

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

THURSDAY DECEMBER 3, 2020 10:00 AM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://us02web.zoom.us/j/85468198603?pwd=eGRzdEQ0eE4rYlVNZGwxUXdzYjBHZZ09>

(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 November 5, 2020 Design Review Board Meeting.
3.	10:05	5	Miller	Action	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, 9.3.2020, 10.1.2020 and 11.5.2020
4.	10:10	60	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture Review for a new single-family residence on Lots 517 & 518 (518R) 146 Russell Drive, pursuant to CDC Section 17.4.11
5.	11:10	60	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family residence on Lot 725, 131 Adams Ranch Road, pursuant to CDC section 17.4.11
6.	12:10	30	Miller Applicant	Work Session	Discussion regarding a Conceptual work session for Lot 434, 142 Touchdown Drive, to develop a new Single-Family residence, pursuant to CDC sections 17.4.6 and 17.4.11.
7.	12:40	20	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Specific Approval of a Minor Revision to allow for the use of Board Form Concrete on Lot 640BR, 304 Adams Ranch Road #1, pursuant to CDC section 17.4.11 and 17.5.6.
8.	1:00		Chair		Adjourn

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

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

Phone: (970) 369-8242

Fax: (970) 728-4342

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

**DESIGN REVIEW BOARD MEETING
AGENDA FOR DECEMBER 3, 2020**

Topic: Regular December Design Review Board Meeting
Time: Dec 3, 2020 10:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85468198603?pwd=eGRzdEQ0eE4rYlVNZGwxUXdzYjBHZz09>

Meeting ID: 854 6819 8603

Passcode: 517230

One tap mobile

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Dial by your location

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+1 301 715 8592 US (Washington D.C)

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Find your local number: <https://us02web.zoom.us/j/kGNERcPBQ>

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.

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

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**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY NOVEMBER 5, 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 10:01 AM on NOVEMBER 5, 2020, held remotely via ZOOM:

<https://us02web.zoom.us/j/81182917825?pwd=YjZHVHdmbFJXZDluNlILWHZyU01QZz09>

Attendance

The following Board members were present and acting:

Banks Brown
David Eckman
David Craige
Greer Garner
Cath Jett
Liz Caton
Ellen Kramer (1nd alternate)
Scott Bennett (2nd alternate)

No Board members were absent.

Town Staff in attendance:

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

Public in attendance:

Drew Goss
Tommy Hein
Mike Balsler
Patrick Latcham
Carly Latcham
Katherine Petty
David Ballode
John Wagner

APPROVAL OF MINUTES

On a **MOTION** by Greer **SECONDED** by Jett, the DRB approved the minutes dated October 1, 2020.

APPROVAL OF DRB SCHEDULE 2021

The DRB approved the DRB schedule as presented for 2021

AGENDA ITEM FOR CONTINUATION

Staff requested the continuation of Agenda Item #4 to the December 3, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public Hearing was not opened.

On a **MOTION** made by Craige and **SECONDED** by Jett, the DRB voted unanimously to continue DRB Agenda Item #4 to the December 3, 2020 Regular DRB meeting

Item 5. A recommendation to Town Council regarding a Conditional Use Permit to allow for driveway access over an estimated 800 square foot portion of OSP 20 for Lot 716 driveway consistent with Table 3-1: Town of Mountain Village Use Schedule.

Michelle Haynes presented on behalf of staff

Justin Kilbane, architect, presented as the applicant

Public comment: none

On a **MOTION** by Kramer and **SECONDED** by Garner, the DRB voted unanimously to *recommend approval to the Town Council for a Conditional Use Permit for Lot 716 to allow for driveway access and a driveway over an estimated 800 square foot portion of OSP 20 consistent with Table 3-1: Town of Mountain Village Use Schedule found in the Community Development Code with the findings as stated in the staff memo of record and the following conditions:*

- 1) *The Resolution and Easement Agreement will be recorded concurrently and before a building permit is issued for the property.*
- 2) *Any disturbance or grading within the OSP 20 property for the purposes of home construction will require TSG approval.*
- 3) *The CUP remain valid so long as the driveway use remain and consistent with the easement agreement terms.*

Item 6. Consideration of a Design Review: Final Architecture Review for a new single-family residence on Lot 716, 167 Adams Ranch Road, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Justin Kilbane, architect, presented as the applicant

Public comment: none

On a **MOTION** by Caton and **SECONDED** by Kramer, the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 716, based on the evidence provided within the Staff Report of record dated October 24, 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 building permit, the applicant shall revise the address monuments height and specific lighting to meet CDC requirements.
- 2) Prior to the submittal for a building permit, the applicant shall provide a revised landscaping plan removing the limber pine and blue spruce from Zone 1.
- 3) 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 and legally executed (conditional use permit resolution and associated easement agreement). 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.
- 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 by the DRB.
- 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) Provide an updated Construction Mitigation Plan
- 11) Reduce the quantity of lights in the outdoor living space and driveway and present to staff for review

Item 7. 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.

John Miller presented on behalf of staff
Chris Hawkins, architect, presented as the applicant

Public comment: none

On a **MOTION** made by Craige and **SECONDED** by Caton, the DRB voted unanimously to continue the Final Architecture Review for a Class 3 Residential Addition to the January 7 DRB Meeting. DRB members request more information and or revisions of the following:

- 1) Revision of lighting plan on existing building to abide by all CDC regulations
- 2) Represent a more grounded element to the addition
- 3) Reduce pier heights
- 4) More detailed drawings including all proposed materials and pertinent dimensions
- 5) Sample of painted board form concrete and pier finish
- 6) More congruency in the design between the existing building and proposed addition

Item 8. Review and Recommendation to the Design Review Board regarding a Density Transfer and Rezone located at Lots 517 and 518, 146 Russell Dr., to transfer one single-family unit of density into the density bank.

Amy Ward presented on behalf of staff
David Petty, owner, presented as the applicant

Public comment: none

On a **MOTION** made by Craige and **SECONDED** by Eckman, the DRB voted unanimously to recommend to Town Council, an Ordinance regarding the Density Transfer and Rezone application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lot 517 and 518 and transfer 1 single-family density unit (4-person equivalent density) to the density bank based on the evidence provided within the Staff Report of record dated October 26, 2020, and with the following conditions:

- 1) Prior to the recordation of the associated ordinance approving the Density Transfer and Rezone, the owner must obtain Town Council approval of the Class 5 Minor Subdivision.
- 2) The owner of record of density in the density bank, 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.
- 3) 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.

This motion is based on the evidence and testimony provided at a public hearing held on November 5, 2020, with notice of such hearing as required by the Community Development Code.

Item 9. 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. This item was continued from 10.01.2020. The applicant has withdrawn this application.

Item 10. A recommendation to Town Council regarding a Major PUD Amendment to Extend the Length of Validity and Vested Property Rights for a Site-Specific Development Plan for Lot 109R from December 8, 2020 to December 8, 2022

Michelle Haynes presented on behalf of staff
Tom Kennedy presented as the applicant

On a **MOTION** made by Gardner and **SECONDED** by Jett, the DRB voted unanimously to recommend the Town Council approve a Second major PUD amendment for Lot 109R to extend the PUD Agreement and the associated vested property rights a period of two years, expiring on December 8, 2022.

ADJOURN

MOTION to adjourn by Brown seconded by all, by unanimous consent, the Design Review Board voted to adjourn the November 5, 2020 meeting at 12:32 pm.

Prepared and Submitted by,

Amy Ward
Planner



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; December 3, 2020
DATE: November 23, 2020
RE: Motion to Continue Agenda Item 3

BACKGROUND: Staff is requesting the continuation of Agenda Items 3 to the January 7, 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 December 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 January 7, 2020.

/JJM



TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; December 3, 2020

DATE: November 20, 2020

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lots 517 & 518 (518R)

APPLICATION OVERVIEW: New Single-Family Home on Lots 517 & 518 (518R)

PROJECT GEOGRAPHY

Legal Description: *Lots 517 & 518 (518R), Telluride Mountain Village* according to Plat Book 1, Page 2281, and Plat Book 1, Page 702, according to the records of San Miguel County, Colorado.

Address: 146 Russell Dr.
Applicant/Agent: Steve Kahle, SKA Studio
Owner: David & Katherine Petty
Zoning: 2 Single-Family Lots (proposed re-plat into one being reviewed concurrently)
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 1.293 acres(combined)

Adjacent Land Uses:

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



ATTACHMENTS

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

Figure 1: Vicinity Map

Case Summary: Steve Kahle of SKA Studio, Applicant for Lots 517 & 518 (518R), is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lots 517 & 518 (518R), 146 Russell Dr. The combined Lots are approximately 1.293 acres and are zoned Single-Family. The overall square footage of the home is approximately 4,694 gross square feet and provides 2 interior parking spaces within the proposed garage and 2 exterior parking spaces.

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

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) / 40' (gable) Maximum	34' 3"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	19' 10"
Maximum Lot Coverage	40% Maximum (22,529 s.f.)	7,232 s.f.
General Easement Setbacks*	No encroachment	No encroachment
Roof Pitch		
Primary		2:12
Secondary		Flat
Exterior Material**		
Stone	35% minimum	40%
Windows/Doors	40% maximum	19%
Parking	2 enclosed / 2 exterior	2/2

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 mostly Shed roof forms which are limited to 35 feet. The maximum average height must be at or below 30 feet for shed 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 34'3" feet from the highest ridge to the grade below in the tallest "pod" of the home. The other "pods" are significantly lower than this. Staff finds that given the data provided, it appears that the home meets both the height requirements for Maximum Heights and Average Max Height, but this should be demonstrated with a parallel plane study for final review.

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: the address monument is located within the GE and will require a GE encroachment agreement.*
- *Utilities: Utilities are already located within Rusell Drive and will require crossing the GE to the home.*

Staff: The proposal also includes GE encroachments that do not fall into the aforementioned category and will require DRB approval. Those include landscaping in the GE which will likely require irrigation. The applicant will need to verify if the landscaping in the GE will require permanent irrigation and if so, they will need to enter into a Revocable General Easement Encroachment Agreement with the Town.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The architect's narrative states that "the forms and mass of this proposed home are intended to break down their scale and integrate respectfully with the topography... the design strives to maximize connection to the outdoors both physically and visually from every space in the home."

The overall form of the home when viewed from plan view at first seems a bit dis-jointed and potentially at odds with the heavily grounded forms that are required by the CDC, however, when viewed inclusive of the extensive hardscaping and outdoor spaces included in the design the home begins to "settle in" to the landscape. Additionally, the narrow connectors between "pods" are not viewed in their entirety from most viewpoints, but at least partially screened by another element of the home. When viewing the home in elevation or 3D, the structure presents a compelling depth that will be accented as the light changes throughout the day and the shadows move around the form.

Staff finds that although very contemporary in design, this home does blend into the existing design theme of the Mountain Village, in a large part due to the materials palette of stone, steel and wood and a neutral, natural color palette from light gray to black.

17.5.5: Building Siting Design

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

Staff: Most of the site is roughly flat for mountain village, with a more prominent slope towards the northeast corner of the property. They have sited the driveway in such a way that this slope will hide much of the driveway from the home's views. Although, this choice will require more extensive grading and earth work, it moves the driveway farther from the intersection of Russell Dr. and Double Eagle Dr. which could be a more desirable location for traffic safety concerns.

The largest "pod" in the proposed design is roughly centered on the lot. The smaller extensions that come closer to neighboring properties and would be more likely to affect their views are lower in stature so should have less impact. The siting of the house and all improvements leave the south half of the lot undisturbed, which is a desirable transition to the neighboring open space.

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. The massing of the building steps up in height, with outer forms generally being shorter, and the highest portion of the structure sitting roughly in the middle of the form, visually grounding the building to its site. Additionally, the use of rock for both the lower level walls and landscape walls provides a substantial strong base.

Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing. The proposed siding is a mix of wood and unpainted mill steel. The 8" horizontal wood is stained in a warm darker gray tone called Flintlock. Overall, the contrast of the wood, steel and stone appears to complement the design.

Windows and doors have no traditional trim but appear to be inset and will be clad in Jeldwen Black metal. The proposed roofing material is a traditional 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.

17.5.7: Grading and Drainage Design

Staff: The lot has a mellow slope to it so should drain well naturally. The bulk of any proposed change in grade comes from the driveway cut. They have proposed no slope greater than 3:1, and do not propose any retainage along the driveway or parking areas. The driveway length is just at 150', anything over that would need to be wider than the 14' indicated, however the fire chief has reviewed it and says it is sufficient. They do show retaining walls along the south patio and the NW patio. It is unclear whether these are showing on included elevations, and more detail should be provided regarding their heights prior to the final architectural review. There is one man-made berm proposed near the NW corner of the property that doesn't extend into the GE, it appears to be appropriately contoured and shaped so that it will blend in with the natural landscape.

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 2 interior spaces and 2 exterior spaces that meet the required sizes of 9' x 18.

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, the applicant shall submit a fire mitigation plan that meets the Forestry provisions of the CDC revising the plan so that all plantings within Zone 1 are listed in the approved planting list within the CDC..

17.5.11: Utilities

Staff: All utilities are currently located within the Russell 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 a preliminary lighting plan demonstrating the locations, heights and types of fixtures. They have also included individual cut sheets for each fixture documenting lumens and CCT, and have provided a full foot-candle study of the exterior of the home to demonstrate that no light trespass is occurring. The foot candle study is incorrect on the third floor deck, as they have since replaced a fixture that didn't meet CDC requirements. They will submit a corrected version for final. It should be noted that the Lighting Plan is not required at IASR.

In addition, the Lots border a delineated wetland open space parcel and any lighting to the south of the home should be minimal and subdued as to not create offsite impacts to this sensitive environmental area.

It should be noted that LED strip lighting has been proposed in the pergola areas. This use of lighting could be considered as outdoor living area, and if so would need to be approved as a specific design approval. Staff requests feedback from members of DRB regarding whether this should be treated as such.

17.5.13: Sign Regulations

Staff: The address marker is located in the GE to the east of the driveway. It utilizes a natural boulder and the indicated heights and lettering meet CDC guidelines. Lighting will be provided by recessed LED light tape. Numbers will be reflective and presented on a recessed black metal background for contrast.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: A more detailed plan, indicating zones needs to be provide for FAR.

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

17.6.6: Roads and Driveway Standards

Staff: The driveway as shown meets the CDC standards with 14 feet width and 2-foot shoulders on each side. The maximum grade of the driveway appears to be approximately 3.8% and overall, it ranges from 2.5-3.8% grade.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and that they are to run on gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a CMP as part of this application. They are proposing a phased parking scheme, parking on the lot during the preliminary phase of construction, then parking on the street once the driveway narrows and the grading is being finalized. 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.

Staff Recommendation: Staff recommends the DRB approved the Initial Architectural and Site Review for Lot 517 and 518 (aka 518R), 146 Russel 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 Initial Architectural and Site Review for a new single-family home located at Lots 517 & 518(518R), based on the evidence provided within the Staff Report of record dated November 20, 2020, with the following Design Variations and Specific Approvals:

- 1) Metal Fascia;

And, with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall provide a fire mitigation plan, showing that there are no prohibited combustibles in Zone 1 per the forestry provisions of the CDC.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated 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.
- 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

/aw



October 1, 2020

To: Town of Mountain Village Design Review Board

RE: Petty Residence
146 Russell Drive
Lot 518R

Thank you for your time reviewing our design application for David and Katherine Petty's proposed residence in Mountain Village.

LOCATION:

The lot is located at the intersection of Russell Drive and Double Eagle. It is on the South side of Russell Drive.

VIEWS:

The primary views are from the Northwest side of the property extending towards the East side of the property towards Iron Mountain, Dallas peak, Mt. Emma and the San Sophia Ridge. There are also significant views towards the South East and South that encompass Lift 12 towards Palmyra Peak, as well as Wilson Peak which will be visible from the third level of the house.

ARCHITECTURAL DESIGN:

The design approach is to maximize connection to the outdoors both physically and visually from every space in the home. One will have the sense of traveling through the surrounding landscape as they arrive and walk through the home, changing levels, connecting visually to the surrounding mountains in each space, and directly accessing the outdoors at every level. The three-level design is composed of a base clad in stone terracing up to a small third floor. The transition from the landscape to patio, porch, and courtyard, gently greet those arriving by car, ski, bike, and foot. The house and patio spaces are composed to break down their scale and integrate respectfully with the topography. The journey through the house celebrates both intimate connections with the landscape as well as distant majestic views. The courtyard, patio, and outdoor deck space provide private spaces that blur the lines between indoor and out, creating outdoor rooms that are defined as much by the nearby stand of aspens, the topography, and the landscape, as they are by the house itself. Each element of the composition is aligned with a specific view, each one revealing itself as one ascends through the levels of the home.

MATERIALS:

The primary exterior materials are stone, wood and metal. The metal is used to identify special interior spaces including the monumental stair, main living area, master bedroom and a sleeping loft in one of the spare bedrooms. The material and colors are selected to enhance the integration of the house with its incredible surroundings.

Very truly yours,

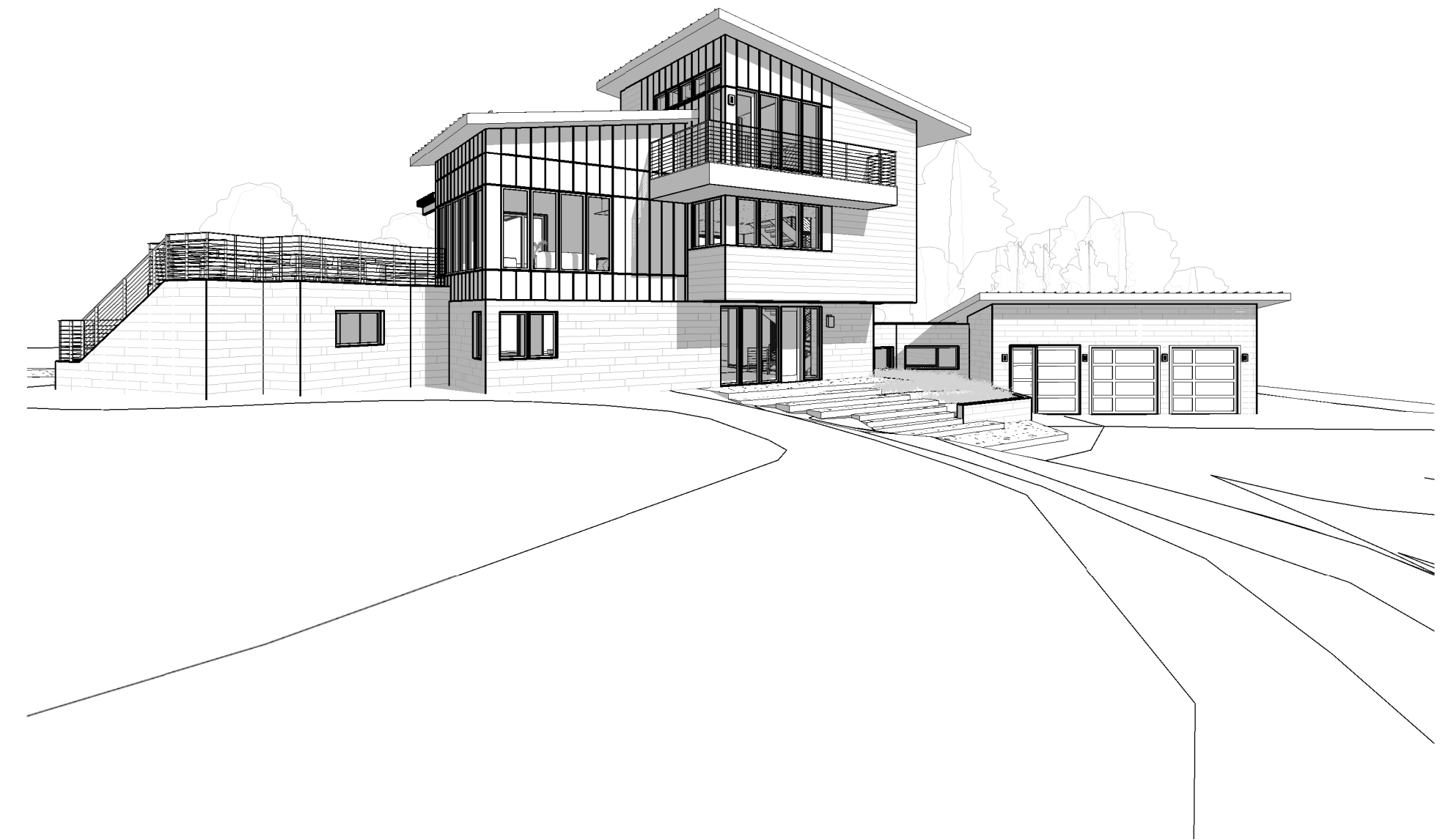
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SKA Studio

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PETTY RESIDENCE

11/20/2020

ABBREVIATIONS

&	And	MATL.	Material
Z	Angle	MAX.	Maximum
@	At	MDF.	Medium Density Fiberboard
C	Centerline	MECH.	Mechanical
L	Perpendicular	MTL.	Metal
#	Number or Pound	MFR.	Manufacturer
A.F.F.	Above Finish Floor	MIN.	Minimum
ADD.	Addendum	MISC.	Miscellaneous
ADJ.	Adjustable	MTD.	Mounted
ALU./ALUM.	Aluminum	N.	North
ARCH.	Architectural	N.I.C.	Not in Contract
BD.	Board	NO.	Number
BLDG.	Building	NOM.	Nominal
B.O.	Bottom Of	NTS.	Not to Scale
CAB.	Cabinet	OA.	Overall
CER.	Ceramic	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Diameter/Dimension
CLG.	Ceiling	O.H.	Opposite Hand
CLO.	Closet	OPP.	Opposite
C.M.U.	Concrete Masonry Unit	OVHD.	Overhead
COL.	Column	P.	Paint
CONC.	Concrete	P-LAM	Plastic Laminate
CONT.	Continuous	PLYWD.	Plywood
C.T.	Ceramic Tile	PNL.	Panel
CTR.	Center	PTD.	Painted
DBL.	Double	R.	Radius
DEPT.	Department	R.C.P.	Reflected Ceiling Plan
DTL.	Detail	R.D.	Roof Drain
DIA.	Diameter	REF.	Reference
DIM.	Dimension	REF.	Refrigerator
DN.	Down	REINF.	Reinforced
DWR.	Drawer	REQD.	Required
E.	East	REV.	Revision
EA.	Each	RM.	Room
E.J.	Expansion Joint	RND.	Round
ELEC.	Electrical	R.O.	Rough Opening
ELEV.	Elevator	S.	South
EMER.	Emergency	SAFB.	Sound Attenuation Fire Blanket
EQ.	Equipment	SAN.	Sanitary
EQUIP.	Equipment	S.C.	Solid Core
EXIST.	Existing	SCHED.	Schedule
EXT.	Exterior	SECT.	Section
F.A.	Fire Alarm	S.F.	Square Foot (Feet)
F.D.	Floor Drain	SHGC	Solar Heat Gain Coefficient
F.E.C.	Fire Extinguisher Cabinet	SHT.	Sheet
FL.	Floor	SHWR.	Shower
FLUOR.	Fluorescent	SIM.	Similar
FPRF.	Fireproof(ing)	SPEC.	Specification
F.R.	Fire Rated	SPKR.	Speaker
F.T.	Fire Treated	SQ.	Square
FURN.	Furniture	S.STL.	Stainless Steel
FURR.	Furring	STD.	Standard
FUT.	Future	STL.	Steel
GA.	Gauge	STOR.	Storage
GALV.	Galvanized	STRUCT.	Structure
GL.	Glass	SUSP.	Suspended
GND.	Ground	SYM.	Symmetrical
GWB.	Gypsum Wallboard	TEL.	Telephone
HCP.	Handicapped	TEMP.	Tempered
HDWR.	Hardware	T. & G.	Tongue & Groove
HDWD.	Hardwood	THK.	Thick
HGT.	Height	THRU.	Through
H.M.	Hollow Metal	T.O.	Top of
HNDRL.	Handrail	TV	Television
HORIZ.	Horizontal	TYP.	Typical
HR.	Hour	UNF.	Unfinished
H.V.A.C.	Heating, Ventilating & Air Conditioning	U.O.N.	Unless Otherwise Noted
IN.	Inch	U.L.	Underwriter's Laboratory
INCAN.	Incandescent	VB.	Vapor Barrier
INCL.	Include(d) (ing)	VCT.	Vinyl Composition Tile
INSUL.	Insulation	VERT.	Vertical
INT.	Interior	VEST.	Vestibule
INXS.	In Excess	V.I.F.	Verify in Field
JAN.	Janitor	W.	West
JT.	Joint	W/	With
L.	Length	W.C.	Wall Covering or Water Closet
LAM.	Laminate	WD.	Wood
LAV.	Lavatory	W/O	Without
LBS.	Pounds	WP.	Waterproof
LKR.	Locker	WSCOT.	Wainscot
LT.	Light	WT.	Weight

SYMBOLS

①	Sheet Note
1	Wall Tag
101	Door Tag
A	Window Tag
1	Equipment Tag
P1	Finish Tag
ST1	Stair / Railing Tag
⚠	Revision Tag
Room Name	Room Tag
101	Grid Bubble
1	Detail Callout
1 A-501	Exterior Elevation
1 A-501	Interior Elevation
1 A-501	Section Marker
1 A-501	Elevation Marker

MATERIAL LEGEND

	Exterior Stone
	Exterior Metal Panels
	Exterior Horizontal Siding
	Concrete
	Concrete Block
	Marble
	Steel/ Other Metals
	Glass
	Structural Glass
	Rigid Insulation
	Spray Foam/ Fireproofing
	Gypsum Wallboard
	Not in Scope

LINE TYPE LEGEND

	Break Line
	Center Line/Grid Line
	Hidden/Overhead

PROJECT INFORMATION

LOT : 518R, 146 RUSSELL DRIVE
 TYPE OF UNIT : SINGLE FAMILY HOME
 GROSS FLOOR AREA :
 LOWER LEVEL 434.05 SQ. FT.
 FIRST LEVEL 2,506.48 SQ. FT.
 SECOND LEVEL 1,172.34 SQ. FT.
 THIRD LEVEL 581.46 SQ. FT.
 TOTAL: 4,694.33 SQ. FT.
 GARAGE/MUD RM. 908.80 SQ. FT.
 TOTAL: 5,603.13 SQ. FT.
 LOT AREA: 1.293 ACRES - 56,323.08 SQ. FT.

MAXIMUM SITE COVERAGE:
 ALLOWABLE (40%) 22,529.23 SQ. FT.
 PROPOSED 7,232.00 SQ. FT.
 COMPLIANT BY 15,297.23 SQ. FT.
 MAXIMUM BUILDING HEIGHT :
 ALLOWABLE 35'-0"
 PROPOSED 34'-3"
 (SEE SHEET A-209 AND A-210)
 MAXIMUM AVERAGE HEIGHT:
 ALLOWABLE 30'-0"
 PROPOSED 19'-10"
 (SEE SHEET A-209)
 PARKING REQUIRED: 4 SPACES PROVIDED
 (2 ENCLOSED IN GARAGE)
 (2 SURFACE)
 SPRINKLERED BUILDING: YES

PROJECT CODE INFORMATION

ZONING: SINGLE FAMILY
 BUILDING CODE: IRC 2012 AND ALL APPLICABLE CODES REQUIRED
 BY THE TOWN OF MOUNTAIN VILLAGE
 IMPROVEMENT TYPE: NEW CONSTRUCTION

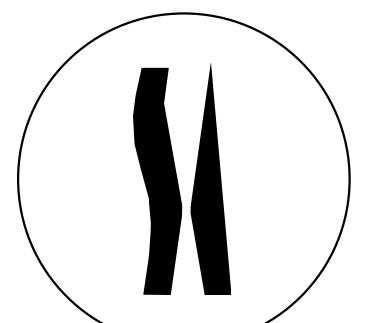
PROJECT DIRECTORY

OWNER :	DAVID AND KATHERINE PETTY 162 PRINCE GEORGE STREET ANNAPOLIS, MD 21401 443.985.8567 katapetty@yahoo.com
ARCHITECT :	SKA STUDIO STEVE KAHLE 47 RANDALL ST. SUITE 2 ANNAPOLIS, MD 21401 301.858.5853 skahle@skastudio.com
GENERAL CONTRACTOR :	FINBRO CONSTRUCTION, LLC WERNER CATSMAN 70 PILCOT KNOB LANE PO BOX 3251 TELLURIDE, CO 81435 970.519.1379 werner@catsman.com
SURVEYOR :	JEFF HASKELL FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 TELLURIDE, CO 81435 970.728.6153 jhaskell@foleyassoc.com
CIVIL ENGINEER:	DAVID BALLODE, P.E. UMCOMPAGRE ENGINEERING, LLC PO BOX 3945 TELLURIDE, CO 81435 970.729.0683 dbalode@msn.com
MECHANICAL ENGINEER :	HUGHES CONSULTING ENGINEERING DIMITRI MERRILL, P.E. TELLURIDE, CO 81435 970.239.1949 dimitri@hce-pa.com
LANDSCAPE ARCHITECT :	BETH MOELLER BAILIS CARIBOU DESIGN ASSOCIATES PO BOX 3855 TELLURIDE, CO 81435 970.708.1232 cariboudesign2@gmail.com
GEOTECHNICAL ENGINEER :	JON BUTLER TRAUTNER GEOTECH, LLC 649 TECH CENTER DR. DURANGO, CO 970.259.5095 jbutler@trautnergeotech.com
STRUCTURAL ENGINEER :	DAN DOHERTY K&A 215 NORTH 12TH ST. UNIT E CARBONDALE, CO. 81623 970.927.5174 ddoherty@kiaa.com

DRAWING INDEX

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A-602	DOOR SCHEDULE

VICINITY MAP



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ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/09

PETTY RESIDENCE
 LOT 518R, 146 RUSSELL
 DRIVE MOUNTAIN VILLAGE,
 COLORADO
 PROJECT # 10269



GENERAL INFORMATION

G-001

Scale : As indicated

GENERAL NOTES

- THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.
- NO WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
- DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED TO SCALE, IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL, SPRINKLER, PLUMBING AND ELECTRICAL WORK, INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, THE ARCHITECT WILL PROVIDE THE CONTRACTOR WITH A REPRODUCIBLE SET OF ORIGINAL DOCUMENTS FOR AS-BUILT DOCUMENTATION. THIS SET SHALL BE CONSPICUOUSLY MARKED 'AS-BUILTS' AND DELIVERED TO THE ARCHITECT.
- IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
- SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
- THROUGHOUT THE DURATION OF THE PROJECT REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS REASONABLE AND JUSTIFIABLE CAUSE CAN BE SHOWN. APPROVAL FOR PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTORS OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE BEGINNING CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
- EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, FEDERAL CODES, MANUFACTURERS RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS INCLUDING BUT NOT LIMITED TO: UBC, SEISMIC CODES, NEC, NFPA, ASMC, UMC, LATEST ENFORCED EDITIONS.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.
- CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERM 'OR EQUAL' IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
- DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
- UPON NOTIFICATION OF COMPLETION OF THE WORK AND DELIVERY OF THE CONTRACTORS PUNCHLIST, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS, UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, U.O.N.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- COORDINATE ALL WORK WITH BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING. AVOID CONFLICT WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH THE BUILDING'S REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS.
- VERIFY IN THE FIELD, THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL REQUIRED PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
- PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE TENANTS SPACE. THE CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
- CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECT THE SCOPE OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. PATCH AND REPAIR SURFACES MATCH ADJACENT, ADJOINING SURFACES.
- "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS U.O.N.
- "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.
- FURNITURE SHOWN IS FOR REFERENCE ONLY AND INSTALLED BY OTHERS U.O.N..
- FILE CABINETS, AS SHOWN ON DRAWINGS, ARE SUPPLIED BY OTHERS. COORDINATE FILE SIZE(S) WITH FURNITURE INSTALLER FOR REQ'D CLEARANCES.

GENERAL NOTES (cont.)...

- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING OF ACCESS INTO ADJACENT TENANT SPACES WITH THE BUILDING MANAGEMENT AS REQUIRED FOR PRICING.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS.
- ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENT SHALL BE PROVIDED AS THOUGH THEY ARE ON ALL RELATED DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN-EITHER APPARENT OR OBVIOUS-PRIOR TO THE START OF NEW WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
- ALL DRAWINGS AND WRITTEN MATERIAL, HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, OR DEMOLITION, STOP WORK AND CONTACT OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

COORDINATION

- COORDINATE SCHEDULING, SUBMITTALS, AND WORK OF VARIOUS TRADES TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT ELEMENTS.
- VERIFY THAT UTILITY REQUIREMENT CHARACTERISTICS OF OPERATING EQUIPMENT ARE COMPATIBLE WITH BUILDING UTILITIES. COORDINATE WORK OF VARIOUS SECTIONS OF SPECIFICATIONS HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE, SUCH EQUIPMENT.
- IN FINISHED AREAS, EXCEPT AS OTHERWISE INDICATED, CONCEAL PIPES, DUCTS, AND WIRING WITHIN CONSTRUCTION. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISH ELEMENTS.
- COORDINATE MECHANICAL AND ELECTRICAL PORTIONS OF WORK WITH OTHER PORTIONS OF WORK. COORDINATE PROGRESS SCHEDULES, INCLUDING DATES FOR SUBMITTALS AND FOR DELIVERY.
- CONDUCT CONFERENCES AMONG SUBCONTRACTORS, SEPARATE CONTRACTORS, AND OTHERS CONCERNED WITH WORK, TO ESTABLISH AND MAINTAIN COORDINATION AND SCHEDULES, AND TO RESOLVE COORDINATION MATTERS IN DISPUTE.
- COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE INDICATED BY DIAGRAM ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS, AND CONDUIT, AS CLOSELY AS PRACTICABLE; PLACE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE, AND FOR REPAIRS.
- EXECUTE CUTTING, FITTING, AND PATCHING BY METHODS WHICH WILL AVOID DAMAGE TO OTHER WORK, AND PROVIDE PROPER SURFACES TO RECEIVE PATCHING AND FINISHING. REFINISH SURFACES TO MATCH ADJACENT FINISHES. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION; FOR AN ASSEMBLY, REFINISH ENTIRE UNIT. RESTORE WORK WITH NEW PRODUCTS IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
- FIT WORK TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT, AND OTHER PENETRATIONS THROUGH SURFACES. MAINTAIN INTEGRITY OF WALL, CEILING, OR FLOOR CONSTRUCTION; COMPLETELY SEAL VOIDS. PROVIDE FIRE STOPPING AND FIRESAFING WHERE REQUIRED AT RATED ASSEMBLIES.
- CHASING OR CUTTING EXISTING CORE AND OTHER FIRE-RATED WALLS FOR INSTALLATION OF NEW CONSTRUCTION SHALL NOT BE PERMITTED, EXCEPT AS REQUIRED FOR OUTSIDE AIR REQUIREMENTS FOR THE BASEMENT LEVEL.
- COORDINATE USE OF PREMISES UNDER DIRECTION OF BUILDING MANAGER. OBTAIN A COPY OF LANDLORD'S RULES AND REGULATIONS GOVERNING CONSTRUCTION ON PREMISES.
- IDENTIFY HAZARDOUS SUBSTRATES OR CONDITIONS EXPOSED DURING WORK TO OWNER FOR REMEDY.
- FOR PRODUCTS SPECIFIED BY ASSOCIATION OR TRADE STANDARDS, COMPLY WITH REQUIREMENTS OF STANDARD, EXCEPT WHEN MORE RIGID REQUIREMENTS ARE SPECIFIED OR ARE REQUIRED BY APPLICABLE CODES.
- DATE OF STANDARD IS THAT IN EFFECT AS OF DATE OF OWNER-CONTRACTOR AGREEMENT, EXCEPT WHEN A SPECIFIC DATE IS SPECIFIED.

APPLICATIONS FOR PAYMENT

- FORM TO BE USED SHALL BE AIA G702 - APPLICATION AND CERTIFICATE FOR PAYMENT; INCLUDING CONTINUATION SHEETS WHEN REQUIRED, PRESENT REQUIRED INFORMATION IN A TYPEWRITTEN FORM OR ELECTRONIC LAYOUT. APPLICATIONS FOR PAYMENT SHALL IN GENERAL, FOLLOW SEQUENCE OF GENERAL NOTES. FOR EACH LINE ITEM WHICH HAS AN INSTALLED VALUE GREATER THAN \$20,000, BREAK DOWN COSTS TO LIST MAJOR PRODUCTS OR OPERATIONS UNDER EACH ITEM. IN ADDITION TO LINE ITEM COSTS LISTED, LIST LINE ITEM COSTS FOR EACH OF FOLLOWING:
 - PERFORMANCE AND PAYMENT BONDS
 - CONTRACTORS FEE
 - FIELD SUPERVISION
- PRORATE COSTS, SUCH AS COSTS OF OVERHEAD, INSURANCE, TAXES, WARRANTIES AND RECORD DRAWINGS, THROUGH LIFE OF CONTRACT.
- VALUES OF EACH PRINCIPAL CATEGORY OF WORK SHALL, WHEN ADDED TOGETHER, EQUAL TOTAL CONTRACT SUM.
- STORED PRODUCTS MAY BE INCLUDED UPON PRIOR AGREEMENT AND IN ACCORDANCE WITH CRITERIA ESTABLISHED BY OWNER.
- LIST EACH AUTHORIZED CHANGE ORDER AS AN EXTENSION ON A CONTINUATION SHEET, LISTING CHANGE ORDER NUMBER AND DOLLAR AMOUNT AS FOR AN ORIGINAL ITEM OF WORK.
- PREPARE A DRAFT COPY OF EACH APPLICATION FOR REVIEW. OWNER, CONTRACTOR, AND ARCHITECT SHALL SCHEDULE A 'WALK-THROUGH' OF PROJECT AND REVIEW OF DRAFT APPROXIMATELY 3 DAYS PRIOR TO SUBMISSION OF APPLICATION FOR PAYMENT. MODIFICATIONS AND REVISIONS MADE DURING REVIEW OF DRAFT SHALL BE INCORPORATED INTO APPLICATION FOR PAYMENT.
- SUBMIT APPLICATIONS FOR PAYMENT AT INTERVALS STIPULATED IN AGREEMENT. SUBMIT 3 NOTARIZED ORIGINAL APPLICATIONS FOR PAYMENT, COPIES WILL NOT BE ACCEPTABLE. PROVIDE PARTIAL LIEN WAIVERS FOR THAT PORTION OF WORK COVERED BY PREVIOUS APPLICATIONS FOR PAYMENT. PROVIDE NOTARIZED ORIGINALS, COPIES WILL NOT BE ACCEPTABLE.
- WHEN OWNER OR ARCHITECT REQUIRES SUBSTANTIATING INFORMATION, SUBMIT DATA JUSTIFYING DOLLAR AMOUNTS IN QUESTION.

MATERIALS AND EQUIPMENT.

- LOCATE REQUIRED LABELS AND STAMPS WHERE REQUIRED FOR OBSERVATION AFTER INSTALLATION ON AN ACCESSIBLE SURFACE WHICH, IN OCCUPIED SPACES, IS NOT CONSPICUOUS.
- EXCEPT AS OTHERWISE INDICATED FOR REQUIRED LABELS, DO NOT PERMANENTLY ATTACH OR IMPRINT MANUFACTURERS OR PRODUCERS NAMEPLATES OR TRADEMARKS ON EXPOSED SURFACES OF PRODUCTS WHICH WILL BE EXPOSED TO VIEW.
- TRANSPORT PRODUCTS BY METHODS TO AVOID PRODUCT DAMAGE. DELIVER PRODUCTS IN UNDAMAGED CONDITION IN MANUFACTURERS UNOPENED CONTAINERS.
- PROVIDE EQUIPMENT AND PERSONNEL TO HANDLE PRODUCTS BY METHODS TO PREVENT DAMAGE.
- PROMPTLY INSPECT SHIPMENTS TO ASSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.
- STORE PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN ENCLOSURES, MAINTAIN TEMPERATURE AND HUMIDITY RANGES RECOMMENDED BY MANUFACTURER.

SUBMITTALS

- WITHIN 15 DAYS AFTER BEING AWARDED CONTRACT, PREPARE AND SUBMIT FOR OWNERS AND ARCHITECTS INFORMATION AN ESTIMATED CONSTRUCTION PROGRESS SCHEDULE FOR WORK. PROGRESS SCHEDULE SHALL BE RELATED TO ENTIRE PROJECT TO EXTENT REQUIRED BY CONTRACT DOCUMENTS, AND SHALL PROVIDE FOR EXPEDITIOUS AND PRACTICABLE EXECUTION OF WORK. SCHEDULE SHALL BE KEPT CURRENT AND UPDATED ON A MONTHLY BASIS. SUBMIT REVISED SCHEDULE IDENTIFYING CHANGES SINCE PREVIOUS VERSION. A REVISED AND CURRENT SCHEDULE SHALL BE DISTRIBUTED WITH EACH APPLICATION FOR PAYMENT.
- WITHIN 15 DAYS AFTER BEING AWARDED CONTRACT, PREPARE AND SUBMIT FOR OWNERS AND ARCHITECTS INFORMATION A SCHEDULE OF VALUES ALLOCATED TO VARIOUS PORTIONS OF THE WORK, SUPPORTED BY SUBSTANTIATING DATA AS REQUIRED TO VERIFY ACCURACY. THIS SCHEDULE SHALL BE USED AS A BASIS FOR REVIEWING THE CONTRACTORS APPLICATION FOR PAYMENT.
- SUBMIT ONE REPRODUCIBLE TRANSPARENCY (SEPIA) AND ONE PRINT OF EACH SHOP DRAWING. REPRODUCIBLES WILL BE RETURNED TO CONTRACTOR.
- SUBMIT COPIES AS NECESSARY, OF CATALOG CUTS, BROCHURES, PERFORMANCE CHARTS, TEST REPORTS, DIAGRAMS, SCHEDULES, AND OTHER STANDARD PRINTED OR PUBLISHED PRODUCT DATA AND LETTERS. ONE COPY SHALL BE RETAINED BY ARCHITECT, ONE BY ENGINEER PERFORMING REVIEW, AND REMAINING COPIES WILL BE RETURNED TO CONTRACTOR.
- MAKE RE-SUBMITTALS IN SAME FORM AND NUMBER OF COPIES AS FIRST SUBMITTAL. NOTE DATE AND CONTENT OF ANY PREVIOUS SUBMITTAL MADE FOR THIS ITEM OF WORK ON RE-SUBMITTALS.
- ARCHITECT WILL REVIEW, AND IF NECESSARY WILL RE-REVIEW ONE TIME, SHOP DRAWINGS OR OTHER SUBMITTALS; PROVIDED, HOWEVER FOR ANY SUBSEQUENT RE-SUBMITTALS OR RE-REVIEWS REQUESTED, ARCHITECT, OR HIS CONSULTANTS, SHALL BE REIMBURSED FOR TIME AND EXPENSES PERTAINING TO SUCH RE-SUBMITTAL AND RE-REVIEWS BY CONTRACTOR, BY MEANS OF A CREDIT CHANGE ORDER TO OWNER.
- SCHEDULE SUBMISSIONS REQUIRING REVIEW BY ARCHITECT AND CONSULTANTS NOT LESS THAN 14 DAYS BEFORE DATES REVIEWED SUBMITTALS WILL BE NEEDED. SUBMISSIONS REQUIRING REVIEW BY ARCHITECT ONLY SHALL BE SCHEDULED AT LEAST 10 DAYS BEFORE DATES REVIEWED SUBMITTALS WILL BE NEEDED. EACH REVIEW PERIOD SHALL BEGIN ON DATE OF RECEIPT OF SUBMITTAL BY ARCHITECT AND EXTEND TO MAILING DATE OF RETURN TO CONTRACTOR.
- REPRODUCTIONS OF CONTRACT DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS.
- OBTAIN AND DISTRIBUTE SUBMITTALS AS NECESSARY BEFORE AS WELL AS AFTER ACCEPTANCE. PRINTS OF ACCEPTED SHOP DRAWING SUBMITTALS SHALL BE MADE FROM REPRODUCIBLE TRANSPARENCIES WHICH CARRY ARCHITECT'S REVIEW STAMP. COSTS FOR PRINTING, DUPLICATION, AND DISTRIBUTING SHALL BE RESPONSIBILITY OF CONTRACTOR.
- THE FOLLOWING SUBMITTALS WILL BE REQUIRED FOR PRODUCT DATA/CUT SHEETS:

A. FIXTURES/FITTINGS	F. PLASTIC LAMINATE/WOOD VENEER
B. FINISH HARDWARE	G. CERAMIC TILE/GROUT
C. HOLLOW METAL DOORS AND FRAMES	H. HARDWARE SCHEDULE
D. WOOD DOORS	I. SEALANTS
E. STANDARD MILLWORK/CABINETY	J. ACOUSTICAL CEILINGS
- THE FOLLOWING SUBMITTALS WILL BE REQUIRED FOR SAMPLES:

A. CARPET (TILE, BROADLOOM)/PAD	G. CERAMIC TILE/GROUT
B. RESILIENT FLOORING	H. HARDWARE SCHEDULE
C. BASE (VINYL, RUBBER, WOOD)	I. SEALANTS
D. VINYL WALL COVERING	J. ACOUSTICAL CEILINGS
E. PAINT	K. FLOORING TRANSITIONS
- THE FOLLOWING SUBMITTALS WILL BE REQUIRED FOR SHOP DRAWINGS:

A. CARPET SEAMING/PATTERN LAYOUTS	C. CUSTOM MILLWORK
B. STANDARD MILLWORK/CABINETY	D. HARDWARE

CHANGE ORDER PROCEDURES

- ARCHITECT SHALL ADVISE OF MINOR CHANGES IN WORK NOT INVOLVING AN ADJUSTMENT TO CONTRACT SUM OR CONTRACT TIME BY ISSUING CLARIFICATION NOTICES AND CHANGES IN WORK INVOLVING AN ADJUSTMENT TO CONTRACT SUM OR CONTRACT TIME BY ISSUING FIELD ORDERS.
- ARCHITECT MAY ISSUE A FIELD ORDER WHICH INCLUDES A DETAILED DESCRIPTION OF A PROPOSED CHANGE WITH SUPPLEMENTARY OR REVISED DRAWINGS. CONTRACTOR SHALL PREPARE AND SUBMIT AN ESTIMATE AS QUICKLY AS POSSIBLE, INCLUDING A PROPOSED CHANGE IN CONTRACT TIME FOR EXECUTING CHANGE AND PERIOD OF TIME DURING WHICH REQUESTED PRICE WILL BE CONSIDERED VALID.
- CONTRACTOR MAY PROPOSE A CHANGE BY SUBMITTING A REQUEST FOR CHANGE TO ARCHITECT, DESCRIBING PROPOSED CHANGE AND FULL EFFECT ON WORK, WITH A STATEMENT DESCRIBING REASON FOR CHANGE, AND EFFECT ON CONTRACT SUM AND CONTRACT TIME WITH FULL DOCUMENTATION.
- MAINTAIN DETAILED RECORDS OF WORK DONE ON A TIME AND MATERIAL BASIS. PROVIDE FULL INFORMATION REQUIRED FOR EVALUATION OF PROPOSED CHANGES, AND TO SUBSTANTIATE COSTS OF CHANGES IN WORK.
- DOCUMENT EACH QUOTATION FOR A CHANGE IN COST OR TIME WITH SUFFICIENT DATA TO ALLOW EVALUATION OF QUOTATION. PROVIDE DATA TO SUPPORT COMPUTATIONS:
 - ORIGIN AND DATE OF CLAIM WITH DATES AND TIMES WORK WAS PERFORMED, BY WHOM AND TIME RECORDS AND WAGE RATES PAID
 - QUANTITIES OF PRODUCTS, LABOR, AND EQUIPMENT
 - INVOICES AND RECEIPTS FOR PRODUCTS, EQUIPMENT, AND INTRACTS, SIMILARLY DOCUMENTED
 - TAXES AND INSURANCE
 - OVERHEAD AND PROFIT
 - JUSTIFICATION FOR CHANGE IN CONTRACT TIME

CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

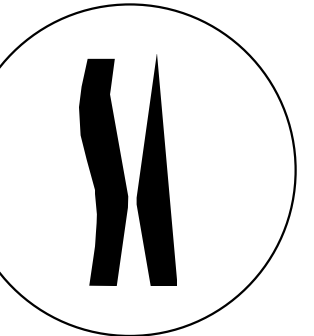
- PROVIDE UTILITY SERVICES REQUIRED FOR CONSTRUCTION OPERATIONS, EXTEND BRANCH PIPING, WIRING AND DISTRIBUTION BOXES TO ALLOW POWER AND LIGHTING BY MEANS OF CONSTRUCTION TYPE POWER CORDS.
- EXISTING AND PERMANENT LIGHTING MAY BE USED DURING CONSTRUCTION. MAINTAIN LIGHTING AND MAKE ROUTINE REPAIRS.
- PROVIDE HEATING AS REQUIRED TO MAINTAIN NECESSARY CONDITIONS FOR CONSTRUCTION OPERATIONS, TO PROTECT MATERIALS AND FINISHES FROM DAMAGE DUE TO TEMPERATURE OR HUMIDITY.
- PROVIDE VENTILATION OF ENCLOSED AREAS TO CURE MATERIALS, TO DISPERSE HUMIDITY, AND TO PREVENT ACCUMULATIONS OF DUST, FUMES, VAPORS, OR GASES.
- PROVIDE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS.
- PROVIDE PROTECTIVE COVERINGS AT WALLS, PROJECTIONS, JAMBS, SILLS, AND SOFFITS OF OPENINGS. PROTECT FINISHED FLOORS AND STAIRS FROM TRAFFIC, MOVEMENT OF HEAVY OBJECTS, AND STORAGE.
- CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH; PERIODICALLY DISPOSE OF WASTE MATERIALS OFF-SITE.
- CLEAN AREAS PRIOR TO START OF FINISH WORK. MAINTAIN AREAS FREE OF DUST AND OTHER CONTAMINATES DURING FINISHING OPERATIONS.

CONTRACT CLOSE OUT

- UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT, SUBMIT OPERATION AND MAINTENANCE INSTRUCTIONS, ARRANGED BY SYSTEM. AS A MINIMUM, PROVIDE DATA FOR:
 - MECHANICAL EQUIPMENT AND CONTROLS
 - ELECTRICAL EQUIPMENT AND CONTROLS.
- PROVIDE INFORMATION TO OWNER BOUND IN A THREE-RING BINDER. ASSEMBLE DOCUMENTS EXECUTED BY SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS WITH A TABLE OF CONTENTS. BINDERS SHALL INCLUDE OPERATION AND MAINTENANCE INSTRUCTIONS, ARRANGED BY SYSTEM. FOR EACH SYSTEM GIVE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF SUBCONTRACTORS AND SUPPLIERS. PROVIDE THE FOLLOWING INFORMATION:
 - LIST OF PARTS AND EQUIPMENT
 - OPERATING AND MAINTENANCE INSTRUCTIONS
 - SHOP DRAWINGS AND PRODUCT DATA
 - WARRANTIES
- PROVIDE OWNER WITH A WRITTEN WARRANTY COVERING ENTIRE PROJECT FOR 1 YEAR. IN ADDITION, WHERE SEPARATE WARRANTIES, FOR CERTAIN PORTIONS OF WORK, ARE FOR LONGER PERIODS, CONTRACTORS WARRANTY SHALL BE EXTENDED TO COVER SUCH LONGER PERIODS.
- SCHEDULE A FINAL CLEANING OF PROJECT AT A TIME IMMEDIATELY PRIOR TO ACCEPTANCE OF COMPLETED PROJECT BY OWNER. CLEAN SURFACES EXPOSED TO VIEW; REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION, CLEAN OR REPLACE FILTERS OF MECHANICAL EQUIPMENT.
- UPON NOTIFICATION OF COMPLETION OF THE WORK AND DELIVERY OF THE CONTRACTORS PUNCHLIST, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS, UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON COMPLETION OF THESE ITEMS UNDER THE TERMS AND CONDITIONS OF THE OWNER/CONTRACTOR AGREEMENT.
- PRIOR TO APPROVAL OF FINAL REQUEST FOR PAYMENT, CONTRACTOR SHALL HAVE COMPLETED FOLLOWING ITEMS AND PLACE THEM ON FILE WITH OWNER:
 - RELEASE OF LIENS FROM SUBCONTRACTORS SIGNED BY EACH.
 - WRITTEN OR PRINTED OPERATING INSTRUCTIONS AND/OR MANUALS.
 - DEMONSTRATION AND EXPLANATION OF MECHANICAL AND ELECTRICAL SYSTEMS TO OWNER.
 - ELECTRICAL PANELS PROPERLY LABELED (TYPEWRITTEN), VALVES, PIPES, DUCTS, ETC. PROPERLY MARKED AND COLOR CODED.
 - SYSTEMS COMPLETELY IN OPERATION WITH BALANCING COMPLETED.
 - COMPLETION OF PUNCH LIST CORRECTIONS, OR PROVIDED A VALUE OF UNCOMPLETED ITEMS.
 - FINAL REQUISITION TO LIST ALL PREVIOUS AND ADDITIONAL CHANGE ORDERS, REQUESTS OF EXTRAS, PREVIOUS REQUESTS FOR EXTENSION OF TIME, ETC.
 - CERTIFICATION OF FINAL INSPECTION FROM MUNICIPAL AGENCIES AS REQUIRED.

QUALITY CONTROL

- MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP TO PRODUCE WORK OF SPECIFIED QUALITY.
- COMPLY FULLY WITH MANUFACTURERS INSTRUCTIONS, INCLUDING EACH STEP IN SEQUENCE.
- SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND FORCES EXTENDING BEYOND EQUIPMENT NOTED.
- PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY WITHOUT DISTORTION OR DISFIGUREMENT.



SKA STUDIO

47 Randall St.
Suite 2
Annapolis, MD 21401
skastudio.com
301 858 5853

ISSUE RECORD

INITIAL DESIGN REVIEW 10.01.2020

PETTY RESIDENCE

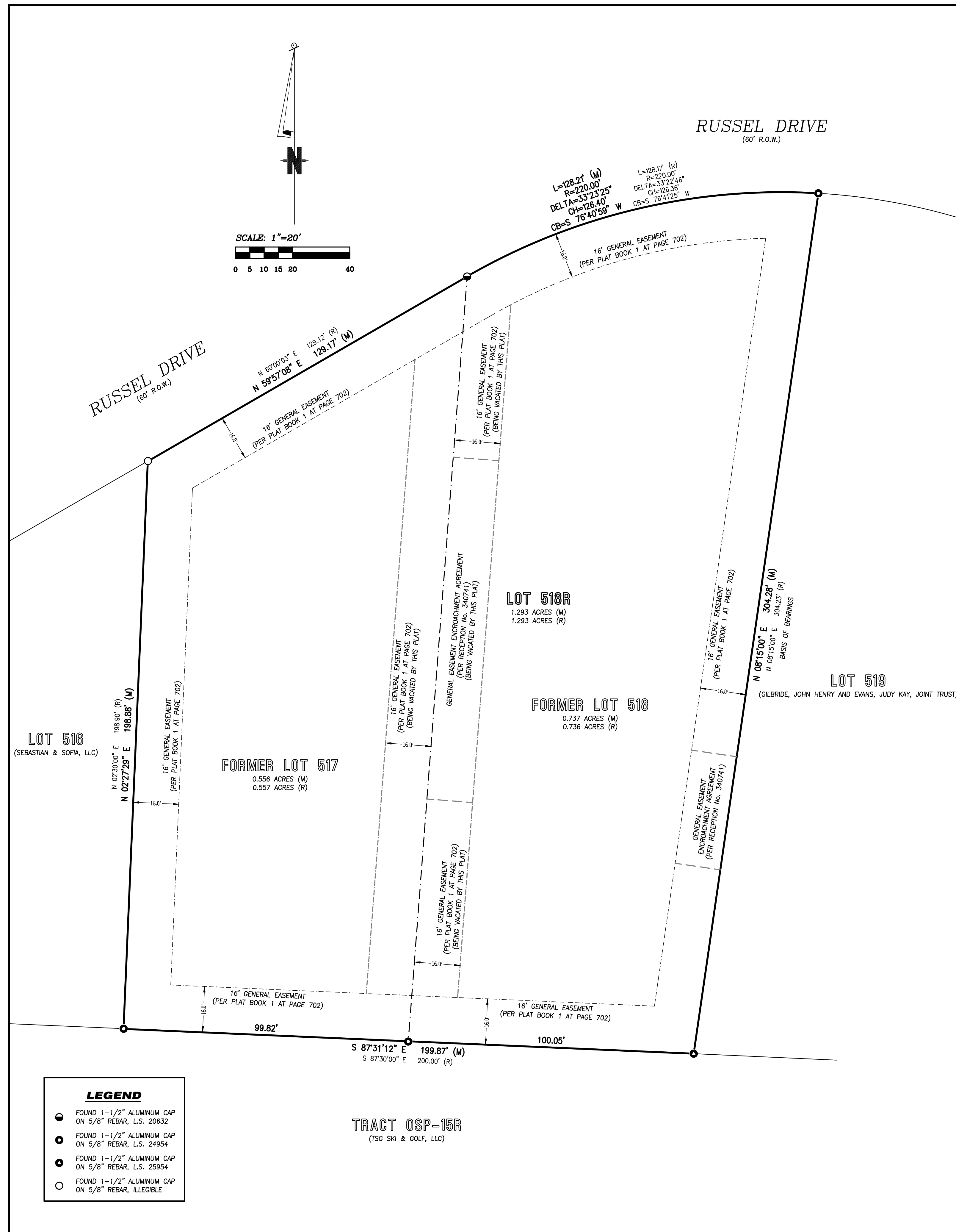
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



DIVISION ONE
SPECIFICATIONS

G-002

Scale : 12" = 1'-0"



LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 25954
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, ILLEGIBLE

TRACT OSP-15R
(TSO SKI & GOLF, LLC)

Lot 518R Replat,
A Replat of Lot 517 and Lot 518, Town of Mountain Village, Filing 2,
located within the SE 1/4 of Section 33, T.43N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS that KATHERINE LOVEJOY PETTY AND DAVID BRUCE PETTY, being the owners of the following described land:

LOTS 517 AND 518, TELLURIDE MOUNTAIN VILLAGE, FILING 2, ACCORDING TO THE PLAT RECORDED FEBRUARY 3, 1987 IN PLAT BOOK 1 AT PAGE 702.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Have by these presents caused same to be laid out, platted and subdivided the same into lots, as shown on this plat under the name and style of LOT 518R, TOWN OF MOUNTAIN VILLAGE, and hereby dedicate portions of Lot 517 and Lot 518 as 16' general easements for the installation and maintenance of the public utilities, as shown hereon.

The Parties do hereby agree upon the boundary lines as set forth hereon and do further grant, sell and convey to the other owners such of their real property as may lie on the other party's side of the boundary lines set forth on this Plat and do hereby agree that the boundary lines as shown on this plat are the boundary lines by agreement of adjoining parties pursuant to the Provisions of Colorado Revised Statutes (1973) 38-44-112.

OWNERS:

by Katherine Lovejoy Petty _____

by David Bruce Petty _____

ACKNOWLEDGMENT:

State of _____)
County of _____) ss

The foregoing signature was acknowledged before me this _____ day of _____, 2020 A.D. by Katherine Lovejoy Petty.

My commission expires _____
Witness my hand and seal.

Notary Public

ACKNOWLEDGMENT:

State of _____)
County of _____) ss

The foregoing signature was acknowledged before me this _____ day of _____, 2020 A.D. by David Bruce Petty.

My commission expires _____
Witness my hand and seal.

Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, _____, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Plat has been approved by the Town by Resolution No. 2018-0315-06 and has authorized and directed me to execute this document.

Mayor Date

I, Michelle Haynes, as Planning and Development Services Director of the Town of Mountain Village do hereby certify that this Plat has been approved by the Town by Resolution No. 2018-0315-06.

Michelle Haynes, Planning and Development Services Director Date

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Owners Certificate which is on the face hereof and is free of all liens and taxes, except as follows:

Land Title Guarantee Company

TREASURER'S CERTIFICATE:

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3-101.

Dated this _____ day of _____, 2020.

San Miguel County Treasurer

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor, do hereby certify that this Plat and survey of LOT 518R, TOWN OF MOUNTAIN VILLAGE was made by me and under my direct responsibility, supervision and checking, in compliance with the applicable provisions of Title 38, Article 51, C.R.S., and that both are true and accurate to the best of my knowledge and belief.

P.L.S. No. 37970 Date

NOTES:

1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.
2. Easement research and legal descriptions provided by Land Title Guarantee Company, Order Number TLR86010448, dated September 01, 2020 at 5:00 P.M.
3. NOTES OF CLARIFICATION:
 - a. The Configuration of the following lots, tracts, and right-of-way have been modified by this plat: none
 - b. The following lots have been created by this plat: Lot 518R
 - c. The following lots have been deleted by this plat: Lot 517 and Lot 518

4. BASIS OF BEARINGS: The bearing between found monuments along the eastern boundary of former Lot 518, as shown hereon, was assumed to have the record bearing of N 08°15'00" E according to Plat Book 1 at page 702.

5. Lineal Units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

6. 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.

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 2020, at
Plat Book _____,
Page _____,
Reception No. _____,
Time _____.

San Miguel County Clerk

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	08/17/2020				



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

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

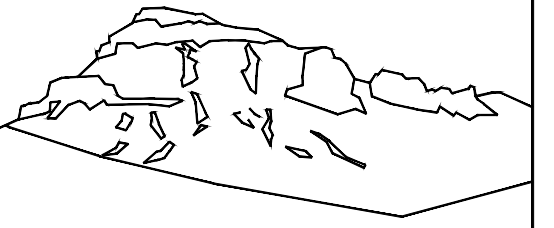
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

First DRB 2020-10-01

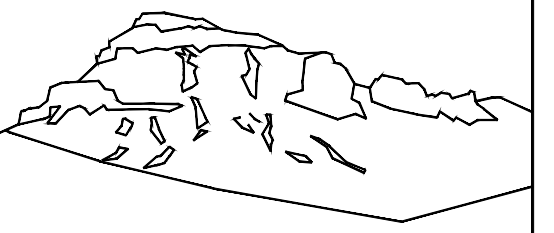
Petty Residence
Lots 518R
Mtn. Village, CO



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

Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

First DRB 2020-10-01
Heated Slab Modification 2020-10-26

Petty Residence
Lots 518R
Mtn. Village, CO

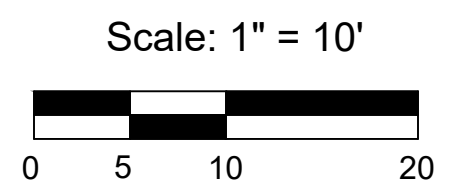
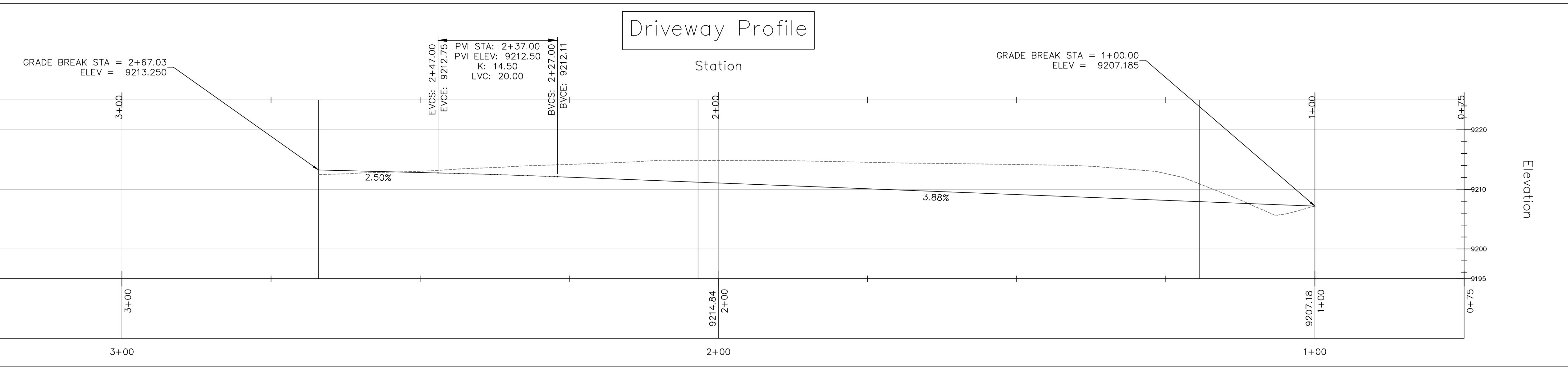
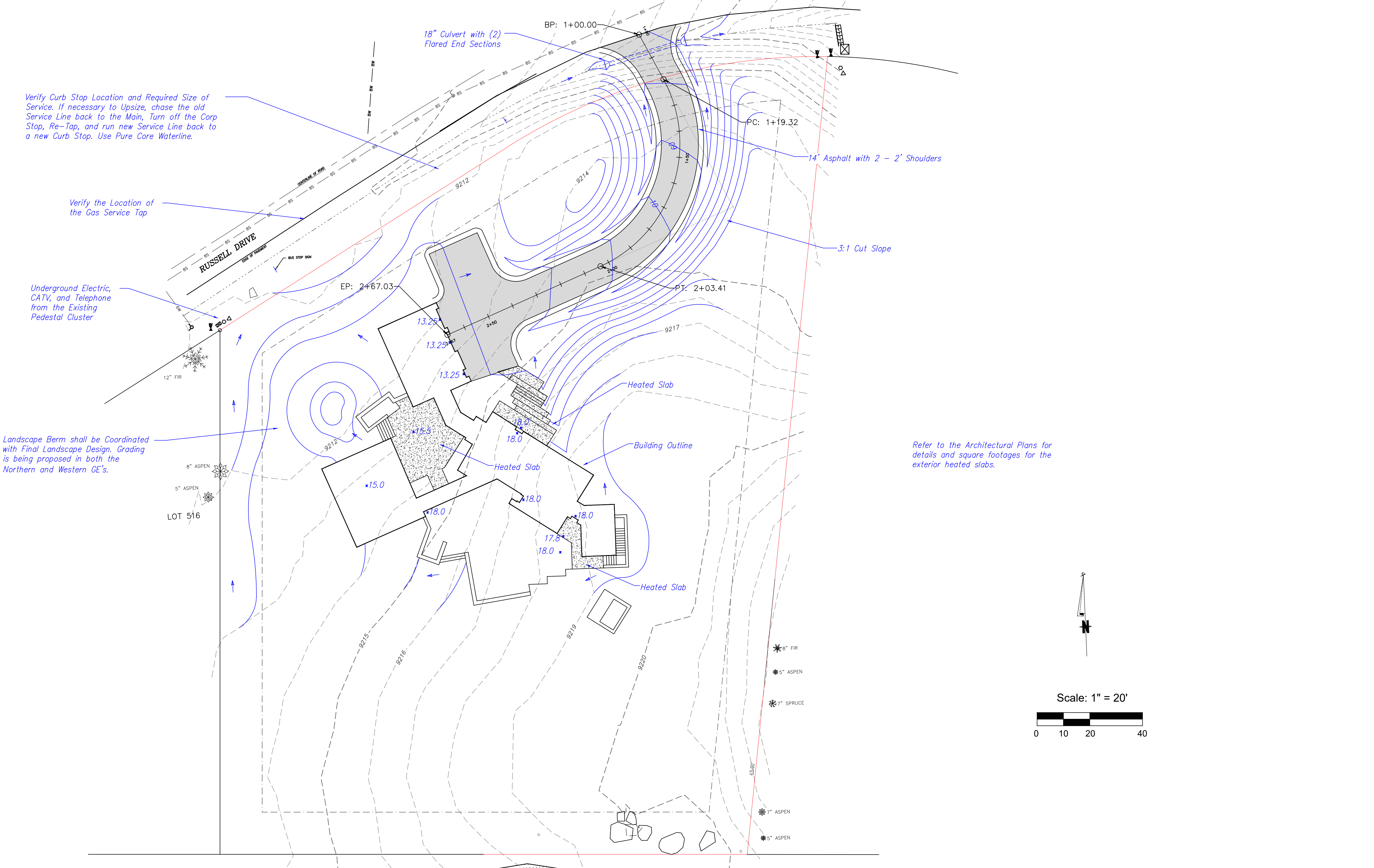


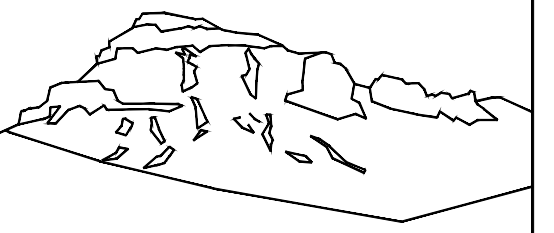
CONTRACTOR TO REVIEW AND COMPARE ALL
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AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage

with
Driveway Profile

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
First DRB 2020-10-01

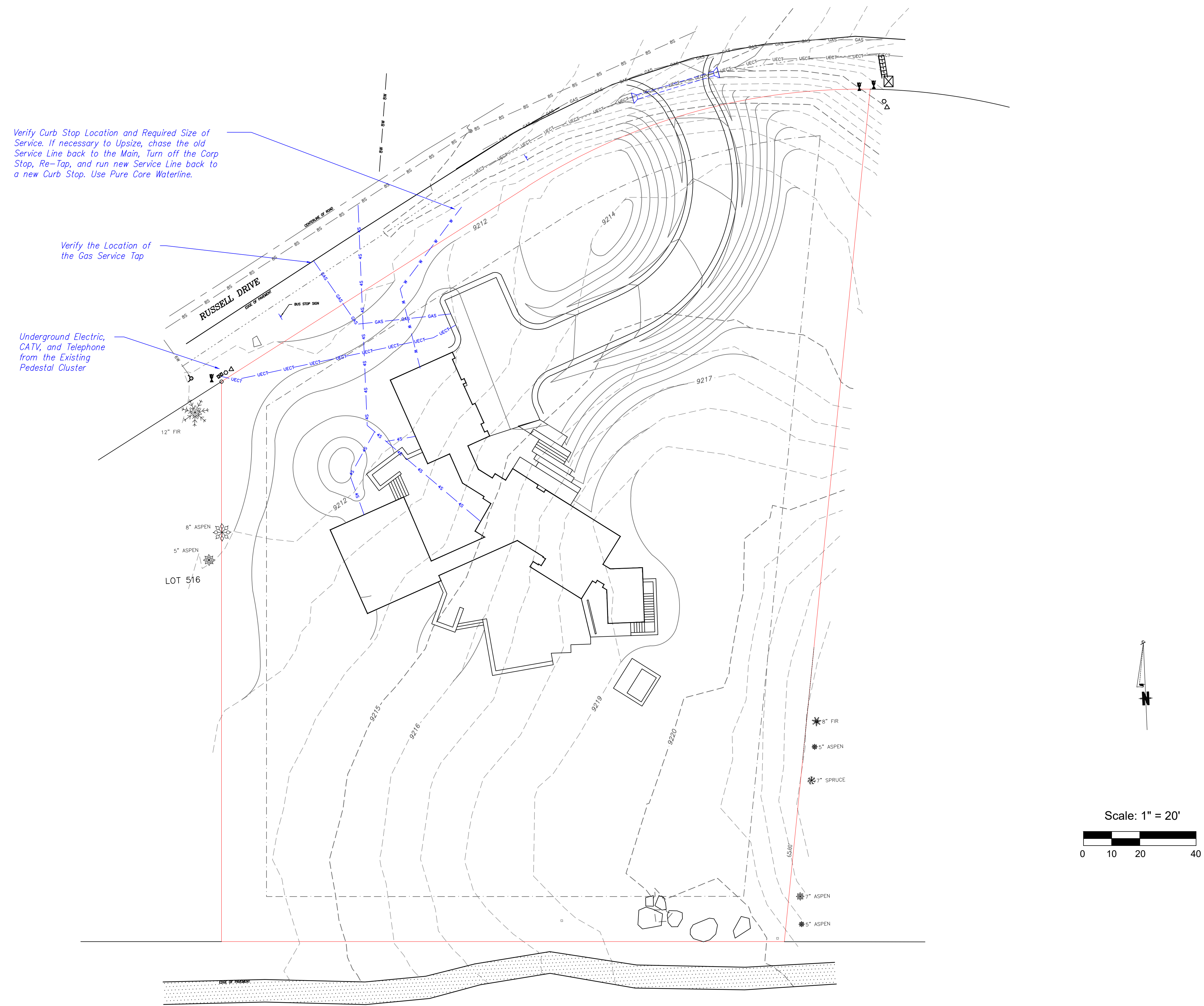
Petty Residence
Lots 518R
Mtn. Village, CO

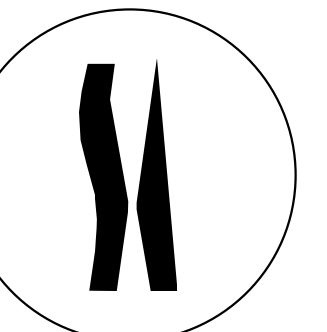


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3





SKA STUDIO

47 Randall St.
Suite 2
Annapolis, MD 21401
skastudio.com
301 858 5853

Caribou Design Associates
Landscape Architecture and Planning

Po box 3855
Telluride, Colorado 81435 (970)-708-1232
CaribouDesignAssociates@gmail.com
CaribouDesignAssociates.com

ISSUE RECORD

INITIAL DESIGN REVIEW 10.01.2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269

NOT FOR
CONSTRUCTION

LANDSCAPE
PLAN

L-1.0

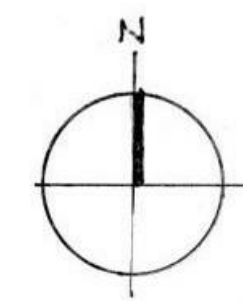
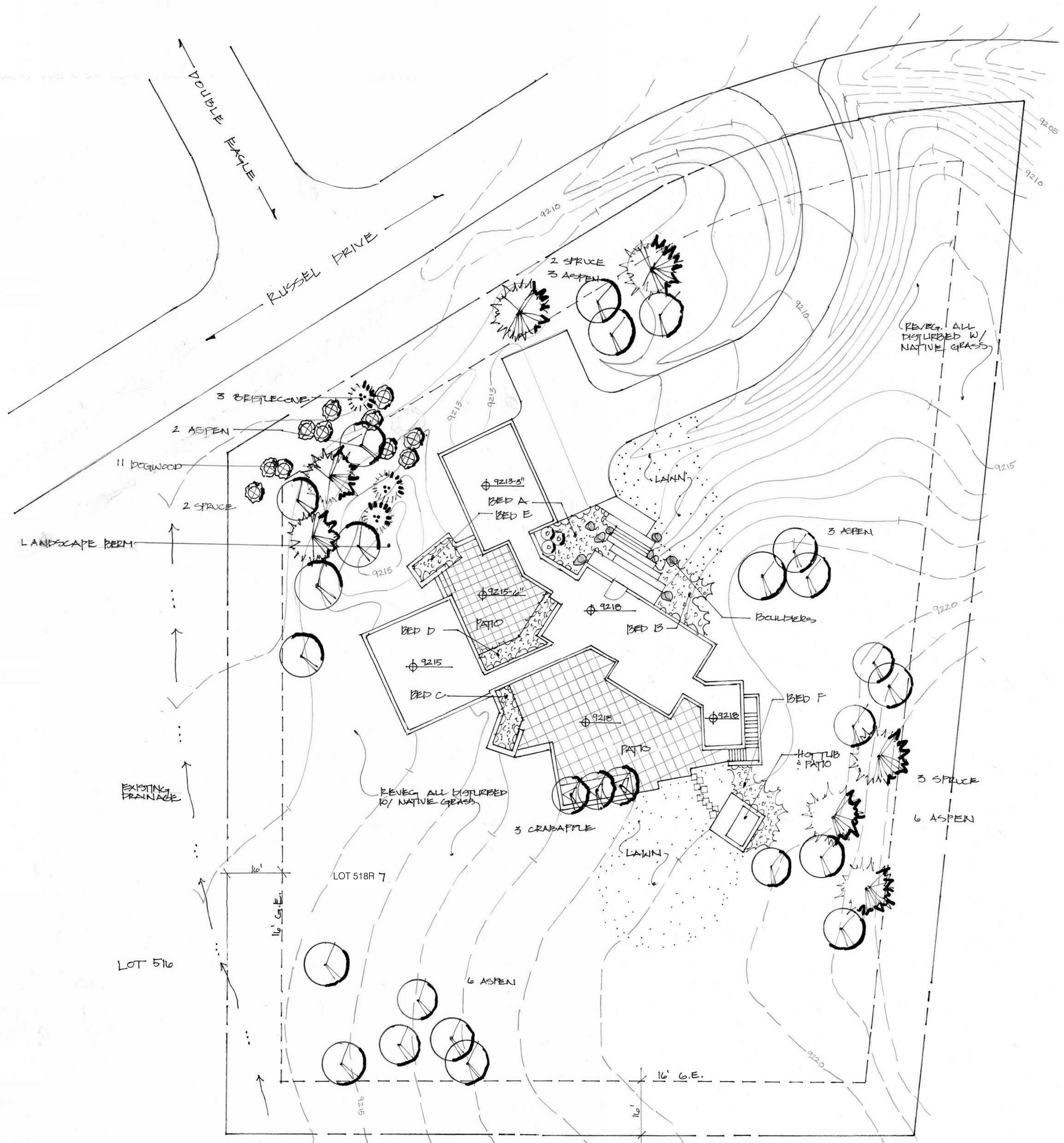
COMMON NAME	BOTANICAL NAME	SIZE	QTY
Picea pungens 'Colorado'	Colorado Spruce	10'	4
		12'	2
		14'	1
Populus tremuloides	Quaking Aspen	2.5' multi	17
		3.0' single	6
Malus spring snow	Spring snow Crab tree	2.0' cal.	3
Pinus aristata	Bristlecone Pine	6'	3
Acer glabrum	Rocky Mt Maple	#5	3
Cornus sericea	Colorado Dogwood	#5	11
Symphoricarpus albus	Snowberry	#5	8
Sod		1,800 SF	
Perennials		786 SF	
Bed A	Anemone sylvestris, Thalictrum rochebrunianum Aconitum napellus, sticky geranium		
Bed B	Anemone sylvestris, Thalictrum rochebrunianum Aconitum napellus, sticky geranium		
Bed C	Nepeta, Salvia, Veronica spicata Red fox		
Bed D	Geum chiloense, dryopteris, Aquilegia caerulea		
Bed E	Thalictrum rochebrunianum, Anemone x hybrida jobert		
Bed F	Penstemon strictus, fireweed, Achillea moonshine,		
Native Grass seed	Mountain Village Mix		Field Verify

REVEGETATION NOTES

1. Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
2. Topsoil shall be spread at a minimum depth of 4" over all areas to be re-vegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted needing seeding, shall be scarified before broadcasting of seed.
5. Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate of 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in place of straw mulch and pinned.
6. On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
7. All utility cuts shall be re-vegetated within two weeks after installation of utilities to prevent weed infestation.
8. Seed mix to be Mountain mix native grass mix as specified in DRB guidelines

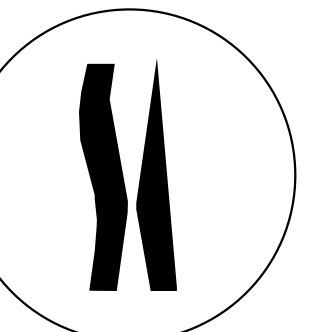
GENERAL NOTES

1. All trees and shrubs shall be field located by project Landscape architect.
 2. All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
 3. Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree race straps.
 4. Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
 5. Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers, shredded cedar bark.
 6. All plant material to meet the American Standard for Nursery Stock.
- NOXIOUS WEEDS** All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.



