

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
AGENDA**

THURSDAY JUNE 4, 2020 10:00 AM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://zoom.us/j/94389558052?pwd=c2E3QXNueiByWGFIUxVTHI2WGx4UT09> (see login details below)

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Miller	Action	Reading and Approval of Summary of Motions of the of the May 7, 2020 Design Review Board Meeting.
3.	10:05	60	Miller	Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review Application for a new single-family residence on Lot AR-2, 113 Lawson Overlook, pursuant to CDC Section 17.4.11. This item was continued from 3.26.2020 and 5.7.2020.
4.	11:05	60	Miller	Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review Application for a new single-family residence on Lot 601, Knoll Estates Unit Two, pursuant to CDC Section 17.4.11. This item was continued from 5.7.2020.
5.	12:05	30	Miller	Quasi-Judicial	Consideration of a Design Review Process Application for a design variation to 17.5.13, Sign Regulations, on Lot 1003R-2A, 455 Mountain Village Boulevard.
6.	12:35	5	Miller	Quasi-Judicial	Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments. A motion to continue will be considered before the public hearing is opened. This item was continued from 3.26.2020 and 5.7.2020.
7.	12:40	5	Miller	Quasi-Judicial	Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation. A motion to continue will be considered before the public hearing is opened. This it was continued from 3.26.2020 and 5.7.2020.
8.	12:45	5	Miller	Quasi-Judicial	A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and

Please note that this Agenda is subject to change. (Times are approximate and subject to change)

455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435

Phone: (970) 369-8242

Fax: (970) 728-4342

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

**DESIGN REVIEW BOARD MEETING
AGENDA FOR JUNE 4, 2020**

					recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units. A motion to continue will be considered before the public hearing is opened.
9.	12:50		Chair		Adjourn

To join the Zoom Meeting from Computer or Mobile Device download the Zoom App in the Appstore or go to go following link:
Please click the link below to join the webinar: <https://zoom.us/j/94389558052?pwd=c2E3QXNUelByWGFIUxVTHI2WGx4UT09> .

The Webinar ID (below) will be requested to join the meeting.

Meeting ID: 943 8955 8052

Password: 916222

Or iPhone one-tap :

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US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

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International numbers available: <https://zoom.us/u/acm9diPsTk>

Consistent with Resolution No. 2020-0514-10 regarding virtual (electronic) meetings, written testimony shall be submitted to cd@mtnvillage.org and must be received no later than 48 hours prior to the public hearing. Oral testimony, for those wishing to testify, must register by sending an email to cd@mtnvillage.org at least one hour prior to the agendized hearing.

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
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**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MAY 7, 2020**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:06 AM on May 7, 2020, held remotely via ZOOM:

<https://us02web.zoom.us/j/85495050960?pwd=NTVGdWc3ejltZHFpOW91VFkKakJLZz09>

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
Liz Caton
Cath Jett
Scott Bennett
Ellen Kramer (2nd alternate)

The following Board members were absent:

David Eckman
Greer Garner
Adam Miller (1st alternate)

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Jim Mahoney, Town Attorney
Susan Johnson, Town Clerk

Public in attendance:

There were no members of the public in attendance.

Oath of Office for Appointed DRB Members Banks Brown, Cath Jett, and Scott Bennett

The Town Clerk swore in new members of the DRB.

Reading and Approval of Minutes from the March 5, 2020, DRB Meeting

On a **Motion** made by Ellen Kramer and Seconded by Liz Caton, the DRB voted 6-0 to approve the March 5, 2020, DRB Meeting Minutes.

Reading and Approval of Minutes from the March 26, 2020, DRB Meeting

On a **Motion** made by Cath Jett and Seconded by Ellen Kramer, the DRB voted 6-0 to approve the March 26, 2020, DRB Meeting Minutes.

AGENDA ITEMS FOR CONTINUATION: Staff requested the continuation of Agenda Items 5, 6, and 7 and 8 to the June 4, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public Hearing was not opened.

Consideration of a Design Review: Initial Architectural and Site Review Application for a new single-family residence on Lot AR-2, 113 Lawson Overlook, pursuant to CDC Section 17.4.11.

Consideration of a Design Review: Initial Architectural and Site Review Application for a new single-family residence on Lot 601, Knoll Estates Unit Two, pursuant to CDC Section 17.4.11.

Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments.

Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.

On a **Motion** made by Cath Jett and seconded by Ellen Kramer, the DRB voted 6-0 to continue DRB Agenda Items 5, 6, 7, and 8 to the June 4, 2020 Regular DRB meeting.

Oath of Office for Appointed DRB Members David Craige

The Town Clerk swore in David Craige as a member of the DRB.

Adjourn

On a **Motion** made by David Craige, and seconded by Scott Bennett, the Design Review Board voted unanimously to adjourn the May 7, 2020 meeting of the Mountain Village Design Review Board at 10:36 AM.

Prepared and Submitted by,

John Miller
Senior Planner; Town of Mountain Village



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 4, 2020 - Continued from March 26, 2020, and May 7, 2020.

DATE: May 20, 2020

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot AR-2

APPLICATION OVERVIEW: New Single-Family Home on Lot AR2

PROJECT GEOGRAPHY

Legal Description: *Lot 2, Adams Ranch, A Planned Community, According to the Subdivision Exemption Plat for Lot Line Adjustment of Lots 2, 3, 4, 5, 6, 7, 8, 9 and a portion of Lawson Point, of the Replat of Filing 14, Telluride Mountain Village recorded March 7, 1991, in Plat Book 1 at Page 1126, and according to the Community Plat/Map Amendment for the Adams Ranch Community recorded June 1, 1998, in Plat Book 1 at Page 2573, County of San Miguel, State of Colorado.*

Address: 113 Lawson Point
Applicant/Agent: Narcis Tudor, Narcis Tudor Architects
Owner: Michael and Ginni Racosky
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.501 AC

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit B: Architectural Plan Set



Figure 1: Vicinity Map

Case Summary: Narcis Tudor, Applicant for Lot AR-2, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot AR2, 113 Lawson Point. The Lot is approximately 0.501 acres and is zoned Single-Family. The home has been described by the applicant as a “horizontally-oriented ranch style” design that incorporates materials seen commonly in the Mountain Village Modern Vernacular – rusted metal, wood siding, timber, and stone veneer. The overall square footage of the home’s 2 story living area is approximately 3,499 square feet and provides 2 interior parking spaces within the proposed garage.

It should be noted that the applicant has submitted all required materials per the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Initial Architecture and Site Review. Table 2 below documents the requested design variations and specific DRB approvals proposed and which are documented in more detail throughout this memo.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35’ (shed) / 40’ (gable) Maximum	34.25’
Maximum Avg. Building Height	30’ (shed) / 35’ (gable) Maximum	19.2’
Maximum Lot Coverage	40% Maximum	14.0%
General Easement Setbacks*		
North	16’ setback from lot line	90’ -10”
South	16’ setback from lot line	16’ -3 ½”
East	16’ setback from lot line	17’ – 5 ½”
West	16’ setback from lot line	16’ -10”
Roof Pitch		
Primary		4:12 (Shed)
Secondary		6:12 (Gable)
Exterior Material		
Stone	35% minimum	37.2%%
Wood		13.9%
Windows/Doors	40% maximum	23.6%
Metal Accents		25.3%
Parking	2 enclosed / 2 exterior	2/0**

**It appears there is space for exterior parking but it is not currently shown on the provided plans.

Table 2

Proposed Variations and Specific Approvals (See specific staff notes below)	1. Metal Exterior Wall Accents
	2. Potential Encroachments Into GE
	3. Maximum Number of Curb Cuts

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates both Gabled and Shed roof forms which are granted different height allowances in the CDC. Gabled roof forms are granted a maximum building height of 40 feet with shed roof forms limited to 35 feet. The maximum average height must be at or below 30 feet for shed roof forms and 35 feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The applicant has provided a Building Height Analysis that indicates the Maximum Building Height for the home to be 34.25 feet above grade. The Maximum Average Height is currently being shown at 19.2 feet above grade. Although both height calculations as shown do conform with the CDC requirements, as we progress forward to a Final Architectural Review, staff would like to ensure that both pre-existing and finished grades are shown in tandem on these elevations demonstrating the home is complying with the height restrictions from the most restrictive grade of the two. Although the final height measurements may change slightly based on the modified diagram showing pre-existing and finished grade and the calculation from the most restrictive, the portion of the roof with the highest measurements is the gabled form which would be allotted up to 40 feet maximum height from most restrictive grade. Staff does not believe that this plan change will prohibit the project from moving forward as shown with minor height adjustments.

17.3.14: General Easement Setbacks

Lot AR2 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- Driveway and Address Monument: The driveway as currently proposed incorporates two curb cuts. The first cut is to allow for guest parking and fire truck access, and the second allows for garage access. More detail on parking standards and the required specific approval is provided below. The address monument is to be located in the General Easement along Lawson Point.*
- Utilities: Utilities are already located within Lawson Point, and will have to cross the General Easement to access Lot AR2*

Staff: Additionally, there are GE encroachments described below that will require specific approval by the DRB.

- Overhanging Roof Element: It appears that a small portion of the roof overhangs the general easement on the South and East GE. These overhanging elements constitute structural improvements within the General Easement – which have traditionally been limited in approval by the DRB. This should be noted and*

discussed by the DRB to determine if these elements are appropriate before proceeding to the Final Architectural Review. If they are not considered appropriate, then the applicant will need to revise the roof overhangs.

- *Retaining Walls: There are two 2'-0" retaining walls located in the GE that appear to be associated with the driveway. These could potentially be determined to be accessory to the driveway access and therefore not required to obtain specific approval. Regardless, these walls would need to be documented as part of a General Easement Encroachment Agreement with the Town.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular that is very popular recently within Mountain Village. The use of vertical wood siding, rusted metal elements, along with stone help to blend the proposed development into the site and context of the neighborhood. The subdued and varied nature of the roof forms helps to break up the mass of the home, which otherwise could be much more impactful on neighboring homes and views if it were larger and taller.

17.5.5: Building Siting Design

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

Staff: The proposed home's siting was based on views for both this project and existing homes – along with the desire by the owners to maintain existing rock formations located near the front of the lot. By pushing the home further back into the lot, there would have been more ground disturbance due to slope, and the views of the adjacent homes could have been negatively impacted. This siting seems logical to staff but has created potential issues with the home pushing up on the General Easement and also with Parking Requirements which will be detailed below.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. To accomplish this, the applicant has proposed utilizing a dry stack Telluride Gold Stone veneer in a random arrangement of different sizes and tones. This stonework largely surrounds the base of the home, and in certain areas projects upwards allowing for the stone to tie into the vertical wood and metal in a way that grounds the home. At this time, the width of the vertical siding has not been indicated, but from the provided photos it appears to be a light whitewash or natural stain.

Window trim is proposed as dark metal clad and the doors appear to be a mixture of glass and metal, but more details should be provided before the final review. The proposed

roofing material is a dark metal standing seam, but the specific color is unclear based on the provided photos. The CDC allows for black and grey standing seam roofing materials.

The exterior wall composition provides variations in materials and overall it appears to provide contrast between the darker metal elements, the light wood, and the gold stone veneer. It should be noted that the DRB will need to grant specific approval for the use of the metal accents on the exterior of the residence. The same metal accent material is also to be used on the garage doors. The applicant has proposed zero snowmelt area for the home at this time but staff anticipates there to be some snowmelt associated with later iterations of this project.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan documenting disturbed areas, cuts, fill, final slopes adjacent to the home, stormwater design including positive drainage from proposed home, and specifications of the retaining walls that are necessary to construct the home's driveway.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. Due to the siting of the home near the front of the lot, there appear to be spatial constraints related to the exterior parking directly adjacent to the garage. The applicant has proposed 2 enclosed parking spaces within the garage of the home as well as additional parking guest parking within the driveway pad. Although not indicated at this time on the plans, the guest parking area could accommodate two additional exterior spaces and before the final review, those two spaces must be shown on the plans.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan demonstrating the areas to be landscaped and the species. Before the final review submittal, the applicant must provide more details related to the planting schedule including details on the species, number, size, and method of installation/maintenance. Also, the applicant will be required per a condition of approval to revise the landscaping plan to remove all coniferous trees located with the Zone 1 Fire Protection Area that extends 15 feet from the perimeter of the home. These trees and shrubs may be replaced with deciduous trees and shrubs or removed in their entirety. The landscaping plan shall show all irrigation areas, shut off valves, revegetation notes, and any areas of turf that may be proposed for Lot AR2.

17.5.11: Utilities

Staff: All utilities are currently located within the Lawson Point roadway and will only require connections from the road to the home. The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.

17.5.12: Lighting Regulations

Staff: The applicant has provided a lighting plan for the home including a site plan with the location of all exterior fixtures on the home, as well as general fixture information. It should be noted that lighting plans are not required as part of the initial review. Although the code does not require photometric studies for homes smaller than 3,500 square feet, it may be beneficial to require a lighting study for this property given the square footage proposed is one square foot less than that CDC requirements. Before the Final Review, the applicant shall revise the lighting plan to provide a photometric study of the site, along with detailed cut sheets of the proposed fixtures. Generally speaking, staff believes based on the

number of exterior fixtures, that the lighting may be a little excessive and may potentially be reduced in certain areas of the home. Staff is unsure of the height of the proposed fixtures at this time, but any wall-mounted fixtures are limited to 7 feet in height above the adjacent walking surface.

17.5.13: Sign Regulations

Staff: The proposed address monument appears to meet the requirements of the CDC. Before the Final review, the applicant shall revise their plans to include detailed height analysis of the sign demonstrating that it is no taller than six feet in height and that the numbers are illuminated with downlit lighting and coated with reflective materials for the case of electrical outages.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the size of the site, staff is requesting that the fire mitigation requirement be waived except for the request above within the landscaping provisions that the plans are revised to show the Zone 1 Mitigation area, and the flammable vegetation in that area be replaced.

Steep Slopes: The building site does not contain steep slopes.

17.6.6: Roads and Driveway Standards

Staff: As mentioned above, the applicant is requesting multiple curb cuts for this project due to the unique siting of the home. This will require Specific Approval from the DRB in concert with approval from the Public Works Director. The width of the two driveways does not appear to be specified in the initial plan set, but the grades are within CDC standards are approximately 3.5%. Before The Final Review, the applicant will need to demonstrate that the driveway width and shoulders comply with the CDC standards.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed fireplace shall utilize natural gas as a fuel source.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a CMP as part of this application. Staff supports the proposal with the note that any areas of the General Easement to be utilized shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy. Generally, staff is supportive of the use of this area for staging as there is very limited vegetation in this area other than grass, and the location of the proposed home limits the ability to stage and park in other areas of the lot.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot AR2, 113 Lawson Point. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR2, based on the evidence provided within the Staff Report of record dated May 20, 2020, and with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plan set and remove all encroachments from the General Easement unless they are deemed appropriate and acceptable improvements by the Design Review Board.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Building Height Diagram to demonstrate both Maximum Height and Average Maximum Height per the notes provided within this staff memo.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall revise their parking plans to demonstrate the ability to provide exterior parking on Lot AR2.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan demonstrating all areas located within the Zone 1 Wildfire Mitigation Area, along with modifying their plans to remove all coniferous species within Zone 1. Also, the applicant shall demonstrate all areas to be landscaped with the specific planting and irrigation schedules.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate areas of snowmelt – if applicable.
- 9) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the proposed roof overhang elements and retaining walls located within the General Easement.
- 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

- a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
- b. Wood that is stained in the approved color(s);
- c. Any approved metal exterior material;
- d. Roofing material(s); and
- e. Any other approved exterior materials

/jjm

March 6, 2020

RE: LOT AR2 – RACOSKY RESIDENCE

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for Michael and Ginni Racosky's 3500 sf. proposed residence.

This memo is outlined to address the main items of the project and is a narrative introduction to the accompanying drawings | diagrams.

LOCATION

The parcel is located on the south side of Lawson Point and extends further south and downhill towards Adams Ranch Road.

VIEWS

The primary views are across the south towards Sunshine and Wilson Peaks with secondary views to the north towards the Dallas Range.

ACCESS | PRESERVATION OF NATURAL FEATURES

Approaching the parcel, a defining feature special to the site is the large rock and rock outcropping facing Lawson Point. Our goal is to protect and incorporate this natural feature into the overall design approach of the home.

Pedestrian access and guest parking are located to the east of the natural rock with garage access located further to the west.

ARCHITECTURAL DESIGN

The design of the home can be described as horizontally oriented, ranch style. The main space is a one-level series of sheds and gables with the secondary bedrooms located above the garage creating the two-story dominant gable form, anchoring the structure to the site. This approach keeps the home's low profile integrated into its natural surroundings and demonstrates its sensitivity to the neighboring properties' view corridors.

MATERIALS

The primary exterior materials are stone, wood and metal with secondary timber accents. The majority of the glazing is located at the rear of the house facing the southern solar path for views, natural light and heat.

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

AR2

A PROPOSED RESIDENCE FOR MICHAEL AND GINNI RACOSKY

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
MICHAEL + GINNI RACOSKY

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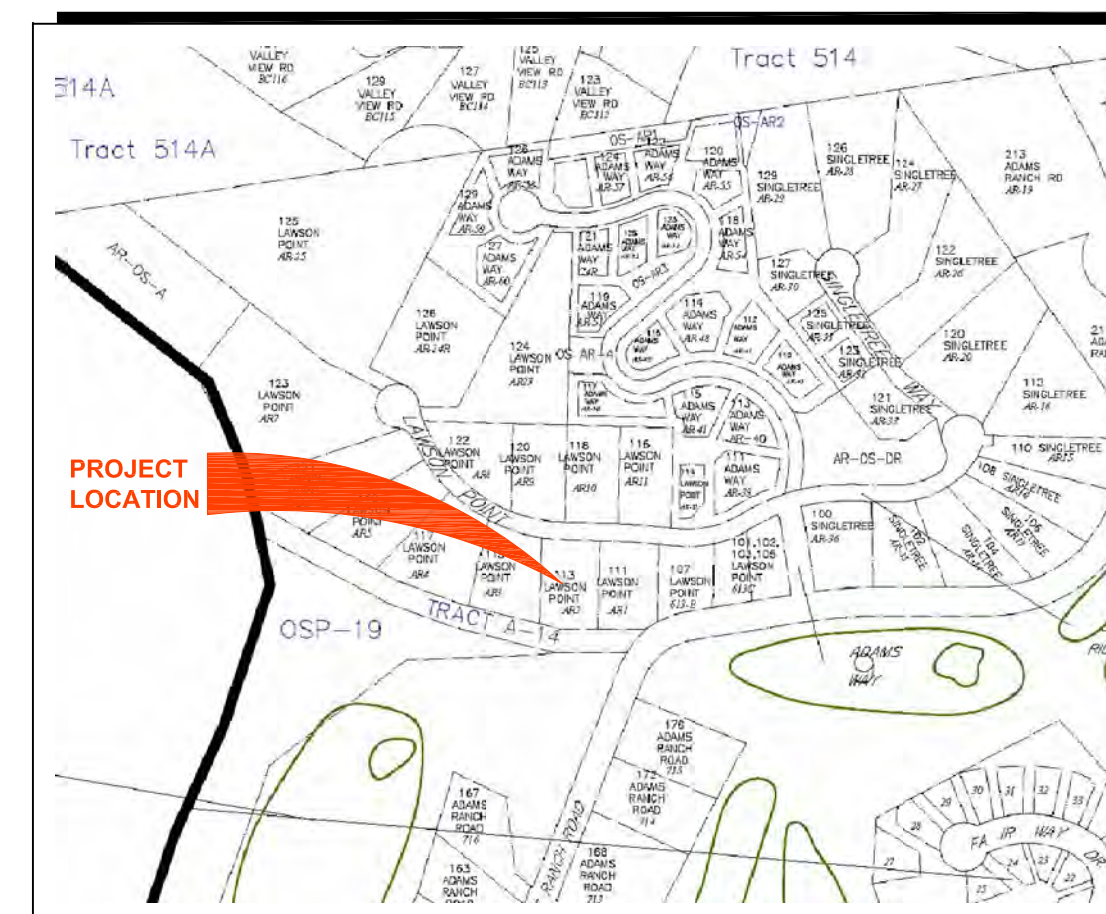
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chris@anvil-efd.com

SURVEYOR
ALL POINTS LAND SURVEY, LLC.
THOMAS CLARK
PO BOX 754
OPHIR . COLORADO . 81435
P. 970.708.9694
allpointslandsurvey@gmail.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 - INFO

LOT #: AR-2
IMPROVEMENT TYPE: NEW CONSTRUCTION
TYPE OF UNIT: SINGLE FAMILY
SETBACKS: SEE A1.1
BUILDING HIGH POINT: 34.25'
BUILDING AVERAGE: 19.2'
GROSS FLOOR AREA: 3499.0 SF

LUC - SITE COVERAGE

LOT AREA - 0.501 AC | 21,823.56 SQ. FT.
ALLOWABLE PER LUC - 40% = 8,729.42 SQ. FT.
PROPOSED SITE COVERAGE - 3,074.00 SQ. FT. (14.0%)
COMPLIANT BY - 5,655.42 SF (64.7%)

LUC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	1361	25.3%
STONE VENEER	2001	37.2%
WOOD SIDING	748	13.9%
FENESTRATION	1271	23.6%
TOTAL VERTICAL SURFACE	5381	100.0%

SHEET INDEX

A0 COVER | PROJECT INFORMATION

TOPOGRAPHIC SURVEY
A1S SITE PARTI

A1 SITE SERIES
A1.0 OVERALL SITE PLAN
C2 GRADING PLAN
A1.2 SITE LANDSCAPE PLAN
A1.3 CONSTRUCTION MITIGATION & UTILITIES
A1.4 UTILITY PLAN
A1.5 BUILDING HEIGHT | LUC DIAGRAM

A2 PLAN SERIES
A2.0 MECHANICAL | ATTIC PLANS
A2.1A MAIN LEVEL DIM PLAN | LIGHTING
A2.1B MAIN LEVEL FINISH PLAN
A2.2A UPPER LEVEL DIM PLAN | LIGHTING | SPECS
A2.2B UPPER LEVEL FINISH PLAN
A2.3 ROOF PLAN

A3 EXTERIOR ELEVATIONS
A3.1 SOUTH AND EAST ELEVATIONS | MATERIALS
A3.2 NORTH AND WEST ELEVATIONS | WIN. DETAILS
A3.15 PERSPECTIVES
A3.16 PERSPECTIVES

A4 SECTIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 BUILDING SECTIONS
A4.4 BUILDING SECTIONS

LP LIGHTING PLANS
LP2.1 MAIN LEVEL LIGHTING PLAN
LP2.2 UPPER LEVEL LIGHTING PLAN

C CIVIL PLANS

S STRUCTURAL PLANS

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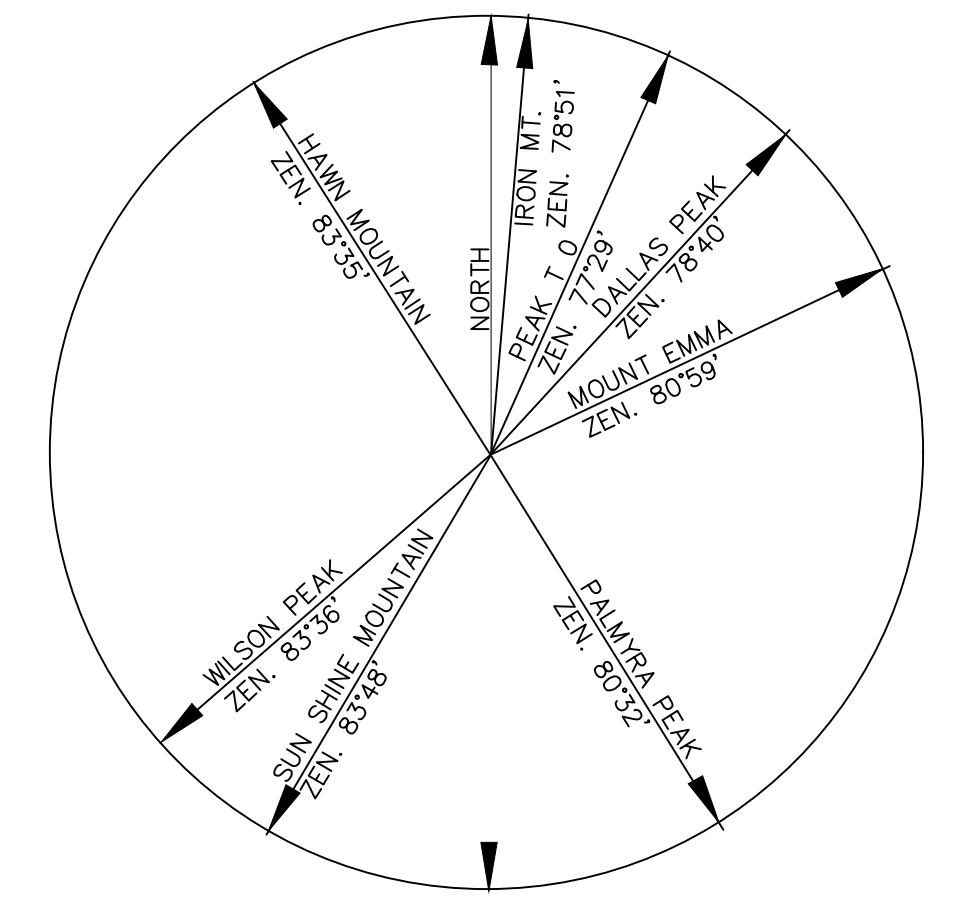
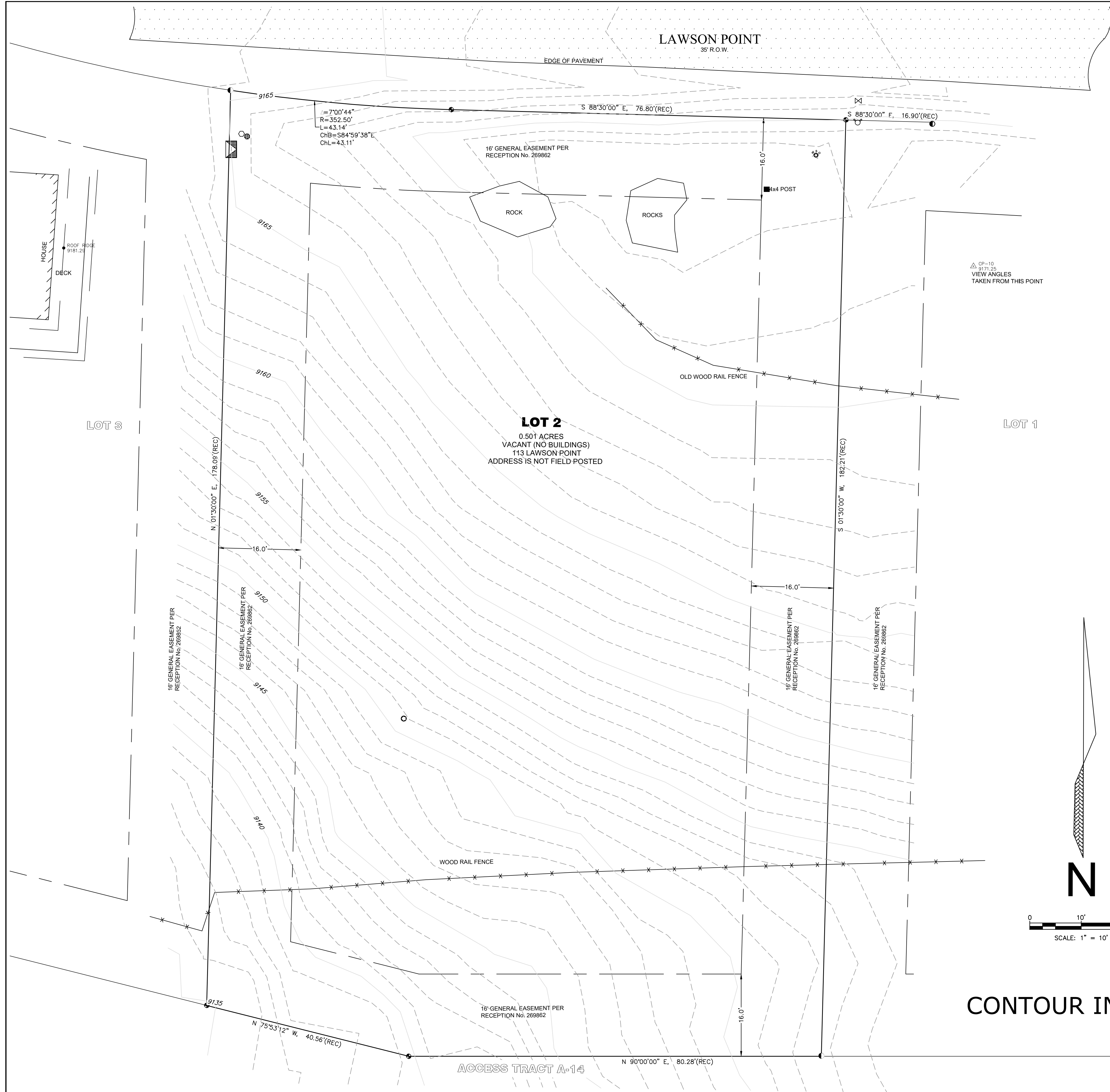
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02.07.2020	MV DRB - INITIAL ARCH.
02.13.2020	
03.06.2020	

LOT AR2
MOUNTAIN VILLAGE
COLORADO

COVER
SHEET

A0

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VIEW ANGLES
 ANGLES ENUMERATED
 ARE ZENITH ANGLES

PROPERTY DESCRIPTION:

LOT 2, ADAMS RANCH, A PLANNED COMMUNITY, ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR LOT LINE ADJUSTMENT OF LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND A PORTION OF LAWSON POINT, OF THE REPLAT OF FILING 14, TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 7, 1991 IN PLAT BOOK 1 AT PAGE 1126, AND ACCORDING TO THE COMMUNITY PLAT/MAP AMENDMENT FOR THE ADAMS RANCH COMMUNITY RECORDED JUNE 1, 1999 IN PLAT BOOK 1 AT PAGE 2573, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

SURVEYORS CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 2, Adams Ranch was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

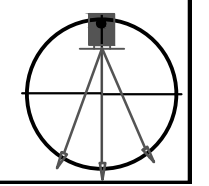


NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86009067 effective on 06/28/2019 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0288C dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed on 7/12/2019.
- Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD 88) on benchmark "CP 10" that elevation being 9171.25.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

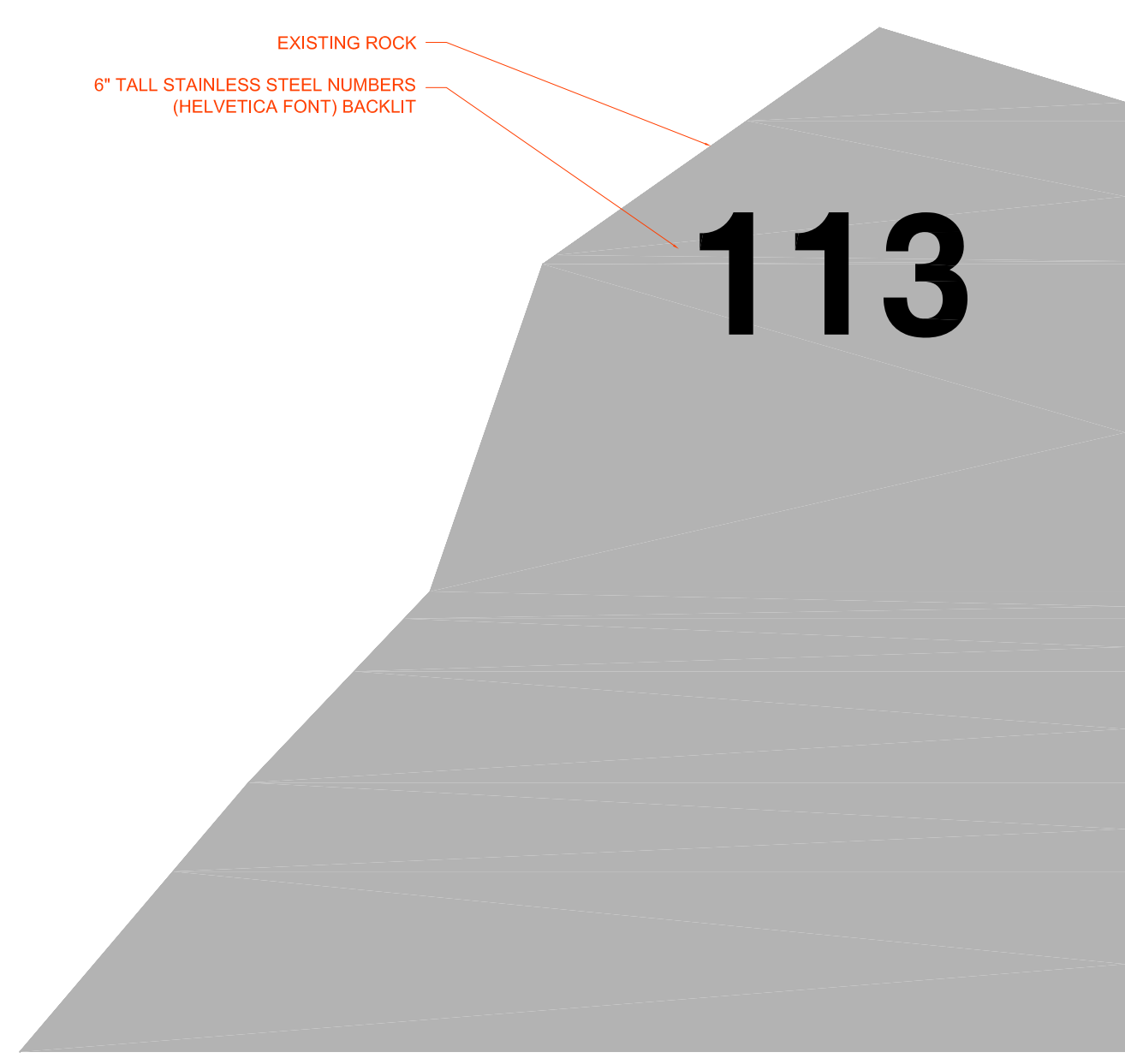
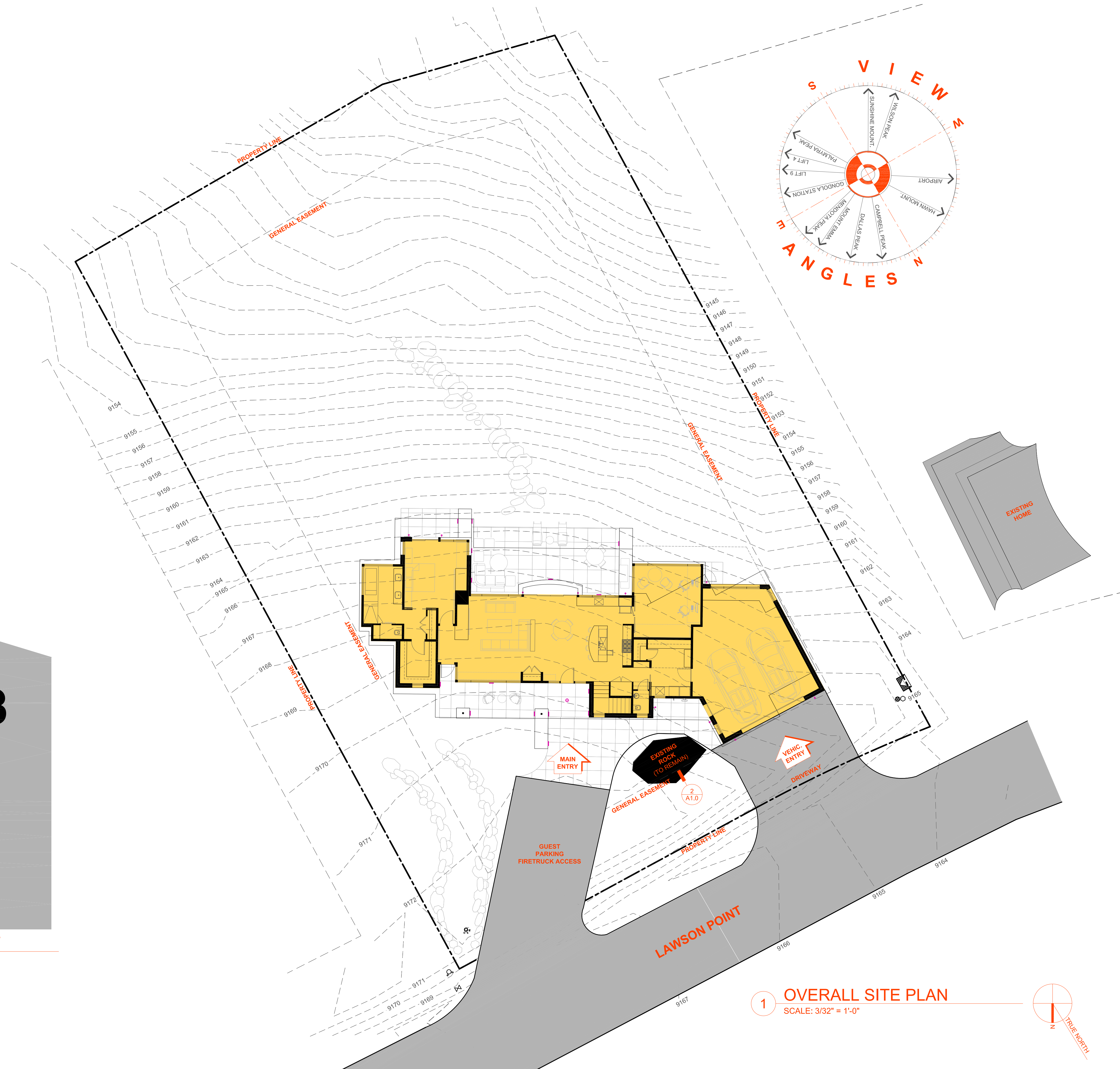
CONTOUR INTERVAL=1'

LEGEND:	
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
	SURVEY CONTROL POINT
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 36577
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
	TRANSFORMER
	TELEPHONE PEDESTAL
	WATER SHUTOFF VALVE



SITE 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 DRAWINGS TO BE COMPARED AND COORDINATED WITH EXISTING SITE CONDITIONS
4. ALL UTILITY ROUTING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
5. ANY IMPROVEMENTS OUTSIDE OF THE PROPERTY LINES AND INTO THE PUBLIC RIGHT-OF-WAY TO BE APPROVED BY THE TOWN OF TELLURIDE PUBLIC WORKS DEPARTMENT
6. ALL SITE GRADING TO BE RELATIVE TO THE MAIN LEVEL FLOOR ELEVATION - TYP. U.N.O.
7. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
8. 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.
9. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
10. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
11. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
12. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
13. ALL NEW PLUMBING FIXTURES TO BE COORDINATED AND TIED INTO EXISTING MAINS
14. SNOWMELT AREAS DELINEATED PER M-SERIES DIAGRAMS
15. PER CODE - NO PART OF THE BUILDING SHALL ENCR OACH WITHIN 36" OF THE PROPERTY LINE. ANY PART OF THE BUILDING ENCR OACHING WITHIN THE 36" BUT NO MORE THAN WITHIN 24" OF THE PROPERTY LINE IS TO BE 1HR RATED CONSTRUCTION - CONTRACTOR TO VERIFY ALL CONDITIONS AND COORDINATE EXTEND OF CONSTRUCTION ELEMENTS PRIOR TO COMMENCEMENT OF WORK.
16. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY
17. STRUCTURAL AND CIVIL TO COORDINATE WITH GEOTECH REPORT RECOMMENDATIONS
18. FINISH GRADE TO BE 6" BELOW FINISH FLOOR



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

1 OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"

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submissions	
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03.06.2020	MV DRB - INITIAL ARCH.

