

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

THURSDAY JANUARY 7, 2021 10:00 AM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://us02web.zoom.us/j/89815948201?pwd=OE82VVIGSDZZWnROREZ0SHQyYW9Mdz09>

(see login details below)

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Ward	Action	Reading and Approval of Summary of Motions of the of the December 3, 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, 11.5.2020, and 12.3.2020.
4.	10:10	5	Miller	Action	Consideration of a Design Review: Final Architecture Review for a Class 3 Residential Addition, Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11. A motion to continue will be considered before the public hearing is opened. This item was continued from 11.5.2020.
5.	10:15	30	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new single-family residence on Lot 518R, 146 Russell Drive, pursuant to CDC Section 17.4.11.
6.	10:45	30	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family residence on Lot 725, 131 Adams Ranch Road, pursuant to CDC section 17.4.11
7.	11:15	60	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family residence on Lot BC513E, 104 Lawson Overlook, pursuant to CDC section 17.4.11
8.	12:15	15	Haynes	Discussion	Comprehensive Plan Schedule and Update
9.	12:30		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 JANUARY 7, 2021**

Topic: January 7, 2021 Regular Design Review Board Meeting
Time: Jan 7, 2021 10:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89815948201?pwd=OE82VVIGSDZZWnROREZ0SHQyYW9Mdz09>

Meeting ID: 898 1594 8201

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

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 DECEMBER 3, 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 10:03 AM on DECEMBER 3, 2020, held remotely via ZOOM:
<https://us02web.zoom.us/j/85468198603?pwd=eGRzdEQ0eE4rYlVNZGwxUXdzYjBHZz09>

Attendance

The following Board members were present and acting:

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

The following Board members were absent:

David Eckman

Town Staff in attendance:

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

Public in attendance:

Drew Goss
Estee Portnoy
David Petty
Shane Jordan
Adam de Alva
Dustin
Kathy Chia
Jonas Lee
David Ballode
Jennifer Bridwell
Trevor Martin

APPROVAL OF MINUTES

On a **MOTION** by Jett **SECONDED** by Garner, the DRB approved the minutes dated November 5, 2020.

Correction - Garner misspelled on last page

AGENDA ITEM FOR CONTINUATION

Staff requested the continuation of Agenda Item #3 to the January 7, 2021, 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 Garner and **SECONDED** by Jett, the DRB voted unanimously to continue DRB Agenda Item #3 to the January 7, 2021 Regular DRB meeting

Item 4. 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

Amy Ward presented on behalf of staff

Steven Kahle, architect, and Kata Petty, owner, presented as the applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Caton the DRB voted unanimously to e 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 fourfoot (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 /

Item 5. 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

John Miller presented on behalf of staff

Edwin Lindell, architect, presented as the applicant

Public comment: none

On a **MOTION** by Craige and **SECONDED** by Garner, the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 725, 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 fourfoot (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

Item 6. Discussion regarding a Conceptual work session for Lot 434, 142 Touchdown Drive, to develop a new SingleFamily residence, pursuant to CDC sections 17.4.6 and 17.4.11.

John Miller presented on behalf of staff

Chris Hawkins, Tommy Hein, architects, presented as the applicants

Item 7. 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.

John Miller presented on behalf of staff

Ken Alexander, presented as the applicant

Public comment: none

On a **MOTION** made by Craige and **SECONDED** by Jett, the DRB voted unanimously 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.

ADJOURN

MOTION to adjourn by Bennet seconded by Jett by unanimous consent, the Design Review Board voted to adjourn the November 5, 2020 meeting at 1:31 pm.

Prepared and Submitted by,

Amy Ward
Planner

DRAFT



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

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

TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Meeting; January 7, 2021
DATE: December 22, 2020
RE: Motion to Continue Agenda Item 3

BACKGROUND: Staff is requesting the continuation of Agenda Items 3 to the February 4, 2021, 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 February 4, 2021.

/JJM



**Agenda Item No. 4
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; January 7, 2021
DATE: December 22, 2020
RE: Motion to Continue Agenda Item 4

BACKGROUND: Staff is requesting the continuation of Agenda Item 4 to the February 4, 2021, Design Review Board (DRB) meeting. The memo is being provided not to open the public hearing for the agenda item but solely for the purpose of the DRB providing a motion to continue to the November meeting date. DRB could otherwise table the item, which would require the applicants to re-notice the project at a time in the future.

AGENDA ITEM FOR CONTINUATION:

Agenda Item 4: Consideration of a Design Review: Final Architecture Review for a Class 3 Residential Addition, Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11.

RECOMMENDED MOTION: I move to continue, DRB Agenda Item 4 as detailed in this Staff Memo, to the Regular DRB Meeting scheduled February 4, 2021.

/JJM



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

TO: Mountain Village Design Review Board
FROM: Amy Ward, Planner
FOR: Design Review Board Public Hearing; January 7, 2021
DATE: December 23, 2020
RE: Staff Memo – Final Architecture Review (FAR) Lot 518R

APPLICATION OVERVIEW: New Single-Family Home on Lot 518R

PROJECT GEOGRAPHY

Legal Description: Lot 518R (formerly Lots 517 & 518), 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: 1 Single-Family Lot
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: Lighting spec sheets



Figure 1: Vicinity Map

Case Summary: Steve Kahle of SKA Studio, Applicant for Lot 518R, is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new

single-family home on newly created Lot 518R, 146 Russell Dr. The Lot is approximately 1.293 acres and is 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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
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.or 13% site coverage
General Easement Setbacks*	No encroachment	Landscaping, irrigation and address monument
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***
- 2. Landscaping and temporary irrigation and address monument in the GE***

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. The applicant has provided additional modeling that clearly demonstrates the home's adherence to height limitations.

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 the applicant has indicated will require at least temporary irrigation. 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. Additional color renderings of the proposed home provided since IASR show that the home's exterior mimics the colors of the mountain ridgeline beyond, and staff finds the exterior materials to work well within the town design theme.

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. The landscape plan does include a variety of species, including bristlecone, aspen, dogwood, and spruce. The applicant has submitted a new fire mitigation plan, with most of the proposed landscaping meeting the Forestry provisions of the CDC. Staff is requesting that some fire mitigation regulations be waived, there are three dogwoods shown in the zone one area, that should not pose a large fire risk and will add visually to the landscape as proposed.

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 new 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 an updated full foot-candle study of the exterior of the home to demonstrate that no light trespass is occurring. The lighting plan appears to meet all provisions of the CDC.

As requested by DRB during the the IASR, the applicant removed the strip lighting from the pergola areas. They have also removed two of the landscape bollards by the hot tub area that were determined to be out-of-code.

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.

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 is provided.

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 approve the Final Architectural Review for Lot 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 Final Architectural Review for a new single-family home located at Lot 518R, based on the evidence provided within the Staff Report of record dated December 23, 2020, with the following Design Variations and Specific Approvals:

- 1) Metal Fascia;*
- 2) Landscaping and temporary irrigation and address monument in the GE*

And, with the following conditions:

