

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY OCTOBER 3, 2019 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions of the of the September 5, 2019 Design Review Board Meeting.
3.	10:05	5	Miller	Public Hearing Quasi-Judicial	A review and recommendation to Town Council Regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12, and; Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11. (NOTE: THIS AGENDA ITEM WILL BE CONTINUED TO THE NOVEMBER 7, 2019 DRB MEETING)
4.	10:10	30	Starr/Broadly	Public Hearing Quasi-Judicial	Class 1 Sign Application raised to a class 3 Design Review Application for the consideration of a new LED sign in the Town of Mountain Village Road Right of Way.
5.	10:40	60	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review Application for a new single-family residence on Lot BC105, 114 Lawson Overlook
6.	11:40	30			LUNCH
7.	12:10	60	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way
8.	1:10	10	Haynes	Discussion	DRB Retreat Update
9.	1:20				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 SEPTEMBER 5th, 2019**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00 a.m. on Thursday, September 5th, 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:

Greer Garner
Keith Brown
David Craige
Banks Brown
Adam Miller (1st alternate)

The following Board members were absent:

Cath Jett
Ellen Kramer (2nd alternate)
Dave Eckman

Town Staff in attendance:

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

Public in attendance:

Robert Stenhammer rstenhammer@telski.com

Reading and Approval of Summary of Motions for the August 1, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted 6-0 to approve the August 1st, 2019 Summary of Motions, with the following changes:

1. The “public in attendance” section was corrected to reflect that Bonnie Beamer was in attendance. Her name was incorrectly stated as Ronnie Beamer in the initial minutes draft.

Reading and Approval of Summary of Motions for the August 8, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted 6-0 to approve the August 8th, 2019 Summary of Motions.

Consideration of a Design Review: Initial Architectural Site Review Application for a new single-family residence on Lot BC105, 114 Lawson Overlook.

Planner Sam Starr presented the consideration of a Design Review: Initial Architectural Site Review application for a new single-family residence on Lot BC105, 114 Lawson Overlook. Jack Wesson of Jack Wesson Architects presented on behalf of the owner.

There was no public comment.

On a **Motion** made by David Craige and seconded by Liz Caton the DRB voted 6-0, to approve a Design Review: Initial Architectural Site Review Application for a new single-family home located on Lot BC105, 114 Lawson Overlook, with the following conditions:

1. *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
2. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
3. *Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
4. *Applicant shall revise his landscaping plan prior to Final Review, to indicate that no coniferous species will be planted in zone one of the wildfire mitigation zones.*
5. *Prior to Final Review, the applicant shall demonstrate that the parking requirements may be met with the current garage configuration.*
6. *Applicant shall submit an exterior lighting plan prepared by a licensed professional that includes bulb information, an isometric foot-candle diagram, and dimmer/lighting management system information.*
7. *Applicant shall provide an address identification sign plan prior to Final Review.*
8. *Applicant shall revise the construction mitigation plan prior to Final Review to include construction fencing around the entirety of the site and outside of the General Easement except for areas that are already devoid of vegetation and otherwise disturbed such as the proposed driveway area.*
9. *Per the comments of Fire Chief Jim Boeckel, applicant shall provide for a fire sprinkling system.*

Review and Recommendation to Town Council: A Resolution approving a proposed major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat the property as currently configured.

Senior Planner John Miller presented the Review and Recommendation to Town Council: A Resolution approving a proposed major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat the property as currently configured. Dave Bulson of Foley and Associates, Inc. presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by Liz Caton the DRB voted 6-0 to recommend approval to town council regarding a major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat the property as currently configured, with the following conditions:

1. Applicant shall maintain access for public use of existing trail easements in their current location on Lot 388, as shown in provided exhibits.
2. The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval.
3. Staff will review the final proposed plat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards, and CDC Section.
3. Plat Notes and Certifications, and provide redline comments to the applicant prior to execution of the final mylar.
4. Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation.

Consideration of a Design Review: Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, 304 Adams Ranch Road.

Senior Planner John Miller presented the consideration of a Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, 304 Adams Ranch Road. Ken Alexander of the Architects Collaborative presented on his own behalf.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted 6-0 to approve the Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, 304 Adams Ranch Road, with the following conditions:

1. Prior to submittal for building permit, the applicant shall demonstrate to staff that the address monument numbering and lighting meets the criteria of the CDC, including verifying any associated luminaire is fully shielded, downlit, and any numbering is coated with reflective coating.
2. Prior to submittal for building permit, the applicant shall revise the lighting plan to demonstrate that all wall mounted sconce fixtures are no higher than 7 feet above the adjacent grade.
3. Prior to submittal for building permit, the applicant shall provide to staff all details related to the construction of all rear patio retaining walls to be reviewed jointly by Staff and DRB Chairman.
4. Prior to submittal of Building Permit, the applicant shall revise the submitted Construction Mitigation Plan to remove construction parking and material storage areas from Lot 640BR's General Easement - in conformance with the requirements of the CDC.
5. Prior to issuance of Certificate of Occupancy, the applicant shall verify that all disturbed areas within the project are revegetated with a native seed mix per the CDC. Any areas of the General Easement that are disturbed during construction must be returned to their original pre-disturbed condition.
6. Prior to submittal of Building Permit, the applicant shall revise their landscaping plan for the project, subject to planning staff input and cooperation.
7. 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.
8. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
9. Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the proposed roof overhang elements within the General Easement.
10. 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.

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

Consideration of a Design Review: Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, 304 Adams Ranch Road.

Senior Planner John Miller presented the consideration of a Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, 304 Adams Ranch Road. Ken Alexander of the Architects Collaborative presented on his own behalf.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by Liz David Craige, the DRB voted 6-0 to approve the Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, 304 Adams Ranch Road, with the following conditions:

1. *Prior to submittal for building permit, the applicant shall demonstrate to staff that the address monument numbering and lighting meets the criteria of the CDC, including verifying any associated luminaire is fully shielded, downlit, and any numbering is coated with reflective coating.*
2. *Prior to submittal for building permit, the applicant shall revise the lighting plan to demonstrate that all wall mounted sconce fixtures are no higher than 7 feet above the adjacent grade.*
3. *Prior to submittal for building permit, the applicant shall provide to staff all details related to the construction of all rear patio retaining walls to be reviewed jointly by Staff and DRB Chairman*
4. *Prior to issuance of Certificate of Occupancy, the applicant shall verify that all disturbed areas within the project are revegetated with a native seed mix per the CDC. Any areas of the General Easement that are disturbed during construction must be returned to their original pre-disturbed condition.*
5. *Prior to submittal of Building Permit, the applicant shall revise their landscaping plan for the project, subject to planning staff input and cooperation.*
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. *Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
8. *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.*
9. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

A Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments to clarify zoning designation definitions including but not limited to efficiency lodge, hotel efficiency and hotel zoning designations; to include the definition of short term accommodations at CDC Chapter 17.8 Definitions; and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge, hotel or hotel efficiency to lodge zoning designations at CDC Section 17.4.9 Rezoning Process

Planning and Development Services Director Michelle Haynes presented Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments to clarify zoning designation definitions including but not limited to efficiency lodge, hotel efficiency and hotel zoning designations; to

include the definition of short term accommodations at CDC Chapter 17.8 Definitions; and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge, hotel or hotel efficiency to lodge zoning designations at CDC Section 17.4.9 Rezoning Process.

Board Member Keith Brown recused himself from this matter on account of a conflict of interest.

There was no public comment.

On a Motion made by Greer Garner, and seconded by Liz Caton, the Design Review Board voted 6-0 to recommend approval to Town Council regarding Community Development Code (CDC) amendments to clarify zoning designation definitions including but not limited to efficiency lodge, hotel efficiency and hotel zoning designations; to include the definition of short term accommodations at CDC Chapter 17.8 Definitions; and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge, hotel or hotel efficiency to lodge zoning designations at CDC Section 17.4.9 Rezoning Process as presented in the DRB memo as an exhibit, with the following findings:

1. *Consistent with CDC Section 17.1.7, the CDC amendment was initiated by the Town Council*
2. *That the proposed CDC amendments provide clarity and do not otherwise substantially change the intention of the town's zoning designations, person equivalents, Density Limitations or use.*

Adjourn

On a **Motion** made by Greer Garner and seconded by Liz Caton, the Design Review Board voted 6-0 to adjourn the September 5th, 2019 meeting of the Mountain Village Design Review Board at 1:33 p.m.

Prepared and Submitted by,

Sam Starr, AICP
Planner
Town of Mountain Village



Agenda Item No. 3
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board (DRB)
FROM: John Miller, Senior Planner
FOR: DRB Meeting; October 3, 2019
DATE: September 25, 2019
RE: A review and recommendation to Town Council Regarding A Major Planned Unit Development (PUD) Amendment to the Lot 126R and 152R PUD (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12, and;

Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11.

BACKGROUND AND RECOMMENDATION: Due to unforeseen scheduling conflicts and the complex nature of this proposed PUD Amendment; Legal Counsel, the DRB Chair and Staff are recommending a continuance, in which the applicant has consented, until a time that full DRB membership is in attendance for review. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the November meeting date.

RECOMMENDED MOTION: I move to continue, the proposed Lot 126R and 152R Major Planned Unit Development Amendment and associated Density Transfer and Rezone, along with the proposed 152R Initial Architecture and Site Review Lot to the Design Review Board's Regular Meeting on November 7, 2019.

/JJM



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

DATE: September 23, 2019
TO: Design Review Board
FROM: Sam Starr, Planner
FOR: October 3rd, 2019 Design Review Board Meeting
RE: Class 1 Sign Application raised to a class 3 Design Review Application for the consideration of a new LED sign in the Town of Mountain Village Road Right of Way.

PROJECT GEOGRAPHY

Legal Description: Mountain Village Road Right of Way
Address: Mountain Village Boulevard
Applicant/Agent: Chris Broady, Chief of Police
Owner: Town of Mountain Village
Zoning: Road Right of Way
Existing Use: Road Right of Way
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Proposed Signage Location
- Exhibit C: Proposed Sign
- Exhibit D: Additional Photos



Figure 1: Location Map of Sign Replacement

BACKGROUND

The grass-lined median for Mountain Village Boulevard nearest the town entrance has an existing black and red LED light animated sign for emergency updates and town communications. The Applicant, Police Chief Chris Broady, is seeking to replace the existing LED sign with a 31" x 75" sign that would rest on a 2' stone base. The new messaging on this

board will be for emergency communications, festival parking information, and occasional updates from the Town. As this is a larger sign that exceeds signage specifications for LED signs, staff has elevated this to Design Review Board level review to allow the DRB to deliberate on the specific design approval sought by the applicant.

RELEVANT CODE SECTIONS

17.5.13 Sign Regulations

(***)

Lighting

1. No sign shall be illuminated through the use of internal illumination, rear illumination, fluorescent illumination, except when used for indirect illumination and in such a manner as to not be directly exposed to public view.
2. Illumination of signs shall be designed, located, shielded and directed in such a manner that the light source is fixed and is not directly visible and does not cause glare or direct light from artificial illumination upon any adjacent public right-of-way, surrounding property, residential property or motorist's vision.
3. All sign lighting shall be provided by LED or other energy efficient light.
4. Sign lighting shall be consistent with the Lighting Regulations.

Staff note: The proposed sign meets the requirement for energy efficient light sources. While this sign will be visible from public right of way, staff feels the visual impacts to motorists are appropriate given the stated purpose for this sign.

(***)

LED Signs.

LED signs may be placed on a window for "open" signs, product logos or graphics for goods or merchandise sold on the property provided:

- a. The area of the LED sign counts towards the maximum sign area allowed for the type of window and/or wall sign.
- b. The maximum area allowed for a LED sign shall be two (2) square foot per sign, with a maximum of two (2) LED signs per business.
- c. The brightness of the LED sign shall not exceed 1,500 NITs unless the DRB grants a specific approval for a brighter LED sign.

Staff note: The specific approval is for a sign that may exceed 1,500 NITS and certainly exceeds 2 square feet per sign. This system may be put in a dimmer to ensure that it does not exceed the code requirement. It can also be shut off at night. The size is required to ensure that the message is legible to motor vehicle operators.

17.5.4 TOWN DESIGN THEME

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

B. Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of

the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.

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

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

E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.

F. The key characteristics of the town design theme are:

1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
2. Massing that is simple in form and steps with the natural topography.
3. Grounded bases that are designed to withstand alpine snow conditions.
4. Structure that is expressive of its function to shelter from high snow loads.
5. Materials that are natural and sustainable in stone, wood, and metal.
6. Colors that blend with nature.

Staff Note: The Design Regulations set forth herein are intended to achieve these defining characteristics.

ANALYSIS

Staff finds that the sign base, which will be comprised of a locally sourced stone material, is appropriate. The stone used for the base is ubiquitous throughout Mountain Village and does not pose any design concern. The primary foci of staff's review are the size and brightness of the proposed sign. The lights are on a permanent dimmer software which means that the sign brightness can range from 0-10,000 NITS and can be programmed to be off at certain times of the day/night. The applicant has also stated that it will not need to be on continuously. Just as the existing sign is off at times, the proposed sign will also be operating on an intermittent basis. The Design Review Board will need to provide any additional conditions for light control in their motion.

As far as the dimensions are concerned, this 31" x 75" sign with a 2' base is much larger than any communications/emergency messaging signs that the town has seen in the past. It is worth noting that all code complaint LED signs in the Mountain Village Village Center are at or under the 2 square foot dimension requirement for LED Signs. However, those are smaller business signs that do not need to capture the attention of drivers. This specific approval for the size is somewhat necessary as it will guarantee that the messaging is visible to all motorists.

STAFF RECOMMENDATION

The DRB can approve, continue, deny or modify the town's request regarding a Design Review Application for a new LED sign in the Town of Mountain Village Road Right of Way. Staff has provided two alternative motions for your consideration.

Motion for Approval:

"I move to approve the Design Review Application for a new LED sign in the Town of Mountain Village Road Right of Way, with the following specific approvals, conditions and findings:

Specific Approvals

- *LED Sign Brightness that (potentially) exceeds the 1,500 NIT minimum.*
- *LED Sign that exceeds the 2 square foot requirement for a LED Sign.*

Conditions:

- 1) *That the lighting levels are set to a minimal level.*
- 2) *That the LED colors remain contextually compatible.*
- 3) *That when not in use, the sign is turned off.*

Findings:

- 1) *The Design Review Board finds that the sign meets the purpose and intent of the Community Development Code Sign Regulations in Section 17.5.13.*
- 2) *The Design Review Board finds that the sign meets the Town Design Theme.*
- 3) *The replaced sign is more aesthetic and provides greater messaging flexibility for the town.*

Motion for Denial:

I move to deny the Design Review Application for the consideration of a new LED sign in the Town of Mountain Village Road Right of Way with the following findings:

Findings:

- 1) *The Design Review Board finds that the sign requires review of the Design Review Board for a specific approval.*
- 2) *The Design Review Board finds that the proposed sign does not meet the Town Design Theme because it does not fit or respect the context of the neighborhood surrounding this site, design theme F.1.*
- 3) *The Design Review Board finds that the proposed application does not meet the purpose and intent of the Community Development Code Sign Regulations in Section 17.5.13.*

RE: Mountain Village Police Department Digital Message Center Project-Station Sign

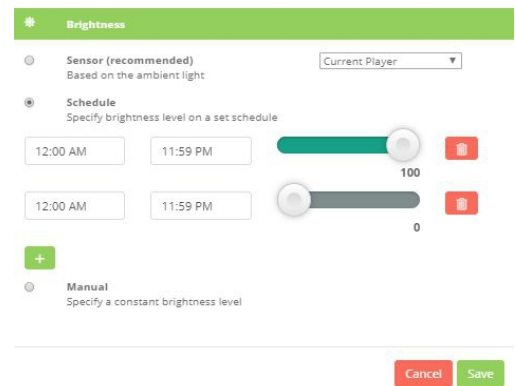
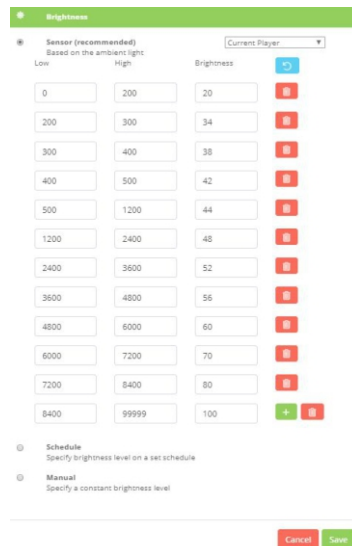
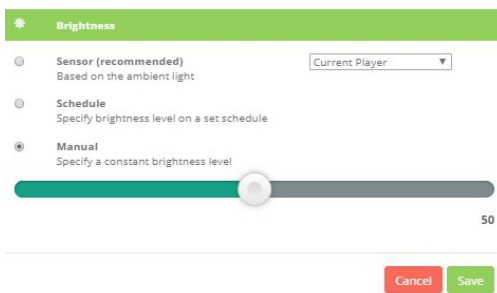
To: Chief Broady,

Thank you for the opportunity to bid on the Digital Message Center project at Mountain Village Police Dept. This letter is to confirm that our LED products in 20mm standard pitch, 16mm medium pitch, and 10mm high pitch are rated for 0-10,000 NITS of brightness and the NIT level is adjustable through an ambient light sensor, a scheduler, and manually in the programming tool. I have attached some images with brief descriptions for each. If you have any questions about the programming tool we can provide more material to review before training on the system begins.

Ambient Light Sensor - Photo-Electric Cell measures the amount of ambient light and adjusts the brightness of the LED display accordingly.

Scheduler - Allows the end-user to program any level of brightness for any time of day or night at any chosen interval. Must be changed to adjust to the changing sunrise/sunset times or any situation where the sign needs to be adjusted accordingly.

Manual - Allows the end user to automatically adjust the brightness level to any desired brightness between 0-10,000 NITS. See images below.



Sincerely,

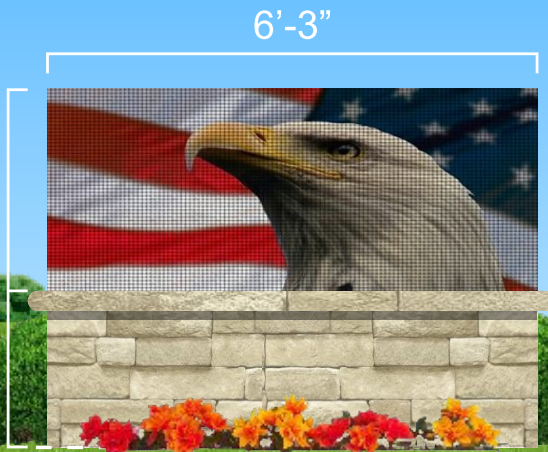
Ethan Wood
Project Consultant
Golden Rule Signs

Location of existing sign to be replaced



SIGN SPECIFICATIONS

Color: Full Color / RGB text, pictures & video.
Pitch: 16mm / 0.6"
Matrix: 50x120
Dimensions: 2'-7" x 6'-3" (Tall x Wide)
Max # of Lines: 6
Max Letter Per Line: 20
Brick Base: 2'-0" x 6'-3" (Tall x Wide)



6' tall Man



SIGNATURE

DATE

VERSION #: v7492a

2420 Holloway Road
Louisville, KY 40299

TF 1-800-732-9886
Fax 1-502-416-0544

www.goldenrulesigns.com

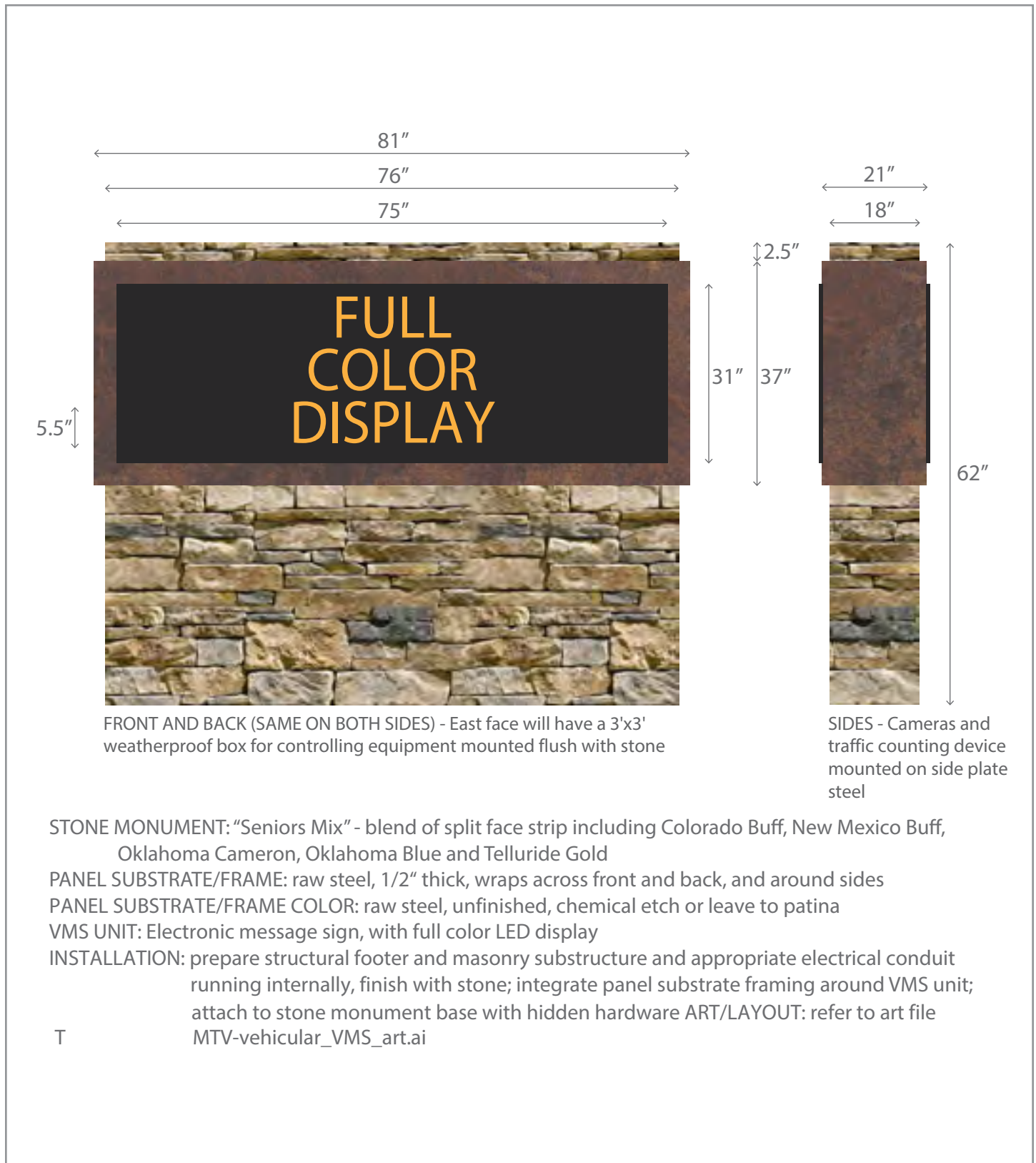


Client is responsible for ensuring that the proof is correct in all areas. Double-check spelling, grammar, layout and design before approving artwork. If a proof containing errors is approved by client, the client is responsible for payment of original cost as well as corrections, revisions, and re-makes. This custom artwork is not intended to provide an exact match between ink, vinyl, paint or EMC color. Brickwork, masonry and landscaping is not included in the proposal unless otherwise specifically stated. EMC images shown are simulated. Sign is designed to be illuminated at all times. Sketches are based off of this premise. This is a custom made product, built by hand for people by people. Small blemishes/imperfections may occur and can be expected with hand made products. Industry standard is to view this product from a minimum distance of 10 feet to determine quality acceptability.

4.0 SIGN TYPES, ASSEMBLY AND INSTALLATION SPECIFICATIONS

VEHICULAR

SIGN MECHANICAL: VARIABLE MESSAGE SIGN (VMS) - art file: MTV-vehicular_VMS_art.ai





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Sam Starr, Planner
FOR: Meeting of October 3rd, 2019
DATE: September 26, 2019
RE: Design Review: Final Review for a new single-family home on Lot BC105,114 Lawson Overlook

PROJECT GEOGRAPHY

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

Legal Description: Lot BC105, Town of Mountain Village, according to the plat recorded September 8, 1997 in Plat Book 1 at Page 2281.

Address: 114 Lawson Overlook
Applicant/Agent: Jack Wesson Architects
Owner: Ricky Denesik
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.77 acres
Adjacent Land Uses:

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



Figure 1: Context map indicating BC105 location

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review: Final Review for the development of a single-family residence. The proposed dwelling unit is located on Lawson Overlook, and consists of 5,111 livable square feet with 46.3 square feet of mechanical space and a 648 square foot accessory

dwelling unit. The site area consists of 0.77 acres and is characterized by a substantial slope on the northern portion that has driven the design and placement of this residence.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	35'
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	22'—8"
Maximum Lot Coverage	40% maximum	15.2%
General Easement Setbacks		
North	16' setback from lot line	28' to GE
South	16' setback from lot line	16' to GE
East	16' setback from lot line	11' to GE
West	16' setback from lot line	56' to GE
Roof Pitch		
Primary		2:1
Secondary		2:1
Exterior Material		
Stone	35% minimum	37.21%
Wood	25% (No requirement)	34.07%
Windows/Doors	40% maximum for windows	23.02%
Metal Accents		05.70%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

17.3.4 SPECIFIC ZONE DISTRICT REQUIREMENTS

The applicant has proposed to place a 648.6 square foot attached accessory dwelling unit for this project. The Community Development Code states:

“If the primary single-family dwelling unit is in excess of 4,000 square feet, the accessory dwelling unit is limited to twenty percent (20%) of the floor area of the primary single-family dwelling unit or 1,500 square feet of floor area, whichever is less”.

The applicants proposed floor plan meets all requirements and is less than 20% of the primary single-family dwelling unit floor area. No parking is mandated by the Community Development Code for Accessory Dwelling Units, and a separate access for this unit has been provided.

If the lot is less than .75 acres, then the accessory dwelling unit must be physically attached to the primary structure, which is demonstrated with this application.

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed design is code compliant at 22 feet 8 inches. The proposed maximum height is 34 feet ten inches, which is just below the maximum height allowed for a single-family home. To verify that the finished product matches the proposed plans, staff recommends 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.

17.5.5 BUILDING SITING DESIGN

Lot BC105, 114 Lawson Overlook is a smaller lot (0.77 acres) that slopes considerably from the north to the south. The topography-driven siting of the home has led for the structure to be closer to the southern portion, but no general easement encroachments are proposed for this project. Nevertheless, staff recommends that a monumented land survey of the footers be provided prior to pouring concrete to determine there are no further encroachments into the GE.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

The proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation. Moreover, the materials and form align with the character of the neighborhood. All proposed materials for the walls are common throughout the Town of Mountain Village.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets. The roof form for this project is a series of 2:12 slope shed roofs that vary in direction. Applicant has revised the submittal for Final review to include a single chimney. Per the Community Development Code, an additional 5 feet of height is allowed to accommodate this exterior appurtenance. The applicant has indicated that the roof material, flashing, gutters, and downspouts will be a constructed out of rusted standing seam metal.

Exterior Wall Materials

The exterior walls consist of 37.21% stone veneer and will be composed of the regionally-popular "Telluride Gold Stone" mix. 34.07% of the exterior materials will be an 8" vertical barn wood siding, while the remainder of the materials will consist of 23.02% fenestration, and 5.70% metal accents.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan for the proposed development. Positive drainage away from the structure has been provided with all disturbed areas and to have final grades of 3:1 or flatter. The driveway and other fill areas will be graded with the foundation excavation. The driveway is compliant with 12' width and will consist of 2-foot gravel V pans. All work has met Community Development Code licensing requirements and is stamped by a Colorado licensed professional engineer.

17.5.8 PARKING REGULATIONS

The applicants garage demonstrates that 2 9' x 18' enclosed parking spaces are provided for, and the driveway is large enough to accommodate 2 exterior parking spaces, which is consistent with the parking requirements for the Single-Family Zone District. The applicant is currently showing 981 square feet of snowmelt in portions of the driveway and front entrance.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from the southern portion of the lot. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.9 LANDSCAPING REGULATIONS

The applicant has provided a preliminary landscape plan. Per the direction of the Design Review Board during the September 5, Design Review Board Meeting, all trees have been removed from zone 1 for wildfire mitigation purposes. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

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

17.5.12 LIGHTING REGULATIONS

The revised lighting regulations include fewer lights, and the placement of lighting is code compliant. Proposed lighting locations include: decks, exterior egress areas, and the entryway. All fixtures meet the updated lumens and maximum temperature thresholds, and do not exceed the maximum allowed 84” in height. Staff recommends that an isometric foot candle study is prepared prior to issuance of a building permit to ensure that light spill does not occur on this site.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The applicant has submitted a cutsheet with dimensions for an address identification sign. While the sign and letter height are compliant, the base is composed of board form which requires specific approval. Additionally, the applicant proposes a backlit led, which needs to be revised to include downlighting. The applicant will also need to correct their monument to show that the address is 114 Lawson Overlook instead of 117 as shown on the submittal. Staff has included a condition that requires the applicant to revise their address monument prior to issuance of a building permit.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will use natural gas. A wood burning permit is not required for this project.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is within the lot boundaries. Applicant has updated this plan to include perimeter fencing for the entire lot, and not just silt fencing on portions of the northern side. If the applicant disturbs any vegetation within the town owned General Easements, the applicant must revegetate the area to its previous condition. A condition for revegetation has been provided in the proposed motion.

Specific Approvals

- Board form concrete on the base of the address monument

STAFF RECOMMENDATION

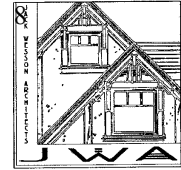
Staff recommends the DRB approve the Design Review: Final Review Application for a new single-family residence to be located on Lot BC105, 114 Lawson Overlook. Staff requests said approval condition the items listed below in the suggested motion.

PROPOSED MOTION

I move to approve the Design Review: Final Review Application for a new single-family residence to be located on Lot BC105, 114 Lawson Overlook, based on the evidence provided within the staff report of record dated September 24,2019 and with the following conditions:

- 1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3. Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
- 4. Applicant shall submit an exterior lighting plan prepared by a licensed professional that includes an isometric foot-candle diagram, and dimmer/lighting management system information to be reviewed by staff and DRB Chairperson or DRB Chairperson designate.*
- 5. Applicant shall revise their address monument plan to provide downlighting and to correct the number to 114 Lawson Overlook.*
- 6. Should the state of the General Easements be disturbed during construction, the applicant must revegetate the area to its prior condition using the native seed mix.*

/STCS



NARRATIVE

8.8.19

To: Community Development Department
Design Review Board
Mountain Village, CO

From: Jack Wesson
Jack Wesson Architects, Inc.
110 S. Pine #100
P.O. Box 2051
Telluride, CO 81435
(970) 519.1551
jwesson@me.com.com

Re: Design Review Submission Narrative for a Single Family Residence
Lot BC105, Mountain Village

This single family residence is proposed to be built on lot BC 105 (lot size .77 acres). The interior gross heated area is approximately 4978 s.f, plus a 648 s.f. two car garage. The design esthetic is a rustic, mining vernacular in material and massing components. The exterior materials incorporate antique barn wood siding and timbers, stone and rusted metal. Roof forms are traditional sheds forms, composed in a dynamic juxtaposition. The project is compliant with the Land Use Ordinance; the massing is within the maximum height limit (22'-8" ave and 35-0" max.) and the site coverage (4578.8sf.) is only 13.64%.

No variances are requested. All Fireplaces will be natural gas.

The exterior materials meet the surface area criteria:

stone veneer	37.21% (exceeds 35%)
fenestration	23.02%
wood	34.07%
metal accent	5.70%

Lot Area:	33541 s.f. mol. (.77 acres)
Site Coverage:	4,576.9 s.f. or 13.64%
Floor Area Living:	4978.7 sf
Floor Area Garage	648.6 sf
Ave. Ht.	22'-8" (30' max.ave. allowed)
Max. Ht.	35'-0"

Sincerely,

Jack Wesson

TRACT 513

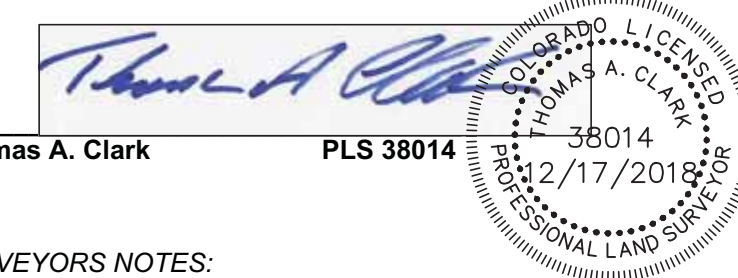
PROPERTY DESCRIPTION:

PARCEL A:
 LOT 105, BOSTON COMMONS LAWSON HILL PHASE 3, ACCORDING TO THE PLAT RECORDED MARCH 11, 1993 IN PLAT BOOK 1 AT PAGE 1457, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ALSO REFERRED TO AS:
 LOT BC105, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281, AND ACCORDING TO THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

IMPROVEMENT LOCATION CERTIFICATE:

I hereby certify that this improvement location certificate was prepared for Land Title Guarantee Company and Ricky Denesik, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 12/24/2018 except utility connections, are entirely within the the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



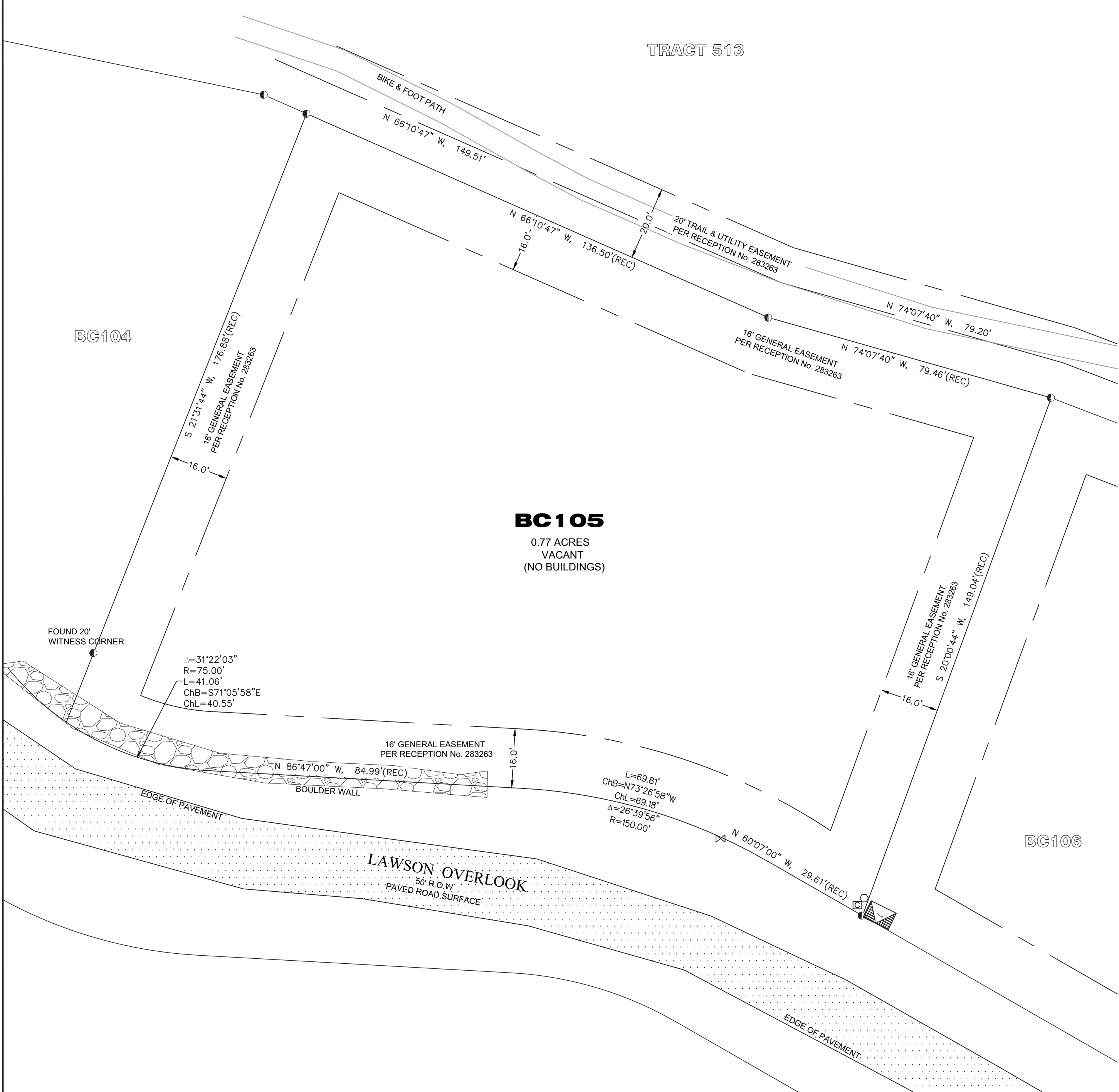
Thomas A. Clark PLS 38014

SURVEYORS NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86008610 effective on 12/06/2018 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0287D Panel Number 0287 dated September 30, 1992 this parcel is within Zone X; Areas outside of 100 year flood plain.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

BC105

0.77 ACRES
 VACANT
 (NO BUILDINGS)



SCALE: 1" = 20'

LEGEND:

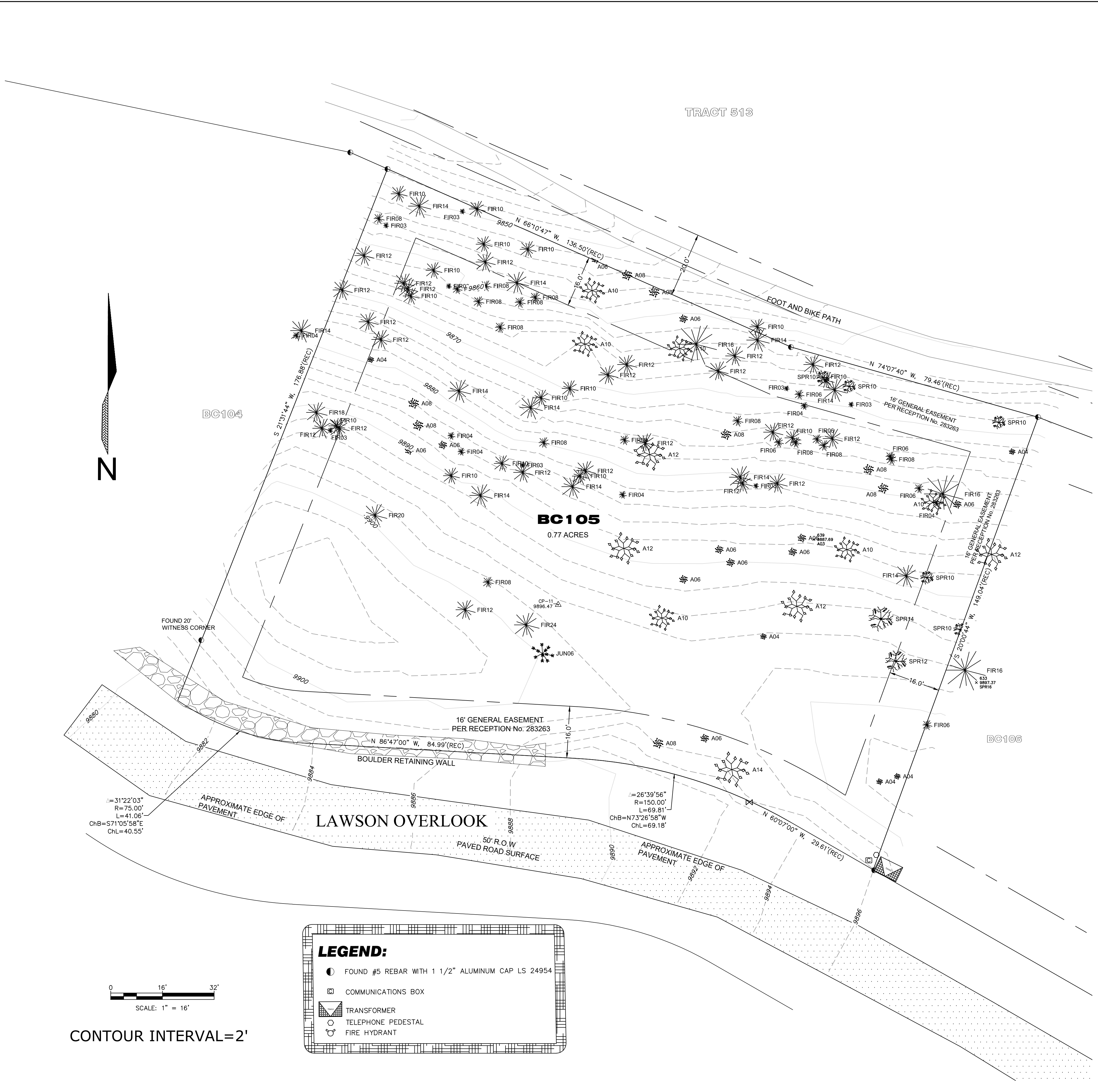
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	COMMUNICATIONS BOX
	TRANSFORMER
	TELEPHONE PEDESTAL
	WATER VALVE

IMPROVEMENT LOCATION CERTIFICATE
 LOT BC105, TOWN OF MOUNTAIN VILLAGE, COLORADO.

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

DATE: 12/24/2018	JOB#_18087
DRAWN BY TC	SHEET-1-OF-1
CHECKED BY TC	





PROPERTY DESCRIPTION:

PARCEL B:
 LOT 105, BOSTON COMMONS LAWSON HILL PHASE 3, ACCORDING TO THE PLAT RECORDED MARCH 11, 1993 IN PLAT BOOK 1 AT PAGE 1457, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ALSO REFERRED TO AS:
 LOT BC105, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281, AND ACCORDING TO THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548, COUNTY OF SAN MIGUEL, STATE OF COLORADO..