LOT AR2
MOUNTAIN VILLAGE
COLORADO

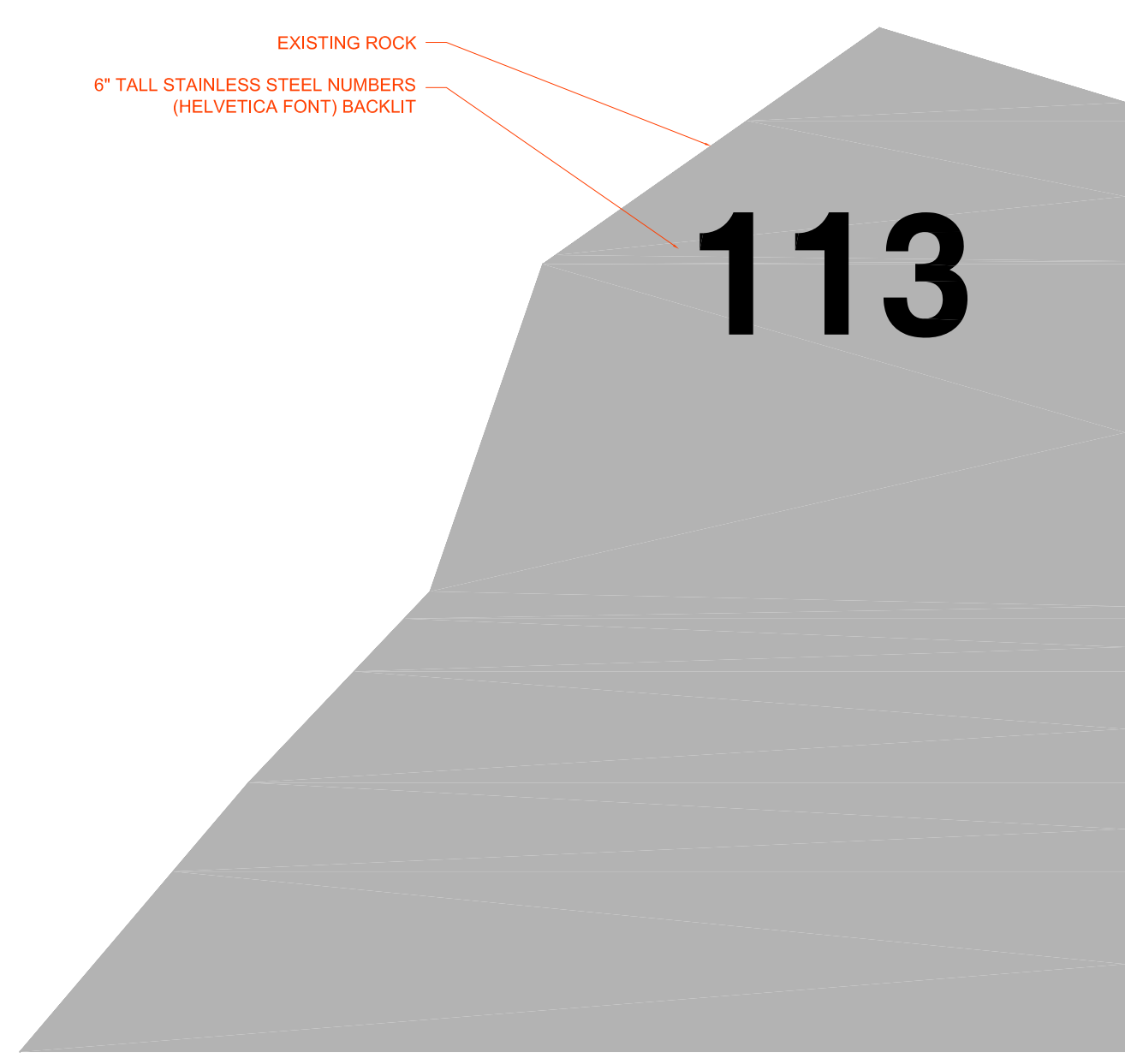
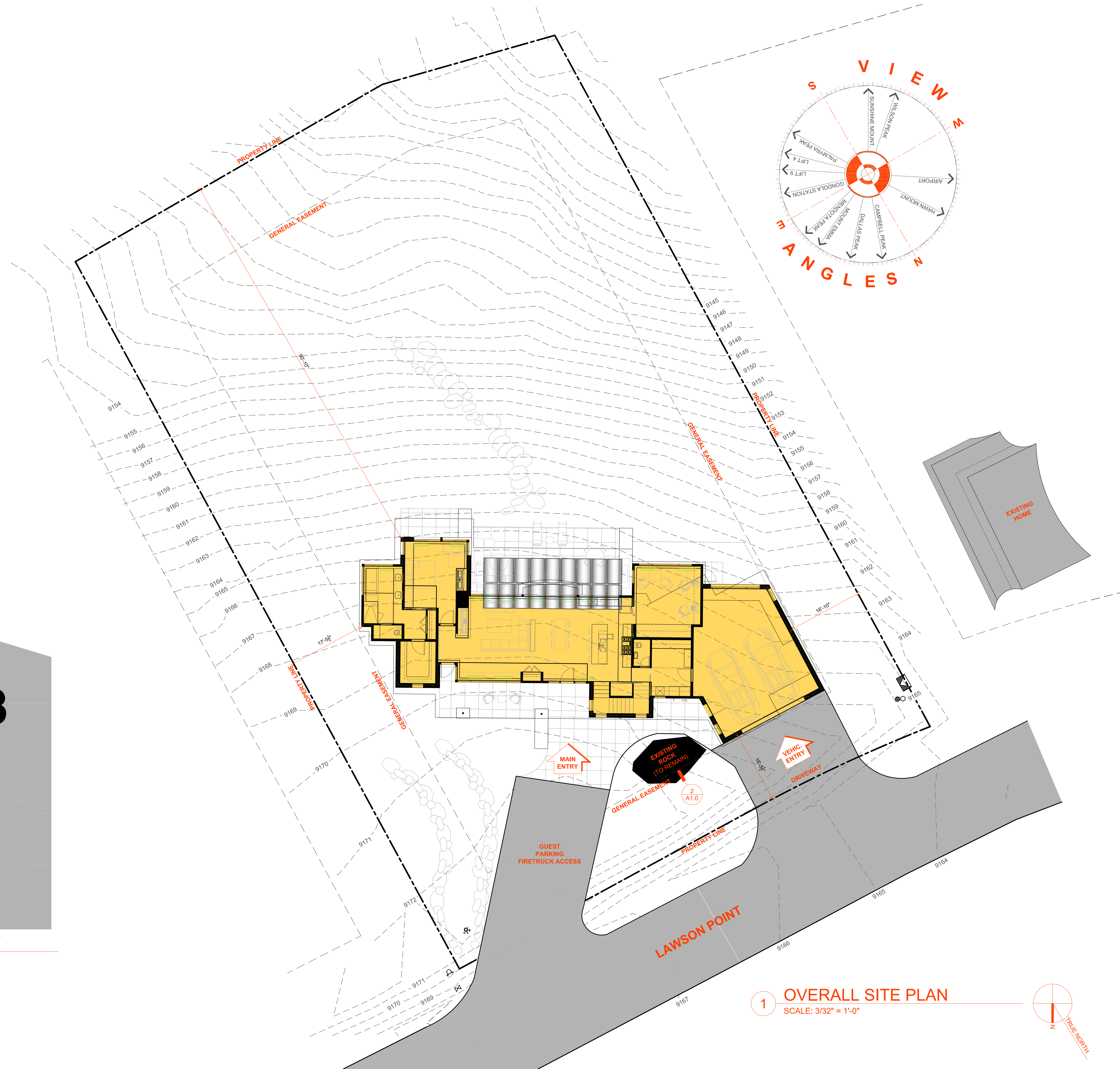
OVERALL
SITE
PLAN

A1.0

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

1 OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"
TRUE NORTH

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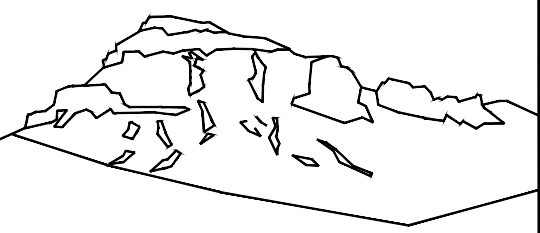
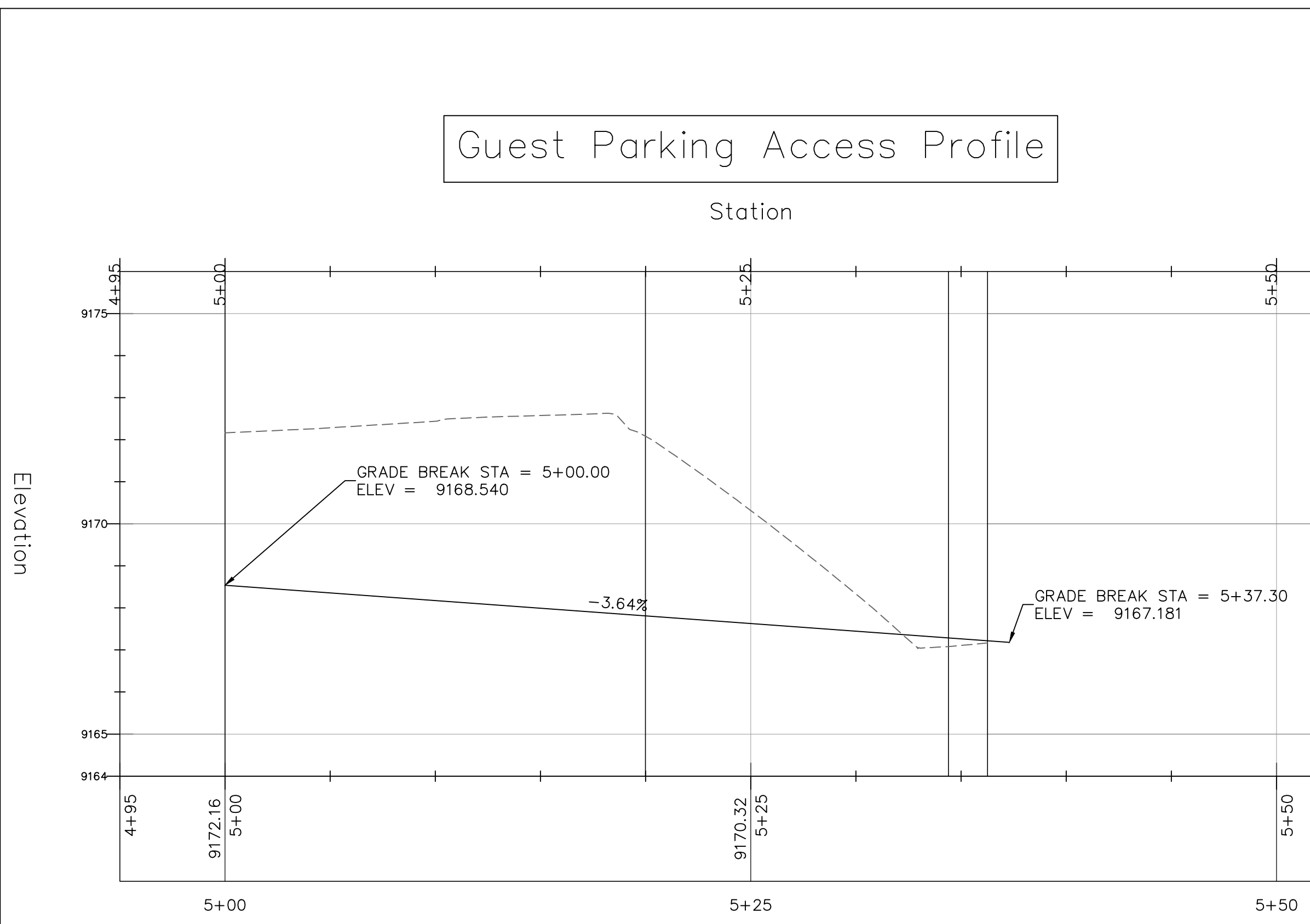
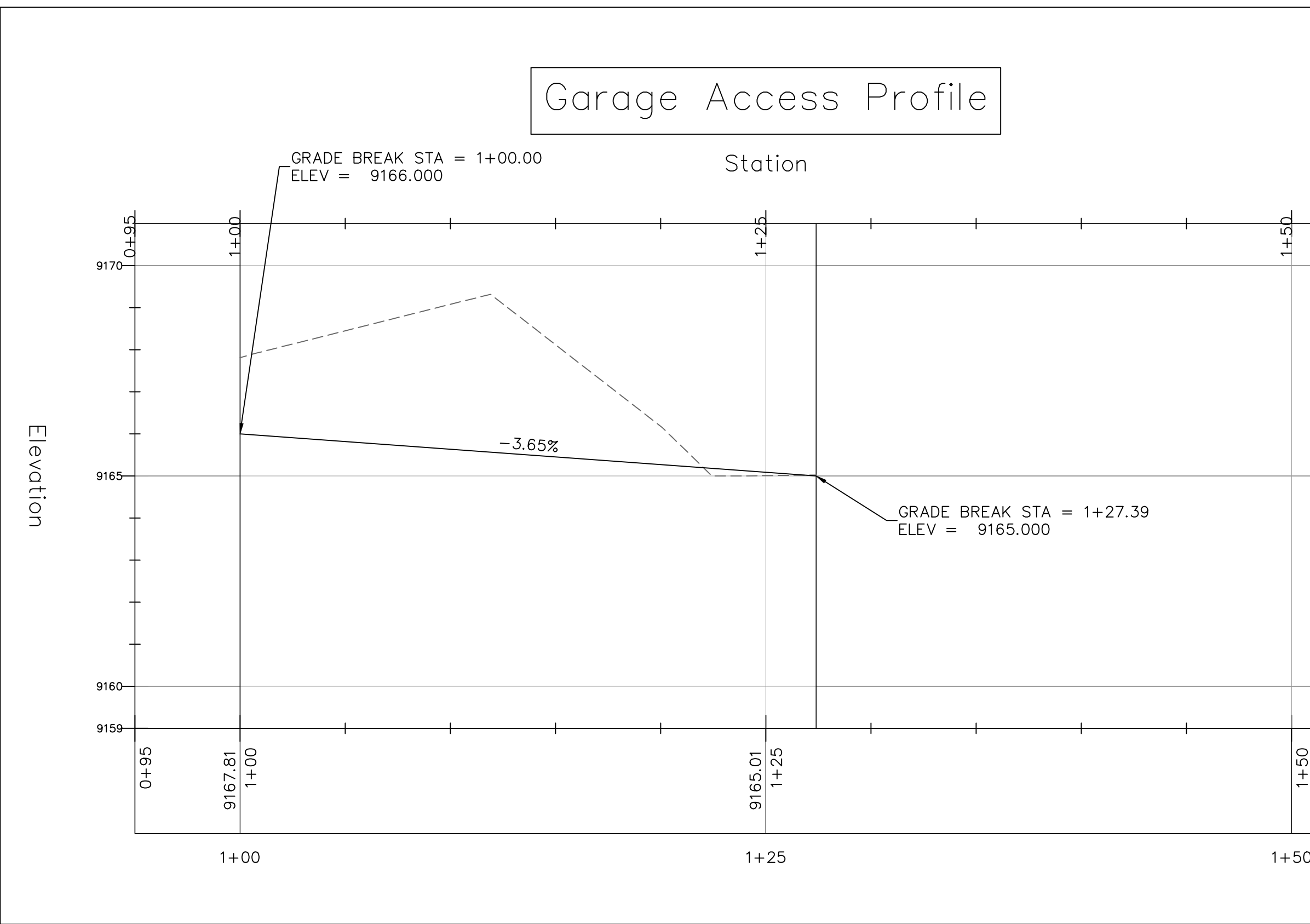
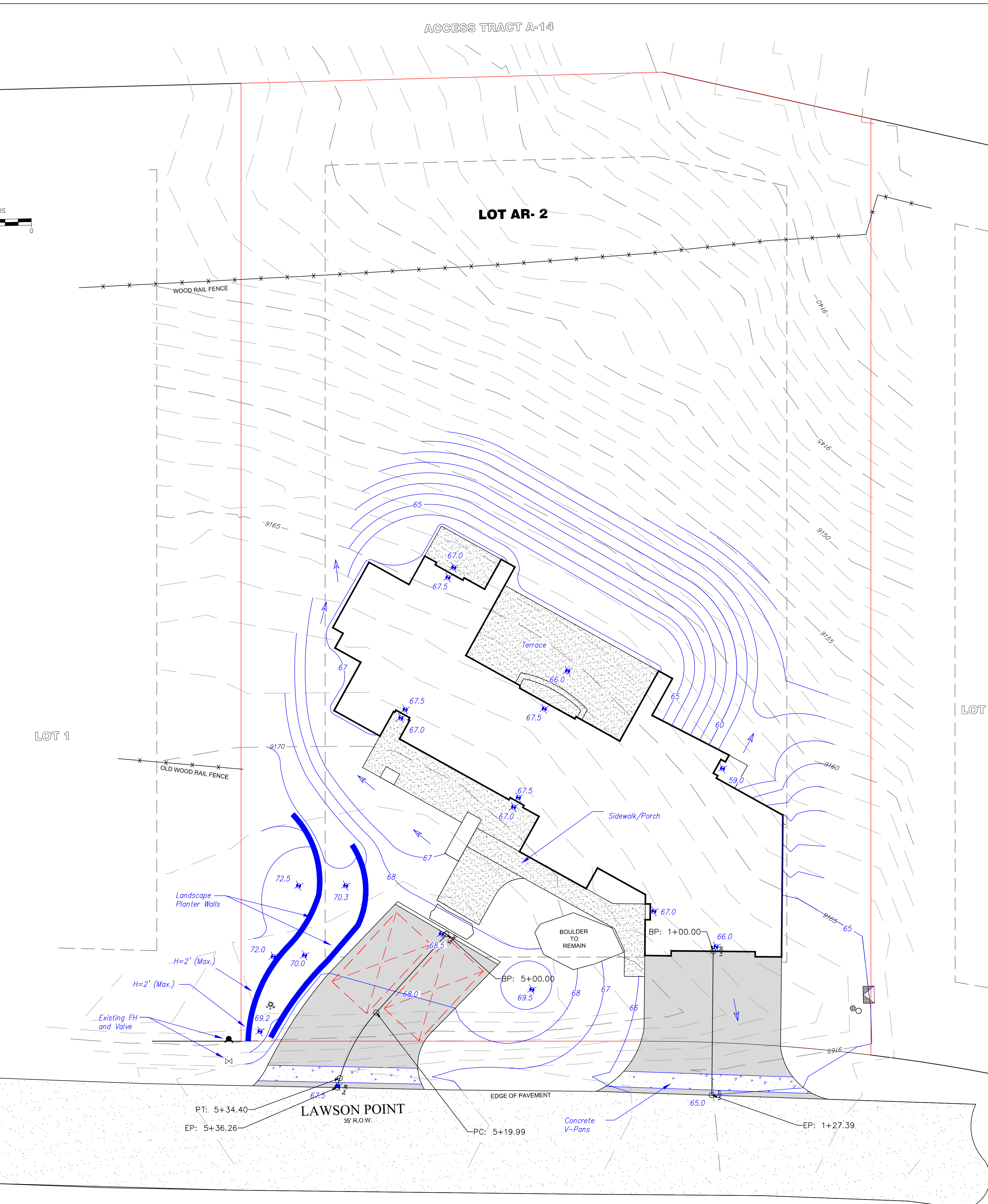
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submissions	revisions
10.08.2019	DD TEAM MEETING
10.23.2019	DD CLIENT SET
11.01.2019	ADAMS RANCH DRB 1
11.18.2019	ADAMS RANCH DRB 1
12.05.2019	ADAMS RANCH DRB 1
12.24.2019	ADAMS RANCH DRB 2
01.24.2020	ADAMS RANCH DRB 2
01.29.2020	ADAMS RANCH DRB 2
02.07.2020	ADAMS RANCH DRB 2
02.13.2020	ADAMS RANCH DRB 2
03.06.2020	ADAMS RANCH DRB 2
04.01.2020	ADAMS RANCH DRB 2
04.13.2020	ADAMS RANCH DRB 2
04.30.2020	ADAMS RANCH DRB 2
05.05.2020	ADAMS RANCH DRB 2
05.13.2020	ADAMS RANCH DRB 2

LOT AR2
MOUNTAIN VILLAGE
COLORADO

OVERALL
SITE
PLAN

A1.0



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2020-03-04

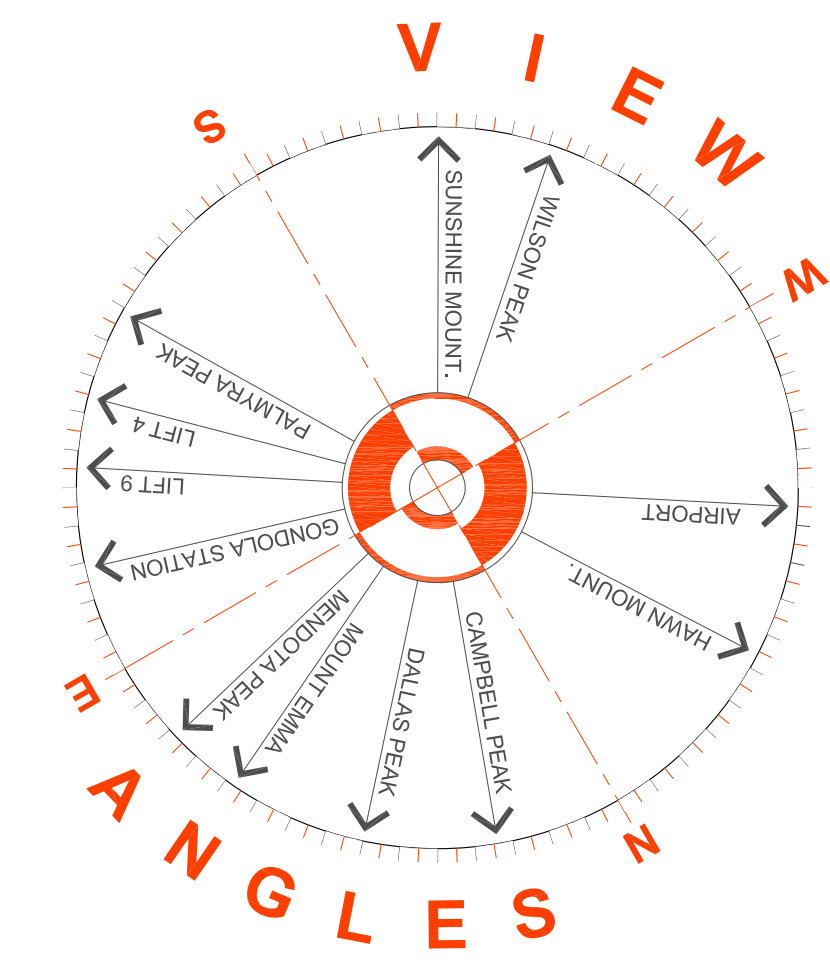
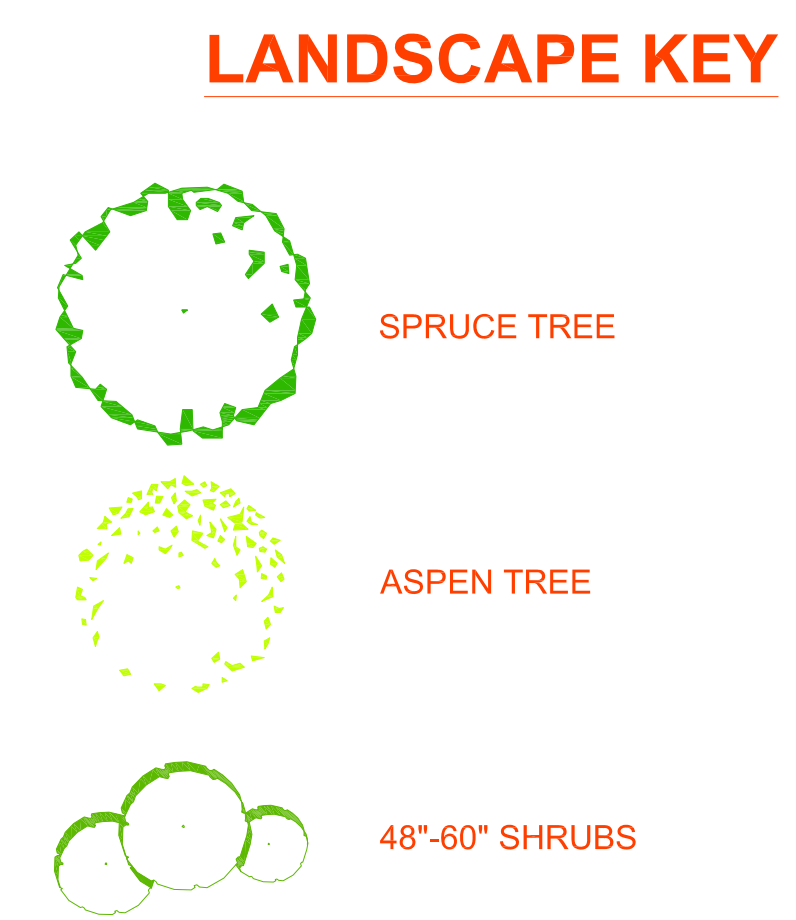
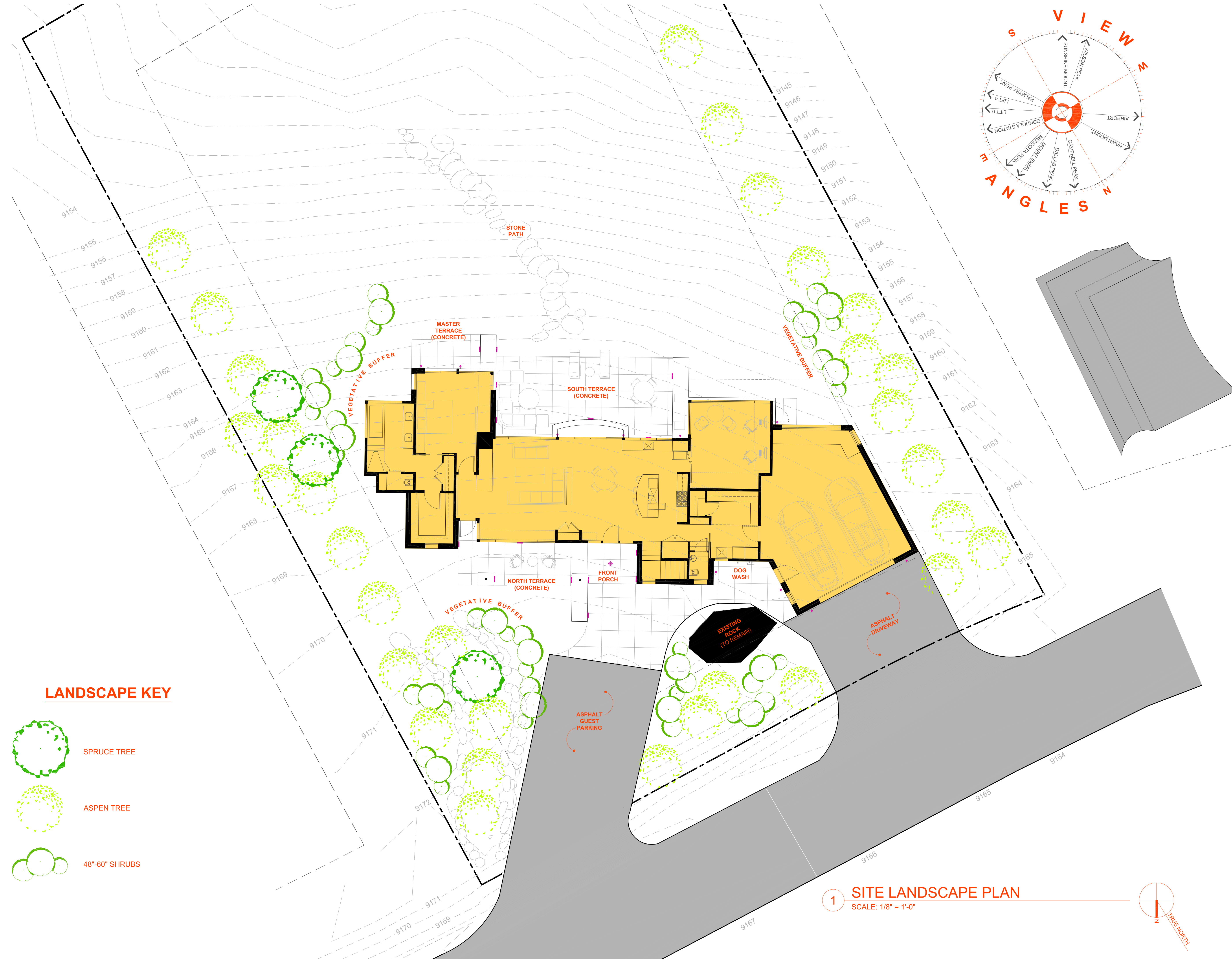
Lot AR2
Mtn. Village, CO

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

C2



1 SITE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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Submissions	Revisions
09.20.2019	SCHEME G3
09.26.2019	EXTERIOR CONCEPTS
10.02.2019	GRADING
10.04.2019	MASSING SECTIONS
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02.07.2020	MV DRB - INITIAL ARCH.
02.13.2020	
03.06.2020	

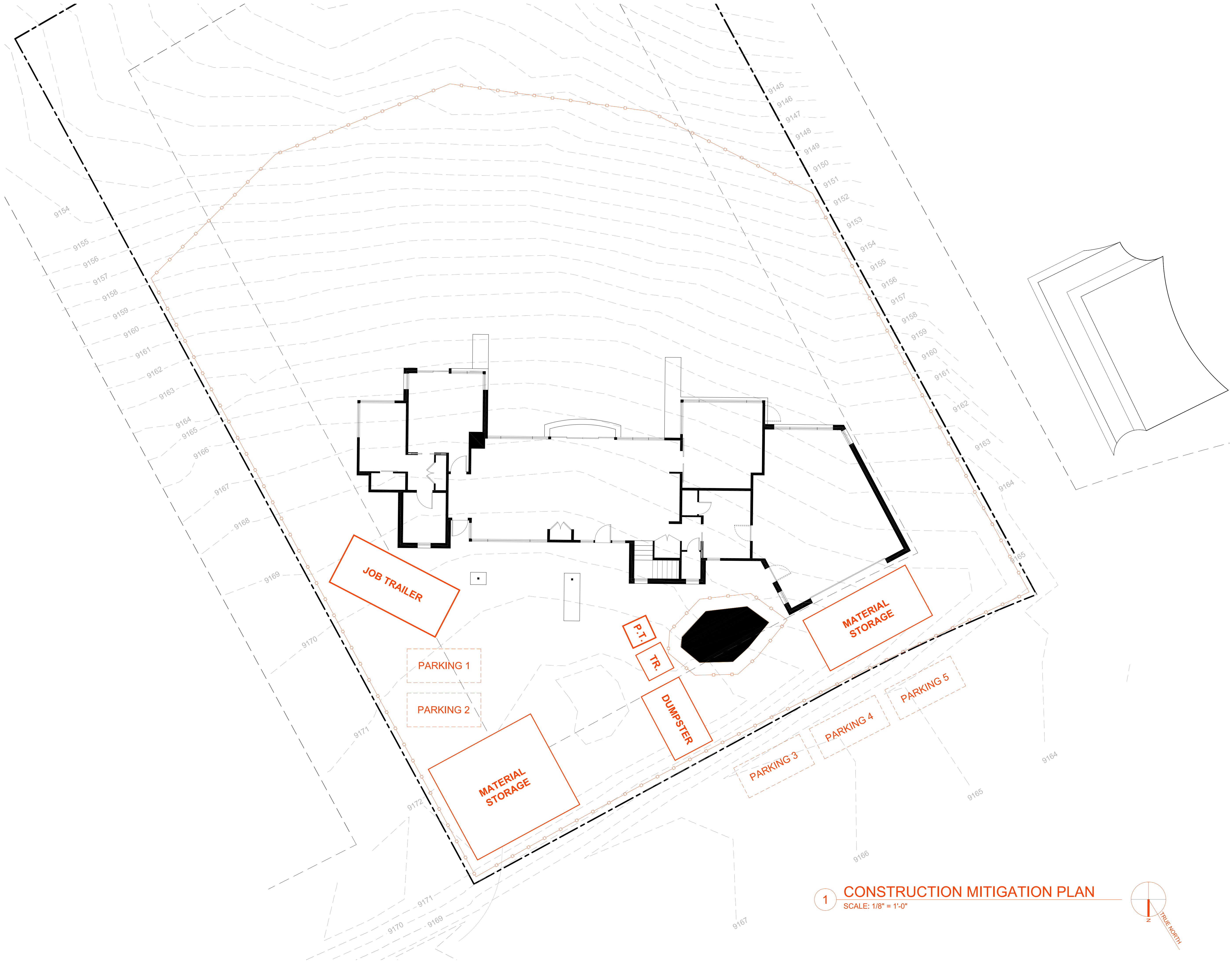
LOT AR2
MOUNTAIN VILLAGE
COLORADO

SITE LANDSCAPE PLAN

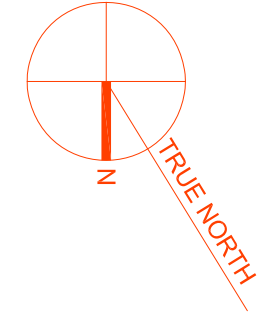
A1.2

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1 CONSTRUCTION MITIGATION PLAN
SCALE: 1/8" = 1'-0"



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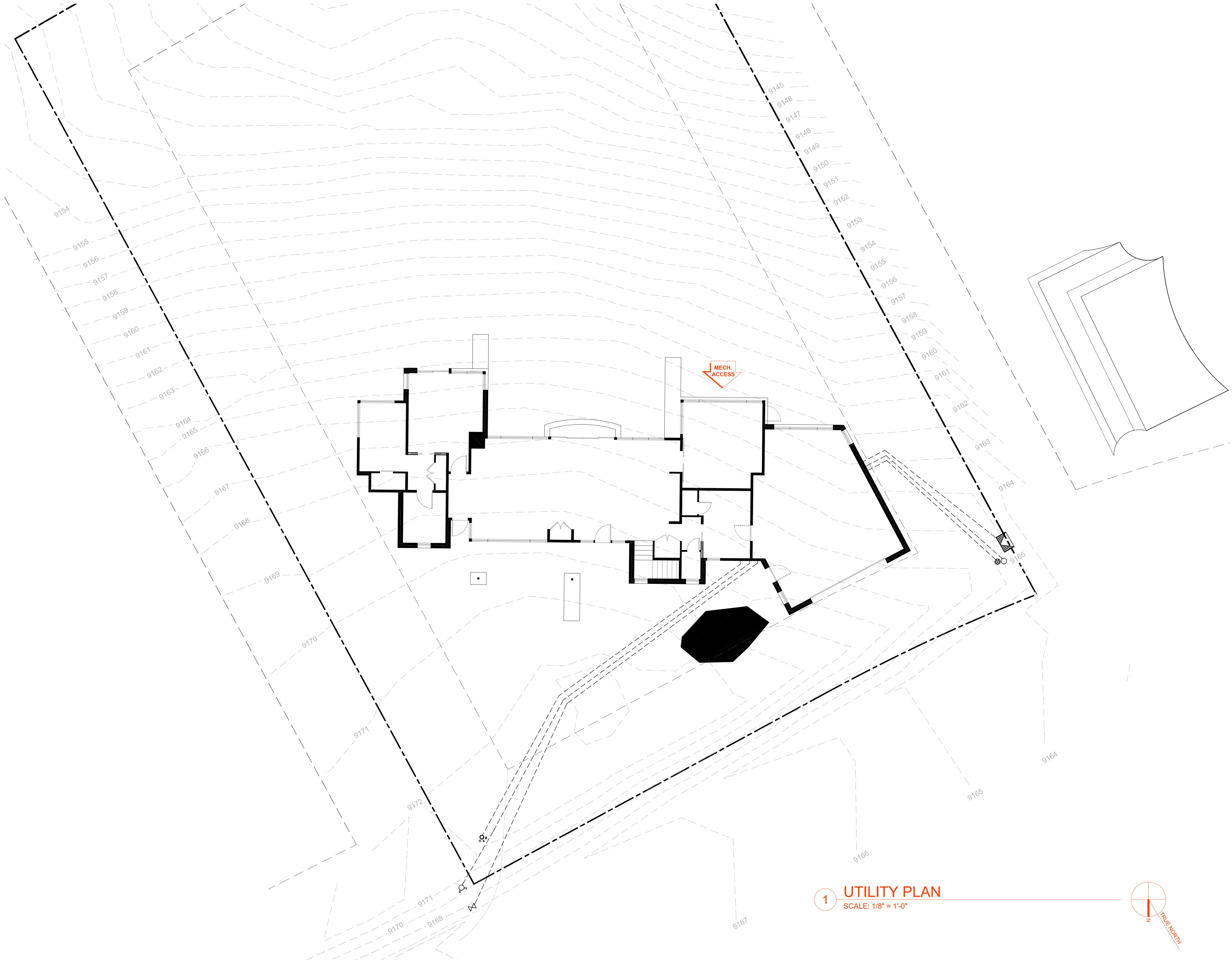
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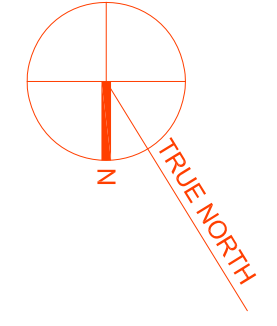
LOT AR2
MOUNTAIN VILLAGE
COLORADO

**CONSTRUCTION
MITIGATION
PLAN**

A1.3



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



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03.06.2020	

LOT AR2
MOUNTAIN VILLAGE
COLORADO

UTILITY PLAN

A1.4

BUILDING HEIGHT DIAGRAM - SEE A3.1 & A3.2 FOR ADDITIONAL INFO.

ROOF 1			
	HIGH	LOW	AVG.
ABOVE GRADE	9198	9193.75	9195.88
	34.25	32	33.13

ROOF 4			
	HIGH	LOW	AVG.
ABOVE GRADE	9192.25	9188.5	9190.38
	25.5	23	24.25

ROOF 7			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.5	9177.75	9181.13
	17.25	14.5	15.88

ROOF 10			
	HIGH	LOW	AVG.
ABOVE GRADE	9180.75	9177.75	9179.25
	14.25	9.25	11.75

ROOF 2			
	HIGH	LOW	AVG.
ABOVE GRADE	9198	9187.25	9192.63
	33	25.25	29.13

ROOF 5			
	HIGH	LOW	AVG.
ABOVE GRADE	9191.5	9180.5	9186
	21.75	15.5	18.63

ROOF 8			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.0	9175.75	9179.88
	17.5	6.25	11.88

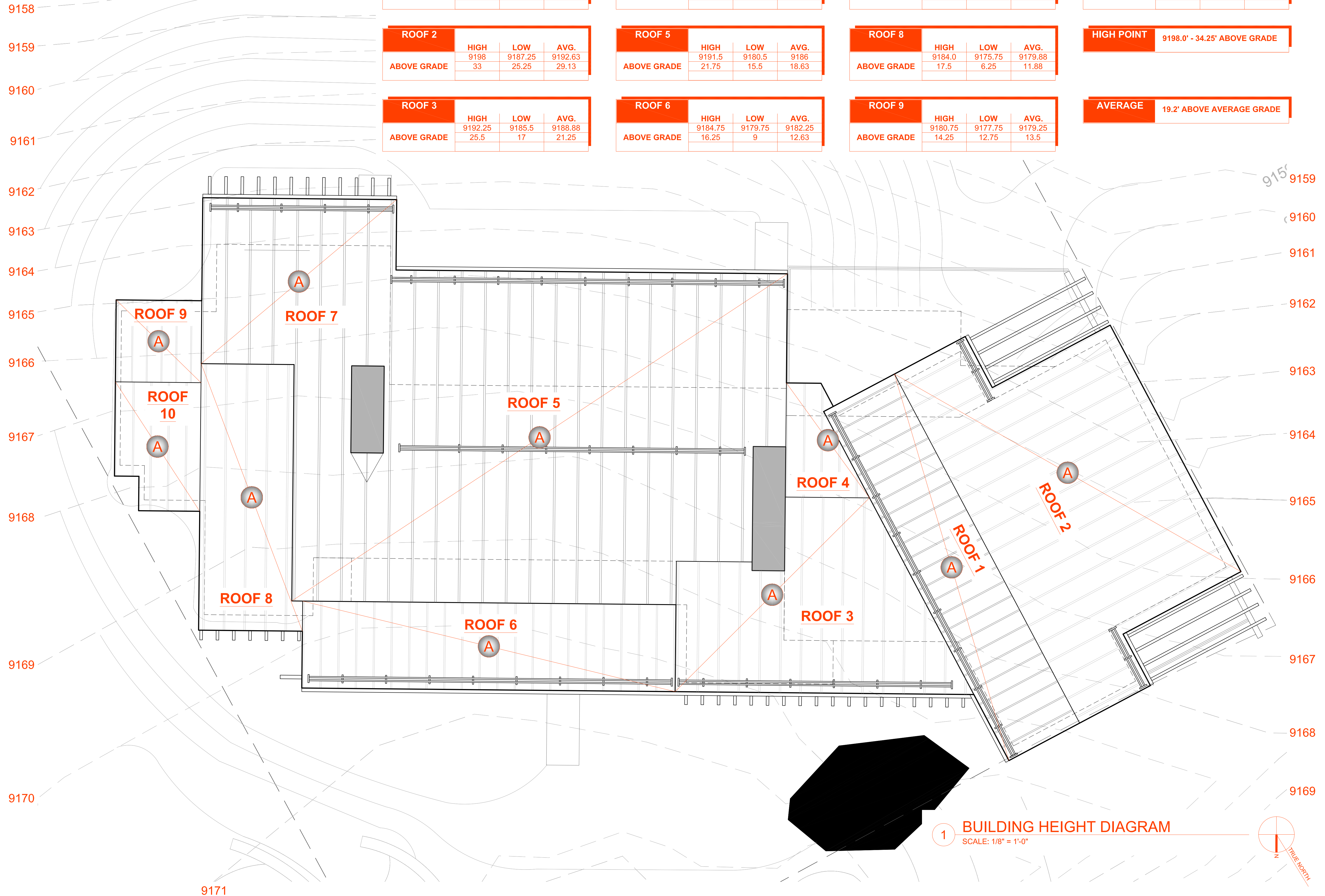
HIGH POINT	
	9198.0' - 34.25' ABOVE GRADE

ROOF 3			
	HIGH	LOW	AVG.
ABOVE GRADE	9192.25	9185.5	9188.88
	25.5	17	21.25

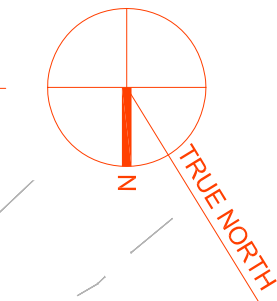
ROOF 6			
	HIGH	LOW	AVG.
ABOVE GRADE	9184.75	9179.75	9182.25
	16.25	9	12.63

ROOF 9			
	HIGH	LOW	AVG.
ABOVE GRADE	9180.75	9177.75	9179.25
	14.25	12.75	13.5

AVERAGE	
	19.2' ABOVE AVERAGE GRADE



1 BUILDING HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"



submissions	
09.20.2019	SCHEME G1
09.26.2019	SCHEME G2
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LOT AR2
MOUNTAIN VILLAGE
COLORADO

**BUILDING
HEIGHT
DIAGRAM**

A1.5

LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

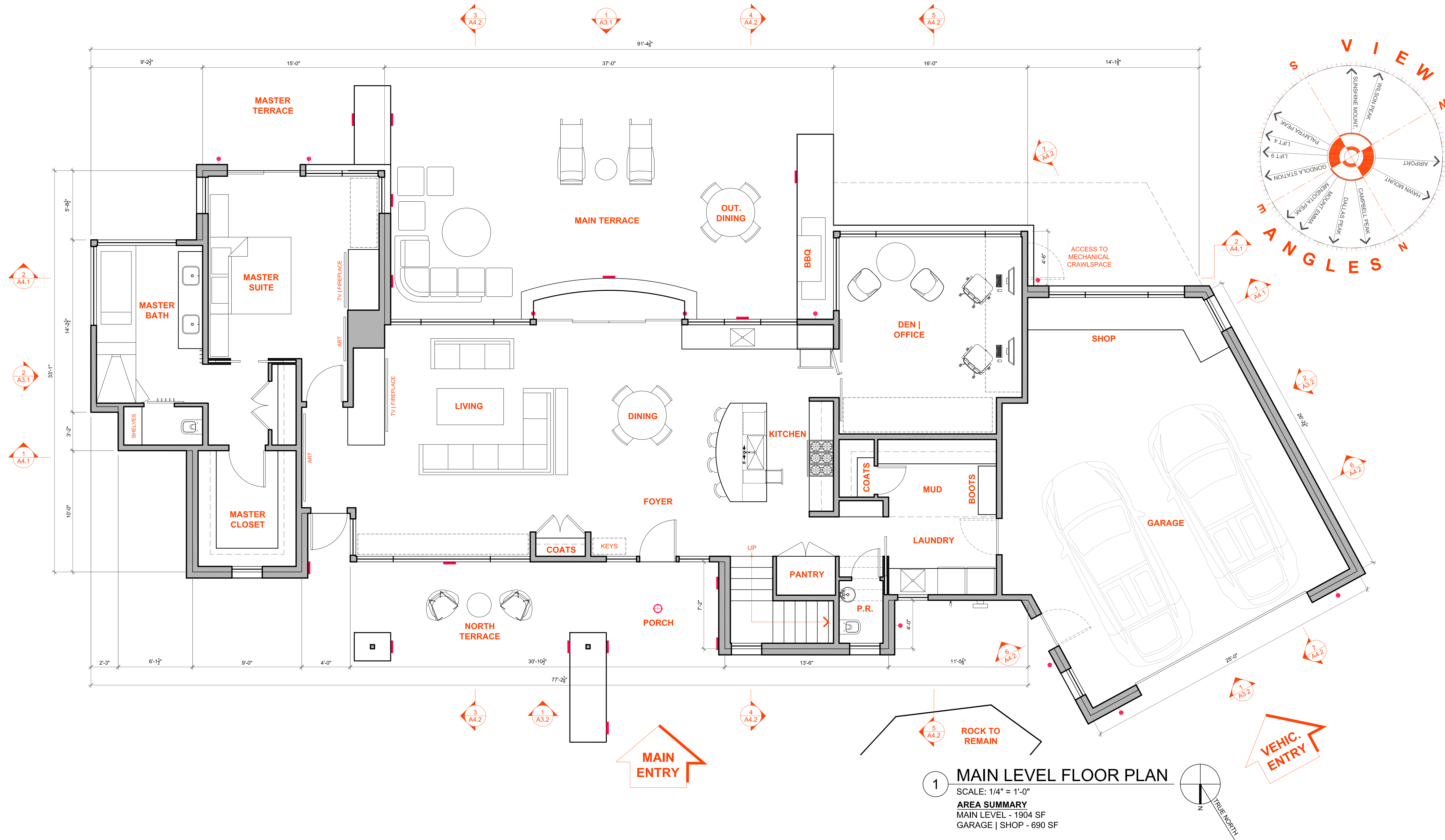
FIRE SAFETY NOTES

(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

FLOOR PLAN GENERAL NOTES

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02.13.2020	
03.06.2020	

LOT AR2
 MOUNTAIN VILLAGE
 COLORADO

**MAIN LEVEL
 FLOOR
 PLAN**

A2.1

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LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

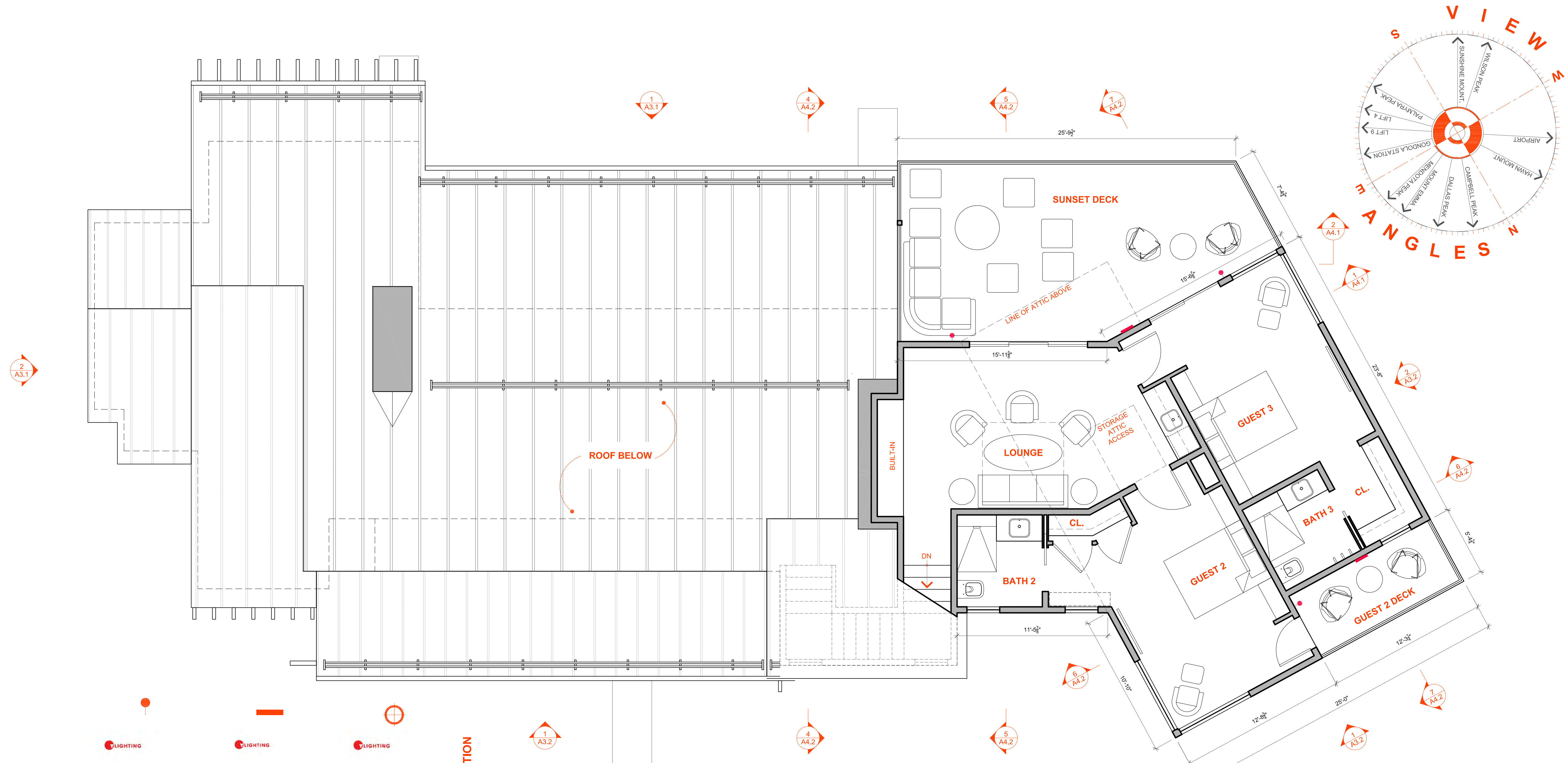
FIRE SAFETY NOTES

(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

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1 UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 AREA SUMMARY
 UPPER LEVEL - 905 SF

EXTERIOR LIGHTING SPECIFICATION

LIGHTING

New LED Directional Wall Light-24502
 by HSLA
 \$450.00
 FREE SHIPPING on orders \$250 or more.

