

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

THURSDAY OCTOBER 1, 2020 10:00 AM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://us02web.zoom.us/j/85616106288?pwd=K1haeWRrUHJQZzV3L3FsS3dEZEJOZz09> (see login details below)

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	2	Ward	Action	Reading and Approval of Summary of Motions of the of the September 3, 2020 Design Review Board Meeting.
3.	10:02	3	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 item was continued from 3.26.2020, 5.7.2020, 6.4.2020, 7.2.2020, 8.6.2020, and 9.3.2020.
4.	10:05	30	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new single-family residence on Lot 630, Double Eagle Drive, pursuant to CDC Section 17.4.11.
5.	10:35	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a Class 3 Residential Addition, Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11. A motion to continue will be considered before the public hearing is opened.
6.	11:20	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single-family residence on Lot 716, 167 Adams Ranch Road, pursuant to CDC Section 17.4.11.
7.	12:05	45	Miller Applicant	Quasi-Judicial	Review and Recommendation to Town Council regarding a Conditional Use Permit to allow for a Health and Wellness Program to occur within a Single Family Home located at Lot 114, 160 Country Club Drive, pursuant to Section 17.4.14
8.	12:50		Chair		Adjourn

**Topic: October 1, 2020 Regular DRB Meeting
Time: October 1, 2020 10:00 AM Mountain Time (US and Canada)**

**Join Zoom Meeting
<https://us02web.zoom.us/j/85616106288?pwd=K1haeWRrUHJQZzV3L3FsS3dEZEJOZz09>**

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 October 1, 2020**

Meeting ID: 856 1610 6288

Passcode: 239091

One tap mobile

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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 agenda hearing.

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**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY SEPTEMBER 2, 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 10:05 AM on SEPTEMBER 3, 2020, held remotely via ZOOM:

<https://us02web.zoom.us/j/87510921376?pwd=bFNIMjcxODhBODZXMtZHVWZBODNaQT09>

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
Greer Garner
Cath Jett
Adam Miller
Ellen Kramer (1nd alternate)
David Eckman
Liz Caton

The following Board members were absent:

Scott Bennett (2nd alternate)

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Amy Ward, Planner

Public in attendance:

9704715559 John Howe

APPROVAL OF MINUTES

On a **MOTION** by Jett, **SECONDED** by Garner, the DRB unanimously approved the minutes dated August 6, 2020

AGENDA ITEMS FOR CONTINUATION

Staff requested the continuation of Agenda Item #3 to the October 1, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public Hearing was not opened.

Item 3. 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 Garner and **SECONDED** by Kramer, the DRB voted unanimously to continue DRB Agenda Item #3 to the October 1, 2020 Regular DRB meeting

Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family residence on Lot 630, Double Eagle Drive, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Narcis Tudor, architect, presented as the applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Kramer, the DRB voted unanimously to the Initial Architectural and Site Review for a new single-family home located at Lot 630, based on the evidence provided within the Staff Report of record dated August 21, 2020, and with the following specific approval of:

- 1) Earthen Roof;

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the proposed address monument so that the Numbering is a minimum of 54" above adjacent grade.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional variation in the proposed tree species.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 4) 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.
- 5) 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.
- 6) 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 general easement encroachments approved.
- 7) 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.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) 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
- 10) Prior to submittal for a Final Architectural Review, the applicant shall provide a landscape plan indicating proposed species to be planted on the sod roof
- 11) Prior to submittal for a Final Architectural Review, the applicant shall include all specific exterior lighting fixtures on all elevations

Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a Class 3 Residential Addition, Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff
Chris Hawkins presented as the applicant with Tommy Hein and Devon Reed,
Patrick & Carly Latcham – owners also presented.

Public comment: none

On a **MOTION** by Jett and **SECONDED** by Gardner, the DRB voted against (3-4, Brooks, Miller, Craig and Caton dissent) Continuing Item 5 to the October 1 meeting.

On a **MOTION** by Miller and **SECONDED** by Caton, the DRB voted to approve (5-2, Jett and Craig dissent) the Initial Architectural and Site Review for a Class 3 Residential Addition located at Lot 424, 121 Touchdown Drive, based on the evidence provided within the Staff Memo of record dated August 24, 2020, with the following Specific Approvals:

- 1) Earthen Roof;

And, with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Civil plans to demonstrate CDC requirements as documented in this memo.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall revise the proposed fire mitigation plan to demonstrate compliance on all of Lot 424.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional details on the earthen roof and turf areas.
- 4) 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. This plan shall incorporate the entirety of Lot 424 and is required to address non-compliant existing fixtures.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise plans to demonstrate that the fireplaces are natural gas burning.
- 6) 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.
- 7) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate areas of snowmelt – if applicable.
- 8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE.
- 10) 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:
 - f. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - g. Wood that is stained in the approved color(s);
 - h. Any approved metal exterior material;
 - i. Roofing material(s); and
 - j. Any other approved exterior materials
- 12) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional details regarding the proposed materials for the underside of the cantilevered portion of the addition.
- 13) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional view

impact studies showing the perspective of the home from a street view.

14) Prior to the submittal for a Final Architectural Review, the applicant shall include all exterior lighting specifications for the entire building, as well as a photometric study of the proposed new addition.

At 11:34 am, Chairman Brown left the meeting. David Craige assumed the role of Chairperson.

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.

John Miller presented on behalf of staff

Sherri Reeder, Jeff Proteau and Blake Builder with Telski presented as the applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Jett, the DRB voted unanimously to approve, an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lot 648AR and transfer 4 employee apartment density units (12-person equivalent density) to the subject lot based on the evidence provided within the Staff Report of record dated August 21, 2020, and with the following conditions:

1. The owner of record of density shall be responsible for all dues, fees, and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.
2. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.
3. Associated deed restriction legal documents will be required to be executed prior to issuance of a certificate of occupancy for the newly created deed-restricted units.

Item 7. 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.

John Miller presented as behalf of staff

Robert Stenhammer, John Howe representing the HOA presented as the applicant.

Public comment: none

On a **MOTION** by Miller and **SECONDED** by Garner, the DRB voted (4-2, Jett and Eckman dissenting) to approve the rezone and density transfer application for Lot 37, Columbia Place, Units 5, 6, 7, 8, 9, 10, 11, and 12 to rezone from a hotel efficiency lodge zoning designation to lodge zoning designation;

In addition, to approve a resolution to allow a variance to the CDC parking requirement standards granting deviations to the required 0.5 parking spaces for Units 6, 7, 9, 10, 11, 12.

And, with the following conditions:

1. The applicants should work with the Columbia Place HOA to update the declarations to recognize Units 5, 6, 7, 8, 9, 10, 11, and 12 as Lodge units.
2. The Lot list shall be updated to reflect the rezone from eight hotel efficiency lodge units to eight lodge units.

3. The applicant shall demonstrate the remaining unused density has been transferred into the Town Density Bank prior to recording the associated ordinance rezoning the units from hotel efficiency lodge to lodge units.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the September 3, 2020 meeting at 12:42pm.

Prepared and Submitted by,

Amy Ward
Planner

DRAFT



**Agenda Item No. 3
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Meeting; October 1, 2020
DATE: September 22, 2020
RE: Motion to Continue Agenda Item 3

BACKGROUND: Staff is requesting the continuation of Agenda Items 3 to the November 5, 2020, Design Review Board (DRB) meeting. The memo is being provided not to open the public hearing for the agenda item but solely for the purpose of the DRB providing a motion to continue to the November meeting date. DRB could otherwise table the item, which would require the applicants to re-notice the project at a time in the future.

AGENDA ITEM FOR CONTINUATION:

Agenda Item 3: 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.

RECOMMENDED MOTION: I move to continue, DRB Agenda Item 3 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled November 5, 2020.

/JJM



TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; October 1, 2020
DATE: July 23, 2020, *Updated September 18, 2020*
RE: Staff Memo – Final Architecture Review, Lot 630

APPLICATION OVERVIEW: New Single-Family Home on Lot 630

PROJECT GEOGRAPHY

Legal Description: *Lot 630, Telluride Mountain Village, Filing 4, According to the Plat Recorded February 3, 1988, in Plat Book 1 at Page 791, County of San Miguel, State of Colorado.*

Address: 144 Double Eagle Drive
Applicant/Agent: Narcis Tudor, Narcis Tudor Architects
Owner: Ondr Family Trust
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.60 AC

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit B: Architectural Plan Set
Exhibit C: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Narcis Tudor, Applicant for Lot 630, is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home on Lot 630, 144 Double Eagle Drive. The Lot is approximately 0.60 acres and is zoned Single-Family. The overall square footage of the home's 2 story living area with partial basement is approximately 5,760 gross square feet and provides 2 interior parking spaces within the proposed garage.

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'-9"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	22'-10 ¾"
Maximum Lot Coverage	40% Maximum	16.4 %
General Easement Setbacks*		
North	16' setback from lot line	36' – 4"
South	16' setback from lot line	48 -11"
East	16' setback from lot line	36'- 3"
West	16' setback from lot line	29' – 6"
Roof Pitch		
Primary		12:12
Secondary		6:12
Exterior Material**		
Stone	35% minimum	45.1%
Wood		11.5%
Windows/Doors	40% maximum	29.6%
Metal Accents		13.8%
Parking	2 enclosed / 2 exterior	2/2

Design Review Board Specific Approval Requests:

1. Earthen Roof

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: Since the August IASR, the applicant has revised both the Maximum Building Height and the Average Building Height Analysis' to address staff concerns detailed in the August memo. Based on the elevations provided, the maximum height for the structure is 34' – 9" from the highest ridge to the most restrictive grade. The applicant has provided a parallel plane analysis demonstrating that no portion of the home penetrates the 40-foot parallel slope height allowance. The average height calculations have been revised since August based on staff's comments, and the analysis appears to now be compliant with the CDC requirements for both maximum height and maximum average height.

17.3.14: General Easement Setbacks

Lot 630 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*
- *Utilities: Utilities are already located within Double Eagle Drive and will require crossing the GE to the home.*

Staff: There are no other encroachments into the GE as shown within this proposal. The address monument will require a GE Encroachment Agreement to be completed prior to issuance of a Certificate of Occupancy (CO) and is noted as a condition of approval.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The home appears to generally align with the Town's Design Theme with a strong material palette of stone, wood, and metal. The roof is a more traditional gable design, but the home itself is accented with secondary shed roofs, earthen roofs, contemporary forms, and large amounts of glazing with metal accents. The applicant has proposed both vertical and horizontal wood siding which complements the horizontal nature of the home and the stone façade. This is accented by the tall chimney feature of the home. 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.

17.5.5: Building Siting Design

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

Staff: Based on the relatively small size of the lot, the home appears to be best situated as shown. There is a large rock on the site that will be removed, but the alternative would require the home being pushed much closer to the road which could affect parking functionality. There have been comments provided by neighboring properties which express concern related to the siting of the home impacting views.

17.5.6: Building Design

Staff: Since the August IASR, the applicant has revised their plans to demonstrate material calculations as requested by Staff. The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a dry stack blue-grey stone in a horizontal arrangement. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing. The proposed siding is a mixture of vertical whitewashed wood siding, along with horizontal stained "Oxford Brown" wood siding. Overall, the contrast of the wood types and arrangement compliment the home. The DRB requested an updated sample of the oxford brown horizontal siding at the September IASR, and the applicants have provided that sample for review.

Window trim is proposed as dark black metal clad and the doors appear to be a mixture of glass and metal. The proposed roofing material is a black metal standing seam. The CDC allows for black and grey standing seam roofing materials and this appears to meet that requirement. From the 3-D renderings, the fascia are constructed with the same metal roofing material and the soffits appear to be the whitewash siding. The home is proposing a ballasted earthen roof over the garage. This will require specific approval from the DRB. Additionally, staff did receive comments from neighboring properties, and it should be noted that a large concern was related to this feature of the home.

The applicant has proposed 1490sqft of snowmelt area for the home. This will require some exterior energy mitigation as part of the building permit for the 490 sq. ft. that exceed the 1000 sq. ft. exemptions.

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.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. The applicant has revised their plans from the August IASR to demonstrate that the required 2 interior and 2 exterior spaces can be accommodated.

17.5.9: Landscaping Regulations

The applicant has revised the preliminary landscaping plan based on feedback from the August IASR, to include irrigation notes, revegetation notes, and other general requirements. Additionally, the applicant has revised the landscaping plan reviewed in September to included additional Chokecherry and Lilac plantings which satisfy the requirements of the code for plant diversity.

17.5.11: Utilities

Staff: All utilities are currently located within the Double Eagle Drive 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 an updated lighting plan since the September IASR reducing the overall number of fixtures requested. They have additionally provided additional information including specific cutsheets as well as a foot-candle study. Based

on the updated plans, the DRB may still want to request additional lighting changes that would subdue the lighting of the home. Two of the fixtures exceed the total lumens per lamp permitted. This would require either a dimmer to operate these fixtures permanently or a revision to the proposed fixtures. Staff suggests that the DRB condition a final lighting plan to be approved by staff and a member of the DRB to address total lighting levels, fixtures, and dimming options.

17.5.13: Sign Regulations

Staff: The address monument has been revised since the September hearing so that the numbering height now meets the 54" requirements of the CDC. Due to its location, it will require a General Easement Encroachment Agreement as discussed above. It should be noted that the address monument stone pattern does not appear to be a dry stack to match the home and this detail will need to be revised prior to issuance of a building permit so that the home and address monument stone is complimentary.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the size of the site and lack of vegetation, staff is requesting that the fire mitigation requirement be waived.

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

17.6.6: Roads and Driveway Standards

Staff: The applicant has revised the driveway plan to meet the CDC standards with 12 feet width and 2-foot shoulders on each side. The maximum grade of the driveway appears to be approximately 7% for a very short distance but overall, it ranges from 2-4% grade.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and unless the owners procure a fireplace permit, these must operate on natural gas. Since the August hearing, the applicant has revised the plans indicating all fireplaces are to be natural gas.

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 approved the Final Architecture Review for Lot 630, 144 Double Eagle Drive.

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

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Final Architecture Review for a new single-family home located at Lot 630, based on the evidence provided within the Staff Report of record dated September 18, 2020, with the following Specific Approvals:

- 1) Earthen Roof;

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the address monument must be revised to demonstrate dry stack rock arrangement to match the home.
- 2) Prior to the issuance of a building permit, the applicant shall provide an updated lighting plan to be reviewed and approved by staff and a member of the DRB.
- 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 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 general easement encroachments approved.
- 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 into the GE.
- 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

/jjm

July 6, 2020

ONDR RESIDENCE — DESIGN REVIEW
LOT 630 DOUBLE EAGLE DRIVE . MOUNTAIN VILLAGE . COLORADO

To: Mountain Village DRB

Attached please find our design submission for the above mentioned property.

SITE DESCRIPTION

Lot 630 is a vacant lot with no trees, longitudinally oriented on a general north-south axis. The access to the lot is from the south, off Double Eagle Drive. The topography slopes down to the north and west allowing for the primary views to unfold across the Dallas Range. Secondary views are from the upper level and capture the southern exposure to the Ski Lifts as well as Sunshine and Wilson Peaks.

PROGRAM

The Main Residence comprises of a Double Garage, Utility Space, Common Areas, 4 Bedroom Suites as well as Support and Exterior Spaces. The overall site layout is driven by Sustainable Principles, Access and Views.

ARCHITECTURAL DESIGN

The general design is based on the Access, Views and Solar Path / Natural Light. As such, the Address monument is located at the southern General Easement. The Garage is located closest to the road and is mainly south- east facing for the morning sun during winter months. Proceeding further, the Main Entry is announced by a strong vertical gable element defining the main north-south axis. To the east, a Courtyard allows the Informal Dining / Breakfast Room to expand the exterior and the morning sun. The main common area of Kitchen, Dining and Living Rooms are set furthest from the Arrival Court, capturing the norther mountain range; the primary view.

The upper level Master Suite is oriented to the west offering views to the Sunshine and Wilson Peaks. The Master Terrace sits above the Utility Space and encompasses a Secondary “green” flat roof which covers the garage roof system allowing for a natural setting on the second level.

Opposite the Master Suite is the internal Stair Core. This element is a 2-story transparent form that brings in the winter southern sun which permeates into the northern common area.

The lower level houses the secondary Bedrooms, and Accessory Spaces with walk-out Terrace where the Spa is nestled in for privacy while still capturing the northern and western views.

ARCHITECTURAL AESTHETIC

The general aesthetic direction is defined by two main architectural principles:

1. Forms - Primary Gable Forms define the overall massing. The primary pitches are steep as customary in the alpine environments.
2. Materiality - The overall materiality is a simple mix of Stone, Wood and Glass with Steel Accents arranged based on the following criteria:
 - a. Stone – Strong Base / Thermal Mass
 - b. Wood – Vertical Elements / Tactile Warmth
 - c. Glass – Transparency / Passive Solar / Views
 - d. Steel – Structure / Rhythmic Interest / Laciness

Steel Accents such as the use of steel rods and clevis connections, rails and steel / timbers details, etc. are used for the structural integrity of the building while creating an intimate level of interest throughout the project.

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Overall, the proposed design is simple in its primary massing with secondary elements proportionality scaled down as subordinate components.

We appreciate your time in reviewing this application and look forward to your comments. As always, should you have any questions do not hesitate to contact us.

Best,

Narcis Tudor
ARCHITECT
Colorado License 402820

John A. Miller

From: Narcis Tudor <narcis@narcistudor.com>
Sent: Thursday, September 17, 2020 1:46 PM
To: John A. Miller
Subject: Lot 630 Double Eagle Drive - Final DRB

John,

I am sending you the Conditions for Final DRB with the following changes:

1. The Address Monument Numbers are 54" high
2. The Landscape Plan has been updated with the addition of plant variations.
3. The Lighting Plans has been updated with Cutsheets, Photometrics and Fixture Information. Additionally, the number of exterior fixtures has been significantly reduced.
- 4-8. Standard conditions with which we will comply.
9. The updated horizontal wood stain sample will be dropped off early next week.

Comments from board members:

The driveway is 12'-0" wide and called out on the site plan and civil plan.

The exterior siding has been corrected on the exterior elevation sheets.

The roof plan shows the proposed natural grass image for the sod roof.

We have picked up all the items addressed at the last meeting but please take a look and let me know if you have any questions.

On behalf of my clients, recommendation for DRB approval on October 1 would be appreciated.

Thank you

<https://www.dropbox.com/s/pl9rx6cj4s1uk1k/ONDR-DRB%20FINAL.pdf?dl=0>

narcis tudor
A R C H I T E C T
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m. 970.708.4983

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ONDR RESIDENCE

MOUNTAIN VILLAGE . COLORADO

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submissions
05.11.2020
05.19.2020
06.10.2020
06.23.2020
06.25.2020
07.08.2020
08.17.2020
09.15.2020

LOWER LEVEL REDESIGN
LOWER LEVEL SCHEME B
CAD PLAN | PLAN COORD.
3D MODEL
DRB PRE-APP
DRB 1
DRB 1 CONDITIONS
DRB FINAL

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

COVER
SHEET

A0

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.

LEGAL / CDC PARAMETERS

LOT - 630 DOUBLE EAGLE DRIVE
LOT AREA - 26,161 SF
ZONING - SINGLE FAMILY
PARKING - 2 ENCLOSED / 2 OPEN
MAXIMUM SITE COVERAGE - (40%) 10,464 SF
MAXIMUM AVERAGE HEIGHT - 30 FEET
MAXIMUM HEIGHT - 35 FEET | 40 FEET
SETBACKS - 16 FEET

MATERIALS
35% STONE
40% GLASS

PROPOSED

LOT - 630 DOUBLE EAGLE DRIVE
LOT AREA - 26,161 SF
ZONING - SINGLE FAMILY
PARKING - 2 ENCLOSED / 2 OPEN
GROSS FLOOR AREA - 5,760 SF
SITE COVERAGE - (16.4%) 4,282 SF
MAXIMUM AVERAGE HEIGHT - 22'-10 3/4" FEET
MAXIMUM HEIGHT - 34'-9" FEET
SETBACKS - 16 FEET

MATERIALS
METAL - 781.3 SF 13.8%
STONE - 2,553.4 SF 45.1%
WOOD - 653.2 SF 11.5%
GLASS - 1,676.2 SF 29.6%

SNOWMELT AREAS
EGRESS WELL - W 148 SF
EGRESS WELL - E 16 SF
DOG YARD 83 SF
MAIN DECK 784 SF
MASTER DECK 401 SF
OFFICE DECK 58 SF
TOTAL 1490 SF

PROJECT TEAM

OWNER
JEFF + DAPHNE ONDR

ARCHITECT / INTERIOR ARCHITECT
NARCIS TUDOR ARCHITECTS
201 W COLORADO AVENUE
SUITE 203
TELLURIDE, COLORADO . 81435
P. 970.708.4983
narcis@narcistudor.com

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F. 970.728.8270

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FOLEY ASSOCIATES
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jhaskell@foleyassoc.com

GEOTECH ENGINEER
BUCKHORN GEOTECH
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P. 970.249.6828

CIVIL ENGINEER
UNCOMPAGRE ENGINEERING, LLC
DAVID BALLODE
P.O. BOX 3945
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P. 970.729.0683
dbalode@msn.com

HERS CONSULTANT
TBD

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A0.2 PARTI SURVEY

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LP SERIES

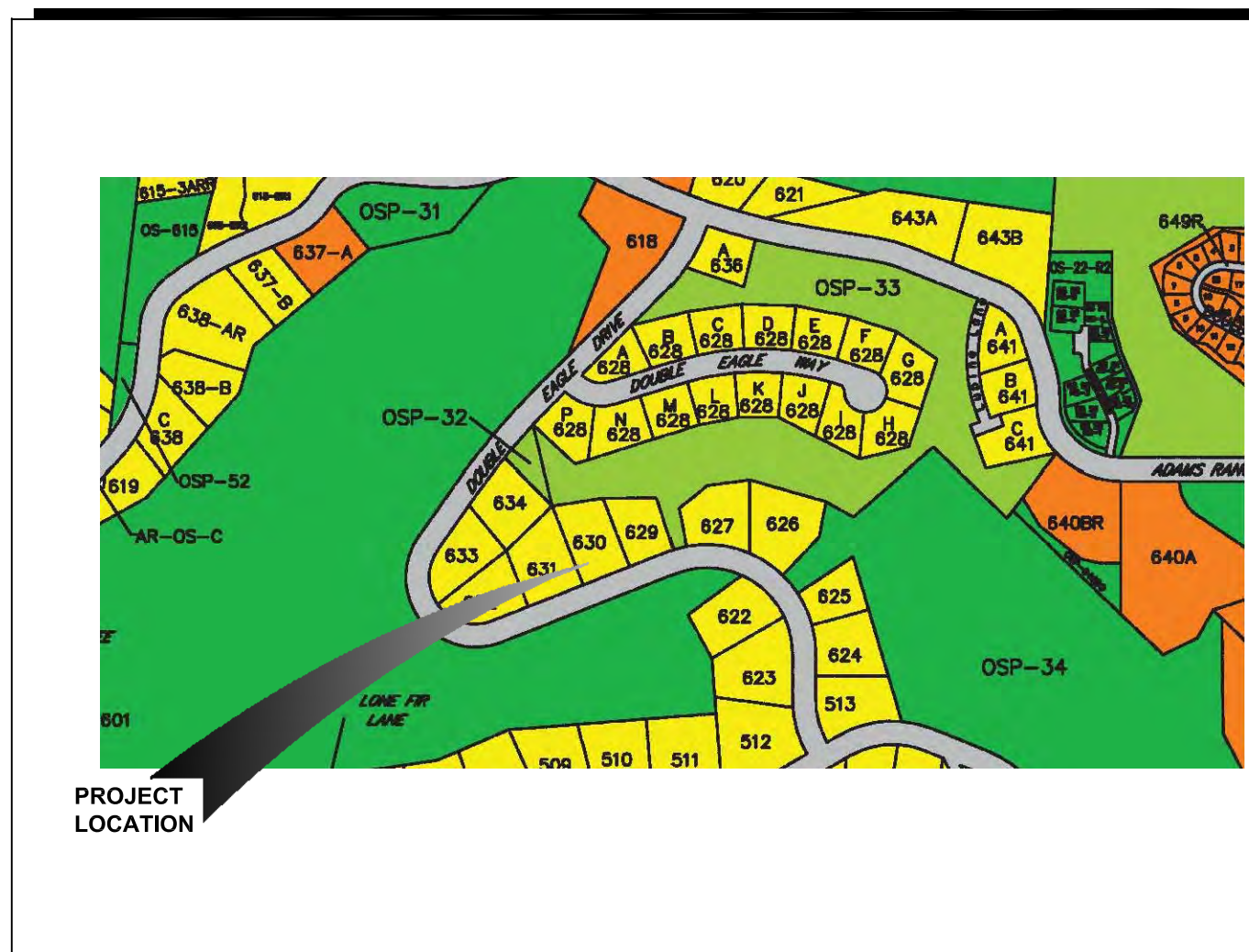
STRUCTURAL

S1 STRUCTURAL SERIES

MECHANICAL

M1 MECHANICAL SERIES

VICINITY MAP



CODE SUMMARY

ZONING - SINGLE FAMILY RESIDENTIAL
BUILDING CODE - IRC 2012
DESCRIPTION - 2 STORY WITH PARTIAL WALK OUT BASEMENT
OCCUPANCY CLASS - IRC SINGLE FAMILY

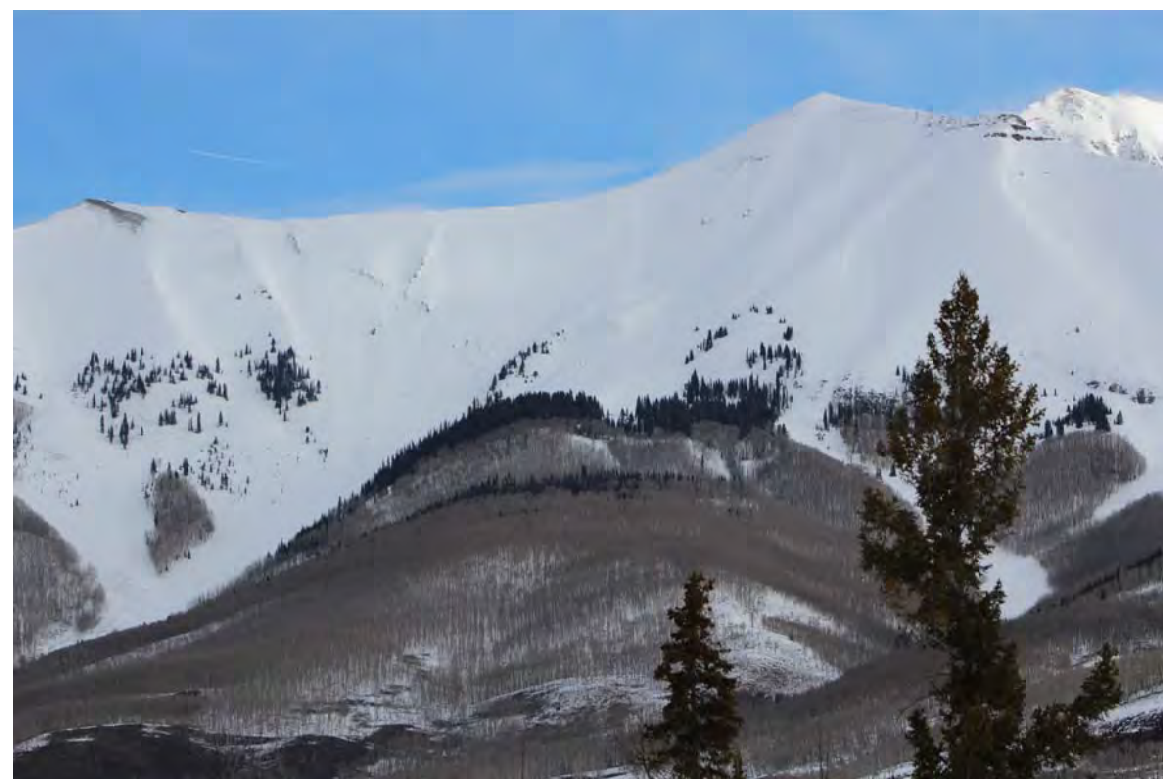
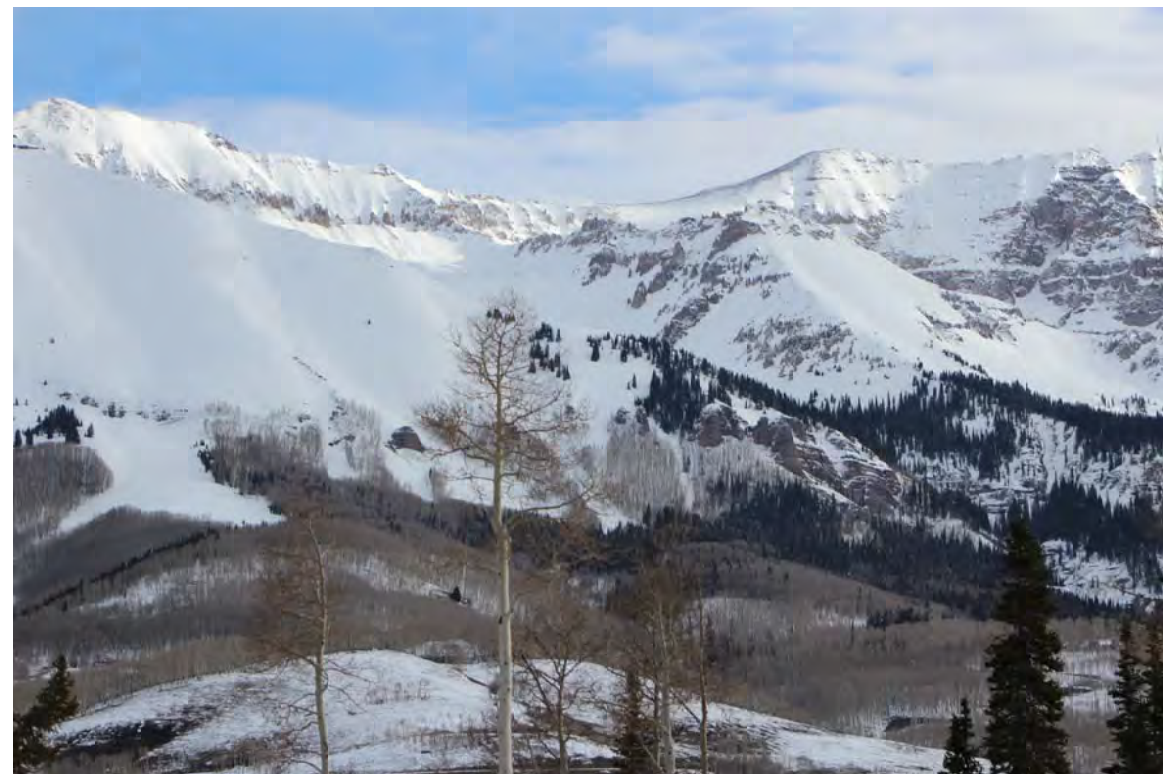
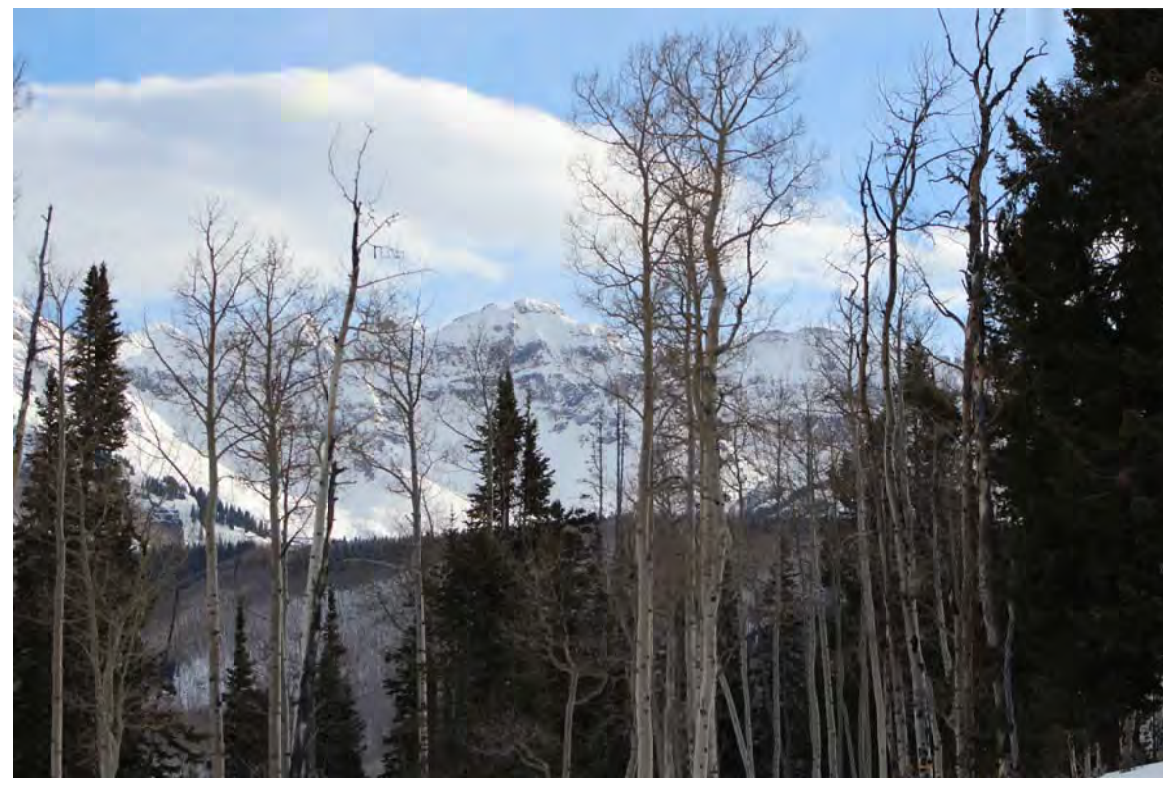
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06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP
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08.17.2020	DRB 1 CONDITIONS
09.15.2020	DRB FINAL

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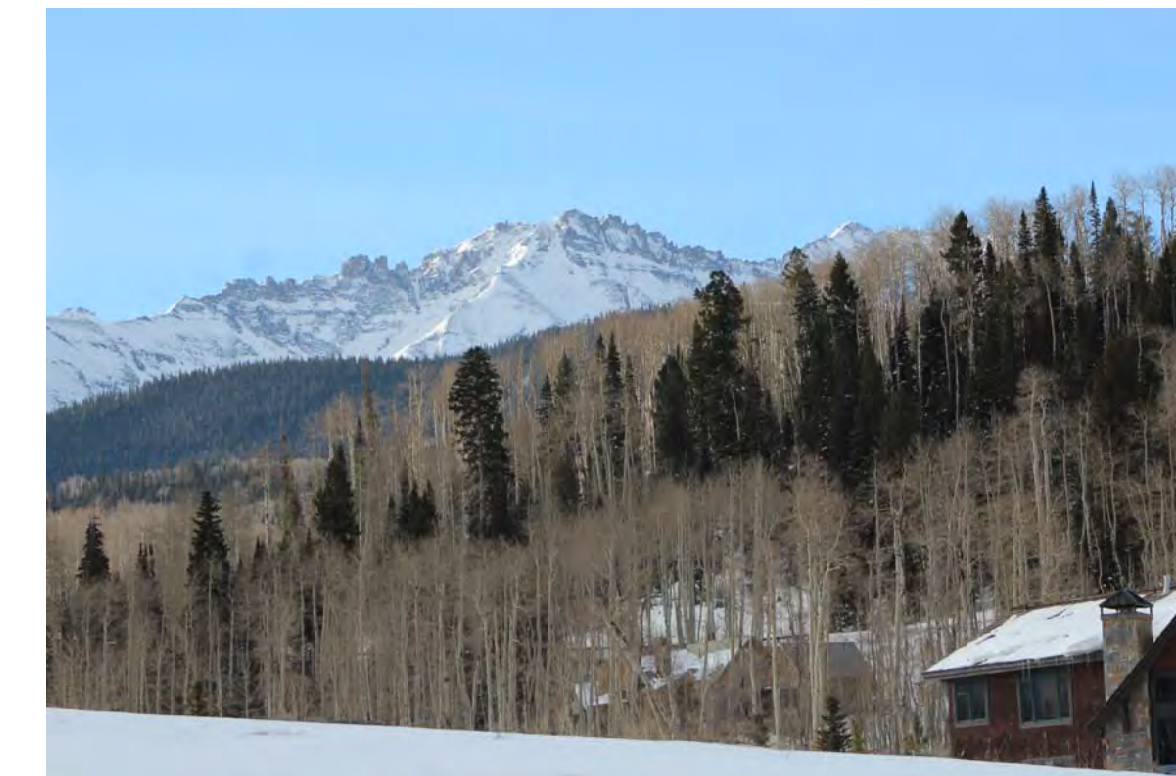
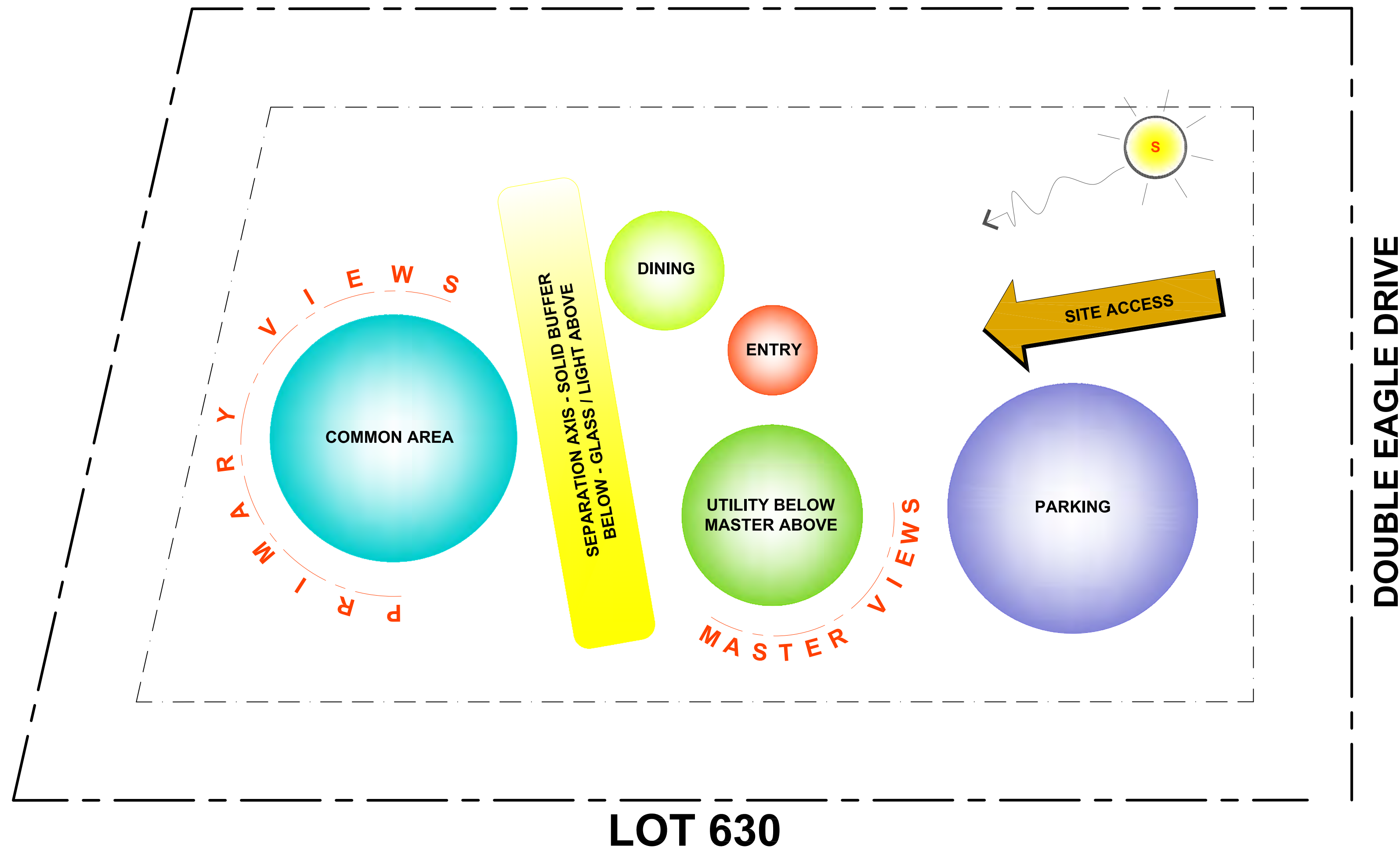
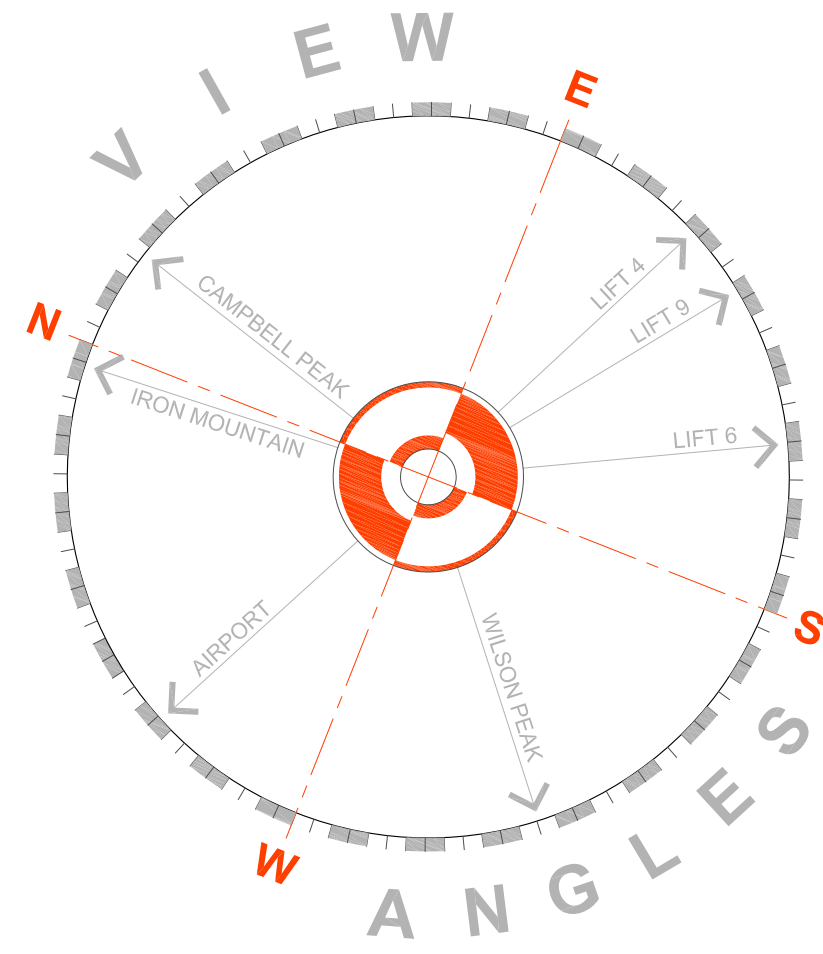
LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

PROJECT INFO.

A0.1

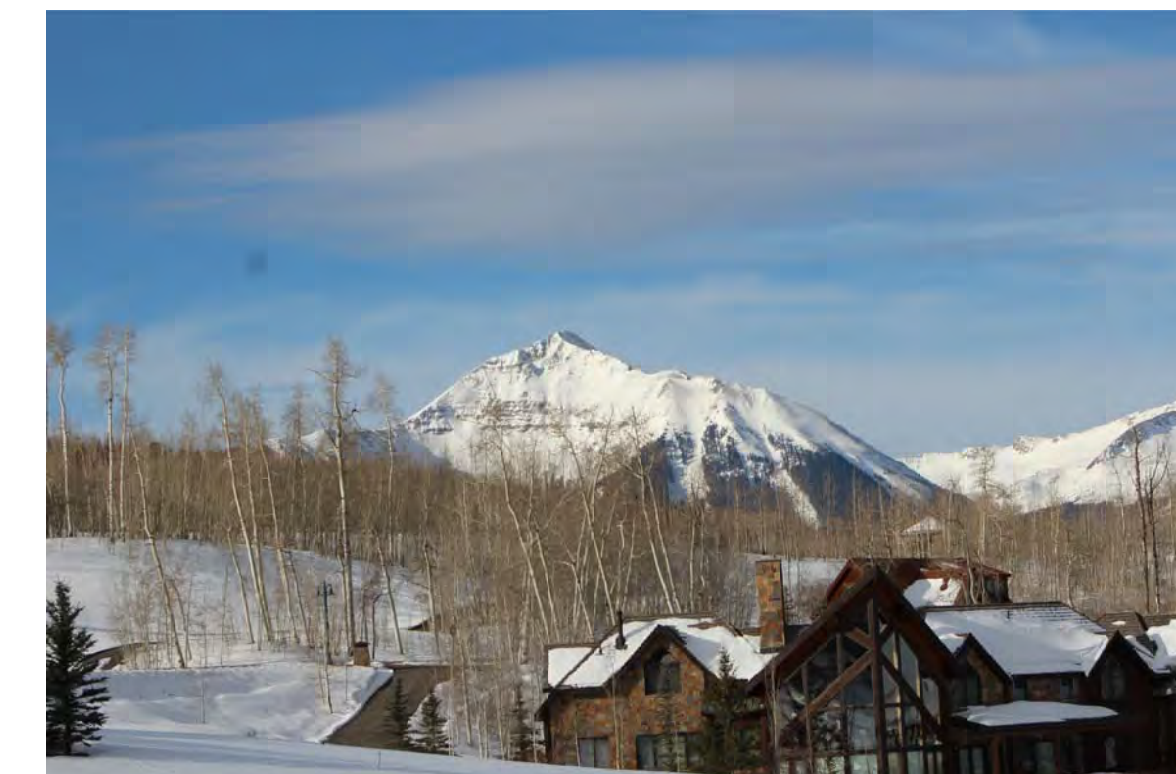


VIEW FROM COMMON AREAS



VIEW FROM OFFICE

VIEWS FROM MASTER SUITE



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07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS
09.15.2020	DRB FINAL

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

PARTI /
BUBBLE
DIAGRAM

A0.2



TRACT OSP-33

LOT 629

LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

S 21°30'00" E 188.59'

16' GENERAL EASEMENT

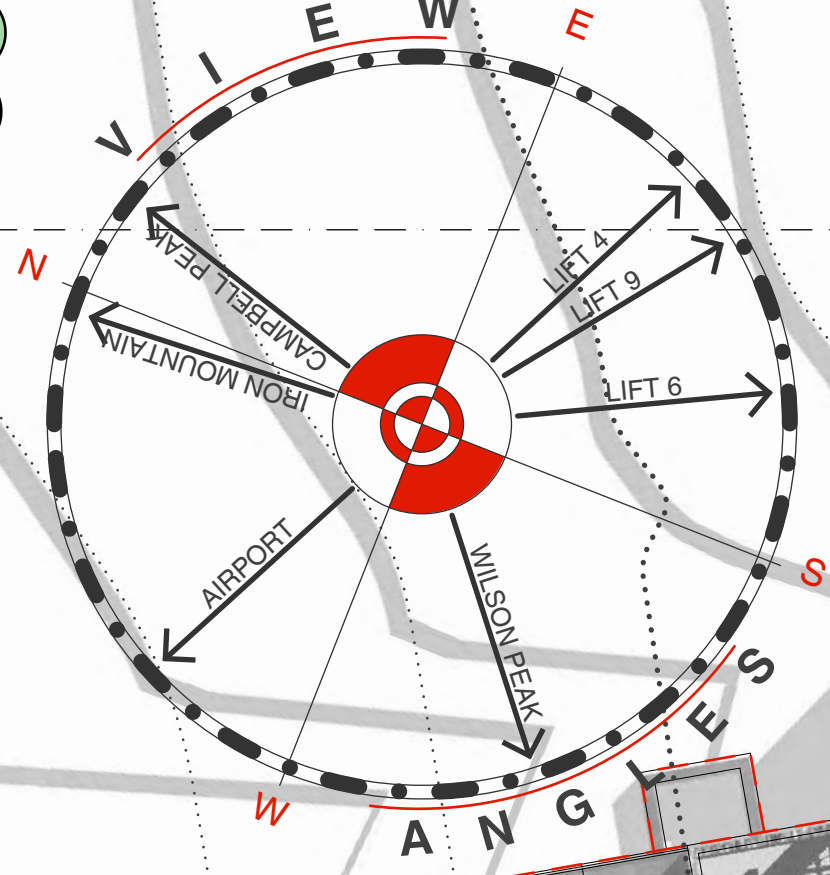
16' GENERAL EASEMENT

N 81°15'00" E 132.00'

16' GENERAL EASEMENT

S 68°30'00" W 128.75'

S 21°30'00" W 217.73'



HYDRANT
WATER METER
CATV
PHONE
TRANSFORMER

LOCATION OF ADDRESS MONUMENT - SEE SHEET A3.3 FOR DETAILS

PROPOSED GRADING - REFER TO CIVIL PLANS

48" BOULDER RETAINING WALL

ADDITIONAL PARKING

CONTROL POINT
9,252.0'
DRIVEWAY

WATER SHUT-OFF VALVE
EXISTING STREET SIGN

BENCHMARK
SW CORNER
ELEV. = 9250.39'

1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



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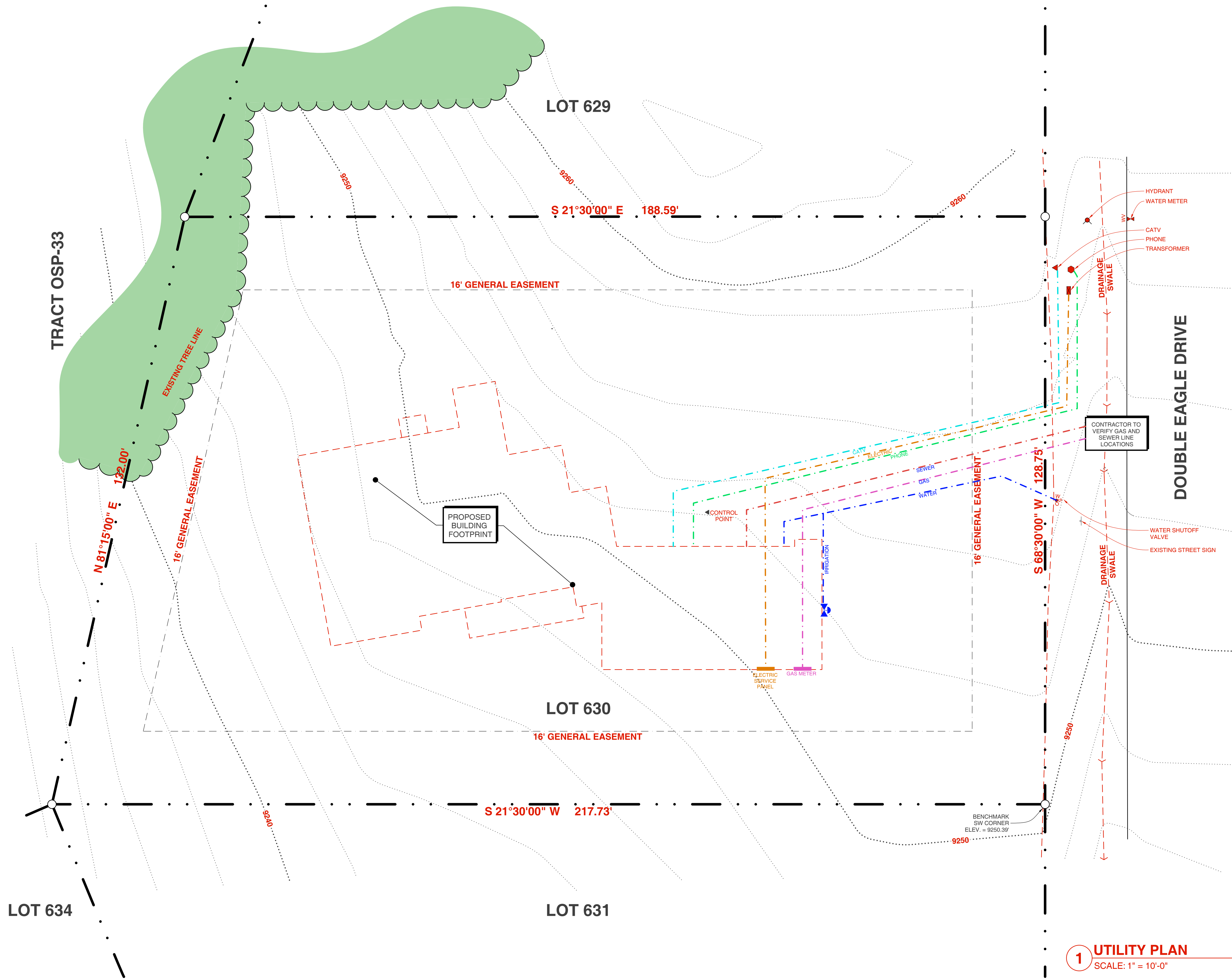
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Project
ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

Phase
PROPOSED SITE PLAN

Sheet
A1.1



TRACT OSP-33

LOT 629

LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

1 UTILITY PLAN
SCALE: 1" = 10'-0"



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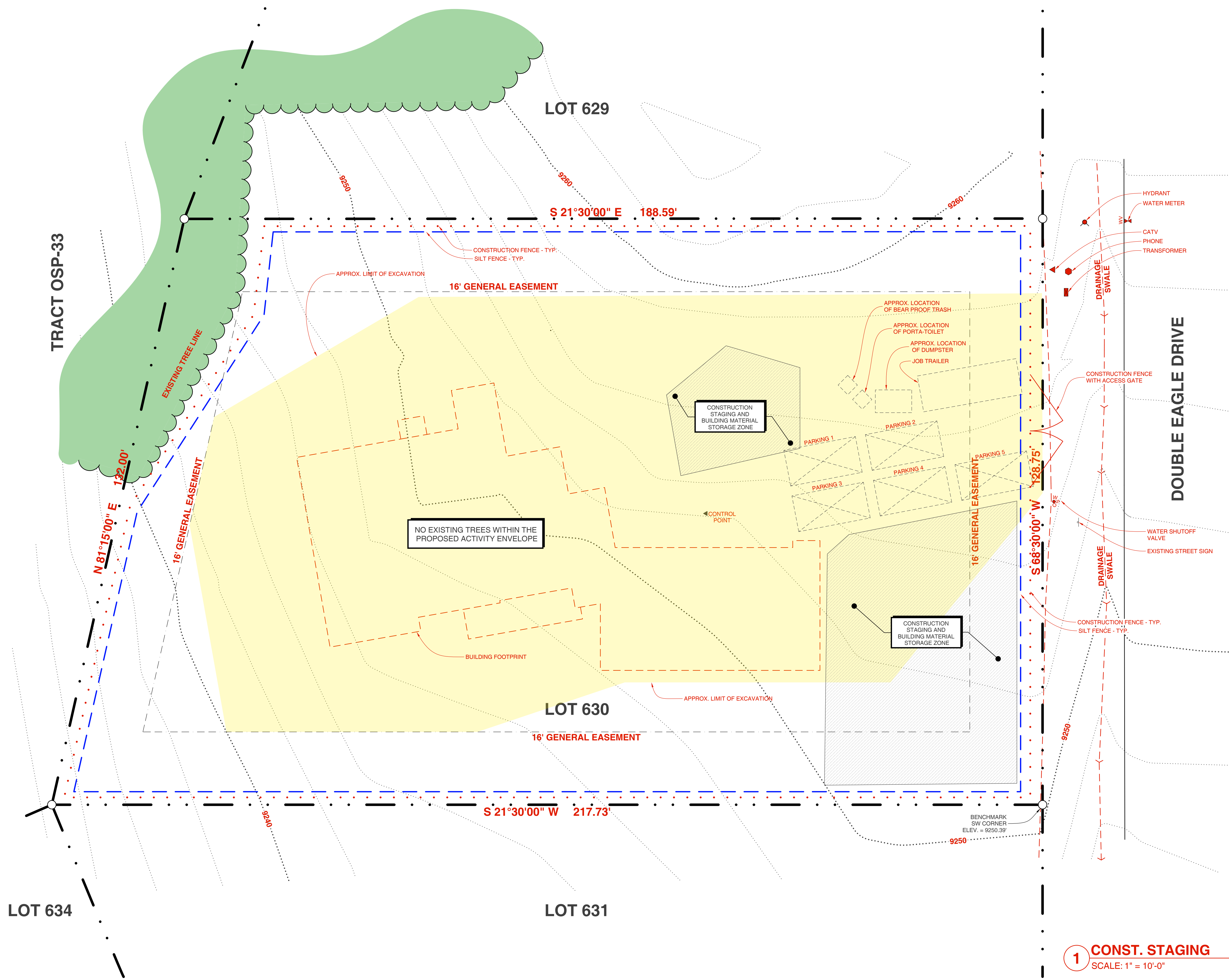
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09.15.2020	DRB FINAL

Project
ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

Phase
UTILITY PLAN

Sheet
A1.2



TRACT OSP-33

LOT 629

LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

S 21°30'00" E 188.59'

N 81°15'00" E 132.00'

S 21°30'00" W 217.73'

S 68°30'00" W 128.75'

16' GENERAL EASEMENT

16' GENERAL EASEMENT

NO EXISTING TREES WITHIN THE PROPOSED ACTIVITY ENVELOPE

BUILDING FOOTPRINT

APPROX. LIMIT OF EXCAVATION

CONSTRUCTION STAGING AND BUILDING MATERIAL STORAGE ZONE

CONSTRUCTION STAGING AND BUILDING MATERIAL STORAGE ZONE

PARKING 1

PARKING 2

PARKING 3

PARKING 4

PARKING 5

HYDRANT

WATER METER

CATV

PHONE

TRANSFORMER

DRAINAGE SWALE

CONSTRUCTION FENCE WITH ACCESS GATE

WATER SHUTOFF VALVE

EXISTING STREET SIGN

CONSTRUCTION FENCE - TYP.

SILT FENCE - TYP.

BENCHMARK SW CORNER ELEV. = 9250.39'

1 CONST. STAGING SCALE: 1" = 10'-0"



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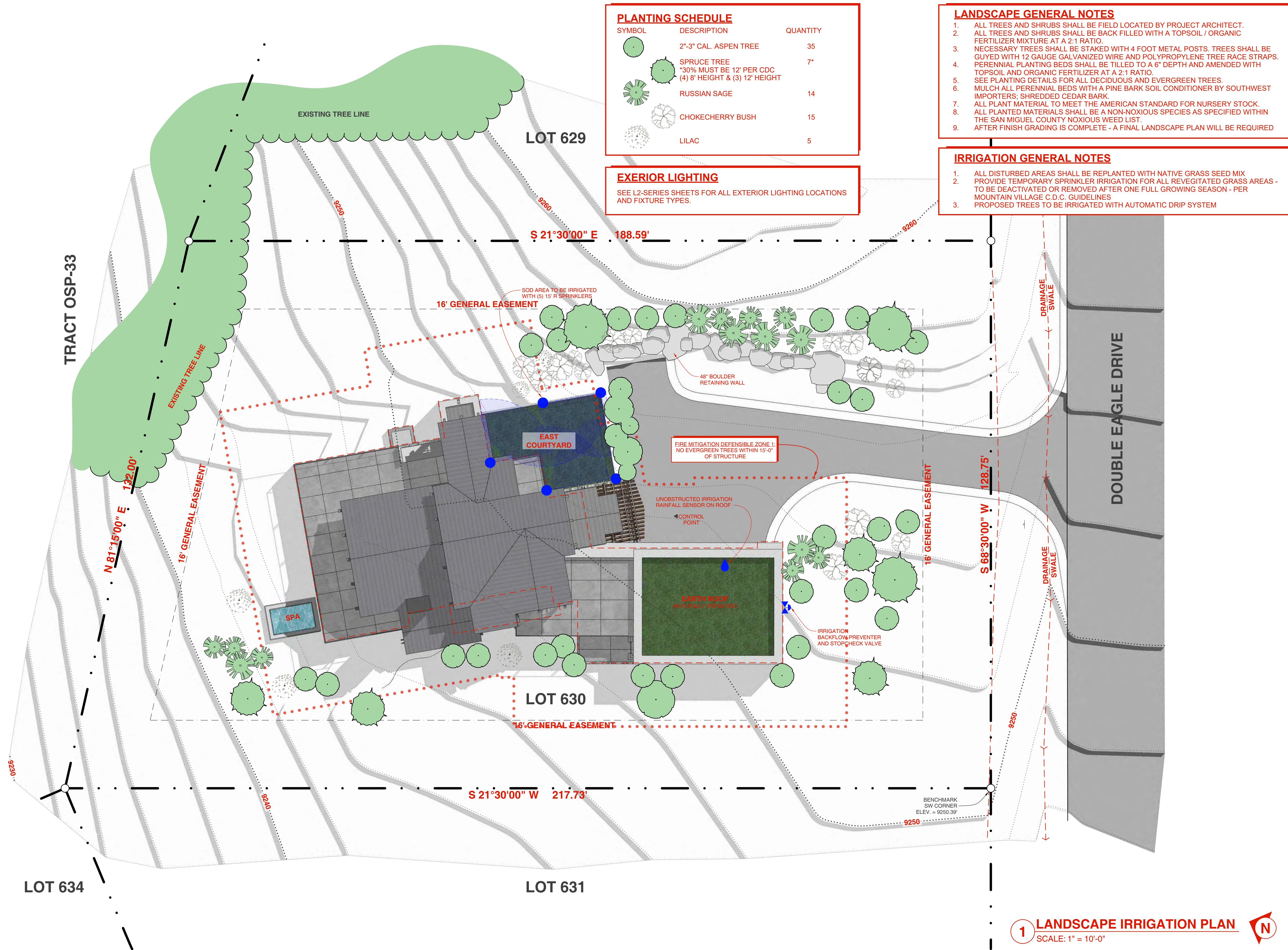
Submissions	Phase
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
05.25.2020	DRB PRE-APP
08.17.2020	DRB 1 CONDITIONS
09.15.2020	DRB FINAL

Project: ONDR RESIDENCE

LOT 630 DOUBLE EAGLE DR MOUNTAIN VILLAGE

Phase: CONST. STAGING

Sheet: A1.3



PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
	2"-3" CAL. ASPEN TREE	35
	SPRUCE TREE *30% MUST BE 12' PER CDC (4) 8' HEIGHT & (3) 12' HEIGHT	7*
	RUSSIAN SAGE	14
	CHOKEYCHERRY BUSH	15
	LILAC	5

EXTERIOR LIGHTING
SEE L2-SERIES SHEETS FOR ALL EXTERIOR LIGHTING LOCATIONS AND FIXTURE TYPES.

- LANDSCAPE GENERAL NOTES**
- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
 - ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
 - NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
 - PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
 - SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
 - MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
 - ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.
 - AFTER FINISH GRADING IS COMPLETE - A FINAL LANDSCAPE PLAN WILL BE REQUIRED

- IRRIGATION GENERAL NOTES**
- ALL DISTURBED AREAS SHALL BE REPLANTED WITH NATIVE GRASS SEED MIX
 - PROVIDE TEMPORARY SPRINKLER IRRIGATION FOR ALL REVEGATED GRASS AREAS - TO BE DEACTIVATED OR REMOVED AFTER ONE FULL GROWING SEASON - PER MOUNTAIN VILLAGE C.D.C. GUIDELINES
 - PROPOSED TREES TO BE IRRIGATED WITH AUTOMATIC DRIP SYSTEM

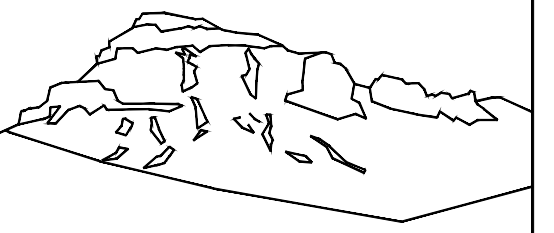
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06.23.2020 3D MODEL
05.25.2020 DRB PRE-APP
08.17.2020 DRB 1 CONDITIONS
09.15.2020 DRB FINAL

project
ONDR RESIDENCE
LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

phase
LANDSCAPE IRRIGATION PLAN

sheet
A1.4
A1_Site_ONDR | Printed: 09.17.2020

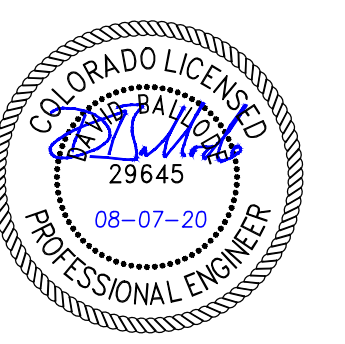


Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2016-07-22
Reviewed and Updated Stamp 2020-08-07
(No Changes)

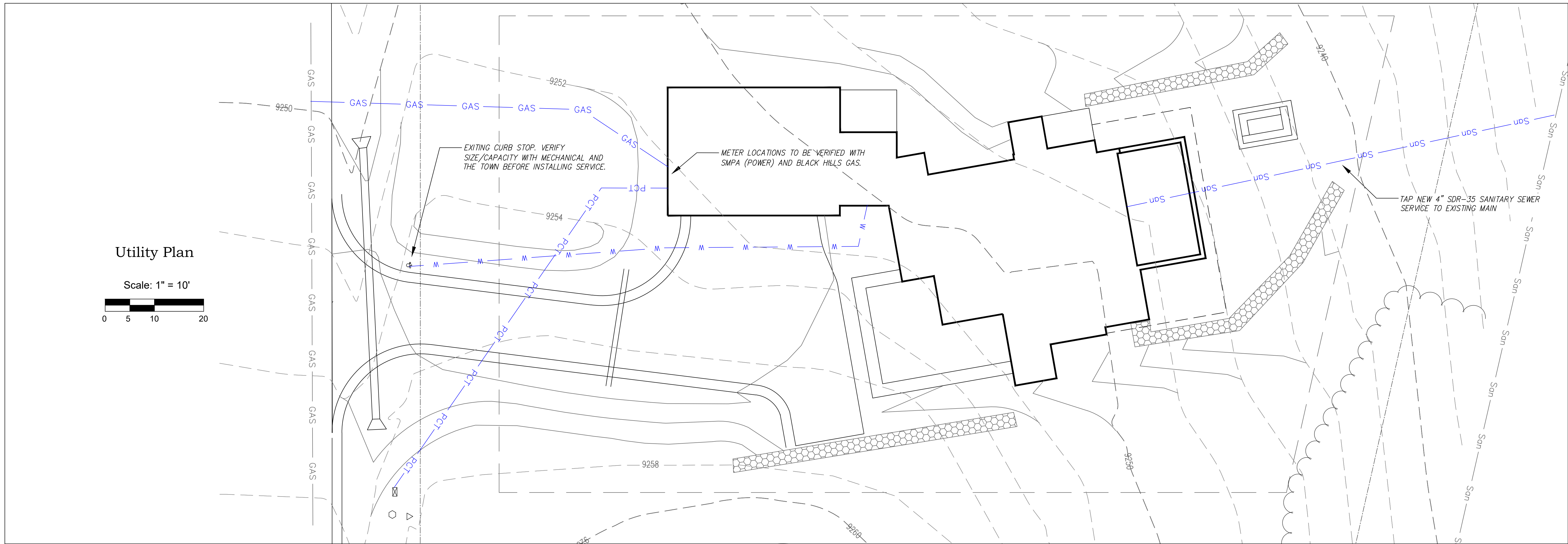
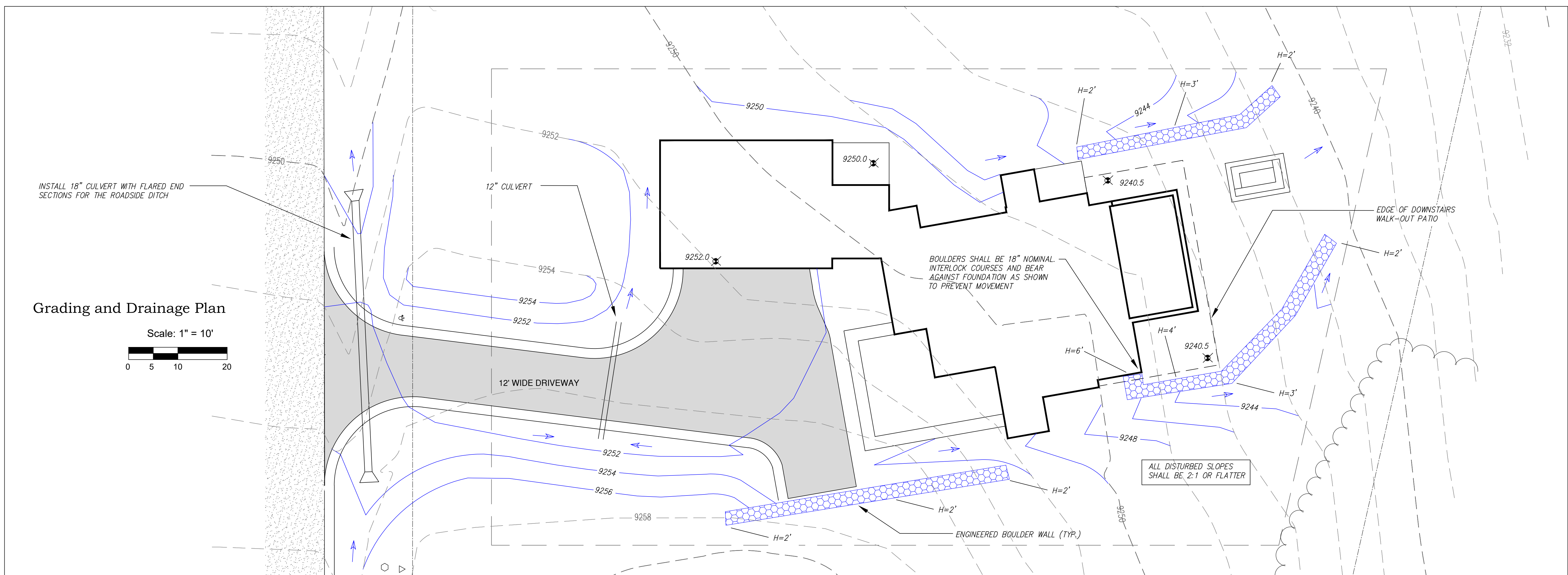
Ondr Residence
Lot 630
Mtn. Village, CO

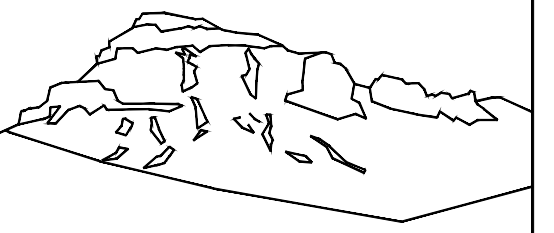


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage Plan
and
Utility Plan

C1



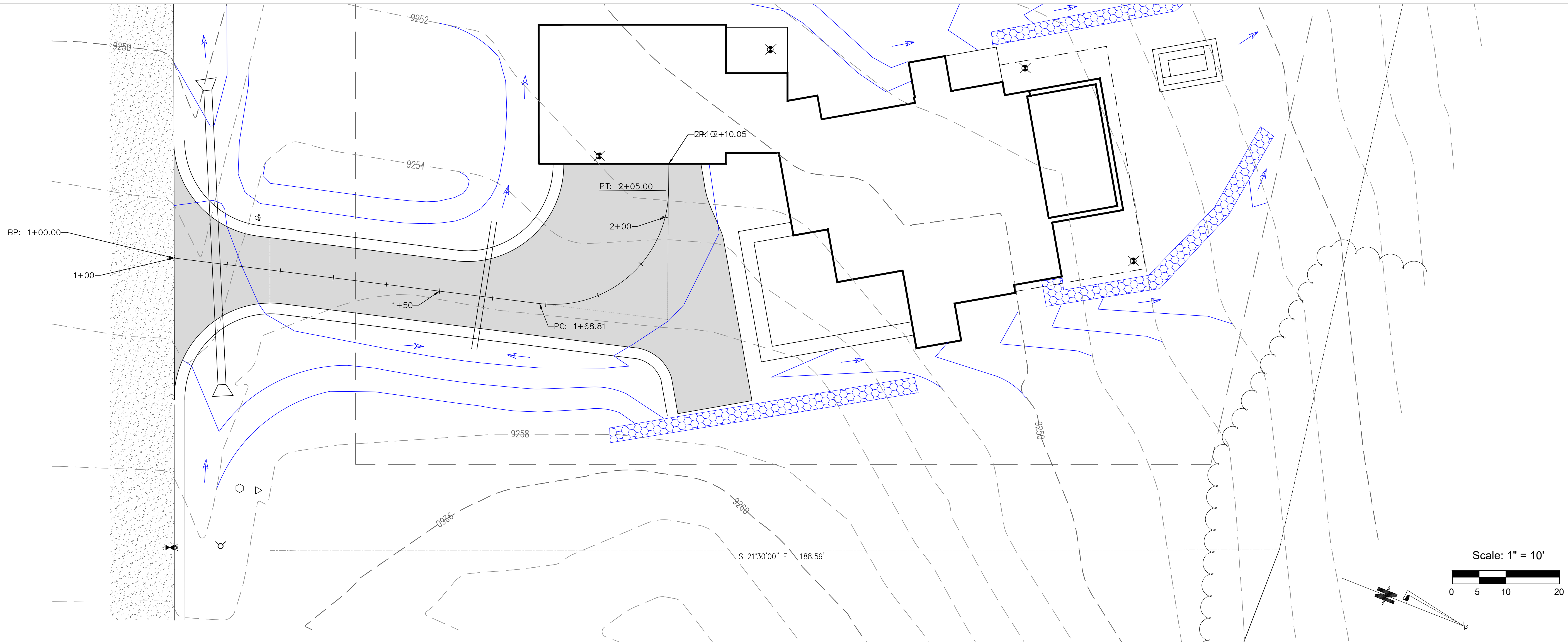


Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2016-07-22
SHORTEN ALIGNMENT FOR CLARITY	2016-08-09
Reviewed and Updated Stamp (No Changes)	2020-08-07



Ondr Residence
Lot 630
Mtn. Village, CO



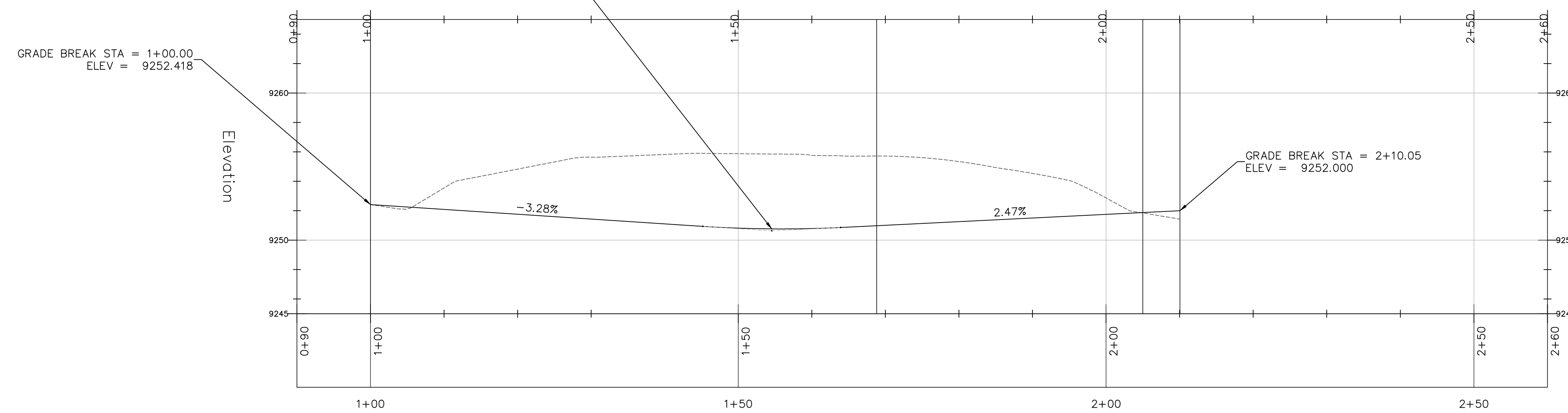
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway
Plan
and
Profile

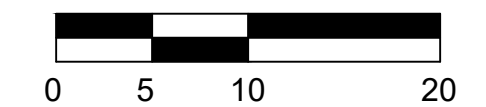
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 LOW PT ELEV: 9250.76
 PVI STA: 1+54.55
 PVI ELEV: 9250.63
 K: 3.25
 LVC: 18.72
 BVCS: 1+45.19
 BVCE: 9250.94
 EVCS: 1+63.91
 EVCE: 9250.86

Main Driveway Profile

Station



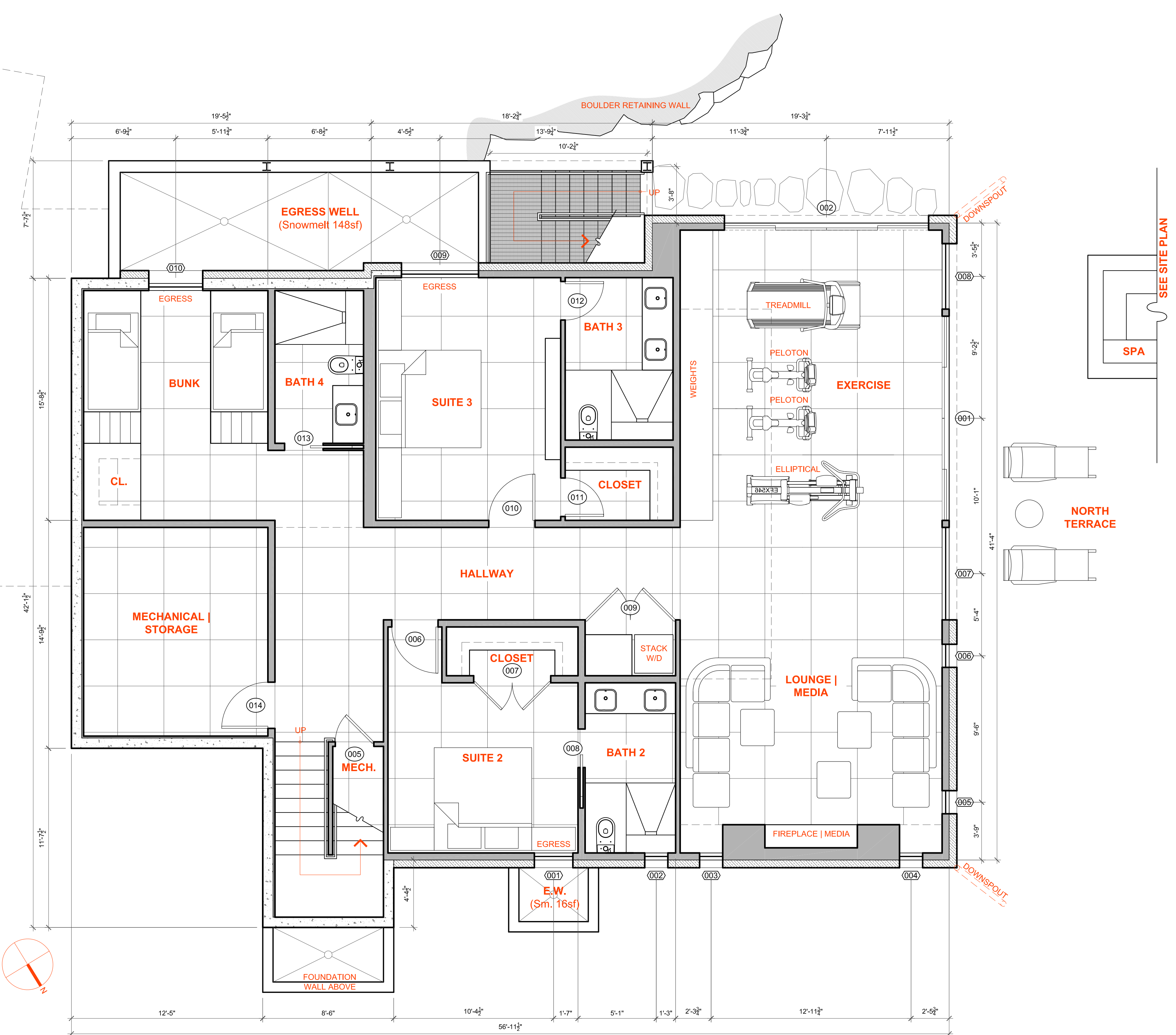
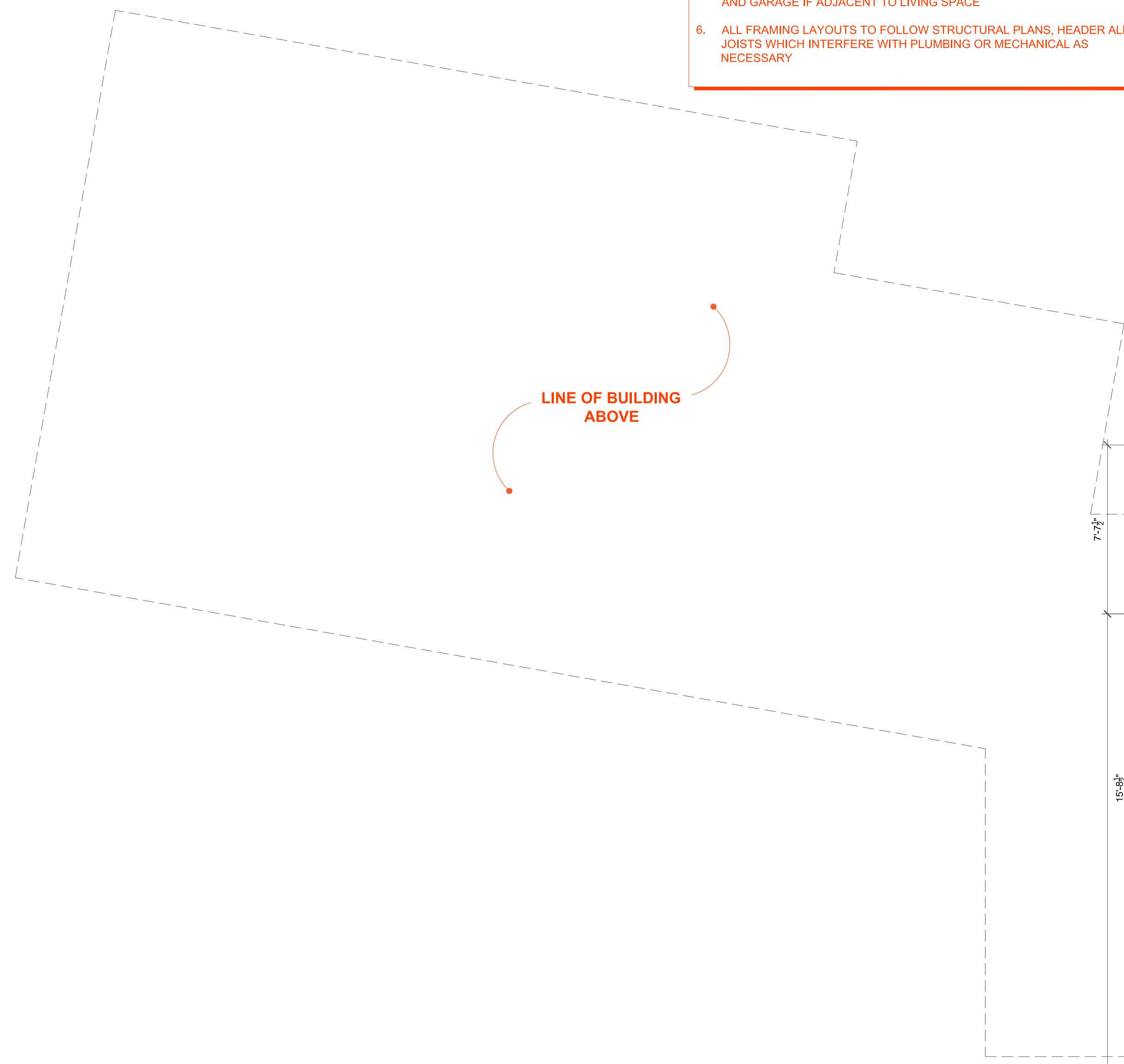
Scale: 1" = 10'



