

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
THURSDAY JULY 12, 2018 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions for the June 7, 2018 Design Review Board Meeting.
3.	10:05	45	Starr	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review Final Review application for new single-family home on Lot 359, 115 Snowfield Drive
4.	10:50	60	Haynes	Initial Architecture and Site Review	Consideration of a Design Review Initial Architectural and Site review application for a new single-family home on Lot 346, 527 Benchmark Drive
5.	11:50	30			Lunch
6.	12:20	15	Haynes	Public Hearing, Quasi-Judicial Action	Consideration of Design Review application for converting an existing cedar shake roof to Cedar synthetic roofing on Lot 313, 400 Benchmark Drive
7.	12:35	60	Starr	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review Final Review application for new single-family home on Lot 600BR1, 15 Trails Edge Lane
8.	1:35	60	Starr	Initial Architecture and Site Review	Consideration of a Design Review Initial Architectural and Site review application for a new single-family home on Lot AR-31, 125 Singletree Ridge
9.	2:35	20	Starr	Other Business	CDC Discussion regarding greenhouses general and for personal use
10.	2:55				Adjourn

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

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

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY, June 7, 2018**

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:01 a.m. on Thursday, June 7, 2018 in the Palmyra Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

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

Banks Brown  
Phil Evans  
Greer Garner  
Liz Caton (Alternate)

**The following Board members were absent:**

Jean Vatter (Alternate)  
Dave Eckman  
Luke Trujillo  
David Craigie  
Keith Brown  
Michelle Haynes, Planning & Development Services Director

**Town Staff in attendance:**

Dave Bangert, Senior Planner/Forester  
Sam Starr, Planner

**Public in attendance:**

Narcis Tudor	<a href="mailto:info@narcistudor.com">info@narcistudor.com</a>
Robert Stenhammer	<a href="mailto:rstenhammer@telski.com">rstenhammer@telski.com</a>
Jack Wesson	<a href="mailto:Jwesson@me.com">Jwesson@me.com</a>
Russ Montgomery	Not Provided
Noah Sheedy	<a href="mailto:nsheedy@tellurideskiresort.com">nsheedy@tellurideskiresort.com</a>
Carson Taylor	<a href="mailto:tbeck@tellurideskiresort.com">tbeck@tellurideskiresort.com</a>
Nicole Pieterse	<a href="mailto:Nicole.rplaw@gmail.com">Nicole.rplaw@gmail.com</a>

**Reading and Approval of Summaries of Motions for the May 3rd, 2018 Design Review Board Meetings.**

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 4-0 to approve the May 3<sup>rd</sup>, 2018 Summary of Motions.

**Consideration of a Design Review Initial Architectural and Site Review application for a new single-family home on Lot 359, 115 Snowfield Drive**

Senior Planner Dave Bangert presented the consideration of an Initial Architectural and Site Review application for new single-family home on lot 359, 115 Snowfield Drive. Narcis Tudor of Narcis Tudor Architects presented on behalf of the applicant.

No public comment was provided.

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 4-0 to approve the consideration of an Initial Architectural and Site Review application for a new single-family home on Lot 359,115 Snowfield Drive 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) *Prior to issuance of a CO the owners of Lot 359 will enter in to a General Easement Encroachment/RROW Agreement with the Town of Mountain Village for the exterior parking, retaining wall, and driveway abutments in the southern GE and the backing.*
- 4) *The landscape plan will be updated to focus on the presentation of the home to rocky road with minimal additional landscaping needed.*
- 5) *Construction fencing be removed from the neighboring lot, and it be designed to reduce encroachment into the General Easement.*

**Consideration of a Design Review Initial Architectural and Site Review application for a new single-family home on Lot 600BR-1, 15 Trails Edge Lane.**

Planner Sam Starr presented the consideration of an Initial Architectural and Site Review application for a new single-family home on lot 600BR-1, 15 Trails Edge Lane. Jack Wesson of Jack Wesson Architects and Russ Montgomery presented on behalf of the applicant.

No public comment was provided.

On a **Motion** made by Greer Garner and seconded by Phil Evans, the DRB voted 4-0 to approve the consideration of an Initial Architectural and Site Review application for a new single-family home on lot 600BR-1, 15 Trails Edge Lane with the following conditions:

- 1) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*

- 2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3) *Applicant submit a revised parking plan prior to Final Review that indicates there are two interior parking spaces in the garage.*

**Consideration of a class 4 density transfer and rezone application and a class 4 subdivision application on lot 151R, Country Club Drive.**

Planner Sam Starr presented the consideration of a class 4 density transfer and rezone application, and a class 4 subdivision application on Lot 151R, Country Club Drive. Applicant Chris Hawkins of Alpine Planning, LLC presented on behalf of the applicants.

Following the presentation public comment was provided by Nicole Pieterse.

On a **Motion** made Phil Evans and seconded by Liz Caton, the DRB voted 4-0 to approve a recommendation to Town Council for a class 4 density transfer and rezone application on lot 151R, Country Club Drive with the following conditions:

- 1) *The approval is conditioned upon the Major Subdivision plat approval by the Town Council.*

On a **Second Motion** made by Greer Garner and seconded by Phil Evans, the DRB voted 4-0 to approve a recommendation to Town Council for a class 4 major subdivision application on lot 151R, Country Club Drive with the following conditions:

- 1) *The applicant will work with TSG and submit a sewer easement agreement to the town prior to recordation of the new plat.*
- 2) *Applicant will formalize continued public use of the Big Billie's Trail in its current location on the southwest corner of Lot 151R, as shown on Exhibit D by legal instrument or otherwise agree to have it relocated onto TSG property.*
- 3) *A Subdivision Improvements Agreement will be executed to the satisfaction of the Town Attorney consistent with 17.4.13.I.4 & 5 Utility Design Standards and Required Utility Improvements.*
- 4) *The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval.*
- 5) *Staff will review the replat 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.*
- 6) *The major subdivision approval is conditioned upon final approval of the concurrent rezone to single family zoning and single-family density application by Town Council.*
- 7) *Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation.*
- 8) *Town Council consider preserving the 16' Eastern and Western exterior General Easement on the proposed plat for Lot 151R.*

**Consideration of a conditional use permit application for the placement of a ropes course, quad jumper trampoline, and mining sluice on OS3X, Active Open Space.**

Planner Sam Starr presented the consideration of a Class 4 application for a conditional use permit to allow for the placement of a quad jumper trampoline and mining sluice on OS3X, Active Open Space, and a class 4 application for a conditional use permit to allow for the placement of a ropes course on OS3U, Active Open Space. Applicants Noah Sheedy and Carson Taylor of Telluride Ski and Golf, LLC. represented themselves.

No public comment was provided.

On a **Motion** made by Phil Evans and seconded by Liz Caton, the DRB voted 4-0 to approve a recommendation to Town Council for a class 4 conditional use permit application for a ropes course on Lot OS3U, Active Open Space with the following conditions:

- 1) *The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas with either stations or hard fence to segregate bikers using the bike park, and users and spectators of the ropes course; the design of the stations or hard fence shall be reviewed by Planning Divisions Staff prior to installation.*
- 2) *The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.*
- 3) *In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.*
- 4) *The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.*
- 5) *Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.*
- 6) *The Applicant shall revise the site and grading plan to have appropriate finished grade material, benches, and simple landscaping to improve the appearance of the ropes course, site grading, and the existing condition of the site.*
- 7) *This Conditional Use Permit shall be valid for a period of three (3) years with an annual review by the Planning Division staff, with the Applicant responding to any valid issues as they arise during the operation or the annual review.*

On a **Second Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted 4-0 to approve a recommendation to Town Council for a class 4 conditional use permit application for a e and mining sluice on OS3X, Active Open Space with the following conditions:

- 1) *The Applicant shall enter into a Plaza License Agreement ("PLA") with the Town before beginning operation of the business;*
- 2) *The Applicant shall be required to place and operate the use as stated in their application;*
- 3) *The Applicant shall be required to obtain an agreement releasing, indemnifying and holding the Town harmless from any liability that may arise from the use, installation, repair and/or maintenance of the business;*
- 4) *The Business shall be allowed to operate generally from June 11th to August 14th between the hours of 10 am to 6 pm; Sunday through Saturday with the exception of Wednesday when operating hours shall be between the hours of 11 am to 6 pm and a Town approved sign indicating the operational hours shall be posted on site;*
- 5) *The Town shall have the right to temporarily relocate the Business to an alternate*

*location within Heritage Plaza (OS-3X) if there are conflicts with festivals, special events or other uses of the plaza;*

- 6) The Business must be operated in compliance with an Operation Plan submitted to and approved by the Town that described the operating, repair, maintenance and safety procedures;*
- 7) The Business shall be allowed to operate under this approval for three (3) years; thereafter the use shall be reviewed and may be renewed by staff;*
- 8) he Applicant shall incorporate local mining history into the educational display case with collaboration with Telluride Historical Museum Staff; and*
- 9) The applicant work to accommodate any future plans or study results originating from the Village Center Subarea Committee.*

### **Other Business**

No other business was presented at this meeting.

### **Adjourn**

On a unanimous **Motion** the Design Review Board voted 7-0 to adjourn the June 7<sup>th</sup>, 2018 meeting of the Mountain Village Design Review Board at 12:35 p.m.

Prepared and Submitted by,

Sam Starr  
Planner  
Town of Mountain Village



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

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

---

**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner  
**FOR:** Meeting of July 12, 2018  
**DATE:** July 3, 2018  
**RE:** Final Review for a new single-family dwelling on Lot 359, 115 Snowfield Dr.

---

**PROJECT GEOGRAPHY**

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

**Legal Description:** Lot 359

**Address:** 115 Snowfield Dr./TBD Rocky Road

**Applicant/Agent:** Steve Ciecuch/Narcis Tudor Architect

**Owner:** 108Percent, LLC

**Zoning:** Single-Family Zone District

**Existing Use:** Vacant Lot

**Proposed Use:** Single-Family

**Lot Size:** 0.65 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set

**BACKGROUND**

A Work Session was conducted for this project at the December 7, 2017 DRB meeting. The Board directed the applicant to address the stone percentage below 35% and to “ground” the design. The applicant has addressed these issues with the stone percentage above the 35% minimum and replacing the columns on the northern elevation with stone bar foundation elements. At the June 7, 2018 DRB meeting the applicant was given direction to address the utility corridor by making it tight but not a in straight line, adjust the construction fencing off the adjacent lot, show examples of handrail lighting and update the landscape plan. In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 5,750-total square foot (with a 700-square foot garage) single-family home located on lot 359.

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35' maximum (35'+5' for gable roof)	34.6'
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	28.2'
Maximum Lot Coverage	40% maximum	20.6%
<b>General Easement Setbacks</b>		
North	16' setback from lot line	67' to GE
South	16' setback from lot line	1' to GE
East	16' setback from lot line	6' to GE
West	16' setback from lot line	1' to GE
<b>Roof Pitch</b>		
Primary		4:12 shed
Secondary		4:12 gables and shed
<b>Exterior Material</b>		
Stone	35%	39.9%
Wood	25% (No requirement)	32.9%
Windows/Doors	40% maximum for windows	20.3%
Metal Accents	Specific Approval	6.8%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

**Overview**

Lot 359 is an average size (0.65 acres) rectangular shaped lot that slopes from south to north very steeply from Rocky Road. Most of the lot is over 30% grade. This lot has frontage on both Rocky Road and Snowfield Drive. The applicant is proposing to bring the driveway off Rocky Road rather than coming off Snowfield Dr. The house site is located near the top of the lot close to Rocky Road. Due to the constraints of the lot the exterior parking spaces proposed are encroaching into the southern GE as well as 2 abutments for the suspended structural steel driveway. The applicant will seek specific approval for the encroachments for the parking and driveway abutments. There was an 18' wide earthwork easement along the southern property boundary in addition to the southern GE. This earthwork easement has been removed via a Staff Subdivision application. The proposed foundation for this design is series of five "Stone Bars" that will be built over grade beams on micropiles. These bars will run perpendicular to the slope allowing the natural drainage to remain mostly undisturbed. The home will span across these foundation elements as it steps down with the slope. The applicant is proposing to steer away from the standard process of mass excavation and exporting, shoring, soil nailing, benching and retaining that normally takes place when a lot this steep gets developed.

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed designed is compliant at 28.2'. The maximum height is 34.6', which puts it within 1' of the maximum height allowed for the roof design. The chimney height is 39.8'.

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



**17.5.5 BUILDING SITING DESIGN**

The tree cover on the lot is a mix of spruce, subalpine fir and aspen. Overall forest health on site is average with fair amount of standing dead firs and declining aspens All structures and improvements are out of the General Easement area. However, the exterior parking extends into the southern GE and the southeast corner of the garage extends right to the eastern GE. Due to the foundation being within 5 feet of the General Easement this will require a monumented survey prior to pouring foundation footers. At 20.6% lot coverage, the project is well under the 40% maximum.

**17.5.6 BUILDING DESIGN**

**Building Form and Exterior Wall Form**

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation. The applicant has addressed the DRB’s concerns over the project looking “grounded” by increasing the stone percentage and adding a fifth stone bar foundation element under the garage.

**Roof Forms, Design and Materials**

The proposed roof forms are a combination of a primary shed at 4:12 with secondary sheds and gables at 4:12. The maximum and average roofs heights are all compliant, but the maximum height is within 5’ of the allowable height which will require a ridge height survey. Roofing material proposed is bonderized standing seam metal and translucent solar panels along the front entry.

**Exterior Wall Materials**

The exterior walls consist of 39.9% stone veneer (dry stack stone veneer) with no exposed grout; 32.9% wood, vertical 6” stained siding; 20.3% fenestration (color TBD) and 6.8% mill finish metal panel siding. The 6” wood siding will require specific approval.

**17.5.7 GRADING AND DRAINAGE PLAN**

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades of 2:1 which will match existing grades on the property.

**17.5.8 PARKING REGULATIONS**

There are 2 enclosed parking spaces and 2 exterior spaces proposed. All parking spaces are completely located within the property boundaries, however due to the lot constraints both exterior parking spaces encroach into the southern General Easements and will require specific approval from the DRB.

**17.5.9 LANDSCAPING REGULATIONS**

The applicant has revised the landscape plan to show 13 common juniper shrubs and retaining boulders along the southern GE to screen the suspended front entry walkway. 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.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

No irrigation plan has been submitted.

#### **17.5.11 UTILITIES**

All shallow utilities are proposed to be run from up to the structure from Snowfield Dr. through the eastern GE. Sanitary sewer has been revised to come up from the northwest corner of the lot from Snowfield Dr. This alignment will also allow access up to the building site from Snowfield Dr. Water and gas are proposed to come from Rocky Road and tie into the house on the east side of the garage. Public Works requests that all utilities be field located by the contractor prior to construction.

#### **17.5.12 LIGHTING REGULATIONS**

The exterior lighting plan shows 12 sconces and 9 step lights and 215 linear feet of LED strip lighting concealed in the deck handrails. Locations include terraces, egresses and a front entrance patio. The DRB should determine if this amount of exterior lighting is appropriate for the design and the site. No changes to the lighting plan from the original submittal. Applicant will be providing examples of the deck handrail lighting at the July 12, 2018 meeting.

#### **17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS**

The address monument proposed is a steel plate attached to the garage with LED backlighting.

#### **17.6.6.B. DRIVEWAY STANDARDS**

The driveway grades are compliant with the code, with the first 20' at 4.98% and a maximum grade of 7.72%. This was achieved by raising the garage elevation to 9959.5. The drive surface will be asphalt leading to a heated concrete v-pan in front of the garage doors. The suspended grate has been eliminated. There is a hammerhead located in the southern General Easement as well as the Rocky Road RROW with corresponding retaining walls. This will require specific approval for the DRB for the GE encroachment and approval from Mountain Village Town Council for the RROW encroachment.

#### **17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS**

The applicant has indicated that the two interior fireplaces will be gas along with the raised fire pit on the northern terrace.

#### **17.7.19 CONSTRUCTION MITIGATION**

There is proposed temporary construction staging in the Rocky Road RROW due to the constraints of the lot. Public Works is fine with the staging plan and will work with the contractor regarding snow removal during the project. Staging in the RROW will require a temporary license agreement between the owner/contractor and the Town of Mountain Village.

#### **PROPOSED VARIATIONS AND SPECIFIC APPROVALS**

- Specific approval for exterior parking in the southern General Easement.
- Specific approval the driveway abutments in the southern General Easement.
- Specific approval for the use of wood siding under 8" in width.
- Specific approval for construction staging in the Rocky Road Right of Way.
- Specific approval from Town Council for a backing area and retaining walls encroaching in to the Rocky Road RROW.

**RECOMMENDATION**

Staff recommends the DRB approve the Final Review application with the stated variations and specific approvals for Lot 359 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. Contractor/owner will enter into a license agreement with the Town for the temporary construction staging in the Rocky Road RROW.
4. Prior to issuance of a CO the owners of Lot 359 will enter in to a General Easement Encroachment/RROW Agreement with the Town of Mountain Village for the exterior parking, retaining wall and driveway abutments in the southern GE and the backing area in the Rocky Road RROW.

June 27, 2018

**RE: LOT 359 MOUNTAIN VILLAGE DRB**

To: TMV DRB Board and Staff

Thank you for taking the time to review our design application. This memo outlines the project's design direction and its incorporation of Sustainable Design Principles while capturing the uniqueness of this specific site.

**SITE DESCRIPTION | TOPOGRAPHY – LOT 359**

The lot is located between Rocky Road and Snowfield Drive, its general topography steeply sloping (30% or more) from the south to the north of the lot. The steepness of the site and its challenges presented us the opportunity to redefine the paradigm of building on such lots. Steering away from the standard process of mass excavation and exporting, shoring, soil nailing, benching and retaining, we have allowed the site to retain the primary place, with the structure stepping down and floating above the grade as it unfolds downhill.

**VIEWS**

Primary views are north to the Dallas Range.

**ACCESS**

The proposed access to the parcel is from the south, off Rocky Road. Due to height restraints our driveway will be snow-melted and slightly steeper.

**PROGRAM**

The proposed program for this project is an approximate 5750 square foot, staggered, two story house with a 700 square foot garage.

**SUSTAINABLE DESIGN | PART I**

As mentioned above, our collective goal in designing the house was to allow the site to remain as undisturbed as possible protecting its natural character. The main points in our approach are as follow:

- **Minimize Excavation | Exporting** – The strategically placed Stone Bars create grounding brackets for the house to span. These elements are built over grade beams on micropiles.
- **Natural Drainage** – With the Stone Bars running perpendicular to the slope, the natural drainage on the site remains mostly undisturbed. The goal in allowing the site to drain naturally eliminates the need for swales and internal drain lines.
- **Visual Impact** – The proposed project is located within the setback lines, placing it downhill from Rocky Road, the main public right of way and blends into its surroundings. Undisturbed vegetation on the north portion of the lot visually dissolves the structure from perceiving it off of Snowfield Drive.
- **Design Principles** – The overall architectural design is comprised of simple forms hierarchically arranged along the site's natural topography. The primary mass is a shed form and the tallest of the elements, its goal being to capture the southern solar path through high punched windows, allowing the warmer light to enter the common space. Secondary and tertiary pods step down to the east and west of the primary form. The concentration of glazing is oriented to the north capturing the panoramic views and inversely bringing in the natural light into each space. The roof forms are a blend of sheds and gables with a conceptual "photovoltaic wing" element over the walkway to the front door. We are exploring the incorporation of Tesla or similar photovoltaic panels into these solar planes.

- **Materials** – The material palette is based on sustainable principles and our alpine climate. Stone veneer bars ground the project and work with the natural topography. Wood siding is the primary material applied in a manner proportionate in scale to its respective forms. Secondary elements are clad in metal siding, again keeping the scale of forms and materials proportionately connected. Tertiary, accent materials are exposed steel and exposed rafters, creating a lacy | light & shadow play, giving the project a more interesting, articulated aesthetic. The roof is metal standing seam.

### **CONCLUSION | DRB 1 RESPONSE**

The main driver outlined above can be concluded by our approach to design and build a sustainable, low carbon footprint, site sensitive project while taking into account the local vernacular and guidelines. Our primary goal is to experience the uniqueness of the site thus keeping the architecture subordinate to these factors, allowing it to be driven by them.

As the house is located down from the lip of Rocky Road, the visual impact is minimal, while on the opposite side from Snowfield Lane, the existing trees provide a visual buffer of the house.

In our DRB Hearing, the Board commented on the overall design with its main comments being the following:

1. Utility corridor | Initial construction access from Snowfield Lane.
2. Keeping the construction fence within the property lines.
3. Provide rail light imagery

All of these comments have been addressed and we are currently not requesting any variances. Our only challenge is the access to the site and we are working with the civil engineer to create the most feasible approach.

Thank you for taking the time to review our application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor  
**ARCHITECT**  
ARC.L# - 00402820



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET  
06.27.2018 DRB FINAL

NOT FOR  
CONSTRUCTION

project  
**L359**

MOUNTAIN VILLAGE  
COLORADO 81435

phase  
COVER

sheet  
**A0**

**L359**

DRB FINAL

06.27.2018

# L359 RESIDENCE

## PROJECT TEAM:

**OWNER**  
**108 PERCENT, LLC**  
 PO BOX 932  
 TELLURIDE, COLORADO . 81435  
 P. 970.708.2338

## ARCHITECT/INTERIORS

**NARCIS TUDOR ARCHITECTURE**  
 201 W COLORADO AVENUE  
 SUITE 203  
 TELLURIDE, COLORADO . 81435  
 P. 970.708.4983  
 narcis@narcistudor.com

## CONTRACTOR

## STRUCTURAL ENGINEER

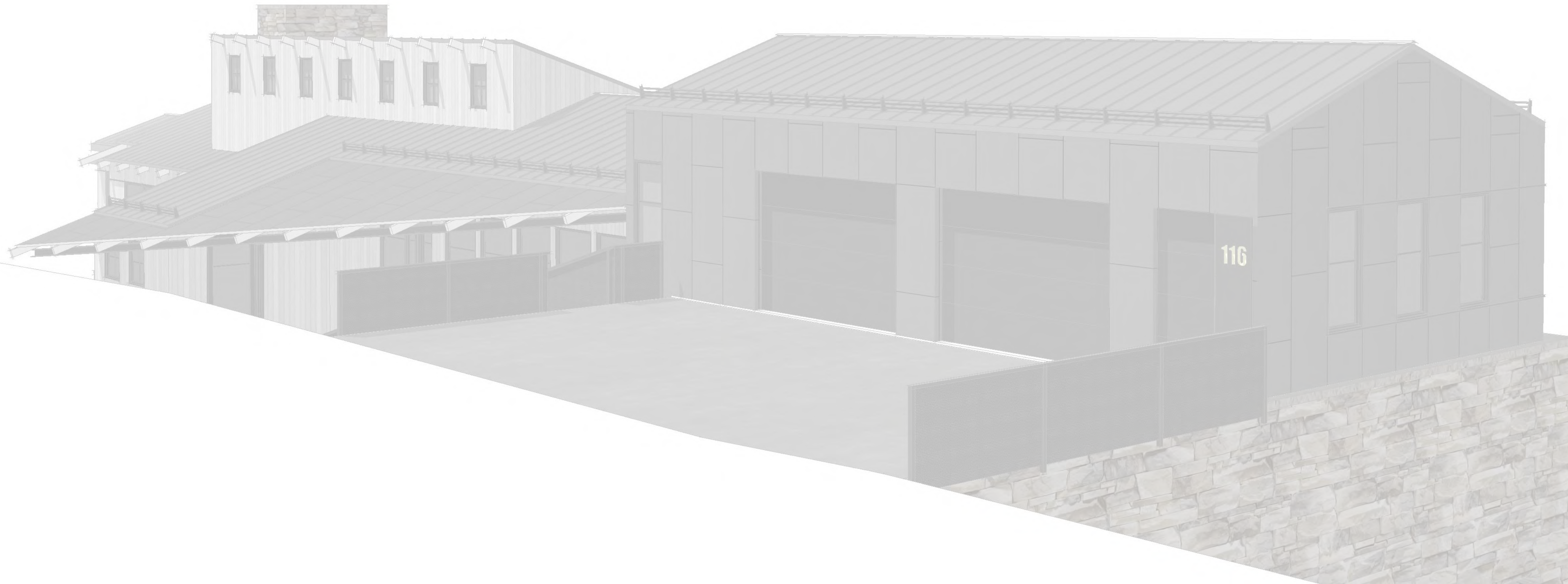
**COLORADO STRUCTURAL, INC**  
 MIKE ARBANEY  
 315 BELLVIEW, UNIT F  
 P.O. BOX 2544  
 CRESTED BUTTE, COLORADO . 81224  
 P. 970.349.5922

## SURVEYOR

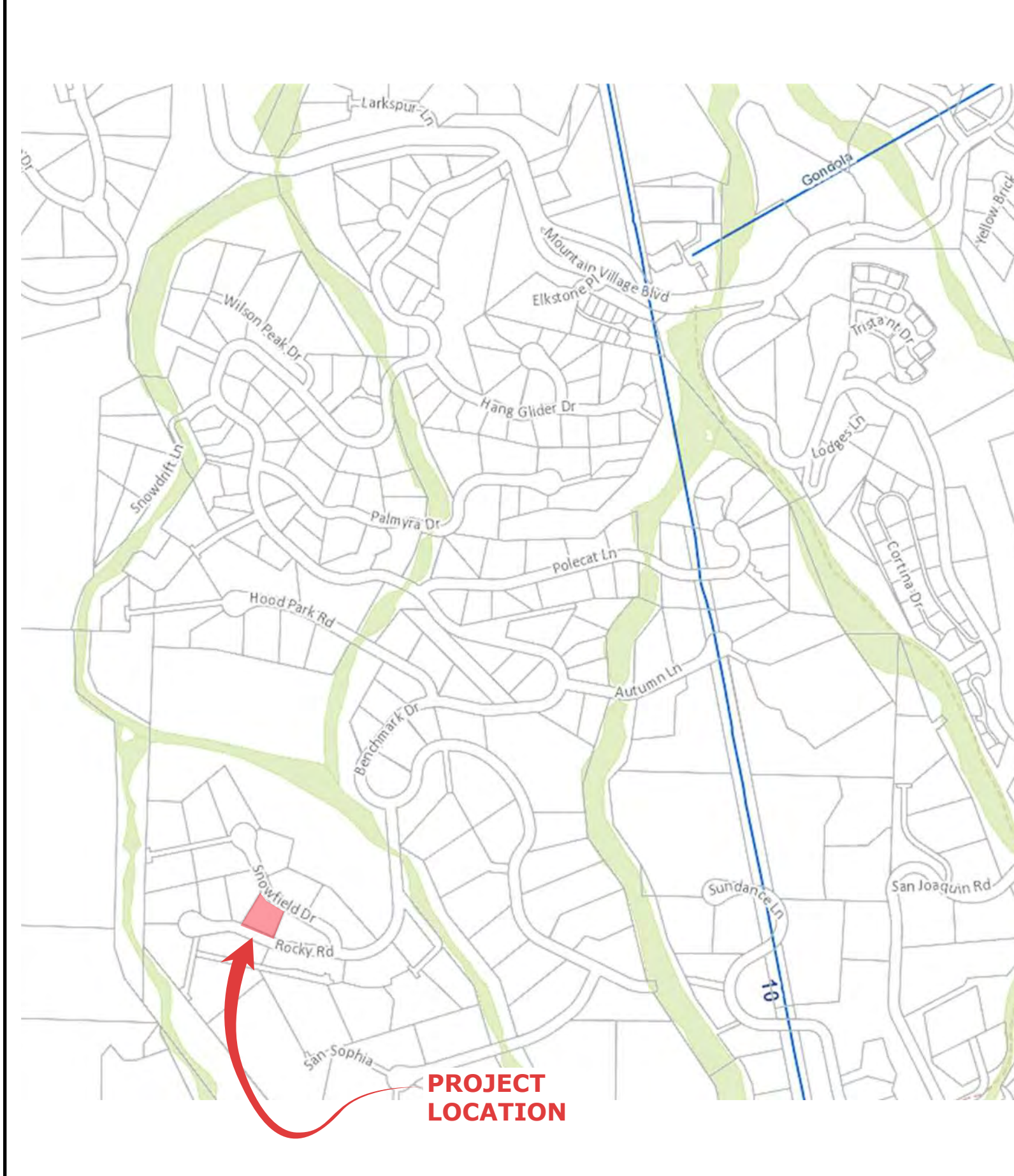
**FOLEY & ASSOCIATES, INC.**  
 125 W PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO . 81435  
 P. 970.728.6153

## CIVIL ENGINEER

**UNCOMPAGRE ENGINEERING**  
 DAVID BALLODE, P.E.  
 BLUE MESA BUILDING, SUITE D  
 113 LOST CREEK LANE  
 MOUNTAIN VILLAGE, COLORADO . 81435  
 P. 970-729-0683



## VICINITY MAP



## GENERAL NOTES

**CONTRACT DOCUMENTS:**  
 CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, GENERAL SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

**ORGANIZATION:**  
 WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

**CODE COMPLIANCE:**  
 ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

**INTENT:**  
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**COORDINATION:**  
 THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS, AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL, AND LIGHTING DRAWINGS.

## LAND USE & CDC INFORMATION

LOT: 359  
 ADDRESS: 116 ROCKY ROAD  
 IMPROVEMENT TYPE: NEW CONSTRUCTION  
 TYPE OF UNIT: SINGLE FAMILY  
 LOT AREA: 28,440 SF  
 MAXIMUM SITE COVERAGE: (40%) 11,376 SF  
 MAXIMUM AVERAGE HEIGHT: 30 FEET  
 MAXIMUM HEIGHT: 35 FEET  
 SETBACKS: 16 FEET  
 PROPOSED SITE COVERAGE: 5,872.7 SF (20.6%)  
 PROPOSED BUILDING GROSS AREA: PER FLOOR PLANS  
 PROPOSED BUILDING LIVABLE AREA: PER FLOOR PLANS  
 BUILDING HIGH POINT: 39.8' AT CHIMNEY  
 AVERAGE BUILDING HEIGHT: 28.2' - SEE A1.3  
 PARKING REQUIREMENTS: 2 ENCLOSED / 2 OPEN

## MATERIAL SUMMARY

MEASURED IN SQ. FT.	NORTH	EAST	SOUTH	WEST	TOTAL	PERCENTAGE
STONE VENEER	1118.4	2122.6	178.8	2030.9	5450.7	39.9%
FENESTRATION	1684.9	221.0	564.0	307.4	2777.3	20.3%
SIDING	898.6	576.9	2197.7	825.1	4498.3	32.9%
METAL PANEL SIDING	354.2	215.8	250.8	109.9	930.7	6.8%
TOTAL VERTICAL SURFACE					13657.0	100.0%

## CODE SUMMARY

ZONING: SINGLE FAMILY RESIDENTIAL  
 BUILDING CODE: IRC 2012  
 DESCRIPTION: 2-STORY W/ PARTIAL SPLIT LEVEL  
 OCCUPANCY CLASS: IRC SINGLE FAMILY

## SHEET INDEX

A0	COVER	BUILDING SYSTEMS
A0.1	PROJECT INFORMATION	FLOOR   WALL   ROOF DETAILS
	TOPOGRAPHIC SURVEY	INTERIORS
	SITE SLOPE ANALYSIS	A10.1 ENTRY SEQUENCE
	SITE PLANS	A10.2 KITCHEN
A1.1	TREE CLEARING PLAN	A10.3 LIVING & DINING
A1.2	GRADING & DRAINAGE PLAN	A10.4 BEDROOM SUITE 1
A1.3	BUILDING HEIGHT   LUC DIAGRAM	A10.5 BEDROOM SUITE 2
A1.4	UTILITY & CONST. MITIGATION	A10.6 LOWER COMMON SPACES
A1.5	LANDSCAPE & LIGHTING PLAN	A10.7 LOWER LEVEL BEDROOMS
A1.6	EXTERIOR LIGHTING SPECS	STRUCTURAL
	PLANS	S1.0 GENERAL NOTES & DETAILS
A2.0D	FOUNDATION BAR PLAN	S1.1 FOUNDATION PLAN
A2.1D	LOWER LEVEL DIMENSION PLAN	S1.2 MAIN FLOOR FRAMING PLAN
A2.1F	LOWER LEVEL FINISH PLAN	S1.3 UPPER FLOOR FRAMING PLAN
A2.2D	MAIN LEVEL DIMENSION PLAN	S1.4 ROOF FRAMING PLAN
A2.2F	MAIN LEVEL FINISH PLAN	S2.1 DETAILS
A2.3	ROOF PLAN	MECHANICAL
A2.4	INTERIOR SCHEDULES	M2.5 LOWER LEVEL MECH.
	ELEVATIONS	M2.6 MAIN LEVEL MECH.
A3.1	NORTH & EAST ELEVATIONS	LIGHTING
A3.2	SOUTH & WEST ELEVATIONS	LP2.5 LOWER LEVEL LIGHTING PLAN
A3.3	SCHEDULES & DETAILS	LP2.6 MAIN LEVEL LIGHTING PLAN
A3.4	PROPOSED 3D VIEWS	
A3.5	PROPOSED 3D VIEWS	
A3.6	PROPOSED 3D VIEWS	
A3.7	PROPOSED 3D VIEWS	
	SECTIONS	
A4.0V	FOUNDATION VERTICAL LAYOUT	
A4.1	BUILDING SECTION	
A4.2	BUILDING SECTION	
A4.3	BUILDING SECTION	
A4.4	BUILDING SECTION	
A4.5	BUILDING SECTION	
A4.6	BUILDING SECTION	
A4.7	BUILDING SECTION	
A4.8	BUILDING SECTION	
A4.9	BUILDING SECTION	
A4.10	BUILDING SECTION	
A4.11	BUILDING SECTION	
A4.12	BUILDING SECTION	
A4.13	BUILDING SECTION	
A4.15	WALL SECTION & DETAILS	

NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions	DRG WORKSESSION
10.18.2017	PRELIMINARY BID SET
02.06.2018	DRB 1
05.10.2018	BID SET
06.12.2018	DRB FINAL
06.27.2018	

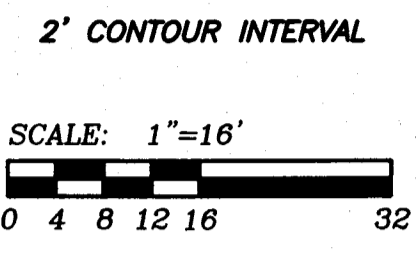
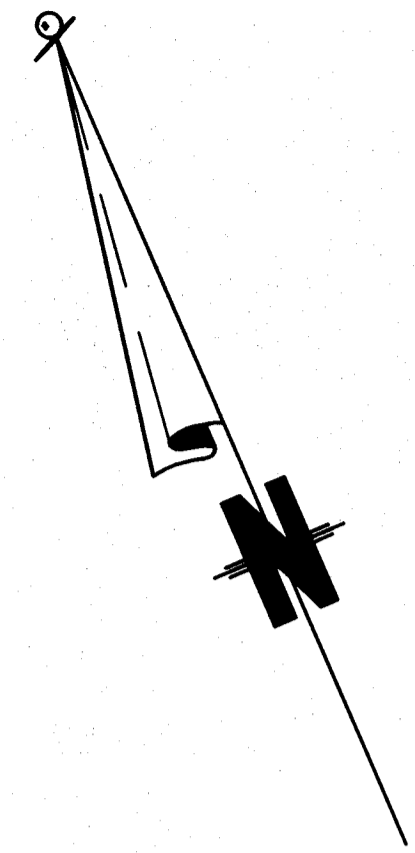
NOT FOR CONSTRUCTION

L359

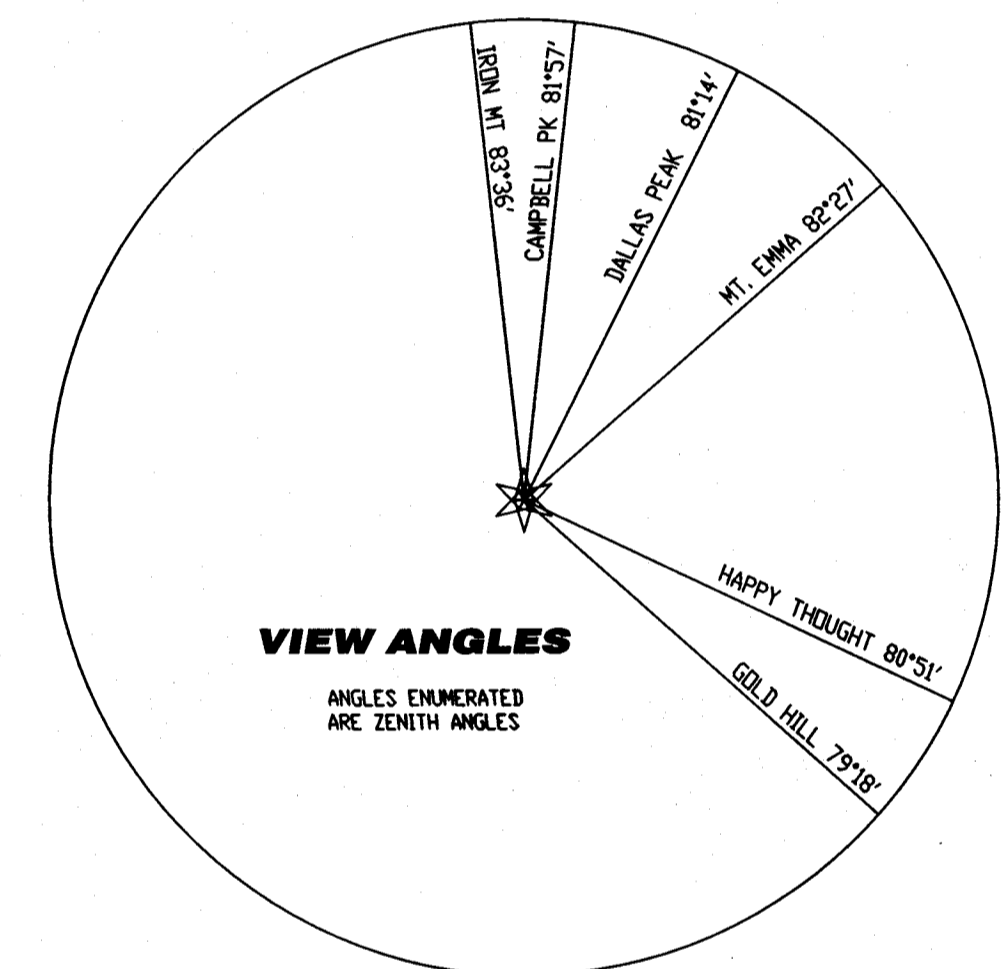
MOUNTAIN VILLAGE  
 COLORADO 81435

PROJECT  
 INFO

A0.1

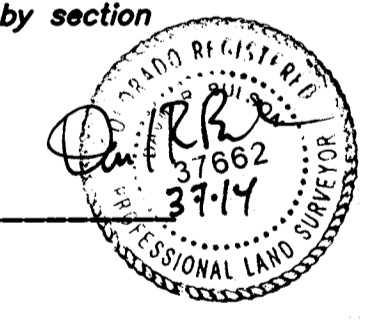


- TREE LEGEND**
- 2" - 6" FIR
  - 8" - 16" FIR
  - 18" OR LARGER FIR
  - 2" - 6" ASPEN
  - 8" - 16" ASPEN
  - 18" OR LARGER ASPEN
  - 2" - 6" SPRUCE
  - 8" - 16" SPRUCE
  - 18" OR LARGER SPRUCE



This Topographic Survey of Lot 359, Town of Mountain Village, was prepared in March, 2014 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or an Improvement Survey Plat as defined by section 38-51-102 C.R.S.

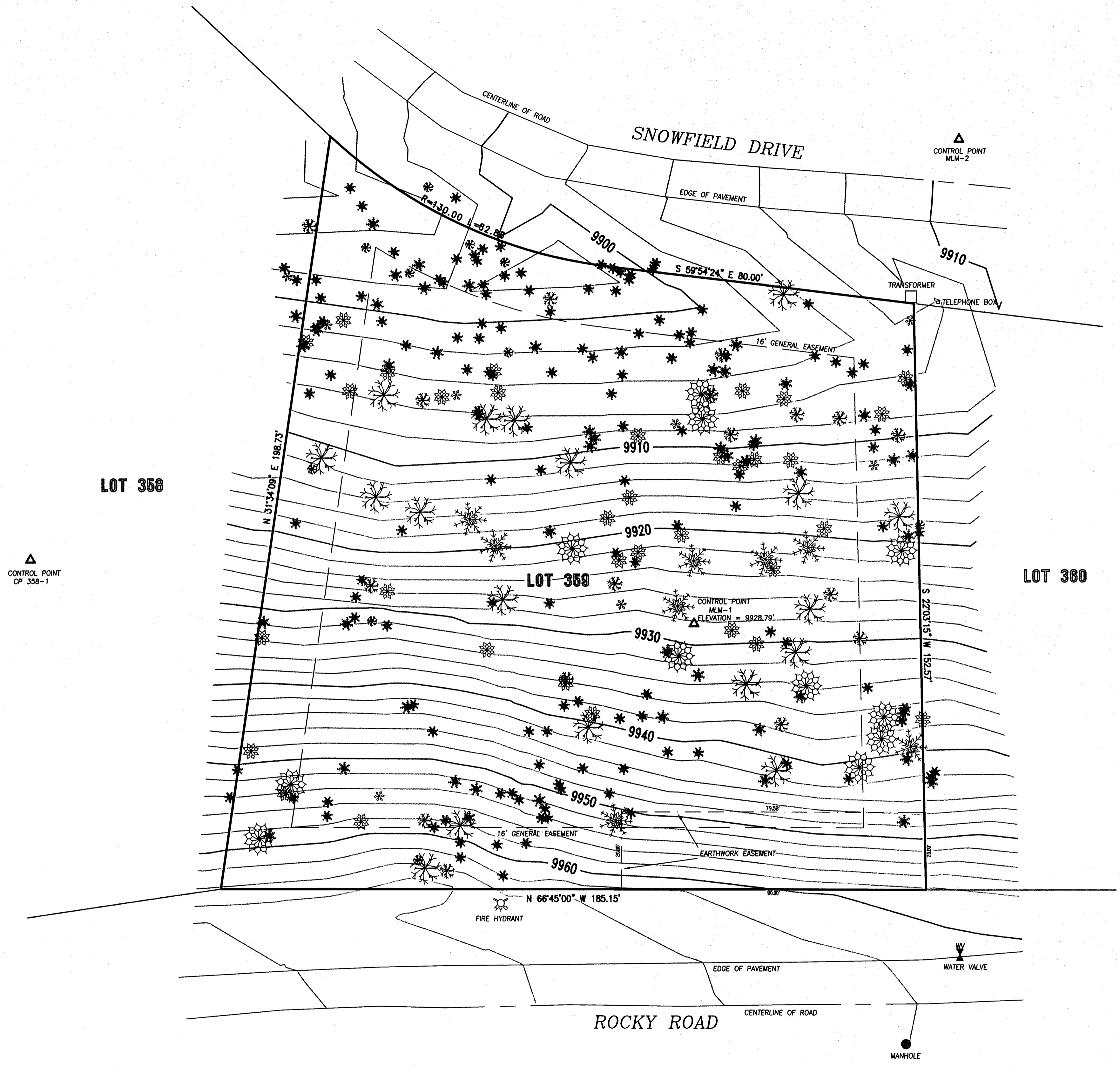
David R. Bulson  
L.S. 37662



- NOTES**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark: Control Point "MLM-1", with an elevation of 9928.79 feet.
  - Tree inventory was done by Foley Associates, Inc. in October, 2004 and updated in March, 2014.

**NOTICE**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



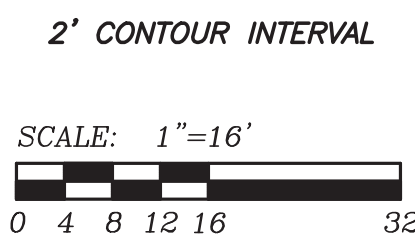
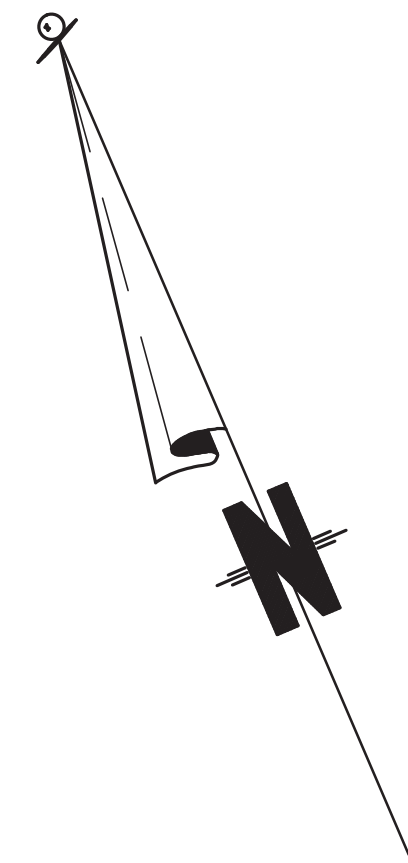
**TOPOGRAPHIC SURVEY**  
**LOT 359, TOWN OF MOUNTAIN VILLAGE**

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	JH				
Checked by:					
Start date:	10-18-04				



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

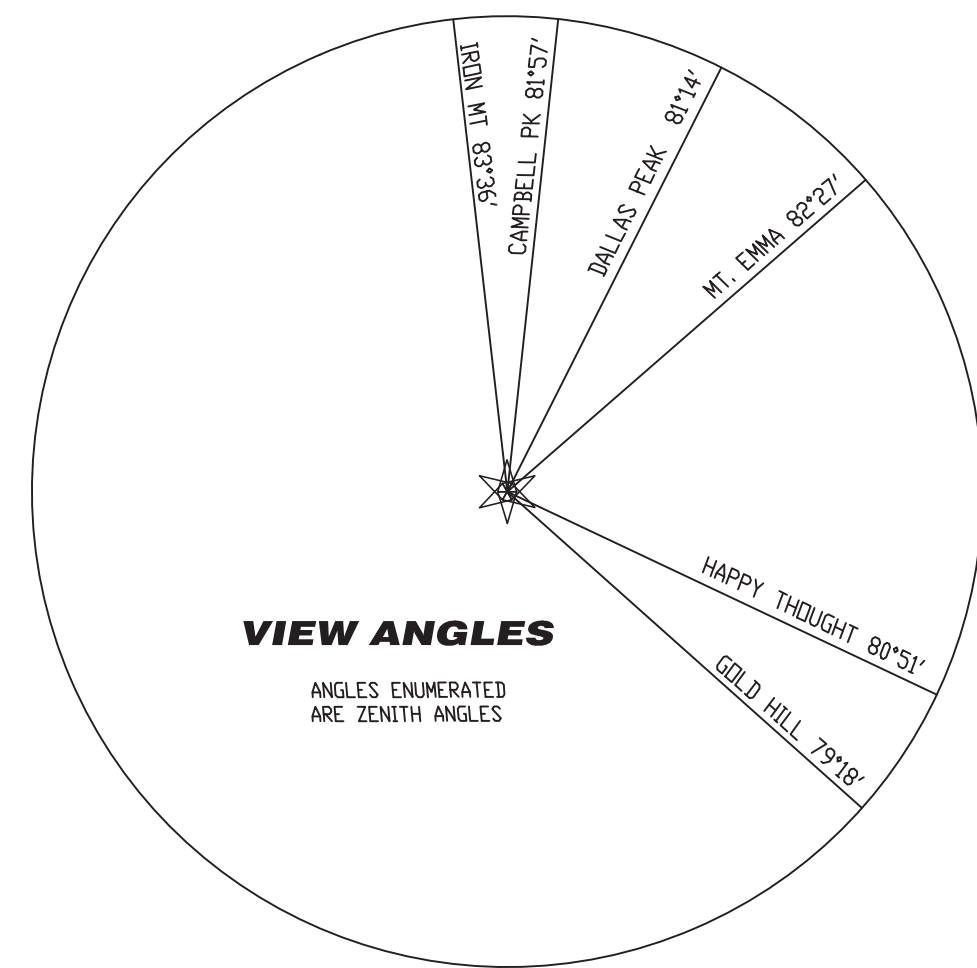




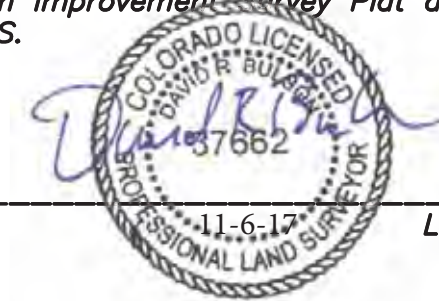
**TREE LEGEND**

- 2" - 6" FIR
- 8" - 16" FIR
- 18" OR LARGER FIR
- 2" - 6" ASPEN
- 8" - 16" ASPEN
- 18" OR LARGER ASPEN
- 2" - 6" SPRUCE
- 8" - 16" SPRUCE
- 18" OR LARGER SPRUCE

AREAS STEEPER THAN 30% GRADE



This Topographic Survey of Lot 359, Town of Mountain Village, was prepared in March, 2014 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or an Improvement Survey Plat as defined by section 38-51-102 C.R.S.



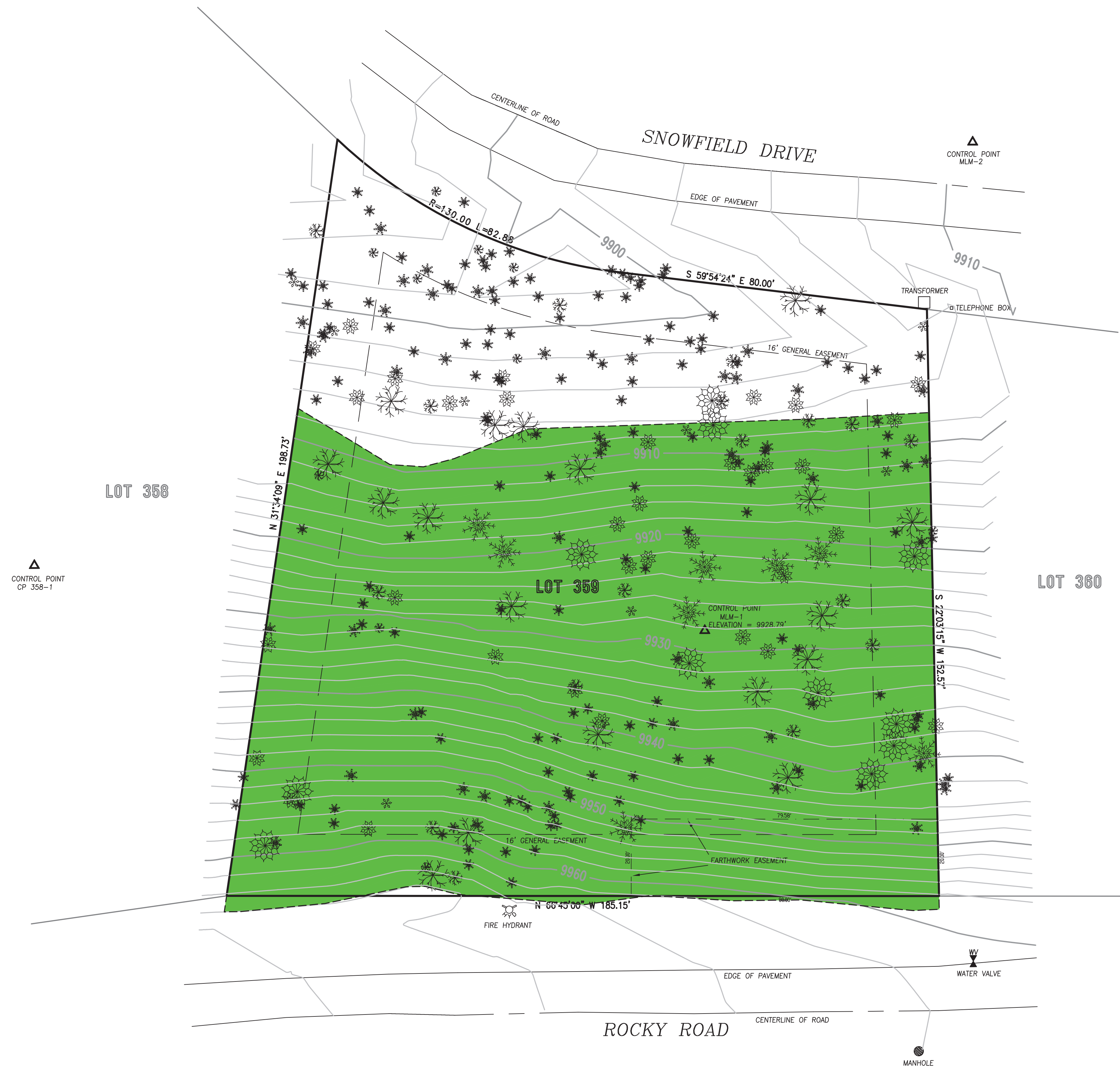
David R. Bulson L.S. 37662

**NOTES**

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control Point "MLM-1", with an elevation of 9928.79 feet.
3. Tree inventory was done by Foley Associates, Inc. in October, 2004 and updated in March, 2014.

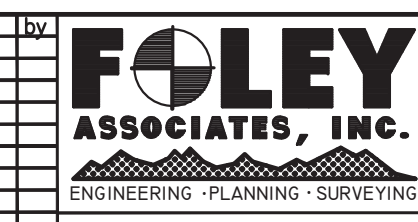
**NOTICE**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

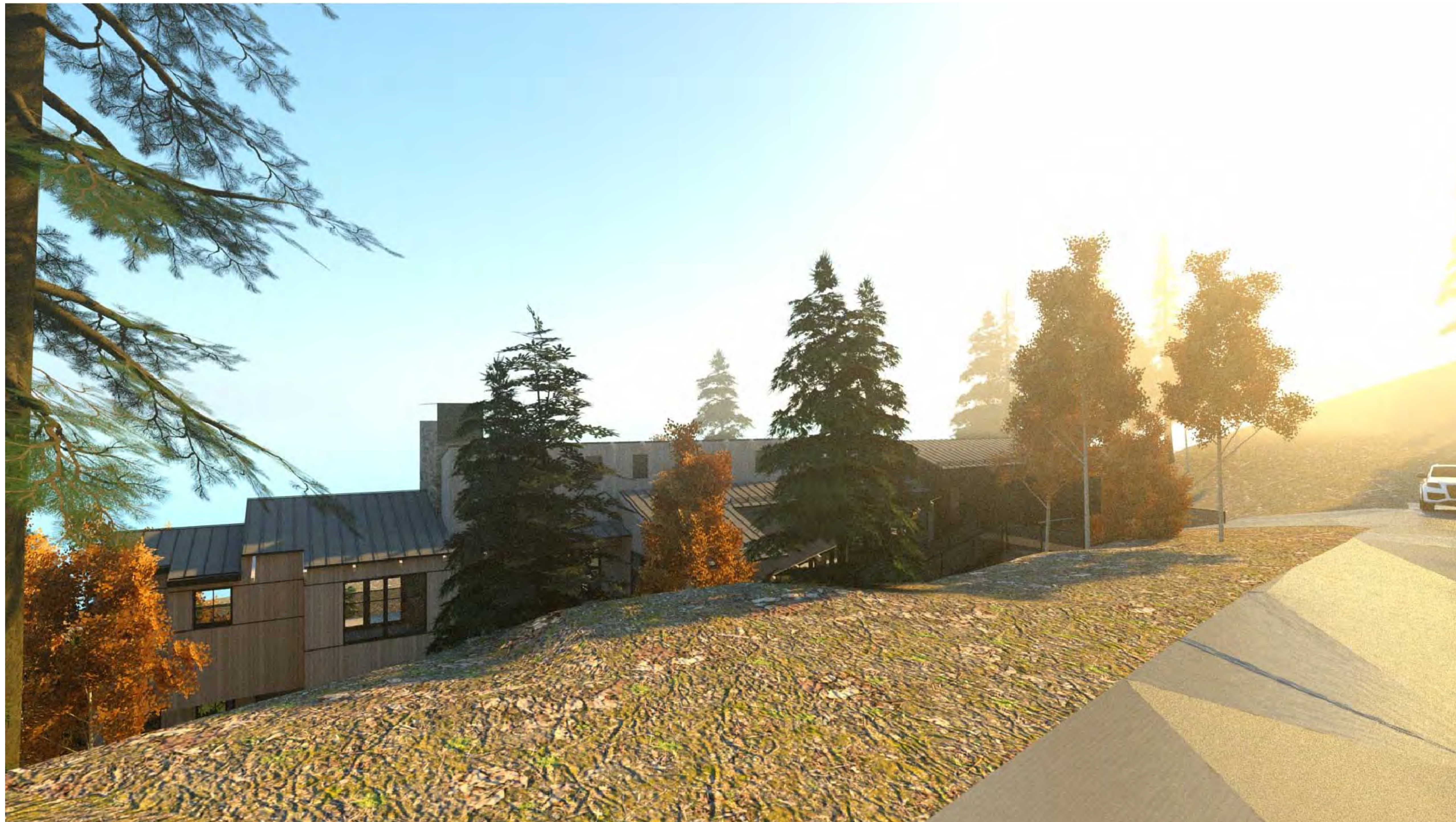


**SLOPE STUDY  
LOT 359, TOWN OF MOUNTAIN VILLAGE**

Rev.	description	date	by
1	10-18-04		



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



**A** PROPOSED VIEW FROM ROCKY ROAD LOOKING EAST  
SCALE: NTS



**B** EXISTING VIEWS FROM SNOWFIELD LANE LOOKING SOUTH  
SCALE: NTS

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1

NOT FOR  
CONSTRUCTION

L359

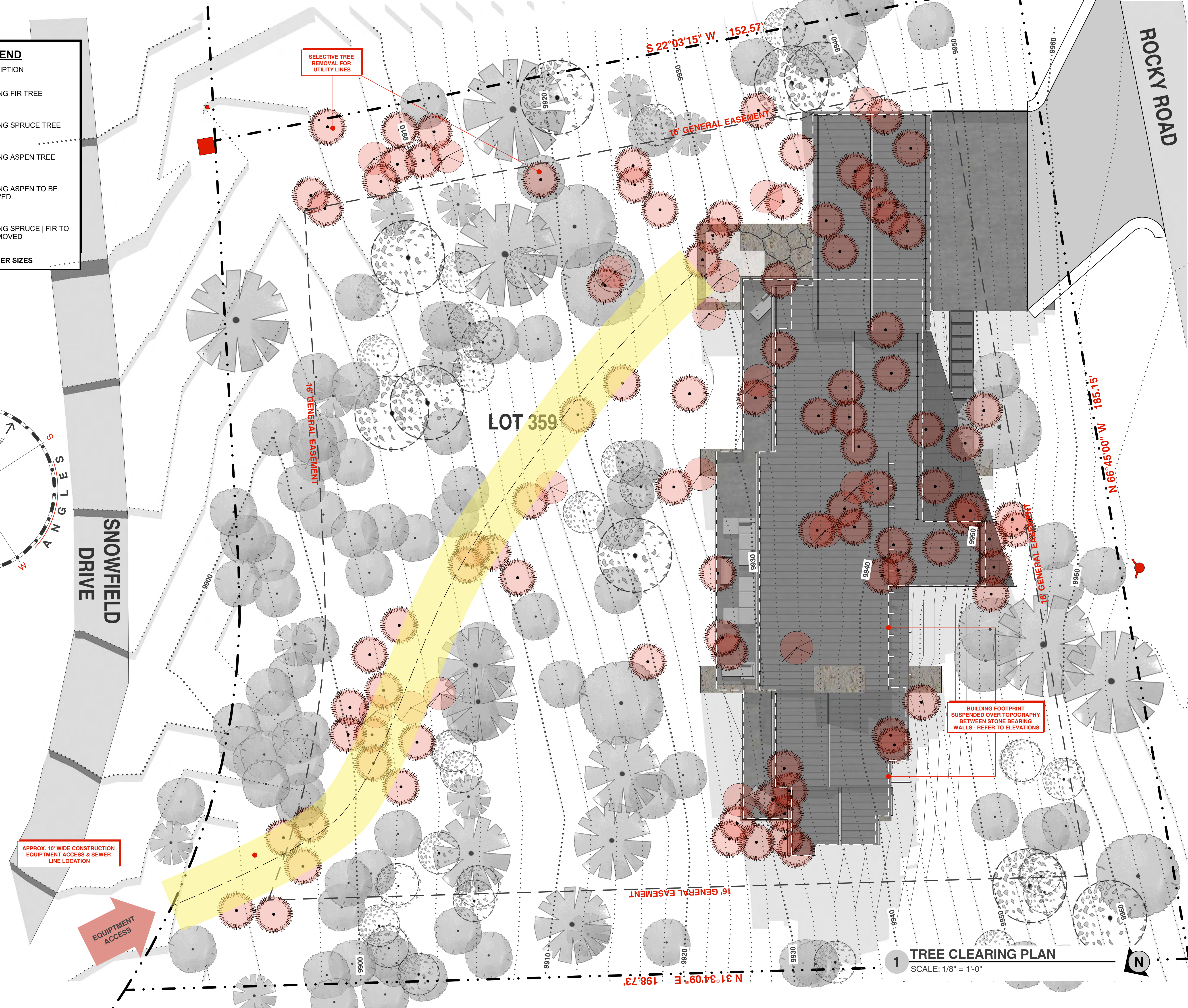
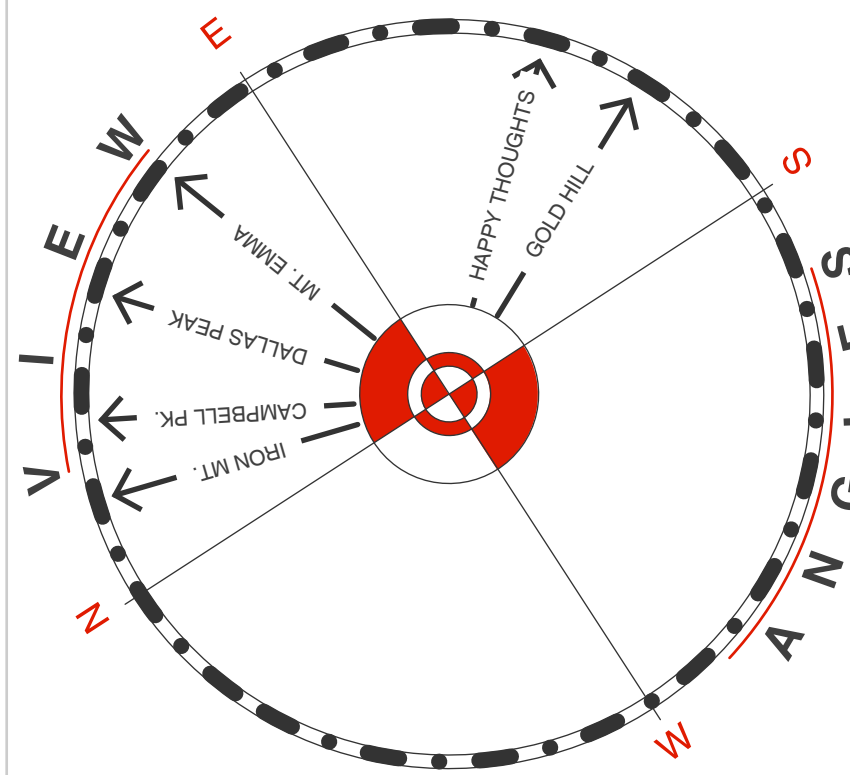
MOUNTAIN VILLAGE  
COLORADO 81435

VIEWS |  
SITE  
PHOTOS

VSP

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING FIR TREE
	EXISTING SPRUCE TREE
	EXISTING ASPEN TREE
	EXISTING ASPEN TO BE REMOVED
	EXISTING SPRUCE   FIR TO BE REMOVED

NOTE: SEE SURVEY FOR CALIPER SIZES



SNOWFIELD DRIVE

ROCKY ROAD

LOT 359

1 TREE CLEARING PLAN  
SCALE: 1/8" = 1'-0"

**NARCIS TUDOR ARCHITECTS**

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
 10.18.2017 DRC WORKSESSION  
 02.06.2018 PRELIMINARY BID SET  
 05.10.2018 DRB 1  
 06.12.2018 BID SET  
 06.27.2018 DRB FINAL

**NOT FOR CONSTRUCTION**

project  
**L359**  
 MOUNTAIN VILLAGE  
 COLORADO 81435

phase  
**TREE CLEARING PLAN**

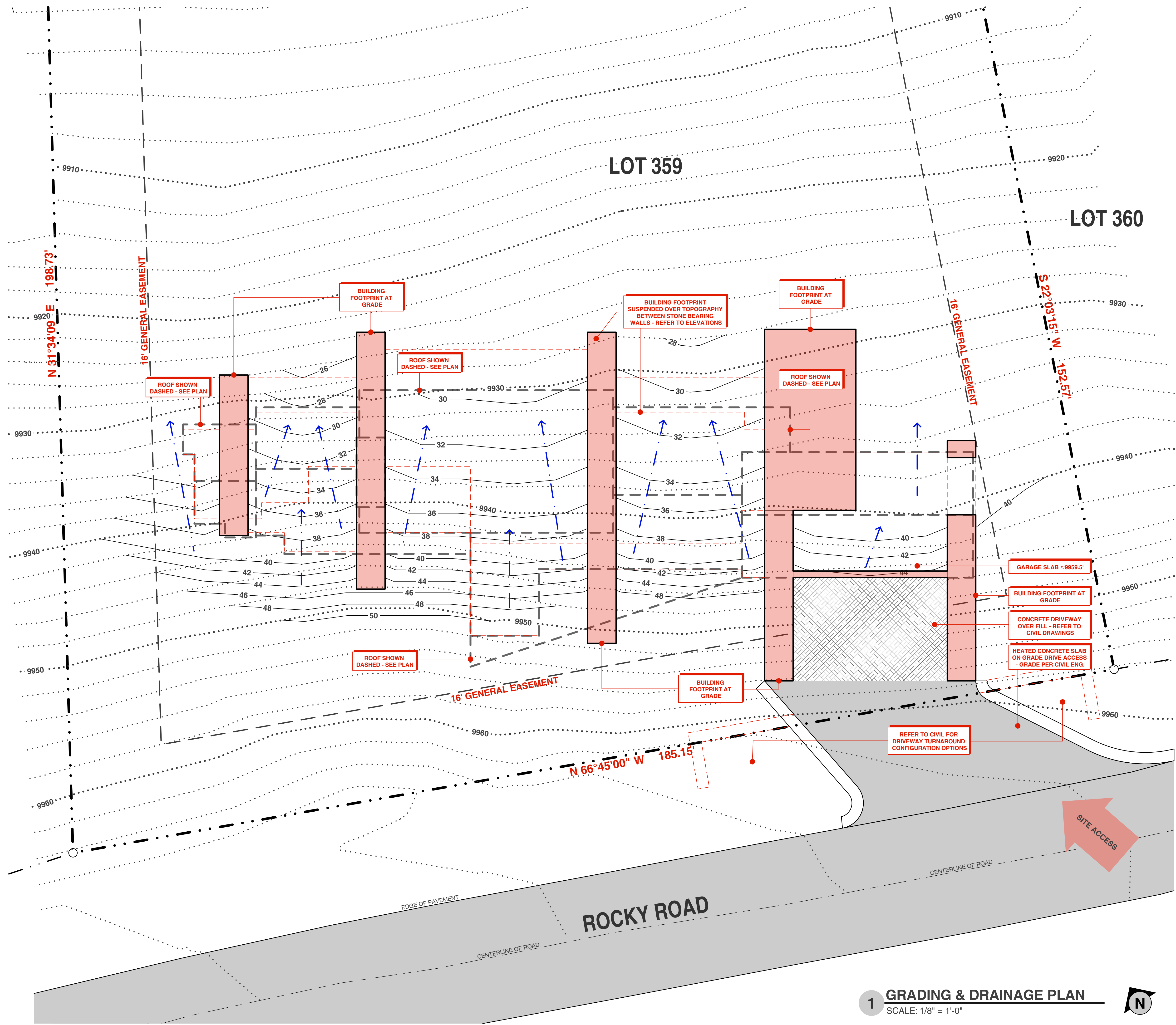
sheet  
**A1.1**

A1.1\_Site\_L359 | Printed: 06.29.2018

LOT 358

LOT 359

LOT 360



**NARCIS TUDOR ARCHITECTS**  
 WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983  
 all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
 10.18.2017 DRC WORKSESSION  
 02.06.2018 PRELIMINARY BID SET  
 05.10.2018 DRB 1  
 06.12.2018 BID SET  
 06.27.2018 DRB FINAL

**NOT FOR CONSTRUCTION**

**L359**

MOUNTAIN VILLAGE  
 COLORADO 81435

**GRADING & DRAINAGE PLAN**

**A1.2**

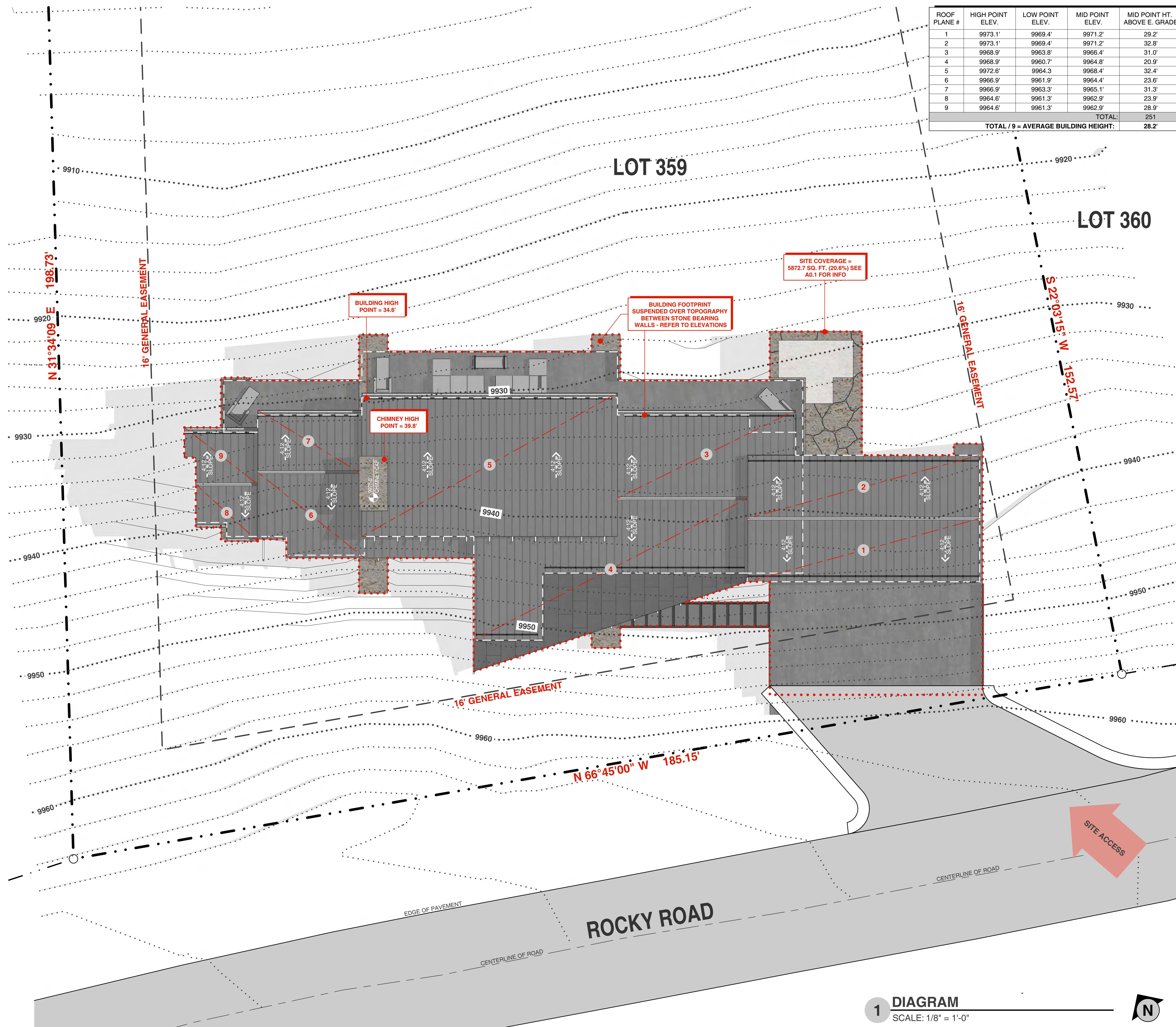
**1 GRADING & DRAINAGE PLAN**  
 SCALE: 1/8" = 1'-0"

ROOF PLANE #	HIGH POINT ELEV.	LOW POINT ELEV.	MID POINT ELEV.	MID POINT HT. ABOVE E. GRADE
1	9973.1'	9969.4'	9971.2'	29.2'
2	9973.1'	9969.4'	9971.2'	32.8'
3	9968.9'	9963.8'	9966.4'	31.0'
4	9968.9'	9960.7'	9964.8'	20.9'
5	9972.6'	9964.3'	9968.4'	32.4'
6	9966.9'	9961.9'	9964.4'	23.6'
7	9966.9'	9963.3'	9965.1'	31.3'
8	9964.6'	9961.3'	9962.9'	23.9'
9	9964.6'	9961.3'	9962.9'	28.9'
TOTAL:				251
TOTAL / 9 = AVERAGE BUILDING HEIGHT:				28.2'

LOT 358

LOT 359

LOT 360



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

Submissions  
 10.18.2017 DRC WORKSESSION  
 02.06.2018 PRELIMINARY BID SET  
 05.10.2018 DRB 1  
 06.12.2018 BID SET  
 06.27.2018 DRB FINAL

NOT FOR CONSTRUCTION

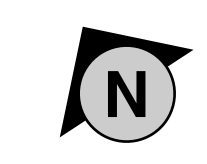
Project  
**L359**

MOUNTAIN VILLAGE  
 COLORADO 81435

Phase  
**BUILDING HEIGHT | LUC DIAGRAM**

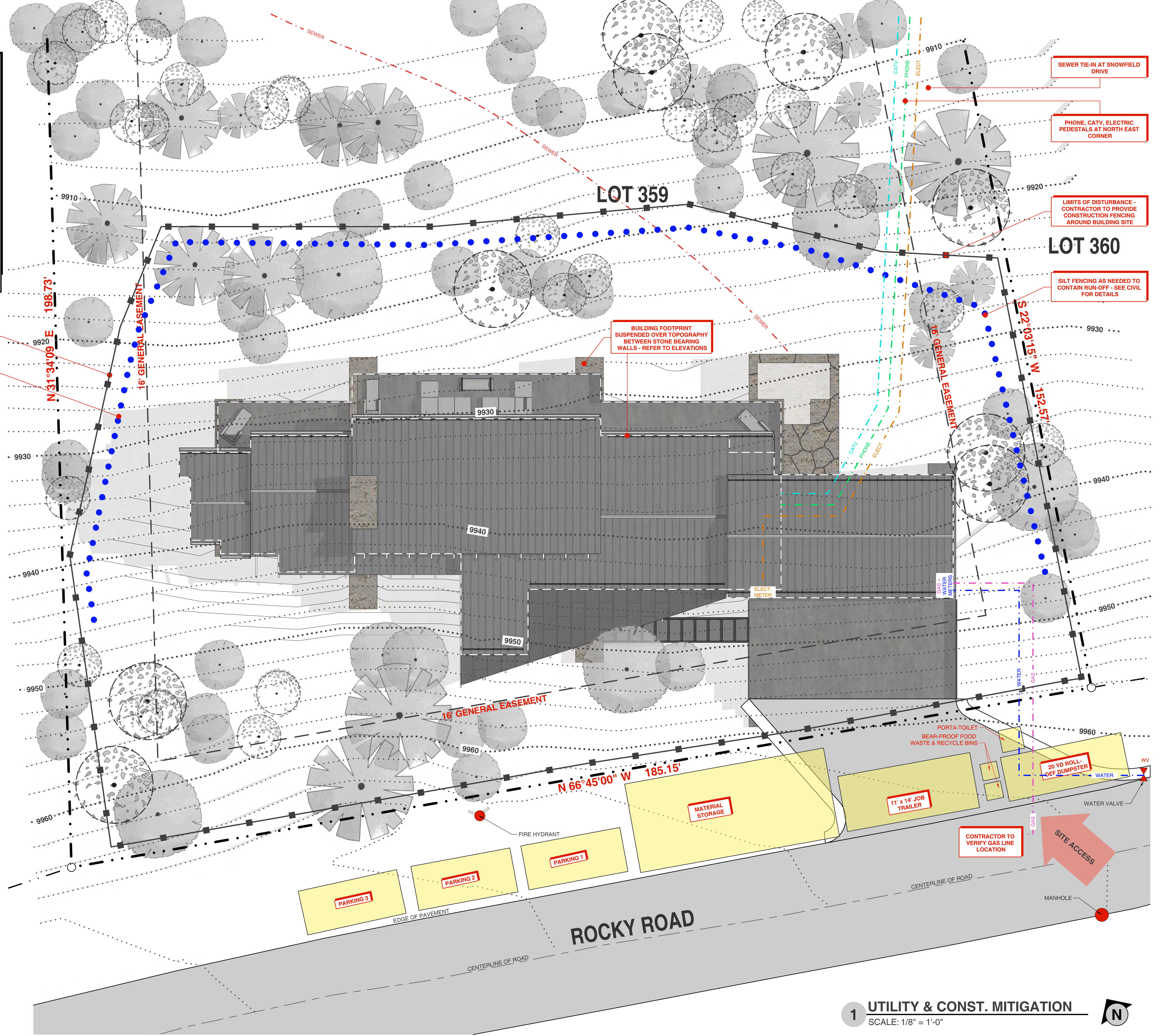
Sheet  
**A1.3**

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



EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING FIR TREE
	EXISTING SPRUCE TREE
	EXISTING ASPEN TREE
	EXISTING ASPEN TO BE REMOVED
	EXISTING SPRUCE   FIR TO BE REMOVED

NOTE: SEE SURVEY FOR CALIPER SIZES



SEWER TIE-IN AT SNOWFIELD DRIVE

PHONE, CATV, ELECTRIC PEDESTALS AT NORTH EAST CORNER

LIMITS OF DISTURBANCE - CONTRACTOR TO PROVIDE CONSTRUCTION FENCING AROUND BUILDING SITE

SILT FENCING AS NEEDED TO CONTAIN RUN-OFF - SEE CIVIL FOR DETAILS

LIMITS OF DISTURBANCE - CONTRACTOR TO PROVIDE CONSTRUCTION FENCING AROUND BUILDING SITE

SILT FENCING AS NEEDED TO CONTAIN RUN-OFF - SEE CIVIL FOR DETAILS

BUILDING FOOTPRINT SUSPENDED OVER TOPOGRAPHY BETWEEN STONE BEARING WALLS - REFER TO ELEVATIONS

PORTA-TOILET  
BEAR-PROOF FOOD  
WASTE & RECYCLE BINS

20 YD ROLL-OFF DUMPSTER

CONTRACTOR TO VERIFY GAS LINE LOCATION

SITE ACCESS

**1 UTILITY & CONST. MITIGATION**  
SCALE: 1/8" = 1'-0"



LOT 358

LOT 359

LOT 360

ROCKY ROAD

NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

Submissions

10.18.2017	DRC WORKSESSION
02.06.2018	PRELIMINARY BID SET
05.10.2018	DRB 1
06.12.2018	BID SET
06.27.2018	DRB FINAL

NOT FOR CONSTRUCTION

Project  
**L359**

MOUNTAIN VILLAGE  
COLORADO 81435

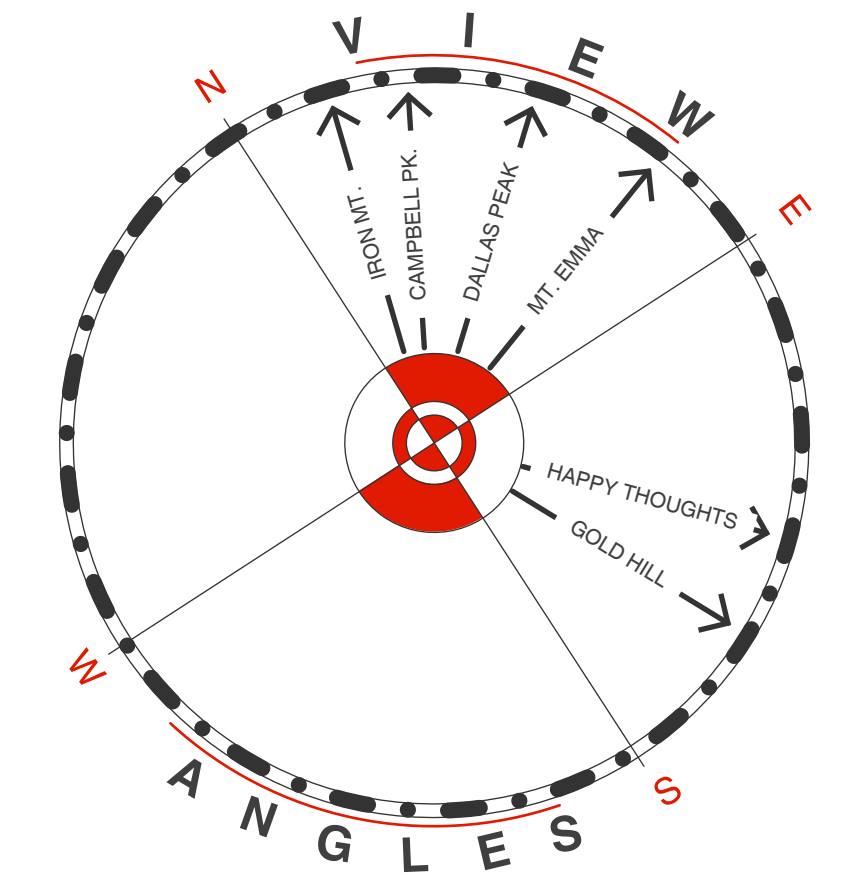
Phase  
**UTILITY & CONST. MITIGATION**

Sheet  
**A1.4**

**EXISTING TREE LEGEND**

SYMBOL	DESCRIPTION
	EXISTING FIR TREE
	EXISTING SPRUCE TREE
	EXISTING ASPEN TREE
	EXISTING ASPEN TO BE REMOVED
	EXISTING SPRUCE   FIR TO BE REMOVED

NOTE: SEE SURVEY FOR CALIPER SIZES



**EXTERIOR LIGHTING**

ALL EXTERIOR LIGHTING SHALL BE DESIGNED AS FULL CUT-OFF FIXTURES THAT DIRECT THE LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE

LED LIGHTING OR OTHER EQUIVALENT ENERGY SAVING LIGHTING SHALL BE USED FOR ALL EXTERIOR LIGHTING

THE MAXIMUM TEMPERATURE FOR DIFFERING LIGHTING TYPES SHALL BE:

A. 3,500 DEGREES KELVIN FOR INCANDESCENT, HALOGEN LIGHTING, HID AND OTHER LIGHTING NOT SPECIFIED HEREIN.

B. 4,500 DEGREES KELVIN FOR LED LIGHTING PROVIDED THE DEGREES KELVIN IS REDUCED CLOSER TO 3,500 TO THE EXTENT PRACTICAL

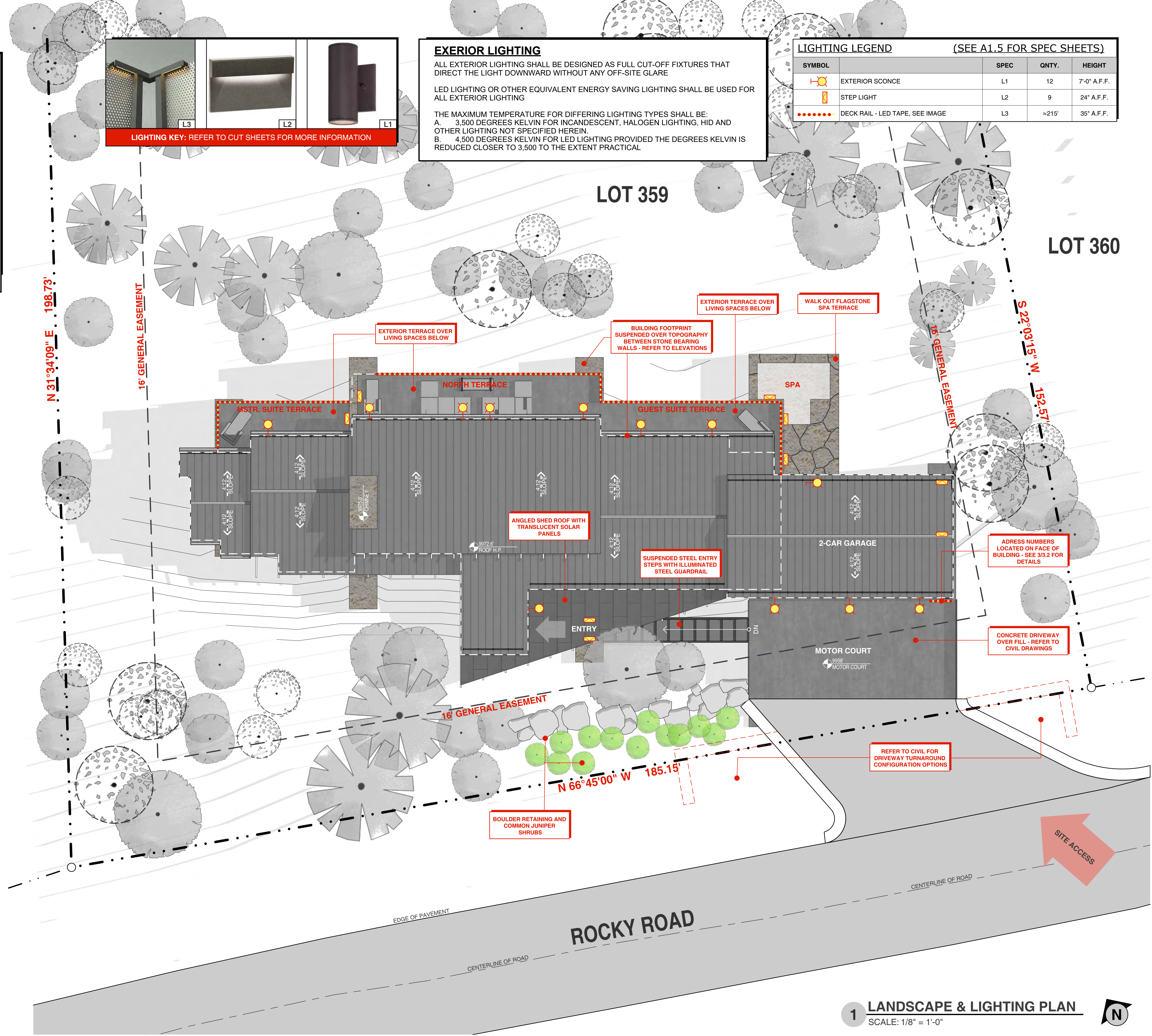
**LIGHTING LEGEND (SEE A1.5 FOR SPEC SHEETS)**

SYMBOL	SPEC	QNTY.	HEIGHT
	L1	12	7'-0" A.F.F.
	L2	9	24" A.F.F.
	L3	≈215'	35" A.F.F.

LOT 358

LOT 359

LOT 360

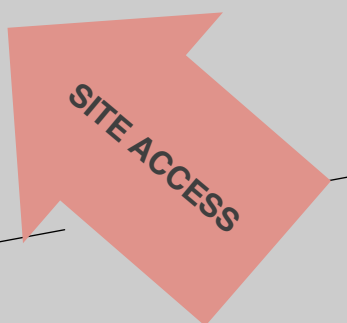


ADDRESS NUMBERS LOCATED ON FACE OF BUILDING - SEE 33.2 FOR DETAILS

CONCRETE DRIVEWAY OVER FILL - REFER TO CIVIL DRAWINGS

REFER TO CIVIL FOR DRIVEWAY TURNAROUND CONFIGURATION OPTIONS

BOULDER RETAINING AND COMMON JUNIPER SHRUBS



**1 LANDSCAPE & LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"



**NARCIS TUDOR ARCHITECTS**

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET  
06.27.2018 DRB FINAL

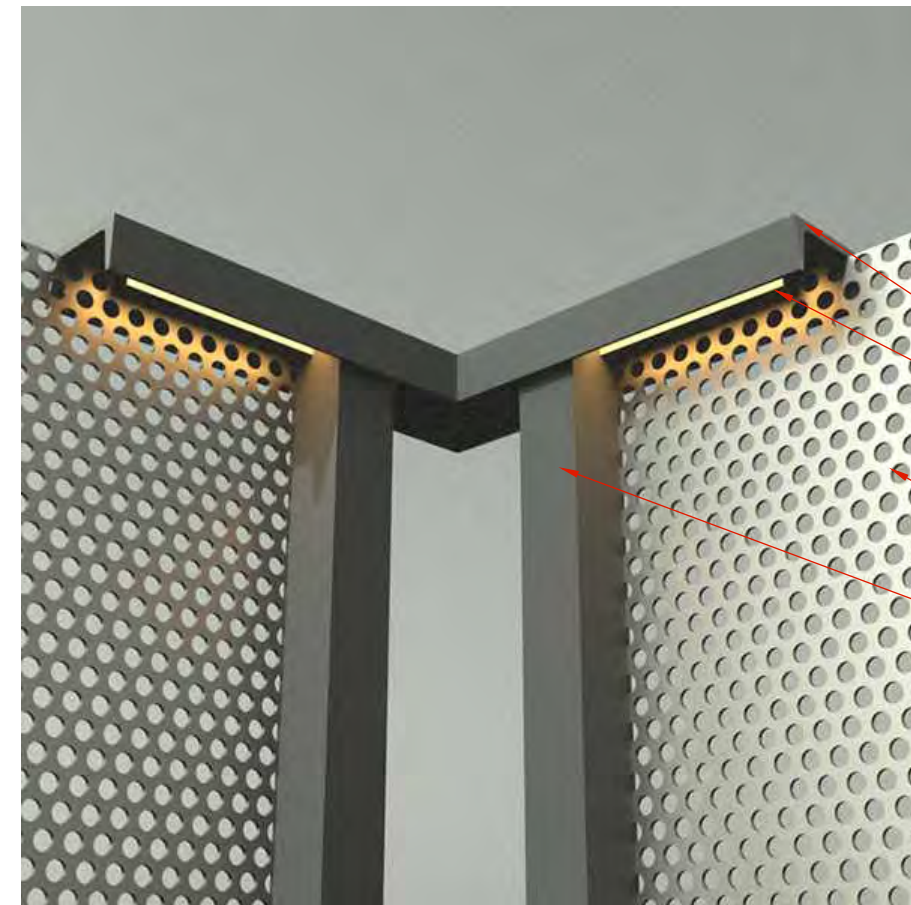
NOT FOR CONSTRUCTION

**L359**

MOUNTAIN VILLAGE  
COLORADO 81435

LANDSCAPE & LIGHTING PLAN

**A1.5**



- 3" STEEL CHANNEL RAIL
- CONCEALED LED LIGHT STRIP BETWEEN POSTS, PLACED ON THE INTERIOR SIDE OF THE MESH PANEL
- PERFORATED STEEL MESH PANEL
- 2" X 2" STEEL DECK POSTS

**L3 CONCEALED RAIL LIGHT**  
SCALE: N/A

### 24V Outdoor INVISIBLE Pro Tape

By WAC Lighting



#### Product Options

Length: 1 Feet, 5 Feet, 10 Feet

#### Details

- 3.5W per foot
- 50,000 hours rated life
- IP-68 rated and UL listed for Wet Locations
- Maximum run length of 28 feet
- May be field cut at the end of a run. To complete your 24V Outdoor INVISIBLE Pro system, select:
- UL Listed Wet
- Made In China

#### Additional Details

**Product URL:**  
<https://www.ylighting.com/24v-outdoor-invisible-pro-tape-by-wac-lighting-WACY16312.html>  
**Rating:** UL Listed Wet



Notes:

**Product ID:** WACY16312

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**



Created May 8th, 2018

**L3 CUT SHEET**  
SCALE: N/A

### Skyline LED 1 Light Outdoor Wall Light

By The Great Outdoors: Minka-Lavery



#### Product Options

**Finish:** Dorian Bronze, Brushed Aluminum

#### Additional Details

**Product URL:**  
<https://www.ylighting.com/skyline-led-1-light-outdoor-wall-light-by-the-great-outdoors%3A-minka-lavery-TGOY32643.html>  
**Rating:** ETL Listed Wet



Notes:  
Finish: Bronze | Dimensions: 5"W X 7.5"H, 4" Extension | Backplate: 5"W X 5"H | Lamp: LED, 2700k

**Product ID:** TGOY32643

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**



Created May 8th, 2018

**L2 CUT SHEET**  
SCALE: N/A

### Horizontal LED Ledge Step and Wall Light

By WAC Lighting



#### Product Options

**Finish:** Black, Bronze, White

**Color Temperature:** Amber, 3000K

**Voltage:** 120 Volt, 277 Volt

#### Details

- Designed in 2018
- Material: Aluminum
- ADA compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

#### Dimensions

**120 Volt Option Fixture:** Width 5", Height 3.13", Depth 1.88"

**277 Volt Option Fixture:** Width 5", Height 3.13", Depth 1.88"

#### Lighting

- 3000K Option: 3.5 Watt (68 Lumens) 120 Volt Integrated LED; CRI: 90 Color Temp: 3000K
- 3000K Option: 3.5 Watt (68 Lumens) 277 Volt Integrated LED; CRI: 90 Color Temp: 3000K

#### Additional Details

**Product URL:**  
<https://www.ylighting.com/horizontal-led-ledge-step-and-wall-light-by-wac-lighting-WACP201359.html>  
**Rating:** ETL Listed Wet

**Product ID:** WACP201359

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**



Created May 8th, 2018

Notes:  
Finish: bronze | Dimensions: 120 Volt Fixture: W 5 in., H 3.13 in., D 1.88 in | Lamp: LED, 3000k

NARCIS TUDOR ARCHITECTS<sup>©</sup>

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

Submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET  
06.27.2018 DRB FINAL

NOT FOR CONSTRUCTION

Project  
**L359**

MOUNTAIN VILLAGE COLORADO 81435

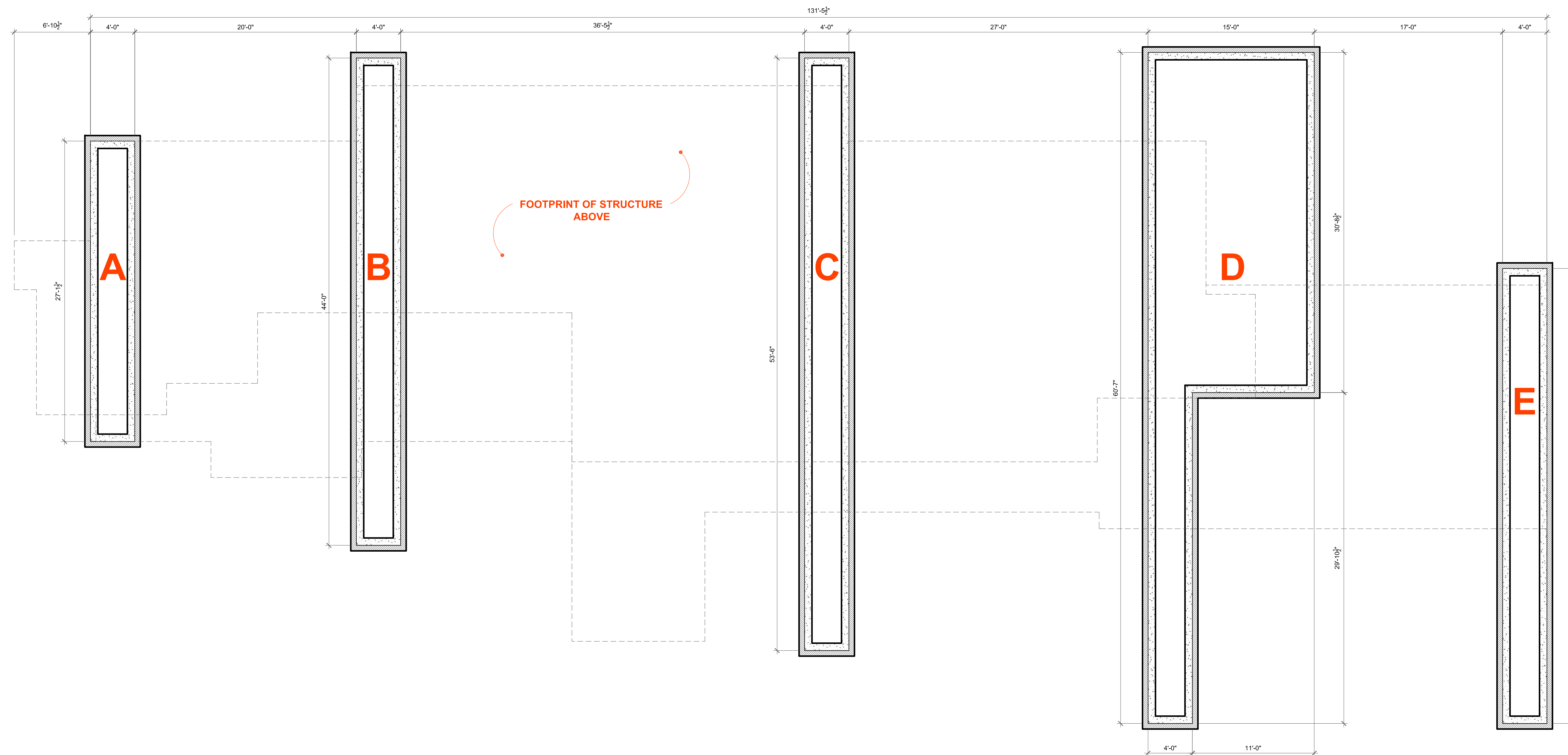
Phase  
EXTERIOR LIGHTING SPECS

Sheet  
**A1.6**

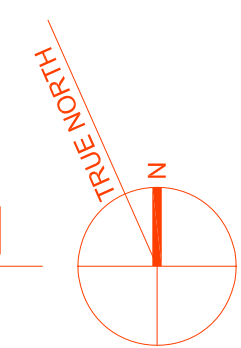


## FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



1 FOUNDATION BAR DIMENSIONED PLAN  
SCALE: 3/16" = 1'-0"



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1

NOT FOR CONSTRUCTION

L359

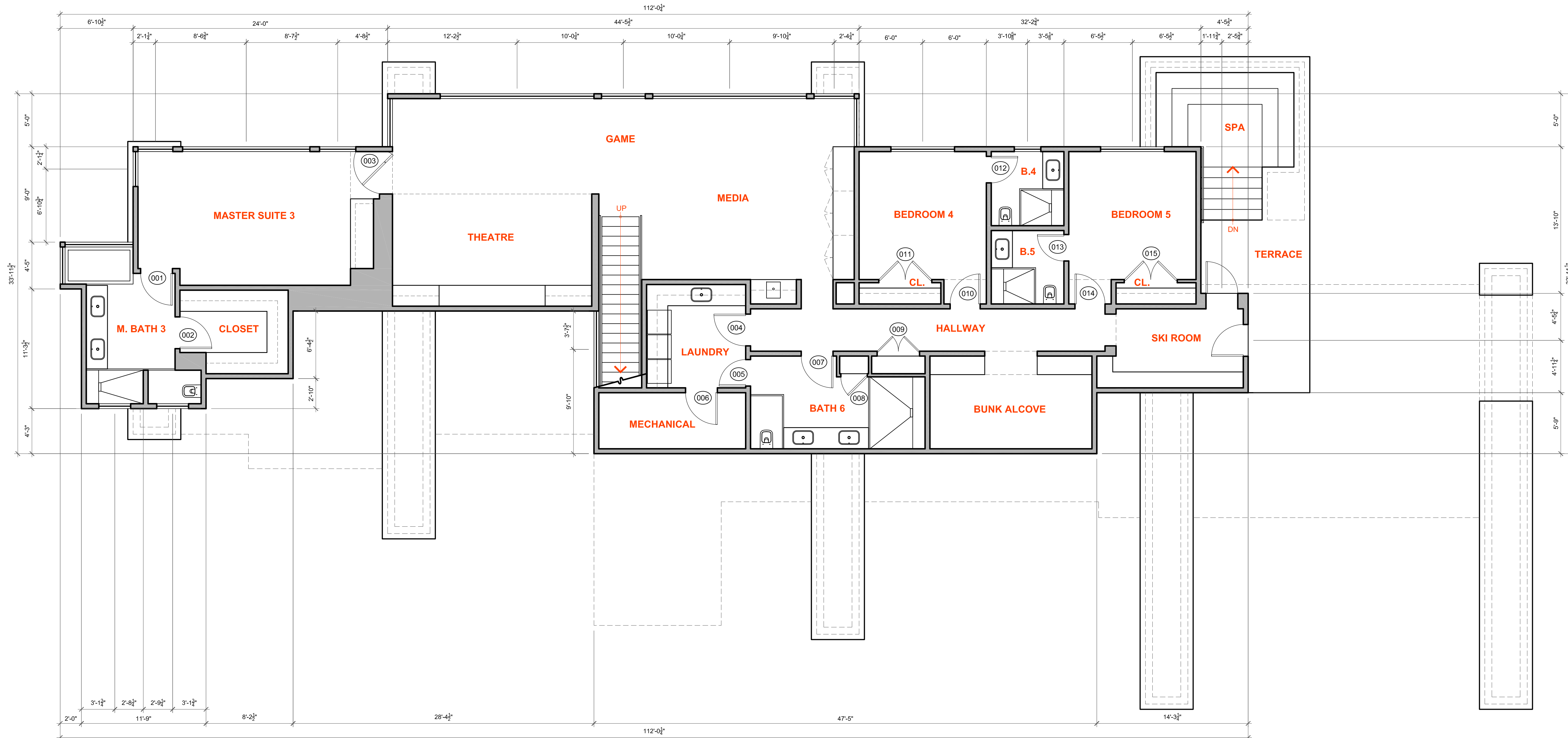
MOUNTAIN VILLAGE  
COLORADO 81435

FOUNDATION  
BAR  
PLAN

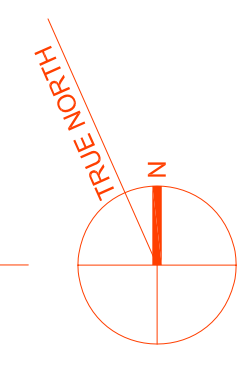
A2.0D

## FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



1 LOWER LEVEL DIMENSIONED PLAN  
 SCALE: 3/16" = 1'-0"  
 LIVABLE AREA - 2648 SF  
 NON-LIVABLE - 92 SF



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
 10.18.2017 DRC WORKSESSION  
 02.06.2018 PRELIMINARY BID SET  
 05.10.2018 DRB 1