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot BC 105, Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark
 PLS. 38014

NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86006254 effective on 09-01-2016 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed on 2/13/2019.
- Elevation datum for this survey are based on "CP 11" benchmark that elevation being 9896.47.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND:

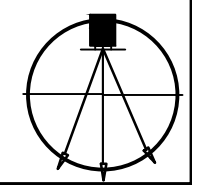
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- COMMUNICATIONS BOX
- TRANSFORMER
- TELEPHONE PEDESTAL
- FIRE HYDRANT

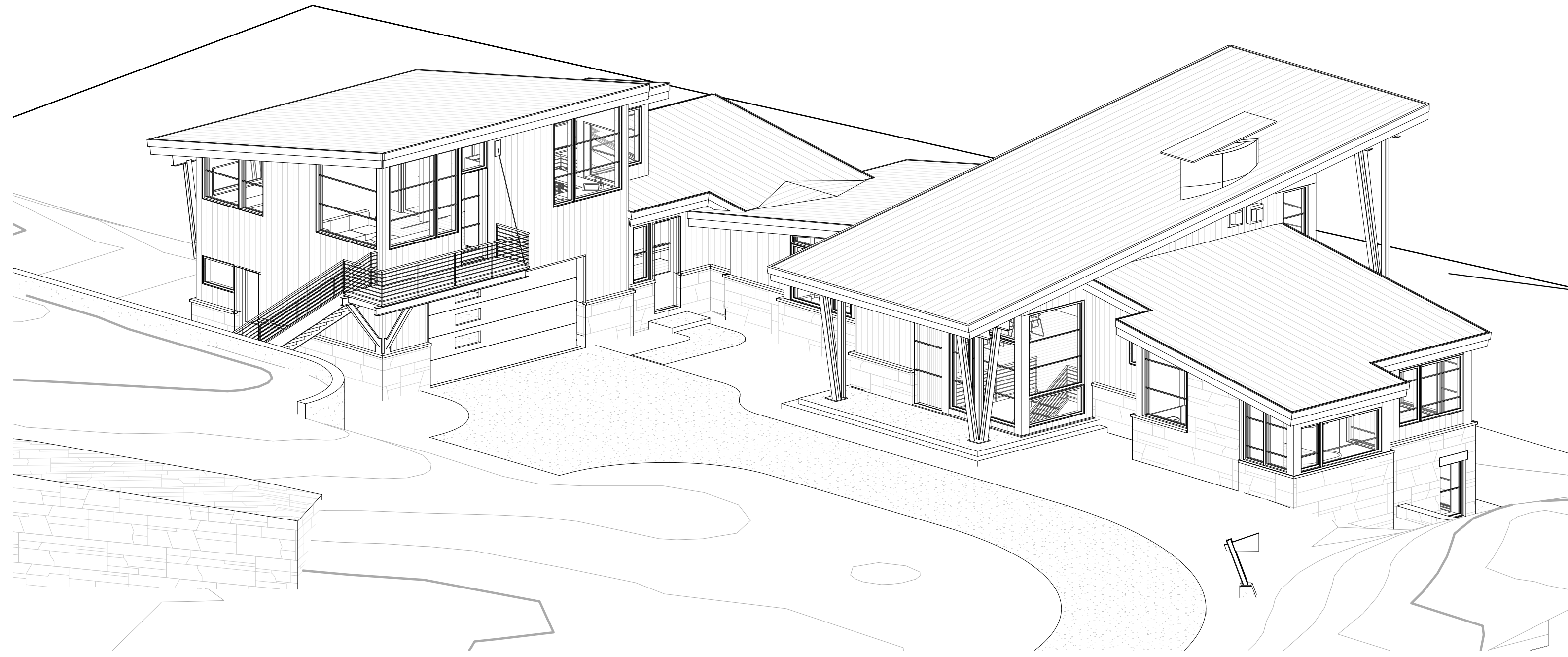
SCALE: 1" = 16'
 CONTOUR INTERVAL=2'

**TOPOGRAPHIC MAP OF LOT BC 105, MOUNTAIN VILLAGE,
 SAN MIGUEL COUNTY, COLORADO.**

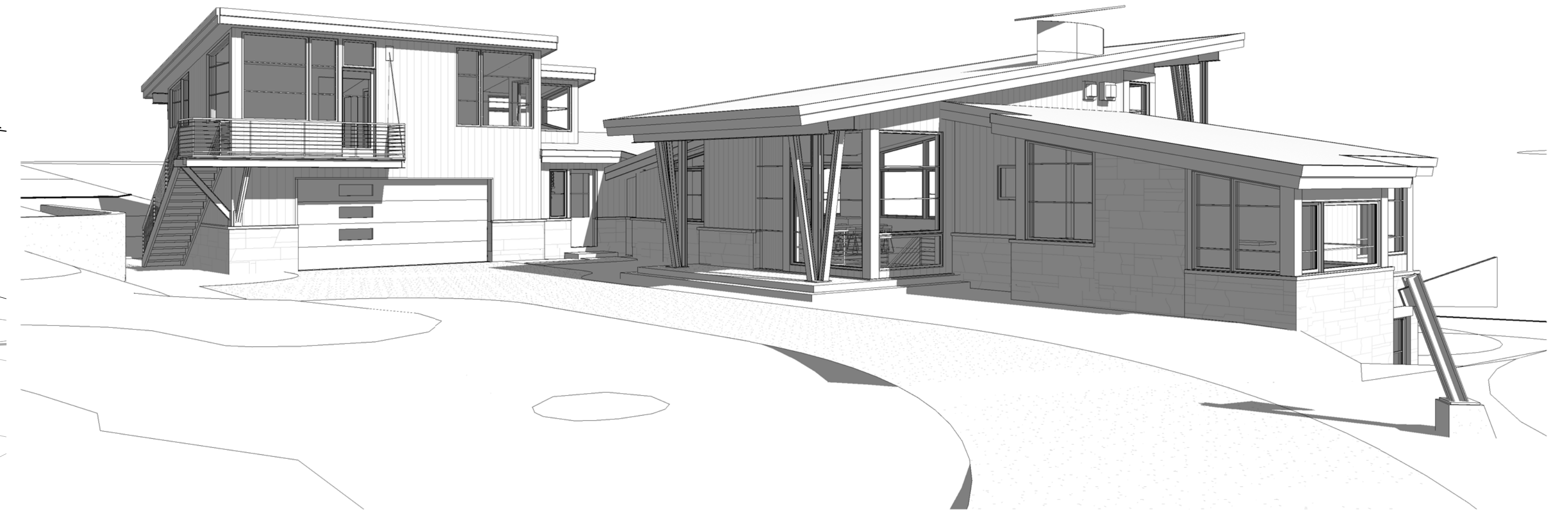
ALL POINTS LAND SURVEY L.L.C.
 PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE 2/14/2019	JOB#_18087
DRAWN BY TC	SHEET-1-OF-1
CHECKED BY	

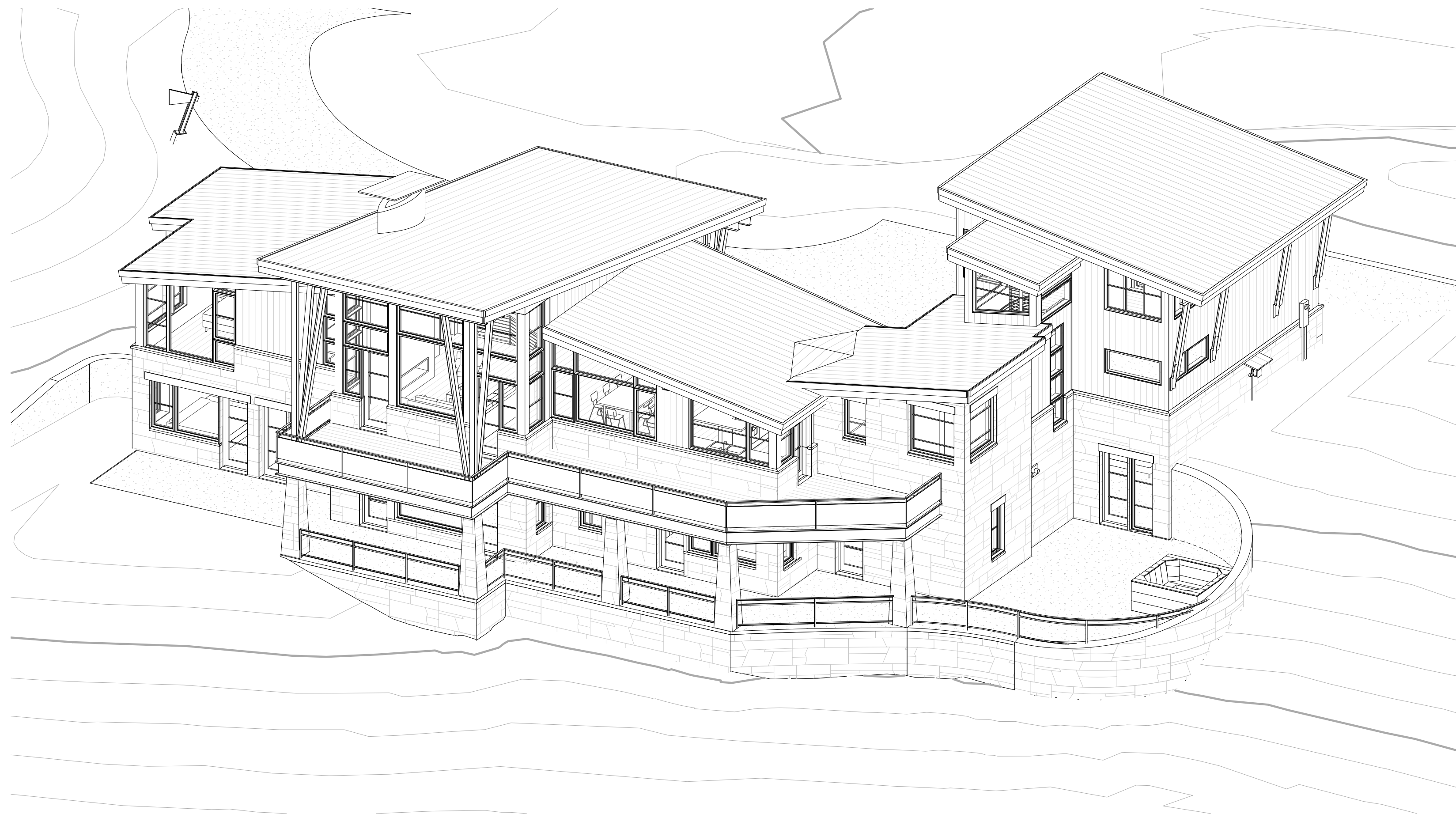




4 SE AXON 1



1 3D View 1



3 NW AXON 1



2 3D View 2



JACK WESSON
ARCHITECTS INC.
 110 SOUTH PINE ST #110
 TELLURIDE, COLORADO
 81435
 TEL: 970.728.6755
 FAX:
 970.728.9724
 jwesson@jwa.com
 www.jackwessonarchitects.com

**NOT FOR
 CONSTRUCTION**

9-23-19 | DRB CONDITIONS
 9-9-19 | PROGRESS SET
 8-26-19 | BUILDING SECTIONS
 8-22-19 | SCHEDULES
 8-6-19 | ROTATED & SHIFTED
 7-29-19 | DRB PACKAGE
 4-25-19 | REVIT 3D

PROJECT NAME: **BC 105
 MOUNTAIN VILLAGE**
 COLO.0400 81435

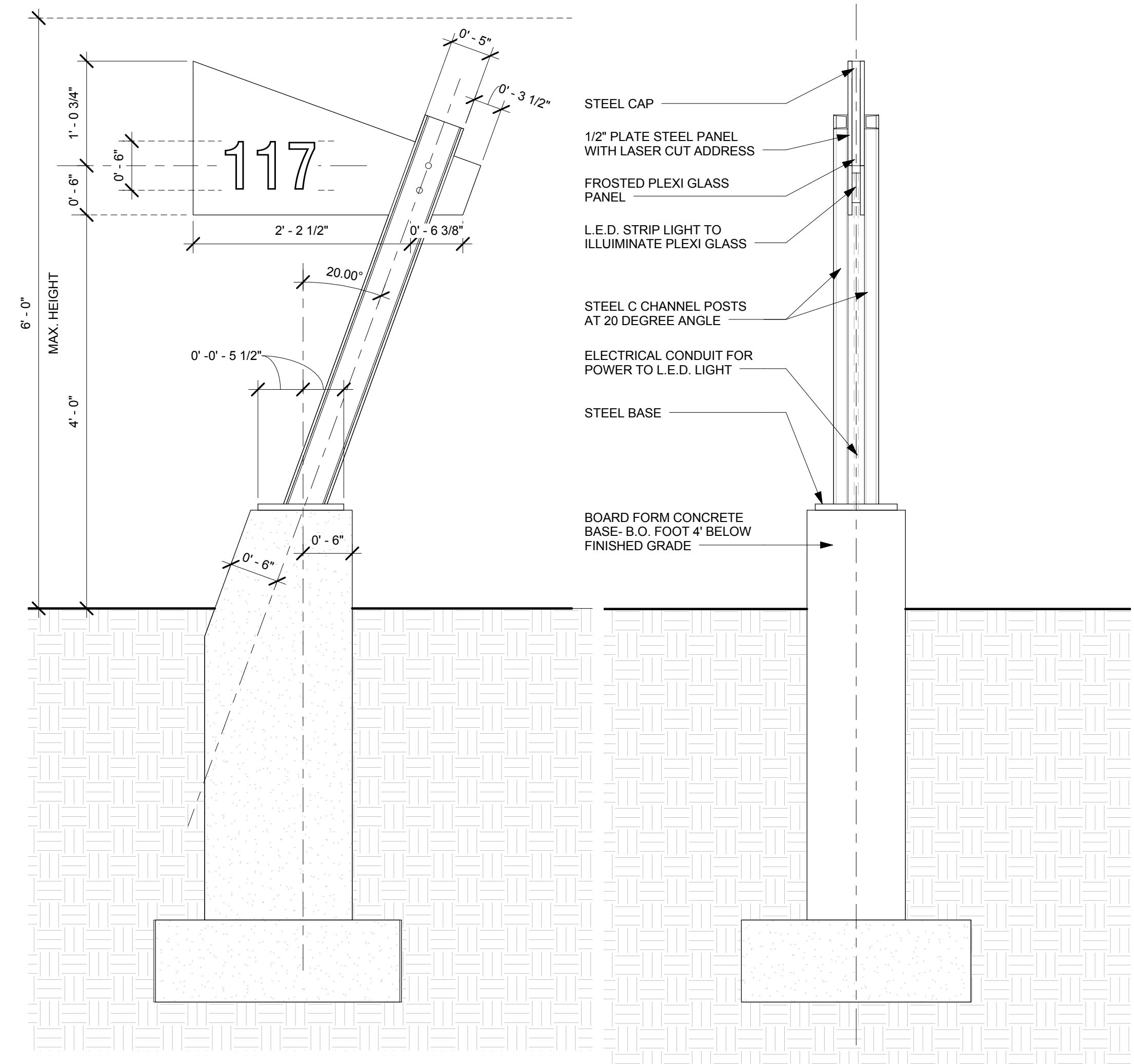
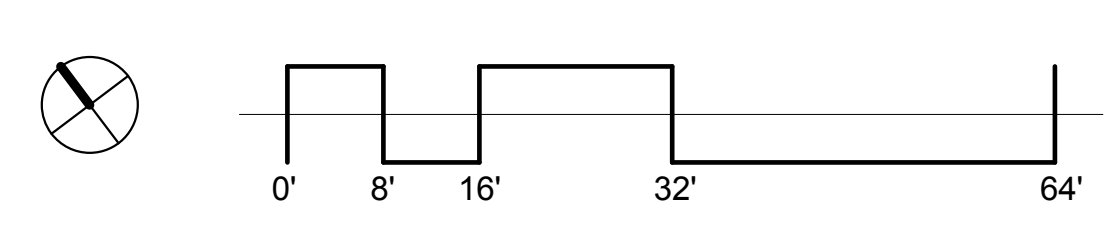
SHEET DESCRIPTION:
3D

MARK REV DATE DESCRIPTION
 PROJECT NAME:
 PROJECT
 MANAGER:
 DRAWN BY:
 REVIEWED BY:
 2006 JWA

SHEET NUMBER:
3D



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



2 ADDRESS MONUMENT FRONT
1" = 1'-0"

3 ADDRESS MONUMENT SIDE
1" = 1'-0"

- EXISTING ASPEN TREE- SEE PLAN FOR SIZE
- EXISTING CONIFER TREE- SEE PLAN FOR SIZE AND SPECIES
- EXISTING ASPEN TREE TO BE REMOVED- SEE PLAN FOR SIZE
- EXISTING CONIFER TREE TO BE REMOVED- SEE PLAN FOR SIZE AND SPECIES

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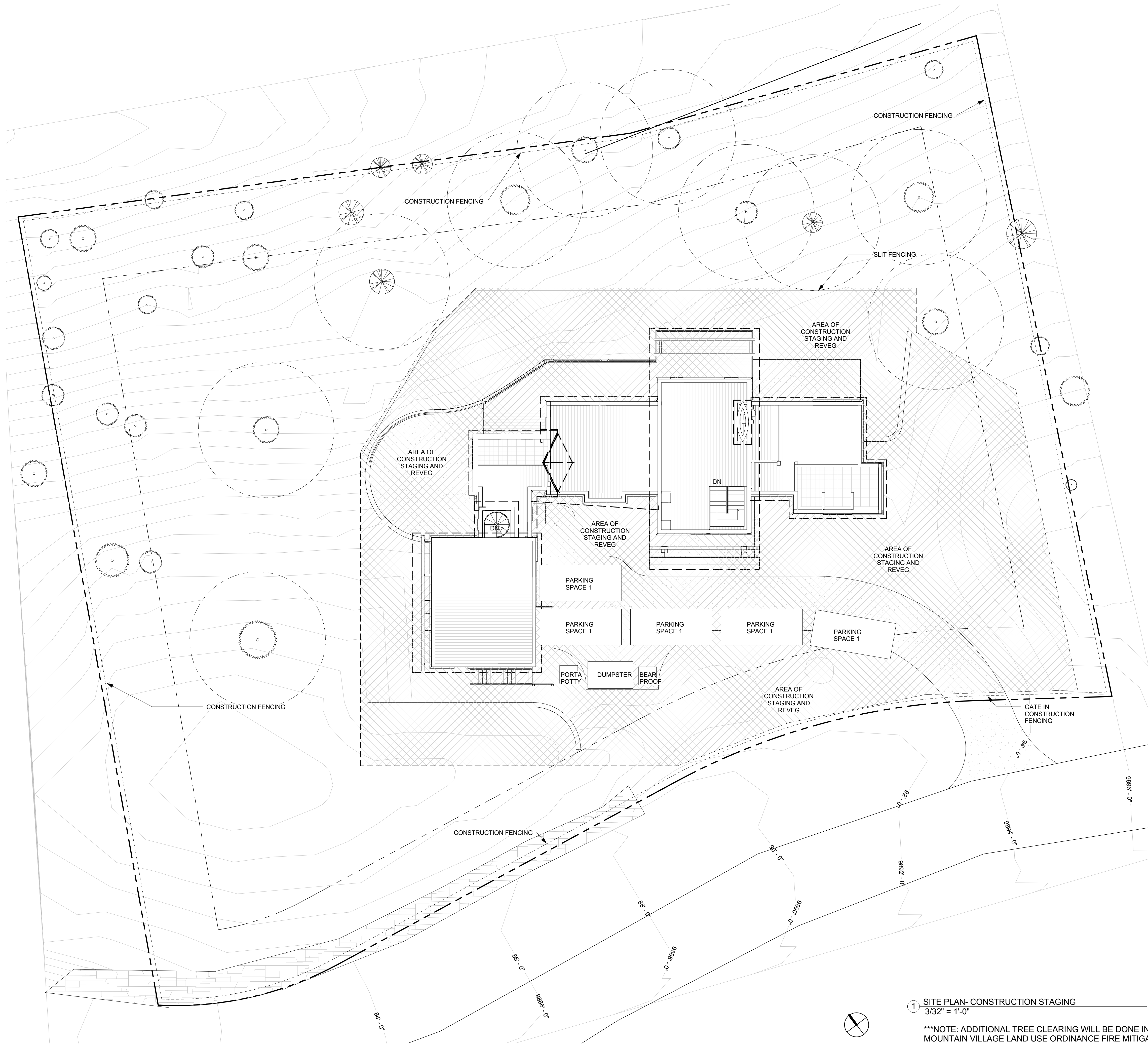
MARK	REV DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT NAME:
BC 105 MOUNTAIN VILLAGE
COLORADO 81435

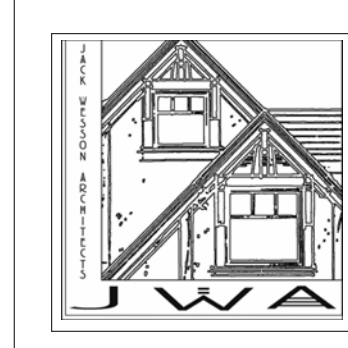
SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER:
A100



1 SITE PLAN- CONSTRUCTION STAGING
3/32" = 1'-0"

NOTE: ADDITIONAL TREE CLEARING WILL BE DONE IN ACCORDANCE WITH THE MOUNTAIN VILLAGE LAND USE ORDINANCE FIRE MITIGATION REQUIREMENTS



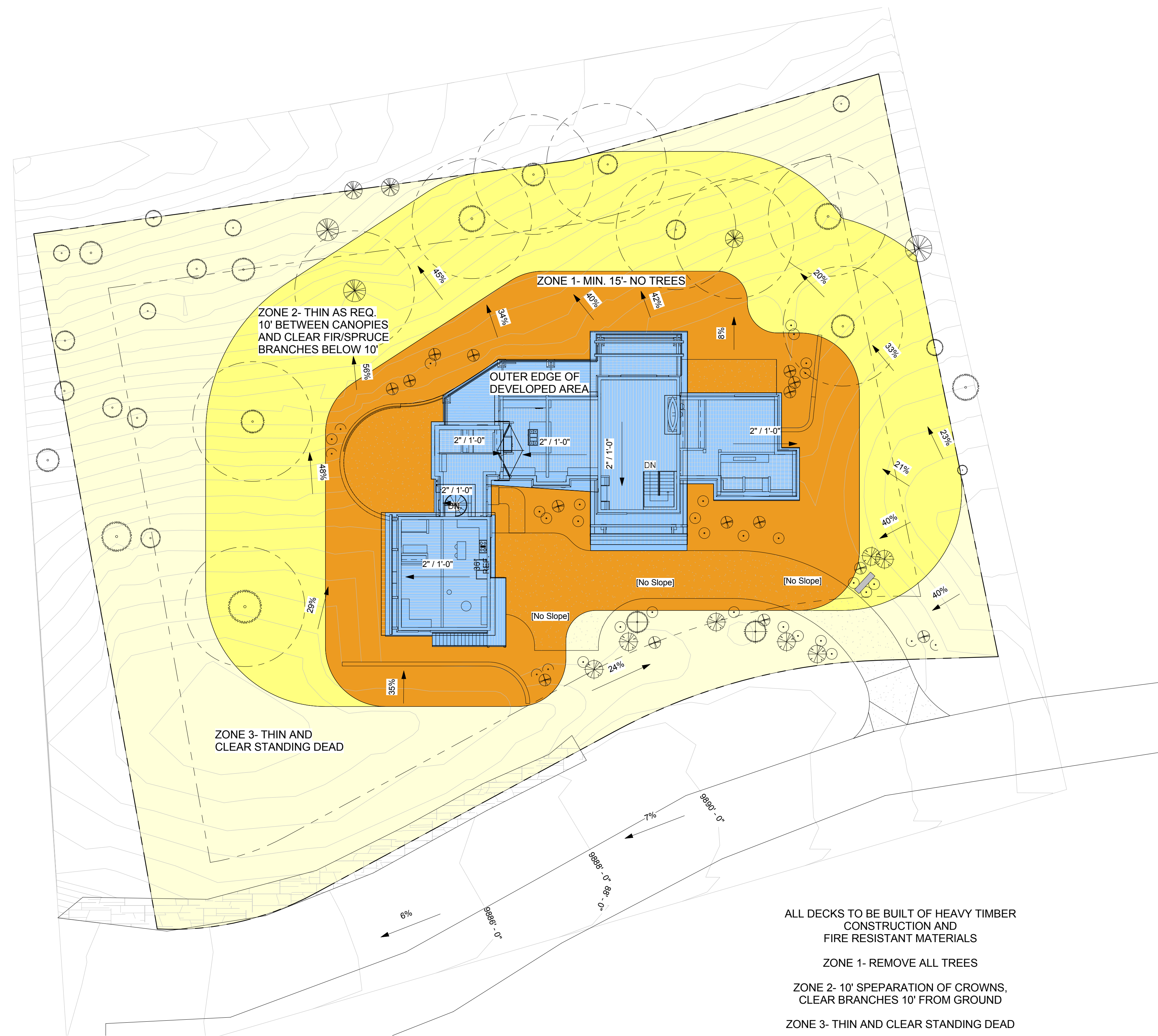
JACK WESSON
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NOT FOR
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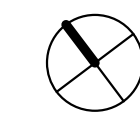
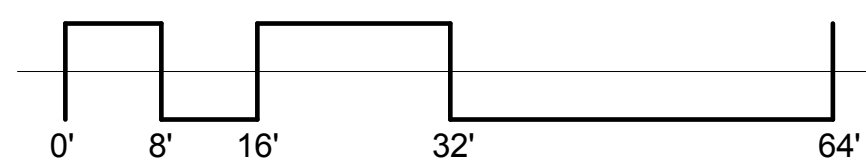
MARK	REV DATE	DESCRIPTION
	9-23-19	DRB CONDITIONS
	9-9-19	PROGRESS SET
	8-26-19	BUILDING SECTIONS
	8-22-19	SCHEDULES
	8-6-19	ROTATED & SHIFTED
	7-29-19	DRB PACKAGE
	4-29-19	REVIT 3D

PROJECT NAME: BC 105
MOUNTAIN VILLAGE
COLO. 08400 81435
SHEET DESCRIPTION: CONSTRUCTION STAGING PLAN
SHEET NUMBER: A101

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



1 SITE PLAN- FIRE MITIGATION
1/16" = 1'-0"

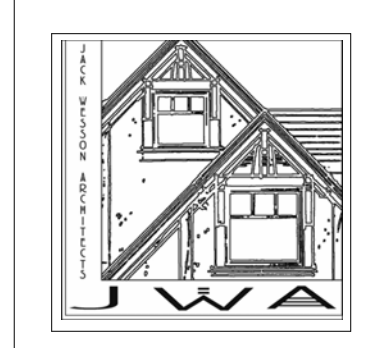


ALL DECKS TO BE BUILT OF HEAVY TIMBER
CONSTRUCTION AND
FIRE RESISTANT MATERIALS

ZONE 1- REMOVE ALL TREES

ZONE 2- 10' SEPARATION OF CROWNS,
CLEAR BRANCHES 10' FROM GROUND

ZONE 3- THIN AND CLEAR STANDING DEAD



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970.728.9724
jwesson@jwac.com
www.jackwessonarchitects.com

**NOT FOR
CONSTRUCTION**

MARK	REV DATE	DESCRIPTION
9-23-19		DRB CONDITIONS
9-9-19		PROGRESS SET
8-26-19		BUILDING SECTIONS
8-22-19		SCHEDULES
8-6-19		ROTATED & SHIFTED
7-29-19		DRB PACKAGE
4-29-19		REVIT 3D

PROJECT NAME: BC 105
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
**FIRE MITIGATION
PLAN**

SHEET NUMBER:
A102

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



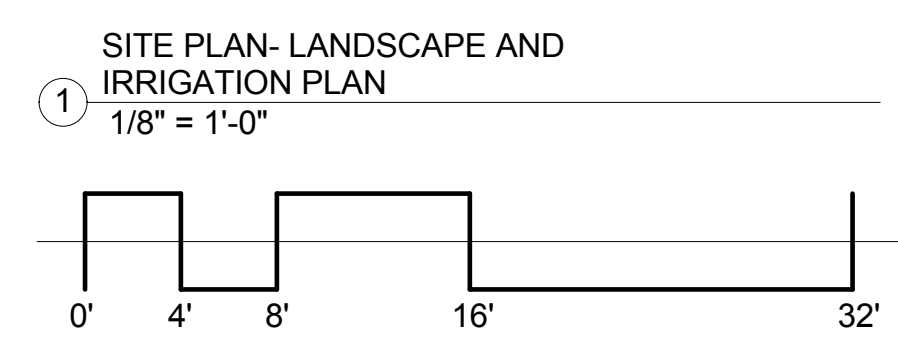
- GENERAL NOTES:**
1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.
 2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
 3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
 4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
 5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
 6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDED CEDAR BARK.
 7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OR COLORADO.
 8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
- REVEGETATION AND EROSION CONTROL NOTES:**
1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTO-TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
 3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
 4. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.
 5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
 7. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.
 8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
 9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
 10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
 11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).
- DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADOPTIVE BUILDING CODES
- THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS
- THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

WATER USAGE CHART:

ASPEN	8 @ 10 gal.	= 80 gal.
SPRUCE	2 @ 10 gal.	= 20 gal.
POTENTILLA	30 @ 2 gal.	= 60 gal.
DOGWOOD	15 @ 2 gal.	= 30 gal.
TOTAL =		190 gal.

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

INSTALL BACKFLOW PREVENTERS



- LANDSCAPE LEGEND**
1/4" = 1'-0"
- (10) 5 GAL. DOGWOOD SHRUBS
 - (58) 5 GAL. POTENTILLA
 - (14) NEW SPRUCE TREE (1-8') (1-10') MINIMUM HEIGHT
 - (34) NEW 3" CAL. ASPEN OR 2 1/2" CA. ALDO STEEM
 - SPRUCE TREE TO REMAIN
 - ASPEN TREE TO REMAIN
- LANDSCAPE ZONE 1:**
COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL
APPROX. 2075 SF.
- LANDSCAPE ZONE 2:**
RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL
APPROX 775 SF.
- NOTE: REVEGETATION IS WILL BE NATIVE MIX**
5% WESTERN YARROW
10% TALL FESCUE
5% ARIZONA FESCUE
5% HARD FESCUE
10% CREEPING RED FESCUE
15% ALPINE BLUEGRASS
10% CANADA BLUEGRASS
15% PERENNIAL RYEGRASS
10% SLENDER WHEATGRASS
15% MOUNTAIN BROME
APPROX. 5000 SF

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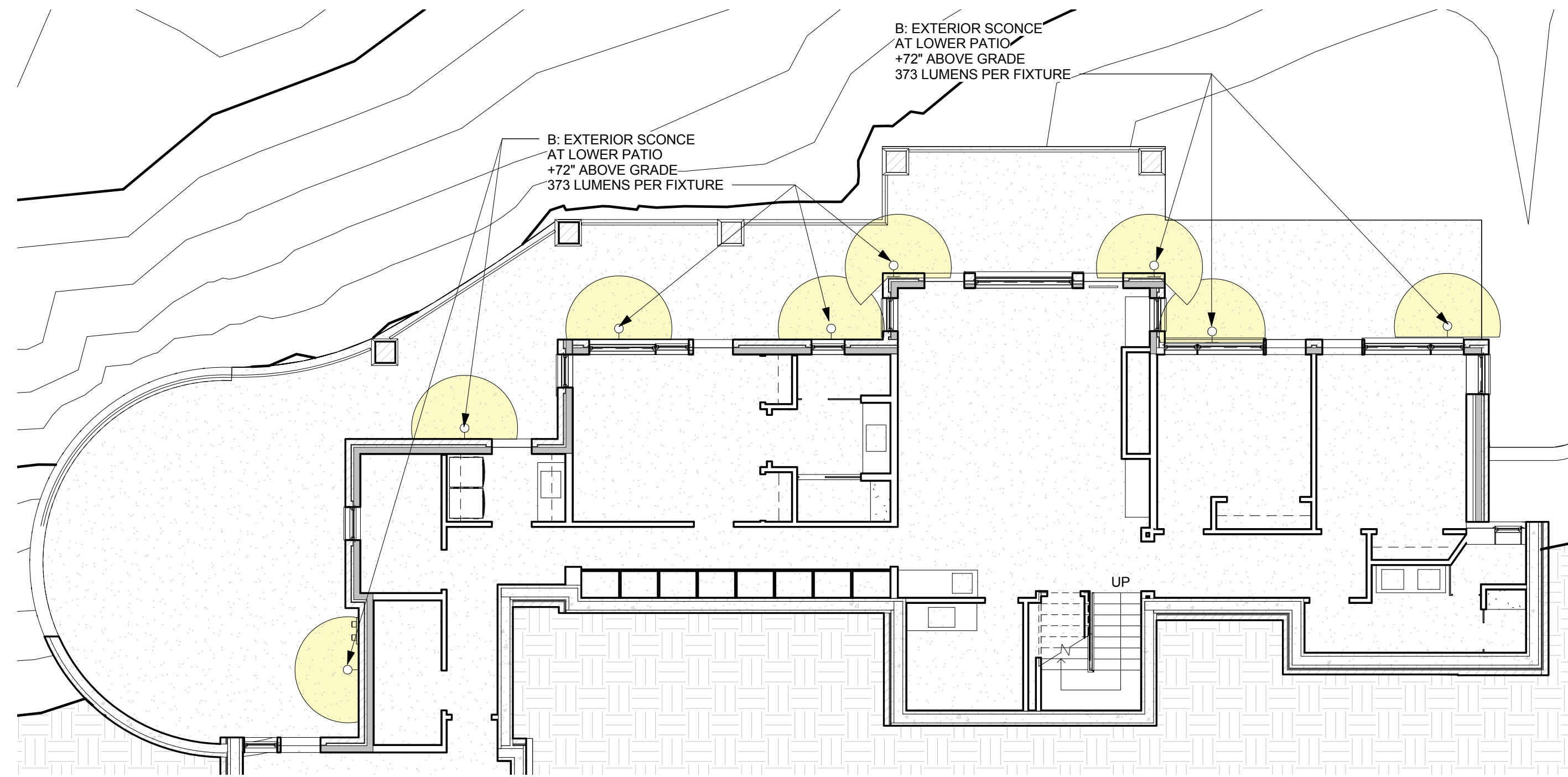
PROJECT NAME: **BC 105 MOUNTAIN VILLAGE**
COLORADO #1405

SHEET DESCRIPTION: **LANDSCAPE & IRRIGATION PLAN**

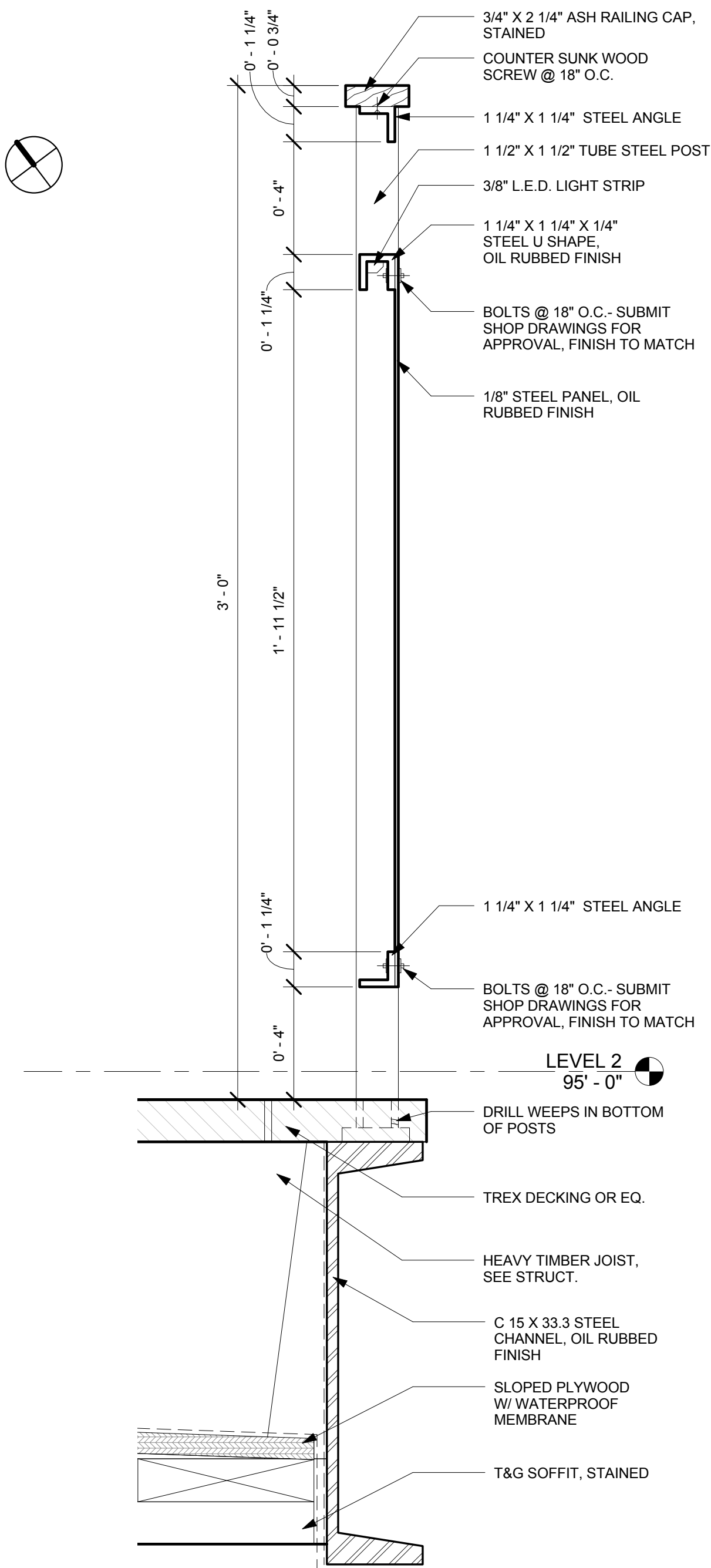
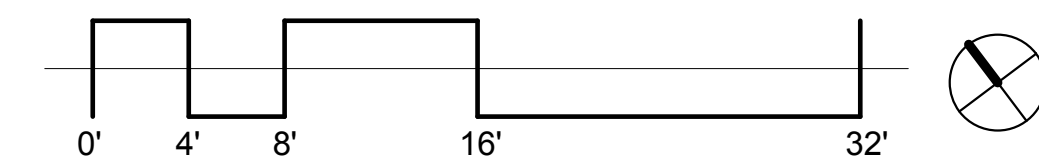
SHEET NUMBER: **A103**

9-23-19	DRB CONDITIONS
9-9-19	PROGRESS SET
8-26-19	BUILDING SECTIONS
8-22-19	SCHEDULES
8-6-19	ROTATED & SHIFTED
7-29-19	DRB PACKAGE
4-29-19	REVIT 3D

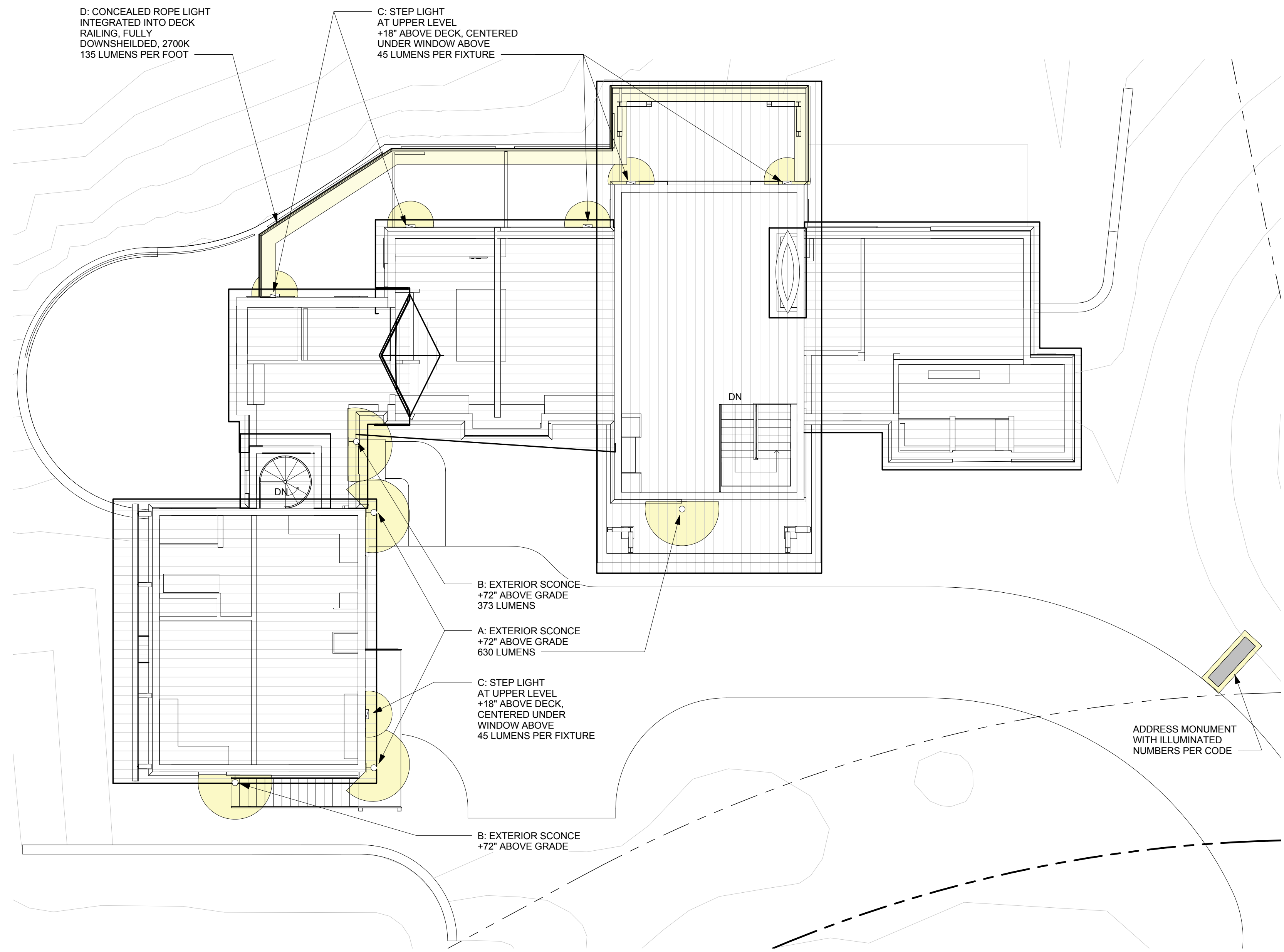
MARK	REV	DATE	DESCRIPTION



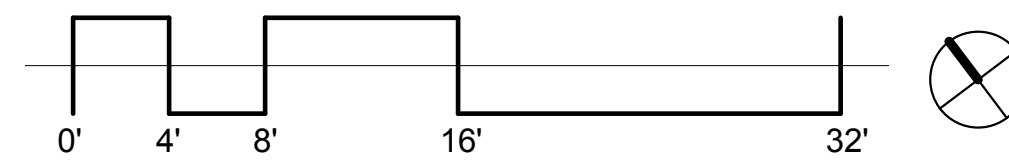
3 SITE PLAN- LOWER LEVEL EXT LIGHTING
1/8" = 1'-0"



2 DETAIL- RAILING @ NORTH DECK
3" = 1'-0"



1 SITE PLAN- MAIN LEVEL EXT LIGHTING
1/8" = 1'-0"



A: EXTERIOR SCENCE: 10" Square Exterior LED Outdoor Sconce by MODERN FORMS WS-W38610
630 lumens per fixture = 55.85 footcandles - see cut sheet