Hardy Island Round Eyebrow Deck Light
 by HSLA
 \$750.00
 FREE SHIPPING on orders \$250 or more.

Aplomb Outdoor Pendant Light
 by HSLA
 \$750.00
 FREE SHIPPING on orders \$250 or more.

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LOT AR2
 MOUNTAIN VILLAGE
 COLORADO

**UPPER LEVEL
 FLOOR
 PLAN**

A2.2

LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

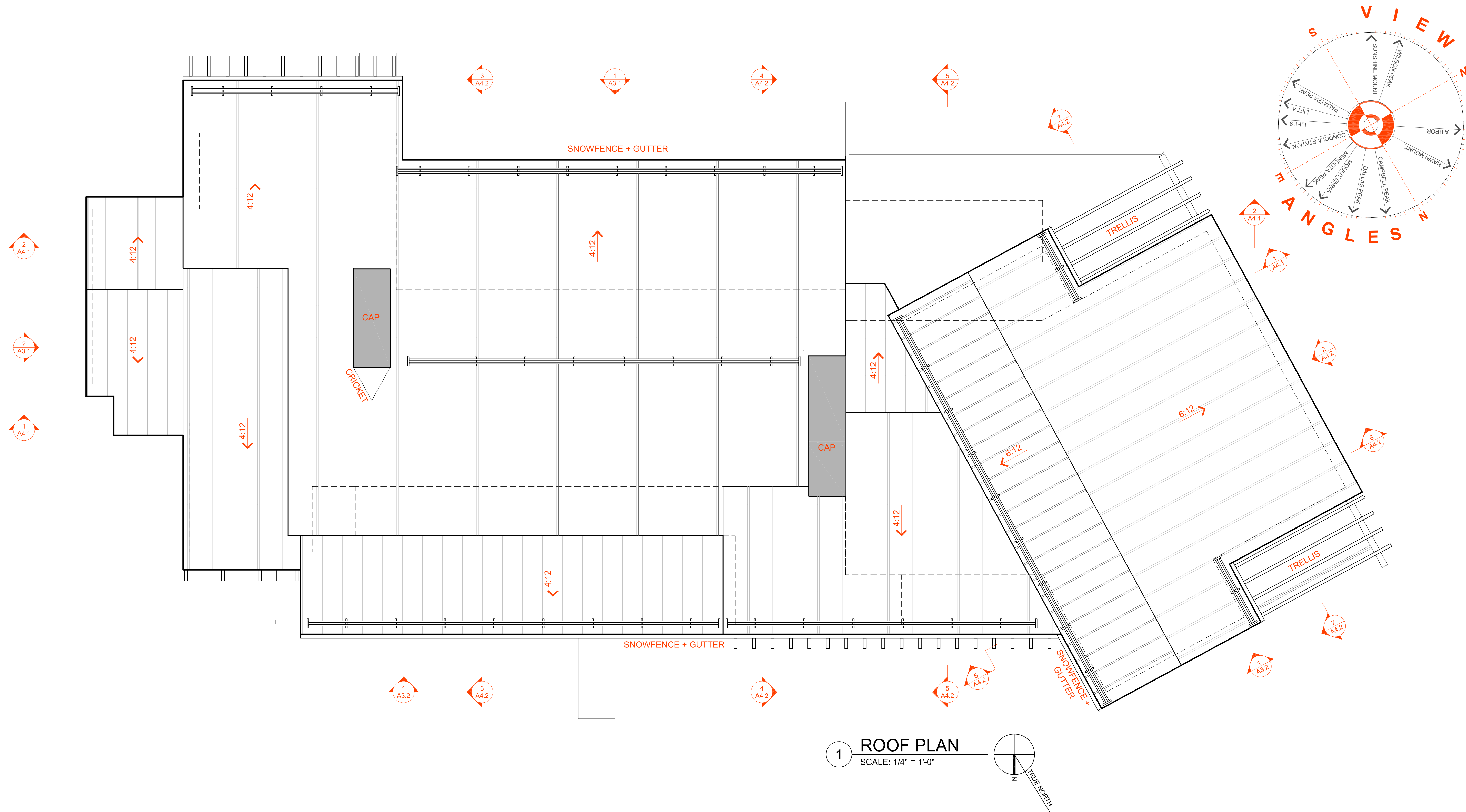
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1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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03.06.2020	

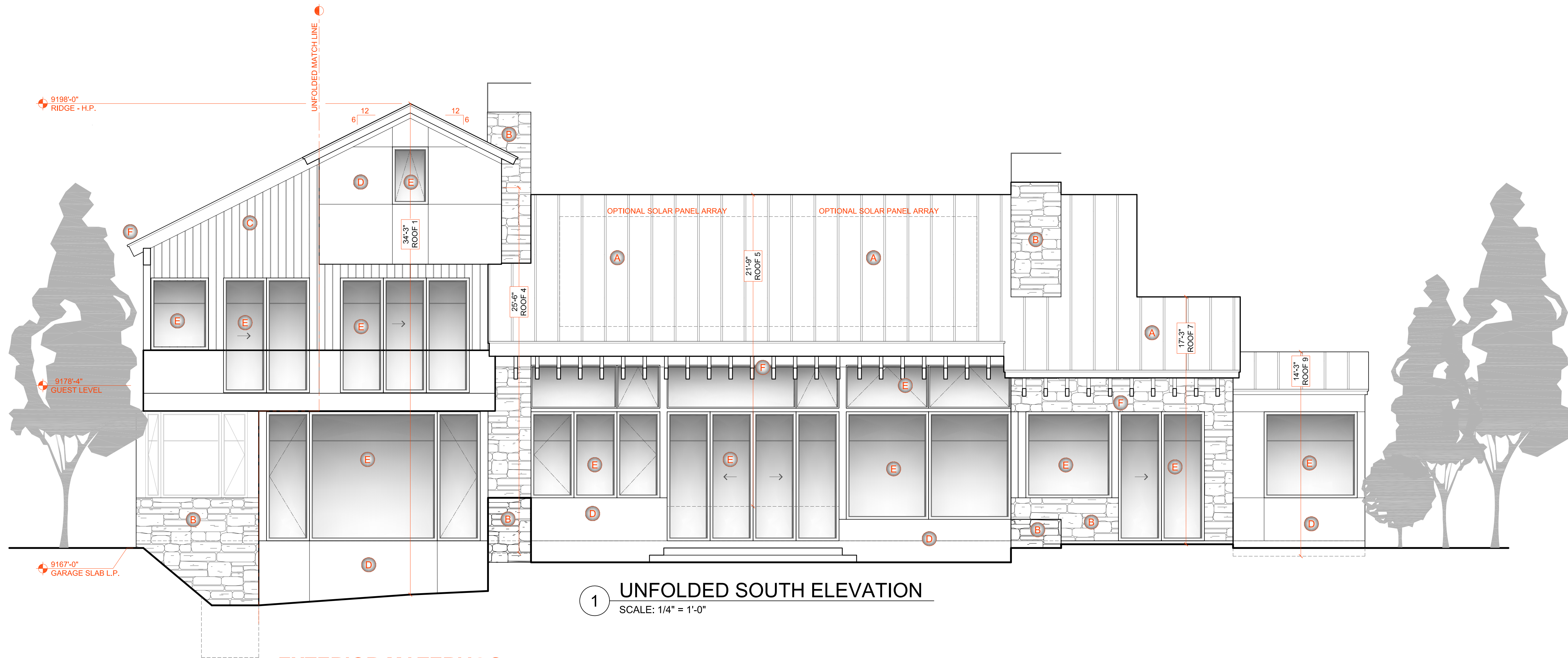
LOT AR2
MOUNTAIN VILLAGE
COLORADO

ROOF
PLAN

A2.3

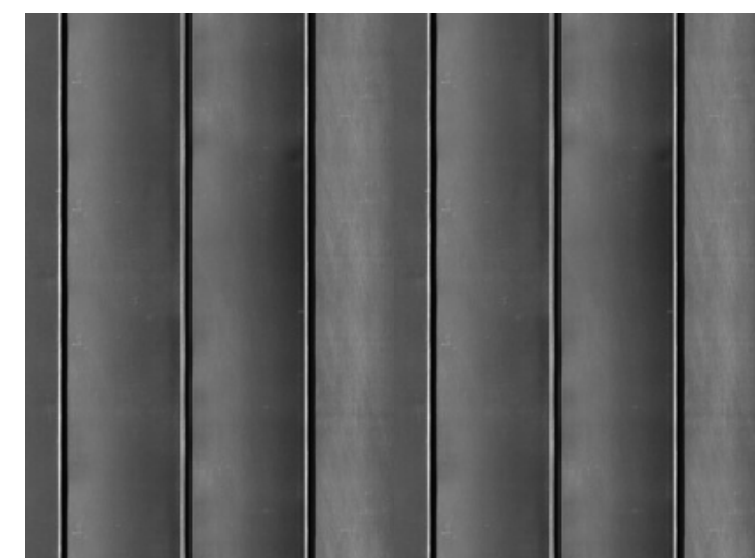
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1 UNFOLDED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS



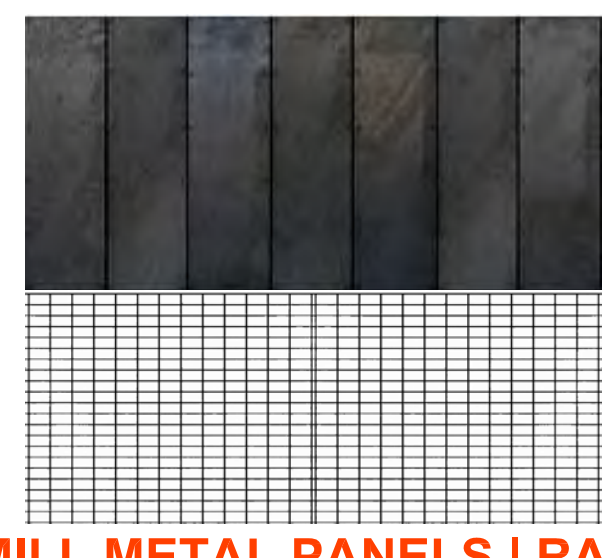
STANDING SEAM METAL
A



DRY STACK - TELLURIDE GOLD
B



VERTICAL SIDING
C



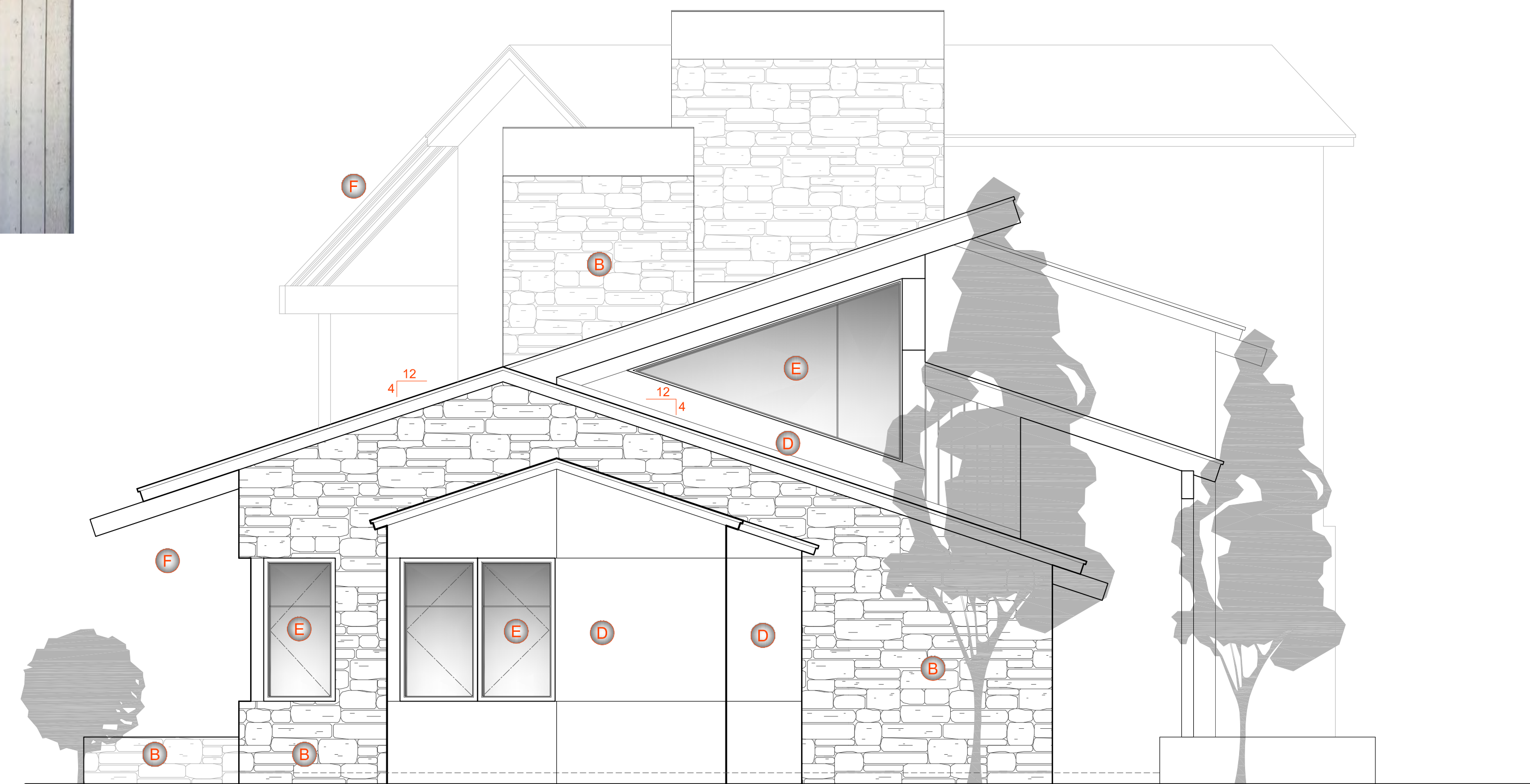
MILL METAL PANELS | RAIL PANELS
D



CLAD FENESTRATION
E



TIMBER BEAM | TRELLIS
F



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

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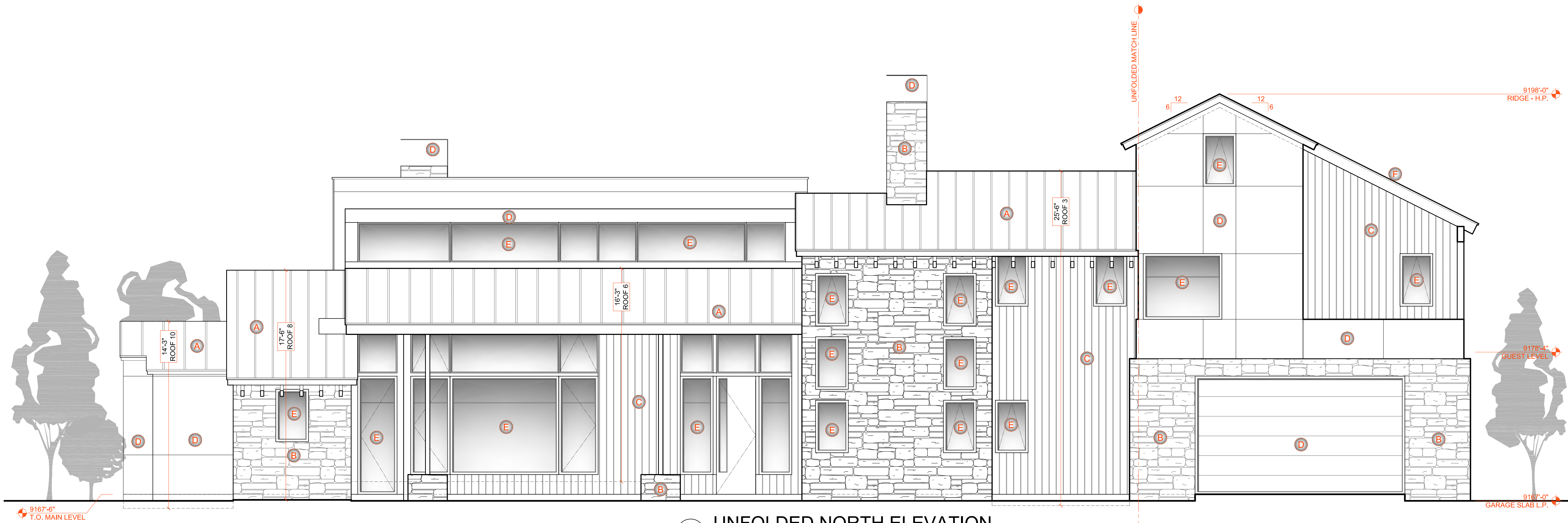
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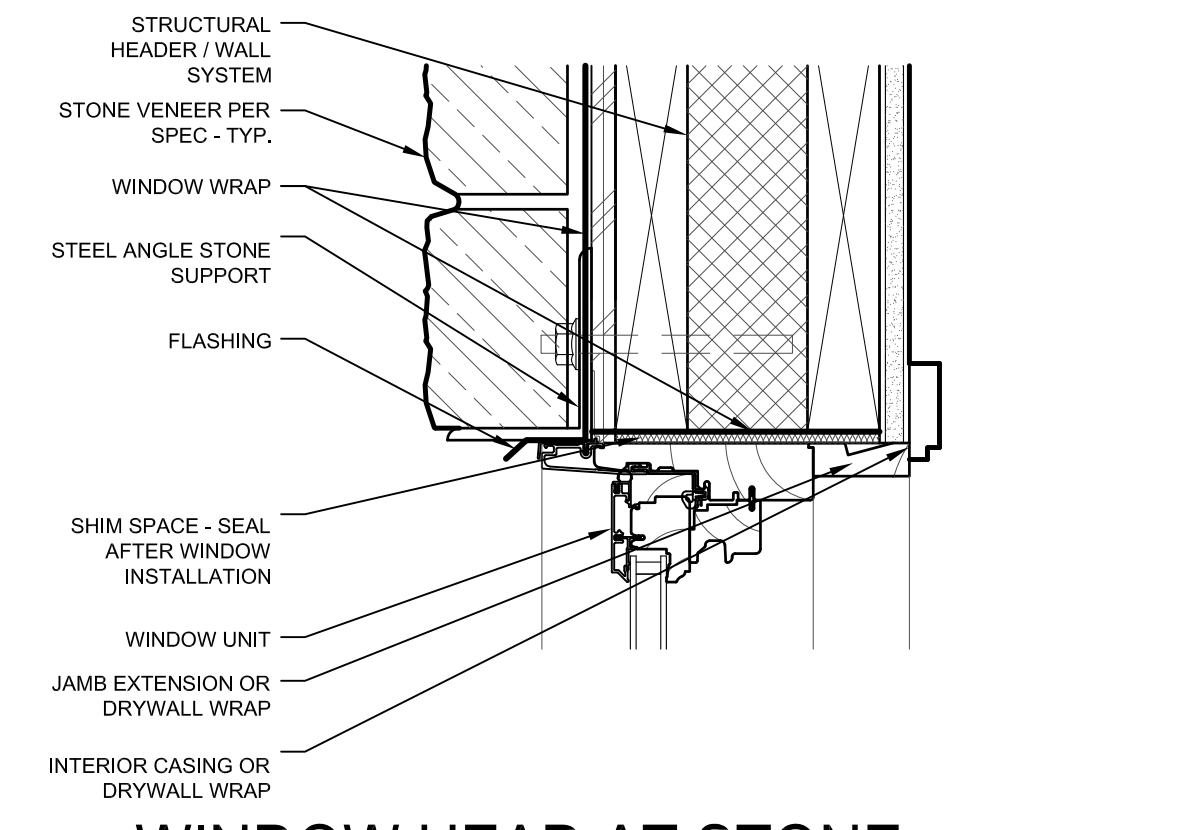
LOT AR2
MOUNTAIN VILLAGE
COLORADO

EXTERIOR ELEVATIONS (UNFOLDED)

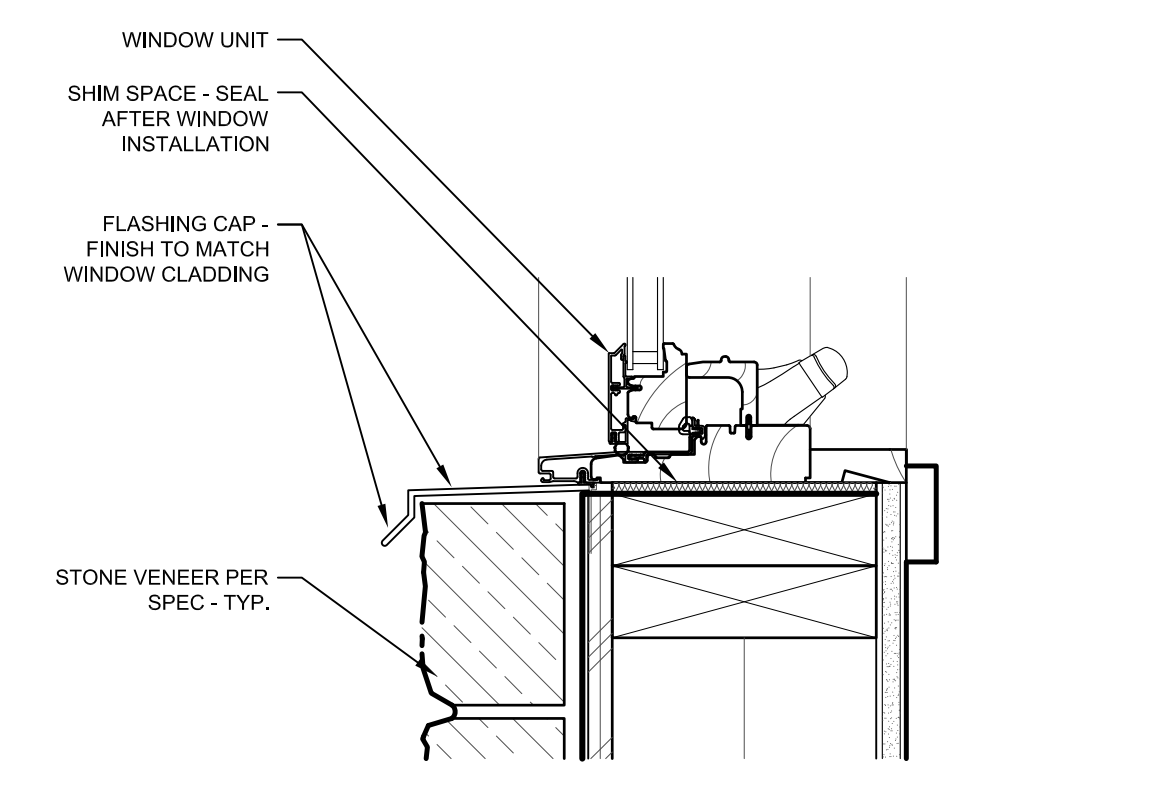
A3.1



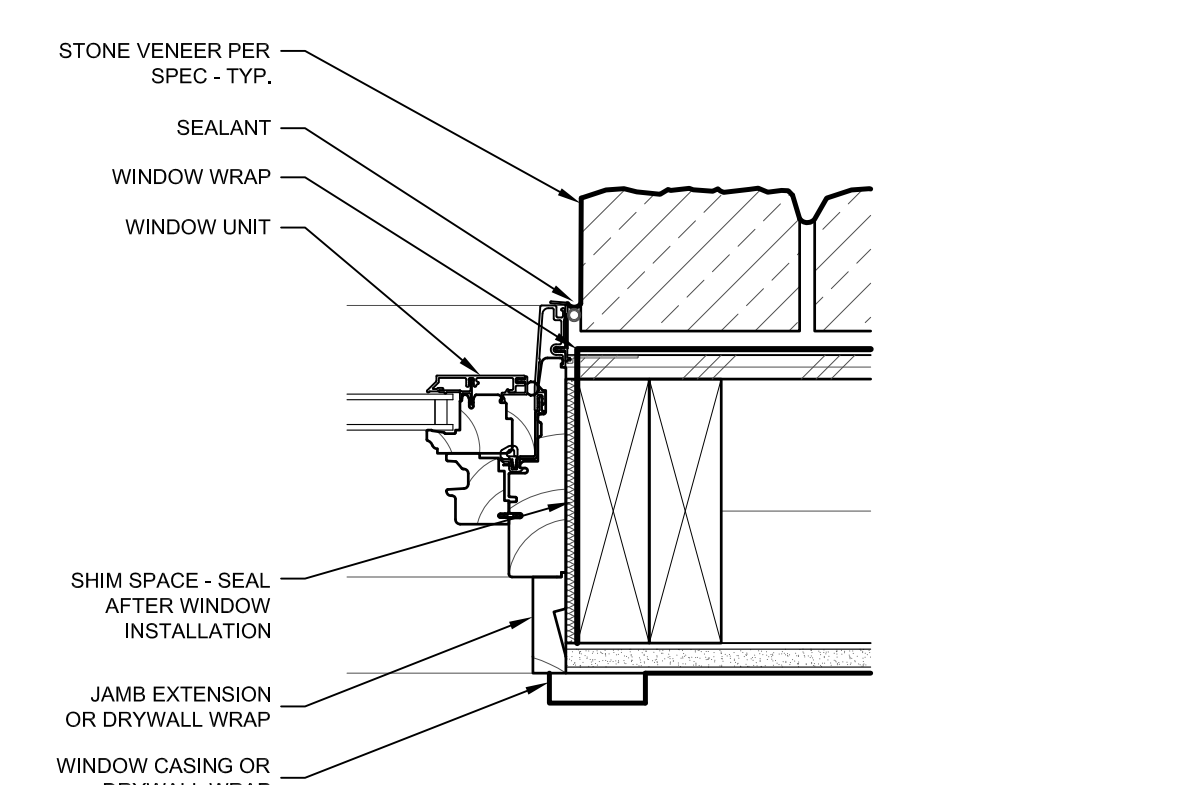
1 UNFOLDED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



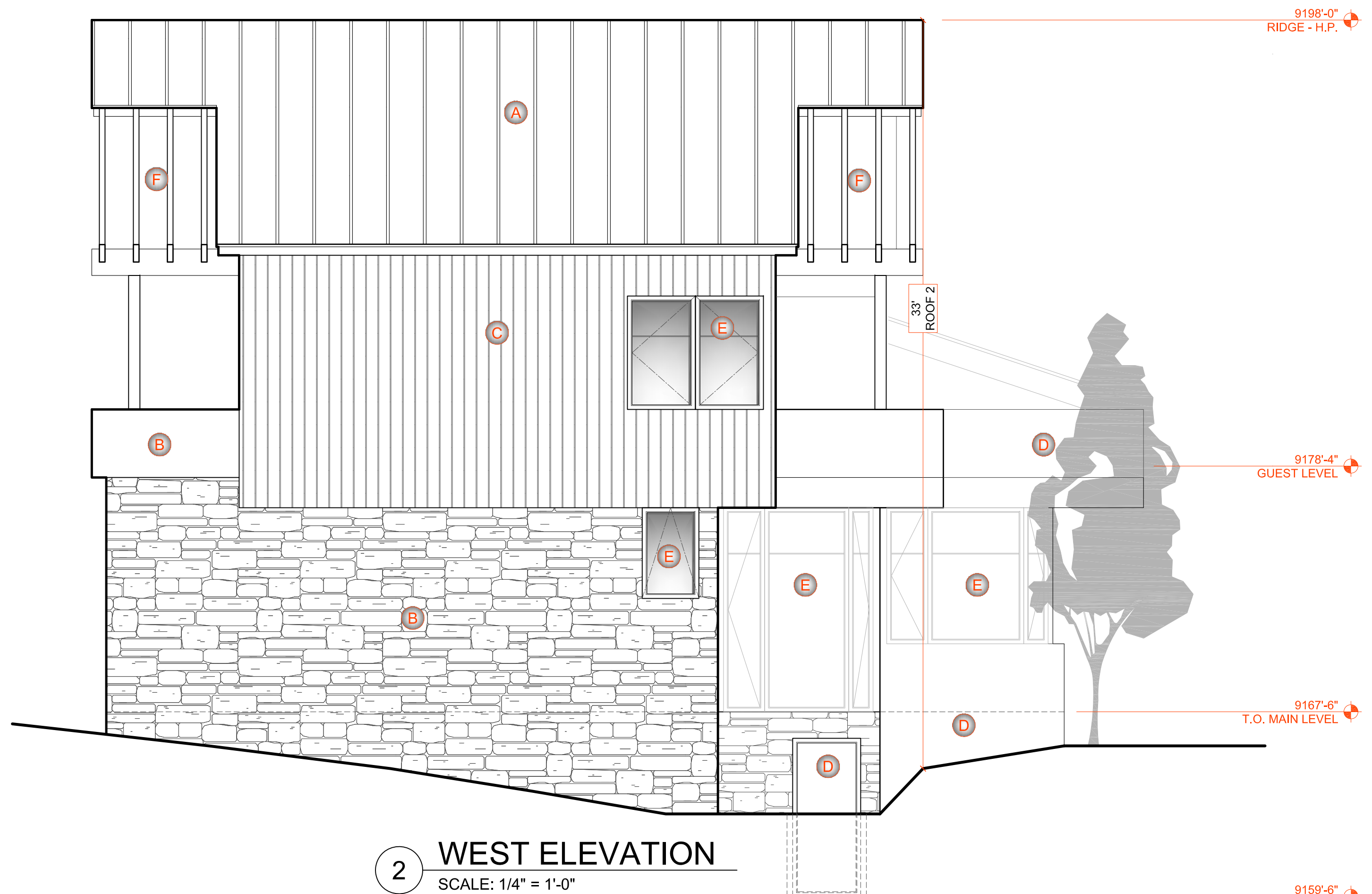
3 WINDOW HEAD AT STONE
SCALE: 3" = 1'-0" W-H-STONE



5 WINDOW SILL AT STONE
SCALE: 3" = 1'-0" W-S-STONE



4 WINDOW JAMB AT STONE
SCALE: 3" = 1'-0" W-J-STONE



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

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LOT AR2
MOUNTAIN VILLAGE
COLORADO

EXTERIOR
ELEVATIONS
(UNFOLDED)

A3.2



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LOT AR2
MOUNTAIN VILLAGE
COLORADO

EXTERIOR
PERSPECTIVES

A3.15



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LOT AR2
MOUNTAIN VILLAGE
COLORADO

EXTERIOR
PERSPECTIVES

A3.16

John A. Miller

From: Finn KJome
Sent: Thursday, May 28, 2020 4:28 PM
To: John A. Miller
Subject: RE: Referral for New Home - 102 Granite Ridge
Attachments: 20200528154938.pdf

John,
The extra road cut will put a strain on the Road and Bridge crew during the winter for snow removal operations. In this location there is a cut bank on both sides of the road which makes it even harder to remove and store snow. Public Works is not in favor of the second road cut. It also looks like that there is a plan for landscaping the General Easement in front of this address. Once again during the winter this GE is used for snow storage by Road and Bridge. I also suggest you discuss with the applicant how they would remove snow from the new driveway configuration. The road right of way can not be used for snow storage as the attaching MV snow policy clearly call out. One last thing please have the applicant provide a utility plan calling out by name the rout of each utilities.

Thanks Finn

Finn Kjome
Public Works director
Town of Mountain Village

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Thursday, May 28, 2020 9:12 AM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: RE: Referral for New Home - 102 Granite Ridge

Morning everyone. Could you take a look at this planset and let me know if there are any issues.

New Home, 113 Lawson Point, 3499 sq ft.

Finn, Jim: The applicant is proposing two curb cuts for access / parking. They are trying to preserve some rock features and keep the home close to the road so this is what they proposed. The code says Public Works has to give the OK for two curb cuts.

https://townofmountainvillage.com/site/assets/files/32816/initial_architecture_and_site_review_lot_ar2_website_pac_ket.pdf

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

Visit our dedicated [Coronavirus webpage](#) for updates on what measures our community is taking to help prevent the spread of COVID-19.

Snow Removal

Throughout the winter season, we maintain our main roadways and residential streets in a timely manner during and following every snowstorm. To make this process as efficient as possible, you are asked to follow our snow removal policies.

Snow Removal Policies

1. You are responsible for removing snow off your driveway. Snow from private driveways must be stored on private property or in a snow storage area off the roadway. If the snow storage area is full, it is still your responsibility to keep the snow off the roadway.
2. You are responsible for the actions of your snow removal contractors. You should be aware of who your contractor is and if they are familiar with our snow removal policies and practices. All snow removal contractors are required to obtain a business license with us prior to conducting business in Mountain Village. If they have, they will be listed in our online business directory.
3. Snow removal equipment operators have the right of way. Always use caution when driving behind or around snow removal equipment. Follow well behind with your headlights on, staying clear of flying snow and sanding materials. When approaching from the front, slow down and stay well over in your lane.
4. For Meadows neighborhood residents, during the winter months, we conduct routine snow removal in the Meadows Run Parking lot. Every Monday, between 5 p.m. and 9 p.m. the north side of the lot is closed for snow removal and every

Thursday, between 5 p.m. and 9 p.m., the south side of the lot is closed, unless signs denote the contrary.

Snow Removal Operations

Removing snow from the streets is prioritized according to traffic volumes and public safety requirements (i.e. public transportation and emergency vehicle routes).

Therefore, when it snows our road crew will first focus on the main arterials and then move as quickly as possible to the secondary roads.

Main Arterial Roads

- Adams Ranch Road
- Benchmark Drive
- Double Eagle Drive to Mountain Village Boulevard
- Mountain Village Boulevard
- San Joaquin Road

Secondary Roads

- Roads off Benchmark Drive
- Roads off San Joaquin Road
- Roads in the lower areas of town

Snow removal operations begin daily at 5:30 a.m. and continue until 1 a.m. We make every effort possible to minimize the clean-up work conducted in residential areas and in Mountain Village Center late at night so as not to disturb you, however, it is occasionally necessary. Our road crew initiates its snow and ice control operations during normal hours when any of the following conditions occur:

1. Snow accumulation reaches one-to-two inches or more.
2. Icy conditions affect travel.
3. Deteriorating weather conditions could affect travel.
4. Road conditions could deteriorate due to high traffic volume.

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Thursday, May 28, 2020 12:01 PM
To: John A. Miller
Subject: Re: Referral for New Home - 102 Granite Ridge

John,

After review of the plans for the 113 Lawson Point project I have the following comment(s);

1. Numbers for the address monument shall be a minimum of 54 inches above grade to the bottom of the numbers.
2. The numbers shall be coated or outline with material to cause them to be reflective when a light is shined on them.

If you have any questions or comments please contact me.

Thanks

On Thu, May 28, 2020 at 9:12 AM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Morning everyone. Could you take a look at this planset and let me know if there are any issues.

New Home, 113 Lawson Point, 3499 sq ft.

Finn, Jim: The applicant is proposing two curb cuts for access / parking. They are trying to preserve some rock features and keep the home close to the road so this is what they proposed. The code says Public Works has to give the OK for two curb cuts.

https://townofmountainvillage.com/site/assets/files/32816/initial_architecture_and_site_review_lot_ar2_website_packet.pdf

John A Miller III, CFM

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

O :: 970.369.8203



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 4, 2020 - Continued from May 7, 2020.

DATE: May 20, 2020

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 601-2

APPLICATION OVERVIEW: New Single-Family Home on Lot 601-2

PROJECT GEOGRAPHY

Legal Description: *Condominium Unit 2, The Knoll Estates, a Condominium, as Defined and Described in the Amended and Restated Condominium Declaration Recorded March 29, 1990 in Plat Book 1 at Page 1023, County of San Miguel, State of Colorado*

Address: TBD Eagle Drive
Applicant/Agent: Kristine Perpar, Shift Architects
Owner: Krista Duran and Andy Wykstra
Zoning: SFC1
Existing Use: Vacant Lot
Proposed Use: SFC1
Lot Size: 0.073 AC

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit B: Architectural Plan Set
Exhibit C: Referral Comments



Figure 1: Vicinity Map

Case Summary: Kristine Perpar, Applicant for Lot 601-2, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 601-2, TBD Eagle Drive. The Lot is approximately 0.73 acres and is zoned Single-Family Common Interest. The topography of the lot is sloped with a young stand of aspen on the site.

The applicant describes the design of the home as being driven by sensitivity to the environment, durability of materials, and site views/topography. Generally speaking, the home blends well into the existing Mountain Village Modern Vernacular by utilizing rusted metal, wood siding, timber, and stone veneer. The overall square footage of the home is approximately 3,600 square feet and provides 2 interior parking spaces and two exterior spaces.

It should be noted that the applicant has submitted all required materials per the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Initial Architecture and Site Review. Table 2 below documents the requested design variations and specific DRB approvals proposed and which are documented in more detail throughout this memo.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) / 40' (gable) Maximum	35' - 2 ¼"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	21.99'
General Easement Setbacks*		
North	N/A: No General Easement or Setbacks per Condo Map	90' -10"
South		16' -3 ½"
East		17' - 5 ½"
West		16' -10"
Roof Pitch		
Primary		12:12
Secondary		3:12, 4:12, 8:12
Exterior Material		
Stone	35% minimum	25%
Wood		45%
Windows/Doors	40% maximum	18%
Metal Accents		12%
Parking	2 enclosed / 2 exterior	2/2

Table 2

Proposed Variations and Specific Approvals (See specific staff notes below)	1. Metal Exterior Wall Accents
	2. Exterior Materials (stone)
	3. Road and Driveway Standards

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a primary Gable Roof Form which is permitted a maximum building height of 40 feet. The maximum average height must be at or below 35 feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The applicant has provided a Building Height Analysis that indicates the Maximum Building Height for the home to be 35' – 2 ¼" feet above grade. The Maximum Average Height is currently being shown at 21.99' feet above grade. Both heights are compliant with the requirements of the CDC for Building Height Limits. The stepped nature of the home allows for the mass and overall height to be broken up into segments following the sloped hillside.

17.3.14: General Easement Setbacks

Knoll Estates does not have the traditional General Easement encircling the Single-Family Common Interest Community. Additionally, there are no established setbacks that are shown on the recorded condominium map. Therefore, the majority of these provisions do not apply unless the DRB determines a need to establish a setback as part of this application. There was a 5' Earthwork Easement that was recently vacated by request and approved by the Town.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular that is very popular recently within Mountain Village. Lot 601-2 is one that requires a subdued design due to the spatial limits of the lot. The stepped design of the home incorporating the material palette of the Mountain Village appears to fit the town theme and surrounding neighborhood.

17.5.5: Building Siting Design

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

Staff: There are very few siting options for the homes in Knoll Estates other than the established and platted condominium land units. The majority of the existing homes utilize the entire land unit, and this proposal is no different in that it generally covers most of Lot 601-2. Existing aspen trees will need to be removed from the footprint of the home, and

landscaping will be replaced on the perimeter of the home mimicking the existing vegetation. There may be some encroachments into the Limited Common Element (LCE) that will need to be discussed in more detail between the applicant and the Knoll Estates HOA and during the Final Architectural Review.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. Although the proposed design does not meet the thresholds for required stone (detailed below), it does appear to convey a grounded form on the first floor of the home through the use of Stone Veneer and Corrugated Metal. The window details within the plan set indicate the windows are to be recessed 6" back from the face of the exterior material which also aids in the appearance of a heavy grounded foundation.

The applicant has proposed a dry stack Telluride Gold Stone veneer in a random arrangement of different sizes and tones. The stonework is generally limited to the base of the home and only accounts for 25% of the required 35% exterior material requirement. Additionally, the design features horizontal 10" wire brushed square edged cedar and corrugated rusted metal siding accenting a portion of the home. The vertical metal corrugated feature is reminiscent of regional mining architecture and appears to effectively tie in the stepped vertical elements of the home to the horizontal wood and stone base.

Window trim is proposed as wood clad bronze and the doors appear to be wood. The proposed roofing material is also corrugated rusted metal which is listed as a permitted roofing material in the CDC. The garage is proposed as wood with corrugated metal exterior. The applicant has proposed a small area of snowmelt on the master deck, but staff would like to verify with the applicant prior to Final Architectural Review if there is any anticipation that that snow melted area may expand.

Overall, the exterior composition of the home appears to provide visual contrast between the horizontal stone and wood elements, and the vertical metal elements of the deck railing, corrugated roofing and siding. It should be noted that the DRB will need to grant specific approval for the use of the metal accents on the exterior of the residence.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan documenting disturbed areas, cuts, fill, final slopes adjacent to the home, stormwater design including positive drainage from proposed home, and specifications of the retaining walls that are necessary to construct the home's driveway. There are retaining walls in the rear of the lot associated with the rear patio area that have not had their heights identified but based on the topographic plan provided by Uncompahgre Engineering, the wall appears to range from grade to approximately 2-3 feet tall.

17.5.8: Parking Regulations

Staff: The CDC requires all Single-Family Common Interest developments to provide two parking spaces. The applicants are proposing two interior garage spaces and two exterior spaces. The requirement has been met.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan demonstrating the irrigation schedule and notes, along with planting schedules and species lists. The majority of the lot will need to be cleared for the development of the home and the applicant is proposing to replace trees outside of the building footprint and within the LCE of Knoll Estates.

Generally, staff is ok with the proposed planting schedule with the exception of the new evergreen trees proposed between Unit 2 and Unit 3. These trees will need to be removed to better provide defensible space between the homes. The applicant may choose to remove plantings from this area entirely, or alternatively choose from a deciduous species listed in the CDC. There does not appear to be any irrigated turf areas and the majority of the area surrounding the home is to be revegetated to native grasses. It may be helpful to revise the plan to include additional tree species other than aspens to provide some variation to the landscaping.

17.5.11: Utilities

Staff: All utilities are currently located within the adjacent roadway and will only require connections from the road to the home. There may be outstanding issues with the overall layout of utilities within Knoll Estates and the applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home and if any easements are necessary.

17.5.12: Lighting Regulations

Staff: The applicant has provided a relatively simple lighting plan for the project consisting of dark sky rated wall mounted fixture. The fixtures meet the requirements of the CDC with the exception of the wattage listed on the cutsheet which shall be LED or other high efficiency style bulbs and limited in wattage. Based on the size of the home, a photometric lighting study is required for Final Architectural Review.

17.5.13: Sign Regulations

Staff: The proposed address monument appears to meet the requirements of the CDC. The design is a custom cut stone slab with reflective lettering and a down lit channel light.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the size of the site, staff is requesting that the fire mitigation requirement be waived except for the request above within the landscaping provisions that the plans are revised so that the flammable vegetation in that area between unit 2 and 3 be replaced.

Steep Slopes: The building site does not contain steep slopes but is generally sloped to the northeast.

17.6.6: Roads and Driveway Standards

Staff: The driveway as shown in the plan set meets the width requirement but does not meet the road and driveway standards for retaining walls. As shown, the retaining wall is not setback from the driveway per the required 5' listed in the CDC. If the DRB determines this to be appropriate due to site specific constraints, they may grant specific approval for these retaining walls and their location. There has been no indication that this is problematic for the fire department.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The provided plans do not have any interior fireplaces as shown, but there is an exterior fire pit. The applicant should revise their plans prior to final to demonstrate that this fire pit does not utilize solid fuel.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a CMP as part of this application, but it should be noted that the available area for parking and staging is very limited. It may be helpful for the applicant to work with the Knoll Estates HOA and neighboring properties to determine if there is any way to limit impacts associated with the construction of this home. There is no indication that a crane will be necessary for the project, but staff would like to raise the issue in case there will be one and if so, it will need to be addressed prior to final review. Any areas disturbed by construction will be required to be revegetated to its original condition. It would be helpful prior to final review to better understand construction fencing and silt fencing locations.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 601-2, TBD Eagle Drive. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 601-2, based on the evidence provided within the Staff Report of record dated May 20, 2020, and with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan demonstrating the removal of all coniferous species within the Zone 1 Wildfire Mitigation Area.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide and a photometric study of the Lot demonstrating compliance with the CDC lighting standards. The applicant shall also revise wattage and bulb type for the proposed fixture.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate areas of snowmelt – if applicable.
- 6) 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.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments.
- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Date: April 1, 2020
By: Kristine Perpar, Architect

Property address:

Unit 2; Knoll Estates Lot 1
Telluride, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Unit 2; Knoll Estates Lot 1 was designed to capture the views of the San Sofia Ridge, sensitivity to the site and neighbors and the existing topography.