NOT FOR CONSTRUCTION

L359

MOUNTAIN VILLAGE  
 COLORADO 81435

LOWER LEVEL DIMENSION

A2.1D

# FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



INT. CONCEPT



INT. DOOR



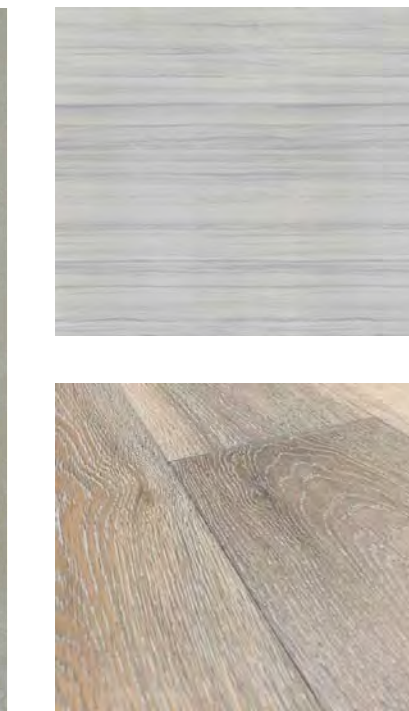
CABINET TO DETAIL



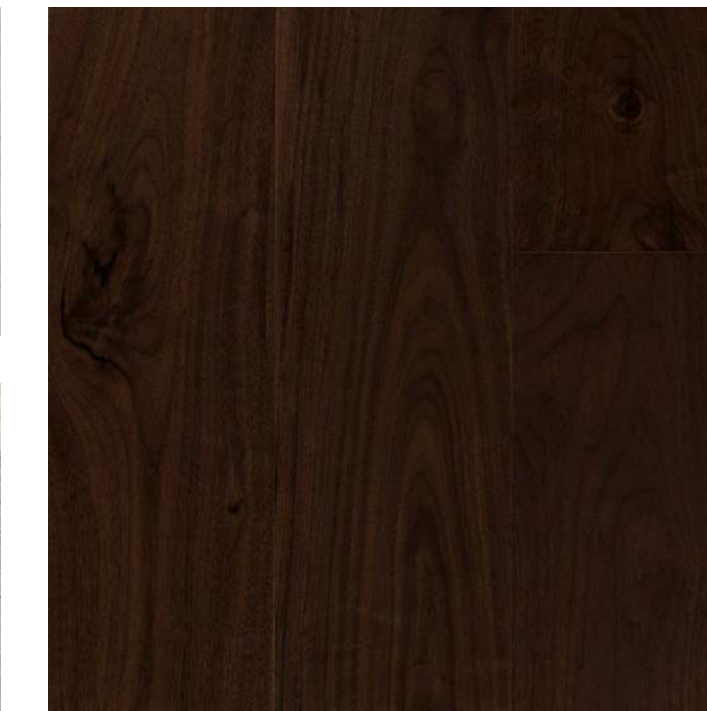
MOSA TILE



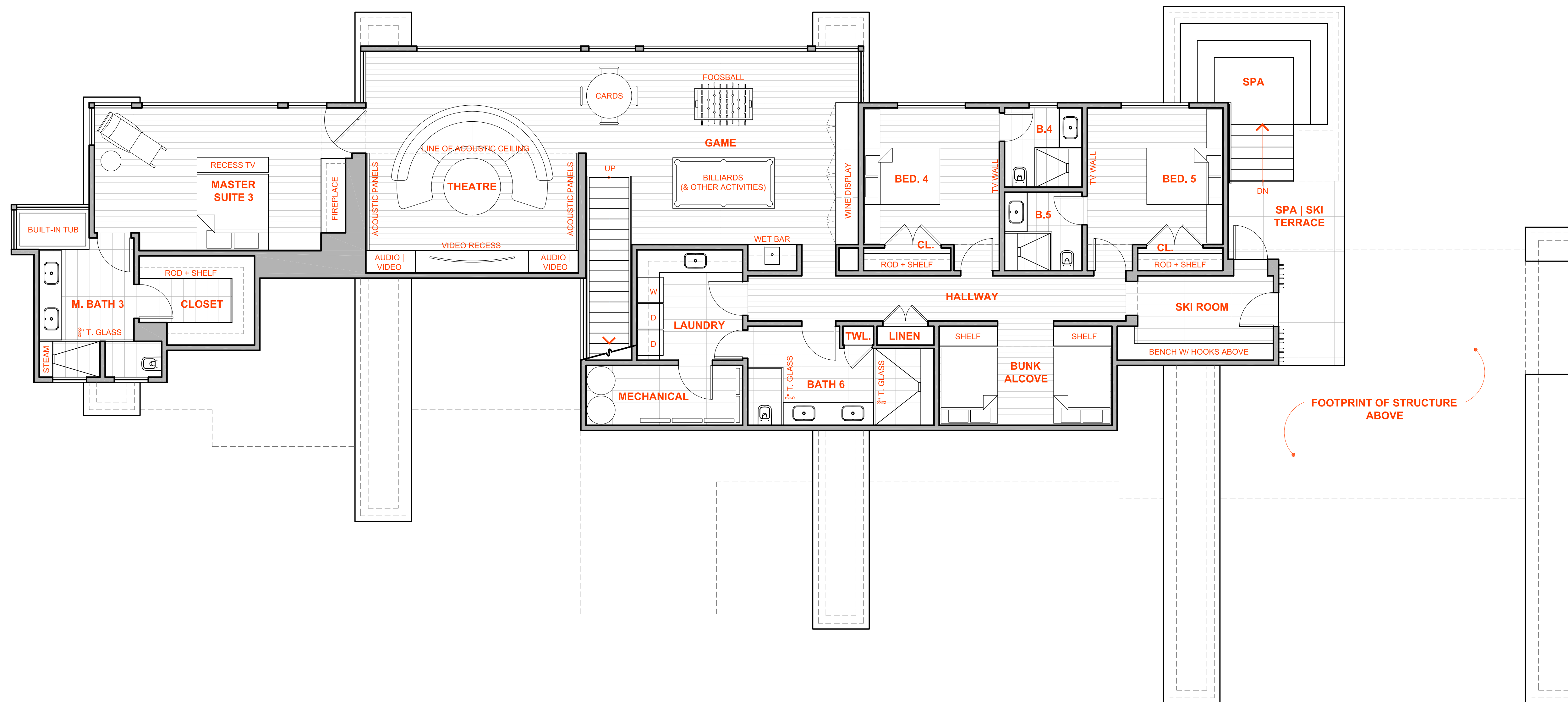
PLASTER



WHITE OAK

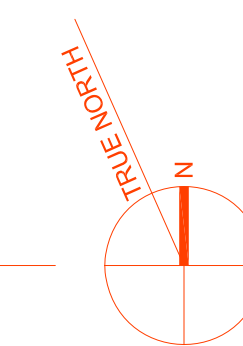


WALNUT



FOOTPRINT OF STRUCTURE ABOVE

1 LOWER LEVEL FINISH PLAN  
SCALE: 3/16" = 1'-0"



submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1

NOT FOR CONSTRUCTION

L359  
MOUNTAIN VILLAGE  
COLORADO 81435

LOWER LEVEL FINISH

A2.1F

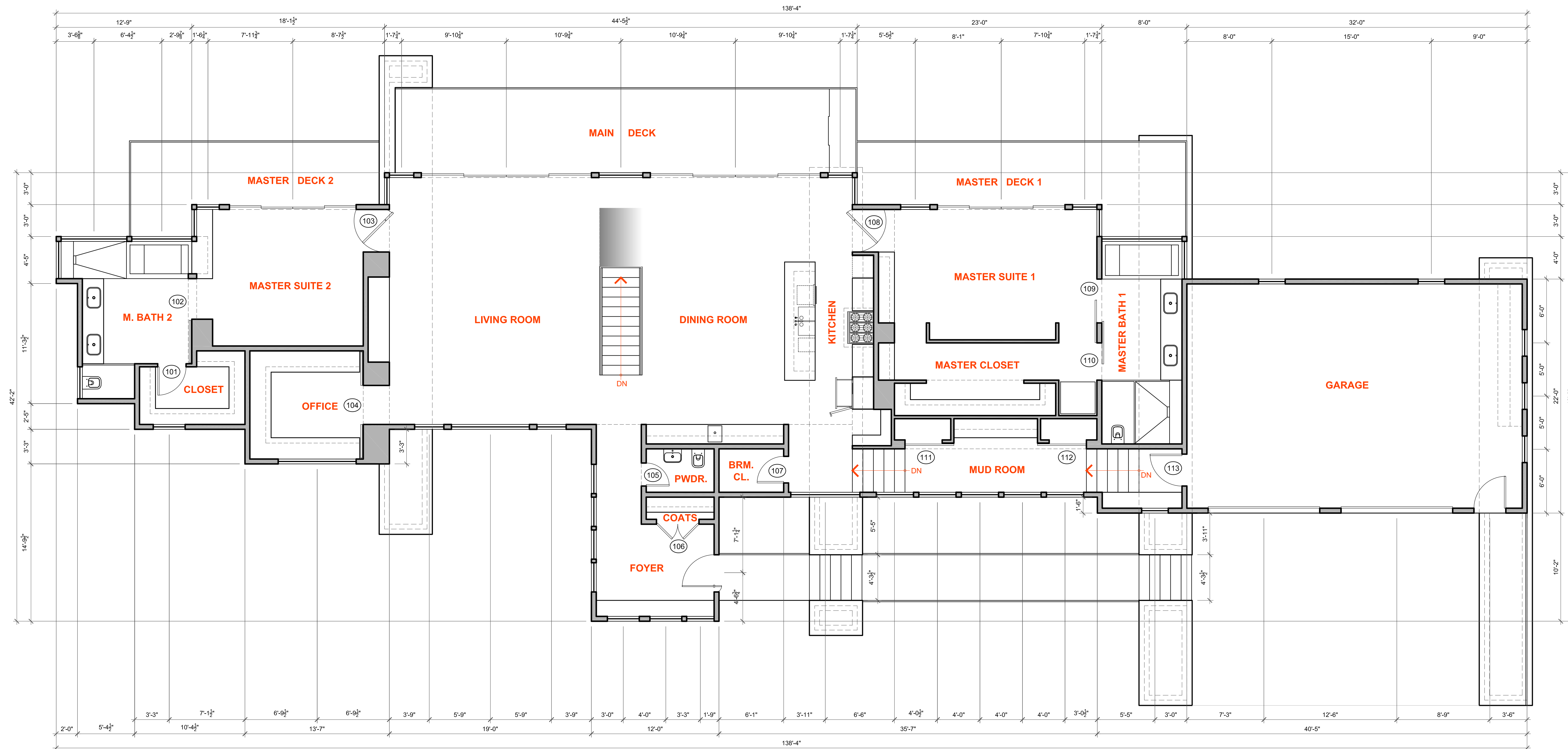
NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

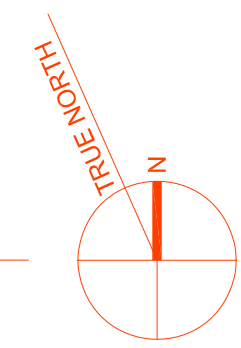
all graphic material contained in these documents is copyrighted and cannot be used without written permission

## FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



**1 MAIN LEVEL DIMENSIONED PLAN**  
 SCALE: 3/16" = 1'-0"  
 LIVABLE AREA - 2831 SF  
 NON-LIVABLE - 704 SF



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
 10.18.2017 DRC WORKSESSION  
 02.06.2018 PRELIMINARY BID SET  
 05.10.2018 DRB 1

**NOT FOR CONSTRUCTION**

**L359**

MOUNTAIN VILLAGE  
 COLORADO 81435

**MAIN LEVEL DIMENSION**

**A2.2D**

# FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELLED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



INT. CONCEPT



INT. DOOR



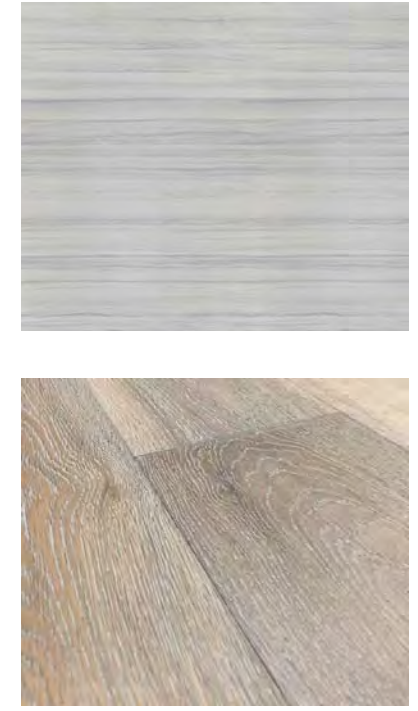
CABINET TO DETAIL



MOSA TILE



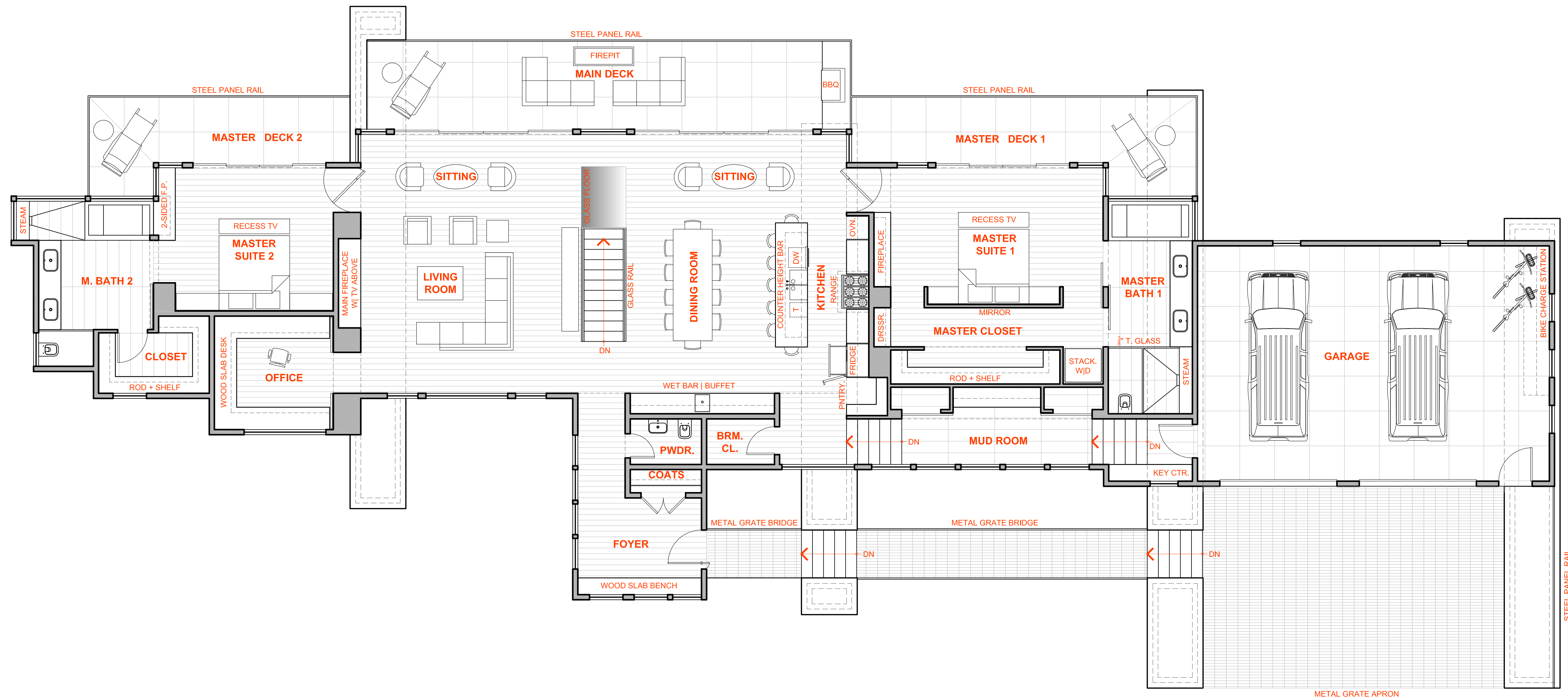
PLASTER



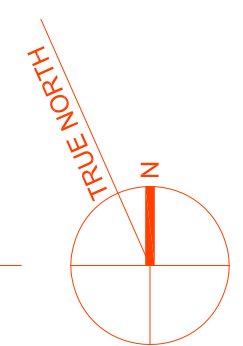
WHITE OAK



WALNUT



1 MAIN LEVEL FINISH PLAN  
SCALE: 3/16" = 1'-0"



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1

NOT FOR CONSTRUCTION

L359

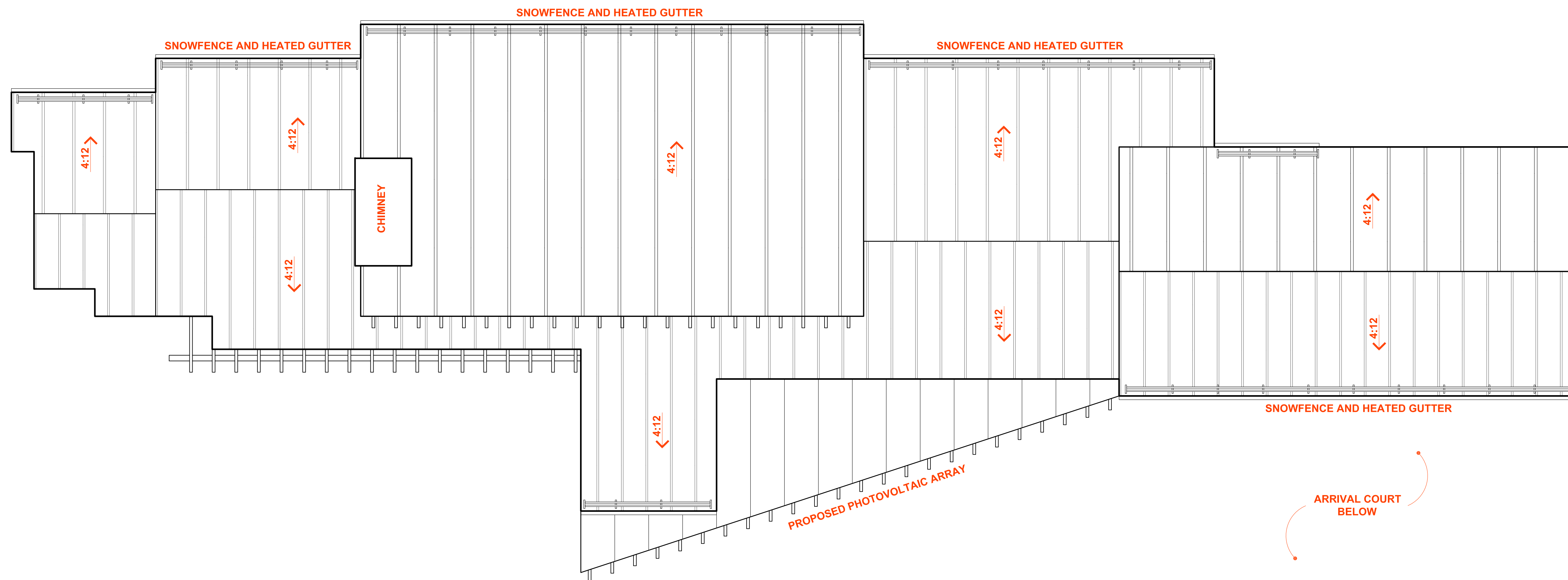
MOUNTAIN VILLAGE  
COLORADO 81435

MAIN LEVEL FINISH

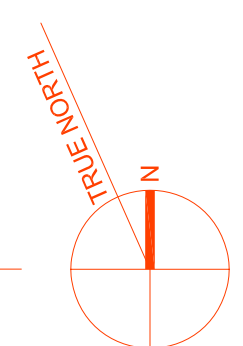
A2.2F

## FLOOR PLAN GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
4. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
5. TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
6. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
7. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
8. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
10. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
11. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
12. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
13. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
14. BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
15. FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
16. INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
17. WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELIS SPACING - TYP.
18. ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
19. REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
20. REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
21. WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
22. ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
23. REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
24. CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
25. ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
26. ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
27. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



1 OVERALL ROOF PLAN  
SCALE: 3/16" = 1'-0"



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET

NOT FOR CONSTRUCTION

L359

MOUNTAIN VILLAGE  
COLORADO 81435

ROOF PLAN

A2.3



**1 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

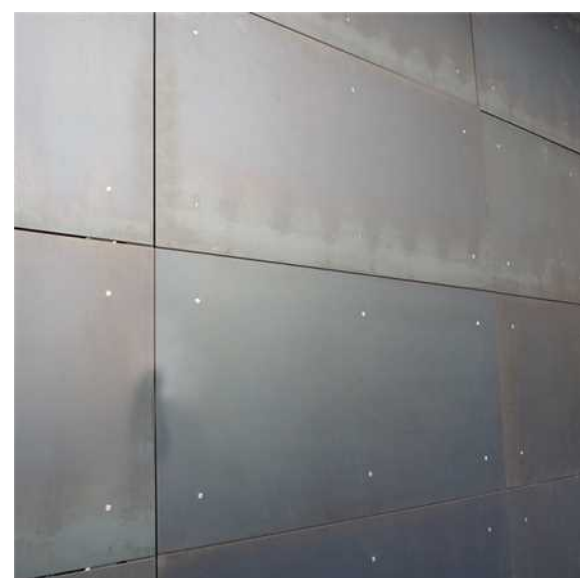
**STANDING SEAM ROOF**  
BONDERIZED



**1X6 VERT. WOOD SIDING**  
NATURAL GRAY



**METAL ACCENTS**  
MILL FINISHED

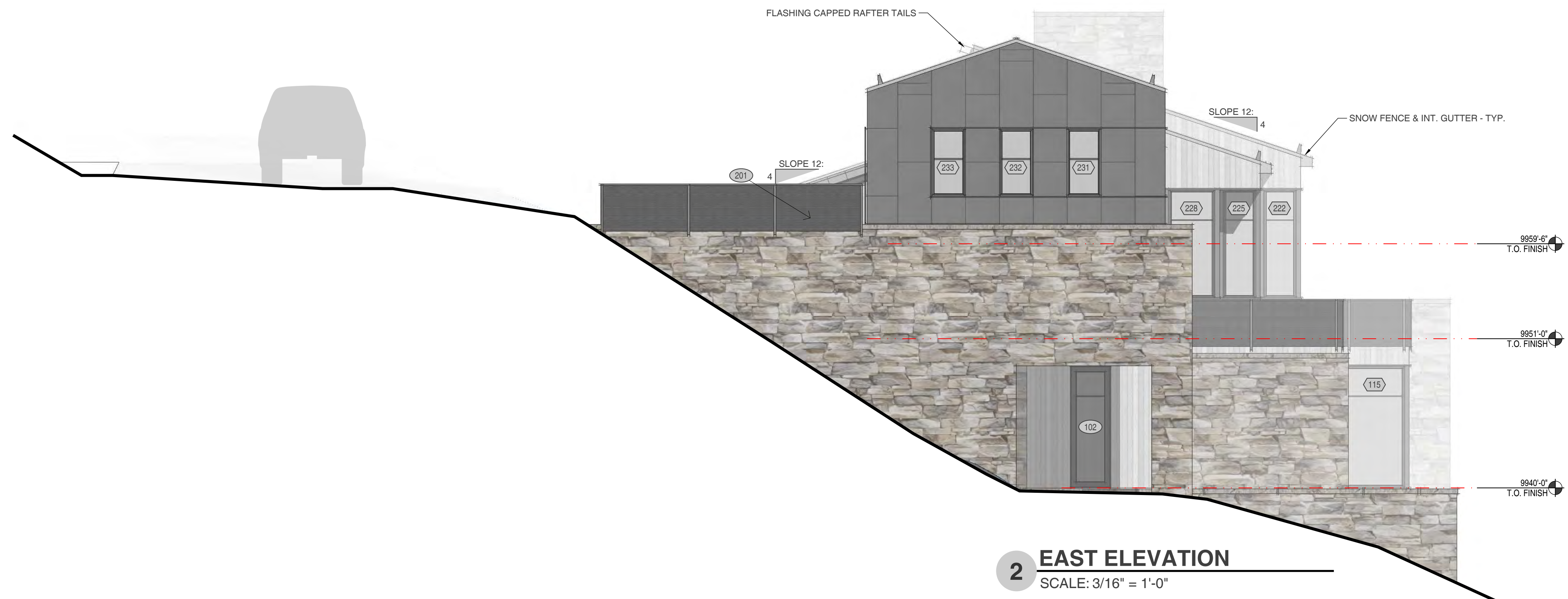


**METAL PANELS**  
MILL FINISHED



**DRystack STONE**

MATERIAL SUMMARY						
MEASURED IN SQ. FT.	NORTH	EAST	SOUTH	WEST	TOTAL	PERCENTAGE
STONE VENEER	1118.4	2122.6	178.8	2030.9	5450.7	39.9%
FENESTRATION	1684.9	221.0	564.0	307.4	2777.3	20.3%
SIDING	898.6	576.9	2197.7	825.1	4498.3	32.9%
METAL PANEL SIDING	354.2	215.8	250.8	109.9	930.7	6.8%
TOTAL VERTICAL SURFACE					13657.0	100.0%



**2 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET  
06.27.2018 DRB FINAL

NOT FOR  
CONSTRUCTION

project  
**L359**

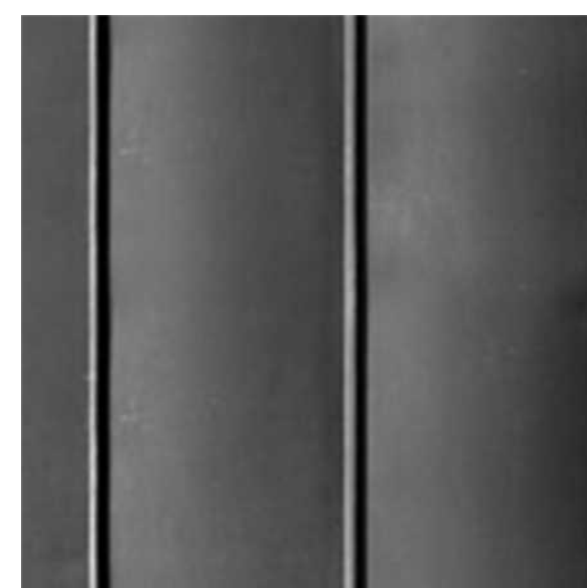
MOUNTAIN  
VILLAGE  
COLORADO 81435

phase  
**EXTERIOR  
ELEVATIONS**

sheet  
**A3.1**



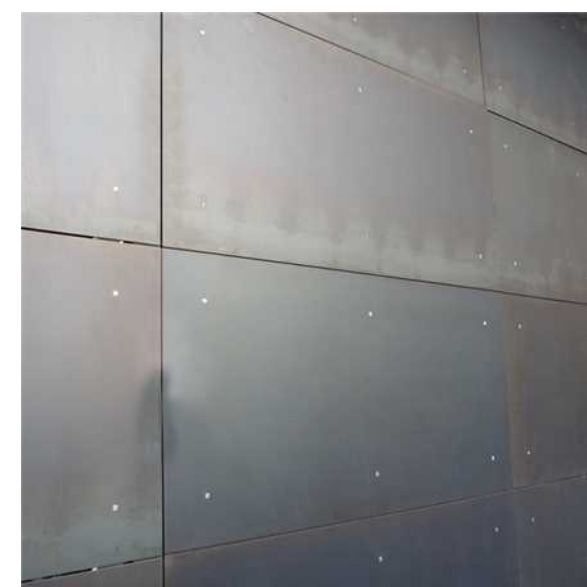
**1 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**STANDING SEAM ROOF**  
BONDERIZED



**1X6 VERT. WOOD SIDING**  
NATURAL GRAY



**METAL PANELS**  
MILL FINISHED

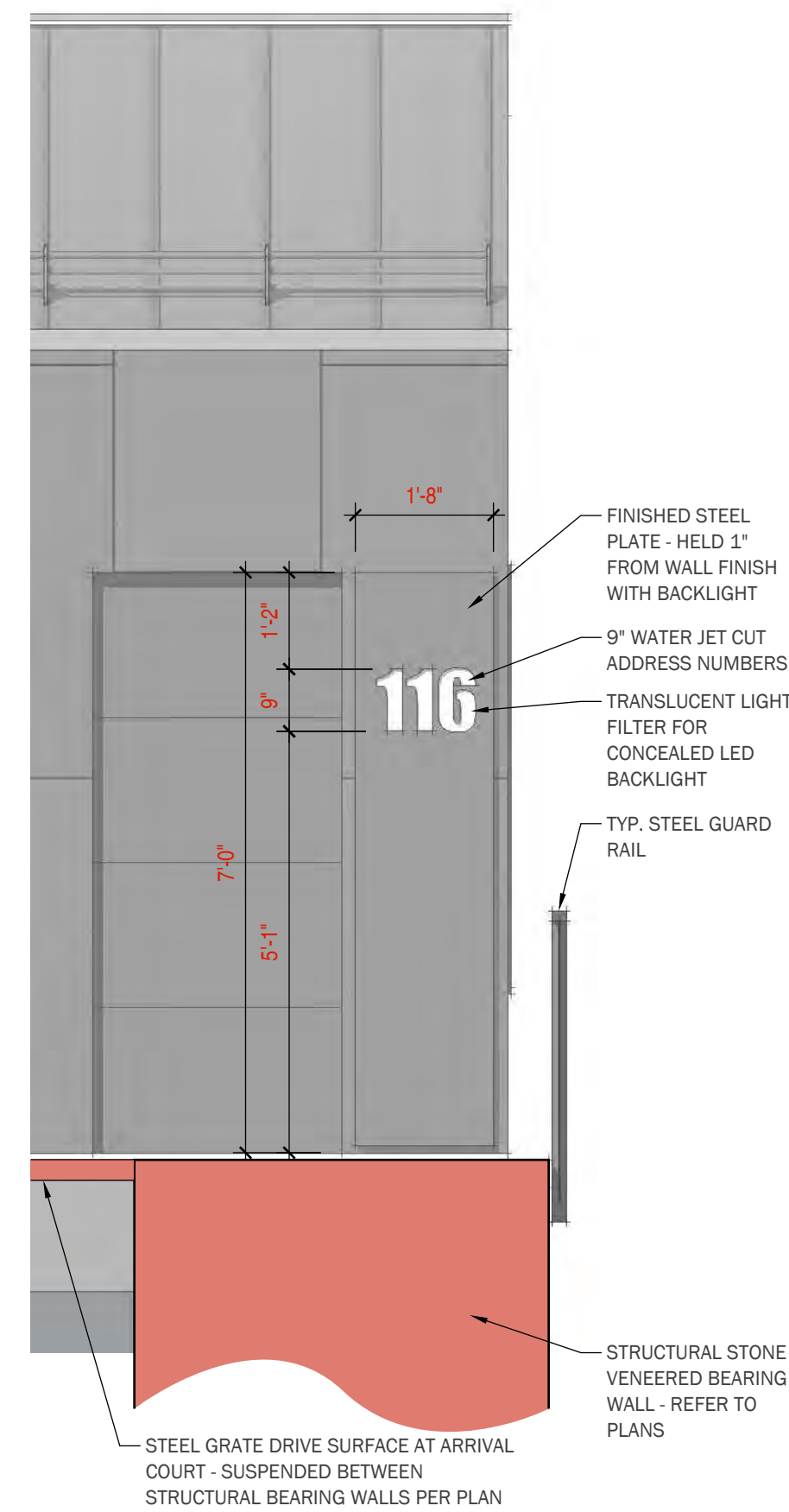


**METAL ACCENTS**  
MILL FINISHED

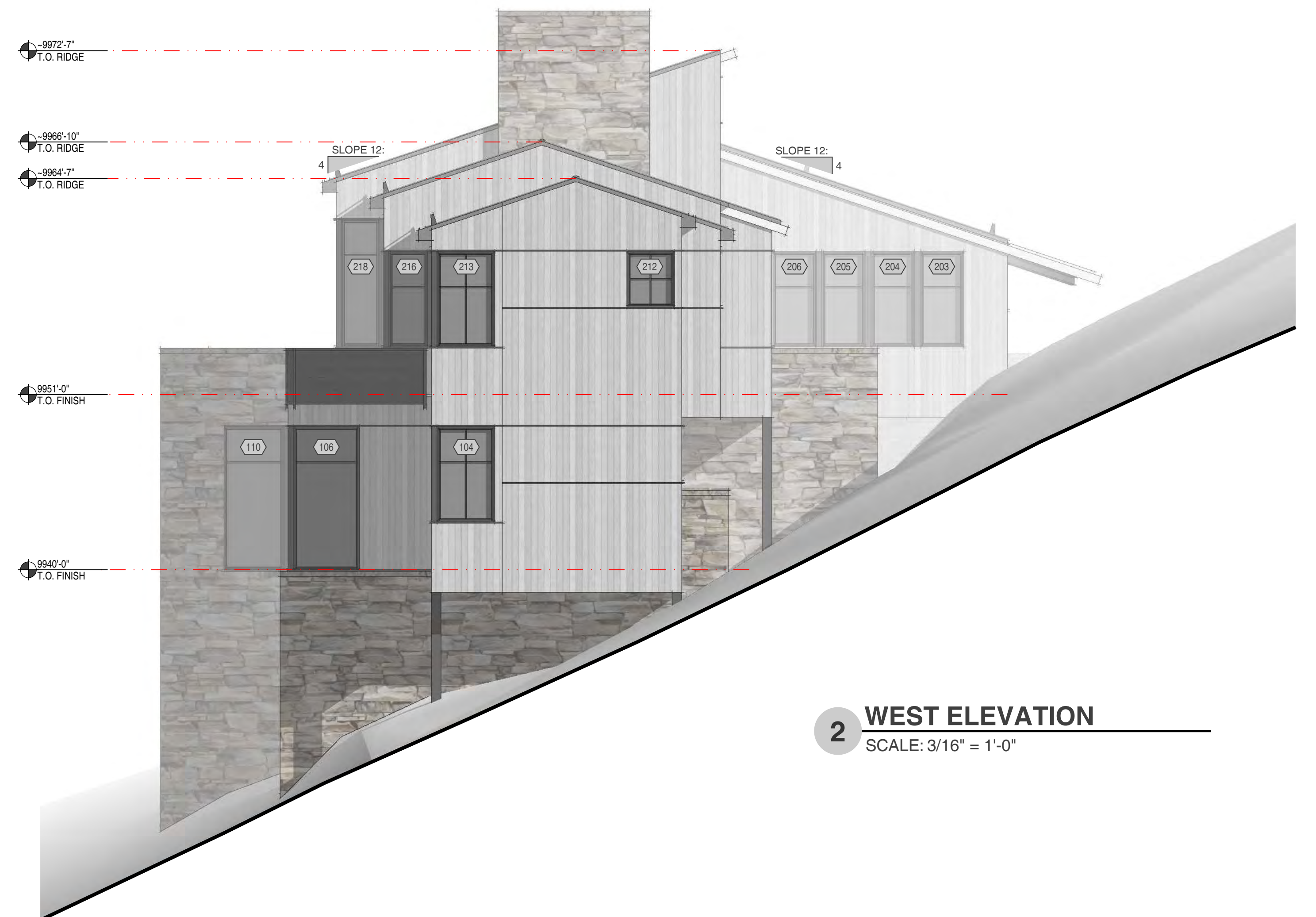


**DRystack STONE**

MATERIAL SUMMARY						
MEASURED IN SQ. FT.	NORTH	EAST	SOUTH	WEST	TOTAL	PERCENTAGE
STONE VENEER	1118.4	2122.6	178.8	2030.9	5450.7	39.9%
FENESTRATION	1684.9	221.0	564.0	307.4	2777.3	20.3%
SIDING	898.6	576.9	2197.7	825.1	4498.3	32.9%
METAL PANEL SIDING	354.2	215.8	250.8	109.9	930.7	6.8%
TOTAL VERTICAL SURFACE					13657.0	100.0%



**3 ADDRESS MONUMENT**  
SCALE: 1/2" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET  
06.27.2018 DRB FINAL

NOT FOR  
CONSTRUCTION

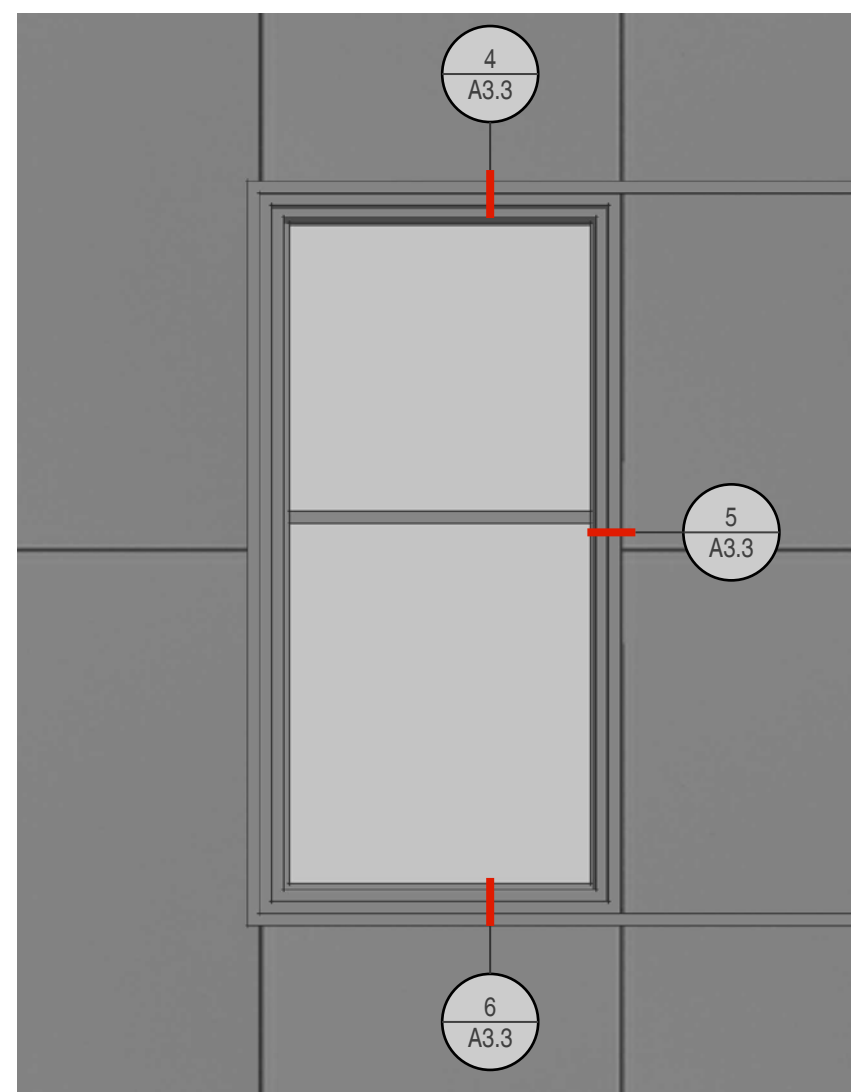
project  
**L359**

MOUNTAIN  
VILLAGE  
COLORADO 81435

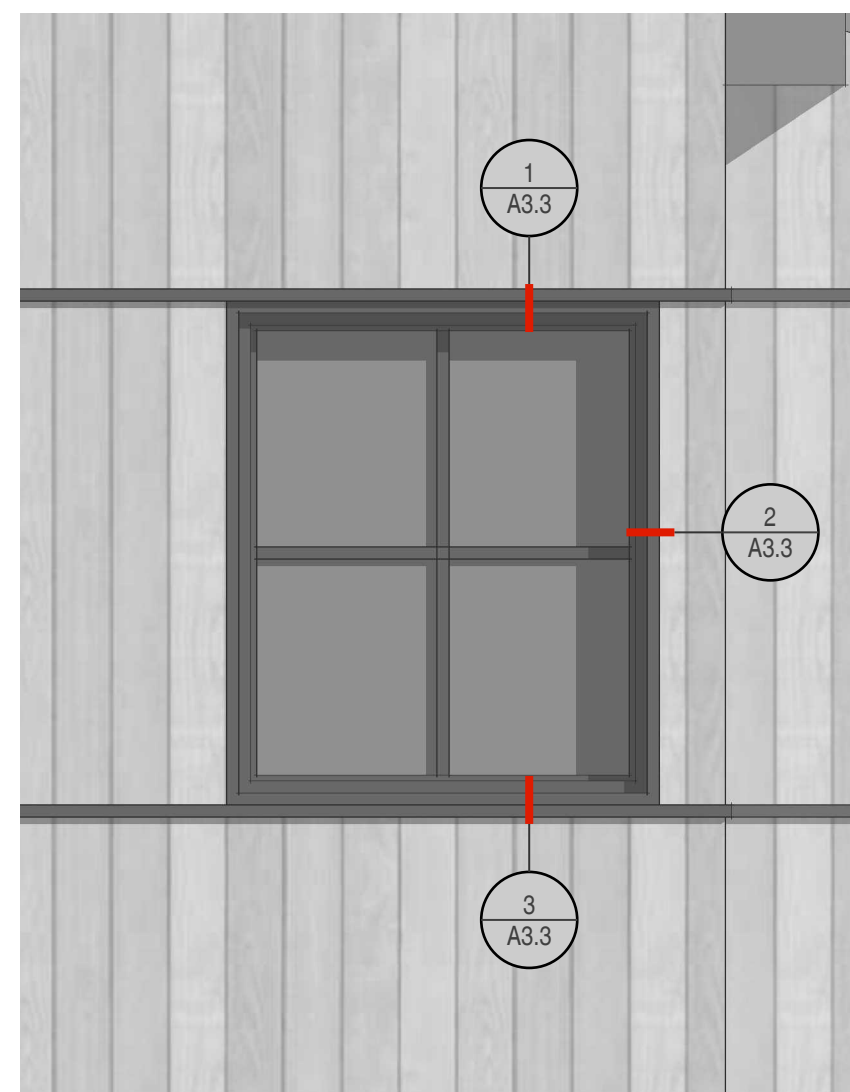
phase  
**EXTERIOR  
ELEVATIONS**

sheet  
**A3.2**





**8 STEEL PANELS**  
SCALE: 3/4" = 1'-0"



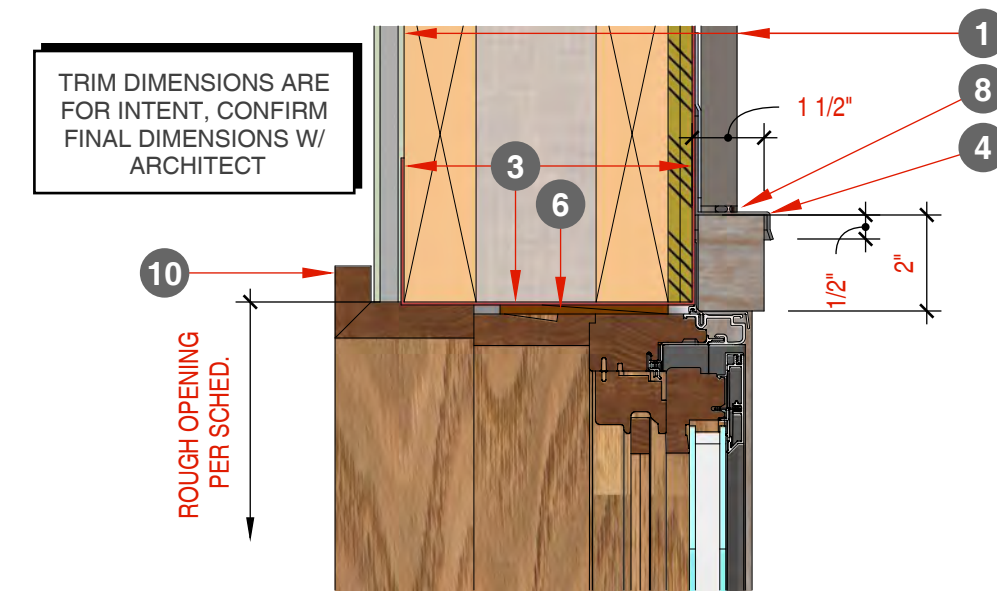
**7 VERT. WOOD SIDING**  
SCALE: 3/4" = 1'-0"

**EXTERIOR DOOR SCHEDULE**

TAG	FRAME WIDTH	FRAME HEIGHT	HEAD HEIGHT	TYPE	HAND	DESCRIPTION	NOTES
<b>LEVEL 01</b>							
101	3' 0"	9' 0"	9' 2 1/4"	SWING			
102	3' 0"	9' 0"	9' 2 1/4"	SWING			
<b>LEVEL 02</b>							
201	3' 6"	9' 0"	9' 2 1/4"	PIVOT			
202	12' 0"	9' 0"	9' 2 1/4"	LIFT & SLIDE			
203	16' 0"	11' 0"	11' 2 1/4"	LIFT & SLIDE			
204	16' 0"	11' 0"	11' 2 1/4"	LIFT & SLIDE			
205	12' 0"	11' 0"	11' 2 1/4"	LIFT & SLIDE			
206	3' 0"	7' 0"	7' 2 1/4"	SWING			
207	10' 6"	7' 0"	7' 2 1/4"	OVERHEAD			
208	10' 6"	7' 0"	7' 2 1/4"	OVERHEAD			

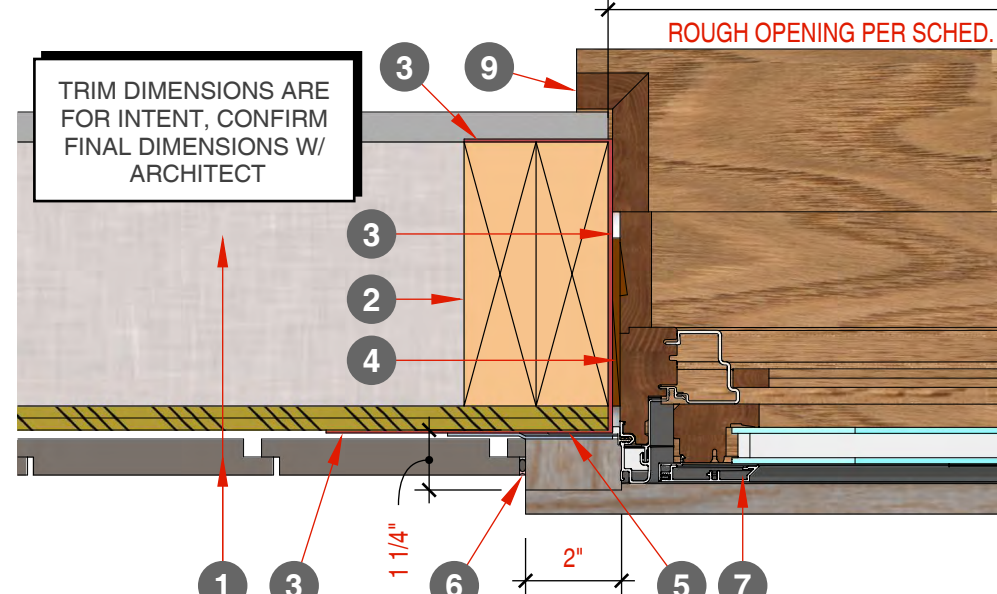
**EXTERIOR WINDOW SCHEDULE**

TAG	FRAME WIDTH	FRAME HEIGHT	HEAD HEIGHT	TYPE	TRIM - INT.	TRIM - EXT.	HAND	DESCRIPTION	NOTES
<b>LEVEL 01</b>									
101	7' 3"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
102	3' 0"	3' 6"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
103	3' 0"	3' 6"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
104	3' 7 1/2"	6' 0"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
105	6' 3 1/2"	6' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
106	4' 0"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
107	3' 5"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
108	12' 0"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING		DIRECT MULL 2-UNITS	
109	3' 5"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
110	3' 9 1/2"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
111	14' 6"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING		DIRECT MULL 2-UNITS	
112	4' 1 1/2"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
113	14' 6"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING		DIRECT MULL 2-UNITS	
114	3' 11"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
115	4' 5"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
116	6' 0"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
117	2' 6"	5' 0"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
118	6' 0"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
119	5' 0"	9' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
<b>LEVEL 02</b>									
201	3' 0"	3' 6"	8' 8 1/4"	CASEMENT		VERT. WOOD SIDING			
202	3' 0"	3' 6"	8' 8 1/4"	CASEMENT		VERT. WOOD SIDING			
203	2' 9"	6' 0"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
204	2' 9"	6' 0"	9' 2 1/4"	FIXED		VERT. WOOD SIDING			
205	2' 9"	6' 0"	9' 2 1/4"	FIXED		VERT. WOOD SIDING			
206	2' 9"	6' 0"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
207	2' 9"	6' 0"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
208	7' 4"	6' 0"	9' 2 1/4"	FIXED		VERT. WOOD SIDING			
209	2' 9"	6' 0"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
210	7' 4"	6' 0"	9' 2 1/4"	FIXED		VERT. WOOD SIDING			
211	3' 0"	3' 6"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
212	3' 0"	3' 6"	9' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
213	3' 7 1/2"	6' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
214	6' 3 1/2"	6' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
215	5' 6 1/2"	6' 0"	9' 2 1/4"	PICTURE		VERT. WOOD SIDING			
216	2' 5"	6' 0"	9' 2 1/4"	FIXED		VERT. WOOD SIDING			
217	2' 5"	6' 0"	9' 2 1/4"	FIXED		VERT. WOOD SIDING			
218	2' 5"	8' 0"	11' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
219	2' 5"	8' 0"	11' 2 1/4"	FIXED		VERT. WOOD SIDING			
220	4' 1 1/2"	11' 0"	11' 2 1/4"	PICTURE		VERT. WOOD SIDING		DIRECT MULL 2 UNITS	
221	2' 5"	8' 0"	11' 2 1/4"	FIXED		VERT. WOOD SIDING			
222	2' 5"	8' 0"	11' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
223	2' 9"	8' 0"	11' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
224	2' 5"	8' 0"	11' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
225	2' 5"	8' 0"	11' 2 1/4"	FIXED		VERT. WOOD SIDING			
226	2' 5"	8' 0"	11' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
227	5' 0"	8' 0"	11' 2 1/4"	PICTURE		VERT. WOOD SIDING		DIRECT MULL TO 227	
228	3' 5"	8' 0"	11' 2 1/4"	CASEMENT		VERT. WOOD SIDING			
229	2' 6"	5' 0"	7' 2 1/4"	CASEMENT		STEEL PANELS			
230	2' 6"	5' 0"	7' 2 1/4"	CASEMENT		STEEL PANELS			
231	2' 6"	5' 0"	7' 2 1/4"	CASEMENT		STEEL PANELS			
232	2' 6"	5' 0"	7' 2 1/4"	CASEMENT		STEEL PANELS			
233	2' 6"	5' 0"	7' 2 1/4"	FIXED		STEEL PANELS			
234	2' 6"	5' 0"	7' 2 1/4"	CASEMENT		STEEL PANELS			
235	3' 6"	7' 0"	11' 2 1/4"	CASEMENT		STEEL PANELS			
236	3' 6"	7' 0"	11' 2 1/4"	PICTURE		STEEL PANELS			
237	3' 6"	7' 0"	11' 2 1/4"	PICTURE		STEEL PANELS			
238	3' 6"	7' 0"	11' 2 1/4"	PICTURE		STEEL PANELS			
239	3' 6"	7' 0"	11' 2 1/4"	PICTURE		STEEL PANELS			
240	6' 6"	7' 0"	11' 2 1/4"	PICTURE		STEEL PANELS			
<b>LEVEL 03</b>									
301	2' 0"	3' 0"	20' 2 1/4"	AWNING		VERT. WOOD SIDING			
302	2' 0"	3' 0"	20' 2 1/4"	AWNING		VERT. WOOD SIDING			
303	2' 0"	3' 0"	20' 2 1/4"	AWNING		VERT. WOOD SIDING			
304	2' 0"	3' 0"	20' 2 1/4"	AWNING		VERT. WOOD SIDING			
305	2' 0"	3' 0"	20' 2 1/4"	AWNING		VERT. WOOD SIDING			
306	2' 0"	3' 0"	20' 2 1/4"	AWNING		VERT. WOOD SIDING			
307	2' 0"	3' 0"	20' 2 1/4"	AWNING		VERT. WOOD SIDING			



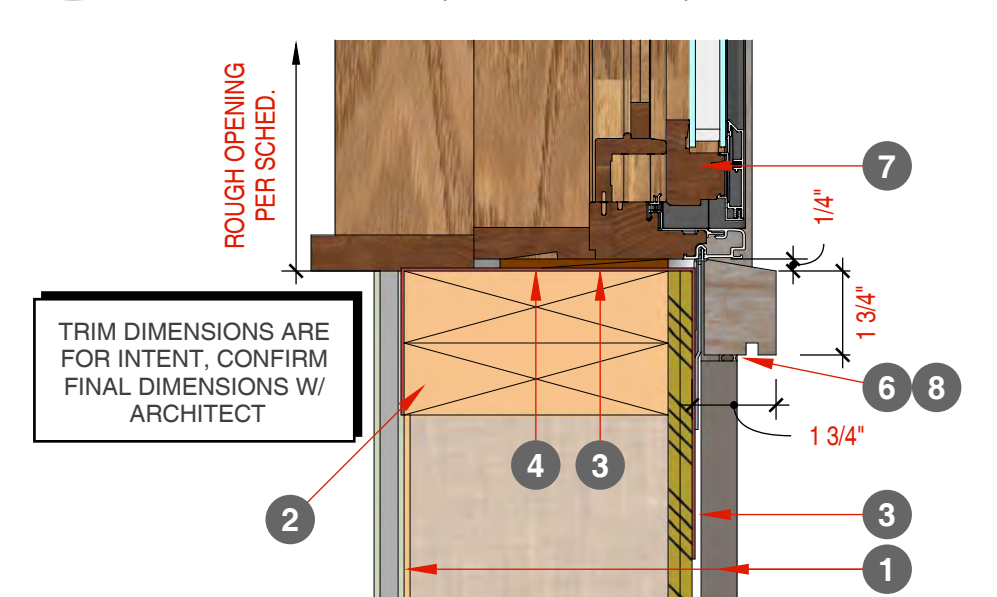
- 1 WALL ASSEMBLY PER PLANS
- 2 STRUCTURAL HEADER - PER PLANS
- 3 SELF ADHEARING WEATHER BARRIER AT OPENINGS - TYP.
- 4 METAL HEAD FLASHING WITH DRIP EDGE
- 5 FULLY ADHEARED MEMBRANE OVER HEAD FLASHING
- 6 1/4" SHIM SPACE - SEAL WITH SPRAY INSULATION
- 7 WOOD HEAD TRIM - CONFIRM FINISH WITH ARCHITECT
- 8 BACKER ROD AND SEALANT
- 9 NAILING FLANGE & WINDOW UNIT PER MANUFACTURER
- 10 INTERIOR TRIM PER WINDOW SCHEDULE

**4 HEAD AT VERT. WOOD SIDING**  
SCALE: 3" = 1'-0" (DETAIL VIEW)



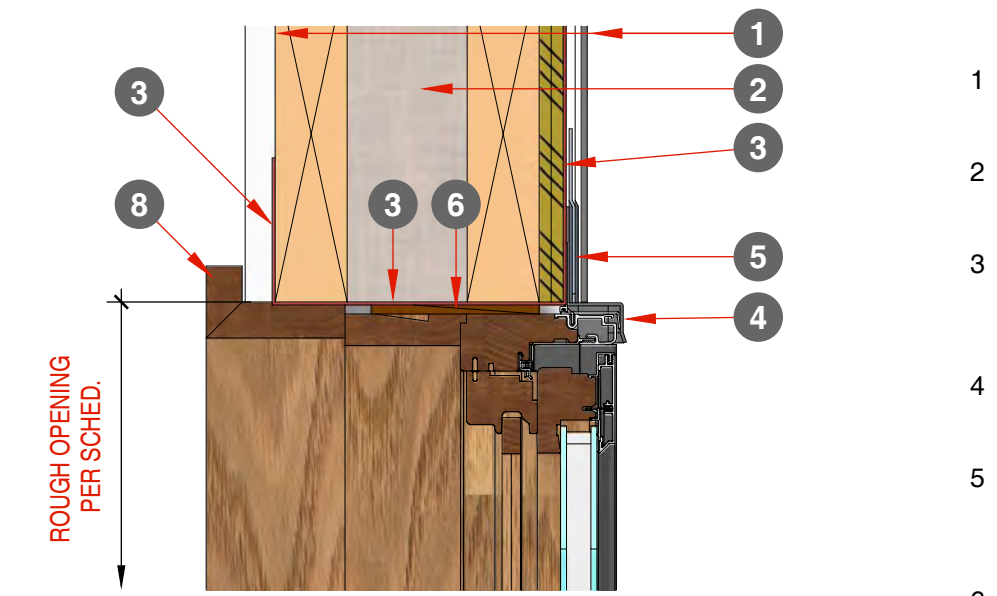
- 1 WALL ASSEMBLY PER PLANS
- 2 STRUCTURAL WALL FRAMING - PER PLANS
- 3 SELF ADHEARING WEATHER BARRIER AT OPENINGS - TYP.
- 4 1/4" SHIM SPACE - SEAL WITH SPRAY INSULATION
- 5 FULLY ADHEARED MEMBRANE OVER NAILING FLANGE
- 6 BACKER ROD AND SEALANT
- 7 NAILING FLANGE & WINDOW UNIT PER MANUFACTURER
- 8 WOOD JAMB TRIM - CONFIRM FINISH WITH ARCHITECT
- 9 INTERIOR TRIM PER WINDOW SCHEDULE

**5 JAMB AT VERT. WOOD SIDING**  
SCALE: 3" = 1'-0" (DETAIL VIEW)



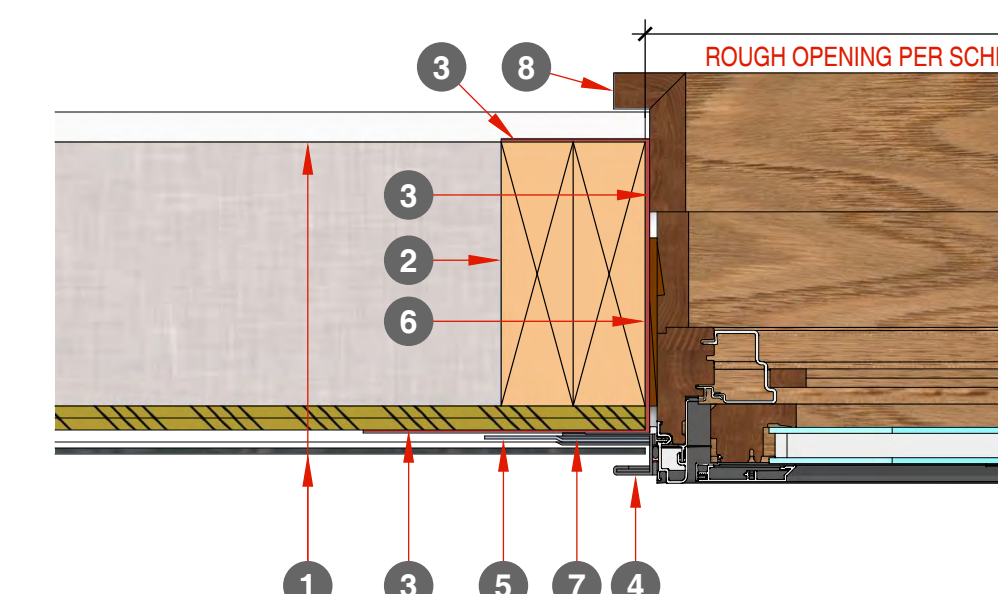
- 1 WALL ASSEMBLY PER PLANS
- 2 STRUCTURAL HEADER - PER PLANS
- 3 SELF ADHEARING WEATHER BARRIER AT OPENINGS - TYP.
- 4 1/4" SHIM SPACE - SEAL WITH SPRAY INSULATION
- 5 FULLY ADHEARED MEMBRANE OVER NAILING FLANGE
- 6 BACKER ROD AND SEALANT
- 7 NAILING FLANGE & WINDOW UNIT PER MANUFACTURER
- 8 SLOPED WOOD SILL WITH KURF CUT DRIP EDGE - CONFIRM FINISH WITH ARCHITECT
- 9 INTERIOR TRIM PER WINDOW SCHEDULE

**6 SILL AT VERT. WOOD SIDING**  
SCALE: 3" = 1'-0" (DETAIL VIEW)



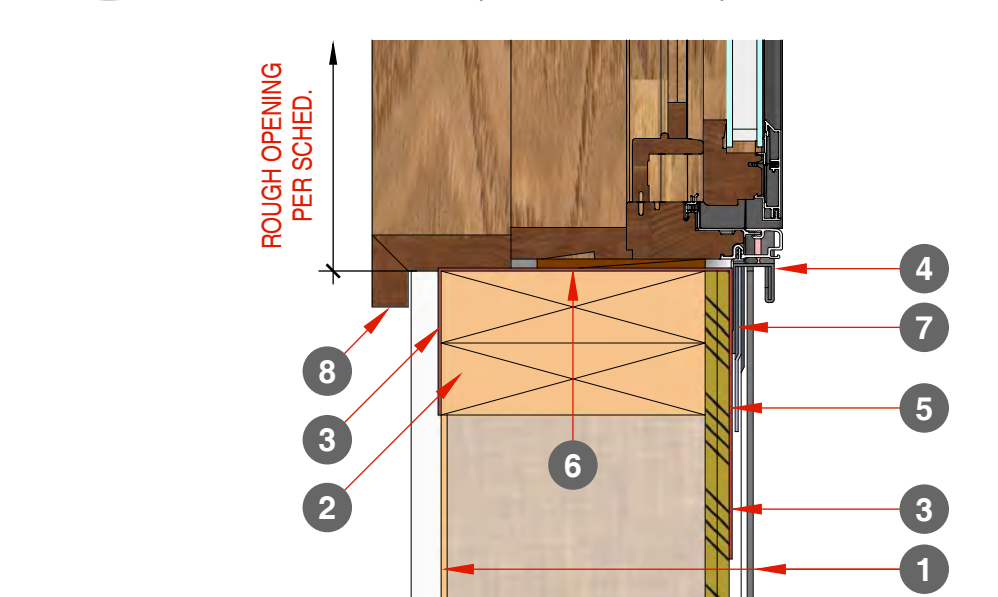
- 1 WALL ASSEMBLY PER PLANS
- 2 STRUCTURAL HEADER - PER PLANS
- 3 SELF ADHEARING WEATHER BARRIER AT OPENINGS - TYP.
- 4 METAL HEAD FLASHING WITH DRIP EDGE
- 5 FULLY ADHEARED MEMBRANE OVER HEAD FLASHING
- 6 1/4" SHIM SPACE - SEAL WITH SPRAY INSULATION
- 7 NAILING FLANGE & WINDOW UNIT PER MANUFACTURER
- 8 INTERIOR TRIM PER WINDOW SCHEDULE

**1 HEAD AT METAL PANELS**  
SCALE: 3" = 1'-0" (DETAIL VIEW)



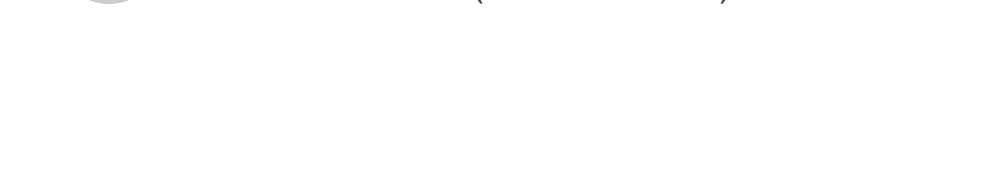
- 1 WALL ASSEMBLY PER PLANS
- 2 STRUCTURAL WALL FRAMING - PER PLANS
- 3 SELF ADHEARING WEATHER BARRIER AT OPENINGS - TYP.
- 4 SHALLOW J-CHANNEL FLASHING - CONFIRM SIZE & FINISH W/ ARCHITECT
- 5 FULLY ADHEARED MEMBRANE OVER FLASHING
- 6 1/4" SHIM SPACE - SEAL WITH SPRAY INSULATION
- 7 NAILING FLANGE & WINDOW UNIT PER MANUFACTURER
- 8 INTERIOR TRIM PER WINDOW SCHEDULE

**2 JAMB AT METAL PANELS**  
SCALE: 3" = 1'-0" (DETAIL VIEW)



- 1 WALL ASSEMBLY PER PLANS
- 2 STRUCTURAL WALL FRAMING - PER PLANS
- 3 SELF ADHEARING WEATHER BARRIER AT OPENINGS - TYP.
- 4 SHALLOW J-CHANNEL FLASHING - CONFIRM SIZE & FINISH W/ ARCHITECT
- 5 FULLY ADHEARED MEMBRANE OVER FLASHING
- 6 1/4" SHIM SPACE - SEAL WITH SPRAY INSULATION
- 7 NAILING FLANGE & WINDOW UNIT PER MANUFACTURER
- 8 INTERIOR TRIM PER WINDOW SCHEDULE

**3 SILL AT METAL PANELS**  
SCALE: 3" = 1'-0" (DETAIL VIEW)



Submissions	DR WORKSESSION
10.18.2017	PRELIMINARY BID SET
02.06.2018	DRB 1
05.10.2018	DRB 2
06.12.2018	BID SET
06.27.2018	DRB FINAL

NOT FOR CONSTRUCTION

**L359**

MOUNTAIN VILLAGE COLORADO 81435

SCHEDULES & DETAILS

**A3.3**

**1X6 VERT. WOOD SIDING**  
NATURAL GRAY



**METAL PANELS**  
MILL FINISHED



**STANDING SEAM ROOF**  
BONDERIZED

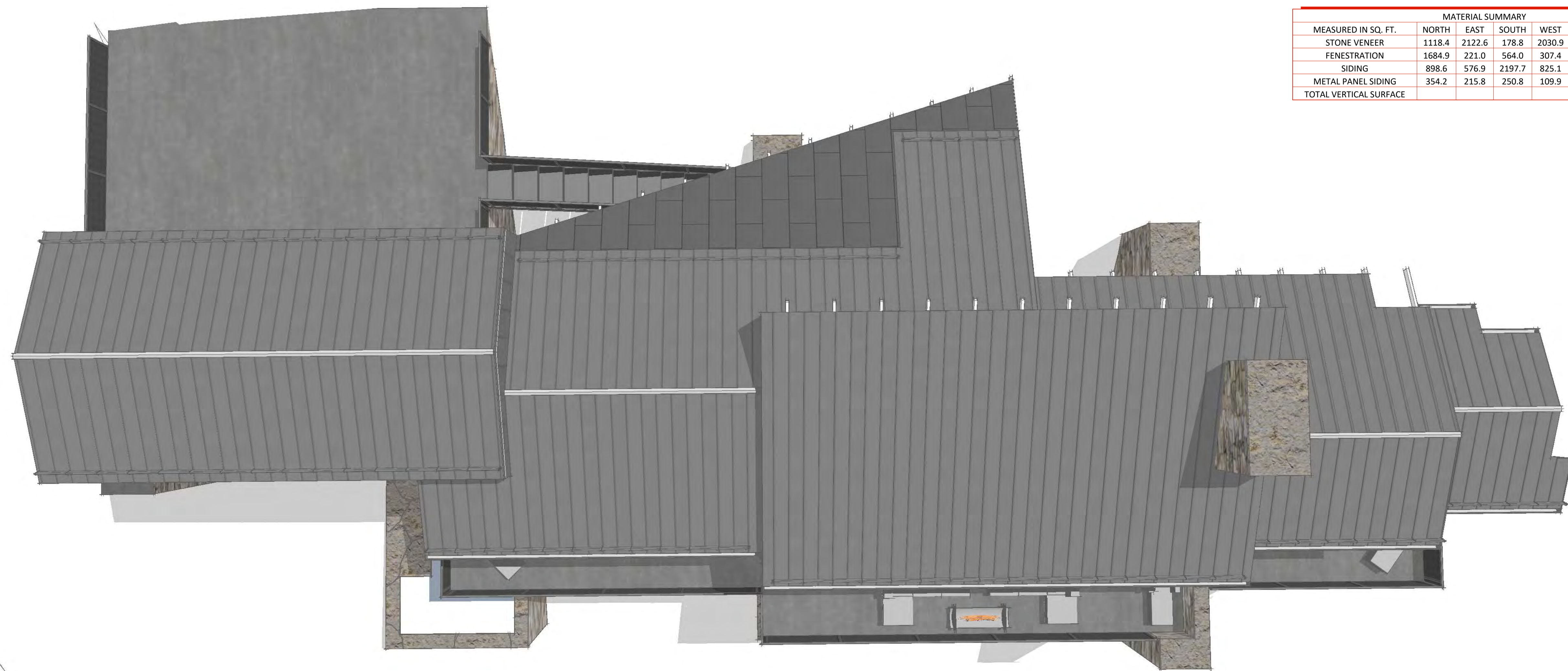


**DRystack STONE**



**METAL ACCENTS**  
MILL FINISHED

MATERIAL SUMMARY						
MEASURED IN SQ. FT.	NORTH	EAST	SOUTH	WEST	TOTAL	PERCENTAGE
STONE VENEER	1118.4	2122.6	178.8	2030.9	5450.7	39.9%
FENESTRATION	1684.9	221.0	564.0	307.4	2777.3	20.3%
SIDING	898.6	576.9	2197.7	825.1	4498.3	32.9%
METAL PANEL SIDING	354.2	215.8	250.8	109.9	930.7	6.8%
<b>TOTAL VERTICAL SURFACE</b>					<b>13657.0</b>	<b>100.0%</b>



**NARCIS TUDOR ARCHITECTS**

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET  
06.27.2018 DRB FINAL

**NOT FOR CONSTRUCTION**

project  
**L359**

**MOUNTAIN VILLAGE**  
COLORADO 81435

phase  
**PROPOSED 3D VIEWS**

sheet  
**A3.4**

**1X6 VERT. WOOD SIDING**  
NATURAL GRAY



**METAL PANELS**  
MILL FINISHED



**STANDING SEAM ROOF**  
BONDERIZED

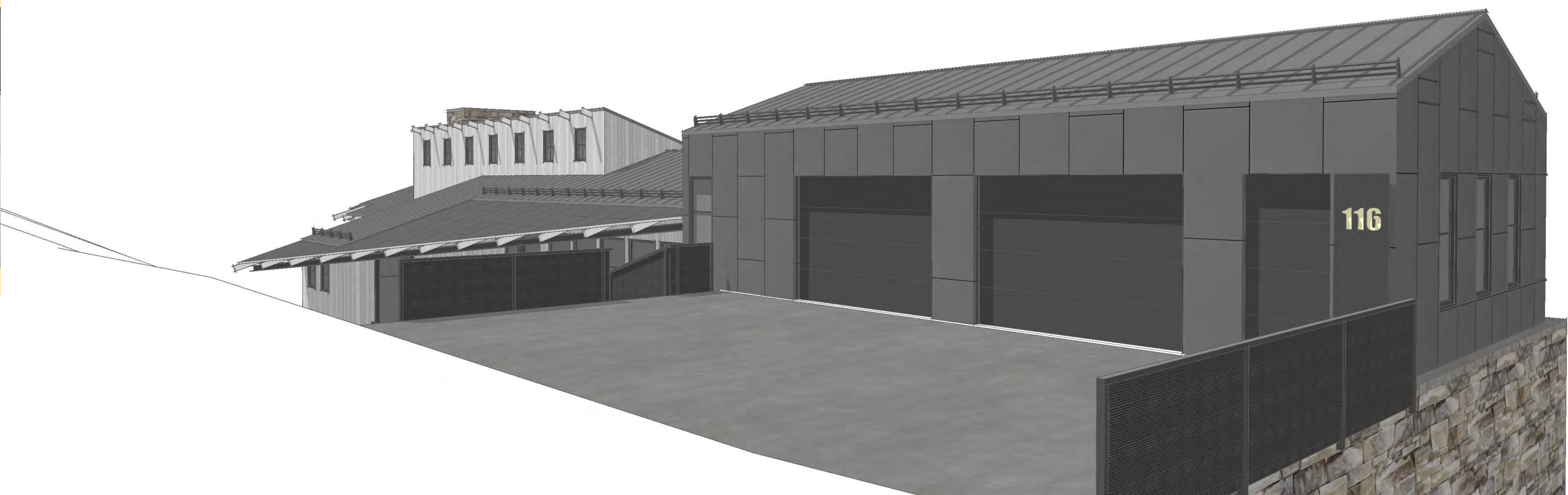
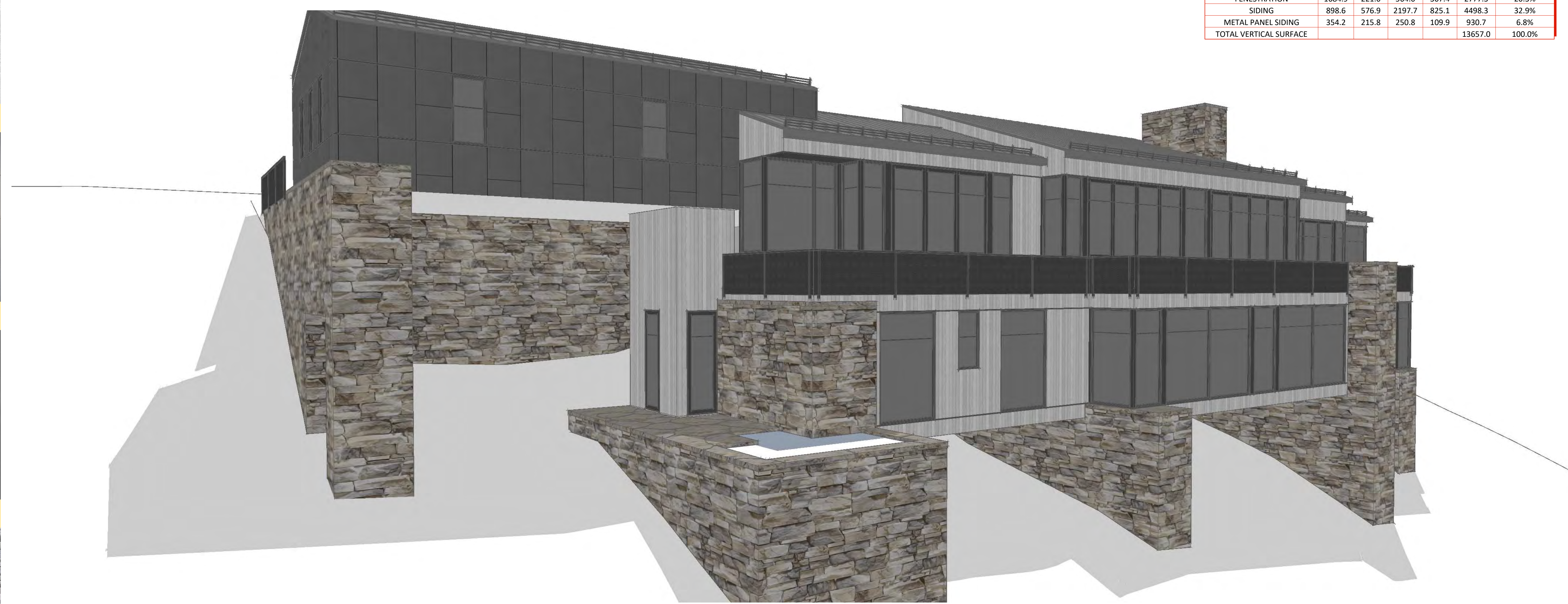


**DRystack STONE**



**METAL ACCENTS**  
MILL FINISHED

MATERIAL SUMMARY						
MEASURED IN SQ. FT.	NORTH	EAST	SOUTH	WEST	TOTAL	PERCENTAGE
STONE VENEER	1118.4	2122.6	178.8	2030.9	5450.7	39.9%
FENESTRATION	1684.9	221.0	564.0	307.4	2777.3	20.3%
SIDING	898.6	576.9	2197.7	825.1	4498.3	32.9%
METAL PANEL SIDING	354.2	215.8	250.8	109.9	930.7	6.8%
<b>TOTAL VERTICAL SURFACE</b>					<b>13657.0</b>	<b>100.0%</b>



**NARCIS TUDOR ARCHITECTS**

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
10.18.2017 DRC WORKSESSION  
02.06.2018 PRELIMINARY BID SET  
05.10.2018 DRB 1  
06.12.2018 BID SET  
06.27.2018 DRB FINAL

**NOT FOR CONSTRUCTION**

project  
**L359**

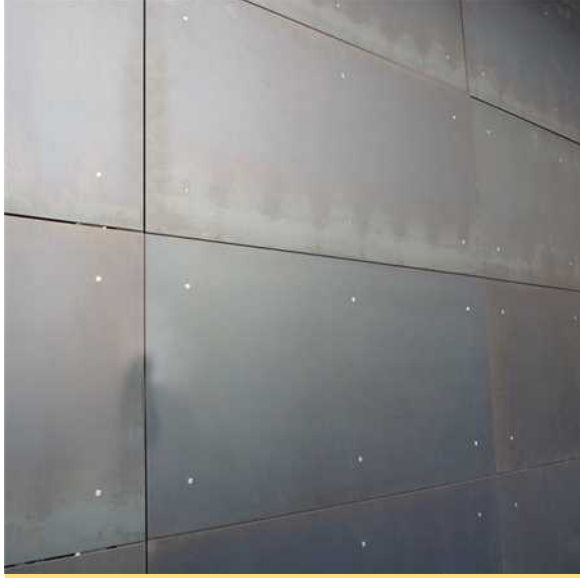
**MOUNTAIN VILLAGE  
COLORADO 81435**

phase  
**PROPOSED  
3D VIEWS**

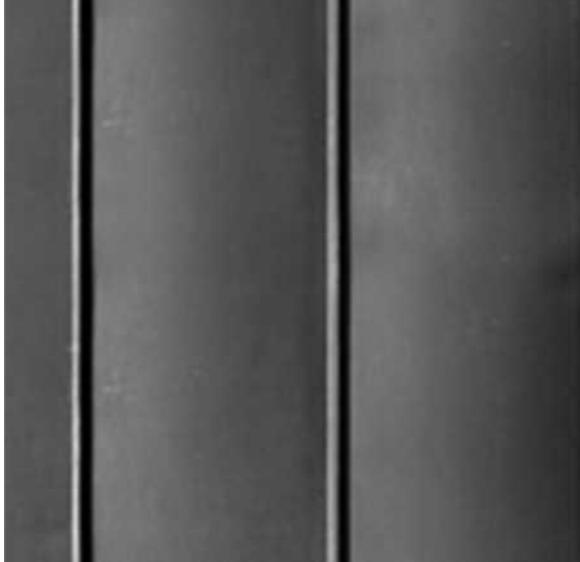
sheet  
**A3.5**



**1X6 VERT. WOOD SIDING**  
NATURAL GRAY



**METAL PANELS**  
MILL FINISHED



**STANDING SEAM ROOF**  
BONDERIZED

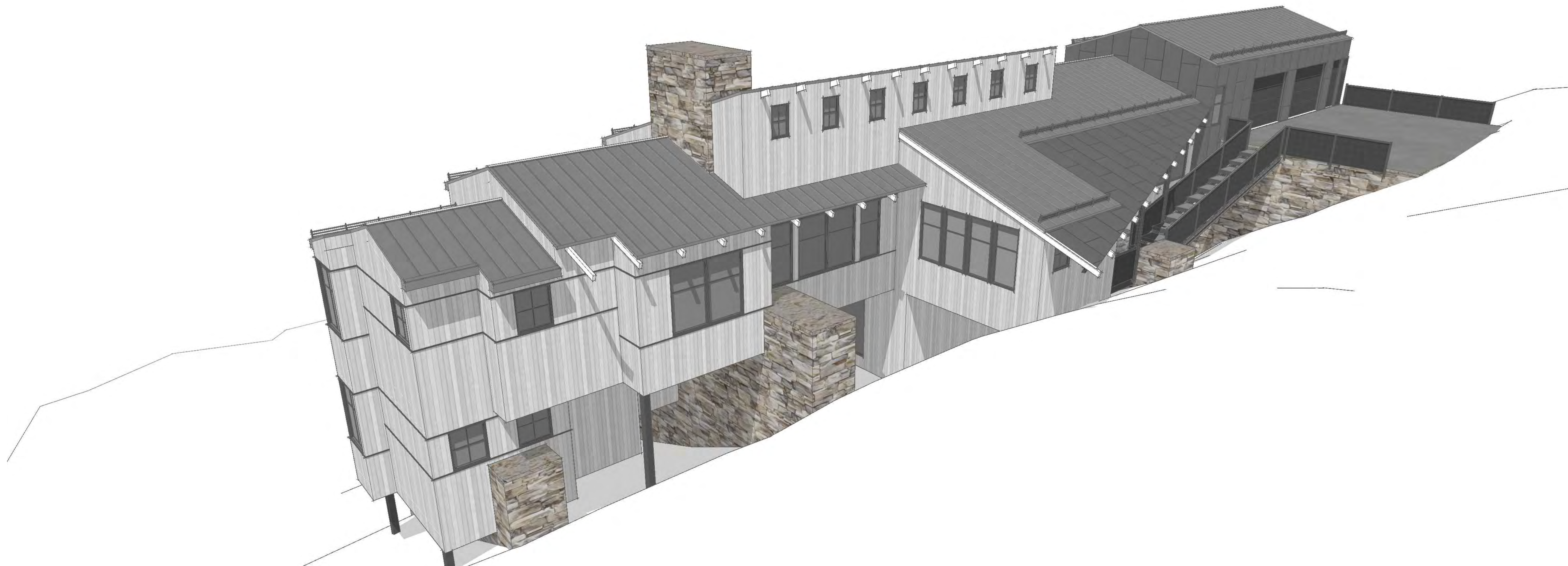


**DRYSTACK STONE**



**METAL ACCENTS**  
MILL FINISHED

MATERIAL SUMMARY						
MEASURED IN SQ. FT.	NORTH	EAST	SOUTH	WEST	TOTAL	PERCENTAGE
STONE VENEER	1118.4	2122.6	178.8	2030.9	5450.7	39.9%
FENESTRATION	1684.9	221.0	564.0	307.4	2777.3	20.3%
SIDING	898.6	576.9	2197.7	825.1	4498.3	32.9%
METAL PANEL SIDING	354.2	215.8	250.8	109.9	930.7	6.8%
<b>TOTAL VERTICAL SURFACE</b>					<b>13657.0</b>	<b>100.0%</b>



**NARCIS TUDOR ARCHITECTS**

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions

10.18.2017	DRC WORKSESSION
02.06.2018	PRELIMINARY BID SET
05.10.2018	DRB 1
06.12.2018	BID SET
06.27.2018	DRB FINAL

**NOT FOR CONSTRUCTION**

project

**L359**

**MOUNTAIN VILLAGE**  
COLORADO 81435

phase

**PROPOSED 3D VIEWS**

sheet

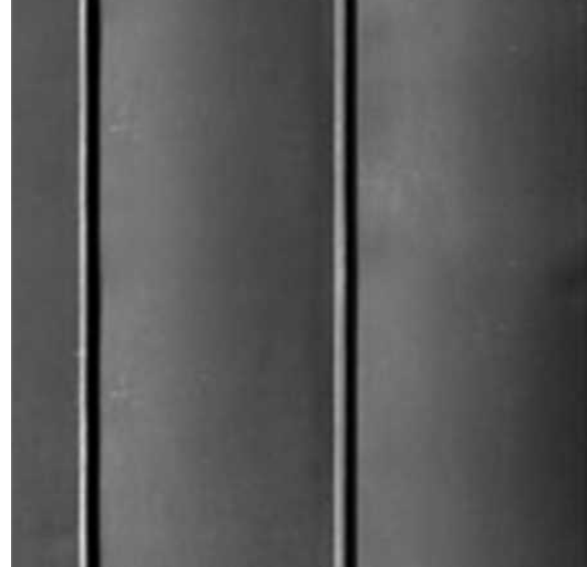
**A3.6**



**1X6 VERT. WOOD SIDING**  
NATURAL GRAY



**METAL PANELS**  
MILL FINISHED



**STANDING SEAM ROOF**  
BONDERIZED

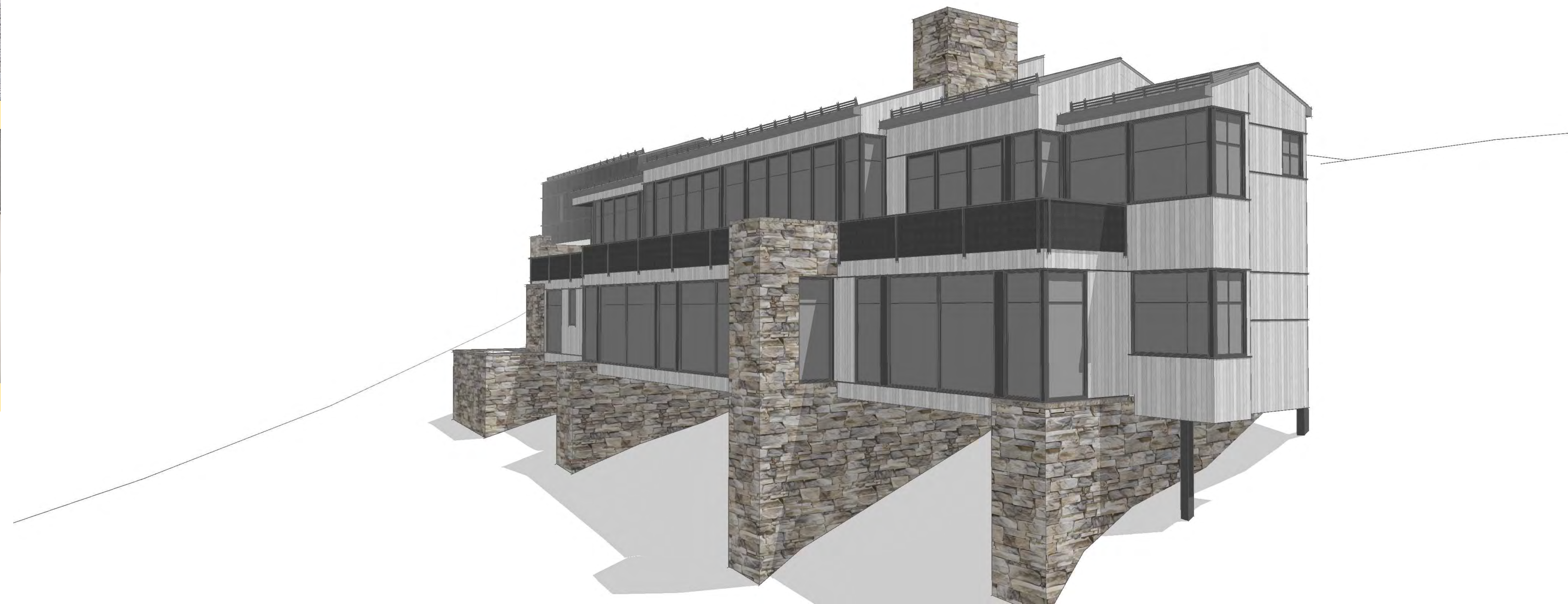
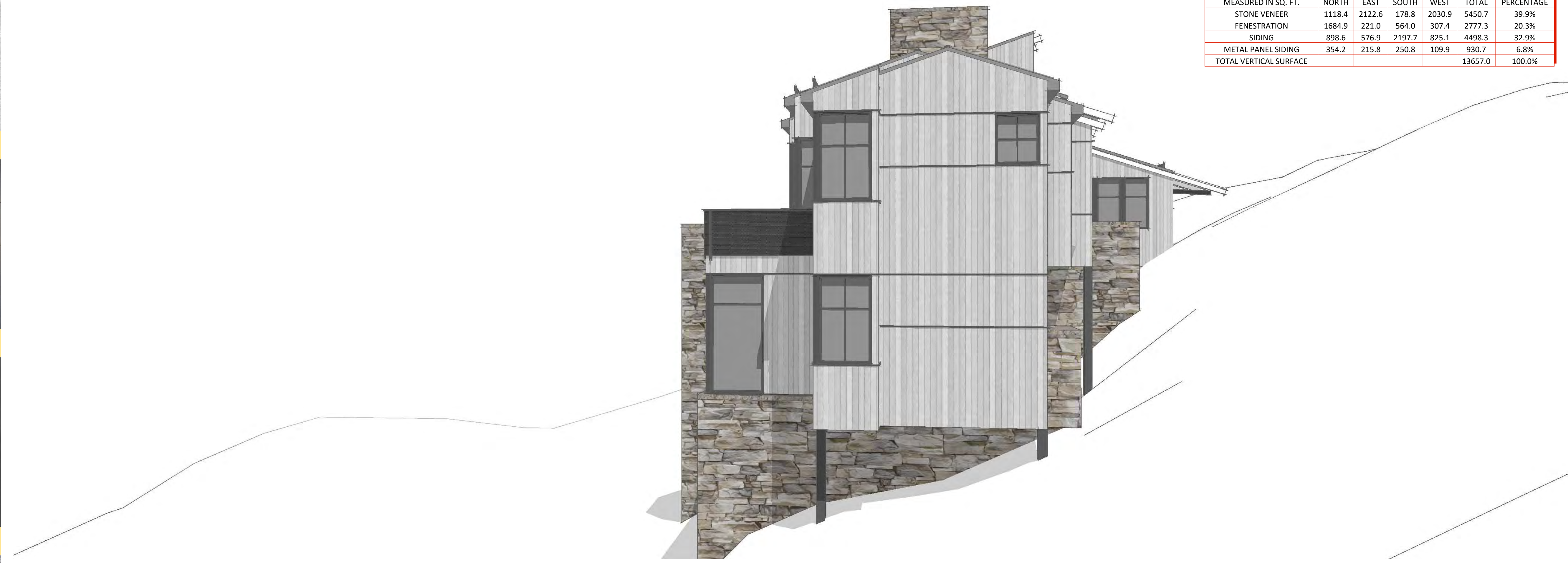


**DRYSTACK STONE**



**METAL ACCENTS**  
MILL FINISHED

MEASURED IN SQ. FT.	MATERIAL SUMMARY					PERCENTAGE
	NORTH	EAST	SOUTH	WEST	TOTAL	
STONE VENEER	1118.4	2122.6	178.8	2030.9	5450.7	39.9%
FENESTRATION	1684.9	221.0	564.0	307.4	2777.3	20.3%
SIDING	898.6	576.9	2197.7	825.1	4498.3	32.9%
METAL PANEL SIDING	354.2	215.8	250.8	109.9	930.7	6.8%
<b>TOTAL VERTICAL SURFACE</b>					<b>13657.0</b>	<b>100.0%</b>



**NARCIS TUDOR ARCHITECTS**

WWW.NARCISTUDOR.COM | box 1717 telluride | m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions

10.18.2017	DRC WORKSESSION
02.06.2018	PRELIMINARY BID SET
05.10.2018	DRB 1
06.12.2018	BID SET
06.27.2018	DRB FINAL

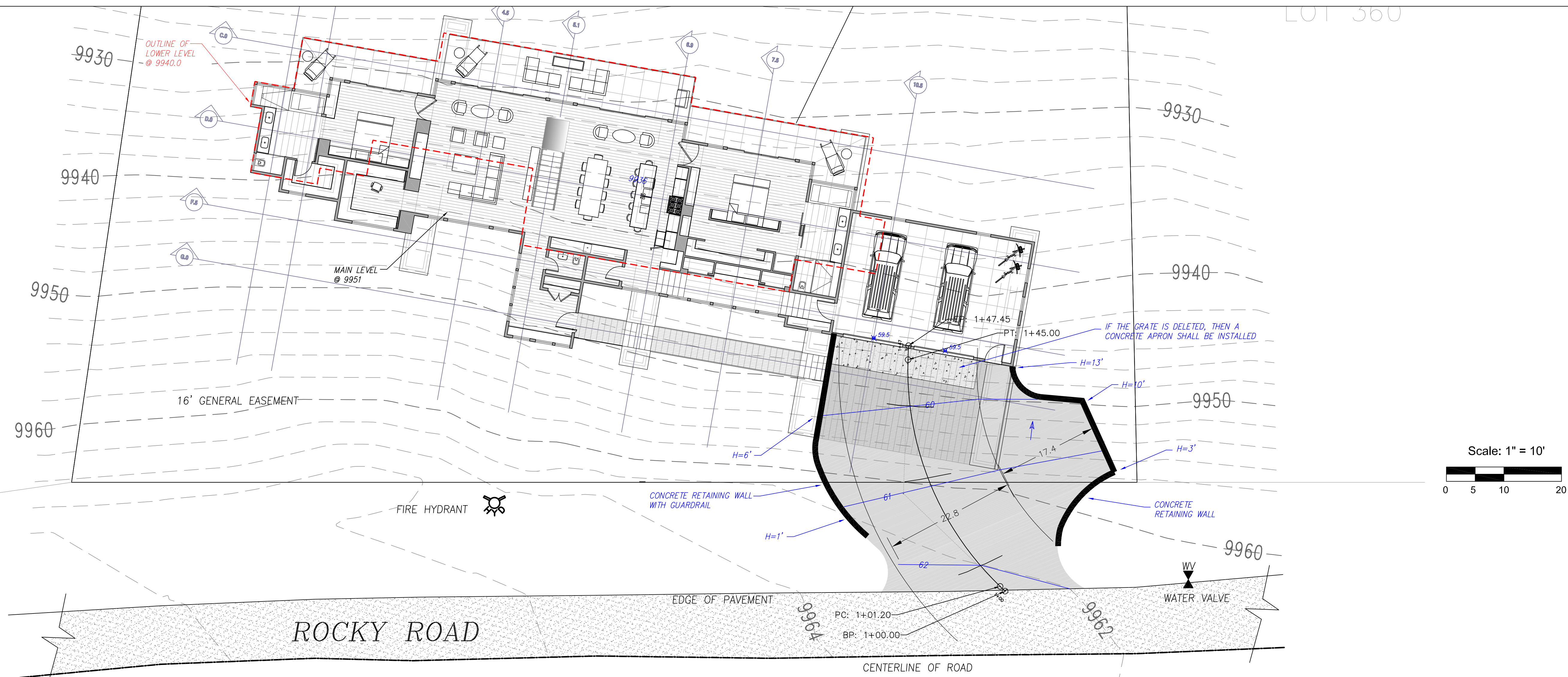
**NOT FOR CONSTRUCTION**

project  
**L359**

**MOUNTAIN VILLAGE**  
COLORADO 81435

phase  
**PROPOSED 3D VIEWS**

sheet  
**A3.7**



Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
DRB 2 2018-06-27  
RAISED GARAGE 2018-07-02

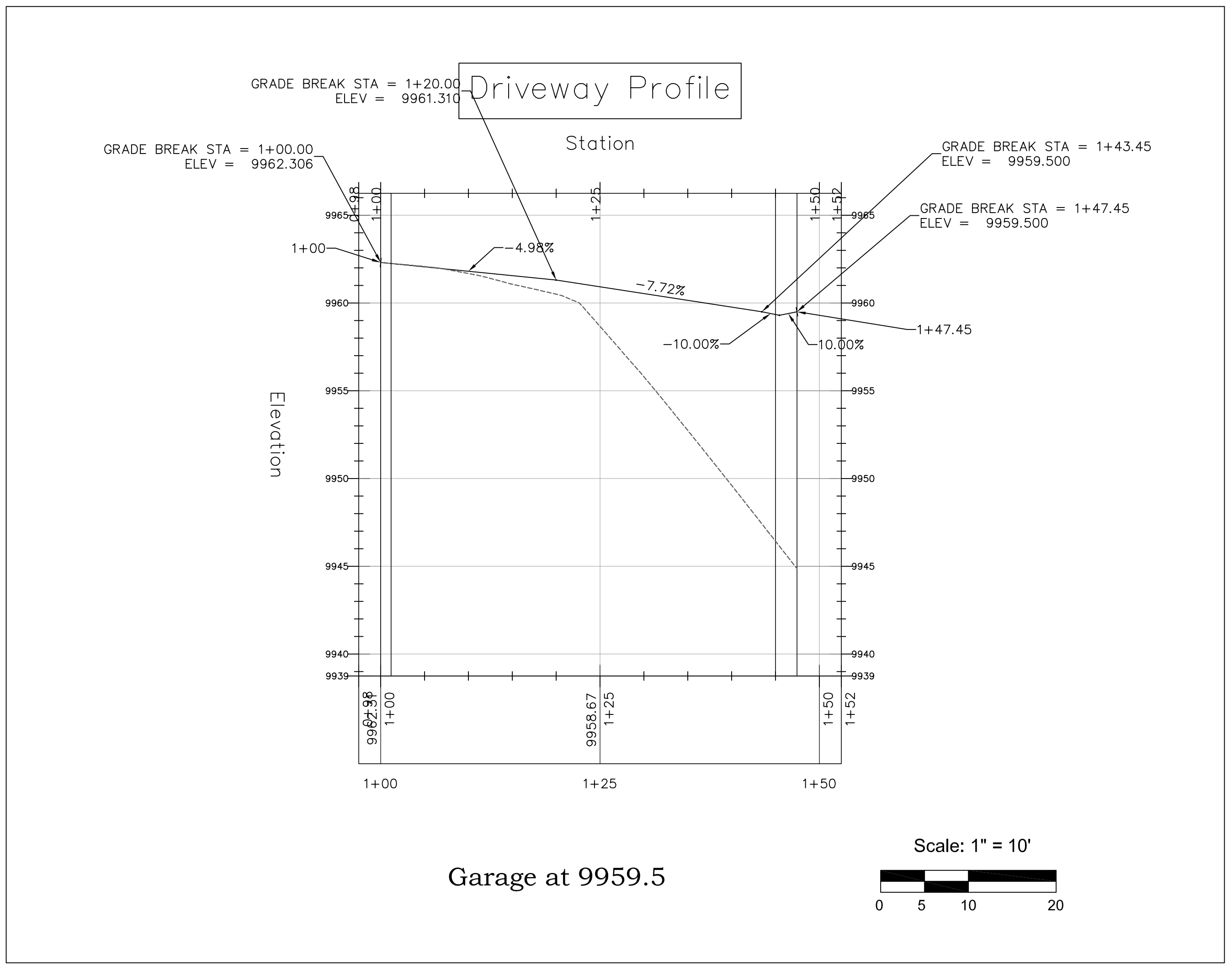
Lot 359  
Rocky Road  
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

Driveway Grading  
Plan and Profile

C1





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

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

---

**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner  
**FOR:** Meeting of July 12, 2018  
**DATE:** July 3, 2018  
**RE:** Initial Architectural and Site Review for a new single-family home on Lot 346

---

**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 346  
**Address:** 527 Benchmark Drive  
**Applicant/Agent:** Alpine Planning/Tommy Hein Architects  
**Owner:** Bass Telluride, LLC  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 2.78 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set

**BACKGROUND**

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a Class 3 Design Review for the development of a single-family residence. The proposed project has a total gross area of 17,446 SF with 15,271 livable SF. The radial design of the house to fit around an existing knoll is bit different then what is normally seen in Mountain Village. This first step of our two-step process will be initial architectural and site review.

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35' maximum (35'+5' for gable roof)	34' – 10.75"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	15.62'
Maximum Lot Coverage	40% maximum	13.9%
General Easement Setbacks		
North	16' setback from lot line	127' to GE
South	16' setback from lot line	0' to GE retaining wall
East	16' setback from lot line	0' to GE retaining wall
West	16' setback from lot line	175' to GE retaining wall
Roof Pitch		
Primary		
Secondary		
Exterior Material		
Stone	35% minimum	42.8%
Wood	25% (No requirement)	11.3%
Windows/Doors	40% maximum for windows	27.1%
Metal Accents		7.1%
Copper Panels/Accents	Specific approval	11%
Board Form Concrete	Specific approval	0.7%
Parking	2 enclosed and 2 non-tandem	3 enclosed and 2 exterior

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed designed is compliant at 15.62'. The north elevation indicates the Maximum Building Height at 34' – 10.75" from the highest eave to the existing grade.

The maximum height for the chimney is compliant at 39' – 11 and 1/8" from the highest point to the proposed grade.

The applicant will need to show that the maximum heights for the structure and chimney are compliant to existing grade or proposed grade whichever is more restrictive. Right now, they are showing heights to existing grade only.

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

**17.5.5 BUILDING SITING DESIGN**

Lot 346 is a large triangular size lot (2.78 acres) that slopes from a high point knoll on the south side of the lot to the northern, western and eastern property lines. The site is heavily forested with a spruce/fir mix. Roughly half of the lot has slopes in excess of 30%. The disturbance to the steep slopes has been minimized with the proposed home located around the knoll utilizing the flatter areas of the lot. There no proposed building encroachments into the General Easements however there will be grading in the GE's, an address monument and a portion of the driveway retaining wall. There is also a proposed ski lounge area with heated stairs dropping down the southeast corner of the lot. This area has proposed retaining walls that extend to the southern



and eastern property lines. The DRB will need to determine if these encroachments are appropriate or if the applicant needs to revise the design to minimize the encroachments. There are foundation walls that are within 5' of GE. This will require a footer survey prior to pouring concrete to ensure there is no encroachments in to the General Easement area.

**17.5.6 BUILDING DESIGN**

**Building Form and Exterior Wall Form**

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation.

**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 primary roof forms for the residence are multiple low pitch (1:12) shed roofs. The proposed roofing material will be copper standing seam with a pre-patina and PV panels on the guest suites. This will require specific approval from the DRB.

**Exterior Wall Materials**

The exterior walls consist of 42.8% stone veneer (Dakota sandstone in random ashlar pattern); 11.3% 5' vintage oak siding and timbers; 27.1% fenestration (Sapele Mahogany with dark walnut stain); 7.1% steel panels and columns, steel grate and steel railings; 11% copper panel siding and 0.7% board form concrete. Stone and fenestration percentages are fine and meet the code however the DRB will need to grant specific approvals for the use of copper panel siding, wood under the 8" minimum and the use of board form concrete. Staff recommends the applicant provide more detailed elevation plans for the Final Review so that the DRB can better understand the materials and layout.

**17.5.7 GRADING AND DRAINAGE PLAN**

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades of 2:1 or flatter.

**17.5.8 PARKING REGULATIONS**

There are 3 enclosed parking spaces and 2 exterior spaces proposed. All parking spaces are completely located within the property boundaries. The applicant has indicated that there will be snowmelt in the auto court. Total square footage of snowmelt is 6,370 square feet. Areas of snowmelt include the auto court, upper and lower level patios, entrance ways and ski lounge area. This amount of snowmelt seems excessive and the DRB will need to determine if these areas of snowmelt can be reduced. This will require an energy offset for the square footage of snowmelt above 1000 SQ FT.

**17.5.9 LANDSCAPING REGULATIONS**

A complete landscape plan has not been submitted for the Initial Review. All plantings will need to be in compliance with Table 5-4 of the CDC:  
Table 5-4, Minimum Plant Size Requirements

<b>Landscaping Type</b>	<b>Minimum Size</b>
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh

Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

**17.5.11 UTILITIES**

All shallow utilities are proposed to be run up the driveway from Benchmark Dr. Sanitary sewer will tie in to the existing sewer line to the east on the ski run. Public Works requests that all utilities be field located by the contractor prior to construction.

**17.5.12 LIGHTING REGULATIONS**

No formal lighting plan has been submitted for this Initial Architectural review. The lighting consultant for the project will attend the July meeting to discuss options.

**17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS**

No address monument design has been submitted for the Initial Review. The proposed location of the monument in the western General Easement will require an easement encroachment agreement between the owners and the Town.

**17.6.1.C.2. STEEP SLOPES**

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

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

**17.6.6.B. DRIVEWAY STANDARDS**

The driveway design meets the standards of the CDC. The drive width is 12’ of asphalt with 2’ shoulders, one of which will be a v-pan adjacent the retaining wall. The first 20’ of the drive is at 4.15% grade with a maximum grade of 7.76%. There will be a 6’ high cut boulder wall on the uphill side of the drive and 8’ to 9’ MSE walls on the downhill side.

**17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS**

The applicant has indicated the fireplace will be a gas.

**17.7.19 CONSTRUCTION MITIGATION**

No construction staging plan has been submitted for the Initial Review

**PROPOSED VARIATIONS AND SPECIFIC APPROVALS**

- Grading, address monument and retaining walls in the General Easements
- Use of copper panel siding

- Use of board form concrete
- Wood siding under the 8" minimum width

### **RECOMMENDATION**

Staff recommends the DRB approve the Initial Architectural and Site Review with the stated variations and specific approvals for Lot 346 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. Prior to issuance of a CO the owners of Lot 346 will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the address monument in the western GE and the retaining walls along the ski access.
4. Pre- and post construction grades along with clear north, south, east and west elevations be submitted with their final review application so that heights can be verified consistent with the CDC.

