

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY JULY 11, 2019 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	1	Clerk	Action	Oath of Office Appointed DRB Member Ellen Kramer
3.	10:01	4	Board Members	Action	Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair.
4.	10:05	5	Starr	Action	Reading and Approval of Summary of Motions of the of the June 6, 2019 Design Review Board Meeting.
5.	10:10	20	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review application for Village Center roofing material design variations, which require a specific approval from the DRB, on Lot 52, Tomboy Tavern
6.	10:30	1:00	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Blvd (Village Court Apartments)
7.	11:30	1:00	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of Six (6) new condominium units.
8.	12:30	30			Lunch
9.	1:00	45	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review Application for a new single-family home on Lot 348R, 530 Benchmark Dr.
10.	1:45	45	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 640BR 1, Timberview.
11.	2:30	1:00	Miller	Work session	Conceptual work session for a proposed PUD Rescission and Density Transfer / Rezone to reduce density on Lots 126R and 152R (Historically referred to as Rosewood PUD) and preliminary design review for the proposed 152R development
12.	3:30				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. 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 JUNE 6, 2019**

Call to Order

Acting Chairman David Craige called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:03 a.m. on Thursday, June 6th, 2019 in the Town Hall Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board members were present and acting:

Dave Eckman (arrived at 12:17 pm)

Liz Caton

Keith Brown

David Craige

Adam Miller

The following Board members were absent:

Ellen Kramer

Banks Brown

Greer Garner

Cath Jett (Alternate)

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director

John Miller, Senior Planner

Sam Starr, Planner

Public in attendance:

Robert Stenhammer

Noah Sheedy

Armando Coronado

Andy Lake

Tom Umbhau

Jeff Proteau

Rachel Olson

rstenhammer@telski.com

nsheedy@telski.com

proservices2013@gmail.com

ajlake01@gmail.com

info@bauengroup.com

jproteau@tellurideskiresort.com

rachel@bauengroup.com

Oath of Office for Appointed Design Review Board Members

Acting chairman David Craige noted that this item was accomplished prior to the beginning of the June 6th 2019 Design Review Board Meeting.

Reading and Approval of Summary of Motions for the May 2nd, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Keith Brown and seconded by Liz Caton, the DRB voted 4-0 to approve the May 2nd, 2019 Summary of Motions.

Consideration of a Design Review: Initial Architecture and Site Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard.

Senior Planner John Miller presented the consideration of a design review: Initial Architecture and Site Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on 1001R 415 Mountain Village Boulevard. Tom Umbhau and Rachel Olson of Bauen Group Architecture presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown and seconded Liz Caton, the DRB voted 4-0 to approve the design review: Initial Architecture and Site Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on lot 1001R, 415 Mountain Village Boulevard, with the following conditions:

- 1) *This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.*
- 2) *This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable.*
- 3) *The applicant shall provide details related to the proposed board form concrete including board spacing width and texture.*
- 4) *A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.*
- 5) *The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.*
- 6) *Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.*
- 7) *A final landscaping plan will be provided demonstrating planting schedules including but not limited to tree/shrub size and species proposed for the site.*

Read and Recommendation to Town Council: A Resolution approving a variance to the Community Development Code Requirements for Lot 1001R to allow deviations from the Maximum Height. The address of the lot is 415 Mountain Village Boulevard (Village Court Apartments).

Senior Planner John Miller presented the reading and recommendation to Town Council of a resolution approving a variance to the Community Development Code requirements for Lot 1001R to allow deviations from the Maximum Height. Tom Umbhau and Rachel Olson of Bauen Group Architecture presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Liz Caton and seconded by Adam Miller, the DRB voted 4-0 recommend approval of a Resolution approving a variance to the Community Development Code Requirements for Lot 1001R to allow deviations from the Maximum Height. The address of the lot is 415 Mountain Village Boulevard (Village Court Apartments).

Read and Recommendation to Town Council: An Ordinance approving a density transfer and rezone, increasing the unbuilt employee apartment density on lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments) from 42 units to 49 units; an increase of 7 units total.

Senior Planner John Miller presented the reading and recommendation to Town Council an ordinance approving a density transfer and rezone, increasing the unbuilt employee apartment density on lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments) from 42 units to 49 units; an increase of 7 units total. Tom Umbhau and Rachel Olson of Bauen Group Architecture presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown and seconded by Adam Miller the DRB voted 4-0 to recommend approval of an ordinance approving a density transfer and rezone, increasing the unbuilt employee apartment density on lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments) from 42 units to 49 units; an increase of 7 units total, with the following conditions:

- 1) *The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.*
- 2) *The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.*
- 3) *The general location of the buildings shall remain substantially as shown in the rezoning plan set submitted by the applicant, made part of the record of these proceedings and approved herein.*
- 4) *The requisite Employee Apartment Density is hereby created and placed on Lot 1001R.*

At 12:17PM, acting chairman David Craige left the meeting and board member David Eckman arrived. On a **Motion** made by Keith Brown, the Design Review Board voted 4-0 to appoint David Eckman as acting chairman, and Keith Brown as acting vice chair.

Consideration of a Sign Program Application for Telluride Ski and Golf, LLC on Lot 53A,697

Mountain Village Boulevard. Planner Sam Starr presented the consideration of a sign program application for Telluride Ski and Golf, LLC on Lot 53A, 697 Mountain Village Boulevard. Noah Sheedy and Andy Lake of Telluride Ski and Golf, LLC, and CO-145 Jeep Rentals (respectively) presented on their own behalf.

There was no public comment

On a **Motion** made by Keith Brown and seconded by Adam Miller, the Design Review Board voted 4-0 to approve a sign program application for Telluride Ski and Golf, LLC on lot 53A, 697 Mountain Village Boulevard, with the following conditions:

- 1) *Applicant will enter into a 3-year Development Agreement with the Town of Mountain Village to be reviewed annually by Town Staff.*
- 2) *Staff will approve a color sample of CO-145 Jeep Rental signage prior to installation.*

Consideration of a class 3 application for synthetic roofing on Lot 416B, 204 Wilson Peak Drive.

Planner Sam Starr presented the consideration of a class 3 application for synthetic roofing on Lot 416B, 204 Wilson Peak Drive. Armando Coronado of Pro Services presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown and seconded by Adam Miller, the Design Review Board voted 4-0 to approve an application for synthetic roofing on Lot 416B, 204 Wilson Peak Drive.

Read and Recommendation to Town Council: a Resolution approving a Conditional Use Permit to allow for the development and installation of a platform tower and a platform to be associated with an aerial canopy tour. The tower is located on Lot OSP-48 within Active Open Space.

Senior Planner John Miller presented the reading and recommendation to town council of a Resolution approving a Conditional Use Permit to allow for the development and installation of a aerial canopy tour including a 58-foot tower with a 12-foot diameter wood platform, two guy wires to secure the tower to the ground, and a zip line cable. The tower is located on Lot OSP-48 within Active Open Space. Jeff Proteau of Telluride Ski and Golf, LLC presented on his own behalf.

There was no public comment.

On a **Motion** made by Liz Caton and seconded by Keith Brown, the Design Review Board voted 4-0 to recommend approval of a Resolution approving a Conditional Use Permit to allow for the development and installation of a platform tower and a platform to be associated with an aerial canopy tour. The tower is located on Lot OSP-48 within Active Open Space, with the following conditions:

- 1) *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.*
- 2) *The applicant shall provide to the town verification that 3rd party inspections of the zip line apparatus and any other associated structures have occurred prior to a final inspection and prior to the aerial canopy tour opening to the public.*
- 3) *The applicant shall maintain adequate commercial liability insurance policies for the zip line apparatus and operations including but not limited to the actual apparatus and any associated structures.*

- 4) *The owner shall be responsible for the prompt and proper disposal of trash or the like in such a manner that minimizes and mitigates odor, unsightliness or other damage to the environment.*
- 5) *The applicant shall secure from trespass the tower, zipline, or other operational elements that may attract the public during hours of inactivity.*
- 6) *The business shall be allowed to operate generally within the hours of summer chairlift operations of 10AM to 6PM. Any proposed changes specific to hours of operation or yearly schedules shall be handled by Planning Staff as a Class 2 permit, with the option for Planning Staff to elevate the application to Class 4 application.*
- 7) *The Conditional Use Permit shall be valid for a period of five (5) years with an annual staff review by the Planning Division Staff, with the applicant responding to any issues as they arise during the operation or annual review. In the event Planning Division Staff determines issues have arisen which warrant the annual review to be elevated to Town Council Planning Division Staff may elevate such annual review to Town Council which shall evaluate the issues and may either allow continued operation without changes, impose additional conditions to the continued operation or terminate the conditional use permit.*
- 8) *Staff has the authority to suspend operations if its determined that the applicant or operator has failed to meet the conditions of approval.*
- 9) *By commencing operation pursuant to this approval the Applicant agrees to indemnify and hold harmless the Town from any and all liability associated with the approval and operations of the zip line and related apparatus.*

Continued CDC amendment discussion regarding roof flashing, gutters, and downspouts.

On a **Motion** made by Adam Miller and seconded by Liz Caton, the Design Review Board voted 4-0 to continue this item to the July 11, 2019 Design Review Board meeting.

Adjourn

On a **Motion** made by Liz Caton and seconded by Dave Eckman, the Design Review Board voted 4-0 to adjourn the June 6th, 2019 meeting of the Mountain Village Design Review Board at 2:15 p.m.

Prepared and Submitted by,

Sam Starr, AICP
Planner
Town of Mountain Village



AGENDA ITEM 5
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: Meeting of July 11, 2019

DATE: June 25, 2019

RE: **Design Review Board (DRB) Consideration of a Class 3 Specific Approval for a Roofing Design Variation on Lot 52, Tomboy Tavern**

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

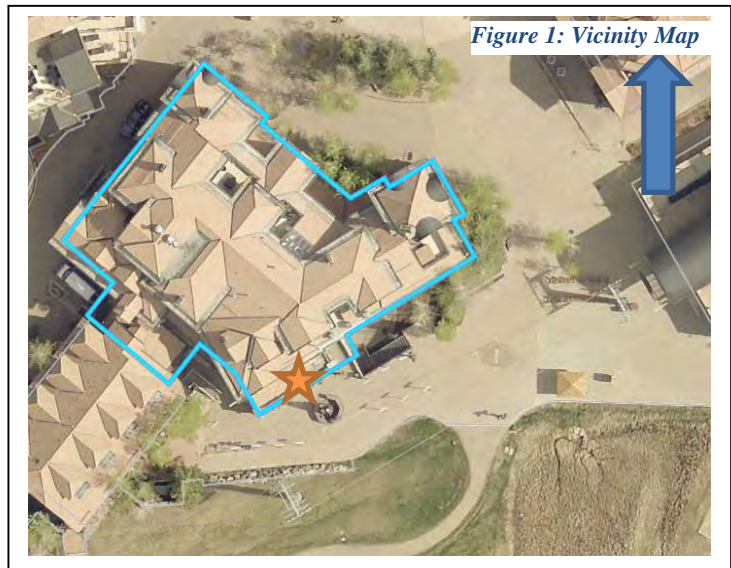
Address: Lot 52, 562 Mountain Village Blvd
Applicant/Agent: Elyssa Krasic, Full Circle HOA
Owner: Telluride Ski and Golf
Zoning: Village Center
Lot Size: 0.337 Acres

Adjacent Land Uses:

- **Northeast :** Active OS
- **Northwest:** Active OS
- **Southeast:** Active OS
- **Southwest:** Village Center

ATTACHMENTS

- Exhibit A: Narrative



CASE SUMMARY: Elyssa Krasic of Full Circle HOA, acting on behalf of Telluride Ski and Golf and Tomboy Tavern, is requesting DRB Specific Approval for a variation in roofing material. The specific roof area in question is the secondary flat roof that could be characterized as a foyer or portico entry way of Tomboy Tavern and identified above in Figure 1. In order to approve this application, the DRB will need to determine if the proposed design is contextually compatible in design, color, theme, and durability. The CDC allows for modification of roof materials on dormers and secondary roof forms to be processed as a Class 1 Development Application when the proposed roofing material is

consistent with the approved roofing material list. Because the proposed material is not listed within the approved roofing material list for the Village Center, the applicant will need specific approval by the DRB and therefore staff has elevated the request to the Board.

Table 1: Materials, Requirements, Variations

Allowed Roofing Materials in Village Center	
• Burnt Sienna Concrete Tile	
• Earth tones compatible with burnt sienna concrete tile in color and texture	
• Brown Patina Copper	
• Standing Seam or Bonderized Metal	
• Zinc	
• Solar Roof Tiles	
Proposed Roofing Materials	Area (sq. ft.)
80mil IB Membrane (dark brown)	Approx. 220 sq. ft.
Proposed Design Variations:	
Village Center Roofing Material	Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision for the board to evaluate the requested design variation is listed below. The criteria may not be exhaustive and does not diminish the requirements of the applicant to meet all CDC regulations – even if not specifically noted herein.

Chapter 17.4: Development Review Procedures

17.4.11(E)(5)(e): Design Variation Process

5. Design Variation Process

(***)

e. The following criteria shall be met for the review authority to approve a design variation:

- i. The design variation is compatible with the design context of the surrounding area;*
- ii. The design variation is consistent with the town design theme;*
- 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;*
- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;*
- v. The design variation is consistent with purpose and intent of the Design Regulations;*
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;*
- vii. The proposed design variation meets all applicable Town regulations and standards; and*
- 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.*

Staff: As a point of clarification, the roof material on this portion of flat roof consisted of burnt sienna flat square tiles/pavers. It was evident that in their current aesthetic form in 2018, there were some broken and some missing. In the fall of 2018, Tomboy Tavern experienced a catastrophic roof failure caused by water leaking into the roof of the portico entry area. During the repair of the roof, it became apparent that the cause of multiple leaks over time have been the stone pavers which have caused an accumulation of organic matter and created punctures in the failed membrane. In order to resolve the roof failure as quickly as possible, staff allowed for a re-roof to occur with a condition that the applicant return and provide either 1.) an approved Village Center roofing material for overlay, or 2.) come before the DRB and request a specific variation to allow for the repaired design as is - due to physical design constraints of the roof. Due to the failure and replacement described above, the roof is currently in place and any approval will be retroactive based on the current design. If the criteria above are determined by the DRB to have not been met adequately, then the applicant will need to provide alternative design for the roof replacement that meets the requirements of the CDC.

Chapter 17.5: Design Regulations

17.5.6(C)(3):Roof Material

3. Roof Material

- a. *All roofing material shall be of a type and quality that will withstand high alpine climate conditions.*

*(***)*

- e. *Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the town design theme and applicable Design Regulations:*

- i. Burnt sienna concrete tile.*
- ii. Earth tones compatible with burnt sienna concrete tile in color and texture.*
- iii. Brown patina copper.*
- iv. Standing seam or bonderized metal (dark grey or black) (not rusted).*
- v. Zinc.*
- vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (non-reflective)*
- vii. Some variation of roof material color is permissible by specific DRB approval as long as it contextually compatible in design, color, theme and durability.*

Staff: The CDC allows for staff level review of roof replacements on secondary roof and dormers, but due to the proposed material selection have chosen to elevate this application for specific approval by the DRB. The roof area in question is a small flat roof portion of the entryway or portico of Tomboy Tavern. The approximate area of the roof replacement is 220 square feet. Due to the large snow load requirements, flat roofs are very A-typical in the village and this design feature may be the cause of the leaks that have occurred over time. The LUDC and the CDC required burnt sienna concrete tile but due to the flat nature of the roof it appears that the roof was treated with burnt sienna paving stones which, although visually similar to concrete roof tiles, appear to have contributed to the buildup of organic materials between the roofing membrane and the paving stones. Due to windows being located directly above the flat portico, it would be nearly impossible to raise the roof and create a new pitch, therefore the applicant is limited in design options. The applicant has indicated that due to the brown color of the membrane, visually it has minimal impact. While placing additional pavers or gravel over

the membrane, may meet the design criteria – it would void the warranty of the roof and would reduce the overall durability of the materials over time which the applicant has indicated would necessitate additional repairs in the future.

Staff Recommendation: Staff recommends the DRB approve the proposed design variation for roofing materials at Lot 52, Tomboy Taverns if the DRB determines that the applicant meets all criteria of the Design Variation Process provided above in the Staff Memo of record dated June 25, 2019.

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 -

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 proposed design variation for roofing materials at Lot 52, Tomboy Tavern based on the evidence provided within the Staff Report of record dated June 25, 2019 and with the following conditions:

- 1) Tomboy Tavern / TSG shall relocate the existing satellite dish and concrete anchor blocks to an area not visible from the public plaza areas or the gondola cabin.

/JJM



June 17, 2019

Dear DRB,

This application is for the flat roof repair above the entrance to Tomboy Tavern in the Plaza building at 565 Mountain Village Blvd. We are asking for the approval of the finished IB membrane as shown in the attached pictures. It qualifies as an acceptable material variation as it is contextually compatible in design, color and most important, durability. Our hope is the DRB will recognize the IB membrane as the superior product solution. This is an opportunity for the DRB to provide approval of a state of the art and eco-friendly roofing option.

The pre-existing roofing system leaked due to punctures from the concrete tile placed on top of the membrane and drainage issues due to organic matter build up. Examples are shown in the attached pictures. The IB membrane is high functioning and the most eco-friendly roofing product available. It promotes drainage and discourages ponding and organic material build up. The manufacturer does not recommend tiles or bonded metal be put on top of the finished IB membrane. If done, this will null and void the warranty.

The existing DRB approved roofing products are not intended for flat roof systems.

The acceptable materials are:

- i. Burnt sienna concrete tile.*
- ii. Earth tones compatible with burnt sienna concrete tile in color and texture.*
- iii. Brown patina copper*
- iv. Standing seam or bonderized metal (dark grey or black) (not rusted)*
- v. Zinc*
- vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (non-reflective).*
- vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.*

The IB membrane does not come in burnt sienna. Dark brown was the closest compatible color. Included letters are from Horn Brothers Roofers and Telluride Ski and Golf speaking to the superiority of the IB Membrane product and to the source of the leaks.

Thank you for your consideration,

Elyssa Krasic
Administrator

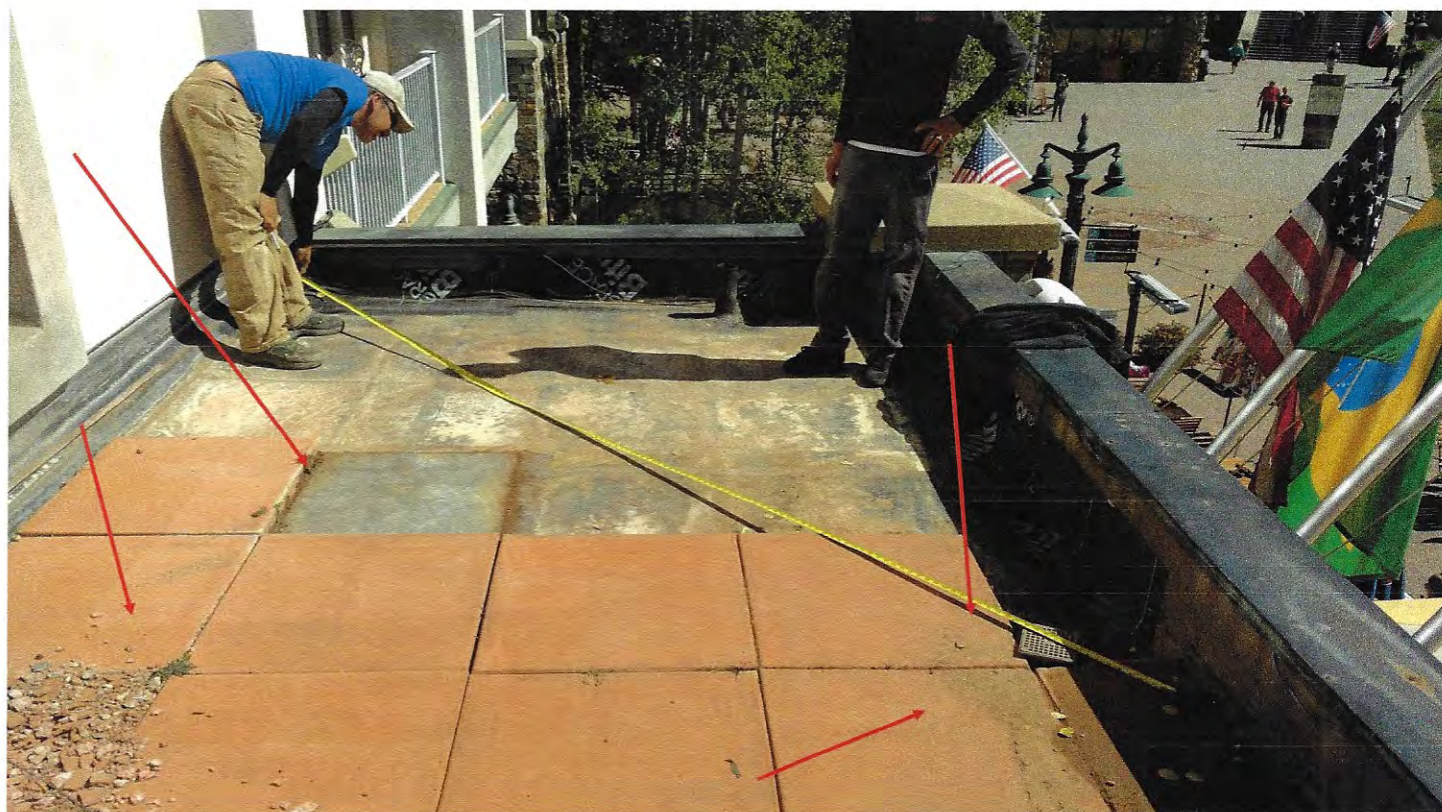
New roof with brown membrane.



New roof brown membrane.



Old roof with tiles shows organic materials growing between tiles. Debris of crumbling tiles is also apparent. Evidence of residue blocking drains can be seen. There was moss and mud as well. These tiles had been cleaned.



Old roof with tiles shows organic materials growing between tiles. Debris of crumbling tiles is also apparent. Evidence of residue blocking drains can be seen.



Roof without the tiles or IB membrane.





January 10, 2019

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

RE: 562 Mountain Village Blvd / Land Use Violation

To whom it may concern,

I am in agreement with Full Circle HOA in regards to placing any type of paver or "faux" material over the new roof decking above Tomboy Tavern at 565 Mountain Village Blvd. We have had multiple leaks inside the restaurant over the years and I am confident the new roof membrane Full Circle HOA had installed will address the previous problems. However any type of tile or "faux" material has the ability to compromise that membrane and cause water infiltration problems again. Given that the area is so small in size I think some flexibility of DRB regulations is applicable.

Thank You,

Blake Builder
Director of Facilities
Telluride Ski and Golf



2325 S. Jason Street
Denver, Colorado 80223

Phone: (303) 274-1111
Toll Free (855) 892-1996
Fax: (270) 379-7201

January 10, 2019

Dan Witkowski
Full Circle Property Management
560 Mountain Village Blvd., Ste. 102B
Mountain Village, CO

Dan,

I am responding to your request for additional information re: the product selection and design of the Tomboy Building flat roof system we recently installed.

The product selected for the re-roof was 80 mil IB membrane installed over a taper system and a layer of Densdeck. After consultation with you, and determining that this area was in fact a roof, not a deck or pedestrian area, we designed a system to provide you with the highest quality flat roof system for your needs. The taper system will funnel the water to your 2 drains. The Densdeck will provide you with a Class A fire rated system and a Class 4 impact rating. The IB is the finest membrane I know of as far as durability, waterproofness and warranty.

This system is a finished product for flat roofs. However, it is not designed to be walked on. In order to create a walking system you would need to overlay this system with a built up decking system, pavers or similar solution. While this could be done, any additional systems used to overlay would result in additional wear and tear to your new membrane. In addition, any system laid on top of the IB would result in organic materials seeping through the cracks and openings and flowing to the 2 drains. This would clog the drains, inhibiting the natural drainage and adding to the possibility of future leaks. I believe that the leaks you were experiencing were likely the result of the poorly designed membrane/paver system we replaced. Unfortunately, we do not know of any permeable material that is compatible with your new roofing system that would not inhibit drainage. Therefore, we do not recommend that any additional decking/pavers be installed over the new system.

I hope I've answered your questions. Please let me know if I can be of further service.

Larry Lederer
Senior Sales Consultant
Horn Brothers Roofing



Revised 2.26.18

DESIGN REVIEW PROCESS SIGNAGE 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		
Name: The Plaza HOA		E-mail Address: mail@fullcirclehoa.com
Mailing Address: 565 Mt Village Blvd		Phone: 970-369-1428
City: Mountain Village	State: CO	Zip Code: 81435
Mountain Village Business License Number:		
PROPERTY INFORMATION		
Physical Address: 565 Mt Village Blvd, Mountain Village Co		Acreage:
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:
Legal Description:		
Existing Land Uses:		
Proposed Land Uses:		
OWNER INFORMATION		
Property Owner: The Plaza HOA		E-mail Address: sreeder@tellurideskiresort.com
Mailing Address: 565 Mt Village Blvd, Suite 101		Phone: 970-369-1428
City: Mountain Village	State: CO	Zip Code: 81435
DESCRIPTION OF REQUEST		
<p>We would like approval for the Tomboy flat roofing material. The flat roof presents a design and material challenge. Sienna tile and bonded metal applications are not intended for a flat roof. The product chosen is the most eco friendly product available today. It is dark brown and compliments the aesthetics of the building.</p>		



DESIGN REVIEW PROCESS
SIGNAGE
APPLICATION

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

Revised 2.26.18

HOA APPROVAL LETTER

I, (print name) Dan Witkowski, the HOA ^{Manager}~~president~~ of property located at 565 Mountain Village Blvd, provide this letter as written approval of the plans dated _____ which have been submitted to the Town of Mountain Village Planning & Development Services Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (indicate below):

see attached.

[Signature]
(Signature)

6/18/19
(Date)

DAN WITKOWSKI
(Printed name)



Revised 2.26.18

DESIGN REVIEW PROCESS SIGNAGE 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) Dan Wittowski
of (agent's business name) Full Circle HOA Management 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 purple ink, appearing to read 'Dan Wittowski', written over a horizontal line.

(Signature)

A handwritten date '6/18/19' in purple ink, written over a horizontal line.

(Date)

A handwritten name 'DAN WITKOWSKI' in purple ink, written over a horizontal line.

(Printed name)



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; July 11, 2019

DATE: June 24, 2019

RE: Consideration of a Design Review: Final Architecture and Site Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Blvd (Village Court Apartments).

APPLICATION OVERVIEW: Final Architecture and Site Review

PROJECT GEOGRAPHY

Legal Description: Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.

Address: 415 Mountain Village Blvd
Applicant/Agent: Tom Umbhau, Bauen Group Architecture, LLC
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

Figure 1: Lot 1001 - Vicinity Map



Case Summary: The Town of Mountain Village, working with Tom Umbhau of Bauen Group, is requesting Design Review Board (DRB) Final Architectural and Site Review approval to construct two employee apartment buildings at 415 Mountain Village Blvd, Lot 1001R. The two additional buildings would provide a total of 49 new employee apartments and are proposed to be located adjacent to existing apartments within the Village Court Apartment Complex (VCA). In order to secure approval for this project as designed, the applicant is proposing a concurrent application process for Design Review, Density Transfer and Rezone for the creation of an additional 7 units of employee apartment density, and a Variance for the allowed Maximum Building Height. In order to provide clarity, staff will address the two new buildings in the same manner as the applicant and they will be referred to as the “West” and “East” building throughout this memo.

It should be noted that in relation to infill opportunities, Lot 1001R is constrained geographically with large portions of the lot undevelopable due to existing land uses, topography, and existing delineated wetland areas. Because of this, the location of the proposed west and east building seen below in *Figure 2*, along with the design and massing has been largely driven by the topography of available developable land. Due to steep slopes of the site and limited developable lot area, the applicant is requesting a height variance for the East building allowing it to exceed the 53' height requirement for hip roofs in the multi-family zone for a total height of 70'-2" and the West building allowing it to exceed the 53' height requirement for a total height of 60'-3". It should be noted that the max building heights for the east and west buildings have increased since the Initial Architecture and Site Review by a total of 0'-1" and 1'-2", respectively. The cause of this change in maximum building height is due to site modifications based on civil engineering design changes that have occurred since the Initial Review. This required additional grading on the northeast sides of the buildings.

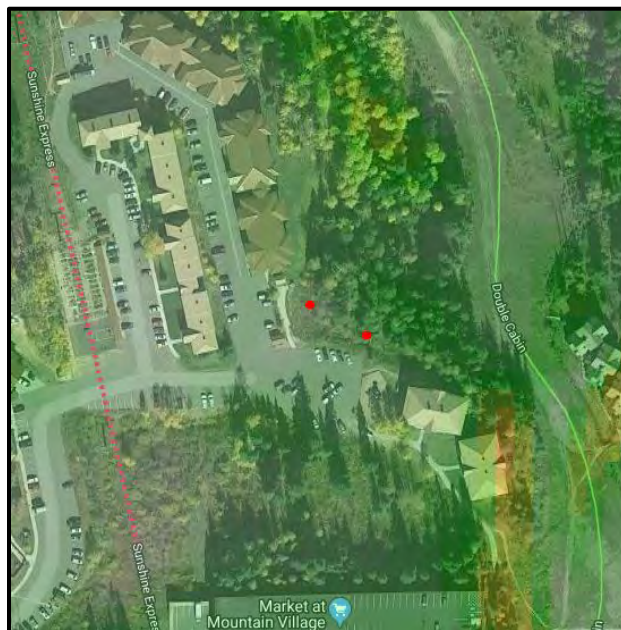


Figure 2: Aerial Imagery Indicating Slope Gradient

The applicant has provided comparative modelling of the proposed buildings in relation to existing buildings within VCA and also provided a sight analysis from points throughout the Village to potentially identify any visual impacts that could arise from the project. It appears that as observed from the parking areas of VCA, there will be a minimal observed difference in height between the new building and existing buildings. Upon review of the

submitted sight analysis provided within the architectural plans, staff believes that this project will not be out of scale with the existing buildings in the neighborhood, nor impact other property within Mountain Village negatively. As seen in *Figure 2* above, there is an existing stand of mature trees located to the north-east of the project area as well as an open space lot / Double Cabin ski run that serves to create a vegetative buffer that should prevent the majority of visual impacts that may arise due to the increased height of the East and West building.

The initial goal of the VCA Phase IV expansion project was to add up to 50 additional apartments as recognized through the Comprehensive Plan – Town Hall Subarea Plan adopted in 2017. The town undertook feasibility studies beginning in 2017 and due to geographical constraints condensed almost all of the density on the site into two proposed buildings, while eliminating the proposed third building proposed near Lift 10 which bisects Lot 1001R and 1005R. The proposed additional 8 units of employee apartment density that were assigned to Lot 1005R, Building 2 – would not otherwise occur until the envisioned daycare facility building is relocated off-site and the daycare space converted to rentable apartment units. Due to the site constraints detailed above, the design is shown with a maximum of 49 additional units. Existing density on Lot 1001R is 42 employee apartments and therefore will require an additional seven employee apartment density units to be created to accomplish the design as proposed. The town is able to create density for employee housing which is not governed pursuant to the San Miguel County Settlement Agreement person equivalent limitations, but does require a density transfer and rezone process in order to create it

Although outside the purview of the DRB, the Town Council has directed that the new units provide enhanced amenities to create a comfortable living environment. This includes providing both a full-sized bathroom and $\frac{3}{4}$ bath in each two-bedroom unit, an open kitchen floor plan with a breakfast bar, Juliette balconies, solid core interior doors, ceiling fans, pre-wired for enhanced communication services, bolstered insulation between units and in the floors to enhance sound proofing, wood trim versus vinyl trim and similar upgraded interior finishes and amenities. Each building will also have its own laundry facility in the basement.

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 DRB Final Architecture and Site Review. It should be noted that there are some design variations proposed that will need to be approved specifically by the DRB and which are documented in more detail throughout this memo. Any design review approval is subject to the Town Council approving the density transfer and rezone and the variance to the height requirement. If either concurrent application is denied, the applicant will at that point be required to resubmit for design review approval by the DRB.

Architecturally, the applicant has indicated that the design of the East and West building will be similar to other existing buildings within VCA with the goal of reducing maintenance costs while maintaining a high-quality level of design. Due to these considerations, the majority of the material palette with the exception of the heavy timber accoutrements consist of differing metals and stone. The design utilizes intermittent stone veneer along the building's foundations interspaced with vertical rusted metal panels that extend to the ground and elevated vertical rusted ultra-batten. The proposed roof is a standing seam metal. Generally speaking, these new buildings will have similar appearances and functions except in that the proposal for the West building includes an employee office for VCA staff due to lack of available egress for the space otherwise required for a bedroom.

Within the provided DRB Application Narrative, the applicant has described the proposed west and east building as follows:

“The proposed West Apartment building is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a ‘walk-out’ lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities.”

“The proposed East Apartment building is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a ‘walk-out’ lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities.”

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.**

Table 1

CDC Provision	Requirement if applicable	Proposed
Maximum Building Height	53’ maximum (48’+5’ for hip roof)	E: 70’-2”
		W: 60’-3”
Maximum Avg. Building Height	53’ maximum (48’+5’ for gable roof)	E: 48’-2”
		W: 41’-0”
Maximum Lot Coverage	65% maximum	19%
General Easement Setbacks	No General Easement	35-160’ setback
Roof Pitch		
Primary		5:12
Secondary		3:12
Exterior Material: East		
Stone	35% minimum	9%
Wood		0%
Windows/Doors		15%
Metal Accents		76%
Exterior Material: West		
Stone	35% minimum	3%
Wood		0%
Windows/Doors		15%
Metal Accents		82%
Parking	49	Existing on site

Table 2

Proposed Variances, Variations, and Specific Approvals
1. 17.5.6 (A)(2) – Recessed Windows in Stone Clad Areas
2. 17.5.6(E)(1) – 35% Stone Siding

3. 17.5.6(E)(3) – Use of Metal Siding
4. 17.5.6(E)(7)(b) – Use of Board Form Concrete
5. 17.6.6(B)(7) – Maximum Retaining Wall Height > 4'
6. Variance for Maximum Height

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC define the requirements for building height limits and maximum average building height - based off the zoning district. The maximum average height must be at or below 53 feet and the maximum height must be at or below 53 feet for gabled roofs. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The applicant has indicated that both the East and West building meet the requirements of the CDC related to Average Maximum Building Height. Both the East and the West Building exceed the allowed 53'-0" Maximum Building Height requirements and currently have max heights of 70'-2" and 60'-3", respectively. The applicant received a recommendation from the DRB to proceed with the proposed height and any final design approval shall be conditioned upon the final Town Council approval of the variance.

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.

17.3.14: General Easement Setbacks

Lot 1001R is not burdened by the typical General Easement (GE) that surrounds the perimeter of most lots within the Town. The CDC provides that "for lots outside the Village Center where a general easement does not exist and lots where the general easement has been vacated, the review authority may require the establishment of a building setback as determined by the DRB at the time of review of a development application".

Staff: Although there is no GE on this Lot, the proposed buildings are setback from the property line substantially due to slopes > 30% as you travel towards the eastern property boundary. Based on the submitted plan set, the proposed building's setbacks vary - with the East building setback approx. 35' from the closest property line and the West building setback 160' from the closest property line. The entirety of the infrastructure modifications will occur within Lot 1001R and will not require any modification of services entering or leaving the site.

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.

Staff: The proposed design of the West and East Buildings are based off the programmatic needs identified by the Town of Mountain Village. The site constraints and community needs drove the massing of the structure, while the proposed design worked to incorporate existing material palettes found within VCA. Working with staff, the applicant was able to identify problematic materials that have been used in the past and modified them in a way that minimizes maintenance costs over time while providing a high level of architectural quality. Although the specific materials are slightly different than the existing VCA buildings due to contemporary material styles, the goal was to blend the new project into the existing with the specific color choices and similar overall design. Staff feels that this proposal blends into the existing residences at VCA and will serve to compliment the existing architecture of Lot 1001R.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing land forms and vegetation. Lot 1001R is burdened by both regulatory and physical restrictions which pose significant challenges for development, such as slope, access to site, construction staging, and wetland areas in close project proximity.

Staff: The design of the proposed buildings reflect the physical and regulatory restrictions discussed throughout this memo. Due to the steepness of slope, proximity of existing wetlands, and surrounding existing land uses – there were few, if any, alternate locations for this proposal. The design of the buildings themselves do appear to be visually subordinate to the surrounding landscape in that they are being built into the sloped hillside, maintaining a large landscaping buffer, and utilizing relatively natural colors for the exterior materials in a way that will blend into the existing land forms and vegetation. The town has retained Chris Hazen of Terra Firma to assure wetland regulation compliance throughout this project.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. As previously discussed within this report, the proposed buildings do not meet the 35% minimum stone requirement and instead both provide for < 10% total stone façade area. For the areas that do provide for stone, the applicant is proposing a grouted soft light tan / brown locally sources stone in a random arrangement of different sizes and shades. There is no exterior wood on the project with the exception of heavy timber that will be used to accent the entry ways and staircases. The primary reason for the reduction on exterior wood is to reduce long term maintenance costs that are required to upkeep wood siding material. Window trim coloring is proposed to be black/grey. The applicant is requesting specific approval from the DRB for the use of metal accents such as wire mesh deck railing, pre-rusted flat interlocking metal siding (ultra-batten), and pre-rusted metal panels. Metal materials are more durable and require minimum long-term maintenance. The DRB will need to determine if the request to reduce the required stone percentage below the 35% CDC standard is appropriate.

The primary roof forms of the buildings consist of a 5:12 pitch gable roof with multiple secondary 3:12 pitch shed roofs that project from the main gable forms of the buildings.

The proposed roofing material will be standing seam metal along with snow guards attached to the roof over major ingress and egress areas.

17.5.7: Grading and Drainage Design

Staff: The grading and drainage plan prepared by Bill Frownfelter of Russell Planning and Engineering addresses site specific issues such as stormwater mitigation, limiting potential impacts to adjacent wetlands, soil retainage, infrastructure such as sanitary sewer, and other general engineering issues on the site. Due to the steepness of the remaining developable portion of the lot, the applicant has attempted to minimize all disturbances outside of the project area. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less.

There are a number of proposed retaining walls shown, four of which exceed the 5'-0" height allowance provided in the CDC. Of the proposed retaining walls, one is proposed to be constructed from boulders and the remainder are proposed to be board-form concrete. A condition on the IASR was to provide additional details related to the proposed board form concrete, which the applicant has shown within the provided narrative. The proposal includes 1"x10" rough sawn pine with spacing to achieve a textured appearance. As the area around the buildings to the north and east sit much lower and within an existing ravine, the retaining walls will have a minimal visual impact to surrounding properties. Adjacent buildings within VCA utilize concrete retainage between buildings on downhill slopes, so it appears the design will not be out of place. Any retaining walls over 2.5 feet in height are required to have a guard rail or hand rail.

17.5.8: Parking Regulations

Staff: The CDC requires that VCA provides 1 exterior parking space per apartment unit. With the creation of 49 new units, there will be a requirement of an additional 49 parking spaces to be created. The town has worked prior to this submittal to increase parking at VCA. Between restriping and creating two new parking areas, the town created 71 additional parking spaces in 2018. There is currently adequate parking to meet the CDC parking requirement. All parking spaces are completely located within the property boundaries.

17.5.9: Landscaping Regulations

Staff: The applicant has submitted a landscaping plan demonstrating the location of existing trees on site, trees to be preserved, as well as the location for all proposed plantings within the area of disturbance. The goal of the landscaping treatment was to incorporate native drought tolerant species which will require less water and maintenance over time. There was a desire to provide for planting types that would both break up the vertical mass of the structure as well as provide color via flowering plants, shrubs, and trees. The design also incorporates some fire mitigation principles by utilizing granite cobble rather than mulch, and deciduous trees and shrubs rather than coniferous trees and shrubs which have a much higher rate of flammability. The lawn areas have been reduced, yet the plans still incorporate an area of irrigated lawn surrounding the playground. The remainder of the disturbed area will be revegetated using native seed mix.

The applicant has proposed to maintain as many mature trees within the existing landscaping buffer to the north, while working to create an appealing aesthetic within VCA itself. In addition, the applicant is proposing to reclaim boulders from the existing retaining wall to be removed and utilize them throughout the landscaped areas of the property – specifically between the drive aisles and at grade units facing the parking areas.

17.5.11: Utilities

Staff: All shallow utilities are currently located on the Lot in close proximity to the proposed buildings. There will not be any required extensions to infrastructure to accommodate the project. There were prior discussions about relocation of a sanitary sewer, but the applicant and the project engineer have determined that its more cost effective to maintain its current location within the proposed design as shown with access to the cleanouts via a vault system located adjacent to the foundation of the west building.

17.5.12: Lighting Regulations

Staff: The applicant has provided a lighting plan indicating the fixture type, lumens, wattage, bulb temperature, and the lighting cutsheets for the fixtures located on the project. In addition, the applicant has provided a photometric plan of the project site. During the IASR, the applicant was requested to provide additional lighting cutsheets for any lighting that would illuminate entry ways within the staircase, and they have done that within their most recent lighting plan set. It appears that the fixtures within the stairwell of the buildings have negligible impacts on the overall photometric study – and are similar in intensity to other interior lighting within proximity to glazing. Staff would recommend that all lighting for the project maintain maximum color correlated lighting of 2700K to maintain a warm bulb lighting. It appears that the lighting will be minimal and not create an adverse impact.

17.5.13: Sign Regulations

Staff: The applicant has not addressed addressing at this point in time. Staff recommends that the addressing for the East and West building match the existing addressing that is found currently in VCA which would include building numbers along with individual numbering on each individual unit. No additional address monuments will be required for this project.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has provided a landscaping plan the demonstrates trees to be removed during construction. Due to the location of the project, a number of trees will need to be removed in order to develop the site. In addition, there may be some desire to keep trees located within the Fire Zones 1-3 in order to provide a buffer for the project in relation to adjacent viewsheds. Staff believes that the proposal as shown meets the needs of fire mitigation as well as vegetative buffering.

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 buildings with no other practicable alternatives for the project at Lot 1001R.

17.6.6: Roads and Driveway Standards

Staff: The proposal does not include any additional driveways or roads. There will be some modification of existing ingress and egress to VCA surrounding the proposed buildings, but the Fire Department has weighed in on the proposal and feels that their access will not be compromised with access as shown.

17.6.8: Solid Fuel Burning Device Regulations

Staff: There are no solid fuel burning devices within this project.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has provided a construction mitigation plan the demonstrates areas of disturbance, fencing areas, dumpsters, recycling locations, and locations of proposed cranes. The cranes will be necessary for work but will not require that loads be swung over existing buildings. Due to the staging requirements of multiple cranes, there is some indication that the vehicular access between Building #7 and the proposed west building will be restricted if not eliminated for the duration of the project. It is the hope of staff to maintain some limited access in the form of a reduced fire lane. The existing asphalt surface within the project area will be milled and reused, but subsequent to the projects completion will require a complete resurfacing.

The construction staging area shown on the plan set is approx. 13,000 sq. ft. and is located between the East and West Buildings. 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 and Site Review for Lot 1001R, 415 Mountain Village Blvd. 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

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 and Site Review for two new multi-family apartment buildings located at Lot 1001R, Village Court Apartments, based on the evidence provided within the Staff Report of record dated May 21, 2019 with the following conditions:

- 1) This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.
- 2) This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable.
- 3) A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.
- 4) The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.
- 5) The contractor shall meet with employees of Planning and Development Services Department throughout the project regularly to discuss pedestrian and vehicular traffic – and specifically mitigation to impacts which may arise related to obstruction of movement to and from VCA to the gondola.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

/jjm



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			
Name: Thomas W. Umbhau, AIA		E-mail Address: info@bauengroup.com	
Mailing Address: P.O. Box 2044		Phone: 970-382-9130	
City: Durango	State: CO	Zip Code: 81302	
Mountain Village Business License Number: 007214			
PROPERTY INFORMATION			
Physical Address: 415 Mountain Village Blvd, Mountain Village, CO 81435		Acreage: 8.394	
Zone District: Multi-Family	Zoning Designations: Apartments	Density Assigned to the Lot or Site: 50 Available units	
Legal Description: LOT 1001 ACC TELLURIDE MTN VILLAGE			
Existing Land Uses: Multi-Family			
Proposed Land Uses: Multi-Family			
OWNER INFORMATION			
Property Owner: Town of Mountain Village & Housing Authority		E-mail Address: MHaynes@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd, Suite A		Phone: 970-369-8250	
City: Mountain Village	State: CO	Zip Code: 81435	
DESCRIPTION OF REQUEST			
Exterior design approval for two new apartment buildings within the existing Town of Mountain Village - Village Court Apartments complex.			



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/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Town of mtn village, the owner of Lot 1001R (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.

[Handwritten Signature]

04/18/19

Signature of Owner

Date

[Handwritten Signature]

2019-04-18

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@mntvillage.org

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Thomas W. Umbhau, AIA
of (agent's business name) Bauen Group, 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 "Kim Montgomery", written over a horizontal line.

(Signature)

04/18/2019

(Date)

Kim Montgomery, Town Manager

(Printed name)



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABS86008792**

Date: **03/08/2019**

Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

Nicole Hall
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4189 (Work)
nhall@ltgc.com

Agent for Seller

TOWN OF MOUNTAIN VILLAGE
Attention: MICHELLE HAYNES
455 MOUNTAIN VILLAGE BLVD SUITE A
MOUNTAIN VILLAGE, CO 81435
(970) 239-4061 (Work)
(970) 417-6976 (Home)
mhaynes@mtnvillage.org
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY

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



**Land Title Guarantee Company
Estimate of Title Fees**

Order Number: **ABS86008792** Date: **03/08/2019**
Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**
Parties: **A BUYER TO BE DETERMINED**
**TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND
POLITIC OF THE STATE OF COLORADO**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	\$250.00
	Total \$250.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[San Miguel county recorded 12/29/2000 under reception no. 338901](#)

[San Miguel county recorded 05/22/1991 under reception no. 270933 at book 477 page 977](#)

[San Miguel county recorded 12/26/1989 under reception no. 262861 at book 461 page 127](#)

Plat Map(s):

[San Miguel county recorded 09/10/2014 at book 1 page 4671](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABS86008792

Property Address:

415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435

1. Effective Date:

03/05/2019 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

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

LOT 1001, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE [4671](#),

LESS AND EXCEPT THAT PORTION OF SAID LOT 1001 BEING MORE PARTICULARLY DESCRIBED AS UNIT 4106, BUILDING 4, VILLAGE COURT APARTMENTS, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. [338902](#) AND AS DEPICTED ON THE MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE [371](#),

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABS86008792

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. PARTIAL RELEASE OF DEED OF TRUST DATED SEPTEMBER 30, 2014 FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, PUBLIC BODY. CORPORATE AND POLITIC, EXISTING AS SUCH UNDER THE LAWS AND CONSTITUTION OF THE STATE OF COLORADO TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF NBH CAPITAL FINANCE, A DIVISION OF NBH BANK, N.A. TO SECURE THE SUM OF \$12,340,000.00 AND \$1,076,000.00 RECORDED OCTOBER 02, 2014, UNDER RECEPTION NO. [434799](#).
2. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (AUTHORIZING THE SALE OF THE SUBJECT PROPERTY AND THE EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES BY THE ENTITY. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE ENTITY. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
3. WARRANTY DEED FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.
4. EVIDENCE SATISFACTORY TO LAND TITLE GUARANTEE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE TELLURIDE MOUNTAIN VILLAGE OWNER'S ASSOCIATION REAL ESTATE TRANSFER ASSESSMENT HAVE BEEN SATISFIED OR THAT AN EXEMPTION HAS BEEN GRANTED.

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A SATISFACTORY LIEN AFFIDAVIT AT CLOSING.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS86008792

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. ALL EXISTING LEASES AND TENANCIES.
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FOLLOWING PLATS:
#1 - TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE [476](#), AND TECHNICAL AMENDMENT CONCERNING DENSITY RECORDED FEBRUARY 12, 1990 IN BOOK 462 AT PAGE [759](#),
#2 - PLAT OF THE TOWN OF MOUNTAIN VILLAGE RECORDED OCTOBER 6, 1995 IN PLAT BOOK 1 AT PAGE [1918](#) AND OFFICIAL LAND USE AND DENSITY ALLOCATION FOR ALL LAND WITHIN THE TOWN OF MOUNTAIN VILLAGE, COLORADO RECORDED OCTOBER 6, 1995 IN BOOK 551 AT PAGE [485](#) AND AS AMENDED IN INSTRUMENT RECORDED JUNE 25, 2009 UNDER RECEPTION NO. [407544](#),
#3 - TOWN OF MOUNTAIN VILLAGE RECORDED JULY 24, 1996 IN PLAT BOOK 2 AT PAGE [2073](#), AND
#4 - THE TOWN OF MOUNTAIN VILLAGE OFFICIAL TOWN PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE [2281](#) AND THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE [548](#).

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Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

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10. RESTRICTIVE COVENANTS, FOR MOUNTAIN VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 9, 1984 IN BOOK 409 AT PAGE [714](#), AS AMENDED OR SUPPLEMENTED. AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. [353668](#). FIRST AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 09, 2009 UNDER RECEPTION NO. [410160](#). SECOND AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED MARCH 19, 2012 UNDER RECEPTION NO. [422188](#).

NOTE: UNDER THE GENERAL NOTES ON THE PLAT OF TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE [476](#) THE TELLURIDE COMPANY RESERVES THE RIGHT TO IMPOSE ADDITIONAL RESTRICTIVE COVENANTS ON ALL LOTS IN ADDITION TO THE ONES DESCRIBED HEREIN.

NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. [418209](#).

11. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WATER AND SEWER TAP FEE PAYMENT RECORDED APRIL 14, 1987 IN BOOK 435 AT PAGE [603](#), TAP FEE AGREEMENT RECORDED MAY 29, 1992 IN BOOK 492 AT PAGE [991](#), AND BY FIRST AMENDMENT TO TAP FEE AGREEMENT RECORDED DECEMBER 18, 1996 IN BOOK 573 AT PAGE [237](#), AND AS ASSIGNED BY TAP FEE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 29, 1999, UNDER RECEPTION NO. [326037](#).
12. TERMS, CONDITIONS AND PROVISIONS OF FACILITIES, WATER RIGHTS AND EASEMENT AGREEMENT RECORDED APRIL 27, 1992 IN BOOK 491 AT PAGE [359](#) AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 13, 1992 IN BOOK 501 AT PAGES [433](#) AND [437](#) AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE [8](#) AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE [11](#) AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE [668](#).
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION RECORDED SEPTEMBER 08, 1997 IN BOOK 586 AT PAGE [575](#) AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 12, 1999 UNDER RECEPTION NO. [329779](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS86008792

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLATS OF:
#1 - TELLURIDE EMPLOYEE VILLAGE, REPLAT OF LOT TTTT AND PORTIONS OF LOT P2 AND TRACT OS-1 INTO LOT 1001 AND LOT 1005, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 20, 1989 IN PLAT BOOK 1 AT PAGE [961](#);
#2 - REPLAT AND RE-ZONING OF LOT 1001, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE [1216](#);
#3 - REPLAT OF LOTS 160 AND 1005, TOWN OF MOUNTAIN VILLAGE RECORDED MAY 10, 2000 IN PLAT BOOK 1 AT PAGE [2710](#); AND
#4 - REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE [4671](#).
15. RESERVATION BY THE TELLURIDE COMPANY OF ALL OF THE RIGHTS TO MINERAL AND OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY FOR EXPLORATION, DEVELOPMENT OR EXTRACTION. THE TELLURIDE COMPANY COVENANTS THAT IT WILL NOT MINE, EXTRACT, EXPLORE FOR OR DEVELOP ANY OF THE MINERALS, OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, ALL AS CONTAINED IN INSTRUMENT RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE [977](#).
16. TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS AS CONTAINED IN WARRANTY DEED RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE [977](#).
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION #1991-79 APPROVING THE REZONING AND REPLAT OF LOTS 16, 27, 30, 31, 32, 71R, 437, 646 AND 1001, TELLURIDE MOUNTAIN VILLAGE RECORDED DECEMBER 02, 1991 IN BOOK 485 AT PAGE [259](#).
18. TERMS, CONDITIONS AND PROVISIONS OF NOTICE FILED BY SAN MIGUEL POWER ASSOCIATION, INC. RECORDED MARCH 18, 1999 UNDER RECEPTION NO. [325020](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2000-0509-09 APPROVING LOT 1001 REZONE RECORDED JULY 06, 2000 UNDER RECEPTION NO. [335320](#).
20. MATTERS DISCLOSED ON THE MAP OF UNIT 4106, VILLAGE COURT APARTMENTS, LOCATED ON LOT 1001 ISSUED BY FOLEY ASSOCIATES, INC. CERTIFIED DECEMBER 29, 2000, JOB NO. 00102 AND RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE [371](#).
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF THE EASEMENTS BENEFITTING UNIT 4106, VILLAGE COURT APARTMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. [338902](#) AND AS DEPICTED ON MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE [371](#).
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BENEFICIARY AND RENT USE RESTRICTION RECORDED MARCH 14, 2001 UNDER RECEPTION NO. [340294](#).
23. BILL OF SALE BETWEEN THE SAN MIGUEL COUNTY HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC TO THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC RECORDED JUNE 7, 2001 UNDER RECEPTION NO. [341852](#).

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

24. LEASE BETWEEN TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, LESSOR, AND AUTOMATIC LAUNDRY COMPANY, LTD, LESSEE, AS SHOWN BY ABSTRACT OF LEASE RECORDED MARCH 25, 2002 UNDER RECEPTION NO. [347911](#)
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE ORDINANCE #2002-07 AMENDING AND RESTATING THE LAND USE ORDINANCE RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. [353852](#).
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE RESOLUTION #2002-1210-31 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. [353853](#) AND TOWN OF MOUNTAIN VILLAGE RESOLUTION #2005-0308-03 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED APRIL 15, 2005 UNDER RECEPTION NO. [374090](#).
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2006-0314-01 APPROVING LOT 1001 DENSITY TRANSFER AND PARKING VARIANCE RECORDED MAY 10, 2006 UNDER RECEPTION NO. [384008](#).
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO DEPARTMENT OF LOCAL AFFAIRS BENEFICIARY AND RENT USE COVENANT RECORDED OCTOBER 01, 2012 UNDER RECEPTION NO. [424947](#) AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 16, 2012 UNDER RECEPTION NO. [425670](#).
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2014-0320-08 APPROVING A MINOR SUBDIVISION TO REMOVE LAND USES AND LAND USE DESIGNATIONS FROM RECORDED PLATS FOR LOTS 1007, 1008, 1001 AND IS-1R1 AND TO HAVE REZONING ORDINANCE AFFECT ZONING AND ASSOCIATES ZONING DESIGNATIONS RECORDED APRIL 10, 2014 UNDER RECEPTION NO. [432417](#).



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee
Company
3033 East First Avenue Suite
600
Denver, Colorado 80206
303-321-1880



President



Old Republic National Title Insurance Company, a Stock
Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111



Mark Bilbrey, President



Rande Yeager, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Design Review Process

Item No: 7—Development Narrative

Overview

The project being proposed for design review is the construction of two new apartment buildings within the existing Village Court Apartment complex located in the Town of Mountain Village. The project has been approved for a density of up to but not exceeding forty two (42) new apartment units, this proposal is showing (49) units. The density for this project will be created by the Town for Employee Housing. The two new buildings are referred to as the 'West' and 'East' building and are labeled as such throughout the submittal.

The proposed **West Apartment building** is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities.

The proposed **East Apartment building** is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities.

Site

The proposed site is sloped. The two new buildings will be located between two existing Village Court apartment buildings. Existing building 14 is to the north of the site and existing building 8 is southeast of the site. The existing conditions plan is attached and illustrates the existing site, site conditions and the immediate surrounding area. The sloped site does contain slopes greater than 30%. The 30% or greater slopes are indicated on the existing conditions plan. Besides building 14 to the north and building 8 to the southeast, the building site is adjacent to the existing parking lot to the west.

The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the proposed density and maintaining code clearances, required parking and fire truck access. As shown, the current footprints also consider the existing wetland located on the property. The proposed site design does not encroach on the wetlands in any way and maintains a 7'-0" buffer between the wetlands and the new project building footprints.

The grading as shown in the submittal is designed to meet the Community Development Code section 17.5.5 for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.

The existing parking areas on site meet the minimum requirements for all the existing Village Court Apartment units as well as the required parking for the proposed (49) new units. This proposal does not propose any new parking stalls.



BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB

Email: info@bauengroup.com

Building Design

The floor plan design was developed based off programmatic requirements developed between the VCA apartments administration, the planning department and the recently completed housing assessment studies.

The exterior building elevations and roof forms have been designed to be similar in mass, scale and shape to the existing apartment buildings. The proposed roof forms incorporate a main 5:12 gable roof and a 3:12 secondary shed roof form element in place of the hip or dormer roof shape used on the existing buildings.

The exterior materials for the two new buildings vary from the existing Village Court Apartments. The proposed design uses metal siding in different profiles to look similar but not the same as the siding material currently being used on the existing buildings. The metal siding being proposed, in addition to creating a more contemporary style, will also reduce maintenance for the life of the building. This submittal is also showing a standing seam metal roofing to add to the feeling of the building being similar to the current VCA buildings but updated to reflect design materials being used today. The colors for the exterior materials are included in this proposal and tie into the exterior color palette of the Village Court Apartments.

Due to the modular construction method being used for the project, there is additional building height for both the West and the East building. The important point to note and will be evident in the submittal is that the overall building heights are very similar to the building ridges of the existing immediate adjacent buildings. The maximum building heights and average building heights are also included in this submittal per the CDC section 17.3.11.

The West apartment building is approximately 4'-0" taller than the existing adjacent building 14 apartment building and the East apartment building is approximately 2'-0" lower than the existing adjacent building 8 apartment building. The project will be seeking a height variance under a separate submittal.

The proposed exterior design reflects an updated and more contemporary version of the existing VCA apartment buildings while continuing to be respectful of its immediate and distant neighbors. Because the existing VCA buildings are not all the same with respect to exterior cladding schemes, this design fits the context and is appropriate for the overall development.



Design Review Process

Item No: 11—Practicable Alternatives Analysis

Two aspects that exist on site that need to be addressed are the existing wetlands and the >30% slopes

1) Wetlands

- a. The existing wetland area is demarcated on the existing conditions plan of the proposal. The project will not be disturbing the wetland and will maintain a 7' buffer between the wetland and the building footprints, therefore we are not proposing any practicable alternative. Every effort will be made to protect the wetland area.

2) >30% slopes per CDC 17.6 C.

- a. The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the necessary square footage required to achieve the target density of (49) units. Alternative design solutions were studied, while keeping the following site program requirements:
 - i. The wetland would not be disturbed
 - ii. The overall height would need to be compatible and close in elevation to the existing building #14 and #8
 - iii. A deeper building would result in reducing the evergreen and aspen visual buffer between the buildings and the ski run to the east
- b. The proposal illustrates the minimum footprints required to achieve the target density while maintaining all code related issues, clearances, required parking and fire truck access. Due to the wetland delineation as shown on the existing conditions plan and maintaining a reasonable overall height that is similar to the adjacent building heights, and maintaining a good visual buffer, the footprints encroached into 30% and greater topography.
- c. The grading as shown in the submittal is designed to meet the Community Development Code standards for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.



Design Review Process

Item No: 12—Design Variations

This proposal is requesting five design variations:

- 1) A design variation to the amount of required exterior stone siding—currently the CDC section 17.5.6.E.1 requires 30% minimum stone siding.
 - a. Due to the area building's exterior surfaces, providing this amount of stone siding would be a cost prohibitive item for the project. We are proposal a rusted vertical metal siding product that will blend in with the surrounding natural landscape colors, is easier to maintain and repair and still offers a nice surface texture that will generate shade and shadow lines on the elevations where it is used.
- 2) A design variation for the detail pertaining to requiring windows and doors in the stone clad areas of the exterior elevations—currently the CDC section 17.5.6.A.2 requires windows and doors in these areas to be recessed 5".
 - a. The special detailing for recessing and waterproofing these assemblies is cost prohibitive. The intent of the proposed design will be to match the detailing in the stone with the neighboring Building 14 which has a shallow installation detail in the stone siding and still provides the intent of the code which is to provide a heavy thick stone massing that grounds the building.



- 3) A design variation for the use of metal as siding - currently the CDC section 17.5.6.E.3 requires specific approval for the use of metal as siding, soffit and fascia material.
 - a. The owner's vision for the new buildings is a low maintenance exterior finish. This is being achieved with the use of metal on the entire exterior façade which will need little to no maintenance for the life of the building. The three metal materials are rusted sheet metal panels with a flat batten, rusted batten metal panel and prefinished corrugated metal panels.
- 4) A design variation for the use of retaining walls over 5 feet in height- currently the CDC section 17.6.6.B.7 requires retaining walls to have a maximum height of 5' with a minimum step in between walls of 4' to allow for landscaping to soften the walls.



BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB

Email: info@bauengroup.com

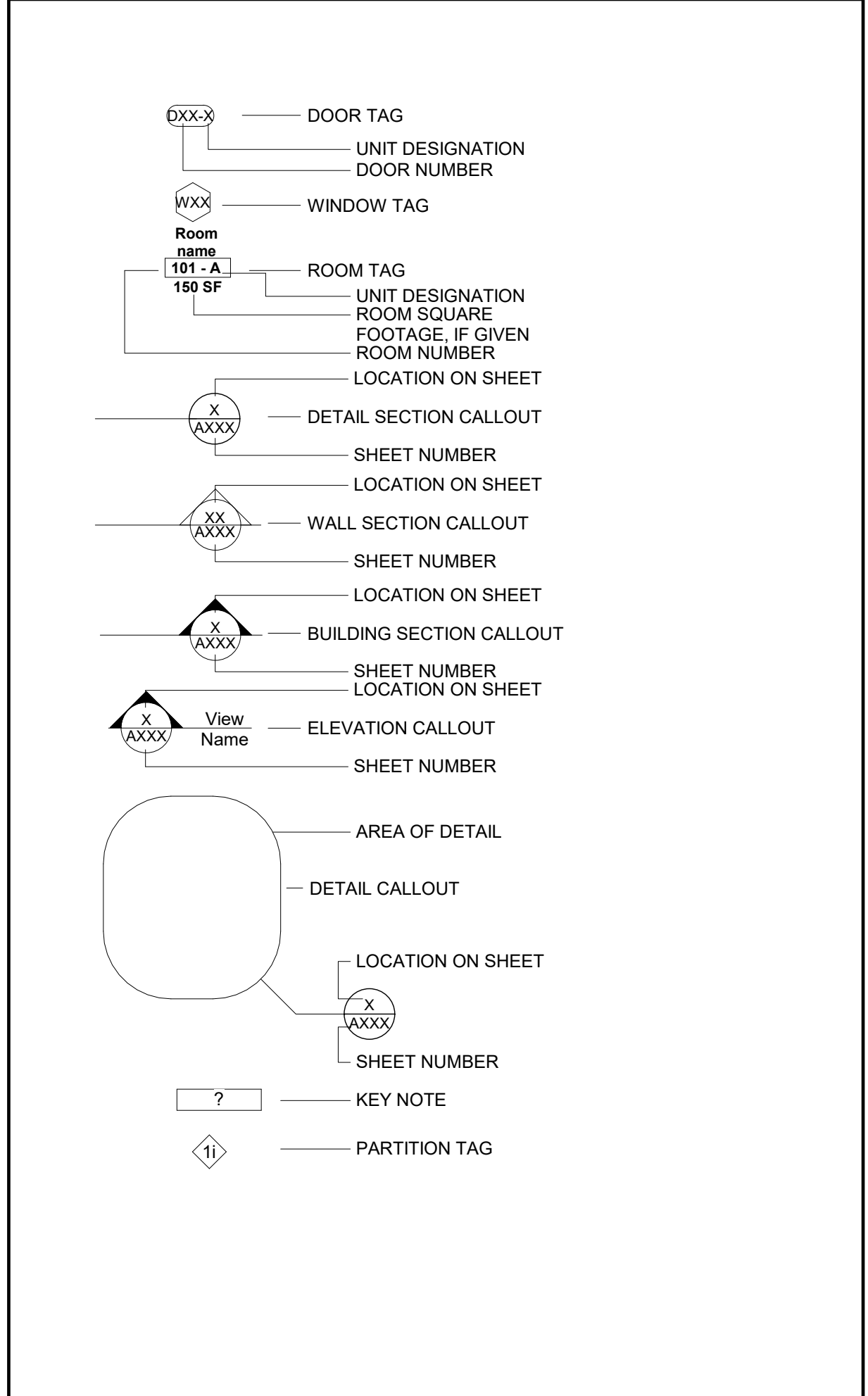
- a. The existing site where the project will be built has a very steep slope adjacent to an existing wetland. In order to achieve access to the west entrance to the East Building and maintain clearance from the wetlands a 13' retaining wall will need to be built. On the east side of the East Building an 5'-6" tall retaining wall will be required to gain access from the parking lot existing elevation to the entry stair. In order to achieve code required emergency egress from the lower level of the West Building a stepped 11'-6" tall retaining wall will need to be built to hold the existing grade at the parking lot level back from the emergency exit. Wherever possible, the retaining walls will be built out of native boulders to blend the grade cuts with the natural grade.
- 5) A design variation for the use of exposed 'board formed' concrete at site retaining walls - currently the CDC section 17.5.6.E.7.b requires specific approval for the use of board formed concrete as an exterior material.
- a. Due to site constraints two of our four site retaining walls will need to be formed out of concrete as opposed to site boulders that are laid back. The laid back boulder wall detail takes up much more room than a poured concrete wall and we are constrained by an existing culvert and an existing wetland, neither of which can be disturbed. The proposed finish for the retaining walls is a board textured concrete pattern that will provide design interest and finish to the walls. The board texture will be achieved by nailing a 1x10 rough sawn pine board horizontally to the inside of the concrete form with 1/8" gaps. The rough sawn pine boards will be prepped to provide a deep texture with natural variation in each board. The boards used will not be plywood or large format engineered wood.



ABBREVIATION LIST

A.A.	ADHESIVE ANCHOR	FRMG	FRAMING
A.B.	ANCHOR BOLT	FTG	FOOTING
ABC	AGGREGATE BASE COURSE	GA	GAUGE
ABV	ABOVE	GALV	GALVANIZED
ADJ	ADJACENT	G.B.	GRADE BEAM
AFF	ABOVE FINISHED FLOOR	G.L.B.	GLULAM BEAM
AGG	AGGREGATE	HDR	HEADER
ARCHT	ARCHITECT	H.F.	HEM FIR
ASBO	AS SELECTED BY OWNER	HORIZ	HORIZONTAL
B.B.	BOND BEAM	H.S.	HIGH STRENGTH
BD	BOARD	H.T.	HEAVY TIMBER
B.F.	BOTTOM OF FOOTING OR BACKFILL	INFO	INFORMATION
BLDG	BUILDING	INT.	INTERIOR
BLK	BLOCK	JST.	JOIST
BLKG	BLOCKING	JT.	JOINT
BM	BEAM	L.L.	LIVE LOAD
BOD	BASE OF DESIGN	LLH	LONG LEG HORIZONTAL
BRG	BEARING	LLV	LONG LEG VERTICAL
BTWN	BETWEEN	LVL	LAMINATED VENEER LUMBER
B.U.	BUILT-UP	MAS	MASONRY
C.J.	CONTROL JOINT	MAT	MATERIAL
CLG	CEILING	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER
COL	COLUMN	MIN	MINIMUM
CONC.	CONCRETE	NA	NOT APPLICABLE
CONN.	CONNECTION	NLG	NAILING
CONT	CONTINUOUS	NTS	NOT TO SCALE
CONTR.	CONTRACTOR	O.C.	ON CENTER
CTR	CENTER	O.H.	OVERHANG
CTR'D.	CENTERED	OPNG.	OPENING
DBL	DOUBLE	OSB	ORIENTED STRAND BOARD
D.F.	DOUGLAS FIR	PC	PRE-CAST
DIA	DIAMETER	PL	PLATE
DL	DEAD LOAD	PLYWD	PLYWOOD
DTL	DETAIL	PNL	PANEL
DWG	DRAWING	P.T.	PRESSURE TREATED
DWL	DOWEL	REINF.	REINFORCEMENT
EA	EACH	R.J.	ROOF JOIST
E.E.	EACH END	SH	SIMPSON HARDWARE
E.F.	EACH FACE	SHT.	SHEET
E.G.	EXISTING GATE	SHTG.	SHEATHING
E.J.	EXPANSION JOINT	SIM	SIMILAR
ENGR.	ENGINEER	SL	SNOW LOAD
EQ	EQUAL	S.S.	STEEL STUD
E.S.	EACH SIDE	STL	STEEL
E.W.	EACH WAY	S.W.	SHEAR WALL
EXP	EXPANSION	T.B.	TOP OF BEAM
EXT	EXTERIOR	T.J.	TOP OF JOIST
FFE	FINISH SUB-FLOOR ELEVATION	T.M.	TOP OF MASONRY
F.G.	FINISH GRADE	T.O.	TOP OF
F.J.	FLOOR JOINT	T.O.C.	TOP OF CONCRETE
FND	FOUNDATION	T.O.W.	TOP OF WALL
F.O.	FACE OF	T.P.	TOP OF PARAPET
F.O.C.	FACE OF CONCRETE	T.PL.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	TS	TRIM STUD OR TUBE STEEL
F.O.S.	FACE OF STUD	TYP	TYPICAL

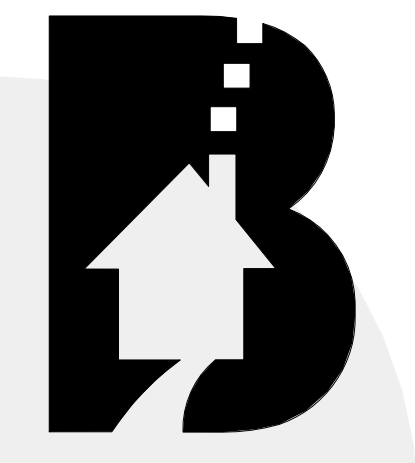
DRAWING LEGEND



DRAWING INDEX

#	NAME
GENERAL	
G1.01	COVER SHEET
G1.02	SITE PLAN
G1.03	ROOF HEIGHT DIAGRAM
G1.04	CONSTRUCTION MITIGATION PLAN
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CIVIL	
SURVEY TOPOGRAPHIC SURVEY AND SLOPE STUDY	
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C-202	EAST UNIT EAST GRADING PLAN
C-203	EAST UNIT WEST GRADING PLAN
C-204	WEST UNIT SOUTH GRADING PLAN
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C-206	POINT TABLES
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A1.01E	LOWER & FIRST LEVEL FLOOR PLANS
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A2.01E	BUILDING ELEVATIONS
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A1.01W	LOWER & FIRST LEVEL FLOOR PLANS
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A2.01W	BUILDING ELEVATIONS
A2.02W	BUILDING ELEVATIONS
ELECTRICAL	
EP.01	PHOTOMETRIC

Phase IV Village Court Apartments Mountain Village, Colorado



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) - 382 - 9130
 www.baugroup.com

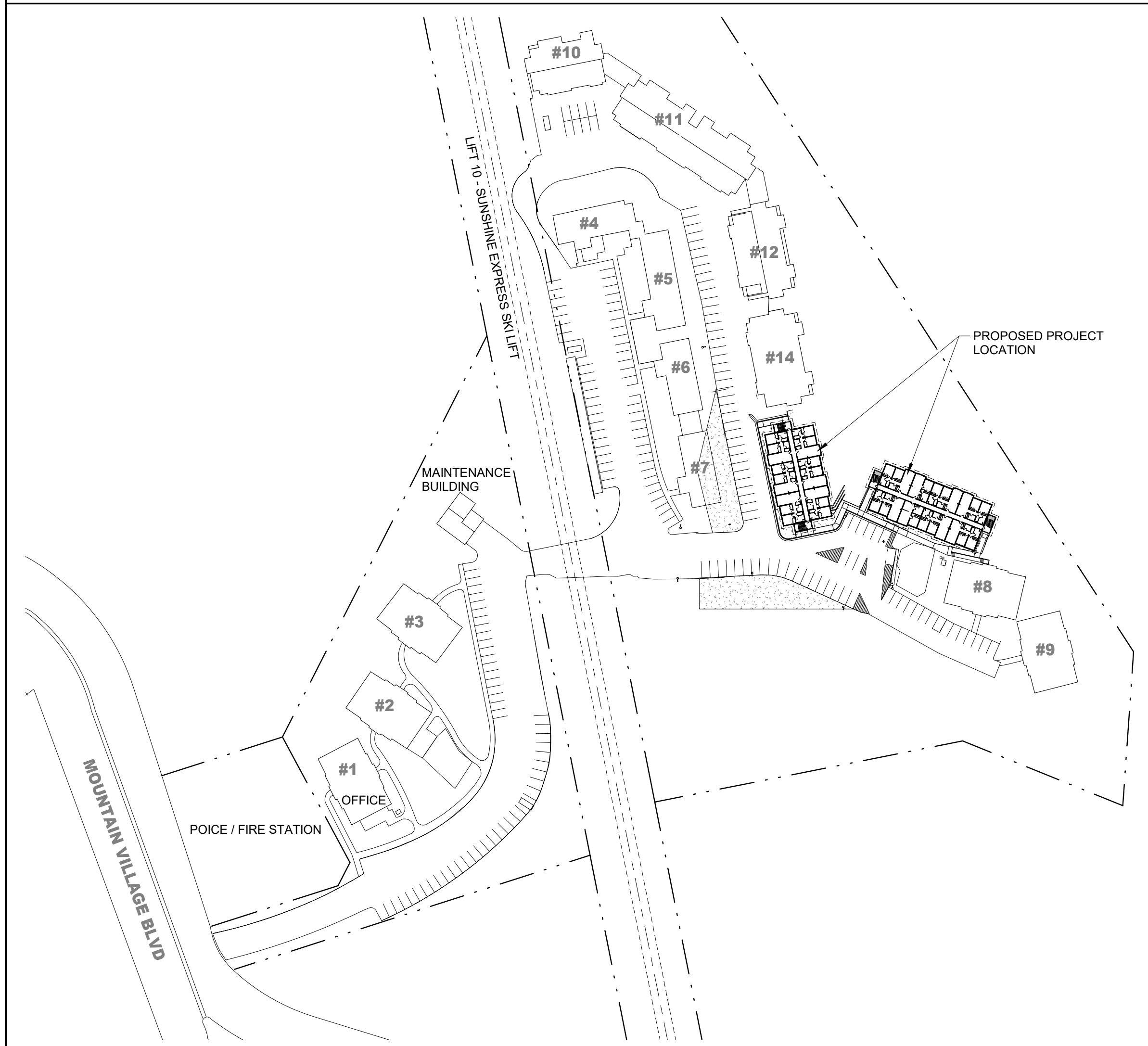
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PROJECT DATA

PROJECT NAME	TOWN OF MOUNTAIN VILLAGE - VILLAGE COURT APARTMENTS PHASE IV
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, COLORADO 81435
PROJECT DESCRIPTION	TWO NEW APARTMENT BUILDINGS AND THEIR ASSOCIATED LANDSCAPING
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. UMBHAU - AIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301
SURVEY	FOLEY ASSOCIATES, LLC 125 W. PACIFIC, SUITE B-1 TELLURIDE, COLORADO 81432
CIVIL	RUSSELL ENGINEERING BILL FROWNFELTER, P.E. 934 MAIN AVE. UNIT C DURANGO, COLORADO 81301
STRUCTURAL ENGINEER	GOFF ENGINEERING & SURVEYING, INC. GARTH E. GLASCO, P.E., S.E., LEED AP 128 ROCK POINT DRIVE, SUITE A DURANGO, CO 81301
MODULAR ARCHITECT & ENGINEER	R & S TAVARES ASSOCIATES, INC. 11590 W BERNARDO COURT, SUITE 100 SAN DIEGO, CA 92127
MECHANICAL/ELECTRICAL & PLUMBING	DYNAMIC MEP CONSULTING ENGINEERS RANDY WARTNER 1480 HOYT ST. SUITE 200 LAKEWOOD, COLORADO 80215

VICINITY MAP

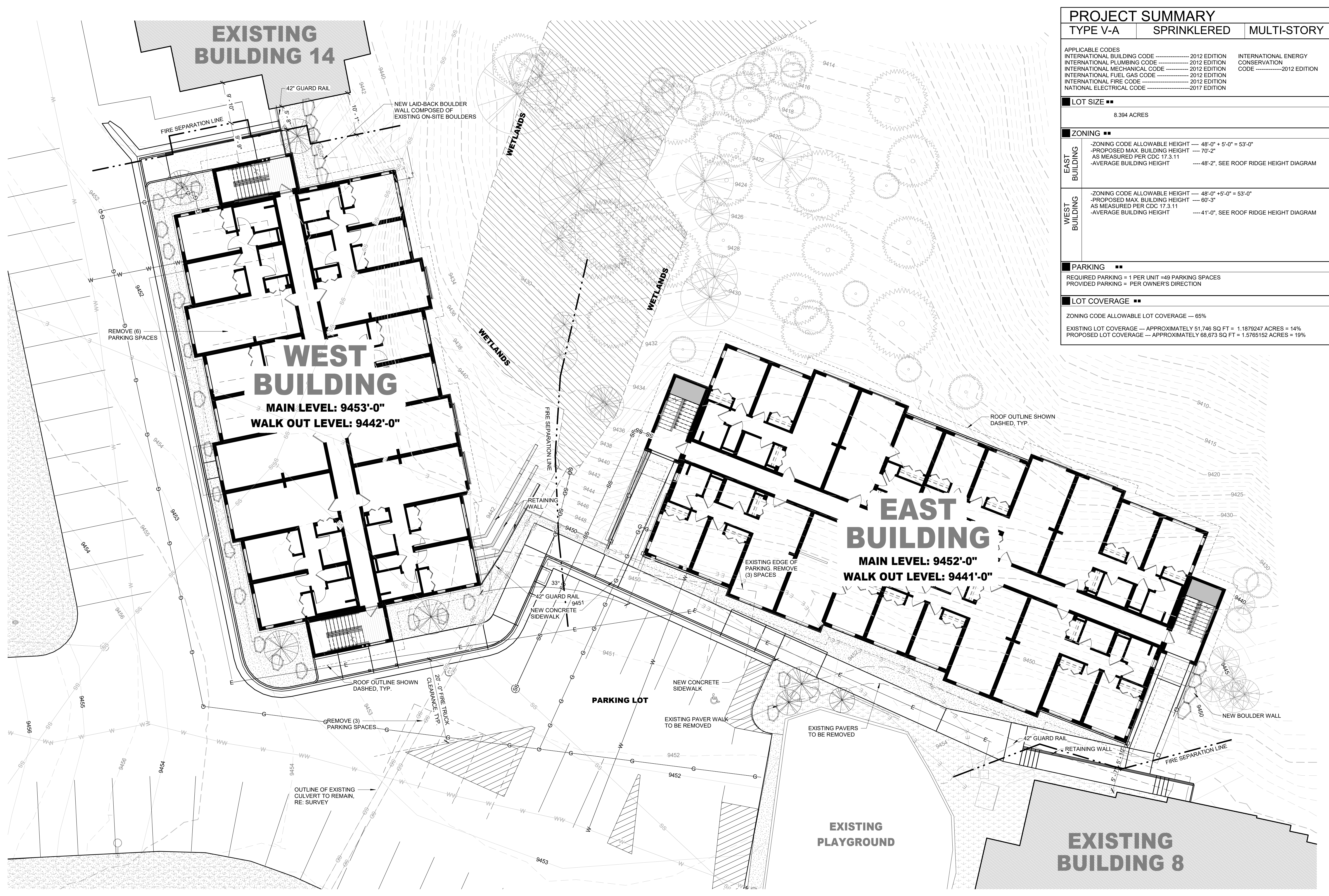


Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

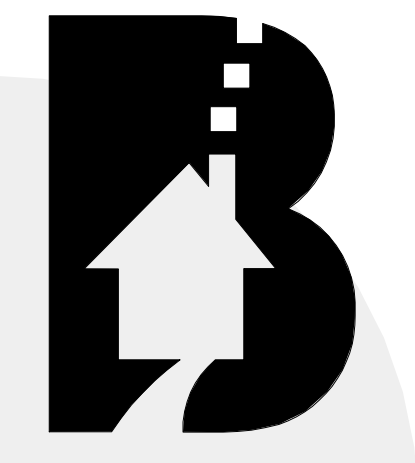
Date	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	06.27.19
CHECKED BY	

DRAWING TITLE
COVER SHEET
 SHEET NO.
G1.01



PROJECT SUMMARY		
TYPE V-A	SPRINKLERED	MULTI-STORY
APPLICABLE CODES INTERNATIONAL BUILDING CODE 2012 EDITION INTERNATIONAL PLUMBING CODE 2012 EDITION INTERNATIONAL MECHANICAL CODE 2012 EDITION INTERNATIONAL FUEL GAS CODE 2012 EDITION INTERNATIONAL FIRE CODE 2012 EDITION NATIONAL ELECTRICAL CODE 2017 EDITION INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION		
LOT SIZE		
8.394 ACRES		
ZONING		
EAST BUILDING	-ZONING CODE ALLOWABLE HEIGHT	--- 48'-0" + 5'-0" = 53'-0"
	-PROPOSED MAX. BUILDING HEIGHT	--- 70'-2"
	-AS MEASURED PER CDC 17.3.11	---
WEST BUILDING	-ZONING CODE ALLOWABLE HEIGHT	--- 48'-0" + 5'-0" = 53'-0"
	-PROPOSED MAX. BUILDING HEIGHT	--- 60'-3"
	-AS MEASURED PER CDC 17.3.11	---
PARKING REQUIRED PARKING = 1 PER UNIT = 49 PARKING SPACES PROVIDED PARKING = PER OWNER'S DIRECTION		
LOT COVERAGE ZONING CODE ALLOWABLE LOT COVERAGE --- 65% EXISTING LOT COVERAGE --- APPROXIMATELY 51,746 SQ FT = 1.1879247 ACRES = 14% PROPOSED LOT COVERAGE --- APPROXIMATELY 68,673 SQ FT = 1.5765152 ACRES = 19%		



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) - 382 - 9130
 www.baugroup.com

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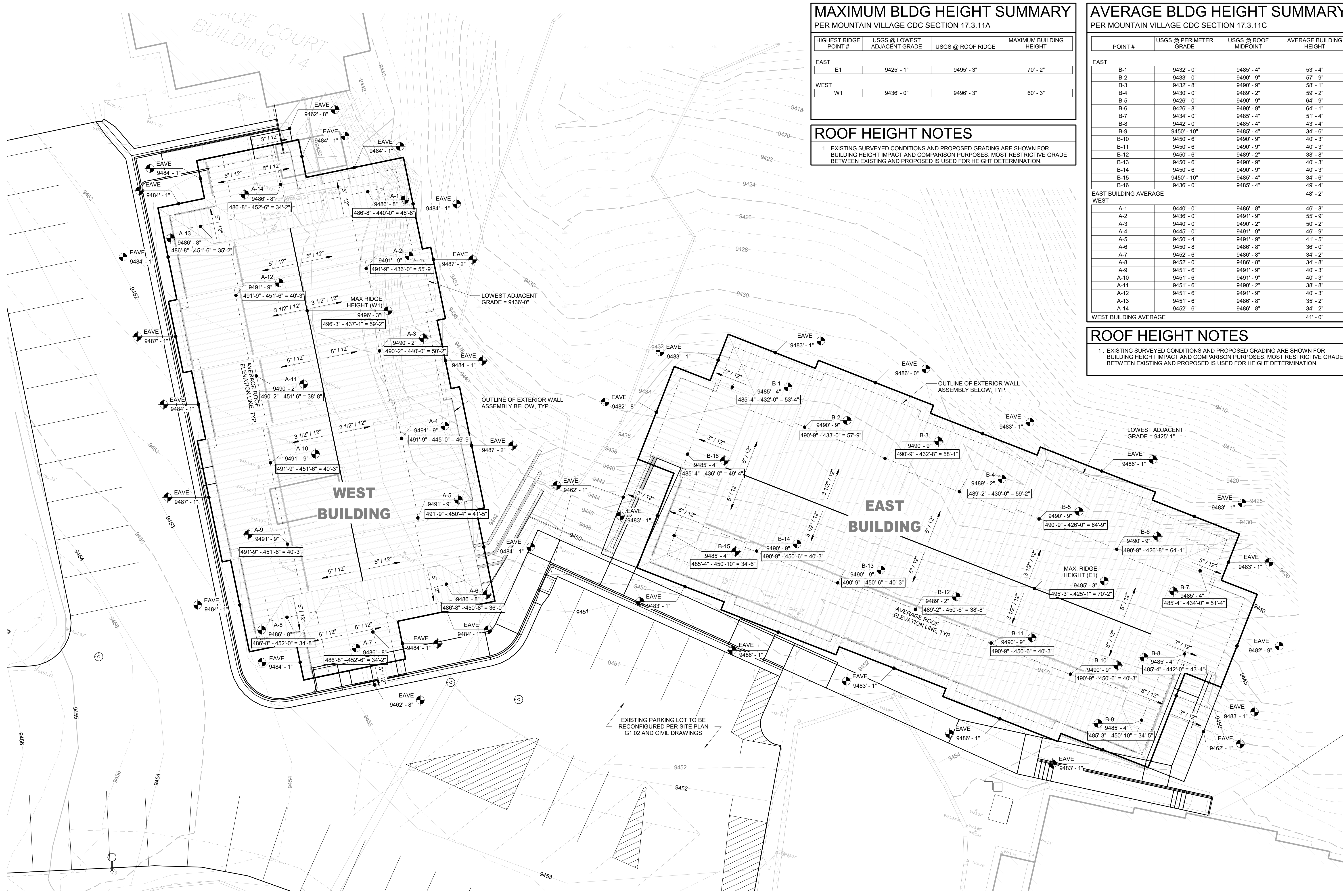
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 SCALE: AS NOTED
 DATE: 06.27.19

DRAWING TITLE: **SITE PLAN**

SHEET NO: **G1.02**

SITE PLAN
 1" = 10'-0"
 NORTH



MAXIMUM BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11A

HIGHEST RIDGE POINT #	USGS @ LOWEST ADJACENT GRADE	USGS @ ROOF RIDGE	MAXIMUM BUILDING HEIGHT
EAST E1	9425' - 1"	9495' - 3"	70' - 2"
WEST W1	9436' - 0"	9496' - 3"	60' - 3"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

AVERAGE BLDG HEIGHT SUMMARY

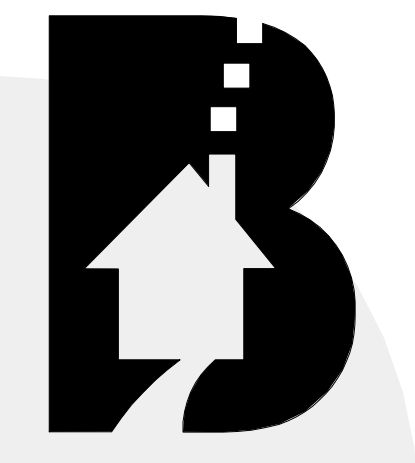
PER MOUNTAIN VILLAGE CDC SECTION 17.3.11C

POINT #	USGS @ PERIMETER GRADE	USGS @ ROOF MIDPOINT	AVERAGE BUILDING HEIGHT
EAST			
B-1	9432' - 0"	9485' - 4"	53' - 4"
B-2	9433' - 0"	9490' - 9"	57' - 9"
B-3	9432' - 8"	9490' - 9"	58' - 1"
B-4	9430' - 0"	9489' - 2"	59' - 2"
B-5	9426' - 0"	9490' - 9"	64' - 9"
B-6	9426' - 8"	9490' - 9"	64' - 1"
B-7	9434' - 0"	9485' - 4"	51' - 4"
B-8	9442' - 0"	9485' - 4"	43' - 4"
B-9	9450' - 10"	9485' - 4"	34' - 6"
B-10	9450' - 6"	9490' - 9"	40' - 3"
B-11	9450' - 6"	9490' - 9"	40' - 3"
B-12	9450' - 6"	9489' - 2"	38' - 8"
B-13	9450' - 6"	9490' - 9"	40' - 3"
B-14	9450' - 6"	9490' - 9"	40' - 3"
B-15	9450' - 10"	9485' - 4"	34' - 6"
B-16	9436' - 0"	9485' - 4"	49' - 4"
EAST BUILDING AVERAGE			
WEST			
A-1	9440' - 0"	9486' - 8"	46' - 8"
A-2	9436' - 0"	9491' - 9"	55' - 9"
A-3	9440' - 0"	9490' - 2"	50' - 2"
A-4	9445' - 0"	9491' - 9"	46' - 9"
A-5	9450' - 4"	9491' - 9"	41' - 5"
A-6	9450' - 8"	9486' - 8"	36' - 0"
A-7	9452' - 6"	9486' - 8"	34' - 2"
A-8	9452' - 0"	9486' - 8"	34' - 8"
A-9	9451' - 6"	9491' - 9"	40' - 3"
A-10	9451' - 6"	9491' - 9"	40' - 3"
A-11	9451' - 6"	9490' - 2"	38' - 8"
A-12	9451' - 6"	9491' - 9"	40' - 3"
A-13	9451' - 6"	9486' - 8"	35' - 2"
A-14	9452' - 6"	9486' - 8"	34' - 2"
WEST BUILDING AVERAGE			
41' - 0"			