LANDSCAPE PLAN

SCALE 1/16" = 1'



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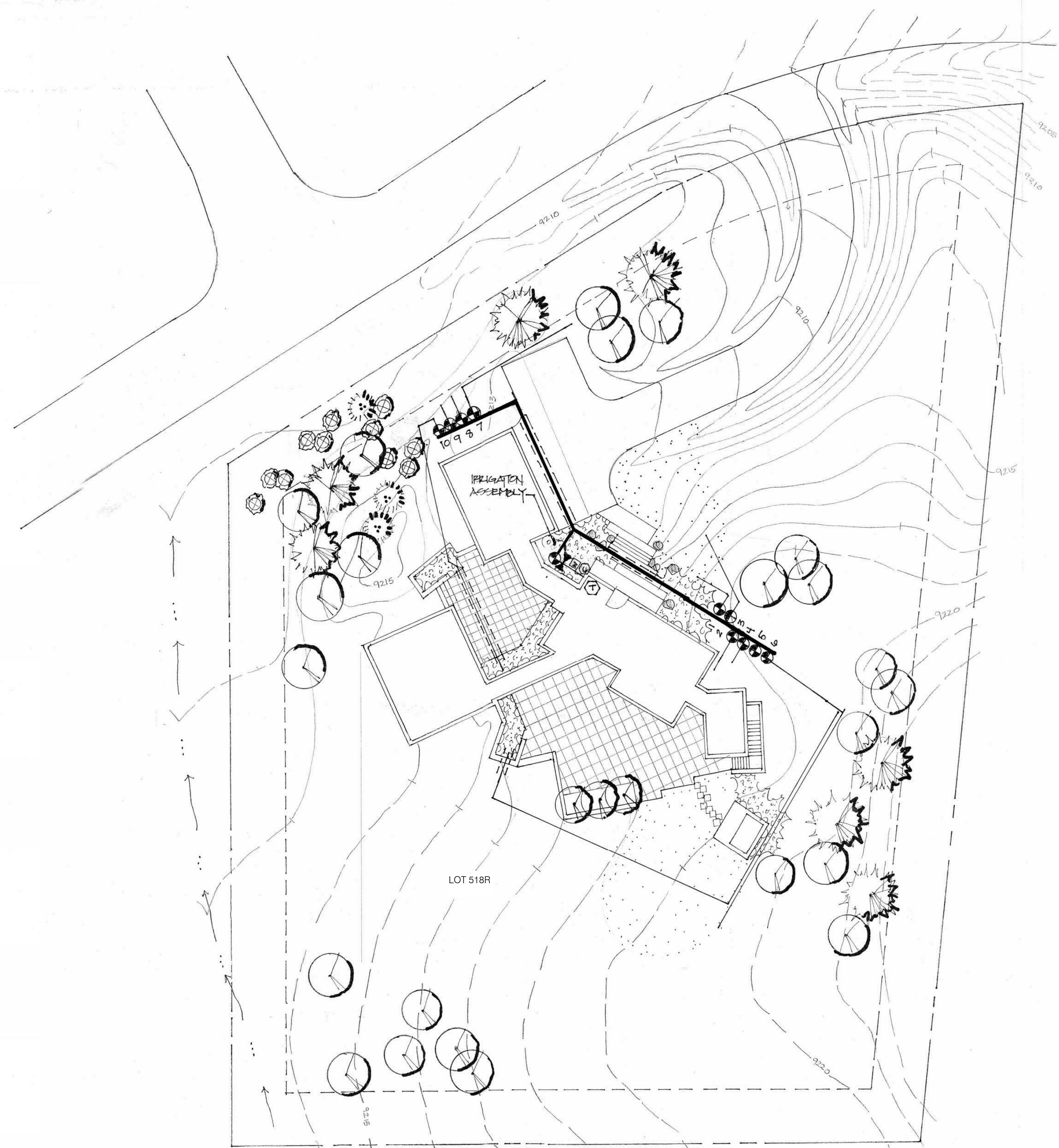
ISSUE RECORD
INITIAL DESIGN 10.01.2020
REVISION RESPONSE TO COMMENTS 10/26/09

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269

NOT FOR
CONSTRUCTION

IRRIGATION
L-1.1

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WATER USAGE CHART

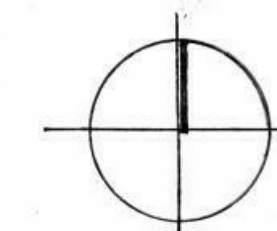
Type	Monthly use	Total #	Total Monthly Usage
Perennials	2.5 gal./SF	786 SF	1,965
Sod	4.0/SF	1800 SF	7,200
Revegetation	-	1100 SF	-
Shrubs	3.20 gal./EA	22	71
Aspen trees	10 gal./EA	23	230
Spruce trees	25 gal./EA	7	175
Bristle Cone pines	20 gal./EA	3	60
COMPLETE MONTHLY USAGE			9,701 gal/mo

IRRIGATION SCHEDULE

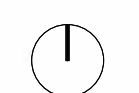
ZONE	LOCATION	HEAD	GPM
1	Perennial	pop ups spray	24
2	Sod	pop ups spray	24
3	Aspen south	drip emitters	-
4	Scpruce south	drip emitters	-
5	Perennial	pop up sprays	30
6	Sod	pop up sprays	24
7	Reveg	Rotors	30
8	Aspen North	drip emitters	-
9	Spruce/evergreen North	drip emitters	-
10	Perennials	pop up sprays	24

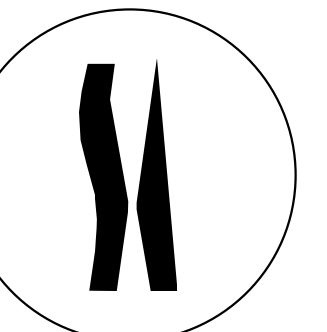
IRRIGATION LEGEND

- Tap with rainbird PVB-075 backflow preventer
- Rainbird RCM-12 electromechanical controller
- 1.5" Wilkins model 500 pressure regulator
- Rainbird 150-PEB 1.5" electric remote control valve
- Class 200 PVC Mainline 1"
- 3/4" 80NSF polylateral line
- Water Sensor by Rainbird



Scale :
IRRIGATION PLAN
SCALE 1/16"=1'



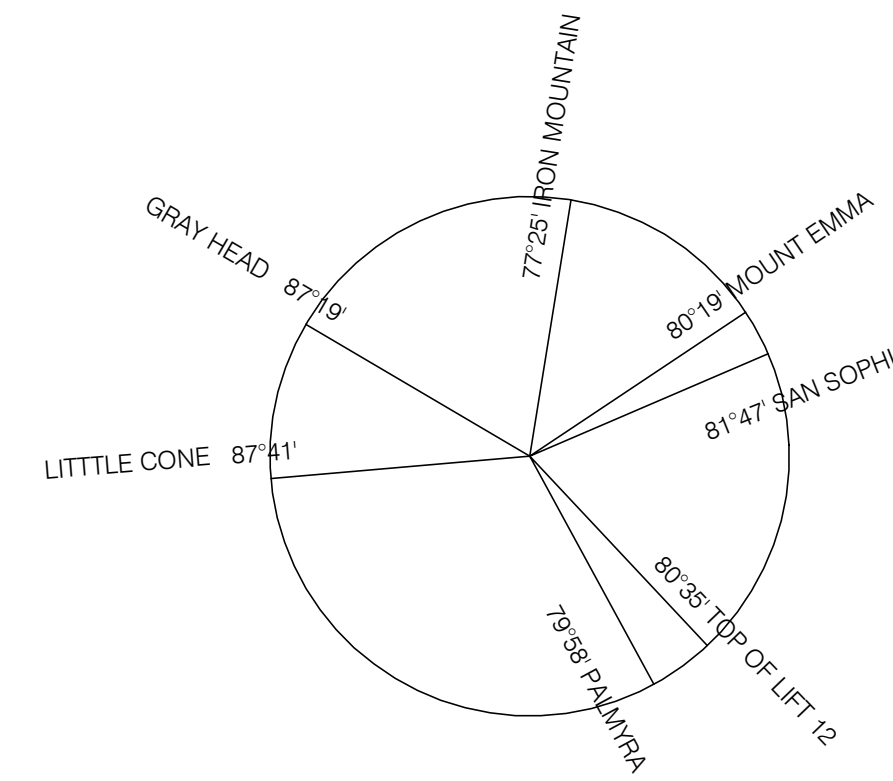


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SITE PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW 'GENERAL NOTES' PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTORS TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK.
- ALL DRAWINGS TO BE COMPARED AND COORDINATED WITH EXISTING CONDITIONS
- ALL UTILITY ROUTING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- ANY IMPROVEMENTS OUTSIDE OF THE PROPERTY LINES AND INTO THE PUBLIC RIGHT OF WAY TO BE APPROVED BY THE TOWN OF MOUNTAIN VILLAGE.
- ALL SITE GRADING TO BE RELATIVE TO THE MAIN LEVEL FLOOR ELEVATION - TYP. UNO.
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MIN. CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAX. FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELLED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS AND LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED, TYP.
- ALL WINDOW WELLS, PLANTERS, AND ANY HARDSCAPING REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYP.
- ALL NEW PLUMBING FIXTURES TO BE COORDINATED AND TIED INTO EXISTING MAINS.
- SNOWMELT AREAS DELINEATED PER M-SERIES DIAGRAMS.
- PER CODE, NO PART OF THE BUILDING SHALL ENCR OACH WITHIN 36" OF THE PROPERTY LINE. ANY PART OF THE BUILDING ENCR OACHING WITHIN THE 36" BUT NO MORE THAN WITHIN 24" OF THE PROPERTY LINE IS TO BE 1 HOUR RATED CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND COORDINATE EXTENT OF CONSTRUCTION ELEMENTS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT/EXISTING CONDITIONS AS DIMENSIONS MAY VARY.
- STRUCTURAL AND CIVIL TO COORDINATE WITH GEOTECH REPORT RECOMMENDATIONS.
- FINISH GRADE TO BE 6" BELOW FINISH FLOOR.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING PLAN.



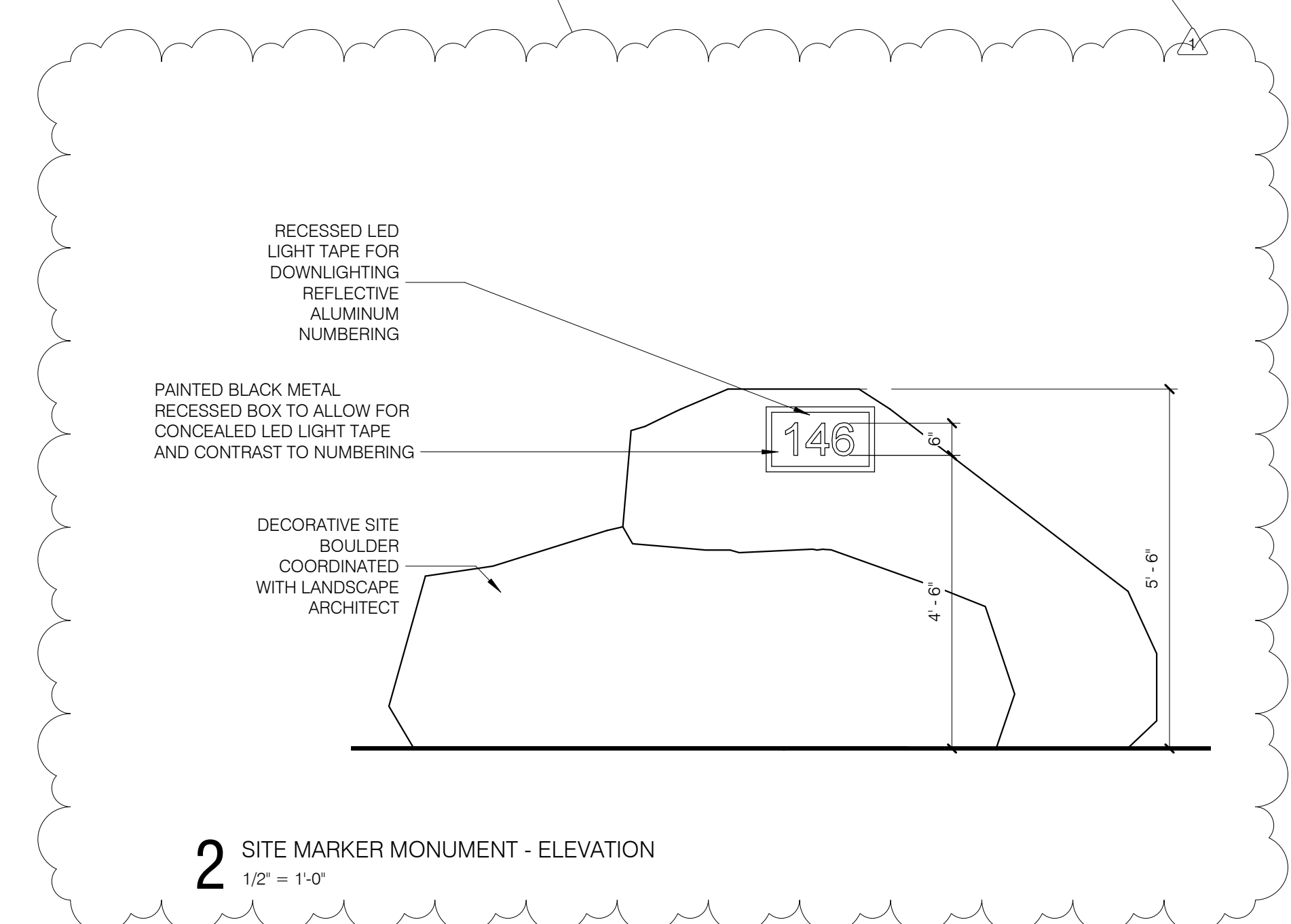
VIEW ANGLES

- ANGLES ENUMERATED ARE ZENITH ANGLES
- VIEW ANGLES TAKEN FROM NORTH WEST OF LOT 517.



SITE PLAN SHEET NOTES

- AREA OF HEATED SLAB, 1115 SF TOTAL
- ADDRESS MONUMENT LOCATION
- STONE VENEER GAS FIREPIT TO MATCH EXTERIOR STONE ON HOUSE AND LANDSCAPE WALLS
- PARKING AREA 9'X18' PER CDC GUIDELINES
- CONCRETE PATIO AND STEPS, STAINED AND TROWEL FINISHED, TYP.
- LANDSCAPE WALL, STONE VENEER, ELEV. 9215'-0"
- DRIP LINE, TYP.
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
- LANDSCAPE WALL, STONE VENEER, ELEV. 9220'-0"
- LANDSCAPE WALL, STONE VENEER, ELEV. 9218'-6"
- POURED IN PLACE CONCRETE PAVER STEPPING STONES, STAINED AND TROWELED FINISH



2 SITE MARKER MONUMENT - ELEVATION
1/2" = 1'-0"

Scale : As indicated

ISSUE RECORD

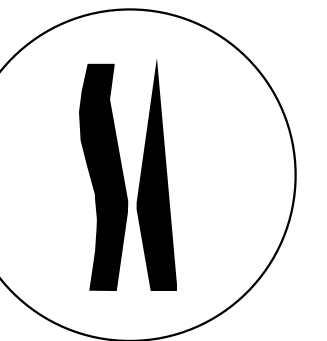
REVISION	DATE
INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09
2 RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



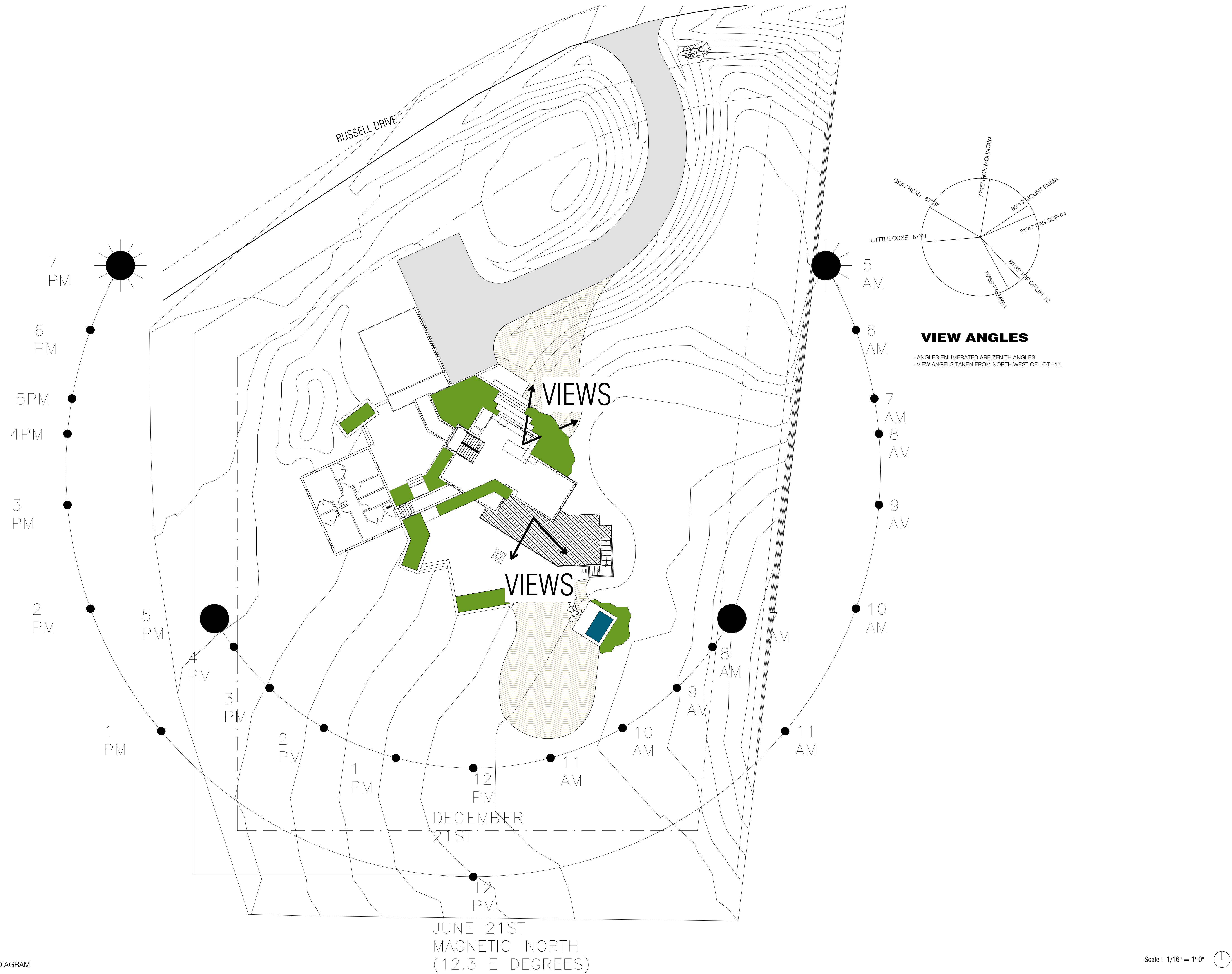
SITE PLAN

A-001



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ISSUE RECORD
INITIAL DESIGN REVIEW 10.01.2020

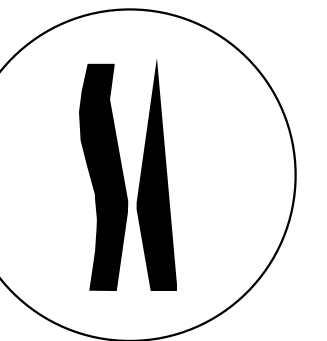
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DRIVE MOUNTAIN VILLAGE, COLORADO
PROJECT # 10269



PARTI DIAGRAM

A-002

Scale : 1/16" = 1'-0"

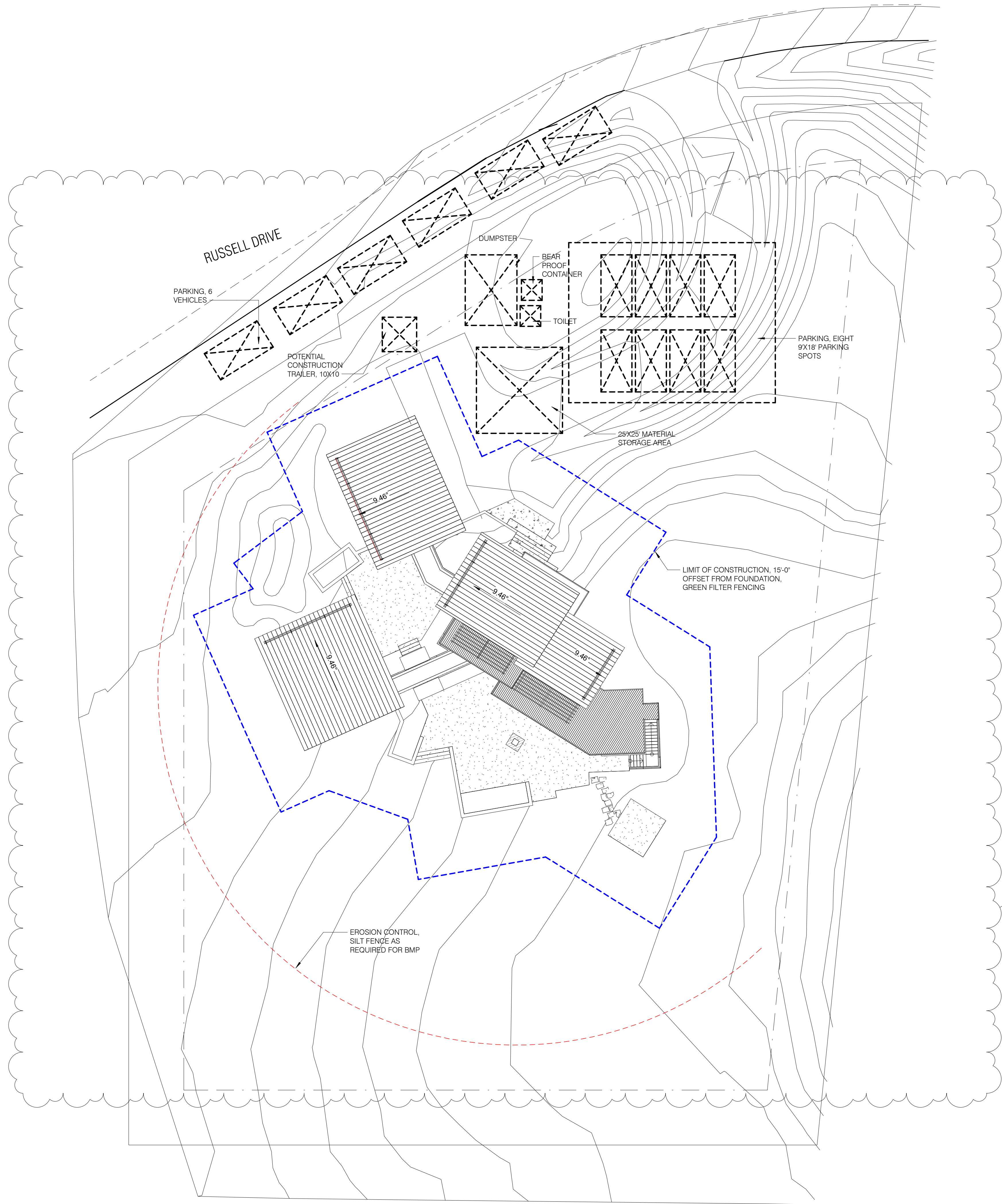


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CONSTRUCTION MITIGATION NOTES

1. TOWER CRANE WILL NOT BE REQUIRED FOR CONSTRUCTION. CRANES WILL BE ON MOBILE TRUCKS. CRANES WILL NOT SWING OVER ROAD, GOLF CART PATH, OR ADJOINING PROPERTIES.
2. NO TREES TO BE REMOVED, THUS NO TREE PROTECTION REQUIRED.
3. NO PONDS, STREAMS OR WETLANDS ON SITE.
4. PARKING WILL BE STAGED AND COORDINATED WITH EXCAVATION OF DRIVEWAY IN ORDER TO ACCOMMODATE VEHICLES ON SITE. PARKING ON SIDE OF ROAD WILL ACCOMMODATE ANY VEHICLES ON SITE WHEN EXCAVATION OF DRIVEWAY DOES NOT ALLOW FOR PARKING AT THAT LOCATION.



ISSUE RECORD

REVISION	DATE
INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09
2 RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
 LOT 518R, 146 RUSSELL
 DRIVE MOUNTAIN VILLAGE,
 COLORADO
 PROJECT # 10269



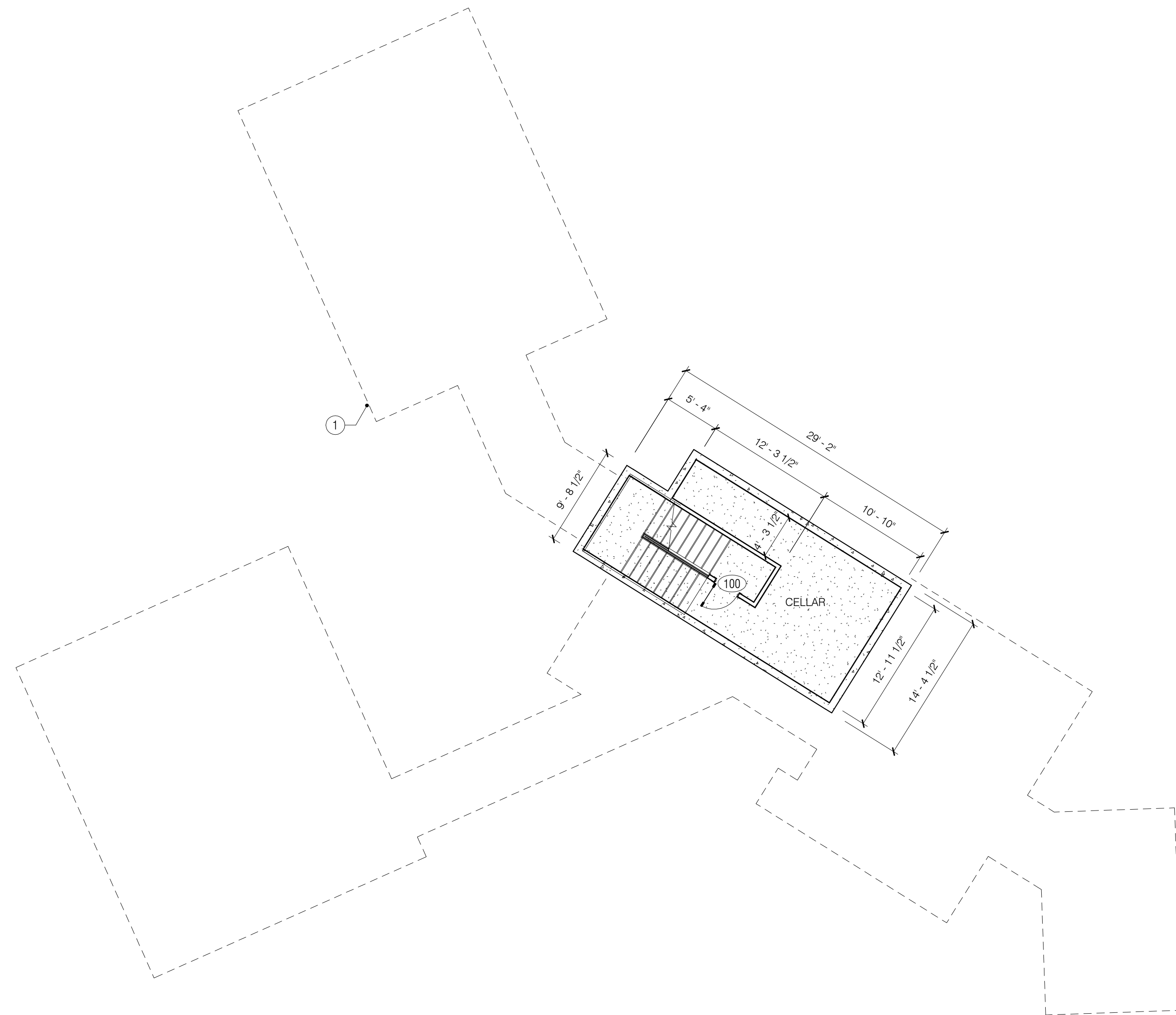
CONSTRUCTION MITIGATION PLAN

A-003

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FLOOR PLAN SHEET NOTES

- ① LINE OF WALLS ABOVE, TYP.
- ② --
- ③ --



1 CELLAR
1/8" = 1'-0"

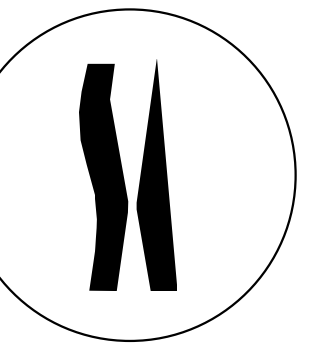
PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
3. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N.
4. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ± 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
5. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
6. ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SILL, U.O.N.
7. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY THE ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION
8. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, AS REQUIRED
9. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
10. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
11. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF SWITCHES, OUTLETS AND THE LIKE TO BE REMOVED. PATCH AND REPAIR PARTITION TO MATCH ADJACENT SURFACE AND FINISH.
12. OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES AND SIMILAR SYSTEMS AND ITEMS. ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
13. ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
14. TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/4" INCH MAXIMUM, UNLESS OTHERWISE NOTED. TRIM EACH DOOR TO FIT CONDITION. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
15. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
16. CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING; WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", U.O.N.
17. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
18. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
19. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" AFF. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED AS REQUIRED BY APPLICABLE CODES
20. TYPE X GYPSUM BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE.
21. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS. HEADER AT JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY.
22. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE.
23. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
24. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM THE FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
25. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
26. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED, TYP.
27. ALL WINDOW WELLS, PLANTERS, AND ANY HARDSCAPING REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
28. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYP.
29. INTERIOR CASINGS TO REMAIN FULL PROFILE AROUND OPENINGS. ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
30. WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELIS SPACING, TYP.
31. ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO.
32. REFER TO STRUCTURAL DRAWINGS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES.
33. REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION.
34. WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW MELT AREAS.
35. ALL INTERIOR FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE TO BE FLAT FURRING (1 1/2") UNO.
36. CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MINIMUM - TYPICAL AT ALL CONDITIONS.
37. ALL EXTERIOR SPACES(TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE MINIMUM FLOOR FINISH 1" BELOW INTERIOR FLOOR FINISH FLOOR, TYP. AND SHALL SLOPE AWAY FROM THE BUILDING.

FLOOR PLAN LEGEND

	INTERIOR WOOD WALL
	INTERIOR DRYWALL PARTITION
	WOOD SIDING WALL
	STONE VENEER WALL
	METAL SIDING WALL
	MILLWORK
	STONE LANDSCAPE WALL

Scale : As indicated



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ISSUE RECORD

INITIAL DESIGN REVIEW 10.01.2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



CELLAR LEVEL
FLOOR PLAN

A-100

FLOOR PLAN SHEET NOTES

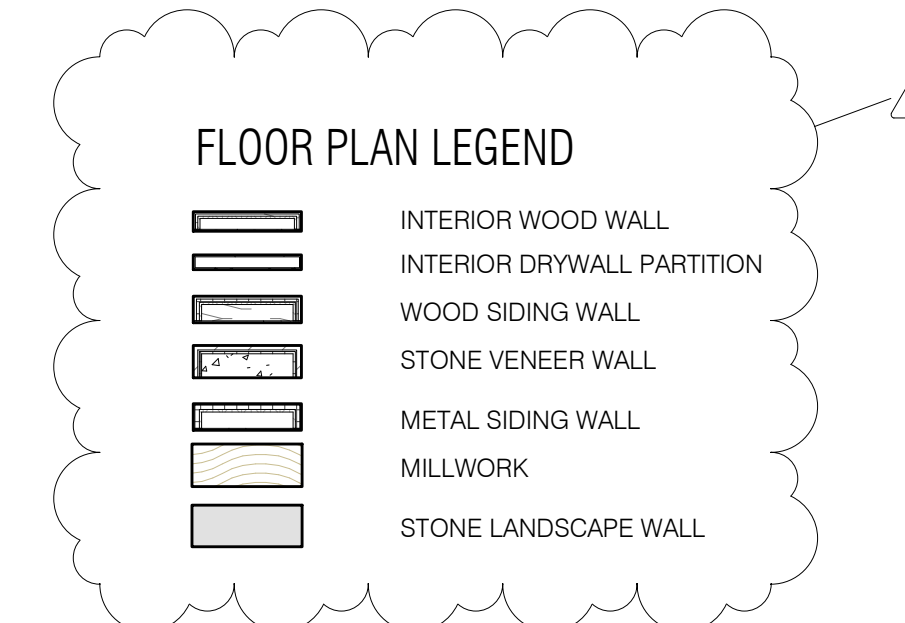
- 1 MILLWORK TO INCLUDE, BUILT-IN BAR REFRIG., SHELVING, GAS FIREPLACE AND MANTLE.
- 2 MILLWORK TO INCLUDE BUILT IN SHELF, OPEN BELOW
- 3 STONE BENCH, AT SAME LEVEL AS STONE WALL OUTSIDE ADJACENT WINDOW
- 4 LINE OF BUILT-IN SLEEPING LOFT ABOVE
- 5 TRASH AND RECYCLING STORAGE IN GARAGE
- 6 GAS FIRE PIT, STONE VENEER TO MATCH EXTERIOR STONE ON HOUSE AND LANDSCAPE WALLS
- 7 TV LOCATION, HEIGHT TO BE COORDINATED WITH OWNER

PLAN GENERAL NOTES

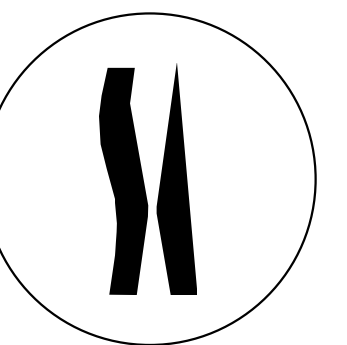
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
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4. DIMENSIONS NOTED 'CLEAR' OR 'CLR' MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ± 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
5. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
6. ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SILL, U.O.N.
7. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY THE ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION
8. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, AS REQUIRED
9. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
10. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
11. REFER TO ELECTRICAL PLANS FOR LOCATIONS OF SWITCHES, OUTLETS AND THE LIKE TO BE REMOVED. PATCH AND REPAIR PARTITION TO MATCH ADJACENT SURFACE AND FINISH.
12. OBTAIN APPROVAL FROM ARCHITECT PRIOR TO MODIFYING COLUMN FURRING, RELOCATING PIPES AND SIMILAR SYSTEMS AND ITEMS. ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
13. ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
14. TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE, BY 1/4" INCH MAXIMUM, UNLESS OTHERWISE NOTED. TRIM EACH DOOR TO FIT CONDITION. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
15. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
16. CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING, WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", U.O.N.
17. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
18. 'ALIGN' MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
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20. TYPE X GYPSUM BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE.
21. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS. HEADER AT JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY.
22. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE.
23. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
24. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM THE FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
25. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
26. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED, TYP.
27. ALL WINDOW WELLS, PLANTERS, AND ANY HARDSCAPING REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
28. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYP.
29. INTERIOR CASINGS TO REMAIN FULL PROFILE AROUND OPENINGS. ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
30. WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING, TYP.
31. ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO.
32. REFER TO STRUCTURAL DRAWINGS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES.
33. REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION.
34. WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW MELT AREAS.
35. ALL INTERIOR FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE TO BE FLAT FURRING (1 1/2") UNO.
36. CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MINIMUM - TYPICAL AT ALL CONDITIONS.
37. ALL EXTERIOR SPACES(TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE MINIMUM FLOOR FINISH 1' BELOW INTERIOR FLOOR FINISH FLOOR, TYP. AND SHALL SLOPE AWAY FROM THE BUILDING.



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



Scale : As indicated



SKA STUDIO

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ISSUE RECORD

NO.	DESCRIPTION	DATE
1	INITIAL DESIGN REVIEW	10.01.2020
1	RESPONSE TO COMMENTS	10/26/09
2	RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



FIRST FLOOR
PLAN

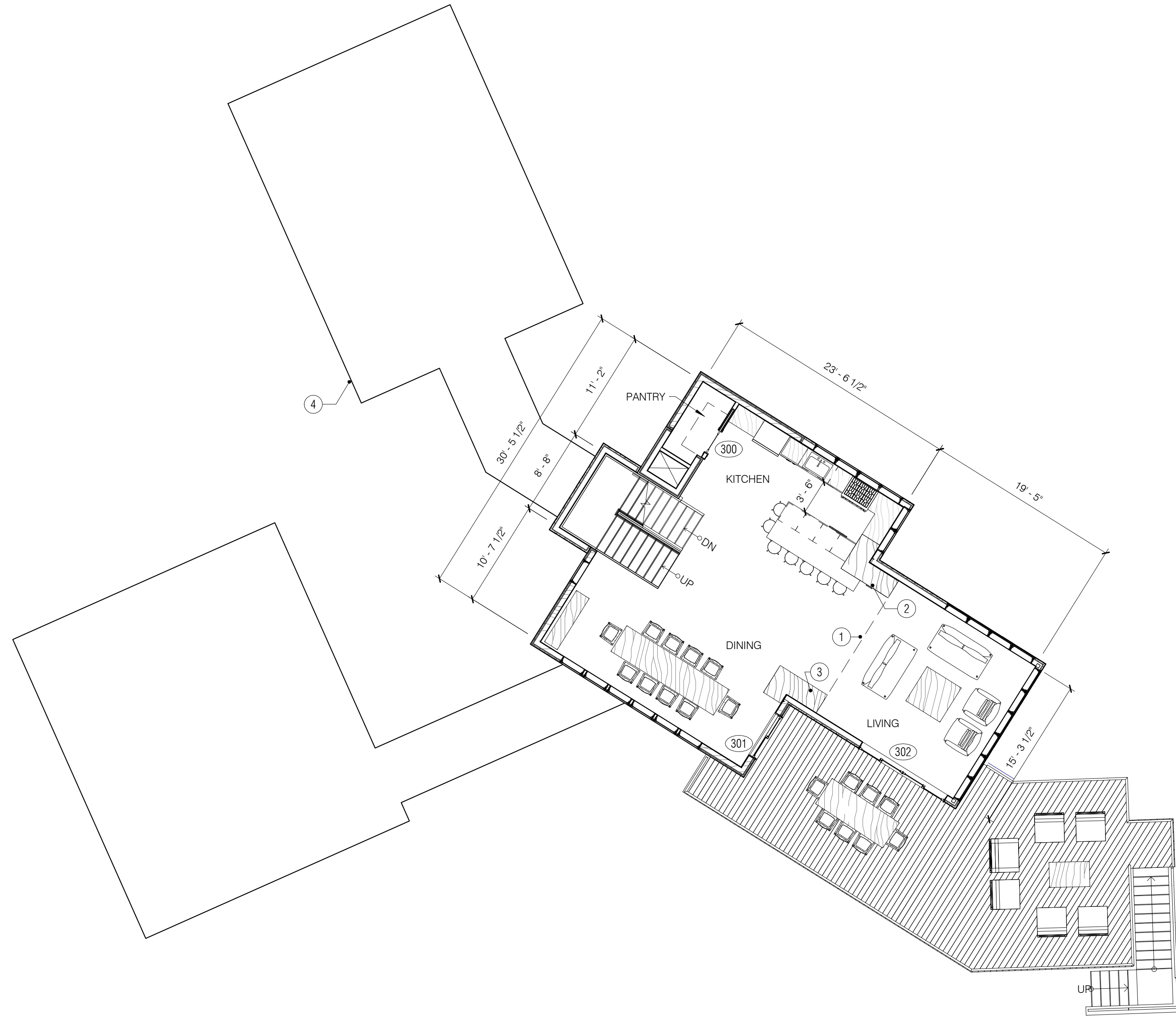
A-101

FLOOR PLAN SHEET NOTES

- ① LINE OF SLOPED CEILING ABOVE
- ② MILLWORK TO INCLUDE BUILT-IN BAR REFRIGERATOR, DRAWERS AT BAR HEIGHT. SEE INTERIOR ELEVATIONS AND DETAILS
- ③ GAS FIREPLACE
- ④ LINE OF WALLS BELOW, TYP.

PLAN GENERAL NOTES

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2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
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6. ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SILL, U.O.N.
7. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY THE ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION
8. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, AS REQUIRED
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10. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
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15. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
16. CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING; WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16", U.O.N.
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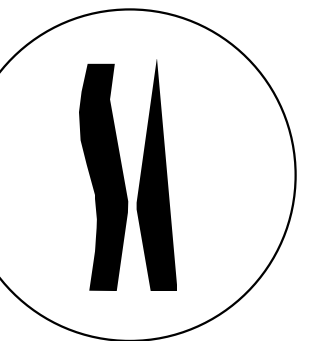


1 FLOOR 2
1/8" = 1'-0"

FLOOR PLAN LEGEND

- INTERIOR WOOD WALL
- INTERIOR DRYWALL PARTITION
- WOOD SIDING WALL
- STONE VENEER WALL
- METAL SIDING WALL
- MILLWORK
- STONE LANDSCAPE WALL

Scale : As indicated



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ISSUE RECORD

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PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



SECOND FLOOR
PLAN

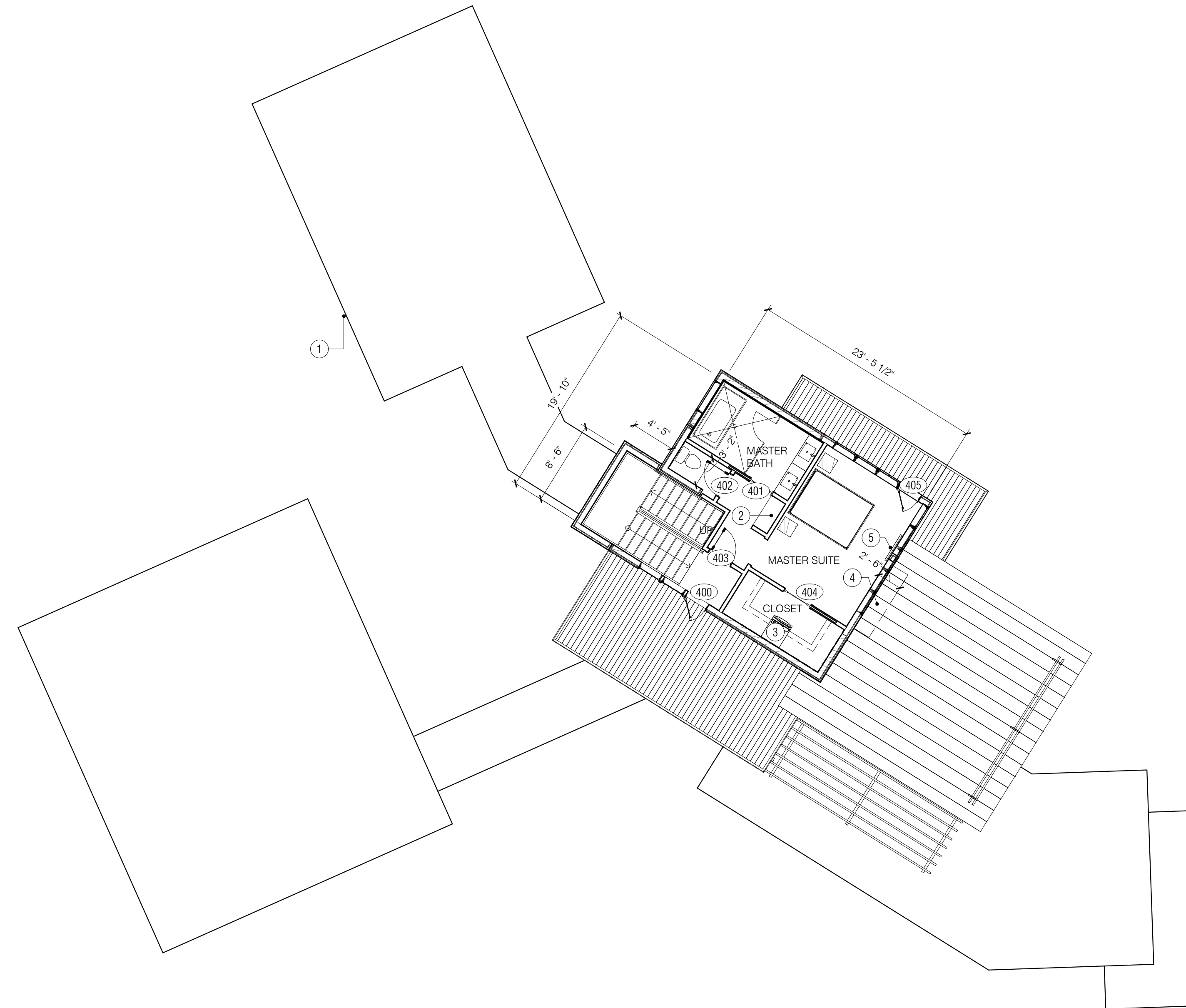
A-102

FLOOR PLAN SHEET NOTES

- ① LINE OF WALLS BELOW
- ② MILLWORK TO INCLUDE BUILT-IN CABINETS FOR LINEN STORAGE
- ③ STACKABLE WASHER/DRYER
- ④ BUILT-IN STORAGE DRAWERS BELOW ROOF OVER LIVING ROOM BELOW
- ⑤ TV LOCATION



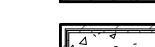
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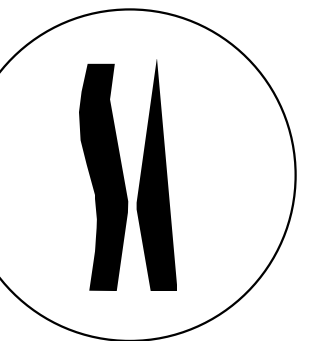


1 FLOOR 3
1/8" = 1'-0"

FLOOR PLAN LEGEND

-  INTERIOR WOOD WALL
-  INTERIOR DRYWALL PARTITION
-  WOOD SIDING WALL
-  STONE VENEER WALL
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Scale : As indicated



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ISSUE RECORD

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PETTY RESIDENCE
LOT 518R, 146 RUSSELL
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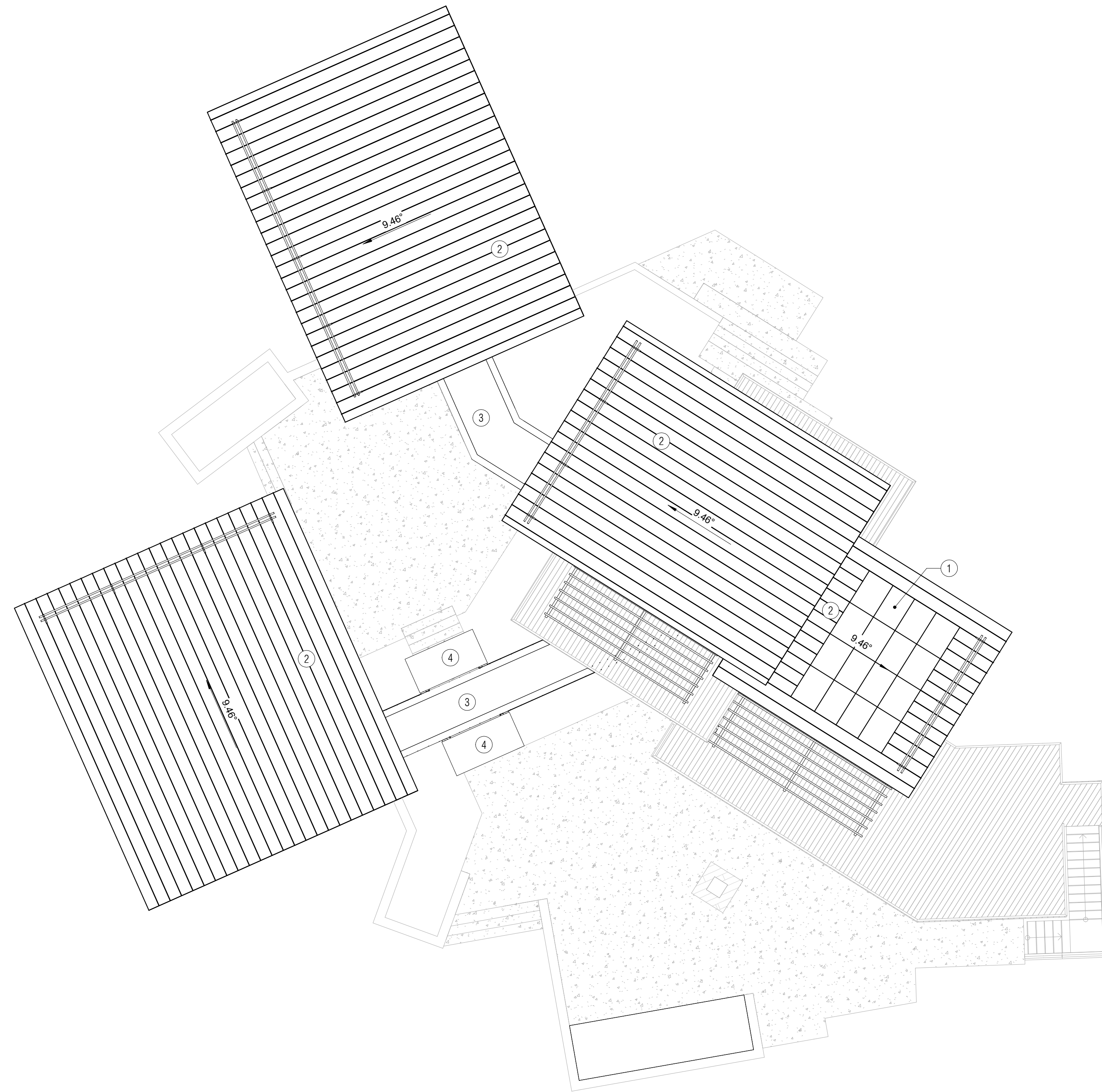
THIRD FLOOR
PLAN

A-103

FLOOR PLAN SHEET NOTES

- ① PROPOSED SOLAR ARRAY
- ② ROOF PITCH TO BE 2:12
- ③ FLAT ROOF WITH PARRAPET. SEE DETAILS FOR DRAINAGE
- ④ CANOPY SLOPED 1/4" PER FOOT

1



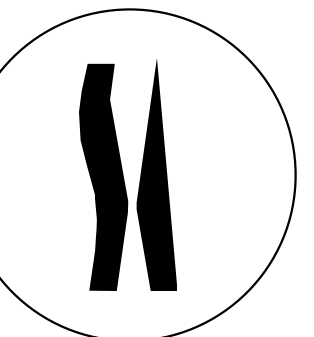
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FLOOR PLAN LEGEND

- INTERIOR WOOD WALL
- INTERIOR DRYWALL PARTITION
- WOOD SIDING WALL
- STONE VENEER WALL
- METAL SIDING WALL
- MILLWORK
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INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09

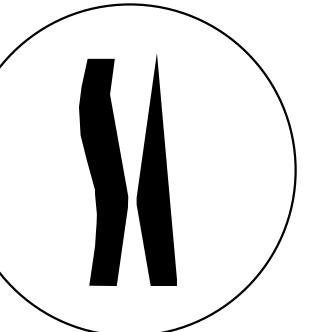
PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



ROOF PLAN

A-104

Scale : As indicated



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REFLECTED CEILING PLAN LEGEND

CEILING FINISHES

- WD-1
- GYP-P

LIGHT FIXTURES

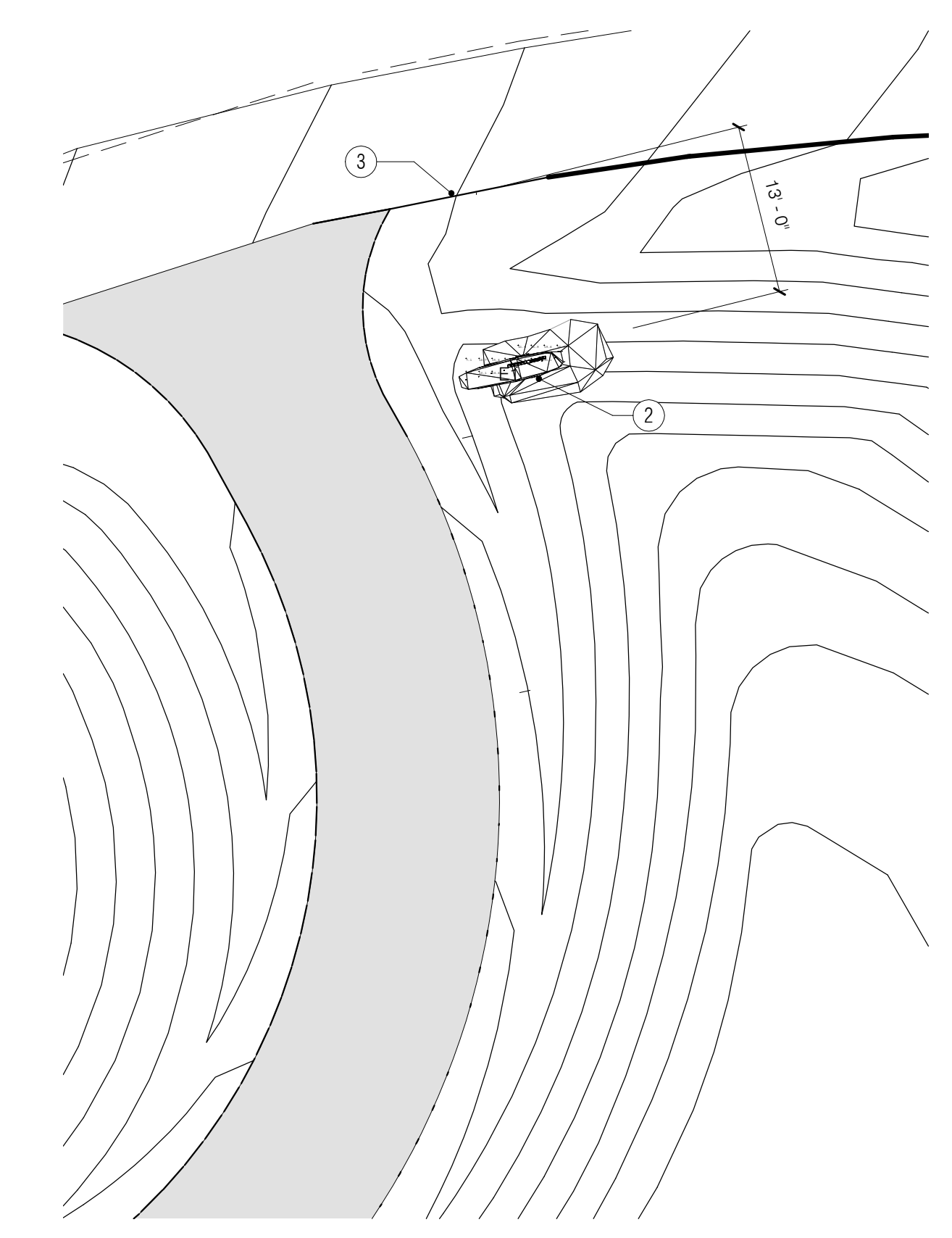
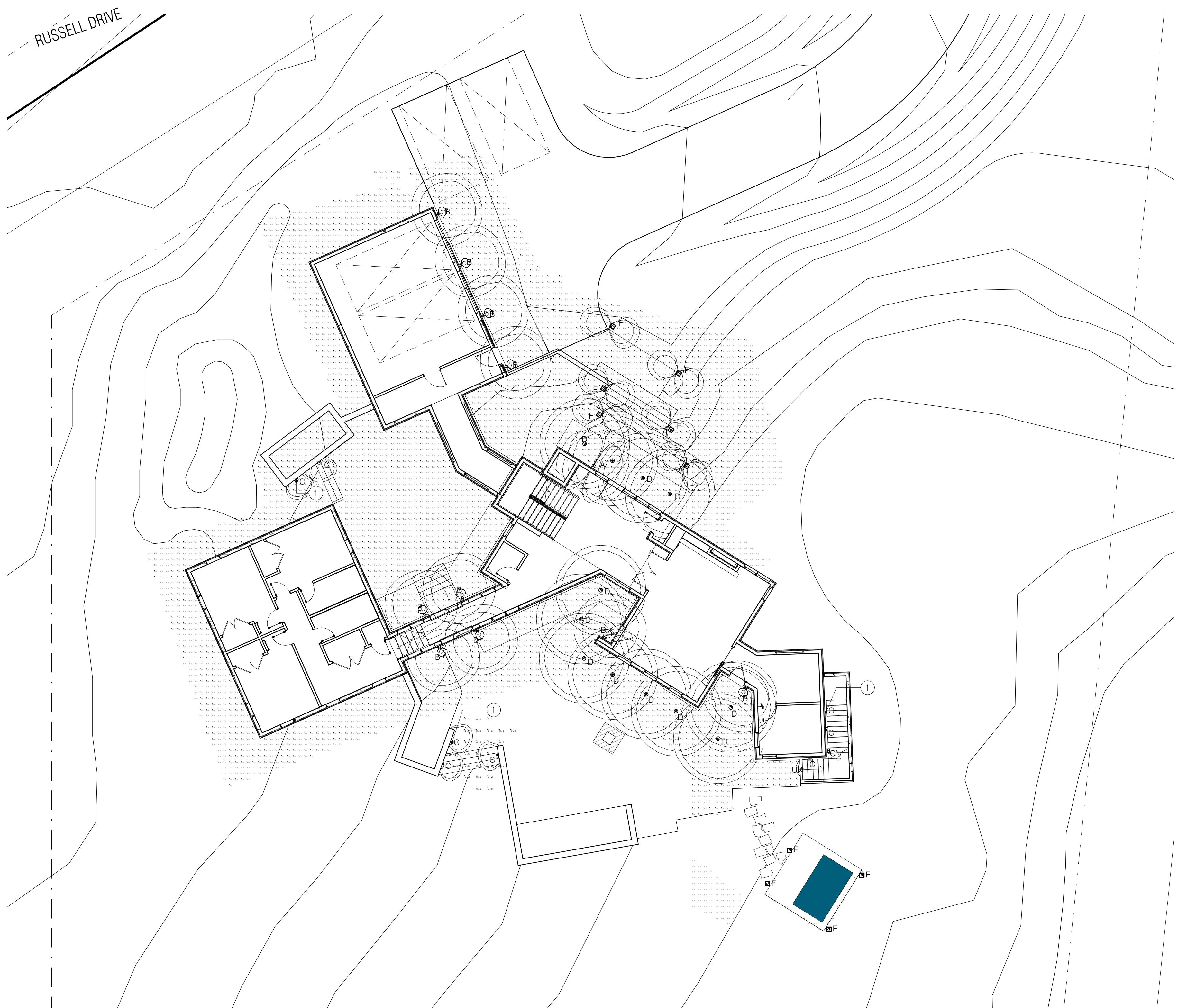
- Downlight
- Downlight, Wall Wash
- LED Recessed Light Tape Strip/Undercabinet
- Wall Sconce
- Decorative Pendant
- Utility Light
- Recessed Step Light
- Landscape Bollard

LIGHTING PLAN SHEET NOTES

- STEP LIGHTS TO BE RECESSED IN STONE WALL
- ADDRESS MONUMENT TO BE DOWN LIT WITH RECESSED LED LIGHT TAPE, SEE A-001 FOR ELEVATION OF MONUMENT
- LINE OF PAVEMENT

LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIPTION
○	12	D	SINGLE	NA	0.950	2-154-TL-01-SL-BRO40-3018-9018
---	6 FT.	E1	SINGLE	320	0.950	FXA-30K-450-11070-XXXXXX
♀	10	B	SINGLE	299.2	0.950	WS-W1110-BK
♀	1	A	SINGLE	341.19	0.950	WS-WS15912-BK
□	10	F	SINGLE	111.12	0.950	6651-27-BK
□	9	C	SINGLE	NA	0.950	MSL-HH-30K-8-BN

CALCULATION SUMMARY							
LABEL	CALC. TYPE	UNITS	AVERAGE	MAX.	MIN.	AVG/MIN	MAX/MIN
CALC. PTS. 1	ILLUMINANCE	FC	1.97	27	0.0	NA	NA
CALC. PTS. 3	ILLUMINANCE	FC	1.06	6.9	0.0	NA	NA
CALC. PTS. 4	ILLUMINANCE	FC	16.54	23.9	6.7	2.47	3.57
CALC. PTS. 5	ILLUMINANCE	FC	0.91	5.9	0.1	9.10	59.00
OBJECT 3 - SIDE 1	ILLUMINANCE	FC	17.22	106.9	0.0	NA	NA



ISSUE RECORD

INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09

PETTY RESIDENCE
 LOT 518R, 146 RUSSELL DRIVE MOUNTAIN VILLAGE, COLORADO
 PROJECT # 10269



GROUND LEVEL PHOTOMETRIC PLAN

A-110

1 Site Lighting Plan
3/32" = 1'-0"

2 Site Lighting Plan with Address Monument
3/32" = 1'-0"

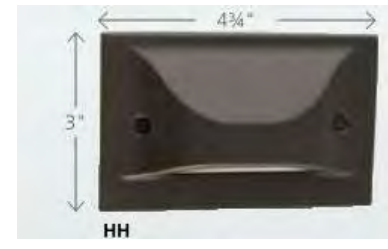
Scale : As indicated



TYPE A - WALL SCONCE AT FRONT ENTRANCE, DARK SKY FRIENDLY



TYPE B - WALL SCONCE AT EXTERIOR DOORS & GARAGE DOORS, DARK SKY FRIENDLY



TYPE C - RECESSED STEP LIGHT AT EXTERIOR STAIRS, DARK SKY FRIENDLY



TYPE D - EXTERIOR RECESSED DOWNLIGHTS



TYPE E & E1 - LED LINEAR LIGHT TAPE RECESSED AT PERGOLA ELEMENTS AND ADDRESS MONUMENT



TYPE F - LANDSCAPE BOLLARD AT FRONT WALK WAY, DARK SKY FRIENDLY

REFLECTED CEILING PLAN LEGEND

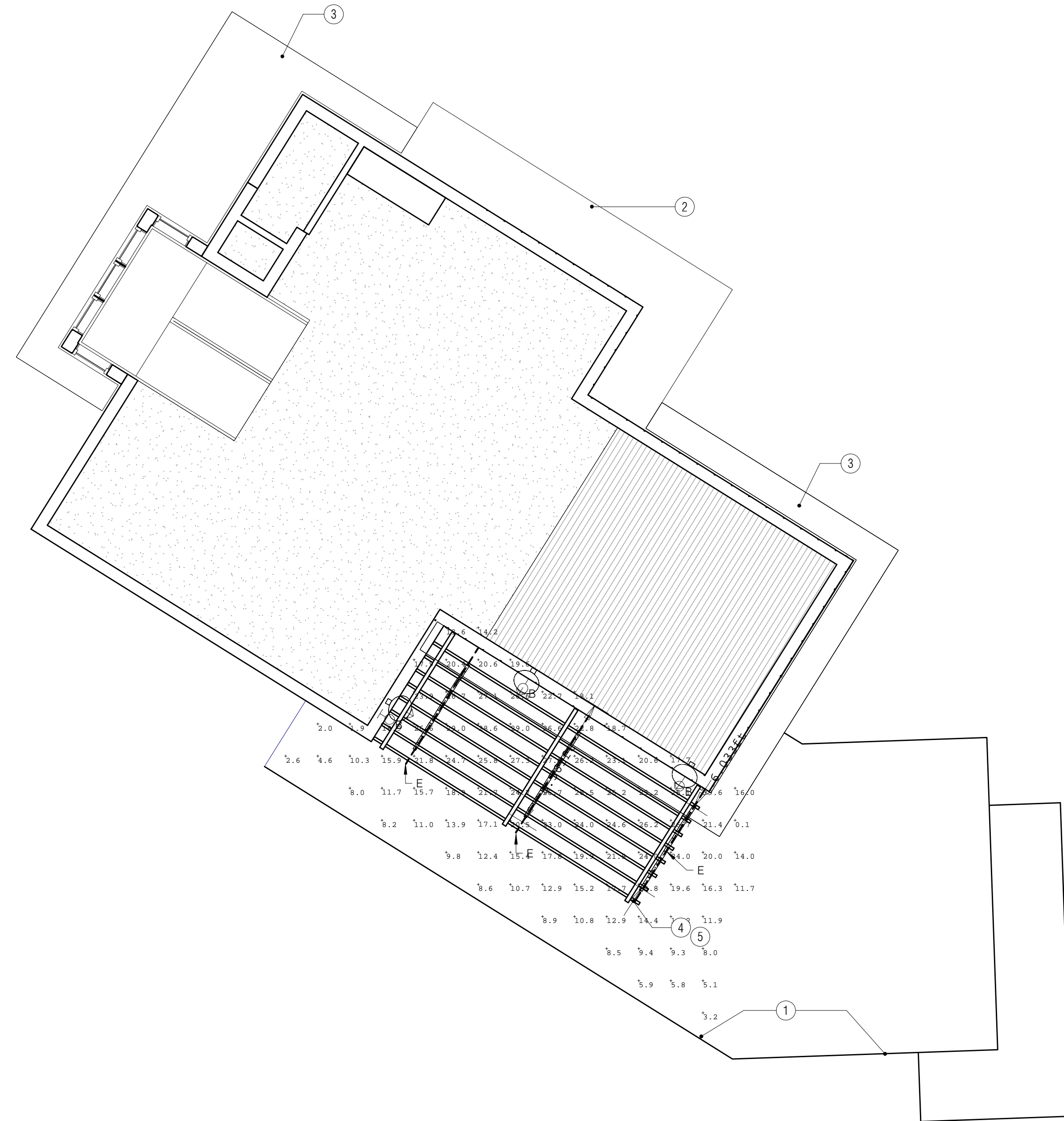
CEILING FINISHES		LIGHT FIXTURES	
	WD-1		Downlight
	GYP-P		Downlight, Wall Wash
			LED Recessed Light Tape
			Strip/Undercabinet
			Wall Sconce
			Decorative Pendant
			Utility Light
			Recessed Step Light
			Landscape Bollard

RCP SHEET NOTES

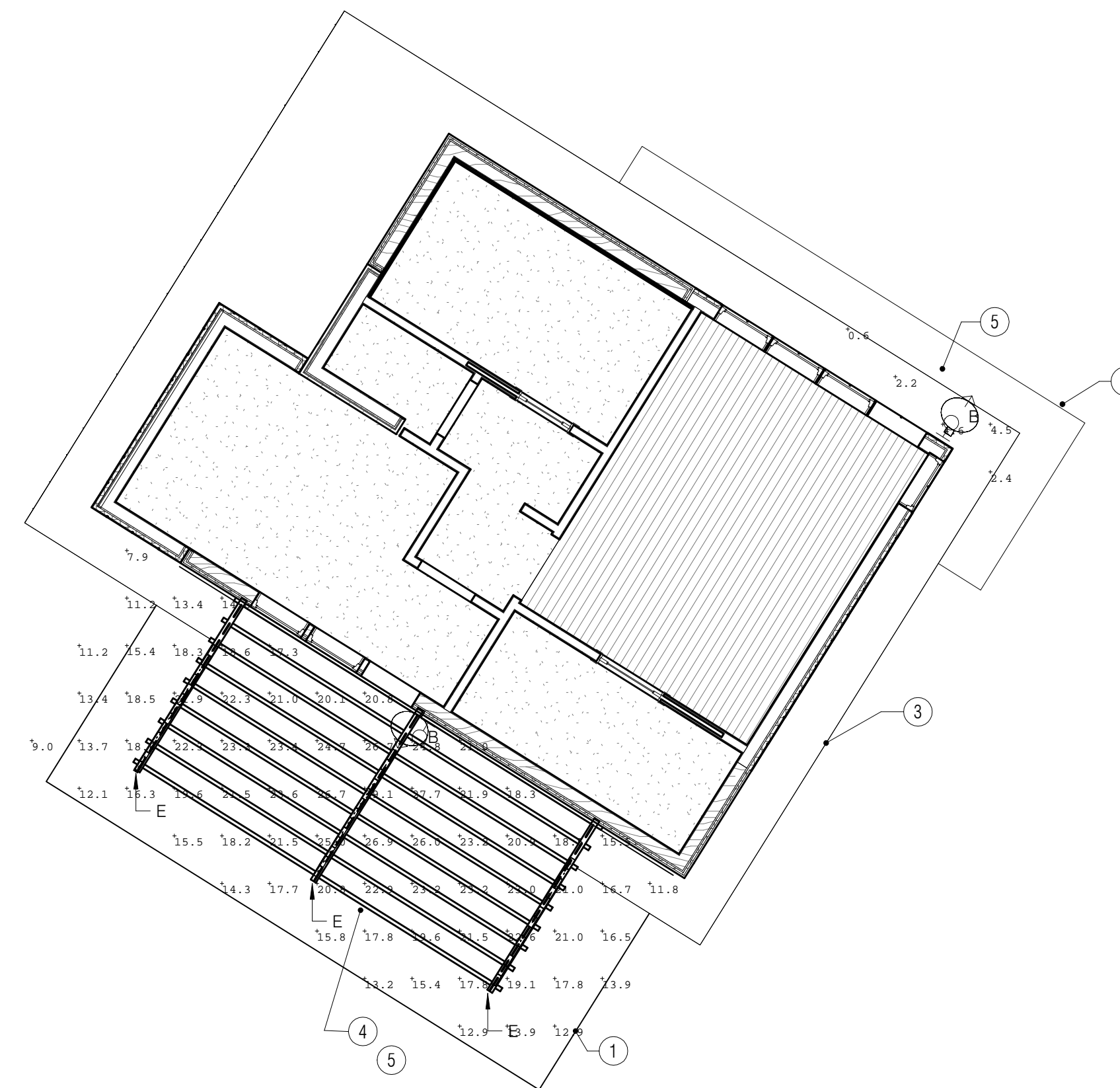
- ① LINE OF DECK BELOW, TYP.
- ② LINE OF DECK ABOVE, TYP.
- ③ LINE OF ROOF ABOVE, TYP.
- ④ PERGOLA ABOVE, TYP.
- ⑤ EXTERIOR LIGHTING AT DECKS TO BE ON TIMER, PER CDC REQ.

LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIPTION
	5	B	SINGLE	299.2	0.950	WS-W1110-BK
	78 FT.	E	SINGLE	320	0.950	NF-DS-0=IP65-24V-AS

CALCULATION SUMMARY							
LABEL	CALC. TYPE	UNITS	AVERAGE	MAX.	MIN.	AVG/MIN	MAX/MIN
CALC. PTS. 1	ILLUMINANCE	FC	17.48	29	0.1	174.80	290.00
CALC. PTS. 2	ILLUMINANCE	FC	19	29.1	7.9	2.41	3.68
CALC. PTS. 3	ILLUMINANCE	FC	2.86	4.6	0.6	4.77	7.67

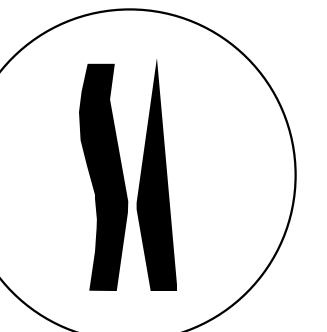


1 FLOOR 2
3/16" = 1'-0"



2 FLOOR 3
3/16" = 1'-0"

Scale : 3/16" = 1'-0"



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ISSUE RECORD

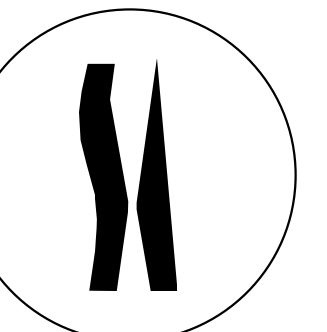
REVISION	DATE
INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



SECOND &
THIRD LEVEL
PHOTOMETRIC
PLANS

A-111

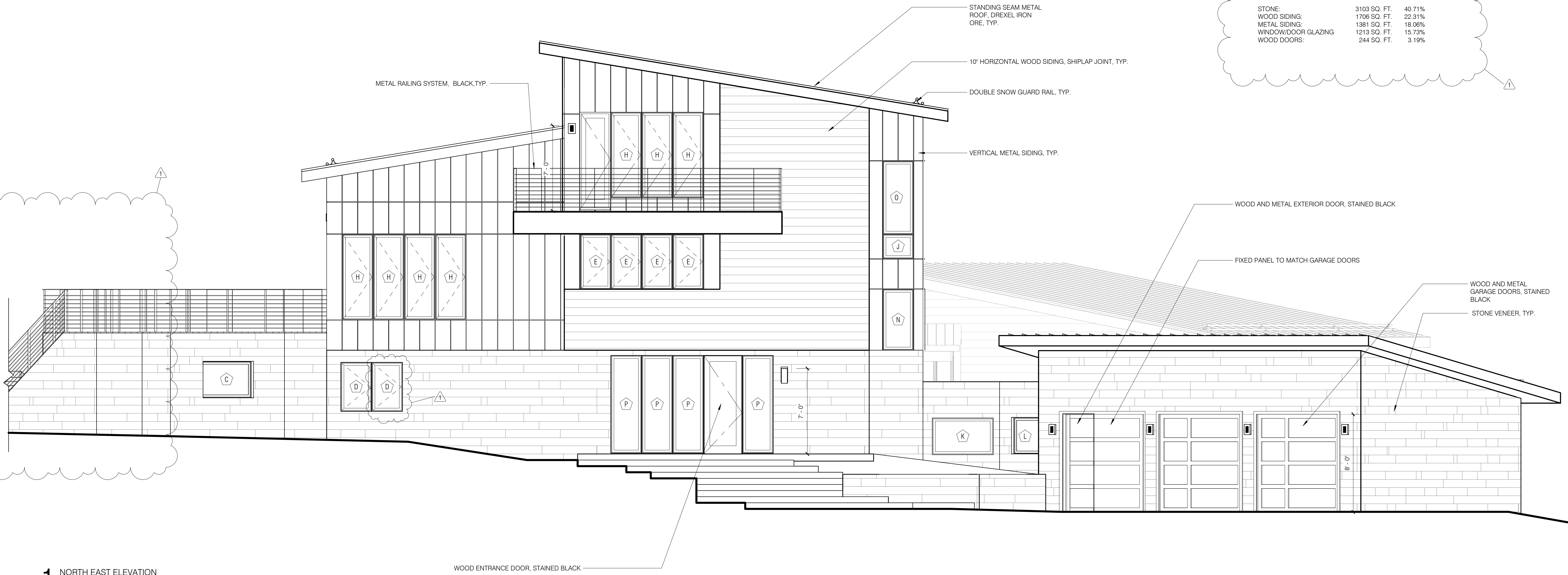


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EXTERIOR MATERIALS CALCULATIONS

TYPE	TOTAL	PERCENTAGE
STONE:	3103 SQ. FT.	40.71%
WOOD SIDING:	1706 SQ. FT.	22.31%
METAL SIDING:	1381 SQ. FT.	18.06%
WINDOW/DOOR GLAZING:	1213 SQ. FT.	15.73%
WOOD DOORS:	244 SQ. FT.	3.19%



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

ISSUE RECORD

REVISION	DATE
INITIAL DESIGN REVIEW	10.01.2020
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2 RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269

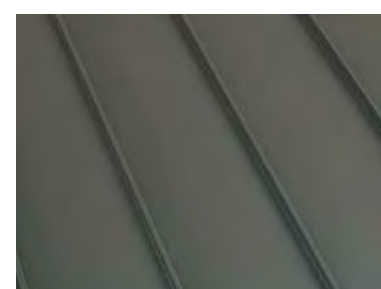


BUILDING ELEVATIONS

A-201



STAINED CONCRETE PAVERS, PATIO AND WALKWAY



METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



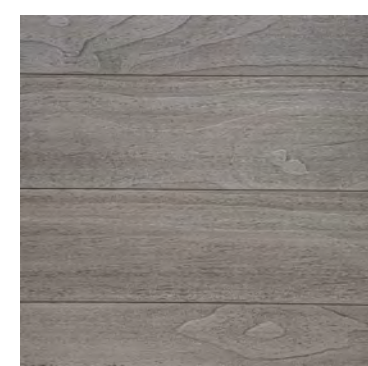
WINDOW CLADDING, JELDWEN BLACK



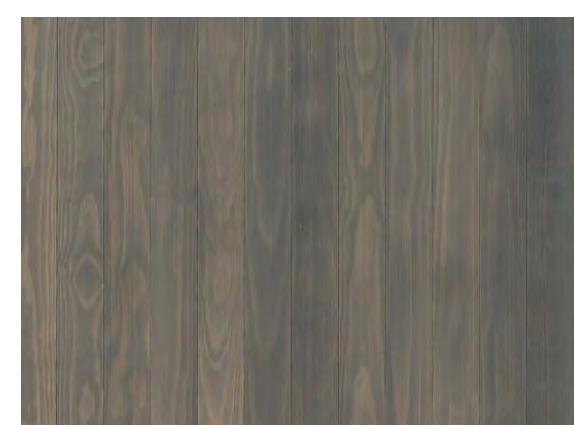
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



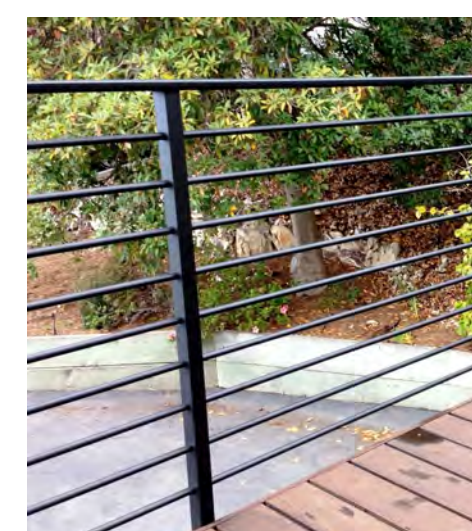
METAL SIDING, UNPAINTED MILL STEEL



WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



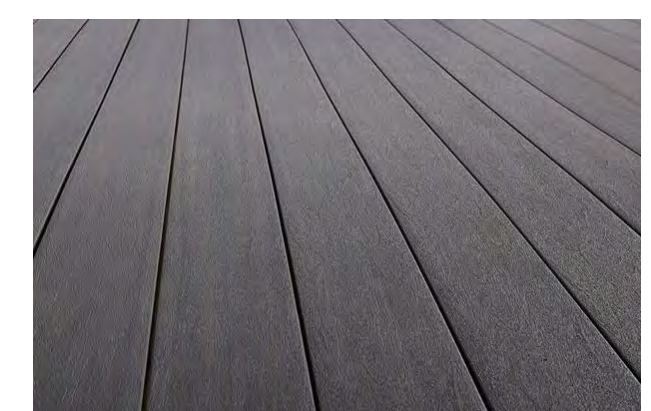
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK

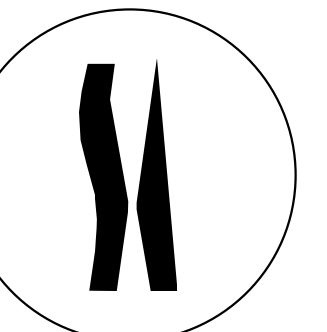


PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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



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EXTERIOR MATERIALS CALCULATIONS

TYPE	TOTAL	PERCENTAGE
STONE:	3103 SQ. FT.	40.71%
WOOD SIDING:	1706 SQ. FT.	22.31%
METAL SIDING:	1381 SQ. FT.	18.06%
WINDOW/DOOR GLAZING:	1213 SQ. FT.	15.73%
WOOD DOORS:	244 SQ. FT.	3.19%



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

ISSUE RECORD

REVISION	DATE
INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09
2 RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269

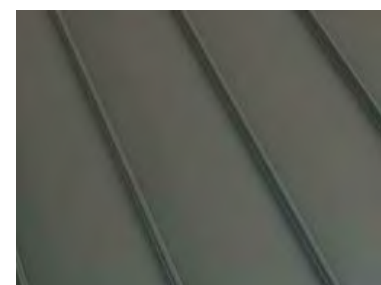


BUILDING ELEVATIONS

A-202



STAINED CONCRETE PAVERS, PATIO AND WALKWAY



METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



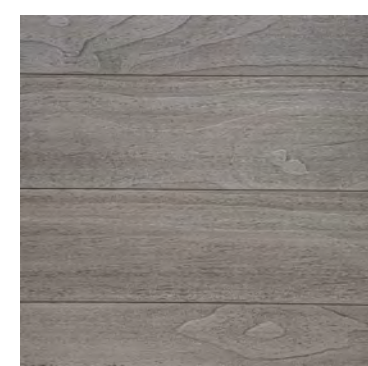
WINDOW CLADDING, JELDWEN BLACK



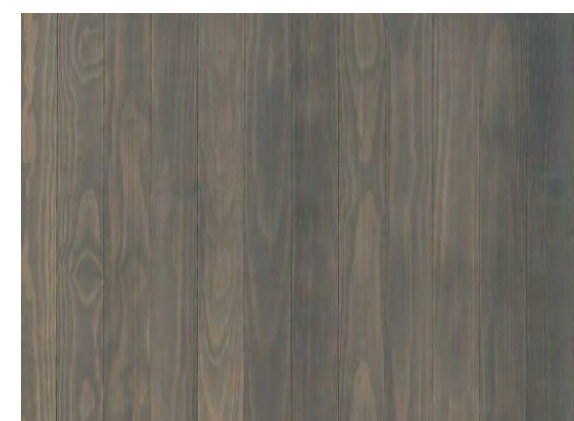
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



METAL SIDING, UNPAINTED MILL STEEL



WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



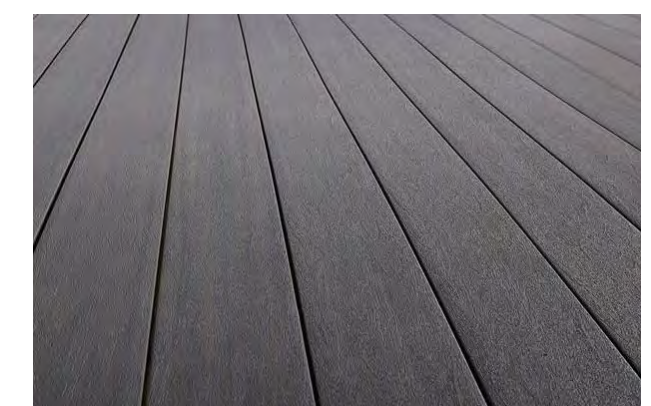
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK

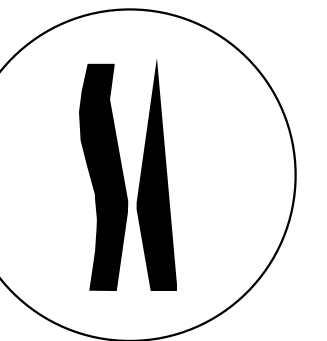


PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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



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FLOOR 3
20' - 0"

FLOOR 2
10' - 0"

FLOOR 1
0' - 0"

LEVEL 1 - SLEEPING
-3' - 0"

GARAGE
-4' - 9"

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

ISSUE RECORD

NO.	DESCRIPTION	DATE
1	INITIAL DESIGN REVIEW	10.01.2020
1	RESPONSE TO COMMENTS	10/26/09
2	RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



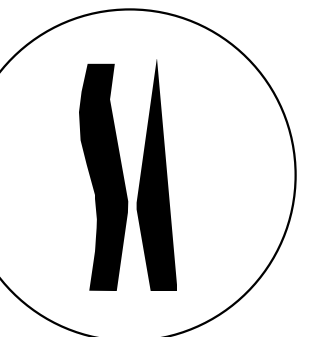
UNFOLDED ELEVATIONS

A-203

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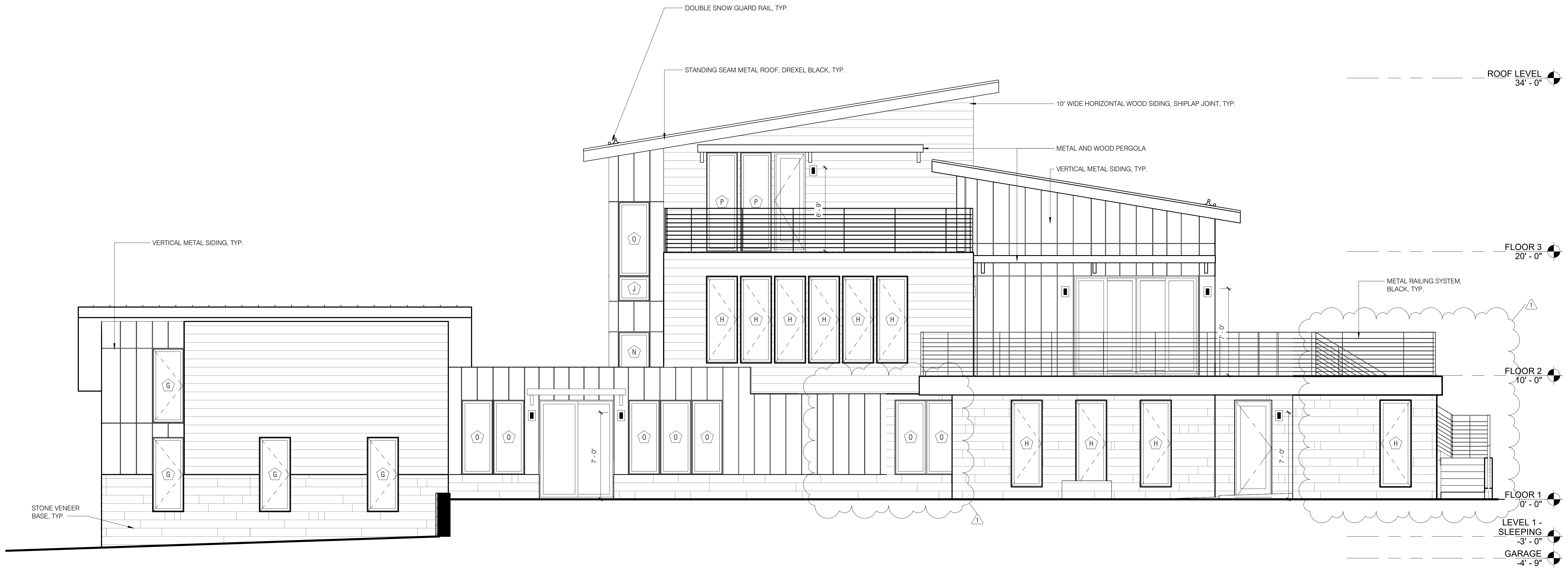
- STAINED CONCRETE PAVERS, PATIO AND WALKWAY
- METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK
- WINDOW CLADDING, JELDWEN BLACK
- EXTERIOR STONE, CAVERN LEDGE, NO GOLD
- METAL SIDING, UNPAINTED MILL STEEL
- WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST
- HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)
- METAL RAILING, PAINTED BLACK
- PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS
- FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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



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

ISSUE RECORD

INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09
2 RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269

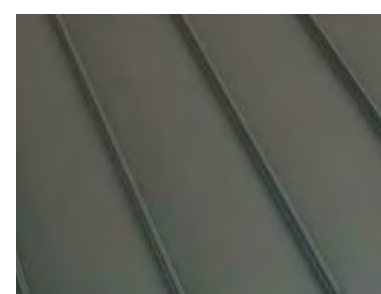


UNFOLDED ELEVATIONS

A-204



STAINED CONCRETE PAVERS, PATIO AND WALKWAY



METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



WINDOW CLADDING, JELDWEN BLACK



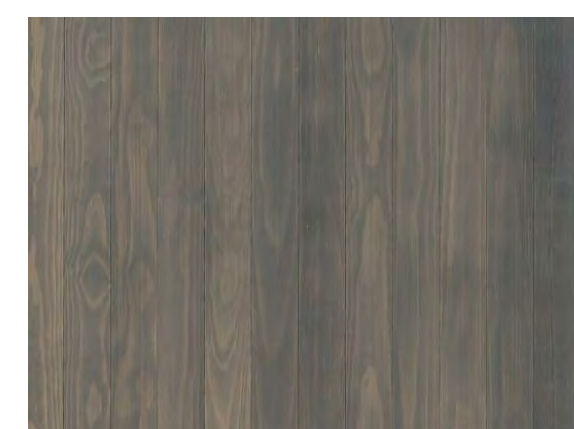
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



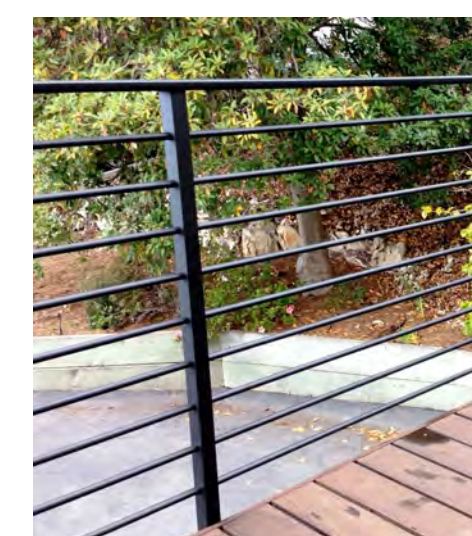
METAL SIDING, UNPAINTED MILL STEEL



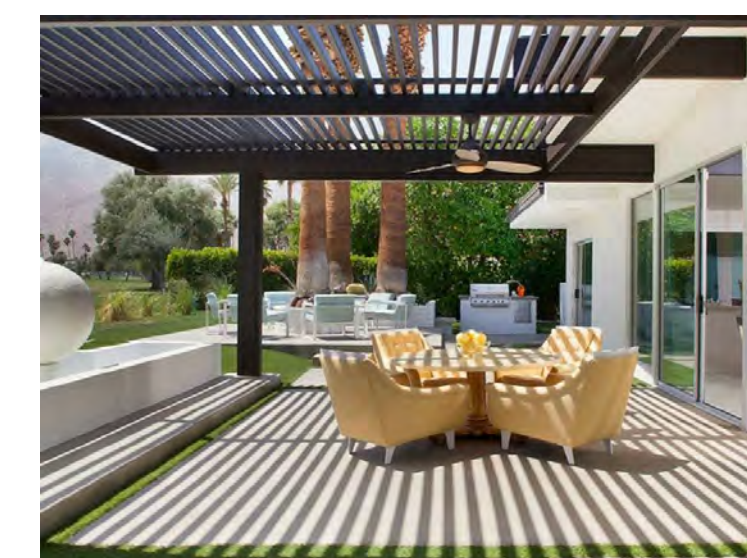
WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



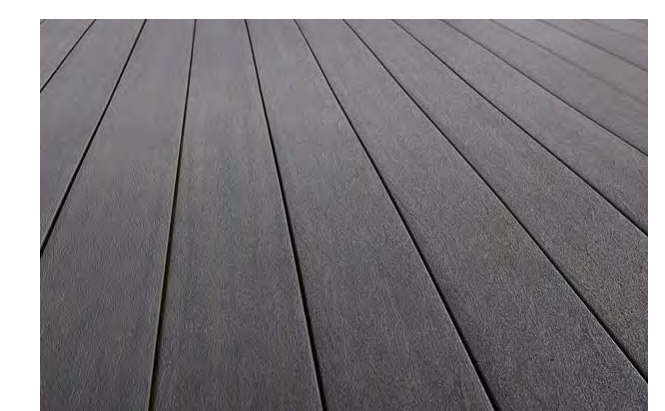
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK

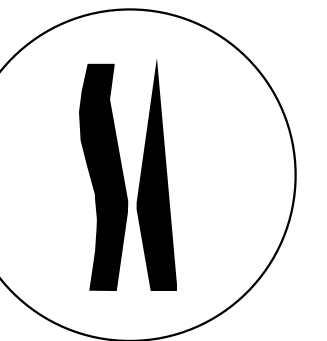


PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



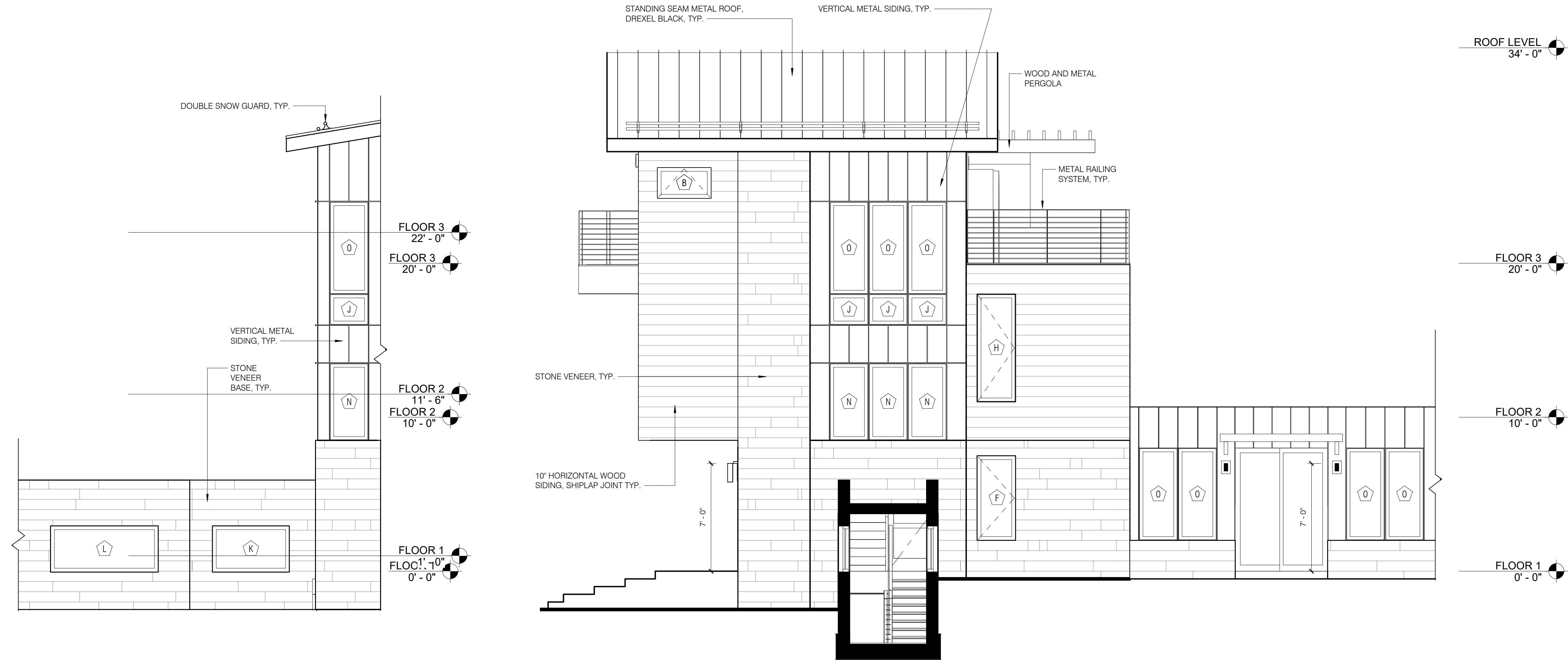
FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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



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3 UNFOLDED COURTYARD/STAIR EAST ELEVATION
1/4" = 1'-0"

1 UNFOLDED COURTYARD/STAIR SOUTH ELEVATION
1/4" = 1'-0"

ISSUE RECORD

INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09
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PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



UNFOLDED ELEVATIONS

A-205

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STAINED CONCRETE PAVERS, PATIO AND WALKWAY

METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK

WINDOW CLADDING, JELDWEN BLACK

EXTERIOR STONE, CAVERN LEDGE, NO GOLD

METAL SIDING, UNPAINTED MILL STEEL

WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST

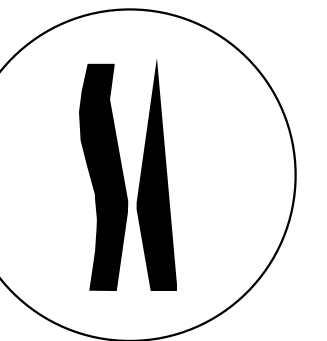
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)

METAL RAILING, PAINTED BLACK

PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS

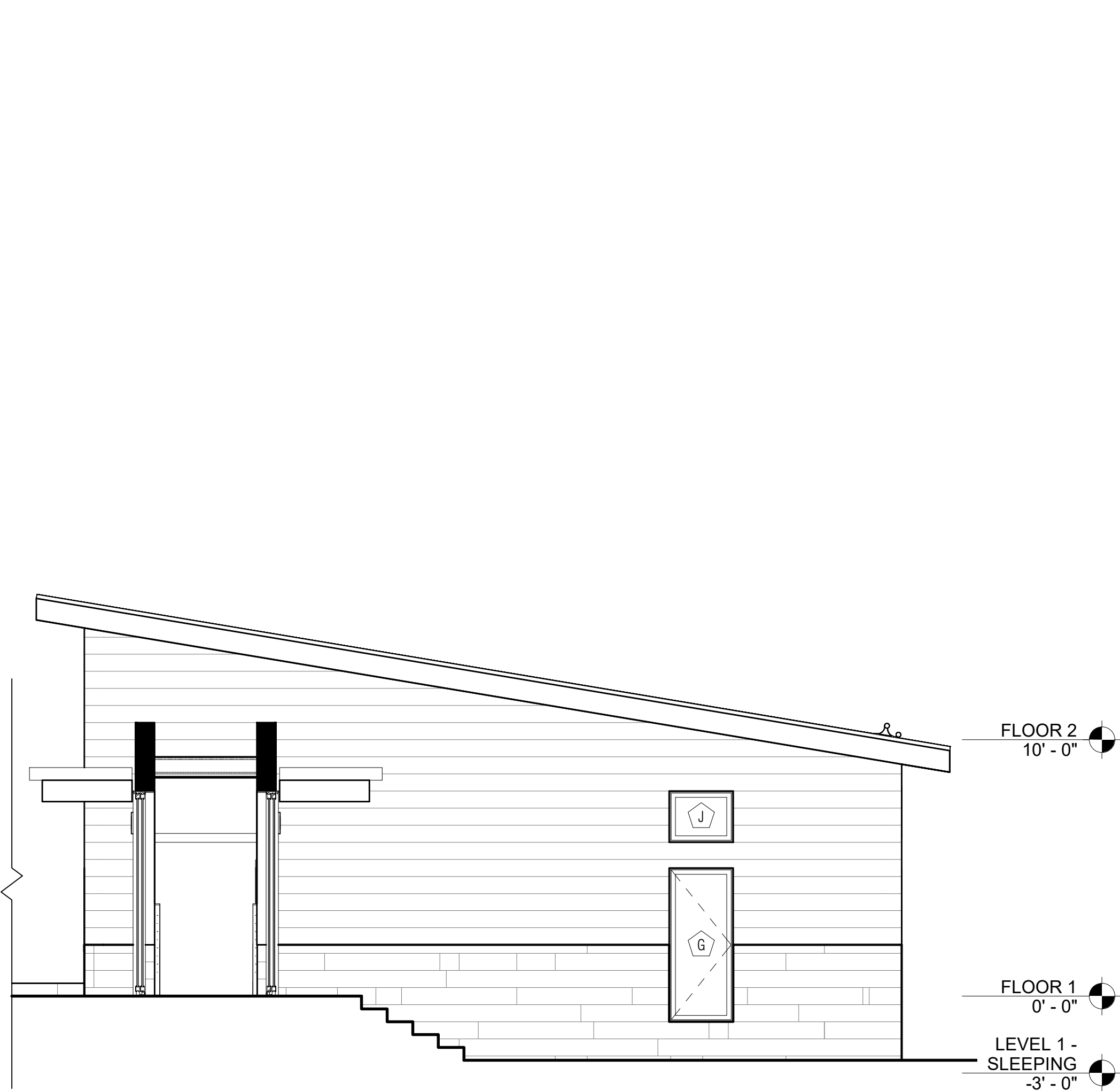
FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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

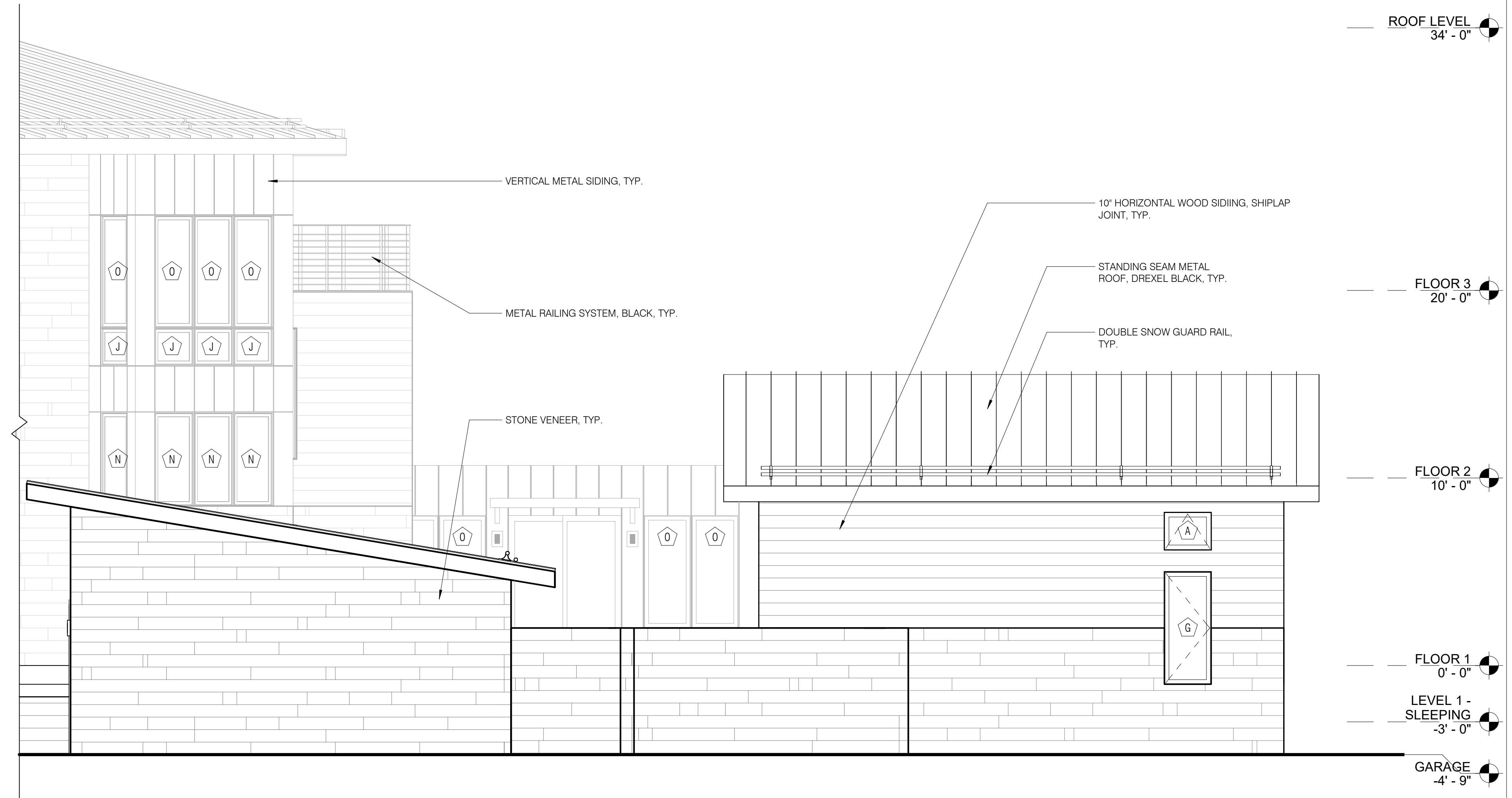


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3 EAST ELEVATION SLEEPING AREA
1/4" = 1'-0"



1 NORTH ELEVATION GARAGE/SLEEPING AREA
1/4" = 1'-0"

ISSUE RECORD

INITIAL DESIGN REVIEW	10.01.2020
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PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269

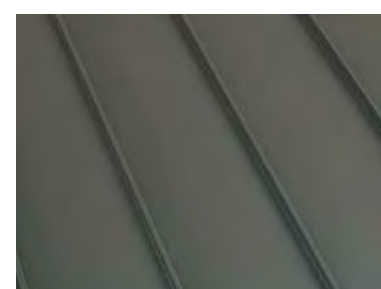


PARTIAL
ELEVATIONS

A-206



STAINED CONCRETE PAVERS,
PATIO AND WALKWAY



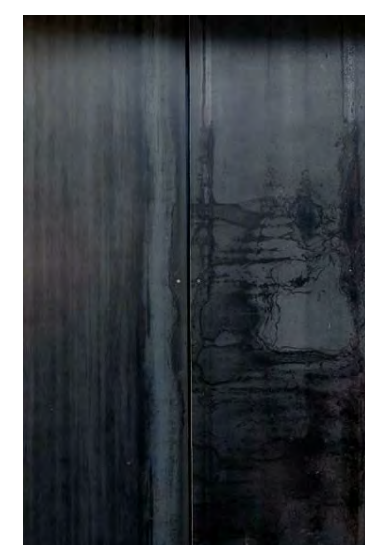
METAL ROOFING AND
FASCIA, DREXEL 200S,
COLOR TRADITIONAL
BLACK



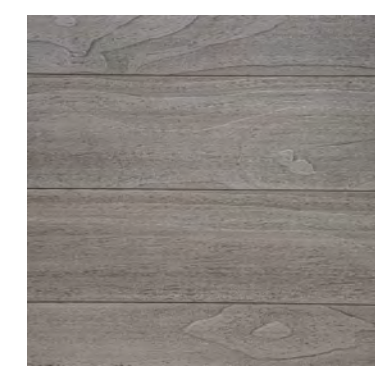
WINDOW
CLADDING,
JELDWEN
BLACK



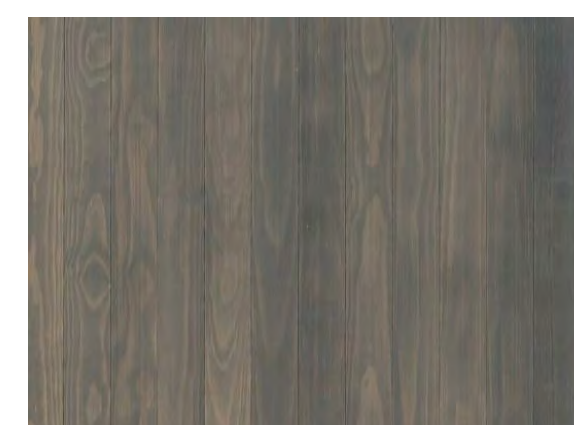
EXTERIOR STONE,
CAVERN LEDGE, NO
GOLD



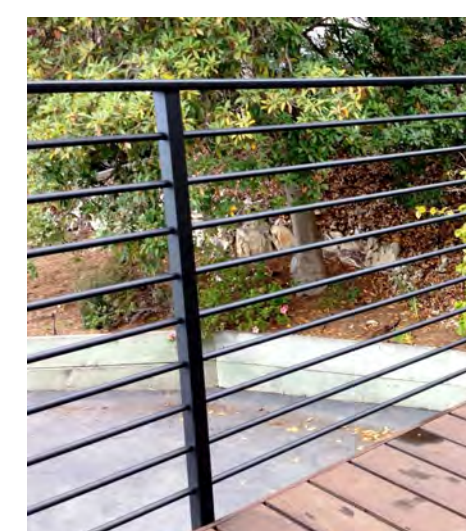
METAL SIDING,
UNPAINTED MILL
STEEL



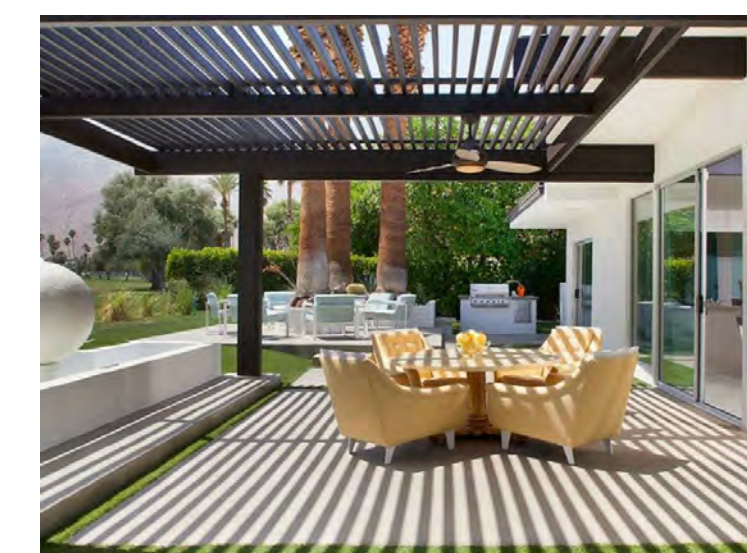
WOOD SOFFIT,
ACCOYA ROUGH
SAWN COLOR BAY
MIST



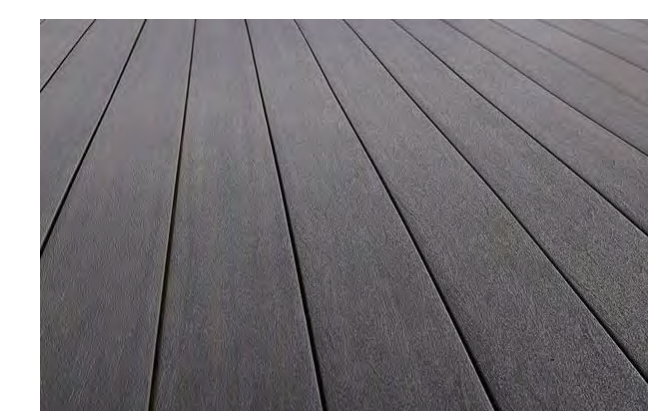
HORIZONTAL 8" WOOD
SIDING, SHIPLAP JOINT AND
MITRED CORNERS, COLOR
FLINTROCK (WARM, DARK
GRAY)



METAL RAILING,
PAINTED BLACK

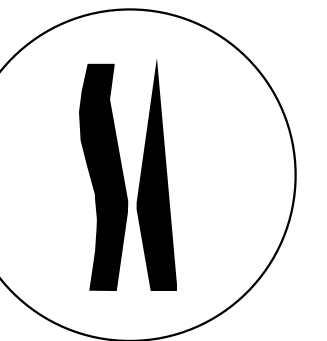


PERGOLA
ELEMENTS, STEEL
FRAME, WOOD
ACCENTS



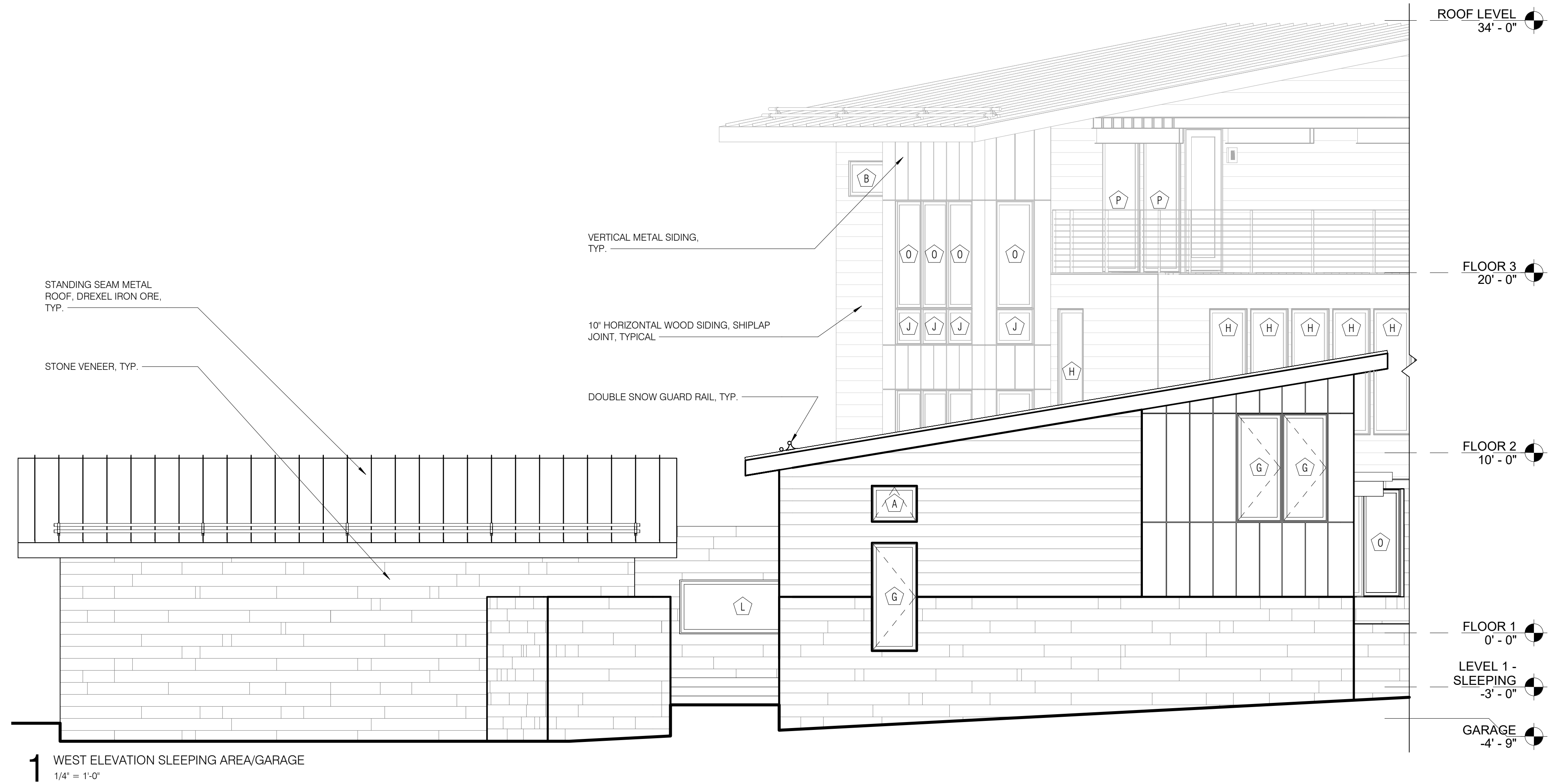
FIBERON PROMENADE DECKING,
WEATHERED CLIFF, CLASS A AND
W.U.I. COMPLIANT

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



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ISSUE RECORD

INITIAL DESIGN REVIEW	10.01.2020
1 RESPONSE TO COMMENTS	10/26/09
2 RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



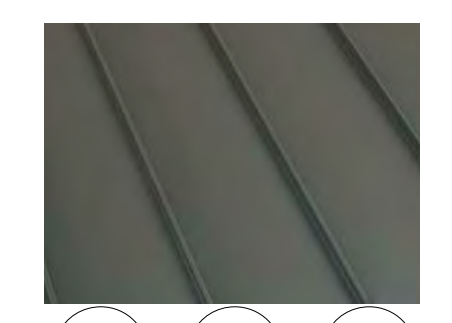
PARTIAL ELEVATIONS

A-207

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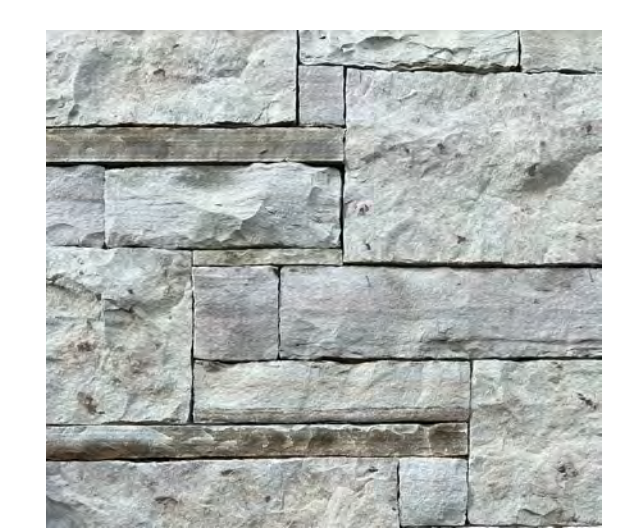
STAINED CONCRETE PAVERS, PATIO AND WALKWAY



METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



WINDOW CLADDING, JELDWEN BLACK



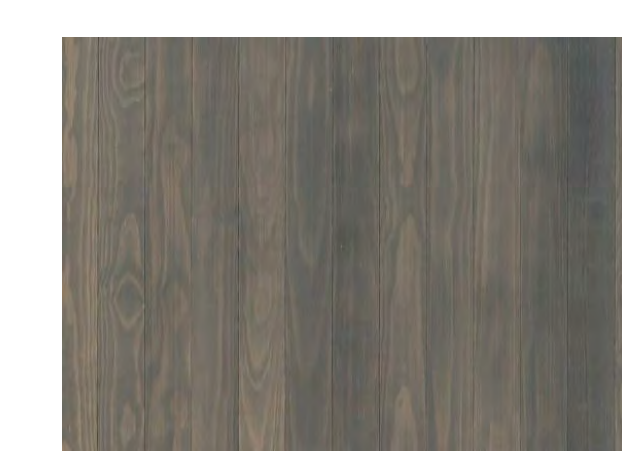
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



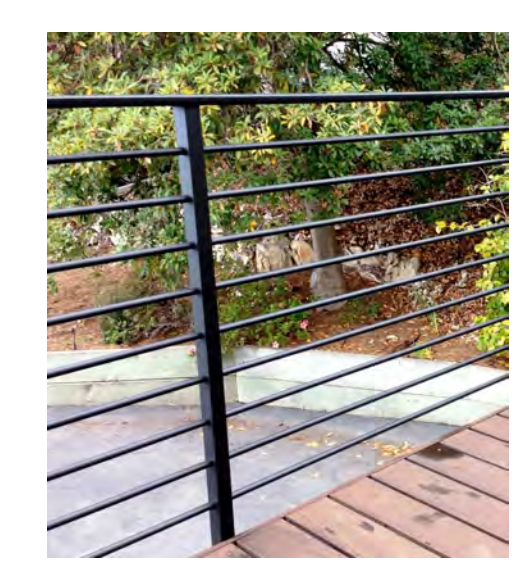
METAL SIDING, UNPAINTED MILL STEEL



WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



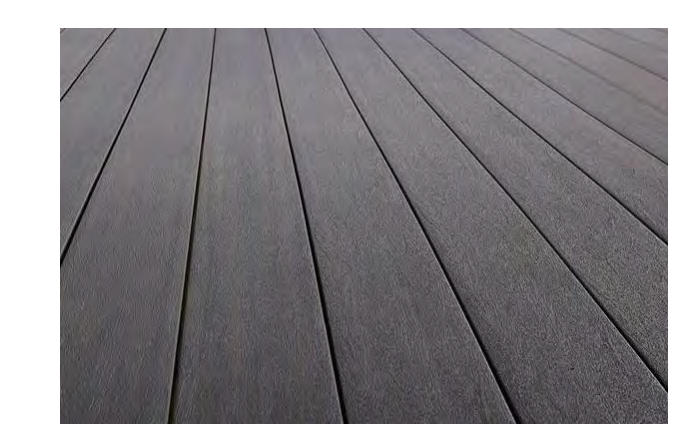
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK

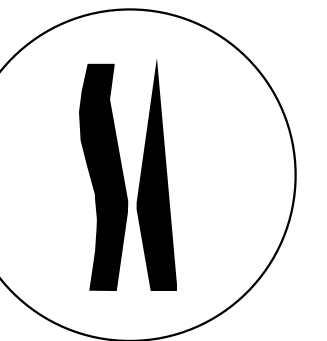


PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



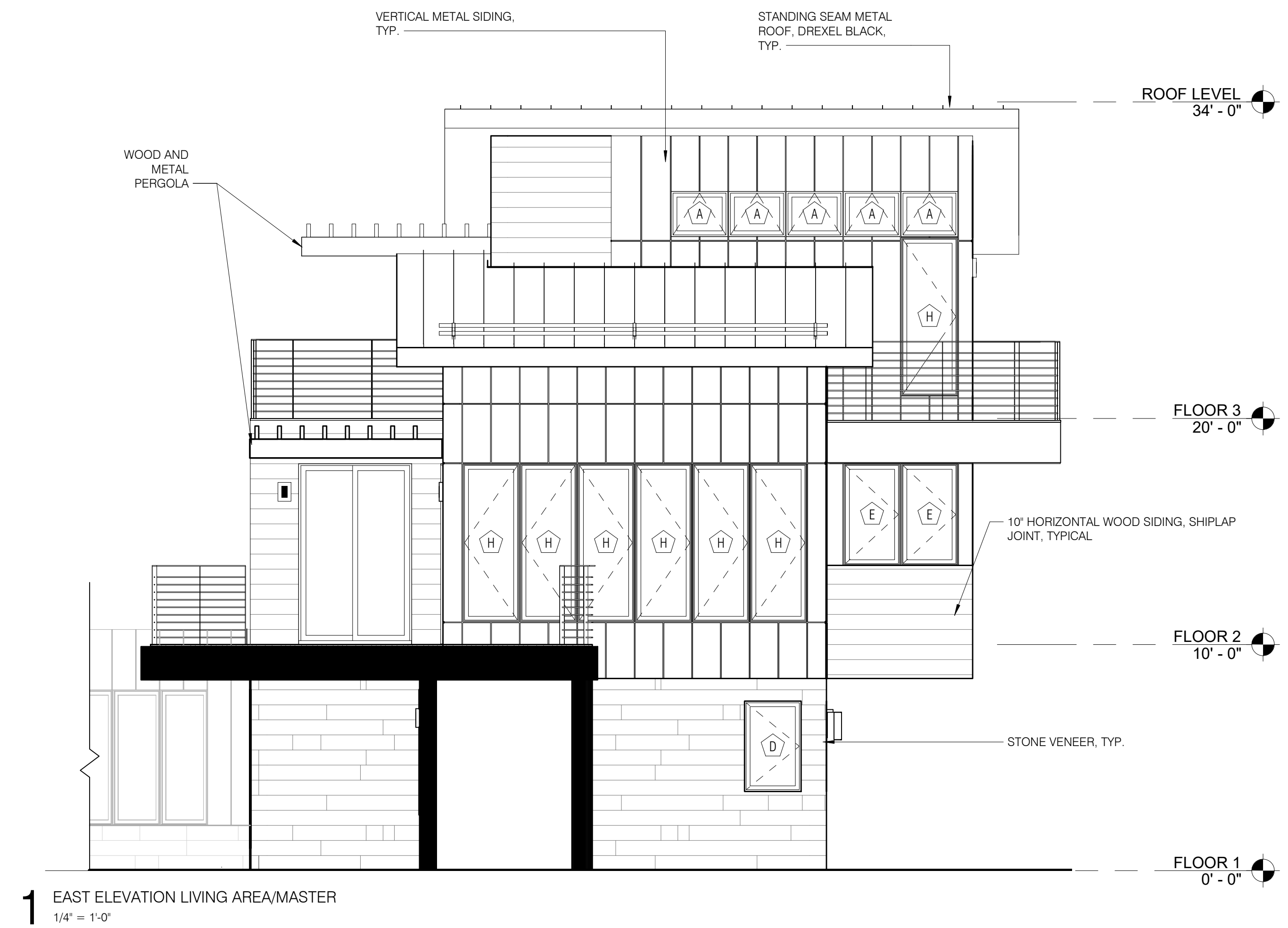
FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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



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ISSUE RECORD

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2 RESPONSE TO COMMENTS	11/2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL DRIVE MOUNTAIN VILLAGE, COLORADO
PROJECT # 10269



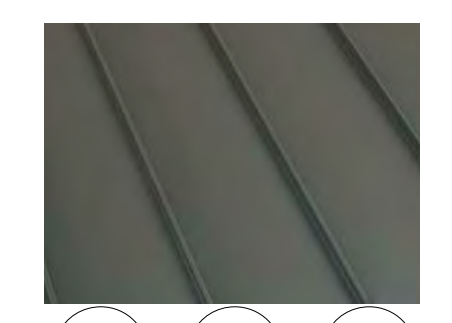
PARTIAL ELEVATIONS

A-208

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STAINED CONCRETE PAVERS, PATIO AND WALKWAY



METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



WINDOW CLADDING, JELDWEN BLACK



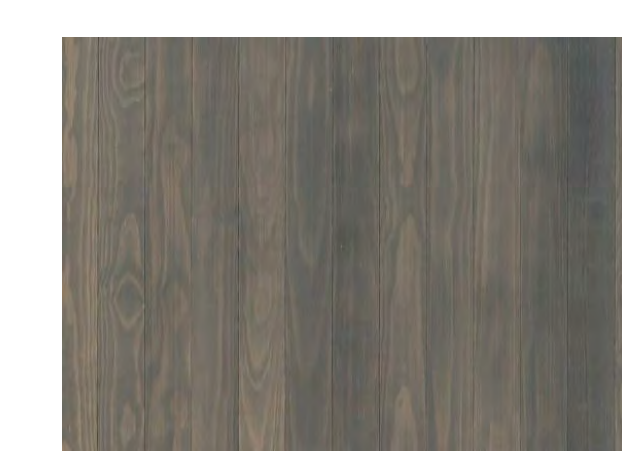
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



METAL SIDING, UNPAINTED MILL STEEL



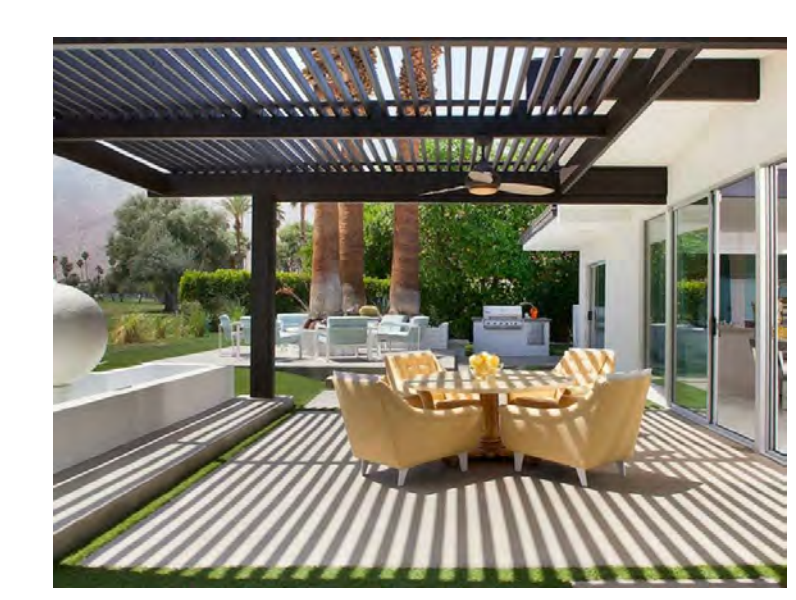
WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



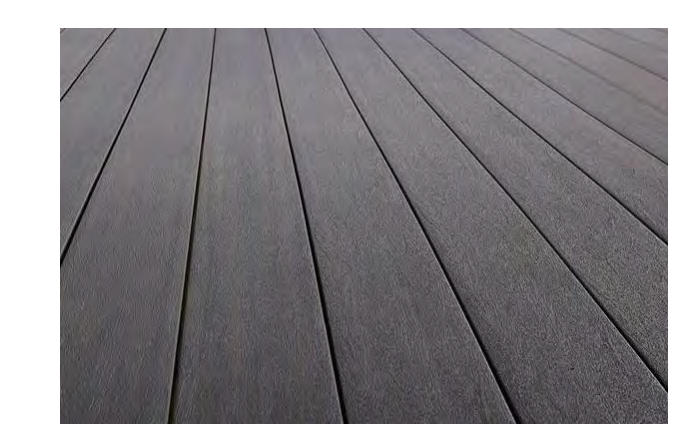
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK

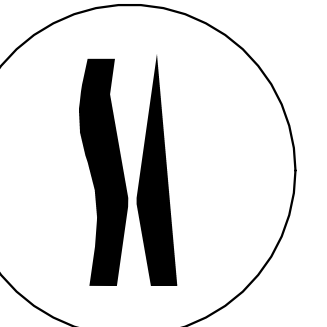


PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



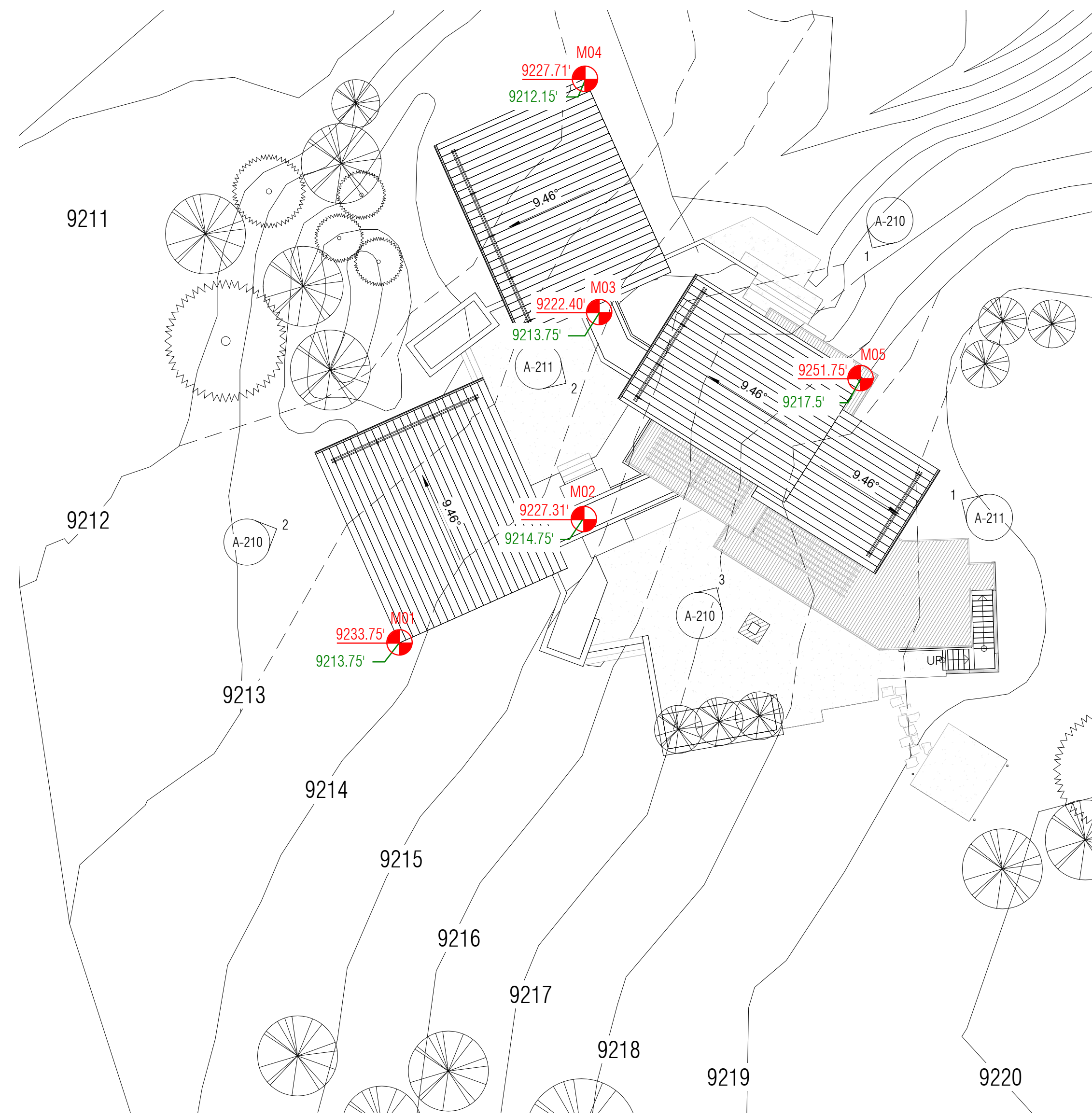
FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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

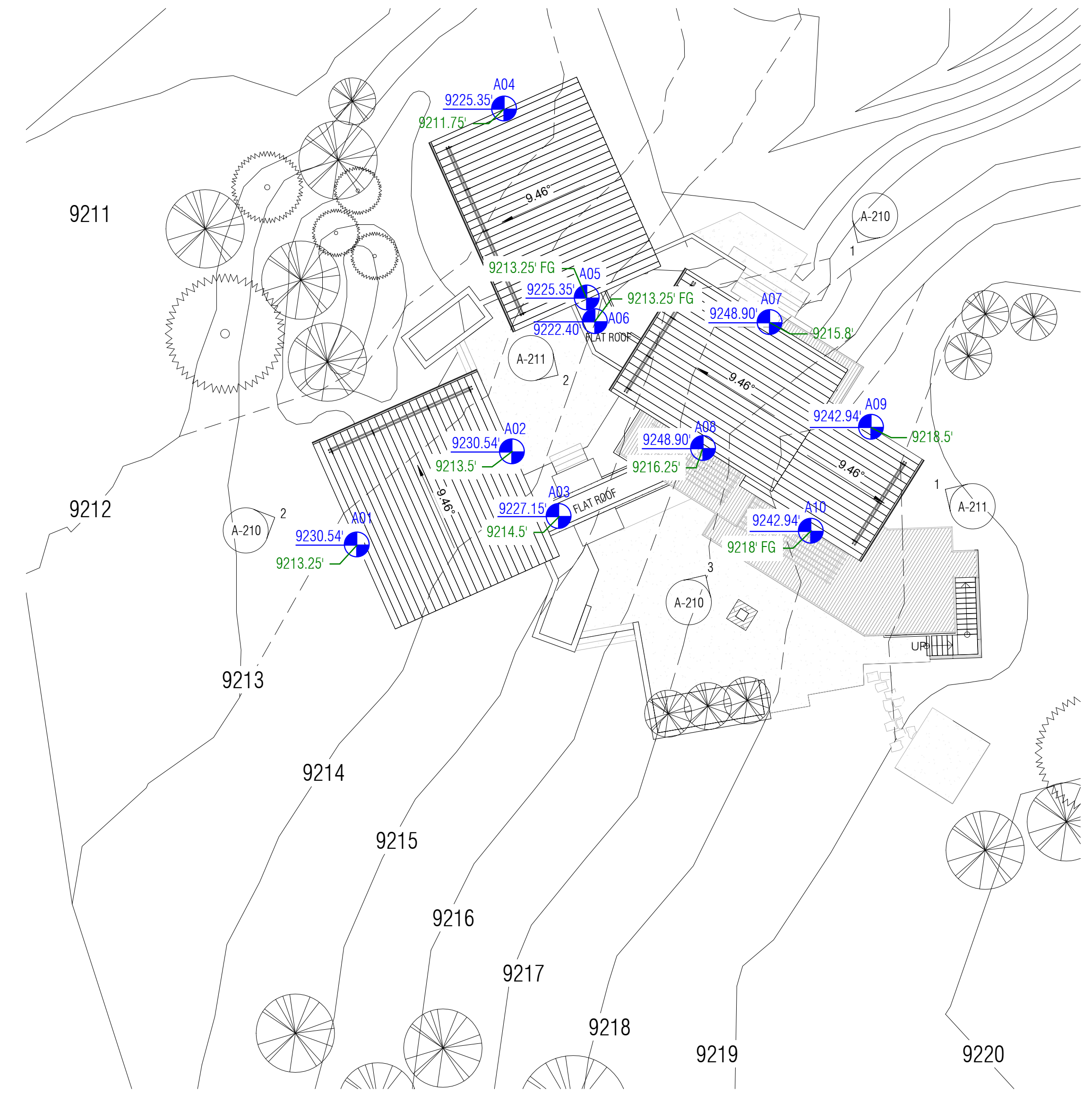


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1 Site Plan - MAXIMUM ROOF HEIGHTS
1/16" = 1'-0"



2 Site Plan - MAXIMUM AVERAGE ROOF HEIGHTS
1/16" = 1'-0"

Roof Point	Roof Point Elevation	Natural Grade Elevation	Calculated Roof Height Above Natural Grade	Proposed Grade Elevation Below	Calculated Roof Height above Finish Grade
M01	9233.75'	9213.75'	20.00'	9213.75'	20.00'
M02	9227.31'	9214.75'	12.56'	9218'	9.31'
M03	9222.40'	9213.75'	7.90'	9213.25'	9.15'
M04	9227.71'	9212.15'	15.56'	9213.25'	14.46'
M05	9251.75'	9217.5'	34.25'	9218'	33.75'

Roof Point	Roof Elevation	Most Restrictive Elevation Below Roof Point	NG = Natural Grade FG = Finish Grade	Roof Height Above Most Restrictive Grade
A01	9230.54'	9213.25'	NG	17.29
A02	9230.54'	9213.5'	NG	17.04
A03	9227.31'	9214.5'	NG	12.81
A04	9225.35'	9211.75'	NG	13.60
A05	9225.35'	9213.25'	FG	12.10
A06	9222.40'	9213.25'	FG	9.15
A07	9248.90'	9215.8'	NG	33.10
A08	9248.90'	9216.25'	NG	32.65
A09	9242.94'	9218.5'	NG	24.44
A10	9242.94'	9218'	FG	24.94
Average Height				19.712
Max. Average Allowable				30.00
Compliant By:				10.288

ISSUE RECORD

REVISION	DATE
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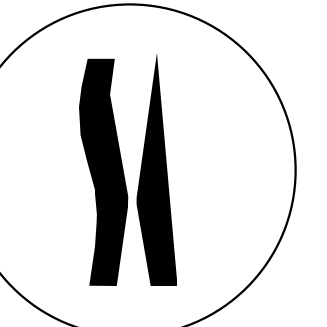
PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



**BUILDING
HEIGHT
ANALYSIS
PLANS**

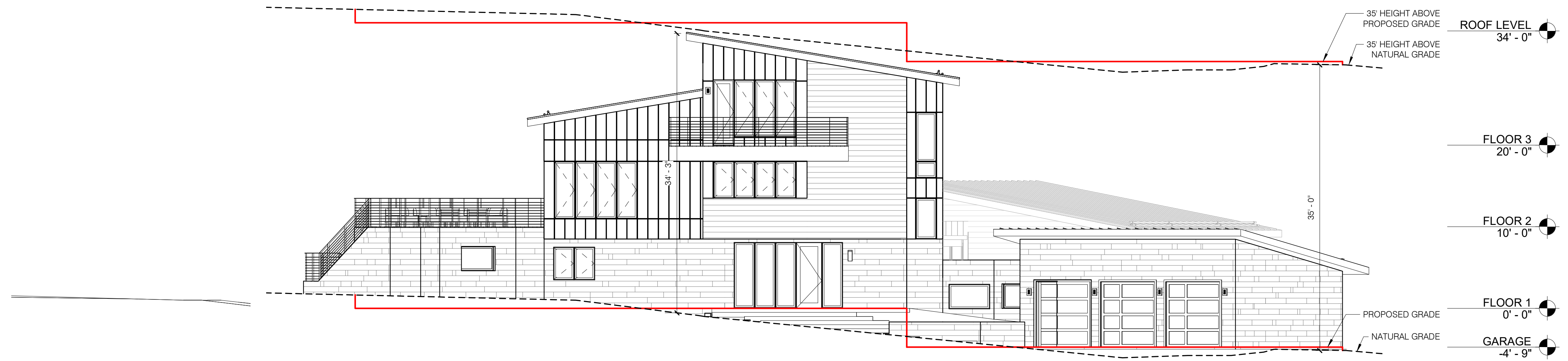
A-209

Scale : 1/16" = 1'-0"

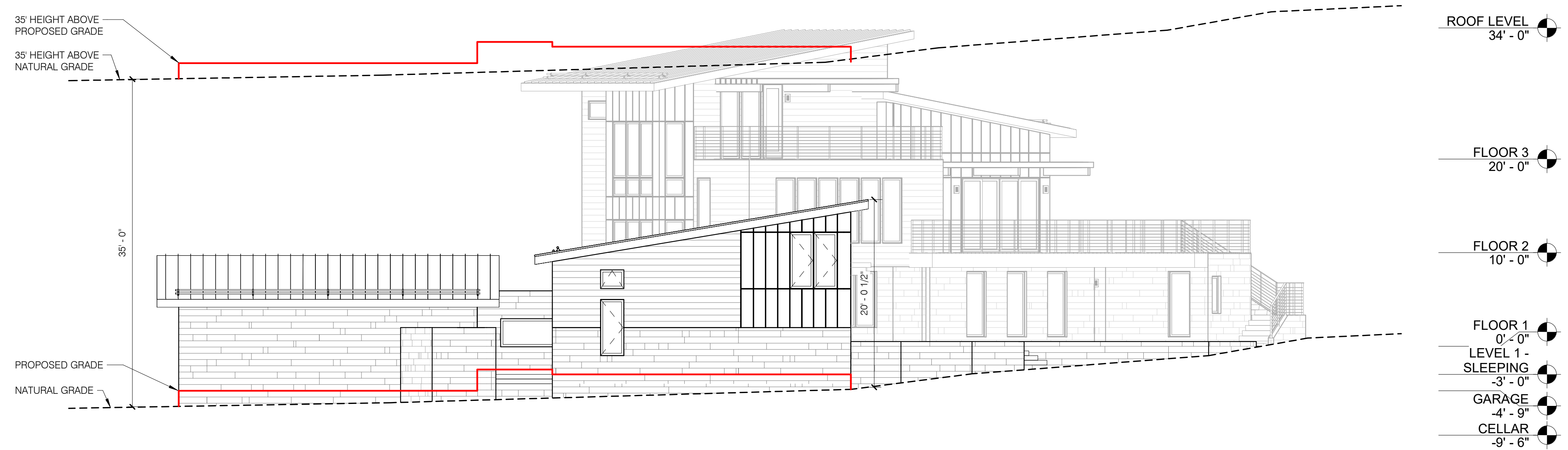


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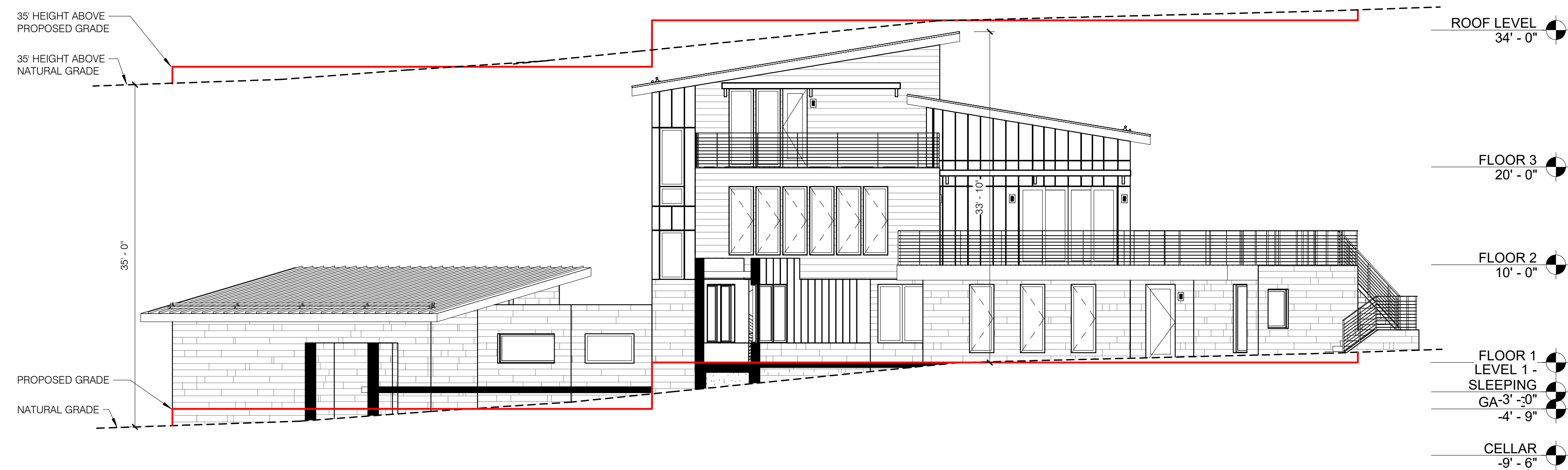
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1 NORTH ELEVATION - ROOF HEIGHT ANALYSIS
1/8" = 1'-0"



2 SOUTH WEST ELEVATION - ROOF HEIGHT ANALYSIS
1/8" = 1'-0"



3 SOUTH ELEVATION - ROOF HEIGHT ANALYSIS
1/8" = 1'-0"

ISSUE RECORD

INITIAL DESIGN REVIEW	10.01.2020
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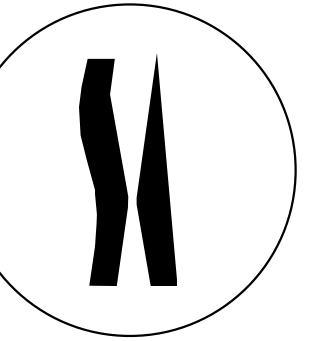
PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING
HEIGHT
ANALYSIS
ELEVATIONS

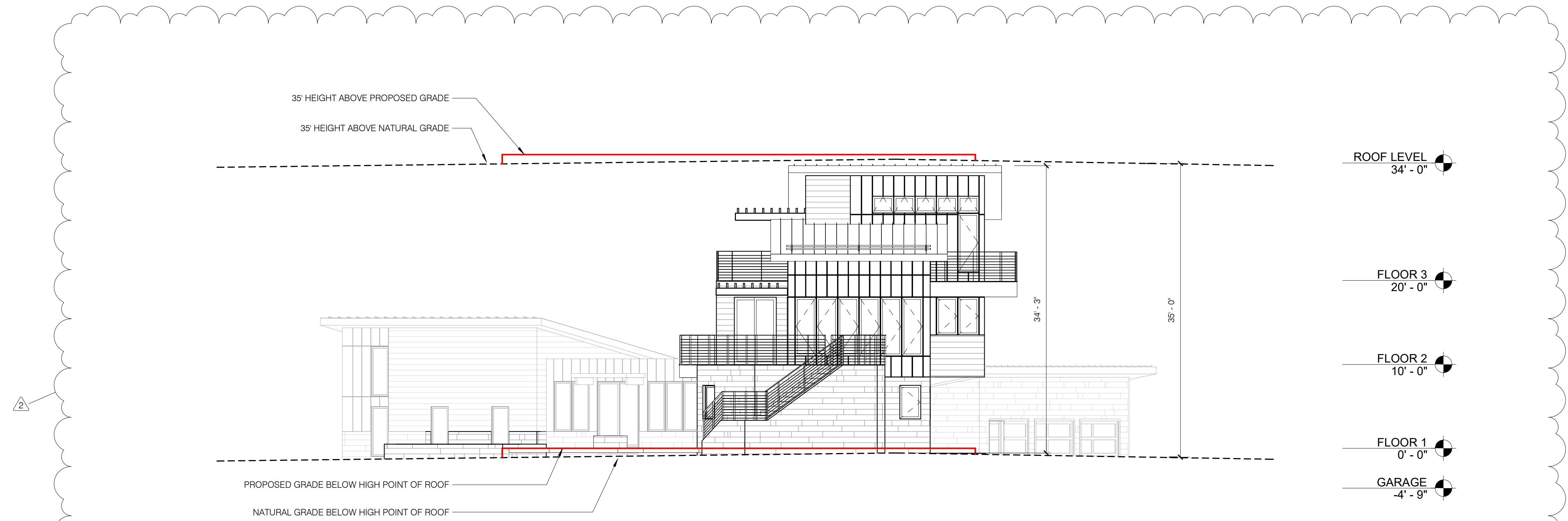
A-210

Scale : 1/8" = 1'-0"