# BASS Camp



Lot 346  
Initial Architecture and Site Review

Tommy Hein  
ARCHITECTS

ALPINE  
PLANNING

## Site Context

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

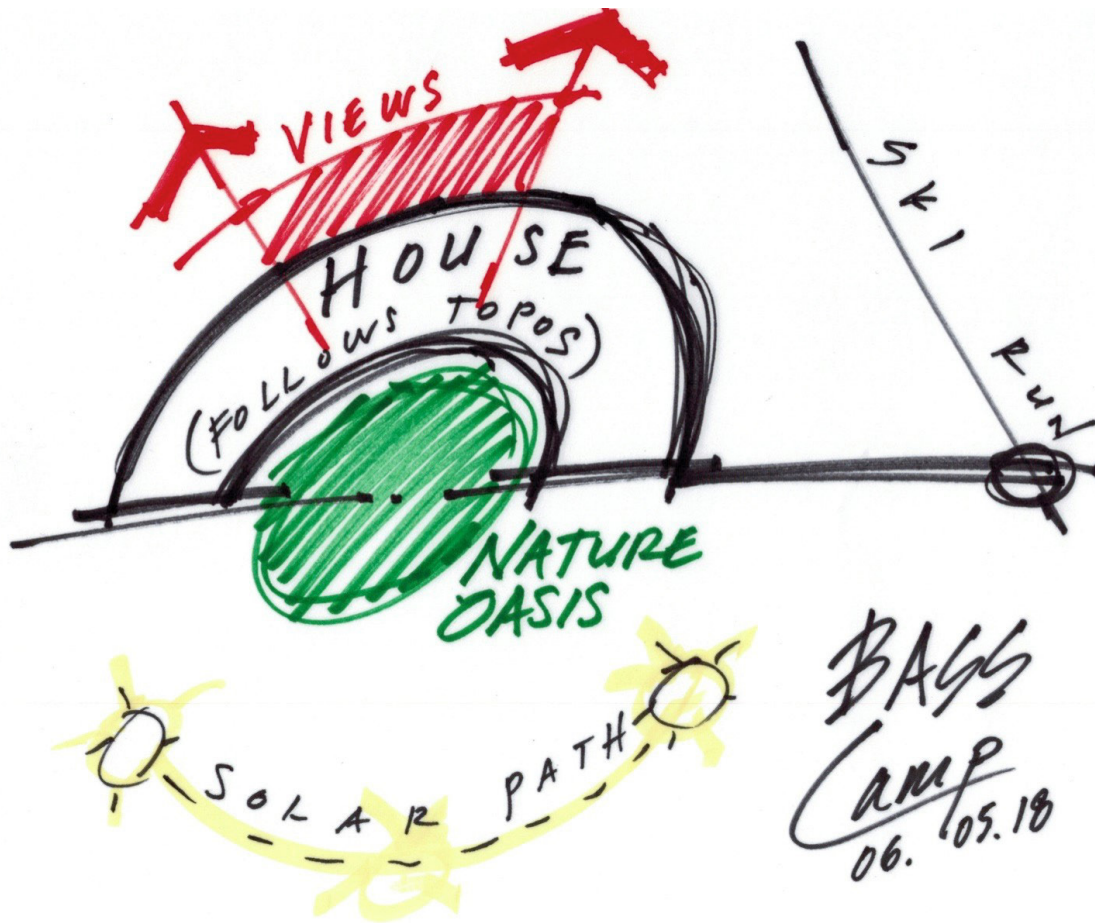
The Site is a unique 2.8-acre triangular parcel at the top of Benchmark Drive bordering Galloping Goose to the east. Two other houses exist on neighboring Lots 347 and 386A to the south. These houses on the adjoining lots appear to have been carefully planned to anticipate development on this lot and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

## Site Design

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

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





### Special Knoll

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



## Design Influences

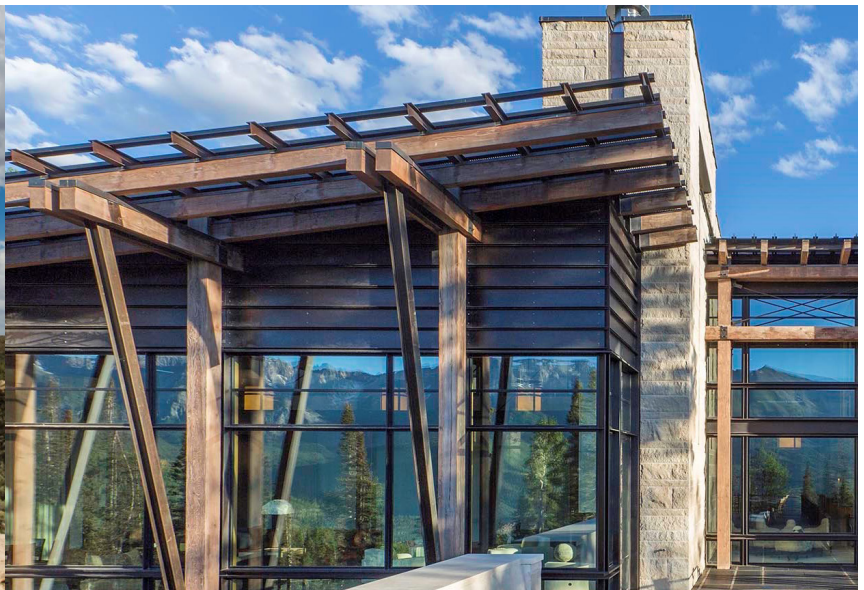
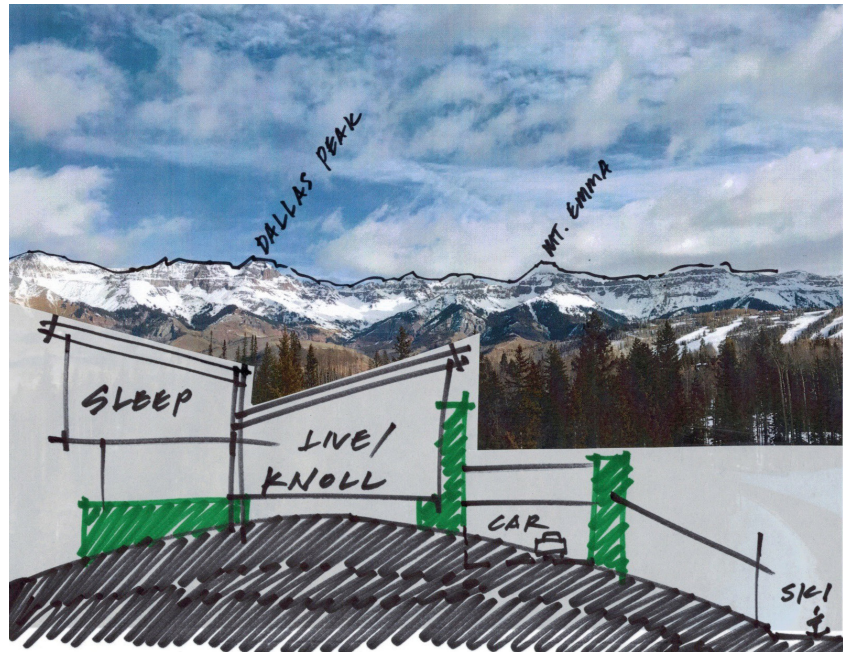
The design is influenced by Ancestral Pueblo design found within region, with the semicircular design wrapping around the knoll towards views to the north and solar access. Throughout history, humans have harnessed the sun for solar gain, natural light, and warmth. We are embracing the panoramic views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

## Massing

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

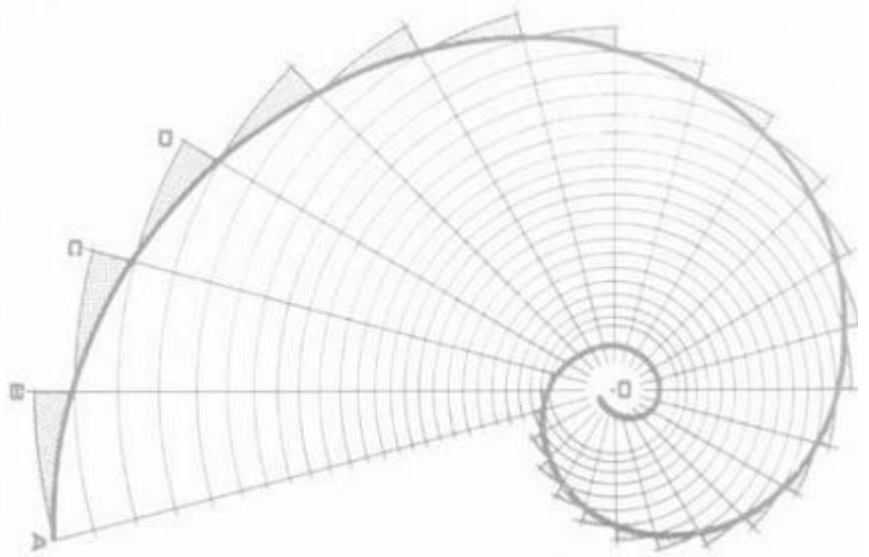
## Materials

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



## Driveway

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



## Skiing

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



## Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
Lot Size	2.78 acres	No Change
Floor Area (Gross)	No Floor Area Requirement	sq. ft.
Zone District	Single-family Zone District	No Change
Maximum Building Height	35 feet	34'-10 <sup>3</sup> / <sub>4</sub> "
Average Building Height	30 feet	15.62'
Lot Coverage	30%	13.9%
Setbacks		
	Front - North	16 Feet
	Rear - South	16 Feet
	Side - West	16 Feet
Parking	2 enclosed spaces + 2 unenclosed	2 garage + 2 surface



## Steep Slopes

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

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

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

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

## General Easement

The site plan is proposing grading in the general easement for the address monument, driveway, utilities, retaining walls for the ski-out access and for limited layback during construction. The layback areas will be revegetated in a natural state after construction. All of these activities are listed by the CDC as a permitted use in the general easement.

## EXTERIOR MATERIALS + ROOF DESIGN

The proposed home is designed with the following exterior materials:

- Dakota Stone with an Ashlar Pattern (42.8%)
- Vintage Oak Barnwood Soffit and Siding and Vintage Timber Accent Beams (11.3%)
- Mahogany Window Walls/Glazing (27.1%)
- Steel Accent Steel (7.1%)
- Copper Panels/Accent (11%)
- Board Form Concrete (0.7%)
- Patina Copper, Non-Reflective Roof
- Flagstone Patios

Exterior materials are shown on Sheet A3.0 of the plan set.

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



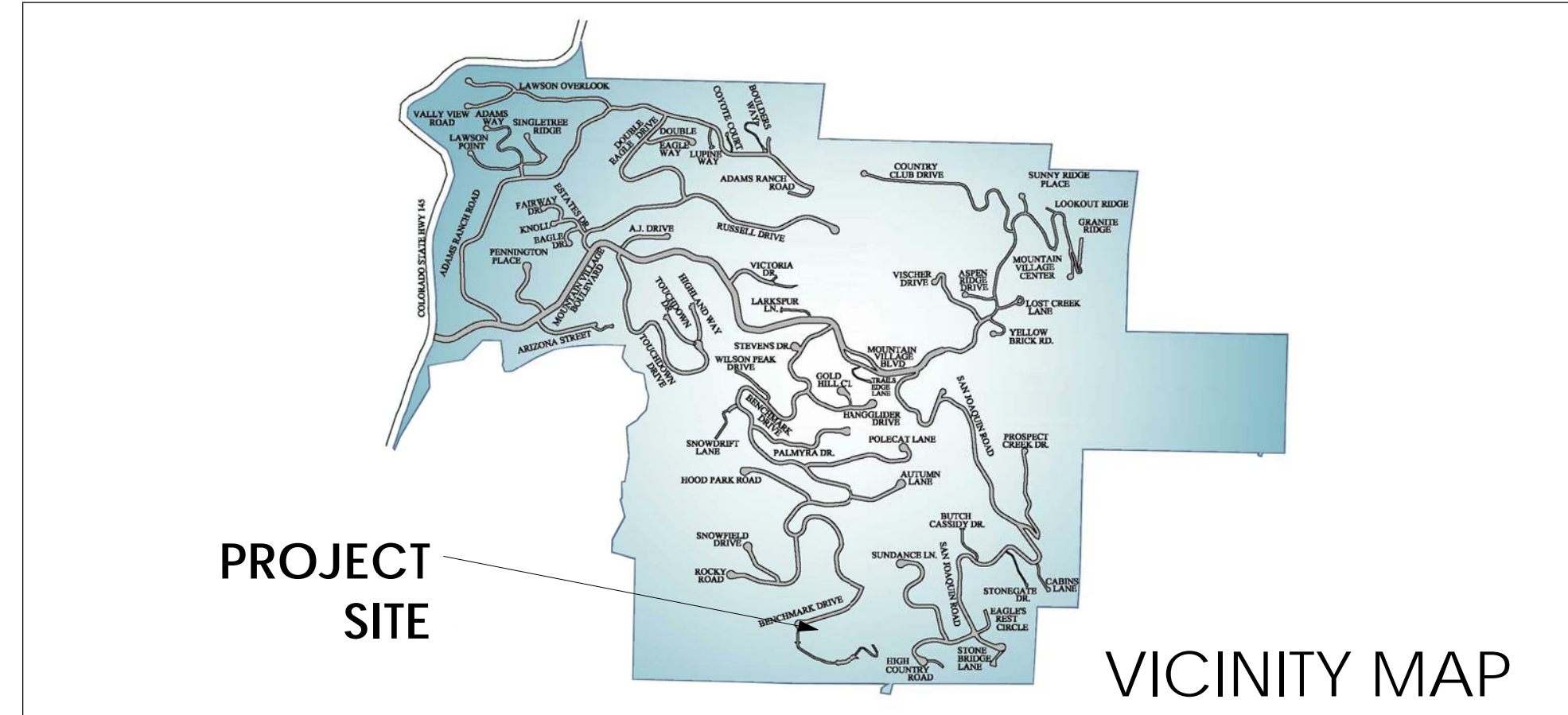
*Tommy Hein*  
ARCHITECTS



LOT COVERAGE & FLOOR AREA CALCULATIONS		
STANDARDS	ALLOWED	PROPOSED
<b>LOT COVERAGE</b>		
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	2.78 ACRES= 121,097 s.f. MAX COVERAGE=36,329.1 s.f. COVERAGE SF= 16,777.06 s.f. COVERAGE %= 13.85 %
LOT COVERAGE	< 30%	(27% IS 3% BELOW THE ALLOWABLE 30%)
<b>FLOOR AREA CALCULATIONS</b>		
		SEE SHEET A1.1/1.2 FOR ALL AREA CALCULATIONS
<b>MISC REQUIREMENTS</b>		
BUILDING SETBACKS	16'	N=84'-3" S=18'-2" E=54'-1" W=0'-0"
BUILDING HEIGHT		
- MAXIMUM	- 35'	- 34'-10 3/4" +/-
- AVERAGE	- 30'	- 15.62' +/-
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2 ENCLOSED	- 3 ENCLOSED
- SURFACE	- 2 SURFACE	- 2 SURFACE
SNOWMELT AREA	- 1000 S.F.	- 6,370.6 SF
EXTERIOR MATERIALS	- SEE A3.0	- SEE A3.0

CODE SUMMARY		
ZONING	- SINGLE FAMILY RESIDENTIAL	
BUILDING CODE	- IRC-2013	
DESCRIPTION	- 2.0 STORY WITH BASEMENT	
OCCUPANCY CLASSIFICATION	- IRC 1&2	
AUTOMATIC FIRE SPRINKLERS	- NFPA 13D- SPRINKLER GREATER THAN 3,600 S.F.	
FIRE RESISTIVE RATING	SHAFT ENCLOSURES - 1 HR.	
EXIT ENCLOSURE RATING	1 HR.	
ELEVATOR SHAFT	2 HR.	

HERS



Sheet List	
Sht #	Sheet Name
---	TOPOGRAPHY/ SLOPE SURVEY
A0.0	PROJECT INFORMATION
A0.1	RENDERINGS
A0.2	RENDERINGS
A0.3	RENDERINGS
A0.4	PROJECT DESIGN NARRATIVE
A0.5	SITE PHOTOS
A0.6	CONTEXT MAP
A0.7	SITE/ ENVIRONMENTAL STUDY
A1.0	CONTEXT SITE PLAN
A1.1	SITE/ LANDSCAPE PLAN
A2.1	AREA DIAGRAMS & SCHEDULES
A2.2	SITE COVERAGE/ SNOWMELT CALCULATIONS
A2.3	MASSING DIAGRAMS
A2.4	MASSING DIAGRAMS
A2.5	EXTERIOR PERSPECTIVES
A2.6	EXTERIOR PERSPECTIVES
A2.7	EXTERIOR PERSPECTIVES
A2.8	EXTERIOR PERSPECTIVES
A2.9	ENTRY LEVEL PLAN
A2.10	MAIN LEVEL PLAN
A2.11	MASTER LEVEL PLAN
A2.13	GUEST WING PLAN
A2.14	SKI LOUNGE / COURT PLANS
A3.0	EXTERIOR MATERIALS
A3.1	BUILDING HEIGHT COMPLIANCE ANALYSIS
A3.2	ELEVATIONS
A3.2A	ELEVATIONS (SANS TREES)
A3.3	ELEVATIONS
A3.3A	ELEVATIONS (SANS TREES)
C1	NOTES
C2	DRIVEWAY PLAN AND PROFILE
C2.1	DRIVE SECTIONS
C2.2	DRIVE SECTIONS
C3	UTILITIES

**REGULATORY COMPLIANCE**

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

**PROJECT TEAM**

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

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

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

**CONTRACTOR:**  
TBD

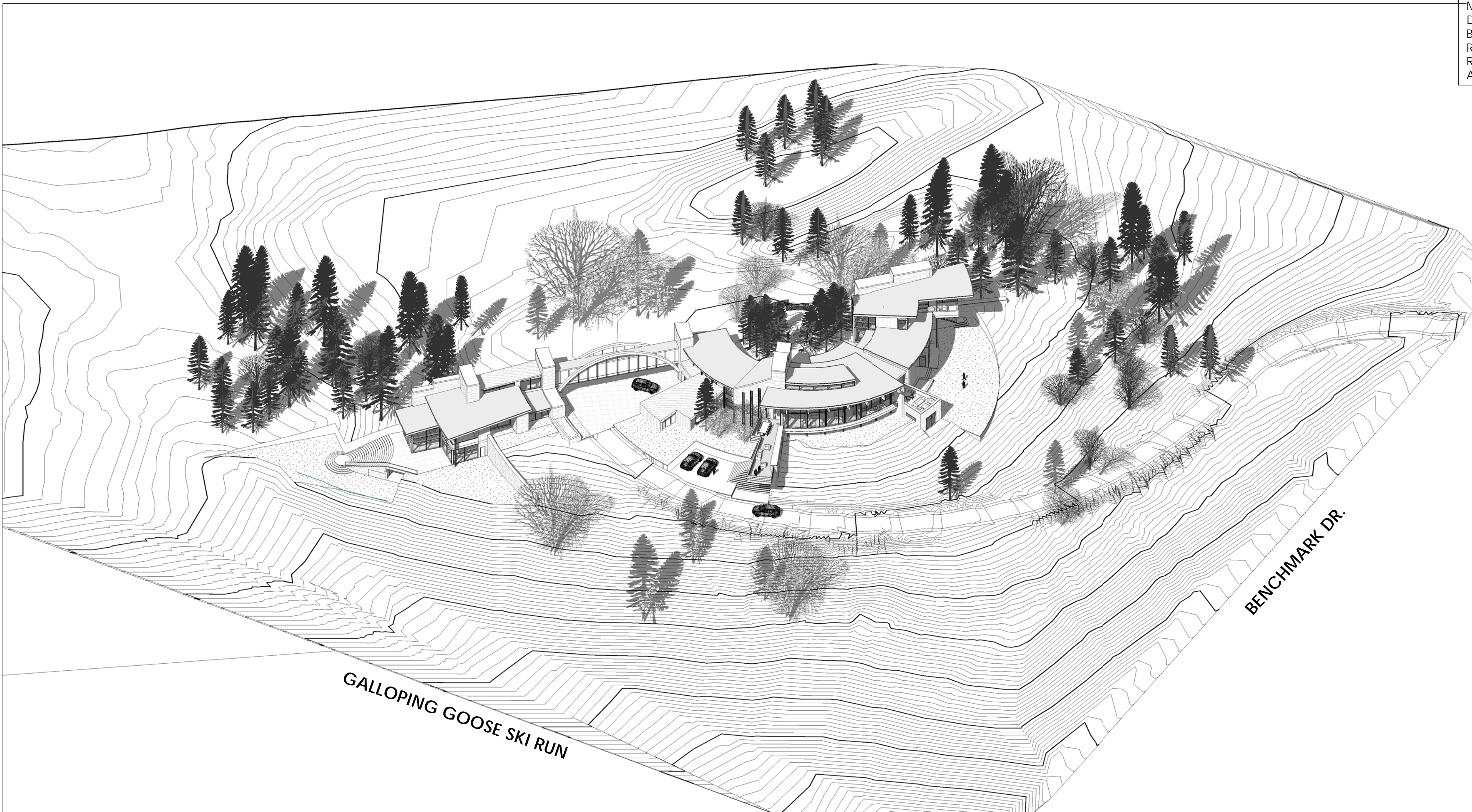
**INTERIORS:**  
STUDIO FRANK  
CATHERINE FRANK  
495 S. TOWNSEND ST.  
TELLURIDE, CO 81435  
970.728.0662  
CATHERINE@STUDIOFRANK.COM

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



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



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

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

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

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

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

BASS  
Camp

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

PROJECT  
INFORMATION

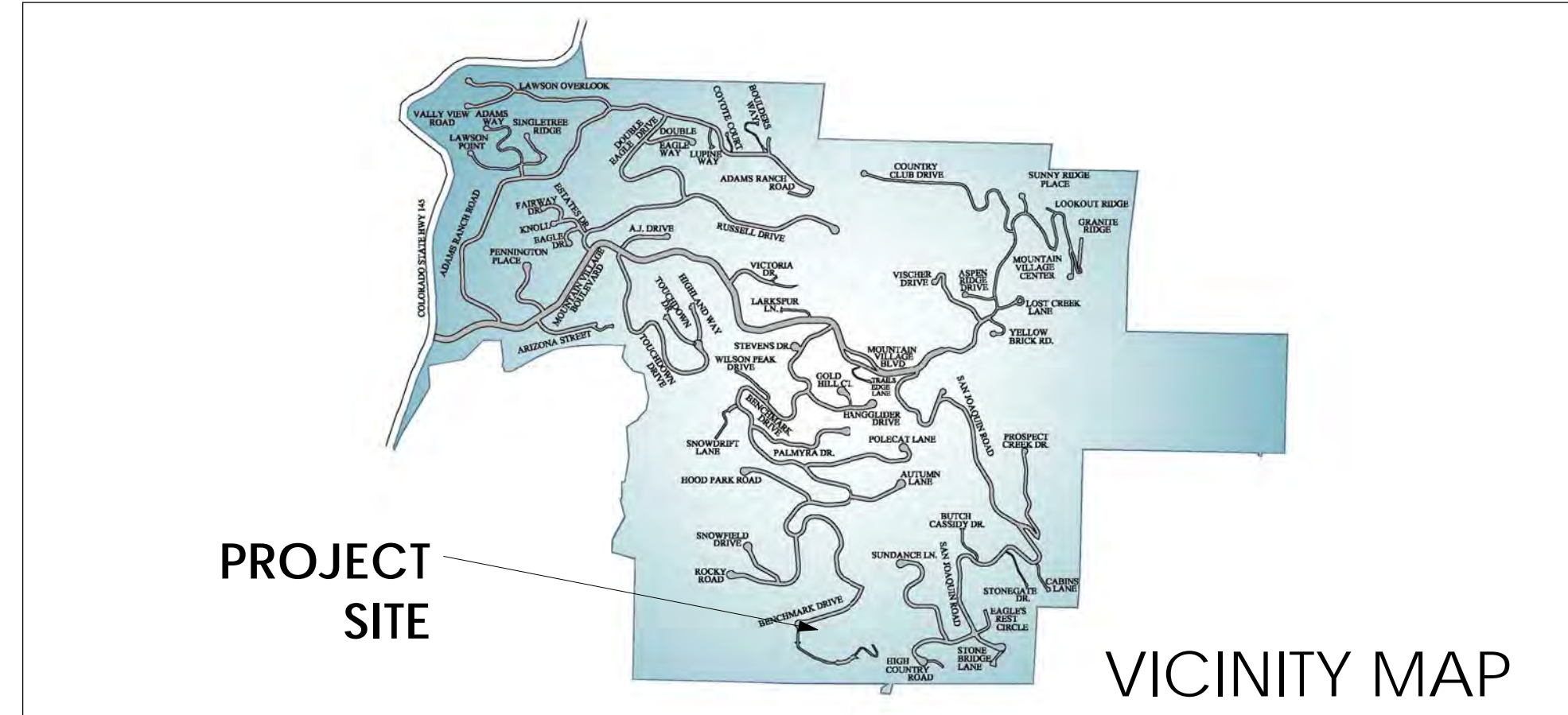
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A0.0

LOT COVERAGE & FLOOR AREA CALCULATIONS		
STANDARDS	ALLOWED	PROPOSED
<b>LOT COVERAGE</b>		
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	2.78 ACRES= 121,097 s.f. MAX COVERAGE=36,329.1 s.f. COVERAGE SF= 16,777.06 s.f. COVERAGE %= 13.85 %
LOT COVERAGE	< 30%	(27% IS 3% BELOW THE ALLOWABLE 30%)
<b>FLOOR AREA CALCULATIONS</b>		
		SEE SHEET A1.1/1.2 FOR ALL AREA CALCULATIONS
<b>MISC REQUIREMENTS</b>		
BUILDING SETBACKS	16'	N=84'-3" S=18'-2" E=54'-1" W=0'-0"
BUILDING HEIGHT		
- MAXIMUM	- 35'	- 34'-10 3/4" +/-
- AVERAGE	- 30'	- 15.62' +/-
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2 ENCLOSED	- 3 ENCLOSED
- SURFACE	- 2 SURFACE	- 2 SURFACE
SNOWMELT AREA	- 1000 S.F.	- 6,370.6 SF
EXTERIOR MATERIALS	- SEE A3.0	- SEE A3.0

CODE SUMMARY		
ZONING	- SINGLE FAMILY RESIDENTIAL	
BUILDING CODE	- IRC-2013	
DESCRIPTION	- 2.0 STORY WITH BASEMENT	
OCCUPANCY CLASSIFICATION	- IRC 1&2	
AUTOMATIC FIRE SPRINKLERS	- NFPA 13D- SPRINKLERED GREATER THAN 3,600 S.F.	
FIRE RESISTIVE RATING	SHAFT ENCLOSURES - 1 HR.	
EXIT ENCLOSURE RATING	1 HR.	
ELEVATOR SHAFT	2 HR.	

HERS



Sheet List	
Sht #	Sheet Name
---	TOPOGRAPHY/ SLOPE SURVEY
A0.0	PROJECT INFORMATION
A0.1	RENDERINGS
A0.2	RENDERINGS
A0.3	RENDERINGS
A0.4	PROJECT DESIGN NARRATIVE
A0.5	SITE PHOTOS
A0.6	CONTEXT MAP
A0.7	SITE/ ENVIRONMENTAL STUDY
A1.0	CONTEXT SITE PLAN
A1.1	SITE/ LANDSCAPE PLAN
A2.1	AREA DIAGRAMS & SCHEDULES
A2.2	SITE COVERAGE/ SNOWMELT CALCULATIONS
A2.3	MASSING DIAGRAMS
A2.4	MASSING DIAGRAMS
A2.5	EXTERIOR PERSPECTIVES
A2.6	EXTERIOR PERSPECTIVES
A2.7	EXTERIOR PERSPECTIVES
A2.8	EXTERIOR PERSPECTIVES
A2.9	ENTRY LEVEL PLAN
A2.10	MAIN LEVEL PLAN
A2.11	MASTER LEVEL PLAN
A2.13	GUEST WING PLAN
A2.14	SKI LOUNGE / COURT PLANS
A3.0	EXTERIOR MATERIALS
A3.1	BUILDING HEIGHT COMPLIANCE ANALYSIS
A3.2	ELEVATIONS
A3.2A	ELEVATIONS (SANS TREES)
A3.3	ELEVATIONS
A3.3A	ELEVATIONS (SANS TREES)
C1	NOTES
C2	DRIVEWAY PLAN AND PROFILE
C2.1	DRIVE SECTIONS
C2.2	DRIVE SECTIONS
C3	UTILITIES

**REGULATORY COMPLIANCE**

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

**PROJECT TEAM**

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

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

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

**CONTRACTOR:**  
TBD

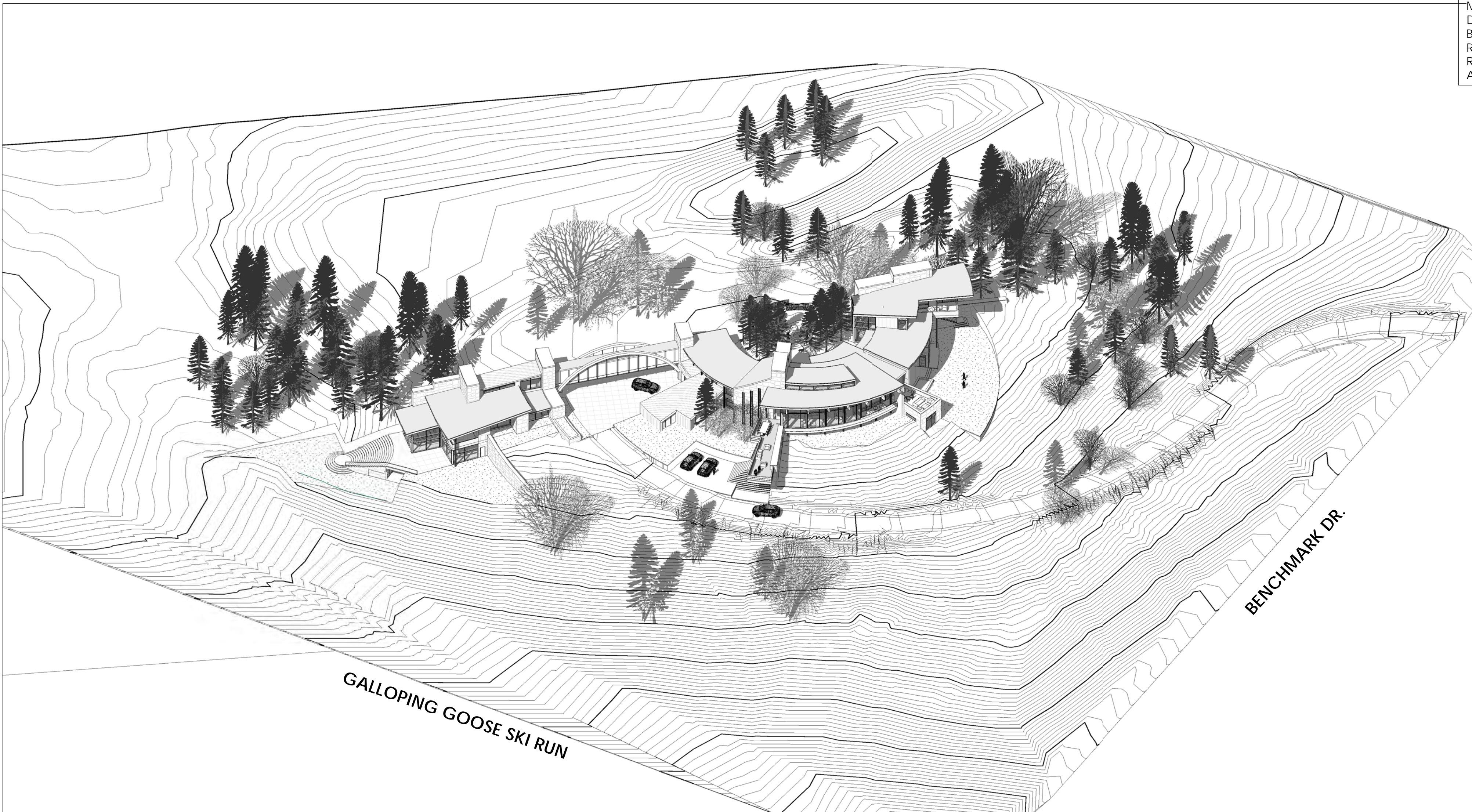
**INTERIORS:**  
STUDIO FRANK  
CATHERINE FRANK  
495 S. TOWNSEND ST.  
TELLURIDE, CO 81435  
970.728.0662  
CATHERINE@STUDIOFRANK.COM

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



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



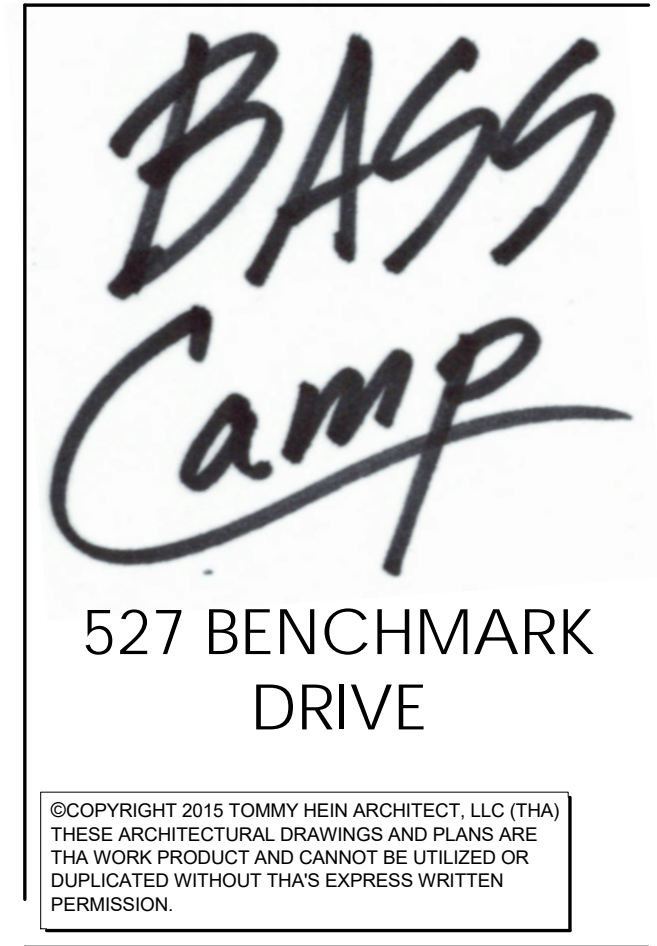
**CIVIL:**  
UNCOMPAGRE ENGINEERING, LLC  
DAVID BALLODE, P.E.  
P.O. BOX 3945  
TELLURIDE, CO 81435  
970.729.0683  
DBALLODE@MSN.COM

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

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

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

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



**PROJECT INFORMATION**

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

A0.0

*Tommy Hein*  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



*BASS  
Camp*

527 BENCHMARK  
DRIVE

©COPYRIGHT 2018 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

RENDERINGS

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

*BASS  
Camp*  
*Tommy Hein*  
ARCHITECTS  
6/25/18

A0.1

*Tommy Hein*  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



*BASS  
Camp*

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

RENDERINGS

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

**A0.2**

*BASS  
Camp*  
*Tommy Hein*  
ARCHITECTS  
6/25/18

Tommy Hein  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

BASS  
Camp

527 BENCHMARK  
DRIVE

©COPYRIGHT 2018 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

RENDERINGS

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

A0.3





**BASS  
Camp**

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

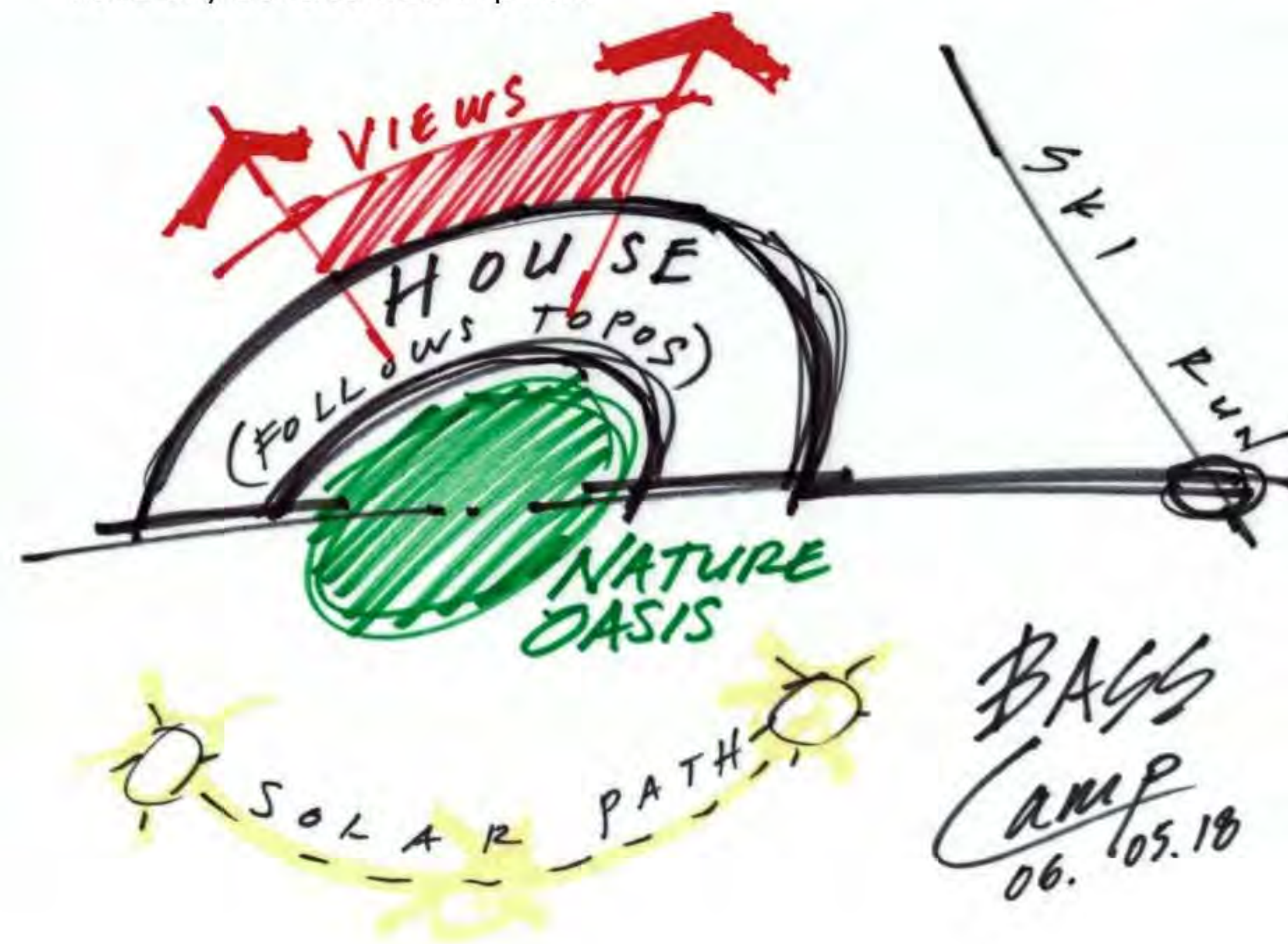
V1\_June 5, 2018

**FAMILY**

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

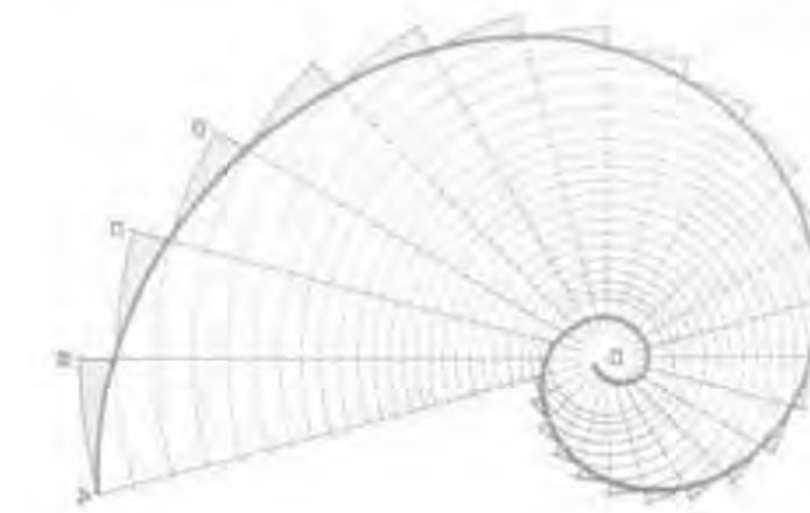
**SITE**

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



**SPECIAL KNOLL**

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



**DRIVEWAY**

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

**SKIING**

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

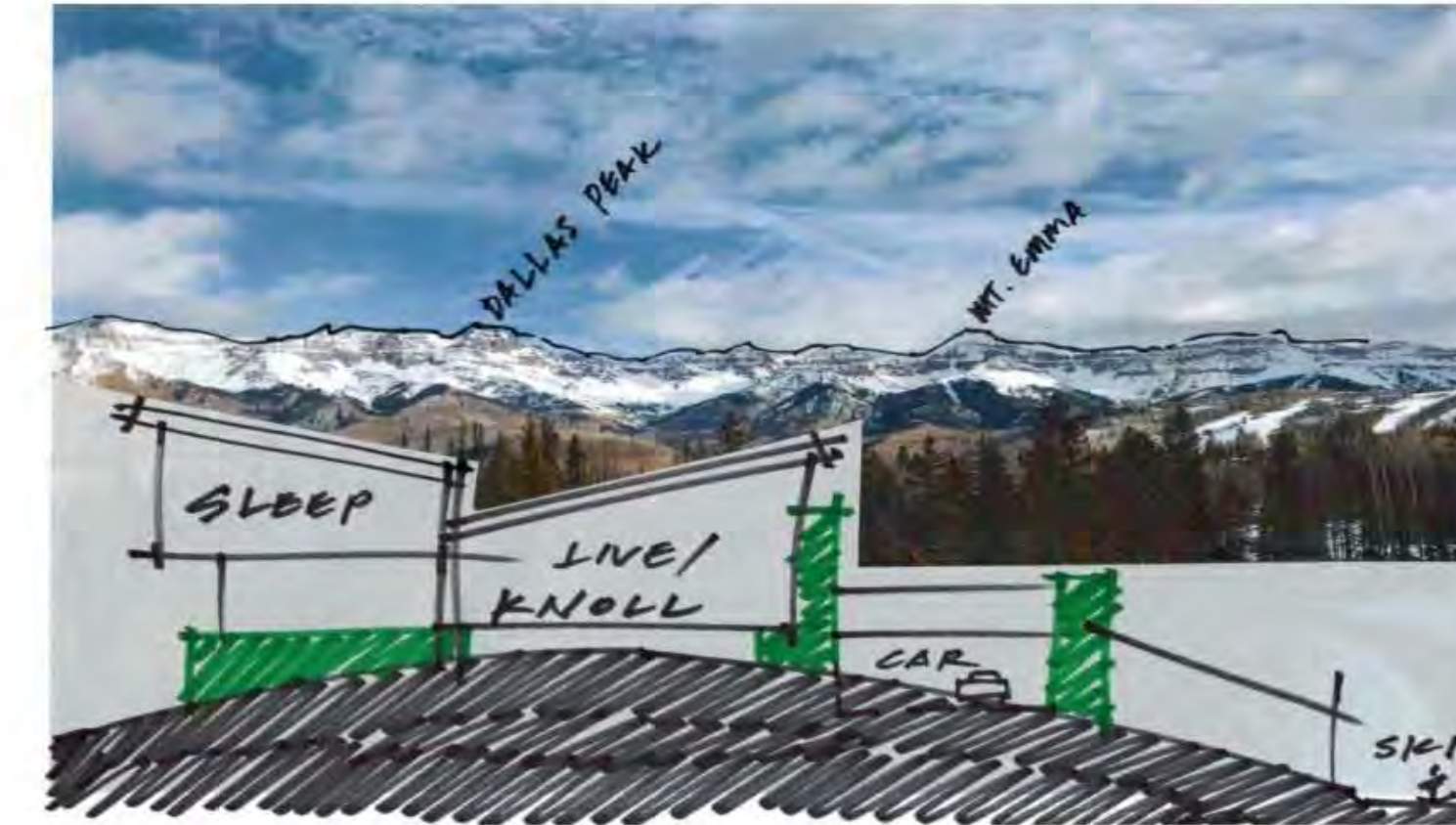
**SOLAR DESIGN**

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



**MASSING**

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



**MATERIALS**

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



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

*Tommy Hein*

I appreciate your time and consideration,

**Tommy Hein  
ARCHITECTS**

Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS  
Camp**

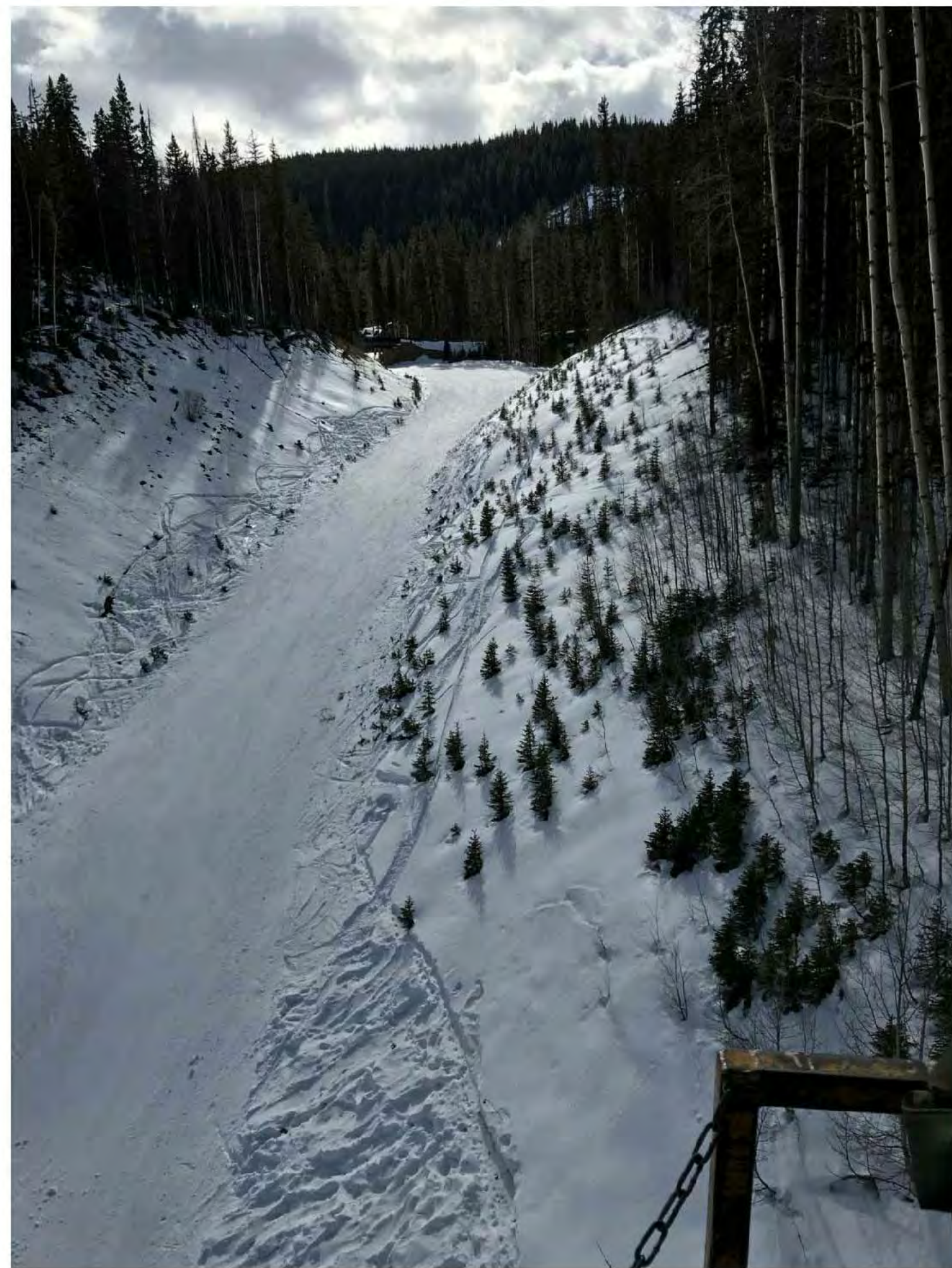
527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

PROJECT DESIGN  
NARRATIVE

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

**A0.4**



4 VIEW UP SKI RUN  
SCALE: NO SCALE



DALLAS  
PEAK  
T-0

MT.  
EMMA

VIEW ALIGNMENT

1 VIEW FROM NORTHEAST LOT CORNER  
SCALE: NO SCALE



5 VIEW TO NORTHWEST  
SCALE: NO SCALE



3 SKI ACCESS FROM BRIDGE  
SCALE: NO SCALE



2 VIEW TO SOUTHWEST NEIGHBOR  
SCALE: NO SCALE

Tommy Hein  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

BASS  
Camp

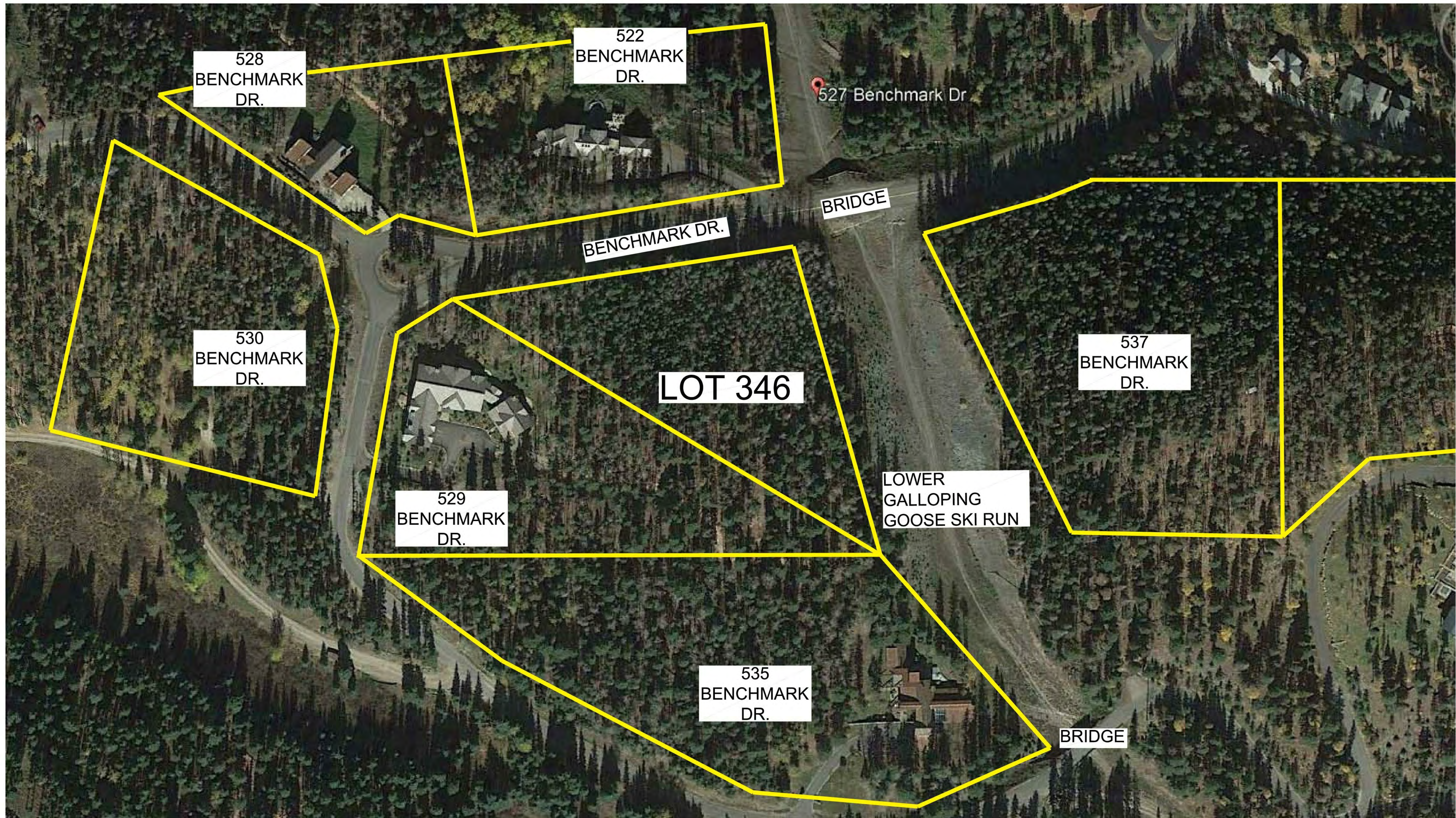
527 BENCHMARK  
DRIVE

©COPYRIGHT 2018 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

SITE PHOTOS

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

A0.5



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

*BASS  
Camp*

527 BENCHMARK  
DRIVE

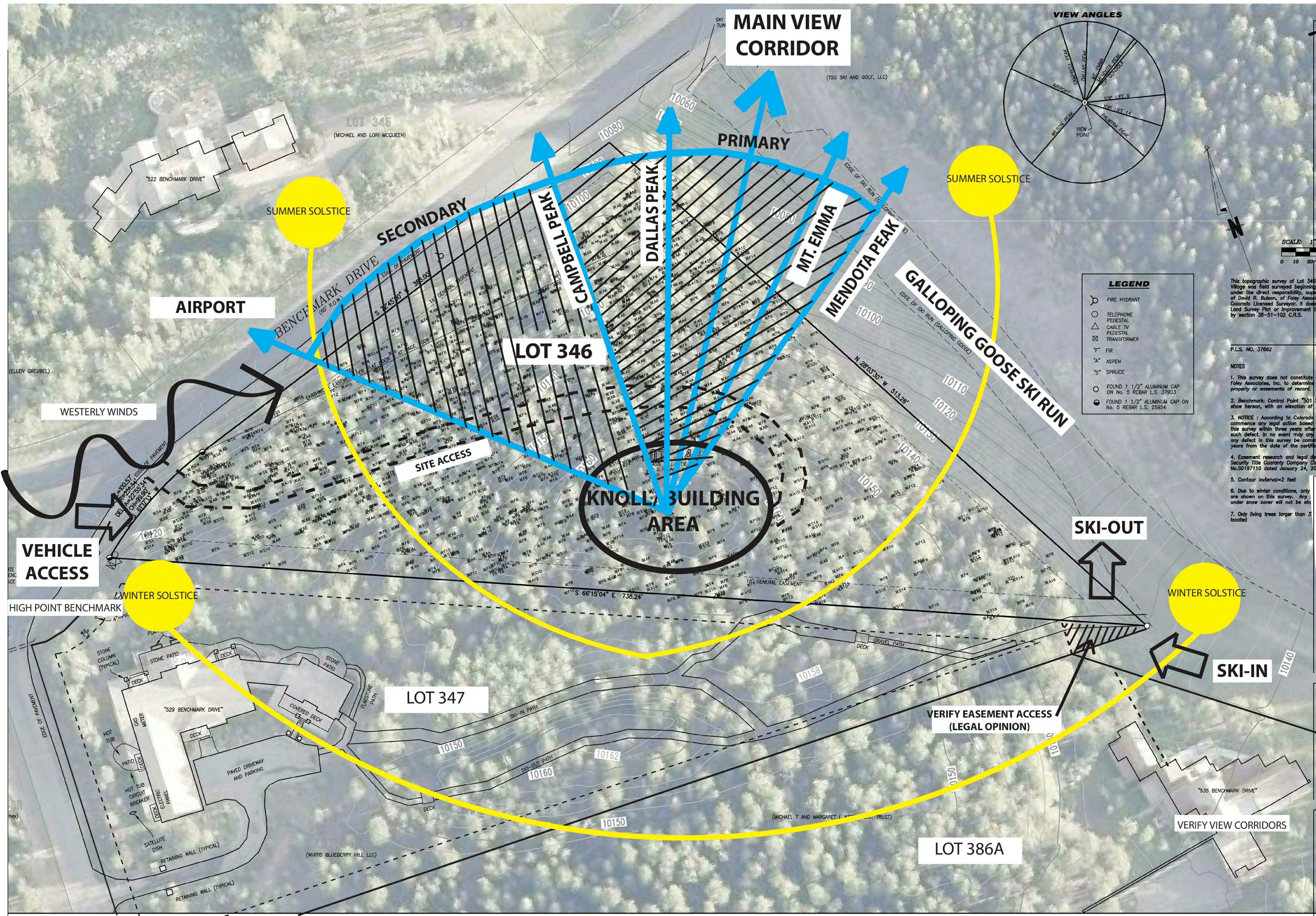
©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

CONTEXT MAP

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

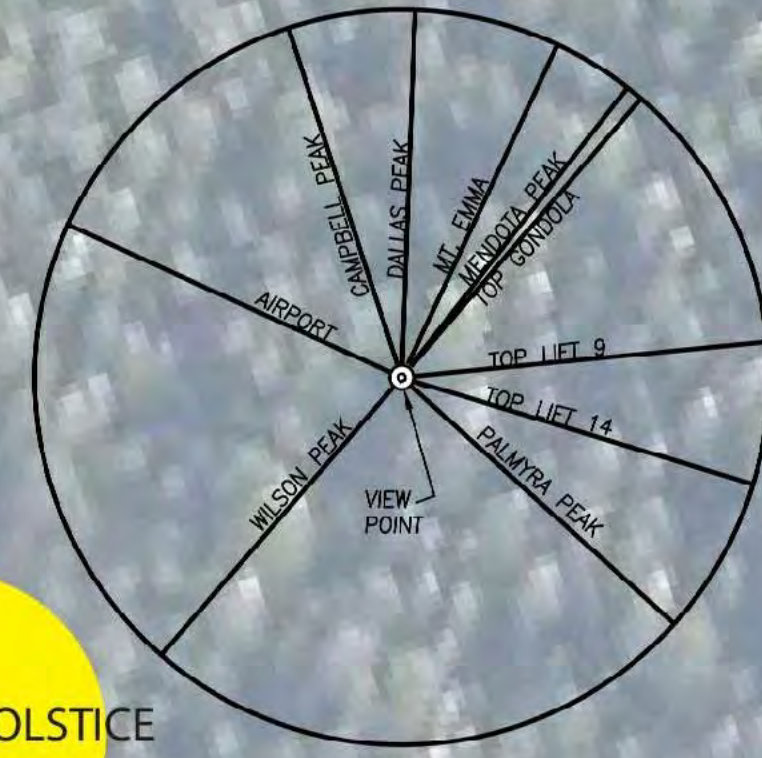
**A0.6**

1 GOOGLE CONTEXT MAP WITH LOT LINES  
SCALE: NO SCALE



**MAIN VIEW CORRIDOR**

**VIEW ANGLES**



**Tommy Hein**  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



SCALE: 1" = 30'

**LEGEND**

- FIRE HYDRANT
- TELEPHONE PEDESTAL
- △ CABLE TV PEDESTAL
- TRANSFORMER
- " F" FIR
- " A" ASPEN
- " S" SPRUCE
- FOUND 1 1/2" ALUMINUM CAP ON No. 5 REBAR L.S. 37903
- FOUND 1 1/2" ALUMINUM CAP ON No. 5 REBAR L.S. 25954

This topographic survey of Lot 346 was field surveyed beginning under the direct responsibility, supervision of David R. Bulson, of Foley Associates, Colorado Licensed Surveyor. It does not constitute a Land Survey Plot or Improvement by section 38-51-102 C.R.S.

P.L.S. NO. 37662

**NOTES**

1. This survey does not constitute a Land Survey Plot or Improvement by section 38-51-102 C.R.S.
2. Benchmark: Control Point "501 S" show hereon, with an elevation of 10110.00.
3. NOTICE: According to Colorado law, no person shall commence any legal action based on this survey within three years after the date of the certificate of completion, in no event may any such defect in this survey be commenced more than three years from the date of the certificate of completion.
4. Easement research and legal description by Security Title Guaranty Company Co. No. S0197110 dated January 24, 2014.
5. Contour interval=2 feet
6. Due to winter conditions, only trees shown on this survey. Any snow cover will not be shown.
7. Only living trees larger than 3" diameter at breast height are shown.

**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS Camp**

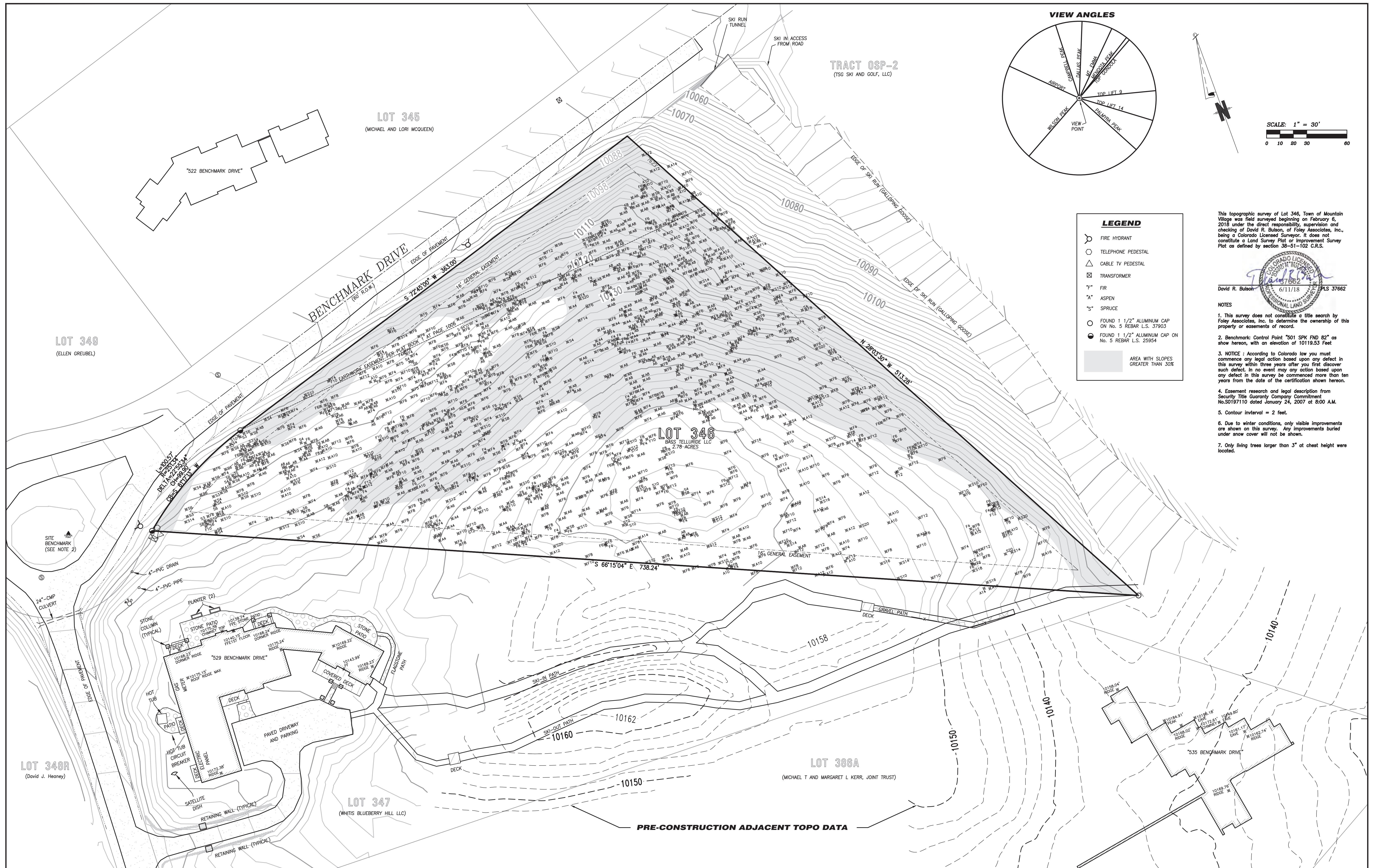
527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THE WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

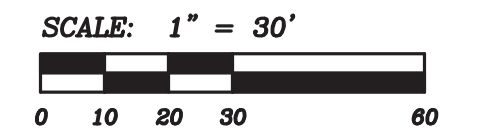
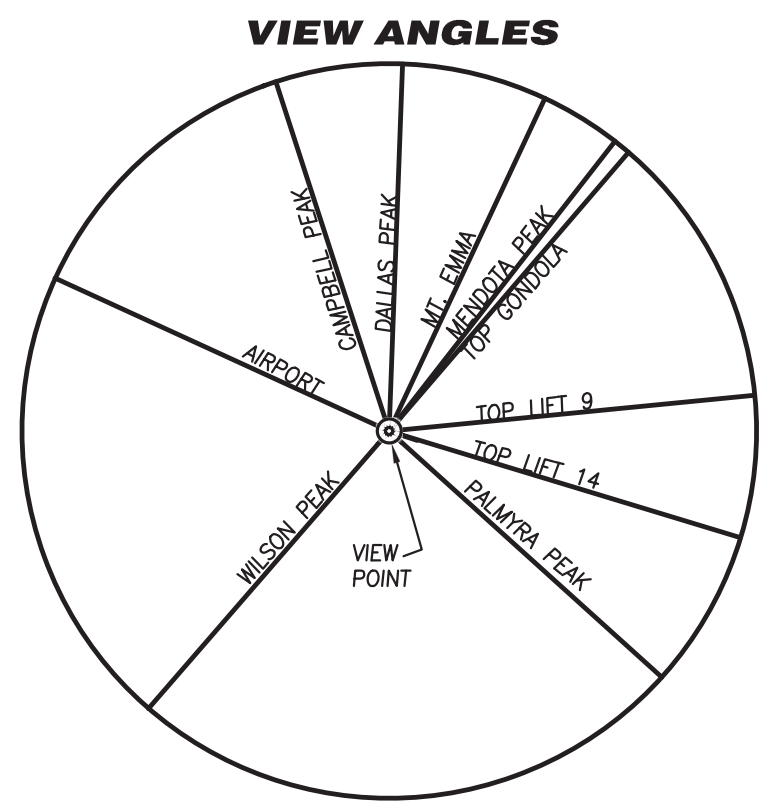
**SITE/ ENVIRONMENTAL STUDY**

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

**A0.7**



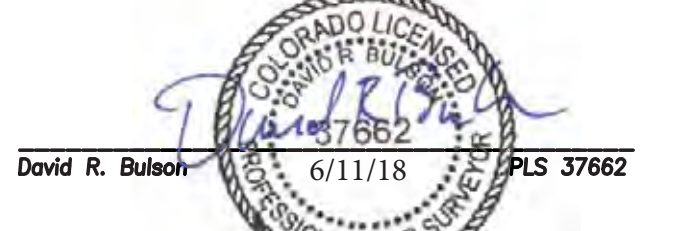
TRACT OSP-2  
(TSG SKI AND GOLF, LLC)



**LEGEND**

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

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



- NOTES**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark Control Point "501 SPK FND 82" as show hereon, with an elevation of 10119.53 Feet
  - NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
  - Easement research and legal description from Security Title Guaranty Company Commitment No.50197110 dated January 24, 2007 at 8:00 A.M.
  - Contour interval = 2 feet.
  - Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.
  - Only living trees larger than 3" at chest height were located.

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

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



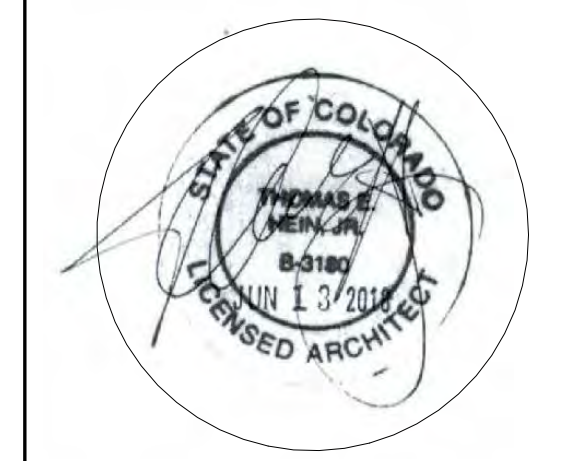
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435  
Drawing path: dwg/07006 Tree Topo  
Sheet 1 of 1 Project #: 07006

F:\City - W\urban\07006\dwg\07006.dwg Update: 05-18.dwg, 6/11/2018 11:55:12 AM, PC4



CONTEXT SITE PLAN  
 1" = 40'-0"

**Tommy Hein**  
 ARCHITECTS  
 Box 3327 108 S. OAK ST. PENTHOUSE  
 TELLURIDE, COLORADO 81435 970.728.1220  
 FAX 728.1294 WWW.TOMMYHEIN.COM



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS**  
**Camp**

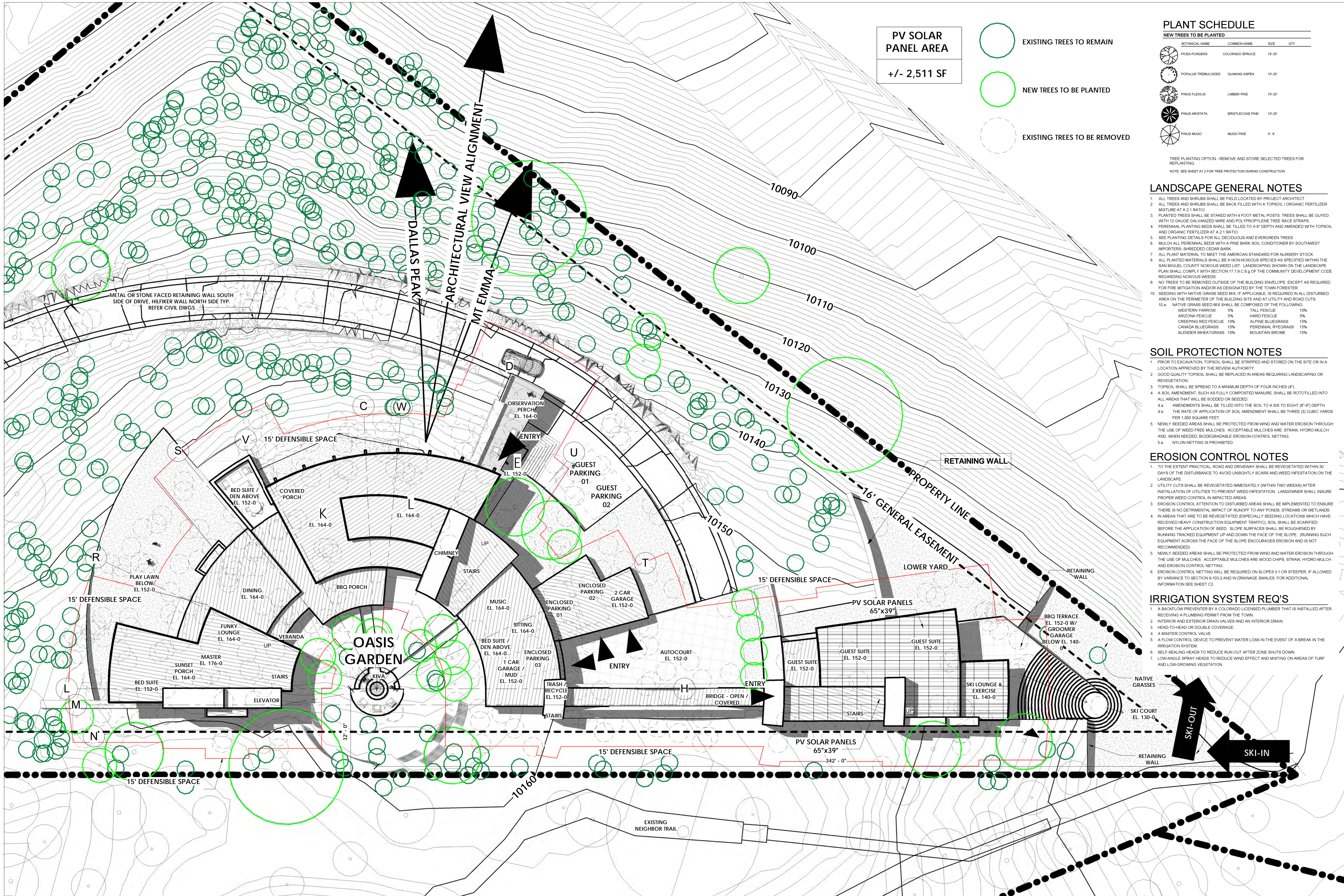
527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THA WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

CONTEXT SITE PLAN

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






**A1.0**



**PV SOLAR  
PANEL AREA**  
+/- 2,511 SF

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

**PLANT SCHEDULE**

NEW TREES TO BE PLANTED			
BOTANICAL NAME	COMMON NAME	SIZE	QTY
 PICEA PUNGENS	COLORADO SPRUCE	10'-20'	
 POPULUS TREMULOIDES	QUAKING ASPEN	10'-20'	
 PINUS FLEXILIS	LIMBER PINE	10'-20'	
 PINUS ARISTATA	BRISTLECONE PINE	10'-20'	
 PINUS MUGO	MUGO PINE	5'-8'	

TREE PLANTING OPTION - REMOVE AND STORE SELECTED TREES FOR REPLANTING  
NOTE: SEE SHEET A1.2 FOR TREE PROTECTION DURING CONSTRUCTION

**LANDSCAPE GENERAL NOTES**

- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO
- PLANTED TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 1/2 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDED CEDAR BARK
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK
- ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN JUAN COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.9 C 6 g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS
- NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER
- SEEDING WITH NATIVE GRASS SEED MIX, IF APPLICABLE, IS REQUIRED IN ALL DISTURBED AREA ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS
- NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:
 

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%

**SOIL PROTECTION NOTES**

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

**EROSION CONTROL NOTES**

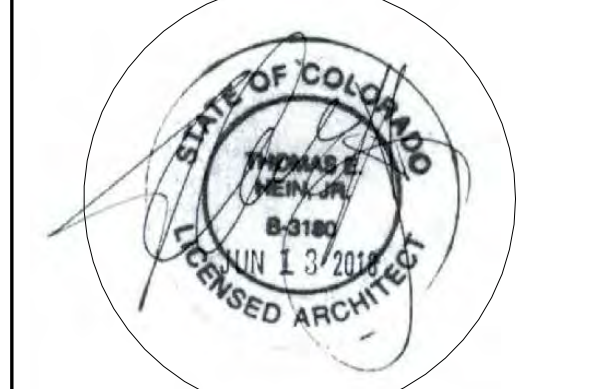
- TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE
- UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS
- EROSION CONTROL, ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS
- IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED)
- NEWLY SEEDS AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE: WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING
- EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 8-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2

**IRRIGATION SYSTEM REQ'S**

- A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN
- INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN
- HEAD-TO-HEAD OR DOUBLE COVERAGE
- A MASTER CONTROL VALVE
- A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM
- SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN
- LOW ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION



Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
Fax 728.1294 www.tommyhein.com



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



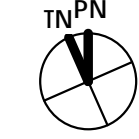
527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THE WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

**SITE/ LANDSCAPE  
PLAN**

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

**A1.1**



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

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-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

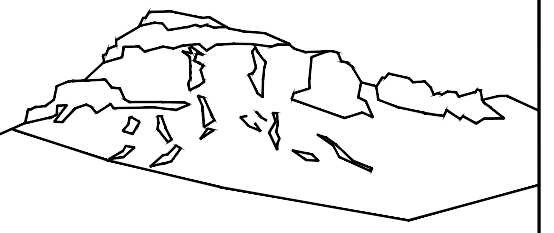
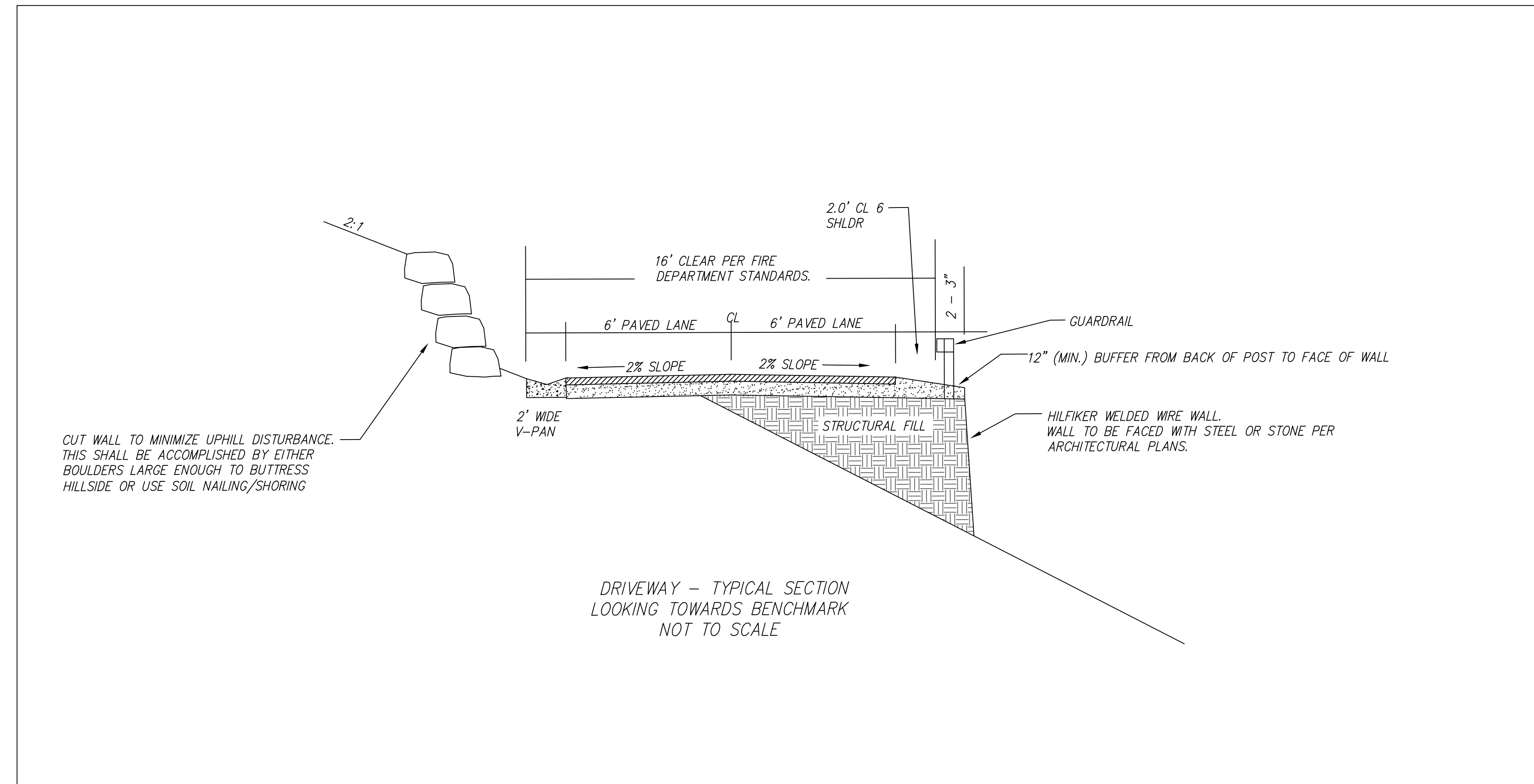
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

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

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

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



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB 2018-06-14

Lot 346  
Mtn. Village, CO

**BASS  
Camp**

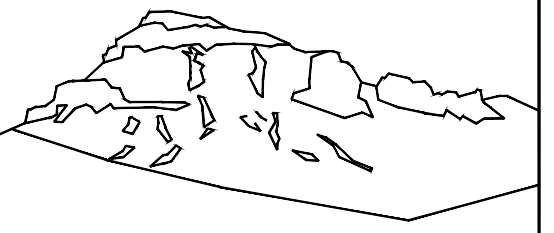
NOT FOR CONSTRUCTION

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

Notes

**C1**





Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
DRB 2018-06-14

Lot 346  
Mtn. Village, CO

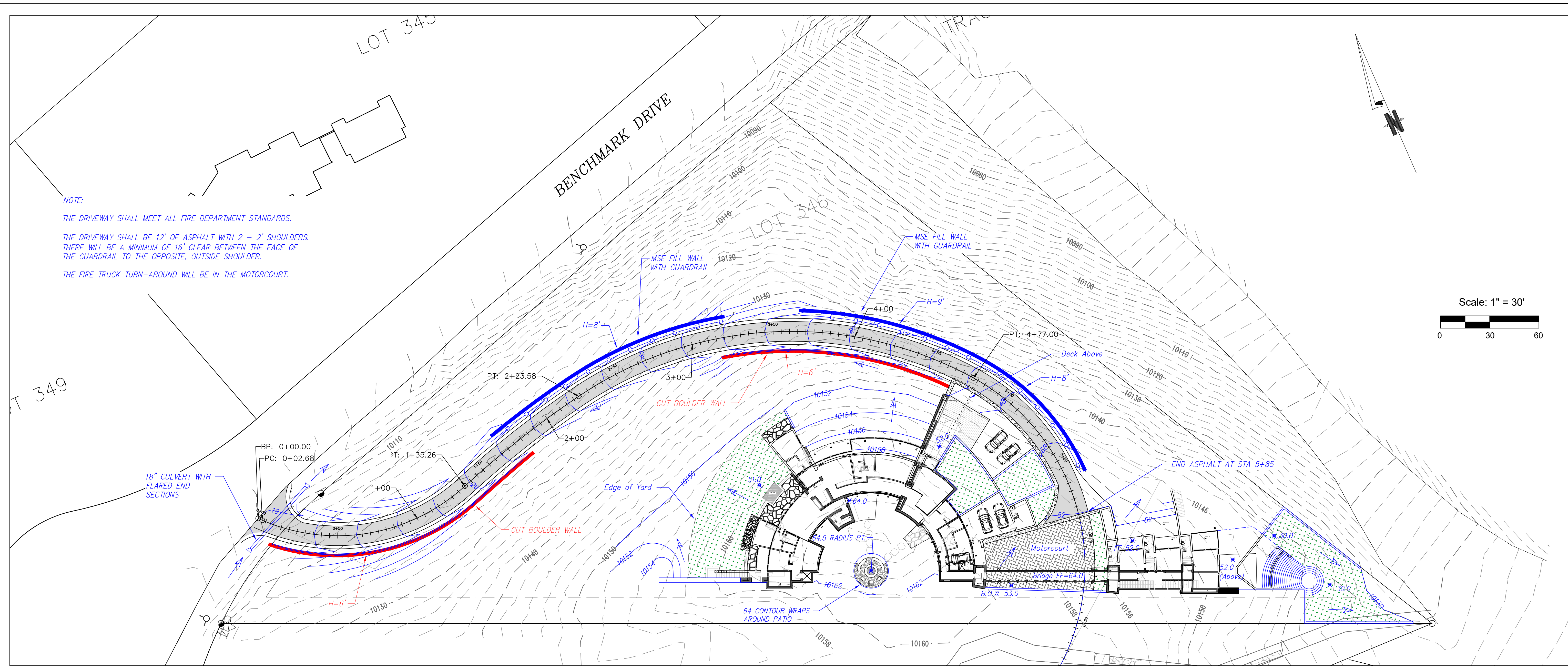
**BASS  
Camp**

NOT FOR CONSTRUCTION

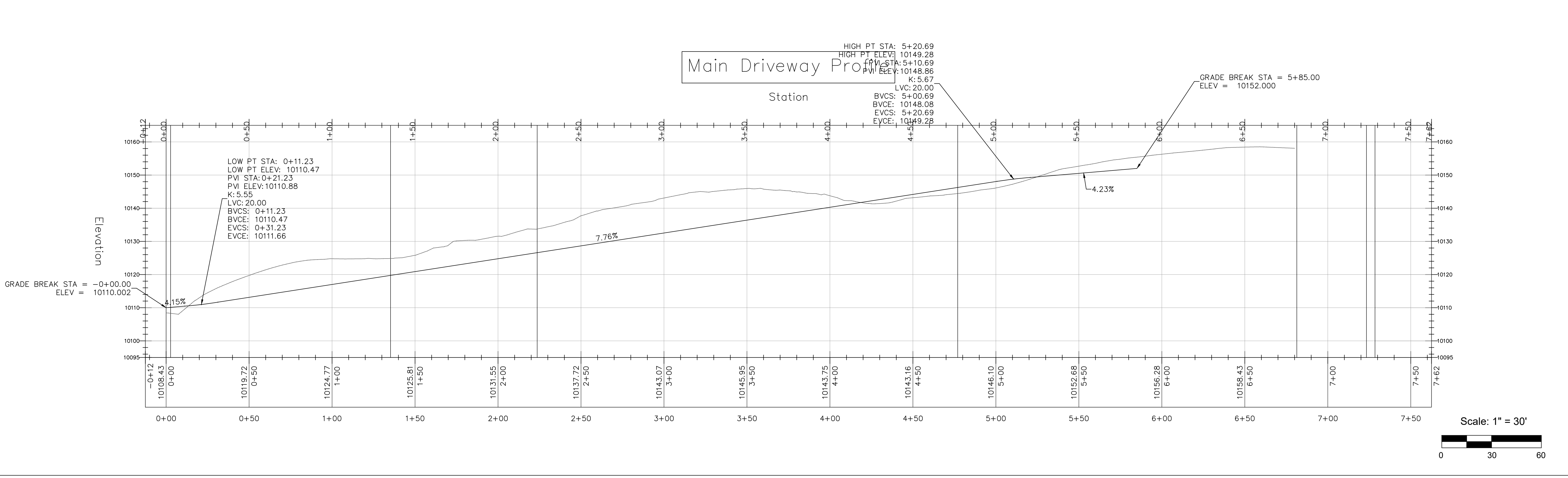
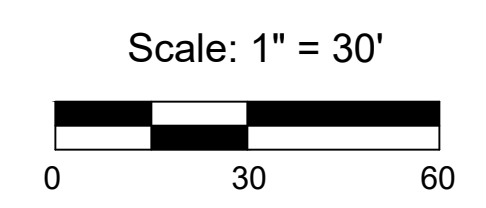
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway  
Plan  
and  
Profile

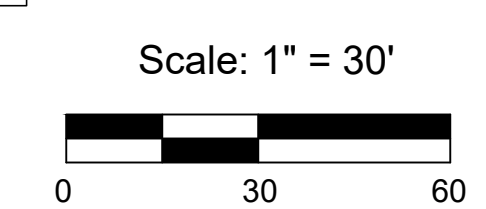
C2

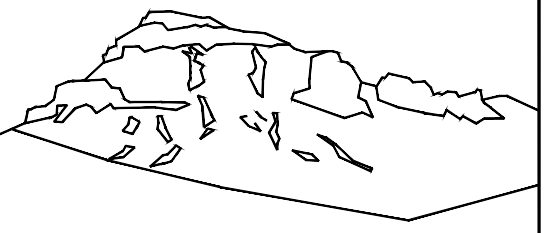


NOTE:  
THE DRIVEWAY SHALL MEET ALL FIRE DEPARTMENT STANDARDS.  
THE DRIVEWAY SHALL BE 12' OF ASPHALT WITH 2 - 2' SHOULDERS.  
THERE WILL BE A MINIMUM OF 16' CLEAR BETWEEN THE FACE OF THE GUARDRAIL TO THE OPPOSITE, OUTSIDE SHOULDER.  
THE FIRE TRUCK TURN-AROUND WILL BE IN THE MOTORCOURT.



Main Driveway Profile





Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
DRB 2018-06-14

Lot 346  
Mtn. Village, CO

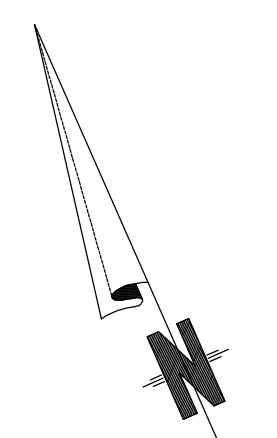
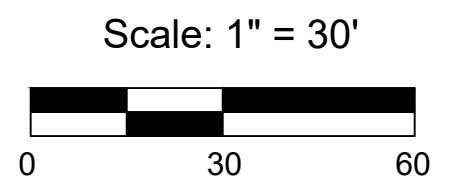
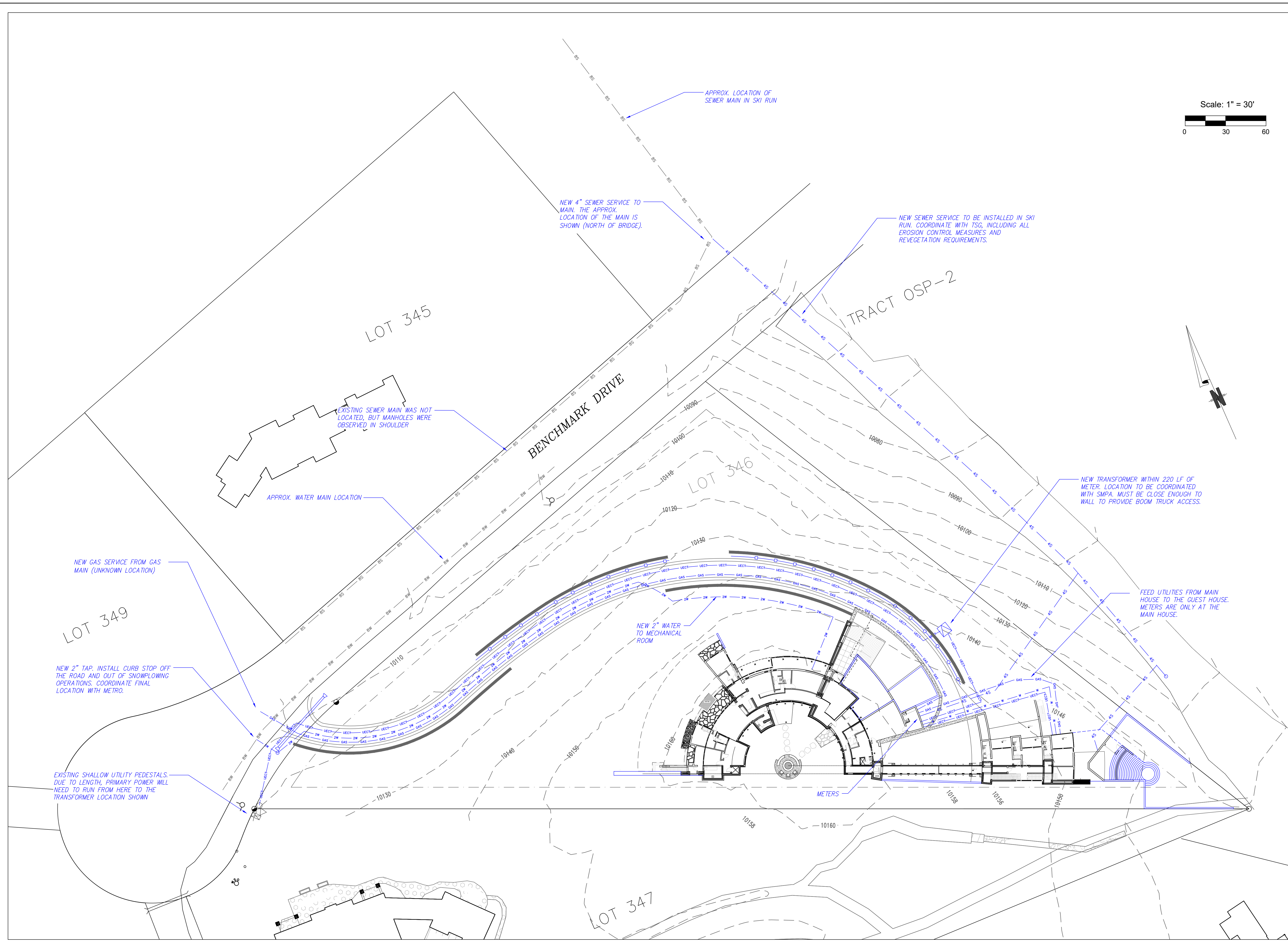
**BASS  
Camp**

NOT FOR CONSTRUCTION

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

Utilities

**C3**



APPROX. LOCATION OF  
SEWER MAIN IN SKI RUN

NEW 4" SEWER SERVICE TO  
MAIN. THE APPROX.  
LOCATION OF THE MAIN IS  
SHOWN (NORTH OF BRIDGE).

NEW SEWER SERVICE TO BE INSTALLED IN SKI  
RUN. COORDINATE WITH TSG, INCLUDING ALL  
EROSION CONTROL MEASURES AND  
REVEGETATION REQUIREMENTS.

EXISTING SEWER MAIN WAS NOT  
LOCATED, BUT MANHOLES WERE  
OBSERVED IN SHOULDER

APPROX. WATER MAIN LOCATION

NEW GAS SERVICE FROM GAS  
MAIN (UNKNOWN LOCATION)

NEW 2" TAP. INSTALL CURB STOP OFF  
THE ROAD AND OUT OF SNOWPLOWING  
OPERATIONS. COORDINATE FINAL  
LOCATION WITH METRO.

EXISTING SHALLOW UTILITY PEDESTALS.  
DUE TO LENGTH, PRIMARY POWER WILL  
NEED TO RUN FROM HERE TO THE  
TRANSFORMER LOCATION SHOWN

NEW TRANSFORMER WITHIN 220 LF OF  
METER. LOCATION TO BE COORDINATED  
WITH SMPA. MUST BE CLOSE ENOUGH TO  
WALL TO PROVIDE BOOM TRUCK ACCESS.

FEED UTILITIES FROM MAIN  
HOUSE TO THE GUEST HOUSE.  
METERS ARE ONLY AT THE  
MAIN HOUSE.