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

RIDGE HEIGHT DIAGRAM OVER EXISTING GRADES
1" = 10'-0"



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) - 382 - 9130
www.baugroup.com

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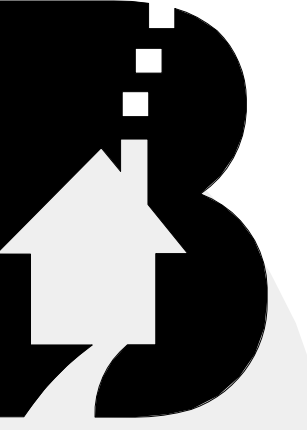
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

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SCALE: AS NOTED
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DATE: 06.27.19
CHECKED BY:

DRAWING TITLE:
ROOF HEIGHT DIAGRAM

SHEET NO:
G1.03



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) - 382 - 9130
 www.baugroup.com

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DRAWING TITLE
CONSTRUCTION MITIGATION PLAN

SHEET NO.
G1.04

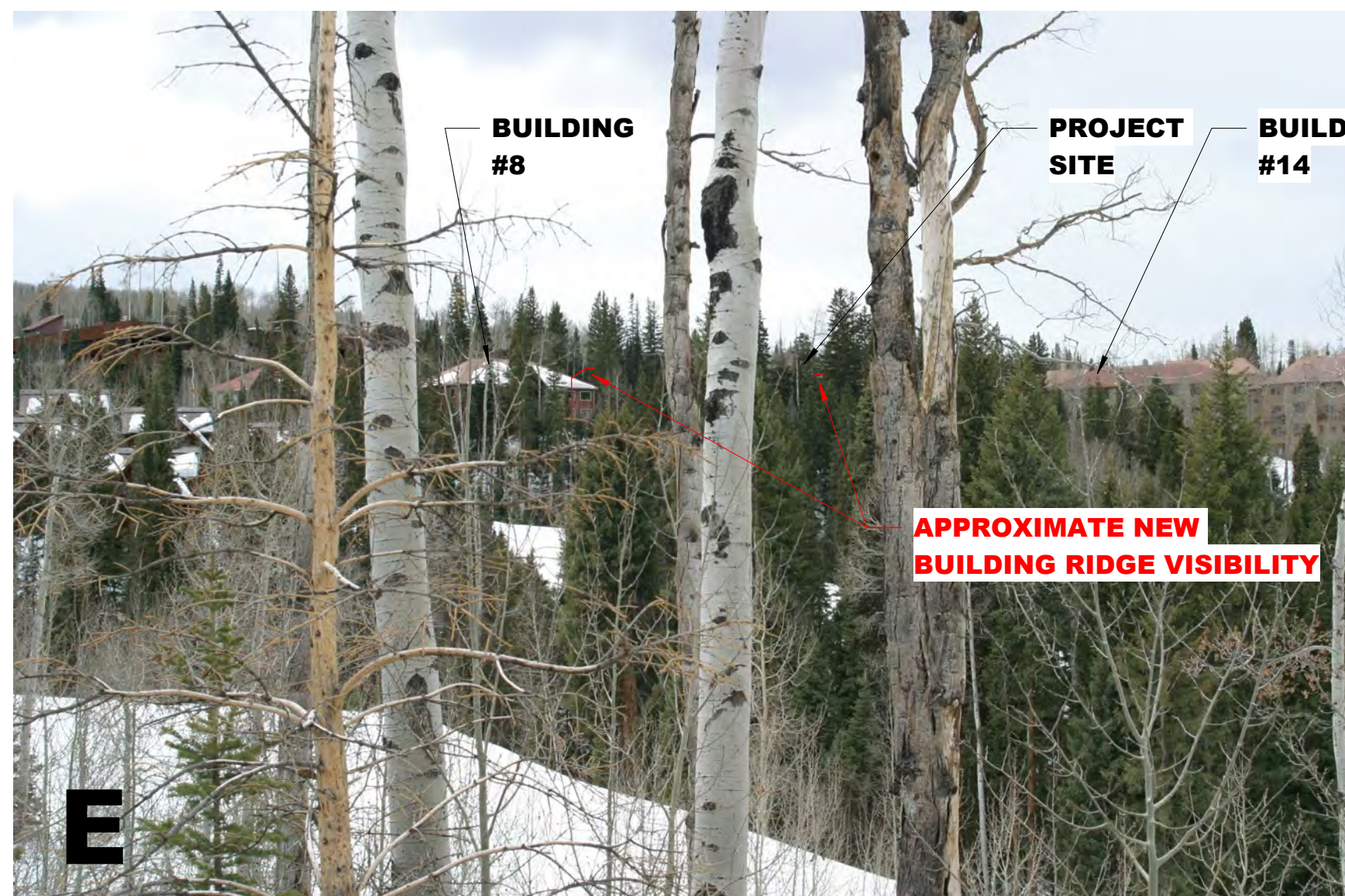
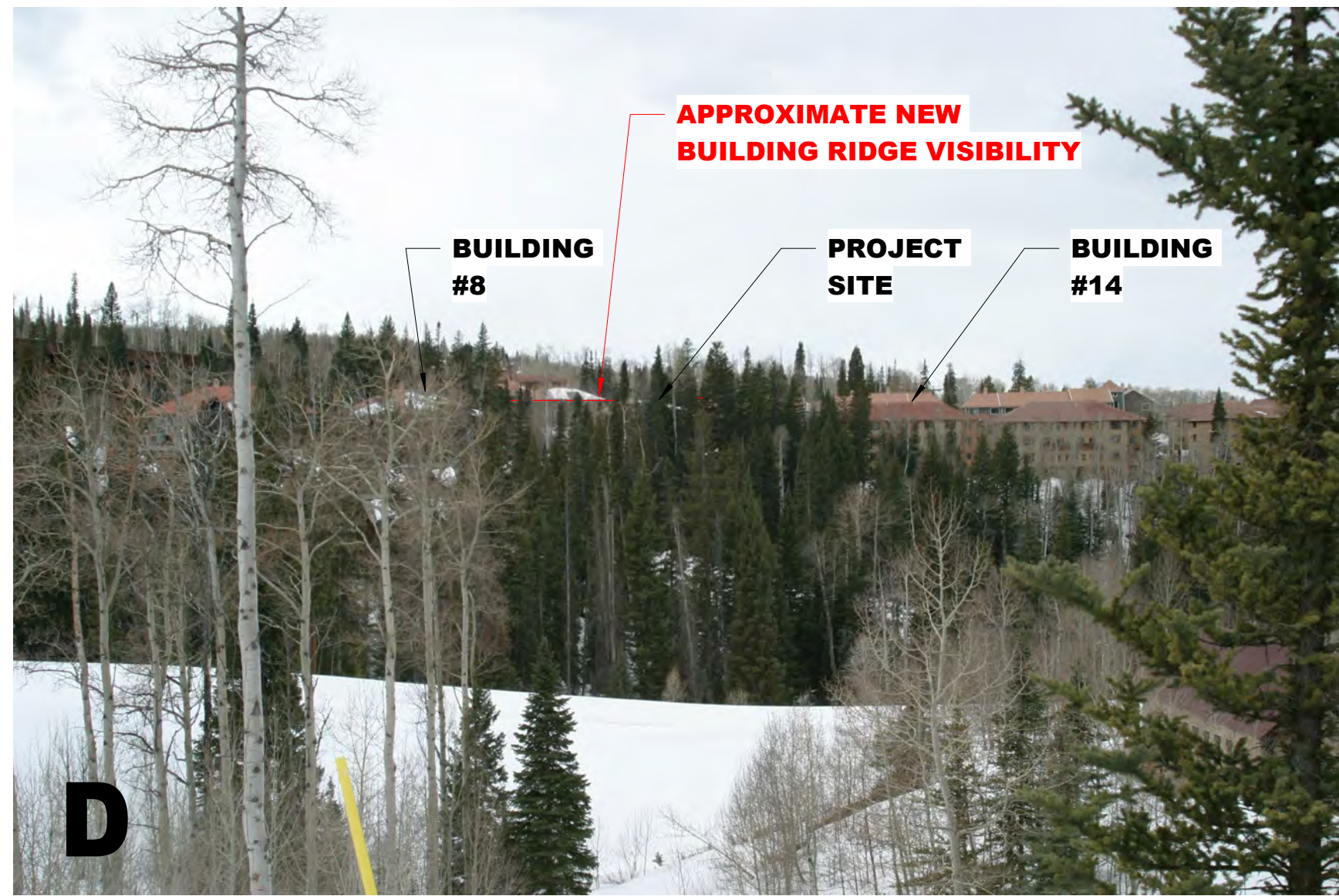
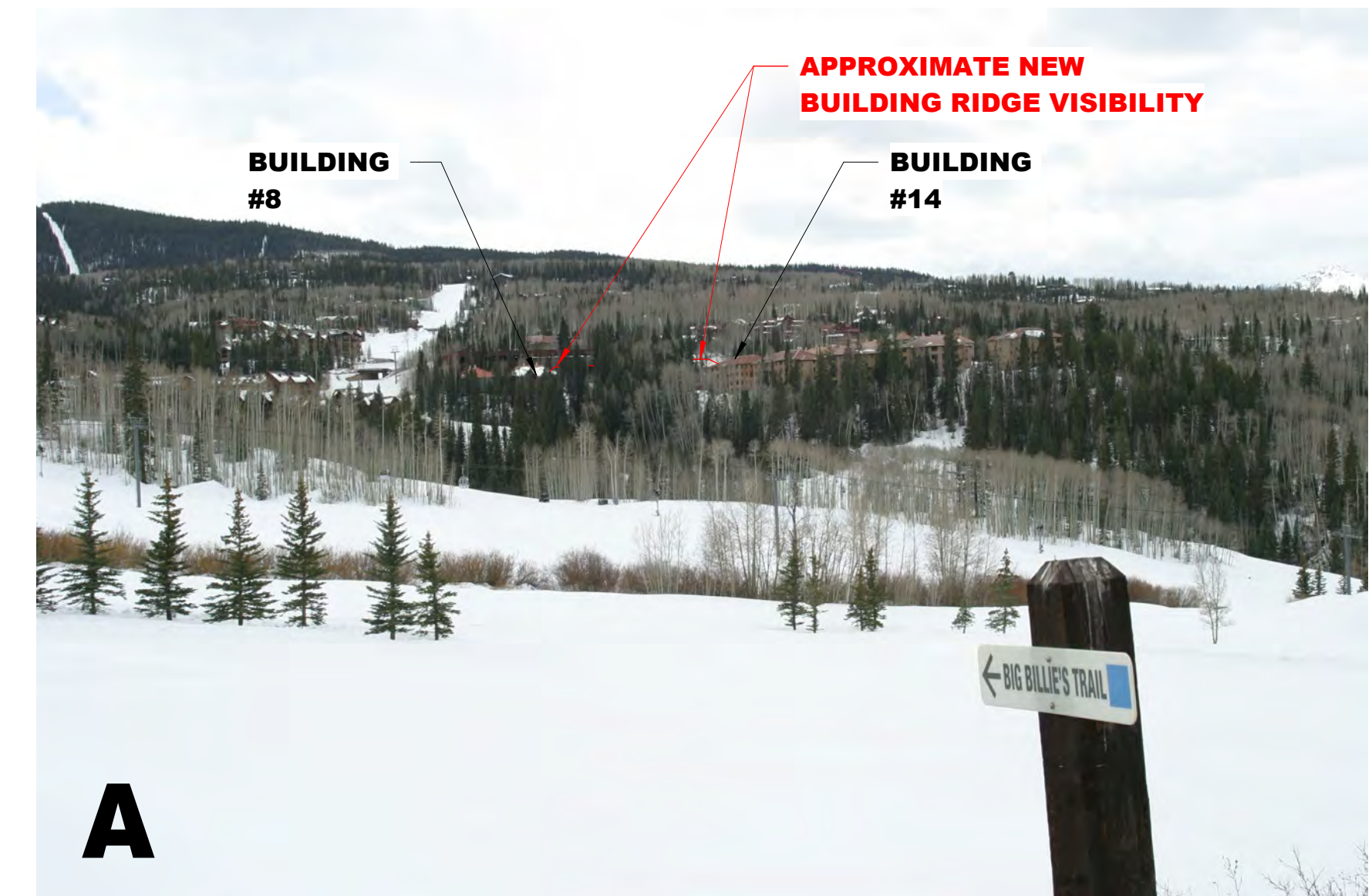
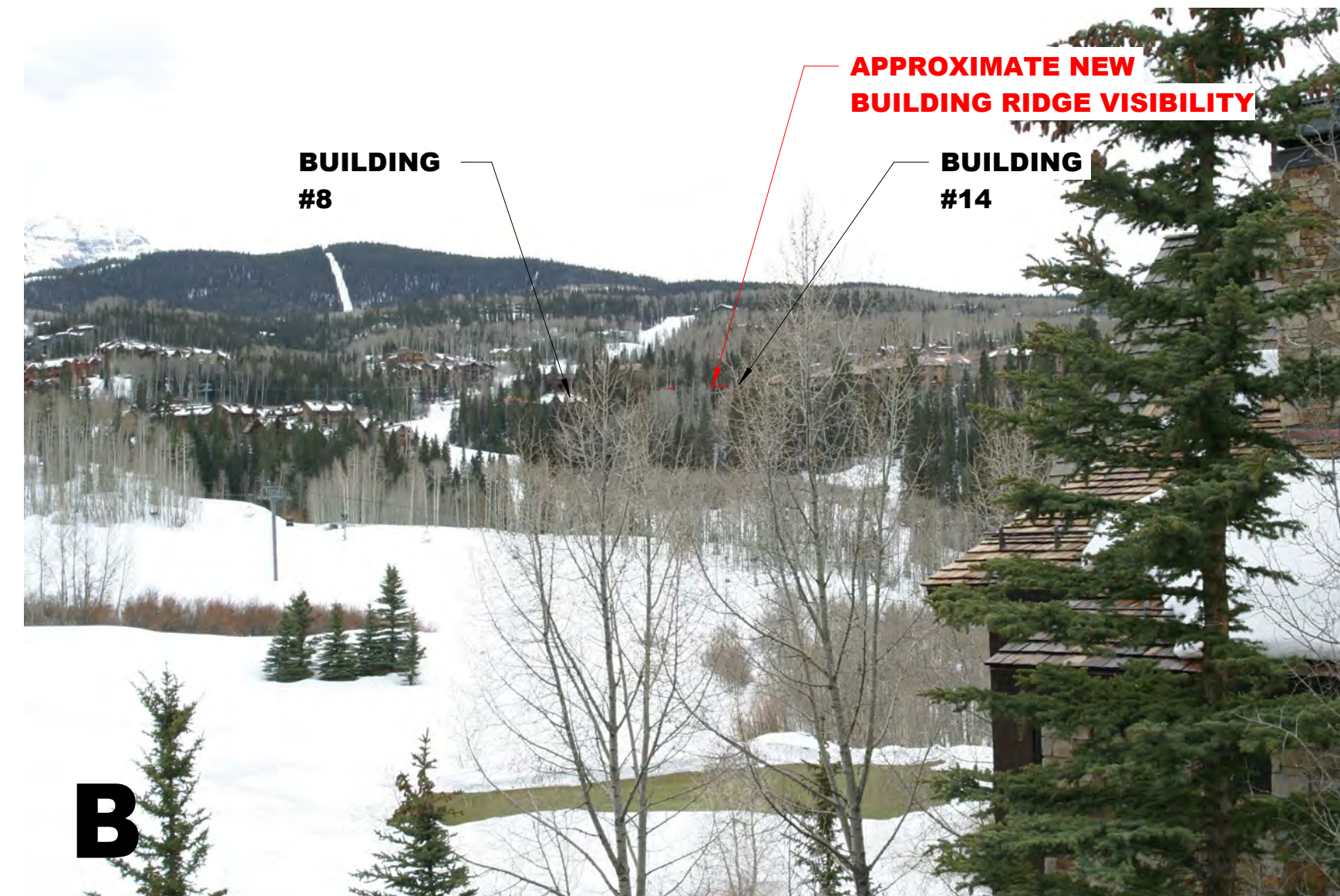
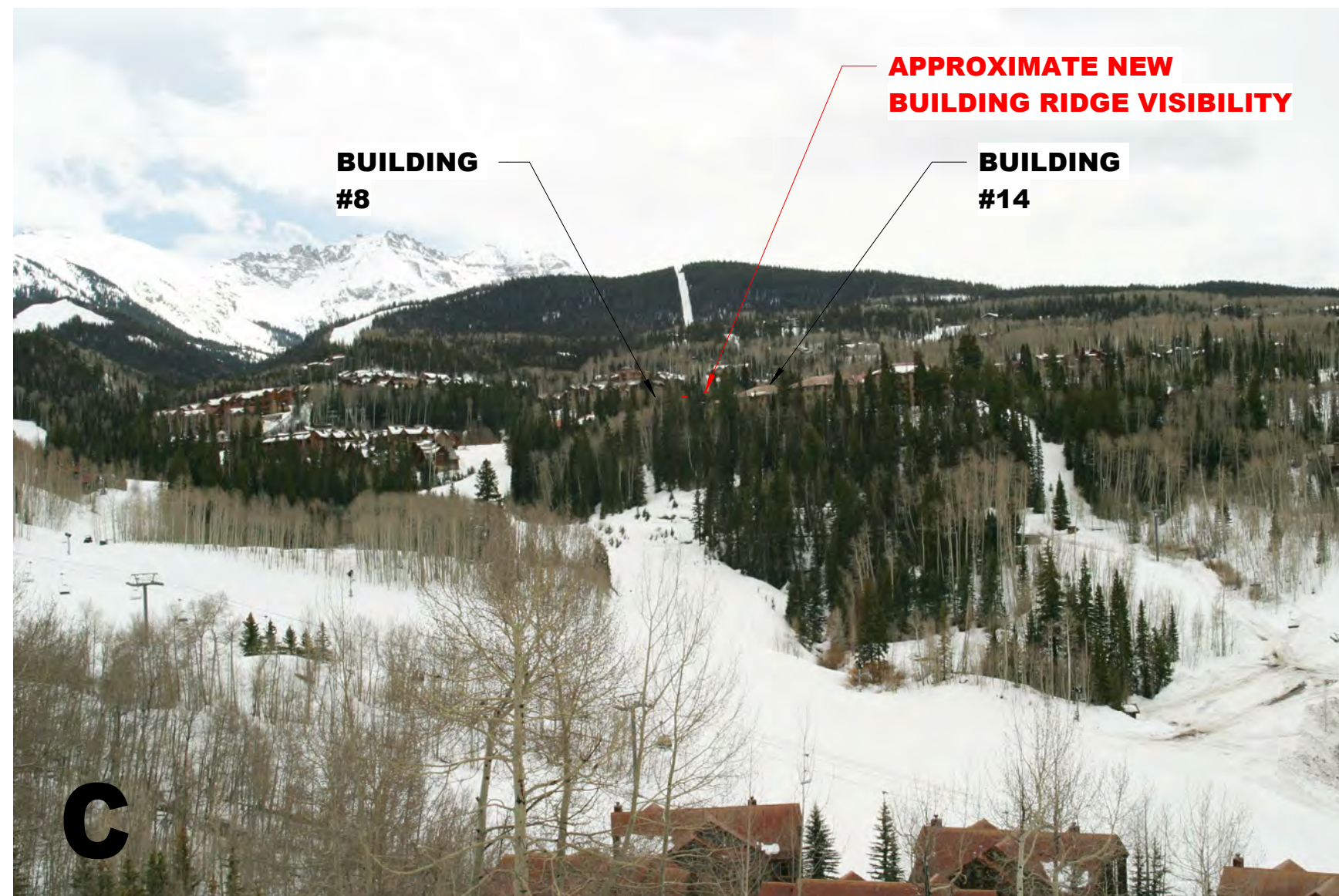


If the Fire Marshal requires that a Fire Lane be maintained on the East side of Building #7, we would request a variance to reduce the lane width as much as possible in order to allow additional construction access for the "West Building". Ideally, access would be closed by the construction fencing and we would add gates on either side to provide Fire Truck access if needed. Temp Knox Pad locks could be installed for Fire Dept. access.

The same crane would be used to set the "West Building", but only a 95' crane swing radius would be needed. No loads would be swung over existing buildings, general public, etc. We would request the Fire Lane be closed in order to provide crane access for setting the "West Building".

We would request the Fire Lane be closed for installation of the new SS needing to be rerouted around the "West Building"

The current crane being proposed for the "East Building" would have a 115' crane swing radius. No loads would be swung over existing buildings, general public, etc. However, access to the playground area may need to be closed periodically for construction.



VIEWS TO SITE FROM KEY LOCATIONS
12" = 1'-0"



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) - 382 - 9130
www.bauengroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRB RESUBMITTAL - 06.27.2019**

Date	#	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	06.27.19
CHECKED BY	

DRAWING TITLE
VIEW STUDIES

SHEET NO.
G1.05

SCALE: 1" = 10'
0 2 4 6 8 10 20

TRACT OS-1R-1

This topographic survey of a portion of Lot 1001, Town of Mountain Village, was field surveyed on December 08, 2017 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. On March 13, 2019 slope designations were added. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



Date

NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements or record.
2. Benchmark: Control point "CP 602 SPIKE", as shown hereon, with an elevation of 9449.59 feet.
3. Contour interval is two feet.
4. Underground utilities were located through the Colorado 811 Ticket Express Program and must be field verified prior to construction.
5. Underground sanitary sewer lines were connected between manholes or sketched from the Mountain Village GIS Department's "TMV Sewer Map", dated 3-22-07.
6. Sanitary sewer continues from this location. It is unclear from site markings provided whether or not this line falls within the Sanitary Sewer Easement shown hereon.
7. 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

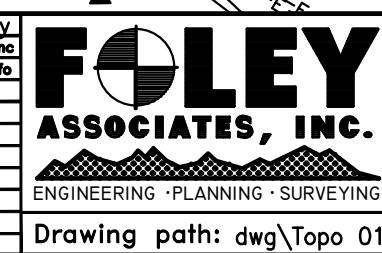
- WV WATER VALVE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- SM SEWER MANHOLE
- SIGN SIGN
- LP LAMP POST
- C4 CLEANOUT (4"-PVC)
- TR TRANSFORMER
- TE TELEPHONE PEDESTAL
- CTV CABLE-TV PEDESTAL

UTILITIES LEGEND

- E-E UNDERGROUND ELECTRIC LINE
- T-T UNDERGROUND TELEPHONE LINE
- TV-TV UNDERGROUND CABLE-TV LINE
- W-W UNDERGROUND WATER LINE
- SS-SS UNDERGROUND SANITARY SEWER LINE
- P-PARKING SPACE

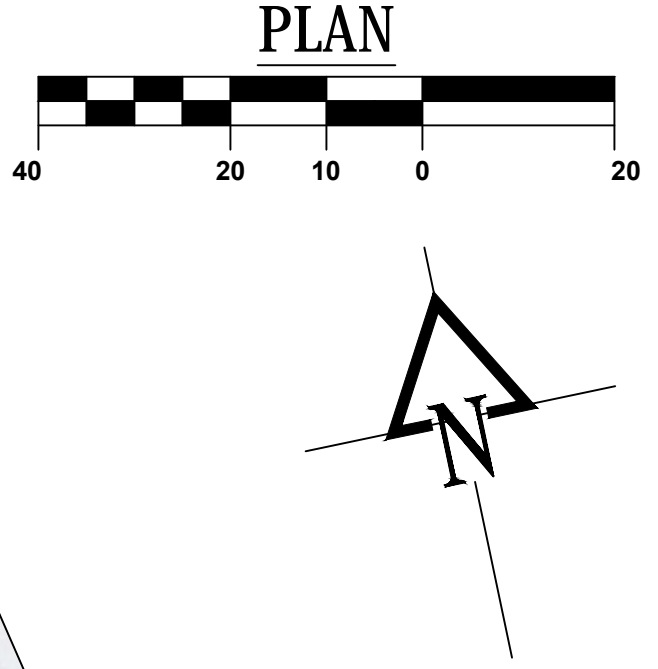
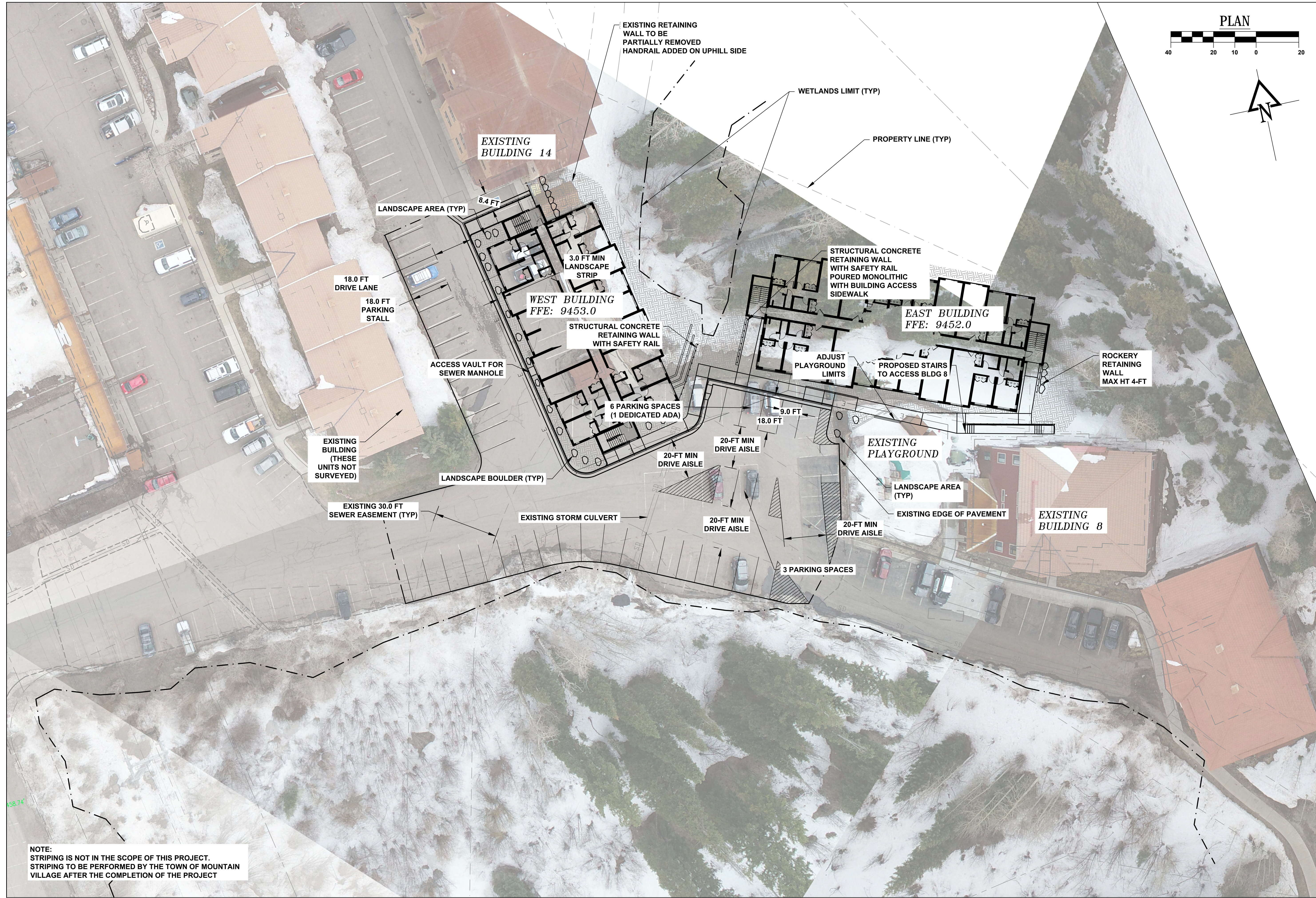
Topographic Survey and Slope Study
A portion of Lot 1001, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	DB
Technician:	MC
Checked by:	AL
Start date:	12/08/2017



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

Drawing path: dwg\Topo 01-18\17042 Sht-3 EasternBldg..03-19.dwg Sheet 1 of 1 Project #: 17042



NOTE:
STRIPING IS NOT IN THE SCOPE OF THIS PROJECT.
STRIPING TO BE PERFORMED BY THE TOWN OF MOUNTAIN
VILLAGE AFTER THE COMPLETION OF THE PROJECT

Russell Planning & Engineering, Inc.
Civil Engineering Services
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

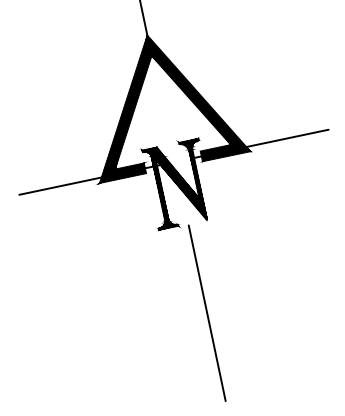
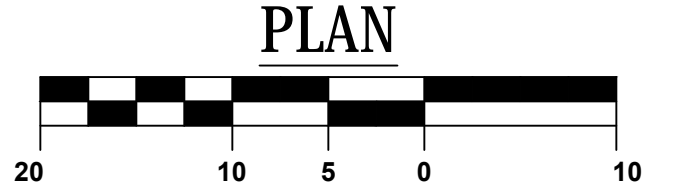
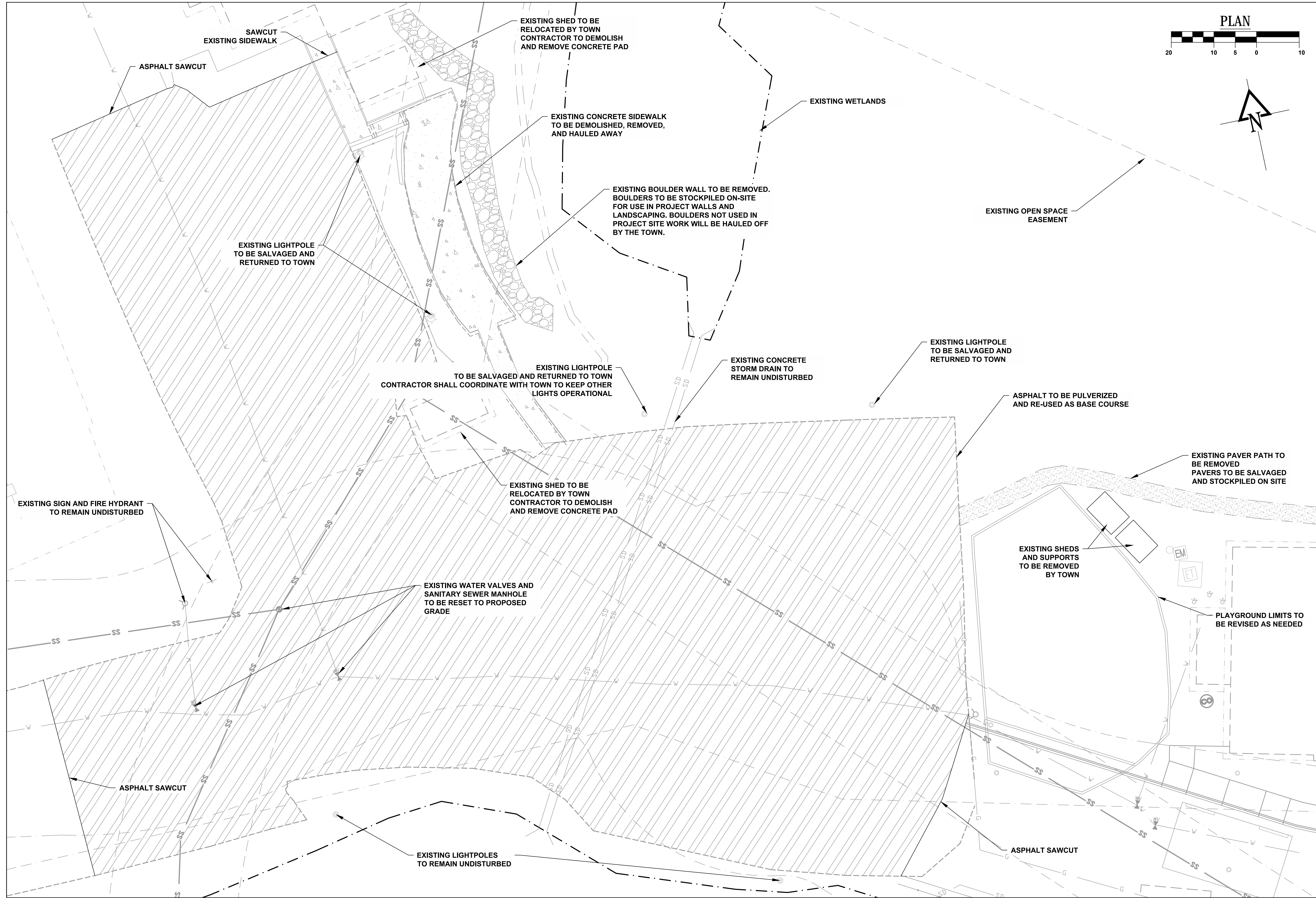
06/21/2019

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Know what's below.
Call before you dig.
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG.

SET DESCRIPTION: CONSTRUCTION DOCUMENTS

Date	
# Revisions	

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PO	
DRAWING TITLE	
SITE PLAN	
SHEET NO.	
C-101	



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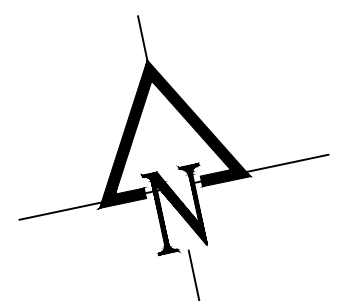
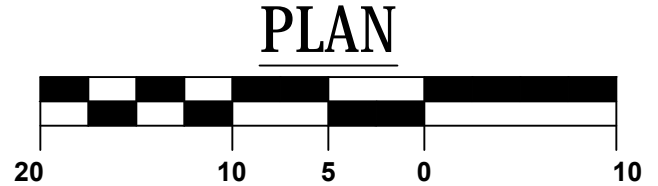
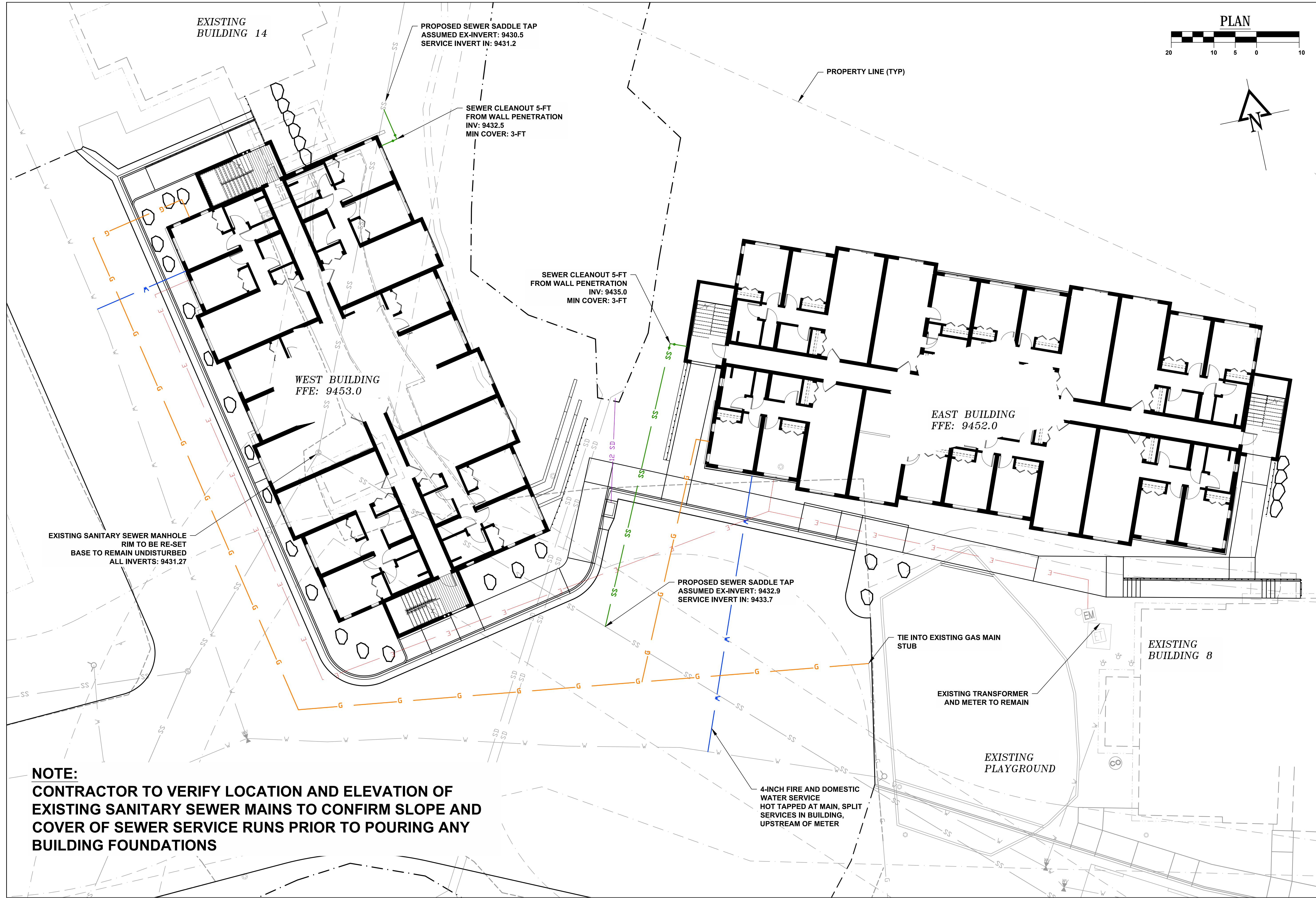
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DRAWING TITLE
DEMOLITION PLAN
 SHEET NO.
C-102



NOTE:
CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER MAINS TO CONFIRM SLOPE AND COVER OF SEWER SERVICE RUNS PRIOR TO POURING ANY BUILDING FOUNDATIONS

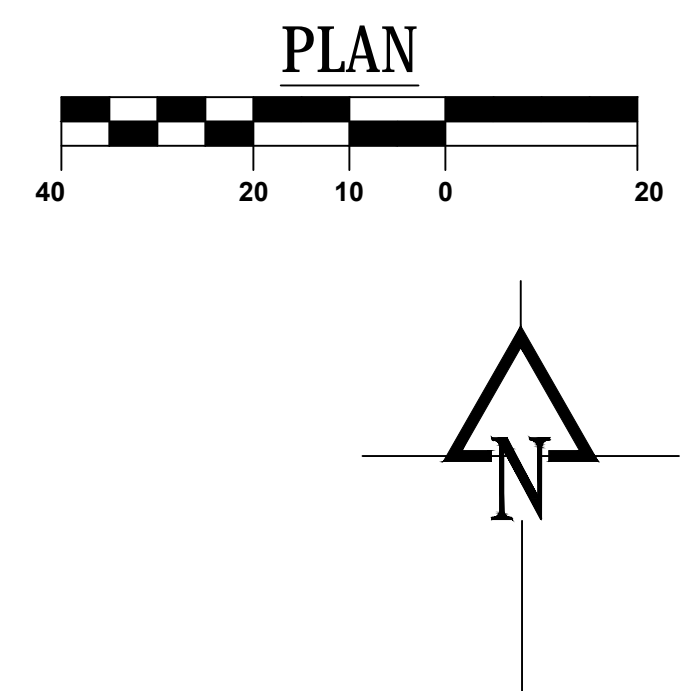
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CHECKED BY	
PO	
DRAWING TITLE	
UTILITY PLAN	
SHEET NO.	
C-103	



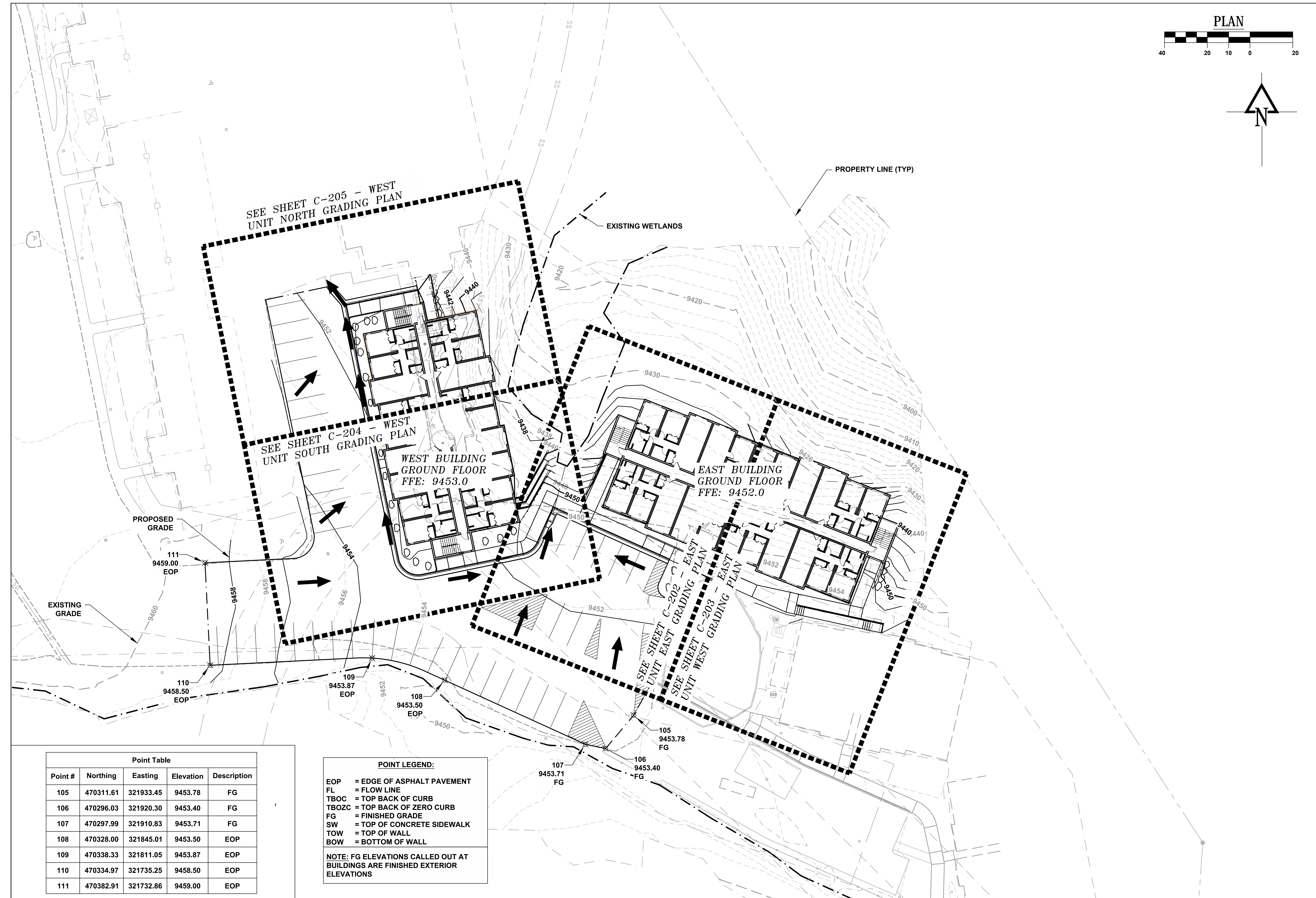
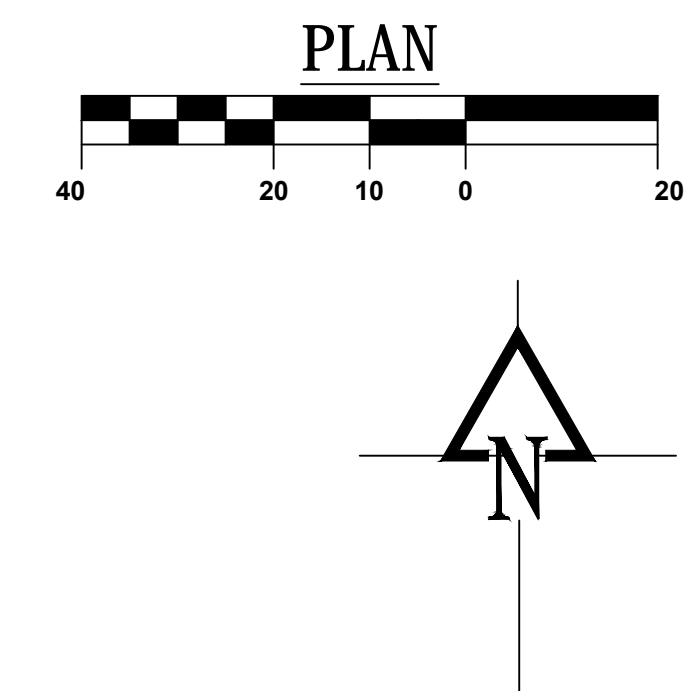
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CHECKED BY									
PO									
DRAWING TITLE									
EROSION CONTROL PLAN									
SHEET NO.									
C-104									



SEE SHEET C-205 - WEST
UNIT NORTH GRADING PLAN

SEE SHEET C-204 - WEST
UNIT SOUTH GRADING PLAN

WEST BUILDING
GROUND FLOOR
FFE: 9453.0

EAST BUILDING
GROUND FLOOR
FFE: 9452.0

SEE SHEET C-202 - EAST
UNIT EAST GRADING PLAN

SEE SHEET C-203 - EAST
UNIT WEST GRADING PLAN

Point Table				
Point #	Northing	Easting	Elevation	Description
105	470311.61	321933.45	9453.78	FG
106	470296.03	321920.30	9453.40	FG
107	470297.99	321910.83	9453.71	FG
108	470328.00	321845.01	9453.50	EOP
109	470338.33	321811.05	9453.87	EOP
110	470334.97	321735.25	9458.50	EOP
111	470382.91	321732.86	9459.00	EOP

POINT LEGEND:
 EOP = EDGE OF ASPHALT PAVEMENT
 FL = FLOW LINE
 TBOC = TOP BACK OF CURB
 TBOZC = TOP BACK OF ZERO CURB
 FG = FINISHED GRADE
 SW = TOP OF CONCRETE SIDEWALK
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL
 NOTE: FG ELEVATIONS CALLED OUT AT BUILDINGS ARE FINISHED EXTERIOR ELEVATIONS

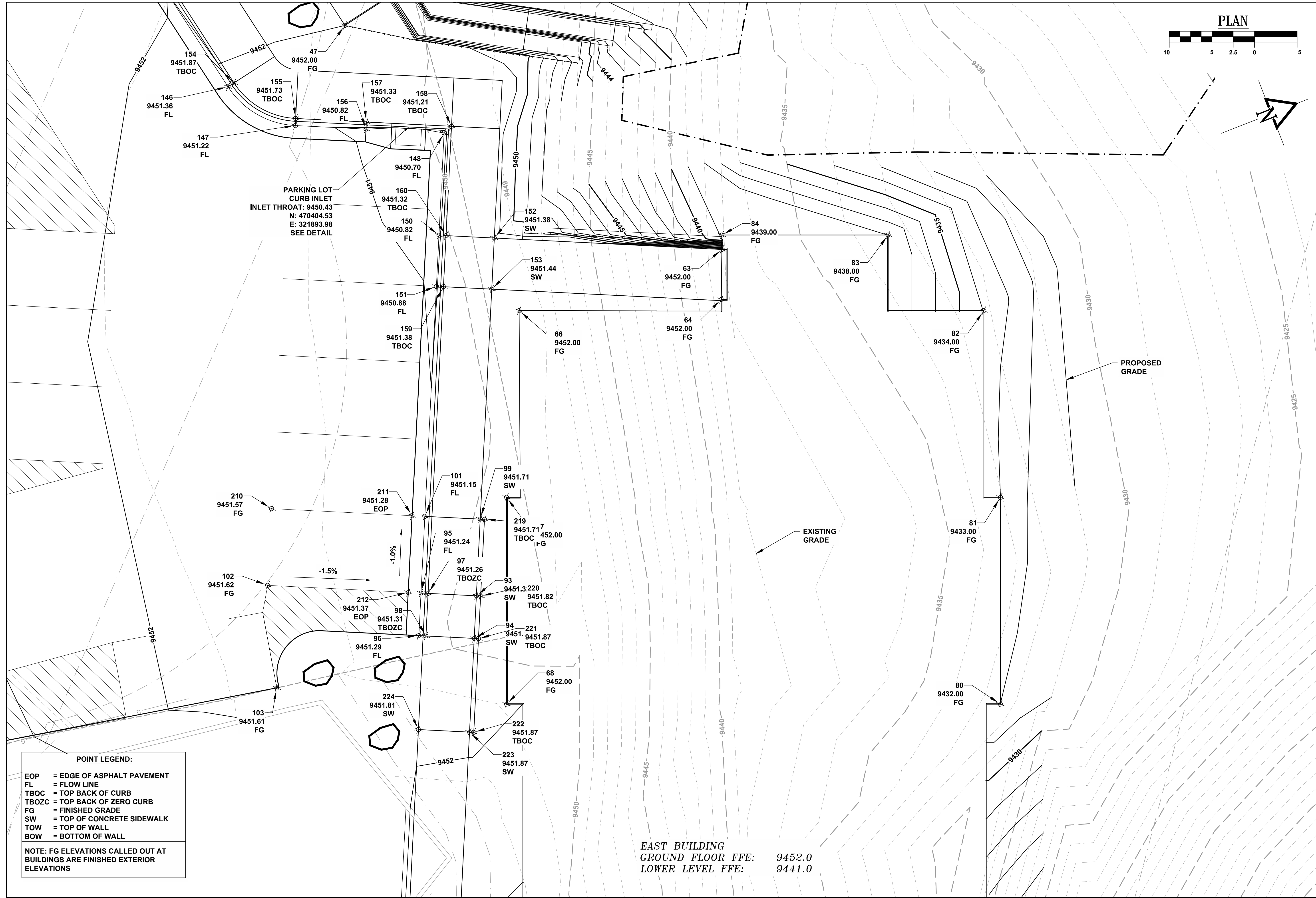
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05212019
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PO	
DRAWING TITLE	
OVERALL GRADING PLAN	
SHEET NO.	
C-201	



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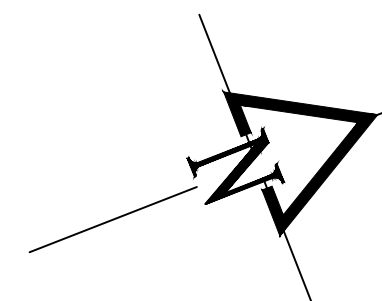
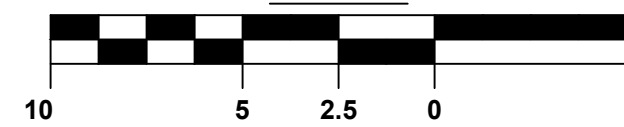
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# Revisions	
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PO	
DRAWING TITLE	
EAST UNIT EAST GRADING PLAN	
SHEET NO.	
C-202	

PLAN



EAST BUILDING
GROUND FLOOR FFE: 9452.0
LOWER LEVEL FFE: 9441.0

PROPOSED GRADE

EXISTING GRADE

(4) PROPOSED STEPS
6-INCH RISER
12-INCH TREAD

(4) PROPOSED STEPS
6-INCH RISER
12-INCH TREAD

POINT LEGEND:
EOP = EDGE OF ASPHALT PAVEMENT
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NOTE: FG ELEVATIONS CALLED OUT AT BUILDINGS ARE FINISHED EXTERIOR ELEVATIONS

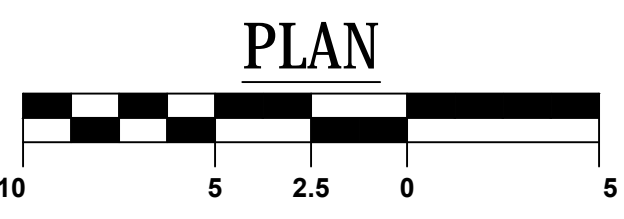
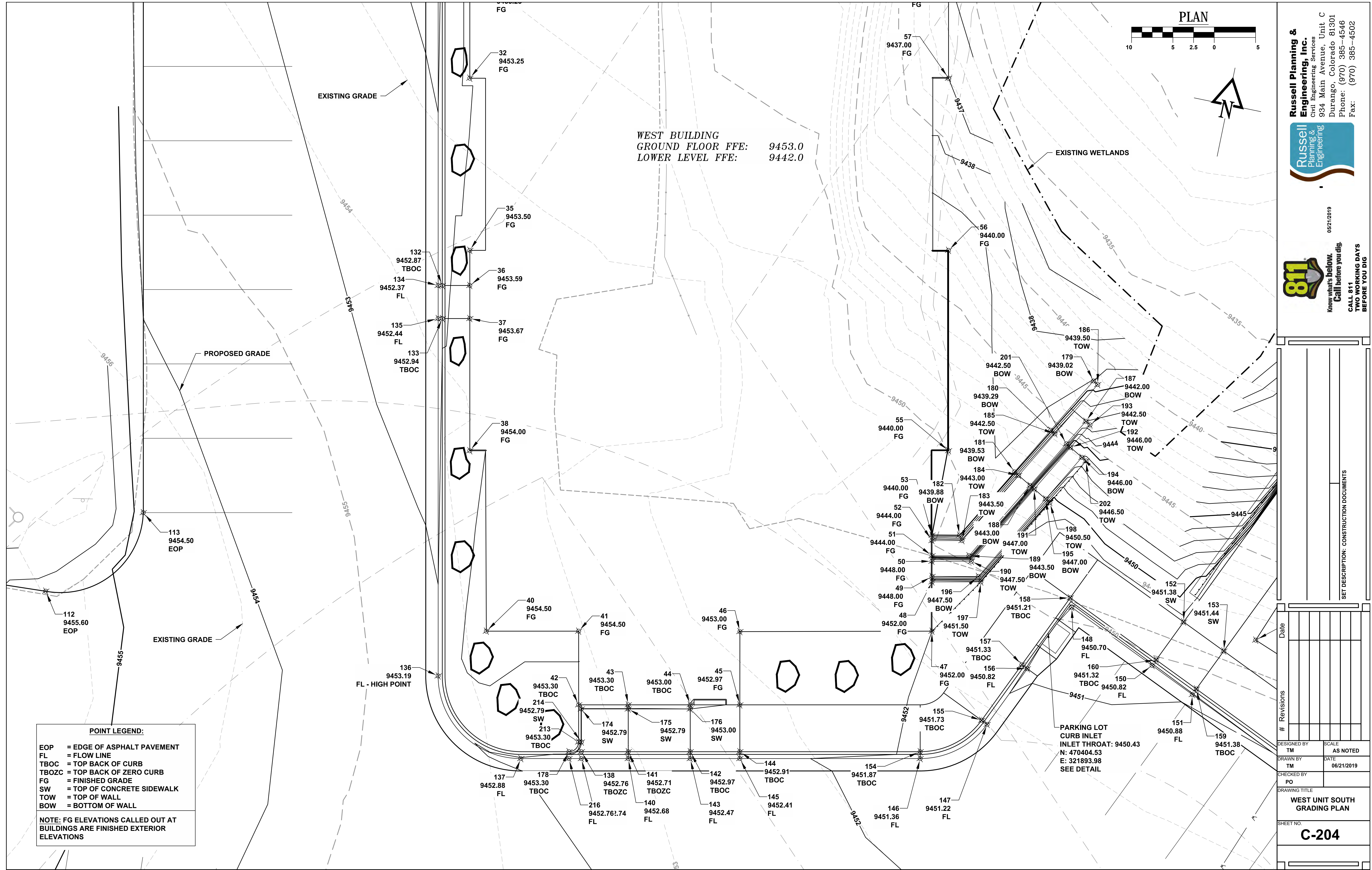
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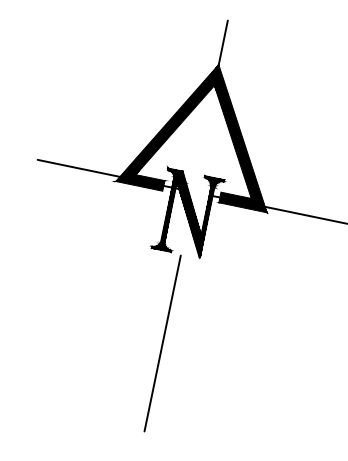
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# Revisions	
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TM	AS NOTED
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PO	
DRAWING TITLE	
EAST UNIT WEST GRADING PLAN	
SHEET NO.	
C-203	



PLAN



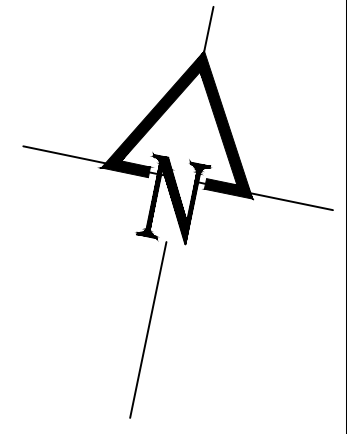
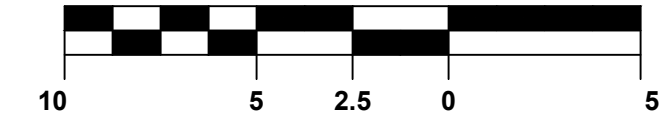
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		DRAWN BY	DATE
		TM	06/21/2019
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		DRAWING TITLE	
		WEST UNIT SOUTH GRADING PLAN	
		SHEET NO.	
		C-204	

PLAN



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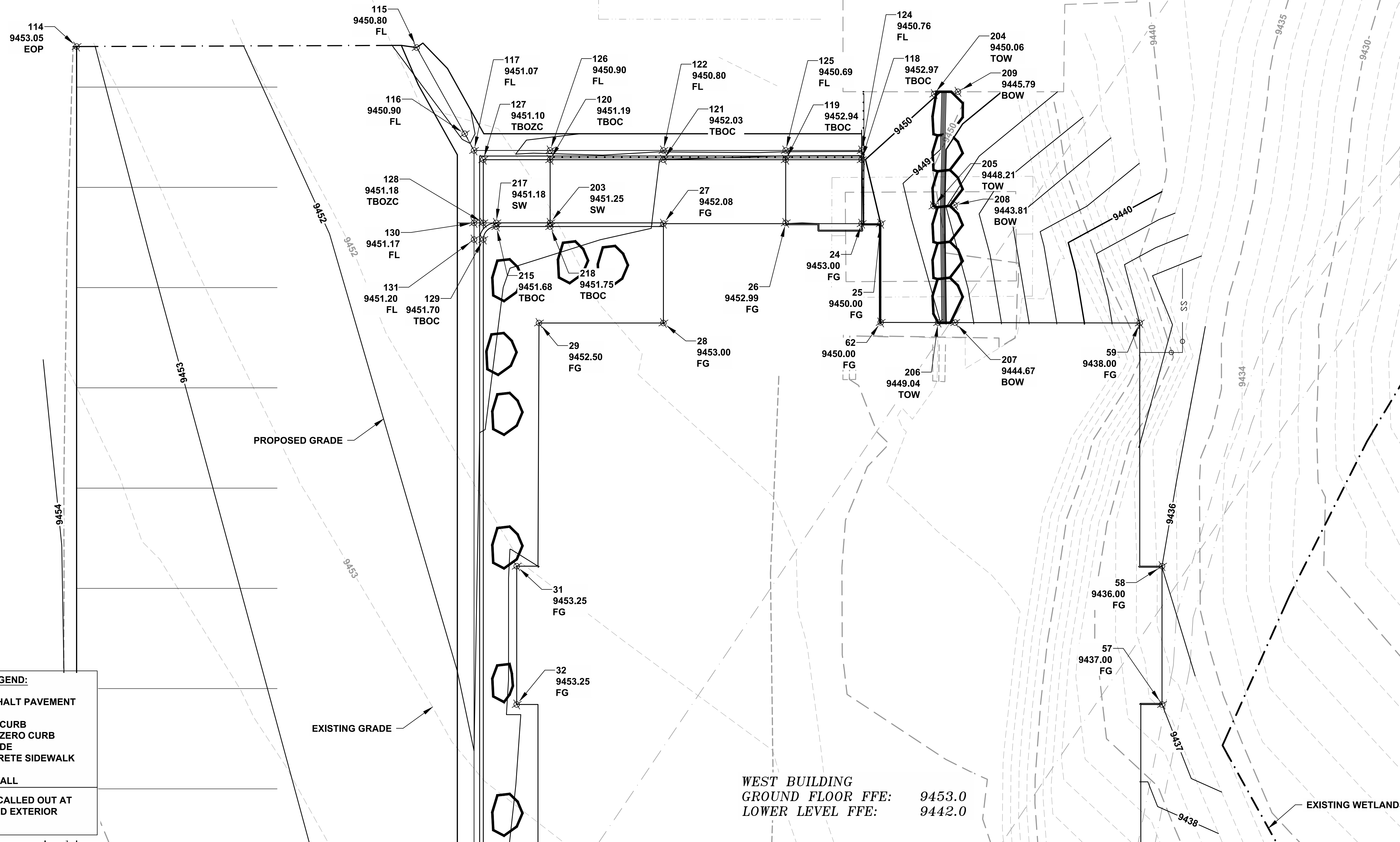
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DRAWING TITLE
WEST UNIT NORTH GRADING PLAN

SHEET NO.
C-205

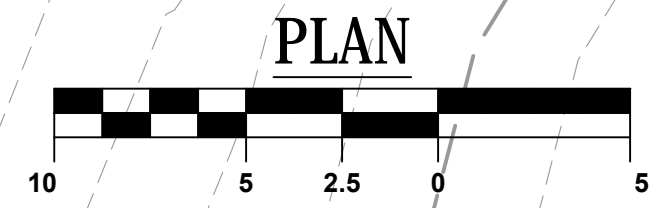
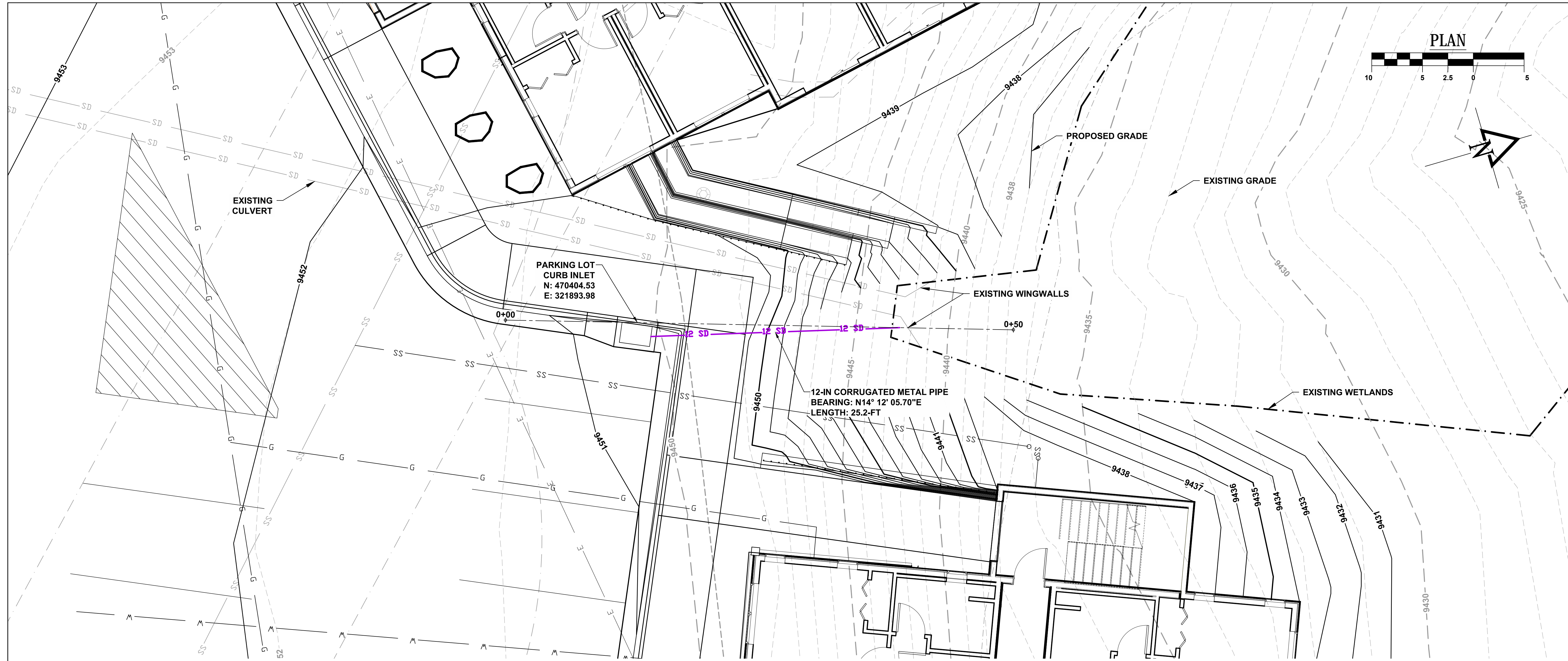


POINT LEGEND:
 EOP = EDGE OF ASPHALT PAVEMENT
 FL = FLOW LINE
 TBOC = TOP BACK OF CURB
 TBOZC = TOP BACK OF ZERO CURB
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 SW = TOP OF CONCRETE SIDEWALK
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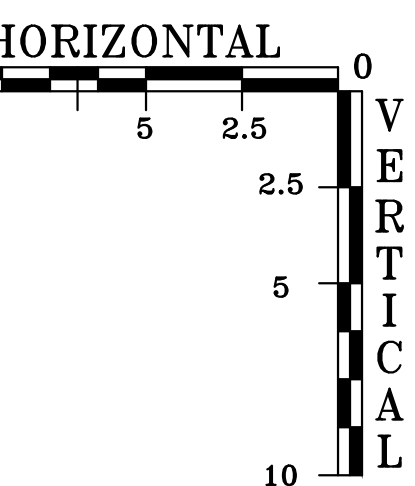
NOTE: FG ELEVATIONS CALLED OUT AT BUILDINGS ARE FINISHED EXTERIOR ELEVATIONS

WEST BUILDING
 GROUND FLOOR FFE: 9453.0
 LOWER LEVEL FFE: 9442.0

EXISTING WETLANDS

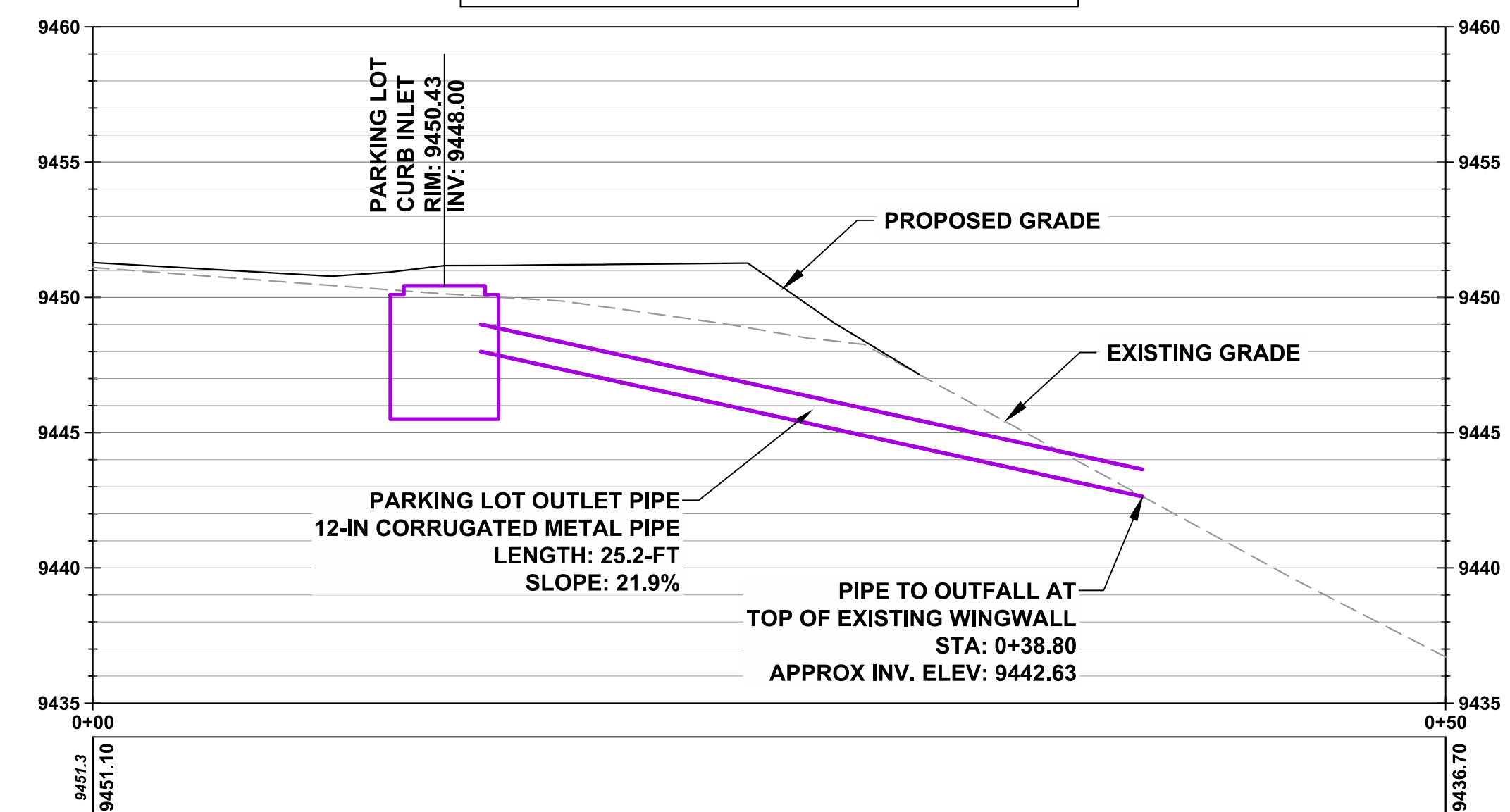


PLAN



HORIZONTAL

PROFILE VIEW OF PARKING INLET AND OUTLET PIPE



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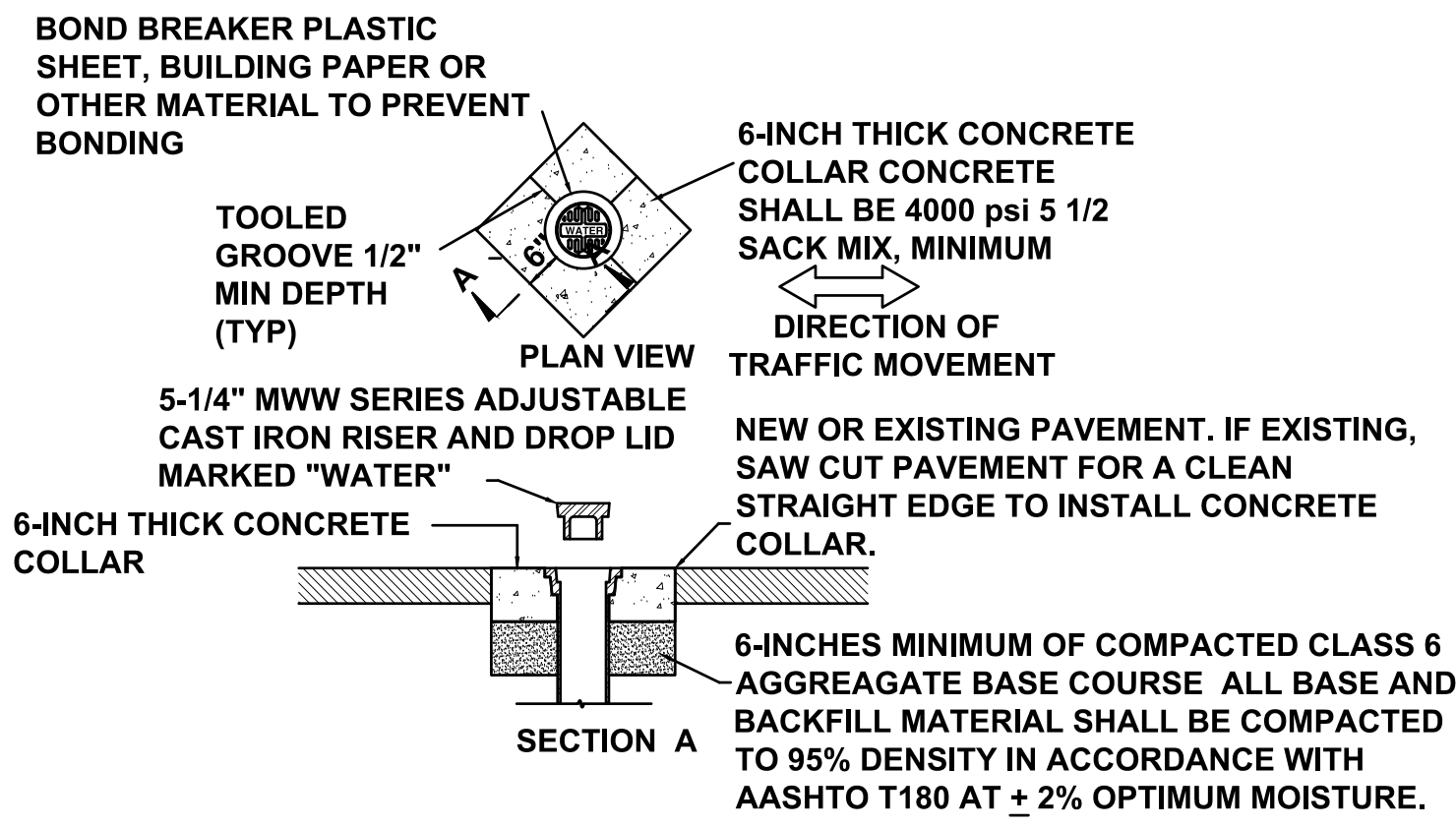
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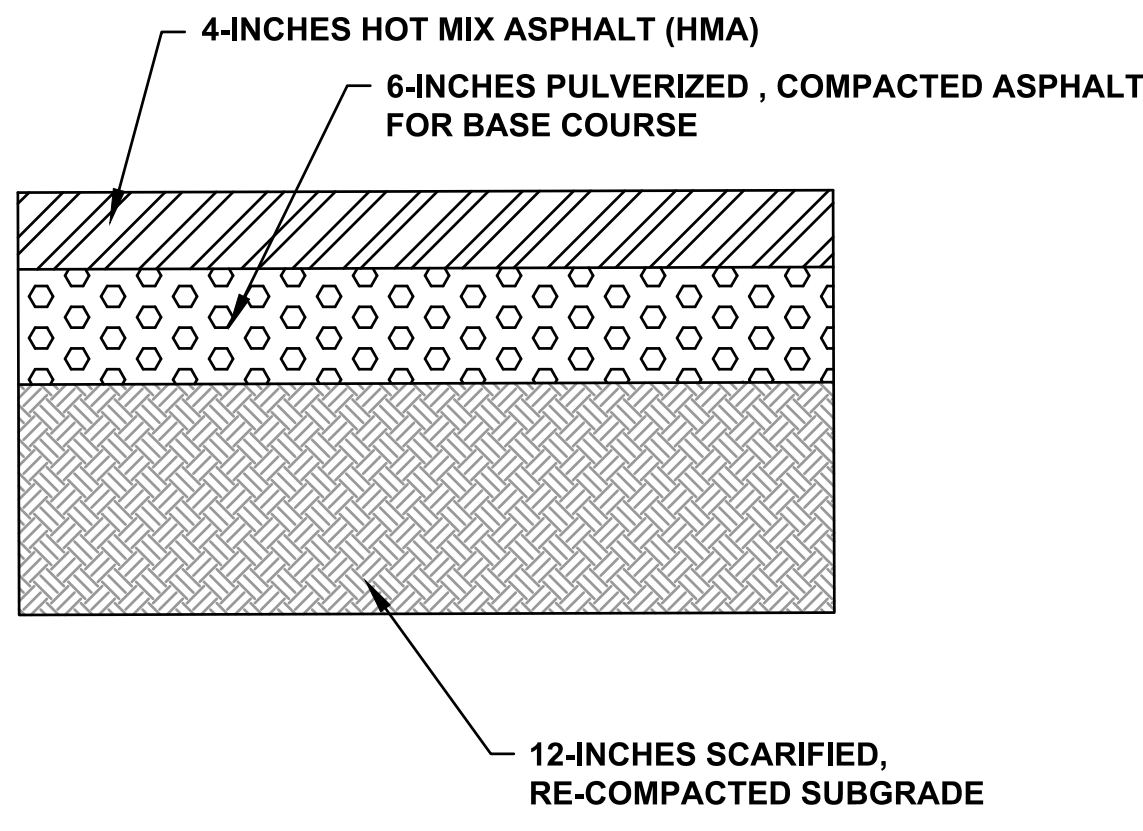
DRAWING TITLE
PARKING INLET PLAN AND PROFILE

SHEET NO.
C-300

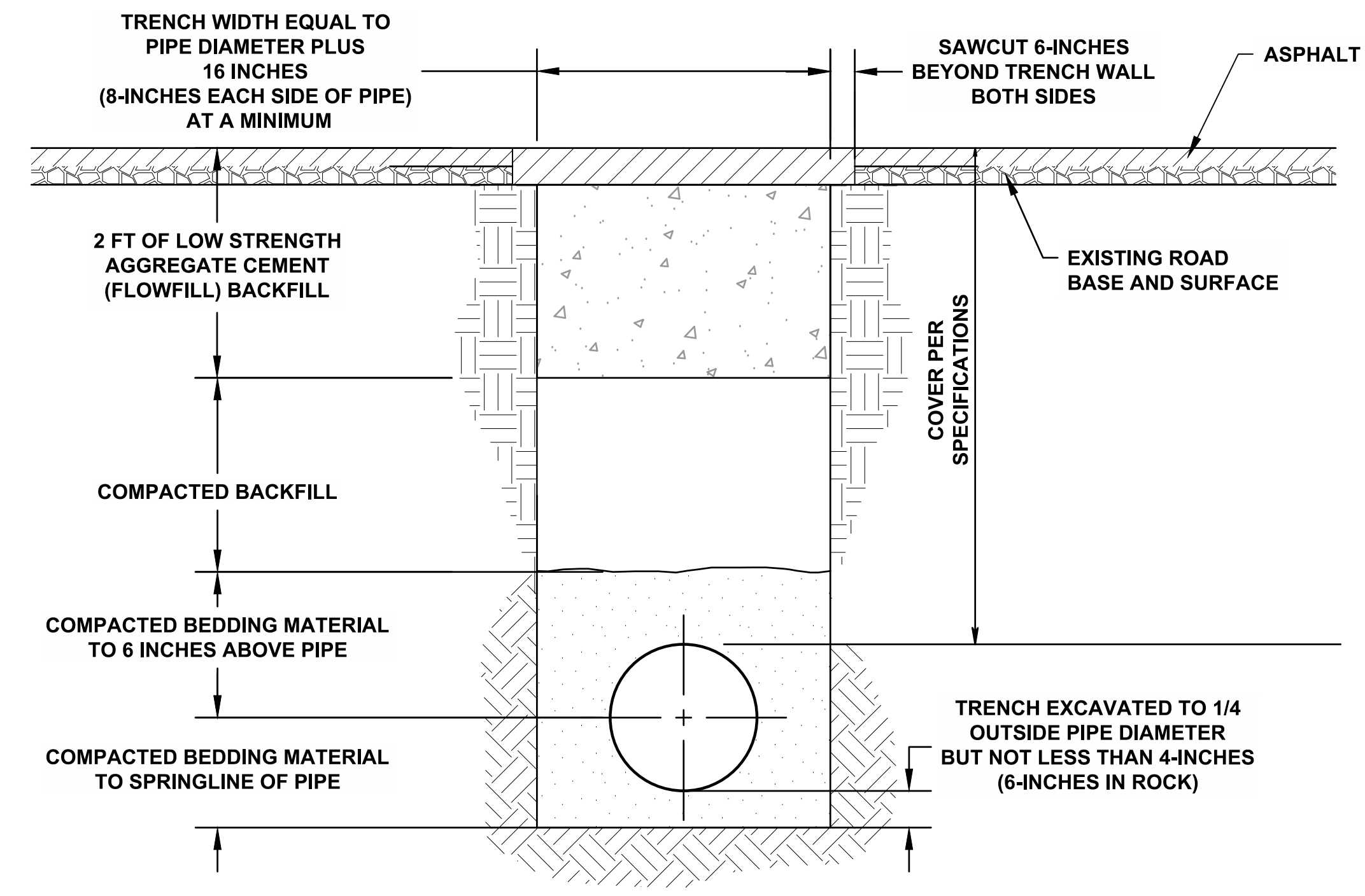


CONCRETE VALVE COLLAR DETAIL
N.T.S.

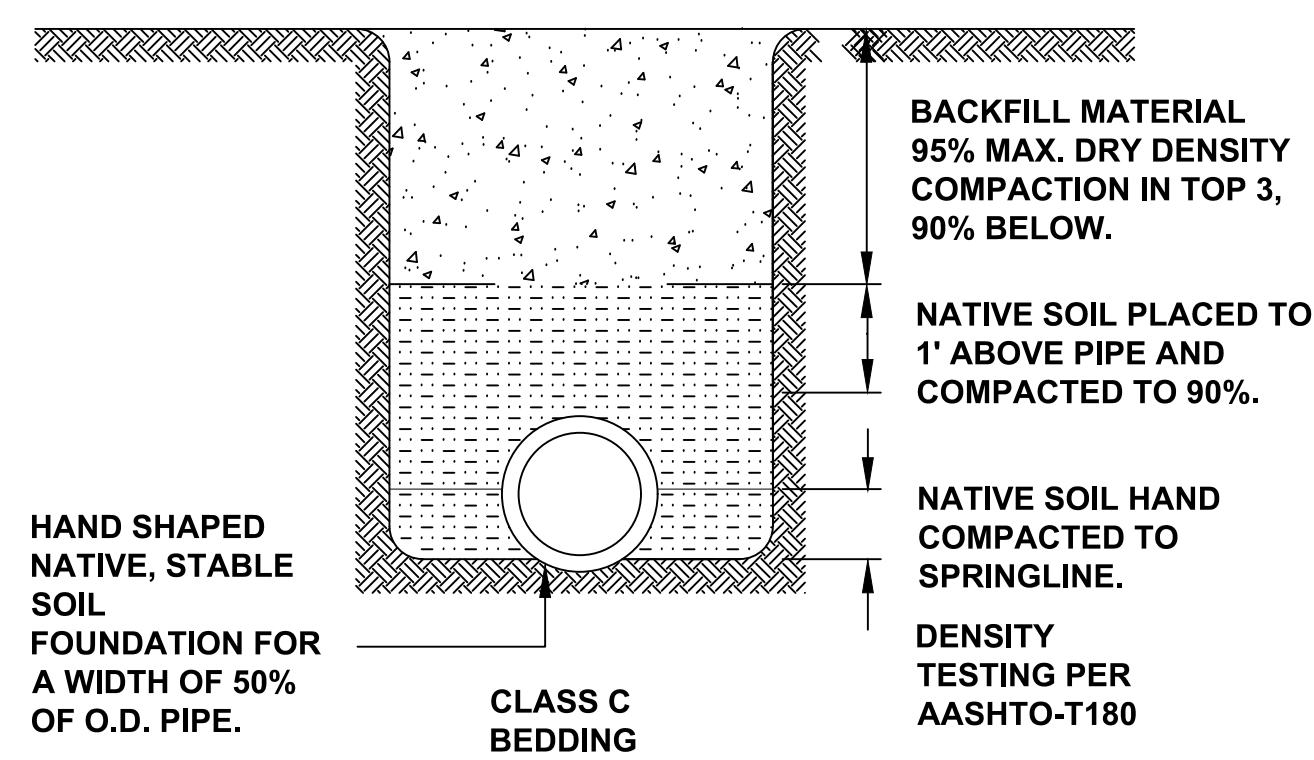
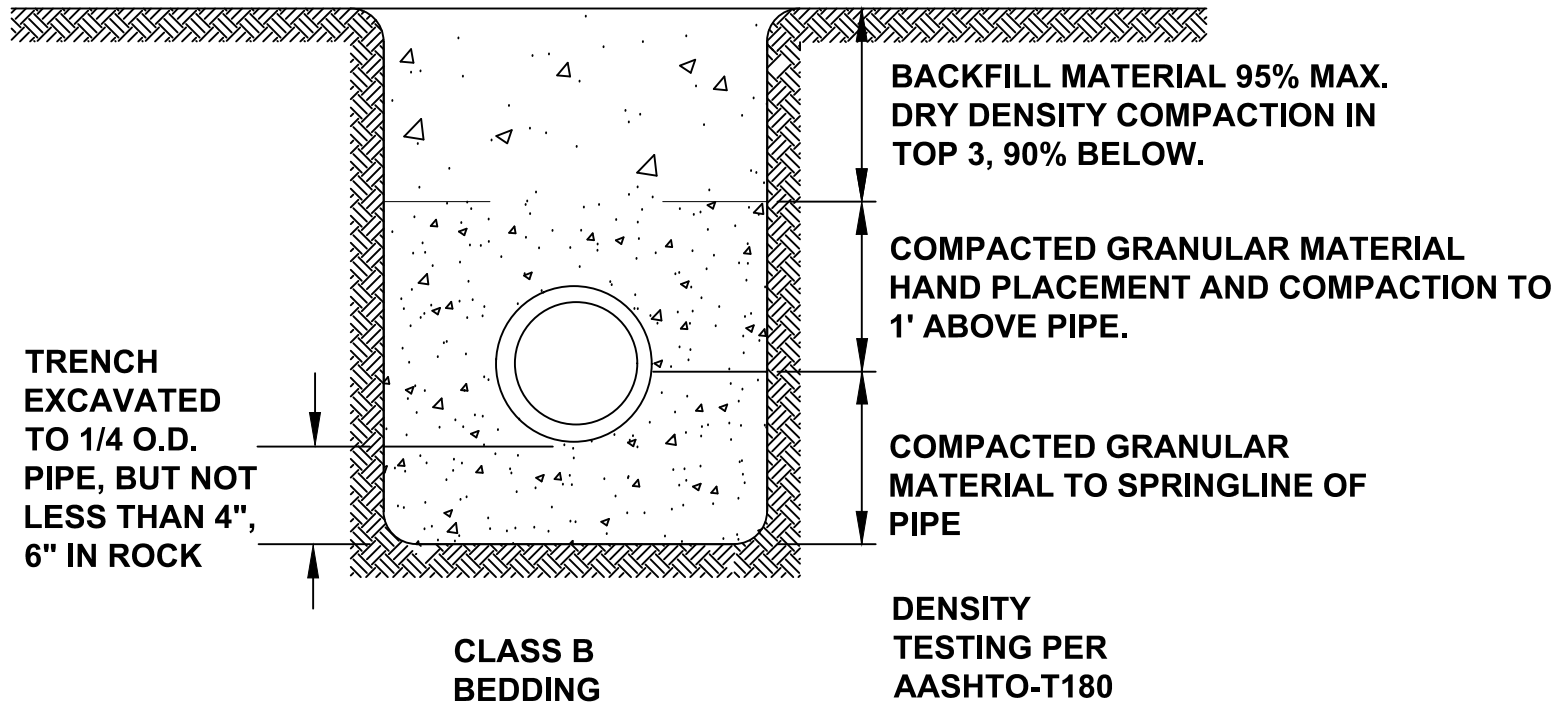
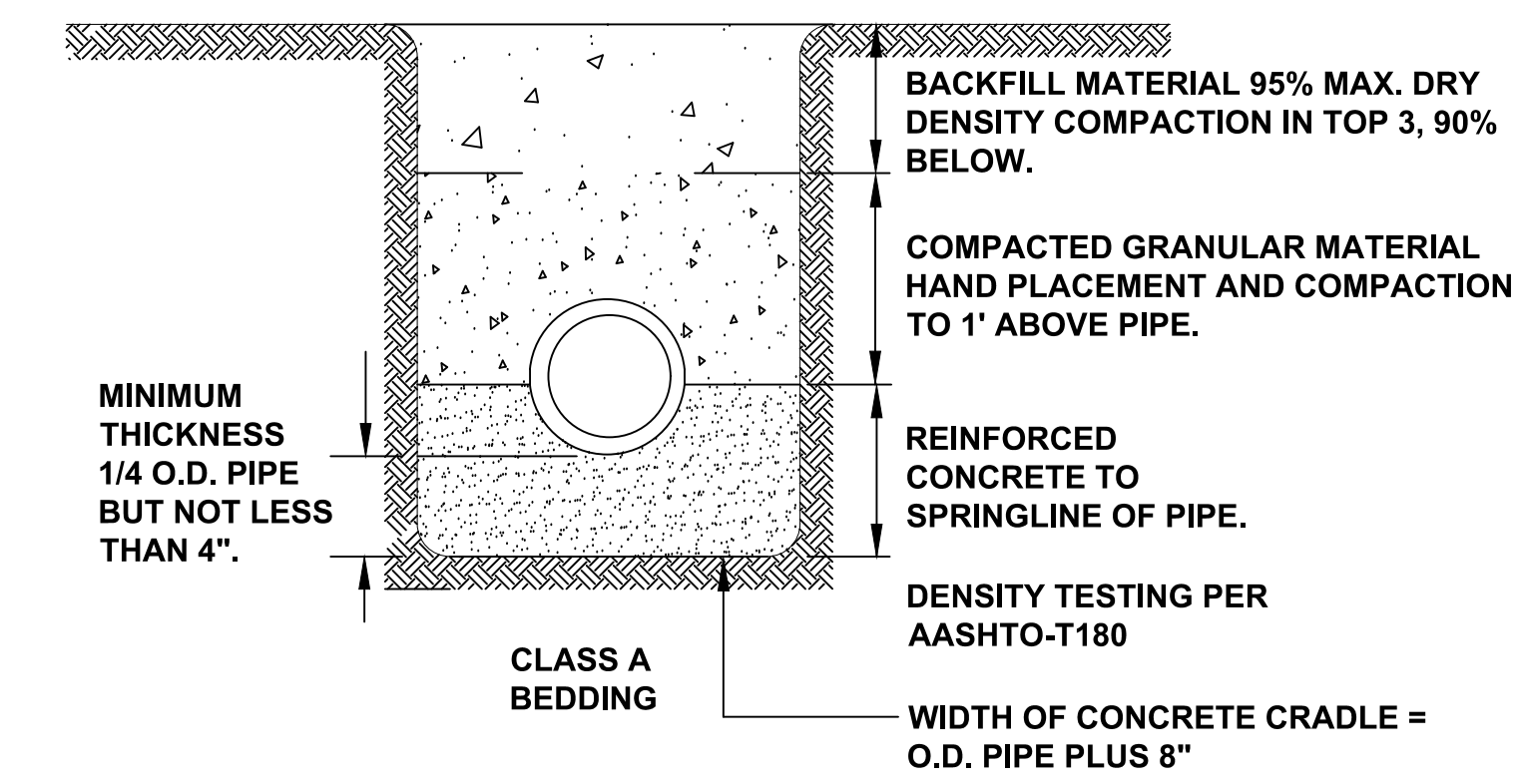
- NOTES:
- ALL VERTICAL BENDS SHALL BE THRUST BLOCKED
 - ALL HORIZONTAL BENDS 45° AND SHARPER SHALL BE THRUST BLOCKED



OVER-EXCAVATED PAVEMENT SECTION
N.T.S.