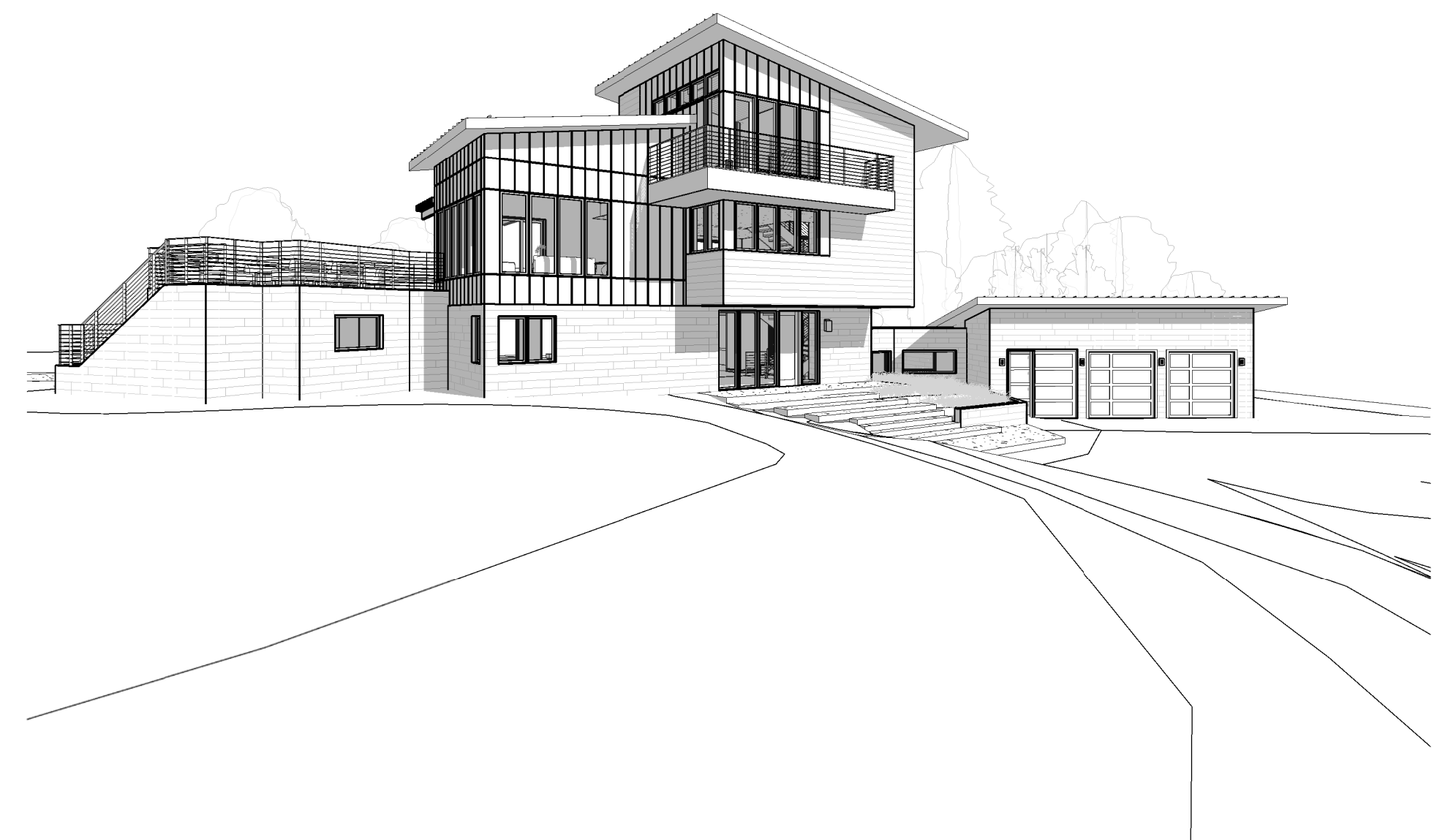
- 1) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.*
- 2) Consistent with town building codes, Unenclosed accessory structures attached 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.*
- 3) 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.*
- 4) 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.*

- 5) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
- 6) *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



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



PETTY RESIDENCE

01/07/2021

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.	Fire Alarm	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
⬠	Window Tag
①	Equipment Tag
⬠	Finish Tag
ST1	Stair / Railing Tag
⚠	Revision Tag
Room Name	Room Tag
①	Grid Bubble
① A-501	Detail Callout
① A-501	Exterior Elevation
① A-201	Interior Elevation
① A-501	Section Marker
⬆	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

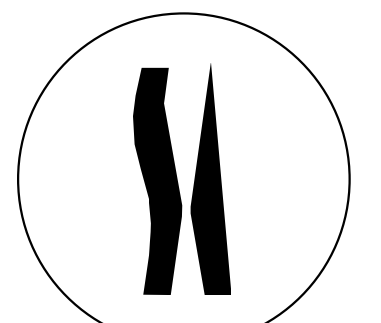
PROJECT DIRECTORY

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 PILOT 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-212	3D BUILDING HEIGHT ANALYSIS
A-213	EXTERIOR PERSPECTIVE NORTH
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A-602	DOOR SCHEDULE

VICINITY MAP



SKA STUDIO

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

ISSUE RECORD

NO.	DESCRIPTION	DATE
1	INITIAL DESIGN REVIEW	10/01/2020
1	RESPONSE TO COMMENTS	10/26/2020
3	RESPONSE TO COMMENTS	12/16/2020
	FINAL DESIGN REVIEW	01/07/2021

PETTY RESIDENCE
 LOT 518R, 146 RUSSELL DR.
 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:

A. ORIGIN AND DATE OF CLAIM WITH DATES AND TIMES WORK WAS PERFORMED, BY WHOM AND TIME RECORDS AND WAGE RATES PAID
B. QUANTITIES OF PRODUCTS, LABOR, AND EQUIPMENT
C. INVOICES AND RECEIPTS FOR PRODUCTS, EQUIPMENT, AND INTRACTS, SIMILARLY DOCUMENTED
D. TAXES AND INSURANCE
E. OVERHEAD AND PROFIT
F. 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:

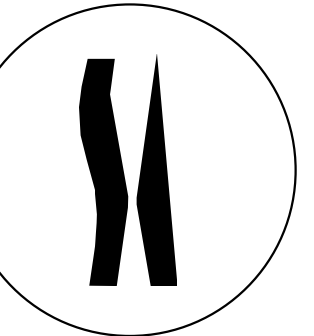
A. MECHANICAL EQUIPMENT AND CONTROLS
B. ELECTRICAL EQUIPMENT AND CONTROLS.
- PROVIDE INFORMATION TO OWNER BOUND IN A THREE-RING BINDER. ASSEMBLE DOCUMENTS EXECUTED BY SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS WITH A TABLE OF CONTENTS. BINDERS SHALL INCLUDE OPERATION AND MAINTENANCE INSTRUCTIONS, ARRANGED BY SYSTEM. FOR EACH SYSTEM GIVE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF SUBCONTRACTORS AND SUPPLIERS. PROVIDE THE FOLLOWING INFORMATION:

A. LIST OF PARTS AND EQUIPMENT
B. OPERATING AND MAINTENANCE INSTRUCTIONS
C. SHOP DRAWINGS AND PRODUCT DATA
D. 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:

A. RELEASE OF LIENS FROM SUBCONTRACTORS SIGNED BY EACH.
B. WRITTEN OR PRINTED OPERATING INSTRUCTIONS AND/OR MANUALS.
C. DEMONSTRATION AND EXPLANATION OF MECHANICAL AND ELECTRICAL SYSTEMS TO OWNER.
D. ELECTRICAL PANELS PROPERLY LABELED (TYPEWRITTEN), VALVES, PIPES, DUCTS, ETC. PROPERLY MARKED AND COLOR CODED.
E. SYSTEMS COMPLETELY IN OPERATION WITH BALANCING COMPLETED.
F. COMPLETION OF PUNCH LIST CORRECTIONS, OR PROVIDED A VALUE OF UNCOMPLETED ITEMS.
G. FINAL REQUISITION TO LIST ALL PREVIOUS AND ADDITIONAL CHANGE ORDERS, REQUESTS OF EXTRAS, PREVIOUS REQUESTS FOR EXTENSION OF TIME, ETC.
H. 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 THROUGHOUT.
- 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