C2

FLOOR PLAN GENERAL NOTES

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- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
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INTERIOR DOOR SCHEDULE								
TAG	WIDTH	HEIGHT	TYPE	HAND	HARDWARE	FIRE RATING	NOTES	DESCRIPTION
005	2'-6"	8'-3"	OUTSWING	LEFT		45 MIN.		UNDER STAIR MECH.
006	3'-0"	8'-3"	SWING	LEFT		N/A		
007	5'-0"	8'-3"	FRENCH	LEFT		N/A	OUTSWING	
008	2'-6"	8'-3"	POCKET	RIGHT		N/A		
009	8'-10 1/2"	8'-3"	FRENCH	RIGHT		N/A	OUTSWING	
010	3'-0"	8'-3"	SWING	RIGHT		N/A		
011	2'-6"	8'-3"	SWING	RIGHT		N/A		
012	2'-6"	8'-3"	SWING	LEFT		N/A		
013	2'-6"	8'-3"	POCKET	RIGHT		N/A		
014	3'-0"	8'-3"	SWING	LEFT		45 MIN.		MECHANICAL ACCESS
115	5'-0"	8'-0"	SWING	RIGHT		45 MIN.		GARAGE ENTRY
116	8'-0"	8'-0"	FRENCH	RIGHT		N/A		
117	2'-6"	8'-0"	POCKET	RIGHT		N/A		
204	3'-10"	8'-0"	BARN			N/A	FIELD VERIFY SIZE	
205	2'-10"	8'-0"	POCKET	RIGHT		N/A		

SEE SHEET A9.3 FOR EXTERIOR DOOR AND WINDOW SCHEDULES

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

FLOOR AREA SUMMARY
LIVABLE - 1986 SF
STORAGE - 189 SF
GROSS - 2175 SF

submissions	DATE	DESCRIPTION
	05.11.2020	LOWER LEVEL REDESIGN
	05.19.2020	LOWER LEVEL SCHEME B
	06.10.2020	CAD PLAN PLAN COORD.
	06.23.2020	3D MODEL
	06.25.2020	DRB PRE-APP
	07.08.2020	DRB 1
	08.17.2020	DRB 1 CONDITIONS
	08.15.2020	DRB FINAL

ONDR RESIDENCE
LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

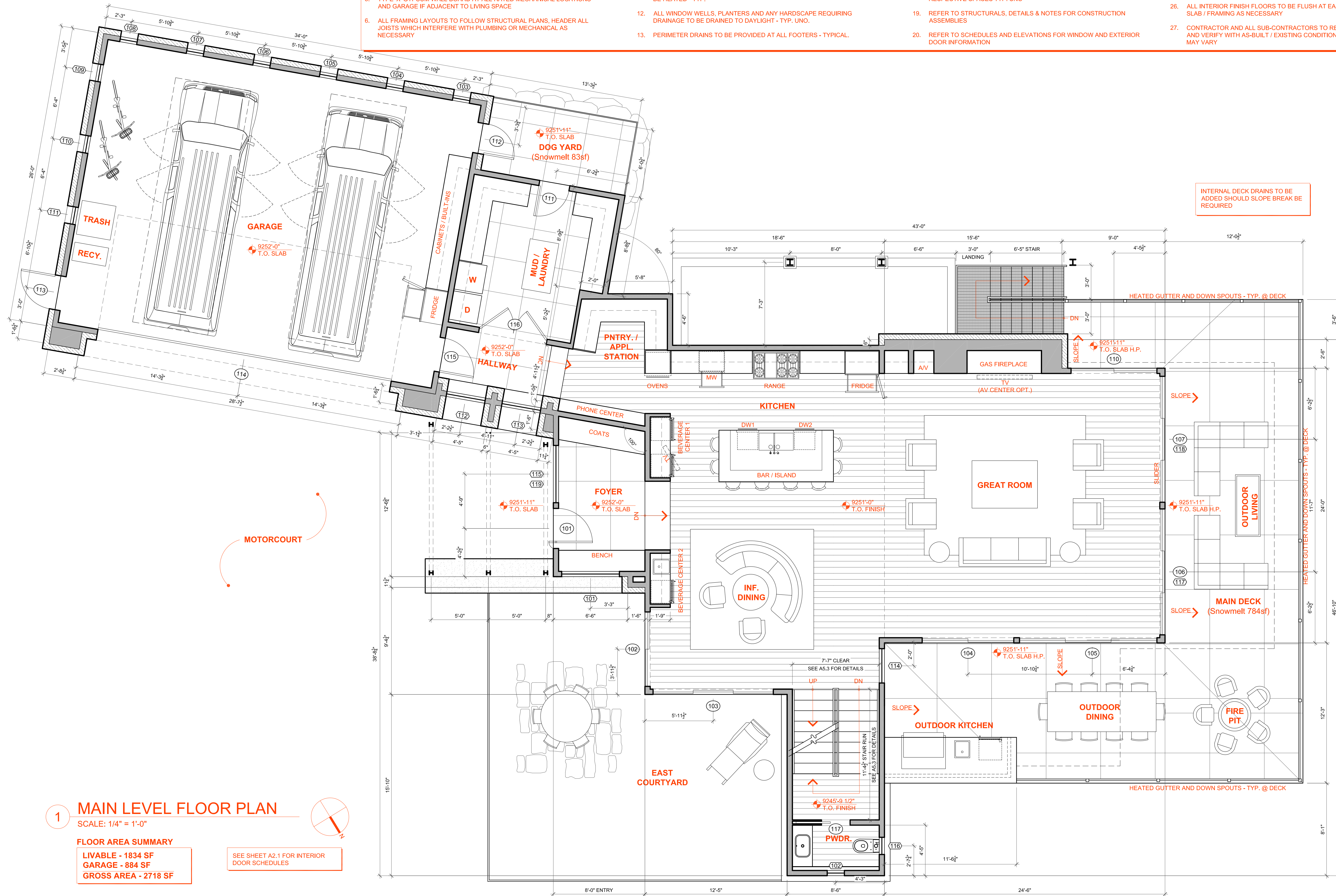
LOWER LEVEL PLAN

A2.1

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FLOOR PLAN GENERAL NOTES

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INTERNAL DECK DRAINS TO BE ADDED SHOULD SLOPE BREAK BE REQUIRED

1 MAIN LEVEL FLOOR PLAN

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

FLOOR AREA SUMMARY

LIVABLE - 1834 SF
 GARAGE - 884 SF
 GROSS AREA - 2718 SF

SEE SHEET A2.1 FOR INTERIOR DOOR SCHEDULES

submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP
07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS
09.15.2020	DRB FINAL

ONDR RESIDENCE

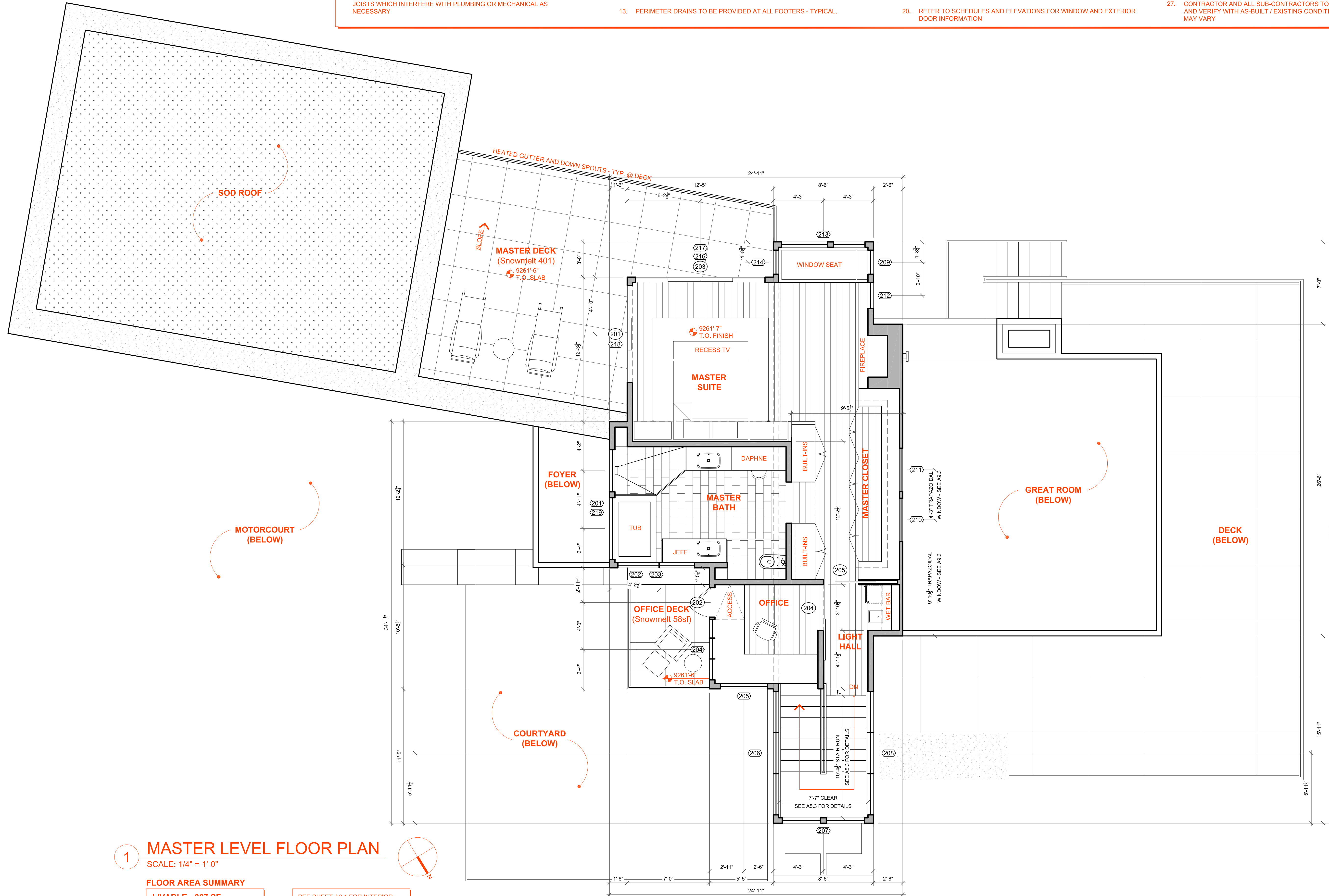
LOT 630
 DOUBLE EAGLE DR
 MOUNTAIN VILLAGE

MAIN LEVEL PLAN

A2.2

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1 MASTER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREA SUMMARY
LIVABLE - 867 SF

SEE SHEET A2.1 FOR INTERIOR DOOR SCHEDULES

submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
06.26.2020	DRB PRE-APP
07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS
09.15.2020	DRB FINAL

ONDR RESIDENCE

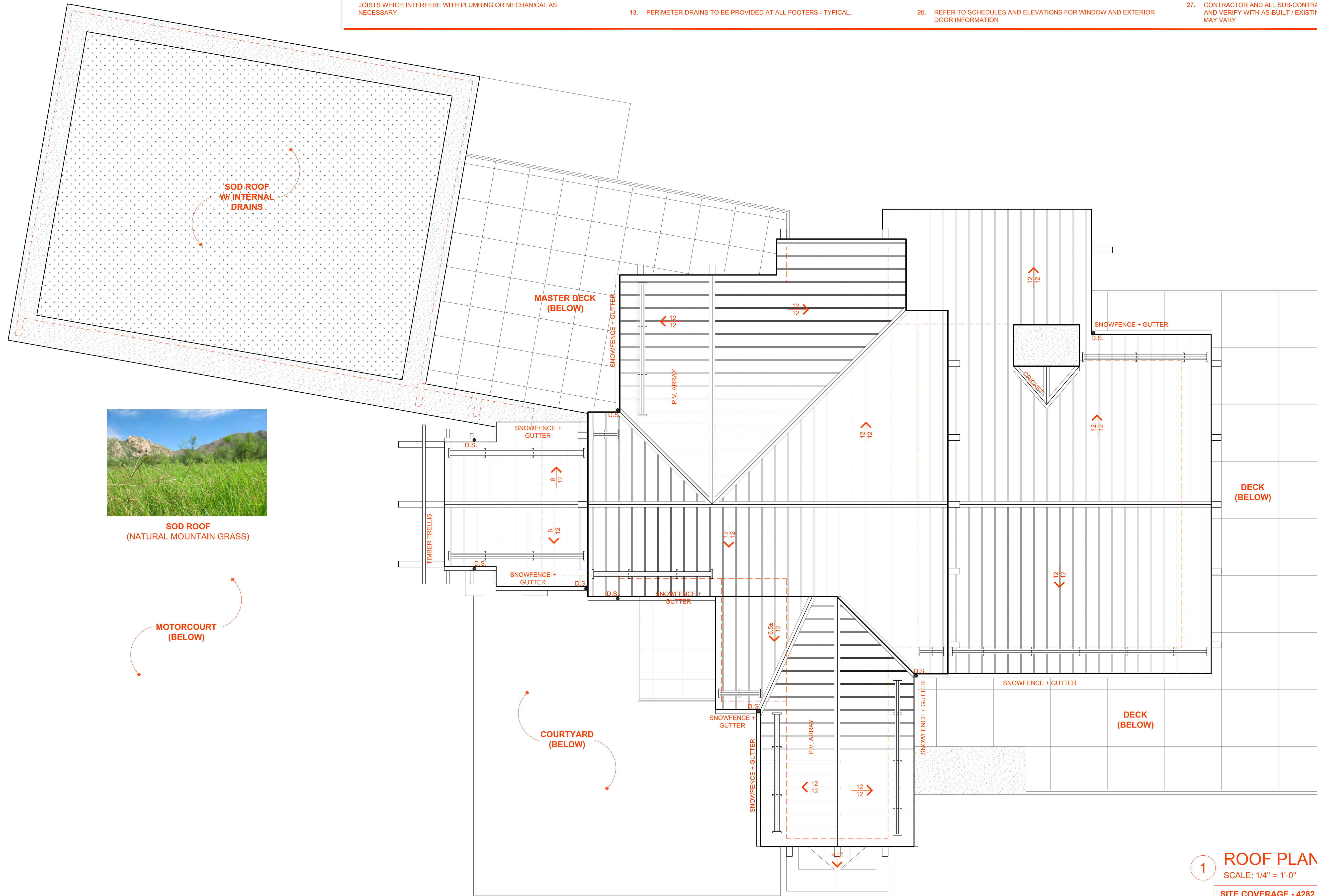
LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

MASTER LEVEL PLAN

A2.3

FLOOR PLAN GENERAL NOTES

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SOD ROOF (NATURAL MOUNTAIN GRASS)

MOTORCOURT (BELOW)

COURTYARD (BELOW)

1 ROOF PLAN
SCALE: 1/4" = 1'-0"
SITE COVERAGE - 4282 SF

submissions	
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06.10.2020	CAD PLAN PLAN COORD.
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ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

ROOF HEIGHT CALCS.

A2.5

HEIGHT DIAGRAM NOTE:
ALL ROOF HEIGHTS ARE MEASURED TO LOWEST GRADE (EXISTING OR PROPOSED)

HIGH POINT 34'-9" ABOVE GRADE

AVERAGE 22'-10 3/4" ABOVE GRADE

BUILDING HEIGHT DIAGRAM

RP 1	HIGH	LOW	AVG.
ABOVE GRADE	9283'-1"	9275'-1"	9279'-1"
	34'-9"	24'-9"	29'-9"

RP 2	HIGH	LOW	AVG.
ABOVE GRADE	9283'-1"	9266'-9.5"	9277'-9.5"
	34'-9"	17'-3"	26'-0"

RP 3	HIGH	LOW	AVG.
ABOVE GRADE	9283'-1"	9266'-9.5"	9274'-11.5"
	34'-5"	17'-3"	25'-10"

RP 4	HIGH	LOW	AVG.
ABOVE GRADE	9276'-4"	9251'-4.5"	9263'-10.5"
	30'-6"	13'-6"	22'-0"

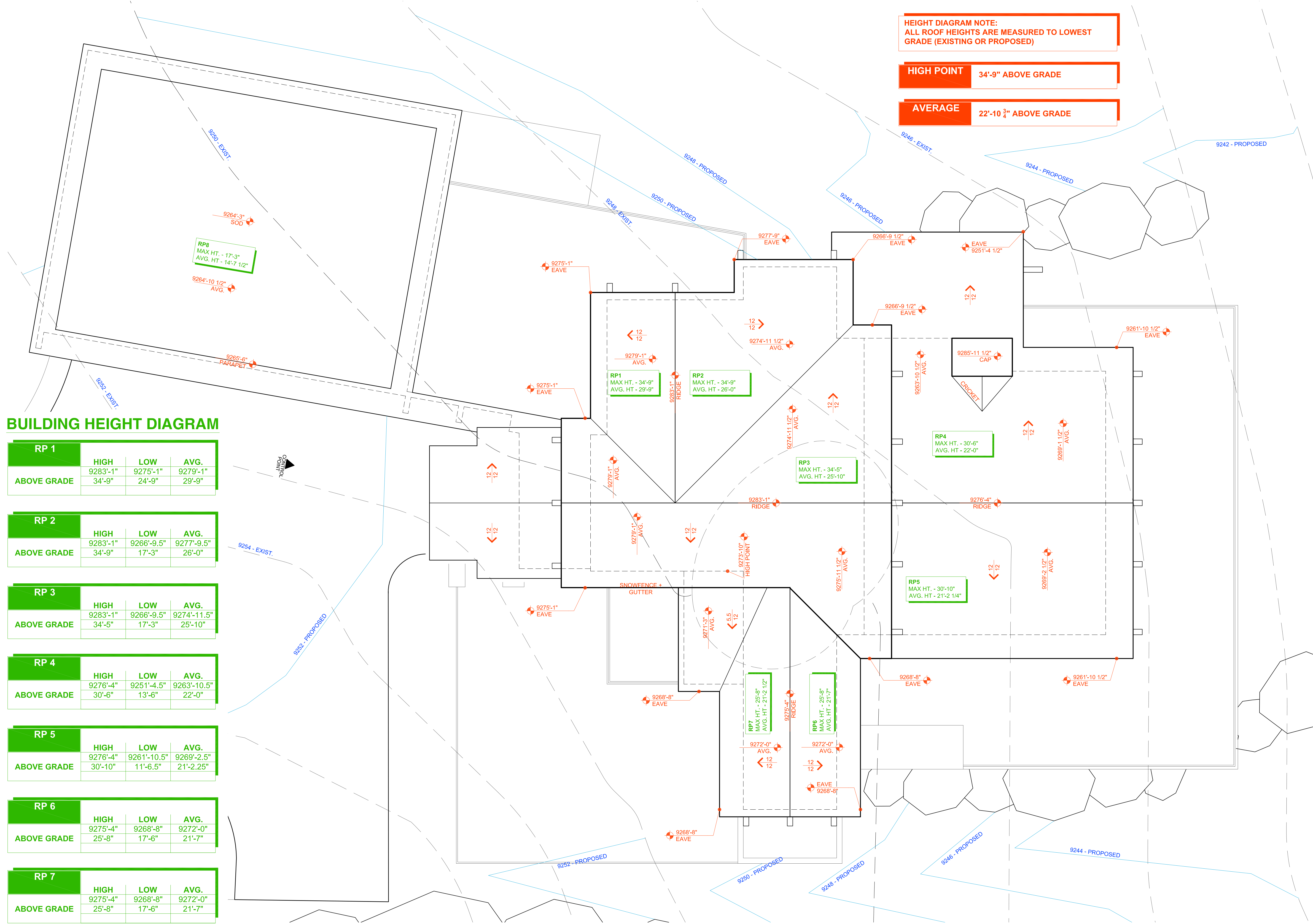
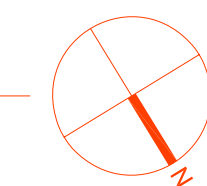
RP 5	HIGH	LOW	AVG.
ABOVE GRADE	9276'-4"	9261'-10.5"	9269'-2.5"
	30'-10"	11'-6.5"	21'-2.25"

RP 6	HIGH	LOW	AVG.
ABOVE GRADE	9275'-4"	9268'-8"	9272'-0"
	25'-8"	17'-6"	21'-7"

RP 7	HIGH	LOW	AVG.
ABOVE GRADE	9275'-4"	9268'-8"	9272'-0"
	25'-8"	17'-6"	21'-7"

RP 8	HIGH	LOW	AVG.
ABOVE GRADE	9265'-6"	9264'-3"	9254'-10.5"
	25'-8"	17'-6"	21'-7"
	17'-3"	12'-0"	14'-7.5"

1 ROOF HEIGHT DIAGRAM
SCALE: 1/4" = 1'-0"



EXTERIOR LIGHTING TABLE

SYMBOL	QTY.	DESCRIPTION	LAMP	MOUNT.	LUMENS	LLF	WATTS	MANUFACTURER	NOTES
E1	17	WALL SCONCE	LED	6'-6"	1216	.92	14	BEGA - 24502	BLACK FINISH
E2	19	STEP	LED	1'-0"±	91	.85	10.1	BEGA - 22132	BLACK FINISH
E3	2	PENDANT	LED	8'-0"±	4107	.95	35.7	BEGA - 24507	BLACK FINISH
E4	4	IND. LED	LED	3'-0"	383	.65	2.3	PARADIGM - FLEXSR	

E4

ParadigmLED FLEXSR OUTDOOR SERIES

LED pendant luminaire - dimmable light

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

E3

BEGA

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

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LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

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E2

BEGA

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E1

BEGA

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BEGA

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BEGA

BEGA

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

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BEGA

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LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

BEGA

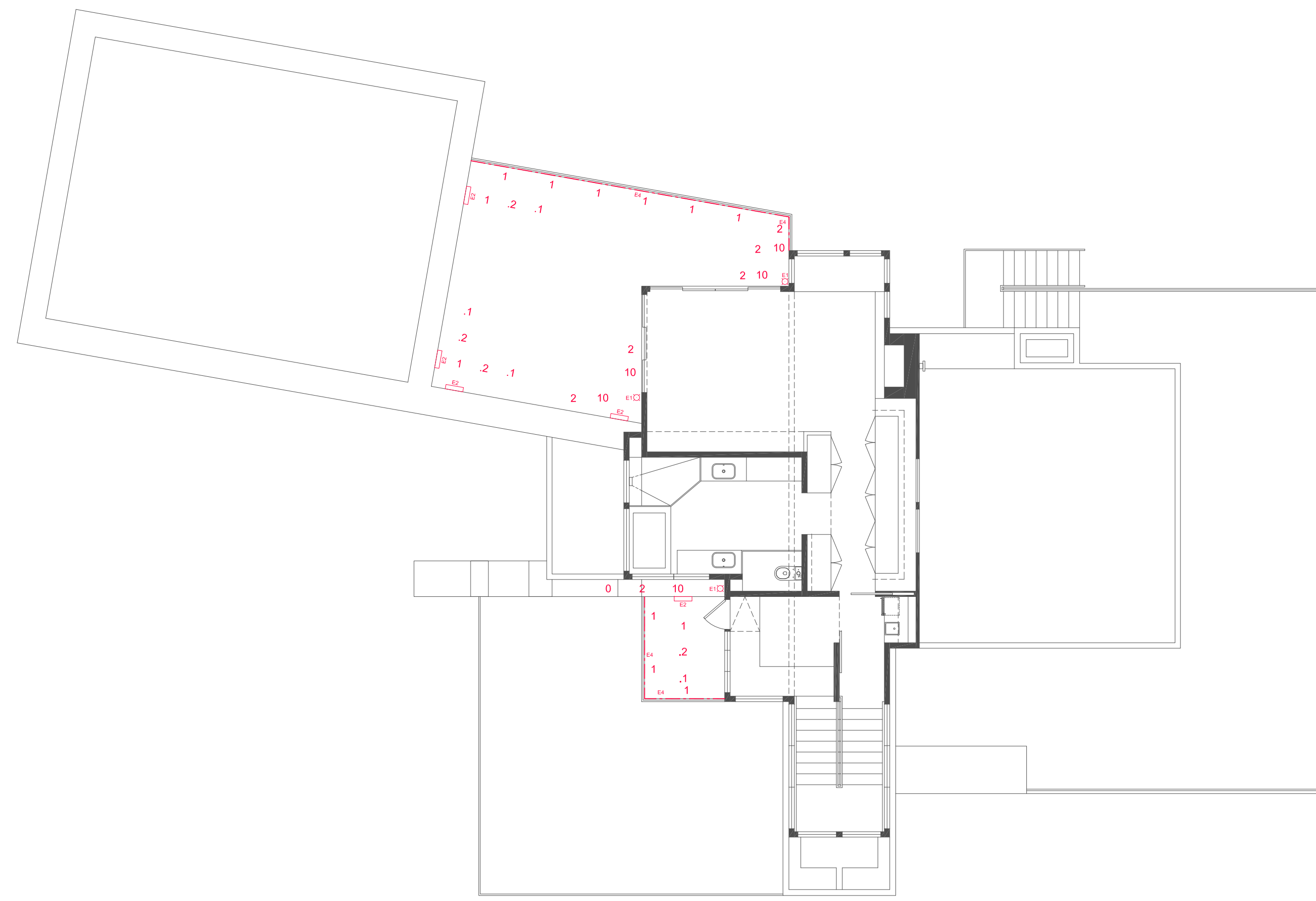
BEGA

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

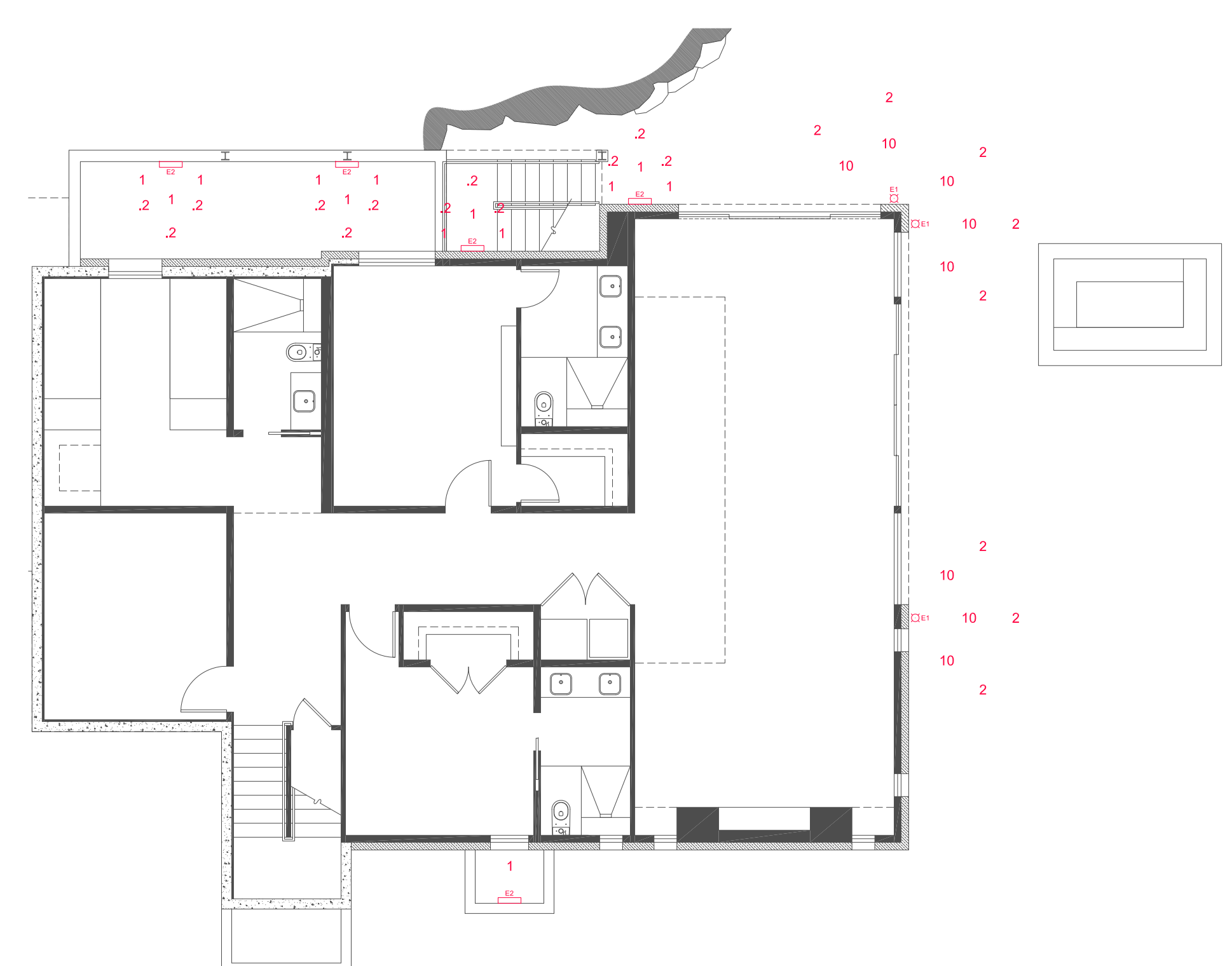
LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.

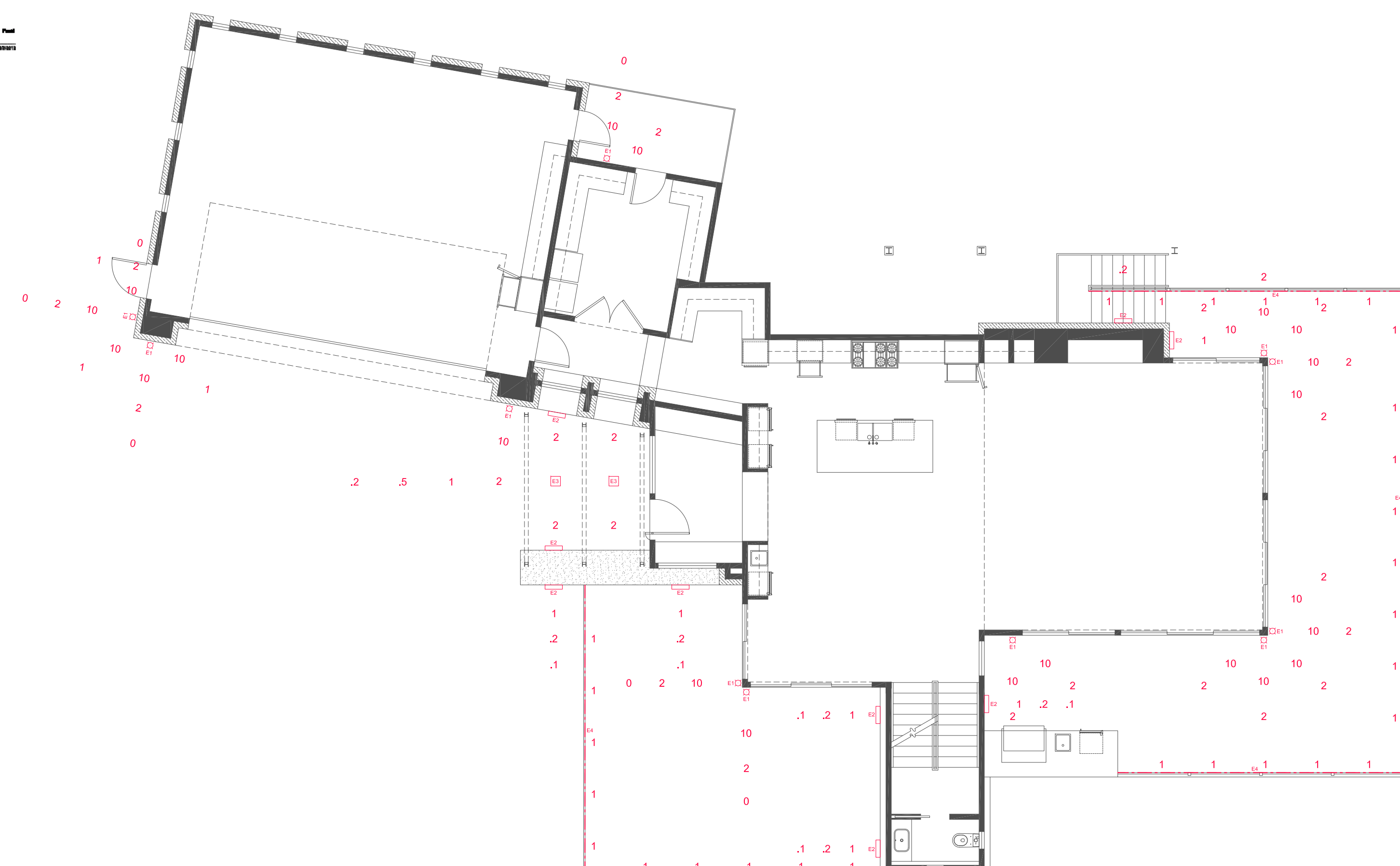
LED luminaire with a high performance beam LED with 100,000 hours life span and an integrated driver.



3 UPPER LEVEL LIGHTING PLAN
SCALE: 1/8" = 1'-0"



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



2 MAIN LEVEL LIGHTING PLAN
SCALE: 1/8" = 1'-0"

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submissions

05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP
07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS
09.15.2020	DRB FINAL

ONDR RESIDENCE
 LOT 630
 DOUBLE EAGLE DR
 MOUNTAIN VILLAGE

EXTERIOR LIGHTING PLAN

A2.L



DRY-STACK STONE VENEER
(75% GREY | 25% BLACK)

A



STEEL MESH RAIL
(BLACK)

B



HOR. WOOD SIDING
(STAINED - OXFORD BROWN)

C



STEEL ACCENTS
(PAINTED BLACK)

D



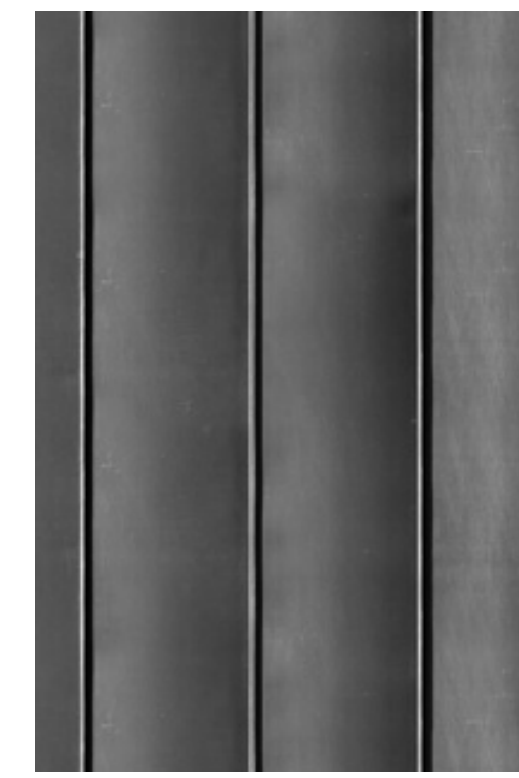
VERT. WOOD SIDING
(WHITEWASHED)

E



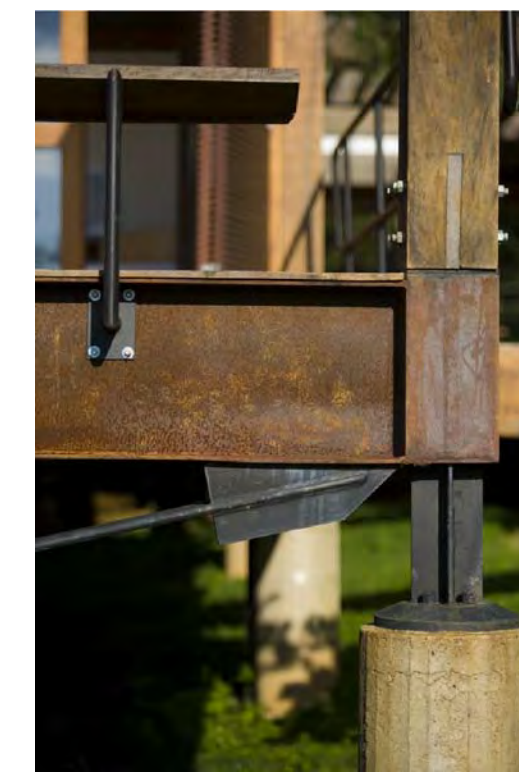
CLAD OPENINGS
(BLACK)

F



STANDING SEAM
(BLACK)

G

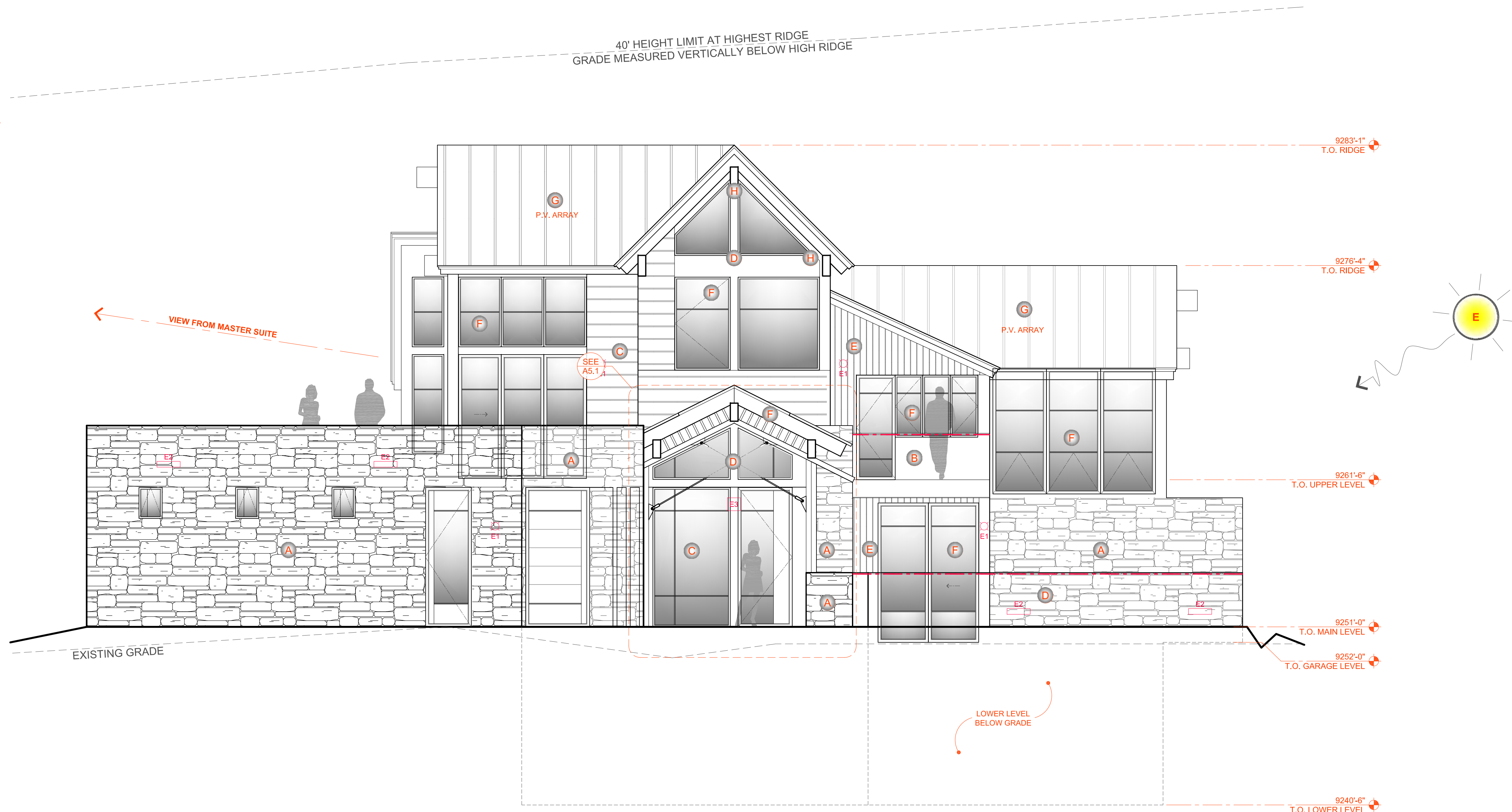


TIMBER / STEEL ACC.

H

40' HEIGHT LIMIT AT HIGHEST RIDGE
GRADE MEASURED VERTICALLY BELOW HIGH RIDGE

WILSON / SUNSHINE VIEWS



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

submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
06.28.2020	DRB PRE-APP
07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS
08.15.2020	DRB FINAL

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

EXTERIOR ELEVATIONS & MATERIALS

A3.1



DRY-STACK STONE VENEER
(75% GREY | 25% BLACK)

A



STEEL MESH RAIL
(BLACK)

B



HOR. WOOD SIDING
(STAINED - OXFORD BROWN)

C



STEEL ACCENTS
(PAINTED BLACK)

D



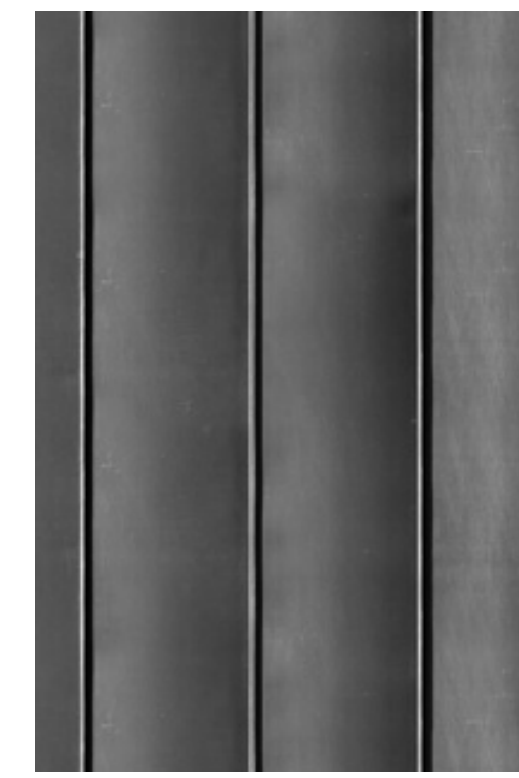
VERT. WOOD SIDING
(WHITEWASHED)

E



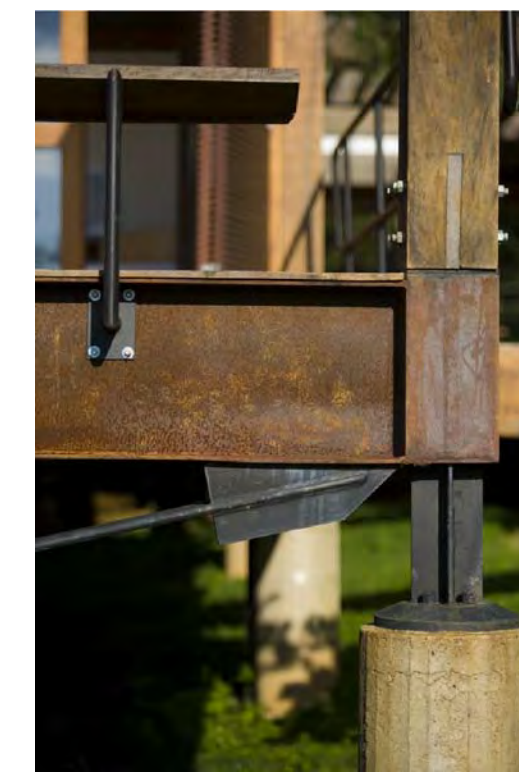
CLAD OPENINGS
(BLACK)

F



STANDING SEAM
(BLACK)

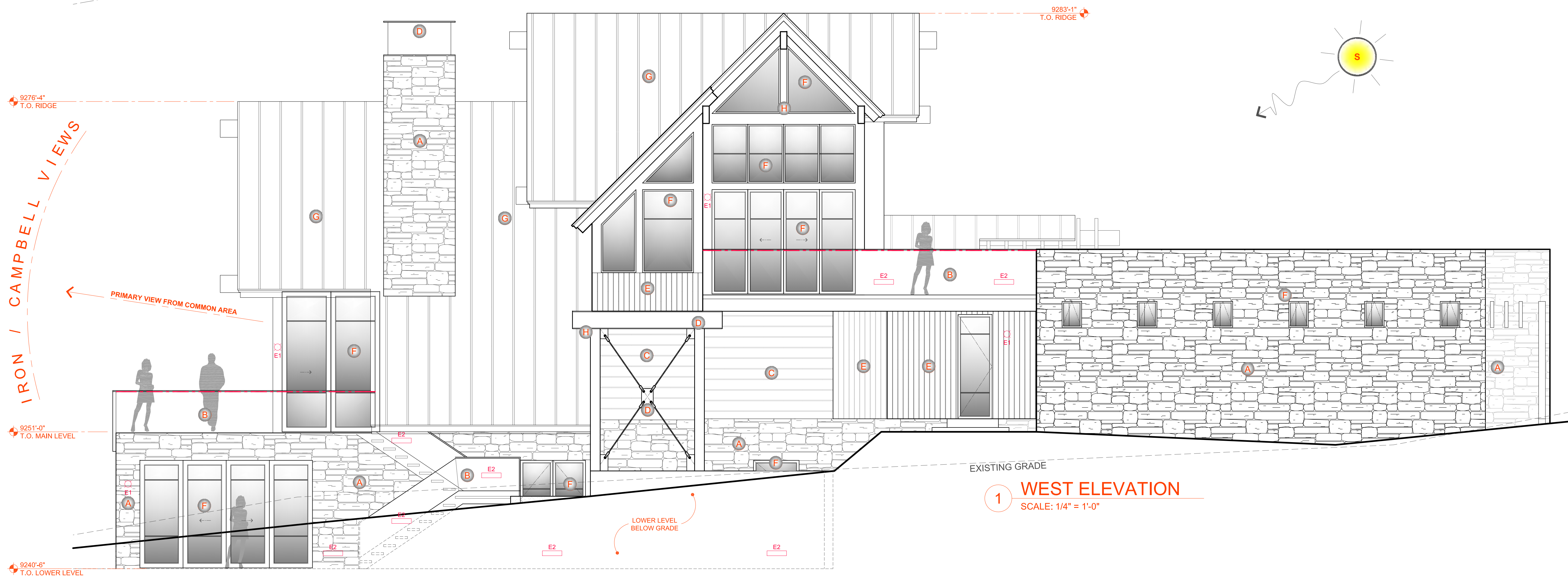
G



TIMBER / STEEL ACC.

H

40' HEIGHT LIMIT AT HIGHEST RIDGE
GRADE MEASURED VERTICALLY BELOW HIGH RIDGE



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

submissions	DESCRIPTION
06.11.2020	LOWER LEVEL REDESIGN
06.19.2020	LOWER LEVEL SCHEME B
06.19.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP
07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS
09.15.2020	DRB FINAL

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

EXTERIOR ELEVATIONS & MATERIALS

A3.2



DRY-STACK STONE VENEER
(75% GREY | 25% BLACK)

A



STEEL MESH RAIL
(BLACK)

B



HOR. WOOD SIDING
(STAINED - OXFORD BROWN)

C



STEEL ACCENTS
(PAINTED BLACK)

D



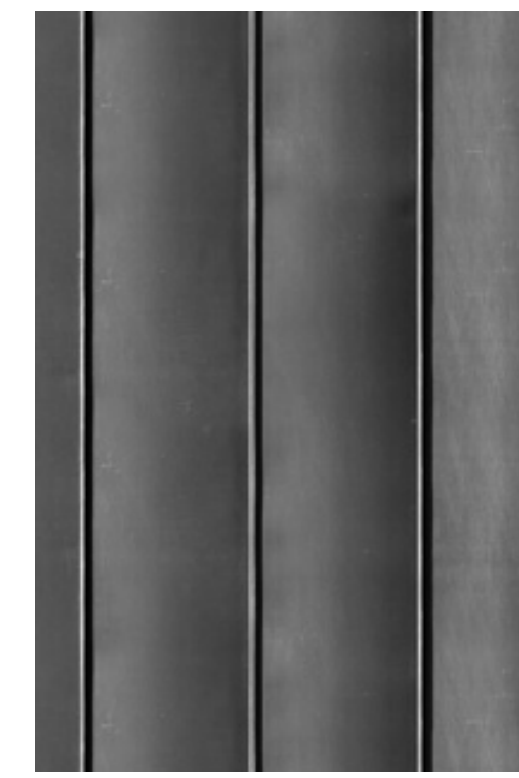
VERT. WOOD SIDING
(WHITEWASHED)

E



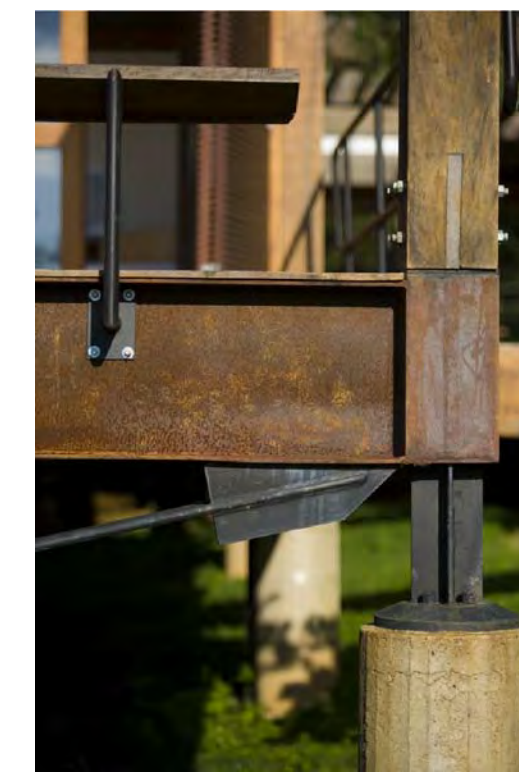
CLAD OPENINGS
(BLACK)

F



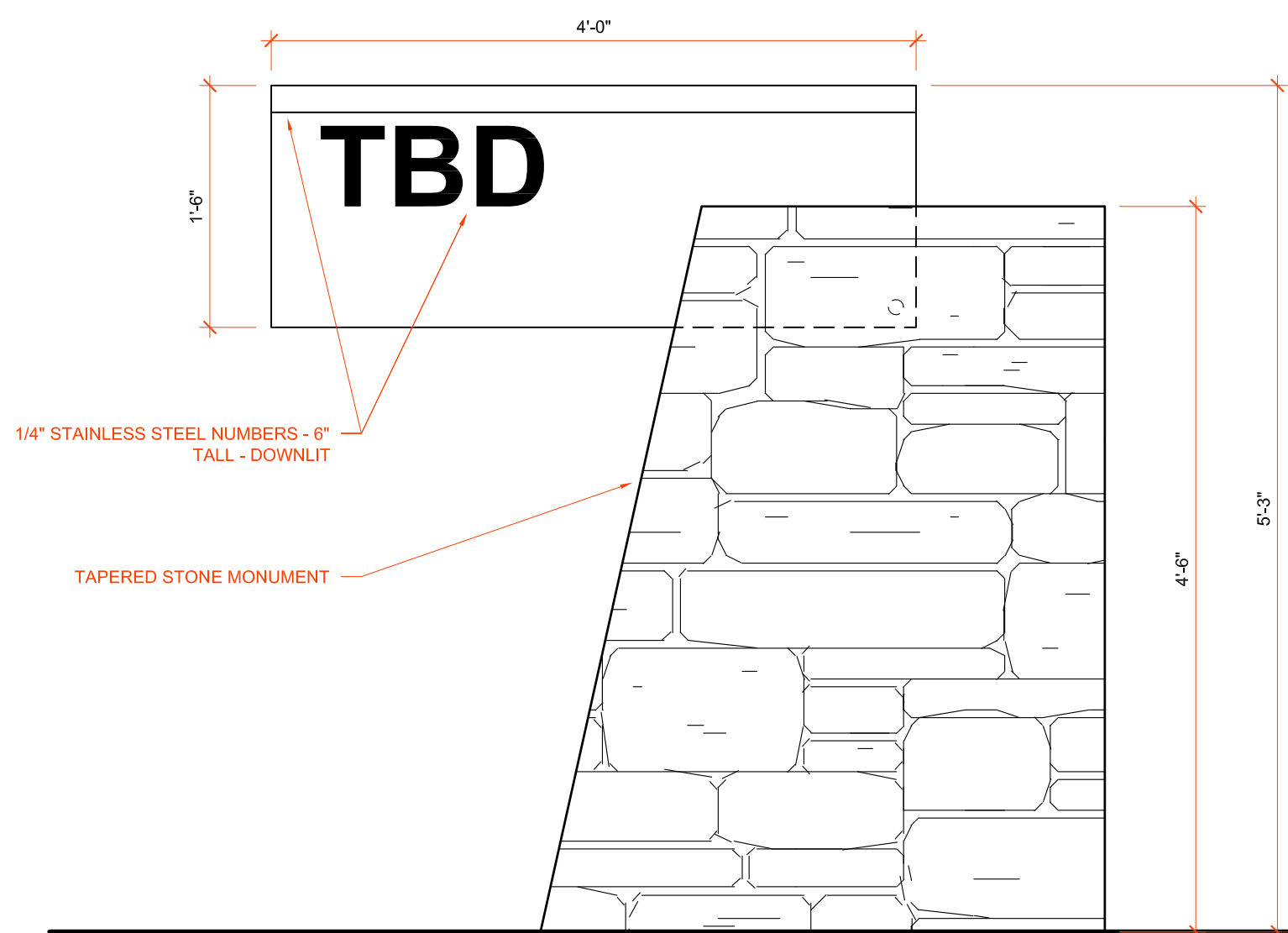
STANDING SEAM
(BLACK)

G

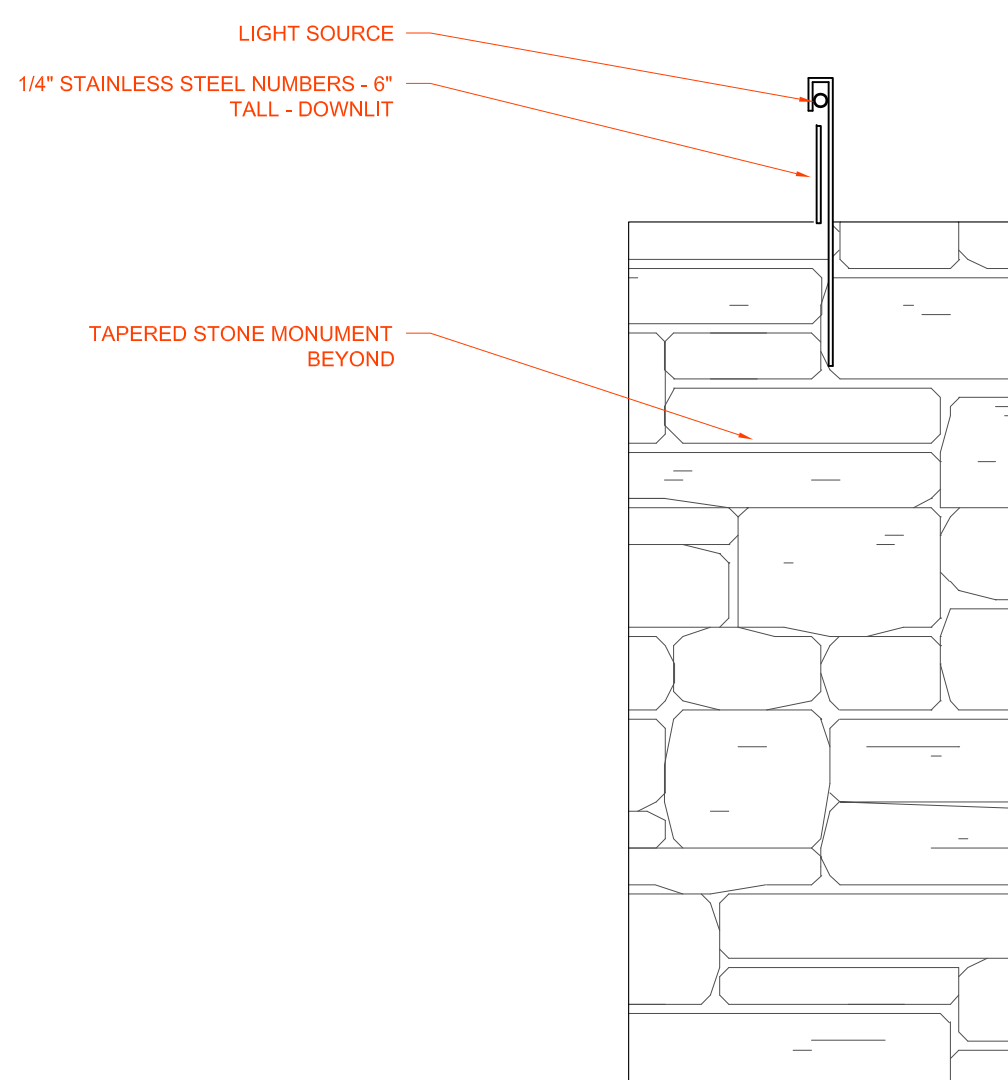


TIMBER / STEEL ACC.

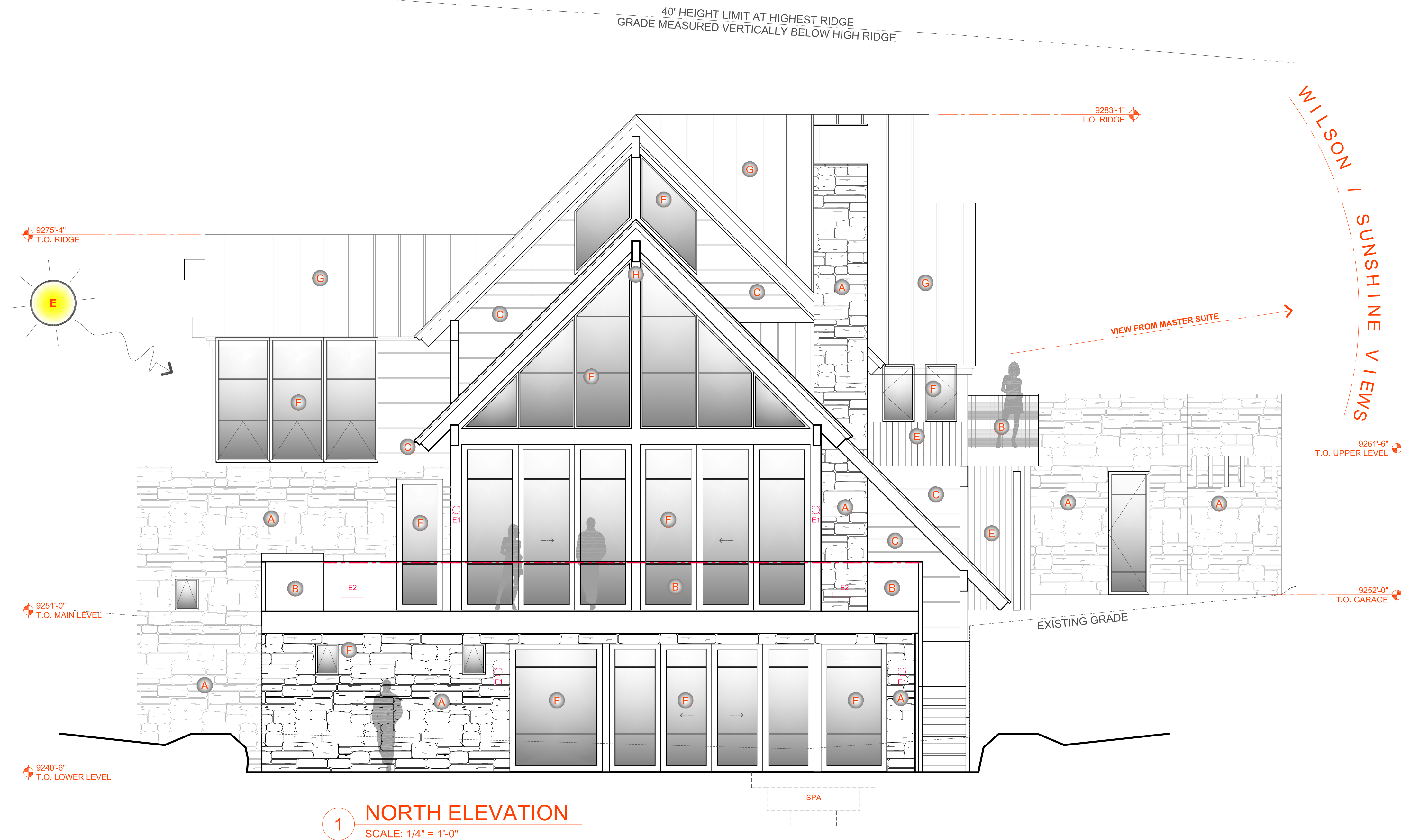
H



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



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



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

submissions	LOWER LEVEL REDESIGN
05.11.2020	LOWER LEVEL SCHEME B
05.19.2020	CAD PLAN PLAN COORD.
06.10.2020	3D MODEL
06.23.2020	DRB PRE-APP
06.28.2020	DRB 1
07.08.2020	DRB 1 CONDITIONS
08.17.2020	DRB FINAL
08.15.2020	

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

EXTERIOR ELEVATIONS & MATERIALS



DRY-STACK STONE VENEER
(75% GREY | 25% BLACK)

A



STEEL MESH RAIL
(BLACK)

B



HOR. WOOD SIDING
(STAINED - OXFORD BROWN)

C



STEEL ACCENTS
(PAINTED BLACK)

D



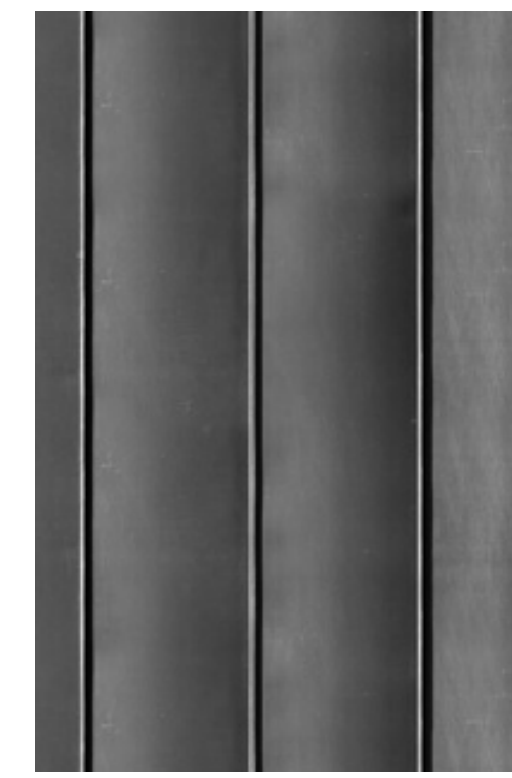
VERT. WOOD SIDING
(WHITEWASHED)

E



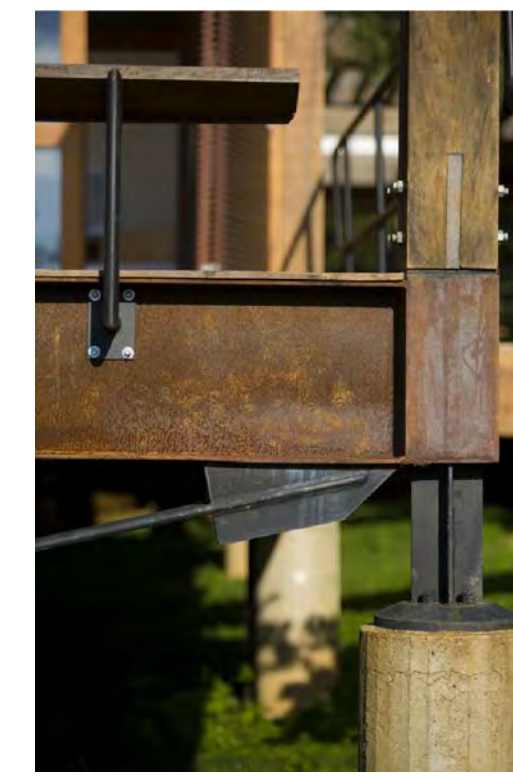
CLAD OPENINGS
(BLACK)

F



STANDING SEAM
(BLACK)

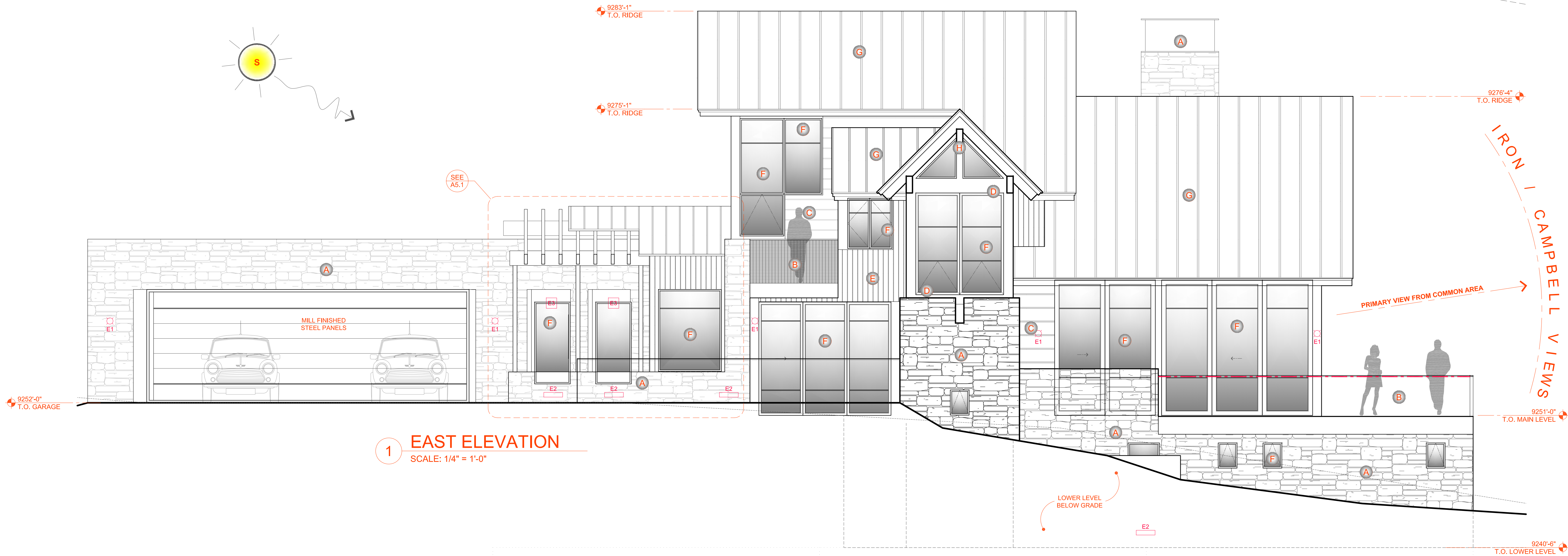
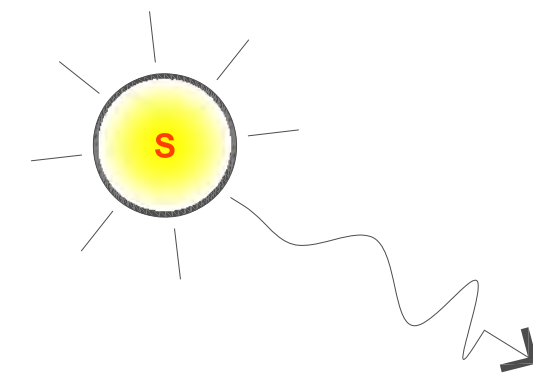
G



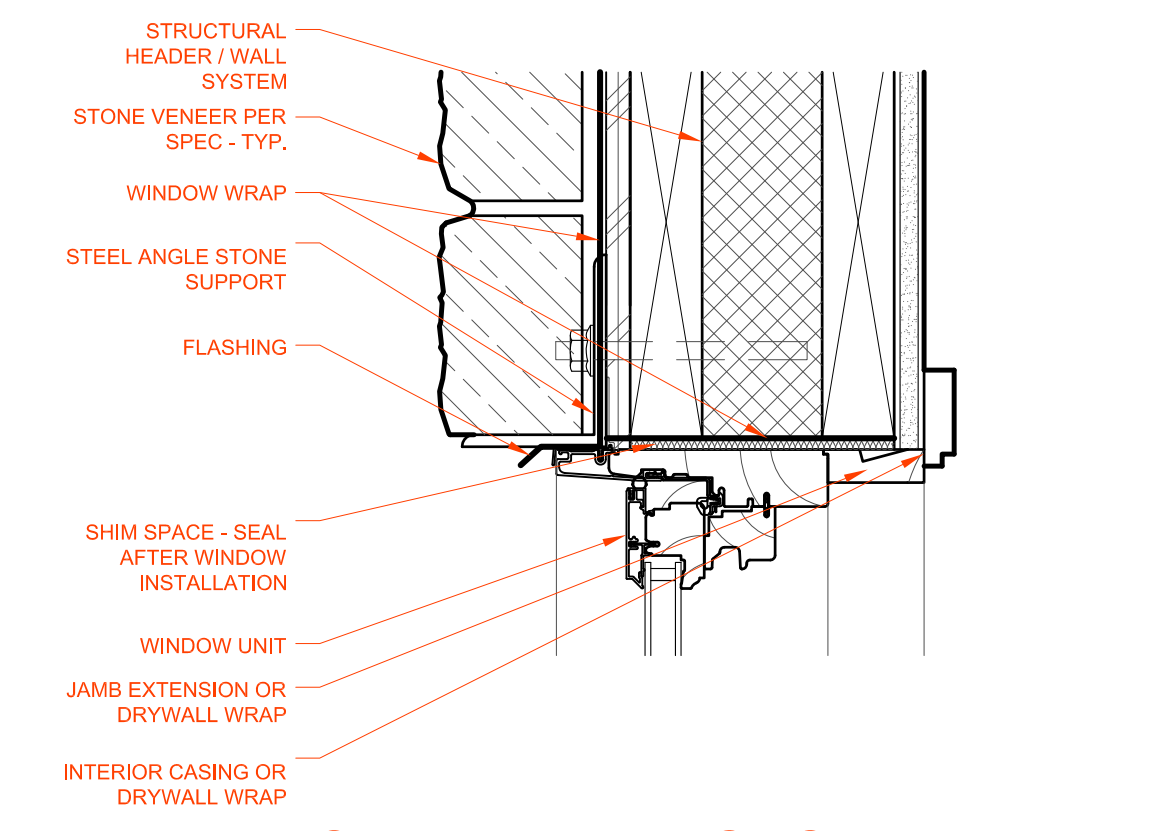
TIMBER / STEEL ACC.