Unit 2 is currently vacant of structures and covered with trees. The building site has a constant slope down towards the north.

The driveway is situated on the south western portion of the lot accessed by the existing Cul- De – Sac of Eagle Drive

Exterior elevations, plans and roof are simple in form. Roofs are all gabled / Shed roofs at a 3:12, 4:12 & a 8:12 pitch with the main gable at 12:12 pitch. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment and for durability.

We are requesting a variance for metal siding as an exterior accent material.

The proposed landscape plan is simple. Aspen trees to be planted on either side of the structure.

Sincerely,



Kristine Perpar

GENERAL NOTES:

CONTRACT DOCUMENTS:

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK 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 THE 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. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTES WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG 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 AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT:

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS. VERIFY 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. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:

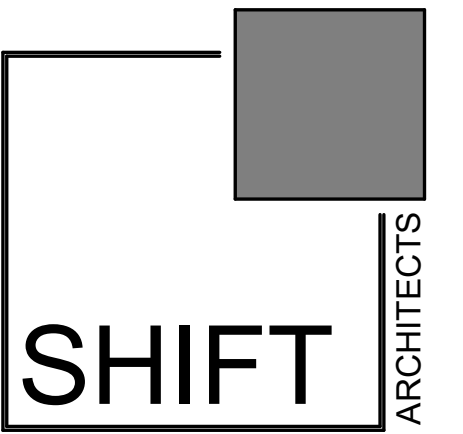
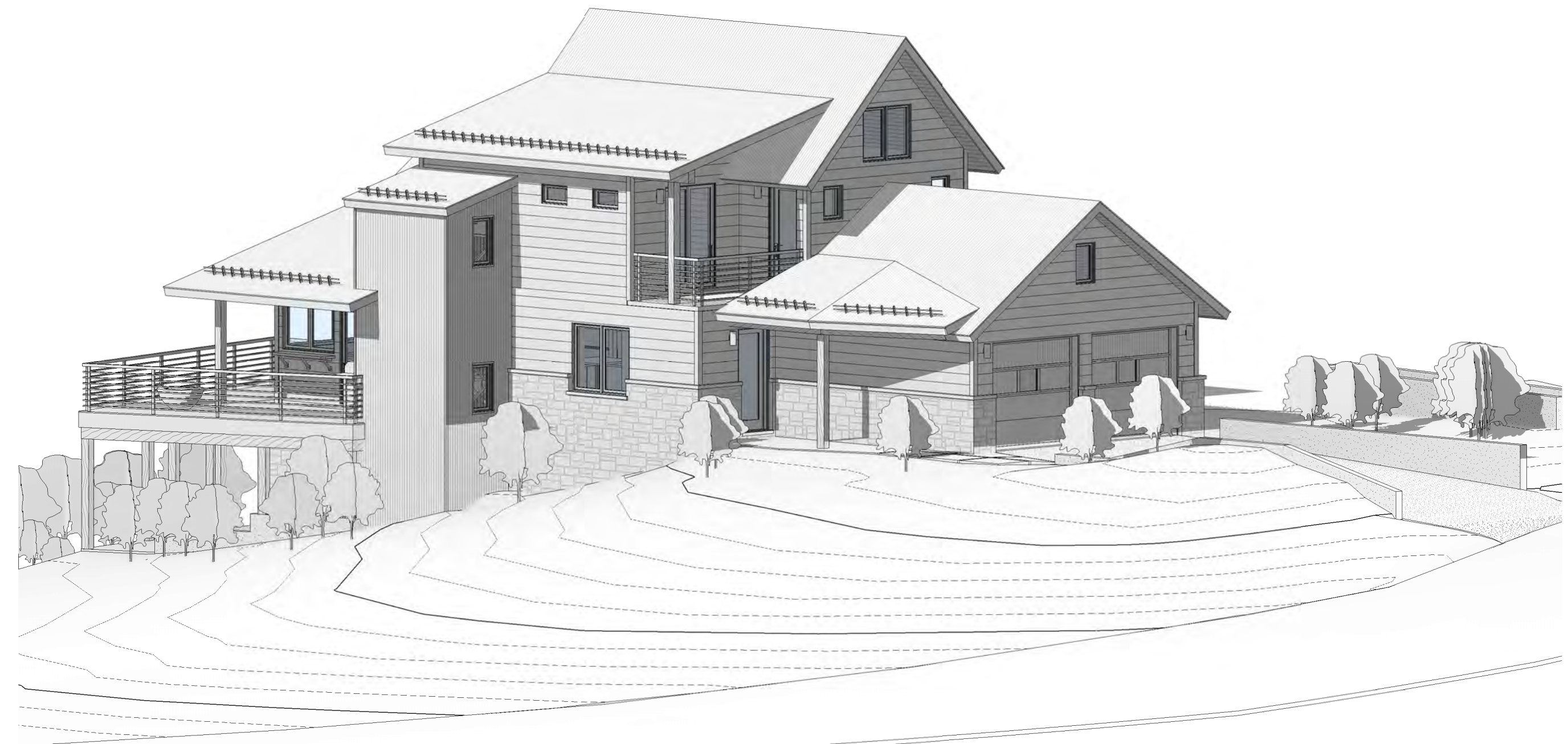
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
04.17.20 DRB SUBMITTAL R2

REVISIONS

NO.	DATE	DESC.
5	03.27.20	Required parking
6	04.17.20	Revised civil

PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	KNOLL ESTATES
BUILDING CODE:	IRC 2012 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	DECLARATION AND KNOLL ESTATES DESIGN COVENANTS IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	PER NFPA - SPRINKLED OVER 3,600 SF
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR

PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT:	ALLOWABLE 40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA:		PROPOSED	35'-2 1/4"
LIVING		MAX AVERAGE HEIGHT:	ALLOWABLE 35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
LOWER LEVEL	1,230.61 SF	PROPOSED	21.99'
GROUND LEVEL	1,083.67 SF	PARKING REQUIRED:	4 SPACES PROVIDED (2 ENCLOSED IN GARAGE) (2 SURFACE)
UPPER LEVEL	686.27 SF		
TOTAL:	<u>3,000.55 SF</u>		
GARAGE	608.65 SF		
TOTAL:	<u>3,609.20 SF</u>		
LOT AREA:	0.073 ACRES (3,049.2 SF)		
BUILDING FOOTPRINT:			
ALLOWABLE	2,400 SF		
PROPOSED	1,884 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT / BUILDING FOOTPRINT CALCULATIONS

SHEET INDEX

GENERAL

G1.0	COVER SHEET
G1.1	ABBREVIATIONS AND LEGENDS

CIVIL

C1	NOTES
C2	GRADING AND DRAINAGE
C3	UTILITIES

SURVEY / MAPPING

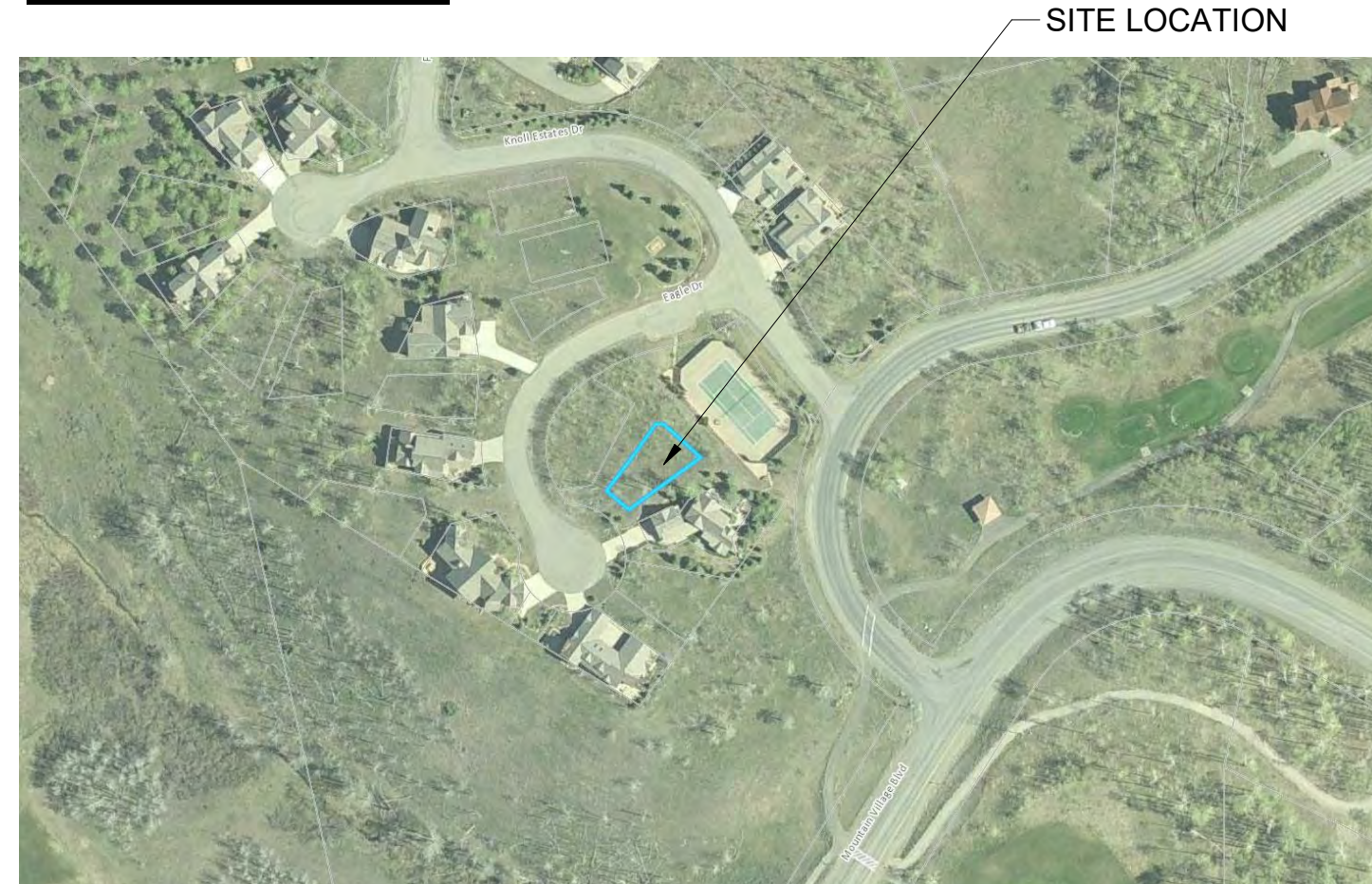
A1.0	SURVEY
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ARCHITECTURAL

A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	CONSTRUCTION MITIGATION PLAN
A2.1	BUILDING HEIGHT / BUILDING FOOTPRINT CALCULATIONS
A2.2	MATERIAL CALCULATIONS
A3.1	FLOOR PLAN
A3.2	FLOOR PLAN
A3.3	FLOOR PLAN
A3.4	ROOF PLAN
A4.0	AXONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	PRESENTATION ELEVATIONS
A8.1	DOOR SCHEDULE
A8.2	WINDOW SCHEDULE

LTG1.1	LIGHTING PLANS
LTG1.2	LIGHTING PLAN

VICINITY MAP



SITE LOCATION

PROJECT TEAM

OWNER:

DURAN KRISTA N AND WYKSTRA ANDY S
3344 SHOSHONE ST
DENVER, CO 80211

ARCHITECT:

SHIFT ARCHITECTS
KRISTINE PERPAR, AIA - ARCHITECT
100 WEST COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

T.B.D.

SURVEYOR:

FOLEY ASSOCIATES, INC.
125 W. PACIFIC, SUITE B-1
P.O. BOX 1385
TELLURIDE, CO 81435
P. 970.728.6153
F. 970.728.6050

CIVIL:

UNCOMPAGRE ENGINEERING LLC
DAVID BALLODE P.E.
PO BOX 3945
TELLURIDE, CO 81435
P. 970.729.0683
dbalode@msn.com

STRUCTURAL:

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MATTHEW D. HEPP, P.E.
605 RIVER PARK DR.
RIDGEWAY, CO 81432
P. 970.318.1469
matthewheppeng@gmail.com

MECHANICAL:

HUGHES CONSULTING ENGINEERING, PA
DIMITRI MERRILL, P.E.
TELLURIDE, CO 81435
P. 970.239.1949
F. 785.842.2492
dimitri@hce-pa.com

LANDSCAPING:

SHIFT ARCHITECTS
KRISTINE PERPAR, AIA - ARCHITECT
100 WEST COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
TBD EAGLE DRIVE, UNIT 2
TELLURIDE, CO 81435

COVER SHEET

SHEET NUMBER

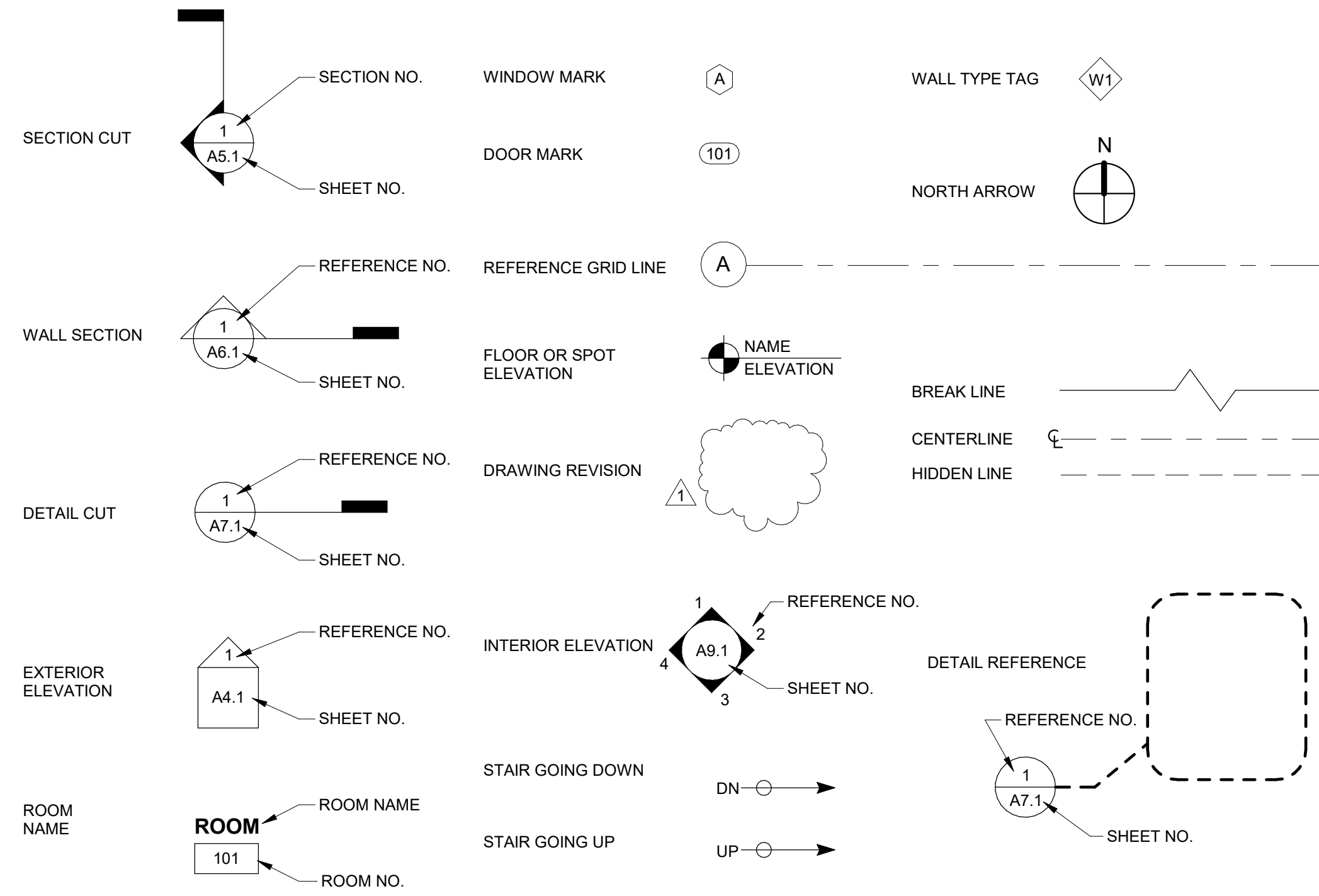
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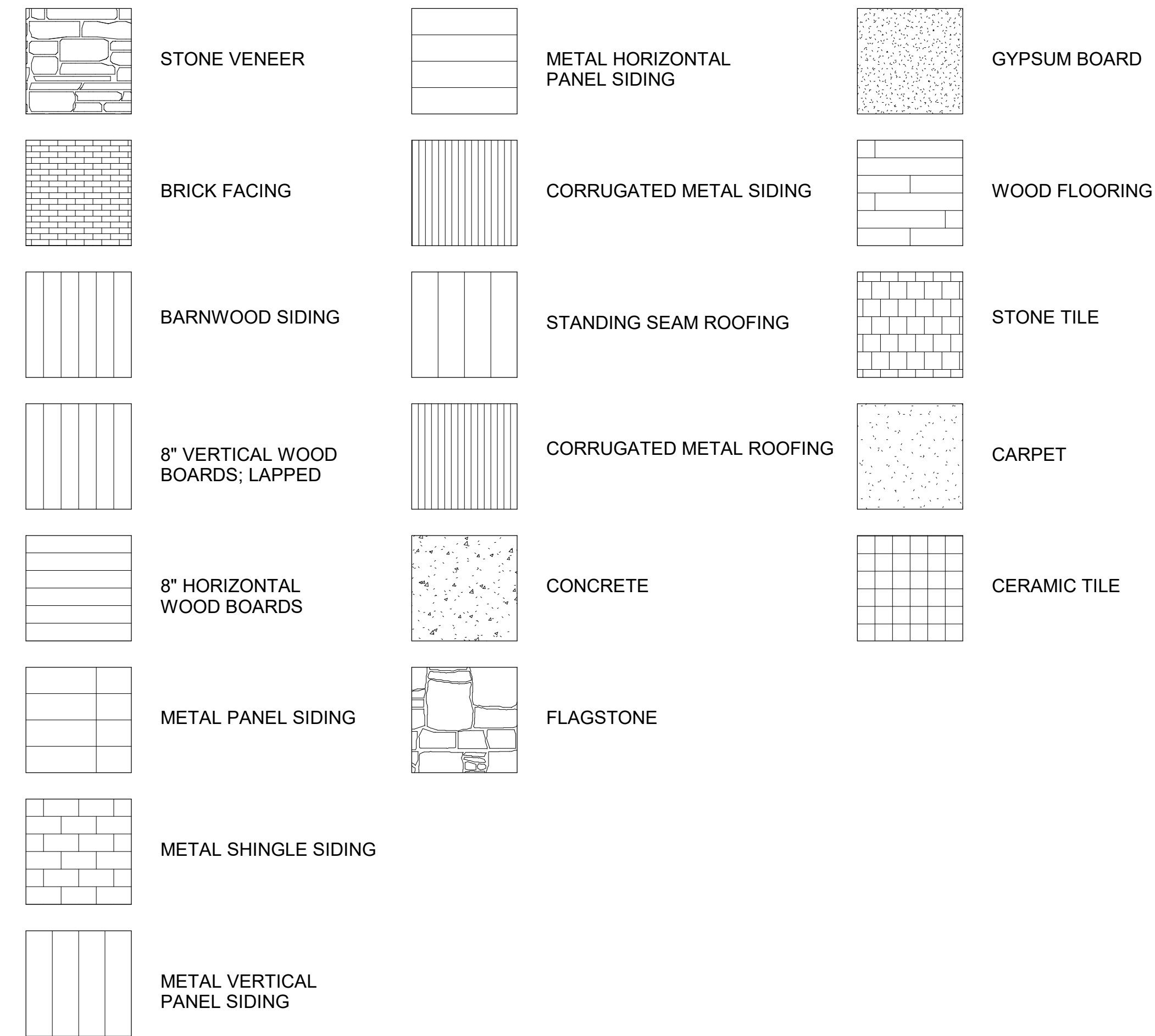
NOT FOR CONSTRUCTION

© shift architects

SYMBOL LEGEND

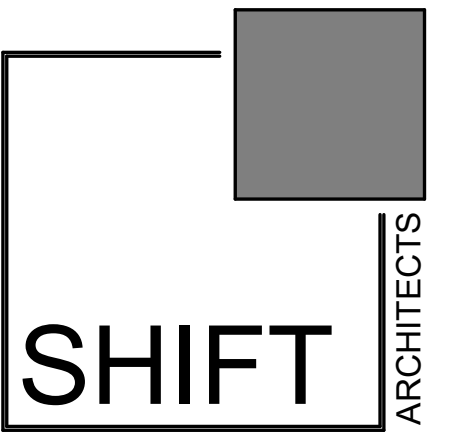


MATERIAL LEGEND



ABBREVIATIONS

AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Join
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground Fault Circuit Interrupter
GPO	General Power Outlet
IBC	International Building Code
MDF	Medium Density Fibreboard
MR	Metal Roofing
MSB	Main Switch Board
NTS	Not To Scale
PFC	Parallel Flanged Steel Channel
PL	Plastic Laminate
PT	Paint
RC	Reinforced Concrete
REF	Refrigerator
RL	Reduced Level
S	Sanitary Drainage Pipe
SHR	Shower
SK	Sink
SN	Stone
SS	Stainless Steel
ST	S Trap
STF	Steel Trowel Finished Concrete
SW	Stormwater Drainage Line
T&G	Tongue and Grooved
TO	Top Of
TPH	Toilet Paper Holder
TR	Tiled Roofing
TSF	Timber Strip Floor
TYP	Typical
U	Urinal
UOS	Unless Otherwise Specified
V	Valley
VIF	Verify In Field
VP	Vent Pipe
WC	Water Closet (Toilet)
WM	Washing Machine
WPM	Water Proof Membrane



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PROJECT ISSUE DATE:
04.17.20 DRB SUBMITTAL R2

REVISIONS
NO. DATE DESC.

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
TBD EAGLE DRIVE, UNIT 2
TELLURIDE, CO 81435

ABBREVIATIONS AND LEGENDS

SHEET NUMBER

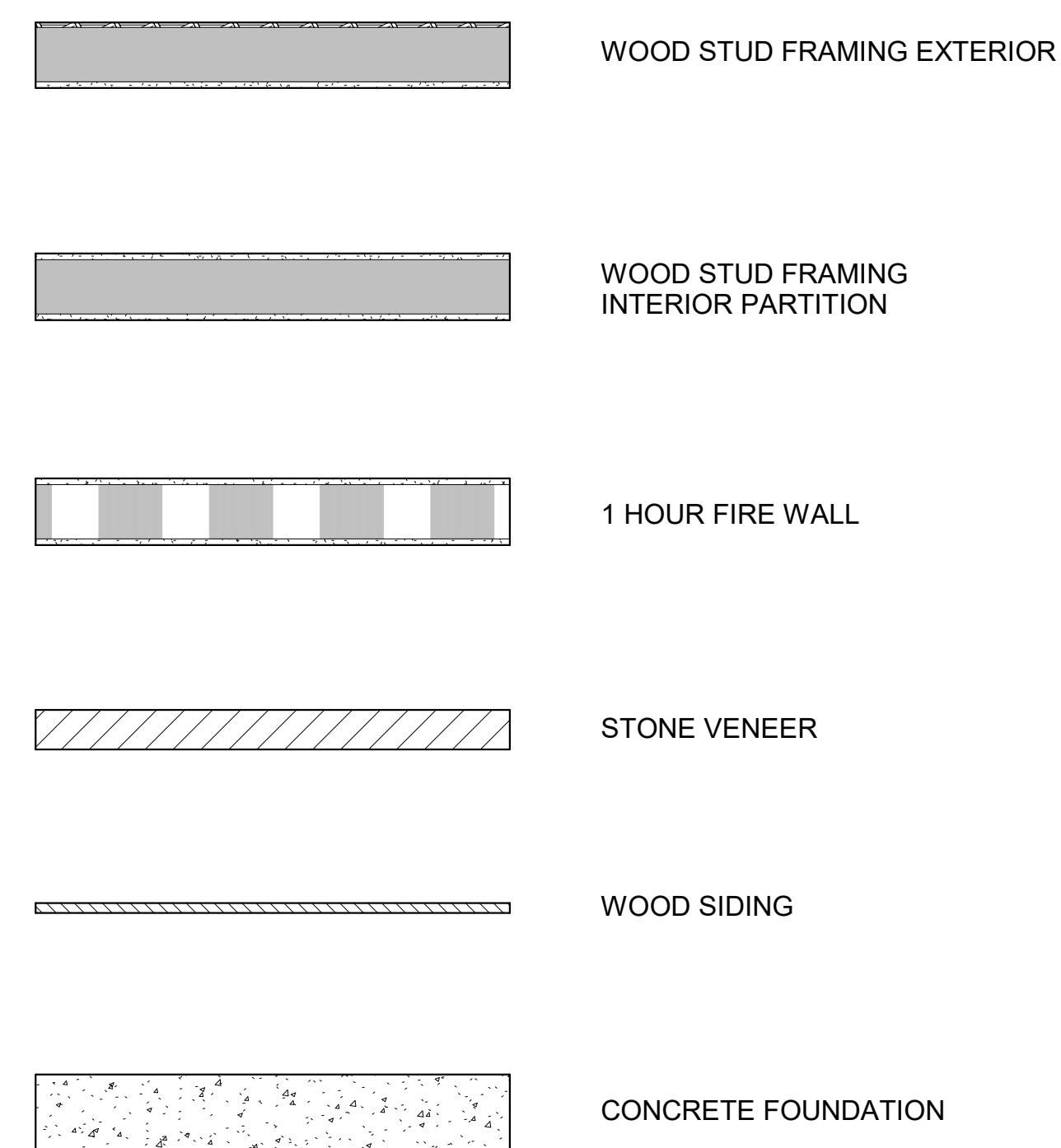
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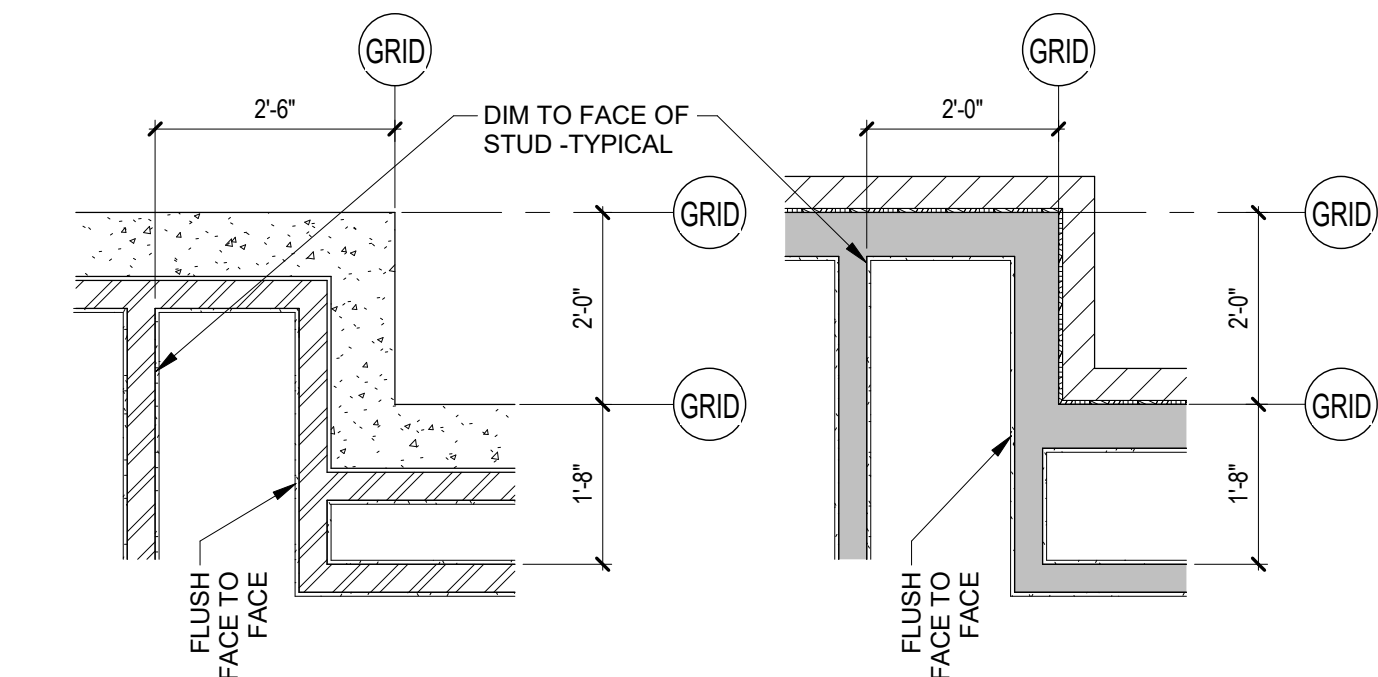
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WALL LEGEND



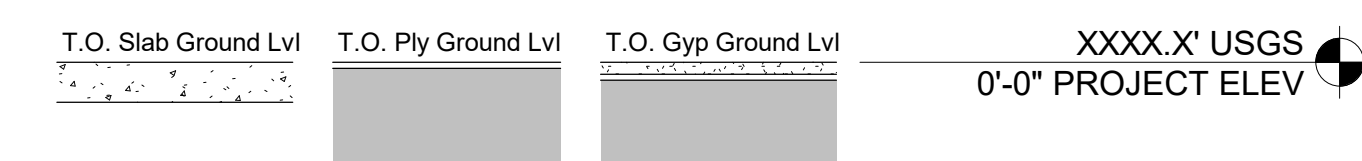
DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.
- DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



PROJECT DATUM LEGEND

ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-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, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

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

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

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

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN 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 NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED 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-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

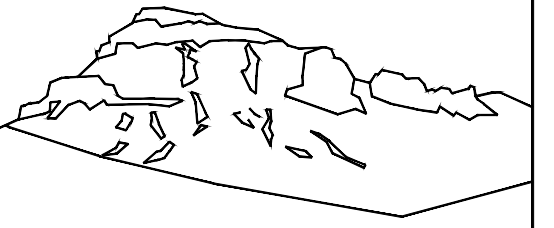
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

26. 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

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL	2019-11-21
DRB SUBMITTAL	2020-03-09
Public Works	2020-04-16

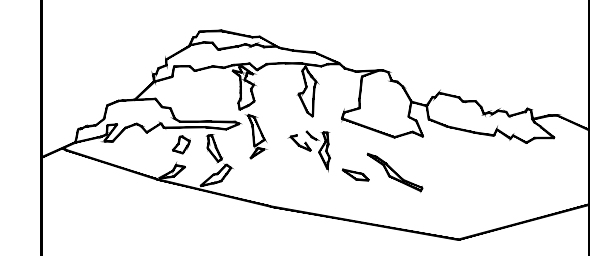
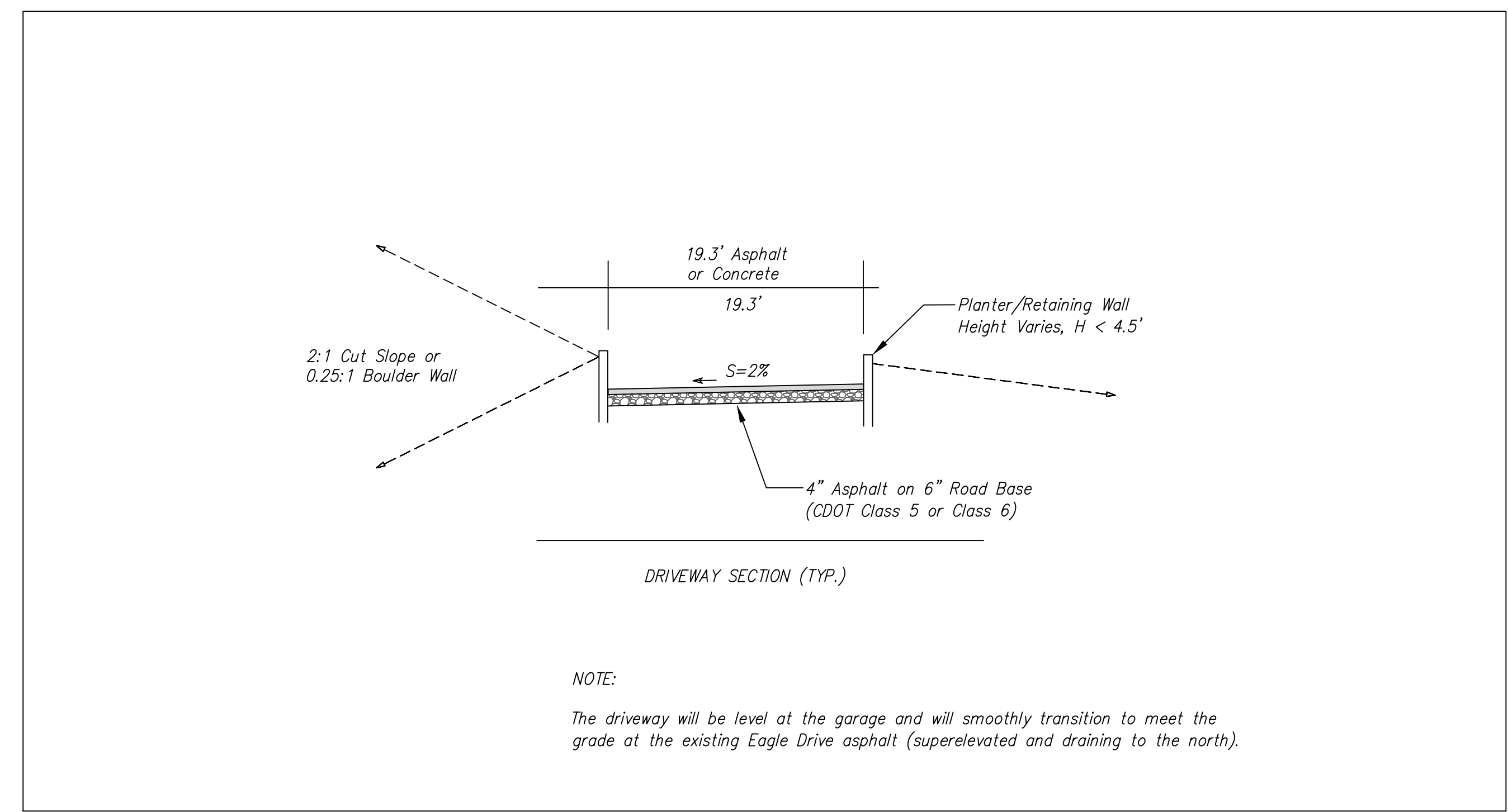
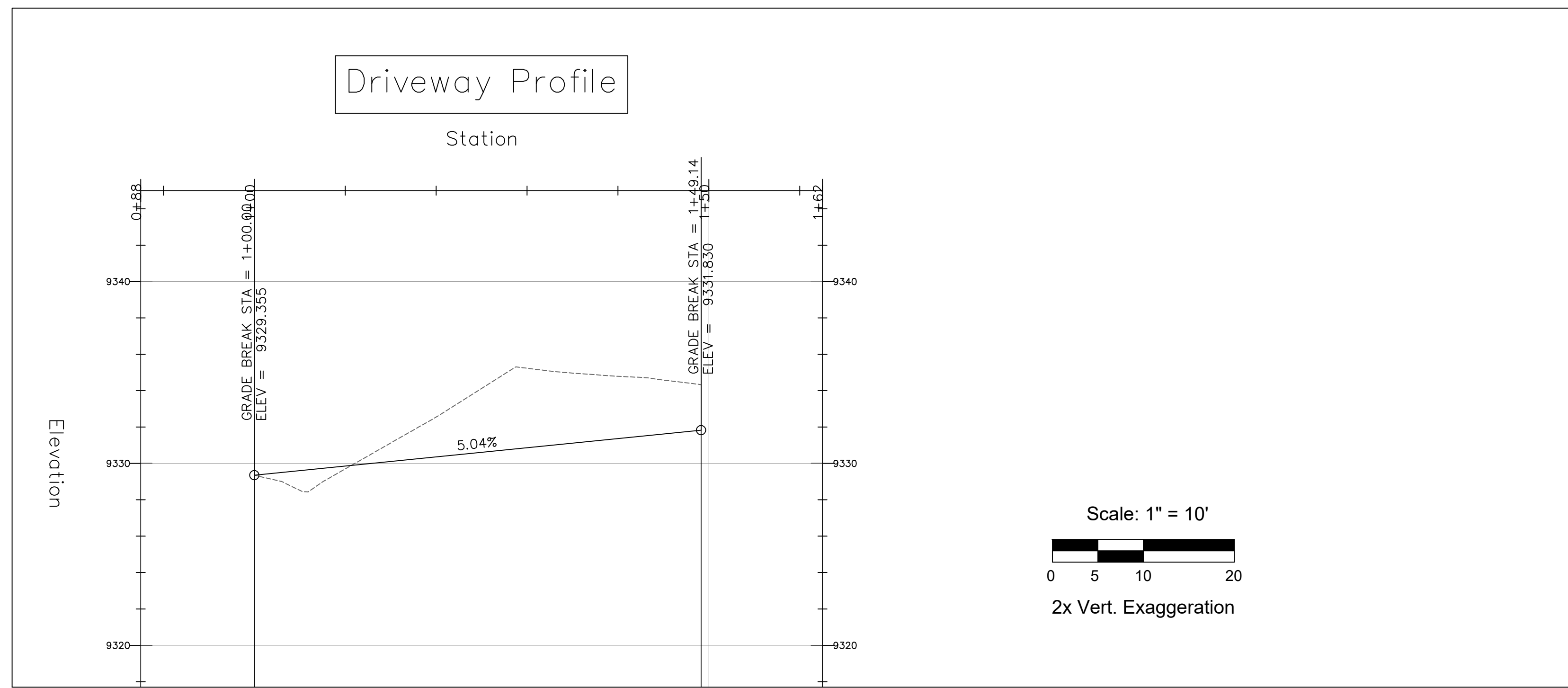
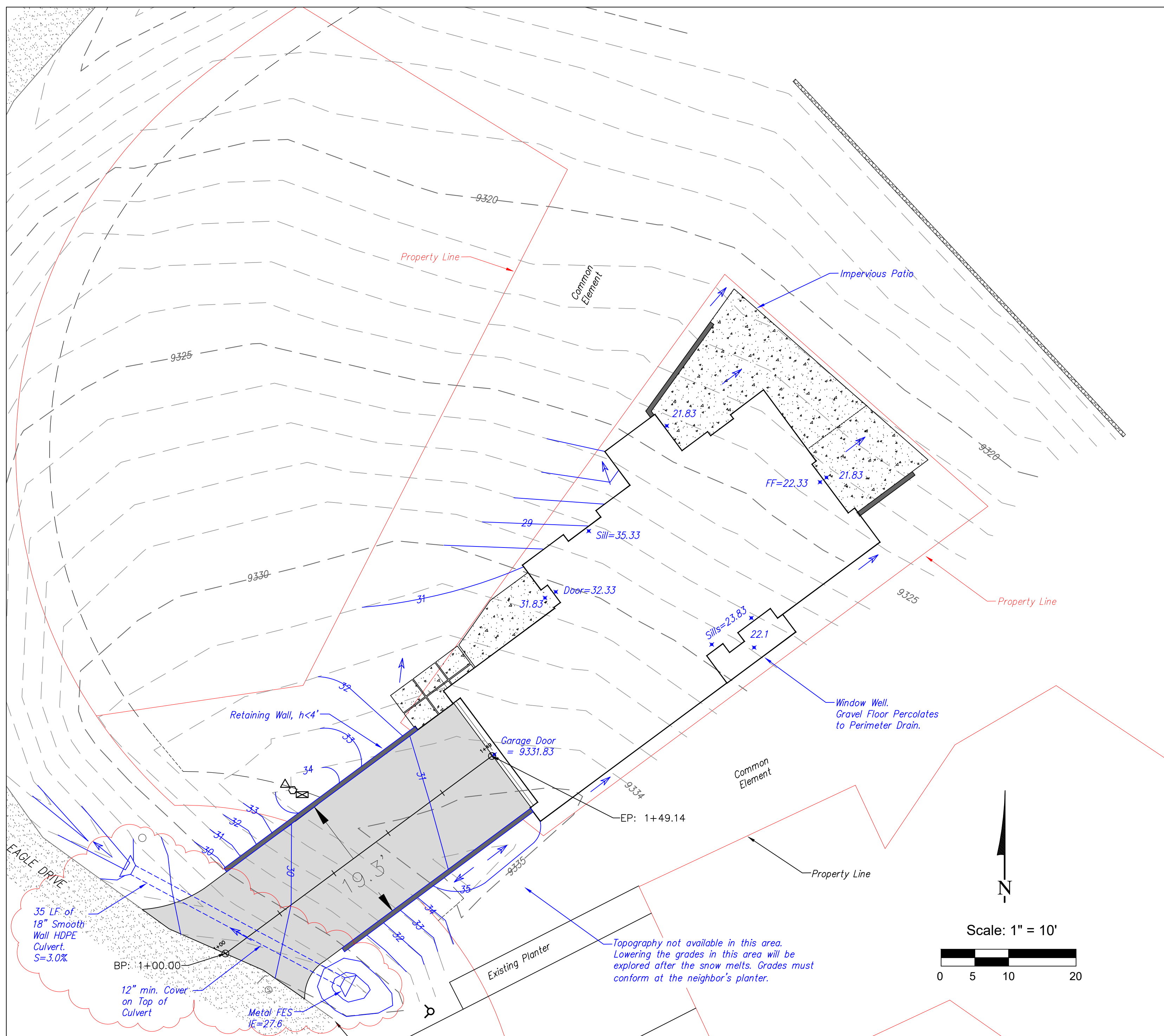
Wykstra-Duran Residence
Lot 2, Knoll Estates
Mtn. Village, CO



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

General Notes

C1



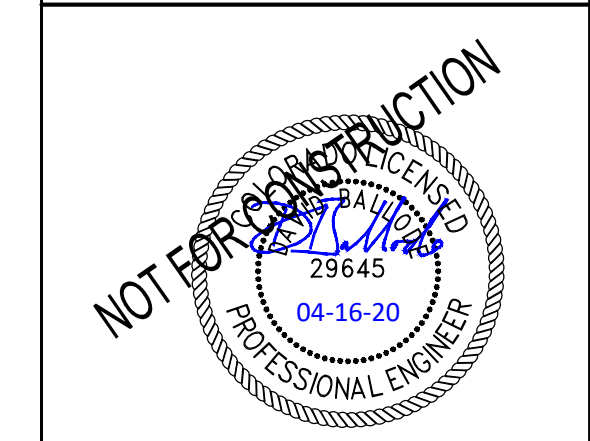
Uncompahgre
Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL	2019-11-21
DRB SUBMITTAL	2020-03-09
Public Works	2020-04-16

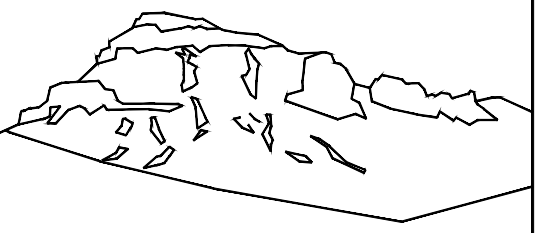
Wykstra-Duran Residence
Lot 2, Knoll Estates
Mtn. Village, CO



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ARCHITECT PRIOR TO ANY FIELD WORK BEING
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Grading
and
Drainage

C2



Uncompahgre
Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL	2019-11-21
DRB SUBMITTAL	2020-03-09
Public Works	2020-04-16

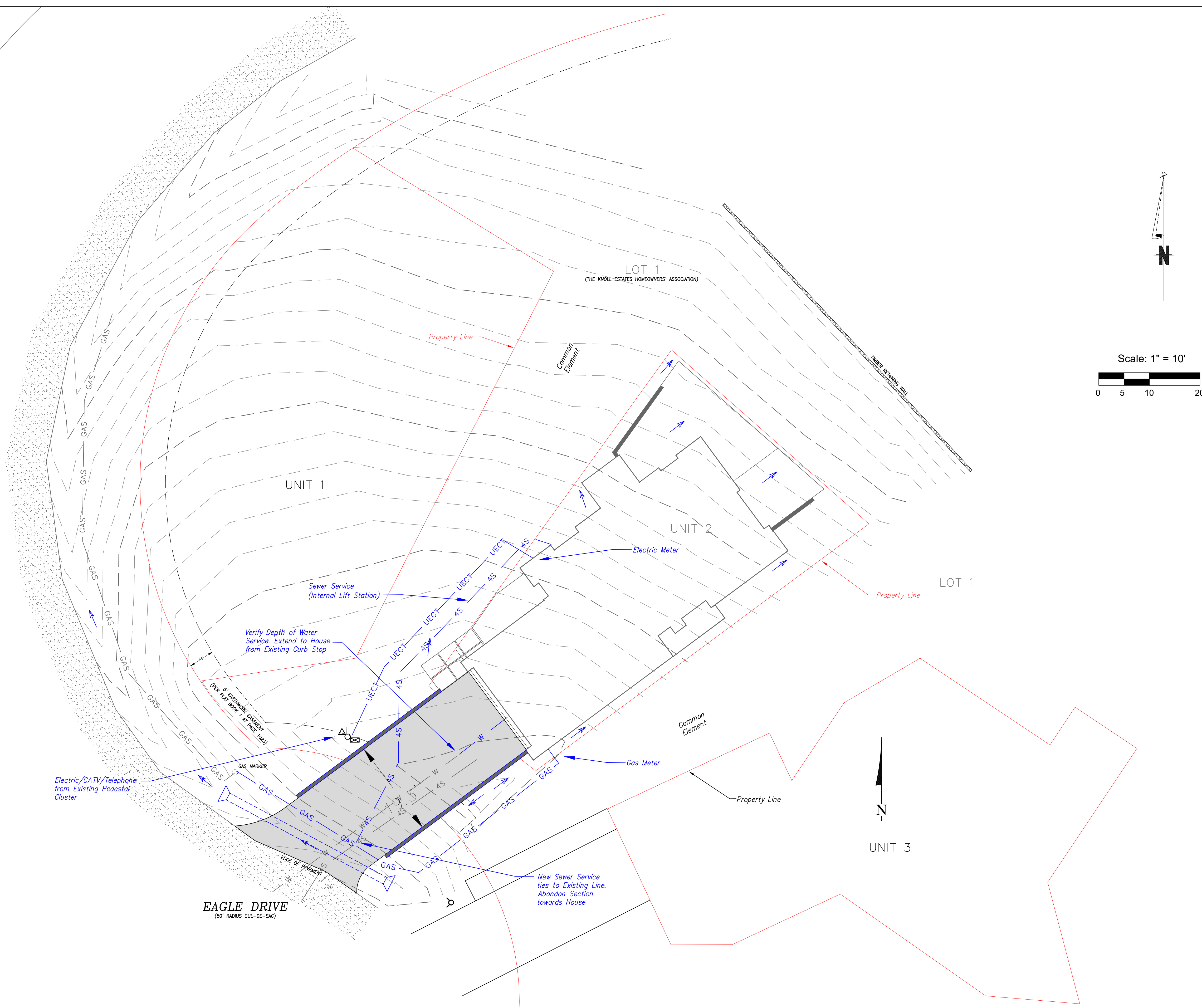
Wykstra-Duran Residence
Lot 2, Knoll Estates
Mtn. Village, CO



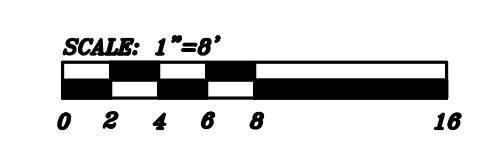
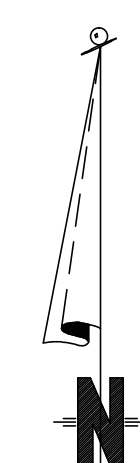
CONTRACTOR TO REVIEW AND COMPARE ALL
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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

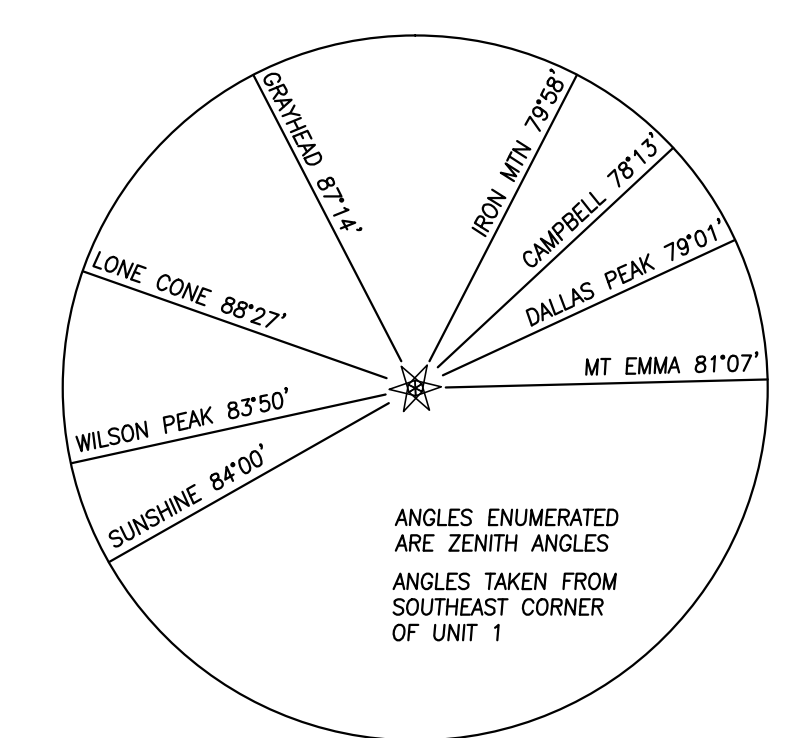
C3



UTILITY NOTE:
All Services must be Coordinated with the
Individual Utility Providers.