REVISION	DATE
INITIAL DESIGN REVIEW	10/01/2020
FINAL DESIGN REVIEW	01/07/2021

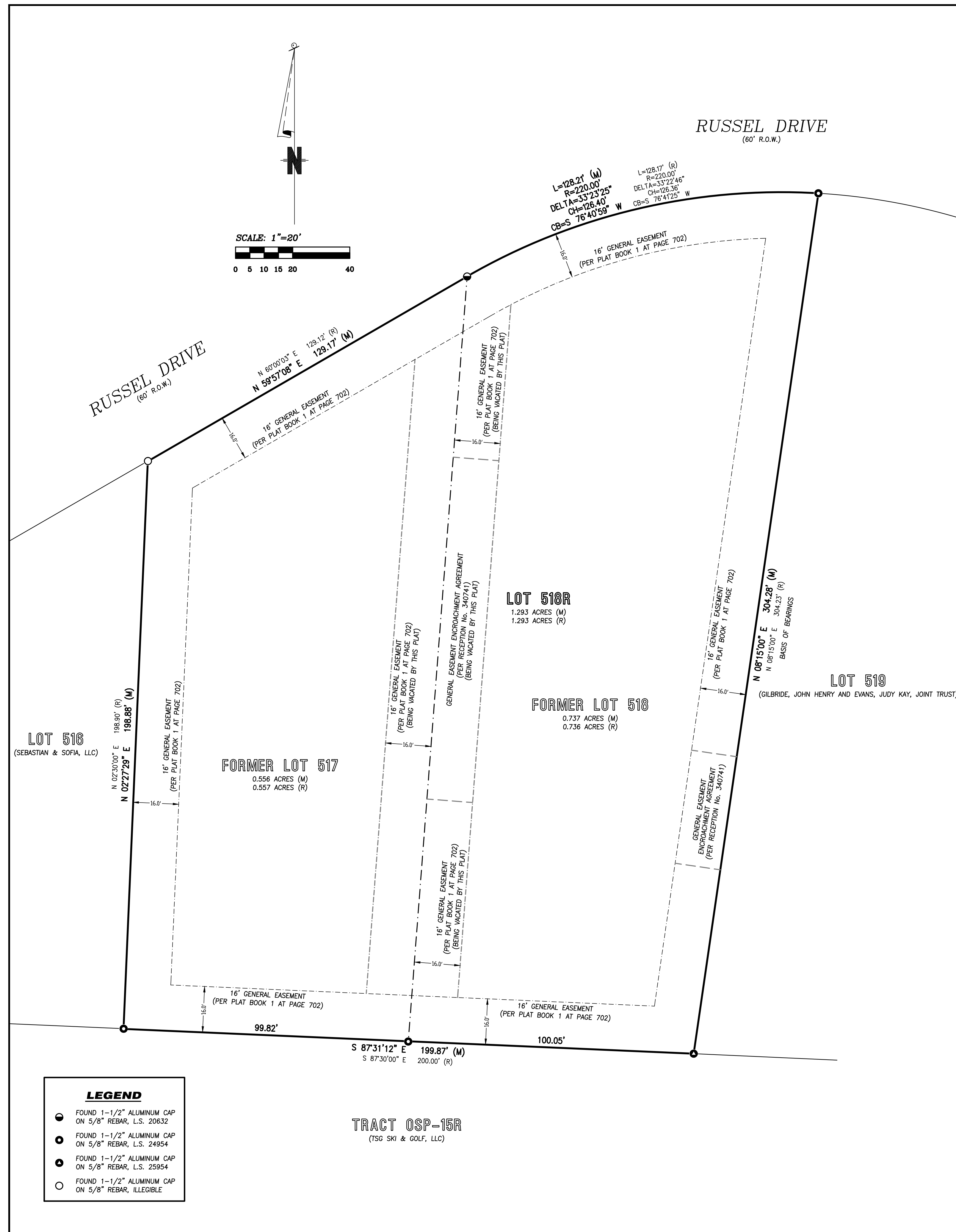
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



**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 owners 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, _____ Date _____
Planning and Development Services Director

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.

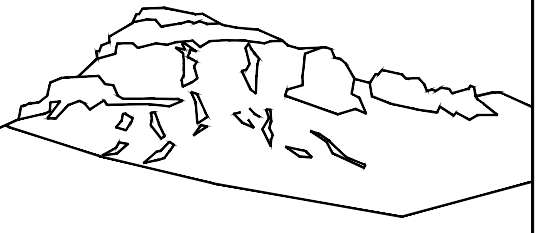
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

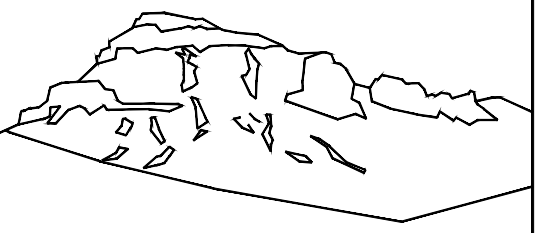
Petty Residence
Lots 518R
Mtn. Village, CO