H

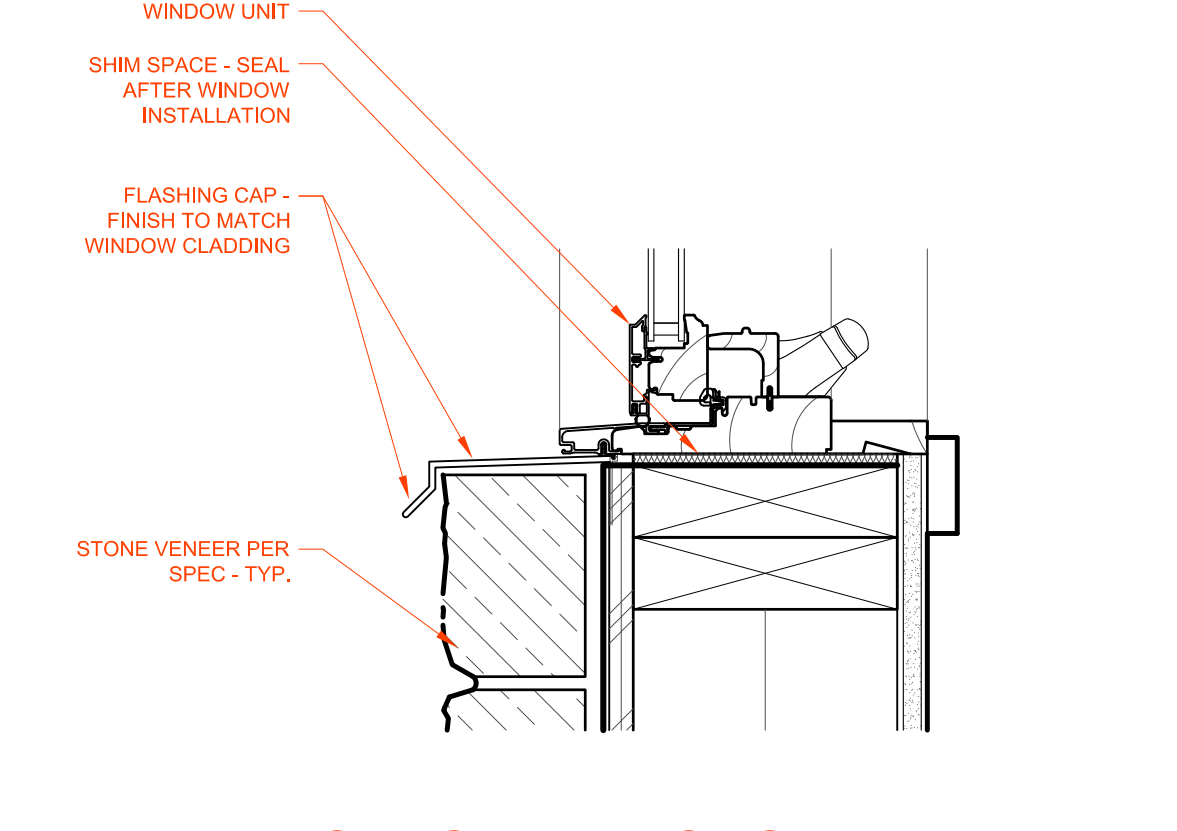
40' HEIGHT LIMIT AT HIGHEST RIDGE
GRADE MEASURED VERTICALLY BELOW HIGH RIDGE



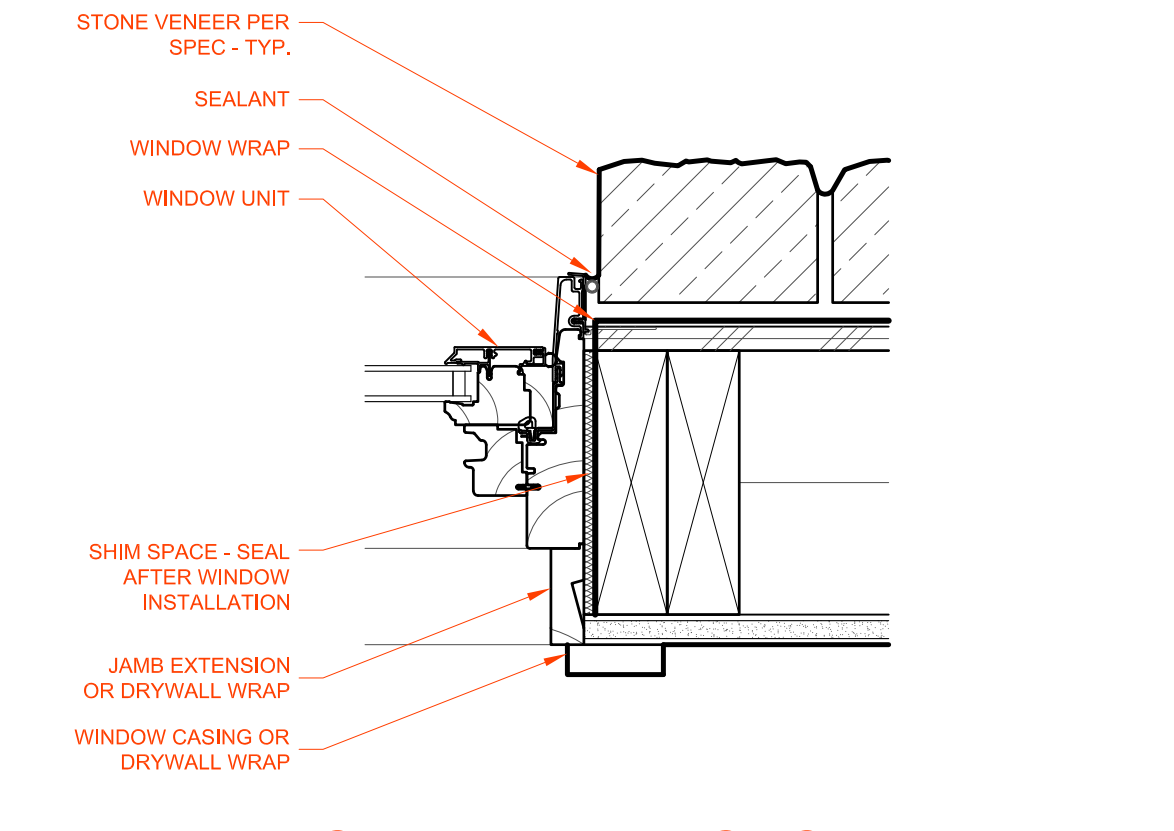
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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submissions	LOWER LEVEL REDESIGN
05.11.2020	LOWER LEVEL SCHEME B
05.19.2020	CAD PLAN PLAN COORD.
06.10.2020	3D MODEL
06.23.2020	DRB PRE-APP
06.25.2020	DRB 1
07.08.2020	DRB 1 CONDITIONS
08.17.2020	DRB FINAL
09.15.2020	

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

EXTERIOR ELEVATIONS & MATERIALS

A3.4



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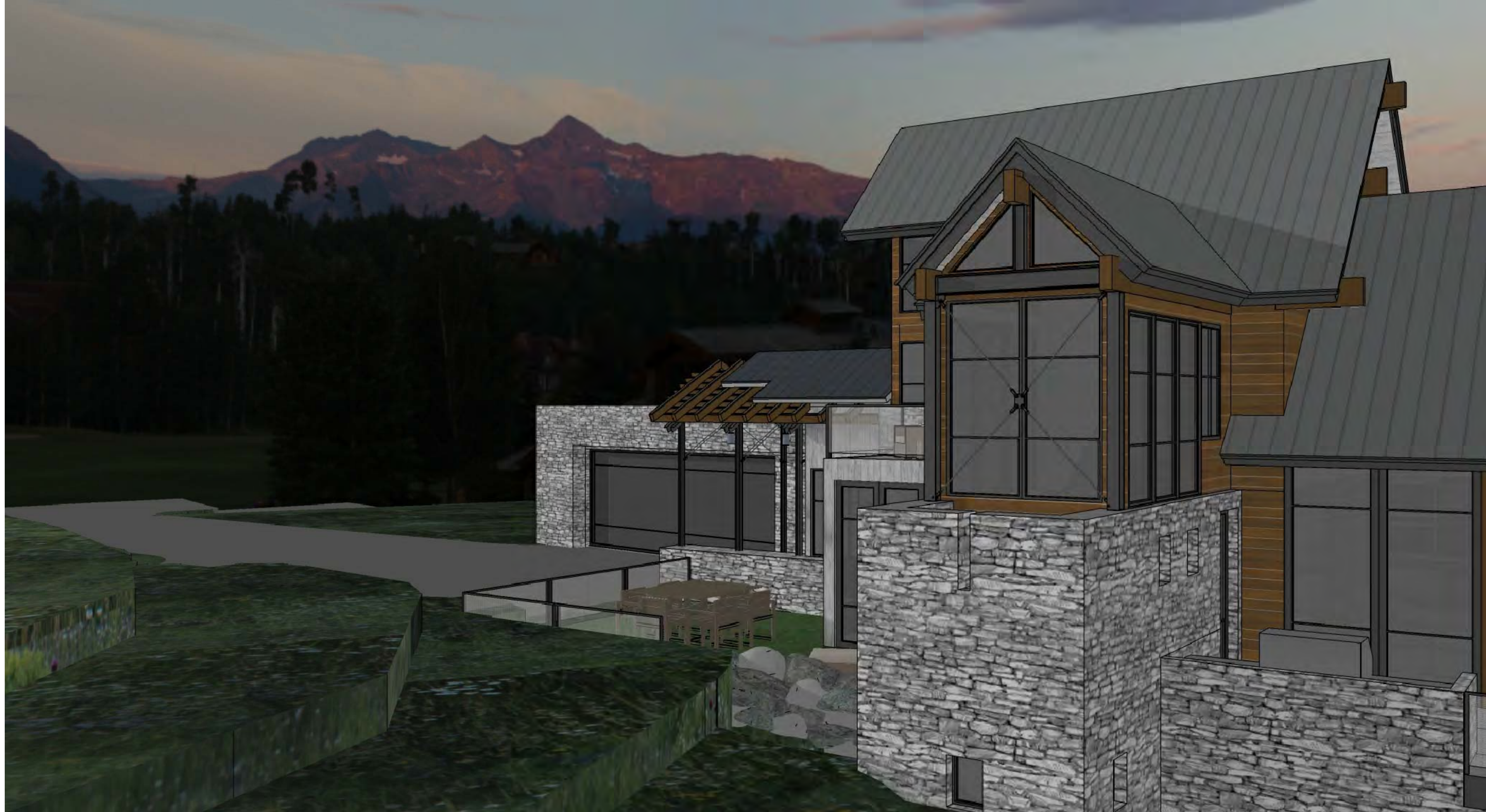
submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP
07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS

ONDR RESIDENCE

**LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE**

**MASSING
PERSPECTIVES**

A3.5



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submissions
05.11.2020
05.19.2020
06.10.2020
06.23.2020
06.25.2020
07.08.2020
08.17.2020

LOWER LEVEL REDESIGN
LOWER LEVEL SCHEME B
CAD PLAN | PLAN COORD.
3D MODEL
DRB PRE-APP
DRB 1
DRB 1 CONDITIONS

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

MASSING
PERSPECTIVES

A3.6



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submissions	
05.11.2020	LOWER LEVEL REDESIGN
05.19.2020	LOWER LEVEL SCHEME B
06.10.2020	CAD PLAN PLAN COORD.
06.23.2020	3D MODEL
06.25.2020	DRB PRE-APP
07.08.2020	DRB 1
08.17.2020	DRB 1 CONDITIONS

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

MASSING
PERSPECTIVES

A3.7



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submissions
05.11.2020
05.19.2020
06.10.2020
06.23.2020
06.25.2020
07.08.2020
08.17.2020

LOWER LEVEL REDESIGN
LOWER LEVEL SCHEME B
CAD PLAN | PLAN COORD.
3D MODEL
DRB PRE-APP
DRB 1
DRB 1 CONDITIONS

ONDR RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

MASSING
PERSPECTIVES

A3.8

Application

LED wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 Silicone applied robotically to casting, plasma treated for increased adhesion
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 64
 Weight: 2.2lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	14.0W
System wattage	17.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,216 lumens (3000K)
Lifetime at Ta = 15° C	320,000 h (L70)
Lifetime at Ta = 40° C	200,000 h (L70)

LED color temperature

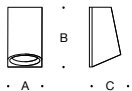
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**
- 2200K - Product number + **K2**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED wall luminaire · directed light

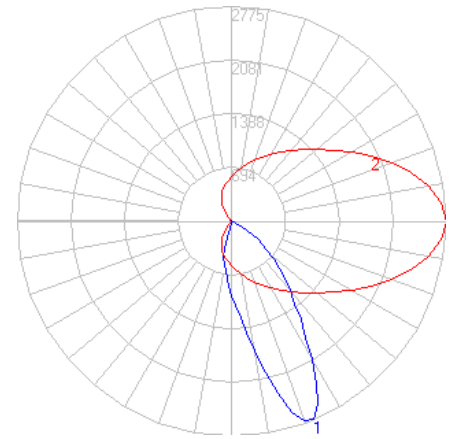
	LED	A	B	C
24502	14.0W	4 3/8	7 1/2	4 5/8



BEGA

Photometric Filename: 24502.ies

TEST: BE_24502
 TEST LAB: BEGA
 DATE: 9/26/2016
 LUMINAIRE: 24 502
 LAMP: 14W LED

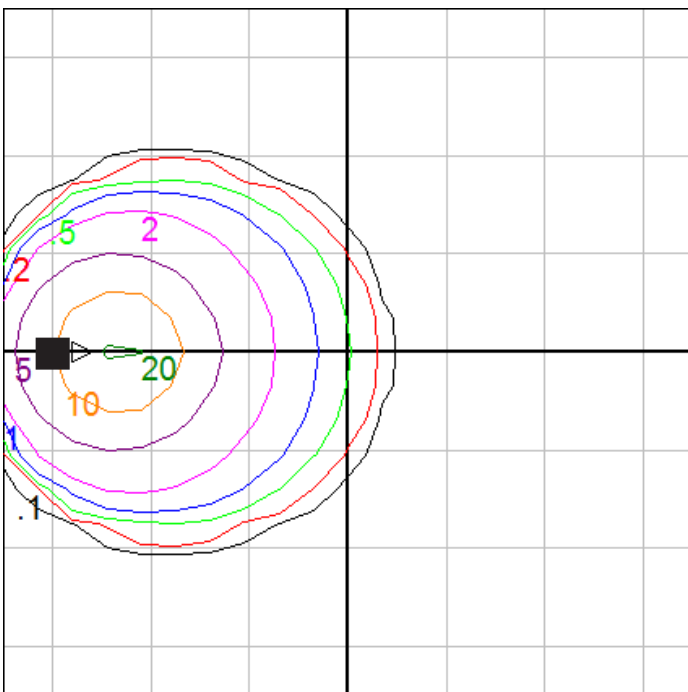


Characteristics

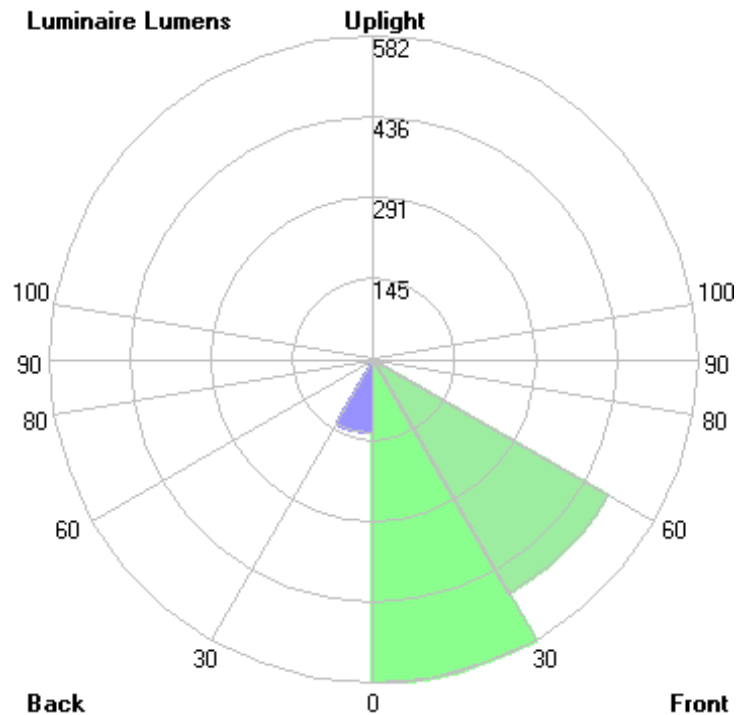
	Type I
	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1217
Downward T	N.A.
T	N.A.
	72
Total Luminaire Watts	17
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	2775 (0H, 22.5V)
Max. Cd. (<90 Vert.)	2775 (0H, 22.5V)
Max. Cd. (At 90 Deg. Vert.)	1.8 (0.1%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	3.8 (0.3%Lum)
	N.A. (absolute)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	582.0	N.A.	47.8
FM (30-60)	486.4	N.A.	40.0
FH (60-80)	7.0	N.A.	0.6
FVH (80-90)	0.7	N.A.	0.1
BL (0-30)	132.2	N.A.	10.9
BM (30-60)	6.8	N.A.	0.6
BH (60-80)	0.4	N.A.	0.0
BVH (80-90)	0.1	N.A.	0.0
UL (90-100)	0.4	N.A.	0.0
UH (100-180)	0.6	N.A.	0.1
Total	1216.6	N.A.	100.0

BUG Rating B1-U1-G0



Mounting Height = 10 ft. Grid Spacing = 5 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

Application

Designed for low mounting heights for interior and exterior locations, the unshielded luminaire has a directing and guiding lighting effect. The illuminance level on the lit surface is lower, but the ambient brightness is greater with increased vertical illuminance.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Faceplate constructed of 316 grade machined stainless steel
 White safety glass
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP64

Electrical

Operating voltage 120-277VAC
 Minimum start temperature -20°C
 LED module wattage 10.1 W
 System wattage 11.5 W
 Controllability 0-10V, TRIAC, and ELV dimmable
 Color rendering index $Ra > 80$
 Luminaire lumens 91 lumens (3000K)
 Lifetime at $T_a = 25^{\circ}\text{C}$ 50,000 h (L70)

LED color temperature

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

#4 brushed stainless steel.
 Custom colors are not available.
 Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

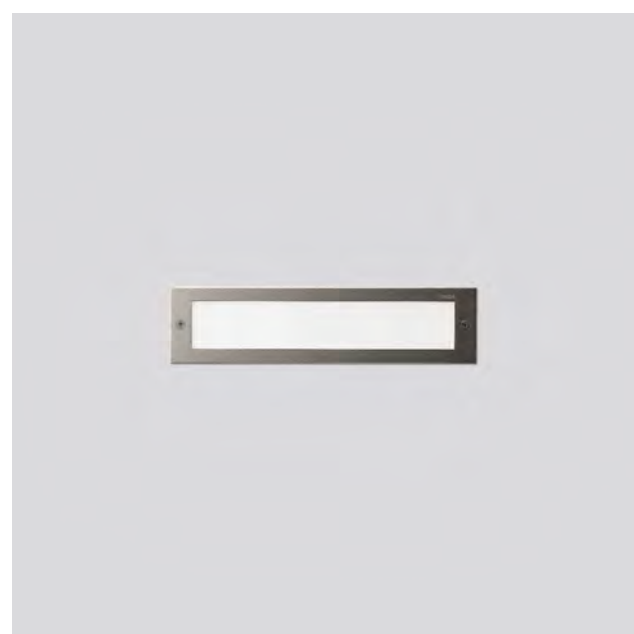


LED recessed wall · unshielded

	LED	A	B	C
22 132 <small>ADA</small>	10.1 W	12 3/4	3 1/8	4

Type:
 BEGA Product:
 Project:
 Modified:

Available Accessories
19601 Concrete protection cover
 See individual accessory spec sheet for details.



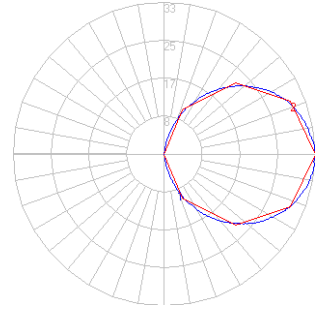
BEGA

Photometric Filename: 22132.ies

TEST: 18966
 TEST LAB: LUMINAIRE TESTING LABORATORY, INC.
 DATE: 4/26/2010
 LUMINAIRE: 22 132
 LAMP: 10.1W LED



All results in accordance with IESNA LM-79-08

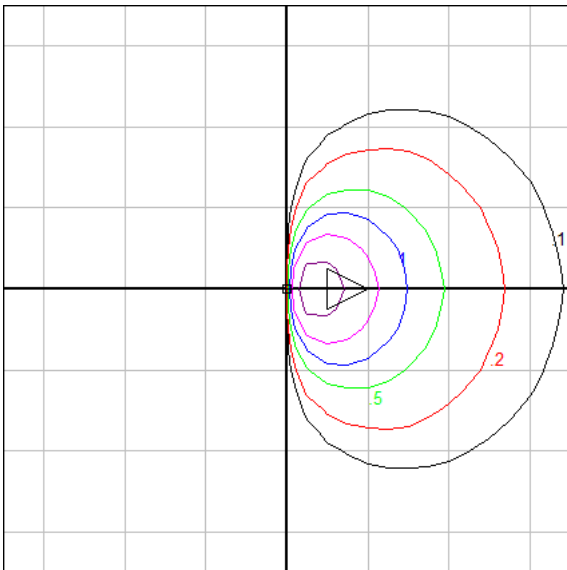


Characteristics

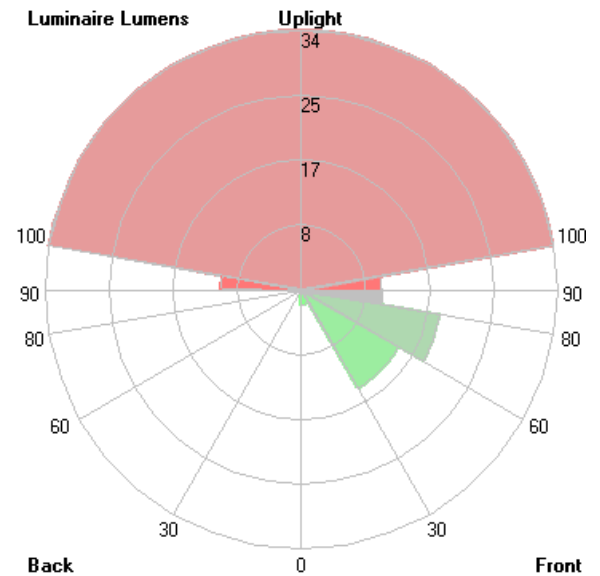
	Type IV
	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	91
Downward T	N.A.
T	N.A.
	8
Total Luminaire Watts	11.5
Ballast Factor	1.00
Upward Waste Light Ratio	0.49
Max. Cd.	33.19 (0H, 89.5V)
Max. Cd. (<90 Vert.)	33.19 (0H, 89.5V)
Max. Cd. (At 90 Deg. Vert.)	33.16 (36.4%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	33.19 (36.5%Lum)
Cutoff	N.A. (absolute)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	2.0	N.A.	2.2
FM (30-60)	14.9	N.A.	16.4
FH (60-80)	18.6	N.A.	20.5
FVH(80-90)	10.7	N.A.	11.8
BL (0-30)	0.0	N.A.	0.0
BM (30-60)	0.0	N.A.	0.0
BH (60-80)	0.0	N.A.	0.0
BVH(80-90)	0.0	N.A.	0.0
UL (90-100)	10.6	N.A.	11.7
UH (100-180)	34.0	N.A.	37.4
Total	90.8	N.A.	100.0

BUG Rating B0-U2-G1



Mounting Height = 1 ft. Grid Spacing = 2 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

LED pendant luminaire - shielded light

Application

LED pendant luminaire with shielded, downward directed light distribution ideal for down lighting atria, passages and other large covered spaces.

Materials

- Luminaire housing and canopy constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
- Clear safety glass
- Reflector made of pure anodized aluminum
- High temperature silicone gasket
- Mechanically captive stainless steel fasteners
- Black power cable
- Steel suspension wires

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 12.4 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20° C
LED module wattage	35.7 W
System wattage	40.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	4,107 lumens (3000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 30° C	312,000 h (L70)

LED color temperature

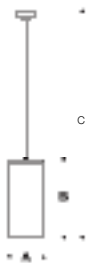
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED pendant · shielded					
	LED	A	B	C	Wiring Box*
24507	35.7W	7 1/2	17 1/4	103 1/2	19538

*Small opening wiring box included

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

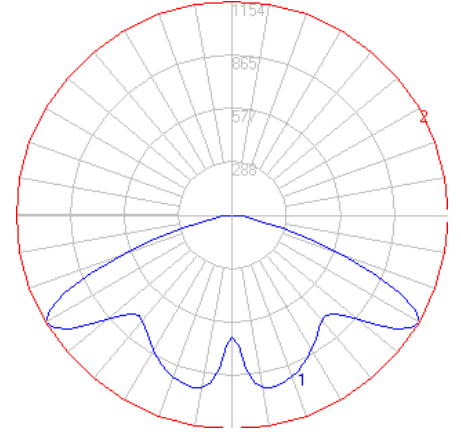
Type:
 BEGA Product:
 Project:
 Modified:



BEGA

Photometric Filename: 24507.ies

TEST: BE_24507
 TEST LAB: BEGA
 DATE: 4/4/2017
 LUMINAIRE: 24 507
 LAMP: 35.7W LED

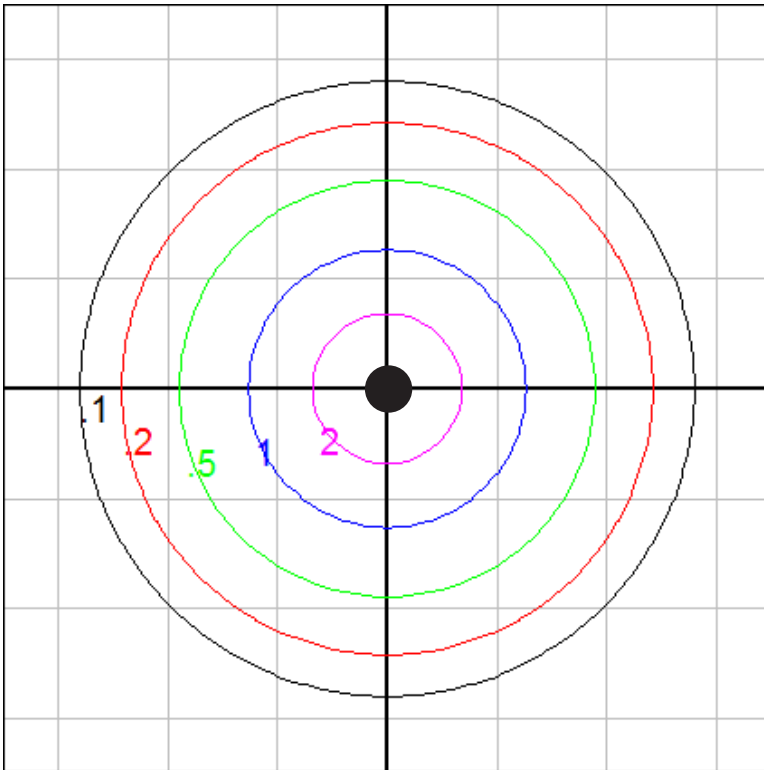


Characteristics

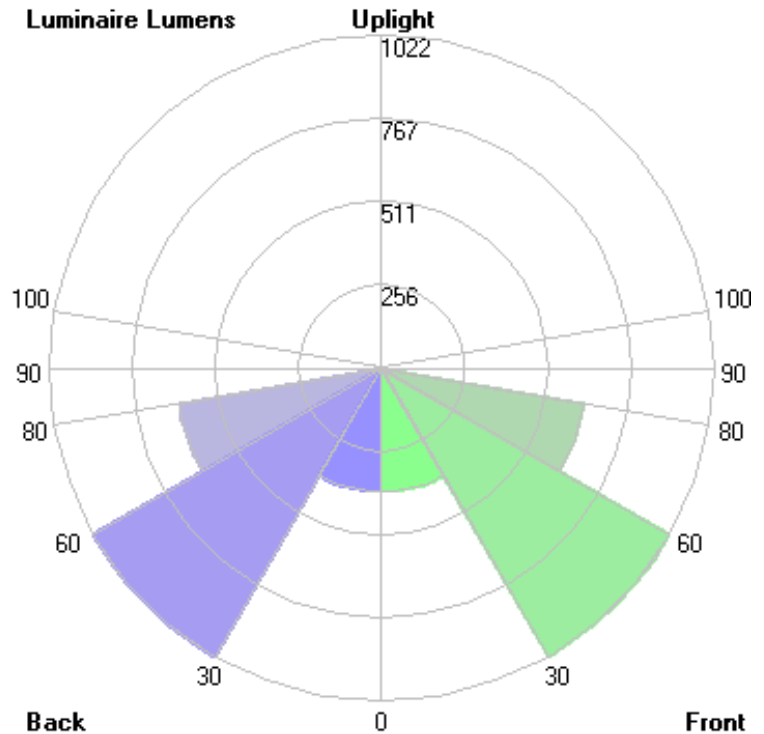
	Type V
	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	4107
Downward T	N.A.
T	N.A.
	103
Total Luminaire Watts	40
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	1153.9 (360H, 60V)
Max. Cd. (<90 Vert.)	1153.9 (360H, 60V)
Max. Cd. (At 90 Deg. Vert.)	.2 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	102.6 (2.5%Lum)
	N.A. (absolute)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	380.3	N.A.	9.3
FM (30-60)	1022.1	N.A.	24.9
FH (60-80)	632.3	N.A.	15.4
FVH (80-90)	18.8	N.A.	0.5
BL (0-30)	380.3	N.A.	9.3
BM (30-60)	1022.1	N.A.	24.9
BH (60-80)	632.3	N.A.	15.4
BVH (80-90)	18.8	N.A.	0.5
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	4107.0	N.A.	100.0

BUG Rating B2-U0-G1



Mounting Height = 15 ft. Grid Spacing = 15 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.



FLEX SR Series is a high performance linear LED with high CRI, tight LED spacing and an economical price.

SPECIFICATION

SERIES	WATTAGE	COLOR**	IP RATING	VOLTAGE	LENGTH
FLEXSR	20=2.0 W/ft. 45=4.5 W/ft.	23=2350K 27=2700K 30=3000K 41=41000K	67C=IP67 Clear outdoor	24=24 VDC	5M=196 inches (5 meter) Reel XX= Custom Length (inches)

**RGB, RGBW & OTHER COLORS AVAILABLE CONSULT FACTORY

ELECTRICAL

Input Voltage	24VDC
Dimming Options	MLV, 0-10V, DMX, Lutron
Power Consumption	2.0 or 4.5 W/ft.
Wire Size	20AWG, 2 Wire
Regulatory	UL Listed file E468751
Max Run Length per feed	
FlexSR20	44' = (96W)
FlexSR45	22' = (96W)

PHYSICAL

Field Cuttable	Every 2.0" (50.8mm)
Operating Temperature	-20°C (-40°F) to +50°C (+122°F)
Environment	IP67 Outdoor
Max Reel Length	FlexSR20=32' FlexSR45=16'

DIMENSIONS

FLEXSR-20	
Width	0.33" (8.00mm)
Height	0.07" (1.78mm)
Cuttable Segment Length	4.0" (100mm)
Pitch Length	0.625" (17.0mm)
FLEXSR-45	
Width	0.39" (10.05mm)
Height	0.13" (4.00mm)
Cuttable Segment Length	0.625" (17.00mm)
Pitch Length	0.09" (2.29mm)

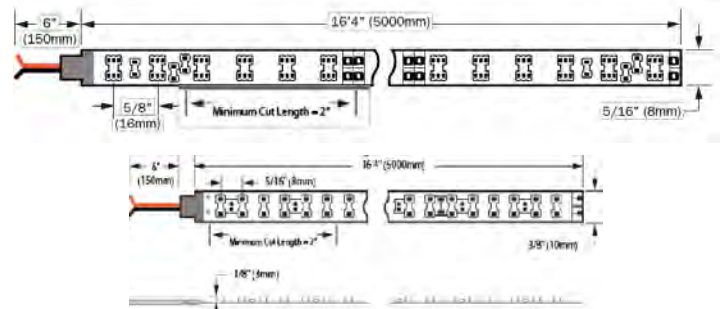
LUMEN OUTPUT

OUTDOOR	
FlexSR20	2.0W/ftX85lum/W=170 lum/ft
FlexSR45	4.5W/ftX85lum/W=383 lum/ft

PERFORMANCE

CRI	95+
Binning Tolerance	+/-100K
Warranty	5 years

DRAWINGS



QUICK SPEC GUIDE
CHANNEL PART NUMBER BREAKDOWN

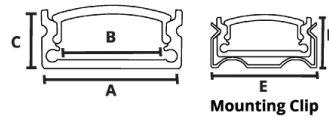
SERIES	DIMENSIONS	APPLICATION	LENS	LENGTH
AMC = Aluminum Mounting Channel	XXXX = W x H (mm)	S = Surface Mount R = Recessed Channel C = Corner Mount M = Mud In Channel	C=Clear lens O=Opal lens G=Grazer lens	1M=39 Inches 2M=78 Inches

AMC-1707-S
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow surface mount channel

LENGTH
39", 78"

LENS TYPES

 Clear=C
Opal=O
Grazer=G


- A:** 0.68" (17.25mm)
- B:** 0.50" (12.59mm)
- C:** 0.34" (8.60mm)
- D:** 0.40" (12.70mm)
- E:** 0.78" (19.90mm)

ACCESSORIES

Endcap	AMC-1707-S-EC
Endcap w/hole	AMC-1707-S-ECL
Mounting Clip	AMC-1707-S-MC

AMC-1919-C
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner channel

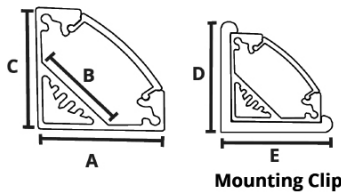
LENGTH
39", 78"

LENS TYPES

 Clear=C
Opal=O

ACCESSORIES

Endcap	AMC-1919-C-EC
Endcap w/hole	AMC-1919-C-ECL
Mounting Clip	AMC-1919-C-MC



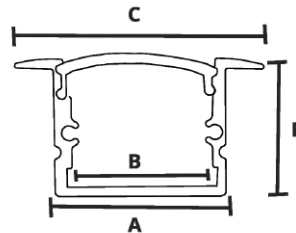
- A:** 0.73" (18.50mm)
- B:** 0.48" (12.20mm)
- C:** 0.73" (18.50mm)
- D:** 0.82" (20.82mm)
- E:** 0.82" (20.82mm)

AMC-1715-R
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep recessed channel

LENGTH
39", 78"

LENS TYPES

 Clear=C
Opal=O
Grazer=G


- A:** 0.68" (17.25mm)
- B:** 0.58" (14.75mm)
- C:** 0.98" (25.00mm)
- D:** 0.59" (15.05mm)

ACCESSORIES

Endcap	AMC-1715-R-EC
Endcap w/hole	AMC-1715-R-ECL

AMC-1715-S
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep surface mounted channel

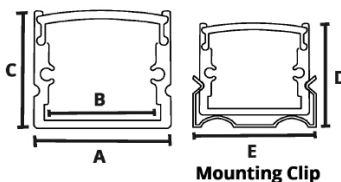
LENGTH
39", 78"

LENS TYPES

 Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1715-S-EC
Endcap w/hole	AMC-1715-S-ECL
Mounting Clip	AMC-1715-S-MC



- A:** 0.68" (17.25mm)
- B:** 0.48" (12.30mm)
- C:** 0.59" (15.05mm)
- D:** 0.66" (16.76mm)
- E:** 0.78" (19.90mm)

AMC-1707-R
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed channel

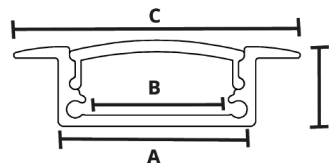
LENGTH
39", 78"

LENS TYPES

 Clear=C
Opal=O
Grazer=G

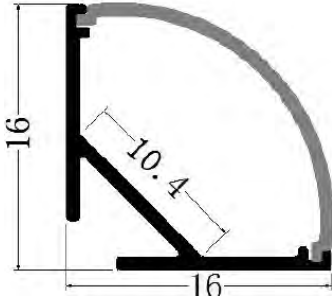
ACCESSORIES

Endcap	AMC-1707-R-EC
Endcap w/hole	AMC-1707-R-ECL



- A:** 0.68" (17.25mm)
- B:** 0.50" (12.59mm)
- C:** 0.98" (25.00mm)
- D:** 0.34" (8.60mm)



QUICK SPEC GUIDE
AMC-1616-C


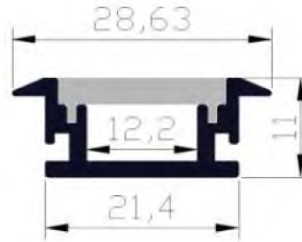
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner channel with rounded lens

LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O

ACCESSORIES
Endcap AMC-1616-C-EC
Endcap w/hole AMC-1616-C-ECL
Mounting Clip AMC-1616-C-MC

AMC-2111-R


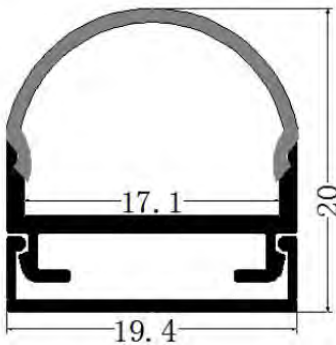
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed mount channel.

LENGTH
39", 78"

LENS TYPES
Opal=O

ACCESSORIES
Endcap AMC-2111-R-EC
Endcap w/hole AMC-2111-R-ECL

AMC-2020-S-RO


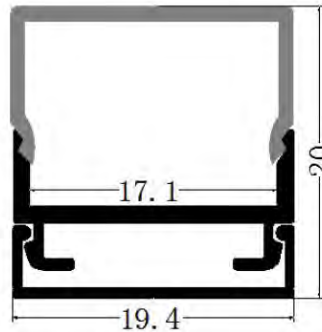
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep surface mounted channel

LENGTH
39", 78"

LENS TYPES Opal
LENS SHAPE Round=RO

ACCESSORIES
Endcap AMC-2020-RO-EC
Endcap w/hole AMC-2020-RO-ECL
Mounting Clip AMC-2020-RO-MC

AMC-2020-S-SQ


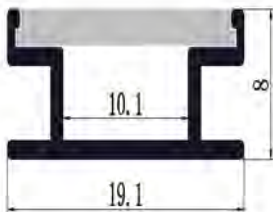
MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner mount channel w/ rounded lens

LENGTH
39", 78"

LENS TYPES Opal=O
LENS SHAPE Square=SQ

ACCESSORIES
Endcap AMC-2020-SQ-EC
Endcap w/hole AMC-2020-SQ-ECL
Mounting AMC-2020-SQ-MC

AMC-1908-R


MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed mount channel.

LENGTH
39", 78"

LENS TYPES
Opal=O

ACCESSORIES
Endcap AMC-1908-R-EC
Endcap w/hole AMC-1908-R-ECL



John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Thursday, August 20, 2020 5:17 PM
To: John A. Miller
Subject: Re: FW: Class 3 Referral - New Home at Lot 630, Double Eagle Drive

After review of the plans for Lot 630 Double Eagle Dr. I have the following comments;

1. Due to the residence being in excess 3600 sqft. a fire sprinkler system is required to be installed.
2. The fire sprinkler system shall be monitored.
3. Numbers for address monument shall be a minimum of 54 inches above finished grade, a minimum of 6 inches tall, and shall be coated or outlined with material to cause them to be reflective in the event of a power outage.

If you have any questions about the above requirements, please contact me.

Thank you

On Thu, Aug 20, 2020 at 5:02 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

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/

From: John A. Miller

Sent: Wednesday, July 22, 2020 11:51 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' <jim.telfire@montrose.net>; 'jeremy@smpa.com' <jeremy@smpa.com>; 'brien.gardner@blackhillscorp.com' <brien.gardner@blackhillscorp.com>; 'kirby.bryant@centurylink.com' <kirby.bryant@centurylink.com>; 'jim@telluridefire.com' <jim@telluridefire.com>

Subject: Class 3 Referral - New Home at Lot 630, Double Eagle Drive

Hey again everyone,

Below you will find a link to a proposed new home to be located at Lot 630, TBD Double Eagle Drive. This lot is just past the golf cart path if you're traveling downhill from Russell Drive.

<https://townofmountainvillage.com/site/assets/files/33679/ondr-drb1.pdf>

Let me know if there are any questions or concerns.

Thanks,

J

John A Miller III, CFM

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

O :: 970.369.8203

C :: 970.417.1789



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

--

Jim Boeckel, Fire Marshal, Battalion Chief

Telluride Fire Protection District
PO Box 1645/131 West Columbia Avenue
Telluride, CO 81435
[970-729-1454](tel:970-729-1454) (cell)
[970-728-3801](tel:970-728-3801) (office)
[970-728-3292](tel:970-728-3292) (fax)
jim@telluridefire.com



John A. Miller

From: John A. Miller
Sent: Wednesday, August 5, 2020 8:50 PM
To: banks (banks@rmi.net); david c.; David E (david@eckmancm.com); caton liz; Greer; Adam Miller; cathjett@gmail.com; ellen kramer (erkramer14@gmail.com)
Cc: Michelle Haynes
Subject: FW: Concerns regarding proposed Lot 630 Proposed Home

Evening everyone. I had a late public comment that I received this evening and I wanted to forward it to you before the hearing tomorrow. Comments below from adjacent property owner regarding Lot 630 IASR.

Thanks!
J

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



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

From: Branscomb@att.net <Branscomb@att.net>
Sent: Wednesday, August 5, 2020 4:54 PM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: Concerns regarding proposed Lot 630 Proposed Home

Dear DR Board members,
Having received the notice of proposed development 5 days ago (mail is not so swift right now) and having no prior contact with either the owners or architects of this proposal, I am at a bit of a disadvantage in commenting thoughtfully although I have reviewed the .pdf published by the town. Based on that, and absent any known efforts on the part of the developers to attempt to contact my family, I have to say I am highly concerned.

As the daughter and legal POA representative for both the Anne Branscomb Trust (mother deceased in 1997 and buried in the Wilkinson Library terrace) and Lewis Branscomb (94 yrs old and no longer able to come to Telluride for health reasons) Trusts. My brother and I manage both the adjacent lot 629 and reside off and on throughout the year at 132 Double Eagle Drive next door. Our family has been in that location for almost a half-century since our home at 132

Double Eagle was one of the very first houses ever built in the golf course area of the resort and we owned three lots initially. As such, I received two concurrent notices.

Without further information, my concerns currently center on:

1. Disruption of our view shed from both our undeveloped lot 629 and especially our home at 132 Double Eagle due to the excessive height, and sheer volume of this home represents as proposed. I don't think a home that is over 30' tall from main floor to ridge line (over 40' from its lowest point to ridge) is either necessary or desirable and I request that you ask the applicant to explore redesign as a 2 story residence with a lower profile keeping the highest elevation roof ridge line to under the 9270' level.
2. Serious potential negative environmental and community impacts on the scenic and environmental value of the cross country and hiking trail that is located adjacent to an extends into our 629 lot next door.
3. Concern for the biological assessment and mitigation of any potential impacts on the wildlife and plants that are supported by lot 629 that should be afforded protection prior to any permitted construction.
4. Concerns particularly regarding the standing seam metal roof and extent of glass at high elevation on the sensitive avian population in the area.
5. Location of the construction staging area close to the lot line on our side.
6. No explicit accommodation for construction parking.

I ask you to take these concerns seriously in the constructive and cooperative spirit they are intended. I believe that everyone should have a right to build on their lots. But, in the current environment, where sustainability, smaller homes, and authentic concern for community, environmental, and neighbor impacts should be paramount, I think there is a moral obligation to insure that anything new is built responsibly in the context of these values. Just because mountain mansions have been the norm in the past, doesn't mean they have to be the future of Mountain Village. What happened to the rural character and open space we all appreciated. A much smaller, lower, and more sustainably built homes would be more in keeping with the character and aesthetic of what is valued most about Mountain Village. It can start right here with this one.

My mother is buried in the Wilkinson Family Library where we significantly helped in funding the Library Terrace. My father and brother have been integral to the development of the Tech Festival and long time supporters of Mtn Film. Our family has owned property and lived off and on in Mountain Village itself for almost a half century in this location. We are not as wealthy as many who own homes here, but we have been active supporters of non-profit and individual efforts to protect the quality of life in Telluride we all enjoy. I feel I am doing that now.

Yes, I'm disappointed I never heard from the developer or their representatives and would respectfully ask that you delay this project until we can undertake a thorough review of the plans and get our questions answered. When we sold our undeveloped lot on the other side of 132 Double Eagle to our current neighbors, they were gracious in reaching out pro-actively, accommodating our concerns regarding size, siting, and its impact on views. They have a lovely big home. We have coexisted peacefully for over a decade. I think it is important to make sure this isn't just slam dunked because some developer took advantage of a pandemic to ram something through over the objections of a long time Mountain Village family, especially one that has contributed to many aspects of what makes Telluride great.

Respectfully yours,

Katharine C. (KC) Branscomb
Branscomb@att.net

KC Branscomb
 **Compassion
Institute.**

Home
800 Frenchmans Creek Road

Half Moon Bay, CA 94019

Tel: +1 (650) 823-0898

Mailing Address

PO Box 908

Half Moon Bay, CA 94019

John A. Miller

From: Gordon E. Jensen <gordonj@cox.net>
Sent: Tuesday, July 21, 2020 6:51 PM
To: John A. Miller
Subject: RE: Lot 630

We are in receipt of the NOTICE OF PENDING DEVELOPMENT on Lot 630 TMV.

Conflicts will prohibit attendance at the August hearing.

This application appears to be a re-hash of an application from 2016.

While the plans look very nice, architecturally pleasing, and in line with one would expect to be developed on a "golf course" property, we must object to any variance being granted for a roof pitch below 4:12.

The idea of having a lawn over a structure has become very popular with the touchy, feely, architectural crowd as well as many environmental promoters. It sounds wonderful and provides a pretty nice finished product.

However, please note the following prior to making any decisions on any such variance:

The amounts of snow load on top of the soils load on a flat roof structure can be significant and ultimately catastrophic. While it has previously been noted that shoveling must occur upon accumulation of 6 inches, who will be monitoring the accumulations during major storm events that occur at nighttime. Storms can dump in feet, not inches overnight. Will there be a full time snow monitor on staff?

While lawns are appropriate landscaping, especially in the golf course setting, the community will be unable to view this lawn driving by and thus it really provides no benefit to other residents or visitors.

The Town of Mountain Village has during many years been unable to supply sufficient water supply to even its existing residences and had to resort to restrictive water conservation measures and extremely punitive rate structures to offset the lack of prior planning on the part of the original developer and the Town.

In the event of a collapse of the structure, legal, insurance, and other processes could allow the structure to remain in a demolished condition for years (decades) as things move through the legal system wrecking property values. I have seen this in the past and it is very real. Perhaps a bond and/or indemnity agreement including insurance company buy in that would allow the town to demolish the project after such an event within a certain short time limit (one year max) might be an appropriate solution. Rest assured that should such an outcome present I will look towards all involved for the impact including personally.

Thank you for your consideration.

Gordon E. Jensen
Trustee
Gordon & Kathleen Jensen Family Trust
LOT 509
Telluride Mountain Village

-----Original Message-----

From: John A. Miller [mailto:JohnMiller@mtnvillage.org]



Agenda Item No. 5
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; October 1, 2020
DATE: September 22, 2020
RE: Motion to Continue Agenda Item 5

BACKGROUND: Staff is requesting the continuation of Agenda Items 5 to the November 5, 2020, Design Review Board (DRB) meeting. The memo is being provided not to open the public hearing for the agenda item but solely for the purpose of the DRB providing a motion to continue to the November meeting date. DRB could otherwise table the item, which would require the applicants to re-notice the project at a time in the future.

AGENDA ITEM FOR CONTINUATION:

Agenda Item 5: Consideration of a Design Review: Final Architecture Review for a Class 3 Residential Addition, Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11.

RECOMMENDED MOTION: I move to continue, DRB Agenda Item 5 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled November 5, 2020.

/JJM



TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; October 1, 2020
DATE: September 18, 2020
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 716

APPLICATION OVERVIEW: New Single-Family Home on Lot 716

PROJECT GEOGRAPHY

Legal Description: Lot 716, Telluride Mountain Village, Filing 25, Plat Book 1 at Page 1196, County of San Miguel, State of Colorado.

Address: 167 Adams Ranch Road
Applicant/Agent: Justin Kilbane, JK Companies
Owner: T-Bonz, a CO LLC
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.585 AC

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set
Exhibit B: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Justin Kilbane of the JK Companies, Applicant for Lot 716, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 716, 167 Adams Ranch Road. The Lot is approximately 0.585 acres and is zoned Single-Family. The overall square footage of the home is approximately 5,887 gross square feet and provides 4 interior parking spaces within the proposed garage.

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	35'-0"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	25.96'
Maximum Lot Coverage	40% Maximum	39.8%
General Easement Setbacks*		
North	16' setback from lot line	14.94'
South	16' setback from lot line	16.37'
East	16' setback from lot line	168.50'
West	16' setback from lot line	14.67'
Roof Pitch		
Primary		3:12
Secondary		n/a
Exterior Material**		
Stone	35% minimum	35%
Wood (composite siding)		31%
Wood Fascia		6%
Windows/Doors	40% maximum	22%
Metal Accents		6%
Parking	2 enclosed / 2 exterior	4/2

Design Review Board Design Variation Requests:

- 1. Synthetic Siding Materials - Composite Wood**

Design Review Board Specific Approvals:

- 1. Metal Fascia to match roof materials**

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: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the applicant is 35' feet from the highest ridge to the grade below. The applicant has provided a parallel plane analysis demonstrating that no portion of the home penetrates the 35-foot parallel

slope height allowance for shed roof forms. Based on the height of this home, it will be important prior to final review that the applicant provides updated plans verifying finished grade versus natural pre-existing grade to determine if this structure is still meeting the height requirements for Maximum Heights.

17.3.14: General Easement Setbacks

Lot 716 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: Although the address monument has not been shown at this time, it is assumed that the monument will be located within the GE and will require a GE encroachment agreement.*
- *Utilities: Utilities are already located within Double Eagle Drive and will require crossing the GE to the home.*

Staff: There are additional encroachments into the GE as shown within this proposal. These include roof overhangs within three of the GE areas as well as landscaping in the GE. These will require the DRB make a determination that this is appropriate. If not, then the applicant shall revise the plans to remove non-permitted GE encroachments. The DRB has in the past been hesitant to grant GE structural encroachments even if they are above grade vertical encroachments.

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: While the form and mass of this proposed home do blend into the existing design theme of the Mountain Village, there are some questions related to the overall material palette that staff would like to discuss with the DRB within lower sections of this report. The home is very contemporary and is designed with shed roof forms that are accented with glazing and composite wood siting. A very important feature of the home is the large projecting glass atrium-like feature that will be seen from Adams Ranch Road. Although relatively atypical for homes in the Mountain Village, this glass feature should be discussed by the DRB to determine their level of comfort moving forward from IASR to FAR. Staff believes that the DRB has the authority to grant this type of design approval if they feel that it complements our existing design theme.

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, but the DRB must determine if the composite wood materials discussed in more depth below are appropriate. IF they are not, the then applicant should revise the materials to natural wood, stone, or metal before final review.

17.5.5: Building Siting Design

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

Staff: The building siting for the proposed design is largely driven by both the shape and topography of the lot. Due to the topography, the home has been pushed to the rear for a flatter homesite. If the home was required to be pushed forward on the lot to the east, it would require additional grading and site disturbance. With this being said, building lower on the site would accomplish better visual subordinate of the home in relation to the landforms that surround it. As currently designed, the home will require significant retainage for the exterior parking areas which could maybe be accomplished better in other areas of the Lot. It may be worthwhile to better understand alternatives to this proposed site plan to determine if the disturbance can be reduced and/or the encroachments into the GE can be resolved by slight adjustments of the home and parking location on the Lot.

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. In order to accomplish this, the applicant is proposing a dry stack telluride gold stone in a random rectangular arrangement. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing. The proposed siding is a composite wood material called Newtech Norwegian Siding which is proposed in two alternate colors. Because the CDC requires natural materials and prohibits the use of plastic or vinyl siding, the DRB must determine if this material is appropriate for use in the Mountain Village. If so, then the DRB can grant a design variation for the use of this material, otherwise, the material will need to be revised to meet the requirements of the CDC. Overall, the contrast of the composite wood color and arrangement appears to complement the design, but the DRB must determine if the design variation is appropriate.

Window and door trim is proposed as Sierra Pacific dark anodized product, but more detail should be provided related to the door design and garage door design prior to final review. The proposed roofing material is a matte black standing seam product, and the fascia of the home will match. According to the CDC, the use of metal fascia is a specific approval and the DRB will need to grant this approval as part of this application. The CDC allows for black and grey standing seam roofing materials and this appears to meet that requirement.

The applicant has not proposed any snowmelt at this time, but it is anticipated that this home will have exterior snowmelt. Prior to final, the applicant shall revise these plans to detail areas of exterior snowmelt and the associated square footages.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a conceptual grading and drainage plan as it relates to access for the driveway. Prior to this submittal, the applicant had pursued a land-swap with TSG for adjacent open space but has since determined that an easement is a more appropriate path forward. Due to this change, the Grading Plan is no longer accurate and

needs to be modified to reflect the current grading for not only the driveway as shown, but also for the areas surrounding the home and development so that it can be determined that positive drainage is occurring away from the home, as well as the extent of the cuts and fills on the property, and stormwater design. All retaining wall heights must be demonstrated as retaining walls associated with driveways and parking areas are not permitted to be more than 4 feet in height. Any walls that are determined to be over 4' must be modified to step with the landscape to reduce the overall perceived height. This is particularly important in the front parking area facing Adams Ranch Road.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. The applicant has shown a total of 4 interior spaces and 2 exterior spaces. The applicant shall revise these drawings to show the dimensions of the interior spaces. If the 2 additional spaces do not meet the size requirements then they cannot be formally counted as parking.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan to include irrigation notes, revegetation notes, and other general requirements. Prior to final, this plan shall be revised to meet the Forestry provisions of the CDC and in particular the removal of the spruce and pine species from zone 1. The applicant should also provide additional plant and tree variety on the site per the CDC requirements prior to Final Review.

17.5.11: Utilities

Staff: All utilities are currently located within the Adams Ranch Rd 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 preliminary lighting plan demonstrating the locations and types of fixtures at a very high level. Prior to Final Review, the applicant shall modify the lighting plan to include individual cut sheets for each fixture documenting lumens, CCT, fixture height, and shall also provide a full foot-candle study of the exterior of the home to demonstrate that no light trespass is occurring. It should be noted that the Lighting Plan is not required at IASR.

17.5.13: Sign Regulations

Staff: The applicant has not provided details on the address monument at this time. Prior to final review, the plans should be modified to demonstrate location, design, lighting, and all other standards of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the size of the site and lack of vegetation, staff is requesting that the fire mitigation requirement be waived except for Zone 1.

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

17.6.6: Roads and Driveway Standards

Staff: Although not shown on the plans explicitly, the driveway as shown meets the CDC standards with 12 feet width and 2-foot shoulders on each side. The maximum grade of the driveway appears to be approximately 6.50% for a very short distance but overall, it ranges from 2-4.5% grade. It should be noted that the applicant has submitted an application that will run slightly concurrently with the FAR of this home, requesting to allow for the driveway of the home to cross over the adjacent open space lot through an easement. TSG has indicated that this arrangement will not be a problem.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and unless the owners procure a fireplace permit, these must operate on natural gas. Prior to Final Review, these plans should be revised to explicitly state that they are natural gas burning fireplaces.

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. It's unclear at this time if this project is going to require a crane but this should be addressed prior to final. Additionally, the applicant needs to revise the CMP to show staging areas, parking for workers, toilets and trash locations.

Staff Recommendation: Staff recommends the DRB approved the Initial Architectural and Site Review for Lot 716, 167 Adams Ranch Road.

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

Proposed Motion:

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 716, based on the evidence provided within the Staff Report of record dated September 18, 2020, with the following Design Variations and Specific Approvals:

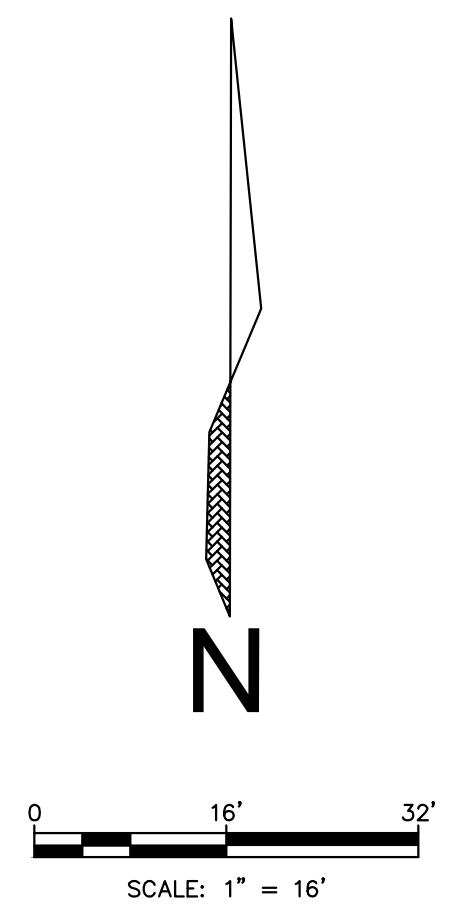
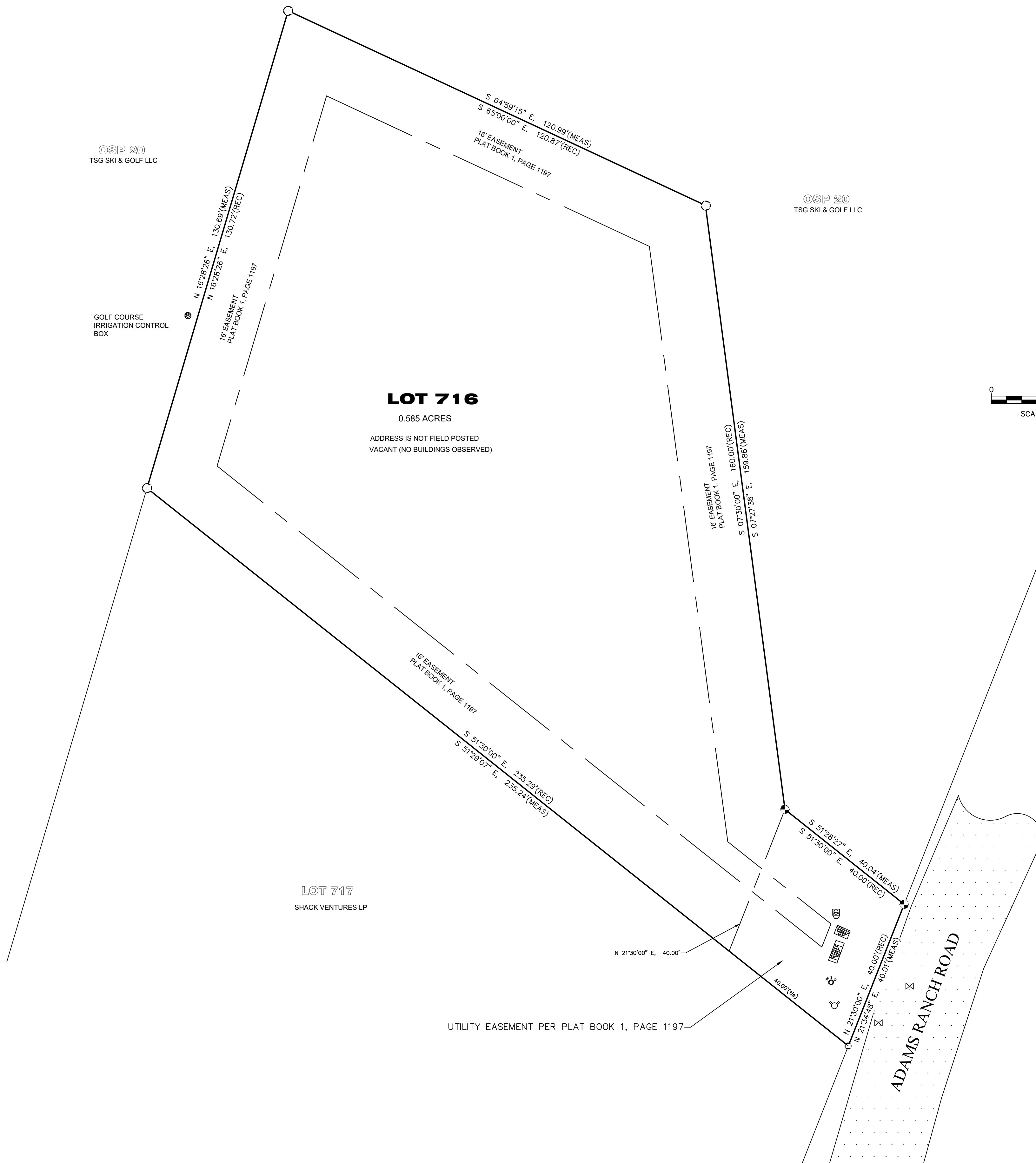
- 1) Composite Wood Siding;
- 2) Metal Fascia;

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the exterior elevations to demonstrate pre-disturbed and finished grade in relation to the overall height of the home to include exterior elevations and parallel plane analysis.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall either revise the building siting or provide an alternative analysis to demonstrate that the required GE encroachments cannot be addressed through minor modifications to the design of the home and parking area.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt.

- 4) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional variation in the proposed tree species.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 7) Prior to the issuance of a building permit, the owner must demonstrate that all necessary approvals related to access through adjacent Open Space lots have been obtained. If the easement and necessary approvals have not been obtained, the owner will be required to submit a revision to the plan according to CDC requirements.
- 8) 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.
- 9) 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.
- 10) 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 general easement encroachments approved.
- 11) 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.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) 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



PROPERTY DESCRIPTION:

LOT 716, TELLURIDE MOUNTAIN VILLAGE, FILING 25, ACCORDING TO THE PLAT RECORDED OCTOBER 21, 1991 IN PLAT BOOK 1 AT PAGE 1196,
 COUNTY OF SAN MIGUEL,
 STATE OF COLORADO.

LAND SURVEYORS CERTIFICATE:

I, Thomas A. Clark, being a Registered Land Surveyor in the State of Colorado, do hereby certify for and on behalf of All Points Land Survey, L.L.C. to Land Title Guarantee Company and Justin Kibane that a survey of the premises of the parcel described hereon was made under my direct supervision, responsibility and checking on 7/25/2020, and that the information contained herein is true and accurate to the best of my knowledge and belief.
 I further certify that the improvements on the above described parcel on this date, July 25, 2020, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated and, there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86010192 effective on 07/15/2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Bearings for this survey are based on found monuments on the Western boundary of Lot 716, Filing No. 25, Telluride Mountain Village, as Recorded in Plat Book 1 at Page 1196, as shown here on.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND:

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- ⊕ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
- ⊞ TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- ⊞ WATER SHUTOFF VALVE
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT

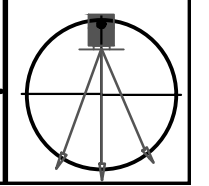
RECORDERS CERTIFICATE:

Deposited this _____ day of _____, 2020, at _____ m., in Book Number _____ of the County, surveyor's land survey plats/right-of-way surveys at Page _____.
 File number _____
 San Miguel County Clerk _____

IMPROVEMENT SURVEY PLAT OF LOT 716, FILING 25, TELLURIDE MOUNTAIN VILLAGE, SECTION 33, T43N, R9W, N.M.P.M. SAN MIGUEL COUNTY, COLORADO.

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

DATE: 7/27/2020	TC	JOB# 20045
DRAWN BY		
CHECKED BY	JCC	SHEET-1-OF-1





PROJECT TEAM:

INTERIOR DESIGNER:
 KENDRA KILBANE DESIGN
 BOX 2006
 CAREFREE, AZ 85377
 (480) 231-2471

CIVIL ENGINEER:
 UNCOMPAHGRE ENGINEERING
 BOX 3945
 TELLURIDE CO 81435
 (970) 729-0683

STRUCTURAL ENGINEER:
 PH STRUCTURAL
 2812 N. NORWALK SUITE 113
 MESA, AZ 85215
 (480)854-3343

LIGHTING DESIGNER:
 ACOUSTIC DESIGNS GROUP
 16074 N. 78TH WAY SUITE B104
 SCOTTSDALE, AZ 85260
 (888) 296-0950

LANDSCAPE ARCHITECT:
 CF DESIGN
 8308 E. PLAZA AVE.
 SCOTTSDALE, AZ 85250
 (602)561-3373

GENERAL CONTRACTOR:



AREA CALCULATIONS:

THE SQUARE FOOTAGE IS MEASURED AND CALCULATED TO THE OUTSIDE FACE OF EXTERIOR ENCLOSING WALLS IN ACCORDANCE TO ANSI Z765-2003. THE CALCULATIONS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED HOUSE AS BUILT.

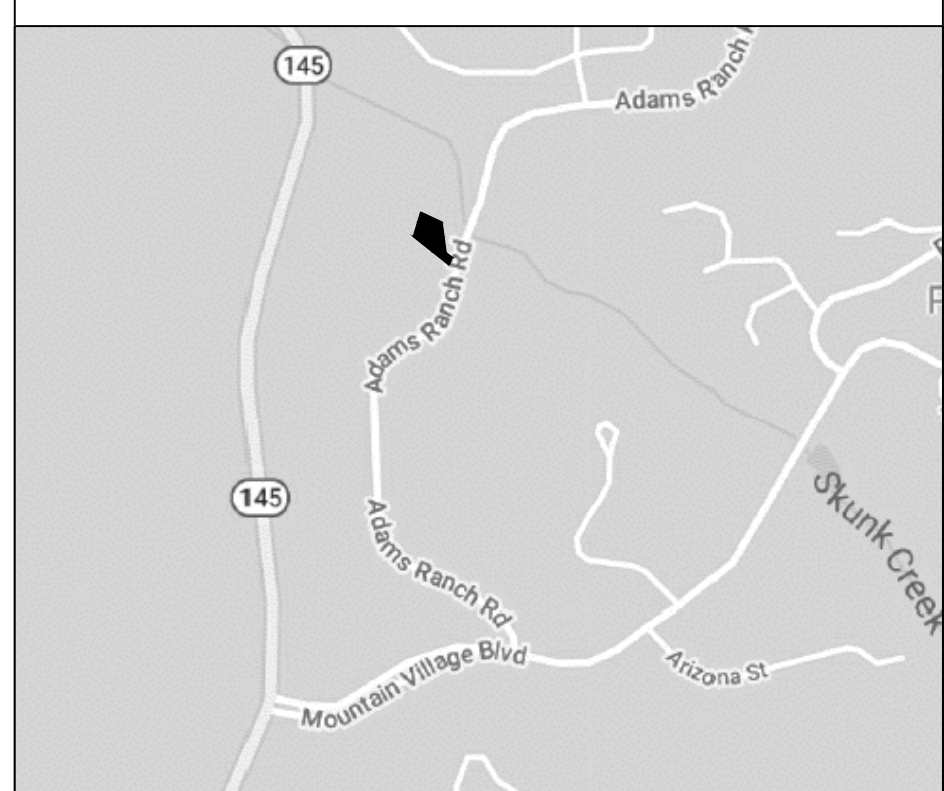
MAIN CONDITIONED	2,270 SQ.FT.
UPPER LEVEL	1,427 SQ.FT.
BASEMENT LEVEL	2,190 SQ.FT.
TOTAL CONDITIONED	5,887 SQ.FT.
GARAGE & STORAGE	1,415 SQ.FT.
TOTAL UNDER ROOF:	5,636 SQ.FT.
RETAINING WALLS	LN.FT.
SITE WALLS	LN.FT.
LOT SIZE	25,480.65 SQ.FT.
LOT COVERAGE	10,164 = 39.8% SQ.FT.

LISTING OF CODES-MOUNTAIN VILLAGE
 The following codes are effective Feb. 15, 2014
 2012 International Building Code
 2012 International Residential Code
 2012 International Mechanical Code
 2012 International Plumbing Code
 2012 International Fuel Gas Code
 2012 International Energy Conservation Code
 2012 International Fire Code
 2017 National Electrical Code
 Disabilities Act -Federal ADA (ADAAG)

SHEET INDEX:

- A-0 ARCHITECTURAL COVER
- C-1 CIVIL COVER SHEET
- C-2 GRADING AND DRAINAGE
- A-1.1 ARCH. SITE PLAN
- A-2.1 FLOOR PLAN
- A2.2 FLOOR PLAN DETAILS
- A-3.1 DIMENSION PLAN
- A-4.1 BUILDING ELEVATIONS
- A-5.1 SITE SECTIONS
- A-5.2 WALL SECTIONS
- A-5.3 SECTION DETAILS
- A-5.4 SECTION DETAILS
- A-6.1 OVERALL ROOF PLAN
- A-6.2 ROOF ANALYSIS
- A-6.3 ROOF PLAN DETAILS
- A-7.1 OVERALL CEILING PLAN
- A-7.2 CEILING PLAN DETAILS
- A-8.1 WINDOW SCHEDULES/ELEVATIONS
- A-8.2 WINDOW/DOOR DETAILS
- A-8.3 WINDOW/DOOR DETAILS
- A-8.4 WINDOW/DOOR DETAILS
- SN1 STRUCTURAL NOTES
- S-1 FOUNDATION PLAN
- S-2 FRAMING PLAN
- S-3 SHEAR WALL PLAN
- SD1 DETAIL S
- SD2 DETAIL S
- SD3 DETAIL S
- M-0.1 MECHANICAL NOTES
- M-1.0 MECHANICAL PLAN
- M-2.0 MECHANICAL DETAILS
- M-3.0 MECHANICAL MANUAL D-J
- P-0.1 PLUMBING NOTES
- P-1.0 PLUMBING WATER
- P-2.0 PLUMBING WASTE
- P-2.1 WASTES
- P-3.0 GAS DIAGRAM
- P-4.0 PLUMBING DETAILS
- P-5.0 PLUMBING GAS SCHEDULE
- E100 ELECTRICAL NOTES AND ONE-LINE
- E200 ELECTRICAL NOTES AND SCHEDULES
- E300 ELECTRICAL PLAN
- EL-1 LIGHTING PLAN
- EL-2 LIGHTING NOTES
- NP-1 NATIVE PLANT
- L-1 LANDSCAPE SITE PLAN
- L-2 REVEG PLANS
- L-3 POOL PLANS
- L-4 LANDSCAPE DETAILS
- L-5 LIGHTING PLAN
- L-6 LIGHTING DETAILS

VICINITY MAP:



SITE DATA:

LEGAL DESCRIPTION:

LOT 716 TELLURIDE MOUNTAIN VILLAGE FILING 25 CONT 0.585 ACRES ACC TO PLAT BK 1 PG 1196.

SITE ADDRESS:

MOUNTAIN VILLAGE 814359522

PARCEL NUMBER:

456532425716

MEETS & BOUNDS

SE ¼ OF SE ¼ SECTION 32 & SW ¼ OF SW ¼ SECTION 33/T43NR9W NMPM

FLOOR PLAN NOTES:

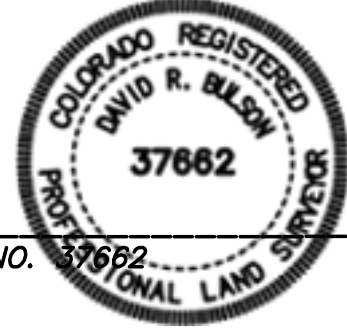
- a) Doors and Windows**
1. Provide a 1-3/8" solid wood / solid or honeycomb-core steel / 20-minute fire-rated self-closing doors between residence and garage. (R302.5.1)
 2. Provide permanent landing at exterior doors. (R311.3)
 3. Doors shall not open directly between a sleeping room and a garage. (R302.5.1)
 4. Shower doors shall have safety glazing; hinged shower doors shall open outward. (R308.4.5 & P2708.1)
 5. Provide and identify all required safety glazing. (R308)
 6. Indicate emergency escape and rescue openings in basements and bedrooms. (R310.1)
 7. Show direction of door swing. (R311.3)
 8. Show size of each window and type of operation. (R303.1 & 310.2)
 9. Site built windows shall comply with section 2404 of the IBC. (R308.5)
 10. Glazing maximum U-factor 0.40, Solar Heat Gain Coefficient (SHGC) maximum 0.25 (TN1102.1.2)
 11. Opaque doors separating conditioned and unconditioned space- maximum U-factor 0.40. (TN1102.1.2)
 12. Skylight - maximum U-factor 0.65, SHGC maximum 0.30. Provide manufacture and ICC-ES number. (TN1102.1.2)
- b) Light and Ventilation**
1. Provide required natural light and ventilation for habitable rooms- Light: 8%, ventilation: 4%. (R303.1)
 2. Provide mechanical exhaust ventilation for bathrooms, water closet rooms, laundry room, and kitchen, ducted direct to outside. Except where functioning as a component of a whole house ventilation system, exhaust fans in bathrooms shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3 amended & M1507.2)
 3. Provide attic ventilation per (R806.1) unless insulation is applied on the under-side of roof sheathing. (R806.5)
- c) Stairways, handrails, guardrails**
1. Show handrail, notes and dimensions. (R311.7.8)
 2. Show guardrails where required. (R312.1)
 3. Provide a floor or landing at the top and bottom of each stairway. (R311.7.6)
 4. Provide code complying stairways. Address tread and riser dimensions per type of stairway. (R311.7)
 5. Provide stairway illumination per (R303.7 & R303.8)
 6. Stairway maximum 12'-3" vertical rise between floor/landing (R311.7.3)
- d) Fire Places/Gas Appliances**
1. Provide manufacture, model number and ICC report or equal for each fireplace. (R1002, R1004 & R1005)
 2. Provide a permanently installed approved decorative appliance/gas log set. (R1004.4)
 3. Fireplace dampers: Where a listed decorative appliance is installed, the fireplace damper opening shall comply with listed decorative appliance manufacturer's installation instructions. (G2453.1)
 4. Decorative stoves shall not be installed at the termination of chimneys of factory-built fireplaces except where listed and labeled for such use. (R1004.3)
 5. Provide outside combustion air for interior fireplaces. (R1006.2).
- COMPLIANCE WITH CHAPTER 11 OF THE 2012 IRC OR CHAPTER 4 OF THE 2012 IECC** is required (zone 7). A permanent energy certificate (R.U. & SHGC values) is required at time of final inspection to be posted in the electrical distribution panel.
- Building envelope (insulation, R-value, U-factor, SHGC) to comply with section 402, mechanical systems to comply with section 403. Minimize air leakage per IECC 402.4
- All modifications to the building envelope must comply with the following:
- | | |
|-----------------------------|-----------------|
| Solar heat gain coefficient | = NR |
| Fenestration u-factor | = >0.32 |
| Fenestration shgc | = NR |
| Insulation at walls | = 20+5 OR 13+10 |
| Insulation at ceiling | = r-49 minimum |
| Ductwork insulation | = r-8 minimum |
| Basement wall | = 15/19 |
| Slab | = 10, 4 ft |

GENERAL NOTES:

- 2015 International Building Code(ord. # 4284, resolution #10597)
 2015 International Residential Code(ord. # 4284, resolution #10599)
 2015 International Fire Code(ord. # 4283, resolution #10598)
1. All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufacturer's written instructions. Product substitutions shall also be listed by an ESR.
 2. Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended)
 3. Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
 4. Foundation & Footing depth shall be a minimum of 18 inches **below grade** (or per property soil report), provide a minimum of 3 inch clearance between Rebar and soil. (R403.1 amended)
 5. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20 minute fire rated. (R302.5.1)
 6. Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1)
 7. Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade. (R317.1)
 8. Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" **sag-resistant gypsum ceiling board**. (Table R702.3.5 (d))
 9. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
 10. Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as gypsum backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)
 11. Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal. flush, Shower heads-2.0 gpm. Sinks-2.2 gpm. Lavatory-1.5 gpm (Table P2903.2 amended)
 12. Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
 13. A demand-controlled hot water circulation system shall be provided in accordance with amended Sections N1103.5.1.1 and N1103.5.1.2.
 14. Provide roof/attic ventilation unless insulation is applied directly to underside of roof sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended)
 15. The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (REScheck) OR performance (REM/Rate) compliance path **OR** by the following prescriptive values (Table N1102.1.2):
 - i. Prescriptive minimum R-values : <Ceiling-R-38> / < Walls-R-13>
 - ii. Prescriptive Minimum Window Fenestration values: <U-Factor-0.40> / <SHGC-0.25>
 16. Provide Minimum R-3 insulation on hot water pipes. (N1103.5.3)
 17. Supply and return ducts in attics shall be insulated to a minimum **R-8**. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt. (N1103.3.1).
 18. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides.
 19. Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the outdoors, not recirculated or discharged indoors. (M1507.2 amended)
 20. Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3)
 21. Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6)
 22. Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have **GFCI** protection for personnel. (E3902)
 23. All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter (AFCI) installed to provide protection of the branch circuit. (E3902.12)
 24. General purpose 15- and 20-ampere receptacles shall be listed **tamper-resistant**. (E4002.14)
 25. Provide **Smoke Alarms** in new and existing areas of home. (R314)
 26. Approved **Carbon Monoxide Alarms** shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315)
 27. A minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. (N1104.1 amended)
 28. Recessed luminaires installed in the building thermal envelope shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (N1102.4.5)
 29. Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7)
 30. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3901.2)
 31. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2)
 32. Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E4209)
 33. Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)
 34. At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1)
- The following three notes are applicable to New Construction only** (BPI certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing):
35. The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1507. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.5)
 36. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2 amended)
 37. Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seams shall comply with Section M1601.4.3. Ducts shall be pressure tested to determine leakage by one of the following methods (N1103.3.3):
 1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.
 2. Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.
- Exception:** A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
- A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Building Final.**

Existing Conditions/Improvements Survey Lot 716, Town of Mountain Village

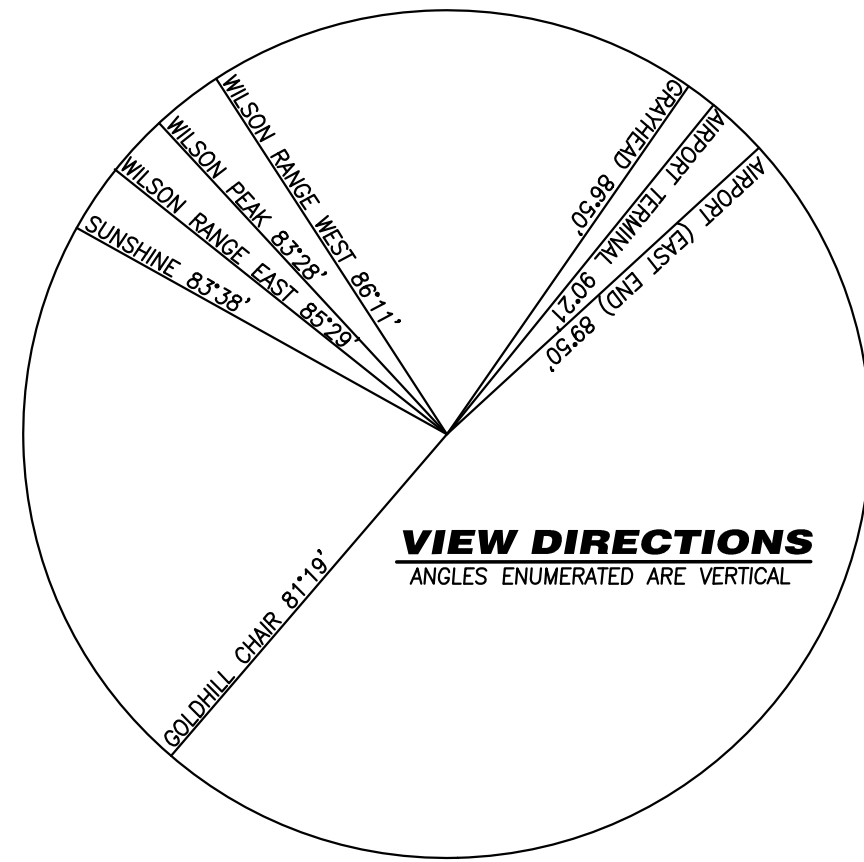
This Existing Conditions / Improvements Survey Lot 716, Town of Mountain Village was field surveyed on July 30, 2020 under the direct responsibility, supervision and checking of David R. Bulson, being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



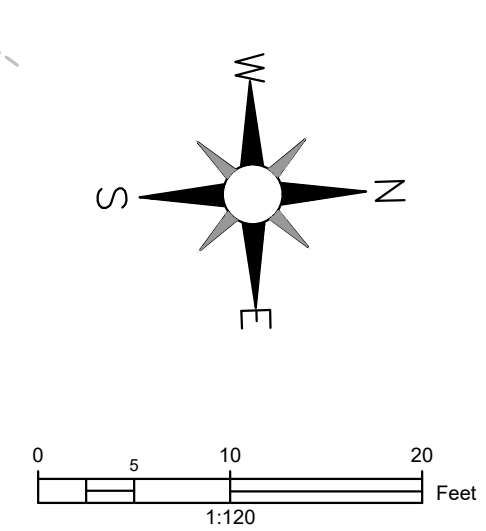
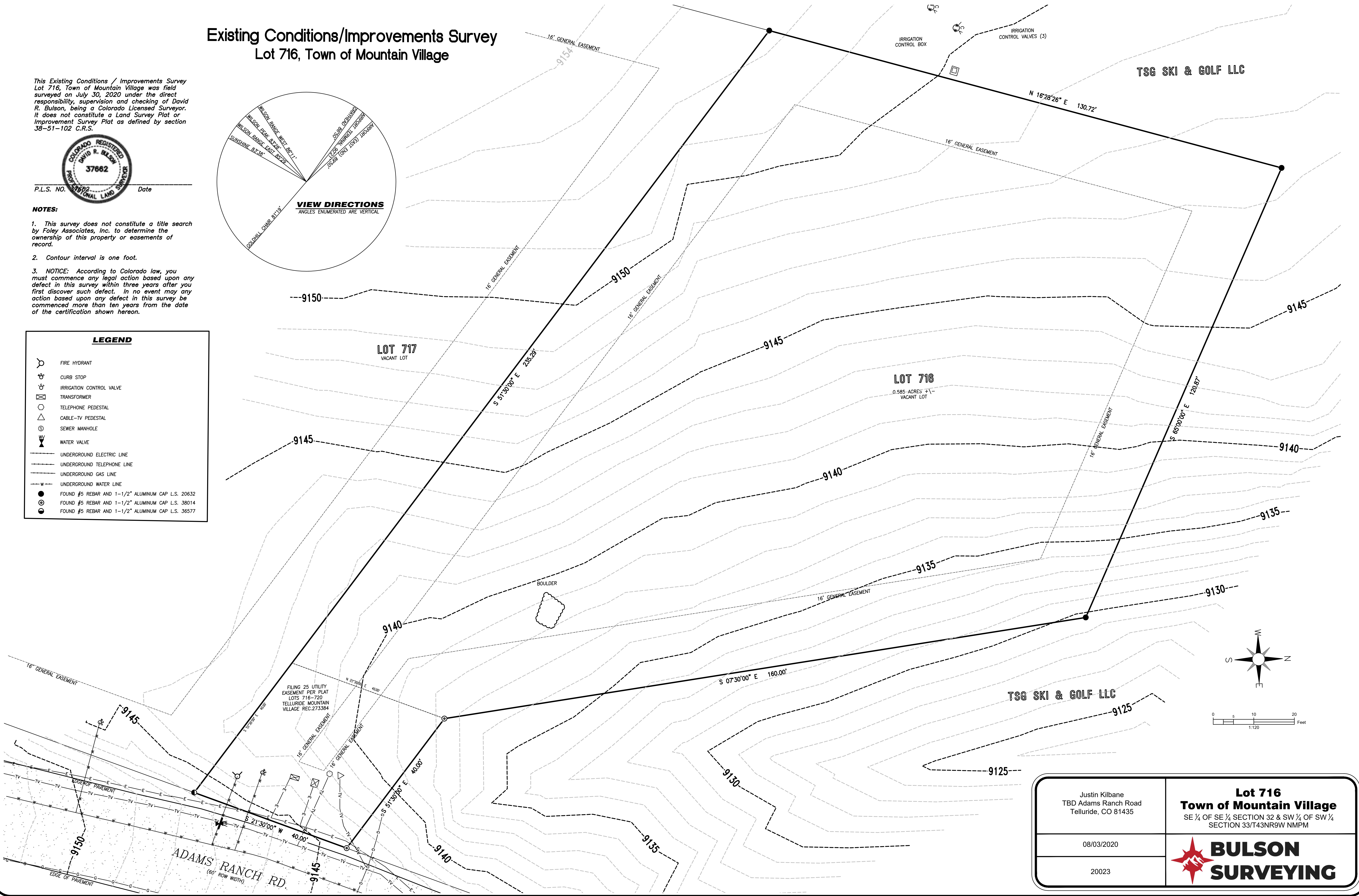
P.L.S. NO. 37662 Date _____

NOTES:

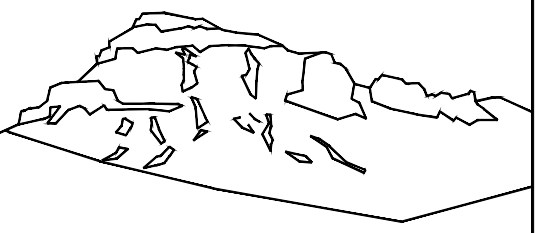
1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Contour interval is one foot.
3. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



LEGEND	
	FIRE HYDRANT
	CURB STOP
	IRRIGATION CONTROL VALVE
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	SEWER MANHOLE
	WATER VALVE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	FOUND #5 REBAR AND 1-1/2" ALUMINUM CAP L.S. 20632
	FOUND #5 REBAR AND 1-1/2" ALUMINUM CAP L.S. 38014
	FOUND #5 REBAR AND 1-1/2" ALUMINUM CAP L.S. 36577



Justin Kilbane TBD Adams Ranch Road Telluride, CO 81435	Lot 716 Town of Mountain Village SE 1/4 OF SE 1/4 SECTION 32 & SW 1/4 OF SW 1/4 SECTION 33/T43NR9W NMPM
08/03/2020	BULSON SURVEYING
20023	