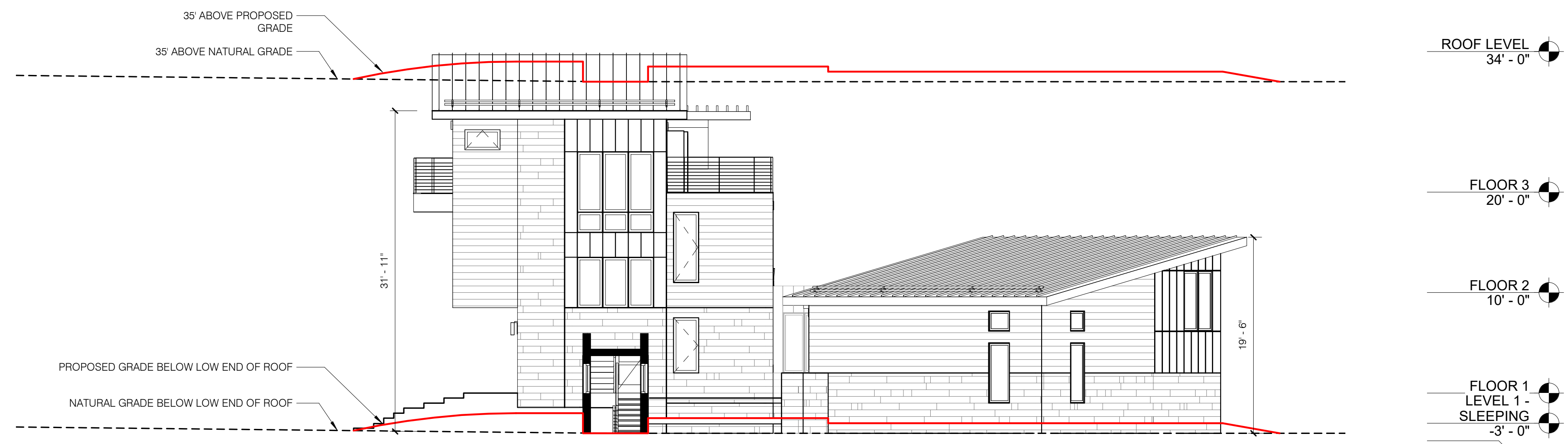


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1 EAST ELEVATION - ROOF HEIGHT ANALYSIS
1/8" = 1'-0"

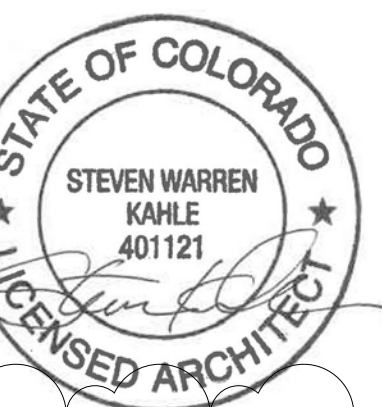


2 WEST ELEVATION - ROOF HEIGHT ANALYSIS
1/8" = 1'-0"

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PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
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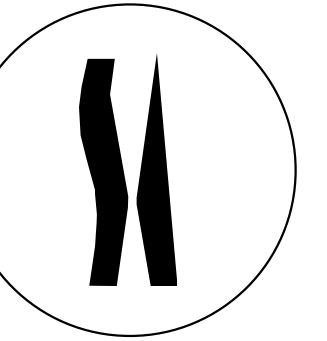


BUILDING
HEIGHT
ANALYSIS
ELEVATIONS

A-211

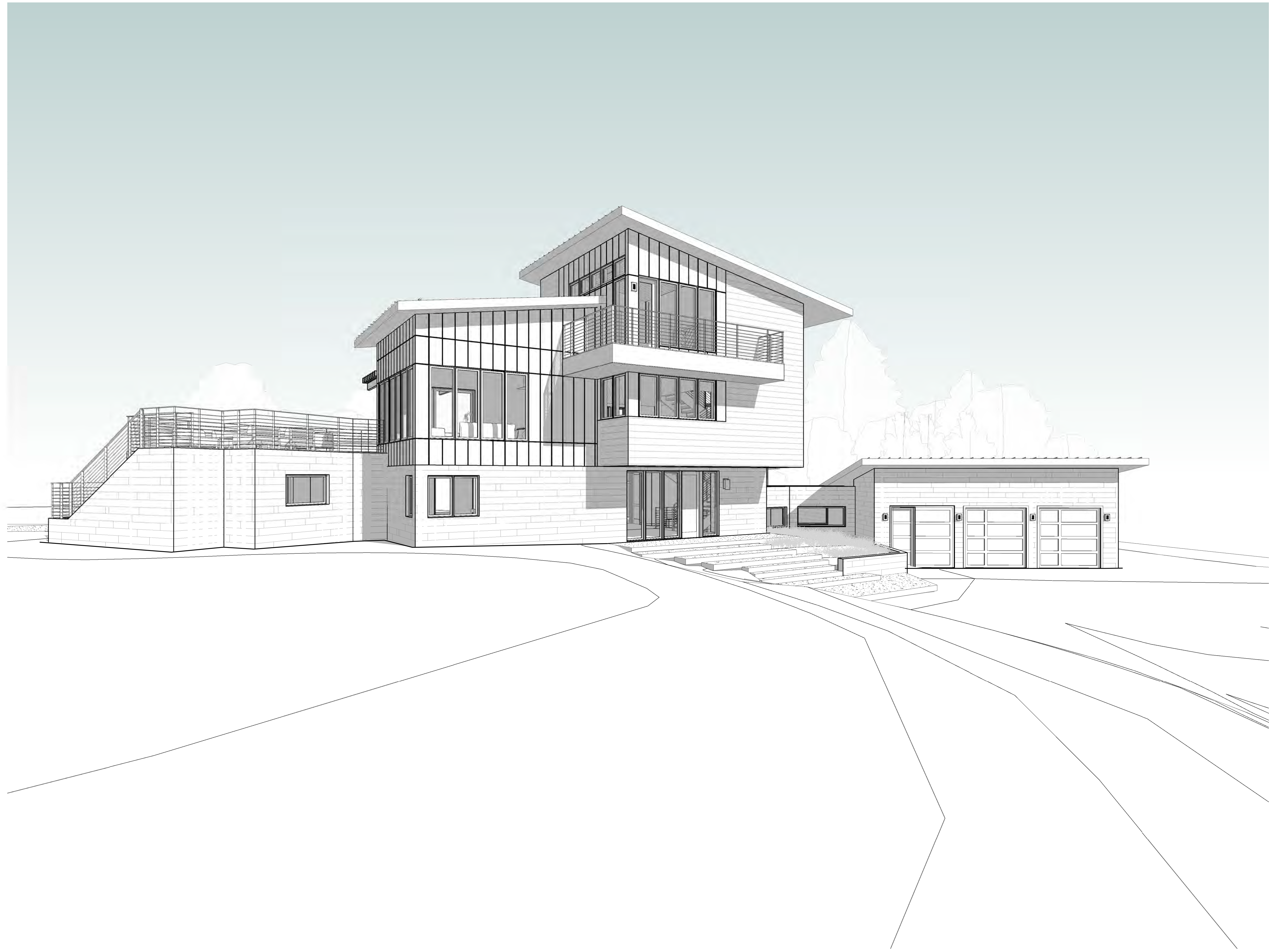
Scale : 1/8" = 1'-0"





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1 PERSPECTIVE FROM NORTH EAST

ISSUE RECORD

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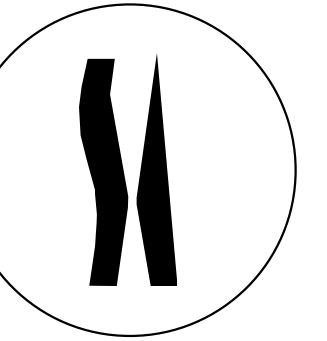
PETTY RESIDENCE
LOT 518R, 146 RUSSELL
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COLORADO
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EXTERIOR
PERSPECTIVE
NORTH

A-212

Scale :



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ISSUE RECORD

INITIAL DESIGN REVIEW 10.01.2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
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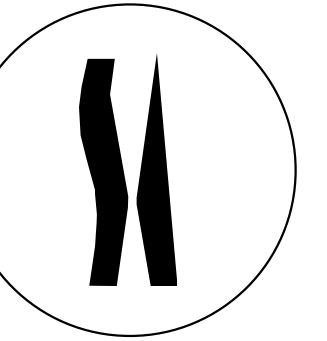


EXTERIOR
PERSPECTIVE
SOUTH

A-213

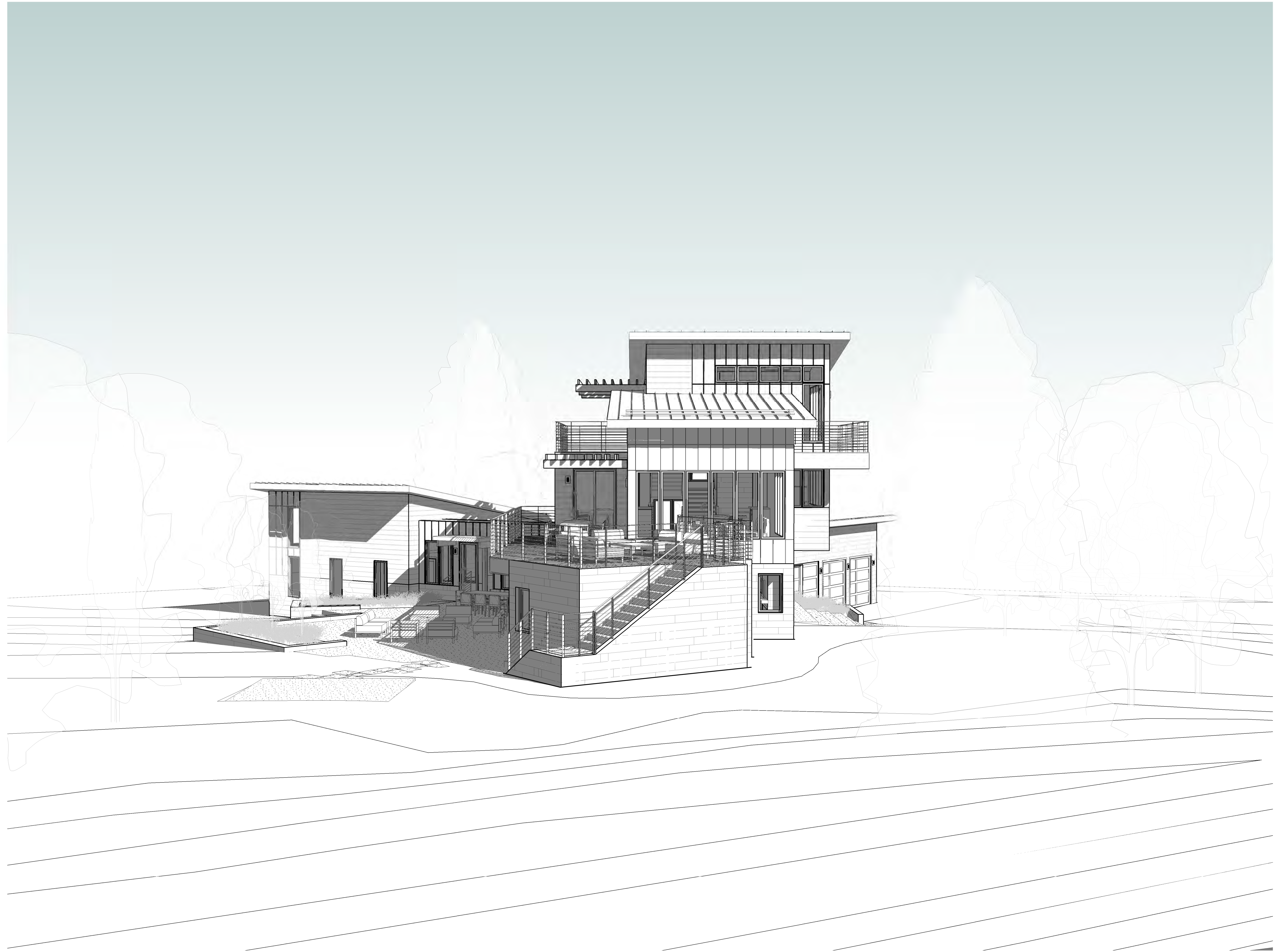
1 PERSPECTIVE FROM SOUTH

Scale :



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1 PERSPECTIVE FROM SOUTH EAST

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PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
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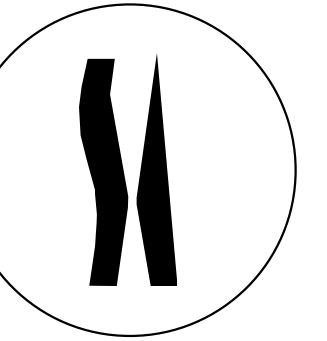


EXTERIOR
PERSPECTIVE
EAST

A-214

Scale :





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ISSUE RECORD

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1 RESPONSE TO COMMENTS	10/26/09

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



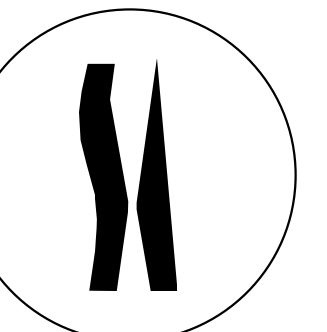
EXTERIOR
PERSPECTIVE
WEST

A-215

1 PERSPECTIVE FROM WEST

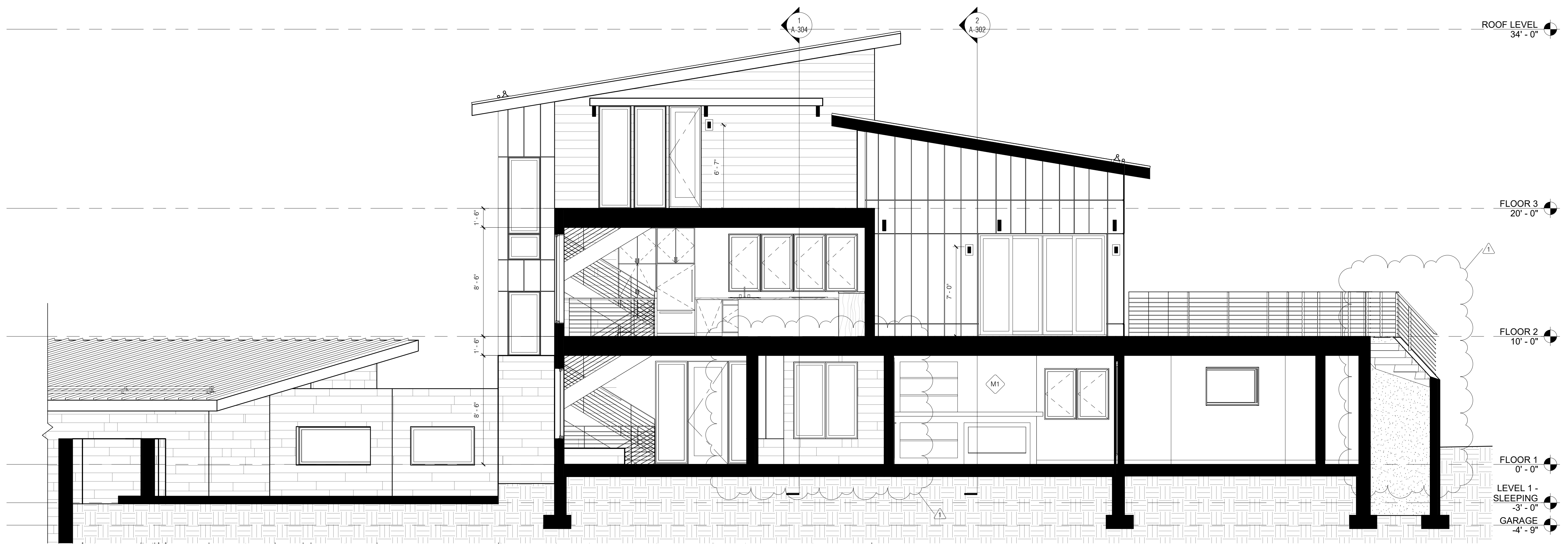
Scale :





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1 TRANSVERSE SECTION
1/4" = 1'-0"



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

ISSUE RECORD

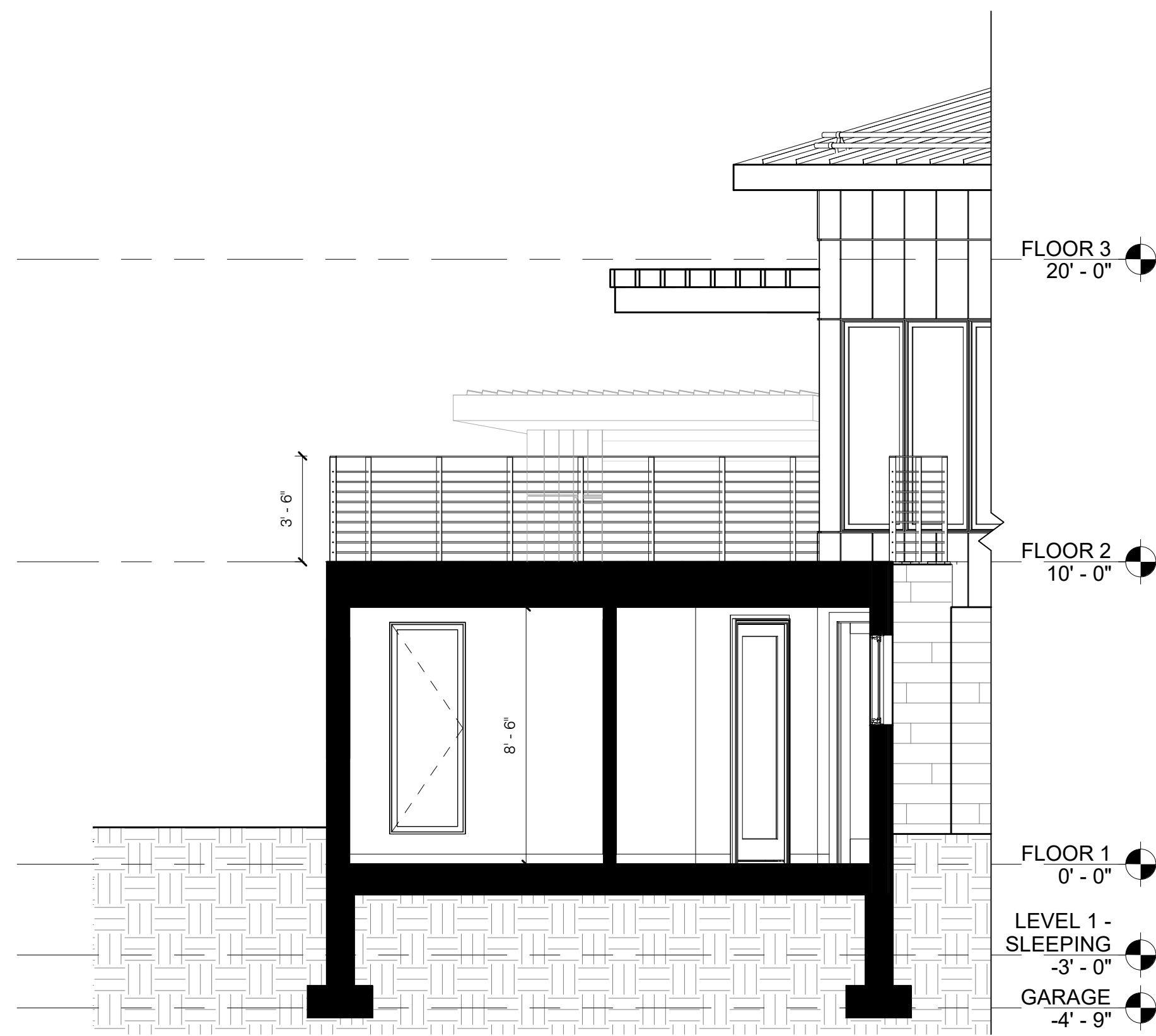
INITIAL DESIGN REVIEW	10.01.2020
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PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269

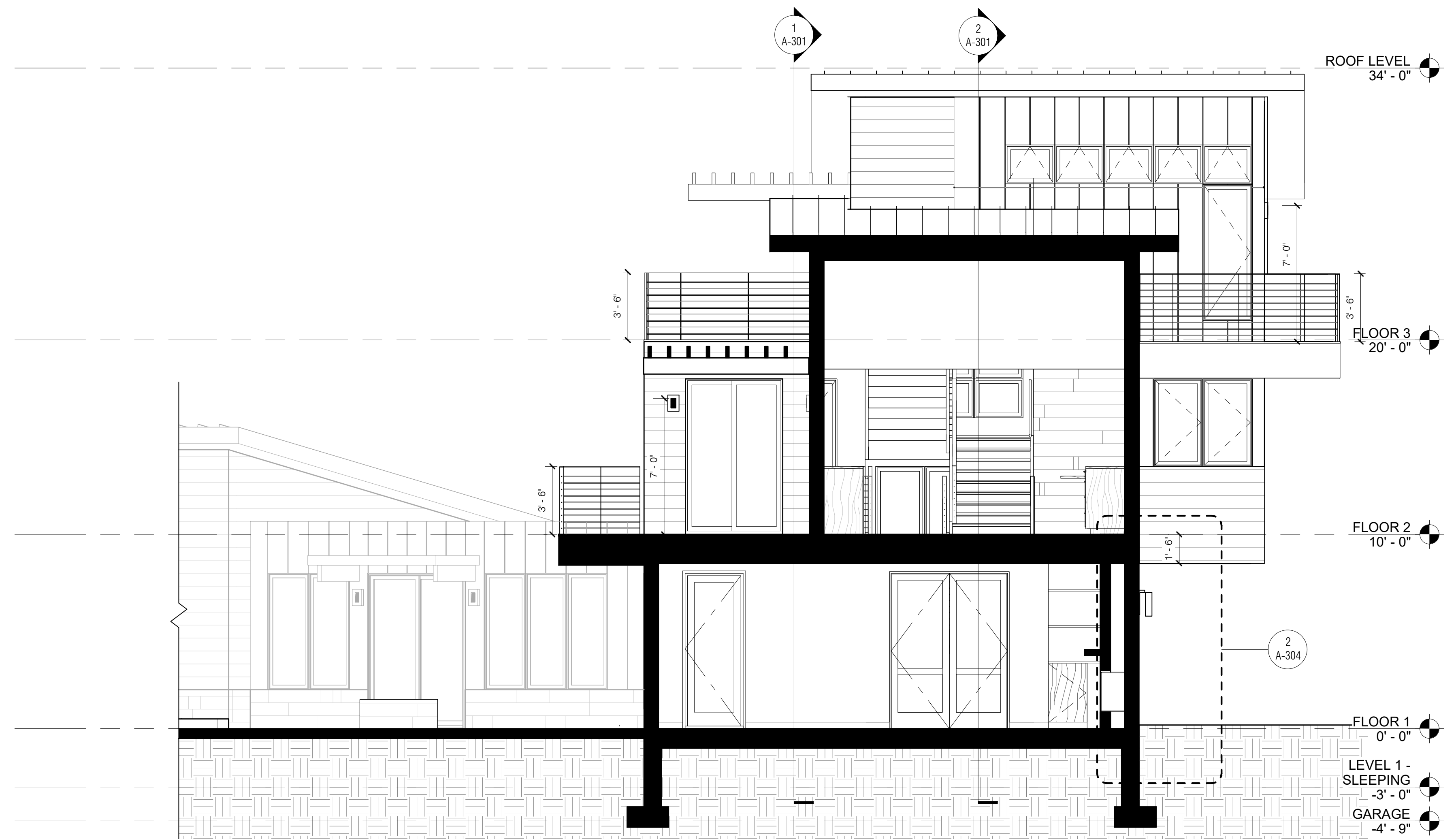


BUILDING
SECTIONS

A-301

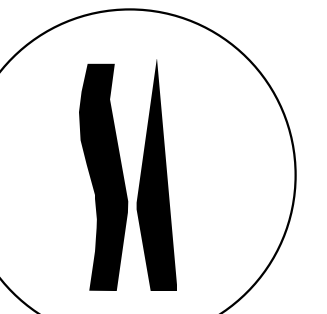


1 OFFICE/EXERCISE
1/4" = 1'-0"



2 FAMILY/LIVING ROOM
1/4" = 1'-0"

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



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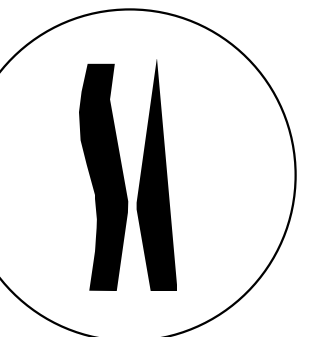
INITIAL DESIGN REVIEW 10.01.2020

PETTY RESIDENCE
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COLORADO
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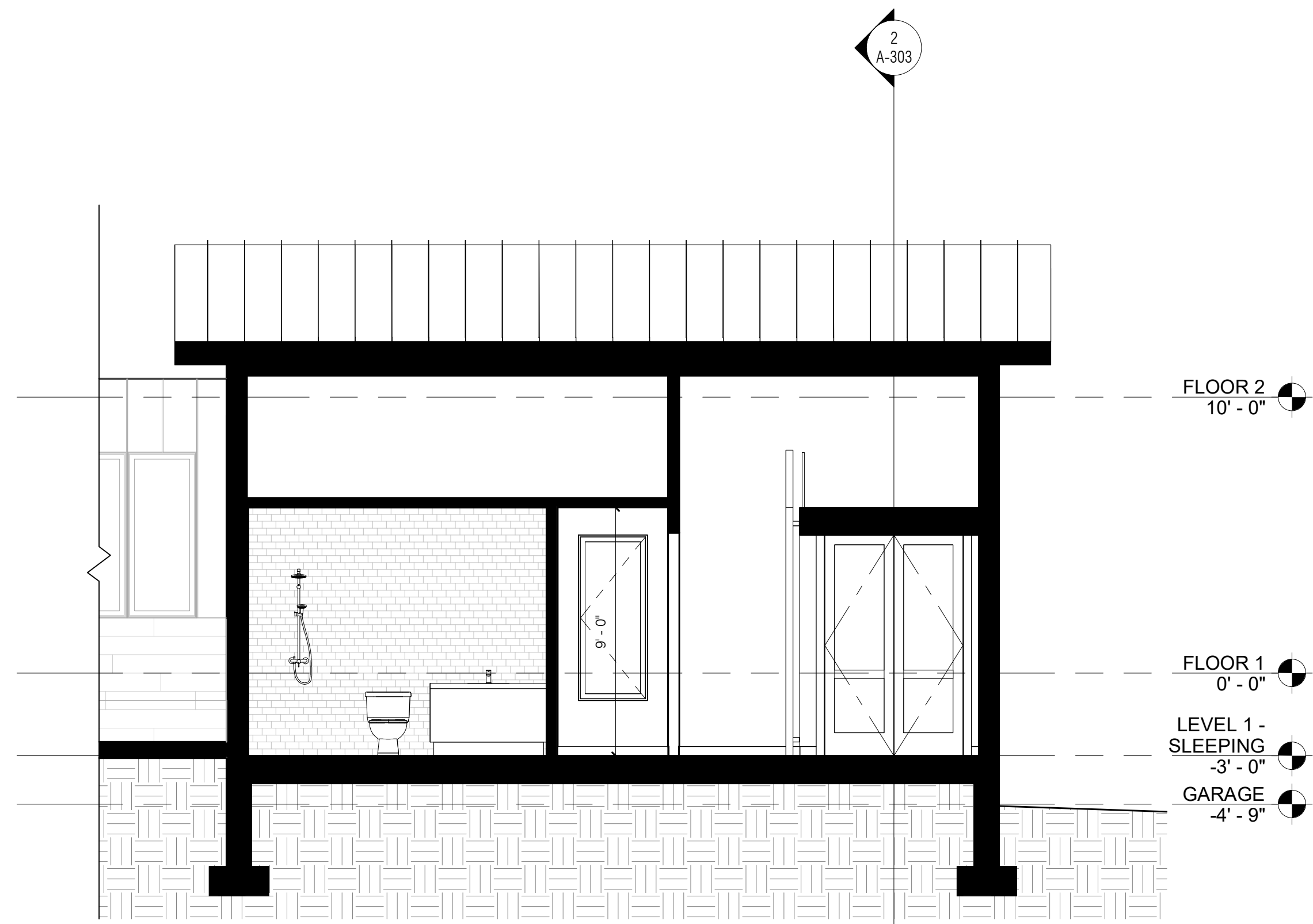
BUILDING
SECTIONS

A-302

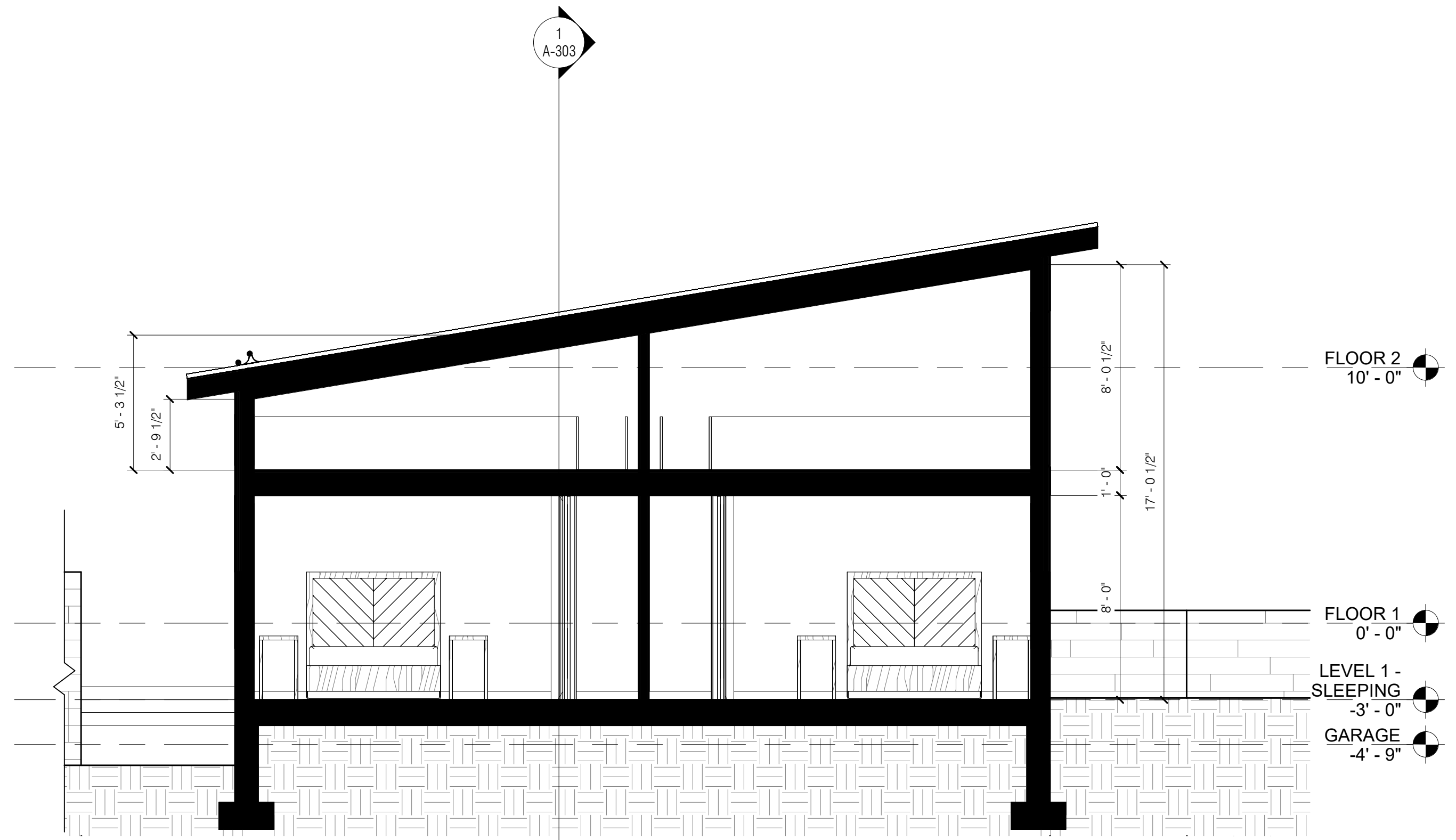


SKA STUDIO

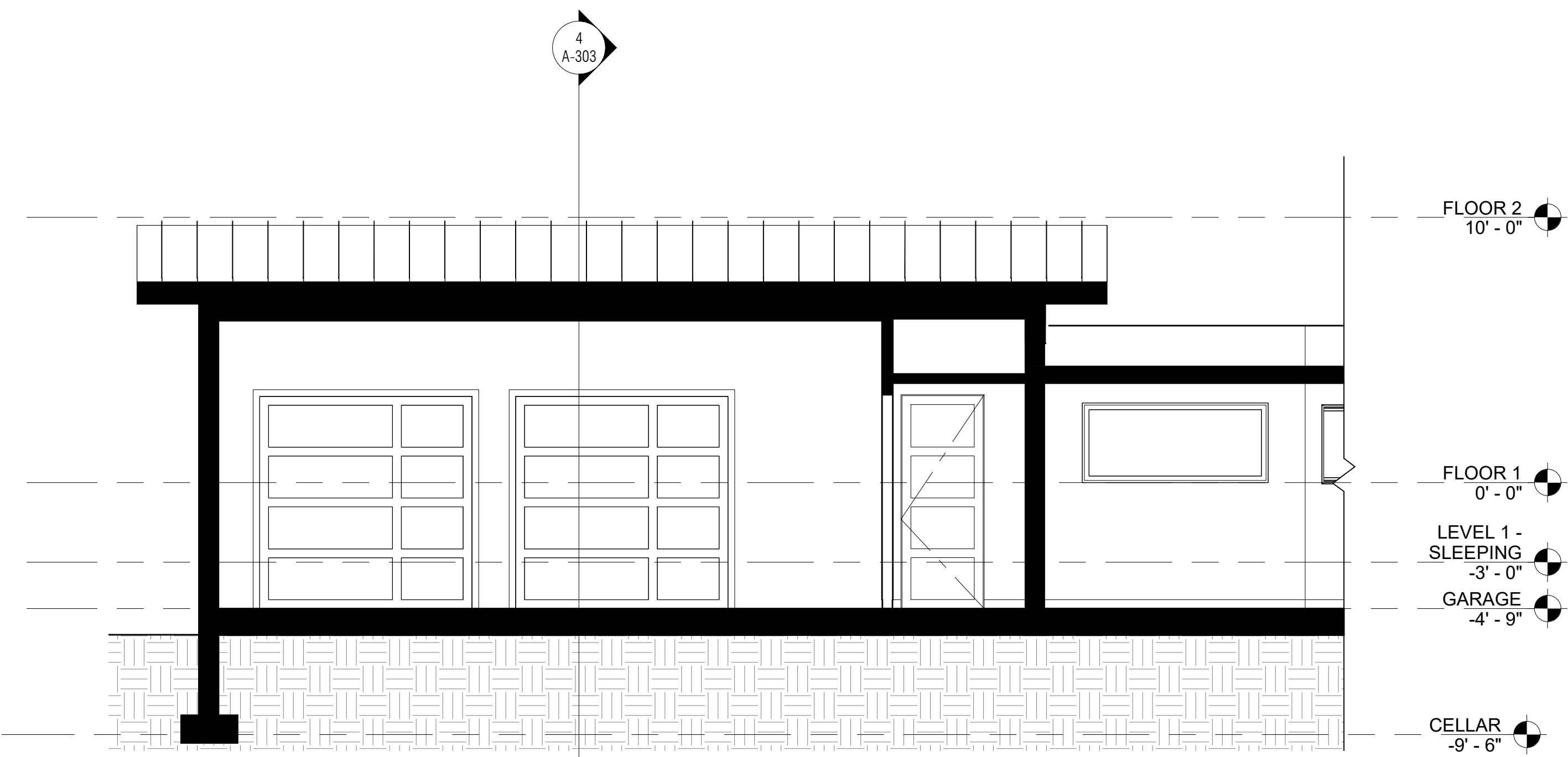
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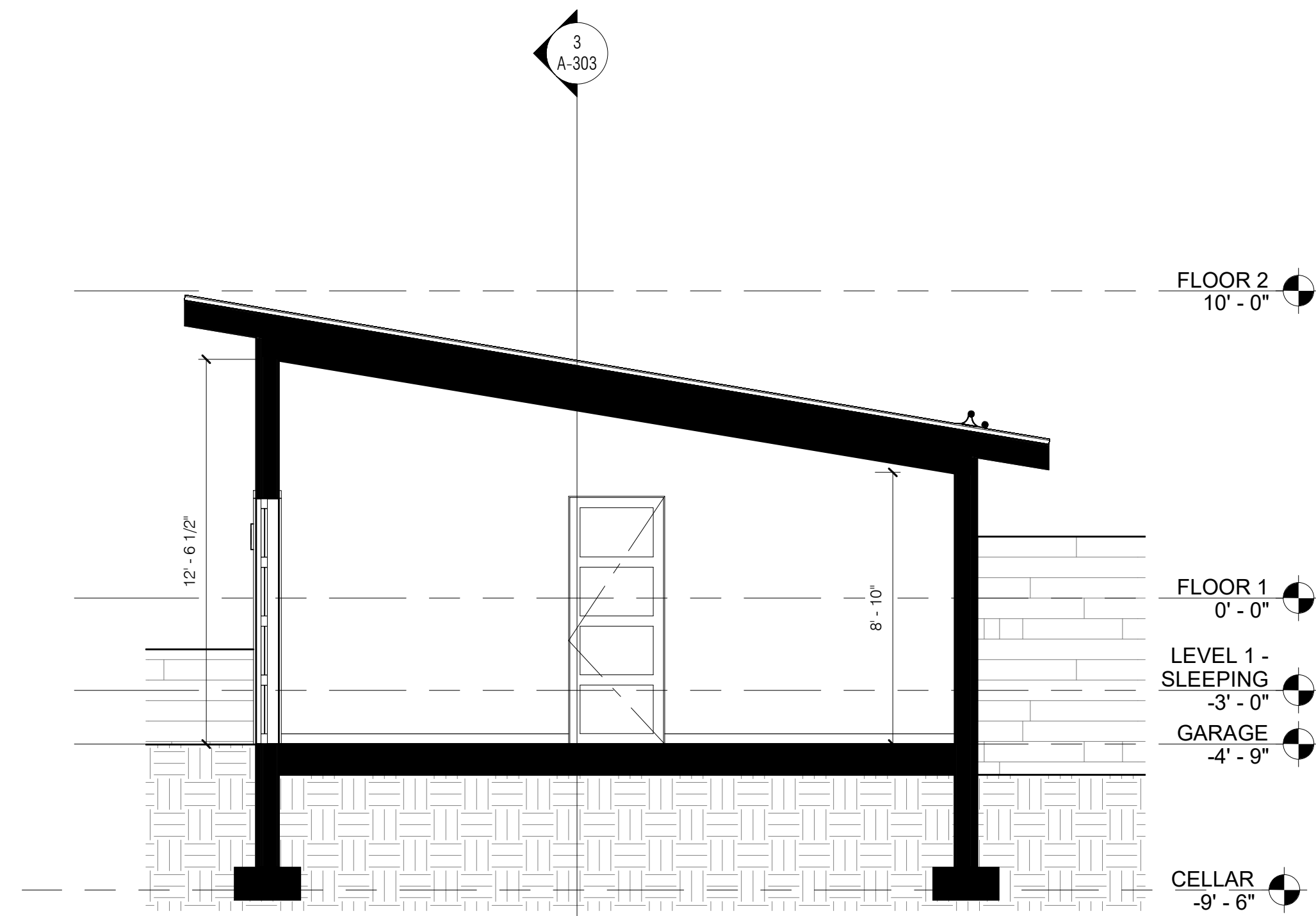
1 SLEEPING AREA TRANSVERSE SECTION
1/4" = 1'-0"



2 SLEEPING AREA CROSS SECTION
1/4" = 1'-0"



3 GARAGE TRANSVERSE SECTION
1/4" = 1'-0"



4 GARAGE CROSS SECTION
1/4" = 1'-0"

ISSUE RECORD

INITIAL DESIGN REVIEW 10.01.2020

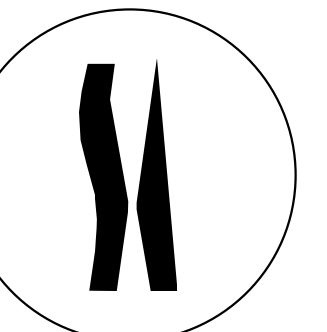
PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING
SECTIONS

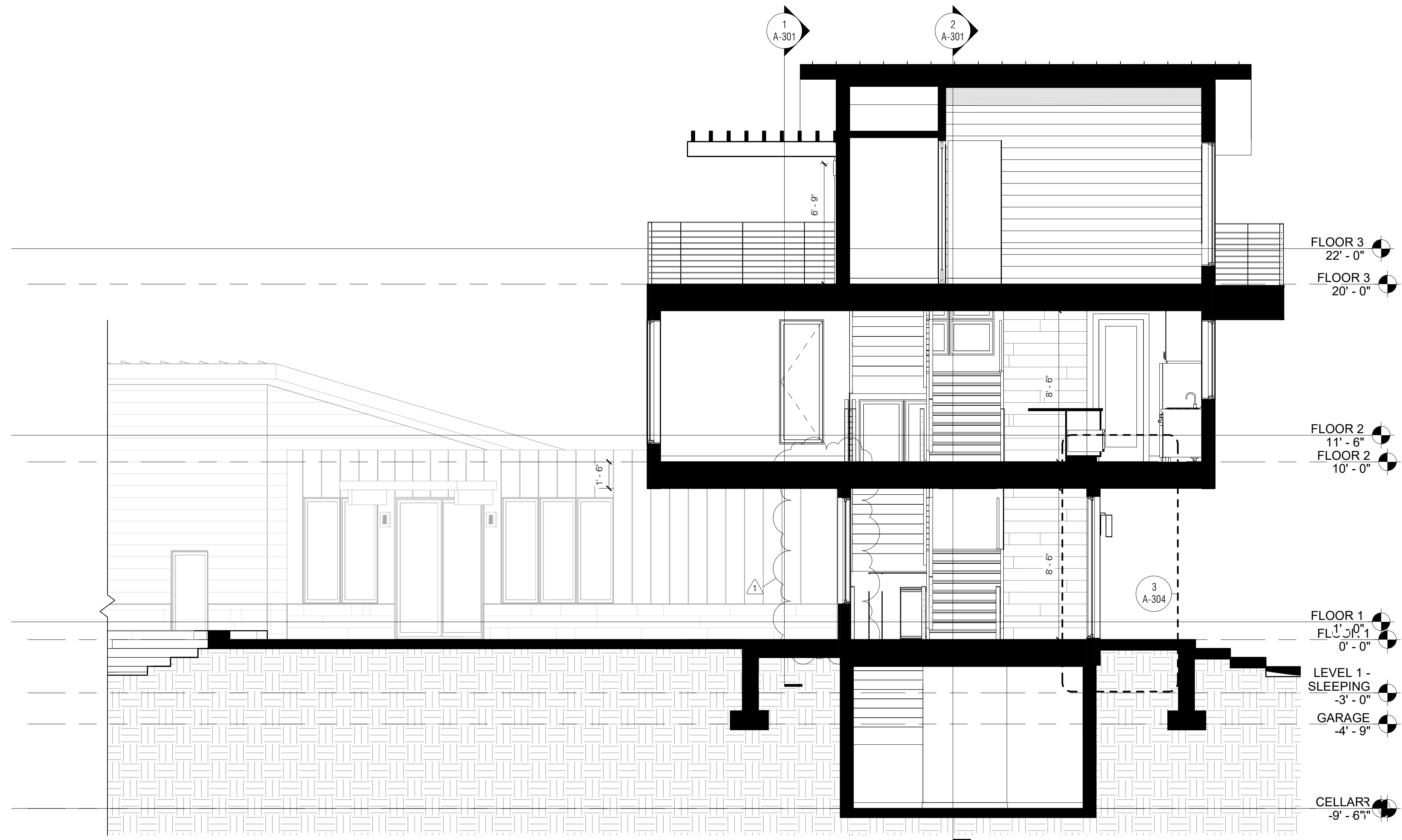
A-303

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



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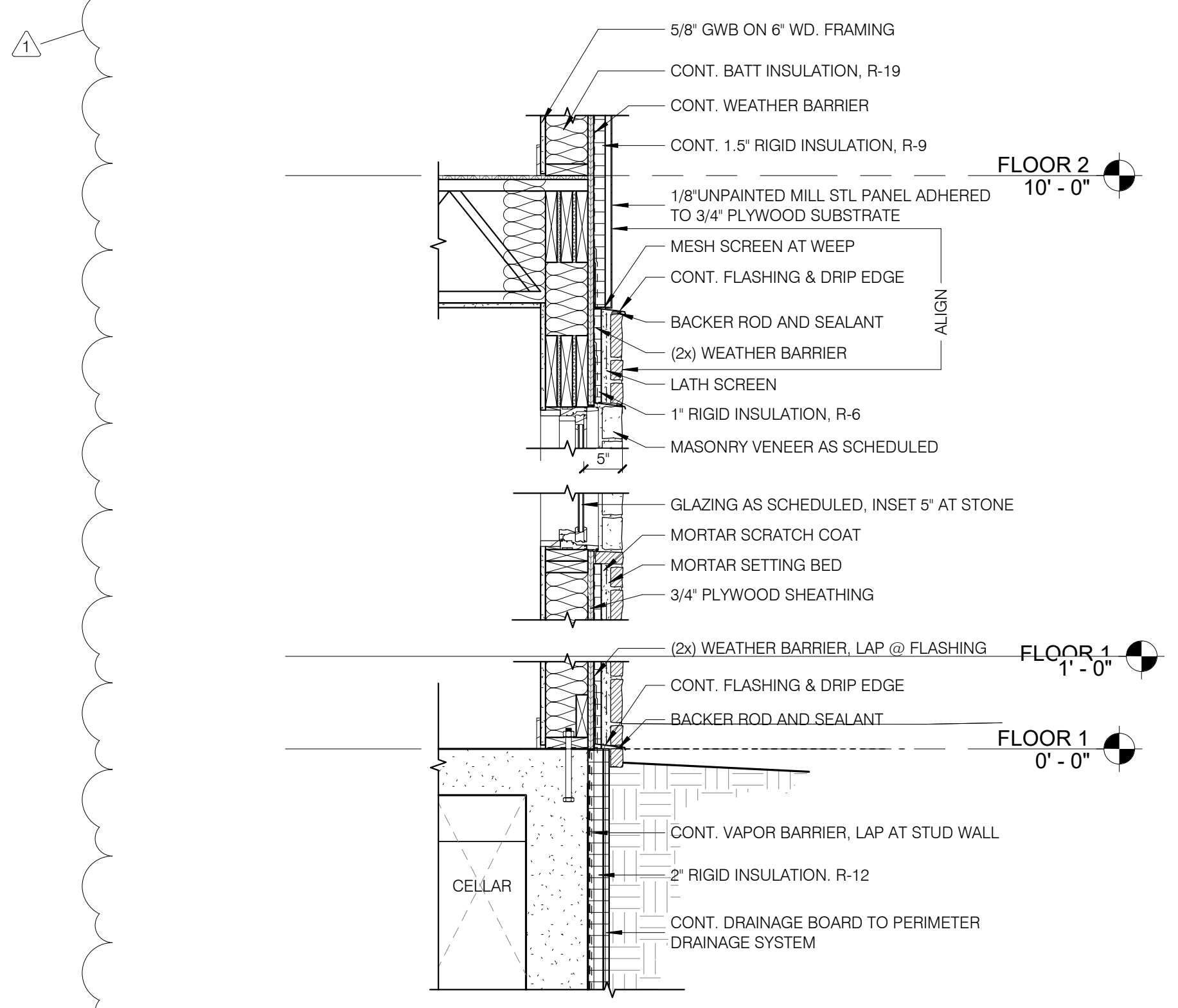


ISSUE RECORD

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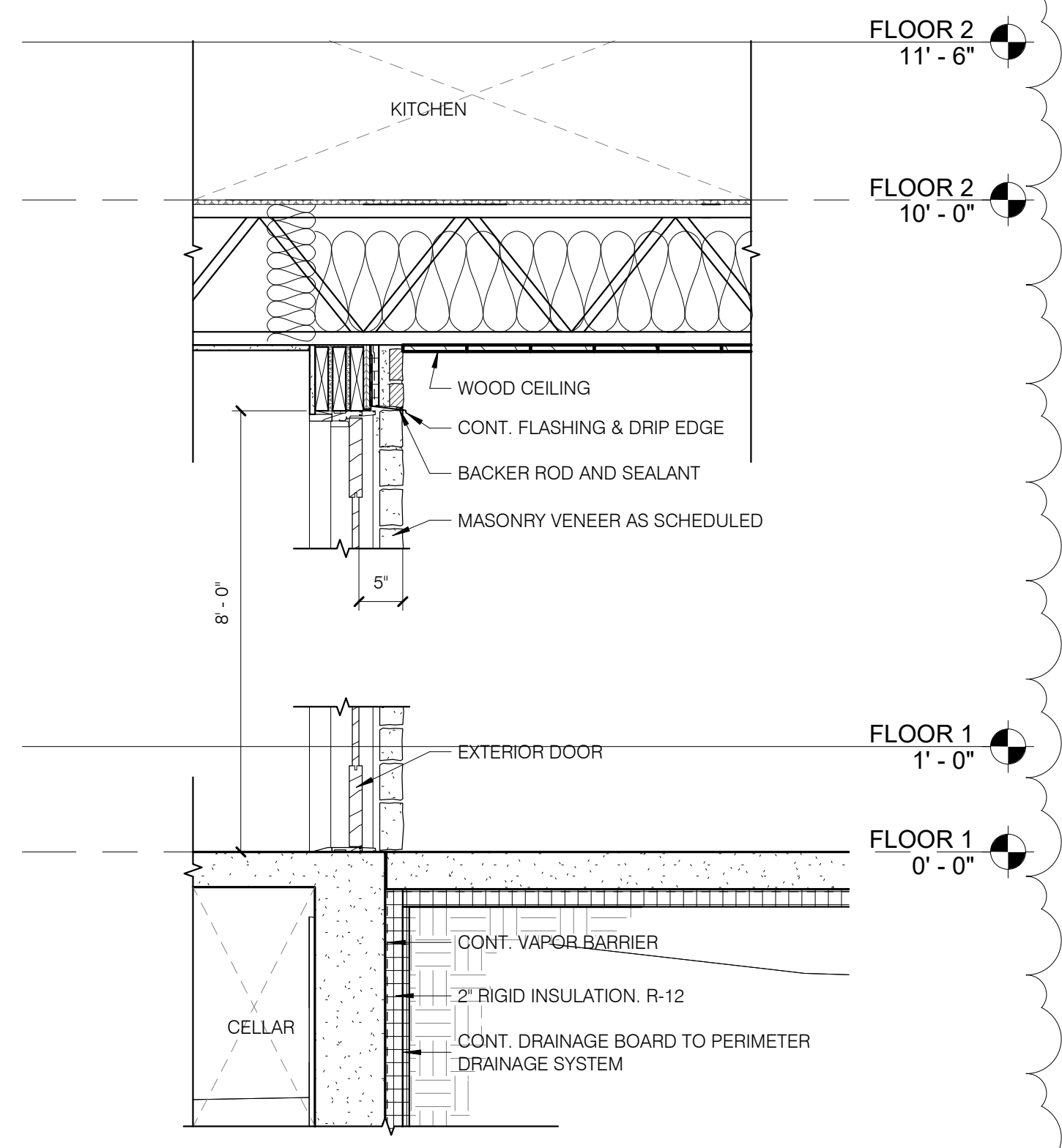
1 MAIN LIVING AREA AND MASTER SUITE

1/4" = 1'-0"



2 WALL SECTION DETAIL - NORTH AT WINDOW

3/4" = 1'-0"



3 WALL SECTION DETAIL - NORTH AT DOOR

3/4" = 1'-0"

Scale : As indicated

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING SECTIONS

A-304

WINDOW SCHEDULE

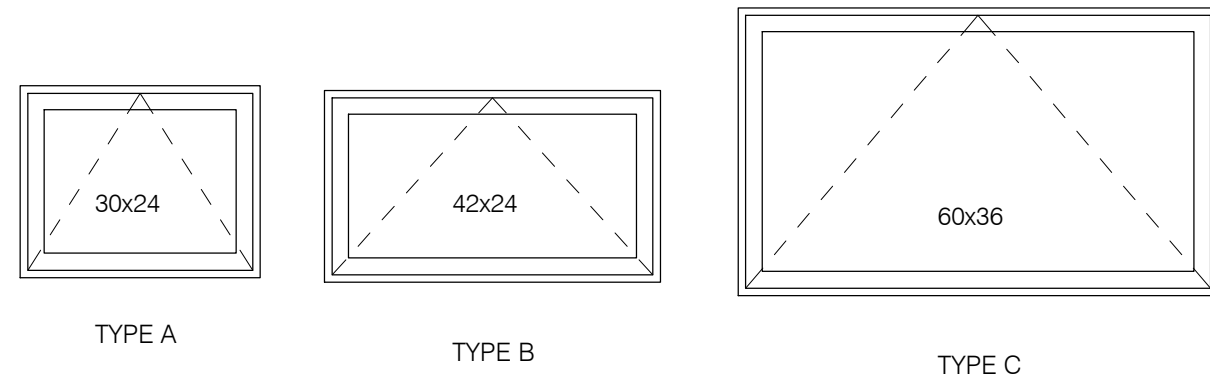
TYPE MARK	WIDTH	HEIGHT	TYPE	FRAME FINISH	MANUFACTURER	PRODUCT
A	30"	24"	AWNING	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
B	42"	24"	AWNING	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
C	60"	36"	AWNING	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
D	30"	48"	CASEMENT	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
E	30"	54"	CASEMENT	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
F	30"	66"	CASEMENT	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
G	30"	72"	CASEMENT	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
H	30"	84"	CASEMENT	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
J	30"	24"	STATIONARY	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
K	60"	36"	STATIONARY	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
L	84"	36"	STATIONARY	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
M	30"	36"	STATIONARY	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
N	30"	60"	STATIONARY	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
O	30"	72"	STATIONARY	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
P	30"	96"	STATIONARY	GLAD WOOD/BLACK	JELD-WEN	SITE LINE

LIGHTING SCHEDULE

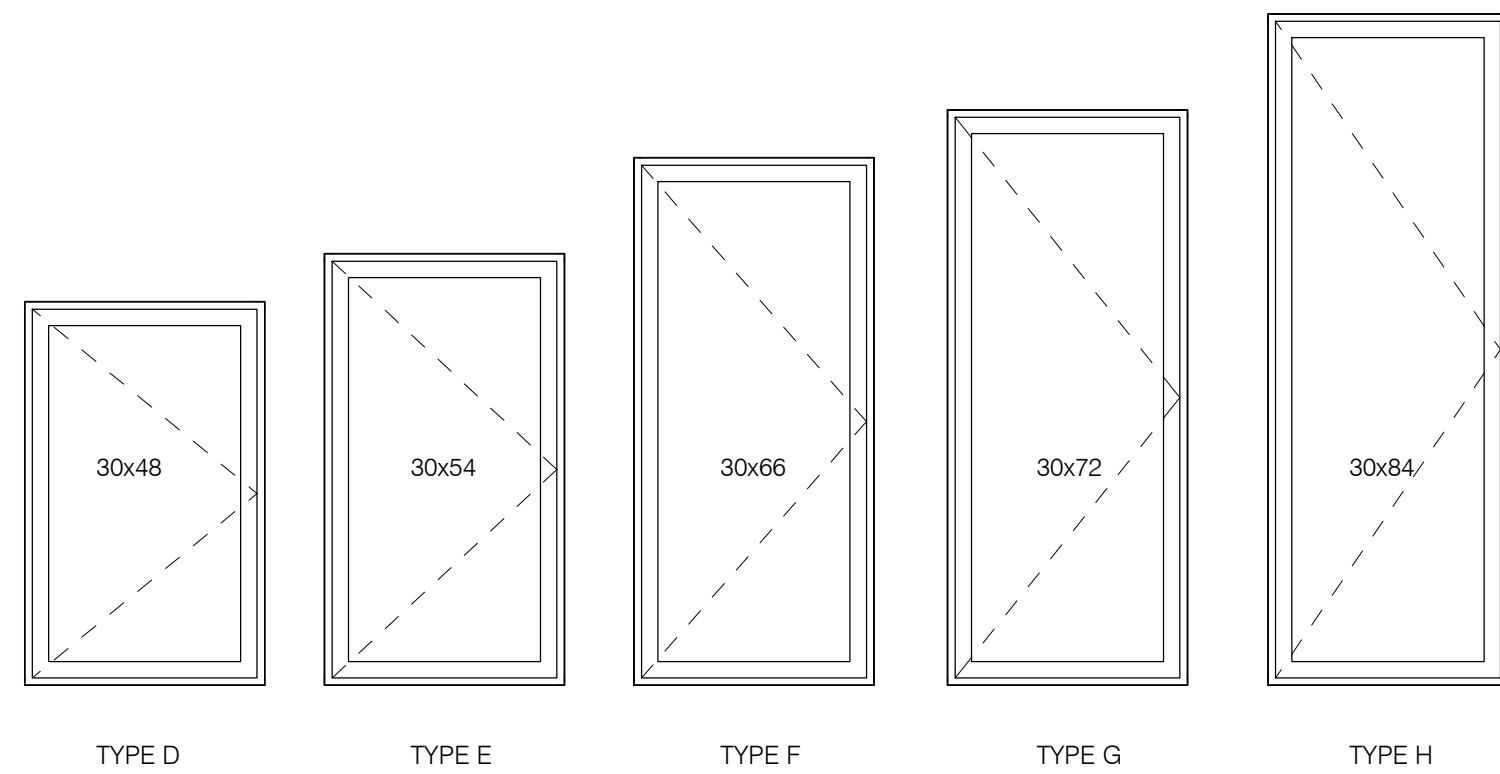
TYPE MARK	MANUFACTURER	CATALOGUE NUMBER	VOLTAGE	LAMP	DIMMING	REMARKS
A	WAC LIGHTING	W-WS15912	120 V	3000K LED	YES	WALL SCONCE AT FRONT DOOR
B	MODERN FORMS	WS-W1110-BK	120V	3000K LED	YES	WALL SCONCE AT GARAGE AND EXTERIOR DOORS
C	PRESCOLITE	MSL-HH-30K-8-BN	120 - 277V	3000K LED	YES	STEP LIGHT AT EXTERIOR STAIRS
D	LIGHTHEADED	2-154-TL-01-SL-BR040-3018-9008	120 V	3000K LED	YES	RECESSED IN FRONT PORCH CEILING
E	NOVA FLEX	NF-DS-0-160-24-AS-4540	24 V	3000K LED	DIM TO WARM	RECESSED IN PERGOLAS PROVIDE WITH ALL ACCESS FOR WARM DIM APP AND REQ WITH FACTORY
E1	KELVIX	FXA-30K-450-11070-XXXXX	24 V	3000K LED	NO	RECESSED IN ADDRESS MOUNTMENT
F	WAC LIGHTING	6651-27-BK	9-15 VAC	2700K LED	NO	LANDSCAPE BOLLARD

WINDOW ELEVATIONS

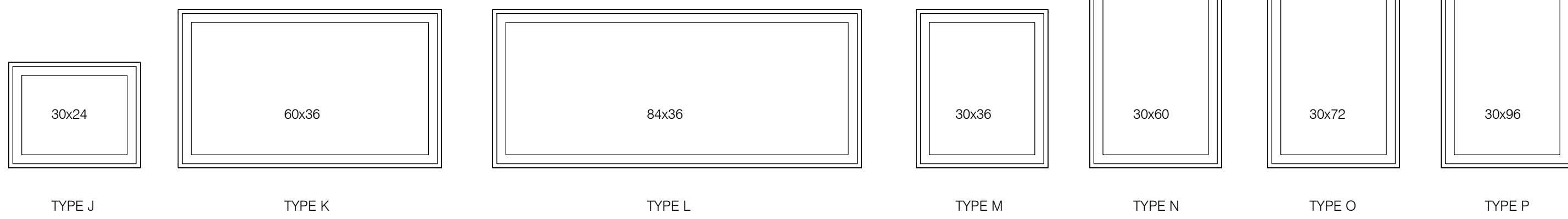
AWNING



CASEMENT

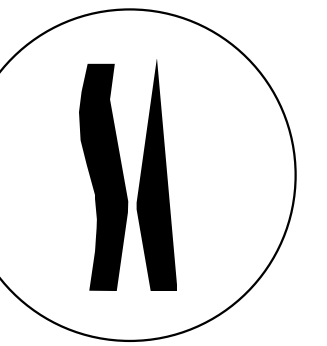


STATIONARY



WINDOW NOTES

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



SKA STUDIO

47 Randall St.
Suite 2
Annapolis, MD 21401
skastudio.com
301 858 5853

ISSUE RECORD

INITIAL DESIGN REVIEW 10.01.2020

PETTY RESIDENCE
LOT 518R, 146 RUSSELL
DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



WINDOW &
LIGHTING
SCHEDULES

A-601

Scale : 1/2" = 1'-0"

DOOR SCHEDULE

TYPE	HARDWARE	WIDTH	HEIGHT	THICKNESS	DOOR FINISH	MANUFACTURER	PRODUCT	COMMENTS
E		3'-0"	8'-0"	1 3/4"	PAINT GRADE WOOD	JELD-WEN	MODA PMP 1023	CELLAR
H		3'-0"	8'-0"	1 3/4"	STAIN GRADE WOOD	JELD-WEN	ALL WOOD EXTERIOR 4 PANEL	GARAGE/EXTERIOR
L		8'-0"	8'-0"	1 3/4"	STAIN GRADE WOOD/METAL	TBD	CUSTOM	GARAGE/EXTERIOR
L		8'-0"	8'-0"	1 3/4"	STAIN GRADE WOOD/METAL	TBD	CUSTOM	GARAGE/EXTERIOR
H		3'-0"	8'-0"	1 3/4"	STAIN GRADE WOOD	JELD-WEN	ALL WOOD EXTERIOR 4 PANEL	MUDROOM
M		3'-0"	8'-0"	1 3/4"	STAIN GRADE WOOD	JELD-WEN	ALL WOOD EXTERIOR 1 PANEL	FRONT ENTRANCE
E		3'-0"	8'-0"	1 3/4"	PAINT GRADE WOOD	JELD-WEN	MODA PMP 1023	POWDER ROOM
E		3'-0"	8'-0"	1 3/4"	PAINT GRADE WOOD	JELD-WEN	MODA PMP 1023	CLOSET/FOYER
F1		6'-0"	8'-0"	1 3/4"	PAINT GRADE WOOD	JELD-WEN	MODA PMP1023 FRENCH DOOR	FAMILY ROOM
K		3'-0"	8'-0"	1 3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	WIDE STILE SITE LINE CLAD/BLACK	FAMILY ROOM/EXT.
K		3'-0"	8'-0"	1 3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	WIDE STILE SITE LINE CLAD/BLACK	EXERCISE RM/EXT.
E		3'-0"	8'-0"	1 3/4"	PAINT GRADE WOOD	JELD-WEN	MODA PMP 1023	OFFICE
G2		3'-0" PANEL WIDTH	8'-0"	3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	2 PANEL SITE LINE CLAD/BLACK	CORRIDOR/EXTERIOR
G2		3'-0" PANEL WIDTH	8'-0"	3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	2 PANEL SITE LINE CLAD/BLACK	CORRIDOR/EXTERIOR
F1		6'-0"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023, FRENCH DOORS	LINEN
E		3'-0"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023	LAUNDRY
D		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023	BATHROOM
D		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023	BEDROOM
D		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023	BEDROOM
D		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023	GUEST BEDROOM
D		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023	GUEST BATHROOM
F2		5'-0"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023, FRENCH DOORS	BEDROOM CLOSET
F2		5'-0"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023, FRENCH DOORS	BEDROOM CLOSET
F2		5'-0"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA PMP 1023, FRENCH DOORS	BEDROOM CLOSET
C		3'-0"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA, PAINT GRADE, POCKET DOOR	EXERCISE AREA
B		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA, PAINT GRADE, POCKET DOOR	PANTRY
G3		2'-6" PANEL WIDTH	8'-0"	3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	2 PANEL SITE LINE CLAD/BLACK	LIVING ROOM/EXTERIOR
G1		2'-6" PANEL WIDTH	8'-0"	3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	4 PANEL SITE LINE CLAD/BLACK	LIVING ROOM/EXTERIOR
J		2'-6"	8'-0"	1 3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	WIDE STILE SITE LINE CLAD/BLACK	EXTERIOR
B		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA, PAINT GRADE, POCKET DOOR	MASTER BATH
D		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA, PAINT GRADE	MASTER BATH TOILET RM.
D		2'-6"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA, PAINT GRADE	MASTER BEDROOM
C		3'-0"	8'-0"	1 3/4"	PAINT GRADE	JELD-WEN	MODA, PAINT GRADE, POCKET DOOR	MASTER CLOSET
J		2'-6"	8'-0"	1 3/4"	PAINT GRADE WOOD INT./CLAD EXT.	JELD-WEN	WIDE STILE SITE LINE CLAD/BLACK	MASTER BEDROOM/EXT.

DOOR ELEVATIONS

TYPE A: 24X84 POCKET TYPE B: 30X96 POCKET TYPE C: 36X96 POCKET TYPE D: 30X96 INTERIOR TYPE E: 36X96 INTERIOR TYPE F1: FRENCH WOOD DOORS 72X96 INTERIOR TYPE F2: FRENCH WOOD DOORS 60X96 INTERIOR

TYPE G1: 4 PANEL SLIDING EXTERIOR GLASS DOORS TYPE G2: 2 PANEL SLIDING EXTERIOR GLASS DOORS TYPE G3: 2 PANEL SLIDING EXTERIOR GLASS DOOR TYPE H: 36X96 WOOD EXTERIOR DOOR TYPE J: 30X96 WOOD/GLASS EXTERIOR DOOR TYPE K: 36X96 WOOD/GLASS EXTERIOR DOOR

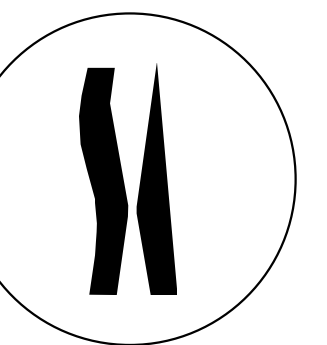
TYPE L: 96X96 WOOD AND METAL GARAGE DOOR TYPE M: 36X96 WOOD EXTERIOR DOOR

WOOD, STAINED BLACK
UNPAINTED MILL STEEL INSET PANELS

DOOR NOTES

1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERNS.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. VERIFY ROUGHOPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

Scale : 1/2" = 1'-0"



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DRIVE MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



DOOR SCHEDULE

A-602

Fixture Type: **TYPE A**
 Catalog Number: **WS-W15912-3000K-BK**
 Project: _____
 Location: _____

Archetype

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
WS-W15912 12"	3000K 90	BK Black	10W	800	331	Yes

Example: **WS-W15912-BK**

DESCRIPTION

A low-profile, artful design adds a distinctive, sophisticated look in any outdoor application.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp: **3000K**
 Input: **120 VAC, 50/60Hz**
 CRI: 90
 Dimming: ELV: 100-10%
 Rated Life: 54000 Hours
 Standards: ETL, cETL, IP65, Title 24 JA8-2016 Compliant,
Dark Sky Friendly
Wet Location Listed
 Construction: Aluminum hardware with etched glass diffuser

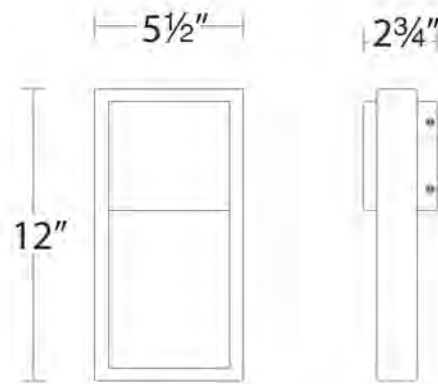


FINISHES



Black

LINE DRAWING



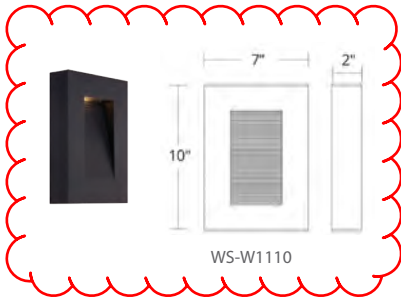
WS-W15912

URBAN

WS-W1110 / WS-W1116 / WS-W1122

LED Exterior Sconce

MODERN FORMS



WS-W1110



WS-W1116



WS-W1122

Fixture Type:

TYPE B

Catalog Number:

WS-W1110-BK

Project:

Location:

PRODUCT DESCRIPTION

Like urban renewal, this sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

FEATURES

- ETL & cETL listed for wet locations, IP65
- Interior light and down light
- Low profile design
- Replaceable LED module
- No driver or transformer required
- Mounts directly to junction box
- 277V option available special order
- 50,000 hour potential life
- **Color Temp: 3000K**
- CRI: 85

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer

Finish: **Black (BK)**, Bronze (BZ), Graphite (GH)

Standards: ETL & cETL listed, ADA compliant, **Dark Sky friendly**, **IP65 Wet Location listed**

REPLACEMENT FLAT GLASS

Part#	Fixture
RPL-GLA-1122-02	
RPL-GLA-1122-01	WS-W1122
RPL-GLA-1116-02	
RPL-GLA-1116-01	WS-W1116
RPL-GLA-1110-02	
RPL-GLA-1110-01	WS-W1110

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W1110	10"	12W		720	370	BK Black
WS-W1116	16"	16W	120V	960	490	BZ Bronze
WS-W1122	22"	20W		1200	610	GH Graphite

Example: **WS-W1110-BK**

For 277V special order, add an "F" before the finish: **WS-W1110F-BK**

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

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

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

LiteStep®

MSL

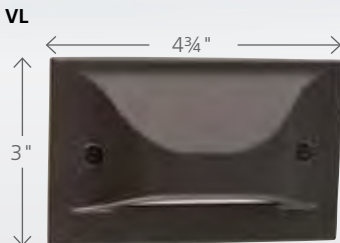
The newest addition to the LiteStep family, the mini LED step/wall louvered lights are available in a variety of colors including Black, White, Brushed Nickel, and Antique Bronze. This step light is designed for installation into a standard outlet box with a depth of only two inches. With several cover plate options to create a multitude of design styles in both horizontal and vertical positions, it is perfect for highlighting staircase areas as well as hallways, walkways or anywhere unobtrusive light is needed closer to the ground. The MSL is 120v only and suitable for wet locations.



HL



VH



VL

HH

TYPE C



ORDERING INFORMATION

EXAMPLE: MSLHL30K8WH

MSL	HL	30K	8	WH
OUTPUT	OUTPUT	COLOR	CRI	FINISH
MSL Mini Step Light	HL Horizontal Louver VL Vertical Louver HH Horizontal Hood VH Vertical Hood	30K 3000 Kelvin 40K 4000 Kelvin 50K 5000 Kelvin	8 80 CRI	WH White BL Black BN Brushed Nickel AB Antique Bronze

CAMBER+TAPER

2-154-TL | Standard LED

Trimless Lensed Taper

Our Camber + Taper luminaires feature beveled die-cast trims and regressed glass lenses for a sleek, modern, low profile look. Available in a myriad of reflector, trim, lumen, and color temperature combinations, Camber and Taper are ideal for hospitality, retail, mixed-use residential and office towers.

FEATURES

- Wet location listed
- Warm dimming available
- Ø 3.375" [86mm] Aperture
- Glass lens standard
- Diffusion media standard with warm dimming
- Accepts up to 2 media
- Die-cast aluminum fixture
- Anodized black heat sink and media holder
- Trim clips designed for 5/8" ceiling thickness

PERFORMANCE SUMMARY

Color Accuracy (SDCM)	<3	
L70 Estimate (h)	50,000	
Color Rendering (CRI)	80	90
Lumen Series	3	
Source Lumens	1000	800
LED Wattage	9	9
Lumen Series	5	
Source Lumens	1800	1400
LED Wattage	17	17
Lumen Series	7	
Source Lumens	2300	1800
LED Wattage	24	24
California Title 24 Compliant		

PERFORMANCE SUMMARY—WARM DIMMING

Color Rendering (CRI)	95
Lumen Series	3
Source Lumens	1000
LED Wattage	12
California Title 24 Compliant	



LISTINGS



California
Title 24 JA8

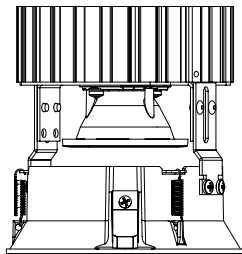


Warm
Dimming



Wet
Location

DIMENSIONS



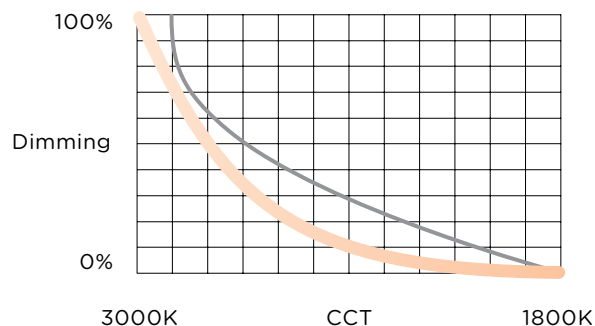
3.87" [98mm]

Ø 3.375" [86mm] Aperture

Ø 3.72" [95mm]

WARM DIMMING METRICS

— Warm Dimming — MR16 Halogen





Trimless Lensed Taper

TAG TYPE

--

ORDER FORM

1	2	3	4	5	6

1. TRIM

2-154-TL

Trimless Lensed Taper

2-154-TLW

Wood Trimless Lensed Taper¹

2. REFLECTOR FINISH

01 White

04 Black

05 Matte Silver

06 Bronze

11 Matte Nickel

CC Custom Color²

3. GLASS

F Frosted

SL Solite Softening

4. MODULE & BEAM SPREAD

BRO20 20° Beam

BRO28 28° Beam

BRO40 40° Beam

5. COLOR TEMPERATURE

27 2700K

30 3000K

35 3500K

40 4000K

3018 3000-1800K (Warm Dim)³

6. CRI, LUMENS, SERIES

8010 80 CRI, 1000lm, 3 Series

9008 90 CRI, 800lm, 3 Series

9510 95 CRI, 1000lm, 3 Series
(Warm Dim)^{3,4}

8018 80 CRI, 1800lm, 5 Series

9014 90 CRI, 1400lm, 5 Series

8023 80 CRI, 2300lm, 7 Series⁵

9018 90 CRI, 1800lm, 7 Series⁵

NOTES

1 Wood trimless collar will be painted to match TLW wood trimless reflector finish.

2 CC custom color requires consultation with Lightheaded sales personnel.

3 3018 warm dim color temperature is only available in 9510 CRI, Lumens Series.

4 9008, 9510 CRI, lumens, series is title 24 compliant when used with select insulated airtight housings.

5 7 Series trims are suitable for a maximum of 40°C ceiling plenums.