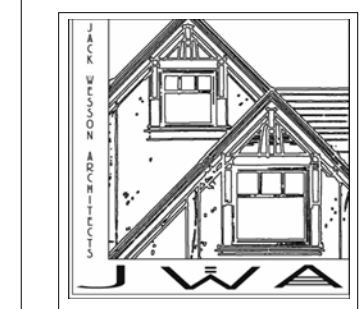
B: SMALL EXTERIOR SCENCE: 8" Square Exterior LED Outdoor Sconce by MODERN FORMS WS-W38608
373 lumens per fixture = 34.66 footcandles - see cut sheet



C: EXTERIOR STEP LIGHT: Louver Brick by WAC
45 lumens per fixture = 4.18 footcandles - see cut sheet



D: EXTERIOR ROPE LIGHT in railing, fully downsielded
135 lumens per foot = 12.55 footcandles - see cut sheet



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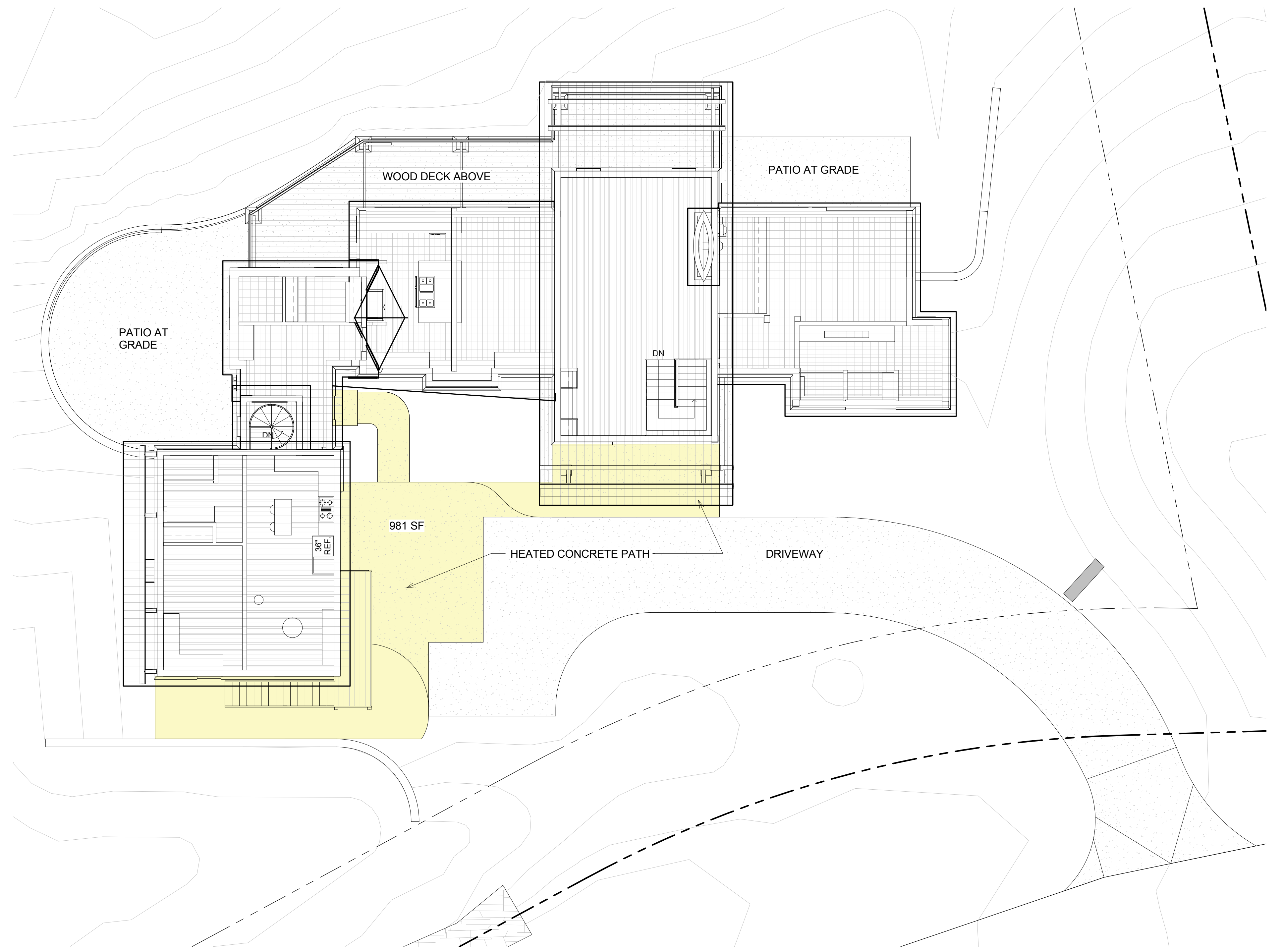
9-23-19	DRB CONDITIONS
9-9-19	PROGRESS SET
8-26-19	BUILDING SECTIONS
8-22-19	SCHEDULES
8-6-19	ROTATED & SHIFTED
7-29-19	DRB PACKAGE
4-25-19	REVIT 3D

PROJECT NAME	PROJECT
MANAGER	MANAGER
DRAWN BY	DRAWN BY
REVIEWED BY	REVIEWED BY
2006 JWA	

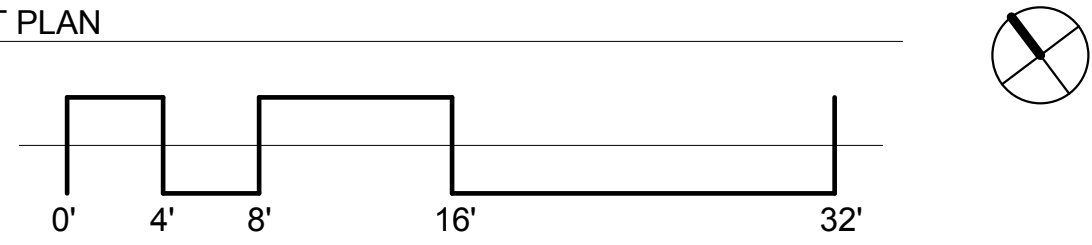
PROJECT NAME: BC 105 MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION: EXTERIOR LIGHTING PLAN

SHEET NUMBER: A104



1 SITE PLAN- SNOW MELT PLAN
1/8" = 1'-0"



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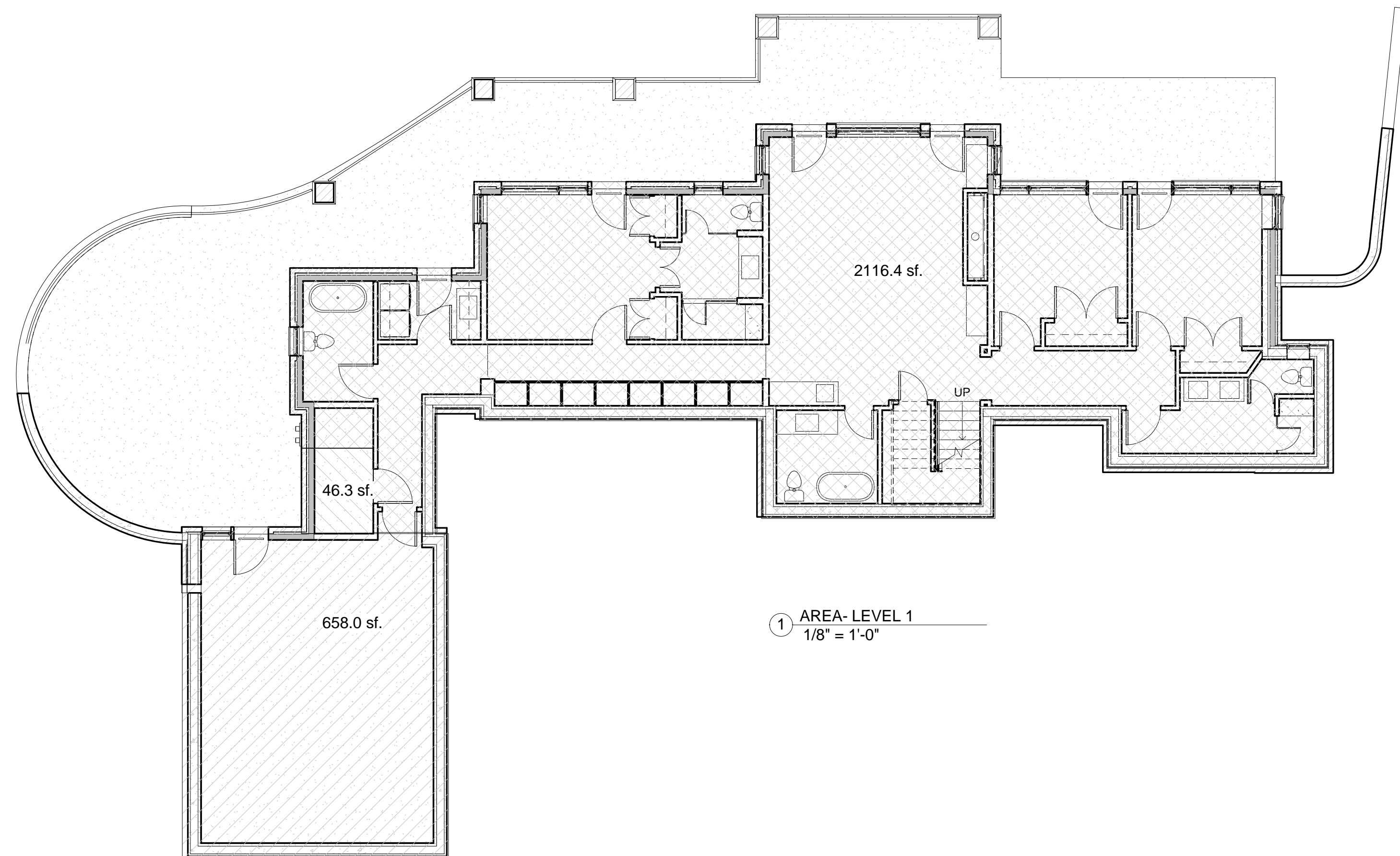
9-23-19 | DRB CONDITIONS
9-9-19 | PROGRESS SET
8-26-19 | BUILDING SECTIONS
8-22-19 | SCHEDULES
8-6-19 | ROTATED & SHIFTED
7-29-19 | DRB PACKAGE
4-25-19 | REVIT 3D

PROJECT NAME: **BC 105
MOUNTAIN VILLAGE**
COLO. 0400 81435

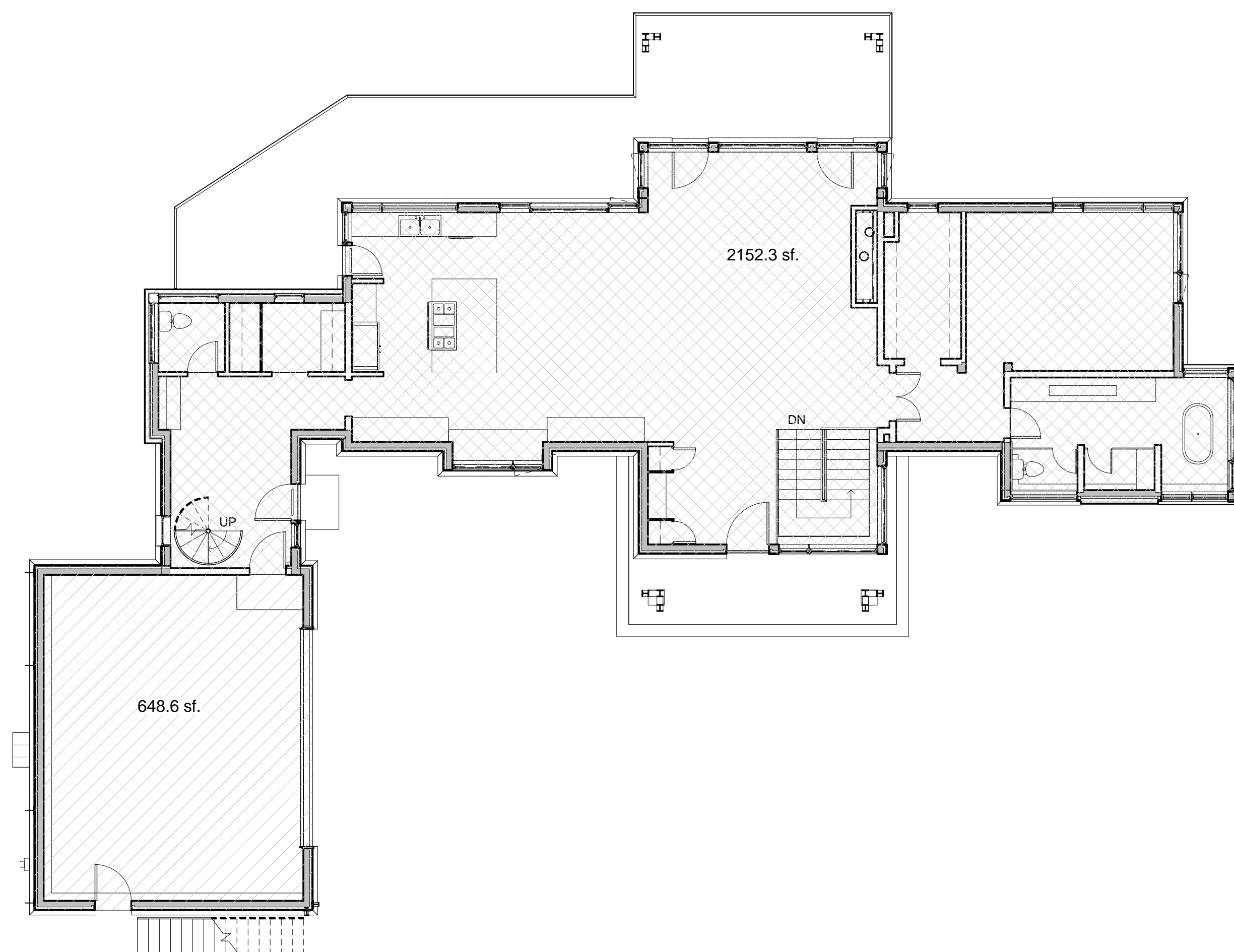
SHEET DESCRIPTION:
SNOW MELT PLAN

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

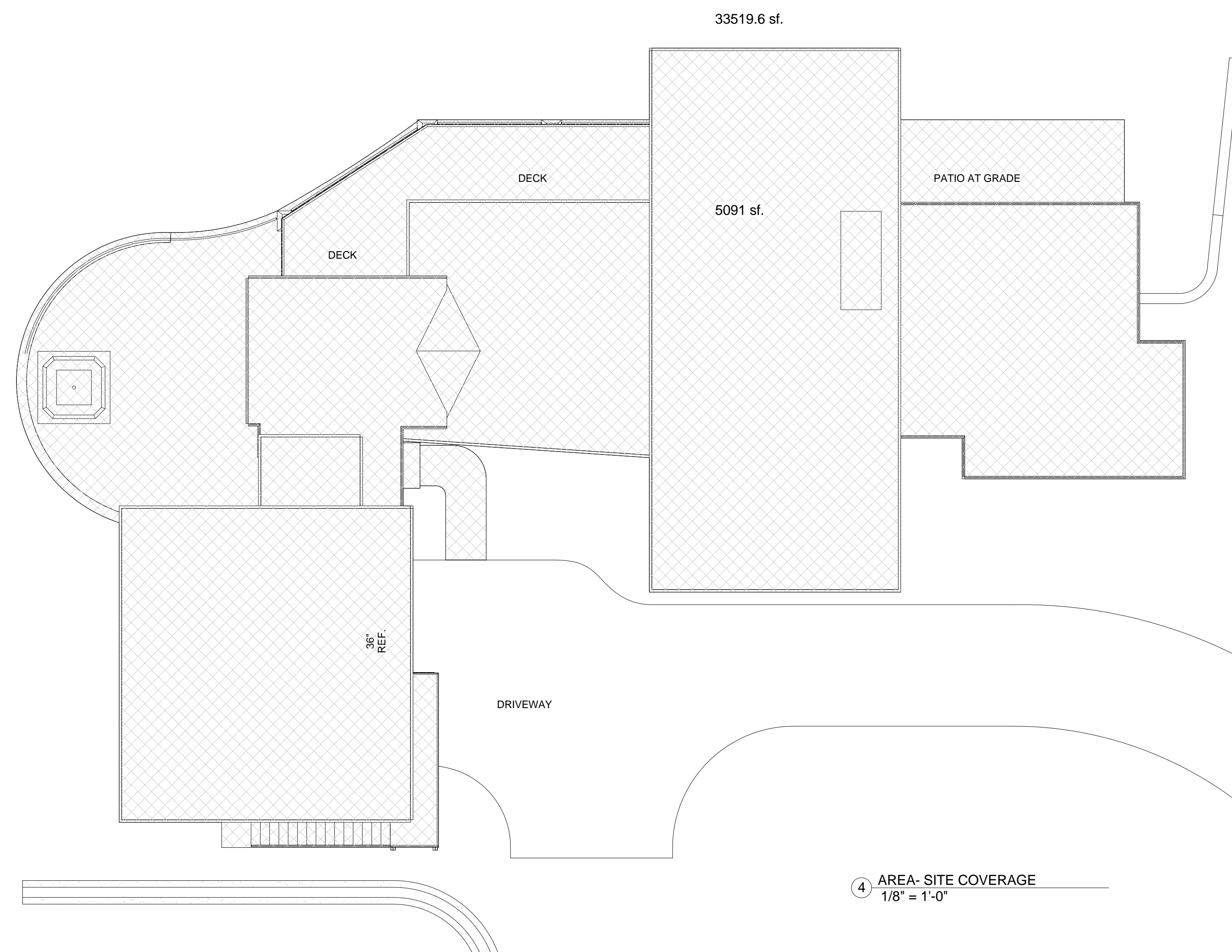
SHEET NUMBER:
A105



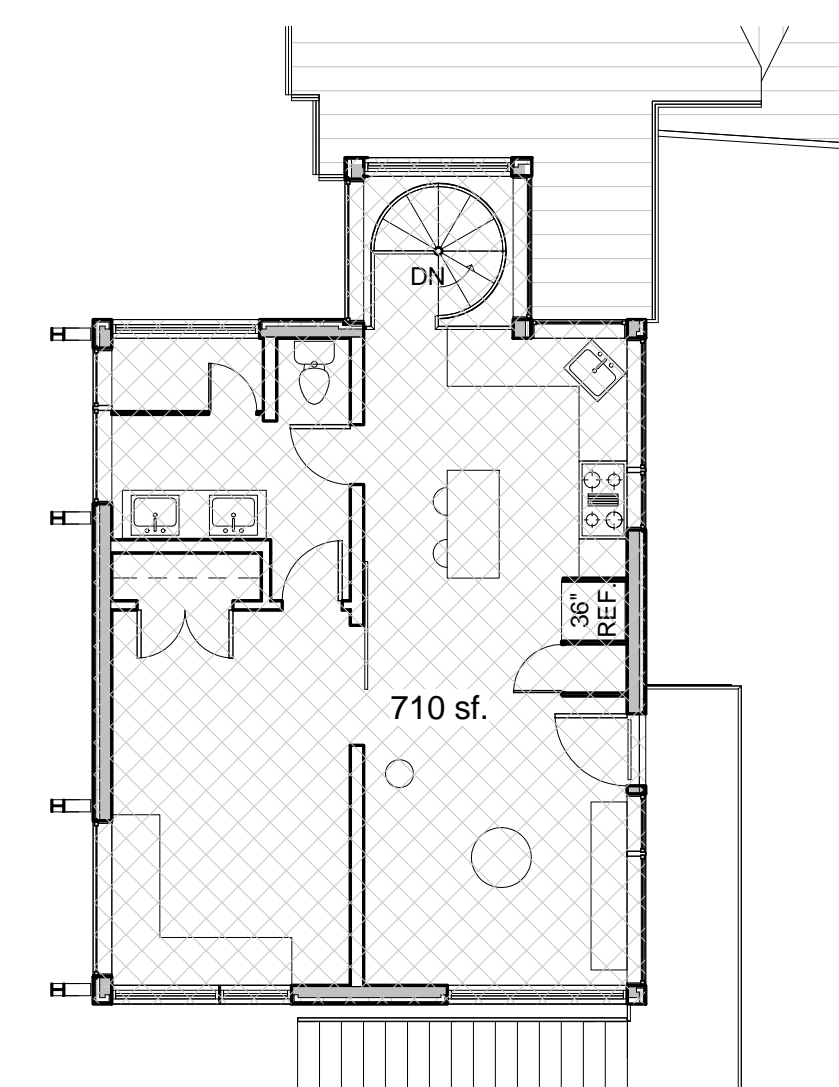
① AREA- LEVEL 1
1/8" = 1'-0"



② AREA- LEVEL 2
1/8" = 1'-0"



④ AREA- SITE COVERAGE
1/8" = 1'-0"



③ ACCESSORY DWELLING UNIT
AREA- LEVEL 3
1/8" = 1'-0"

AREA ANALYSIS:

SITE AREA =	0.77 acres	33,519.6 sf.
ALLOW. SITE COVER. (40%) =		13,407.8 sf.
PROPOSED SITE COVER. =		5,091.0 sf.
GROSS AREA:		
1ST LVL		
LIVING =		2116.4 sf.
MECH =		46.3 sf.
STORAGE =		658.0 sf.
2ND LVL		
LIVING =		2152.3 sf.
GARAGE =		648.6 sf.
3RD LVL- ACCESSORY DWELLING UNIT		
LIVING =		710.0 sf.
TOTAL LIVING =		4978.7 sf.
TOTAL GROSS =		6331.6 sf.



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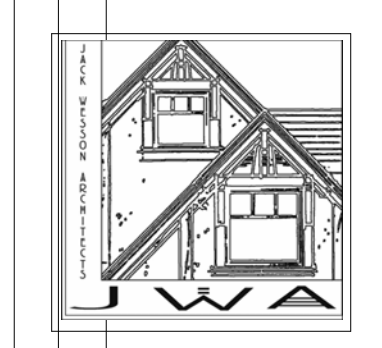
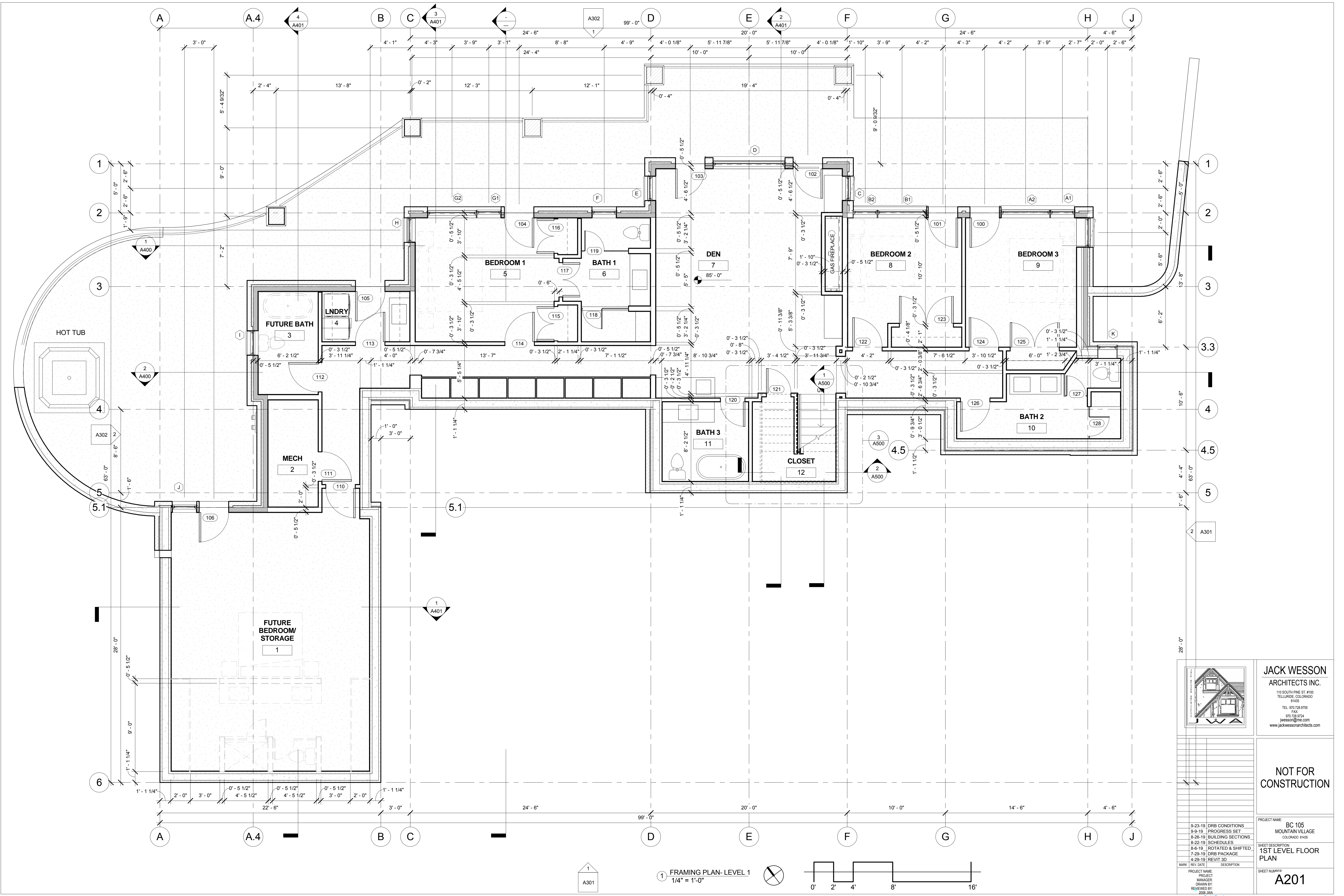
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MARK	REV. DATE	DESCRIPTION
9-23-19		DRB CONDITIONS
9-9-19		PROGRESS SET
8-26-19		BUILDING SECTIONS
8-22-19		SCHEDULES
8-6-19		ROTATED & SHIFTED
7-29-19		DRB PACKAGE
4-29-19		REVIT 3D

PROJECT NAME: BC 105
MOUNTAIN VILLAGE
COLORADO 81435

SHEET DESCRIPTION:
AREA ANALYSIS

SHEET NUMBER:
A200



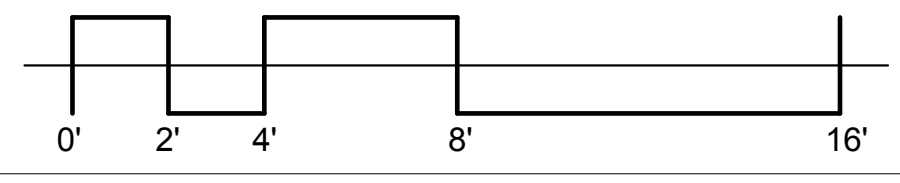
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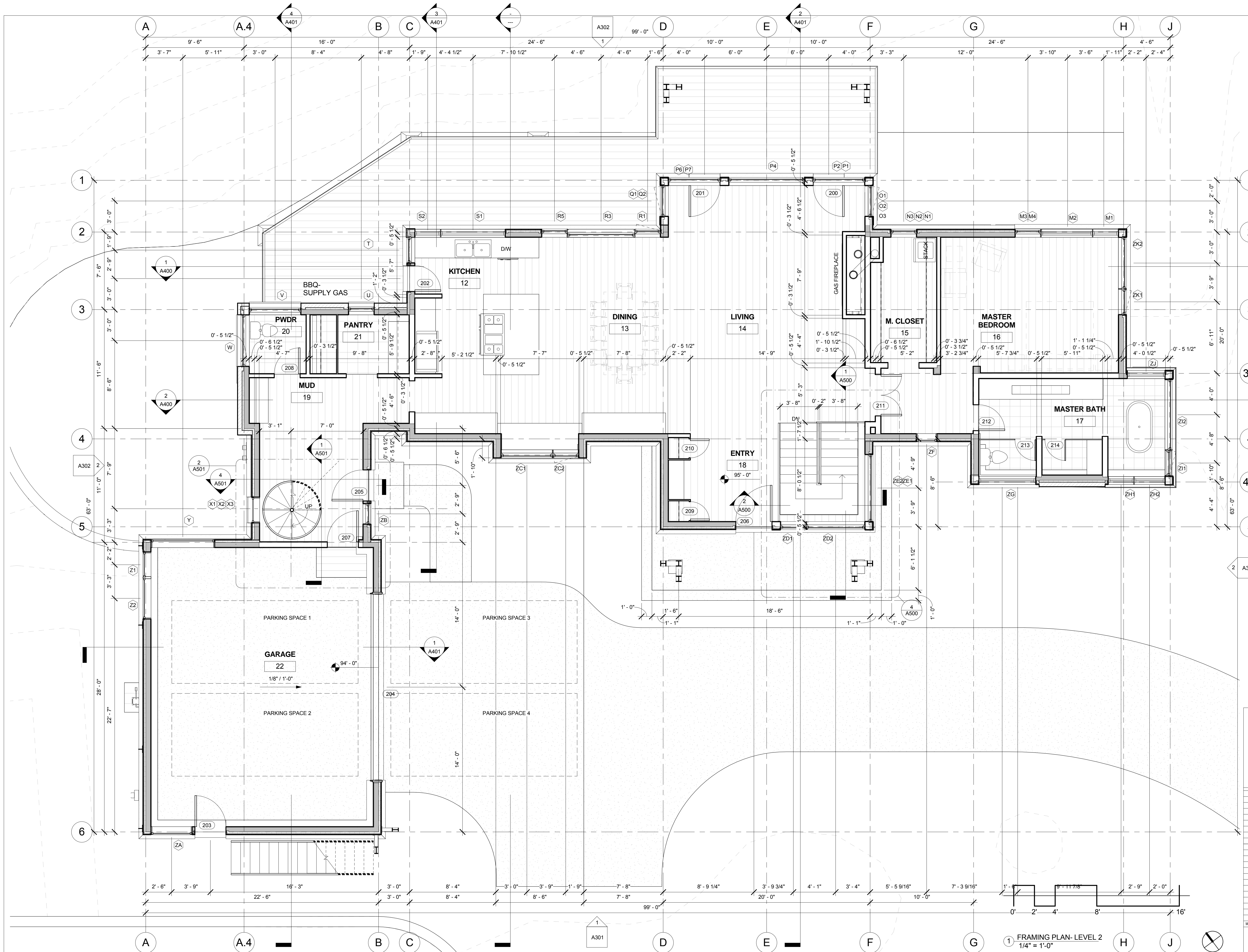
**NOT FOR
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MARK	REV	DATE	DESCRIPTION
	1	9-23-19	DRB CONDITIONS
	2	9-30-19	PROGRESS SET
	3	8-26-19	BUILDING SECTIONS
	4	8-22-19	SCHEDULES
	5	8-6-19	ROTATED & SHIFTED
	6	7-29-19	DRB PACKAGE
	7	4-25-19	REVIT 3D

PROJECT NAME: BC 105 MOUNTAIN VILLAGE COLORADO 81435
 SHEET DESCRIPTION: 1ST LEVEL FLOOR PLAN
 SHEET NUMBER: **A201**

1 FRAMING PLAN- LEVEL 1
 1/4" = 1'-0"





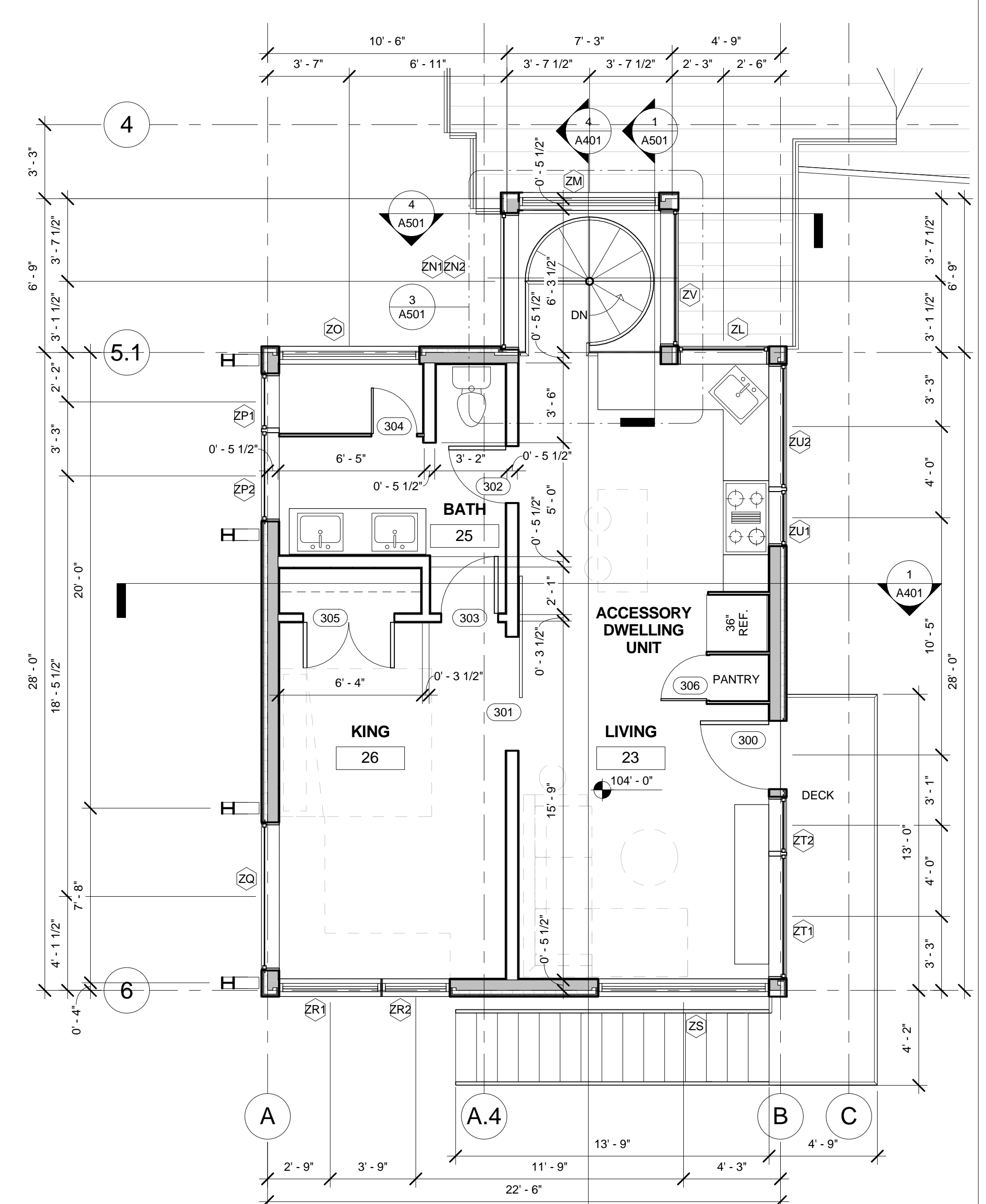
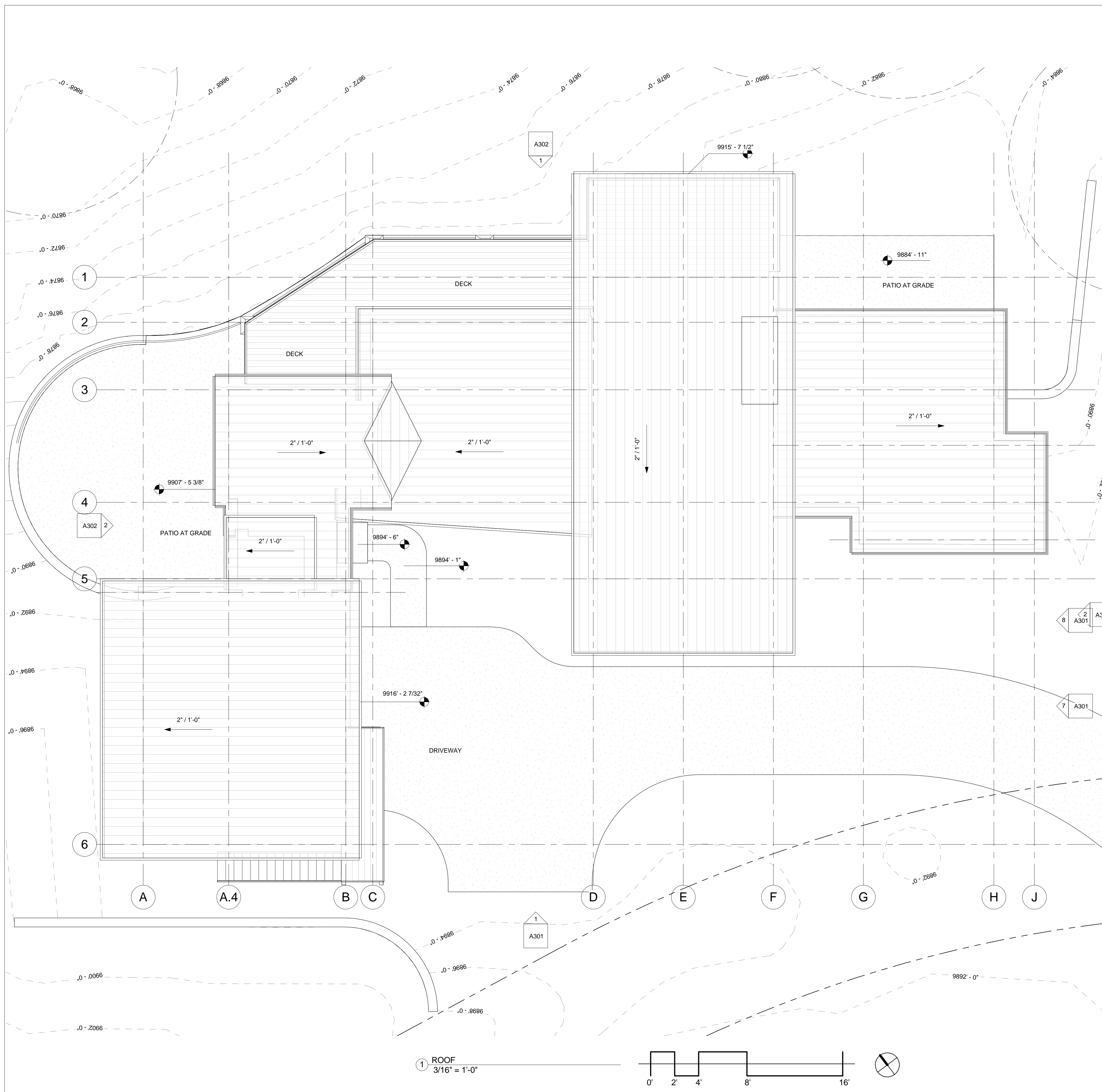
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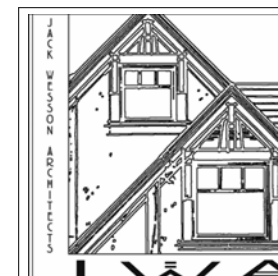
NOT FOR CONSTRUCTION

MARK	REV	DATE	DESCRIPTION
	9-23-19		DRB CONDITIONS
	9-9-19		PROGRESS SET
	8-26-19		BUILDING SECTIONS
	8-22-19		SCHEDULES
	8-6-19		ROTATED & SHIFTED
	7-29-19		DRB PACKAGE
	4-25-19		REVIT 3D

PROJECT NAME: BC 105 MOUNTAIN VILLAGE
 COLORADO 81435
 SHEET DESCRIPTION: 2ND LEVEL FLOOR PLAN
 SHEET NUMBER: A202

1 FRAMING PLAN-LEVEL 2
 1/4" = 1'-0"





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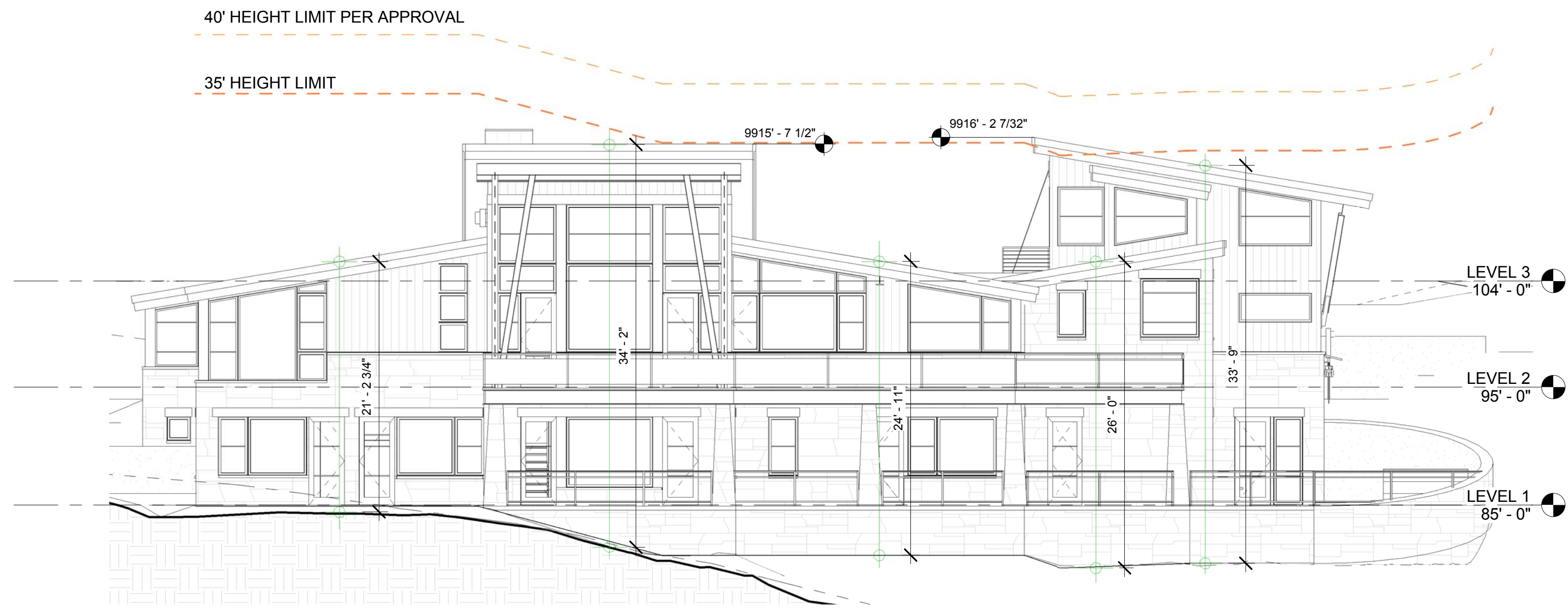
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PROJECT NAME: BC 105 MOUNTAIN VILLAGE
COLORADO 81435