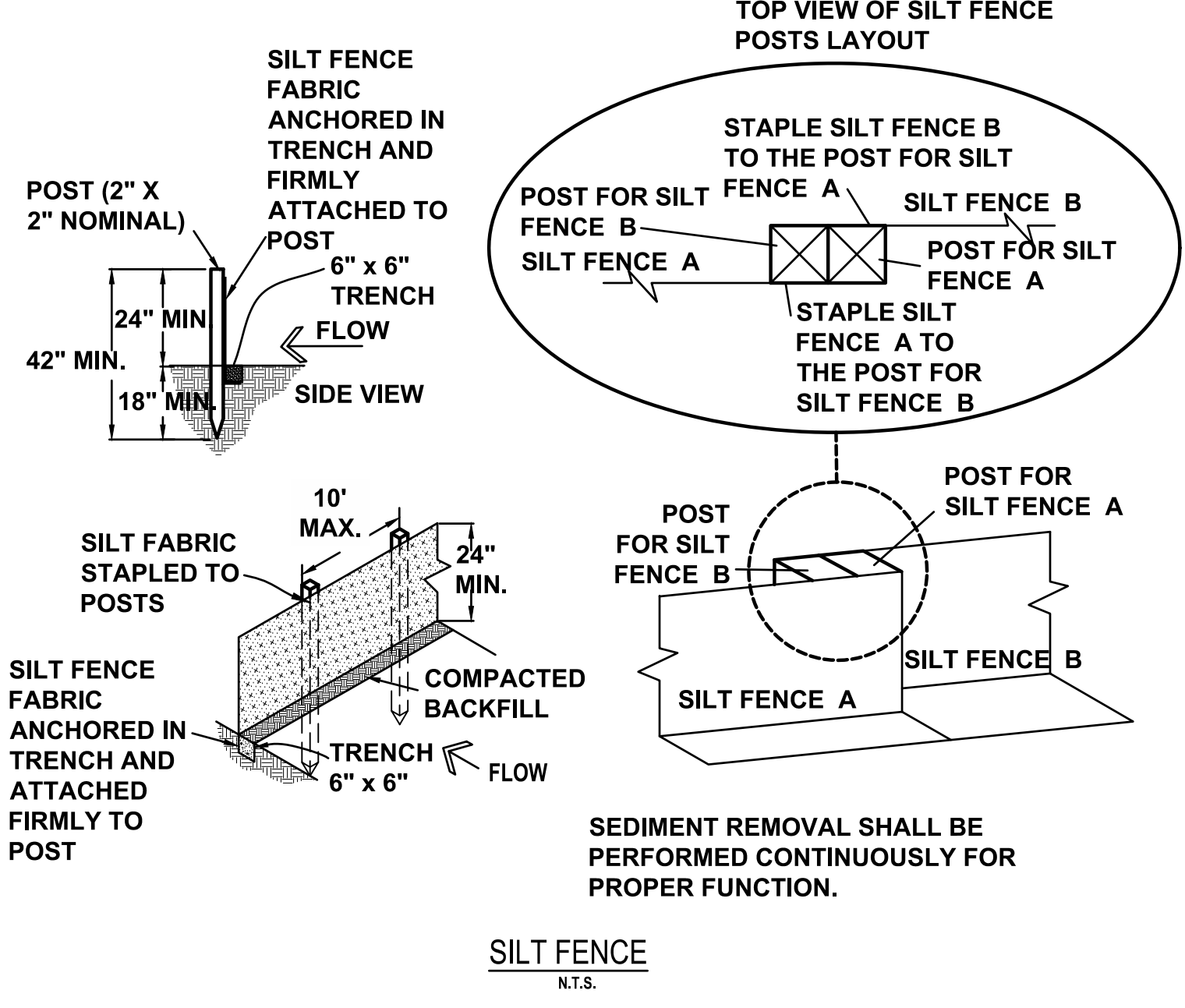


PIPE TRENCH AND BEDDING IN ROADWAY DETAIL
N.T.S.

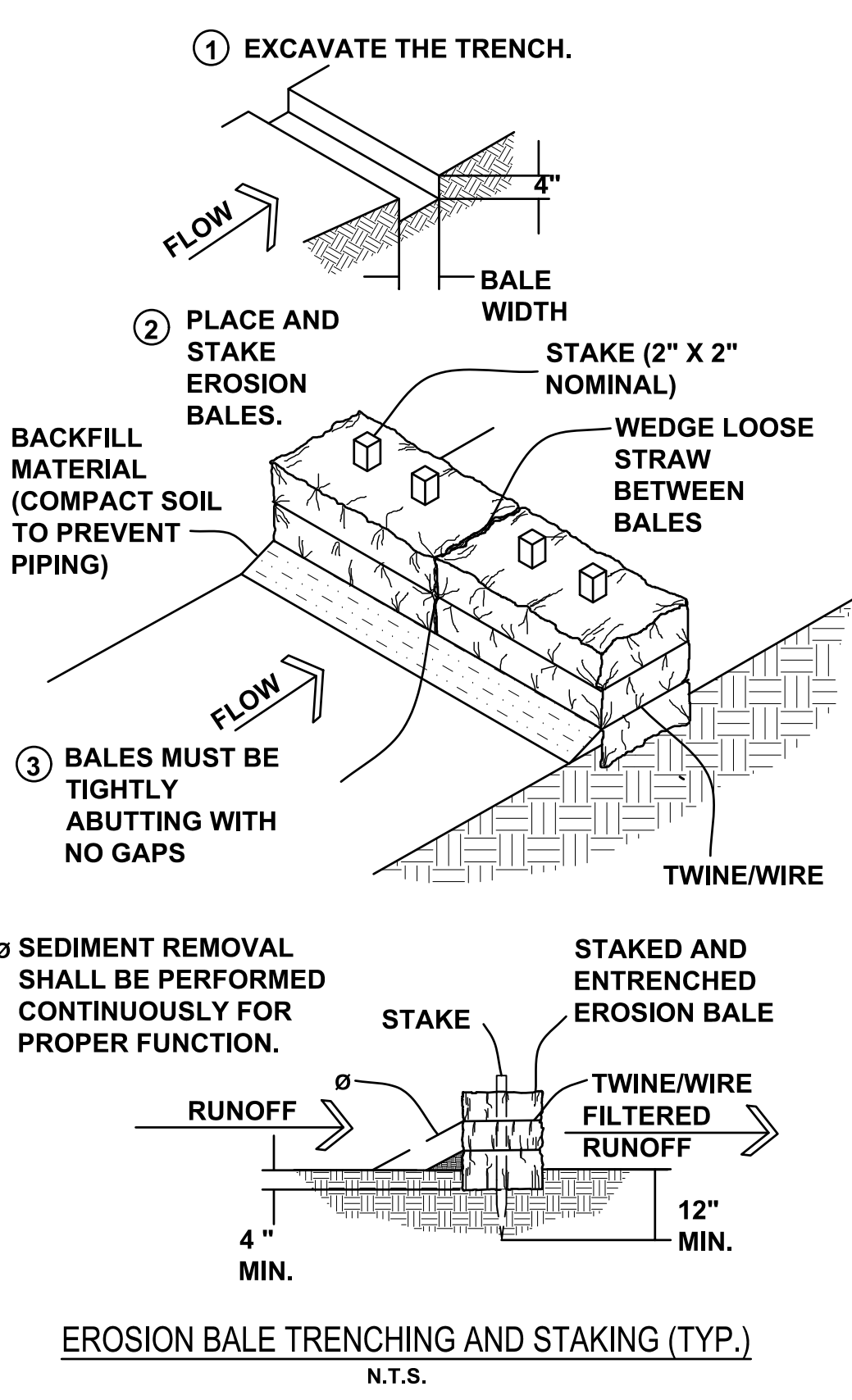


NOTE: CLASS C TO BE USED UNLESS OTHERWISE NOTED
STANDARD BACKFILL DETAILS
N.T.S.

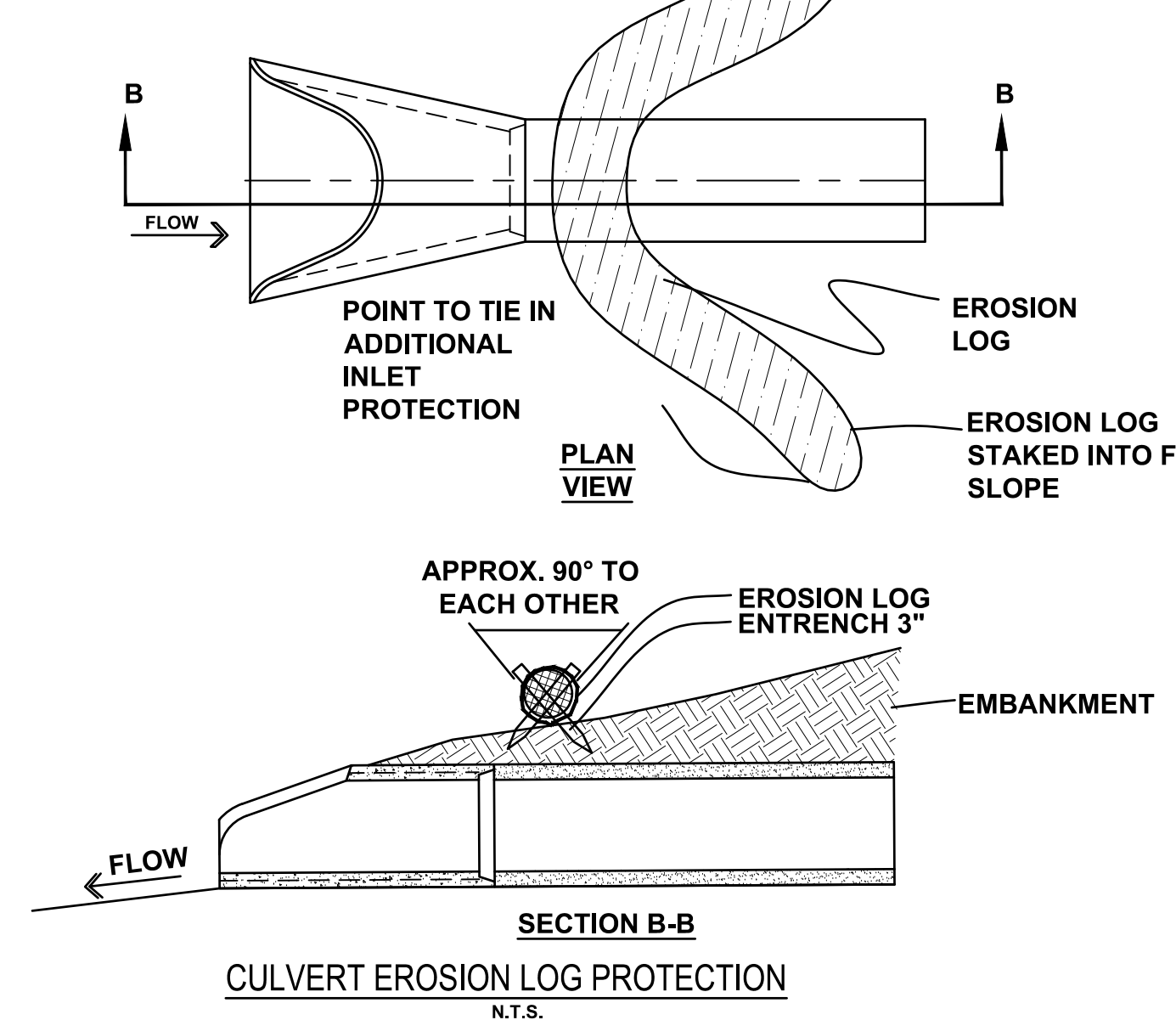
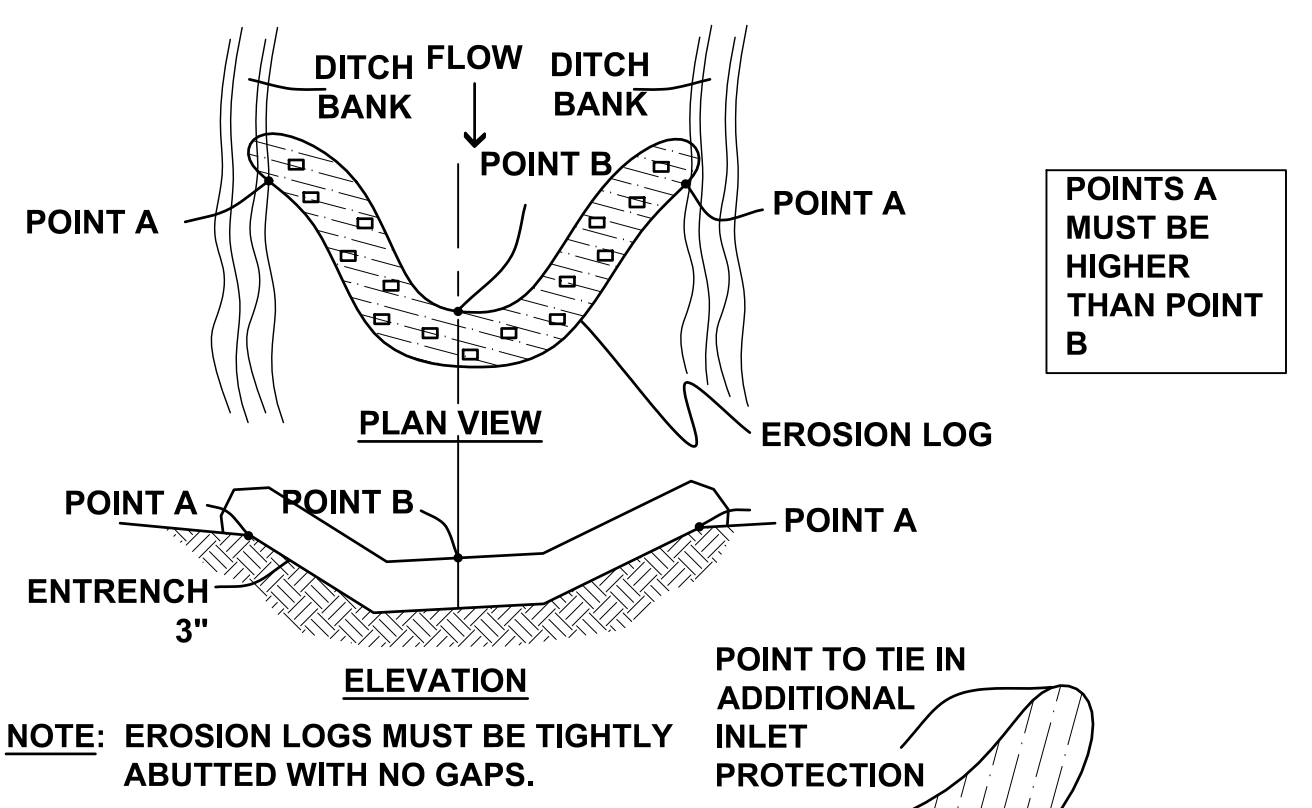
EROSION CONTROL
FENCING TO BE PLACED DOWNSTREAM OF ANY DISTURBED AREAS ON SITE UNTIL AT LEAST 75% OF VEGETATION HAS RETURNED ON ALL SLOPES. ALL SLOPES NO STEEPER THAN 2:1 WILL BE PLACED WITH 4" OF TOPSOIL AND RESEDED. STRAW BALES SHALL BE PLACED AT ALL INLETS AND OUTLETS AND OTHER VISIBLY EROSION AREAS.



SILT FENCE
N.T.S.



EROSION BALE TRENCHING AND STAKING (TYP.)
N.T.S.



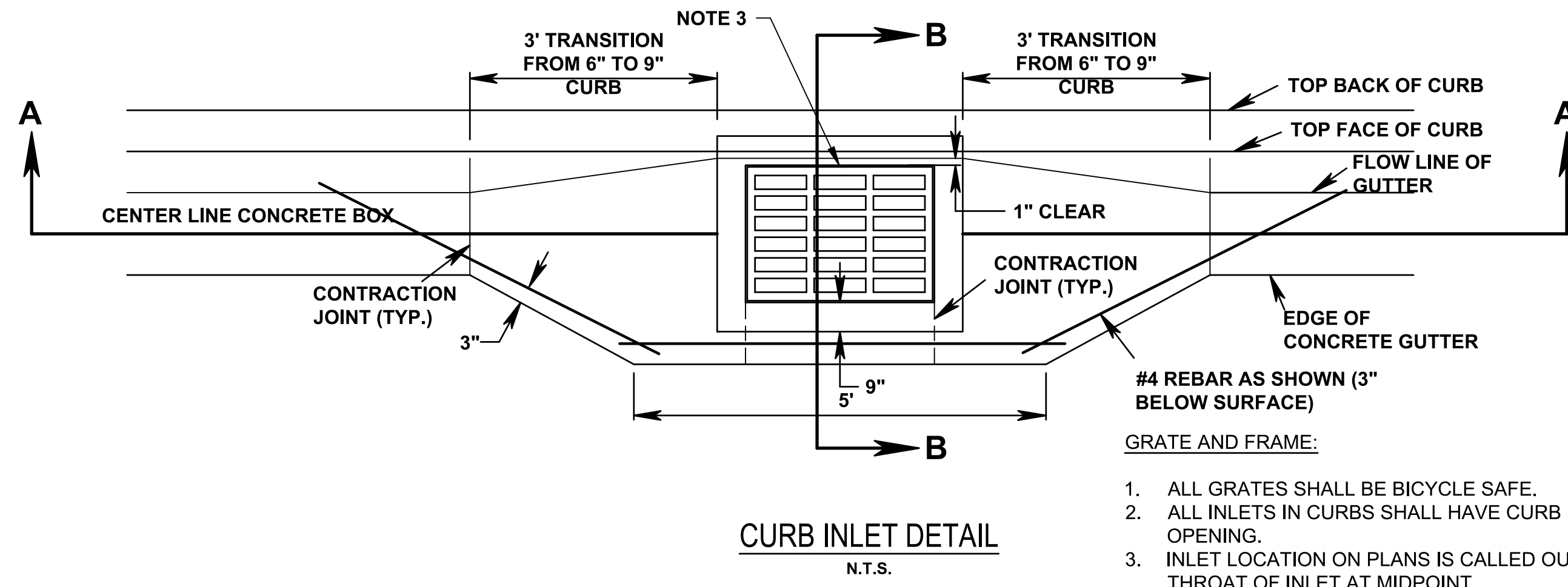
CULVERT EROSION LOG PROTECTION
N.T.S.

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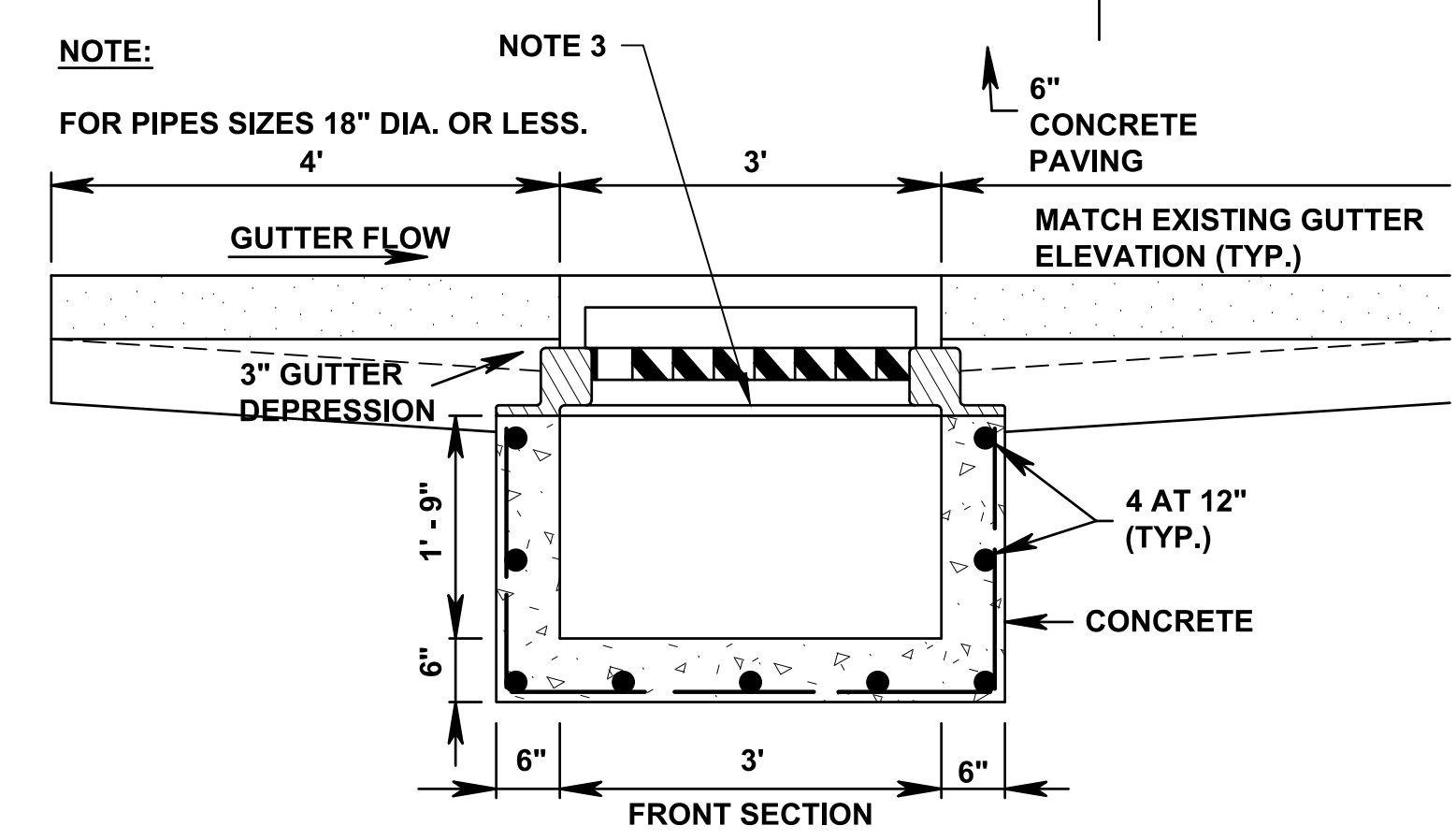
Date	
# Revisions	
DESIGNED BY	SCALE
TM	AS NOTED
DRAWN BY	DATE
TM	06/21/2019
CHECKED BY	
PO	
DRAWING TITLE	DETAILS
SHEET NO.	C-500



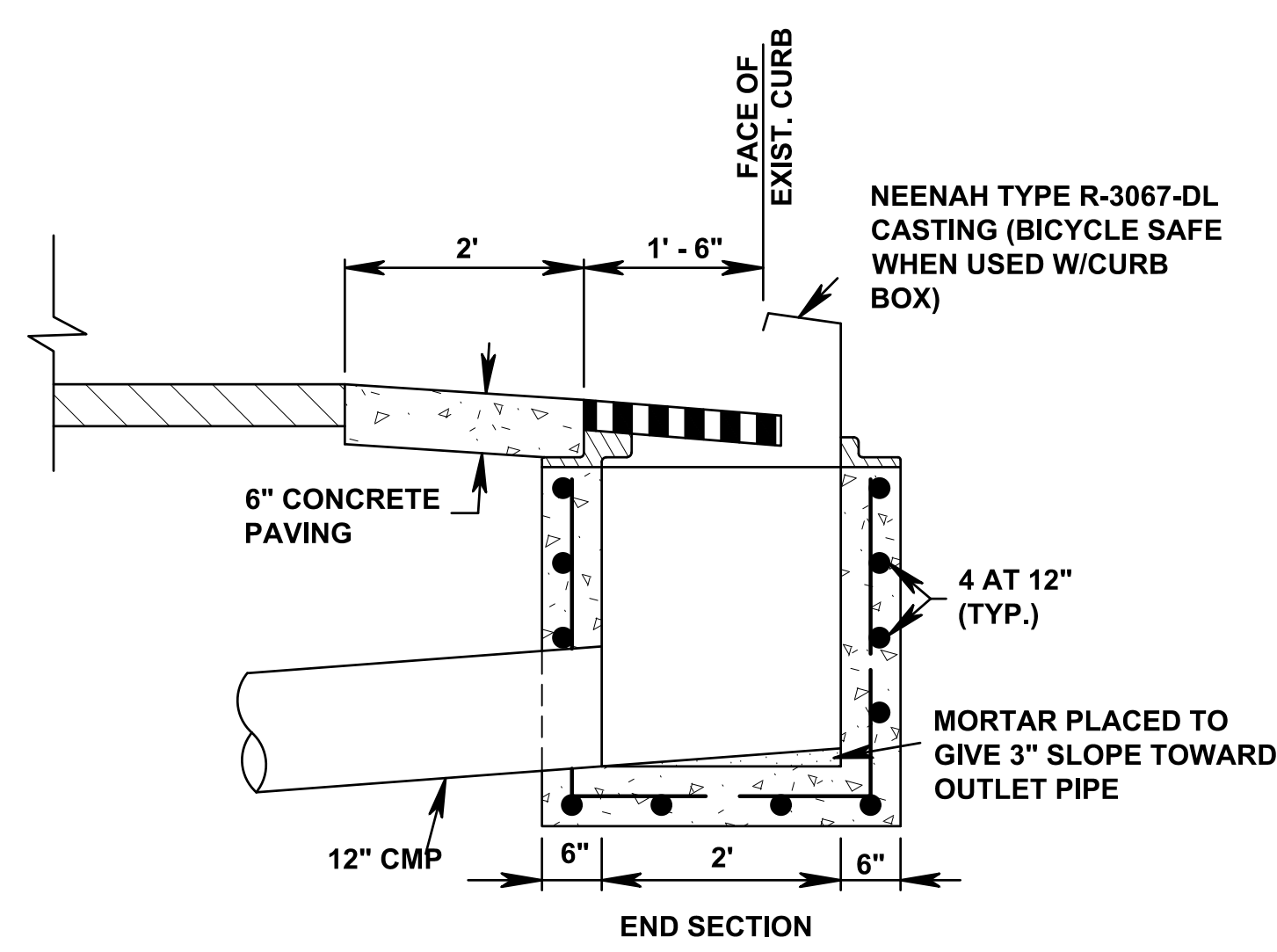
- GRATE AND FRAME:**
1. ALL GRATES SHALL BE BICYCLE SAFE.
 2. ALL INLETS IN CURBS SHALL HAVE CURB OPENING.
 3. INLET LOCATION ON PLANS IS CALLED OUT TO THROAT OF INLET AT MIDPOINT

GENERAL NOTES:

1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B". (SECTION 601.02)
2. ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DISTURBED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
4. SEE PLAN SHEETS FOR ALL PIPE SIZES AND ELEVATIONS WHICH WILL DETERMINE SIZES OF STRUCTURES AND OPENINGS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

MINIMUM SQUARE FEET OF BEARING SURFACE- VILLAGE OF TAOS SKI VALLEY ONLY				
NOMINAL PIPE SIZE (INCHES)	DEAD ENDS WYES & TEES & VALVES	90 DEGREE BEND	45 DEGREE BENDS	22 1/2 DEGREE BENDS OR LESS
6"	8	10	6	3
8"	13	17	10	5
10"	20	28	16	8

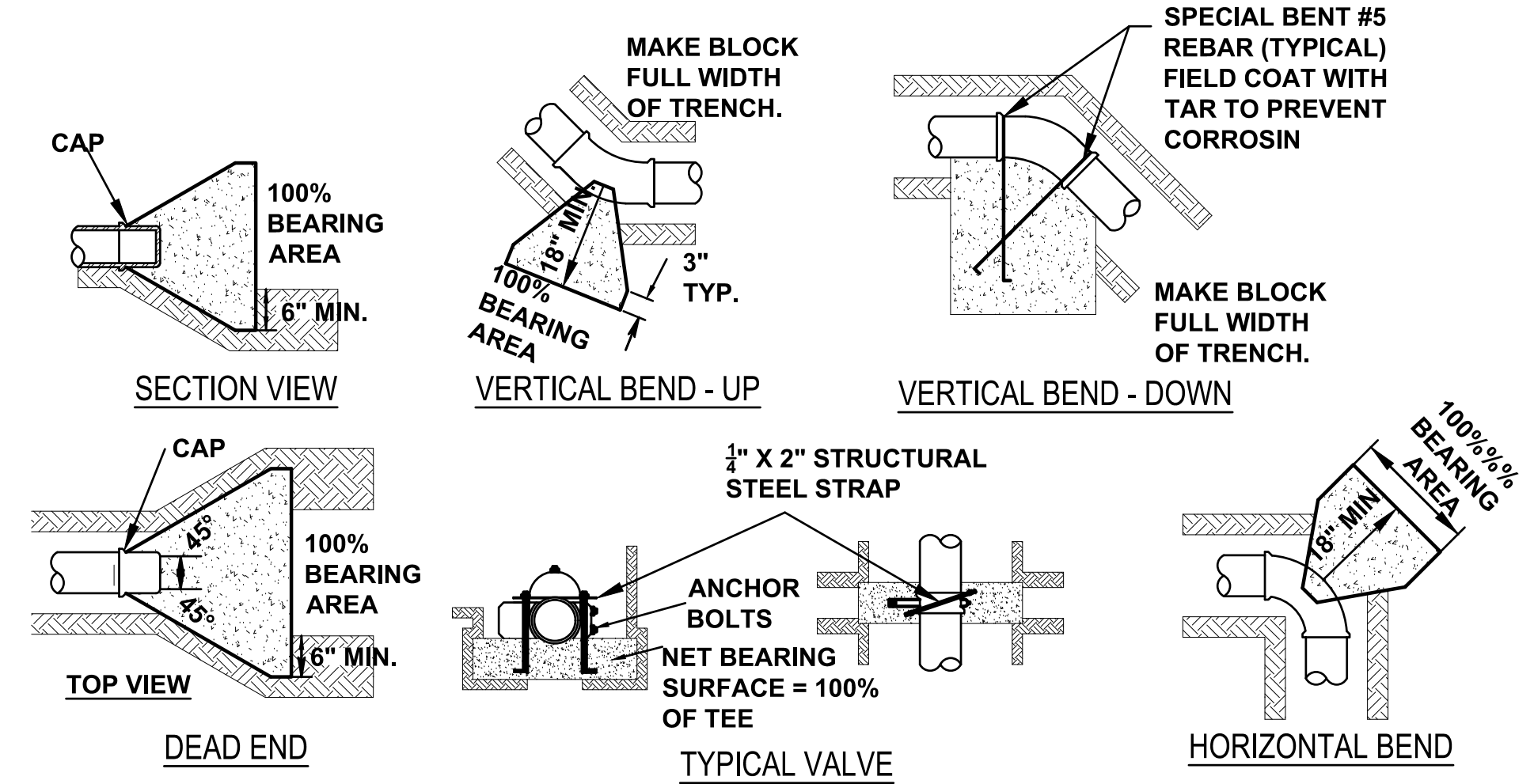
EXAMPLES:

10-INCH HORIZONTAL 45-DEGREE BEND AT 180 PSI
FROM TABLE, THRUST = 84x180 = 15,120 LBS
ASSUME SOIL BEARING STRENGTH = 1,000 LBS/SQ. FT.
REQUIRED BEARING AREA OF THRUST BLOCK = 15,120/1,000 = 15.12 SQ. FT. = 16 SQ. FT.

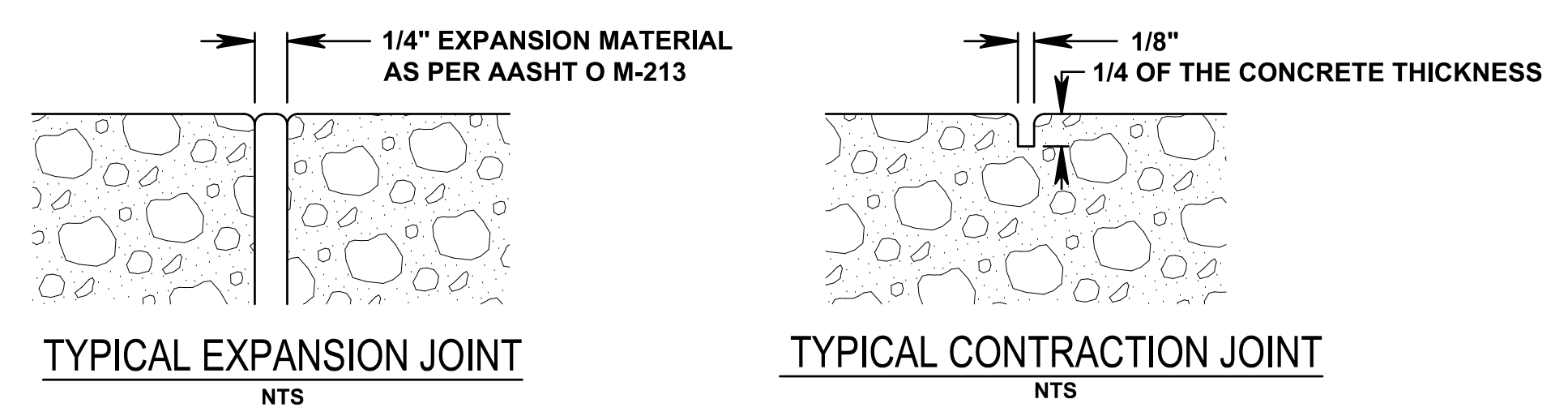
10-INCH DOWNWARD VERTICAL 22.5-DEGREE BEND AT 180 PSI
FROM TABLE, THRUST = 43x180 = 7,740 LBS
WEIGHT OF CONCRETE = 150 LBS/CUBIC FOOT
SIZE OF CONCRETE THRUST BLOCK = 7,740/150 = 51.6 CU. FT. = 1.91 CU. YDS.

NOTES:

1. USE THE MAXIMUM INTERNAL PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP OR VALVE SHUT-OFF, ETC.)
2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, ASSUME 1,000 PSF.
3. CONCRETE THRUST BLOCKS TO BE 4,000 PSI STRENGTH AT 28-DAYS.
4. THRUST BLOCKS TO BEAR ON UNDISTURBED EARTH. IF NOT POSSIBLE, MECHANICAL RESTRAINTS SHALL BE USED.
5. DO NOT EXTEND CONCRETE BEYOND THE FITTING JOINTS.
6. INSTALL POLYETHYLENE BOND BREAKER BETWEEN PIPE AND CONCRETE.
7. IN ADDITION TO THRUST BLOCKS, MECHANICAL RESTRAINTS (MEGA-LUGS, OR EQUAL) SHALL BE USED AT ALL VALVES, BENDS, FITTINGS WITH MECHANICAL OR PUSH-ON TYPE CONNECTIONS, AND DEAD ENDS.

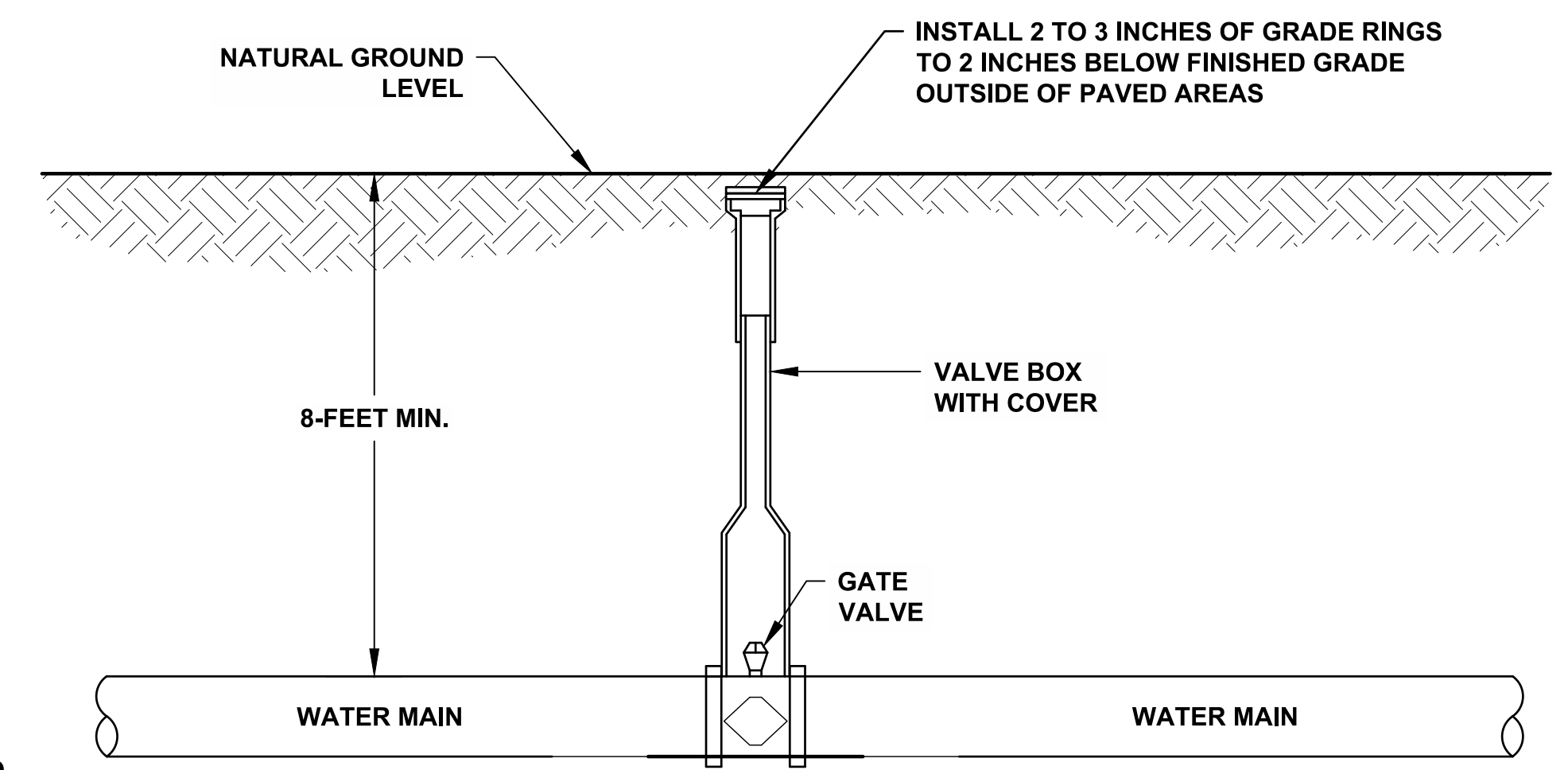


THRUST BLOCK DETAIL
N.T.S.

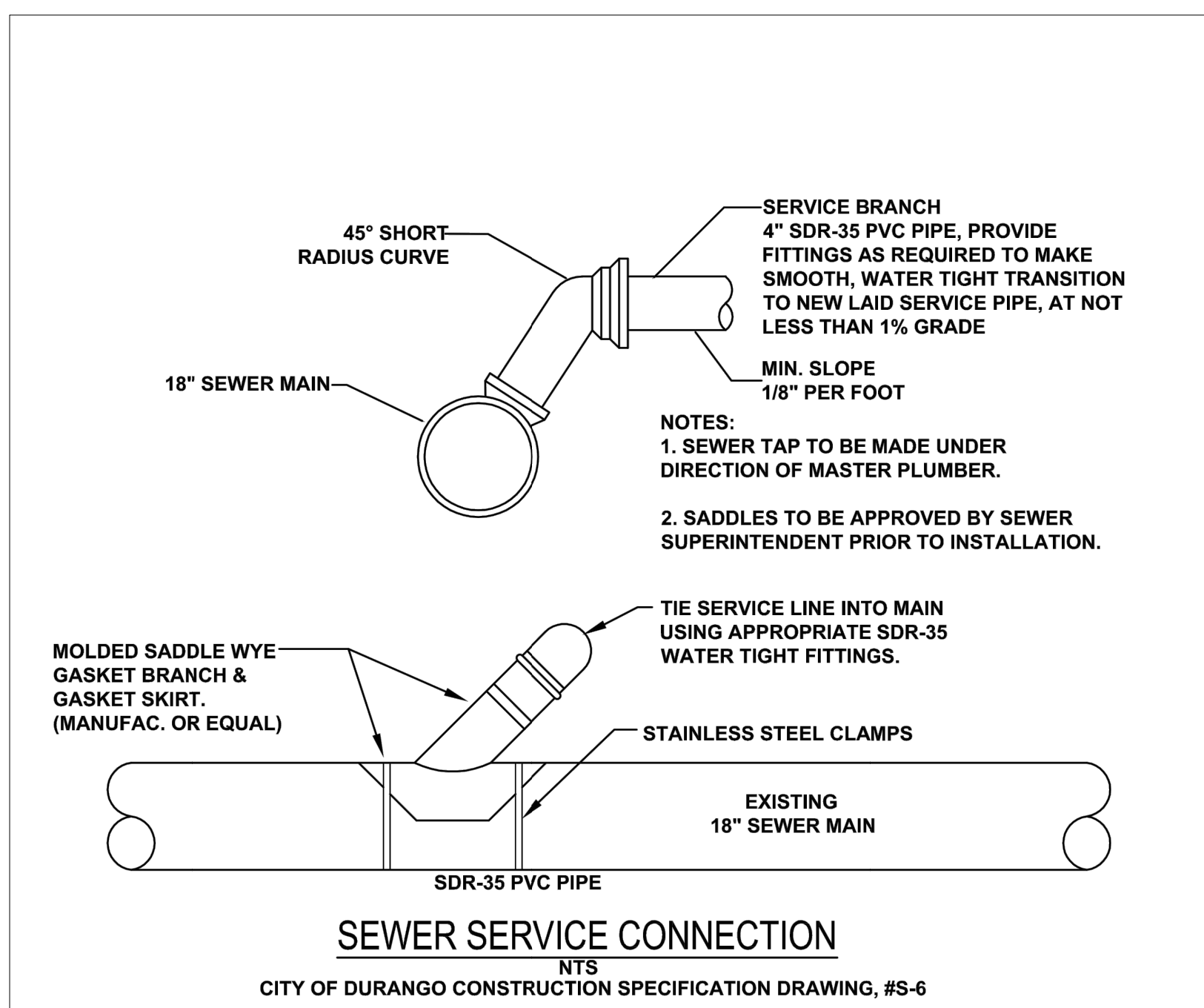


TYPICAL EXPANSION JOINT
N.T.S.

TYPICAL CONTRACTION JOINT
N.T.S.



GATE VALVE DETAIL
N.T.S.



SEWER SERVICE CONNECTION
N.T.S.
CITY OF DURANGO CONSTRUCTION SPECIFICATION DRAWING, #S-6

Russell Planning & Engineering, Inc.
Civil Engineering Services
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

05/21/2019
811
Know what's below.
Call before you dig.
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

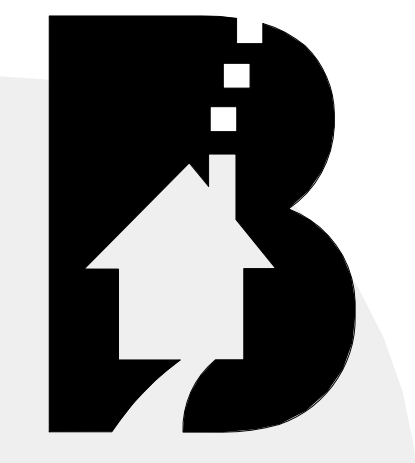
SET DESCRIPTION: CONSTRUCTION DOCUMENTS

Date	
# Revisions	

DESIGNED BY	SCALE
TM	AS NOTED
DRAWN BY	DATE
TM	06/21/2019
CHECKED BY	
PO	

DRAWING TITLE
DETAILS

SHEET NO.
C-501



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) 382-9130
 www.baugroup.com

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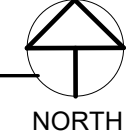
Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY: **TWU** SCALE: **AS NOTED**
 DRAWN BY: **RMO** DATE: **06.27.19**
 CHECKED BY:

DRAWING TITLE: **LANDSCAPE PLAN**

SHEET NO: **L1.01**



PLANT CODE KEY

NN - NATIVE NINEBARK (5 GALLON)
 WSC - WESTERN SAND CHERRY 'PAWNEE BUTTES' (6 GALLON)
 BGG - BLUE GRAMA GRASS 'BLONDE AMBITION'
 BB - BIG BLUESTEM 'WINDWALKER'
 LB - LITTLE BLUESTEM 'BLAZE'
 RMM - ROCKY MOUNTAIN MAPLE
 GO - GAMBLE OAK
 NC - NATIVE CHOKECHERRY
 A - ASPEN

PERENNIAL FLOWER MIX
 SD - SHASTA DAISY
 YC - YELLOW COLUMBINE
 BF - BUTTERFLY FLOWER
 LP - LUPINE
 PHR - PENSTEMON 'HUSKER RED'
 CF - CONEFLOWER
 NBB - NATIVE BEE BALM
 BES - BLACK EYED SUSAN
 PH - PHLOX
 PTR - PUSSYTOES 'RUBRA'
 HCR - HYSOPI 'CORONADO RED'

NATIVE GRASSES
 REVEGETATE DISTURBED AREAS
 RE: CDC 17.5.9.C.6.f.i.(a)

LAWN (MATCH EXISTING)
 HIGH ALTITUDE, DROUGHT TOLERANT GRASS

EXISTING WETLANDS
 TO BE PROTECTED AND UNDISTURBED

WETLANDS BUFFER MIX
 REVEGETATE DISTURBED AREAS
 RE: CDC 17.5.9.C.6.f.i.(b)

1-2" GRANITE COBBLE

NOTE:
 ALL TREES TO BE A MINIMUM SIZE OF 3" DBH FOR SINGLE STEM AND 2 1/2" DBH FOR MULTI-STEM
 --- IRRIGATION LINE APPROXIMATE LOCATION



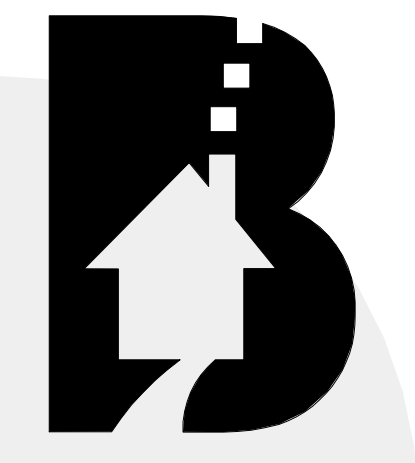
IRRIGATION NOTES

- IRRIGATION SYSTEM SHOULD BE DESIGNED AND INSTALLED BY A QUALIFIED IRRIGATION PROFESSIONAL.
- A BACKFLOW PREVENTER SHALL BE INSTALLED BY A LICENSED PLUMBER.
- A MASTER CONTROL SHALL BE PROVIDED AT EACH BUILDING.
- SPRAY HEADS AT LAWN TO BE LOW ANGLE.

Table 5-3. Irrigation System Design

Landscape Type	Required Irrigation System Design and Operation
Trees and Shrubs	1. Drip only. 2. Shut drip zones off two (2) full growing seasons after plant establishment.
Lawn Area/Turf	1. Spray heads. 2. Separate site zone required.
Perennials and garden planting beds	1. Spray heads. 2. Use soaker hose, low volume mist and/or emitters equipped with adjustable nozzles to limit over/under watering within a specific zone.

LANDSCAPE PLAN
 1" = 10'-0"



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Date	Revisions

DESIGNED BY: TWU SCALE: AS NOTED
 DRAWN BY: RMO DATE: 04.19.19
 CHECKED BY: BUILDING EAST

DRAWING TITLE: LOWER & FIRST LEVEL FLOOR PLANS
 SHEET NO: **A1.01E**

FLOOR PLAN NOTES

- ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
- VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
- PROVIDE & INSTALL HAND RAILINGS AT STAIRS. TOP OF HAND RAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
- DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
- SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
- PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
- PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS.
- ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
- ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
- PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
- PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
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WINDOW SCHEDULE

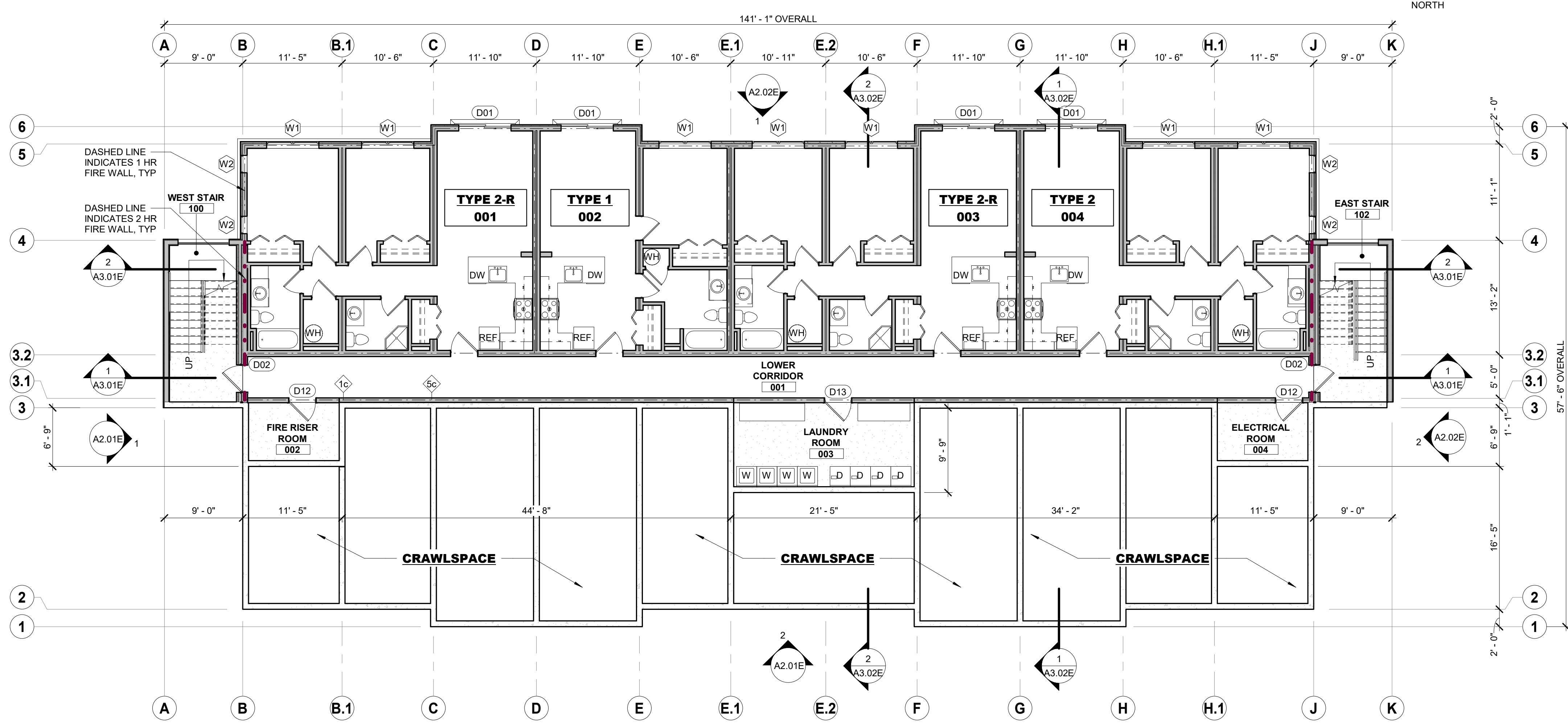
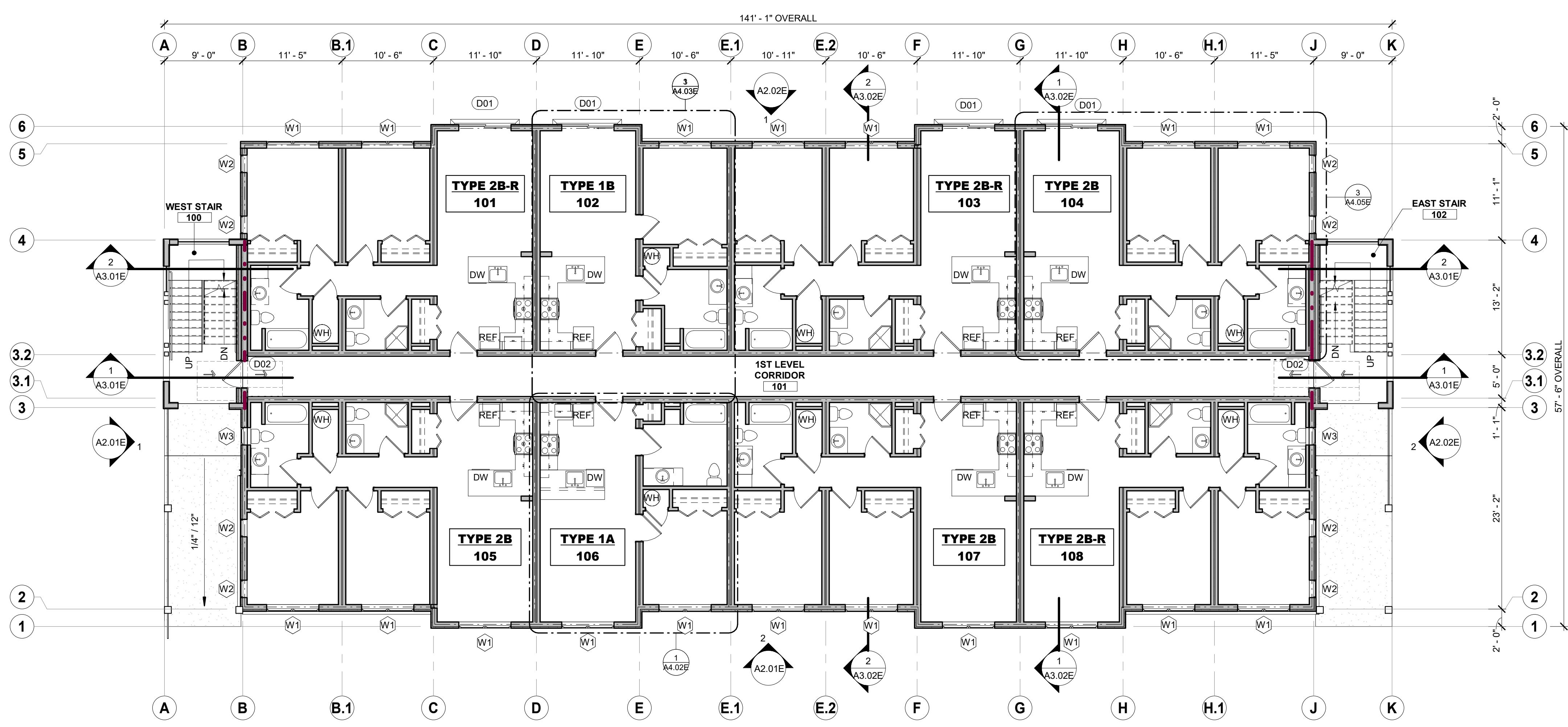
#	SIZE	WIDTH	HEIGHT	OPERATION	HD HEIGHT	COMMENTS
W1	6'-0"	5'-0"	CS	8'-0"		
W2	2'-0"	4'-0"	FX	8'-0"		
W3	2'-0"	3'-0"	CS	7'-0"		

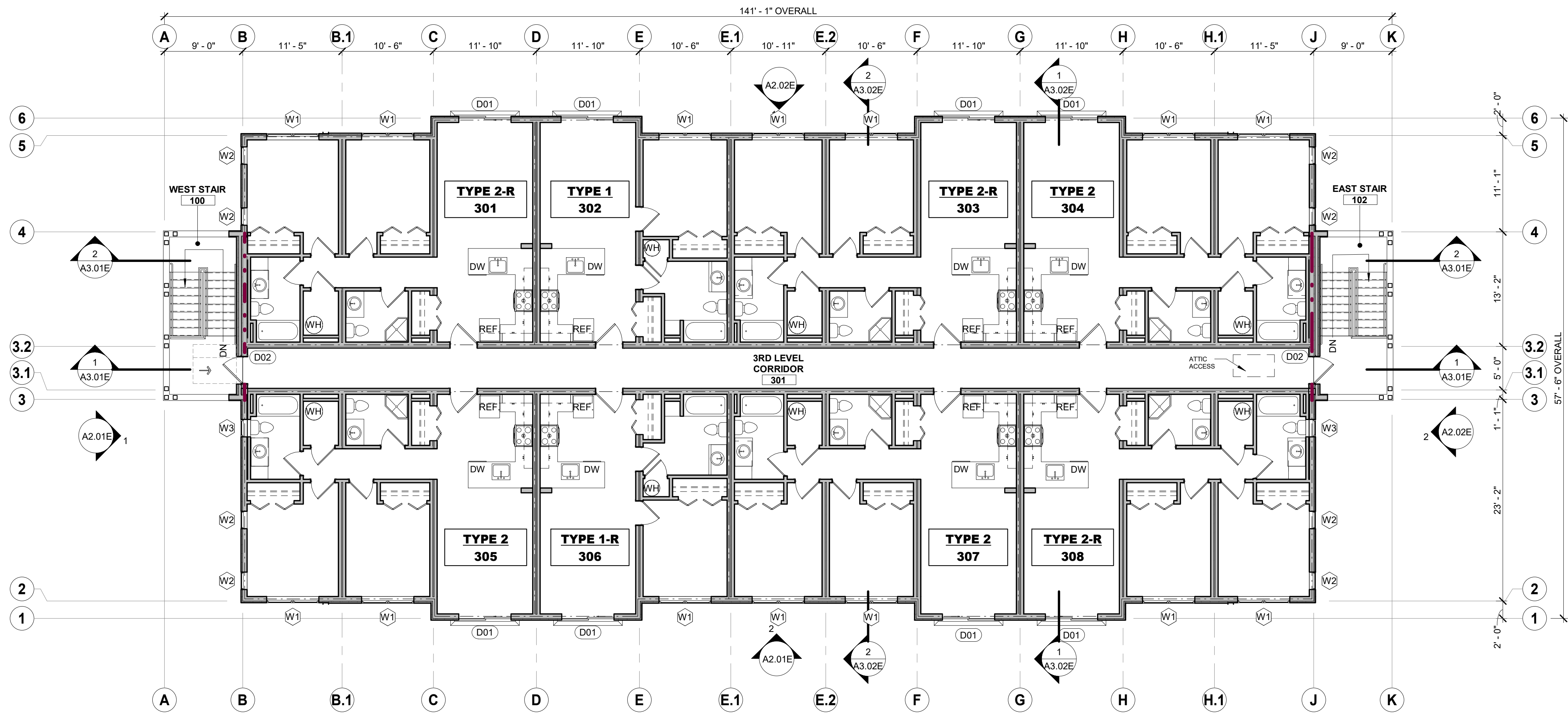
DOOR SCHEDULE

#	STYLE	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS	UNIT LOCATIONS
D01	SLIDER	6'-0"	8'-0"	2"	INT FG	EXT FG			1, 1B, 2, 2B,
D02	SWING	3'-0"	6'-8"	1 3/4"	HM	HM			
D03	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2, 2B,
D04	SWING	2'-10"	6'-8"	1 3/8"					2B,
D05	SWING	2'-8"	6'-8"	1 3/8"					1, 1B, 2,
D06	SWING	2'-8"	6'-8"	1 3/8"					2, 2B,
D07	SWING	2'-6"	6'-8"	1 3/8"					1, 1A, 1B,
D08	SWING	3'-0"	6'-8"	1 3/8"					1A,
D09	BI-FOLD	4'-0"	6'-8"	1 3/8"					1, 1B, 2, 2B,
D10	BI-FOLD	5'-0"	6'-8"	1 3/8"					
D11	BI-FOLD	1'-8"	6'-8"	1 3/8"					1A,
D12	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2, 2B,
D13	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2, 2B,

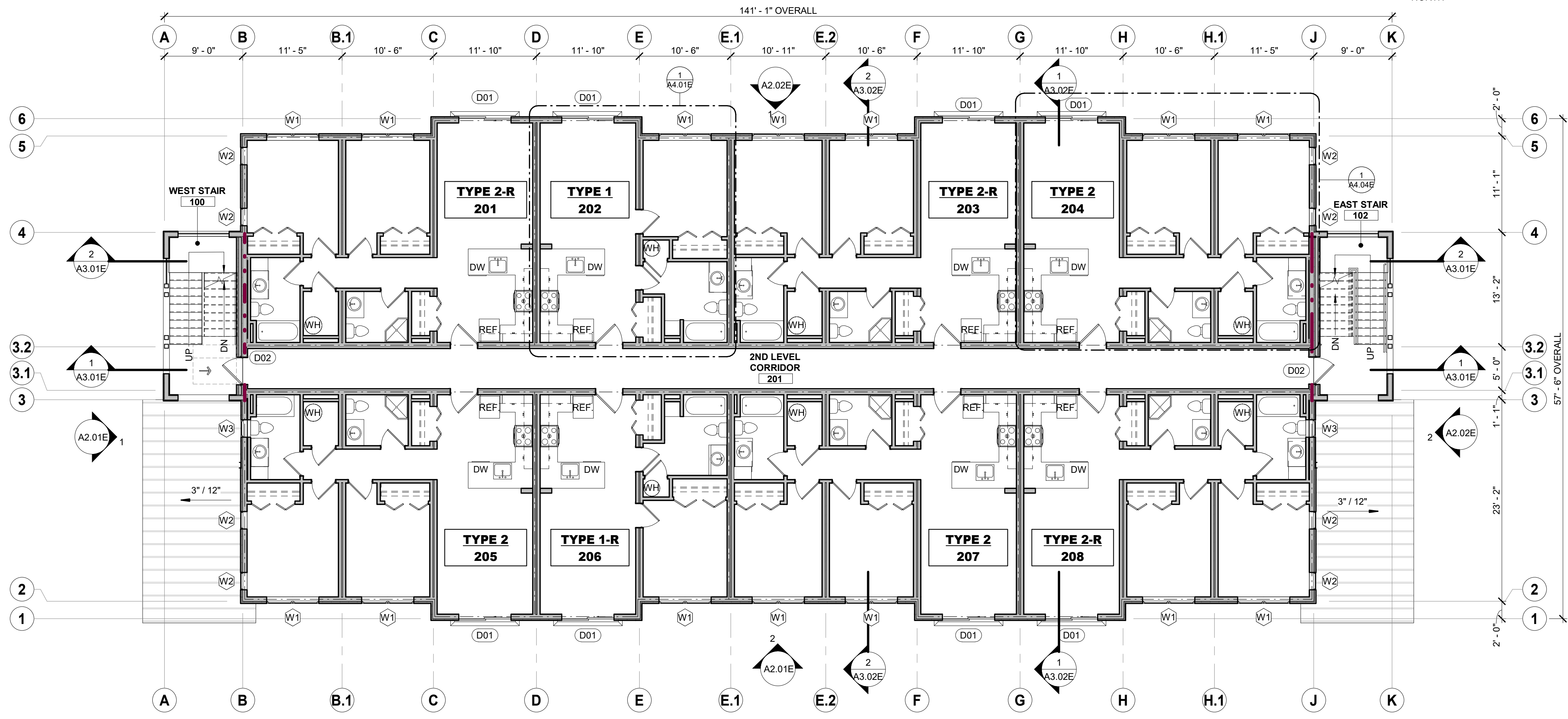
NOTES:
 FG = FIBERGLASS
 HM = HOLLOW METAL

TYPE 1A UNITS ARE CLASSIFIED AS TYPE A ACCESSIBLE UNITS PER SECTION 1003 OF THE ICC A117.1-2009. TYPE 1B, 2B AND 2B-R UNITS ARE CLASSIFIED AS TYPE B ACCESSIBLE UNITS PER SECTION 1004 OF THE ICC A117.1-2009.





THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

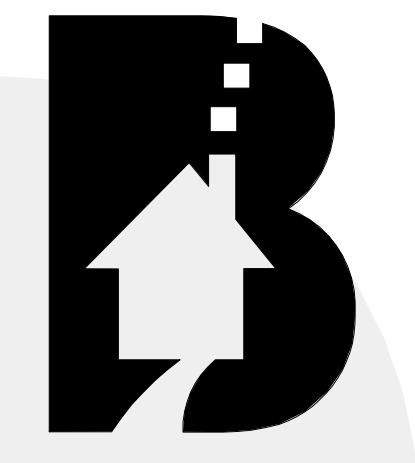
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WINDOW SCHEDULE

#	SIZE	OPERATION	HD HEIGHT	COMMENTS
W1	6'-0" x 5'-0"	CS	8'-0"	
W2	2'-0" x 4'-0"	FX	8'-0"	
W3	2'-0" x 3'-0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS	UNIT LOCATIONS
D01	SLIDER	6'-0"	8'-0"	2"	FG	FG			1, 1B, 2, 2B,
D02	SWING	3'-0"	6'-8"	1 3/4"	HM	HM			1, 1A, 1B, 2, 2B,
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D04	SWING	2'-10"	6'-8"	1 3/8"					2B,
D05	SWING	2'-8"	6'-8"	1 3/8"					1, 1B, 2,
D06	SWING	2'-8"	6'-8"	1 3/8"					2, 2B,
D07	SWING	2'-6"	6'-8"	1 3/8"					1, 1A, 1B,
D08	SWING	3'-0"	6'-8"	1 3/8"					1A,
D09	BI-FOLD	4'-0"	6'-8"	1 3/8"					1, 1B, 2, 2B,
D10	BI-FOLD	5'-0"	6'-8"	1 3/8"					1A,
D11	BI-FOLD	1'-8"	6'-8"	1 3/8"					1, 1A, 1B, 2,
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D13	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2,



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical: 1480 E. 2nd Avenue, Suite 8 Durango, CO 81301
Mailing: PO Box 2044 Durango, CO 81302
(970) - 382 - 9130
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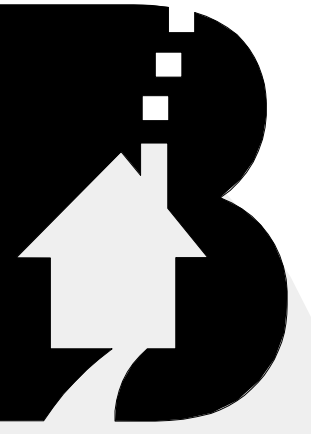
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TWU	AS NOTED
DRAWN BY	DATE
RMG	04.19.19
CHECKED BY	BUILDING
	EAST

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLANS

SHEET NO.
A1.02E

ROOF PLAN NOTES

- ROOF SLOPE SHALL BE AS NOTED.
- ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
- ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
- PROVIDE INSECT SCREENWIRE MESH AT ALL VENTILATION OPENINGS & PAINT ALL ROOF PENETRATIONS TO MATCH THE COLOR OF THE ROOF.
- INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
- ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
- ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
- LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF APARTMENT BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
- PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
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 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
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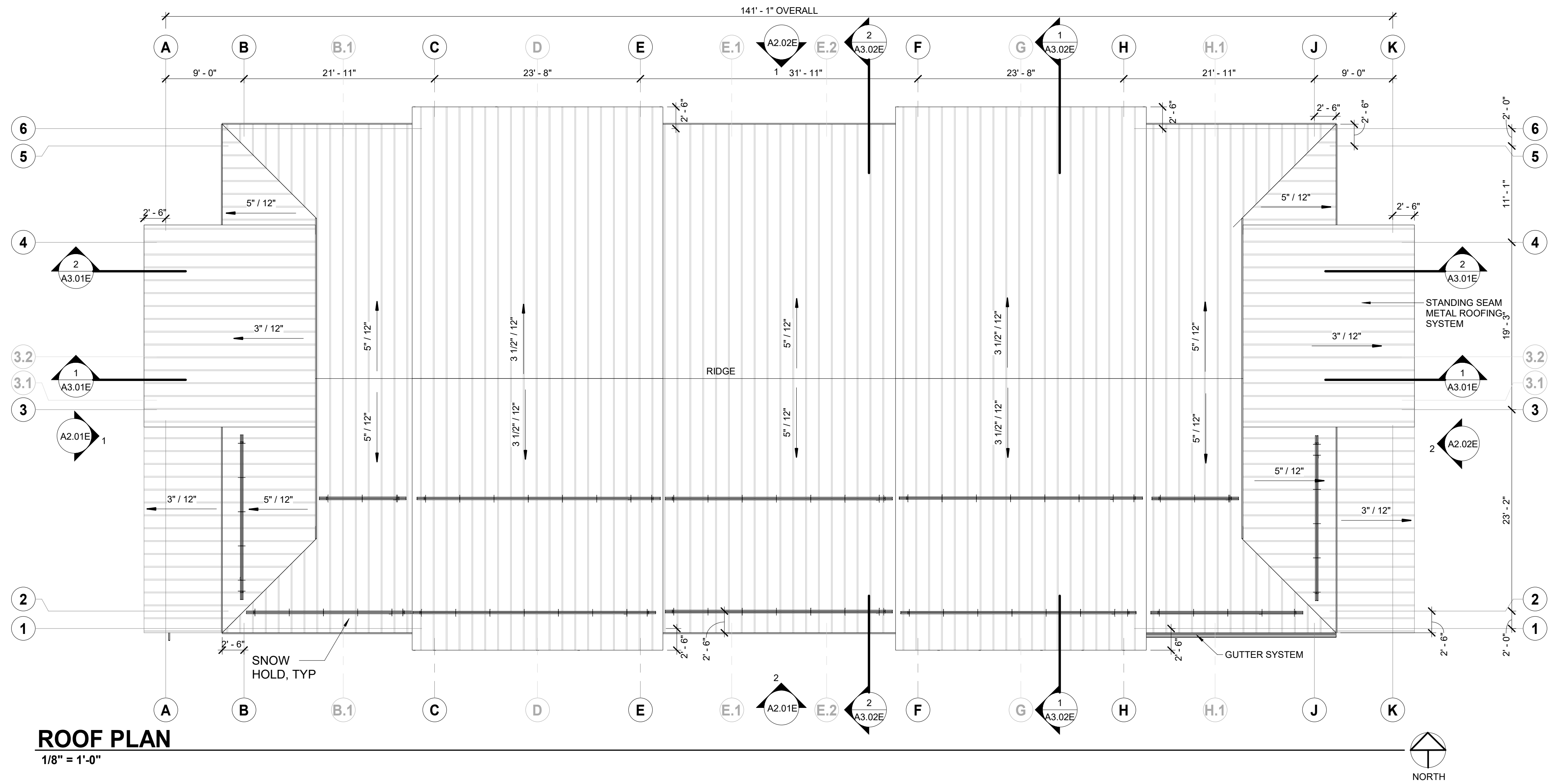
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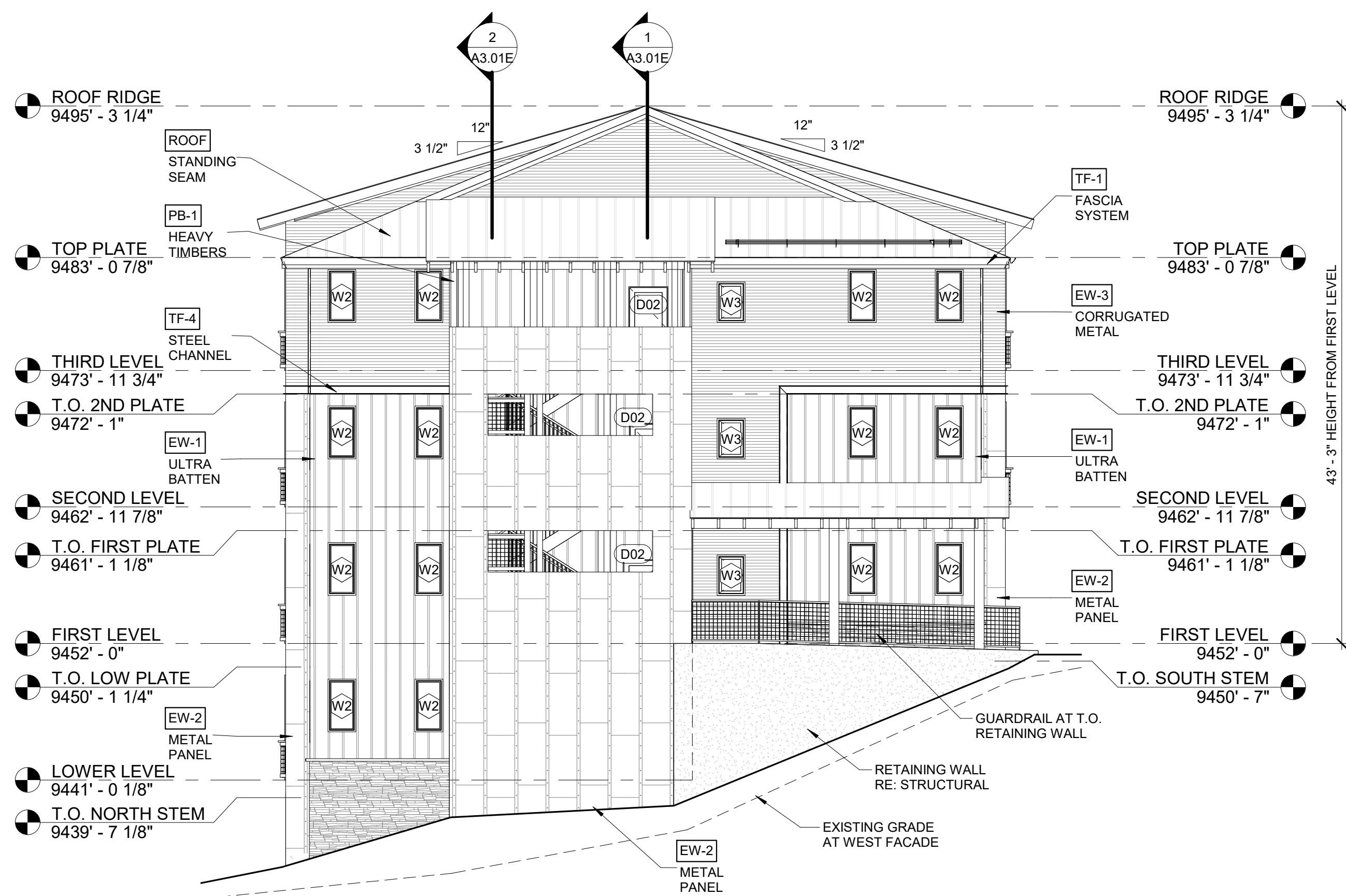
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RMO	04.19.19
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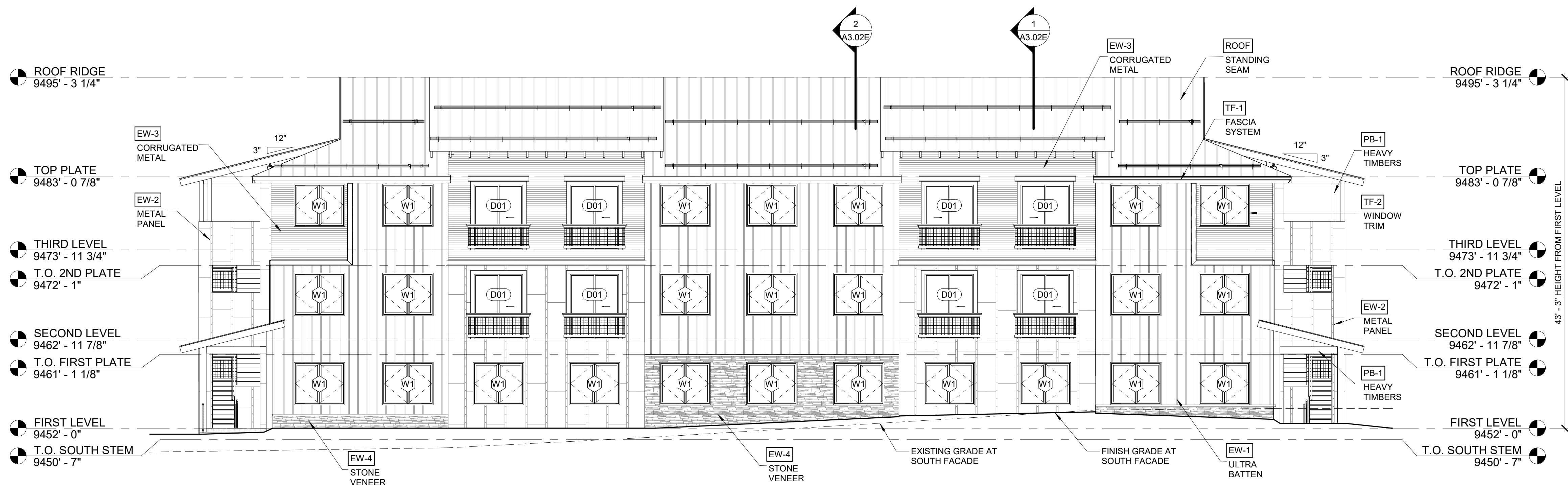
DRAWING TITLE
ROOF PLAN
 SHEET NO.
A1.03E



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



1 LEFT ELEVATION (WEST)
1/8" = 1'-0"



2 FRONT ELEVATION (SOUTH)
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" 'J' METAL, FINISH TO MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" 'J' METAL, FINISH TO MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	6x6 & 10X10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
PB-2	HEAVY TIMBERS	
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME

ELEVATION NOTES

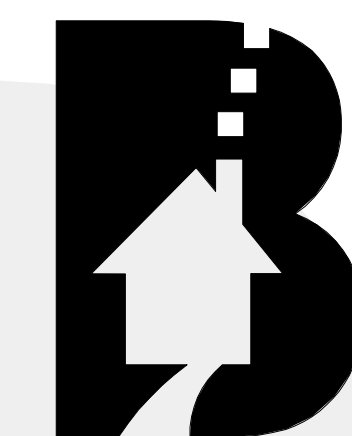
- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4818 SF	24%
METAL PANEL	6775 SF	33%
CORRUGATED METAL	3897 SF	19%
STONE VENEER	1824 SF	9%
GLAZING	3098 SF	15%

MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL
 EW-3 CORRUGATED METAL	 EW-4 STONE VENEER
 PB-1 HEAVY TIMBERS	 R-1 MESH RAILING
 ROOF STANDING SEAM	 TF-1 FASCIA SYSTEM
 GUTTER	 WINDOW & TRIM



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA,
NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) - 382 - 9130
www.bauengroup.com

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Phase IV Village Court Apartments

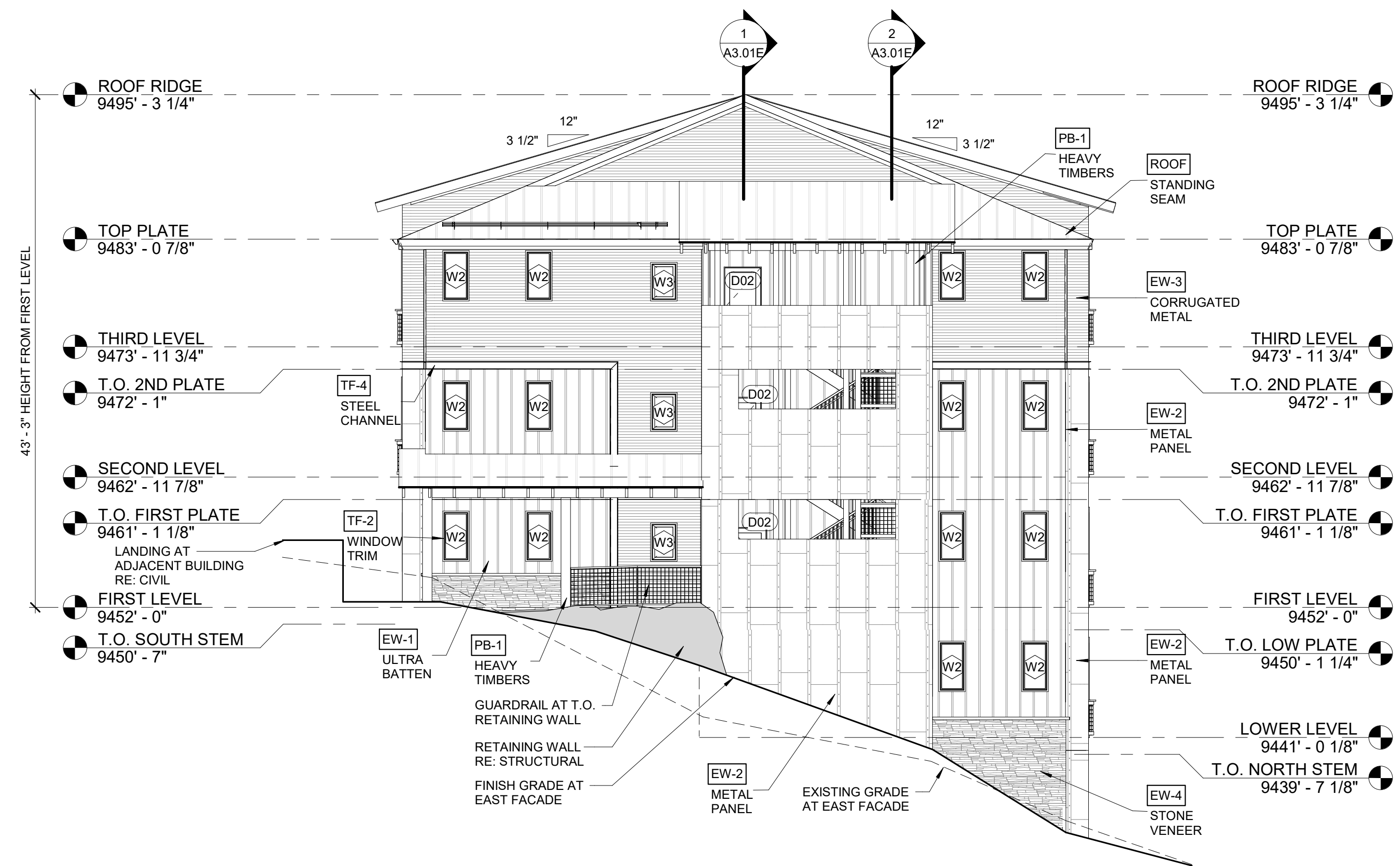
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

ASSESSORS PARCEL NO. 477904200005
PROJECT NO. 010-2019
SET DESCRIPTION:

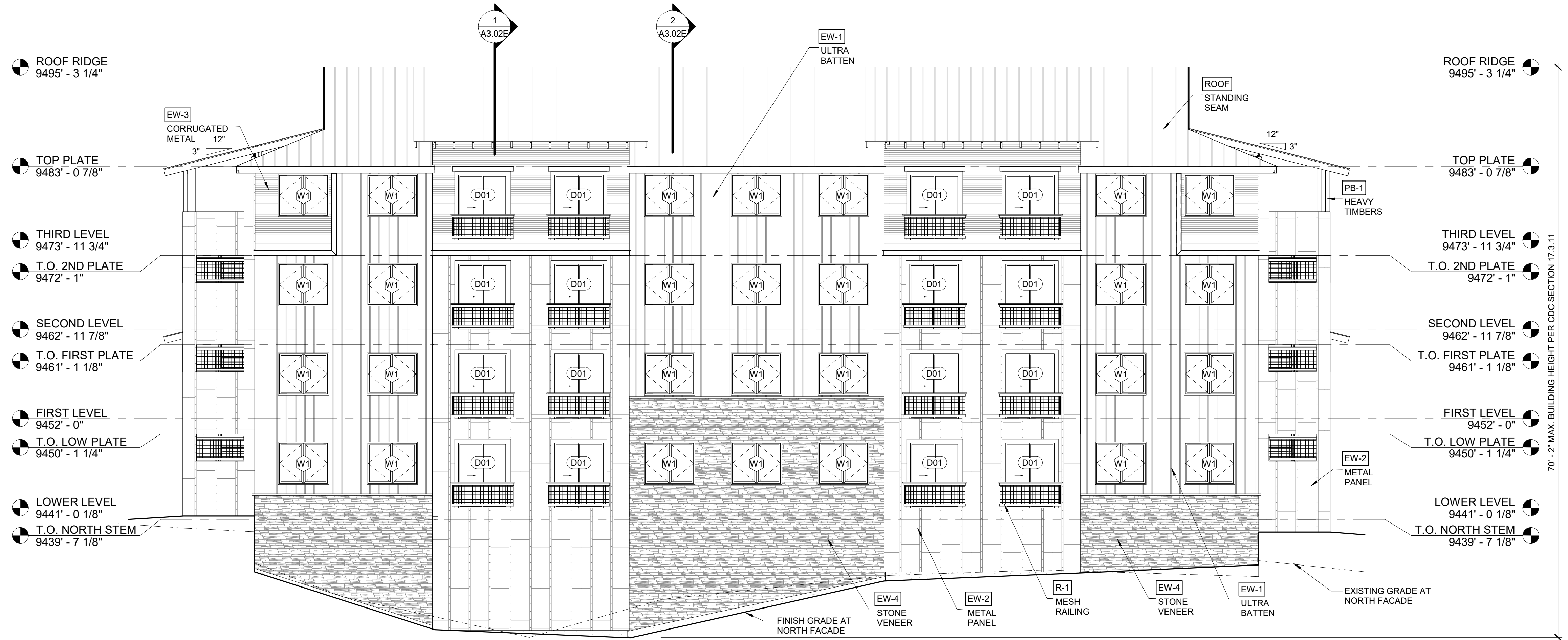
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY TWU	SCALE AS NOTED
DRAWN BY RMQ	DATE 04.19.19
CHECKED BY	BUILDING EAST
DRAWING TITLE BUILDING ELEVATIONS	
SHEET NO. A2.01E	



2 RIGHT ELEVATION (EAST)
1/8" = 1'-0"



1 BACK ELEVATION (NORTH)
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" 'J' METAL, FINISH TO MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" 'J' METAL, FINISH TO MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	6x6 & 10X10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
PB-2	HEAVY TIMBERS	
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME



ELEVATION NOTES

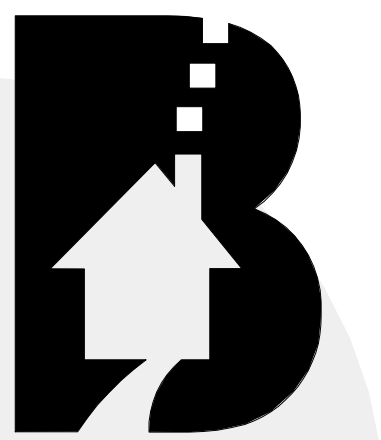
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MATERIAL CALCULATIONS

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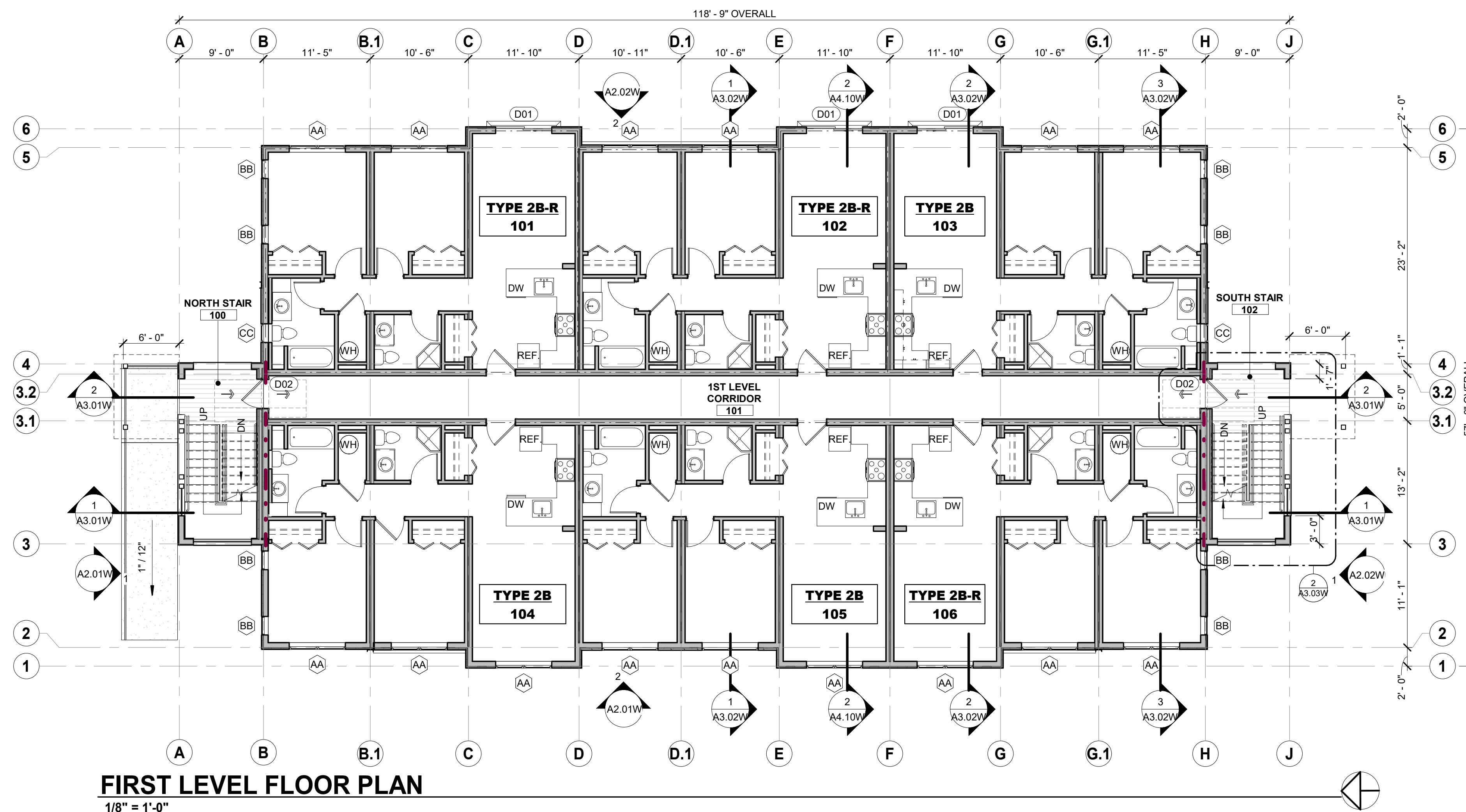
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MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

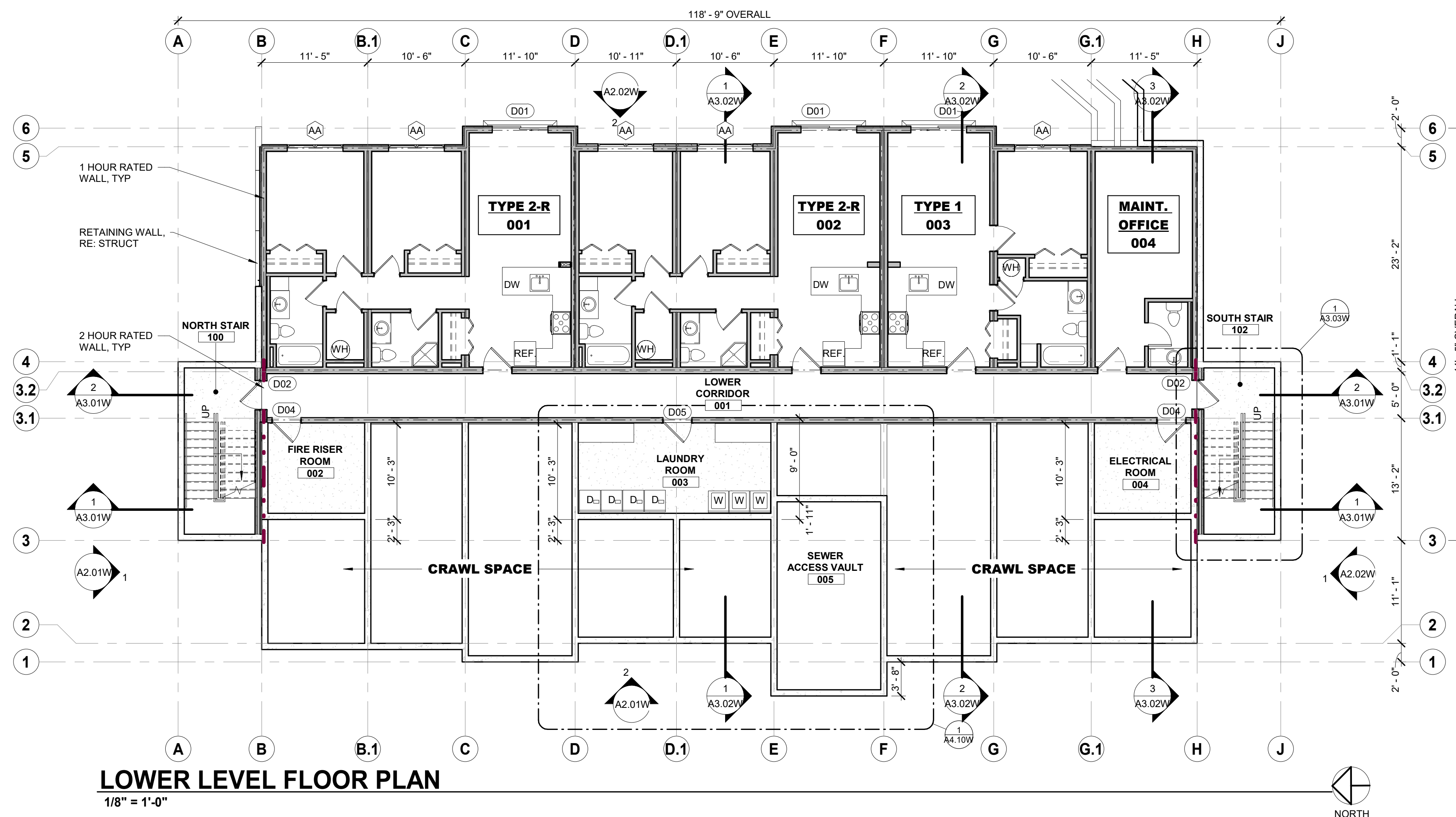
Date	Revisions

DESIGNED BY: TWU
DRAWN BY: RMO
CHECKED BY: BUILDING
SCALE: AS NOTED
DATE: 04.19.19
DRAWING TITLE: BUILDING ELEVATIONS
SHEET NO: **A2.02E**



FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL SHOWER STALL ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
4. PROVIDE & INSTALL WOODEN HAND RAILING AT STAIRS. TOP OF HAND RAILING TO BE 34" ABOVE NOSE OF STEP. HAND RAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
5. DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
6. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE IBC.
7. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
9. ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE HOUSE. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILING SURROUNDING BEDROOMS AND BATHROOMS.
14. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEM WALL AND SHALL ATTACH TO STEM WALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL W/HOUSE WRAP AT PLATES, TYP.