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL -----

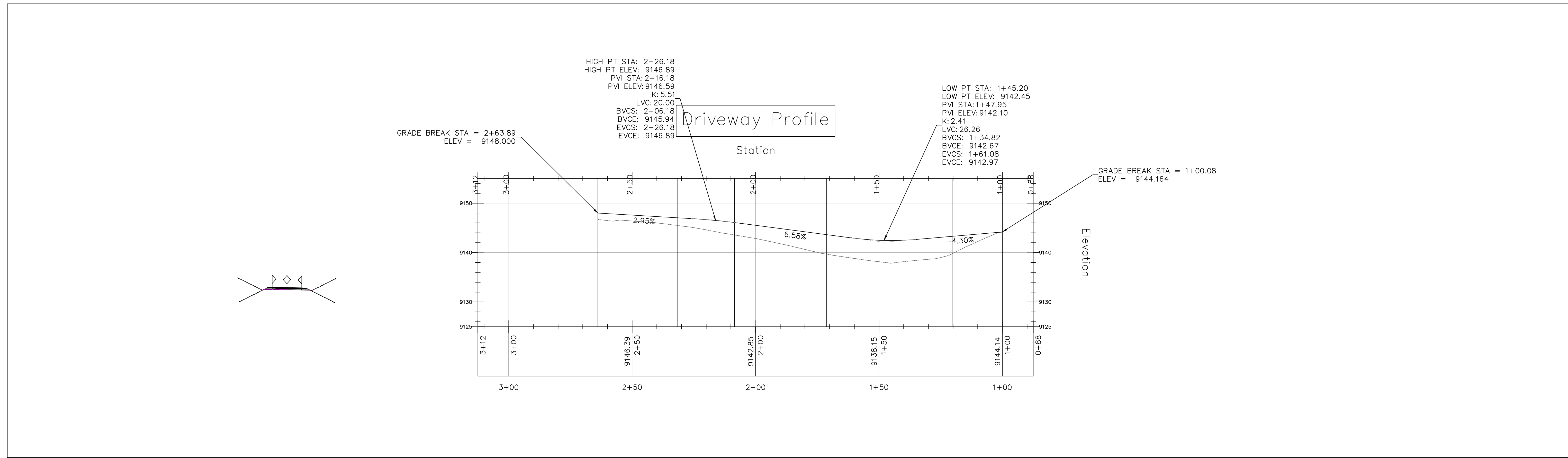
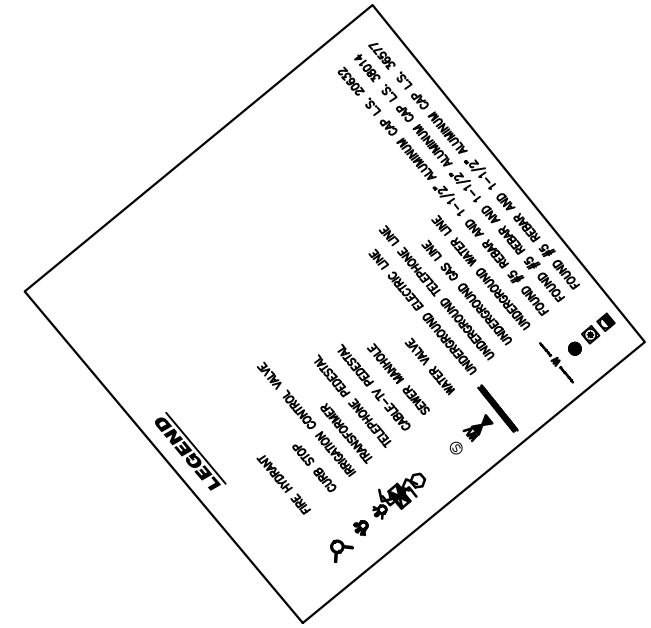
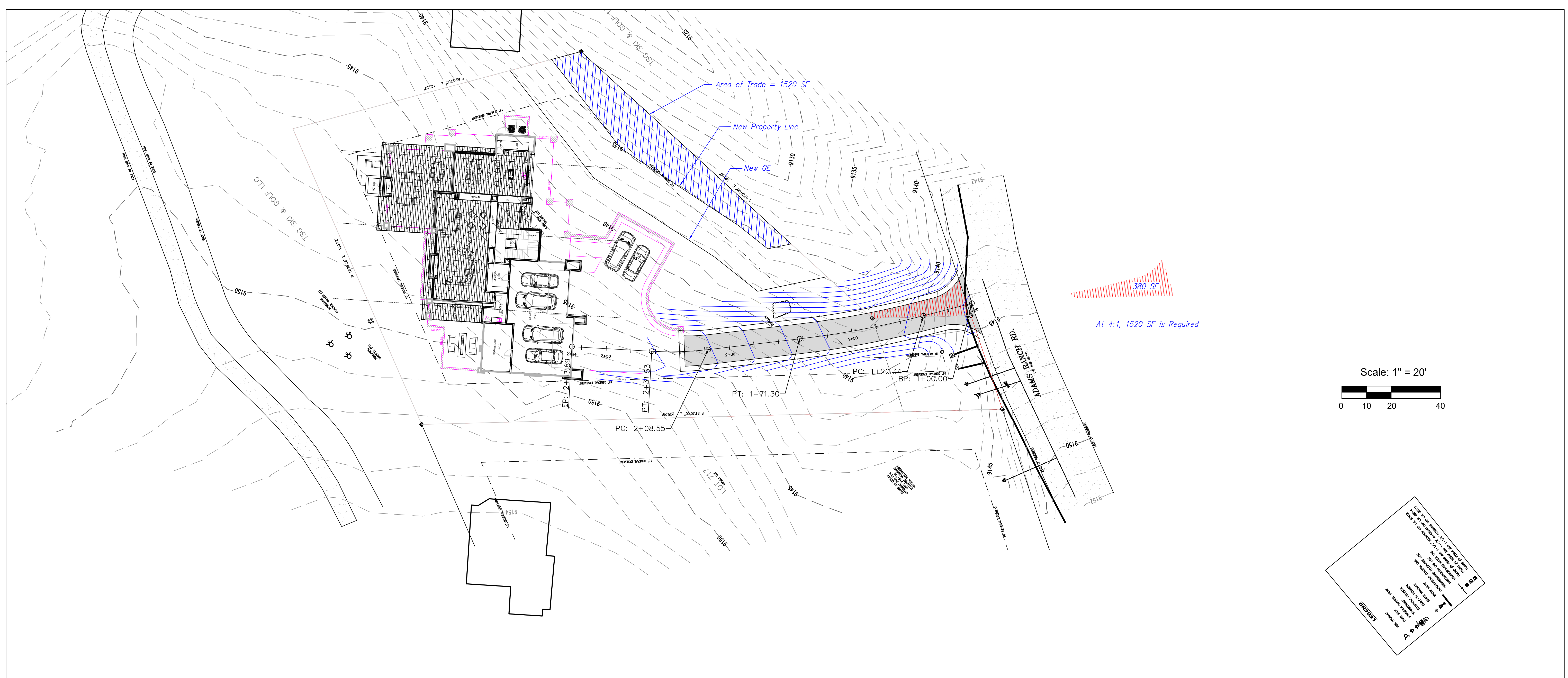
Lot 716
Mtn. Village, CO

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

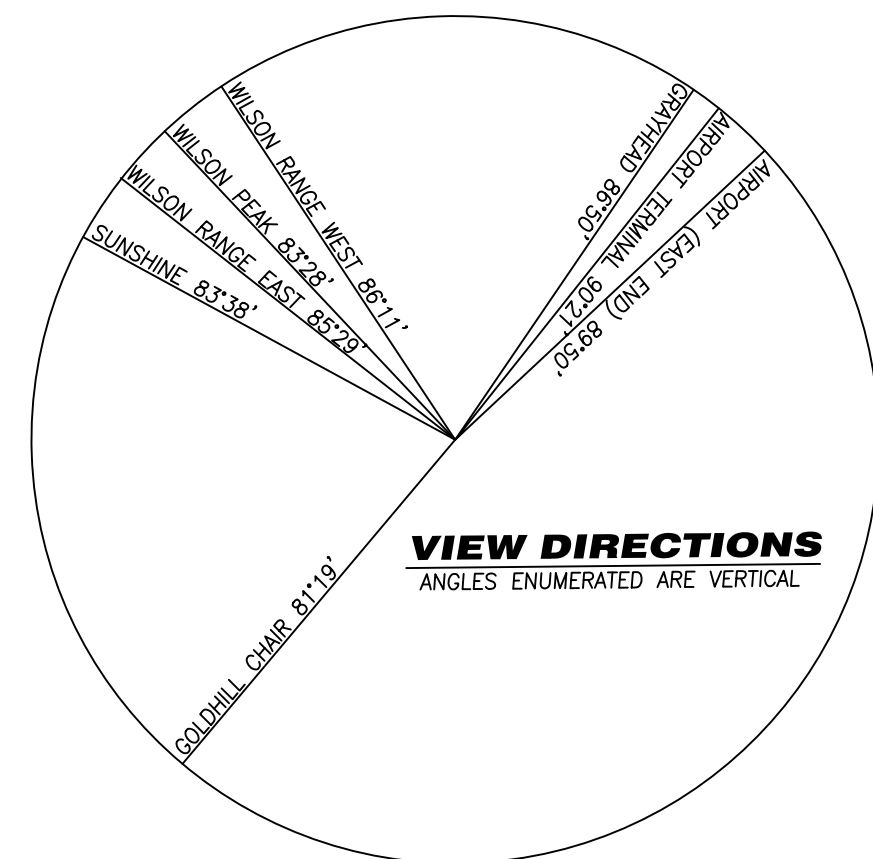
Conceptual
Access

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Existing Conditions/Improvements Survey
Lot 716, Town of Mountain Village

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P.L.S. NO. 379662 Date

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LEGEND

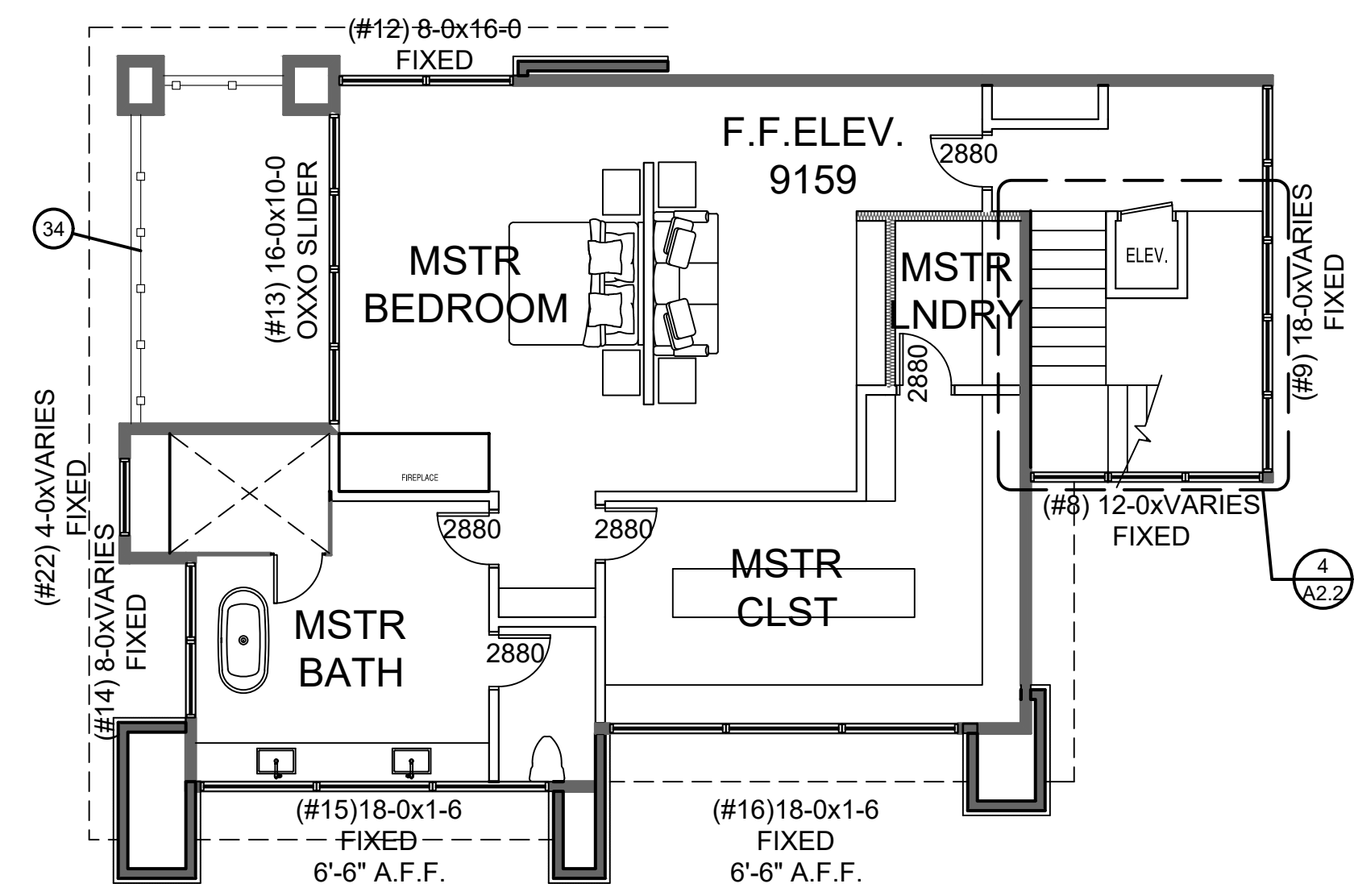
	FIRE HYDRANT
	CURB STOP
	IRRIGATION CONTROL VALVE
	TRANSFORMER
	TELEPHONE PEDESTAL
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	SEWER MANHOLE
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	FOUND #5 REBAR AND 1-1/2" ALUMINUM CAP L.S. 36577

- SITE PLAN NOTES:**
- DRIVEWAY PAVERS TO BE SET IN POLYMERIC SAND WITH 12" WIDE CONCRETE SOLIDER COURSE.
 - ALL MECHANICAL SCREEN WALLS SHALL BE MIN. 1' HIGHER THAN ANY EQUIPMENT AND TRASH CANS.
 - POOL GATE TO BE OUT-SWINGING AND SELF CLOSING PER SCOTTSDALE POOL CODE.
 - POOL BARRIER FENCE OF WALL SHALL COMPLY WITH ARTICLE 5-3 OF THE SCOTTSDALE ZONING CODE AND SECTION 9.09 OF THE SCOTTSDALE ZONING ORDINANCE.
 - SEE LANDSCAPE PLAN AND PRECISE GRADING PLAN FOR ADDITIONAL INFORMATION.
 - ALL SITE & RETAINING WALLS TO BE FINISHED WITH STUCCO OR STONE TO THE MATCH HOUSE PLASTER IN COLOR & TEXTURE.
 - COURTYARD WATER FEATURE/POOL/SPA FINISHES, FIRE ELEMENT AND SITE DETAILS BY LANDSCAPE ARCHITECT POOL, SPA AND WATER FEATURE REQUIRE SEPARATE PERMITS.
 - LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES. 2015 IRC R311.3.
 - PROVIDE CONCRETE PADS FOR ALL MECHANICAL, POOL, SPA, AND WATER FEATURE EQUIPMENT.
 - EXPOSED GRADING SHALL BE NATURALLY AND GENTLY CONTOURED. NO "MAN-MADE SLOPES" OR "ENGINEERED DRAINAGE DITCHES" ALLOWED. MAN-MADE GRADING SHALL SOFTLY TRANSITION TO NATURAL GRADE WITH NO "BREAK POINT" OR DEMARCATION.
 - THE SES PANEL SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 4' TALLER THAN THE HIGHEST POINT OF THE SES PANEL. THE CONTRACTOR SHALL INSTALL THE SES PANEL AS LOW AS ALLOWED BY BUILDING CODE AND APS IN AN EFFORT TO MINIMIZE THE HEIGHT OF THE SCREEN WALL. THE CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.
 - EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, POOL EQUIPMENT AND TRASH CANS SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" TALLER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EXTERIOR EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.

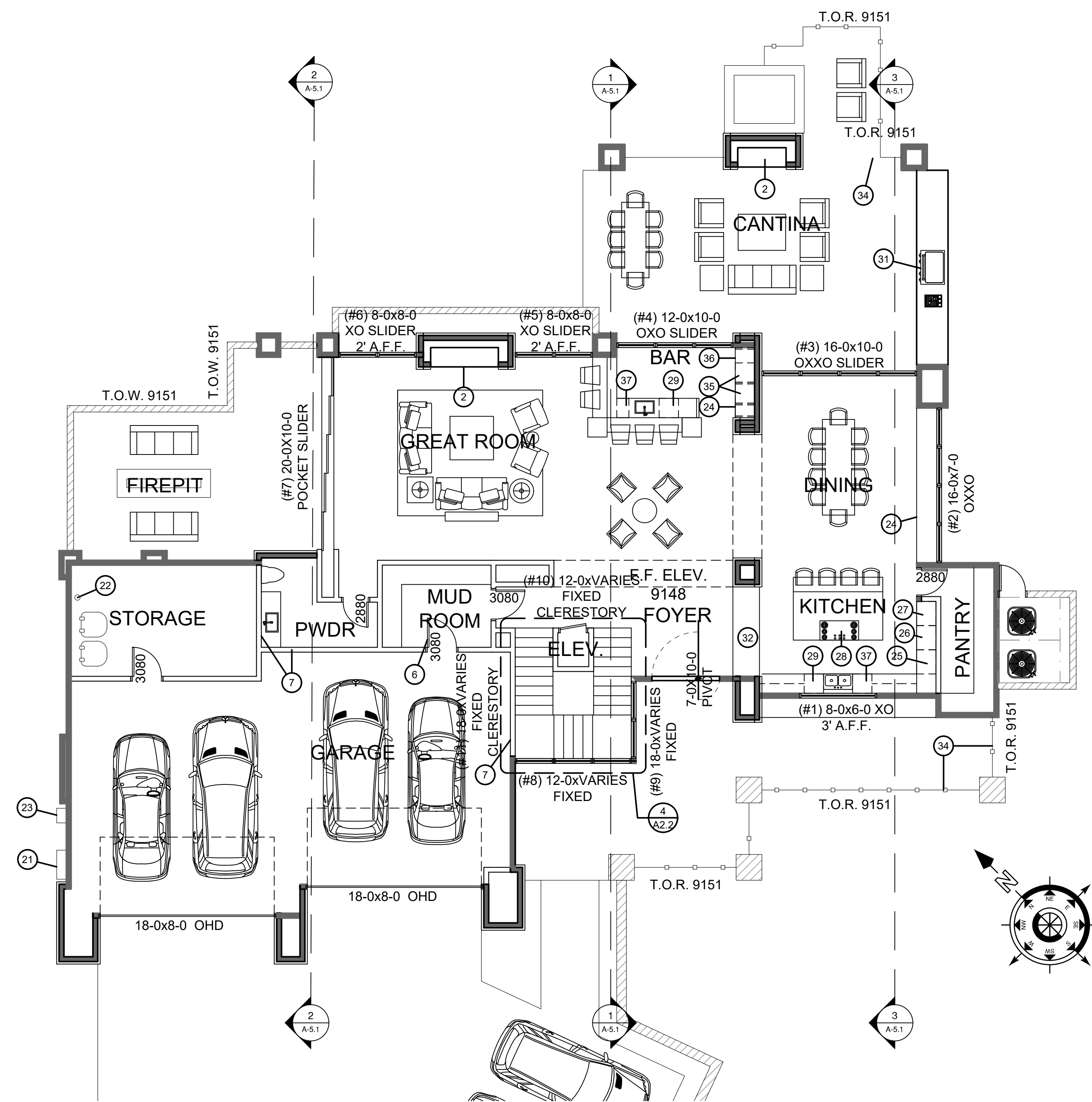


DATE
08/22/2020
SHEET NO

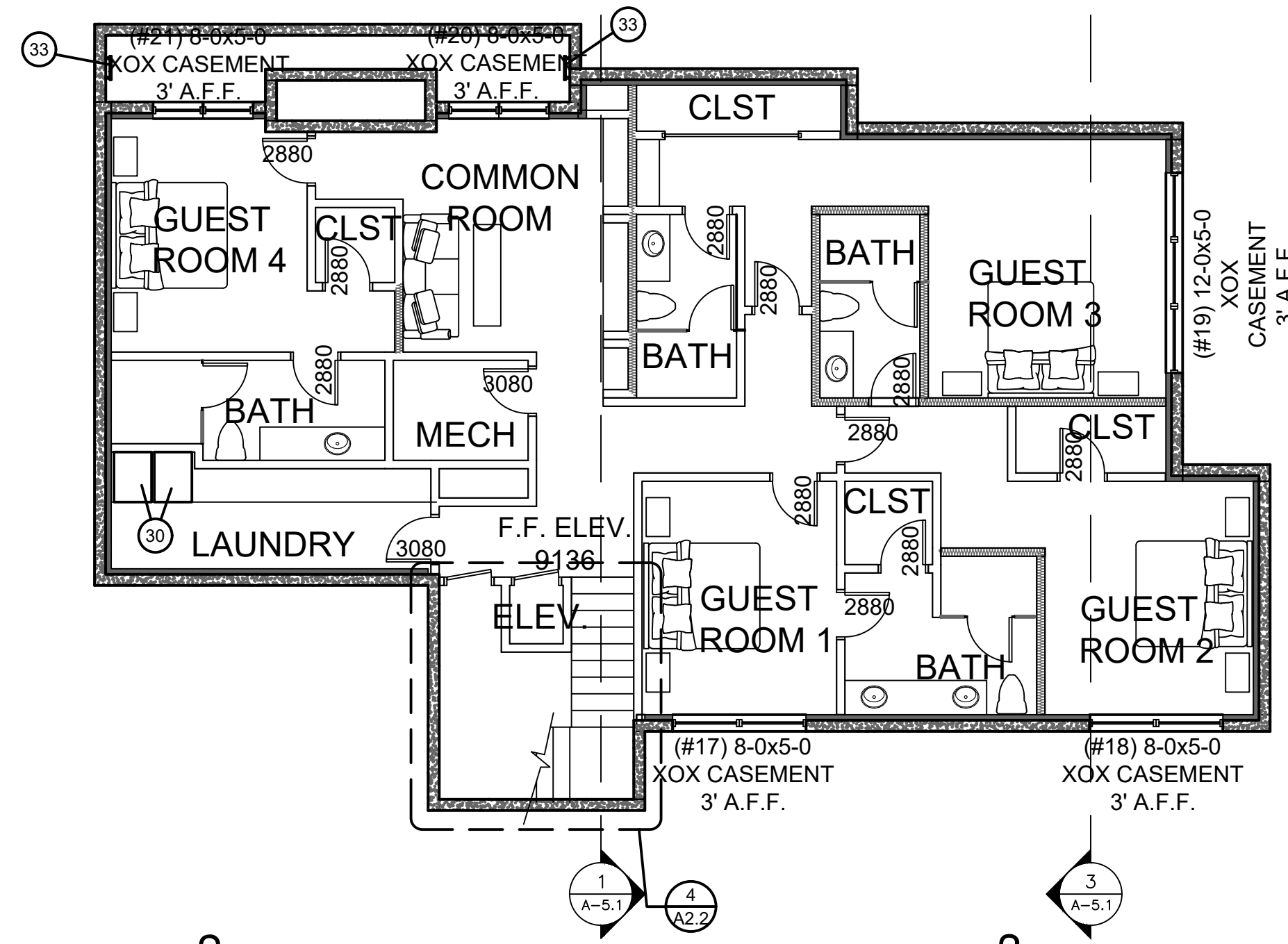
SCALE = 1" = 10'-0"
SITE PLAN A-1.1



SCALE= 1/8"-1'-0"
MASTER LEVEL PLAN



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



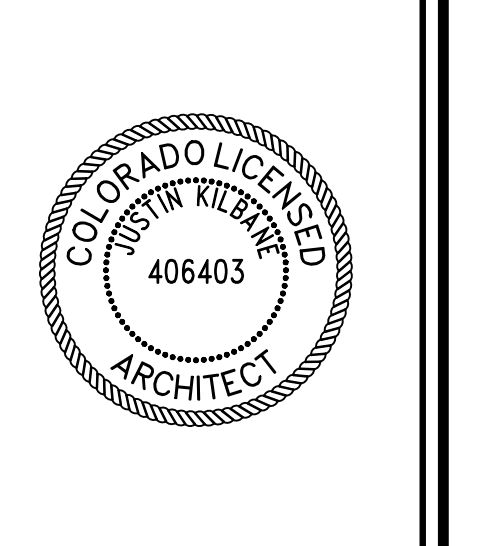
SCALE= 1/8"-1'-0"
BASEMENT PLAN

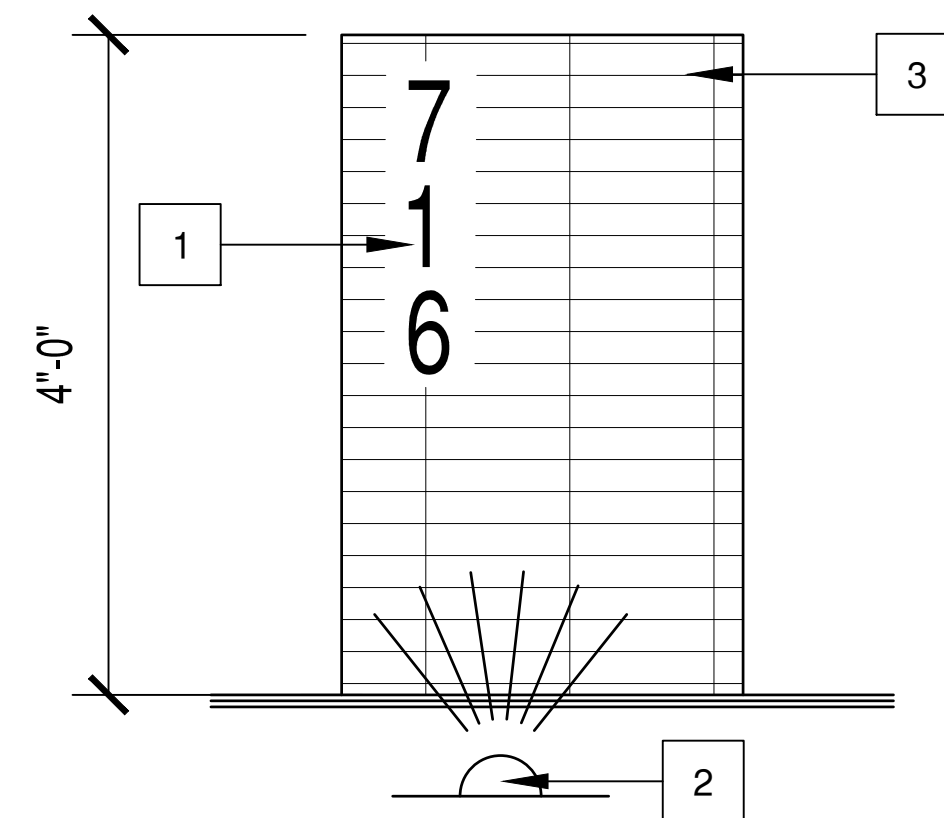
WALL TYPES

- 2X SOUND WALL: 2X6 STUD WALL WITH 3/8" QUIET ROCK EACH SIDE AND OPEN CELL FOAM INSULATION.
- 2X6 INTERIOR WALL: 5/8" DRYWALL EACH SIDE
- 2X6 EXTERIOR WALL STONE: 5/8" DRYWALL INTERIOR-R19 MIN. SPRAY FOAM INSULATION-STONE VENEER EXTERIOR.
- 2X6 EXTERIOR WALL SIDING: 5/8" DRYWALL INTERIOR-R19 MIN. SPRAY FOAM INSULATION-COMPOSITE WOOD WALL PANEL EXTERIOR.
- CONCRETE WALL: 8" CONCRETE

- FLOOR PLAN NOTES:**
1. CEMENT BOARD INSTALLED PER MANUFACTURERS RECOMMENDATIONS INSTALLED AT ALL SHOWER AND TUB AREAS PER (R702.4.2). WATER RESISTANT GYP. BOARD SHALL NOT BE USED IN TUB, SHOWERS, OR AREAS ON CONTINUOUS HUMIDITY.
 2. ISOKERN MANUFACTURED FIREPLACES PER ICC-ESR2316. PROVIDE OUTSIDE COMBUSTION AIR FOR INTERIOR FIREPLACES. (R1006.2). FIREPLACE DAMPERS: WHERE A LISTED DECORATIVE APPLIANCE IS INSTALLED, THE FIREPLACE DAMPER OPENING SHALL COMPLY WITH LISTED DECORATIVE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (G2453.1) PROVIDE A PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE GAS LOG SET. R1004.4.
 3. ALL MECHANICAL UNITS TO BE DIRECT VENT.
 4. TANK-LESS DIRECT VENT RINNAI WATER HEATER.
 5. MECHANICAL ROOMS TO HAVE 5/8" TYPE X DRYWALL AT WALLS AND CEILING AND 1/2" NON-COMBUSTIBLE PLATFORMS FOR EQUIPMENT.
 6. PROVIDE A 20 MINUTE FIRE RATED 1-3/8" SOLID DOOR... SELF-CLOSING, SELF-LATCHING, BETWEEN RESIDENCE AND GARAGE. (R302.5.1 AMEND.). THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GYPSUM APPLIED TO THE GARAGE SIDE.
 7. ALL INTERIOR AND EXTERIOR GLAZING IN BATHROOMS MUST BE SAFETY GLAZING WHEN THE BOTTOM EDGE IS LESS THAN 60 PER 308.4.5 ABOVE FLOOR LEVEL. (BATHROOMS SHALL BE DEFINED AS A ROOM PROVIDED WITH A TUB OR SHOWER).
 8. ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GAUGE MINIMUM. 2012 IRC R302.5.2.
 9. WALL CONSTRUCTION. TYPICAL EXTERIOR AND INTERIOR WALL CONSTRUCTION TO BE 2X6 STUDS @ 16" O.C., U.N.O. WALL FRAMING TO BE DONE PER STRUCT. DWGS & SPECS
 10. FIRE BLOCKING SHALL BE INSTALLED AT THE LOCATIONS SPECIFIED IN 2012 IRC R302.11, INCLUDING CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FLOOR AND CEILING AT 10 FT. MAXIMUM INTERVALS BOTH VERTICALLY AND HORIZONTALLY. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, CONCEALED SPACE BETWEEN STAIR STRINGERS AT TOP AND BOTTOM RUN, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND CHIMNEYS.
 11. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS. 2012 UPC 603.0 AND 603.1.
 12. ALL DOORS WITH DIRECT ACCESS TO THE POOL SHALL COMPLY WITH 2012 IRC 3109.4.1.8.1.
 13. ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 75 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450. 2012 IRC R316.3.
 14. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450. 2012 IRC R302.9.1.2.9.4.
 15. DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION SO CONCEALED (ATTIC AND/OR FLOOR CEILING SPACES) DO NOT EXCEED 1,000 SQFT. 2012 IRC R302.12.
 16. WATER CLOSETS, URINALS, LAVATORIES OR BIDET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL PARTITION VANITY OR OTHER OBSTRUCTION, OR CLOSER THAN 30" CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21" CLEARANCE IN FRONT OF THE WATER CLOSET, URINAL, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR. WATER CLOSET COMPARTMENTS SHALL NOT BE LESS THAN 30" WIDE. R307.1.
 17. GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. (TABLE R702.3.5)
 18. CORNER WINDOW POST SHALL BE BRAKE METAL TO MATCH WINDOW FRAME MECHANICAL EQUIP.-SEE MECHANICAL PLANS
 19. SEE ELECTRICAL
 20. WATER SERVICE
 21. GAS METER LOCATION- SEE PLUMBING PLANS
 22. MILLWORK-SEE INTERIORS
 23. OVEN/STEAM
 24. REFRIG.
 25. FREEZER
 26. RANGE/HOOD
 27. DISHWASHER
 28. WASHER/DRYER
 29. BBQ
 30. WINE RACK
 31. 14" WIDE LADDER PER IRC R310.2.1
 32. PAINTED STEEL RAILING 36" A.F.F.
 33. UNDER COUNTER FRIDGE
 34. UNDER COUNTER ICE
 35. TRASH DRAWER PULL OUT.

SCALE= 1/8"-1'-0"
FLOOR PLAN

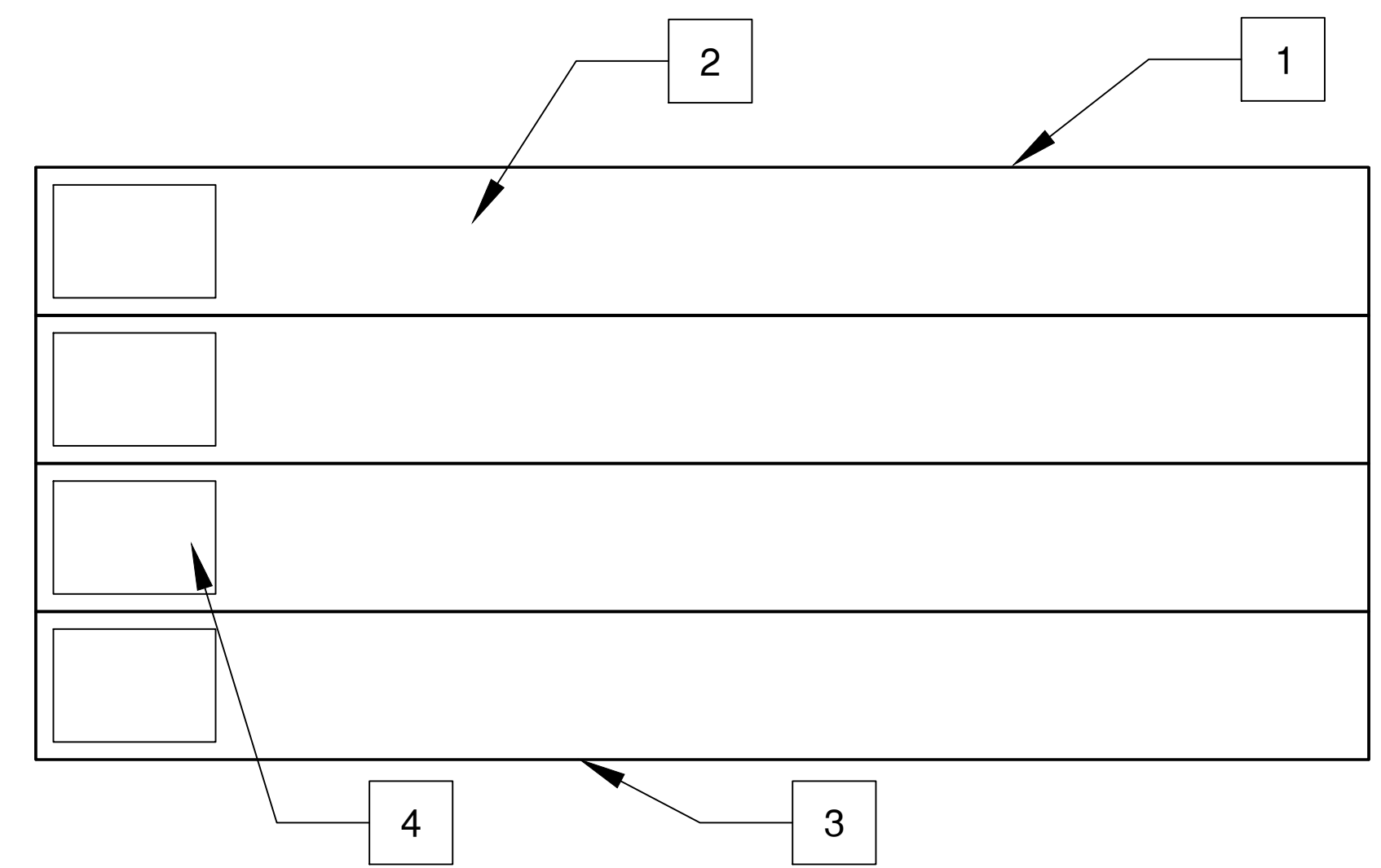




GENERAL NOTES
 MARKER HEIGHT AND PLACEMENT SHALL BE CHECKED WITH TO AVOID ANY UTILITIES AND VERIFIED WITH ARCHITECT

KEY NOTES
 1. 6"H X1" THICK BLACK METAL ADDRESS NUMBERS.
 2. LANDSCAPE LIGHT PER PLAN.
 3. BRICK VENEER ON CMU WITH CAP TO MATCH HOUSE.

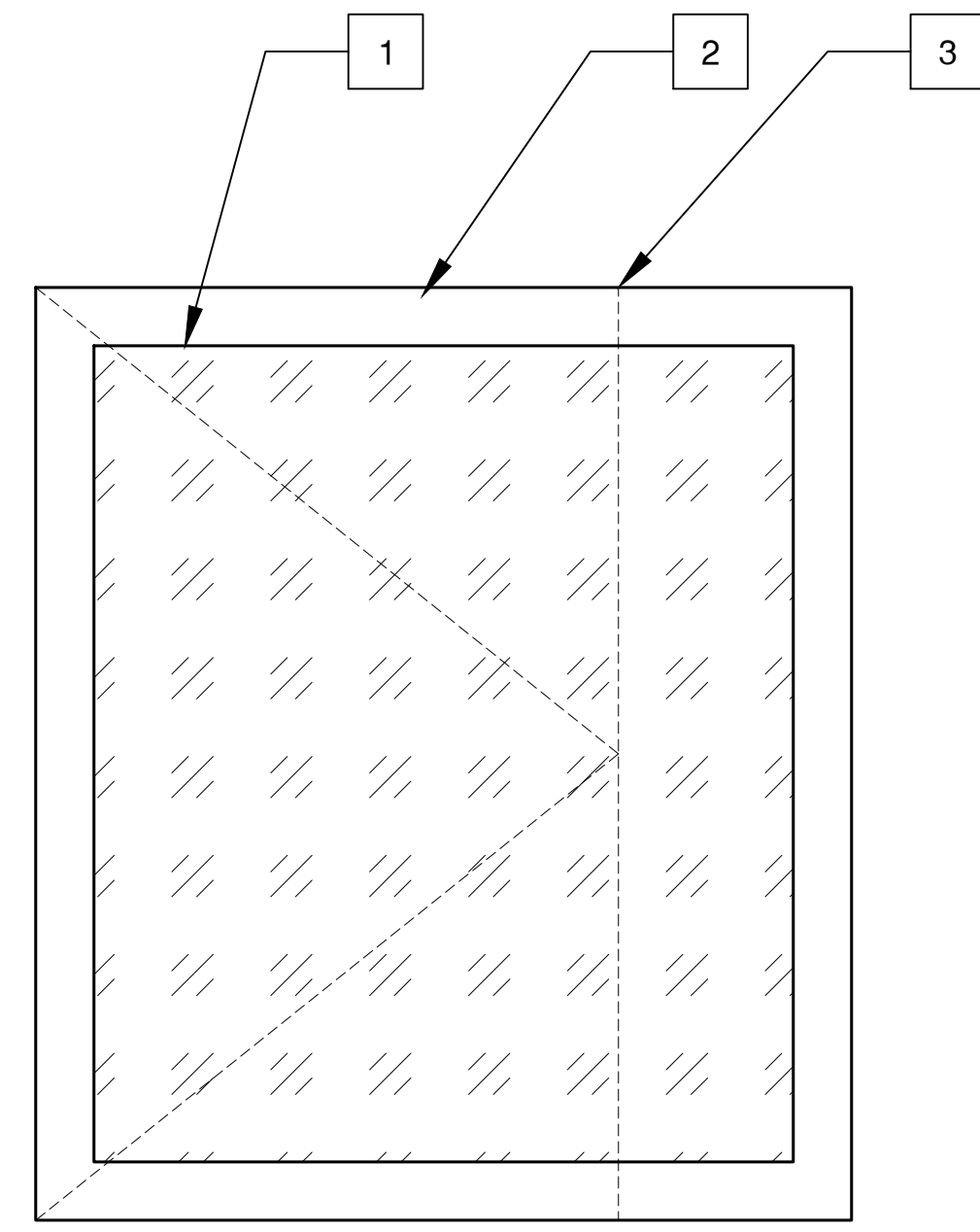
1. ADDRESS MARKER 1"=1'-0"



GENERAL NOTES

KEY NOTES
 1. INSULATED GARAGE DOOR PANEL.
 2. METAL PANELS.
 3. 18-0X8-0 OR 9-0X8-0 AS APPLIES.
 4. TEMP. GLASS

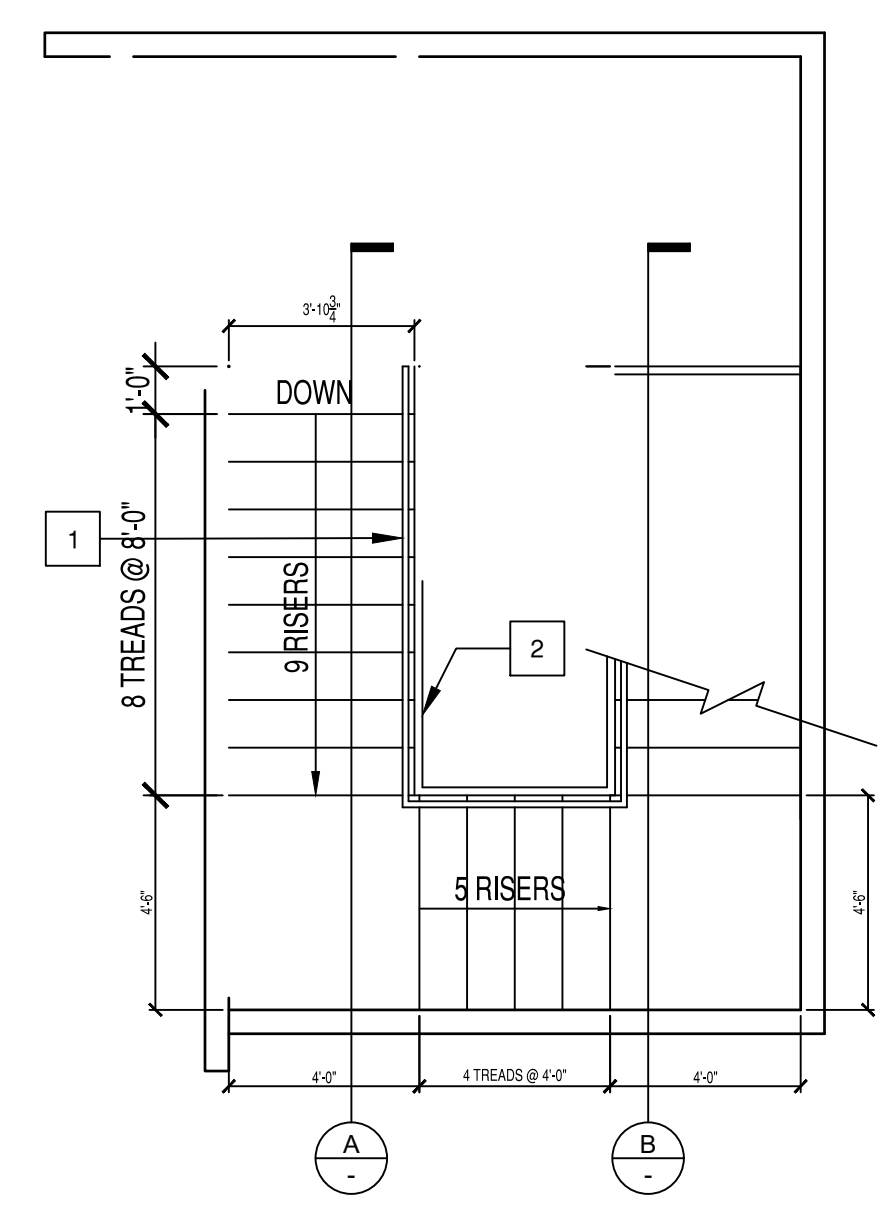
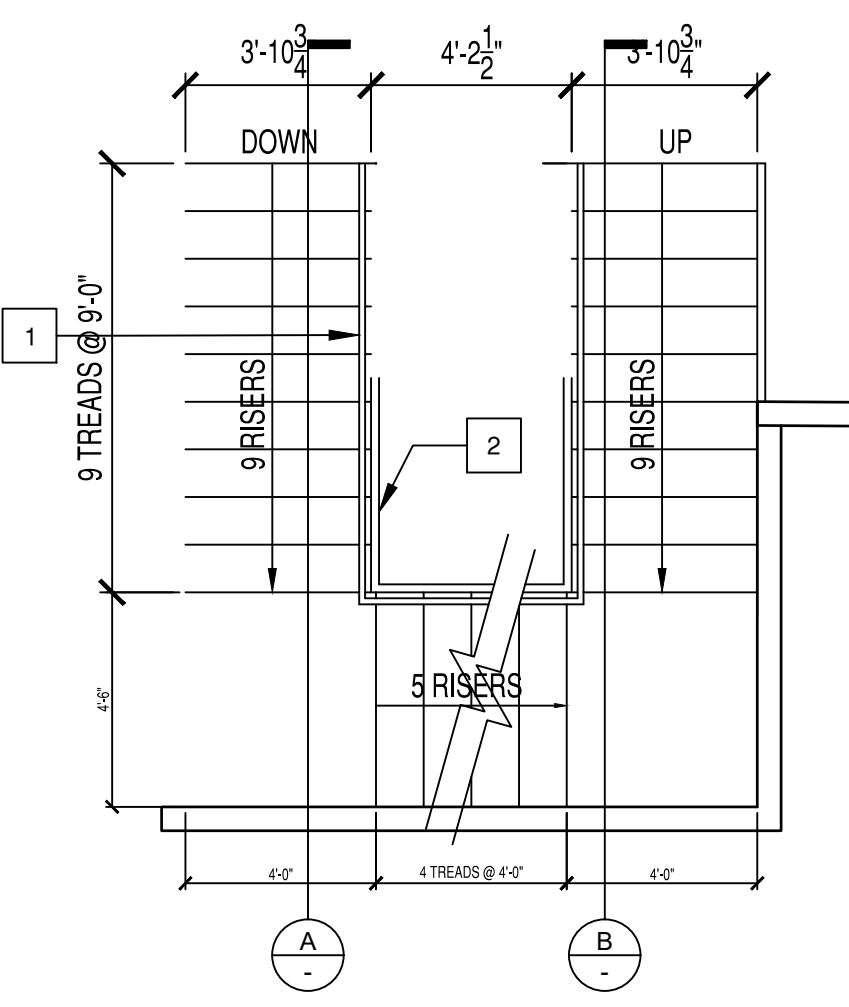
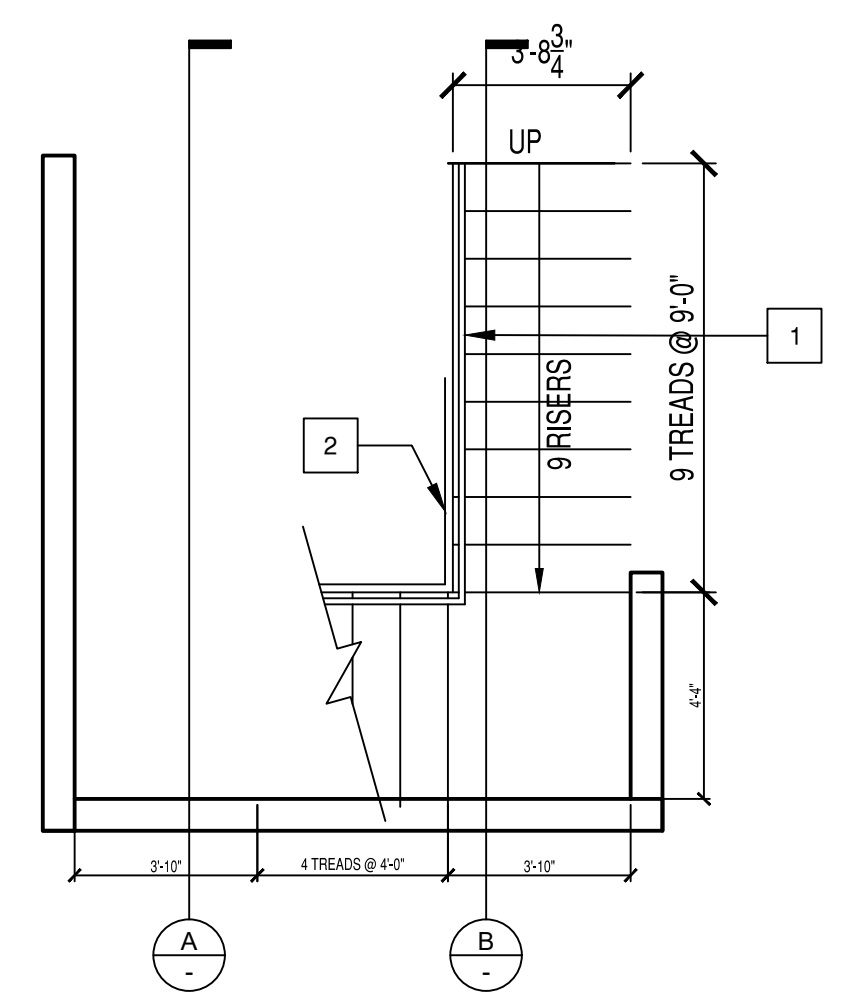
2. GARAGE DOOR DESIGN 1"=1'-0"



GENERAL NOTES

KEY NOTES
 1. TEMPERED CLEAR FLOAT GLASS.
 2. 6" PAINTED STEEL FRAME
 3. CONCEALED PIVOT HARDWARE

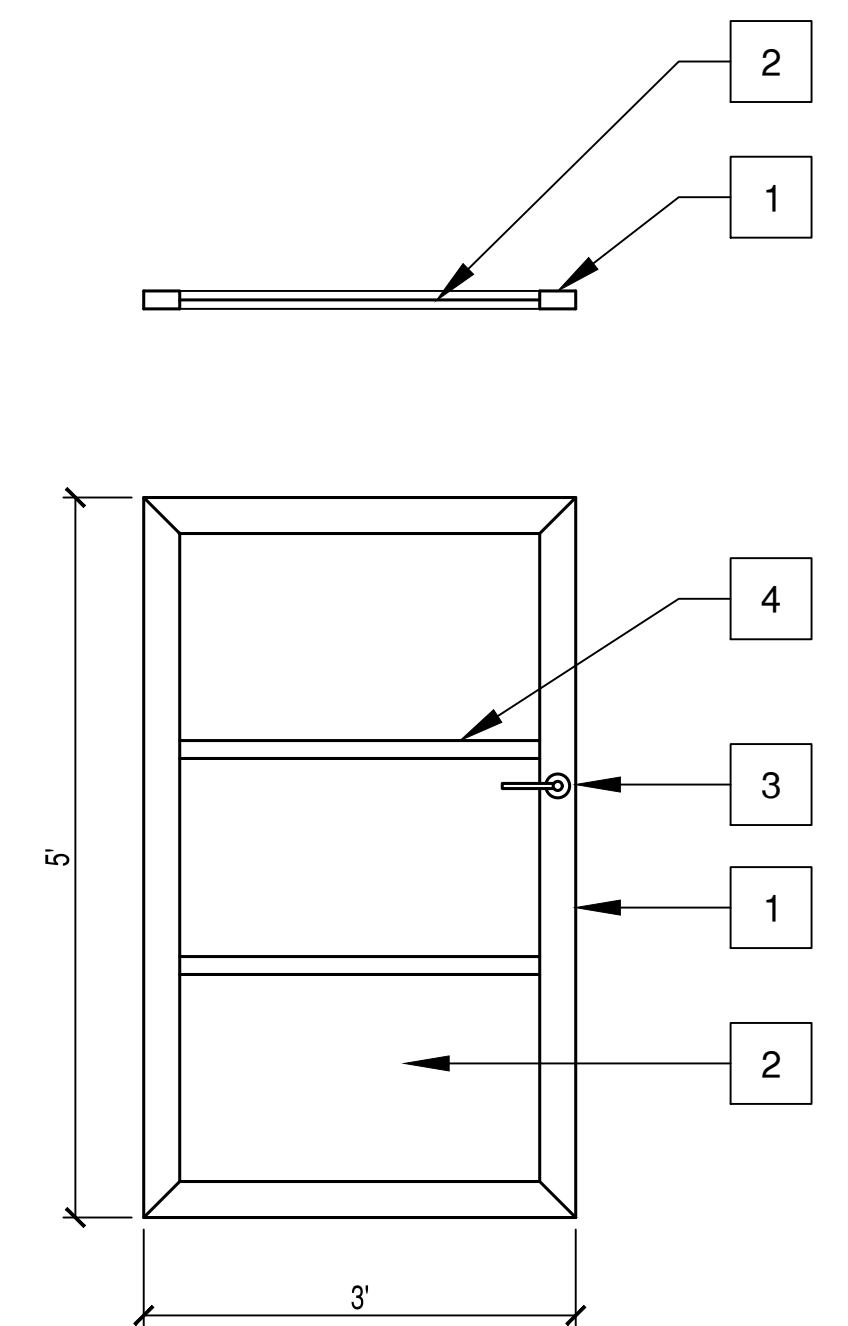
3. FRONT DOOR 1/2"=1'-0"



GENERAL NOTES

KEY NOTES
 1. HANDRAIL.
 2. 36" HIGH STEEL RAILING.
 3. TREAD-SEE STRUCTURAL.
 4. STRINGER-SEE STRUCTURAL.

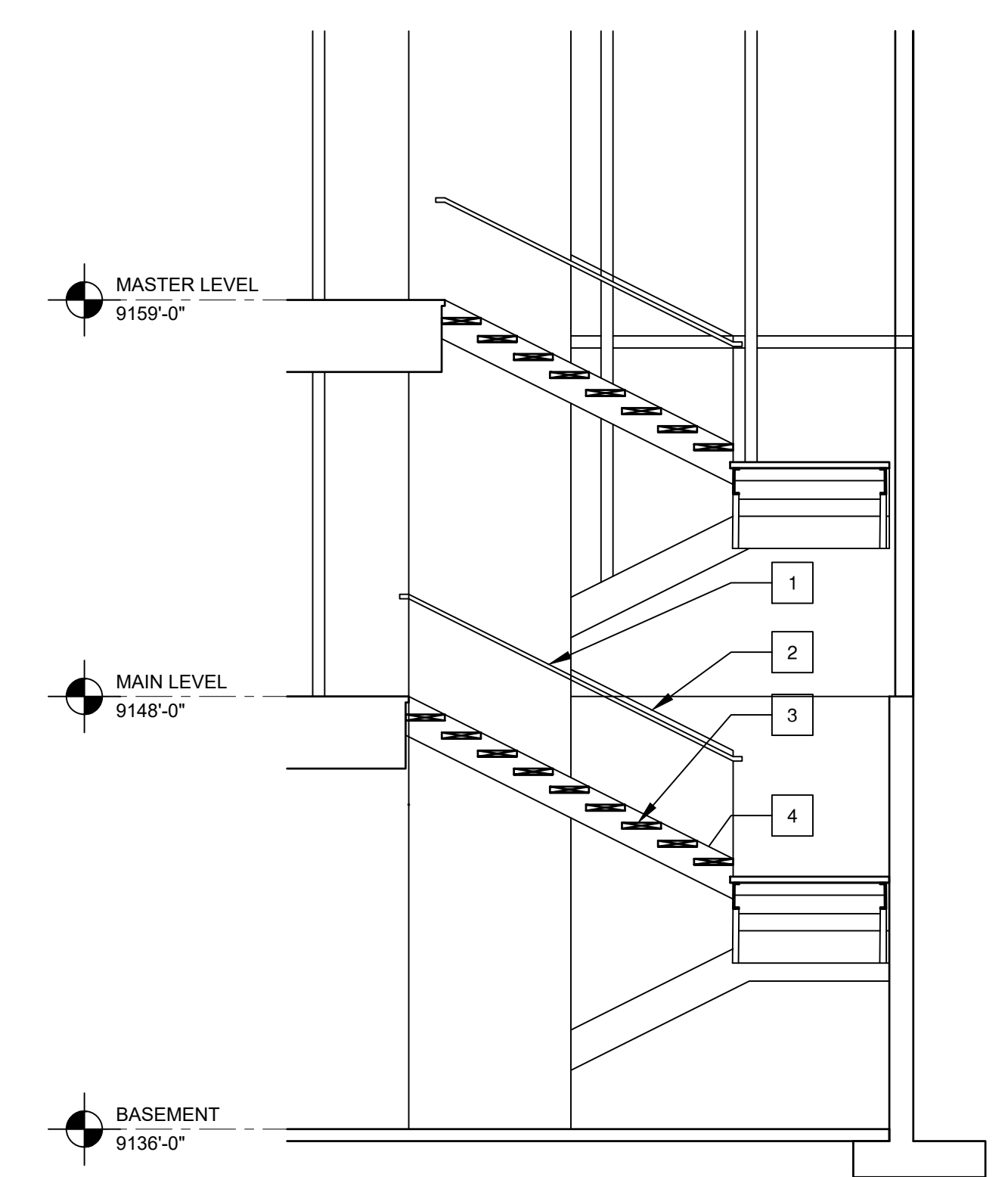
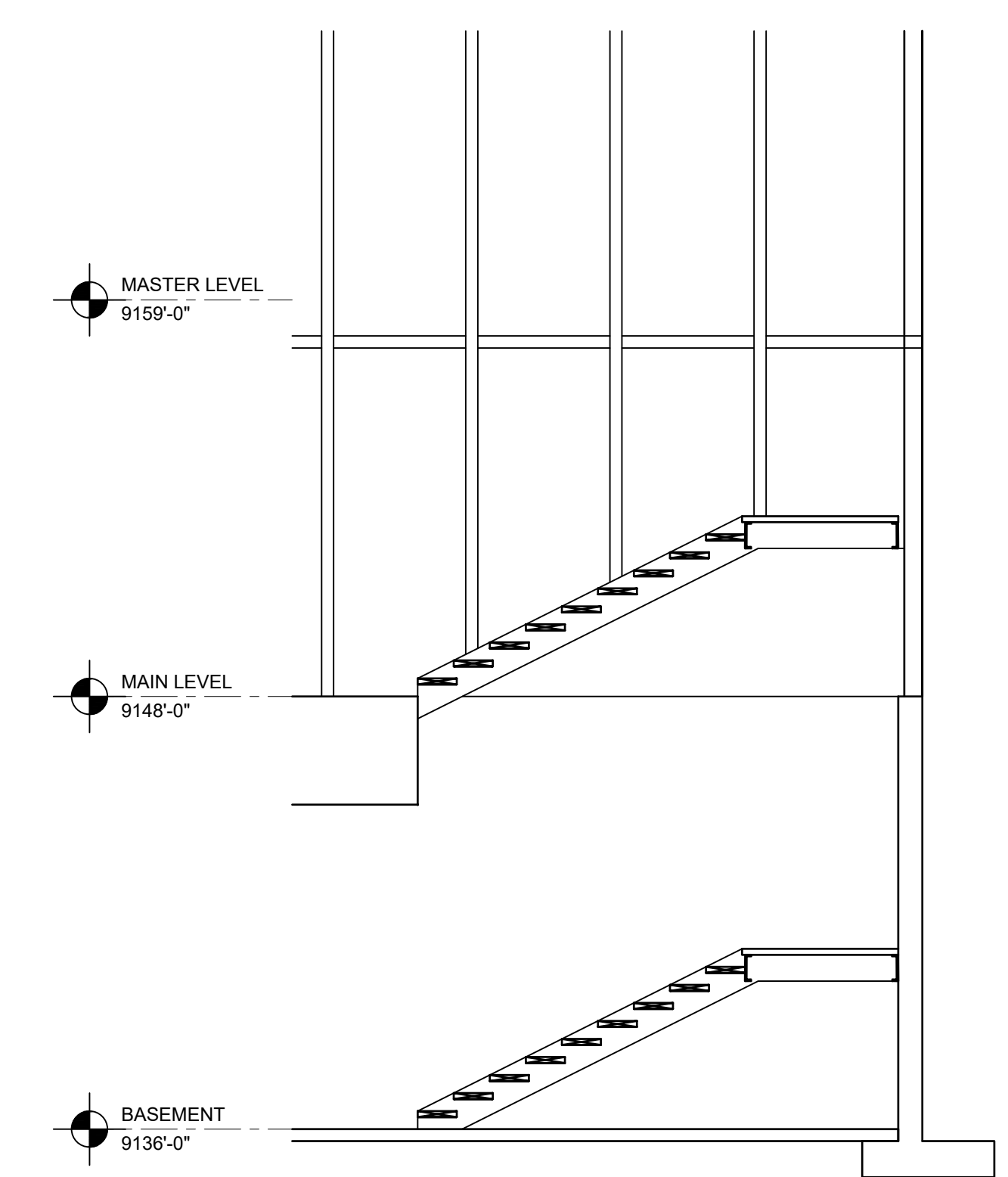
4. ENLARGED STAIR 1/4"=1'-0"



GENERAL NOTES
 A. ALL DOORS WITH POOL ACCESS SHALL BE OUT-SWINGING WITH HARDWARE ABOVE 54" A.F.F. AND CONFORM TO ALL GOVERNING POOL CODES.
 B. DOOR SIZES ON PLAN THAT DIFFER FROM DETAILS SHALL

KEY NOTES
 1. 1.25" X 3" POWDER COATED STYLE AND RAIL STEEL FRAME TO MATCH WESTERN STATES MATTE MUSKET GRAY COLOR.
 2. 18 GA STEEL PLATE POWDER COATED TO MATCH WESTERN STATES MATTE MUSKET GRAY COLOR.
 3. KEYPED HARDWARE IN FRAME.
 4. 1.25" X 1.25" POWDER COATED STEEL TUBE TO MATCH WESTERN STATES MATTE MUSKET GRAY COLOR.

5. EXTERIOR GATE 3"=1'-0"

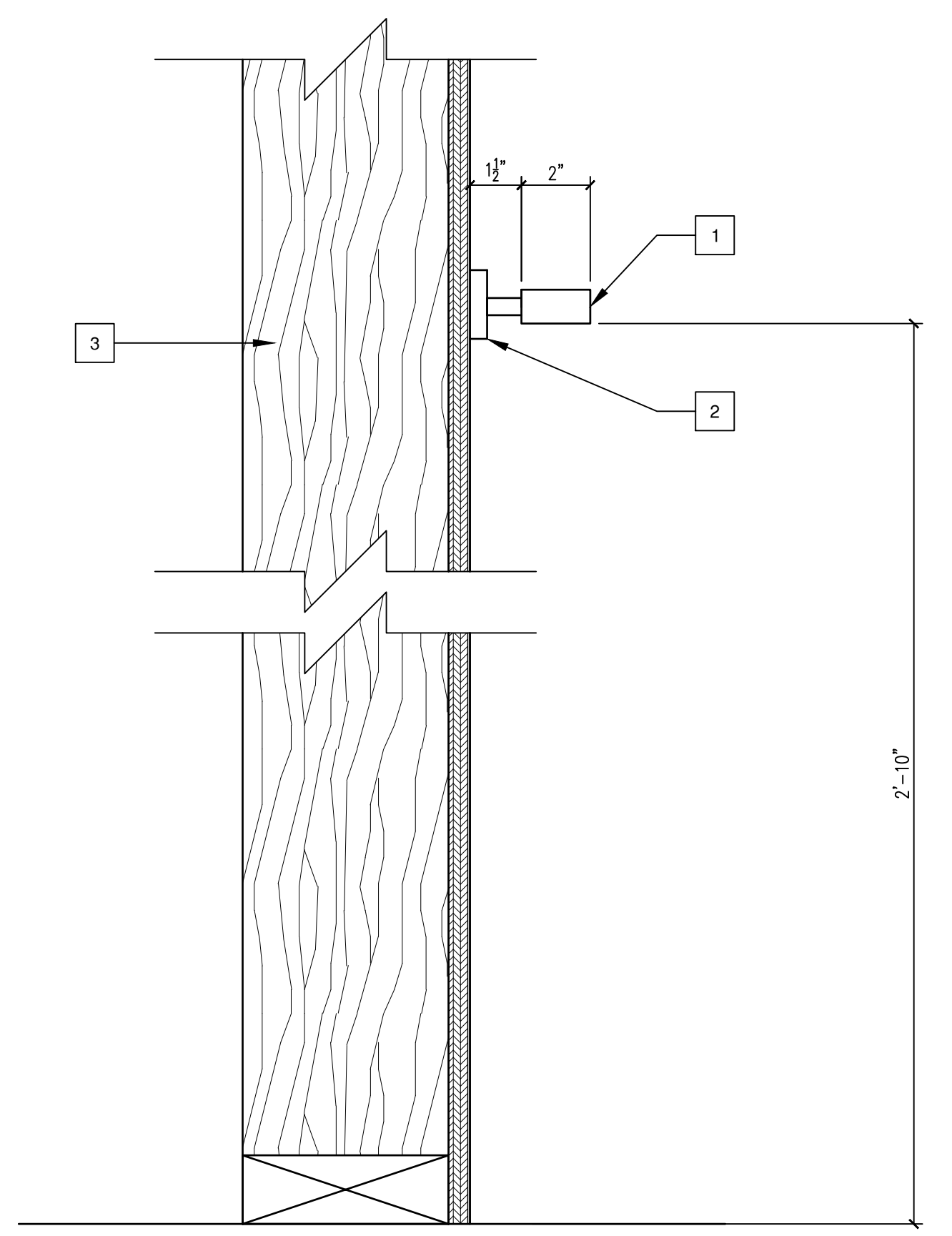


GENERAL NOTES

KEY NOTES
 1. HANDRAIL.
 2. 36" HIGH STEEL RAILING.
 3. TREAD-SEE STRUCTURAL.
 4. STRINGER-SEE STRUCTURAL.

STAIR SECTION "A"

STAIR SECTION "B"



GENERAL NOTES
 A. TOP OF HANDRAILS AND EXTENSIONS SHALL BE NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE NOSING OF TREADS AND LANDINGS. R311.7.8.1
 B. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN GROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. R311.7.8.3
 C. R311.7.8.3
 D. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP.
 E.

KEY NOTES
 1. PRE-FINISHED PAINTED STEEL GRAB BAR.
 2. 3" SQUARE PRE-FINISHED STEEL PLATE OVER LAG SCREW CONNECTIONS.
 3. 2X WALL WITH BLOCKING WHERE NEEDED FOR SUPPORT.

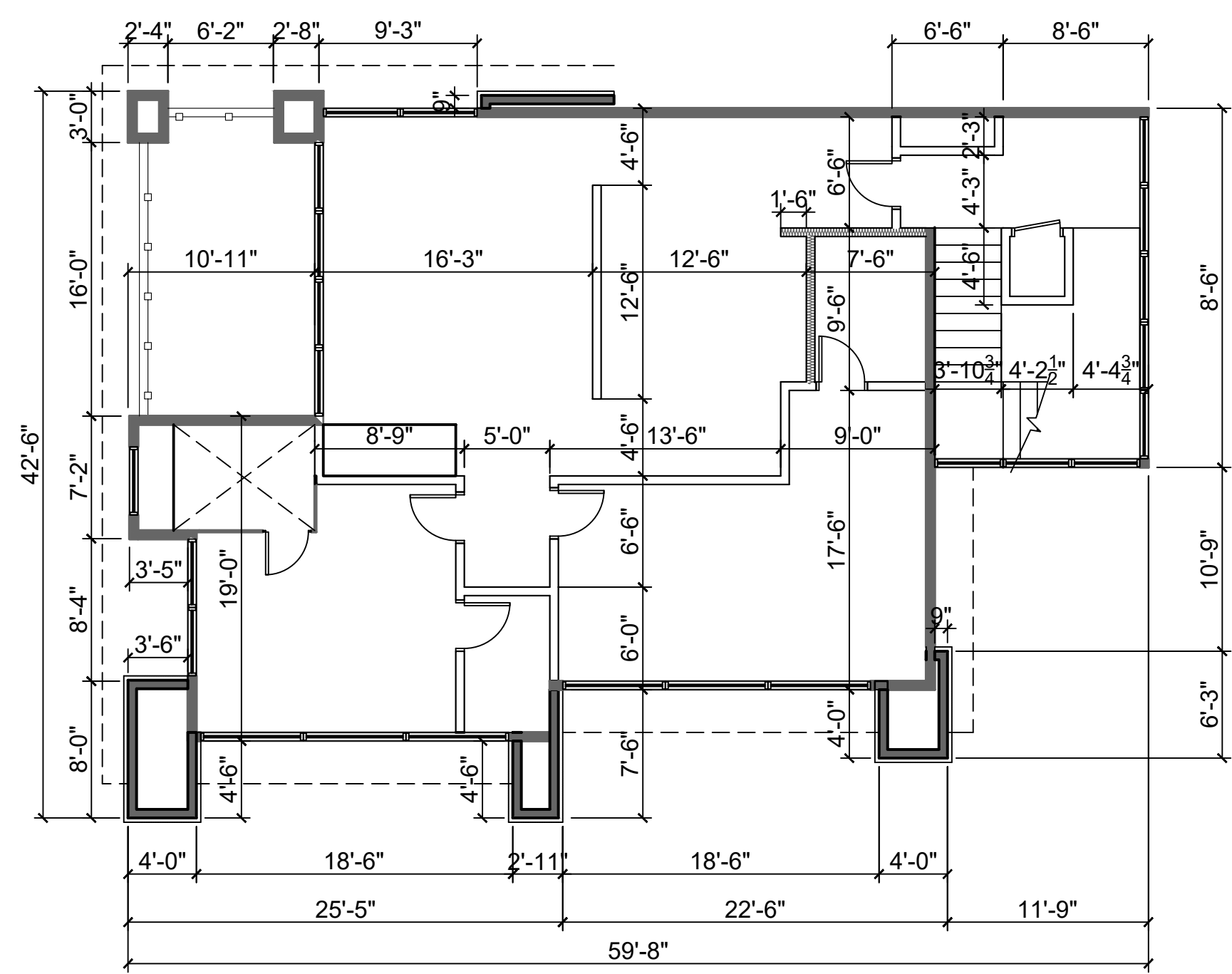
6. HANDRAIL 3"=1'-0"

GOVERN.

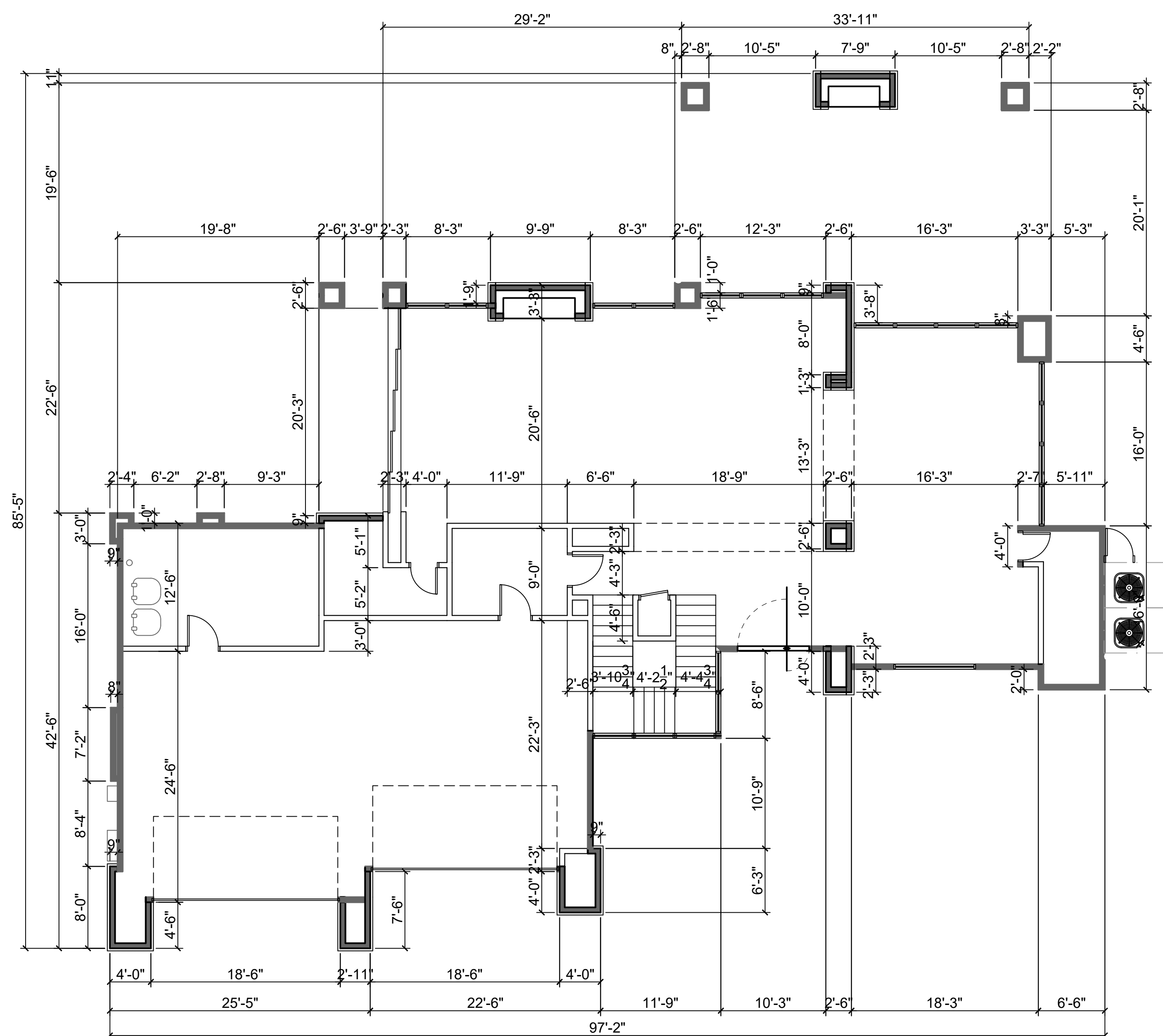


DATE
 08/22/2020
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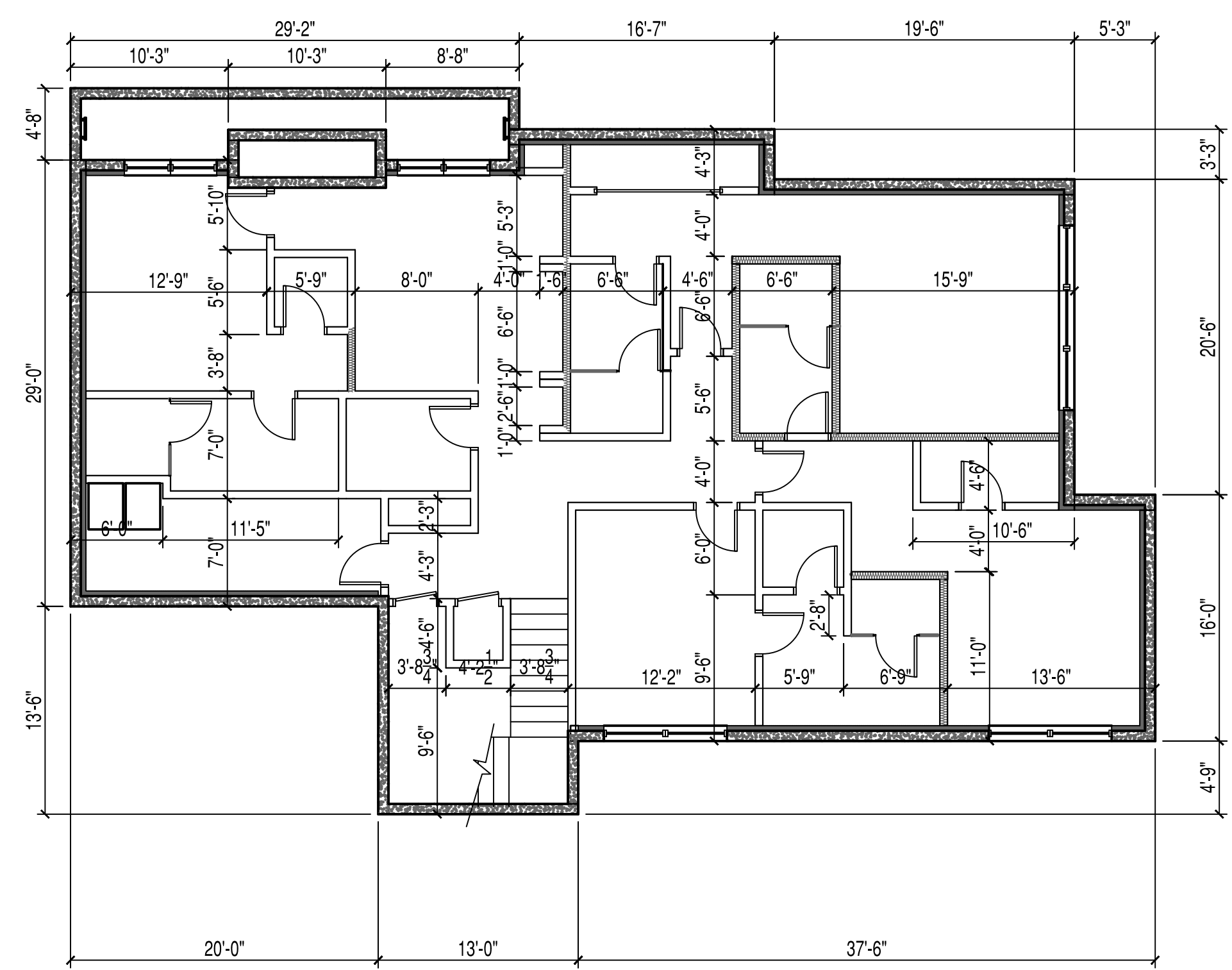
A-2.2



SCALE = 1/8" = 1'-0"
UPPER LEVEL PLAN



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



SCALE = 1/8" = 1'-0"
BASEMENT PLAN

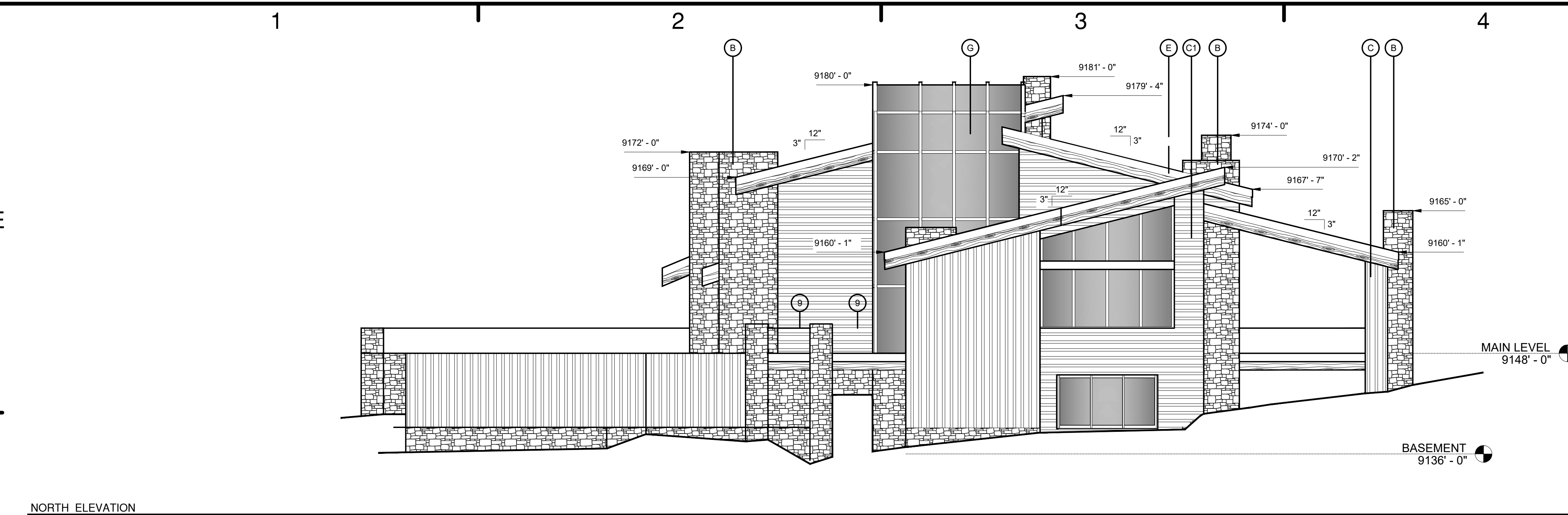
- DIMENSION PLAN NOTES:**
1. DIMENSIONS ARE TYPICALLY FROM EDGE OF STUD, CENTER OF RADIUS, CENTER OF OPENING, CENTER OF STEEL OR EDGE OF CONCRETE.
 2. NOTE EDGE OF CONCRETE FOUNDATION @ STONE LEDGE AND/OR WAINSCOT = F.O.C.
 3. GENERAL CONTRACTOR SHALL BRING ANY DISCREPANCIES WITH THESE DIMENSIONS TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 4. EXISTING FIELD CONDITIONS SHALL BE DIMENSIONALLY VERIFIED PRIOR TO CONSTRUCTION.
 5. DEPRESS ALL SLABS 1 1/2" FOR STONE SETTING BED. SEE NOTED FLOOR PLAN FOR LOCATIONS. SEE FOUNDATION PLAN FOR SHOWER AND TUB DEPRESSIONS.