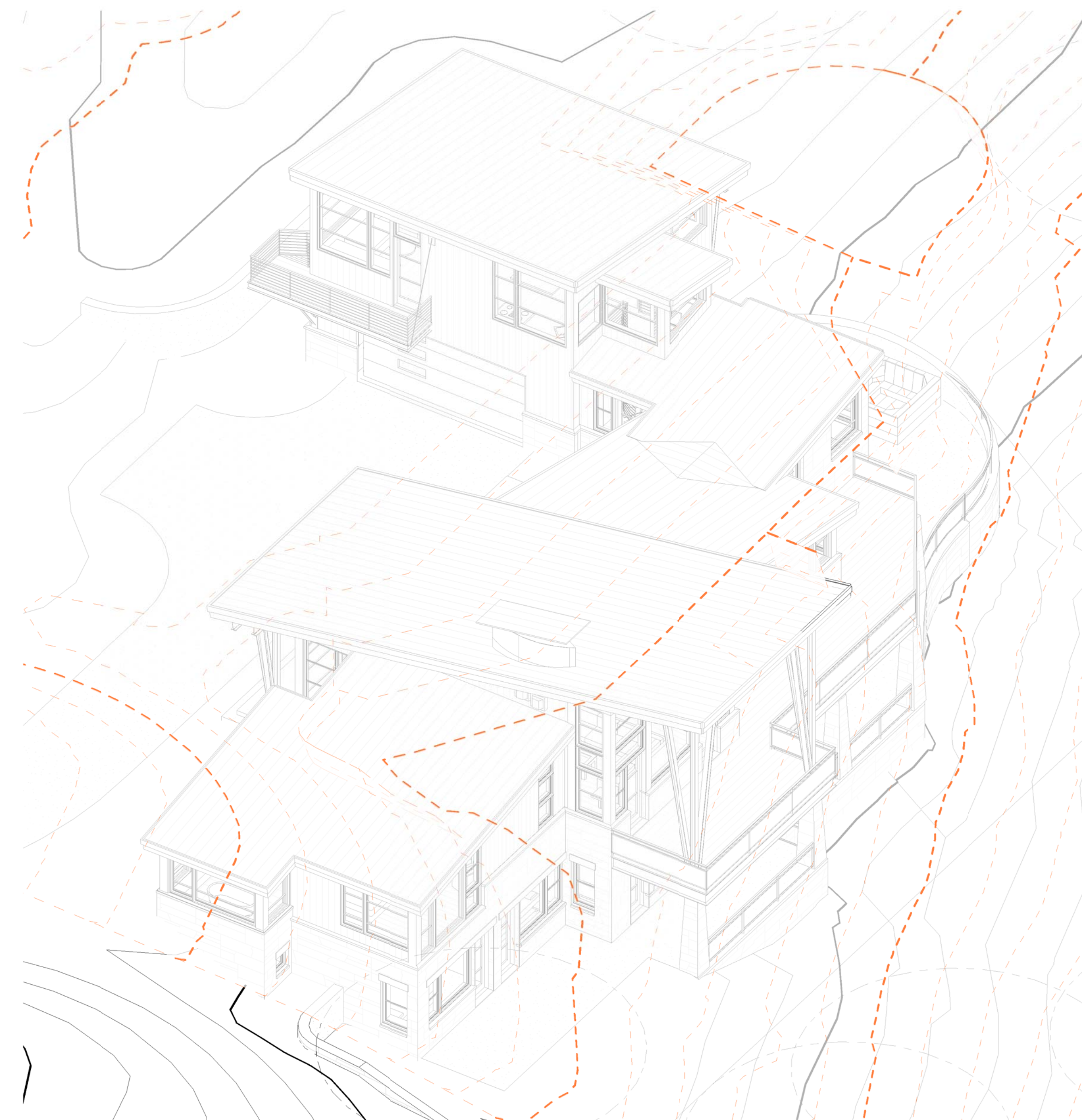
SHEET DESCRIPTION: 3RD LEVEL AND ROOF PLAN

SHEET NUMBER: **A203**

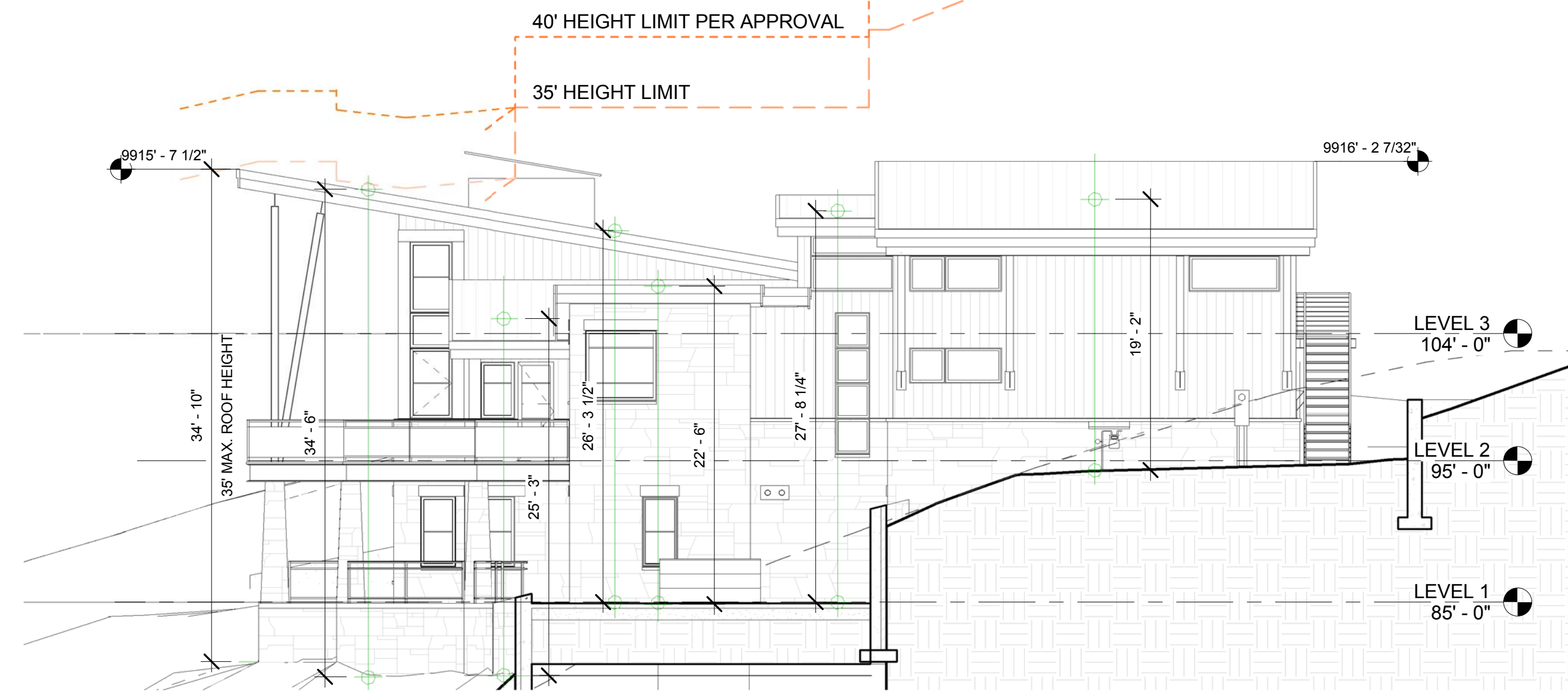
REV	DATE	DESCRIPTION
9-23-19		DRB CONDITIONS
9-9-19		PROGRESS SET
8-26-19		BUILDING SECTIONS
8-22-19		SCHEDULES
8-6-19		ROTATED & SHIFTED
7-29-19		DRB PACKAGE
4-25-19		REVIT 3D



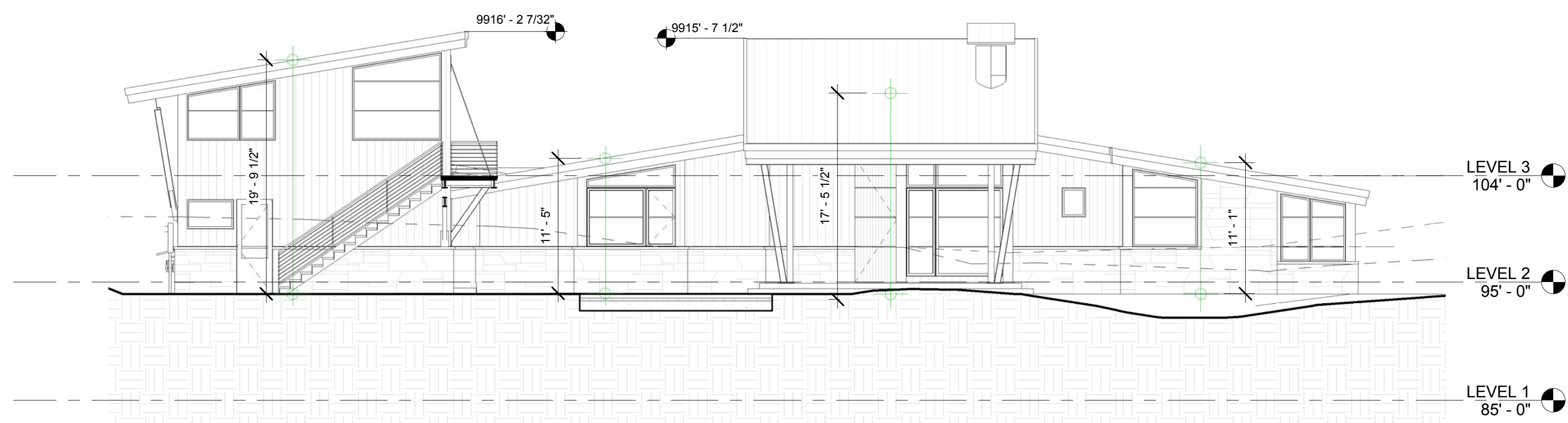
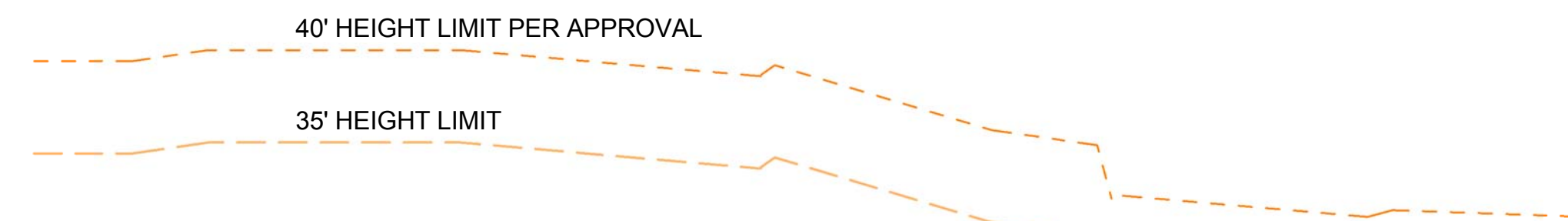
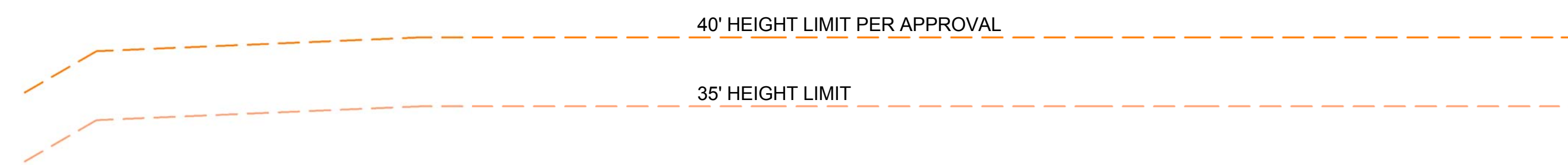
③ 1 HEIGHT CALC- NORTH
1/8" = 1'-0"



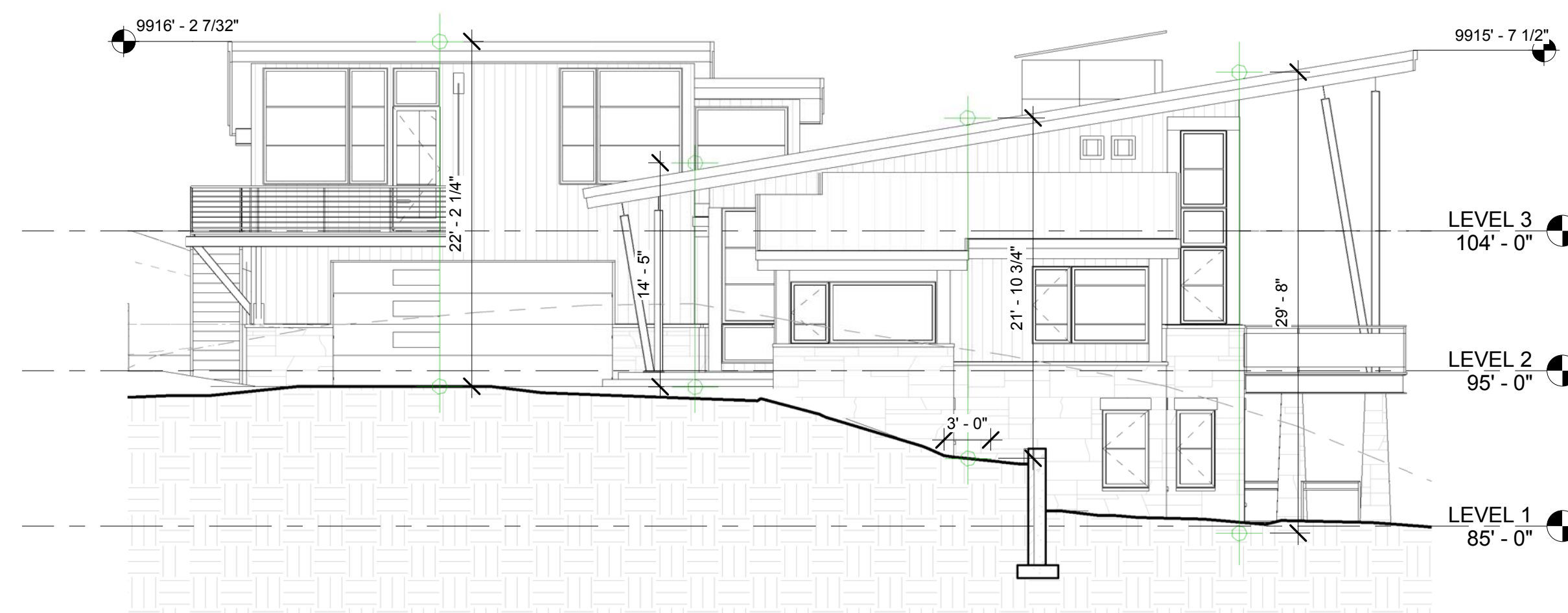
① HEIGHT CALC- AXON 1



⑤ 1 HEIGHT CALC- WEST
1/8" = 1'-0"



④ 1 HEIGHT CALC-SOUTH
1/8" = 1'-0"



② 1 HEIGHT CALC- EAST
1/8" = 1'-0"

AVERAGE ROOF HEIGHT CALCULATION

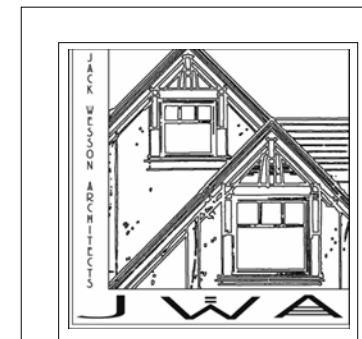
NORTH ELEVATION:
 $21'-2\ 3/4" + 34'-4" + 24'-11" + 26'-0" + 33'-9" = 140'-2\ 3/4" / 6 = 28'-0"$

WEST ELEVATION:
 $34'-6" + 25'-3" + 26'-3\ 1/2" + 22'-6" + 27'-8\ 1/4" + 19'-2" = 155'-4\ 3/4" / 6 = 25'-10\ 1/4"$

SOUTH ELEVATION:
 $19'-9\ 1/2" + 11'-5" + 16'-11\ 1/2" + 11'-1" = 59'-3" / 4 = 14'-9\ 1/2"$

EAST ELEVATION:
 $22'-2\ 1/4" + 14'-5" + 21'-6\ 3/4" + 29'-8" = 87'-10" / 4 = 21'-11\ 1/2"$

TOTAL AVERAGE =
 $28'-0" + 25'-10\ 1/4" + 14'-9\ 1/2" + 21'-11\ 1/2" = 90'-7\ 1/4" / 4 = 22'-8"$



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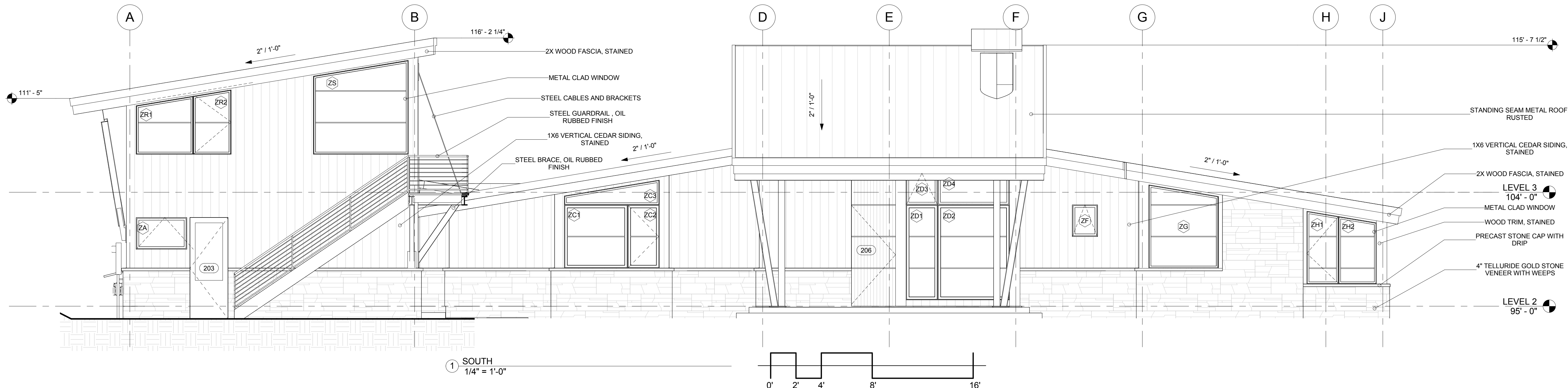
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MARK	REV	DATE	DESCRIPTION
	9-23-19		DRB CONDITIONS
	9-9-19		PROGRESS SET
	8-26-19		BUILDING SECTIONS
	8-22-19		SCHEDULES
	8-6-19		ROTATED & SHIFTED
	7-29-19		DRB PACKAGE
	4-29-19		REVIT 3D

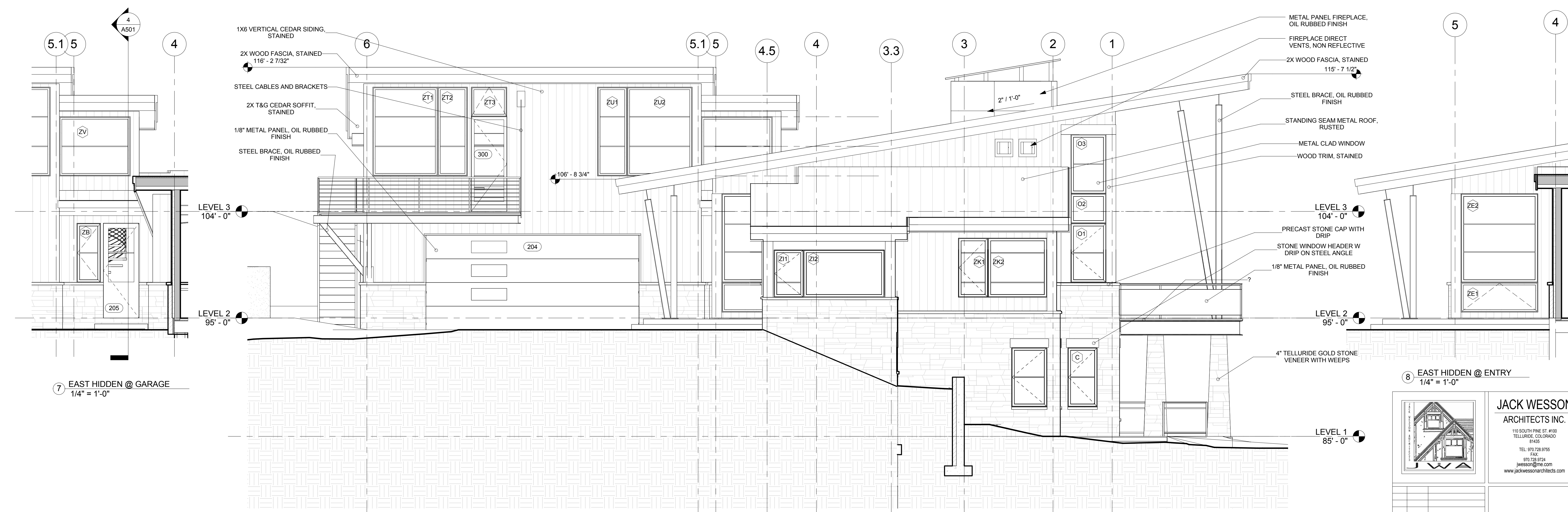
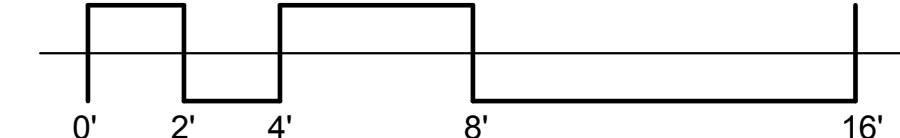
PROJECT NAME: BC 105 MOUNTAIN VILLAGE
 COLORADO 81435

SHEET DESCRIPTION: HEIGHT CALCS

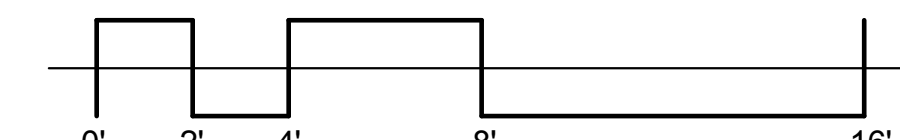
SHEET NUMBER: A300




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



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



8 EAST HIDDEN @ ENTRY
1/4" = 1'-0"



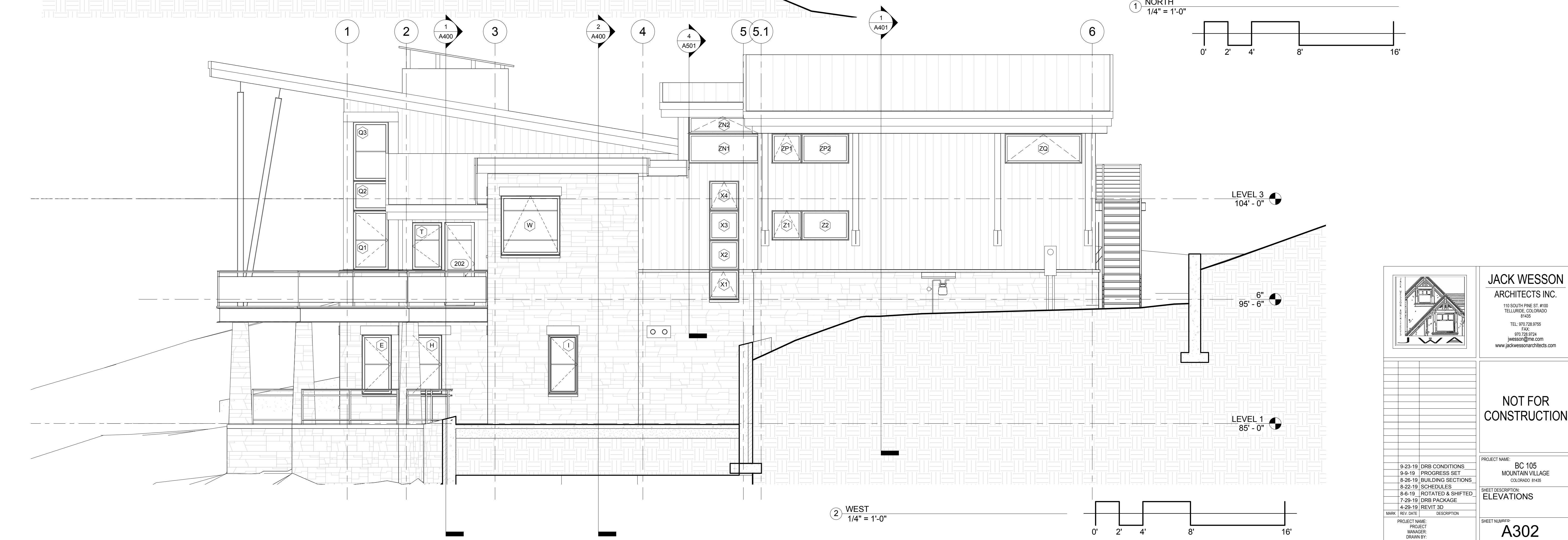
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PROJECT NAME: BC 105 MOUNTAIN VILLAGE
COLORADO 81435
SHEET DESCRIPTION: ELEVATIONS
SHEET NUMBER: A301

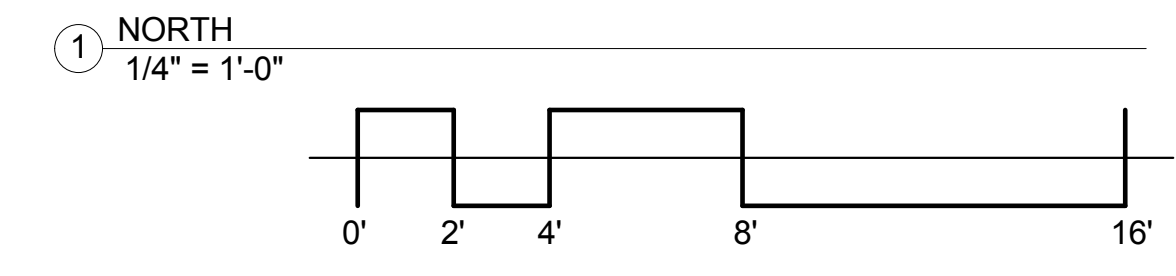
MARK	REV DATE	DESCRIPTION
9-23-19		DRB CONDITIONS
9-9-19		PROGRESS SET
8-26-19		BUILDING SECTIONS
8-22-19		SCHEDULES
8-6-19		ROTATED & SHIFTED
7-29-19		DRB PACKAGE
4-25-19		REVIT 3D

PROJECT NAME: PROJECT MANAGER: DRAWN BY: 206 JWA
REVIEWED BY: *PlaineRegular*



2X T&G CEDAR SOFFIT, STAINED
 2X WOOD FASCIA, STAINED
 1X6 VERTICAL CEDAR SIDING, STAINED
 METAL CLAD WINDOW
 PRECAST STONE CAP WITH DRIP
 STONE WINDOW HEADER W DRIP ON STEEL ANGLE

METAL CLAD WINDOW
 2X WOOD FASCIA, STAINED 11'1" - 5"
 1X6 VERTICAL CEDAR SIDING, STAINED
 PRECAST STONE CAP WITH DRIP

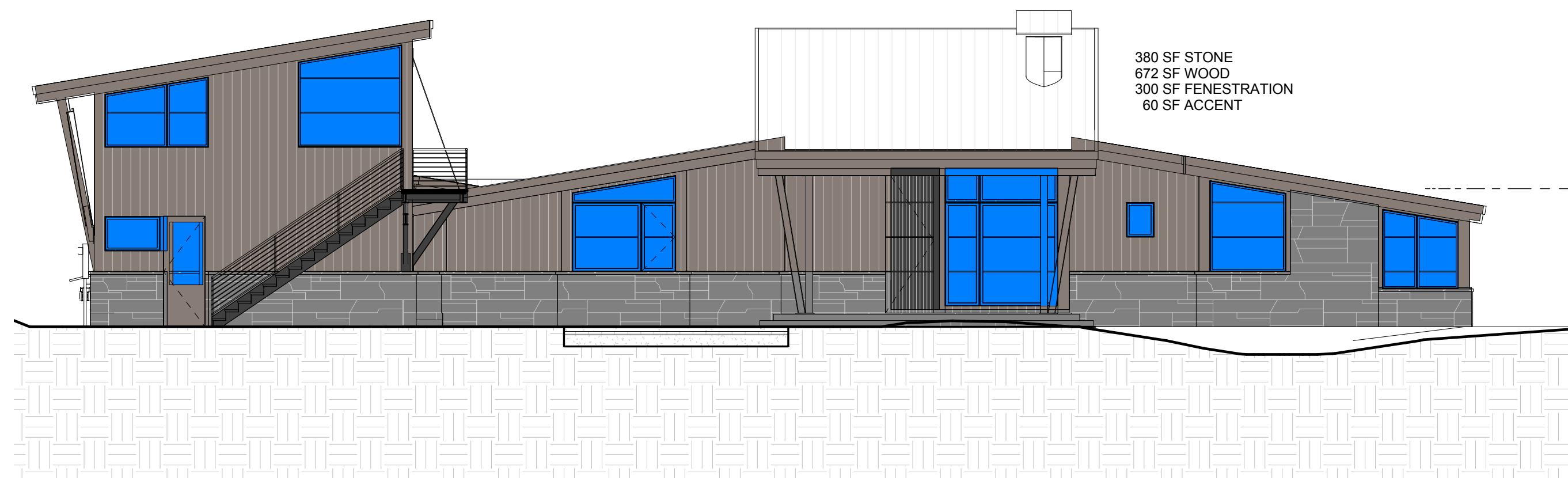


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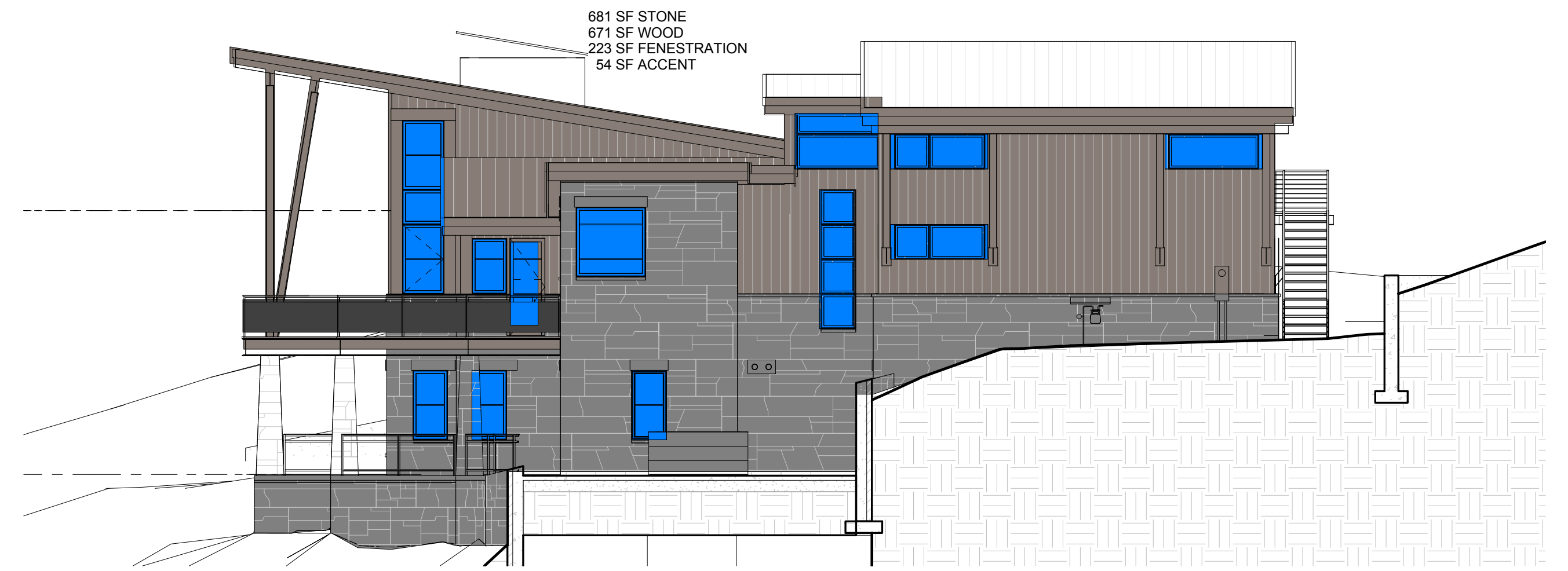
9-23-19	DRB CONDITIONS	
9-9-19	PROGRESS SET	
8-26-19	BUILDING SECTIONS	
8-22-19	SCHEDULES	
8-6-19	ROTATED & SHIFTED	
7-29-19	DRB PACKAGE	
4-25-19	REVIT 3D	
MARK	REV DATE	DESCRIPTION
PROJECT NAME:	PROJECT MANAGER:	
PROJECT MANAGER:	DRAWN BY:	
REVIEWED BY:	2006 JWA	

PROJECT NAME: BC 105 MOUNTAIN VILLAGE
 110 SOUTH PINE ST #110 TELLURIDE, COLORADO 81435
 SHEET DESCRIPTION: ELEVATIONS
 SHEET NUMBER: A302



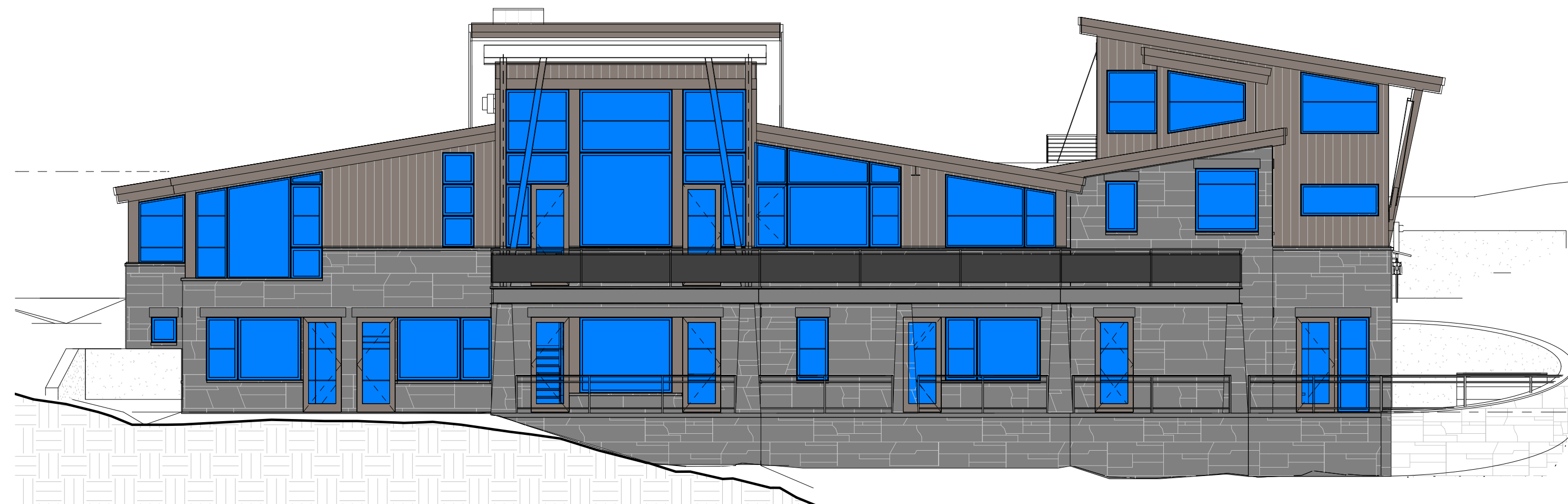
380 SF STONE
672 SF WOOD
300 SF FENESTRATION
60 SF ACCENT

① MATERIAL CALC-SOUTH
1/8" = 1'-0"



681 SF STONE
671 SF WOOD
223 SF FENESTRATION
54 SF ACCENT

② MATERIAL CALC-WEST
1/8" = 1'-0"

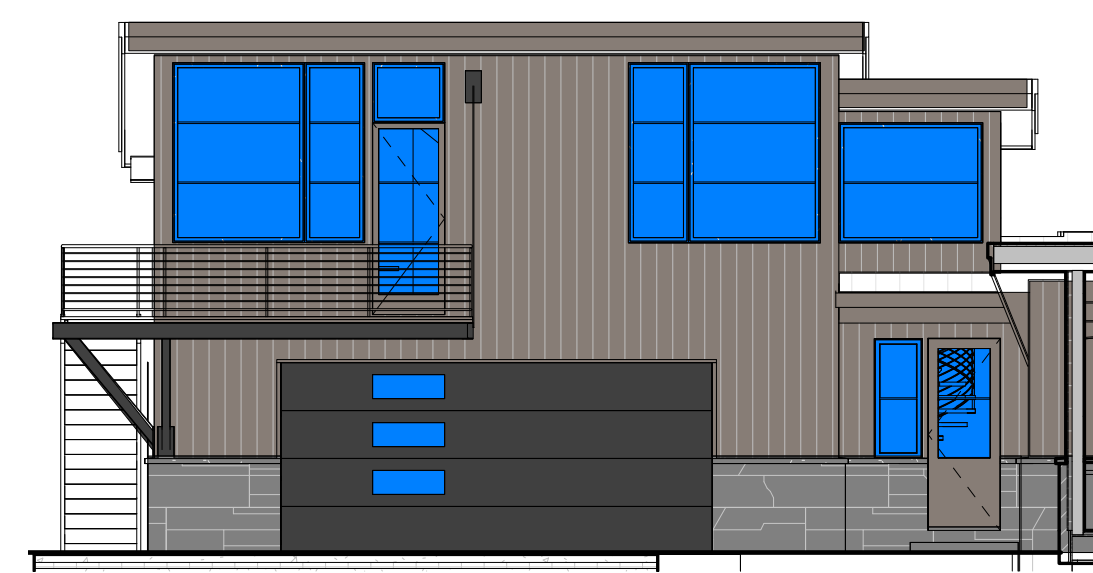


MAIN HOUSE—
1249 SF STONE
619 SF WOOD
875 SF FENESTRATION
135 SF ACCENT METAL

COLUMNS:
14.75 SF x 4 x 5 =
295 SF STONE

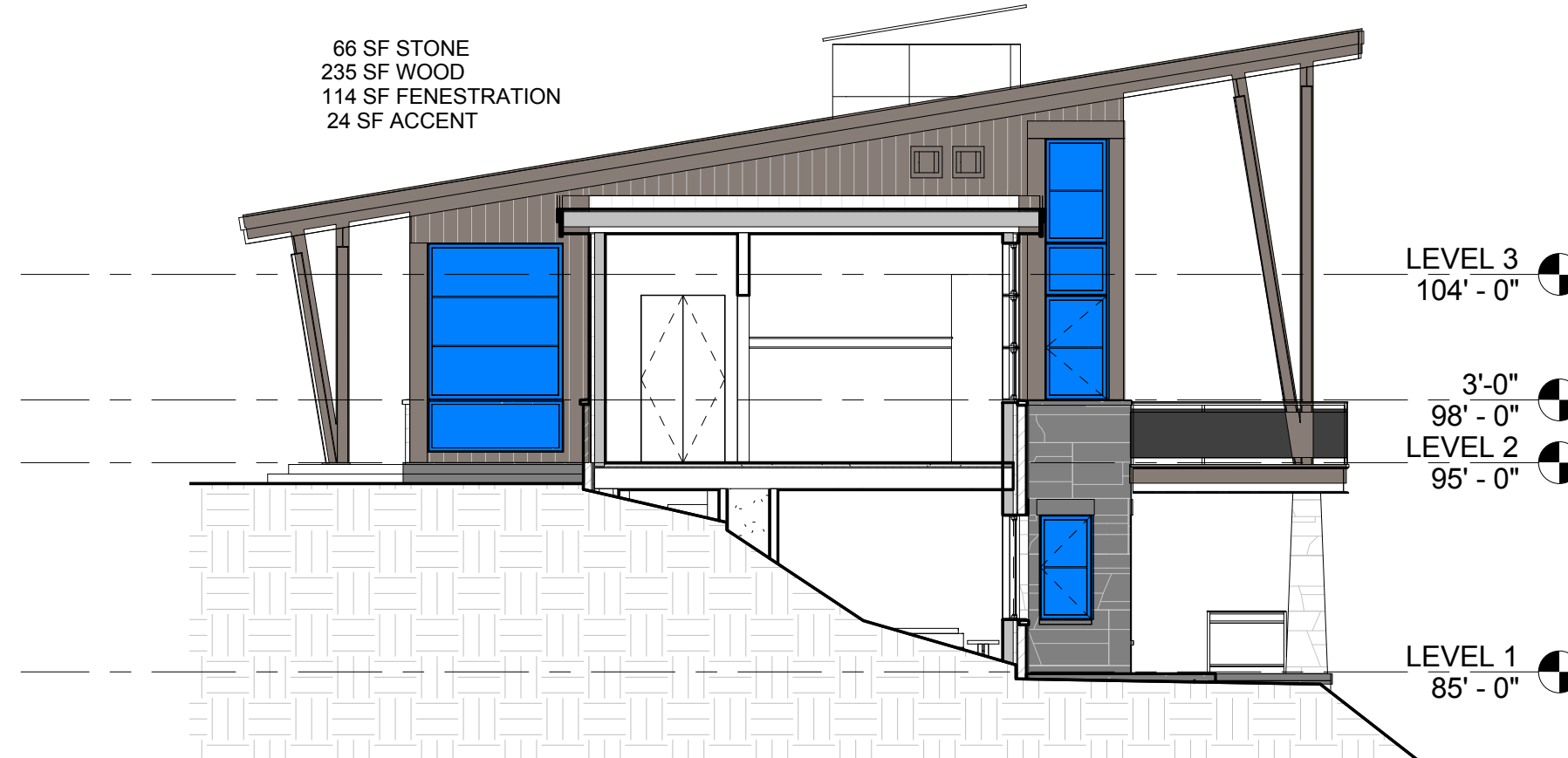
③ MATERIAL CALC-NORTH
1/8" = 1'-0"

BC 105- Material Calculations									
Elevation	South	East 1	East 2	East 3	North	West	Total	Percent	
Stone	380	92	66	167	1544	681	2930	37.21%	
Wood	672	392	235	94	619	671	2683	34.07%	
Fenestration	300	204	114	97	875	223	1813	23.02%	
Accent	60	176	24	0	135	54	449	5.70%	
Total	1412	864	439	358	3173	1629	7875		



92 SF STONE
392 SF WOOD
204 SF FENESTRATION
176 SF ACCENT

⑥ MATERIAL CALC- EAST 1
1/8" = 1'-0"



66 SF STONE
235 SF WOOD
114 SF FENESTRATION
24 SF ACCENT

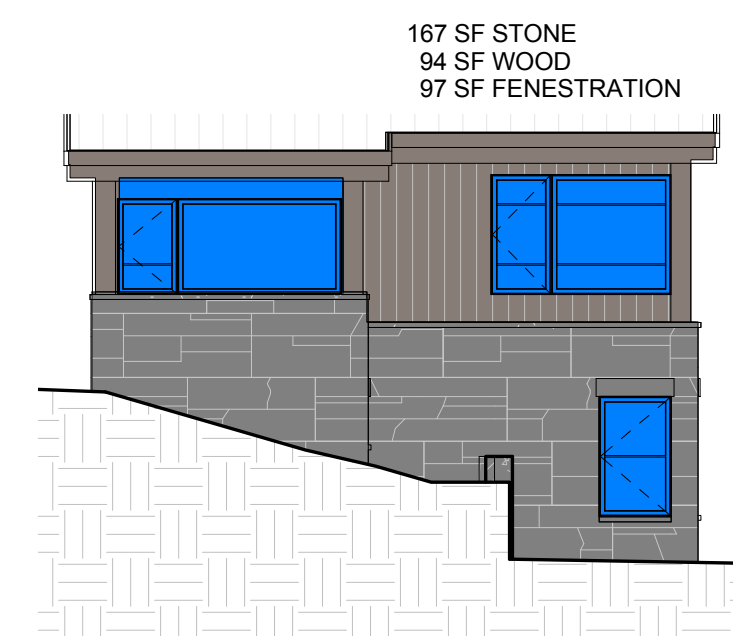
LEVEL 3
104' - 0"