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

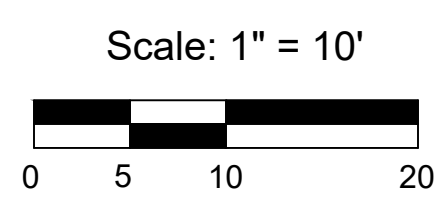
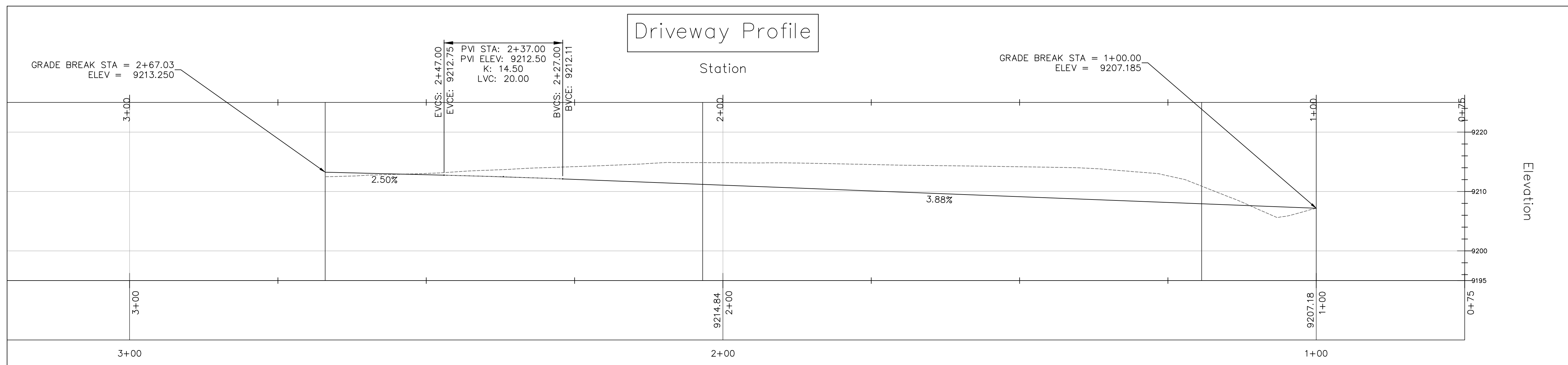
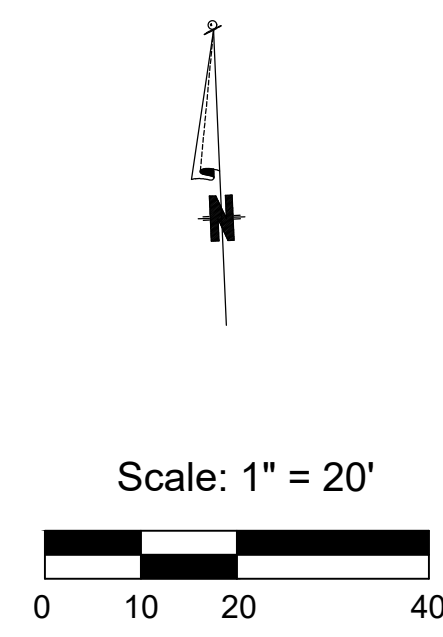
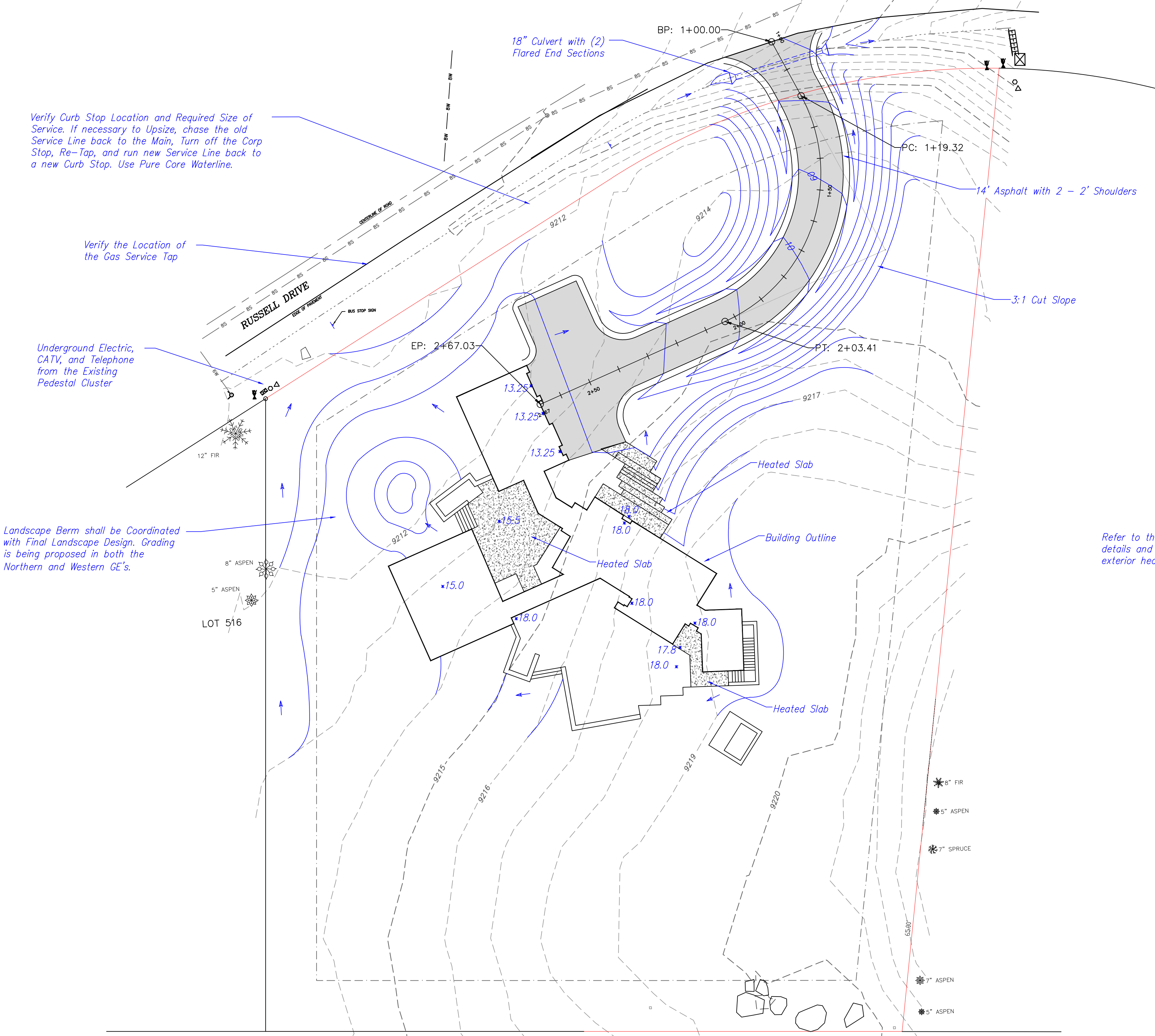
Petty Residence
Lots 518R
Mtn. Village, CO

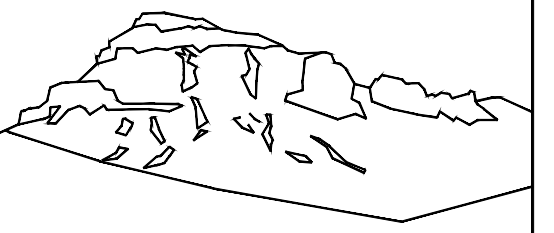


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading and Drainage
with Driveway Profile

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
First DRB 2020-10-01

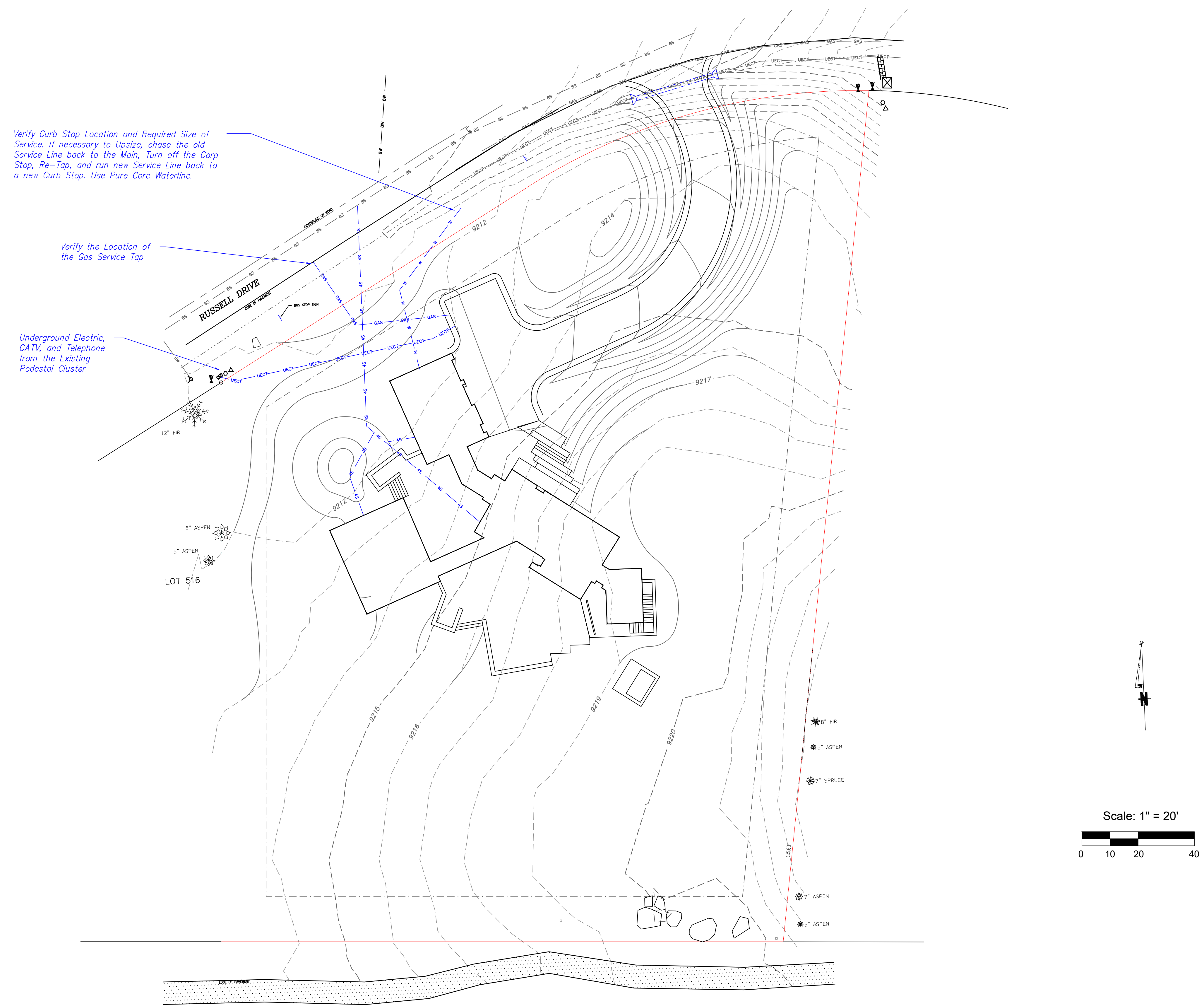
Petty Residence
Lots 518R
Mtn. Village, CO