SPECIFICATIONS

California Title 24 Compliant

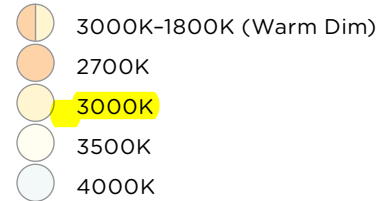
BEAM SPREADS



REFLECTOR FINISHES



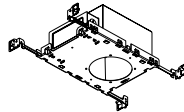
COLOR TEMPERATURES



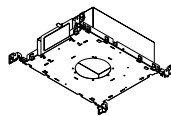
COMPATIBLE HOUSINGS—TRIMLESS & WOOD TRIMLESS

NON-INSULATED/FRAME IN

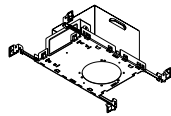
D4B-F-R
3, 5 Series
L 10.5" W 7.75" H 4.5"
L 267mm W 197mm H 115mm



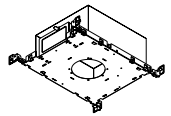
D4B-F-R
7 Series
L 13.75" W 10.875" H 4.5"
L 350mm W 277mm H 115mm



D4B-FD-R
3, 5 Series
L 10.5" W 7.75" H 5.5"
L 267mm W 197mm H 140mm

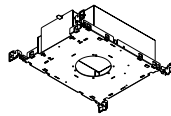


D4B-FD-R
7 Series
L 13.75" W 10.875" H 5.5"
L 350mm W 277mm H 140mm



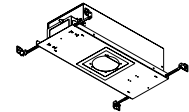
CHICAGO PLENUM

D4B-CP-R
3 Series
L 13.75" W 10.875" H 4.5"
L 350mm W 277mm H 115mm

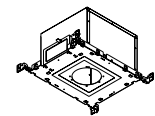


INSULATED AIRTIGHT

D4B-IC1A-R
3, 5 Series
L 22.5" W 8.5" H 5.875"
L 572mm W 216mm H 150mm

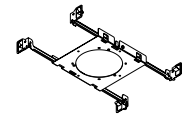


D4B-IC2A-R
3 Series
L 13.75" W 10.875" H 8.125"
L 350mm W 277mm H 207mm



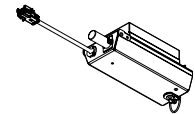
NEW CONSTRUCTION PLATE

R4P-F-R
3, 5, 7 Series
L 6.5" W 6.375" H 1"
L 166mm W 162mm H 26mm



REMODEL DRIVER

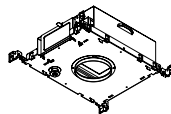
DRB
3, 5, 7 Series
L 8.25" W 3.25" H 2.75"
L 210mm W 83mm H 70mm



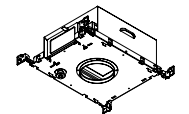
COMPATIBLE HOUSINGS—TRIMLESS ONLY

EMERGENCY HOUSING

D4B-FEM-R
3, 5, 7 Series
L 13.75" W 10.875" H 4.5"
L 350mm W 277mm H 115mm



D4B-FDEM-R
3, 5, 7 Series
L 13.75" W 10.875" H 5.5"
L 350mm W 277mm H 140mm



CERTIFICATIONS



ADJUSTABLE DESIGN SERIES



The Adjustable Series offers a wide range of color temps to enhance the places people live, work and play.

- Create different ambiances using 2100K - 5400K
- Adjust intensity independently



INSPECTION READY ✓

Physical

Operating Temp	-15° to 140°F (-25° to 60°C)
Environment	IP65 Standard (Dust/splash proof) IP68 Rugged* (Water/chemical resistant)
Mounting	3M Adhesive Clips Channels
Cut Length	See diagram below

Performance

Lumen Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	<3SDCM
Certifications	UL

Electrical

Voltage	24V
Wire Size	20 AWG. 3 Wire
Lead	Default: 120 Inch IP65: 2 Inch Minimum IP68: 3 Inch Minimum
Jumper	IP65 & IP68: 3 Inch Minimum
Dimming	With Controller

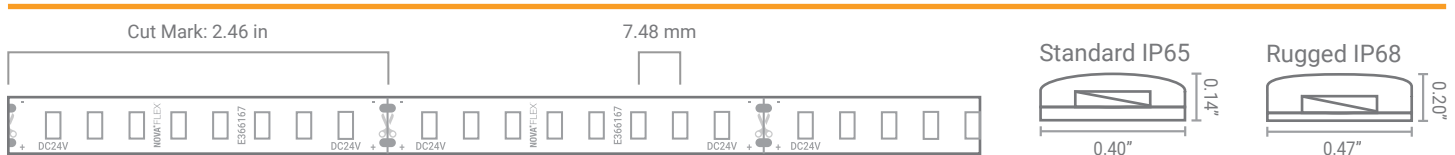
	CCT	CRI	Lumens/ft	Efficacy (lm/w)	Power (w/ft)	Max Run
AS 128	2100K - 5400K	90+	109 - 272	68 - 74	1.6 - 3.7	16.0 ft
AS 160	2100K - 5400K	90+	138 - 343	65 - 84	2.1 - 4.5	13.1 ft

Lumens have a tolerance of +/- 10%.

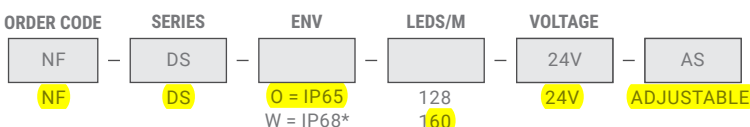
Complete Solution

- Step 1 Build your ribbon order code
- Step 2 Select your channel (pg 2-3)
- Step 3 Select your power and controls (pg 4-6)
- Step 4 Select your accessories (pg 7)
- Step 5 Contact your local agent or Nova Flex Rep.

Adjustable Design 128 Dimensions



Adjustable Design 160 Dimensions



DID YOU KNOW?
Product is cut, soldered & shipped ready to install in 1 - 4 business days.

*Special order, allow 4 - 6 weeks delivery.

CHANNEL OPTIONS ADJUSTABLE DS SERIES



Special
Order



Not
Compatible



Compatible

0 No Dotting

1 Slight Dotting

2 Blurred Dotting

3 Clear Dotting

CHANNEL		DESIGN STANDARD IP65		DESIGN RUGGED IP68	
		128	160	128	160
Angled	1919	2	2	x	x
	1919U	2	2	x	x
	3030 SQ/CR	0	0	0	0
Bendable	1806	3	3	x	x
	3916	1	1	1	0
Channeless	2913	1	1	x	x
Mud-In	6214	2	2	1	1
Recessed	1896*			x	x
	2206*	3	3	x	x
	2515	1	1	x	x
	4540	0	0	0	0
	6017	2	2	1	0
	7227*	0	0	0	0
Stair	8050*	0	0	x	x
Surface	1522*	3	3	3	3
	1707	3	3	x	x
	1813	3	3	1	1
	2216	1	1	0	0
	3006*				
	3525	0	0	0	0
	4517	2	2	1	0
Suspended	3030 RN	0	0	0	0
	3735*	0	0	0	0
	5050*	1	1	0	0
Universal	2217	2	2	1	1

All levels were tested with a soft lens.

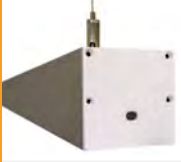
CHANNEL OPTIONS ADJUSTABLE SERIES

	Product Image	Product Code	Color	Lens Options	Dimensions	Downloads
Angled		Angled 1919 NF-CH-1919-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
		Angled 1919U NF-CH-1919U-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
		Angled 3030 - CR NF-CH-3030-C/CLEAR/CR-2M NF-CH-3030-C/SOFT/CR-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
		Angled 3030 - SQ NF-CH-3030-C/CLEAR/SQ-2M NF-CH-3030-C/SOFT/SQ-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
Bendable		Bendable 1806 NF-CH-1806-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
Bendable		Bendable 3916 NF-CH-3916-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
Channeless		Channeless Lens NF-CH-2913-C/SOFT-2M	N/A	SF		SPEC SHEET
Mud-In		Mud-In 6214 NF-CH-6214-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
Recessed		Recessed 1896* NF/SP-CH-1896-2M	Silver* White* Black*	CL* SF* SL* BK*		SPEC SHEET
		Recessed 2206* NF/SP-CH-2206-2M	Silver* White* Black*	SF* SL*		SPEC SHEET

CHANNEL OPTIONS ADJUSTABLE SERIES

Category	Image	Model Name	Color Options	Finish Options	Dimensions	Spec Sheet
Recessed		Recessed 2515 NF-CH-2515-2M	Silver White* Black*	CL SF BK*	0.91" (top width) 0.48" (inner width) 0.67" (inner width) 0.58" (height) Height with Lens	SPEC SHEET
		Recessed 4540 NF-CH-4540-2M	Silver White* Black*	SF BK*	1.74" (top width) 1.21" (inner width) 1.58" (height) 1.38" (bottom width)	SPEC SHEET
		Recessed 6017 NF-CH-6017-2M	Silver White* Black*	CL SF BK*	2.42" (top width) 1.67" (inner width) 0.64" (height) 1.77" (bottom width) Height with Lens 0.69"	SPEC SHEET
Stair		Recessed 7227* NF/SP-CH-7227-2M	Silver* White* Black*	CL* SF* SL* BK*	2.04" (top width) 1.27" (inner width) 2.83" (bottom width) 1.06" (height)	SPEC SHEET
		Stair 8050* NF/SP-CH-8050-2M	Silver* White* Black*	CL* SF* BK*	3.14" (top width) 1.97" (height) 0.56" (inner width)	SPEC SHEET
Surface		Surface 1522* NF/SP-CH-1522-2M	Silver* White* Black*	N/A	0.39" (inner width) 0.79" (height) 0.59" (bottom width)	SPEC SHEET
		Surface 1707 NF-CH-1707-2M	Silver White* Black*	CL SF SL* BK*	0.48" (inner width) 0.69" (bottom width) 0.28" (height) Height with Lens 0.3"	SPEC SHEET
		Surface 1707 - 30° NF-CH-1707-C/CLEAR/30-2M	Silver White* Black*	CL BK*	0.48" (inner width) 0.69" (bottom width) 0.47" (height)	SPEC SHEET
		Surface 1707 - 60° NF-CH-1707-C/CLEAR/60-2M	Silver White* Black*	CL BK*	0.48" (inner width) 0.69" (bottom width) 0.47" (height)	SPEC SHEET
		Surface 1813 NF-CH-1813-2M	Silver White* Black*	CL SF BK*	0.59" (inner width) 0.73" (inner width) 0.45" (height) Height with Lens 0.5"	SPEC SHEET
		Surface 2216 NF-CH-2216-2M	Silver White* Black*	CL SF SL* BK*	0.71" (inner width) 0.89" (inner width) 0.61" (height) Height with Lens 0.65"	SPEC SHEET

CHANNEL OPTIONS ADJUSTABLE SERIES

Surface		Surface 3525 NF-CH-3525-2M	Silver White* Black*	CL SF BK*		SPEC SHEET
		Surface 4517 NF-CH-4517-2M	Silver White* Black*	CL SF BK*	 Height with Lens 0.70"	SPEC SHEET
Suspended		Suspended 3030 RN NF-CH-3030-RN-2M	Silver White* Black*	SF		SPEC SHEET
		Suspended 3735* NF/SP-CH-3735-RN-2M	Silver* White* Black*	CL* SF* SL* BK*		SPEC SHEET
		Suspended 5050* NF/SP-CH-5050-RN-2M	Silver* White* Black*	CL* SF* SL* BK*		SPEC SHEET
Universal		Universal 2217 NF-CH-2217-2M	Silver White* Black*	CL SF BK*		SPEC SHEET

POWER SUPPLY OPTIONS ADJUSTABLE SERIES

ELECTRONIC NON-DIMMING (unless paired with a dimmable controller)








	NF-PS-35W-24V-HW	35W	Input 1.1A Max Output 1.5A / 24V	100 - 240 VAC	UL E345214 Class 2	SPEC SHEET
	NF-PS-60W-24V-HW	60W	Input 1.2A Max Output 2.5A / 24V	100 - 240 VAC	UL E345214 Class 2	SPEC SHEET
	NF-PS-96W-24V	96W	Input 0.96A Max Output 4.1A / 24V	120 - 277 VAC	UL E345214 Class 2	SPEC SHEET
	NF-PS-HLG100W24V-HW	100W	Input 1.2A Max Output 4.0A / 24V	100 - 277 VAC	UL E345214 Class 2	SPEC SHEET
	NF-PS-MAXX-288W-24V	288W	20A	3A Max	UL 7850 UL1310	SPEC SHEET

PLUG & PLAY












	NF-PS-12W-24V-WM	12W	0.25A Max	100 - 240 VAC	UL E345214 Class 2	SPEC SHEET
	NF-PS-24W-24V-WM	24W	0.5A Max			
	NF-PS-36W-24V-TT	36W	0.9A Max	100 - 240 VAC	UL E345214 Class 2	SPEC SHEET
	NF-PS-60W-24-TT	60W	1.5A Max			
	NF-PS-100W-24V-TT	100W	4.0A Max			

CONTROL OPTIONS ADJUSTABLE SERIES

If you have a large project, these controls can be paired with our Universal Amplifier.

Product Image	Product Code	Details	Pair With	Downloads
S3i CONTROL SERIES:				
	S3i Touch Adjustable Dimmer NF-S3i-TP-AS	Zones: 4 Power Consumption: 200ma Dimming Function: 0 - 100%	NF-S3i-WR-1009	SPEC SHEET
	S3i Hand-held Adjustable Dimmer NF-S3i-WC-AS	Zones: 6 Dimming Function: 0 - 100% Battery Operated: 3 AAA	NF-S3i-WR-1009	SPEC SHEET
	S3i Push Button Wall Mount Adjustable Dimmer NF-S3i-PB-AS	Zones: 1 Dimming Function: 0 - 100% Battery Operated: 3V (CR2025)	NF-S3i-WR-1009	SPEC SHEET
	S3i WiFi RF Converter NF-S3i-WC-WIFI	Output Power: RF Signal Operating Frequency: 2.4G Dimming: 0 - 100%	NF-S3i-WR-1009	SPEC SHEET
	S3i Wireless Receiver NF-S3i-WR-1009	Output Power: 240 - 720w Output Current: 4 CH. 5A/CH Input: 12 - 36V DC Dimming: 0 - 100%	NF-A-UNV	SPEC SHEET
OTHER CONTROLS AND AMPLIFIER				
	LED DMX Decoder NF/SP-DMX-5A-4CH	Input Voltage: 12 - 24V DC Max Output Power: 480W Max Load Current: 20A (5A/4CH) Short Circuit / Over Load Recover Automatically Control Method: DMX512 RJ45	Electronic Non-Dimming Driver	SPEC SHEET
	Universal Amplifier NF-A-UNV	Input Voltage: 12 - 36V DC Input Signal: PWM Max Load Current: 20A (5A/4CH) Max Output Power: 240 - 720W	All Above Products	SPEC SHEET

ACCESSORY OPTIONS ADJUSTABLE DS SERIES

Product Image	Product Code	Dimensions
	Hardwire to Female Quick Connect Adapter NF-C-F	Available Lengths: 6in, 1ft, 2ft, 3ft, 4ft, 5ft, 6ft, & 10ft
	Hardwire to Male Quick Connect Adapter NF-C-M	Available Lengths: 6in, 1ft, 2ft, 3ft, 4ft, 5ft, 6ft, 8ft & 10ft
	Male to Female Quick Connect Adapter NF-C-MF	Available Lengths: 3ft, 6ft & 10ft
	Y Cable 2 Male, 1 Female NF-C-Y	Total Length: 20.00 in
	Y Cable 4 Male, 1 Female NF-C-Y-4Y	Total Length: 20.00 in
	Y Cable 8 Male, 1 Female NF-C-Y-8Y	Total Length: 17.25 in
	Female Quick Connect to Hardwire Adapter NF-C-F/HW	1.5 x 0.5 x 0.5 in
	Male Quick Connect to Hardwire Adapter NF-C-M/HW	1.5 x 0.5 x 0.5 in
	Hard Clips 20 per pack NF-CLIPS-H	1.125 x 0.25 in Clips add 0.125" to height of lights
	Soft Clips 20 per pack NF-CLIPS-S	1.125 x 0.25 in Clips add 0.125" to height of lights
	Universal Adjustable Clip NF-CH-UNV-CLIPS/ADJ	1.13 x 1.00 in

FOR MORE
INFORMATION
CLICK HERE 

PROJECT SUPPORT

INSTALLATION

WHY NOVA FLEX

RESOURCES



FLOPTIX™ ASYMMETRIC

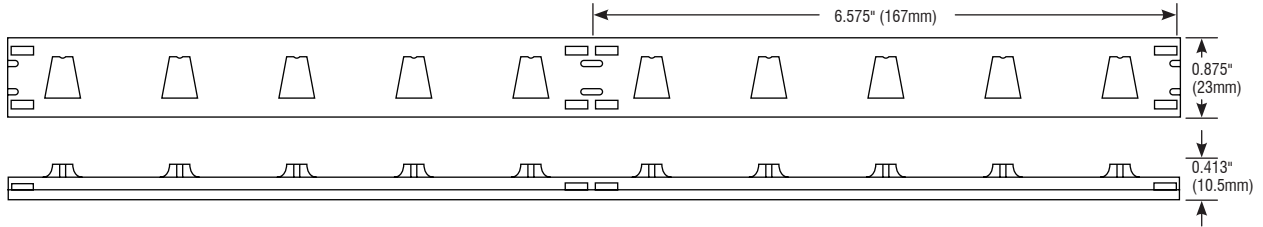
FLEXIBLE OPTICS

TYPE E1

Fixture Type: _____

Project: _____

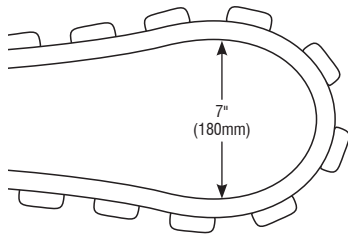
Location: _____



MODEL	FXA-24K-450	FXA-27K-450	FXA-30K-450	FXA-35K-450	FXA-40K-450	FXA-50K-450
KELVIN	2400K	2700K	3000K	3500K	4000K	5000K
LUMENS	352 lm/ft	353 lm/ft	438 lm/ft	443 lm/ft	454 lm/ft	478 lm/ft

PRODUCT FEATURES

- Factory Built to Length
- 110° × 70° Asymmetric Beam
- Flexible
- IP67



SPECIFICATIONS

Series	FXA—Floptix Asymmetric
Input Voltage	24 VDC
Watts per Foot	5.85W/ft
Beam Angle	110° × 70°
Max Run Length	16 ft per Power Feed
Cut Intervals	6.575" (167mm)
Bend Diameter	7" (180mm)
Tape Dimensions	0.875" (23mm) × 0.413" (10.5mm)
CRI	90+
Dimming Options	PWM, Triac, 0–10V, DMX, Hi-lume
Temp Range	-22°F (-40°C) to 122°F (45°C)

ORDERING INFORMATION

Example: FXA-24K-450-11070-E-5FT-5.75IN

Item	CCT	Output	Beam Angle	Feed Point	Feet	Inches
FXA		450	11070		_ FT	_ IN
FXA—Floptix Asymmetric	24K—2400K 27K—2700K 30K—3000K 35K—3500K 40K—4000K 50K—5000K	450—450 lm/ft	11070—110° × 70°	SL—Side Feed Left SR—Side Feed Right E—End Feed B—Bottom Feed	Length — Enter number of feet, followed by any remaining inches. (i.e. 5FT-5.75IN) <i>Max run length is 16ft per Power Feed.</i>	

Conforms to ANSI/UL Standard 2108
 Certified to CAN/CSA Standard C22.2 No. 250.0

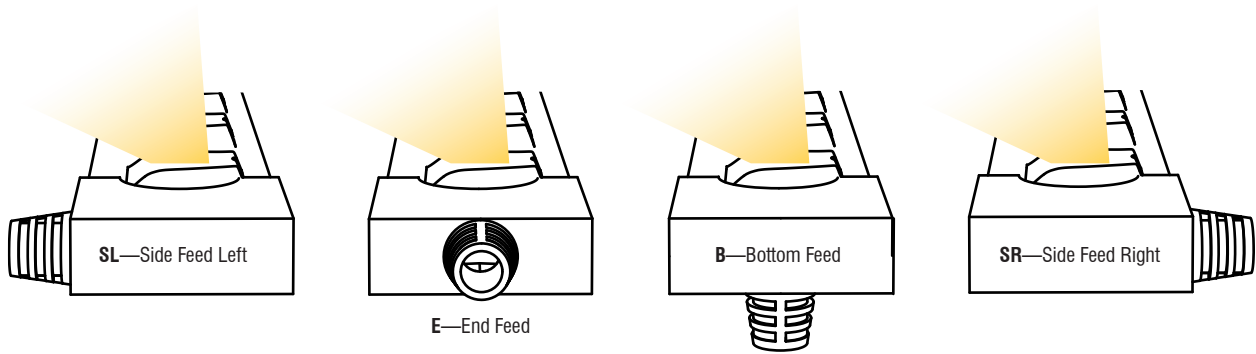




FLOPTIX™ ASYMMETRIC

FLEXIBLE OPTICS

FEED POINT GUIDE

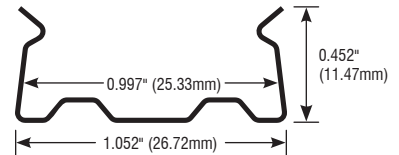


MOUNTING CLIPS (10 PER PACK)



SPECIFICATIONS

Model	FX-CM-CLP
Material	Stainless Steel
Length	0.59" (15mm)
Width	1.052" (26.72mm)
Height	0.452" (11.47mm)
Internal Width	0.997" (25.33mm)

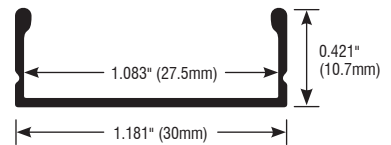


ALUMINUM CHANNEL



SPECIFICATIONS

Model	FX-CM-CH
Material	Aluminum
Length	39.37" (1m)
Width	1.181" (30mm)
Height	0.421" (10.7mm)
Internal Width	1.083" (27.5mm)



GATE LED BOLLARD/PATH

6651

WAC

LANDSCAPE LIGHTING



Shown without plate



Shown with plate



Fixture Type:

TYPE F

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, even illumination

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 7W / 7.5VA
Brightness: Up to 115 lm
CRI: 90
Rated Life: 60,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential: 7 to 9ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and detachable back plate included
- UL & cUL 1838 Listed

Mounting accessory included



ORDERING NUMBER

		Color Temp	Finish
6651	Canopy	27 2700K Warm White	BZ Bronze on Aluminum
		30 3000K Pure White	BK Black on Aluminum

6651- 27 BK

Example: **6651-30BK**

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

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

Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

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



TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; December 3, 2020
DATE: November 19, 2020
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 725

APPLICATION OVERVIEW: New Single-Family Home on Lot 725

PROJECT GEOGRAPHY

Legal Description: LOT 725, TELLURIDE MOUNTAIN VILLAGE, FILING 23, ACCORDING TO THE PLAT RECORDED NOVEMBER 17, 1989 IN PLAT BOOK 1 AT PAGE 951

Address: 131 Adams Ranch Road
Applicant/Agent: ETL Architects
Owner: Jonas Lee
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.798 AC

Adjacent Land Uses:

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

ATTACHMENTS

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



Case Summary: Edwin Lindell of the ETL Architects, Applicant for Lot 725, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 725, 131 Adams Ranch Road. The Lot is approximately 0.798 acres and is zoned Single-Family with the overall square footage of the home being approximately 4,353 gross square feet. The applicant has provided all the required materials for the IASR for the proposed home.

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	33.73'
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	24.98'
Maximum Lot Coverage	40% Maximum	12.5%
General Easement Setbacks	16 Foot General Easement	Compliant
Roof Pitch		
Primary		8:12
Secondary		12:12
Exterior Material**		
Stone	35% minimum	32%
Windows/Doors	40% maximum	24%
Parking	2 enclosed / 2 exterior	2/2

Design Review Board Design Variation Requests:

- 1. Exterior Materials – Minimum Stone Requirements**

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 calculation on pages A401 and A402. Although not tabulated on the pages, the architectural drawing show both the Maximum Height and Average Maximum height to be compliant with the CDC provisions listed above. Based on the heights provided, the applicant is 33.73' 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. Prior to the final review – staff requests that these heights be shown in a table to verify staff correctly determined these heights based on the provided plans.

17.3.14: General Easement Setbacks

Lot 725 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural,

undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway and Address Monument: The address monument has been shown currently in the GE, but based on the distance from the roadway it may need to be relocated into town Right-of-Way (ROW) in order to meet distance requirements. This change will ultimately require a ROW Encroachment Agreement rather than a GE encroachment. The driveway as shown will require some grading within the GE and the DRB must determine if this is appropriate.*
- *Utilities: Utilities will be required to cross all GEs except for the western GE due to existing locations of Sewer, Water, and Shallow Utilities.*

The proposal also includes GE encroachments that do not fall into the above category of permitted GE development activity:

- *Landscaping: Due to the Lot's visibility as well as the number of roadways surrounding the Lot, the applicant is proposing a mix of landscaping to buffer the property throughout all of the GEs. It's unclear to staff at this time if the landscaping will require permanent subgrade irrigation to be installed. This should be clarified prior to the final review.*

Staff: The DRB will need to determine if the Landscaping and associated irrigation as applicable is appropriate as proposed. If they determine it is not appropriate, the applicant shall revise the plan accordingly.

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 In general, the design of this home is slightly different than other designs seen recently in the Mountain Village. Although it is sized at over 4,000 gross square feet, the form of the home is quite modest as seen from the Adams Ranch Road. The home can be categorized as a contemporary mountain modern design that incorporates the traditional materials used throughout the Mountain Village vernacular. The design features several roof types such as gabled, shed, and a flat roof proposed for the garage.

The home is very contemporary and although it's designed with a primary gable roof form, it does incorporate the shed roof forms at the rear of the structure. A very important feature of the home is the large glass façade seen from Adams Ranch Road. Although the

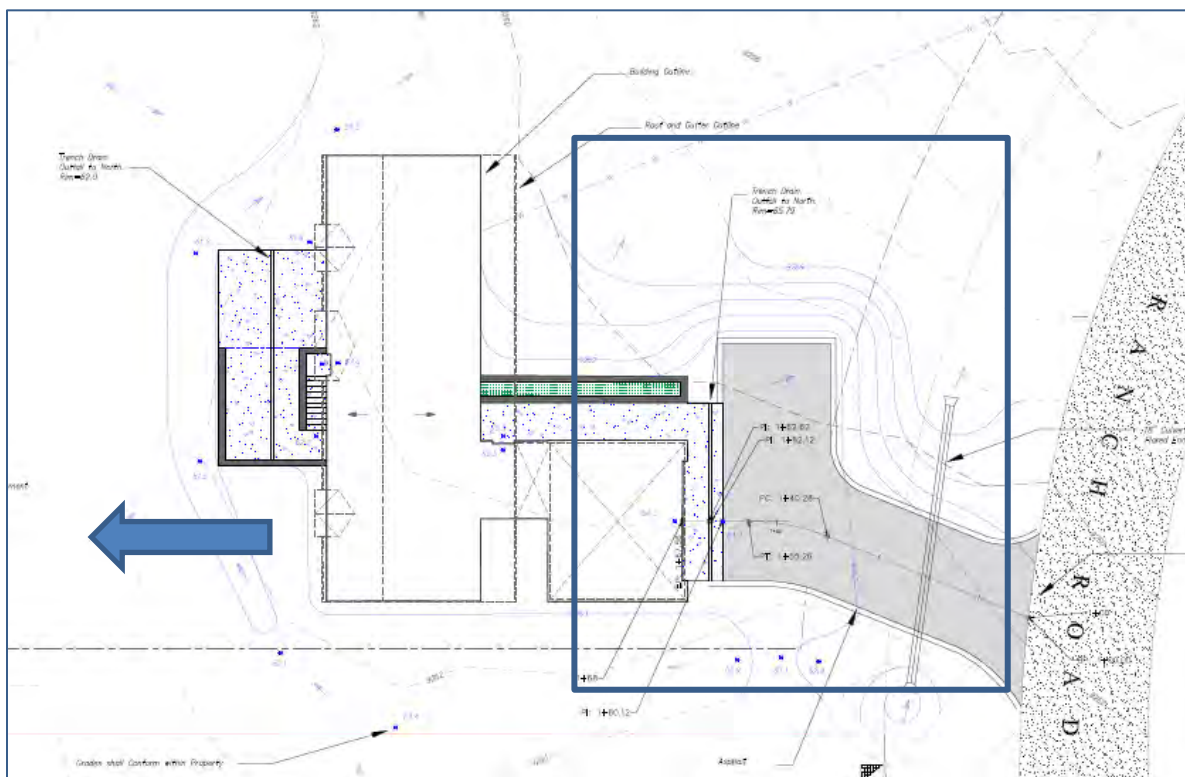
proposal does meet the glazing requirements of the CDC, it should be noted that the majority of the glazing is located within the living area of the home creating a transparent effect for portions of the home. Staff recommends the DRB weigh in on the appropriateness of this feature.

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. While not prohibited, the color of the materials a limited to a darker grey spectrum and the DRB may prefer additional contrast to be provided 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 appears to be logical as proposed. The applicant has indicated the home's placement is to limit site disturbance and to provide shorter driveway access. Alternatively, the home could be pushed to the rear of the lot slightly and there could potentially be less disturbance within the GE related to the driveway and parking areas as shown below. This note is not meant to signify this talking point as a requirement but simply to note an observation.



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 vertically arranged bluestone slab surrounding the foundation of the home. Although the applicant has proposed 32% stone for the home, it should be noted that there is an additional 1000 sq ft of horizontal masonry terraces that will be associated with the project. If the applicant can demonstrate these portions of the wall are connected to the home, the 1000 sq ft of stone can be counted towards the overall

cumulative stone percentage requirement. It should be noted that the garage due to its forward position on the lot as well as its flat roof design appears to portray a very large mass and it may need to be softened slightly through the use of landscaping or stepping of the vertical wall on the southern elevation.

The home's exterior palette as described above is mainly a darker grey spectrum of colors to include dark wood, dark metal trim and siding, dark metal standing seam, and the aforementioned bluestone slabs. It's unclear to staff at this time if the garage door is also the same materials provided in the material list or if it's intended to be a separate material. This should be provided prior to the final review. 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 the 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 and to areas surrounding the home that may require grading. It appears that the grading plan meets the requirements of the CDC and overall the home has positive drainage as required. As noted above, grading has been proposed within the GE associated with the driveway. Prior to the final review, a finished slope calculation shall be provided for all areas of grading to determine appropriate revegetation and stormwater requirements. Prior to the final review, the engineer or applicant shall revise page C2 or C3 to demonstrate the width of the driveway and shoulders comply with the CDC.

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 2 interior spaces and 2 exterior spaces on Page A101, meeting the requirements of the code for parking.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan to include planting notes, revegetation notes, and other general requirements. Prior to final, this plan shall be revised to meet the Forestry provisions of the CDC concerning the approved planting species types listed for Zone 1.

17.5.11: Utilities

Staff: All utilities are currently located within proximity to the home. The applicant shall work with the Public Works Director before the final review to verify 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. Based on staff's review, we recommend removing the bollard type fixtures located along the driveway in their entirety. Staff also recommends modifying Fixture A, the monopoint fixture for all exterior locations.

17.5.13: Sign Regulations

Staff: The applicant has not provided details on the address monument at this time other than the proposed location. Prior to the 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 a total drive width of 20 feet and additional shoulder areas on the side. This information should be specifically called out on Page C2 of the plans prior to the final review.

The maximum grade of the driveway appears to be approximately 3.78% which meets the requirements of the CDC for grade. It does not appear any retainage will be required associated with this project.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and these are gas burning fixtures as required.

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..

Staff Recommendation: Staff recommends the DRB approved the Initial Architectural and Site Review for Lot 725, 131 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) Exterior Building Materials – Reduced Stone Allowance;
- 2) Metal Fascia;

And, with the following conditions:

- 1) 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.
- 2) Prior to submittal for Final Architectural Review, the applicant shall revise the site plan to specifically document the setbacks of the home to the property lines.
- 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 per staff comments in this report.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall revise the lighting plan per the comments in this report.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) Prior to issuance of a CO, the property owner will enter into a Road Right of Way and General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the road right of way and general easement encroachments approved.
- 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm



Lot 725 Development Narrative

Lot 725 Adams Ranch Road

Town of Mountain Village

San Miguel County, Colorado 81435

Architect of Record: ETL Architects Inc

Design Architect: Desai Chia Architecture PC

Edwin Lindell

Narrative:

ETL Architects is requesting to be heard for the first formal Mountain Village Design Review Board hearing for the following development application for Lot 725 Adams Ranch Rd. This application consists of the development of a 3,453 gross sf single-family residence on the 34,760 sf lot. The proposed design is simple in form and mass to give the structure a subordinate relationship to the lot surroundings as this lot is exposed from most angles to pedestrian access on the golf course and roadways of Highway 145, Mountain Village Boulevard, and Adams Ranch Road.

To mitigate site disturbance, the residence is located to provide a short modest driveway and two car exterior parking turnaround. The main roof form of the house is an off-centered gable that provides second level living oriented toward the Wilson Mountain range. Three cricketed projecting dormers break the southwest roof plane to accommodate the second level bedrooms and family room. A simple flat roof garage and entry form protrudes from the northeast side of the home providing a dramatic entry experience to the covered main entry. The main level of the home is set 5' above natural grade to perch the occupants above the natural landscape, while providing dramatic views of the surrounding mountains.

Lot 725 is surrounded by public right of ways; to provide privacy and screening from headlights, aspen and spruce tree clusters are proposed within the general easements of the property. A revocable encroachment permit will be obtained for these plantings and the driveway grading in the general easement. Natural grasses are proposed to surround the property to bring the site back to a natural and easily maintainable site. Ample snow storage and positive drainage are accommodated on the site with this simplistic and modest design.

The material pallet for the home consists of dark natural materials that give the structure a subdued and uniform appearance. The masonry base of the main gable form and the exterior

LOT 725 ADAMS RANCH RD.

walls of garage entry form anchor the home to the site. This masonry component consists of large format vertically oriented bluestone slabs that continue horizontally as a paving material at the garage apron, main entry, and rear terrace. The community development code calls for at least 35% of exterior cladding to be a masonry material. The proposed design consists of 32% vertical masonry and another 1,000 sf of horizontal masonry terraces. A variance for this unperceivable design requirement is requested. The total glazing percentage of the exterior facades is 24% and substantially below the 40% maximum glazing allowed. Dark exterior wood cladding, dark metals and a dark standing seam roofing are proposed to add layered textures and depth to the uniform exterior of the home.

This residence is set on a visible keystone property in the Mountain Village. At the entrance of the Mountain Village this property will provide a unique unpresuming residence set on the natural landscape and surrounded by the area's majestic mountains. We would like to gain the Mountain Village Design Review Board's support at the next available public hearing as we present our application and its compliance with the design guidelines. Please see the attached drawing package and supporting documents.

Sincerely,

A handwritten signature in black ink, appearing to read "Edwin Lindell". The signature is fluid and cursive, with a large, sweeping "E" and "L".

Edwin Lindell
ETL Architects Inc
970.394.4480
edwin@etlarchitects.com

LEGEND

MATERIAL DESIGNATIONS (PLANS & SECTIONS)

	STRUCTURAL CONCRETE
	CONCRETE MASONRY UNIT
	STONE/TILE
	STEEL
	GYPSUM WALL BOARD
	GRAVEL
	RIGID INSULATION
	SPRAY FOAM INSULATION
	DRAINAGE BOARD
	PLYWOOD
	MILLWORK SUBSTRATE
	HARDWOOD
	BATT INSULATION
	VAPOR BARRIER
	WATER-PROOFING MEMB.
	WOOD BLOCKING
	SHM
	DENSE BOARD
	EARTH
	SOLID SURFACE
	LAMINATED LUMBER
	CERAMIC TILE

MATERIAL DESIGNATIONS (ELEVATIONS)

	GLASS
	EXPOSED CONCRETE
	WOOD MILLWORK

KEYNOTES

	ELEVATION / DATUM
	BUILDING SECTION
	BUILDING ELEVATION
	INTERIOR ELEVATION
	ROOM LABEL
	WALL TYPE
	DOOR DESIGNATION
	WINDOW DESIGNATION
	COLUMN LINE
	CENTER LINE
	DETAIL
	REVISION

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	HR.	HOUR
A.D.	AREA DRAIN	HT.	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ALUM.	ALUMINUM	H.W.	HOT WATER
ANOD.	ANODIZED	I.L.O.	IN LIEU OF
APPROX.	APPROXIMATE	INCL.	INCLUDE
ARCH.	ARCHITECT	INSUL.	INSULATION
@	AT	INT.	INTERIOR
B.O.	BOTTOM OF	I.R.GWB	IMPACT RESISTANT GYPSUM WALL BOARD
BLOCK'G.	BLOCKING	JT.	JOINT
B.M.	BENCHMARK	LAV.	LAVATORY
CABT.	CABINET	LW.	LIGHTWEIGHT
CEIL'G.	CEILING	MAX.	MAXIMUM
CHNL.	CHANNEL	MECH.	MECHANICAL
C.I.P.	CAST IN PLACE	MEMBR.	MEMBRANE
C.J.	CONTROL JOINT	MFR.	MANUFACTURER
CLR.	CLEAR	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING
COL.	COLUMN	M.R.GWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
CONC.	CONCRETE	MTD.	MOUNTED
CONT.	CONTINUOUS	MTL.	METAL
CL	CENTER LINE	N.I.C.	NOT IN CONTRACT
CLOS.	CLOSET	NO.	NUMBER
CPT.	CARPET	NOM.	NOMINAL
C.T.	CERAMIC TILE	N.T.S.	NOT TO SCALE
CTYD.	COURTYARD	O.C.	ON CENTER
DEMO	DEMOLITION	OPNG.	OPENING
DIA.	DIAMETER	PC.C.	PRE-CAST CONCRETE
DIAG.	DIAGONAL	P.L.	PROPERTY LINE
DIM.	DIMENSION	PLAM.	PLASTIC LAMINATED
DN	DOWN	PLYWD.	PLYWOOD
DR	DOOR	PNL.	PANEL
DWG.	DRAWING	P.S.F.	POUNDS PER SQUARE FOOT
EA.	EACH	P.S.I.	POUNDS PER SQUARE INCH
ELECT.	ELECTRICAL	P.T.	PRESSURE TREATED
ELEV.	ELEVATION	PTD.	PAINT OR PAINTED
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS	PVC	POLYVINYL CHLORIDE
EQ.	EQUAL	RECEPT.	RECEPTACLE
EXIST.	EXISTING	RBR.	RUBBER
EXP. JT.	EXPANSION JOINT	R.C.P.	REFLECTED CEILING PLAN
EXT.	EXTERIOR	R.D.	ROOF DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET	REQ'D	REQUIRED
FIN.	FINISH	RM	ROOM
FIXT.	FIXTURE	SCHED.	SCHEDULE
FLR.	FLOOR	SIM.	SIMILAR
F.O.	FACE OF	SPEC.	SPECIFIED OR SPECIFICATION
FND.	FOUNDATION	SPRK.	SPRINKLER
GA.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	S.S.	STAINLESS STEEL
GWB	GYPSUM WALL BOARD	S.T.C.	SOUND TRANSMISSION COEFFICIENT
H.C.	HOLLOW CORE	STL.	STEEL
HDWR.	HARDWARE	STRUCT.	STRUCTURE OR STRUCTURAL
HOR.	HORIZONTAL		
H.M.	HOLLOW METAL		
H.P.	HIGH POINT		

SHEET INDEX

A001	TITLE PAGE, GENERAL NOTES, & DRAWING LIST
S1	SURVEY
C1	NOTES
C2	GRADING AND DRAINAGE PLAN
C3	UTILITY PLAN
A101	SITE & LANDSCAPE PLAN
A102	CONSTRUCTION MANAGMENT PLAN
A201	FIRST & SECOND FLOOR PLANS
A202	ROOF PLAN
A401	BUILDING ELEVATIONS
A401	BUILDING ELEVATIONS
A901	MATERIAL BOARD
A902	SITE AXONOMETRIC VIEWS
A903	RENDERINGS
A904	RENDERINGS
A905	RENDERINGS
A906	RENDERINGS
A907	RENDERINGS
A908	RENDERINGS

SUPPORTING DOCUMENTS ATTACHED

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.

B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE 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 DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.

D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

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

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

G. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE I.R.C. OR ANY LOCAL CODE OR ORDINANCE.

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

I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

L. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.

M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES.

N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.

O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

VICINITY MAP



CODE INFO

PROPERTY LEGAL DESCRIPTION:
 LOT 725, TELLURIDE MOUNTAIN VILLAGE, FILING 23, ACCORDING TO THE PLAT RECORDED NOVEMBER 17, 1989 IN PLAT BOOK 1 AT PAGE 951, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LAND USE CODE:
 ZONE DISTRICT: SINGLE-FAMILY
 SUBDIVISION: THE TOWN OF MOUNTAIN VILLAGE
 EXISTING USE: VACANT
 PROPOSED USE: SINGLE-FAMILY
 FLOOD HAZARD AREA: NOT WITHIN FLOOD HAZARD ZONE
 GEOLOGIC HAZARD AREA: NOT WITHIN GEOLOGIC HAZARD AREA
 GROUNDWATER DEPTH ZONE: N/A
 WETLANDS AREA: N/A
 LOT AREA: 34,760 SF
 GENERAL EASEMENT SETBACK: 16'
 GROSS FLOOR AREA: 4,353 SF
 PARKING SPACES: 2 EXTERIOR, 2 ENCLOSED

CODE INFORMATION:
 AUTHORITY HAVING JURISDICTION (AHJ):
 THE TOWN OF MOUNTAIN VILLAGE PLANNING AND BUILDING DEPARTMENT
 TELLURIDE FIRE PROTECTION DISTRICT (TFPD)

APPLICABLE BUILDING CODES (AS ADOPTED & AMENDED BY THE TOWN OF MOUNTAIN VILLAGE):
 INTERNATIONAL RESIDENTIAL CODE (IRC), 2018
 THE TOWN OF MOUNTAIN VILLAGE CHAPTER 17.7 BUILDING REGULATIONS
 COMMUNITY DEVELOPMENT CODE:
 TOWN OF MOUNTAIN VILLAGE, COLORADO COMMUNITY DEVELOPMENT DEPARTMENT AS AMENDED AUGUST 20, 2020
 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018

CODE SUMMARY:
 SINGLE FAMILY DWELLING
 TWO STORY ABOVE GRADE, MECHANICAL CRAWLSPACE (BASEMENT) BELOW GRADE
 AUTOMATIC SPRINKLER SYSTEM: YES
 CONSTRUCTION: WOOD LIGHT-FRAME W/ SUPPLEMENTAL STRUCTURAL STEEL ON REINFORCED CONCRETE FOUNDATIONS.

Owner
 JONAS PHILIP LEE

[PROJECT]:
JP LEE RESIDENCE
 LOT 725 ADAMS RANCH RD.
 MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
 ETL ARCHITECTS INC
 P.O. BOX 53
 PLACERVILLE, CO 81430
 P: 970.394.4480
 E: EDWIN@ETLARCHITECTS.COM

[DESIGN ARCHITECT]:
 DESAI CHIA ARCHITECTS P.C.
 222 PARK AVE S. 6TH FLOOR
 NEW YORK, NY 10003
 P: 212.366.9630
 E: INFO@DESAIARCHA.COM

[GENERAL CONTRACTOR]:
 FNRBO CONSTRUCTION, L.L.C.
 385 EAST COLORADO AVE. SUITE 101
 TELLURIDE, CO 81435
 P: 970.728.5038
 E: INFO@FNRBOCONSTRUCTION.COM

[CIVIL ENGINEER]:
 UNCOMPANHRE ENGINEERING, L.L.C.
 P.O. BOX 3840
 TELLURIDE, CO 81435
 P: 970.728.0683
 E: DBALLCODE@MSN.COM

[LANDSCAPE ARCHITECT]:
 CARBOU DESIGN ASSOCIATES
 P.O. BOX 3855
 TELLURIDE, CO 81435
 P: 970.708.1232
 E: CARBOUDESIGN@GMAIL.COM

[SURVEYOR]:
 ALL POINTS LAND SURVEY, L.L.C.
 P.O. BOX 754
 OPHIR, CO 81435
 P: 970.708.8694
 E: ALLPOINTSLANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
 TRAUTNER GEOTECH, L.L.C.
 649 TECH CENTER DR
 DURANGO, CO 81301
 P: 970.258.5955
 E: JDEMB@TRAUTNERGEOTECH.COM



NO.	DATE	REVISION
JOB NO. :	2004 - JP LEE	
DATE :	11/02/2020	
SCALE :		
DRAWN BY :	DC & ETL	
FILE NO. :		
[TITLE] :	TITLE PAGE, GENERAL NOTES, & DRAWING LIST	

JOB NO. : 2004 - JP LEE

DATE : 11/02/2020

SCALE :

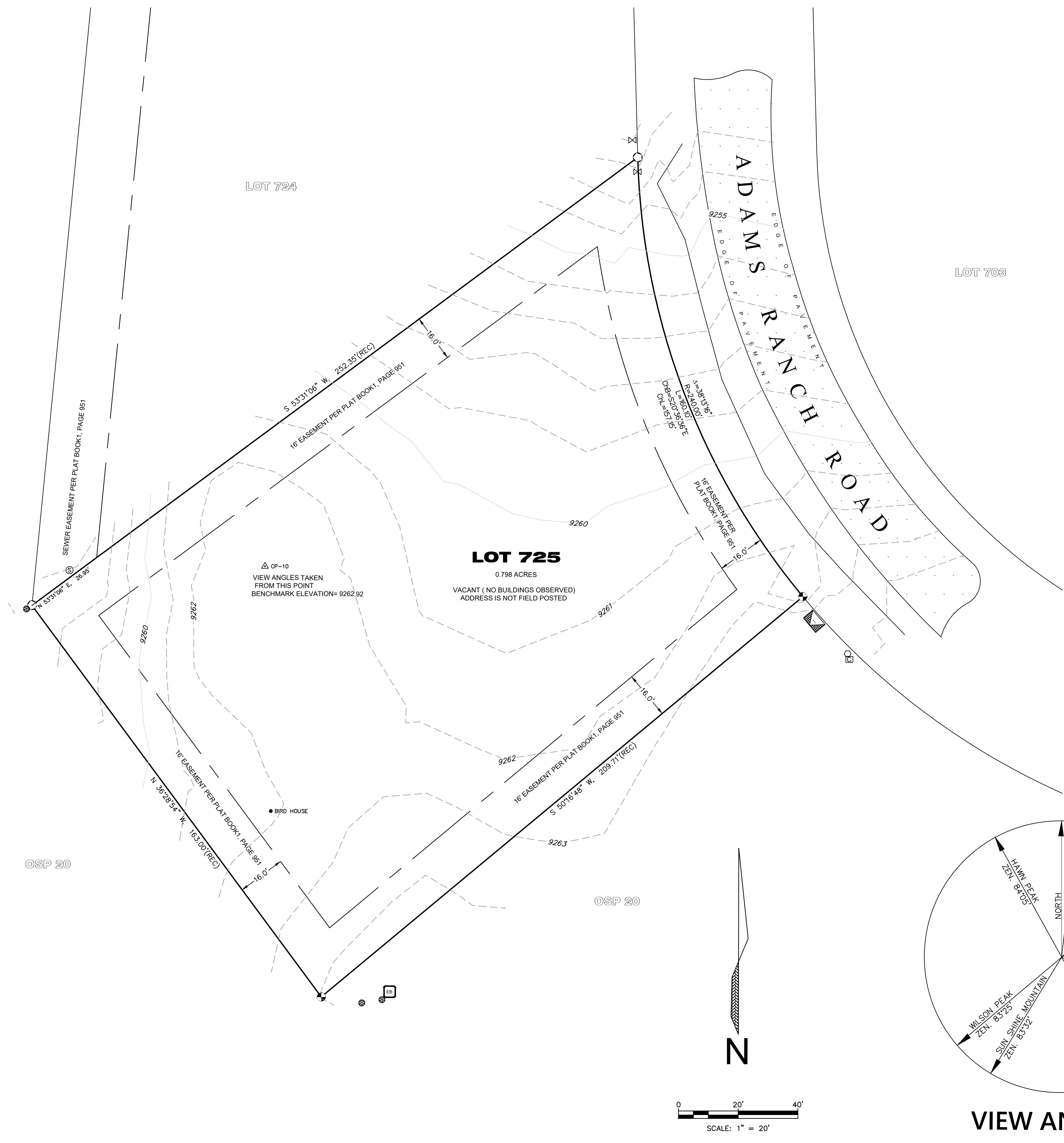
DRAWN BY : DC & ETL

FILE NO. :

[TITLE] :

TITLE PAGE, GENERAL NOTES, & DRAWING LIST

[DWG. NO.]: **A001**



PROPERTY DESCRIPTION:

LOT 725, TELLURIDE MOUNTAIN VILLAGE, FILING 23, ACCORDING TO THE PLAT RECORDED NOVEMBER 17, 1989 IN PLAT BOOK 1 AT PAGE 951.
 COUNTY OF SAN MIGUEL,
 STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

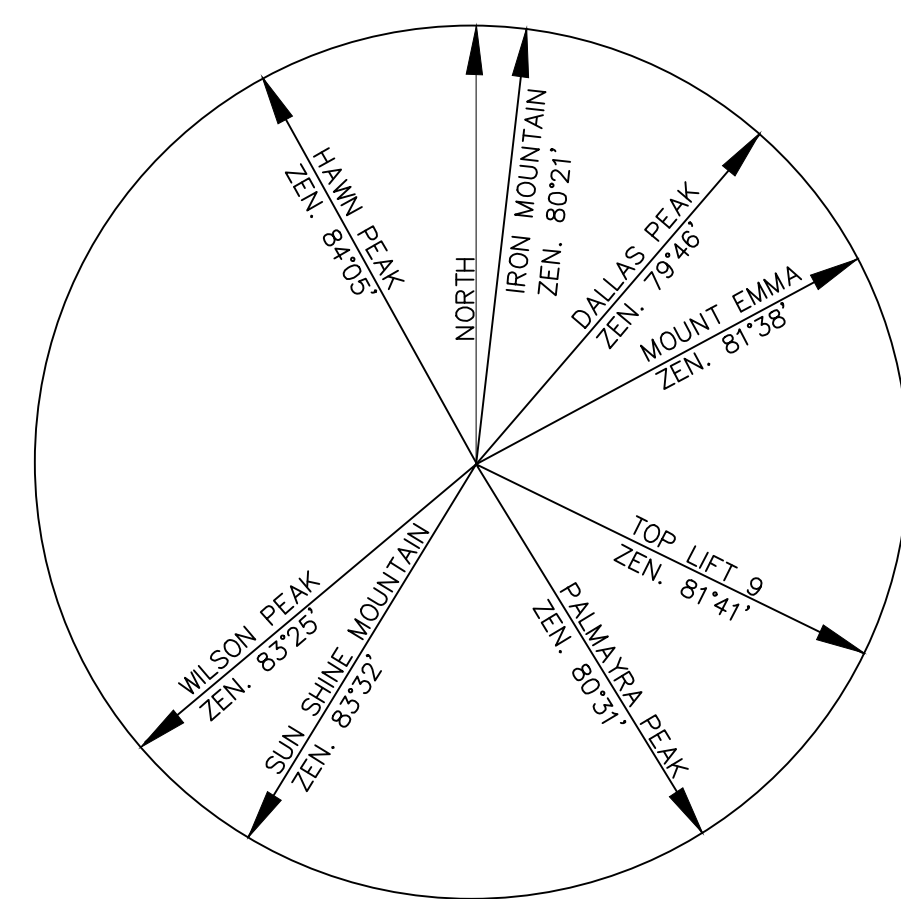
I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 725, Filing 23, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark PLS. 38014



NOTES:

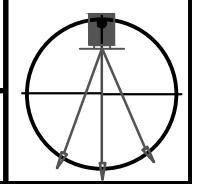
- Easement research and property description provided by TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR66010061 effective on 06/15/2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300001 Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed in June 2020.
- Elevation datum for this survey are based on CP 10 benchmark located on Lot 725 that elevation being 9262.92.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VIEW ANGLES
 ANGLES ENUMERATED ARE ZENITH ANGLES

LEGEND:

- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- WATER SHUTOFF VALVE
- ELECTRIC BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

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

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

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

ACO DRAIN
KlassikDrain - K100 Galvanized steel edge rail channel system

One meter channel
39.37" (1 meter)
4.72" (120mm) to 12.60" (320mm)
5.12" (130mm) to 3.94" (100mm)
11.81" (300mm)

Half meter channel
19.69" (0.5 meter)
6.69" (170mm) K1-0103
8.66" (220mm) K1-0203
10.63" (270mm) K1-0303
12.60" (320mm) K1-0403

Type K901G in-line catch basin
19.69" (500mm) 10.06" (255mm) 22.67" (576mm) 5.12" (130mm) 3.98" (100mm)
29.03" (727mm)

Outlet flow rates

Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	End Cap
a	Bottom outlet - K100	4" round	3.94"	108	0.24	
a	Bottom outlet - K40	4" round	11.81"	187	0.42	
b	Bottom outlet - K100	6" oval	3.94"	177	0.39	
b	Bottom outlet - K40	6" oval	11.81"	306	0.68	
c	End outlet - K20	4" round	7.87"	132	0.29	
c	End outlet - K40	4" round	11.81"	171	0.38	
d	K1-308 6" outlet cap	6" oval	9.84"	233	0.52	
e	K1-408 6" outlet cap	6" oval	11.81"	264	0.59	
f	Type K1-901G	4" round	19.30"	226	0.50	
g	Type K1-901G	4" round	25.67"	265	0.59	
h	Type K1-901G	4" round	25.30"	263	0.59	
i	Type K1-901G	4" round	18.50"	222	0.49	
j	Type K1-901G	6" round	25.85"	586	1.30	
k	Type K1-901G	4" round	26.43"	269	0.60	
l	Type K1-901G	4" round	19.36"	227	0.51	
m	Type K1-901G	6" round	27.30"	604	1.35	
n	Type K1-901G	6" round	19.99"	505	1.12	
o	Type K1-901G	6" round	26.43"	593	1.30	
p	Type K1-901G	8" round	27.30"	1051	2.34	
q	Type K1-901G	4" round	27.17"	273	0.61	
r	Type K1-901G	4" round	20.68"	235	0.52	
s	Type K1-901G	4" round	18.99"	224	0.50	
t	Type K1-901G	6" round	27.17"	602	1.34	

Note: These are the pipe flow rates at the specified outlet, NOT channel flow rates. Catch basin flow rates are without trash bucket - using trash bucket reduces flow.

April 2018 www.ACODrain.us

Trench Drain

ACO DRAIN
Type 478Q Longitudinal ductile iron grate (ADA)

Product Features

- Certified to EN 1433 Load Class E - 135,000 lbs - 2,788 psi
- Uses 'QuickLoK' boltless locking system
- Suitable for use with K100, KS100, H100-8, H100-10, H100K-8, H100K-8, and NW100 channels
- Manufactured from ductile iron to ASTM A 536-84 - Grade 65-45-12
- E coated for improved resistance against rust
- Complies with ADA - American Disabilities Act of 1990 Section 4.5.4
- Bicycle Tire Penetration Resistant to AS 3996 - 2006

Specifications

General
The surface drainage system shall be ACO Drain K100, KS100, H100-8, H100-10, H100K-8, H100K-8, and NW100 channels* complete with ACO Type 478Q longitudinal ductile iron grate with 'QuickLoK' locking as manufactured by ACO, Inc. or similar approved.

Materials
The covers shall be manufactured from ductile iron and have minimum properties as follows:

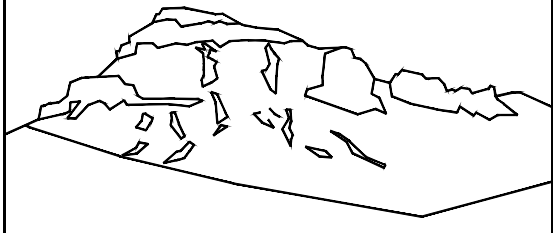
- Independently certified to meet Load Class E to EN 1433 - 135,000 lbs - 2,788 psi
- Ductile iron to ASTM A 536-84 - Grade 65-45-12
- Intake area of 22.5 sq. in. (145.16 cm²) per half meter of grate

The overall width of 4.85" (123mm) and overall length of 19.69" (500mm). Slots measure at a maximum of 0.28" (7mm).

Installation
The trench drain system and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.

April 2018 www.ACODrain.us

Trench Drain Grate

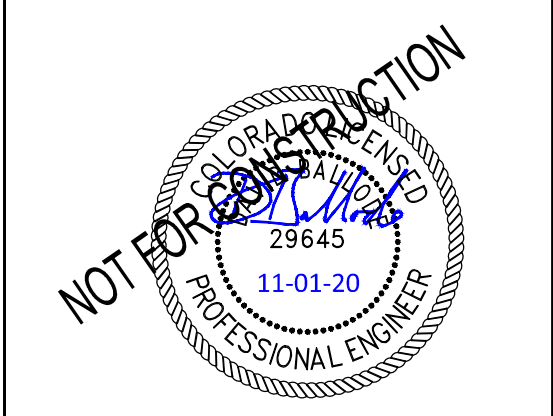


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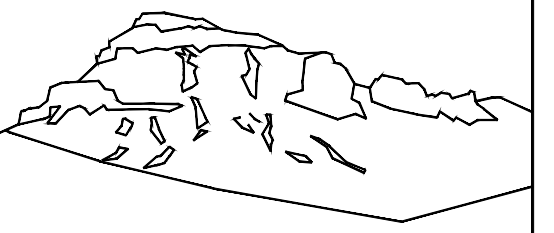
JP Lee Residence
Lot 725
Adams Ranch Road
Mountain Village, CO



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

Notes

C1

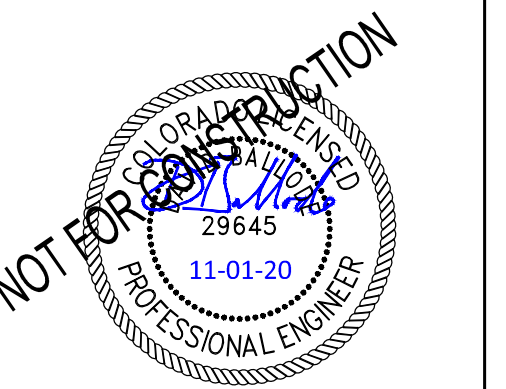


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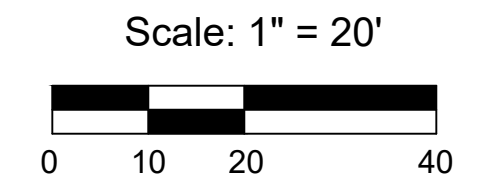
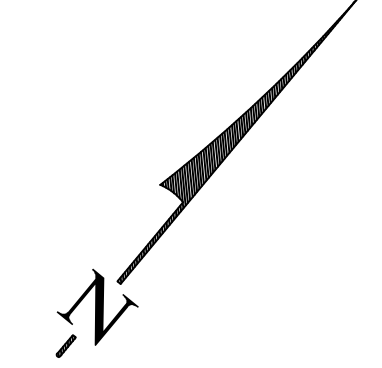
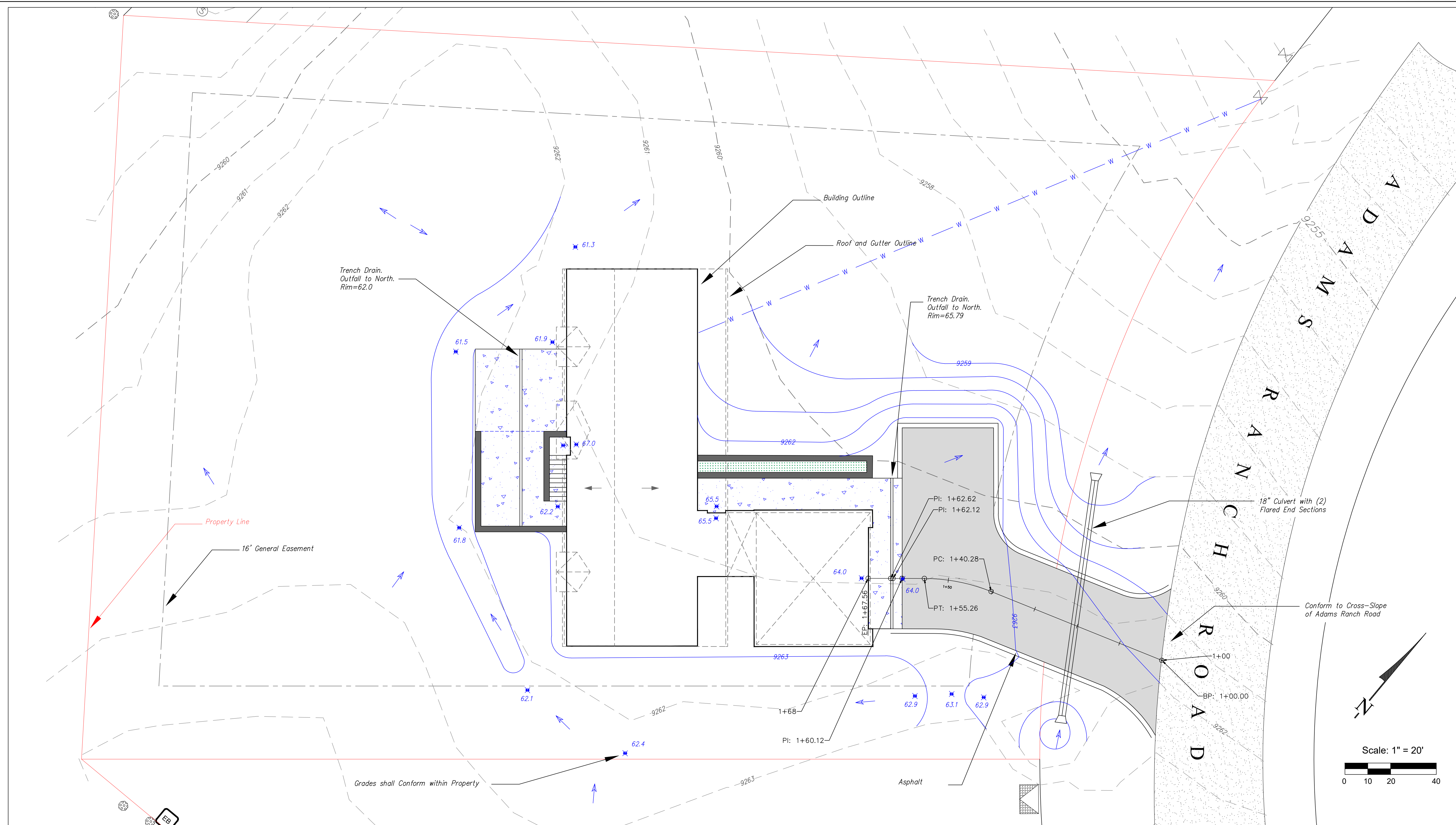
JP Lee Residence
Lot 725
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Mountain Village, CO



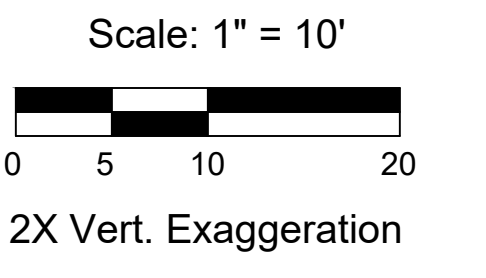
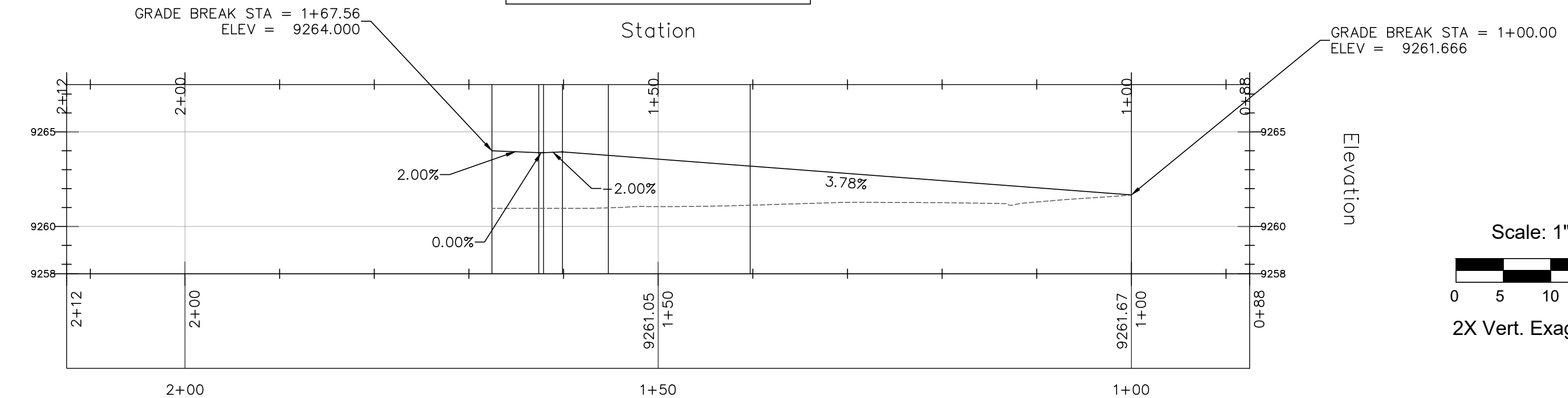
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Grading
and
Drainage
Plan

C2



Driveway Profile





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JP Lee Residence
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Utility
Plan

C3

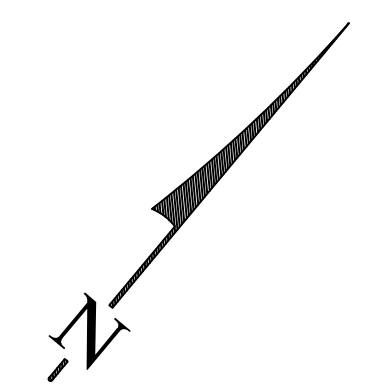
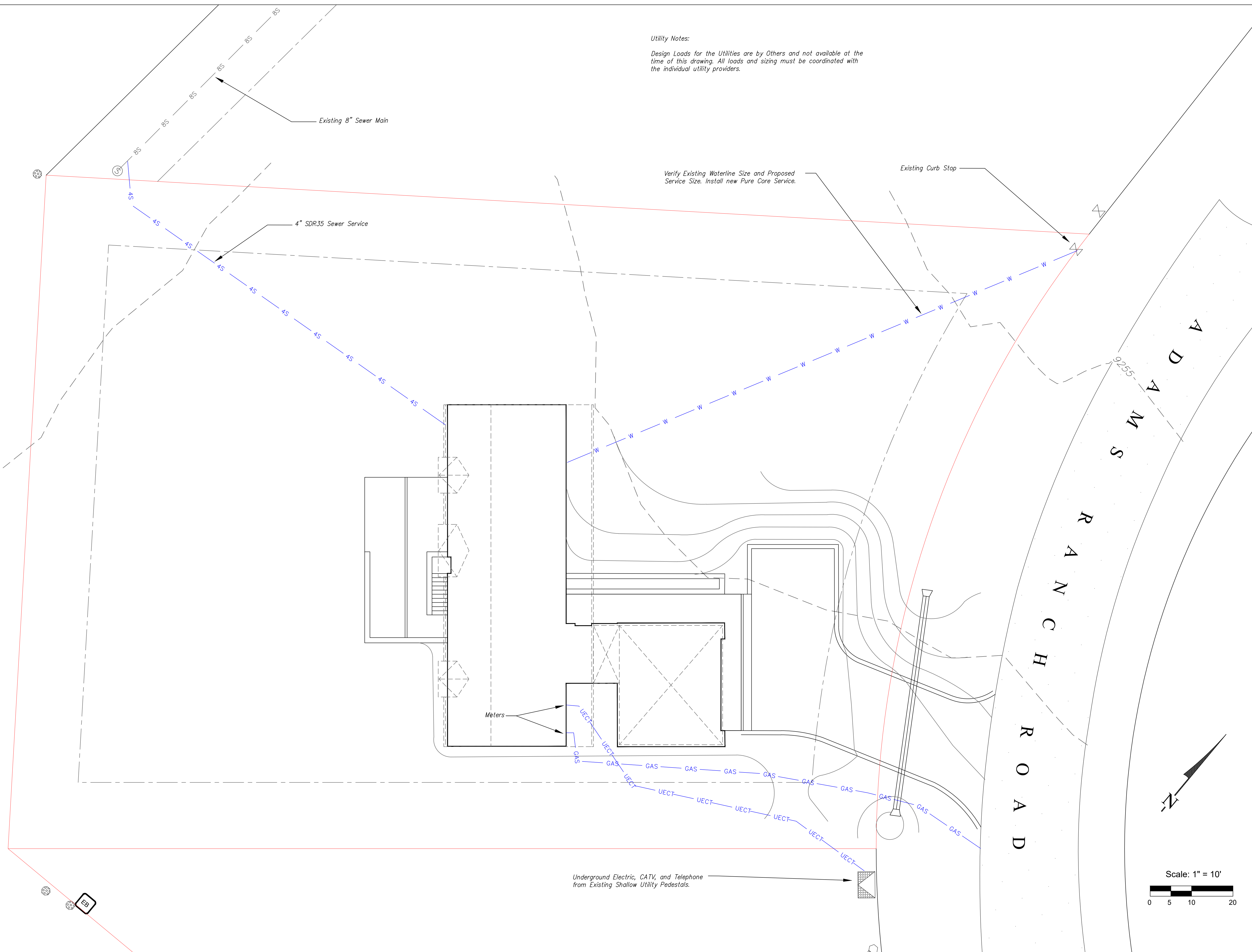
Utility Notes:

Design Loads for the Utilities are by Others and not available at the time of this drawing. All loads and sizing must be coordinated with the individual utility providers.

Verify Existing Waterline Size and Proposed Service Size. Install new Pure Core Service.

Existing Curb Stop

Underground Electric, CATV, and Telephone from Existing Shallow Utility Pedestals.



Scale: 1" = 10'
0 5 10 20

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	QTY
Picea pungens 'Colorado'	Colorado Spruce	10"	4
		12"	4
Populus tremuloides	Quaking Aspen	2.5" multi	14
		3.0" single	11
Pinus aristata	Bristlecone Pine	6"	6
Picea pungens 'Globosa'	Globe Spruce shrub	24"	14
Sod	None		
Native Grass seed	Field Verify		

REVEGETATION NOTES

- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be re-vegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
- Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
- Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
- Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be re-vegetated within the same planting season after installation of utilities to prevent weed infestation.
- Seed mix to be Mountain native grass mix at a rate of 1.5 lbs per acre. See mix below as specified in DRB guideline:

NATIVE GRASS SEED MIX

SPECIES	SEED RATE
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%

LANDSCAPE NOTES

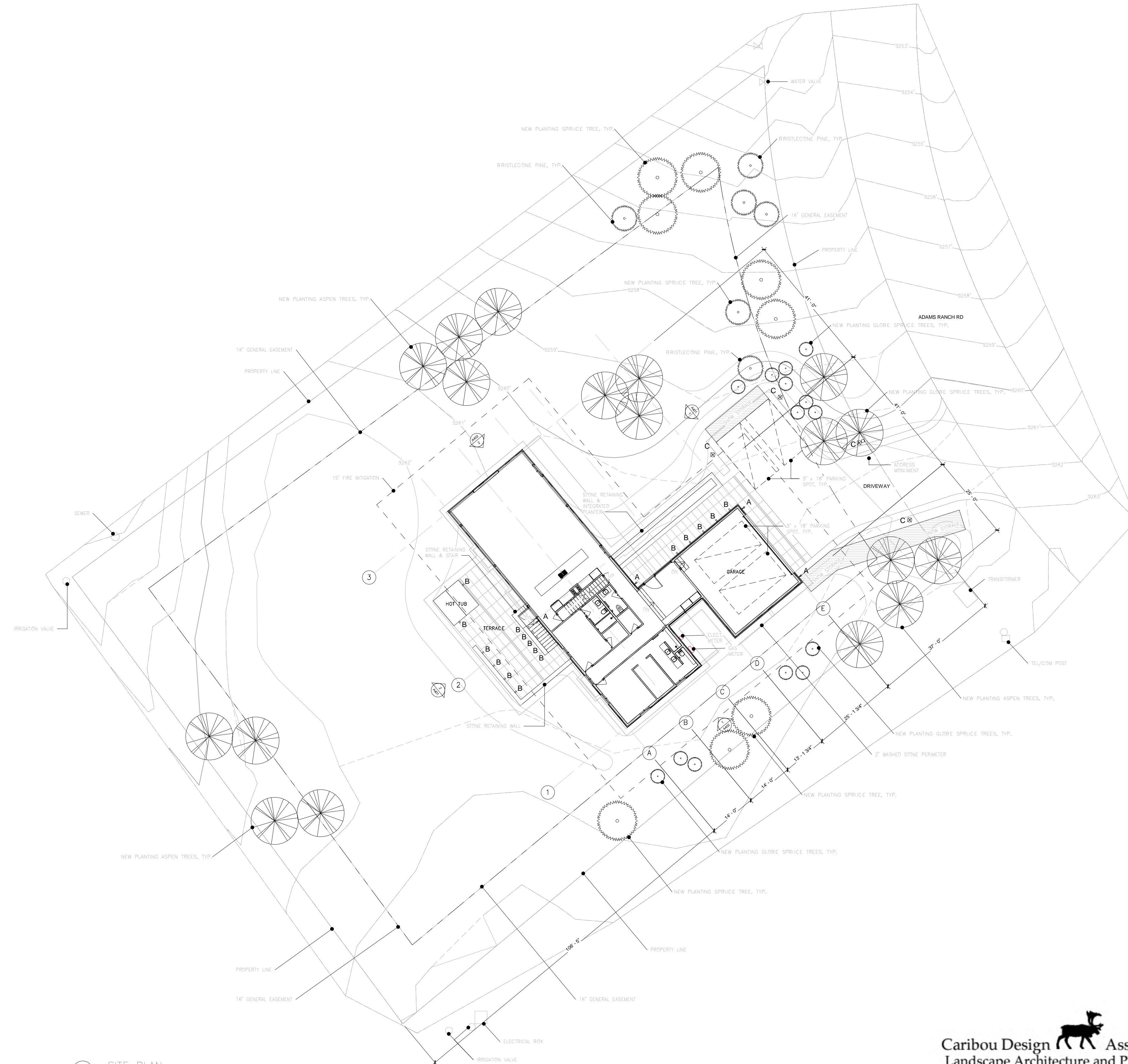
- All trees and shrubs shall be field located by project Landscape architect.
- All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
- Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree straps.
- Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
- Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers; shredded cedar bark.
- All plant material to meet the American Standard for Nursery Stock.
- All newly planted material to be irrigated by an automated irrigation system.
- Re-vegetation of native grasses in primary areas surrounding house shall be irrigated until germination and establishment. At least two growing seasons.

NOXIOUS WEEDS

- All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.

Outdoor Lighting Schedule

Type Mark	Image	Comments	Lamp	Model
A		1" diameter aluminum stake mounted downlight with asymmetrical distribution, soft focus lens, 45 degree cutoff visor and black finish.	3W LED/2700K	BK Lighting MM-LED-e70-ASY-BLP-12-11-A-POWER PIPE
B		Wall recessed wet location LED steplight with nominal 2.75" bronze faceplate with industrial grey finish and linear diffusion lens. 4" deep Weatherproof junction box.	3.2 W LED /2700K/80+CRI	Lucifer Impact ISL1-2 -IG-80L 02B-1 with UBB-SL(1.5)-FL-60-120E (integral transformer serving the first of up to 8 fixtures and for single fixture locations) and SSL-BB-1.5 (remote transformer) UBBA-HGR as required.
C		LED bollard with 27" high one-piece extruded aluminum post with gasketed matte glass lens and anchor base for bolting into foundation or other paved surface. Silver finish.	3000K/90CRI LED 3.5W	Bega 77 263 SLV, 12V AC Driver requires remote magnetic transformer in burial box.