3'-0"
98' - 0"

LEVEL 2
95' - 0"

LEVEL 1
85' - 0"

④ MATERIAL CALC- EAST 2
1/8" = 1'-0"



167 SF STONE
94 SF WOOD
97 SF FENESTRATION

⑤ MATERIAL CALC- EAST 3
1/8" = 1'-0"



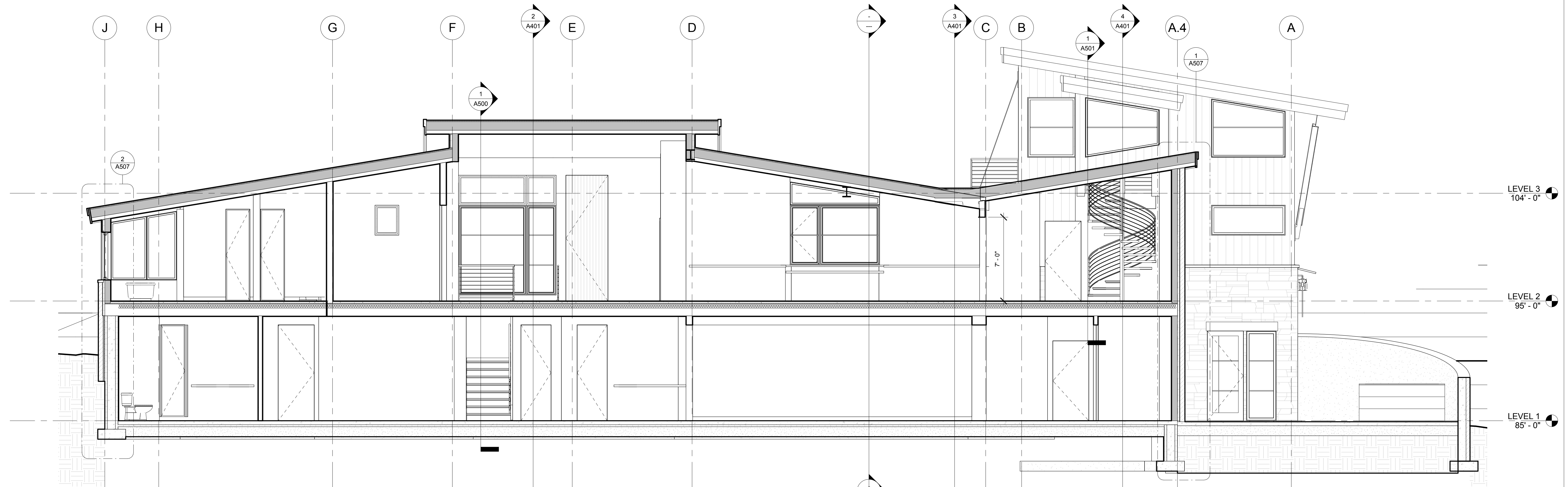
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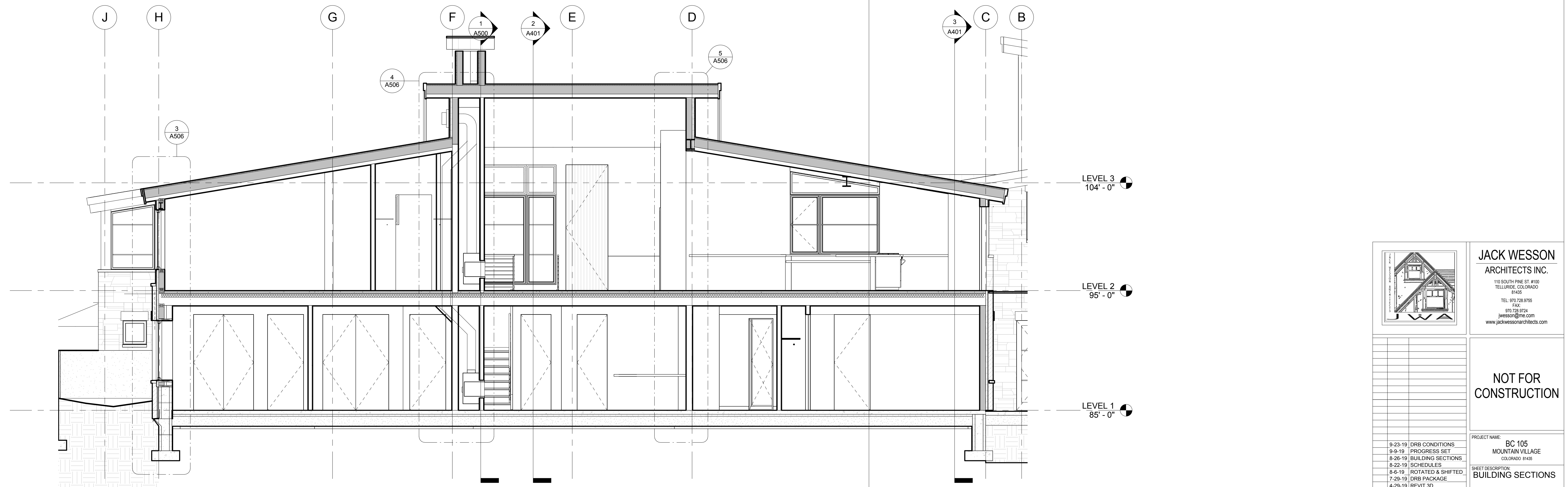
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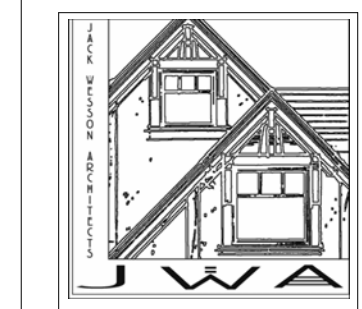
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COLORADO 81435
SHEET DESCRIPTION: MATERIAL CALCS
SHEET NUMBER: A305



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



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



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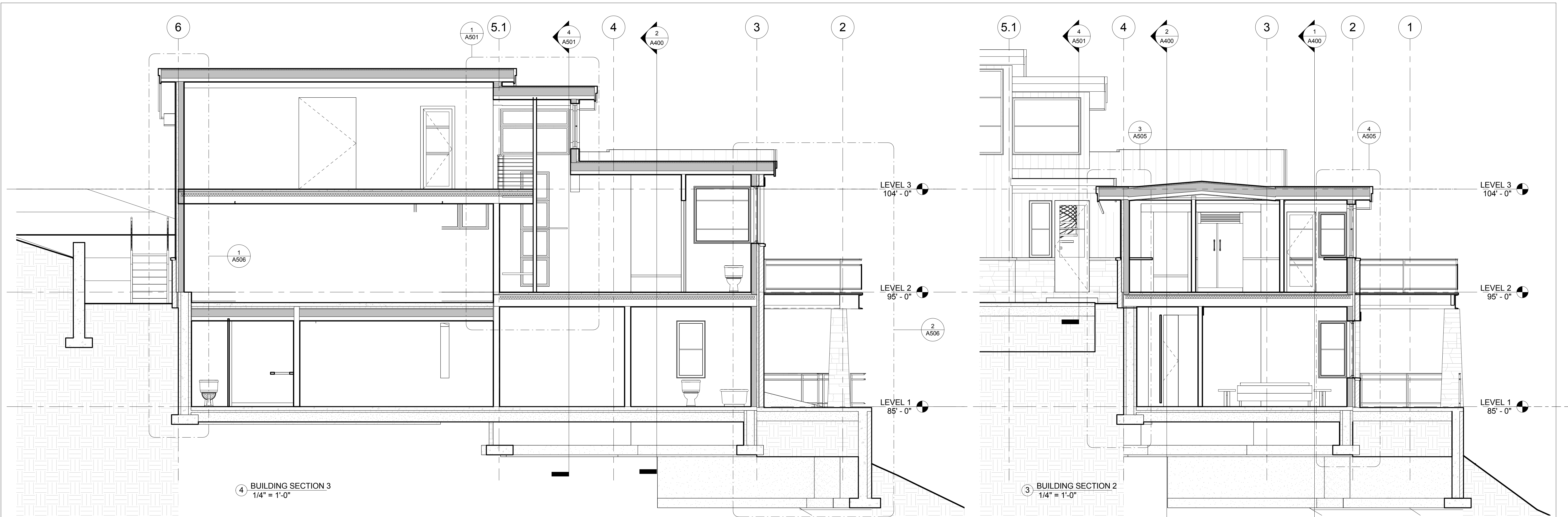
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7-29-19 | DRB PACKAGE
4-25-19 | REVIT 3D

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MOUNTAIN VILLAGE
COLORADO 81435

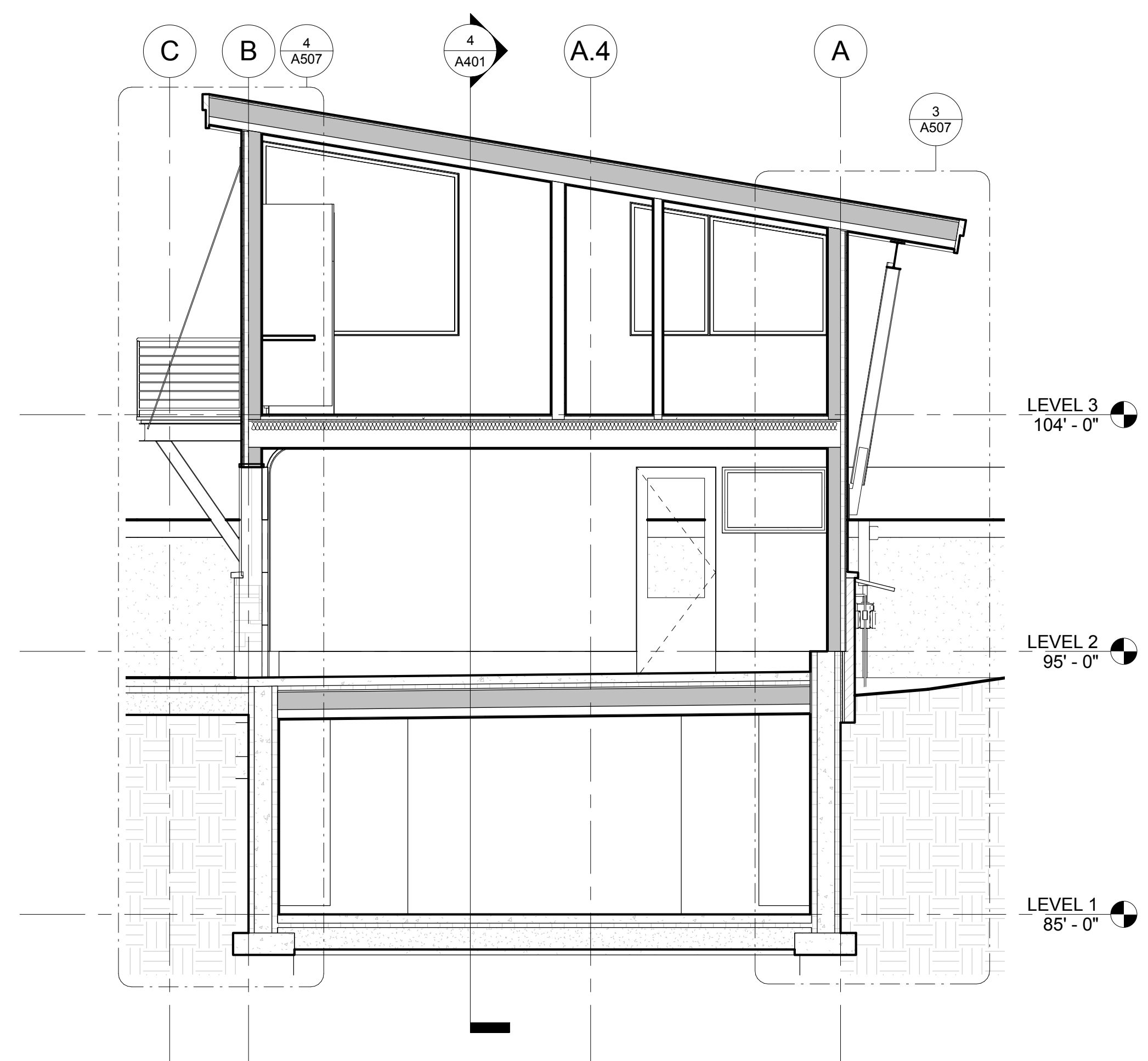
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SHEET NUMBER:
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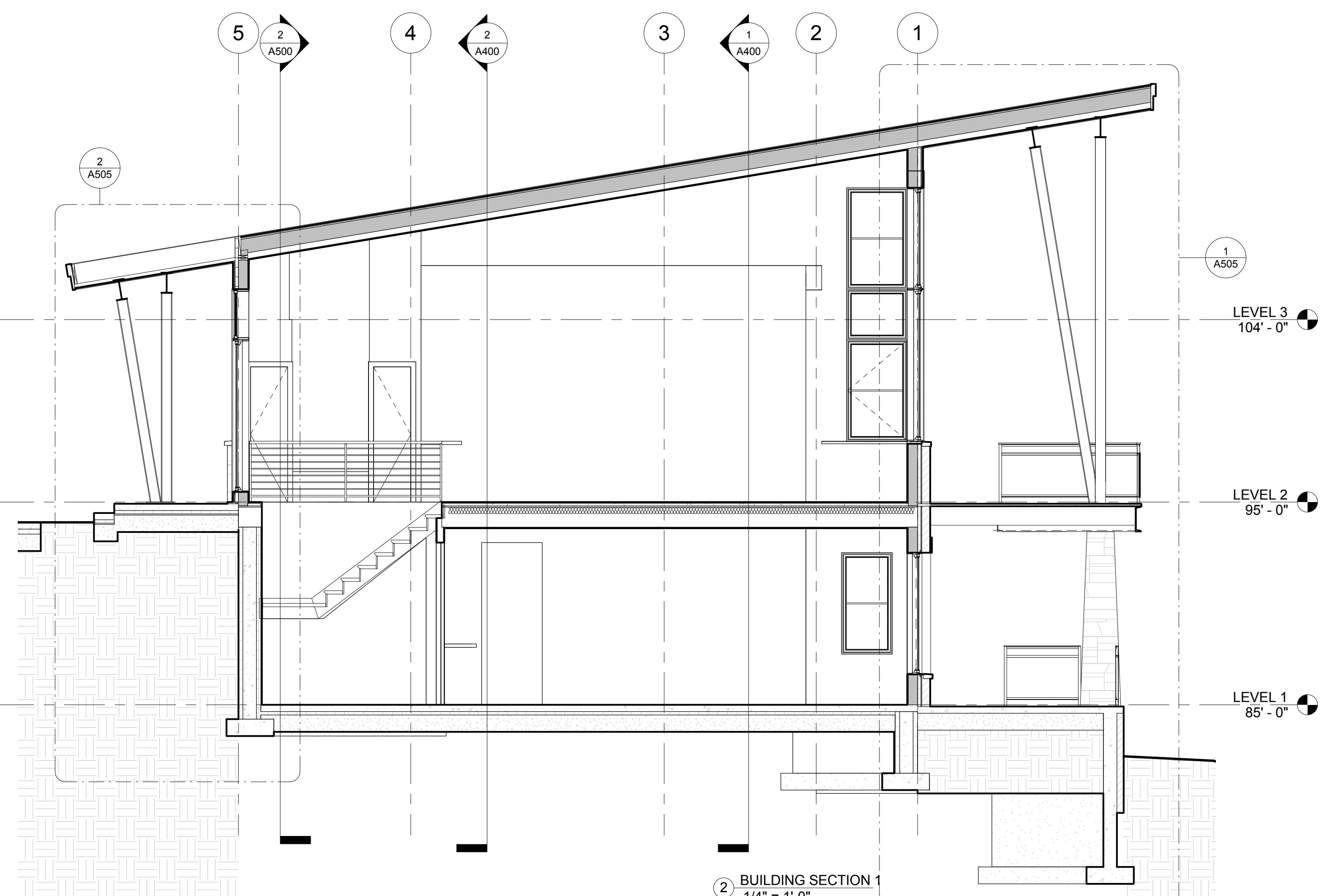


4 BUILDING SECTION 3
1/4" = 1'-0"


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

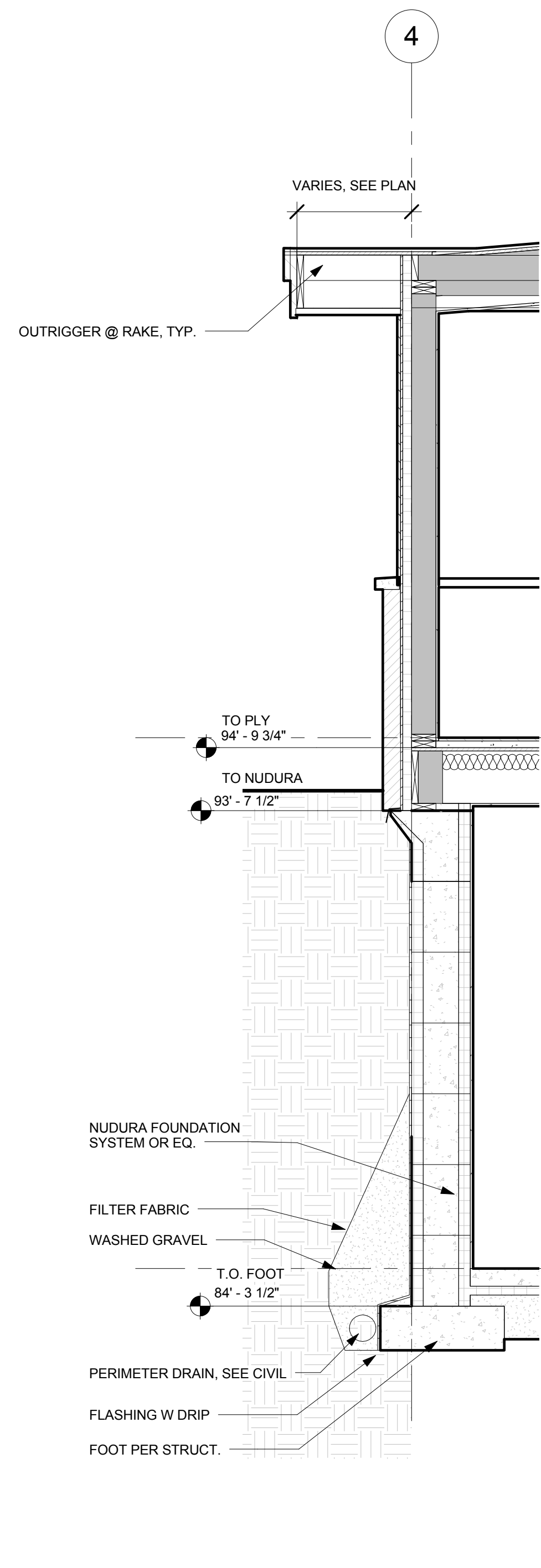


1 BUILDING SECTION C
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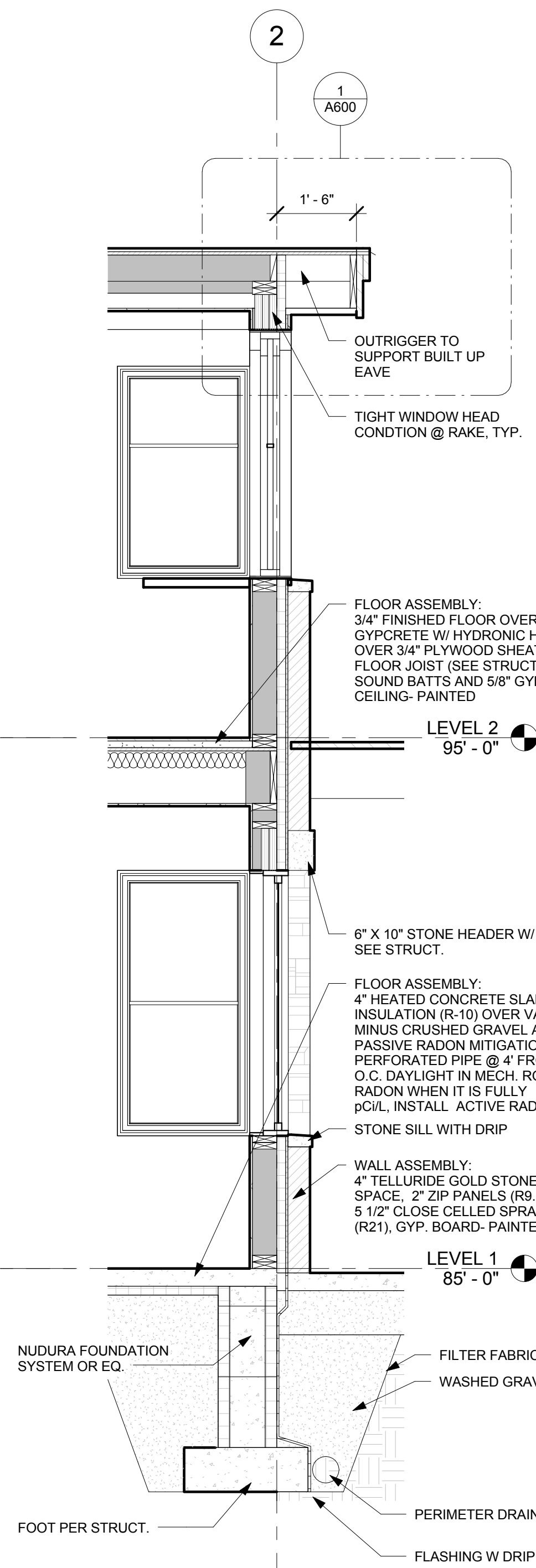


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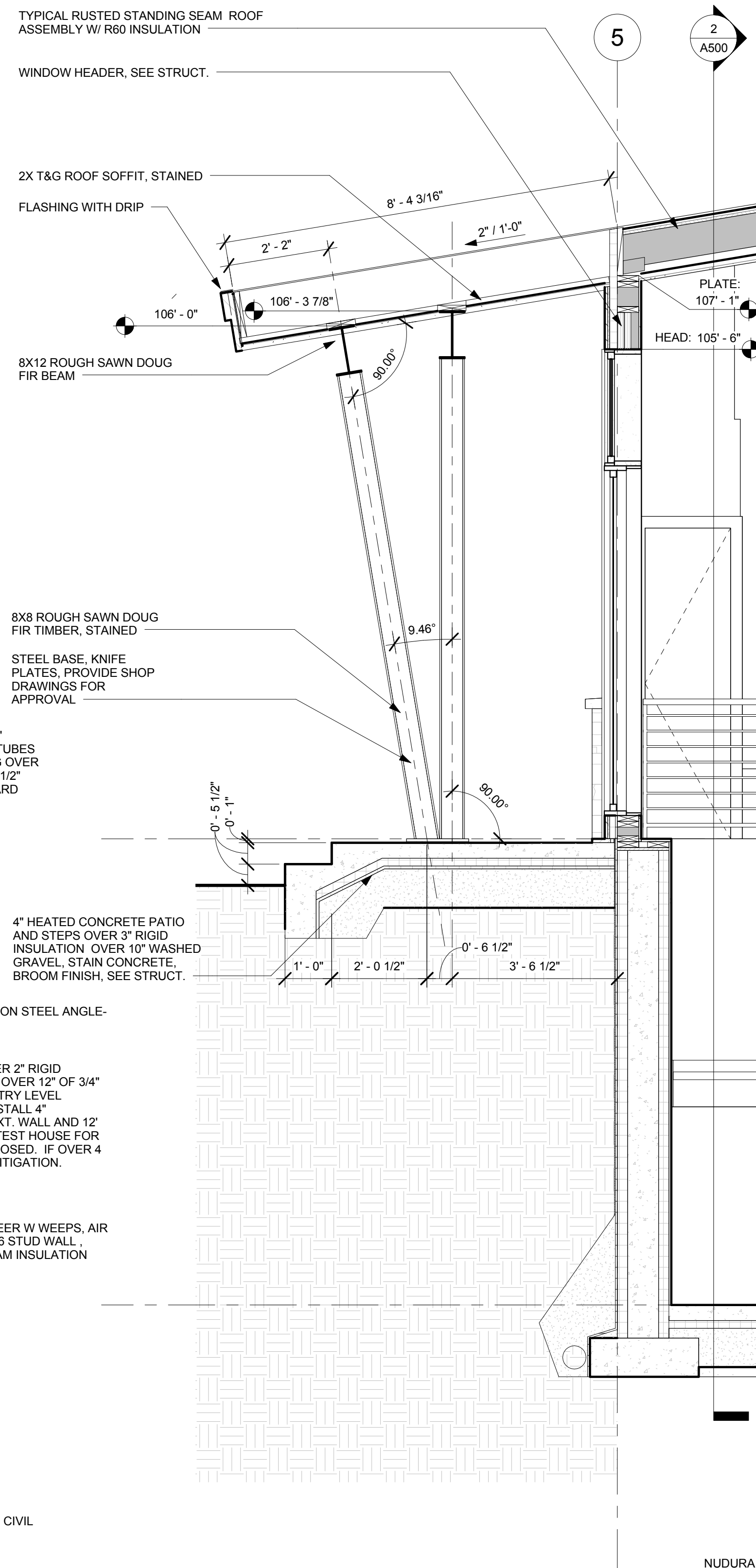
	JACK WESSON ARCHITECTS INC. 110 SOUTH PINE ST #110 TELLURIDE, COLORADO 81435 TEL: 970.728.6755 FAX: 970.728.9724 jwesson@jwa.com www.jackwessonarchitects.com																				
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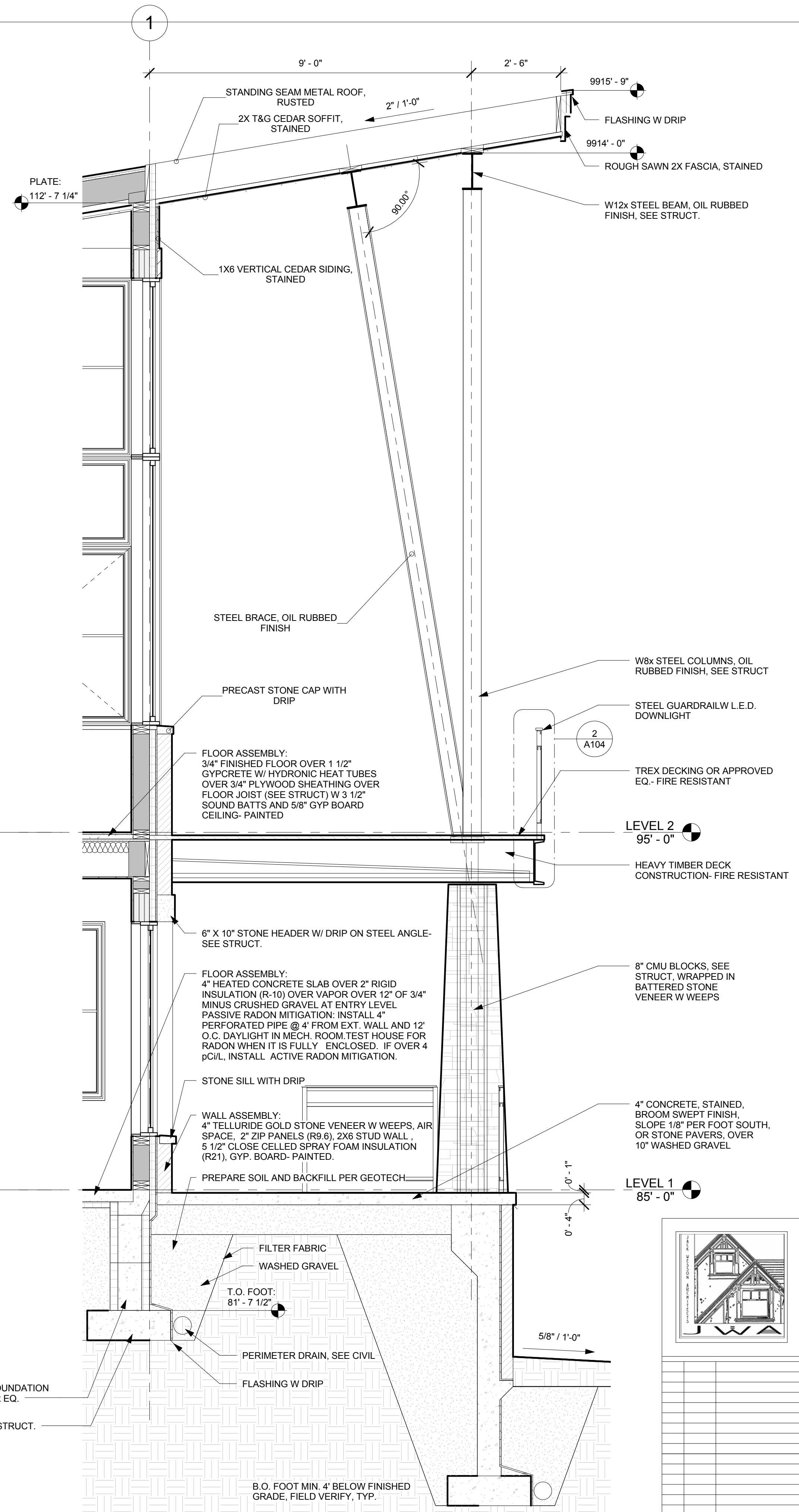
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4 WALL SECTION 2- SOUTH
1/2" = 1'-0"



2 WALL SECTION 1- ENTRY COLUMNS
1/2" = 1'-0"



1 WALL SECTION 1- SOUTH COLUMNS
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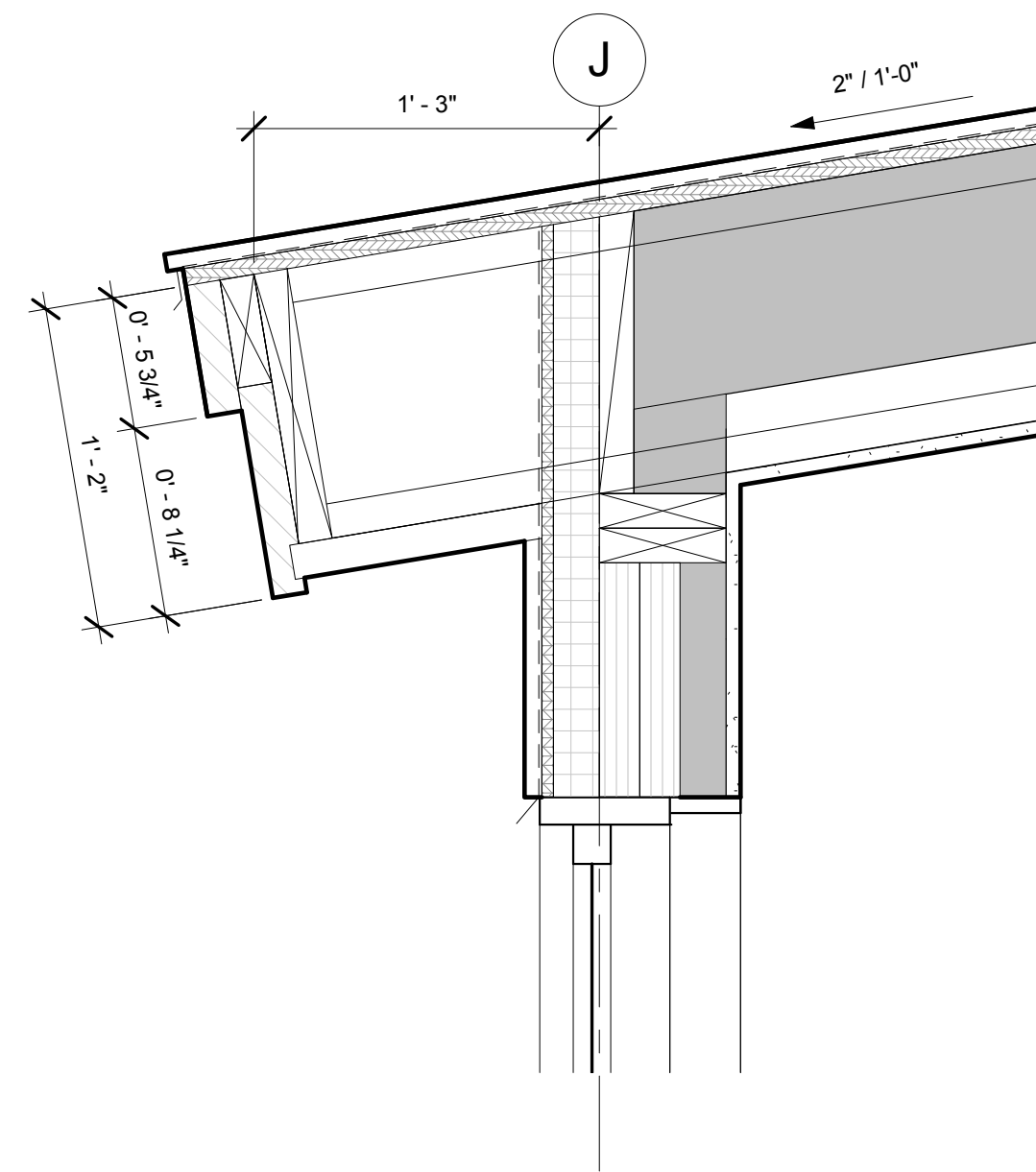


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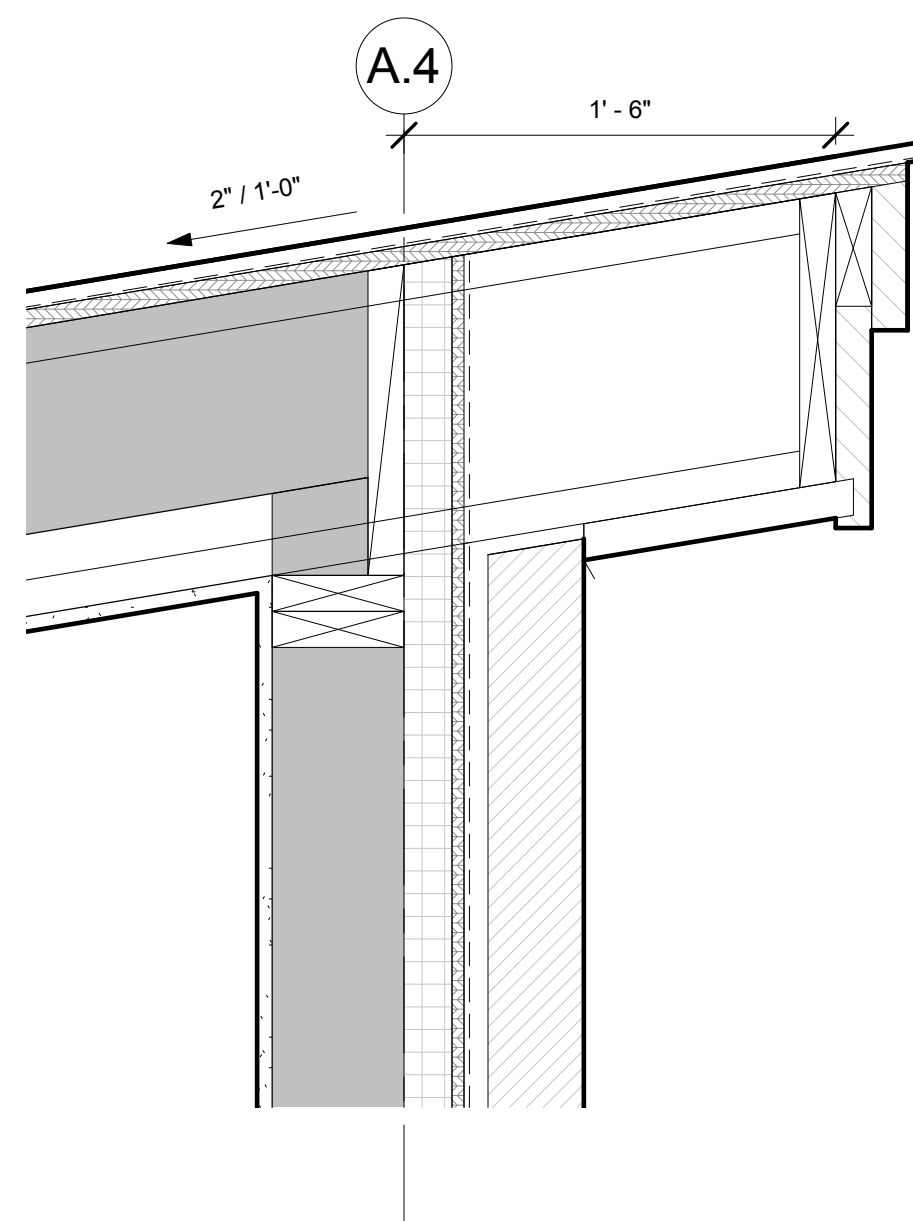
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MANAGER:	MANAGER	
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REVIEWED BY:	REVIEWED BY	
2006 JWA	2006 JWA	

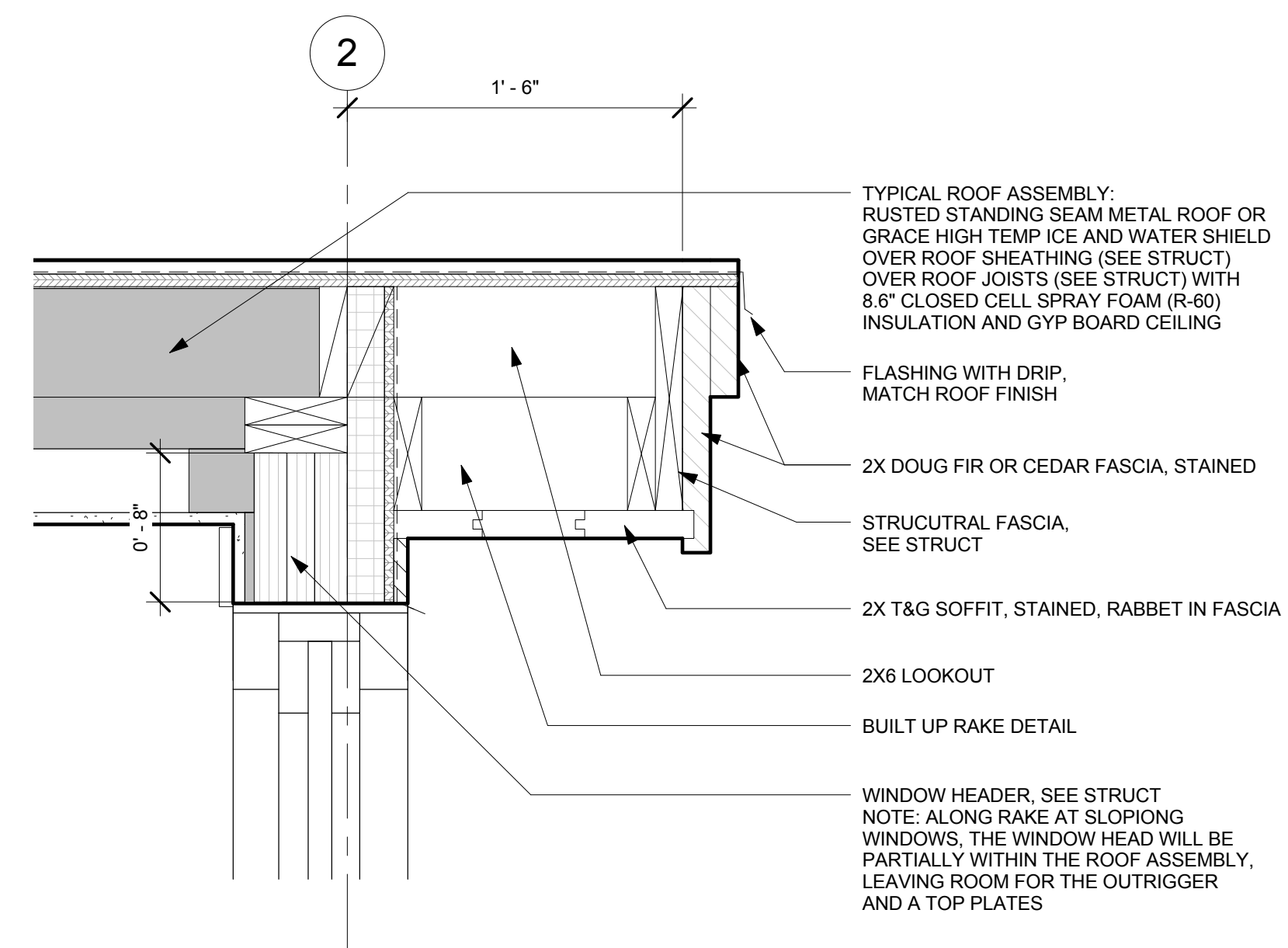
PROJECT NAME: BC 105 MOUNTAIN VILLAGE
COLORADO 81435
SHEET DESCRIPTION: WALL SECTIONS
SHEET NUMBER: A505



③ DETAIL- ROOF EAVE LOWER
1 1/2" = 1'-0"



② DETAIL- ROOF EAVE UPPER
1 1/2" = 1'-0"



① DETAIL- ROOF RAKE
1 1/2" = 1'-0"



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		7-29-19	DRB PACKAGE
		4-29-19	REVIT 3D

PROJECT NAME: **BC 105
MOUNTAIN VILLAGE**
COLORADO 81435

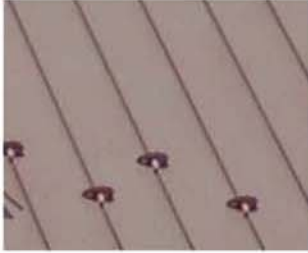
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ROOF DETAILS

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A600

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DRAWN BY:
REVIEWED BY:
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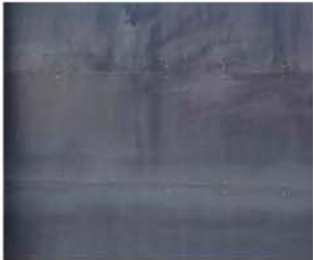
LOT BC 105, MOUNTAIN VILLAGE, CO MATERIAL SAMPLE PHOTOS



RUSTED STANDING SEAM METAL ROOF



8" VERTICAL BARN WOOD SIDING



OIL RUBBED METAL PANELS



TELLURIDE GOLD STONE



BOARD FORM CONCRETE

SQUARE Exterior Sconces

WS-W38608 / WS-W38610

MODERN FORMS

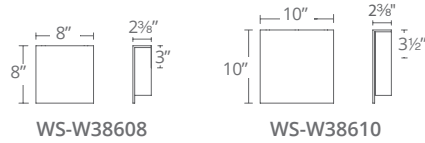


Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____



PRODUCT DESCRIPTION

Four equal sides and a stream of light. Square artfully provides geometry to wall surfaces in the daytime when mounted in multiples while providing safe illumination of pathways and dramatic visual intrigue in the evening. Perfect for wall grazing surfaces.