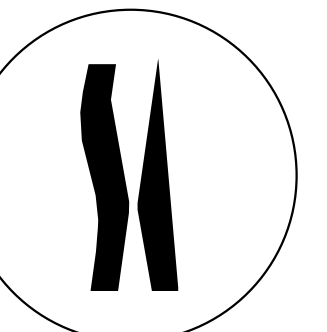


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

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
3 RESPONSE TO COMMENTS FINAL DESIGN REVIEW	12/16/2020 01/07/2021

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

NOT FOR
CONSTRUCTION

LANDSCAPE
PLAN

L-1.0

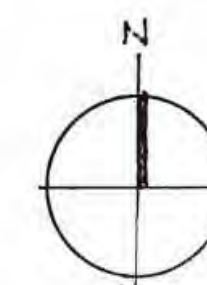
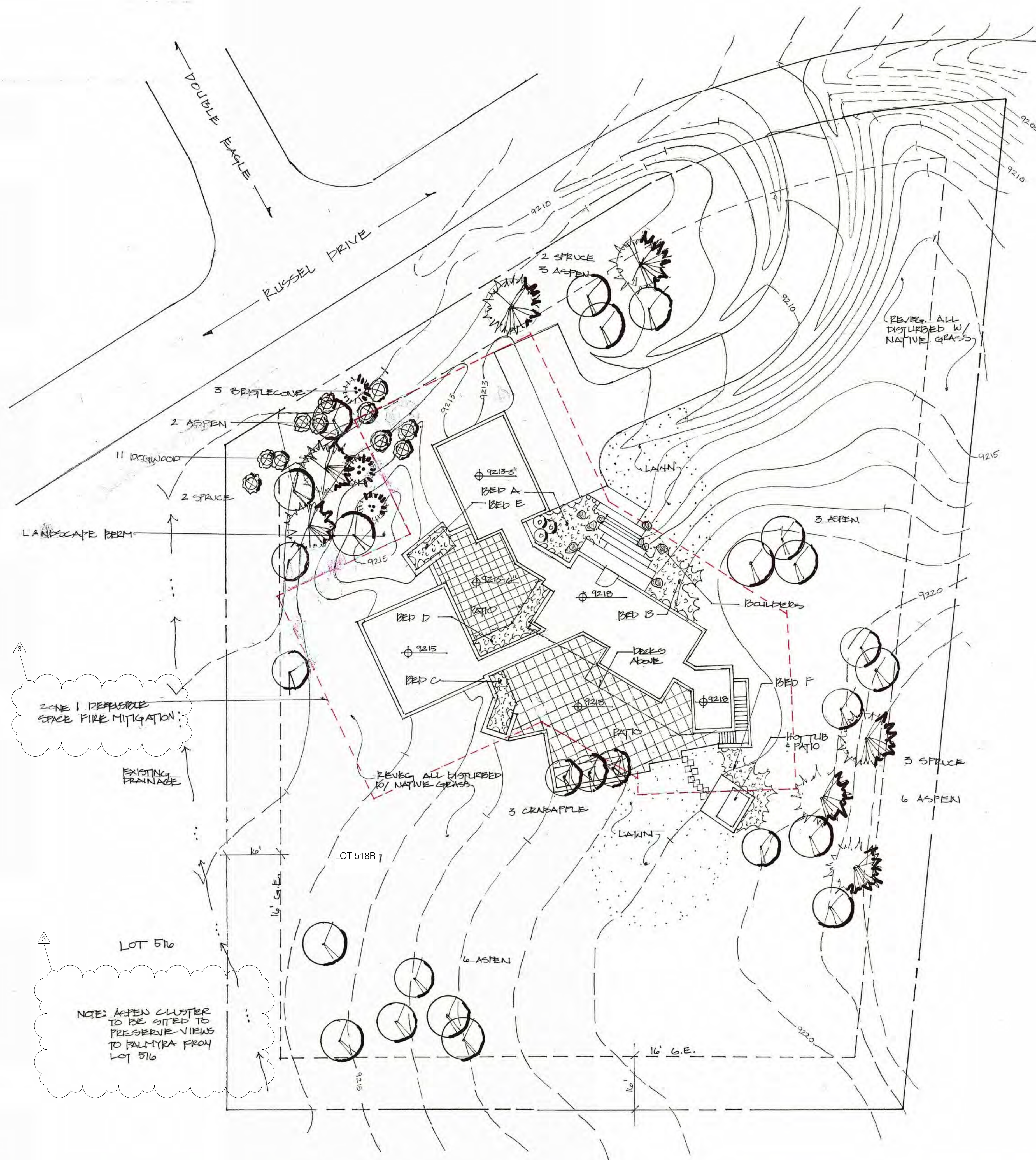
COMMON NAME	BOTANICAL NAME	SIZE	QTY
Picea pungens 'Colorado'	Colorado Spruce	10'	4
		12'	2
		14'	1
Populus tremuloides	Quaking Aspen	2.5" multi	17
		3.0" single	6
Malus spring snow	Spring snow Crab tree	2.0" cal.	3
Pinus aristata	Bristlecone Pine	6"	3
Acer glabrum	Rocky Mt Maple	#5	3
Cornus sericea	Colorado 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 chilense, 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

- 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 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 two weeks after installation of utilities to prevent weed infestation.
- Seed mix to be Mountain mix native grass mix as specified in DRB guidelines

GENERAL NOTES

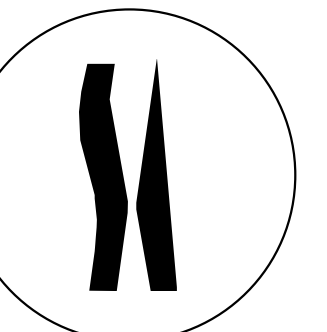
- All trees and shrubs shall be field located by project Landscape architect.
- All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
- Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree race 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. 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'