LEGEND	
	SPIGOT
	FIRE HYDRANT
	SEWER MANHOLE
	CURB STOP
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	FOUND 1-1/2\"/>



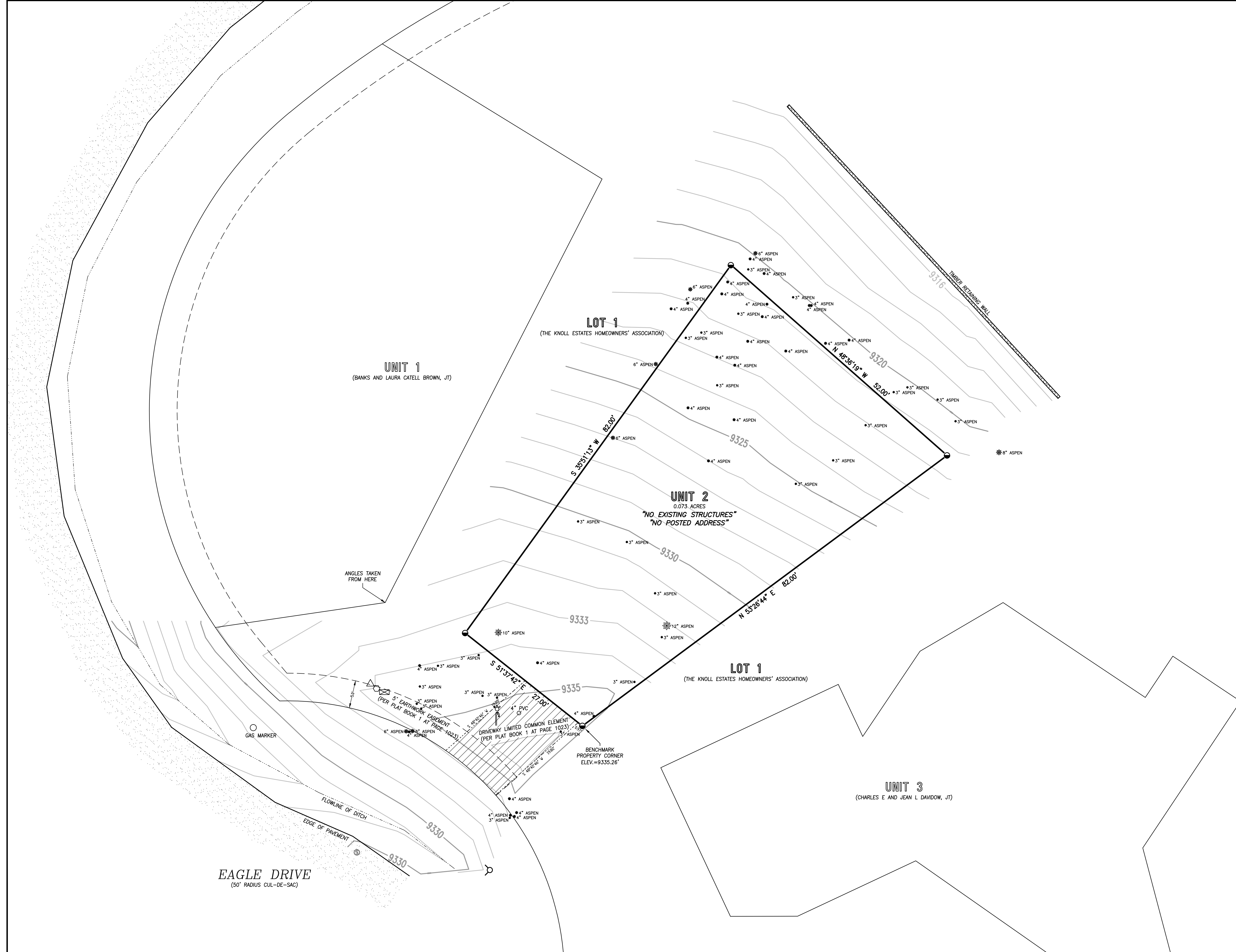
VIEW ANGLES

This topographic survey of Unit 2, The Knoll Estates, was field surveyed on May 11, 2018 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 _____ Date _____

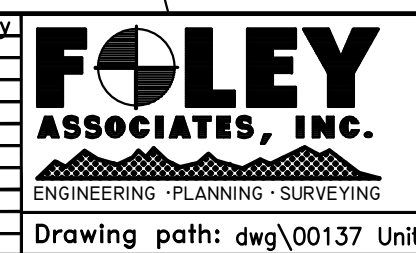
NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Southern property corner, as shown hereon, with an elevation of 9335.26 feet.
3. Contour interval is one foot.
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.



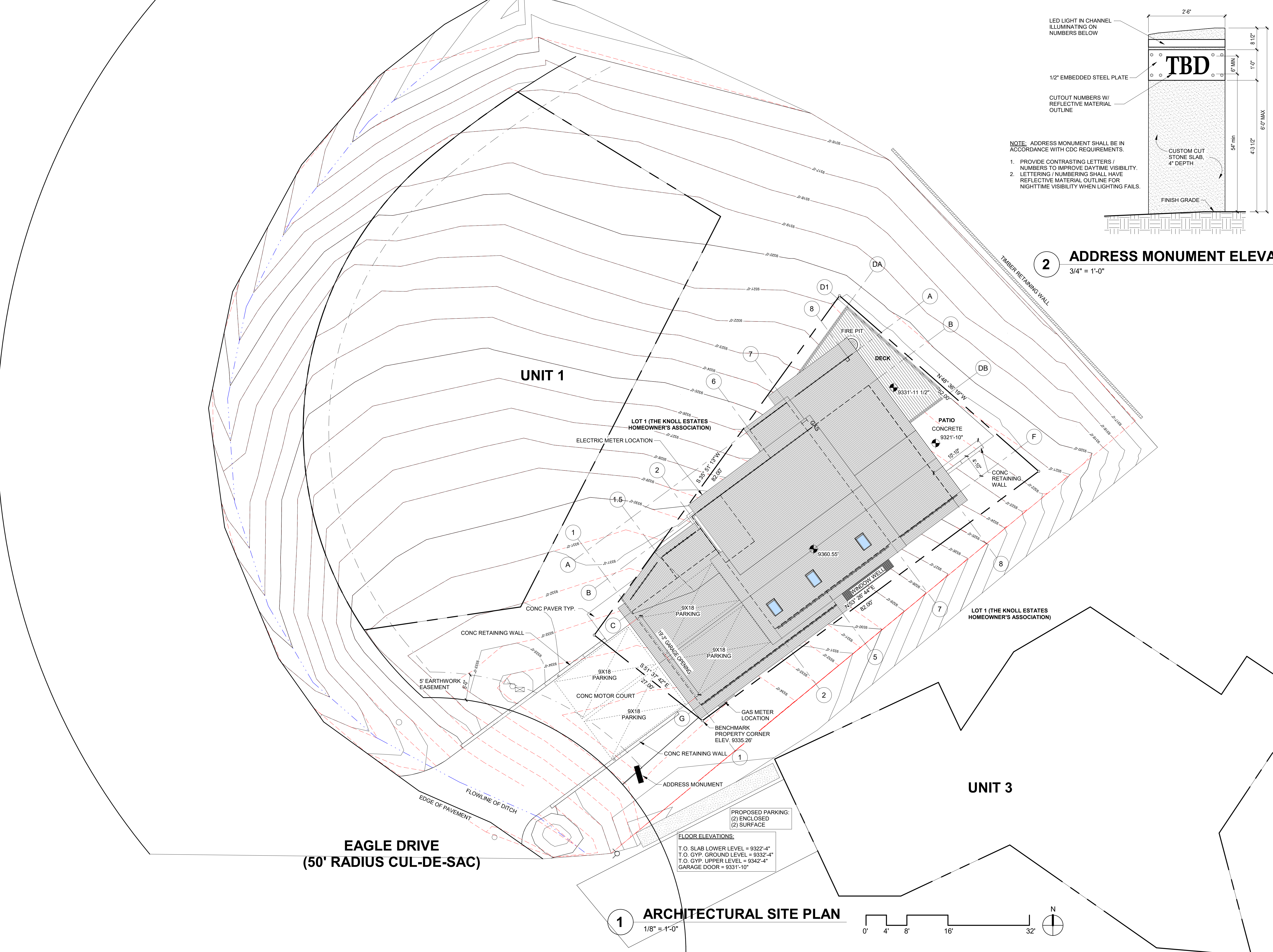
Topographic Survey
 Unit 2, The Knoll Estates,
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV
Start date:	05/11/2018

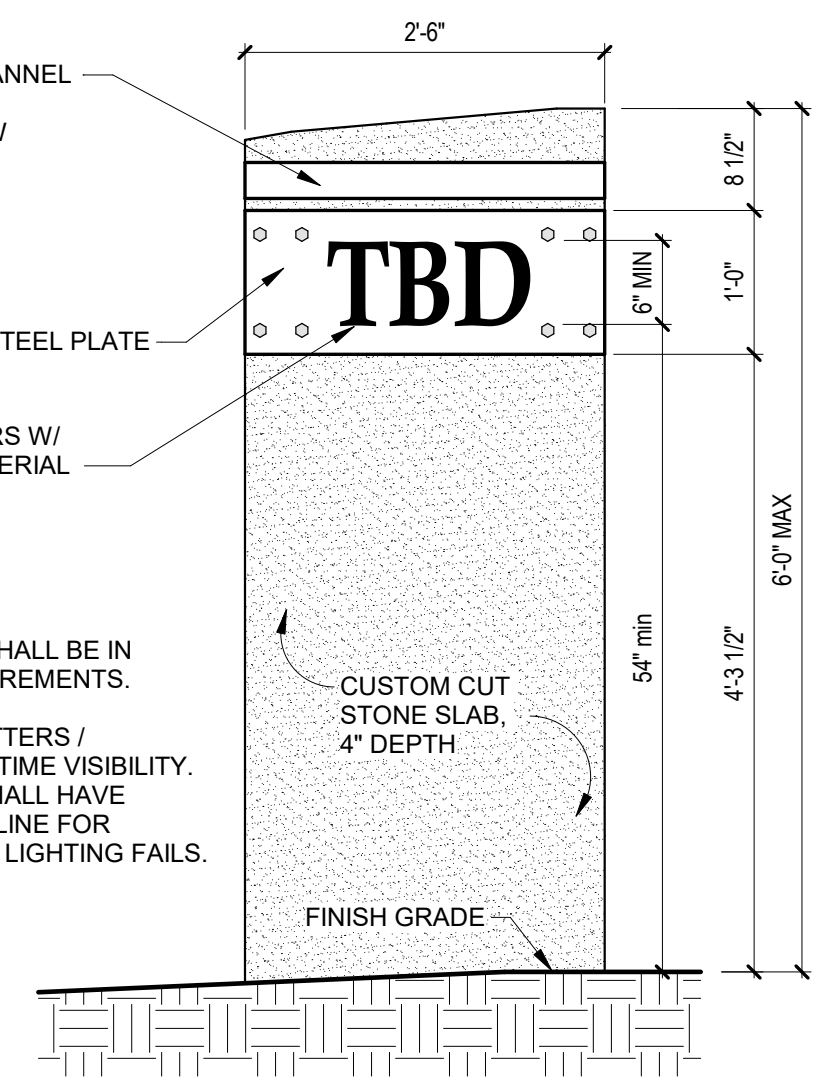


970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

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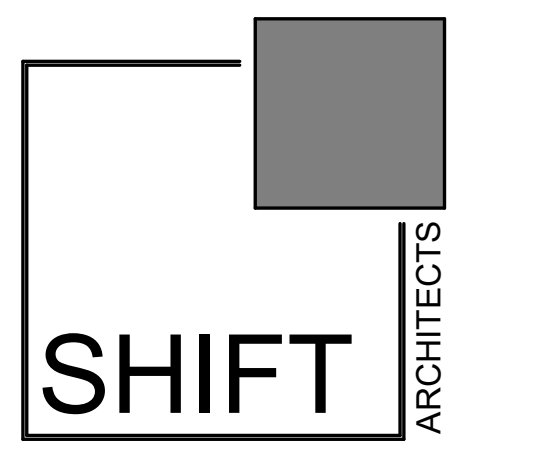


2 ADDRESS MONUMENT ELEVATION
3/4" = 1'-0"



NOTE: ADDRESS MONUMENT SHALL BE IN ACCORDANCE WITH CDC REQUIREMENTS.

1. PROVIDE CONTRASTING LETTERS / NUMBERS TO IMPROVE DAYTIME VISIBILITY.
2. LETTERING / NUMBERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME VISIBILITY WHEN LIGHTING FAILS.



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PROJECT ISSUE DATE:
04.17.20 DRB SUBMITTAL R2

REVISIONS

NO.	DATE	DESC.
4	03.27.20	Revised address monument lighting
5	03.27.20	Required parking

WYKSTRA - DURAN RESIDENCE

UNIT 2: THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
TBD EAGLE DRIVE, UNIT 2
TELLURIDE, CO 81435

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

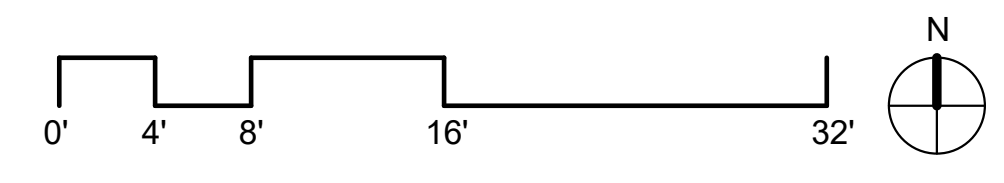
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1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



LEGEND

	CONCRETE PAVERS		INDIGENOUS SHRUBS
	WILDFIRE MITIGATION BOUNDARY		EXISTING EVERGREEN TREE
	LIMIT OF DISTURBANCE		EXISTING ASPEN TREE
	METAL GATE TO MATCH FENCE		EXISTING EVERGREEN TREE TO BE REMOVED
	TREE PROTECTION FENCING		EXISTING ASPEN TREE TO BE REMOVED
	REVEGETATE W/ NATIVE GRASS		NEW EVERGREEN TREE
	DISTURBED AREAS		NEW ASPEN TREE
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING		
	FLAGSTONE		
	STONE PAVER		
	SNOW MELT AREAS		

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

GENERAL NOTES:

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM AND TOWN OF MOUNTAIN VILLAGE CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

LANDSCAPE MAINTENANCE NOTES:

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

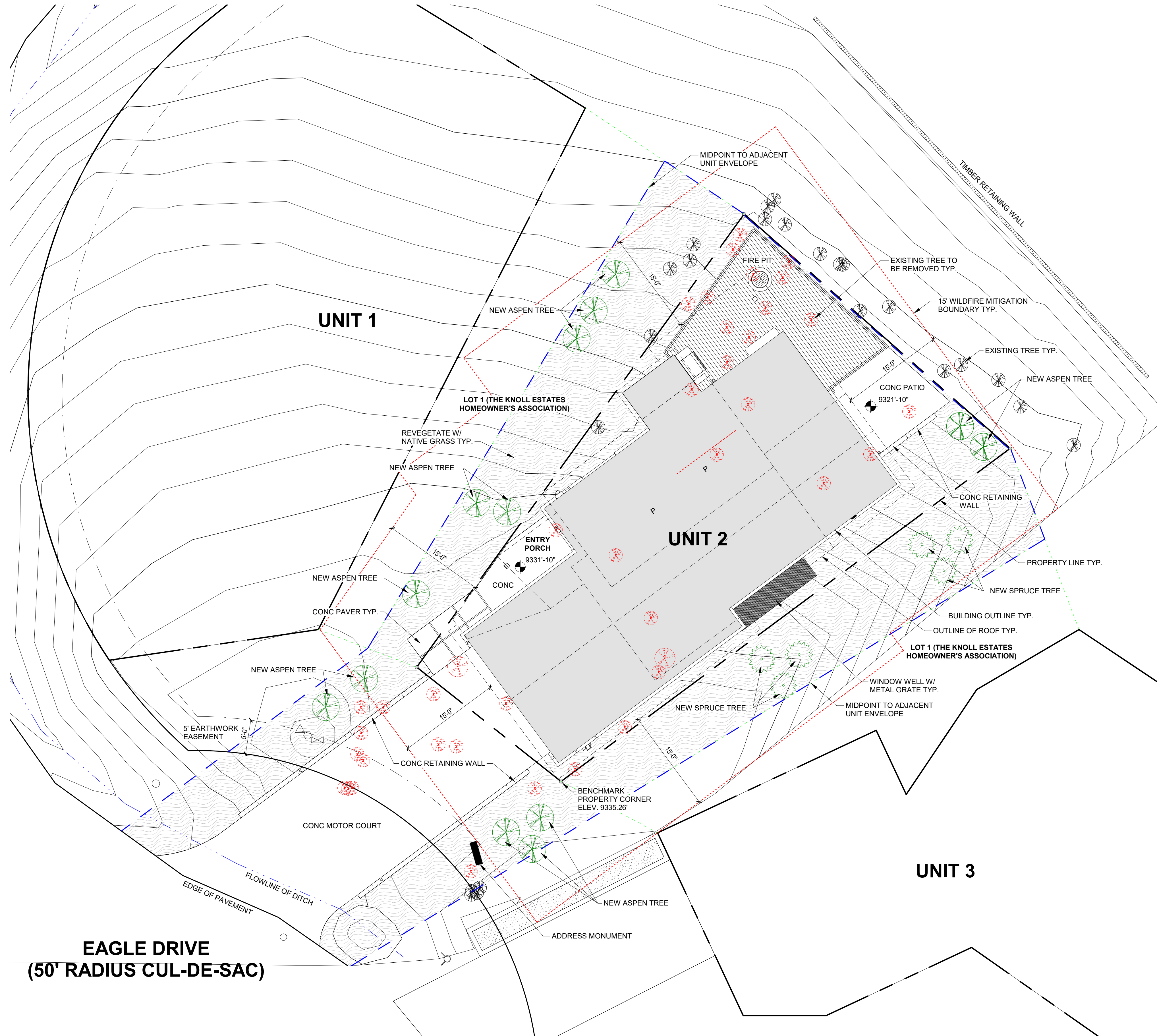
REVEGETATION NOTES:

1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

SPECIES	PURE LIVE SEED PER ACRE
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%

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	13
PICEA	SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	6
SHRUBS			N/A
PERENNIALS - BED A			N/A
PERENNIALS - BED B			N/A



WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2/ GAL S.F.	2,983	5,966 (FIRST SEASON)
PERENNIALS	4/ S.F.	N/A	N/A
ASPENS	10 GAL	13	130
SPRUCE	10 GAL	6	60
NATIVE SHRUBS	5 GAL	N/A	N/A
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			6,156 GAL
(POST ESTABLISHMENT)			190 GAL

- ### IRRIGATION NOTES
1. TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER.
 2. RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER.
 3. 1.5" WILKINS MODEL 500 PRESSURE REGULATOR.
 4. RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE.
 5. CLASS 200 PVC MAINLINE 1 1/2".
 6. 1" 80NSF POLYLATERAL LINE.
 7. WATER SENSOR BY RAINBIRD.

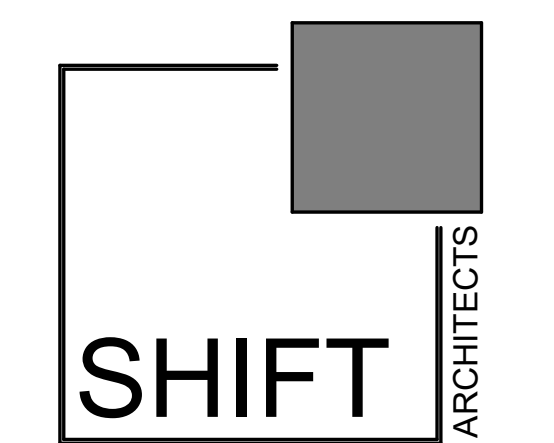
IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

1

LANDSCAPE PLAN

1/8" = 1'-0"



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www.shift-architects.com

PROJECT ISSUE DATE:
04.17.20 DRB SUBMITTAL R2

REVISIONS

NO.	DATE	DESC.
1	03.27.20	15' Wildfire mitigation boundary
2	03.27.20	Revised landscape plan, changed spruce trees to aspen trees

WYKSTRA - DURAN RESIDENCE

LANDSCAPE PLAN

SHEET NUMBER

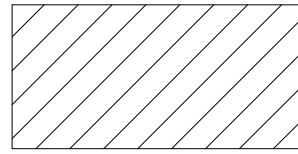
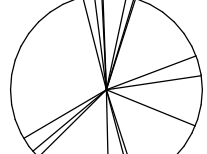
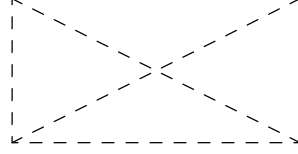
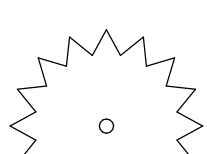


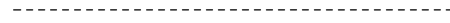
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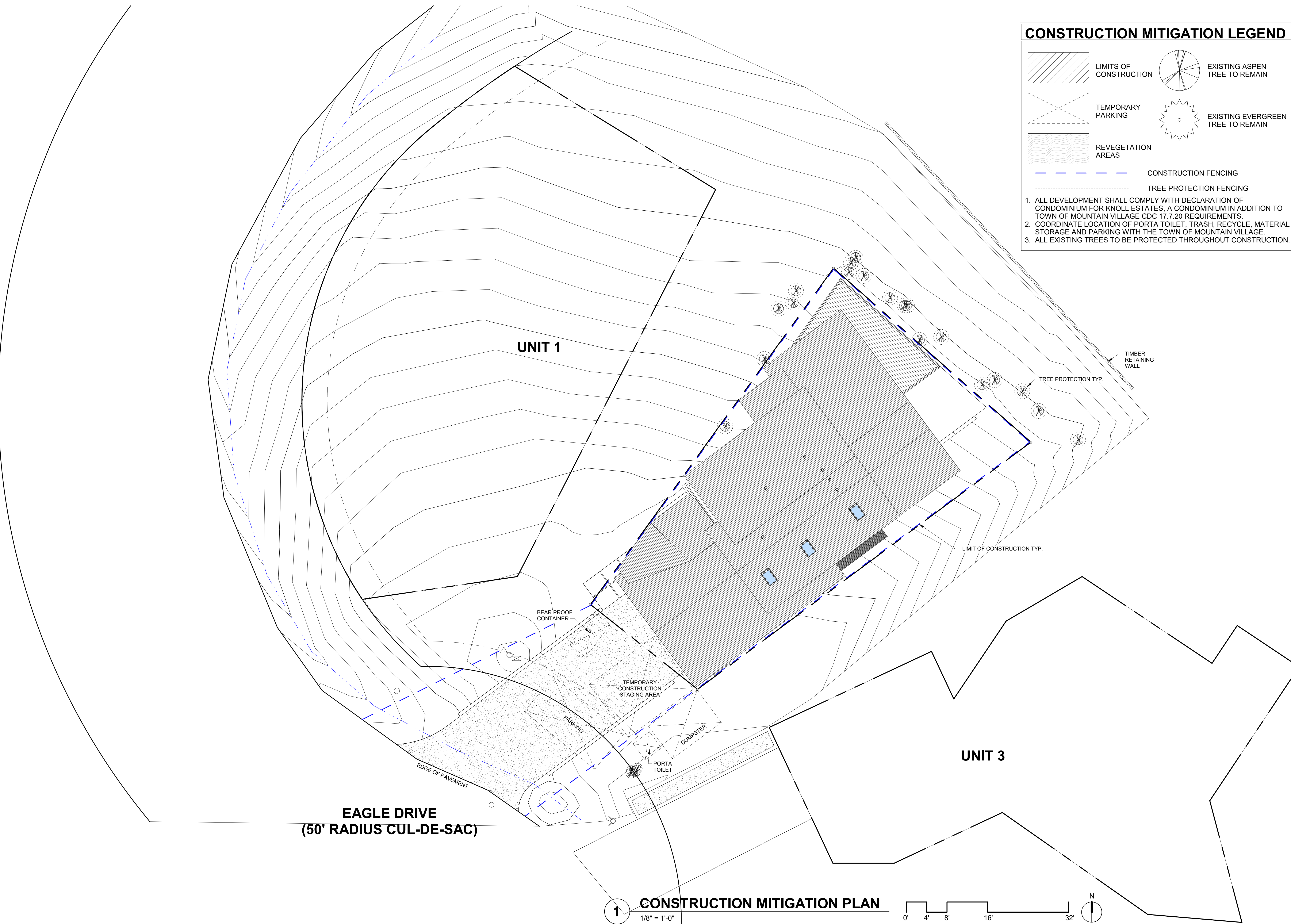
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CONSTRUCTION MITIGATION LEGEND

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	CONSTRUCTION FENCING		
	TREE PROTECTION FENCING		

- ALL DEVELOPMENT SHALL COMPLY WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM IN ADDITION TO TOWN OF MOUNTAIN VILLAGE CDC 17.7.20 REQUIREMENTS.
- COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
- ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
 TBD EAGLE DRIVE, UNIT 2
 TELLURIDE, CO 81435

CONSTRUCTION MITIGATION PLAN

SHEET NUMBER

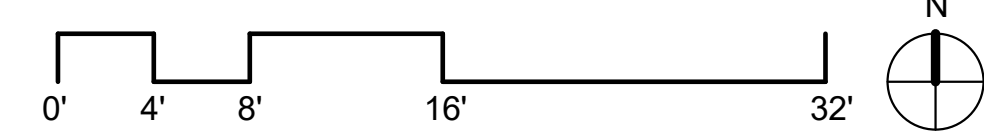
A1.3

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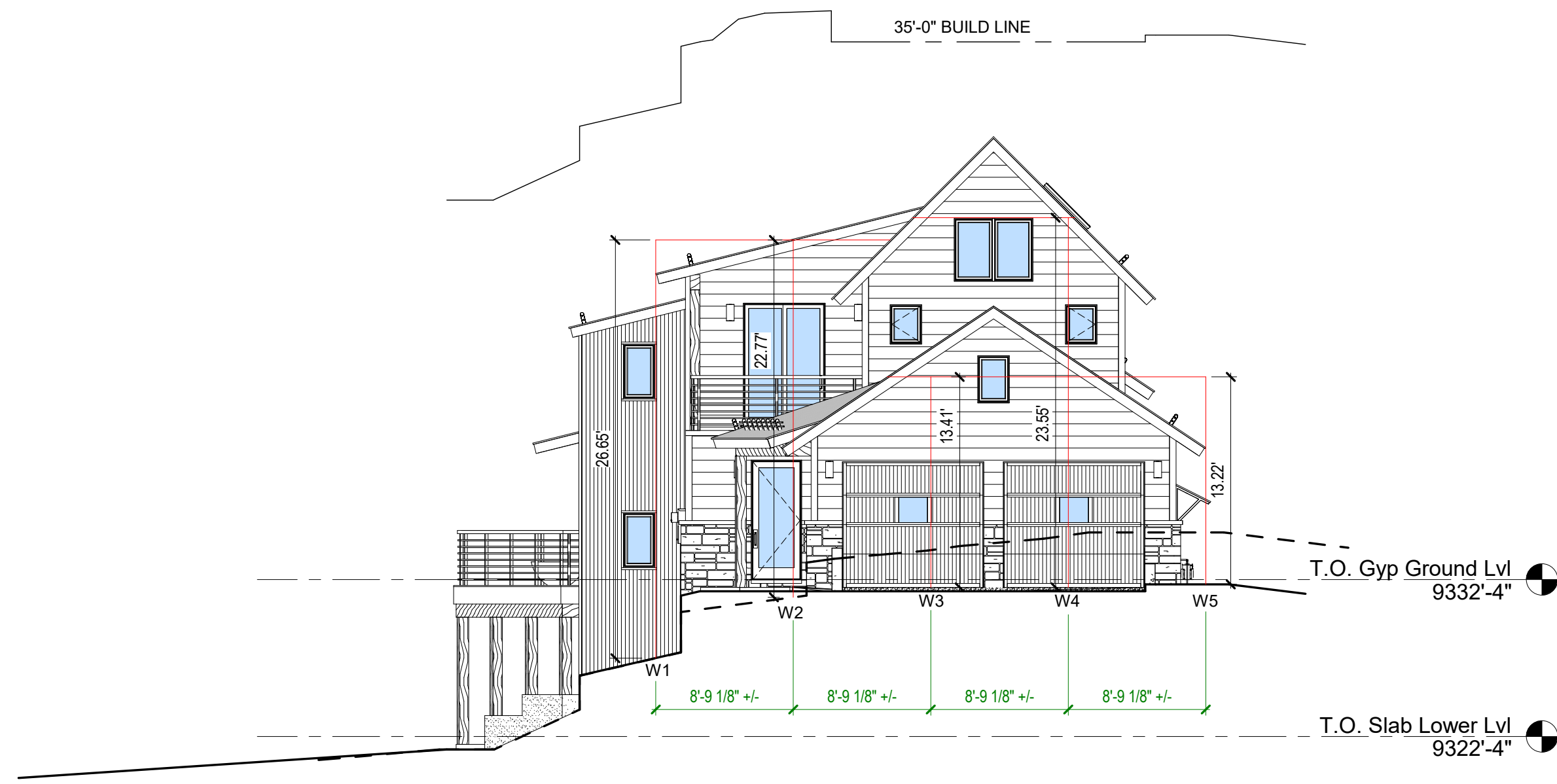
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CONSTRUCTION MITIGATION PLAN

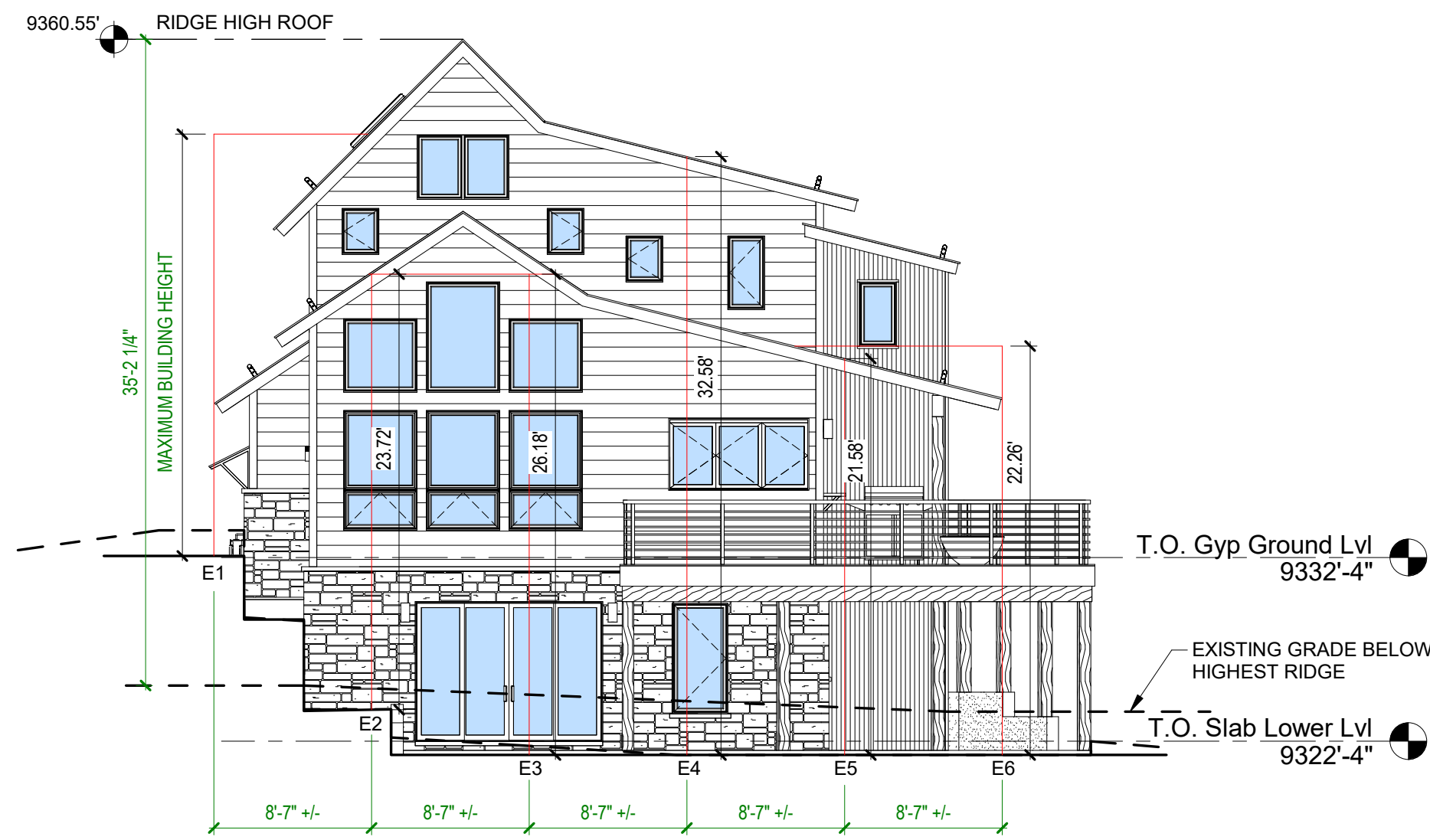
1/8" = 1'-0"



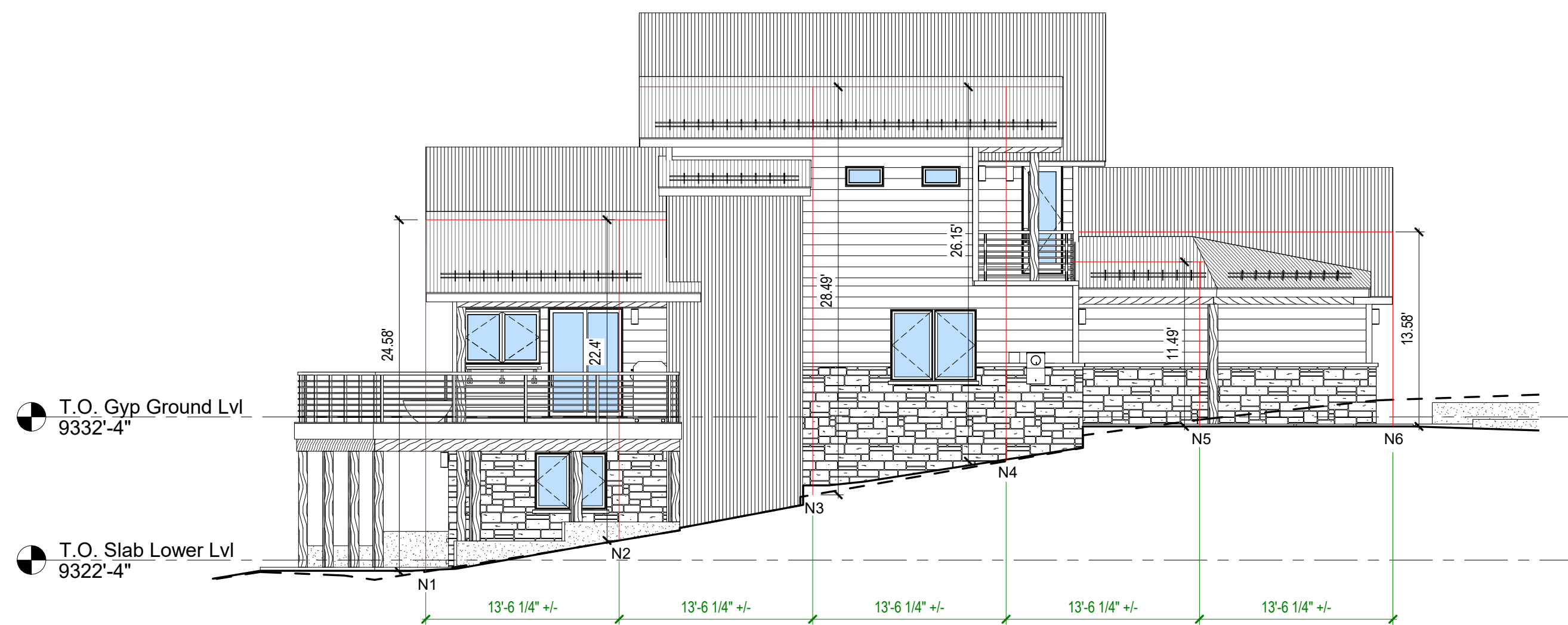
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2 WEST ELEVATION
1/8" = 1'-0"



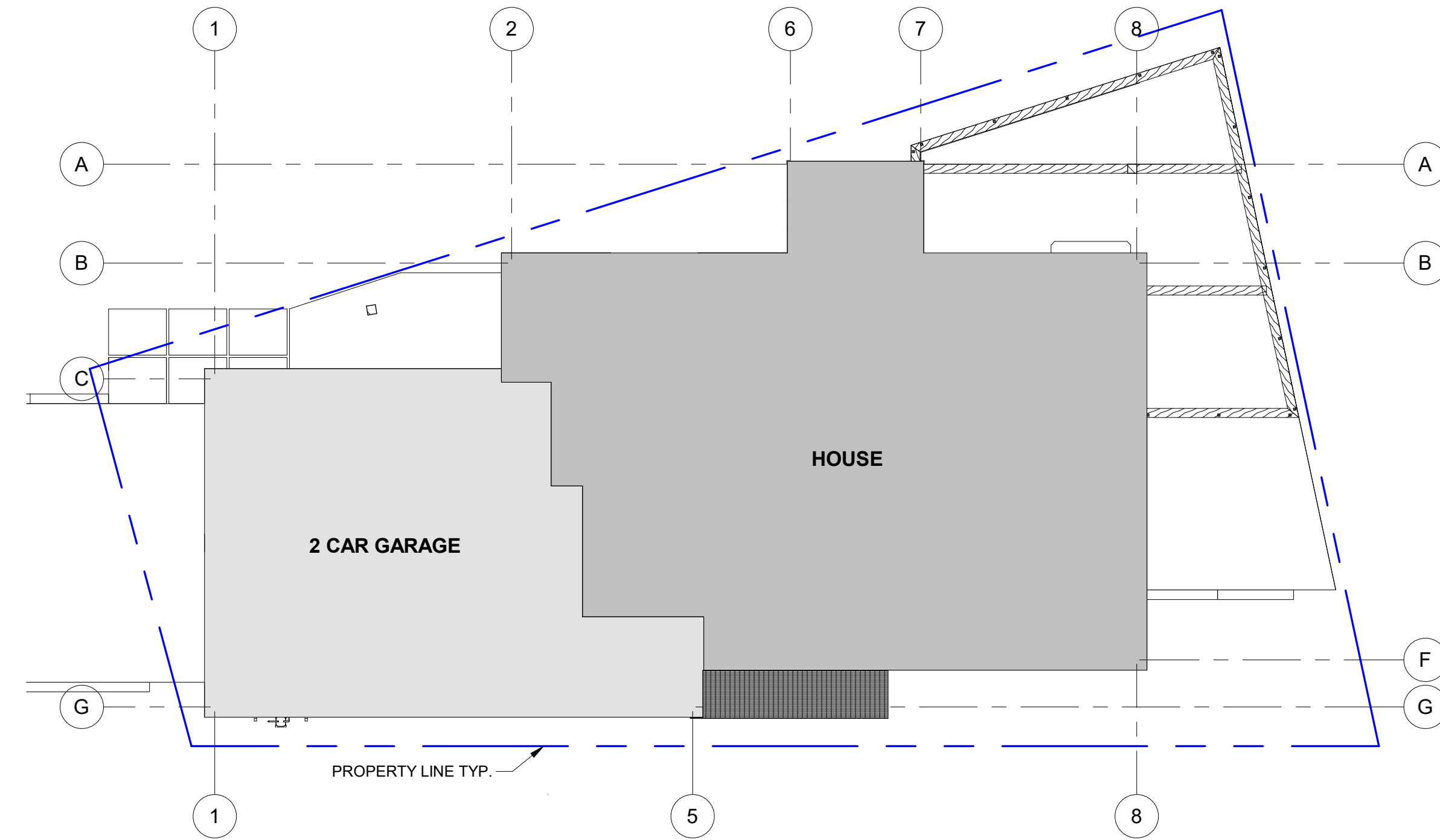
3 EAST ELEVATION
1/8" = 1'-0"



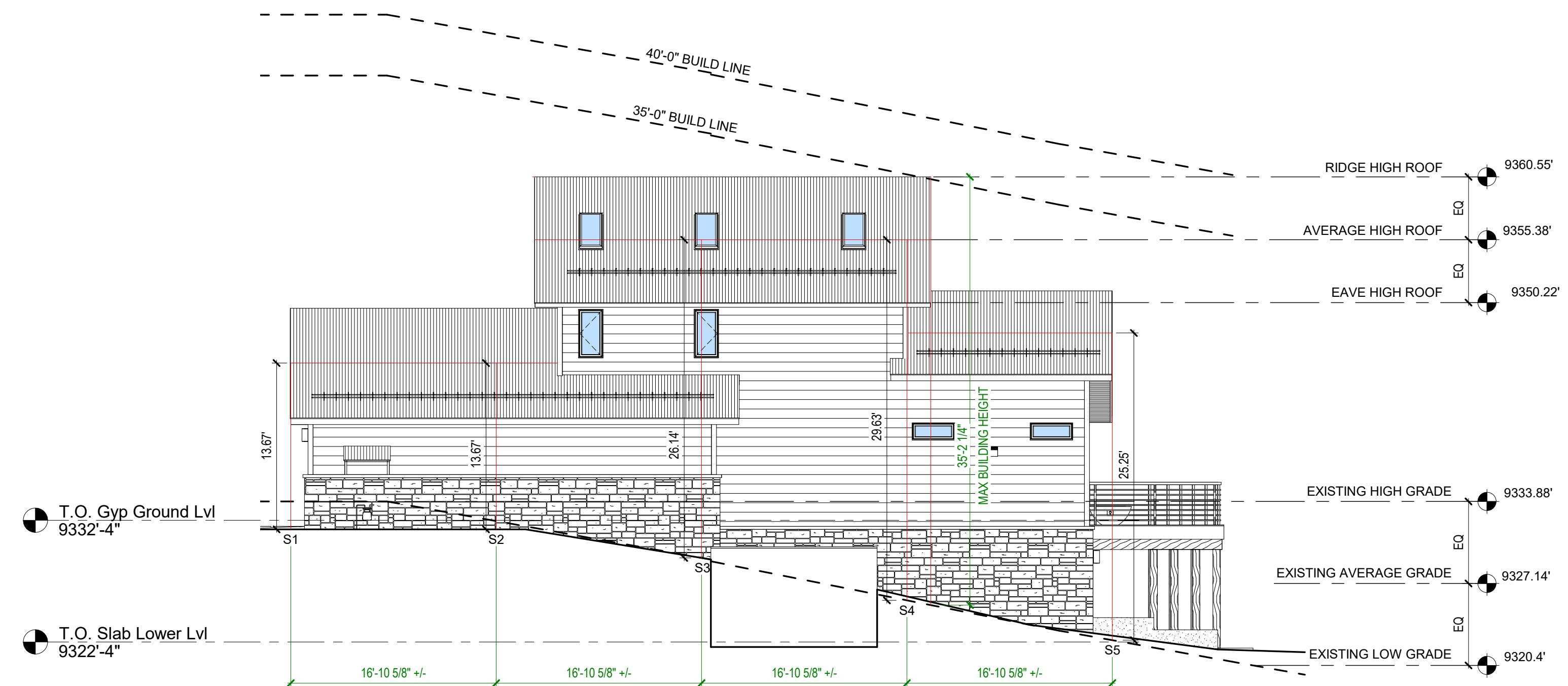
4 NORTH ELEVATION
1/8" = 1'-0"

AVG ROOF HT :	
NORTH ELEVATION	
N1	24.58'
N2	22.4'
N3	28.49'
N4	26.15'
N5	11.49'
N6	13.58'
SOUTH ELEVATION	
S1	13.67'
S2	13.67'
S3	26.14'
S4	29.63'
S5	25.25'
EAST ELEVATION	
E1	22.97'
E2	23.72'
E3	26.18'
E4	32.58'
E5	21.58'
E6	22.26'
WEST ELEVATION	
W1	26.65'
W2	22.77'
W3	13.41'
W4	23.55'
W5	13.22'
TOTAL:	483.94'
NUMBER OF LOCATIONS:	22
AVERAGE:	21.99'

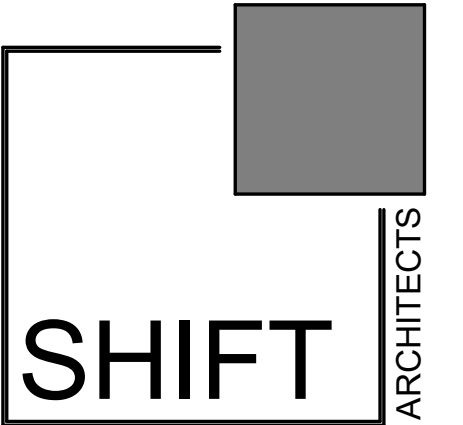
BUILDING FOOTPRINT:	
HOUSE	1,218 SF
GARAGE (2 CAR)	666 SF
TOTAL:	1,884 SF
CALCULATIONS BASED ON FACE OF EXTERIOR FINISH TYP.	