NEW 2" WATER TO MECHANICAL  
ROOM

METERS

LOT 345

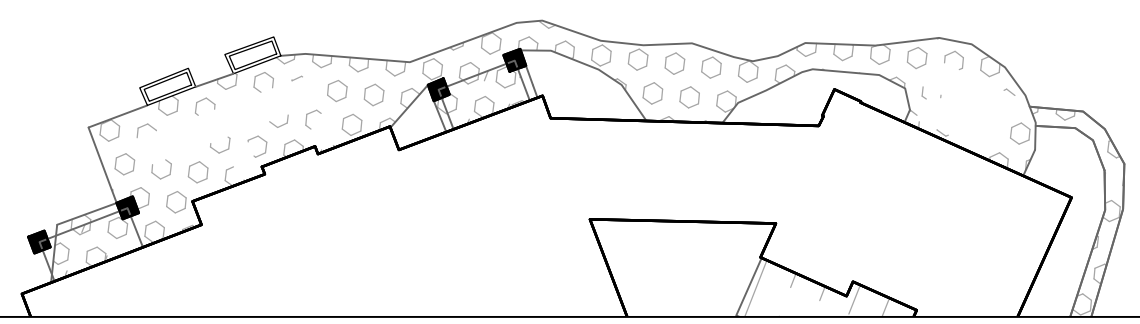
LOT 349

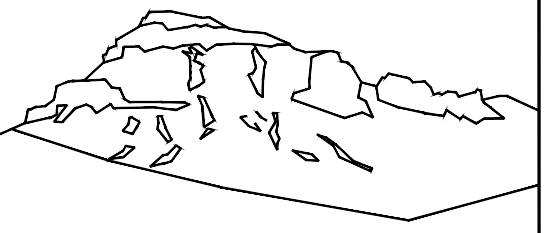
LOT 346

LOT 347

BENCHMARK DRIVE

TRACT OSP-2





Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

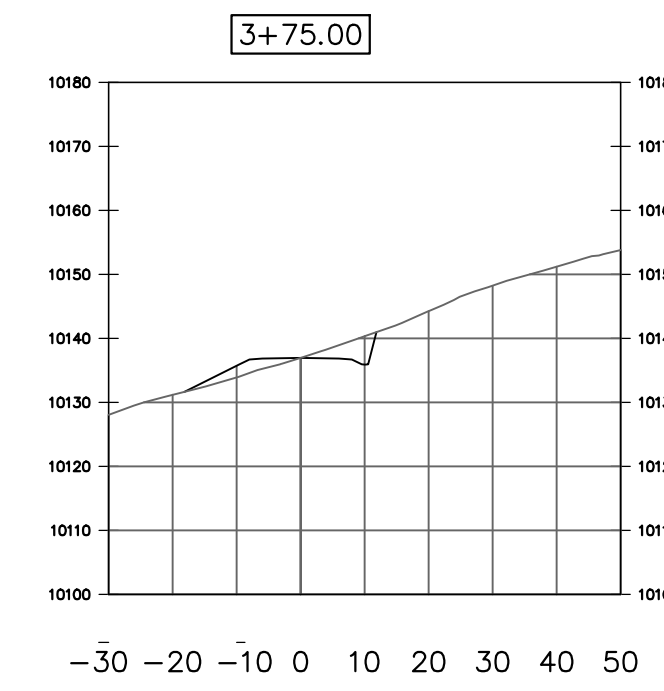
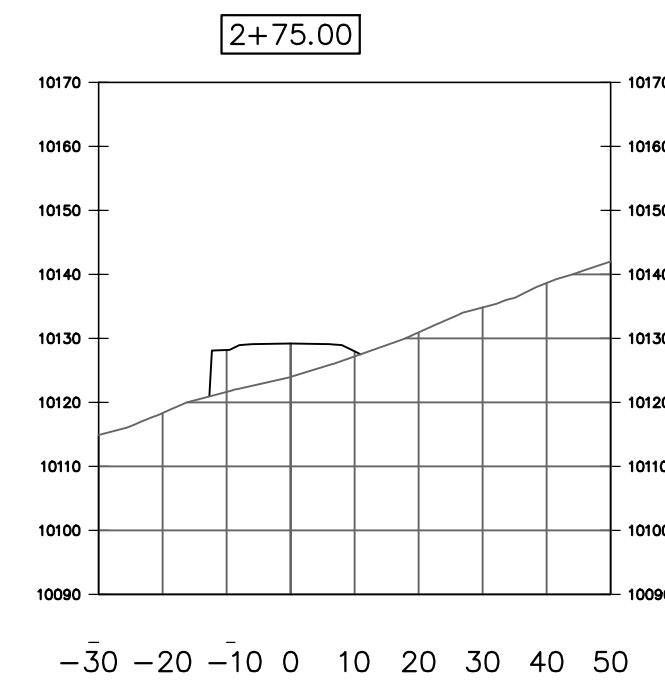
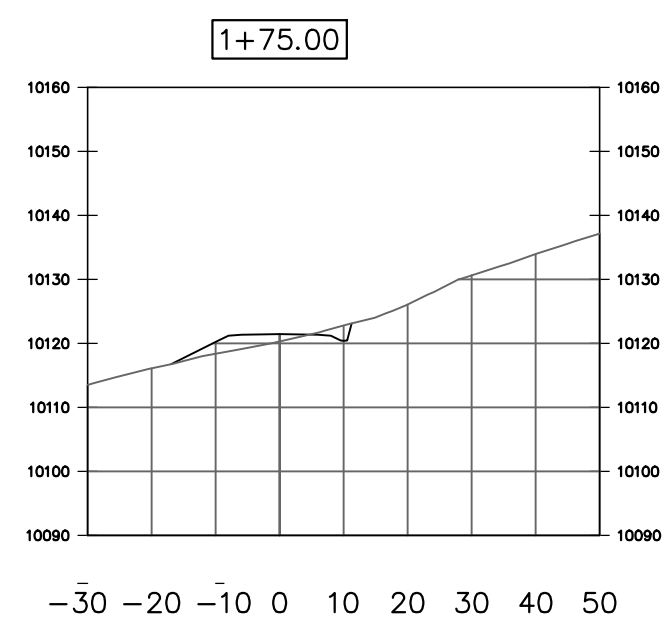
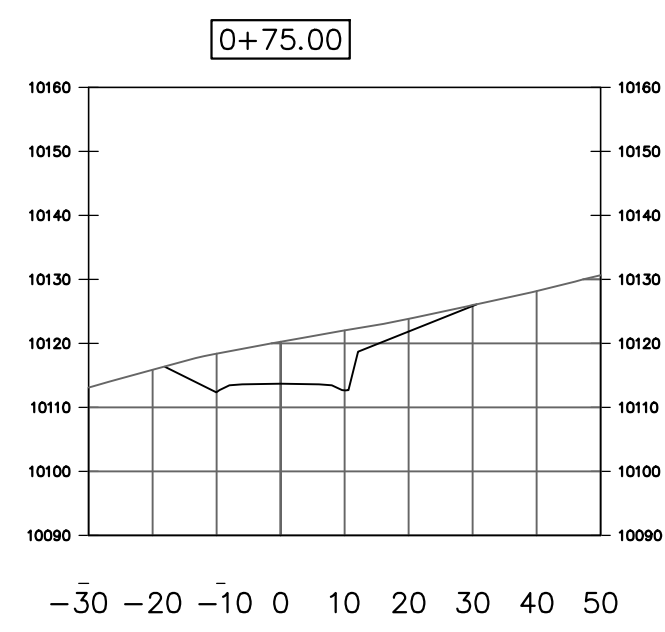
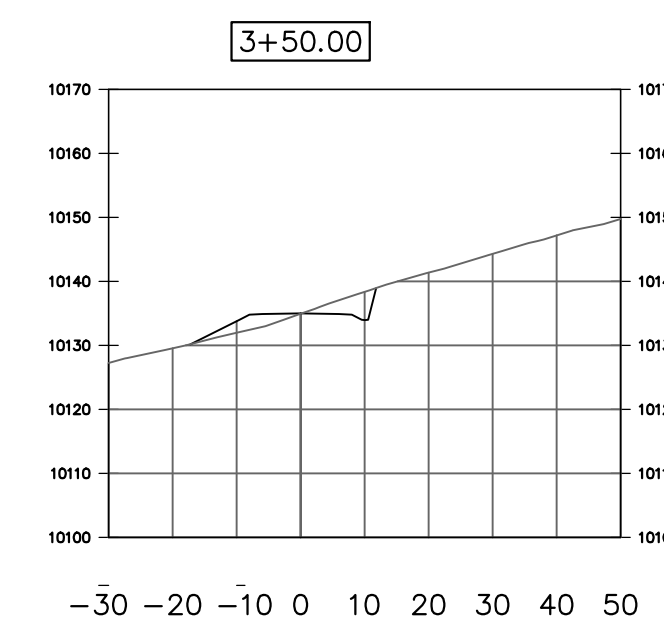
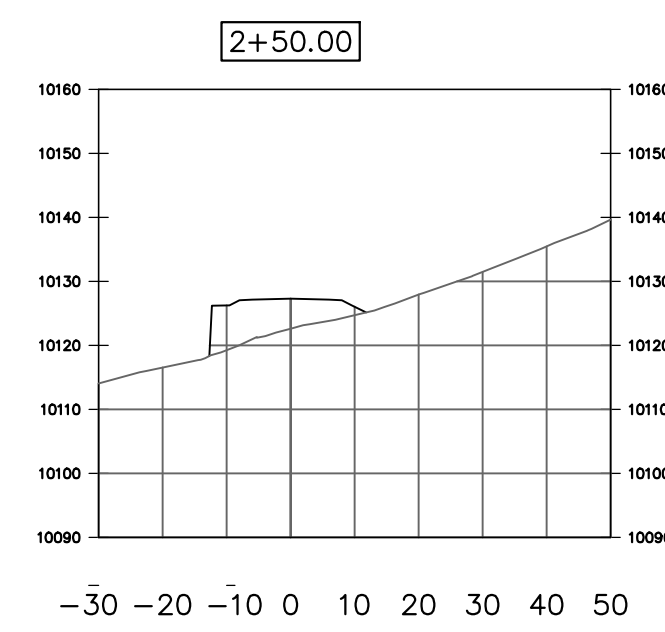
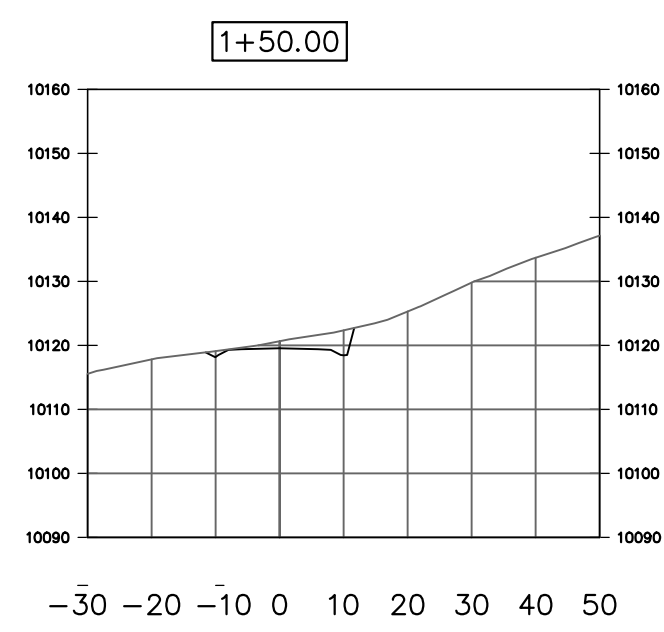
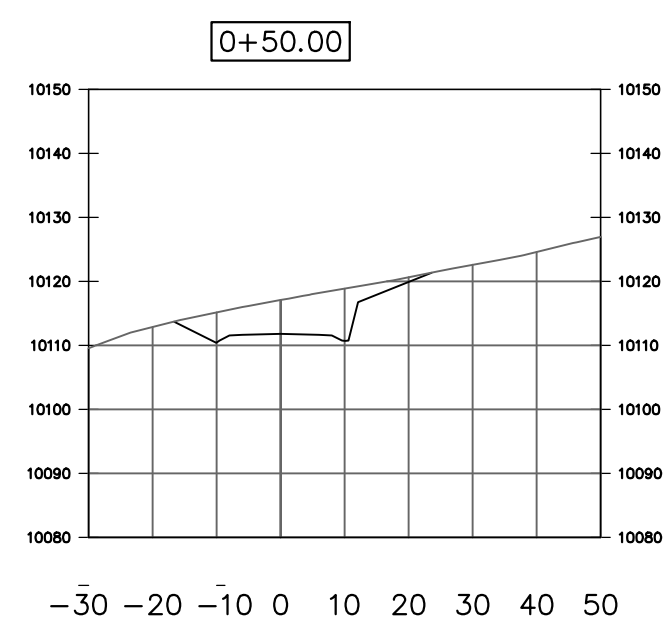
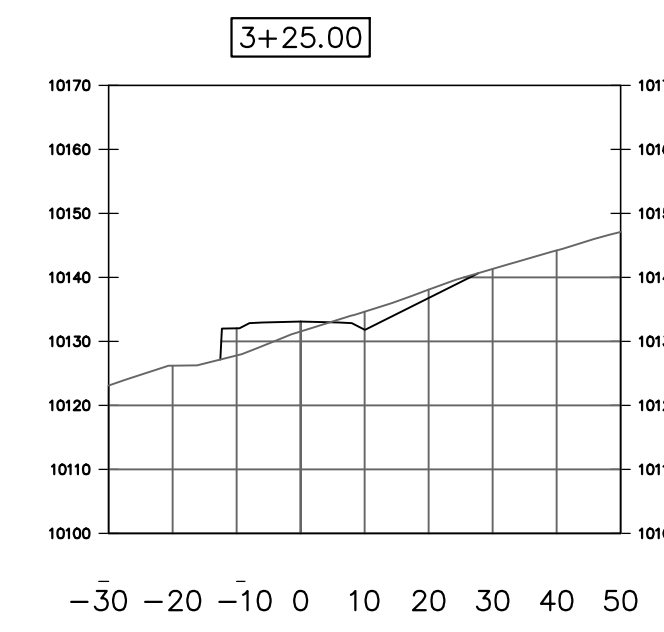
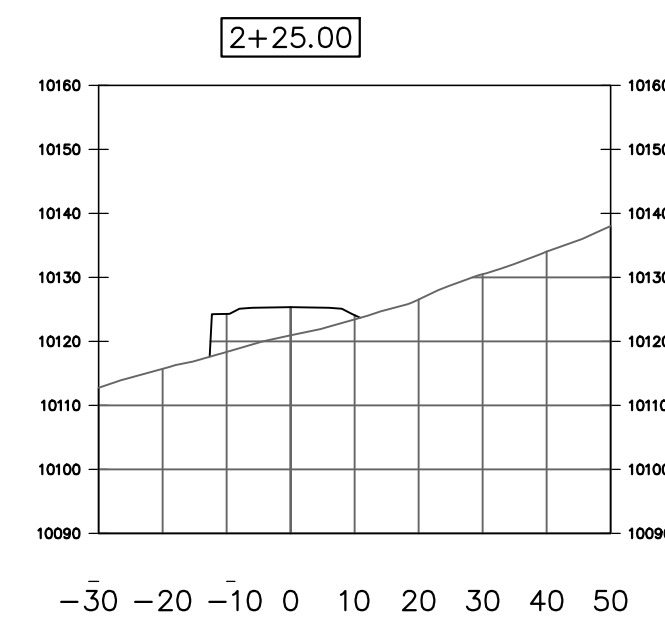
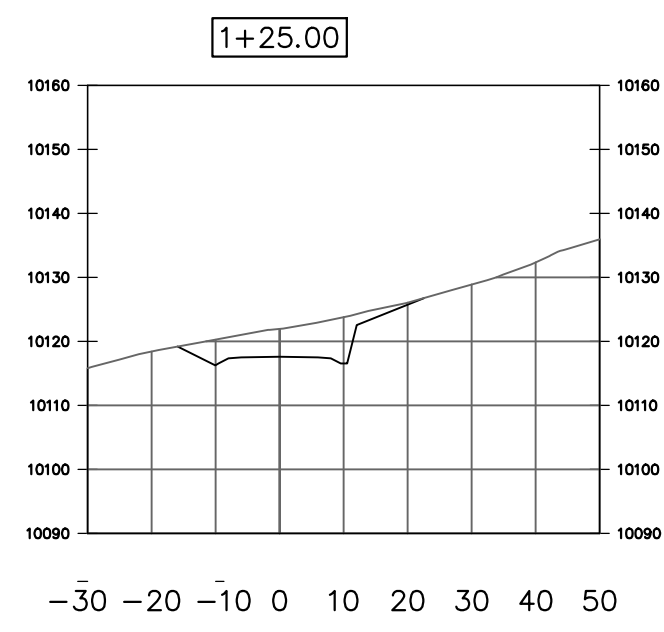
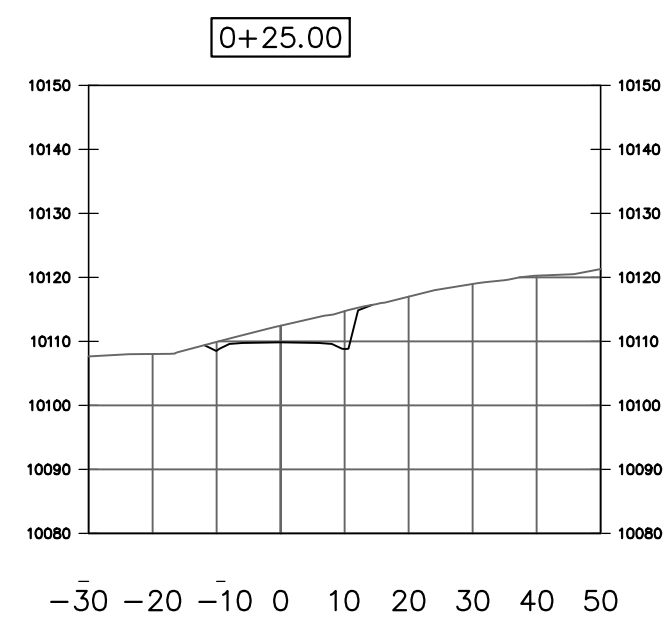
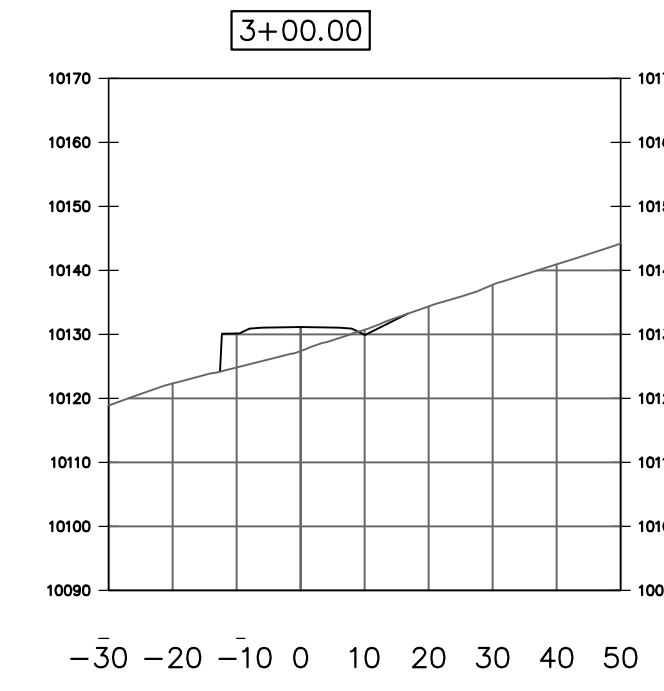
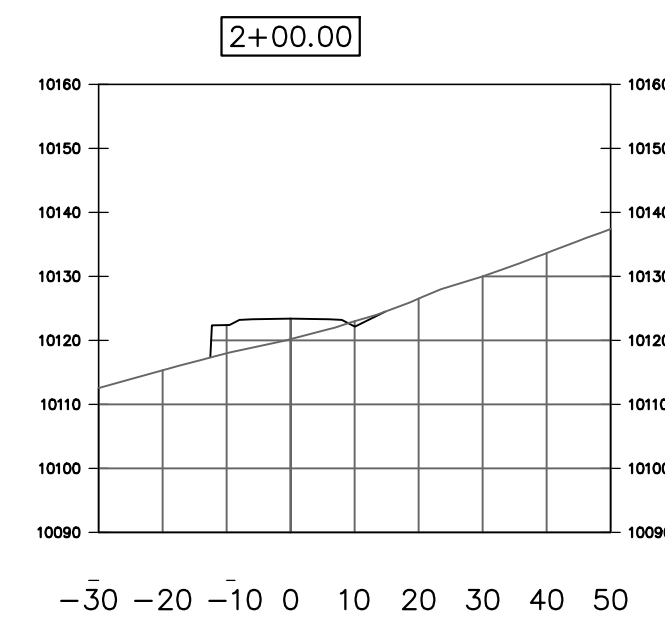
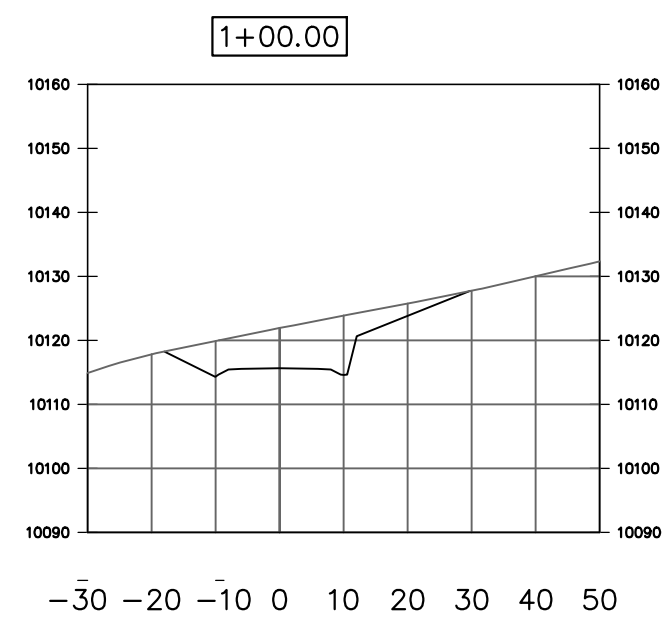
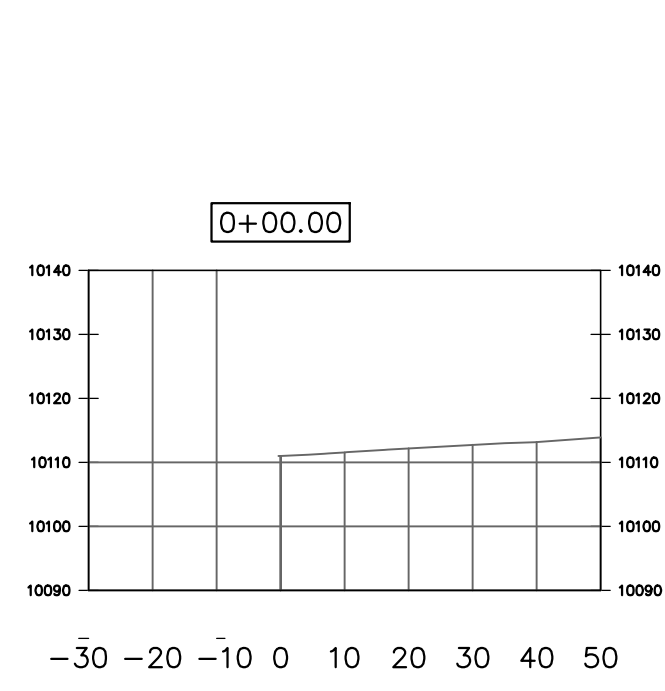
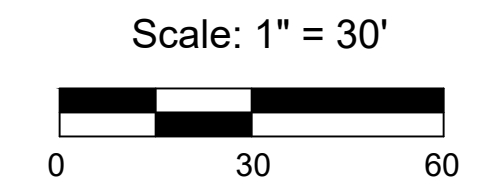
INTERNAL REVIEW 2018-04-01  
SECTIONS 2018-05-29

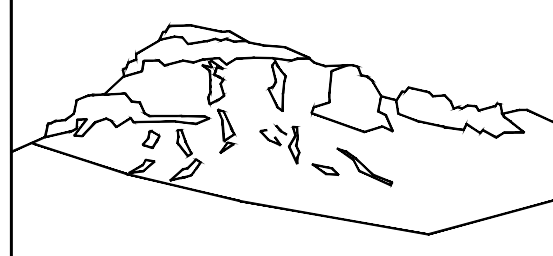
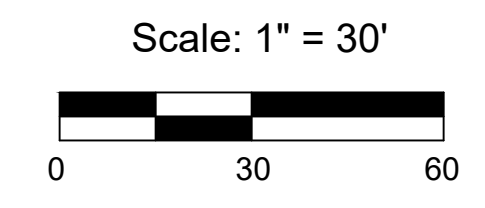
Lot 346  
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

Sections





Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

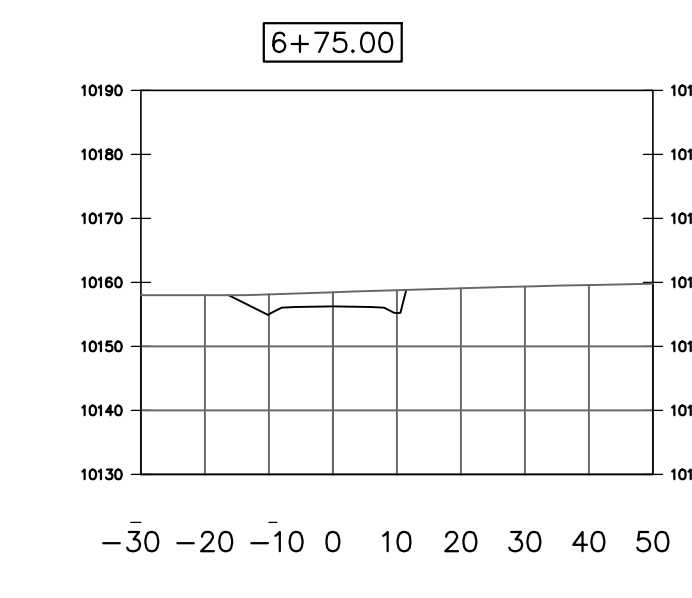
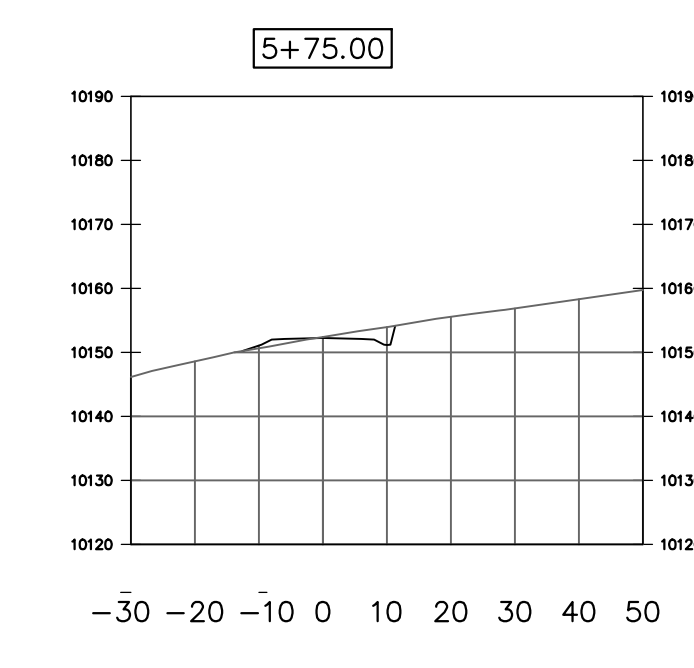
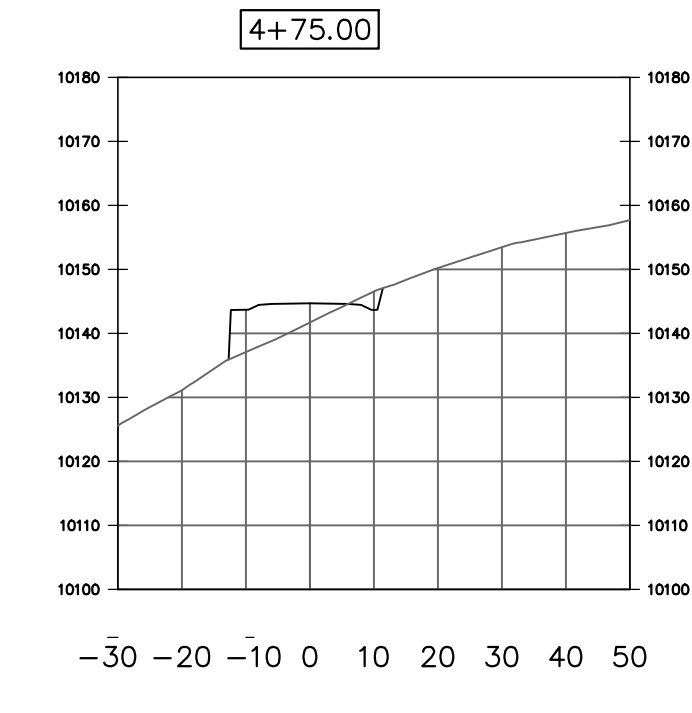
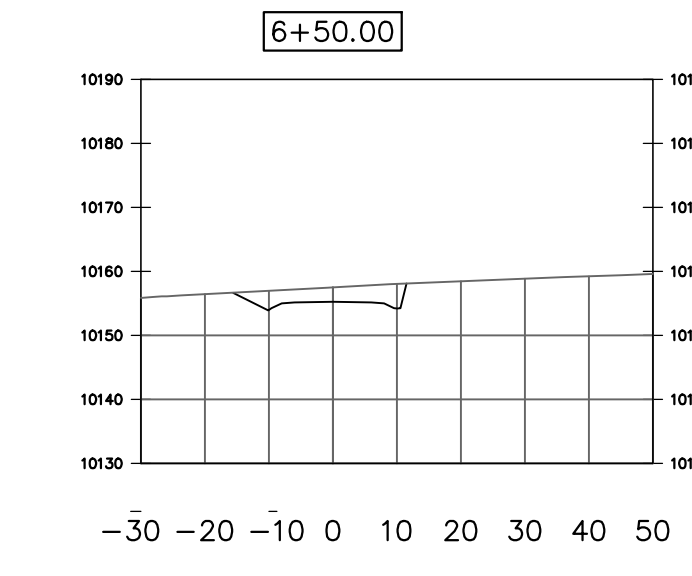
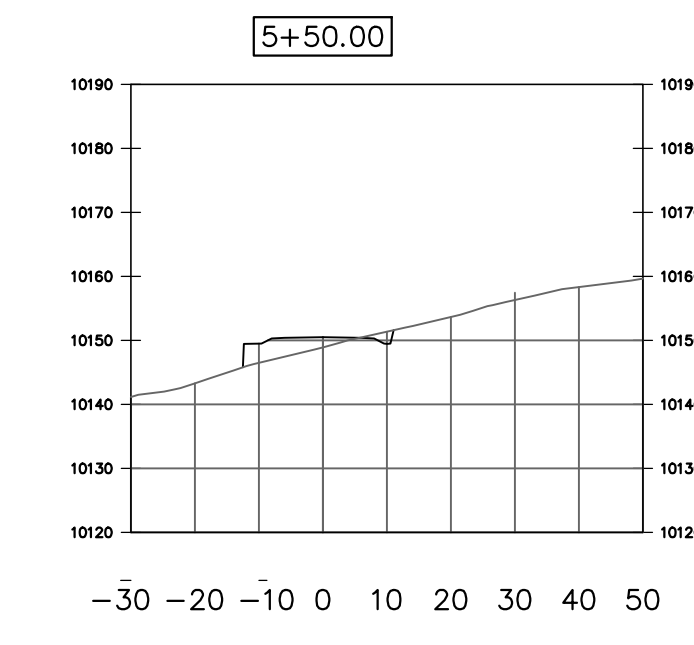
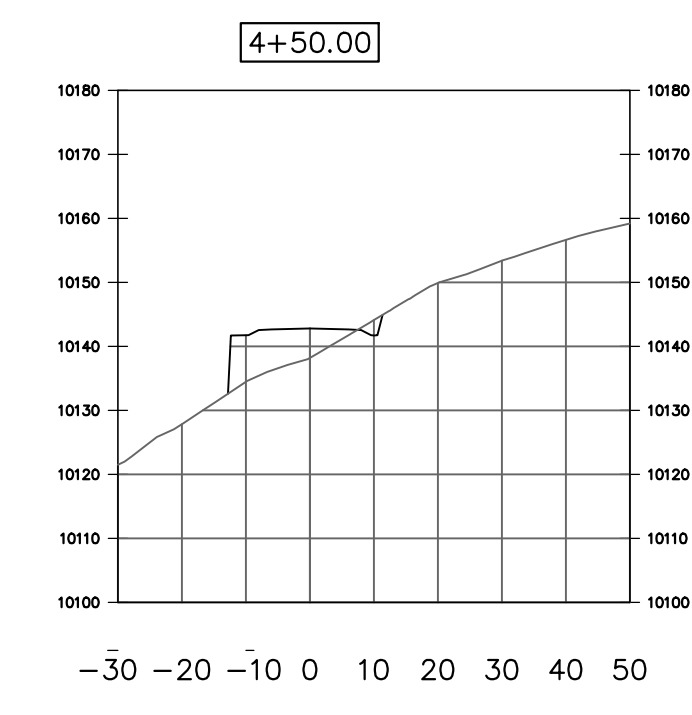
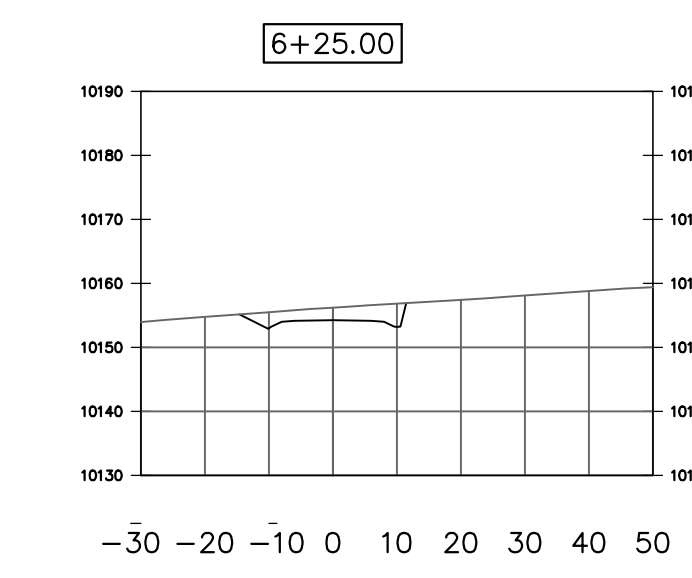
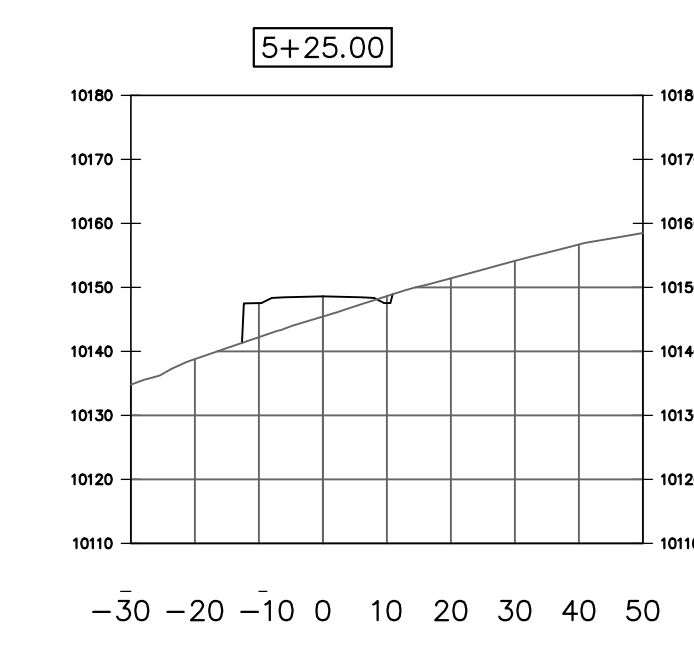
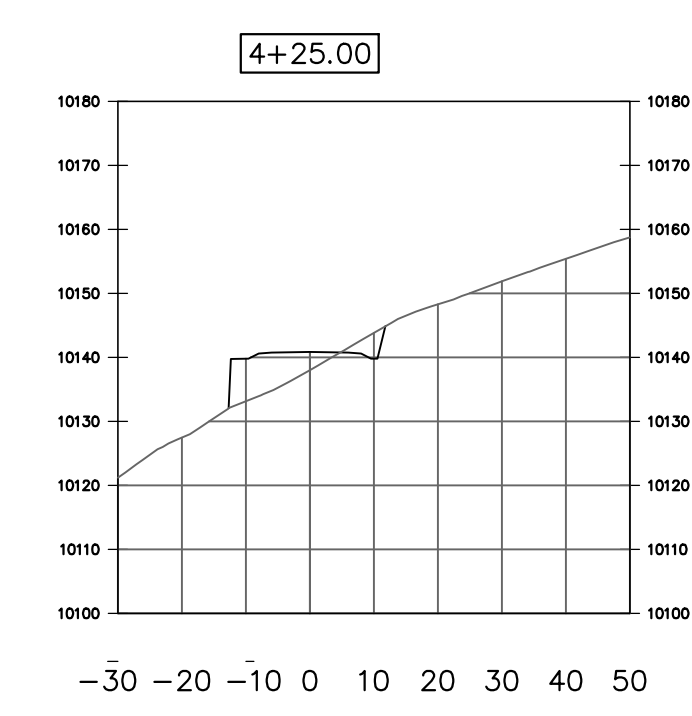
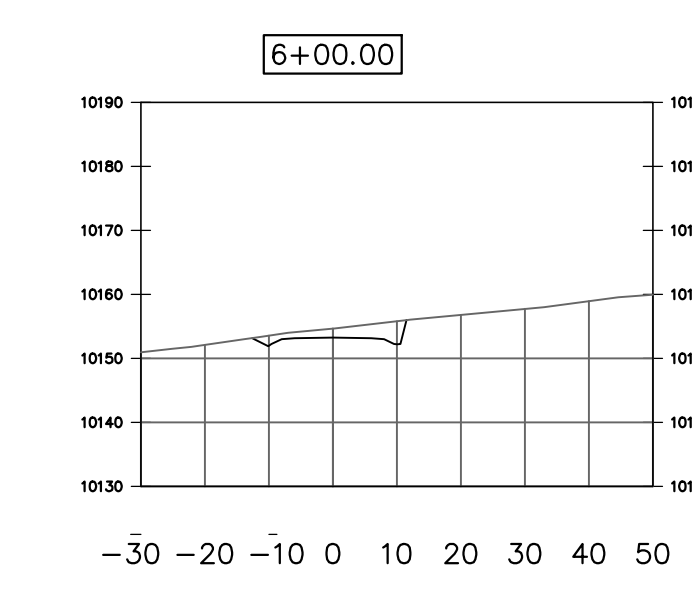
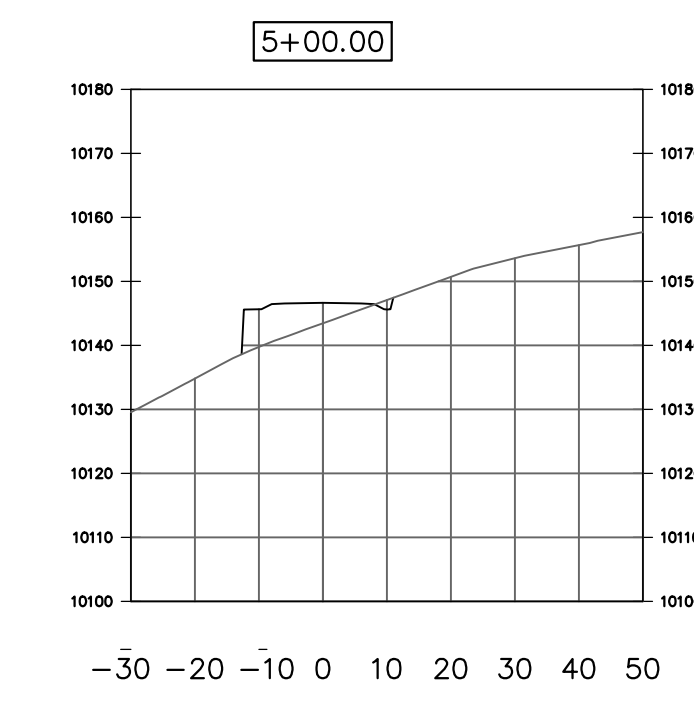
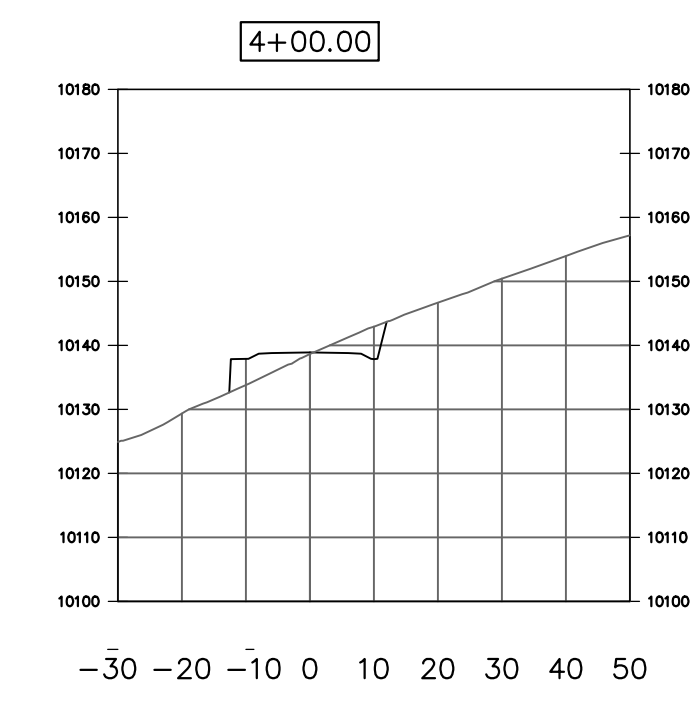
INTERNAL REVIEW	2018-04-01
SECTIONS	2018-05-29

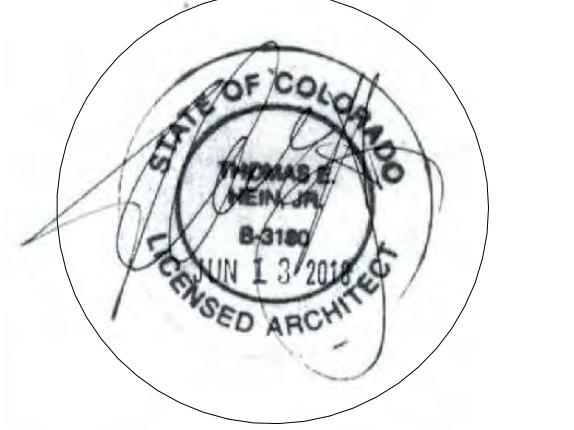
Lot 346  
Mtn. Village, CO

**NOT FOR CONSTRUCTION**

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

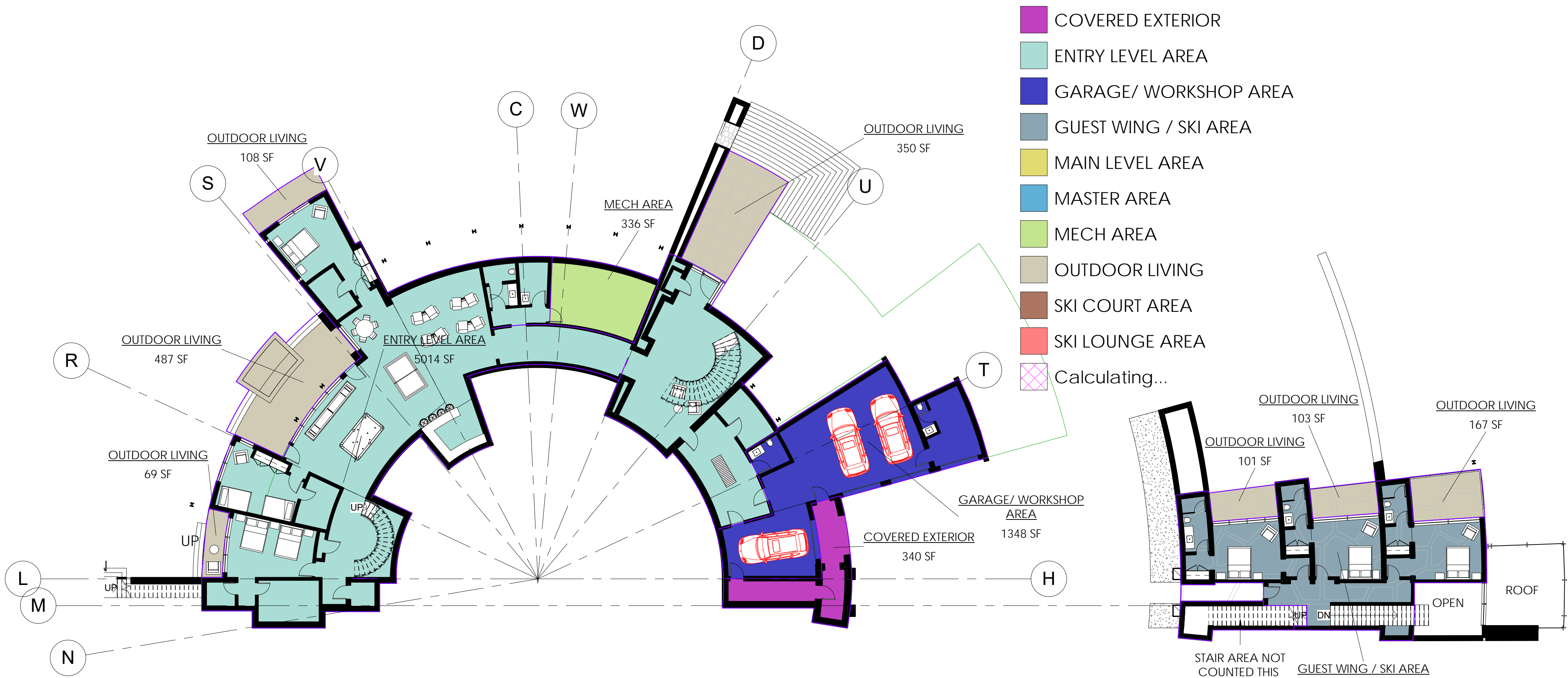
Sections





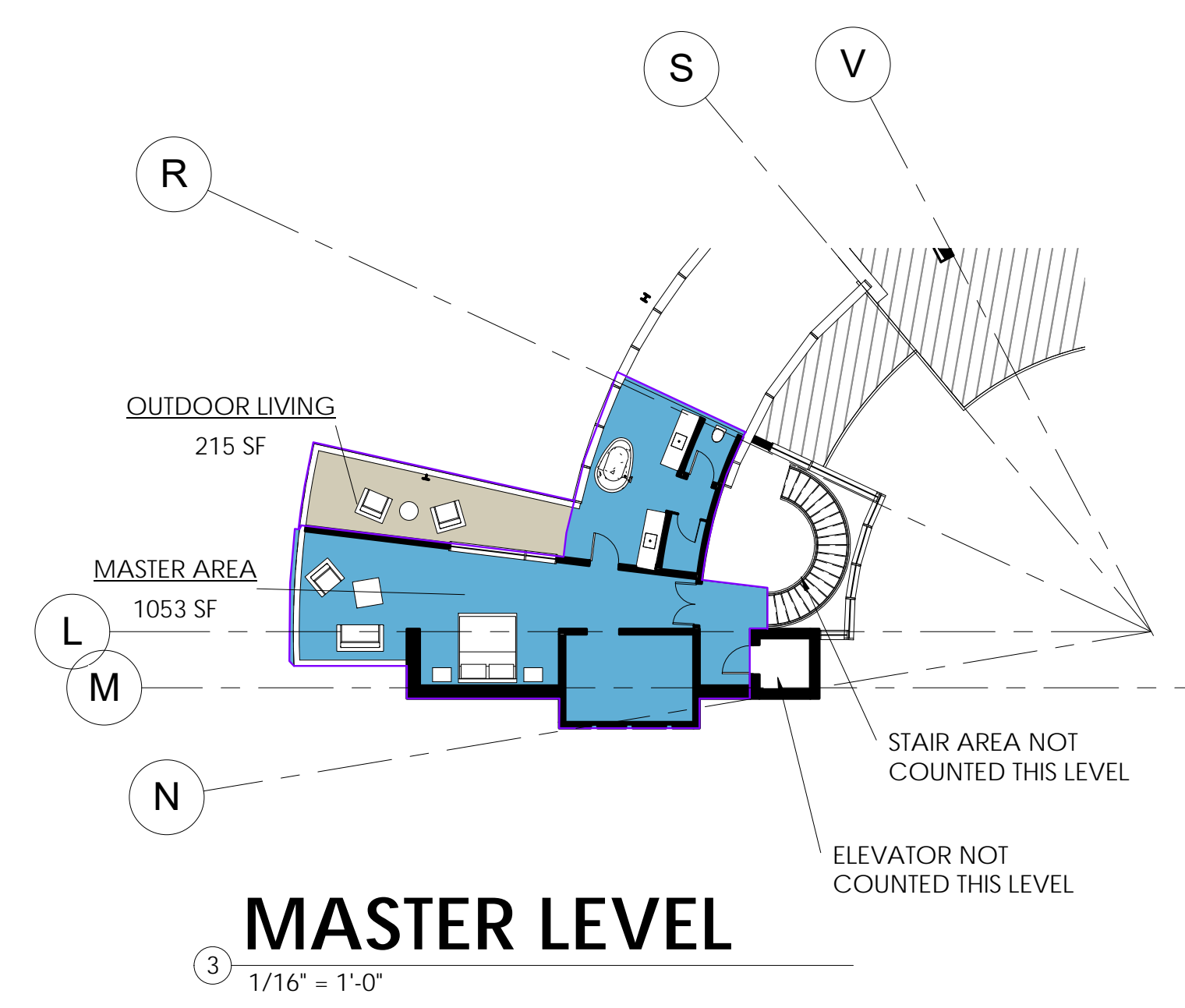
**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



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

- COVERED EXTERIOR
- ENTRY LEVEL AREA
- GARAGE/ WORKSHOP AREA
- GUEST WING / SKI AREA
- MAIN LEVEL AREA
- MASTER AREA
- MECH AREA
- OUTDOOR LIVING
- SKI COURT AREA
- SKI LOUNGE AREA
- Calculating...



**MASTER LEVEL**  
3 1/16" = 1'-0"

MAIN HOUSE GROSS AREA	
Area	Name
5014 SF	ENTRY LEVEL AREA
1348 SF	GARAGE/ WORKSHOP AREA
5812 SF	MAIN LEVEL AREA
1053 SF	MASTER AREA
336 SFGSF	MECH AREA
13564 SF	

MAIN HOUSE LIVABLE AREA	
Area	Name
5014 SF	ENTRY LEVEL AREA
5812 SF	MAIN LEVEL AREA
1053 SF	MASTER AREA
11879 LSF	

AUTOCOURT AREA	
Area	Name
+/- 32,000 SF	

GUEST / SKI WING GROSS AREA	
Area	Name
1896 SF	SKI LOUNGE AREA
490 SF	SKI COURT AREA
1496 SF	GUEST WING / SKI AREA
3882 GSF	

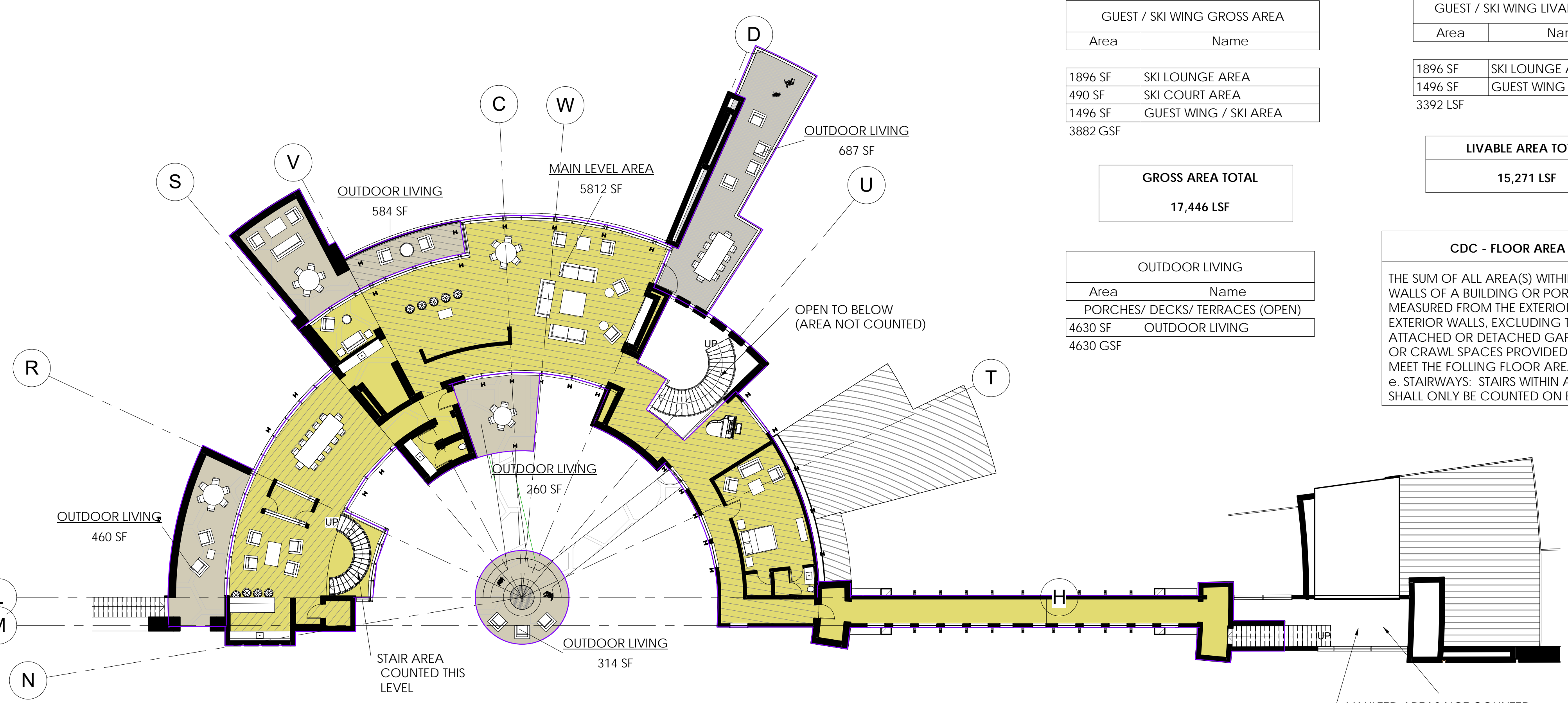
GUEST / SKI WING LIVABLE AREA	
Area	Name
1896 SF	SKI LOUNGE AREA
1496 SF	GUEST WING / SKI AREA
3392 LSF	

LIVABLE AREA TOTAL	
Area	Name
15,271 LSF	

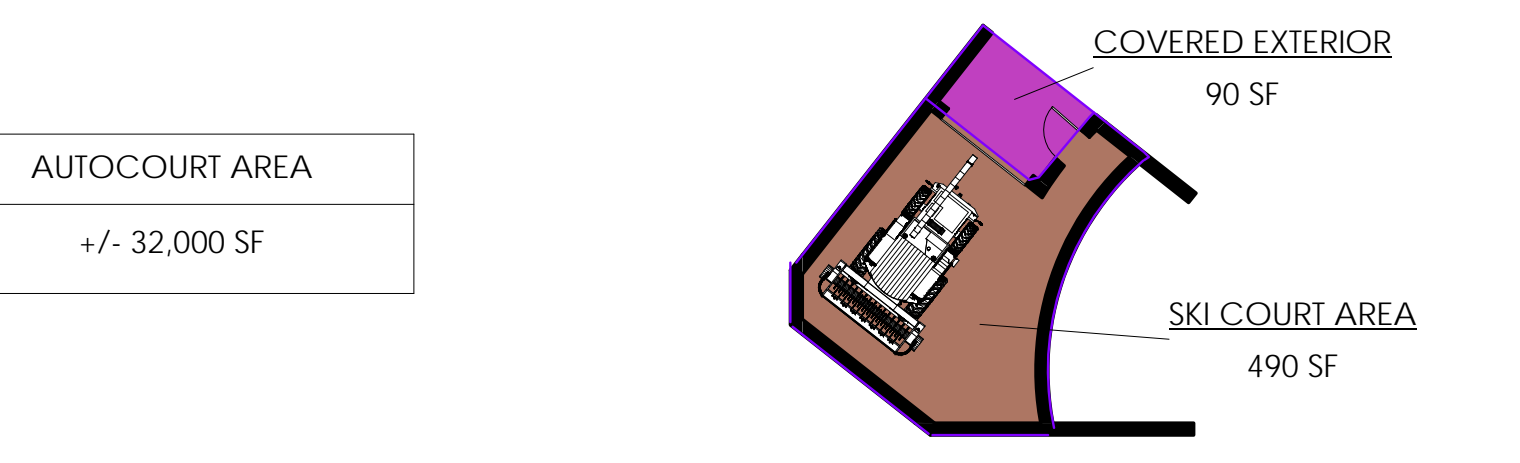
GROSS AREA TOTAL	
Area	Name
17,446 LSF	

OUTDOOR LIVING	
Area	Name
4630 SF	OUTDOOR LIVING
4630 GSF	

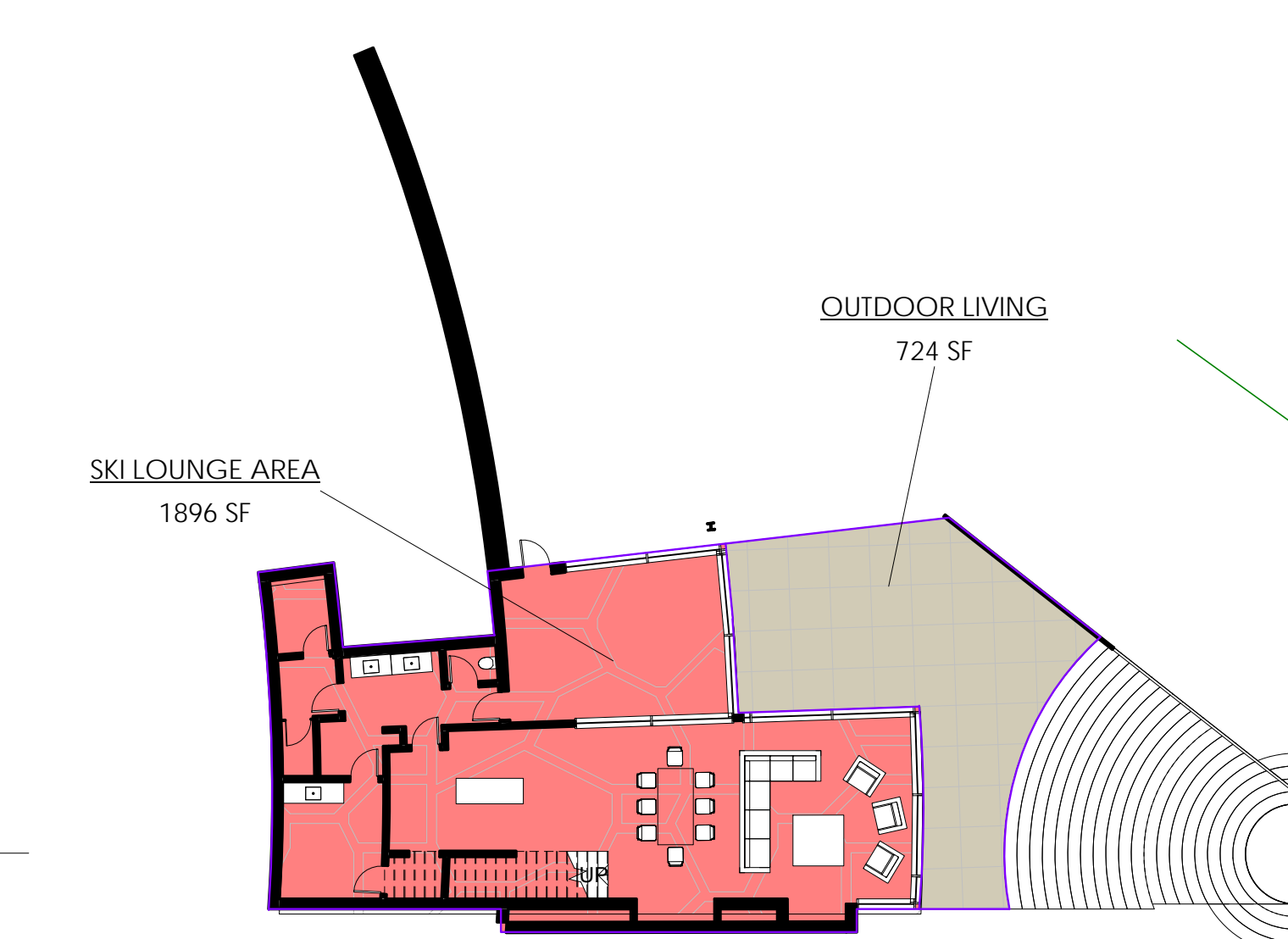
**CDC - FLOOR AREA DEFINITION**  
THE SUM OF ALL AREA(S) WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS, EXCLUDING THE AREA WITHIN ATTACHED OR DETACHED GARAGES AND ATTICS OR CRAWL SPACES PROVIDED THAT SUCH AREAS MEET THE FOLLING FLOOR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



**MAIN LEVEL**  
2 1/16" = 1'-0"



**SKI COURT LEVEL**  
7 1/16" = 1'-0"



**SKI LOUNGE LEVEL**  
5 1/16" = 1'-0"

**BASS Camp**

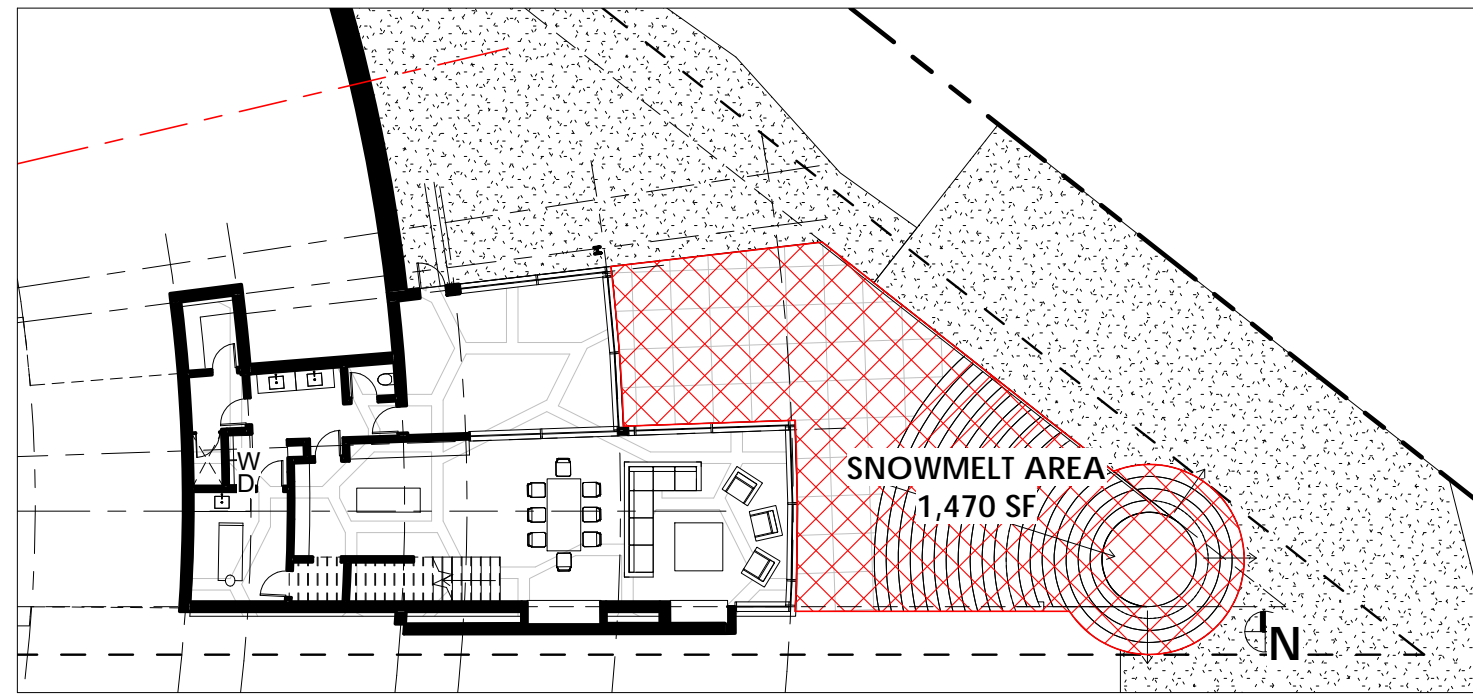
527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THA WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

**AREA DIAGRAMS & SCHEDULES**

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

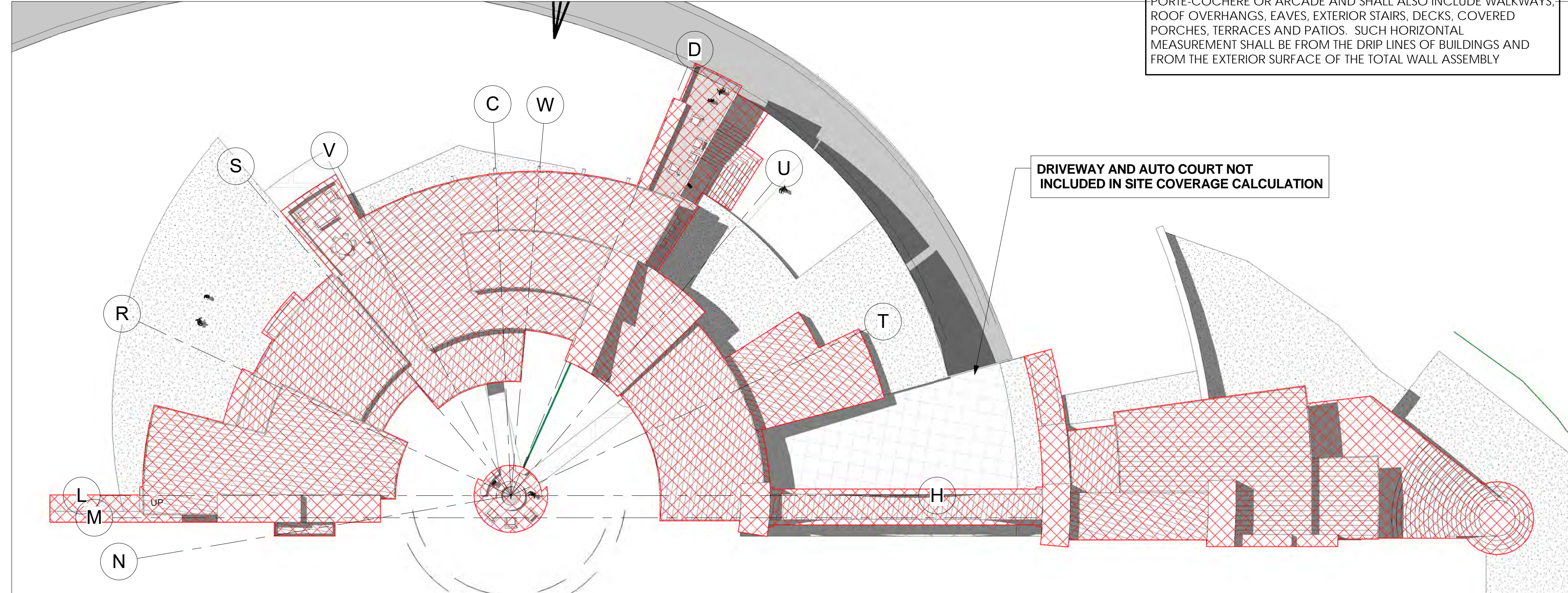
**A2.1**



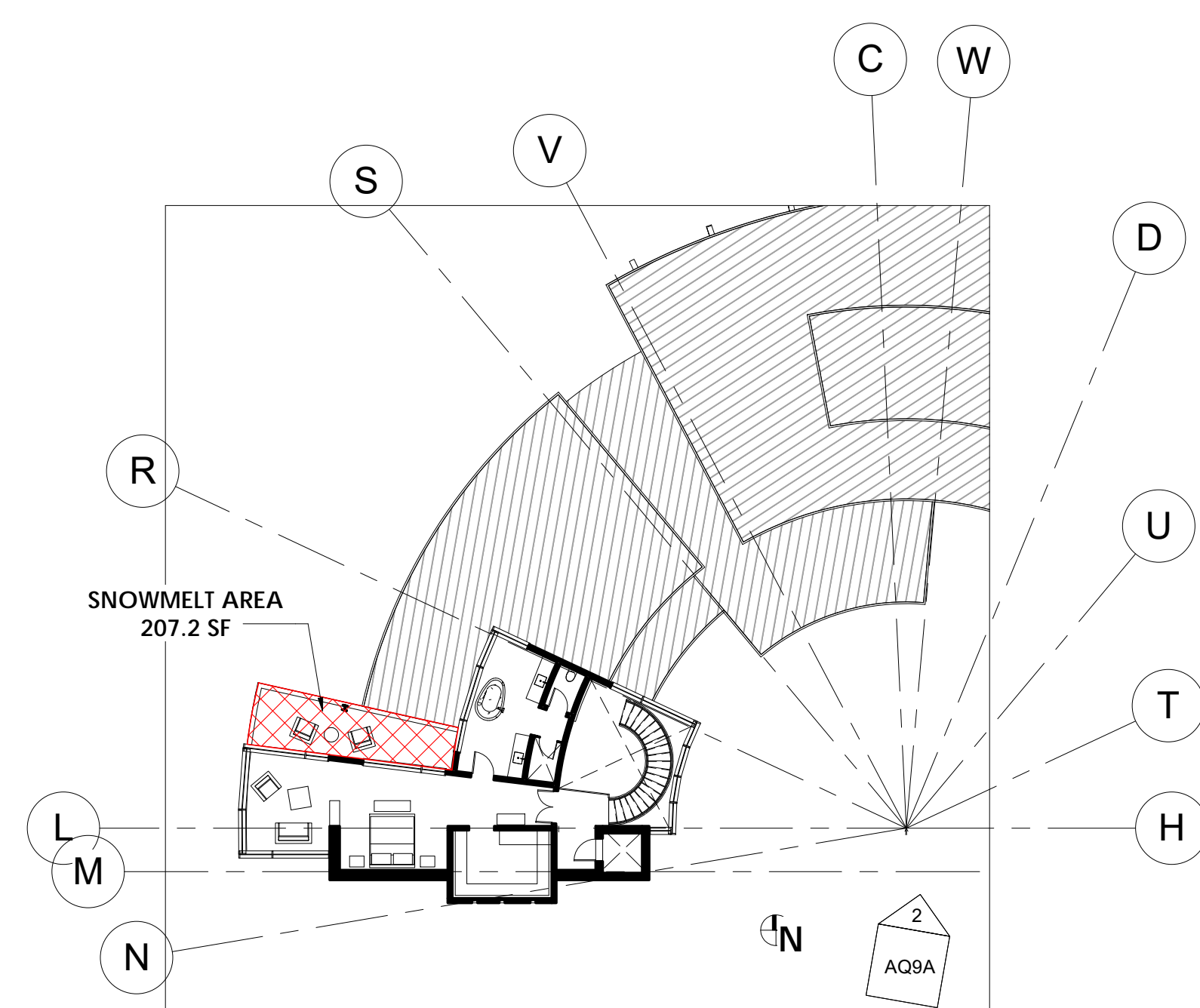
**SNOWMELT - SKI LOUNGE**

5 1" = 20'-0"

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



DRIVEWAY AND AUTO COURT NOT INCLUDED IN SITE COVERAGE CALCULATION



**SNOWMELT - MASTER LEVEL**

4 1" = 20'-0"

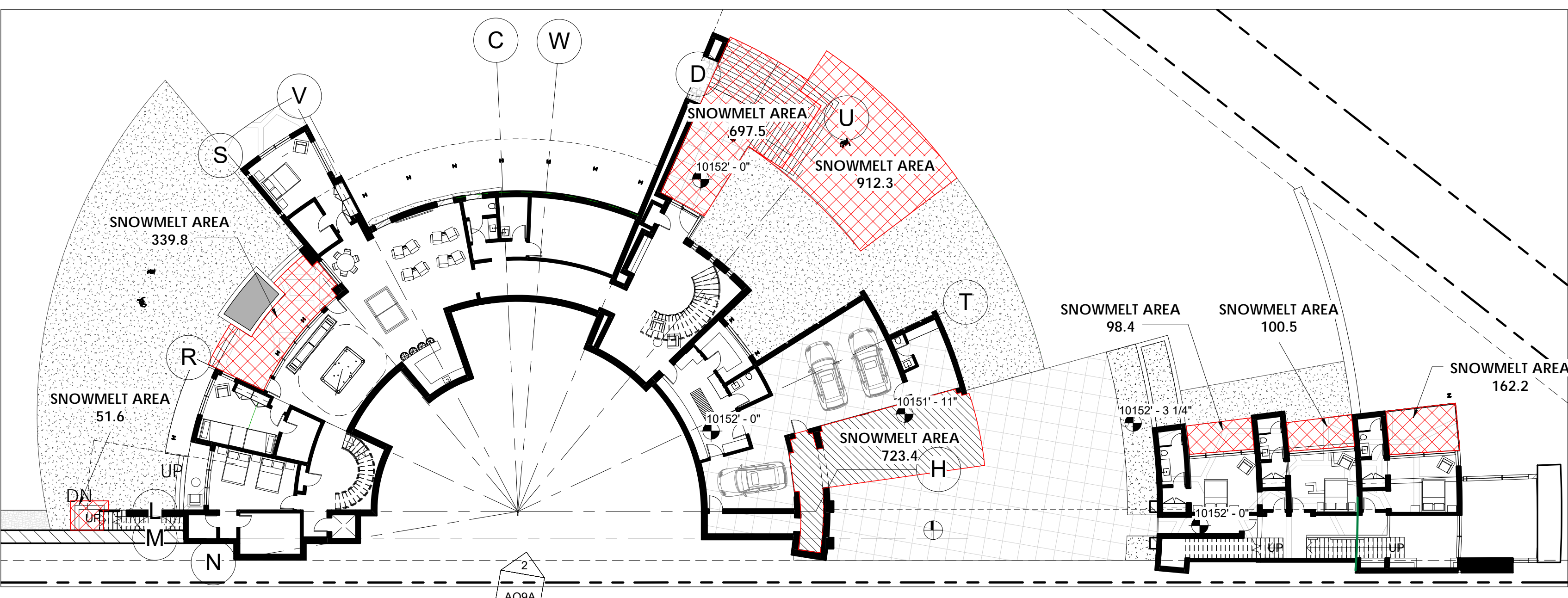
TOTAL SNOWMELT AREA	
ENTRY LEVEL:	3,085.7 SF
MAIN LEVEL:	1,607.7 SF
MASTER LEVEL:	207.2 SF
SKI LOUNGE:	1,470.0 SF
<b>TOTAL SNOWMELT AREA:</b>	<b>6,370.6 SF</b>

SITE COVERAGE	
LOT SIZE =	121,097 SF
<b>SITE COVERAGE =</b>	<b>16,777.06 SF (13.85%)</b>

PV SOLAR OFFSET	
	2,511 SF
(SEE SITE/ LANDSCAPE PLAN)	
(VERIFY W/ HERS & ENERGY CODE)	

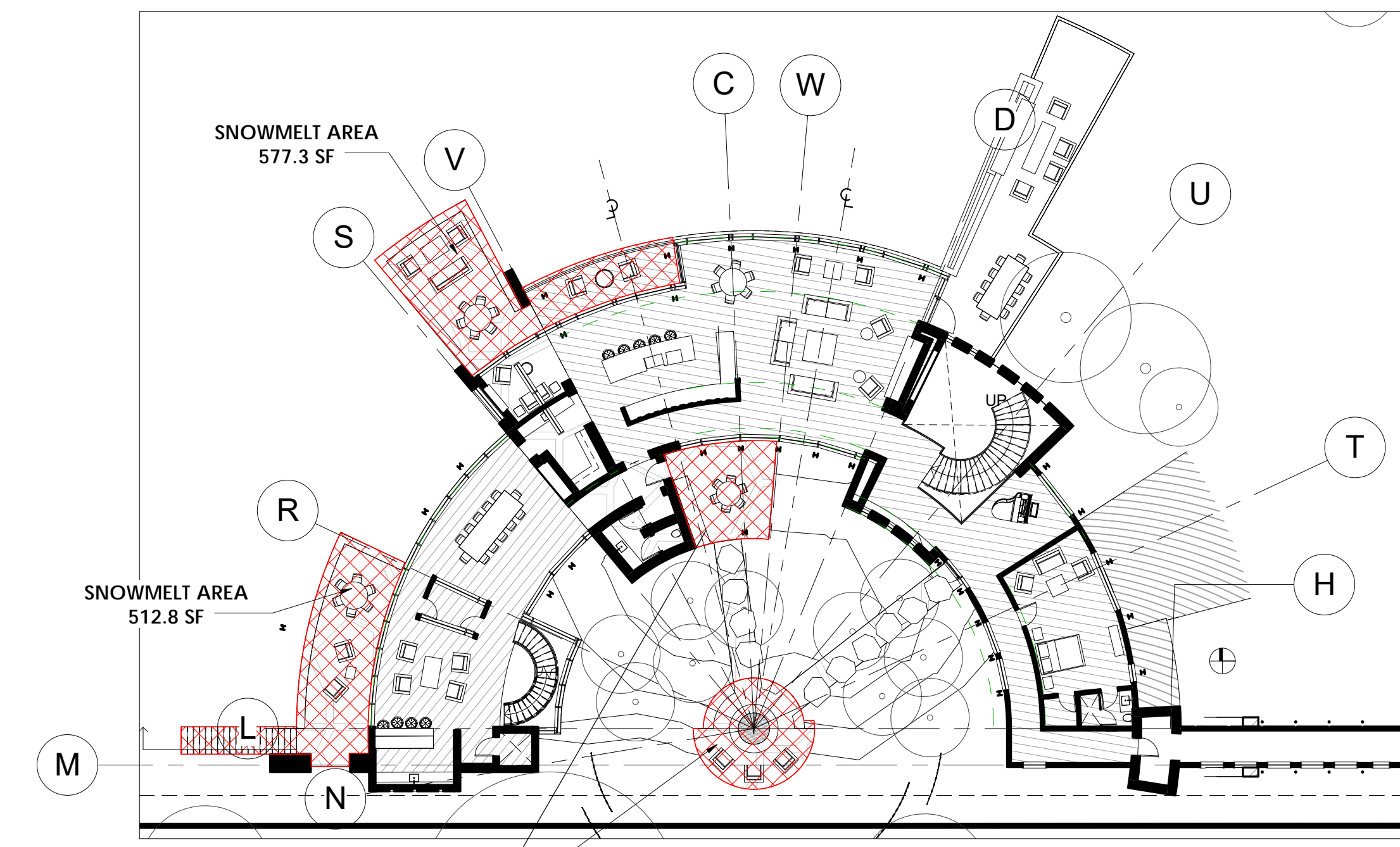
**SITE COVERAGE**

1 1" = 20'-0"



**SNOWMELT - ENTRY LEVEL**

2 1" = 20'-0"

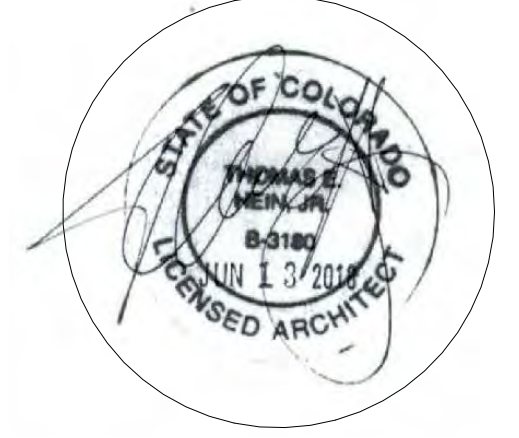


**SNOWMELT - MAIN LEVEL**

3 1" = 20'-0"

*Tommy Hein*  
 ARCHITECTS

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



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

*BASS*  
*Camp*

527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THA WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

**SITE COVERAGE/ SNOWMELT CALCULATIONS**

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

**A2.2**



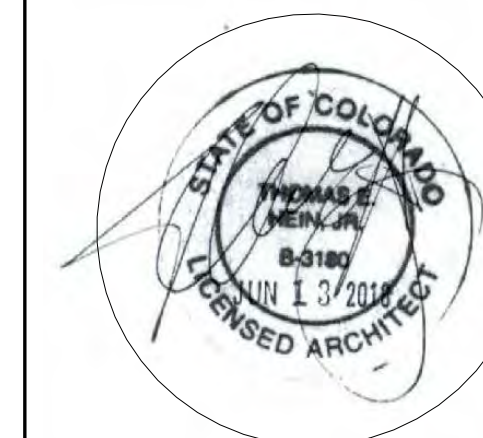
① MASSING DIAGRAM 01



② MASSING DIAGRAM 02

*Tommy Hein*  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

*BASS  
Camp*

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

MASSING  
DIAGRAMS

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

**A2.3**



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

*BASS  
Camp*

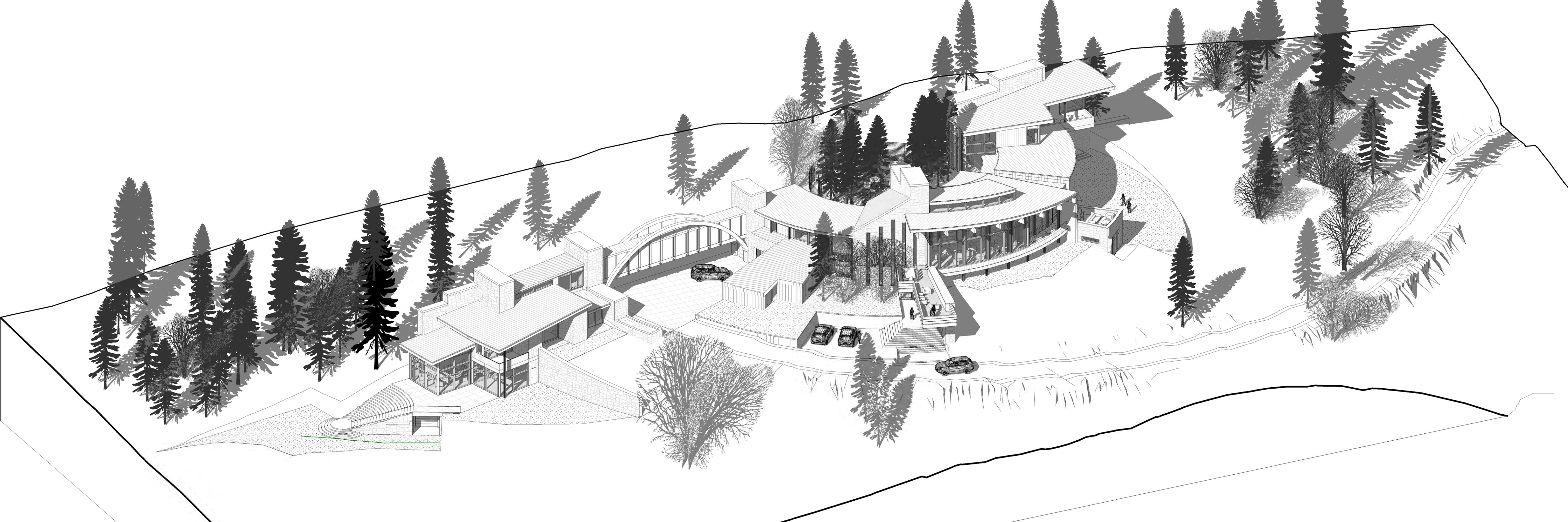
527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

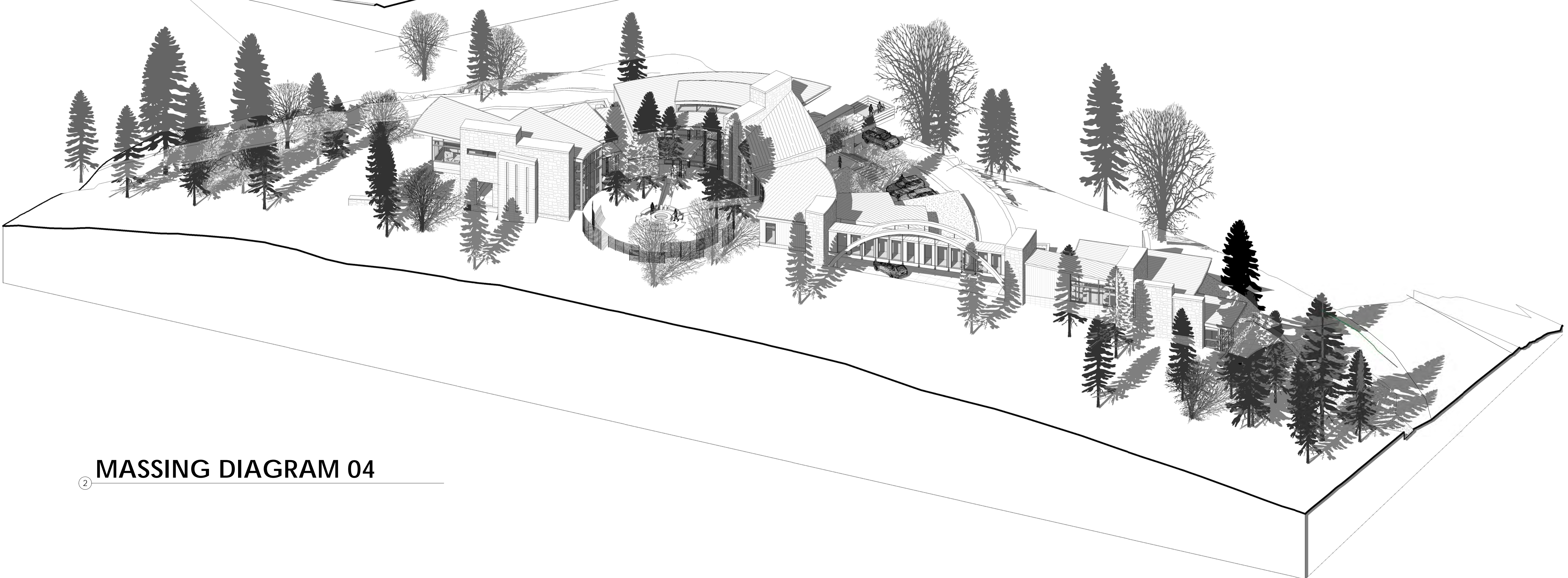
MASSING  
DIAGRAMS

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

**A2.4**



① MASSING DIAGRAM 03



② MASSING DIAGRAM 04





① VIEW FROM N



② VIEW FROM NE

*Tommy Hein*  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

*BASS  
Camp*

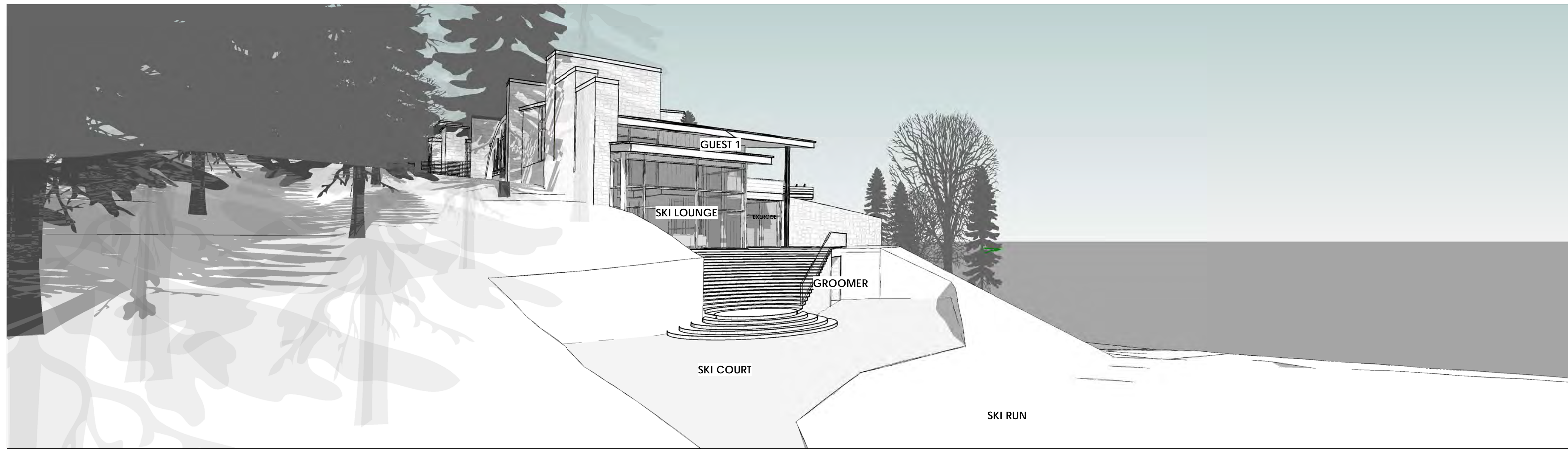
527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

EXTERIOR  
PERSPECTIVES

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

A2.5



① VIEW FROM S



② VIEW FROM SW

*Tommy Hein*  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

*BASS  
Camp*

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

EXTERIOR  
PERSPECTIVES

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

A2.6



① NATURE OASIS / Kiva in foreground

**Tommy Hein**  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



③ ENTRY



④ LOWER LAWN

**BASS**  
*Camp*

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

EXTERIOR  
PERSPECTIVES

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

**A2.7**



① GUEST WING / SKI LOUNGE / BRIDGE / AUTOCOURT



② AUTOCOURT

*Tommy Hein*  
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

*BASS  
Camp*

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

EXTERIOR  
PERSPECTIVES

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

**A2.8**



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS  
Camp**

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

**ENTRY LEVEL PLAN**

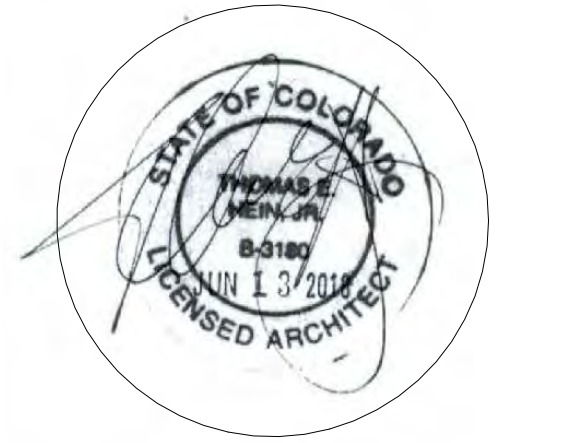
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**A2.9**



**ENTRY LEVEL - WORKSHOP**  
② 3/16" = 1'-0"

**ENTRY LEVEL**  
① 3/16" = 1'-0"



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS**  
**Camp**

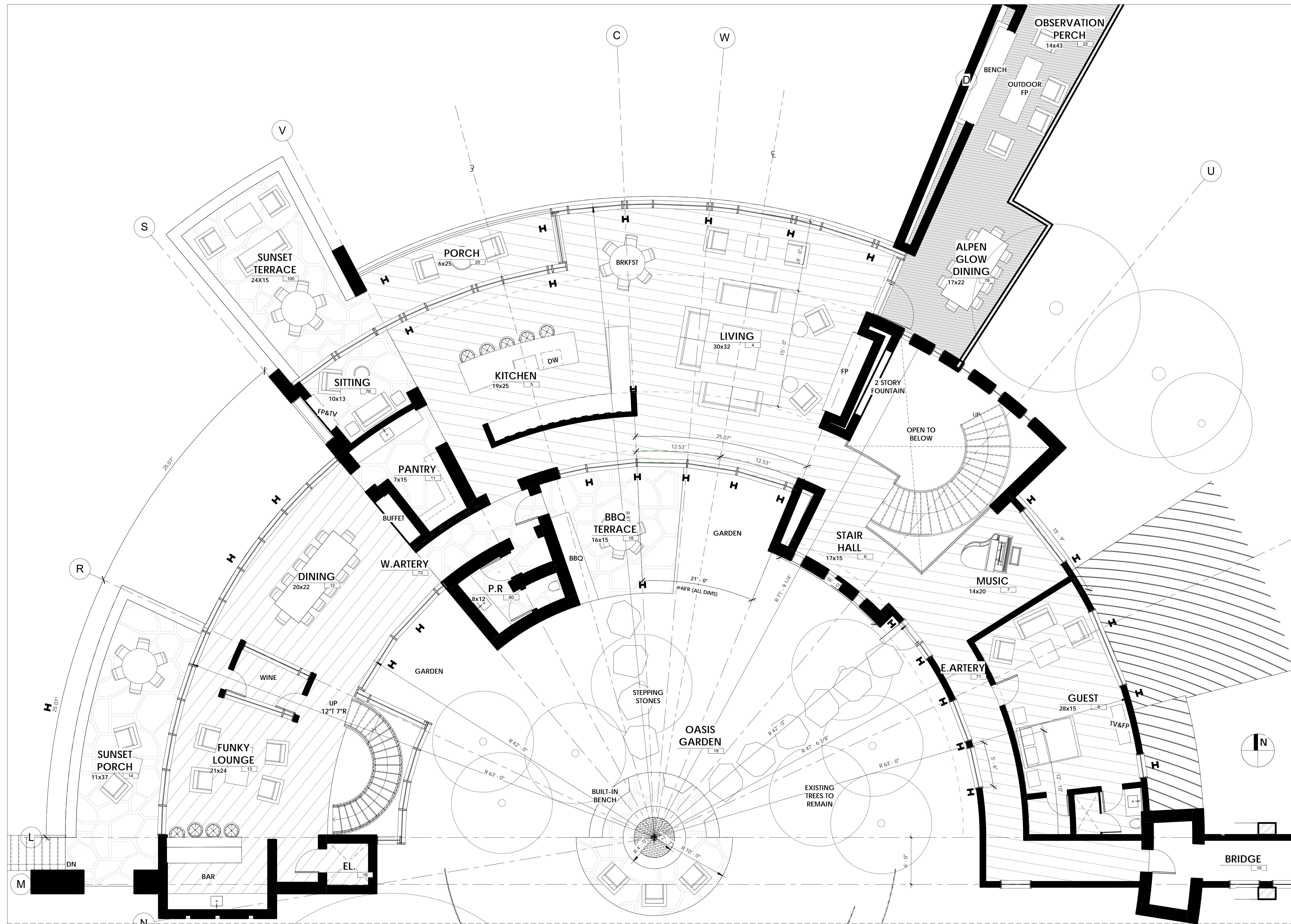
527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

**MAIN LEVEL PLAN**

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

**A2.10**



**MAIN LEVEL**  
1/316" = 1'-0"



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS**  
**Camp**

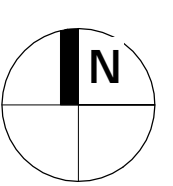
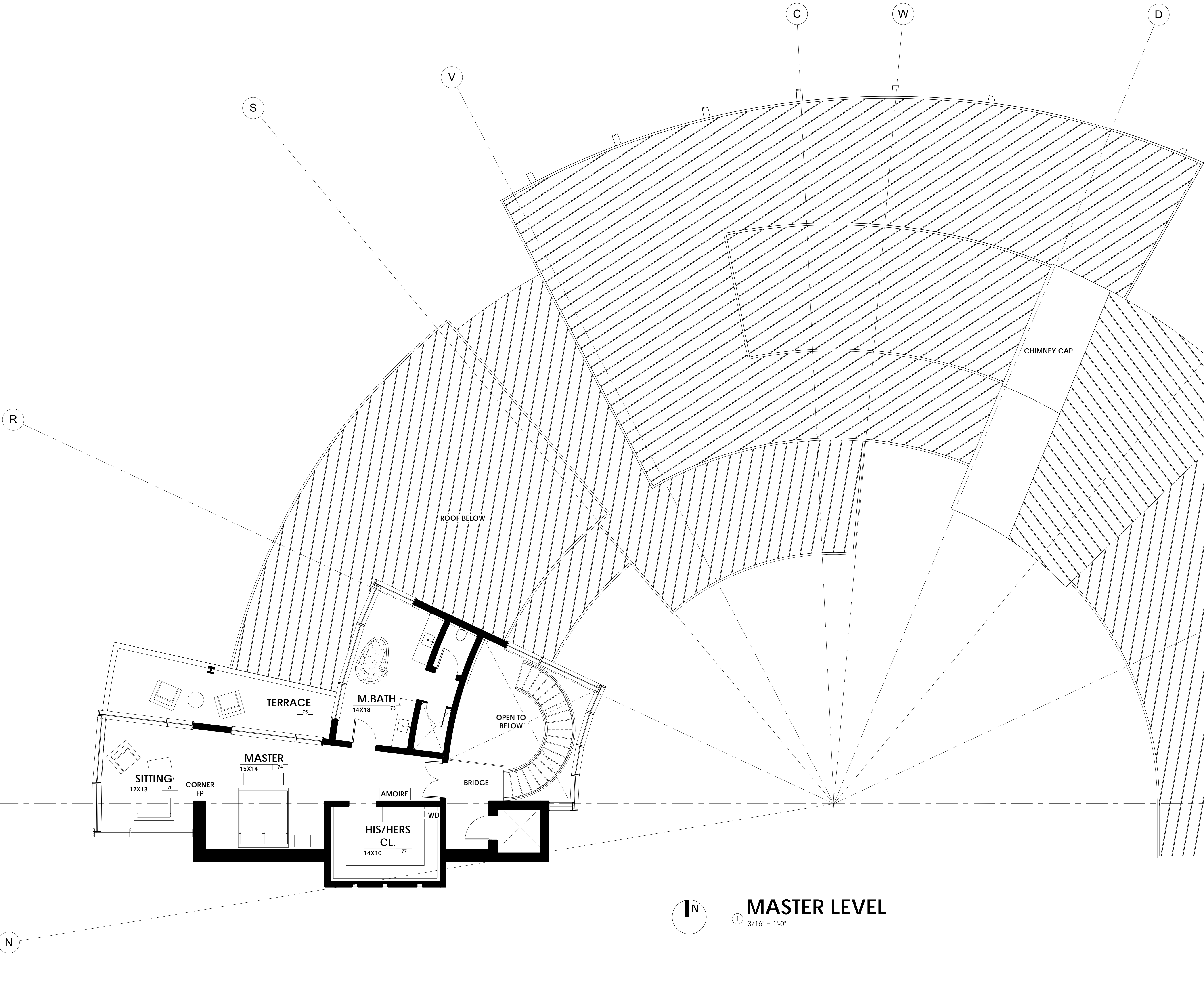
527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

**MASTER LEVEL  
PLAN**

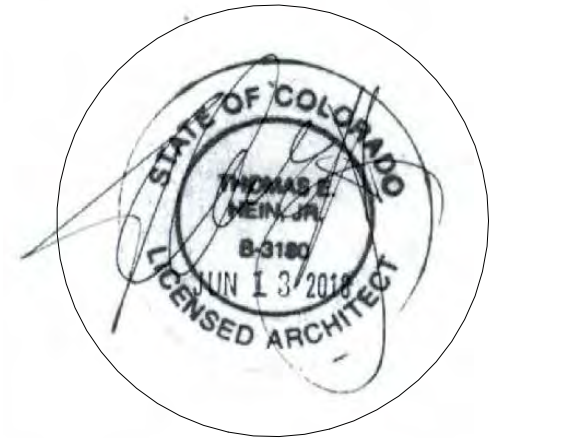
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**A2.11**



**MASTER LEVEL**

① 3/16" = 1'-0"



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS  
Camp**

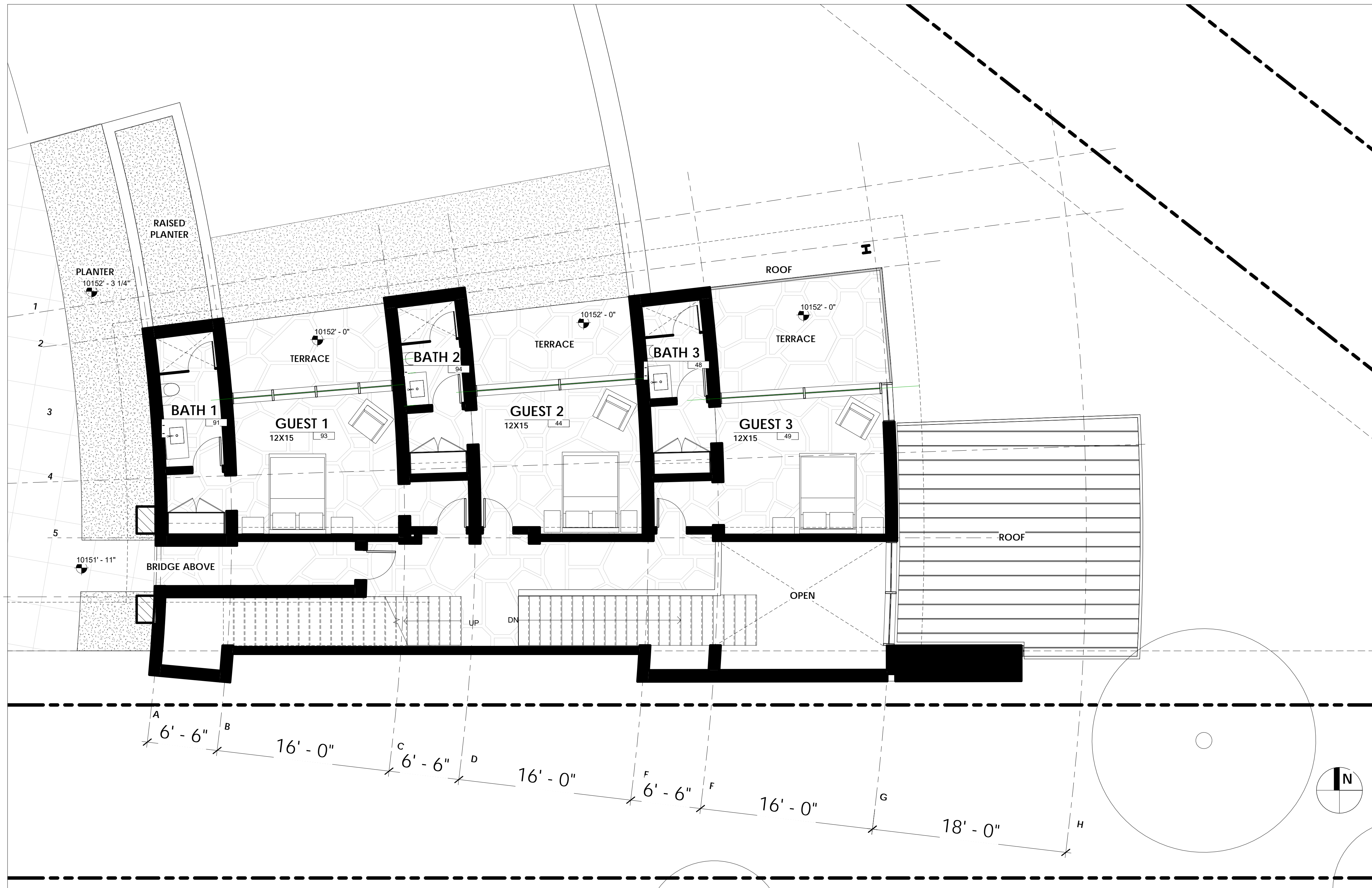
527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

GUEST WING  
PLAN

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

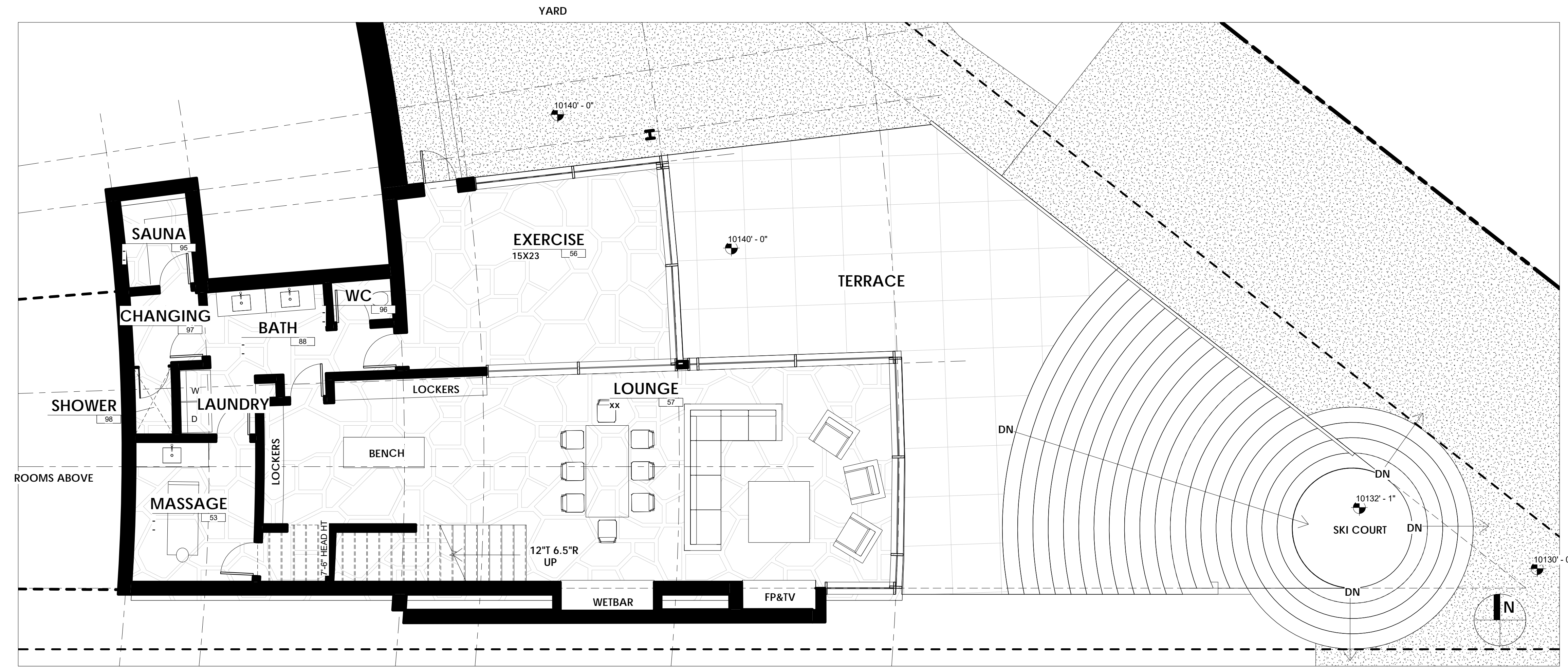
**A2.13**



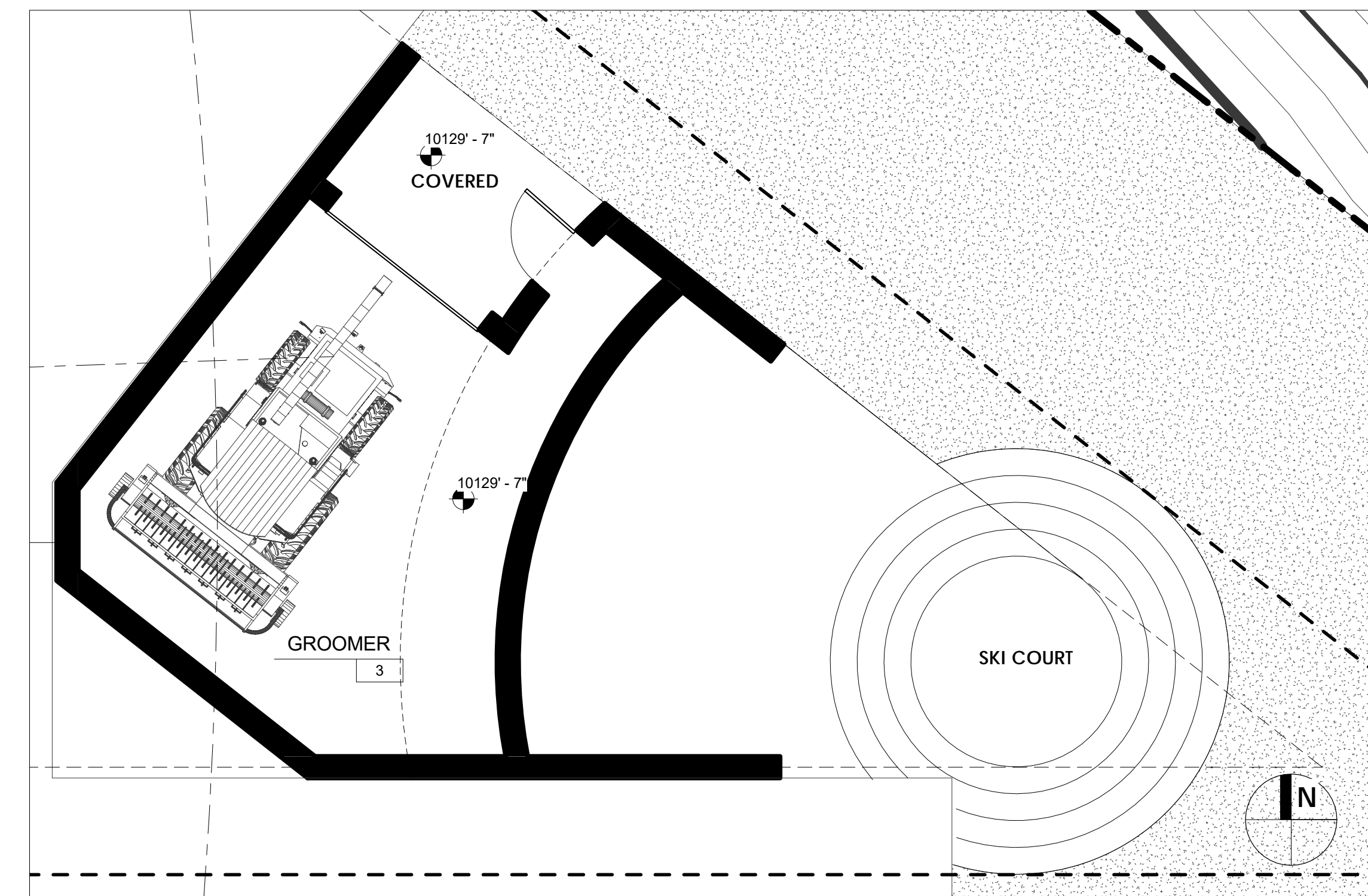
**GUEST WING**

① 3/16" = 1'-0"





**SKI LOUNGE**  
① 3/16" = 1'-0"



**SKI COURT**  
② 3/16" = 1'-0"

**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS  
Camp**

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

SKI LOUNGE /  
COURT PLANS

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

**A2.14**



WARM GRAY FLAGSTONE - RANDOM PATTERN



VINTAGE TIMBER ACCENT BEAMS



DAKOTA STONE, ASHLAR PATTERN W/ 1" SMEAR JOINT PATTERN

15" +/-

Tommy Hein  
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



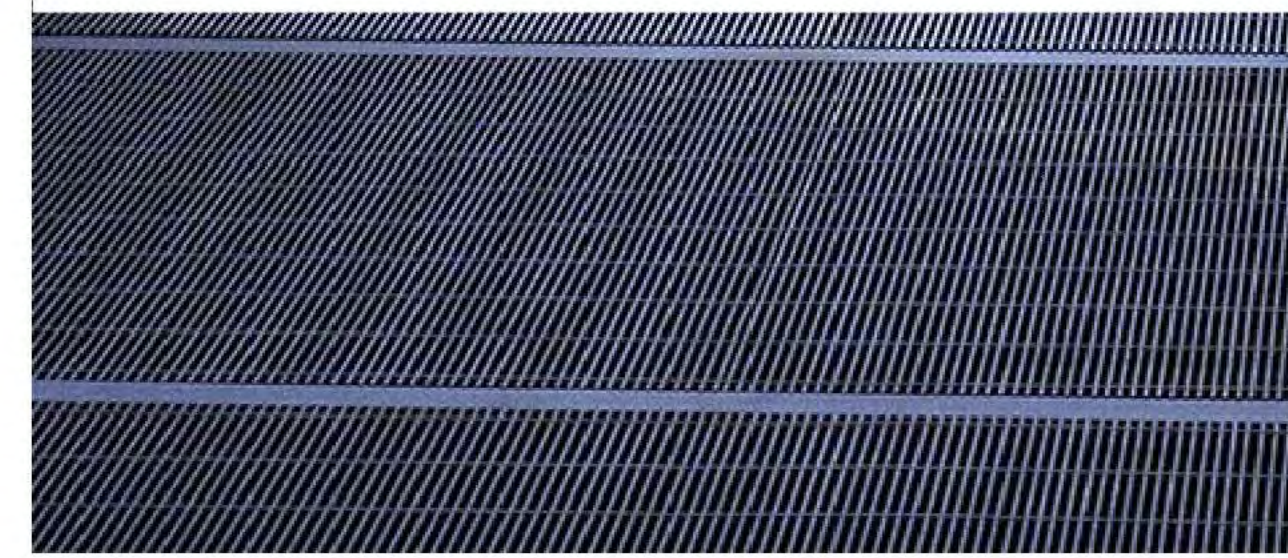
Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

HUBBARDTON FORGE EDGE  
LED OUTDOOR SCONCE -  
BRONZE

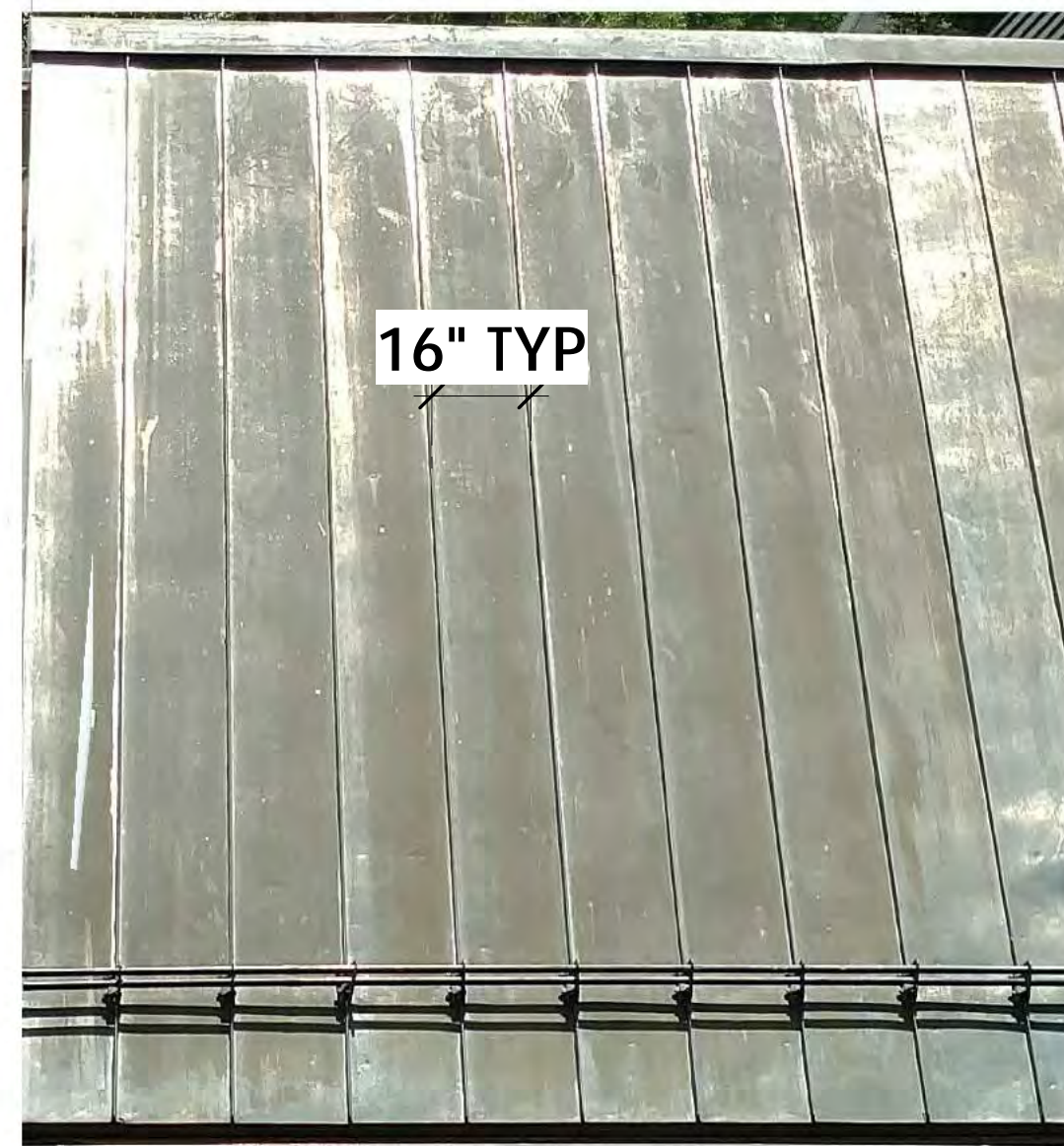


PV SOLAR PANEL



STEEL GRATE DECKING, HEELS AND WHEELS, PAINTED

COPPER ROOF PRE-PATINA, FLAT SEAMS IN  
RADIAL PATTERN (SEE ARCHITECTURALS)