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

Caribou Design Associates
Landscape Architecture and Planning

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CaribouDesign@gmail.com
CaribouDesignAssociates.com

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JP LEE RESIDENCE

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NO. DATE REVISION

JOB NO. : 2004 - JP LEE

DATE : 11/02/2020

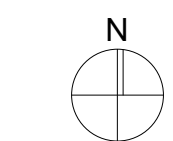
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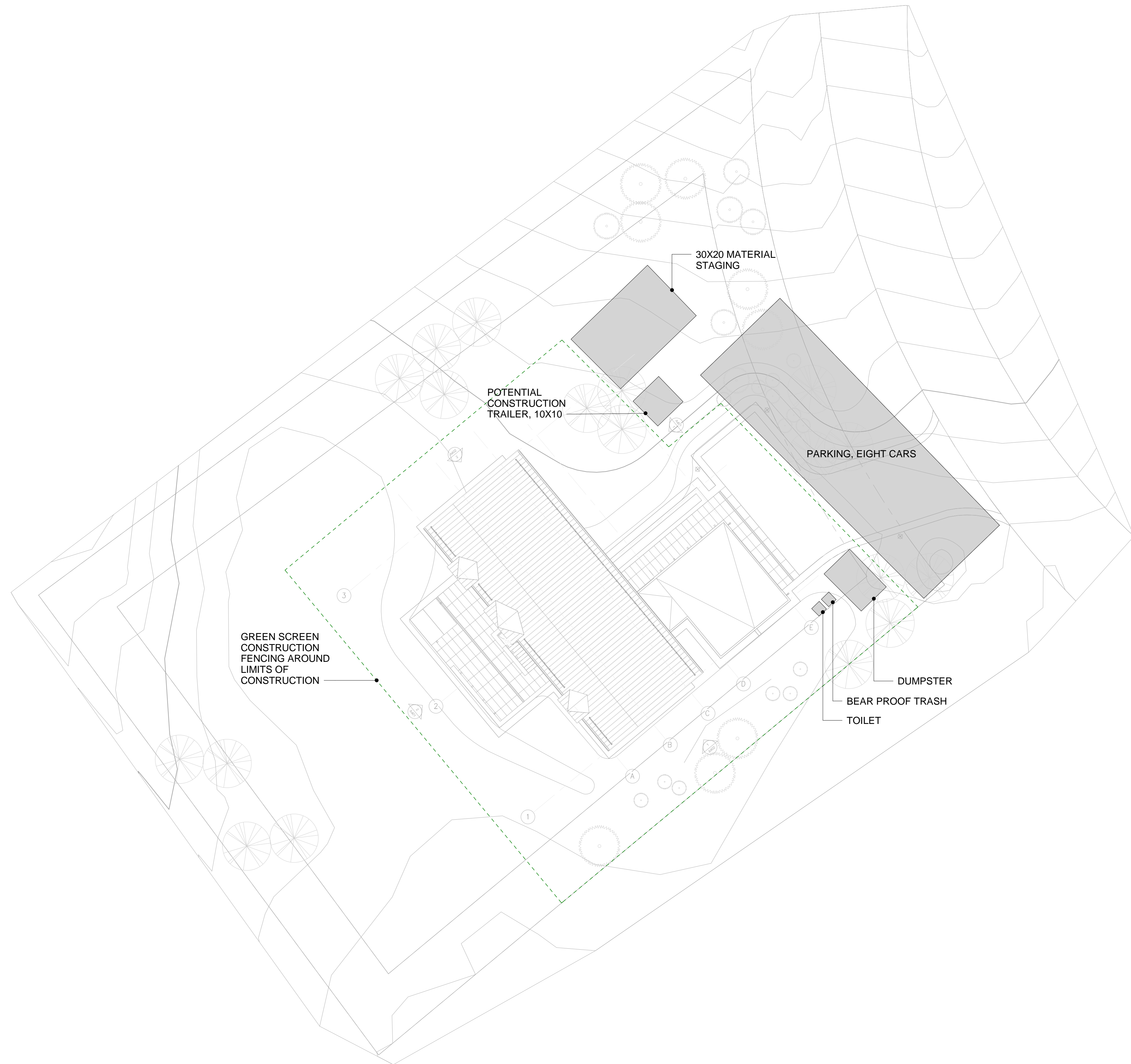
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SITE & LANDSCAPE PLAN



1/16" = 1'-0"

[DWG. NO.]: **A101**



1 CONSTRUCTION MANAGEMENT PLAN
1/16" = 1'-0"

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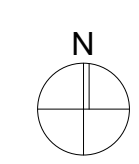
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DATE :	11/02/2020	
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FILE NO. :		

[TITLE]:
CONSTRUCTION MANAGEMENT PLAN



1/16" = 1'-0"

[DWG. NO.]: **A102**

Owner
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RESIDENCE**

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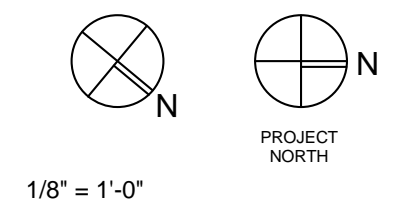
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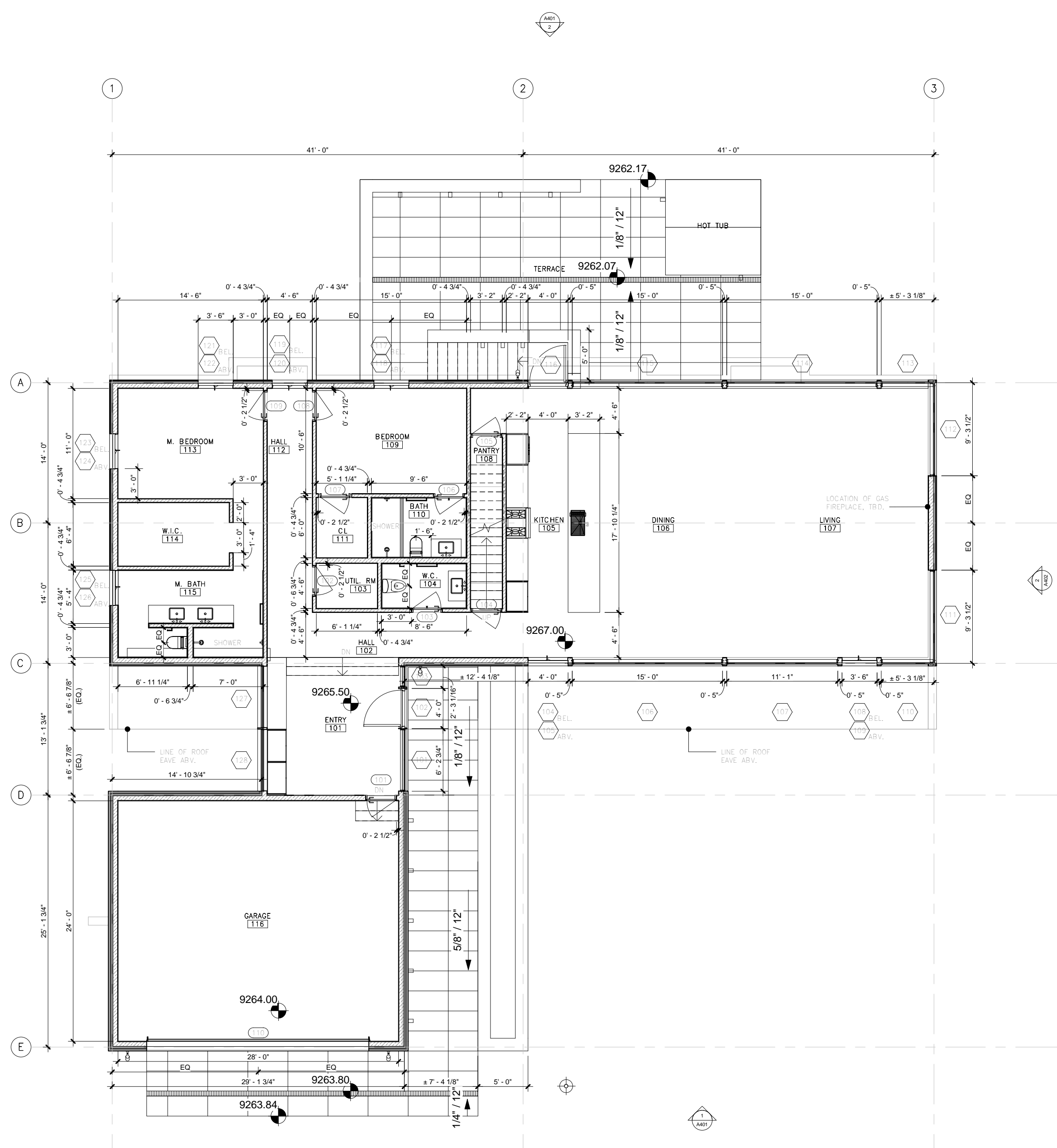


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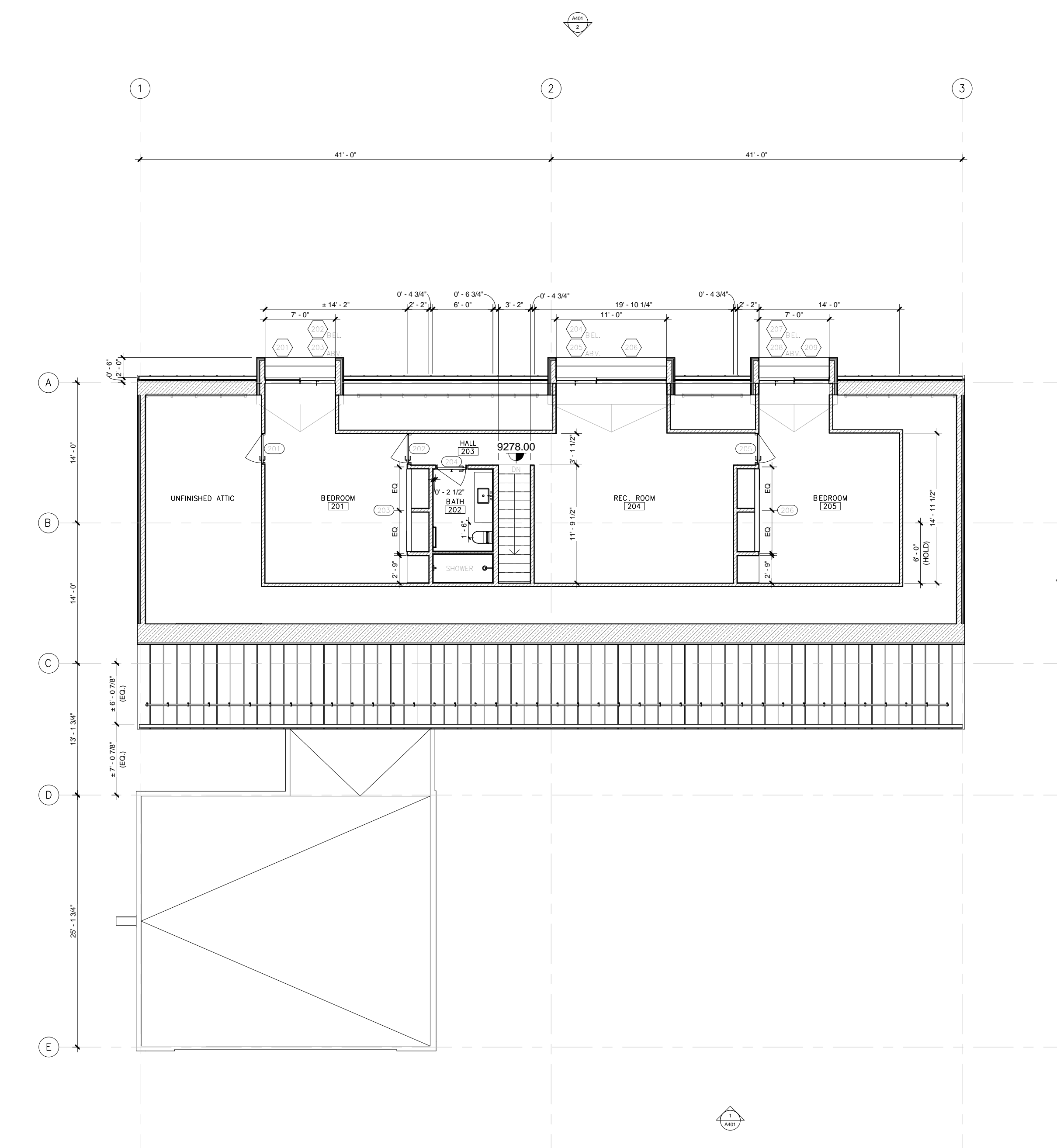
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**FIRST & SECOND FLOOR
PLANS**



[DWG. NO.]: **A201**

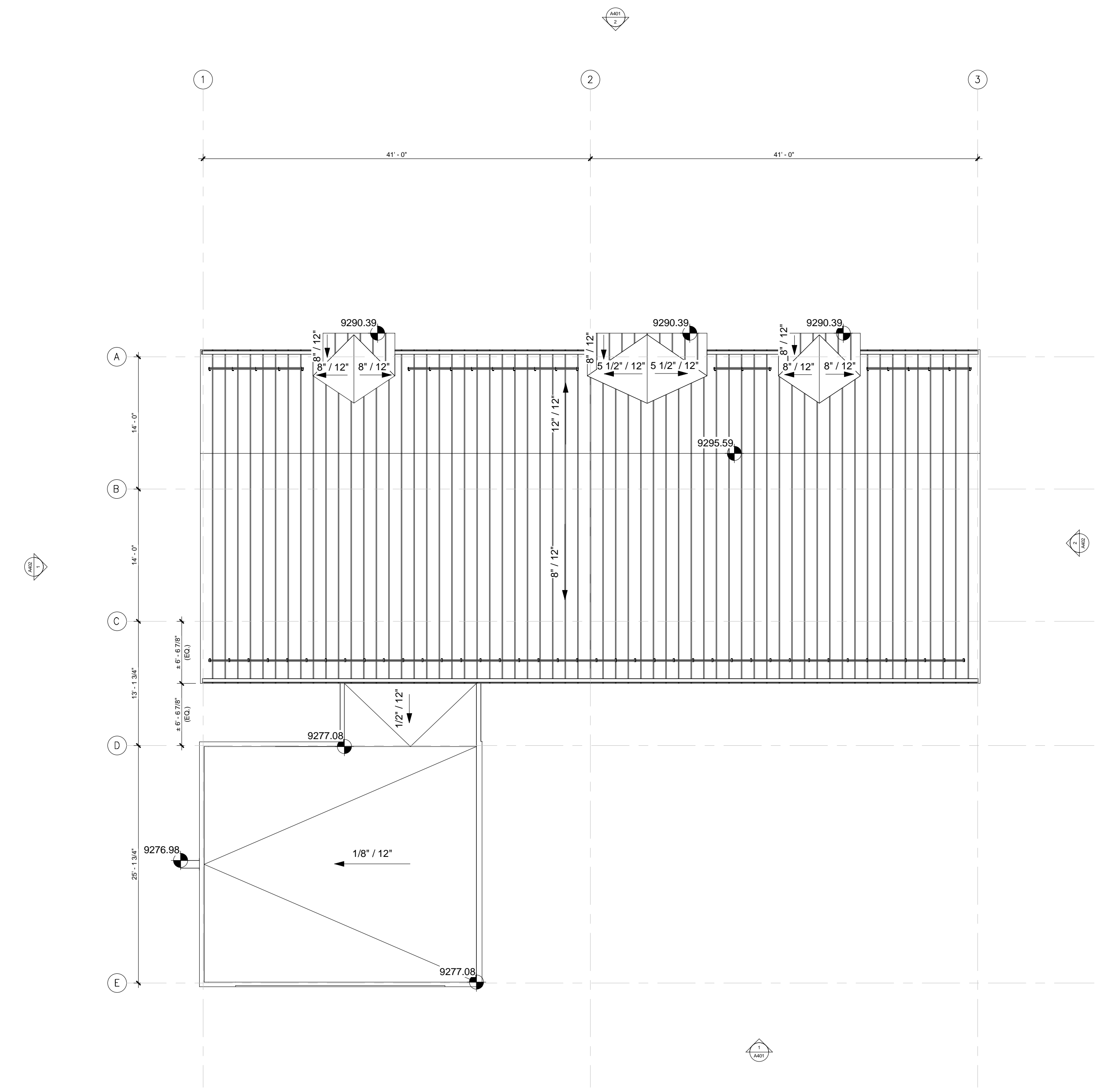


1 FIRST FLOOR
1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"

Area Schedule (Gross Building)		
Level	Comments	Area
FIRST FLOOR	House - Finished	2483 SF
FIRST FLOOR	Garage	733 SF
SECOND FLOOR	House - Finished	1136 SF
		4353 SF



1 T.O. ROOF RIDGE
1/8" = 1'-0"

Owner
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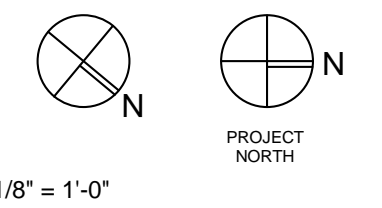
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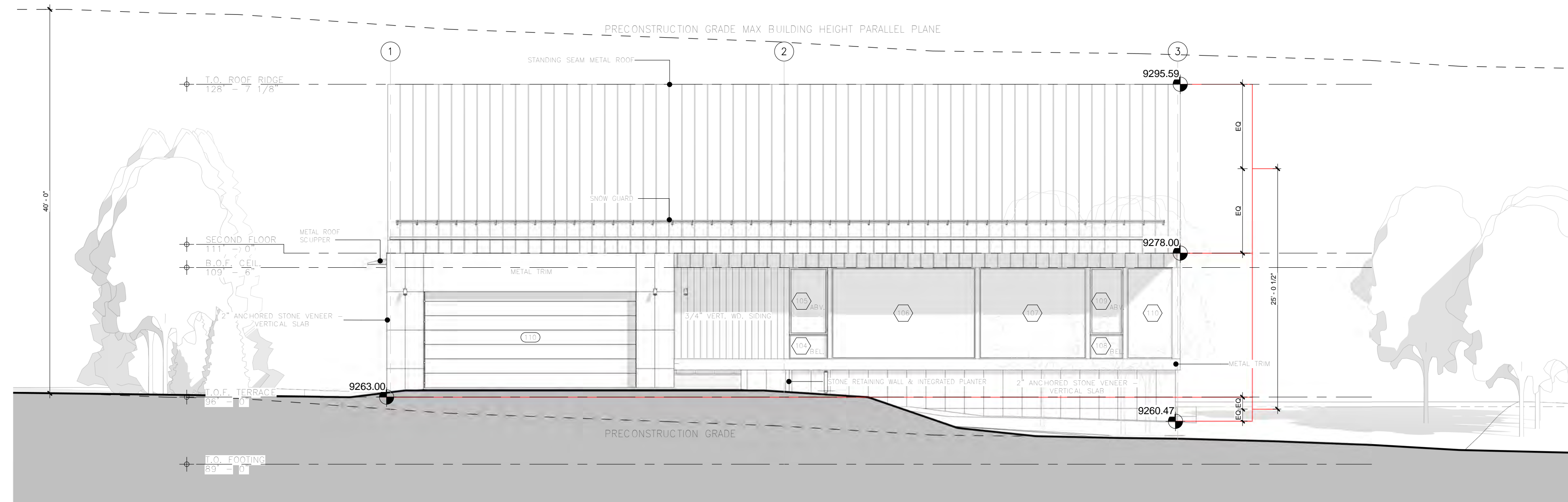
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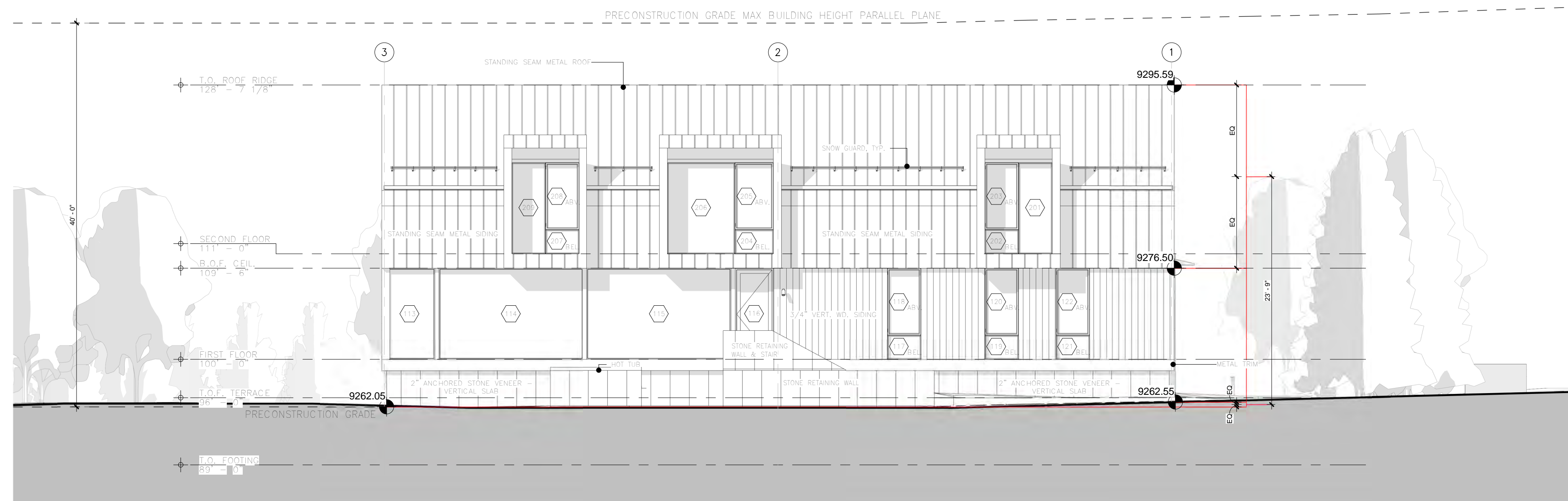
1/8" = 1'-0"

[DWG. NO.]: **A202**

MATERIAL SURFACE AREA BY FACADE:		
	SURFACE AREA	PERCENTAGE
NORTH		
STONE VENEER	603 SF	40%
WOOD SIDING	89 SF	6%
METAL TRIM	70 SF	5%
METAL PANEL SIDING	437 SF	29%
GLAZING	295 SF	20%
TOTAL	1494 SF	
EAST		
STONE VENEER	322 SF	25%
WOOD SIDING	115 SF	9%
METAL TRIM	371 SF	29%
METAL PANEL SIDING	80 SF	6%
GLAZING	390 SF	31%
TOTAL	1278 SF	
SOUTH		
STONE VENEER	783 SF	50%
WOOD SIDING	205 SF	13%
METAL TRIM	70 SF	4%
METAL PANEL SIDING	437 SF	27%
GLAZING	100 SF	6%
TOTAL	1595 SF	
WEST		
STONE VENEER	316 SF	16%
WOOD SIDING	296 SF	15%
METAL TRIM	82 SF	4%
METAL PANEL SIDING	591 SF	29%
GLAZING	733 SF	36%
TOTAL	2018 SF	
OVERALL SURFACE AREA:		
	6385 SF	
STONE VENEER	2024 SF	32%
GLAZING	1518 SF	24%



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



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

Owner
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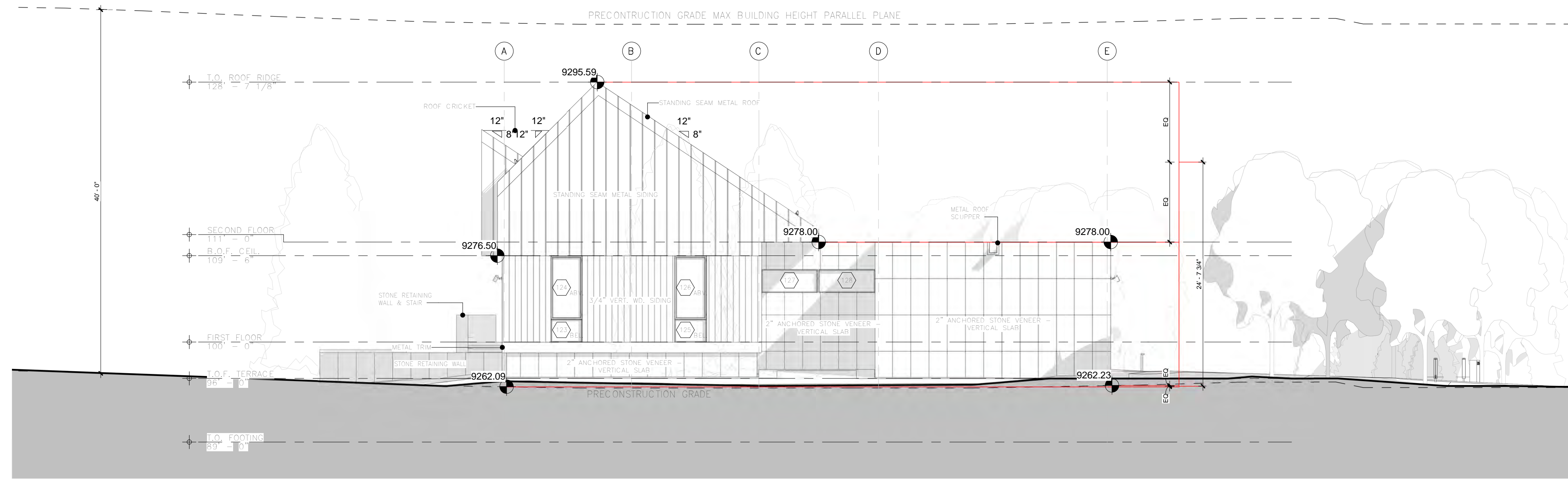


NO.	DATE	REVISION
JOB NO. :	2004 - JP LEE	
DATE :	11/02/2020	
SCALE :	1/8" = 1'-0"	
DRAWN BY :	DC & ETL	
FILE NO. :		
[TITLE]:	BUILDING ELEVATIONS	

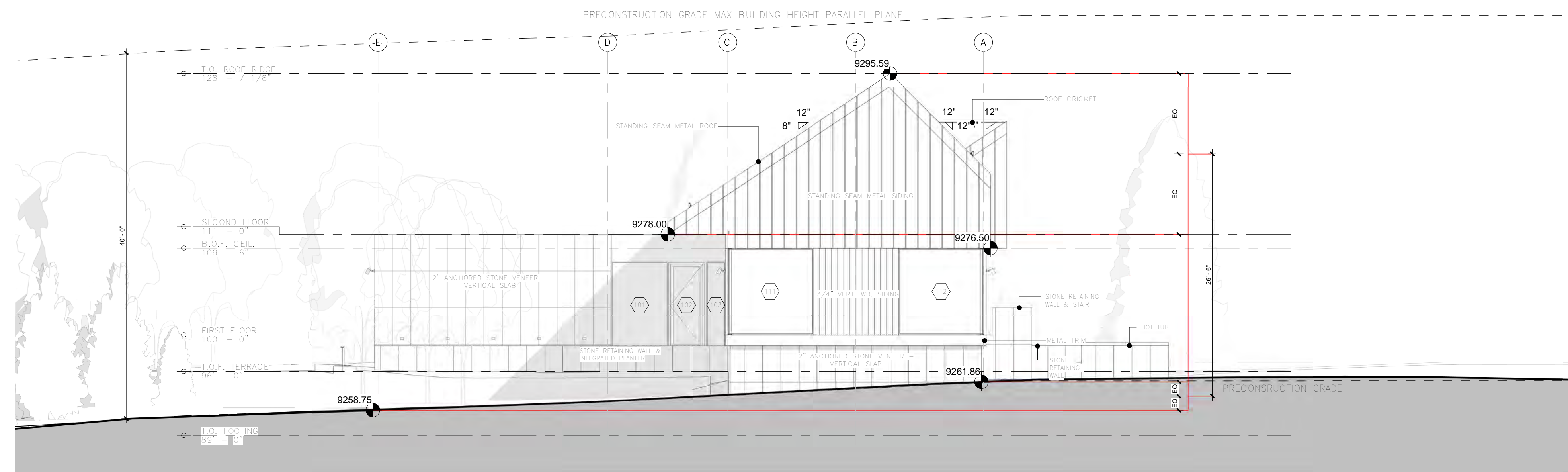
1/8" = 1'-0"

[DWG. NO.]: **A401**

MATERIAL SURFACE AREA BY FACADE:		
	SURFACE AREA	PERCENTAGE
NORTH		
STONE VENEER	603 SF	40%
WOOD SIDING	89 SF	6%
METAL TRIM	70 SF	5%
METAL PANEL SIDING	437 SF	29%
GLAZING	295 SF	20%
TOTAL	1494 SF	
EAST		
STONE VENEER	322 SF	25%
WOOD SIDING	115 SF	9%
METAL TRIM	371 SF	29%
METAL PANEL SIDING	80 SF	6%
GLAZING	390 SF	31%
TOTAL	1278 SF	
SOUTH		
STONE VENEER	783 SF	50%
WOOD SIDING	205 SF	13%
METAL TRIM	70 SF	4%
METAL PANEL SIDING	437 SF	27%
GLAZING	100 SF	6%
TOTAL	1595 SF	
WEST		
STONE VENEER	316 SF	16%
WOOD SIDING	296 SF	15%
METAL TRIM	82 SF	4%
METAL PANEL SIDING	591 SF	29%
GLAZING	733 SF	36%
TOTAL	2018 SF	
OVERALL SURFACE AREA:		
	6385 SF	
STONE VENEER	2024 SF	32%
GLAZING	1518 SF	24%



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



2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

Owner
JONAS PHILIP LEE

[PROJECT]:
JP LEE RESIDENCE
LOT 75 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
ETL ARCHITECTS INC
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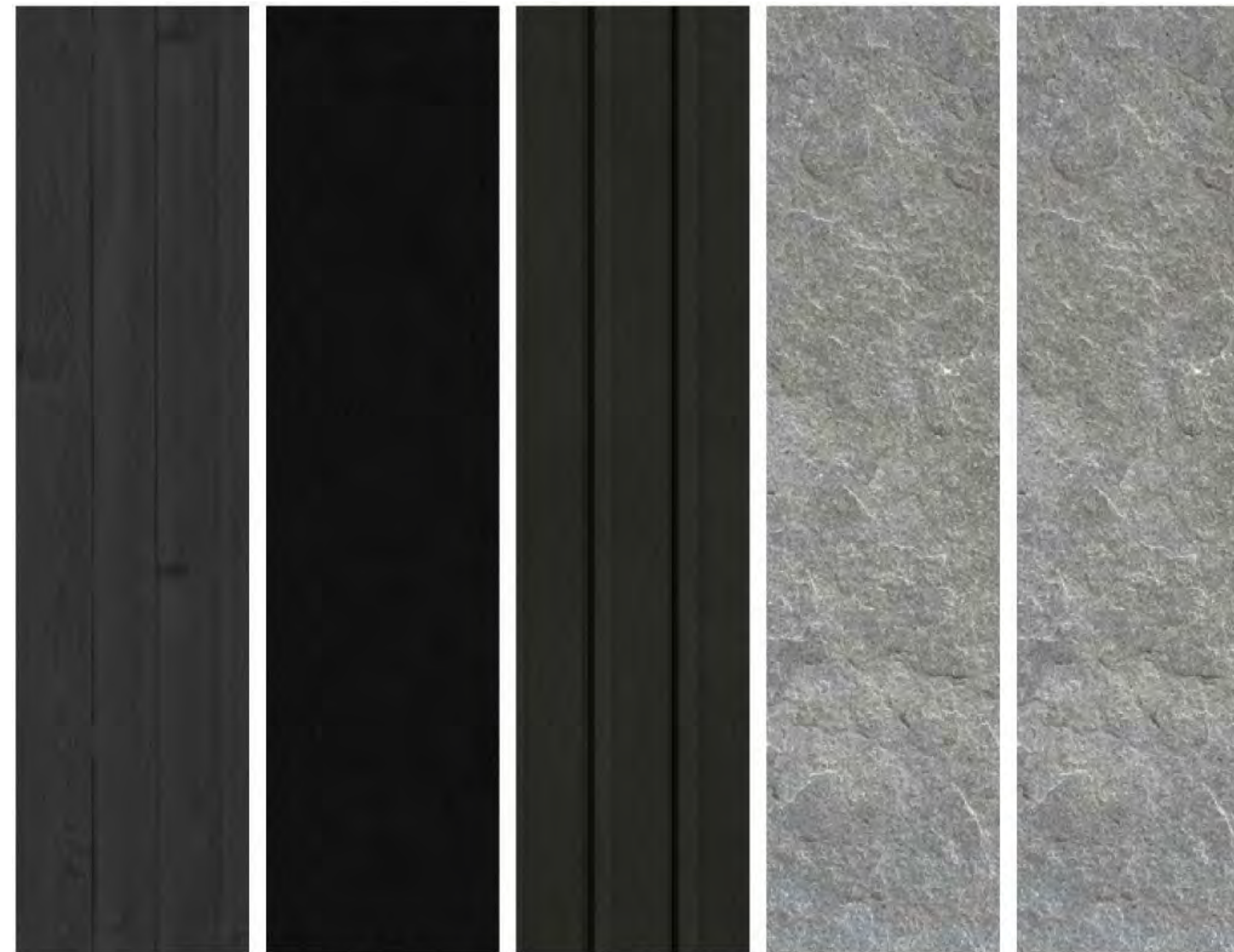
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FILE NO. :		
[TITLE]:	BUILDING ELEVATIONS	

1/8" = 1'-0"

[DWG. NO.]: **A402**



DARK WOOD SIDING

DARK METAL TRIM & WINDOW FRAMES (NON-REFLECTIVE)

STANDING SEAM METAL SIDING & ROOF (NON-REFLECTIVE)

STONE VENEER: BLUESTONE SLAB

BLUESTONE STEPS & TERRACE PAVERS

Owner
JONAS PHILIP LEE

[PROJECT]:
JP LEE RESIDENCE
LOT 725 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO 81435

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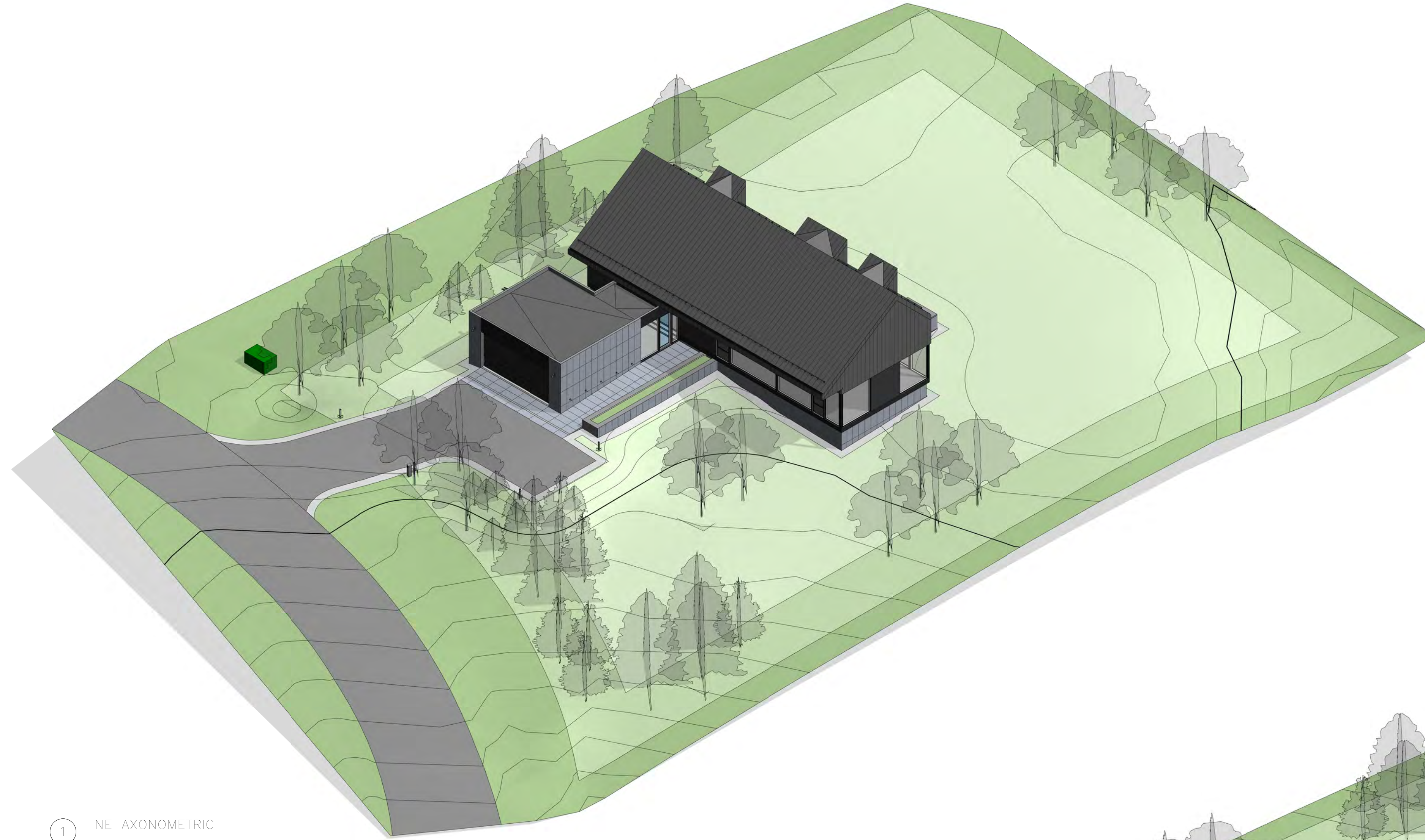
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NO.	DATE	REVISION
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DATE :	11/02/2020	
SCALE :	12" = 1'-0"	
DRAWN BY :	DC & ETL	
FILE NO. :		

[TITLE]:
MATERIAL BOARD

12" = 1'-0"



1 NE AXONOMETRIC



2 SW AXONOMETRIC

Owner
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[PROJECT]:
**JP LEE
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SCALE :		
DRAWN BY :	DC & ETL	
FILE NO. :		
[TITLE]:	SITE AXONOMETRIC VIEWS	



Owner
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FILE NO. :		
[TITLE]:		
RENDERINGS		

JOB NO. : 2004 - JP LEE

DATE : 11/02/2020

SCALE :

DRAWN BY : DC & ETL

FILE NO. :

[TITLE]:

RENDERINGS



Owner
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[TITLE]:		
RENDERINGS		



Owner
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[PROJECT]:
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 LOT 725 ADAMS RANCH RD.
 MOUNTAIN VILLAGE, CO 81435

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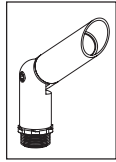
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SCALE :		
DRAWN BY :	DC & ETL	
FILE NO. :		
[TITLE]:	RENDERINGS	



the power of

MINI-MICRO™ FLOODLIGHT

PROJECT:	CHRISTINE SCIULLI
TYPE:	LIGHT + DESIGN
CATALOG NUMBER:	LIGHTING FIXTURE TYPE <u>A</u>
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example MM - LED - e70 - SP - BZW - 12 - 11 - B - 360SL

Material

- Black** - Aluminum
- B** - Brass
- S** - Stainless Steel

Series

- MM** - Mini-Micro™ Floodlight

Source

- LED** - 'e' Technology with Integral Driver
Designed for use with remote 12VAC BKSSL® transformers.

LED Type

- e70** - 3WLED/2.7K
- e71** - 3WLED/3K
- e72** - 3WLED/4K
- e73** - 3WLED/Amber

Optics*

- NSP** - Narrow Spot (Red Indicator)
- SP** - Spot (Green Indicator)
- MFL** - Medium Flood (Yellow indicator)
- ASY** - Asymmetrical (Purple Indicator)

Finish

Aluminum Finish			Brass Finish		Premium Finish		
Powder Coat Color	Satin	Wrinkle	Machined	MAC	ABP	CMG	RMG
Bronze	BZP	BZW	Polished	POL	AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
Black	BLP	BLW	Mitique™	MIT	AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
White (Gloss)	WHP	WHW	Stainless Finish		BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
Aluminum	SAP	—	Machined	MAC	BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
Verde	—	VER	Polished	POL	BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
			Brushed	BRU <small>Interior use only.</small>	CAP Clear Anodized Powder	OCP Old Copper	<small>Also available in RAL Finishes See submittal SUB-1439-00</small>

Lens Type

- 12** - Soft Focus Lens
- 13** - Rectilinear Lens

Shielding

- 11** - Honeycomb Baffle

Cap Style

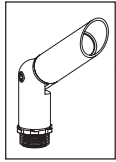
- A** - 45°
- B** - 90°
- C** - Flush
- D** - 45° less Weep Hole
(Interior Use Only)
- E** - 90° less Weep Hole
(Interior Use Only)

Option

- 360SL** - 360SL™ Rotational Knuckle Mounting System

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 05-17-17	DRAWING NUMBER SUB000931
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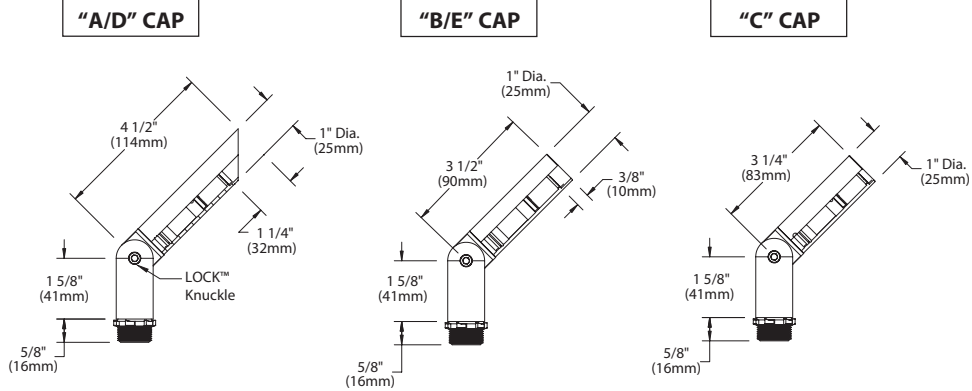
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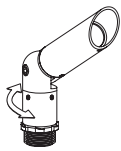
the power of 

MINI-MICRO™ FLOODLIGHT

PROJECT:	
TYPE:	



360 SL™

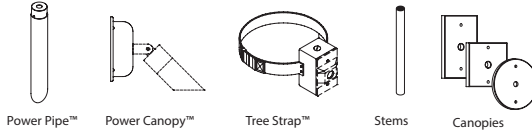


Horizontal Rotation
(Optional 360SL™ Knuckle)

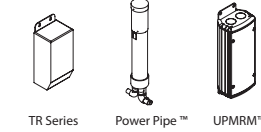
Accessories (Configure separately)

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Mounting:



Remote Transformers:



SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 3/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®

Integrated solid state system with 'e' technology. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics

OPTIKIT™ modules are color-coded for easy reference: Narrow Spot (NSP) = Red, Spot (SP) = Green, Medium Flood (MFL) = Yellow and Asymmetrical (ASY) = Purple.

Remote Transformer

For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED
05-17-17

DRAWING NUMBER
SUB000931



the power of 



LAMP & DRIVER DATA

e70, e71, e72, e73

DRIVER DATA	Input Volts	InRush Current	Operating Current	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA		OPTICAL DATA		
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L70)		Angle	CBCP	Delivered Lumens
e70	2700K	80	3	50,000		17°	1347	167
	2700K	80	3	50,000		21°	664	139
	2700K	80	3	50,000		28°	524	149
	2700K	~	3	50,000		17°x31°	613	151
e71	3000K	80	3	50,000		17°	1411	175
	3000K	80	3	50,000		21°	695	146
	3000K	80	3	50,000		28°	548	156
	3000K	~	3	50,000		17°x31°	642	158
e72	4000K	80	3	50,000		17°	1585	197
	4000K	80	3	50,000		21°	781	164
	4000K	80	3	50,000		28°	616	175
	4000K	~	3	50,000		17°x31°	721	178
e73	Amber (590nm)	~	3	50,000		~	~	~

FOR USE WITH	
DM	Mini-Micro™ Recessed Downlight
MM	Mini-Micro™ Floodlight
OM	Mini-Micro™ Twin Cylinder
PM-MM	Mini-Micro™ Pendant
RM-MM	Mini-Micro™ Ring Mount
SF-MM	Mini-Micro™ Staff Star™
SM-MM	Mini-Micro™ Surface Downlight
SN-MM	Mini-Micro™ Sign Star™
ST-MM	Mini-Micro™ Twin Sign Star™
TF-MM	Mini-Micro™ Twin Staff Star™
UL-MM	Mini-Micro™ Recessed Uplight
WM-MM	Mini-Micro™ Twin Pendant
YM	Mini-Micro™ Cylinder

OPTICS	
Optic	Angle
NSP - Narrow Spot	17°
SP - Spot	21°
MFL - Medium Flood	28°
ASY - Asymmetrical	17°x31°

IMPACT ISL1-LED

RECESSED LED LUMINAIRE PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creates discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

CHRISTINE SCIULLI
LIGHT + DESIGN
LIGHTING FIXTURE
TYPE B

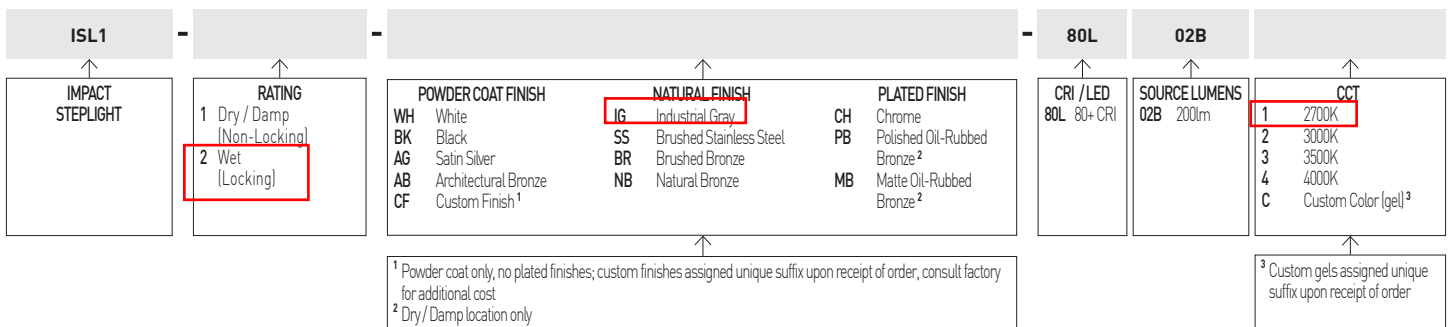


Designates Quick Ship product. Add "-QS" at end of model number to have up to 100 units shipped within 10 business days. Non-Quick Ship offerings have 3-4 week lead time.

PERFORMANCE

LUMINAIRE PERFORMANCE			
LED Configuration	Delivered Lumens lm	Power Consumption W	Luminous Efficacy lm/W
80L-02B	43	3.4	12.6

ORDERING INFORMATION - FIXTURE



MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

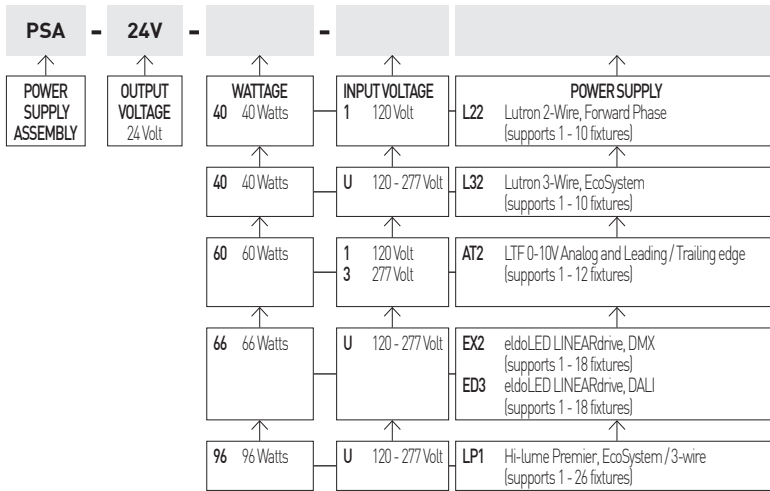
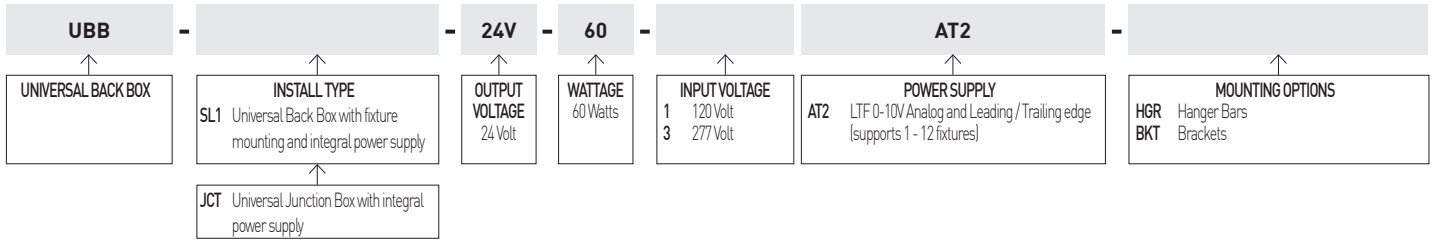
- SSL-UMP** ⚡
Universal Mounting Plate
- SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Mounting Plate; specify collar depth
- SSL-BB** ⚡
Back Box with SSL-UMP mounting plate
- SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box with SSL-MP mounting plate; specify collar depth
- SSL-SMB-(finish)**
Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

- SSL-RM**
Remodel-Mount collar (drywall / plasterboard)
- SSL-CC**
Cavity Collar
- SSL-SC3**
Stud-Mount collar (3")
- SSL-SC6**
Stud-Mount collar (6")

IMPACT ISL1

POWER SUPPLY OPTIONS



□ **PSA-24V-60-1EL2** Plug-in 120V Class 2 power supply (Supports 1-12 fixtures)

TECHNICAL

CONSTRUCTION

Stealth: Cast 316 stainless steel or brass, depending on finish.

Mounting Plates and Mounting Collars: Stainless Steel.

Single-gang Weatherproof Box: Aluminum.

Surface Mount Box: Aluminum.

Universal Back Box: Polycarbonate.

LED

Proprietary 2 step MacAdam ellipse LED module available with 80+ CRI in color temperatures of 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours.

DIMMING PROTOCOL

LTF 0-10V analog and Leading / Trailing edge (AT2) dims to nominal 10%. Lutron 2-wire (L22) and Lutron 3-wire (L32) dims to 1%. eldoLED LINEARdrive (EX2 & ED3) dims to 0%. Lutron Premier (LP1) dims to 0.1% and features Soft-On, Fade-to-Black™.

RECOMMENDED SPACING

Optimum 18" (457mm) above walking surface; 36" (914mm) on-center spacing.

ELECTRICAL

Luminaire requires factory-supplied 24-Volt DC power supply. May be integral to back box or remote. Secondary run lengths vary depending on power supply specified, see installation guidelines for run lengths.

LISTING

cTUVus Listed; Dark-Sky approved; Patent No. US D610,734 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location.

WARRANTY

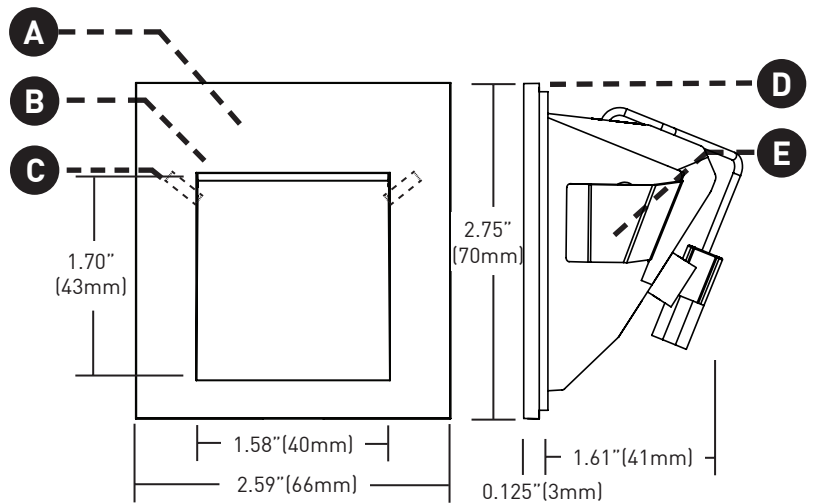
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

IMPACT ISL1

FIXTURE

- A LED**
Regressed LED with wide low glare aperture, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).
- B EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
- C LOCKING**
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
- D GASKET**
Foam gasket provided. Required for IP65 wet location applications only.
- E RETENTION**
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

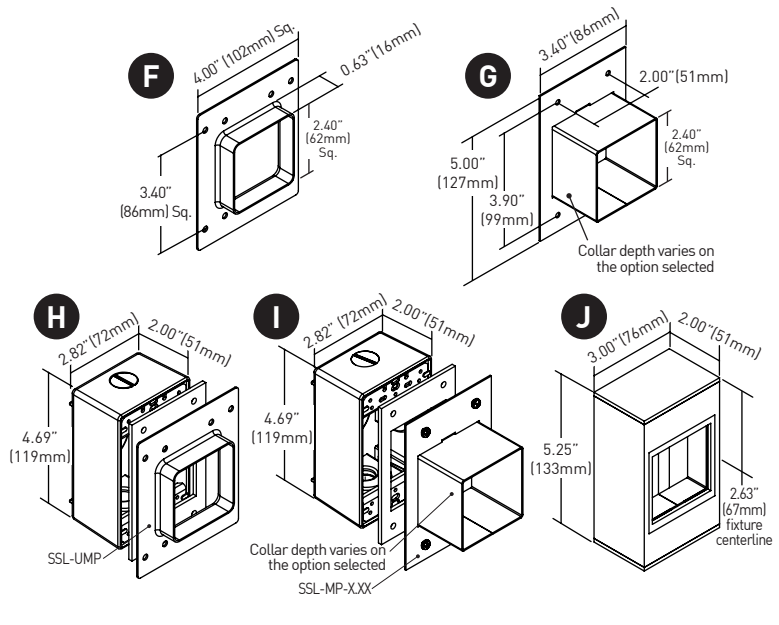
DIMENSIONS / DRAWINGS



MOUNTING REQUIRES REMOTE POWER SUPPLY

- F SSL-UMP**
Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry /damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.
- G SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.
- H SSL-BB**
Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.
- I SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box equipped with SSL-MP-XXX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.
- J SSL-SMB-(finish)**
Surface Mounting Box for interior or exterior applications, providing flush mount of luminaire. Receives secondary wiring through back of box. Powder coat finishes only.

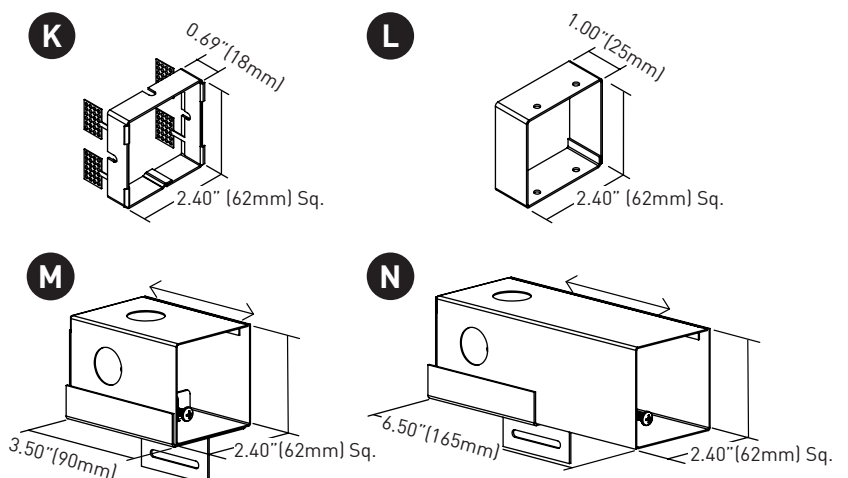
WET AND DRY / DAMP LOCATION



MOUNTING REQUIRES REMOTE POWER SUPPLY

- K SSL-RM**
Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.
- L SSL-CC**
Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.
- M SSL-SC3**
Stud-mount Collar, adjusts with integral jackscrew from 1/2" to 3" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.
- N SSL-SC6**
Stud-mount Collar, adjusts with integral jackscrew from 3" to 6" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

DRY / DAMP LOCATION ONLY



IMPACT ISL1

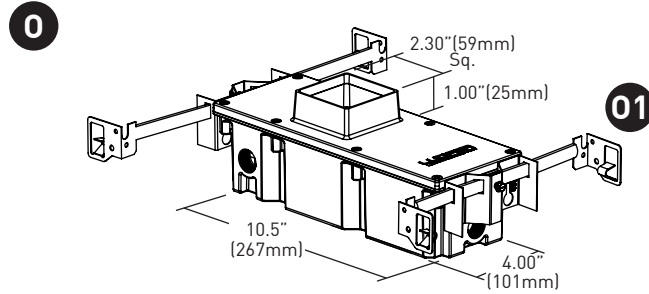
MOUNTING WITH INTEGRAL POWER SUPPLY

0 UBB-SL1-24V-60-XAT2-XXX

Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

01 Hanger bars, adjust from 14" to 24" for standard joist spacing.

DIMENSIONS / DRAWINGS



REMOTE POWER SUPPLIES

P UBB-JCT-24V-60-XAT2-XXX

Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

P1 Brackets, universal stainless steel mounting flange.

Q PSA-24V-XX-XXXX

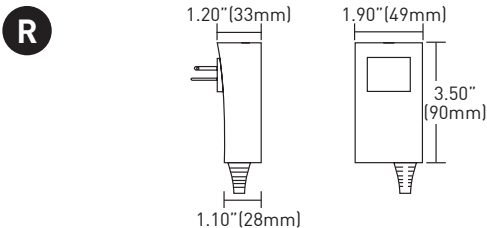
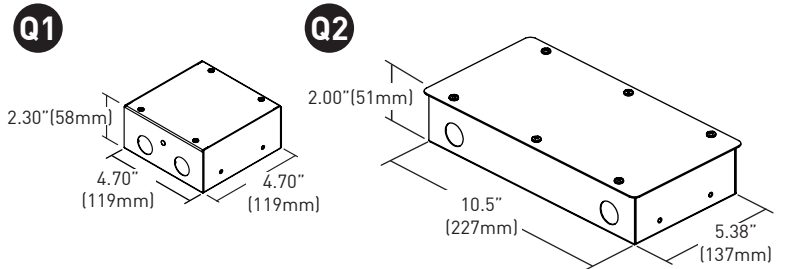
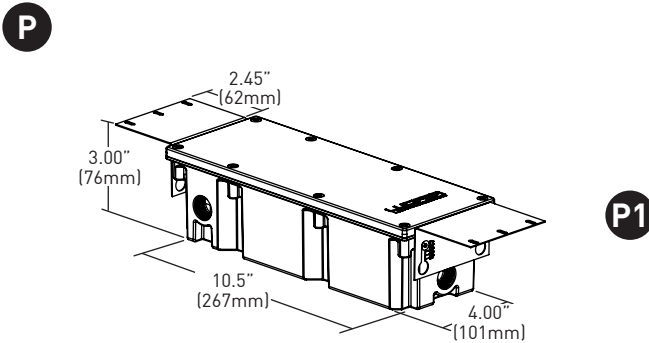
Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.

Q1 Used for 60W electronic transformer (AT2).

Q2 Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1, L22 & L32).

R PSA-24V-60-1EL2

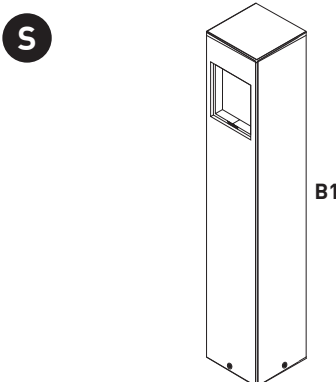
Plug-in Class 2 power supply, wires may be spliced to accommodate multiple luminaires in a parallel or home run method.



BOLLARD

S BOLLARD

Free-standing mount. Available with integral or remote power supply. See BOLLARD spec sheet for complete details and ordering information.



LUTRON DIMMING COMPATIBILITY

Power supply L22 Product Family	Part No.	Drivers Per Control (120V only)	Power supply LP1 Product Family	120V Part No.	277V Part No.	Drivers per Control	
						120V	277V
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8	NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13		NTF-103P-	NTF-103P-277-	1-8	1-14
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13	Nova®	NF-10-	NF-10-277-	1-8	1-19
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10		NF-103P-	NF-103P-277-	1-8	1-14
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8	Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8		SF-103P-	SF-12P-277-3	1-8	1-14
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13	Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8		DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13	Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current		Maestro®	MAF-6AM-	MAF-6AM-277-	1-6
				MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current	Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
			RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module	HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
			Interfaces	PHPM-3F-120	-	1-16	-
PHPM-3F-DV		1-16		1-38			
BCI-0-10		1-16		1-38			
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module	GP Dimming Panels	Various		1-16	1-38
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module	PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
				URMJ-ECO32-DVB		32 per EcoSystem link	
				FCJ-ECO		3 per EcoSystem link	
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module	Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S, UQSN-2ECO-S		64 per EcoSystem link	
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120, LP-RPM-4U-120	2-26 (per output), 26 total per module	GRAFIK Eye® QS with EcoSystem	QSGRJ-_E QSGR-_E	-	64 per EcoSystem link	
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120	1-13 (per output), 26 total per module	HomeWorks® QS with EcoSystem	LQSE-2ECO-D, QSGRJ-_E, QSGR-_E		64 per EcoSystem link	
GP dimming panels	Various	1-26					
Ariadni CL 250W dimmer	AYCL-253P-	1-8	Quantum®	QP2-_P_C		64 per EcoSystem link	
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8					
Nova T CL 250W dimmer	NTCL-250-	1-10					

Power supply L32 Product Family	120V Part No.	277V Part No.	Drivers per Control	
			120V	277V
NovaT®	NTF-10-	NTF-10-277-	1-41	1-44
	NTF-103P-	NTF-103P-277-	1-20	1-33
Nova®	NF-10-	NF-10-277-	1-41	1-44
	NF-103P-	NF-103P-277-	1-20	1-33
Skylark®	SF-10P-	SF-12P-277-	1-20	1-33
	SF-103P-	SF-12P-277-3	1-20	1-33
Diva®	DVF-103P-	DVF-103P-277-	1-20	1-33
	DVSCF-103P-	DVSCF-103P-277-	1-20	1-33
Ariadni®	AYF-103P-	AYF-103P-277-	1-20	1-44
Maestro®	MAF-6AM-	MAF-6AM-277-	1-15	1-20
	MSCF-6AM-	MSCF-6AM-277-	1-15	1-20
Maestro Wireless®	MRF2-F6AN-DV-		1-15	1-33
RadioRA® 2	RRD-F6AN-DV-		1-15	1-33
HomeWorks® QS	HQRD-F6AN-DV		1-15	1-33
Interfaces	PHPM-3F-120	-	1-41	-
	PHPM-3F-DV		1-41	1-88
GP Dimming Panels	Various		1-41	1-88
	PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link
FCJ-ECO		3 per EcoSystem link		
Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S		64 per EcoSystem link	
GRAFIK Eye® QS with EcoSystem	QSGRJ-_E QSGR-_E	-	64 per EcoSystem link	
Quantum®	QP2-_P_C		64 per EcoSystem link	

LED garden and pathway bollard

CHRISTINE SCIULLI
 LIGHT + DESIGN
 LIGHTING FIXTURE
 TYPE C

Post construction: One piece extruded aluminum. All aluminum in the construction is marine grade and copper free.

Lamp Enclosure: One piece die cast aluminum housing attached to post using two (2) captive stainless steel screws threaded into stainless steel inserts. Matte safety glass lens. Fully gasketed using a one piece molded silicone gasket.

Electrical: 2.1W LED luminaire, 3.5 total system watts, -30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a >90 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Anchor base made of galvanized steel, made for bolting into foundation or other paved surface. Bollards are secured to anchor base using two (2) stainless steel set screws.

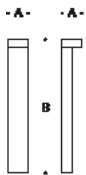
Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

Please note: BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when mounting provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 6.3 lbs.

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



		Lamp	A	B
77263	with direct burial anchorage	2.1 W LED	4 3/8	27 1/2

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Tuesday, November 10, 2020 5:03 PM
To: John A. Miller
Subject: Re: Class 3 Referral - New SF Home @ Lot 716 adams ranch road

John,

The Fire District has no problem with the driveway design however, the residence is required to have a fire sprinkler system installed due to the structure being in excess of 3600 sqft.

On Tue, Nov 10, 2020 at 4:21 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 725, 131 Adams Ranch as shown below. This is one of the first lots on the left as you travel down adams ranch from mtn village blvd. Fairly straightforward project.

https://townofmountainvillage.com/site/assets/files/34155/initial_architecture_and_site_review-_lot_725-_131_adams_ranch_road.pdf

John A. Miller

From: Finn KJome
Sent: Tuesday, November 10, 2020 4:42 PM
To: John A. Miller
Subject: RE: Class 3 Referral - New SF Home @ Lot 716 adams ranch road

Hi John,

This looks like a pretty straight forward project. Public Works has no issues with this application. We will need you to collect the irrigation plan and consumption usage of water. Looks like a lot of grass and new trees. We are good with the plantings in the GE on this lot.

Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Tuesday, November 10, 2020 4:21 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: RE: Class 3 Referral - New SF Home @ Lot 716 adams ranch road

Afternoon all,

Below you will find a link to a proposed new home to be located at Lot 725, 131 Adams Ranch as shown below. This is one of the first lots on the left as you travel down adams ranch from mtn village blvd. Fairly straightforward project.

https://townofmountainvillage.com/site/assets/files/34155/initial_architecture_and_site_review-_lot_725-_131_adams_ranch_road.pdf

John A. Miller

From: Jim Loebe
Sent: Tuesday, November 10, 2020 4:58 PM
To: John A. Miller
Subject: RE: Class 3 Referral - New SF Home @ Lot 716 adams ranch road

No issues – thank you.

Jim Loebe
Transit Director and Director of Parks and Recreation
Town of Mountain Village
O::970.369.8300
M::970.729.3434

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

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

Si Usted necesita comunicarse conmigo y necesita servicio de traducción al español, simplemente háganoslo saber y podemos proporcionar tal servicio.

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Tuesday, November 10, 2020 4:21 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
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TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Meeting of December 3, 2020

DATE: November 23, 2020

RE: Discussion regarding a Conceptual work session for Lot 434, 142 Touchdown Drive, to develop a new Single-Family residence, pursuant to CDC sections 17.4.6 and 17.4.11.

Work Session Overview

PROJECT GEOGRAPHY

Legal Description: LOT 434 TELLURIDE MOUNTAIN VILLAGE FILING 12 PLAT BK 1 PG 866 AS AMENDED AND RECORDED IN PLAT BK 1 PG 881 SAN MIGUEL COUNTY, STATE OF COLORADO

Address: 142 Touchdown Drive
Applicant/Agent: Chris Hawkins, Alpine Planning
Owner: Jennifer S. Birdwell Revocable Trust
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 0.717 Acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Application
- Exhibit B: Plan Set

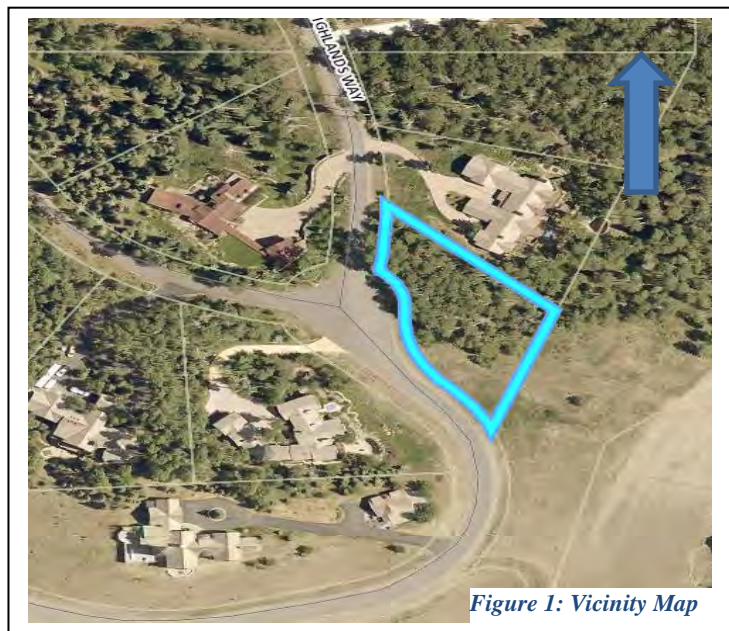


Figure 1: Vicinity Map

Case Summary:

Chris Hawkins of Alpine Planning (Applicant), working on behalf of the Jennifer S. Birdwell Revocable Trust (Owner), has requested a work session with the Design Review Board to discuss a proposed new Single-Family home to be located at Lot 434, 142 Touchdown Drive. The applicant has provided a conceptual architectural design for Lot 434 and as part of the work session would like to discuss higher-level conceptual plans for the development of the lot based on the proposed massing and design of the development.

Existing Conditions: The property is located at the intersection of Touchdown Drive and Highlands Way and consists of a forested parcel containing a number of existing slopes over 30% throughout the Lot. In addition, the lot borders TSG open space along the Galloping Goose ski run.

Design Review:

This design review portion of the work session serves to discuss the proposal for Lot 434. The applicant has provided an initial design concept within the project narrative related to things such as site context and constraints, specific building designs, massing, and parking. Lot 434 has several geographical constraints, namely how the Lot has been platted which has resulted in a triangular shaped polygon with a number of areas over 30% grade. In order to mitigate this, the applicants are proposing a linear house which will take access off of Highlands Way. The proposed design of the home is very typical for Mountain Village – a mountain modern home with primary gable roofs and secondary shed forms. The design incorporates Mountain Village’s strong design theme of wood, stone and metal in a way that appears to blend well with the neighboring homes

A very prominent feature of the home is the port-cochere that almost takes the form of a barn or rural outbuilding. This accessory structure serves as an entryway to the home and also contains two single bay garages to meet the parking requirements of the CDC. Alternatively, while the CDC allows for detached garages in the Single-Family Zone, it limits those structures to 500 square feet. It appears as shown that this structure is very close if not exceeding this requirement for accessory structure size and the applicant will need to address this as part of the Initial Architecture and Site Review (IASR).

Additionally, there are a number of GE encroachments as shown in the proposed plans. These include structural encroachments into the Southern and Eastern General Easement. The encroachment into the Southern GE include portions of the port cochere / garage and parking areas, and the encroachments into the Eastern GE include overhanging roof elements, a terrace, and a retaining wall.

The applicants are also requesting a specific approval for the use of board form concrete.

It will be important for the DRB to determine that the scale and mass of the development as proposed, including the accessory structure/garage as well as the GE encroachments, and board form concrete would be appropriate as shown in these work session materials.

Additional Information:

If the applicant intends to propose ski access from the home to the Galloping Goose Ski Run, they will need to begin work with TSG to establish an agreement to allow for that legal access to be established. This process can happen concurrently or as a condition of approval during design review. Staff also recommends the applicant begin discussions with the Fire Department to determine if the access to the home is adequate given the limitation presented by the port-cochere/garage. Based on the location of the driveway as

shown, this project may need to be addressed off of Highlands Way in the future. This information should be conveyed to the owner of the Lot given the complexities related to change of address after the home has been constructed.

RECOMMENDATION

A conceptual work session is a process that allows for the DRB to provide informal, non-binding review of a conceptual development proposal. The DRB shall evaluate a proposed concept based on the applicable criteria for decision in the future. Any comments or general direction given by the DRB shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by the DRB on conceptual work sessions.

Staff recommends the DRB review and evaluate the proposed concept plans based on the applicable criteria for decision for the future development application and provide non-binding feedback and direction to the applicant regarding the design and proposed density.

/JJM

The Refuge



Lot 434 Conceptual Worksession Application



Uncompahgre
Engineering, LLC



Site Context and Design

The Jennifer S. Bridwell Revocable Trust (“Owner”) is the owner of Lot 434 Mountain Village Filing No. 12 that has a parcel number 477904112434 (“Site”). The Site is currently vacant and the Owner wishes to build a single family residence on the lot. The Site is located in the Single-family Zone District.

The Site is located east of OSP-41 that borders the Lower Galloping Goose Ski Run, with the closest house located over 340 feet to the east of the Site. The Site is a unique 0.717 acre narrow triangle-shaped lot that is characterized by a bermed road cut for Touchdown Drive; a bowl-like ravine with slopes that are 30% or greater; and a declining aspen forest that has very few evergreen trees. The Site has a low USGS topographic elevation of 9480 and a high elevation or overall elevation of 48 feet.

The design intent of the new home is to minimize the impacts on the existing terrain; preserve and enhance the aspen forest; and maximize views for the home by locating the house on the high side of Touchdown Drive. The design intent is to create a contemporary mountain refuge for the Owner that pays homage to traditional forms with primary gable roof forms and secondary shed roof forms. The home is also sited to provide the best possible ski-in/ski-out access.

Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
Lot Size	0.717 acres	No Change
Floor Area (Gross)	Area limit	5,091 sf livable 1,347 sf garage/mechanical
Zone District	Single-family Zone District	No Change
Maximum Building Height	35’ + 5’ for Gabled Roofs	39.6’
Maximum Average Building Height	30’	22.28’
Lot Coverage		
Setbacks		
	Front - West	16 Feet
	Rear - East	16 Feet
	Side - North	16 Feet
		21 feet
Parking	2 enclosed spaces + 2 unenclosed	2 enclosed + 2 unenclosed

Steep Slope Regulations

As shown in Figure 2, the Site has steep slopes greater than 30% on the east adjacent to Touchdown Drive on the eastern and north eastern boundaries. The steep slopes along Touchdown Drive were created by the road construction as shown in Figure 3. The steep slopes on the west side of the Site were created from the construction.

The development Code (“CDC”) states that:

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



Figure 1. The Site

i. In evaluating alternative options, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental impacts, and similar siting considerations.”

The development of the Site necessitates disturbance of steep slopes that are 30% or greater to allow access to key viewsheds while also avoiding most of the main steep slope area in the bowl-like ravine.

tates:

“The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practical alternative to avoid the disturbance. The following criteria are met:

i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed home is in general conformance with the Mountain Village Comprehensive Plan because it envisions Lot 434 with single-family land uses, and the new home will not adversely impact the environment.*

ii. The proposed disturbance is minimized to the extent practical. *The impact to steep slope areas has been minimized to the extent practical with the home designed to fit into the current topography of the Site. The northwestern side of the home is designed with overhangs that are supported by wood columns set into concrete piers which minimizes steep slope impacts on the downhill side of the structure while still providing a solid, grounded building base.*

iii. A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. *Trautner Geotech has prepared a soils report for the Property that will be*

utilized by the civil and structural engineers for the design of the home and associated improvements.

(b) An engineered civil plan for the lot, including grading and drainage plans. *Uncompahgre Engineering will be designing the grading and drainage plan in coordination with Tommy Hein Architects.*

iv. And the proposal pro a or the steep slope development in accordance with the engineered plans.” *Impacts to steep slope areas are minimized by limiting the areas of grading, sensitive building design, and an erosion control plan and a revegetation plan.*

It is not possible to avoid all steep slope areas due to the extent of such on the Site. Thus, there is no practicable alternative to avoiding disturbance to the steep slopes which is necessary to allow for the reasonable use of the property. The building design minimizes disturbance to steep slope areas by locating the top of the site away from the bowl-like ravine, and by designing the home with overhangs that are anchored into the site via wood columns and stone piers.