1 BUILDING FOOTPRINT CALCULATION
1/8" = 1'-0"



5 SOUTH ELEVATION
1/8" = 1'-0"



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04.17.20 DRB SUBMITTAL R2

REVISIONS		
NO.	DATE	DESC.
3	03.27.20	Max building HT

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
180 EAGLE DRIVE, UNIT 2
TELLURIDE, CO 81435

BUILDING HEIGHT /
BUILDING
FOOTPRINT
CALCULATIONS

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A2.1

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MATERIAL CALCULATIONS

NORTH	
STONE	342 SF
WOOD SIDING	448 SF
CORRUGATED METAL SIDING	205 SF
WINDOW/DOOR GLAZING	135.5 SF
SOUTH	
STONE	431 SF
WOOD SIDING	719 SF
CORRUGATED METAL SIDING	N/A
WINDOW/DOOR GLAZING	80 SF
EAST	
STONE	227 SF
WOOD SIDING	423 SF
CORRUGATED METAL SIDING	176 SF
WINDOW/DOOR GLAZING	304.5 SF
WEST	
STONE	50 SF
WOOD SIDING	355 SF
CORRUGATED METAL SIDING	128 SF
WINDOW/DOOR GLAZING	110 SF
WOOD DOORS	144 SF
TOTALS	
STONE	1,050 SF
WOOD SIDING	1,945 SF
CORRUGATED METAL SIDING	509 SF
WINDOW/DOOR GLAZING	630 SF
WOOD DOORS	144 SF
TOTAL:	4,278 SF
PERCENTAGES	
STONE	25 % (25% MIN)
WOOD SIDING	45 %
CORRUGATED METAL SIDING	12 %
WINDOW/DOOR GLAZING	15 % (40% MAX)
WOOD DOORS	3 %
TOTAL:	100 %
GLAZING CALCULATIONS ARE BASE ON UNIT SIZE. ACTUAL GLASS T.B.D. BY MANUFACTURER'S SPECIFICATIONS.	



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



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



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



4 WEST ELEVATION
 3/16" = 1'-0"

WYKSTRA - DURAN RESIDENCE

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MATERIAL CALCULATIONS

SHEET NUMBER

A2.2

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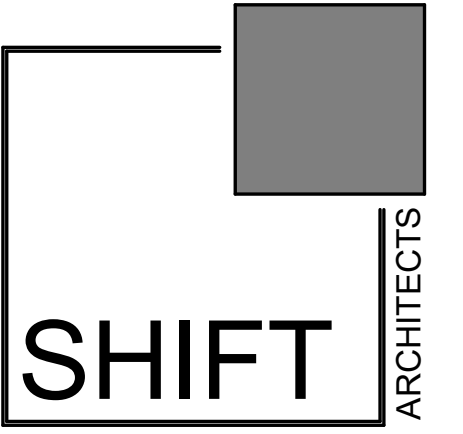
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A4.2
1

FLOOR PLAN GENERAL NOTES:

DIMENSIONS:
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

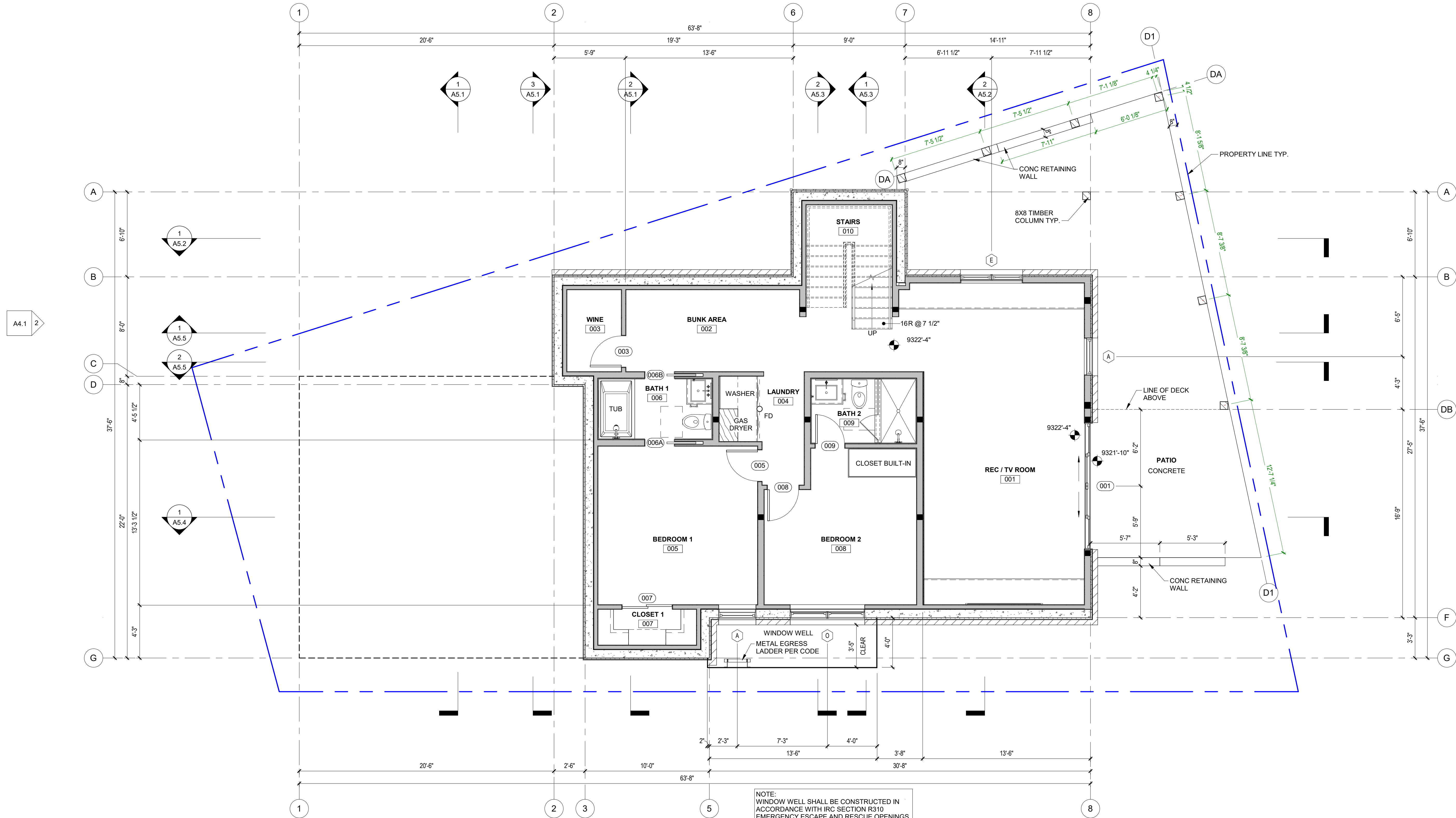
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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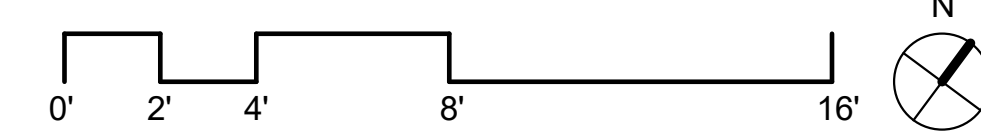
NOTE:
WINDOW WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

A4.2
2

1

LOWER LEVEL

1/4" = 1'-0"



WYKSTRA - DURAN RESIDENCE

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180 EAGLE DRIVE, UNIT 2
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FLOOR PLAN

SHEET NUMBER

A3.1

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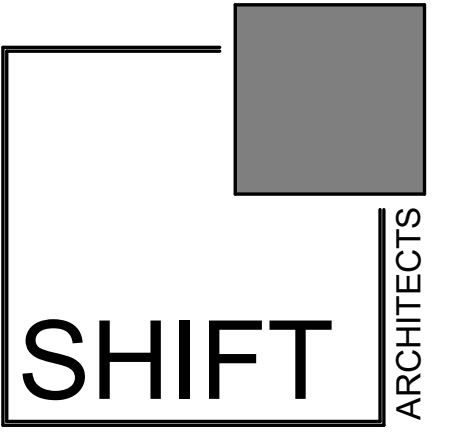
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A4.2
1

FLOOR PLAN GENERAL NOTES:

DIMENSIONS:
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

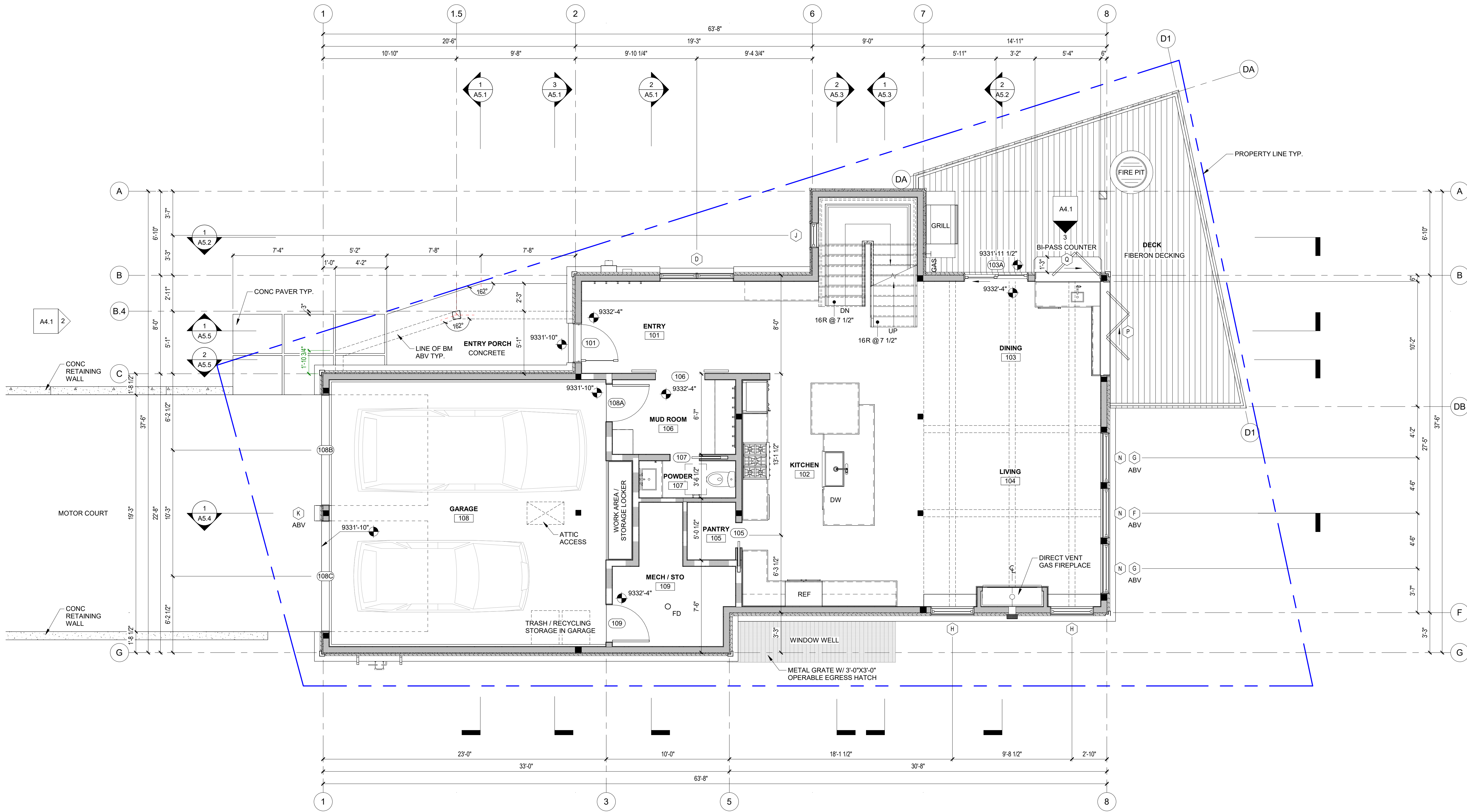
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
TBD EAGLE DRIVE, UNIT 2
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FLOOR PLAN

SHEET NUMBER

1 GROUND LEVEL
1/4" = 1'-0"
0' 2' 4' 8' 16' N

A4.2
2

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A3.2

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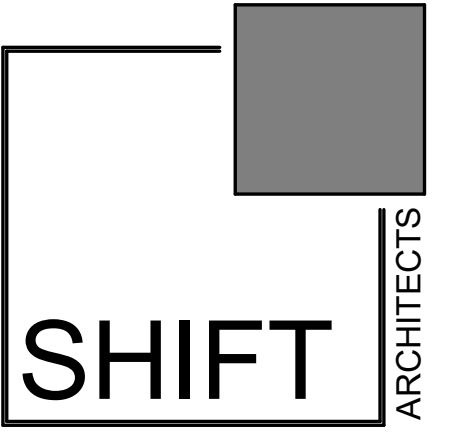
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A4.2
1

FLOOR PLAN GENERAL NOTES:

DIMENSIONS:
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

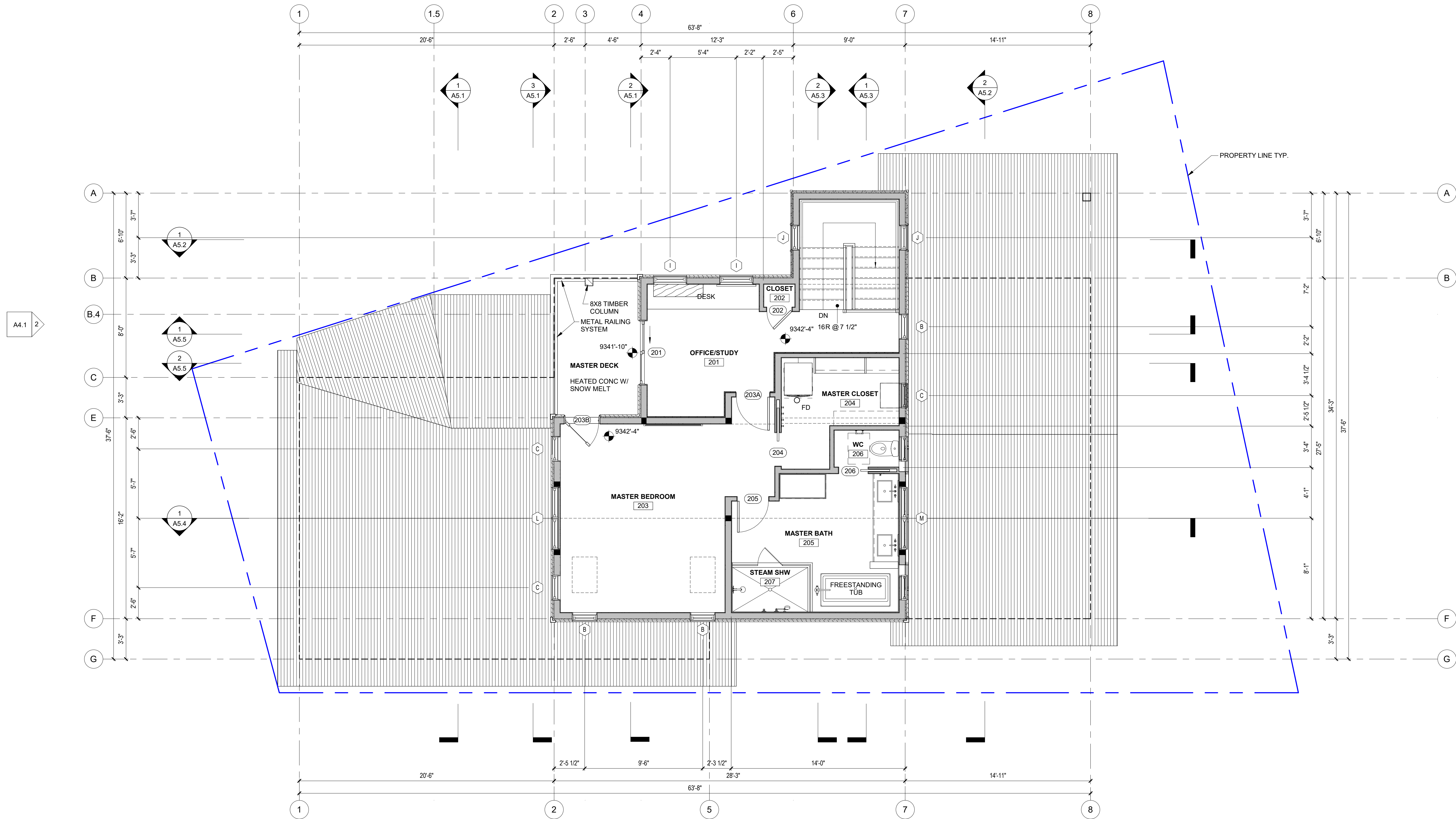
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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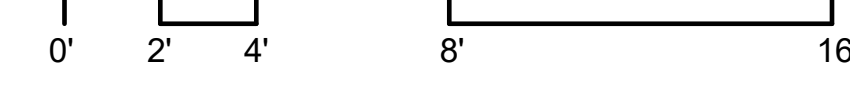


A4.1 2

A4.1 1

A4.2
2

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



WYKSTRA - DURAN RESIDENCE

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TBD EAGLE DRIVE, UNIT 2
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FLOOR PLAN

SHEET NUMBER

A3.3

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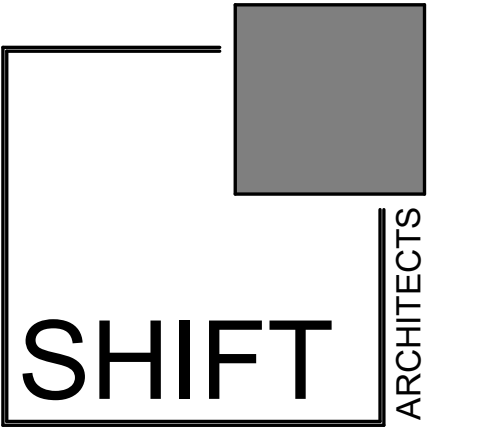
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A4.2
1

ROOF PLAN NOTES

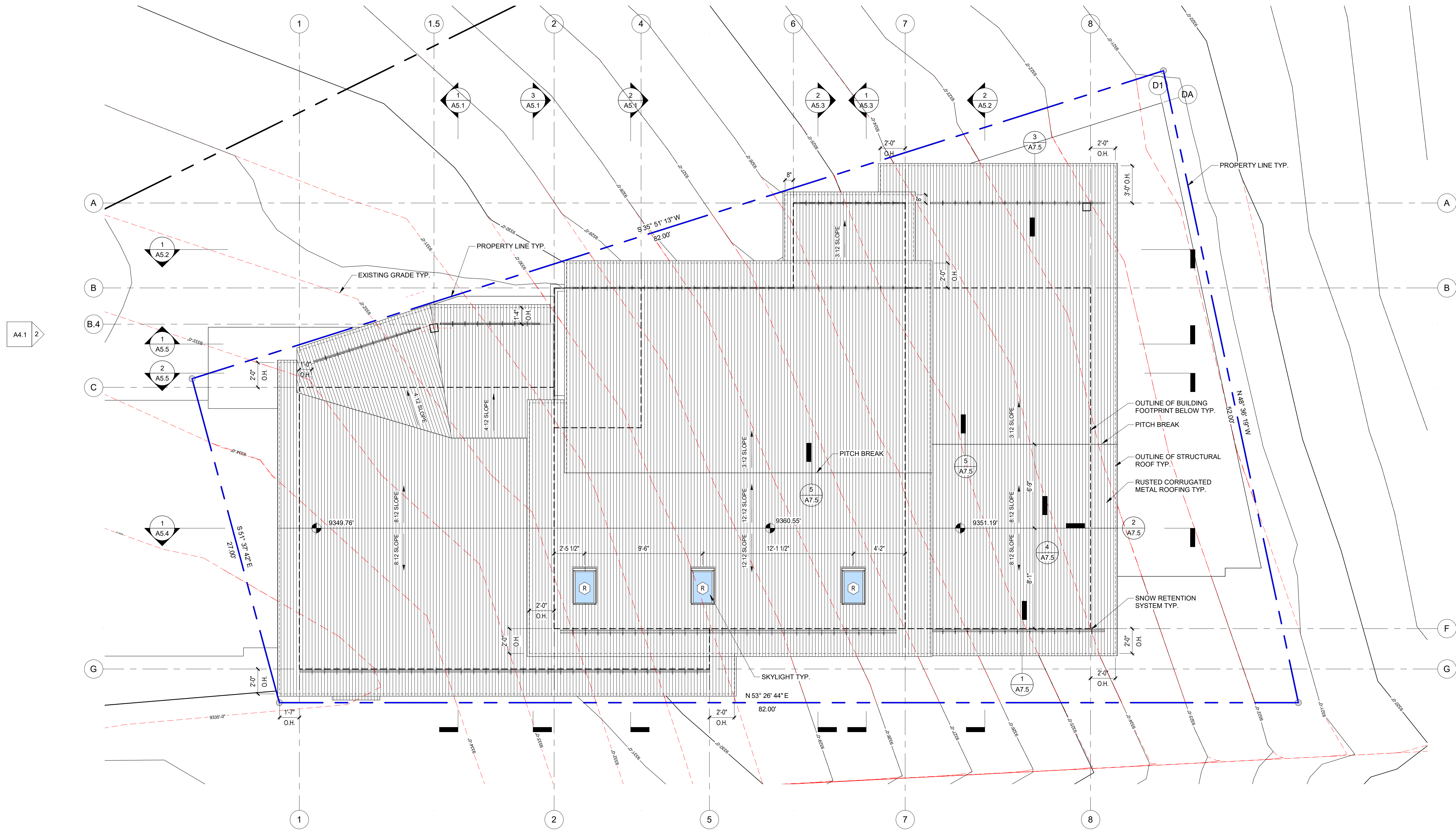
1. ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF STUD (GRID) TO STRUCTURAL ROOF.
3. PROVIDE SNOW RETENTION SYSTEM WHERE SHOWN. CONTRACTOR AND ROOF MANUFACTURER TO PROVIDE WATERPROOFING FOR FULL WARRANTY AT SNOW RETENTION PENETRATIONS TYP.
4. REFERENCE MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF PENETRATIONS.
5. PAINT ALL ROOF APPURTENANCES TO MATCH ADJACENT ROOF.



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A4.1 2

A4.1 1

WYKSTRA - DURAN RESIDENCE

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ROOF PLAN

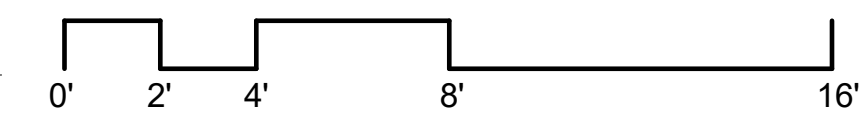
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1

ROOF PLAN

1/4" = 1'-0"

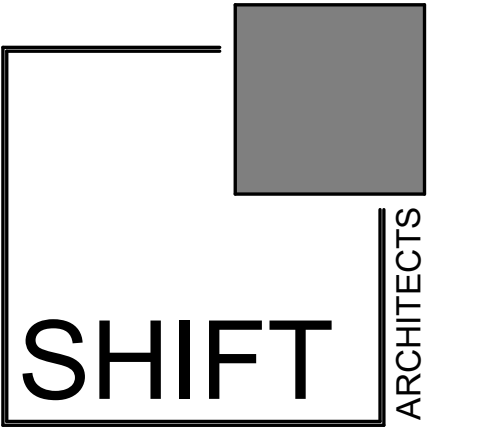


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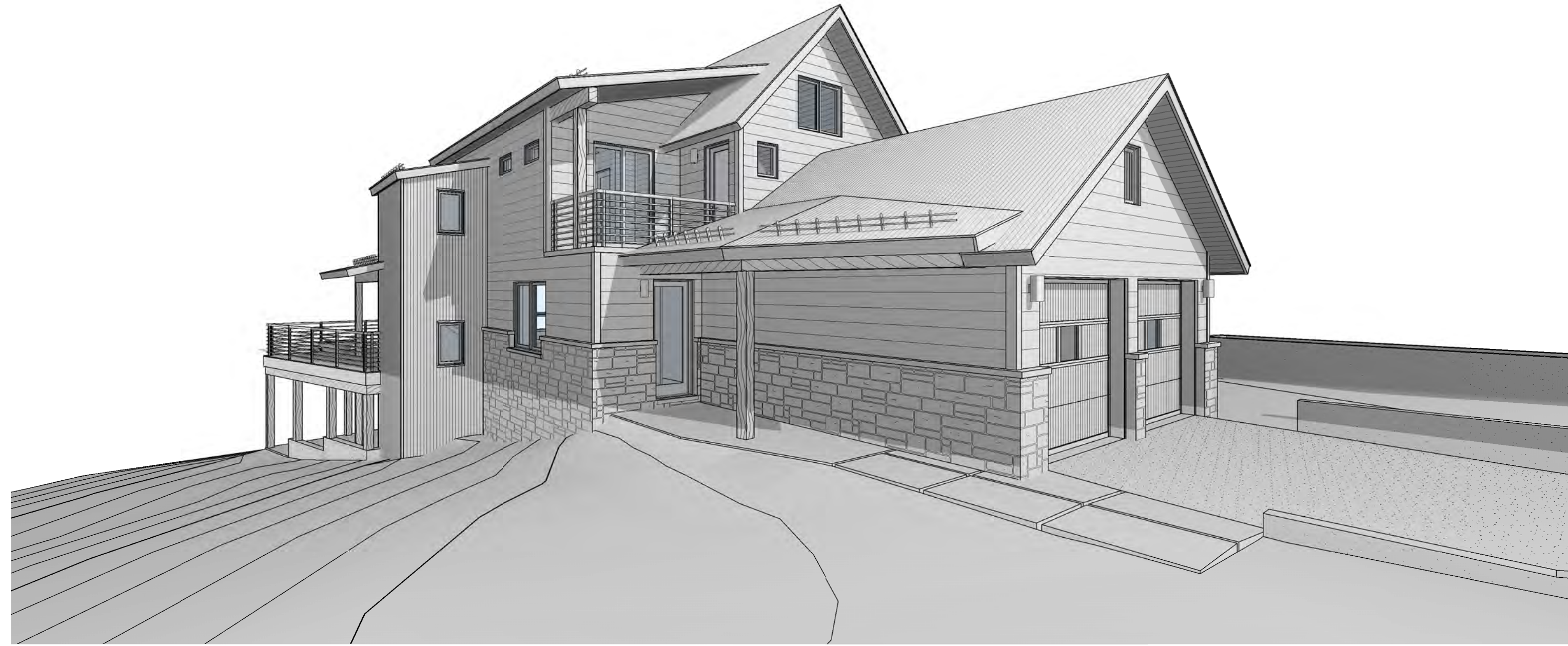
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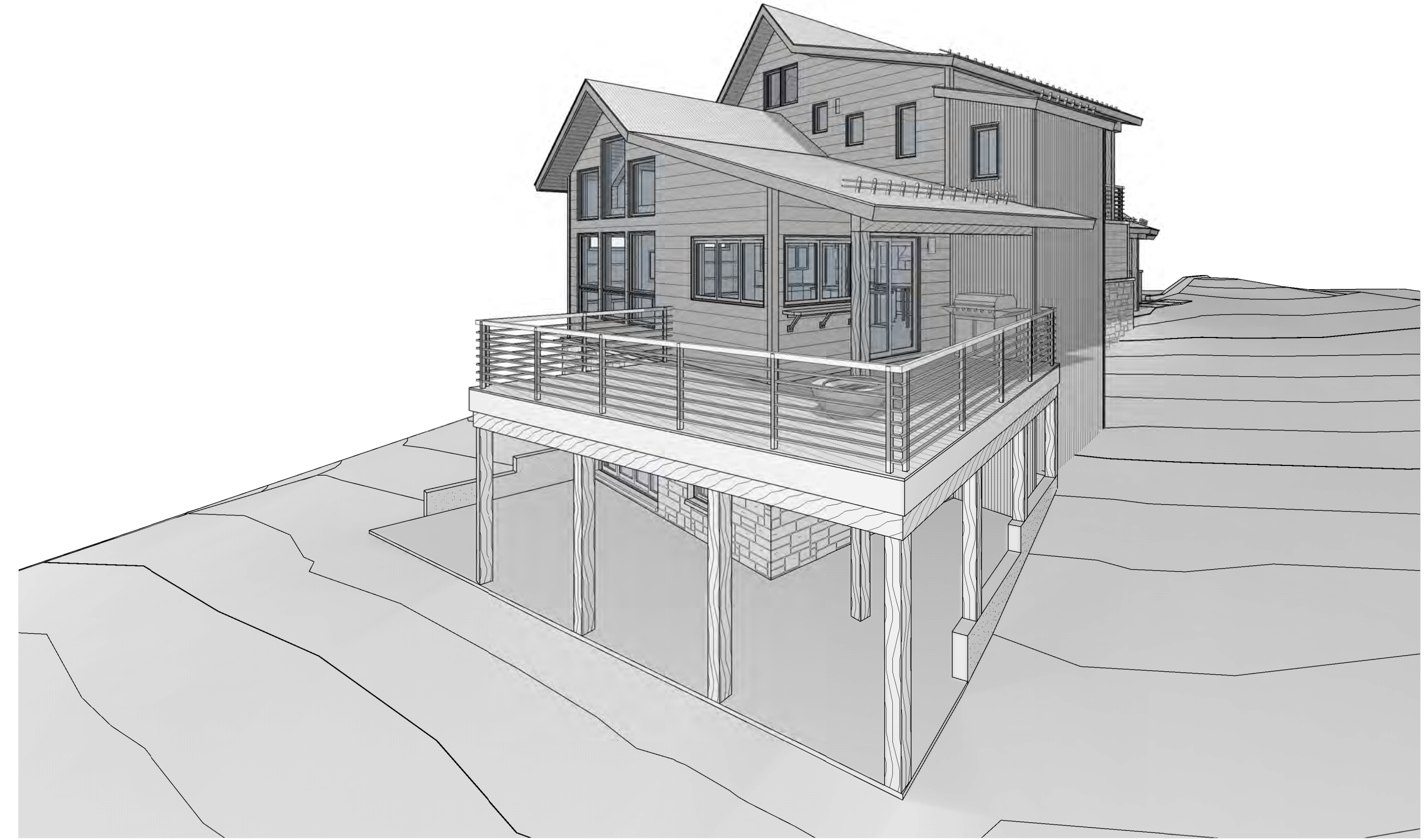
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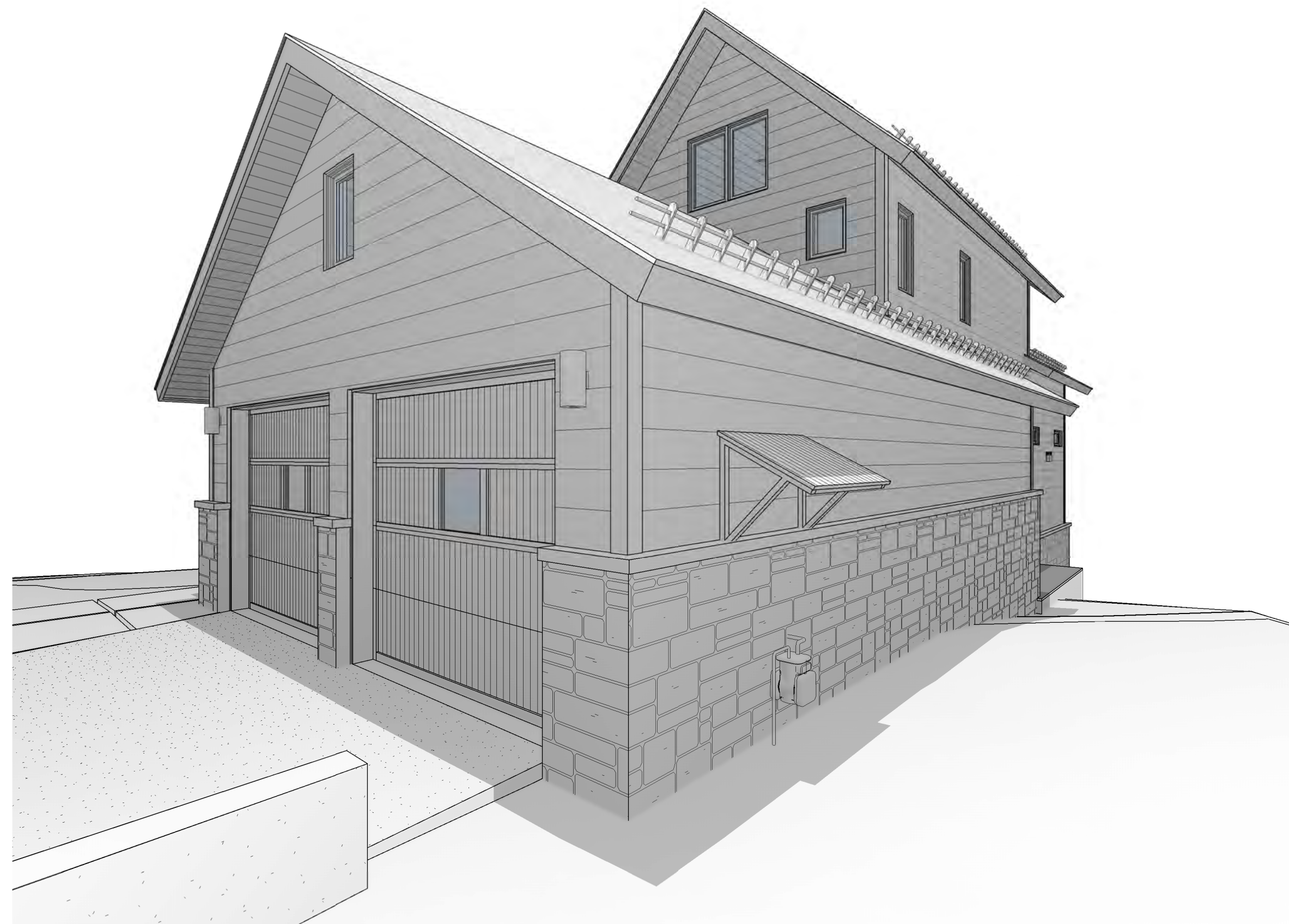
REVISIONS
 NO. DATE DESC.