SCALE = 1/8" = 1'-0"
DIM. PLAN

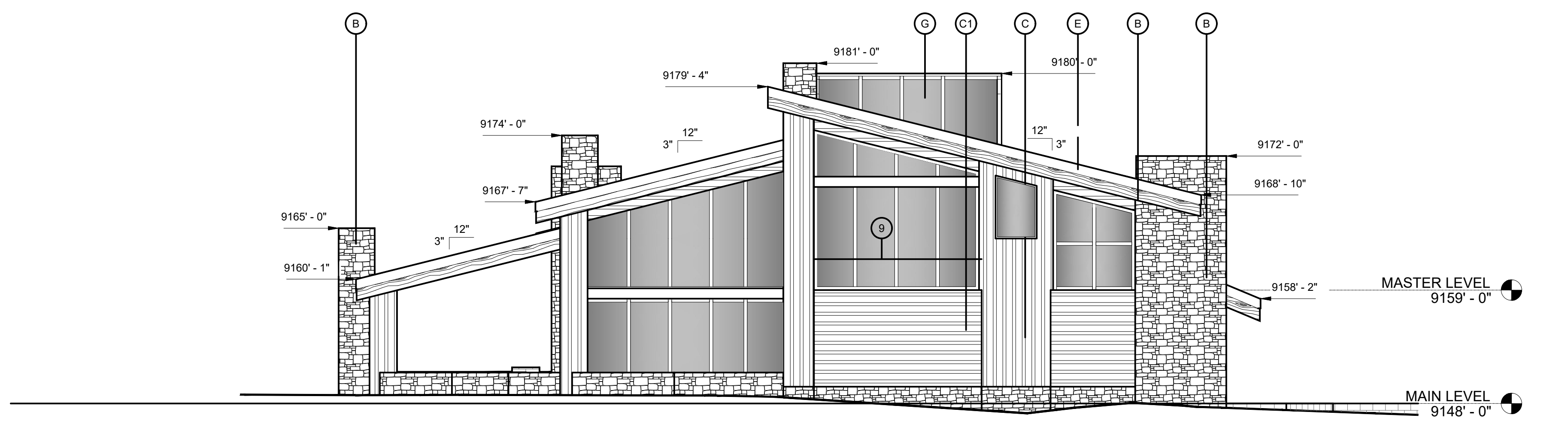


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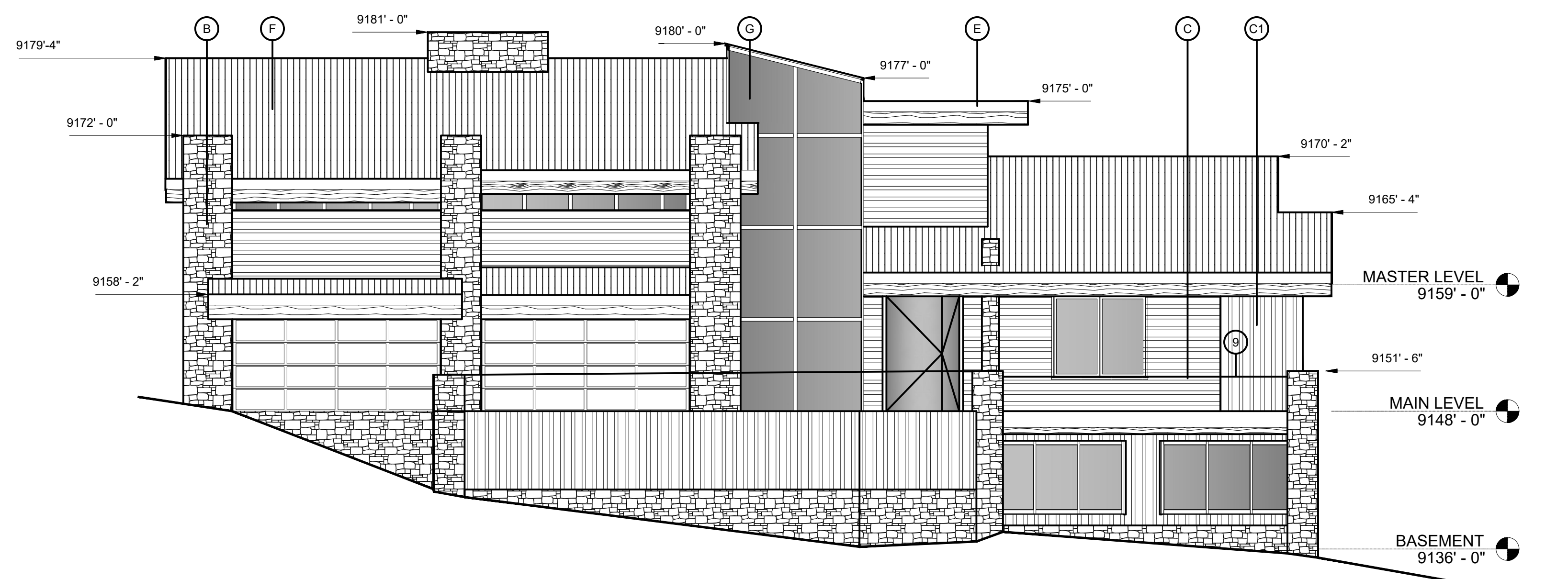
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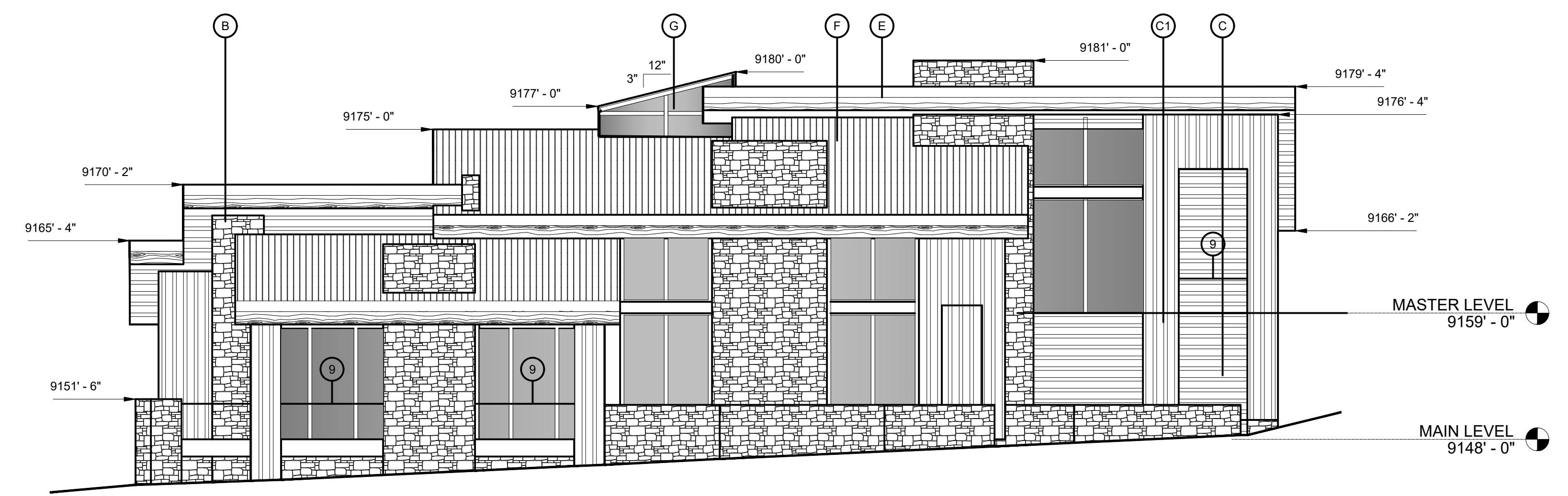
NORTH ELEVATION



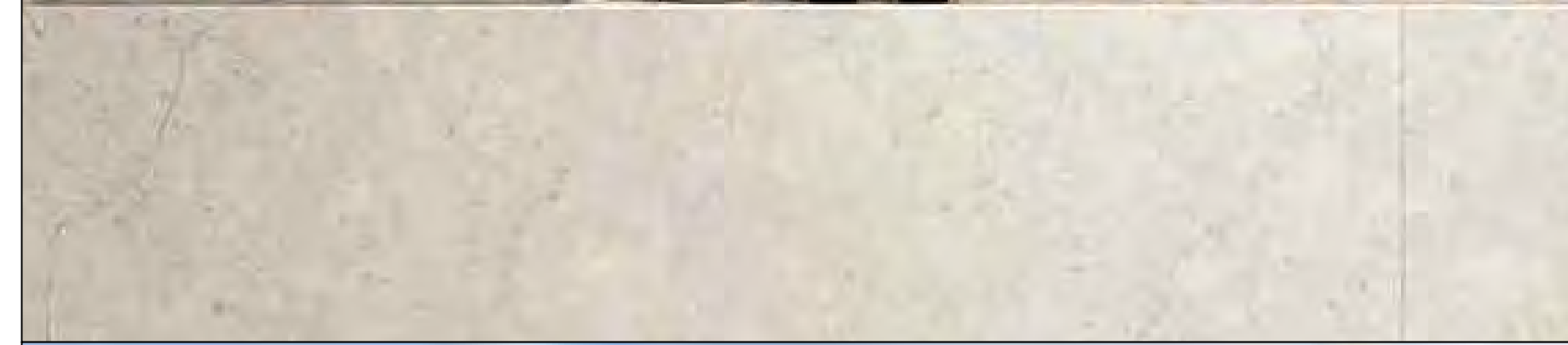
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



ELEVATION NOTES:

- WESTERN ONE COAT EXTERIOR PORTLAND CEMENT STUCCO. SMOOTH HAND TROWELED FINE FINISH. CONTRACTOR TO INSTALL PER 2015 IRC R703.6. SEE DETAIL.
- EXTERIOR BRICK VENEER. CONTRACTOR TO INSTALL PER 2015 IRC CHAPTER 7, TABLE R703.4 AND FIGURE R703.7. SEE DETAIL 1/A-5.3.
- METAL ROOF SET OVER 90 POUND CAP SHEET-REFER TO ROOF PLAN FOR SPECIFICATIONS. SEE DETAIL.
- G.I. WEEP SCREED AT PERIMETER OF BUILDING SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED. 2015 IRC 317.1 (5). SEE DETAILS THROUGH 3,4A5.3 & 5.4.
- SES LOCATION BEYOND SCREEN WALL.
- WINDOW POST SHALL BE CLAD IN BRAKE METAL TO MATCH WINDOW ASSEMBLY. POST SHALL LOOK LIKE INTEGRAL PART OF THE WINDOW ASSEMBLY.
- THE SES PANEL SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 4" TALLER THAN THE HIGHEST POINT OF THE SES PANEL. THE CONTRACTOR SHALL INSTALL THE SES PANEL AS LOW AS ALLOWED BY BUILDING CODE AND APS IN AN EFFORT TO MINIMIZE THE HEIGHT OF THE SCREEN WALL. THE CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.
- EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, POOL EQUIPMENT AND TRASH CANS SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" TALLER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EXTERIOR EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.
- PAINT STEEL RAILING, 36" MIN. A.F.F. - NOT SHOWN FOR CLARITY

R312.1 Guards.
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required.
Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height.
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

MATERIAL LIST

	A. PAVERS: BELGARD CATALINA PAVERS IN CHARCOAL COLOR. POLYMERIC SAND SET WITH 12" CONCRETE BORDER UNDER SOLIDER COURSE.
	B. STONE VENEER: TELLURIDE GOLD DRYSTACK INTEGRAL COLORED MORTAR- UNLESS NOTED OTHERWISE.
	C. WOOD SIDING: NEWTECH NORWEGIAN SIDING BOARD IN PERUVIAN TEAK SET VERTICAL PER MANUFACTURES INSTRUCTIONS.
	C1. WOOD SIDING: NEWTECH NORWEGIAN SIDING BOARD IN HAWAII CHARCOAL SET HORIZONTAL PER MANUFACTURES INSTRUCTIONS.
	E. FASCIAS: 24 OZ. WESTERN STATES MATTE BLACK ORE METAL SET PER ARCH. DETAILS. SPANS NOT TO EXCEED 4' IN ANY DIRECTION.
	F. ROOFING: STANDING SEAM 24 OZ. WESTERN STATES MATTE BLACK ORE METAL SET PER ARCH. DETAILS.
	G. WINDOWS: ALL WINDOW AND DOOR FRAMES TO BE WINDSOR WINDOWS DARK BRONZE ANODIZED FINISH.
	I. DRYWALL: 5/8" GYP BOARD SCREWED IN PLACE. SMOOTH WALL LEVEL 5 FINISH. FINISH PAINT OR SPECIALTY WALL PRODUCT BY INT. DESIGNER.
	J. FLOORING: NEWTECH PERUVIAN TEAK COMPOSITE DECKING.

SCALE = 1/8" = 1'-0"
SITE ELEVATION

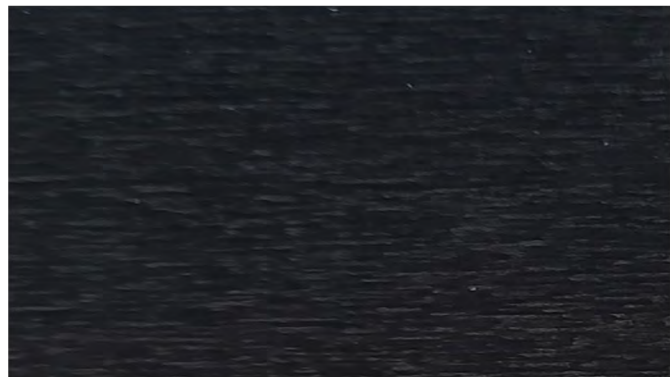
THE JK COMPANIES
ARCHITECTURE | DEVELOPMENT | HOMES + LAND
JUSTIN@JKSTUDIO POST BOX 2006 - CAREFREE, AZ 85377 (480)232-7282

KILBANE RESIDENCE
LOT 716 MOUNTAIN VILLAGE
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

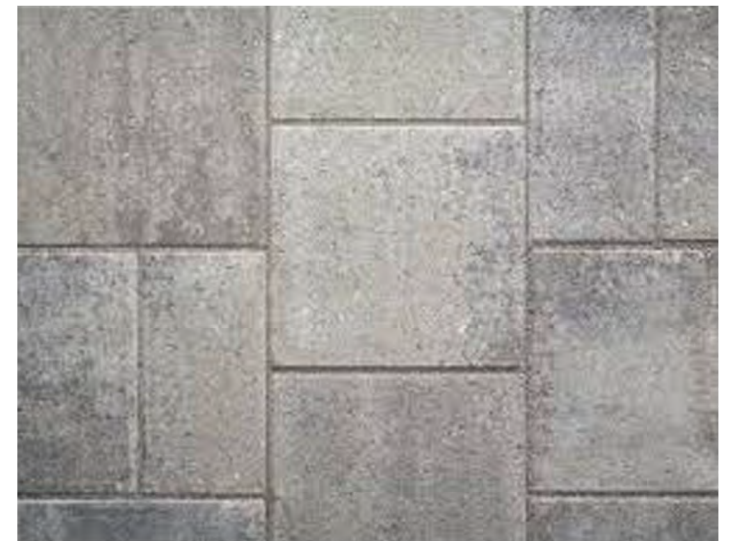
DATE
08/22/2020

SHEET NO
A-4.1

**KILBANE RESIDENCE
LOT 716 ADAMS RANCH
MOUNTAIN VILLAGE**



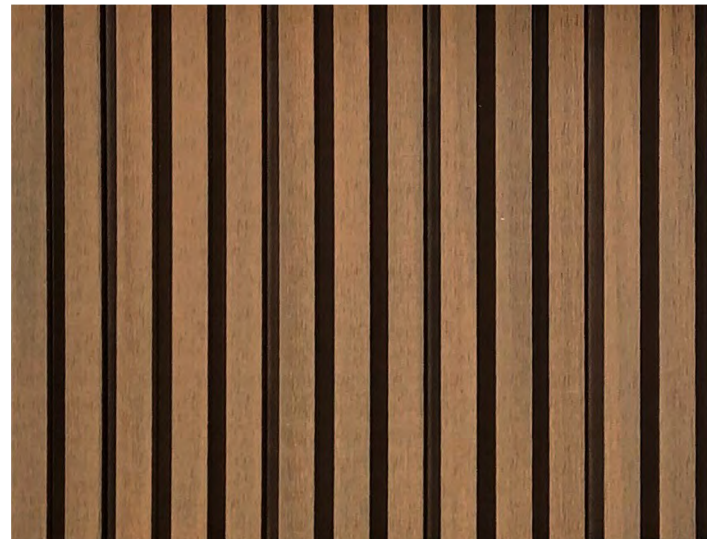
EXTERIOR ROOFING & FASCIA
MATTE BLACK ORE STANDING
SEAM METAL.



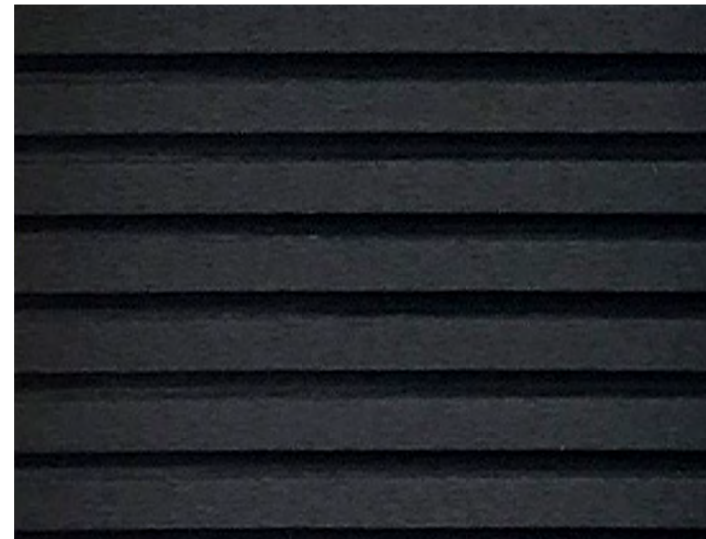
DRIVEWAY PAVERS:
CATALINA PAVERS IN RIO
COLOR.



EXTERIOR STONE:
TELLURIDE GOLD
DRYSTACK.



WALL PANELS :
NEWTECH NORWEIGEN SIDING
IN PERUVIAN TEAK.



WALL PANELS :
NEWTECH NORWEIGEN SIDING
IN HAWAII TEAK.



WINDOWS & DOORS
SIERRA PACIFIC DARK
ANODIZED FINISH.

1

2

3

4

5

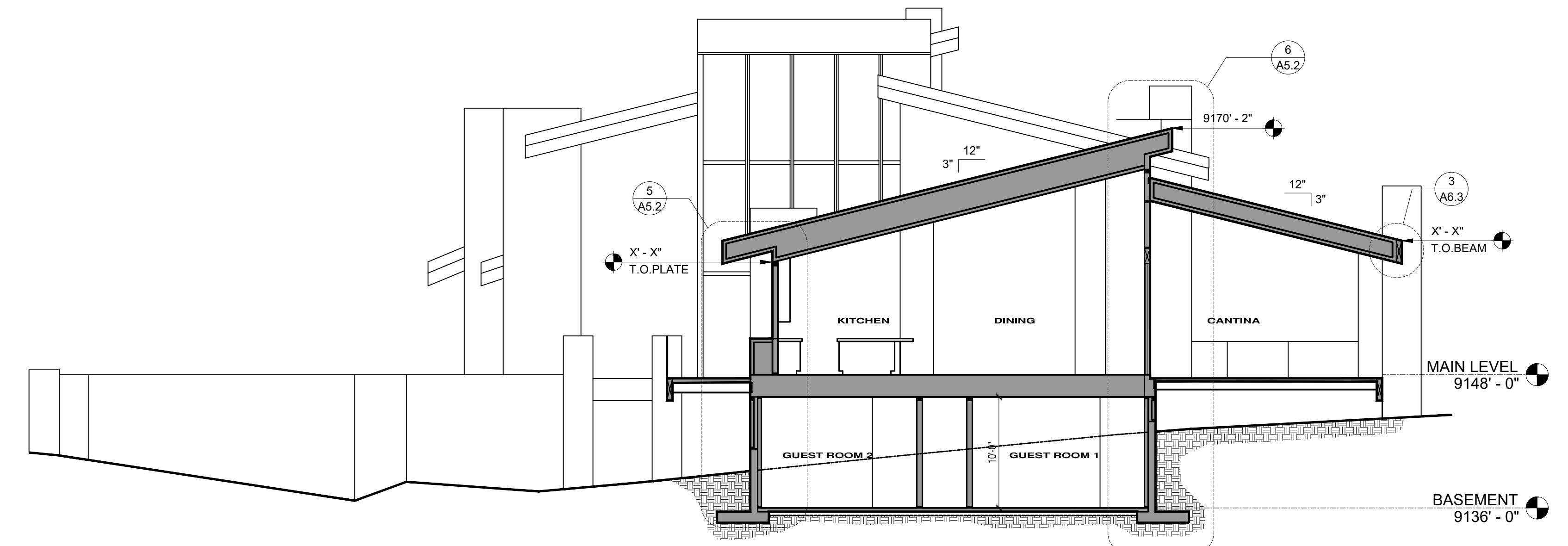
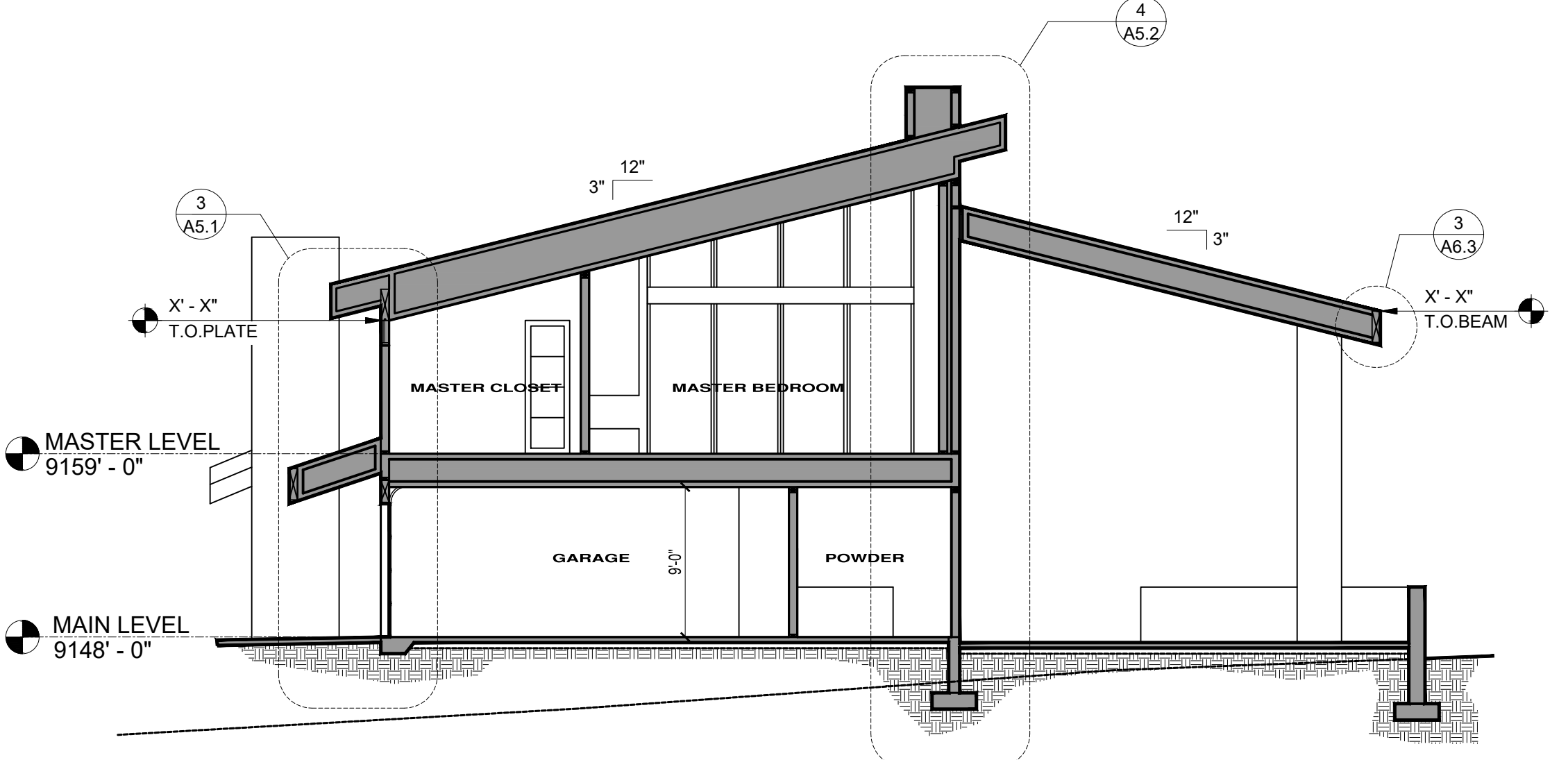
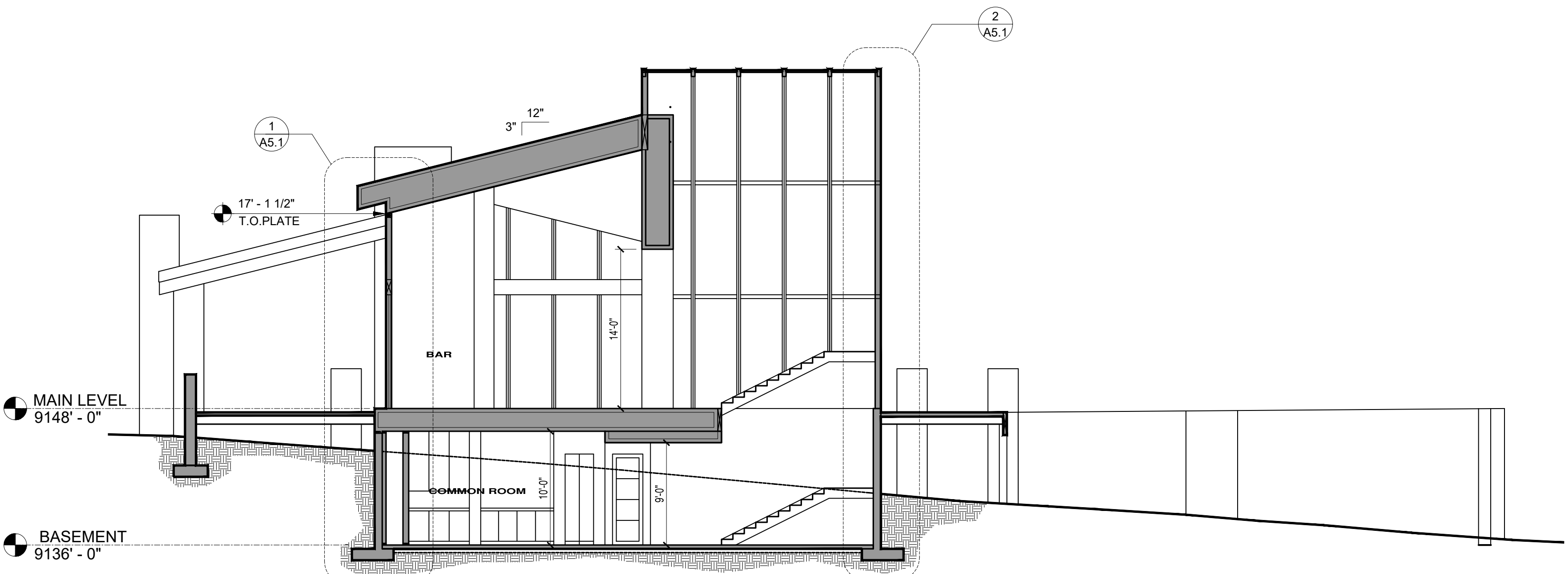
SECTION NOTES:

- ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GAUGE MINIMUM. IRC R302.5.2.
- FIRE BLOCKING SHALL BE INSTALLED AT THE LOCATIONS SPECIFIED IN IRC R302.11, INCLUDING: CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FLOOR AND CEILING AT 10 FT. MAXIMUM INTERVALS BOTH VERTICALLY AND HORIZONTALLY, INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, CONCEALED SPACE BETWEEN STAIR STRINGERS AT TOP AND BOTTOM RUN, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND CHIMNEYS.
- NO COMBUSTIBLE MATERIALS SHALL BE LESS THAN 12" OF FIREPLACE OPENINGS PER IRC R1001.9 THRU R1001.11.
- TYPICAL EXTERIOR AND INTERIOR WALL CONSTRUCTION TO BE 2X6 STUDS @ 16" O.C. UNLESS DIMENSIONED OR NOTED OTHERWISE. ALL EXTERIOR WALLS TO RECEIVE 1/2" OSB SHEAR, WALL FRAMING TO BE DONE PER STRUCTURAL DRAWINGS AND SPECS.
- 5/8" TYPE 'X' GYPSUM BOARD SCREWED IN PLACE. CONTRACTOR TO INSTALL PER IRC R702.3
- WALL AND CEILING/FLOOR INSULATION TO BE ISYNESE SPRAY FOAM R-21 AND R-38 MINIMUM RESPECTIVELY PER ICC-ESR 1826.
- ROOF TRUSSES. REFER TO FRAMING PLAN FOR ON-CENTER SPACING. REFER TO TRUSS MANUFACTURER'S CALCULATIONS AND SHOP DRAWINGS FOR DEPTH AND TYPE. TRUSSES TO BE INSTALLED PER STRUCT. ENGINEER'S SPECS / DETAILS AND PER TRUSS MANUFACTURER'S SHOP DRAWINGS AND WRITTEN INSTRUCTIONS.
- EXTERIOR BRICK VENEER, CONTRACTOR TO INSTALL PER IRC CHAPTER 7, TABLE R703.4 AND FIGURE R703.7.
- WESTERN ONE KOTE PRE-BLENDED EXTERIOR PORTLAND CEMENT PLASTER SMOOTH HAND TROWELED SENERGY SERNERLASTIC FINE FINISH. CONTRACTOR TO INSTALL PER IRC R703.6..
- METAL BATTEN ROOF. REFER ROOF PLAN FOR SPECIFICATIONS. HIGH TEMP. UNDERLAYMENT SYSTEM. PROVIDE INSTALLATION COMPLETE WITH ALL ROOF TO WALL FLASHING AND CAAT STRIPS. PROVIDE FLASHING AT ALL ROOF CAPS AND ROOF PENETRATIONS.
- ESR-1274 OR APPROVED EQUAL. INSTALL PER MANUFACTURER SPECIFICATIONS. ROOF SHALL HAVE A CLASS 'A' FIRE RATING LABEL.
- SPARK ARRESTOR. SPARK ARRESTOR TO COMPLY WITH ALL REQUIREMENTS UNDER IRC R 1003.9.1 INSTALLED PER MANUFACTURES SPECS.
- G.I. WEEP SCREED AT PERIMETER OF BUILDING SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED.
- DRAPERY POCKET. SINGLE LUTRON ROLLER SHADE. PROVIDE 6"X6" FRAMED OPENING.
- DRAPERY POCKET. DOUBLE LUTRON ROLLER SHADES W/BLACKOUT. PROVIDE 6"X12" FRAMED OPENING.
- FORCED AIR PLATFORM @ +18" A.F.F. HOLD PLATFORM AWAY FROM INTERIOR WALLS MIN. 2" TO MINIMIZE SOUND ATTENUATION.
- RECESSED OPENING FOR FLAT PANEL TELEVISION. CONTRACTOR TO VERIFY OPENING PER TELEVISION SPECIFICATIONS.
- RAISED HEARTH W/ NON COMBUSTIBLE FINISHED MATERIAL PER INTERIOR SPECIFICATIONS. RAISED HEARTH TO COMPLY WITH IRC SECTIONS R1001.9 & R1001.10
- DWELLING/GARAGE FIRE SEPARATION - 5/8" TYPE 'X' GYP. BOARD @ WALLS AND CEILING. CONTRACTOR TO INSTALL PER IRC 2015 R302.6.
- 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE UNDERSIDE OF AN ENCLOSED ACCESSIBLE STAIRWAY PER IRC R302.7.
- 4" CONCRETE ON 4" A.B.C. ON NATURAL GRADE STRIP A MIN. 12" DOWN AND FILL WITH ENGINEERED NON-EXPANSIVE ENGINEERED COMPACTED SOIL TO MIN. 95% COMPACTION.
- FOAM PLASTICS SHALL BE SEPARATED FROM ATTICS AND CRAWL SPACES. (R314.2.3).

SECTION 1

SECTION 2

SECTION 3



MATERIAL LIST

- | | |
|--|---|
| | A. PAVERS: BELGARD CATALINA PAVERS IN CHARCOAL COLOR. POLYMERIC SAND SET WITH 12" CONCRETE BORDER UNDER SOLIDER COURSE. |
| | B. STONE VENEER: TELLURIDE GOLD DRYSATCK INTEGRAL COLORED MORTAR. UNLESS NOTED OTHERWISE. |
| | C. WOOD SIDING: NEWTECH NORWEGIAN SIDING BOARD IN PERUVIAN TEAK SET VERTICAL PER MANUFACTURES INSTRUCTIONS. |
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| | E. FASCIAS: 24 OZ. WESTERN STATES MATTE BLACK ORE METAL SET PER ARCH. DETAILS. SPANS NOT TO EXCEED 4' IN ANY DIRECTION. |
| | F. ROOFING: STANDING SEAM 24 OZ. WESTERN STATES MATTE BLACK ORE METAL SET PER ARCH. DETAILS. |
| | G. WINDOWS: ALL WINDOW AND DOOR FRAMES TO BE WINDSOR WINDOWS DARK BRONZE ANODIZED FINISH. |
| | I. DRYWALL: 1/2" GYP BOARD SCREWED IN PLACE. SMOOTH WALL LEVEL 5 FINISH, FINISH PAINT OR SPECIALTY WALL PRODUCT BY INT. DESIGNER. |
| | J. FLOORING: NEWTECH PERUVIAN TEAK COMPOSITE DECKING. |

SCALE = 1/8" = 1'-0"
SITE SECTION A-5.0

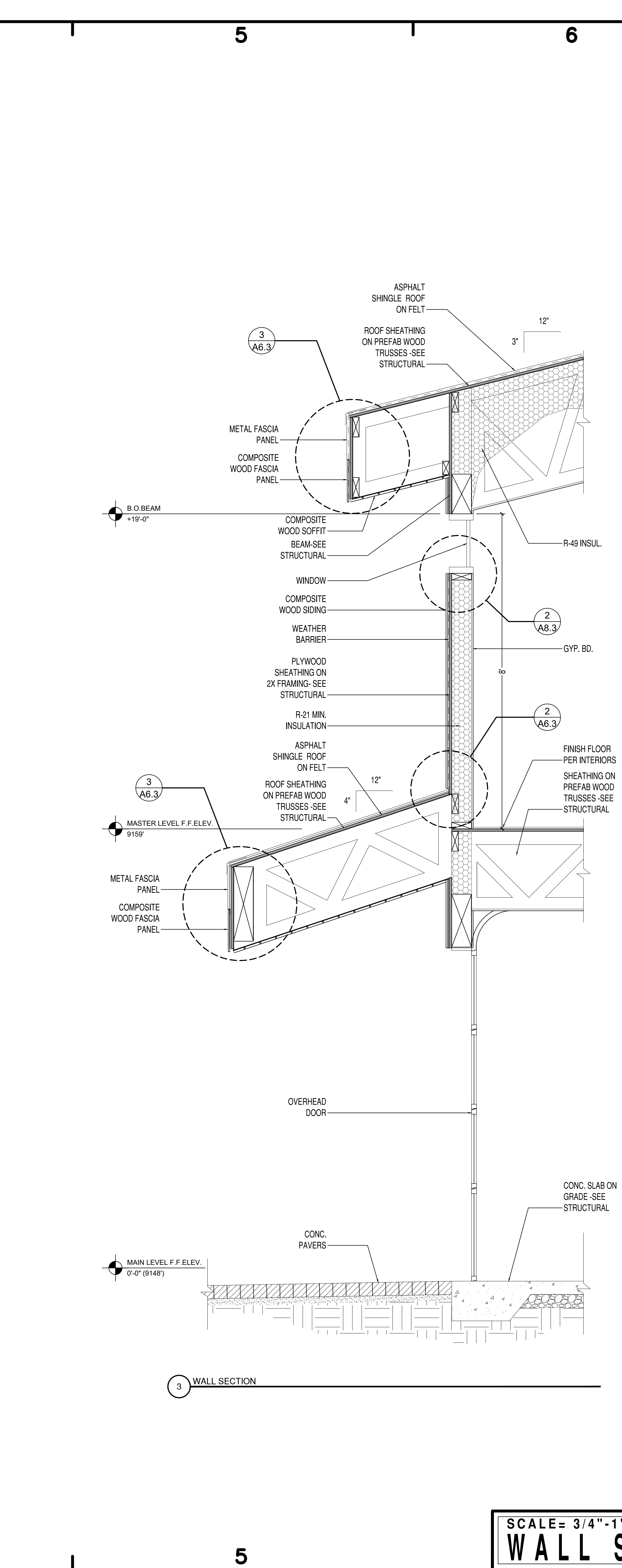
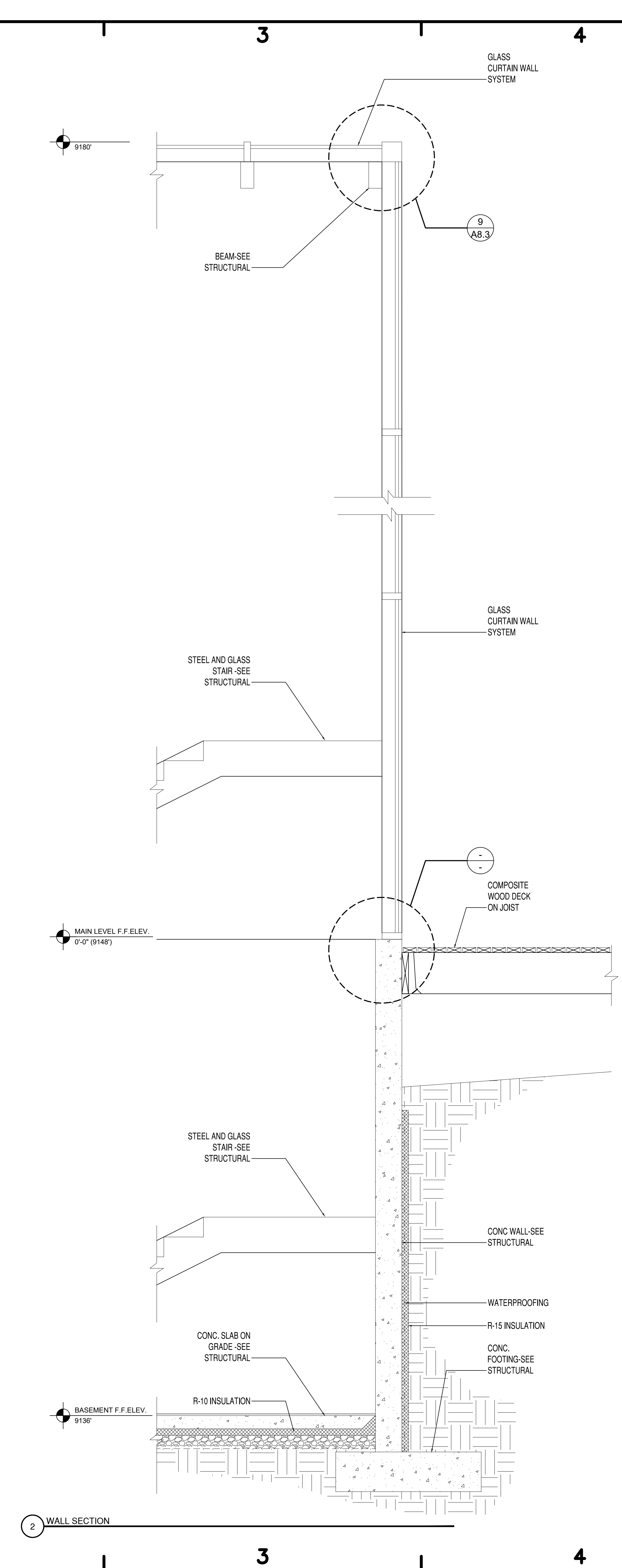
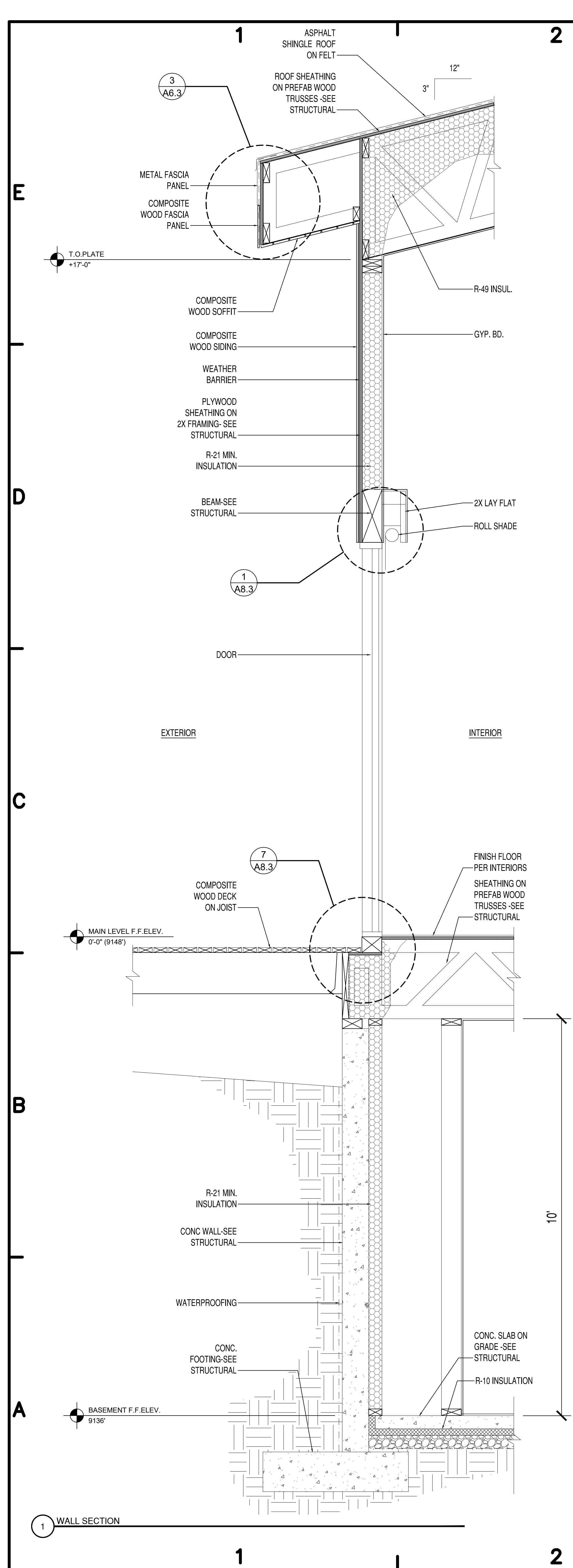
THE JK COMPANIES
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KILBANE RESIDENCE
LOT 716 MOUNTAIN VILLAGE
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO



DATE
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A-5.0

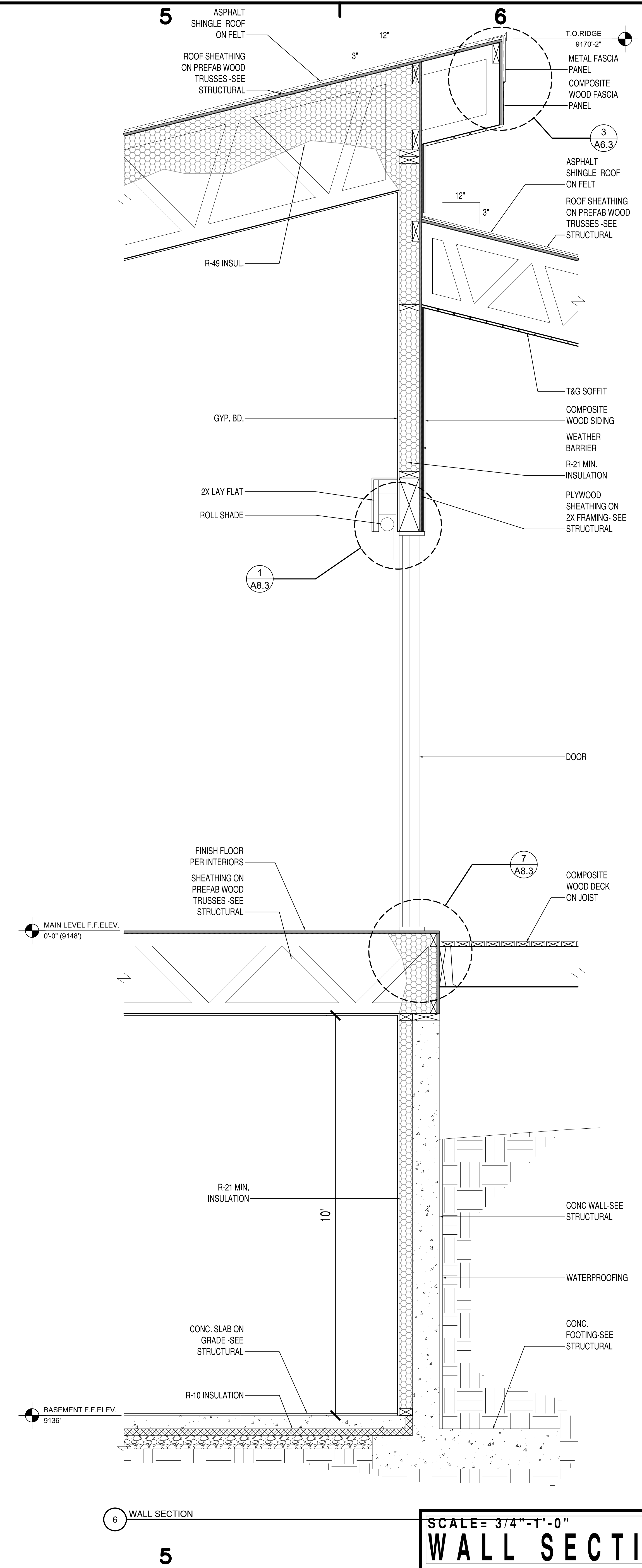
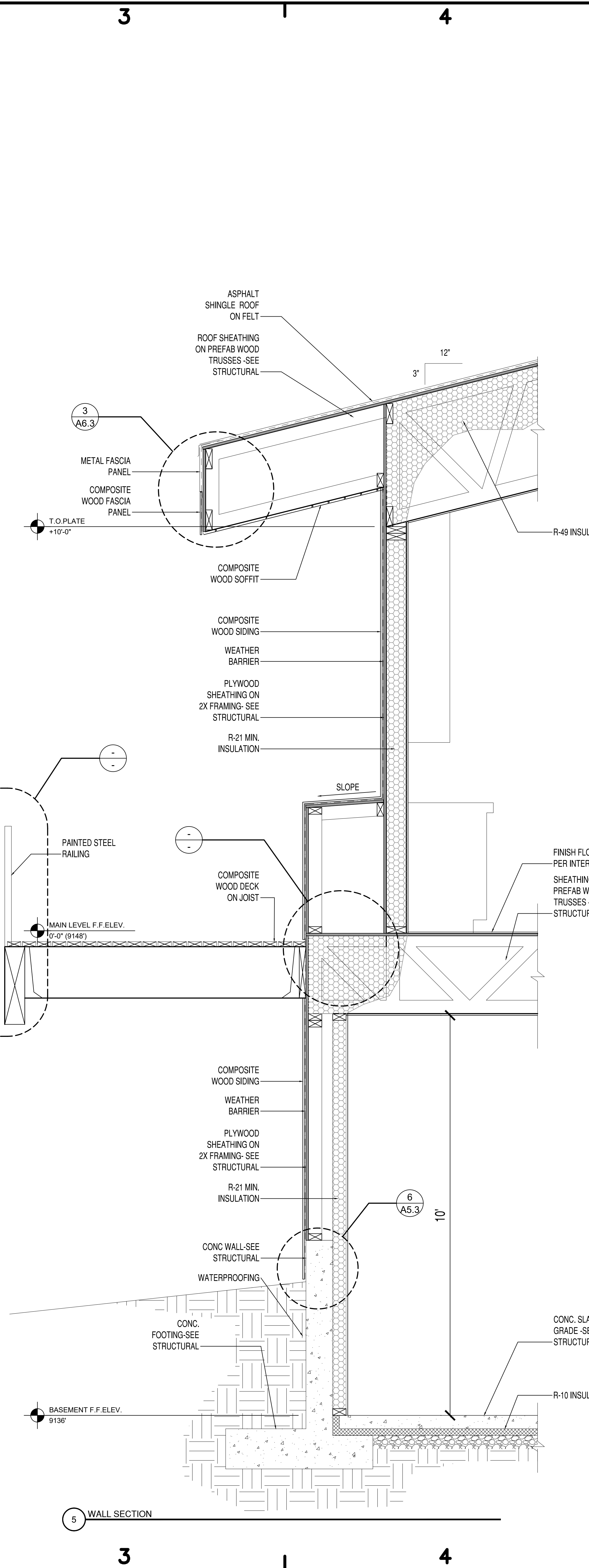
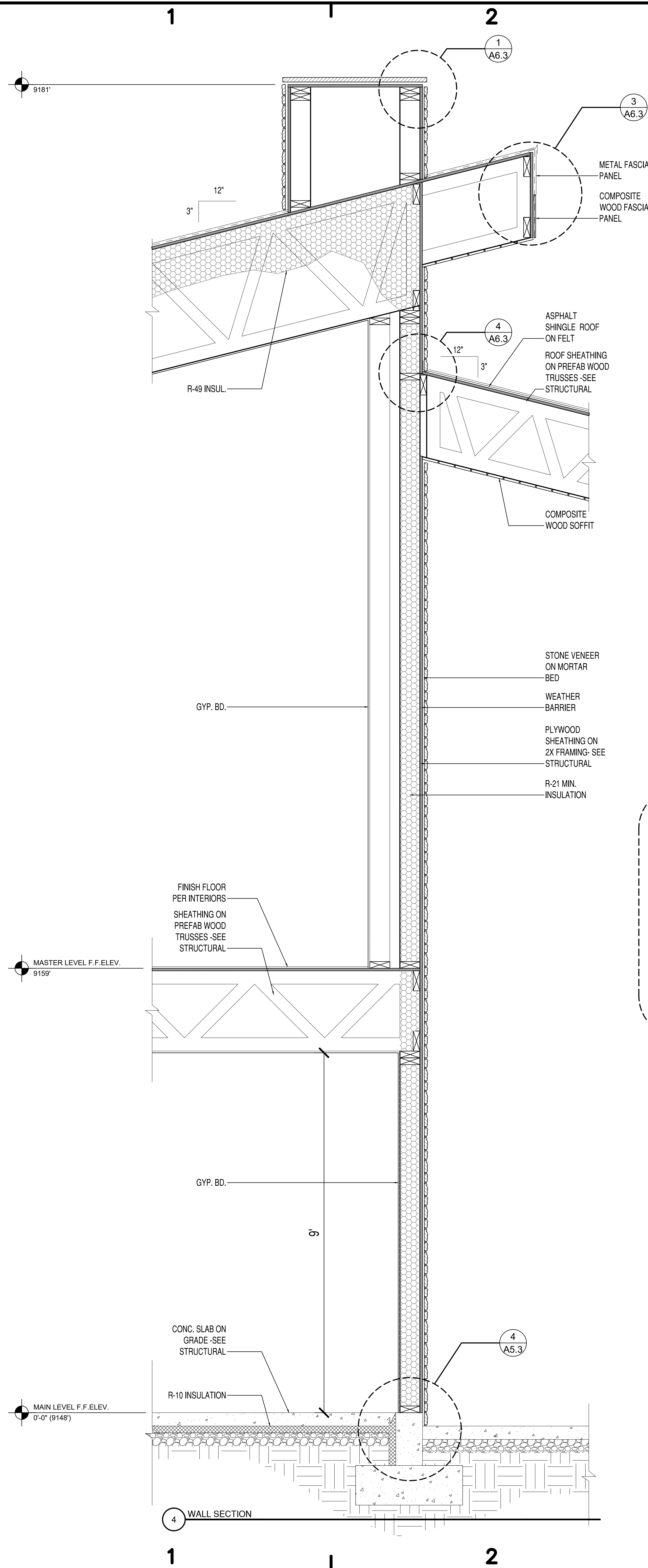


SCALE = 3/4" = 1'-0"
WALL SECTIONS

KILBANE RESIDENCE
 LOT 716 MOUNTAIN VILLAGE
 ADAMS RANCH ROAD
 MOUNTAIN VILLAGE, COLORADO



DATE
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 SHEET NO
A-5.1

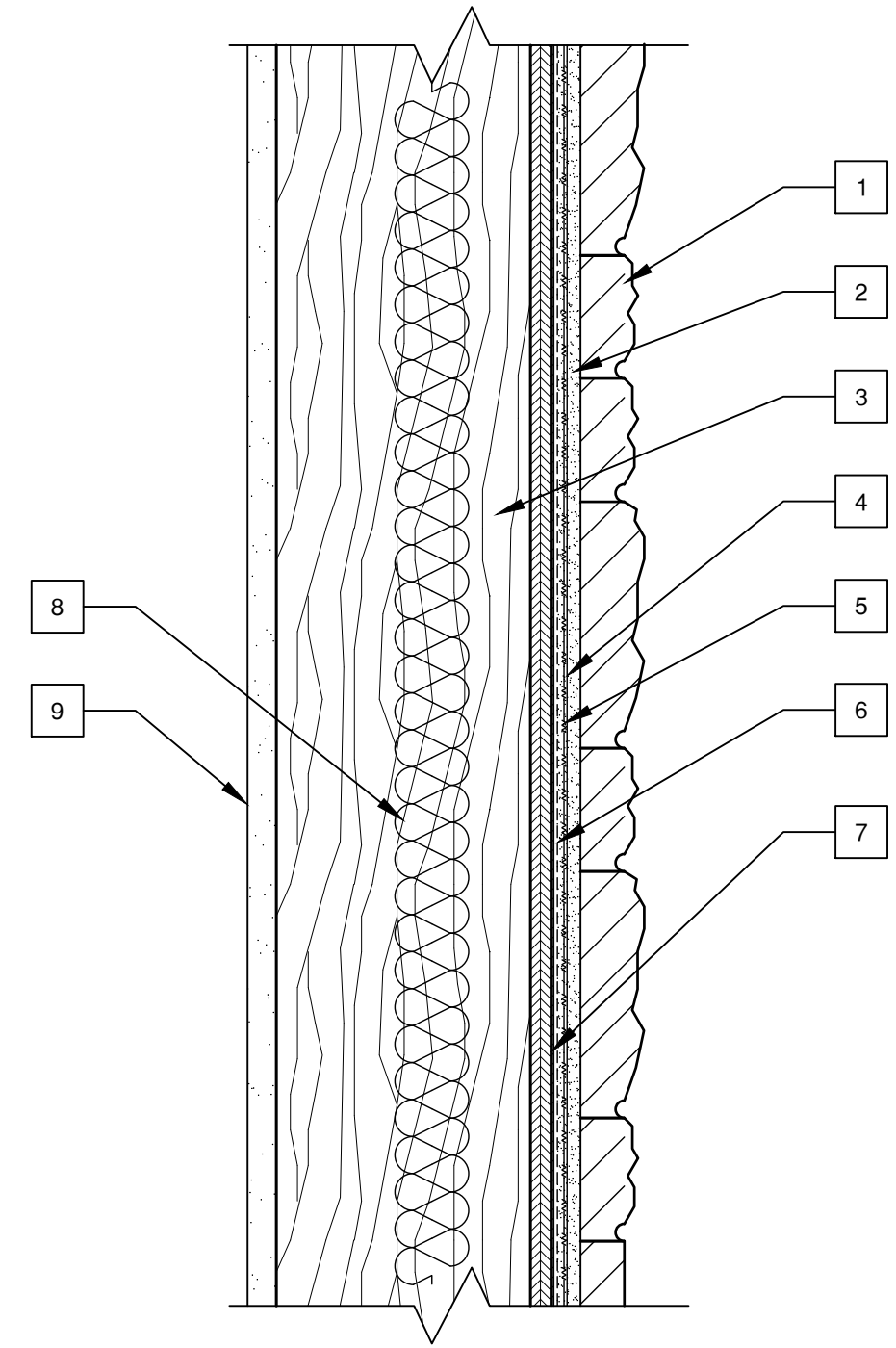


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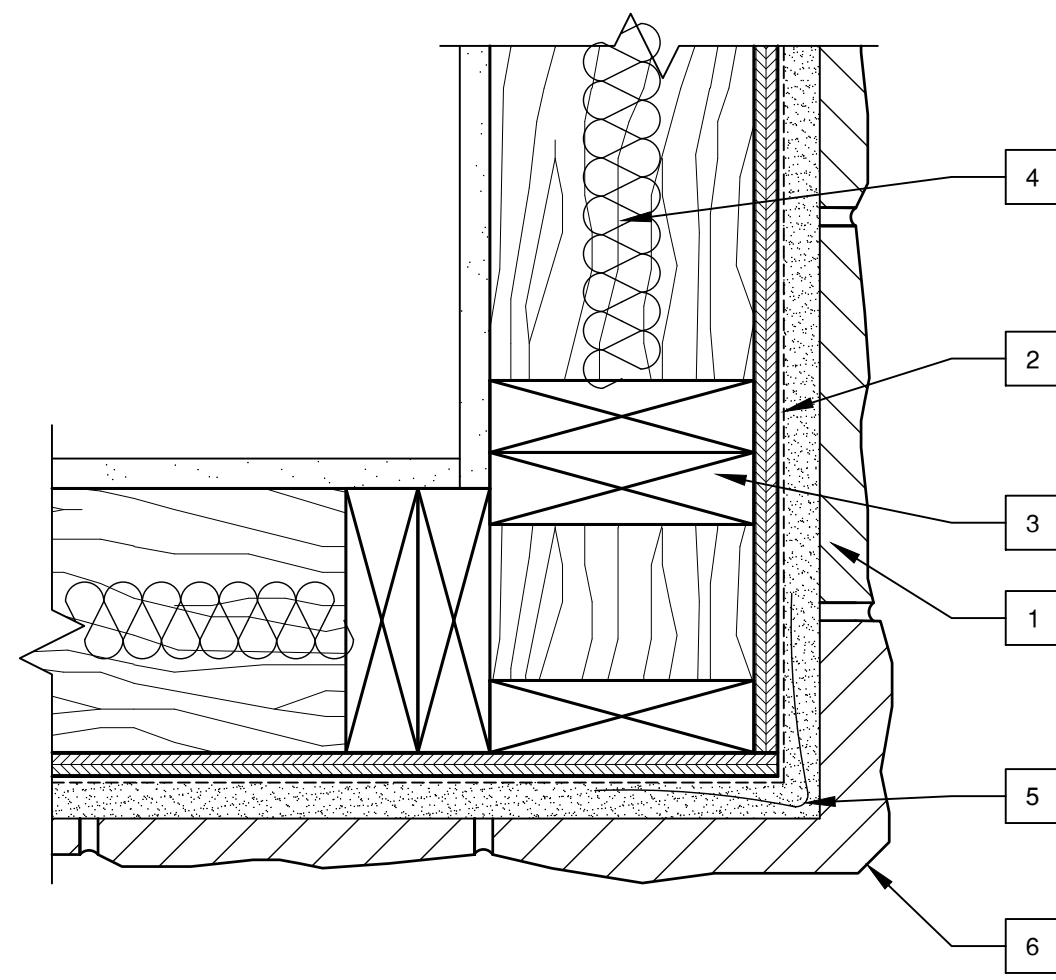
SCALE = 3/4" = 1'-0"
WALL SECTIONS



GENERAL NOTES

KEY NOTES

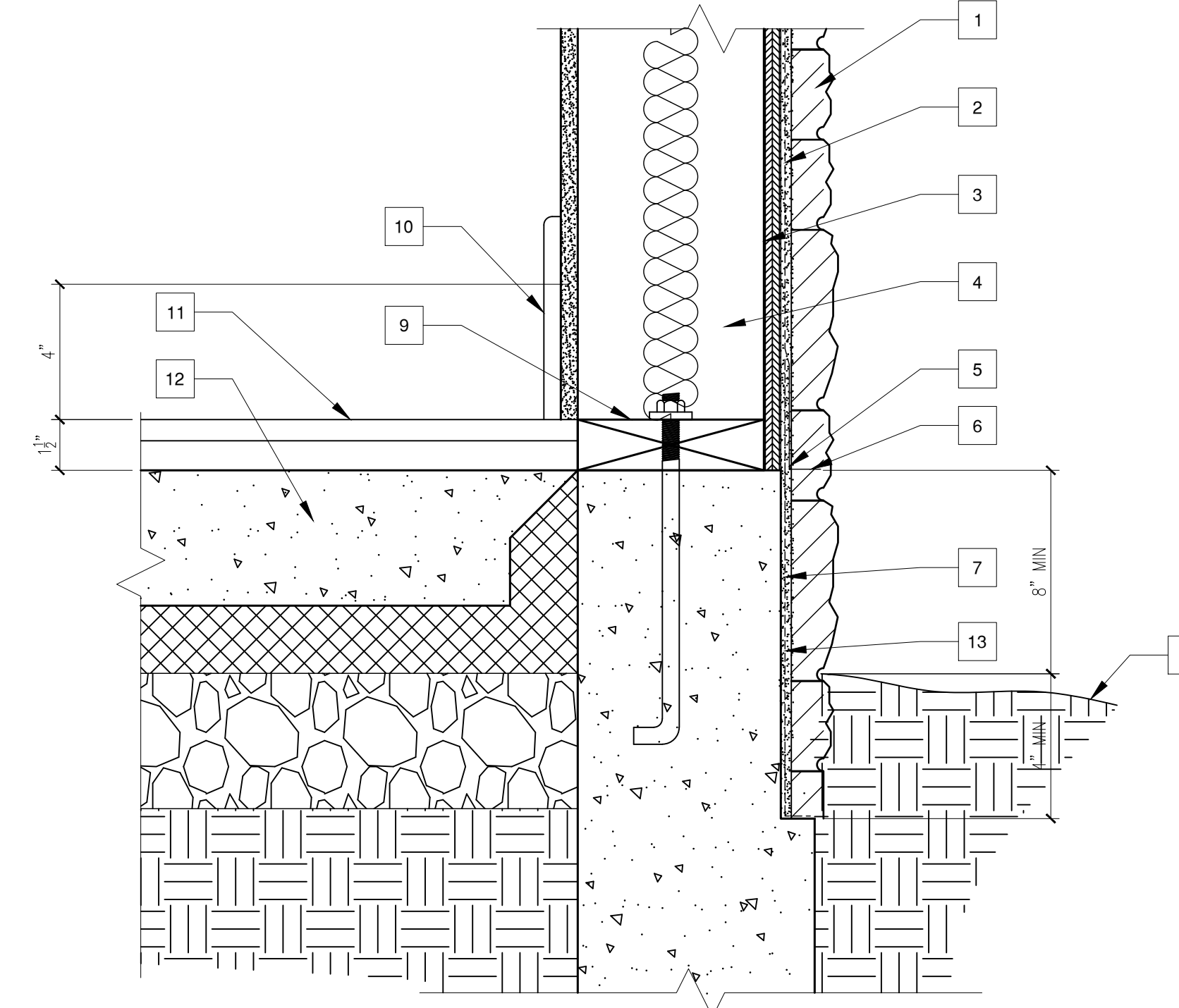
1. STONE VENEER, SEE SPECIFICATIONS
2. MORTAR BED
3. 2X WALL PER PLAN.
4. VERSA BOND SCRATCH COAT W/ HORIZONTAL RAKE
5. SELF-FURRING GALVANIZED METAL LATH
6. GRACE ULTRA BITUTHENE WEATHER RESISTIVE BARRIER
7. FRAMING & SHEATHING PER STRUCTURAL
8. R-21 OR BETTER INSULATION
9. 5/8" GYP. BD.



GENERAL NOTES

KEY NOTES

1. STONE VENEER WALL ASSEMBLY PER PLANS
2. WEATHER RESISTIVE BARRIER
3. FRAMING & SHEATHING PER PLANS AND STRUCTURAL
4. R-21 OR BETTER INSULATION
5. EXPANDED CORNER BEAD
6. 4" CUT L CORNER TYP.



GENERAL NOTES

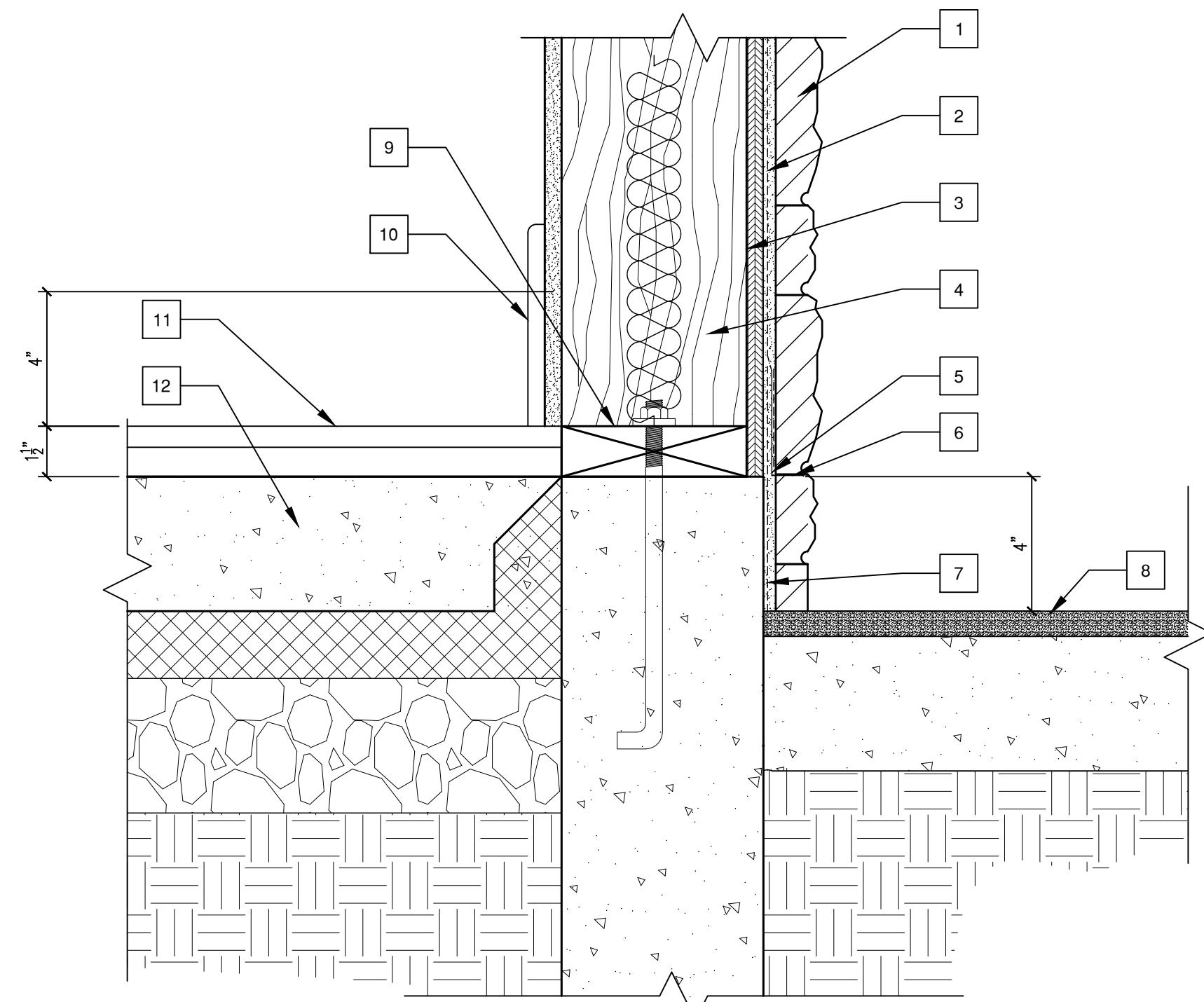
KEY NOTES

1. STONE VENEER WALL ASSEMBLY PER PLANS
2. GRACE ULTRA WEATHER RESISTIVE BARRIER
3. FRAMING & SHEATHING PER STRUCTURAL
4. R-21 OR BETTER INSULATION
5. WEEP SCREED
6. WEEP HOLE
7. SELF-ADHERED FLASHING
8. FINISHED GRADE PER LANDSCAPING. SLOPE AWAY FROM BUILDING 2%
9. PRESSURE TREATED SILL PLATE
10. WALL BASE BOARD WHERE OCCURS
11. FLOORING AS OCCURS
12. CONCRETE SLAB PER STRUCTURAL
13. CONCRETE STEM AND FOOTING PER STRUCTURAL-CMU @ CONTRACTORS OPTION

1. STONE VENEER WALL ASSEMBLY 3"=1'-0"

2. STONE OUTSIDE CORNER 3"=1'-0"

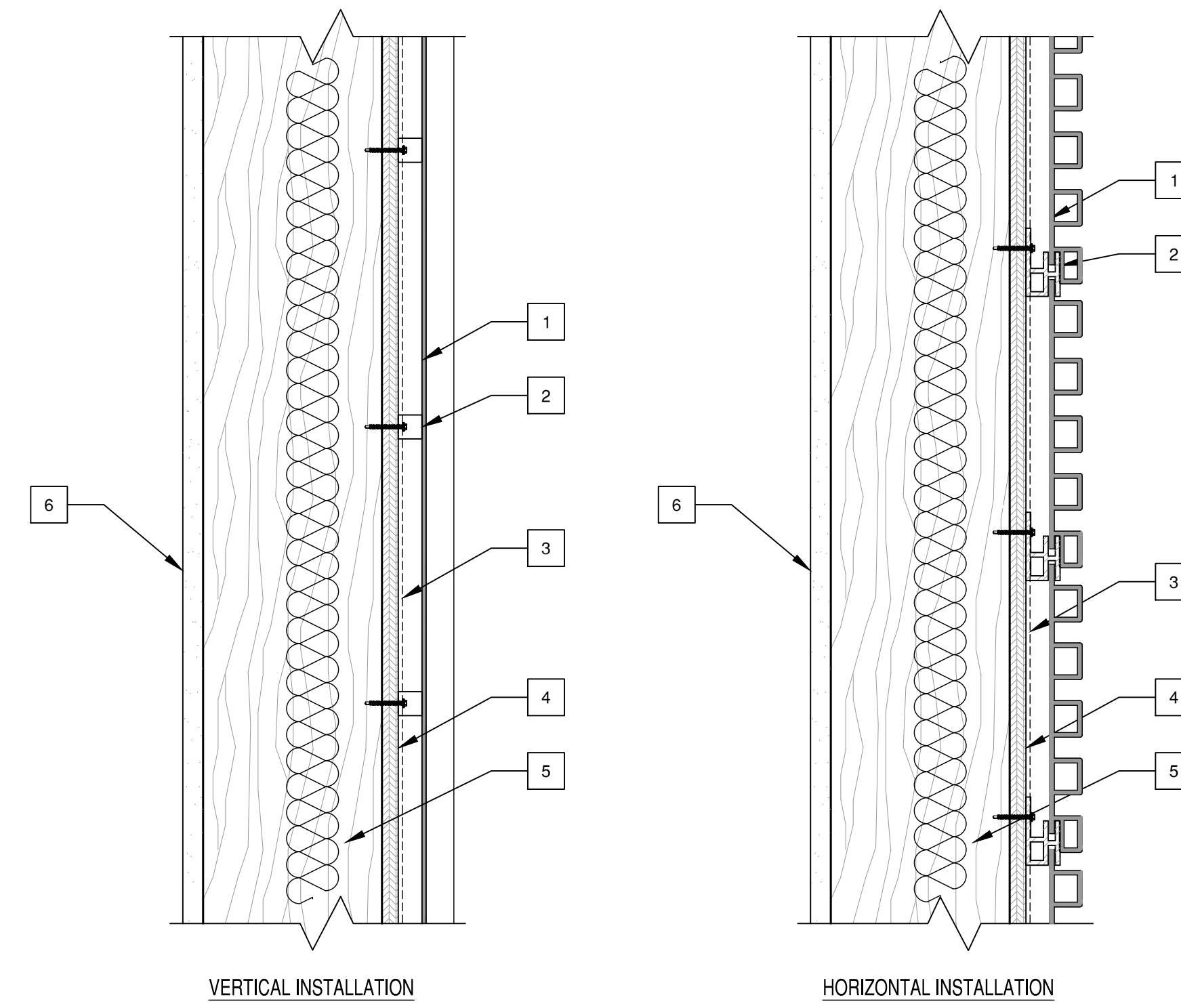
3. STONE VENEER AT GRADE 3"=1'-0"



GENERAL NOTES

KEY NOTES

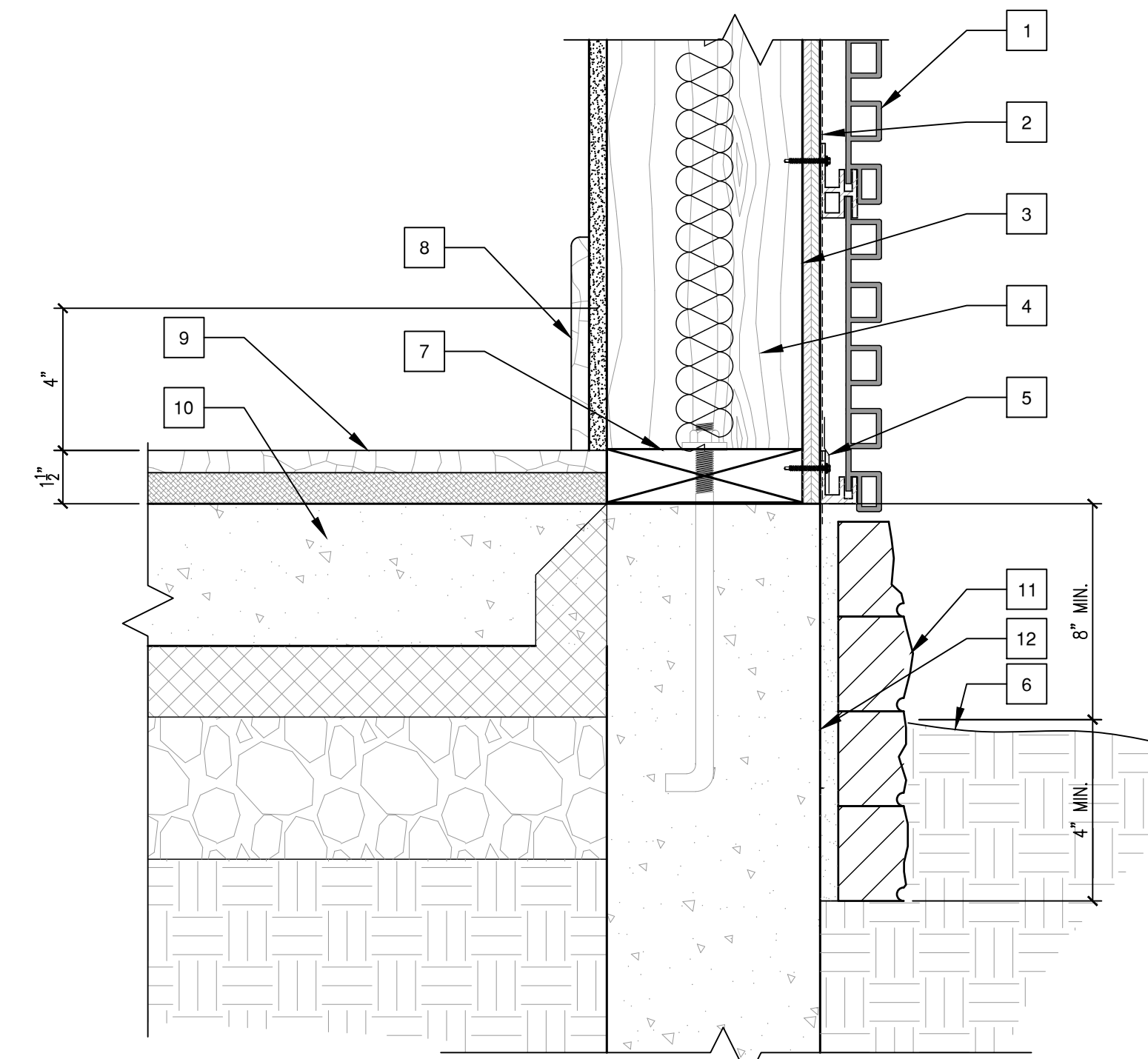
1. STONE VENEER WALL ASSEMBLY PER PLANS
2. GRACE ULTRA WEATHER RESISTIVE BARRIER
3. FRAMING & SHEATHING PER STRUCTURAL
4. R-21 OR BETTER INSULATION
5. WEEP SCREED
6. WEEP HOLE
7. SELF-ADHERED FLASHING
8. HARDSCAPE PER PLANS. SLOPE AWAY FROM BUILDING 2%
9. PRESSURE TREATED SILL PLATE
10. WALL BASE BOARD WHERE OCCURS
11. FLOORING AS OCCURS
12. CONCRETE SLAB PER STRUCTURAL
13. CONCRETE STEM @ FOOTING PER STRUCTURAL-CMU @ CONTRACTORS OPTION.



GENERAL NOTES

KEY NOTES

1. COMPOSITE WOOD PANEL
2. ALUM. CLIP PER MANUF. SPEC
3. TYVEK WEATHER RESISTIVE BARRIER
4. FRAMING/SHEATHING PER STRUCTURAL
5. R-21 OR BETTER INSULATION
6. 5/8" GYP. BD.



GENERAL NOTES

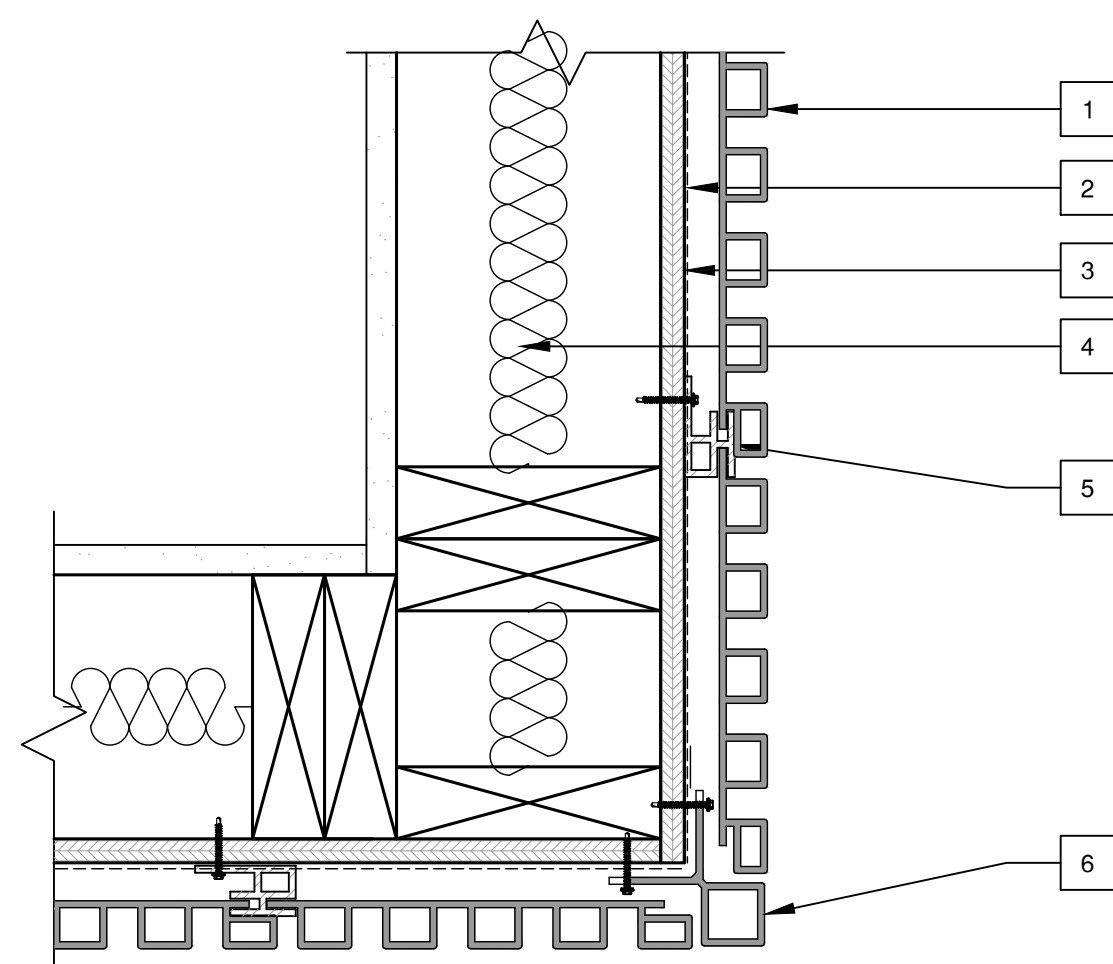
KEY NOTES

1. COMPOSITE WOOD PANEL ASSEMBLY PER PLANS TO STEP MAX 8" ABOVE FINISHED GRADE AS SITE SLOPES.
2. GRACE ULTRA WEATHER RESISTIVE BARRIER
3. FRAMING & SHEATHING PER STRUCTURAL
4. R-21 OR BETTER INSULATION
5. TAPE SEAL
6. FINISHED GRADE PER LANDSCAPING. SLOPE AWAY FROM BUILDING 2%
7. PRESSURE TREATED SILL PLATE
8. WALL BASE BOARD WHERE OCCURS
9. FLOORING AS OCCURS
10. CONCRETE SLAB PER STRUCTURAL
11. BRICK VENEER PER PLAN
12. CONCRETE STEM AND FOUNDATION PER STRUCTURAL-CMU @ CONTRACTORS OPTION.