General Easement (GE)

The Site has a narrow building area due to steep slope constraints and the need to access the Site’s stunning views. The proposed Site development is seeking the following encroachments into the General Easement (“GE”):

1. The Motor Court retaining wall and landscape planter;
2. Eastern retaining wall;
3. Eastern ski terrace;
4. Architectural overhang over the eastern ski terrace; and
5. Driveway, address monuments, relocatable signs and transformer.

Community Development Code expressly allows the driveway and address monument to be placed in the GE. We believe the motor court retaining wall and planter are also expressly allowed by CDC 17.3.14(E) because it is part of the driveway access leading to required garage and surface parking spaces.

The Code states that the DRB may waive the General Easement setback or other setbacks and allow for prohibited encroachments into the GE if the applicant meets the following criteria, with our comments shown in italics:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot. *The topography of the Site with the bowl-shaped ravine and steep slopes and need to access views limit development to the upper portion of the Site adjacent to the southern and eastern GE. The Site is a ski-in/ski-out lot with a narrow area for ski access that allows for easier traversing to and from the ski run to the east. The proposed retaining wall in the eastern and southern GE is primarily designed to provide for site grading, and secondarily ski access to the home. The retaining wall is needed due to the human-made berm and steep slopes in the southeast corner of the Site. The eastern retaining wall allows for a transition between the home and side yard area that would not be possible without the retaining wall in the general easement. The eastern retaining wall allows for reasonable use for the Site, and there is not a practicable alternative due to the topography and the lot’s small triangular design. The site grading and ski-in/ski out access allows for the consideration of the eastern Ski Terrace in the GE as a flat space that allows for putting on and taking off snow riding gear and also*

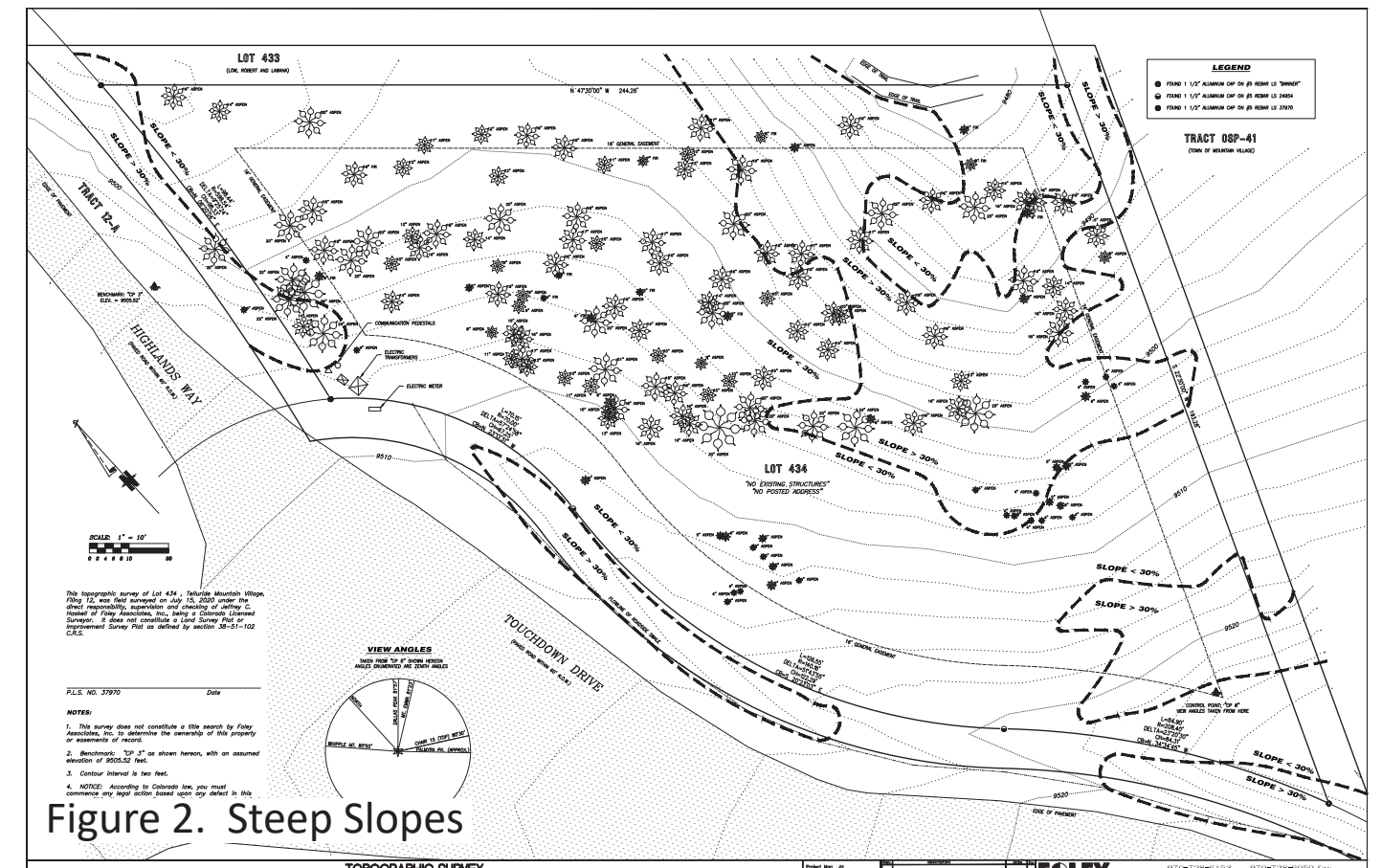


Figure 2. Steep Slopes



Figure 3. Touchdown Berm

a nice terrace/snow beach for eastern and southern sun with an outdoor amenity space. This ski access provides for both Ski Terrace and Ski Lounge access at the lower level. The architectural overhang is requested into the eastern GE to provide architectural interest in the home and a relationship to the proposed Ski Terrace.

2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. *The proposed improvements in the GE are due to the topography of the Site with the bowl-shaped ravine and steep slopes and the need to access views, both of which limit development to the upper portion of the Site adjacent to the southern and eastern GE.*

3. No unreasonable negative impacts result to the surrounding property. *These encroachments provide no negative impacts to adjacent properties as the two encroachment areas are adjacent to either the public right-of-way or the public open space. The ski access retaining wall and terrace are located into what appears to be a human-made berm that was created by grading for Touchdown Drive construction. The retaining wall and patio will not be seen from Touchdown Drive because they are constructed partially into this berm and then opening up onto the slopes leading down the Site. The property owners to the south and west, and motorists, pedestrians and cyclists on the road will not even see the retaining wall or the Ski Terrace. The closest home to the east is located over 340 feet away. There will not be any unreasonable, negative impacts to surrounding homes. Landscaping is proposed in the southern GE to soften the architectural design for the Sharp Residence to the southwest and for people using the Touchdown Drive Right-of-Way.*

4. The general easement setback or other setback will be revegetated landscaped in a natural state. *Revegetation and landscaping are proposed in the GE as shown on the site plan.*

5. The Public Works Department has approved the permanent above-grade and below-grade improvements; *We will be reaching out to the Public Works Department to discuss the proposed encroachments.*

6. The applicant will enter into an encroachment agreement with the Town with the form and substances prescribed by the Town. *The Owner will enter into a revocable encroachment agreement for the proposed improvements in the GE.*

7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, screening and other measures directly related to the encroachment impacts. *The landscaping plan proposes native spruce and aspen to be planted adjacent to the GE encroachment that will provide added privacy, screening and buffering.*

Landscaping

The primary goal of the landscaping plan is to retain as much of the existing vegetation as possible. The proposed landscaping consists of native species that will blend into the existing character of the neighborhood. The proposed landscaping plan is shown on Sheet A1.0. The landscaping plan is proposing the use of seven (7) Colorado Blue Spruce and twelve (12) Quaking Aspens. Shrubbery and other plant material is provided in the upper driveway plan area with the Final Plan Review. Revegetated and disturbed areas will be provided by a native grass seed mix. The Owner intends to retain a forester to evaluate the Site and determine if the aspen forest can be managed to regenerate new aspen growth. A plan for such aspen regeneration is provided with the Final Architectural Review.

Design Regulation Compliance

Mountain Village Design Theme. The proposed design meets the Mountain Village Design Theme. The project has been designed to be in order to minimize impacts to steep slopes and trees. The natural features of the site have informed the design of the home. The proposed home design is responsive to the traditional mountain village building forms, primary gable roof forms, secondary shed roof forms and a heavy grounded base. The massing is simple and form and is designed into the existing

topography.

Building Siting Design. The home has been sited to blend into the existing topographic landscape and landforms.

Building Design. The home has been designed with a stone and board form concrete base that provides a grounded building form to withstand high alpine conditions. The overall building form is simple in design. The roof has been designed with a complex form that emphasizes sloped plans, varied ridge lines and vertical elements. The proposed standing seam steel roof provides a durable roof material that will withstand the high alpine climate conditions. Interior materials are provided consistent with the Design Regulations presented in this narrative. The exterior colors harmonize with the natural landscape and are natural, warm and subtle. Windows have been designed to be integral part of the structure's complete design and in accordance with the window regulations.

Grading Design. Grading has been designed to relate to and blend into the surrounding topographic landscape.

Parking Regulations. The proposal provides two (2) interior garage spaces and two (2) exterior surface spaces which meets the Parking Regulations requirements.

Landscaping Regulations. The proposal is in accordance with the landscaping regulations. The Owner would like to explore if an aspen forest management plan can improve the forest by inducing the new generation of trees. A forest management plan may be required with the Final Architectural Review.

Exterior Material & Roof Design

The proposed home is designed with the following exterior materials:

- Onwood Limestone (35% or greater)
- 4" Vertical Bleached Grey Barnwood Siding
- Vintage Wood Timbers
- Board Form Concrete
- Steel Windows and Doors
- Standing Seam Rusted Steel Roof

Lighting

The lighting design is provided for approval during Final Plan Review consistent with the Design Review Regulations requirements.



Tommy Hein
ARCHITECTS



Uncompahgre
Engineering, LLC



LOT COVERAGE & FLOOR AREA CALCULATIONS		
STANDARDS	REQUIRED	PROPOSED
LOT COVERAGE		
LOT AREA (S.F. AND ACREAGE)		0.72 ACRES= 31,239.78 S.F. MAX COVERAGE = 12,489.91 S.F.
LOT COVERAGE	<40%	COVERAGE SF= 6,898.5 S.F. COVERAGE %= 22.1% (22.1% IS 17.9% BELOW THE ALLOWABLE 40%)
FLOOR AREA CALCULATIONS		
		SHEET A2.0 FOR ALL AREA CALCULATIONS
MISC REQUIREMENTS		
BUILDING SETBACKS	16'	- SEE A1.1 FOR BUILDING SETBACKS
BUILDING HEIGHT		
- MAXIMUM	- 35' + 5'	- 39.60' MAX
- AVERAGE	- 30'	- 22.28' AVERAGE
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2	- 3
- SURFACE	- 2	- 2
EXTERIOR MATERIALS	- SEE A3.0	- SEE A3.0
CODE SUMMARY		
ZONING - SINGLE FAMILY RESIDENTIAL BUILDING CODE - IRC-2012 DESCRIPTION - 3.0 STORY OCCUPANCY CLASSIFICATION - IRC 1&2 AUTOMATIC FIRE SPRINKLERS NFPA13D - SPRINKLERED GREATER THAN 3,600 S.F. FIRE RESISTIVE RAITING SHAFT ENCLOSURES - 1 HR. EXIT ENCLOSURE RATING 1 HR. ELEVATOR SHAFT N/A		

GENERAL NOTES

CONTRACT DOCUMENTS:
 CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE 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:
 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). THESE DRAWINGS ARE ORGANIZED BY BUILDING UNIT.

THOUGH THE ENTIRE PROJECT IS DEFINED AS A SINGLE STRUCTURE DUE TO THE CONNECTED PARTS, EACH BUILDING HAS ITS OWN CORRESPONDING SET OF ARCHITECTURAL AND ENGINEERING DOCUMENTS. THE GARAGE IS CONSIDERED ITS OWN ENTITY, AS ARE THE RENOVATIONS OF THE EXISTING LOBBY INTO SPA FACILITIES.

SYSTEMS AND DETAILS HAVE BEEN STANDARDIZED AS MUCH AS POSSIBLE THROUGHOUT EACH STRUCTURE FOR ECONOMY AND EASE OF UNDERSTANDING; SOME DETAILS ARE THEREFORE REPLICATED IN BUILDINGS FOR CONTRACTOR AND SUBCONTRACTOR CONVENIENCE.

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.

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.

SHEET INDEX

SHEET NUMBER	SHEET NAME
A0.0	COVER & PROJECT INFORMATION
A0.1	SITE PHOTOS
A0.2	PROJECT RENDERINGS SITE SURVEY
CIVIL SERIES	
C1	DRIVEWAY GRADING AND UTILITIES
ARCHITECTURAL SERIES	
A1.1	COMPILED SITE & LANDSCAPE PLAN
A1.2	SITE CONTEXT
A1.3	BUILDING HEIGHT CALCS.
A1.4	SITE SECTIONS
A2.0	FLOOR AREA SUMMARY
A2.1	MOTOR COURT & ENTRY PLAN
A2.2	LOWER LEVEL PLAN
A2.3	MAIN LEVEL PLAN
A2.4	EAST ROOF PLAN
A2.5	UPPER LEVEL PLAN
A3.0	EXTERIOR MATERIALS
A3.1	COMPILED EAST & WEST ELEVATIONS
A3.2	COMPILED NORTH & SOUTH ELEVATIONS

PROJECT TEAM

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 JENNIFER BIRDWELL

ARCHITECT:
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 TOMMY@TOMMYHEIN.COM

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 TELLURIDE, CO 81435
 817.909.3959
 CHRISTY@SAGEHOUSEDESIGNS.COM

LANDSCAPE:
 TBD

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

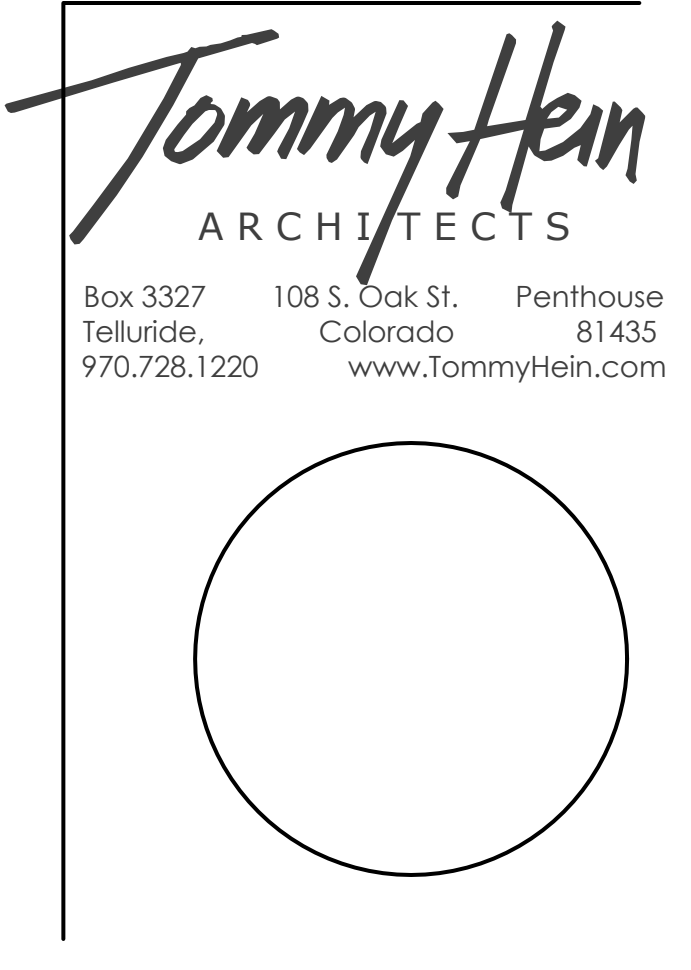
STRUCTURAL:
 COLORADO STRUCTURAL
 MIKE ARBANEY
 315 BELLEVUE, SUITE 2B
 P.O. BOX 2544
 CRESTED BUTTE, CO 81224
 970.349.5922
 MIKE@COLORADOSTRUCTURAL.COM

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

LIGHTING:
 TBD

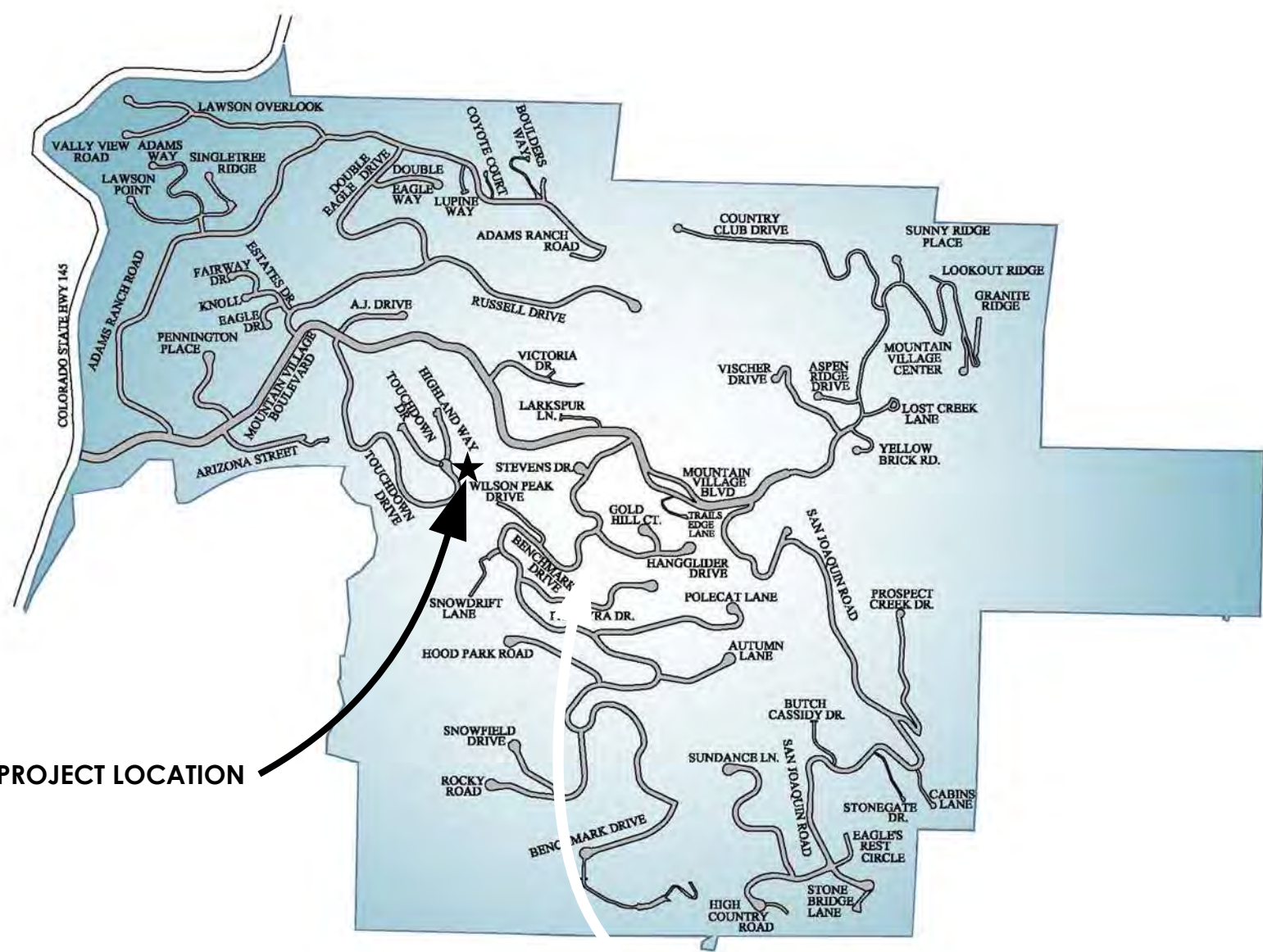
SURVEYOR:
 JEFF HASKELL
 125 W PACIFIC, SUITE B-1
 TELLURIDE, CO 81501
 970.728.6153
 JHASKELL@FOLEYASSOC.COM

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



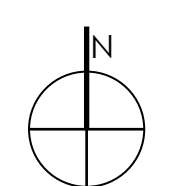
SUBMISSIONS

DATE	SUBMISSION
09.22.2020	CLIENT MEETING
09.29.2020	CLIENT MEETING
10.16.2020	PLAN REVIEW
11.05.2020	DRC REVIEW



Plot Title: 11.05.2020 A0 Project Info_434

B VICINITY MAP
 SCALE: NONE



A 3D CONCEPT VIEW
 SCALE: NONE

The Refuge

**LOT 434
 TOUCHDOWN DR
 MTN. VILLAGE
 COLORADO**

**COVER /
 PROJECT
 INFO**

A0.0



1 SITE PANORAMA LOOKING WEST



2 SITE PHOTO LOOKING NORTH EAST

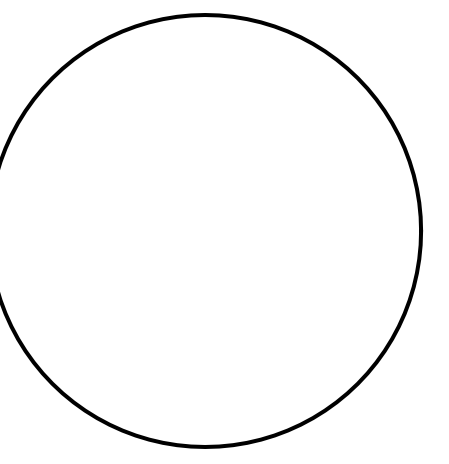


3 SITE PANORAMA NORTH TO EAST



4 VIEW TO SKI AREA

Tommy Hein
ARCHITECTS
Box 3327 Telluride, Colorado 970.728.1220 108 S. Oak St. Penthouse Colorado 81435 www.TommyHein.com



SUBMISSIONS

DATE	SUBMISSION
09.22.2020	CLIENT MEETING
09.29.2020	CLIENT MEETING
10.16.2020	PLAN REVIEW
11.05.2020	DRC REVIEW

The Refuge

LOT 434
TOUCHDOWN DR
MTN. VILLAGE
COLORADO

SITE PHOTOS

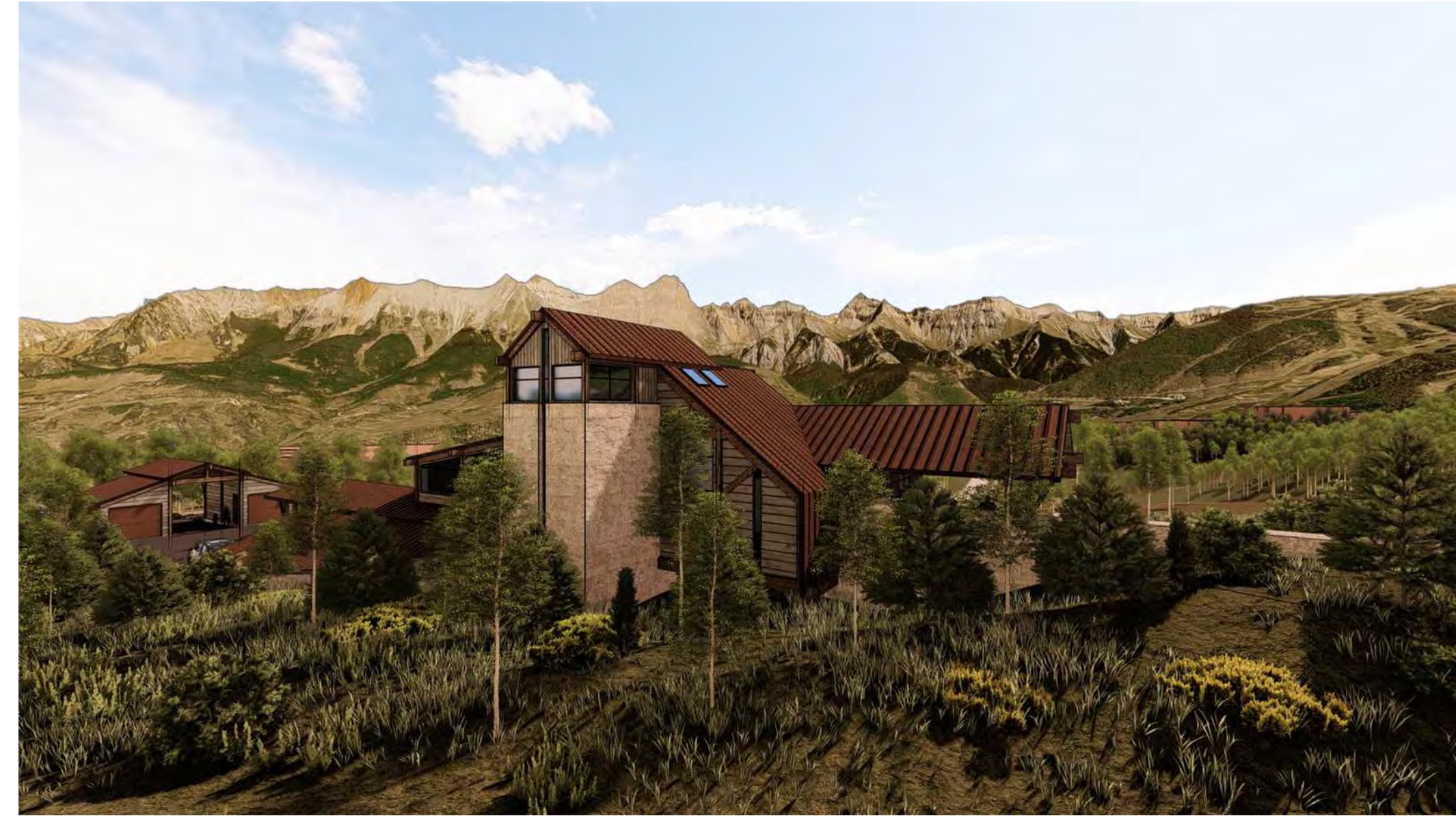
A.1



1 SOUTH EAST VIEW



2 NORTH WEST VIEW



3 SOUTH STREET VIEW



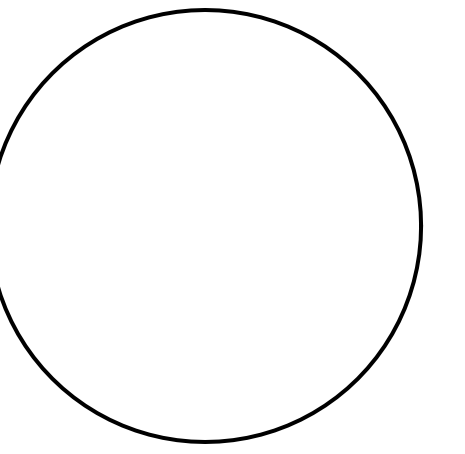
4 GARAGE ENTRY VIEW



5 NORTH ENTRY VIEW

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ARCHITECTS

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SUBMISSIONS

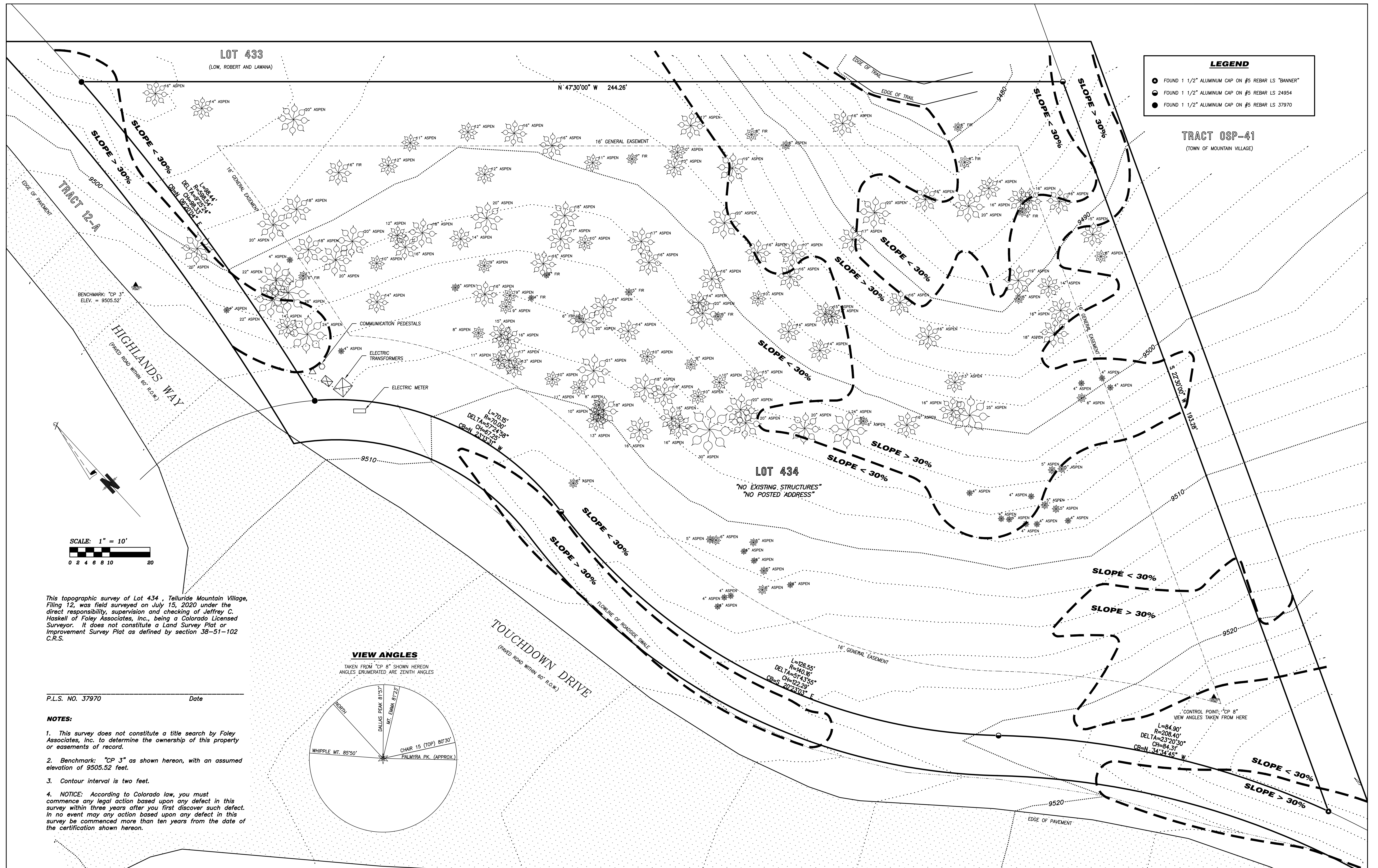
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**PROJECT
RENDERINGS**

A.0.2

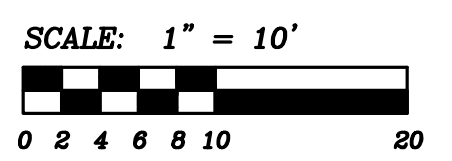


LEGEND	
●	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS "BANNER"
●	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 24954
●	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 37970

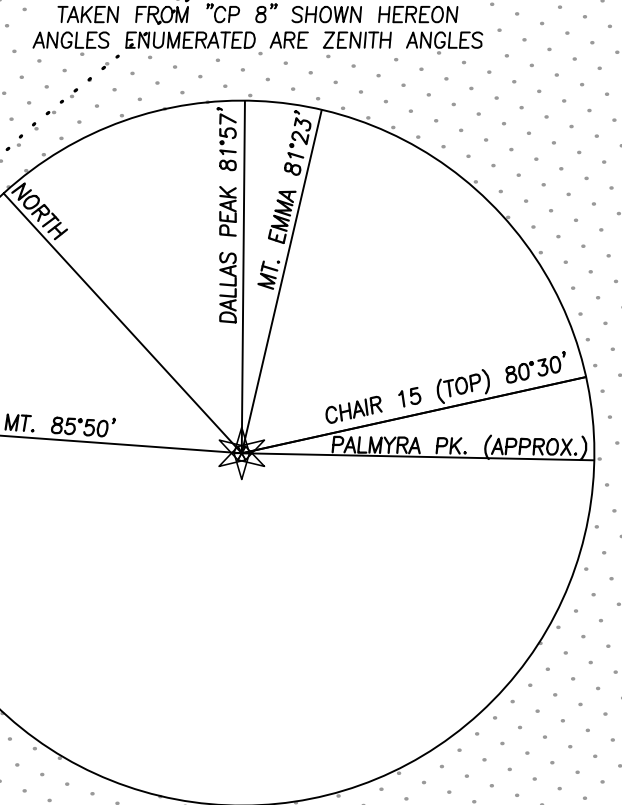
TRACT OSP-41
(TOWN OF MOUNTAIN VILLAGE)

LOT 434
"NO EXISTING STRUCTURES"
"NO POSTED ADDRESS"

This topographic survey of Lot 434, Telluride Mountain Village, Filing 12, was field surveyed on July 15, 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



VIEW ANGLES



P.L.S. NO. 37970 Date

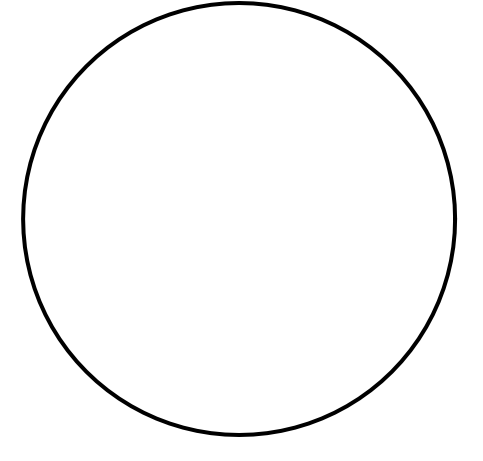
- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
 - Benchmark: "CP 3" as shown hereon, with an assumed elevation of 9505.52 feet.
 - Contour interval is two feet.
 - NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TOPOGRAPHIC SURVEY
Lot 434, Telluride Mountain Village, Filing 12,
Located within Section 4, T. 42 N., R. 9 W., N.M.P.M., San Miguel County, Colorado

Project Mgr:	JH
Technician:	FO
Checked by:	CC
Start date:	07 / 2020

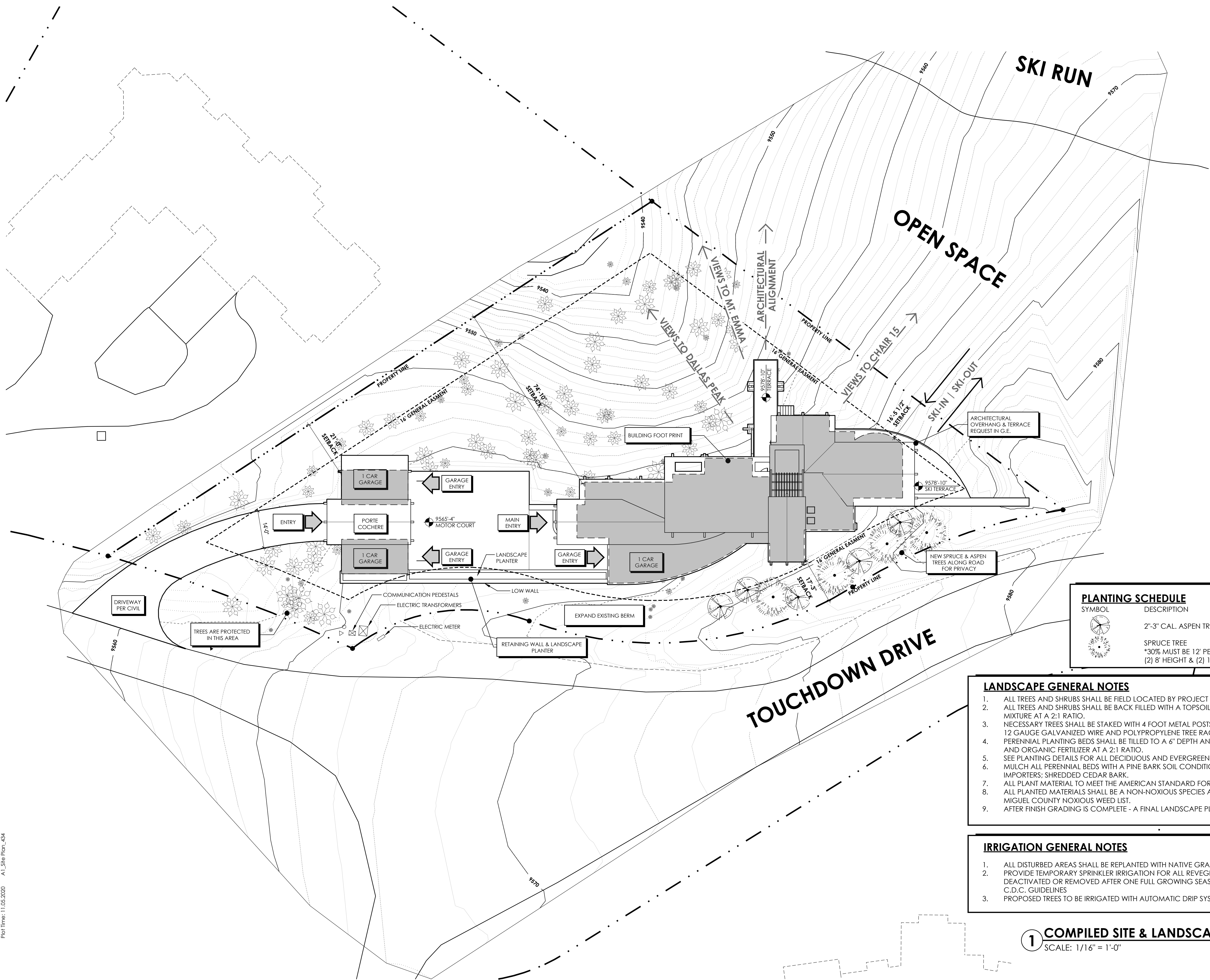
FOLEY ASSOCIATES, INC.
ENGINEERING - PLANNING - SURVEYING
Drawing path: dwg\8838 TOPO 07-20.dwg

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435
Sheet 1 of 1 Project #: 8838



SUBMISSIONS

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11.05.2020	DRC REVIEW



PLANTING SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
	2"-3" CAL. ASPEN TREE	5
	SPRUCE TREE *30% MUST BE 12' PER CDC (2) 8' HEIGHT & (2) 12' HEIGHT	4*

- 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

1 COMPILED SITE & LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

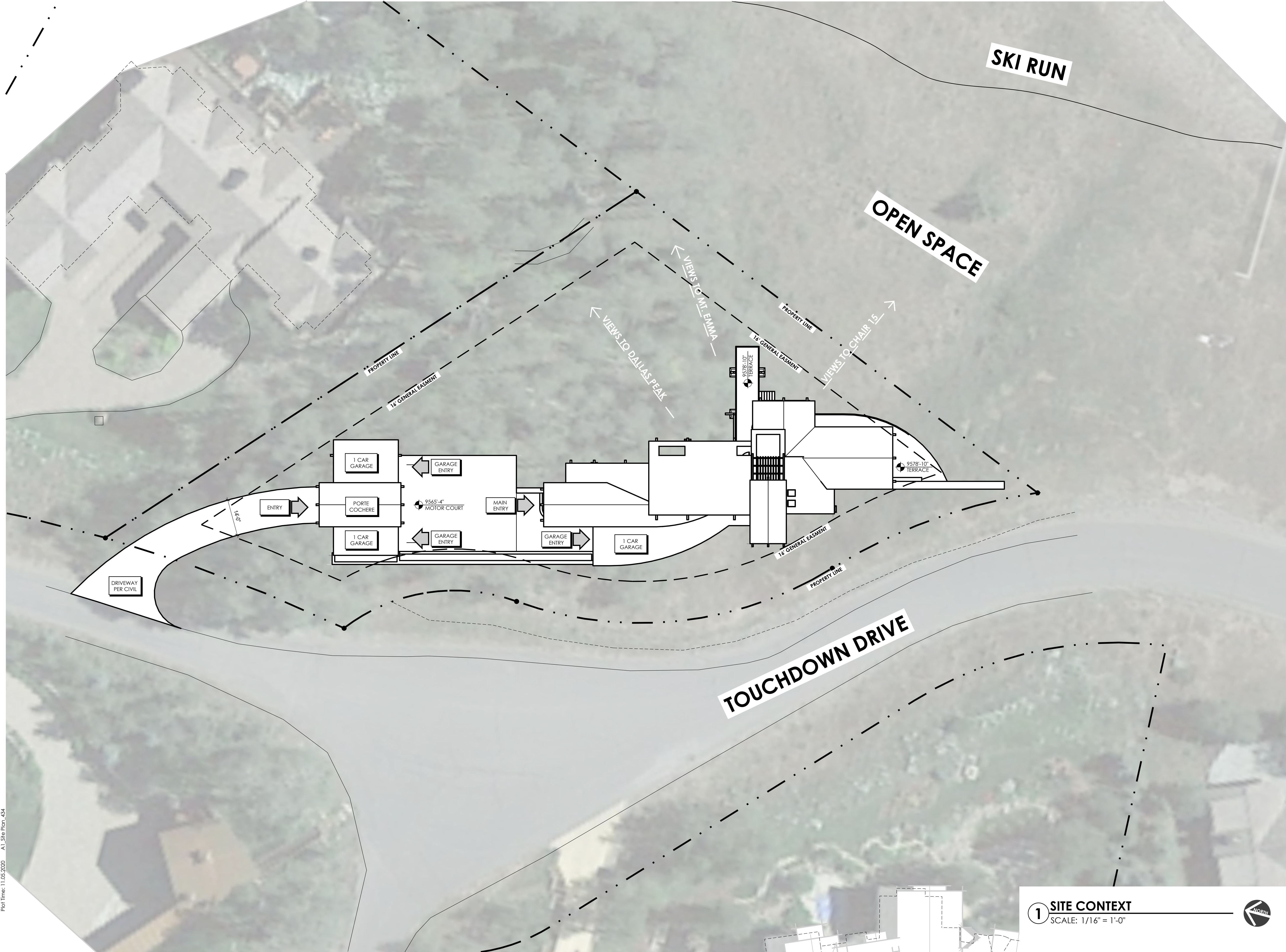


The Refuge

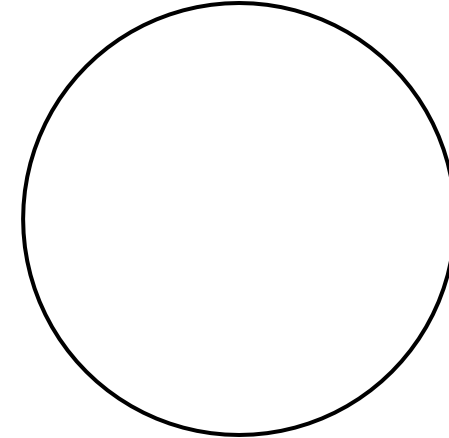
LOT 434
TOUCHDOWN DR
MTN. VILLAGE
COLORADO

**COMPILED
SITE &
LANDSCAPE
PLAN**

A1.1



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The Refuge

LOT 434
 TOUCHDOWN DR
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 COLORADO

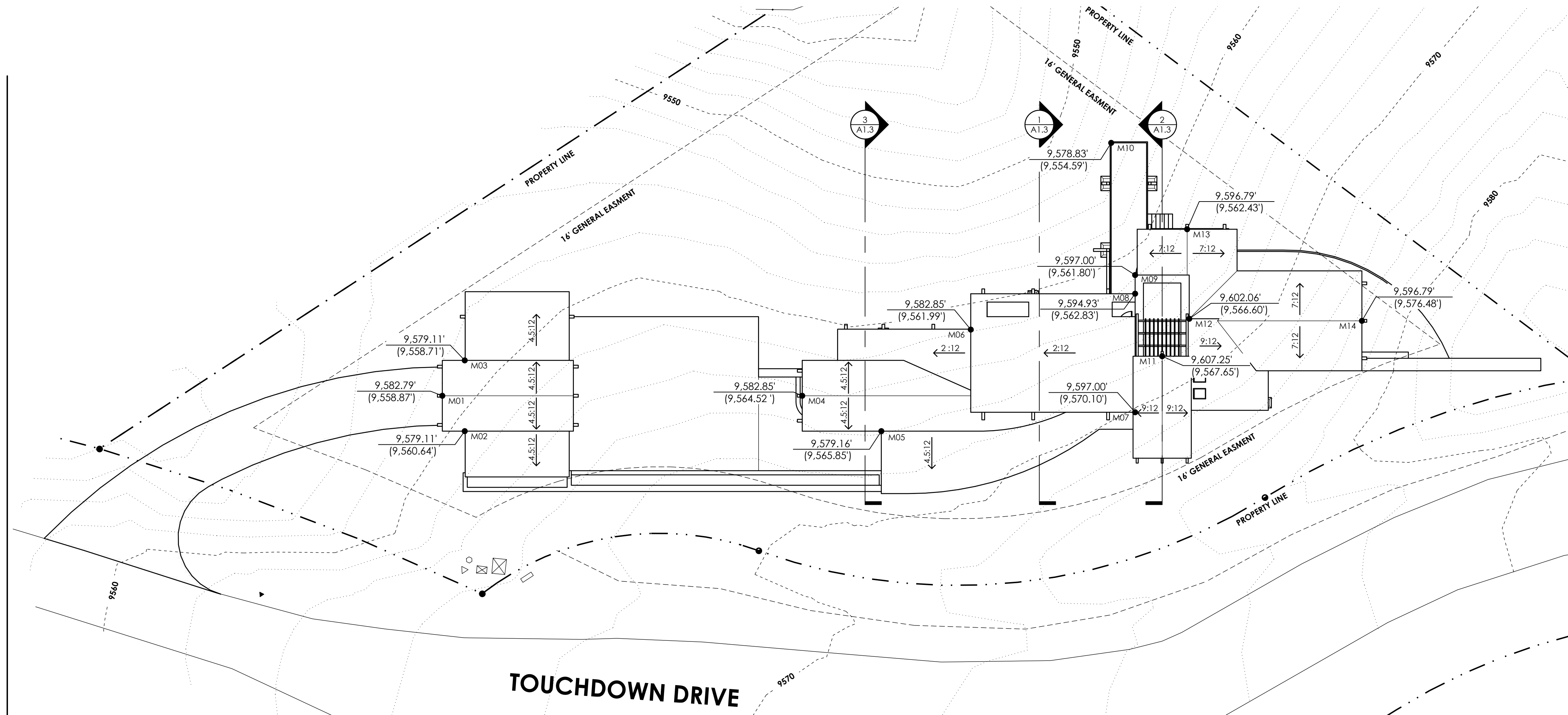
SITE CONTEXT

A.2

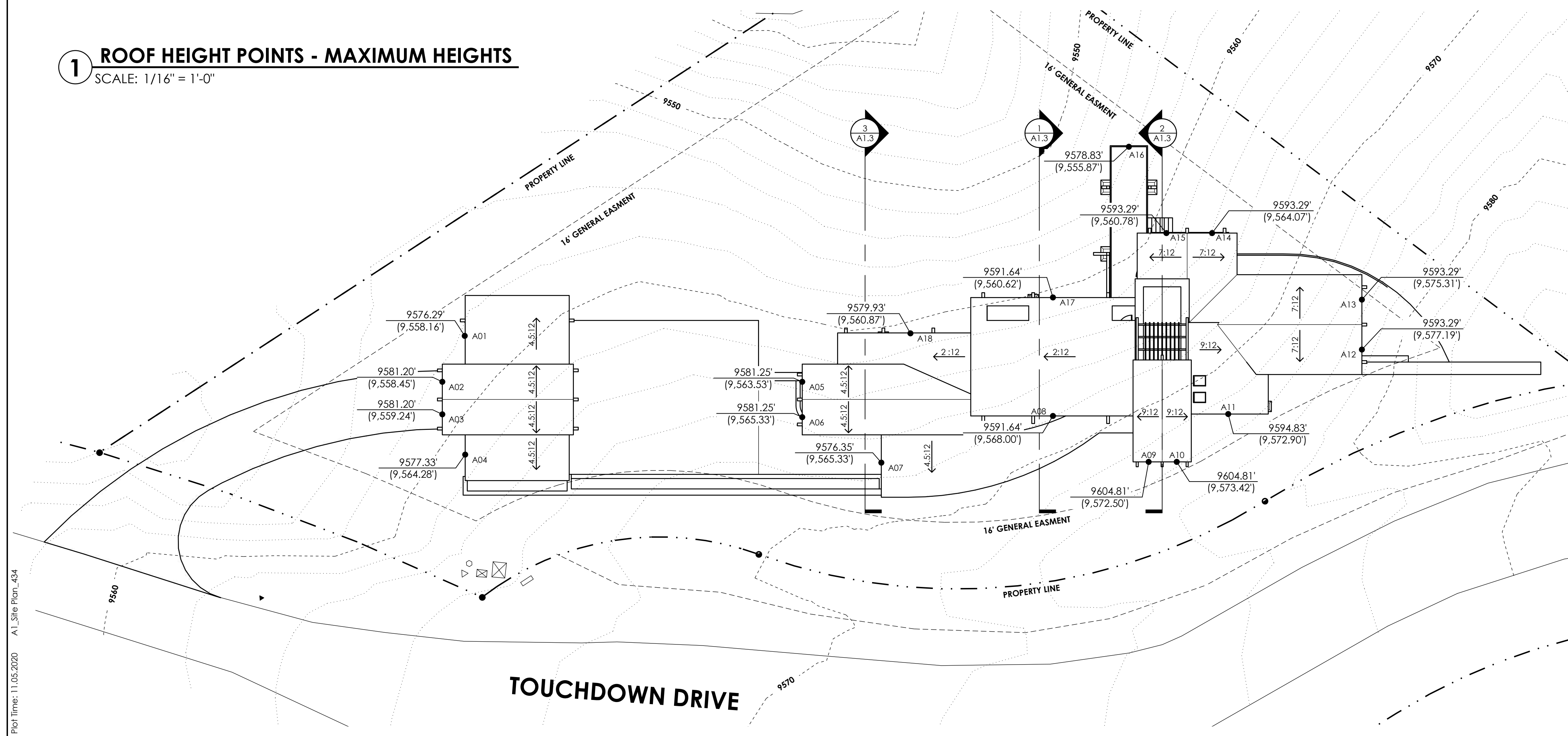
1 SITE CONTEXT
 SCALE: 1/16" = 1'-0"



Plot Title: 11.05.2020 - A1_Site Plan_434



1 ROOF HEIGHT POINTS - MAXIMUM HEIGHTS
SCALE: 1/16" = 1'-0"



1 ROOF HEIGHT POINTS - MAXIMUM AVERAGE HEIGHTS
SCALE: 1/16" = 1'-0"

LOT 434 TOUCHDOWN DR					
TELLURIDE MOUNTAIN VILLAGE					
MAXIMUM ROOF HEIGHT CALCULATIONS					
ROOF POINT #	ROOF POINT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT (FEET) ABOVE NATURAL GRADE	PROPOSED GRADE ELEVATION BELOW	CALCULATED ROOF HEIGHT (FEET) ABOVE FINISH GRADE
M01	9,582.79	(9,558.87)	23.92	9,564.22	18.57
M02	9,579.11	(9,560.64)	18.47	9,563.97	15.14
M03	9,579.11	(9,558.71)	20.40	9,559.75	19.36
M04	9,582.85	(9,564.52)	18.33	9,565.33	17.52
M05	9,579.16	(9,565.85)	13.31	9,565.33	13.83
M06	9,582.85	(9,561.99)	20.86	9,561.93	20.92
M07	9,598.45	(9,569.10)	29.35	N/A	N/A
M08	9,594.93	(9,562.83)	32.10	9,562.83	32.10
M09	9,597.00	(9,561.80)	35.20	9,561.76	35.24
M10	9,578.83	(9,554.59)	24.24	9,554.59	24.24
M11	9,607.25	(9,567.65)	39.60	N/A	N/A
M12	9,602.06	(9,566.60)	35.46	N/A	N/A
M13	9,596.79	(9,562.43)	34.36	9,564.95	31.84
M14	9,596.79	(9,576.48)	20.31	N/A	N/A

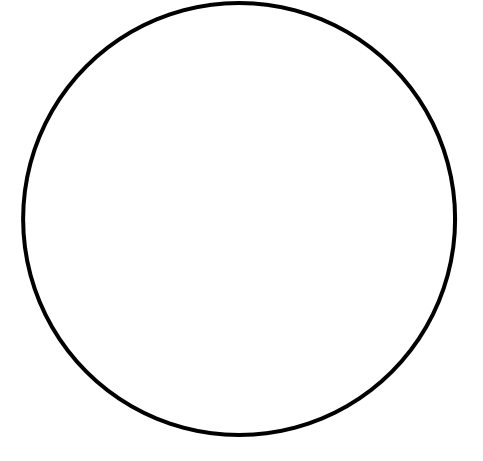
35' + 5' = MAX HEIGHT FOR GABLE ROOF FORMS
MAX HEIGHT = 39.6' (M11) | COMPLIANT BY 0.4'

LOT 434 TOUCHDOWN DR					
TELLURIDE MOUNTAIN VILLAGE					
MAXIMUM ROOF HEIGHT CALCULATIONS					
ROOF POINT #	ROOF ELEVATION	MOST RESTRICTIVE ELEVATION BELOW ROOF POINT	NG = NATURAL GRADE FG = FINISH GRADE	ROOF HEIGHT (FEET) ABOVE GRADE	
A01	9,576.29	(9,558.16)	NG	18.13	
A02	9,581.20	(9,558.45)	NG	22.75	
A03	9,581.20	(9,559.24)	NG	21.96	
A04	9,577.33	(9,564.28)	FG	13.05	
A05	9,581.25	(9,563.53)	NG	17.72	
A06	9,581.25	(9,565.33)	FG	15.92	
A07	9,597.00	(9,570.10)	NG	26.9	
A08	9,591.64	(9,568.00)	NG	23.64	
A09	9,604.81	(9,572.50)	NG	32.31	
A10	9,604.81	(9,573.42)	NG	31.39	
A11	9,594.83	(9,572.90)	NG	21.93	
A12	9,593.29	(9,577.19)	NG	16.1	
A13	9,593.29	(9,575.31)	NG	17.98	
A14	9,593.29	(9,564.07)	NG	29.22	
A15	9,593.29	(9,560.78)	NG	32.51	
A16	9,578.83	(9,555.87)	NG	22.96	
A17	9,591.64	(9,560.62)	NG	31.02	
A18	9,579.93	(9,560.87)	NG	19.06	

AVERAGE HEIGHT: 23.03
MAX. AVERAGE ALLOWABLE: 30
COMPLIANT BY: 6.96

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SUBMISSIONS

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11.05.2020 DRC REVIEW

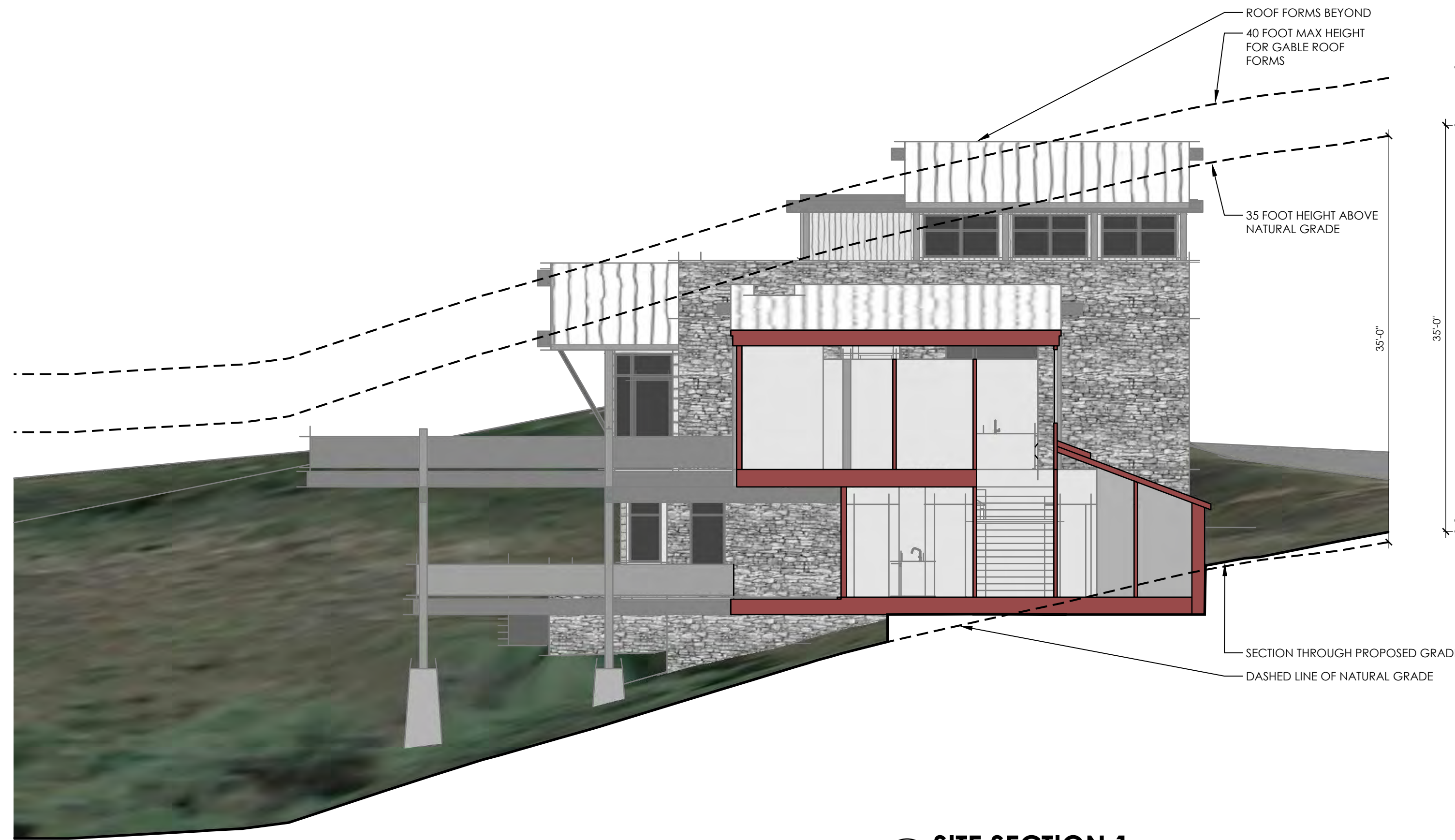
The Refuge

LOT 434
TOUCHDOWN DR
MTN. VILLAGE
COLORADO

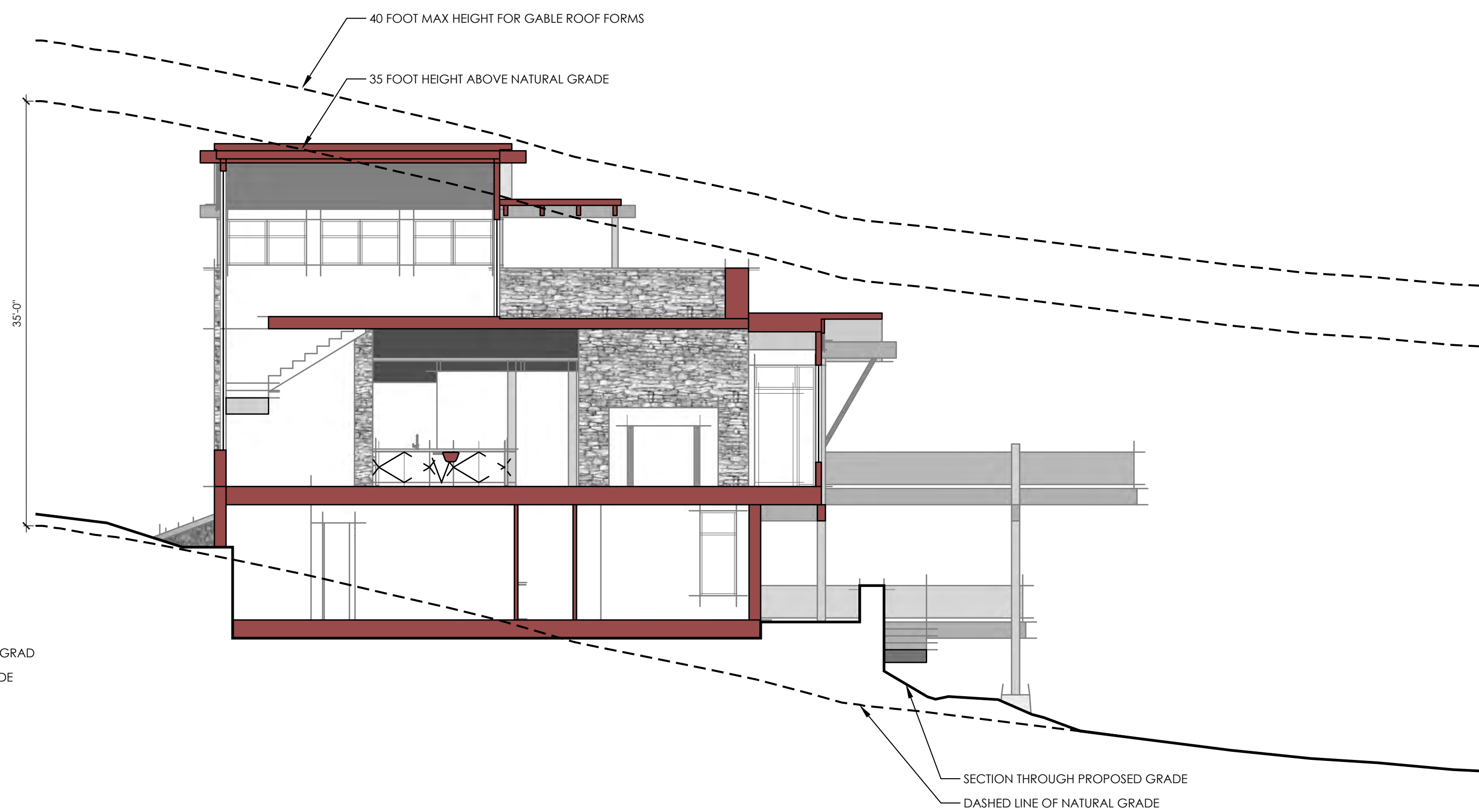
**BUILDING
HEIGHT
CALCS.**

A1.3

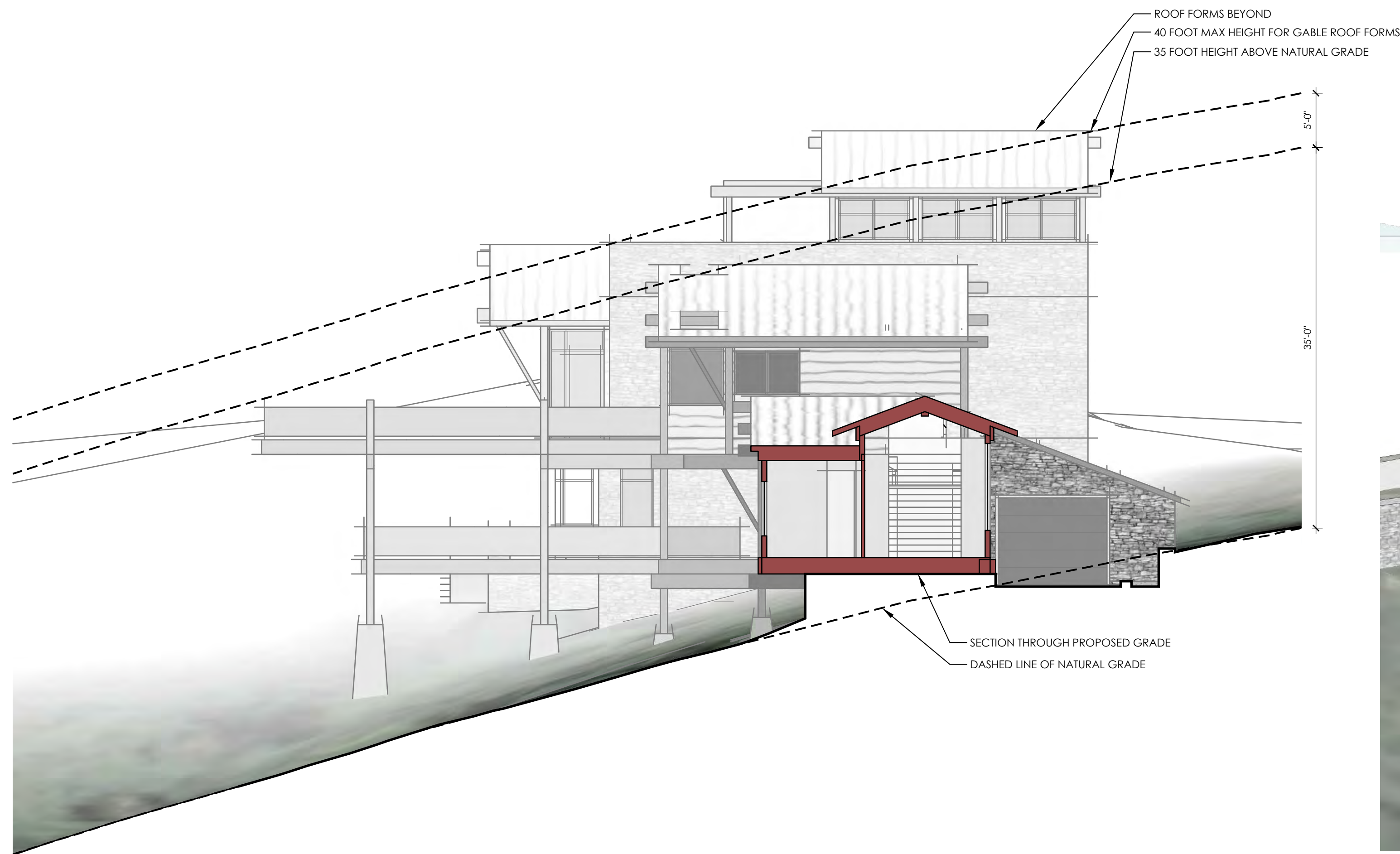
Plot Time: 11.05.2020 A1_Site Plan_434



1 SITE SECTION 1
SCALE: 1/8" = 1'-0"



2 SITE SECTION 2 THROUGH HIGHEST RIDGE
SCALE: 1/8" = 1'-0"



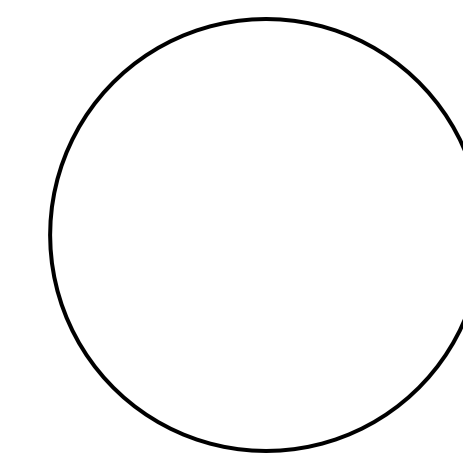
3 SITE SECTION 3
SCALE: 1/8" = 1'-0"



4 SITE OFFSET 3D VIEW
SCALE: 1/8" = 1'-0"

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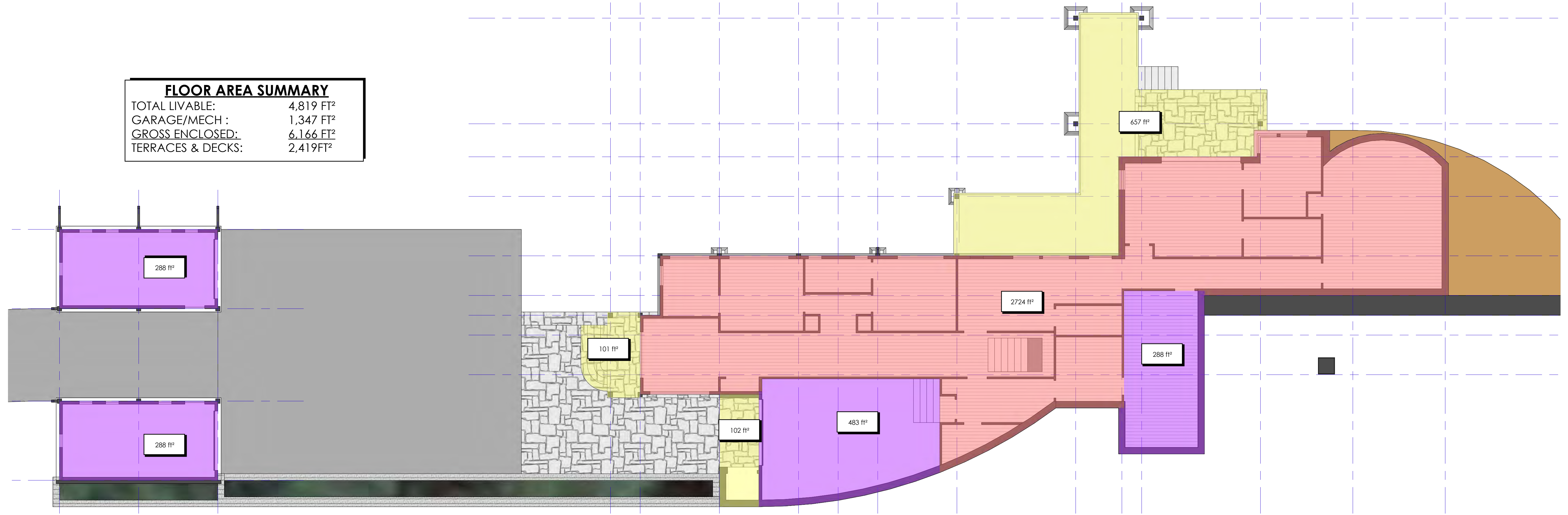
The Refuge

LOT 434
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COLORADO

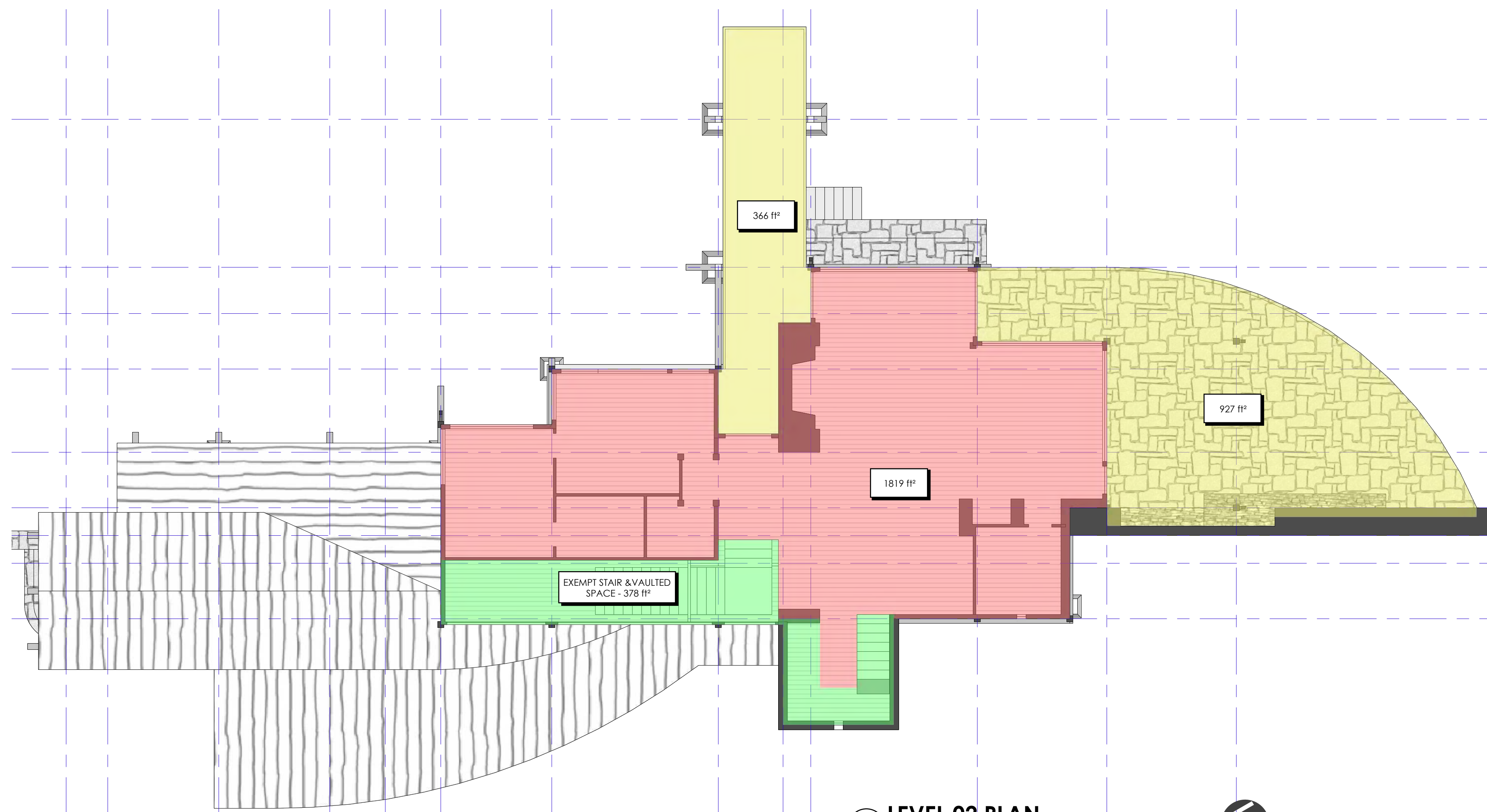
SITE SECTIONS

A.1.4

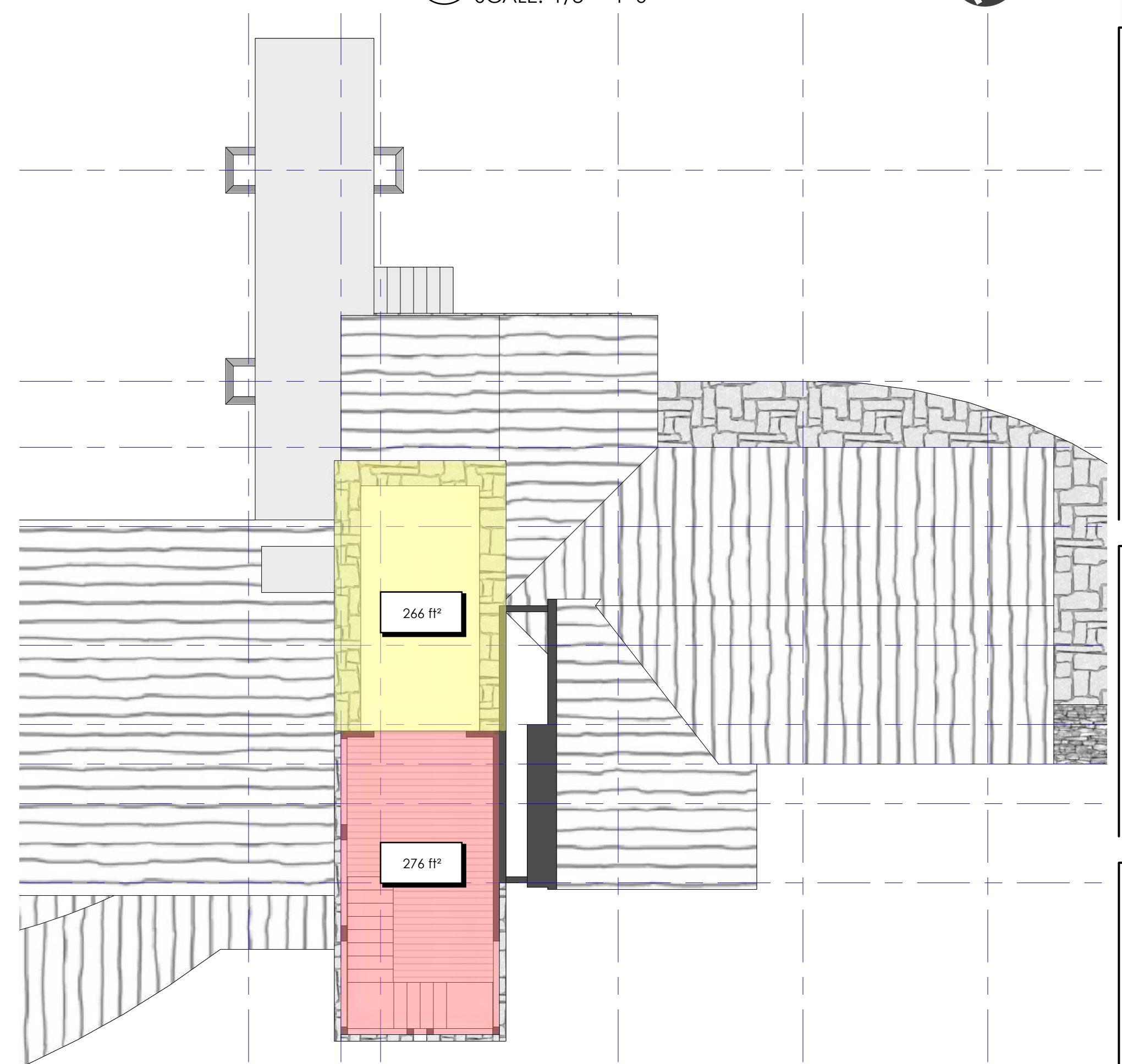
FLOOR AREA SUMMARY	
TOTAL LIVABLE:	4,819 FT ²
GARAGE/MECH :	1,347 FT ²
GROSS ENCLOSED:	6,166 FT ²
TERRACES & DECKS:	2,419 FT ²