16" TYP



EXTERIOR WINDOWS AND DOORS - SAPELE MAHOGANY,  
DYNAMIC WINDOWS, DARK WALNUT STAIN



VINTAGE OAK SOFFIT AND SIDING, MILLED W/ 1/4" REVEAL

BASS  
Camp

527 BENCHMARK  
DRIVE

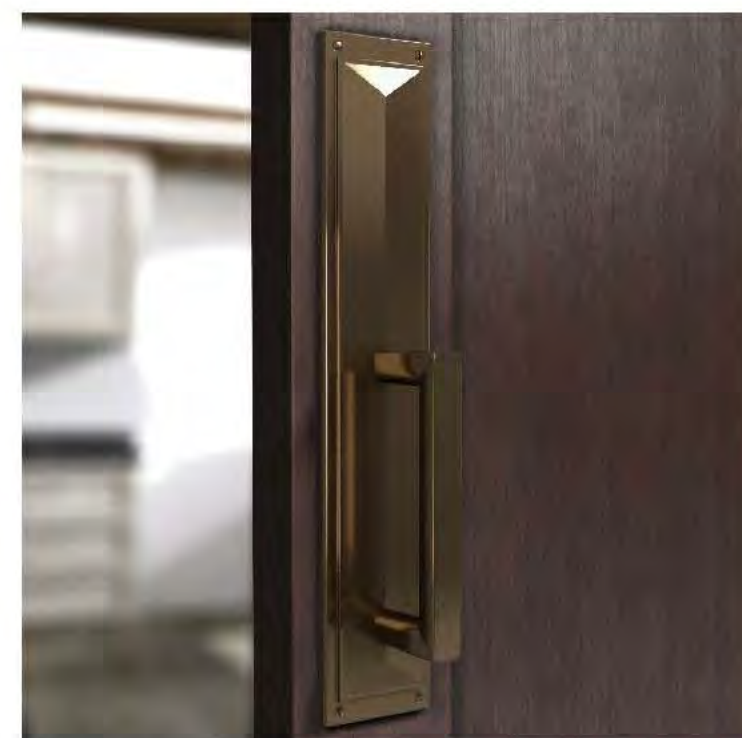
©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

EXTERIOR  
MATERIALS

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

A3.0

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



SILICON BRONZE MEDIUM HARDWARE



STEEL AND WILLOW SCREEN  
AROUND KIVA

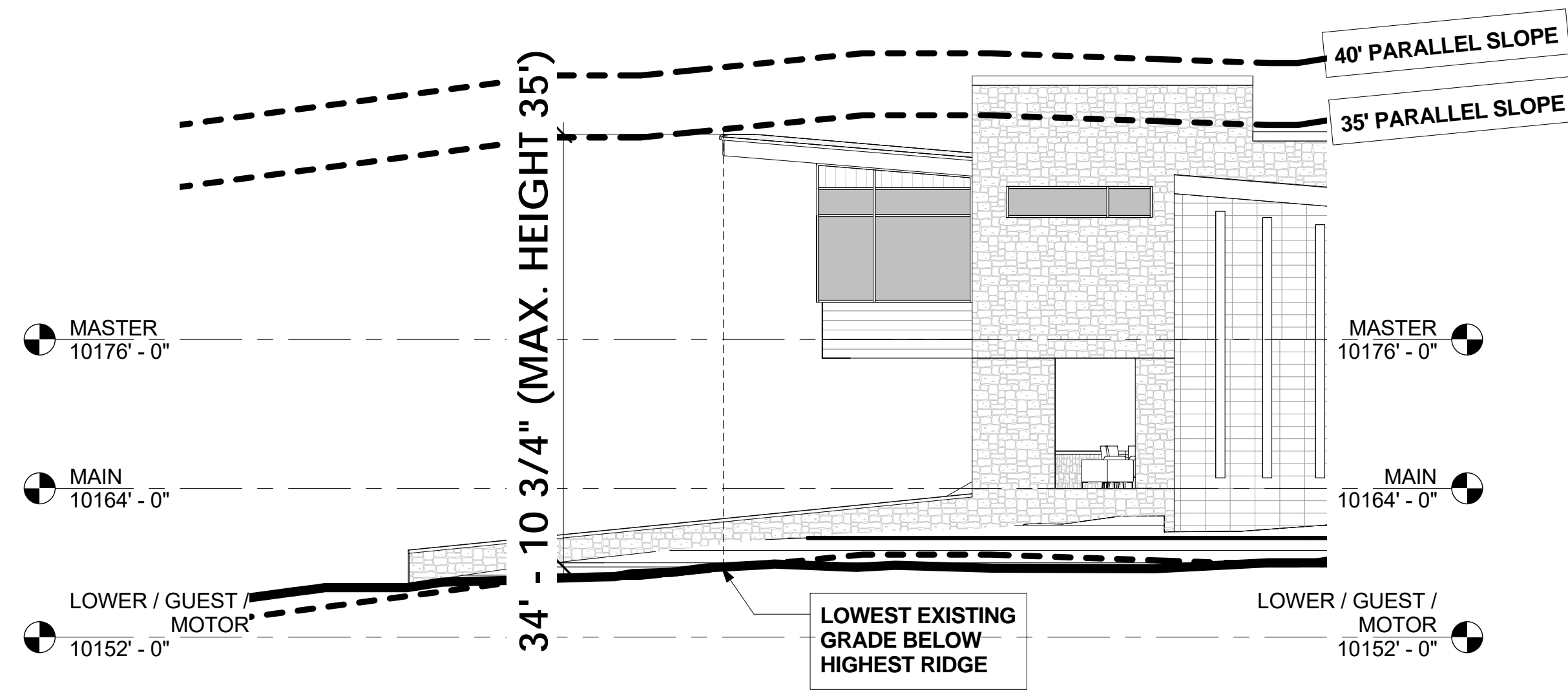


COPPER ENTRY DOOR



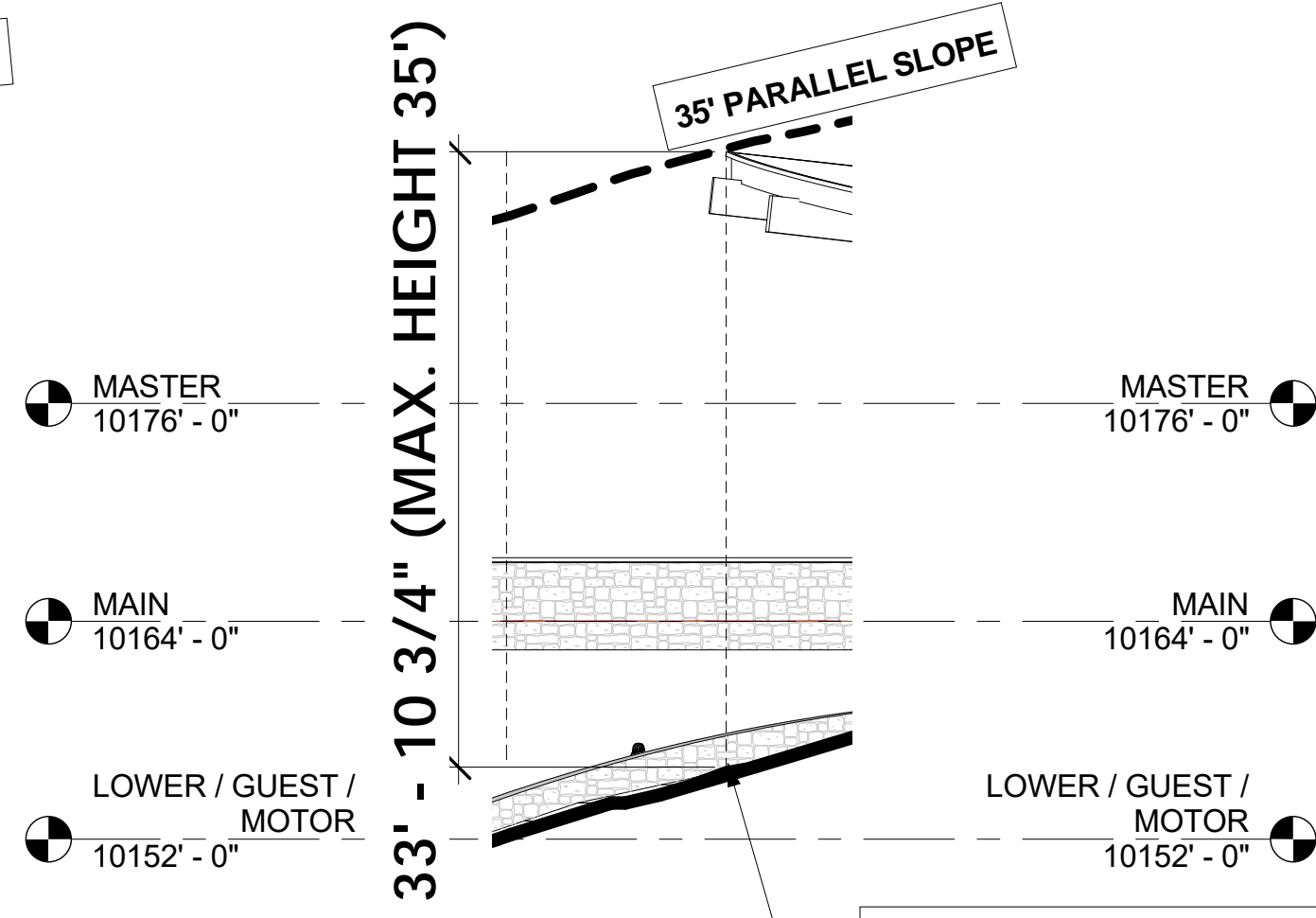
**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18



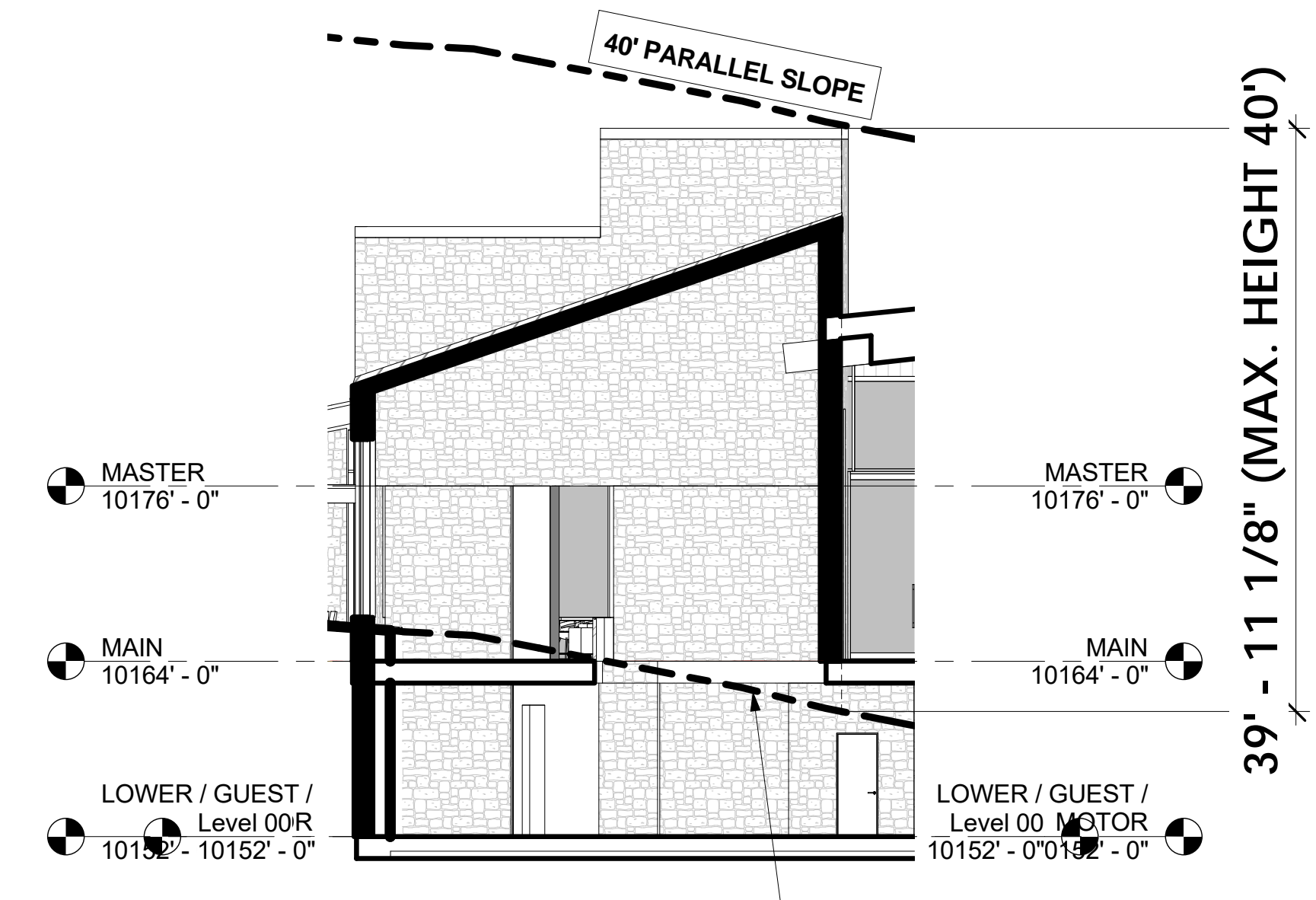
**MAX. BUILDING HEIGHT @ MASTER**

③ 1" = 10'-0"



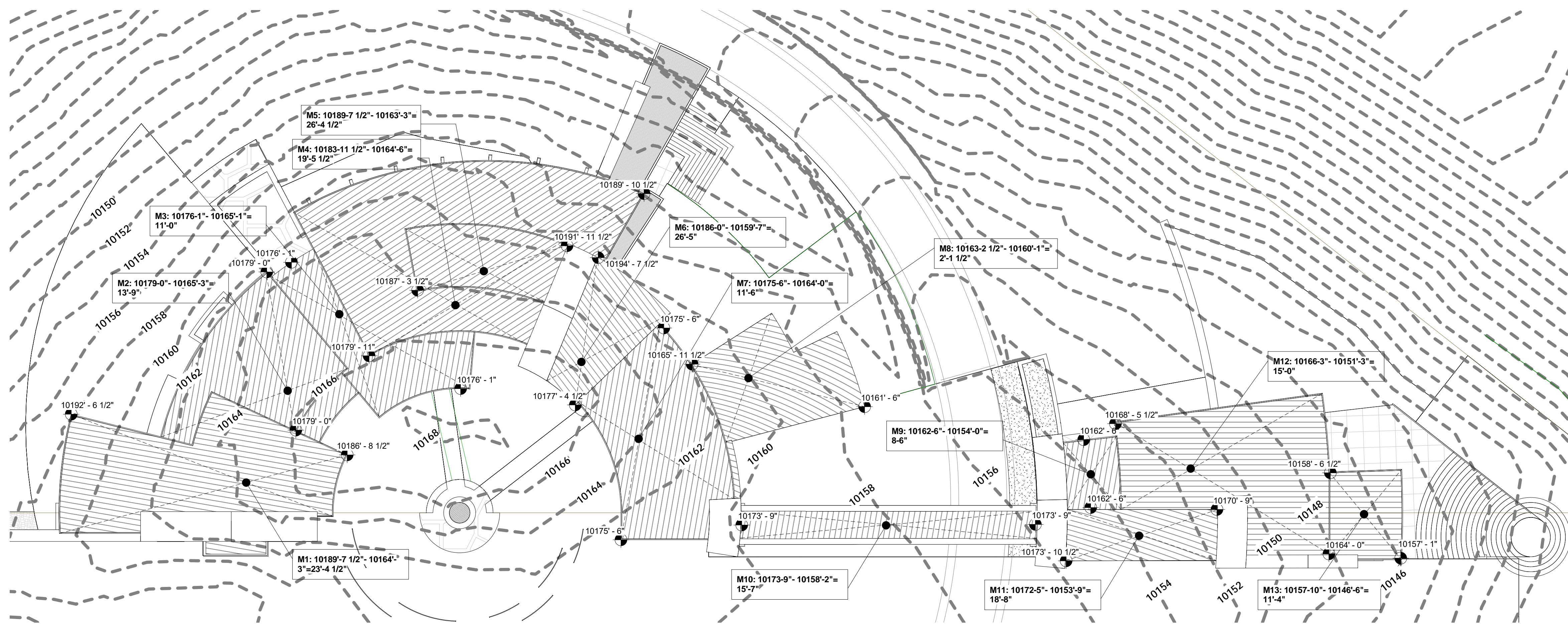
**MAX. BUILDING HEIGHT @ LIVING**

⑤ 1" = 10'-0"



**MAX. CHIMNEY HEIGHT ANALYSIS**

② 1" = 10'-0"



**MAX. AVERAGE HEIGHT ANALYSIS PLAN**

① 1/16" = 1'-0"

BUILDING HEIGHT CALCULATIONS	
Average Building Height Per CDC 17.3.11C	
	Distance Above Most Restrictive Grade (ft):
M1	23.38
M2	13.75
M3	11.00
M4	19.45
M5	26.38
M6	26.41
M7	11.50
M8	2.12
M9	8.5
M10	15.58
M11	18.66
M12	15.00
M13	11.33
<b>Average Height= 15.62</b>	
<b>Max. Average Allowable= 30</b>	
<b>Compliant By= 14.38'</b>	
<b>Maximum Building Height Per CDC 17.3.12A 3.3-1</b>	
<b>Highest Ridge= 10192'-6 1/4"</b>	
<b>Existing Grade Below= 10157'-7 5/8"</b>	
<b>Max. Height Allowable= 35'-0"</b>	
<b>Compliant By= 1 3/8"</b>	
<b>Maximum Chimney Height Per CDC 17.3.12A 3.3-2</b>	
<b>Highest Point= 10200'-6"</b>	
<b>Existing Grade Below= 10160'-7"</b>	
<b>Max. Height Allowable= 40'-0"</b>	
<b>Compliant By= 0'-1"</b>	



527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THE WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

**BUILDING HEIGHT COMPLIANCE ANALYSIS**

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

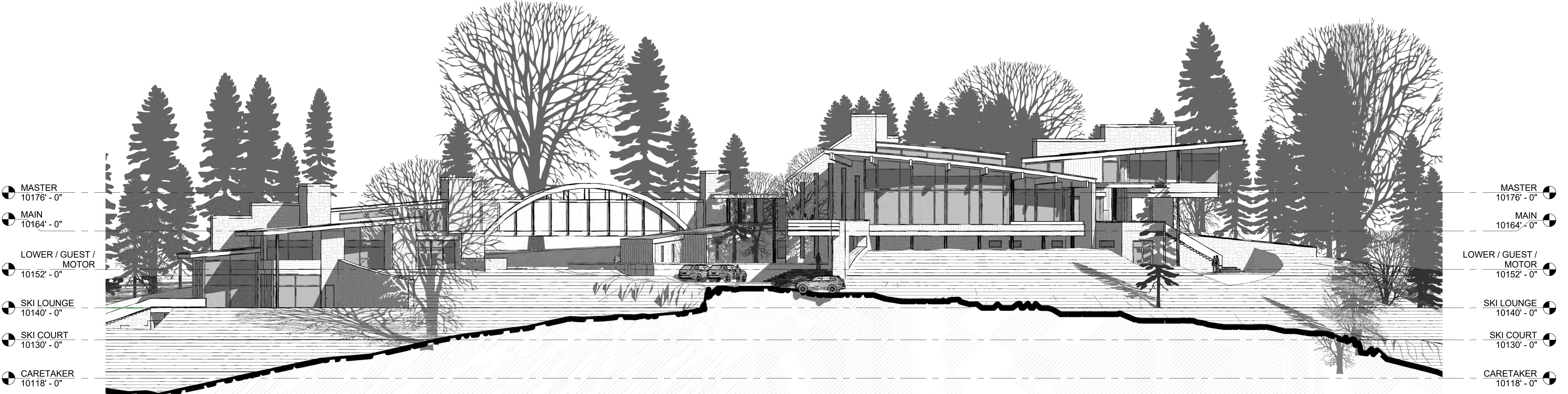
**A3.1**

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	9,350.1 SF	42.8% > 35% MIN.
GLAZING	5,909.2 SF	27.1% < 40% MAX.
STEEL/ METAL ACCENT	1,559.6 SF	7.1%
BARNWOOD SIDING	2,474.5 SF	11.3%
COPPER PANELS/ ACCENT	2,406.1 SF	11%
BOARD FORM CONCRETE	123.9 SF	.7%
	21,823.4 SF	100%

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

**Tommy Hein ARCHITECTS**

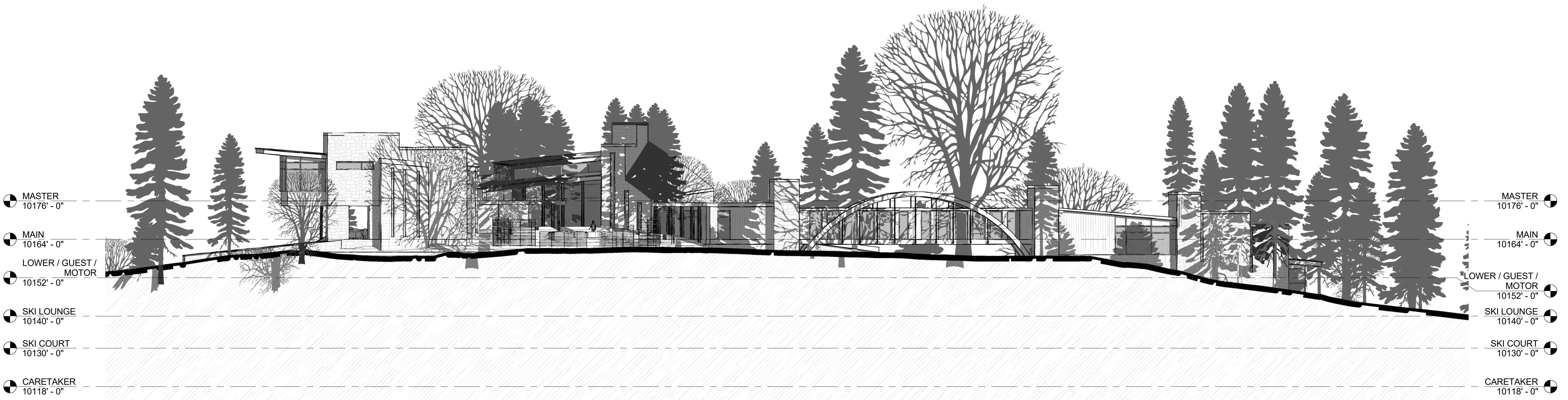
Box 3327 108 S. OAK ST. PENTHOUSE  
 TELLURIDE, COLORADO 81435 970.728.1220  
 FAX 728.1294 WWW.TOMMYHEIN.COM



MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"  
 SKI COURT 10130' - 0"  
 CARETAKER 10118' - 0"

MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"  
 SKI COURT 10130' - 0"  
 CARETAKER 10118' - 0"

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



MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"  
 SKI COURT 10130' - 0"  
 CARETAKER 10118' - 0"

MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"  
 SKI COURT 10130' - 0"  
 CARETAKER 10118' - 0"

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

**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE-SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS Camp**

527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THA WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

**ELEVATIONS**

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

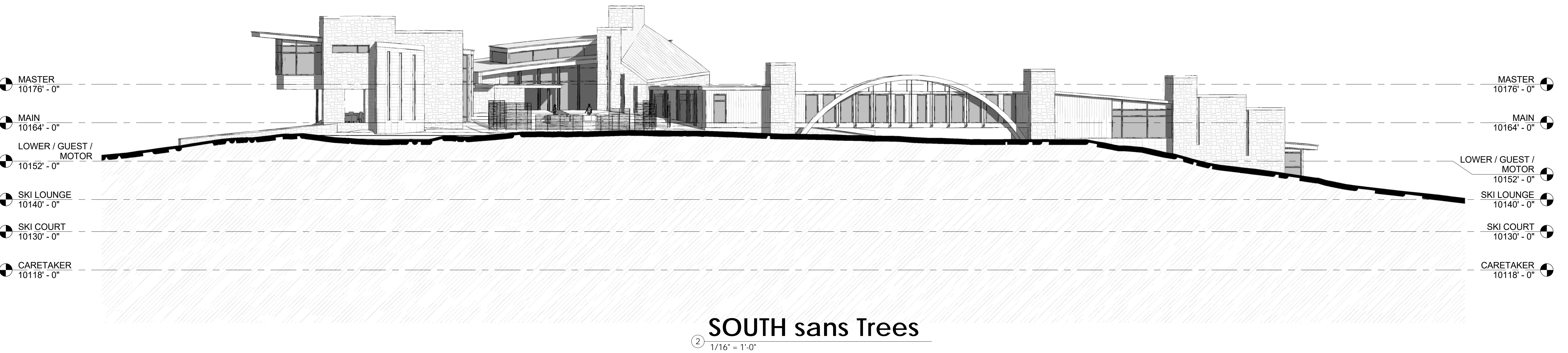
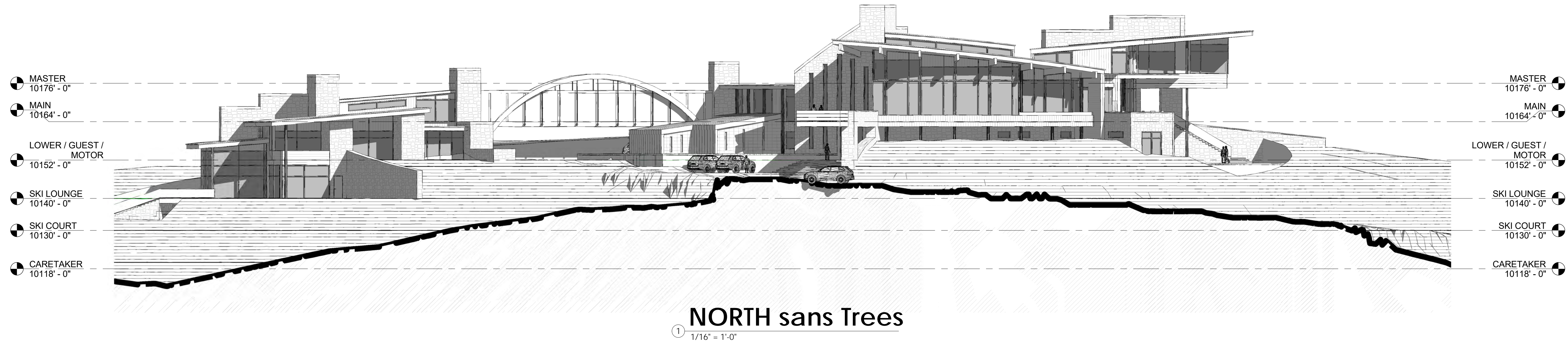
**A3.2**

MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	9,350.1 SF	42.8% > 35% MIN.
GLAZING	5,909.2 SF	27.1% < 40% MAX.
STEEL/ METAL ACCENT	1,559.6 SF	7.1%
BARNWOOD SIDING	2,474.5 SF	11.3%
COPPER PANELS/ ACCENT	2,406.1 SF	11%
BOARD FORM CONCRETE	123.9 SF	.7%
	21,823.4 SF	100%

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)	
	5" VINTAGE OAK RECLAIMED BARNWOOD SIDING W/ 1/4" REVEAL
	STEEL PANEL
	BOARDFORM CONCRETE
	3" X 10" HORIZONTAL VINTAGE OAK RECLAIMED BARNWOOD SIDING W/ 1/4" REVEAL
	ASHLAR DAKOTA STONE
	COPPER FLAT SEAM ROOFING
	COPPER PANEL
	RANDOM PATTERN FLAGSTONE FLOORING
	STEEL GRATE DECKING
	STEEL COLUMN

**Tommy Hein**  
ARCHITECTS

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



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS**  
**Camp**

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

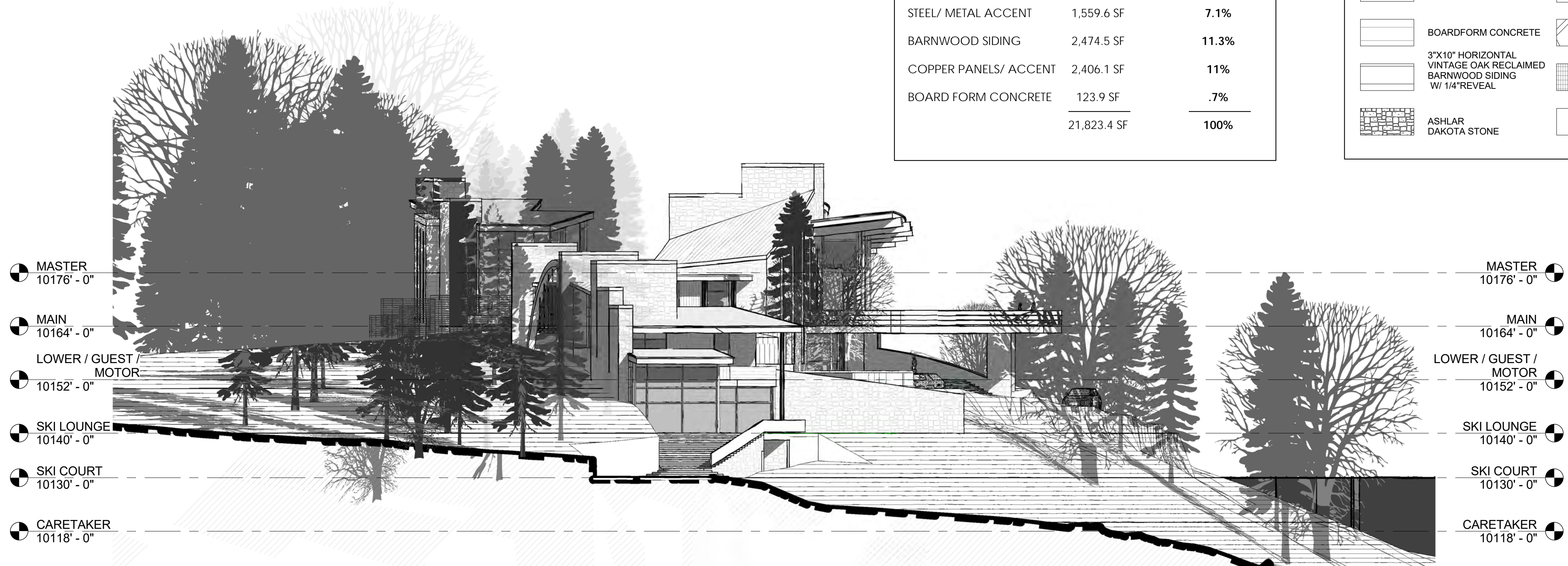
**ELEVATIONS  
(SANS TREES)**

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

**A3.2A**

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	9,350.1 SF	42.8% > 35% MIN.
GLAZING	5,909.2 SF	27.1% < 40% MAX.
STEEL/ METAL ACCENT	1,559.6 SF	7.1%
BARNWOOD SIDING	2,474.5 SF	11.3%
COPPER PANELS/ ACCENT	2,406.1 SF	11%
BOARD FORM CONCRETE	123.9 SF	.7%
	21,823.4 SF	100%

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)	
	5" VINTAGE OAK RECLAIMED BARNWOOD SIDING W/ 1/4" REVEAL
	STEEL PANEL
	BOARDFORM CONCRETE
	3"X10" HORIZONTAL VINTAGE OAK RECLAIMED BARNWOOD SIDING W/ 1/4" REVEAL
	ASHLAR DAKOTA STONE
	COPPER FLAT SEAM ROOFING
	COPPER PANEL
	RANDOM PATTERN FLAGSTONE FLOORING
	STEEL GRATE DECKING
	STEEL COLUMN



**EAST**  
② 1/16" = 1'-0"



**WEST**  
① 1/16" = 1'-0"

**Tommy Hein**  
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS**  
*Camp*

527 BENCHMARK DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THA WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

**ELEVATIONS**

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

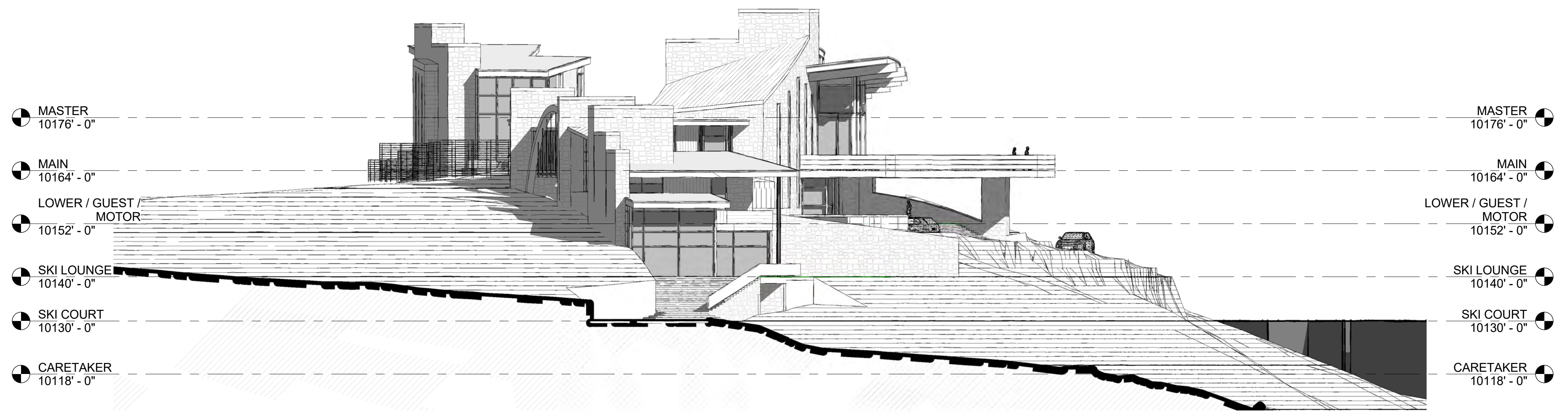
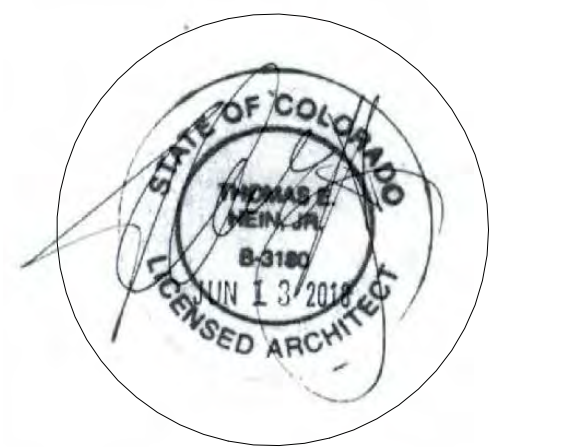
**A3.3**

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	9,350.1 SF	42.8% > 35% MIN.
GLAZING	5,909.2 SF	27.1% < 40% MAX.
STEEL/ METAL ACCENT	1,559.6 SF	7.1%
BARNWOOD SIDING	2,474.5 SF	11.3%
COPPER PANELS/ ACCENT	2,406.1 SF	11%
BOARD FORM CONCRETE	123.9 SF	.7%
	21,823.4 SF	100%

MATERIALS LEGEND		(SEE MATERIALS SHEET A3.0)	
	5" VINTAGE OAK RECLAIMED BARNWOOD SIDING W/ 1/4" REVEAL		COPPER FLAT SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	BOARDFORM CONCRETE		RANDOM PATTERN FLAGSTONE FLOORING
	3" X 10" HORIZONTAL VINTAGE OAK RECLAIMED BARNWOOD SIDING W/ 1/4" REVEAL		STEEL GRATE DECKING
	ASHLAR DAKOTA STONE		STEEL COLUMN

**Tommy Hein**  
ARCHITECTS

BOX 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294 WWW.TOMMYHEIN.COM



**EAST sans Trees**  
① 1/16" = 1'-0"



**WEST sans Trees**  
② 1/16" = 1'-0"

**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
DRB HEIGHT SUPPLEMENT	06.15.18
DRB INITIAL REVIEW SUPPLEMENT	07.02.18

**BASS**  
**Camp**

527 BENCHMARK  
DRIVE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA)  
THESE ARCHITECTURAL DRAWINGS AND PLANS ARE  
THA WORK PRODUCT AND CANNOT BE UTILIZED OR  
DUPLICATED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

**ELEVATIONS  
(SANS TREES)**

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

**A3.3A**



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

---

**DATE:** July 20, 2017  
**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner/Town Forester  
**FOR:** DRB Public Hearing on July 12, 2018  
**RE:** Consideration of a Class 1 design review application for a change in roof materials requiring specific approval from the DRB on Lot 313.

---

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 313  
**Address:** 400 Benchmark  
**Applicant/Agent:** Trifecta Construction  
**Owner:** Adam and Judite Haut  
**Zoning:** Multi Family  
**Existing Use:** Multi Family

**ATTACHMENTS**

- Exhibit A: Application and photos

**BACKGROUND**

The existing roofing on Lot 313 is cedar shake which is not allowed in Mountain Village. The applicant is proposing to replace the existing cedar shake with a synthetic roofing material that simulates cedar shake called CeDUR in the Walden Color. The replacement of a roof is normally a staff function, however in this case the roof materials will need specific approval from the Design Review Board. Therefore staff has elevated the request to the Board to consider a minor variation (Sec.17.4.11.E.5.e.).

**17.4.11. E.5.e. Design Variation Process.**

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

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



- v. The design variation is consistent with purpose and intent of the Design Regulations;
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
- vii. The proposed design variation meets all applicable Town regulations and standards.

**ANALYSIS OF RELEVANT CODE SECTIONS**

**17.5.6.C.3. Roof Material**

- a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
- b. The review authority may require class A roofing materials as a fire mitigation measure.
- c. Permitted roof material outside the Village Center include:
  - i. Metal roof material limited to the following: rusted, black or gray standing seam, bonderized or corrugated metal (not reflective);
  - ii. Zinc;
  - ii. Minimum 1/2" slate; and
  - iii. Copper;
    - (a) Copper shall only be considered when it is proposed with a brown patina finish.
    - (b) The copper finish shall be completed prior to issuing a certificate of occupancy.
- d. The following roofing materials outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:
  - i. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.
    - (a) Synthetic roofing material shall be:
      - (i.) Durable
      - (ii.) High strength, both material and shape;
      - (iii.) Low absorption or permeability;
      - (iv.) High freeze/thaw damage resistance;
      - (v.) Color throughout the tile (not surface applied); and
      - (vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.
    - ii. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability.
- e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the town design theme and applicable Design Regulations:

- i. Burnt sienna concrete tile
  - ii. Earth tones compatible with burnt sienna concrete tile in color and texture
  - iii. Brown copper
  - iv. Standing seam or bonderized metal (dark grey or black) (not rusted)
  - v. Zinc
  - vi. Solar roof tiles so long as they are contextually compatible in design, theme and durability.
  - vi. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.
- f. Modification to roof materials on dormers and secondary roof forms may be reviewed as a class 1 development application.
  - i. Permitted roof materials are listed in e.i-vii above.
  - ii. Bevel edged corrugated (not rusted) metal may be approved so long as it is contextually compatible in design, color, theme and durability.
- g. The following requirements are applicable to all roofing:
  - i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
  - ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.
- h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.
- i. Roof flashing, Gutters Downspouts and Similar Hardware:
  - i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences.
  - ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
  - iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

Staff believes approving the variation for synthetic shakes is a viable alternative to wooden roofs, especially for a development like Knoll Estates that originally required all roofing to be cedar shake. The DRB has stated in the past that they want to see how synthetic roofing will hold up to snow loads and weathering before changing the Community Development Code to allow for the general use of any synthetic roofing. This project will give a test case for the general use of this synthetic roofing material.

**STAFF RECOMMENDATION**

Staff recommends that the DRB approve the variation for roof material on Lot 313 as proposed with the following motion:

*“I move to approve the application by Trifecta Construction for the use of CeDUR synthetic shake roofing, with the findings and conditions presented at the July 12, 2018 DRB meeting.”*



# DESIGN REVIEW PROCESS APPLICATION

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

Revised 2.26.18

---

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

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

---

## **Contents of the Publication**

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

## **Development Review Process**

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

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

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

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

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



## DESIGN REVIEW PROCESS APPLICATION

### PLANNING & DEVELOPMENT SERVICES

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

Revised 2.26.18

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

If any design variation is sought for class 1 or 2 development applications set forth above, such development application shall be processed as a class 3 application. The review authority may elect to elevate a Design Review Process development application to a class 3 process based on complicating factors, complex design or other similar considerations. If the review authority elects to elevate a Design Review Process development application to a class 3 process, no public notice of such application is required.

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

The development application process generally consists of the following steps:

- Step 1: Pre-submittal Meeting with Applicant and Planning Division (Class 2 and 3 Applications, or if Required for Class 1 Applications)**
- Step 2: Applicant Development Application Submittal**
- Step 3: Planning Division Development Application Completeness Check**
- Step 4: Planning Division Development Application Referral and Review**
- Step 5: Planning Division Follow-up Communication**
- Step 6: Applicant Plan Revisions**
- Step 7: Planning Division Schedule Review Authority Public Hearings (Class 3 Applications for Initial Architecture and Site Review and Final Review)**
- Step 8: Applicant Public Noticing for Class 3 Applications (Minimum of 15 days prior to hearing)**
- Step 9: Planning Division Preparation of Staff Reports (Typically only for Class 2 and 3 applications)**
- Step 10: Two Design Review Board Public Hearings are required for Class 3 Applications (Class 1 and 2 Applications May be Elevated)**
- Step 11: Review Authority Action**
- Step 12: Planning Division Provides Notice of Action**
- Step 13: Effective Date of Application Decision and Appeal**
- Step 14: Length of Validity (Generally 18 months unless longer vesting)**

### **Development Application Submittal Requirements:**

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



## DESIGN REVIEW PROCESS APPLICATION

**PLANNING & DEVELOPMENT SERVICES**

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

Required Submittal (RS\*) for Initial Architecture and Site Review =  Required Submittal (RS\*) for Final Review =

Submitted (Office Use)	RS*	Item No	Submittal Requirements
	<input type="checkbox"/>	1.	<b>Application Form and Fee Acknowledgement Form.</b> Forms Completed Signed (Attached).
	<input type="checkbox"/>	2.	<p><b>Fees.</b></p> <p>A. Class 1: \$250 for 2 hours; hourly rate thereafter            B. Class 2: \$500 for 4 hours; hourly rate thereafter            C. Class 3: \$3,500 plus per unit fee</p> <p>The applicant and property owner are responsible for paying all Town fees as set forth in the fee resolution, and are also required by the CDC to pay for Town Legal fees, the cost of special studies, and other fees as set forth in the CDC. Such fees are considered a condition precedent to having a complete development application, and shall be paid prior to the Town issuing the final approval</p>
	<input type="checkbox"/>	3.	<b>Proof of Ownership.</b> Copy of current deed or title report on the effected property.
	<input type="checkbox"/>	4.	<b>Agency Letter.</b> If application is not submitted by the owner of the property, a letter of agency, signed by the property owner giving permission to a firm or person to submit the requested land use application (Attached).
	<input type="checkbox"/>	5.	<p><b>HOA Letter.</b> For development on property that is owned in common by a homeowners association, the development application shall include:</p> <p>A. A letter from the Homeowner's Association (HOA) board giving permission for the application (Attached), and where a vote is required by the HOA governing documents, a copy of the proof of the vote and outcome of such vote.            B. A copy of the HOA governing documents, including bylaws and declaration.</p>
	<input type="checkbox"/>	6.	<b>Title Report.</b> Copy of current title report for the property listing all encumbrances.
	<input type="checkbox"/> <input checked="" type="checkbox"/>	7.	<b>Development Narrative.</b> A written narrative of the development application that outlines the request. The narrative should include a summary of how the application meets the key requirements of the CDC, such as the applicable criteria for decision
	<input type="checkbox"/> <input checked="" type="checkbox"/>	8.	<p><b>Existing Condition Plan.</b> A stamped, monumented land survey prepared by a Colorado registered land surveyor showing existing site and surrounding access (driveway or roadway route, utility route, etc.) conditions drawn at a scale of 1" = 10' to a maximum of 1" = 30' showing the following information:</p>
	<input type="checkbox"/> <input checked="" type="checkbox"/>		A. <b>Lot Size.</b> Lot size needs to be shown.
	<input type="checkbox"/> <input checked="" type="checkbox"/>		B. <b>Existing Lot Lines.</b> Existing platted lot lines need to be shown with distances, bearings and a basis of bearing. Existing property pins or monuments found and the relationship to the established corner also need to be shown.
	<input type="checkbox"/> <input checked="" type="checkbox"/>		C. <b>Existing Topography.</b> Existing topography needs to be shown with two foot contour intervals, including spot elevations at the edge of asphalt along any roadway or driveway frontage for the intended access-way at 25 foot intervals.
	<input type="checkbox"/> <input checked="" type="checkbox"/>		D. <b>Steep Slopes.</b> Any slopes that are 30% or greater shall be mapped with a shaded or hatch pattern.
	<input type="checkbox"/> <input checked="" type="checkbox"/>		E. <b>Wetlands, Ponds, Streams or Drainages (if any).</b> Wetland, ponds, streams and drainages need to be shown. Recent wetland delineation by qualified consultant must be surveyed and shown on proposed site plan for United States Army Corps of Engineers approval. If



## DESIGN REVIEW PROCESS APPLICATION

**PLANNING & DEVELOPMENT SERVICES**

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

Required Submittal (RS\*) for Initial Architecture and Site Review =  Required Submittal (RS\*) for Final Review =

Submitted (Office Use)	RS*	Item No	Submittal Requirements
			wetland are located adjacent to the development site, such wetland area also needs to be shown (17.6.1 B)
	<input type="checkbox"/> ◆		<b>F. Easements.</b> Indicate all easements shown on the governing plats and recorded against the property.
	<input type="checkbox"/> ◆		<b>G. Utilities.</b> All underground and above ground utilities and pedestals or transformers need to be shown.
	<input type="checkbox"/> ◆		<b>H. Existing Improvements.</b> Any existing site improvements need to be shown, such as buildings (including drip lines), drainage systems, trails (if part of official Town trails system as shown in the Comprehensive Plan), sidewalks, roadways, driveways, lite poles and fences.
	<input type="checkbox"/> ◆		<b>I. Fire Mitigation/Forestry Management.</b> A Tree survey of all trees with a diameter at breast height of four inches (4") or greater shall be shown to ensure compliance with the fire mitigation and forestry management requirements ( 17.6.1 A)
	<input type="checkbox"/> ◆	9.	<b>Proposed Development Plan.</b> The following information needs to be submitted:
	<input type="checkbox"/> ◆		<b>A. Site Plan.</b> A site plan showing all proposed development improvements with an engineered scale of 1"=10' to a maximum of 1" =30' showing: <ul style="list-style-type: none"> <li>i. Existing topography, existing utility pedestals and transformers, proposed grading, wetlands, trees with a bdh of 4" or greater, ponds, streams, drainages, setbacks and easements.</li> <li>ii. Proposed buildings, with roof drip lines clearly shown.</li> <li>iii. Composite utility plan including but not limited to proposed gas and electric meter locations and any new transformer locations.</li> <li>iv. Proposed parking areas and spaces, required signage (adaptable parking spaces, loading/unloading area, no parking etc.), address monuments, sidewalks, lighting, trash/recycling enclosures, amenity area, patios, decks and other proposed improvements clearly shown.</li> <li>v. Proposed landscaping.</li> <li>vi. Project summary that lists project data, including but not limited to lot size, zoning designations on the lot or site, building height, average building height, required parking and maximum lot coverage.</li> </ul>
	<input type="checkbox"/> ◆		<b>B. Grading Plan.</b> An access and grading plan prepared by a Colorado registered professional engineer showing how the project can meet the CDC roadway and driveway standards (17.6.6), grading and drainage design requirements (17.5.5 and 17.5.7) and pedestrian connections, as applicable, with existing grading in a dashed line, propose degrading shown with a solid line and spot elevations as needed.
	<input type="checkbox"/> ◆		<b>C. Building Elevations and floor Plans.</b> Architectural plans prepared by a Colorado licensed architect designed in accordance with the applicable regulations of the CDEC (Design Regulations, Zoning Regulation, etc.) including but not limited to building <b>elevations</b> and floor plans with a scale of 1/4" = 1' to 1/16" = 1' for larger scale projects. <ul style="list-style-type: none"> <li>i. Floor plans labeled, dimensions and drawn in sufficient detail</li> <li>ii. All elevations of proposed buildings with all exterior wall materials clearly labeled and</li> </ul>



## DESIGN REVIEW PROCESS APPLICATION

**PLANNING & DEVELOPMENT SERVICES**

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

Required Submittal (RS\*) for Initial Architecture and Site Review =  Required Submittal (RS\*) for Final Review =

Submitted (Office Use)	RS*	Item No	Submittal Requirements
			<p>calculated in a table format to comply with section 17.5.6E and</p> <ul style="list-style-type: none"> <li>iii. Maximum building height and maximum average height with plan submittal requirements pursuant to CDC section 17.3.11, including but not limited to a table calculating the maximum average building height.</li> <li>iv. Roof plan that meets the roof form Design Regulations in section 17.5.6.C, including but not limited to roof design, snow and ice shed prevention devices, pitch, eaves and fascia, drainage and material.</li> <li>v. Roof plan overlaid on a topographic survey with all ridgeline heights labeled in USGS elevation</li> <li>vi. Window and door schedule to comply with CDC section 17.5.6.G-H Details of recess of windows and doors within stucco or stone walls.</li> <li>vii. Address monument design and lighting to comply with CDC section 17.5.13.E(4) and 17.5.13.F.</li> </ul>
	<input type="checkbox"/> ◆		<p><b>D. Computer Massing Model.</b> A computer massing model with interactive viewing capability (360-degree rotation, fly by, etc.) showing the proposed buildings, including roof forms, illustrating building mass and proportion, site contours of 2' intervals, and surrounding development to scale so the building design can be evaluated pursuant to the Design Regulations.</p>
	◆		<p><b>E. Landscape Plan.</b> A Landscape plan in accordance with the Landscaping Regulations (17.5.9) shall be designed and prepared by an American Society of Landscape Architecture certified designer or a landscape professional with experience in creating and planting landscape plans in montane and subalpine life zones.</p>
	◆		<p><b>F. Outdoor Lighting Plan.</b> A conceptual outdoor lighting plan in accordance with the Lighting Regulations (17.5.12) including but not limited to the need to provide full cut-off light fixtures.</p>
	◆		<p><b>G. Construction Mitigation Plan.</b> Maps or plans and written narrative describing layout of the construction site to show:</p> <ul style="list-style-type: none"> <li>i. Limits of construction disturbance, including limits of excavation;</li> <li>ii. Location of cranes and crane radius (if applicable);</li> <li>iii. Limits of tree removal;</li> <li>iv. Identification of trees to remain within the limits of disturbance;</li> <li>v. Location of construction fencing and details of methods to protect the trees to be preserved on a site and any other vegetation;</li> <li>vi. Location of building materials storage areas, cut and slash storage and route of removal;</li> <li>vii. Construction parking (location and amount);</li> <li>viii. Location of port-a-toilet;</li> <li>ix. Location and size of construction trailer;</li> <li>x. Location and methods of erosion control and methods to protect ponds, streams and wetland is applicable;</li> <li>xi. Location and size of trash container of enclosure and route of removal; and</li> <li>xii. Location of bear proof container for all food waste.</li> </ul>
	<input type="checkbox"/>		<p><b>H. Material Board.</b> The applicant shall submit photos of proposed materials and a 2'x3'</p>





## DESIGN REVIEW PROCESS APPLICATION

**PLANNING & DEVELOPMENT SERVICES**

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

Required Submittal (RS\*) for Initial Architecture and Site Review =  Required Submittal (RS\*) for Final Review =

Submitted (Office Use)	RS*	Item No	Submittal Requirements
	◆		materials board with sampled of stone, siding material, colors, accent material and roofing at the time of the DRB Review for Class 3 applications. A 4'x4' stone mockup shall be constructed on site prior to commencement of stone work.
	<input type="checkbox"/> ◆	10.	<p><b>A. Engineered Infrastructure Plan.</b> The development shall include sufficient infrastructure designed by a Colorado registered professional engineer, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water, sewer and other utilities.</p> <p><b>i. Utility Plan.</b> A composite utility plan showing the intended routes for providing water, sewer, electric, cable and telecommunications.</p> <p><b>ii. Availability of Water, Sewage Disposal and Utilities.</b> The applicant shall consult with the director of the Public Works Department, San Miguel Power association and Source Gas prior to the submission of a development application to include statements from such agencies in the application on the availability of utilities to serve the intended development.</p> <p><b>iii. Access Plan.</b> An access plan providing access to and from the site of the development shall be provided, including any needed infrastructure improvements as may be required by the Subdivision Regulations and the Road and Driveway Standards.</p>
	<input type="checkbox"/> ◆	11.	<b>Practicable Alternatives Analysis:</b> For development proposing disturbance to wetlands, the general easement or slopes greater than 30%, the Town may require an applicant prepare a practicable alternative to demonstrate why it is not practicable to avoid such areas.
	<input type="checkbox"/> ◆	12.	<b>Design Variation.</b> If a design variation is requested pursuant to the Design Variation Process in the CDC section 17.4.11.E(5), the application shall include a detailed narrative on how such variation meets the criteria in section 17.4.11.E(5)(e).
	◆	13.	<b>Public Improvements Cost Spreadsheet.</b> For multi-family, mixed use or commercial development, or as otherwise required by the CDC or a development agreement, the developer shall submit a spreadsheet breaking down the cost of the construction of any public facilities or improvements that are necessary for the development, with such spreadsheet providing the line item total cost, unit type (EG. Lineal feet, cubic yards, sq. Ft.)
	<input type="checkbox"/> ◆	14.	<p><b>Plan Set Sheet Requirements.</b> All plan sets as set forth in these submittal requirements shall be formatted to have a sheet size of 24" x 36", with cover sheet providing the contact information of all plan consultants, vicinity map, and sheet index; and all sheets showing date of original plan preparation and all revision dates, sheet labels and numbers, borders, title blocks, project name, lot number, address legends.</p> <p><b>A.</b> All plans submitted by a Colorado licensed architect, Surveyor, geologist or interior designer shall be electronically stamped and signed without a locked signature to allow for commenting on the plan sets.</p>
	<input type="checkbox"/> ◆	15.	<b>Licensed Architect Required.</b> All development applications for a structure or building to be constructed, altered or modified within the town are required to be stamped by a Colorado licensed architect. If allowed by the CRS 12-25-301 et seq, the Director of Community Development may exempt a remodeling development application for this requirement, if he/she determines that such remodeling is minor in nature and without any modification to a building's mass, or for a remodeling that is simply proposing the replacement of exterior materials and associated minor alterations.



## DESIGN REVIEW PROCESS APPLICATION

**PLANNING & DEVELOPMENT SERVICES**

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

Required Submittal (RS\*) for Initial Architecture and Site Review =  Required Submittal (RS\*) for Final Review =

Submitted (Office Use)	RS*	Item No	Submittal Requirements
	<input type="checkbox"/> <input checked="" type="checkbox"/>	16.	<b>ePlan Submittal.</b> All development applications shall be submitted pursuant to the ePlans submittal process as outlined in the following publication: <a href="https://townofmountainvillage.com/media/ePlans-Electronic-Submittal-and-Review.pdf">https://townofmountainvillage.com/media/ePlans-Electronic-Submittal-and-Review.pdf</a>

Questions and/or comments on ePlans Process can be directed to [cd@mtnvillage.org](mailto:cd@mtnvillage.org) or call 970-728-1392.



## DESIGN REVIEW PROCESS APPLICATION

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

### TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

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

#### L. Fees

- 1. Fee Schedule.** The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.
- 2. Town Attorney Fees.** The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.
- 3. Property or Development Inquiries.** The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.
- 4. Other Fees.** The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.
- 5. Recordation Fees.** The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

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

---

(signature required)

---

(date)



# DESIGN REVIEW PROCESS APPLICATION

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

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



# DESIGN REVIEW PROCESS APPLICATION

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

**OWNER/APPLICANT  
ACKNOWLEDGEMENT  
OF RESPONSIBILITIES**

I, Adam Hunt, the owner of Lot 312 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Adam Hunt 6/16/18  
\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Signature of Applicant/Agent Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:



Revised 2.26.18

## DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342  
[cd@mtnvillage.org](mailto:cd@mtnvillage.org)

### OWNER AGENT AUTHORIZATION FORM

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

Adam Haut 5/3/18

(Signature) (Date)

ADAM HAUT

(Printed name)



# DESIGN REVIEW PROCESS APPLICATION

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

## HOA APPROVAL LETTER

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

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

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

\_\_\_\_\_  
(Printed name)

# San Miguel County Assessor Data Site

Peggy Kanter, P.O. Box 506, Telluride, CO, 81435  
(P) 970 728-3174 | (F) 970 369-1007 | (E) PeggyK@Sanmiguelcounty.org

## Account Information

---

Account:	R1080088313
Parcel:	477904408313
Owner Name:	HAUT ADAM M AND JUDITE M JT
Owner Address:	101 SUNNY BRANCH RD, PO BOX 988, FAR HILLS, NJ, 07931
Property Address:	400 BENCHMARK DR, MOUNTAIN VILLAGE
Legal:	LOT 313 TELLURIDE MOUNTAIN VILLAGE FILING 8 PLAT BK 1 PG 797 REC 1 29 88
Tax Area:	108
Subdivision:	MOUNTAIN VILLAGE

## Sales Information

---

Date	Deed Type	Doc Number	Grantor	Grantee	Amount
07/23/2010	AGR	413996	HAUTE ADAM AND JUDITE	TOWN OF MOUNTAIN VILLAGE	
05/17/1994	WD	B529650	ALEXANDER, GUY C. & CHERY...	HAUT, ADAM M. & JUDITE M....	370,000
06/15/1992	WD	B4937768	EWING	ALEXANDER, G & C JT	330,000
07/17/1991	WD	B4803756	EWING, ROBERT W. JR	EWING, R & L	
11/30/1988	WD	B4496	LANDER CORP	EWING,R.W.	332,500
02/19/1988	WD	B442321	TELLURIDE COMPANY	THE LANDER CORP.	554,100

## Taxable Values History

---

Year	Land Actual	Imp Actual	Total Actual	Land Assessed	Imp Assessed	Total Assessed
2018	1,750,000	3,756,830	5,506,830	126,000	270,490	396,490
2017	1,750,000	3,756,830	5,506,830	126,000	270,490	396,490
2016	1,600,000	3,517,759	5,117,759	127,360	280,010	407,370
2015	1,600,000	3,517,759	5,117,759	127,360	280,010	407,370
2013	1,600,000	2,835,032	4,435,032	127,360	225,670	353,030
2012	1,800,000	3,520,425	5,320,425	143,280	280,230	423,510
2011	1,800,000	3,520,425	5,320,425	143,280	280,230	423,510
2010	1,380,000	4,664,800	6,044,800	109,850	371,320	481,170



# San Miguel County Assessor Data Site

Peggy Kanter, P.O. Box 506, Telluride, CO, 81435

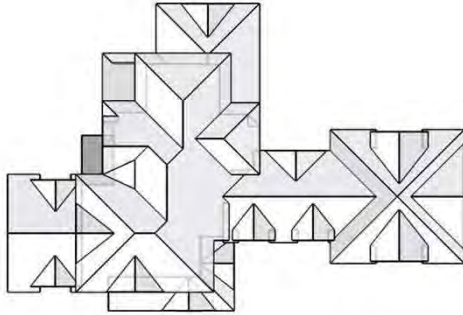
(P) 970 728-3174 | (F) 970 369-1007 | (E) PeggyK@Sanmiguelcounty.org

## Property Details

Model	Attribute Name	Attribute Value
L Residential 1		
	ABSTRACTCODE	1112
	LANDCLASS	
	LEADESCRIPTIO	TMV SFR LOTS 1
	LANDACRES	0.710000
	LANDSF	30927.600000
	LANDUNITCOUNT	1.000000
LAND ACCOUNT 1		
	ECONAREAID	4
	ECONAREADESCR	MOUNTAIN VILLAGE
	LANDGROSSACRE	0.710000
	LANDNETACRECO	0.710000
	LANDNETSF	30927.600000
Residential 1		
	PROPERTYTYPE	Residential
	IMPNO	1.00
	BLTASCODE	25
	OCCABSTRACT	1212
	BLTASDESCRIPT	3 Story
	BLTASSTORIES	3.00
	OCCCODE	100
	OCCDESCRIPTIO	Single Family Residential
	BLTASYEARBUIL	2000
	NBHDEXTENSION	00
	NBHDCODE	2010
	IMPQUALITY	Very Good Plus
	BATHCOUNT	3.50
	BEDROOMCOUNT	4.00
	NETSF	6664
	SF	6664
	REMODELEDPERC	0.0000
	TOTALFINISHED	6664
	YEARREMODELED	0

400 Benchmark Dr, Mountain Village, CO 81435-9405

Report: 21651111



In this 3D model, facets appear as semi-transparent to reveal overhangs.

## PREPARED FOR

Contact: Bryan Wenger  
Company: Stone Ridge Roofing & Siding  
Address: 300 North Cascade Ave  
Suite C5  
Montrose, CO 81401  
Phone: 970-249-7663

## TABLE OF CONTENTS

Images .....	1
Length Diagram .....	4
Pitch Diagram .....	5
Area Diagram .....	6
Notes Diagram .....	7
Report Summary .....	8

## MEASUREMENTS

Total Roof Area = 7,134 sq ft  
Total Roof Facets = 59  
Predominant Pitch = 8/12  
Number of Stories <= 1  
Total Ridges/Hips = 587 ft  
Total Valleys = 486 ft  
Total Rakes = 338 ft  
Total Eaves = 441 ft

Measurements provided by [www.eagleview.com](http://www.eagleview.com)



**Certified Accurate**

[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

400 Benchmark Dr, Mountain Village, CO 81435-9405

Report: 21651111

## IMAGES

The following aerial images show different angles of this structure for your reference.

Top View

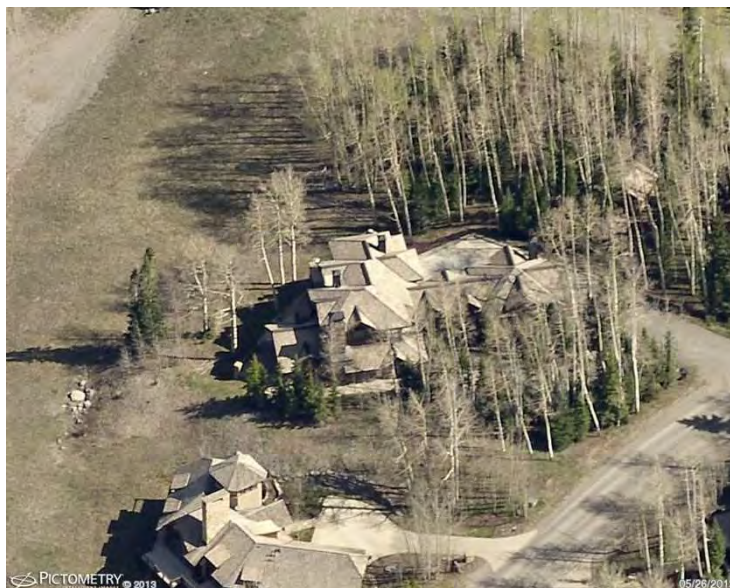


# IMAGES

North Side



South Side



# IMAGES

East Side



West Side

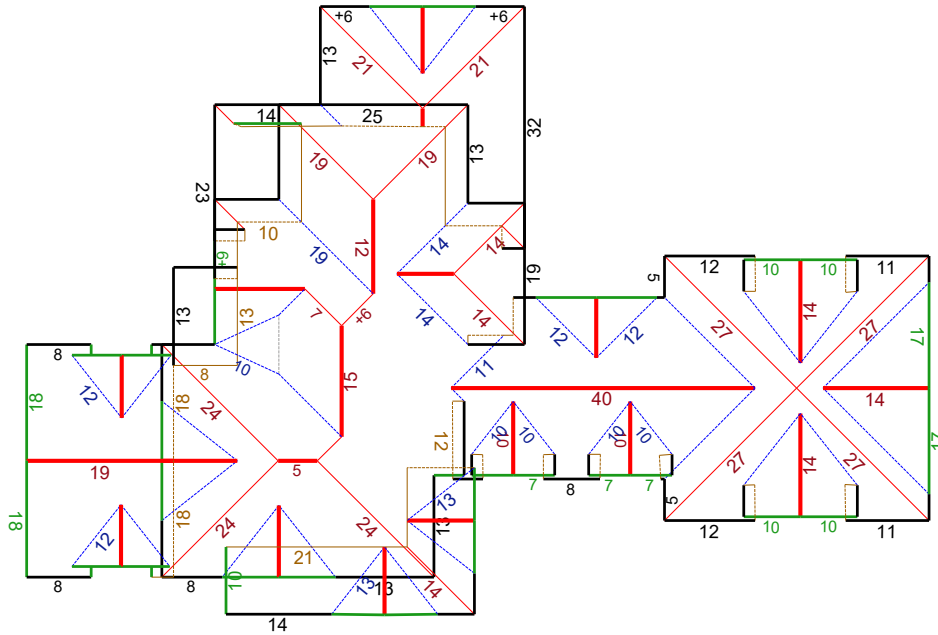


# LENGTH DIAGRAM

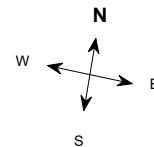
Total Line Lengths:

 Ridges = 246 ft  
 Hips = 341 ft

 Valleys = 486 ft  
 Rakes = 338 ft  
 Eaves = 441 ft

 Flashing = 134 ft  
 Step flashing = 159 ft  
 Parapets = 0 ft


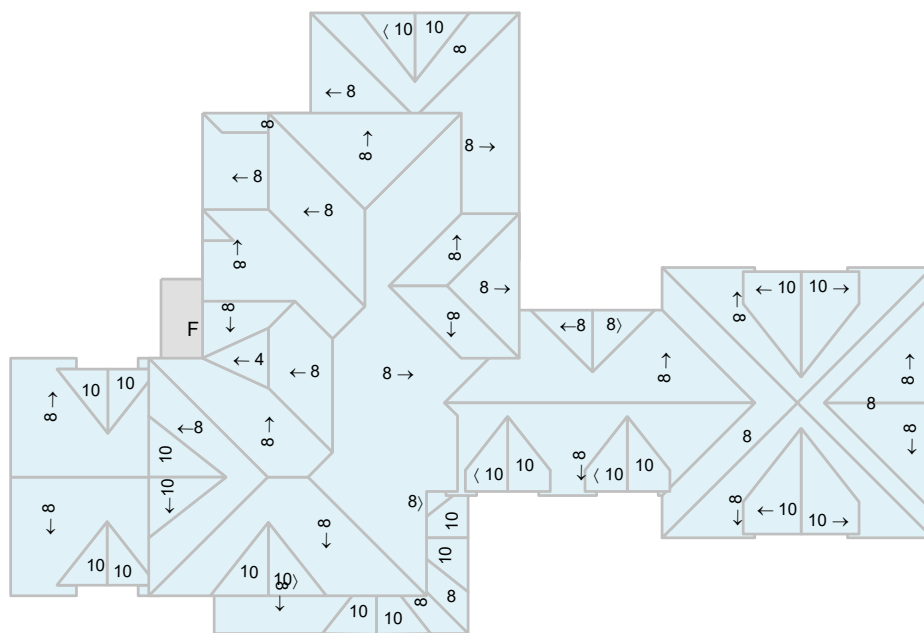
© 2018 Eagle View Technologies, Inc., All Rights Reserved.



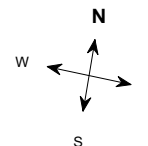
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

# PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 8/12



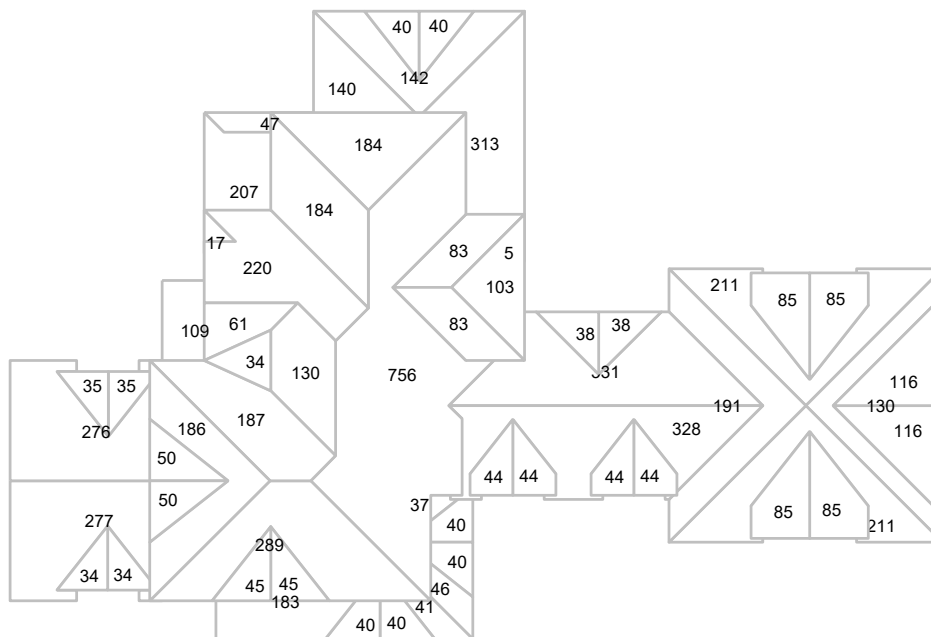
© 2018 Eagle View Technologies, Inc., All Rights Reserved.



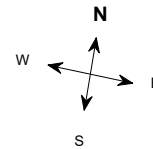
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

# AREA DIAGRAM

Total Area = 7,134 sq ft, with 59 facets.



© 2018 Eagle View Technologies, Inc., All Rights Reserved.

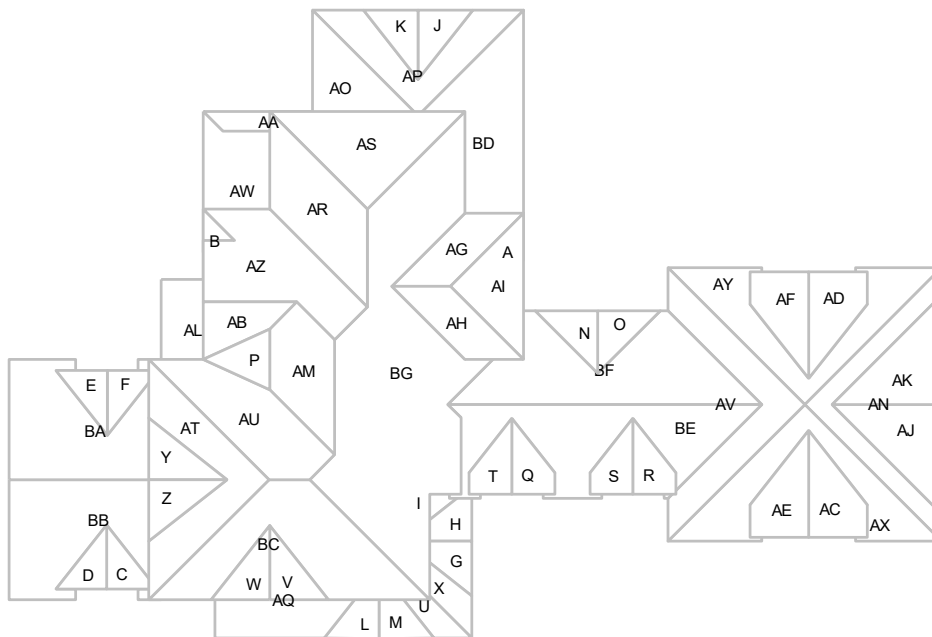


Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

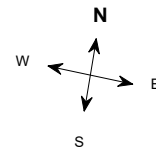


# NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



© 2018 Eagle View Technologies, Inc., All Rights Reserved.



## REPORT SUMMARY

### Areas per Pitch

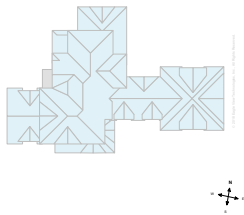
Roof Pitches	0/12	4/12	8/12	10/12
Area (sq ft)	109.2	34.5	5907.0	1082.8
% of Roof	1.5%	0.5%	82.8%	15.2%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

### Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	7,134	7,847	7,990	8,204	8,347	8,561	8,703
Squares	71.3	78.5	79.9	82.0	83.5	85.6	87.0

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.



Total Roof Facets = 59

### Lengths, Areas and Pitches

Ridges = 246 ft (21 Ridges)  
 Hips = 341 ft (20 Hips).  
 Valleys = 486 ft (38 Valleys)  
 Rakes\* = 338 ft (37 Rakes)  
 Eaves/Starter\*\* = 441 ft (52 Eaves)  
 Drip Edge (Eaves + Rakes) = 779 ft (89 Lengths)  
 Parapet Walls = 0 (0 Lengths).  
 Flashing = 134 ft (27 Lengths)  
 Step flashing = 159 ft (22 Lengths)  
 Total Area = 7,134 sq ft  
 Predominant Pitch = 8/12

### Property Location

Longitude = -107.8592644

Latitude = 37.9259593

### Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

### Online Maps

Online map of property

[http://maps.google.com/maps?f=g&source=s\\_q&hl=en&geocode=&q=400+Benchmark+Dr,Mountain+Village,CO,81435-9405](http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=400+Benchmark+Dr,Mountain+Village,CO,81435-9405)

Directions from Stone Ridge Roofing & Siding to this property

[http://maps.google.com/maps?f=d&source=s\\_d&saddr=300+North+Cascade+Ave,Suite+C5,Monterose,CO,81401&daddr=400+Benchmark+Dr,Mountain+Village,CO,81435-9405](http://maps.google.com/maps?f=d&source=s_d&saddr=300+North+Cascade+Ave,Suite+C5,Monterose,CO,81401&daddr=400+Benchmark+Dr,Mountain+Village,CO,81435-9405)

\* Rakes are defined as roof edges that are sloped (not level).

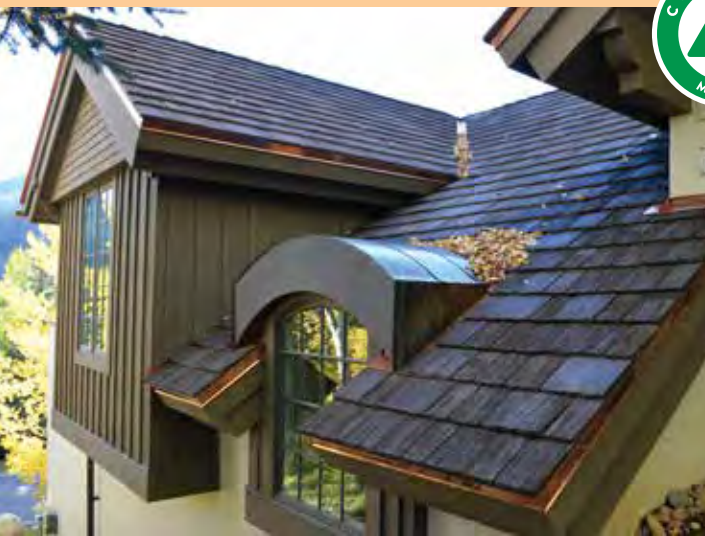
\*\* Eaves are defined as roof edges that are not sloped and level.



# CeDUR™

Timeless • Durable • Beautiful

*High Performance Simulated Wood Shakes*





*Shiloh~Staggered Look*

## ABOUT US

CeDUR is a high performance synthetic roofing product and leader in simulated wood shake roofing products. Our State-of-the-Art Polyurethane Technology ensures long term durability and is developed to withstand nature's harsh fire, hail, wind, and UV conditions while reflecting the enduring elegance of natural cedar shakes.

CeDUR has passed the industry's most stringent testing standards for wind, impact, and fire, all while obtaining a Class A Fire Rating without the use of a special fire resistant underlayment.

Our proprietary technology allows us to incorporate a fire retardant into our product while maintaining its lightweight composition at just 170 pounds per square.

Manufactured in Colorado, CeDUR outperforms our competitors while delivering beautiful aesthetic appeal, everlasting dependability, and long term value for both residential and commercial applications. Discerning property owners choose CeDUR as the low maintenance, high performance roofing product to enhance the aesthetic allure and value of any property.



*Walden~Staggered Look*

# WE PIONEER THE FUTURE



## TRUST SCIENCE

Our breakthrough State-of-the-Art manufacturing process delivers superior protection and elite insulative properties.



## FIRE RETARDANT

Our fire retardant technology ensures maximum protection and difuses flames, even amidst nature's most extreme conditions.



## POLYURETHANE TECHNOLOGY

CeDUR features the unmatched durability of Polyurethane Technology and passes the industry's most stringent testing standards.



## LIGHT. YEARS AHEAD.

Precision engineered at just 170 pounds per square, CeDUR is the next generation standard of excellence in the roofing industry.



## COLOR SYSTEM

Our color system is designed to weather to natural wood tones 2-4 months after installation. After the initial weathering process the color sets and remains relatively constant over the life of the product.



## ECO FRIENDLY

The use of natural wood is harmful to our environment, CeDUR offers the same aesthetic appeal without threatening our environment.





## COLOR SELECTION

Similar to natural wood, CeDUR implements a proprietary color system that is designed to weather to a natural wood tone after the first 2-4 months of installation. After the initial aging process the color will set and remain constant over the balance of the life of the product.

We produce our molds from natural cedar shakes, which create a variation in both the grain patterns and the overall appearance of the shakes. We feature 5", 7", and 12" shakes and a 3/4" butt, which gives deeper shadow lines making your roof virtually indistinguishable from natural cedar shakes. This produces a natural wood appearance and a unique variation of shakes in each individually packaged bundle.

Installing CeDUR shakes is simple, we do not require any batten systems or special accessories, and our installation is exactly like natural cedar wood shakes. Our products feature color through pigmentation and no cavity back, meaning you can cut through our product with a utility knife. This reduces waste and offers superior aesthetic finishing in roof valleys, rakes, hips, and eaves. Any project is one installation away from high performance peace of mind for decades to come.

### LIVE OAK

Caramel Brown



### SHILOH

Charcoal Gray



### WALDEN

Chocolate Brown



*Enduring Elegance • Timeless Durability*

# The most realistic wood shake replacement product available.



## TIMELESS

- 50 Year Limited Warranty
- Virtually indistinguishable from natural cedar shakes
- No splitting, rotting, warping, or risk of fire
- Molded from natural cedar shakes with 5", 7", and 12" shakes and a 3/4" butt



## AFFORDABLE

- Competitively priced
- Low maintenance costs
- Long term value benefits
- Very low life cycle costs
- Improves roof insulation value
- Listed on American Family Insurance and State Farm's premium credits product listing



## EASILY INSTALLED

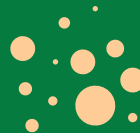
- No special tools, hardware, or accessories are required
- Can be cut, nailed, and screwed
- Can be installed directly on a deck - no battens required
- Solid product with Color Through Pigmentation means superior finishes at hips, valleys, eaves, etc.



**WEIGHS 170  
POUNDS PER  
SQUARE**



**CLASS A  
FIRE RATING**



**CLASS 4  
IMPACT RATING**



**CERTIFIED TO  
115 MPH  
WIND SPEED**

### What is a Class A Fire Rating and what is the best rating?

Fire ratings (UL 790 testing protocol) are granted at one of three levels: Class A, Class B, and Class C. Class A is the highest rating a product can receive. The Class A rating indicates the product has equaled the testing industry's most stringent fire resistance standard, a measure of how the roof will perform in severe fire conditions. CeDUR boasts a Class A Fire Rating without the need of a special fire resistant underlayment. Visit YouTube to view our Class A Burn Test video.

### How long has CeDUR shake been on the market?

For more than 15 years CeDUR has proven itself a premiere roofing material in one of nature's toughest testing grounds—the Western United States—where hail, wind, rain, fire, and snow conspire against all things man-made.

### What is the Underwriters Laboratories, Inc (UL) 2218 impact test and how do CeDUR shakes rate?

There are four impact resistance ratings from 1 to 4, with 4 being the most impact resistant. In the Class 4 test, a 2" steel ball is dropped from a height of 20 feet on multiple surface points of a CeDUR shake. CeDUR passed the test with a Class 4 Impact Rating.

### How does CeDUR perform in high wind areas?

CeDUR is certified to a wind speed of 115 mph (3-second gust), with a mean roof height no greater than 40 feet. Above 115 mph wind resistance installations are considered "High Wind" and CeDUR should be consulted for proper design. CeDUR is warranted for wind speeds up to 90 mph.



## CONTACT INFO

### HEADQUARTERS

3590 Himalaya Rd  
Aurora, CO 80011

### EMAIL

[info@cedur.com](mailto:info@cedur.com)

## CONNECT WITH US

-  [facebook.com/cedurshakes#](https://facebook.com/cedurshakes#)
-  [youtube.com/channel/UC1a2c2Y2ERcXsIF\\_VMAB0Hg](https://youtube.com/channel/UC1a2c2Y2ERcXsIF_VMAB0Hg)
-  [twitter.com/CeDURRoofing](https://twitter.com/CeDURRoofing)
-  [linkedin.com/company/cedur](https://linkedin.com/company/cedur)
-  [plus.google.com/+Cedurshakes](https://plus.google.com/+Cedurshakes)

## LEARN MORE

### WEBSITE

[www.cedur.com](http://www.cedur.com)

### PHONE

Local (720) 974-9200  
Toll Free (844) 974-9196







**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 July 12, 2018  
**DATE:** July 6, 2018  
**RE:** Consideration of an Final Design Review application for a new single-family dwelling on Lot 600BR-1, 15 Trails Edge Lane

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 600BR-1  
**Address:** 15 Trails Edge Lane  
**Applicant/Agent:** Jack Wesson Architect  
**Owner:** David Grosshans and Anh Dang  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.12 Acres  
**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Applicant 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 Final Design Review for the development of a single-family residence. The proposed dwelling unit is located on 15 Trails Edge Lane, and consists of four (4) bedrooms and an attached two (2) car garage for a total of 3566 square feet. The site area consists of 0.12 acres and is characterized by the presence of medium-sized aspen stands and a few fir trees. Terrain across the site slopes from the south to the north with a berm at the road.

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	40' maximum (35'+5' for gable roof)	39' 4"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	27' 5"
Maximum Lot Coverage	40% maximum	39.9%
General Easement Setbacks		
North	0' No GE, no setback	12' – 9.25"
South	8' setback	8'
East	8' setback	8' 2"
West	4' Utility Easement	5' 11"
Roof Pitch		
Primary		12:12
Secondary		4:12; 5:12
Exterior Material		
Stone	35%	35.95%
Wood	No requirement	34.10%
Windows/Doors	40% maximum for windows	17.58%
Metal Accents	No requirement	12.37%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed design is code compliant at 27'-5". The proposed maximum height is 39' – 4", which is within the maximum height allowed for the roof design. Given how close the proposed height is to the maximum allowed height, a condition for approval is included that requires a monumented land survey to be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.

**17.5.5 BUILDING SITING DESIGN**

Lot 600BR1 is an extremely small lot (0.12 acres) that slopes from the south to the north. This lot has road frontage on both the south and west property boundaries. Similar to all other homes along Trails Edge, the applicant is proposing driveway approach from the south. There are no proposed General Easement encroachments, but owing to the small size of the lot staff recommends that a monumented land survey of the footers be provided prior to pouring concrete to determine there are no 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.

**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 primary roof forms 12:12 gable roofs. The secondary roof forms are 5:12. The Roofing material and fascia will be rusted standing seam.

**Exterior Wall Materials**

The exterior walls consist of 35.95% Telluride Gold stone veneer, 34.1% vertical 8” barn wood and rough sawn timber beams, 17.58% fenestration and 12.37% steel accents. Fenestration includes bronze metal clad Loewen windows and the steel accents will be black oil rubbed metal panels that are prominent on most other Trails Edge homes.

**17.5.7 GRADING AND DRAINAGE PLAN**

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades of 3:1 or flatter. The driveway may be warped as necessary to smooth the transition between different centerlines, but overall has a grade profile of 3.13%

**17.5.8 PARKING REGULATIONS**

Applicant shows 2 enclosed parking spaces and 2 exterior space proposed. The applicant has indicated that there will be snowmelt on the driveway, front entry porch, and western and northern decks. The total square footage of snowmelt is 985 square feet.

**17.5.9 LANDSCAPING REGULATIONS**

The proposed landscape plan shows 11 new aspens, 3 new spruces, and 9 dogwood shrubs with all disturbed areas to be re-seeded per CDC guidelines. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

<b>Landscaping Type</b>	<b>Minimum Size</b>
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

Backflow preventers and a rain shut off device will be installed.

**17.5.11 UTILITIES**

All shallow utilities are proposed to be run from the southern portion of the lot from Trails Edge. The water line will come in from south of the lower driveway and run to the main house. Public Works requests that all utilities be field located by the contractor prior to construction.

**17.5.12 LIGHTING REGULATIONS**

Applicant is proposing three (3) 700 Lumen step lights, three (3) 35-Watt sconces, and one (1) 800 Lumen exterior pendant.

**17.5.13.E4 ADDRESS IDENTIFICATION**

The Community Development Code states that homes located close to, and are visible from a town road may attach address identification numbers to the building if such is located within Twenty (20’) feet of the roadway. Consistent with neighborhood character, the applicant has submitted a backlit monument attached to the porch entry with the required 6” lettering. The location of this sign is further than 20 feet away from Trails Edge Lane, which means that a design variation approval from the DRB and approval from Telluride Fire Protection District will be required prior to installation.

### **17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS**

The applicant has indicated the fireplace will be fueled by a gas insert.

### **17.7.19 CONSTRUCTION MITIGATION**

The construction mitigation plan indicates that the office will be located offsite; however, two of the parking spaces encroach into the General Easement, and two other parking spaces are on Trails Edge Lane. All other construction staging and fencing is appropriate and code compliant.

### **RECOMMENDATION**

Staff recommends the DRB approve the Initial Architecture Site Review application with the stated variations and specific approvals for Lot 600BR-1 with the following conditions which shall be addressed before issuing a certificate of occupancy:

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 encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.
3. Applicant submit a revised Construction Mitigation plan to address parking of vehicles in the General Easement.
4. Telluride Fire Protection District must approve of the address identification sign prior to installation.



# DESIGN REVIEW PROCESS APPLICATION

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

## DESIGN REVIEW PROCESS APPLICATION

### APPLICANT INFORMATION

<b>Name:</b> Jack Wesson, Jack Wesson Architects inc.		<b>E-mail Address:</b> jwesson@me.com	
<b>Mailing Address:</b> POB 2051		<b>Phone:</b> 970.519.1551	
<b>City:</b> Telluride	<b>State:</b> CO	<b>Zip Code:</b> 81435	
<b>Mountain Village Business License Number:</b> 001939			

### PROPERTY INFORMATION

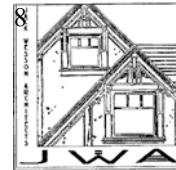
<b>Physical Address:</b> 11 Trails Edge		<b>Acreage:</b> .12
<b>Zone District:</b> Residential	<b>Zoning Designations:</b> Residential	<b>Density Assigned to the Lot or Site:</b> 4
<b>Legal Description:</b> Lot 600BR-1		
<b>Existing Land Uses:</b> vacant		
<b>Proposed Land Uses:</b> single family residence		

### OWNER INFORMATION

<b>Property Owner:</b> David Grosshans and Anh Dang		<b>E-mail Address:</b> dgrossha@manderson.org	
<b>Mailing Address:</b> 3831 Aberdeen Way		<b>Phone:</b> 303.570.3892	
<b>City:</b> Houston	<b>State:</b> TX	<b>Zip Code:</b> 77025	

**DESCRIPTION OF REQUEST**

DRB Review and approval of an approximate 3500 s.f. single family home and 500 s.f. garage



# NARRATIVE

5.3.18

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 600BR-1, Mountain Village CO

This single family residence is proposed to be built on lot BR600-1 Trails Edge (lot size 5044 sf). The interior gross heated area is approximately 3102 s.f, plus a 464 s.f. two car garage. The design esthetic is a rustic, mining vernacular, in keeping with the HOA design guidelines in the Trails Edge Subdivision. The exterior materials incorporate antique barn wood siding and timbers, stone and rusted metal. Roof forms are traditional and include gable and shed forms. The project is compliant with the Land Use Ordinance; the massing is within the maximum height limits site coverage (2040 sf.) does not exceed 40% (40.0%).

No variances are requested.

The exterior materials meet the surface area criteria:

stone veneer s	35.95% (exceeds 35%)
fenestration is	17.58%
wood is	34.10%
metal accent is	12.37%

Lot Area:	5044 s.f.
Site Coverage:	2014 sf (39.9%)-
Floor Area Living:	3102 sf
Floor Area Garage	480 sf
Ave. Ht.	27.45" (30' max.)
Max. Ht.	39'-0"

Sincerely,  
Jack Wesson

BUILDING SUMMARY	
SITE PERMIT NUMBER:	—
BUILDING PERMIT NUMBER:	—
PROJECT ADDRESS:	TRAIL'S EDGE LANE
BLOCK:	—
LOT:	600B-01
LOT AREA:	5,044 SQ. FT.
ZONING DISTRICT:	SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL
NUMBER OF STORIES:	2
NUMBER OF SUB-LEVELS:	1

CODE SUMMARY	
BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE (2012) INTERNATIONAL ELECTRICAL CODE (2012) INTERNATIONAL FIRE CODE (2012) INTERNATIONAL MECHANICAL CODE (2012) INTERNATIONAL PLUMBING CODE (2012)
ENERGY CODE:	NATIONAL ENERGY CODE (2017)
TYPE OF CONSTRUCTION:	TYPE 5-B
OCCUPANCY:	R-3
BUILDING AREA:	3,566 SQ. FT.
	<b>***FIRE SPRINKLERS REQUIRED***</b>
	130 LB GROUND SNOW LOAD, 90 MPH EXPOSURE C WIND, FROST DEPTH 48"

### ABBREVIATIONS & SYMBOLS

WALL, BUILDING OR MISCELLANEOUS SECTION NO. DRAWING NO.	
INTERIOR ELEVATION NO. SHEET NO.	
ROOM NAME ROOM NO.	
DOOR NO.	
ELEVATION WINDOW NO.	
FRAME WALL	
BRICK/STONE VENEER	
SPOT ELEVATION	
A.B. ROOF SLOPE A.C.T.	

### GENERAL NOTES

GN01- CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

GN02- MATERIALS AND ASSEMBLIES: ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, O.S.H.A. REQUIREMENTS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUB-CONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

GN03- CONTRACTOR TO REVIEW GEO-TECHNICAL REPORT FOR BUILDING SYSTEM RECOMMENDATIONS. SHOULD UNEXPECTED SITE CONDITIONS ARISE DURING EXCAVATION, THE ARCHITECT AND GEO-TECHNICAL ENGINEER SHALL BE NOTIFIED FOR A SITE EVALUATION OF EXISTING CONDITIONS.

GN04- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH THE FLOORS, CEILING AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS.

GN05- ALL REQUIRED WORK SHALL BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS. THEY SHALL BE ONE AND THE SAME.

GN06- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS, ALL NECESSARY INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY.

GN07- THE CONTRACTOR SHALL COMPILE AND SUBMIT AS REQUIRED TO MANUFACTURERS AND OWNER ALL MATERIAL, FIXTURE AND APPLIANCE WARRANTIES.

GN08- THE JOBSITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL PROVIDE FOR RECYCLING AT THE JOB SITE.

GN09- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT AND THE PROTECTION OF NEIGHBORING PROPERTIES.

GN10- THE CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.

GN11- THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS OF ALL NECESSARY ACCESS PANELS IN ALL PARTITIONS, FLOORS, CEILING, AND WALLS AND COORDINATE EXACT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH TO SURFACE WITH NO TRIM.

GN12- FOR THIS PROJECT, DATUM 100.00' IS SET AT FINISH FLOOR, MAIN LEVEL OF THE UNIT.

GN13- DATUM ELEVATIONS ARE GIVEN TO TOP OF FINISH FLOOR. ALL OTHER FINISH MATERIALS ARE ADDED TO THESE GIVEN ELEVATIONS UNLESS OTHERWISE NOTED.

GN14- DO NOT OBTAIN DIMENSIONS BY SCALING DRAWINGS - USE WRITTEN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE PROJECT ARCHITECT BEFORE THE COMMENCEMENT OF WORK.

GN15- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN TO THE FOLLOWING IN ORDER OF PRIORITY:

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

GN16- UNLESS OTHERWISE NOTED, DIMENSIONS ARE ASSUMED TO BE:

A. PLUMB  
B. LEVEL  
C. SQUARE  
E. PARALLEL  
F. TO ESTABLISHED AXES OR BASELINES AS ESTABLISHED BY DIMENSIONAL OR ANGULAR NOTATIONS

GN17- ALL GLASS MUST CONFORM TO CODE REQUIREMENTS FOR SAFETY GLAZING.

GN18- MATERIALS, WHERE REQUIRED, ARE TO HAVE AN UL LABEL IN AN INCONSPICUOUS BUT VISIBLE LOCATION.

GN19- SIZES, DIMENSIONS, LOCATIONS, AND DETAILS OF PLANTERS, TREE GATES, CONCRETE FINISH, TILE PATTERNS, GRADING, SITE LIGHTING, ETC., ASSOCIATED WITH LANDSCAPE ARE SHOWN ON LANDSCAPE DRAWINGS.

GN20- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF UTILITY LINES, AGGREGATE BASES, SPOT ELEVATIONS ETC., ASSOCIATED WITH CIVIL ARE SHOWN ON THE CIVIL DRAWINGS.

GN21- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF STRUCTURAL MEMBERS, BEAMS, SLABS, WALLS, OPENINGS, ETC., ARE SHOWN ON STRUCTURAL DRAWINGS.

GN22- SIZES, DIMENSIONS, LOCATIONS AND DETAIL OF REGISTERS, DUCTS, EQUIPMENT, WALL OPENINGS, LOUVERS, ACCESS HATCHES, EQUIPMENT CURBS, VENTS, ETC., ASSOCIATED WITH HEATING VENTILATING AND AIR CONDITIONING ARE CONTAINED ON THE MECHANICAL DRAWINGS. COORDINATE LOCATION OF REGISTERS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

SITE PLAN GENERAL NOTES

SPGN01- CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY PRIOR TO EXCAVATION.

SPGN02- CONTRACTOR TO VERIFY ALL FLOOR ELEVATIONS PRIOR TO EXCAVATION.

SPGN03- CONTRACTOR TO PROTECT ALL TREES ON PROPERTY & ADJACENT PROPERTIES THAT EXTEND OVER PROPERTY LINE.