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

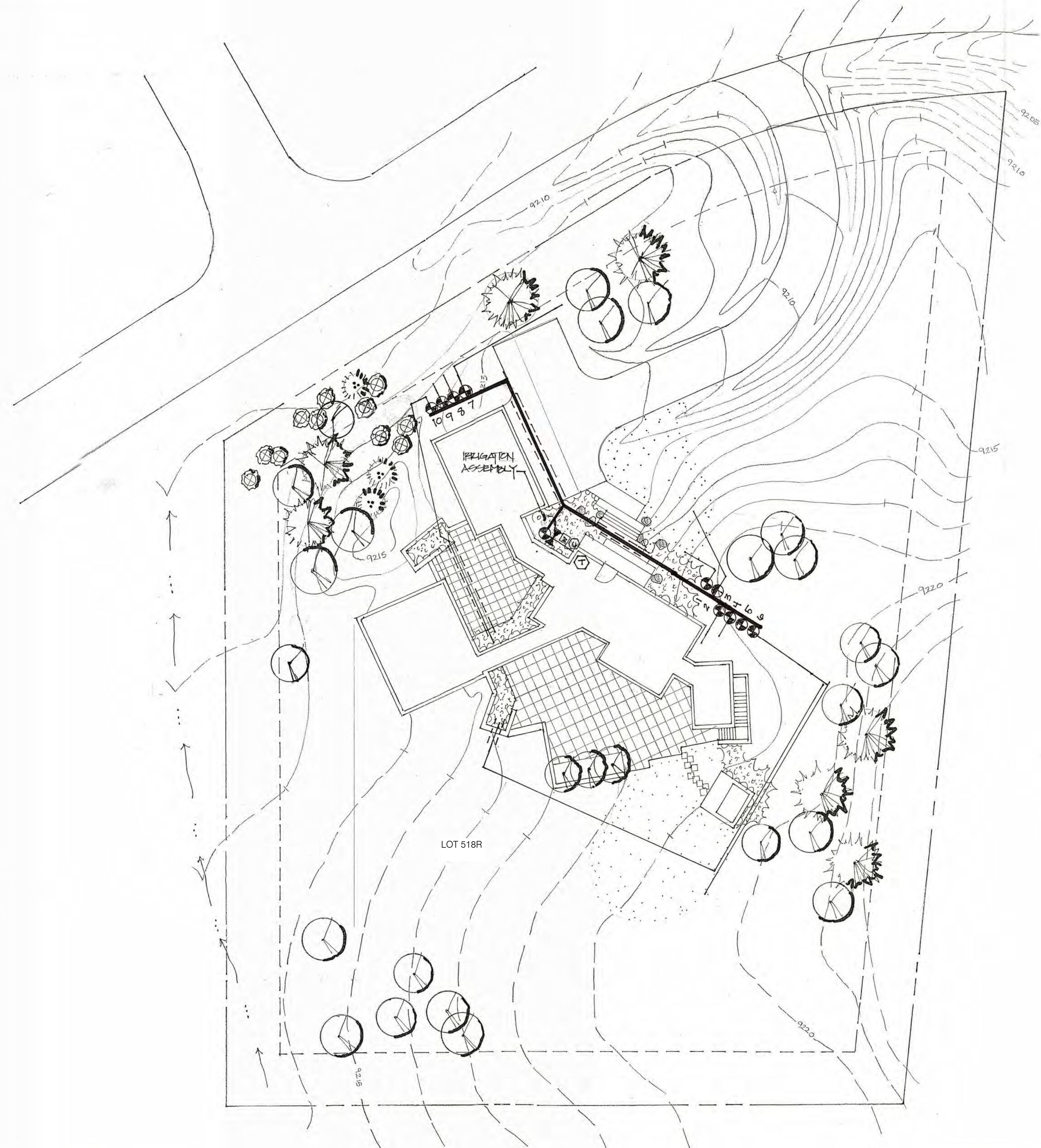
ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS FINAL DESIGN REVIEW	12/16/2020 01/07/2021

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

NOT FOR
CONSTRUCTION

IRRIGATION
L-1.1



WATER USAGE CHART

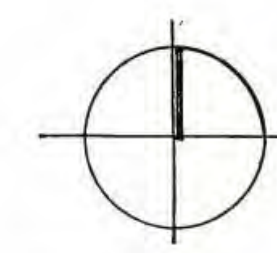
Type	Monthly use	Total #	Total Monthly Usage
Perennials	2.5 gal./SF	786 SF	1,965
Sod	4.0/SF	1800 SF	7,200
Revegetation	-	1100 SF	-
Shrubs	3.20 gal./EA	22	71
Aspen trees	10 gal./EA	23	230
Spruce trees	25 gal./EA	7	175
Bristle Cone pines	20 gal./EA	3	60
COMPLETE MONTHLY USAGE			9,701 gal/mo

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	Perennial	pop ups spray	24
2	Sod	pop ups spray	24
3	Aspen south	drip emitters	-
4	Spruce 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

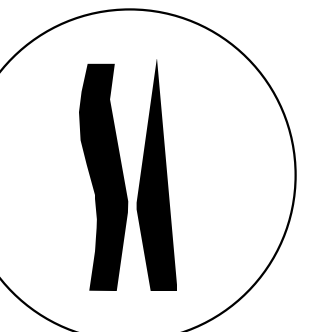


IRRIGATION PLAN

SCALE 1/16"=1'

Scale :



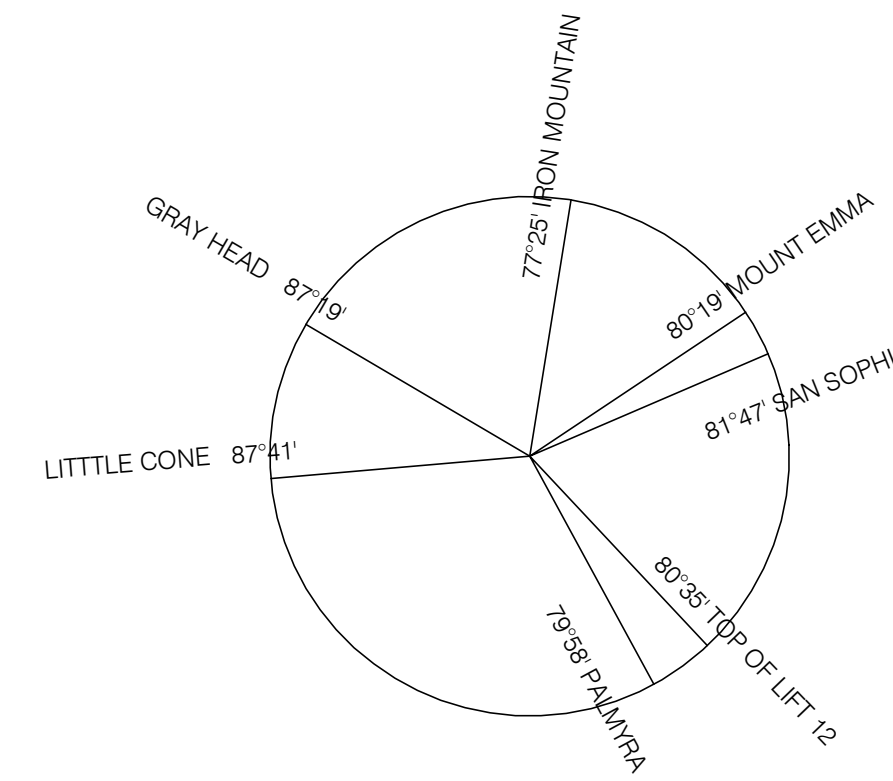


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47 Randall St.
Suite 2
Annapolis, MD 21401
skastudio.com
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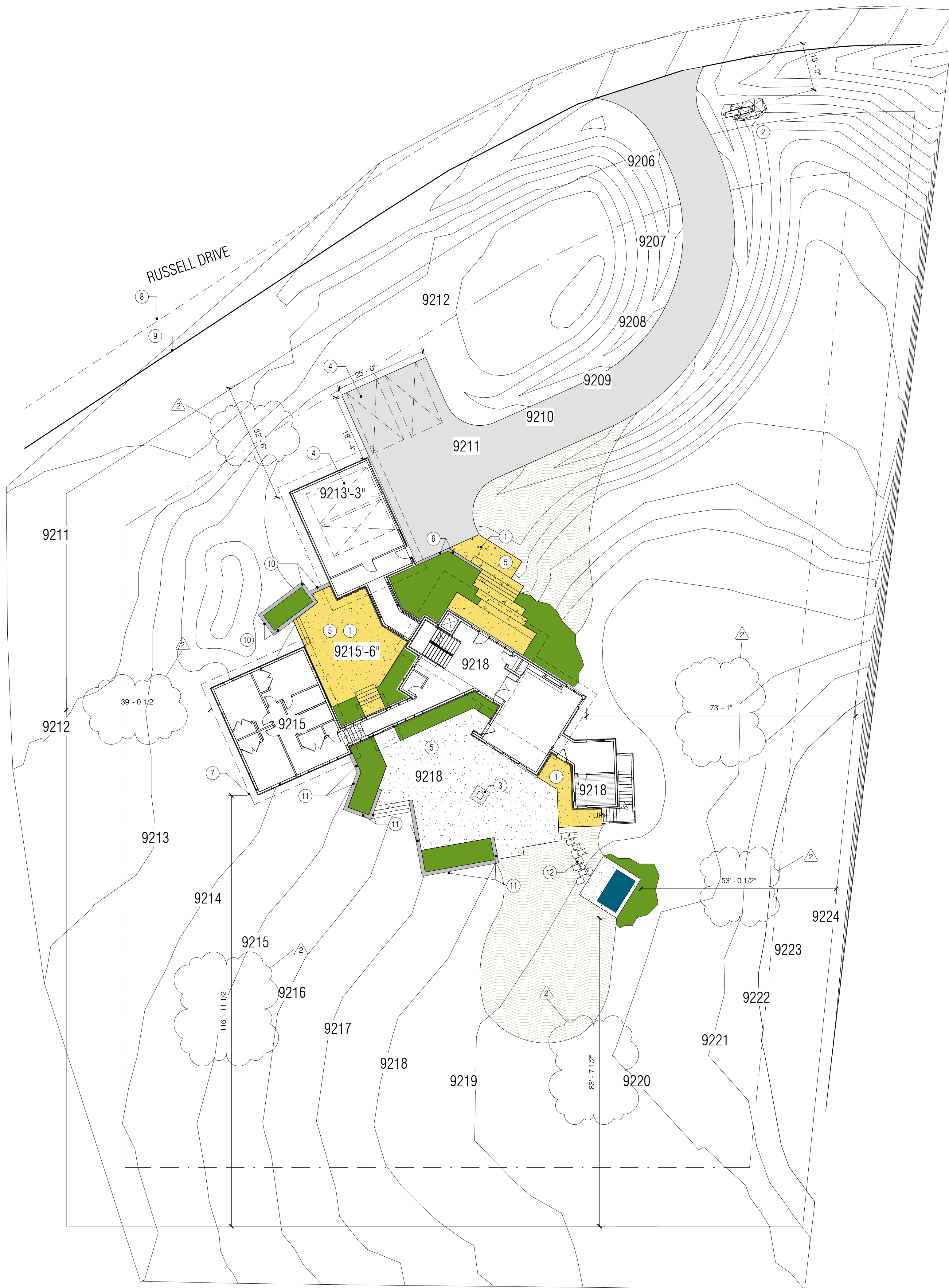
SITE PLAN GENERAL NOTES