1 LEVEL 01 PLAN
SCALE: 1/8" = 1'-0"



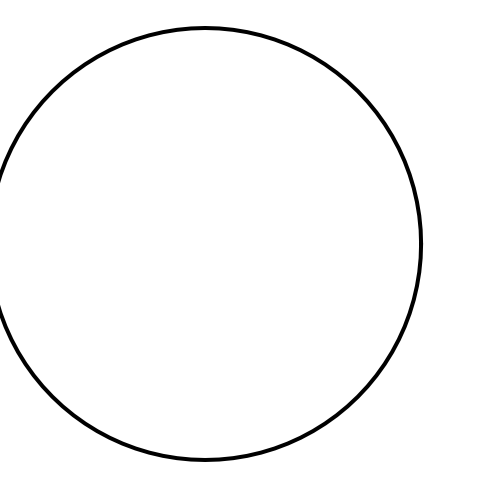
2 LEVEL 02 PLAN
SCALE: 1/8" = 1'-0"



3 LEVEL 03 PLAN
SCALE: 1/8" = 1'-0"



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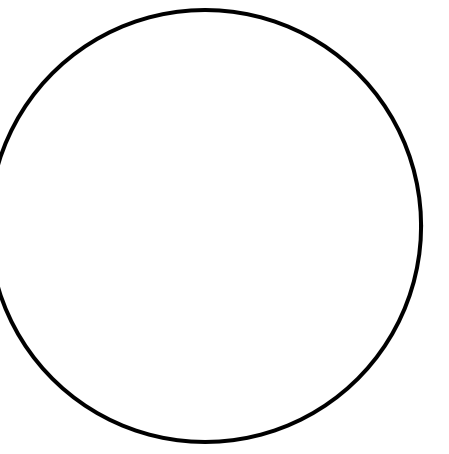
FLOOR AREA SUMMARY

A.2.0

Plot Title: 11.05.2020 A2_Floor Plans_434

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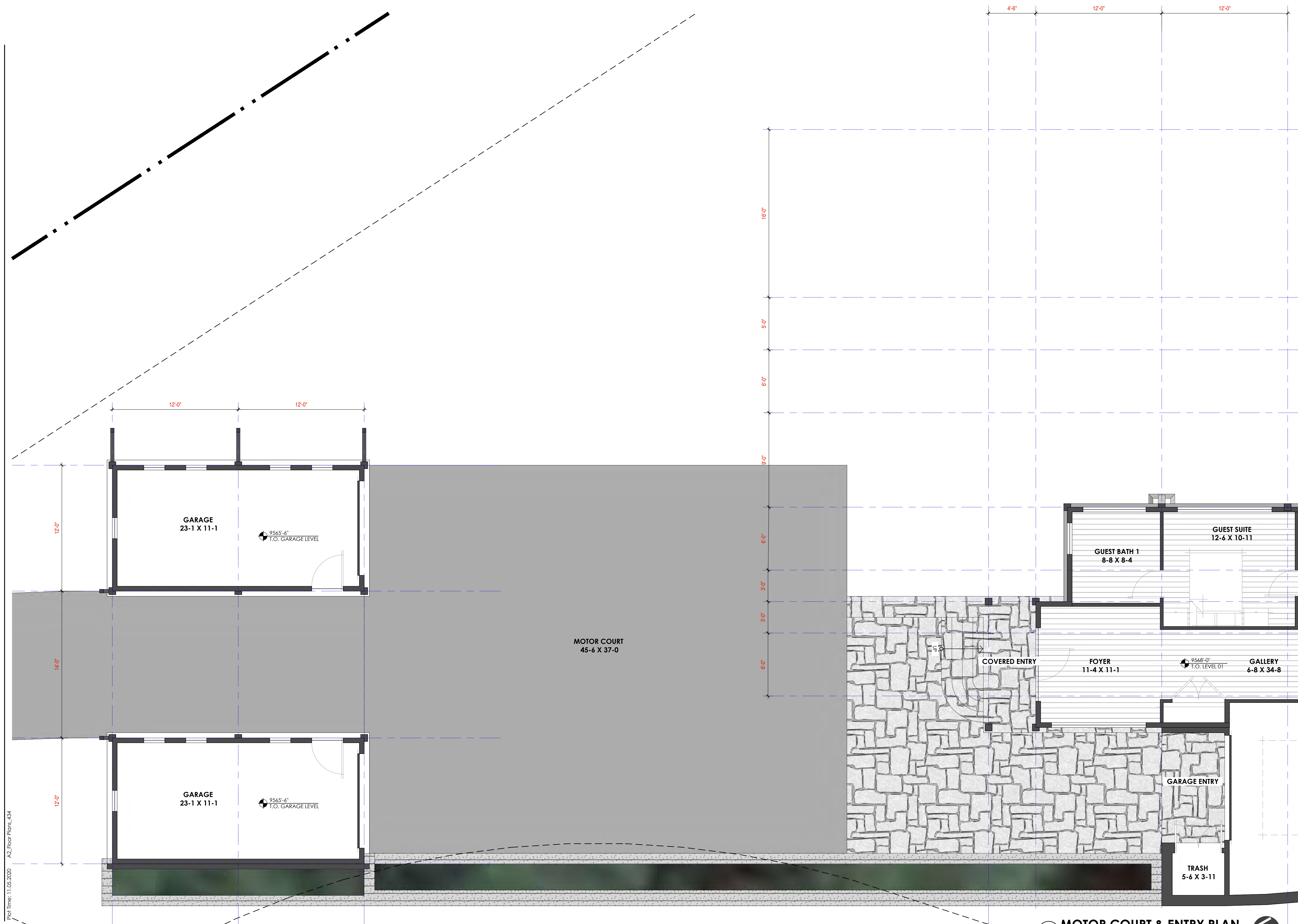
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The Refuge

LOT 434
TOUCHDOWN DR
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COLORADO

MOTOR COURT & ENTRY PLAN

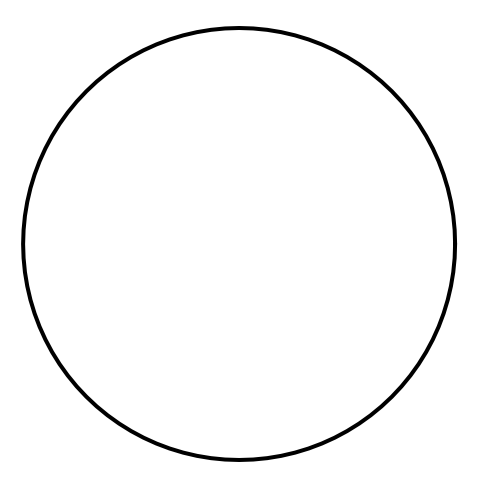
A.1



1 MOTOR COURT & ENTRY PLAN
SCALE: 1/4" = 1'-0"



Plot Title: 11.05.2020 A2_Floor Plans_434



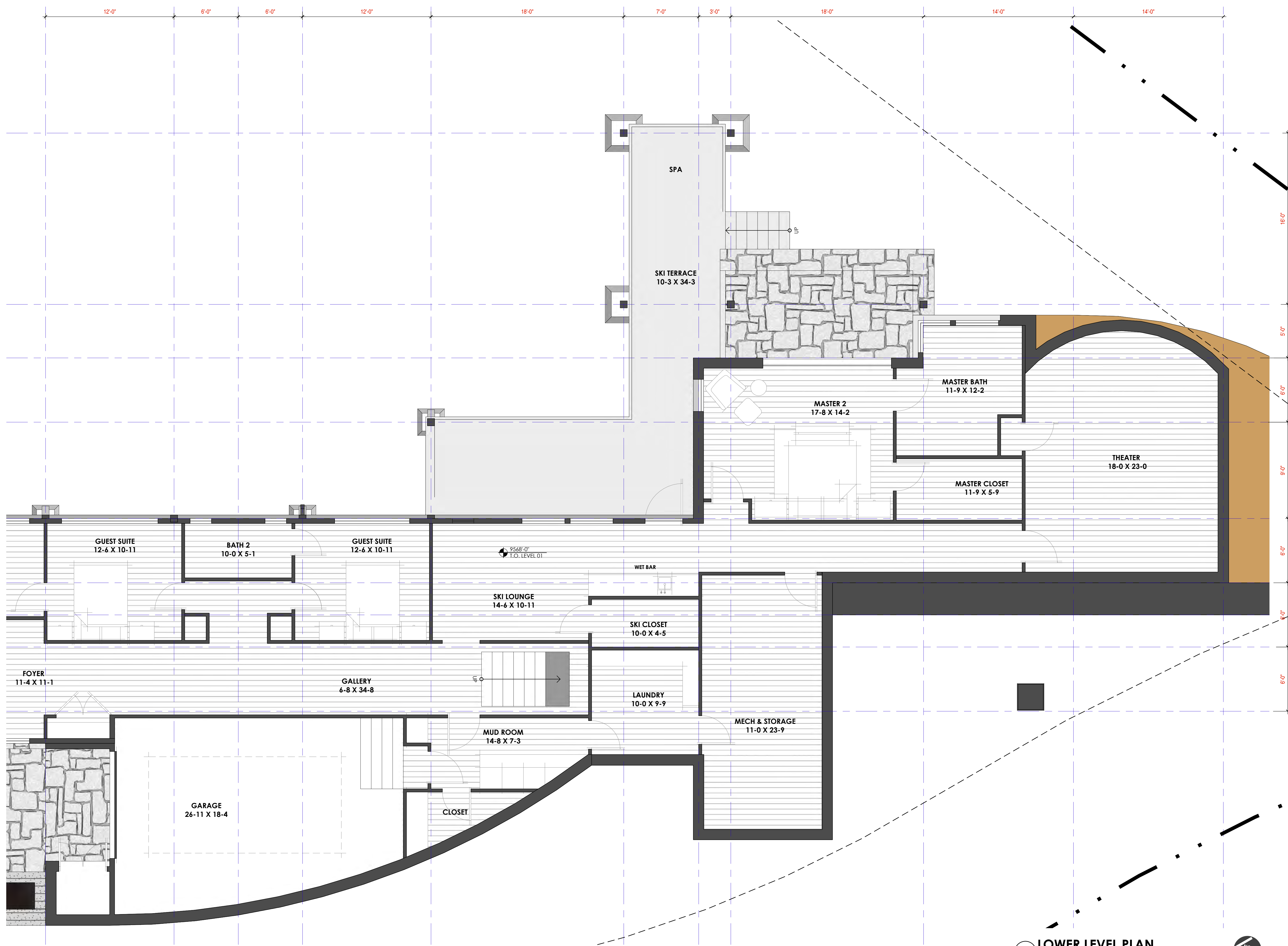
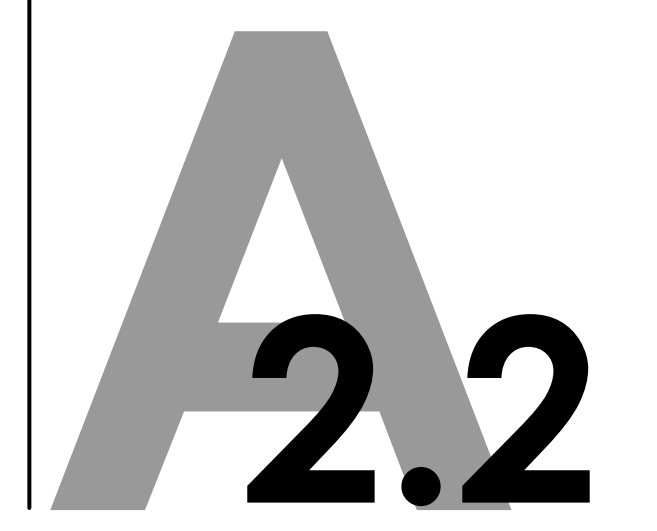
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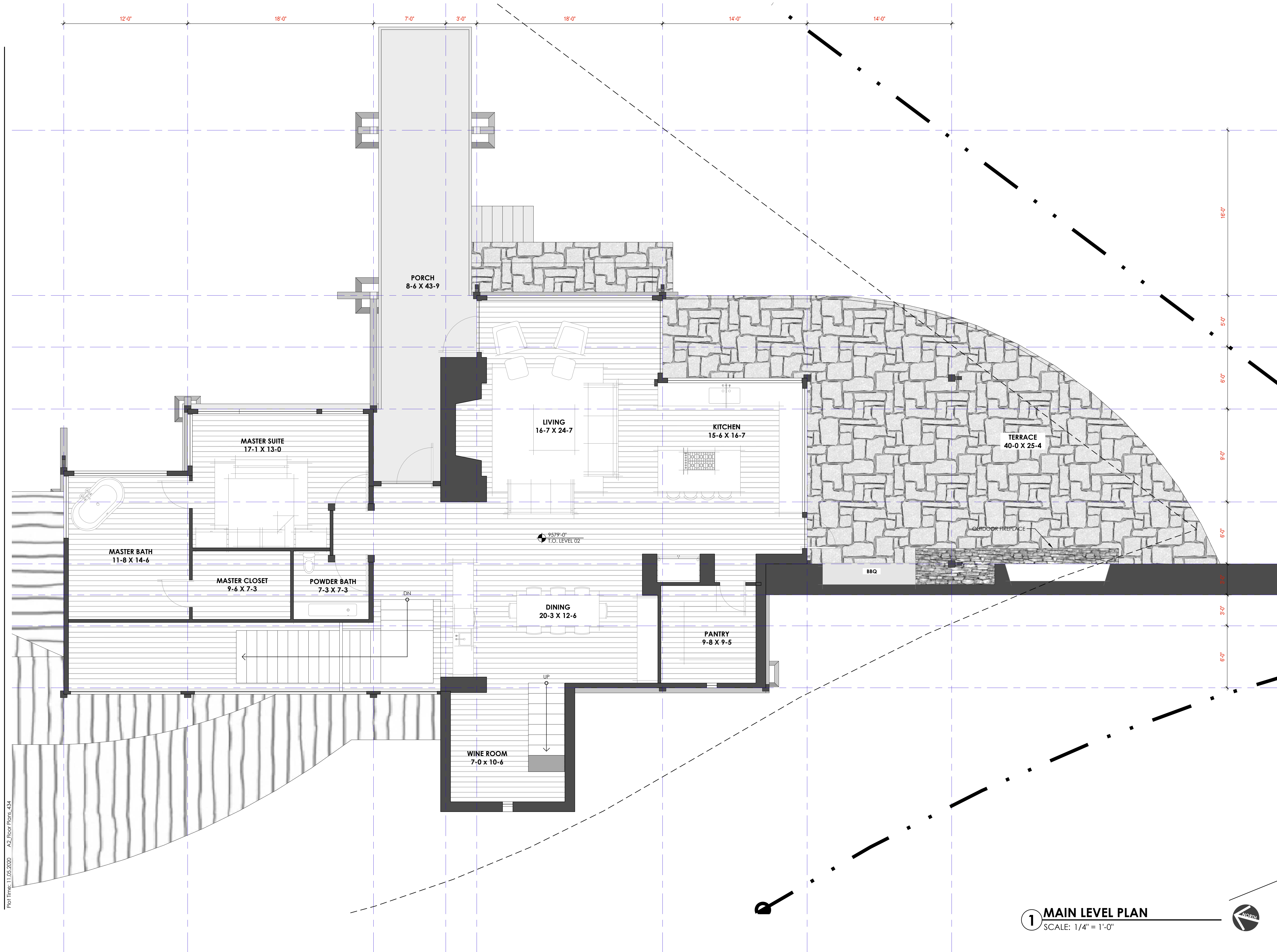
LOT 434
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LOWER LEVEL PLAN



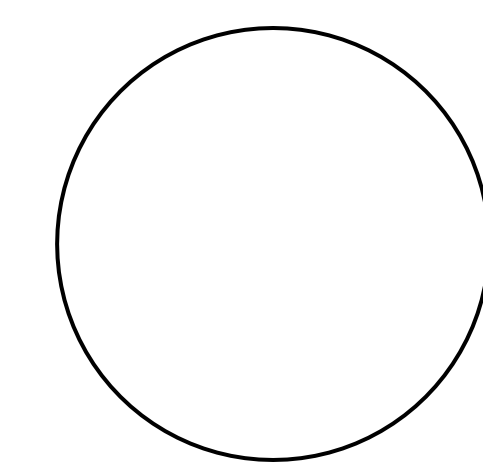
1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"





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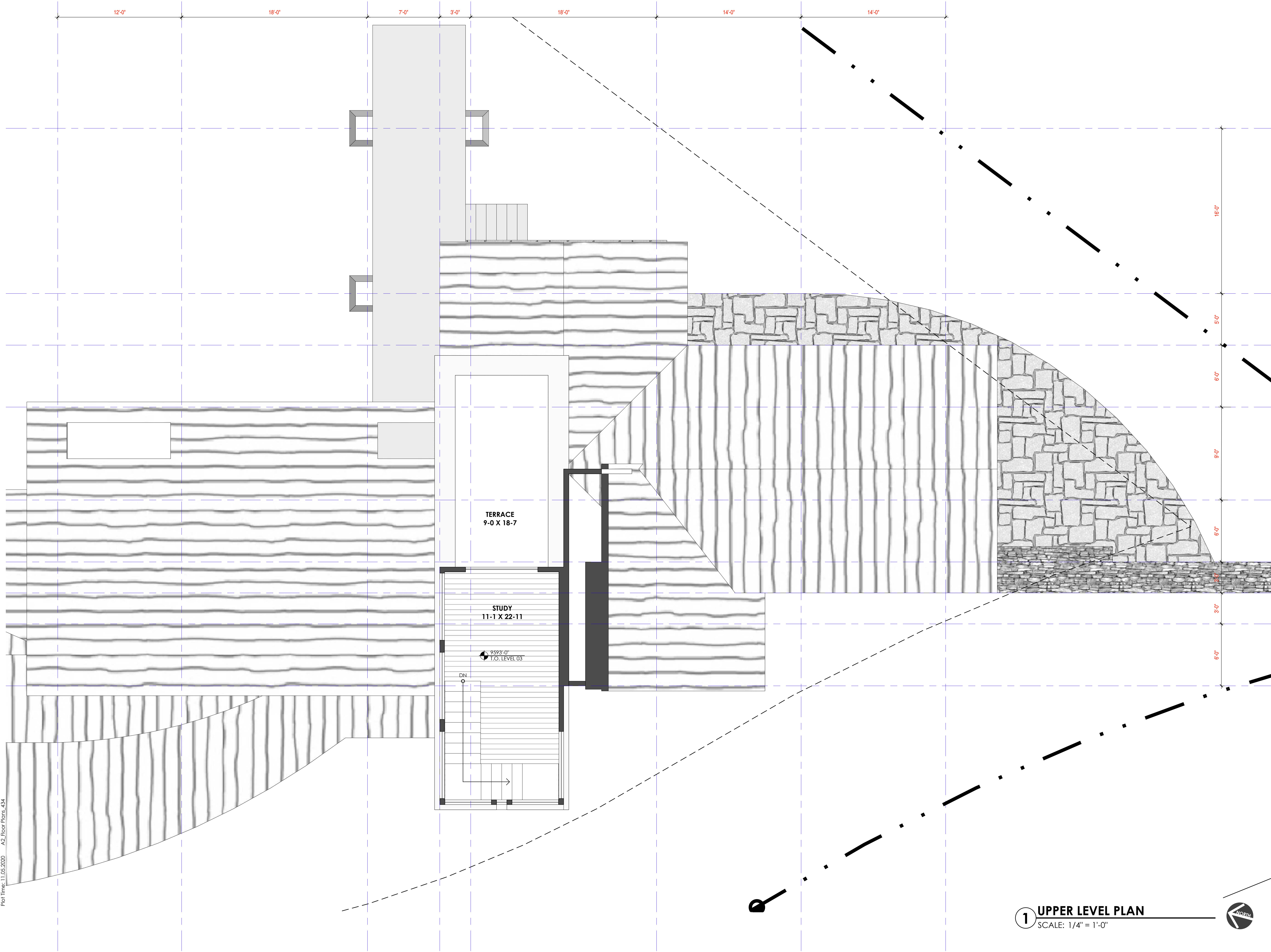
MAIN LEVEL PLAN

A2.3

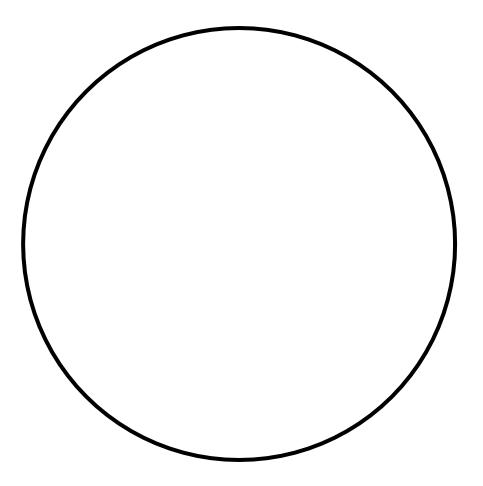
1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



Plot Title: 11.05.2020 A2_Floor Plans_434



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UPPER LEVEL PLAN

A.2.4

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



Plot Title: 11.05.2020 - A2_Floor Plans_434

EXTERIOR MATERIALS



MATERIAL PALLETTE

BLEACHED GREY BARNWOOD
 NATURAL - ROUGH
 VERTICAL SIDING AND SOFFITS -
 4" BOARDS
 HORIZONTAL SIDING - 12" BOARDS
 MILLED, BUTT JOINTS, 1/4" DARK
 STAIN REVEAL

W1

STONE VENEER
 "COTTONWOOD" LIMESTONE
 4-5" THICK
 NUETRAL WARM GREY
 LARGE BLOCK PATTERN

S1

VINTAGE WOOD TIMBERS
 ROUGH-HEWN
 FADED WITH LIGHT
 WEATHERPROOF STAIN
 APPROX SIZE PER PLAN

W2

STEEL WINDOWS & DOORS
 PAINTED CHARCOAL BLACK
 PER SCHEDULE

F1

DYNAMIC

EXTERIOR MATERIALS



ROOFING
 STEEL - RUSTED PATINA
 STANDING SEAM - 16" RIMS O.C.

R1

FLAGSTONE PATIO
 "COTTONWOOD" LIMESTONE
 4-5" THICK
 NUETRAL WARM GREY
 BUFF TILE PATTERN 2' X 4'

S2

BOARDFORM CONCRETE
 HIGHLY TEXTURED
 NUETRAL WARM GREY

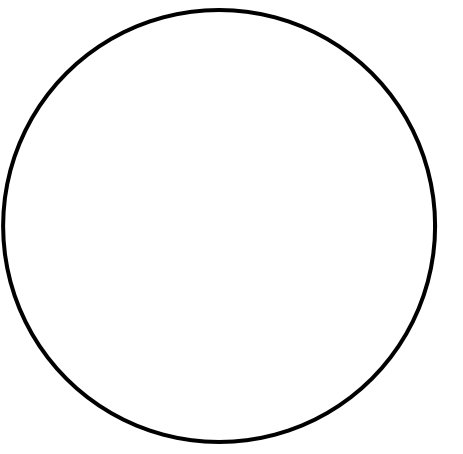
C1

EXPOSED STEEL STRUCTURE
 W. C. OR 3/16 BENT PLATE STEEL,
 PENETROL PATINA FINISH BLACK
 FOR INTERIOR, PAINTED BROZE
 PATINA FOR EXTERIOR

M1

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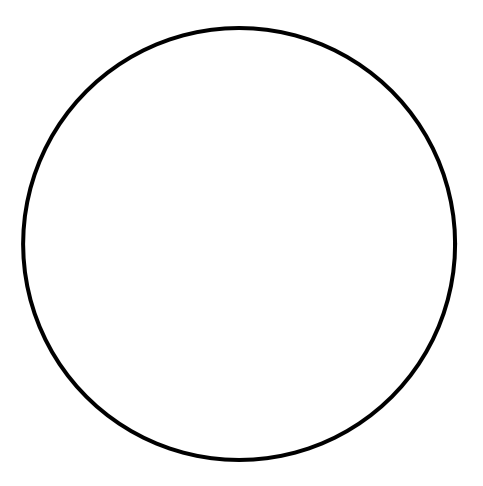
**EXTERIOR
 MATERIALS**

A3.0



GROSS FACADE MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	3,234
BOARD-FORMED CONC.	834
WOOD & TIMBER SIDING	3,460
FENESTRATION	1,869
METAL ROOFING/CLADDING	563
TOTAL VERT. SURFACE	9,959
TOTAL PERCENTAGE STONE & CONCRETE:	40.84%
35% REQUIRED PER CDC COMPLIANT BY:	5.84%

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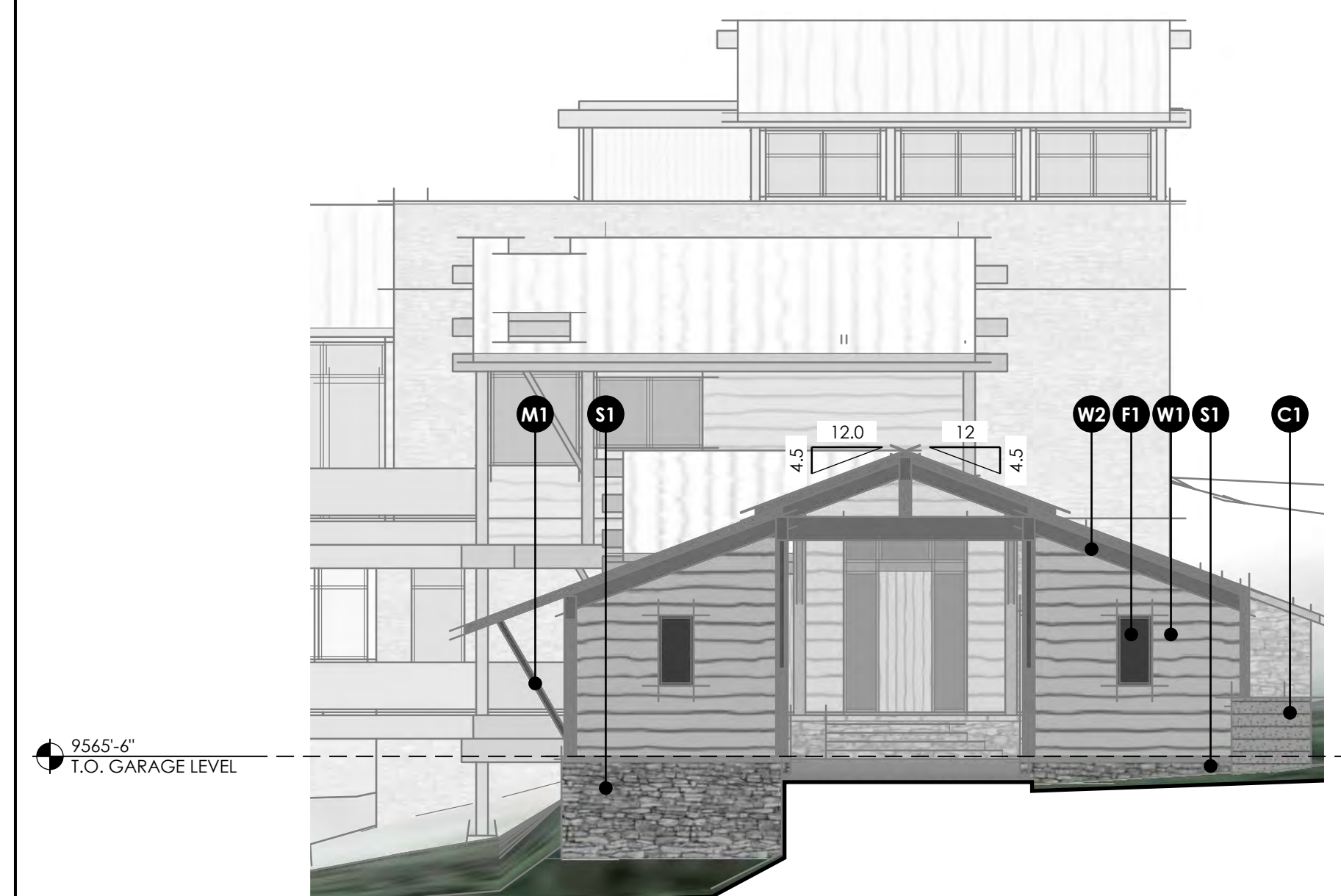
SUBMISSIONS
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	747
BOARD-FORMED CONC.	377
WOOD & TIMBER SIDING	1,100
FENESTRATION	899
METAL ROOFING/CLADDING	19

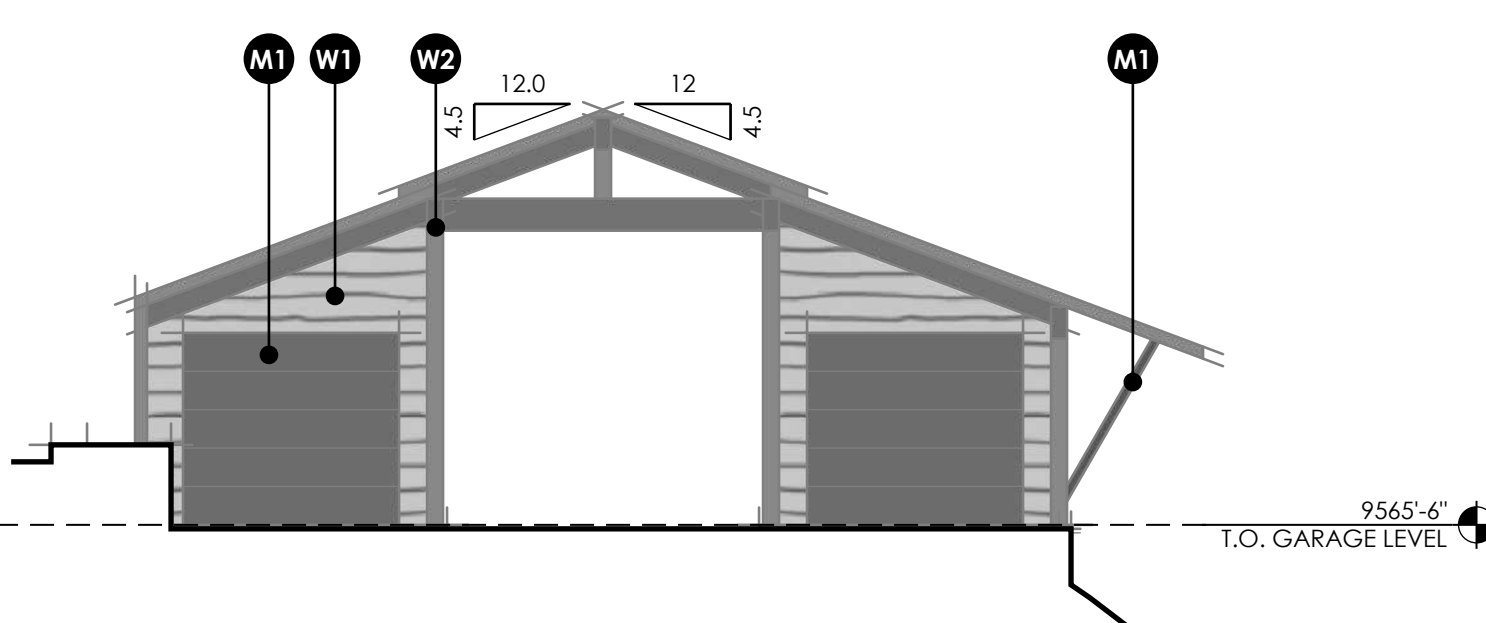
EAST GARAGE ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	104
BOARD-FORMED CONC. (MOTOR COURT)	303
WOOD & TIMBER SIDING	205
FENESTRATION	16
METAL ROOFING/CLADDING	0

EAST PORTE COCHERE MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	15
BOARD-FORMED CONC.	0
WOOD & TIMBER SIDING	281
FENESTRATION	24
METAL ROOFING/CLADDING	24



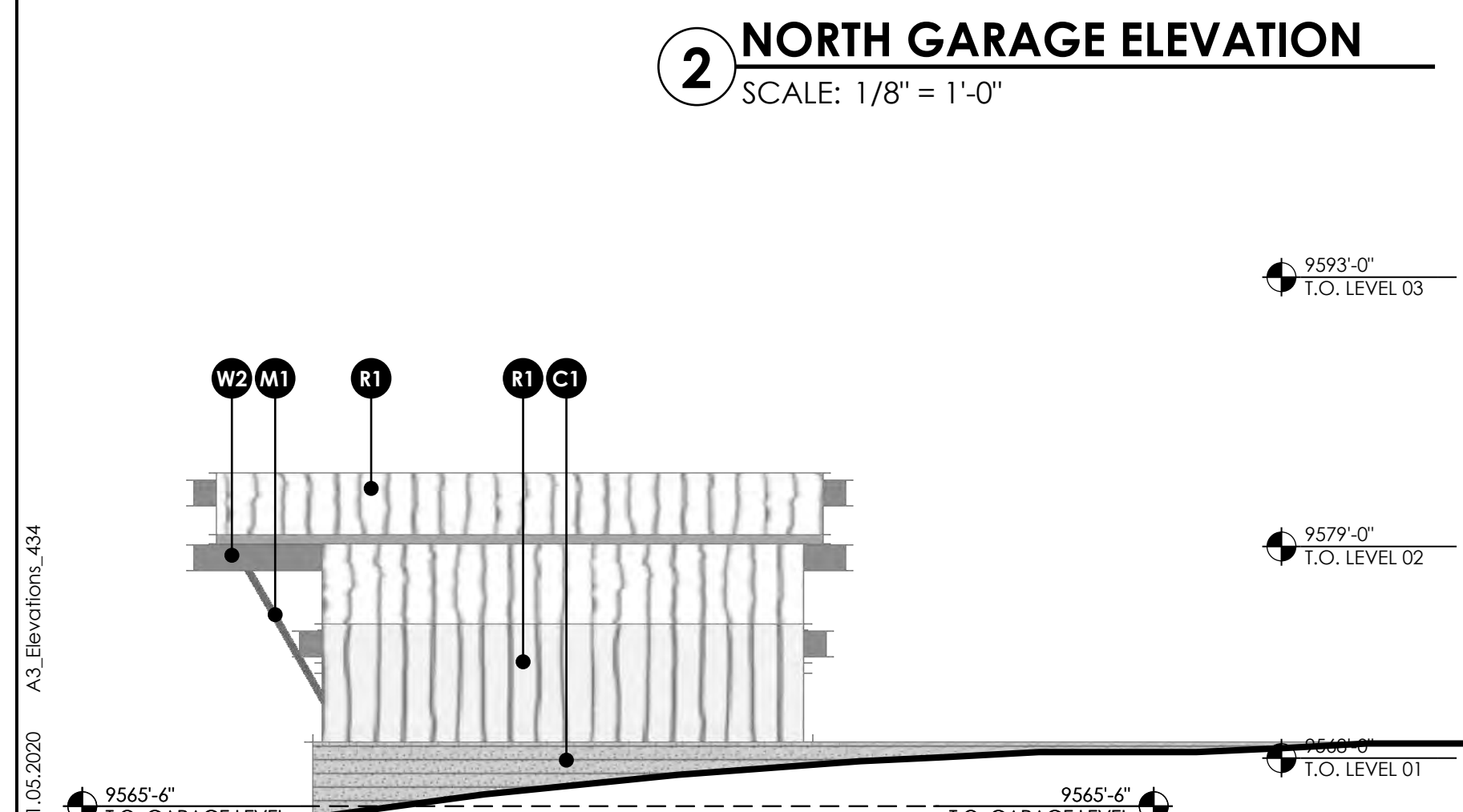
2 NORTH GARAGE ELEVATION
SCALE: 1/8" = 1'-0"

NORTH GARAGE ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	87
BOARD-FORMED CONC.	19
WOOD & TIMBER SIDING	257
FENESTRATION	16
METAL ROOFING/CLADDING	0

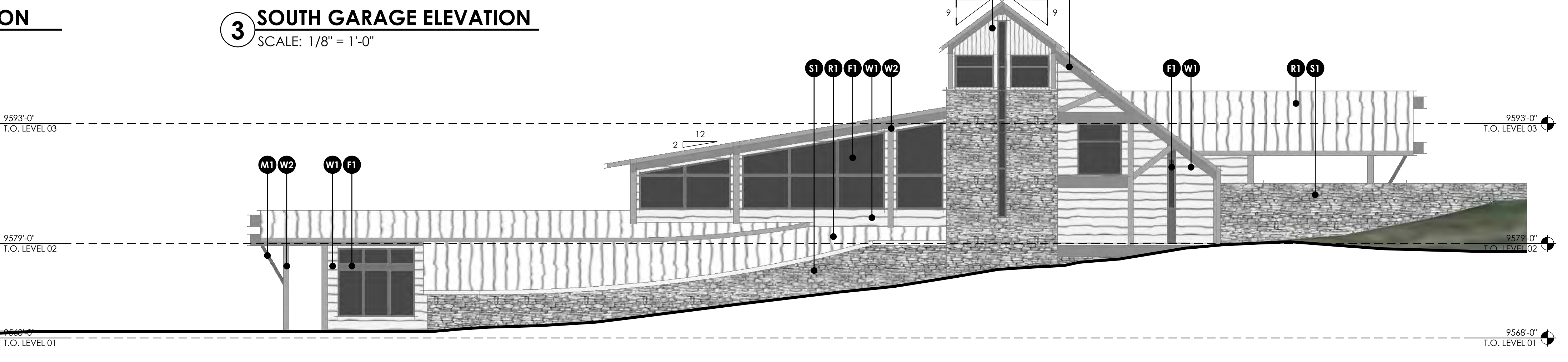


3 SOUTH GARAGE ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH GARAGE ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	0
BOARD-FORMED CONC.	12
WOOD & TIMBER SIDING	127
FENESTRATION	0
METAL ROOFING/CLADDING	144



WEST GARAGE ELEV. MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	0
BOARD-FORMED CONC. (MOTOR COURT)	96
WOOD & TIMBER SIDING	0
FENESTRATION	0
METAL ROOFING/CLADDING	154



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

WEST ELEVATION MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	1,097
BOARD-FORMED CONC.	0
WOOD & TIMBER SIDING	532
FENESTRATION	402
METAL ROOFING/CLADDING	0

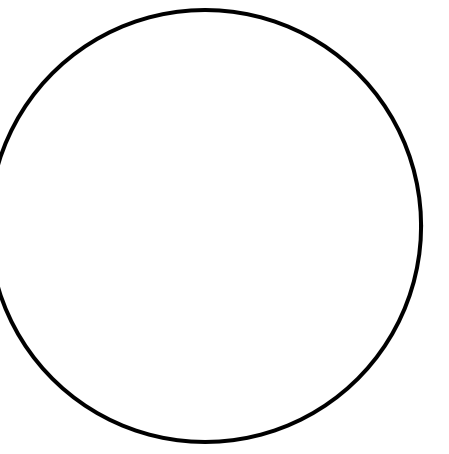
WEST PORTE COCHERE MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	15
BOARD-FORMED CONC.	0
WOOD & TIMBER SIDING	305
FENESTRATION	0
METAL ROOFING/CLADDING	24

The Refuge

LOT 434
TOUCHDOWN DR
MTN. VILLAGE
COLORADO

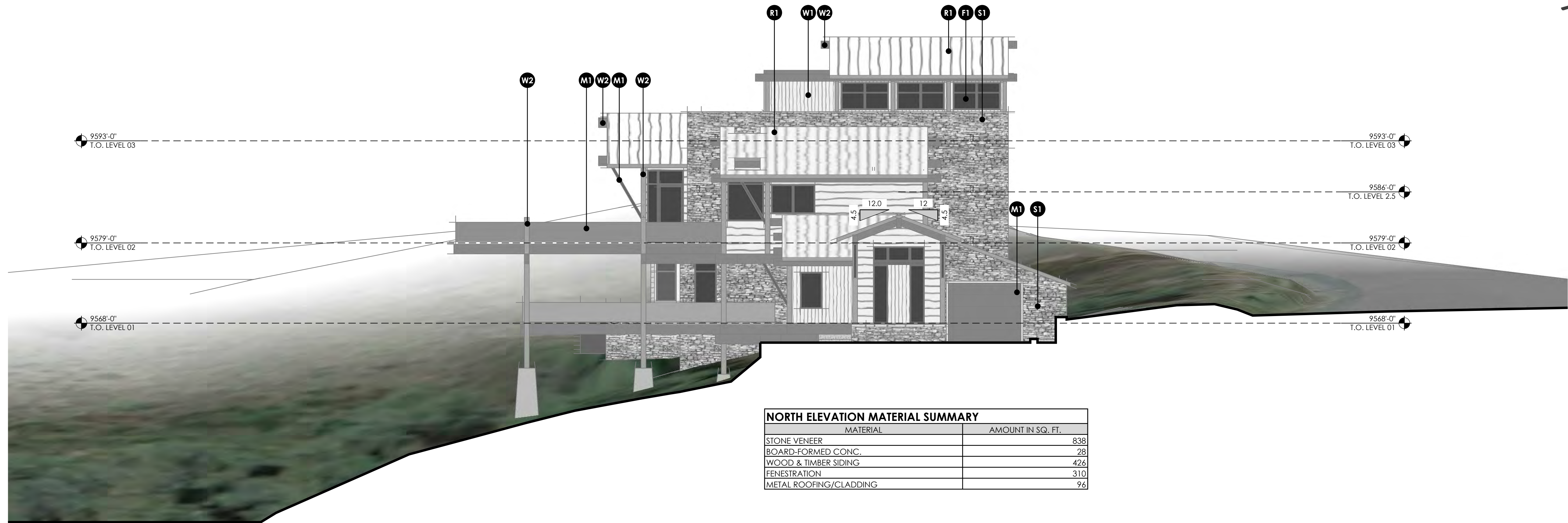
COMPILED
EAST & WEST
ELEVATIONS

A3.1



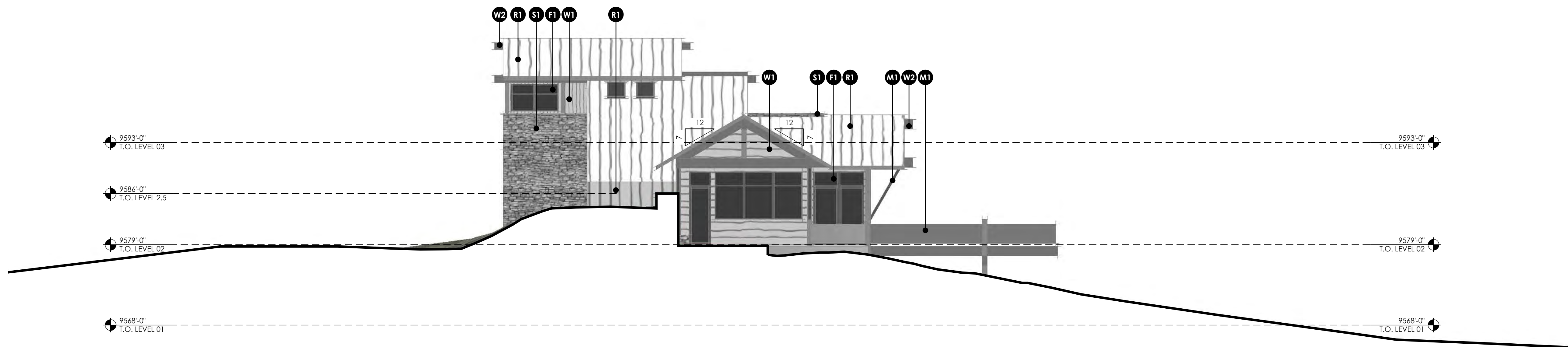
SUBMISSIONS

DATE: SUBMISSION
09.22.2020 CLIENT MEETING
09.29.2020 CLIENT MEETING
10.16.2020 PLAN REVIEW
11.05.2020 DRC REVIEW



NORTH ELEVATION MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	838
BOARD-FORMED CONC.	28
WOOD & TIMBER SIDING	426
FENESTRATION	310
METAL ROOFING/CLADDING	96

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



SOUTH ELEVATION MATERIAL SUMMARY	
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	330
BOARD-FORMED CONC.	0
WOOD & TIMBER SIDING	227
FENESTRATION	202
METAL ROOFING/CLADDING	103

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

The Refuge

LOT 434
TOUCHDOWN DR
MTN. VILLAGE
COLORADO

COMPILED
NORTH &
SOUTH
ELEVATIONS

A3.2



TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Meeting; December 3, 2020
DATE: November 22, 2020
RE: **Design Review Board (DRB) Consideration of a Class 3 Specific Approval for Board Form Concrete at Lot 640BR-1, Timberview**

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: *Lot 640BR-1, Replat of Lots 640B, 640D, Tracts OSP-35F and OSP-35B, Town of Mountain Village, According to the Plat Recorded July 9, 1998 in Plat Book 1 at Page 2398, and According to the Declaration for Timberview, as Recorded July 9, 1998 under Reception No. 319897, County of San Miguel, State of Colorado*

Address: 304 Adams Ranch Road, Unit 1
Applicant/Agent: Ken Alexander, Architects Collaborative
Owner: Ken Alexander
Zoning: Single-Family Common Interest (SFCI)
Existing Use: Vacant Lot
Proposed Use: SFCI
Lot Size: 960 sq. ft

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set



CASE SUMMARY: Ken Alexander, Owner and Applicant for Lot 640BR-1, is requesting Design Review Board (DRB) Specific Approval to allow the use of board form concrete at the rear of the home currently under construction. The applicant has indicated that the dry stack rock wall that was previously approved by the DRB was not feasible due to a lack of rock supply in the local quarry. In order to approve this application, the DRB will need to determine if the proposed design is contextually compatible in design, color, theme, and durability. The CDC allows for modifications and small changes to be processed as a Class 1 Development Application when the proposed materials are consistent with the approved material lists. Because the CDC provides that the use of board form concrete requires DRB specific approval, staff has elevated the request to the Board. If the DRB determines this request to not be appropriate, the applicant will need to face the retaining wall with stone or metal, as applicable.

CRITERIA, ANALYSIS AND FINDINGS

The criteria listed may not be exhaustive and does not diminish the requirements of the applicant to meet all CDC regulations – even if not specifically noted herein.

Chapter 17.5: Design Regulations

17.5.2

B. Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations' requirements.

Staff: Lot 640BR is designated as deed restricted employee housing. The DRB may waive the requirements for stone or metal facing of concrete retaining walls per the above referenced section of the CDC. Although it does not appear that the request is related to costs and rather due to material supply chain issues, it could reduce the overall costs for the project which helps in the overall marketability and affordability of the home.

17.5.6: Building Design

E. Exterior Wall Materials

7. Prohibited Exterior Materials. The following exterior materials are prohibited:

- a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.*
- b. Concrete is limited as an exterior material for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco, or metal per the exterior material requirements set forth in this section.*

Staff: The CDC allows for the DRB to determine on a case by case basis if the use of board form concrete is appropriate. In the past, the DRB has allowed for limited use of board form when it appears that it fits well with the context of the home and adjacent areas. In past instances of approval, the board has requested the design of the concrete be done in a way that the texture and spacing of the board forms are exposed, creating a deeper appearance than concrete would otherwise have. This requires that the boards be spaced in a way to allow for this texture to form.

The request overall is supported by staff due to the location of the retaining wall and the fact that there will be very little if any visual impact from Adams Ranch Road. Although the wall is approximately 7 feet tall at its highest, it's almost entirely shielded from view by the home and the grading/backfill required.

If the DRB determines that board form concrete is not appropriate and that the wall should be faced with stone or metal, they can deny this application and direct staff to work through the modifications as a staff-level Class 1 Design Review – Minor Revision to the DRB approved plans.

Staff Recommendation: Staff recommends the DRB give specific approval for the use of board form concrete at Lot 640BR-1, 304 Adams Ranch Road Unit 1, based on the information provided by the applicant and detailed within this staff memo.

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

PROPOSED MOTION -

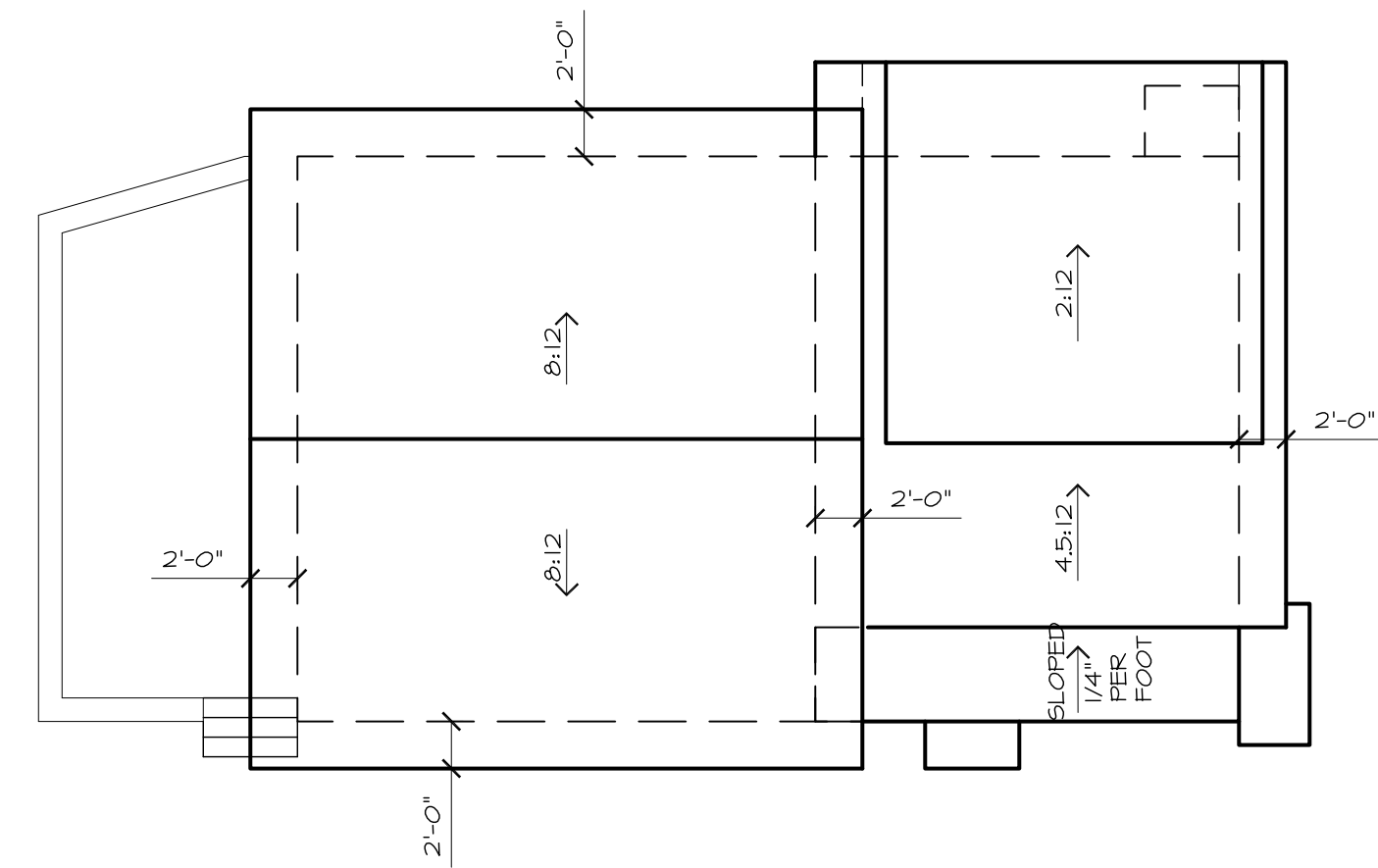
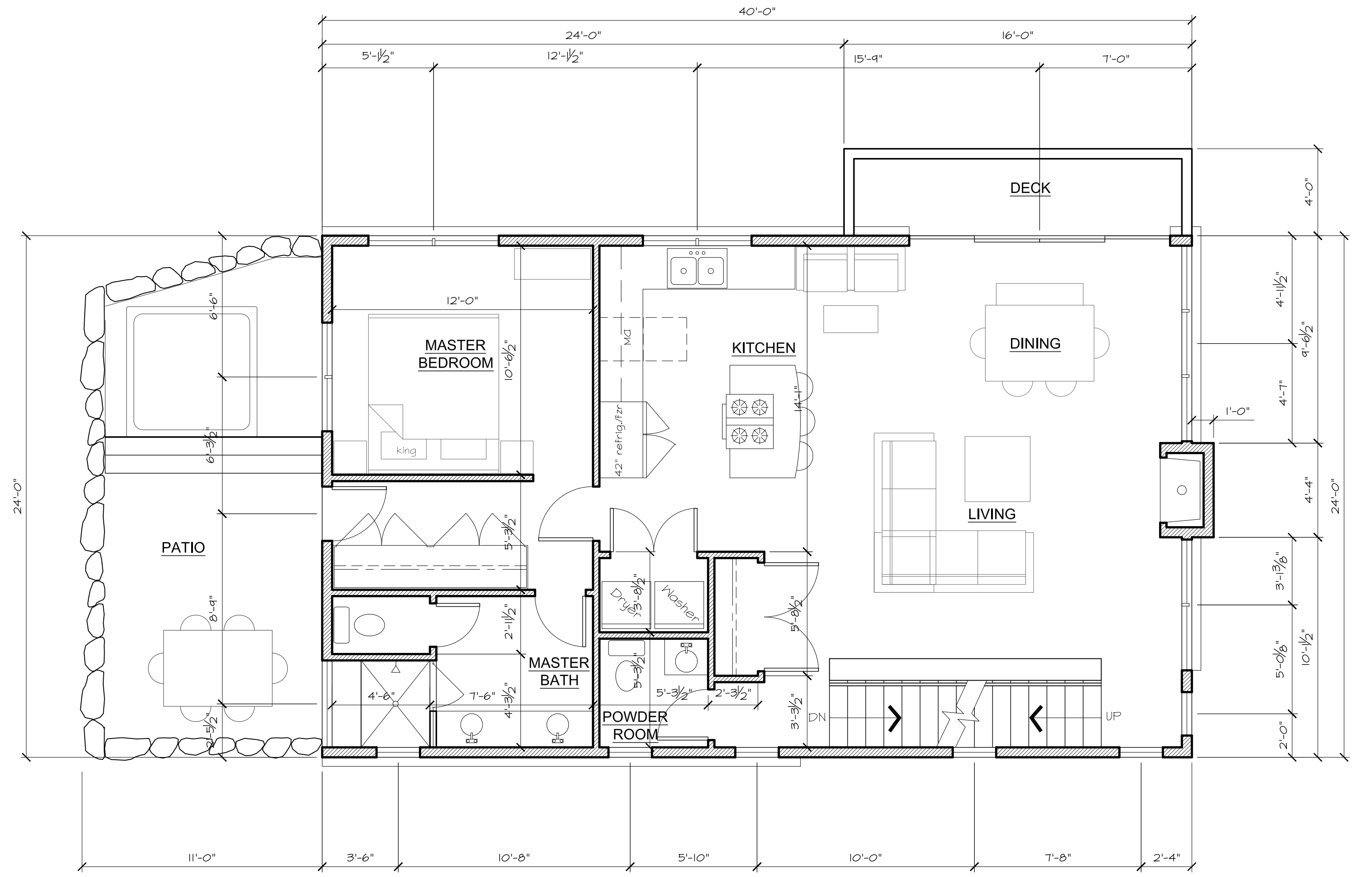
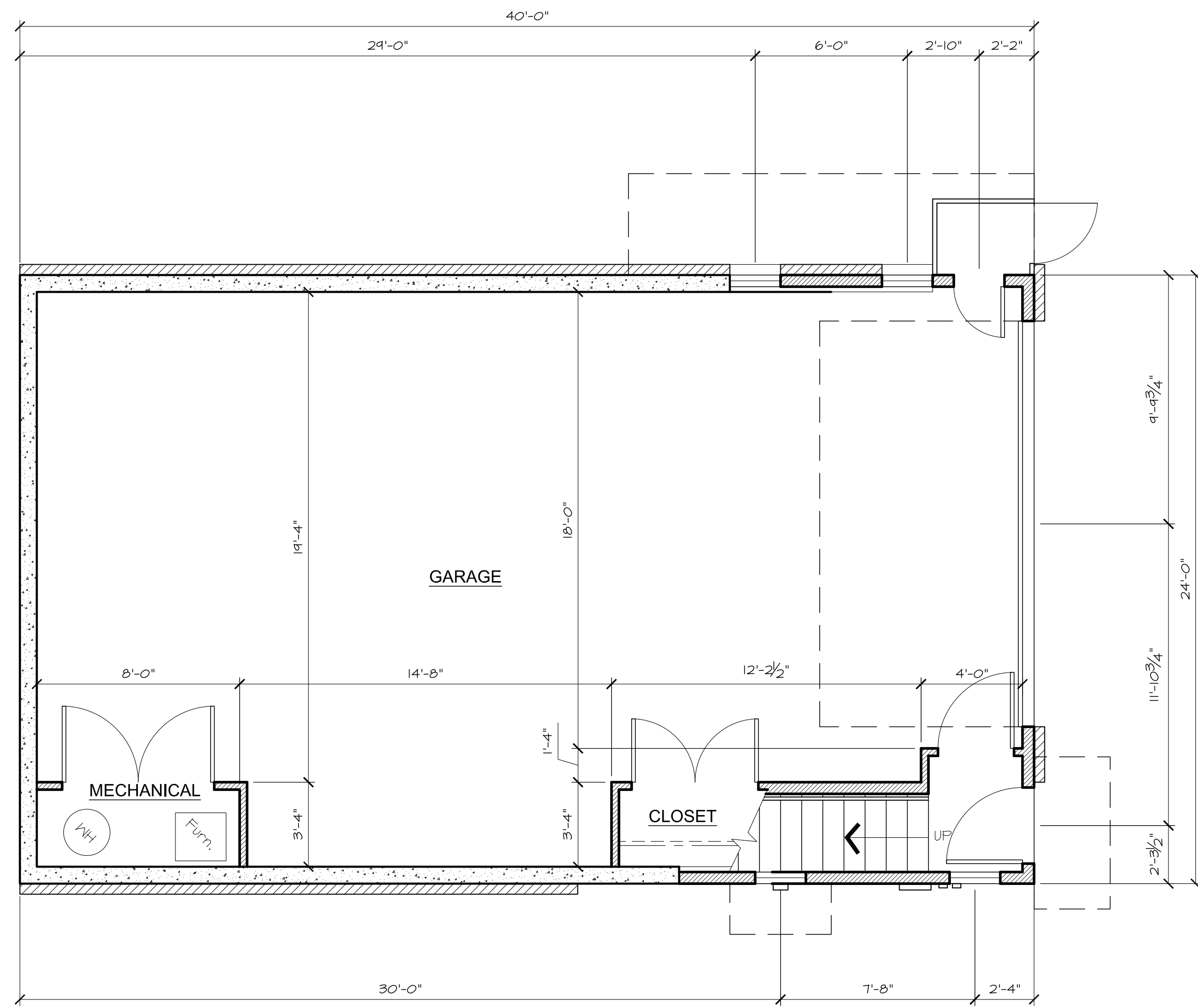
Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

I move to grant specific approval of the minor revision to the originally approved DRB design for Lot 640BR-1, to allow for the use of board form concrete for the rear retaining wall based on the evidence provided within the Staff Report of record dated November 22, 2020, and the proposed design provided by the applicant at the Public Hearing on December 3, 2020, with the following conditions:

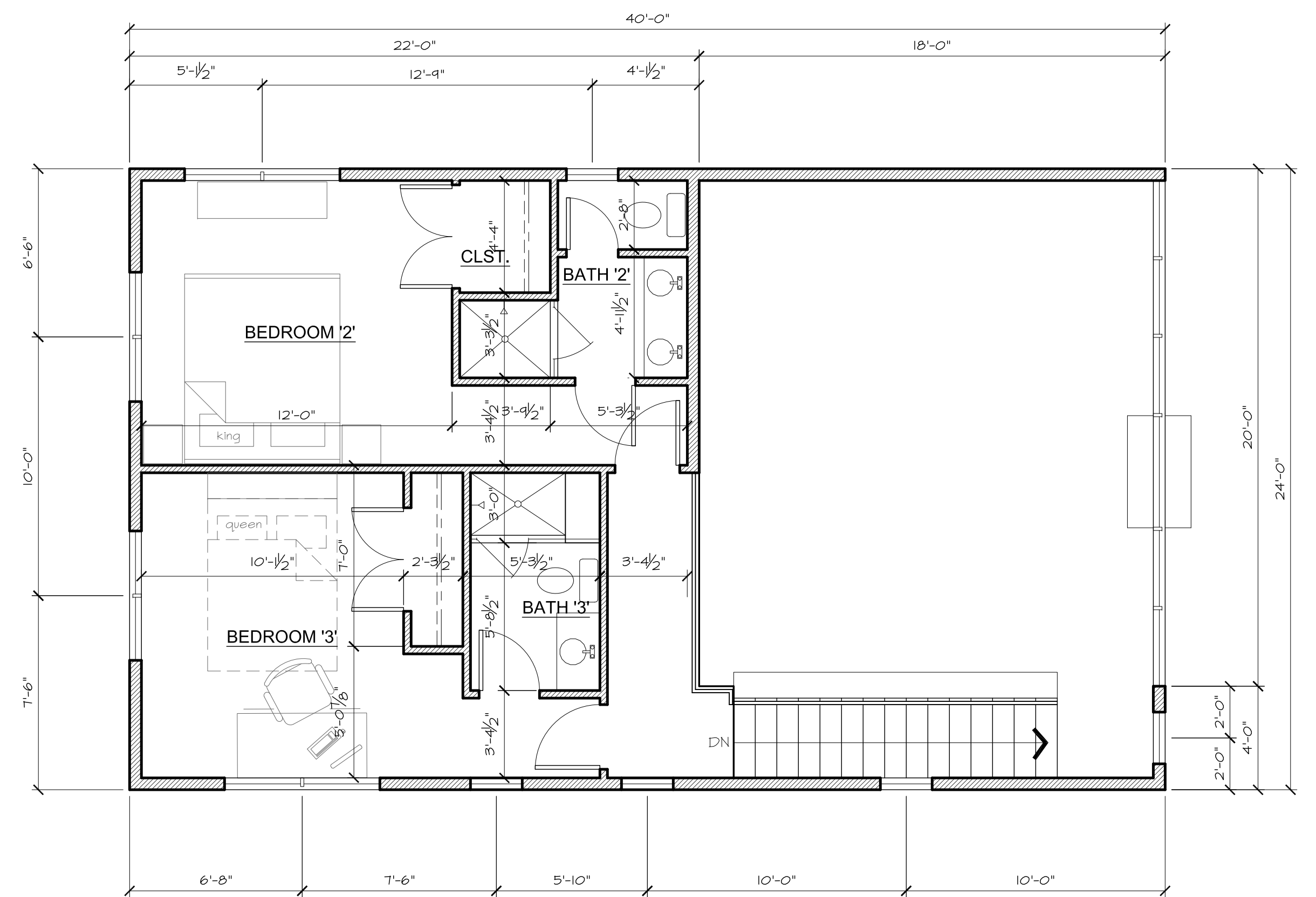
- 1) The board forms to be used will provide at least ¼” spacing between boards.
- 2) The proposed change will require additional building department review prior to construction.

/JJM

Previously approved rock wall



SQ. FOOTAGE CALCULATIONS	
LOWER LEVEL	960 s.f.
MAIN LEVEL	421 s.f.
UPPER LEVEL	533 s.f.
TOTAL LIVING SPACE	1511 s.f.
TOTAL BUILDING	2,414 s.f.



REVISIONS:
6-14-19
7-15-19

ARCHITECTS
COLLABORATIVE
Design + Build + Just Build + Just Design

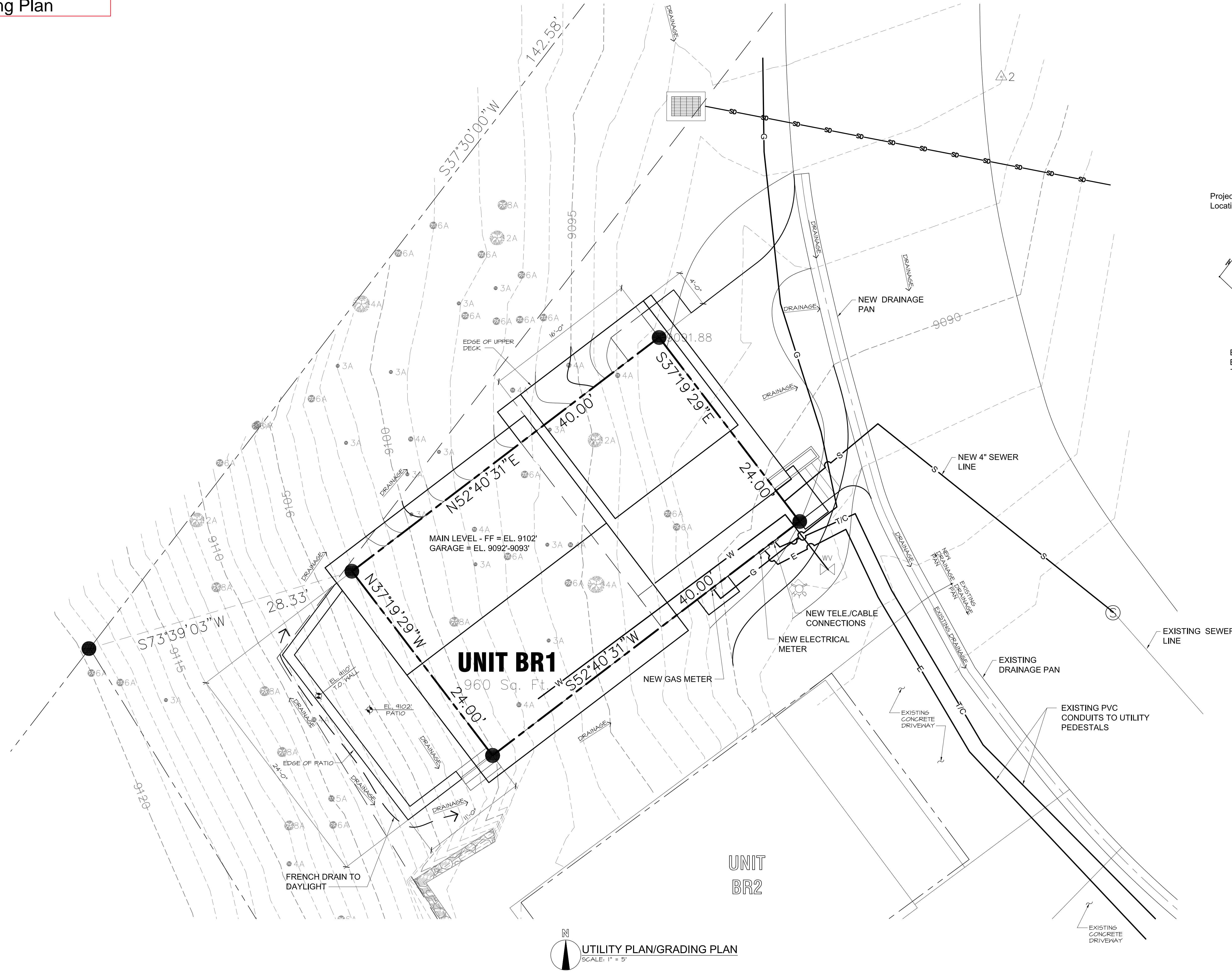
P.O. Box 3954 • Telluride, CO 81435
C: 970-708-1076

Lot 640 BR-1, Lot 1 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

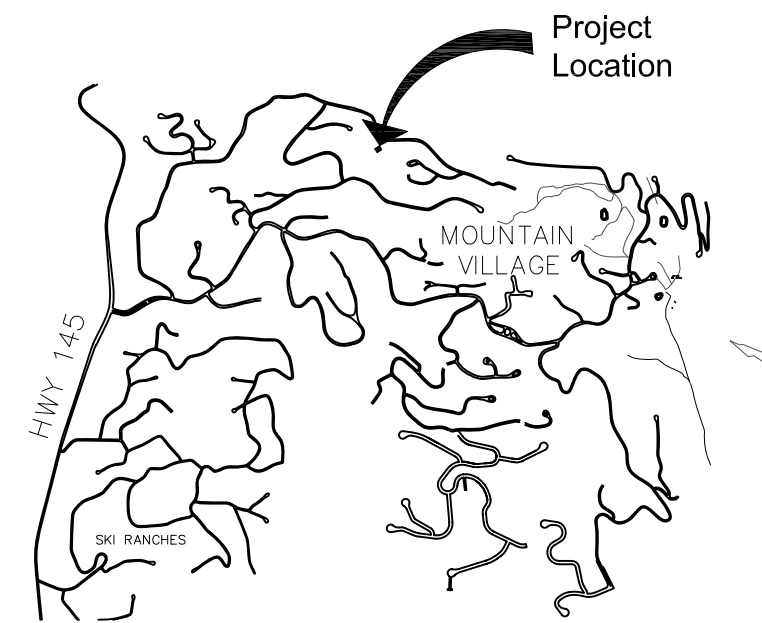
DATE:
6.13.19
A2.1
SHEET
640 BR-1

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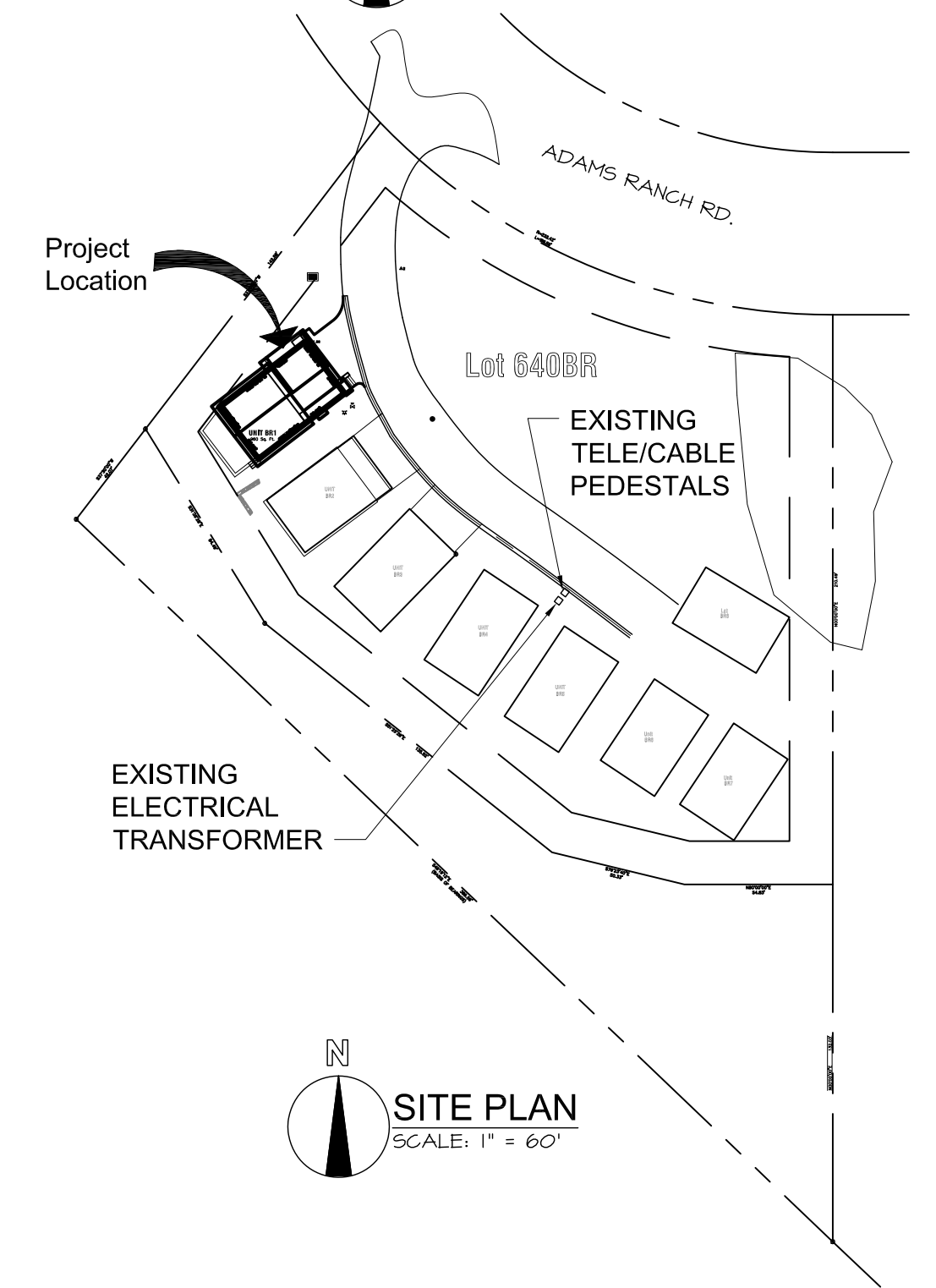
Previously approved
Grading Plan



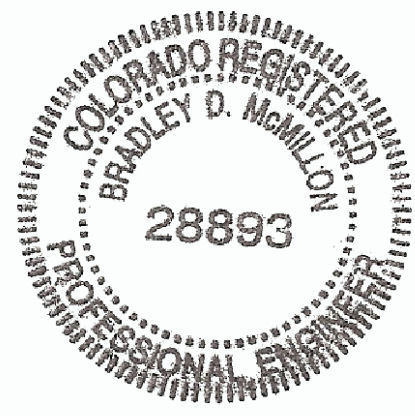
UTILITY PLAN/GRADING PLAN
SCALE: 1" = 5'



VICINITY MAP



SITE PLAN
SCALE: 1" = 60'



BADMAN

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REVISIONS:
7/15/14
7/18/14
8-22-14

ARCHITECTS
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C: 970-708-1076

Lot 640 BR-1, Lot 1 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

DATE:
6.13.19
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640 BR-1