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED

Finish: Black (BK), Bronze (BZ), Titanium (TT)

Standards: ETL & cETL Wet Location listed, CEC Title 24 Compliant, ADA Compliant, IP65, Dark Sky friendly

FEATURES

- Weather-resistant powder coat
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- 277V options available
- CRI: 90

ORDER NUMBER

Model	Width	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W38608	8"	11W	120V	391	373	BK <i>Black</i>
WS-W38610	10"	18W	120V	700	630	BZ <i>Bronze</i>
						TT <i>Titanium</i>

Example: WS-W38608-BZ

For 277V special order, add an "F" before the finish: WS-W38608F-BZ

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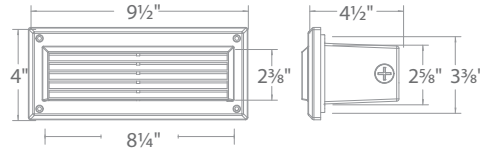
Fixture Type:

E: EXT. STEP LIGHT

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proofing. IP66 rated outdoor brick light

FEATURES

- IP66 and ETL & cETL Wet Location Listed
- ADA Compliant
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction (K-Alloy)
- 120V Direct Wire - No Driver Needed
- Glare controlling die casted aluminum louver.

SPECIFICATIONS

Construction: Die-cast aluminum (K-Alloy)

Power: Line Voltage input (120V), 50/60Hz

CRI: 90

Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer

Finish: Architectural Bronze, Black, Graphite and White

Standards: IP66, ADA, ETL & cETL Wet Location Listed

Rated Life: 80,000 hours

Operating Temperature: -40°C to 50°C (-40°F to 122°F)

ORDER NUMBER

		Power	Max Delivered Lumens	Color Temp	Finish
WL-5205-30	Louwer	5.5W	45	3000K	ABZ Architectural Bronze ABK Architectural Black AGH Architectural Graphite AWT Architectural White

Example: **WL-5205-30-AWT**

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**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Sam Starr, Planner
FOR: Meeting of September 5, 2019
DATE: September 26, 2019
RE: Initial Architectural and Site Review for a new single-family home on Lot AR-53R2, 125 Adams Way

PROJECT GEOGRAPHY

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

Legal Description: Unit AR-53R2, According to the third amendment to the common ownership community plat for the Village at Adams Ranch, recorded at Plat Book 1, Pages 3561-3563.

Address: 125 Adams Way
Applicant/Agent: Susan Conger and Jim Austin
Owner: Susan Conger
Zoning: Multi-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Common Interest
Community
Residence
Lot Size: 0.13 acres

- Adjacent Land Uses:**
- **North:** Single-Family
 - **South:** Single-Family
 - **East:** Single-Family
 - **West:** Single-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set



Figure 1: Context map indicating the location of Lot AR53R2

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Initial Architectural Site Review for the development of a single-family residence. The proposed dwelling unit is located on Adams Way, and consists of 2,250 livable square feet with 1,500 square feet of mechanical and garage space. The site area consists of 0.13 acres and is characterized by a slope on the southern portion that has driven the design and placement of this residence.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	33' 7.25"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	20' 1.25"
Maximum Lot Coverage	65% maximum	15.2%
General Easement Setbacks		
North	16' from Common Element General Easement from Building Envelope	0"
South	10' LCE Setback from Building Envelope	10"
East	16' 10' LCE Setback from Building Envelope	0"
West	16' Utility Easement from Building Envelope	0"
Roof Pitch		
Primary		12:12
Exterior Material		
Stone	35% minimum	19.00%
Wood	25% (No requirement)	68.00%
Windows/Doors	40% maximum for windows	13.00%
Metal Accents		00.00%
Parking	2 enclosed	2 enclosed

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed design is 20 feet 1.25 inches and the maximum height is 33 feet 1.25 inches, both of which comply with CDC Building Height Requirements. To verify that the finished product matches the proposed plans, staff recommends 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 condition shall be carried over to any Final Review approval as it is a construction condition.

17.5.5 BUILDING SITING DESIGN

Lot AR53-R2, 125 Adams Way is a smaller lot (0.13 acres) that slopes considerably from the south to the north. The topography-driven siting of the home has led for the structure to be closer to the northern portion. Owing to the significant constraints posed by the lot size and topography, staff recommends that a monumented land survey of the footers be provided prior to pouring concrete to determine the DRB approved plans match the finished product. This condition shall also be carried over to any Final Review approval as it is a construction condition.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

The proposed building form and exterior wall form portray a mass that is thick and strong, with a grounded foundation. The materials used for this home represent a more modern palette consistent with current architectural trends for resort communities. While fire treated wood (often known as Shou-Sugi Ban) has been used as a secondary element in several homes throughout the Mountain Village community, this is the first time it is featured as a primary element. The Design Review Board will need to weigh in on the appropriateness of this material, as well as the requested specific approval for a reduction in the CDC stone requirement. The applicant is proposing use of only 19.00% stone as opposed to the CDC required 35.00%

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets. The roof form for this project consists of a mono-pitched 2:12 slope gable roof. A single chimney for the gas fireplace is proposed at this time. The height for the exterior appurtenance is compliant with Community Development Code requirements of 5 feet or less. The applicant has indicated that the material for the roof, chimney surround, flashing, gutters, and downspouts will be constructed out of rusted standing seam metal.

Exterior Wall Materials

The exterior walls consist of 19.00% stone veneer and will be composed of a "Field Stone" mix. 68.00% of the exterior materials will be an 8" vertical burned Accoya wood, while the remainder of the materials will consist of 13.00% fenestration.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan for the proposed development. Positive drainage away from the structure has been provided with all disturbed areas and to have final grades of 3:1 or flatter. The driveway and other fill areas will be graded with the foundation excavation. The driveway is compliant with 14' width and will consist of a single 3-foot v pan. The applicant is proposing grading elements in both the Limited Common Element, General Element setbacks and Adams Way Road Right of Way. Adams Way is a private road, and the setbacks are governed by the common ownership community.

17.5.8 PARKING REGULATIONS

The applicant has demonstrated that the garage for the proposed residence can accommodate 2 parking spaces, which is compliant with the regulations for a Single-Family Common Interest Community. The applicant is currently showing approximately 50 square feet of snowmelt in portions of the front entrance. As a condition of approval, the applicant shall demonstrate any additional snowmelt prior to Final Review.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from the northern portion of the lot. Public Works has not provided official comment at the time of packet publication.

17.5.9 LANDSCAPING REGULATIONS

The applicant has provided a preliminary landscape and wildfire mitigation plan. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

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

17.5.12 LIGHTING REGULATIONS

The placement of lighting is code compliant, and the locations include: exterior egress areas, garage doors, and the entryway. Owing to the size of the home, Planning staff does not feel that a full isometric foot-candle study prepared by a certified lighting designer is appropriate. Prior to Final Review, the applicant will need to ensure the recessed cans do not exceed the 850 Lumen Maximum, and remove the two pathway lights since landscape lighting is prohibited under Mountain Village Lighting Regulations.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

Applicant has provided a design schematic for an address monument. However, the proposed monument will need to be adjusted to guarantee that the numbers are coated with a reflective paint, and downlit instead of backlit. Staff has included a condition in the recommendation section to address this.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will use natural gas. A wood burning permit is not required for this project.

17.7.19 CONSTRUCTION MITIGATION

Perimeter fencing for construction staging has been provided along the majority of the property. The applicant will need to work to secure parking along Adams Way. The current plan as shown will need to be revised to include perimeter fencing for the entire lot. Staff has included a condition in the recommendation section to address this.

STAFF RECOMMENDATION

The Design Review Board can approve, continue, deny, or modify the applicant’s request regarding a Design Review: Initial Architectural Site Review Application for a new single-family residence at Lot AR-53R2, 125 Adams Way. Staff has provided two alternative motions for your consideration.

Motion for Approval:

I move to approve the Initial Architectural and Site Review for a new single-family residence to be located on Lot AR53-R2, 125 Adams Way, based on the evidence provided within the staff report of record dated August 26,2019 and with the following stated variations, specific approvals, findings and conditions:

Stated variations and specific approvals:

- *Stone percentage under CDC required 35.00%*
- *8” Vertical Siding*
- *Concrete Retaining Wall*

Findings:

1. *The Design Review Board finds that this application for a Design Review: Initial Architectural Site Review for a new single-family residence is a complete application and requires DRB Review.*
2. *The Design Review Board finds that this proposed architectural proposal meets the Town Design Theme.*

Conditions:

1. *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
2. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
3. *Applicant shall demonstrate the exact square footage of snowmelt proposed for this project.*
4. *Prior to Final Review, the applicant shall provide a revised lighting plan that contains updated recessed lighting fixtures that do not exceed 850 Lumens and does not contain landscape lighting.*
5. *Prior to Final Review, Applicant shall provide a revised address identification sign schematic that contains downlighting and numbers coated in a reflective paint.*
6. *Applicant shall revise the construction mitigation plan prior to Final Review to include construction fencing around the entirety of the site and outside of the setbacks except for areas that are already devoid of vegetation and otherwise disturbed such as the proposed driveway area.*

Motion for Denial:

I move to Deny the Initial Architectural and Site Review for a new single-family residence to be located on Lot AR53-R2, 125 Adams Way, based on the evidence provided within the staff report of record dated September 26, 2019, with the following findings:

Findings:

1. *The Design Review Board finds that this application for a Design Review: Initial Architectural Site Review for a new single-family residence is a complete application and requires DRB Review.*
2. *The Design Review Board finds that this proposed architectural proposal does not meet the Town Design Theme.*

/STCS

Town of Mountain Village
Planning Department
Attn: Sam Starr, John Miller

Re: Lot AR-53R2, 125 Adams Way Road.

Sam and John,

We are pleased to submit the design of our home to the Mountain Village Design Board for their review and approval of our carefully considered plans. Telluride is a very special place for us: my parents built a home in the Ski Ranches in the mid-1980's and lived there until 2006. They loved the community and cherished local friendships. We have wonderful memories of family gatherings and hope that we can continue the tradition with our children - now young adults- in the years to come.

Our property, parcel AR-53R2, is located in Timber Ridge, at Mountain Village, Colorado and is part of a Common Interest Community. Bordered on the west is parcel AR-23, on the east by parcel AR- 53R1 and on the south by parcel AR-51R. To the north is Adams Way Road which terminates in a cul-de sac. The vehicular access point to our property is directly off of Adams Way Road.

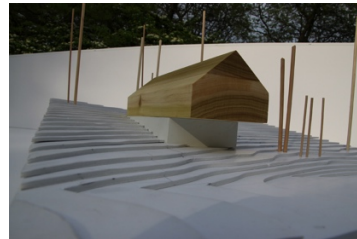
The design we submit today has taken nearly a year to be realized. Earlier designs involved more of a compound, and different building locations on the site. (See below)



Scheme 1



Scheme 2



Final Scheme seen from Adams Way



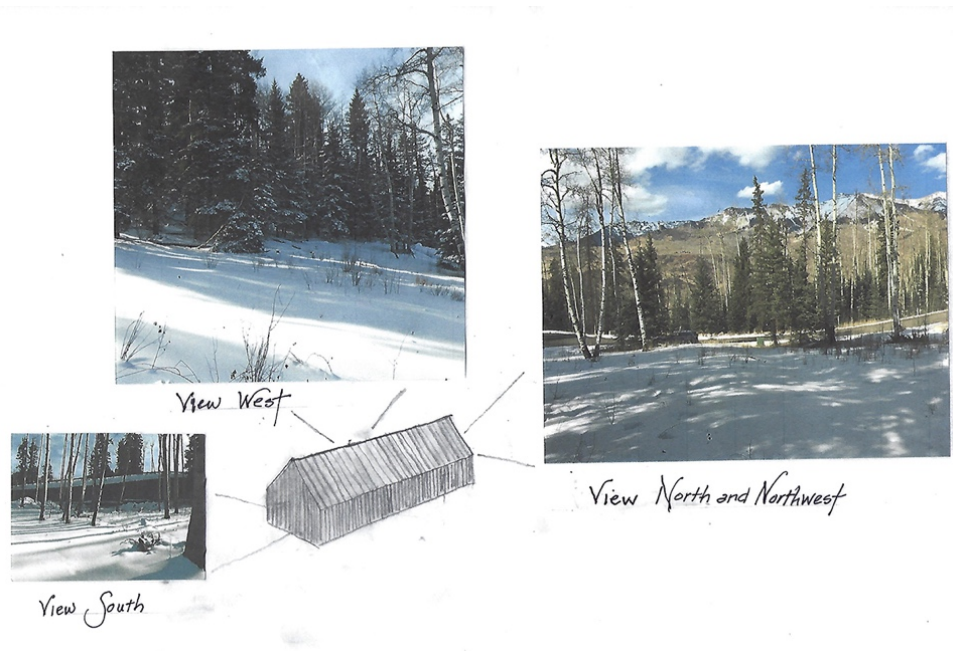
Final Scheme seen from the South

I continued to search for the most essential characteristics that would summarize my design intentions. As a Professor of Architecture at the Illinois Institute of Technology, it is the same methodology I apply in educating my students. The design of our home that we are submitting was developed in the context of three overriding design criteria:

- **The Nature of Place**—how can we “fit” our new home into the site with minimal disruption, showing reverence for the natural settings?
- **The Nature of Materials**—how can the design respect the mining and homestead history of Colorado and use more ecological/sustainable materials?
- **The Nature of Family**—how can the building be a place for family gatherings and a quiet shelter for different generations?

The Nature of Place

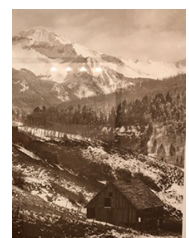
One drives through a dense neighborhood before descending into the surprisingly quiet and private site located at the end of the Adams Way cul-de-sac. The site is surrounded by a forest of aspen and spruce trees where sunlight filters through, casting ever-changing shadows. The San Juan Mountain Range is seen to the north and west. Within this small, 0.12-acre lot, and after numerous massing ideas, we determined that by placing a singular building footprint on the eastern edge of the site, the natural drainage patterns of the land would be preserved in addition to emphasizing the spectacular views to the north and west.



Site Views

The modest scale and siting of our home has been carefully considered to have minimal impact upon its special location including the required car access. We plan to restore and introduce a little more ecological diversity to the natural landscape surrounding our home, using native species. We also found beautiful basalt boulders and will reuse them in our landscape design.

The elemental form of the home is in keeping with homesteads and mining buildings in the west from the 19th and early 20th century, responding to the severe climate of the mountains. Within the 12:12 gabled enclosure, we plan to create spaces that balance connectivity and intimacy by using natural light and varying ceiling heights throughout.



Precedents

The driveway is minimal in size, accommodating one (1) surface parked car within the “building envelope” line. The surface of the drive will have embedded “snow melt” and be protected by the projecting upper level. This projection also serves as a canopy to the main entry adjacent to the garage. Once one enters the home, a staircase leads to the living spaces and the views afforded on the upper level.

Each opening on the façade is sized and determined by the functions associated with the various interior spaces and their relationship to trees, light and view. In addition, the skylights will provide changing light effects from the sun light cascading through nearby foliage.

The Nature of Materials

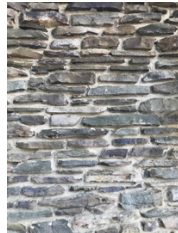
The house is composed of four materials: wood, stone, metal and glass.

The exterior accoya wood cladding is charred, using the traditional Japanese Shou Sugi Ban technique to achieve a naturally varied rich color. Accoya is an eco-friendly and FSC certified wood, and the charring makes it fire retardant as well as resistant to insects and decay. The black standing seam metal roof will blend with the wood to complete the singular form. The quiet exterior with its rich textures and carefully considered proportions provides a counterpoint to the warm and light-filled interior space.

Grounded by a base of lightly hued local field stone, our home's exterior color palette and landscaped forms are directly inspired by the black/white contrasts/textures within the surrounding aspen tree bark. Due to the limited lot size and sloping terrain, the amount of stone within this design is less than 35% requirement. However, on the entry side, (north elevation), the percentage of stone fulfills that requirement.



Inspiration

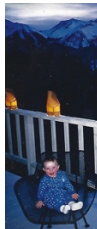
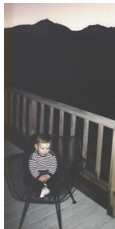


Exterior materials



The Nature of Family

Designed to evoke the atmosphere of a cabin in the woods, we designed this home to accommodate family gatherings and provide a direct connection to the outdoors for seasonal recreation. The careful arrangement of the rooms maintains privacy through the composition and proportion of windows while enabling access to the incredible views to the north and west of the site. Interior spaces will provide private areas to enjoy the incredible surroundings, and public areas facing north and west—for family and friends to gather.



Family in Telluride over the years

The design of our home is a quiet refuge that respects the site, the history of Telluride, and the modern demands of ever-evolving family structures. In summary, this design fulfills the following criteria:

- **Place:**
 - Respect and minimize site disruption;
 - Emphasize the beautiful mountain/forest views to the north and west.
- **Materials:**
 - Utilize a simple, traditional building design form common throughout the region;
 - Iterate in building materials the dominant black/white contrast of the local aspen tree bark.
- **Family:**
 - Provide for family gatherings as well as private spaces for individual reflection;
 - Allow for connectivity between interior living spaces and the magnificent landscape.

Respectfully,
Susan Conger-Austin and Jim Austin

LOT AR53R2 - SUBMISSION FOR DESIGN REVIEW APPLICATION

AUGUST 18, 2019



LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM AUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

S. CONGER ARCHITECTS LLC
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610

ANNETTE HUGHES ARCHITECTS
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL, 60202

UNCOMPAGRE ENGINEERING LLC
CIVIL ENGINEER:
PO BOX 3945
TELLURIDE, CO 81435

JESSE PEKKALA, P.E. LLC
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435

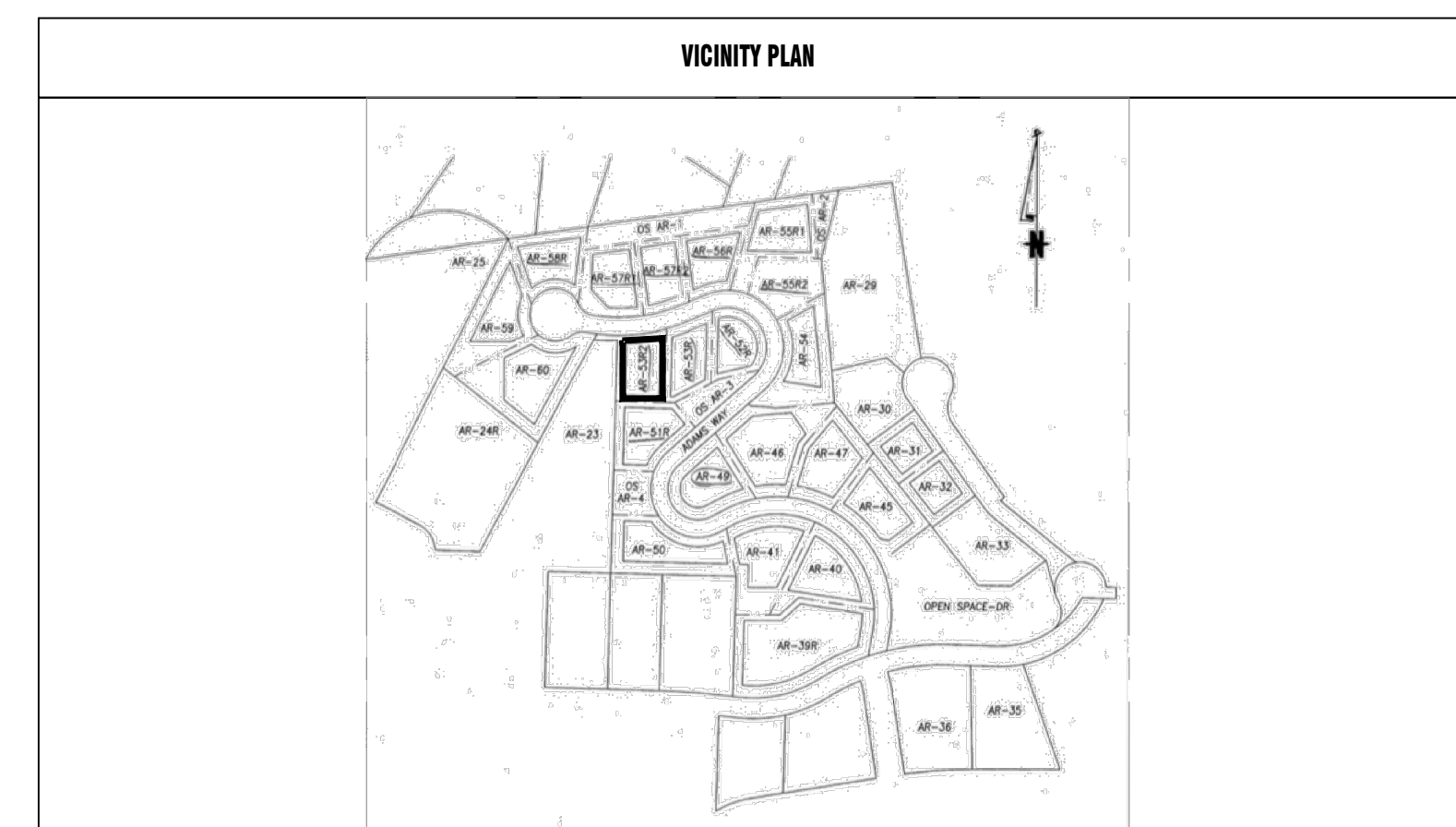
BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435

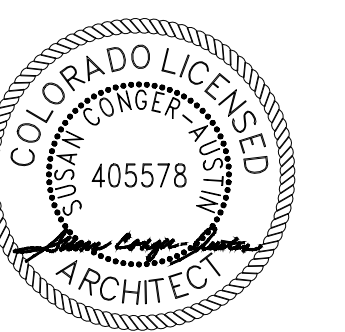
SHEET INDEX	SHEET TITLE
T-001	COVER SHEET
	TOPOGRAPHIC SURVEY
C-1	GENERAL NOTES
C-2	GRADING AND DRAINAGE WITH DRIVEWAY PROFILE
C-3	UTILITIES
L-001	LANDSCAPE PLAN
A-001	SITE PLAN
A-100	FLOOR PLANS
A-200	EXTERIOR ELEVATIONS - NORTH AND SOUTH
A-201	EXTERIOR ELEVATIONS - WEST AND EAST
T-002	CONCEPTUAL VIEWS
T-003	CONCEPTUAL VIEWS
A-700	SCHEDULES AND DETAILS
LT-001	OUTDOOR LIGHTING PLAN
CM-001	CONSTRUCTION MITIGATION PLAN

ZONING ANALYSIS	REQUIREMENT	PROPOSED
ZONE DISTRICT	MULTI-FAMILY	
LAND USE		SINGLE FAMILY COMMON INTEREST COMMUNITY
MAX. BUILDING HEIGHT	35' MAX (35' + 5' FOR GABLE ROOF)	33' 7 1/2"
MAX. AVG. BUILDING HEIGHT	30' MAX (30' + 5' FOR GABLE ROOF)	20' 1 3/4"
MAX. LOT COVERAGE	40% MAXIMUM	38%
GROSS FLOOR AREA		
LIVING		
LOWER LEVEL		325 SF
UPPER LEVEL		1925 SF
TOTAL		2250 SF
GARAGE AND MECH. AREA		1300 SF
GENERAL EASEMENT SETBACKS		
NORTH	16' SETBACK FROM LOT LINE	16' SETBACK FROM LOT LINE
SOUTH	VACANT	10' SETBACK FROM LOT LINE
EAST	VACANT	10' SETBACK FROM LOT LINE
WEST	16' SETBACK FROM LOT LINE	16' SETBACK FROM LOT LINE
ROOF PITCH		12:12
EXTERIOR MATERIAL		
STONE	35%	19%
WOOD		68%
FENESTRATION	40% MAX FOR WINDOWS	13%
PARKING	2 ENCLOSED	2 ENCLOSED

CODE ANALYSIS	REQUIREMENT
APPLICABLE CODES	NATIONAL ELECTRICAL CODE (2017)
	INTERNATIONAL FUEL GAS CODE (2012)
	INTERNATIONAL ENERGY CONSERVATION CODE (2012)
	INTERNATIONAL FIRE CODE (2012)
	INTERNATIONAL MECHANICAL CODE (2012)
	INTERNATIONAL PLUMBING CODE (2012)
	INTERNATIONAL RESIDENTIAL CODE (2012)
	HOME ENERGY RATING SYSTEM (HERS)
	MOUNTAIN VILLAGE AMENDMENTS LISTED IN THEIR BUILDING REGULATIONS, CHAPTER 17
	FIRE MITIGATION AND FORESTRY MANAGEMENT, CHAPTER 17.6 SUPPLEMENTARY REGULATIONS



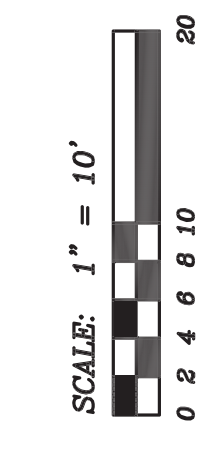
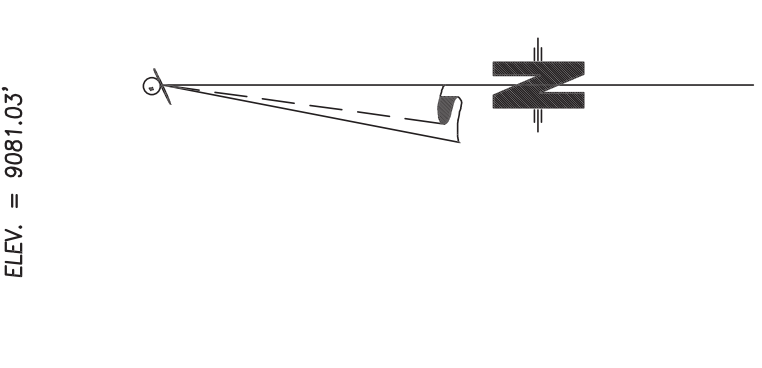
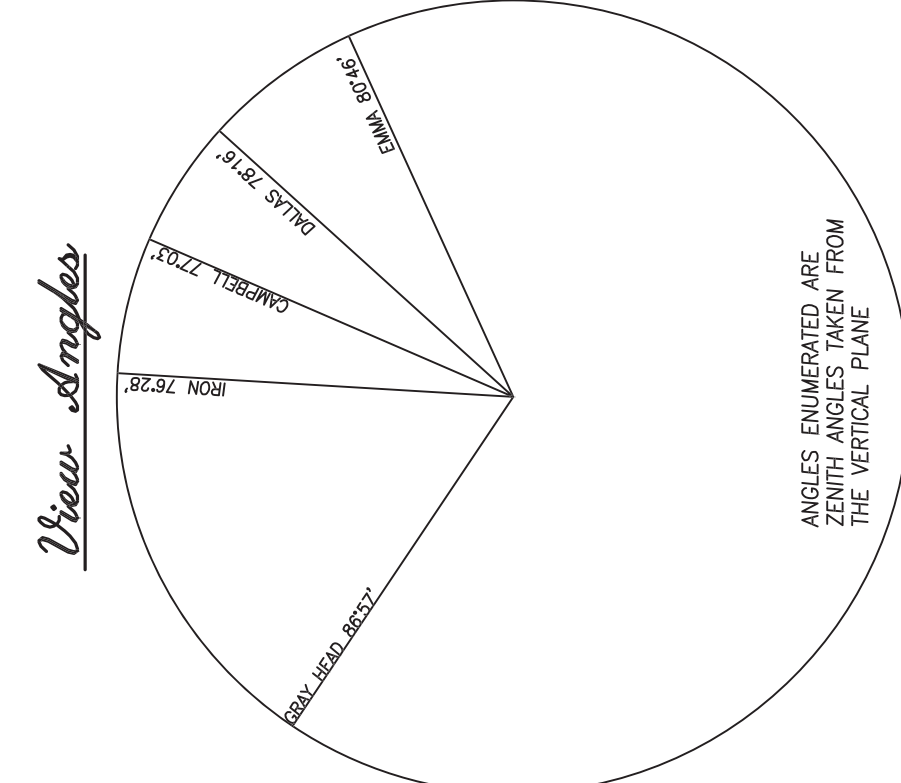
1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	



PROJECT NUMBER: 1901

COVER SHEET

T-001



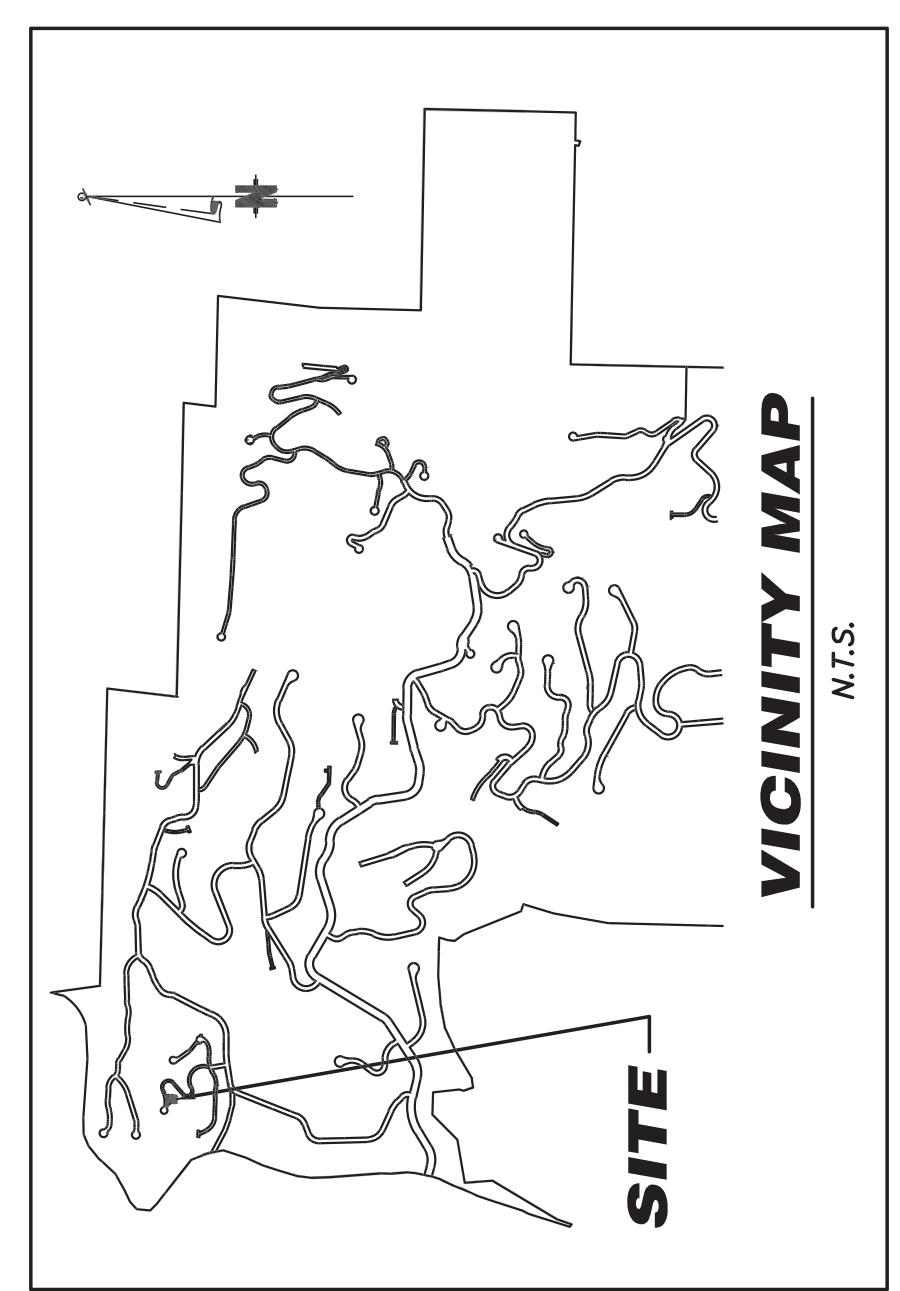
LEGEND

- SET MARK WITH RED FLAGGING
- AT BUILDING ENVELOPE CORNERS
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662
- ⊙ SANITARY SEWER MANHOLE

SURVEYOR'S CERTIFICATE:
 This topographic survey of Unit AR-53R2, Timber Ridge at Mountain Village was field surveyed beginning on August 17, 2018 under the direct responsibility, supervision and checking of David R. Buisson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



- NOTES:**
- Easement research and legal description from Land Title Guarantee Company, Order No. TLR66007965, dated March 22, 2018 at 5:00 P.M.
 - Benchmark: Control Point "CP FLORA-4" as show hereon, with an elevation of 9081.03 Feet.
 - NOTICE: According to Colorado law you must complete any legal action closed upon the date of this survey within three years after you first discover any defect in no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
 - Easement research and legal description from Security Title Guaranty Company, Order No. TLR66007965, dated January 24, 2007 at 8:00 A.M.
 - Contour interval = 1 foot.
 - Only living trees larger than 3" at chest height were located.



Topographic Survey
 Unit AR-53R2, Timber Ridge at Mountain Village,
 San Miguel County, Colorado.

Project Mgr: JH
 Technician: FO
 Checked by:
 Start date: 08/17/2018



970-728-6153 970-728-6050 Fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435
 Project #: 02009
 Sheet1 of 1

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

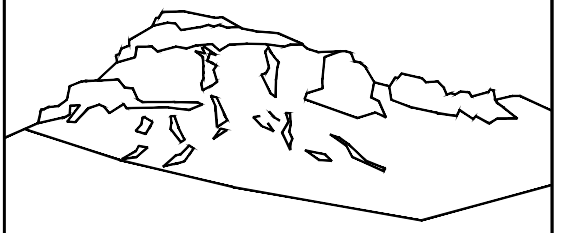
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

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

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

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



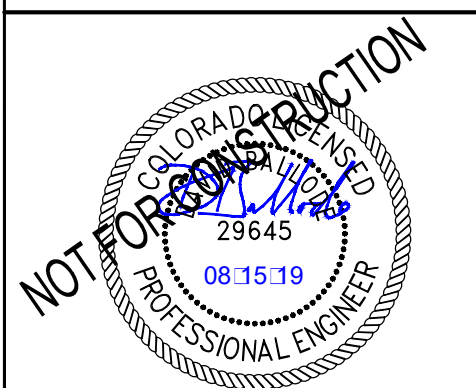
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2019-08-15

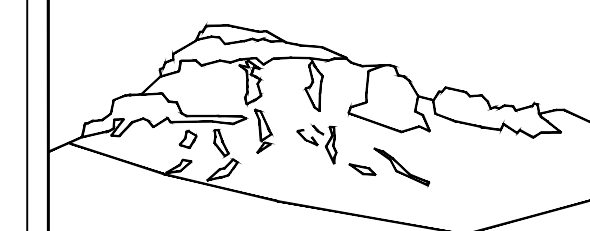
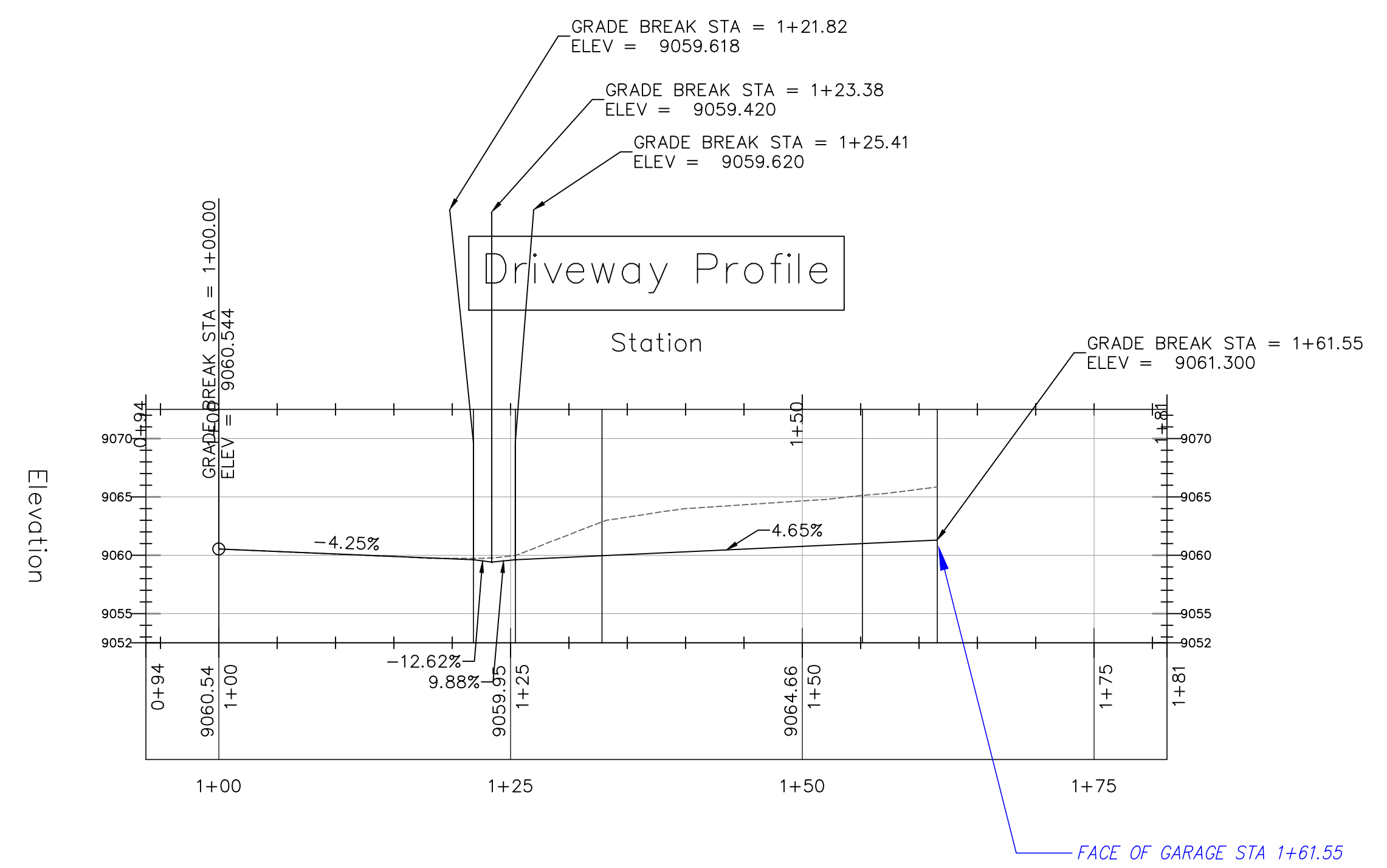
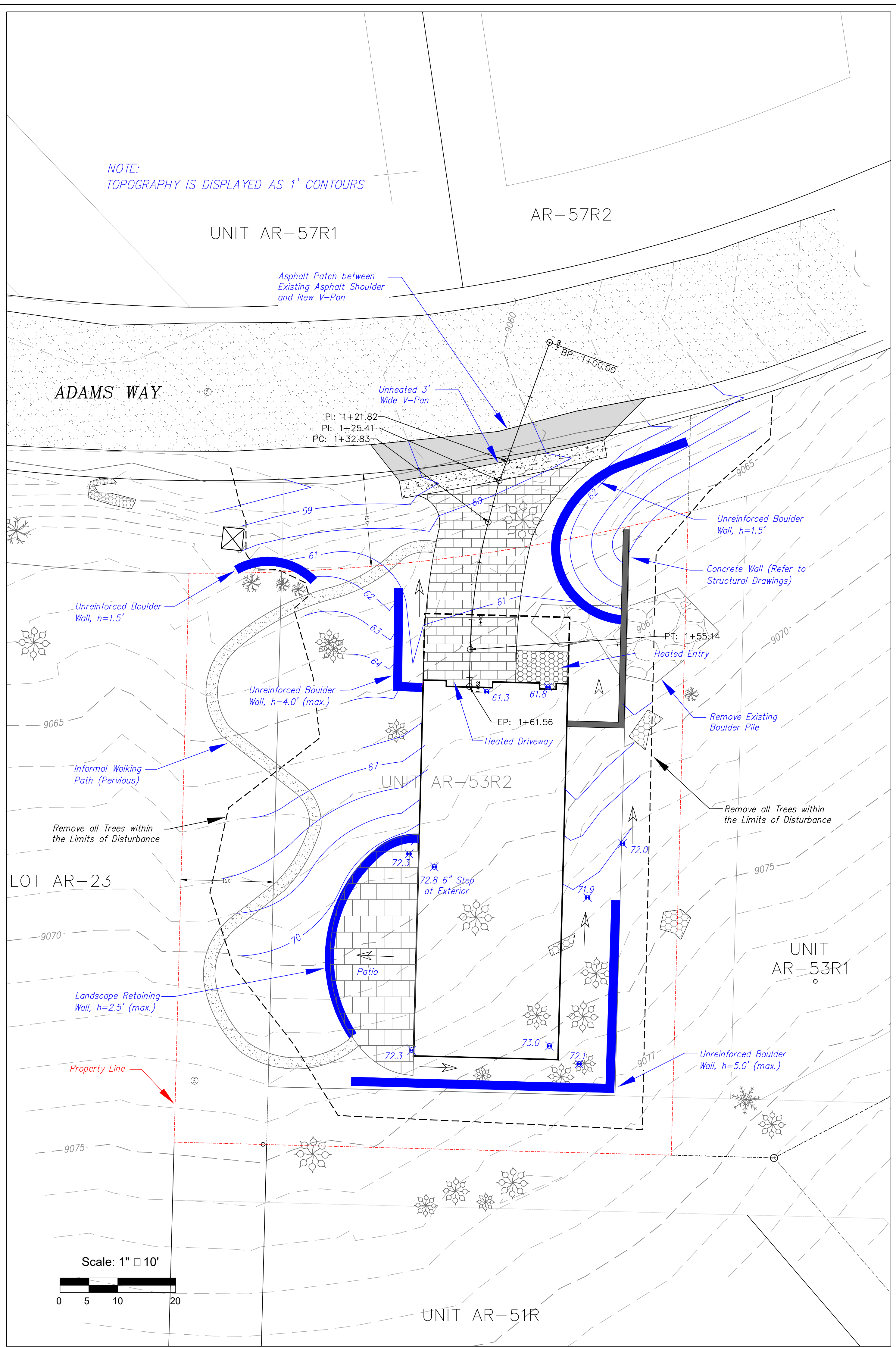
Conger-Austin
Lot AR53R2
Mtn. Village, CO