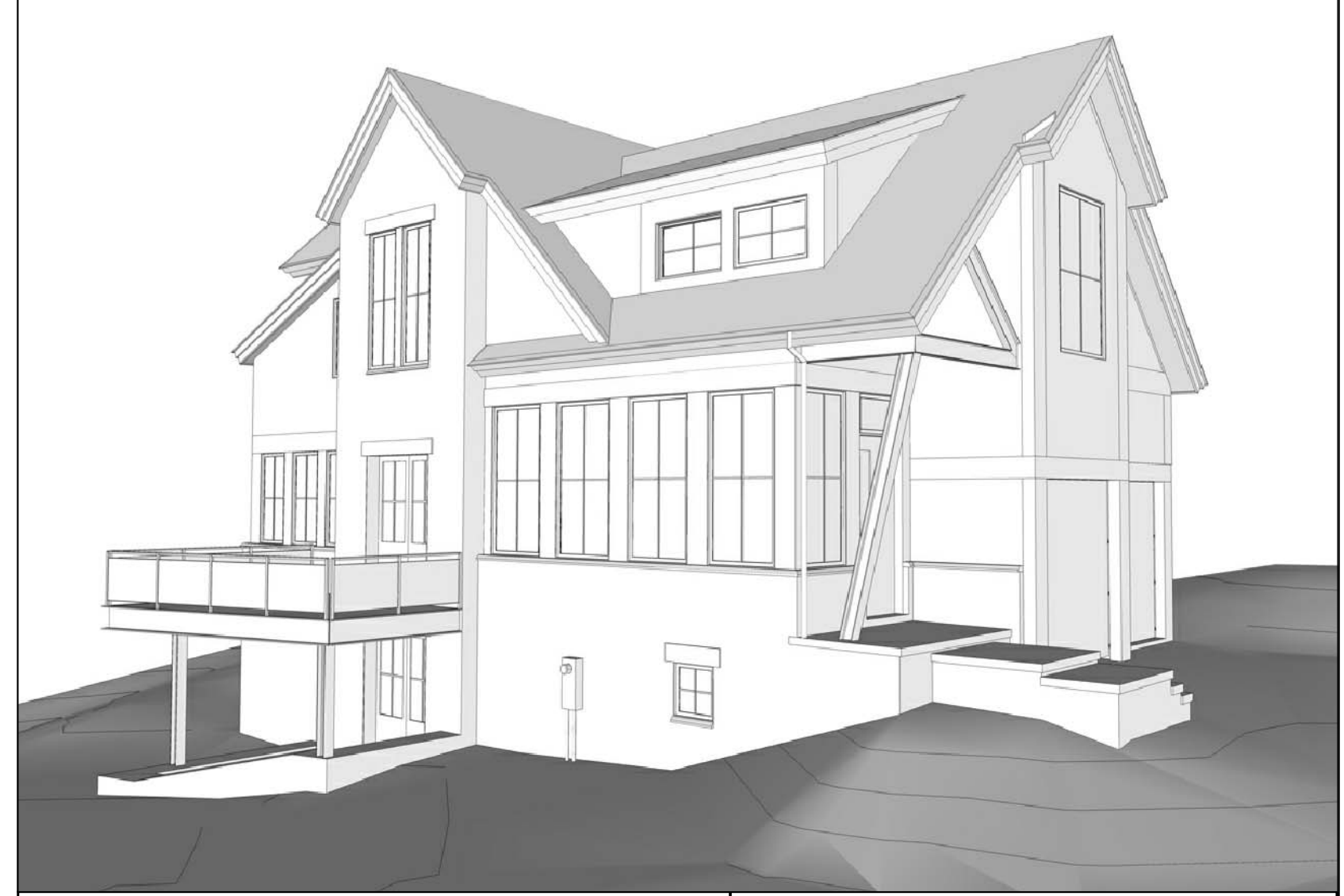
SPGN04- THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS

SPGN05- THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

### DRAWING INDEX

ARCHITECTURAL		CIVIL	
A000	PROJECT DATA, DRAWING INDEX, PROJECT DIRECTORY SURVEY	C1	GRADING, DRAINAGE, AND UTILITY PLAN
A100	OVERALL SITE PLAN, CONSTRUCTION STAGING PLAN, AND EXTERIOR LIGHTING PLAN	C2	UTILITY PLAN
A101	LANDSCAPE/IRRIGATION PLAN AND SNOW MELT PLAN		
A201	BASEMENT AND ENTRY LEVEL FLOOR PLAN		
A202	UPPER LEVEL PLAN AND ROOF PLAN		
A210	AREA CALCS		
A300	ELEVATIONS- SOUTH AND EAST		
A301	ELEVATIONS- NORTH AND WEST		
A305	MATERIAL AND HEIGHT CALCS		
A601	ROOF EAVE/FASCIA DETAILS		
A602	WINDOW DETAILS		
A603	EXTERIOR DOOR DETAILS		

### PROJECT ELEVATION



### PROJECT DIRECTORY

**CONTRACTOR**  
PROSET CONSTRUCTION  
RUSS MONTGOMERY  
1519 E. MAIN ST.  
MONTROSE, CO 81401  
T 970.729.1376  
russm@prosetconstruction.com

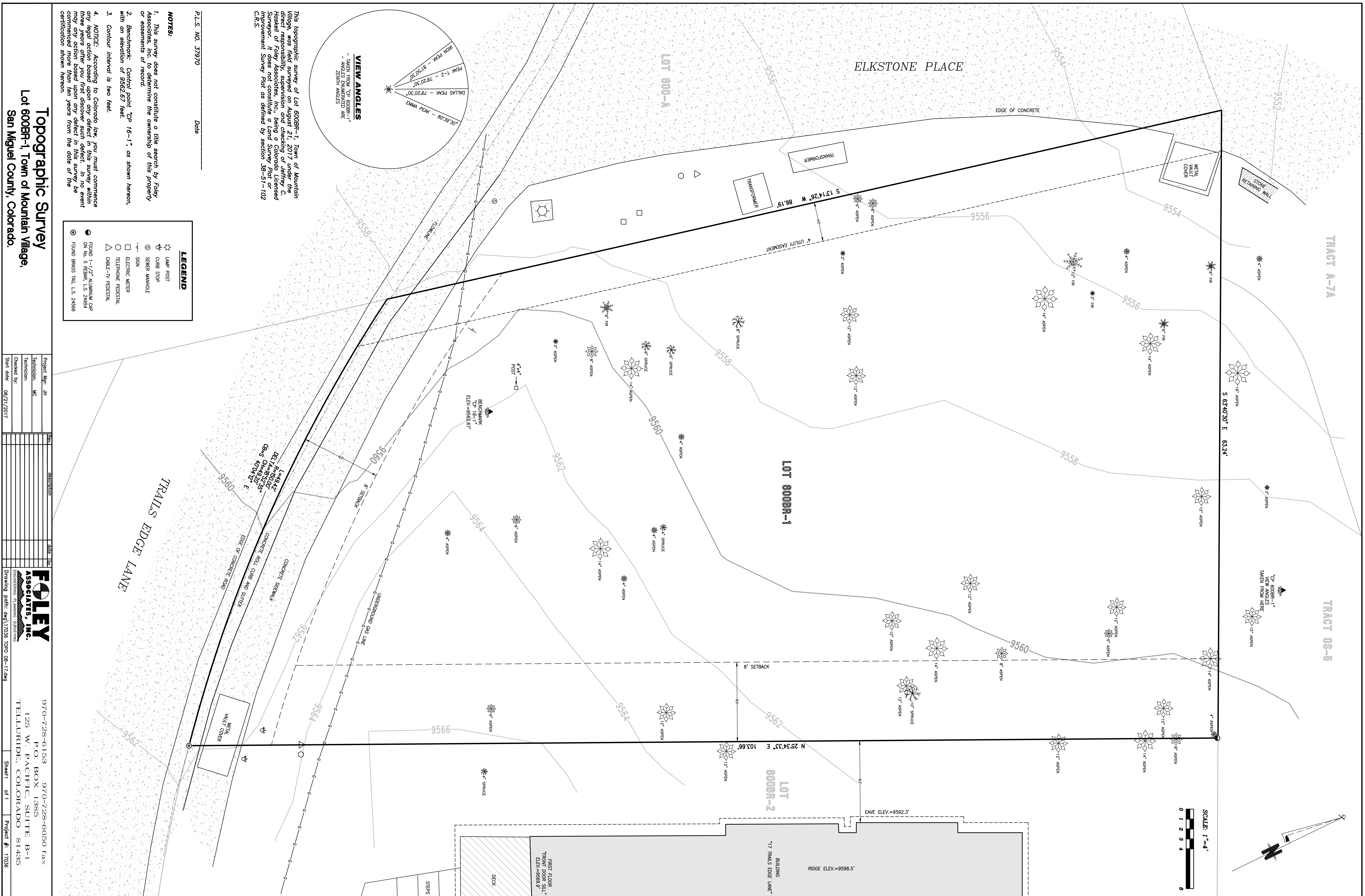
**ARCHITECT**  
JACK WESSON ARCHITECTS, INC.  
110 SOUTH PINE #100  
PO BOX 457  
TELLURIDE, CO 81435  
T 970.728.9755  
jwesson@me.com  
adam.birck@gmail.com

**STRUCTURAL ENGINEER**  
COLORADO STRUCTURAL, INC.  
MIKE ARBANEY P.E.  
T 970.349.5922  
mike@coloradostructural.com

**SURVEY INFORMATION**  
SAN JUAN SURVEYING  
CHRIS KENNEDY  
102 SOCIETY DRIVE  
TELLURIDE, CO 81435  
T 970.728-1128  
office@sanjuansurveying.com

### NOT FOR CONSTRUCTION

		<b>JACK WESSON ARCHITECTS INC.</b> 110 SOUTH PINE STREET TELLURIDE, COLORADO 81435 TEL: 970.728.9755 FAX: 970.728.9724 jwesson@me.com www.jackwessonarchitects.com	
PROJECT NAME: <b>600BR-1 TRAIL'S EDGE</b> MOUNTAIN VILLAGE, COLORADO 81435		PROJECT NUMBER: <b>COVER SHEET</b>	
SHEET NUMBER: <b>A-000</b>		REVISIONS:	
5-5-18	DRB APPLICATION #1		
6-18-18	HDA APPLICATION		
MARK	REV. DATE	PROJECT NAME	DESCRIPTION
		PROJECT MANAGER:	DRAWN BY:
		REVIEWED BY:	
		© 2008, JWA	

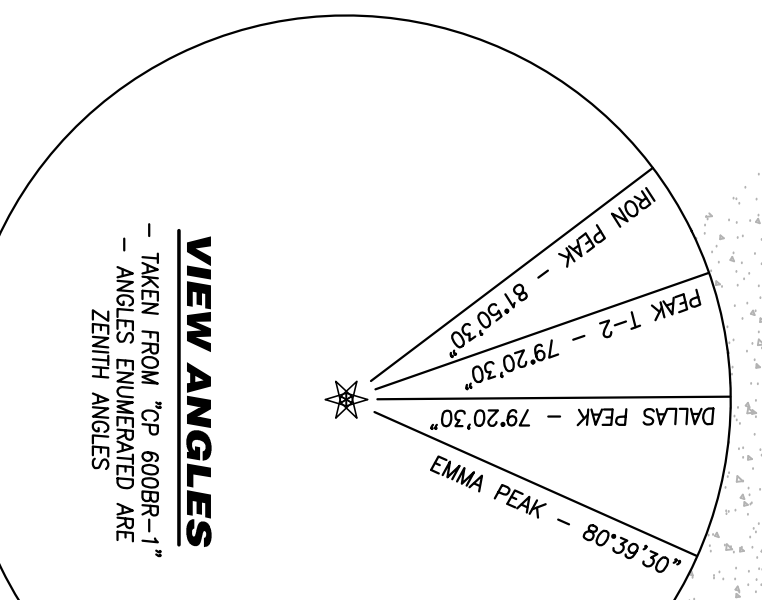


This topographic survey of Lot 600BR-1, Town of Mountain Village, was field surveyed on August 21, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Folley, Registered Professional Engineer, License No. 10000, State of Colorado. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

**NOTES:**

1. This survey does not constitute a title search by Folley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control point 'CP 16-1', as shown hereon, with an elevation of 9562.67 feet.
3. Contour interval is two feet.
4. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



**LEGEND**

- ☼ LAMP POST
- ⊕ CLIMB STOP
- ⊙ SIGN MANHOLE
- ⊙ SIGN
- ⊖ ELECTRIC METER
- ⊖ TELEPHONE FEDESTAL
- ⊖ CABLE-TV FEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON NO. 5 REBAR, L.S. 24954
- ⊙ FOUND BRASS TAG, L.S. 24566

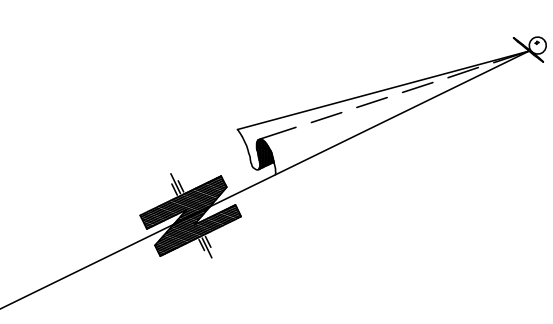
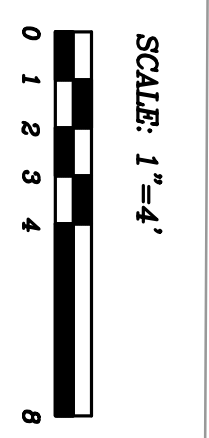
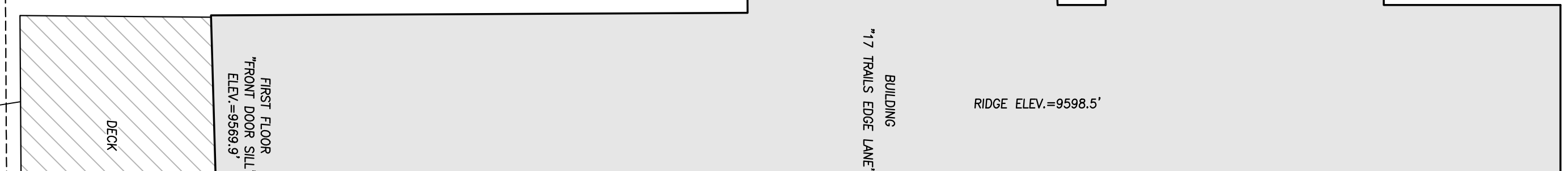
**Topographic Survey**  
**Lot 600BR-1, Town of Mountain Village,**  
**San Miguel County, Colorado.**

Project Mgr:	JH
Technician:	MC
Checked by:	
Start date:	08/21/2017

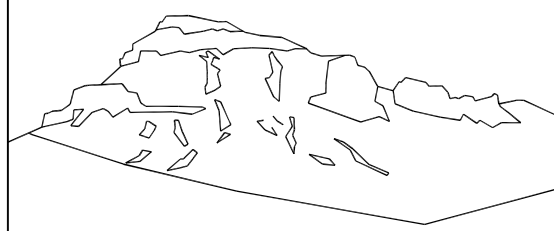
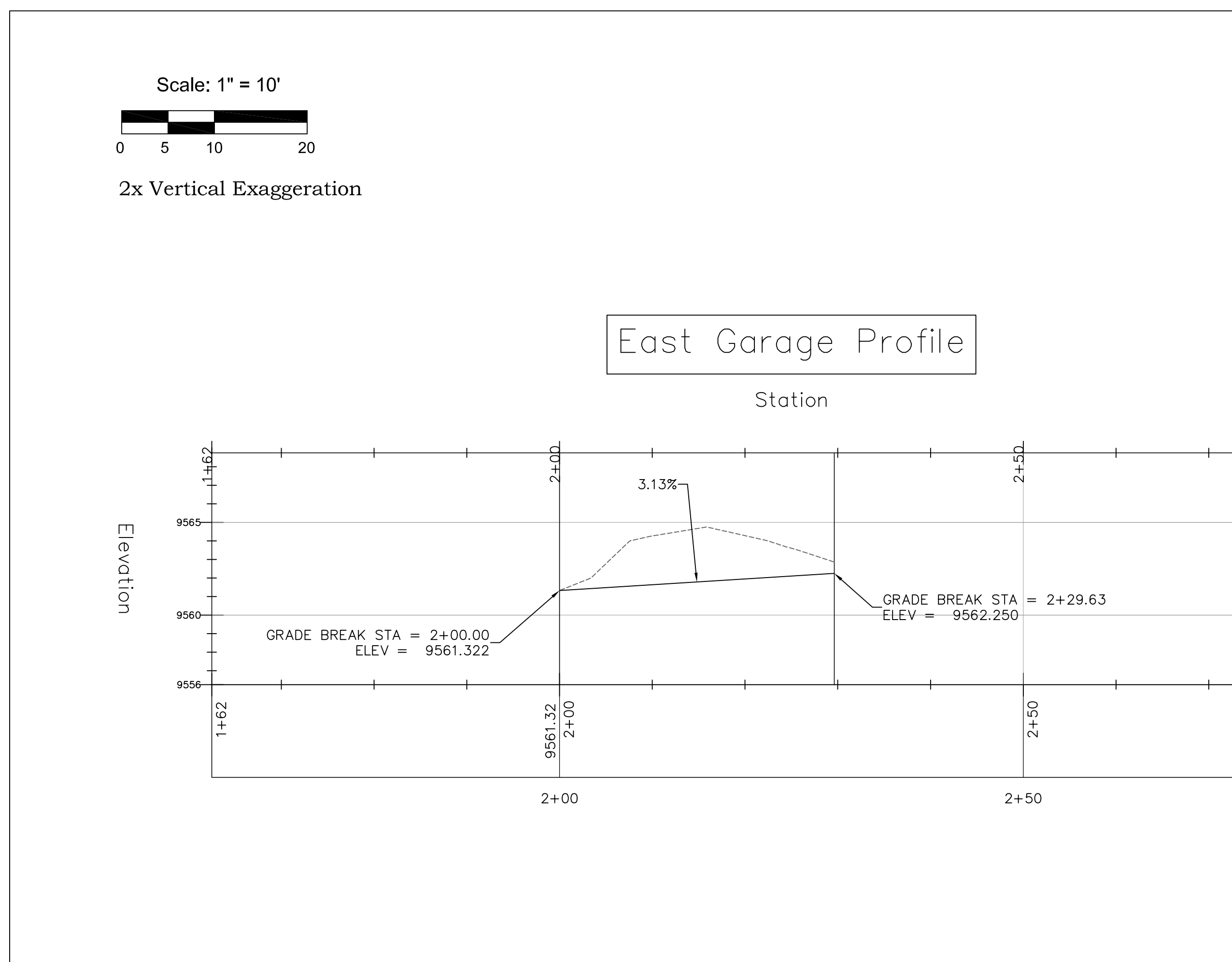
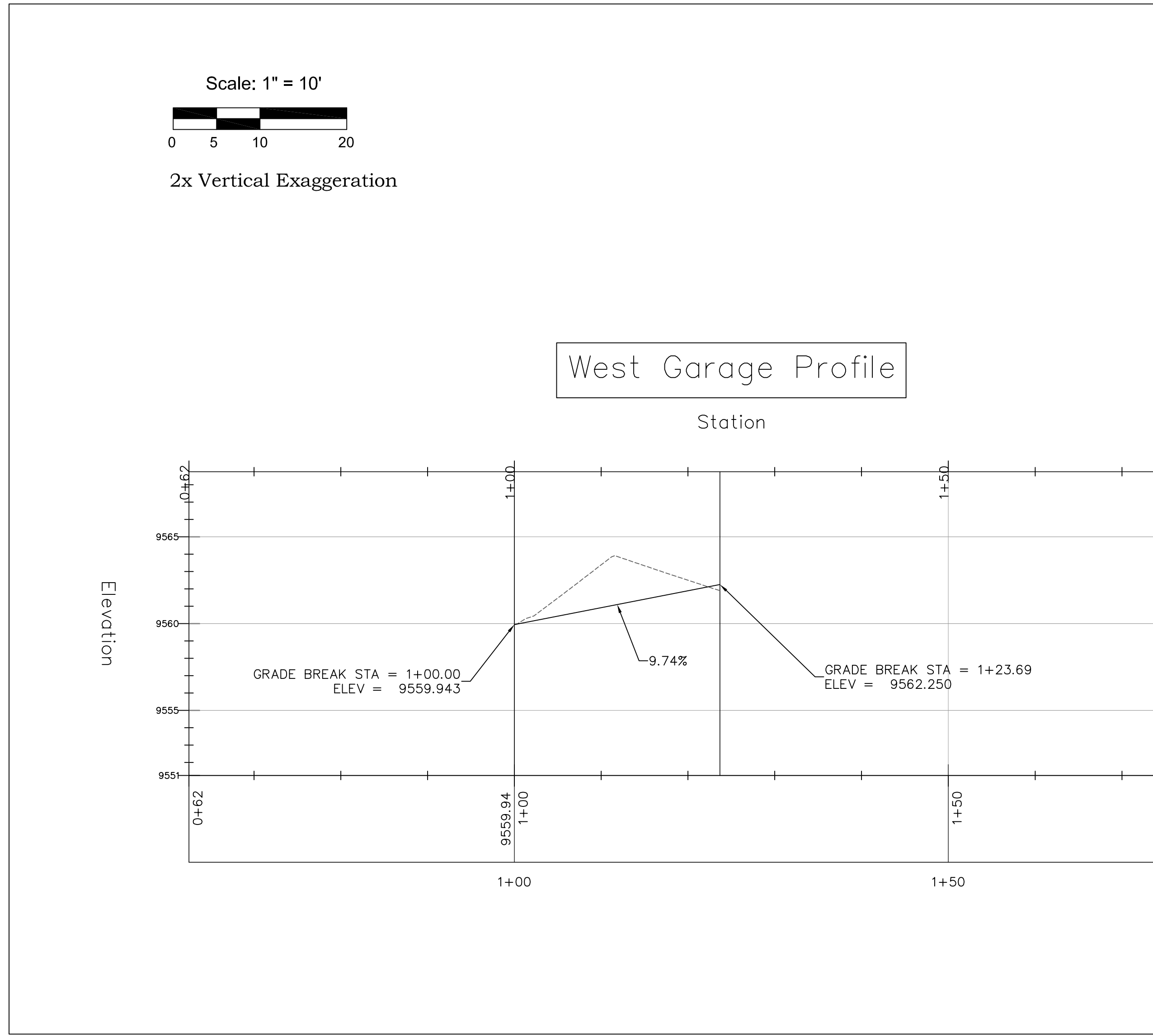
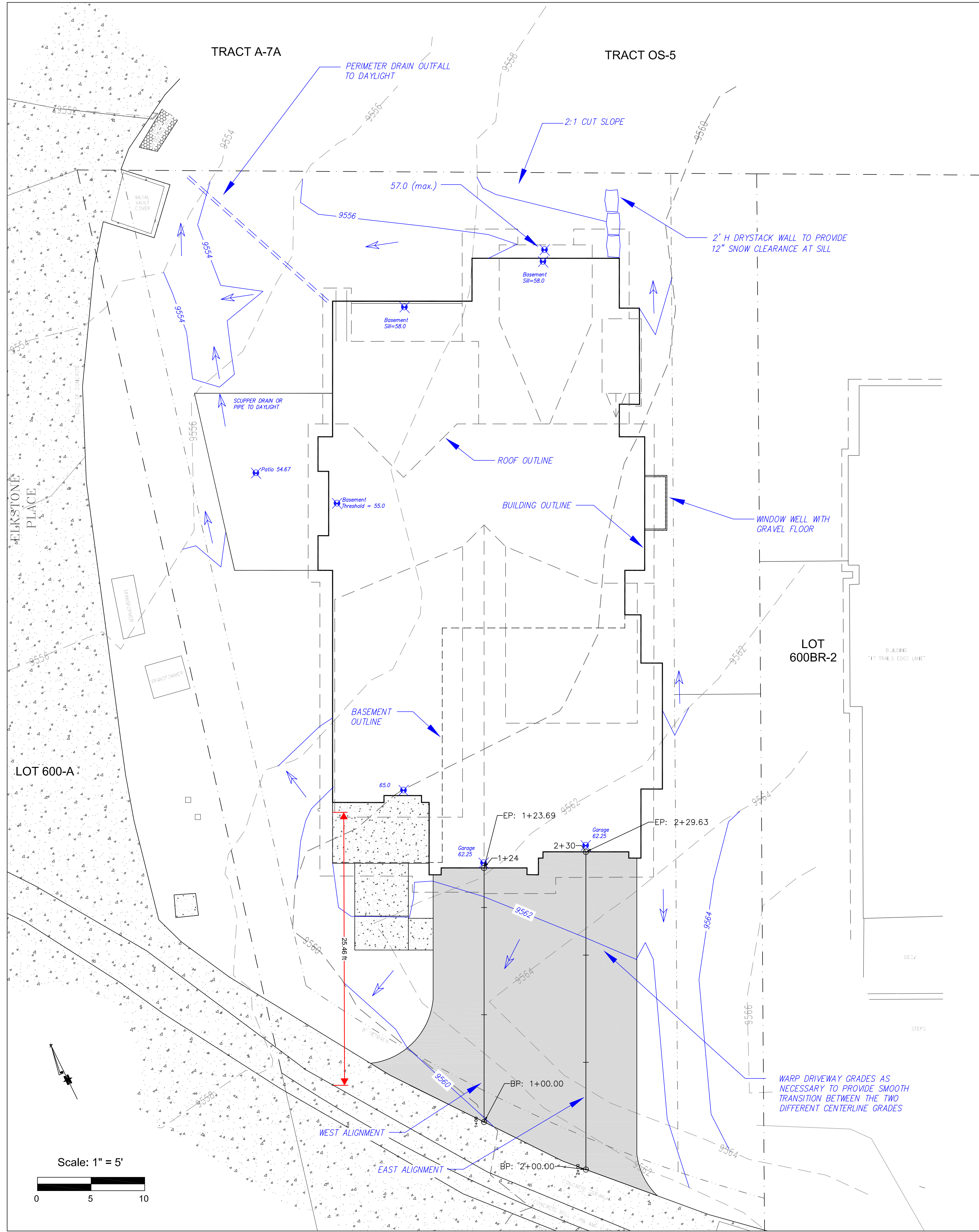
NO.	DESCRIPTION	DATE	BY

**FOLEY ASSOCIATES, INC.**  
 ENGINEERING & PLANNING CORPORATION

970-728-6153 970-728-6050 FAX  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435  
 Drawing path: d:\17036 TOPO 08-17.dwg  
 Sheet 1 of 1 Project #: 17036







Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2018-04-08

Lot 1  
Trails Edge  
Mtn. Village, CO

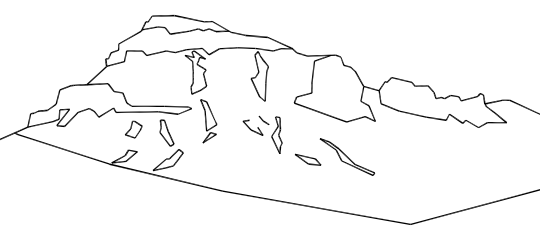
NOT FOR CONSTRUCTION

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

Grading  
and  
Drainage Plan

with  
Driveway Profiles

C1



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2018-04-09

Lot 1  
Trails Edge  
Mtn. Village, CO

NOT FOR CONSTRUCTION

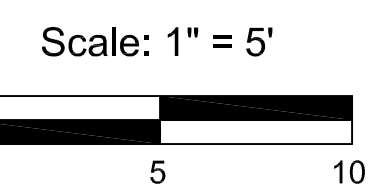
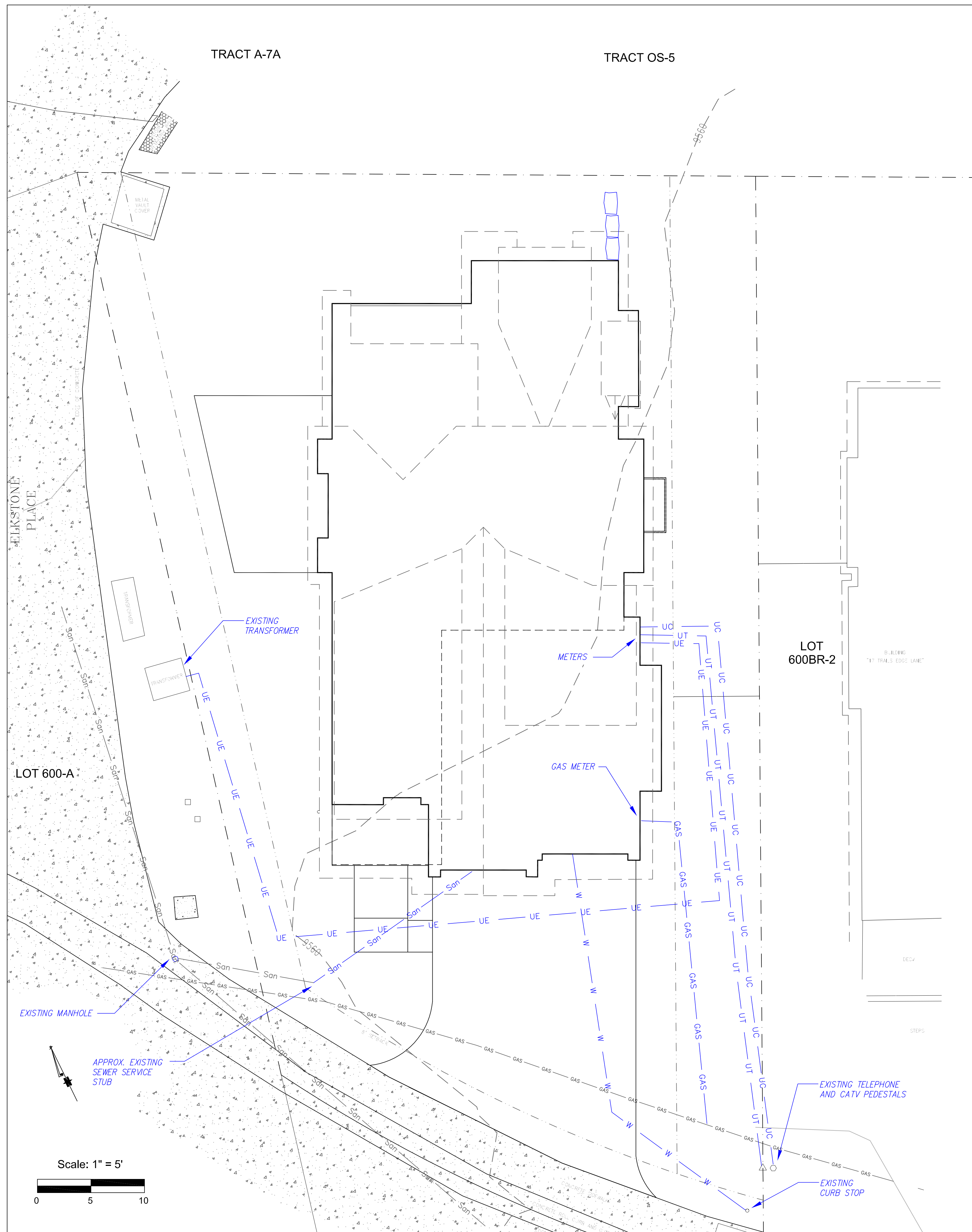
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

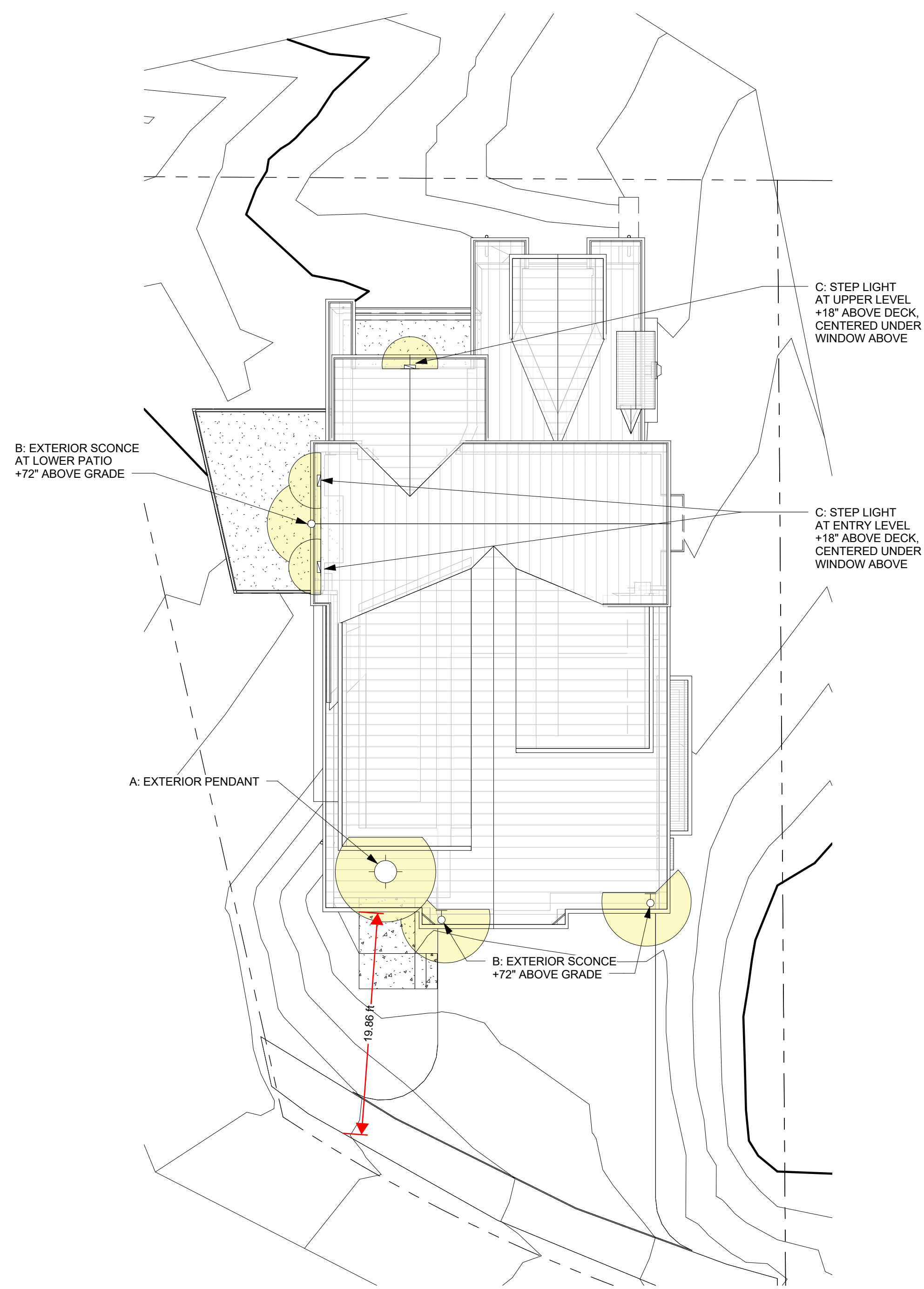
Utility  
Plan

C2

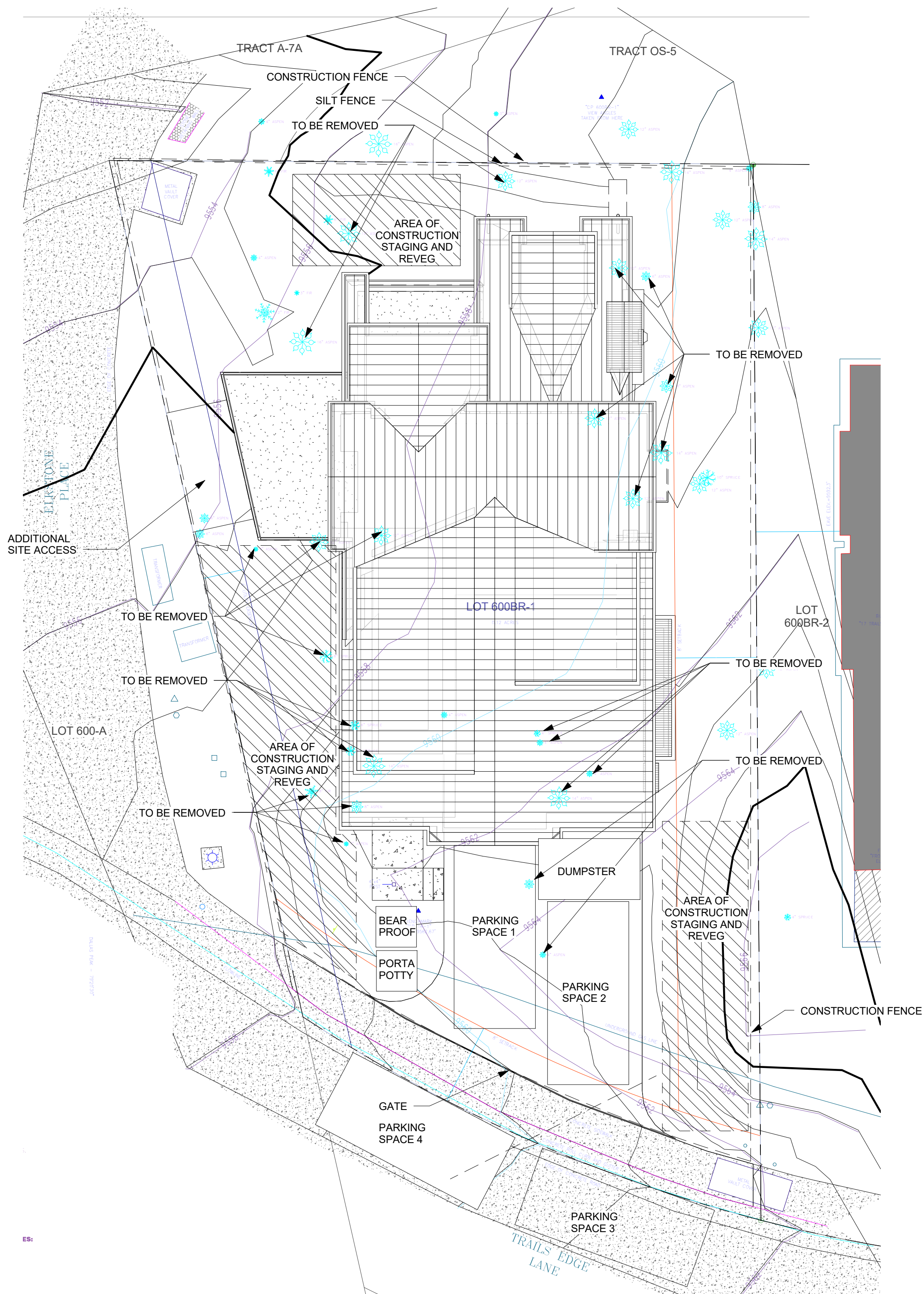
TRACT A-7A

TRACT OS-5

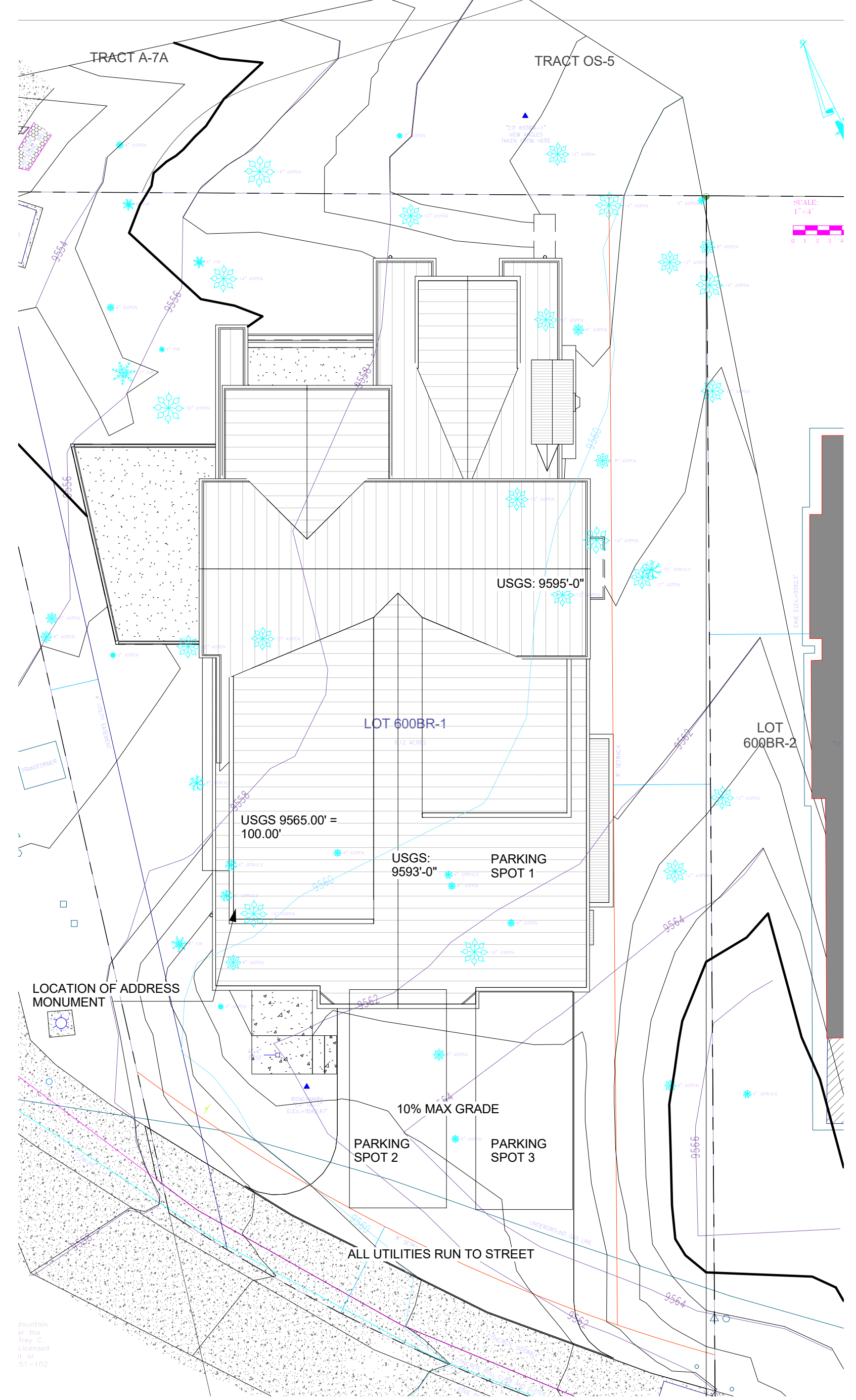




3 EXTERIOR LIGHTING PLAN  
1/8" = 1'-0"  
ALL FIXTURES TO BE 40 WATT MAX. DOWN LIGHT, FULLY SHADED DARK SKY COMPLIANT



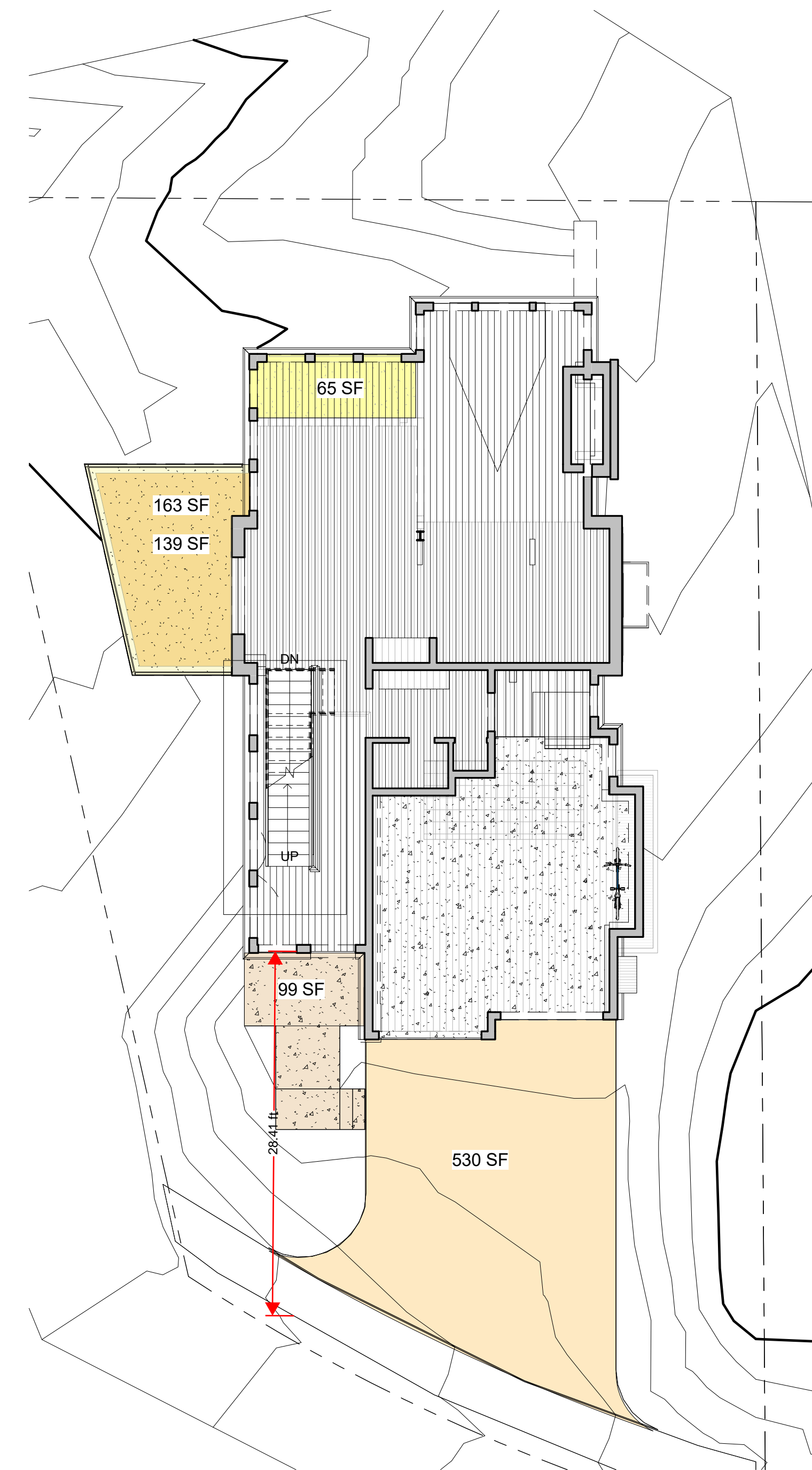
2 CONSTRUCTION STAGING PLAN  
1/8" = 1'-0"  
\*\*\*CONSTRUCTION OFFICE LOCATED OFF SITE\*\*\*



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

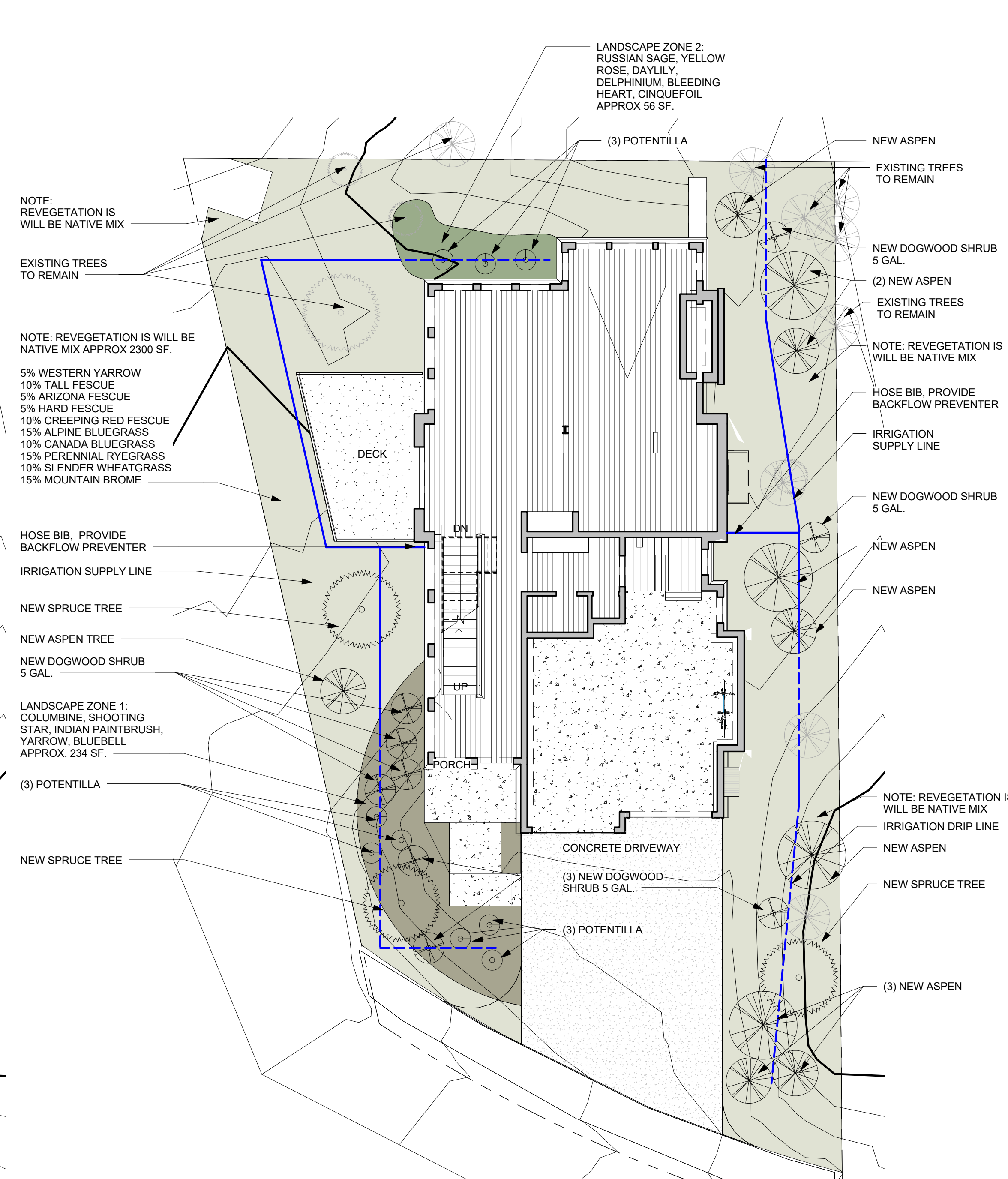
\*\*\*SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM\*\*\*

		<b>JACK WESSON</b> <b>ARCHITECTS INC.</b> 110 SOUTH PINE ST #110 TELLURIDE, COLORADO 81435 TEL: 970.728.6755 FAX: 970.728.9724 jwesson@me.com www.jackwessonarchitects.com
PROJECT NAME: <b>TRAILS EDGE 1</b> LOT 600BR-1 MOUNTAIN VILLAGE, COLORADO 81435		<b>NOT FOR CONSTRUCTION</b>
SHEET DESCRIPTION: <b>SITE PLAN</b>		
PROJECT NAME: PROJECT MANAGER: DRAWN BY: REVIEWED BY: 2006 JWA	S-5-18 DRB APPLICATION #1 4-18-18 HOA APPLICATION MARK REV DATE DESCRIPTION	SHEET NUMBER: <b>A100</b>



2 SNOW MELT AREA PLAN  
1/8" = 1'-0"

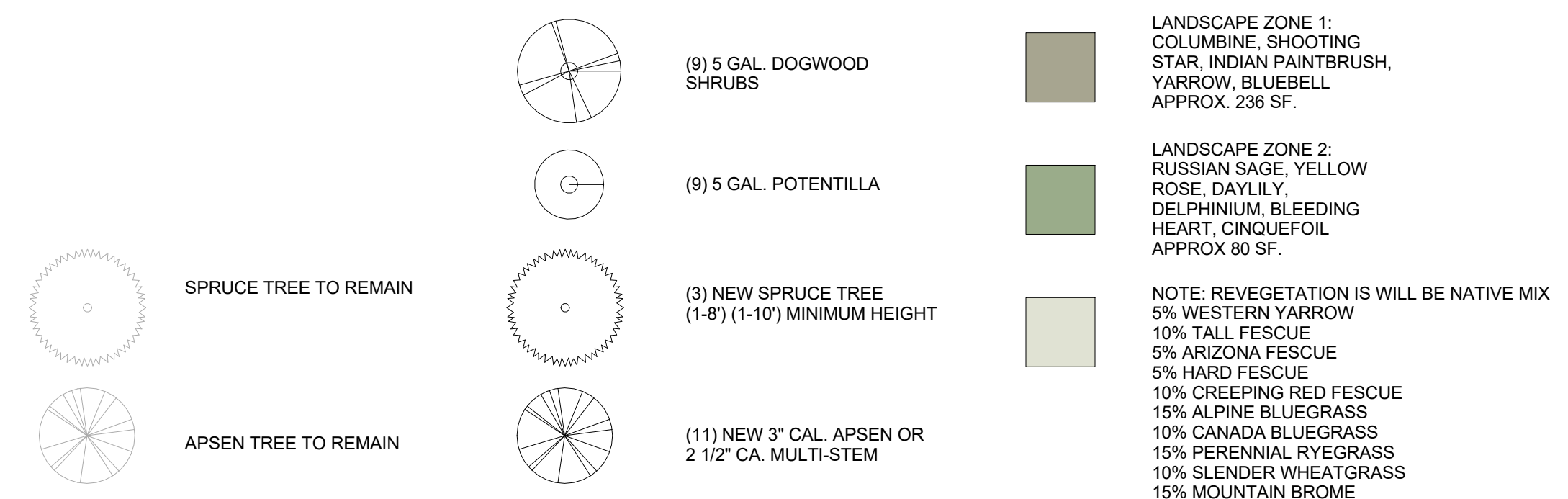
TOTAL SNOW MELT AREA = 985 SF.



1 LANDSCAPE AND IRRIGATION PLAN  
1/8" = 1'-0"

WATER USAGE CHART:  
ASPEN 11 @ 10 gal. = 110 gal.  
SPRUCE 3 @ 10 gal. = 30 gal.  
POTENTILLA 9 @ 2 gal. = 18 gal.  
DOGWOOD 9 @ 2 gal. = 18 gal.  
TOTAL = 182 gal.

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



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

- GENERAL NOTES:
- SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.
  - THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
  - THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
  - ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
  - PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
  - MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
  - ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. 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.
  - 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:
- SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
  - TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTO-TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
  - BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
  - 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.
  - 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.
  - 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.
  - SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
  - 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.
  - EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
  - 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.

**JACK WESSON ARCHITECTS INC.**  
110 SOUTH PINE ST #100  
TELLURIDE, COLORADO 81435  
TEL: 970.728.9755  
FAX: 970.728.9724  
jwesson@jwa.com  
www.jackwessonarchitects.com

NOT FOR CONSTRUCTION

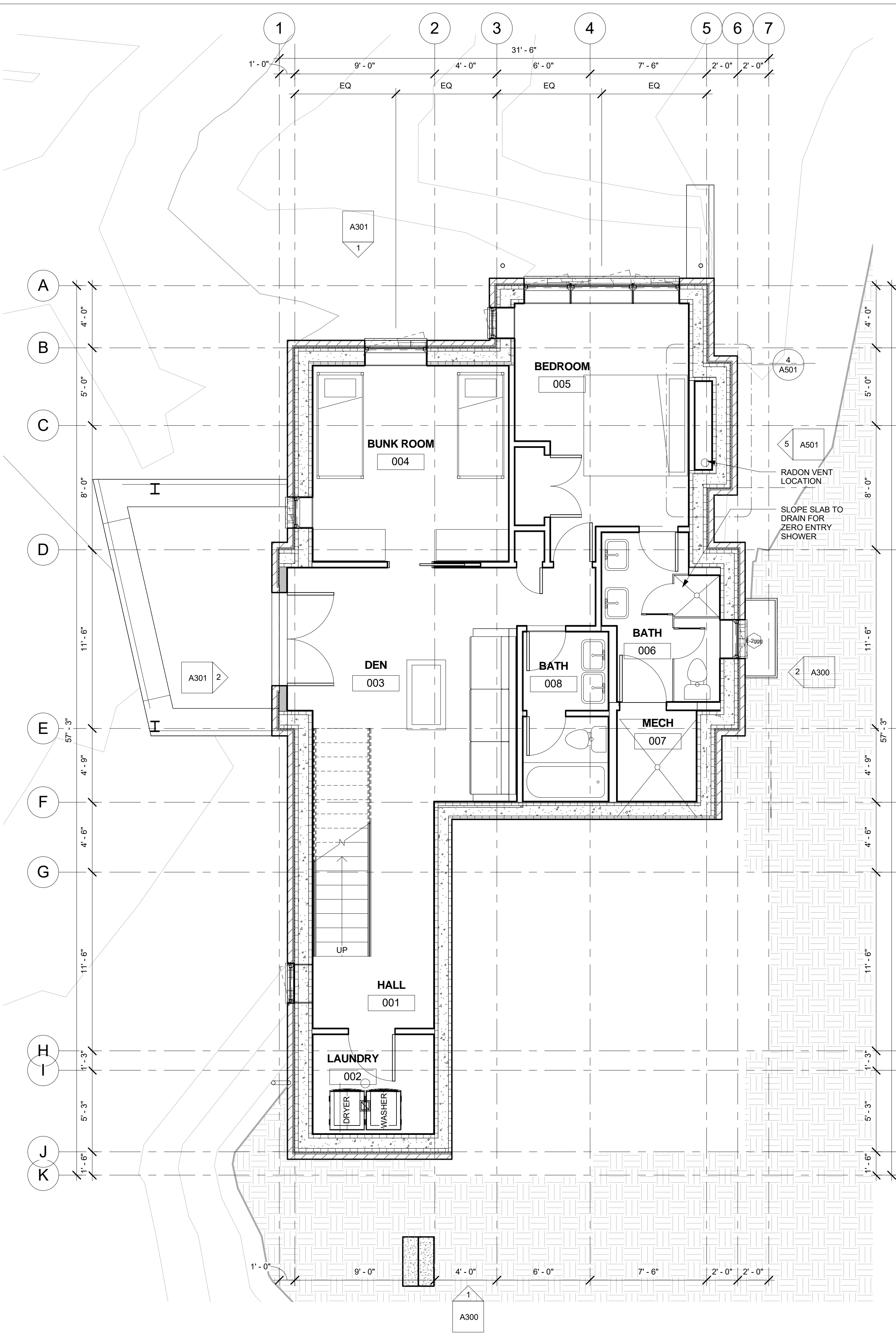
PROJECT NAME:  
TRAILS EDGE 1  
LOT 9008R-1  
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:  
LANDSCAPE AND SNOW MELT PLAN

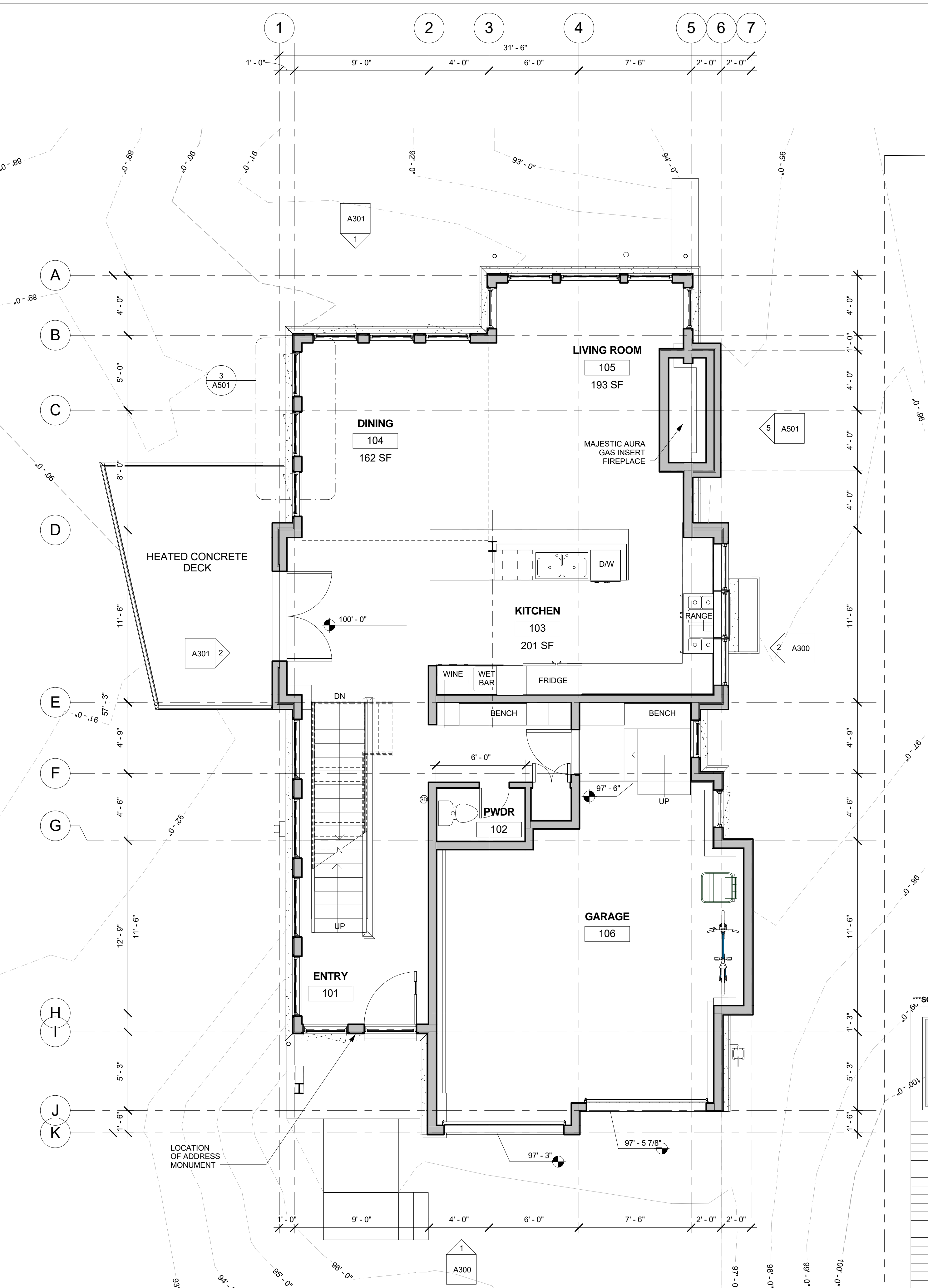
SHEET NUMBER:  
A101

MARK	REV. DATE	DESCRIPTION
5-5-18	DRB APPLICATION #1	
4-18-18	HDA APPLICATION	

PROJECT MANAGER:  
DRAWN BY:  
REVIEWED BY:  
2008 JWA



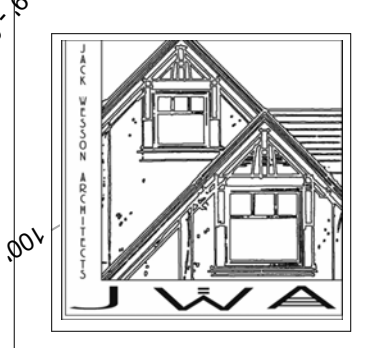
1- BASEMENT  
1/4" = 1'-0"



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

Window Schedule		
Type Mark	Height	Width
E-2aaa	6' - 0"	2' - 6"
E-2aaa	6' - 0"	2' - 6"
E-2bbb	1' - 6"	3' - 2"
E-2bbb	1' - 6"	3' - 2"
E-2bbb	1' - 6"	3' - 2"
E-2ccc	5' - 0"	2' - 0"
E-2ddd	7' - 11 1/8"	4' - 0"
E-2eee	2' - 6"	2' - 6"
E-2ff	5' - 0"	4' - 0"
E-2ff	5' - 0"	4' - 0"
E-2fff	1' - 11 1/8"	3' - 6"
E-2ggg	4' - 0"	2' - 6"
E-2hhh	5' - 0"	2' - 6"
E-2nn	6' - 0"	3' - 0"
E-2nn	6' - 0"	3' - 0"
E-2nn	6' - 0"	3' - 0"
E-2oo	8' - 0"	5' - 0"
E-2pp	8' - 0"	2' - 8"
E-2pp	8' - 0"	2' - 8"
E-2qq	2' - 11 1/8"	4' - 6"
E-2qq	2' - 11 1/8"	4' - 6"
E-2ss	5' - 0"	2' - 0"
E-2tt	4' - 6"	4' - 6"
E-2uu	5' - 0"	2' - 0"
E-2vv	5' - 0"	3' - 0"
E-2ww	7' - 0"	3' - 0"
E-2xx	2' - 0"	3' - 0"
E-2xx	2' - 0"	3' - 0"
E-2yy	3' - 0"	2' - 0"
E-2zz	4' - 0"	2' - 6"
E-2zz	4' - 0"	2' - 6"
E-10	8' - 0"	2' - 9"
E-10	8' - 0"	2' - 9"
N-4	5' - 0"	3' - 0"
N-4	5' - 0"	3' - 0"
N-6	8' - 0"	3' - 0"
N-6	8' - 0"	3' - 0"
N-7	8' - 0"	4' - 0"
N-10	6' - 0"	3' - 0"
N-11	6' - 0"	3' - 0"
N-11	6' - 0"	3' - 0"
S-3	8' - 0"	3' - 0"
W-8	8' - 0"	4' - 0"
W-9	8' - 0"	4' - 0"
W-10	8' - 0"	4' - 0"
W-11	8' - 0"	4' - 0"

\*\*\*SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM\*\*\*



**JACK WESSON**  
ARCHITECTS INC.  
110 SOUTH PINE ST #110  
TELLURIDE, COLORADO 81435  
TEL: 970.728.9755  
FAX: 970.728.9724  
jwesson@jwa.com  
www.jackwessonarchitects.com

NOT FOR CONSTRUCTION

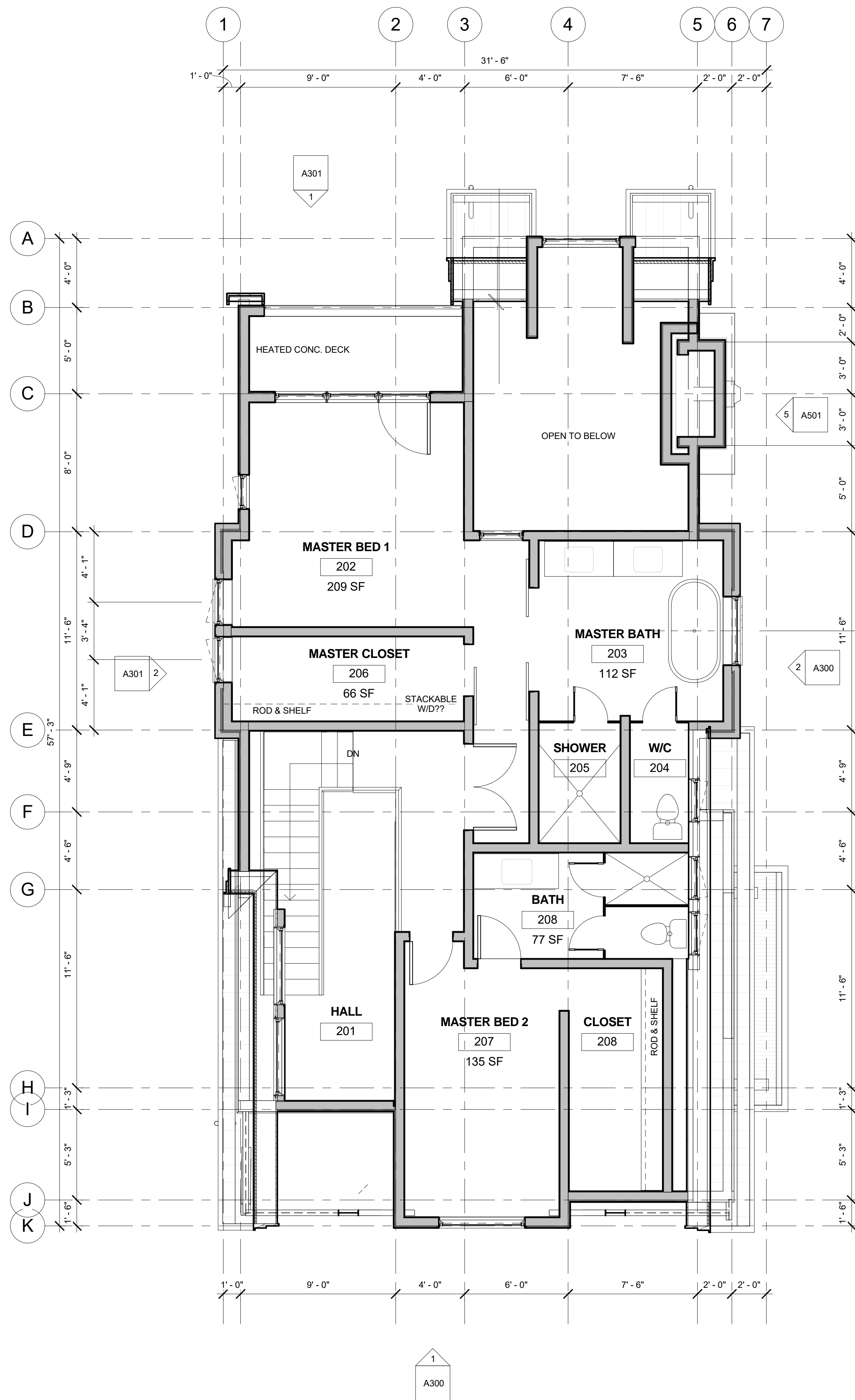
PROJECT NAME:  
TRAILS EDGE 1  
LOT 900BR-1  
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:  
FLOOR PLANS

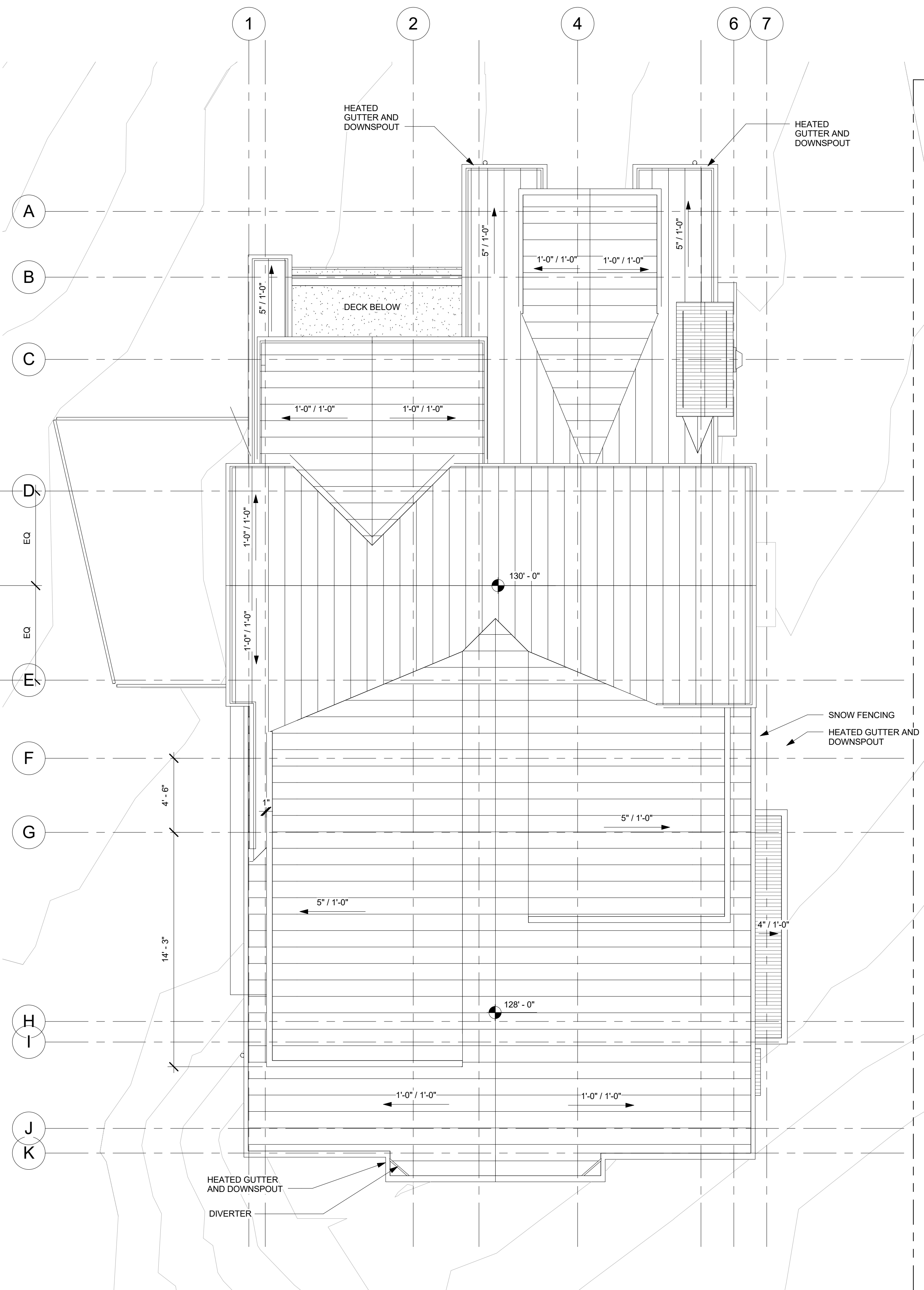
MARK	REV DATE	DESCRIPTION
5-5-18		DRB APPLICATION #1
4-18-18		HDA APPLICATION

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

SHEET NUMBER:  
**A201**



① 3- UPPER LEVEL  
1/4" = 1'-0"



② 5- ROOF PLAN  
1/4" = 1'-0"

Door Schedule			
Mark	Width	Height	Head Height
0-P	2'-0"	8'-0"	8'-0"
0-Q	2'-0"	8'-0"	8'-0"
1-A	3'-6"	8'-6"	8'-6"
1-AA	5'-0"	8'-0"	8'-0"
1-BB	3'-0"	7'-0"	7'-0"
1-E	3'-0"	8'-0"	8'-0"
1-EE	8'-0"	9'-0"	8'-11 7/8"
1-FF	3'-0"	8'-0"	8'-0"
1-GG	2'-0"	8'-0"	8'-0"
1-HH	2'-0"	8'-0"	8'-0"
1-II	2'-0"	8'-0"	8'-0"
1-K	2'-6"	8'-0"	8'-0"
1-KK	2'-0"	8'-0"	8'-0"
1-L	2'-6"	8'-0"	8'-0"
1-LL	3'-0"	7'-0"	7'-0"
1-M	3'-0"	8'-0"	8'-0"
1-MM	3'-0"	7'-0"	7'-0"
1-N	2'-6"	8'-0"	8'-0"
1-NN	3'-0"	8'-0"	8'-0"
1-O	2'-6"	8'-0"	8'-0"
1-OO	6'-0"	8'-0"	8'-0"
1-P	1'-8"	8'-0"	8'-0"
1-PP	6'-0"	8'-0"	8'-0"
1-Q	3'-0"	8'-0"	8'-0"
1-R	4'-0"	8'-0"	8'-0"
1-S	2'-0"	8'-0"	8'-0"
1-T	2'-0"	8'-0"	8'-0"
1-U	8'-0"	9'-0"	8'-11 7/8"
1-Y	2'-6"	8'-0"	8'-0"
1-Z	2'-6"	8'-0"	8'-0"

\*\*\*SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM\*\*\*

**JACK WESSON ARCHITECTS INC.**  
 110 SOUTH PINE ST #110  
 TELLURIDE, COLORADO 81435  
 TEL: 970.728.9755  
 FAX: 970.728.9724  
 jwesson@jwa.com  
 www.jackwessonarchitects.com

NOT FOR CONSTRUCTION

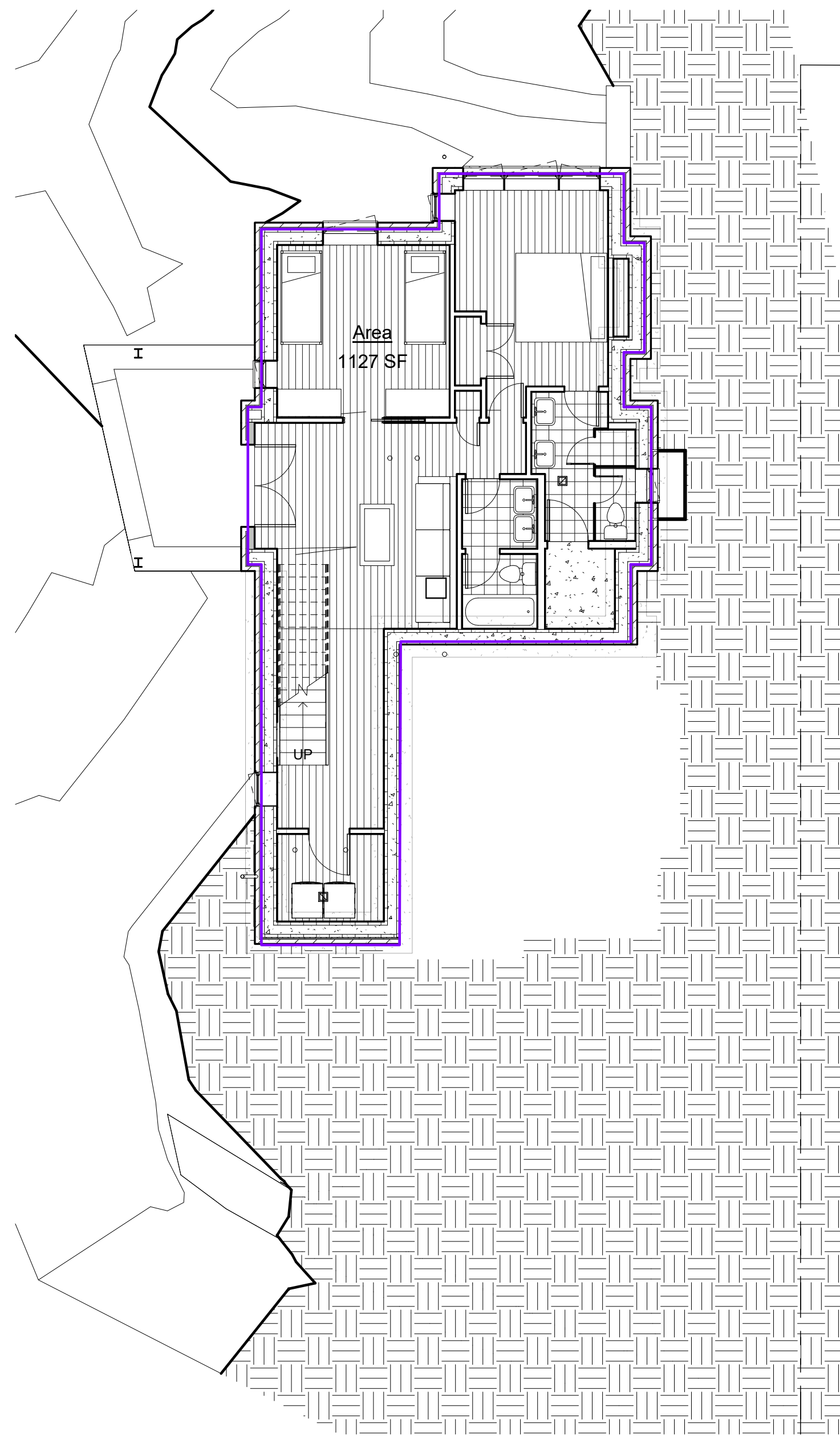
PROJECT NAME: TRAILS EDGE 1  
 LOT 900BR-1  
 MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION: FLOOR AND ROOF PLAN

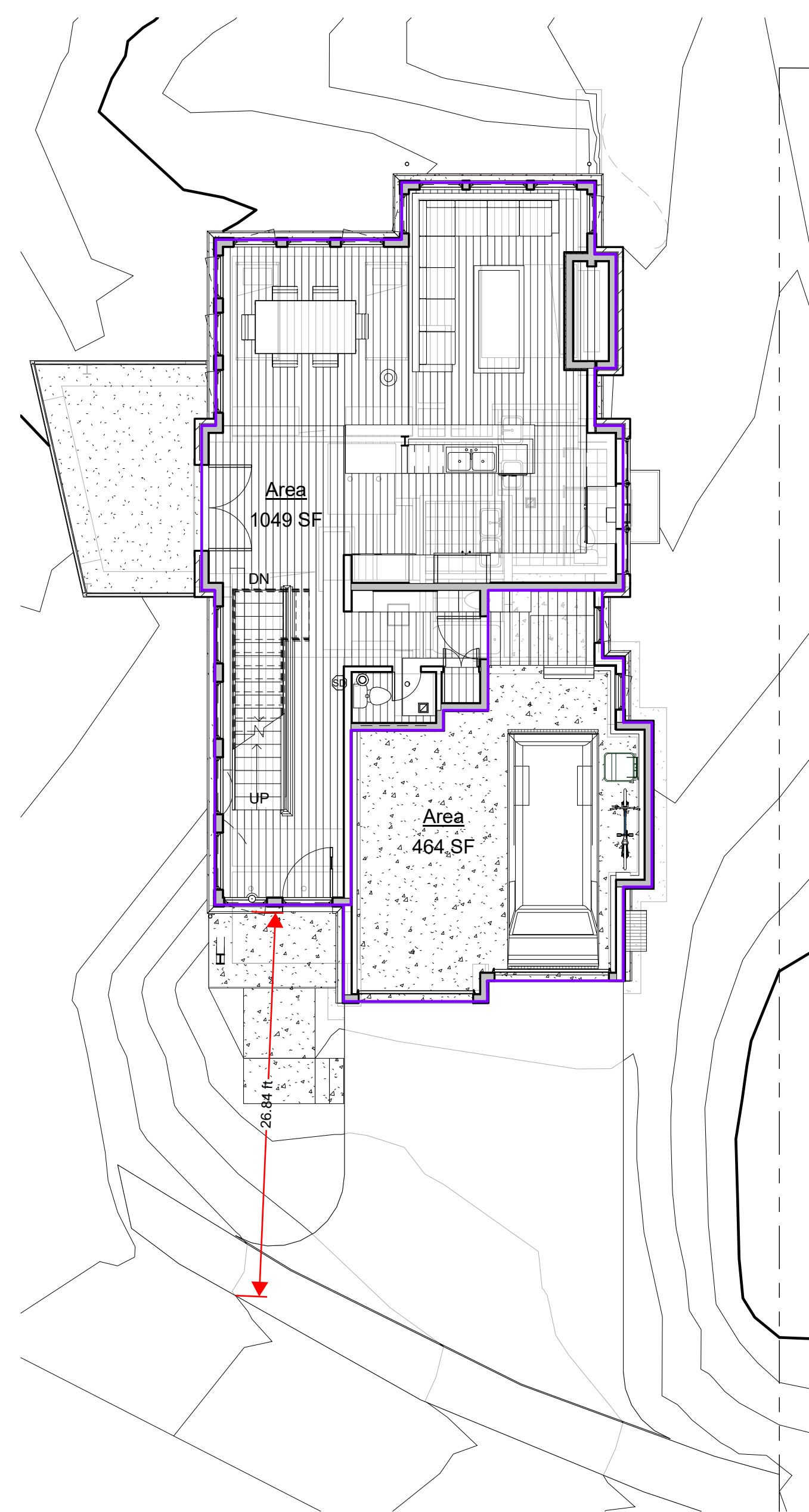
SHEET NUMBER: A202

MARK	REV DATE	DESCRIPTION
5-5-18		DRB APPLICATION #1
4-18-18		HDA APPLICATION

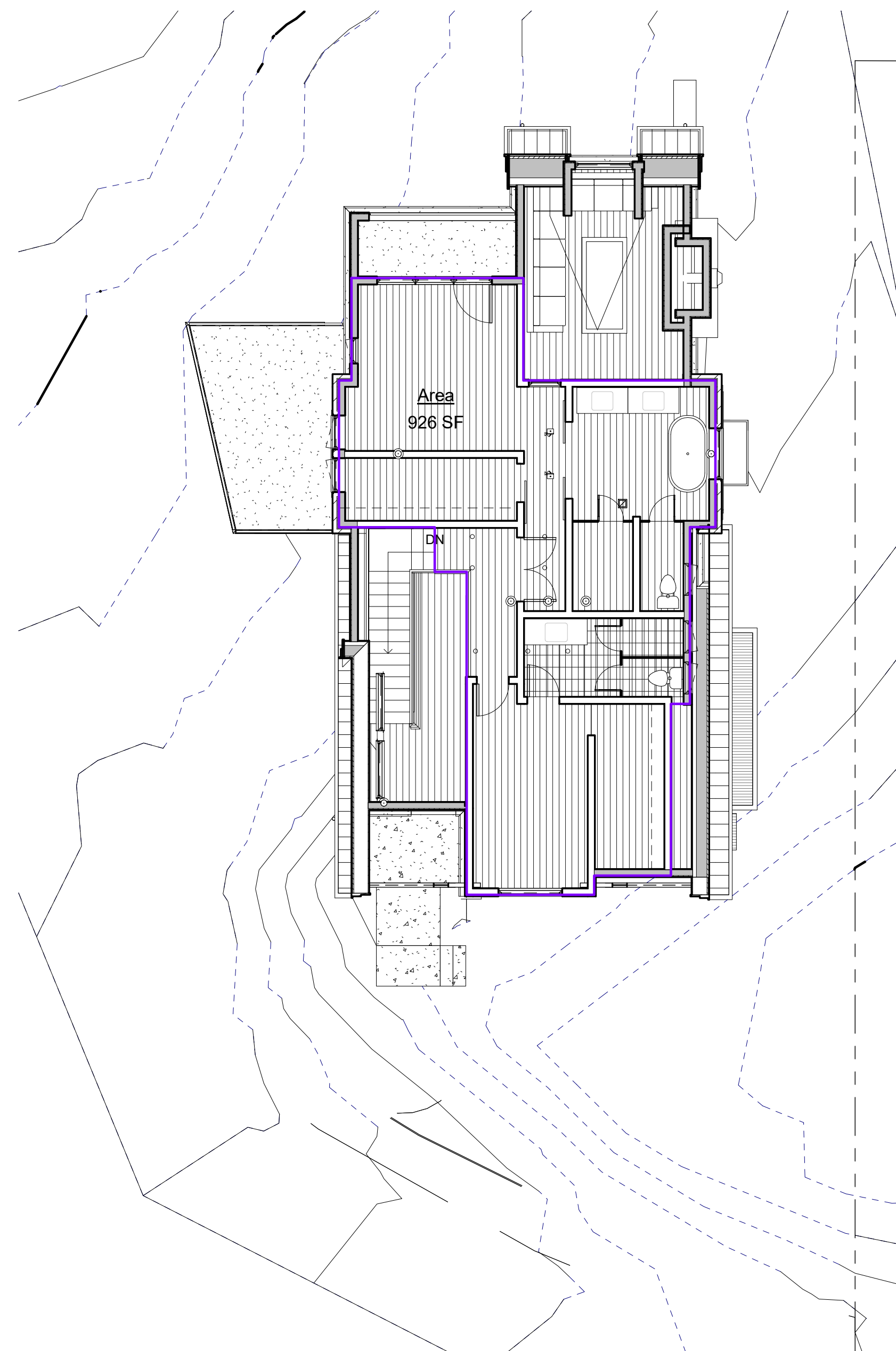
PROJECT MANAGER: [Blank]  
 DRAWN BY: [Blank]  
 REVIEWED BY: 2006 JWA



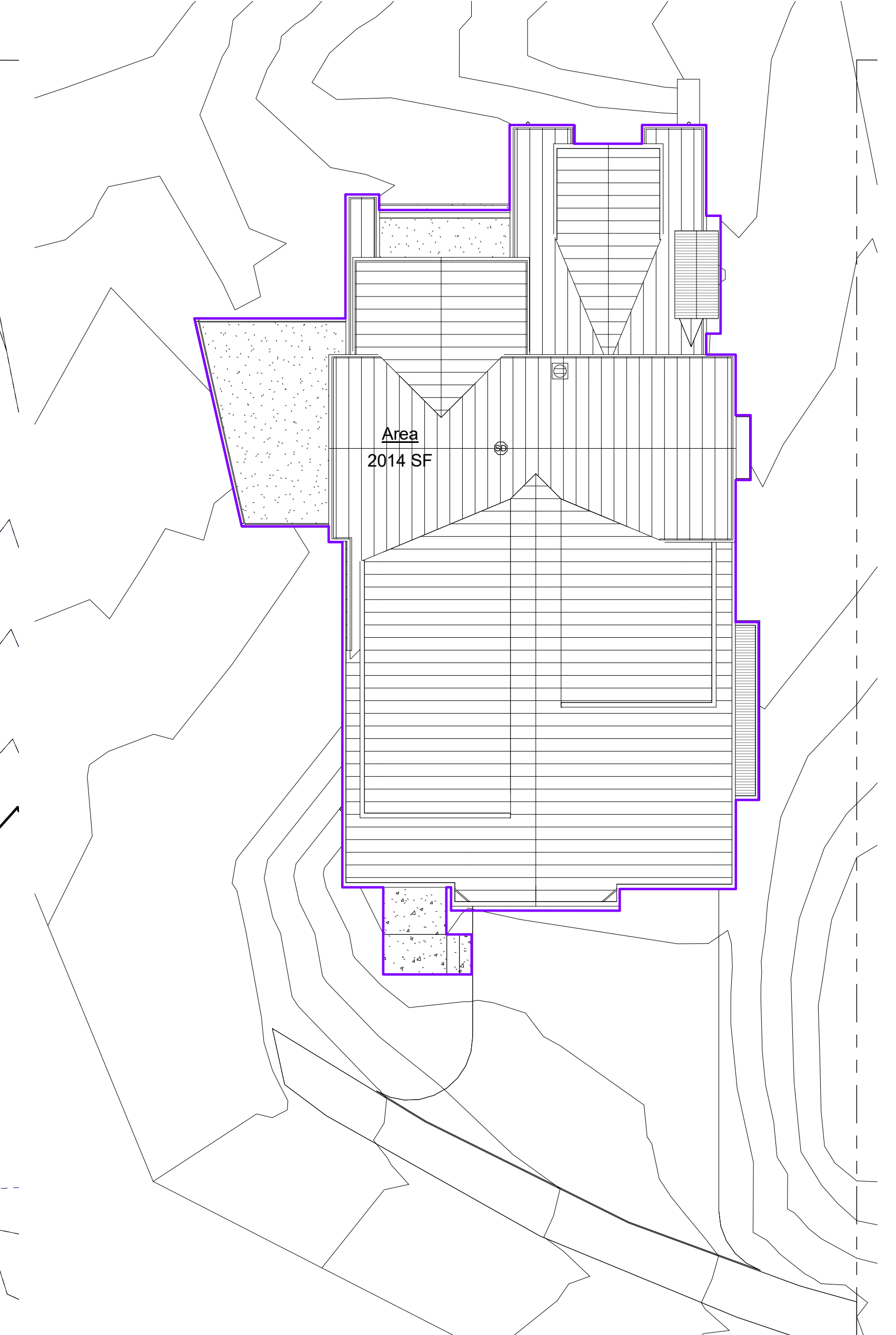
① BASEMENT  
1/8" = 1'-0"



② ENTRY LEVEL  
1/8" = 1'-0"

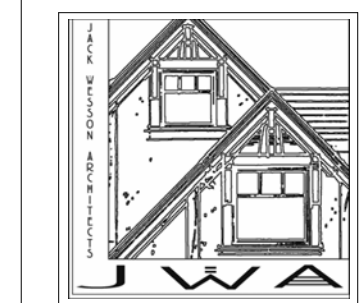


③ UPPER LEVEL  
1/8" = 1'-0"



④ ROOF PLAN  
1/8" = 1'-0"

BASEMENT LEVEL: 1127 SF  
 ENTRY LEVEL: 1049 SF  
 GARAGE: 464 SF  
 UPPER LEVEL: 926 SF  
**TOTAL: 3,566 SF**  
 \*\*\*SQUARE FOOTAGE REQUIRES  
 A FIRE SPRINKLER SYSTEM\*\*\*  
 TOTAL LOT AREA: 5,044 SF  
 ALLOWABLE SITE COVERAGE (40%):  
 2,017.6 sf.  
 BUILDING FOOTPRINT : 2,014.0 SF.



**JACK WESSON**  
 ARCHITECTS INC.  
 110 SOUTH PINE ST #150  
 TELLURIDE, COLORADO  
 81435  
 TEL: 970.728.6755  
 FAX:  
 970.728.9724  
 jwesson@jwac.com  
 www.jackwessonarchitects.com

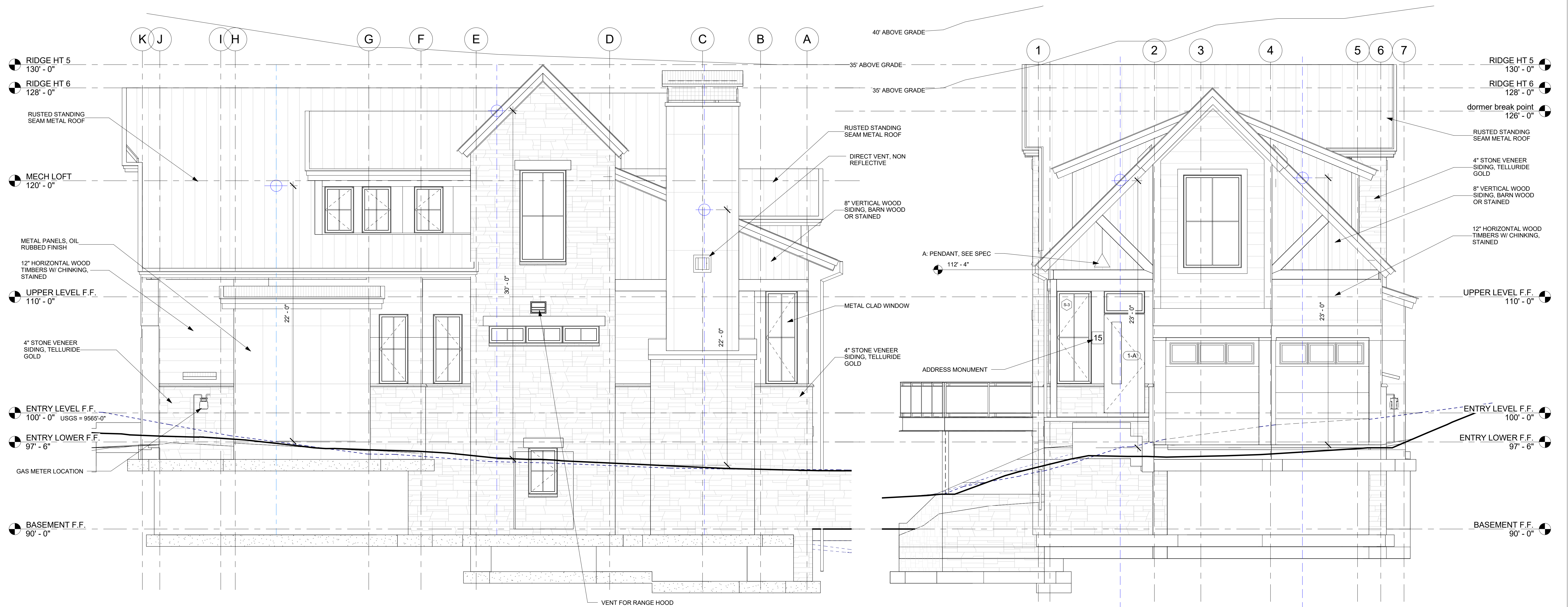
NOT FOR CONSTRUCTION

PROJECT NAME:  
**TRAILS EDGE 1**  
 LOT 900BR-1  
 MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:  
**GROSS BUILDING  
 AREA**

SHEET NUMBER:  
**A210**

MARK	REV. DATE	DESCRIPTION
5-5-18	DRB APPLICATION #1	
4-18-18	HDA APPLICATION	
PROJECT NAME:	PROJECT	
MANAGER:	MANAGER	
DRAWN BY:	DRAWN BY	
REVIEWED BY:	REVIEWED BY	
2006 JWB		



② 4 EAST ELEVATION  
1/4" = 1'-0"

① 1 SOUTH ELEVATION  
1/4" = 1'-0"

28'-6"  
36'-0"  
30'-0"  
24'-6"  
29'-6"  
33'-6"  
22'-0"  
30'-0"  
22'-0"  
30'-0"  
23'-0"  
302'-0"/11=27.45'

AVERAGE ROOF HEIGHT = 27.45' (MAX 30')  
MAX ROOF HEIGHT = 39'-0" (MAX 35'+5'=40')



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

NOT FOR CONSTRUCTION

PROJECT NAME:  
**TRAILS EDGE 1**  
LOT 900BR-1  
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:  
**ELEVATIONS**

SHEET NUMBER:  
**A300**

MARK	REV. DATE	DESCRIPTION
5-5-18	DRB APPLICATION #1	
4-18-18	HDA APPLICATION	
	PROJECT NAME:	
	PROJECT MANAGER:	
	DRAWN BY:	
	REVIEWED BY:	
	2006 JWR	







① MATERIAL CALC 1 SOUTH ELEVATION  
3/16" = 1'-0"



② MATERIAL CALC 2 WEST ELEVATION  
3/16" = 1'-0"

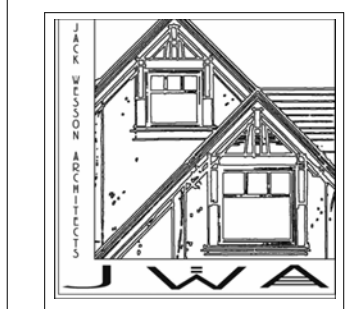


③ MATERIAL CALC 3 NORTH ELEVATION  
3/16" = 1'-0"



④ MATERIAL CALC 4 EAST ELEVATION  
3/16" = 1'-0"

600BR-1 Material Calculations						
Elevation	South	East	North	West	Total	Percent
Stone	132.48	571.87	339.52	774.44	1818.31	35.95%
Wood	447.51	427.46	268.94	580.49	1724.4	34.10%
Fenestration	101.81	145.59	288.55	353.02	888.97	17.58%
Accent	172.72	302.06	73.53	77.29	625.6	12.37%
<b>Total</b>	<b>854.52</b>	<b>1446.98</b>	<b>970.54</b>	<b>1785.24</b>	<b>5057.28</b>	



**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

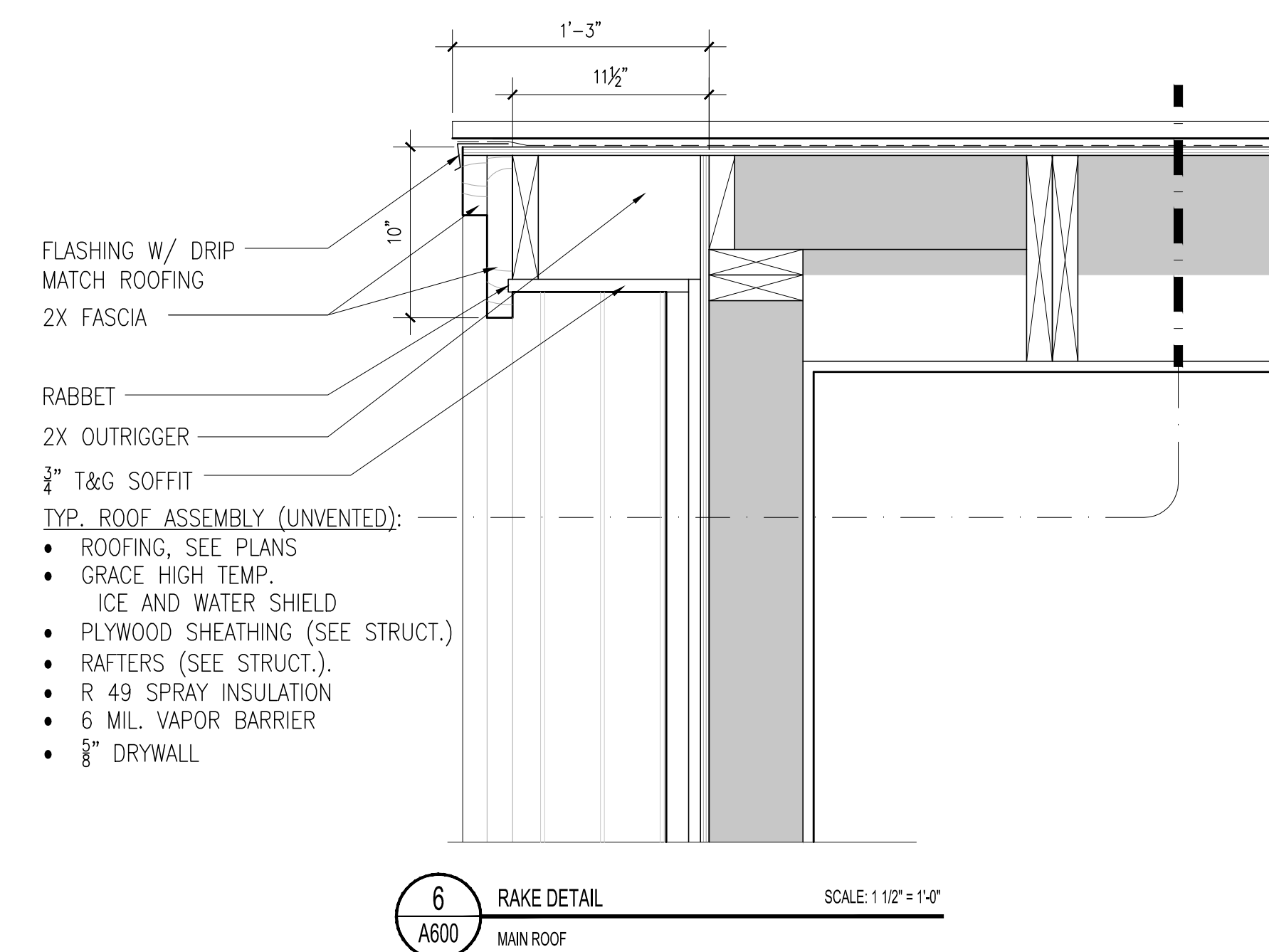
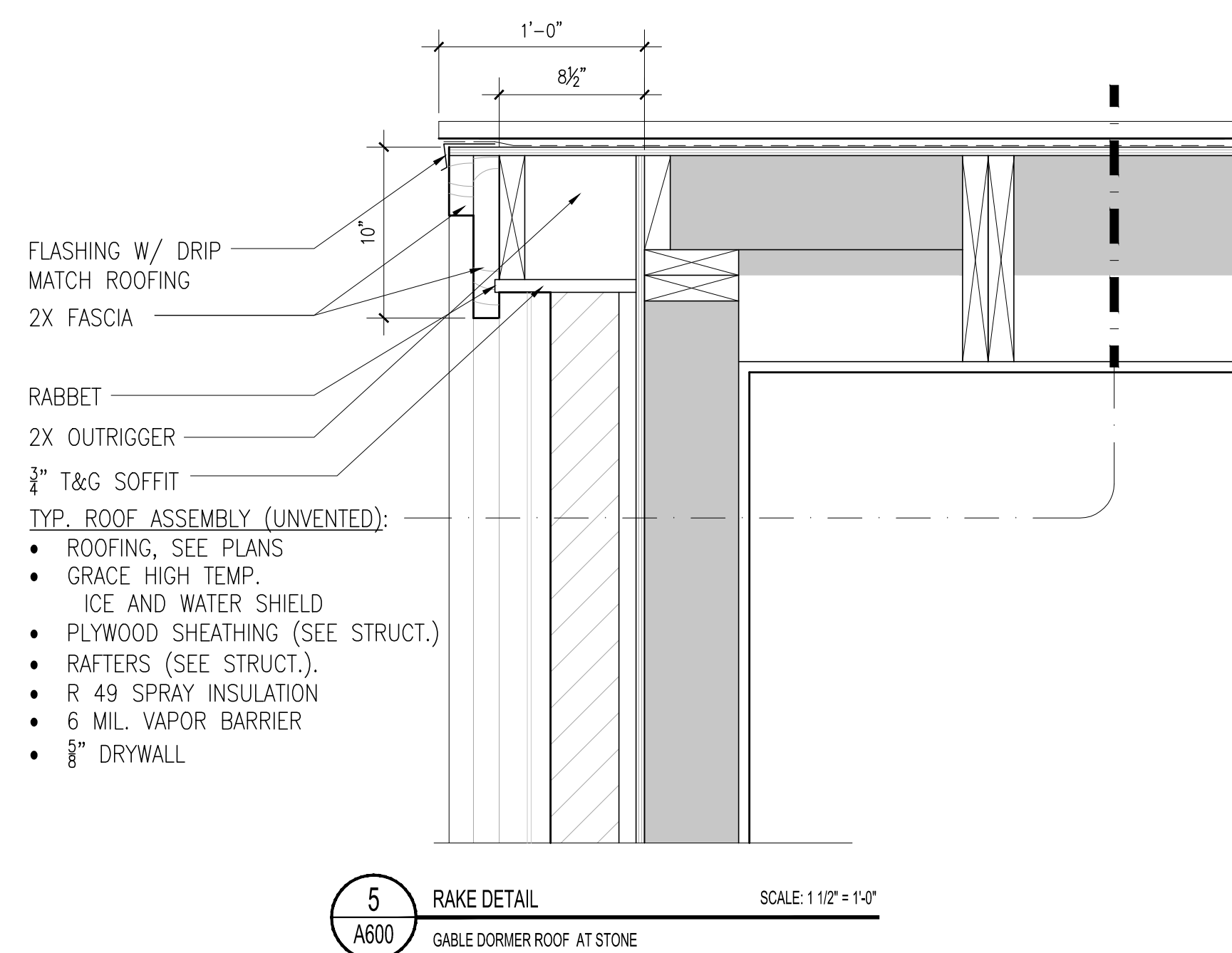
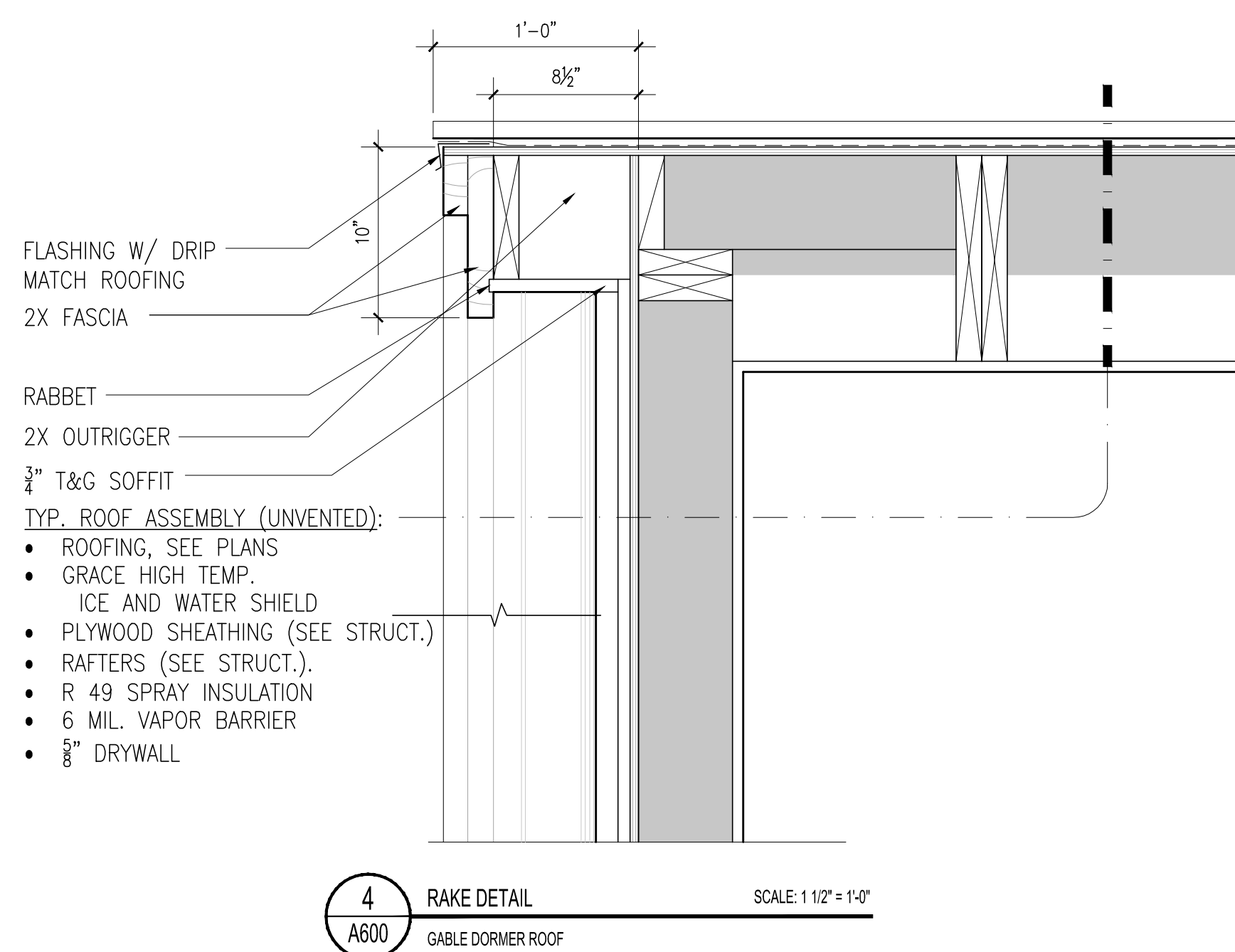
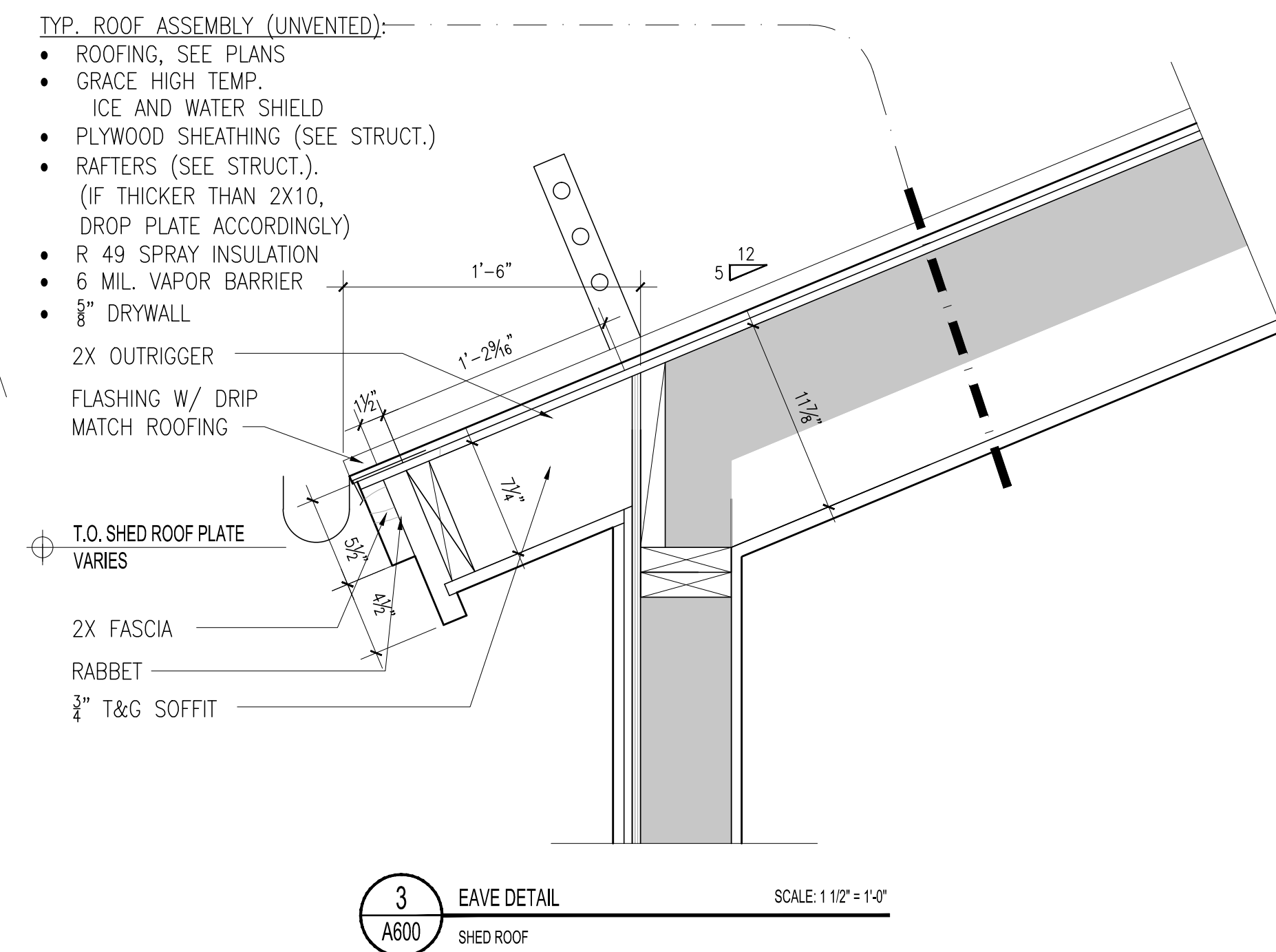
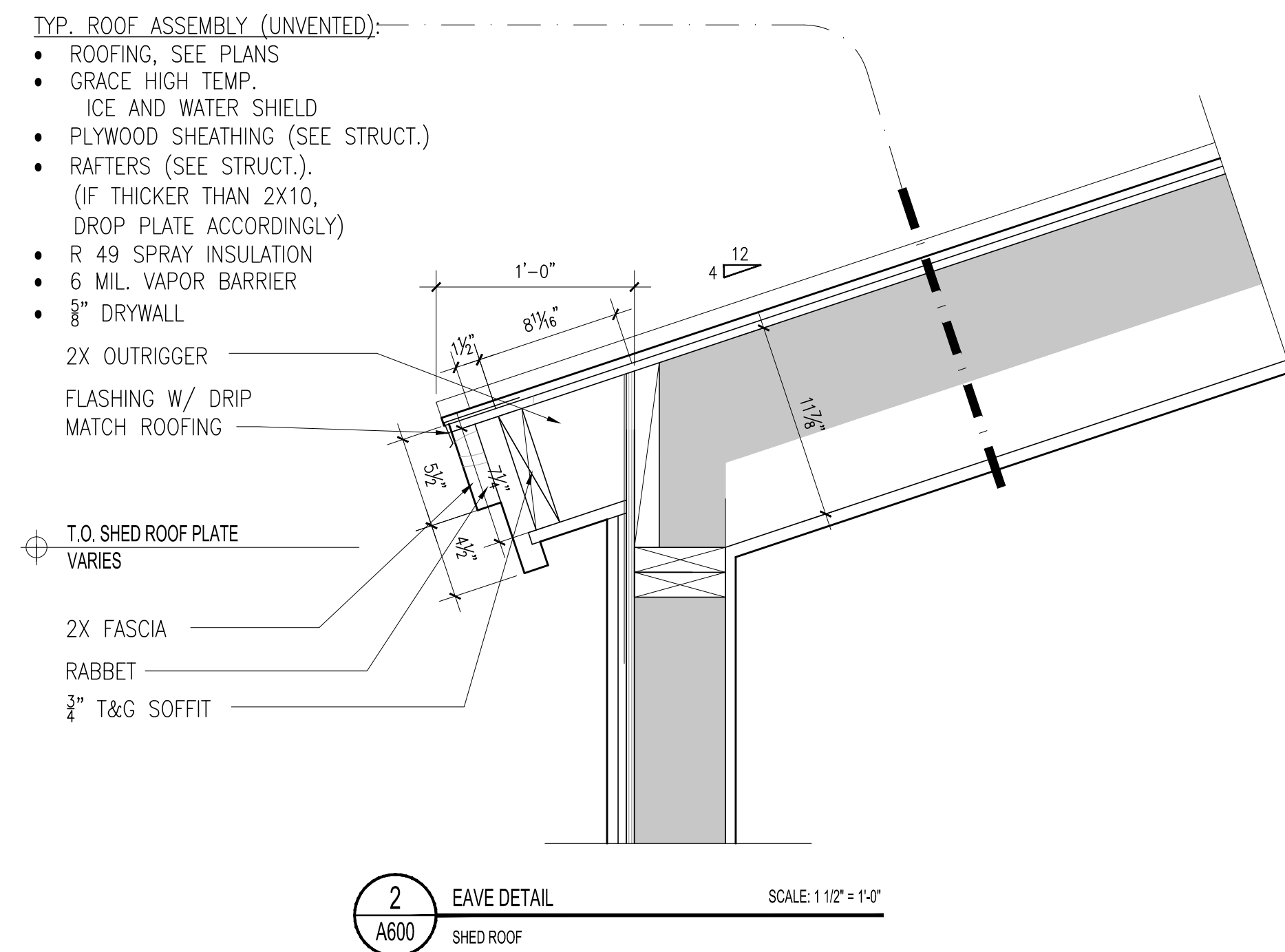
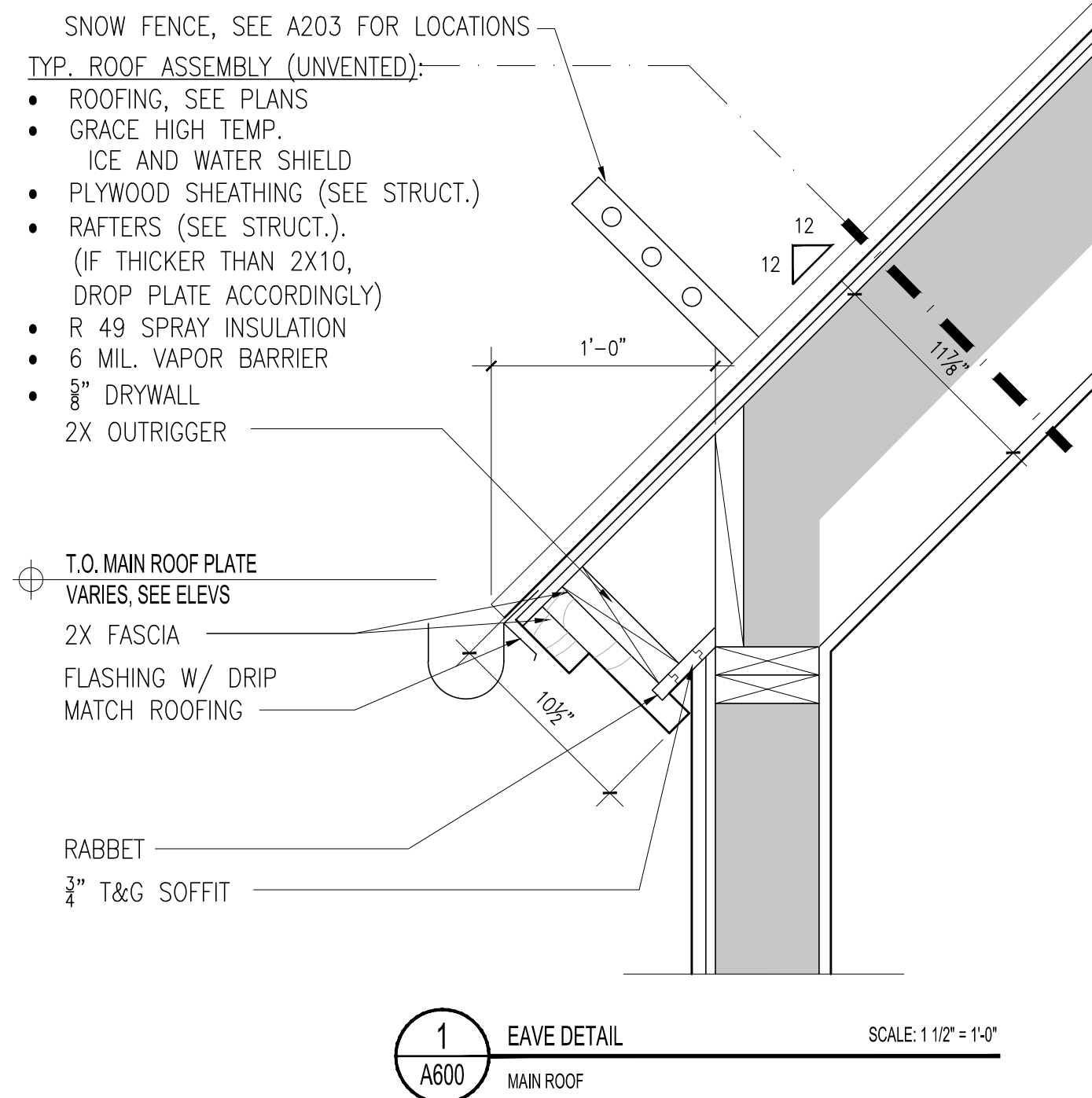
NOT FOR CONSTRUCTION