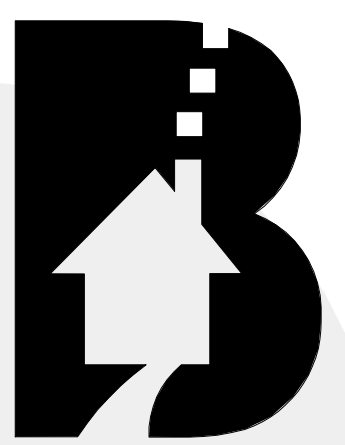
WINDOW SCHEDULE

#	SIZE	OPERATION	HD HEIGHT	COMMENTS
AA	6'-0" x 5'-0"	CS	8'-0"	
BB	2'-0" x 4'-0"	FX	8'-0"	
CC	2'-0" x 3'-0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	SIZE	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS
D01	SLIDER	6'-0" x 8'-0"	2"	FG	FG	A.S.B.O.	
D02	SWING	3'-0" x 6'-8"	1 3/4"	HM	HM	A.S.B.O.	
D03	SWING	3'-0" x 6'-8"	1 3/4"	HM	HM	A.S.B.O.	
D04	SWING	3'-0" x 6'-8"	1 3/4"	HM	HM	A.S.B.O.	
D05	SWING	3'-0" x 6'-8"	1 3/4"	HM	HM	A.S.B.O.	

NOTES:
FG = FIBERGLASS
HM = HOLLOW METAL



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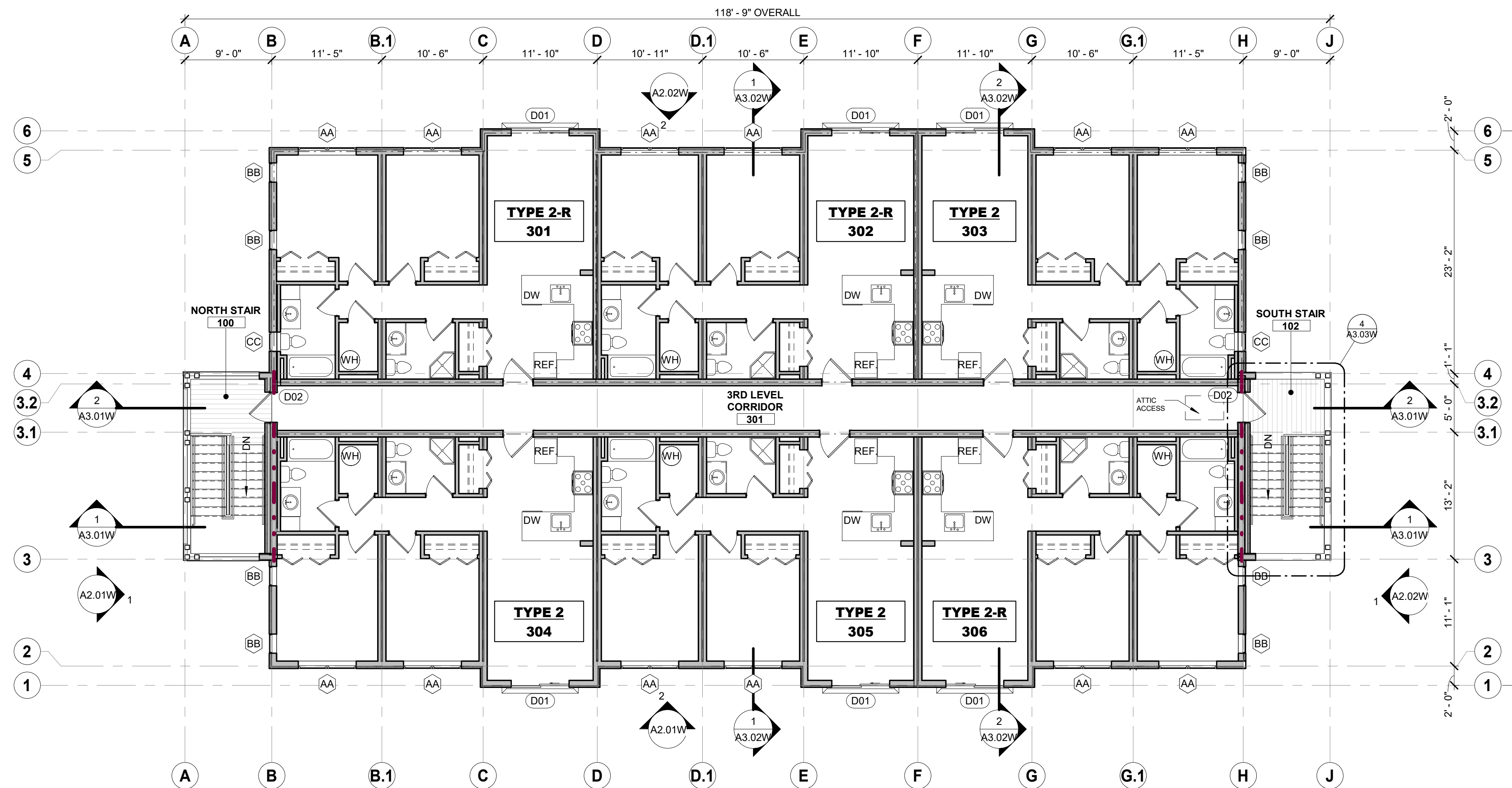
Phase IV Village Court Apartments
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

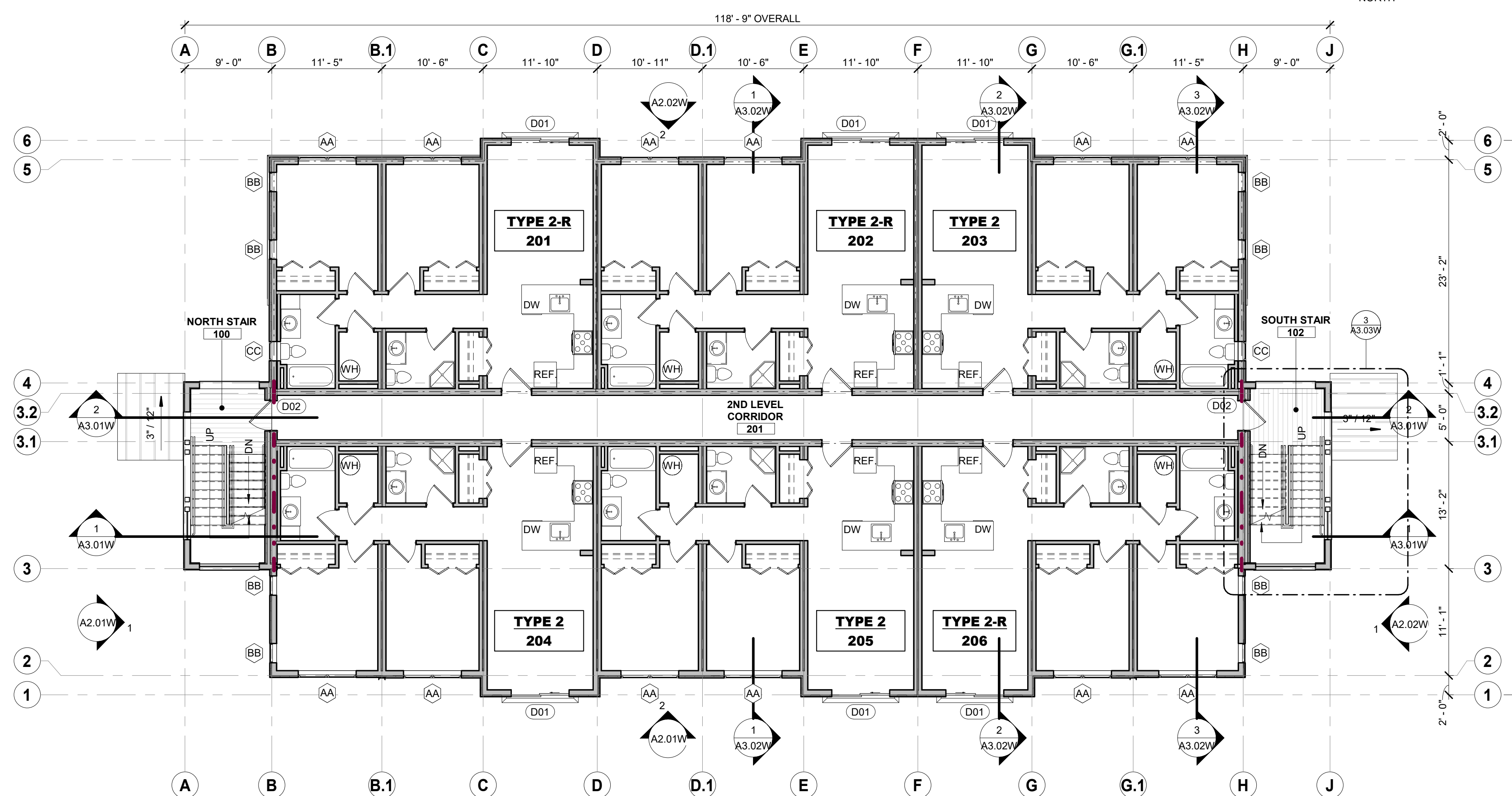
DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	BUILDING
	WEST

DRAWING TITLE
LOWER & FIRST LEVEL FLOOR PLANS
SHEET NO:
A1.01W

TYPE 2B AND 2B-R UNITS ARE CLASSIFIED AS TYPE B ACCESSIBLE UNITS PER SECTION 1004 OF THE ICC A117.1-2009



THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

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10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE HOUSE. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
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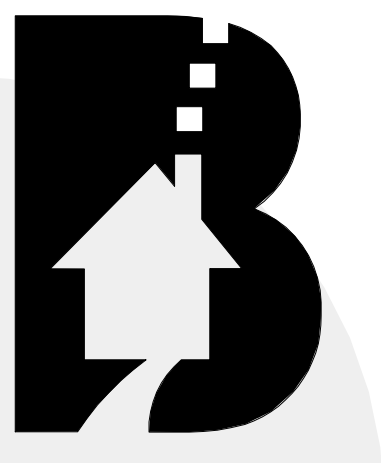
WINDOW SCHEDULE

#	SIZE	OPERATION	HD HEIGHT	COMMENTS
AA	6'-0" x 5'-0"	CS	8'-0"	
BB	2'-0" x 4'-0"	FX	8'-0"	
CC	2'-0" x 3'-0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	SIZE	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS
D01	SLIDER	6'-0" x 8'-0"	2"	FG	FG	A.S.B.O.	
D02	SWING	3'-0" x 6'-8"	1 3/4"	HM	HM	A.S.B.O.	
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NOTES:
FG = FIBERGLASS
HM = HOLLOW METAL



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MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
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Date	Revisions

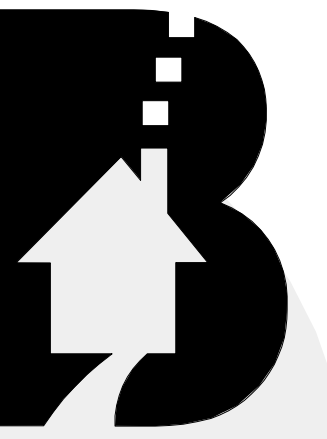
DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	BUILDING
	WEST

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLANS

SHEET NO:
A1.02W

ROOF PLAN NOTES

- ROOF SLOPE SHALL BE AS NOTED.
- ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
- ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
- PROVIDE INSECT SCREEN/WIRE MESH AT ALL VENTILATION OPENINGS PER THE INTERNATIONAL BUILDING CODE. ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH THE COLOR OF THE ROOFING.
- INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
- ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
- ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
- LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
- PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



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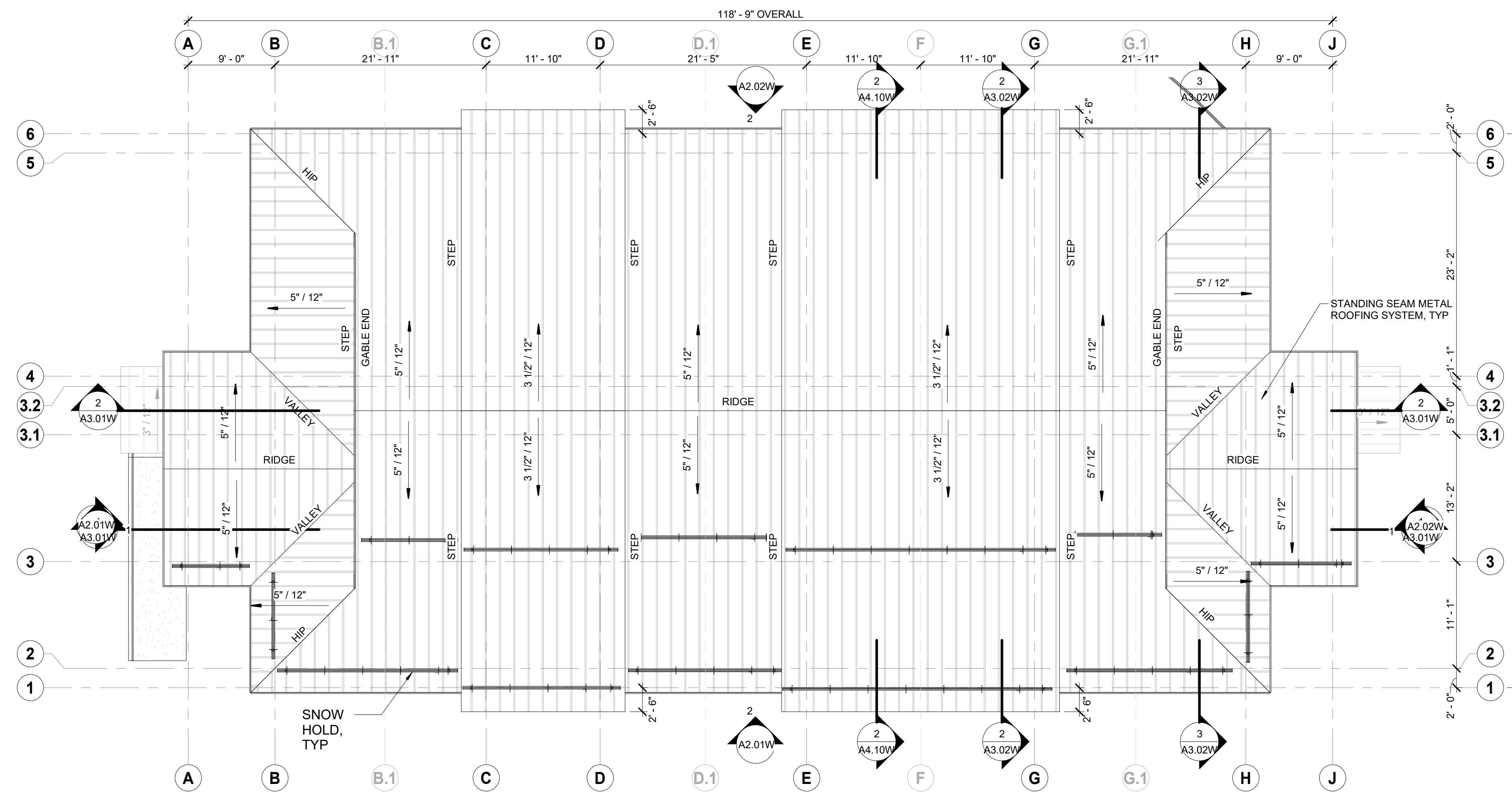
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 MOUNTAIN VILLAGE, CO 81435

PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
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ROOF PLAN

1/8" = 1'-0"

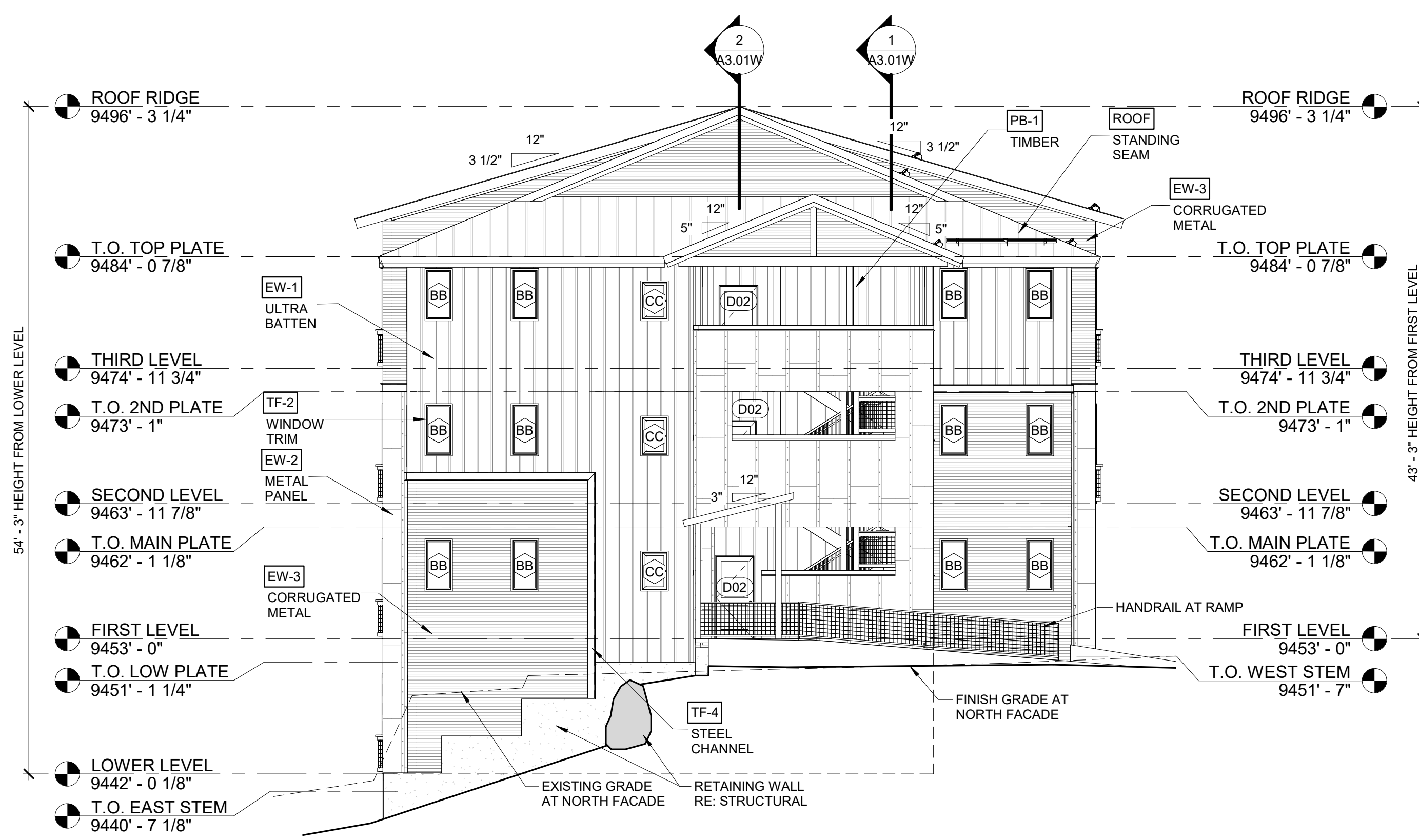


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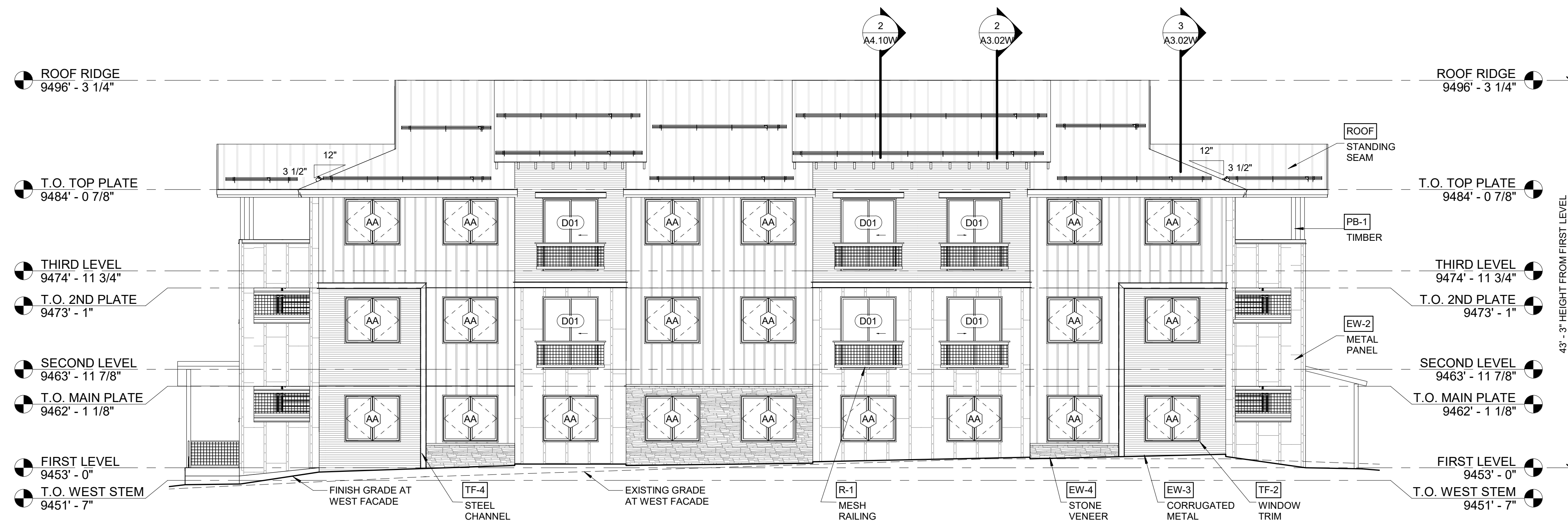
DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	BUILDING
	WEST

DRAWING TITLE
ROOF PLAN

SHEET NO.
A1.05W



1 LEFT ELEVATION (NORTH)
1/8" = 1'-0"



2 FRONT ELEVATION (WEST)
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
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EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A608
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" J METAL TRIM, MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" J METAL TRIM, MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME





ELEVATION NOTES

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MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
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METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%

MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL
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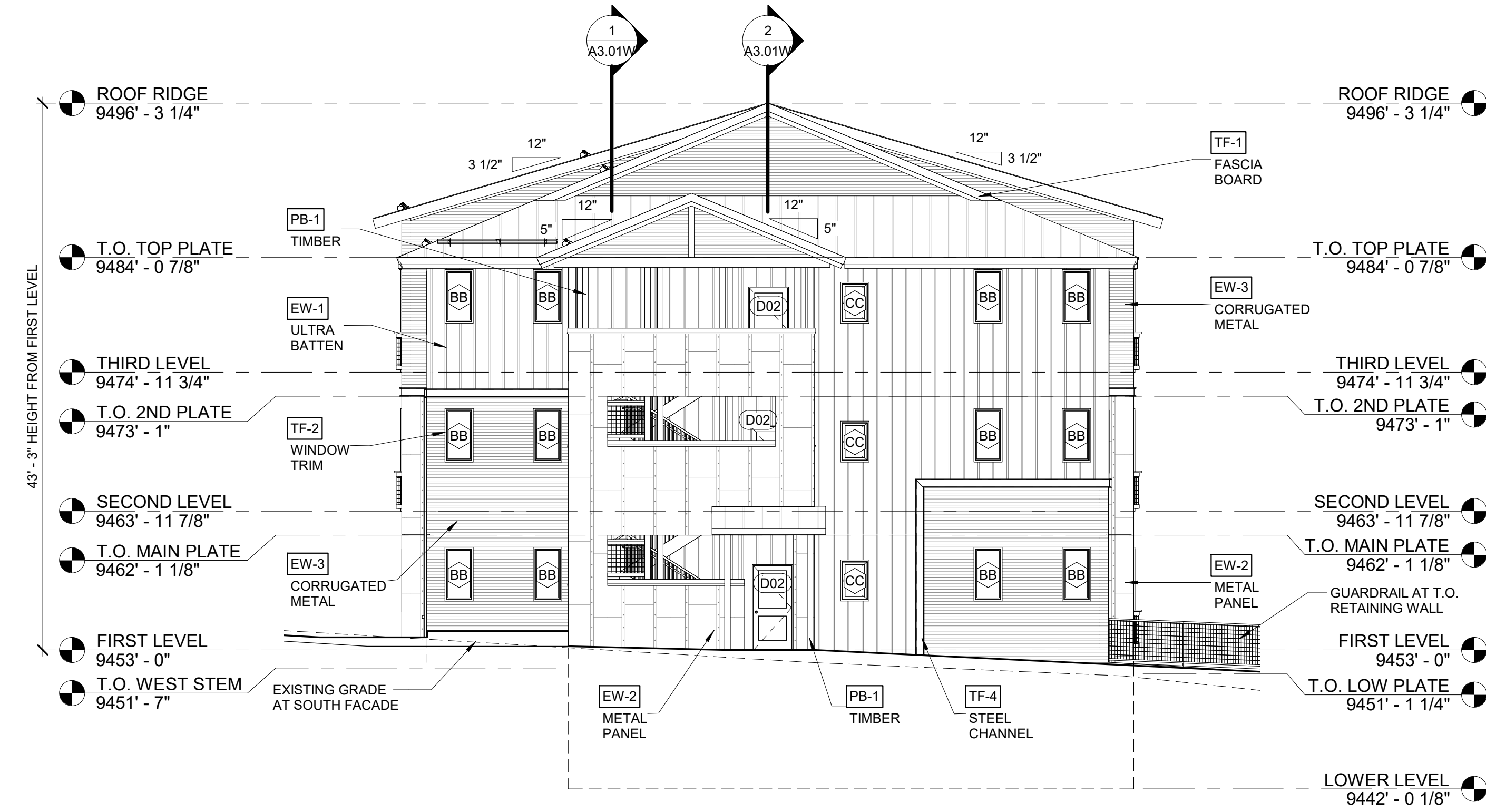
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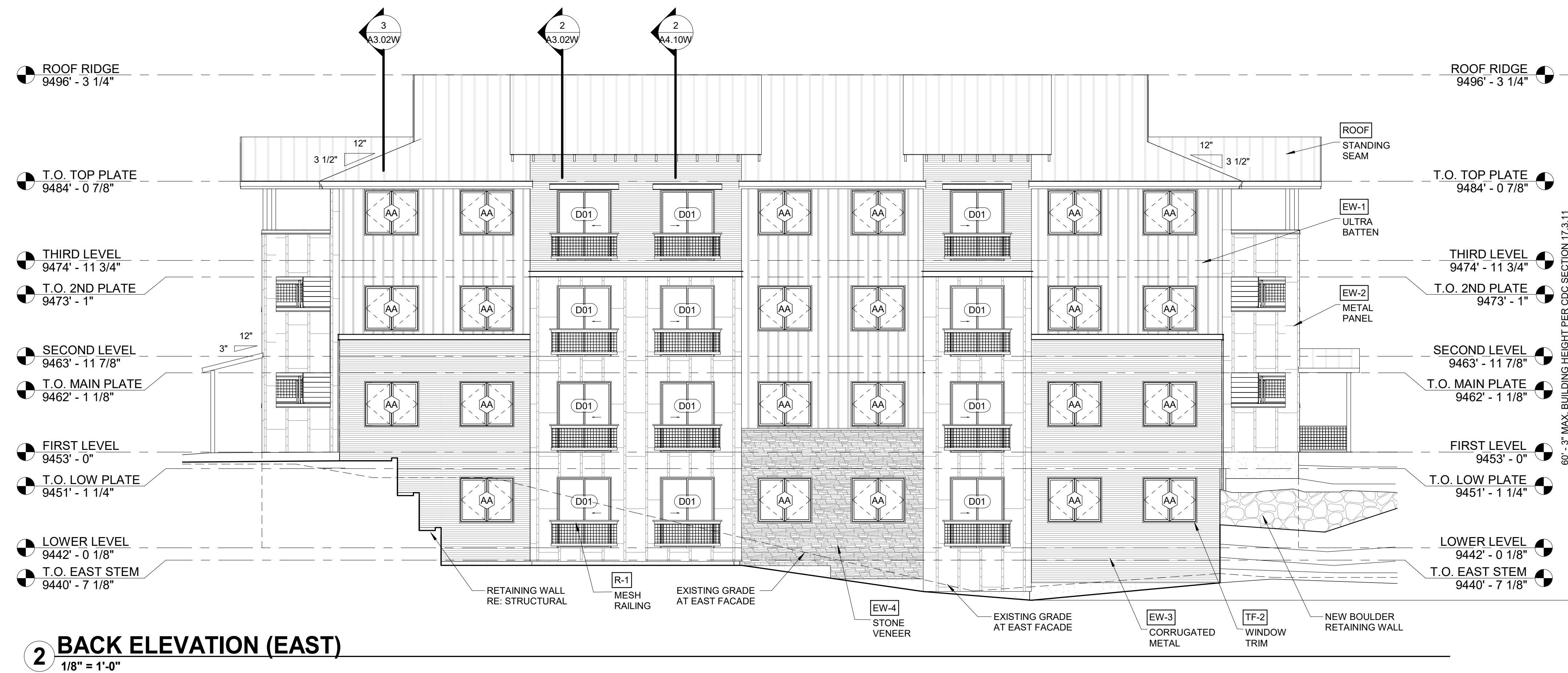
Phase IV Village Court Apartments
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MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY: TWU SCALE: AS NOTED
DRAWN BY: RMO DATE: 04.29.19
CHECKED BY: BUILDING WEST
DRAWING TITLE: BUILDING ELEVATIONS
SHEET NO: **A2.01W**



1 RIGHT ELEVATION (SOUTH)
1/8" = 1'-0"



2 BACK ELEVATION (EAST)
1/8" = 1'-0"

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PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME

ELEVATION NOTES

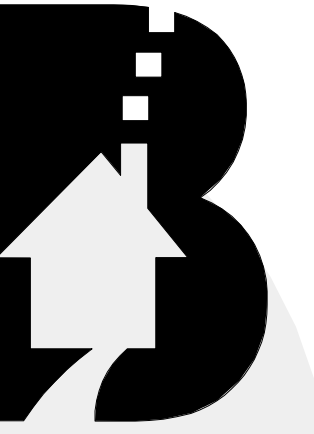
- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED.
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4260 SF	27%
METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%

MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL
 EW-3 CORRUGATED METAL	 EW-4 STONE VENEER
 PB-1 HEAVY TIMBERS	 R-1 MESH RAILING
 TF-1 FASCIA SYSTEM	 TF-2 WINDOW TRIM
 ROOF STANDING SEAM	 GUTTER



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) - 382 - 9130
www.baugengroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

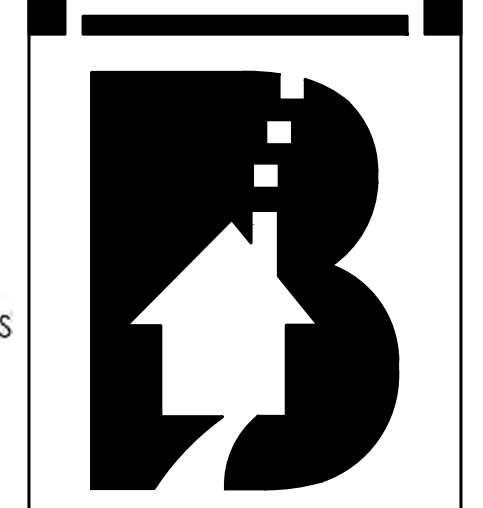
ALL RIGHTS RESERVED

Phase IV Village Court Apartments
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 03B-2018 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY: TWU SCALE: AS NOTED
DRAWN BY: RMO DATE: 04.29.19
CHECKED BY: BUILDING TITLE: WEST

DRAWING TITLE: BUILDING ELEVATIONS
SHEET NO: A2.02W



Preliminary
Not For Construction

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO.: 010-2019 | ASSESSORS PARCEL NO.: 47790420005
SET DESCRIPTION:
REVIEW SET 04.08.2019

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____

LSI **RWM**
Rectilinear Wall Mount Series

The RWM Rectilinear Wall Mount luminaire adds a truly unique, seamless and sophisticated look to any project requiring an easy to install, upscale up or downlight. The RWM lighting system is flexible in its design, making it the perfect choice for high-end hotel lobbies, offices, universities, and retail spaces.

Features & Specifications

Optical System

- High transmission snap-in impact-resistant diffuse acrylic lens eliminates bright spots from individual LEDs and provides high vertical illumination and visual comfort.
- Use of closely spaced medium-power, high brightness chips minimizes glare and provides uniform lens luminance.
- Available in 5000K, 4000K, 3500K, and 3000K color temperatures.
- Minimum CRI of 82.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (1% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (247 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Power factor: >.95
- Input power stays constant over life.
- Factory pre-wired to section ends with quick-wire connectors
- Optional 120-277V 12W integral emergency battery pack is available to meet critical life-safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed beneath the snap in lens mounted to the reflector.

Controls

- Optional integral passive infrared occupancy sensor, see page 5 for more details.
- Optional integral daylight harvesting sensor, see page 5 for more details.

Product Overview

8 ft Wall Mount

4 ft Wall Mount

3 ft Wall Mount

2 ft Wall Mount

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 872-3200 • LSI Industries Inc. All Rights Reserved.

SCOOP - model: WS-W20506 **TYPE W1** **WAC LIGHTING**
LED Wall Mount Responsible Lighting®

Fixture Type: _____
Catalog Number: **WS-W20506-BK**
Project: _____
Location: _____

PRODUCT DESCRIPTION

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

FEATURES

- Mounts Up or Down
- IP65 Rated, ETL & eTL Wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: 0-10V Dimming: 100%-100%
- ELV Dimming: 100%-15% (120V only)
- Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GR), White (WT)
- Color Temp: 3000K
- CRI: 90
- Rated Life: 70,000 hours
- Standards: IP65 Rated, ETL & eTL Wet Location Listed, Dark Sky Friendly.

SPECIFICATIONS

Construction: Aluminum with etched glass.
Power: Integral driver in luminaire. 120V - 277V input.
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: 0-10V Dimming: 100%-100%
ELV Dimming: 100%-15% (120V only)
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GR), White (WT)
Color Temp: 3000K
CRI: 90
Rated Life: 70,000 hours
Standards: IP65 Rated, ETL & eTL Wet Location Listed, Dark Sky Friendly.

Beam Photometry

Beam	Photometry	Voltage	Watt	Lumen	Finish
10"	33"	120V-277V	16W	805	AL, BK, BZ, GR, WT

Example: **WS-W20506-BZ**

WAC Lighting
www.waclighting.com
Phone (800) 526-2588 - Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive - Port Washington, NY 11050
Phone (516) 515-5000 - Fax (516) 515-3550

Western Distribution Center
1750 Archibald Avenue - Ontario, CA 91760
Phone (800) 526-2588 - Fax (800) 526-2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEP 2017

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MFR	MODEL	VOLTS	LAMPING	LUMENS	VA	MOUNTING	BF, RD, OH	NOTES
W1	FULL CUTOFF WALL SCNCE	WAC LIGHTING	WS-W20506-BK	120	LED	805	16	SURFACE	7'-0" BF, AFF	1,2,3

ABBREVIATIONS: BF - BOTTOM OF FIXTURE, RD - LUMINAIRE RECESS DEPTH, OH - OVERALL LUMINAIRE HEIGHT.

GENERAL NOTES:

- EXTERIOR LAMPS SHALL BE 3000K CCT, UON.
- PROVIDE IC RATED FIXTURE IF REQUIRED AT MOUNTING LOCATION.
- REFERENCE ARCHITECTURAL PLANS FOR EXACT MOUNTING HEIGHTS FOR ALL PENDANTS AND WALL SCNCES.

STATISTICS:

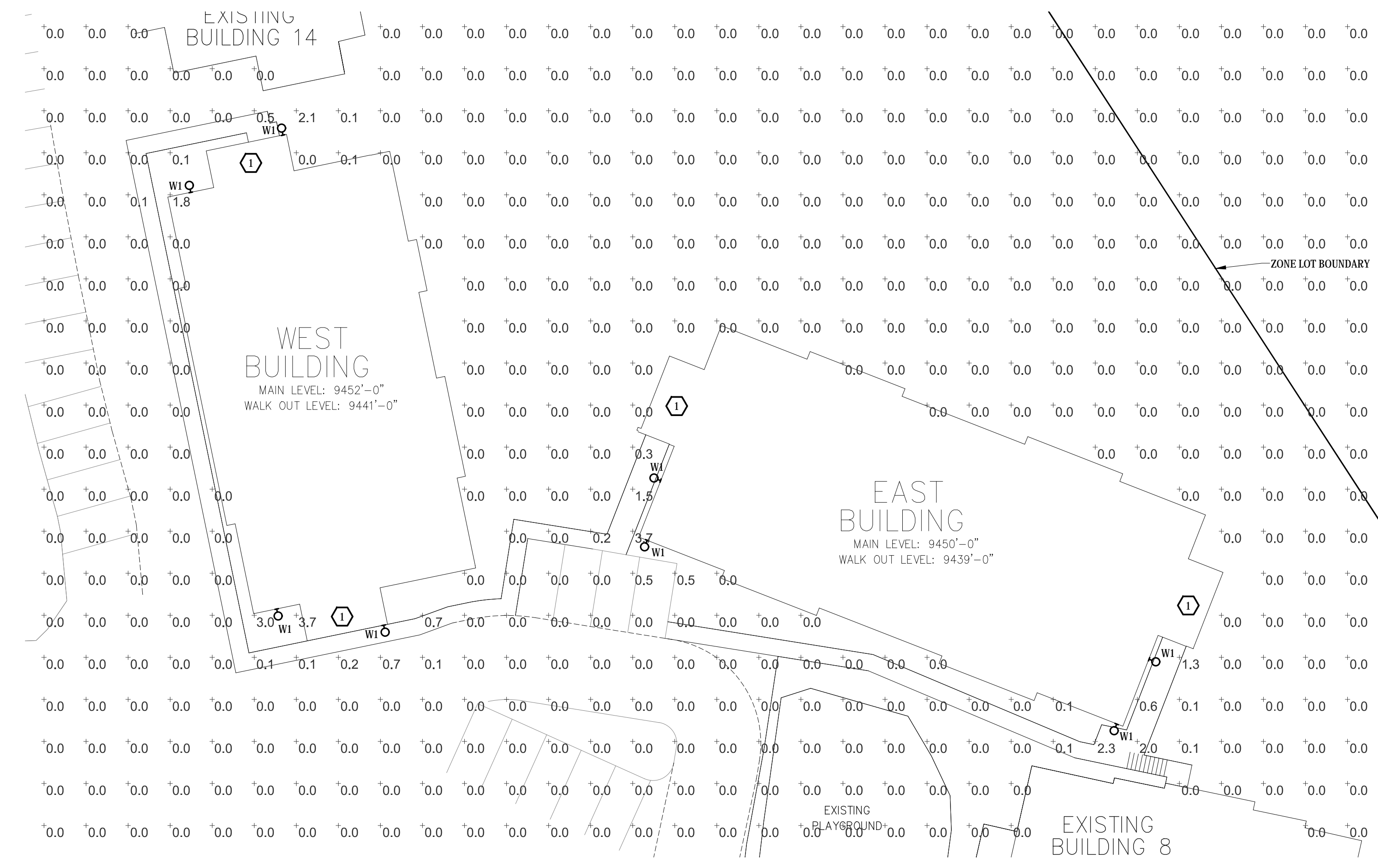
LOCATION	MAX FC	MIN FC	AVG FC	MAX MIN	MAX AVG
SITE	3.7	0.0	0.8	N/A	4.6:1
WALKWAYS	3.7	0.0	0.6	N/A	6.1:1
PROPERTY LINES	0.0	0.0	0.0	N/A	N/A

WORK NOTES:

- SITE LIGHTING CONTRIBUTION FROM STAIRWELL LIGHTING FIXTURES IS <0.1 FC AT 3' FROM THE BUILDING, AND CAN BE CONSIDERED VISUALLY EQUIVALENT TO ANY OTHER FIXTURE MOUNTED INTERIOR TO THE BUILDING NEAR A FENESTRATION. FIXTURE CUTSHEET SHOWN FOR BASIS OF DESIGN REFERENCE ONLY.

GENERAL NOTES:

- EXTERIOR LIGHTING MUST CONFORM TO MOUNTAIN VILLAGE EXTERIOR LIGHTING STANDARDS.
- ALL CALCULATIONS MADE WITH A LIGHT LOSS FACTOR OF 1.0.
- ALL CALCULATION POINTS ARE AT GRADE.
- POINT SPACING IS 10'-0".
- ALL LUMINAIRES ARE FULL CUTOFF.
- LUMINAIRES POWERED VIA HOUSE PANEL, AND TO BE CONTROLLED VIA PHOTOCCELL OR ASTRONOMICAL TIMECLOCK.
- ANY PROPOSED LIGHT FIXTURE INSTALLED ON PRIVATE PROPERTY SHALL BE DIRECTED AWAY FROM REFLECTIVE SURFACES TO MINIMIZE GLARE UPON ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.



PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Date	Revisions

DESIGNED BY: SA SCALE: AS NOTED
DRAWN BY: SA DATE: 04.08.19
CHECKED BY: SH
DRAWING TITLE: PHOTOMETRIC

SHEET NO.: EP.01



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Meeting of July 11, 2019

DATE: June 20, 2019

RE: Design Review Board (DRB) Final Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of Six (6) new condominium units

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: Lot 600A Expansion Area as shown on the plat recorded at Reception Number 418711

Address: TBD Elkstone Place

Applicant/Agent: Chris Hawkins - Alpine Planning, LLC

Owner: Sterling Snow, LLC

Zoning: Multi-Family Zone District

Existing Use: Multi-Family

Proposed Use: Multi-Family

Expansion Area: 0.51 acres

Lot Size: 2.133 Acres

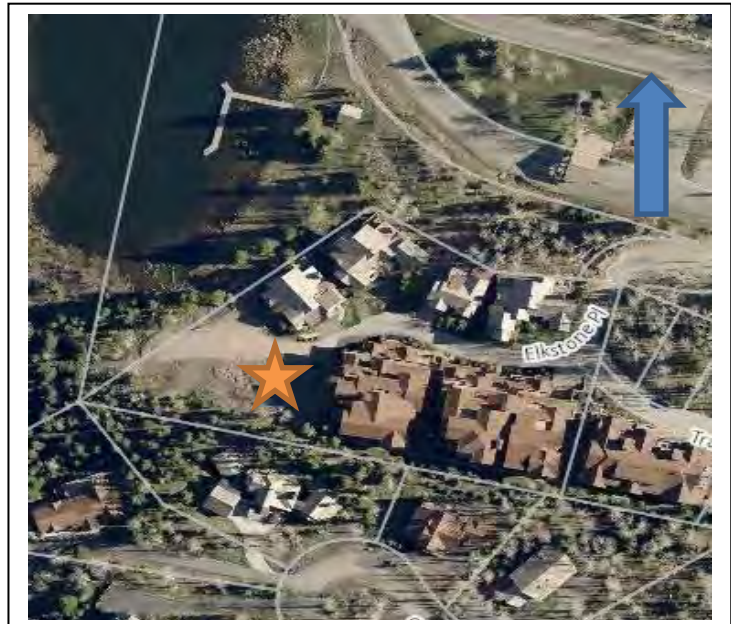
Adjacent Land Uses:

- **North:** Passive OS
- **South:** Single-Family
- **East:** Single-Family
- **West:** Active OS

ATTACHMENTS

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

Figure 1: Vicinity Map



CASE SUMMARY: Chris Hawkins of Alpine Planning, acting on behalf of the owner of the Declarant and Development Rights for the Expansion Area of Lot 600A, is requesting DRB Final Architectural and Site Review approval in order to develop six (6) condominium units within the remaining expansion area of the Elkstone Condominium Community as identified in Figure 1 of this report.

Prior to this submittal, the applicant successfully completed a density transfer and rezone on Lot 600A that increased the unbuilt density on the site from 4 condos to 6 condo units. At this point, the remaining step is to finalize design review for the proposed six (6) condominium units to be located to the southeast of Elk Lake and to the west of the existing development on Lot 600A.

The expansion area is unique in that a large percentage of the site is characterized by slopes steeper than 30% grade. In addition to the natural steep slopes ($\pm 55\%$), a large cut was made into the hillside to provide a flat construction staging area during the development of the adjacent Elkstone 21. This flat graded area now functions as a turn-around at the terminus of Elkstone Place. It should be noted that that in 2014, the previous developers were required by the town to mitigate erosion and slumping of the slope via erosion control measures consisting of soil nails and mesh erosion control, but these measures were only temporary, and during the development of this site this applicant will be required to address the downhill creep of the soil and has proposed to do so within their application. Staff recently visited the site of the development and it would appear that there is still some limited soil creep that is occurring on the site subsequent to the stabilization efforts that occurred in the past.

According to the Community Development Code (CDC), if the natural grade of the site has been disturbed prior to development, Staff may establish the natural grade that existed prior to any such disturbances. During a work session held on February 7, 2019, Staff requested that the DRB review the materials submitted by the applicant including surveys which documented the grade of the site prior to the construction Elkstone 21 in order to determine the appropriateness of establishing the natural grade. At the February 7th meeting, the DRB did determine and establish the natural grade of the site based off aforementioned survey of the site.

Town Council has conditioned the approval of the Density Transfer and Rezone specifically requiring that the Property Owner must ensure and demonstrate to the Design Review Board at the Property Owners Final Architecture and Site Review that the final location and design of any building, grading, landscaping, parking areas, and other site improvements related to the project - on or off of Lot 600A, allow for the future construction of the Elk Pond Loop Trail as envisioned in the Town of Mountain Village Trails Master Plan. If the Design Review Board determines that this cannot be accomplished, then the Design Review Board shall impose a setback from the lot line which would allow for the future construction of the Elk Pond Loop Trail in conjunction with the protection of environmentally sensitive features. While there is no formal trail easement within Lot 600A, or requirements within the CDC related to trail access on the site, the applicant has provided an analysis of the trail, property boundary, and delineated wetlands which appear to demonstrate the ability for the trail to be located, as designed, along the perimeter of the lake with a portion constructed as a raised boardwalk. Staff feels that this condition has been adequately met.

Table 1: Building Height, Lot Coverage, Setbacks and Roof Pitch

CDC Provision	Requirement	Proposed
Maximum Building Height	53 feet	52.82 feet
Maximum Avg. Building Height	53 feet	34.60 feet
Maximum Lot Coverage	65% maximum	55.73%
General Easement Setbacks		
North	No Setbacks	1'
South	16' setback from lot line	17'
East	16' setback from lot line	250' +
West	No Setbacks	1'
Roof Pitch		
Primary		7:12
Secondary		3:12 / 8:12 / 10:12

Table 2: Materials, Requirements, Variations

Exterior Materials	Area (sq. ft.)	Percentage
Telluride Gold Stone	6,348	35% (35% requirement)
8" Cedar Siding	3,668	20%
Metal Zinc Panels	2062	11%
Corrugated Metal Siding	720	4%
Steel Beams/Grates	765	4%
Glazing	4,654	26%
Proposed Design Variations:		
Roofing Material	Roofing is proposed to be a combination of roano zinc standing seam and 2" standing seam galvalume roofing – non-rusted	
General Easement Encroachment:		
Southern GE	Soil Nailing ± 15 ft below grade	
Establishment of Northern Property Line Setback		
There is no General Easement along the northwest property line. The February 7 th DRB work session for the project established a 1-foot setback in along this boundary as requested by the applicant		

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision for the board to evaluate the Final Architectural and Site Review is listed below. The criteria may not be exhaustive and does not diminish the requirements of the applicant to meet all CDC regulations – even if not specifically noted herein.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: The applicant has provided a height analysis that demonstrates both Maximum Roof Height Calculations as well as Average Maximum Roof Height Calculations. According to page H1.00 of the plan set, the average height for the proposed designed is compliant at 34.60 feet and the highest point above the most restrictive grade is M08 which has a max height of 52.82 feet. The applicant has provided an average height analysis demonstrating all measurement points above the most restrictive grade, along with elevations demonstrating the height analysis showing a parallel slope analysis demonstrating

compliance and all areas other than those in which the chimney penetrates the 53-foot parallel slope of nature.

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

Staff: The application complies with lot coverage requirements for the multi-family zone. As proposed, the project occupies 53.70% of Lot 600A, with an allowed maximum of 65%. This number reflects the total lot coverage for the entirety of Lot 600A including the expansion area as requested by staff and the DRB at the IASR as a condition of approval.

17.3.14: General Easement Setbacks

Staff: Lot 600A is burdened by a 16-foot General Easement (GE) along the southern and eastern property line. The remaining two property lines have no setback established. As part of this process, the applicant has requested a 1-foot setback for the property line that runs north to west of the project. 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.

The proposal includes a GE encroachments that does not fall into the above category of permitted GE development activity that would require specific approval by the DRB.

- *Subterranean Soil Nailing – As mentioned in the case summary, the prior developers were required to install temporary slope stabilization measures prior to the issuance of this application. In order to permanently secure the hillside and any future soil creep, the applicant is proposing to install soil nails that will penetrate the soil horizontally and pass approximately 15 feet below the General Easement area. Staff during agency referrals for this project consulted with the Town’s Public Works Department Director who confirmed that this subterranean encroachment will not limit any future development of infrastructure or adjacent trails.*

It should be noted that 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. All encroachments into the GE will require encroachment agreements between the property owner and the Town.

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.

Staff: 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, tree preservation, structural massing, building materials, and colors.

It should be noted that the proposed structure's design varies slightly from the existing structures on Lot 600A. Although that difference is noticeable, Staff believes the applicant has been able to demonstrate how the proposed design fits into the Mountain Village Vernacular design though the structure's massing and material usage which largely reflect the contemporary rustic designs recently seen within the Town. By incorporating a mix of contemporary forms with heavy stone elements grounding the structure as well as traditional mountain architectural designs of exterior wood, and metal, staff believes that the design fits into the overall design theme and character of Mountain Village.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing land forms and vegetation.

Staff: Lot 600A is 2.133 acres in size with the remaining developable area (expansion area) totaling 0.51 acres. The site was previously disturbed during the construction of Elkstone 21, which has resulted in a large area that was cleared of trees and graded to be relatively flat, with the remainder of the site consisting of slopes greater than 30%. Although approximately half of the site consists of steep slopes, the disturbance of those slopes has been minimized with the siting of the structure within the existing disturbed area. The pre-disturbed area provides a relatively flat location for the structure, while the driveway design is mostly pre-existing until you reach the development area. The stepped nature of the proposed structure allows for the building to built into the hillside which reduces mass along the southern façade while also allowing an accommodation of the required enclosed parking garage.

17.5.6: Building Design

Staff: The style of the proposed structure, although slightly different from the existing residences within the Elkstone development, appears to fit the modern architectural vernacular that has been recently more popular in Mountain Village. The building form and exterior wall form portray a mass that is thick and strong with a heavy grounded foundation largely being demonstrated using Telluride Gold Stone. Other materials as identified within the plan set include corrugated metal siding, 8' fire treated cedar siding, and varied metal roofing.

The roof form for the structure is proposed as multiple pitch (3:12, 7:12, 8:12, and 10:12) gable roofs that provide a varied and interesting roofline. The proposed roofing material is a mix of zinc standing seam, and weathered acrylic coated galvalume standing seam. The applicant has asked for specific approval from the DRB for non-rusted metal roofs as described above. The material calculations as provided by the applicant meet the 35% requirements for stone.

The applicant has also requested the much of the exterior area identified as pavers or stairs be snow melted and is proposing a total of 3,345 sq ft. of snow melt system. This will require energy mitigation fees to be paid prior to building permitting.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a Grading and Drainage Plan prepared by Russell Planning and Engineering as requested by staff and DRB during the IASR approval. The plan set denotes building siting, grading, proposed stormwater drainage, and overall areas of disturbance. It appears that the updated submittal meets the requirements of the DRB, but staff still has concerns related to stormwater contamination and problems that have occurred in the past on the site related to de-watering. Staff request that any final approval condition that prior to issuance of a building permit, the applicant provide staff with documentation related to how the project proposes to mitigate possible bacteria contamination and noxious odors.

17.5.8: Parking Regulations

Staff: The applicant has proposed 9 interior parking spaces and an additional accessible parking space for a total of 10 interior garage parking spaces. The CDC requires 1.5 parking spaces for each condominium unit, and the requirement as such has been met. It should be noted that the CDC also requires a minimum of one parking space to be used for HOA purposes such as housekeeping, maintenance, etc. The applicant is proposing for the drop-off / pick-up area located between the storm inlet and the existing transformer to serve that purpose.

17.5.9: Landscaping Regulations

Staff: Since the IASR, the applicant has provided a full landscaping plan that demonstrates specific landscaping features such as areas for tree removal, areas of proposed landscaping, specific planting schedules, irrigation schedules, and fire mitigation zones. There has been some discussion with neighbors to increase vegetative screening between the proposed development and Elkstone 21. Due to the proximity of the development to Elkstone 21, a large number of small diameter trees will be required to be removed during excavation and development of the retaining walls. Staff is requesting that any approval include a condition that requires the area between Elkstone 21 and the proposed development to include additional plantings that would replace any trees removed between the two buildings along with a revegetation plan to bring the buffer back to its pre-disturbed condition.

17.5.10: Trash, Recycling, and General Storage Areas

Staff: The applicant has indicated that there will be an area for enclosed trash and recycling within the eastern portion of the project adjacent to the entrance to the parking garage. This location will allow for waste collection in the existing drive / fire turn around without impacting parking or traffic flow on the site. All storage areas for individual owners are located internally within the parking garage.

17.5.12: Lighting Regulations

Staff: The applicant has provided a lighting plan for the project per IASR conditions of approval. Generally, the lighting is subdued and consists of 2 recessed ceiling lights and 18 step lights that are used to light the staircase as shown in the lighting plan. Also included in the lighting plan is a photometric study demonstrating light spill and the lighting cutsheets for the proposed lamps. It appears that the applicant has taken into consideration the neighboring homes along with the riparian area of Elk Lake that is directly adjacent to the project with the majority of the lighting used for ingress/egress purposes only.

17.5.13: Sign Regulations

Staff: Currently, the existing Elkstone Development has a signage along Mountain Village Blvd which indicates the entrance to the development. It is important to identify the

address of the new building and there is a requirement to maintain that address monument on the structure. The applicant has indicated that signage for the development will be 6-8" bronze metal letters and numbers mounted to the façade of the building. The building name will be 8" lettering and will be mounted on the third floor of the building. The numbers for the address will be mounted in 6" lettering to the north side of the entrance to the garage. In the future, it may be helpful for emergency services for the developer to include some indicator on the existing Elkstone sign along Mtn Village Blvd to identify unit address ranges within the entire development.

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management – The applicant has revised the plan set since the IASR to include the area to be delineated as Zone 1 Defensible Space as required by the CDC. In addition, the applicant has indicated on the site plan all trees over 4"dbh to be removed. As mentioned above, there is a desire by the neighbors at Elkstone 21 to maintain a buffer of aspens between the two buildings, which staff does not take issue with given that they are more fire resistant than coniferous trees.

Staff: Steep Slopes – Due to the unique topography of the site, staff believes the applicant has worked to provide logical siting for the project. Due to the extent of the slopes greater than 30%, and the need for a fire truck turn around, it appears that this location best limited extensive cuts and fills along with impacts to adjacent uses. The structure is sited on the pre-disturbed portion of the property and 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 expansion area contains large areas of slopes that are 30% or greater". By siting the project in its current location, it limits cuts and excavation while reducing impacts to any adjacent wetlands and riparian areas.

17.6.6: Roads and Driveway Standards

The driveway design meets the standards of the CDC. Due to the prior development of the site, almost the entirety of the access drive to the expansion area has been constructed. The applicant is proposing to install a Y-type fire truck turn around that would meet the standards of the Fire Department – a design which has largely driven the placement of the building on the site as proposed. Due to building and driveway being sited on a relatively flat portion of the lot, there will be minimum issues with the driveway grade and staff does not foresee any additional snow melt requirements other than what is proposed by the applicant. The applicant has proposed 9 interior spaces within the structure, and it appears that there is a drop off area also indicated on the plan set.

17.6.8: Solid Fuel Burning Device Regulations

The applicant has indicated that all fireplaces within the residence will be natural gas burning fixtures. The proposal indicates that there are fireplaces as designed, but all chimneys shown on the plans are nonfunctional and do not require venting.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

The applicant has provided a construction mitigation plan meeting the requirements of the Town's CDC. Due to the size of this project, along with the proximity of existing residences and Elk Pond, it is strongly advised that the applicant begin to address construction mitigation with adjacent stakeholders as soon as possible. The provided CMP plan addresses the following items as required by staff: construction fencing, material stockpiling, construction parking, crane staging, tree protection, storm water mitigation, and staging.

The applicant and contractor have been instructed to fence the site and any soil and or trees not to be removed will need to be protected throughout the project. The construction fencing and area of disturbance is in very close proximity to the existing development on site, and it is important to take care with the development of the site. 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 Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of a total of six (6) new condominium units.

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 -

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 Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of a total of six (6) new condominium units based on the evidence provided within the Staff Report of record dated June 20, 2019 and with the following conditions:

- 1) The applicant will revise the landscaping plan to include additional tree plantings along the stair case and between Elkstone 21 and Elkstone Lakeside. This will include at minimum 2 additional like trees in addition to what is currently proposed that will serve to buffer the stair case from the adjacent building. In addition, the applicant will bring the disturbed area between the two buildings back to its original pre-disturbed condition to include additional small diameter tree plantings and native seed planting. These plantings shall not include any coniferous tree species and is required to be entirely deciduous.
- 2) 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 subterranean soil nail encroachments to the south of the development.
- 3) 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.
- 4) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

/JJM

Elkstone Lakeside Condominiums

Final Architecture and Site Review



Z E H R E N
AND ASSOCIATES

ARCHITECTURE • PLANNING
INTERIORS • LANDSCAPE ARCHITECTURE

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BACKGROUND

Rezoning Approval

The Town Council approved the rezoning on May 16, 2019 subject to the following conditions shown in *italics*:

1. The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until transferred to a lot or another person or entity. *The developer agrees to this condition.*
2. All site improvements, including but not limited to buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC. *This condition will be met.*
3. The Property Owner must demonstrate ownership of (2) condominium density (six-person equivalent density) prior to the issuance of a building permit. *Sterling Snow, LLC has purchased two (2) condominium units of density and will provide proof of purchase to the Town prior to the DRB hearing on the Final Architecture and Site Plan Review.*
4. The Property Owner must ensure and demonstrate to the Design Review Board at the Property Owners Final Architecture and Site Review that the proposed building, grading, landscaping, parking areas, and other site improvements related to the proposed building, allow for the future construction of the Pond Loop Trail as envisioned in the Town of Mountain Village Trails Master Plan. If the Design Review Board determines that this cannot be accomplished, then the Design Review Board shall impose a setback from the lot line which would allow for the future construction of the Pond Loop Trail in a suitable environment and features. *Please refer to the Elk Pond Trail discussion.*

Elk Pond Trail

The draft of Mountain Village Trails Master Plan envisions a new trail "NS-8" around Elk Pond that links into new trail to the west of the pond as shown in Figure 1. Sheet L1.06 and Figure 2 show a conceptual alignment of Trail NS-8. This conceptual plan shows that the trail can be constructed around the Elk Pond as envisioned in the draft Trails Master Plan.

The natural topography drops approximately 10 to 12 feet from the northwest corner of the proposed building on Lot 600A to the upland area around Elk Pond. A trail around the pond will not head up the steep topography towards the proposed building due to steep trail grades, with the natural path for the trail closer towards the pond in an upland area away from the pond's wetlands as conceptually shown in Figure 2. This places the natural location of the trail over 47 feet from the proposed building on Lot 600A. The conceptual trail plan on Sheet L1.06 clearly demonstrates that the development of the building on Lot 600A will allow for the construction of trail NS-8, with all Elkstone site improvements located on Lot 600A. It should be noted that we are proposing to slightly regrade and revegetate a disturbed area outside of Lot 600A that was caused by the grading for the temporary construction staging area for the Elkstone 21 building. This grading will not impact the ability of the Town to provide Trail NS-8.

The conceptual trails plan on Sheet L1.06 shows the trail on a boardwalk to the west of the existing building as a way to provide screening and provide privacy for the existing building. The construction of trail NS-8 will have to be developed by the Town and should include outreach to all property owners along the trail routes to ensure a suitable environment and features.



Figure 1. Trails Master Plan

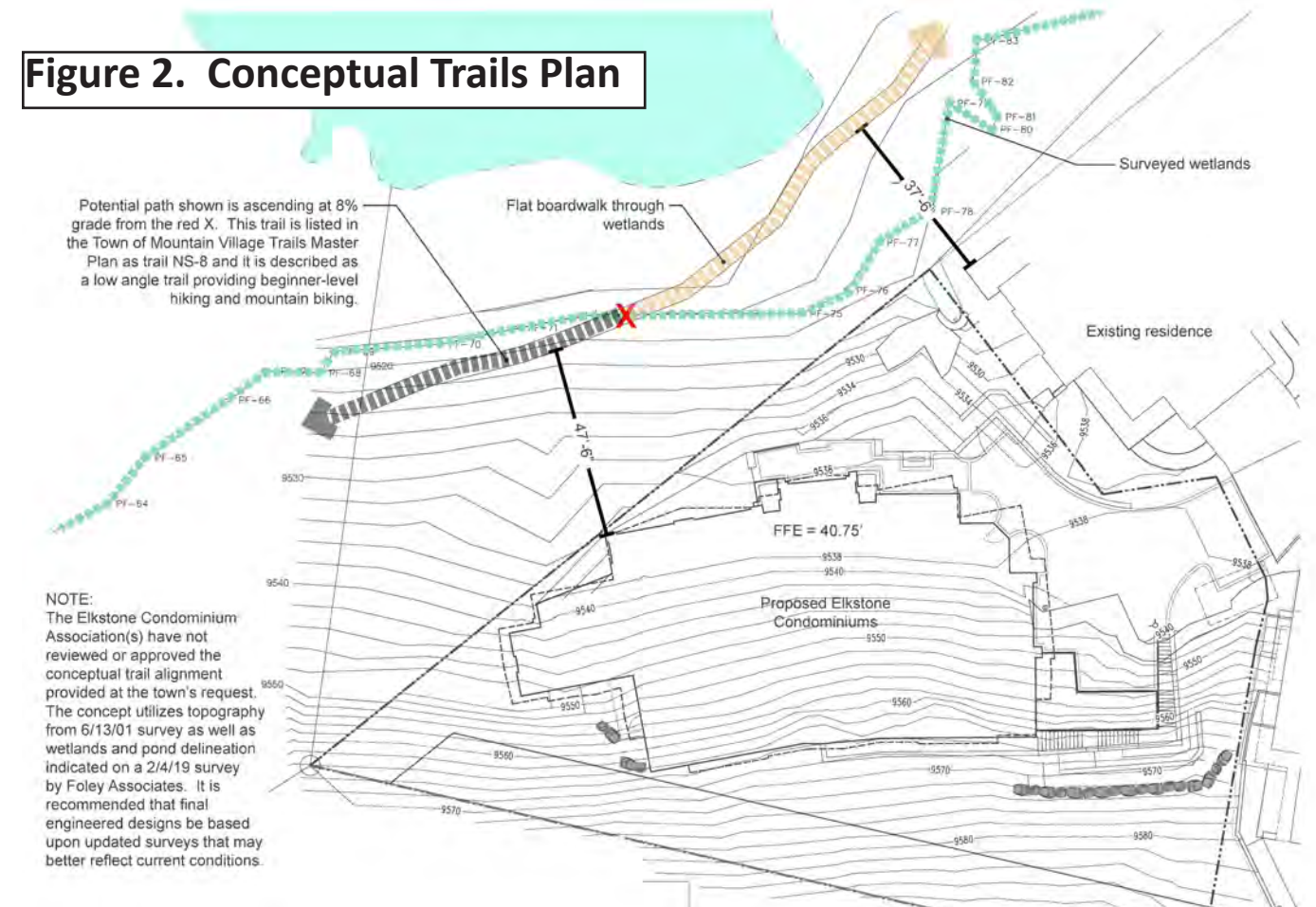


Figure 2. Conceptual Trails Plan

Architecture and Site Plan Review

The DRB approved the Architecture and Site Plan Review at the March 28, 2019 meeting. The following comments shown in *italics*:

1. Prior to the Final Review, the Owner shall either (A) obtain Town Council approval for the Rezoning Process and Density Transfer Process development application or (B) revise the proposed plans to include only four condominium units. *The Council has approved the rezoning and the rezoning ordinance has been recorded.*
2. Prior to Final Architectural Review, the applicant shall provide site calculations for Lot 600A in its entirety, including existing structures not within the expansion area. *Lot coverage is shown on Sheet L1.04 with less than 65% site coverage for all of Lot 600A.*
3. Prior to Final Architectural Review, the applicant shall provide a total calculation of exterior areas to have snow melt systems, and revise page L1.01 to indicate those areas in the plan set. *The site snowmelt plan is shown on Sheet M3.5. The total area of snowmelt is approximately 6,525 sq. ft.. The project is allowed 1,300 sq. ft. of snowmelt area which means energy mitigation may be needed for approximately 5,225 sq. ft. consistent with the adopted Building Regulations (We are determining if a boiler was oversized to snowmelt the driveway area of 1,905 sq. ft.). Snowmelt is not regulated by the Design Regulations and is checked by the Building Department with the required building permit process.*
4. Prior to the Final Architectural Review, the applicant must submit a complete grading and erosion control plan document, stormwater management plans, and drainage plans. The civil plans for the development of the site must be prepared by a Colorado PE. *Engineered civil plans have been provided as shown in Sheets C-001 - C-501. The erosion control plan is shown on Sheet C-101. Detailed geotechnical drilling of the site occurred during the last week of June. That information will be used by Trautner Geotech to prepare a geotech report that will provide data and design parameters for the structural engineering firms to complete the foundation design, retaining wall design and permanent slope stabilization measures. All of the reports and engineered plans will be submitted with the required building permit application.*
5. Prior to Final Architectural Review, the applicant must provide a monument form related to the address monument for the project, including location, materials, methods, heights, and any other requirements that may be applicable for addressing. *The address monument is shown on the stone column north of the garage door on the east elevation as required by building code, but contingent on fire department review. The monument will be 6-8 inch letters as required by the fire code and illuminated from the downlighting over the garage door.*
6. Prior to Final Architectural Review, the applicant shall provide a site plan. If they must provide documentation of planning staff review, a forester, arborists, or landscape architect has determined the extent of any thinning work required for forest health. *Wildfire zones are shown on Sheet L1.03.*
7. Prior to Final Architectural Review, the applicant will be required to update the landscaping plan in order to demonstrate irrigation system design, methods to preserve existing trees which are to remain, along with the location of all proposed shrubs and plantings. *All trees and shrubs will be served by a drip irrigation system. The DRB should refer to the landscaping plan shown on Sheets L1.01 - L1.03.*
8. Prior to Final Architectural Review, the applicant must address the HOA parking requirements of no less than one (1) and no more than five (5) spaces reserved for HOA uses. *Service parking for one vehicle is available in the loading/unloading area by the transformer to the east of the proposed building.*

Local Design Inspiration



9. Prior to Final Architectural Review, staff is recommending that the applicant provide a full lighting study including an isometric foot-candle study along with full cut sheets for all the proposed lighting fixtures for the site. The isometric foot candle study shall fully address light spill into the wetlands /riparian areas of Elk Pond. *The isometric study is shown on Sheet E4.1. Exterior lighting will not cause lighting spill into the wetland area to the north of the building. The lighting plan only calls for recessed wall lights along the southern egress stairs and two other exterior lights at the garage entry and main door as shown on Sheet E4.0.*
10. Prior to Final Architectural approval, staff requires a plan that addresses but is not limited to the following items: construction, material stockpiling, construction, crane staging, tree protection, water, and project phasing. *The construction mitigation plan is shown in the Final Review plan set.*
11. 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 subterranean soil nail encroachments to the south of the development. *This condition will be met.*
12. Prior to issuance of a CO, the property owner will submit a condominium map or condominium map amendment record for development. *This condition will be met.*
13. 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 will be met prior to the framing inspection.*
14. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE. *This condition will be met.*

Design Varia

The project architect is proposing to use acrylic coated Galvalume standing seam metal roof for the roof material as shown on Sheets A2.01 through A.203. Galvalume metal shingles are commonly identified as a Design Variation. Galvalume is a zinc coated product and zinc roof is a Design Variation. CDC states that the DRB may approve a Design Variation request if the following criteria are met, with our comments shown in *italics*:

- i. The design variation is compatible with the context of the surrounding area. *We believe the proposed roofing is compatible with the design context of the surrounding area.*
- ii. The design variation is consistent with the town design theme. *The proposed roofing material is consistent with the Mountain Village Design Theme. The proposed material has been shown to hold up well over time in high alpine conditions. The roofing material has gray color that nicely contrasts with the proposed red zinc standing seam metal roof.*
- iii. The strict application of regulations would prevent the applicant or owner from achieving its intent for a project. *Strict application of the CDC limitations would prevent the use of Galvalume roofing material. The project architect designed the roof to be an important element of the overall design, with a more contemporary appearance.*
- iv. The design variation is necessary to allow for the achievement of the intended design objectives. *The design variation is the minimum needed to allow for the use of Galvalume roofing shingles.*
- v. The design variation is consistent with purpose and intent of the Design Regulations. *The design variation is consistent with the purposes of the Design Regulations because it will promote good civic design*

and development and create and preserve an attractive and functional community.