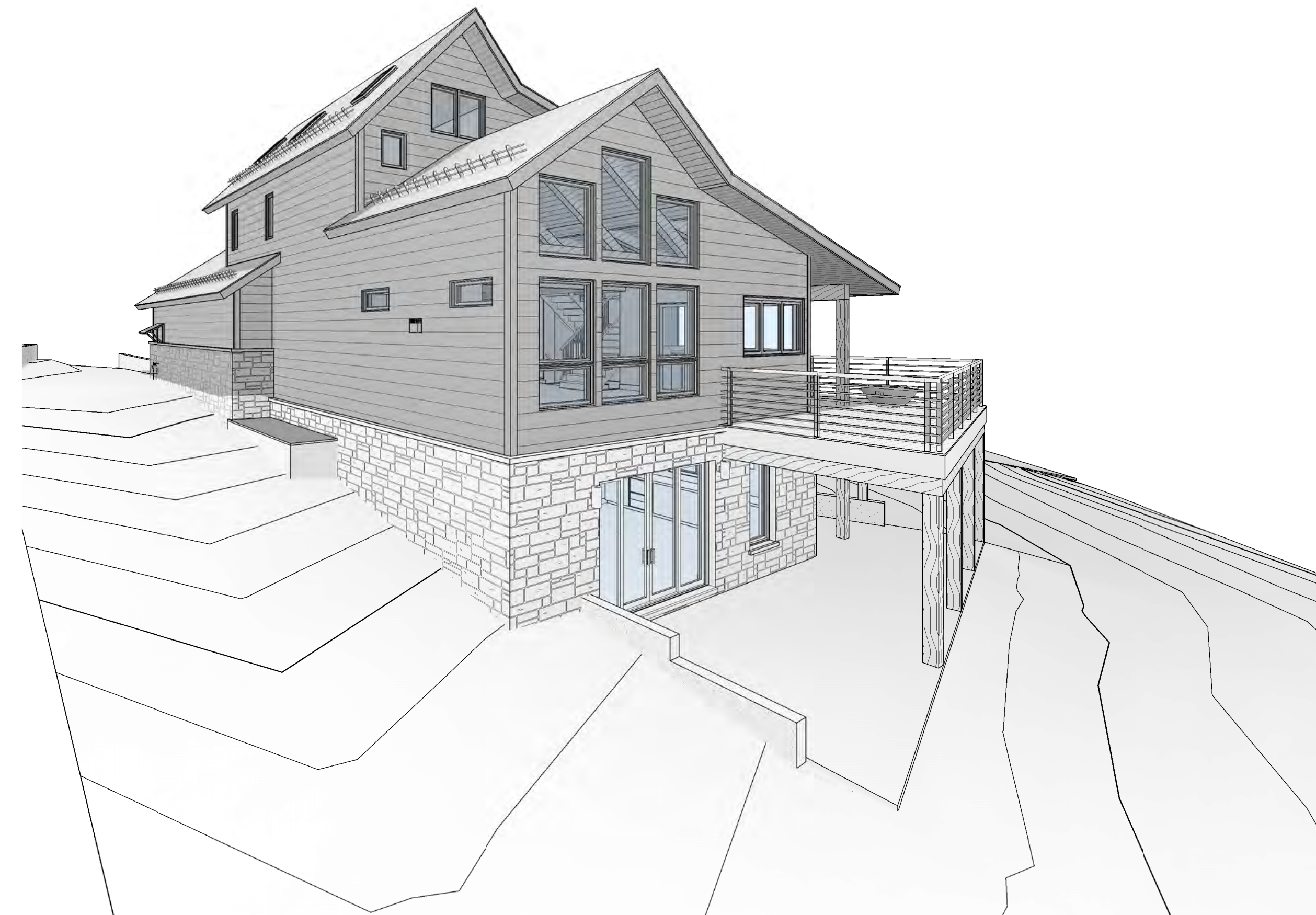
1 **NORTHEAST**



2 **NORTHWEST**



3 **SOUTHWEST**



4 **SOUTHEAST**

WYKSTRA - DURAN RESIDENCE

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AXONS

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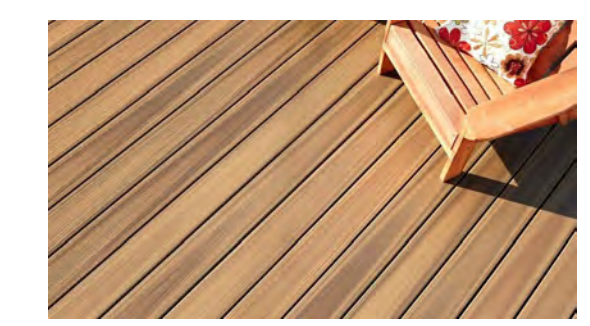
STONE VENEER:
TELLURIDE GOLD SERIES
HIGHLANDS
FULL STONE VENEER



WINDOWS / DOORS:
WINDSOR PINNACLE WOOD CLAD
BRONZE



EXTERIOR RAILING:
METAL RAILING SYSTEM WITH
RUSTED FINISH; SEE DETAIL



EXTERIOR DECKING:
FIBERON PARAMOUNT PVC; BROWNSTONE
1X5.5 BOARD PROFILE DIMENSIONS
WUI APPROVED (ALL ZONES)



WOOD SIDING:
MONTANA TIMBER, RANCHWOOD WESTERN
WIRE BRUSHED - CEDAR
SQUARE EDGE, NO PROFILE
HORIZONTAL APPLICATION
2X10 (10" PROFILE, 9 1/8" FACE)

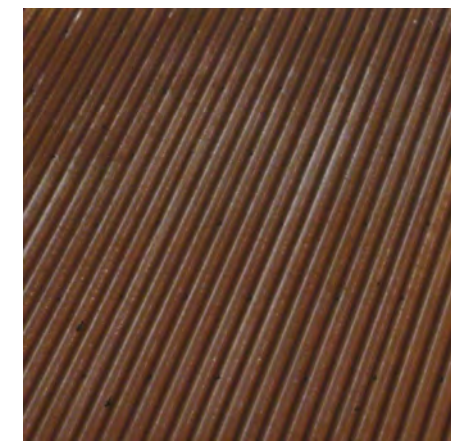
CORNER BOARDS:
2X4 CORNER BOARD
MONTANA TIMBER
RANCHWOOD WESTERN

FASCIA:
2X8 WOOD BOARD WRAPPED IN
FLAT STEEL; 2X6 RAFTER TAIL

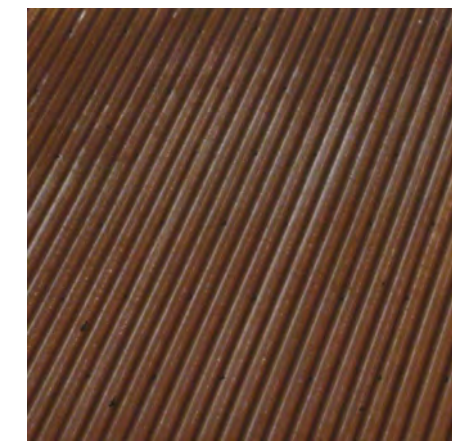
SOFFIT:
1X4 T&G MONTANA TIMBER
RANCHWOOD WESTERN

TIMBER BEAMS / COLUMNS:
DOUG FIR; STAINED TO MATCH
RANCHWOOD WESTERN SIDING

DECK BAND:
DOUG FIR; STAINED TO MATCH
RANCHWOOD WESTERN SIDING

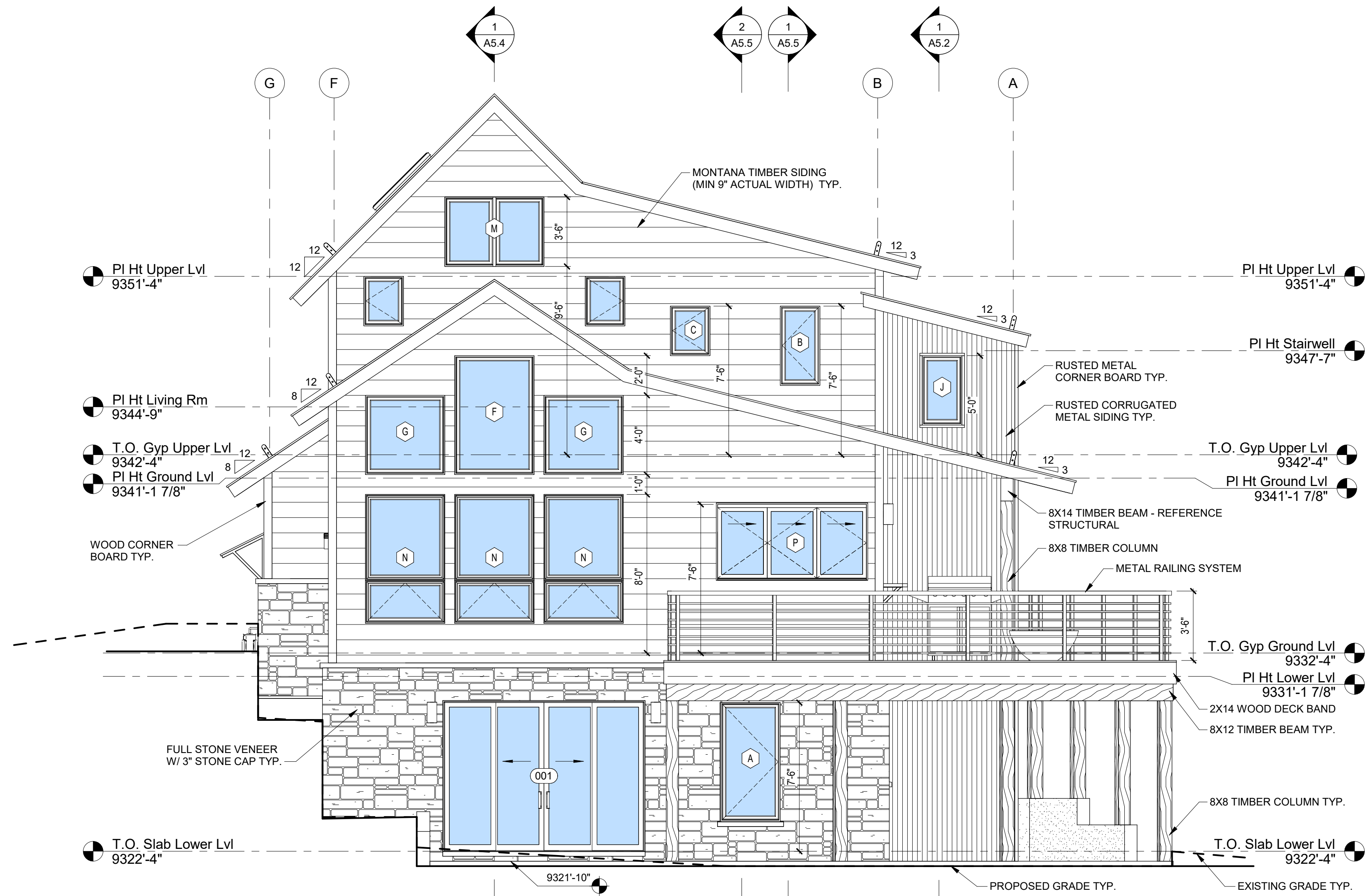


METAL SIDING:
RUSTED CORRUGATED METAL

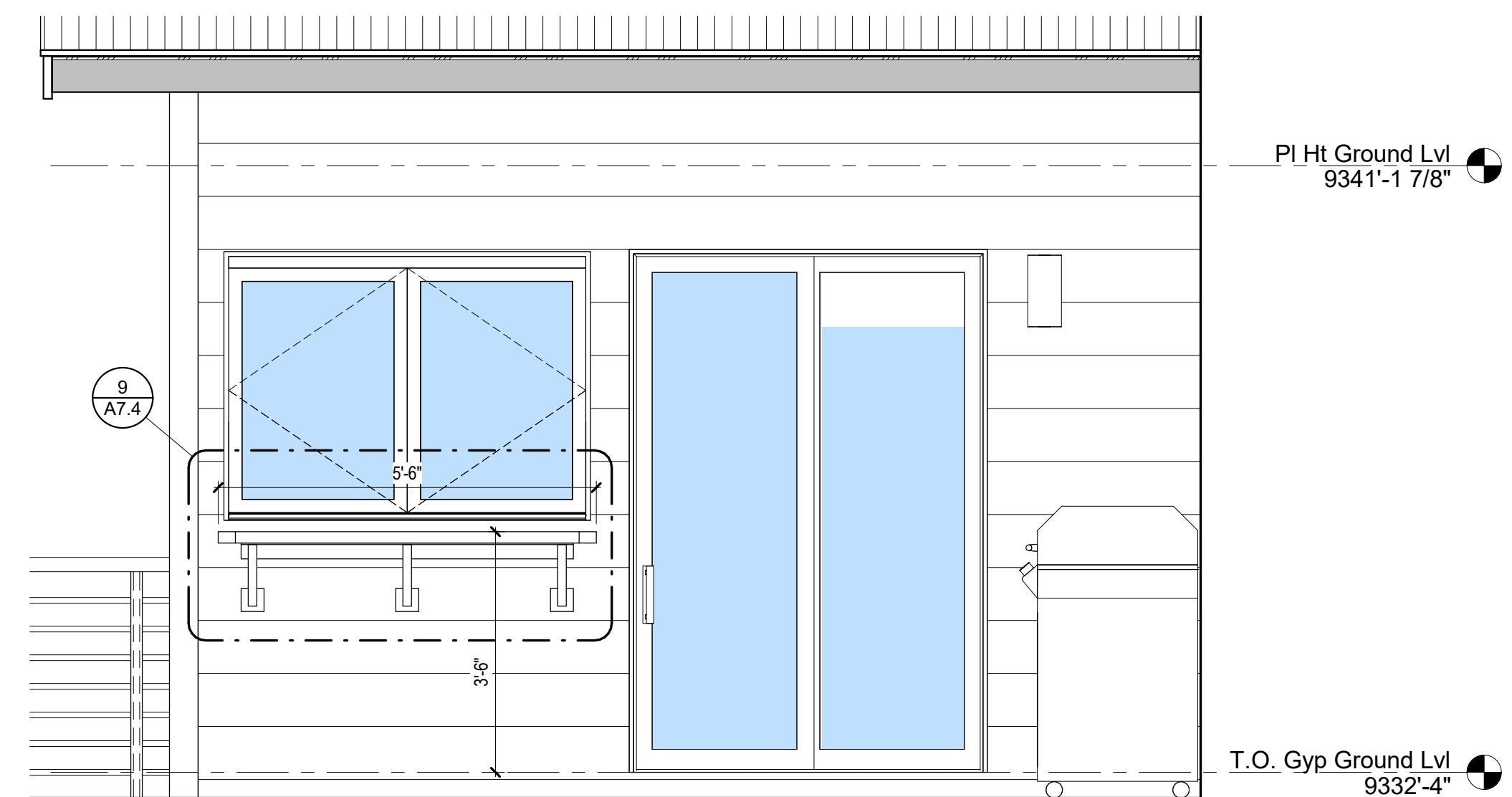


ROOFING:
RUSTED CORRUGATED METAL

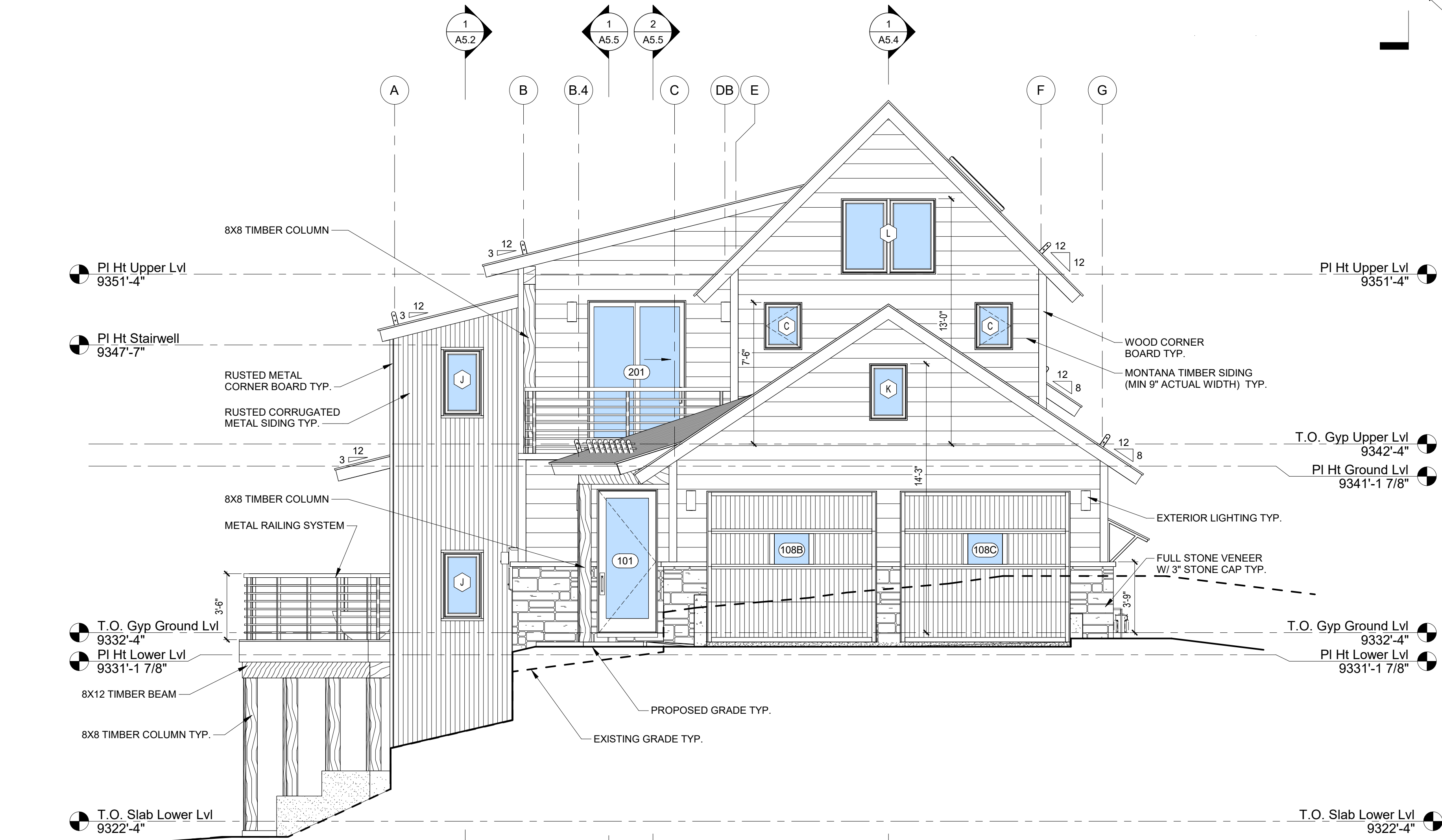
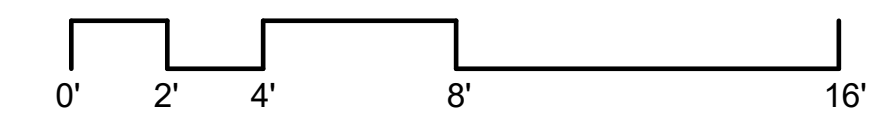
EXTERIOR MATERIALS



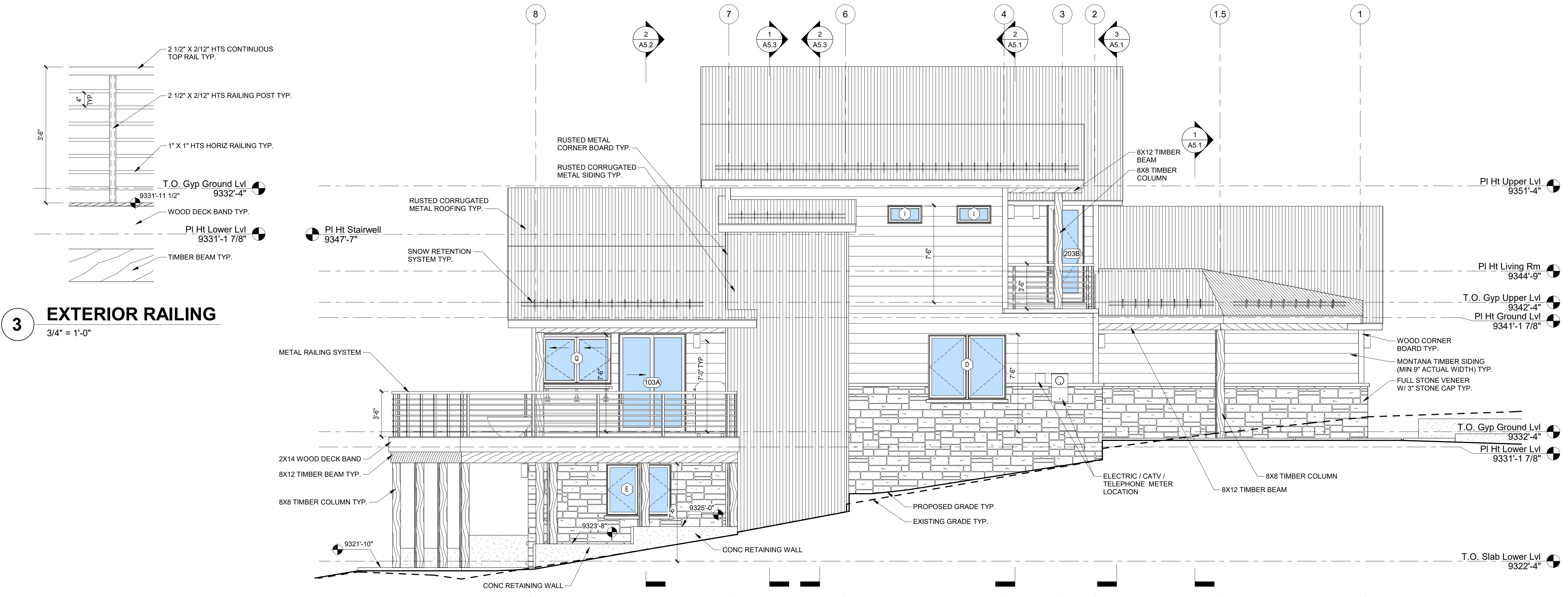
1 EAST ELEVATION
1/4" = 1'-0"



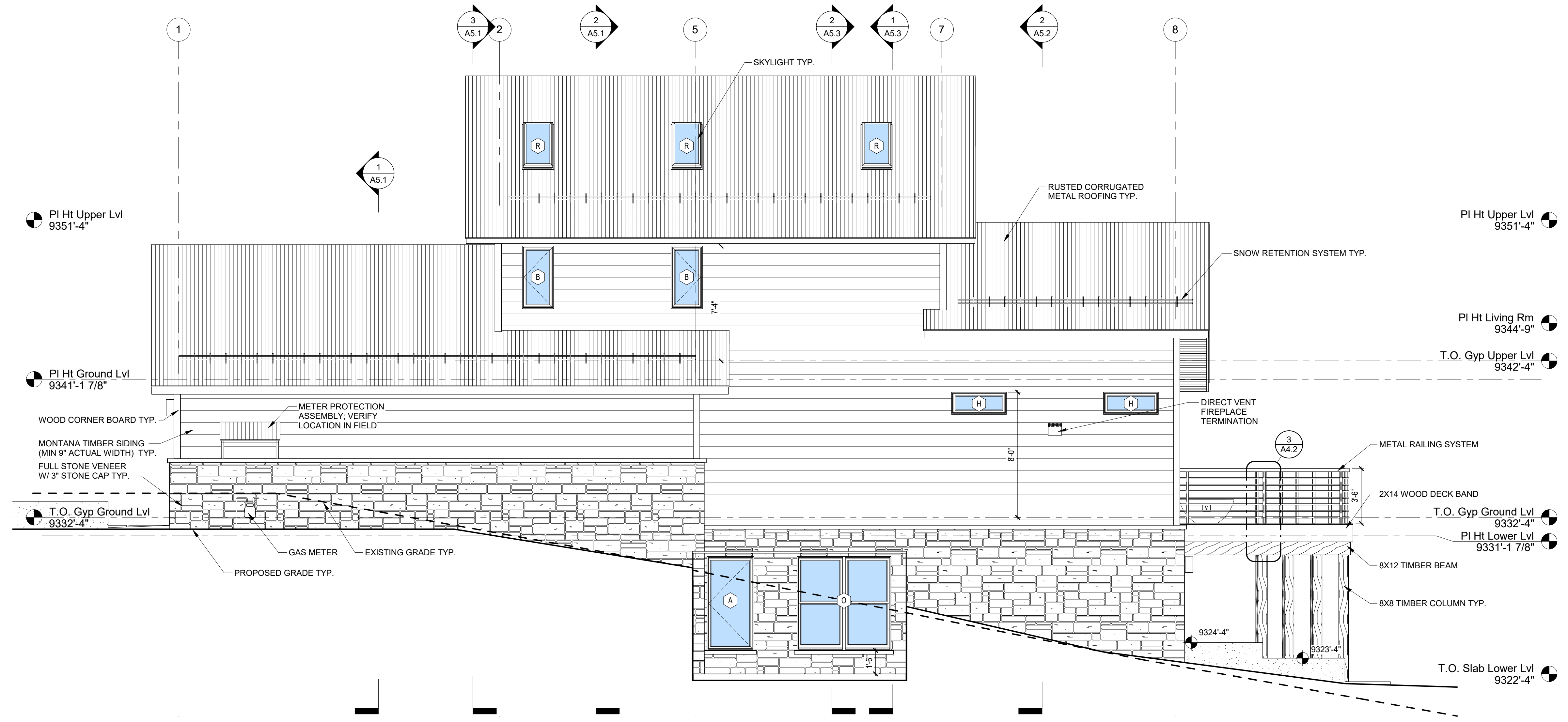
3 PARTIAL ELEV AT PASS-THRU BAR
1/2" = 1'-0"



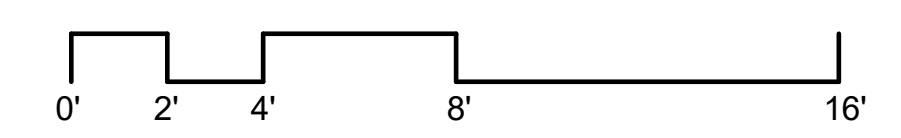
2 WEST ELEVATION
1/4" = 1'-0"



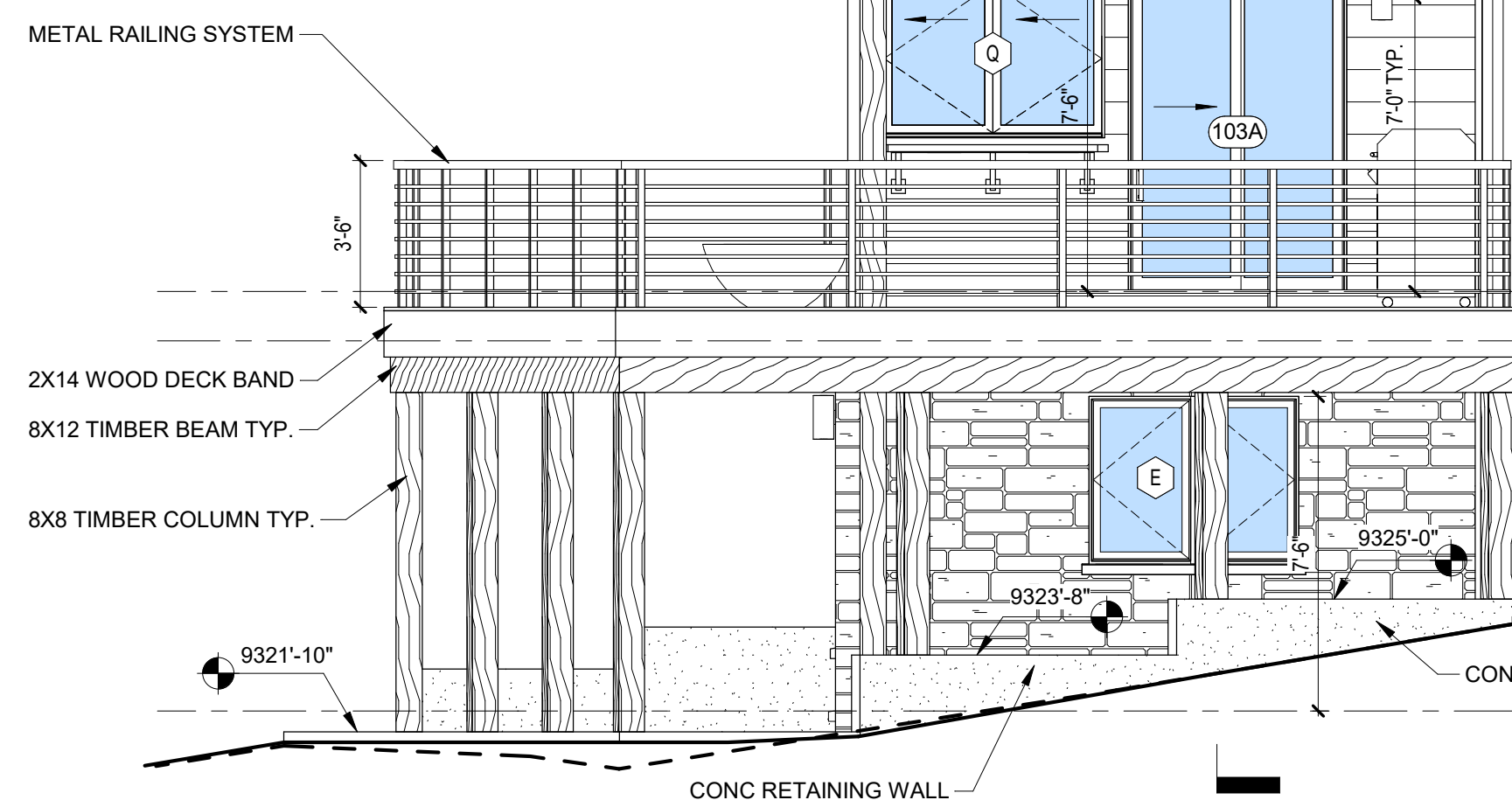
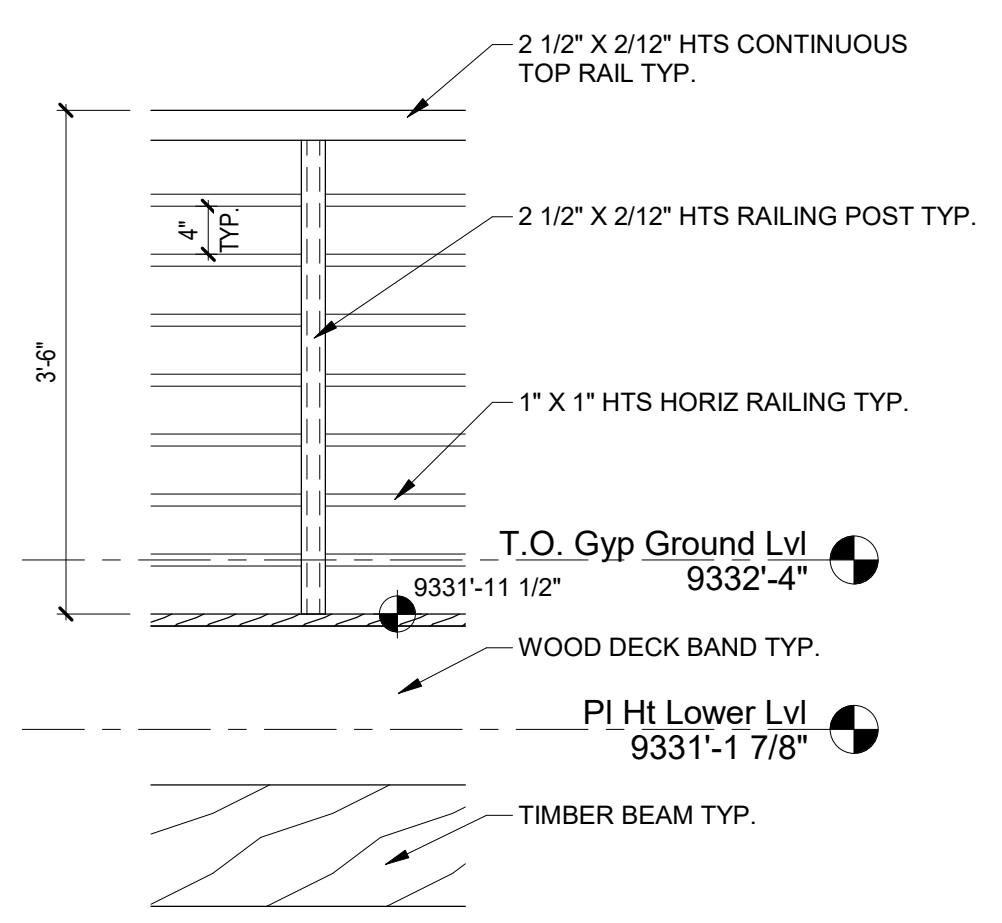
1 NORTH ELEVATION
1/4" = 1'-0"



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



3 EXTERIOR RAILING
3/4" = 1'-0"

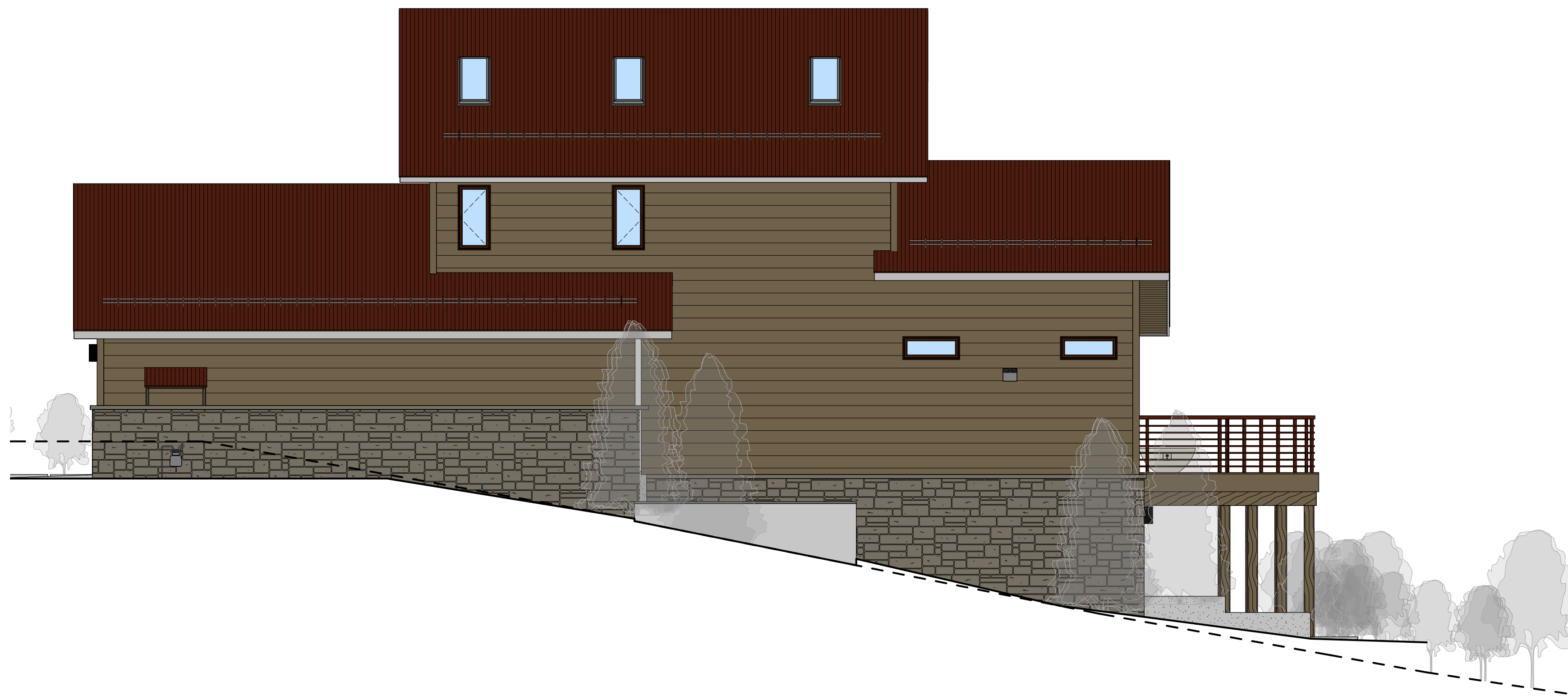




1 NORTH ELEVATION
 3/16" = 1'-0"



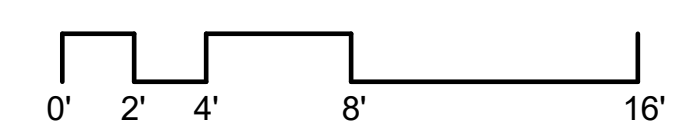
2 EAST ELEVATION
 3/16" = 1'-0"



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



4 WEST ELEVATION
 3/16" = 1'-0"



WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
 TBD EAGLE DRIVE, UNIT 2
 TELLURIDE, CO 81435

PRESENTATION
 ELEVATIONS

SHEET NUMBER

A4.3

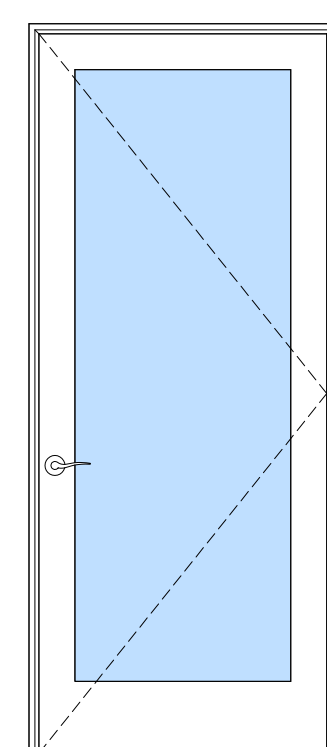
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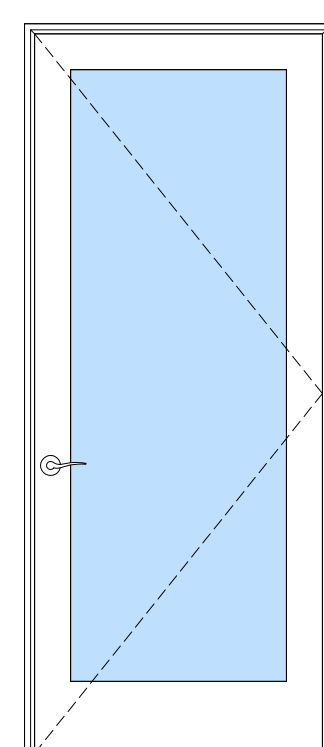
DOOR NOTES:

1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. DOOR & WINDOW MANUFACTURER: WINDSOR
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

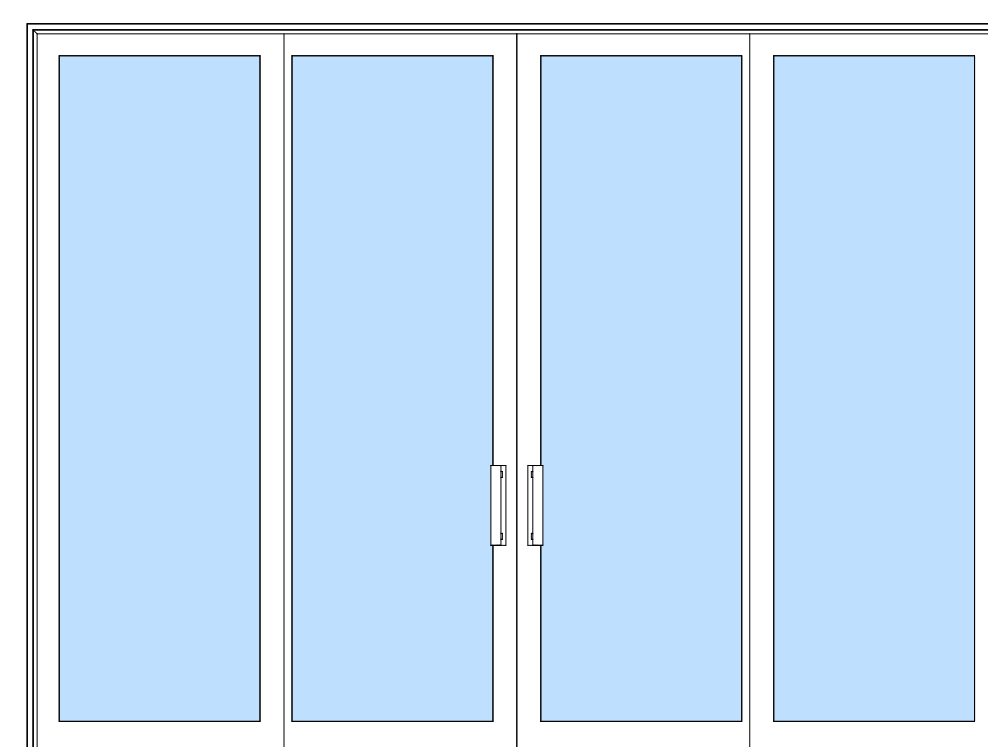
DOOR SCHEDULE								
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS
001	REC / TV ROOM	C	10'-0"	7'-6"	SLIDING PATIO	WINDSOR PINNACLE CLAD WOOD; BRONZE	EXTERIOR	
101	ENTRY	A	3'-0"	7'-6"	SWING	CUSTOM T.B.D.	EXTERIOR	
103A	DINING	D	5'-0"	7'-6"	SLIDING PATIO	WINDSOR PINNACLE CLAD WOOD; BRONZE	EXTERIOR	
108B	GARAGE	E	9'-0"	8'-0"	OVERHEAD DOOR		EXTERIOR	WOOD DOOR W/ RUSTED CORRUGATED PANELS
108C	GARAGE	E	9'-0"	8'-0"	OVERHEAD DOOR		EXTERIOR	WOOD DOOR W/ RUSTED CORRUGATED PANELS
201	OFFICE/STUDY	D	5'-0"	7'-6"	SLIDING PATIO	WINDSOR PINNACLE CLAD WOOD; BRONZE	EXTERIOR	
203B	MASTER BEDROOM	B	2'-8"	7'-6"	SWING		EXTERIOR	
003	WINE	F	2'-6"	7'-6"	SWING		INTERIOR	
005	BEDROOM 1	F	2'-6"	7'-6"	SWING		INTERIOR	
006A	BATH 1	G	2'-4"	7'-6"	POCKET		INTERIOR	
006B	BATH 1	G	2'-4"	7'-6"	POCKET		INTERIOR	
007	CLOSET 1	H	4'-0"	7'-6"	BI-PASS		INTERIOR	
008	BEDROOM 2	F	2'-6"	7'-6"	SWING		INTERIOR	
009	BATH 2	F	2'-4"	7'-6"	SWING		INTERIOR	
105	KITCHEN		2'-0"	7'-6"	POCKET		INTERIOR	
106	MUD ROOM	I	4'-0"	7'-6"	BARN DOOR		INTERIOR	
107	POWDER	G	2'-4"	7'-6"	POCKET		INTERIOR	
108A	GARAGE	F	3'-0"	7'-6"	SWING		INTERIOR	1 HR FIRE RATED
109	MECH / STO	F	3'-0"	7'-6"	SWING		INTERIOR	1 HR FIRE RATED
202	CLOSET	F	2'-0"	7'-6"	SWING		INTERIOR	
203A	MASTER BEDROOM	F	2'-8"	7'-6"	SWING		INTERIOR	
204	MASTER CLOSET	G	2'-8"	7'-6"	POCKET		INTERIOR	
205	MASTER BATH	F	2'-6"	7'-6"	SWING		INTERIOR	
206	WC	G	2'-4"	7'-6"	POCKET		INTERIOR	



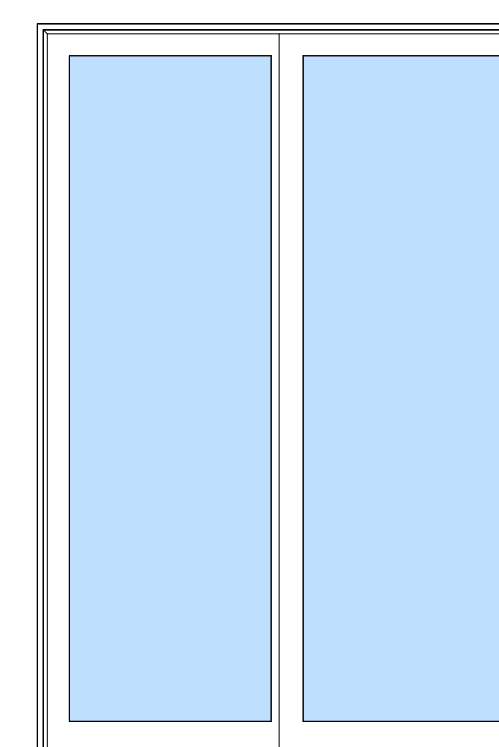
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CUSTOM T.B.D.