PROJECT NAME:  
**TRAILS EDGE 1**  
LOT 900BR-1  
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:  
**MATERIAL CALC**

SHEET NUMBER:  
**A310**

MARK	REV. DATE	DESCRIPTION
5-5-18	DRB APPLICATION #1	
4-18-18	HDA APPLICATION	
	PROJECT NAME:	
	PROJECT MANAGER:	
	DRAWN BY:	
	REVIEWED BY:	
	2006 JWA	



**NOT FOR CONSTRUCTION**

**JACK WESSON ARCHITECTS INC.**  
110 SOUTH PINE STREET  
TELLURIDE, COLORADO 81435  
TEL: 970.728.9755  
FAX: 970.728.9724  
jwesson@jwa.com  
www.jackwessonarchitects.com

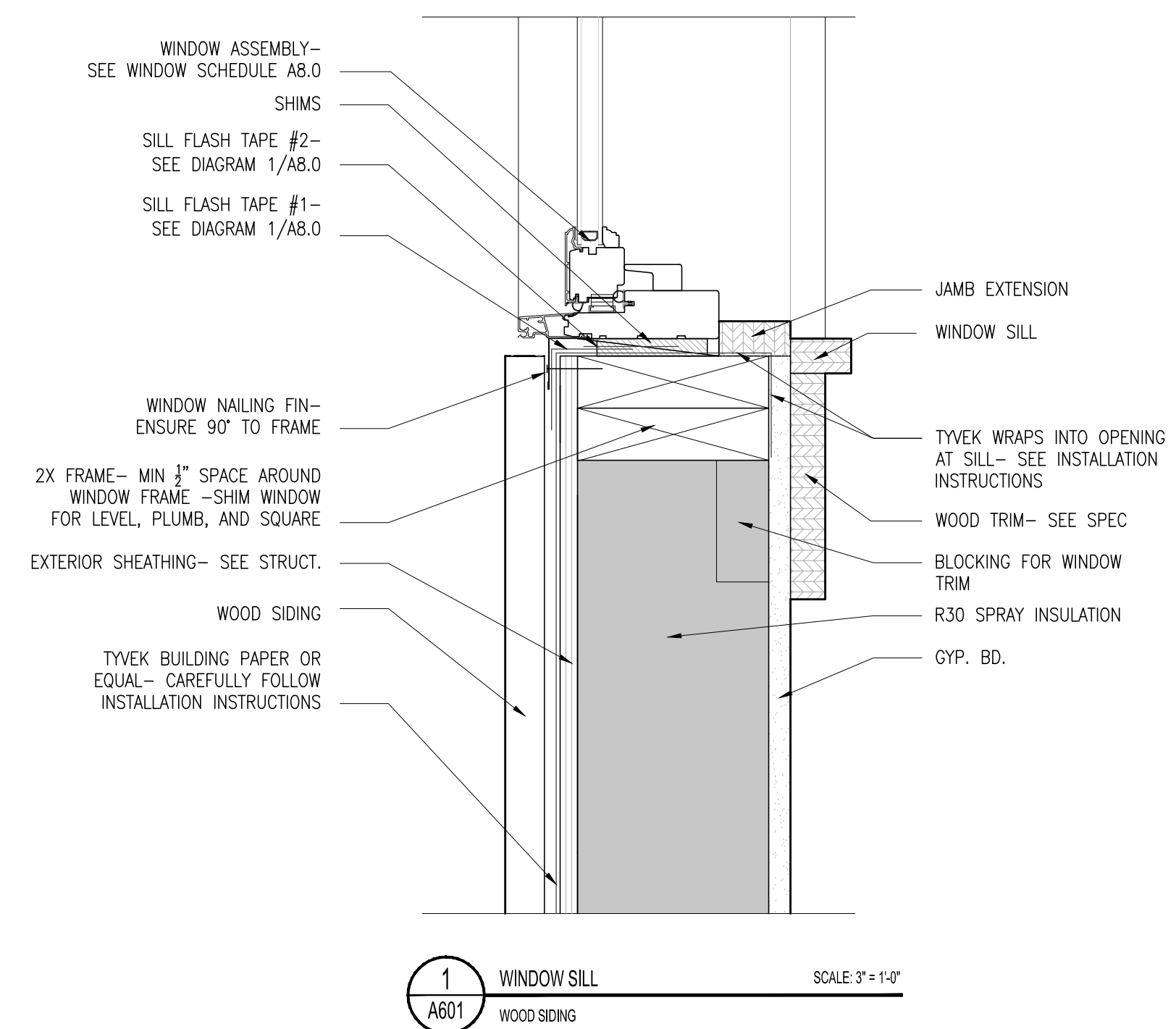
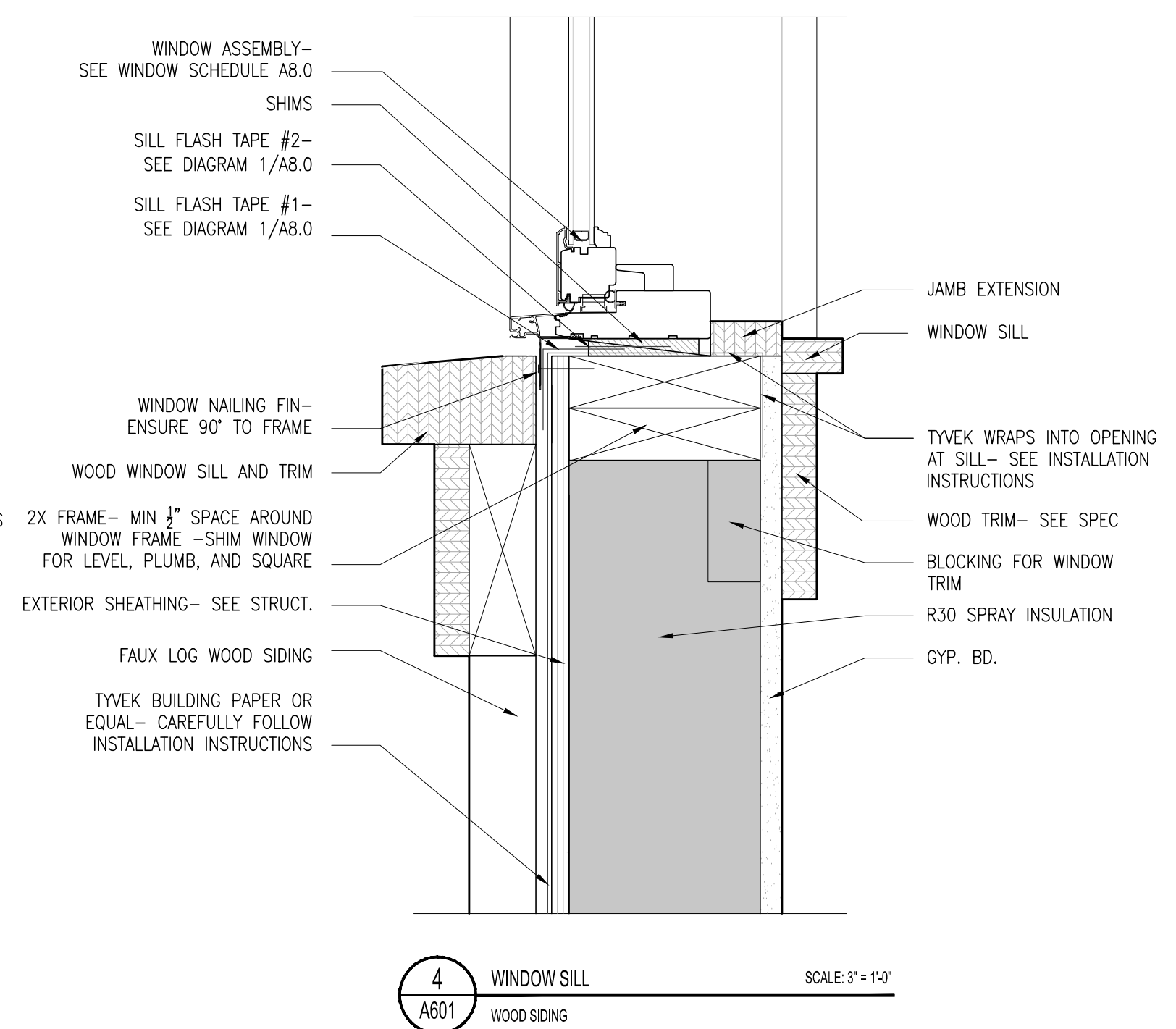
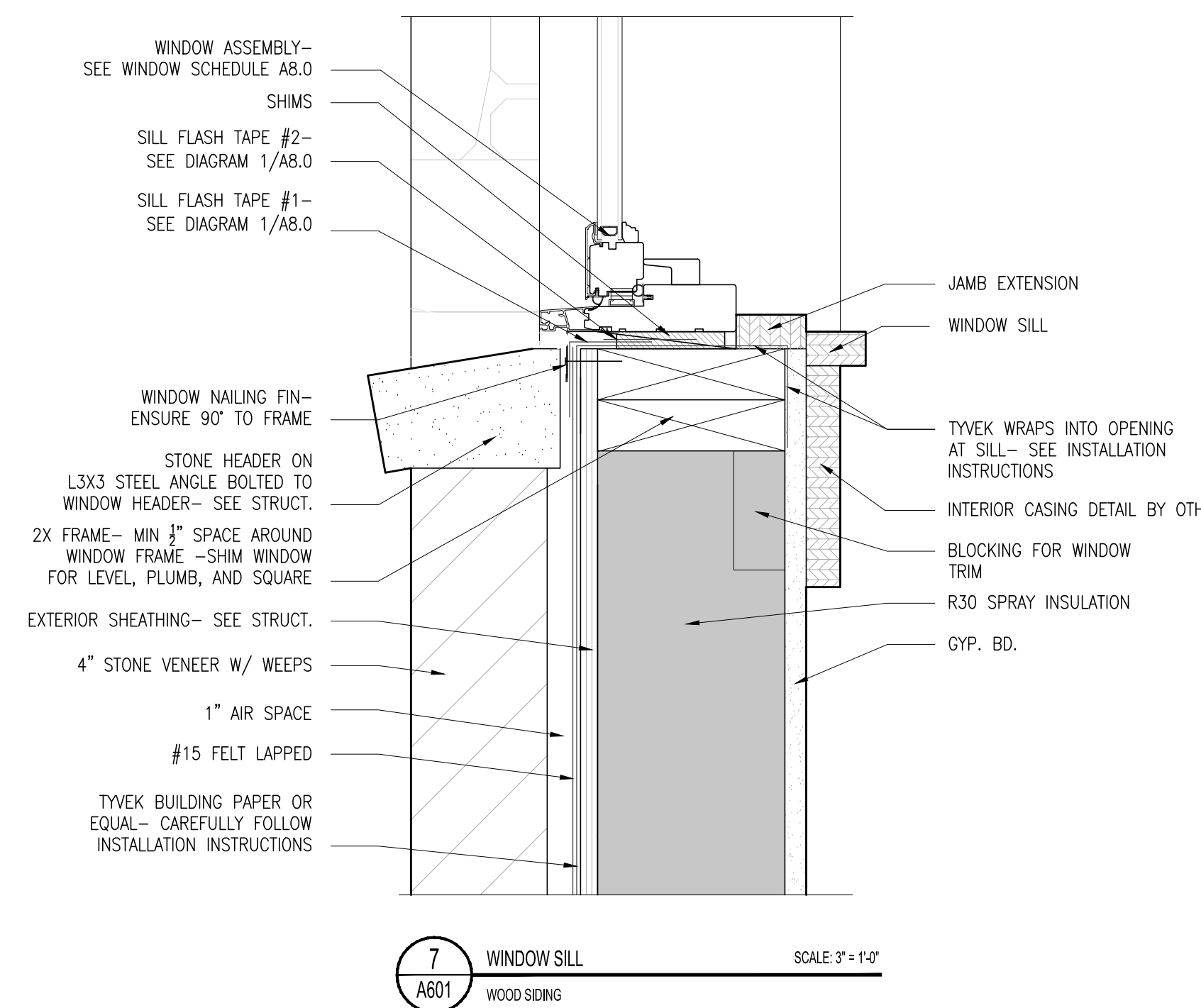
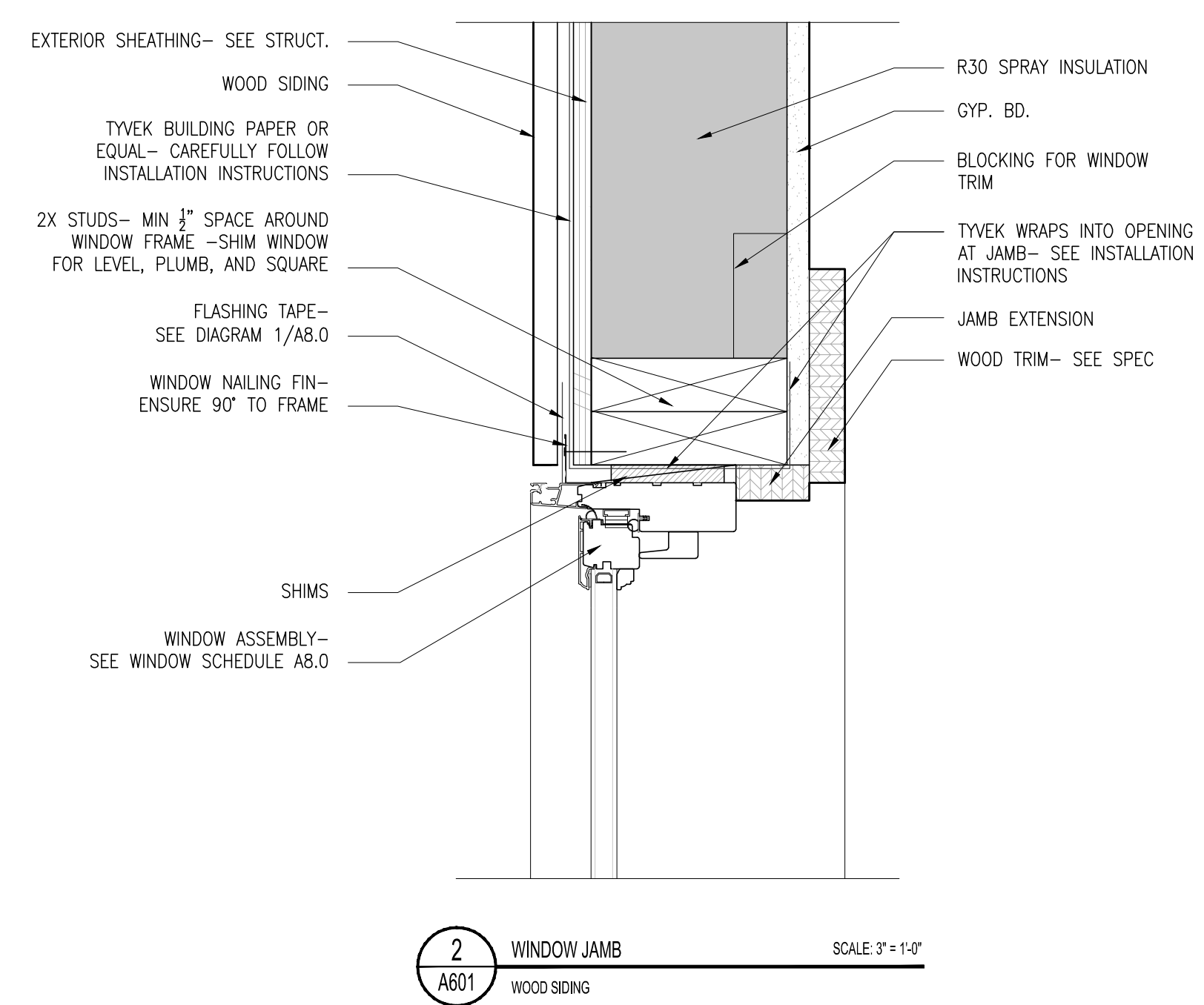
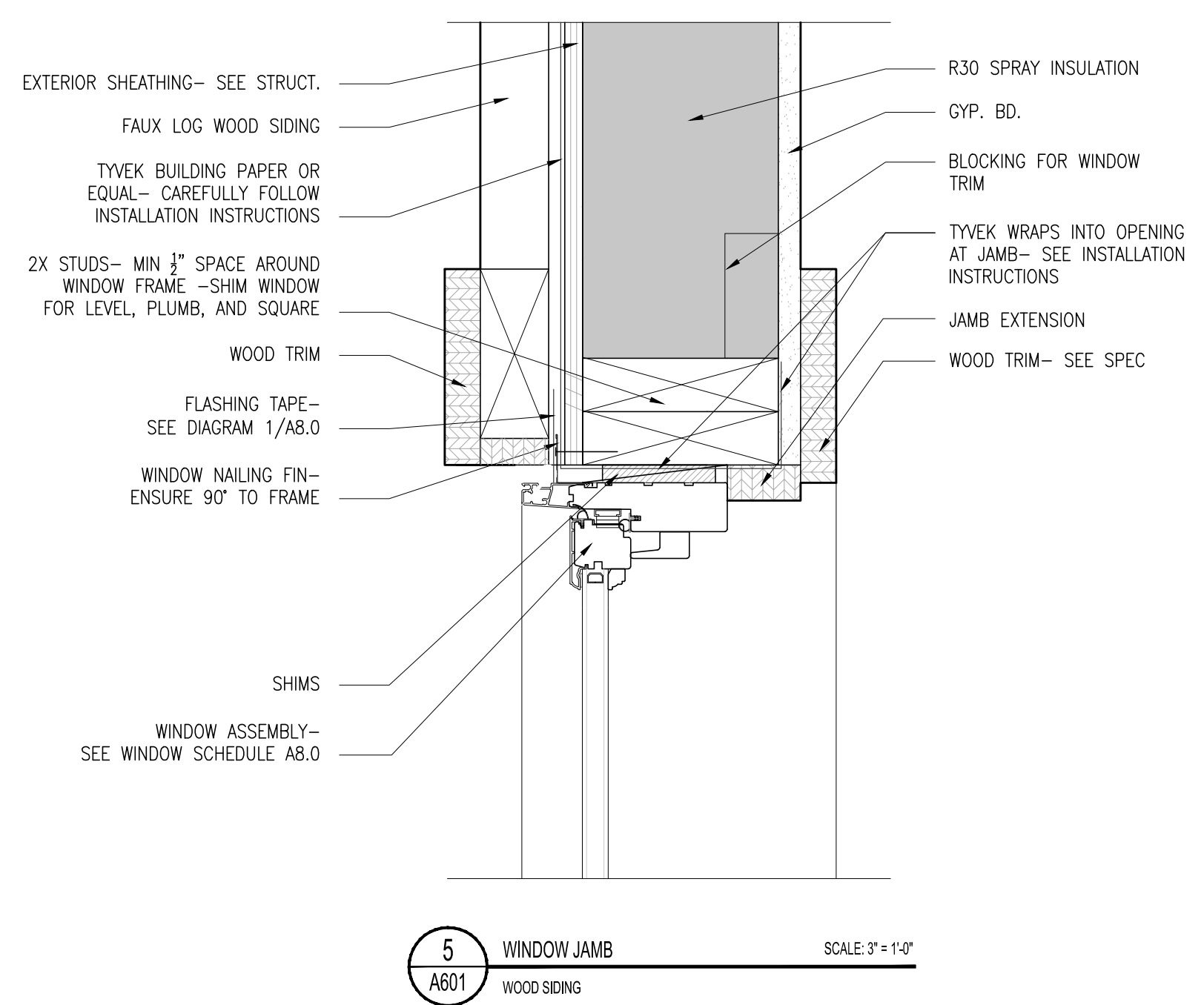
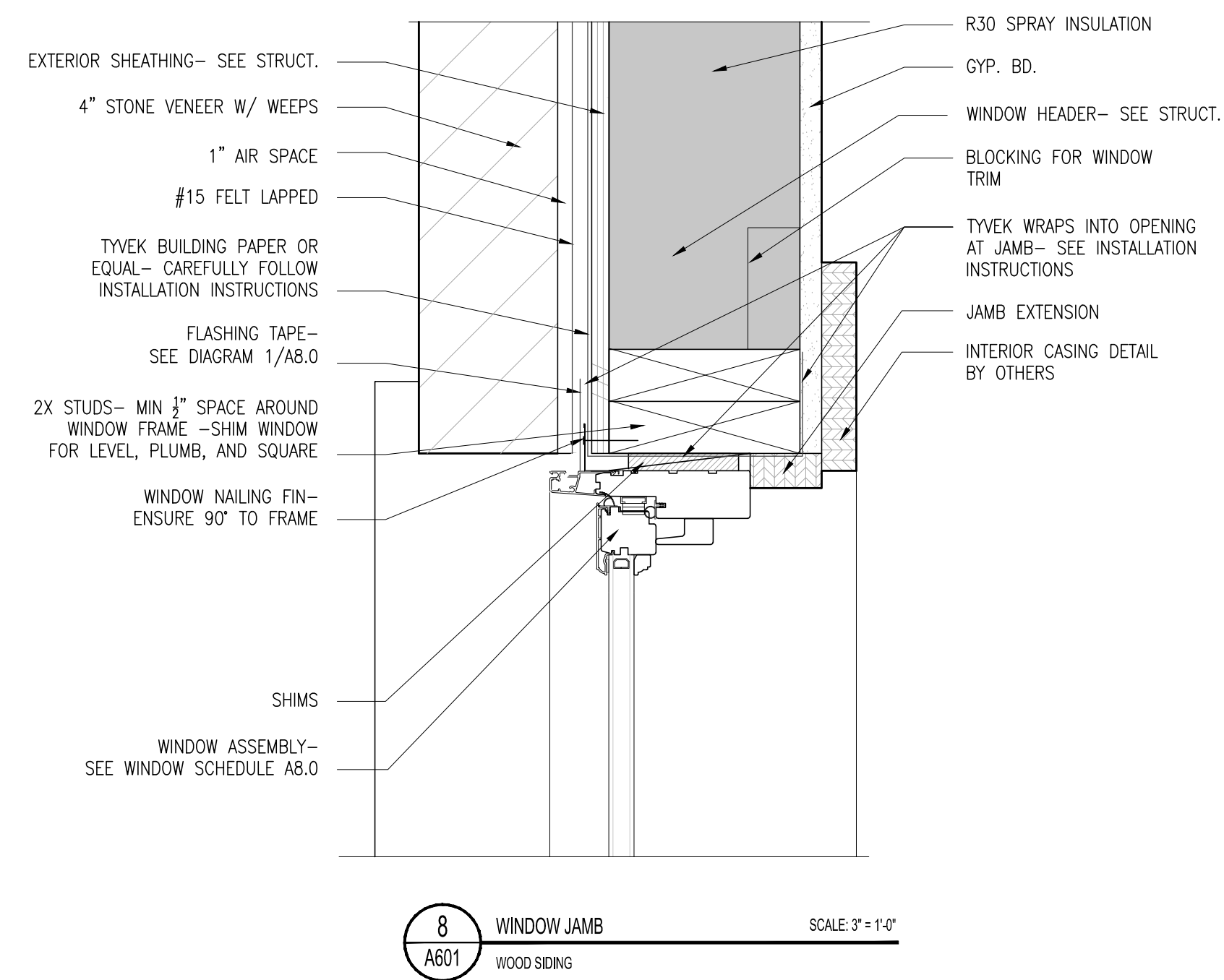
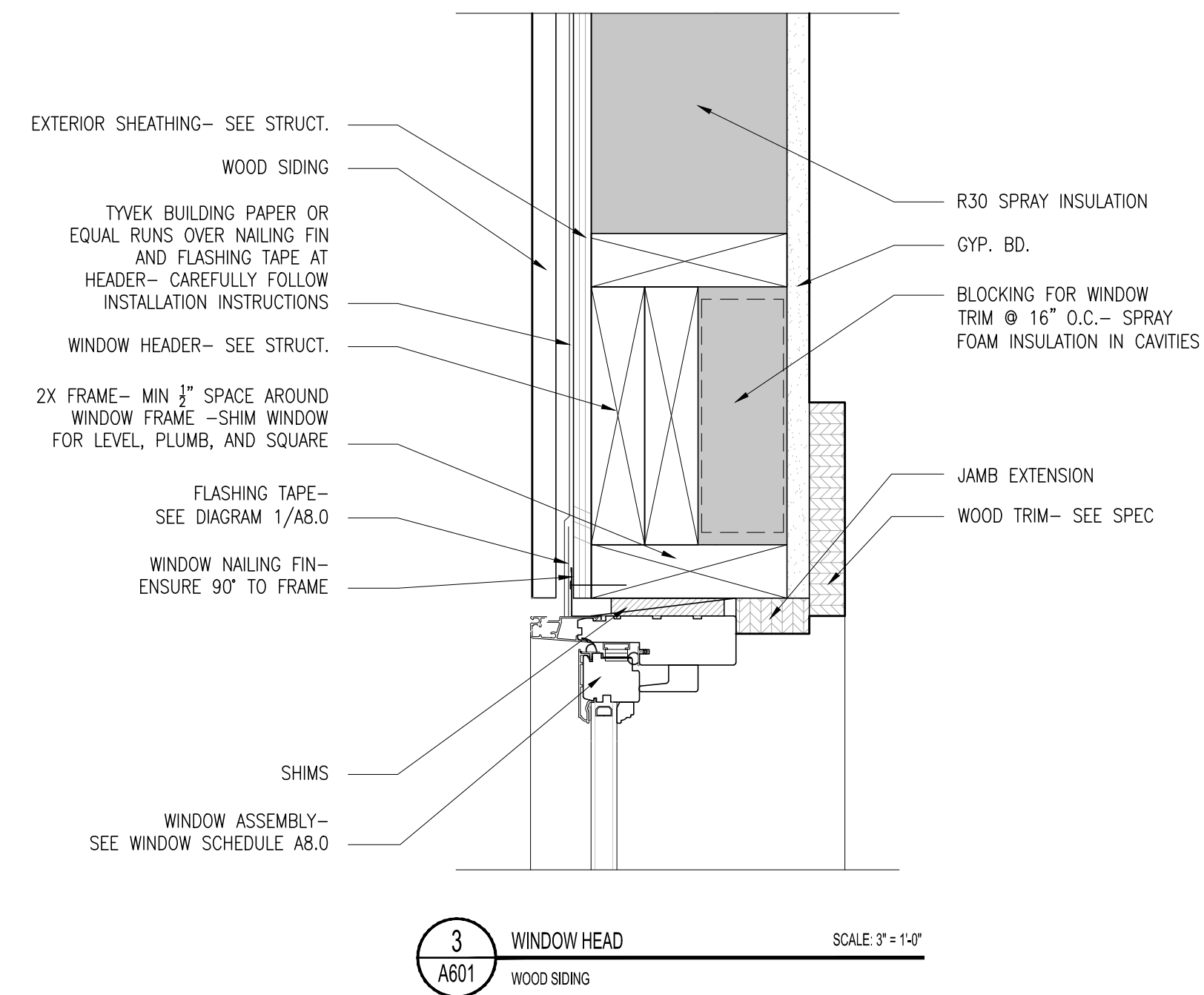
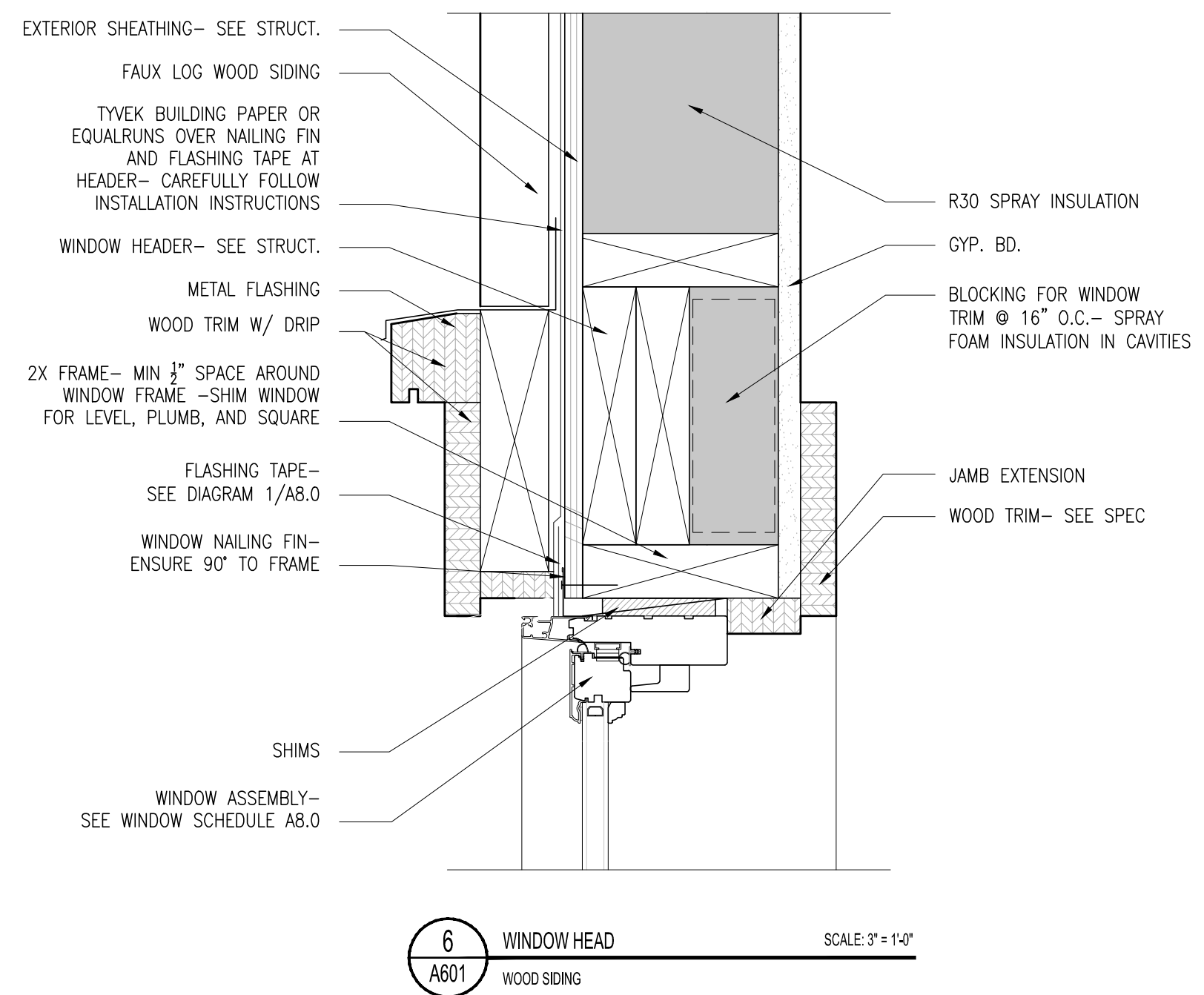
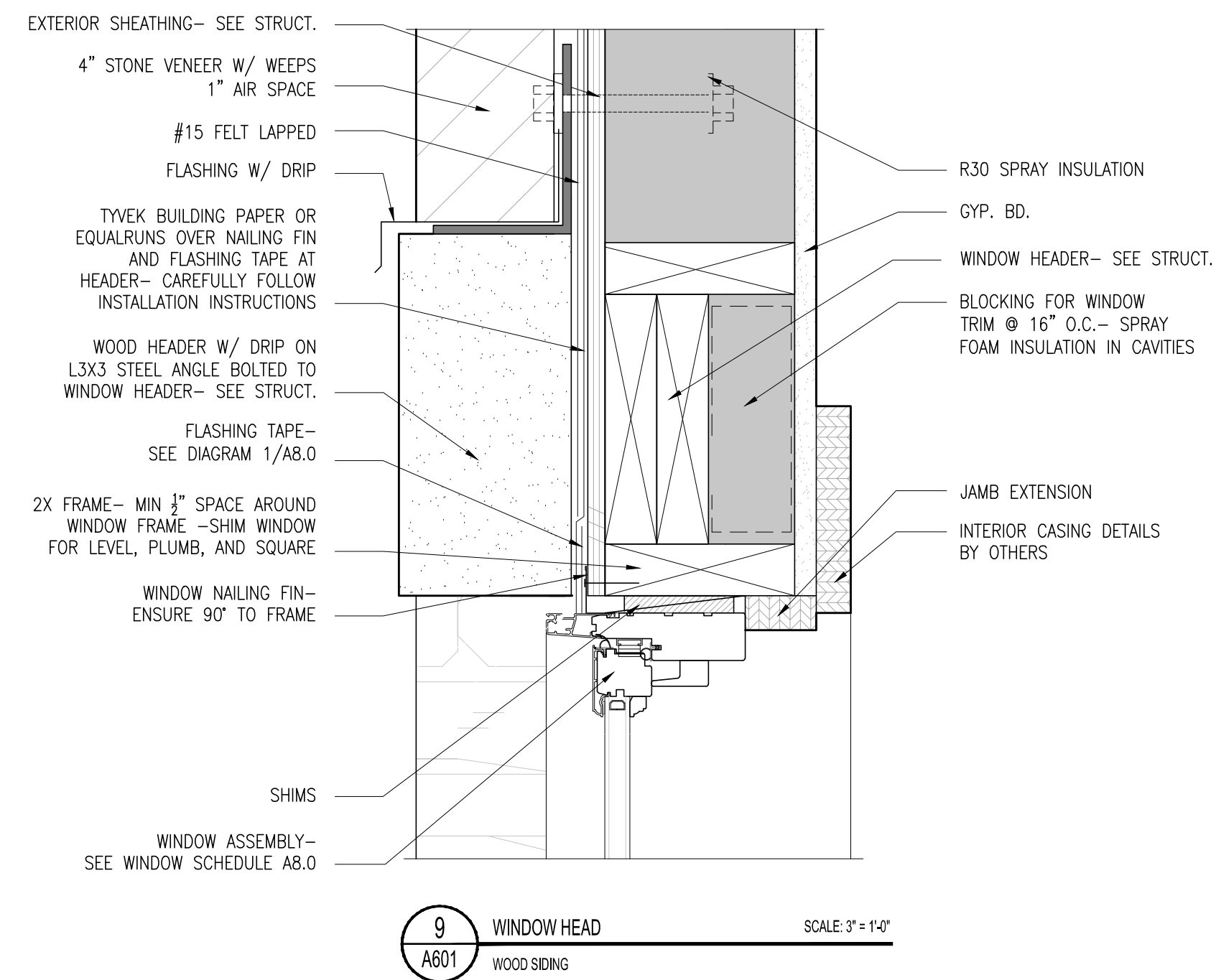
PROJECT NAME:  
**600BR-1 TRAIL'S EDGE**  
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:  
**ROOF DETAILS**

SHEET NUMBER:  
**A-600**

MARK	REV. DATE	DESCRIPTION
5-5-18		DRIP APPLICATION #1
4-18-18		HOA APPLICATION

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



NOT FOR CONSTRUCTION



JACK WESSON ARCHITECTS INC.

110 SOUTH PINE STREET  
TELLURIDE, COLORADO 81435  
TEL: 970.728.9755  
FAX: 970.728.9724  
jwesson@jwa.com  
www.jackwessonarchitects.com

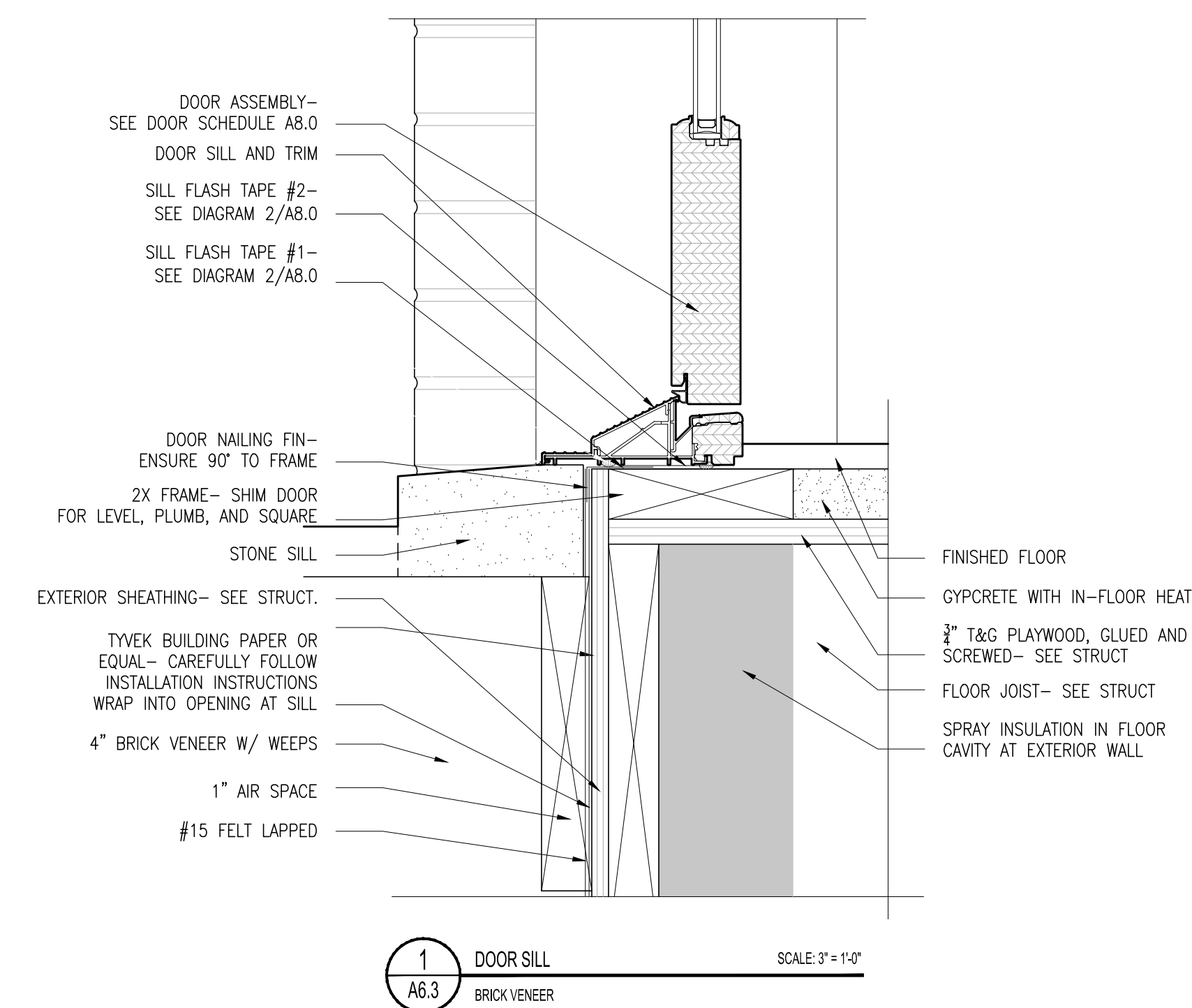
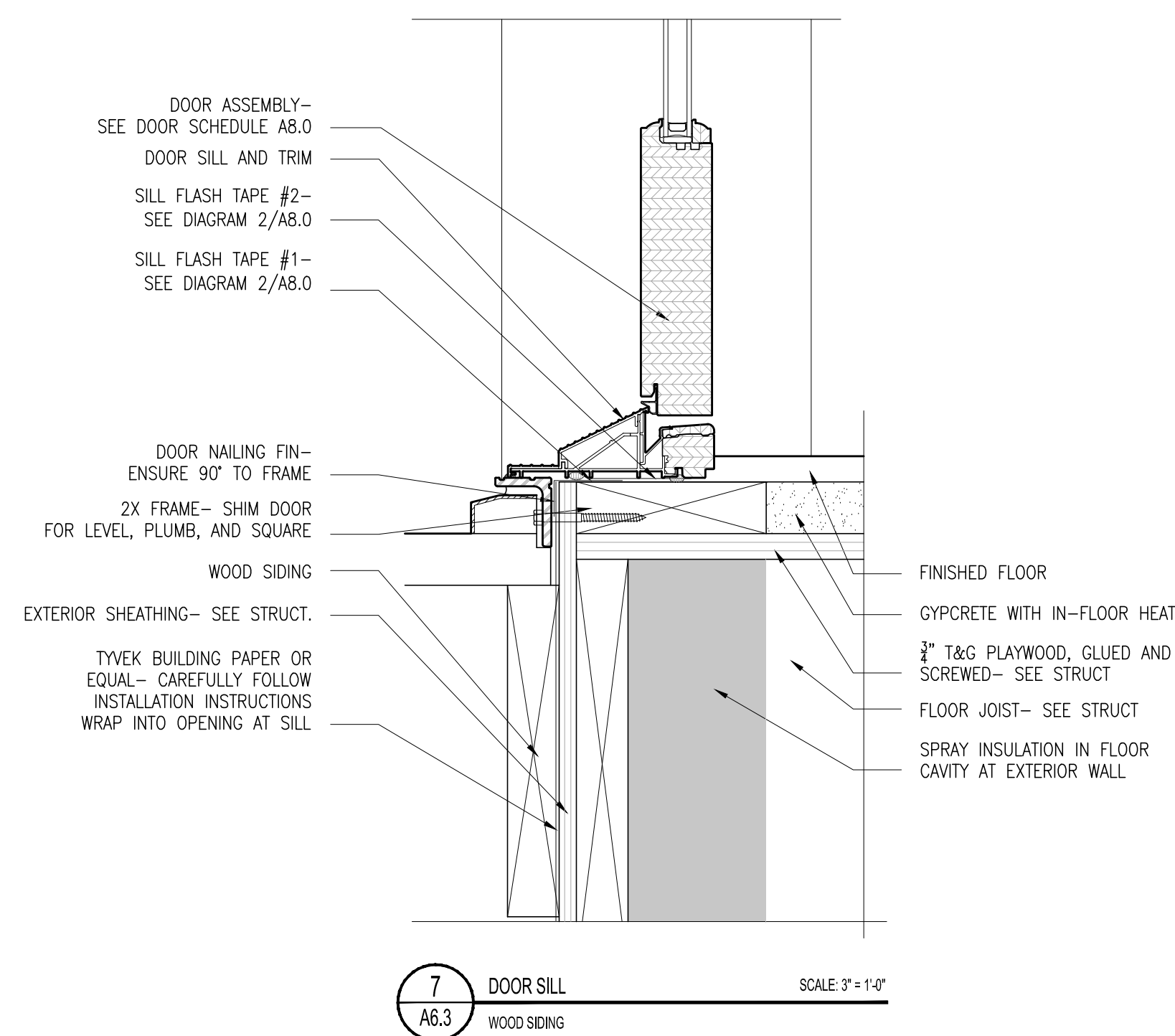
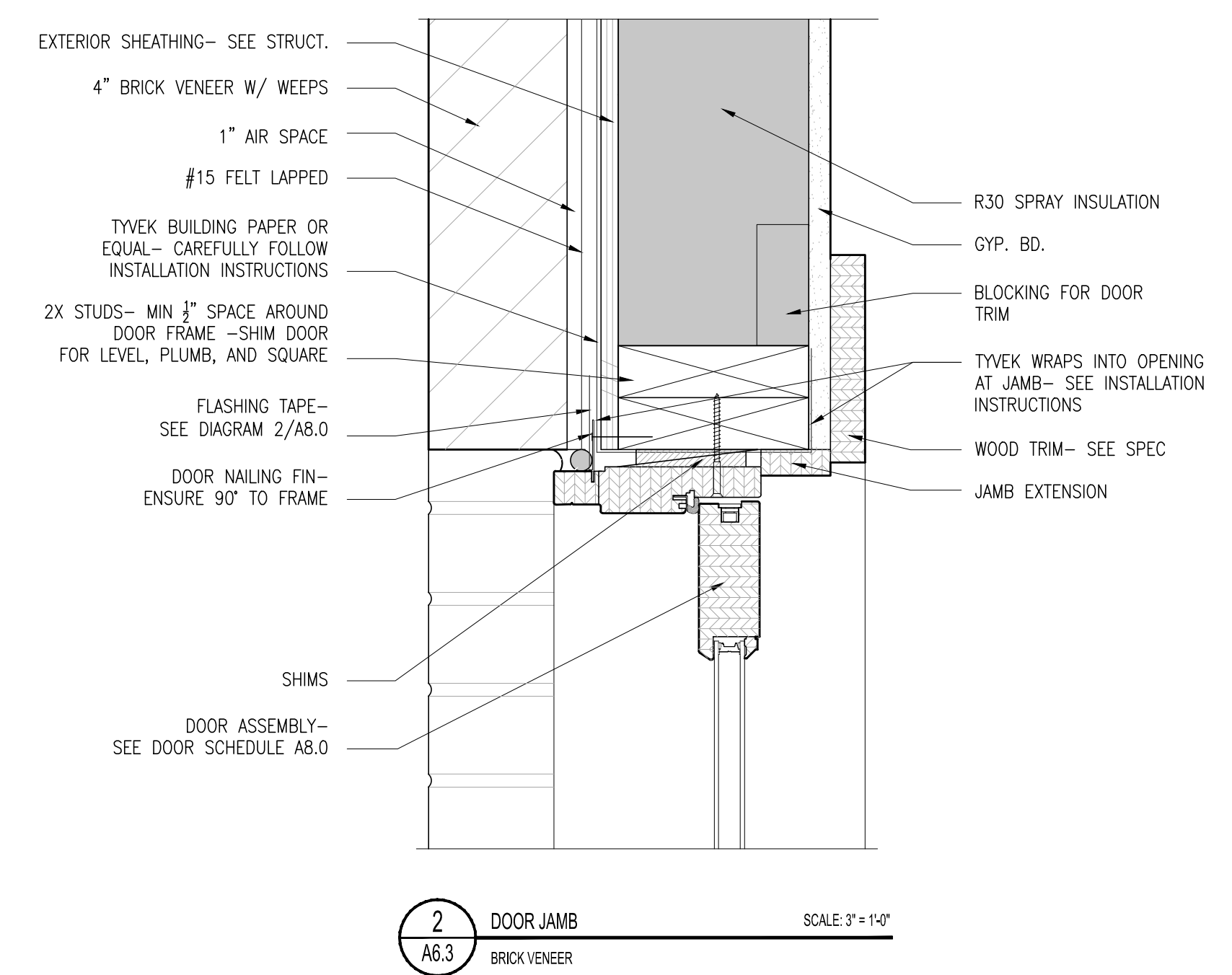
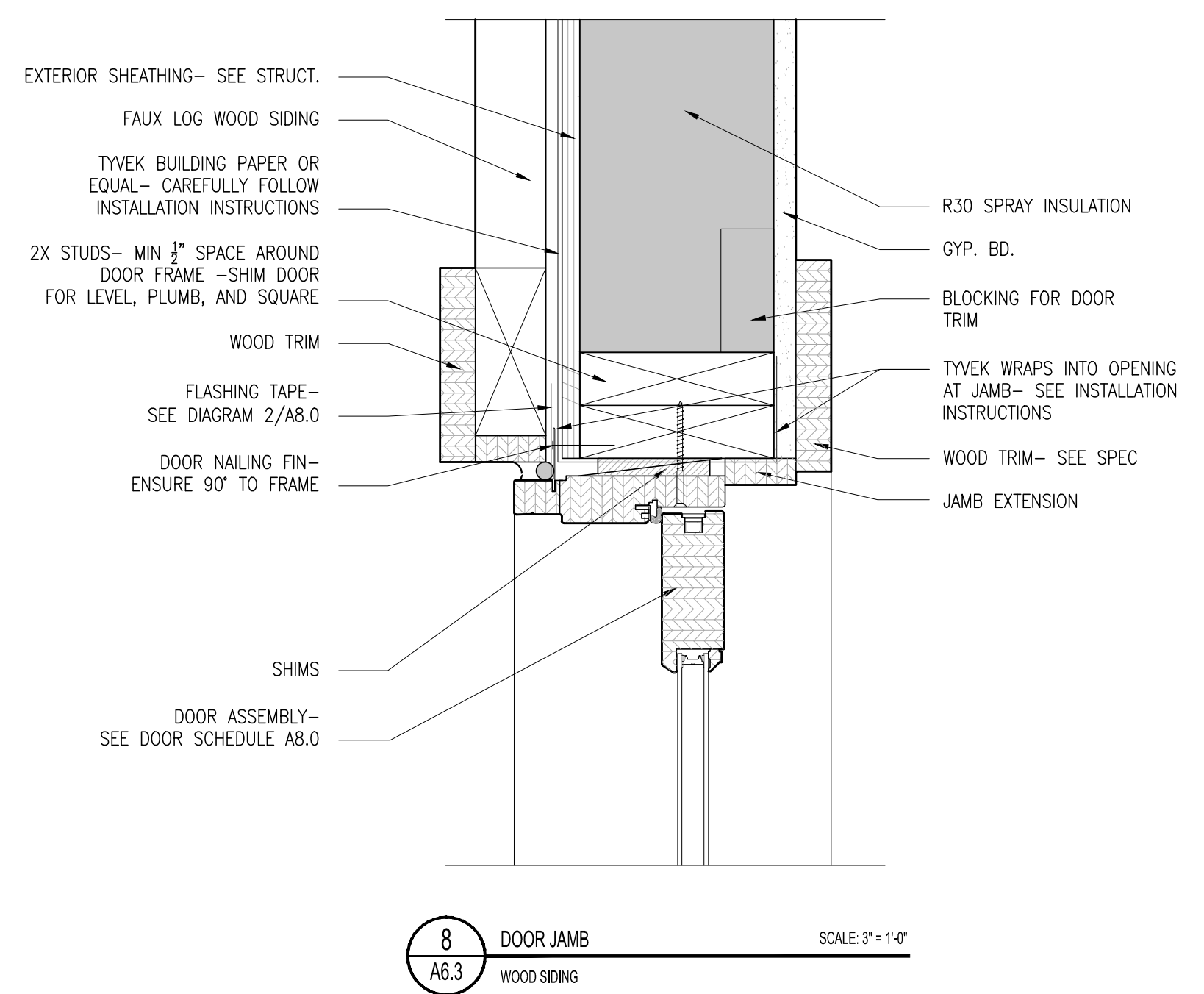
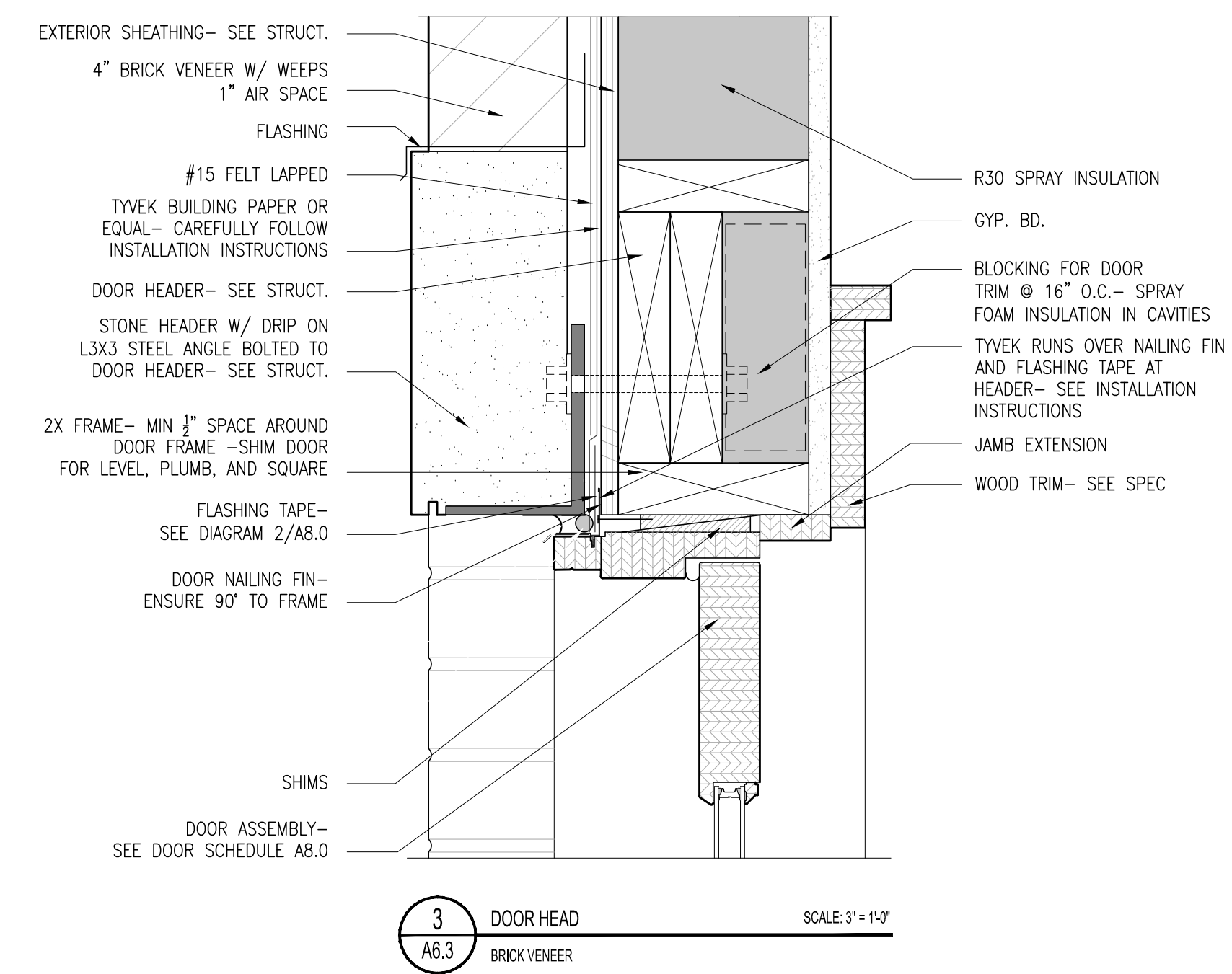
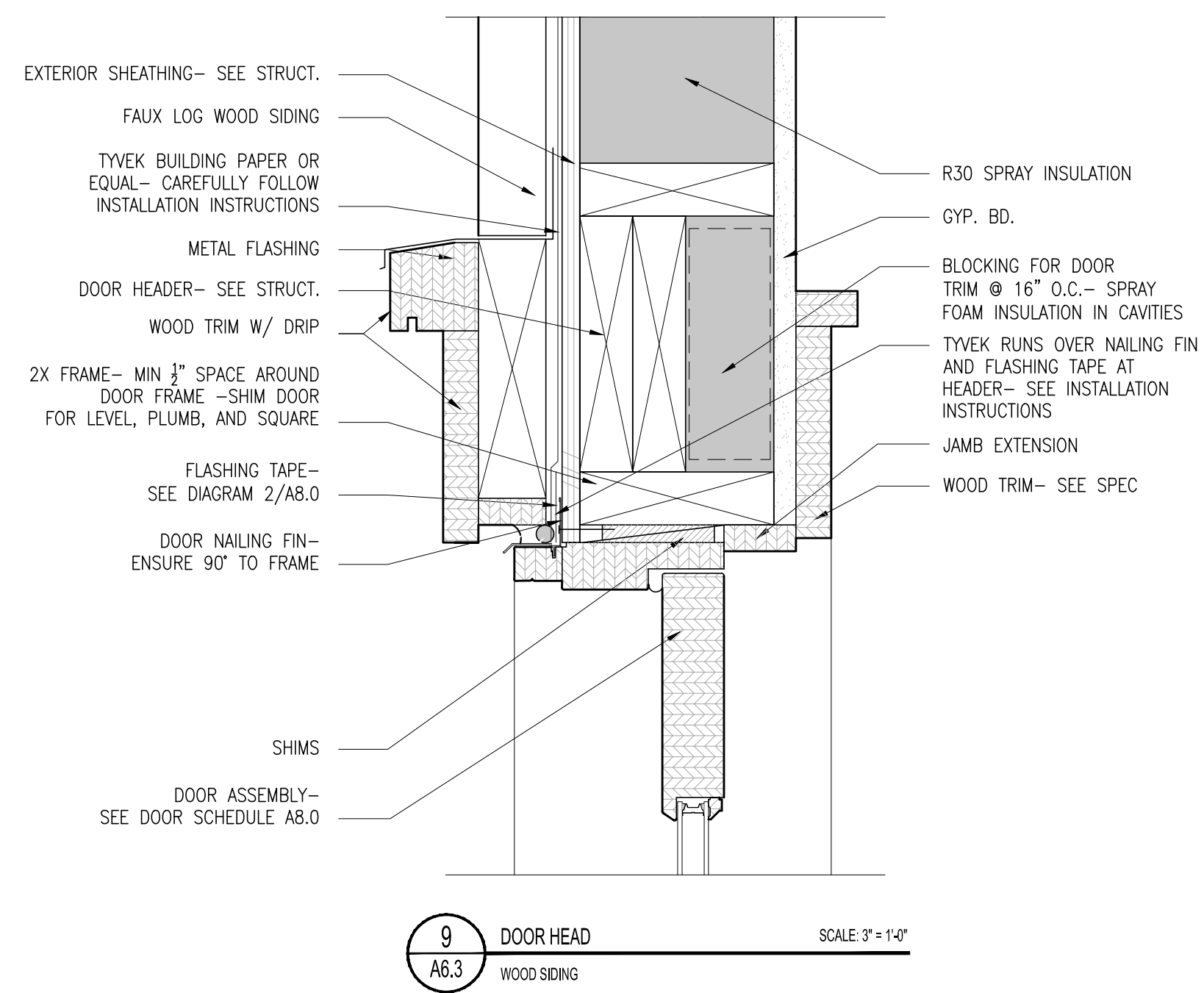
MARK	REV. DATE	DESCRIPTION
5-5-18	DRB APPLICATION #1	
4-18-18	HOA APPLICATION	

PROJECT NAME:  
600BR-1 TRAIL'S EDGE  
MOUNTAIN VILLAGE, COLORADO 81435

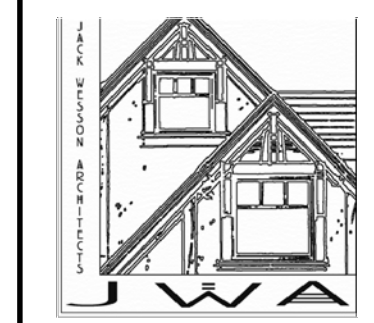
SHEET DESCRIPTION:  
WINDOW DETAILS

SHEET NUMBER:  
A-601

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



**NOT FOR CONSTRUCTION**



**JACK WESSON ARCHITECTS INC.**  
 115 SOUTH PINE STREET  
 TELLURIDE, COLORADO 81435  
 TEL: 970.728.9755  
 FAX: 970.728.9724  
 jwesson@jwa.com  
 www.jackwessonarchitects.com

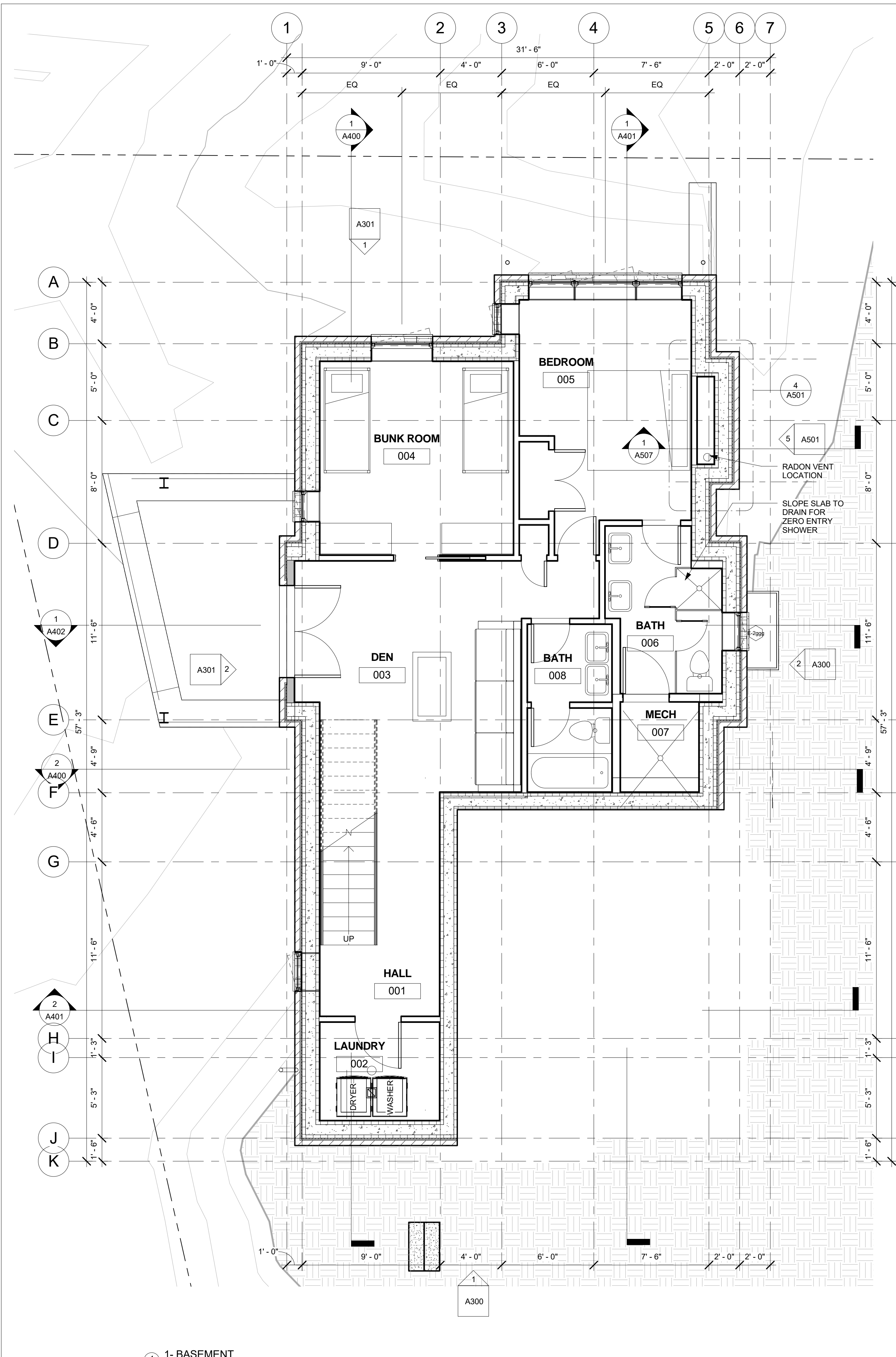
MARK	REV. DATE	DESCRIPTION
5-5-18	DRB APPLICATION #1	
4-18-18	HOA APPLICATION	

PROJECT NAME:  
**600BR-1 TRAIL'S EDGE**  
 MOUNTAIN VILLAGE, COLORADO 81435

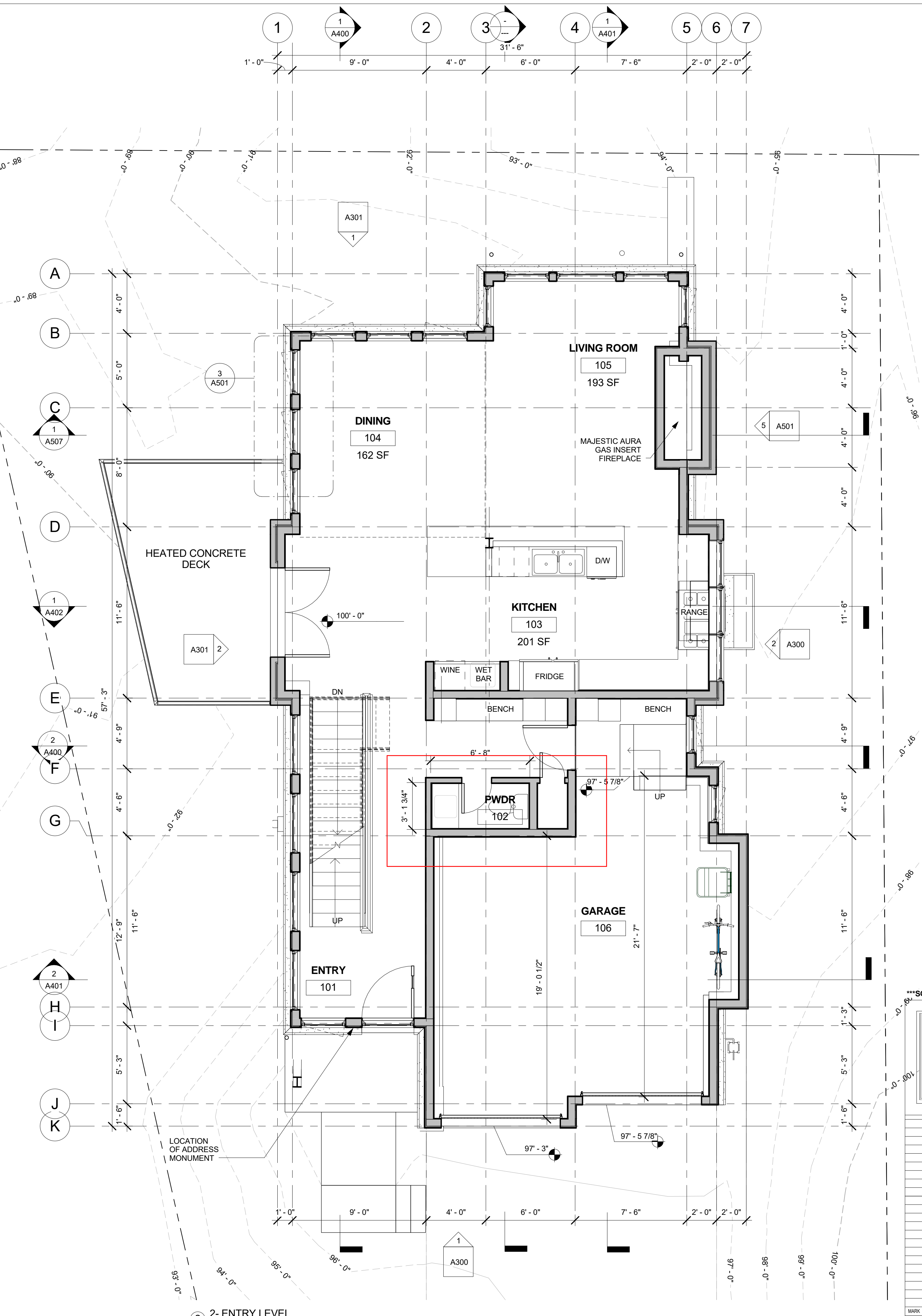
SHEET DESCRIPTION:  
**DOOR DETAILS**

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

SHEET NUMBER:  
**A-602**



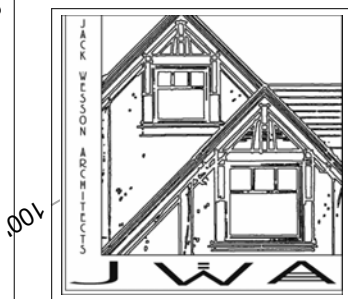
1-BASEMENT  
1/4" = 1'-0"



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

Window Schedule		
Type Mark	Height	Width
E-2aaa	6'-0"	2'-6"
E-2aaa	6'-0"	2'-6"
E-2bbb	1'-6"	3'-2"
E-2bbb	1'-6"	3'-2"
E-2bbb	1'-6"	3'-2"
E-2ccc	5'-0"	2'-0"
E-2ddd	7'-11 1/8"	4'-0"
E-2eee	2'-6"	2'-6"
E-2f	5'-0"	4'-0"
E-2f	5'-0"	4'-0"
E-2fff	1'-11 1/8"	3'-6"
E-2ggg	4'-0"	2'-6"
E-2hhh	5'-0"	2'-6"
E-2nn	6'-0"	3'-0"
E-2nn	6'-0"	3'-0"
E-2nn	6'-0"	3'-0"
E-2oo	8'-0"	5'-0"
E-2pp	8'-0"	2'-8"
E-2pp	8'-0"	2'-8"
E-2qq	2'-11 1/8"	4'-6"
E-2qq	2'-11 1/8"	4'-6"
E-2ss	5'-0"	2'-0"
E-2tt	4'-6"	4'-6"
E-2uu	5'-0"	2'-0"
E-2vv	5'-0"	3'-0"
E-2ww	7'-0"	3'-0"
E-2xx	2'-0"	3'-0"
E-2xx	2'-0"	3'-0"
E-2yy	3'-0"	2'-0"
E-2zz	4'-0"	2'-6"
E-2zz	4'-0"	2'-6"
E-10	8'-0"	2'-9"
E-10	8'-0"	2'-9"
N-4	5'-0"	3'-0"
N-4	5'-0"	3'-0"
N-6	8'-0"	3'-0"
N-6	8'-0"	3'-0"
N-7	8'-0"	4'-0"
N-10	6'-0"	3'-0"
N-11	6'-0"	3'-0"
N-11	6'-0"	3'-0"
S-3	8'-0"	3'-0"
W-8	8'-0"	4'-0"
W-9	8'-0"	4'-0"
W-10	8'-0"	4'-0"
W-11	8'-0"	4'-0"

\*\*\*SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM\*\*\*



**JACK WESSON**  
ARCHITECTS INC.  
110 SOUTH PINE ST #110  
TELLURIDE, COLORADO 81435  
TEL: 970.728.9755  
FAX: 970.728.9724  
jwesson@jwa.com  
www.jackwessonarchitects.com

NOT FOR CONSTRUCTION

PROJECT NAME:  
TRAILS EDGE 1  
LOT 900BR-1  
MOUNTAIN VILLAGE, COLORADO 81435

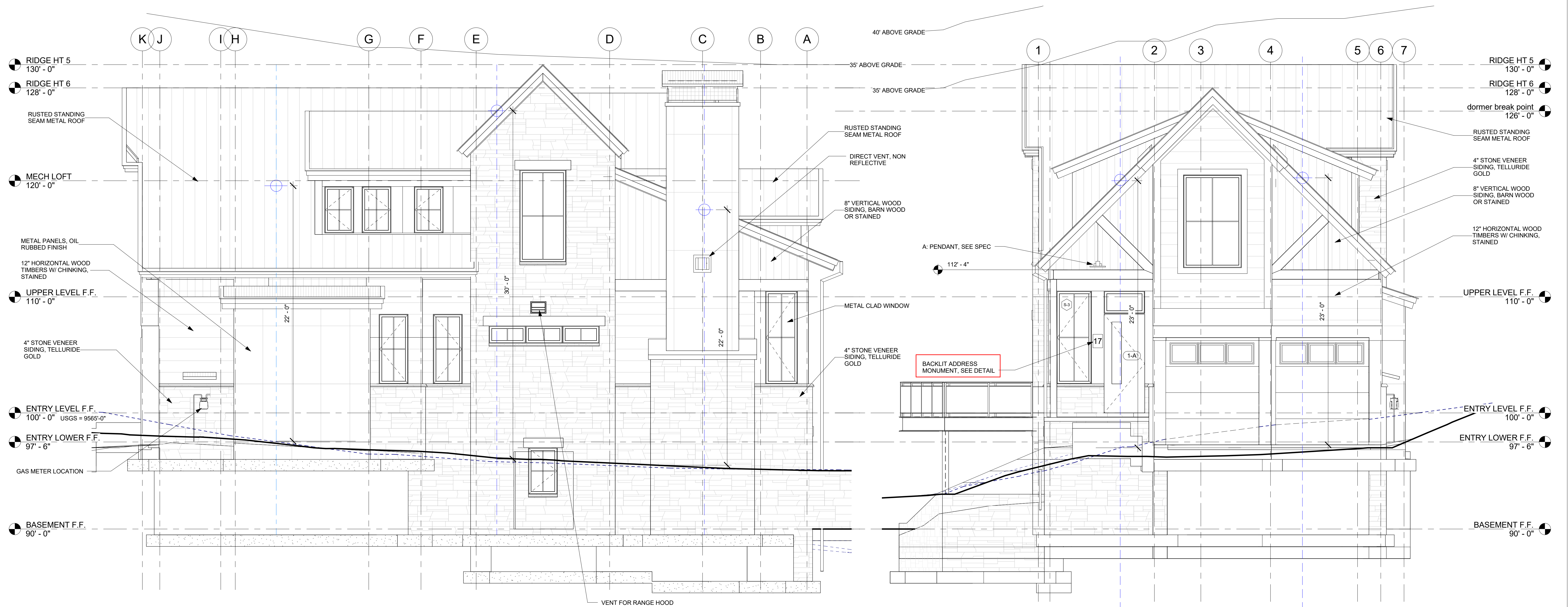
SHEET DESCRIPTION:  
FLOOR PLANS

SHEET NUMBER:  
**A201**

MARK	REV DATE	DESCRIPTION
6-27-18	DRB APPLICATION #2	
6-11-18	REVISION #1	
5-5-18	DRB APPLICATION #1	
4-18-18	HDA APPLICATION	

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

Printed Regular



② 4 EAST ELEVATION  
1/4" = 1'-0"

① 1 SOUTH ELEVATION  
1/4" = 1'-0"

- 28'-6"
- 36'-0"
- 30'-0"
- 24'-6"
- 29'-6"
- 33'-6"
- 22'-0"
- 30'-0"
- 22'-0"
- 23'-0"
- 302'-0"/11=27.45'

AVERAGE ROOF HEIGHT = 27.45' (MAX 30')  
MAX ROOF HEIGHT = 39'-0" (MAX 35'+5'=40')



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

NOT FOR CONSTRUCTION

PROJECT NAME:  
**TRAILS EDGE 1**  
LOT 900BR-1  
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:  
**ELEVATIONS**

SHEET NUMBER:  
**A300**

MARK	REV. DATE	DESCRIPTION
6-27-18	DRB APPLICATION #2	
6-11-18	REVISION #1	
5-5-18	DRB APPLICATION #1	
4-18-18	HDA APPLICATION	
PROJECT NAME:	PROJECT MANAGER:	DRAWN BY:
		REVIEWED BY:
		2006 JWA

cut #17 w/  
WHITE PEX  
BACKS - w/  
BACKLITING

1/4" STEEL  
PLATE w/  
EUFF & WAX  
FINISH SEAL.

COUNTER SINK  
SCREWS.  
MATCH EXISTING  
w/ SMALLER HEAD

STEEL PLATE  
BOX ± 1"  
DEPTH TO  
HOUSE FLEXI  
& LED LIGHT

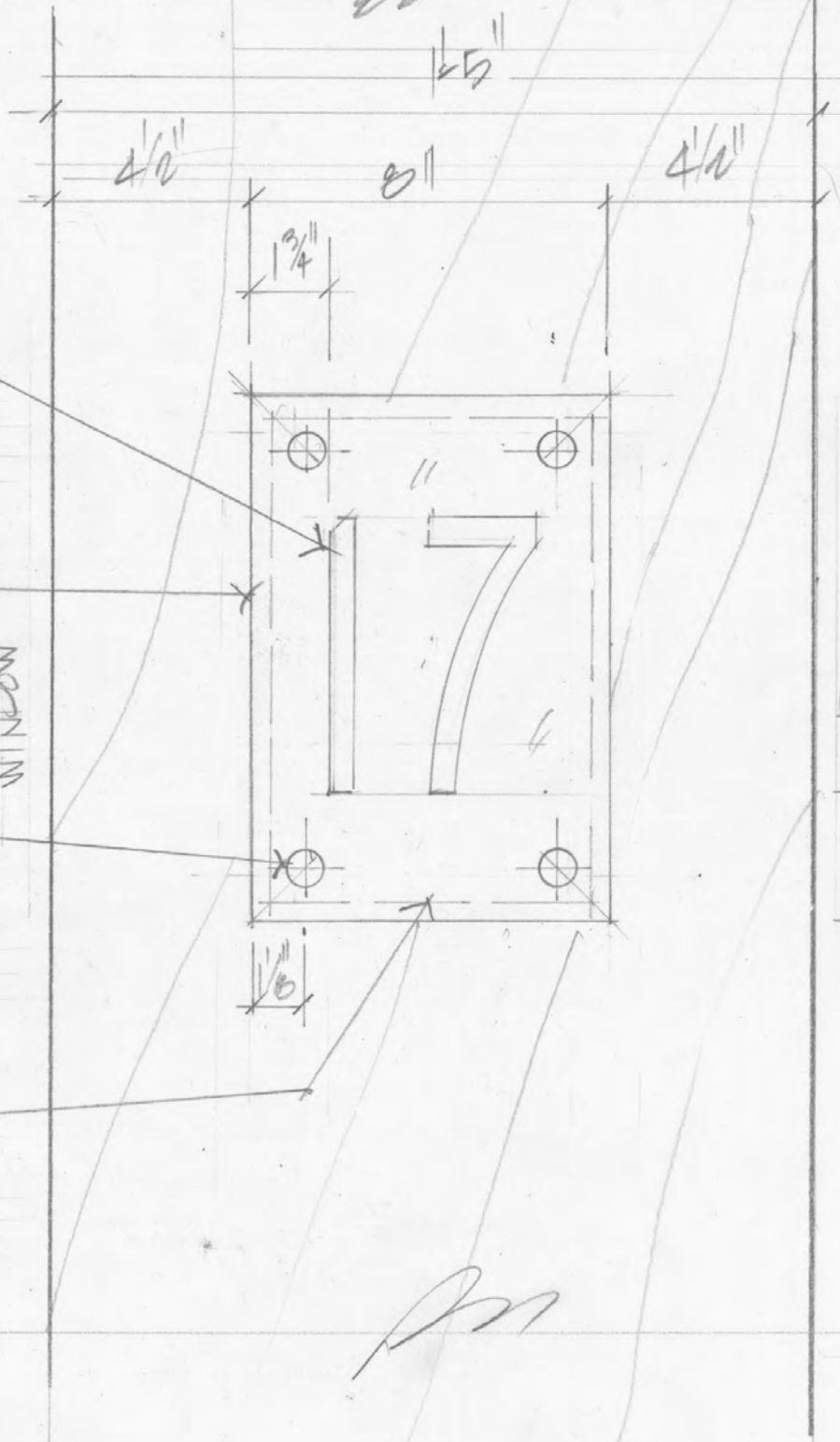
WINDOW

DOOR

TO GRADE  
± 6.0

ADDRESS

1212 W 27 E. 8316 Jake Nasson Architects



*Handwritten signature or initials*




## Shelter Outdoor Pendant 1322

By Hinkley Lighting

**\$209.00 - \$329.00**

Select items in stock, choose options to view or **check availability**.

5 out of 5 

1 of 1 (100%) people recommend this product

**FREE SHIPPING** on orders over \$75.

### Finish:



Black



Hematite



Buckeye Bronze

### Light Option:



Incandescent



Fluorescent



LED



Shown in Black finish

## Details

The Hinkley Lighting Shelter Outdoor Pendant adds sleek, contemporary design to exterior living spaces.

Comes with a delicate cylindrical clear seeded glass shade, which is kept safe and secure within a metal frame that comes in a black finish to match the stem and canopy. Dark Sky compliant.

Cleveland-based Hinkley Lighting is driven by a passion to combine design and function to create exceptional lighting solutions. Family-owned Hinkley began as a traditional lantern company in 1922, and, still today, they produce top quality outdoor lighting. Hinkley Lighting has also expanded to include a full range of interior lighting solutions, including chandeliers, sconces, pendants and vanity lights.

The Shelter Outdoor Pendant 1322 is available with the following:

### Details:

- Material: Solid Aluminum
- Shade Material: Glass
- Cylindrical Clear Seedy shade
- Fluorescent option is Title 24 compliant
- Round ceiling canopy
- Dark Sky compliant
- Sloped ceiling adaptable (0-45)
- Comes with One 6.00 in., Two 12.00 in. stem/downrod
- UL Listed Damp
- Made In China

### Options:

- **Finish:** Black, Hematite, Buckeye Bronze
- **Light Option:** Incandescent, Fluorescent, LED

**Lighting:**

- Halogen Option: One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)
- Fluorescent Option: One 26 Watt (1750 Lumens) 120 Volt GU24 Base Fluorescent Lamp(s) (Not Included)
- LED Option: 15 Watt (800 Lumens) 120 Volt Integrated LED: CRI: 96 Color Temp: 2700K Lifespan: 40000 hours

**Compare Brightness:**



**Dimensions:**

- **Ceiling Canopy:** Diameter 6"
- **Fixture:** Width 6.25"
- **Maximum Hanging:** Length Adjustable From 21.75", Adjustable To 54"

**Ratings:** Based on 1 reviews, this product is rated 5.0 out of 5.

**Manufacturer IDs:** [view](#)

Need help with some of our terminology? Check out [Lumens' Lighting & Design Glossary](#).

YOU MAY ALSO LIKE

**Shelter Outdoor Wall Sconce**  
By Hinkley Lighting

From: **\$109.00**

**Dawn Indoor/Outdoor LED Wall Sconce**  
By Modern Forms

From: **\$299.00**

**Shelter Half-Round LED Outdoor Wall Sconce**  
By Hinkley Lighting

From: **\$249.00**



Show your style with #loveyourlumens **ADD A PHOTO**

Step Light A

Tech Lighting Single Pitch Wall Light Bronx/Black 1 x 10W 120V LED Module-700 lumens 5" x 5"



Exterior Wall Sconce B

Hubberton Forge Small Outdoor Wall sconce in dark smoke-35W Halogen or LED Equal





**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 July 12, 2018  
**DATE:** July 6, 2018  
**RE:** Consideration of an Initial Architectural Site Review application for a new single-family dwelling on Lot AR-31, 125 Singletree Way

**PROJECT GEOGRAPHY**

**Legal Description:** Lot AR-31  
**Address:** 125 Singletree Way  
**Applicant/Agent:** Narcis Tudor Architects  
**Owner:** Bertrand and Laura Marchal  
**Zoning:** Multi-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.199 Acres

**Adjacent Land Uses:**

- **North:** Single-Family
- **South:** Multi-Family
- **East:** Single-Family
- **West:** Multi-Family

**ATTACHMENTS**

- Exhibit A: Applicant 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 Initial Architectural Site Review for the development of a single-family residence. The proposed dwelling unit is located on 125 Singletree Way, and consists of three (3) bedrooms and an attached two (2) car garage for a total of 3522 livable square feet. The site area consists of 0.19 acres and is characterized by a substantial slope on the western portion that has driven the design and placement of this residence.

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35 + 5' (if gable form) maximum	35' 6"
Maximum Avg Building Height	30' + 5' (if gable form) maximum	26' 10"
Maximum Lot Coverage	Established by building envelope	30.3%
General Easement Setbacks		
North	16' General Easement	17' 8"
South	10' setback	10' 9"
East	16' General Easement	22' 8"
West	16' setback	17' 1"
Roof Pitch		
Primary		8:12
Secondary		3:12
Exterior Material		
Stone	35%	32.30%
Wood	No requirement	35.40%
Windows/Doors	40% maximum for windows	16.80%
Metal Accents	No requirement	15.50%
Parking	2 enclosed	2 enclosed

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed design is code compliant at 26'-10". The proposed maximum height is 35' – 6", which is well within the maximum height allowed for a single family common interest community map. 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 AR-31 is a small lot (0.19 acres) that slopes considerably from the east to the west. The topography-driven siting of the home has caused portions of the driveway to be in parts of the General Easement and the Road Right of Way. To accommodate the structural elements in the GE and RROW, the applicant will need to enter into a General Easement Encroachment Agreement for the stone walkway and driveway. Staff also 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.

**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 primary roof forms 8:12 gable roofs. The secondary roof forms are low pitch (3:12). The proposed roofing material will be black standing seam metal, which no longer requires specific approval. The fascia will be the same color and material as the roof.

**Exterior Wall Materials**

The exterior walls consist of 32.30% stone veneer, 35.40% , vertical cedar ship lap-wood, 16.80% fenestration, and 15.50% steel accents, which include corrugated metal siding and clad doors and windows. A design variation will be needed for the stone which does not meet the code required 35.00%.

**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 structures 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. Driveway slope and profile meet CDC requirements.

**17.5.8 PARKING REGULATIONS**

The applicant shows two (2) enclosed parking spaces, which is consistent with the parking requirements for Single Family Common Interest Community ownership and the parking requirements previously required and approved for the Common Ownership Community Plat for this area. Parking in the GE if approved by the DRB requires a GE encroachment permit. The garage back-out requirement of 25' is being requested to be varied less than 25'. The applicant has indicated that there will not be snowmelt on the driveway, front entry porch or any decks.

**17.5.9 LANDSCAPING REGULATIONS**

The proposed landscape plan shows 8 new evergreen trees, with all disturbed areas to be re-seeded per CDC guidelines. Applicant will also work with the southern neighbor to coordinate landscaping and screening efforts. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

<b>Landscaping Type</b>	<b>Minimum Size</b>
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

All irrigation will be on a drip system, and no sprinklers or backflow prevention devices are proposed.

**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.

**17.5.12 LIGHTING REGULATIONS**

Applicant is proposing two (2) 68 lumen step lights, and twelve (12) 320 lumen LED sconces, all of which are located by ingress and egress points.

### **17.7.19 CONSTRUCTION MITIGATION**

All parking for construction will be off-site while the job trailer and material storage apparatuses will be placed in the General Easement and portions of the Right of Way. Limits of disturbance and construction fencing have been set around the property line, but the Design Review Board will need to weigh in on the appropriateness of the location given the extreme geography of the site.

### **RECOMMENDATION**

Staff recommends the DRB approve the Initial Architecture Site Review application with the stated variations and specific approvals for Lot AR-31 with the following conditions which shall be addressed before Final Review hearing unless otherwise noted:

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 encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.





# DESIGN REVIEW PROCESS APPLICATION

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

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

May 22, 2018

**RE: Marchal residence | Lot AR-31 Singletree Ridge**

The Marchal residence is a single family residence located on lot ar31. The site is accessed from single tree drive to the north and slopes south. The house aesthetic is a clean cross-gable clad in wood metal and stone. The main deck and general glazing concentration is oriented to the east and south for views and light. In order to keep this a two story house we have supported the south end on posts stepping down with the topography. The project uses a straightforward approach with the only variance request being a small stone percentage.

Thank you for reviewing our application and should you have any questions do not hesitate to contact me.

Best

Narcis Tudor

ARCHITECT

# AR-31

## 05.22.2018 MOUNTAIN VILLAGE DESIGN REVIEW

### GENERAL NOTES

**CONTRACT DOCUMENTS:**  
 CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, GENERAL SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

**ORGANIZATION:**  
 WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

**CODE COMPLIANCE:**  
 ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

**INTENT:**  
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**COORDINATION:**  
 THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS, AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL, AND LIGHTING DRAWINGS.

### PROJECT TEAM

**OWNER**  
 BERTRAND & LAURA MARCHAL

**ARCHITECT**  
 NARCIS TUDOR ARCHITECTS  
 201 W COLORADO AVENUE  
 SUITE 203  
 TELLURIDE . COLORADO . 81435  
 P. 970.708.4983  
 narcis@narcistudor.com

**CONTRACTOR**  
 TBD

**STRUCTURAL ENGINEER**  
 TBD

**SURVEYOR**  
 FOLEY ASSOCIATES  
 PO BOX 1385  
 125 WEST PACIFIC  
 SUITE B1  
 TELLURIDE . COLORADO . 81435  
 P. 970.728.6153  
 F. 970.728.6050  
 jhaskell@foleyassoc.com

**CIVIL ENGINEER**  
 UNCOMPAGRE ENGINEERING, LLC  
 DAVID BALLODE  
 P.O. BOX 3945  
 TELLURIDE . COLORADO . 81435  
 P. 970.729.0683  
 dbalode@msn.com

### VICINITY MAP



### LUC - BUILDING HEIGHT

AVERAGE BUILDING HEIGHT = 26.86'  
 SEE A1.3 FOR DETAILS

### LUC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
WOOD SIDING	1709	35.4%
METAL SIDING	748	15.5%
FENESTRATION	809	16.8%
STONE VENEER	1560	32.3%*
TOTAL VERTICAL SURFACE	4826	100%

\*REQUIRED PERCENTAGE OF STONE PER LUC = 35%  
 VARIANCE REQUEST OF 2.7%  
 SEE A3.1 FOR DETAILS

### LUC - INFO

LOT #: AR-31  
 IMPROVEMENT TYPE: NEW CONSTRUCTION  
 TYPE OF UNIT: SINGLE FAMILY  
 SETBACKS: SEE A1.3  
 BUILDING HIGH POINT: 36'-0" AT CHIMNEY

### LUC - SITE COVERAGE

LOT AREA - 8647.2 SQ. FT.  
 ALLOWABLE PER LUC - 40% = 3458.9 SQ. FT.  
 PROPOSED SITE COVERAGE - 2616.8 SQ. FT. (30.3%)  
 COMPLIANT BY - 842.1 SF (9.7%)

### SHEET INDEX

A0	COVER   PROJECT INFORMATION
TOPOGRAPHIC SURVEY	
A1	SITE SERIES
A1.1	SITE & LANDSCAPE PLAN
A1.2	CONSTRUCTION MITIGATION & UTILITIES
A1.3	BUILDING HEIGHT   LUC DIAGRAM
A2	PLAN SERIES
A2.0	CONCEPT FOUNDATION PLAN
A2.1A	LOWER LEVEL DIM PLAN
A2.1B	LOWER LEVEL FINISH PLAN
A2.2A	MAIN LEVEL DIM PLAN
A2.2B	MAIN LEVEL FINISH PLAN
A2.3	ROOF PLAN
A3	EXTERIOR ELEVATIONS
A3.1	NORTH AND EAST ELEVATIONS
A3.2	SOUTH AND WEST ELEVATIONS
LP	LIGHTING PLANS
LP2.1	LOWER LEVEL LIGHTING PLAN
LP2.2	MAIN LEVEL LIGHTING PLAN

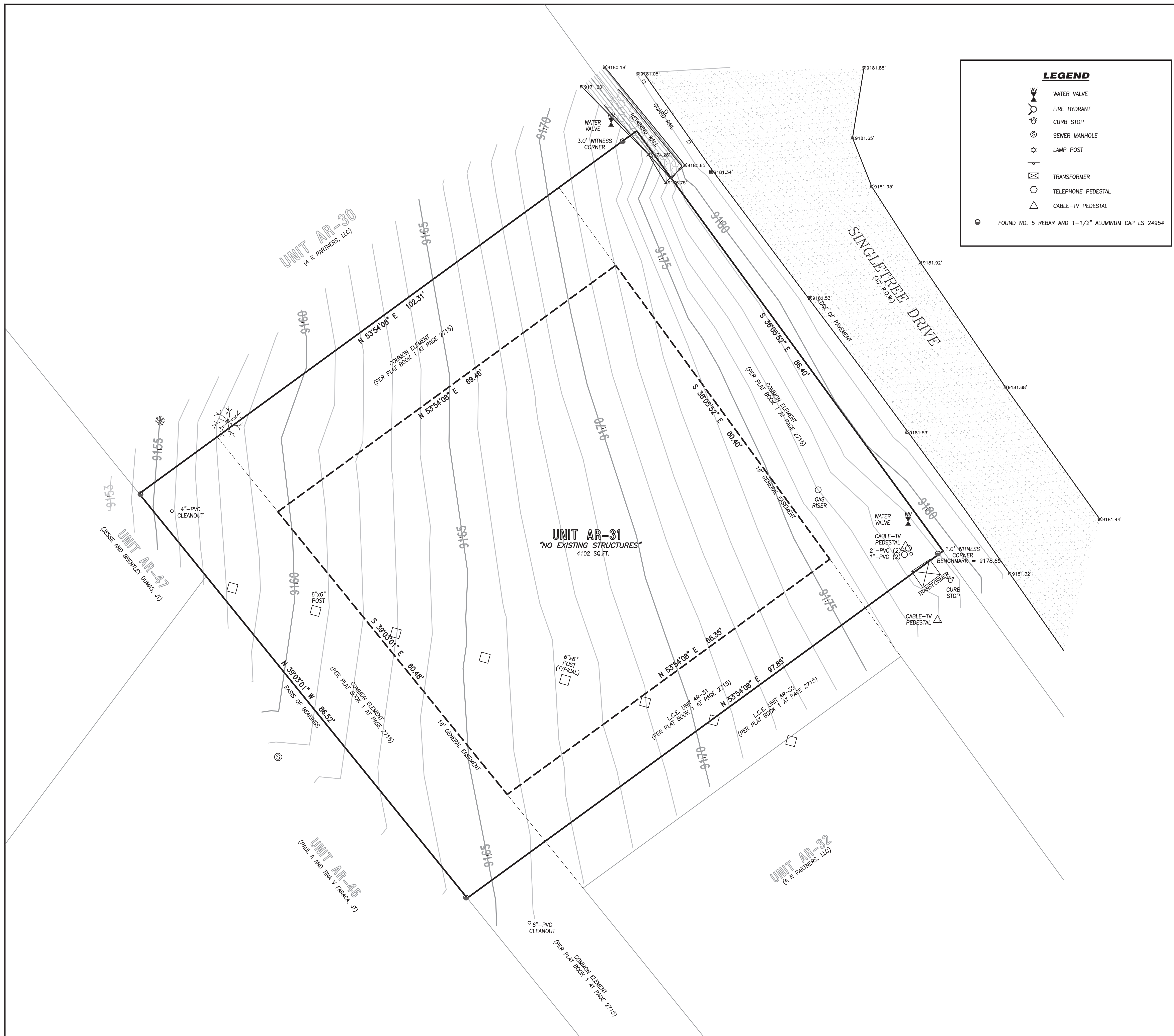
submissions  
 02.02.2018 ARCH. BID SET  
 04.06.2018 HOA SUBMITTAL  
 05.04.2018 HOA CONDITIONS  
 05.22.2018 DRB 1

NOT FOR CONSTRUCTION

AR31  
 MOUNTAIN VILLAGE  
 COLORADO 81435

DD  
 COVER SHEET

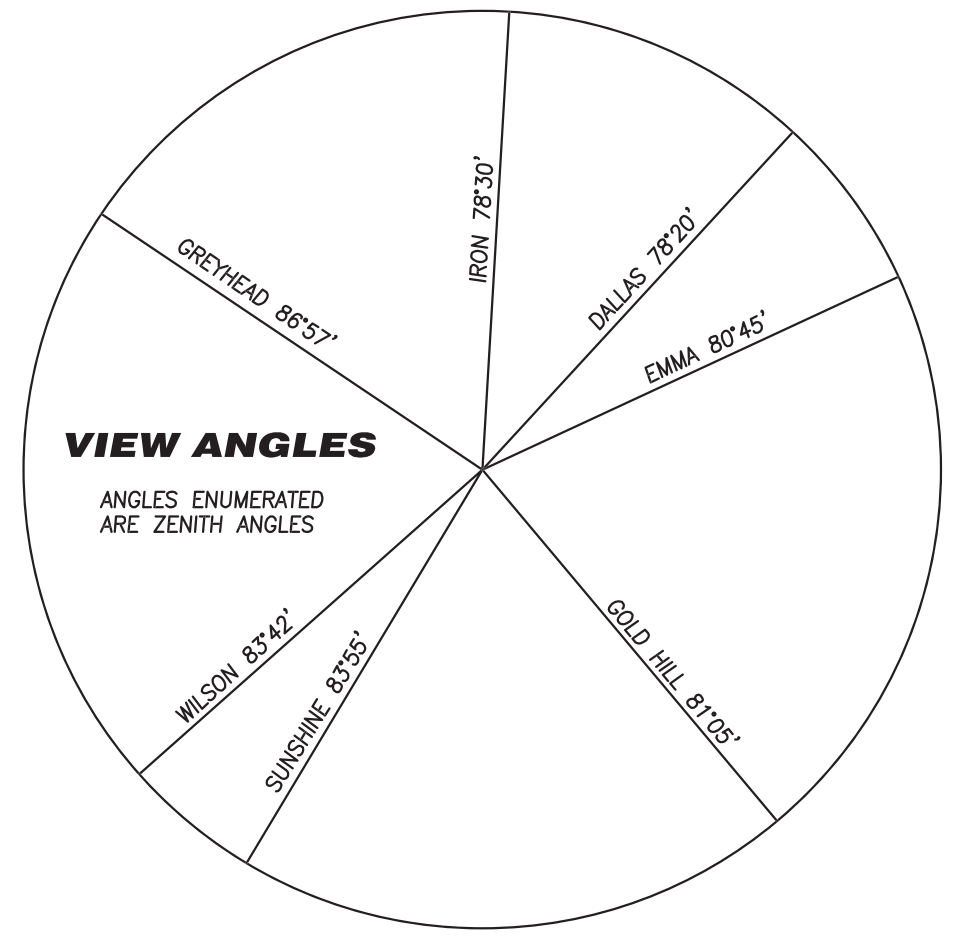
A0



**LEGEND**

- WATER VALVE
- FIRE HYDRANT
- CURB STOP
- SEWER MANHOLE
- LAMP POST
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND NO. 5 REBAR AND 1-1/2" ALUMINUM CAP LS 24954

SCALE: 1"=8'



**SURVEYOR CERTIFICATE:**

This topographic survey of Lot AR-31, Town of Mountain Village, is hereby certified to Bertrand and Laura Marchal. This property was field surveyed on August 20, 2017 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37662 Date \_\_\_\_\_

**PROPERTY DESCRIPTION:**

UNIT AR-31, THE VILLAGE AT ADAMS RANCH, A COMMON INTEREST COMMUNITY, ACCORDING TO THE MAP RECORDED JUNE 1, 1999 IN PLAT BOOK 1 AT PAGE 2572, AND THE FIRST AMENDMENT RECORDED MAY 22, 2000 IN PLAT BOOK 1 AT PAGE 2715 AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED JUNE 1, 1999 UNDER RECEPTION NO. 326890, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

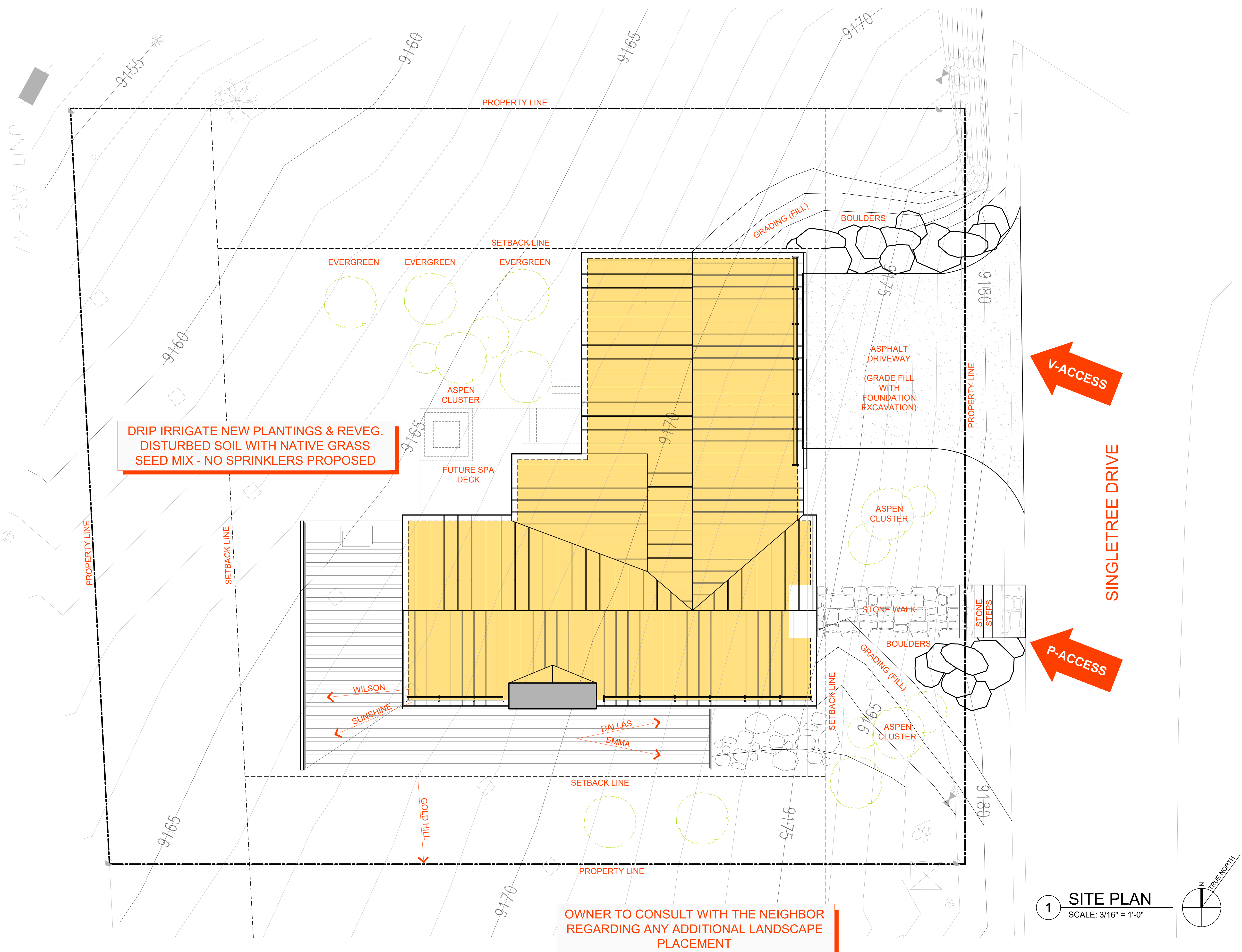
1. Easement research and property description from Land Title Guarantee Company, Order Number TLR86004623, dated March 10, 2015 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0286 C, Panel Number 0286-C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
3. Bearings for this survey based on found original monuments along the southwesterly boundary of the property as shown hereon.
4. No posted address.
5. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
6. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
7. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
8. 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.
9. 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 express statement by the surveyor naming said entities.
10. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
11. Index contours are every 5' and intermediate contours are every 1'
12. Site Benchmark is the 1' witness corner at the westernmost property corner. The elevation of the aluminum survey cap LS 24954 = 9178.65

Lot AR-31, The Village at Adams Ranch,  
Town of Mountain Village  
located within the SW1/4 of Section 33, T.43N., R.9W., N.M.P.M., San Miguel County, Colorado.