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

General
Notes

C1

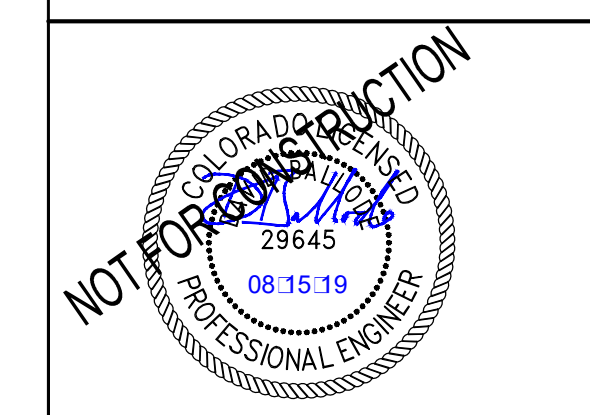


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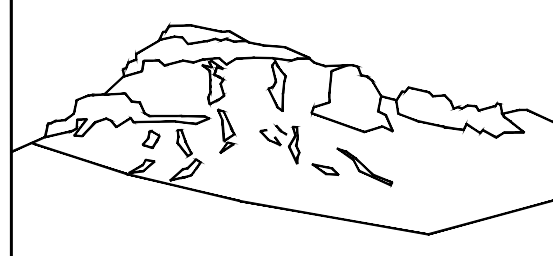
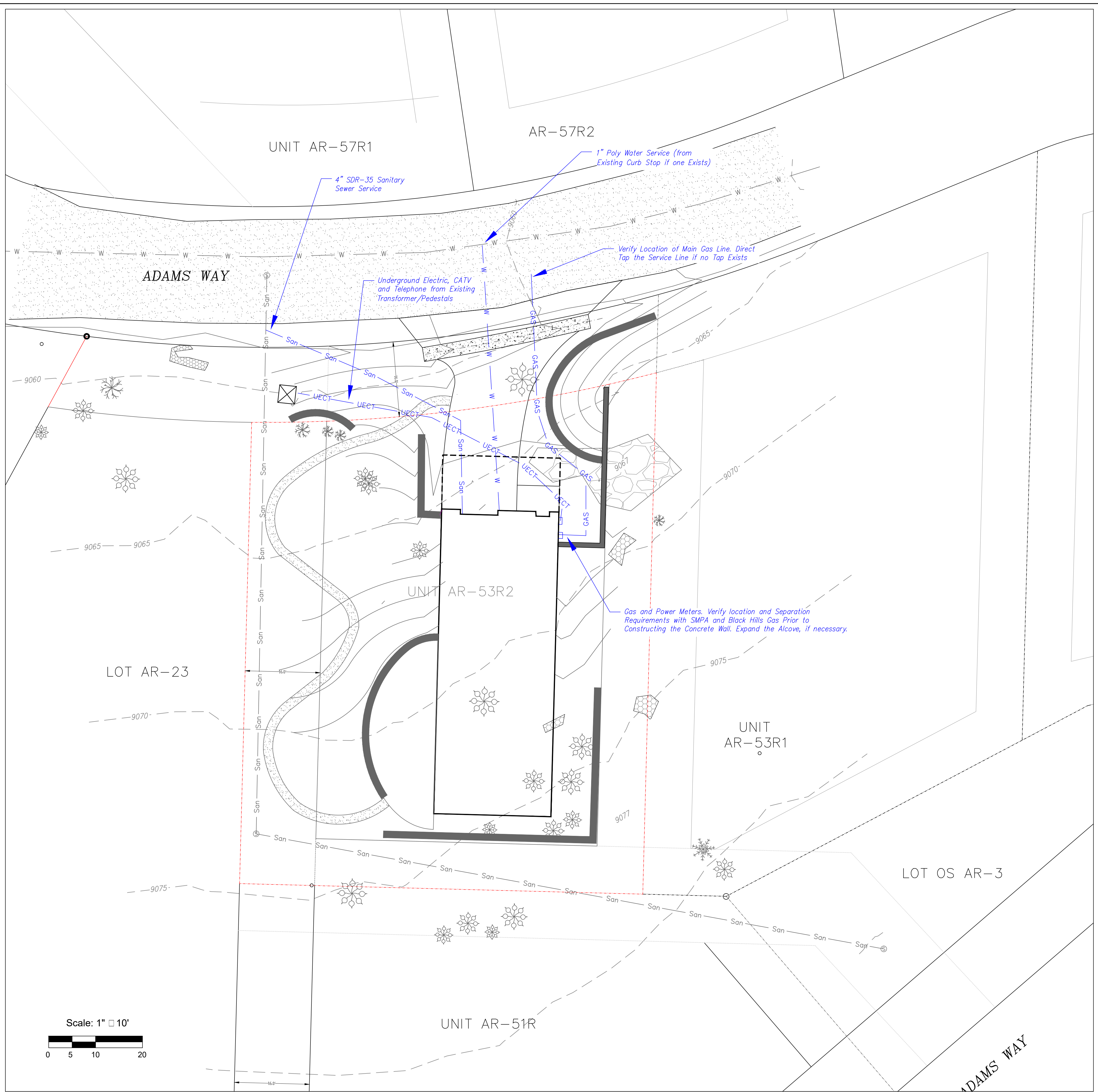


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Grading
and
Drainage

with
Driveway Profile

C2

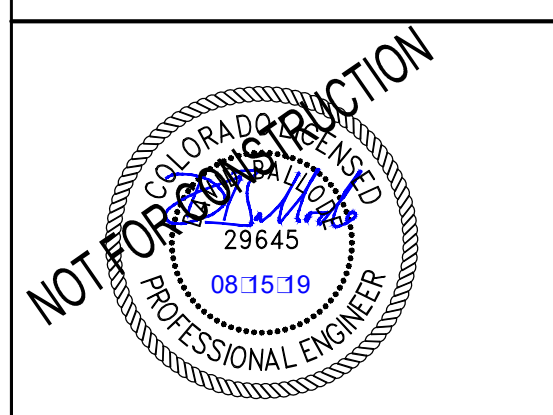


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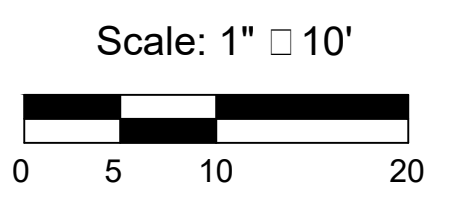
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Mtn. Village, CO



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Utilities

C3



IRRIGATION ZONE SCHEDULE		
ZONE	MATERIAL	HEAD
1	PERENNIALS	MICROS/POPUPS
2 TO 4	REVEG	ROTORS-TEMPORARY
5	GROUND COVER	DRIP
6	PERENNIALS	MICROS/POPUPS
7	SHRUBS	DRIP
8 TO 10	LOW GROW GRASS	POPUPS

WATER USAGE CHART: PERMANENT REGULAR ZONES				
VEGETATION TYPE	IRRIGATION HEAD TYPE	MONTHLY USAGE	SIZE OR TOTAL #	MONTHLY TOTALS
Perennials	Popup	4/SF	TBD-approx 450 sq ft	1,800 Gallons/Month
Low Grow Grass Seed	Rotors	2.5/GAL S.F.	TBD-approx 1,200 sq ft	3,000 Gallons/Month
TOTAL				4,800 Gallons/Month once materials are established grass usage will be reduced

WATER USAGE CHART: TEMPORARY ZONES				
VEGETATION TYPE	IRRIGATION HEAD TYPE	MONTHLY USAGE	SIZE OR TOTAL #	MONTHLY TOTALS
Reveg Grass Seed	Rotors	Seasonal		Temp Until Established
Deciduous Shrubs	Drip	6.4/GAL EA.	14 (#5 and B&B)	Temp Until Established
TOTAL				Zones will be turned off once material is established

- IRRIGATION NOTES**
- All irrigation materials shall be contractor's grade Rain Bird or Hunter parts.
 - System shall include all electrical wiring of valves and clock.
 - System shall include automatic clock, drain, shut off, valves, valve boxes, pipe and heads.
 - Smart clock and water meter technology will be installed provided internet signal is strong enough.
 - Backflow preventer and water line stub out shall be provided by contractor and shall include tie into one inch copper line with male or female adaptor and internal drain.
 - All walkways and driveway shall have 4 inch PVC sleeve provided by contractor.
 - GFI external outlet or clock hard wiring shall be provided by contractor.
 - All revegetation areas shall be irrigated with impact rotor heads.
 - All smaller seeded low grow zones shall be irrigated with pop up heads.
 - All perennial beds shall have pop up or pop up mister heads.
 - All trees shall have 2 staked drip set ups and be on a drip zone.
 - System shall have an overriding master valve or flow control meter.
 - System shall include installation of a rain sensor and/or smart irrigation control box with weather adjustment capability.

- IRRIGATION SYSTEM REQUIREMENTS**
- A backflow preventer installed by a Colorado licensed plumber and installed after receiving town plumbing permit.
 - Interior and exterior drain valves and an interior drain.
 - Interior and exterior shut off points.
 - Head to head or double coverage.
 - Flow control or flow meter device to prevent water loss.

- LANDSCAPE PLAN NOTES**
- REVEGETATION NOTES:**
- All revegetation shall be compliant with the Town of Mountain Village Design Regulations.
 - Subsoil surface shall be tilled to a depth of 4 to 6 inches on all non fill areas.
 - Topsoil shall be spread to a minimum depth of 4 to 6 inches over all revegetation areas.
 - Revegetation shall be done with screened topsoil and mixed with site topsoil to prevent creation of hardpan layers.
 - All seed shall be spread at a ratio that meets or exceeds the pound per square foot ratio as stated by the manufacturer's label.
 - All seed shall be raked in immediately after topsoil preparation to reduce noxious weed development and erosion.
 - All revegetation areas shall be mulched with Back to Earth organic mulch and not straw or hay to prevent seeding of hay.
 - Back to Earth organic mulch shall be applied immediately after seeding to a depth adequate for topdressing.
 - Slopes with greater than a 3:1 ratio shall have erosion control net if broadcast seeding cannot be quickly established.
 - All revegetation seeding near building and driveways shall be seeded with low grow grass seed.
 - All disturbed areas away from buildings, easements and any other areas disturbed by construction shall be seeded with mountain mix native grass seed.
- WILDFIRE MITIGATION AND DEFENSIBLE SPACE NOTES:**
- Any existing deciduous or evergreen trees within a 15 foot perimeter of building shall be removed to allow for Zone 1 defensible space.
 - All new trees planted shall be outside of 15 foot perimeter of building to maintain a 15 foot wildfire mitigation boundary.

PLANT SCHEDULE AND LEGEND (ALL MATERIALS WILL BE SITE LOCATED BY DESIGNER)

PLANT SYMBOL	QUANTITY	SIZE	LATIN	COMMON NAME
	14	#5 and B&B	Mix of deciduous shrubs: Examples include Prunus, Sambucus, Potentilla, Alnus	Chokecherry, Elderberry, Potentilla, Alder
	2.5 per sq. ft.	Approx 400 sq.ft.	Mix of perennial flowers: Examples Achillea, Aconitum, Aquilegia, Campanula, Lupinus, Paeonia, Grass Festuca, Nepeta, Iris and Geranium	Yarrow, Monkshood, Columbine, Bellflower, Lupine, Peony, Blue Fescue Grass, Catnip, Iris and Geranium
	2.5 per sq. ft.	Approx 80 sq.ft.	Thymus praecox 'Pseudolanuginosus'	Woolly Thyme

LANDSCAPE LEGEND (ALL MATERIALS WILL BE SITE LOCATED BY DESIGNER)

MATERIAL SYMBOL	SIZE	MATERIAL	GENERAL INFORMATION
	TBD	Stone patio pavers	Layed in random pattern-light to loose with wide soil joints for plantings
	TBD	Steel plate retaining wall	Steel plates powder coated in flat, low gloss black
	TBD	1/4" Gage 4" Hot rolled flat metal edging	Edging for perennial beds and footpath
	Approx 600 sqft	Crushed or 3/4 inch mix light colored rock	For base of Perennial Beds A & B and for footpath from drive to upper patio
		15 Foot Boundary	15 Foot Wildfire Mitigation Boundary

- GENERAL SITE WORK, TREE AND PLANTING NOTES:**
- Any existing trees marked on plan for preservation shall be fenced with tree protection.
 - All newly planted and irrigated trees and shrubs shall be guaranteed for two growing seasons provided Telluride Land Works is providing summer maintenance services.
 - All trees and shrubs shall be backfilled with a screened topsoil/organic soil amendment mixture at a ratio of 2:1.
 - Perennial beds shall be tilled to an 8 inch depth and amended with screened topsoil and organic soil amendment.
 - Perennials planted at a square foot ratio of 2.5:1 with 7 one gallon containers equal to 1 flat perennial flowers.
 - All perennial and shrub plantings shall be field located by project designer.
 - All perennial beds shall be mulched with Back to Earth organic mulch to a minimum depth of 2 inches.
 - Site shall have adequate drainage to prevent standing water and protect natural watershed areas.
 - Topsoil from site in sections not containing noxious weed seeds shall be moved during construction, stockpiled on site and redistributed with final grade where possible.
 - All plant material shall be non-noxious as specified within San Miguel County.
 - All debris from site work and landscaping shall be removed from site upon project completion.

SEED MIXTURE NOTES:

Native Grass Mix (General Revegetation Areas)
Western Yarrow 5%
Tall Fescue 10%
Arizona Fescue 5%
Hard Fescue 5%
Creeping Red Fescue 10%
Alpine Bluegrass 15%
Canada Bluegrass 10%
Perennial Ryegrass 15%
Slender Wheatgrass 10%
Mountain Brome 15%
Low Grow Grass Mix (Areas Closest To House and West side)
Crested Wheatgrass 30%
Blue Fescue 20%
Dwarf Perennial Ryegrass 25%
Canada Bluegrass 15%
Chewings Fescue 10%

EXISTING TREE LEGEND

ASPEN	
SPRUCE	
FIR	



LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM JUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

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1015 LEE STREET
EVANSTON IL 60202

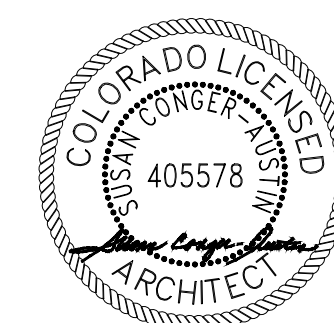
UNCOMPAGRE ENGINEERING LLC
CIVIL ENGINEER:
PO BOX 3945
TELLURIDE, CO 81435

JESSE PEKKALA, P.E. LLC
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435

BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	



PROJECT NUMBER: 1901

SITE PLAN

L-001

LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM JUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

S. CONGER ARCHITECTS LLC
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610

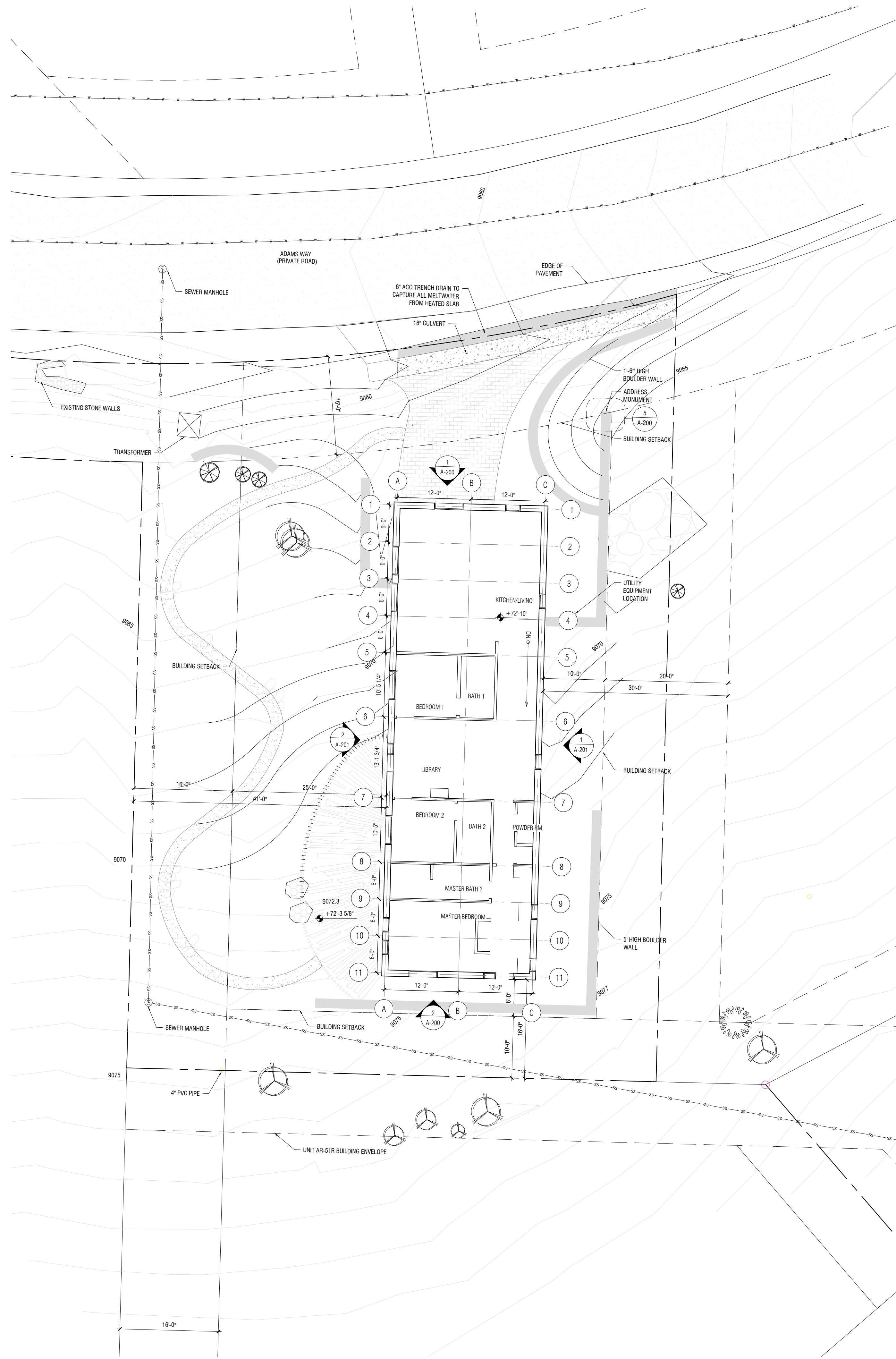
ANNETTE HUGHES ARCHITECTS
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL 60202

UNCOMPAGHRE ENGINEERING LLC
CIVIL ENGINEER:
PO BOX 3945
TELLURIDE, CO 81435

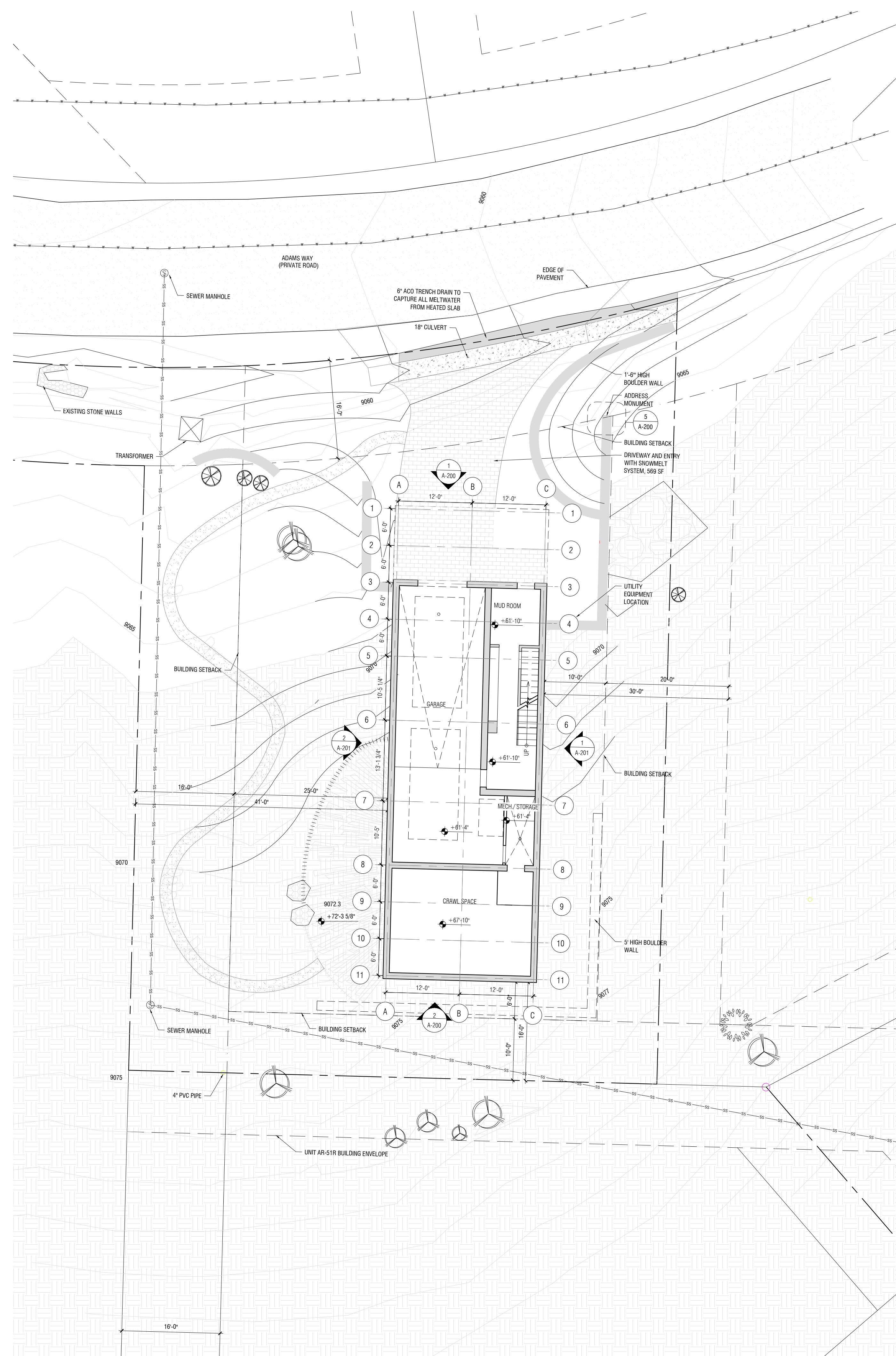
JESSE PEKKALA, P.E. LLC
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435

BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435



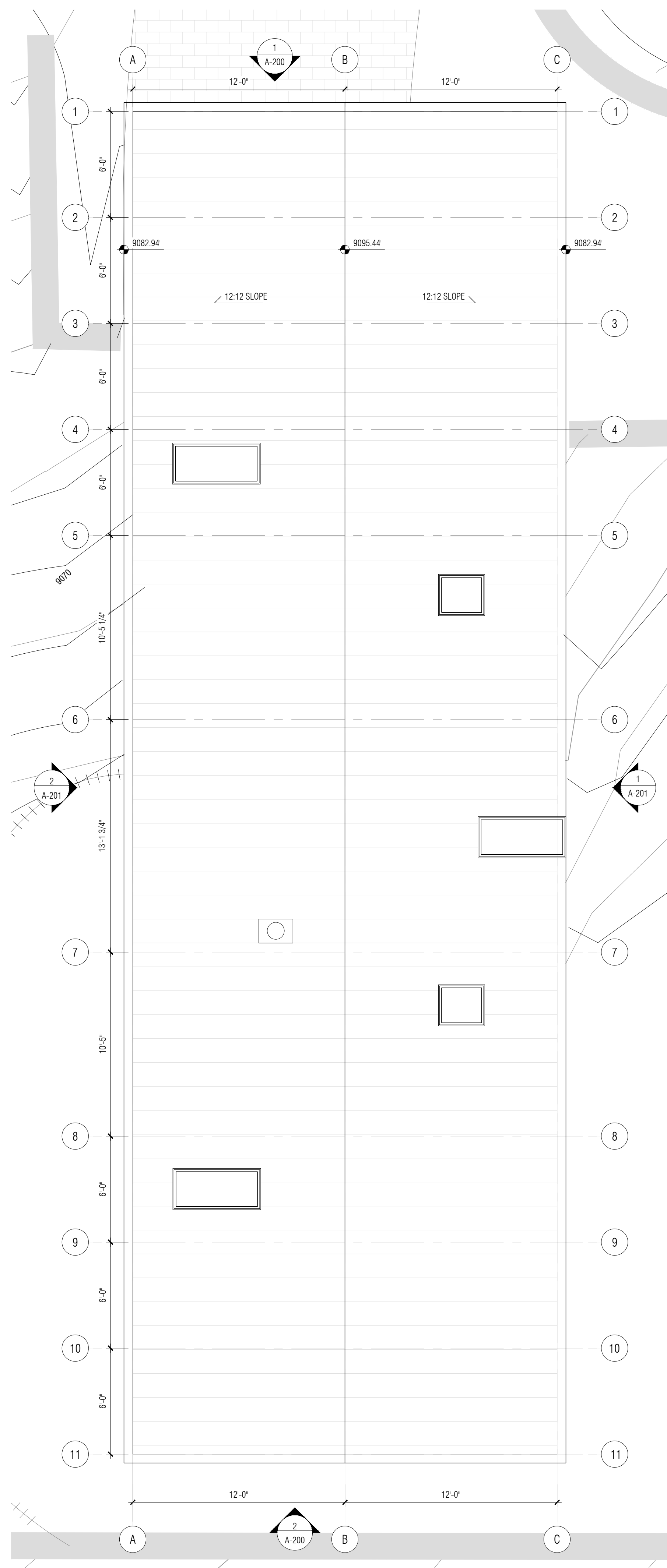
2 SITE PLAN @ UPPER LEVEL
SCALE: 1"=10'



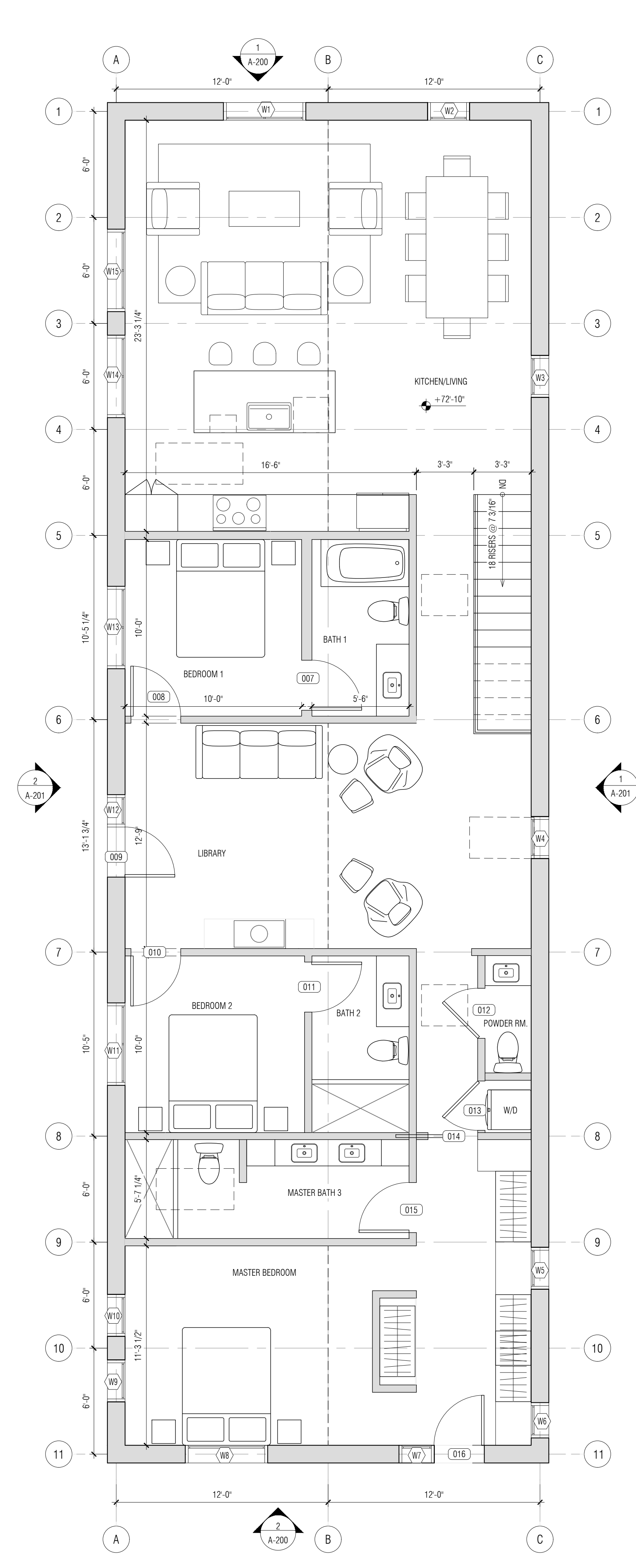
1 SITE PLAN @ LOWER LEVEL
SCALE: 1"=10'

NOTE: PLAN CUT @ 4'-6" ABOVE FINISH FLOOR.
INDICATES AREA BELOW GRADE

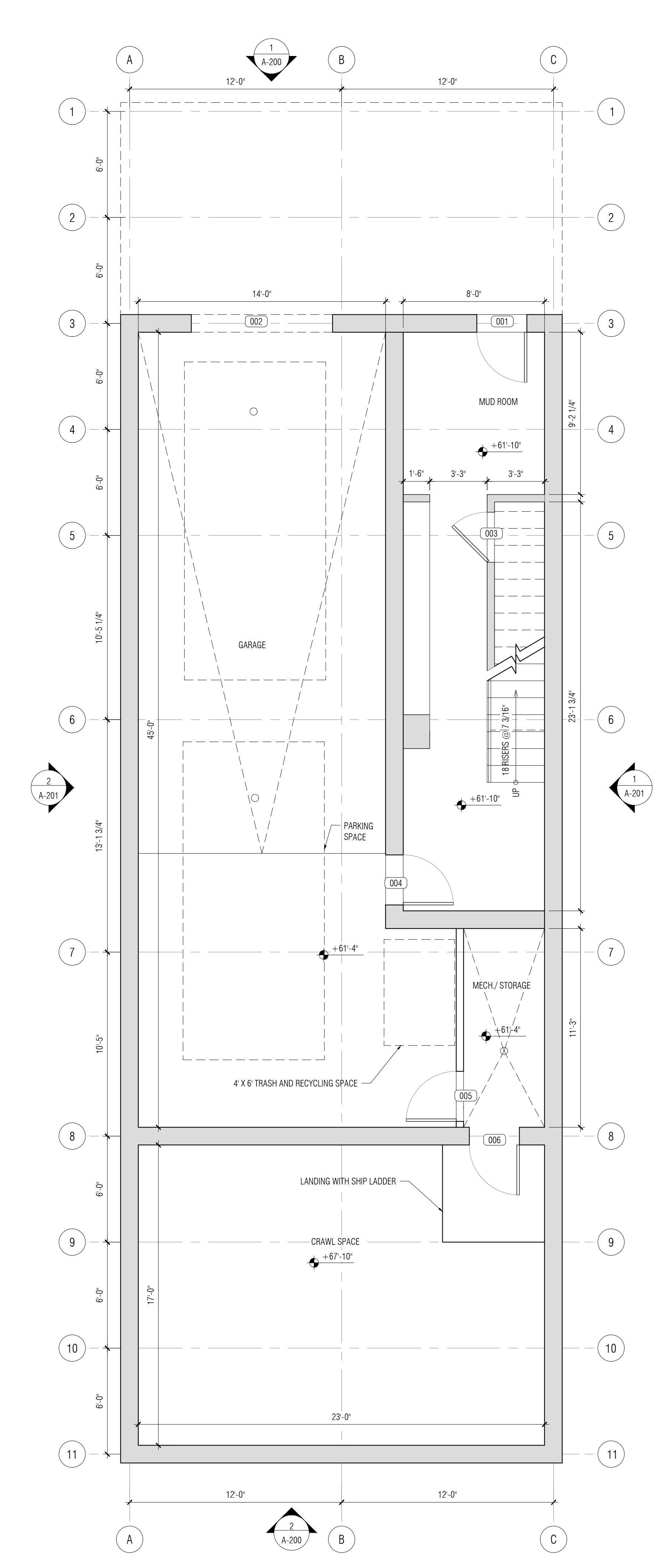
1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	
PROJECT NUMBER: 1901	
SITE PLAN	
A-001	



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



2 UPPER LEVEL FLOORPLAN
SCALE: 1/4" = 1'-0"



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

LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM JUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

S. CONGER ARCHITECTS LLC
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610

ANNETTE HUGHES ARCHITECTS
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL 60202

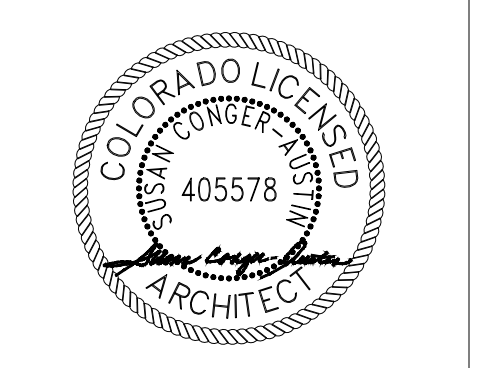
UNCOMPAGRE ENGINEERING LLC
CIVIL ENGINEER:
PO BOX 3945
TELLURIDE, CO 81435

JESSE PEKKALA, P.E. LLC
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435

BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	



PROJECT NUMBER: 1901

FLOOR PLANS

A-100

LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM AUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

S. CONGER ARCHITECTS LLC
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610

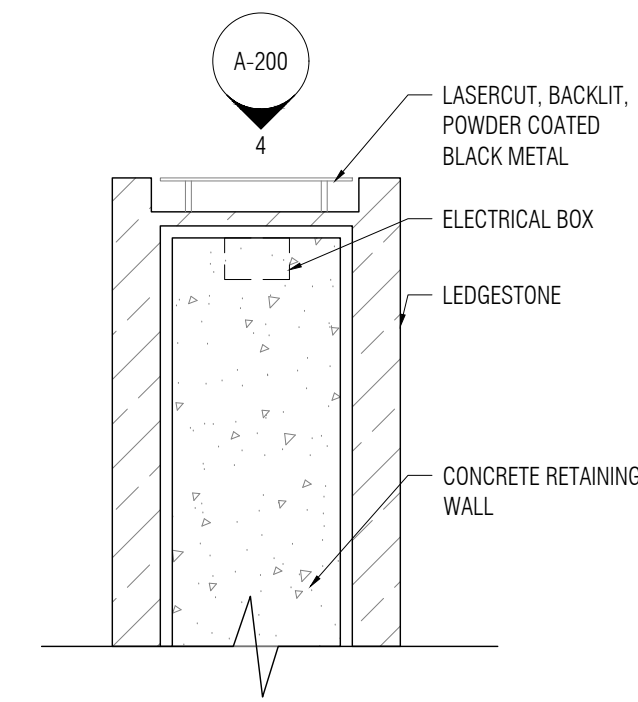
ANNETTE HUGHES ARCHITECTS
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL 60202

UNCOMPAGRE ENGINEERING LLC
CIVIL ENGINEER
PO BOX 3945
TELLURIDE, CO 81435

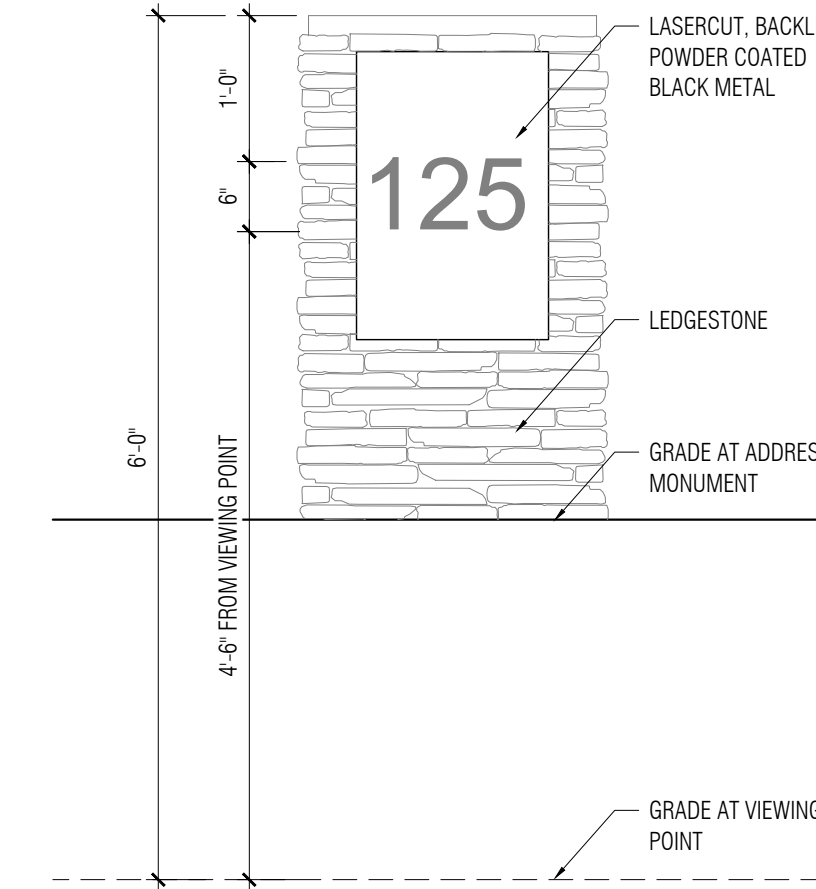
JESSE PEKKALA, P.E. LLC
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435

BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435



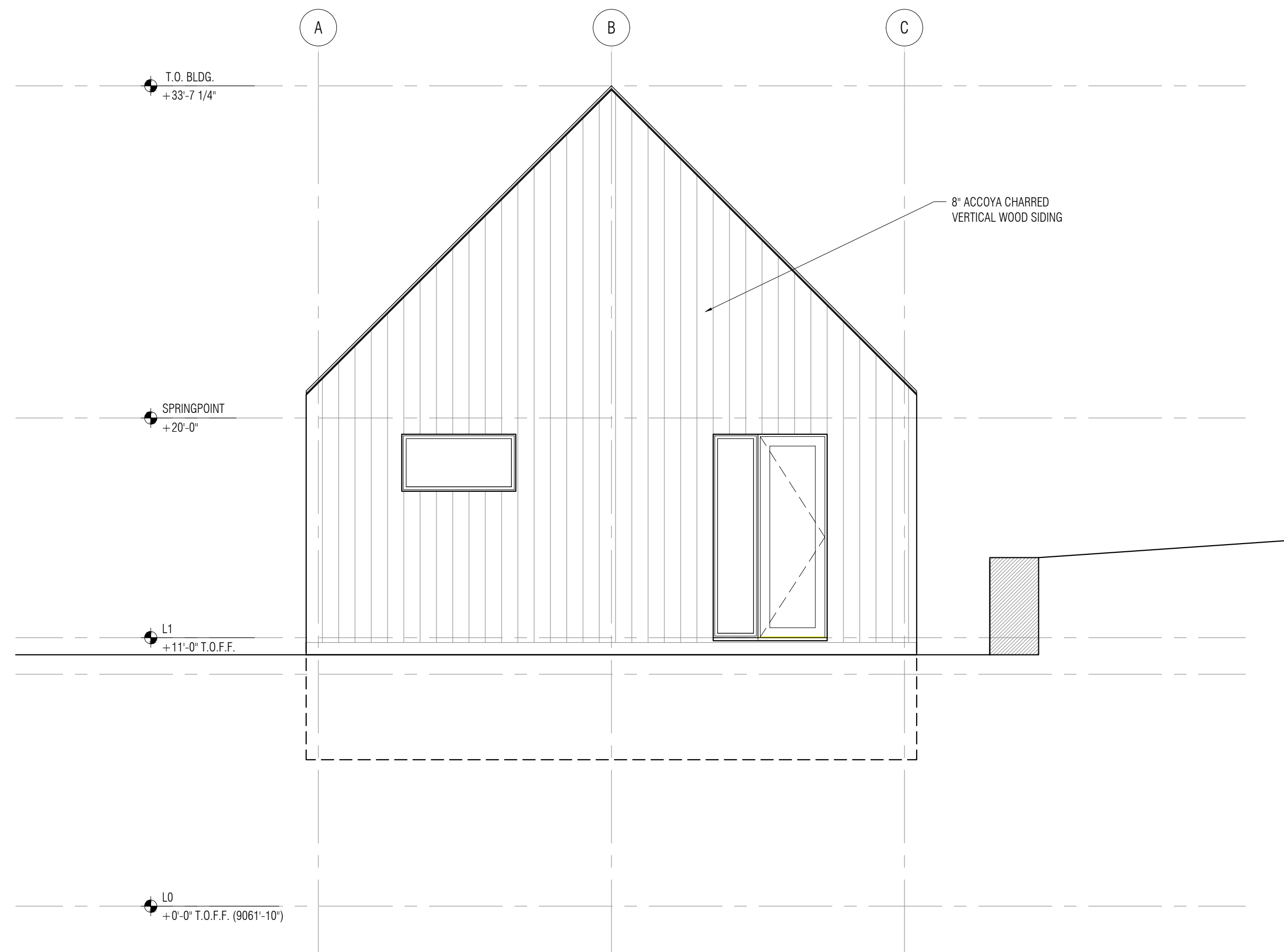
5 ADDRESS MONUMENT PLAN DETAIL
SCALE: 3/4" = 1'-0"