- vi. The design variation will not have an unreasonable negative impact on the surrounding neighborhood. *We believe the design variation will have a positive impact on the surrounding neighborhood through introduction of a unique material and roof design that complements neighboring architecture.*
- vii. The proposed design variation meets all applicable Town regulatory standards. *The proposed variation meets the requirements of the CDC, including but not limited to the Building Regulations.*
- viii. The variation interprets and embraces nature, recalls the past, interprets our current context of the neighborhood surrounding a site. *Galvalume roofing provides a design that interprets our times with a more contemporary appearing metal roof that contrasts nicely with the red zinc standing seam metal roof. The overall roof design will achieve optical relief through the use of standing seam red zinc metal roofing and Galvalume roofing.*



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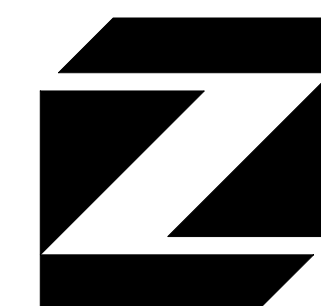
ELKSTONE CONDOMINIUMS

TELLURIDE MOUNTAIN VILLAGE, COLORADO



ISSUE D: FINAL DESIGN REVIEW

6 JUNE 2019



ZEHRE

48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080

AND ASSOCIATES,
ARCHITECTURE - PLANNING -
LANDSCAPE

101 El Paseo
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102



20182606.00

06/06/2019

DD D

ELKSTONE LOT 600 A
Telluride Mountain Village
Maximum Roof Height Calculations

6-Jun-2019

Roof Point #	Roof Point Elevation	Natural Grade Elevation	Calculated Roof Height (feet) Above Natural Grade	Proposed Grade Elevation Below	Calculated Roof Height (feet) Above Finish Grade
M01	9590.87	9545.96	44.91	9544.86	46.01
M02	9589.21	9539.64	49.57	9542.00	47.21
M03	9601.10	9553.00	48.10	9552.50	48.60
M04	9598.31	9548.38	49.93	N/A	N/A
M05	9602.08	9554.89	47.19	N/A	N/A
M06	9582.31	9532.57	49.74	9540.75	41.56
M07	9580.66	9544.79	35.87	N/A	N/A
M08	9592.50	9539.68	52.82	N/A	N/A
M09	9598.20	9555.13	43.07	N/A	N/A
M10	9598.52	9547.96	50.56	N/A	N/A
M11	9602.08	9555.60	46.48	N/A	N/A
M12	9601.08	9554.10	46.98	N/A	N/A
M13	9592.34	9548.15	44.19	9540.75	51.59

ELKSTONE LOT 600 A
Telluride Mountain Village
Maximum Average Roof Height Calculations

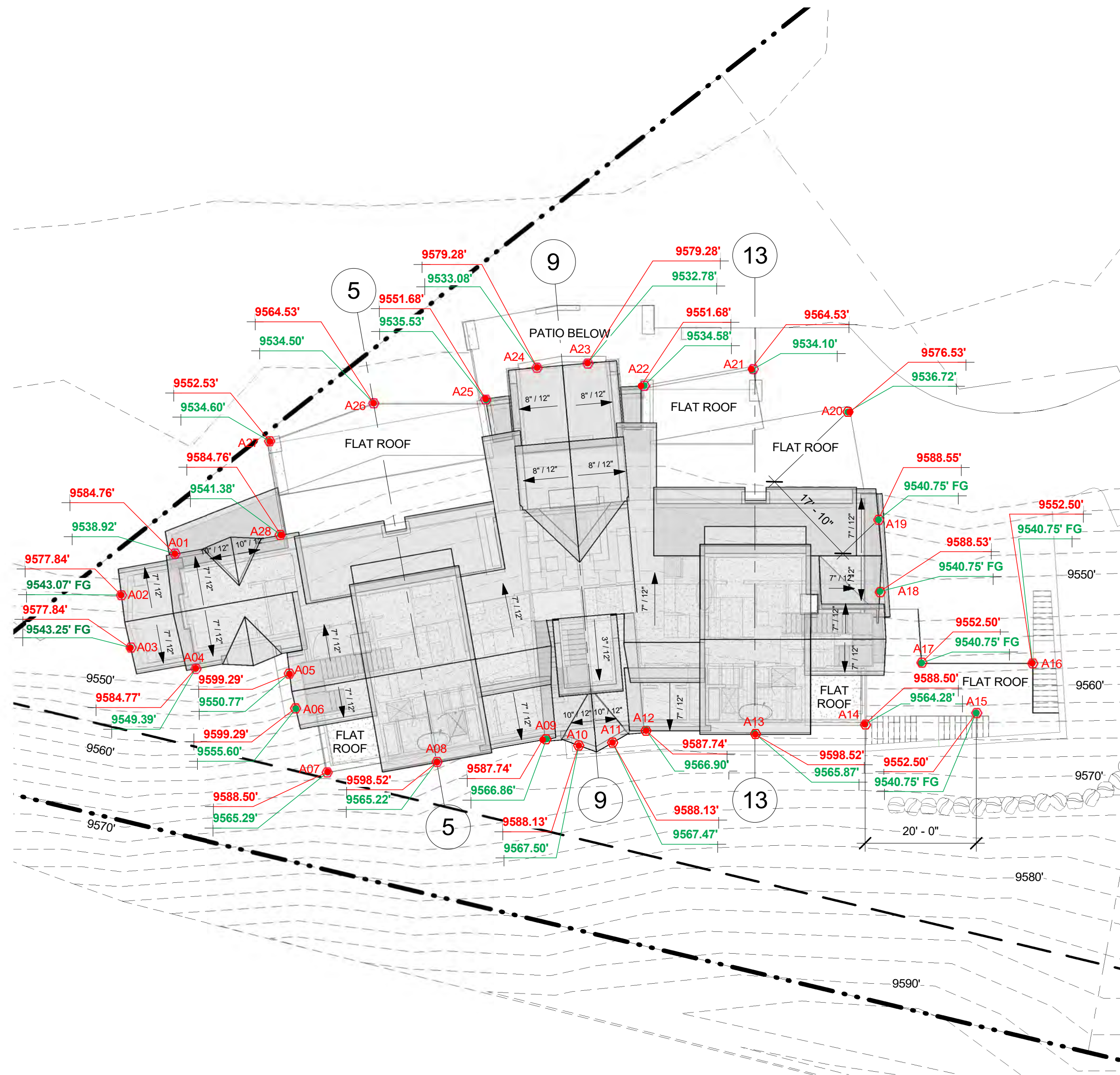
6-Jun-2019

Roof Point #	Roof Elevation	Most Restrictive Elevation Below Roof Point	NG = Natural Grade FG = Finish Grade	Roof Height (Feet) Above Most Restrictive Grade
A01	9584.76	9538.92	NG	45.84
A02	9577.85	9543.07	FG	34.78
A03	9577.00	9543.25	FG	33.75
A04	9584.76	9549.39	NG	135.37
A05	9599.29	9550.77	NG	48.52
A06	9599.29	9555.60	FG	43.69
A07	9588.50	9565.29	NG	23.21
A08	9598.52	9565.22	NG	33.30
A09	9587.74	9566.86	NG	20.88
A10	9588.13	9567.50	NG	20.63
A11	9588.13	9567.47	NG	20.66
A12	9587.74	9566.90	NG	20.84
A13	9598.52	9565.87	NG	32.65
A14	9588.50	9564.28	NG	24.22
A15	9552.50	9540.75	FG	11.75
A16	9552.50	9540.75	FG	11.75
A17	9552.50	9540.75	FG	11.75
A18	9588.55	9540.75	FG	47.80
A19	9588.55	9540.75	NG	47.80
A20	9576.53	9536.72	NG	39.81
A21	9564.53	9534.10	NG	30.43
A22	9551.68	9534.58	NG	17.10
A23	9579.28	9532.78	NG	46.50
A24	9579.28	9533.08	NG	46.20
A25	9551.68	9535.53	NG	16.15
A26	9564.53	9534.50	NG	30.03
A27	9564.53	9534.60	NG	29.93
A28	9584.76	9541.38	NG	43.38

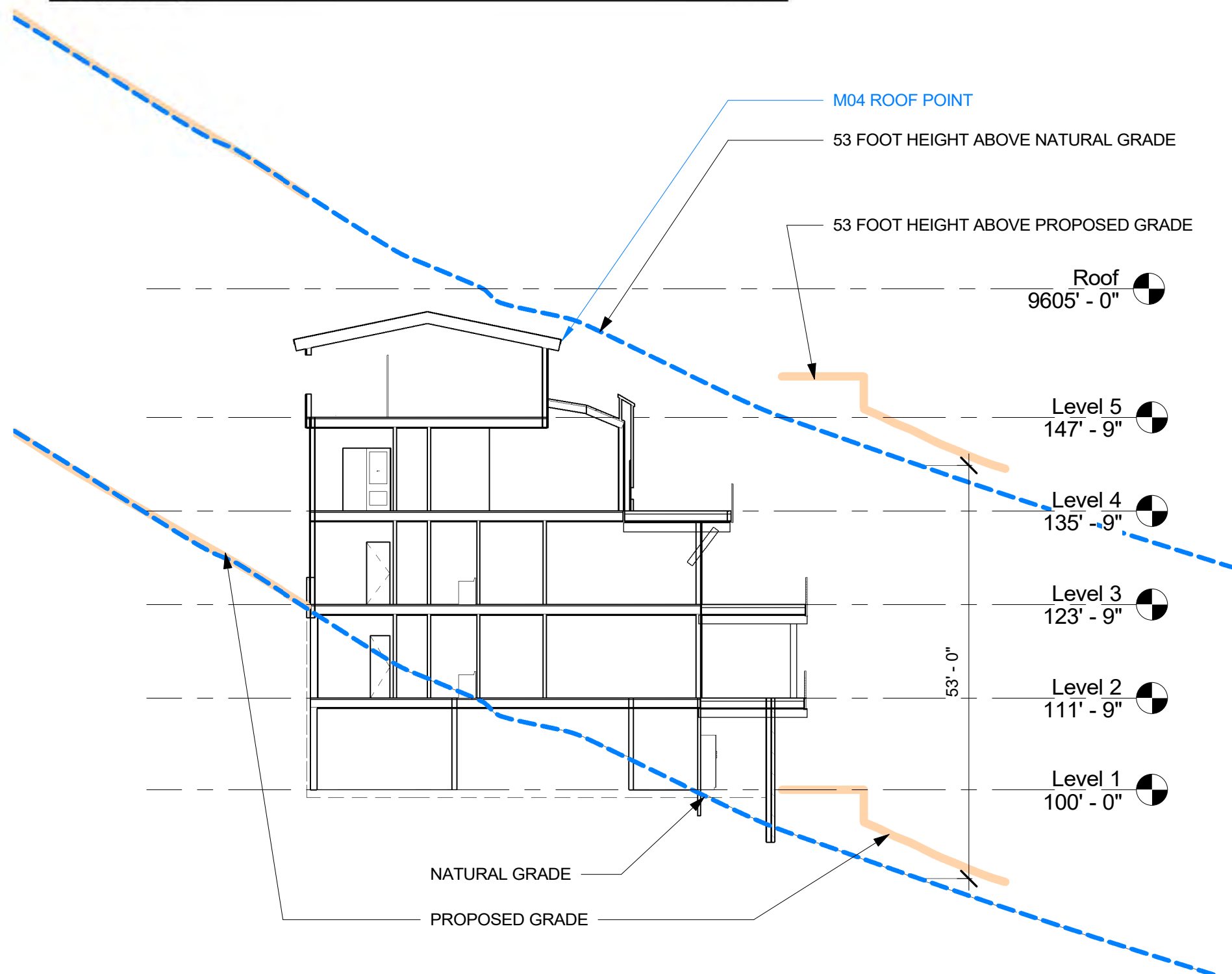
Average Height: 34.60
 Max. Average Allowable: 45.00
 Compliant By: 10.40



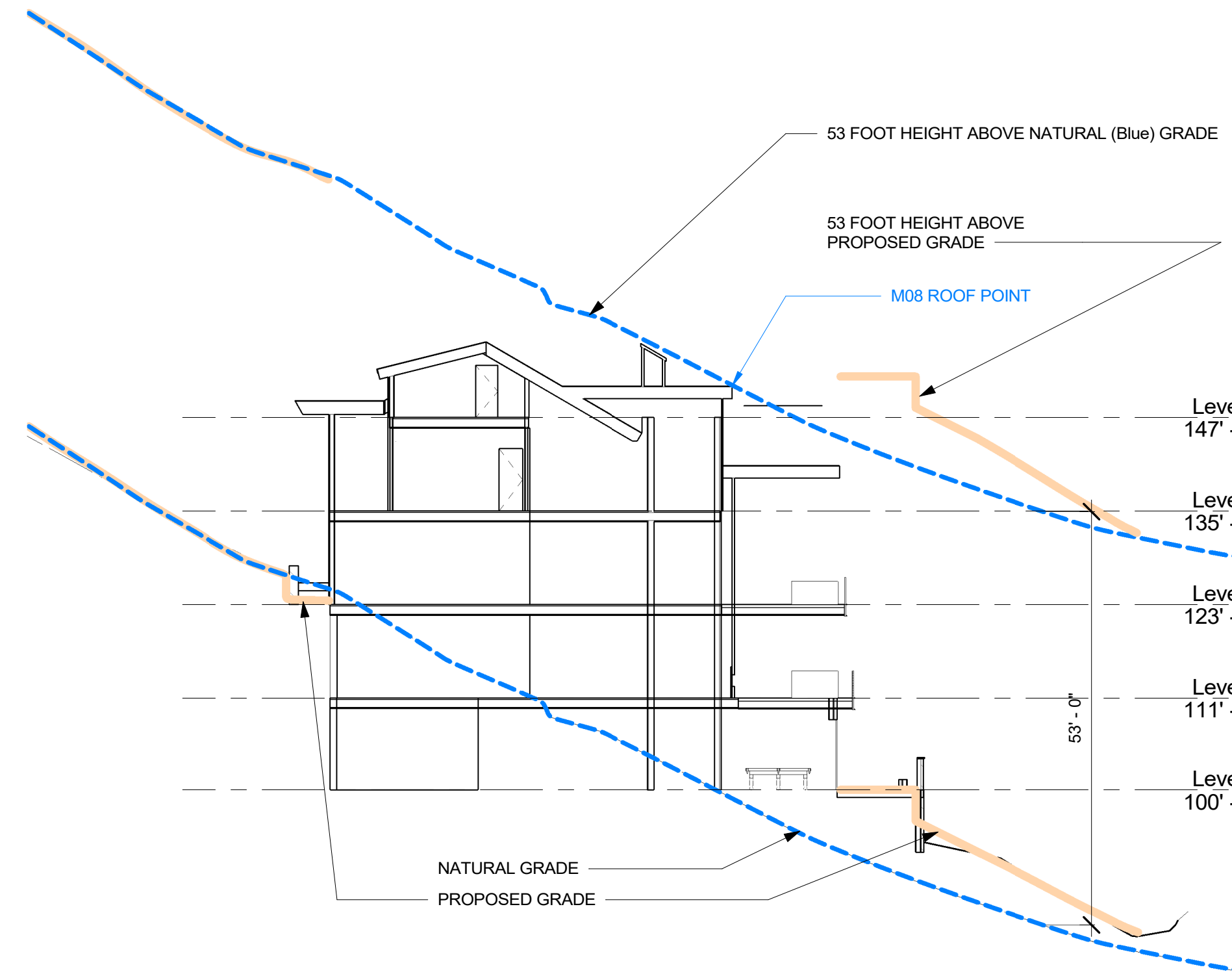
2 ROOF HEIGHT POINTS PLAN - MAXIMUM HEIGHTS
 H1.00 1/16" = 1'-0"



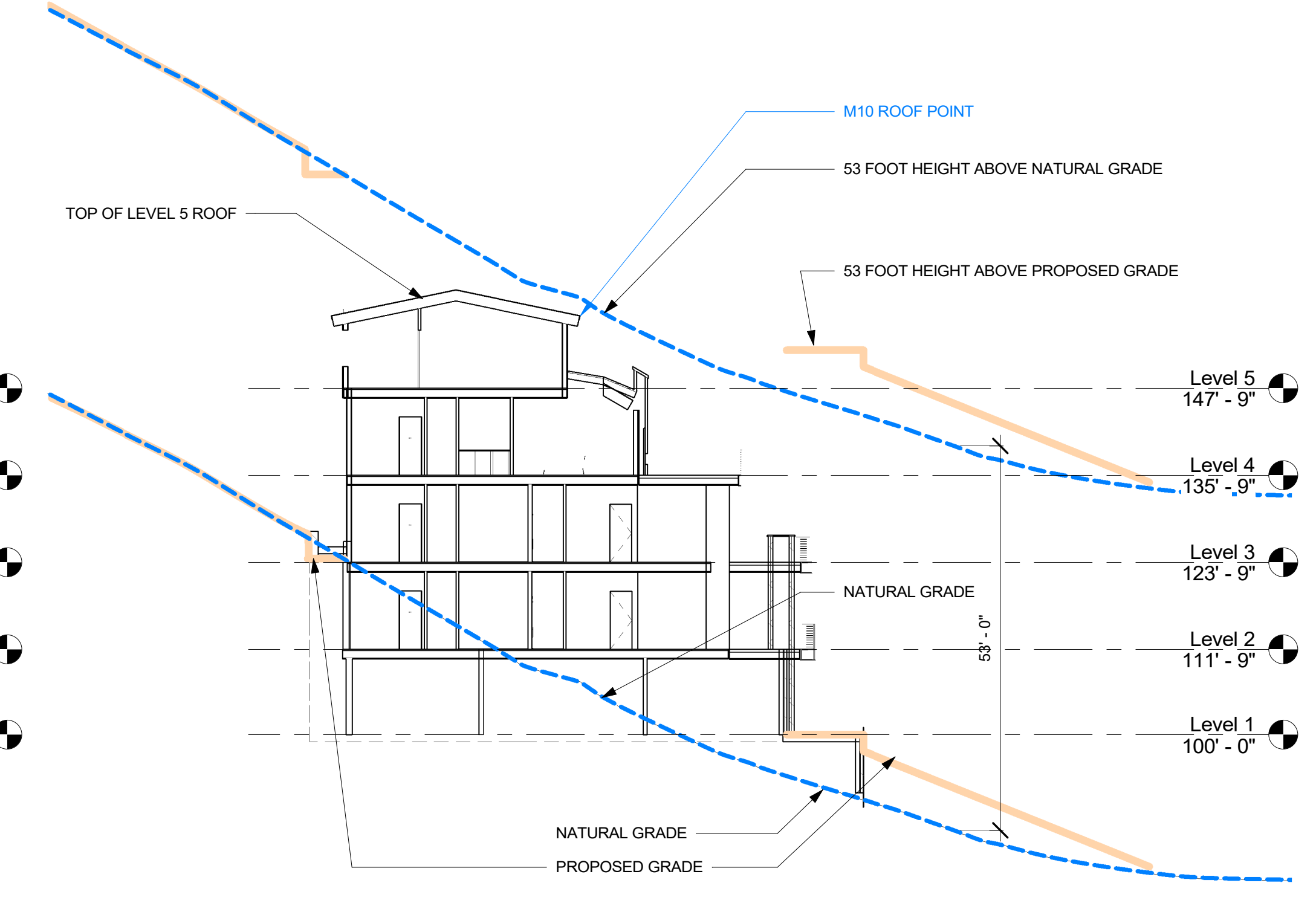
1 ROOF HEIGHT POINTS PLAN - MAXIMUM AVERAGE HEIGHTS
 H1.00 1/16" = 1'-0"



5 SECTION AT GRID 5 - (Unit 5) - ROOF HEIGHT ANALYSIS
 H1.00 1/16" = 1'-0"



4 SECTION AT GRID 9 (CENTER OF BUILDING) - ROOF HEIGHT ANALYSIS
 H1.00 1/16" = 1'-0"



3 SECTION AT GRID 13 (UNIT 6) - ROOF HEIGHT ANALYSIS
 H1.00 1/16" = 1'-0"

ZEHREN AND ASSOCIATES, INC.
 ARCHITECTURE - PLANNING -
 INTERIORS
 ARCHITECTURE
 48 East Beaver Creek Blvd., Suite 303
 P.O. Box 1976 - Avon, Colorado 81620
 (970) 949-0257 FAX (970) 949-1090

CIVIL
 Russell Engineering
 Martin-Martin

MECHANICAL
 AEC Consulting Engineers
 970.385.4546
 970.748.8520

ELECTRICAL
 EEC Consulting Engineers
 970.926.6007
 970.748.8520

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ISSUE	No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING	
B	02/15/2019	DESIGN REVIEW	
C	03/06/2019	DESIGN REVIEW	
D	06/06/2019	DESIGN DEV	

KEY PLAN

BUILDING ROOF HEIGHT ANALYSIS

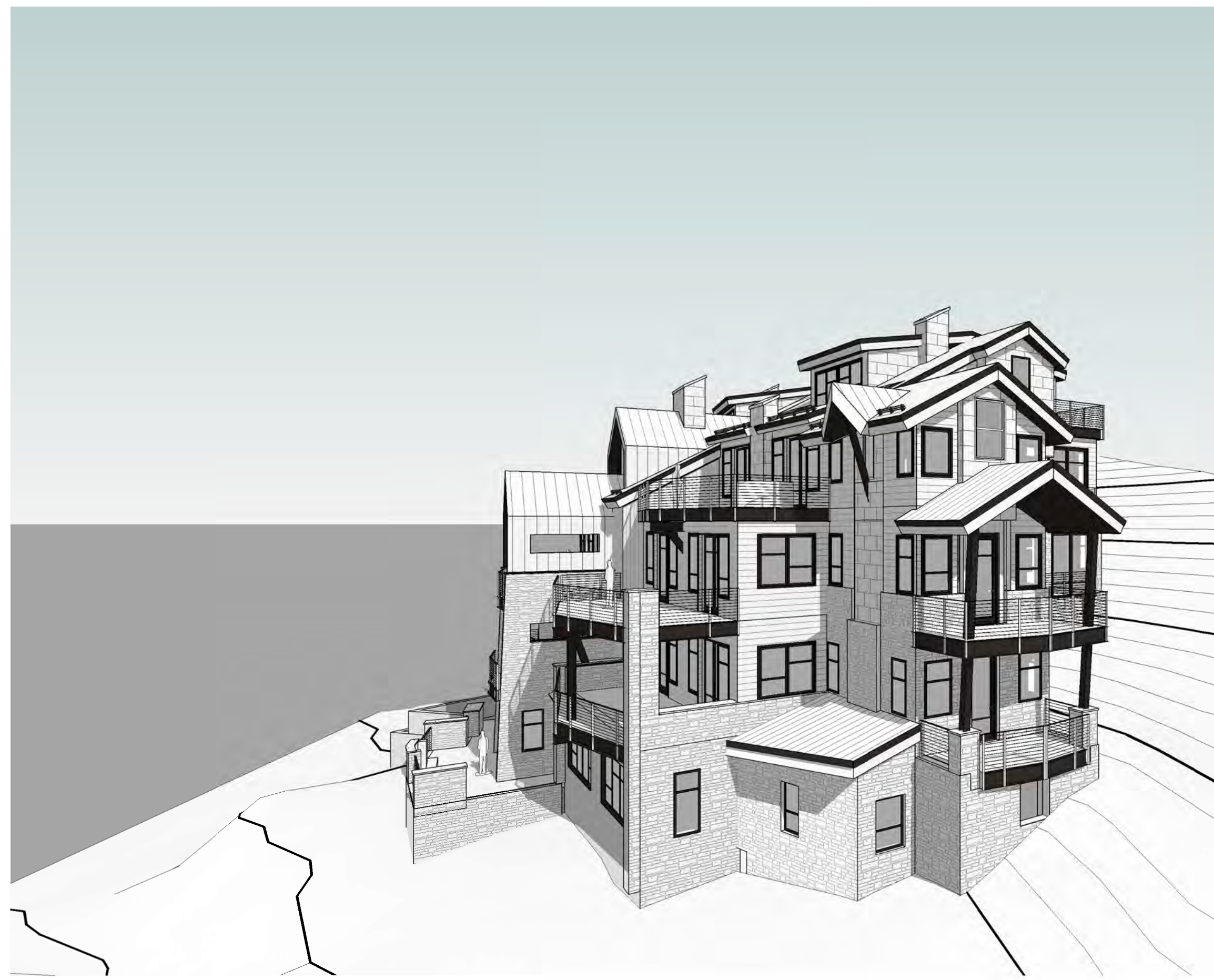
PROJECT No. 20182606.00	ORIGIN DATE 11/13/2018
DRAWN BY JB	CHK BY TL TRV BY
SHEET No. H1.00	SCALE: 1/16" = 1'-0"



① 3D Sheet View - 1



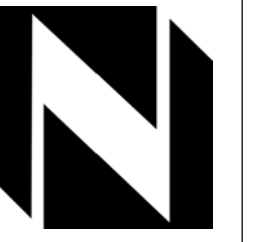
② 3D Sheet View - 2



③ 3D Sheet View - 3



④ 3D Sheet View - 4



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ARCHITECTURE - PLANNING -
INTERIORS

48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1090

ARCHITECTURE
INTERIORS
LANDSCAPE ARCHITECTURE

MECHANICAL
A/E/C Consulting Engineers
ELECTRICAL
A/E/C Consulting Engineers

970.385.4546 970.748.8520
970.926.6007 970.748.8520

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ISSUE

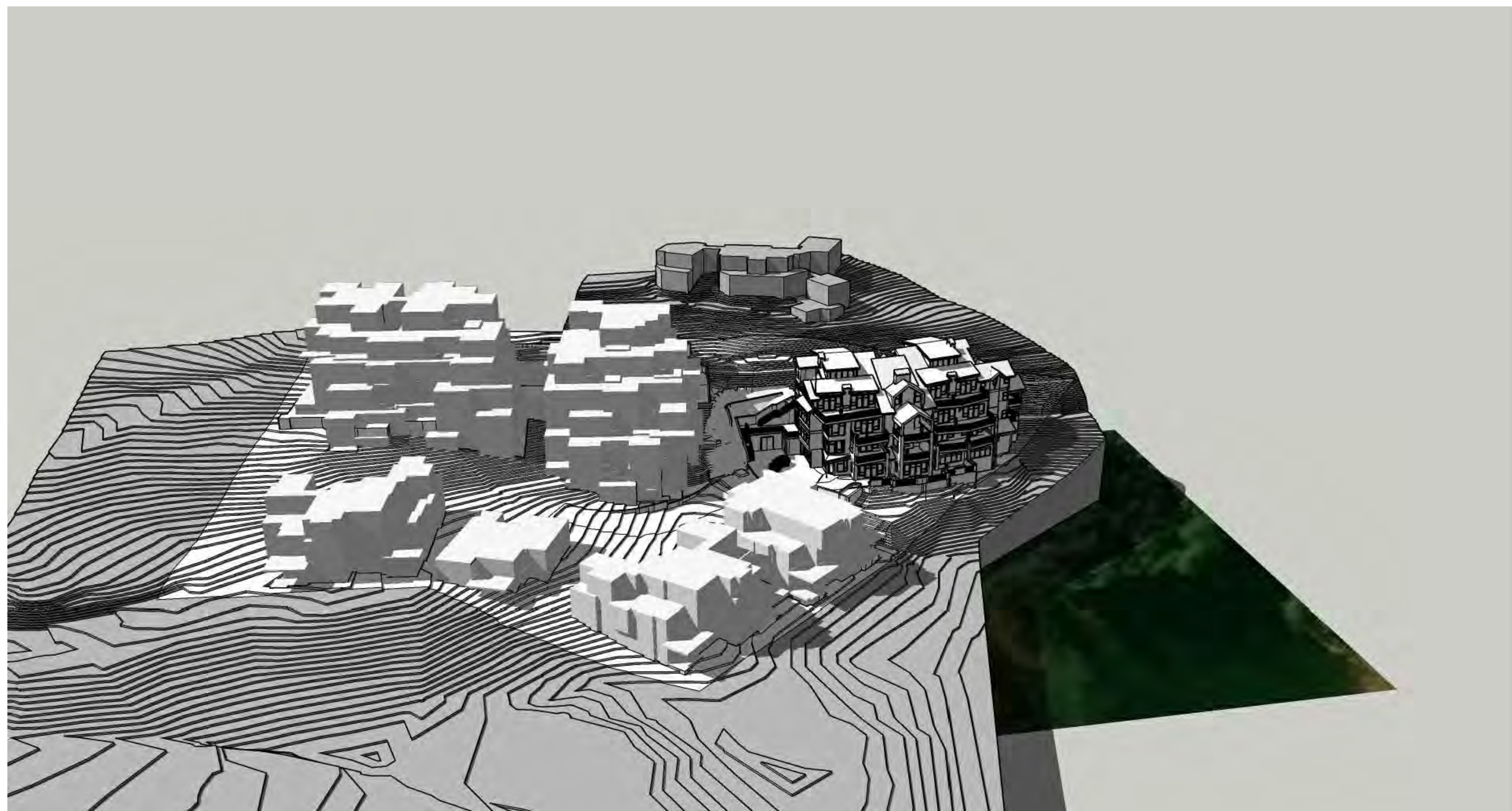
No.	DATE	COMMENT

KEY PLAN

CONCEPT VIEWS

PROJECT No.	ORIGIN DATE
20182606.00	11/13/2018
DRAWN BY	CHK BY TRV BY
JBR	TL

SHEET No. **R1.01**
SCALE:



1 MASSING MODEL VIEW 1
R1.01 NTS



2 MASSING MODEL VIEW 2
R1.01 NTS



3 MASSING MODEL VIEW 3
R1.01 NTS



4 MASSING MODEL VIEW 4
R1.01 NTS

ZEHREN AND ASSOCIATES, INC.
 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
 48 East Beaver Creek Blvd., Suite 303
 101 El Paseo
 Santa Barbara, California 93101
 P.O. Box 1976 - Avon, Colorado 81620
 (970) 949-0257 FAX (970) 949-1080
 (805) 963-6890 FAX (805) 963-8102
 MECHANICAL
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 Russell Engineering
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 Martin-Martin
 970.385.4546
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SEAL

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ISSUED FOR:

No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	04/06/2019	DESIGN DEV

KEY PLAN

**SITE
 CONCEPT
 VIEWS**

PROJECT No. 20182606.00	ORIGIN DATE 11/02/2018
DRAWN BY JBR	CHK BY TL
	TRV BY

SHEET No.
R1.02
SCALE: AS SHOWN

General Notes:

All materials and workmanship shall be in accordance with the Project Manual and the Town of Mountain Village Ordinance 2013-8. When requirements in the construction specifications or design standards conflict the more stringent requirement shall apply.

The contractor is responsible for obtaining all required permits prior to the commencement of any work on the project. A San Miguel County Special Construction Permit is required for all work in the public right-of-way.

The contractor shall be responsible for notifying the Town of any problems in conforming to the approved plans for any element of the proposed improvements prior to its construction.

The engineer shall be responsible during construction activities to resolve construction problems due to changed conditions or design errors encountered by the contractor during the progress of any portion of the proposed work. Any improvements constructed not in accordance with the approved plans or the approved revised plans, shall be removed and the improvements shall be reconstructed according to the approved plans.

Underground utilities shown on these plans are from physical evidence on the surface and historical maps. The contractor shall be responsible for the horizontal and vertical location of all utilities prior to construction, including potholing if necessary. The contractor shall contact the appropriate agencies for location of all underground utilities at least 72 hours prior to commencement of construction. Where potholing or excavation reveals conflicts between existing and proposed utilities, the contractor shall notify the town immediately and any revisions to the construction plans shall be approved in writing. Utility locates shown are Class C or D.

The contractor shall be responsible for providing a copy of "RECORD DRAWINGS" plans to the Town of Mountain Village prior to final acceptance of work.

The contractor shall notify the Public Works Director or his representative at least 24 hours prior to desired inspection.

The contractor shall reset all Survey Monuments disturbed during construction within 60 days of project completion.

The contractor shall be solely and completely responsible for conditions at and adjacent to the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours.

The duty of the Town to conduct construction review of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Field conditions may exist that require changes to the drawings. If such conditions are encountered, standard engineering practices shall be followed.

Topographic and Boundary Survey Data for this project provided by Foley Associates, Inc.

Utility Notes:

The contractor shall have in his possession at all times one (1) signed copy of plans and specifications which have been approved by the Town of Mountain Village's Public Works Department.

The contractor shall inform the Town's representative 24 hours in advance when trench will be ready for compaction tests. The Town of Mountain Village shall provide a geotechnical testing laboratory to perform all required tests at the Town's expense. The Contractor shall be responsible for and shall pay all costs in connection with retesting for work or materials found defective or unsatisfactory and all stand-by time charges from the tester due to the Contractor's failure to pave, pour, or fill on schedule for any reason except by action of the Owner's Representative.

The contractor shall excavate trenches by open cut, and conform to sheeting, shoring, and bracing requirements of regulating agency or ruling authority.

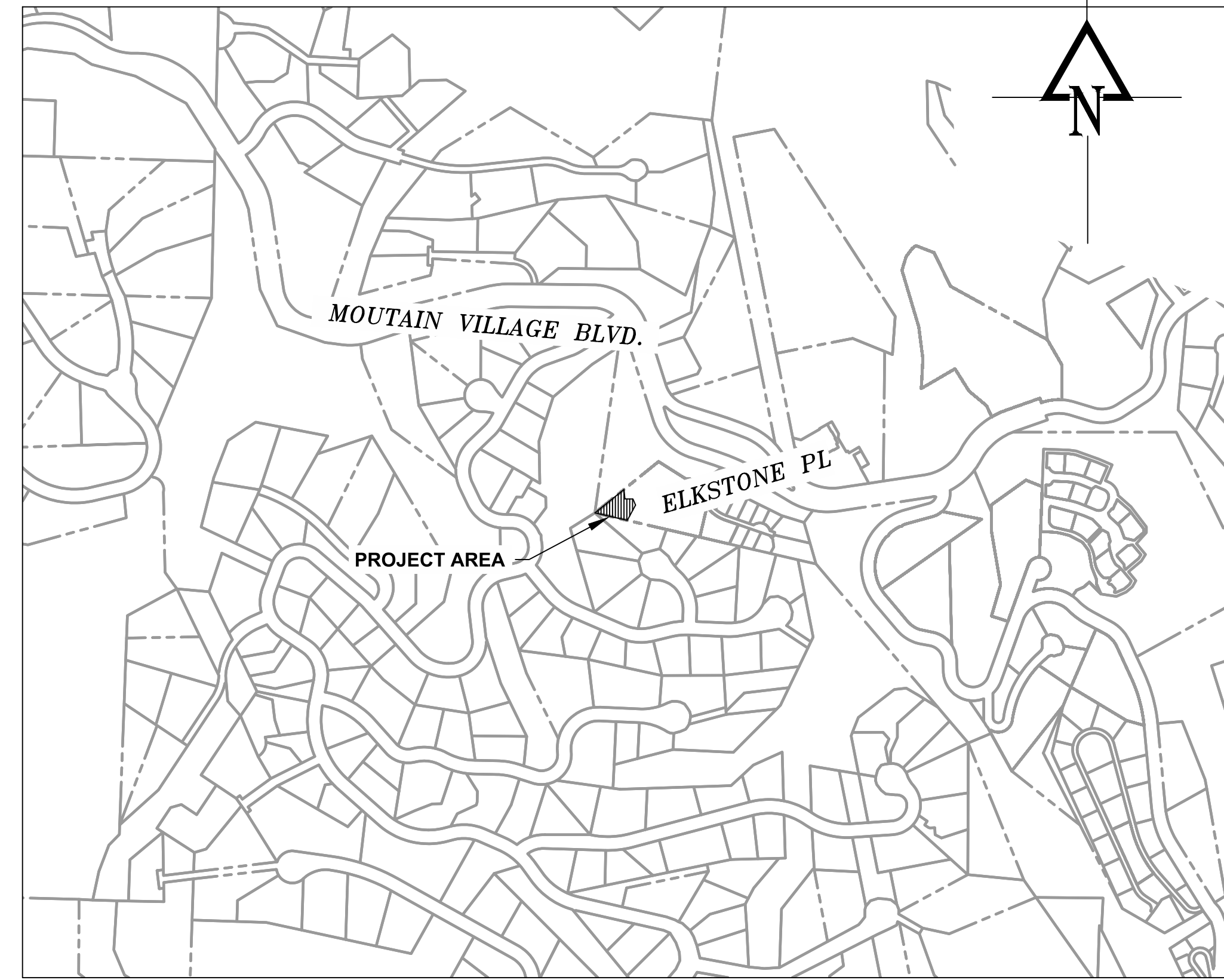
The contractor shall stockpile suitable material for backfilling a minimum of 4 feet away from trench banks. Remove and waste excavated materials not suitable or not required for backfilling.

The contractor shall provide and maintain dewatering equipment, as necessary, to ensure that all work in trenches is performed under dewatered conditions.

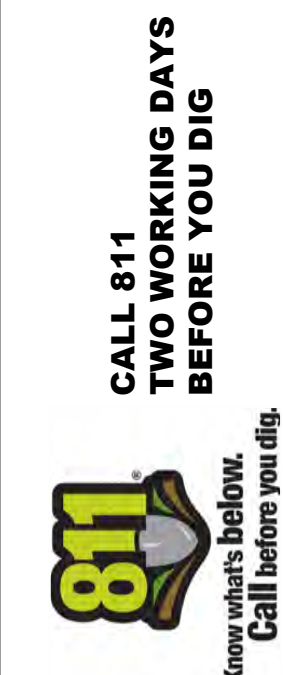
The contractor shall excavate trenches to provide adequate working space and pipe clearances for proper installation and jointing. Trench width at the top of the pipe shall not exceed 16 inches plus pipe width.

All pipelines and appurtenances shall be installed with a minimum of 6 feet of cover from final grade to top of pipe.

TOWN OF MOUNTAIN VILLAGE ELKSTONE CONDOMINIUMS LOT 600A SAN MIGUEL COUNTY, COLORADO



Sheet List Table	
Sheet Title	Sheet Number
COVER SHEET	C-001
EXISTING AND DEMO PLAN	C-101
SITE PLAN	C-102
UTILITY PLAN	C-103
GRADING PLAN	C-104
STORM P PRO	C-105
TYPICAL DETAILS	C-501



REVISIONS:

TOWN OF MOUNTAIN VILLAGE
ELKSTONE CONDOMINIUMS LOT 600A
COVER SHEET

Russell Planning & Engineering, Inc.
Civil Engineers & Surveyors
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 585-4546
Fax: (970) 585-4502

Drawn: **MO**
Drafted: **MO**
Checked: **PO**

Date of Submittal
06/07/2019

1 OF 7

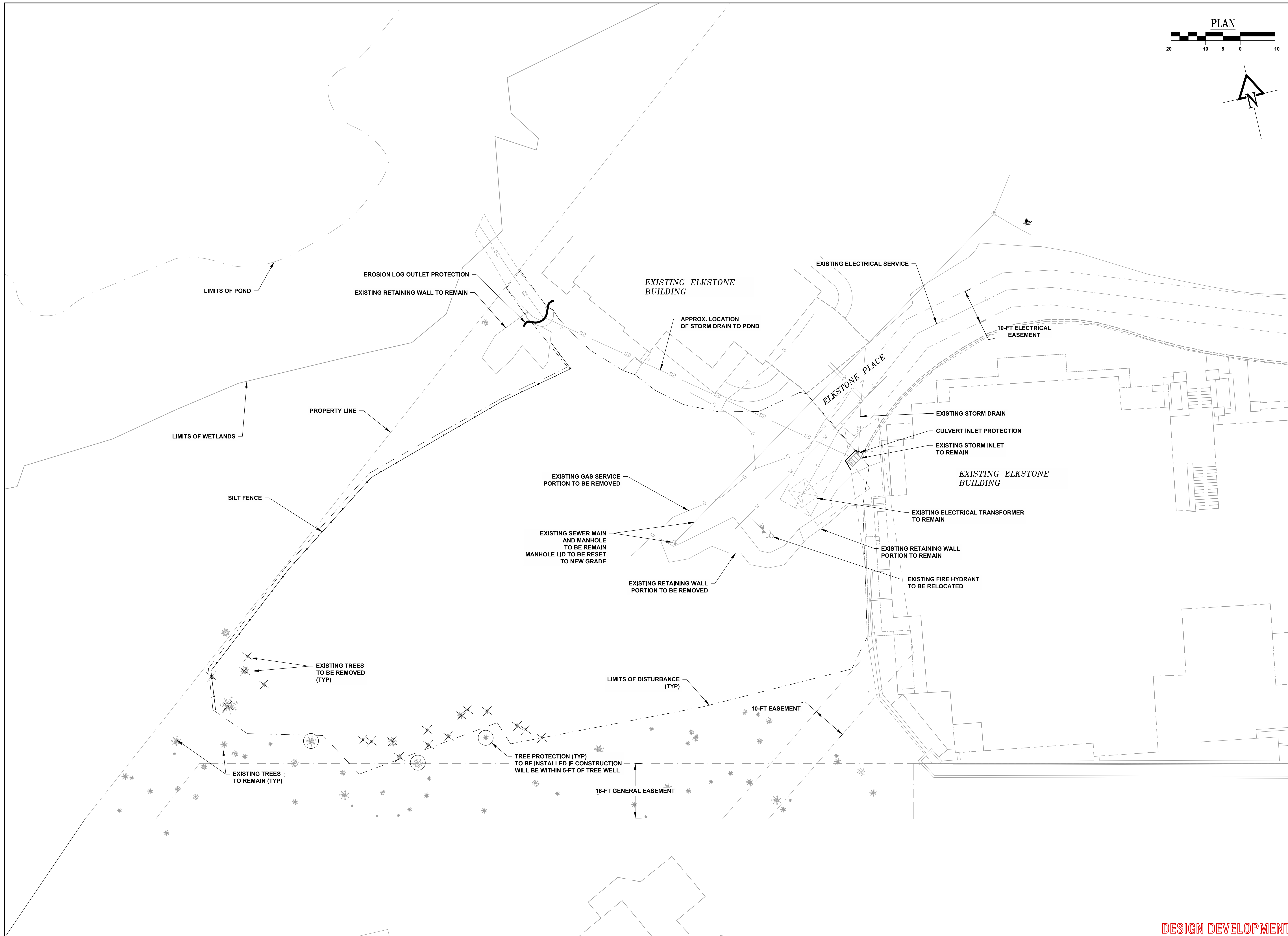
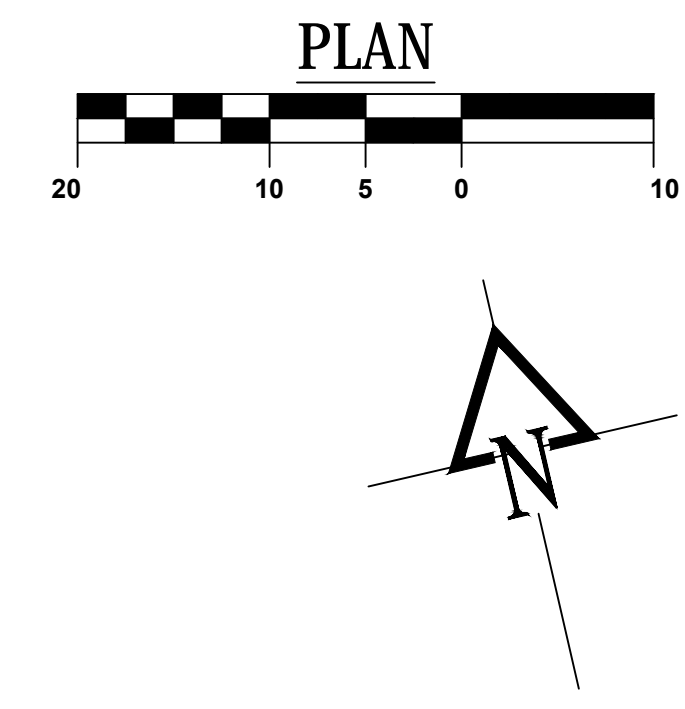
C-001

Town of Mountain Village Approval

"All work shall be constructed to Town of Mountain Village Standards. This Plan Set has been reviewed and found to be in general compliance with these standards. The engineering design and concept remains the responsibility of the professional engineer whose stamp and signature appear hereon."

ACCEPTED BY: _____
PUBLIC WORKS DIRECTOR

DATE: _____



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

**TOWN OF MOUNTAIN VILLAGE
ELKSTONE CONDOMINIUMS LOT 600A
EXISTING AND DEMO PLAN**

Russell Planning & Engineering, Inc.
Civil Engineering Services
834 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

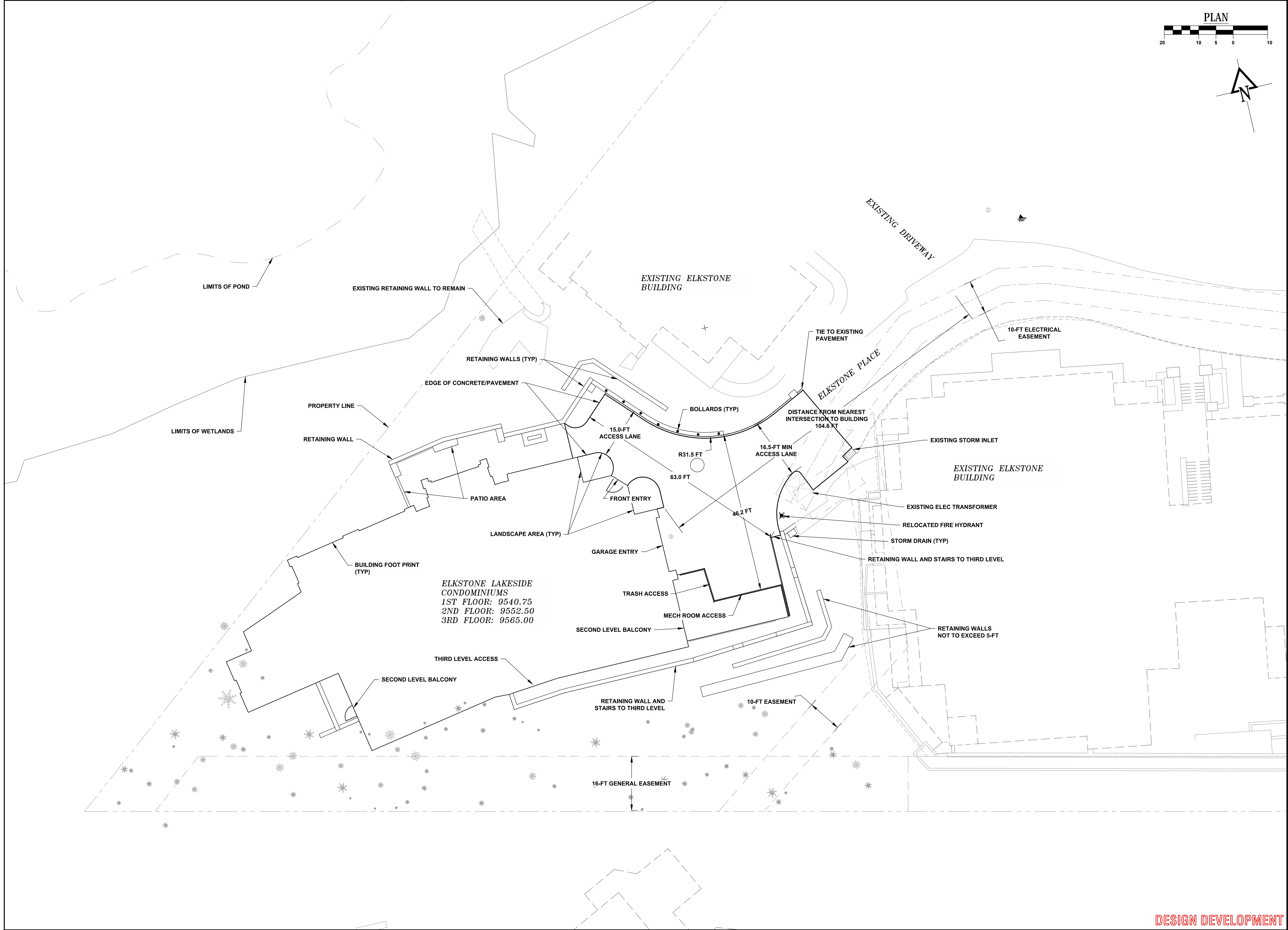
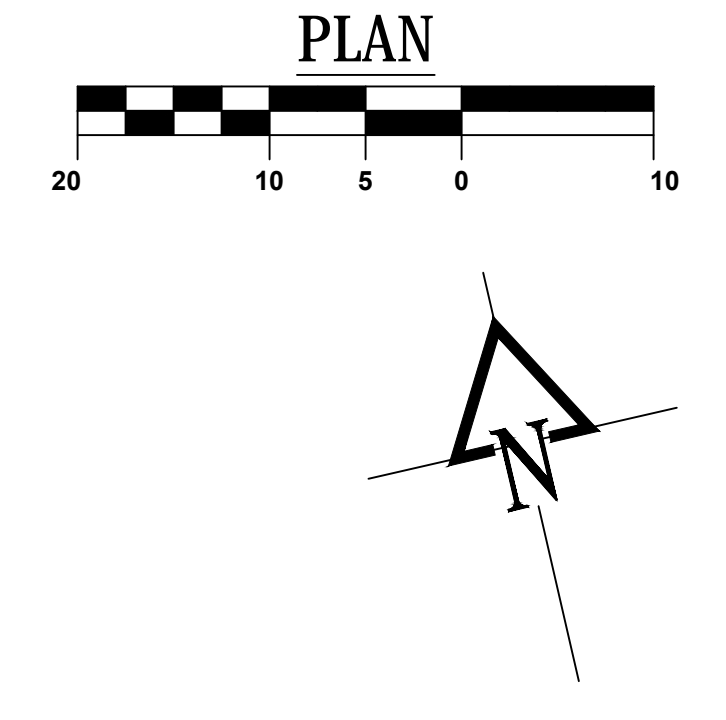


Drawn: **MO**
Drafted: **MO**
Checked: **PO**

Date of Submittal
06/07/2019

2 OF 7

File Name: R:\Current Projects\Land Projects\Elkstone 21 - TMV 2018\ACAD\Level 3 Production Dwg\DEMOPLAN Plotted: 6/11/2019 10:42 AM Plot Style: HALF.STB Plotted By: MARISA ORTIZ



ELKSTONE LAKESIDE
CONDOMINIUMS
1ST FLOOR: 9540.75
2ND FLOOR: 9552.50
3RD FLOOR: 9565.00

TOWN OF MOUNTAIN VILLAGE
ELKSTONE CONDOMINIUMS LOT 600A
SITE PLAN

Russell Planning & Engineering, Inc.
Civil Engineering Services
834 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502



Drawn: MO
Drafted: MO
Checked: PO

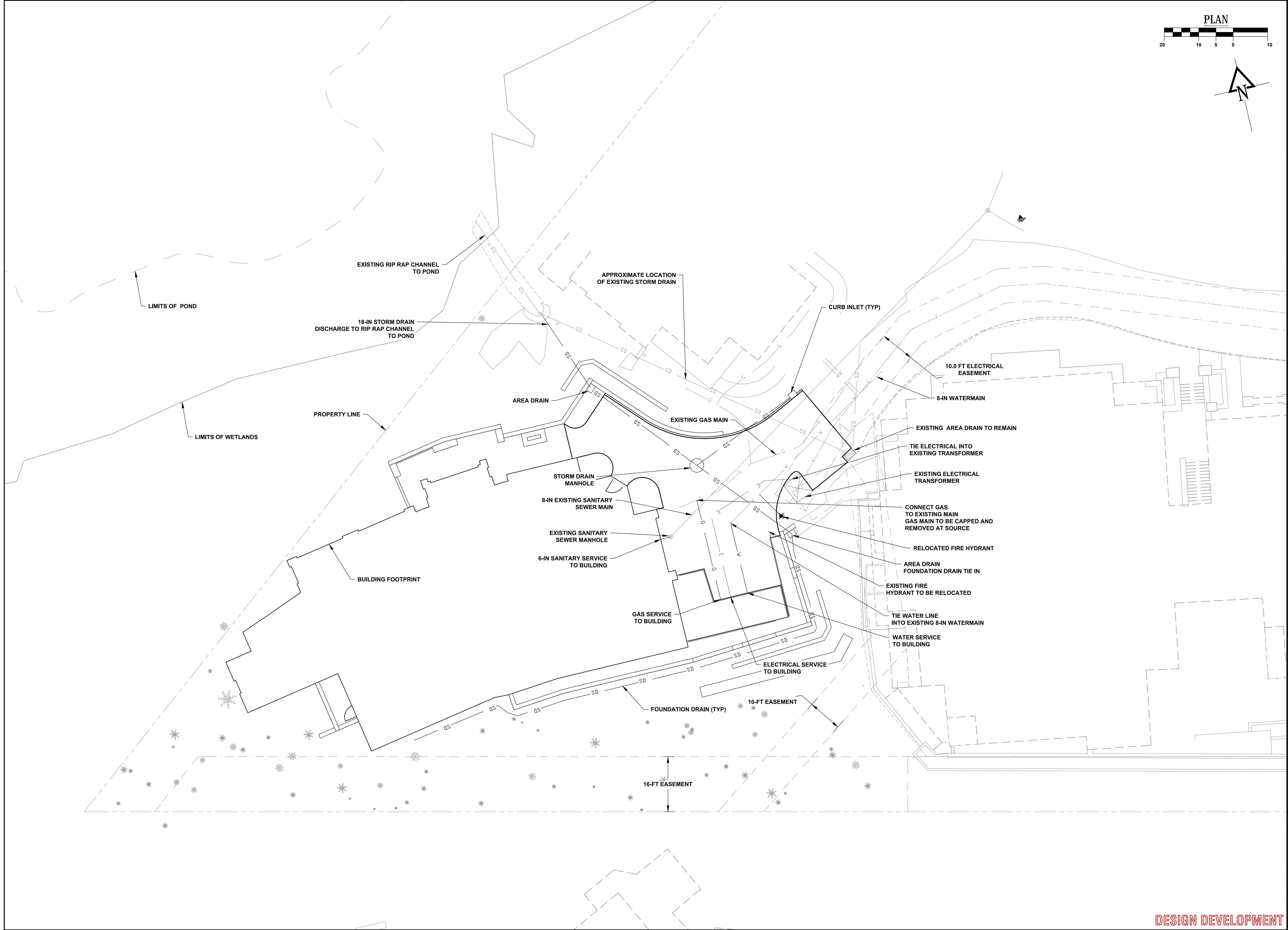
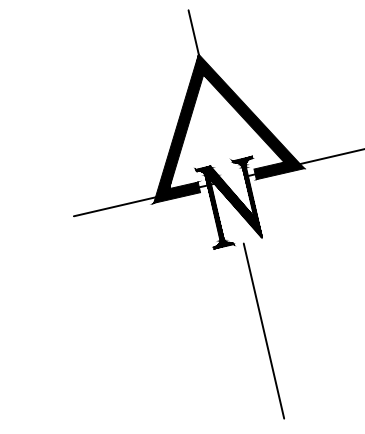
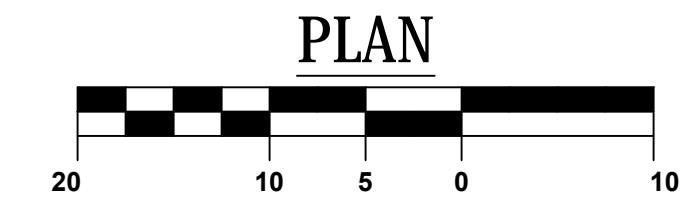
Date of Submittal
06/07/2019

3 OF 7

DESIGN DEVELOPMENT C-102

REVISIONS:

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TWO WORKING DAYS
BEFORE YOU DIG
Know what's below.
Call before you dig.



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BEFORE YOU DIG



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REVISIONS:

TOWN OF MOUNTAIN VILLAGE
ELKSTONE CONDOMINIUMS LOT 600A
UTILITY PLAN

Russell Planning & Engineering, Inc.
Civil Engineering Services
834 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

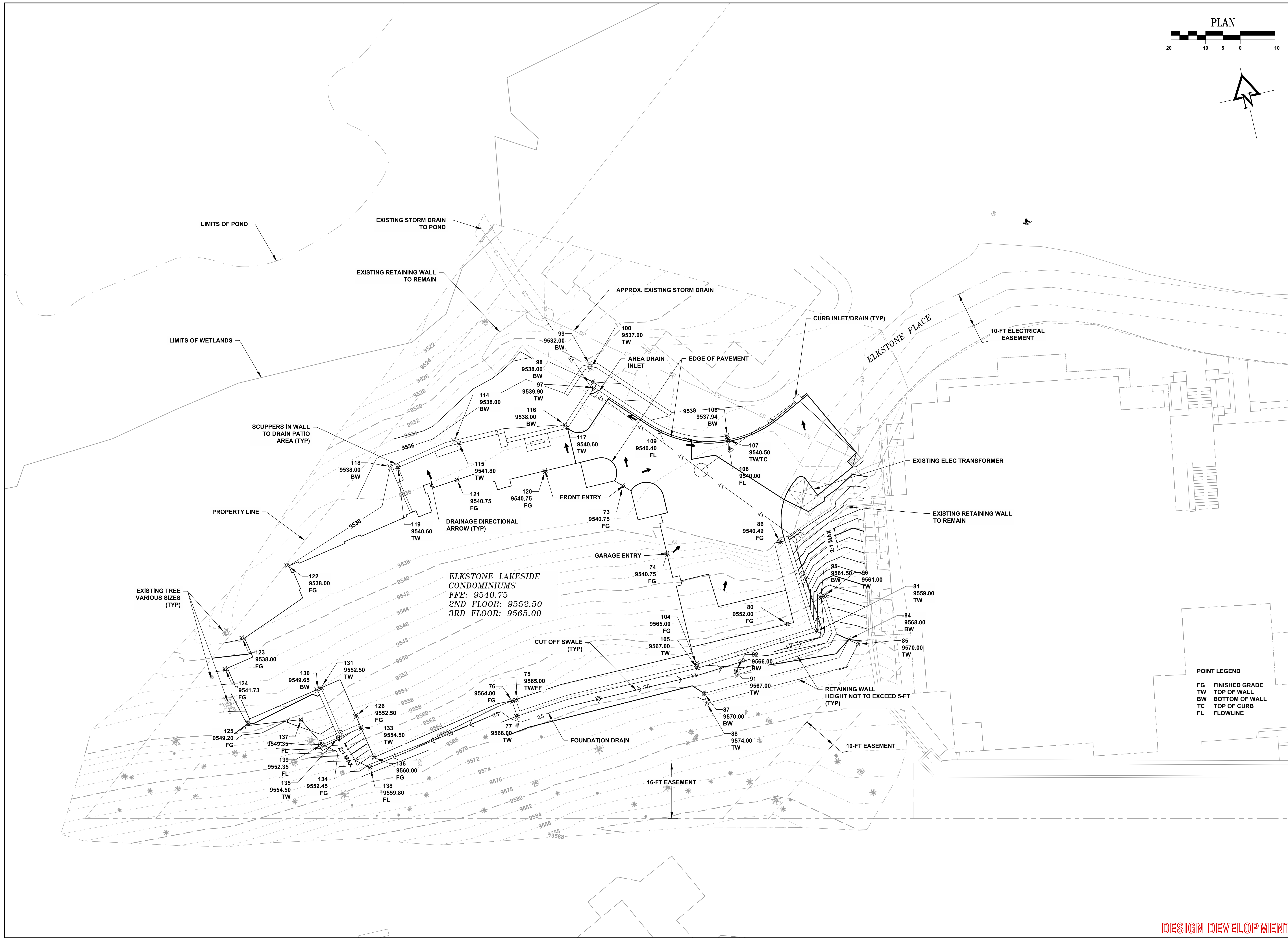
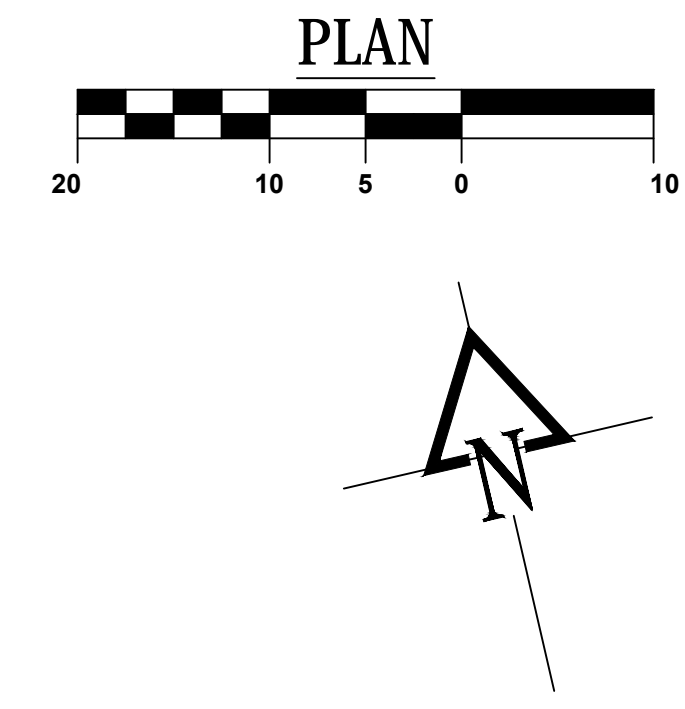


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06/07/2019

4 OF 7

DESIGN DEVELOPMENT **C-103**



ELKSTONE LAKESIDE
CONDOMINIUMS
FFE: 9540.75
2ND FLOOR: 9552.50
3RD FLOOR: 9565.00

POINT LEGEND
FG FINISHED GRADE
TW TOP OF WALL
BW BOTTOM OF WALL
TC TOP OF CURB
FL FLOWLINE

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REVISIONS:

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GRADING PLAN

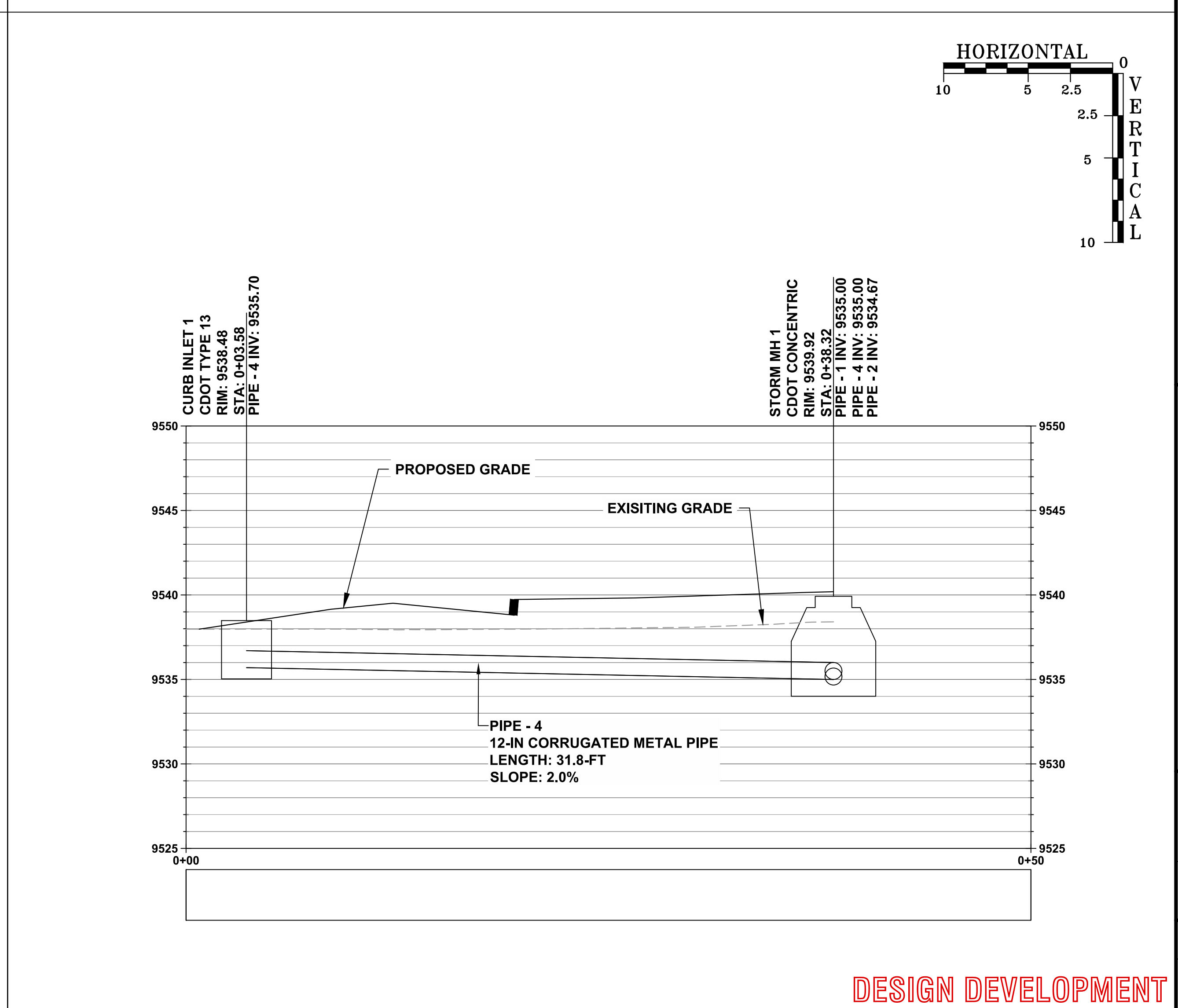
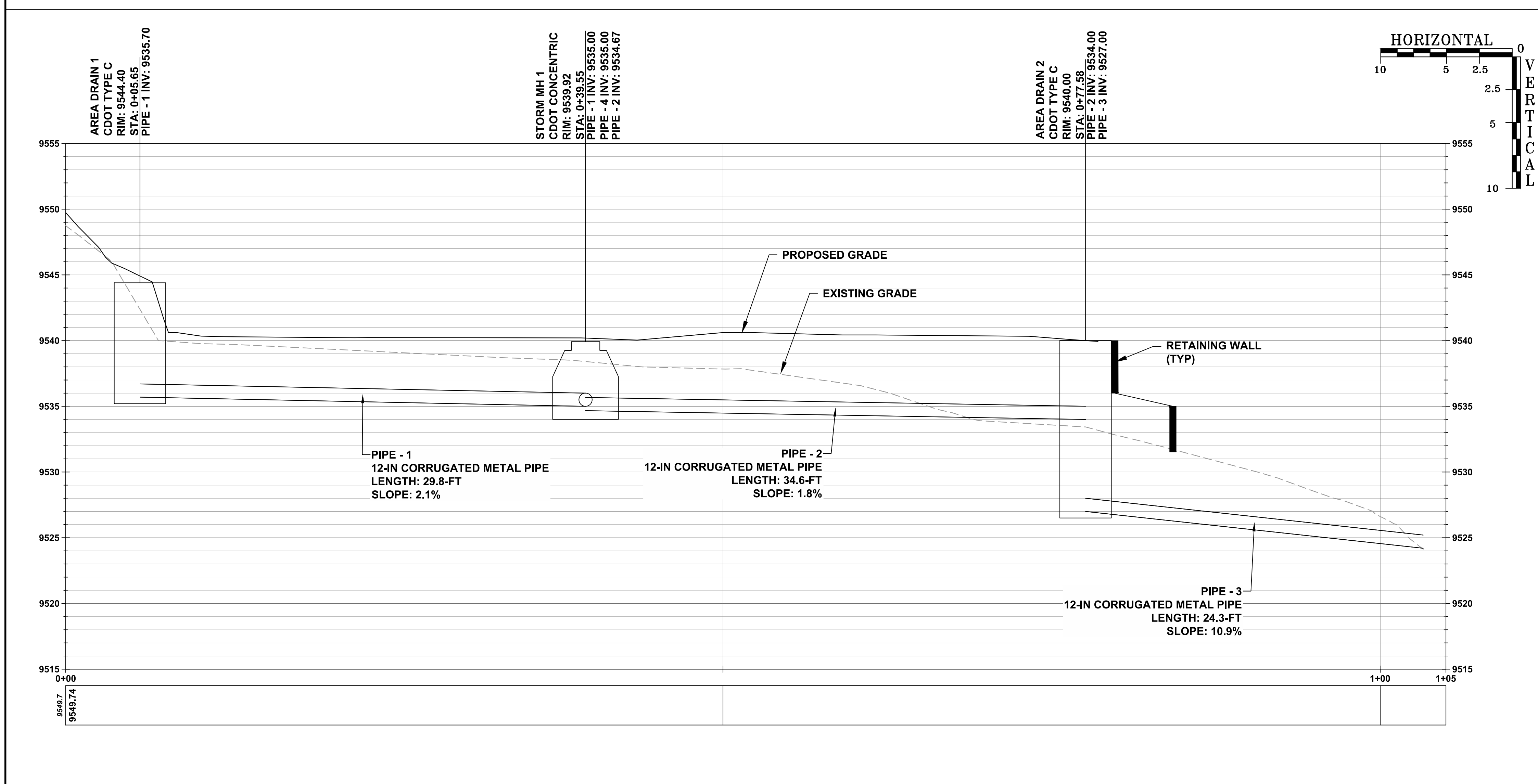
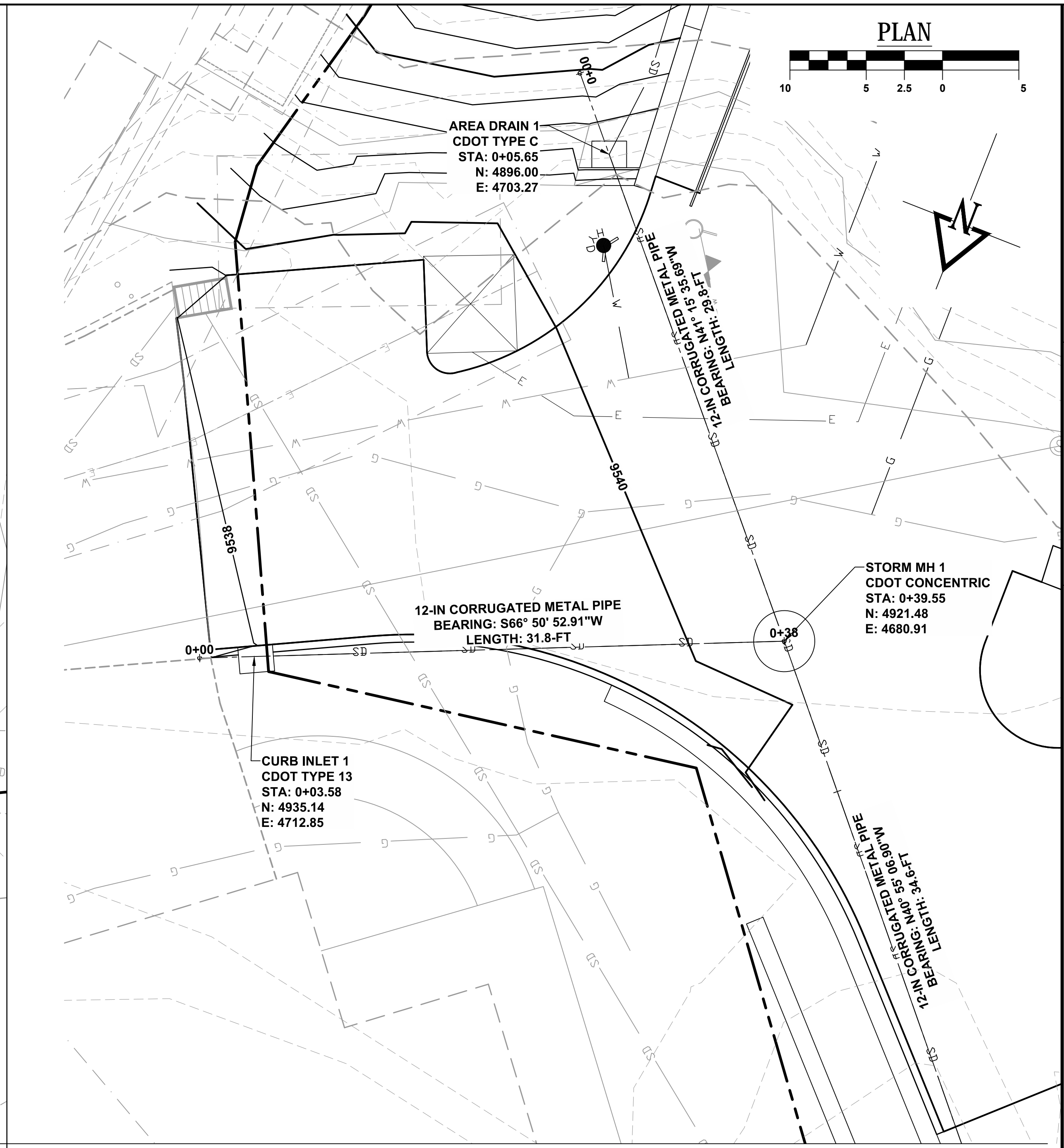
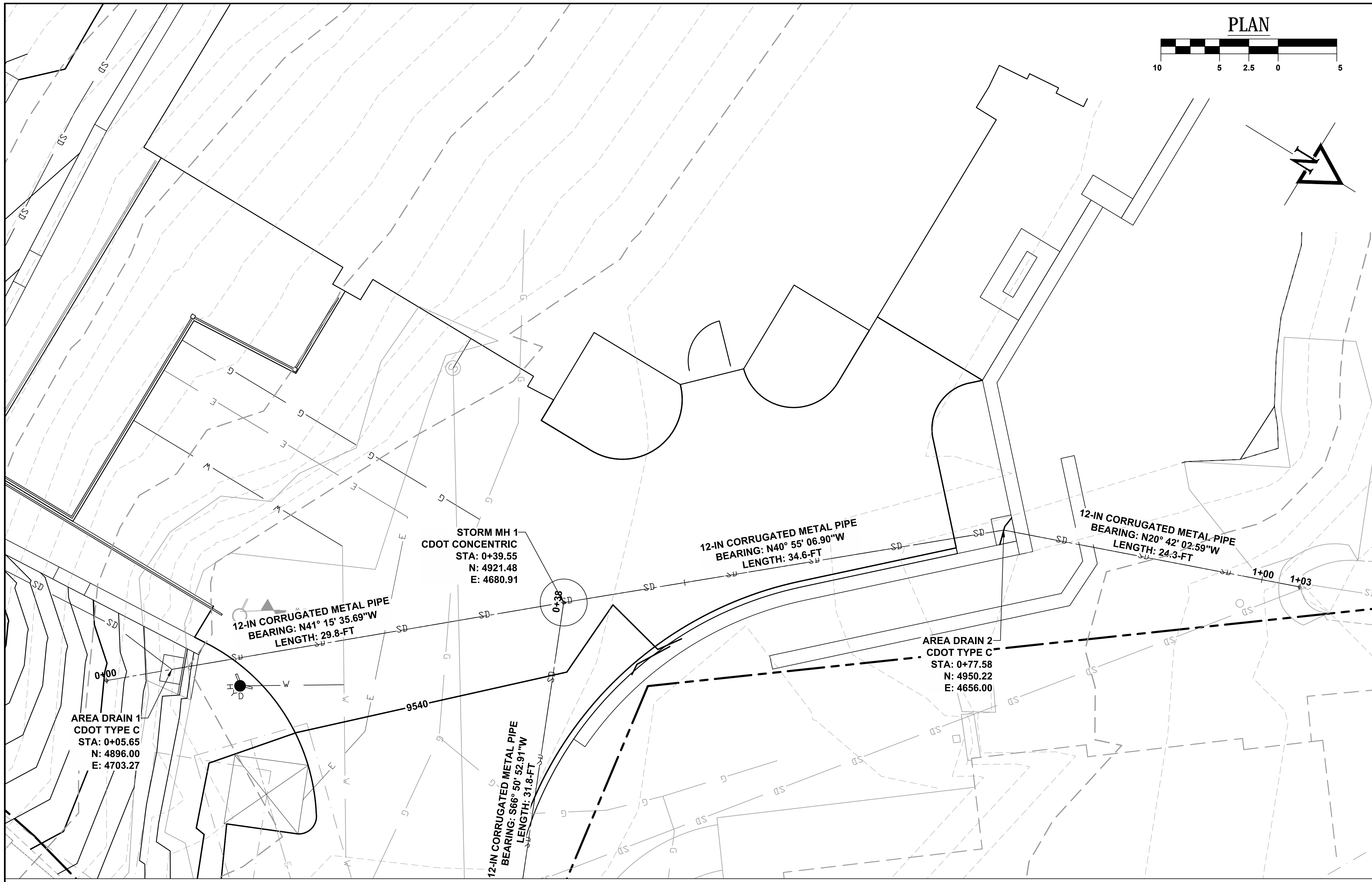
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06/07/2019

5 OF 7

File Name: R:\Current Projects\Land Projects\Elkstone 21 - TMV 2018\ACAD\Level 3 Production Dwg\Grading Plan Plotted: 6/11/2019 10:42 AM Plot Style: HALF.STB Plotted By: MARISA ORTIZ



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BEFORE YOU DIG

811
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Call before you dig.

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TOWN OF MOUNTAIN VILLAGE
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STORM P PRO

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Durango, Colorado 81301
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Fax: (970) 385-4502

Drawn: MO
Drafted: MO
Checked: PO

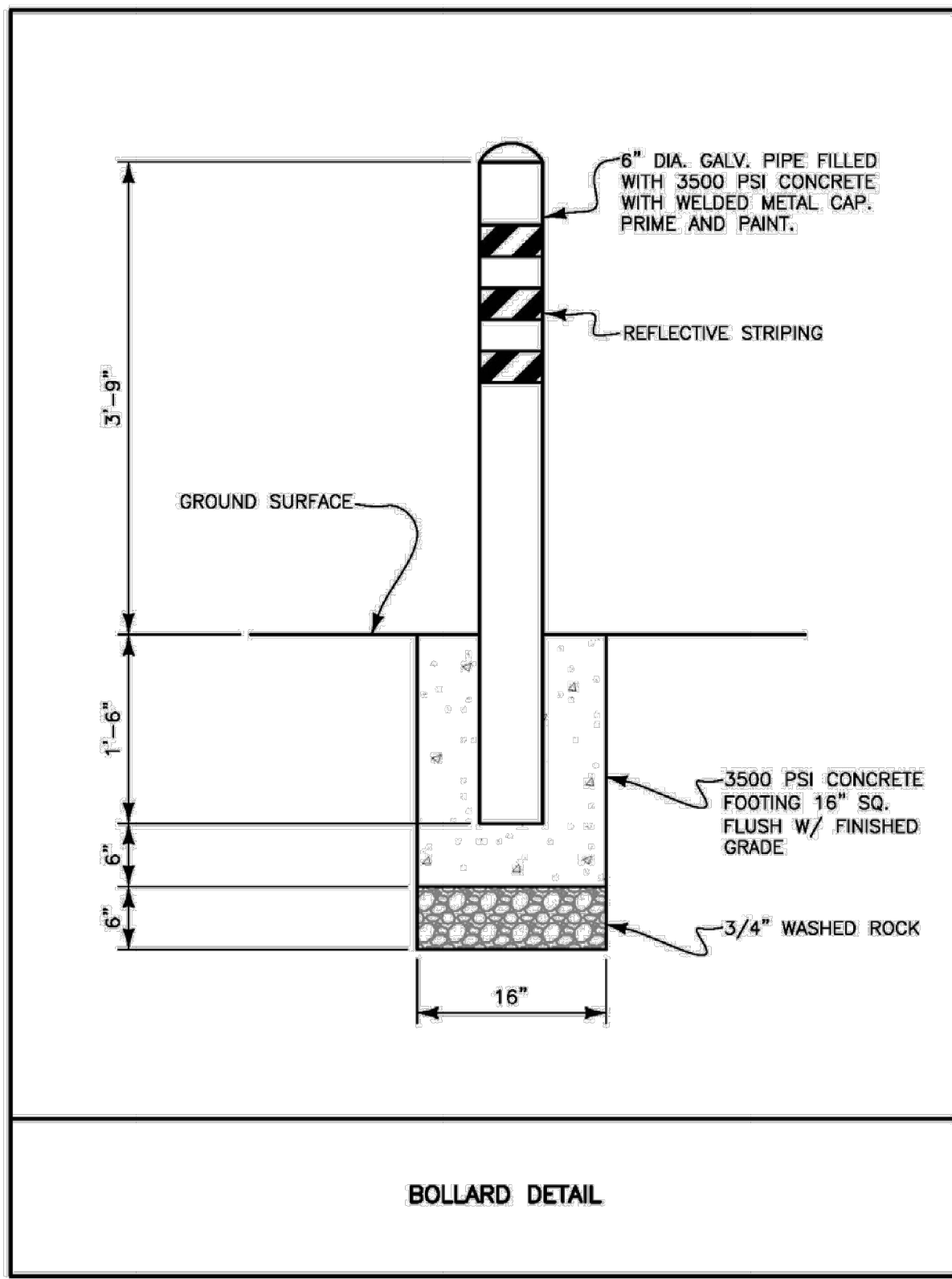
Date of Submittal
06/07/2019

6 OF 7

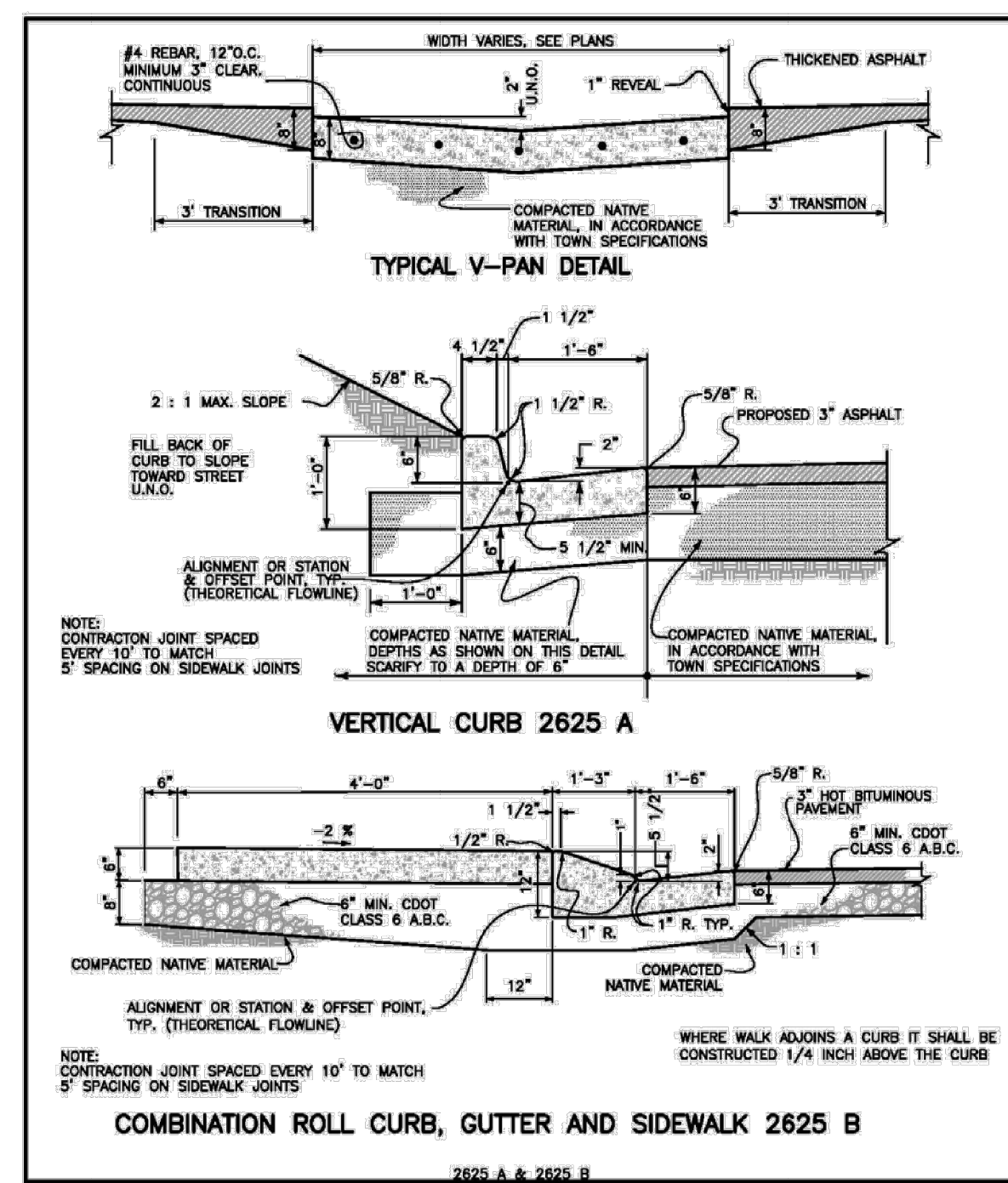
C-105

File Name: R:\Current Projects\Land Projects 3\Elkstone 21 - TMV 2018\ACAD\Level 3 Production Dwg\STORM P PRO Plotted: 6/11/2019 10:42 AM Plot Style: HALF.STB Plotted By: MARISA ORTIZ

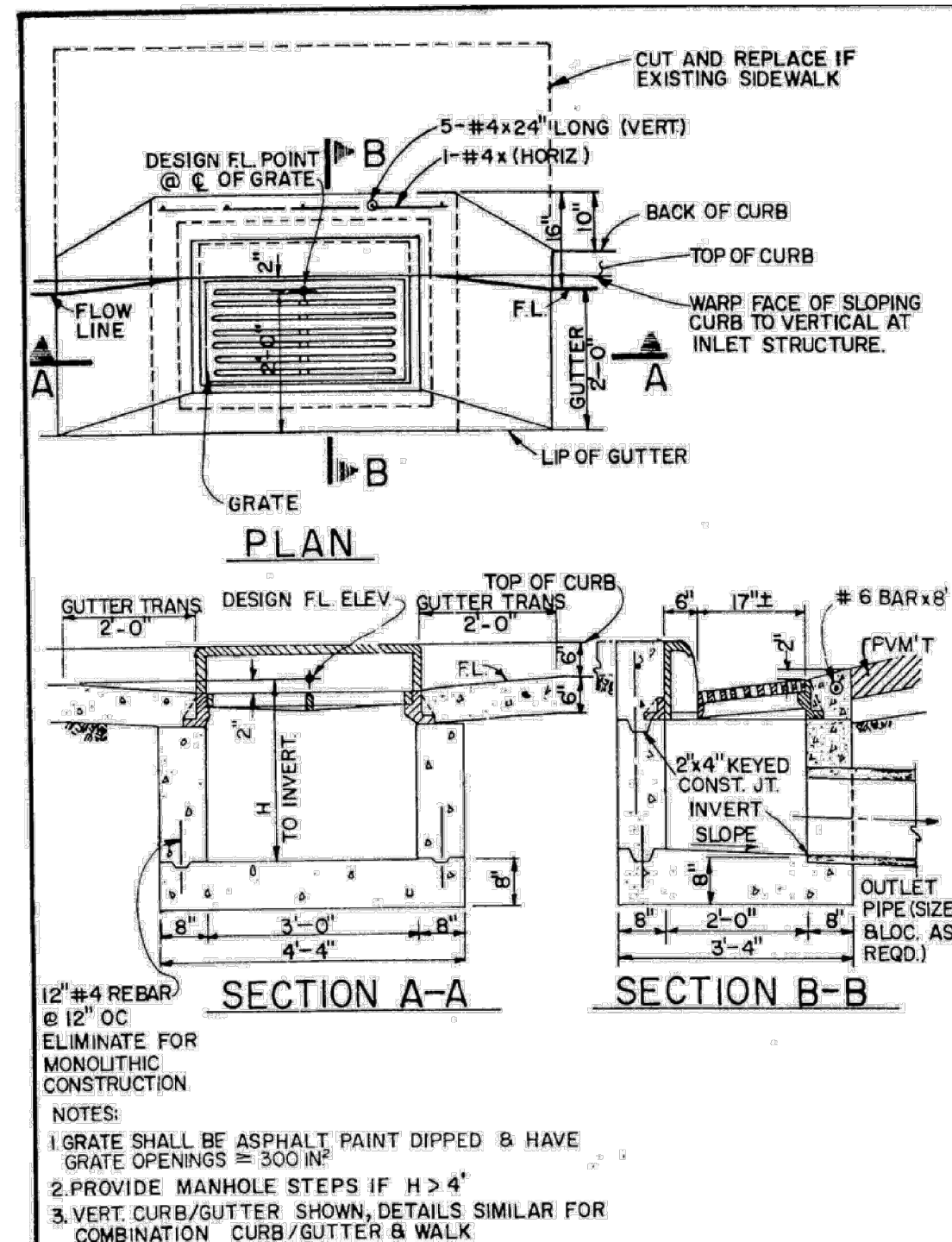
DESIGN DEVELOPMENT



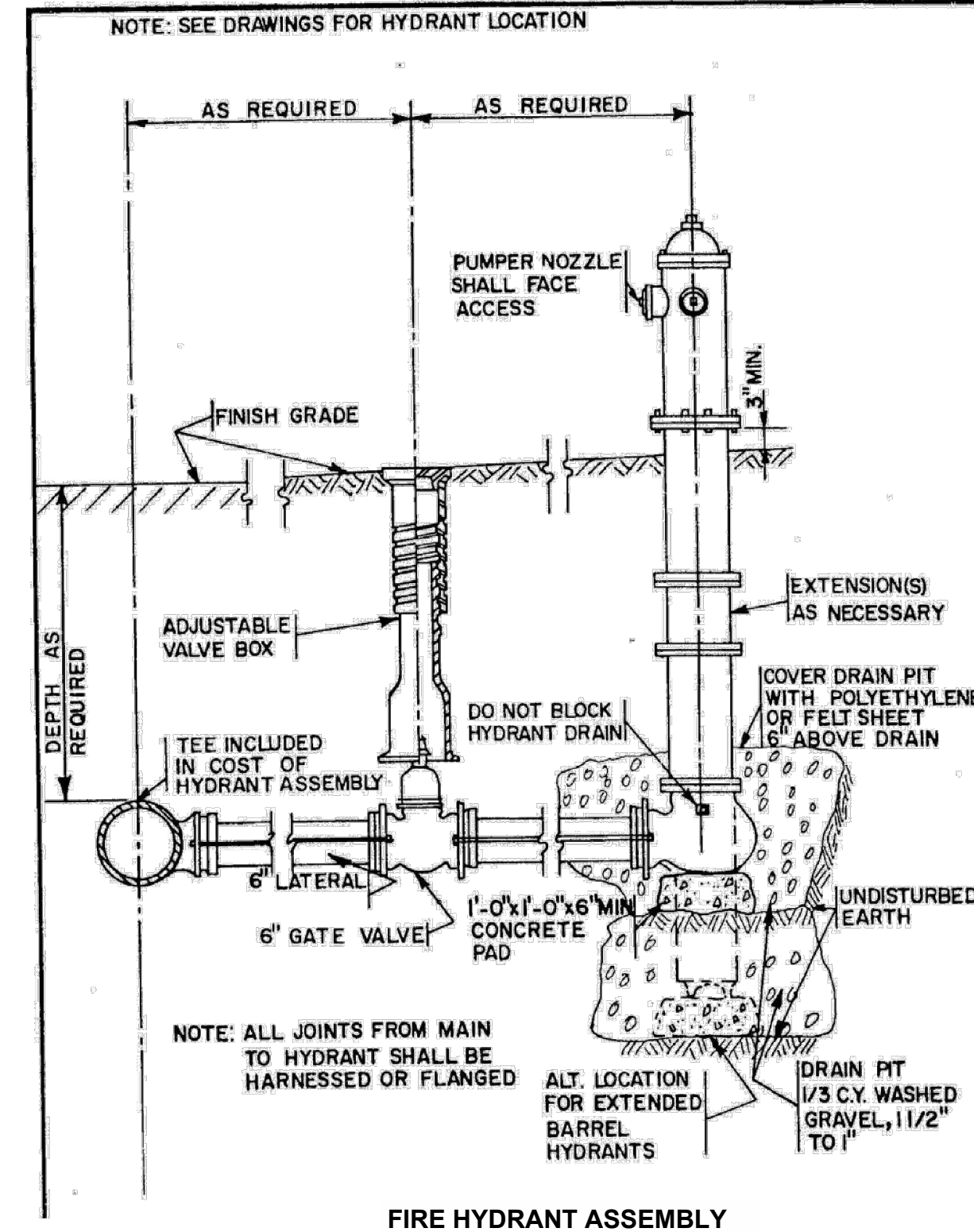
BOLLARD DETAIL



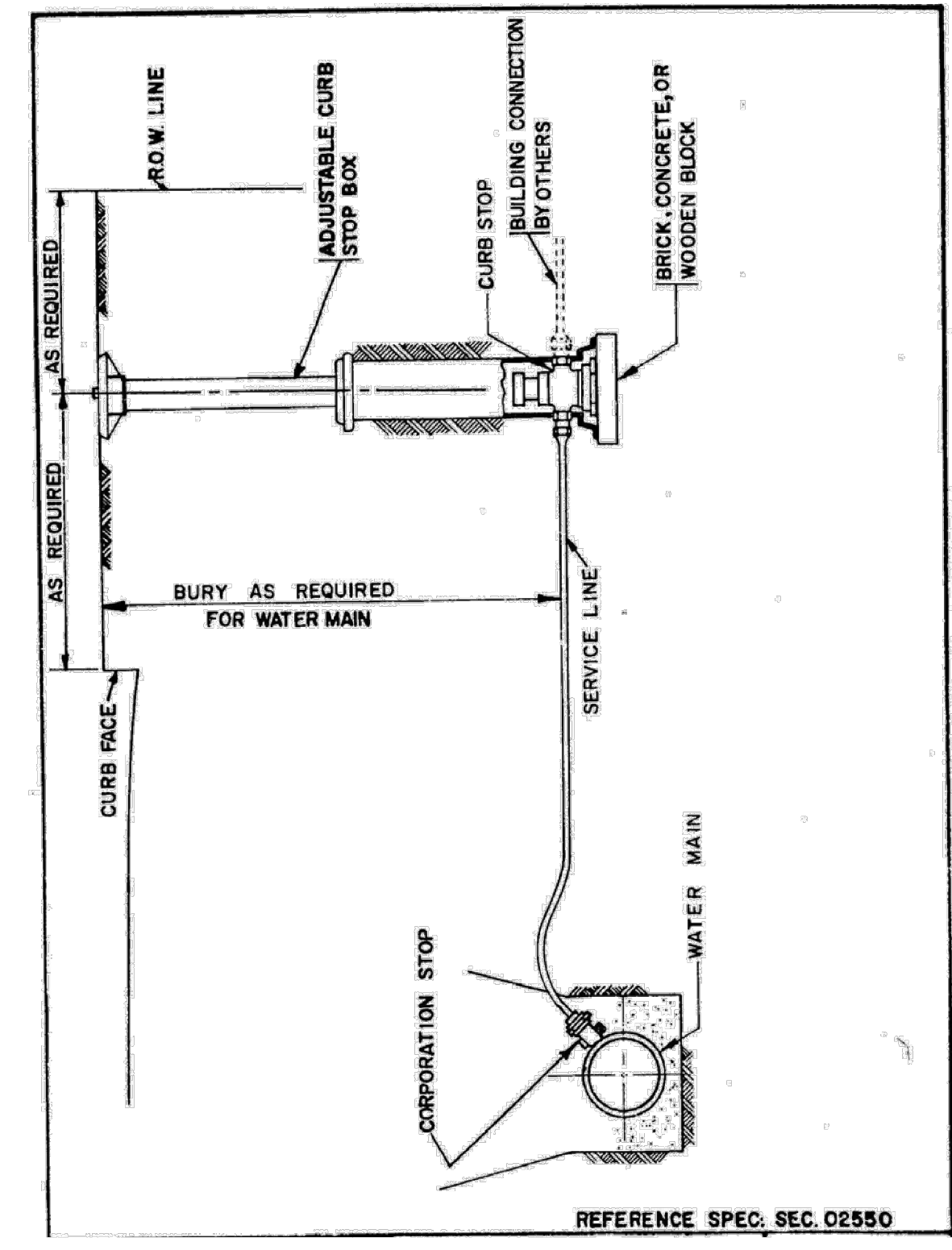
CURB AND GUTTER DETAILS



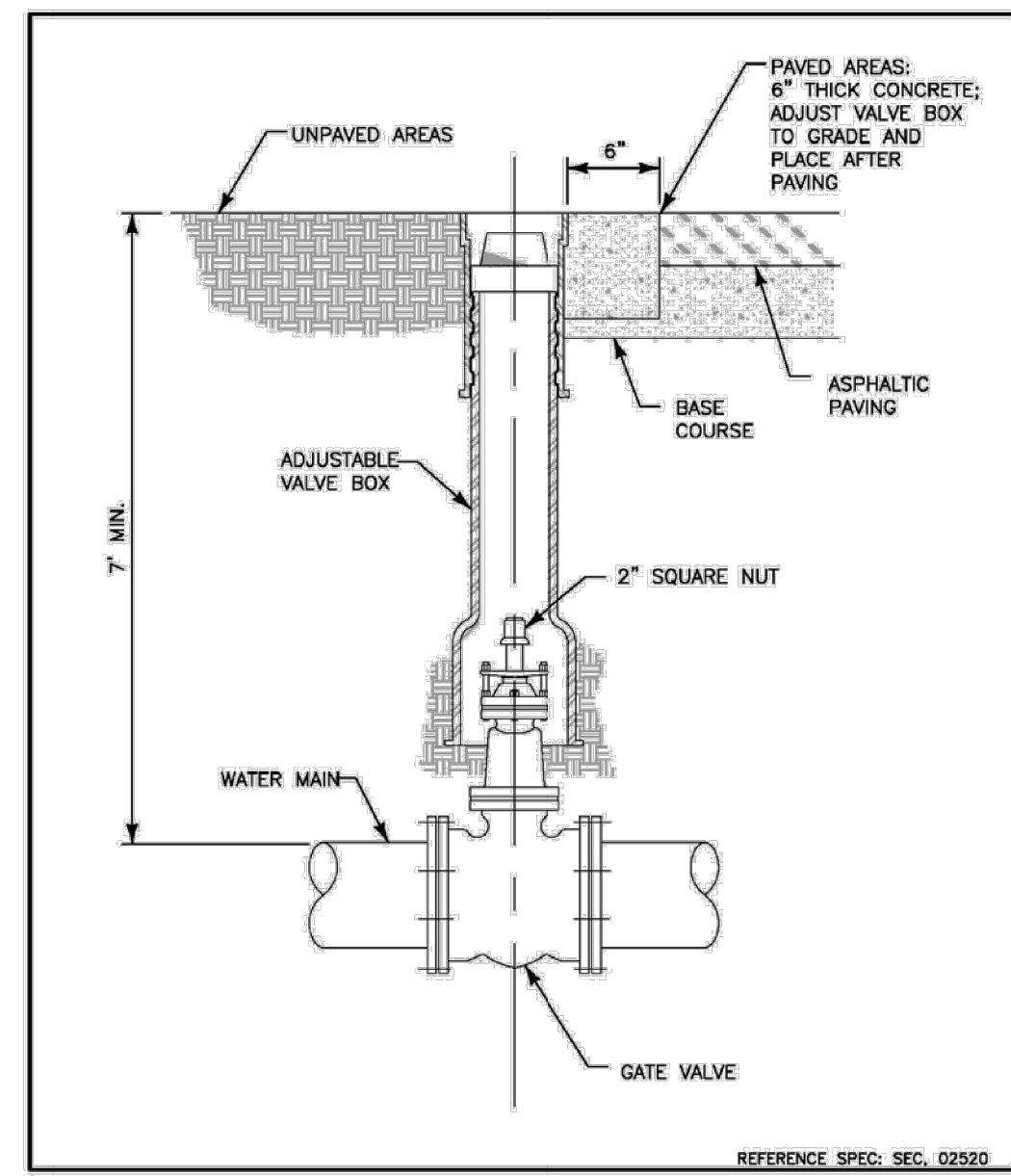
COMBINATION CURB/GUTTER INLET (SINGLE)