Project Mgr:	DB	Rev.	description	date	by
Technician:	MC				
Checked by:	DB				
Start date:	8/24/17				



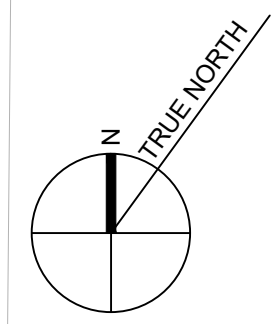
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435



DRIP IRRIGATE NEW PLANTINGS & REVEG.  
DISTURBED SOIL WITH NATIVE GRASS  
SEED MIX - NO SPRINKLERS PROPOSED

OWNER TO CONSULT WITH THE NEIGHBOR  
REGARDING ANY ADDITIONAL LANDSCAPE  
PLACEMENT

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



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
02.02.2018  
04.06.2018  
05.04.2018  
05.22.2018

ARCH. BID SET  
HOA SUBMITTAL  
HOA CONDITIONS  
DRB 1

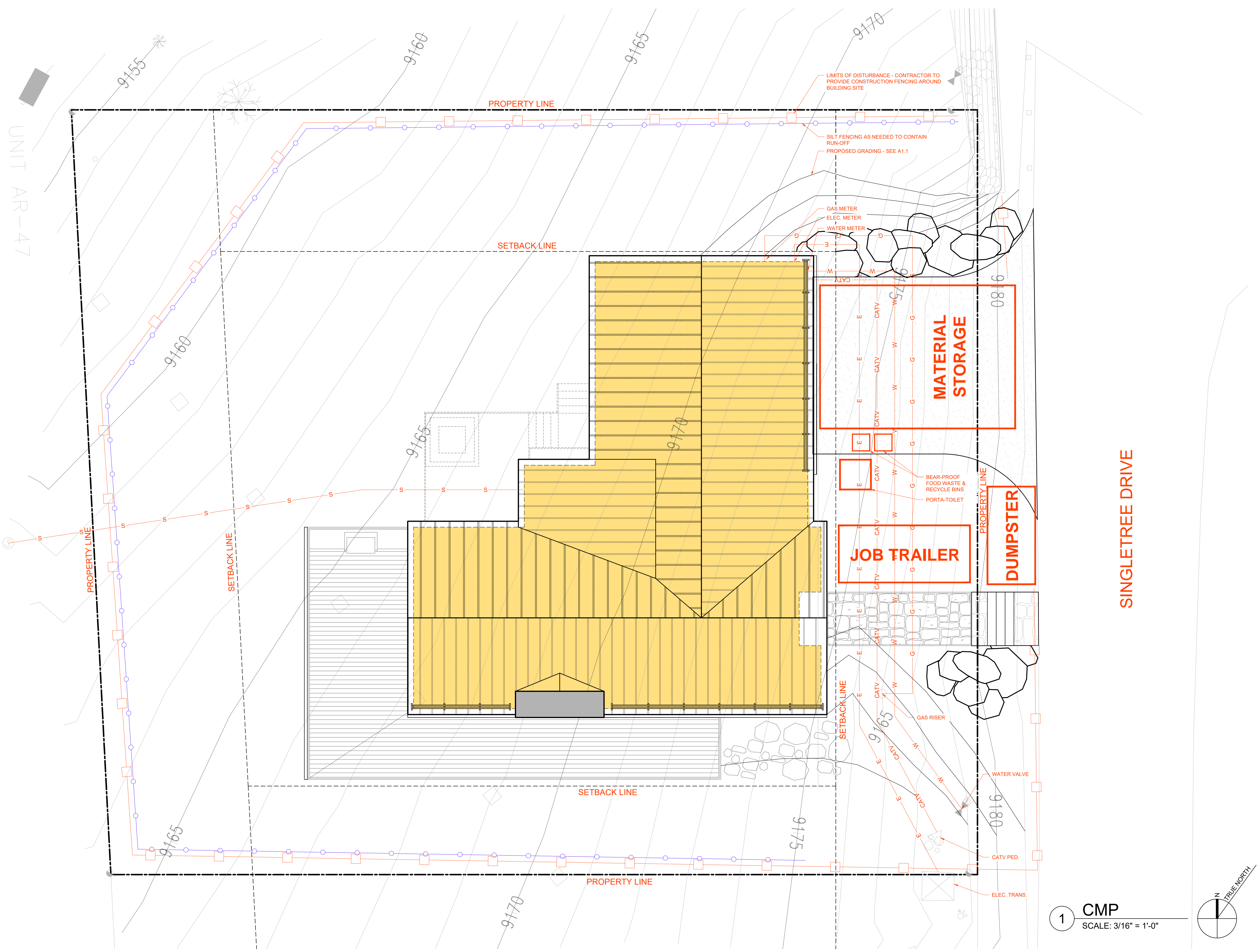
NOT FOR  
CONSTRUCTION

AR31

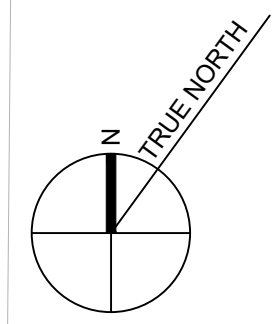
MOUNTAIN VILLAGE  
COLORADO 81435

DD  
SITE | GRAD.  
LANDSCAPE  
PLAN

A1.1



1 **CMP**  
SCALE: 3/16" = 1'-0"



SINGLETREE DRIVE

UNIT AR-47

**NARCIS TUDOR ARCHITECTS®**

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
02.02.2018  
04.06.2018  
05.04.2018  
05.22.2018

ARCH. BID SET  
HOA SUBMITTAL  
HOA CONDITIONS  
DRB 1

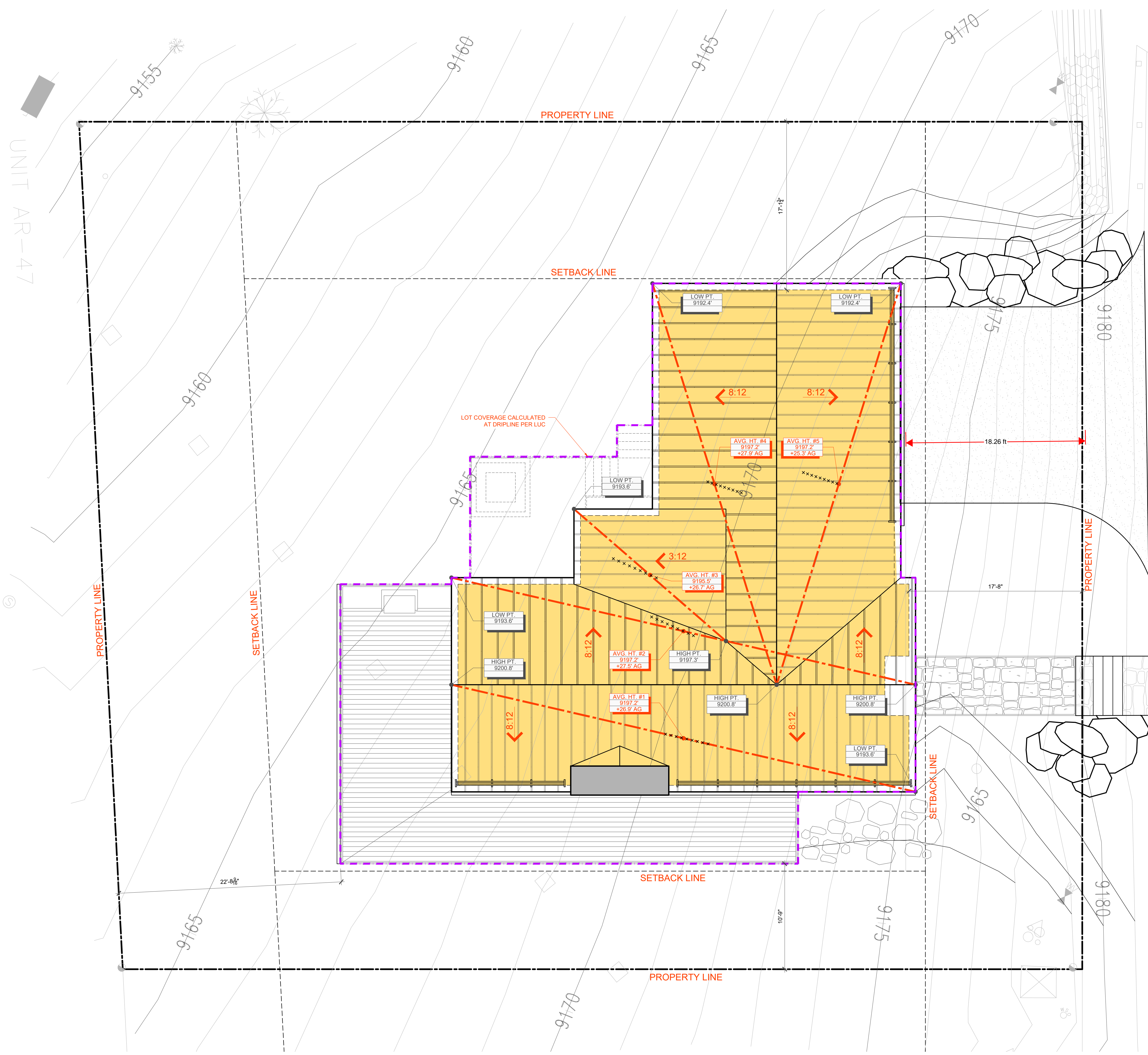
NOT FOR  
CONSTRUCTION

**AR31**

MOUNTAIN VILLAGE  
COLORADO 81435

DD  
**CONSTRUCTION  
MITIGATION  
PLAN**

**A1.2**

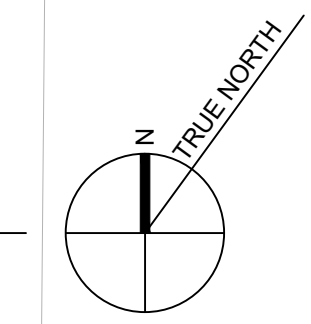


BUILDING HEIGHT SUMMARY	
AVG. HT. #1	+26.9' AG
AVG. HT. #2	+27.5' AG
AVG. HT. #3	+26.7' AG
AVG. HT. #4	+27.9' AG
AVG. HT. #5	+25.3' AG
TOTAL = 134.3'	= 26.86' AVERAGE ABOVE GRADE
5	

LOT COVERAGE SUMMARY	
MAX ALLOWABLE PER LUC:	40%
LOT SIZE:	8,647.2 SQ. FT.
SITE COVERAGE:	2,616.8 SQ. FT. (30.3%)
COMPLIANT BY:	9.7%

SINGLETREE DRIVE

1 CMP  
SCALE: 3/16" = 1'-0"



submissions  
 02.02.2018 ARCH. BID SET  
 04.06.2018 HOA SUBMITTAL  
 05.04.2018 HOA CONDITIONS  
 05.22.2018 DRB 1

NOT FOR CONSTRUCTION

**AR31**

MOUNTAIN VILLAGE  
COLORADO 81435

DD  
**BUILDING HEIGHT | LUC DIAGRAM**

**A1.3**

all graphic material contained in these documents is copyrighted and cannot be used without written permission

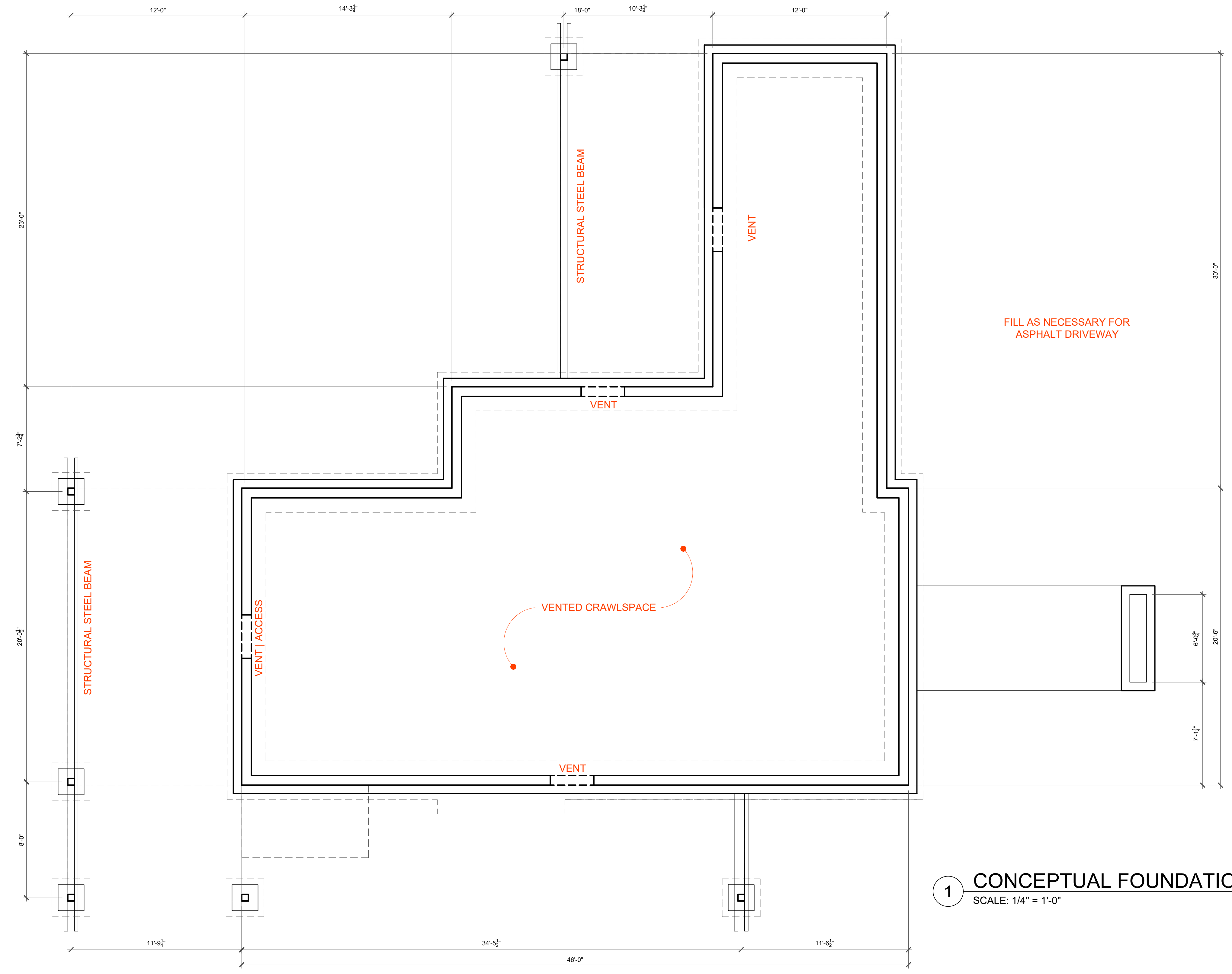
# FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY

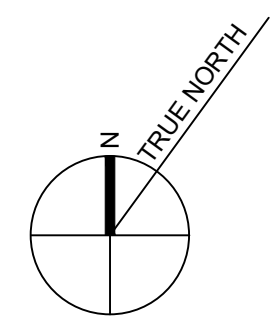
# STRUCTURAL INTENT NOTE

THE REPRESENTED FOUNDATION PLAN AND ALL OTHER STRUCTURAL IMPLICATION ARE SHOWN FOR INTENT ONLY AND ARE NOT DESIGNED, SIZED OR CLAIMED TO REPRESENT STRUCTURAL INFORMATION

ALL FOOTERS TO BE PLACED MINIMUM 48" BELOW FINISH GRADE (FROST DEPTH)  
TOPS OF STEM WALLS TO BE MINIMUM 12" ABOVE FINISH GRADE U.N.O.



1 CONCEPTUAL FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



**NARCIS TUDOR ARCHITECTS**<sup>©</sup>

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
02.02.2018 ARCH. BID SET  
04.06.2018 HOA SUBMITTAL  
05.04.2018 HOA CONDITIONS  
05.22.2018 DRB 1

NOT FOR CONSTRUCTION

**AR31**

MOUNTAIN VILLAGE  
COLORADO 81435

DD  
**CONCEPT.  
FOUND.  
PLAN**

**A2.0**



# FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE "X" GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY

# LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

# FIRE SAFETY NOTES

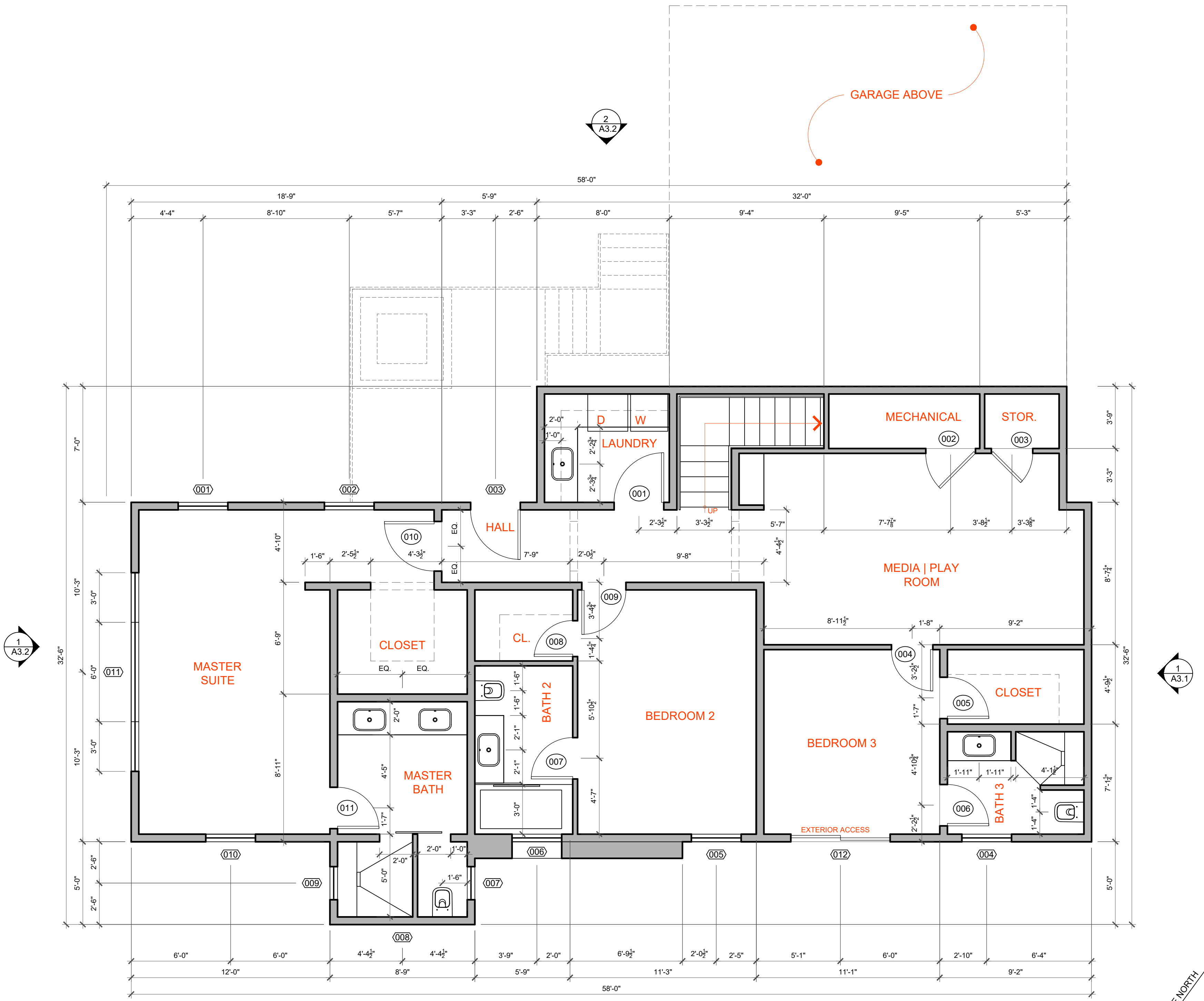
(S) - SMOKE AND CARBON MONOXIDE DETECTOR  
 SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE

# EXTERIOR DOOR & WINDOW SCHEDULE

NUMBER	TYPE	WIDTH	HEIGHT	HEAD	NOTES
001	CASEMENT	3'-0"	5'-6"	8'-6"	-
002	FIXED	3'-0"	5'-6"	8'-6"	-
003	SWING	3'-0"	8'-6"	8'-6"	-
004	CASEMENT	3'-0"	5'-6"	8'-6"	-
005	CASEMENT	3'-0"	5'-6"	8'-6"	-
006	CASEMENT	3'-0"	5'-6"	8'-6"	-
007	CASEMENT	2'-0"	4'-0"	8'-6"	-
008	FIXED	2'-0"	4'-0"	8'-6"	-
009	CASEMENT	2'-0"	4'-0"	8'-6"	-
010	CASEMENT	3'-0"	5'-6"	8'-6"	-
011	TRIPLE FIXED	12'-0"	5'-6"	8'-6"	36"   72"   36" COMBINATION EAST LEAF OPERABLE
012	SLIDER	6'-0"	8'-6"	8'-6"	-
101	FIXED	2'-0"	4'-0"	8'-6"	-
102	CASEMENT	2'-0"	4'-0"	8'-6"	-
103	FIXED	2'-0"	4'-0"	8'-6"	-
104	FIXED	2'-0"	4'-0"	8'-6"	-
105	CASEMENT	2'-0"	4'-0"	8'-6"	-
106	FIXED	2'-0"	4'-0"	8'-6"	-
107	FIXED	3'-0"	5'-6"	8'-6"	-
108	CASEMENT	3'-0"	5'-6"	8'-6"	-
109	CASEMENT	3'-0"	5'-6"	8'-6"	-
110	FIXED	3'-0"	5'-6"	8'-6"	-
111	FIXED	3'-0"	5'-6"	8'-6"	-
112	FIXED	3'-0"	5'-6"	8'-6"	-
113	SLIDER	12'-0"	8'-6"	8'-6"	CENTER DOUBLE OPERABLE LEAVES VERIFY W/ ROOF FRAMING
114	FIXED	2'-0"	4'-0"	14'-0"	-
115	FIXED	3'-0"	5'-6"	8'-6"	-
116	FIXED	3'-0"	5'-6"	8'-6"	-
117	FIXED	3'-0"	5'-6"	8'-6"	-
118	CASEMENT	3'-0"	5'-6"	8'-6"	-
119	FRENCH DOOR	12'-0"	8'-6"	8'-6"	SIDE WINDOWS 3'-0" x 5'-6"
120	FIXED	3'-0"	5'-6"	8'-6"	-
121	SWING	3'-6"	8'-6"	8'-6"	FRONT DOOR
122	FIXED	2'-0"	4'-0"	14'-0"	VERIFY W/ ROOF FRAMING
123	CASEMENT	2'-0"	4'-0"	8'-6"	-

# INTERIOR DOOR SCHEDULE

NUMBER	TYPE	WIDTH	HEIGHT	HEAD	NOTES
001	SWING	3'-0"	8'-6"	8'-6"	-
002	SWING	3'-0"	8'-0"±	8'-6"	45MIN. RATED
003	SWING	2'-6"	8'-0"±	8'-6"	-
004	SWING	2'-6"	8'-6"	8'-6"	-
005	SWING	2'-6"	8'-6"	8'-6"	-
006	SWING	2'-6"	8'-6"	8'-6"	-
007	SWING	2'-6"	8'-6"	8'-6"	-
008	SWING	2'-2"	8'-6"	8'-6"	-
009	SWING	2'-8"	8'-6"	8'-6"	-
010	SWING	3'-0"	8'-6"	8'-6"	-
011	SWING	2'-6"	8'-6"	8'-6"	-
101	SWING	2'-6"	8'-6"	8'-6"	-
102	BARN	3'-0"	8'-6"	8'-6"	-
103	SWING	3'-0"	8'-6"	8'-6"	45MIN. RATED
104	DOUBLE SWING	4'-0"	8'-6"	8'-6"	-



**1 LOWER LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 LIVABLE - 1413 SF  
 MECH. - 40 SF

**NARCIS TUDOR ARCHITECTS**  
 WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

submissions  
 02.02.2018 ARCH. BID SET  
 04.06.2018 HOA SUBMITTAL  
 05.04.2018 HOA CONDITIONS  
 05.22.2018 DRB 1

**NOT FOR CONSTRUCTION**

**AR31**  
 MOUNTAIN VILLAGE  
 COLORADO 81435

DD  
**LOWER LEVEL DIM. PLAN**

**A2.1A**

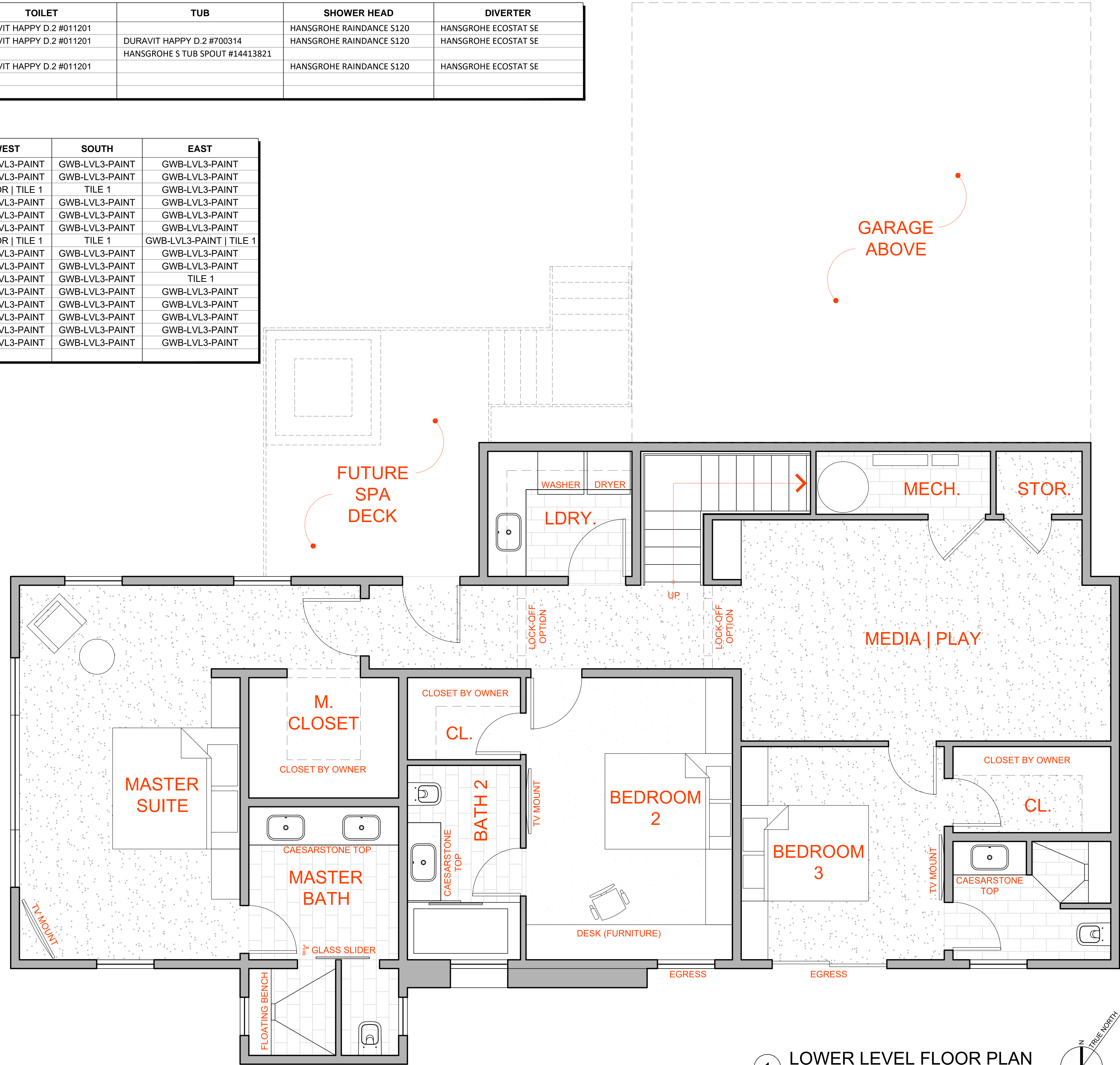
all graphic material contained in these documents is copyrighted and cannot be used without written permission

### PLUMBING SCHEDULE - LOWER LEVEL

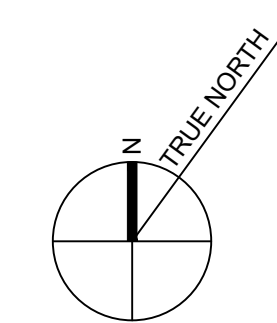
ROOM	SINK	SINK FAUCET	TOILET	TUB	SHOWER HEAD	DIVERTER
MASTER BATH	(2) DURAVIT HAPPY D.2 #045748	(2) HANSGRÖHE METRIS 100	DURAVIT HAPPY D.2 #011201		HANSGRÖHE RAINDANCE S120	HANSGRÖHE ECOSTAT SE
BATH 2	DURAVIT HAPPY D.2 #045748	HANSGRÖHE METRIS 100	DURAVIT HAPPY D.2 #011201	DURAVIT HAPPY D.2 #700314 HANSGRÖHE S TUB SPOUT #14413821	HANSGRÖHE RAINDANCE S120	HANSGRÖHE ECOSTAT SE
BATH 3	DURAVIT HAPPY D.2 #045748	HANSGRÖHE METRIS 100	DURAVIT HAPPY D.2 #011201		HANSGRÖHE RAINDANCE S120	HANSGRÖHE ECOSTAT SE
LAUNDRY	BLANCO B441398	KOHLERK-7505-SN				

### FINISH SCHEDULE - LOWER LEVEL

ROOM	FLOOR	CEILING	NORTH	WEST	SOUTH	EAST
MASTER BEDROOM	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
MASTER CLOSET	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
MASTER BATH	TILE 1	GWB-LVL3-PAINT   TILE 1	GWB-LVL3-PAINT	MIRROR   TILE 1	TILE 1	GWB-LVL3-PAINT
HALLWAY	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
BEDROOM 2	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
BEDROOM 2 CLOSET	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
BATH 2	TILE 1	GWB-LVL3-PAINT   TILE 1	GWB-LVL3-PAINT	MIRROR   TILE 1	TILE 1	GWB-LVL3-PAINT   TILE 1
BEDROOM 3	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
BEDROOM 3 CLOSET	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
BATH 3	TILE 1	GWB-LVL3-PAINT   TILE 1	GWB-LVL3-PAINT	MIRROR   TILE 1	TILE 1	TILE 1
MEDIA   PLAY	CARPET 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
LAUNDRY	TILE 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
MECHANICAL	TILE 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
STORAGE	TILE 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
STAIRS	WOOD 1	GWB-X-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT



1 LOWER LEVEL FLOOR PLAN  
SCALE: NTS



NARCIS TUDOR ARCHITECTS®

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
02.02.2018  
04.06.2018  
05.04.2018  
05.22.2018

ARCH. BID SET  
HOA SUBMITTAL  
HOA CONDITIONS  
DRB 1

NOT FOR CONSTRUCTION

AR31

MOUNTAIN VILLAGE  
COLORADO 81435

DD  
LOWER LEVEL  
FIN. PLAN

A2.1B

# FLOOR PLAN GENERAL NOTES

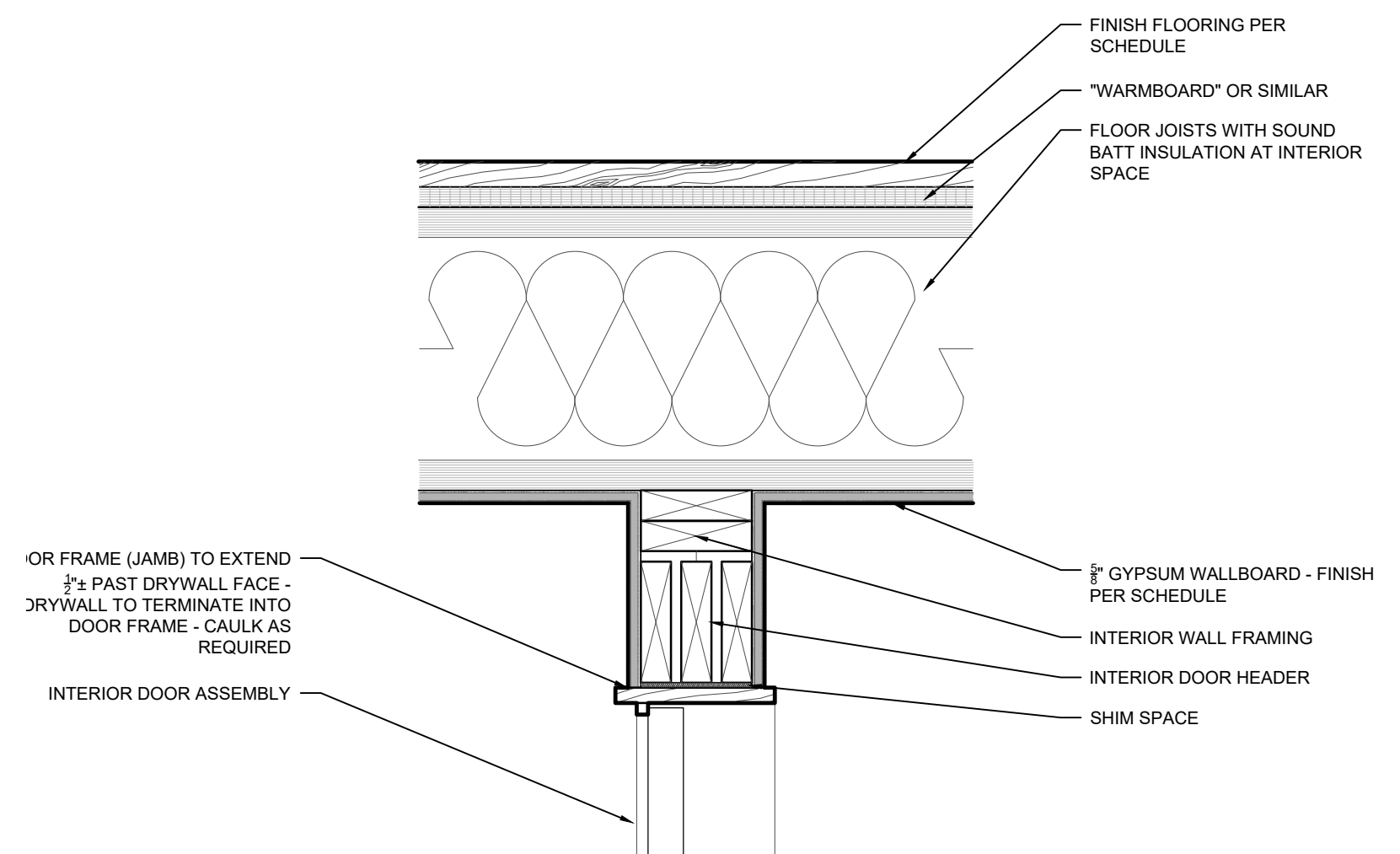
1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
4. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
5. TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
6. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
7. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
8. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
10. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
11. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
12. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
13. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
14. BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
15. FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
16. INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS. ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
17. WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELIS SPACING - TYP.
18. ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
19. REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
20. REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
21. WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
22. ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
23. REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
24. CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
25. ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
26. ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
27. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY

# LIGHTING NOTES

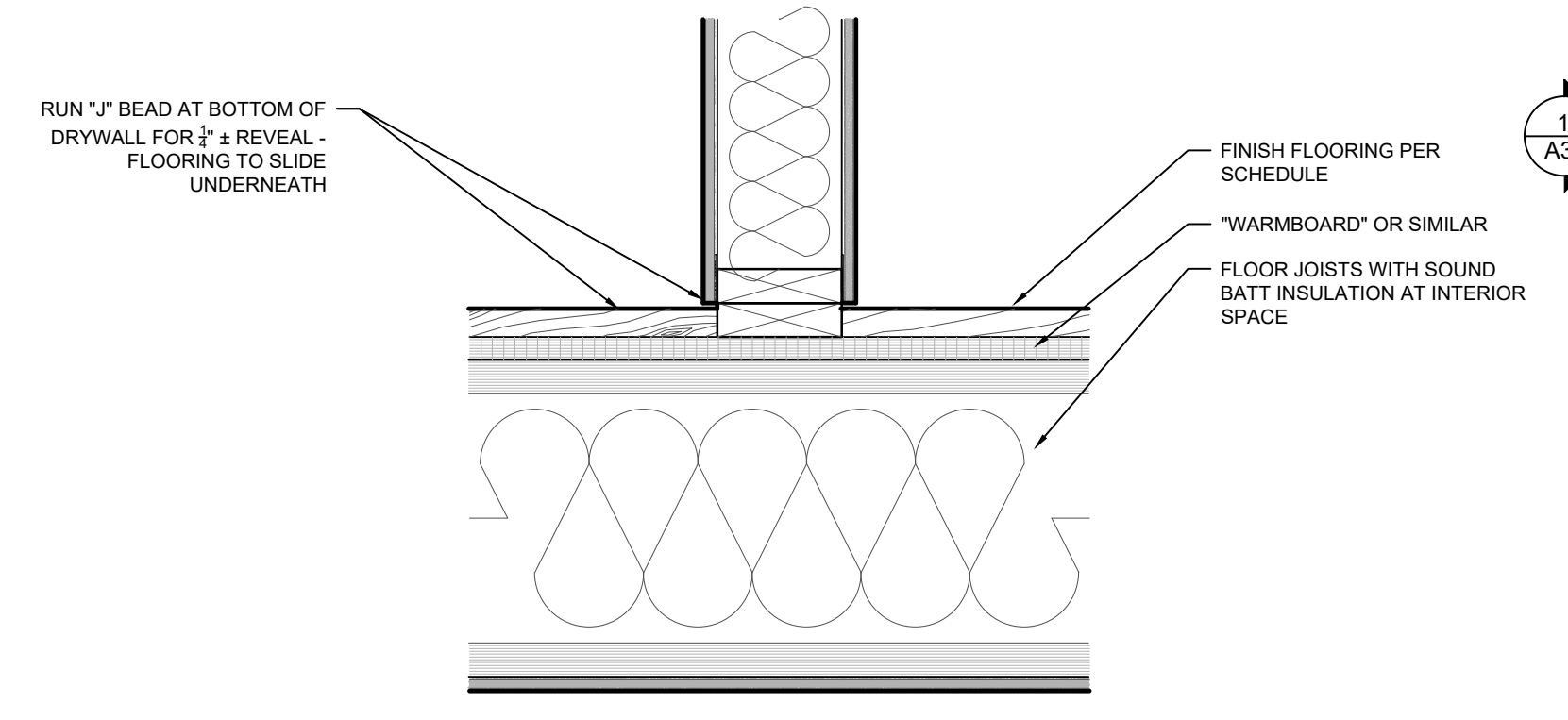
SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

# FIRE SAFETY NOTES

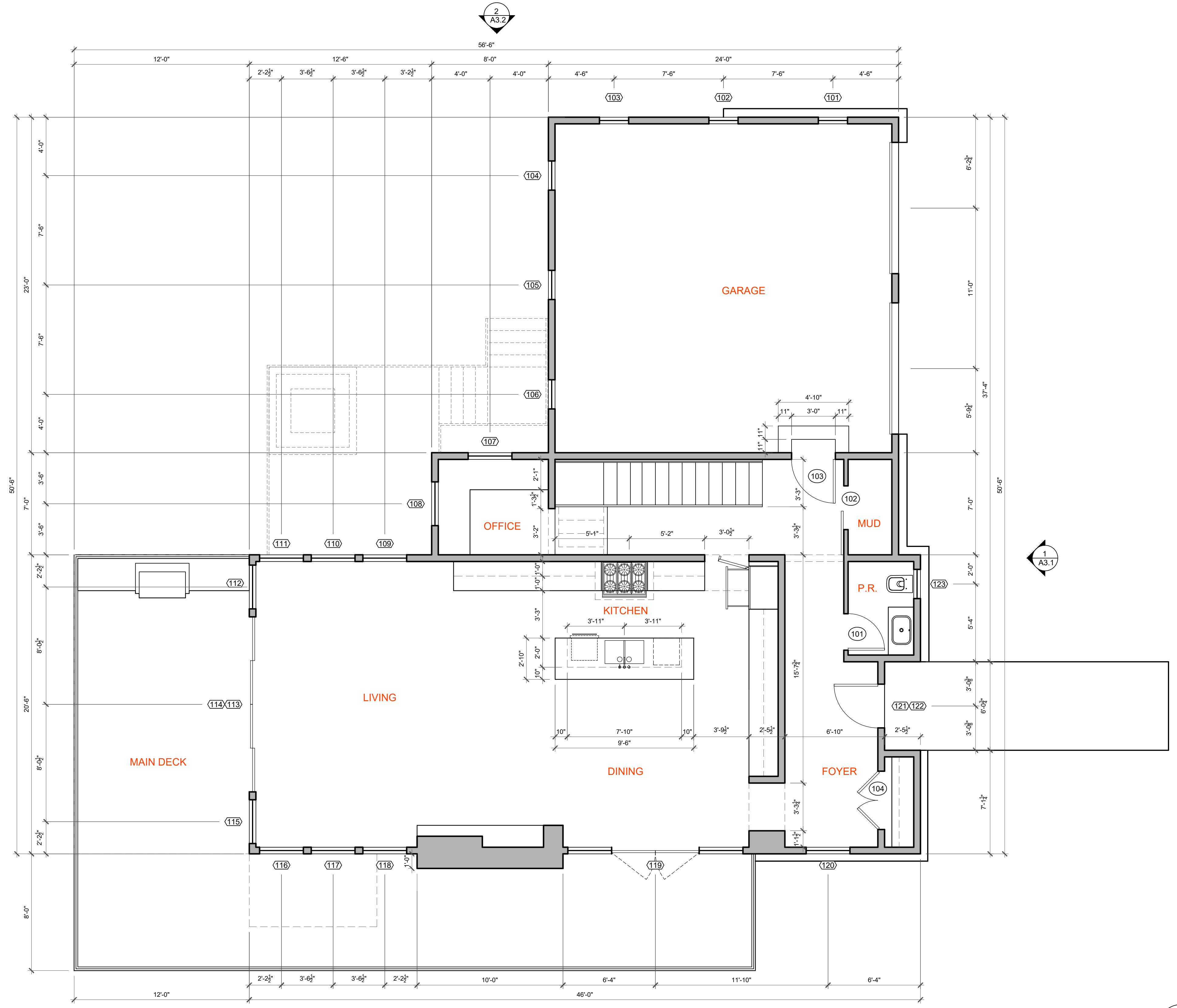
(S) - SMOKE AND CARBON MONOXIDE DETECTOR  
 SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE



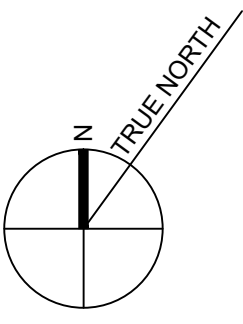
2 INTERIOR DOOR FRAME (JAMB)  
 SCALE: 1 1/2" = 1'-0"



3 INTERIOR DRYWALL REVEAL  
 SCALE: 1 1/2" = 1'-0"



1 MAIN LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 LIVABLE - 1152 SF  
 GARAGE - 552 SF



submissions  
 02.02.2018 ARCH. BID SET  
 04.06.2018 HOA SUBMITTAL  
 05.04.2018 HOA CONDITIONS  
 05.22.2018 DRB 1

NOT FOR CONSTRUCTION

AR31

MOUNTAIN VILLAGE  
 COLORADO 81435

DD  
 MAIN LEVEL  
 DIM. PLAN

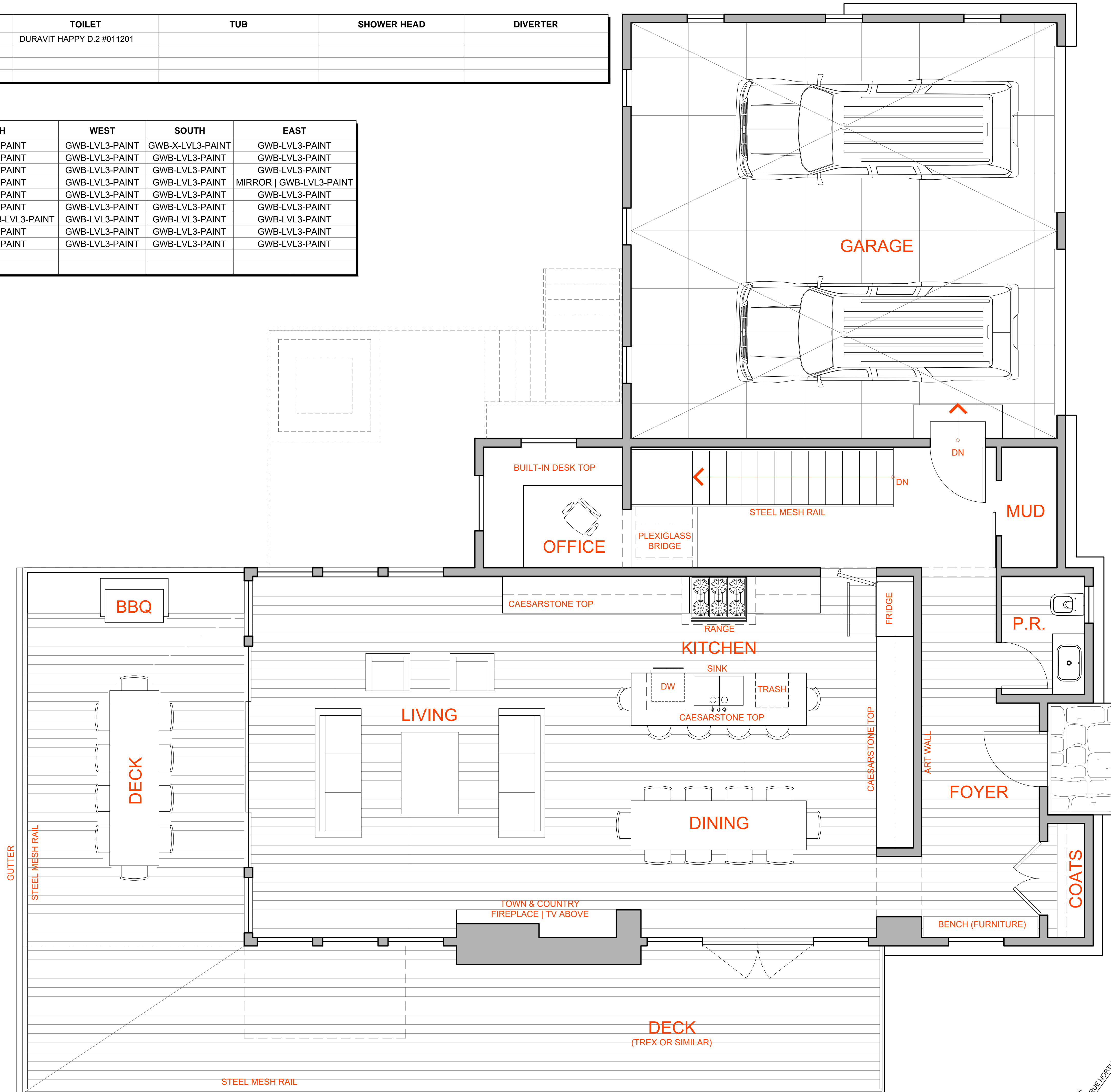
A2.2A

**PLUMBING SCHEDULE - MAIN LEVEL**

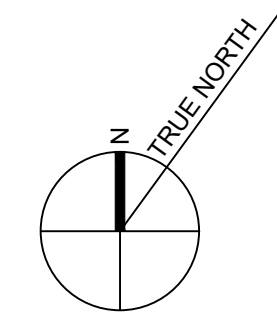
ROOM	SINK	SINK FAUCET	TOILET	TUB	SHOWER HEAD	DIVERTER
POWDER	DURAVIT HAPPY D.2 #045748	HANSGRÖHE METRIS 100	DURAVIT HAPPY D.2 #011201			
KITCHEN	KOHLER VAULT	HANSGRÖHE STEEL OPTIK TALIS				

**FINISH SCHEDULE - MAIN LEVEL**

ROOM	FLOOR	CEILING	NORTH	WEST	SOUTH	EAST
GARAGE	CONC 1	GWB-X-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-X-LVL3-PAINT	GWB-LVL3-PAINT
MUD	WOOD 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
OFFICE	WOOD 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
POWDER	WOOD 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	MIRROR   GWB-LVL3-PAINT
FOYER	WOOD 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
COATS	WOOD 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
KITCHEN	WOOD 1	GWB-LVL3-PAINT	STAINLESS   GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
DINING	WOOD 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
LIVING	WOOD 1	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT	GWB-LVL3-PAINT
DECK	CONC 1   TREX					



1 MAIN LEVEL FLOOR PLAN  
SCALE: NTS



**NARCIS TUDOR ARCHITECTS®**

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
02.02.2018  
04.06.2018  
05.04.2018  
05.22.2018

ARCH. BID SET  
HOA SUBMITTAL  
HOA CONDITIONS  
DRB 1

NOT FOR  
CONSTRUCTION

**AR31**

MOUNTAIN VILLAGE  
COLORADO 81435

DD  
**MAIN  
LEVEL  
FIN. PLAN**

**A2.2B**

# FLOOR PLAN GENERAL NOTES

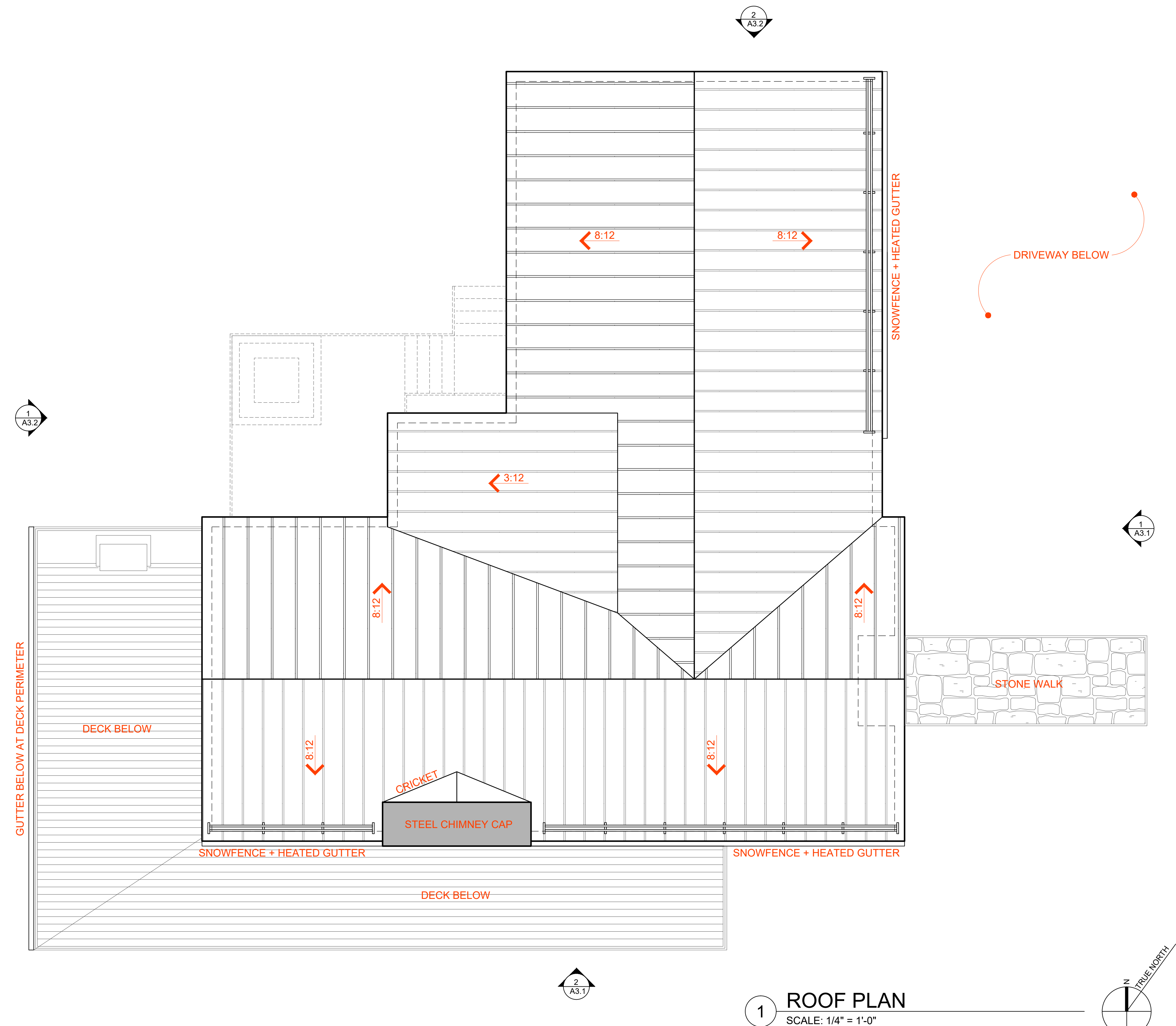
- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY

# LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

# FIRE SAFETY NOTES

(S) - SMOKE AND CARBON MONOXIDE DETECTOR  
 SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE



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

**NARCIS TUDOR ARCHITECTS®**  
 WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983  
*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
 02.02.2018 ARCH. BID SET  
 04.06.2018 HOA SUBMITTAL  
 05.04.2018 HOA CONDITIONS  
 05.22.2018 DRB 1

NOT FOR CONSTRUCTION

**AR31**  
 MOUNTAIN VILLAGE  
 COLORADO 81435

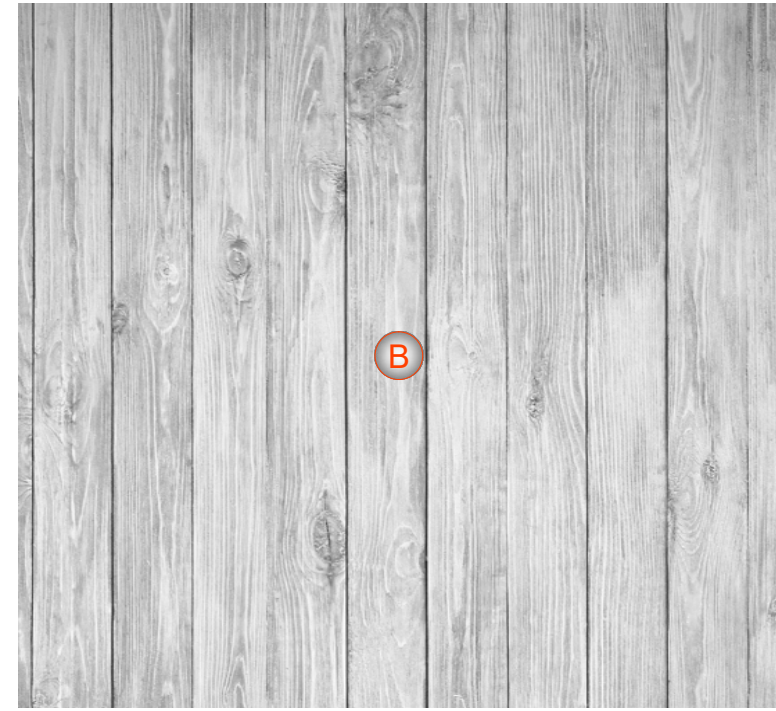
DD  
**ROOF PLAN**

**A2.3**

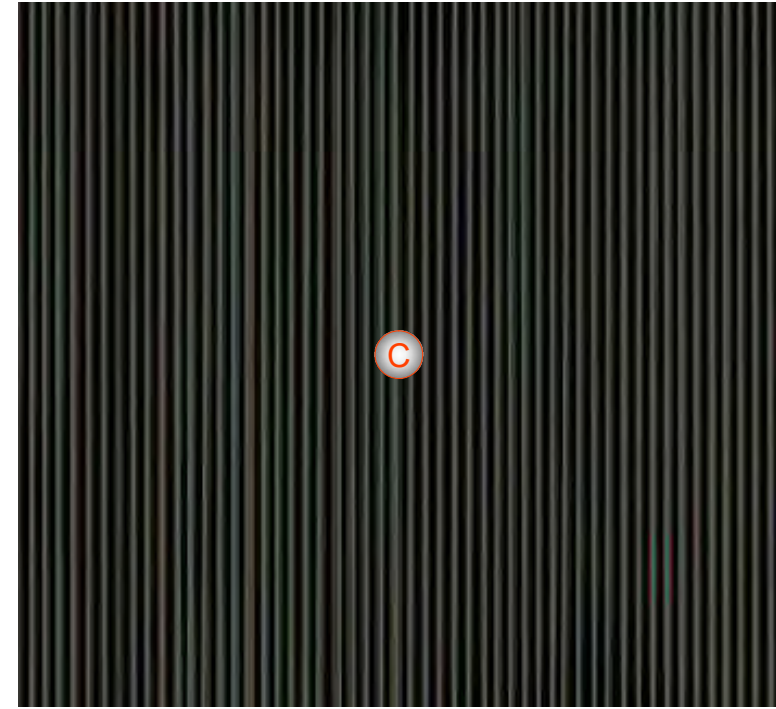
**EXTERIOR MATERIALS**



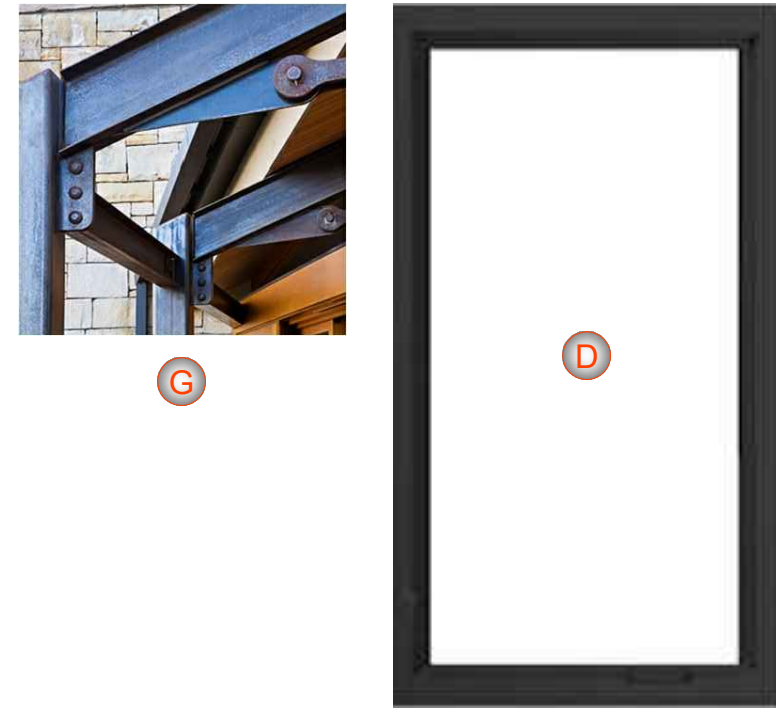
**STANDING SEAM METAL ROOF**



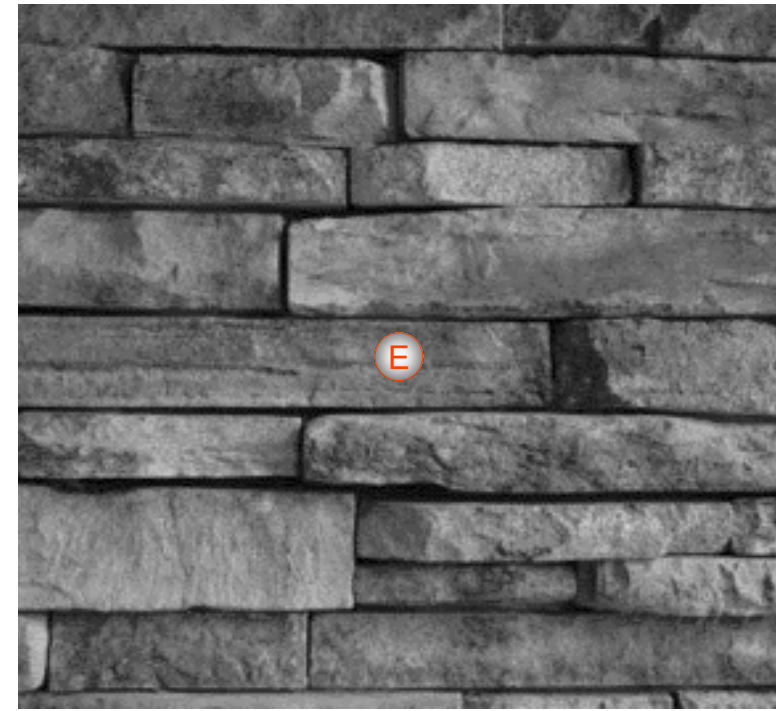
**CEDAR SHIP-LAP SIDING**



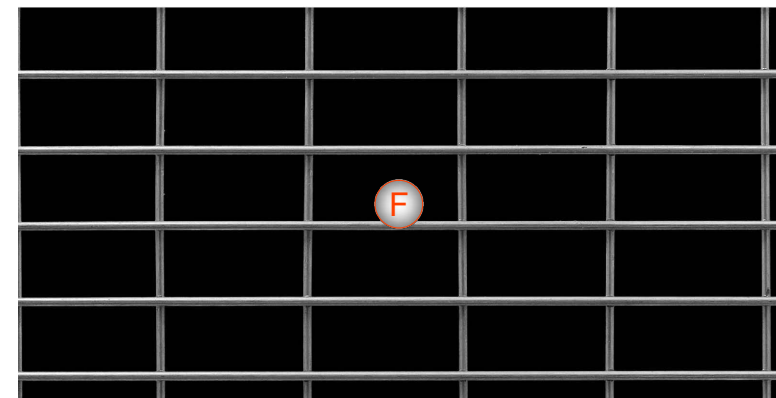
**CORRUGATED METAL SIDING**



**CLAD DOORS + WINDOWS**

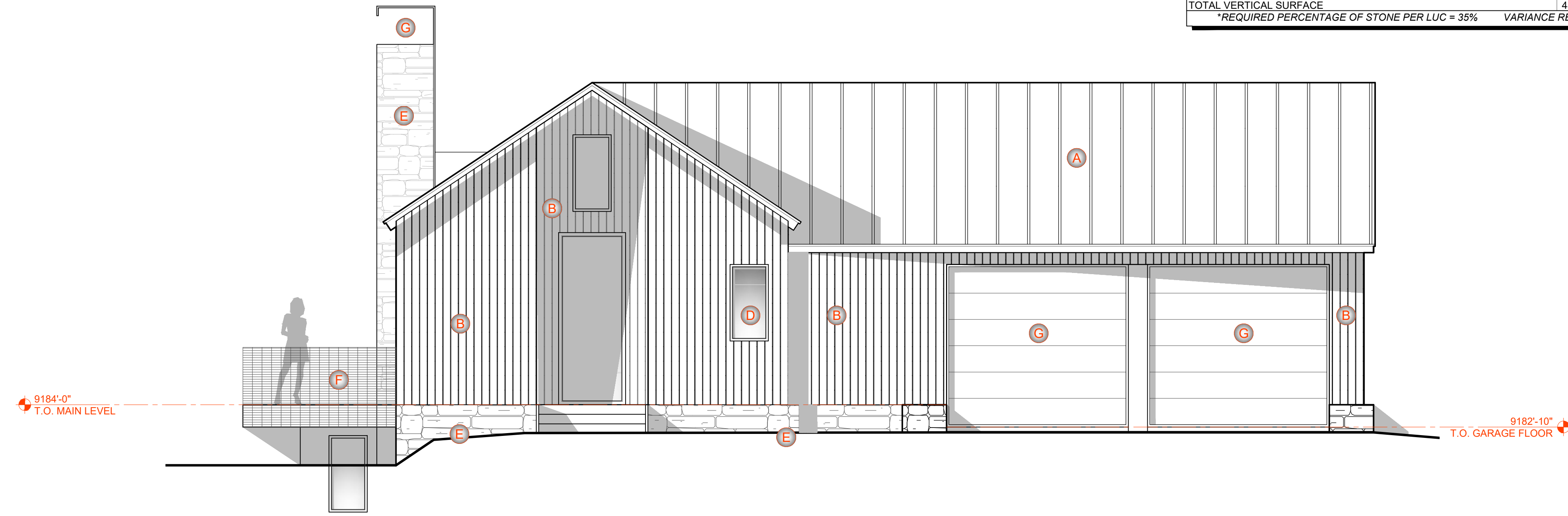


**STONE VENEER**

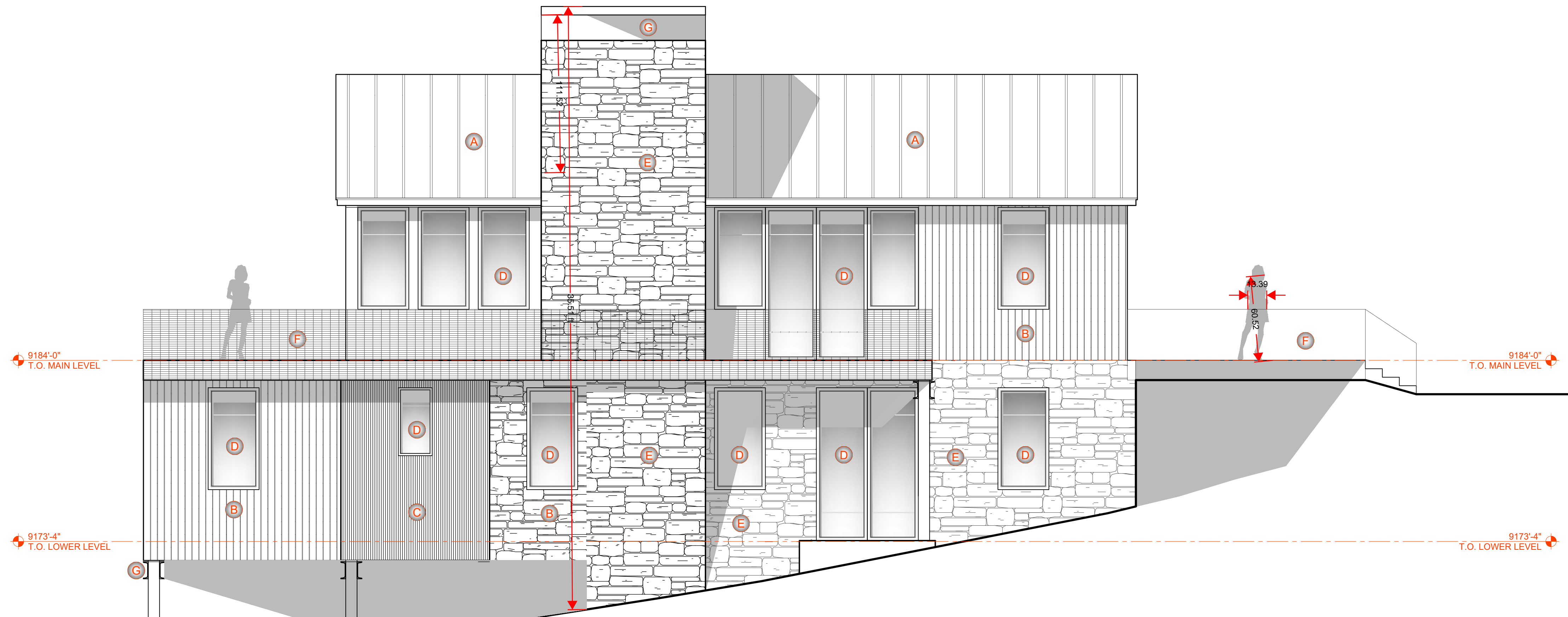


**RAIL PANEL**

EXTERIOR MATERIAL SUMMARY						
MEASURED IN SQ. FT.	NORTH	EAST	SOUTH	WEST	TOTAL	PERCENTAGE
WOOD SIDING	320	275	485	629	1709	35.4%
METAL SIDING	209	85	184	270	748	15.5%
FENESTRATION	55	296	288	170	809	16.8%
STONE VENEER	87	540	454	587	1568	32.3%*
TOTAL VERTICAL SURFACE					4826	100%
		*REQUIRED PERCENTAGE OF STONE PER LUC = 35%		VARIANCE REQUEST OF 2.7%		



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



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

**NARCIS TUDOR ARCHITECTS ©**

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
02.02.2018  
04.06.2018  
05.04.2018  
05.22.2018

ARCH. BID SET  
HOA SUBMITTAL  
HOA CONDITIONS  
DRB 1

**NOT FOR CONSTRUCTION**

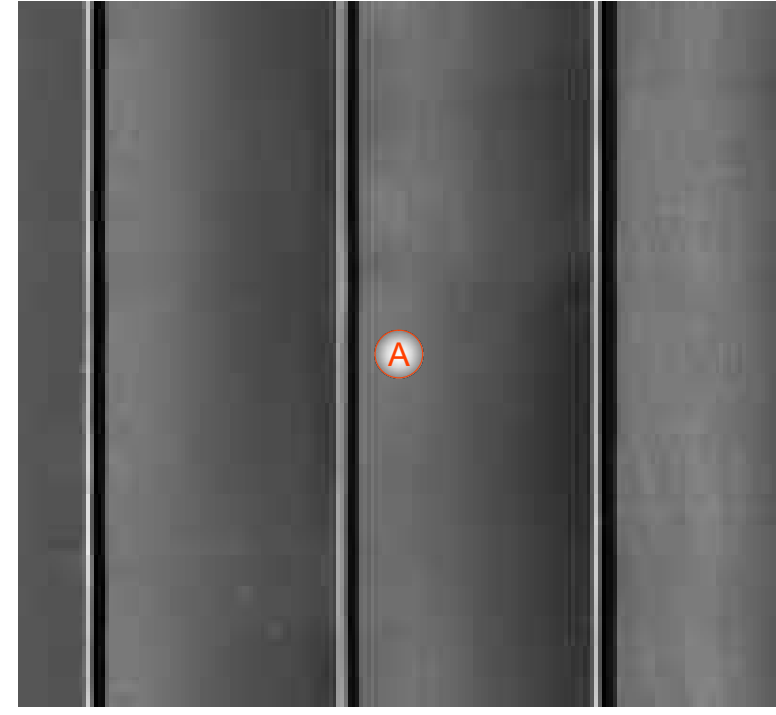
**AR31**

MOUNTAIN VILLAGE  
COLORADO 81435

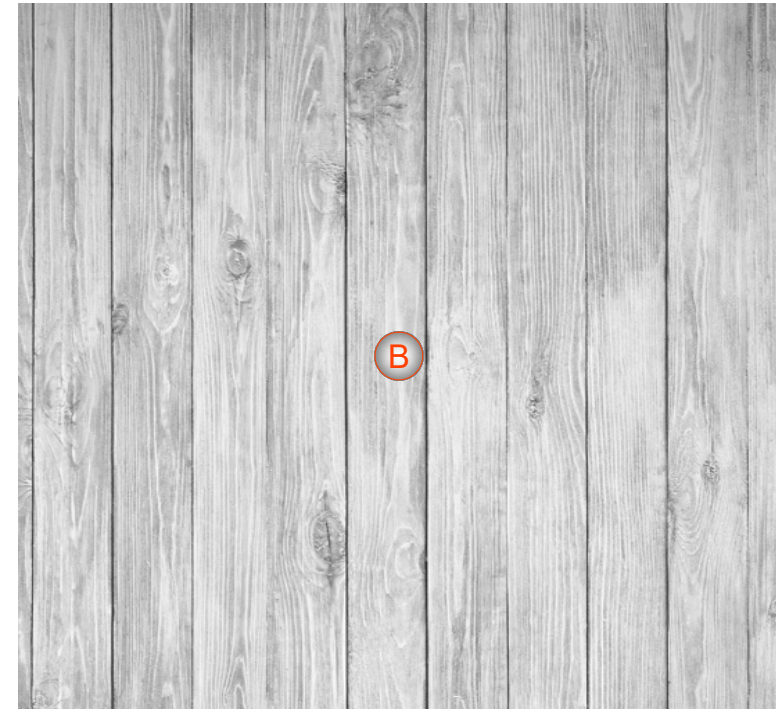
DD  
**EXTERIOR ELEVATIONS**

**A3.1**

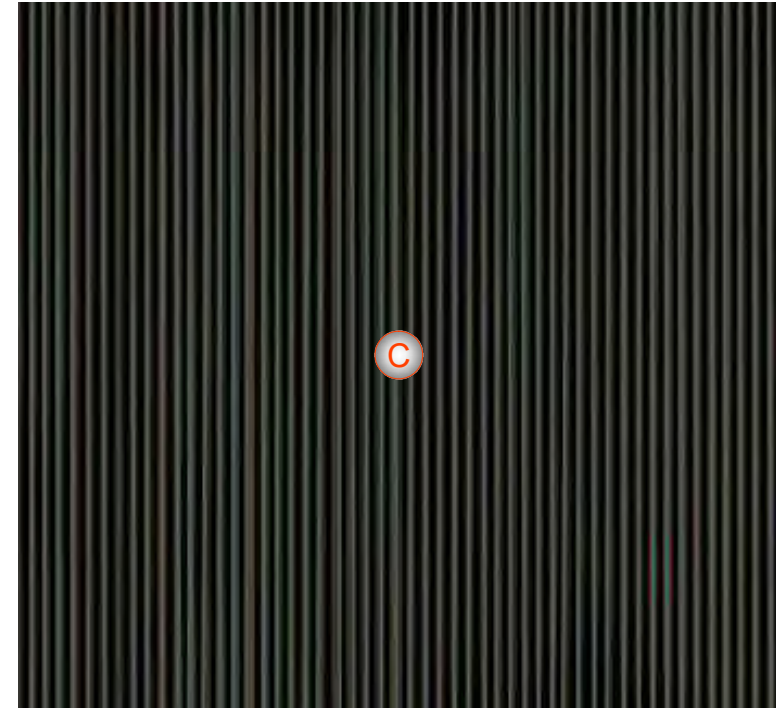
**EXTERIOR MATERIALS**



**STANDING SEAM METAL ROOF**



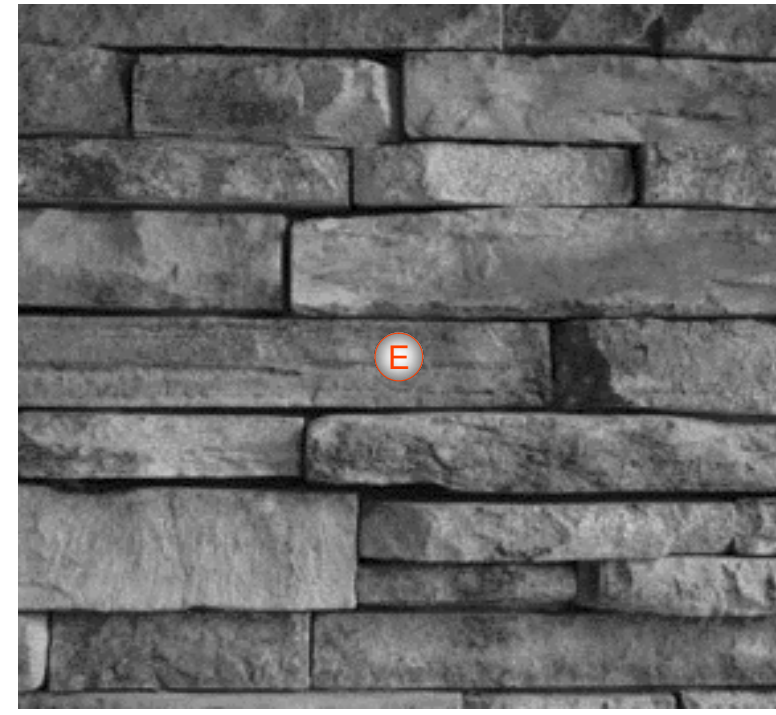
**CEDAR SHIP-LAP SIDING**



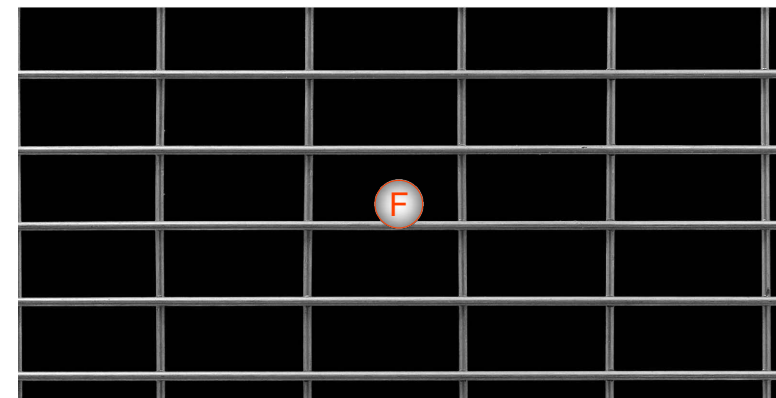
**CORRUGATED METAL SIDING**



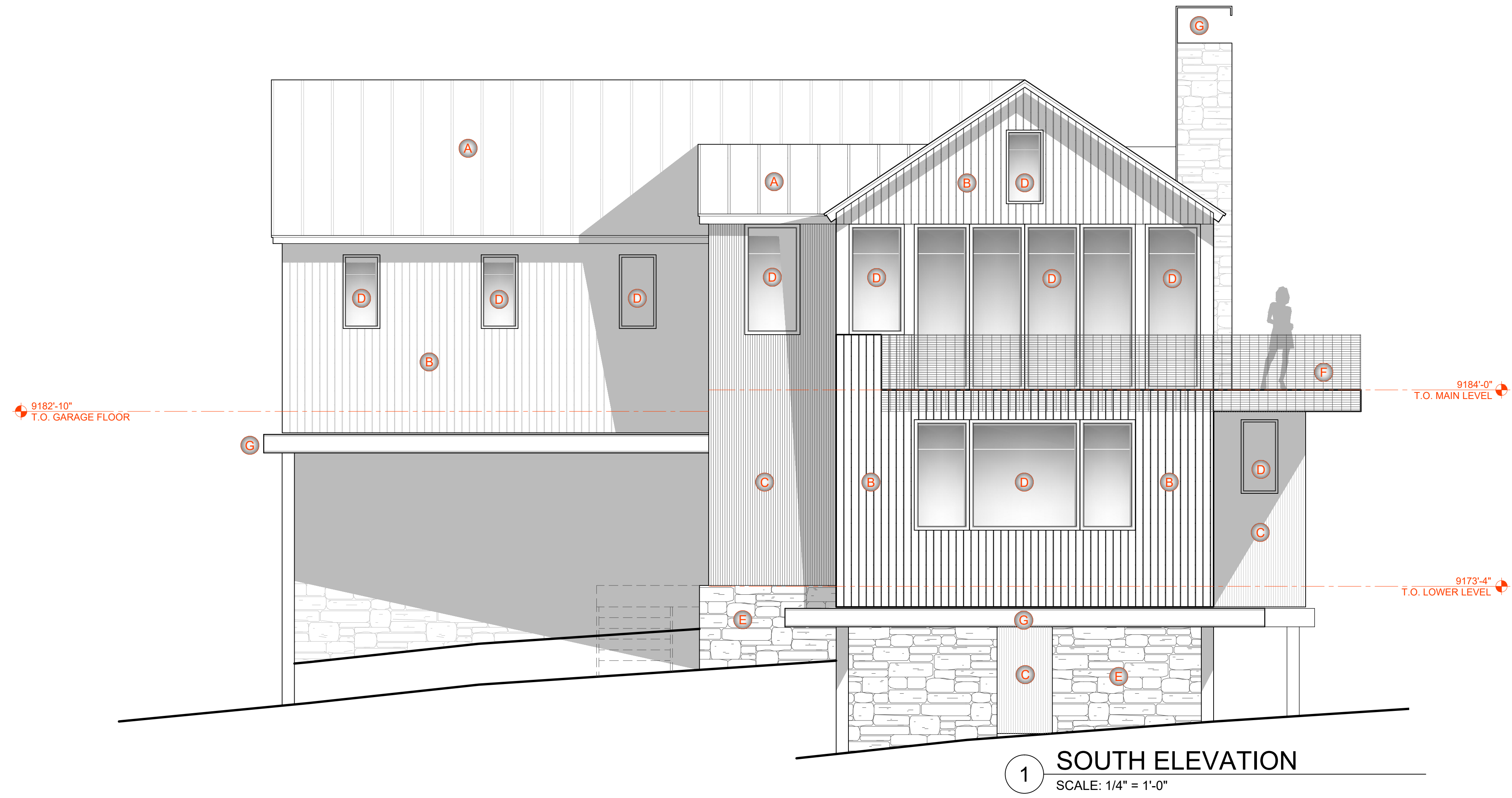
**CLAD DOORS + WINDOWS**



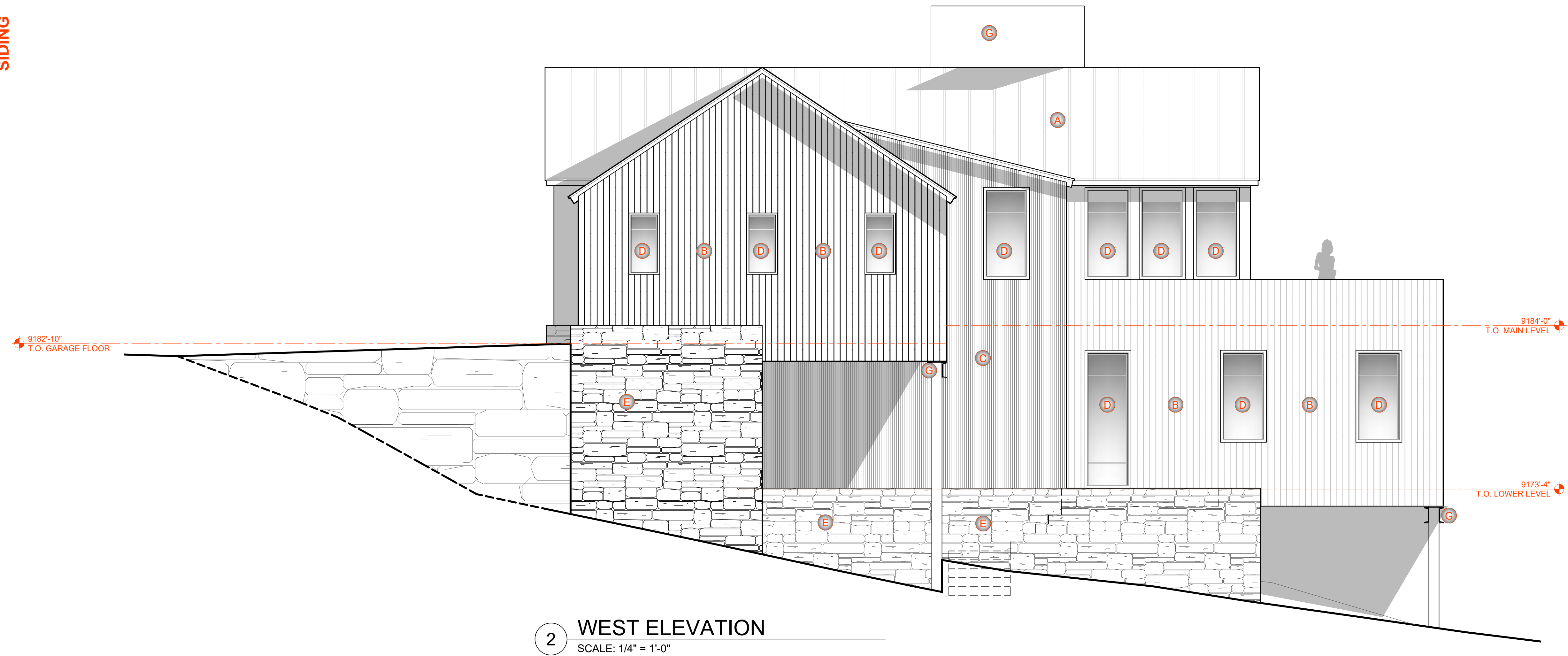
**STONE VENEER**



**RAIL PANEL**



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



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

**NARCIS TUDOR ARCHITECTS ©**

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

*all graphic material contained in these documents is copyrighted and cannot be used without written permission*

submissions  
02.02.2018  
04.06.2018  
05.04.2018  
05.22.2018

ARCH. BID SET  
HOA SUBMITTAL  
HOA CONDITIONS  
DRB 1

**NOT FOR CONSTRUCTION**

**AR31**

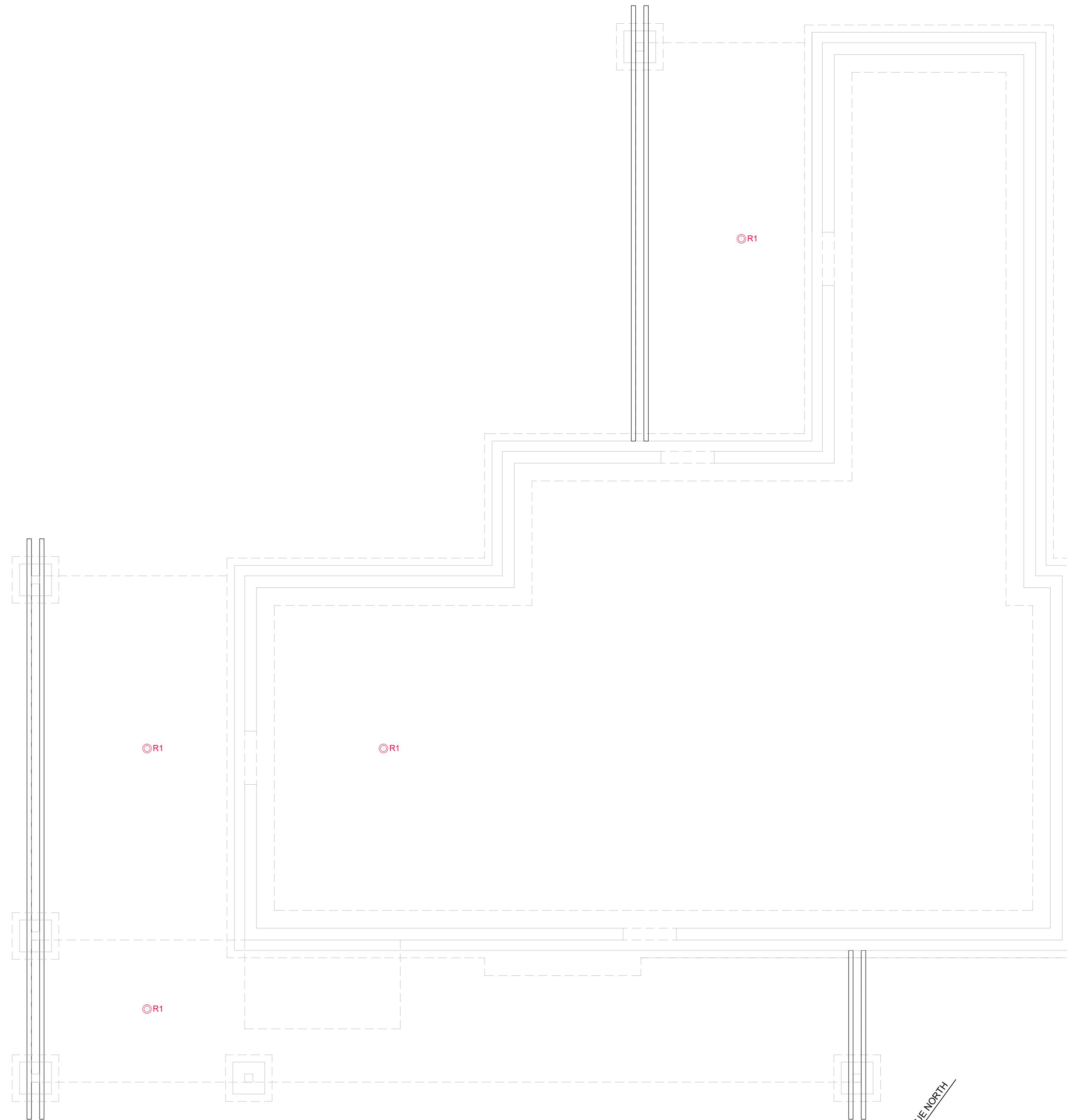
MOUNTAIN VILLAGE  
COLORADO 81435

DD  
**EXTERIOR ELEVATIONS**

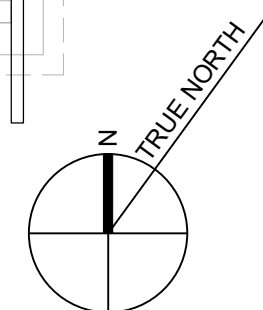
**A3.2**

# LIGHTING SCHEDULE | LEGEND

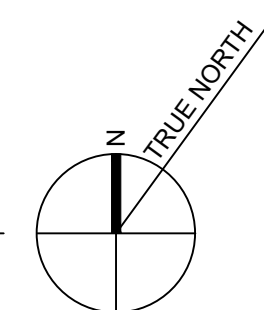
CATEGORY						
LOWER	FIXTURE	SYMBOL	TYPE	LAMP	DESCRIPTION	SUGGESTION
	RECESSED	○R1	4" RECESSED ROUND CAN	LED	TRIM TO MATCH SURROUNDING FINISH	TBD
	RECESSED	○R1W	4" RECESSED ROUND CAN	LED	WET LOCATIONS	TBD
	SCONCE	○E1	EXTERIOR SCONCE	40 WATT MAX.	CYLINDRICAL DOWNLIGHT	TBD
	STEPLIGHT	▭ST1	RECESSED	LED		TBD
	FAN	■	EXHAUST FAN	-		TBD
	PENDANT	○D2	DECORATIVE PER CLIENT	TBD		
	CHANDELIER	■D1	DECORATIVE PER CLIENT	TBD		LOCATION DETERMINED BY PLACEMENT OF DINING ROOM TABLE
	CLOSET	▭FL1	FLOURESCENT	FLOURESCENT	SINGLE BULB AT CLOSET WJ JAMB SWITCH	
	GARAGE		FLOURESCENT	FLOURESCENT	DOUBLE BULB UTILITY FIXTURE AT GARAGE	
	TASK	—	LED STRIP	LED	LED STRIP UNDERCOUNTER TASK LIGHT	OPTION FOR PUCK LIGHTS
	CEILING FAN	⊗F1	PER CLIENT	TBD		



2 CRAWLSPACE LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



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



NARCIS TUDOR ARCHITECTS ©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
02.02.2018  
04.06.2018  
05.04.2018  
05.22.2018

ARCH. BID SET  
HOA SUBMITTAL  
HOA CONDITIONS  
DRB 1

NOT FOR CONSTRUCTION

AR31

MOUNTAIN VILLAGE  
COLORADO 81435

DD  
RCP &  
LIGHTING  
PLAN

LP2.1



Horizontal LED Ledge Step and Wall Light

By WAC Lighting



Product Options

Finish: Black, Bronze, White  
Color Temperature: Arctic, 3000K  
Voltage: 120 Volt, 277 Volt

Details

- Designed in 2018
- Material: Aluminum
- ADA compliant: Title 24 compliant
- ETL Listed (UL)
- Warranty: 3 Years Functional, 2 Years Finish
- Made in China

Dimensions

120 Volt Option Fixture: Width 3", Height 3.13", Depth 1.88"  
277 Volt Option Fixture: Width 3", Height 3.13", Depth 1.88"

Lighting

- 3000K Option: 3.5 Watt (68 Lumens) 120 Volt Integrated LED, CR, 90 Color Temp: 3000K
- 3000K Option: 3.5 Watt (68 Lumens) 277 Volt Integrated LED, CR, 90 Color Temp: 3000K

Additional Details

Product URL: <https://www.lighting.com/horizontal-led-ledge-step-and-wall-light-by-wac-lighting-WAC201359>

Product ID: WACP201359

Prepared by:

ST2

[Symbol] - 2 TOTAL

Skyline LED 1 Light Outdoor Wall Light

By The Great Outdoors: Minka-Lavary



Product Options

Finish: Dark Bronze, Brushed Aluminum

Additional Details

Product URL: <https://www.lighting.com/skyline-led-1-light-outdoor-wall-light-by-the-great-outdoors-MINKA-LAVARY-TGOY32643>

Product ID: TGOY32643

Prepared by:

Prepared for:

Project:  
Room:  
Placement:  
Approval:

Created May 09, 2018

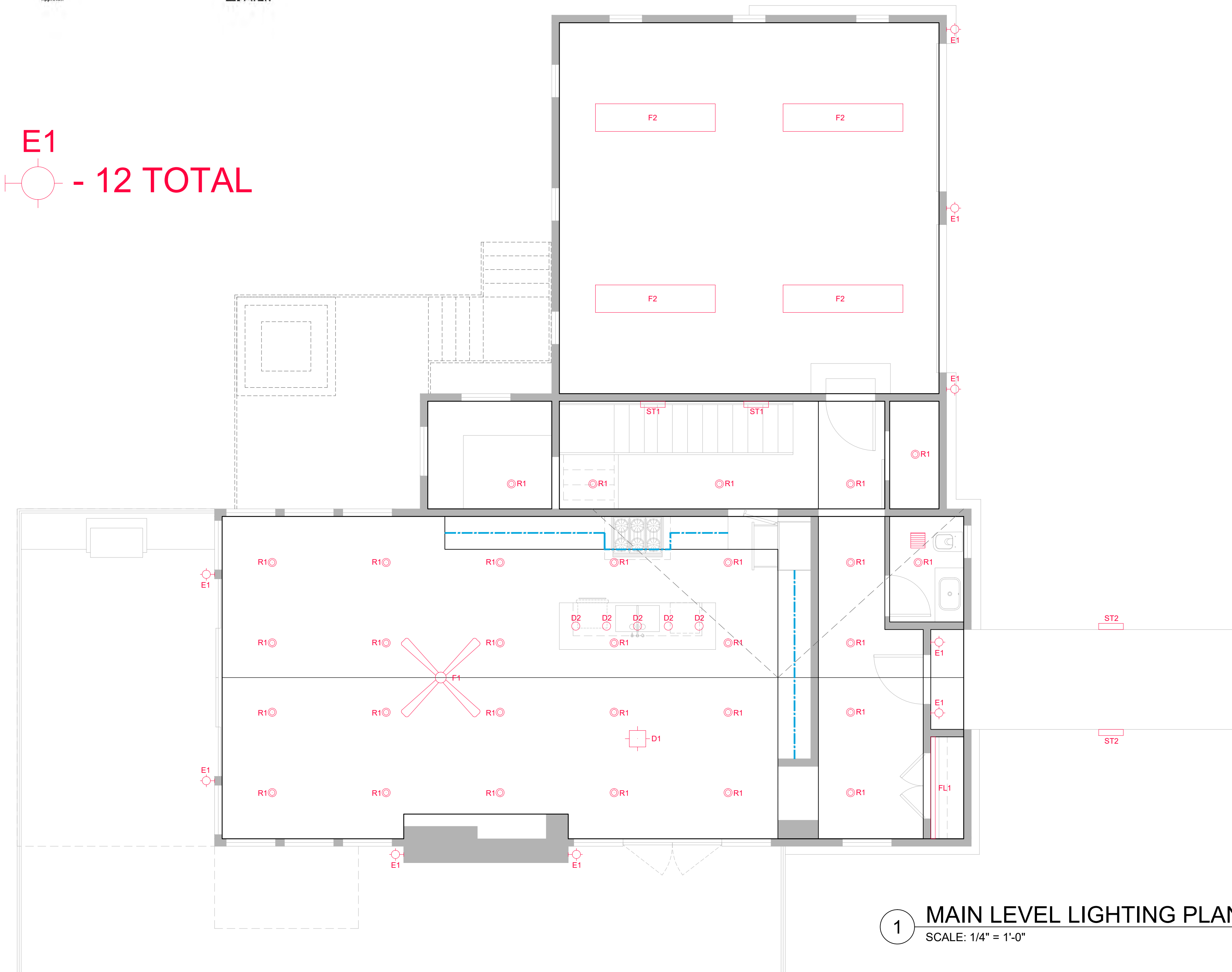


Finish: Bronze | Dimensions: 3" W x 3.13" H x 1.88" D | Material: Aluminum | Lamp: LED 2700K

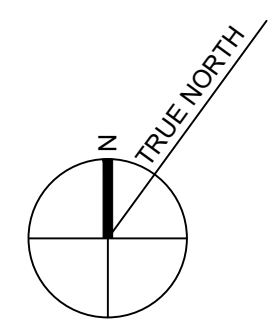


LIGHTING SCHEDULE | LEGEND

CATEGORY						
MAIN	FIXTURE	SYMBOL	TYPE	LAMP	DESCRIPTION	SUGGESTION
	RECESSED	○ R1	4" RECESSED ROUND CAN	LED	TRIM TO MATCH SURROUNDING FINISH	TBD
	RECESSED	○ R1W	4" RECESSED ROUND CAN	LED	WET LOCATIONS	TBD
	SCONCE	○ E1	EXTERIOR SCONCE	40 WATT MAX.	CYLINDRICAL DOWNLIGHT	TBD
	STEPLIGHT	▭ ST1	RECESSED	LED		TBD
	FAN	□	EXHAUST FAN	-		TBD
	PENDANT	○ D2	DECORATIVE PER CLIENT	TBD		
	CHANDELIER	□ D1	DECORATIVE PER CLIENT	TBD		LOCATION DETERMINED BY PLACEMENT OF DINING ROOM TABLE
	CLOSET	▭ FL1	FLOURESCENT	FLOURESCENT	SINGLE BULB AT CLOSET W/ JAMB SWITCH	
	GARAGE	▭ FL1	FLOURESCENT	FLOURESCENT	DOUBLE BULB UTILITY FIXTURE AT GARAGE	
	TASK	▭ FL1	LED STRIP	LED	LED STRIP UNDERCOUNTER TASK LIGHT	OPTION FOR PUCK LIGHTS
	CEILING FAN	⊗ F1	PER CLIENT	TBD		



1 MAIN LEVEL LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



NARCIS TUDOR ARCHITECTS ©  
WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983  
all graphic material contained in these documents is copyrighted and cannot be used without written permission

submissions  
02.02.2018 ARCH. BID SET  
04.06.2018 HOA SUBMITTAL  
05.04.2018 HOA CONDITIONS  
05.22.2018 DRB 1

NOT FOR CONSTRUCTION

AR31

MOUNTAIN VILLAGE  
COLORADO 81435

DD  
RCP &  
LIGHTING  
PLAN

LP2.2

# SIGN-IN SHEET

DRB Meeting

THURSDAY JULY 12, 2018

Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
NARVIS TUDOR	INFO@NARVISTUDOR.COM
STEPHEN CIEUCH	STEVECIEUCH@gmail.com
Tommy Wein	Tommy@TommyWein.com
Matt Lynch	mattlynch@tommywein.com
DAVID BALLODE	
ERIC BASS	
Paul Hoskins son (CEDUR)	
Ken Watt	
Sue Wessm	SWEESON@ME.COM
Russ Montgomery	Russme proset construction.com
John Vanek	on file