4. STONE VENEER AT HARDSCAPE 3"=1'-0"

5. COMPOSITE WOOD PANEL WALL ASSEMBLY 3"=1'-0"

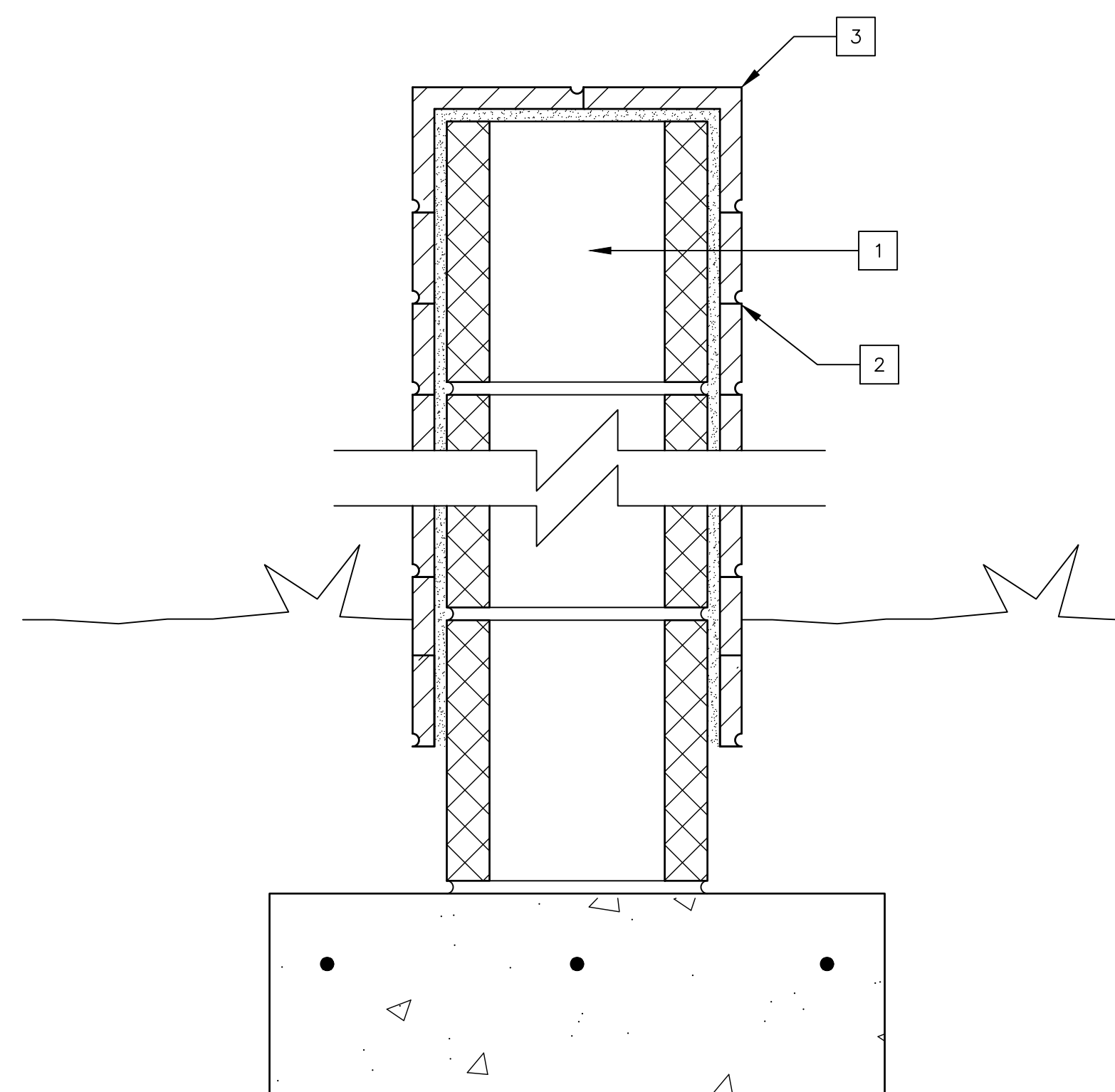
6. COMPOSITE WOOD PANEL AT GRADE 3"=1'-0"



GENERAL NOTES

KEY NOTES

1. COMPOSITE WOOD PANEL ASSEMBLY PER PLANS
2. WEATHER RESISTIVE BARRIER
3. FRAMING/SHEATHING PER STRUCTURAL
4. R-21 OR BETTER INSULATION
5. ALUM. CLIP PER MANUF.
6. COMPOSITE WOOD CORNER TRIM



GENERAL NOTES

- A. ALL SITE WALL HEIGHTS SHALL BE VERIFIED BY ARCHITECT.
- B. ALL STUCCO SHALL MEET MAG STANDARDS.
- C. ALL WALLS WITH EXPOSED MASONRY ENDS SHALL BE 12" BLOCK FOR THICKER APPEARANCE.

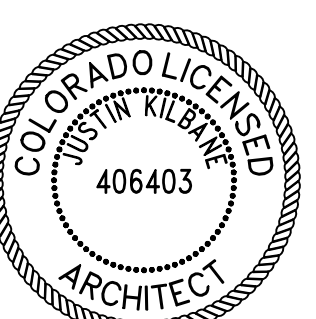
KEY NOTES

1. MASONRY SITE WALL PER PLAN.
2. STONE VENEER PER PLAN.
3. L-CUT BRICK CAP TO MATCH ALL EXTERIOR BRICK.

7. COMPOSITE WOOD PANEL OUTSIDE CORNER 3"=1'-0"

8. STONE SITE WALL 3"=1'-0"

9.



DATE
08/22/2020

SHEET NO

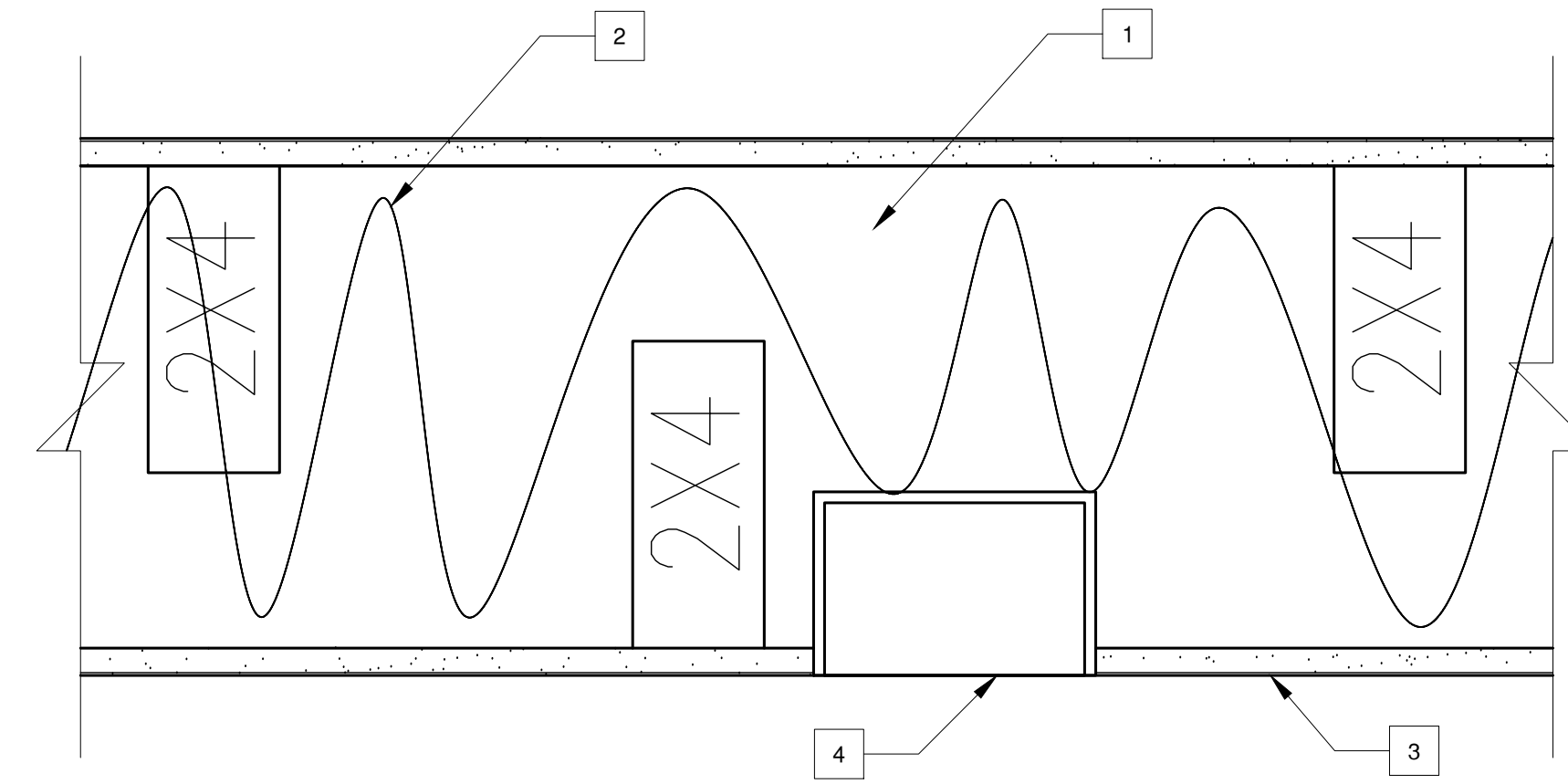
A-5.3

GENERAL NOTES

SOUND WALLS SHALL BE PROVIDED PER THIS DETAIL AT:
A. BATHROOMS.
B. MECHANICAL ROOMS.
C. LAUNDRY.
D. GARAGES.
E. PUBLIC AREAS ADJACENT TO BEDROOMS.

KEY NOTES

- 2x6 PLATTED WALL WITH 2x4 STAGGERED STUDS.
- WRAP BATT INSULATION BETWEEN STAGGERED STUDS.
- 1/2" SOUND BOARD.
- FOAM FILL ANY ELEC. OR MECH. PENETRATIONS..

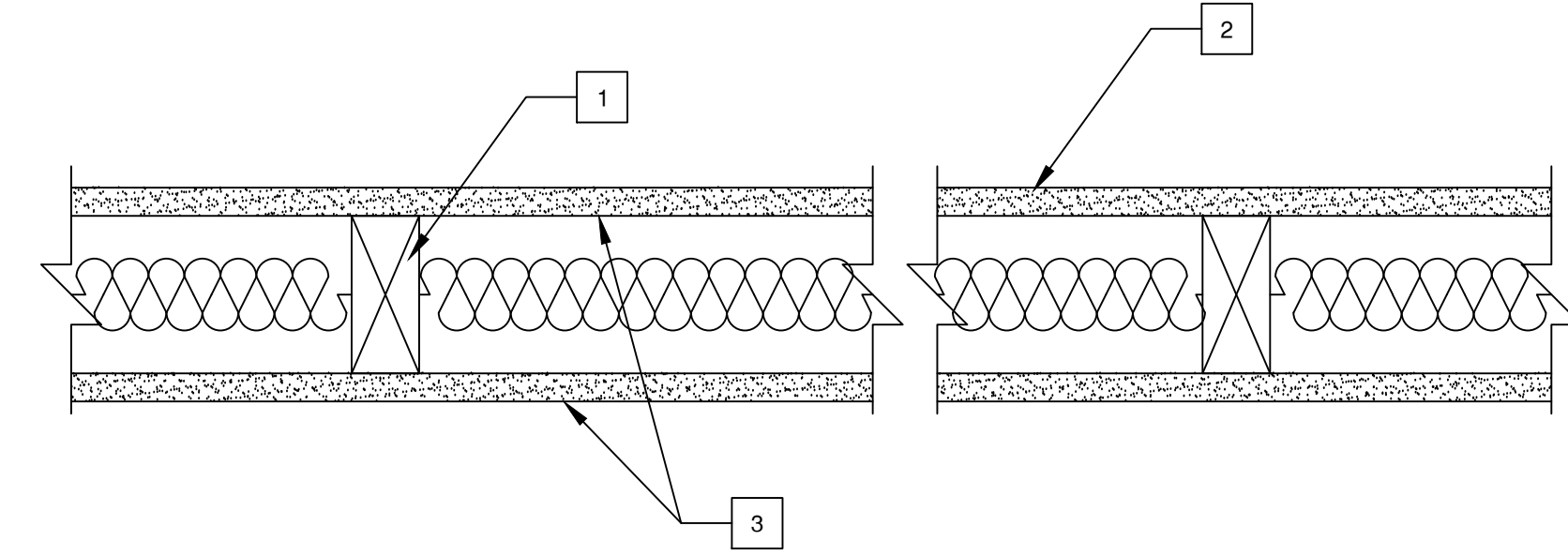


2. SOUND WALL 3" = 1'-0"

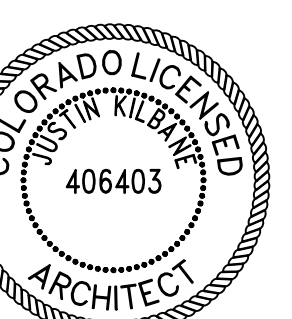
GENERAL NOTES

KEY NOTES

- 2x WALL FRAMING PER PLANS
- 3/4" TYPE 'X' GYP. BD. BOTH SIDES
- (1) LAYER 3/4" TYPE 'X' GYP. BD. APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x WOOD FRAMING W/ 6d COATED NAILS 1 1/2" LONG, .0915" SHANK, 1/2" HEADS, @ 7" O.C. JOINTS STAGGERED 24" ON OPPOSITE SIDES (LOAD BEARING)



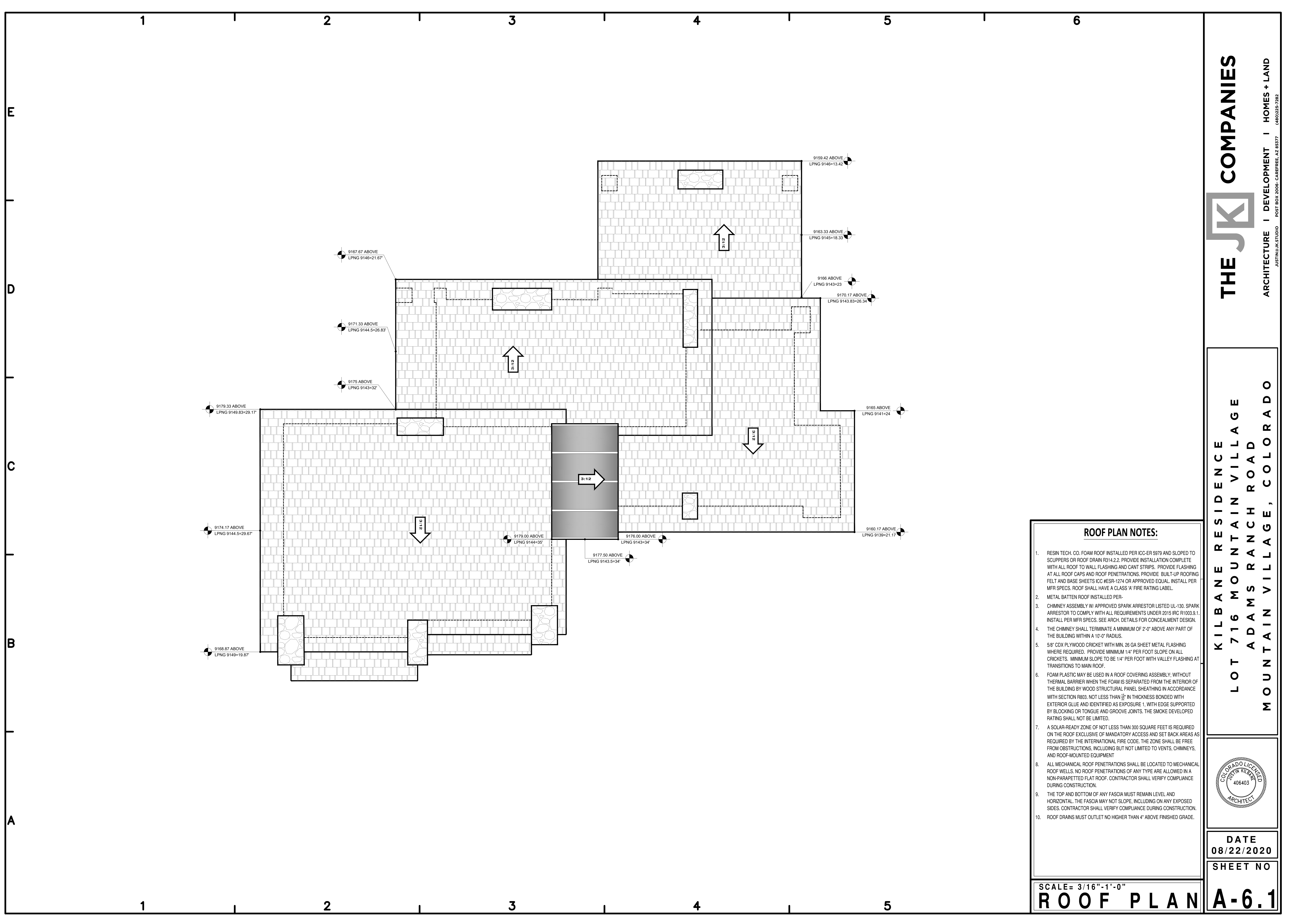
3. 1 HOUR RATED FIRE WALL 3" = 1'-0"



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SHEET NO

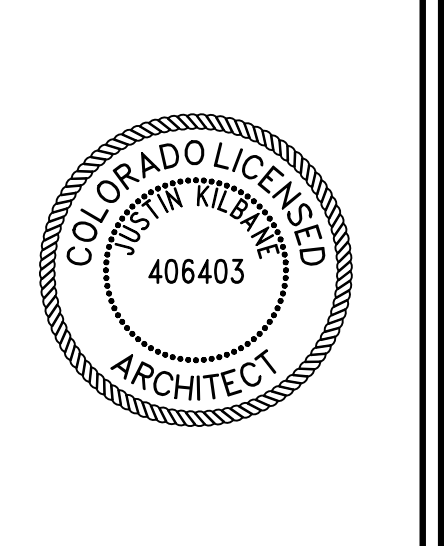
A-5.4



ROOF PLAN NOTES:

1. RESIN TECH. CO. FOAM ROOF INSTALLED PER ICC-ER 5979 AND SLOPED TO SCUPPERS OR ROOF DRAIN R314.2.2. PROVIDE INSTALLATION COMPLETE WITH ALL ROOF TO WALL FLASHING AND CANT STRIPS. PROVIDE FLASHING AT ALL ROOF CAPS AND ROOF PENETRATIONS. PROVIDE BUILT-UP ROOFING FELT AND BASE SHEETS ICC HESR-1274 OR APPROVED EQUAL. INSTALL PER MFR SPECS. ROOF SHALL HAVE A CLASS 'A' FIRE RATING LABEL.
2. METAL BATTEN ROOF INSTALLED PER-
3. CHIMNEY ASSEMBLY W/ APPROVED SPARK ARRESTOR LISTED UL-130. SPARK ARRESTOR TO COMPLY WITH ALL REQUIREMENTS UNDER 2015 IRC R1003.9.1. INSTALL PER MFR SPECS. SEE ARCH. DETAILS FOR CONCEALMENT DESIGN.
4. THE CHIMNEY SHALL TERMINATE A MINIMUM OF 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN A 10'-0" RADIUS.
5. 5/8" CDX PLYWOOD CRICKET WITH MIN. 26 GA SHEET METAL FLASHING WHERE REQUIRED. PROVIDE MINIMUM 1/4" PER FOOT SLOPE ON ALL CRICKETS. MINIMUM SLOPE TO BE 1/4" PER FOOT WITH VALLEY FLASHING AT TRANSITIONS TO MAIN ROOF.
6. FOAM PLASTIC MAY BE USED IN A ROOF COVERING ASSEMBLY, WITHOUT THERMAL BARRIER WHEN THE FOAM IS SEPARATED FROM THE INTERIOR OF THE BUILDING BY WOOD STRUCTURAL PANEL SHEATHING IN ACCORDANCE WITH SECTION R803. NOT LESS THAN 3/8" IN THICKNESS BONDED WITH EXTERIOR GLUE AND IDENTIFIED AS EXPOSURE 1, WITH EDGE SUPPORTED BY BLOCKING OR TONGUE AND GROOVE JOINTS. THE SMOKE DEVELOPED RATING SHALL NOT BE LIMITED.
7. A SOLAR-READY ZONE OF NOT LESS THAN 300 SQUARE FEET IS REQUIRED ON THE ROOF EXCLUSIVE OF MANDATORY ACCESS AND SET BACK AREAS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. THE ZONE SHALL BE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF MOUNTED EQUIPMENT
8. ALL MECHANICAL ROOF PENETRATIONS SHALL BE LOCATED TO MECHANICAL ROOF WELLS. NO ROOF PENETRATIONS OF ANY TYPE ARE ALLOWED IN A NON-PARAPETTED FLAT ROOF. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.
9. THE TOP AND BOTTOM OF ANY FASCIA MUST REMAIN LEVEL AND HORIZONTAL. THE FASCIA MAY NOT SLOPE, INCLUDING ON ANY EXPOSED SIDES. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.
10. ROOF DRAINS MUST OUTLET NO HIGHER THAN 4" ABOVE FINISHED GRADE.

KILBANE RESIDENCE
LOT 716 MOUNTAIN VILLAGE
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO



DATE
08/22/2020

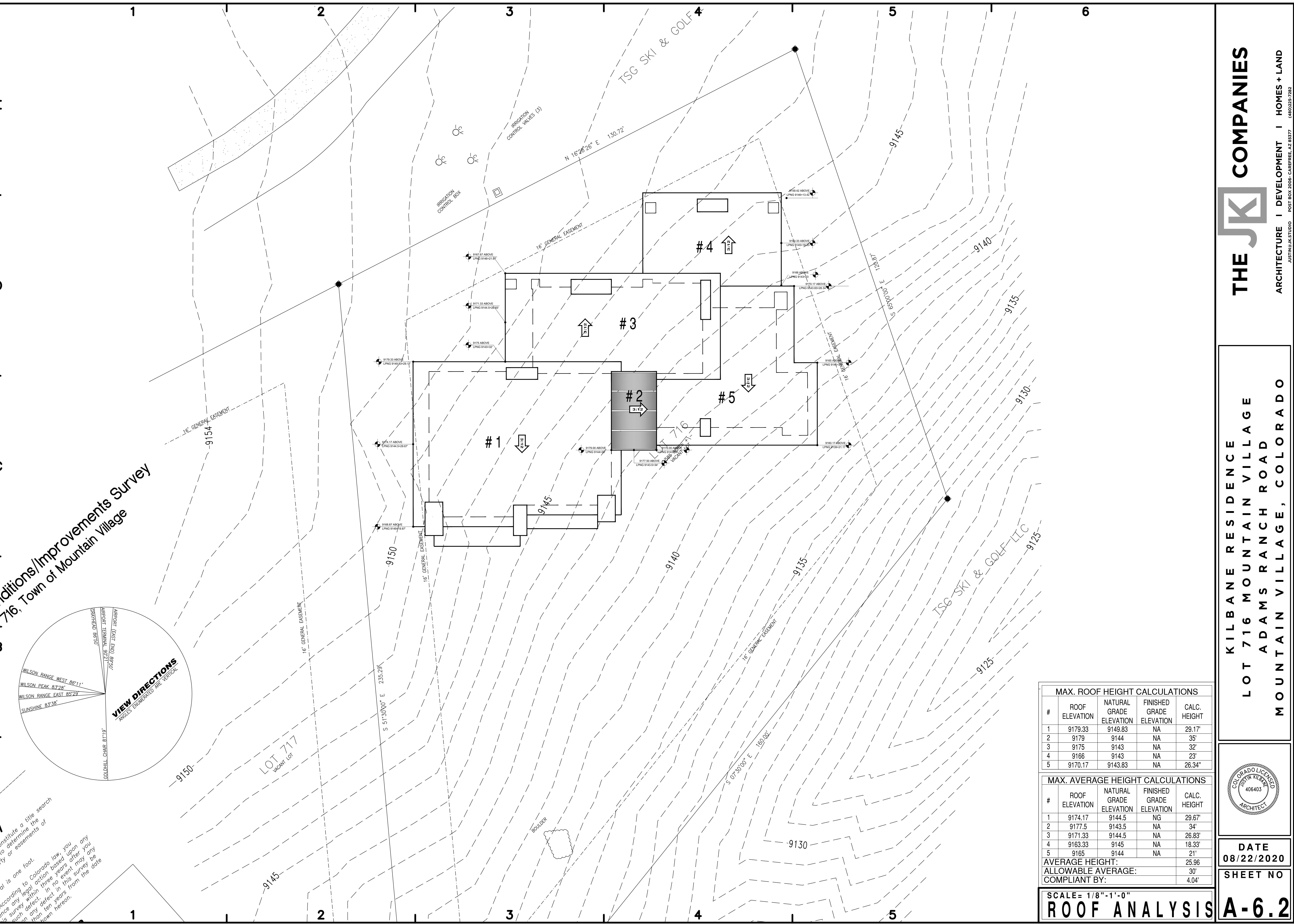
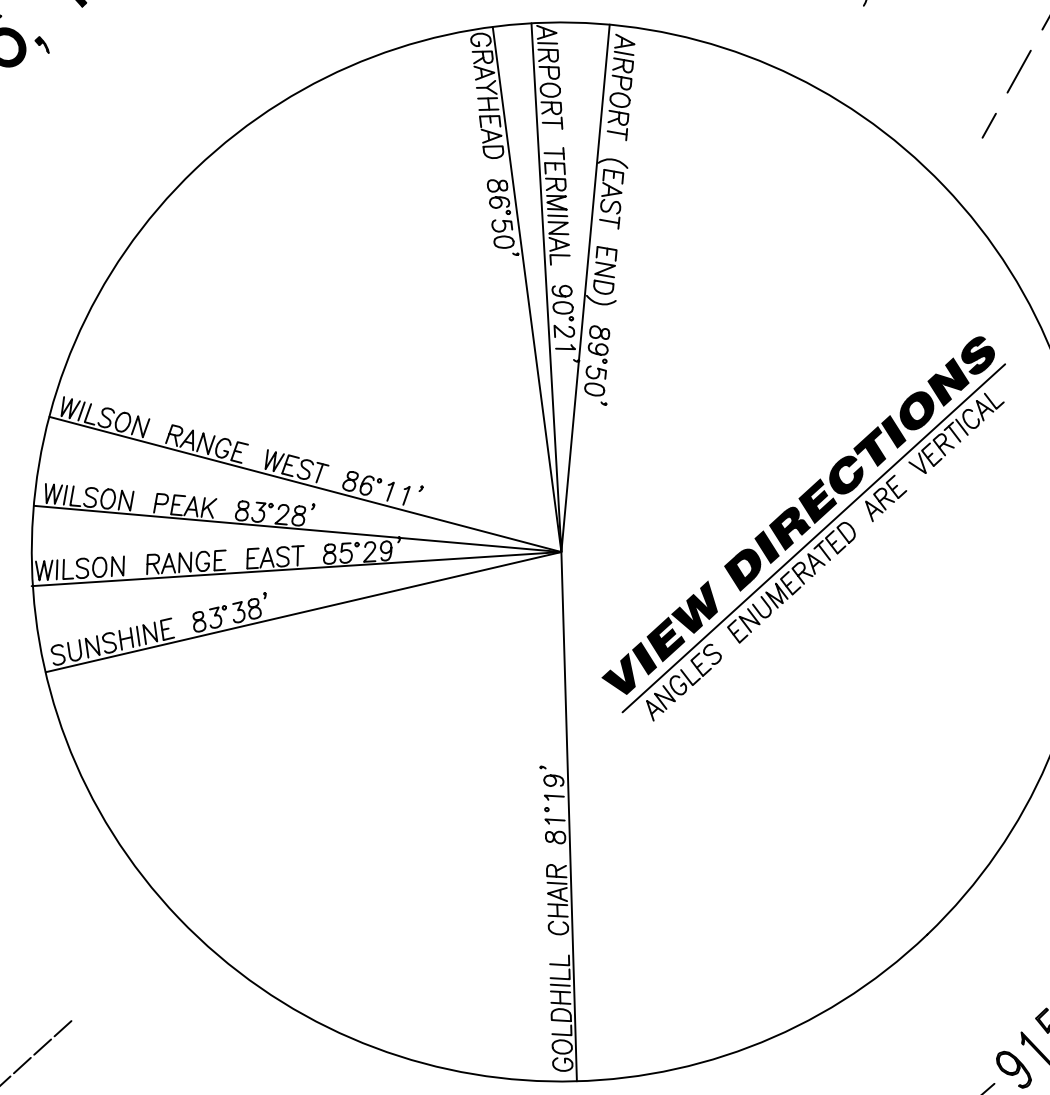
SHEET NO

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

A-6.1

A constitute a title search to determine the property or easements of record is one foot. According to Colorado law, you waive any legal action based upon any survey within three years after you detect, in no event, may you bring any defect in this survey by more than ten years from the date shown hereon.

Conditions/Improvements Survey
 of 716, Town of Mountain Village



MAX. ROOF HEIGHT CALCULATIONS				
#	ROOF ELEVATION	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	CALC. HEIGHT
1	9179.33	9149.83	NA	29.17'
2	9179	9144	NA	35'
3	9175	9143	NA	32'
4	9166	9143	NA	23'
5	9170.17	9143.83	NA	26.34"

MAX. AVERAGE HEIGHT CALCULATIONS				
#	ROOF ELEVATION	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	CALC. HEIGHT
1	9174.17	9144.5	NG	29.67'
2	9177.5	9143.5	NA	34'
3	9171.33	9144.5	NA	26.83'
4	9163.33	9145	NA	18.33'
5	9165	9144	NA	21'
AVERAGE HEIGHT:				25.96
ALLOWABLE AVERAGE:				30'
COMPLIANT BY:				4.04'

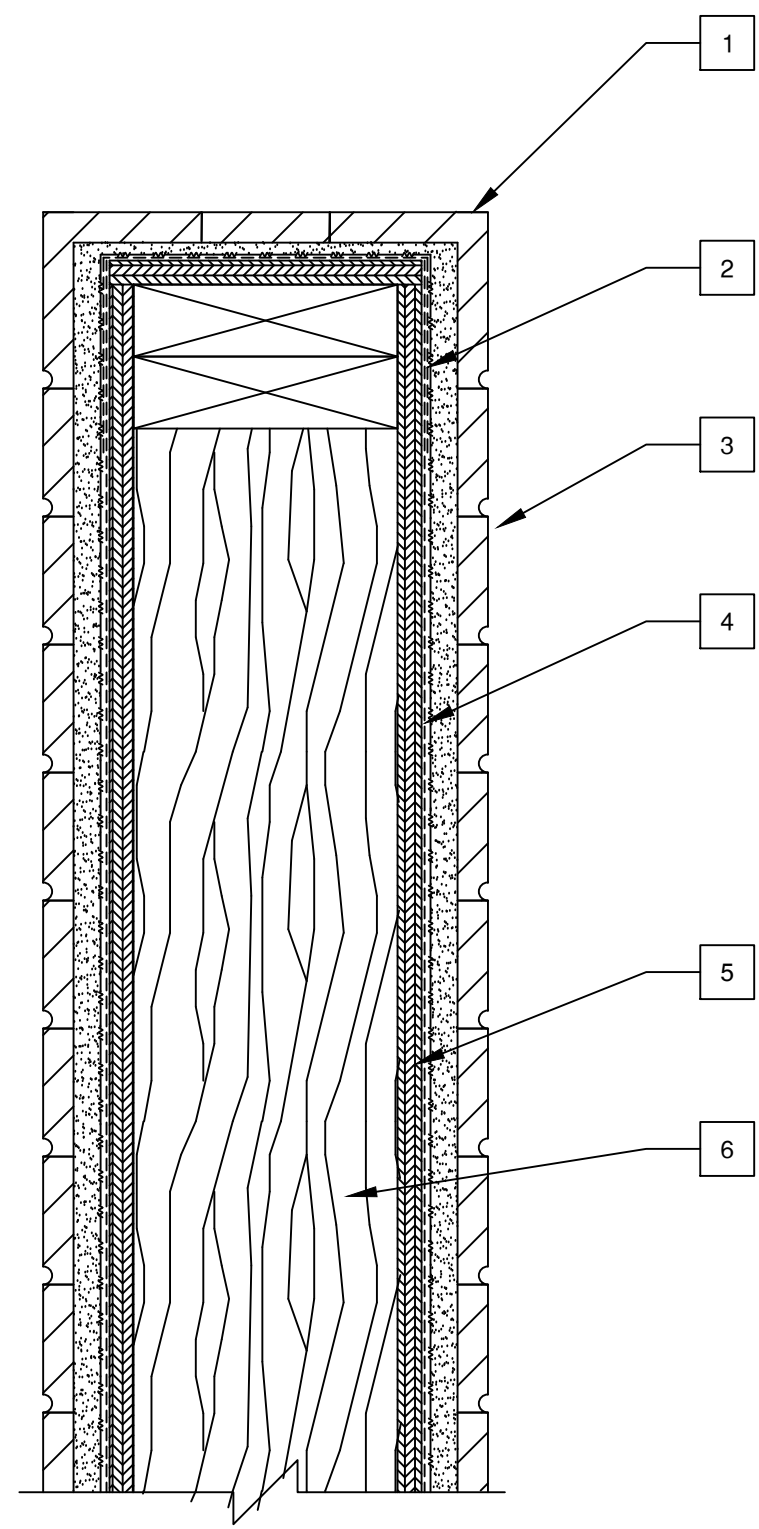
SCALE = 1/8" = 1'-0"
ROOF ANALYSIS



DATE
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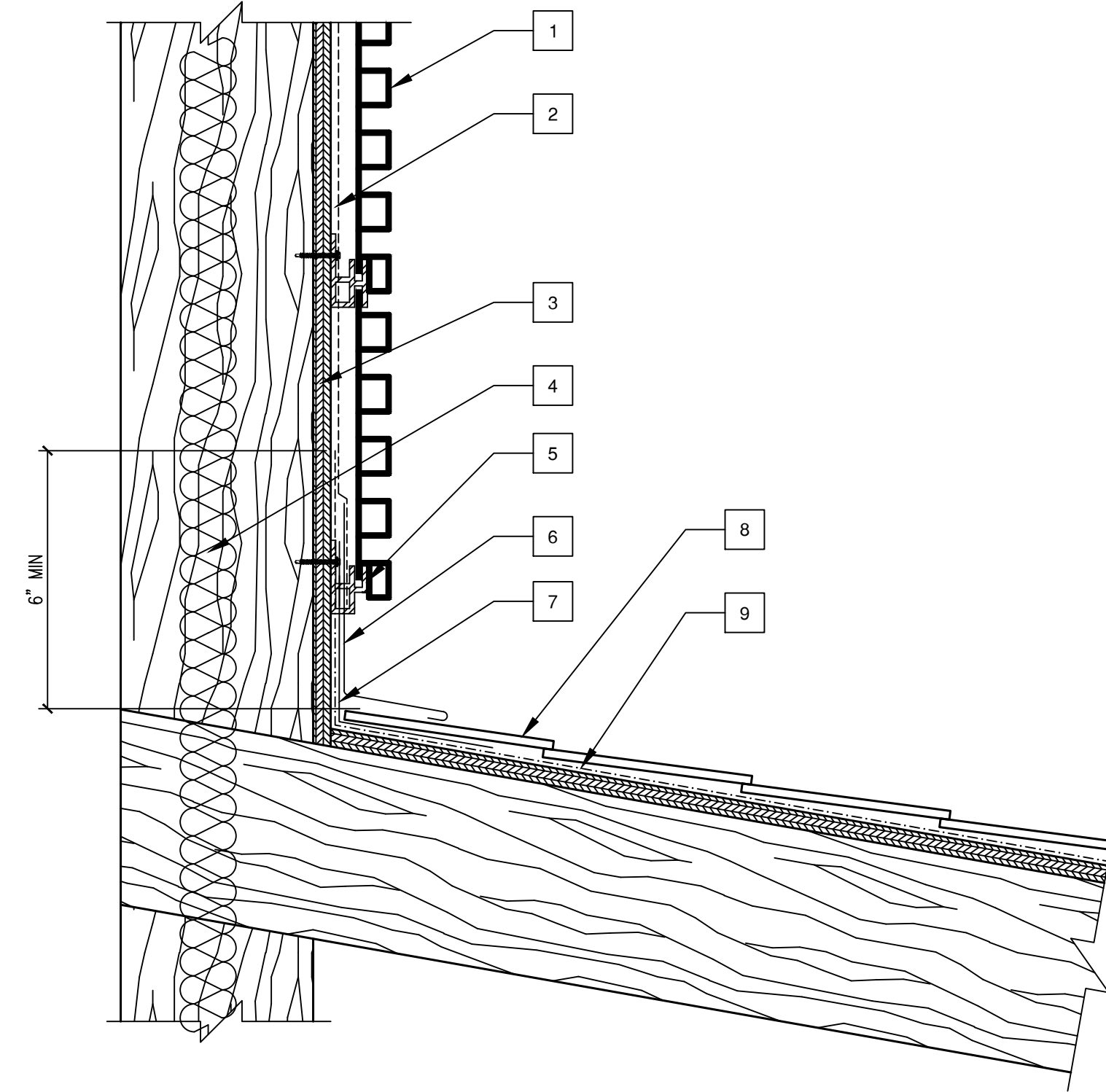
SHEET NO

A-6.2



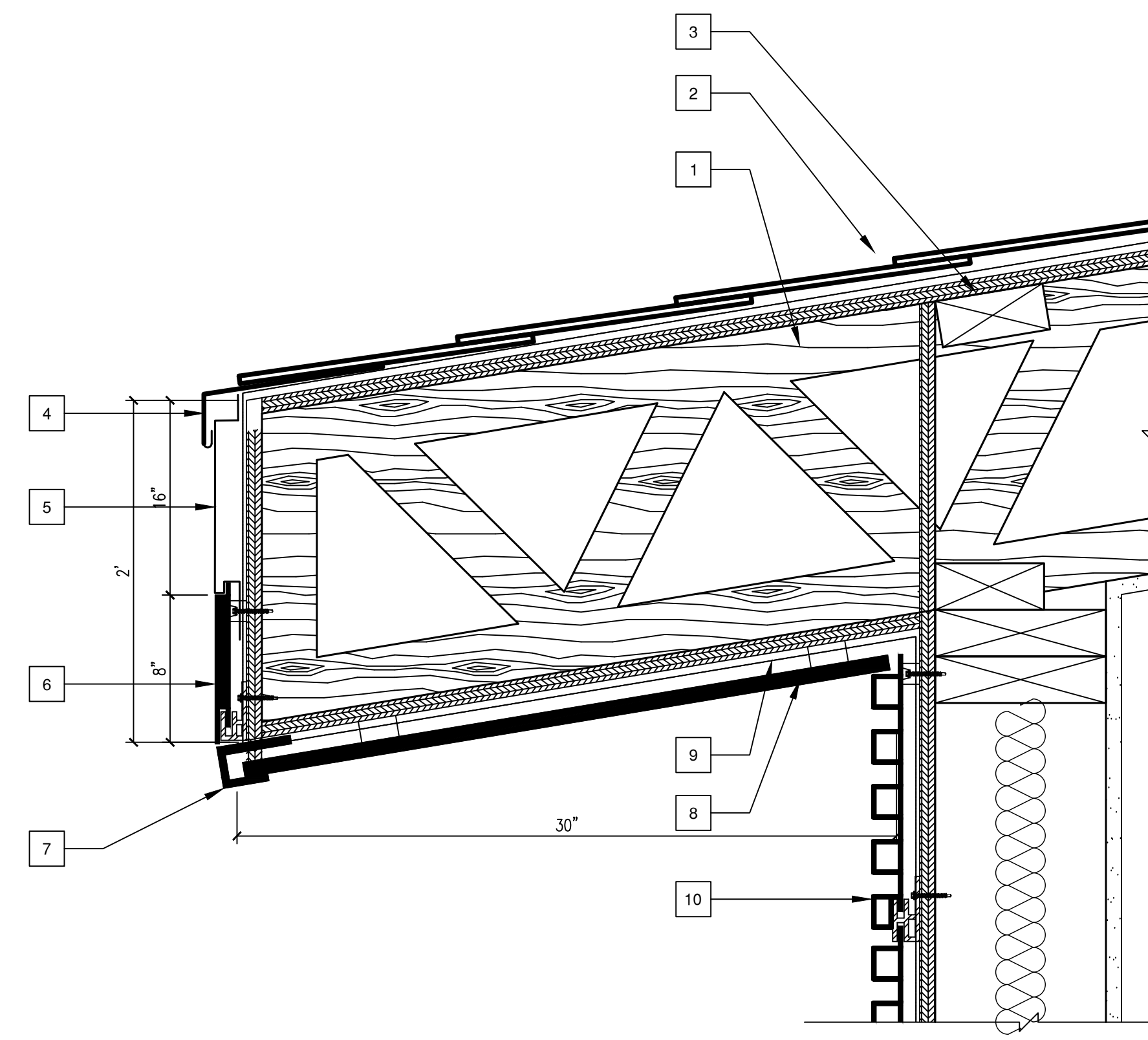
GENERAL NOTES
1. SLOPE CAP TO OUTSIDE AT 2%

KEY NOTES
1. CORNER BRICK AT WALL TOP.
2. GRACE ULTRA TO COVER TOP OF WALL AND OVERLAP BUILDING PAPER ON ALL SIDES 12" MIN.
3. BRICK VENEER OVER SCRATCH AND BROWN COAT OVER METAL LATH
4. GRACE ULTRA TO TOP OF WALL
5. PLYWOOD SHEATHING PER PLANS
6. FRAMING PER PLANS



GENERAL NOTES

KEY NOTES
1. COMPOSITE WOOD WALL ASSEMBLY PER PLANS
2. TYVEK WEATHER RESISTIVE BARRIER
3. FRAMING/SHEATHING PER STRUCTURAL
4. R-38 OR BETTER INSULATION
5. ALUM. CLIP
6. METAL FLASHING-PAINT TO MATCH SIDING
7. STEP FLASHING
8. STANDING SEAM METAL ROOF PER PLANS
9. (2) LAYERS OF ROOF UNDERLAYMENT LAP HOUSE WRAP 6" MIN.



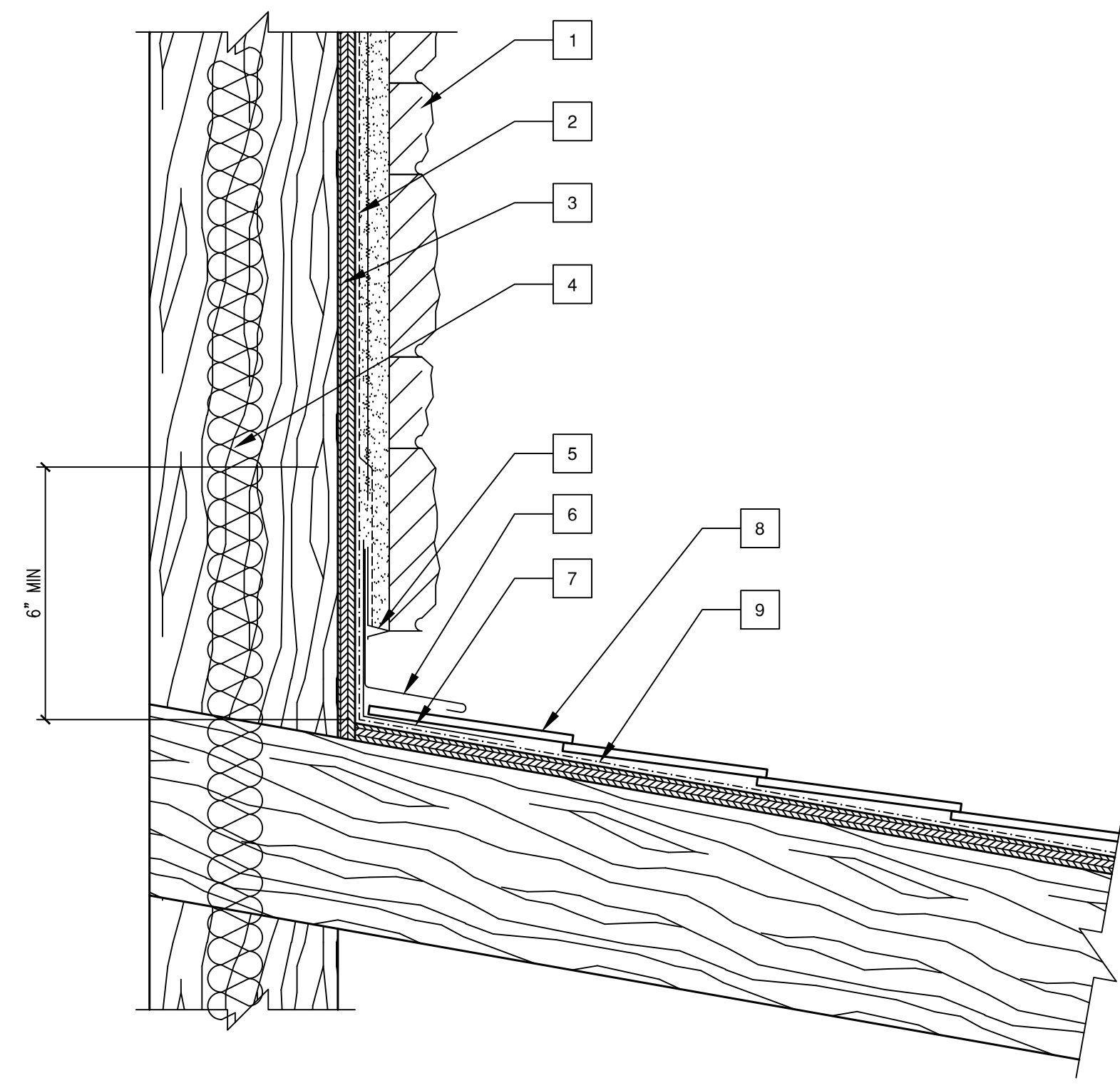
GENERAL NOTES

KEY NOTES
1. ROOF FRAMING PER STRUCTURAL PLAN.
2. BLOCKING AS REQUIRED.
3. ROOFING PER ROOF ASSEMBLY DETAIL.
4. METAL Drip EDGE
5. METAL FASCIA PANEL
6. COMPOSITE WOOD PANEL
7. COMPOSITE FASCIA TRIM
8. COMPOSITE SOFFIT CEILING PER PLAN
9. WEATHER BARRIER
10. WALL ASSEMBLY PER PLAN

1. TOP OF BRICK VENEER WALL 3"=1'-0"

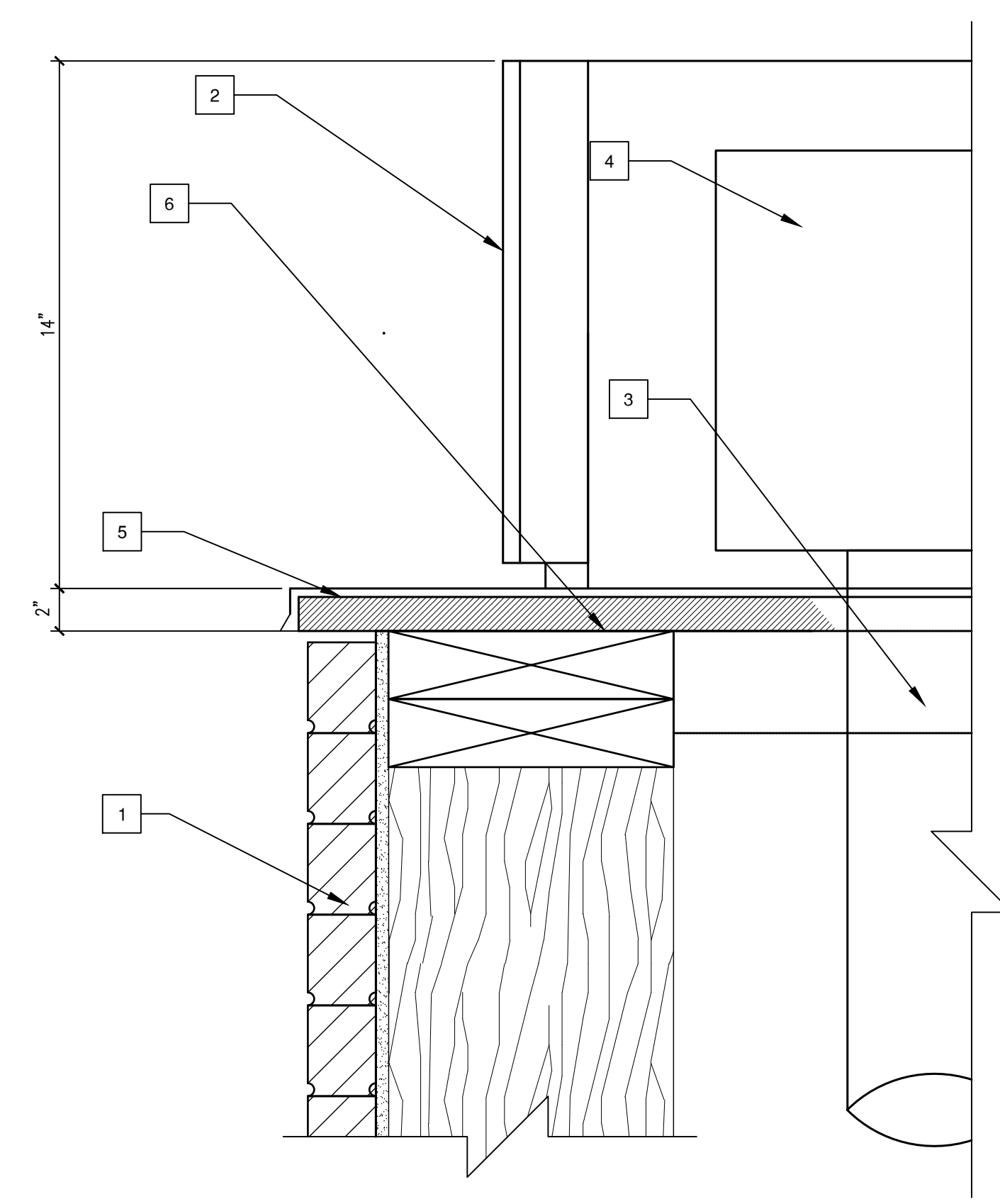
2. ASPHALT TILE ROOF AT COMPOSITE WALL 3"=1'-0"

3. OVERHANG FASCIA 3"=1'-0"



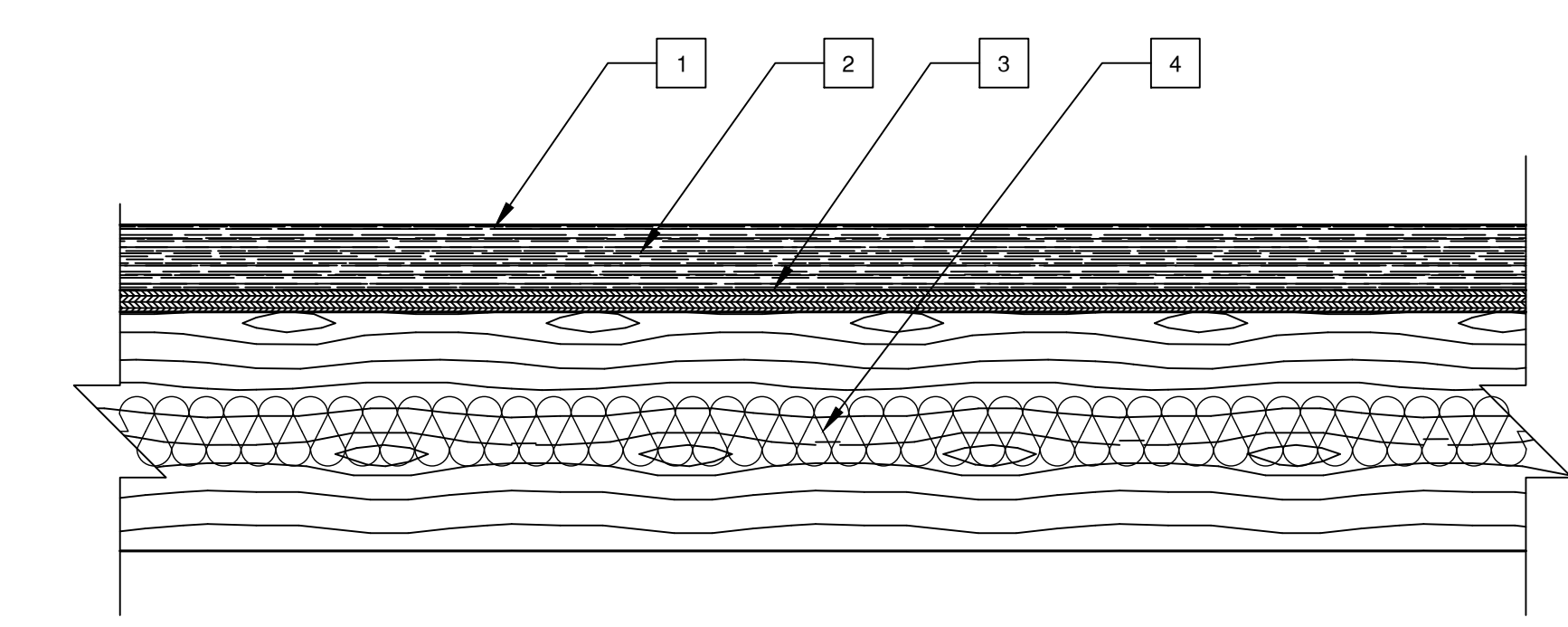
GENERAL NOTES

KEY NOTES
1. STONE WALL ASSEMBLY PER PLANS
2. GRACE ULTRA WEATHER RESISTIVE BARRIER
3. FRAMING/SHEATHING PER STRUCTURAL
4. R-38 OR BETTER INSULATION
5. WEEP SCREED
6. METAL FLASHING
7. STEP FLASHING
8. ROOF ASSEMBLY PER PLANS
9. (2) LAYERS OF ROOF UNDERLAYMENT LAP HOUSE WRAP 6" MIN.



GENERAL NOTES:

KEY NOTES:
1. STONE VENEER PER PLAN.
2. 14" OCM METAL CONCEALMENT CAP.
3. METAL FLU PER CODE AND NOTES.
4. IRC APPROVED SPARK ARRESTOR.
5. 2" METAL CLEATS EACH CORNER FOR CAP STRUCTURE.
6. GRACE ULTRA OVER ENTIRE STRUCTURE & OCM METAL CAP WITH DRIP EDGE PRIOR TO FINISH OR SHROUD.



GENERAL NOTES

KEY NOTES
1. COLORED EPOXY FINISH
2. 1" FOAM ROOFING
3. ROOF SHEATHING/FRAMING PER STRUCTURAL
4. R-38 OR BETTER INSULATION

4. BATTEN ROOF AT BRICK WALL 3"=1'-0"

5. CHIMNEY CAP 3"=1'-0"

6. ROOF ASSEMBLY 3"=1'-0"

7.

8.

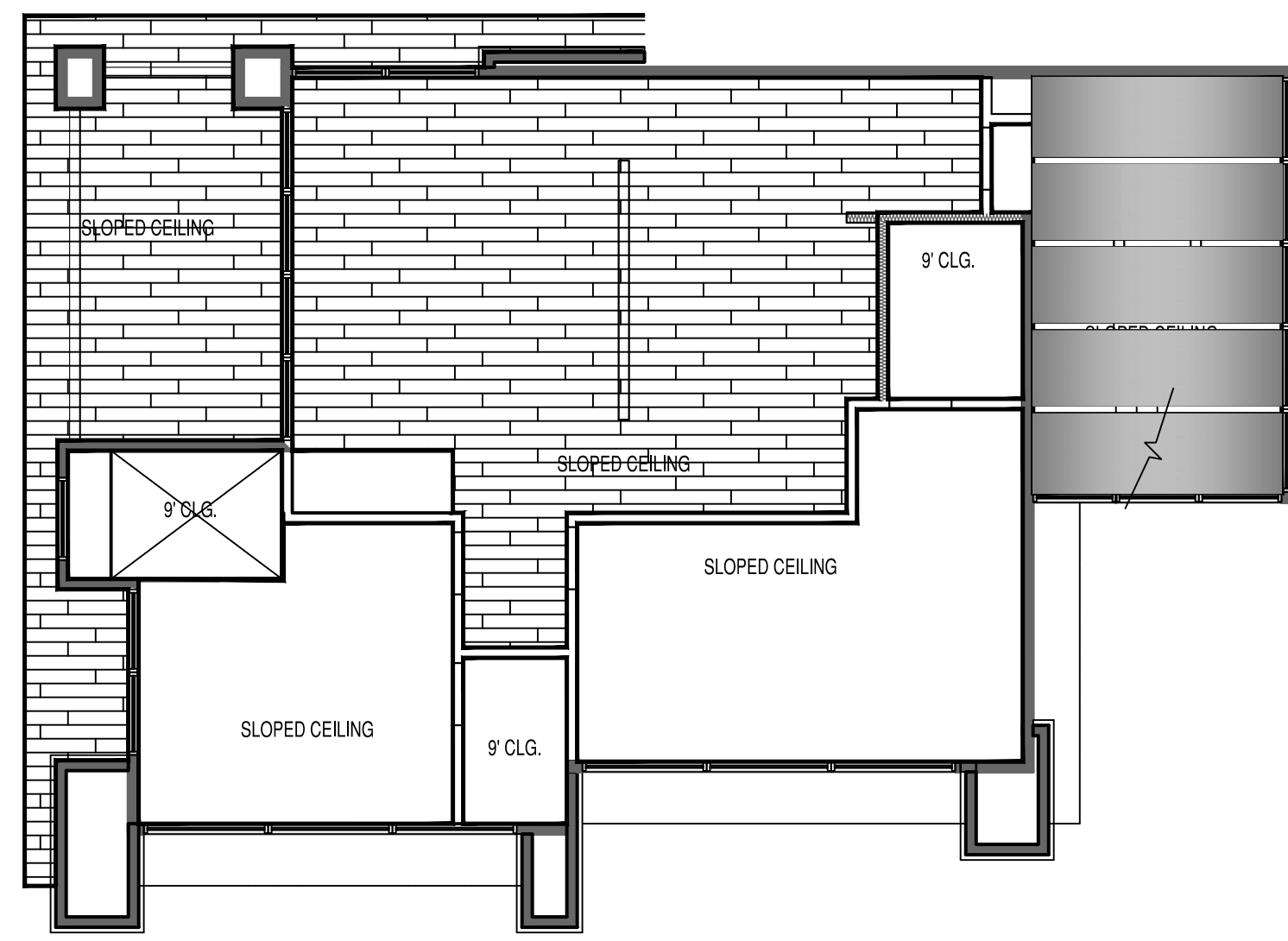
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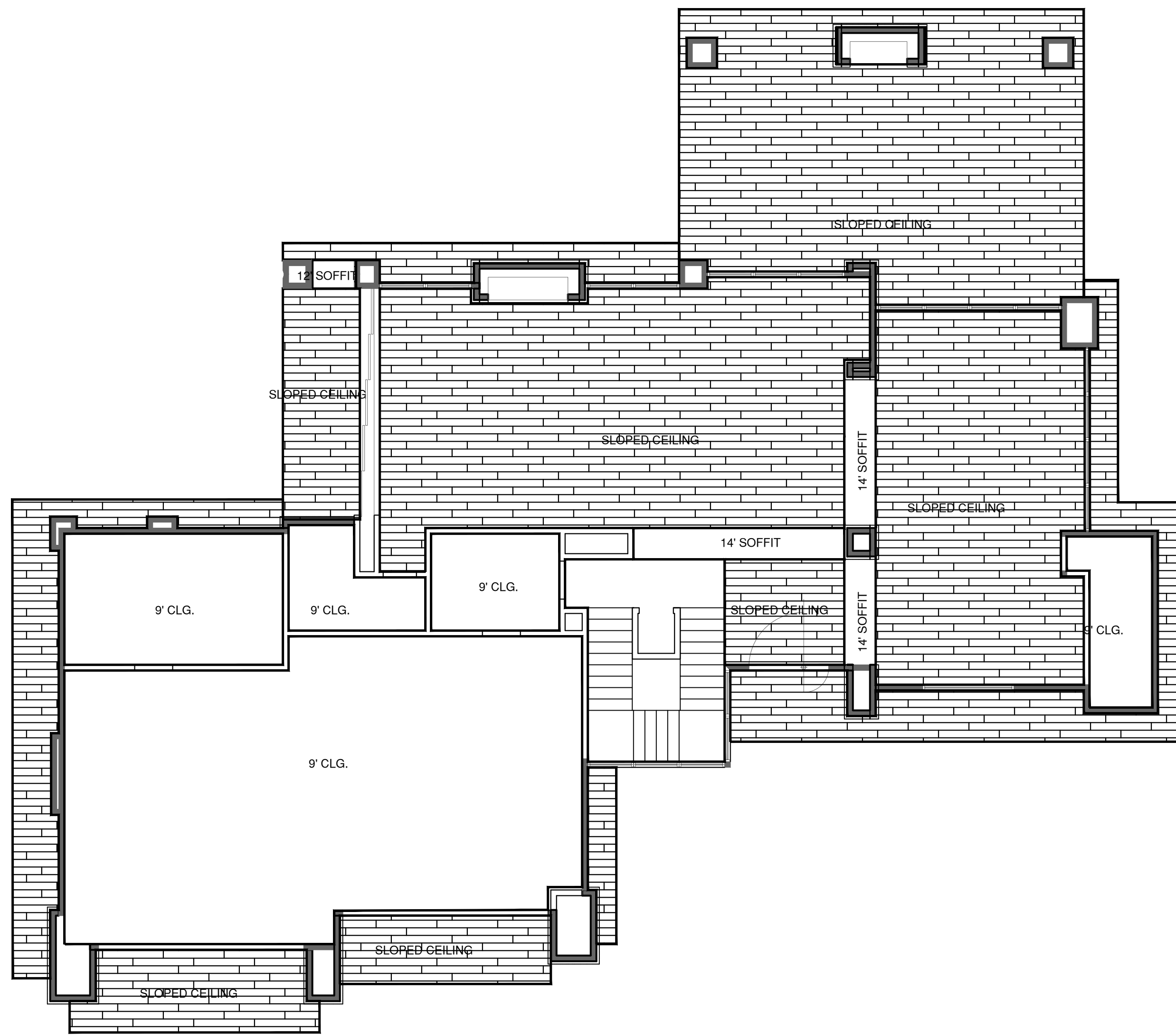
DATE
08/22/2020

SHEET NO

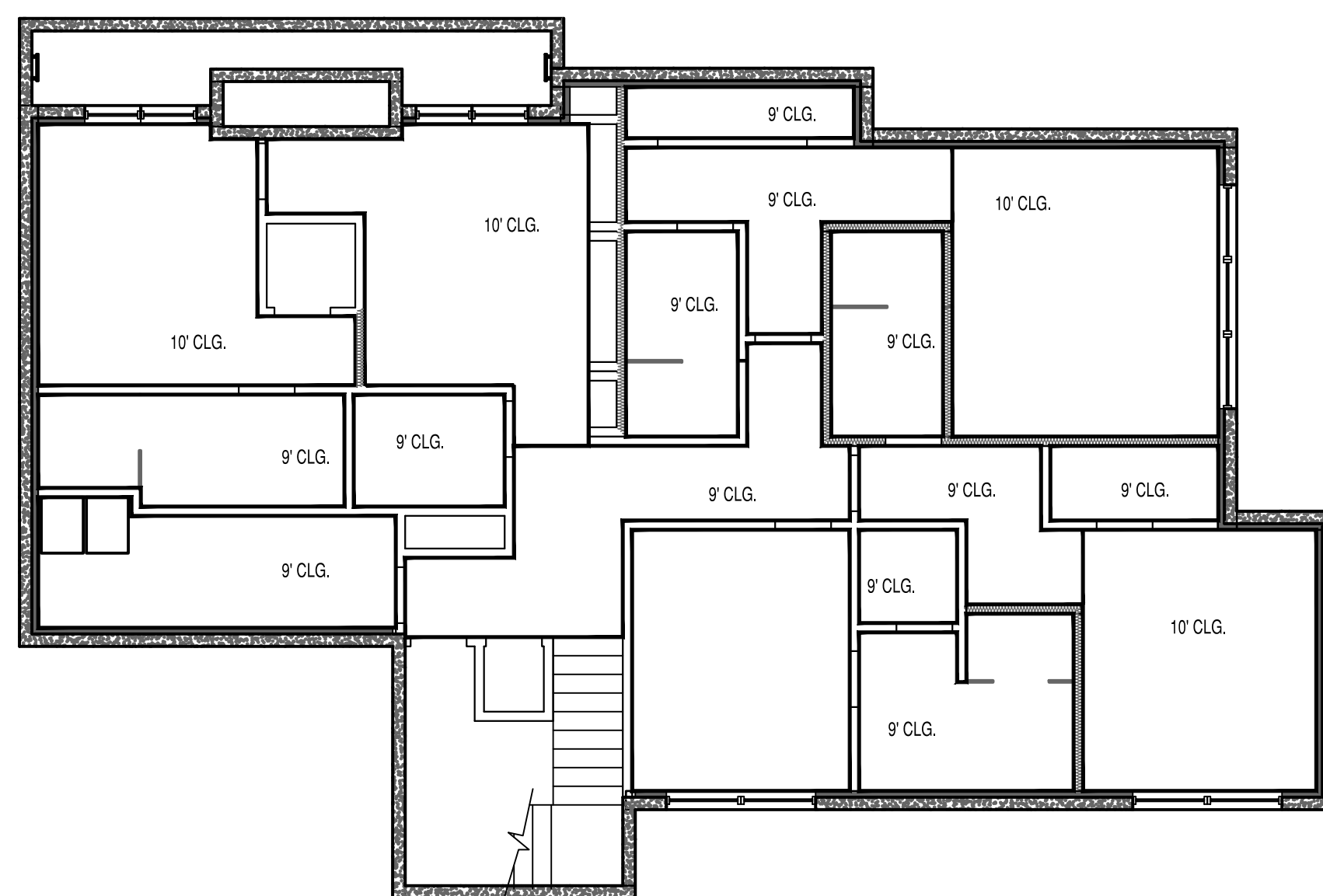
A-6.3



SCALE= 1/8"-1'-0"
UPPER LEVEL PLAN



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



SCALE= 1/8"-1'-0"
BASEMENT PLAN

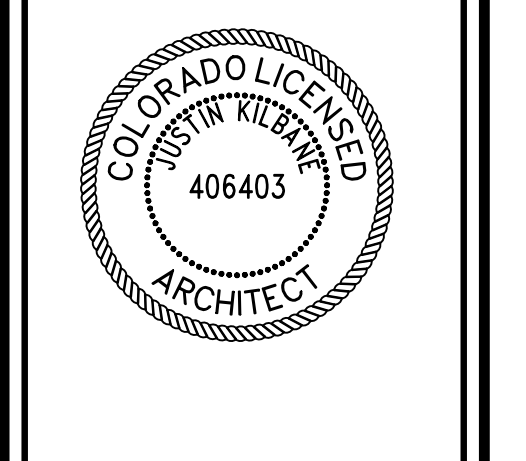
REFLECTED CEILING PLAN NOTES:

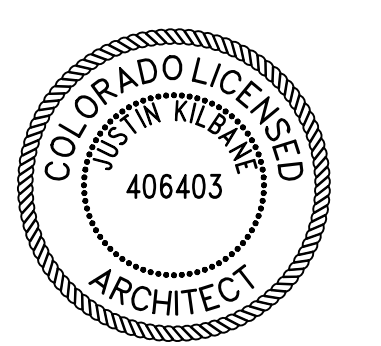
- HEIGHTS NOTED ON THE MAIN LEVEL REFLECTED CEILING PLAN ARE NOTED IN RELATIONSHIP TO FINISH FLOOR PLAN ELEVATION OF THAT SPACE.
- REFER TO MECHANICAL, ELECTRICAL & FIRE SPRINKLER DRAWINGS FOR ADDITIONAL ITEMS TO BE LOCATED IN THE CEILING. COORDINATE SIZES AND LOCATIONS OF CEILING DIFFUSERS WITH THIS DRAWING.
- THE DESIGN INTENT FOR ALL VISIBLE ITEMS INSTALLED IN THE CEILING ARE TO BE EQUALLY SPACED, CENTERED, AND/OR ALIGNED UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF INCONSISTENCIES.
- FLAT-PLATE CONCEALED PENDANT FIRE SPRINKLER COVER PLATE TO BE FINISHED BY THE MANUFACTURER TO MATCH THE SURROUNDING CEILING FINISH. PROVIDE A CUSTOM COLOR COVER PLATE SAMPLE FROM THE MANUFACTURER FOR THE ARCHITECTS REVIEW AND APPROVAL PRIOR TO ORDERING. VERIFY COVER PLATE FINISH WITH THE ARCHITECT WHEN THE CONCEALED PENDANT FIRE SPRINKLER OCCURS IN A WOOD CEILING.
- 5/8" GYPSUM BOARD @ CEILING - SMOOTH FINISH. CONTRACTOR TO INSTALL PER 2015 IRC R702.3
- THE LIGHT SOURCE OR BULB LOCATED IN AN EXTERIOR LIGHT FIXTURE IN CEILINGS AND SOFFITS MUST BE RECESSED A MINIMUM OF 3" INTO CEILING SO THAT THE LIGHT SOURCE IS FULLY SHIELDED.

MATERIAL LIST

- | | |
|--|---|
| | <p>A. PAVERS: BELGARD CATALINA PAVERS IN CHARCOAL COLOR. POLYMERIC SAND SET WITH 12" CONCRETE BORDER UNDER SOLIDER COURSE.</p> |
| | <p>B. STONE VENEER: TELLURIDE GOLD DRYSATCK INTEGRAL COLORED MORTAR. UNLESS NOTED OTHERWISE.</p> |
| | <p>C. WOOD SIDING: NEWTECH NORWEGIAN SIDING BOARD IN PERUVIAN TEAK SET VERTICAL PER MANUFACTURES INSTRUCTIONS.</p> |
| | <p>C1. WOOD SIDING: NEWTECH NORWEGIAN SIDING BOARD IN HAWAII CHARCOAL SET HORIZONTAL PER MANUFACTURES INSTRUCTIONS.</p> |
| | <p>E. FASCIAS: 24 OZ. WESTERN STATES MATTE BLACK ORE METAL SET PER ARCH. DETAILS. SPANS NOT TO EXCEED 4' IN ANY DIRECTION.</p> |
| | <p>F. ROOFING: STANDING SEAM 24 OZ. WESTERN STATES MATTE BLACK ORE METAL SET PER ARCH. DETAILS.</p> |
| | <p>G. WINDOWS: ALL WINDOW AND DOOR FRAMES TO BE WINDSOR WINDOWS DARK BRONZE ANODIZED FINISH.</p> |
| | <p>I. DRYWALL: 5/8" GYP BOARD SCREWED IN PLACE. SMOOTH WALL LEVEL 5 FINISH. FINISH PAINT OR SPECIALTY WALL PRODUCT BY INT. DESIGNER.</p> |
| | <p>J. FLOORING: NEWTECH PERUVIAN TEAK COMPOSITE DECKING.</p> |

SCALE= 1/8"-1'-0"
CEILING PLAN





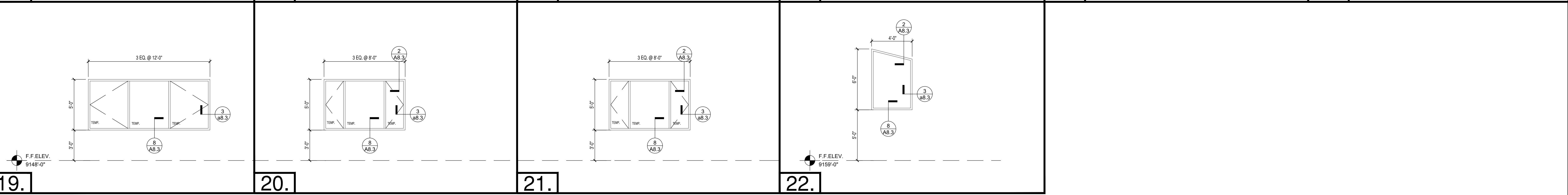
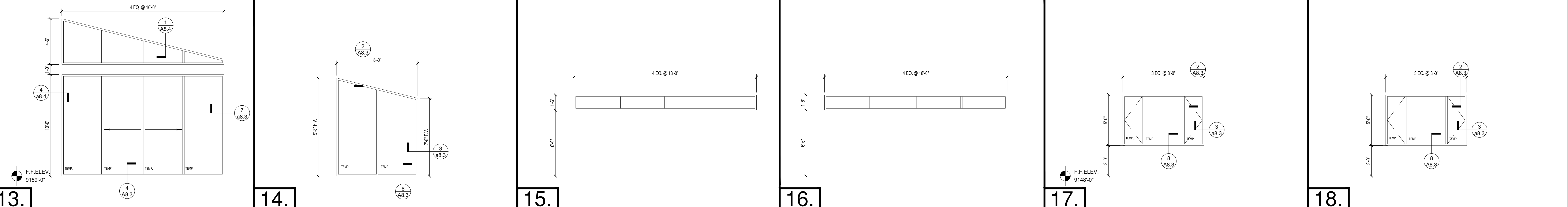
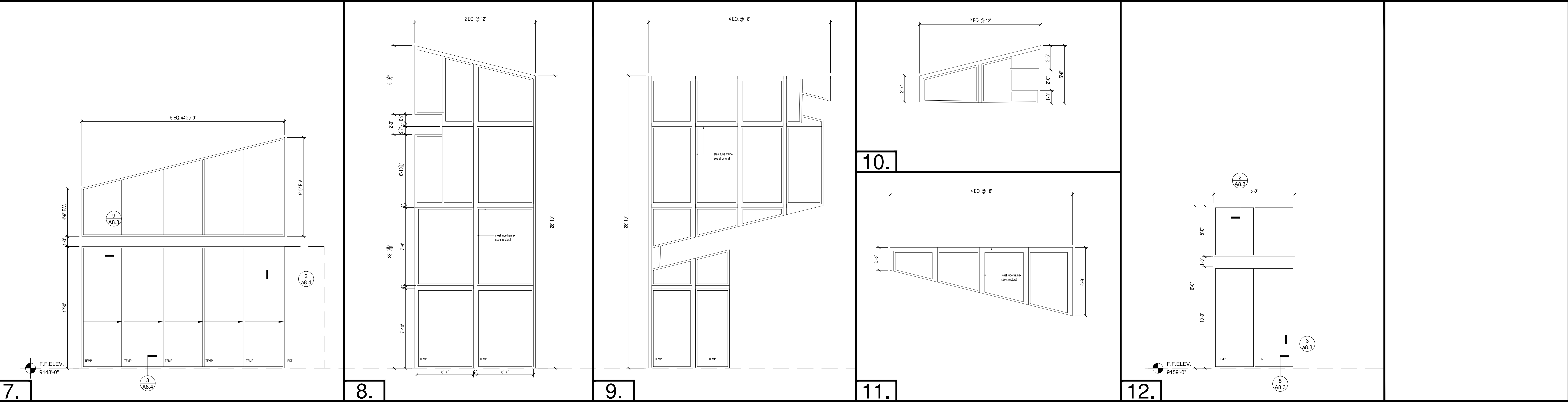
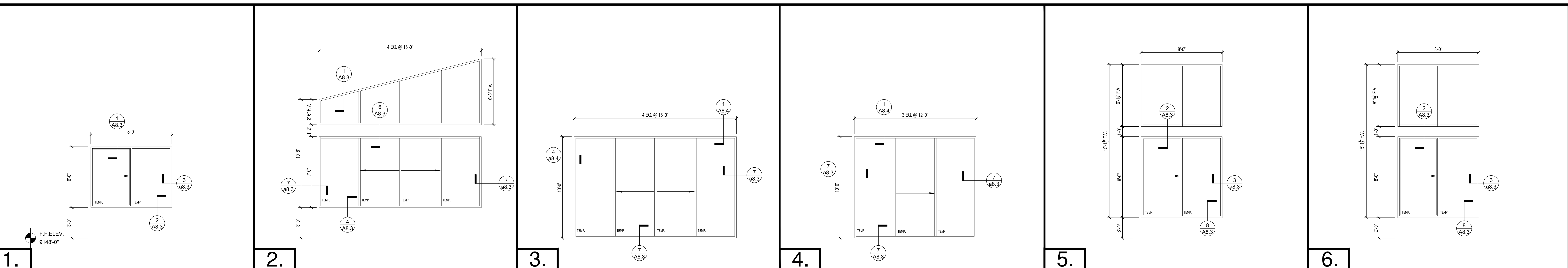
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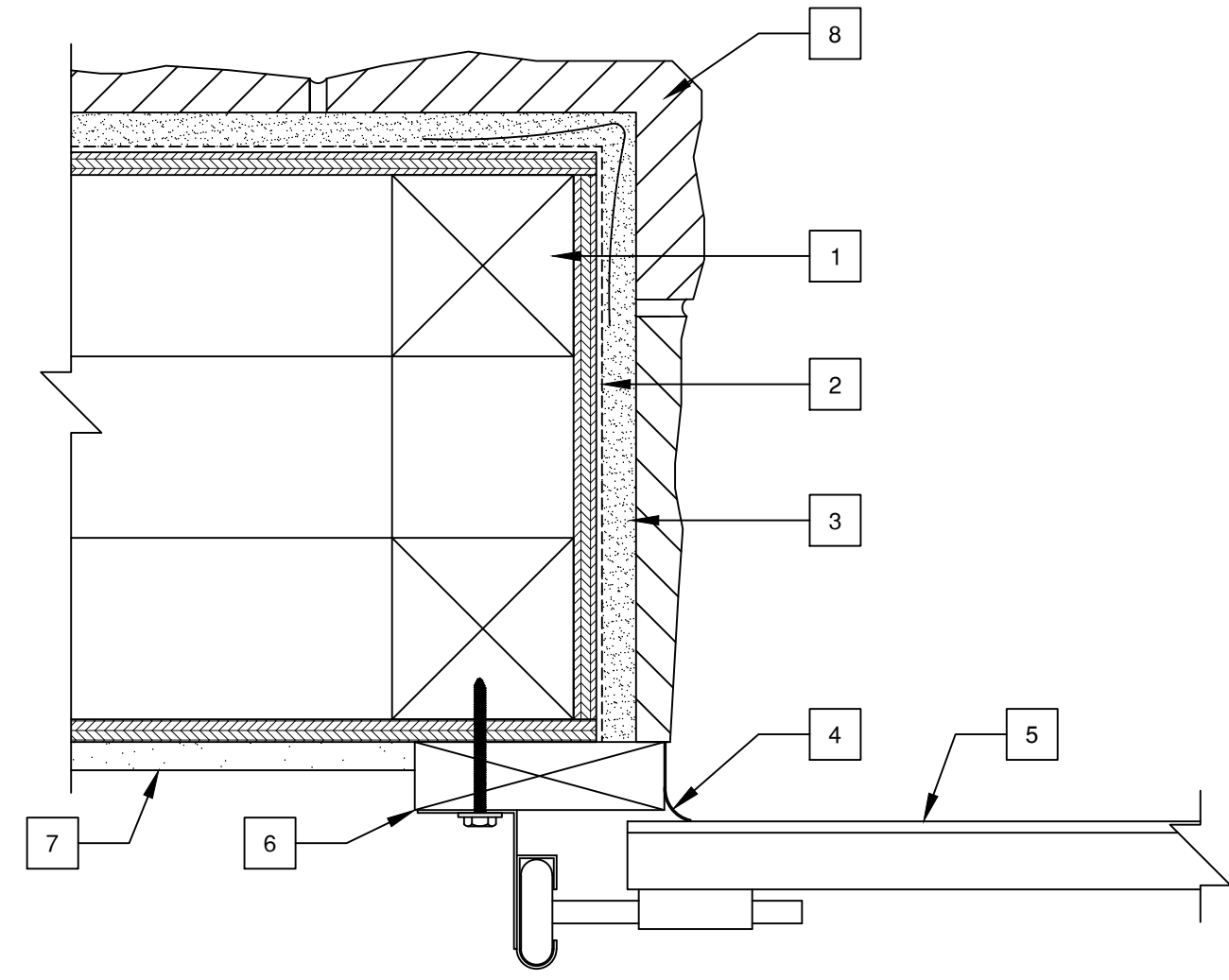
SHEET NO

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PPG CO. SOLAR BAN 70 U= .34 SHGC .25 ON ALL GLASS WINDOW AND DOORS.