- 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 ENCRoACH WITHIN 36" OF THE PROPERTY LINE. ANY PART OF THE BUILDING ENCRoACHING 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.



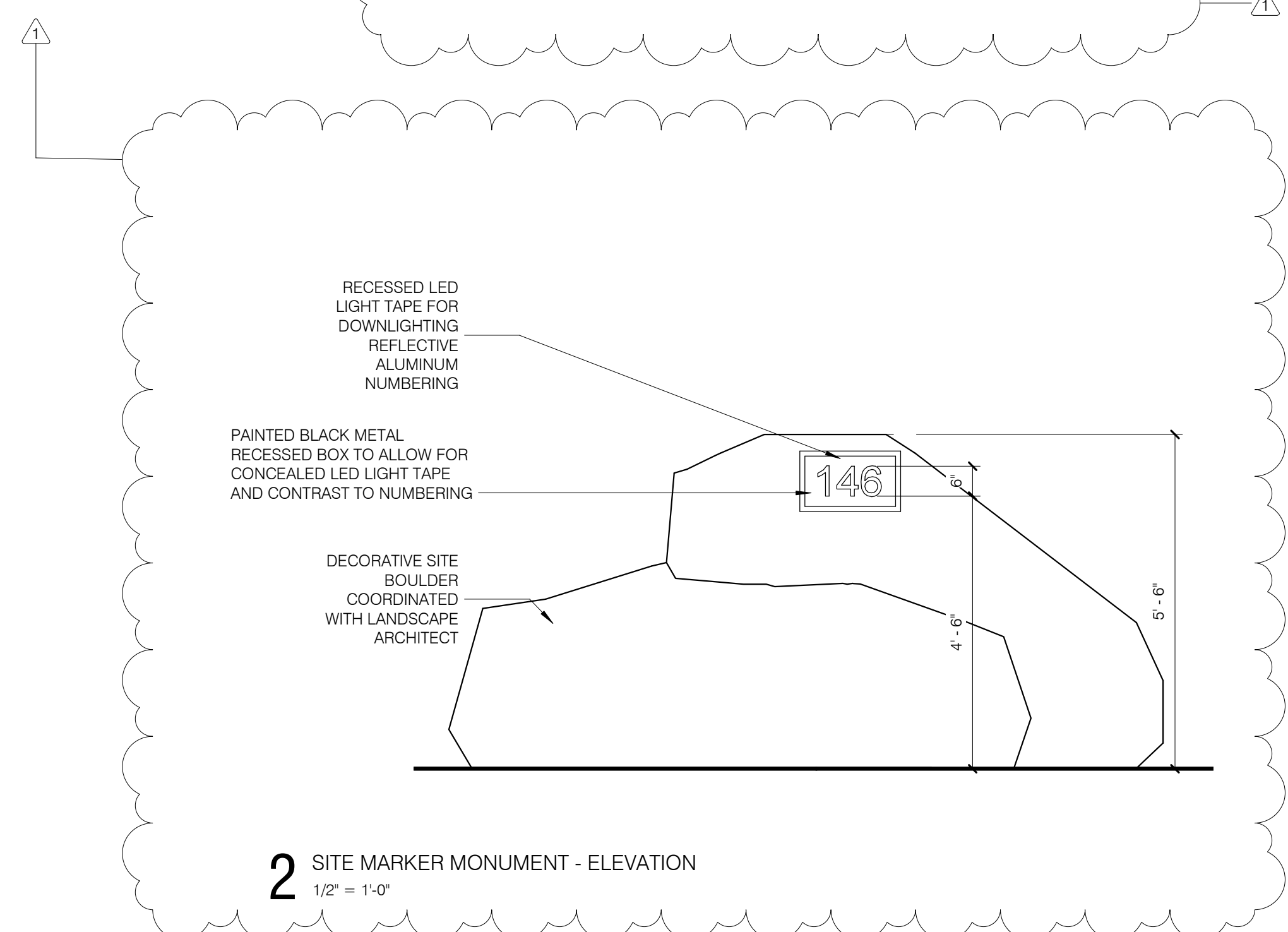
VIEW ANGLES

- 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

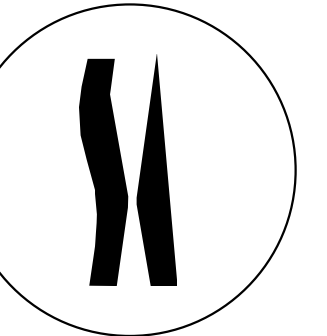
REVISION	DATE
INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
2 RESPONSE TO COMMENTS	11/20/2020
FINAL DESIGN REVIEW	01/07/2021