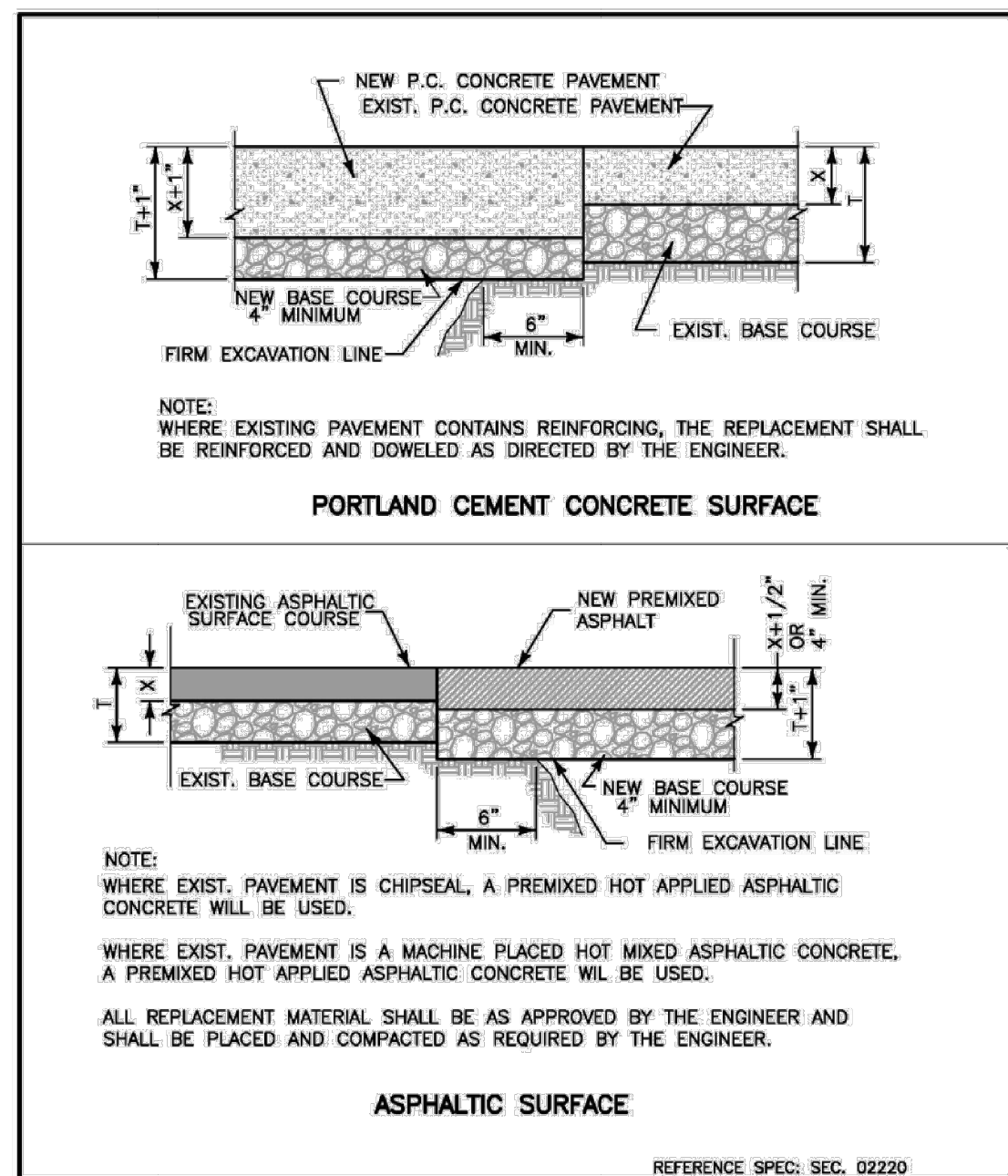
FIRE HYDRANT ASSEMBLY



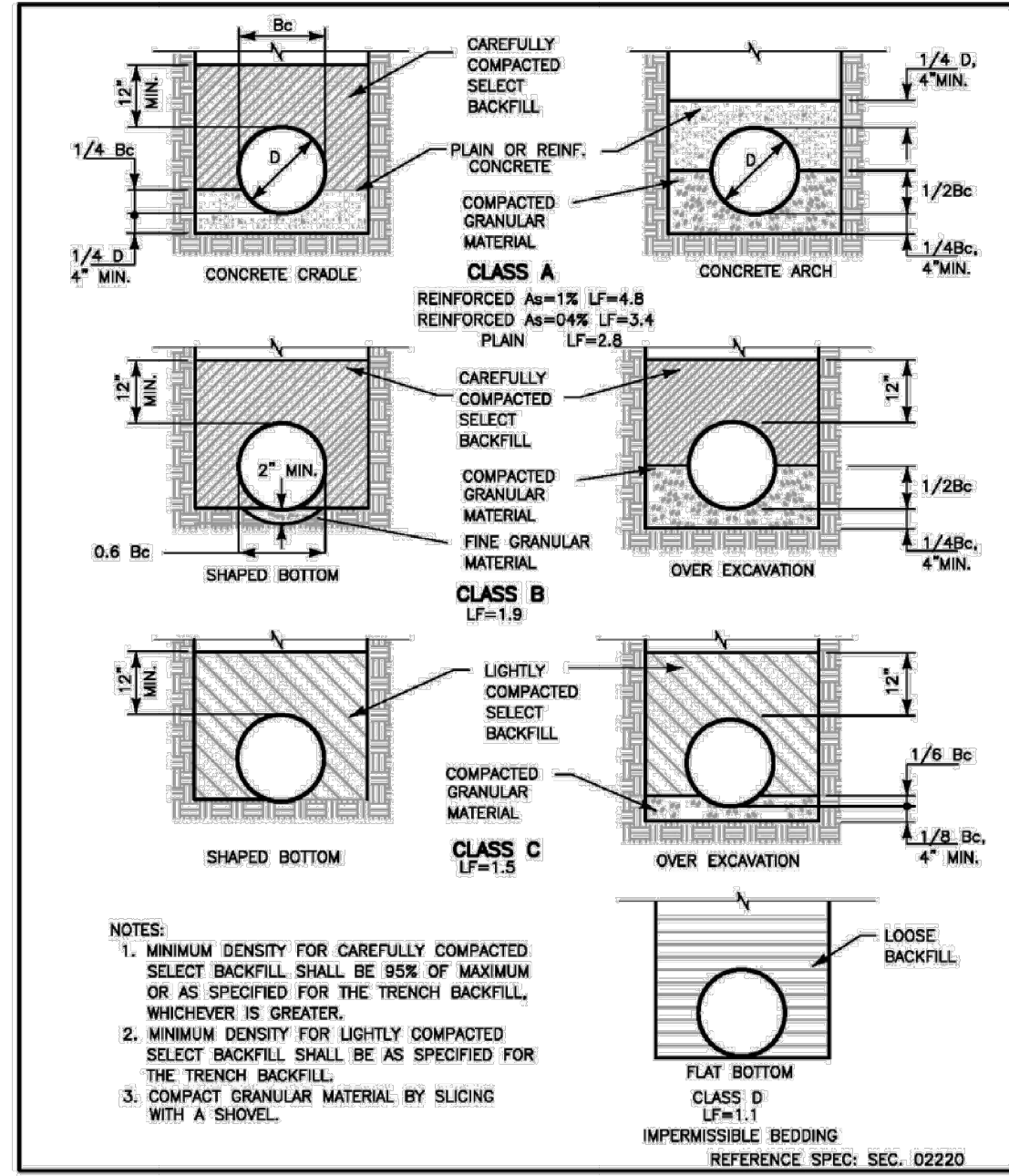
WATER SERVICE INSTALLATION



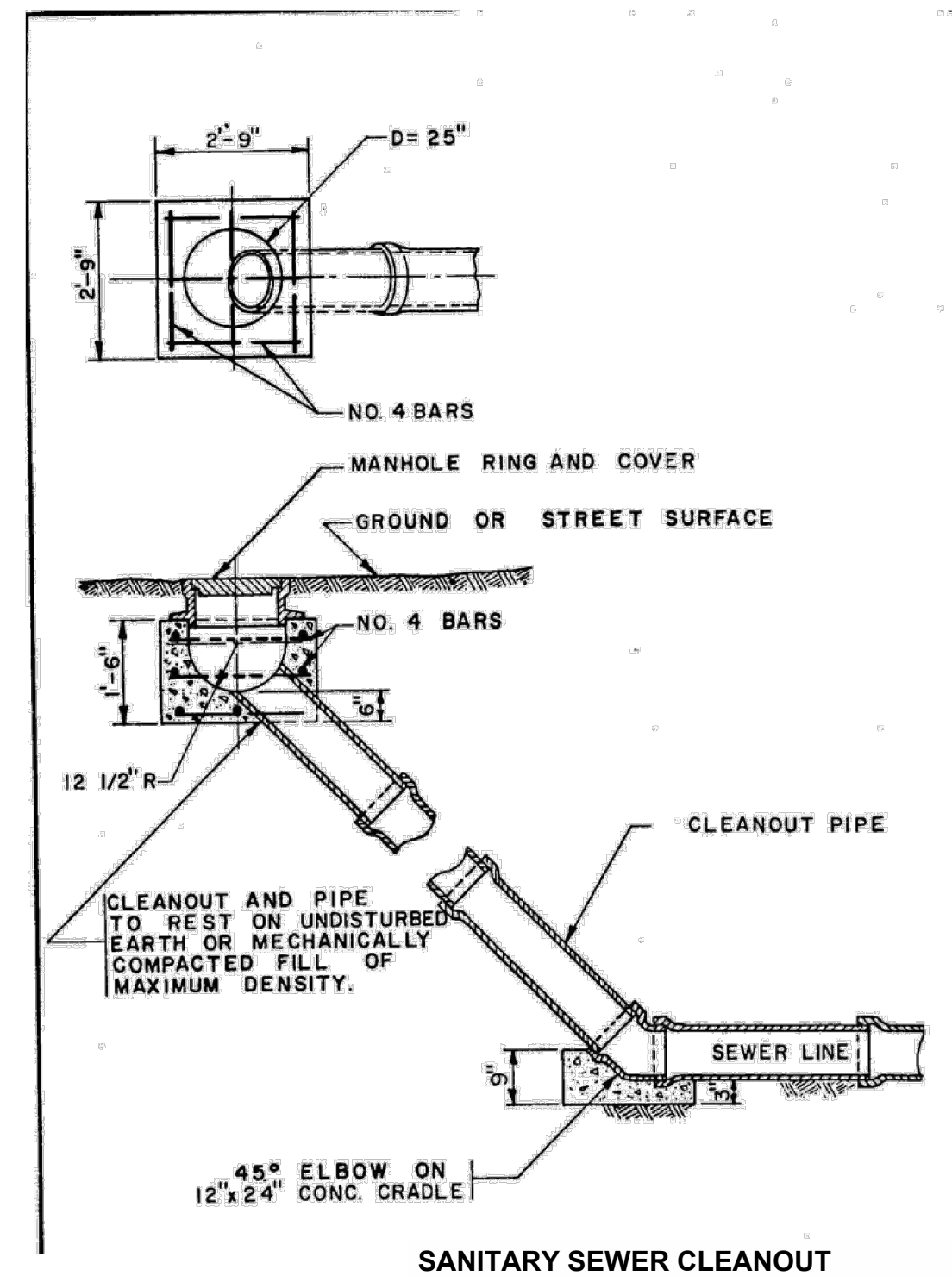
GATE VALVE AND VALVE BOX DETAIL



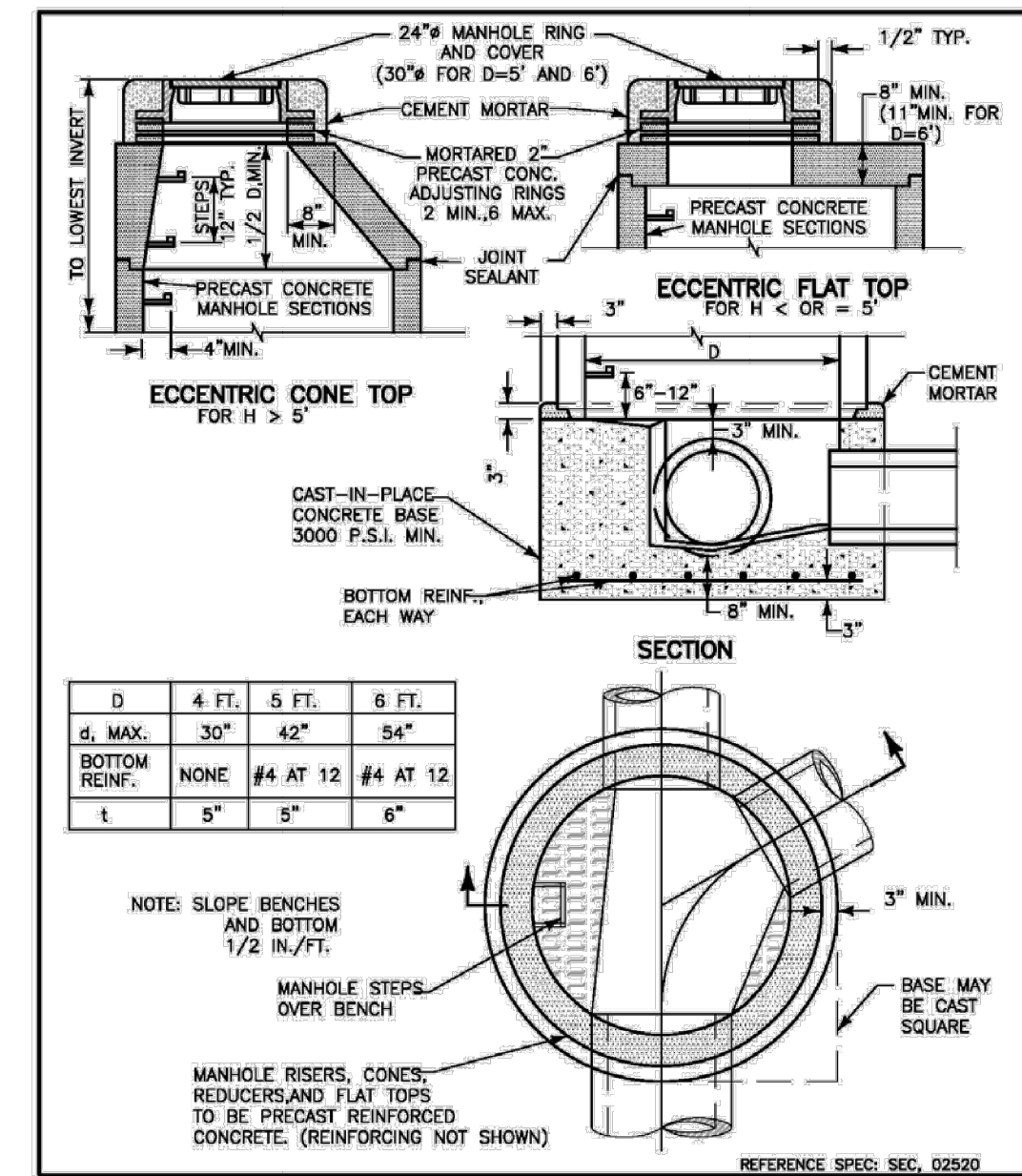
PAVEMENT REPLACEMENT



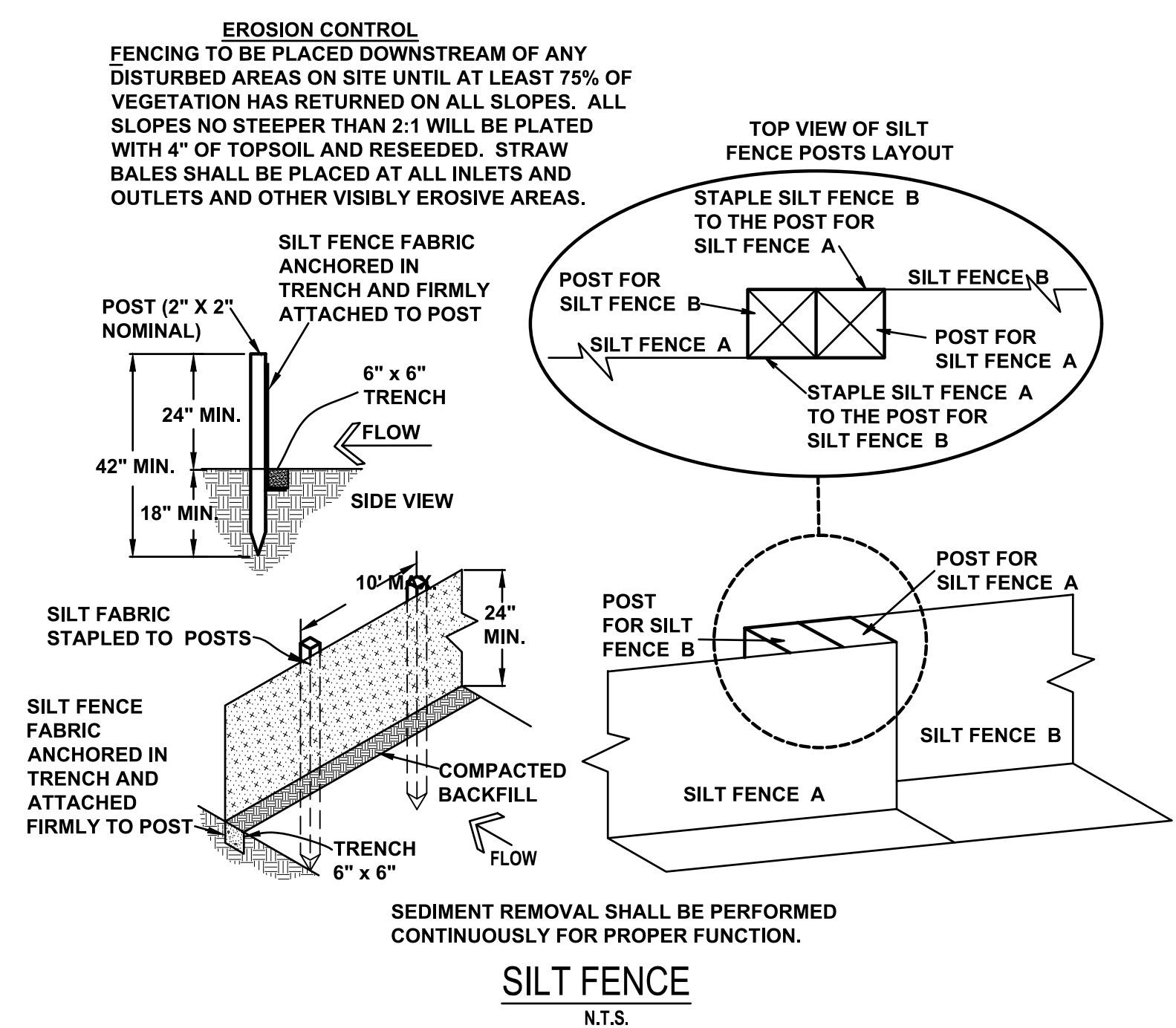
PIPE EMBEDMENT



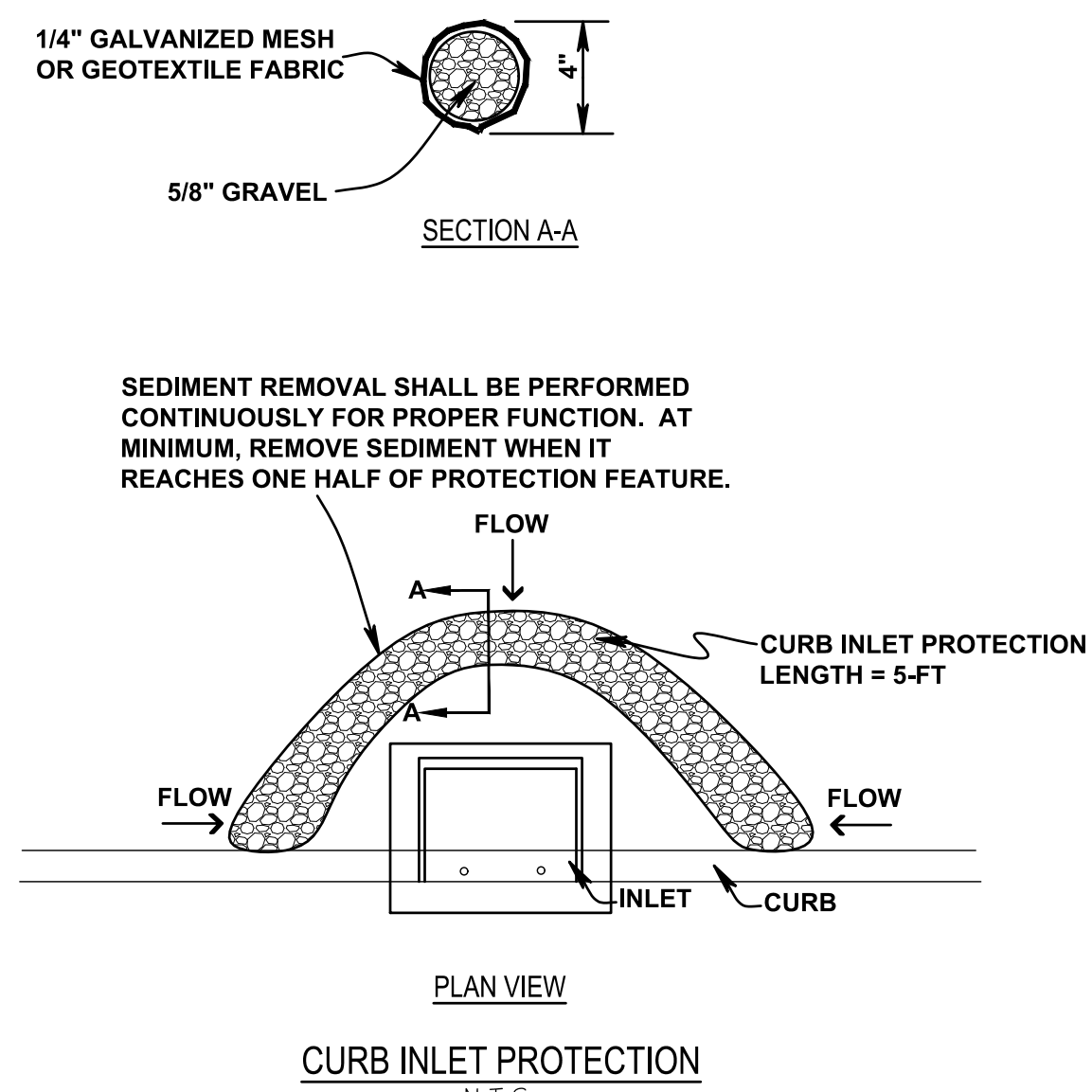
SANITARY SEWER CLEANOUT



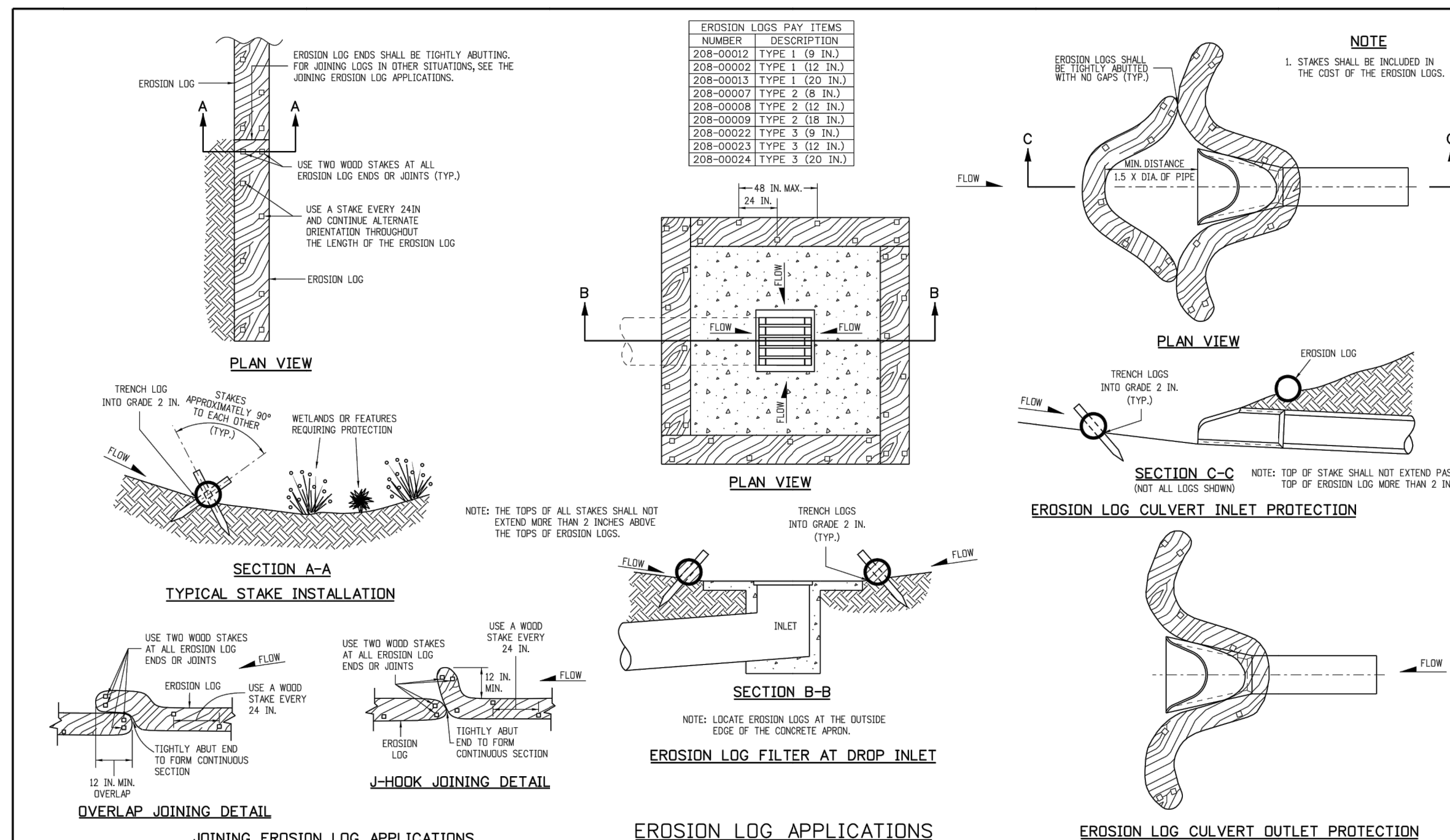
STORM MANHOLE



SILT FENCE N.T.S.



CURB INLET PROTECTION N.T.S.



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/24/22	Revision: 1	2025 Westwood Plaza	M-208-1
Drawn: JLB	Checked: JLB	1555 Westwood Plaza	Sheet No. 2 of 11
Issue: 07/24/22	Approved: JLB	Denver, CO 80202	
Project: 2025 Westwood Plaza	Project: 2025 Westwood Plaza	Phone: 303-757-6000	
Division of Project Support	Division of Project Support	Fax: 303-757-6888	

DESIGN DEVELOPMENT

C-501

TOWN OF MOUNTAIN VILLAGE
ELKSTONE CONDOMINIUMS LOT 600A
TYPICAL DETAILS

Russell Planning & Engineering, Inc.
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Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

Drawn: MO
Drafted: MO
Checked: PO

Date of Submission
06/07/2019

7 OF 7

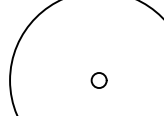
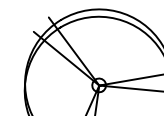



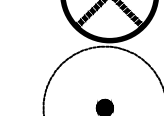





C-501

Plot Name: R:\Current Projects\Land\Projects\3\Elkstone 21 - TMV 2018\ACAD\Level 3 Production Dwg\Details\TYPICAL DETAILS Plotted: 6/11/2019 10:42 AM Plot Style: HALF-STB Plotted By: MARISA ORTIZ

REVISIONS:

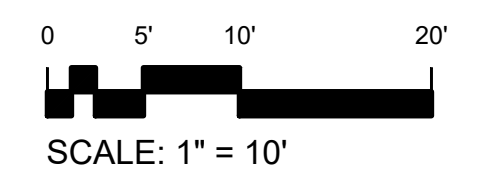
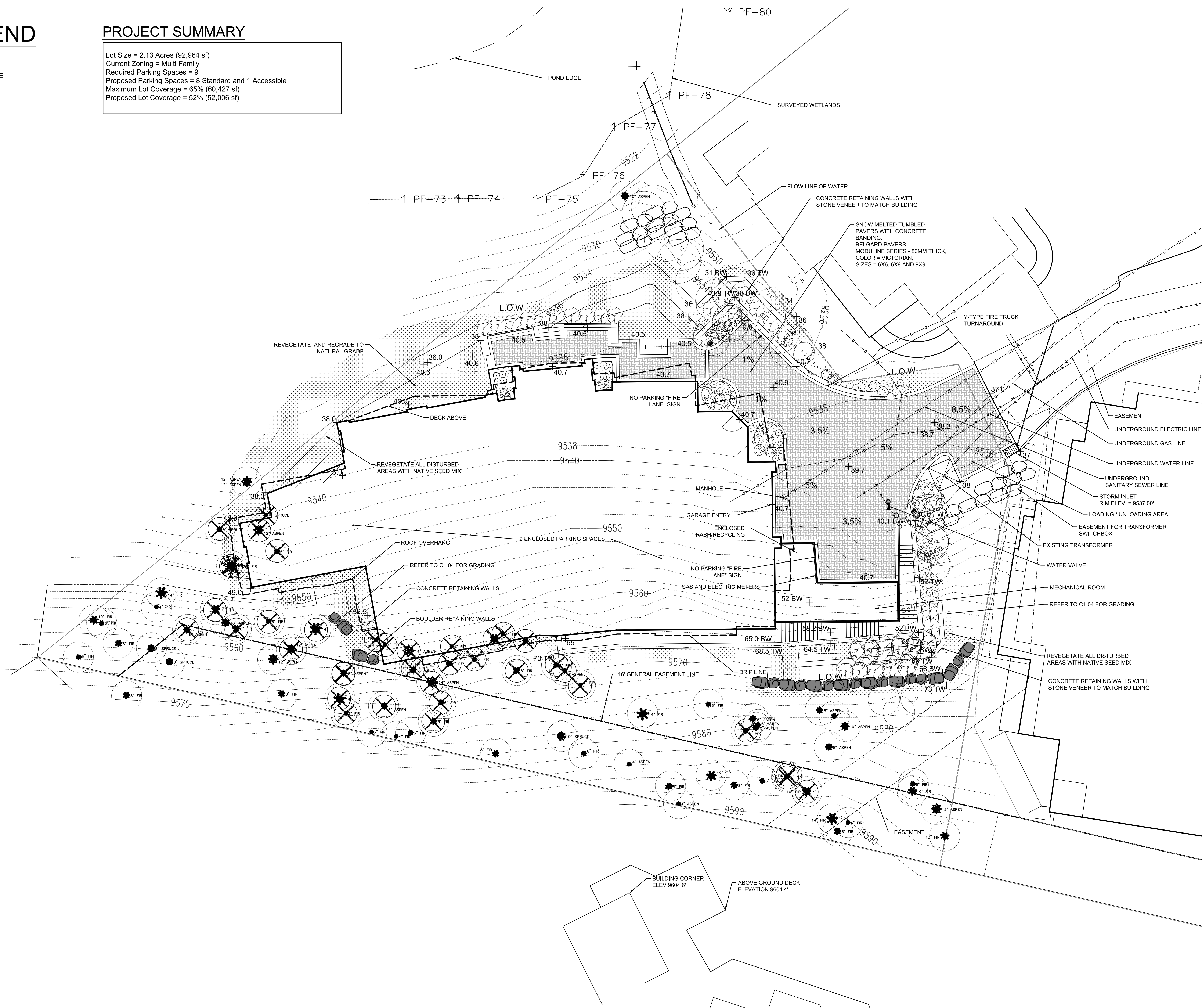
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SYMBOL LEGEND

-  SINGLE STEM DECIDUOUS TREE
-  ORNAMENTAL TREE
-  LARGE SHRUB
-  MEDIUM SHRUB
-  ORNAMENTAL GRASS
-  LARGE ORNAMENTAL GRASS
-  PERENNIALS
-  EXISTING TREE DEMO
-  EXISTING TREE TO REMAIN
-  BOLLARD LIGHT
-  LIMIT OF WORK

PROJECT SUMMARY

Lot Size = 2.13 Acres (92,964 sf)
 Current Zoning = Multi Family
 Required Parking Spaces = 9
 Maximum Lot Coverage = 65% (60,427 sf)
 Proposed Lot Coverage = 52% (52,006 sf)



1 SITE PLAN
 L1.01 SCALE: 1" = 10'-0"

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 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
 48 East Beaver Creek Blvd., Suite 303
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 Santa Barbara, California 93101
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ISSUED FOR:	
No.	DATE
A	01/23/2018
B	02/15/2019
C	03/06/2019
D	04/16/2019

KEY PLAN

SITE PLAN

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
TH	PC
SHEET No.	
L1.01	
SCALE: AS SHOWN	

LEGEND

-  WILDFIRE MITIGATION ZONE 1
-  WILDFIRE MITIGATION ZONE 2
-  EXISTING TREE DEMO

WILDFIRE MITIGATION NOTES:

ZONE 1 (15' OFFSET FROM BUILDING DRIPLINE)- ALL EXISTING TREES GREATER THAN 4" CALIPER WILL BE REMOVED. TREES THAT ARE LOCATED OFF PROPERTY IN ZONE 1 WILL NOT BE REMOVED. THIS PROJECT HAS ONE ASPEN TREE IN ZONE 1 THAT IS OFF PROPERTY. ALL PROPOSED PLANTINGS IN ZONE 1 WILL BE DECIDUOUS SHRUBS, GRASSES AND PERENNIALS SELECTED FROM A FIREWISE PLANT MATERIALS LIST AND WILL BE IRRIGATED. ALL PROPOSED PLANTINGS WILL NOT BE PLANTED DIRECTLY BENEATH WINDOWS OR NEXT TO FOUNDATION VENTS.

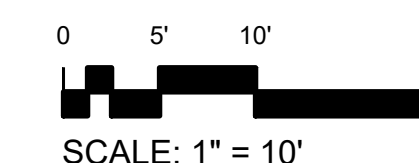
ZONE 2 - (THE REMAINING PORTION OF THE PROPERTY IS CONSIDERED ZONE 2) - ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA. ALL STRESSED, DISEASED AND DYING TREES AND SHRUBS AS IDENTIFIED BY STAFF, SHALL BE REMOVED. ALL CONIFEROUS TREES WILL BE ASSESSED AND CONFORM TO THE 10' CROWN TO CROWN SEPARATION AREA. TREES WILL BE ASSESSED AT THE TIME OF SITE PREPARATION FOR SPACING, HEALTH AND WIND THROW OR SNOW BREAKAGE POTENTIAL. REMAINING TREES IN ZONE 2 WILL HAVE BRANCHES PRUNED TO A HEIGHT OF 10' FROM THE GROUND BUT WILL NOT BE PRUNED TO MORE THAN 1/3 OF THE TREE HEIGHT WITH THE FOLLOWING EXCEPTIONS:

- I) ASPEN TREES, AND
- II) ISOLATED SPRUCE AND FIR TREES



ZONE 2 EXISTING VEGETATION IN THIS AREA IS TREATED AS TWO CLUSTERS OF TREES THAT ARE SEPARATED. TREES WILL BE PRUNED TO A HEIGHT OF 10'.

ZONE 2 EXISTING TREES TO BE PRUNED TO A HEIGHT OF 10'. MOST TREES ARE PROPOSED TO REMAIN FOR LANDSCAPE BUFFER TO EXISTING BUILDINGS ABOVE. A SELECT FEW TO BE REMOVED TO INCREASE CANOPY SPACING BETWEEN CLUSTERS OF TREES.



1 WILDFIRE MITIGATION PLAN
L1.01 SCALE: 1" = 10'-0"

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A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	04/06/2019	DESIGN DEV

KEY PLAN

WILDFIRE MITIGATION PLAN

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
TH	PC
	TRV BY

SHEET No.
L1.03
SCALE: AS SHOWN

ELKSTONE SITE COVERAGE SUMMARY

Building	Area	Lot Coverage
Building 6/7	4,204	4.52%
Building 4/5	4,693	5.05%
Building 3	3,123	3.36%
Building 1/2	4,575	4.92%
Sub-Total	16,595	17.85%
Elkstone 21	26,391	28.39%
Sub-Total	42,986	46.24%
Proposed	8,824	9.49%
Total	51,810	55.73%
Remaining	8,617	9.27%

- Existing Site Coverage
- Proposed Site Coverage



1 SITE COVERAGE DIAGRAM
L1.04 SCALE: 1" = 10'-0"

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C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV

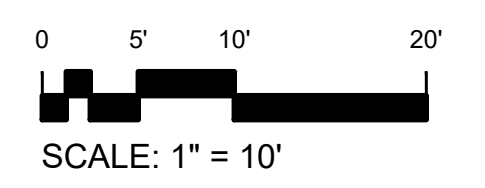
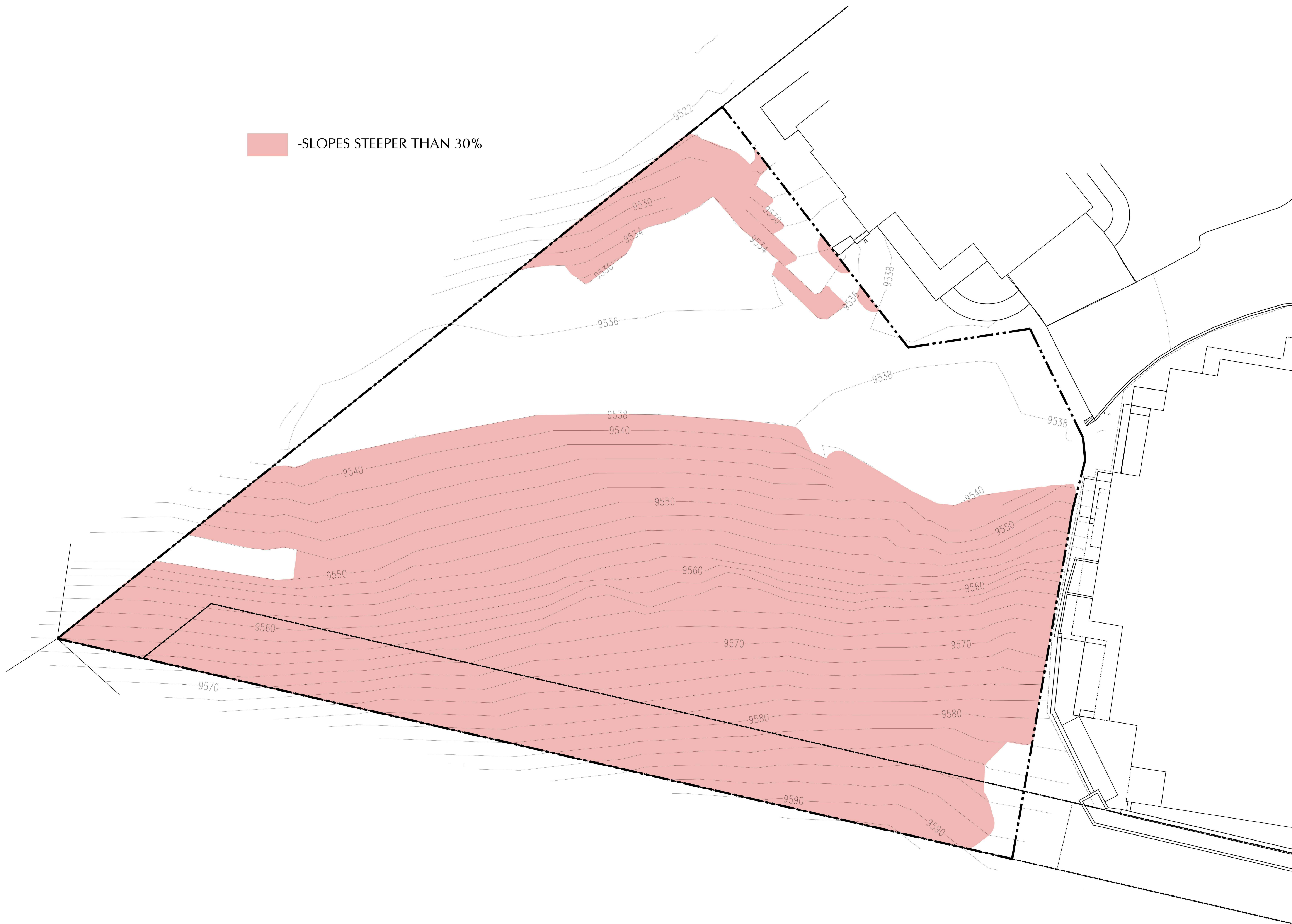
KEY PLAN

SITE COVERAGE DIAGRAM

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
TH	PC
	TRV BY

SHEET No.
L1.04
SCALE: AS SHOWN

 -SLOPES STEEPER THAN 30%



1 STEEP SLOPES MAP
L1.05 SCALE: 1" = 10'-0"

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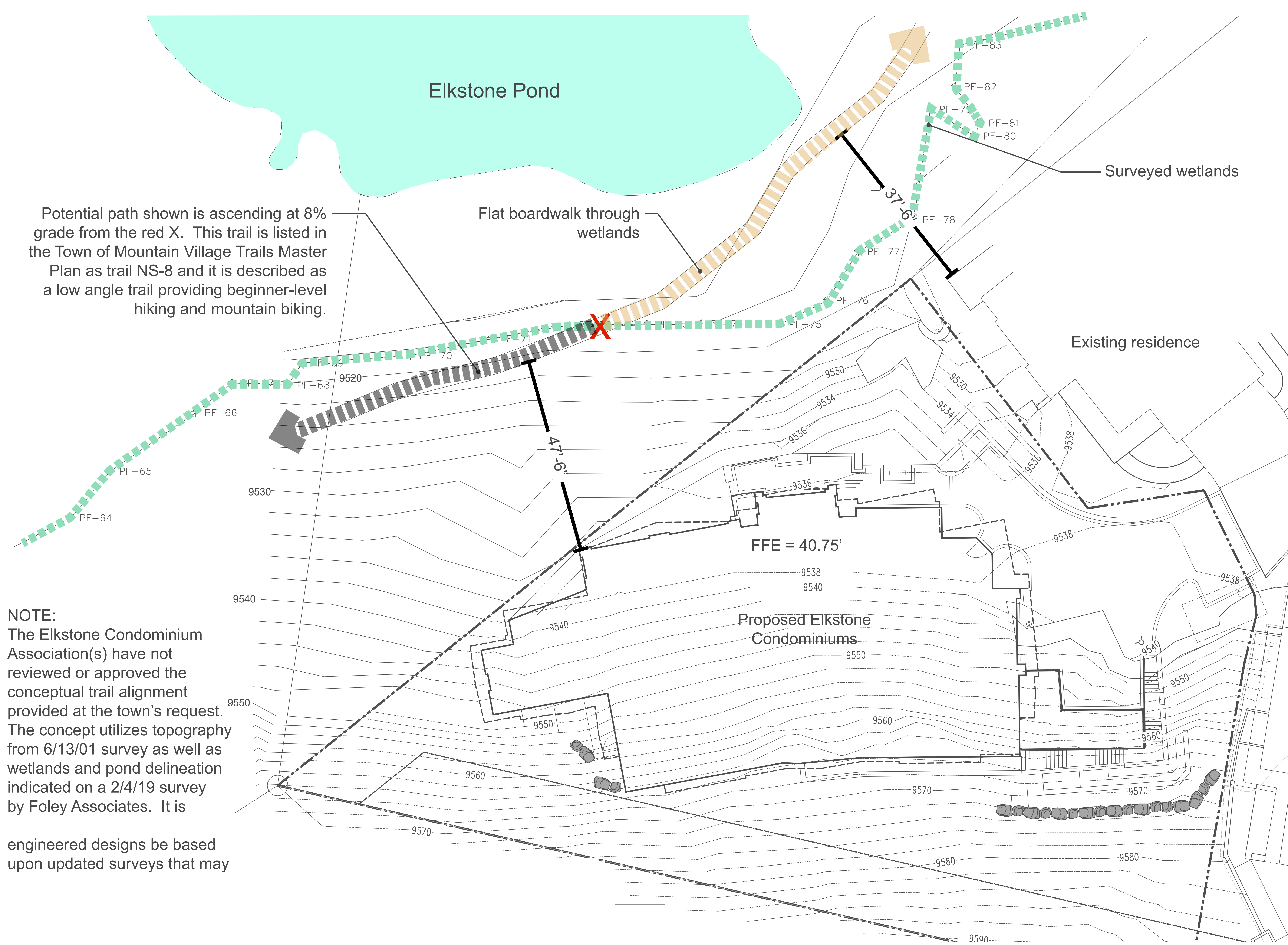
No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV

KEY PLAN

**STEEP
SLOPES
MAP**

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHEK BY
TH	PC

SHEET No.
L1.05
SCALE AS SHOWN



Potential path shown is ascending at 8% grade from the red X. This trail is listed in the Town of Mountain Village Trails Master Plan as trail NS-8 and it is described as a low angle trail providing beginner-level hiking and mountain biking.

Flat boardwalk through wetlands

Surveyed wetlands

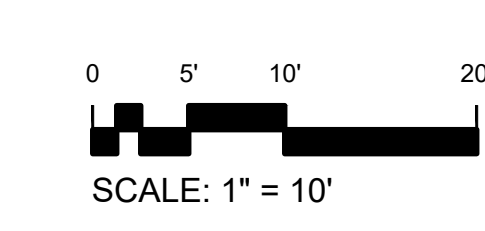
Existing residence

FFE = 40.75'

Proposed Elkstone Condominiums

NOTE:
The Elkstone Condominium Association(s) have not reviewed or approved the conceptual trail alignment provided at the town's request. The concept utilizes topography from 6/13/01 survey as well as wetlands and pond delineation indicated on a 2/4/19 survey by Foley Associates. It is

engineered designs be based upon updated surveys that may



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B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV

KEY PLAN

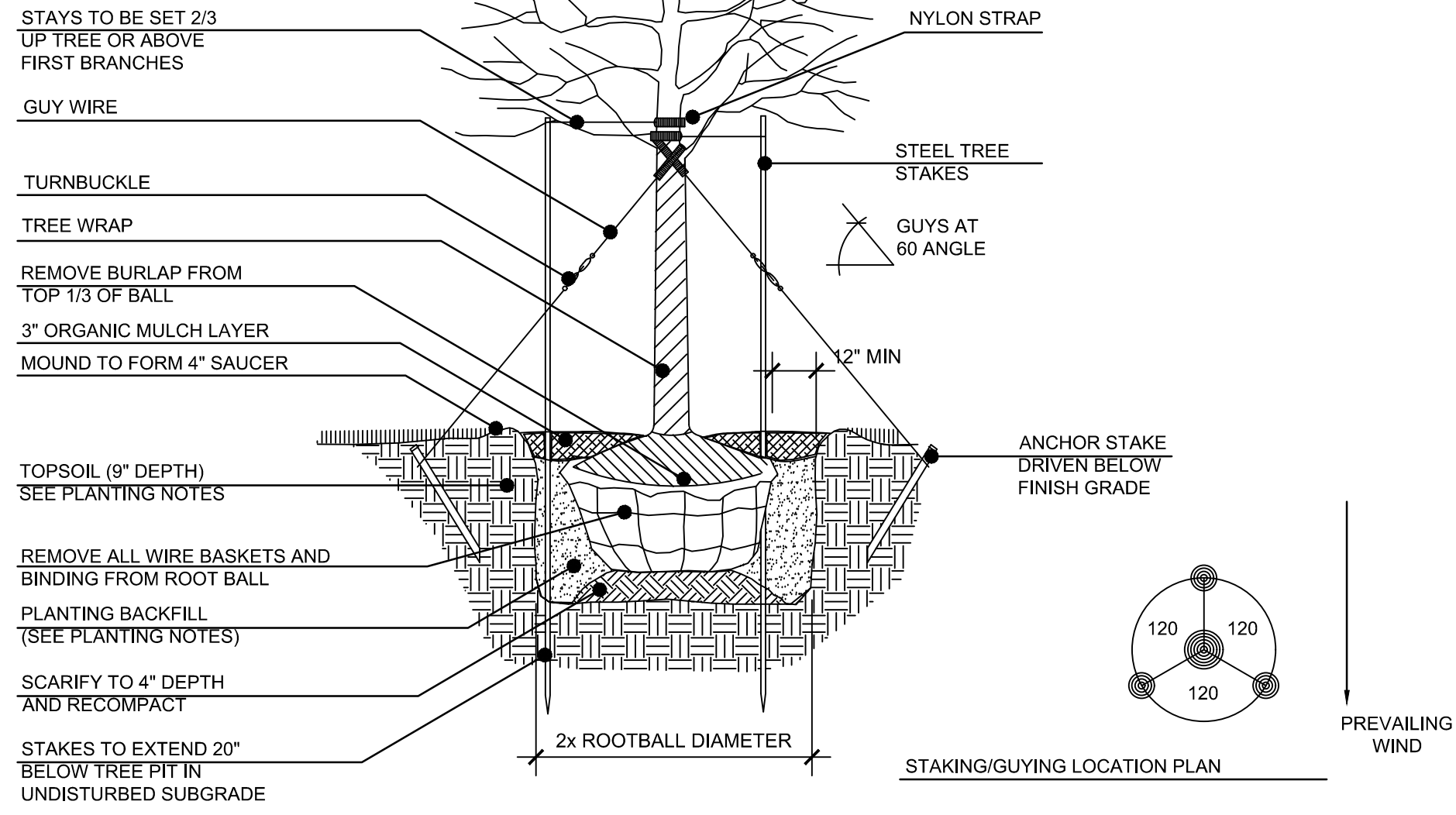
TRAIL EXHIBIT

PROJECT No. 20182606.00	ORIGIN DATE 11/02/2018
DRAWN BY TH	CHK BY PC
	TRV BY

SHEET No.
L1.06
SCALE: AS SHOWN

NOTES:

GUY ALL TREES 4" CAL. AND OVER.
STAKE TREES UNDER 4" CAL.
SET STAKES VERTICAL AND AT SAME HEIGHT

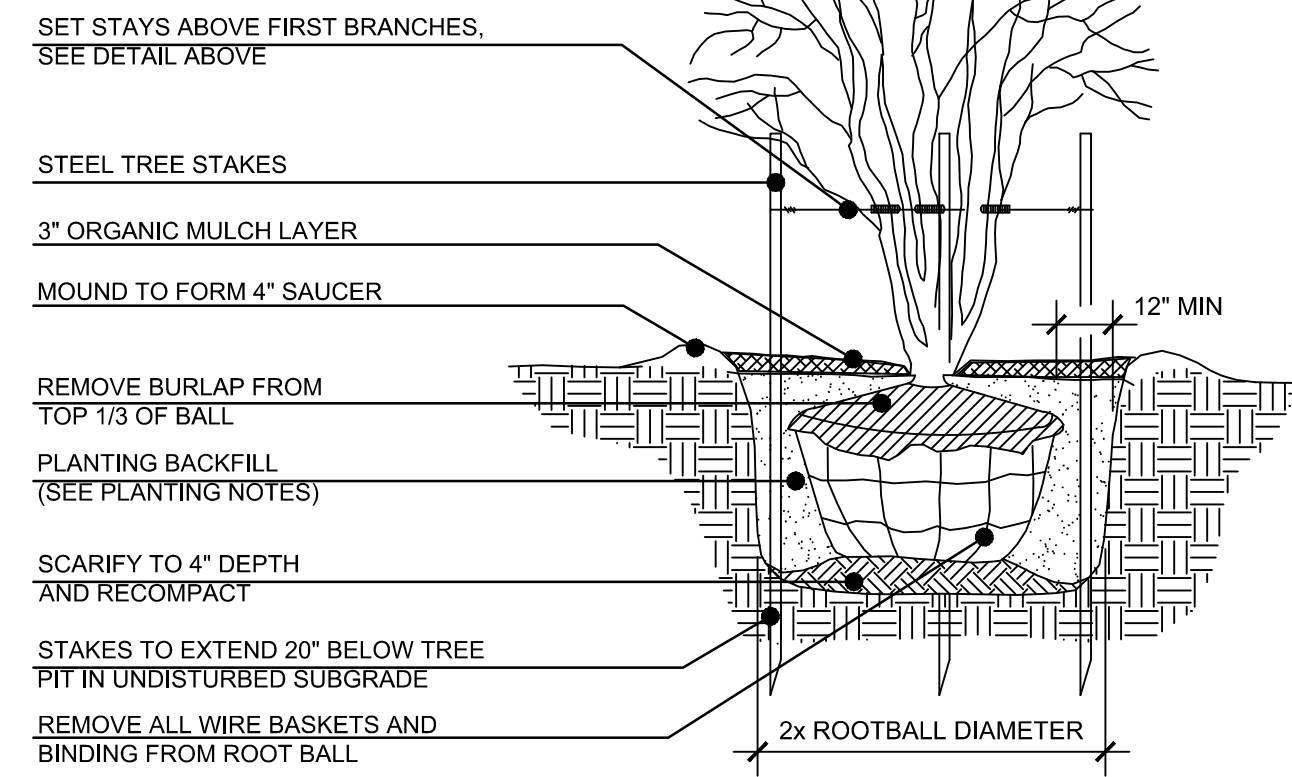


3 DECIDUOUS PLANTING DETAIL

L1.5 SCALE: N.T.S.

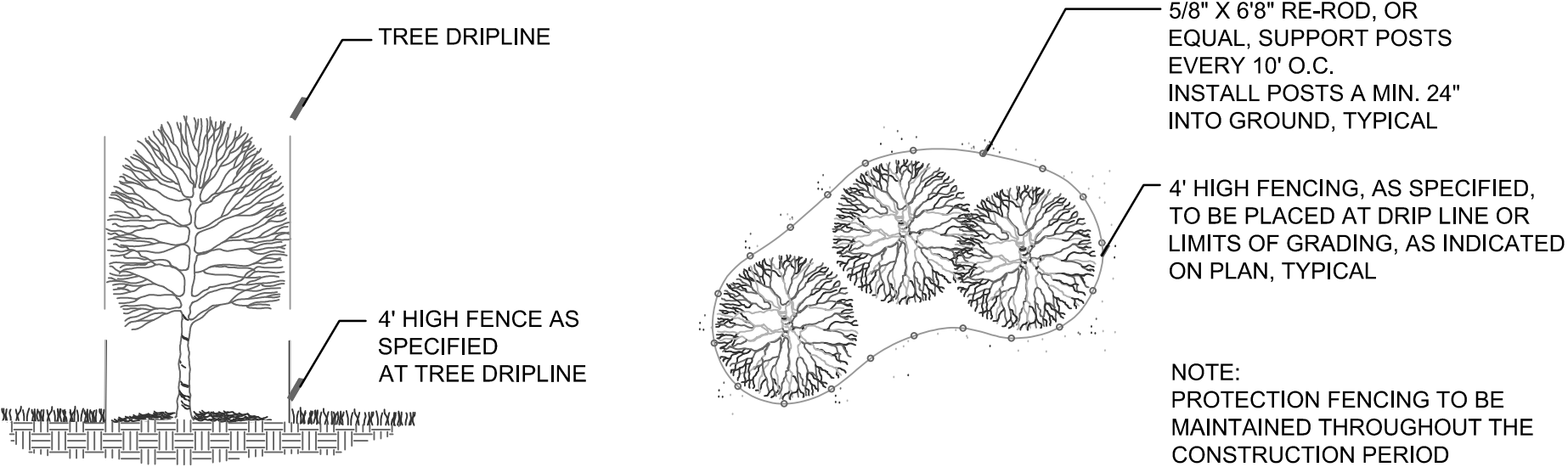
NOTES:

NEVER CUT LEADERS
STAKE 3 LARGEST STEMS, IF TREE HAS MORE THAN 3 LEADERS
TREE SHALL BE PLACED WITH THE ROOT CROWN SET AT 2" ABOVE FINISH GRADE
SET TREE STAKES VERTICAL AND AT SAME HEIGHT.



4 MULTI-STEM PLANTING DETAIL

L1.5 SCALE: N.T.S.

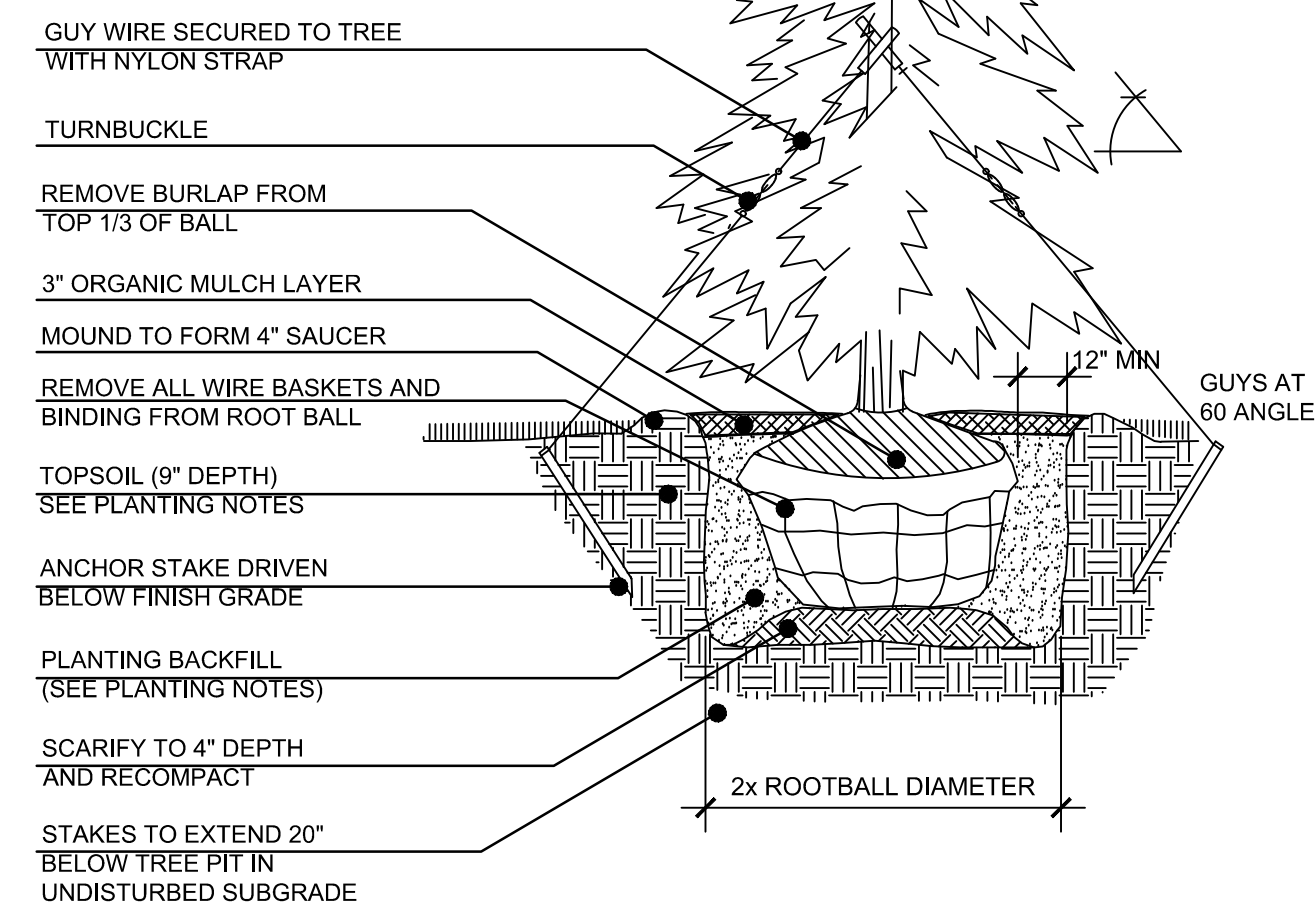


6 TREE PROTECTION FENCE DETAIL

L1.5 SCALE: N.T.S.

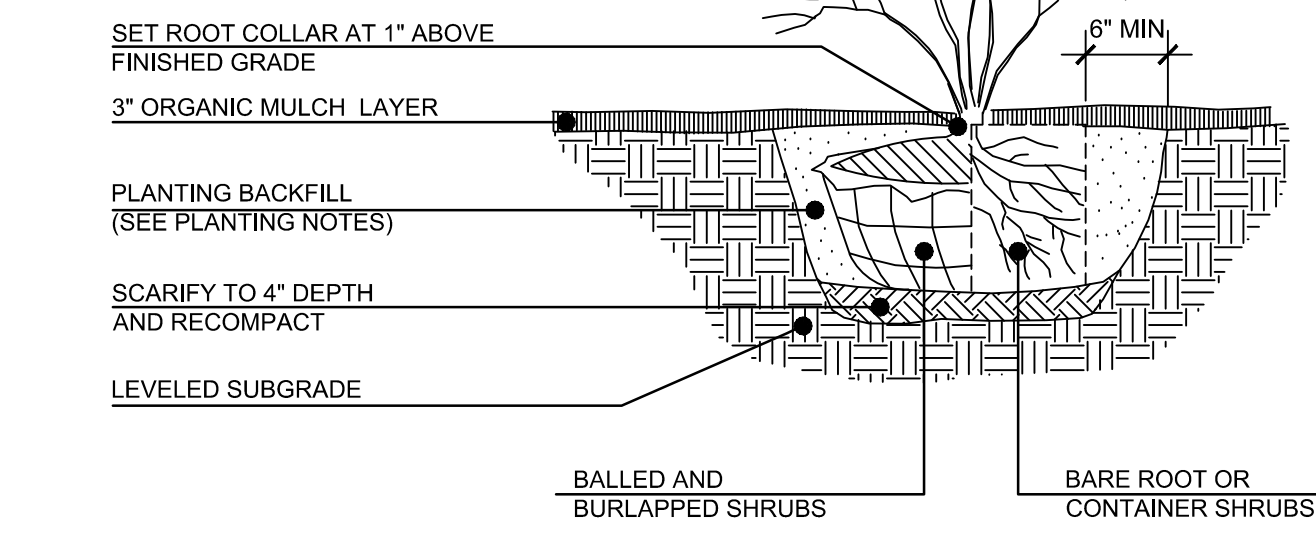
NOTES:

TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
NOTE: GUY WIRES REQUIRED ONLY ON TREES OVER 6\"/>



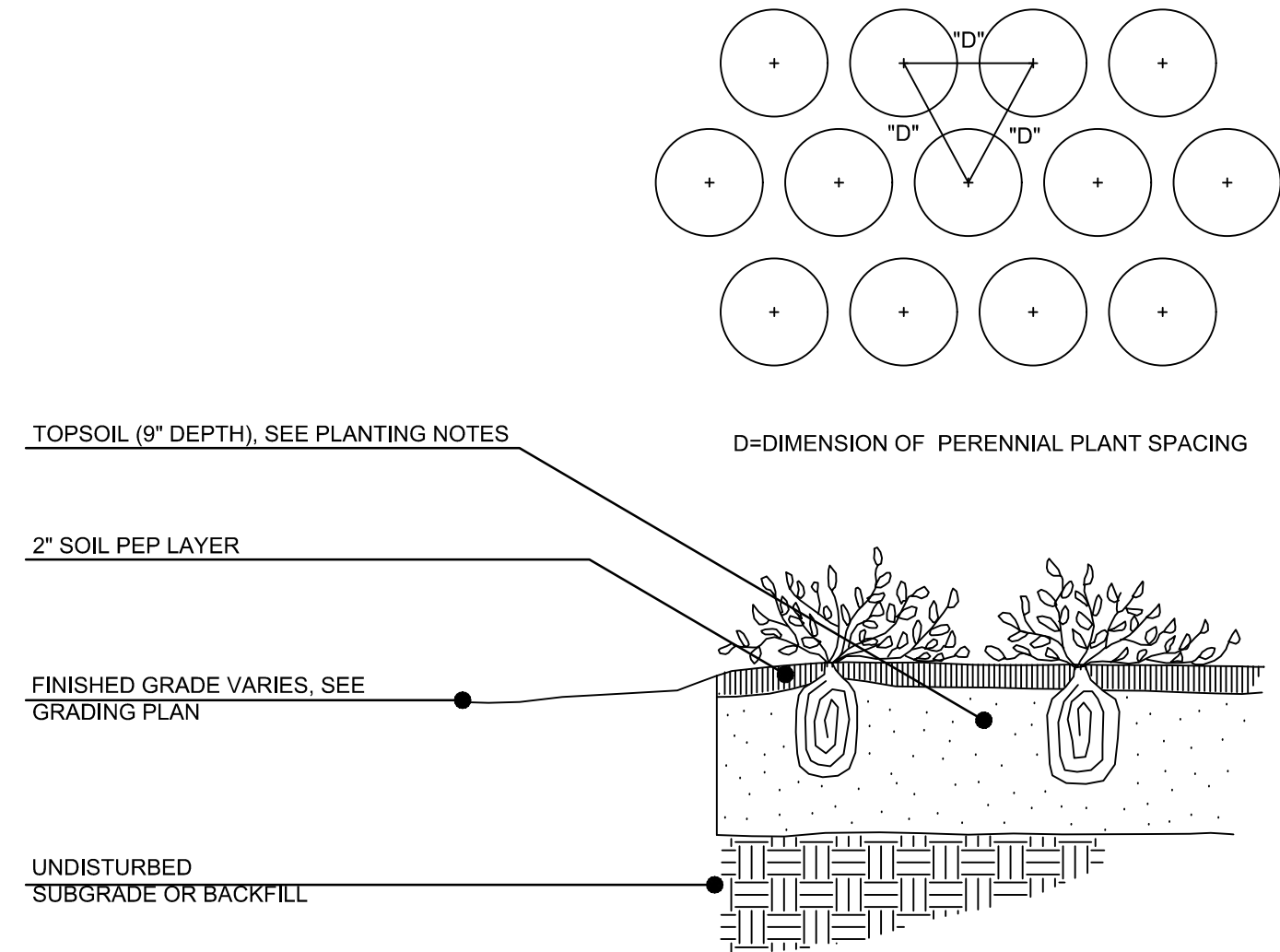
5 CONIFEROUS PLANTING DETAIL

L1.5 SCALE: N.T.S.



2 SHRUB PLANTING DETAIL

L1.5 SCALE: N.T.S.



1 PERENNIAL PLANTING DETAIL

L1.5 SCALE: N.T.S.

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101 El Paseo
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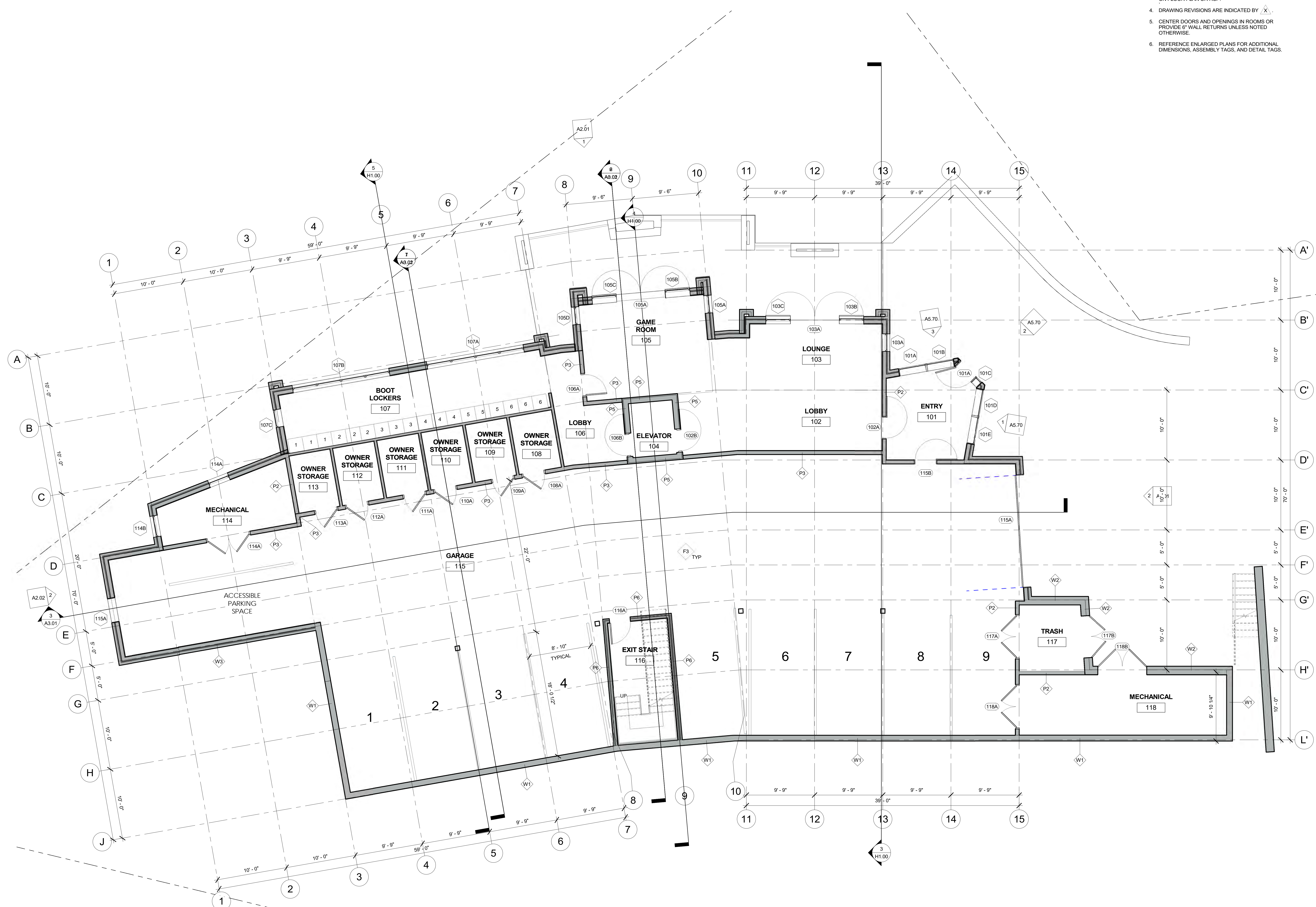
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C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV

KEY PLAN

DETAILS

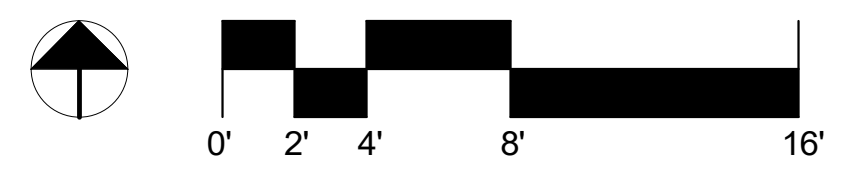
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20182606.00	11/02/2018
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TH	PC

SHEET No.
L3.01
SCALE: AS SHOWN



- FLOOR PLAN SHEET GENERAL NOTES**
1. ALL INTERIOR WALL ASSEMBLIES TYPE P1 UNLESS SHOWN OTHERWISE.
 2. ALL EXTERIOR WALL ASSEMBLIES TYPE W3 UNLESS SHOWN OTHERWISE.
 3. ALL FLOOR ASSEMBLIES TYPE F1 UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
 4. DRAWING REVISIONS ARE INDICATED BY 'X'.
 5. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
 6. REFERENCE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TAGS.

1 LEVEL 1 FLOOR PLAN +40.75
A1.01 3/16" = 1'-0"



ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
ARCHITECTURE
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102

MECHANICAL
AEC Consulting Engineers 970.748.8520
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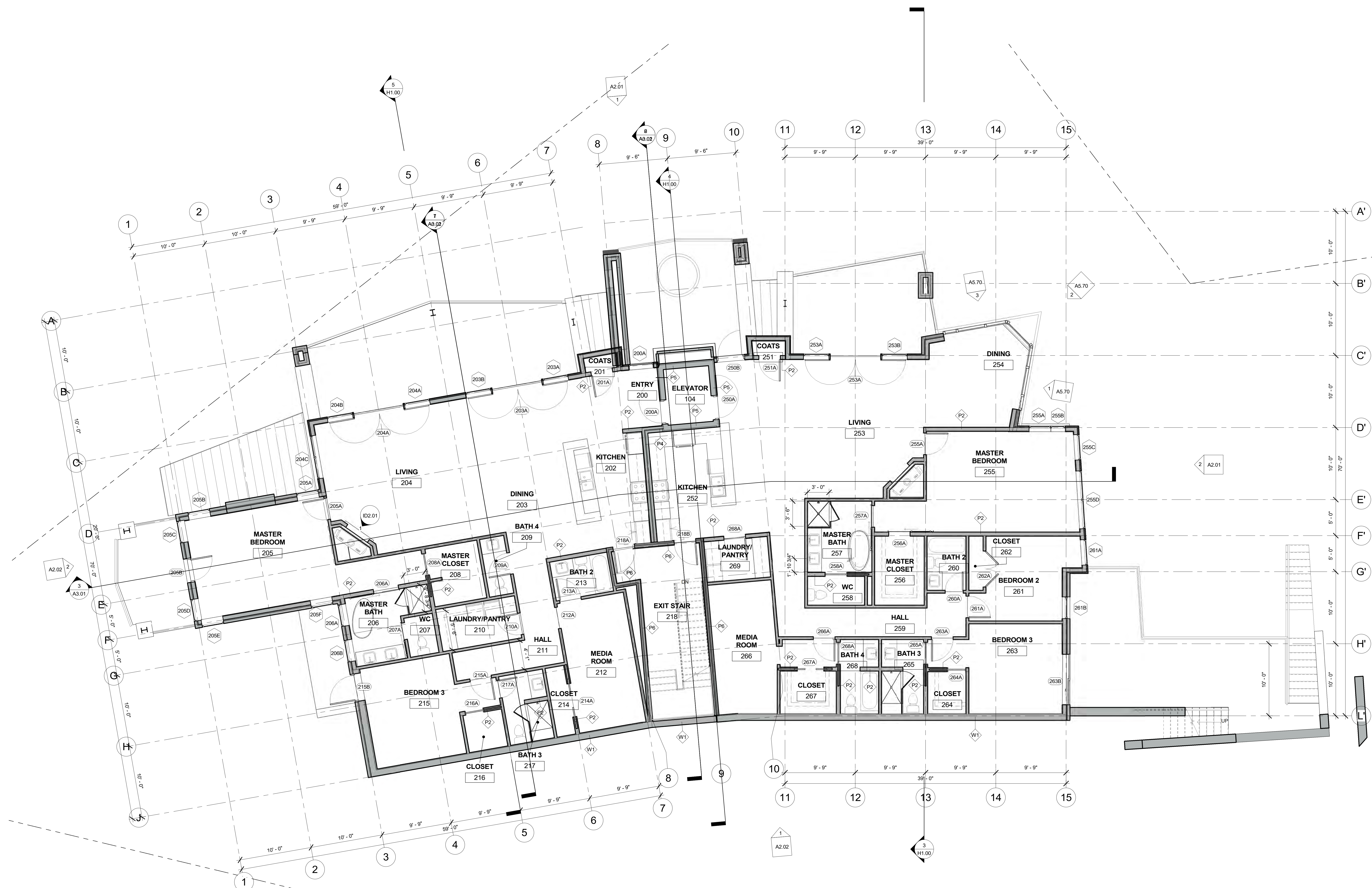
+40.75 LEVEL 1 FLOOR PLAN

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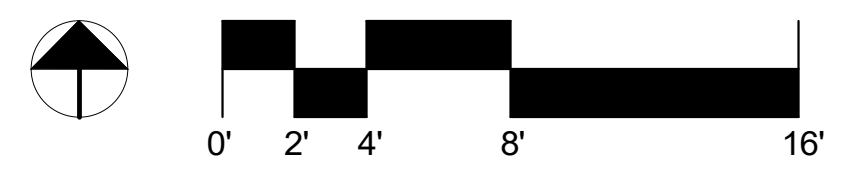
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SCALE: As indicated

FLOOR PLAN SHEET GENERAL NOTES

- ALL INTERIOR WALL ASSEMBLIES TYPE P1 UNLESS SHOWN OTHERWISE.
- ALL EXTERIOR WALL ASSEMBLIES TYPE W3 UNLESS SHOWN OTHERWISE.
- ALL FLOOR ASSEMBLIES TYPE F1 UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
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1 LEVEL 2 FLOOR PLAN +52.5
A1.02 3/16" = 1'-0"



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ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1090

CIVIL
Russell Engineering
Martin-Martin

MECHANICAL
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970-385-4546
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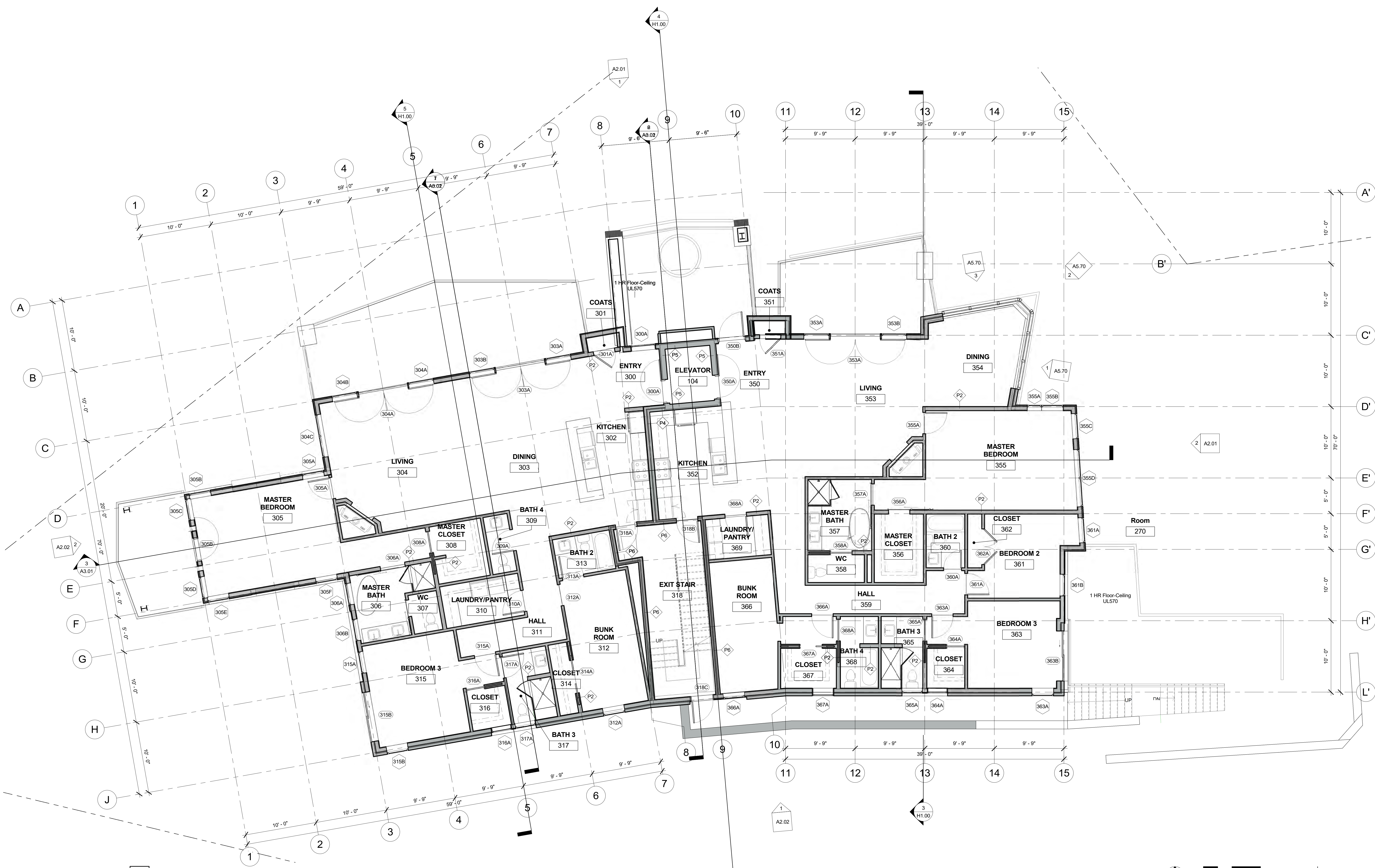
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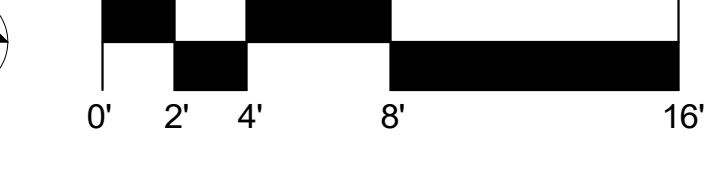
KEY PLAN

+52.5 LEVEL 2 FLOOR PLAN

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SHEET No. **A1.02**
SCALE: As indicated



1 LEVEL 3 FLOOR PLAN +64.5
A1.03 3/16" = 1'-0"



- FLOOR PLAN SHEET GENERAL NOTES**
1. ALL INTERIOR WALL ASSEMBLIES TYPE P1 UNLESS SHOWN OTHERWISE.
 2. ALL EXTERIOR WALL ASSEMBLIES TYPE W3 UNLESS SHOWN OTHERWISE.
 3. ALL FLOOR ASSEMBLIES TYPE F1 UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
 4. DRAWING REVISIONS ARE INDICATED BY X.
 5. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 8" WALL RETURNS UNLESS NOTED OTHERWISE.
 6. REFERENCE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TAGS.

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ARCHITECTURE - PLANNING - INTERIORS
ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1090

CIVIL ENGINEERING
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Martin Martin

MECHANICAL
A/E/C Consulting Engineers
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KEY PLAN

+64.5 LEVEL 3 FLOOR PLAN

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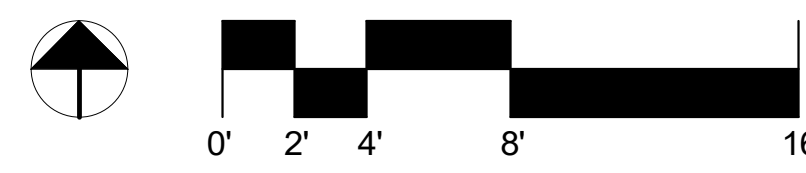
SHEET No. **A1.03**
SCALE: As indicated

FLOOR PLAN SHEET GENERAL NOTES

- ALL INTERIOR WALL ASSEMBLIES TYPE P1 UNLESS SHOWN OTHERWISE.
- ALL EXTERIOR WALL ASSEMBLIES TYPE W3 UNLESS SHOWN OTHERWISE.
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1 LEVEL 4 FLOOR PLAN +76.5
A1.04 - 3/16" = 1'-0"



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ARCHITECTURE - PLANNING -
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ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1090

CIVIL
Russell Engineering
Martin Martin

MECHANICAL
AEC Consulting Engineers
970.385.4546
970.748.8520

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+76.5 LEVEL 4 FLOOR PLAN

PROJECT No. 20182606.00	ORIGIN DATE 11/13/2018
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SHEET No. **A1.04**
SCALE: As indicated

- FLOOR PLAN SHEET GENERAL NOTES**
- ALL INTERIOR WALL ASSEMBLIES TYPE P1 UNLESS SHOWN OTHERWISE.
 - ALL EXTERIOR WALL ASSEMBLIES TYPE W3 UNLESS SHOWN OTHERWISE.
 - ALL FLOOR ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
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 ARCHITECTURE - PLANNING - INTERIORS
 ARCHITECTURE
 48 East Beaver Creek Blvd., Suite 303
 P.O. Box 1976 - Avon, Colorado 81620
 (970) 949-0257 FAX (970) 949-1090

MECHANICAL
 AEC Consulting Engineers 970.748.8520
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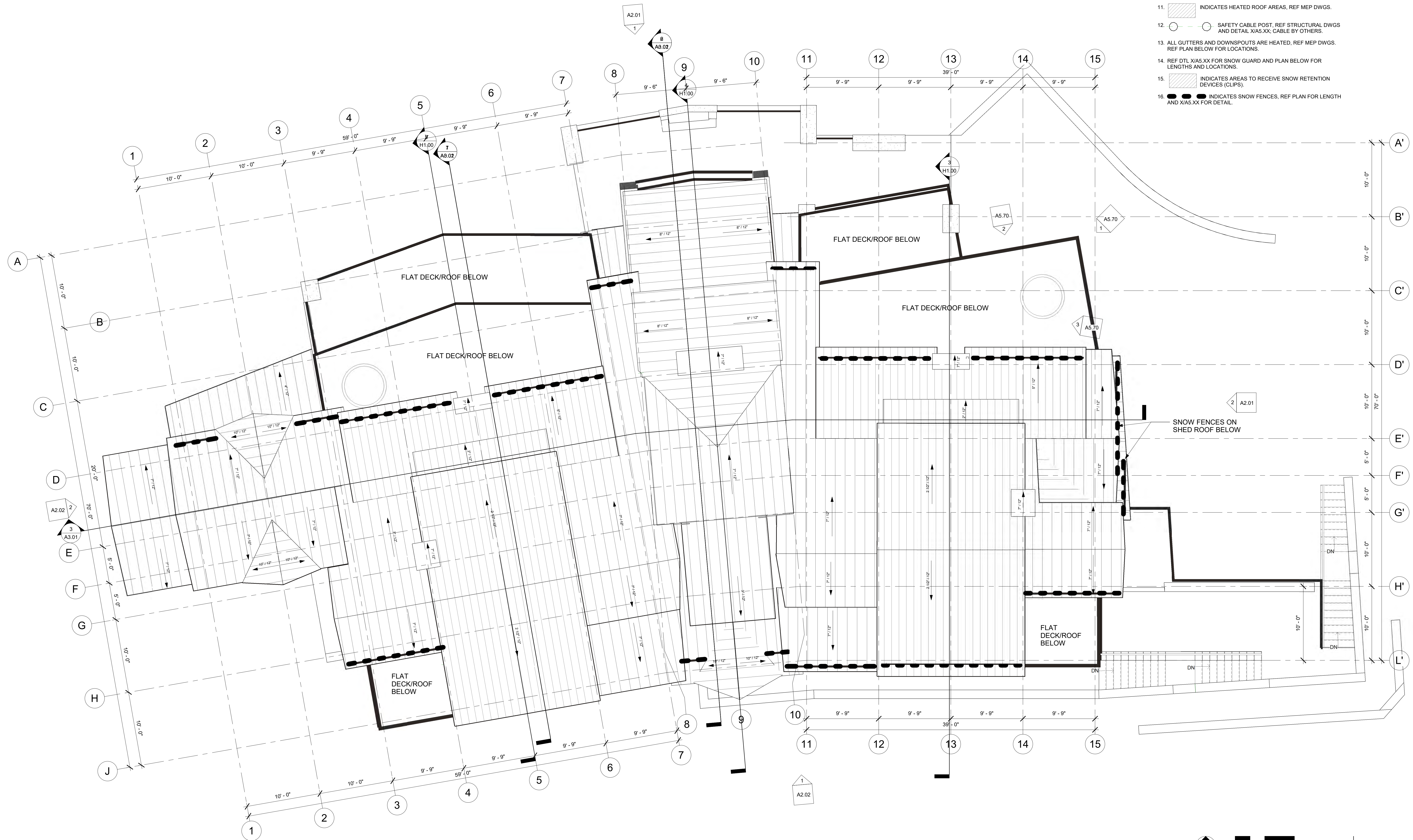
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KEY PLAN

+88.5 LEVEL 5 FLOOR PLAN

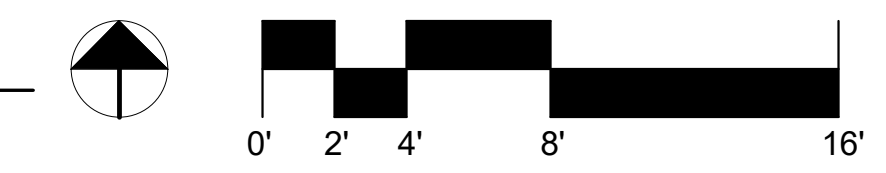
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 SHEET No. **A1.05**
 SCALE: As indicated



ROOF PLAN SHEET GENERAL NOTES

1. (xxx'-x") INDICATES PLATE HEIGHTS, RELATIVE TO 100'-0" DATUM.
2. ALL ROOF ASSEMBLIES TYPE (R1) UNLESS NOTED OTHERWISE ON ROOF PLAN OR RCPS.
 - A. TYPE (R1) DENOTES METAL STANDING SEAM.
 - B. TYPE (R2) DENOTES GALVALUM SHINGLES.
3. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD TO EXTERIOR FACE OF STRUCTURAL RAFTER, UNLESS NOTED OTHERWISE.
4. (X) DENOTES FLUES AND VENTS, PAINT BLACK. REF MEP DWGS FOR ALL LOCATIONS REF DETAIL X/A5.XX.
5. REF MECHANICAL DWGS FOR PRECISE LOCATIONS OF ROOF PENETRATIONS.
6. REFER DETAIL X/A5.XX FOR TYPICAL EAVE / FASCIA DETAIL UNLESS NOTED OTHERWISE.
7. REFER DETAIL X/A5.XX FOR TYPICAL RAKE DETAIL UNLESS NOTED OTHERWISE.
8. REFER DETAIL X/A5.XX FOR TYPICAL VALLEY DETAIL UNLESS NOTED OTHERWISE.
9. REFER DETAIL X/A5.XX FOR TYPICAL RIDGE DETAIL UNLESS NOTED OTHERWISE.
10. REFER SHEET A5.XX FOR TYPICAL ROOF-TO-WALL FLASHING DETAILS.
11. (Hatched Area) INDICATES HEATED ROOF AREAS, REF MEP DWGS.
12. (Circle with dot) SAFETY CABLE POST, REF STRUCTURAL DWGS AND DETAIL X/A5.XX; CABLE BY OTHERS.
13. ALL GUTTERS AND DOWNSPOUTS ARE HEATED, REF MEP DWGS. REF PLAN BELOW FOR LOCATIONS.
14. REF DTL X/A5.XX FOR SNOW GUARD AND PLAN BELOW FOR LENGTHS AND LOCATIONS.
15. (Hatched Area) INDICATES AREAS TO RECEIVE SNOW RETENTION DEVICES (CLIPS).
16. (Dashed Line) INDICATES SNOW FENCES, REF PLAN FOR LENGTH AND X/A5.XX FOR DETAIL.