SCALE = 1/4" = 1'-0"
WINDOW SCHED

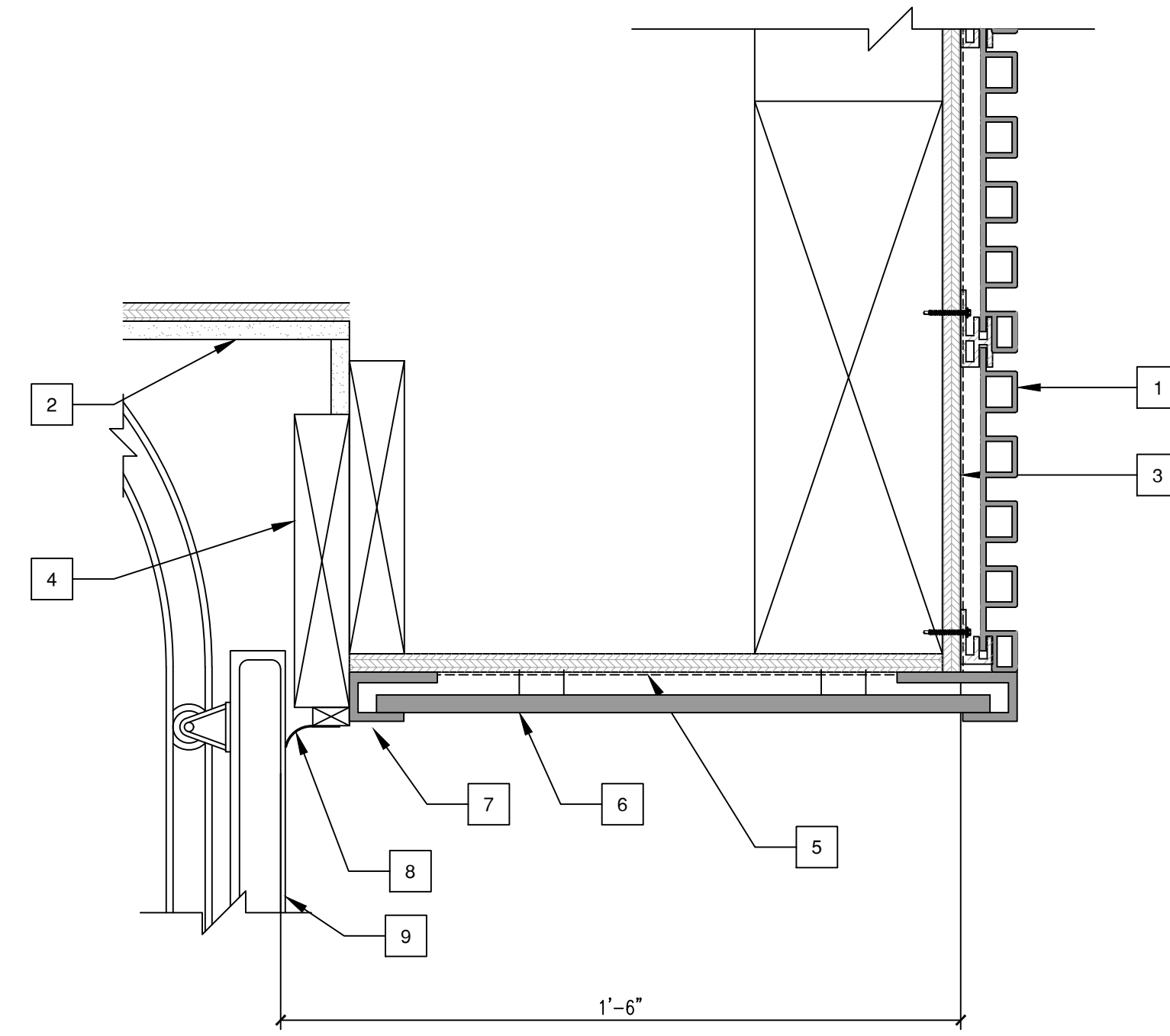




GENERAL NOTES

KEY NOTES

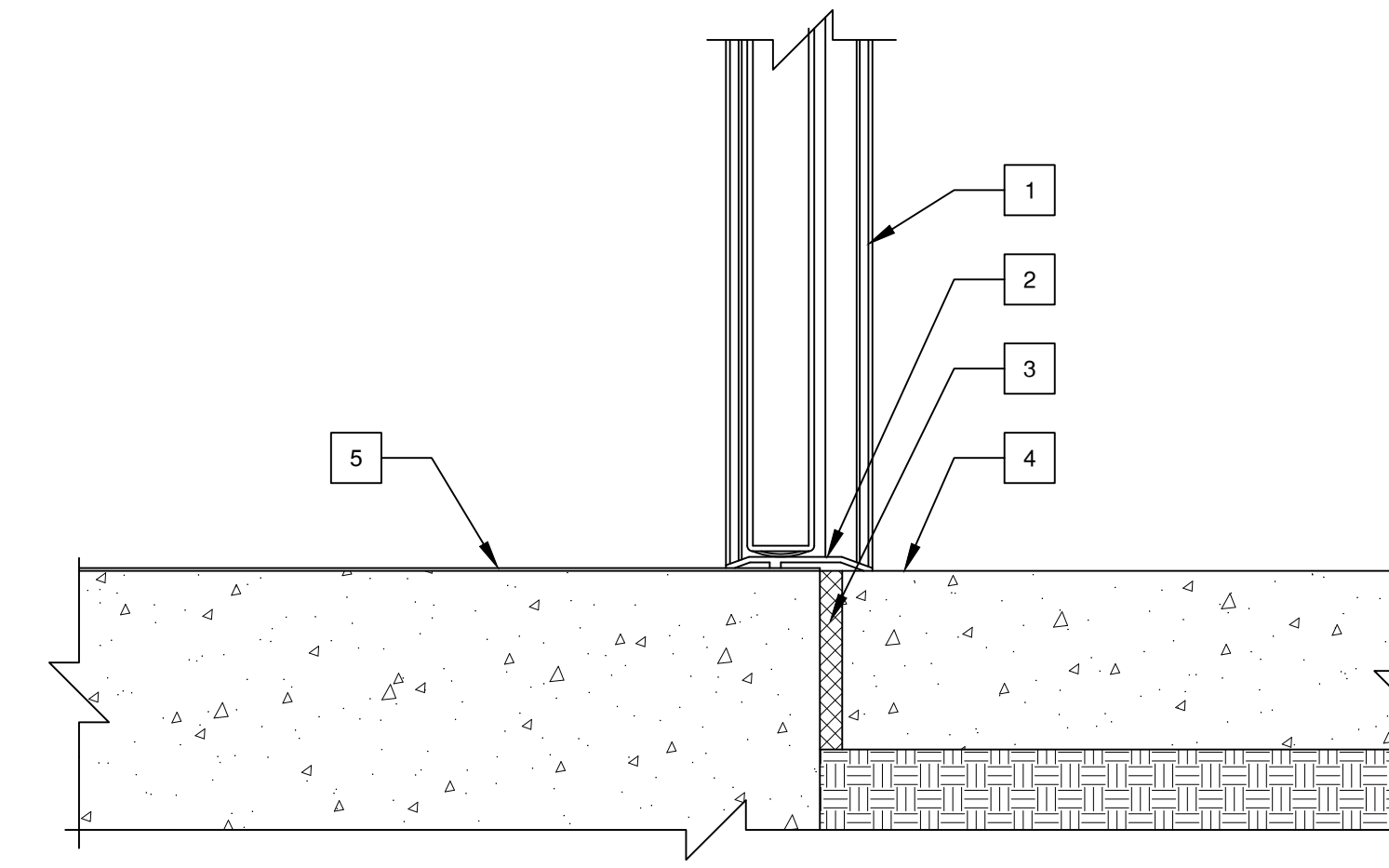
1. FRAMING/SHEATHING PER STRUCTURAL
2. WEATHER RESISTIVE BARRIER
3. STONE VENEER WALL PER PLANS
4. CLIMATE SEAL
5. OVERHEAD GARAGE DOOR. SEE PLANS
6. TRACK MOUNTING BOARD. PAINT TO MATCH INTERIOR FINISH
7. 1/2" TYPE 'X' GYP. BD.
8. L-CUT STONE VENEER CORNER



GENERAL NOTES

KEY NOTES

1. COMPOSITE WOOD WALL PER PLANS
2. 1/2" TYPE 'X' GYP. BD.
3. FRAMING/SHEATHING PER STRUCTURAL
4. TORSION SPRING MOUNTING BOARD. PAINT TO MATCH INTERIOR FINISH
5. SELF-ADHERED W.P. MEMBRANE LAPPED UNDER W.R.B.
6. COMPOSITE SOFFIT PANEL
7. COMPOSITE FASCIA TRIM
8. CLIMATE SEAL TRIM
9. OVERHEAD GARAGE DOOR. SEE PLANS FOR SPECS.



GENERAL NOTES

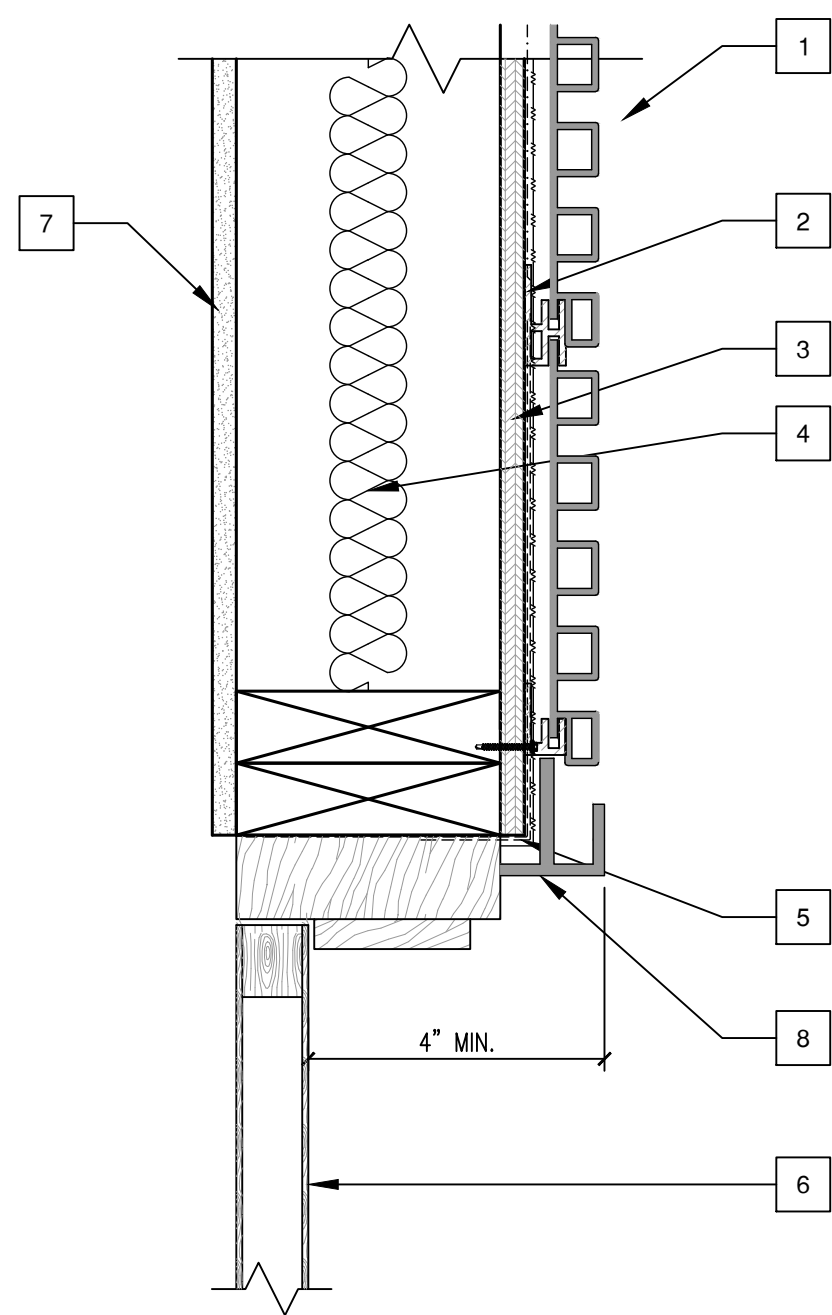
KEY NOTES

1. OVERHEAD METAL DOOR
2. 1/2" ALUMINUM THRESHOLD SET IN SEALANT
3. 1/2" COMPRESSION FILLER
4. FINISHED FLOORING PER LANDSCAPE. SLOPE AWAY FROM DOOR AT 2%
5. EPOXY FLOOR COATING

1. GARAGE DOOR JAMB AT STONE 3" = 1'-0"

2. GARAGE DOOR HEADER 3" = 1'-0"

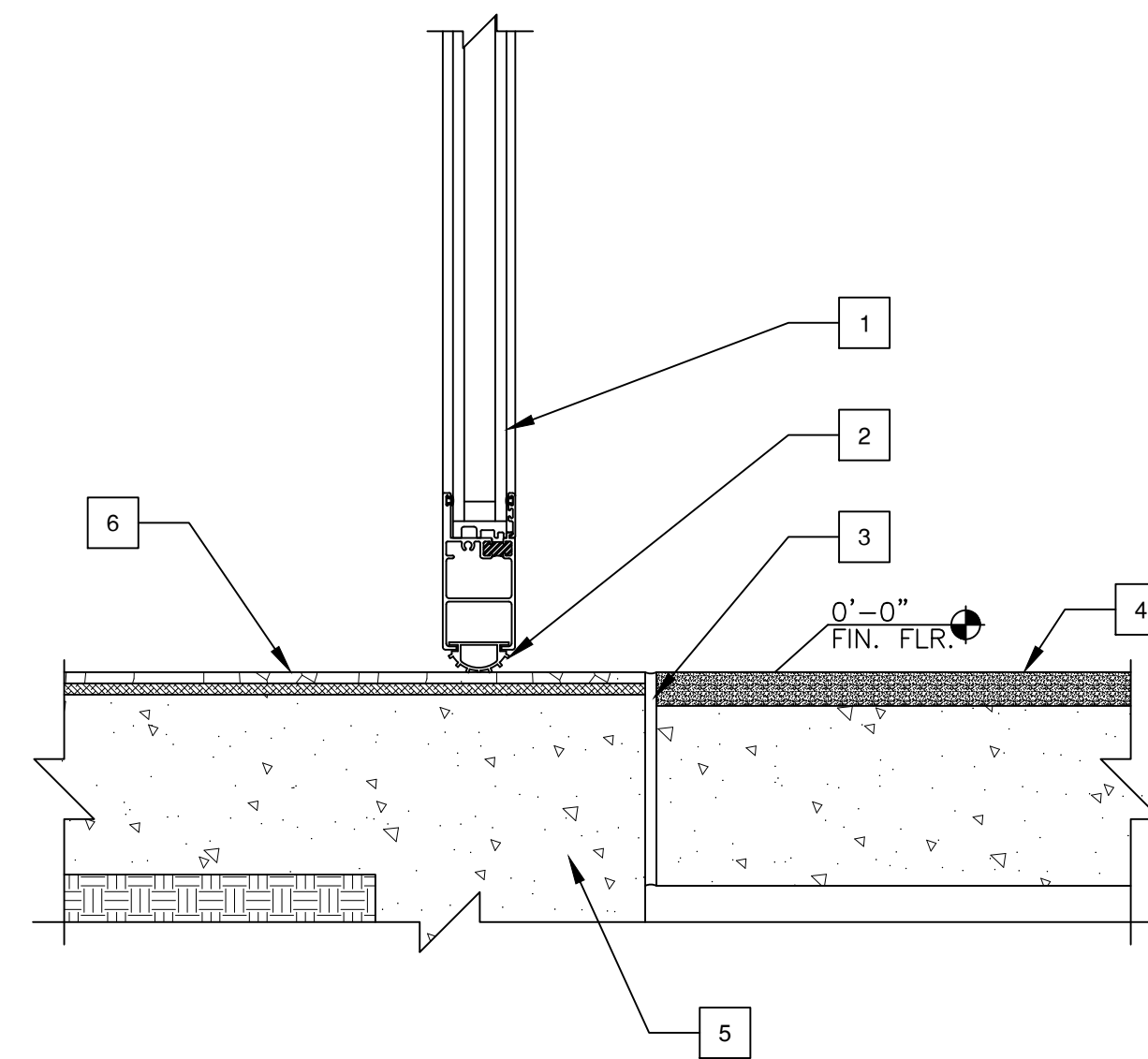
3. GARAGE DOOR SILL 3" = 1'-0"



GENERAL NOTES

KEY NOTES

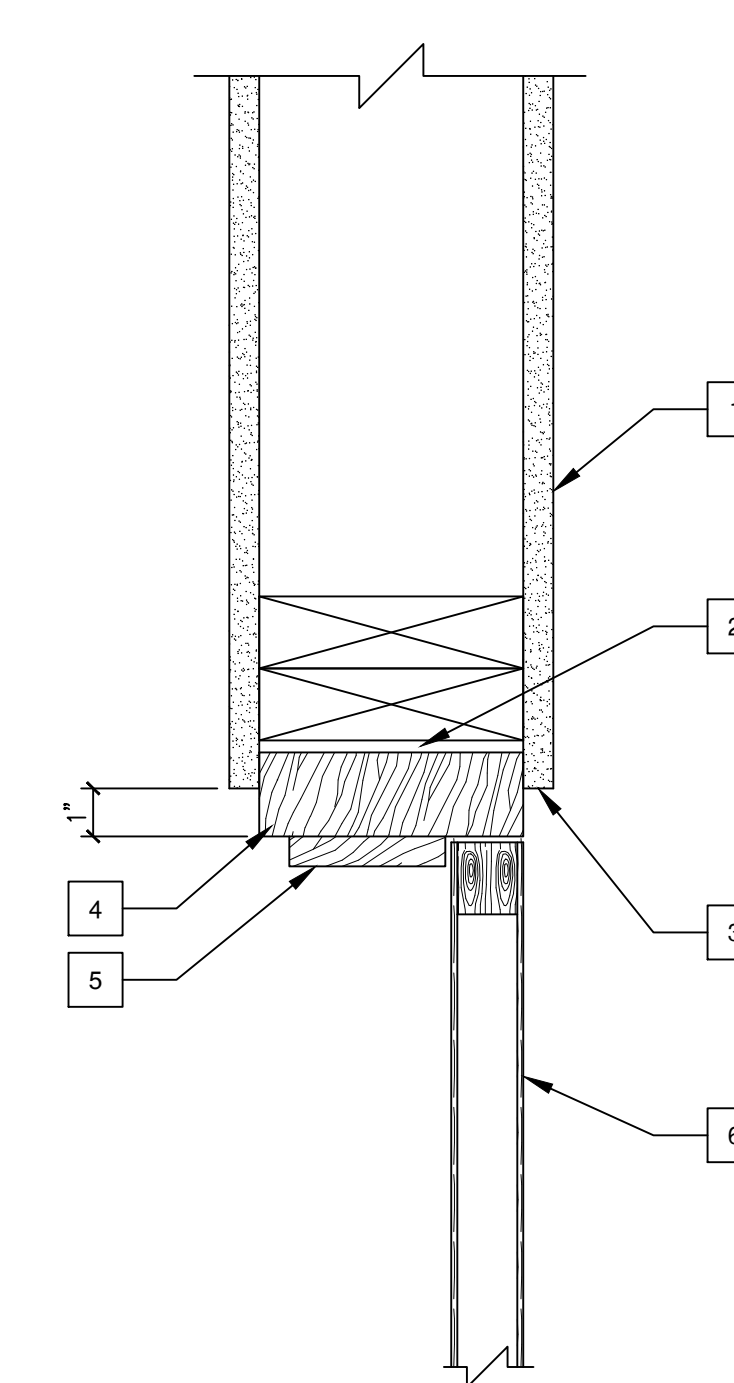
1. COMPOSITE WOOD WALL ASSEMBLY PER PLANS
2. WEATHER RESISTIVE BARRIER
3. FRAMING & SHEATHING PER STRUCTURAL
4. R-21 OR BETTER INSULATION
5. HEAD FLASHING SET IN SEALANT LAPPED UNDER W.R.B.
6. DOOR AND FRAME PAINT TO MATCH
7. 1/2" TYPE 'X' GYP. BD.
8. COMPOSITE WOOD TRIM



GENERAL NOTES

KEY NOTES

1. PIVOT DOOR PER PLANS
2. WEATHER SEAL
3. COMPRESSIBLE FILLER
4. HARDSCAPE PER PLANS
5. FOUNDATION AND FOOTING PER PLANS
6. STONE TILE AND SETTING BED



GENERAL NOTES

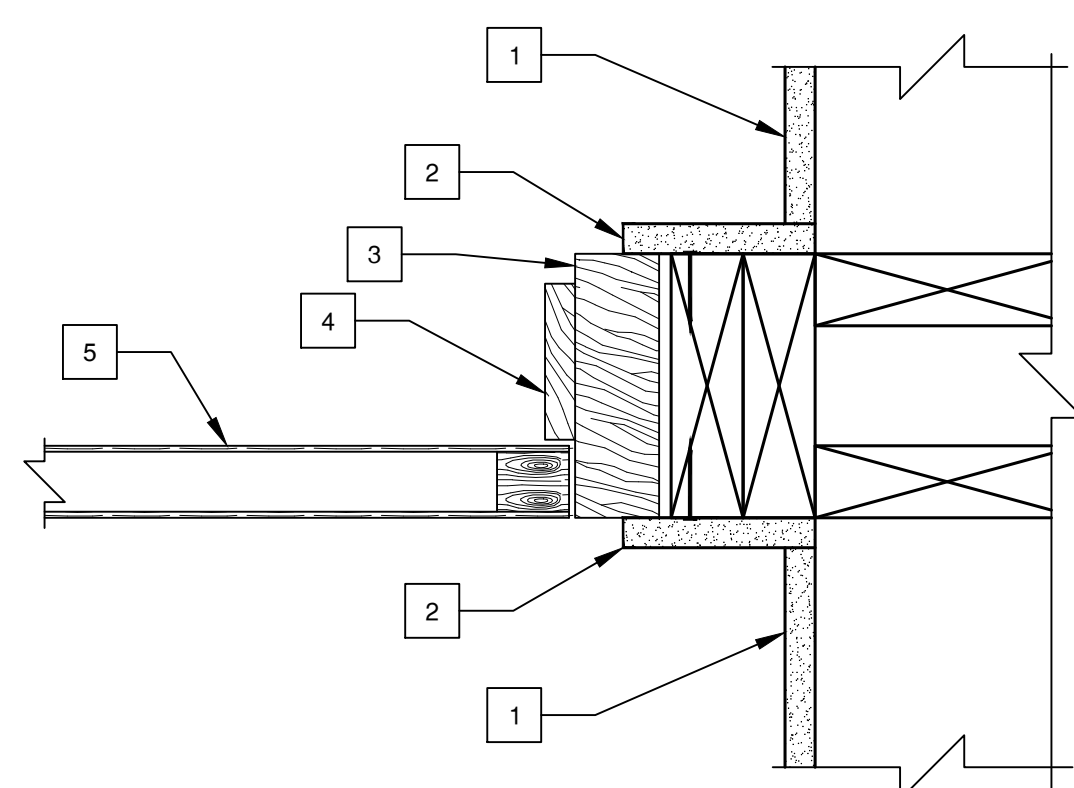
KEY NOTES

1. 1/2" TYPE 'X' GYP. BD.
2. SHIM SPACE
3. METAL KERF TRIM EA. SIDE
4. 1 1/2" WOODJAMBS
5. 1/2" WOOD STOP
6. 1-3/4" FLUSH WOOD DOOR PER PLANS

4. DOOR HEAD/JAMB AT COMPOSITE WOOD 3" = 1'-0"

5. PIVOT DOOR SEAL 3" = 1'-0"

6. INTERIOR WOOD DOOR HEAD/JAMB 3" = 1'-0"



GENERAL NOTES

KEY NOTES

1. 1/2" TYPE 'X' GYP. BD.
2. METAL KERF TRIM EA. SIDE. SPACKLE AND PAINT TO MATCH
3. 1 1/2" WOOD CASING
4. 1/2" WOOD STOP
5. 1-3/4" FLUSH WOOD DOOR PER PLANS

7. INTERIOR DOOR JAMB 3" = 1'-0"

8.

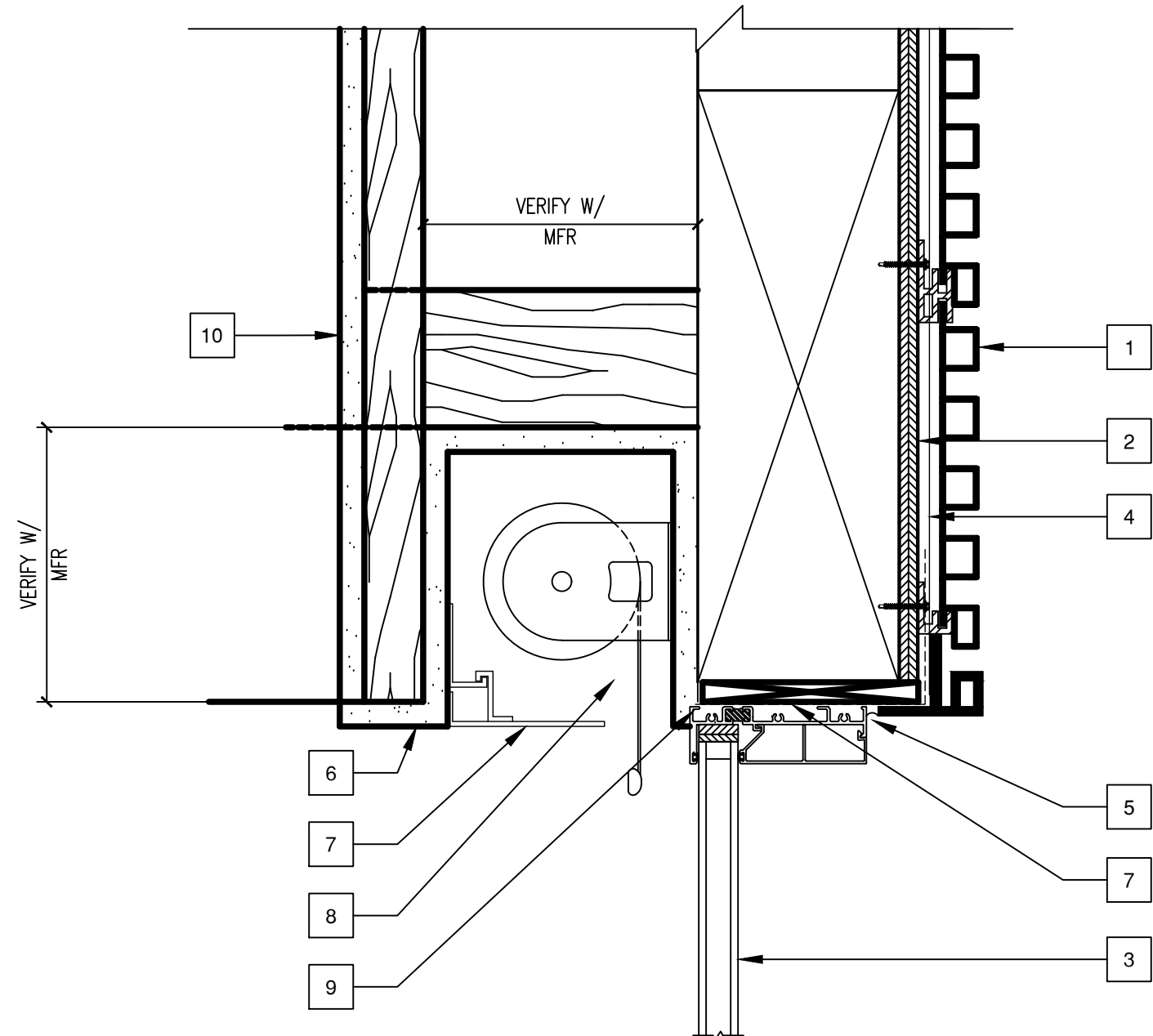
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DATE
08/22/2020

SHEET NO

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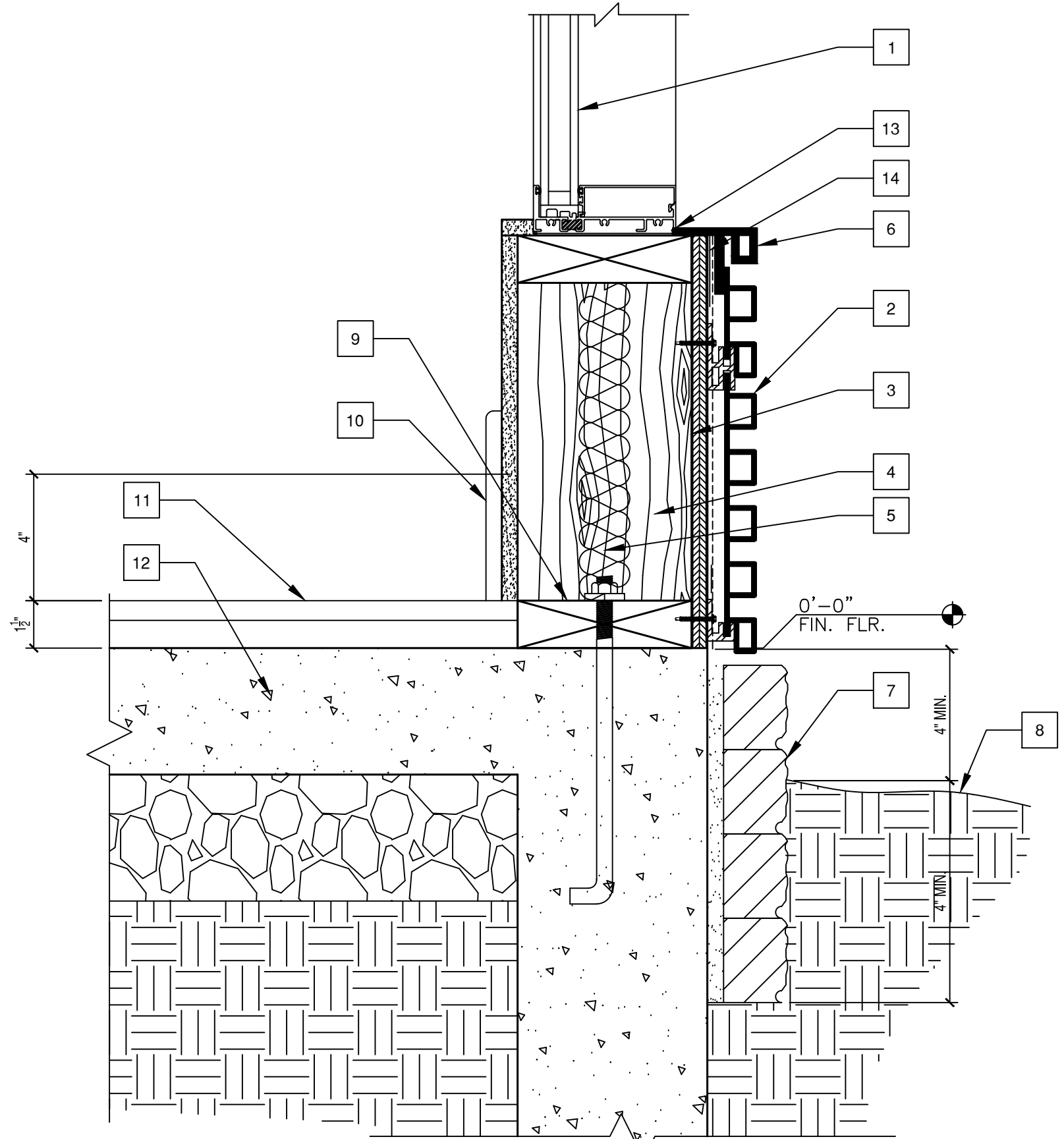


GENERAL NOTES

KEY NOTES

1. COMPOSITE WOOD PANEL PER PLANS
2. FRAMING/SHEATHING PER STRUCTURAL
3. WINDOW-SEE FRAME TYPES
4. WEATHER RESISTIVE BARRIER
5. SEALANT
6. GYP. BD.
7. WINDOW FLASHING
8. COVER PLATE. PAINT TO MATCH CEILING
9. SINGLE ROLLER SHADE POCKET. CONFIRM REQUIREMENTS WITH SHADE MFR
10. AIR SEAL
11. 2X FLAT BUILD WALL TO WALL

1. WINDOW HEAD AT COMPOSITE WOOD WALL 3" = 1'-0"

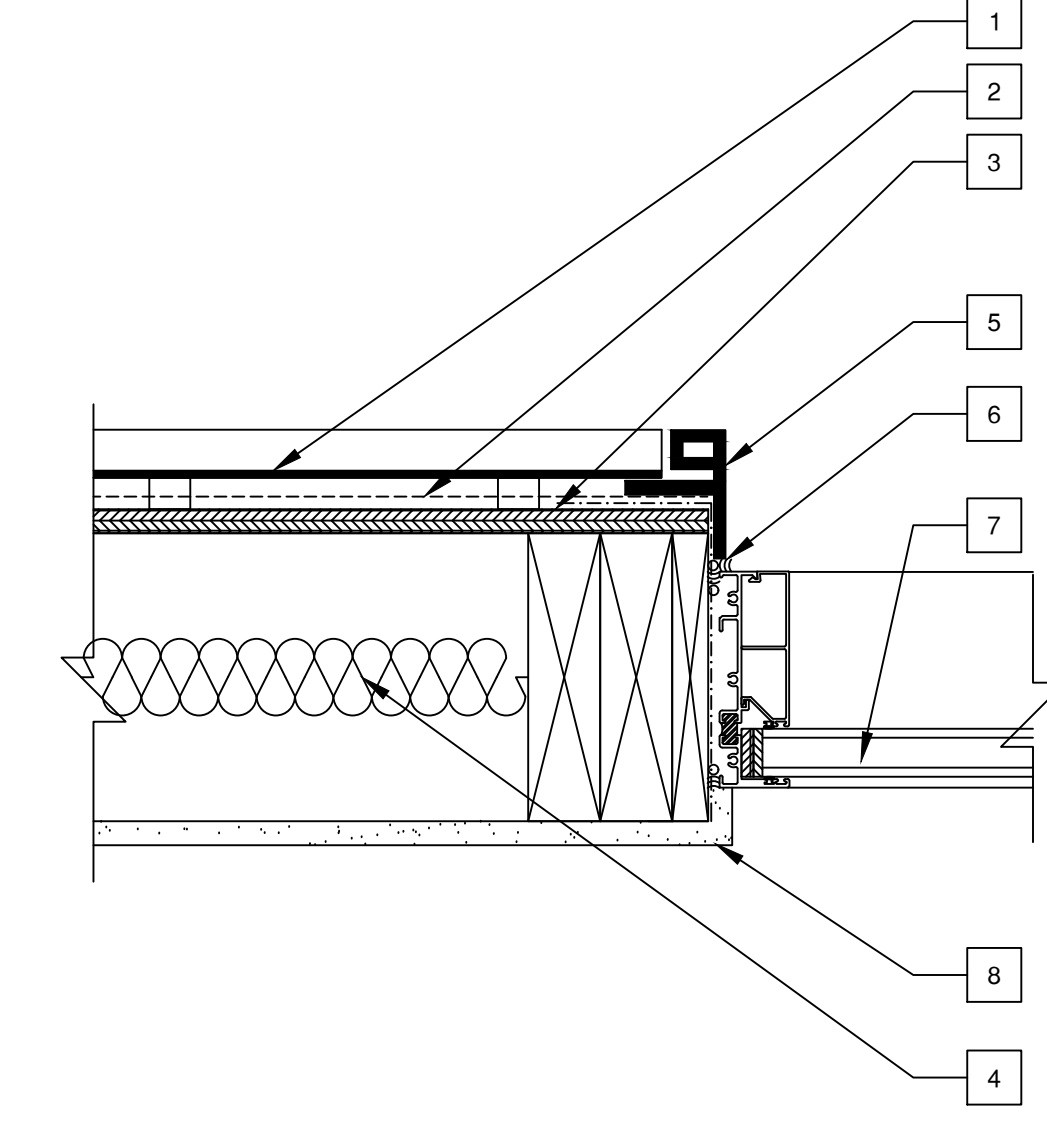


GENERAL NOTES

KEY NOTES

1. WINDOW PER PLAN
2. COMPOSITE WOOD WALL ASSEMBLY PER PLANS
3. WEATHER RESISTIVE BARRIER
4. FRAMING & SHEATHING PER STRUCTURAL
5. R-21 OR BETTER INSULATION
6. COMPOSITE WOOD TRIM
7. STONE VENEER ON MORTAR BED.
8. FINISHED GRADE PER LANDSCAPING. SLOPE AWAY FROM BUILDING 2%
9. PRESSURE TREATED SILL PLATE
10. WALL BASE BOARD WHERE OCCURS
11. FLOORING AS OCCURS
12. CONCRETE SLAB & FOUNDATION PER STRUCTURAL
13. SEALANT
14. WINDOW FLASHING

2. WINDOW SILL AT SIDING 3" = 1'-0"

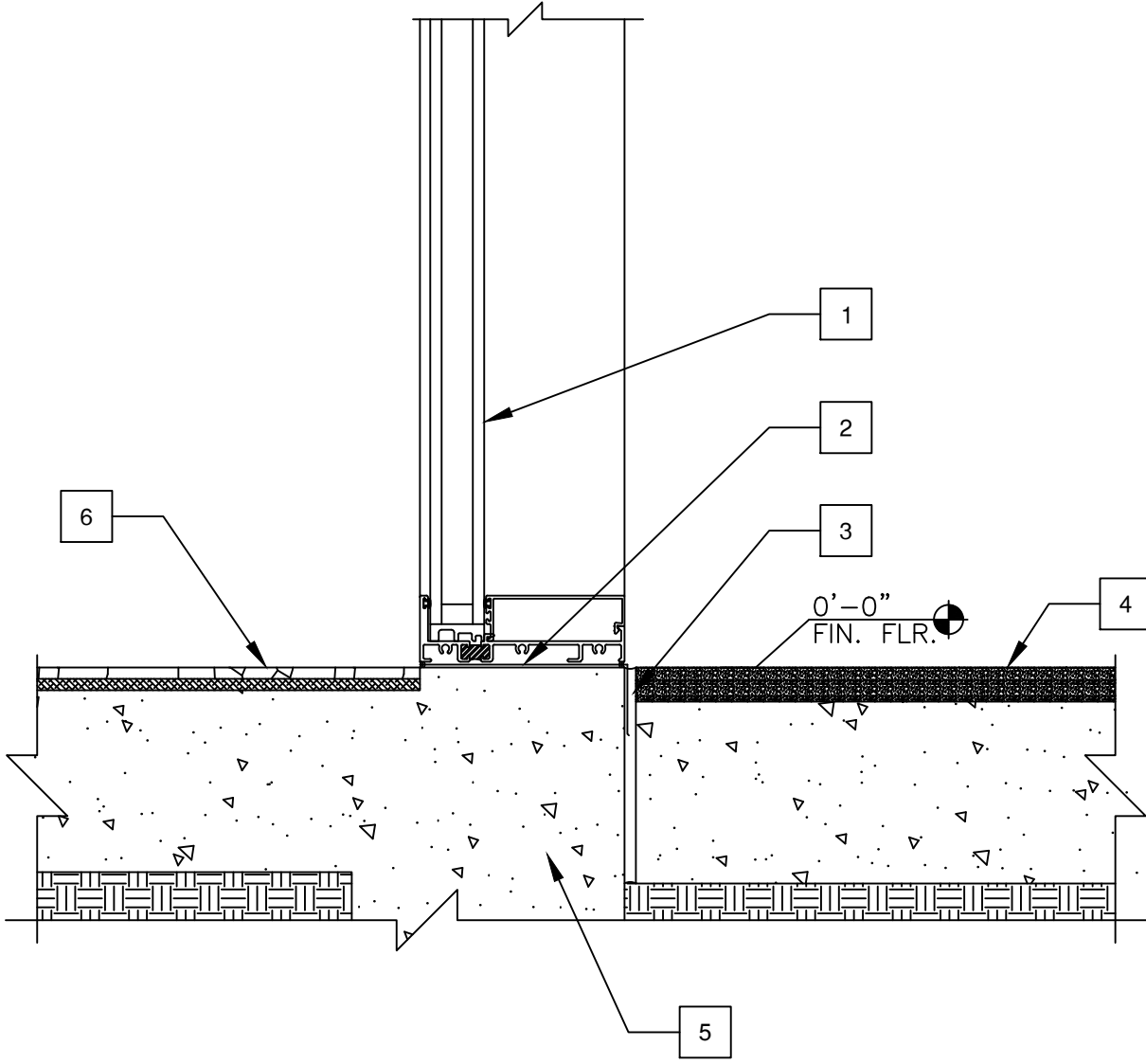


GENERAL NOTES

KEY NOTES

1. COMPOSITE WOOD SIDING PER PLAN
2. WEATHER RESISTIVE BARRIER
3. FRAMING/SHEATHING PER PLAN
4. R-19 OR BETTER INSULATION
5. COMPOSITE TRIM
6. CONT. SEALANT W/ BACKER ROD
7. WINDOW PER PLAN
8. GYP. BD.
9. SEALANT-COLOR MATCH SIDING
10. BATTEN TRIM

3. WINDOW JAMB AT SIDING 3" = 1'-0"

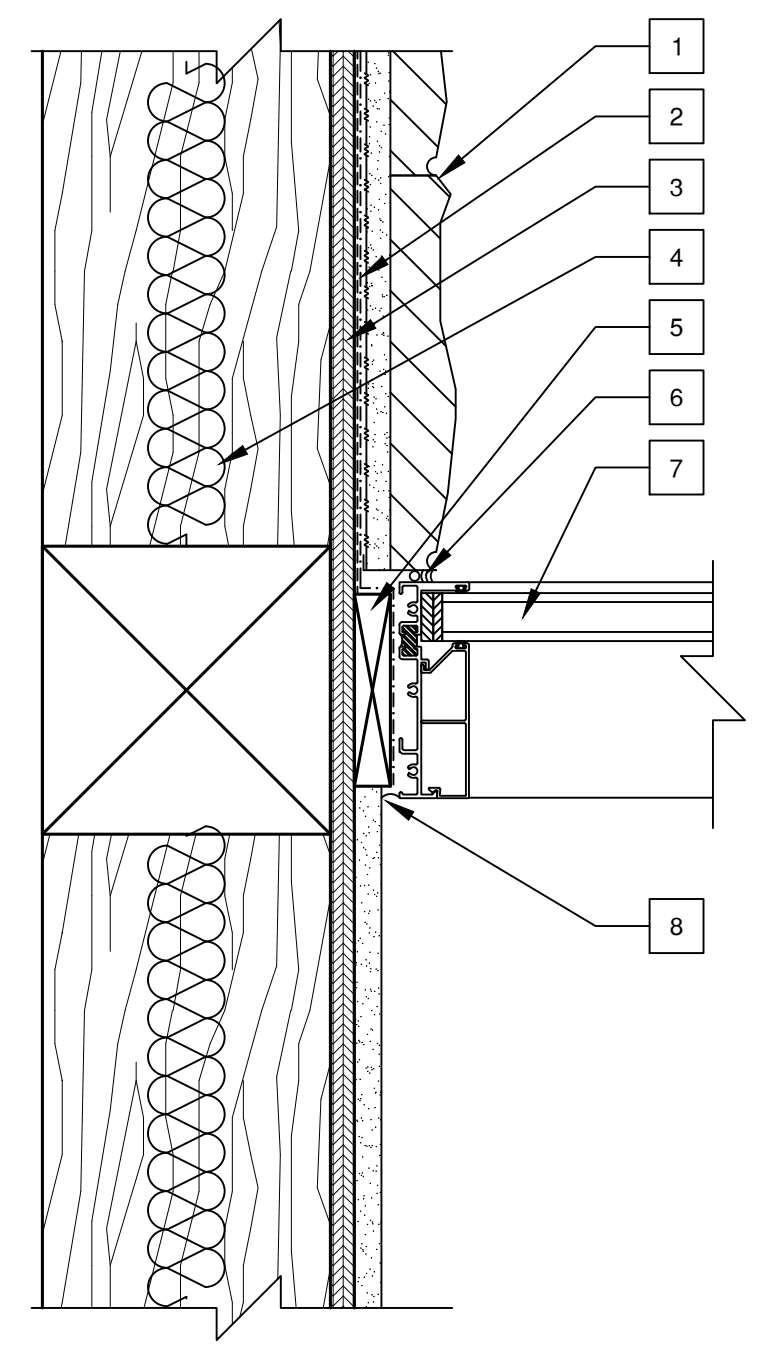


GENERAL NOTES

KEY NOTES

1. WINDOW PER PLAN
2. ALUM. SILL PAN AND SILL COVER SET IN SEALANT. FINISH TO MATCH WINDOW
3. COMPRESSIBLE FILLER
4. HARDSCAPE PER PLANS
5. FOUNDATION AND FOOTING PER PLANS
6. STONE TILE AND SETTING BED

4. WINDOW SILL AT HARDSCAPE 3" = 1'-0"

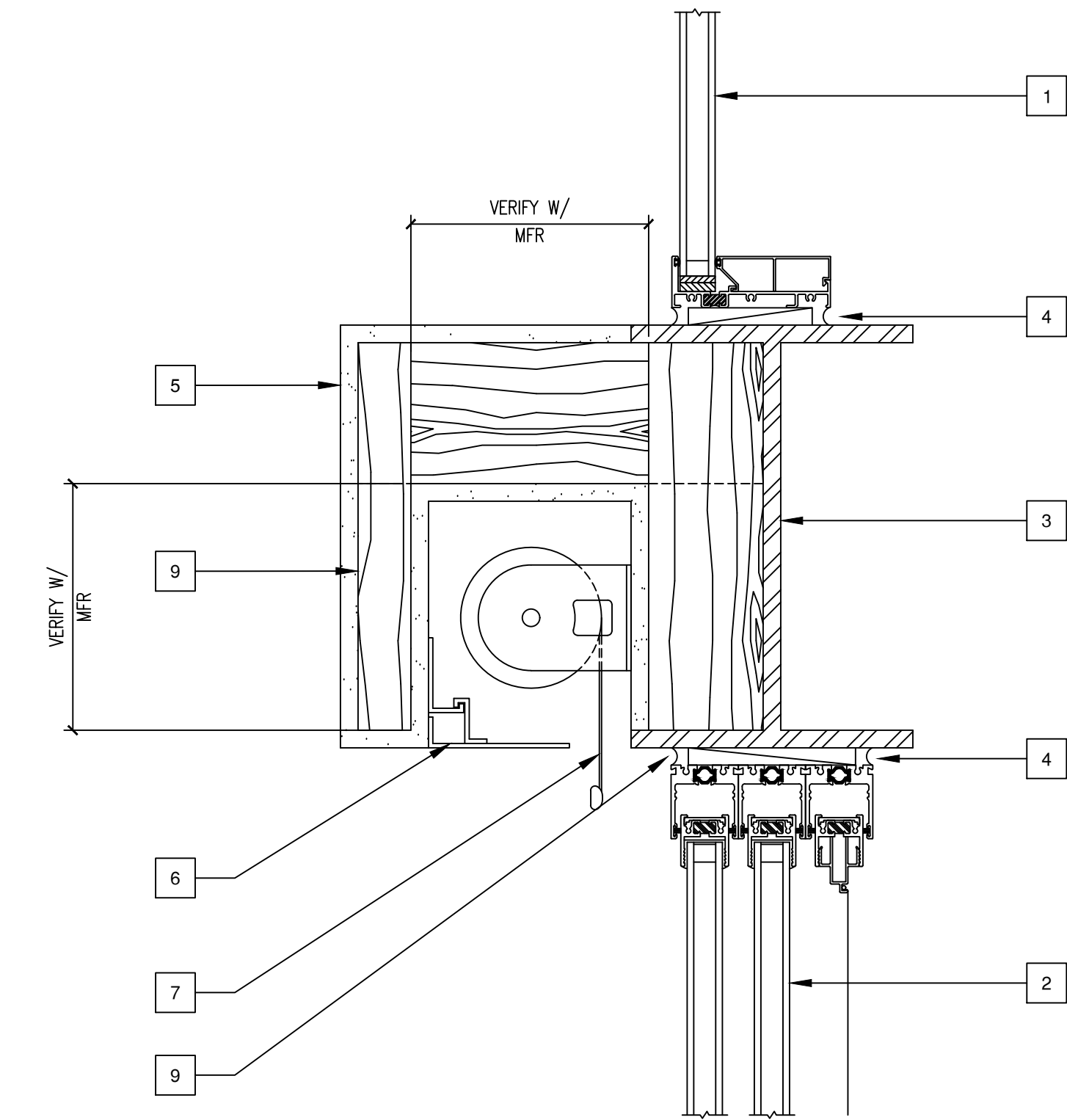


GENERAL NOTES

KEY NOTES

1. STONE VENEER PER PLAN
2. WEATHER RESISTIVE BARRIER
3. FRAMING/SHEATHING PER PLAN
4. R-19 OR BETTER INSULATION
5. SHIM TO ALIGN WINDOW W/ FINISH FACE OF JAMB
6. CONT. SEALANT W/ BACKER ROD
7. WINDOW PER PLAN
8. AIR SEAL

5. WINDOW JAMB AT STONE 3" = 1'-0"

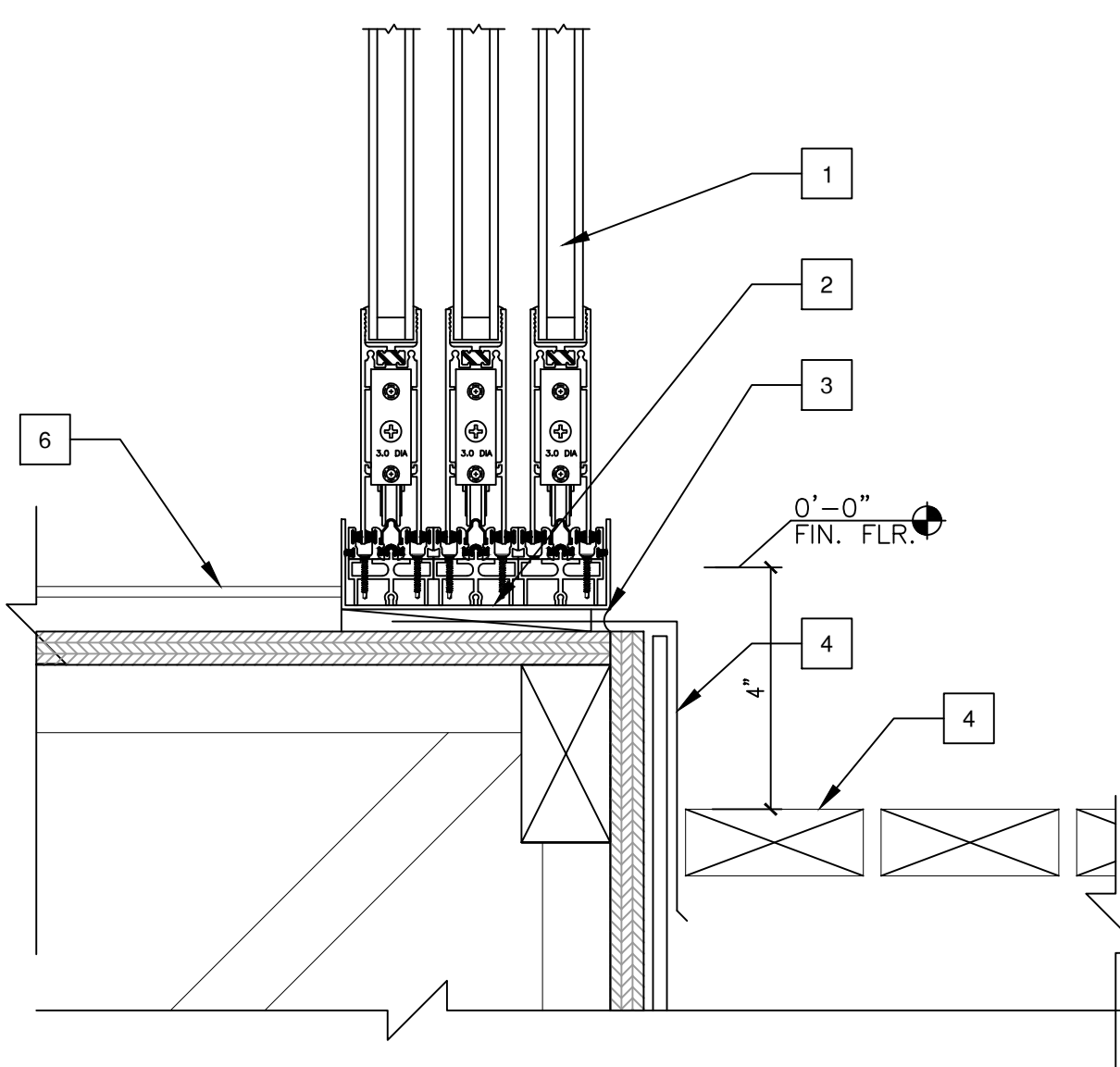


GENERAL NOTES

KEY NOTES

1. WINDOW PER SCHEDULE
2. SLIDING POCKET DOOR W/ SCREEN
3. STEEL BEAM PER PLANS/STRUCTURAL
4. SHIM AND SEALANT
5. 3/8" TYPE 'X' GYP. BD.
6. COVER PLATE. PAINT TO MATCH CEILING
7. SINGLE ROLLER SHADE POCKET. CONFIRM REQUIREMENTS WITH SHADE MFR
8. AIR SEAL
9. 2X FLAT BUILD WALL TO WALL

6. SLIDING DOOR HEAD AT PUBLIC SPACE 3" = 1'-0"

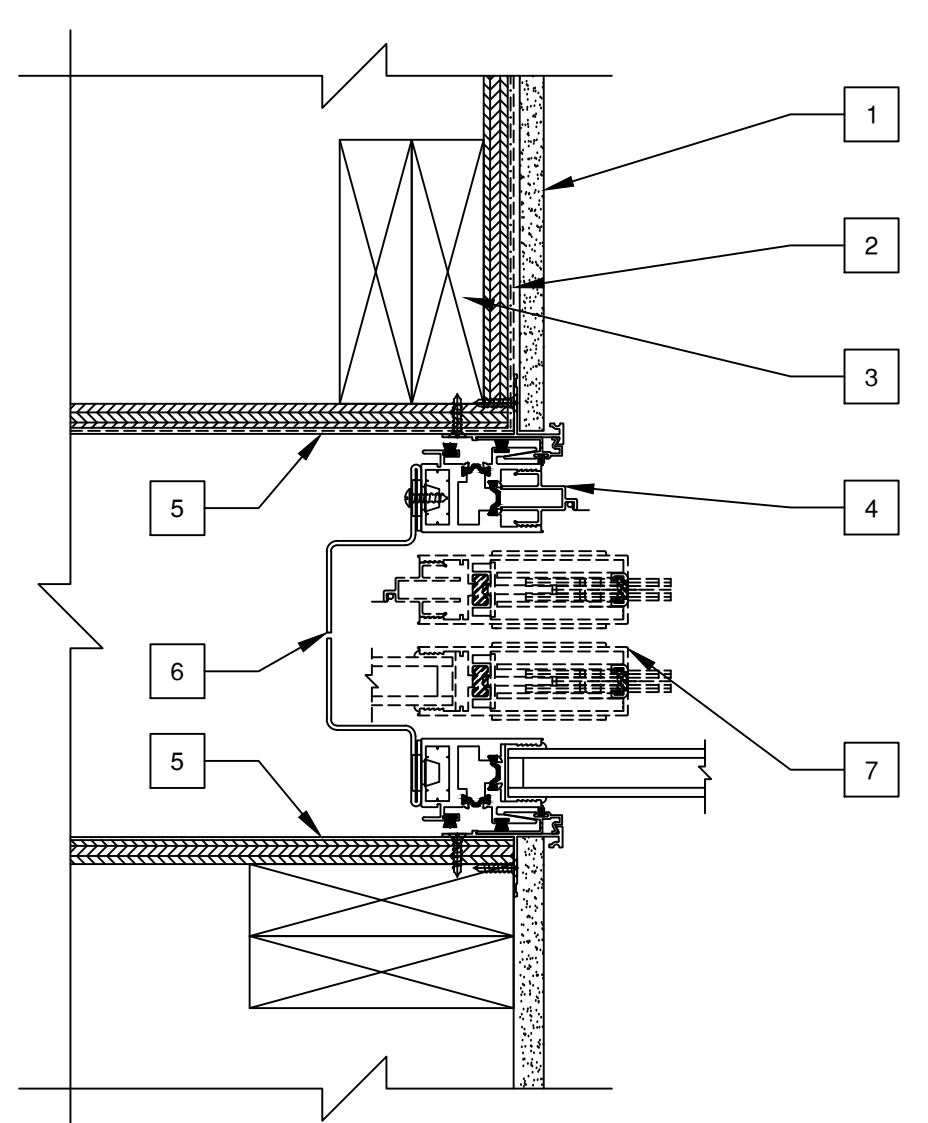


GENERAL NOTES

KEY NOTES

1. SLIDING DOOR PER PLANS. INSTALL PER MFR INSTRUCTIONS
2. SILL PAN. INSTALL PER MFR INSTRUCTIONS
3. SEALANT
4. METAL FLASHING
5. COMPOSITE DECKING
6. FLOORING AND SUBSTRATE PER PLANS

7. TYP. POCKET SLIDING DOOR SILL 3" = 1'-0"

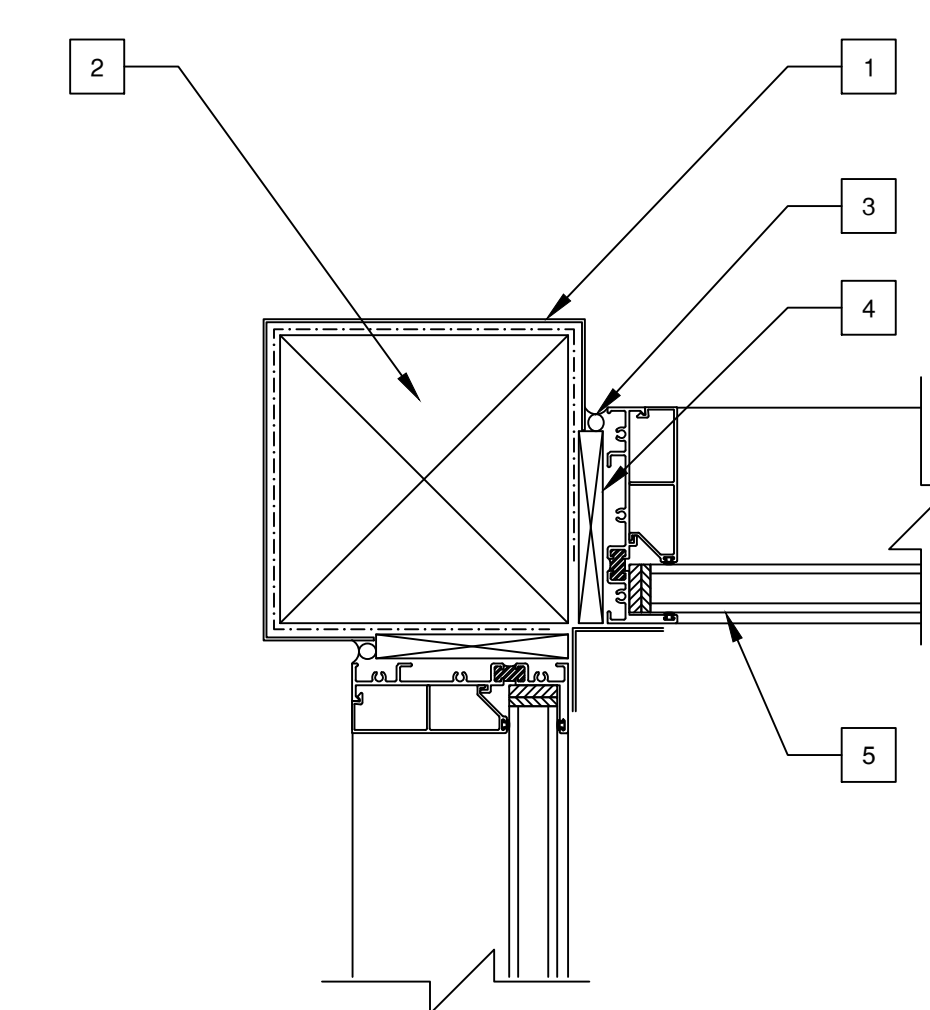


GENERAL NOTES

KEY NOTES

1. WEATHERSTRIP AND WEATHERPROOF POCKET OPENING WHEN DOORS ARE IN CLOSED POSITION
1. COMPOSITE WOOD PER PLAN.
2. WEATHER RESISTIVE BARRIER
3. FRAMING PER PLANS/STRUCTURAL
4. POCKET DOOR FRAME AND MOUNTING
5. WRAP POCKET INTERIOR W/ BREAK METAL. PAINT TO MATCH DOOR FINISH
6. POCKET CLOSER PANELS
7. PANELS IN OPEN POSITION ALIGN FLUSH

8. TYPICAL SLIDING DOOR POCKET 3" = 1'-0"



GENERAL NOTES

KEY NOTES

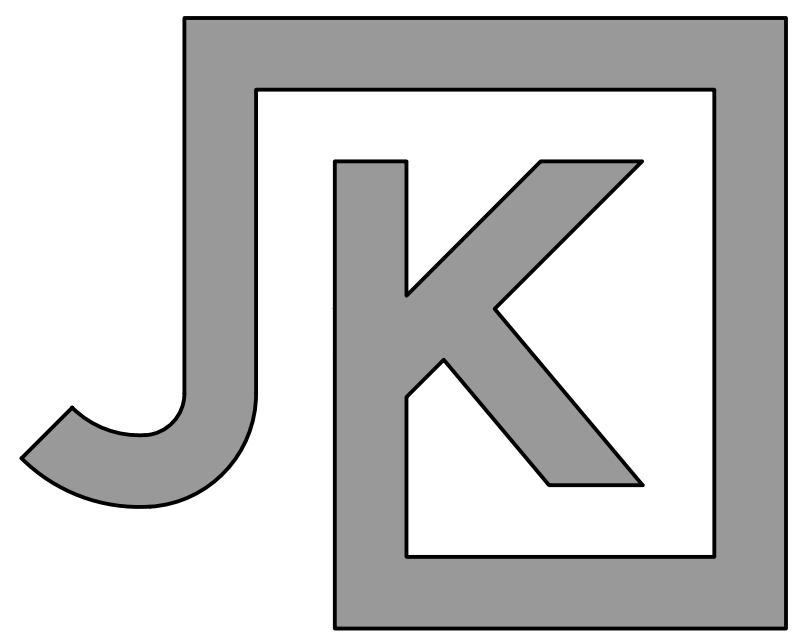
1. BRAKE METAL ON WEATHER RESISTIVE BARRIER-MATCH WINDOW FRAME COLOR
2. FRAMING PER PLAN
3. CONT. SEALANT W/ BACKER ROD
4. SHIM TO ALIGN WINDOW W/ FINISH FACE OF JAMB
5. WINDOW PER PLAN

9. WINDOW JAMB AT CORNER 3" = 1'-0"



LANDSCAPE PLAN

LOT 716 TOWN OF MOUNTAIN VILLAGE



REFER TO CIVIL ENGINEERING PLAN FOR FULL SITE PLAN AND SURVEY CONSIDERATIONS. THIS PLAN IS IN REFERENCE TO LANDSCAPE PLANTING AND REVEGETATION ONLY.

CONSTRUCTION

FIRE DEPARTMENT SAFETY CHECKLIST

- DO NOT BLOCK FIRE HYDRANTS OR EMERGENCY ACCESS TO THE SITE WITH CONSTRUCTION VEHICLES.
- ESTABLISH AND MAINTAIN THE BUILDING ENVELOPE AS A CLEAR ZONE. THIN AND CLEAR FLAMMABLE MATERIALS AND FLASH FUELS (DRIED GRASSES AND WEEDS) FOR AN ADDITIONAL "BUFFER ZONE" OF 20-30 FEET FROM THE BUILDING ENVELOPE. THERE IS NO NEED TO CLEAR NATURAL LIVE PLANTS. JUST KEEP THESE AREAS MAINTAINED AND CLEAR OF THE ANNUAL DRY FLASH FUELS.
- DEVELOP A "BUFFER ZONE" AND REMOVE ALL LIGHT (FLASH) FUELS FOR AN AREA OF 10-15 FEET FROM THE EDGE OF ALL DRIVEWAYS.
- KEEP CONSTRUCTION SITES CLEAR OF EXCESSIVE COMBUSTIBLE AND FLAMMABLE MATERIALS.
- RESTRICT SMOKING WHILE ON THE CONSTRUCTION SITE, ESPECIALLY IN THE WILDLAND INTERFACE AREAS.
- IF A FIRE IS SUSPECTED OR DISCOVERED, IMMEDIATELY CALL 911 FOR FIRE DEPARTMENT RESPONSE. DO THIS BEFORE ATTEMPTING TO INVESTIGATE OR BEFORE TAKING ANY FIREFIGHTING ACTION.
- TAKE SPECIAL CARE TO LIMIT WELDING AND METAL CUTTING OPERATIONS TO CLEARED AREAS.
- ALWAYS CONSIDER POSTING SPOTTERS WHEN CONDUCTING POTENTIALLY RISKY OPERATIONS.
- HAVE WORKING FIRE EXTINGUISHERS AND/OR CONNECTED WATER HOSE LINES AVAILABLE ON ALL JOB SITES.

MOUNTAIN VILLAGE

INSTALLATION AND MAINTENANCE

IRRIGATED LAWN AREAS SHOULD BE AERATED TWO (2) TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES AND PROVIDE A HEALTHY LAWN. ORGANICS, FERTILIZATION AND AMENDMENT INCORPORATION AT SAME TIME ARE ENCOURAGED.

TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL PLANTING AND AS NEEDED TO REDUCE WATER EVAPORATION.

TREE AND SHRUB HOLES SHALL BE DUG SIX INCHES (6") DEEPER THAN THE ROOT BALL SIZE TO FACILITATE THE PLACEMENT OF APPROPRIATE MULCH MATERIAL AND FACILITATE GROWTH.

TREES SHALL BE STAKES AND HELD IN PLACE BY WEBBING AND WIRE TO ENSURE SUCCESSFUL ROOT ESTABLISHMENT FOR A PERIOD OF TWO (2) FULL GROWING SEASONS.

BURLAP AND WIRE SHALL BE REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. IF ALL OF THE WIRE CANNOT BE REMOVED DUE TO THE SIZE OF THE TREE, THEN TWO-THIRDS OF THE WIRE SHALL BE REMOVED FROM THE UPPER PORTION OF THE ROOT BALL.

WEST REGION

WILDFIRE DEFENSIBLE SPACE

ZONE 1:
EXTENDING 15 FEET BEYOND THE STRUCTURE, INCLUDING DECKS, PATIOS, ETC. THIS AREA SHOULD HAVE ONLY A SMALL AMOUNT OF VEGETATION. REMOVE DEAD VEGETATION OR FLAMMABLE DEBRIS, AND KEEP ALL PLANTS WELL KEPT AND IRRIGATED.

ZONE 2:
EXTENDING 100 FEET FROM THE HOME TREE CANOPIES SHOULD BE THINNED AND FUEL SOURCES FOR FIRES SHOULD BE LIMITED TO REDUCE THE INTENSITY OF ANY FIRE APPROACHING THE HOME.

ZONE 3:
EXTENDING TO THE PROPERTY BOUNDARY TREES AND LARGE SHRUBS SHOULD BE PRUNED TO PREVENT A GROUND FIRE FROM CLIMBING INTO THE CROWNS OF TREES. REMOVE DEAD AND DOWNED DEBRIS.

MOUNTAIN VILLAGE

IRRIGATION DESIGN STANDARDS

THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL THAT HAS EXTENSIVE EXPERIENCE IN DESIGNING IRRIGATION SYSTEMS TO BE EFFICIENT AND TO UNIFORMLY DISTRIBUTE THE WATER. SPECIFIC CRITERIA THAT SHALL BE CONSIDERED IN THE DESIGN INCLUDE SOIL TYPE, SLOPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE, PEAK DEMAND AND WATERING WINDOWS. TO CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS, WATER AND SEWER REGULATIONS.

TO CONSERVE AND PROTECT WATER RESOURCES, THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURERS' SPECIFICATIONS, CDC REQUIREMENTS AND THE TOWNS WATER AND SEWER REGULATIONS.

THE IRRIGATION SYSTEM SHALL BE REGULARLY MAINTAINED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE IRRIGATION SYSTEM SHALL BE REGULARLY SERVICED TO MAINTAIN THE PERFORMANCE OF THE SYSTEM DESIGNED. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT, THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURERS' SPECIFICATIONS AND STATE AND LOCAL CODE REQUIREMENTS. THE MAINTENANCE SHALL RESULT IN SUSTAINING AN EFFICIENT AND UNIFORM DISTRIBUTION OF THE WATER.

THE IRRIGATION SCHEDULE SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT, THE IRRIGATION SCHEDULE SHALL BE CHANGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL HEALTHY TURF AND LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.

IRRIGATION SYSTEMS SHALL INCLUDE:

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

IRRIGATION SYSTEMS SHALL BE DESIGNED TO IMPLEMENT LESS FREQUENT WATERING FOR A LONGER PERIOD OF TIME TO INCREASE SATURATION DEPTH AND PROMOTE DEEP ROOT GROWTH UNLESS THE TOPOGRAPHY REQUIRES A DIFFERENT PRACTICE.

MOUNTAIN VILLAGE

SOIL PROTECTION, EROSION CONTROL

THE FOLLOWING MEASURES SHALL BE TAKEN TO PROTECT AND ENHANCE TOPSOIL AND TO MULCH NEW PLANTINGS:

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

GENERAL NOTES

- ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
- ALL WORK SHALL BE COMPLETED AND APPROVED BY THE CITY PRIOR TO OCTOBER 1st.
- ALL DISTURBED SOIL SHALL BE RAKED TO BLEND INTO EXISTING UNDISTURBED TOPSOIL.
- FINISH GRADE OR TOP OF MULCH (WHICHEVER IS HIGHER) SHALL BE 1" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACE.
- ALL PLANT MATERIAL SHALL BE SIZED ACCORDING TO THE COLORADO NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE DESIGNER OR CLIENT.
- PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE PROJECT MANAGER AT THE NURSERY.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS.
- THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE DESIGNER FOR RESOLUTION.

PLANTING NOTES

- STAKE ALL TREE LOCATIONS FOR LANDSCAPE DESIGNER'S APPROVAL PRIOR TO PLANTING.
- ALL TREES SHALL BE INSTALLED PRIOR TO INSTALLATION OF RIP-RAP OR OTHER EROSION CONTROL MEASURES.
- ALL NEW PLANTING SHALL BE INSTALLED SO AS TO MATCH THE EXISTING NATIVE SPECIES AND DENSITIES ADJACENT TO THE AREA OF REVEGETATION.
- WHERE RIP-RAP IS REQUIRED AND THE SLOPE WILL HOLD IT, AN APPROVED PLANTING SOIL SHALL BE ADDED ON TOP OF THE RIP-RAP A MINIMUM OF EIGHT INCHES IN DEPTH. THE PLANTING DENSITIES IN THESE AREAS SHALL BE CONSISTENT WITH ALL OTHER AREAS AND THE ORDINANCE.
- A TEMPORARY NURSERY LOCATION SHALL BE ESTABLISHED ON SITE FOR SALVAGE MATERIALS, CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO SALVAGED MATERIAL IN NURSERY.
- A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLEMENT REVEG. PLANT MATERIAL. CONTRACTOR RESPONSIBLE FOR TEMPORARY IRRIGATION SYSTEM.

IRRIGATION NOTES

- THE CLIENT MAY REQUIRE AN IRRIGATION "AS-BUILT" BE CREATED BY THE CONTRACTOR FOR THE OWNERS FILES UPON COMPLETION OF WORK.
- ALL REVEGETATION AREAS TREATED WITH NATIVE SEED MIX SHALL BE WATERED BY A SCHEDULED WATERING SERVICE FOR A MINIMUM OF ONE GROWING SEASON. THE WATERING SCHEDULE SHALL BE AT THE DISCRETION OF THE SUBDIVISION.
- ALL TRANSPLANTS AND NEW PLANTS SHALL BE WATERED WITH A PROFESSIONALLY INSTALLED DRIP IRRIGATION SYSTEM.
- ALL TREES SHALL BE WATERED WITH A DRIP IRRIGATION SYSTEM. THE TREES AND SHRUBS SHALL BE ON SEPARATE WATERING SYSTEMS. IRRIGATION LINES SHALL BE IN PLACE AND PRESSURE TESTED PRIOR TO INSTALLATION OF RIP-RAP.

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PROJECT DATA

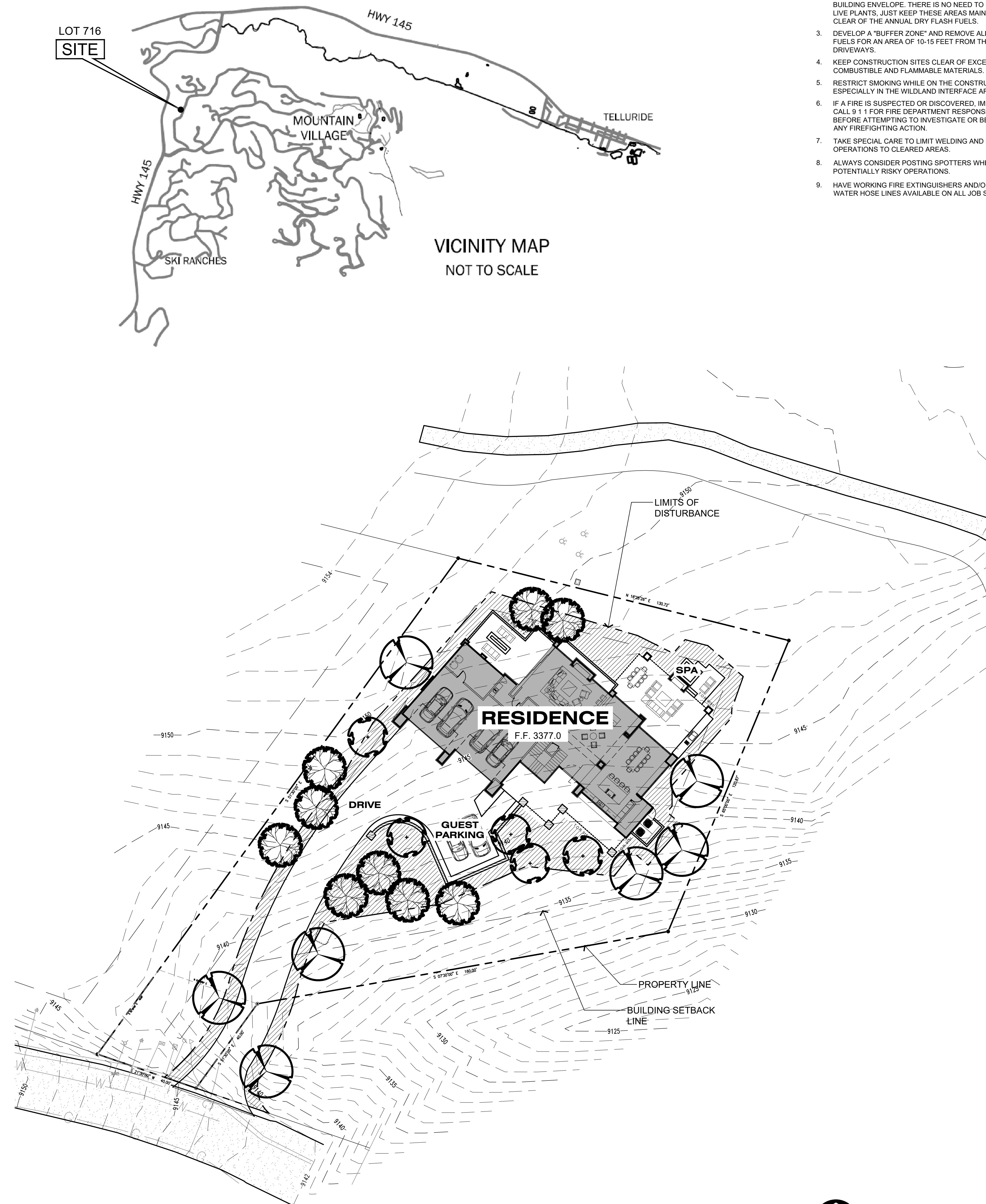
LOT 716 TOWN OF MOUNTAIN VILLAGE
TELLURIDE, COLORADO 81435
167 ADAMS RANCH ROAD
TELLURIDE, COLORADO 81435

SITE CALCS:

SITE AREA 0.585 ACRES
TOTAL REVEG 4760 S.F.

SHEET INDEX

- L1 SITE PLAN and NOTES
L2 PLANTING PLAN



SITE PLAN



SCALE: 1"=20'-0"

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TOWN OF MOUNTAIN VILLAGE
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SITE PLAN

DATE: 8/24/2020
JOB NO.: CF-716

L1

EXTERIOR EQUIPMENT NOTE

EXTERIOR EQUIPMENT INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, POOL EQUIPMENT AND TRASH CANS SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12' TALLER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EXTERIOR EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.

SES SCREENING NOTE

THE SES PANEL SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 4" TALLER THAN THE HIGHEST POINT OF THE SES PANEL. THE CONTRACTOR SHALL INSTALL THE SES PANEL AS LOW AS ALLOWED BY BUILDING CODE AND APS IN AN EFFORT TO MINIMIZE THE HEIGHT OF THE SCREEN WALL. THE CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF THE COST OR DELAY.

NOTE: PLANTER POTS SHALL BE SUPPLIED WITH 2" PVC SLEEVING TO EACH POT INDIVIDUALLY. IRRIGATION AND DRAINAGE WILL OCCUR THROUGH THESE SLEEVES.

PLANTING FOR THESE POTS SHALL BE BASED UPON LOCATION OF THE POT, THE AVAILABILITY OF PLANT MATERIAL, AND THE DESIGNER'S DISCRETION. FINAL POT LOCATIONS AND PLANTINGS SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE DESIGNER AND CLIENT.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	PINUS FLEXILIS	LIMBER PINE	10 FEET	7
	PICEA PUNGENS	COLORADO BLUE SPRUCE	8 FEET	5
	POPULOUS TREMULOIDES	QUAKING ASPEN	3" CAL.	9

REVEGETATION GRAPHIC: TOTAL REVEG 4760 S.F.

MOUNTAIN VILLAGE NATIVE GRASS SEED MIX

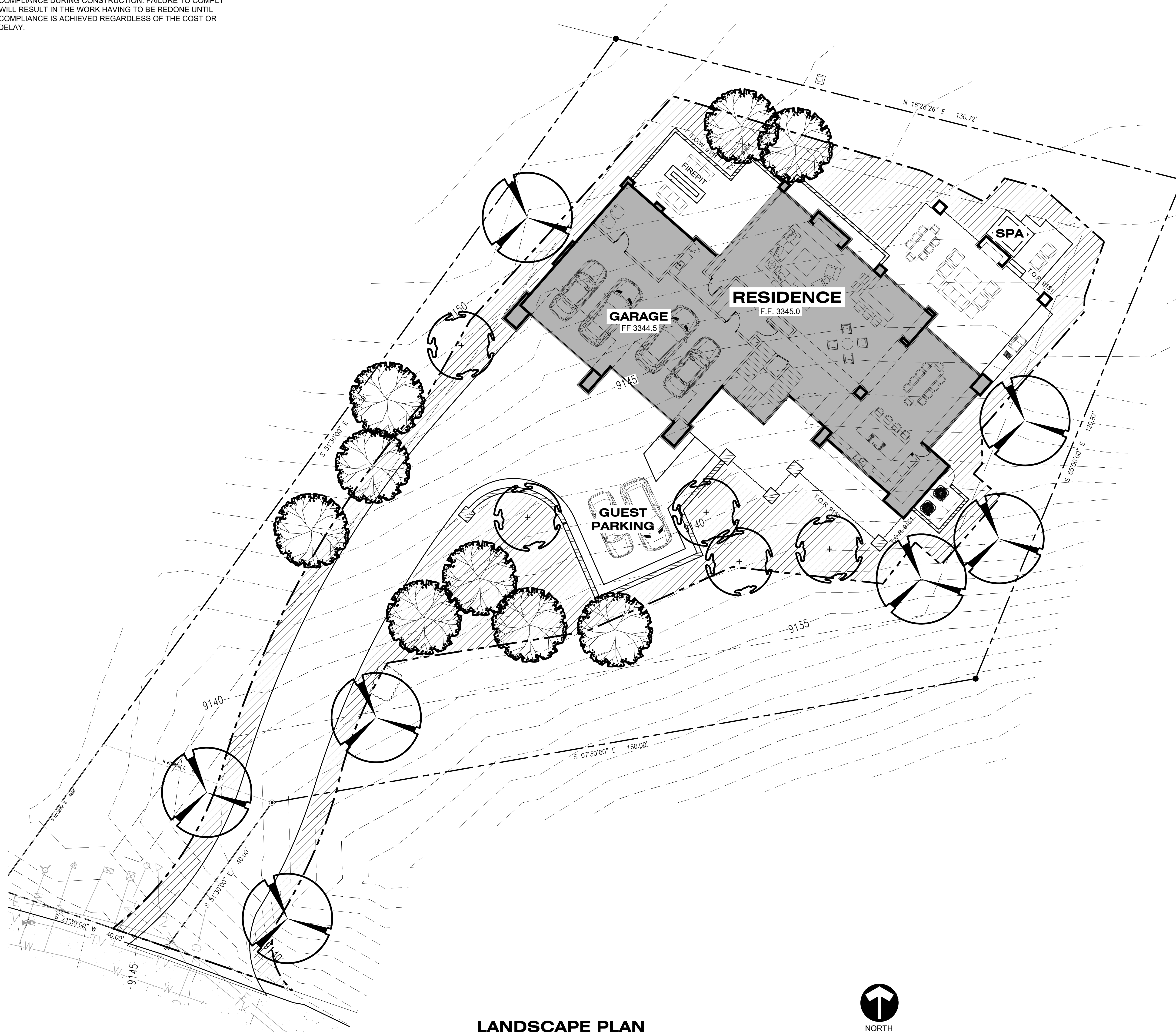
COMMON NAME	MIX
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

- RIP OR SCARIFY ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 4".
- COVER ALL AREAS THAT HAVE EXCESSIVE AMOUNTS OF HARD GRANITE OR ALKALINE SOIL WITH A MINIMUM OF 6" OF FRIABLE TOPSOIL AFTER RIPPING.
- BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED - EITHER MECHANICAL OR HAND BROADCASTING METHODS ARE ACCEPTABLE.
- MECHANICALLY DRAG OR RAKE ALL SEEDED AREAS AFTER SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER THE BOXED PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.
- NO SUPPLEMENTAL IRRIGATION IS REQUIRED.
- OTHER LOW GROW, WILDFLOWER MIXES AND OTHER GRASS SEED MIXES AND RATIOS MAY BE APPROVED BY THE REVIEW AUTHORITY. ALL GRASS SEED MIXES SHALL NOT INCLUDE ANY NOXIOUS WEED SEEDS. A BLEND OF GRASSES AND/OR WILDFLOWERS THAT HAVE GROWING CHARACTERISTICS THAT PROVIDE QUICK COVER, EROSION CONTROL AND POTENTIALLY EVOLVE INTO AN INDIGENOUS CLIMAX PLANT COMMUNITY SHALL BE SPECIFIED FOR ALL AREAS. SEED MIXES AND RATIOS MAY BE ADAPTED TO SPECIFIC LOCATIONS AND MICROCLIMATES. ANY WILDFLOWER GRASS SEED MIX SHALL NOT INCLUDE ANY DAISY SEEDS.
- SEED SHALL BE APPLIED TO DISTURBED AREAS WITHIN TEN (10) DAYS AFTER TOPSOIL HAS BEEN SPREAD AND SHALL FOLLOW THE RECOMMENDED RATES NOTED BY SUPPLIERS.
- SLOPES THAT ARE GREATER THAN 3:1 SHALL BE NETTED WITH AN APPROPRIATE MATERIAL TO PREVENT EROSION AND ENSURE SUCCESSFUL REVEGETATION.