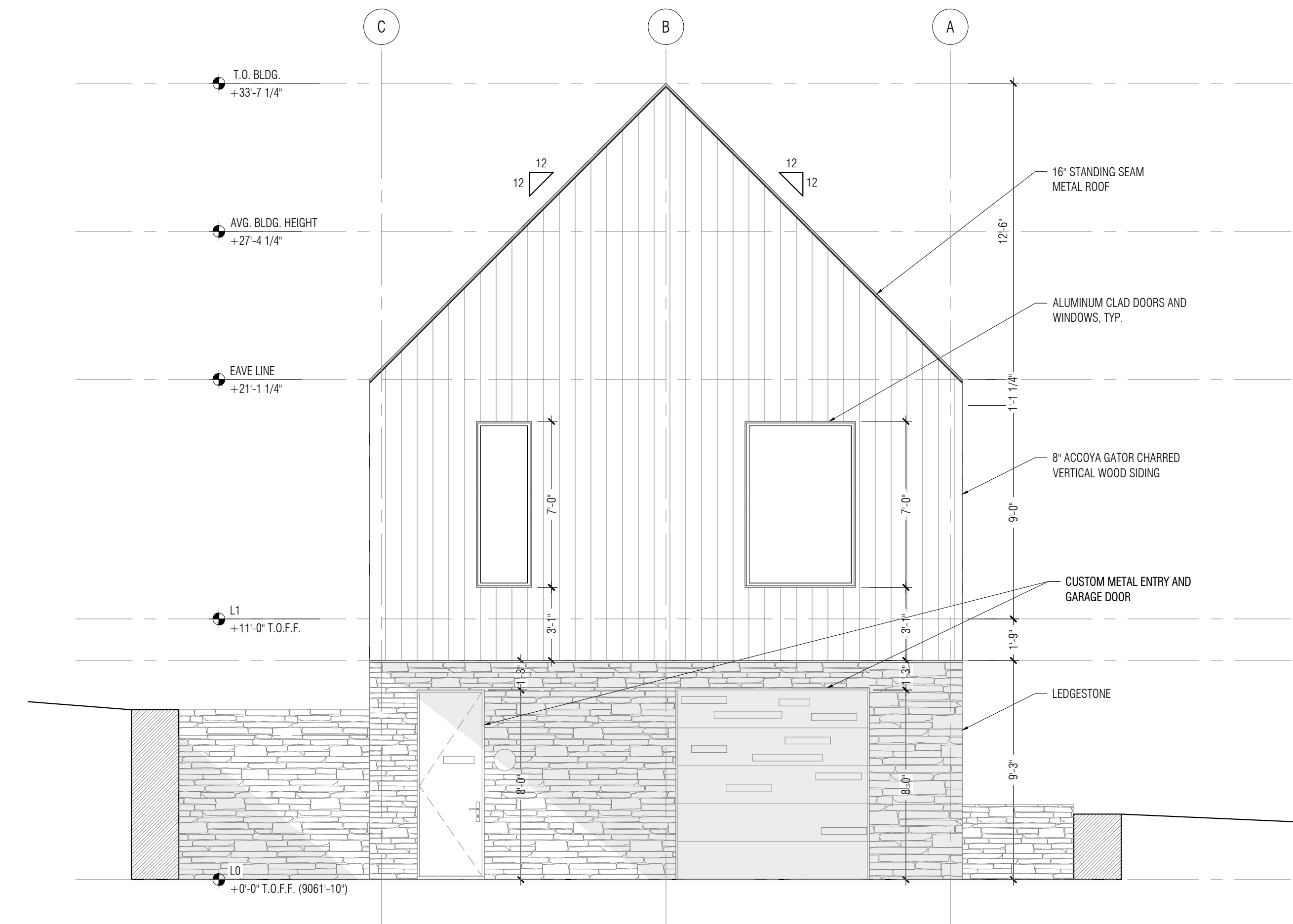
4 ADDRESS MONUMENT ELEVATION
SCALE: 3/4" = 1'-0"

MATERIAL LEGEND	
ACCOYA GATOR CLEAR	
BLACK STANDING SEAM METAL	
FIELD STONE	

3 MATERIAL LEGEND
SCALE: NTS

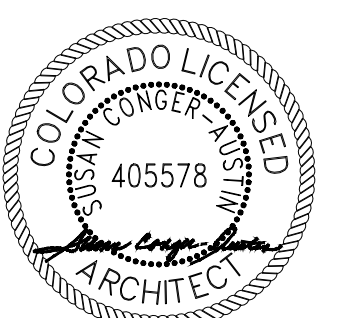


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

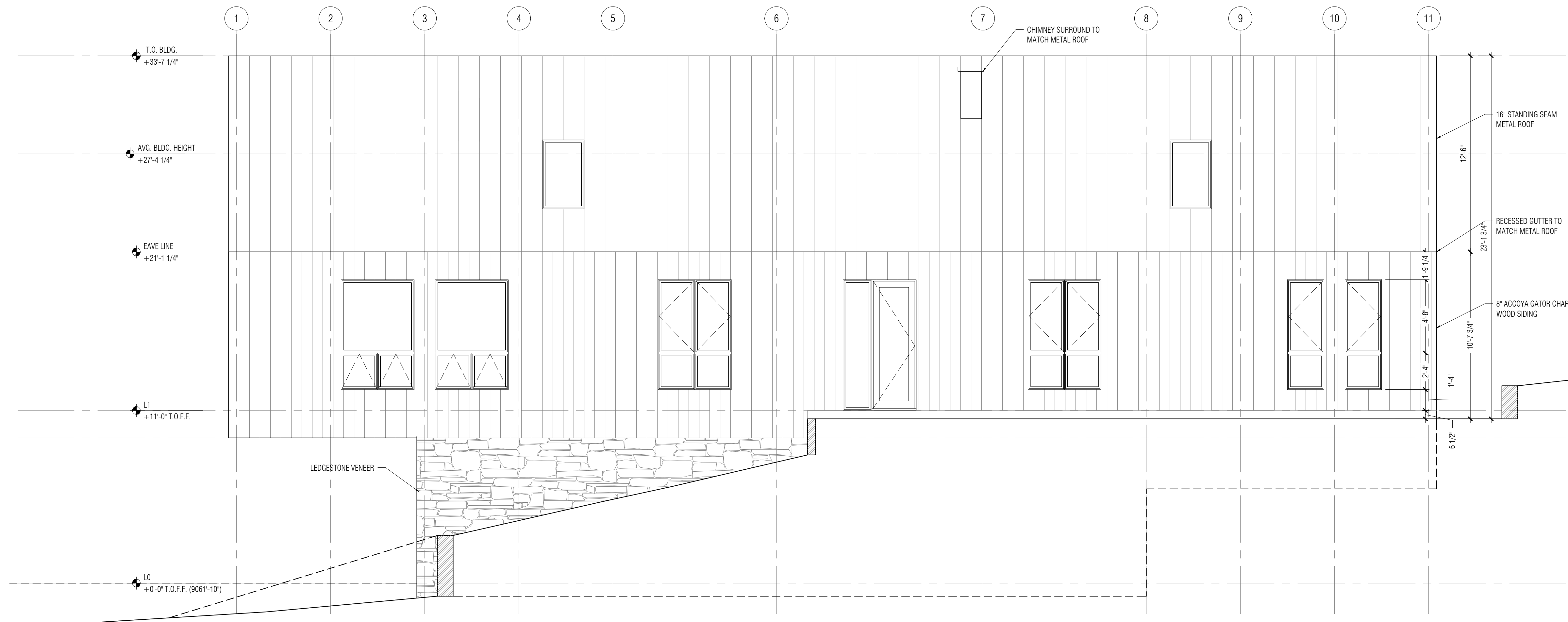
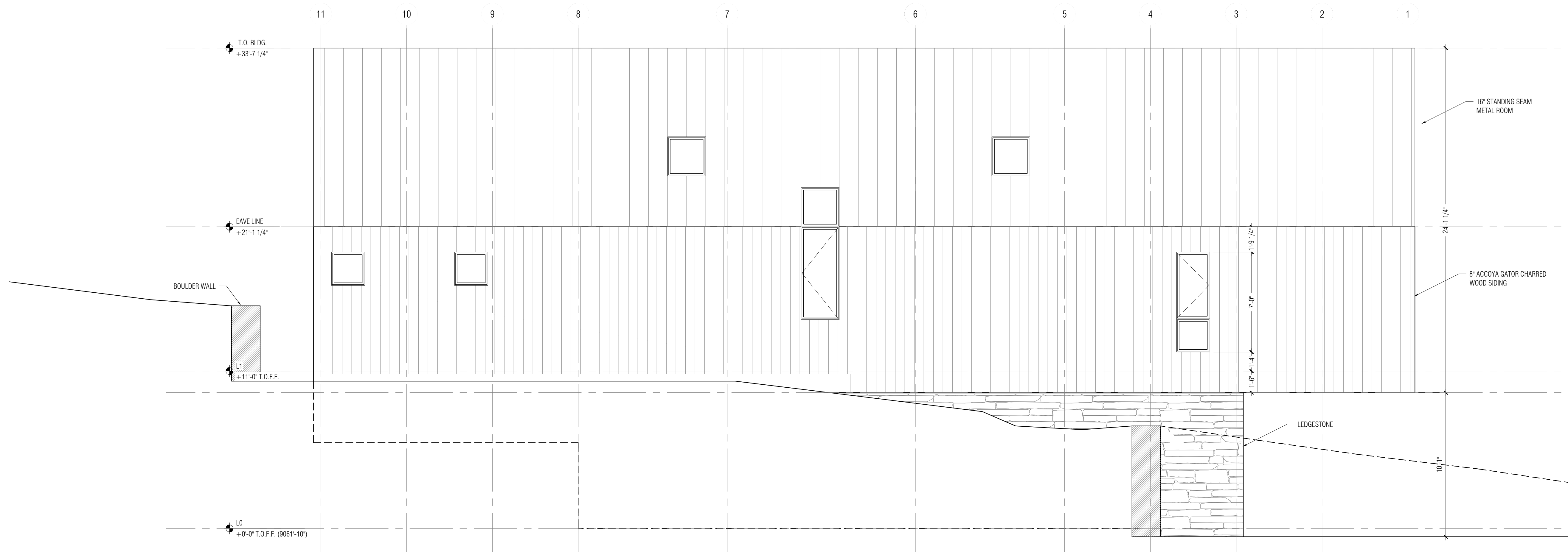
1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	



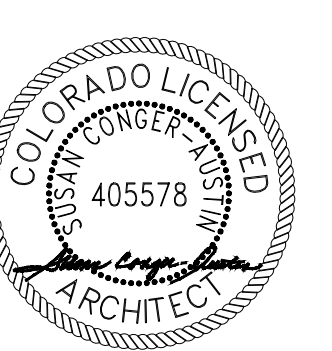
PROJECT NUMBER: 1901

EXTERIOR ELEVATIONS

A-200

LOT AR53R2125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435**JIM AUSTIN AND SUSAN CONGER-AUSTIN**
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610**S. CONGER ARCHITECTS LLC**
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610**ANNETTE HUGHES ARCHITECTS**
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL. 60202**UNCOMPAGHRE ENGINEERING LLC**
CIVIL ENGINEER
PO BOX 3945
TELLURIDE, CO 81435**JESSE PEKKALA, P.E. LLC**
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435**BURGGRAAF ASSOCIATES INC**
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401**TELLURIDE LAND WORKS**
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 814352 WEST ELEVATION
SCALE: 1/4" = 1'-0"1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	

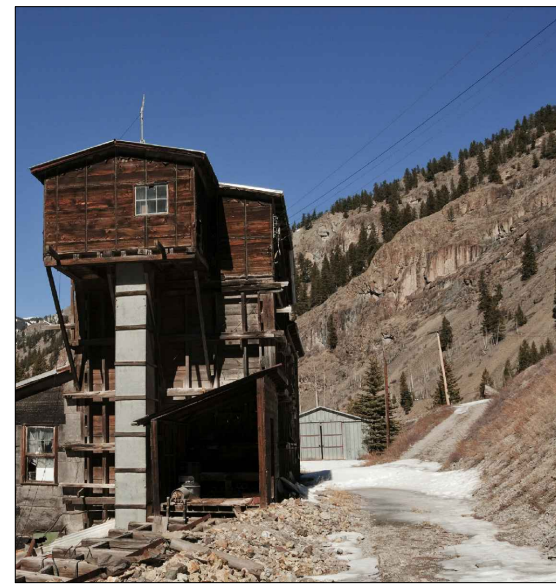


PROJECT NUMBER: 1901

EXTERIOR ELEVATIONS**A-201**



Historical Precedent
Traditional Cabin



Historical Precedent
Mining Structure



Historical Precedent
Traditional Cabin

LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM AUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

S. CONGER ARCHITECTS LLC
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610

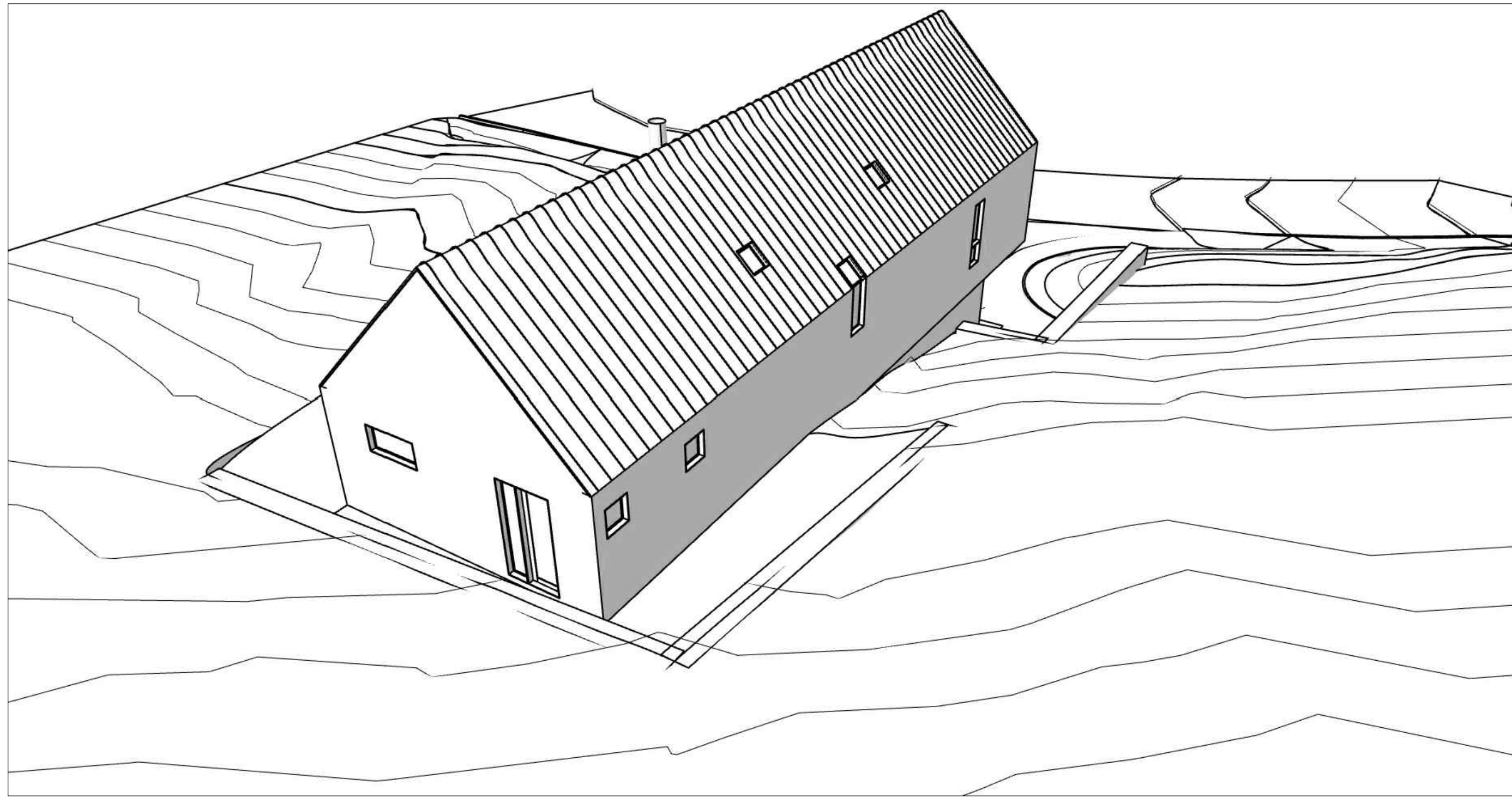
ANNETTE HUGHES ARCHITECTS
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL, 60202

UNCOMPAGRE ENGINEERING LLC
CIVIL ENGINEER
PO BOX 3945
TELLURIDE, CO 81435

JESSE PEKKALA, P.E. LLC
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435

BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

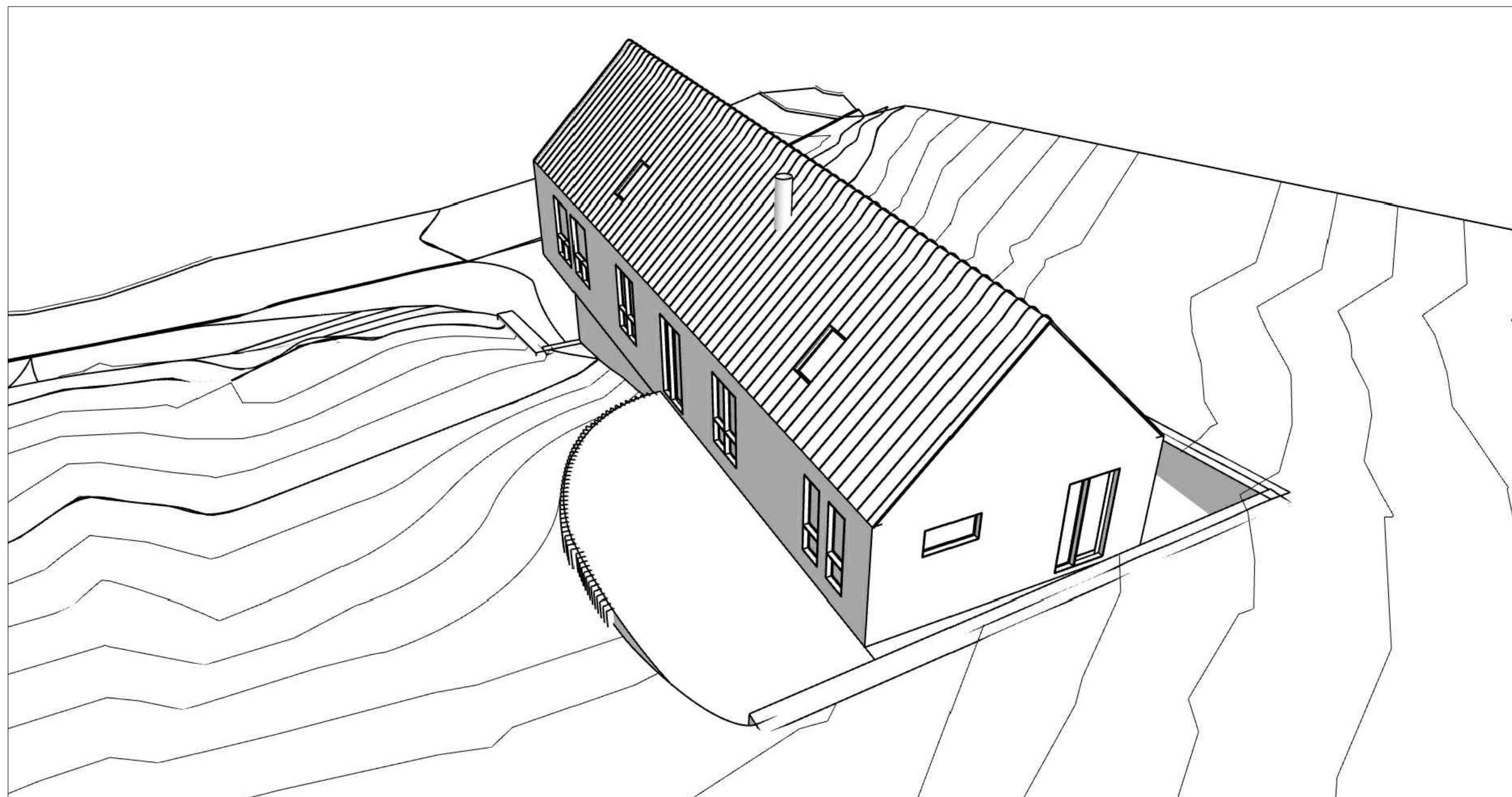
TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435



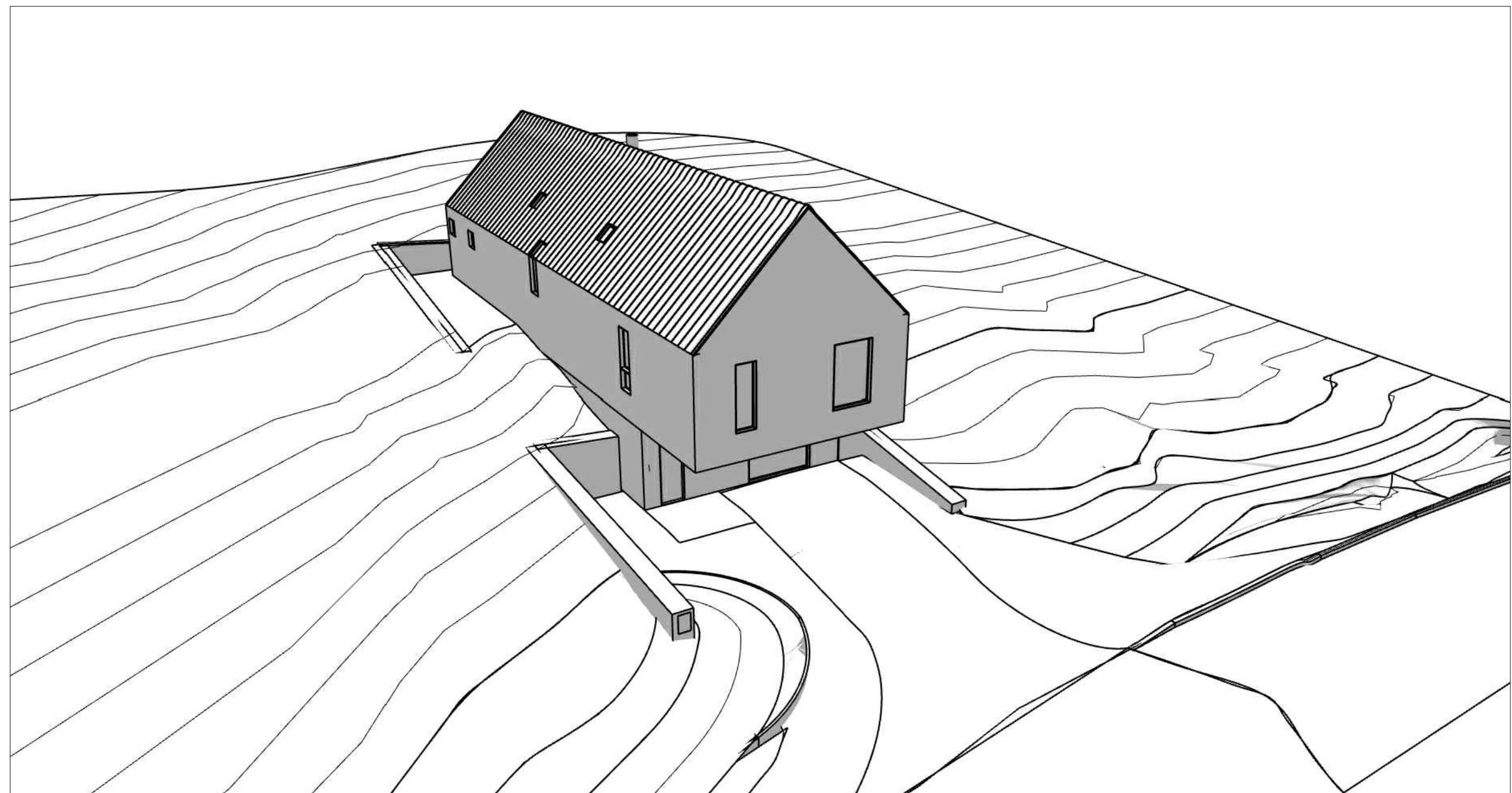
4 AERIAL VIEW LOOKING NORTHWEST
SCALE: NTS



3 AERIAL VIEW LOOKING SOUTHEAST
SCALE: NTS

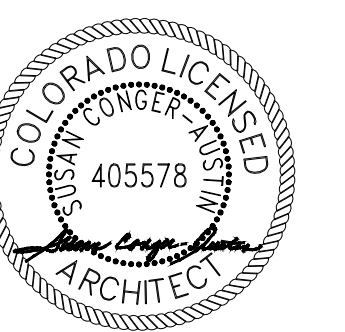


2 AERIAL VIEW LOOKING NORTHEAST
SCALE: NTS



1 AERIAL VIEW LOOKING SOUTHWEST
SCALE: NTS

1.	DRB SUBMISSION	8/18/19
	NO. ISSUED FOR	DATE
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SEAL AND SIGNATURE		



PROJECT NUMBER: 1901

CONCEPTUAL VIEWS

T-002

LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM AUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

S. CONGER ARCHITECTS LLC
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610

ANNETTE HUGHES ARCHITECTS
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL 60202

UNCOMPAGRE ENGINEERING LLC
CIVIL ENGINEER:
PO BOX 3945
TELLURIDE, CO 81435

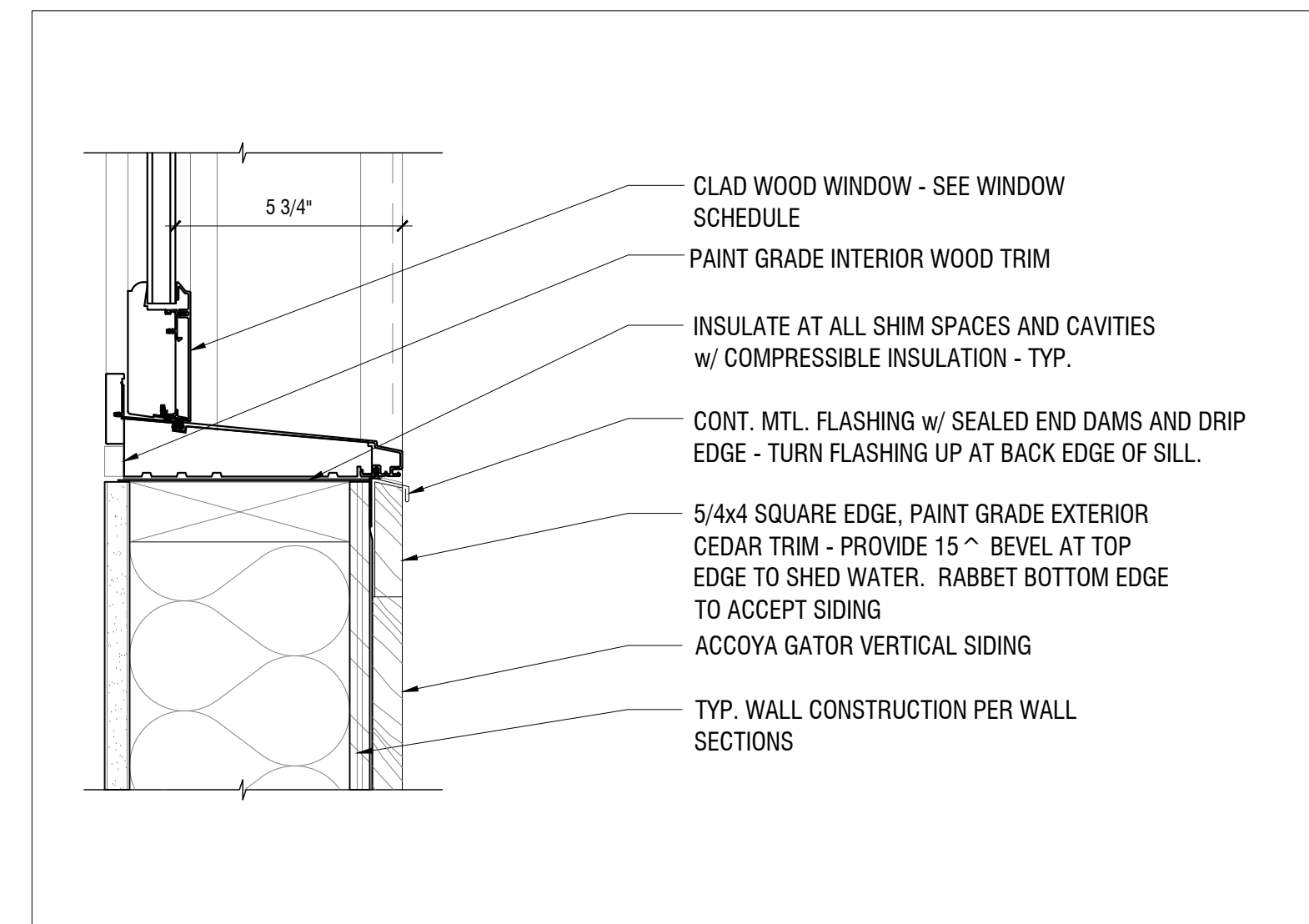
JESSE PEKKALA, P.E. LLC
STRUCTURAL ENGINEERS
PO BOX 688
TELLURIDE, CO 81435

BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435

WINDOW SCHEDULE			
TAG	WIDTH	HEIGHT	COMMENTS
W-1	4'-8"	7'-0"	
W-2	2'-4"	7'-0"	
W-3	2'-4"	7'-0"	
W-4	2'-4"	6'-6"	CUSTOM INTEGRAL SKYLIGHT @ ROOF
W-5	2'-4"	2'-4"	
W-6	2'-4"	2'-4"	
W-7	1'-10"	8'-4"	DOOR SIDE LITE
W-8	4'-8"	2'-4"	
W-9	2'-4"	7'-0"	
W-10	2'-4"	7'-0"	
W-11	4'-8"	7'-0"	
W-12	1'-10"	8'-4"	DOOR SIDE LITE
W-13	4'-8"	7'-0"	
W-14	4'-8"	7'-0"	
W-15	4'-8"	7'-0"	

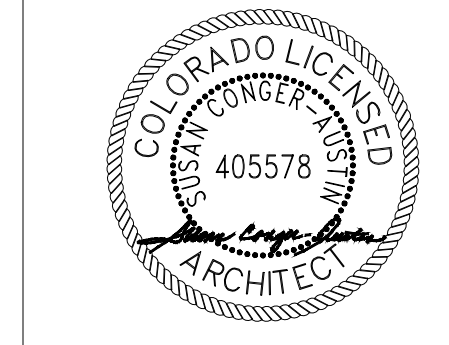
DOOR SCHEDULE			
TAG	WIDTH	HEIGHT	COMMENTS
001	2'-10"	8'-0"	EXTERIOR
002	2'-10"	8'-0"	
003	2'-10"	8'-0"	
004	2'-10"	8'-0"	
005	2'-10"	8'-0"	
006	2'-6"	4'-8"	
007	2'-10"	8'-4"	
008	2'-10"	8'-4"	
009	2'-10"	8'-4"	EXTERIOR
010	2'-10"	8'-4"	
011	2'-10"	8'-4"	
012	2'-10"	8'-4"	
013	2'-10"	8'-4"	
014	2'-10"	8'-4"	
015	2'-10"	8'-4"	
016	2'-10"	8'-4"	EXTERIOR



1 TYPICAL SILL DETAIL
SCALE: 3"=1'-0"

NOTE: DOOR PROFILE SIMILAR TO WINDOW

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	



PROJECT NUMBER: 1901

SCHEDULES & DETAILS

A-700

LOT AR53R2

125 ADAMS WAY
MOUNTAIN VILLAGE, CO 81435

JIM AUSTIN AND SUSAN CONGER-AUSTIN
OWNER
1521 N NORTH PARK AVE
CHICAGO IL 60610

S. CONGER ARCHITECTS LLC
ARCHITECT OF RECORD
1521 N NORTH PARK AVE
CHICAGO IL 60610

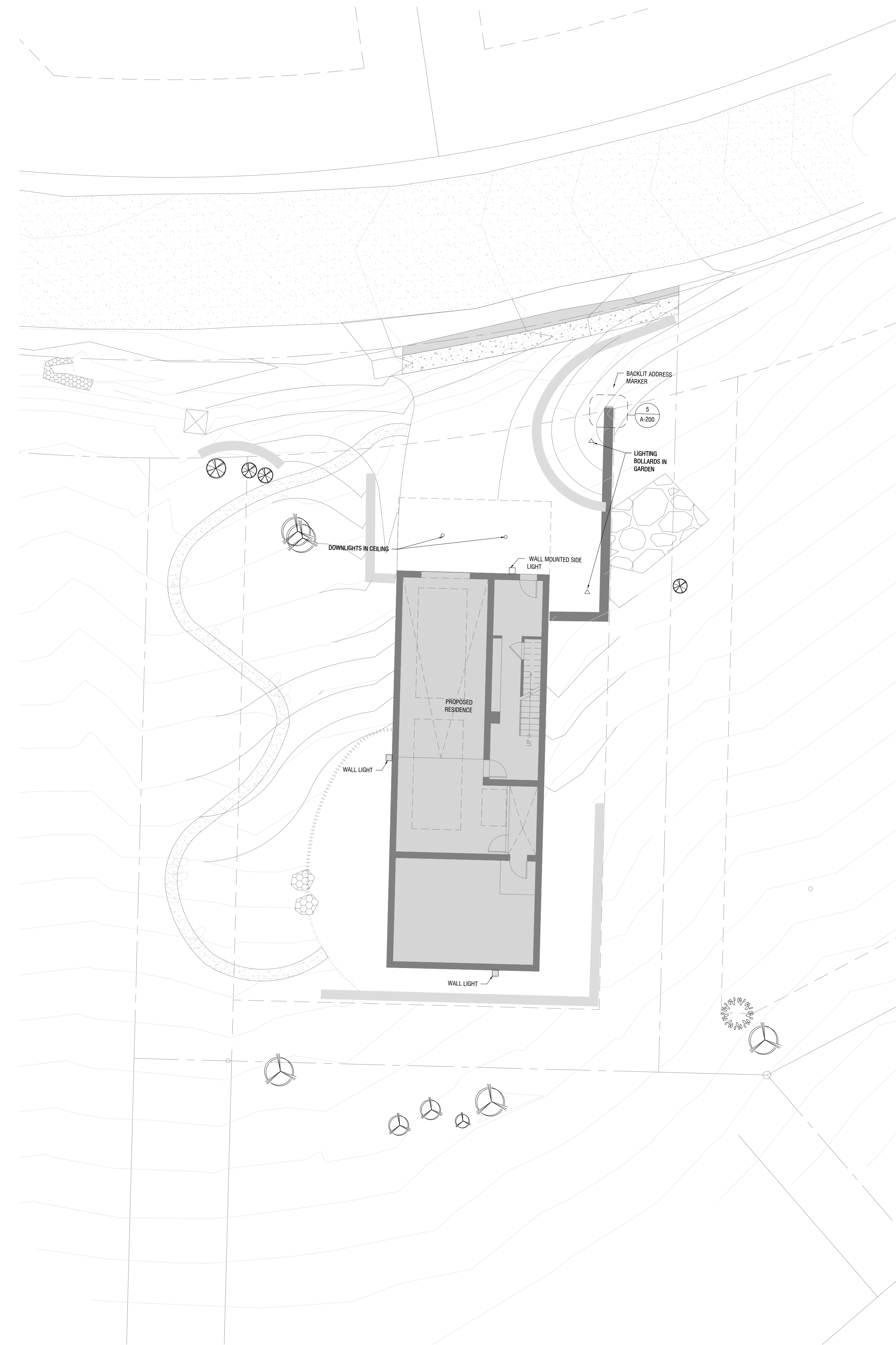
ANNETTE HUGHES ARCHITECTS
ASSOCIATE ARCHITECT
1015 LEE STREET
EVANSTON IL, 60202

UNCOMPAGRE ENGINEERING LLC
CIVIL ENGINEER:
PO BOX 3945
TELLURIDE, CO 81435

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STRUCTURAL ENGINEERS
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TELLURIDE, CO 81435

BURGGRAAF ASSOCIATES INC
MEP FP ENGINEER
1404 HAWK PARKWAY #218
MONTROSE, CO 81401

TELLURIDE LAND WORKS
LANDSCAPE DESIGNER
315 ADAMS RANCH ROAD, #2-2A
MOUNTAIN VILLAGE, COLORADO 81435



- EXTERIOR RECESSED DOWNLIGHT, MANUFACTURER: WAC LIGHTING, #WAC58807
- DARK SKY COMPLIANT WALL MOUNTED LIGHT, MANUFACTURER: LOUIS POULSEN, FLINDT OUTDOOR WALL LIGHT, 11.8" DIAMETER, NATURAL ALUMINUM
- DARK SKY COMPLIANT WALL MOUNTED LIGHT, MANUFACTURER: WAC LIGHTING #DWE831732, BLACK
- △ DARK SKY COMPLIANT BOLLARD, PATH LIGHT, MANUFACTURER: WAC LIGHTING, LEDGE 12V PATH LIGHT, 23" HIGH, 3.5" WIDE, 5.5" Ø, BLACK

1 LIGHTING PLAN
SCALE: 1"=10'

1. DRB SUBMISSION	8/18/19
NO. ISSUED FOR	DATE
PLOT DATE:	8/18/19
SEAL AND SIGNATURE	

PROJECT NUMBER: 1901

EX. LIGHTING PLAN

LT-001

Aether 3.5IN Round 90CRI Downlight Invisible Trim



Description:

Aether 3.5IN Round 90CRI Downlight Invisible Trim was designed to fit in tight plenum spaces with complex HVAC ducts, sprinkler pipes, and conduit runs. Extruded aluminum heat sink with a White, Haze, or Black reflector. Dimmable to 0% with 0-10V dimmers (120 & 277V) or to 10% with low-voltage electronic dimmers (120V only). Choice of 2700K or 3000K color temperature. 35 degree cutoff angle for downlight. 3.5 inch trim aperture and housing height. Accommodates ceiling thickness of 0.5-1.5 inches. Housing required, sold separately. 5 year WAC Lighting warranty. ETL listed. Wet location listed.

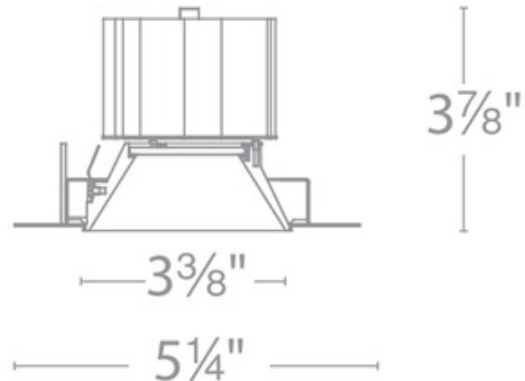
Shown in: Haze

List Price: \$274.93
 Our Price: \$197.95

Shade Color: N/A
 Body Finish: Haze
 Lamp: 1 x LED/16.5W/120V LED
 Wattage: 16.5W
 Dimmer: Dimmable
 Dimensions: 5.25"W x 3.88"H

Technical Information

Luminous Flux: 1025 lumens
 Lumens/Watt: 62.12
 Lamp Color: 2700 K
 Color Rendering: 90 CRI
 Beam Angle: 40°
 Lamp Life: 70000 hours
 Ceiling Type: Drywall with Trim
 Aperture Shape: Round
 Aperture Size: 3.500"



Product Number: WAC589807			
Company:		Fixture Type:	Date: Jul 27, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Flindt Outdoor Wall Light



Description:

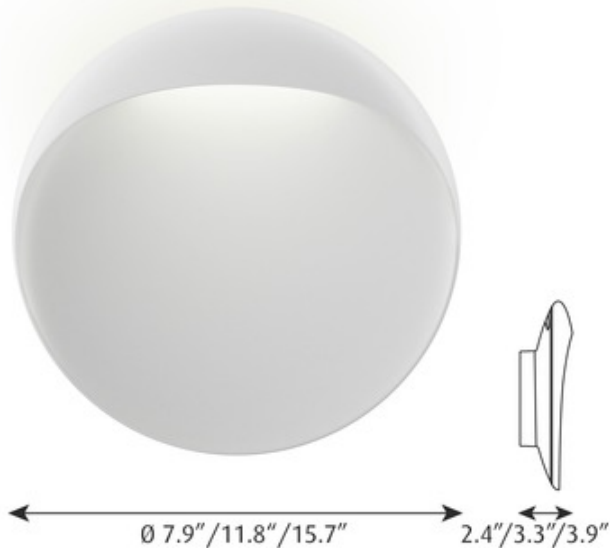
Flindt Outdoor Wall Light designed by Christian Flindt, emits an asymmetrical glare-free, downward directed light distribution. Softly illuminating its cut-out shape while providing an efficient horizontal illumination on the ground or floor. This piece is a perfect fit for indoor as well as outdoor applications. Available in Natural Aluminum, White, or Corten finishes in small, medium, and large sizes with 2700K or 3000K color temperatures. Wet location rated. UL listed.

Shown in: Natural Aluminum

List Price: \$1105.00
Our Price: \$884.00

Shade Color: N/A
Body Finish: Natural Aluminum
Lamp: 1 x LED/10W/120V LED
Wattage: 10W
Dimmer: 0-10V
Dimensions: 11.8"W x 11.8"H x 3.3"D

Technical Information
Lamp Color: 2700 K



Product Number: LPL765616			
Company:		Fixture Type:	Date: Jul 27, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Slant Outdoor Dark Sky Wall Light



Description:

Slant Outdoor Dark Sky Wall Light is a cleverly designed minimalist piece, perfect in any exterior space. Can be rotated 180 degrees for alternate mounting options. Available in Black or Brushed Aluminum. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow. ADA compliant. Dark Sky compliant. Wet location rated. JA8-2016. Title 24 compliant. ETL listed.

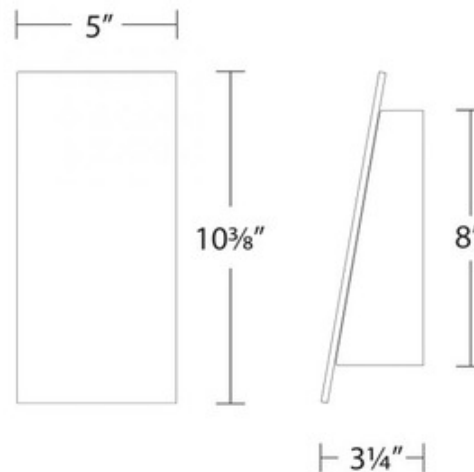
Shown in: Black / Opal

List Price: \$198.69
 Our Price: \$158.95

Shade Color: Opal
 Body Finish: Black
 Lamp: 1 x LED/7W/120V LED
 Wattage: 7W
 Dimmer: Low Voltage Electronic
 Dimensions: 5"W x 10.63"H x 3.25"D

Technical Information

Luminous Flux: 352 lumens
 Lumens/Watt: 50.29
 Lamp Color: 3000 K
 Color Rendering: 90 CRI
 Lamp Life: 50000 hours



WS-W14911

Product Number: DWE831732			
Company:		Fixture Type:	Date: Jul 29, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Ledge 12V Path Light



Description:

The Ledge 12V Path Light features a sleek linear design which blends seamlessly into pathways while providing soft, even illumination. Available in Aluminum with a Bronze or Black finish. Integrated 3 watt 12 volt LED light source. Choice of 2700K Warm White or 3000K Pure White color temperature. 3.5 inch width x 23 inch height x 5.5 inch depth. Magnetic transformer required, sold separately. IP66 rated. UL listed.

Shown in: Bronze / Clear

List Price: \$242.36
 Our Price: \$174.50

Shade Color: Clear
 Body Finish: Bronze
 Lamp: 1 x LED/3W/12V LED
 Wattage: 3W
 Dimmer: Low Voltage Magnetic
 Dimensions: 3.5"W x 23"H x 5.5"D

Technical Information

Luminous Flux: 105 lumens
 Lumens/Watt: 35.00
 Lamp Color: 2700 K
 Color Rendering: 90 CRI
 Beam Spread: Flood
 Lamp Life: 60000 hours



Product Number: WAC558075			
Company:		Fixture Type:	Date: Jul 27, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com