1 ROOF PLAN
A1.06 3/16" = 1'-0"



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 ARCHITECTURE - PLANNING -
 INTERIORS
 ARCHITECTURE
 48 East Beaver Creek Blvd., Suite 303
 P.O. Box 1976 - Avon, Colorado 81620
 (970) 949-0257 FAX (970) 949-1090

CIVIL
 Russell Engineering
 Martin Martin

MECHANICAL
 AEC Consulting Engineers
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ROOF PLAN

PROJECT No. 20182606.00	ORIGIN DATE 11/13/2018
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SHEET No. **A1.06**
 SCALE: As indicated



2 EAST ELEVATION (ENTRY)
A2.01 1/8" = 1'-0"



1 NORTH ELEVATION
A2.01 1/8" = 1'-0"

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ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
101 El Paseo
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102

CIVIL
Russell Engineering
STRUCTURAL
Martin-Martin

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970.748.8520
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KEY PLAN

EXTERIOR ELEVATIONS

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY TL	CHK BY TL
	TRV BY JB

SHEET No.
A2.01
SCALE: AS SHOWN



2 WEST ELEVATION
 A2.02 1/8" = 1'-0"



1 SOUTH ELEVATION
 A2.02 1/8" = 1'-0"

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 LANDSCAPE ARCHITECTURE
 48 East Beaver Creek Blvd., Suite 303
 101 El Paseo
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 (805) 963-6890 FAX (805) 963-8102

MECHANICAL

AEC Consulting Engineers 970.748.8520

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EXTERIOR ELEVATIONS

PROJECT No. 20182606.00	ORIGIN DATE 11/02/2018
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	TRV BY TRV

SHEET No.
A2.02
 SCALE: AS SHOWN



ROANO ZINC
MANUFACTURER: ZAHNER

7 METAL PANEL
A2.03 1/8" = 1'-0"



COLOR: CORDOVAN BROWN SEMI SOLID STAIN
MANUFACTURER: BENJAMIN MOORE

6 WOOD FASCIA
A2.03 1/8" = 1'-0"



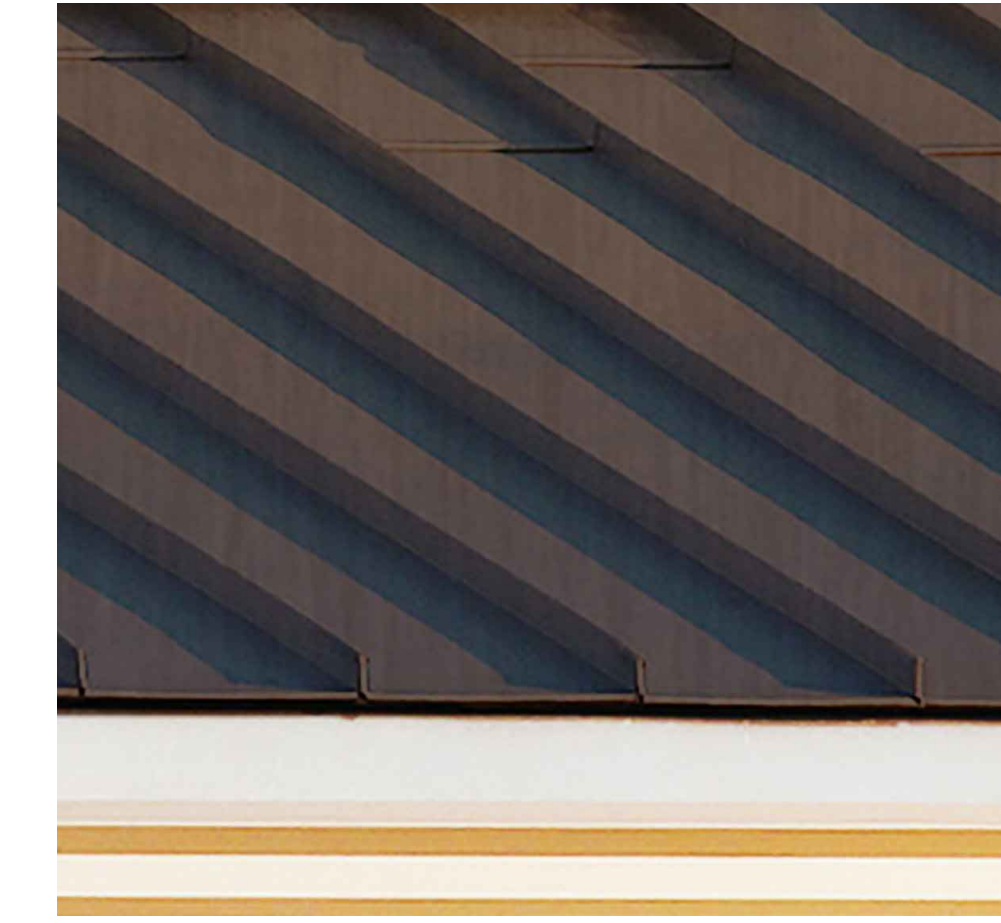
EXTERIOR COLOR: DARK BRONZE
MANUFACTURER: SIERRA PACIFIC

5 WINDOWS
A2.03 1/8" = 1'-0"



EXTERIOR COLOR: VICTORIAN SERIES: MODULINE
MANUFACTURER: BELGARD

4 PAVERS
A2.03 1/8" = 1'-0"



2" FIELD-LOK STANDING SEAM MTL ROOFING
FINISH: RED ZINC (95)
MANUFACTURER: ATAS INTERNATIONAL

3 STANDING SEAM MTL ROOF
A2.03 1/8" = 1'-0"



TELLURIDE GOLD STONE #304
SUPPLIER: GALLEGOS CORPORATION

8 STONE
A2.03 1/8" = 1'-0"



8" FIRE TREATED, STAINED, CHANNEL RUSTIC CEDAR SIDING
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT
MANUFACTURER: CABOT

9 WOOD SIDING
A2.03 1/8" = 1'-0"



9 EAST ELEVATION (ENTRY)
A2.03 NTS



2" FIELD-LOK STANDING SEAM MTL ROOFING
FINISH: WEATHERED ACRYLIC COATED GALVALUME
MANUFACTURER: ATAS INTERNATIONAL

2 METAL SHINGLE ROOF
A2.03 1/8" = 1'-0"



7/8" CORRUGATED SIDING
FINISH: RUSTIC RAWHIDE GR-50
MANUFACTURER: BRIDGER STEEL

1 CORRUGATED SIDING
A2.03 1/8" = 1'-0"

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ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
101 El Paseo
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102

CIVIL
Russell Engineering
STRUCTURAL
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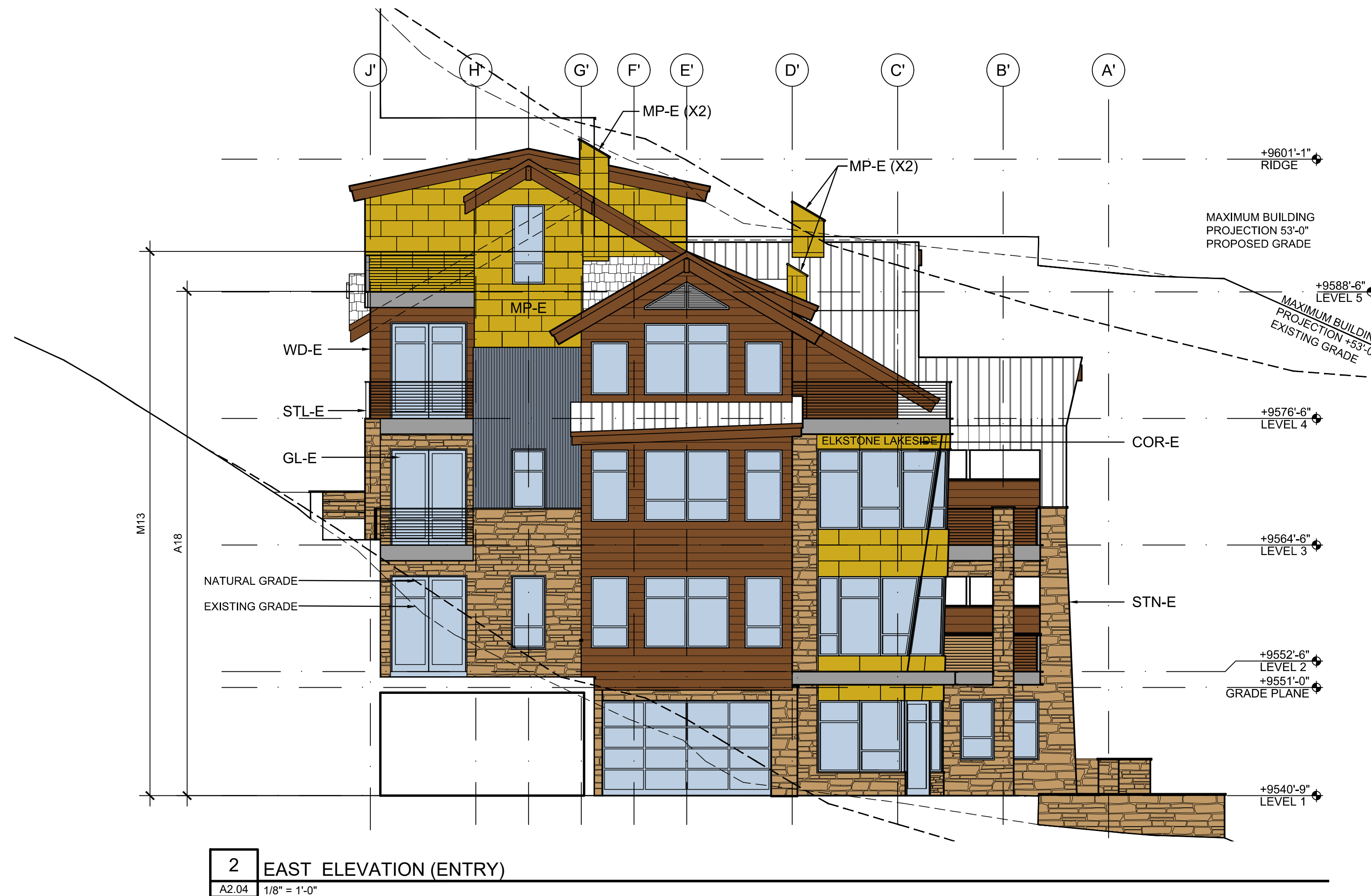
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KEY PLAN

PROPOSED EXTERIOR MATERIALS

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
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JBR	TL

SHEET No. **A2.03**
SCALE: AS SHOWN



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 101 El Paseo
 Santa Barbara, California 93101
 (805) 963-6890 FAX (805) 963-8102

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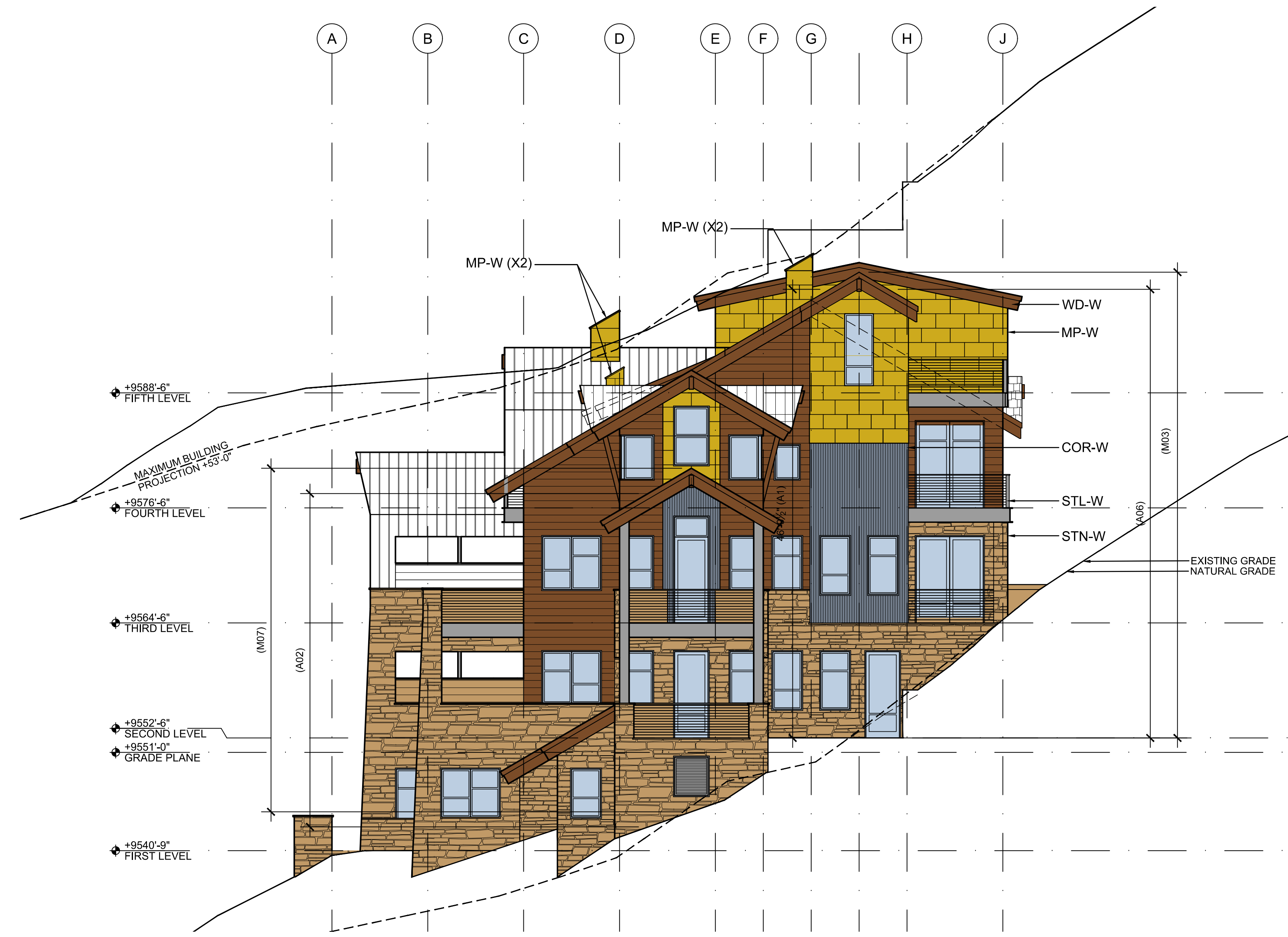
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D	06/06/2019	DESIGN DEV

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EXTERIOR MATERIALS TAKE-OFF

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
JBR	TL
	TRV BY

SHEET No. **A2.04**
 SCALE: AS SHOWN



2 WEST ELEVATION
A2.05 1/8" = 1'-0"



1 SOUTH ELEVATION
A2.05 1/8" = 1'-0"

6/5/2019

Material	Identification ID	Area (SQ. FT)	% of Total
Metal Panel (MP)			
	MP-N	789	
	MP-E	415	
	MP-W	302	
	MP-S	556	
Total (MP)		2062	11%
Glazing (GL)			
	GL-N	2383	
	GL-E	1001	
	GL-W	628	
	GL-S	642	
Total (GL)		4654	26%
Wood Siding / Fascia (WD)			
	WD-N	1301	
	WD-E	804	
	WD-W	574	
	WD-S	989	
Total (WD)		3668	20%
Stone (STN)			
	STN-N	2151	
	STN-Hidden-N	312	
	STN-E	676	
	STN-Hidden-E	540	
	STN-W	968	
	STN-Hidden-W	414	
	STN-S	1194	
	STN-Hidden-S	92	
Total (STN)		6348	35%
Corrugate (COR)			
	COR-N	215	
	COR-E	134	
	COR-W	229	
	COR-S	142	
Total (COR)		720	4%
Steel Beam / Mech Grate (STL)			
	STL-N	475	
	STL-E	106	
	STL-W	122	
	STL-S	62	
Total (STL)		765	4%
Total SF Material			
		18217	100%

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ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
101 El Paseo
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102

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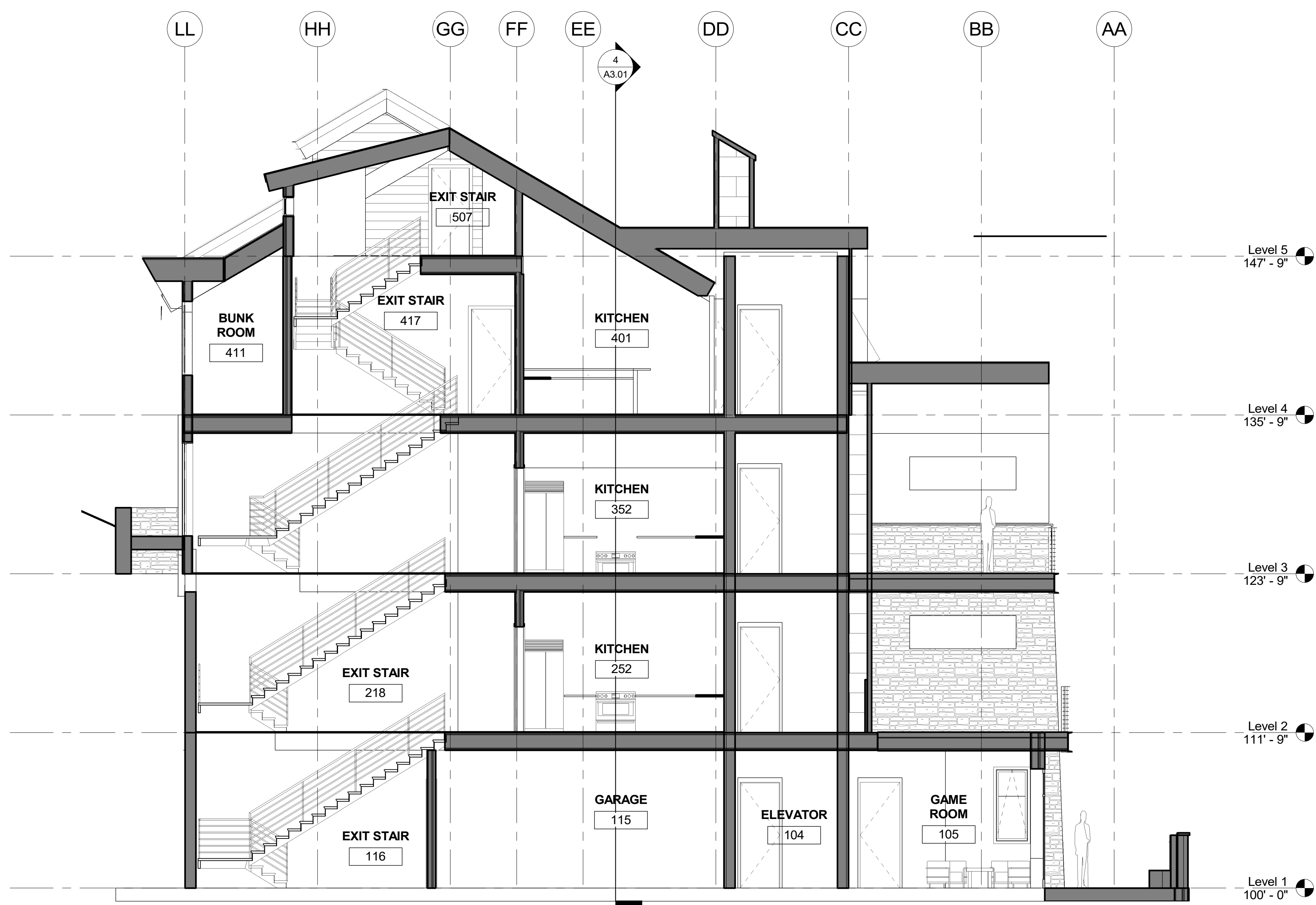
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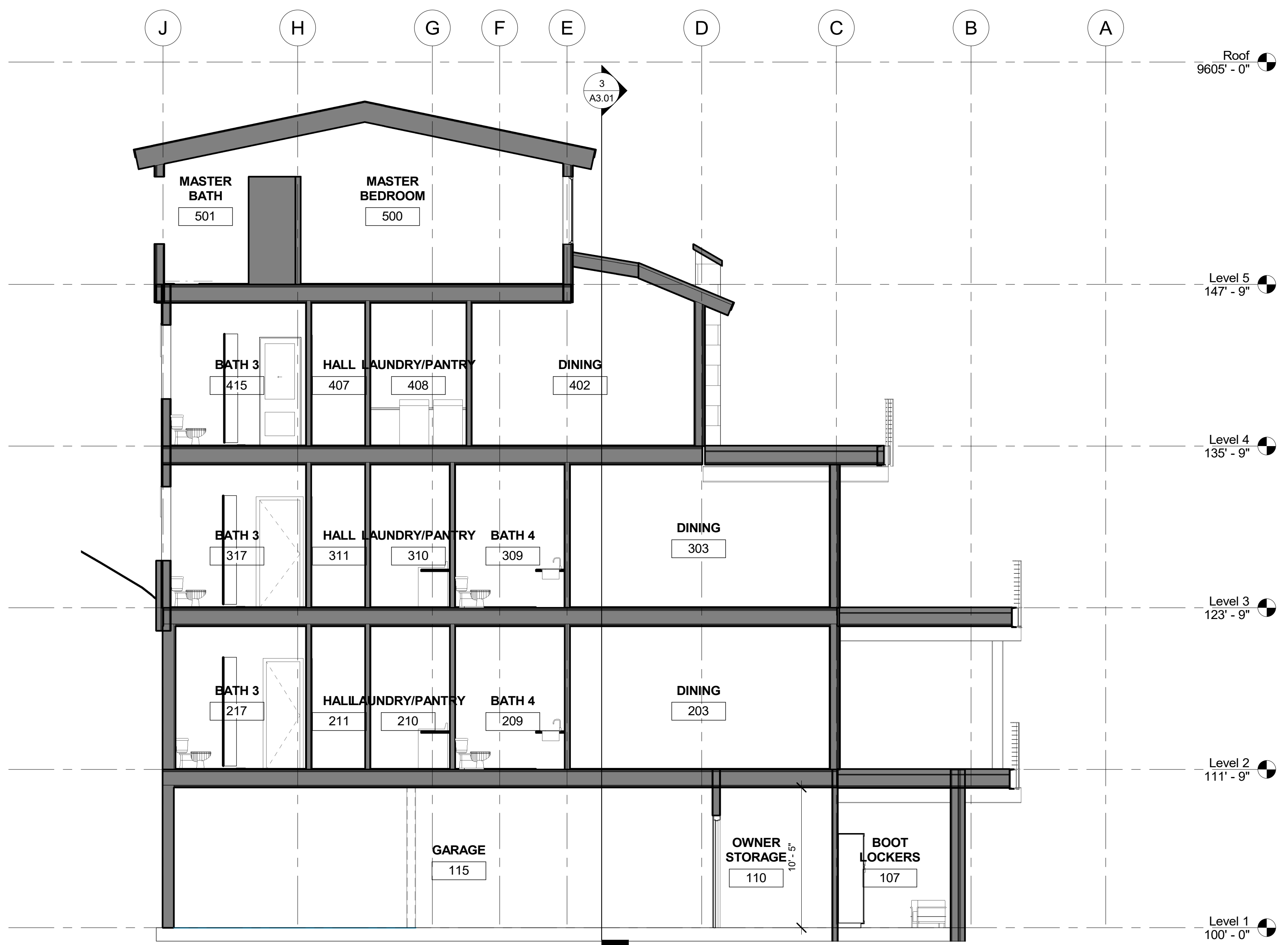
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PROJECT No.	ORIGIN DATE
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	TRV BY

SHEET No.
A2.05
SCALE: AS SHOWN



2 BUILDING SECTION AT GRID 9
A3.01 3/16" = 1'-0"



1 BUILDING SECTION AT GRID 5
A3.01 3/16" = 1'-0"



3 WEST-EAST BUILDING SECTION
A3.01 3/16" = 1'-0"

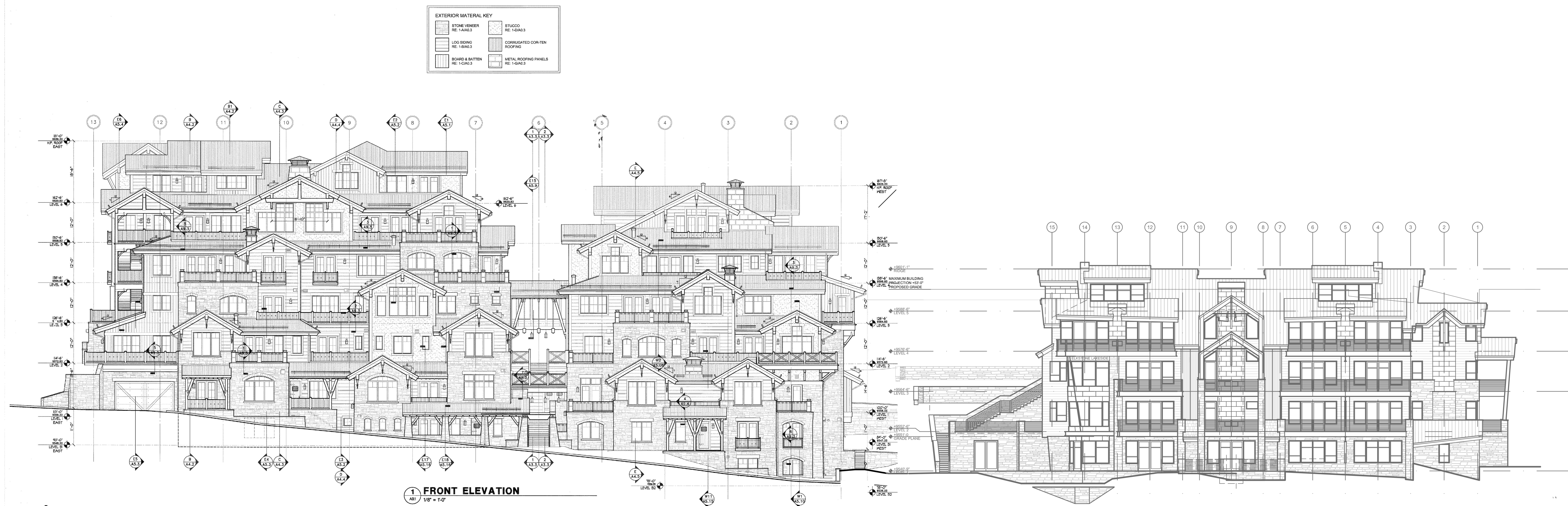
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BUILDING SECTIONS

PROJECT No. 20182606.00	ORIGIN DATE 11/13/2018
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SHEET No. **A3.01**
SCALE: 3/16" = 1'-0"



1 SITE SECTION
A3.01 1/16" = 1'-0"

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ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
101 El Paseo
Santa Barbara, California 93101
(805) 963-6980 FAX (805) 963-8102

CIVIL
Russell Engineering
STRUTURAL
Martin-Martin

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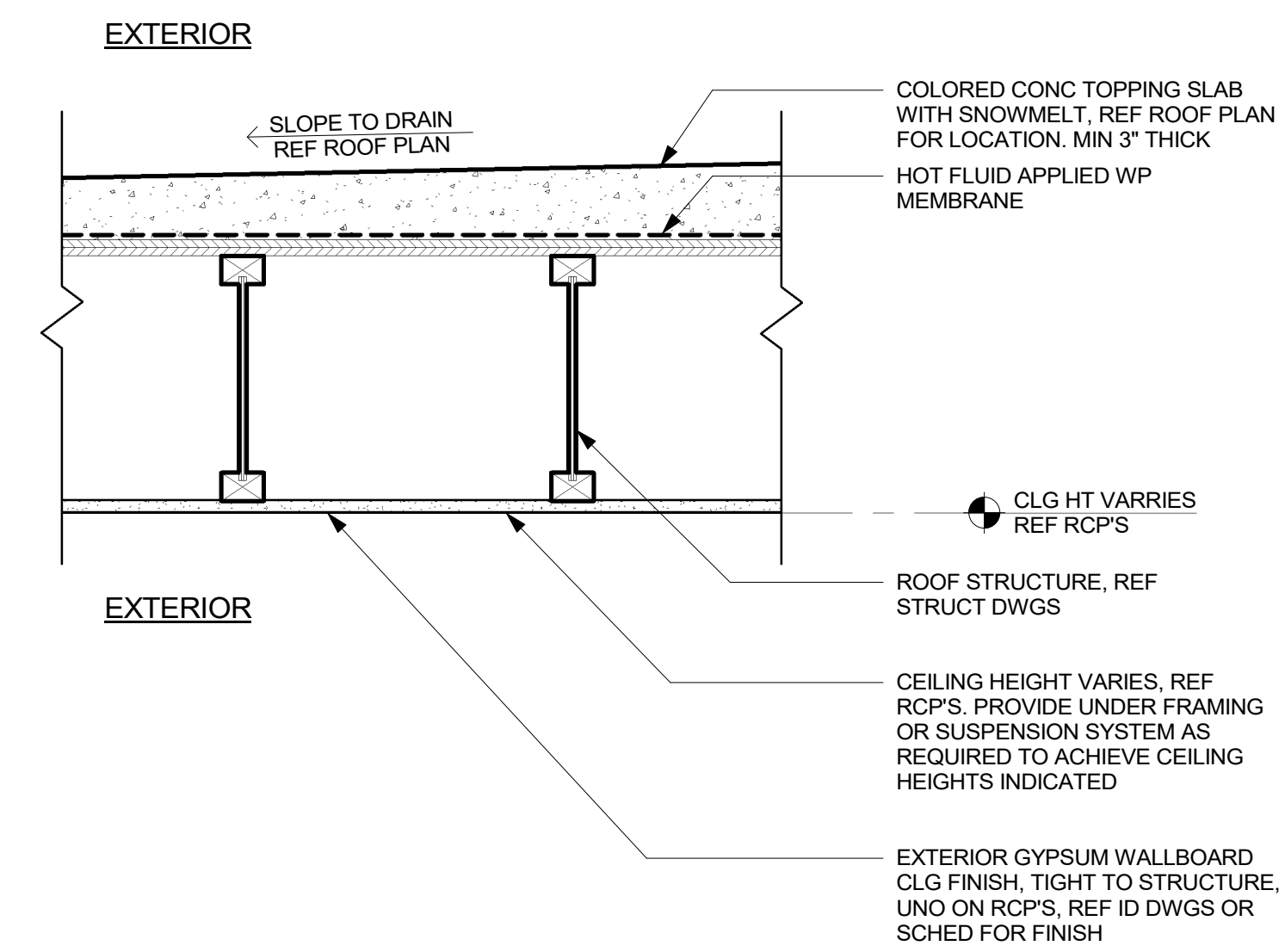
No.	DATE	COMMENT
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B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV

KEY PLAN

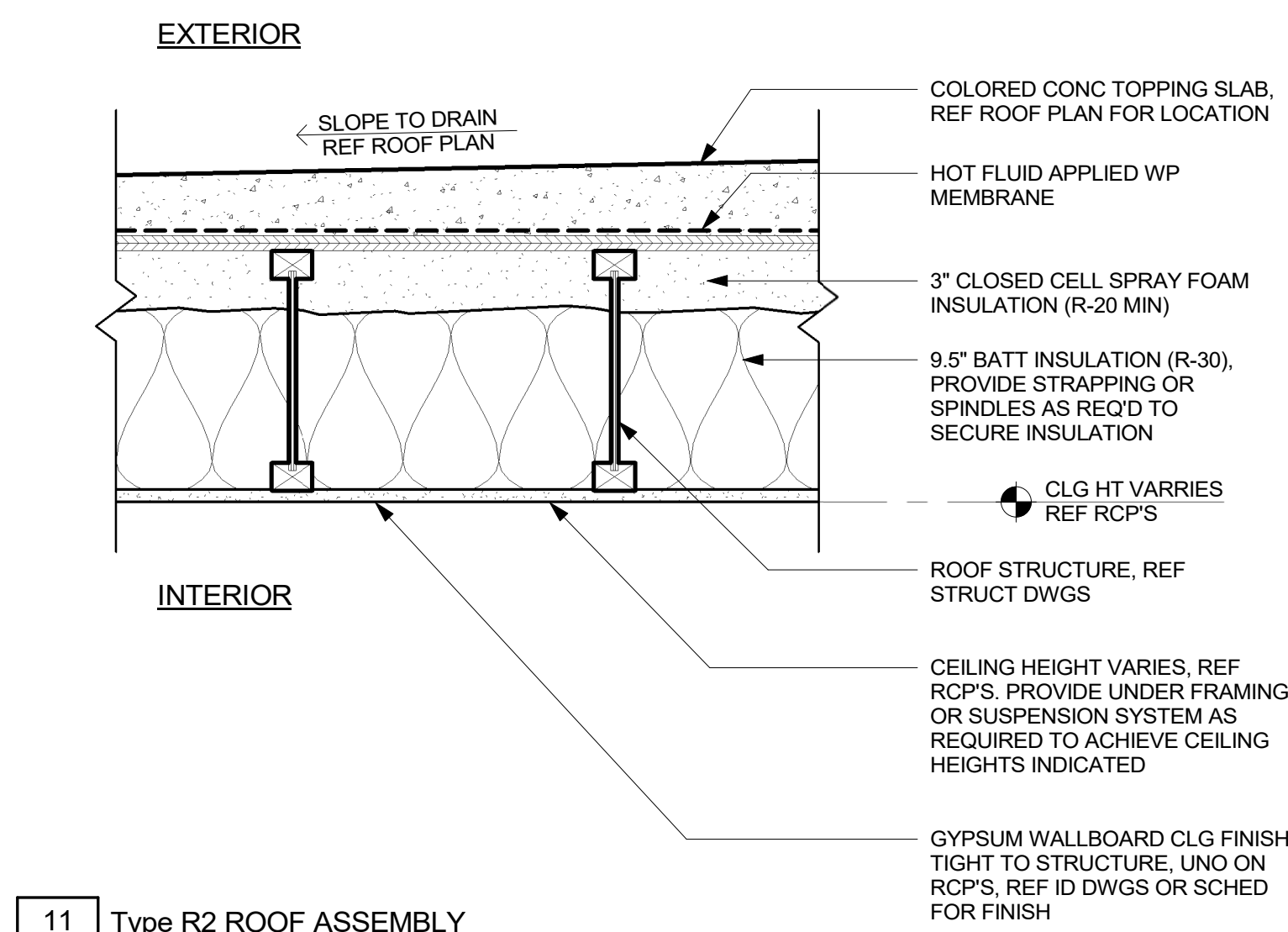
SITE SECTION

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
JBR	TL
	TRV BY
	TL

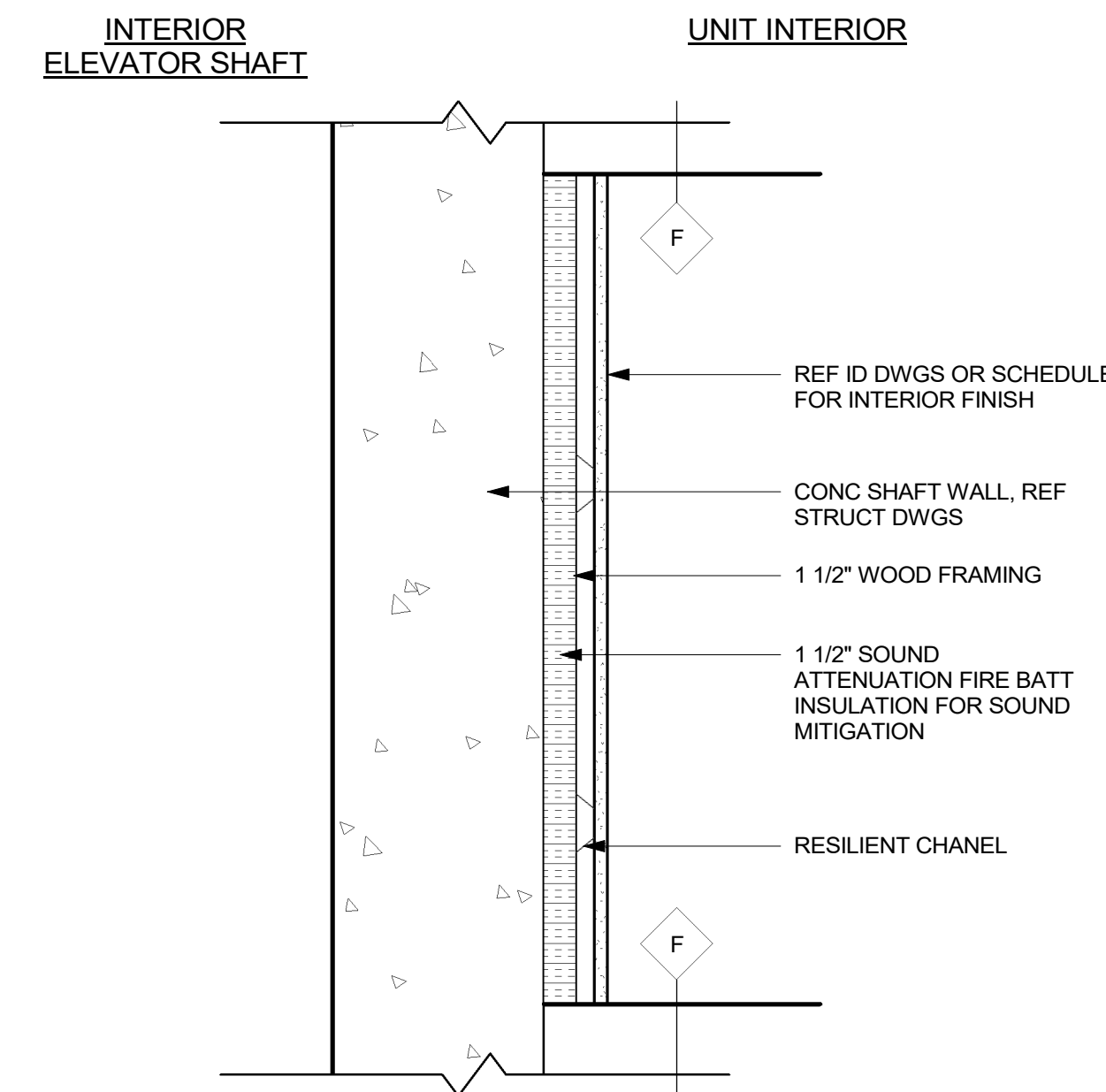
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A3.02
SCALE: AS SHOWN



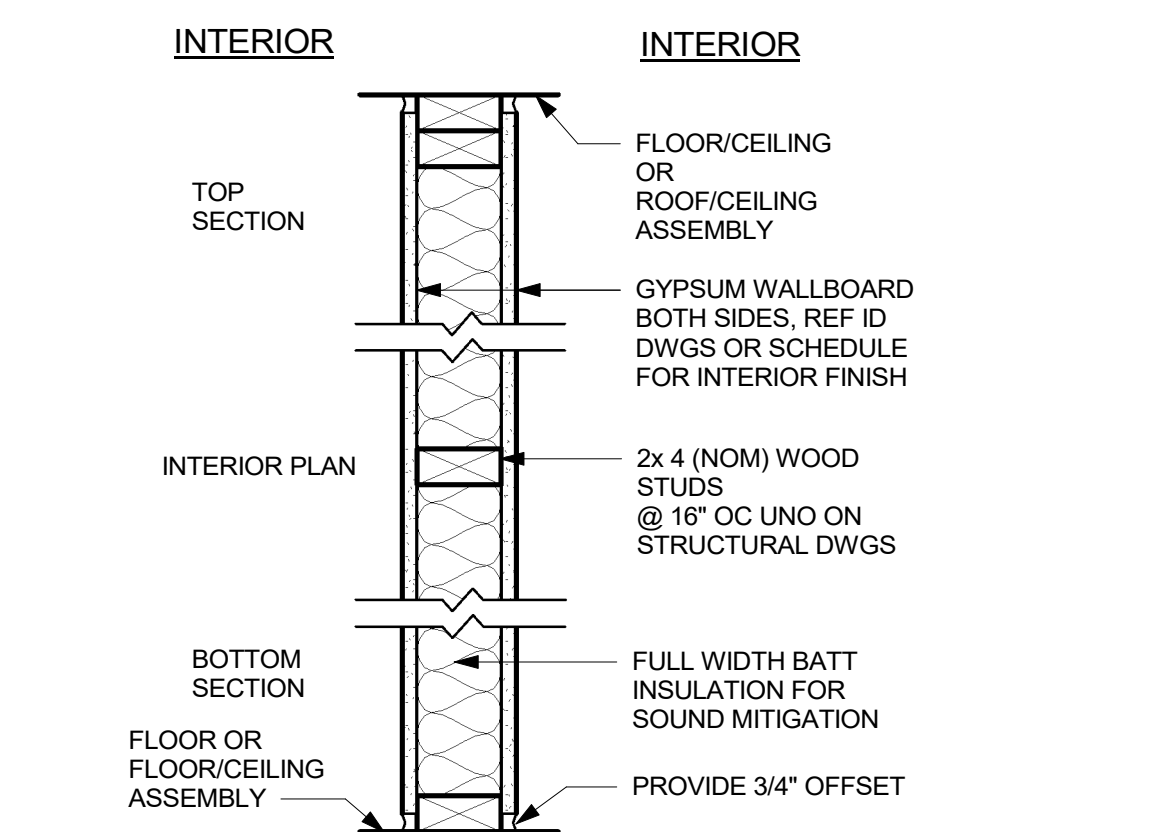
15 TYPE F4 FLOOR ASSEMBLY
A5.20 1 1/2" = 1'-0"



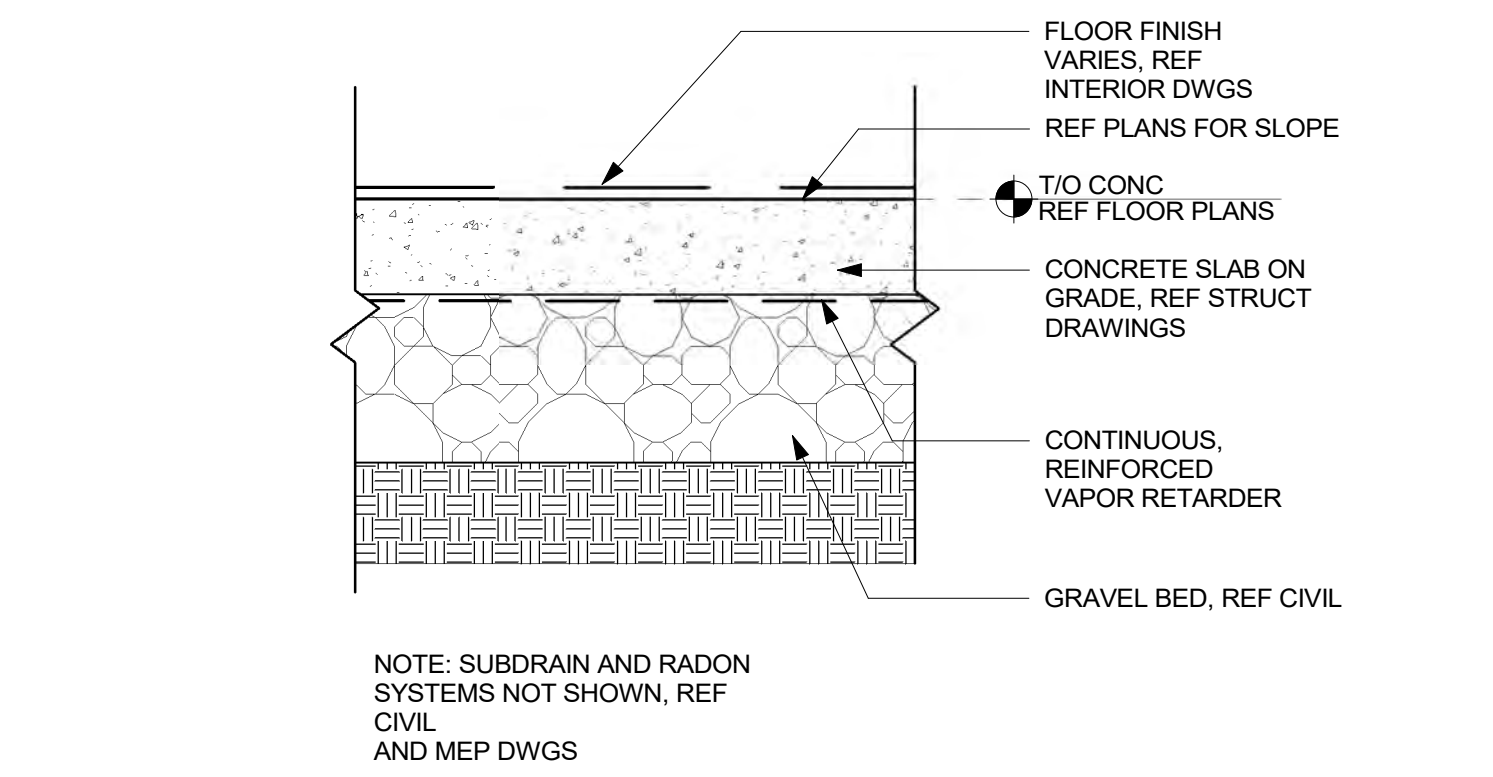
11 Type R2 ROOF ASSEMBLY
A5.20 1 1/2" = 1'-0"



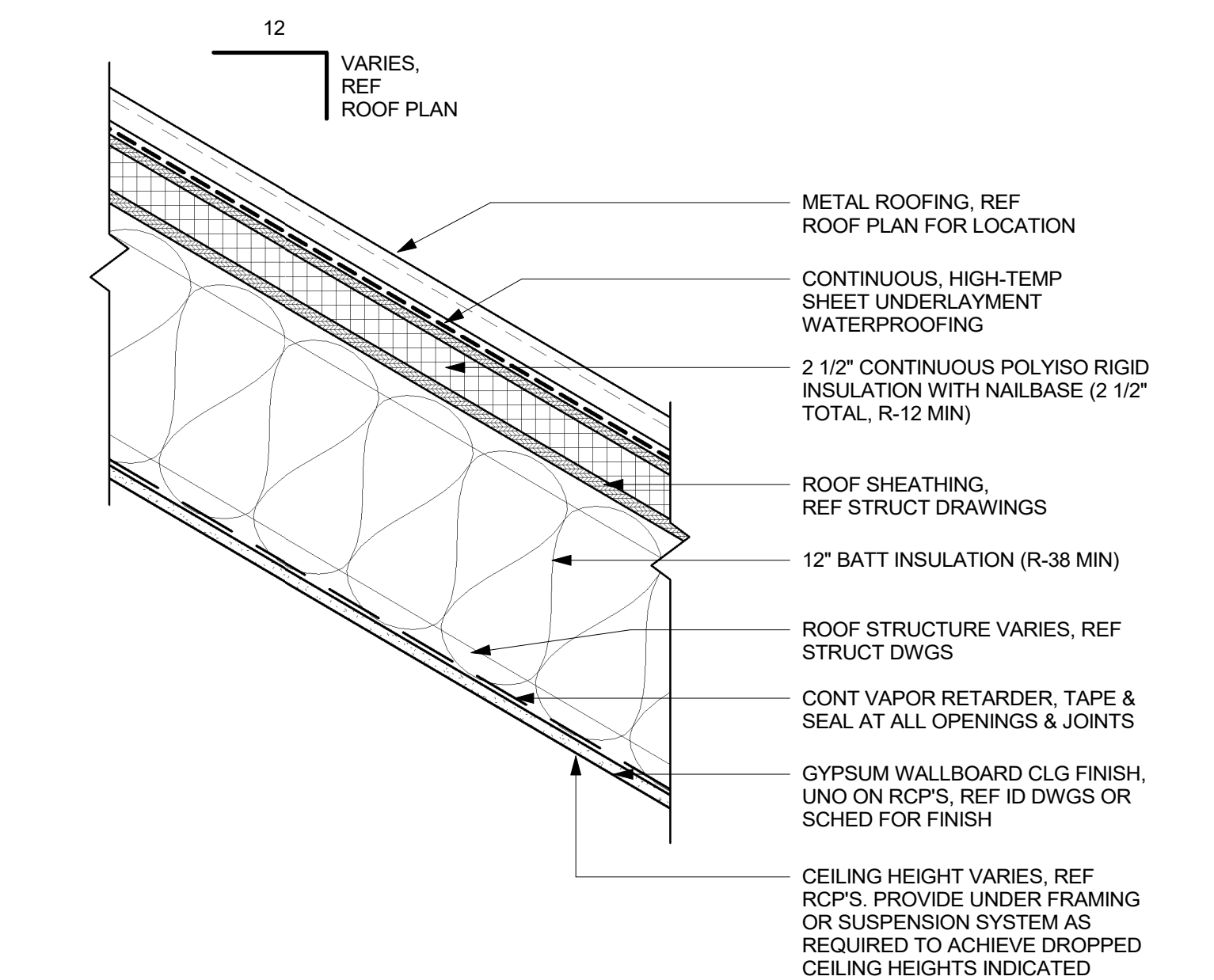
8 TYPE P5 INTERIOR WALL ASSEMBLY
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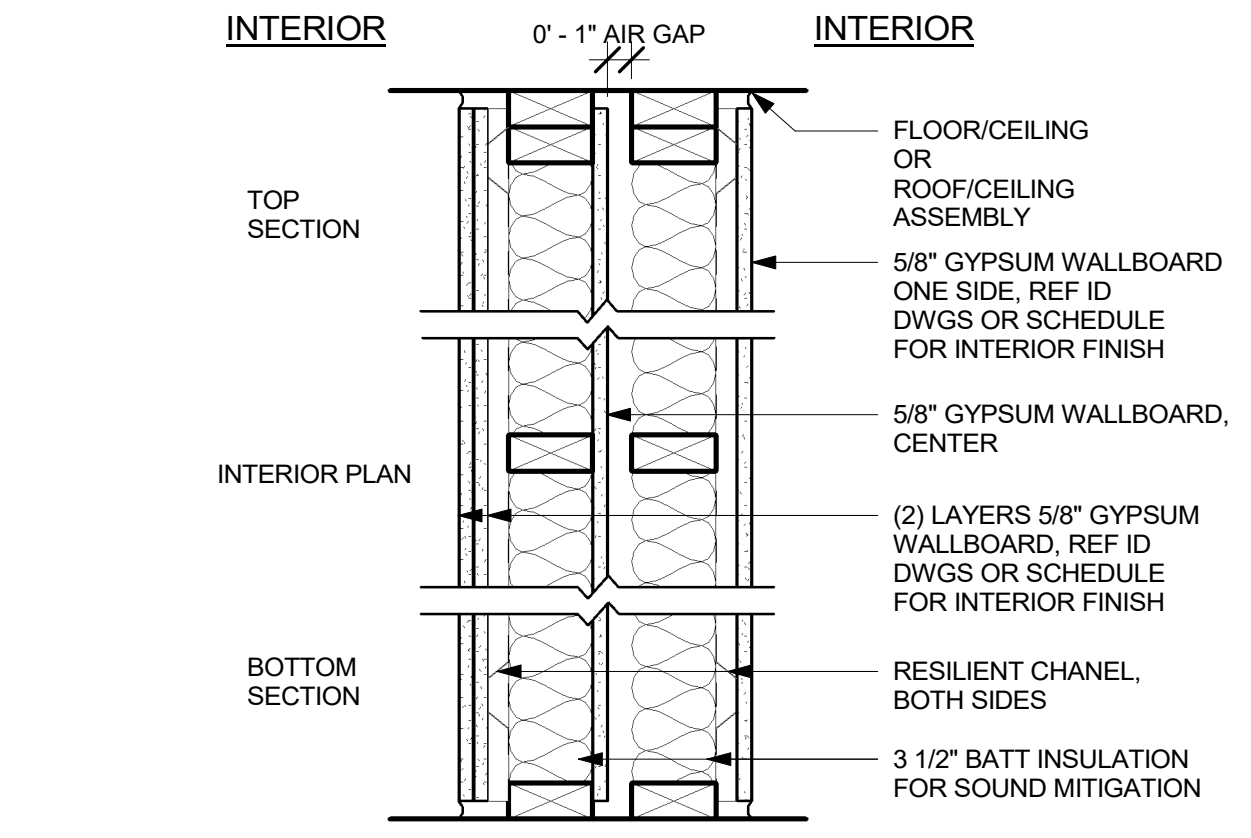
4 TYPE P1 INTERIOR WALL ASSEMBLY
A5.20 1 1/2" = 1'-0"



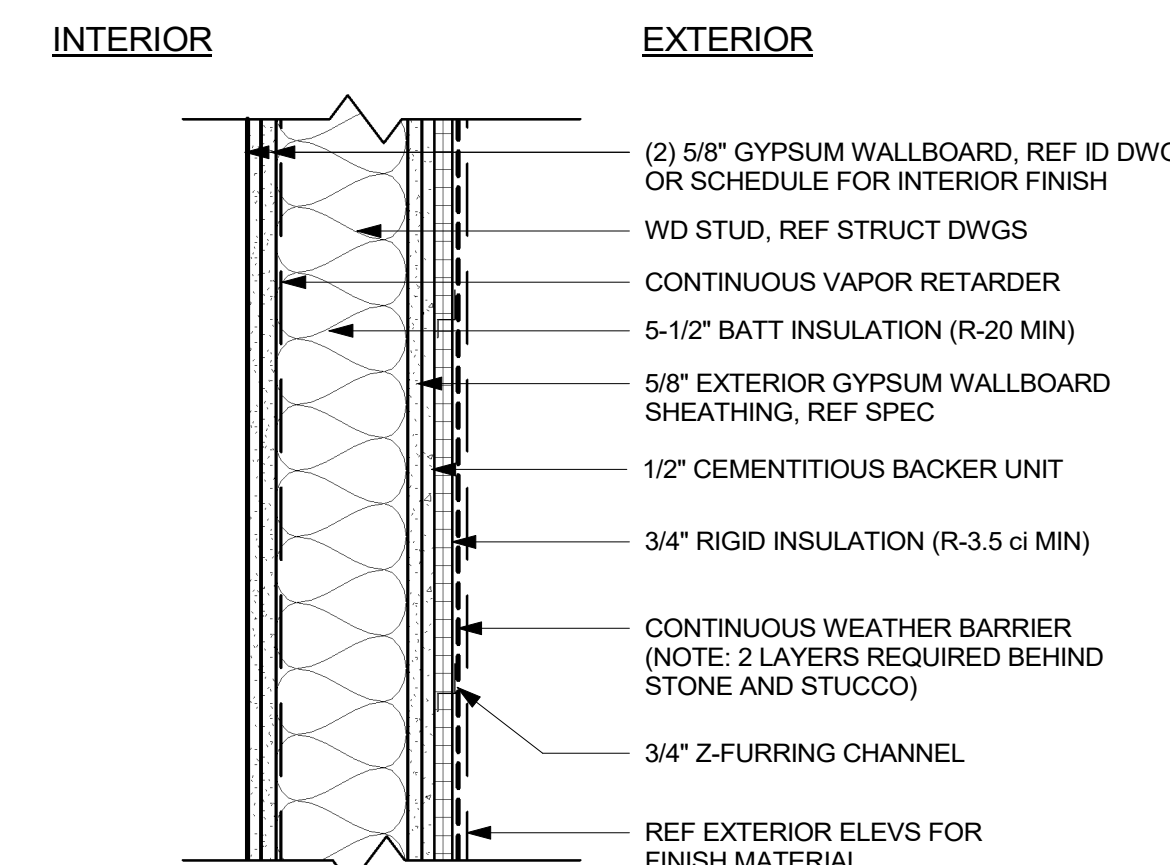
14 TYPE F3 FLOOR ASSEMBLY - TYPICAL @ LEVEL 1
A5.20 1 1/2" = 1'-0"



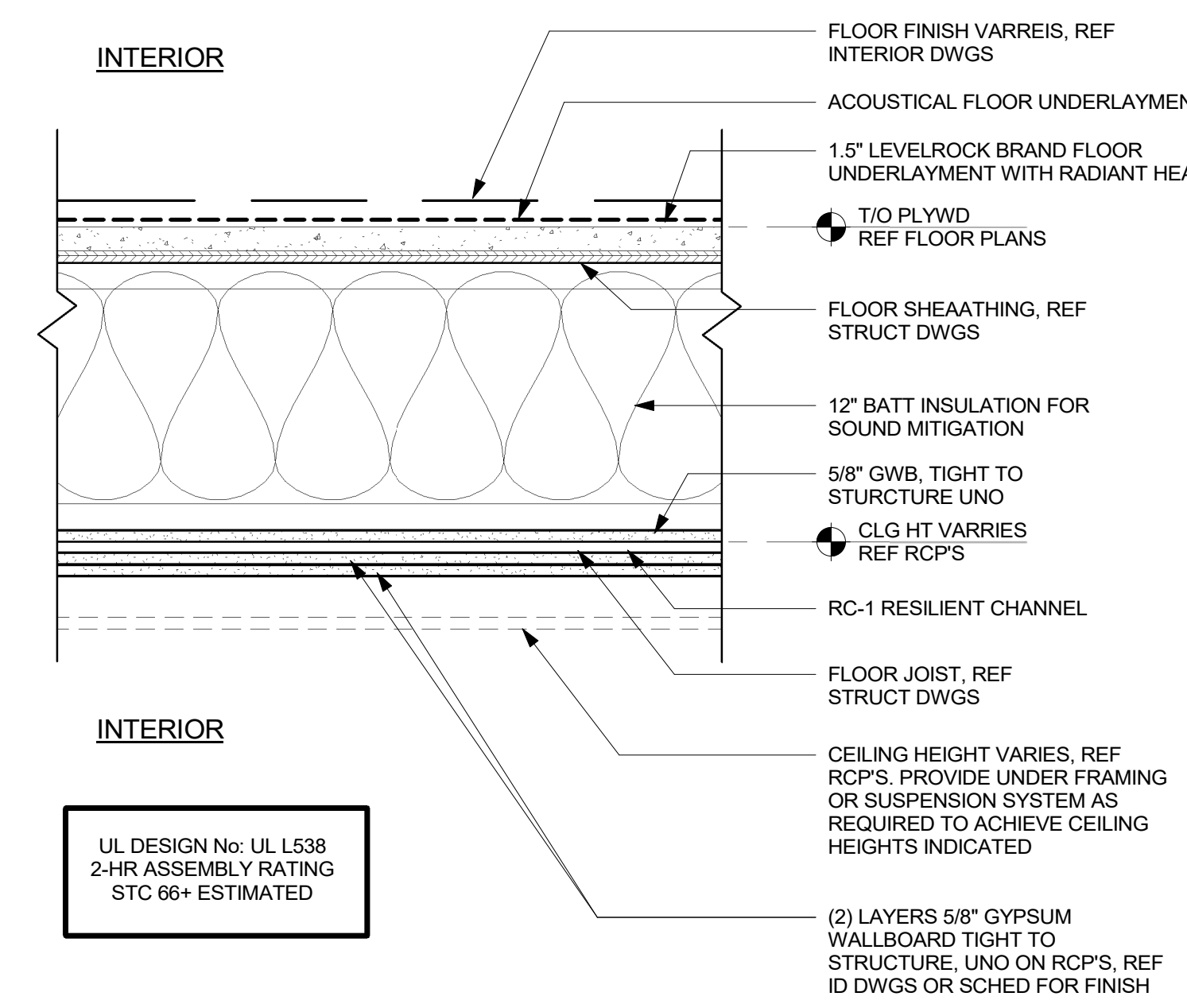
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A5.20 1 1/2" = 1'-0"



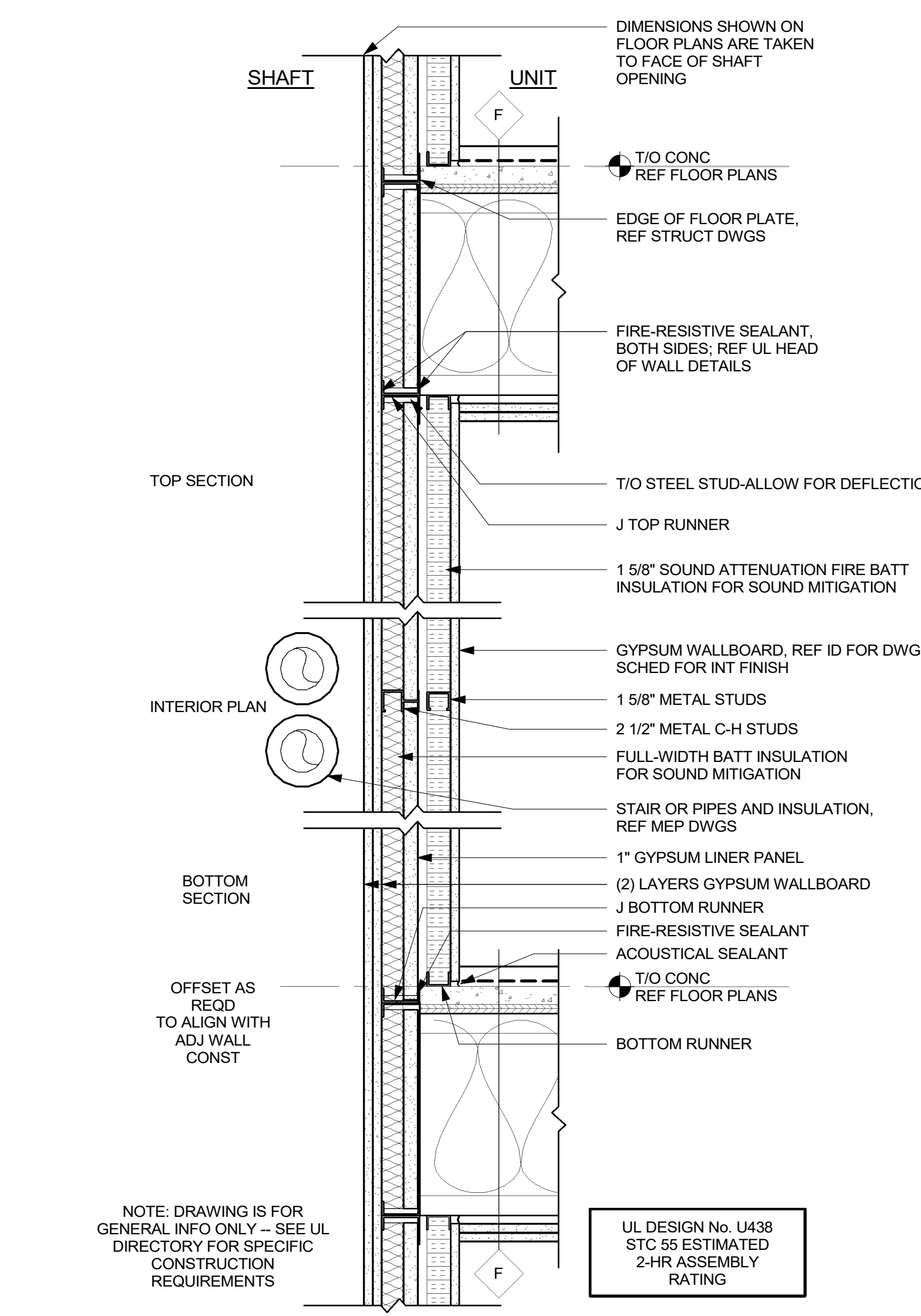
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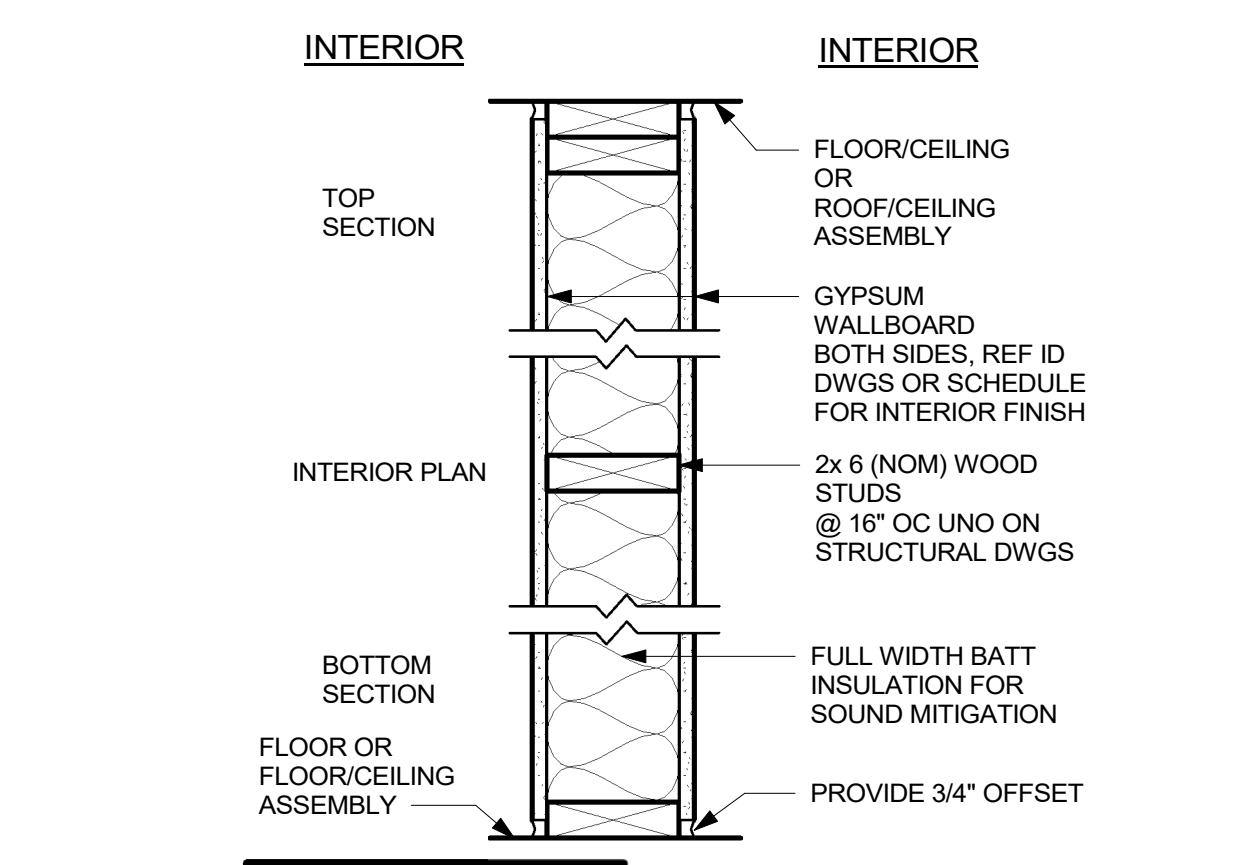
3 TYPE W3 EXTERIOR WALL ASSEMBLY
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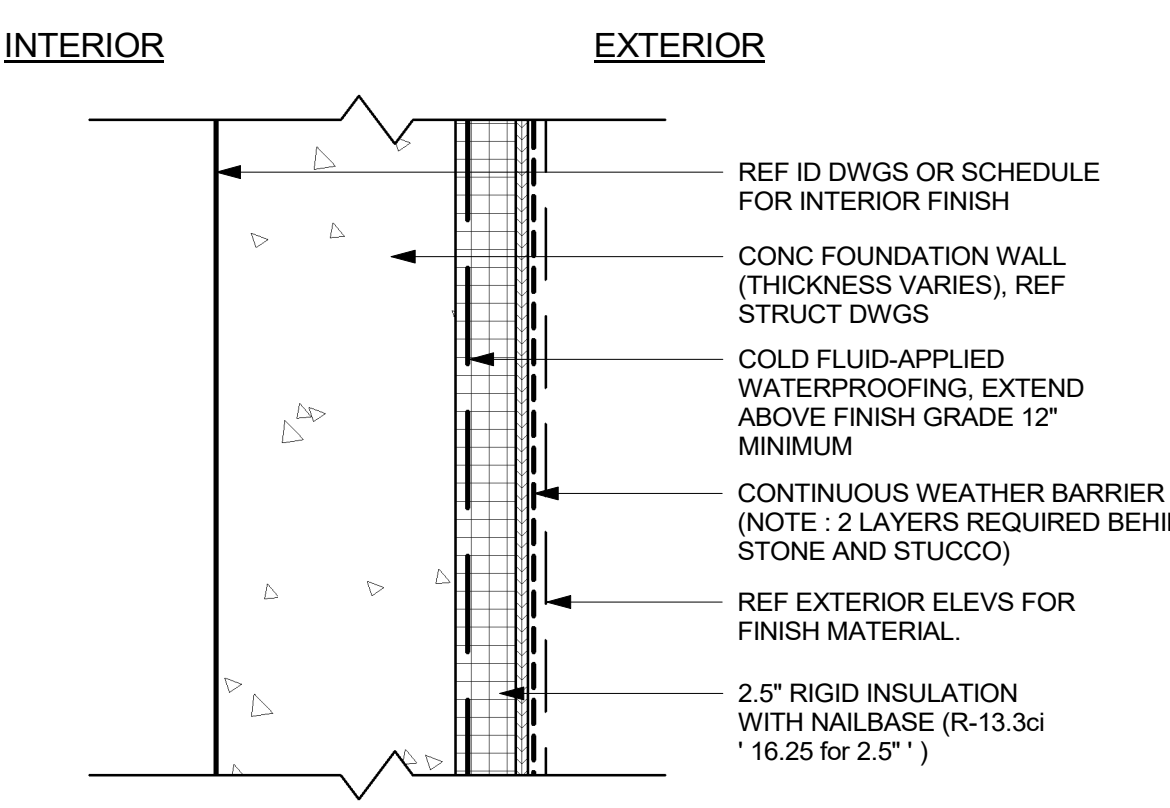
13 TYPE F2 FLOOR ASSEMBLY - TYPICAL @ LEVEL 2
A5.20 1 1/2" = 1'-0"



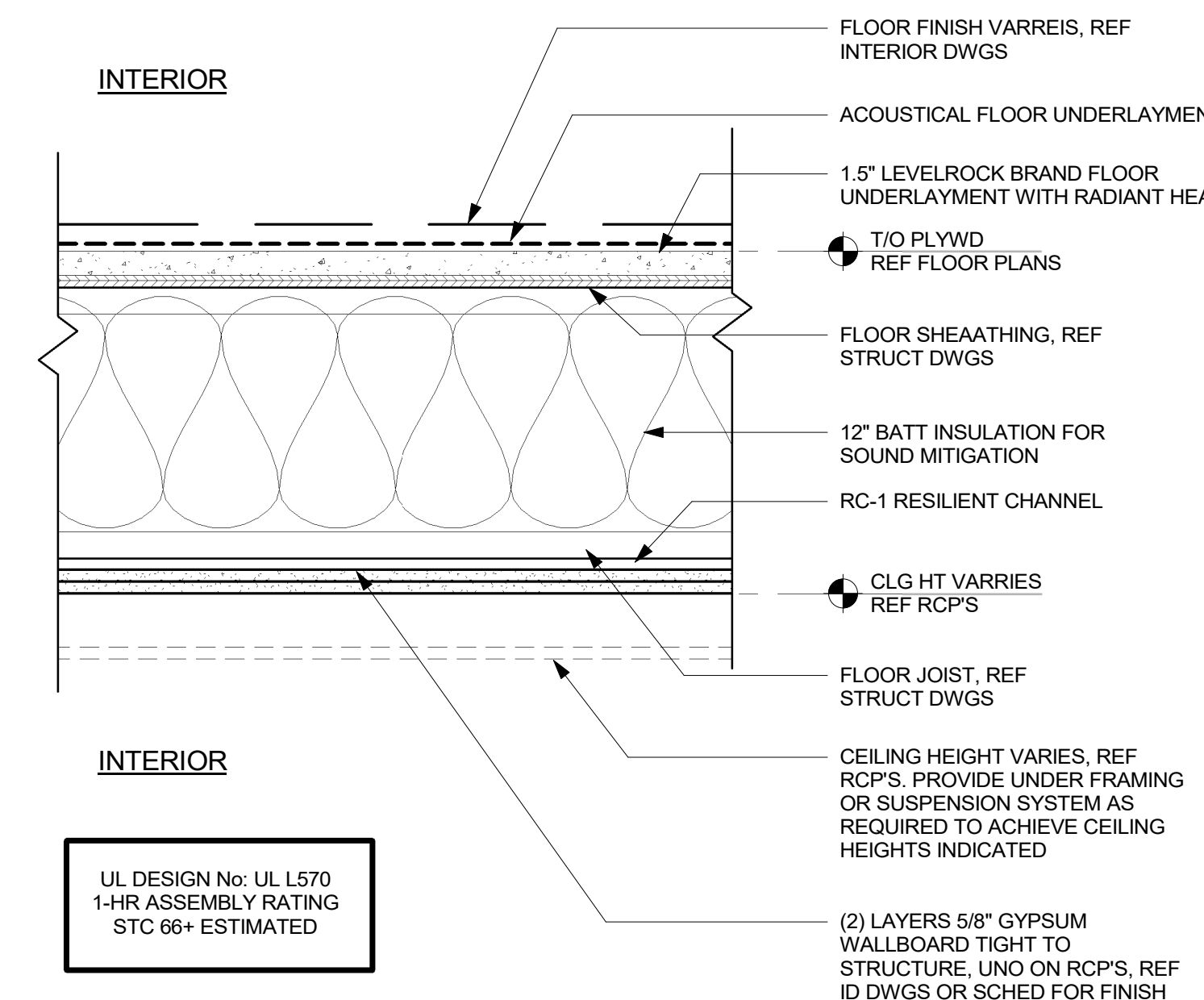
9 TYPE P6 INTERIOR WALL ASSEMBLY
A5.20 1 1/2" = 1'-0"



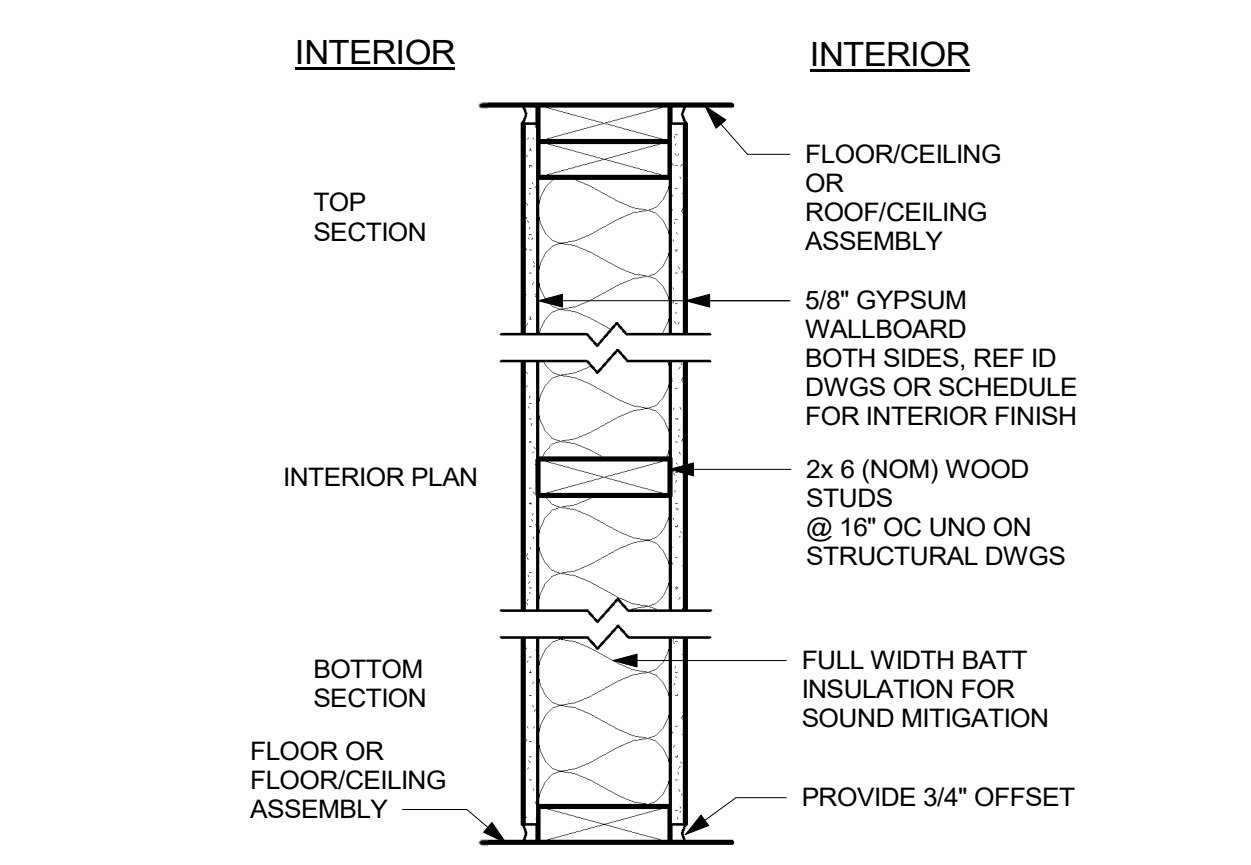
6 TYPE P3 INTERIOR WALL ASSEMBLY
A5.20 1 1/2" = 1'-0"



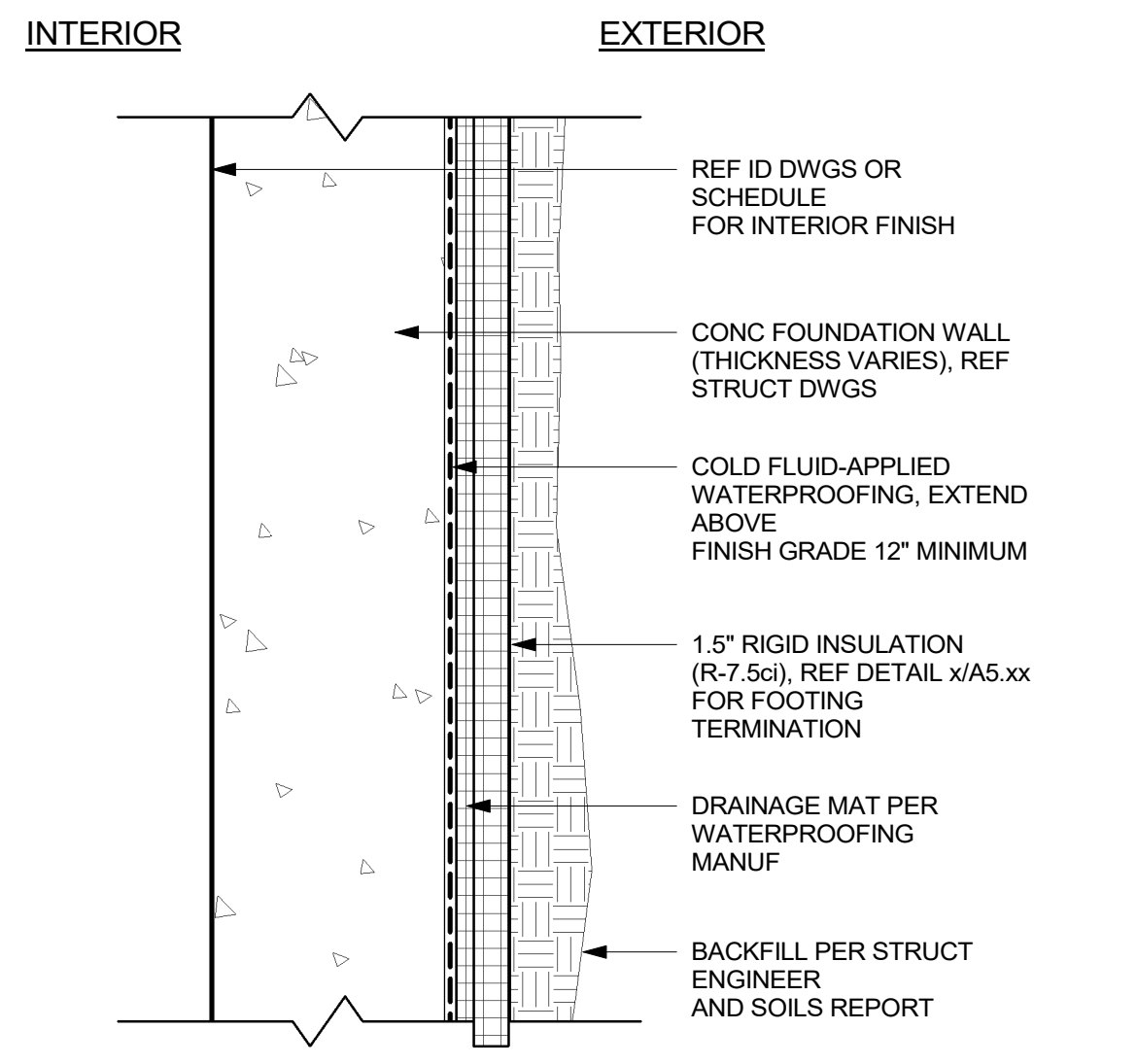
2 TYPE W2 EXTERIOR WALL ASSEMBLY
A5.20 1 1/2" = 1'-0"



12 TYPE F1 FLOOR ASSEMBLY - TYPICAL @ UPPER LEVELS
A5.20 1 1/2" = 1'-0"



5 TYPE P2 INTERIOR WALL ASSEMBLY
A5.20 1 1/2" = 1'-0"



1 TYPE W1 EXTERIOR WALL ASSEMBLY
A5.20 1 1/2" = 1'-0"

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ARCHITECTURE - PLANNING - INTERIORS
ARCHITECTURE - PLANNING - INTERIORS
48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080

MECHANICAL 970.748.8520
ELECTRICAL 970.748.8520
STRUCTURAL 970.926.6007
CIVIL 970.385.4546
Russell Engineering
Martin-Martin

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TELLURIDE MOUNTAIN VILLAGE, COLORADO
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ISSUE		
No.	DATE	COMMENT

KEY PLAN

ASSEMBLIES

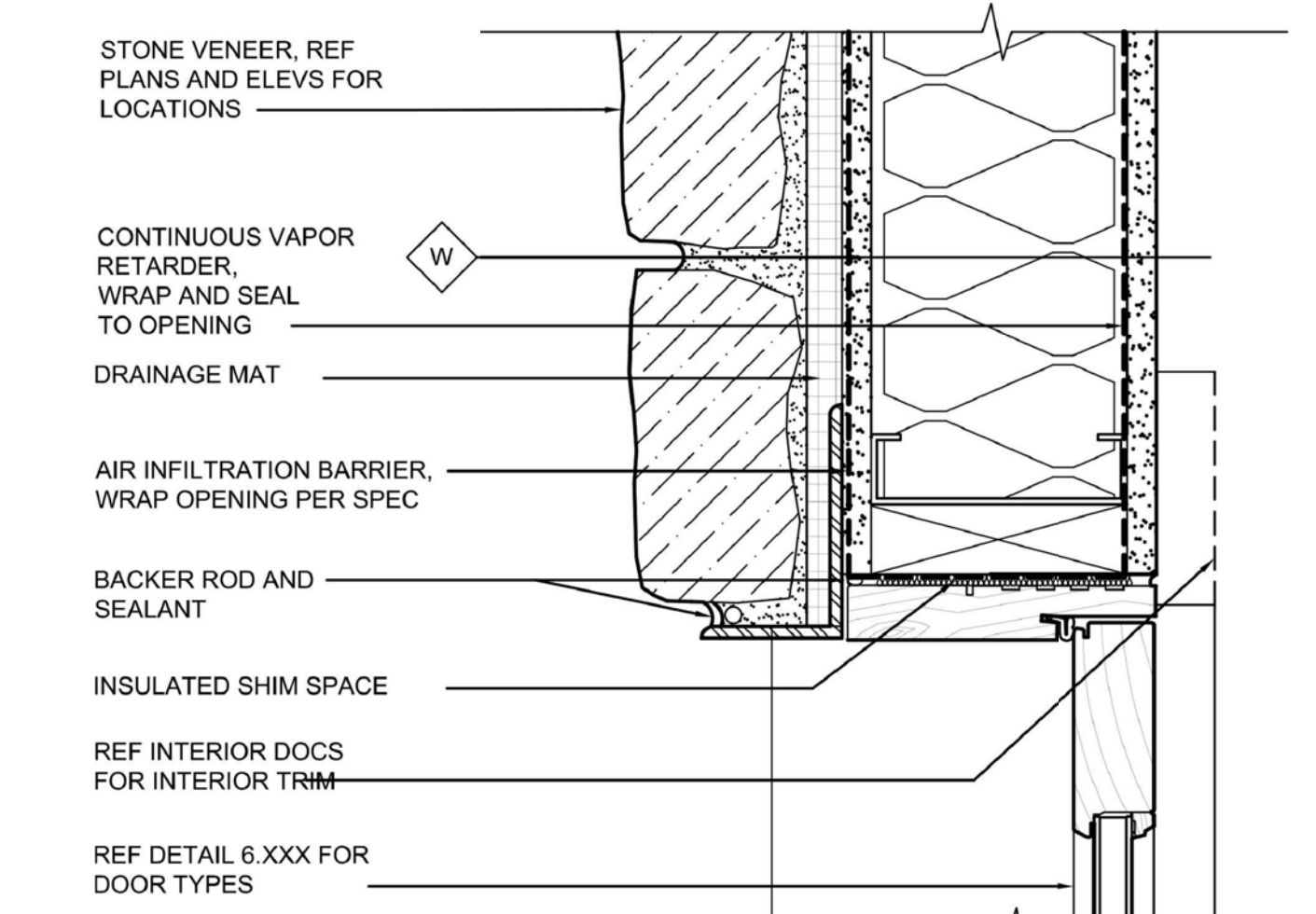
PROJECT No. 20182606.00	ORIGIN DATE 11/13/2018
DRAWN BY Author	CHK BY TL TRV BY