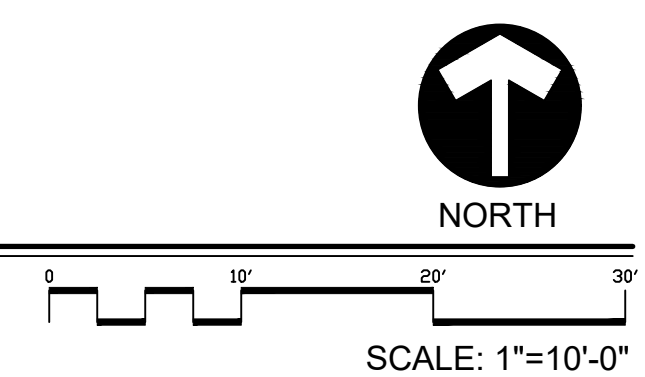
MOUNTAIN VILLAGE IRRIGATION SYSTEM DESIGN TABLE

Landscape Type	Required Irrigation System Design and Operation
Trees and Shrubs	<ol style="list-style-type: none"> Drip only. Shut drip zones off two (2) full growing seasons after plant establishment.
Lawn Area/Turf	<ol style="list-style-type: none"> Spray heads. Separate site zone required.
Perennials and garden planting beds	<ol style="list-style-type: none"> Spray heads. Use soaker hose, low volume mist and/or emitters equipped with adjustable nozzles to limit over/under watering within a specific zone.
Revegetation	<ol style="list-style-type: none"> Rotors (Review authority may require temporary irrigation and prohibit long-term watering of revegetated areas)
All Landscaping Types	<ol style="list-style-type: none"> Irrigation control equipment shall include an automatic irrigation controller having program flexibility such as repeat cycles and multiple program capabilities. Automatic irrigation

Landscape Type	Required Irrigation System Design and Operation
	<ol style="list-style-type: none"> controllers shall have battery backup to retain the irrigation programs. June through September, irrigation shall occur before 9 a.m. and after 7 p.m. unless otherwise limited by a Town law or policy. Separate water meter installed at irrigation system control area, branched off of water service line to the home. Tap and pressure reduction valve locations and plan notes describing the type of backflow prevention device shall be used. Sprinklers and rotors shall be installed so as to minimize overspray onto paved surfaces, structures and non-vegetated areas and minimize run-off of irrigation water. <ol style="list-style-type: none"> Sprinkler spacing shall not exceed fifty-five percent (55%) of the sprinkler's diameter of coverage. Plants with similar water requirements shall be irrigated on the same zone. To the extent practical, pop-up sprinklers and rotors will not be mixed in the same zone. A rain sensing shutoff device shall be installed to avoid irrigation during periods of sufficient rainfall. Said equipment shall consist of an automatic sensing device or switch that will override the irrigation cycle of the system when adequate rainfall has occurred. It must be placed where it is exposed to unobstructed natural rainfall. Irrigation plans shall show sprinkler spacing and diameter of coverage.



LANDSCAPE PLAN



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 TELLURIDE, COLORADO

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REVEGETATION PLAN

DATE: 8/24/2020
JOB NO.: CF-716

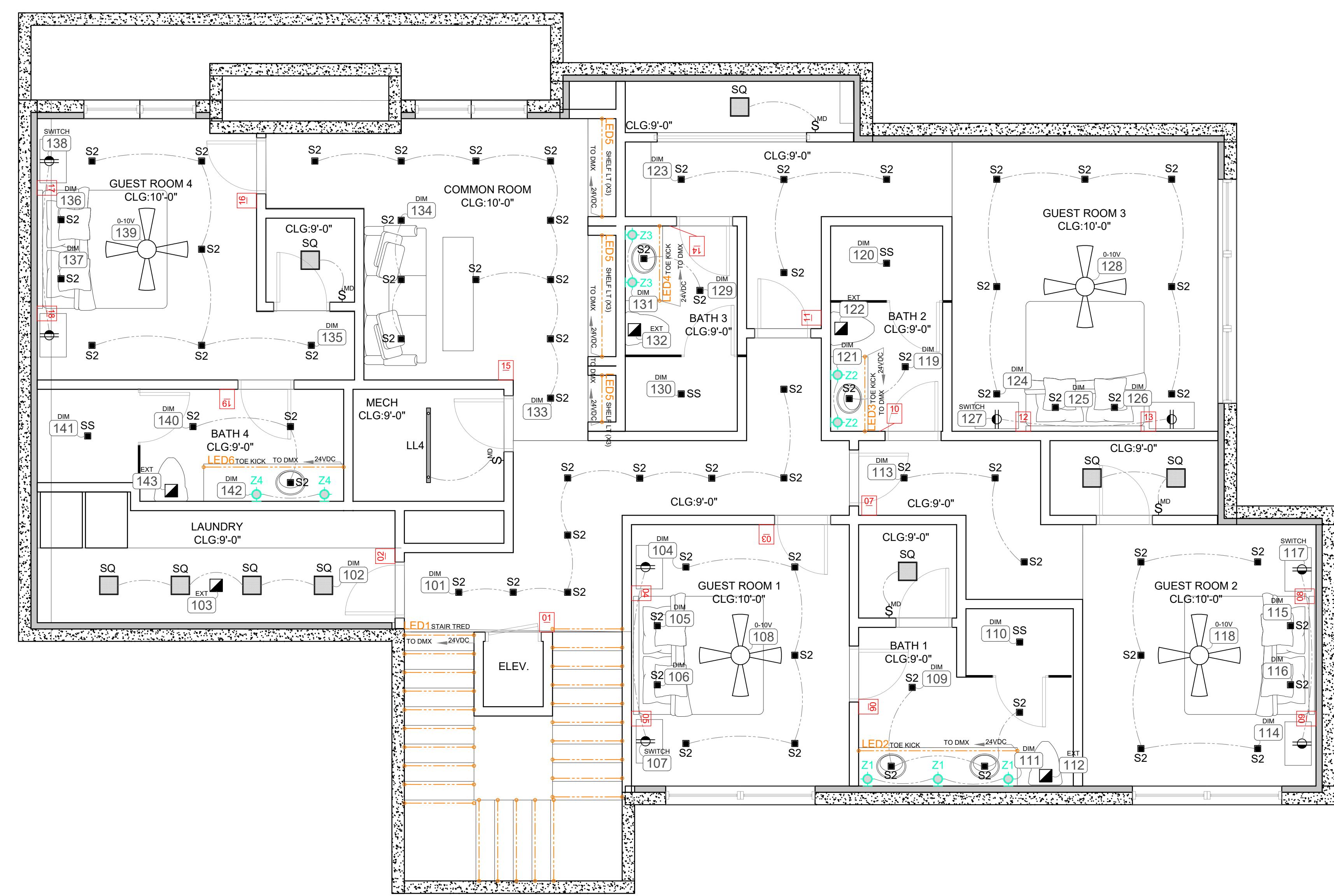
L2

GENERAL NOTES

- IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.
- ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
- ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.
- ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.
- FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.
- ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
- ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.
- ALL WIRE USED SHALL BE COPPER
- IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG, ADG, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.
- THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST LIGHT CONTROL LLC DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG - 888.296.0950 FOR CLARIFICATION.

PROJECT NOTES

- LIGHTING EQUIPMENT (MANDATORY) N104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N102.4.4)
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURES INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.
- ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS



LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S	SINGLE POLE JAMB SWITCH
S ^M	SINGLE POLE MOTION SWITCH
S ^T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
⊕	1/2 SWITCHED DUPLEX RECEPTACLE
⊕ ^{CP}	SWITCHED RECESSED CLOCK RECEPTACLE
⊕ ^{FP}	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
■	CEILING MOUNTED EXHAUST FAN
⊠	ELECTRIC FIREPLACE IGNITOR
⊠	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
□	LIGHTING CONTROL ENCLOSURE

1 BASEMENT FLOOR PLAN LIGHTING PLAN SCALE: 1/4" = 1'-0"

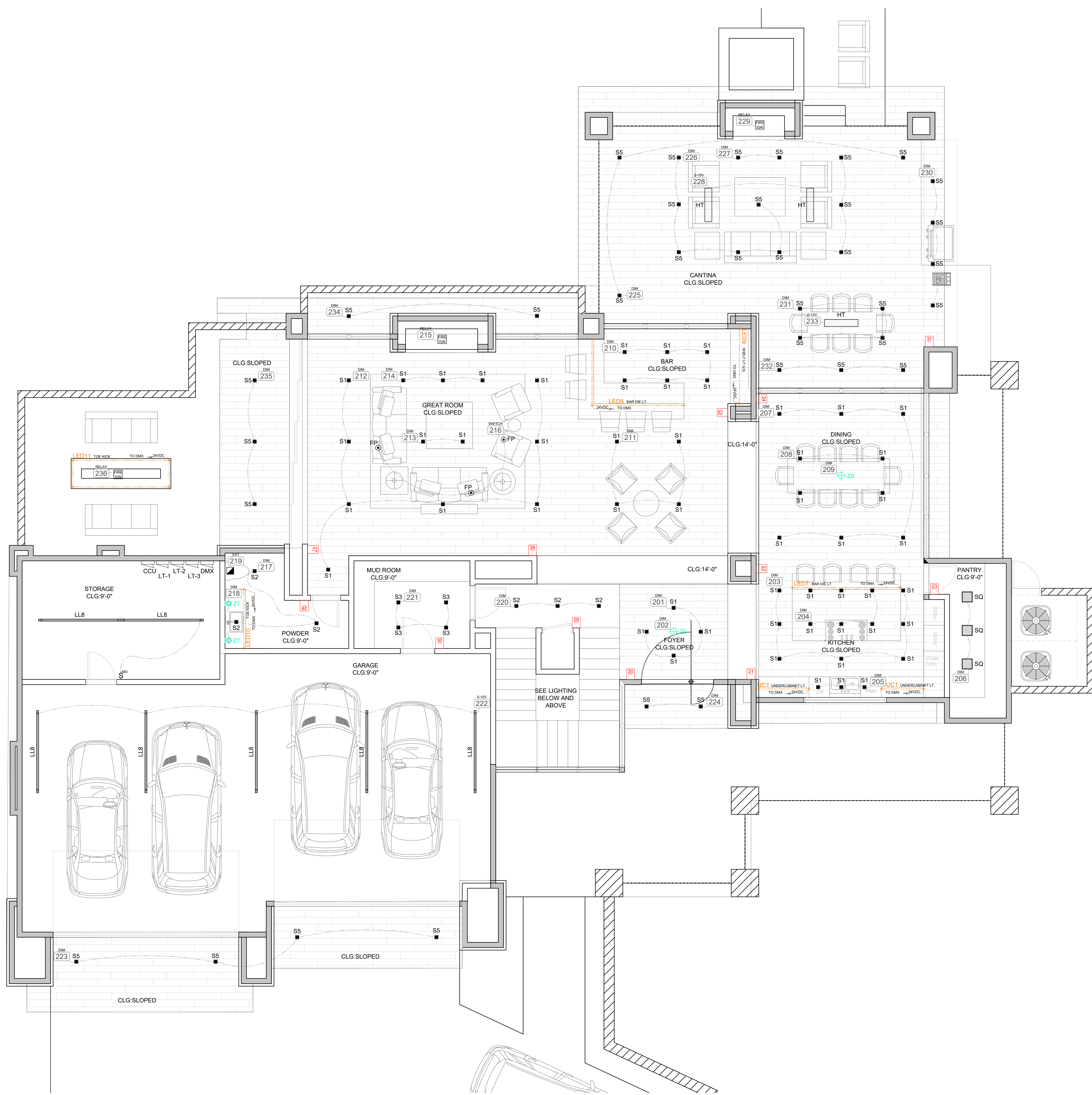
716 TELLURIDE

- ### GENERAL NOTES
- IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.
 - THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.
 - ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
 - ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.
 - ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.
 - FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.
 - ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.
 - ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
 - ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.
 - ALL WIRE USED SHALL BE COPPER.
 - IN ORDER TO MAINTAIN THE INTEGRITY OF OUR ADG. ADG. WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR ADG'S APPROVAL.
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 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT ADG - 888.296.0950 FOR CLARIFICATION.

- ### PROJECT NOTES
- LIGHTING EQUIPMENT (MANDATORY) IN 104.1 (AMENDED) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N104.4)
 - FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURES/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.
 - ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT ADG FOR WIRING DIAGRAMS.

LIGHT CONTROL SYMBOL LEGEND

	SINGLE POLE SWITCH
	SINGLE POLE JAMB SWITCH
	SINGLE POLE MOTION SWITCH
	SINGLE POLE TIMER SWITCH
	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
	SWITCHED RECESSED CLOCK RECEPTACLE
	1/2 SWITCHED FLOOR PLUG RECEPTACLE
	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
	ELECTRIC FIREPLACE IGNITOR
	LIGHTING CONTROL KEYPAD
	LIGHTING CONTROL SWITCH/LEG
	LIGHTING CONTROL ENCLOSURE



2 MAIN FLOOR PLAN LIGHTING PLAN SCALE: 1/4" = 1'-0"

716 TELLURIDE

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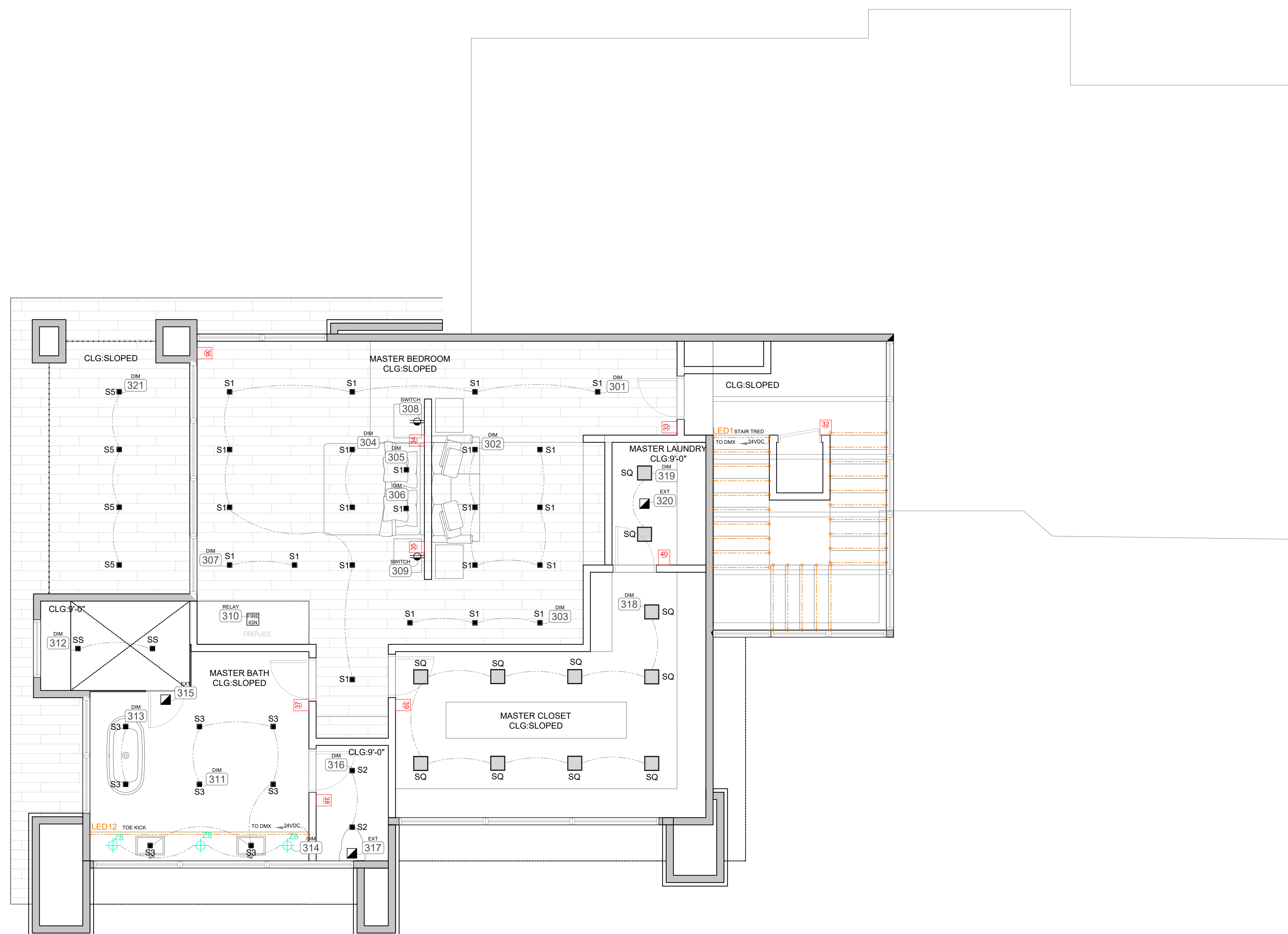
DRAWN BY:
ALEXANDRA TALIAFERRO

DATE: SEPT. 3RD, 2020

SCALE: 1/4" = 1'

REVISIONS:

- 1
- 2
- 3



LIGHT CONTROL SYMBOL LEGEND

	SINGLE POLE SWITCH
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	ELECTRIC FIREPLACE IGNITOR
	LIGHTING CONTROL KEYPAD
	LIGHTING CONTROL SWITCH/LEG
	LIGHTING CONTROL ENCLOSURE

3 UPPER FLOOR PLAN
LIGHTING PLAN

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

SHEET NUMBER:
LIGHTING PLAN

EL 3

716 TELLURIDE

ACOUSTIC DESIGNS GROUP

16074 N. 78th Street, Suite B104
Scottsdale, AZ 85260
888.296.0950

Lighting Fixture Schedule

Project: Telluride Residence

Quantity	Type	Manufacturer	Model Number / Description	Volts	Lamp Type	Watts
3	FP	CARLON	976 - RFB deep rectangular floor plug with metallic cover plate	120V AC	N/A	N/A
3	HT	INFRA TECH	HEATERS TO BE SELECTED BY CONTRACTOR recessed heaters to be selected by contractor	---	---	---
1 SYSTEM	LED1	ENVIRONMENTAL LIGHTS	LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING Custom 3 Watt - c13528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS105-2m - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER TRACO POWER SUPPLIES TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES	24V DC DMX CONTROLLED	Integral LED lamp	3w / ft
1 SYSTEM	LED2-LED10, LED12	ENVIRONMENTAL LIGHTS	LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING c13528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS103-2m - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER TRACO POWER SUPPLIES TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES	24V DC DMX CONTROLLED	Integral LED lamp	5w / ft
1 SYSTEM	LED11	ENVIRONMENTAL LIGHTS	LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING wp-c13528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS179-2m - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER TRACO POWER SUPPLIES TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES	24V DC DMX CONTROLLED	Integral LED lamp	5w / ft
1	LL4	CREE	LSQ4-40L-35K-10V 48" Surface Mounted LED	120V AC	Integral LED lamp	44
7	LL8	CREE	LSQ8-80L-35K-10V 96" Surface Mounted LED	120V AC	Integral LED lamp	88
76	S1	TECH LIGHTING	ENS-LH9WDAAI (IC RATED HOUSING) / ENS5F1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING	120V AC	Integral LED lamp	18
78	S2	TECH LIGHTING	ENS-L09WDAAI (IC RATED HOUSING) / ENS5F1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING	120V AC	Integral LED lamp	12
12	S3	TECH LIGHTING	ENS-LH9WDAAI (IC RATED HOUSING) / ENS5F1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING	120V AC	Integral LED lamp	18
40	S5	TECH LIGHTING	ENS-L09WDAAI (IC RATED HOUSING) / ENS5F1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING	120V AC	Integral LED lamp	12
23	SQ	TECH LIGHTING	700FMLT5-12-W-LED930 12" Square Surface Mounted Closet Light	120V AC	Integral LED lamp	22
6	S5	TECH LIGHTING	ENS-L09WDAAI (IC RATED HOUSING) / ENS5F1B-SW 3" Square Adjustable Downlight with Standard Driver **VERIFY CCT WITH CLIENT BEFORE ORDERING	120V AC	Integral LED lamp	12
1 SYSTEM	UC1	ENVIRONMENTAL LIGHTS	LINEAR LED LIGHTING (WITH EXTRUSION + DIFFUSE LENS) CONTRACTOR TO DETERMINE BILL OF MATERIALS USING c13528-120-10-reel - 16'-4" WHITE ADJUSTABLE TAPE LIGHT CS103 - 78" CHANNEL SYSTEM WITH ALUMINUM TRACK AND COVER DIFFUSER LED-TRACK-END-CAP - END CAPS FOR TRACK DMX-4-5000 - 4 CHANNEL / 5 AMP DECODER DMX-4-5000-3-10A - 4 CHANNEL / 10 AMP DECODER DMX-6-22K-3-6A - 6 CHANNEL / 6 AMP DECODER TRACO POWER SUPPLIES TIS-XXX-124-115 - TRACO DIN RAIL UL LISTED POWER SUPPLIES	24V DC DMX CONTROLLED	Integral LED lamp	5w / ft
16	Z#	---	Decorative light fixtures and lamps to be furnished by Owner. Fixtures to be assembled and installed by electrical contractor. (SEE DECORATIVE FIXTURE SCHEDULE)	120V AC	---	---

*** ALL FIXTURES INSTALLED IN EXTERIOR CONDITIONS MUST BE DAMP OR WET RATED.
*** ALL FIXTURES ARE TO BE APPROVED BY OWNER BEFORE ORDERING.
*** ALL LINEAR PRODUCT MUST BE FIELD MEASURED BEFORE ORDERING.
*** ALL LED PRODUCT IS TO BE FIELD VERIFIED FOR PROPER COLOR RENDERING BEFORE ORDERING
*** ALL TRIM COLORS TO BE VERIFIED WITH HOME OWNER BEFORE ORDERING

ACOUSTIC DESIGNS GROUP Decorative Fixture Schedule

16074 N. 78th Street, Suite B104
Scottsdale, AZ 85260
888.296.0950

Project: Telluride Residence

Quantity	Type	Watts Each	Location	Mounting
3	Z1	150	UL - Bath 1 - Sconces	Wall Mounted
2	Z2	150	UL - Bath 2 - Sconces	Wall Mounted
2	Z3	150	UL - Bath 3 - Sconces	Wall Mounted
2	Z4	150	UL - Bath 4 - Sconces	Wall Mounted
1	Z5	350	ML - Foyer - Chandelier	Hanging
1	Z6	350	ML - Dining - Chandelier	Hanging
2	Z7	150	ML - Powder - Sconces	Wall Mounted
3	Z8	150	UL - Master Bath - Pendants	Hanging

Total Number of Decorative Light Fixtures: 16



16074 N. 78TH STREET, SUITE B104
SCOTTSDALE, AZ 85260
WWW.ADGROUPAZ.COM
T 888.296.0950

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DRAWN BY:
ALEXANDRA TALIAFERRO

DATE: SEPT. 3RD, 2020

SCALE: 1/4" = 1'

REVISIONS:

- 1
- 2
- 3

716 TELLURIDE

SHEET NUMBER:

FIXTURE SCHEDULE

EL 4





ELEVATION	STONE		METAL FASCIA		WOOD FASCIA		GLAZING		SIDING		TOTAL
SOUTH	766	32%	168	7%	168	7%	552	23%	737	31%	2391
WEST	884	37%	185	8%	185	8%	501	21%	618	26%	2373
EAST	837	40%	97	5%	97	5%	585	28%	497	24%	2113
NORTH	911	33%	126	4%	126	4%	521	19%	1117	40%	2801
TOTAL	3398	35%	576	6%	576	6%	2159	22%	2969	31%	9678

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Wednesday, September 23, 2020 1:51 PM
To: John A. Miller
Subject: Re: Class 3 Referral - New SF Home @ Lot 716 adams ranch road

John, Lot 716

I don't have a problem with the request to use a portion of open space to get the driveway away from the bridge. Also if the total square footage of the residence is in excess of 3600 a fire sprinkler system is required

On Wed, Sep 23, 2020 at 12:37 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Afternoon all,

Below you will find a link to a proposed new home to be located at Lot 716 shown below. I'm concerned that the driveway as proposed will be really close to the bridge. The applicant has proposed a CUP to use a portion of TSG open space for their driveway to the north of the flagpole access due to existing utilities in place.

Thanks,

J

https://townofmountainvillage.com/site/assets/files/33868/final_iasr_drb_plans.pdf





TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; October 1, 2020

DATE: September 19, 2020

RE: Review and recommendation to Town Council regarding a Conditional Use Permit to allow for a Health and Wellness Program to occur within a Single-Family Home located at Lot 114, 160 Country Club Drive

PROJECT GEOGRAPHY

Legal Description: Lot 114, Telluride Mountain Village, Filing 1, According to Plat Book 1, Page 476

Address: 160 Country Club Drive

Applicant/Agent: Daniel Zemke, Law Offices of Daniel T. Zemke

Owner: Dylan and Belinda Bates

Zoning: Single Family

Existing Use: Residential

Proposed Use: Health and Wellness Program

Lot Size: 0.5 Acres

Adjacent Land Uses:

- **North:** Open Space
- **South:** OS / VC
- **East:** OS / VC
- **West:** Single-Family

ATTACHMENTS

- Applicant's narrative
- Lot 114 Survey
- Resolution No. 2006-0613-05
- Lot 114 Parking Deed Restrict
- Public Comment
- Referral Comment



Figure 1: Lot 114 Location Map

CASE SUMMARY

Daniel Zemke, acting on behalf of Dylan and Belinda Bates, is requesting Design Review Board review and recommendation to Town Council for a Conditional Use Permit to allow for a health and wellness retreat (programming discussed below) to occur at Lot 114, 160 Country Club Drive. The zoning designation for Lot 114 is Single-Family Residential and the lot is 0.50 acres in total. No exterior changes or improvements to the home or lot are necessary as part of this application.

Staff has received one letter of opposition regarding this project and has included that email as part of the packet materials.

SITE ORIENTATION AND BACKGROUND

Lot 114 is a residential parcel 0.50 acres in total. Although addressed off of Country Club Drive, the three-story stone and wood home has no vehicle ingress or egress, and instead relies on parking located within the See Forever development. This parking was obtained as part of the development approval for Lot 114. At the time of Design Review approval, the home was required to have 3 parking spaces per the Land Use Code but was granted a parking variance (Resolution No. 2006-0613-05) which allowed for a total of two off-site parking spaces located in See Forever. These spaces, Parking Unit 2 and 6, have been deed restricted for the limited use of Lot 114.

The applicants have provided a description of the programming as well as a sample itinerary within the application materials. According to this, "Reset Telluride" is proposed as a 6-day retreat session operating for a total of 20 weeks from June to October. Each session would host 12-15 guests, with activities ranging from on-site wellness options such as yoga and private dining options featuring plant-based meals to outdoor activities based at the ski resort or adjacent public lands. While the majority of the programming occurs at Lot 114, the applicant has indicated that Reset Telluride does intend to utilize short term lodging accommodations at See Forever Village and has provided HOA consent for this application as part of their submittal.

Applicable CDC Provisions:

Because a health and wellness retreat is not specifically identified as a use by right according to the land use table found in the CDC, nor is it a typical use found in the single family zone district, the town determined a Conditional Use Permit, a Class 4 Development Application, is the appropriate review mechanism for this request.

17.4.14.D Conditional Use Permit Criteria for Decision

1. The following criteria shall be met for the review authority to approve a conditional use permit:
 - a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;

Staff Note: While the plan doesn't specifically address Lot 114, it does address several ancillary issues related to this project. In this case, it addresses both the need to protect residential neighborhoods and the character of these neighborhoods as well as the need to create a more vibrant year-round economy in the Mountain Village. According to the plan, "the four-month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons.". There may be potential to allow for residential character to be maintained while increasing commercial year-round vibrancy – especially into the fall months through applications like this. Essentially, existing facilities and homes

could be potentially be utilized for less intensive programming as long as those activities do not detract from the existing residential character of the neighborhood.

This is difficult to accomplish in most single-family neighborhoods due to the existing nature of the homes and residents as well as the geographical location of these neighborhoods within the Village. Lot 114 is unique in that is directly adjacent to the Village Center Subarea as identified in the Comprehensive Plan and its access is taken from the Village Center Zoned See Forever Development. This potentially limits any interaction between the proposed wellness retreats and adjacent single-family residential neighborhoods. Due to the adjacency to different uses in this area, it will be important to place strict parameters on any type of commercial conditional use permit, as it relates to group sizes, duration of the operation, limiting exterior events during particular times, and parking / transportation. Its recommended that limits on operations be based on the itinerary and sample programming provided.

Although commercial uses are not encouraged or allowed in the single family zone district, Town Council can consider this site specific application, current existing unique conditions due to the pandemic, and proximity to the Village Center as the application is considered.

- b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;

Staff Note: As proposed, the health and wellness retreat would not be open to the general public. This is primarily intended to operate on a reservation system that would limit the overall number of guests from 12-15 persons per each 6-day session. No lighting or signage is proposed for the property that would otherwise identify the use of the property. As mentioned above, there is no on-site parking at Lot 114 so any guests would be required to travel by transit or shuttle bus or otherwise obtain paid parking in a parking garage for the duration of their stay or as part of their short term rental located at the See Forever Garage. The proposed use will not create a substantial adverse impact on the services or infrastructure associated with this lot as there are no changes as proposed. The DRB and Council must determine if this proposal is in harmony with the surrounding land uses. There are several uses directly adjacent, ranging from Single-Family to Village Center and as mentioned above it is directly adjacent to the Village Center Sub-Area.

- c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

Staff Note: Although the proposed use could potentially impact public facilities and open space, it does not appear to impact these items in a substantial or meaningful way based on the project's attendee numbers of 12-15 persons per session.

The applicant must verify that potential impacts that could arise, such as increased light and noise impacts to neighbors, parking issues, etc. have been substantially addressed, and prior to Town Council should provide this final improved plan to address these issues in more detail. This could include specific travel restrictions

to limit vehicles in the village, or quiet hours to ensure that event programming ends no later than indicated in the application materials.

Otherwise, there are no known issues constituting a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space by granting the conditional use permit.

- d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;

Staff Note: The proposed use as described does not appear to create a significant adverse effect based on the description provided by the applicant. The guests will be lodging in existing see forever units and will be attending very low impact activities at Lot 114 and in the surrounding region. The program is proposing two 12-passenger vans that will provide transportation both to and from the airport as well as for events. Although the applicant has indicated that the program strongly suggests the guests not utilize private vehicles, staff does not anticipate this to be mandated and therefore recommends that the applicant require any guests utilizing private vehicles to obtain paid parking or park within their rental's assigned parking, or restrict the ability for its guests to utilize a private vehicle as part of the program. Otherwise, there are no changes to the overall exterior appearance of the home, to include lighting, access, signage, etc.

It should be noted that the Peaks Hotel located nearby this home has in the past provided wellness retreats housed within their facilities and TSG has indicated that this type of use is something they hope to continue into the future after the COVID related restrictions are lifted. Staff does have some concern that the proposed CUP at Lot 114 may compete with existing wellness retreats that operate out of existing business in the Town.

- e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space, or the purposes of the facilities owned by the Town;

Staff Note: Although there will inevitably be use of open space or town facilities through the day to day operation of this use, these activities do not appear to negatively impact on open space or town facilities due to the limited number of guests being hosted each session.

- f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;

Staff Note: The proposed use will have not impacts related to environmental or visual changes to the property.

- g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;

Staff Note: The proposed use does not require any additional infrastructure. It may be preferable to the Council to restrict the use of private vehicles associated with the guests of the retreat in order to reduce vehicular impacts, particularly as

the duration of this retreat will coincide with festival season – A time with typically less available parking due to large scale events.

- h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and

Staff Note: The proposed use will not impact water supplies. There may be increases in water use at Lot 114 but it will not damage or contaminate any water sources.

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

Staff Note: This application constitutes a complete Conditional Use Permit Application submittal. The DRB and Town Council must determine based on this memo and the applicant's submittal material and proposed use that there is substantial compliance with the criteria listed above in order to meet the applicable standards.

The fire department provided a referral comment that indicated that the proposed use may change the Occupancy of the Unit from R3 to R1 which could have implications to the building code requirements for use of the structure as proposed. This could be avoided if the guests were not to be housed at Lot 114, but instead in other existing accommodations in the Village. As currently proposed, a portion of the guests would stay at Lot 114, which would be problematic from a building and fire code perspective unless there were significant retrofits made to the home.

Staff recommends as a condition of DRB recommendation that the applicant provide updated narratives specifically addressing DRB and staff's concerns and a more detailed management plan addressing these concerns be provided prior to the public hearing with Town Council.

- 2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the conditional use permit review criteria.

ANALYSIS AND STAFF RECOMMENDATION

The Conditional Use Permit request from Daniel Zemke for Lot 114 appears to generally meet the requirements of the CDC for approval by Town Council. In order to approve this application, the DRB and Town Council must determine if the nature of the commercial use as proposed would present negative impacts to adjacent property owners or detrimentally change the character of the residential neighborhood. As part of this application, staff is recommending specific conditions as part of any approvals such as operational hours and annual timelines, maximum guest occupancy limits, and parking and transportation requirements. These items will need to be discussed in order to determine if they are appropriate or if the request must be modified. The Design Review Board will need to determine if the proposal *substantially complies* with the conditional use permit review criteria before making a recommendation to the Town Council. If the Design Review Board deems this application to be appropriate for recommendation to Town Council, Staff request said recommendation condition the items listed below in the suggested motion and the findings contained above within the Staff Memo.

PROPOSED MOTIONS

Motion for Approval:

*"I move to **recommend approval to Town Council**, a Conditional Use Permit to allow a health and wellness retreat to occur on Lot 114 with the following Findings and Conditions:*

Findings:

- 1) The Design Review Board finds that the proposed application meets the criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision and the Staff Memo of Record dated September 19, 2020.*

Conditions:

- 1) Prior to the Town Council Public Hearing, the applicant shall provide supplemental documentation addressing DRB and staff concerns that have been detailed in this memo and the referral comments attached therein.*
- 2) Owner is required to obtain a Mountain Village business license and any necessary commercial insurance prior to operation of any approved business at Lot 114.*
- 3) Prior to the issuance of a business license, any and all fire code / building code requirements shall be met to the satisfaction of the Fire Marshall and the Town Certified Building Official.*
- 4) The Conditional Use Permit shall be valid for a period of 24 months with the ability to renew for an additional 24 months through a Class 1 application. Additionally, there shall be an annual review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the annual review may be elevated to the Town Council. The applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permits with the possibility to elevate to Class 4.*
- 5) Staff has the authority to suspend operations if it's determined that the applicant or operator has failed to meet the conditions of approval.*
- 6) The applicant and operator shall abide by all operation metrics provided in this application, to include annual operation timelines and durations, guest numbers, and transportation methods.*

Motion for Denial:

*I move to **recommend denial to Town Council**, a Conditional Use Permit to allow a health and wellness retreat at Lot 114 with the following Findings:*

Findings:

- 1) The Design Review Board finds that the proposed application does NOT meet the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

/jjm



100 W. Colorado Ave. Ste. 240D (UPS and FedEx)
P.O. Box 2603 (U.S. Mail)
Telluride, CO 81435
T (970) 708-0993
daniel@dzemkelaw.com
www.dzemkelaw.com

Strong relationships. Reliable representation.

August 28, 2020

Via Email only to:

Michelle Haynes, Planning Dept. Director
John Miller, Senior Planner
Town of Mountain Village, CO
455 Mountain Village Blvd.
Mountain Village, CO 81435
mhaynes@mntnvillage.org

Re: Conditional Use Permit Application for Reset Telluride, Lot 114, Town of Mountain Village, 160 Country Club Drive, Mountain Village, CO 81435;

Dear Ms. Haynes and Mr. Miller:

This firm represents Dylan Bates, the owner of the above property located in Mountain Village in all matters related to a Conditional Use Permit application regarding a business venture he is starting, called Reset Telluride.

Reset Telluride is a program which has proposed plans for use of Lot 114, including some additional units at the adjacent See Forever Village complex for a health and wellness program that could have great benefits for the Town of Mountain Village. This program will create little additional population density impact during the summer months while adding to tax revenues and sales for Mountain Village businesses. The proposal for the plan is as follows:

1) Program Description:

Reset Telluride is a 20-week wellness regimen designed for guests looking to bring balance back into their lives through conscious, healthy eating, and a fitness, results-based program. Guests will come to Reset Telluride for a 6-day retreat and the program will run mid-June through October. The program will house 12 to 15 guests per session for a period of 20 weeks. Due to the summer climate, epic scenic beauty, unparalleled hiking opportunities and natural tranquility of the environment, Telluride is the perfect fit for this wellness program. Reset Telluride will offer guests a highly tailored luxury experience that will bring balance and a renewed state of vitality to their personal well-being. The program base will be on Lot 114, at 160 Country Club Road ("Home Base"). Additional guests will be staying at the See Forever complex in Mountain Village. Reset Telluride has consulted with See Forever Village, and received the necessary HOA approval for this action as indicated in the signed consent form.

Reset Telluride will focus on a nutrient dense regional, organic plant-based diet. The culinary aspect and learning how to source and prepare delicious plant-based foods will be one of the main focuses of the program. The other focuses of Reset Telluride will be hiking, yoga, strength training, meditation, and learning how to maintain a balanced life through a results-based program. There will be ties to the community through adding art, culture and education in evening

sessions. Reset Telluride plans to hire local fitness and cuisine experts to work for this program.

The Reset Telluride market is luxury destination travelers, CEO's and corporate executives, stay at home mom's, professional athletes, celebrities, individuals or couples entering retirement and/or life transitions. Guests of Reset Telluride will be affluent, health conscious, with the means to travel and take time for themselves. The average age of guests would be 45-65 years in age. The key markets for clients will likely come from LA, San Francisco, Dallas, Phoenix, NYC, Atlanta, Houston and Chicago

2) Sample Day of Itinerary of Reset Telluride

6:30am	Morning Yoga Session – (Home Base)
7:30am	Plant Based Nutrient-Dense Breakfast – (Home Base)
8:30am	10-15 Mile Local Hike
Noon	Plant Based Lunch – (Home Base) or in the field
1pm	Strength Training Session - Reset Fitness Studio
2-5pm	Off-site Activities or Rest (SUP, Yoga, Meditation, MTN Biking)
5-7pm	Sports Massage and additional Spa therapies – (Home Base)
7:30pm	Plant Based Dinner – (Home Base)
8:30pm	Evening Meditation, Education OR bedtime

(All food / meals will be prepped out of a commercial kitchen in the Town of Telluride and delivered to Home Base)

As part of the application, please find enclosed items 1-8.c of the Conditional Use Application. Items 8.d-16 are not included as they would appear to be irrelevant to this application. If this is not the case, please advise so it may be addressed properly. Otherwise, it would appear that all other parts of this application comply with the Community Development Code for the Town of Mountain Village.

Please feel free to contact me with any questions, but in the meantime, Reset Telluride looks forward to working with the Mountain Village Planning Department regarding this application. We would like to set this matter for the soonest possible meeting of the Design Review Board in October, if time permits.

Kind regards,

LAW OFFICE OF DANIEL T. ZEMKE, P.C.

/s/ Daniel Zemke, Esq.

cc: Dylan Bates
Holly Owen



RESET TELLURIDE

RESET TELLURIDE

is a wellness program designed for guests looking to bring balance back into their lives through conscious, healthy eating and a results-driven fitness program.

From June through the end of October, 2021, guests can experience Reset with a six-day retreat. Reset will house 12 to 15 guests per session for 20 sessions. Telluride's summer climate, epic scenic beauty, unparalleled hiking opportunities and the natural tranquility of the San Juan Mountains make Telluride the perfect fit for the Reset program. Reset will offer its guests a highly-tailored luxury experience that will bring balance and a renewed state of vitality.

Program guests will stay at one of four luxury

homes in the See Forever Village, spending most of their time exploring the trails around Telluride, at the Reset Telluride Fitness Center in the Mountain Village core and enjoying meals together in Unit 160.

Reset will focus on a nutrient-dense, regional, organic plant-based diet. The culinary aspect, including learning how to source and prepare delicious plant-based foods, will be one of the main focuses of the program. The other focuses of Reset will include hiking, yoga, strength training, meditation, and learning how to maintain a balanced life through a results-based program. There will be a tie-in to the community that adds art, culture and education in evening sessions.

PROGRAM DETAILS

Designed to bring balance through conscious, healthy eating and results-driven fitness

Six-day retreats

Sessions run June through the end of October, 2021

12 to 15 guests per session

Guests will stay at luxury properties in See Forever Village

Nutrient-dense, regionally-sourced, organic plant-based diet

Results-driven fitness—hiking, yoga, strength training and meditation



The Reset program is designed for health-conscious guests with an ambition to take time for themselves in a restorative setting free from the stresses of their daily obligations. Reset will target luxury destination travelers, ages 30 to 65. They will range from CEOs and corporate executives to stay-at-home parents, professional athletes and celebrities to individuals or couples entering retirement and/or life transitions.

Sales and marketing strategies will focus on regional U.S. markets that attract a high density of travelers to the Telluride region, such as Dallas, New York, Chicago, Los Angeles, Phoenix, San Francisco, Charlotte and Atlanta.

GUEST PROFILE

Health-conscious

Luxury destination travelers

Highly affluent

Ages 30–65

From key markets—Dallas, New York, Chicago, Los Angeles, Phoenix, San Francisco, Charlotte and Atlanta

Reset will introduce affluent, adventurous clientele to Mountain Village and Telluride, promoting the area to new destination travelers.

TARGET



**RENEW REJUVENATE REBOOT REINVIGORATE REESTABLISH
REINVENT RECALIBRATE REVITALIZE RESTORE REFRESH**

RESET



OPERATING

SEASON AND SCHEDULE

The Reset Telluride retreat will operate for 20 weeks from June through October with guests arriving for one-week programs, starting on Sunday and departing the following Saturday. In the first year of the program (Summer 2021), Reset will open its doors in June 2021 and run the program through October.

LAY OF THE LAND

UNIT 160
SEE FOREVER VILLAGE

ADDITIONAL
SEE FOREVER VILLAGE
ACCOMMODATIONS



GET TO KNOW THE FOUNDER

DYLAN BATES
FOUNDER
RESET TELLURIDE

Dylan Bates grew up in a small town in southern Illinois, enjoying his youth with a tight-knit family and their beautiful home on 40 rolling acres. Bates pursued a career as a physical therapist after playing both basketball and baseball in college, receiving his Masters in Physical Therapy from the University of Wisconsin-LaCrosse in 1999.

Bates then relocated to Chicago, joining a single-location outpatient clinic in the suburbs, with a dream of starting his own physical therapy company. Bates partnered with the founder of the single-location clinic, ATI Physical Therapy, with a vision to grow the business. Over the next 20 years, Bates and the team he assembled grew ATI from one location to 1,000 clinics across 35 states. Bates served as the COO for over 10 years and was the CEO for his final five years at ATI.

Bates attributes the industry-leading growth to being intentional about building a special culture. The culture was defined

by taking care of people in a special way with relentless focus on customer service. Additionally, Bates was the driving force in creating The ATI Foundation, whose mission was to assist children with physical impairments. Founded in 2003, The ATI Foundation has raised over \$7,000,000 and has helped hundreds of kids to live a better life by providing financial assistance for medical care, adaptive equipment to improve mobility, and resources to enhance movement and happiness.

ATI Physical Therapy is the leader in the physical therapy industry and has been a great success story on many levels. The company has had three different private equity investors over the past 15 years, and is currently majority-owned by Advent International (a leading large cap PE group). Advent purchased a majority stake in ATI in May 2016 at a valuation of \$1.85 billion.

Bates exited from day-to-day involvement with ATI in May of 2019.

After 20 years of intense work and travel commitments for ATI, Bates is now an active board member/investor with multiple companies: SVP (150 location veterinarian hospitals), Salt Dental (15 location pediatric dentist offices), Wallcur (medical products education company), Green Flash (leading craft brewery), Ninja Nation (indoor, kids-focused obstacle course facilities—two in Denver, one in Texas thus far). Bates is also an owner and passive investor in a number of restaurants/bars and has five Orangetheory Fitness locations.

Dylan Bates and his wife Belinda “Billie” have two boys, ages 11 and 7. The Bates family splits their time between La Jolla, CA, and their Mountain Village home (160 Country Club), which they’ve owned since 2016. Billie and Dylan have been traveling to the Telluride region over the past 12 years. They love everything the area has to offer and are excited to invest and spend more time in the region.



I'M INCREDIBLY PASSIONATE ABOUT LAUNCHING RESET AND ESPECIALLY EXCITED TO BRING THE CONCEPT TO TELLURIDE!

Why Reset?

Life is busy, often stressful and overwhelming. Everyone could benefit from a reset, both mentally and physically. The realities of our world result in constantly being “on,” “connected,” and having to balance productivity and responsibilities with self-care. Finding balance and juggling all of this leaves the majority of us in an unhealthy spiral. I know this firsthand and I’m excited to offer Reset in this amazingly beautiful region.

Background of My Passion for Reset

I have always been a hard-charging competitor in all that I do, whether playing basketball and baseball in college, or pursuing a career in Physical Therapy. After completing my masters in PT, I immediately partnered and started an outpatient physical therapy company. I was 100% committed to building a leading PT company, and we did just that. The company now has over 1,000 locations throughout the U.S.

This commitment left me in a position where I neglected my mental and physical health. After 10 years of building the business, I was burned out, had gained 40 pounds and was in dire need of a *reset*—a time to get healthy, to downshift, to reprioritize my time allocation and to take

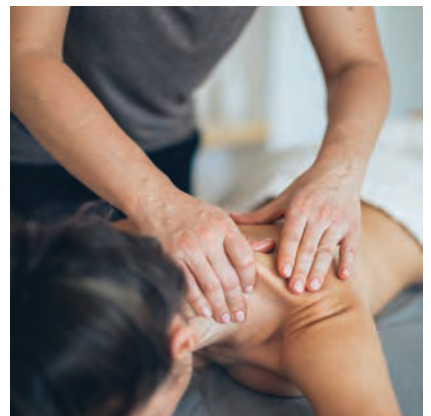
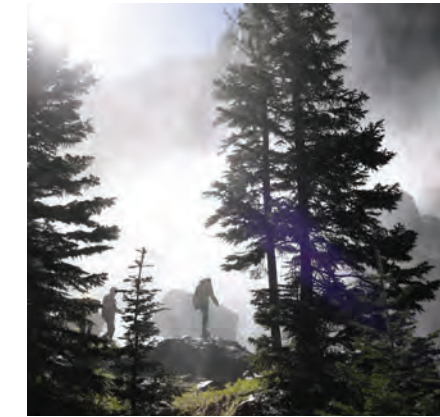
care of my mental and physical health. Through research and word of mouth, I found a results-oriented luxury health and wellness program in California and got off the grid for a week.

That week served as a tipping point for me. I lost seven pounds. I learned how to eat healthy. I rested my mind and body. I got daily therapeutic massages. I hiked in groups, talking to and learning from others seeking a healthier path. I hiked alone and reflected on what I knew needed to change. I made better and healthier choices after that week. I lost another 20 pounds over the next few months and was in much better mental and physical balance as a result of the program. And that was 10 years ago. The world has only gotten busier and more stressful in that time, creating a growing need for a reset type of program.

Why Telluride?

Inspired by the beautiful setting of the West Coast program, I’m extremely excited to launch Reset here in Telluride. With the amazing beauty, plethora of hiking and outdoor activities, altitude and remoteness, I can’t think of a better place to reset, reboot, renew, recalibrate, reenergize, reinvigorate, rest, recover and recommit to a healthier lifestyle.

ORIGINS



First-time guests to the region will be amazed and want to come back. They will bring family and friends, recommending the program to those that need it. Reset Telluride will be a special program in a special place.



The conceptual nature of
Reset Telluride will attract
a low-impact, quiet and
respectful clientele.

**RESET TELLURIDE
SAMPLE ITINERARY**

- 6:30am** Morning yoga session
- 7:30am** Plant-based, nutrient-dense breakfast
- 8:30am** 10–15 mile local hike
- Noon** Plant-based lunch
- 1pm** Strength training session
- 2–5pm** Off-site activities or rest
- 5–7pm** Sports massage and additional spa therapies
- 7:30pm** Plant-based dinner
- 8:30pm** Evening meditation, education or bedtime

All food/meals will be prepared in a commercial kitchen in the Town of Telluride.

KEY PROGRAM ELEMENTS

PLANT-BASED CUISINE
RESULTS-DRIVEN FITNESS
HIKING
YOGA AND MEDITATION
HOLISTIC WELLNESS
MASSAGE PROGRAM

PLANT-BASED CUISINE



One of the key elements of the retreat program will be the focus on a plant-based, nutrient-rich diet to promote internal detoxification and rest. By eliminating alcohol, caffeine, processed sugars, dairy, meat and gluten, we give our internal organs and digestive system an opportunity to rest and heal. The OM Hospitality culinary team is passionate about the sourcing, quality, and deliciousness of the meals guests will enjoy during their stay.

Cooking demonstrations will be part of the weeklong program, aimed to give guests the confidence to cook plant-based meals that are rich in protein needed for active lifestyles.

Guests will also learn how to tackle counting calories, boosting their metabolism and detoxifying in an effective way through nutrient-dense whole foods that will not leave them hungry.



ABOUT OM HOSPITALITY GROUP

OM Hospitality Group is a restaurant, catering and consulting firm located in Telluride, CO. Cofounders and owners Erich Owen and Ross Martin are both classically-trained chefs and bring a combined 50 years of culinary experience to the table—building, opening and running highly successful restaurants around the western United States.



RESULTS-DRIVEN FITNESS

Prior to the guests' arrival at Reset, they will receive a consultation with our fitness director and a personalized fitness plan to get them ready—both mentally and physically—for the program.

Reset guests will have varied goals. Some may be looking to shed extra pounds, and some may be looking for a renewed state of vitality and balance in their lives. Some may not have any goals to lose weight and just need this time to reset in nature and be more focused on truly unplugging and taking a timeout from their lives and families to regain focus. The fitness program will be tailored to guests' individual needs and program goals.

HIKING

A 10- to 15-mile hike will be a daily fixture of the program. Each morning, guests and staff will embark on one of the many epic trails around Telluride. These hikes will be tailored to guests' needs and mileage will be customized for each individual. The hiking program will showcase many of the beautiful trails within and around the San Juan Mountains' towering 13,000- and 14,000-foot peaks.

YOGA AND MEDITATION

Each day at Reset will begin with a morning yoga session and end with an optional guided meditation session. Additional yoga can be supplemented after the daily hikes (if this is a goal of guests). Yoga and meditation help to bring quiet, clarity and balance back into our lives and will be an integral element of the Reset programming.





HOLISTIC WELLNESS

Reset will be designed for the individual and the specific needs that drew them to the program. Whether they have come to restore balance, lose weight, increase vitality, clarity, endurance or creativity, we will tailor a program around guests' needs through afternoon activities or simply rest. Optional afternoon activities include time at the pool to read and nap, paddleboarding on an alpine lake under towering craggy peaks, mountain biking or climbing for the adventurous spirit, spa services for those needing more relaxation, or a rigorous fitness and yoga program for those focused on results.

Guests of Reset will be encouraged to unplug from media for the entire week in order to gain the full benefit of the Reset experience.



MASSAGE THERAPY

A daily 60-minute, sports-focused massage will be a part of each guest's experience at Reset. These massages will be focused on getting the body ready for the daily hikes and will help manage soreness throughout the week. Additional massage and spa services will be available. Staff will review the menu with guests prior to arrival to set their personalized spa schedules.



ACCOMMO

Guest accommodations will be in three long-term leased See Forever units as well as the main house, See Forever Unit 160. Each guest will have a 300- to 400-square-foot master bedroom with a private lock-off, in-suite bathroom, outside patio and shared living space with other program guests (if they wish to use it).



The Reset culinary program will be operated out of a commercial kitchen space from the OM Hospitality LLC in downtown Telluride. A dedicated, plant-based executive chef will work with OM to design the weekly menus that will center on a nutrient-rich diet focusing on weight and water loss, boosting immunity, increasing energy, focus and endurance, and decreasing inflammation in the body. Guests will enjoy their meals in the Great Room at Unit 160 at See Forever, as well as lunches in the field.



DATION

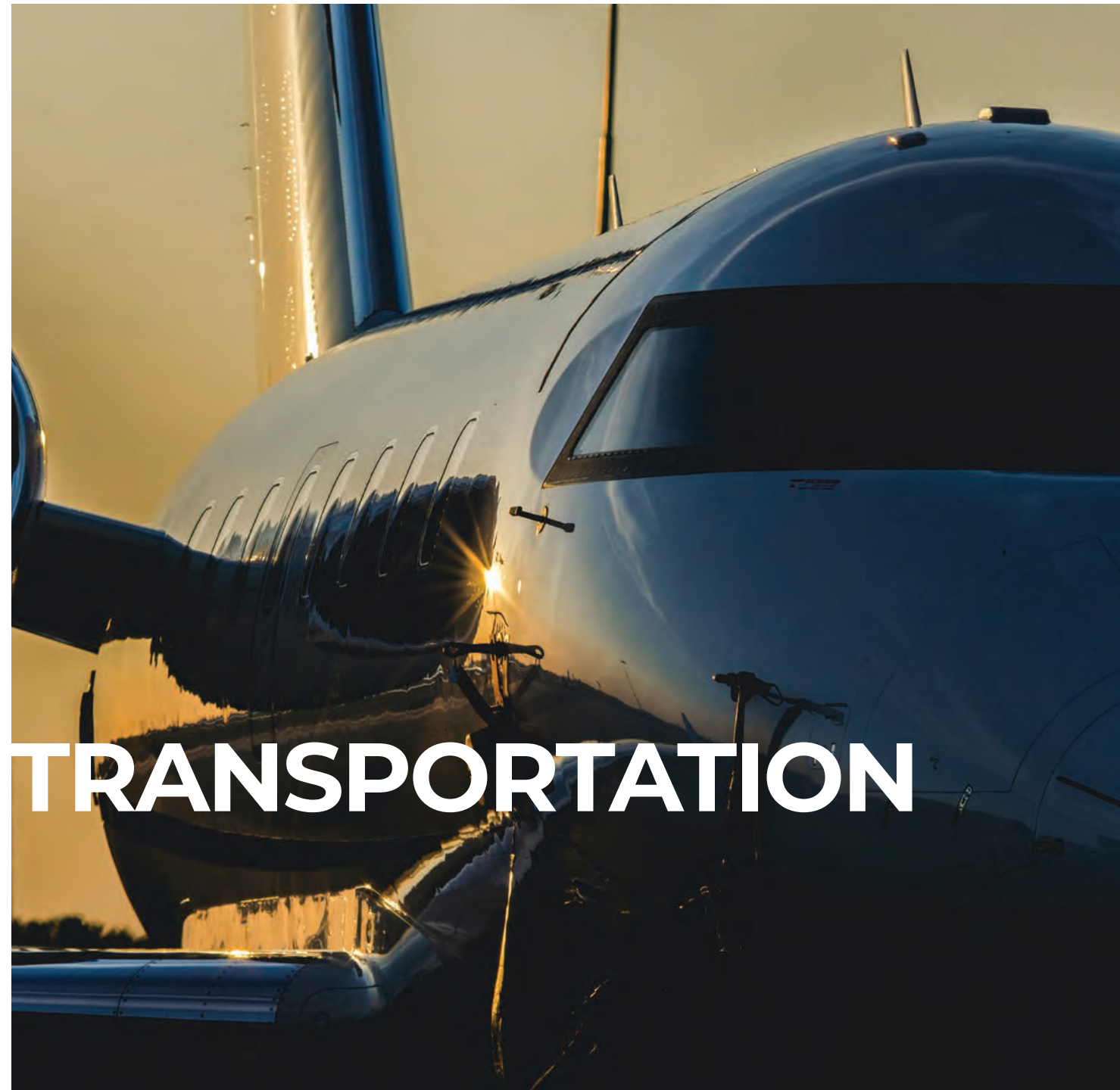


FITNESS SPACE

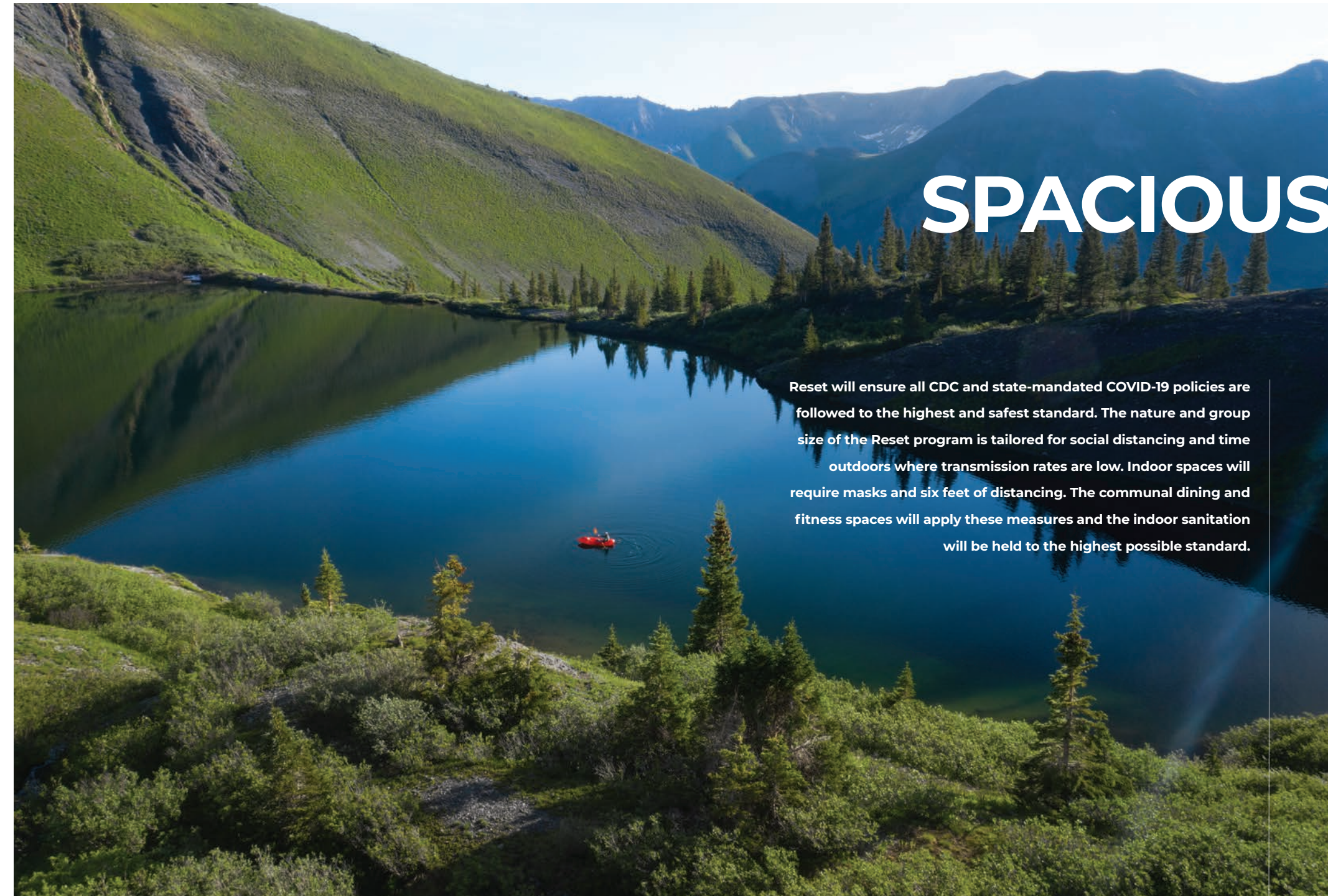
Guests will practice yoga, meditation and strength training in a studio space in the Mountain Village core, as well as on the outside deck of Unit 160 at See Forever.



The Reset program will have two 12-passenger, four-wheel drive Mercedes-Benz Sprinter vans for airport transfers into TEX and for guest transportation to and from destination hiking locations. We do not anticipate guests driving to the site and will be encouraging guests to use Telluride Express or Mountain Limo for regional airport transfers. We anticipate a high percentage of our guests will be flying into Telluride privately.



TRANSPORTATION



SPACIOUS

Reset will ensure all CDC and state-mandated COVID-19 policies are followed to the highest and safest standard. The nature and group size of the Reset program is tailored for social distancing and time outdoors where transmission rates are low. Indoor spaces will require masks and six feet of distancing. The communal dining and fitness spaces will apply these measures and the indoor sanitation will be held to the highest possible standard.



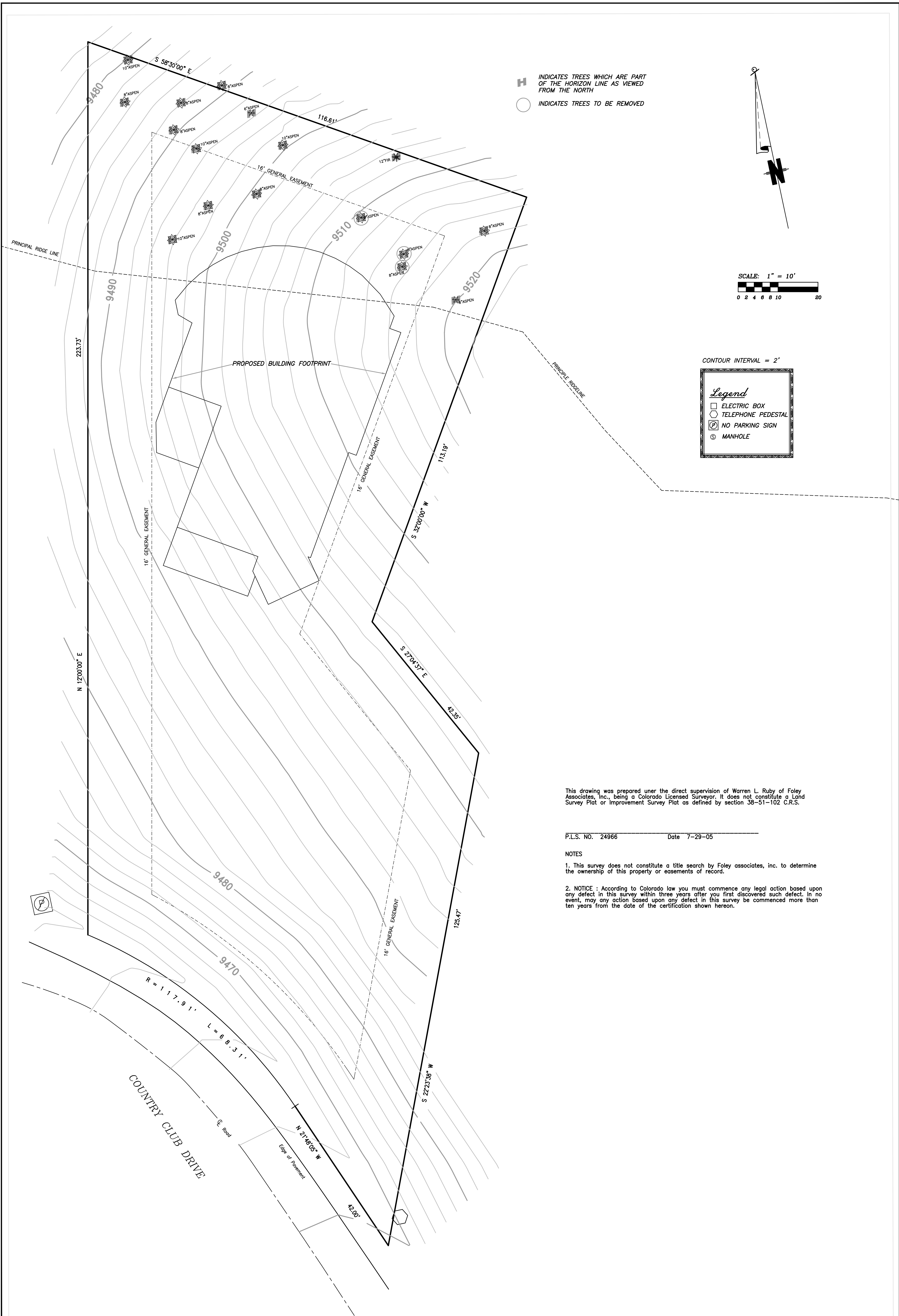
RESET TELLURIDE

Reset Telluride will contribute to
1% for the Planet, as well as
support local environmental
organizations and initiatives to
provide stewardship and help
to protect local public lands .

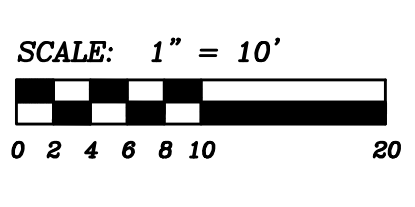


CONTACT

To learn more or
to discuss opportunities
with Reset Telluride,
please contact Holli Owen
at hholli@gmail.com
or call 970.729.0611.



H INDICATES TREES WHICH ARE PART OF THE HORIZON LINE AS VIEWED FROM THE NORTH
O INDICATES TREES TO BE REMOVED



CONTOUR INTERVAL = 2'

Legend

- ELECTRIC BOX
- TELEPHONE PEDESTAL
- NO PARKING SIGN
- MANHOLE

This drawing was prepared under the direct supervision of Warren L. Ruby 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. 24966 Date 7-29-05

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

LOT 114, TELLURIDE MOUNTAIN VILLAGE

Project Mgr:	JC	Rev:	description	date	by
Technician:	JC				
Checked by:					
Start date:	7-29-05				



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

TRACT OS-3Z
(TELLURIDE SKI AND GOLF)

S 58°30'00" E 116.61'
BASIS OF BEARINGS

TRACT OS3K
SEE FOREVER PLAZA III
PLAT BOOK 1 PAGES 3039-3042
(TOWN OF MOUNTAIN VILLAGE)

LOT 124R
(SAN MIGUEL VALLEY CORPORATION)
PLAT BOOK 1, PAGE 2248

LOT 82R1
SEE FOREVER PLAZA III -
REPLAT NO.1
PLAT BOOK 1, PAGE 3570

TRACT OS3J
(TOWN OF MOUNTAIN VILLAGE)
PLAT BOOK 1, PAGE 3908-3910

LOT 134R1
SEE FOREVER PLAZA III -
REPLAT NO.1
PLAT BOOK 1, PAGE 3570

LOT 115
(BAXTER)
PLAT BOOK 1, PAGE 476

LOT 114
0.50 ACRES

SURVEYOR'S STATEMENT:

I, David R. Bulson, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on April 12, 2016; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.

David R. Bulson

L.S. 37662

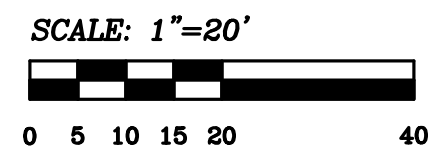
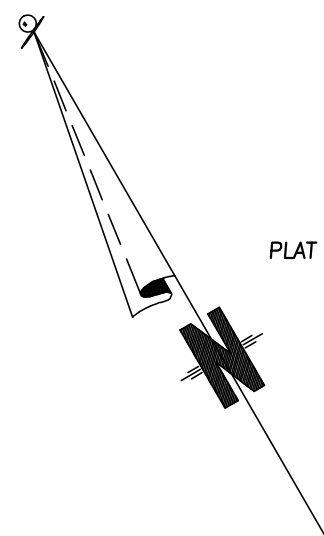
PROPERTY DESCRIPTION:

LOT 114, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

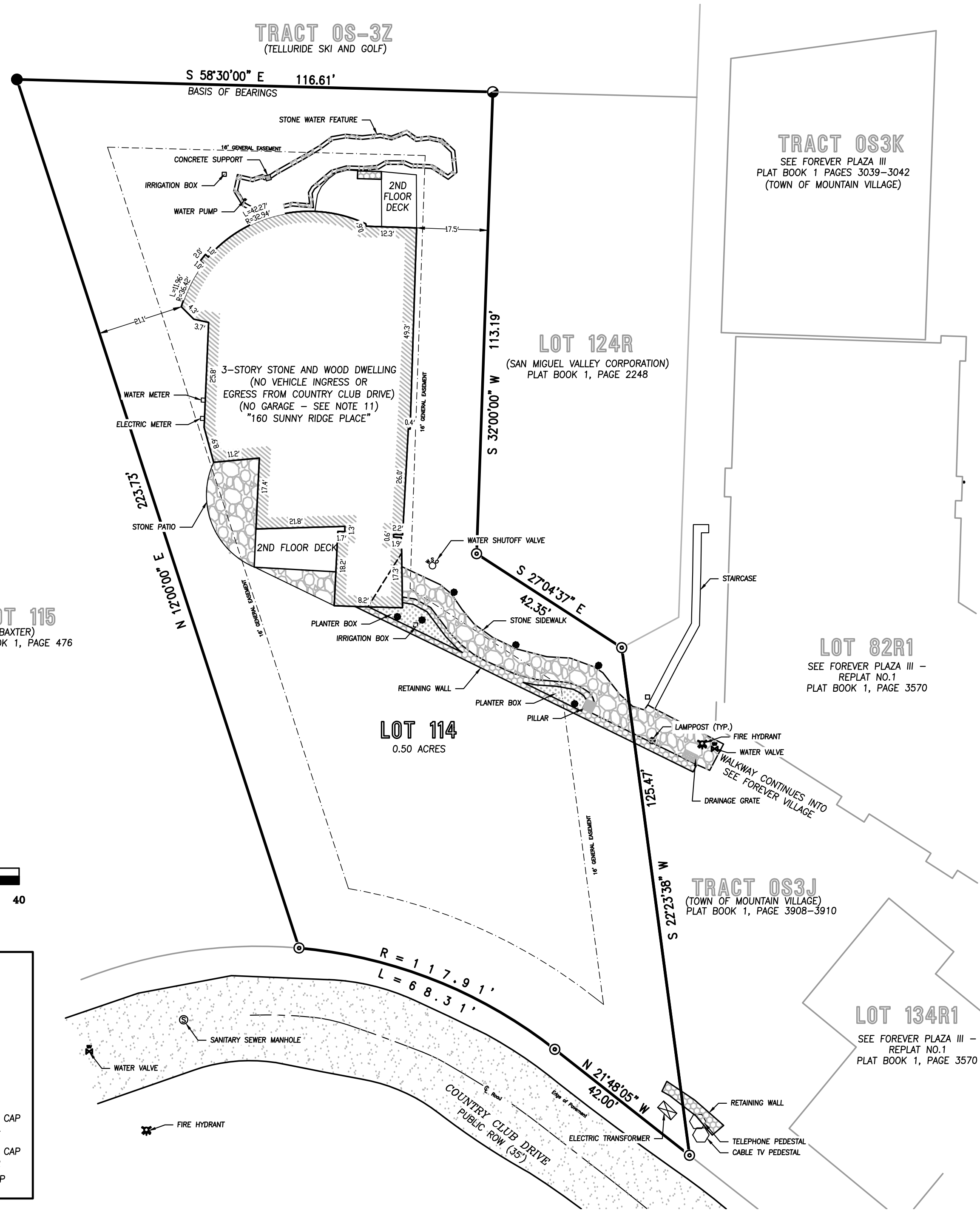
NOTES:

- Easement research and legal description from The Land Title Guaranty Company, Commitment Number TLR86005863-2, dated May 12, 2016 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Maps dated September 30, 1988 this parcel is not within the 100 year flood plain.
- BASIS OF BEARINGS:** The bearings referenced hereon are relative to a measured bearing of N58°30'00"W along the northern boundary of Lot 114 as originally described on the Plat of Telluride Mountain Village, Filing 1, according to the plat recorded March 9, 1984 in Plat Book 1 at page 476, the end points of said northern line of Lot 114 are monumented as depicted hereon
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- MAPS OF RECORD:**
- TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476,
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- 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.
- According to the Title Commitment referenced in Note 1 above, Lot 114 has 2 separately deeded parking spaces located within the See Forever Parking Garage. The rights and obligations associated with these parking spaces are specifically described in the See Forever Community Documents. This Improvement Survey Plat does not include a depiction of these parking spaces nor is it intended to be a survey of these parking spaces.



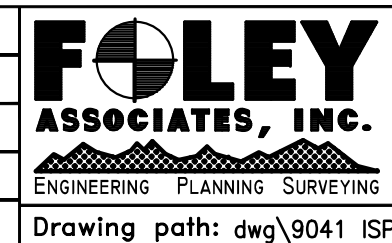
LEGEND

	SEWER MANHOLE
	CURB STOP
	TRANSFORMER
	ELECTRIC BOX
	TELEPHONE PEDESTAL
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 20632
	SET 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37662



Improvement Survey Plat
Lot 114 Telluride Mountain Village, Filing 1,
Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	DB
Technician:	CB
Checked by:	
Start date:	05/23/2016



970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO
APPROVING LOT 114
PARKING VARIANCE**

Resolution No. 2006-0613-08 *5*

Whereas, the F. John Abrams, is the owner of record of real property described as Lot 114, Town of Mountain Village; and

Whereas, these owners have requested the following Parking Variances:

- Variance from Section 7-201 to allow for two parking spaces to be built off-site.
- Variance from Section 7-4 to waive the requirement to purchase the required parking from Metro District.

Whereas, the duly recorded plat of Lot 114, designates the following:

Current Plat Status:

Zoning Designation	Number of Units	Density Per Unit	Total Density
Lot 114 Single Family	1	4	4

Whereas, each Single Family Residence is requires the construction of 1 parking space per bedroom.

Whereas, the Applicant is requesting Design Review Board approval of a 3 bedroom residence;

Whereas, the Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on March 9, 2006. Upon concluding their review, the DRB ended in a tie vote regarding recommending the proposed Parking Variances to the Town Council.

Whereas, the Town Council considered this application, along with evidence and testimony, at a public meeting held on June 13, 2006.

Now, Therefore, Be It Resolved that the Town Council hereby approves the Parking Variance for Lot 114 and authorizes the Mayor to sign the Resolution subject to the following:

- Variance from Section 7-201 to allow for two parking spaces to be built off site.
- Parking Variance to allow the Owner to contribute the amount set by Mountain Village Metro District for one parking space.

Town Council conditions of this approval are as follows:

1. The Applicant will pay all parking fees associated with this request upon the issuance of a Building Permit for the Single Family Residence located on Lot 114.

2. The Applicant will work with Staff and the Town's Legal Counsel to record a deed restriction, or other document acceptable to Legal Counsel, restricting the ownership of two parking spaces in the See Forever Parking Garage to the owner of Lot 114.
3. The Applicant will work with Staff and the Town's Legal Counsel to record a deed restriction or other document acceptable to Legal Counsel, clearly stating that if in the future any square footage is converted to a bedroom, the Applicant shall be responsible for additional payment in lieu of parking fees.
4. The Applicant will promptly submit to Staff the required recordation fees for all documents required by this approval.
5. All representations of the Applicant, whether within the submittal or at the DRB and Town Council hearings, are conditions of this approval.
6. Per Section 2-1307 of the Town of Mountain Village Design Regulations, this approval does not allow any violation to the LUO and/or Design Regulations or imply approval of any errors that may be contained in this application that violate the LUO and/or the Design Regulations.

Be It Further Resolved that Lot114, may be developed as submitted in accordance with Resolution NO. 2006-0613-06.

Approved by the Town Council at a public meeting June 13, 2006.

Town of Mountain Village, Town Council

By: 
Davis D. Fansler, Mayor

Attest:

By: 
Bernadette Ervin, Town Clerk

**PARKING
DEED RESTRICTION
(LOT 114)**

WHEREAS, F. John Abrams ("Abrams") is the owner of Parking Units 2 and 6, according to the Condominium Map filed in the office of the Clerk and Recorder in Plat Book 1 at page 3578 and according to Declaration of See Forever Village at the Peaks, recorded at Reception No. 379983, as amended or supplemented (the "Parking Spaces"); and

WHEREAS, Abrams desires to impose a deed restriction on the Parking Spaces located within Lot 82R1 that inure to the benefit of the Lot 114 ("114");

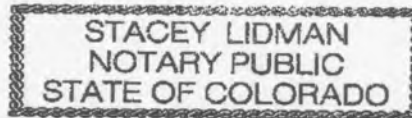
NOW, THEREFORE, Abrams hereby declares that the Parking Spaces shall be subject to the deed restriction described below.

The Parking Spaces will be deed restricted to Lot 114. This deed restriction may not be terminated with out approval from The Town of Mountain Village Design Review Board.

This deed restriction shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the Parking Spaces and Lot 114 or any part thereof and shall be enforceable by the Town or their respective legal representatives, successors and assigns.

IN WITNESS WHEREOF, this deed restriction has been executed this 7 day of April, 2006.

By: F. John Abrams
F. John Abrams



MY COMMISSION EXPIRES 7/24/2007

STATE OF Colorado)
COUNTY OF San Miguel

The foregoing instrument was acknowledged before me this 7 day of April, 2006, by F. John Abrams.

My commission expires: 7-24-2007

Witness my hand and official seal.

Stacey Lidman
Notary Public

John A. Miller

From: Robert Snell <sahtuut@yahoo.com>
Sent: Friday, September 11, 2020 2:17 PM
To: cd
Subject: C.U. Permit - Health and Wellness Retreat

I object to this Application for the following reasons:

1. It is not clear who the proprietor is behind "Reset Telluride" to allow the adjacent community to consider outreach. Or to at least for the greater community to understand who is intending to run / manage this business. The beneficial owner(s) behind the business name of Applicant should always be part of the APPLICATION otherwise businesses can run without obvious accountability in contravention of the intentions of the Community Development Code.

2. In accordance with the C.D. Code 17.4.14 Section D (b):

- it is, apparently, without precedent that a trade or business would be compatible with, nor run in harmony with, other single family homes in this part of Mountain Village and along this area of Country Club Road specifically.

3. Furthermore, in looking at Section E broadly — but specially areas (b) and (e):

- (b) it is unclear what the Applicant intends with respect to the hours of operation of the Wellness Program and how those hours will be constrained, managed or published;

- (e) what the Applicant is doing specifically to mitigate any of the items in (e) with respect to causing no visual or noise issues,

- and where exactly customers who drive to the proposed trade or business would park. If the Applicant is assuming that none will drive on what factual or objective basis is such an assumption being made.

Thank you.

Robert Snell, Owner
See Forever Village, 2-128/A-207

Sent from my iPad

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Wednesday, September 23, 2020 9:50 AM
To: John A. Miller
Cc: Finn KJome; Jim Loebe; Drew Harrington; Chris Broady; JD Wise
Subject: Re: Conditional Use Permit Referral 160 Country Club Dr

John,

Looking at the code this would be not only a change in use but a change in the occupancy classification for the residence. It appears that it would go from an R-3 occupancy to an R-1 occupancy based on the numbers of people, and the fact that the occupants would be transient in nature. Because of the change in occupancy, it could require changes to the structure to meet the R-1 classification.

Drew, How do you look at this? I will go with your decision.

On Wed, Sep 23, 2020 at 8:42 AM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Morning all,

We received a request from the homeowner at 160 Country Club for a CUP to allow for a health and wellness retreat to occur within the existing single-family home on the lot.

The program is 20 weeks in total from mid june to October and each session is 6 days. The are proposing to host 12-15 people per session. I have attached details of the program but am otherwise looking for staff feedback on this project.

I attached a draft brochure for the program that has some additional details regarding transportation etc.

Thanks and very best,

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/

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Jim Boeckel, Fire Marshal, Battalion Chief

Telluride Fire Protection District
PO Box 1645/131 West Columbia Avenue
Telluride, CO 81435
[970-729-1454](tel:970-729-1454) (cell)
[970-728-3801](tel:970-728-3801) (office)
[970-728-3292](tel:970-728-3292) (fax)
jim@telluridefire.com