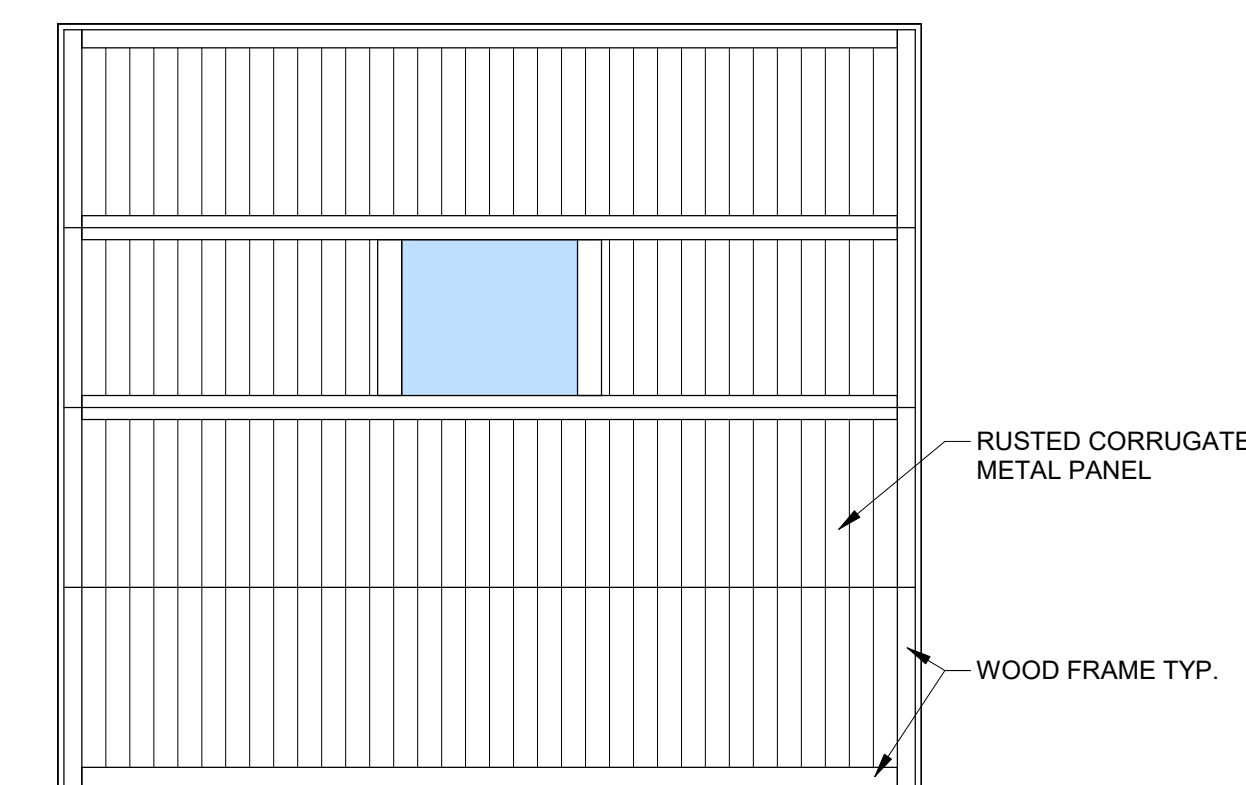
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TYPE C

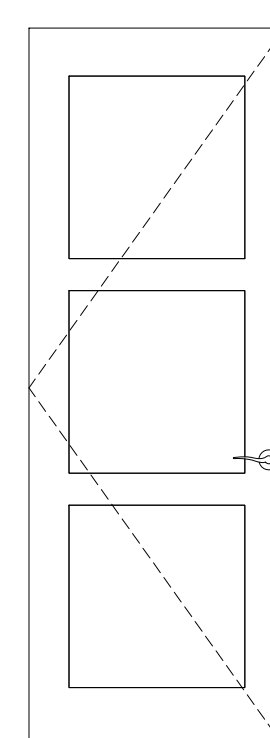


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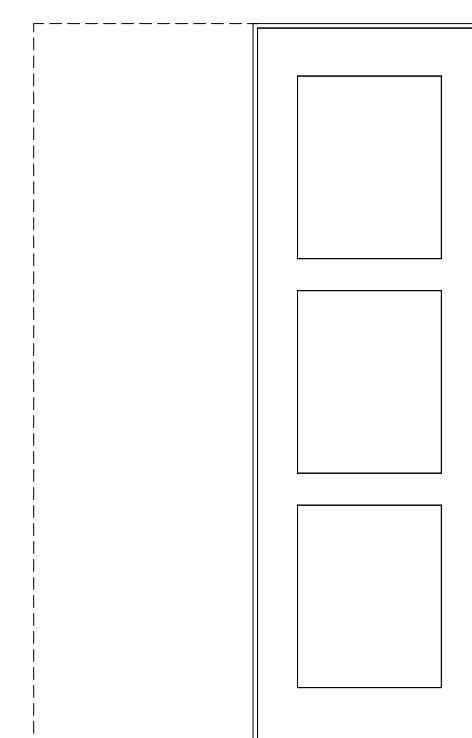


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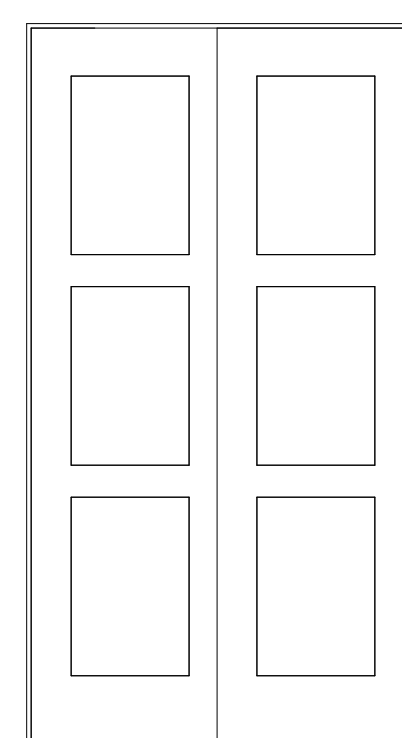
EXTERIOR DOOR TYPES
1/2" = 1'-0"



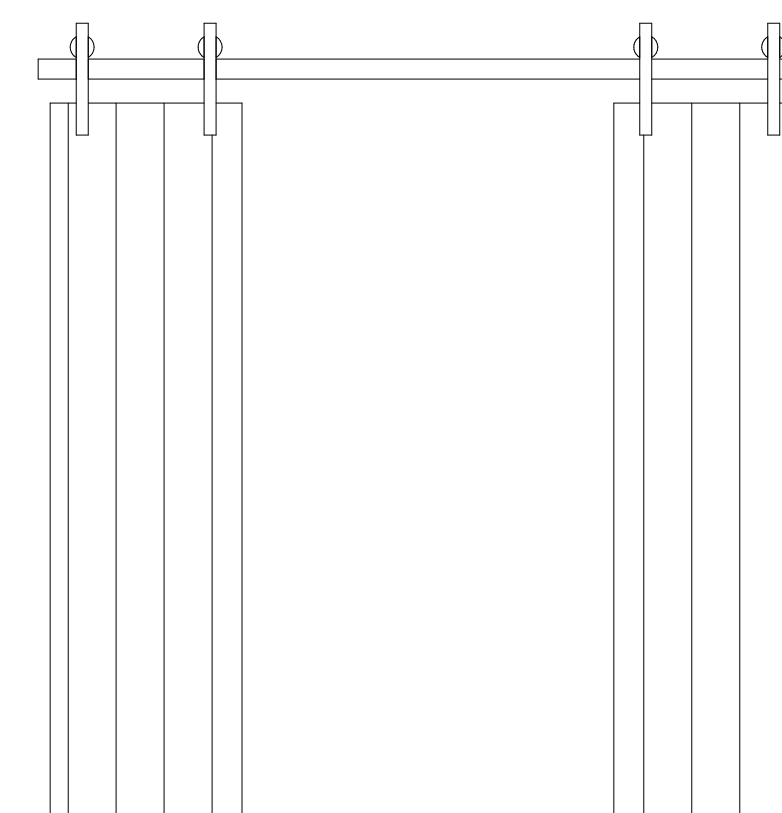
TYPE F



TYPE G



TYPE H



TYPE I

INTERIOR DOOR TYPES
1/2" = 1'-0"

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
TBD EAGLE DRIVE, UNIT 2
TELLURIDE, CO 81435

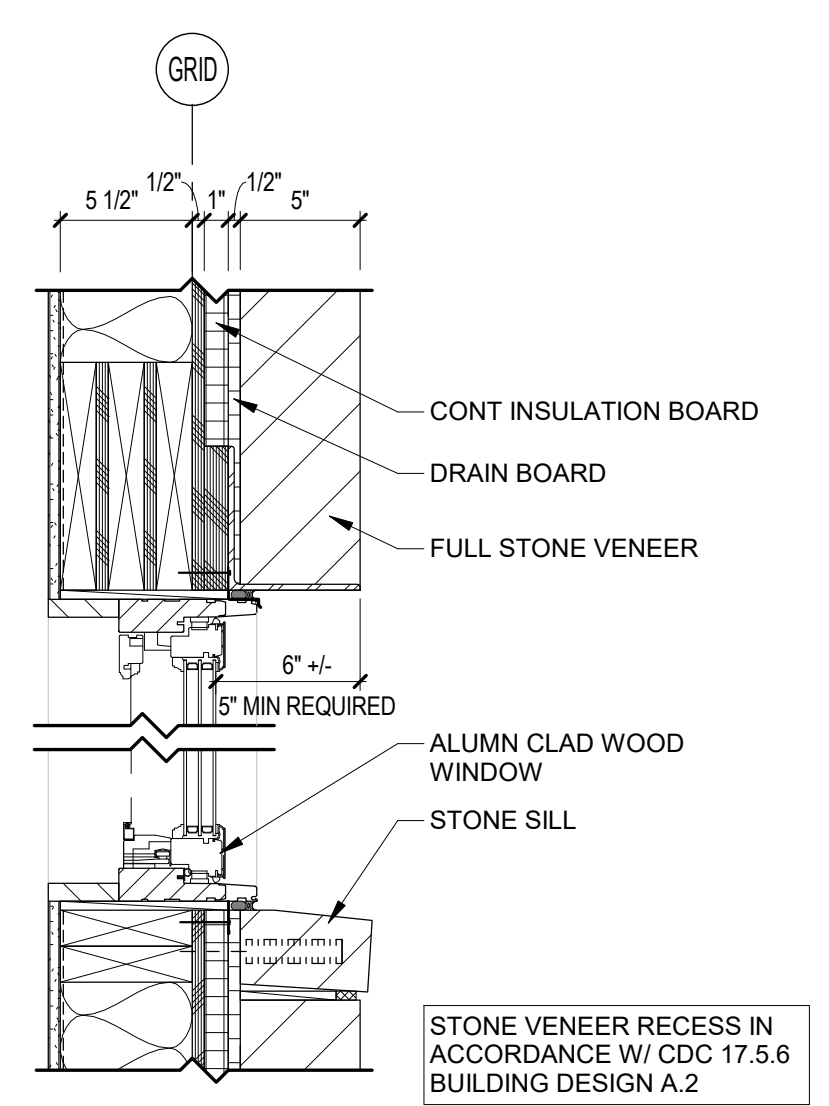
DOOR SCHEDULE

SHEET NUMBER

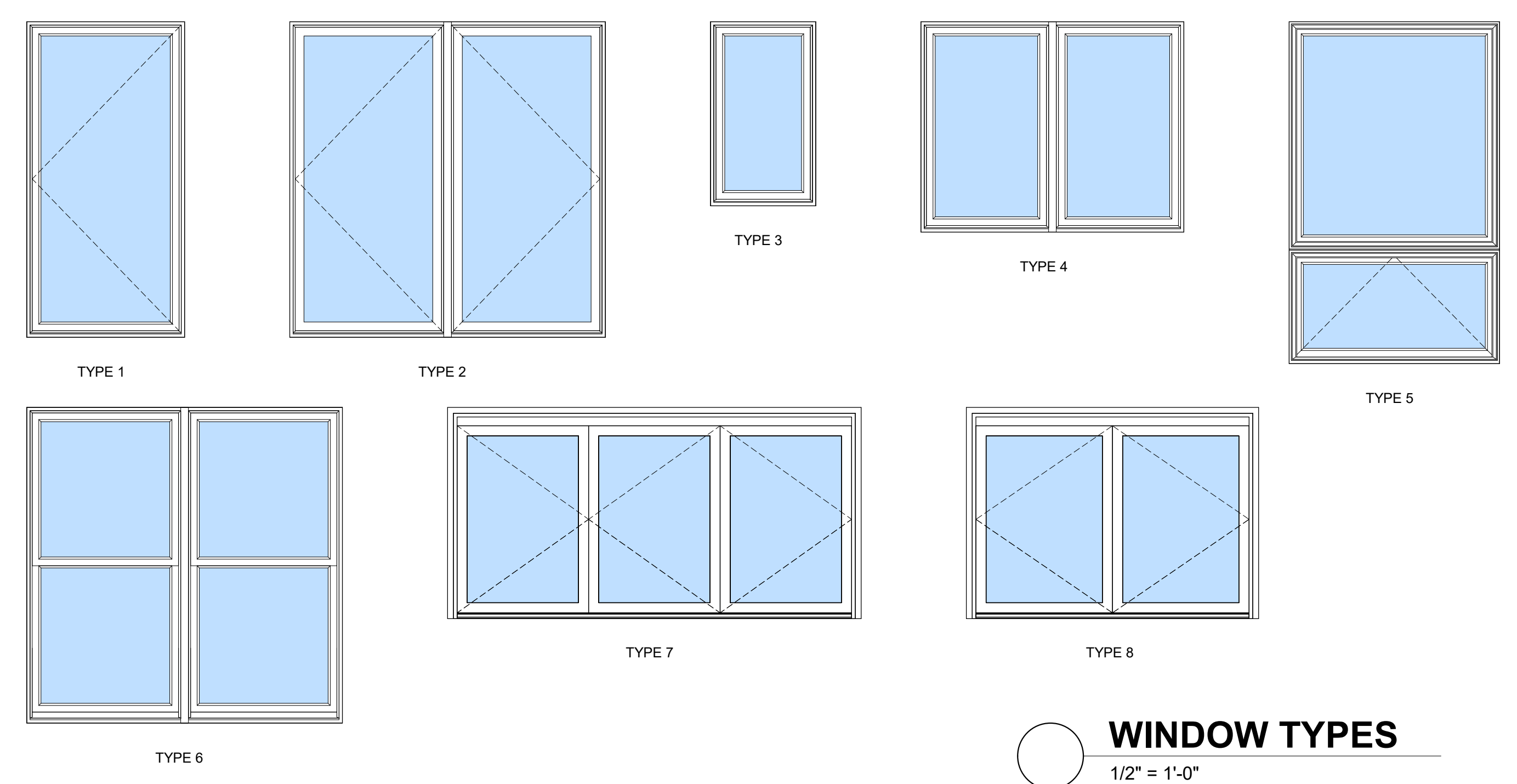
A8.1

WINDOW SCHEDULE								
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
		F	4'-0"	6'-0"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
		G	4'-0"	4'-0"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
		G	4'-0"	4'-0"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
001	REC / TV ROOM	A	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
001	REC / TV ROOM	E	5'-0"	4'-0"	2	CASEMENT (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
005	BEDROOM 1	A	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
008	BEDROOM 2	O	6'-0"	6'-0"	6	DOUBLE HUNG (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
010	STAIRS	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
010	STAIRS	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
010	STAIRS	J	2'-0"	3'-6"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
101	ENTRY	D	6'-0"	5'-0"	2	CASEMENT (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
103	DINING	P	7'-6"	3'-10"	7	BIFOLD 3 PANEL OUTSWING WINDOW	SIERRA PACIFIC WINDOWS; CLAD WOOD BRONZE	
103	DINING	Q	5'-2 5/16"	3'-10"	8	BIFOLD 2 PANEL OUTSWING WINDOW	SIERRA PACIFIC WINDOWS; CLAD WOOD BRONZE	
104	LIVING	H	3'-6"	1'-5"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	H	3'-6"	1'-5"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	N	4'-0"	6'-6"	5	PICTURE / AWNING (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	N	4'-0"	6'-6"	5	PICTURE / AWNING (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
104	LIVING	N	4'-0"	6'-6"	5	PICTURE / AWNING (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
110	ATTIC STORAGE	K	2'-0"	3'-0"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
201	OFFICE/STUDY	B	2'-0"	4'-0"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
201	OFFICE/STUDY	I	2'-8"	1'-5"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
201	OFFICE/STUDY	I	2'-8"	1'-5"	3	PICTURE (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	B	2'-0"	4'-0"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	B	2'-0"	4'-0"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	C	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	C	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
203	MASTER BEDROOM	L	5'-0"	4'-0"	4	PICTURE (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
204	MASTER CLOSET	C	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
205	MASTER BATH	C	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
205	MASTER BATH	M	5'-0"	3'-6"	4	PICTURE (2 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	
206	WC	C	2'-0"	2'-6"	1	CASEMENT (1 WIDE)	WINDSOR PINNACLE CLAD WOOD; BRONZE	

WINDOW SCHEDULE SKYLIGHTS									
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	MODEL	COMMENTS
203	MASTER BEDROOM	R	1'-9 1/2"	3'-10 1/4"			VELUX	FS	
203	MASTER BEDROOM	R	1'-9 1/2"	3'-10 1/4"			VELUX	FS	
205	MASTER BATH	R	1'-9 1/2"	3'-10 1/4"			VELUX	FS	



- WINDOW NOTES:**
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
 3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
 4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
 5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
 6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
 7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



WINDOW TYPES
1/2" = 1'-0"

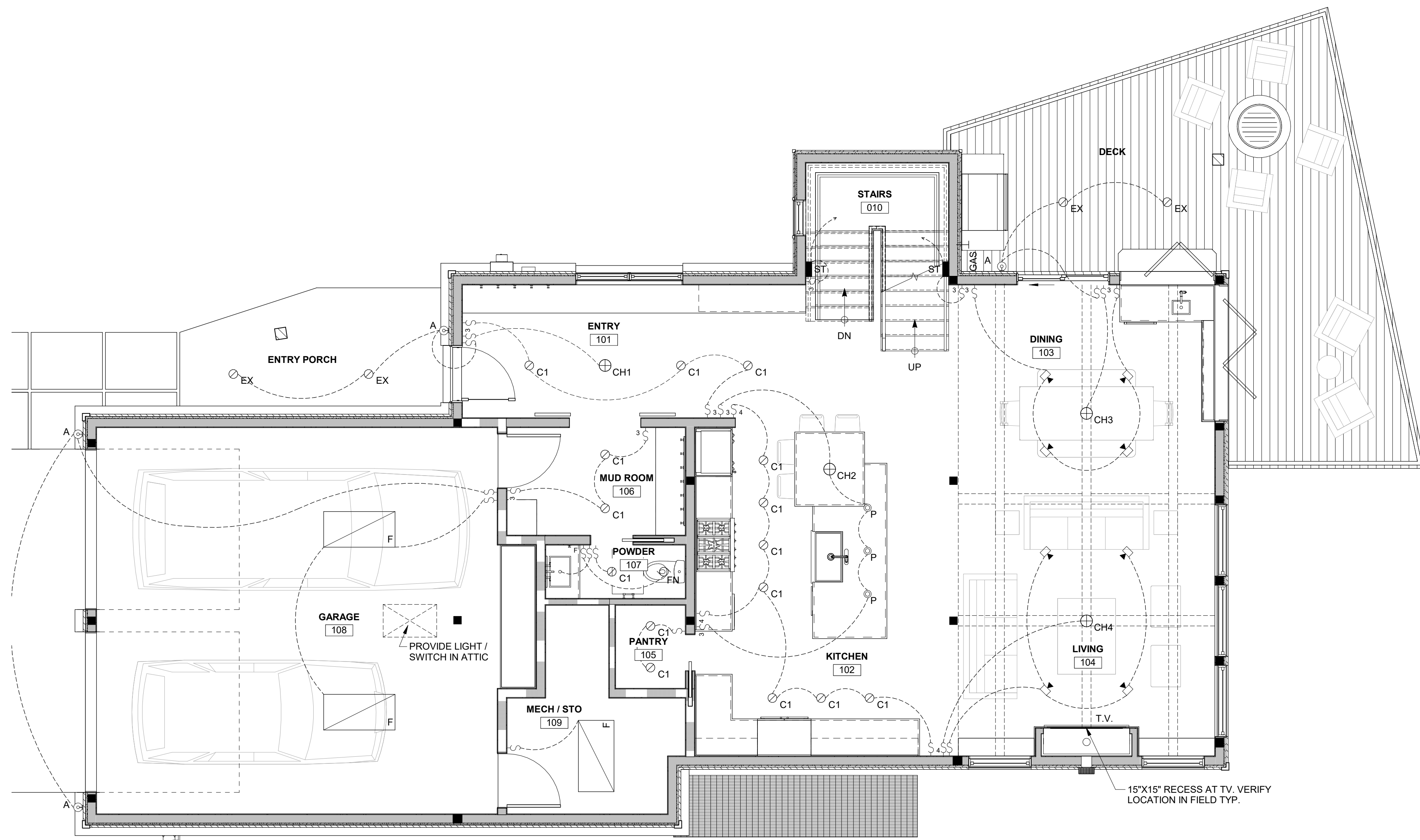
1 WINDOW DETAIL W/ STONE VENEER
1 1/2" = 1'-0"

LIGHTING LEGEND

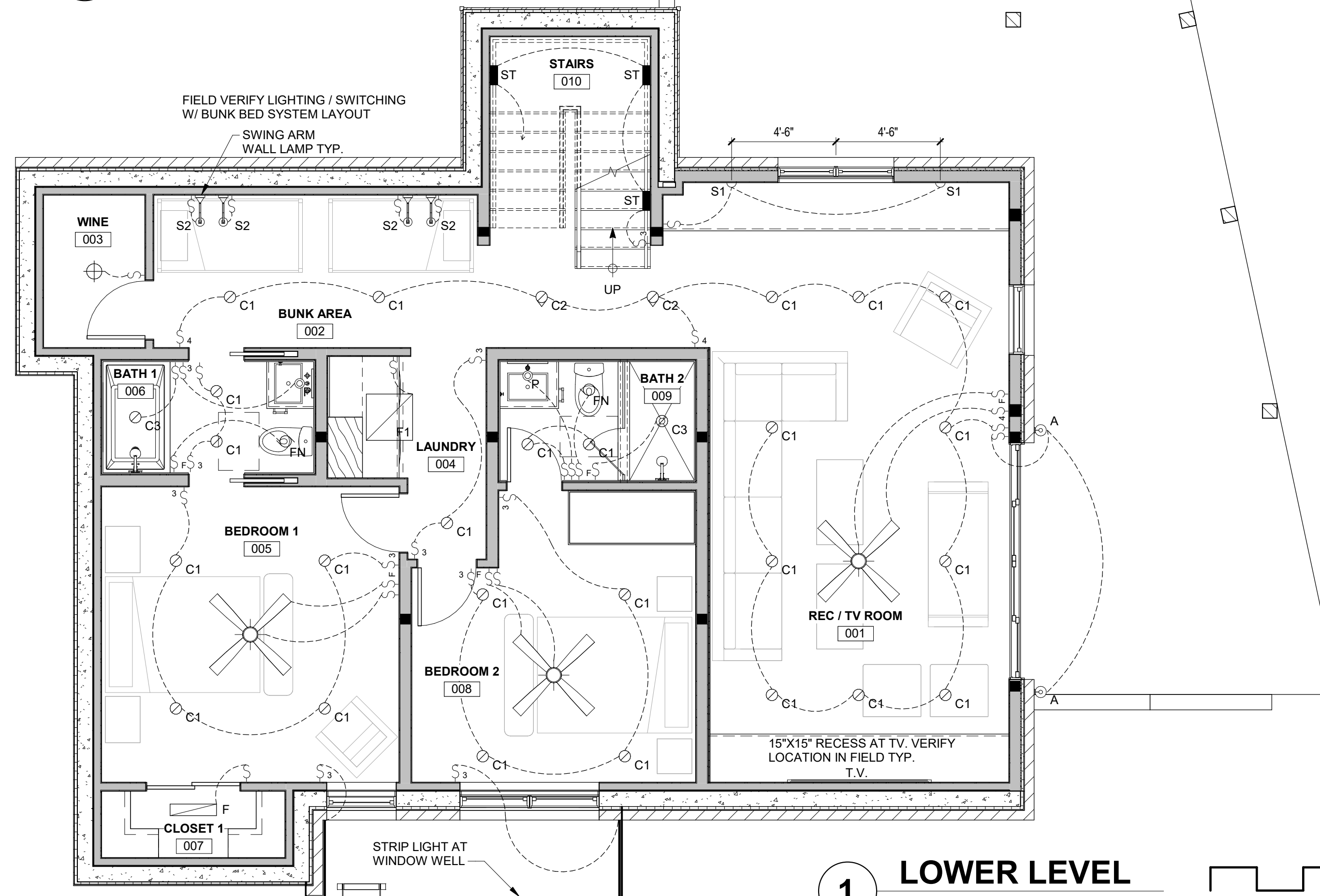
○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	--- PD	UNDER CABINET LED STRIP
✳	CEILING FAN W/ LIGHT	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	TL	TABLE LAMP RECEPTACLE
○ FN	EXHAUST FAN	FL	FLOOR LAMP RECEPTACLE
● FN	EXHAUST FAN WITH LIGHT	S	WALL MOUNTED SCONCE
□ F	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	2	TWO WAY SWITCH
⊕ CH	CHANDELIER	3	THREE WAY SWITCH
⌵	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		○ X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID

LIGHTING NOTES:

1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS: (2 EA) PER LANDING (1 EA) PER RUN
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
4. ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".



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



1 LOWER LEVEL
1/4" = 1'-0"

FIXTURE A:

EXTERIOR DARK SKY WALL LIGHT

THE GREAT OUTDOORS BY MINKA-LAVERY
PINEVIEW SLOPE SINGLE LIGHT (MODEL 72611-66G)

BLACK WITH GOLD

WIDTH	5"
HEIGHT	12.5"
EXTENSION	5.5"
WEIGHT	2.02 LBS.
VOLTAGE	120V
BULBS	1
MAX BULB WATTAGE	60
LIGHT TYPE	A-19, MED
SOCKET	E26, MED
CONSTRUCTION	ALUMINUM PROFILE WITH METAL SHADE
DARK SKY	COMPLIANT
WET LISTED	ETL LISTED DAMP
UPC	747396106342

EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH CDC 17.5.12 LIGHTING REGULATIONS.

PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.

MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.

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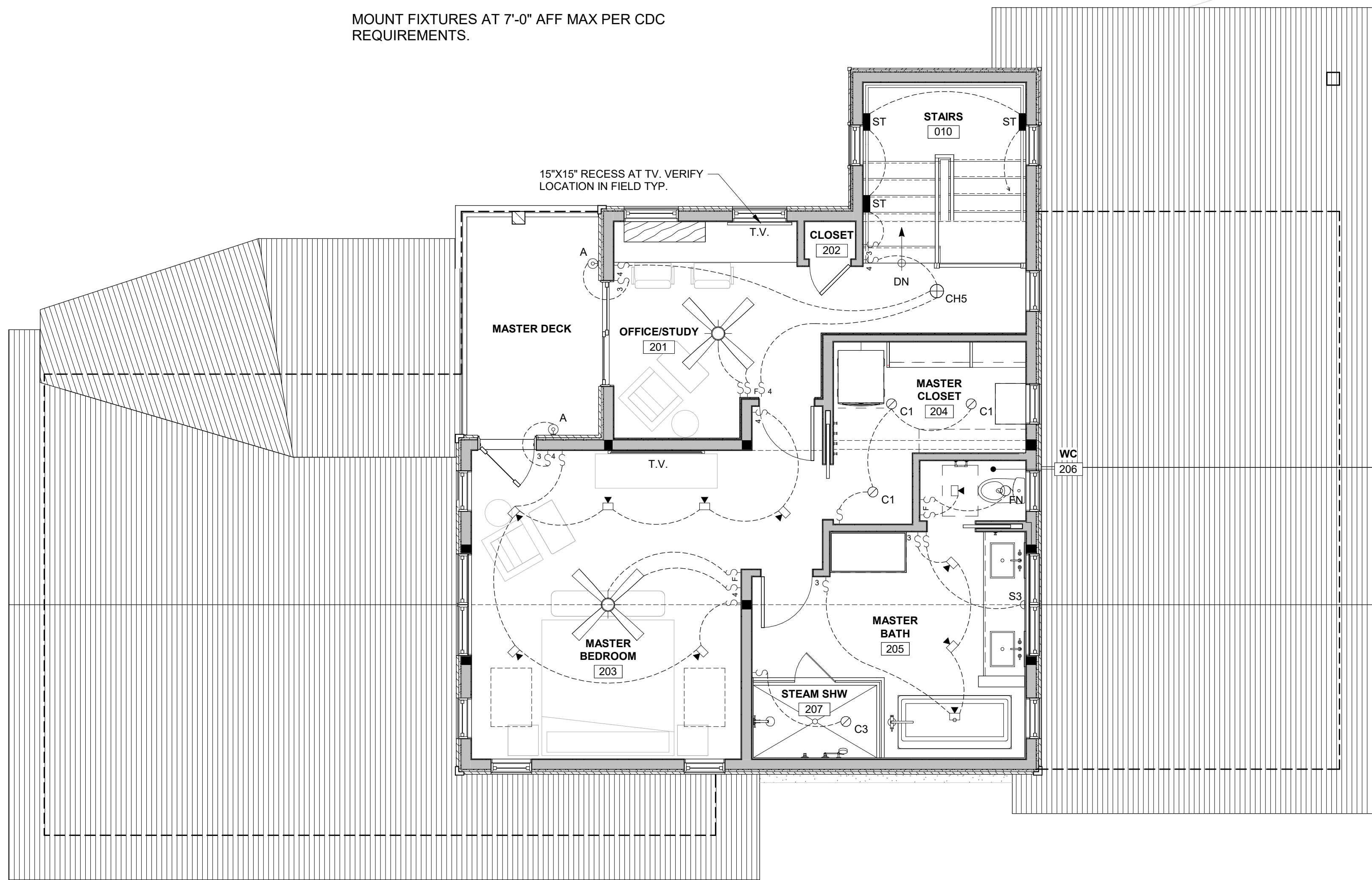
MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.

LIGHTING LEGEND

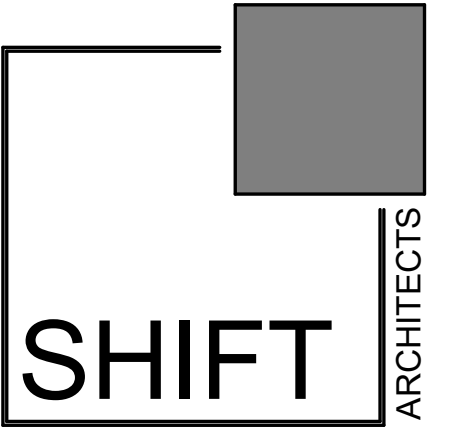
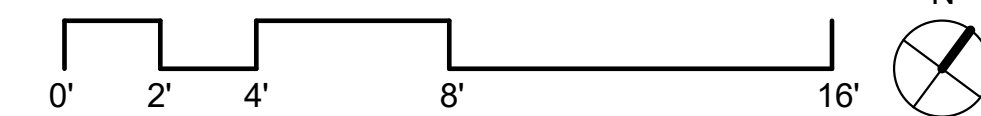
○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	--- PD	UNDER CABINET LED STRIP
✳	CEILING FAN W/ LIGHT	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	TL	TABLE LAMP RECEPTACLE
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● FN	EXHAUST FAN WITH LIGHT	S	WALL MOUNTED SCONCE
▭ F	CEILING MOUNT FLUORESCENT LIGHT	ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	2	TWO WAY SWITCH
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⌞	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		⌞ X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID

LIGHTING NOTES:

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



P.O. Box 3206
 100 W. Colorado Suite 211
 Telluride, Colorado 81435
 p 970-728-8145
 kristine@shift-architects.com
 www.shift-architects.com

PROJECT ISSUE DATE:
 04.17.20 DRB SUBMITTAL R2

REVISIONS
 NO. DATE DESC.

WYKSTRA - DURAN RESIDENCE

UNIT 2, THE KNOLL ESTATES, LOT 1 TELLURIDE MOUNTAIN VILLAGE FILING 13 ACC TO PLAT BK 1 PG 1023 AND 24
 TBD EAGLE DRIVE, UNIT 2
 TELLURIDE, CO 81435

LIGHTING PLAN

SHEET NUMBER

LTG1.2

4/17/2020 12:10:09 PM

NOT FOR CONSTRUCTION

© shift architects

John A. Miller

From: Finn KJome
Sent: Monday, April 13, 2020 12:58 PM
To: John A. Miller
Subject: RE: New Single Family Home @ Knoll Estates Unit 2

Hi John,

This looks pretty good. The only thing I can't figure out is, they call out a 4 foot v-pan and a 12" culvert at the driveway/road. Do they need both? If they are using a culvert our regs say it must be 18". Looks like a good project.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Tuesday, April 7, 2020 4:04 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: New Single Family Home @ Knoll Estates Unit 2

Afternoon Everyone,

Not sure how all our partner organizations are working through the COVID-19 quarantine requirements, but I wanted to provide a chance to comment on a proposed new home to be located in Knoll Estates, Unit 2. This project does not currently have an assigned address.

Attached are the plans. Please let me know of any comments or concerns when you get a chance to review.

Thanks and stay well,
J

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



For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit townofmountainvillage.com/coronavirus/



AGENDA ITEM 5
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 4, 2020

DATE: May 20, 2020

RE: Consideration of a Class 3 Design Review Process Application for a Design Variation to Section 17.5.13.C.1, Sign Regulations, to allow an internally illuminated sign on Lot 1003R-2A, 455 Mountain Village Boulevard

APPLICATION OVERVIEW: New Single-Family Home on Lot AR2

PROJECT GEOGRAPHY

Legal Description: Lot 1003R-2A, Unit A, Mountain Village Condominiums According to Plat Book 1 Pages 3796-3798.

Address: 455 Mountain Village Boulevard
Applicant/Agent: Town of Mountain Village Owners Association (TMVOA)
Owner: TMVOA
Zoning: Civic
Existing Use: Grocery
Lot Size: 0.29 AC

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit B: Application Materials



Figure 1: Vicinity Map

Case Summary: Garrett Brafford of TMVOA, Applicant for Lot 1003R-2A, is requesting Design Review Board (DRB) consideration of a design variation to the Community Development Code (CDC), Sign Regulations – to allow for the use of an internally illuminated sign. The CDC provides that no sign shall be illuminated through the use of internal illumination, rear illumination, or fluorescent illumination, except when used for indirect illumination and in such a manner as to not be directly exposed to public view. The CDC also grants the DRB the ability to grant design variations to particular sections of the code when the design variation results in a better architectural product than what would otherwise occur within the general standards of the CDC.

In order to obtain a design variation, a series of criteria must be affirmed that are included and discussed below under the Applicable CDC Requirement Analysis.

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

17.4.11 DESIGN REVIEW PROCESS

(***)

E. General Standards

5. Design Variation Process

- a. The DRB may grant design variations to the following Design Regulations sections:
 - i. Building siting design;
 - ii. Grading and drainage design;
 - iii. Building design;
 - iv. Landscaping regulations;
 - v. Trash, recycling and storage areas;
 - vi. Lighting regulations;
 - vii. Sign regulations; and
 - viii. Commercial, ground level, and plaza area regulations.

Staff Note: The DRB has the authority to grant design variations to the Sign Regulations per the above section. Although not called out specifically in the request, the proposed sign also will require the DRB to grant a design variation to the Lighting Regulations due to the total Lumen output as detailed in the application.

- b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.

Staff Note: This application was elevated by staff from a Class 1 sign permit to the DRB upon a determination that the proposed design did not meet the standards outlined in the Sign Regulations for internal illumination. Criterion Met.

- c. A design variation request shall outline the specific variations requested and include the section number.

Staff Note: The applicant has discussed the design variation request and has outlined the specific variations requested. Staff believes the design variation section number for total lumen levels was an oversight, but the lumens are specifically discussed within the applicant's narrative, and granting the design variation for both items is within the DRB's. Criterion Met.

- d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.

Staff Note: The applicant has provided a narrative discussing the criteria below which has been provided to the DRB for their review. Criterion Met.

- e. The following criteria shall be met for the review authority to approve a design variation:
 - i. The design variation is compatible with the design context of the surrounding area;
 - ii. The design variation is consistent with the town design theme;
 - iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
 - iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
 - v. The design variation is consistent with purpose and intent of the Design Regulations;
 - vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; The proposed design variation meets all applicable Town regulations and standards: and
 - vii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site.

Staff Note: Generally speaking, the design variation does not appear to be incompatible with the design or context of the surrounding area. The Town Hall Subarea is unique in that it provides several essential services to the community which may require additional signage in excess of other typical businesses. There are some questions as to the visual compatibility of the powder-coated beige aluminum cabinet in contrast to the existing rust and stone façade elements, but overall it appears that the sign is tasteful in its size and scale to the overall building. Staff maintains concerns related to overall lumen output, but the applicant has addressed the lumen levels by stating that the indirect nature of the illumination limits the overall lighting impacts. Overall it appears that the proposed halo sign does work to progress commercial signage design in the Town Hall Subarea and generally respects the design context of the neighborhood. Criterion Met.

- f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

Staff Note: There has been no indication that the cost or inconvenience has been a factor in this request. Criterion Met.

- g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

Staff Note: Based on the information provided within the narrative and associated plans, it appears that the applicant has provided the necessary materials for the DRB to determine if the application complies with the design variation process. Criterion Met.

Staff Recommendation: If the DRB determines that the applicable CDC requirements listed and detailed above have been met, then Staff recommends the DRB approve the Design Variation requests for Sign Regulations and Lighting Regulations for Lot 1003R-A2, 455 Mountain Village Blvd. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

Proposed Motion:

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

I move to approve the Class 3 Design Review Process Application for a Design Variation to Section 17.5.12, Lighting Regulations, and 17.5.13, Sign Regulations, to allow an internally illuminated sign on Lot 1003R-2A, 455 Mountain Village Boulevard.

/jjm



DESIGN REVIEW PROCESS SIGNAGE APPLICATION

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

Revised 2.26.18

DESIGN REVIEW PROCESS APPLICATION

APPLICANT INFORMATION

Name: John Buxman		E-mail Address: cinemotion@comcast.net	
Mailing Address: 214 8th Street Suite 203		Phone: 801.945.1113	
City: Glenwood Springs	State: Colorado	Zip Code: 81601	
Mountain Village Business License Number:			

PROPERTY INFORMATION

Physical Address: 455 Mountain Village Blvd, Mountain Village CO		Acreage: .29 ac. 12,746 SF	
Zone District: Civic	Zoning Designations: 1003 R-2	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses: Grocery/Retail			
Proposed Land Uses: Grocery/Retail			

OWNER INFORMATION

Property Owner: Telluride Mountain Village Owners Association		E-mail Address:	
Mailing Address: 113 Lost Creek In, Suite A Mountain Village		Phone: 970.728.1904	
City: Telluride, Mountain Village	State: Colorado	Zip Code: 81435	

DESCRIPTION OF REQUEST

Sign application for existing retail space.



DESIGN REVIEW PROCESS SIGNAGE APPLICATION

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

Revised 2.26.18

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, TMVOA, Garrett Brafford, the owner of Lot 1003R, Unit A (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 members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

5/6/20
Signature of Owner Date

May 6, 20
Signature of Applicant/Agent Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:

Development Narrative

The Village Market Exterior Signage

5/26/20

Design Review Board and Staff,

The Village Market signage application is requesting a variance due to incorporated halo lighting for subtle illumination.

Specifically, we are asking for an exemption from section 17.5.13 C. 1 (shown below).

C. Lighting

1. No sign shall be illuminated through the use of internal illumination, rear illumination, fluorescent illumination, except when used for indirect illumination and in such a manner as to not be directly exposed to public view.

Due to the unique establishment type, the location and distance from the road, and the tasteful nature of the design incorporating subtle halo lighting, we feel the signage meets the intent of the sign regulations outlined in section 17.5.13. In addition, the 7,200 lumens will be indirect as to not have negative impact on the surrounding neighborhoods and is further lessened by the roof-like structure directly above the sign. Please find additional specifications in the Lighting Detail and Design Proof documents. Also, please find a letter of support from AECOM. AECOM identified that the regulations in the Mountain Village CDC are restrictive and make it difficult for establishments to significantly differentiate themselves.

In addition, the following items under f. i.-vi. are accomplished with the proposed design, especially interpreting current times by allowing increased visibility to an essential service located within the Town Hall Subarea.

f. The applicant must meet the following criteria for the review authority to approve a design variation:

- i. The design variation may contrast with the design context of the surrounding area;
- ii. The design variation is contextually compatible with the town design theme although creativity is encouraged;
- iii. The design variation is consistent with purpose and intent of the Design Regulations;
- iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;
- v. The design variation meets all applicable Town regulations and standards;
- and vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future.

Garrett Brafford

May 26, 2020

Anton Benitez
TMVOA
113 Lost Creek Lane, Suite A
Mountain Village, CO 81435
(970) 728-1904
<https://tmvoa.org/>

Mountain Village Signage Aesthetic Recommendation

Dear Anton.

It is our pleasure to continue to support your community in our collective efforts to improve and enhance the experience of Mountain Village for residents and visitors alike. Your efforts to transform the Town Hall building mark an exciting step forward to enhancing vibrancy and providing an elegant and updated aesthetic to this important arrival point in Mountain Village.

Understanding program, aesthetic, and vibrancy enhancement opportunities continues to be a focus of our efforts, in the Village Core but especially in the Town Hall Center Subarea. As we've developed strategies around vibrancy, we continue to discuss how signage can attract pedestrian traffic, activate retail, while also improving the overall experience of Mountain Village.

It is our recommendation that reviewers take an open and flexible mindset to new aesthetic recommendations for signage, especially those that can elevate the aesthetics and experience of Mountain Village. Improved signage should strive to match the improved architectural character and quality within the subarea while staying appropriately sensitive to the experience of the pedestrian spaces within the immediate area of these improvements.

Our entire team is passionate about the positive change you are making and realizing in Mountain Village. Thank you for your trust in AECOM to continue to work with you through these transformative efforts.

Yours sincerely,



Nathan O. Pepple
Project Manager
AECOM
T: 303.357.4128
M: 415.533.0521
E: Nathan.Pepple@aecom.com

SIMULATED NIGHT VIEW

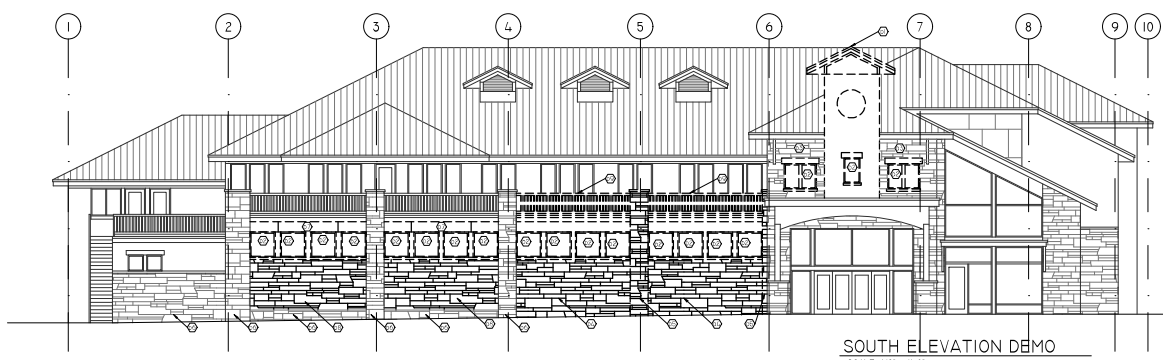


- 4" Deep, aluminum cabinet with beige powder coat finish
- Routed aluminum face with 3/4" thick, white acrylic "push thru" letters and logo
- Acrylic logo face overlaid with printed/laminated translucent vinyl
- Acrylic letter faces painted opaque russet brown and tomato red
- Letters "edge glow" with internal with white LED's
- Logo back lights plus has "edge glow" with internal white LED's
- Sign has 7,200 lumens of total indirect light output

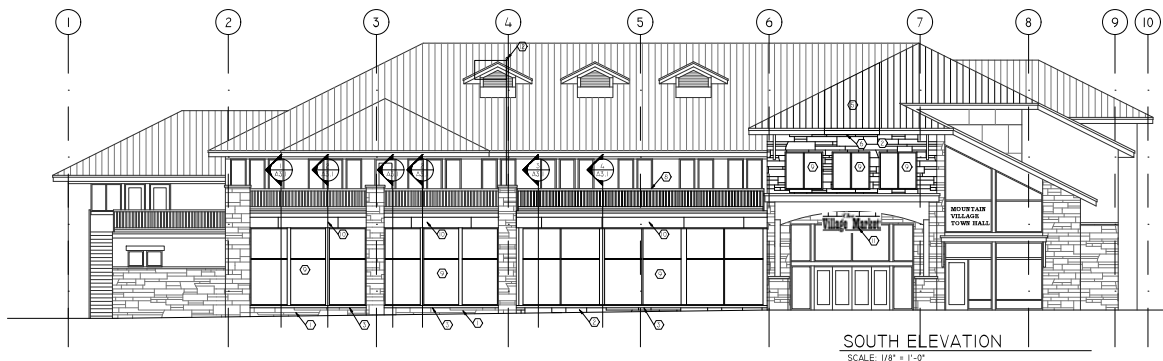
PROFILE



- DEMO KEYED NOTES**
- ① REMOVE EXISTING CLOCK TOWER IN ITS ENTIRETY
 - ② REMOVE EXISTING WINDOW AND GLAZING
 - ③ MODIFY AND/OR REMOVE EXISTING STONE VENEER, SUBSTRATE AND FRAMING AS REQUIRED TO ACCOMMODATE NEW WINDOW SYSTEMS.
 - ④ REMOVE EXISTING EXTERIOR WALL INCLUDING FOOTINGS AND FOUNDATIONS, SHORE AS REQUIRED.
 - ⑤ REMOVE EXISTING STONE PIER, SHORE AS REQUIRED.
 - ⑥ EXISTING STONE VENEER, SUBSTRATE AND FRAMING TO REMAIN.
 - ⑦ REMOVE EXISTING STEEL PANELING TO ACCOMMODATE NEW STRUCTURAL SUPPORTS.
 - ⑧ REMOVE EXISTING STONE VENEER, SUBSTRATE AND FRAMING TO ACCOMMODATE NEW WINDOW SYSTEM AND STRUCTURAL SUPPORT COLUMNS.
 - ⑨ REMOVE EXISTING METAL PANELING, WOOD BLOCKING AND METAL FALING.



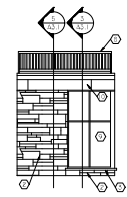
SOUTH ELEVATION DEMO
SCALE: 1/8" = 1'-0"



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

MATERIAL SCHEDULE	
MARK	FINISH/COLOR
①	EXISTING STONE VENEER. REMOVE AND MODIFY AS REQUIRED TO ACCOMMODATE NEW WINDOW SYSTEM
②	NEW STONE VENEER TO MATCH EXISTING.
③	NEW STONE SILL TO MATCH EXISTING.
④	PREFINISHED METAL PANELING OVER EXTERIOR FLYWOOD SHEATHING, BECKER MARKER AND 4" WOOD STUD FRAMING (EXISTING FRAMING AND SPEAKING TO REMAIN WHERE OCCURS).
⑤	PREFINISHED STAINLESS STEEL METAL ROOFING WITH SNOW BARS TO MATCH EXISTING. INSTALL OVER NEW EXTERIOR FLYWOOD SHEATHING, SILD INSULATING FELT AND WOOD FRAMING TO MATCH EXISTING.
⑥	PREFINISHED METAL GUTTER TO MATCH EXISTING. EXTEND EXISTING HEAT TRACE.
-	-
⑦	RUSTED STEEL PANELING TO MATCH EXISTING.
⑧	GLASS AND ALUMINUM STOREFRONT, RD. WINDOW AND DOOR SCHEDULE
⑨	RUSTED METAL PANELING TO MATCH EXISTING.
⑩	SONIAZE PROVIDED AND INSTALLED BY OWNER. G.C. TO PROVIDE ELECTRICAL CONNECTIONS, RE-ELECTRICAL. G.C. TO PROVIDE ANCHORAGE FOR SONIAZE. G.C. TO PROVIDE CONE DRILLED HOLES THROUGH MASONRY FOR CONDUIT FROM J BOXES MOUNTED AT THE INTERIOR OF THE BUILDING. COORDINATE NUMBER AND LOCATION WITH SONIAZE SUPPLIER.
⑩	2" FLAPPOLE, RD. STRUCTURAL, ELECTRICAL AND SPECS

EXTERIOR ELEVATION NOTES:
1. ALL COLOR SELECTIONS ARE PRELIMINARY. G.C. TO VERIFY FINAL COLOR SELECTIONS WITH ARCHITECT AND OWNER PRIOR TO ORDERING.



WEST SEATING AREA ELEVATION
SCALE: 1/8" = 1'-0"

GROCERY STORE
INTERIOR REMODEL
AND ADDITION
455 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO

MARK	DATE	DESCRIPTION

DATE: OCTOBER 4, 2019
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO: 1915.01
CAD DWG FILE NO:
DRAWN BY: K.V.
DESIGNED BY: K.V.
DWG TYPE:
ARCHITECTURAL PHASE: PHASE 2 BID SET
SHEET TITLE

EXTERIOR
ELEVATIONS

A2.1

The Village Market

5-20-2020

RE: Cabinet sign with internal illumination

Here are some details and descriptions regarding the proposed sign for the Village Market.

1. Aluminum cabinet with powder coat finish
 - a. Aluminum does not rust
 - b. The powder coated finish will stay durable for years even in the harsh weather conditions of Colorado
2. Acrylic push-through letters
 - a. White acrylic letters extend $\frac{3}{4}$ " through the opaque aluminum face
 - i. Letter faces have .040" thick, brown aluminum overlay to blockout the light and prevent light from being directly visible
 - ii. Letter sides glow white from the internal LED illumination but do not project light
 - iii. Unlike standard halo lit channel letters, the light does not cast upon the background but glows from the edge of the acrylic letter sides only
 - iv. The finished product will have the feel of a reverse channel letter with a halo glow but will be more subtly illuminated

Here are some examples for your review:





Agenda Item No. 6-8
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Meeting; June 4, 2020
DATE: May 28, 2020
RE: Motion to Continue Agenda Items 6-8

BACKGROUND: Staff is requesting the continuation of Agenda Items 6, 7, and 8 to the July 2, 2020, Design Review Board (DRB) meeting. The memo is being provided not to open the public hearing for the agenda items but solely for the purpose of the DRB providing a motion to continue to the July meeting date. DRB could otherwise table the items, which would require the applicants to re-notice the project at a time in the future.

AGENDA ITEMS FOR CONTINUATION:

Agenda Item 6: Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 648AR, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments.

Agenda Item 7: Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.

Agenda Item 8: A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units.

RECOMMENDED MOTION: I move to continue, DRB Agenda Items 6, 7, and 8 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled July 2, 2020.

/JJM