SHEET No. **A5.20**
SCALE: 1 1/2" = 1'-0"

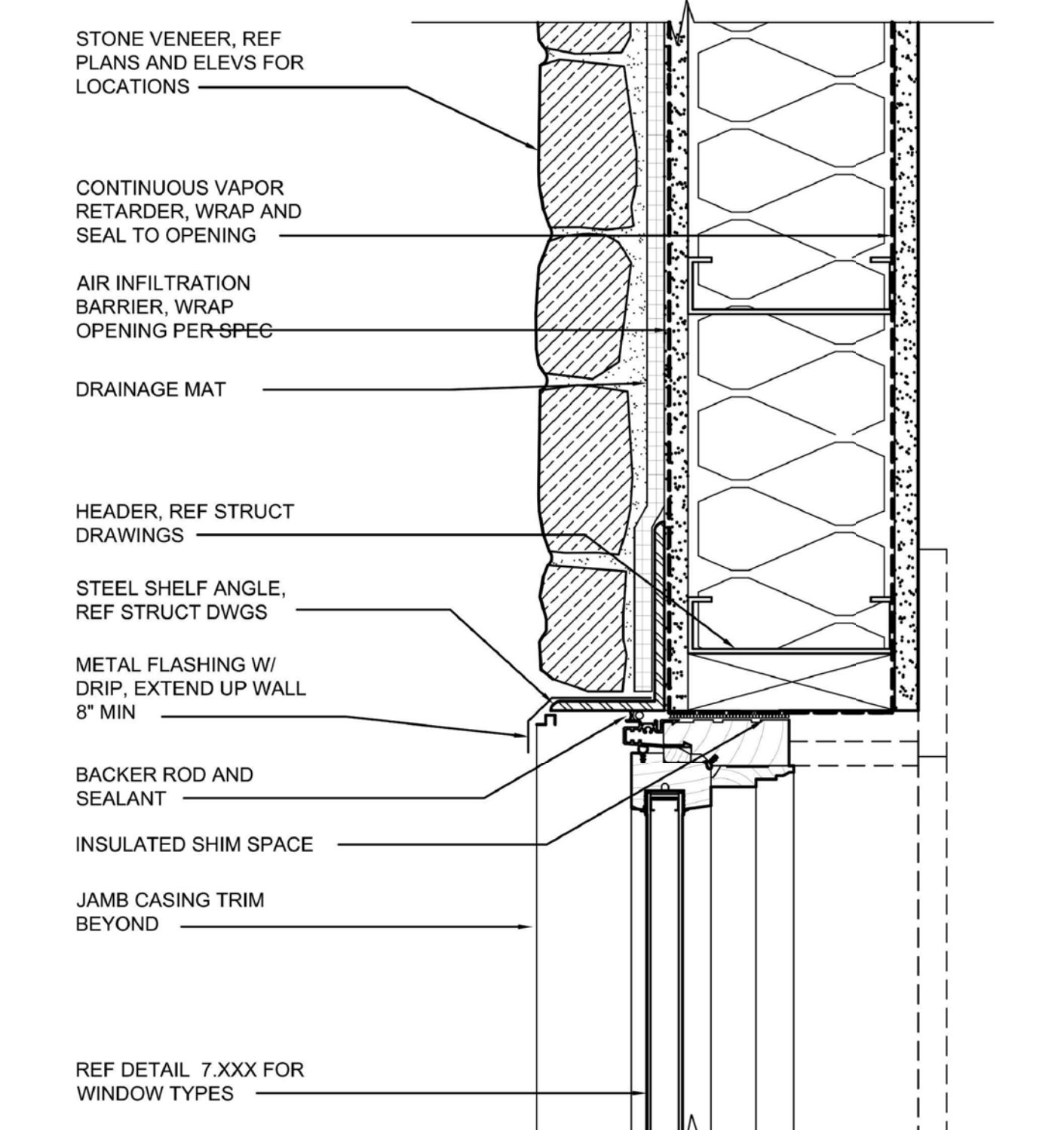
ISSUE		
No.	DATE	COMMENT
D	06/08/2019	DESIGN DEV

EXTERIOR DETAILS

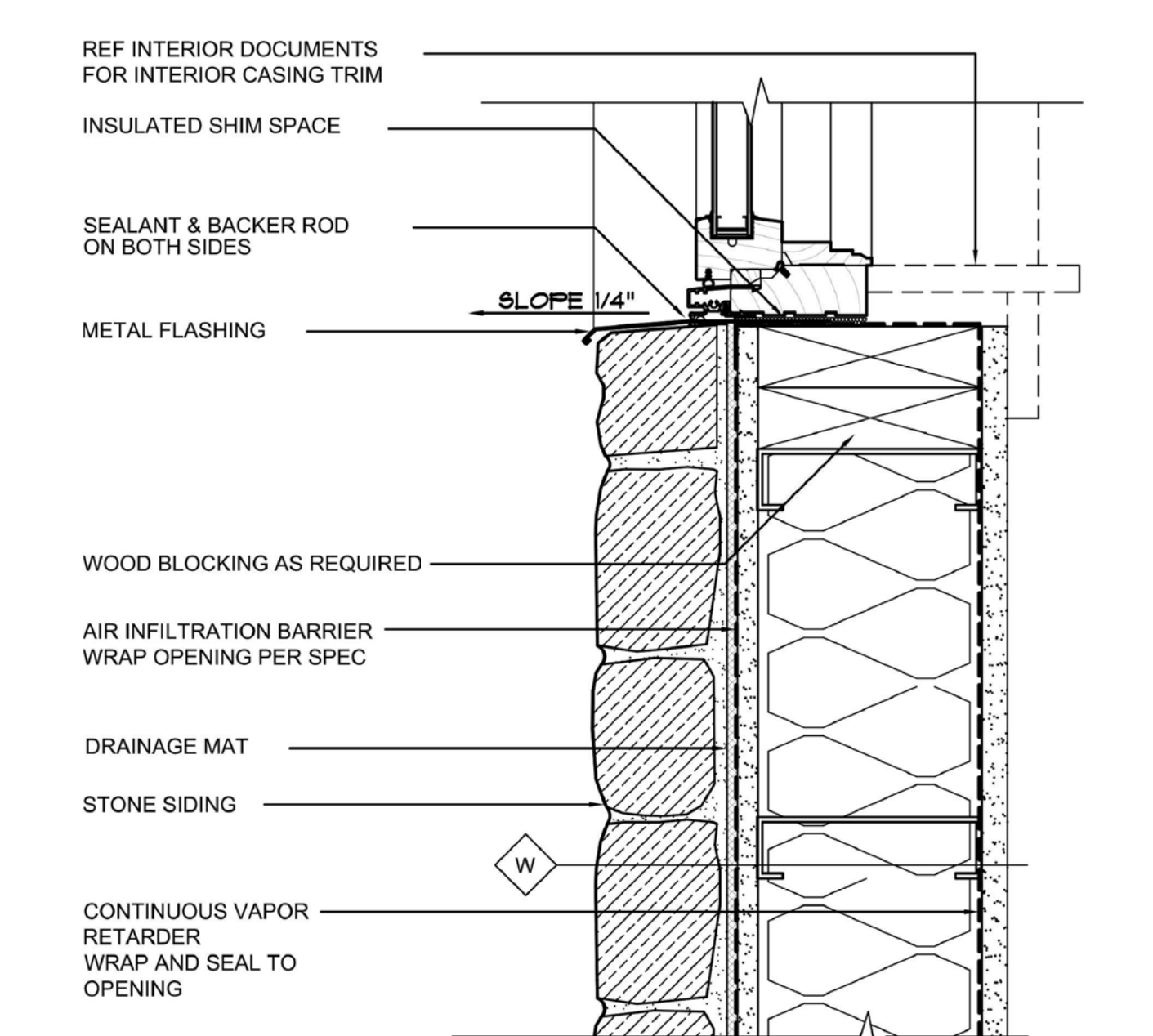
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DRAWN BY JR/DF	CHK BY TL
TRV BY	
SHEET No. A5.30	
SCALE: As indicated	



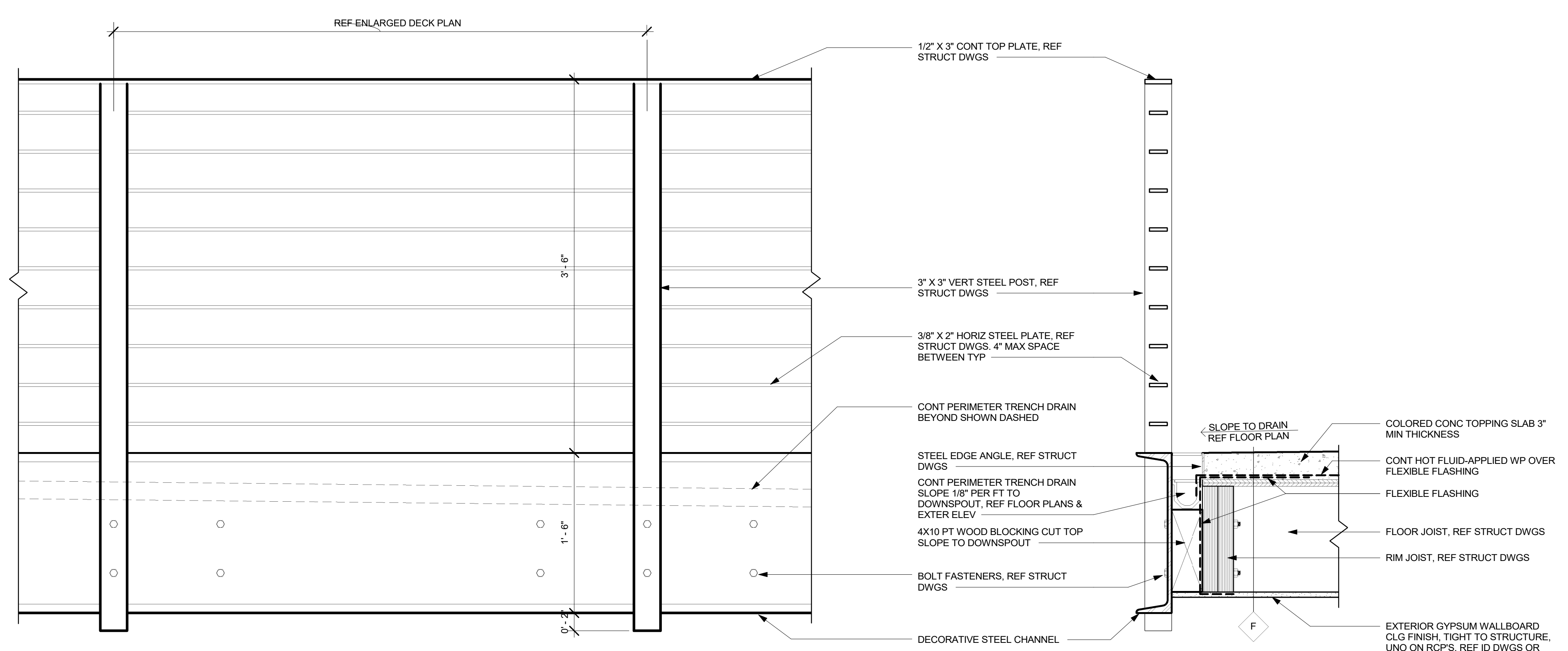
5 DOOR - HEAD AT STONE
A5.30 3" = 1'-0"



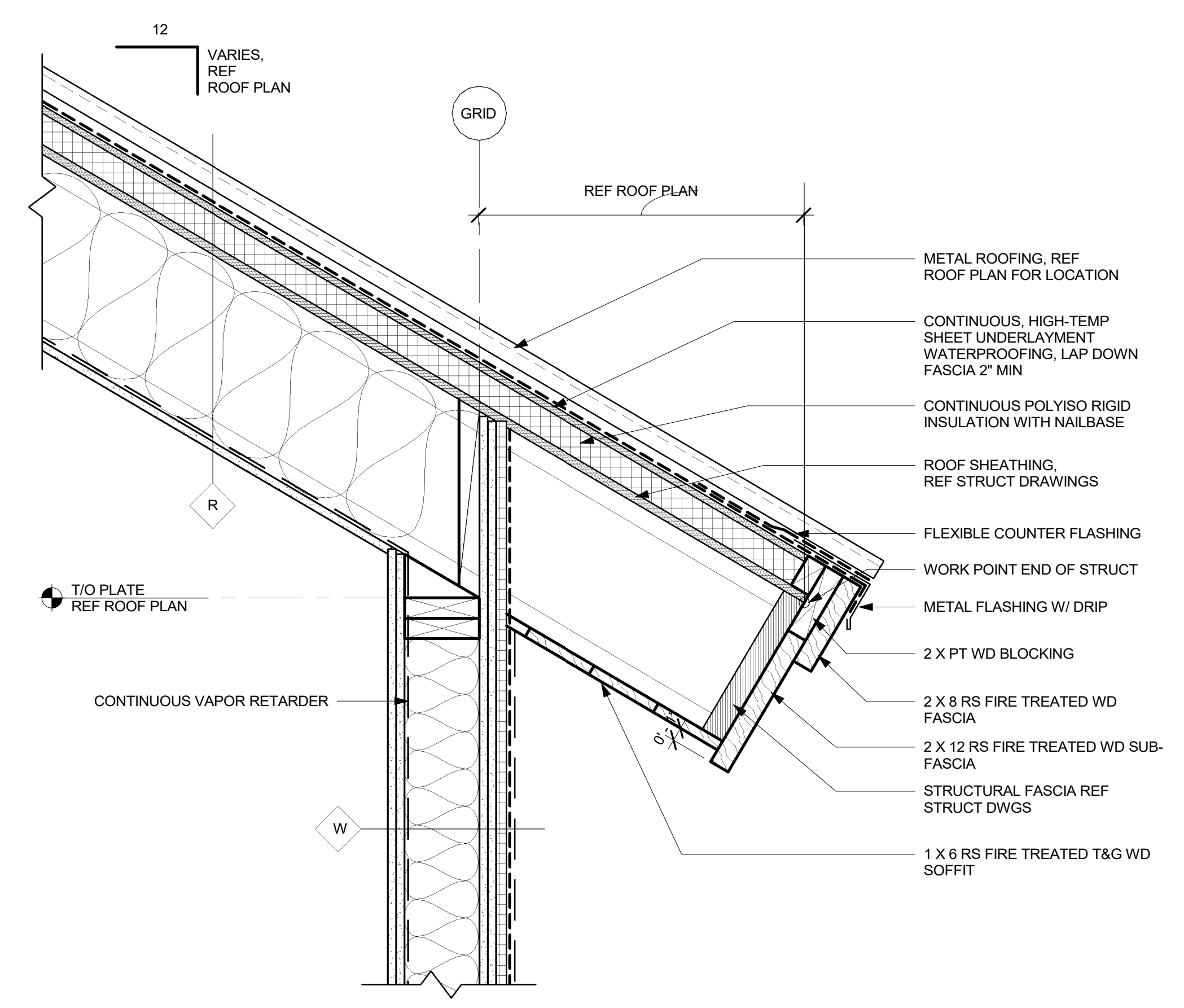
4 WINDOW - HEAD AT STONE
A5.30 3" = 1'-0"



3 WINDOW - SILL AT STONE
A5.30 3" = 1'-0"



2 TYPICAL DECK DETAIL
A5.30 1 1/2" = 1'-0"



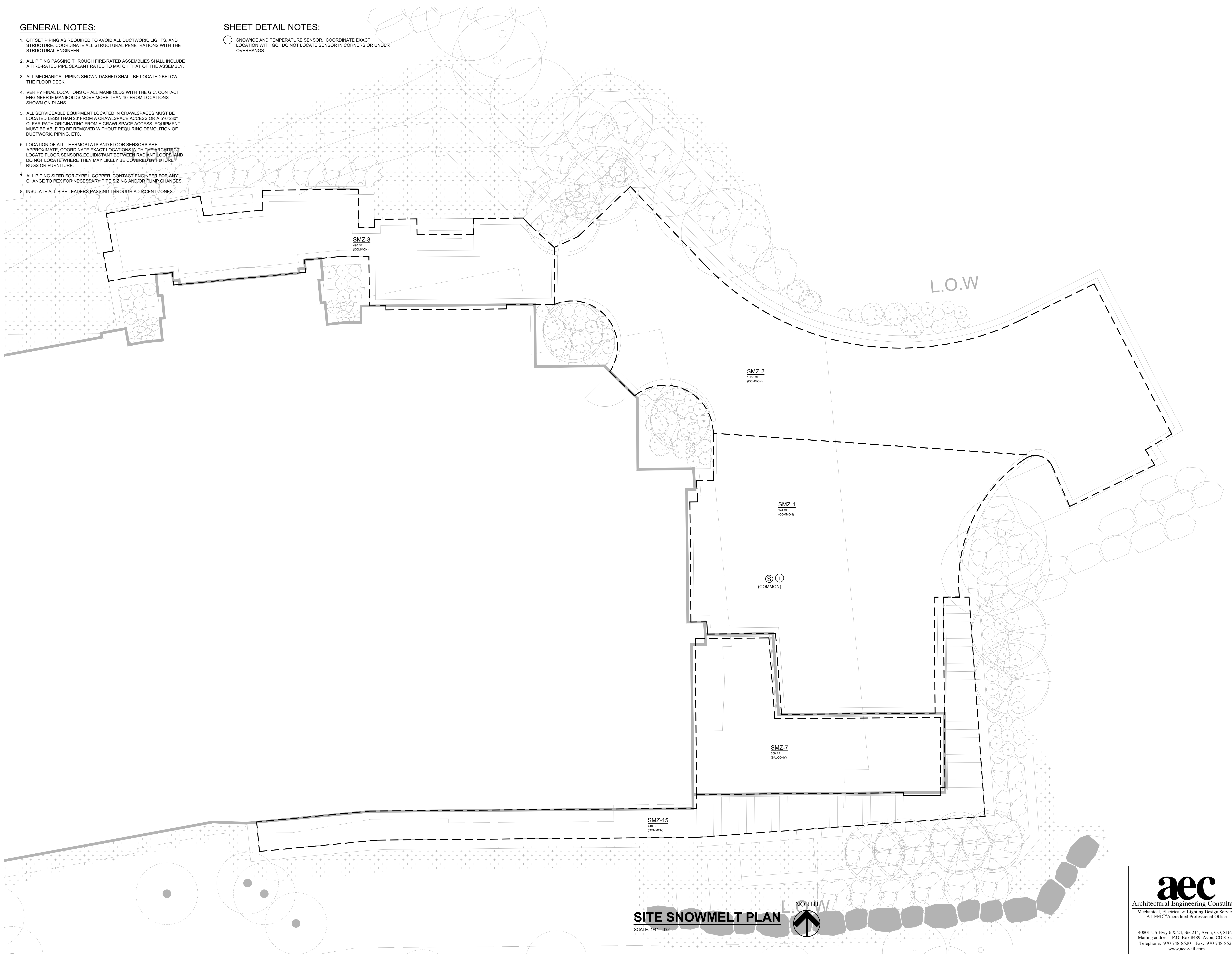
1 ROOF TYPICAL EAVE
A5.30 1 1/2" = 1'-0"

GENERAL NOTES:

1. OFFSET PIPING AS REQUIRED TO AVOID ALL DUCTWORK, LIGHTS, AND STRUCTURE. COORDINATE ALL STRUCTURAL PENETRATIONS WITH THE STRUCTURAL ENGINEER.
2. ALL PIPING PASSING THROUGH FIRE-RATED ASSEMBLIES SHALL INCLUDE A FIRE-RATED PIPE SEALANT RATED TO MATCH THAT OF THE ASSEMBLY.
3. ALL MECHANICAL PIPING SHOWN DASHED SHALL BE LOCATED BELOW THE FLOOR DECK.
4. VERIFY FINAL LOCATIONS OF ALL MANIFOLDS WITH THE G.C. CONTACT ENGINEER IF MANIFOLDS MOVE MORE THAN 10' FROM LOCATIONS SHOWN ON PLANS.
5. ALL SERVICEABLE EQUIPMENT LOCATED IN CRAWLSPACES MUST BE LOCATED LESS THAN 20' FROM A CRAWLSPACE ACCESS OR A 5'-6"x30" CLEAR PATH ORIGINATING FROM A CRAWLSPACE ACCESS. EQUIPMENT MUST BE ABLE TO BE REMOVED WITHOUT REQUIRING DEMOLITION OF DUCTWORK, PIPING, ETC.
6. LOCATION OF ALL THERMOSTATS AND FLOOR SENSORS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH THE ARCHITECT. LOCATE FLOOR SENSORS EQUIDISTANT BETWEEN RADIANT LOOPS, AND DO NOT LOCATE WHERE THEY MAY LIKELY BE COVERED BY FUTURE RUGS OR FURNITURE.
7. ALL PIPING SIZED FOR TYPE L COPPER. CONTACT ENGINEER FOR ANY CHANGE TO PEX FOR NECESSARY PIPE SIZING AND/OR PUMP CHANGES.
8. INSULATE ALL PIPE LEADERS PASSING THROUGH ADJACENT ZONES.

SHEET DETAIL NOTES:

1. SNOWICE AND TEMPERATURE SENSOR. COORDINATE EXACT LOCATION WITH GC. DO NOT LOCATE SENSOR IN CORNERS OR UNDER OVERHANGS.



SITE SNOWMELT PLAN
 SCALE: 1/4" = 1'-0"



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 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
 Santa Barbara, California 93101
 101 El Paseo
 (805) 963-6890 FAX (805) 963-8102

SEAL	CIVIL NAME	MECHANICAL NAME	PHONE
	STRUCTURAL NAME	ELECTRICAL NAME	PHONE

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 LOT 600A, MOUNTAIN VILLAGE**
 TELLURIDE, CO
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KEY PLAN

SITE SNOWMELT PLAN

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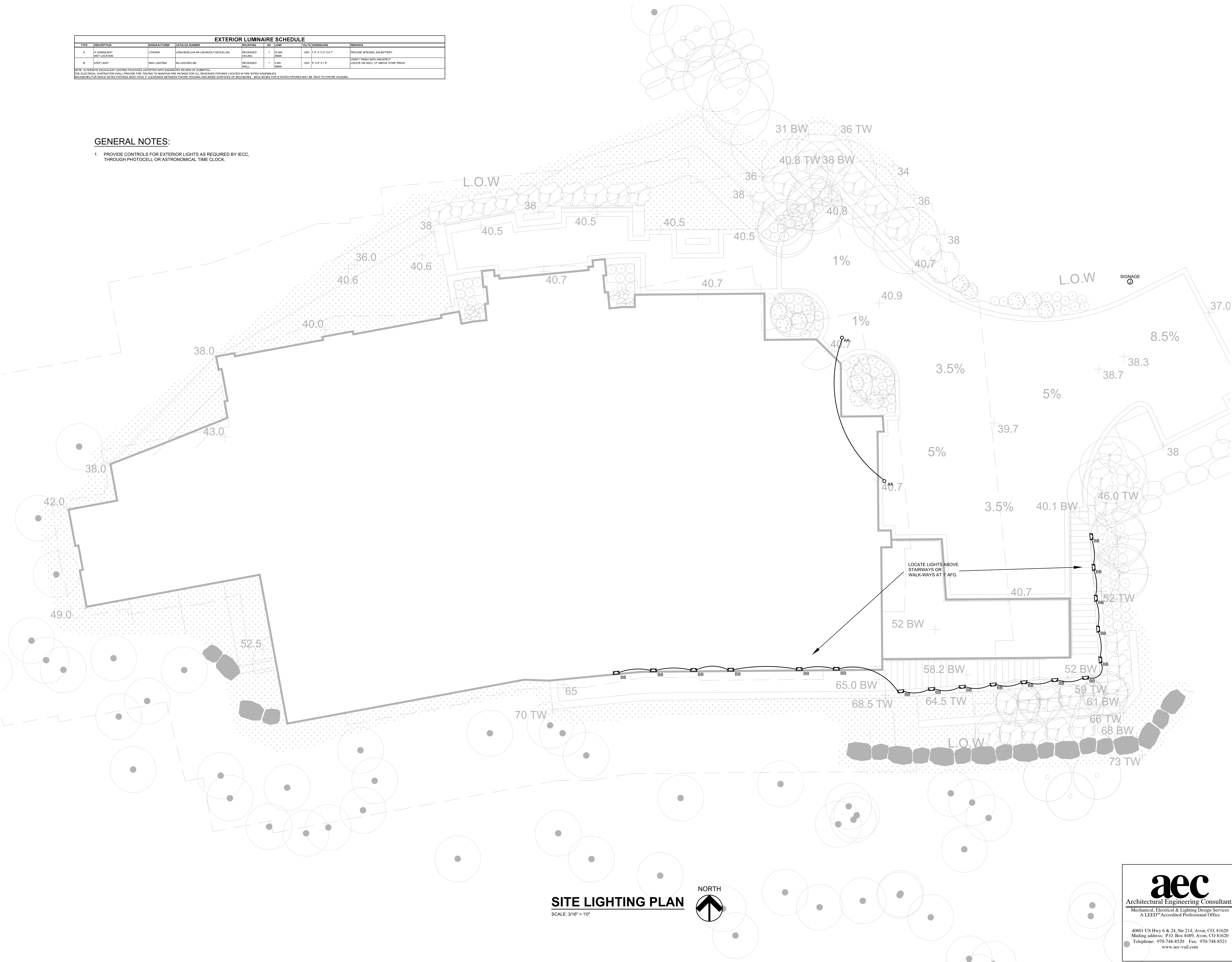
PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
MWS	TOC
SHEET No.	
M3.5	
SCALE:	1/4"=1'-0"

EXTERIOR LUMINAIRE SCHEDULE								
TWE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	QUANTITY	NO.	LAMP	VOLTS DIMENSIONS	REMARKS
A	↓ DOWNLIGHT RECESSED	LITHONIA	LDM-3030-104A-183-MVOLT-020-01-VL	1		32 9W 0800K	12V 7" x 11" P. x 5.7"	PROVIDE INTEGRAL EM BATTERY
B	STEP LIGHT	ABC LIGHTING	WALJED050-0-02Z	1		120W 0800K	12V 17" x 7" x 11"	VERIFY FINISH WITH ARCHITECT LOCATE ON WALL 1" ABOVE STAIR TREAD

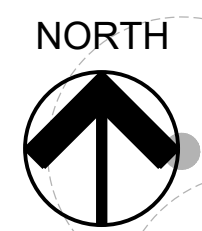
NOTE: ALTERNATE EQUIPMENT LIGHTING PACKAGES ACCEPTED WITH ENGINEER'S REVIEW OF SUBMITTAL.
THE ELECTRICAL CONTRACTOR SHALL PROVIDE FIRE RATING TO MAINTAIN FIRE RATINGS FOR ALL RECESSED FIXTURES LOCATED IN FIRE RATED ASSEMBLIES.
ENCLOSURES FOR NON-FIRE RATED FIXTURES MUST HAVE 2" CLEARANCE BETWEEN FIXTURE HOUSING AND THESE SURFACES OF ASSEMBLIES. SPACING HOLES FOR G-RATED FIXTURES MAY BE TIGHT TO FIXTURE HOUSING.

GENERAL NOTES:

1. PROVIDE CONTROLS FOR EXTERIOR LIGHTS AS REQUIRED BY IECC THROUGH PHOTOCELL OR ASTRONOMICAL TIME CLOCK.



SITE LIGHTING PLAN
SCALE: 3/16" = 1'0"



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SEAL

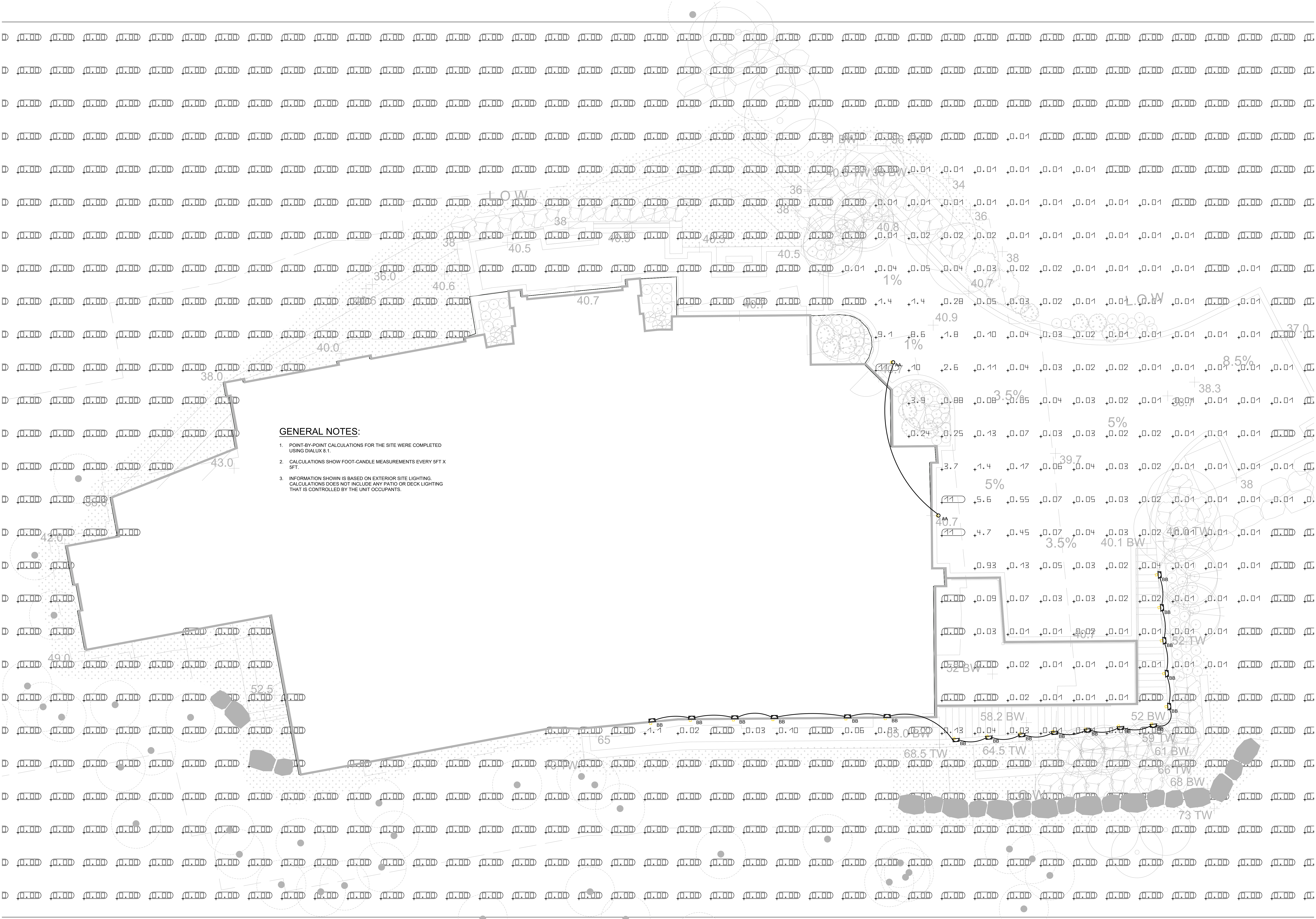
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LOT 600A, MOUNTAIN VILLAGE**
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D	06/06/2019	DESIGN DEV	

KEY PLAN

**EXTERIOR
SITE LIGHTING**

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
CTL	AEC
TRV BY	
SHEET No.	
E4.0	
SCALE:	3/16"=1'0"



GENERAL NOTES:

1. POINT-BY-POINT CALCULATIONS FOR THE SITE WERE COMPLETED USING DIALUX 8.1.
2. CALCULATIONS SHOW FOOT-CANDLE MEASUREMENTS EVERY 5FT X 5FT.
3. INFORMATION SHOWN IS BASED ON EXTERIOR SITE LIGHTING. CALCULATIONS DOES NOT INCLUDE ANY PATIO OR DECK LIGHTING THAT IS CONTROLLED BY THE UNIT OCCUPANTS.

SITE LIGHTING PLAN



SCALE: 3/16" = 1'0"

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KEY PLAN

**EXTERIOR
 SITE LIGHTING
 CALCULATIONS**

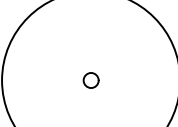
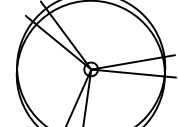

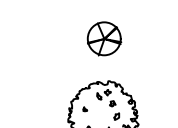
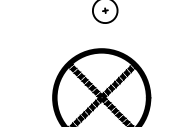
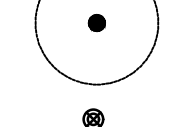





PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
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CTL	AEC

SHEET No. **E4.1**
 SCALE: 3/16"=1'0"

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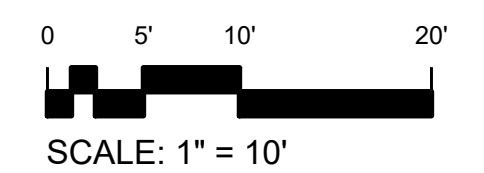
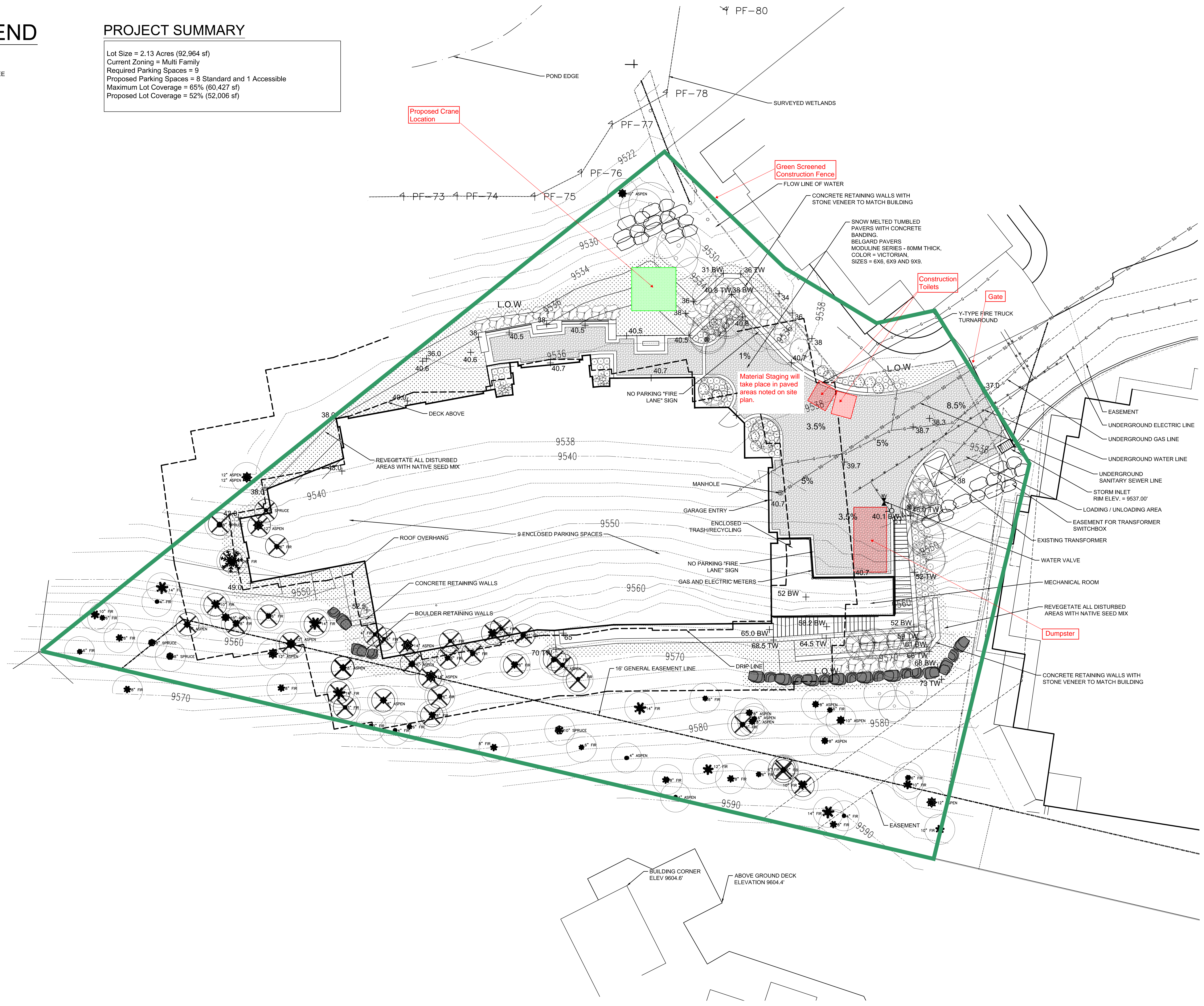
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SYMBOL LEGEND

-  SINGLE STEM DECIDUOUS TREE
-  ORNAMENTAL TREE
-  LARGE SHRUB
-  MEDIUM SHRUB
-  ORNAMENTAL GRASS
-  LARGE ORNAMENTAL GRASS
-  PERENNIALS
-  EXISTING TREE DEMO
-  EXISTING TREE TO REMAIN
-  BOLLARD LIGHT
-  LIMIT OF WORK

PROJECT SUMMARY

Lot Size = 2.13 Acres (92,964 sf)
 Current Zoning = Multi Family
 Required Parking Spaces = 9
 Proposed Parking Spaces = 8 Standard and 1 Accessible
 Maximum Lot Coverage = 65% (60,427 sf)
 Proposed Lot Coverage = 52% (52,006 sf)



1 SITE PLAN
 L1.01 SCALE: 1" = 10'-0"

ZEHREN AND ASSOCIATES, INC.
 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
 101 El Paseo
 Santa Barbara, California 93101
 (805) 963-6890 FAX (805) 963-8102

CIVIL
 Russell Engineering
 STRUCTURAL
 Martin-Martin
 970.385.4546
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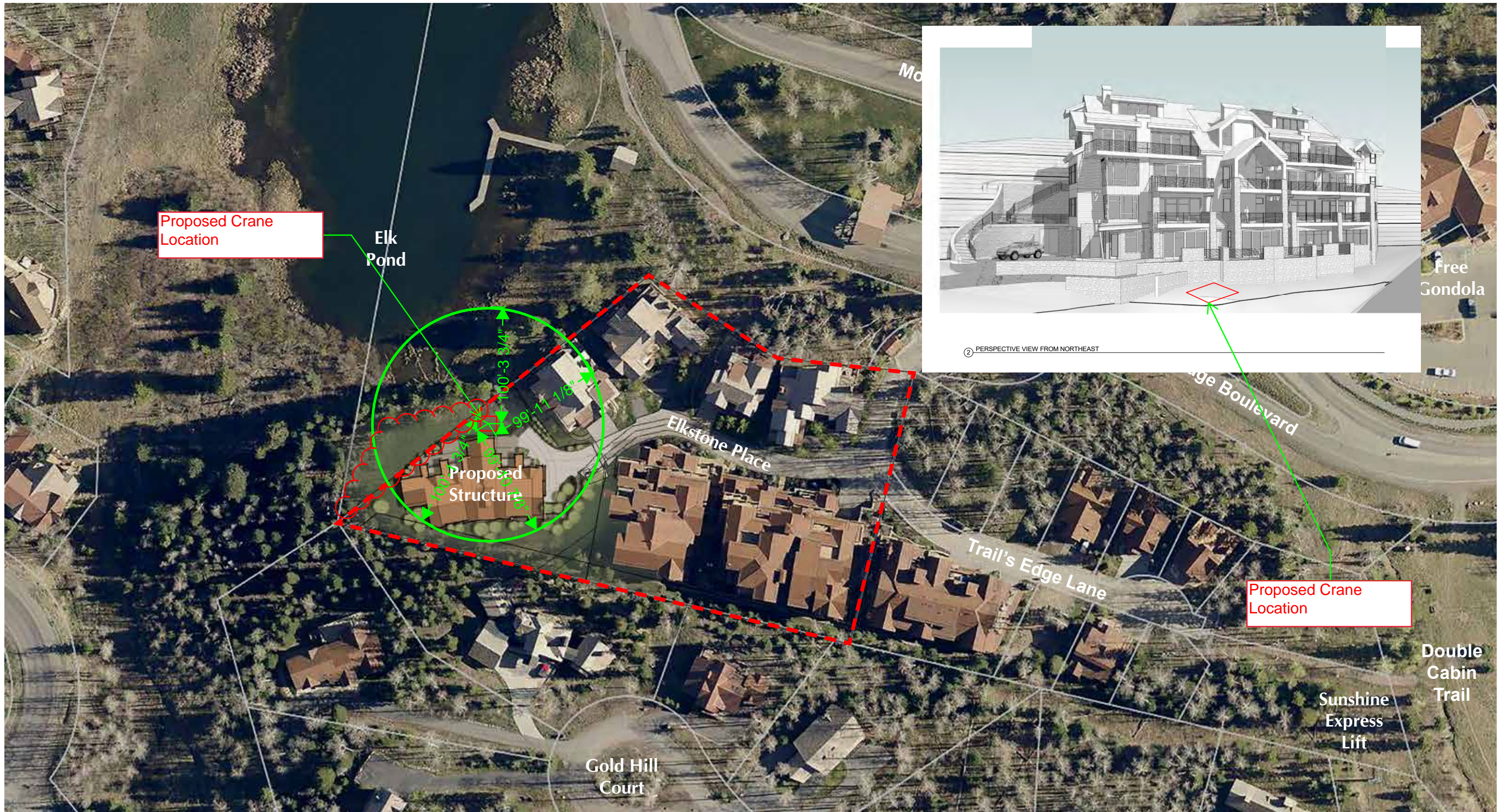
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KEY PLAN

SITE PLAN

PROJECT No.	ORIGIN DATE	
20182606.00	11/02/2018	
DRAWN BY	CHK BY	TRV BY
TH	PC	

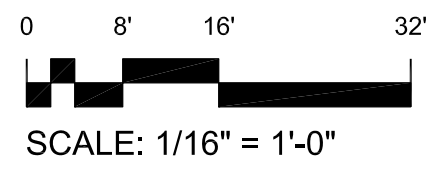
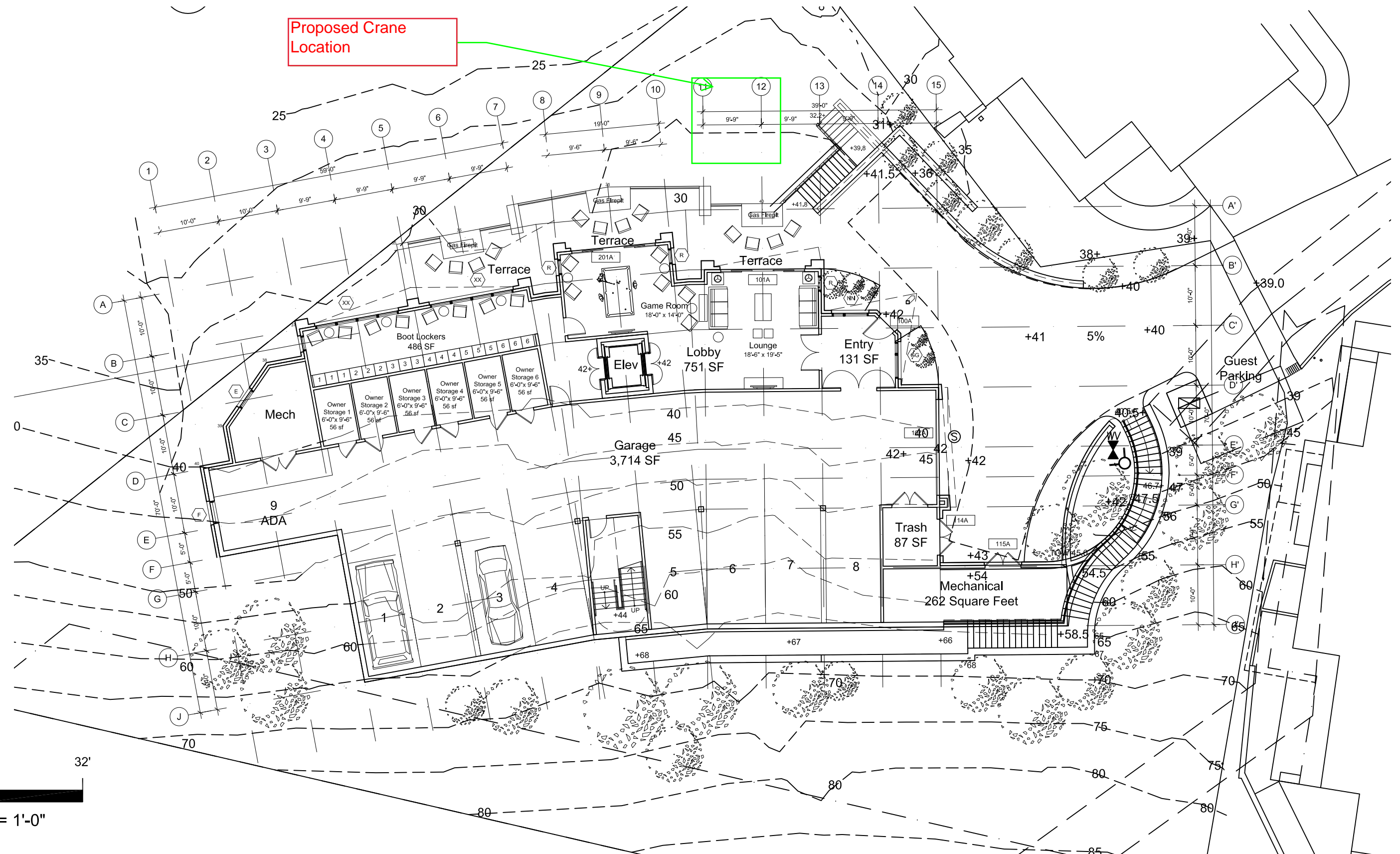
SHEET No.
L1.01
 SCALE: AS SHOWN



Z | Site Plan

January 24, 2019

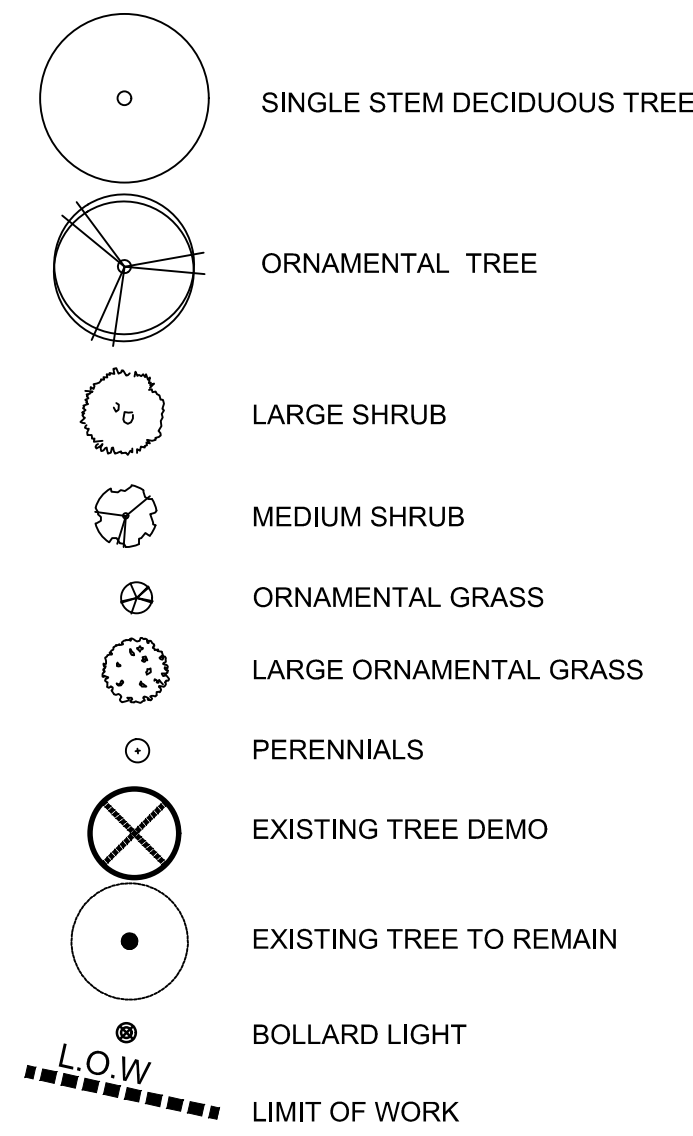
Proposed Crane Location



First Level Floor Plan (+42'-0")

January 24, 2019

SYMBOL LEGEND



NOTES

SITE AND LANDSCAPE NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LOCAL GOVERNMENT STANDARDS PER THE APPROVED PLANS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATES OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND BECOMING AWARE OF ALL UNDERGROUND UTILITIES AND SUB-SURFACE INFRASTRUCTURE. CONTRACTORS SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO UTILITIES.
- ALL STRUCTURAL ELEMENTS, BOULDERS AND TREES THAT ARE NOT IDENTIFIED FOR DEMOLITION OR REMOVAL ARE TO BE PRESERVED AND PROTECTED DURING ALL PERIODS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COST AND OR REPLACEMENT FOR ANY ITEM DAMAGED DURING THE COURSE OF WORK.
- CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT TO INCLUDE THE WARRANTY AND GUARANTEE OF ALL WORK AND MATERIALS INCLUDED WITHIN THE CONTRACT AS DESCRIBED IN THE GENERAL CONDITIONS.
- ALL SITE AND LANDSCAPE ELEMENTS SHALL BE LOCATED AND LAID OUT IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- ALL TREES LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. SHRUBS SHALL BE LAID OUT IN THE FIELD BY THE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE PLANT LISTS ARE PROVIDED FOR REFERENCE ONLY, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS, THE PLAN SHALL DICTATE.
- THE CONTRACTOR SHALL NOT DELIBERATELY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, AND OTHER CONFLICTS EXIST THAT WERE NOT KNOWN DURING DESIGN. IN THESE CIRCUMSTANCES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO PROVIDE SUCH NOTICE.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS AND AREAS SHOWN ON THE PLANS, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- FINAL LOCATION AND STAKING OF ALL PLANT AND LANDSCAPE MATERIALS SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT PROCEED WITH PLANTING AND FINAL INSTALLATION UNTIL LAYOUT AND STAKING HAS BEEN FULLY APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTORS SHALL PROVIDE OWNER WITH UNIT COSTS FOR ALL SITE AND LANDSCAPE ELEMENTS AND PLANTINGS AND INCLUDE ALL COSTS FOR MATERIAL, LABOR, TRANSPORTATION, HANDLING, OVERHEAD AND PROFIT, SPECIFICALLY AS REQUESTED.
- ALL BOULDER PLACEMENT IS TO BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT.
- NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT APPROVAL.
- ALL ROADWAY AREAS WITHIN AND SURROUNDING WORK AREAS SHALL BE SWEEPED AND CLEANED AT COMPLETION OF WORK EACH DAY AND NO MATERIALS SHALL BE STORED WITHIN OR SURROUNDING THE WORK AREA OVERNIGHT. CONSTRUCTION SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL PROJECT AREAS HAVE BEEN CLEANED OF ALL DIRT, DEBRIS, MATERIALS, AND ALL DAMAGED ITEMS REPAIRED WITH ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

PLANTING NOTES AND SPECIFICATIONS:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN. PLANTS SHALL BE HEALTHY AND FREE OF DISEASE AND PESTS. ALL PLANT MATERIAL IS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL SUPPLY PHOTOS AND LOCATION OF THE SOURCE OF ALL TREES AND SHRUBS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT SITE(S).
- ALL CONTAINER PLANTS SHALL HAVE BEEN GROWN IN THE CONTAINERS IN WHICH THEY ARE DELIVERED FOR A MINIMUM OF TWO MONTHS, BUT NOT MORE THAN TWO YEARS FOR SHRUBS AND GRASSES AND ONE YEAR FOR PERENNIALS AND GROUND COVERS.
- PLANTING BACKFILL IS TO CONSIST OF 60% NATIVE TOPSOIL AND 33% ORGANIC COMPOST TO A DEPTH OF 9". TILL 6" OF TOPSOIL IMPORT AND 3" OF COMPOST FOR ALL AREAS TO BE PLANTED.
- ALL TREE AND SHRUB PLANTING AREAS ARE TO BE MULCHED WITH 3" MULCH.
- ALL PERENNIAL BEDS SHALL BE COVERED WITH A TOP COAT OF 2" OF COMPOST (NO MULCH). CONTRACTOR SHALL PROVIDE A SAMPLE OF COMPOST AND ITS SOURCE TO LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- TREES SHALL HAVE ALL BINDING MATERIAL REMOVED AROUND THE BASE OF THE TRUNK AND BURLAP MATERIALS REMOVED AT LEAST HALFWAY TO THE MIDDLE OF THE ROOT BALL PRIOR TO BACKFILLING AND PLANTING.
- EVERGREEN TREES GREATER THAN 6' ARE TO BE STAKED WITH (3) 5" STEEL T-STAKES AND GUYED WITH GALVANIZED WIRE. SEE PLANTING DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ERADICATION, REMOVAL, DISPOSAL OF WEEDS WITHIN THE LIMITS OF WORK DURING THE CONSTRUCTION PERIOD AND THROUGH THE PROJECT'S FINAL ACCEPTANCE.
- AT THE TIME OF PLANTING ALL NEWLY PLANTED TREES AND SHRUBS SHALL BE FERTILIZED WITH BIOSOL MIX, ALL-PURPOSE FERTILIZER PER MANUFACTURER'S SPECIFICATIONS. THIS FERTILIZER TO BE MIXED IN WITH PLANTING BACKFILL. PLEASE CONTACT ROCKY MOUNTAIN BIO-PRODUCTS, 10801 E. 54TH AVENUE, DENVER, CO 80239. PHONE (303) 996-8964.
- ALL PLANT BED AND LAWN AREAS SHALL BE SEPARATED FROM ADJACENT AREAS WITH EDGING. THE PREFERRED PRODUCT IS VALLEY VIEW INDUSTRIES' ACE OF DIAMOND® PLASTIC EDGING OR EQUAL. EDGING SHALL BE PINNED IN PLACE WITH FIVE 9" MFR SUPPLIED MTL LANDED C STAKES SPACED EVENLY PER 20' SECTION OF EDGING. JOINTS BETWEEN SECTIONS OF EDGING SHALL BE SECURED WITH MFR SUPPLIED C CLIPS. EDGING SHALL NOT EXTEND ABOVE SURROUNDING FINISHED GRADE BY MORE THAN 1/4".
- PRIOR TO PLANTING OR SEEDING, THE IRRIGATION SYSTEM SHALL BE FULLY IN PLACE AND OPERATIONAL.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE GRASS SEED MIX AT A RATE OF 1 LB. PER 1,000 SF.
- ALL NATIVE SEED AREAS ARE TO BE LIGHTLY RAKED 1/2" INTO THE SOIL AFTER SEEDS HAVE BEEN EVENLY DISTRIBUTED PER THE SPECIFIED SEEDING RATE.
- MULCH ALL NATIVE SEED AREAS WITH 1" - 2" OF CERTIFIED WEED FREE STRAW OR HAY. ALL STRAW AREAS ARE TO BE TACKIFIED WITH APPROVED ORGANIC TACKIFIER AT THE RATE OF 120 LBS. / ACRE, OR HYDROMULCHED.
- SOIL PREPARATION OF ALL NATIVE SEED AREAS WILL INCLUDE THE FOLLOWING:
 - LOOSENING THE SOIL TO A MINIMUM OF 4" DEPTH REMOVING ROCKS OVER 2" IN DIAMETER, ROOTS, STICKS, DEBRIS AND ANY OTHER EXTRANEIOUS MATERIAL.
 - AMENDING SOIL WITH 2" COMPOST AND 2" TOPSOIL, AND TILLING TO A MINIMUM 6" DEPTH.
 - GRADED TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
 - ONE APPLICATION OF A DI-AMMONIUM PHOSPHATE FERTILIZER, 18-46-0, SHALL BE BROADCAST PRIOR TO SEEDING AT A RATE OF 8 LBS. PER 1000 S.F. LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT REGARDING ITS POLICY OF PLANT WARRANTY AND REPLACEMENT. EACH WARRANTY SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIALS INCLUDING LABOR, DUE TO THE SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF TWO YEARS FOLLOWING THE PLANTS INSTALLATION AND ACCEPTANCE OF THE PROJECT BY THE TOWN.
- ALL EXCESS NATIVE SOIL RESULTING FROM SOIL PREP SHALL BE DISPOSED OF AND REMOVED FROM THE SITE OR STOCKPILED IN LOCATION APPROVED BY OWNER.

PLANT LIST

Trees						
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing
At		<i>Acer latianum</i> "HOT WINGS"	Hot Wings Tatarian Maple	5	3.0" cal.	as shown
Ms		<i>Malus Spring Snow</i>	Spring Snow Crabapple	6	3.0" cal.	as shown
Pt		<i>Populus tremuloides</i>	Quaking Aspen	19	3" cal.	as shown
Pv		<i>Prunus virginiana</i> "Shubert"	Canada Red Chokecherry	2	3.0" cal.	as shown

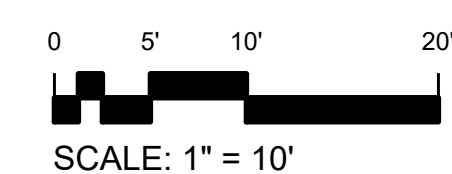
Shrubs						
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing
Aa		<i>Amelanchier alnifolia</i> "Bogert"	Saskatoon Serviceberry	2	5 gal.	as shown
Cs		<i>Corvus stolonifera</i> "Arrow Arctic Fir"	Arctic Fire Dogwood	11	5 gal.	as shown
Ma		<i>Malva argentea</i> "Compacta"	Compacta Oregon Grape	4	5 gal.	as shown
Pm		<i>Physocarpus opulifolius</i>	Scrubby Ninebark	9	5 gal.	as shown
Rb		<i>Rosa Blaubet</i> "Sunset Sunset"	Sunrise Sunset Rose	2	5 gal.	as shown
Rw		<i>Rosa woodsii</i>	Woods rose	3	5 gal.	as shown
Sr		<i>Sambucus racemosa</i> "Morden Golden Glow"	Golden Glow Elderberry	8	5 gal.	as shown

Perennials						
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing
Ac		<i>Aquilegia coerulea</i>	Rocky Mountain Columbine	3	1 gal.	as shown
Cv		<i>Coreopsis verticillata</i> "Moonbeam"	Moonbeam Coreopsis	9	1 gal.	as shown
Ef		<i>Erigeron flavus</i>	Sulfur flower	4	1 gal.	as shown
Go		<i>Galium odoratum</i>	Sweet Woodruff	34	1 gal.	as shown
Hb		<i>Heuchera 'Balsamina'</i> "Harvest Burgundy"	Harvest Burgundy Coral Belle	23	1 gal.	as shown
Pe		<i>Penstemon 'otobom'</i>	Firecracker Penstemon	16	1 gal.	as shown
Pc		<i>Polemonium caeruleum</i> "Blauwe"	Jacob's Ladder	8	1 gal.	as shown
Tc		<i>Trollis chinensis</i> "Golden Queen"	Chinese Globeflower	11	1 gal.	as shown

Grasses						
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing
Ca		<i>Calamagrostis acutiflora</i> "Karl Forster"	Karl Forster Feather Reed Grass	4	5 gal.	as shown
Dc		<i>Deschampsia cespitosa</i> "Northern Lights"	Northern Lights Tufted Hair Grass	8	5 gal.	as shown
Hs		<i>Holcus lanatus</i>	Blue Outgrass	4	5 gal.	as shown
Po		<i>Pennisetum orientale</i>	Oriental Fountain Grass	11	5 gal.	as shown

Groundcover					
Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Native Grass Seed Mix	2,400 SF	Mountain Village Reveg. Mix	TBD	

1 LANDSCAPE PLAN
L1.02 SCALE: 1" = 10'-0"



ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
101 El Paseo
Santa Barbara, California 93101
(805) 963-6990 FAX (805) 963-8102

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Russell Engineering
MECHANICAL
ELECTRICAL
STRUCTURAL
Martin-Martin

970.748.8520
970.748.8520

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TELLURIDE MOUNTAIN VILLAGE, CO
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ISSUED FOR:		
No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	04/02/2019	DESIGN DEV




KEY PLAN

LANDSCAPE PLAN

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
TH	PC
TRV BY	

SHEET No.
L1.02
SCALE: AS SHOWN

LEGEND

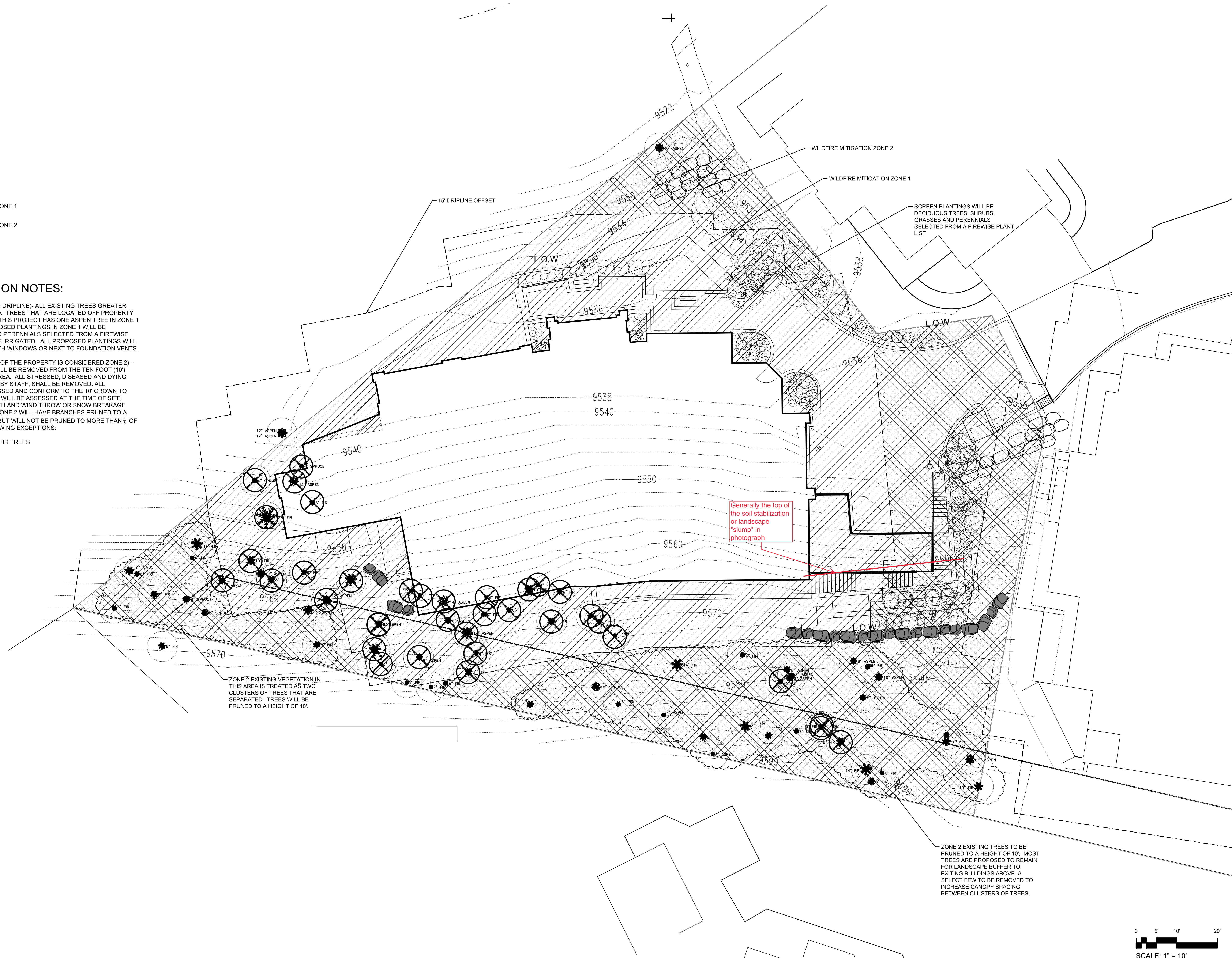
-  WILDFIRE MITIGATION ZONE 1
-  WILDFIRE MITIGATION ZONE 2
-  EXISTING TREE DEMO

WILDFIRE MITIGATION NOTES:

ZONE 1 (15' OFFSET FROM BUILDING DRIPLINE)- ALL EXISTING TREES GREATER THAN 4" CALIPER WILL BE REMOVED. TREES THAT ARE LOCATED OFF PROPERTY IN ZONE 1 WILL NOT BE REMOVED. THIS PROJECT HAS ONE ASPEN TREE IN ZONE 1 THAT IS OFF PROPERTY. ALL PROPOSED PLANTINGS IN ZONE 1 WILL BE DECIDUOUS SHRUBS, GRASSES AND PERENNIALS SELECTED FROM A FIREWISE PLANT MATERIALS LIST AND WILL BE IRRIGATED. ALL PROPOSED PLANTINGS WILL NOT BE PLANTED DIRECTLY BENEATH WINDOWS OR NEXT TO FOUNDATION VENTS.

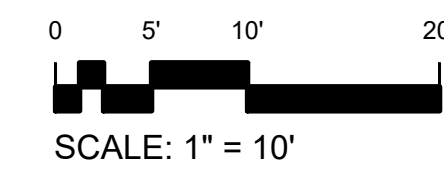
ZONE 2 - (THE REMAINING PORTION OF THE PROPERTY IS CONSIDERED ZONE 2) - ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA. ALL STRESSED, DISEASED AND DYING TREES AND SHRUBS AS IDENTIFIED BY STAFF, SHALL BE REMOVED. ALL CONIFEROUS TREES WILL BE ASSESSED AND CONFORM TO THE 10' CROWN TO CROWN SEPARATION AREA. TREES WILL BE ASSESSED AT THE TIME OF SITE PREPARATION FOR SPACING, HEALTH AND WIND THROW OR SNOW BREAKAGE POTENTIAL. REMAINING TREES IN ZONE 2 WILL HAVE BRANCHES PRUNED TO A HEIGHT OF 10' FROM THE GROUND BUT WILL NOT BE PRUNED TO MORE THAN 1/3 OF THE TREE HEIGHT WITH THE FOLLOWING EXCEPTIONS:

- I) ASPEN TREES, AND
- II) ISOLATED SPRUCE AND FIR TREES



ZONE 2 EXISTING VEGETATION IN THIS AREA IS TREATED AS TWO CLUSTERS OF TREES THAT ARE SEPARATED. TREES WILL BE PRUNED TO A HEIGHT OF 10'.

ZONE 2 EXISTING TREES TO BE PRUNED TO A HEIGHT OF 10'. MOST TREES ARE PROPOSED TO REMAIN FOR LANDSCAPE BUFFER TO EXISTING BUILDINGS ABOVE. A SELECT FEW TO BE REMOVED TO INCREASE CANOPY SPACING BETWEEN CLUSTERS OF TREES.



1 WILDFIRE MITIGATION PLAN
L1.03 SCALE: 1" = 10'-0"

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0237 FAX (970) 949-1080

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Russell Engineering
STRUCTURAL
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MECHANICAL
AEC Consulting Engineers
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AEC Consulting Engineers

970.385.4546
970.926.6007

970.748.8520
970.748.8520

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ISSUED FOR:

No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV

KEY PLAN

WILDFIRE MITIGATION PLAN

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
TH	PC
	TRV BY

SHEET No.
L1.03
SCALE: AS SHOWN

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. LED light source concealed with diffusing optical lens. General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image. Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

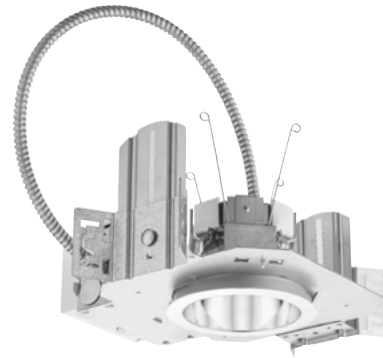
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog Number
Notes
Type



LDN4

**4" OPEN
Non-IC
New Construction Downlight**



A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 L04AR LSS MVOLT EZ1

LDN4 Series	Color temperature	Lumens ¹	Aperture/Trim Color		Finish	Voltage
LDN4 4" round	27/ 2700K	05 500 lumens	L04	Downlight	AR Clear	MVOLT Multi-volt
	30/ 3000K	10 1000 lumens	LW4	Wallwash	WR ² White	120 120V
	35/ 3500K	15 1500 lumens			BR ² Black	277 277V
	40/ 4000K	20 2000 lumens				347 ³ 347V
	50/ 5000K	25 2500 lumens				
		30 3000 lumens				

Driver	Options			
GZ10 0-10V driver dims to 10%	SF ⁴	Single fuse	N80 ⁶	nLight™ Lumen Compensation
GZ1 0-10V driver dims to 1%	TRW ⁵	White painted flange	NPS80EZ ⁶	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL ⁵	Black painted flange	NPS80EZER ⁶	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	EL	Emergency battery pack with integral test switch. Not Certified in CA Title 20 MAEDBS	HAO ⁹	High ambient option (40°C)
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELR	Emergency battery pack with remote test switch. Not Certified in CA Title 20 MAEDBS	CP ¹⁰	Chicago Plenum
	ELSD	Emergency battery pack with self-diagnostics, integral test switch. Not Certified in CA Title 20 MAEDBS	WL	Wet Location, specify for exterior use applications
	ELRSD	Emergency battery pack with self-diagnostics, remote test switch. Not Certified in CA Title 20 MAEDBS	RRL__	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	E10WC	Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS	NLTAIR2 ^{2,8}	nLight® Air enabled
	E10WCPR	Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS	NLTAIRER2 ^{8,9}	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
	NPP16D ⁶	nLight® network power/relay pack with 0-10V dimming for non-elddoLED drivers (GZ10, GZ1).	USPOM	US point of manufacture
	NPP16DER ⁶	nLight® network power/relay pack with 0-10V dimming for non-elddoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.		

Notes

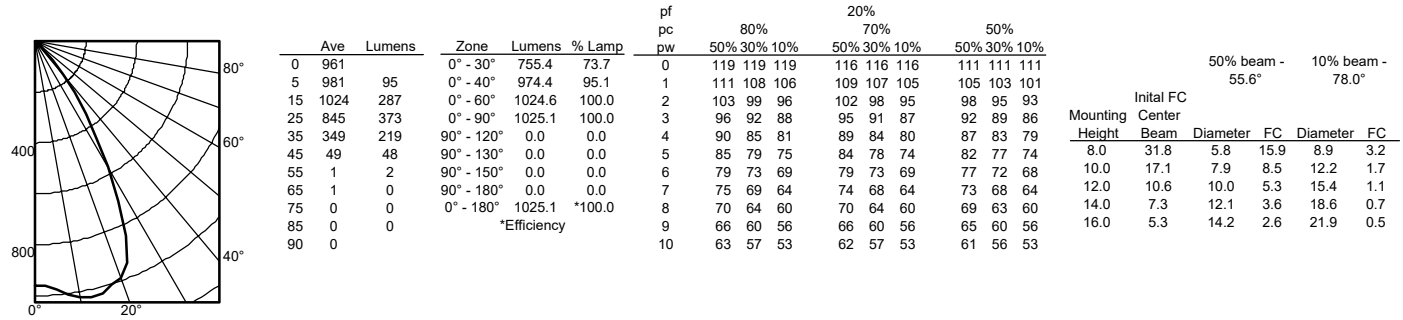
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
- Fixture height is 5-11/16" for all lumen packages with HAO.
- Must specify voltage for 3000lm. Not available with emergency battery pack option.

LDN4

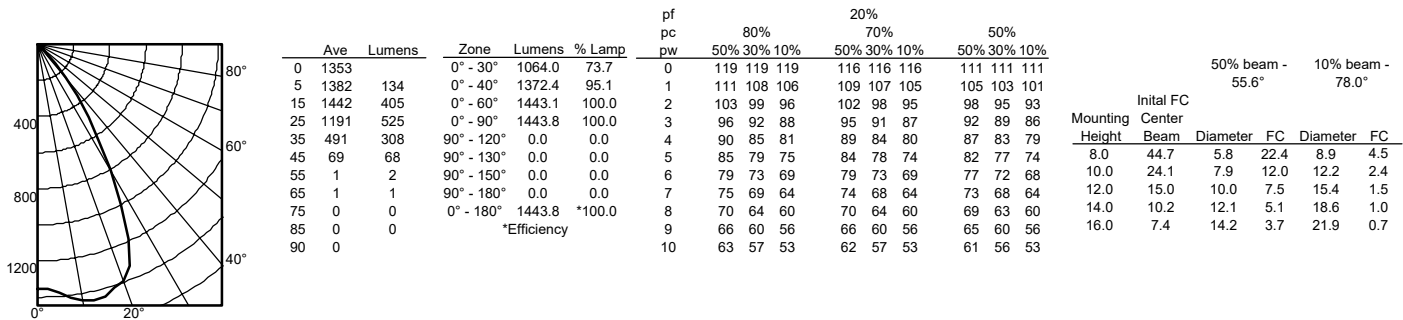
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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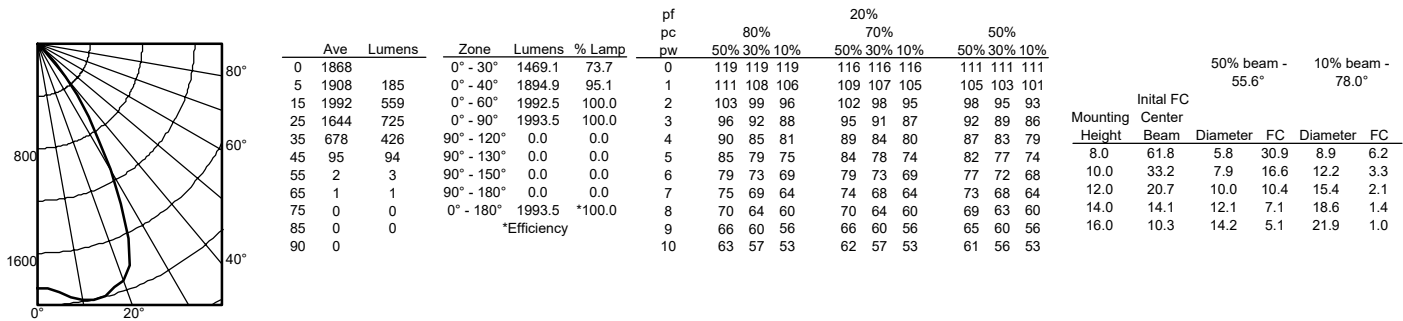
LDN4 35/10 L04AR, input watts: 12.69, delivered lumens: 1025.1, LM/W = 80.78, spacing criterion at 0= 1.04, test no. ISF 30712P31.



LDN4 35/15 L04AR, input watts: 20.44, delivered lumens: 1443.8, LM/W = 70.63, spacing criterion at 0= 1.04, test no. ISF 30712P28.



LDN4 35/20 L04AR, input watts: 22.52, delivered lumens: 1993.5, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P25.



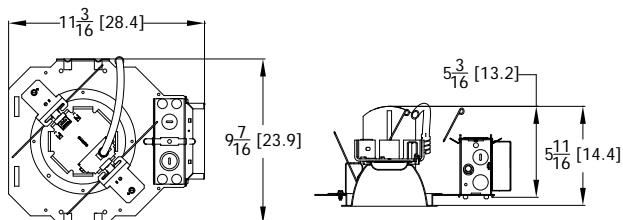
Accessories: Order as separate catalog numbers (shipped separately).

SCA4 Sloped ceiling adapter.
Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Refer to [TECH-190](#).

LDN4

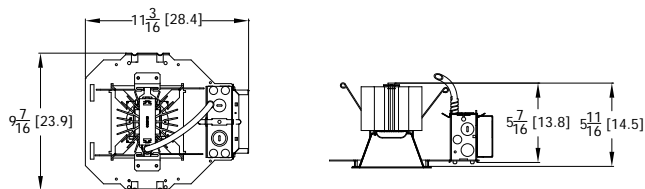
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 500-1500 LUMEN



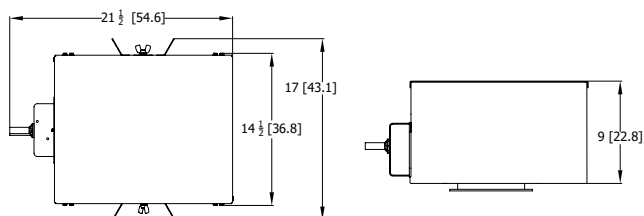
Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4 2000-3000 LUMEN



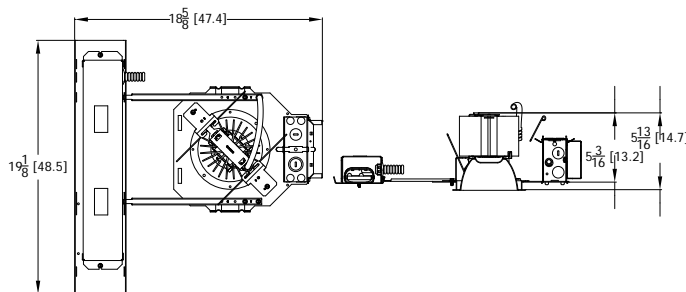
Aperture: 4-5/16 (11) Square
Ceiling Opening: 5-1/8 (13) Square
Overlap trim: 5-7/16 (13.8) Square

LDN4 CP



Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4 EL-ELR



Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4			
Target Lumen	Lumens @ 3500K	Wattage	LPW
500	688.8	8.5	80.8
1000	1025.1	12.7	80.7
1500	1443.8	20.4	70.8
2000	1993.5	22.5	88.6
2500	2659.0	30.1	88.3
3000	2860.1	34.8	82.2

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

LDN4

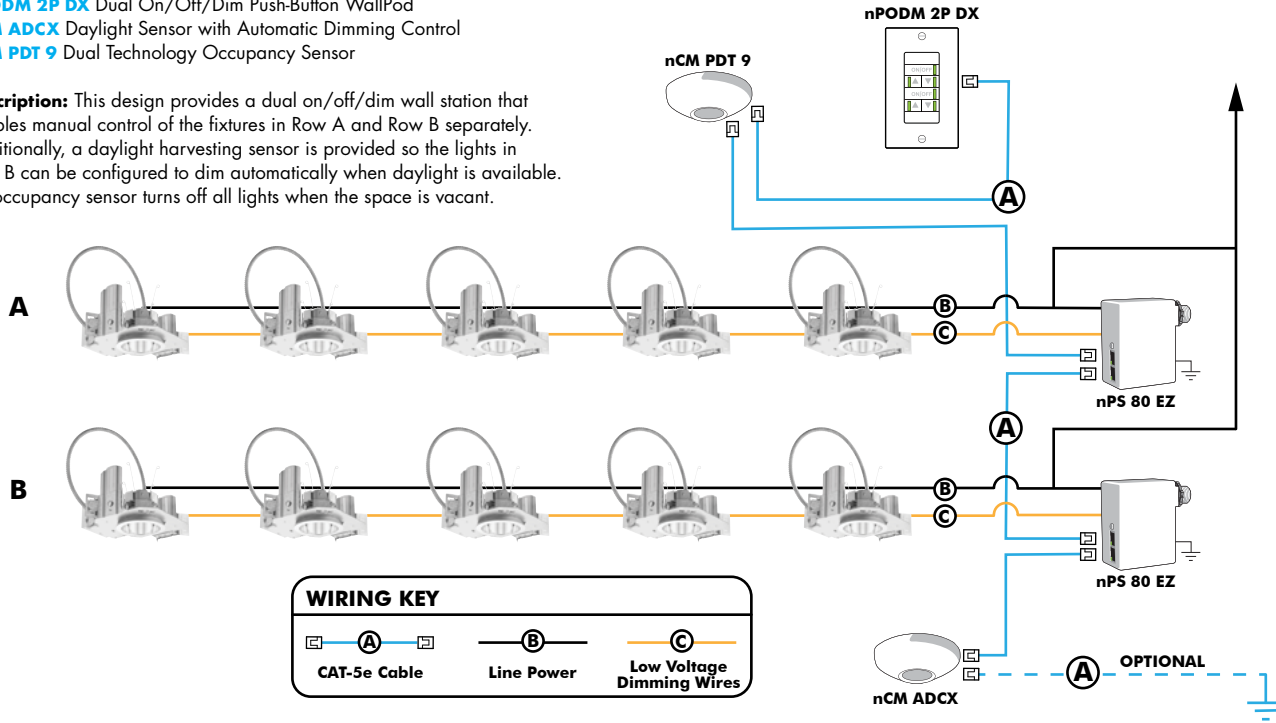
EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ** Dimming/Control Pack (qty: 2 required)
- nPODM 2P DX** Dual On/Off/Dim Push-Button WallPod
- nCM ADCX** Daylight Sensor with Automatic Dimming Control
- nCM PDT 9** Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CATS 10FT J1
		15, CAT5 15FT	CATS 15FT J1

nLight® AIR Control Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

- 1 Can only be ordered with the RES7Z zone control sensor version.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome



Model: WL-LED100

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project: _____

Location: _____

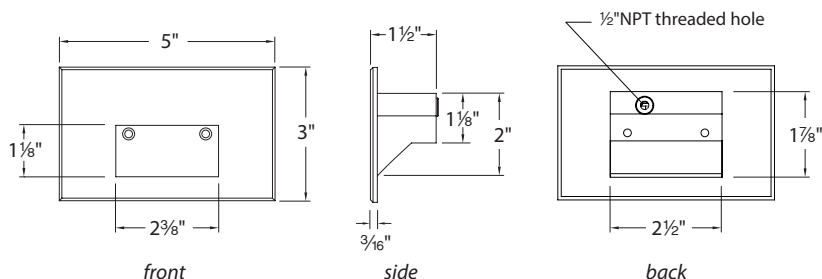
PRODUCT DESCRIPTION

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

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

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty



SPECIFICATIONS

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

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

Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W

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

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

Standards: IP66, UL & cUL Listed for wet locations, Title 24 JA8-2016 Compliant.

ORDER NUMBER

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

*Brushed Nickel Finish is for interior use only



Example: **WL-LED100F-BL-SS**

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

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

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

June 20, 2019

Design Review Board
John Miller, Project Planner

Re: Elkstone Condominiums Project
Comments for July 11, 2019 Design Review Board Meeting

John:

Following up on our meeting of today at the Elkstone Condominiums site with Josh, per your recommendation I am writing the Design Review Board to confirm my comments regarding this proposed project. As discussed, I have had many positive and productive discussions with Lee Hooper who represents the applicant developer Sterling. Specifically, I have received assurances that I have shared with my 21 Elkstone neighbors that no contractor would excavate east of where the actual proposed improvements would be such that the conifers and the many aspens would be preserved. However, it appears everyone's desire to preserve the current tree screening between our 21 Elkstone building and the proposed development is uncertain based on the most recent Site Plan submission (see Site and Landscaping Plans at L1-01 and L1-02) and your site observations. You indicated today that this contemplated non-disturbance area does not at least appear to be possible, and most if not all of the many trees east of the construction area (that Josh had marked at Lee's suggestion) would likely be removed.

You therefore requested my written comments to you and the DRB in order to generate discussion to allow for an alternate solution that everyone could support that could be memorialized in revised Plans. My specific comments I therefore ask you to share with the DRB are as follows:

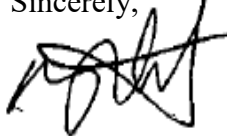
1. The specific area which requires addressing is the strip between our 21 Elkstone building and the proposed development, which runs from the transformer at the bottom of the hill south to the proposed upper retaining wall. There are 2 proposed easternmost improvements that impact the current trees and screening in this area: a) the eastern exterior staircase which climbs the hill to the east and south of the proposed condo building, and b) the upper retaining south of the staircase that extends even further east all the way to the property line.
2. There is currently an aspen forest running from the bottom to the top of the hill and to the east of the proposed staircase. There are also 4 mature 20' conifers along the property line at the south end of the strip (which appear to be to the east and south of the proposed upper retaining wall).
3. First, we request confirmation that those 4 mature conifers will not be disturbed (the one that was most likely to suffer disturbance is the northernmost one near the retaining wall). Also, we additionally request confirmation that no other trees south of the retaining wall

will be disturbed, excepting only the 3 designated ones to be removed per the Plans.

4. Second, the current landscaping plan provides for the planting of certain new trees but if the existing trees are to be disturbed, the following additional tree planting is requested:
 - a. With respect to any aspen trees that are located right adjacent to our building that are to be disturbed, we request those be replanted with comparable-sized 25' ones in approximately the same location. These are directly outside our building windows and obviously are not only especially enjoyed by the current owners but will provide the best screening.
 - b. And for the rest of the aspens in the strip, comparable aspen trees of 25' height be planted to replace the current trees.
5. Third, adjacent to and on the top half of the proposed staircase, there are currently no trees but only bushes in the current Landscaping Plan which will provide no screening for most of our building (as we are higher and look down on the proposed staircase). We therefore request that additional trees be planted next to and spanning the entire staircase.

Thank you for your consideration and I hope no one will hesitate to contact me with any questions or to further discuss.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert M. Horowitz', written in a cursive style.

Robert M. Horowitz

C: Lee Hooper, Sterling

John A. Miller

From: John A. Miller
Sent: Tuesday, March 12, 2019 4:06 PM
To: 'John McIntyre'; Michelle Haynes
Subject: RE: lot 600A Elkstone

Mr. McIntyre,

I am in receipt of your letter addressing your concerns regarding the proposed development at Lot 600A. I will ensure this letter is included within the Public Comment portion of the Packet for the DRB.

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



From: John McIntyre <john.mcintyre@outlook.com.au>
Sent: Tuesday, March 12, 2019 3:57 PM
To: Michelle Haynes <MHaynes@mtnvillage.org>
Cc: John A. Miller <JohnMiller@mtnvillage.org>
Subject: RE: lot 600A Elkstone

Dear Ms Haynes

We received no such correspondence.

We have some comments we would like conveyed to the DRB.

Bearing in mind our experience during the construction of Elkstone 21, we would like to get certainty about the existing trees they are allowed to be removed and what must be retained and protected during construction. These should be clearly marked and photographs provided to the town prior to the commencement of construction to ensure strict compliance with that condition of any approval.

It should be a condition of any approval that any crane boom used during construction cannot encroach into the airspace over our Lot.

It was our experience during the construction of Elkstone 21 that the height of the building as shown on the plans and told to us by the developer and his architect in person at our home was exceeded by a significant amount as constructed. We were told that the highest point of the roof would be level with the deck of our home that faces Elkstone 21.

As constructed the highest part of the roof of Elkstone 21 is at least 10 feet higher than our deck. The definition of the building height “above natural ground level “ is pretty much a fiction considering the nature of the terrain and the fact that it has already been significantly disturbed. The applicant should be required to erect marker poles illustrating the maximum height of the building at various places on the land that give an accurate illustration of the proposed height that can be viewed by neighbours prior to any final consideration of the application and photographed and recorded for future reference in the event that the height as constructed proves to be excessive and not in accordance with any approval that may be granted. we have seen that done on a number of building sites in the town of Telluride before any application of this nature is given final consideration. Please acknowledge receipt of this submission and confirm that it will be placed before the DRB.

Kind regards
John and Catherine McIntyre
“Eureka”
106 Gold Hill Court
Mountain Village, Telluride
Colorado

From: Michelle Haynes [<mailto:MHaynes@mtnvillage.org>]
Sent: Wednesday, 13 March 2019 1:42 AM
To: John McIntyre
Cc: John A. Miller
Subject: RE: lot 600A Elkstone

Dear Mr. McIntyre:

Good morning. I reviewed the public notice affidavit and a public notice was sent to your address noted as Box 208 in Thredbo, Australia by the applicant. The 600A Elkstone development application can be found at the following link for you to review:

<https://townofmountainvillage.com/governing/building-development/current-planning/current-planning-projects/>

I have copied John Miller, Senior Planner, should you have any additional questions regarding this application, he is the planner assigned to the project.

Thanks so much.

Michelle Haynes, MPA
Planning and Development Services Director
Town of Mountain Village
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER
M:: 970-417-6976
mhaynes@mtnvillage.org