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



SITE PLAN

A-001

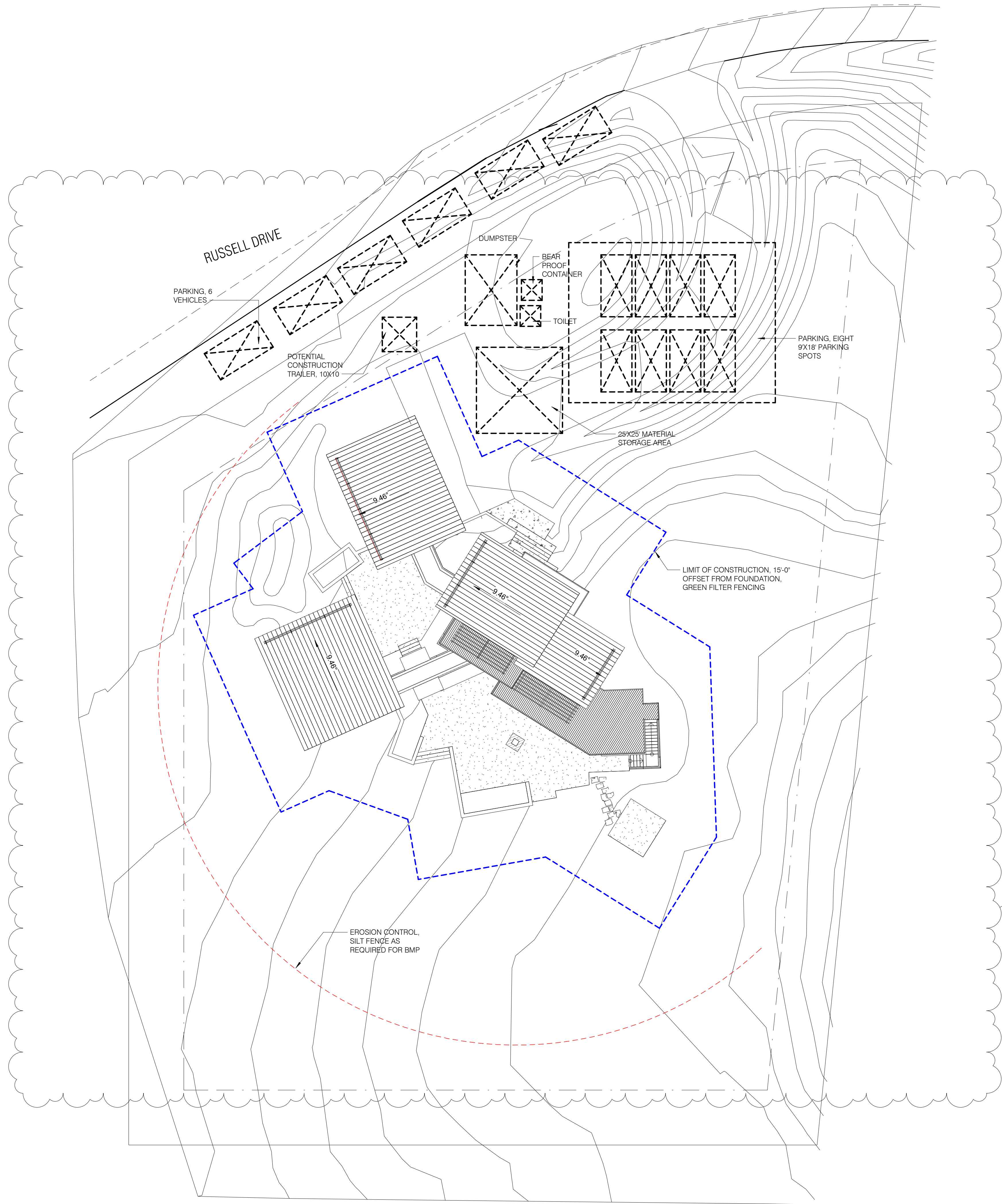


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47 Randall St.
Suite 2
Annapolis, MD 21401
skastudio.com
301 858 5853

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.



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 MOUNTAIN VILLAGE,
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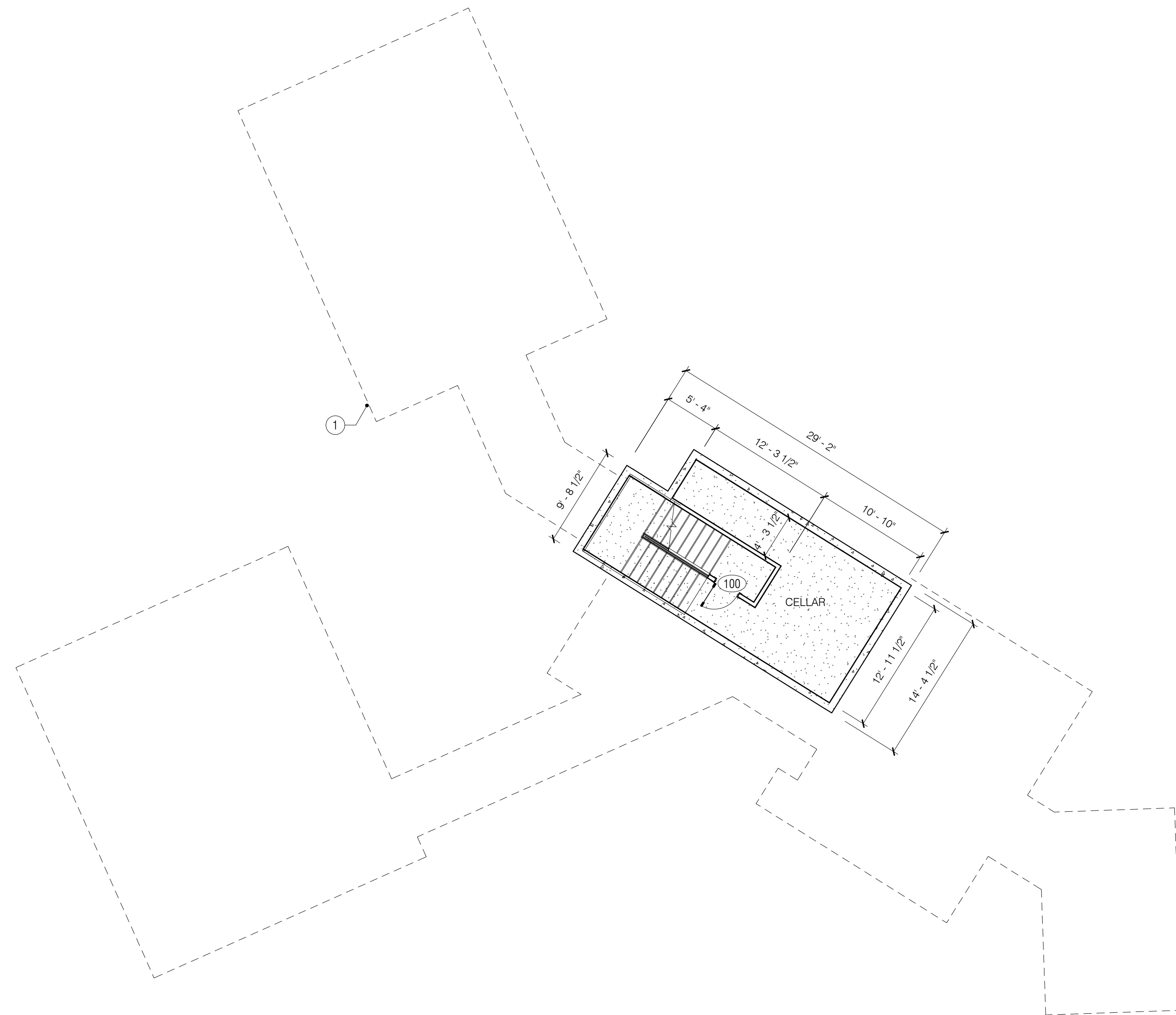
CONSTRUCTION MITIGATION PLAN

A-003

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FLOOR PLAN SHEET NOTES

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



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

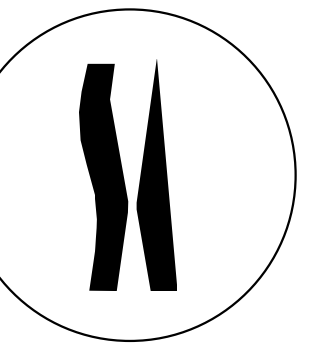
PLAN GENERAL NOTES

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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PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
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

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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.
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6. ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SILL, U.O.N.
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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.

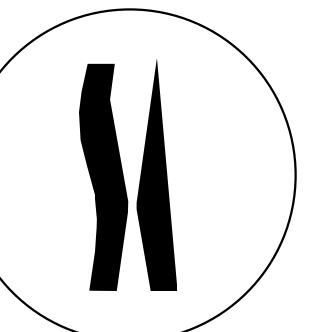


1 FLOOR 1
1/8" = 1'-0"

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



SKA STUDIO

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

ISSUE RECORD

NO.	DESCRIPTION	DATE
	INITIAL DESIGN REVIEW	10/01/2020
1	RESPONSE TO COMMENTS	10/26/2020
2	RESPONSE TO COMMENTS	11/20/2020
	FINAL DESIGN REVIEW	01/07/2021

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



FIRST FLOOR
PLAN

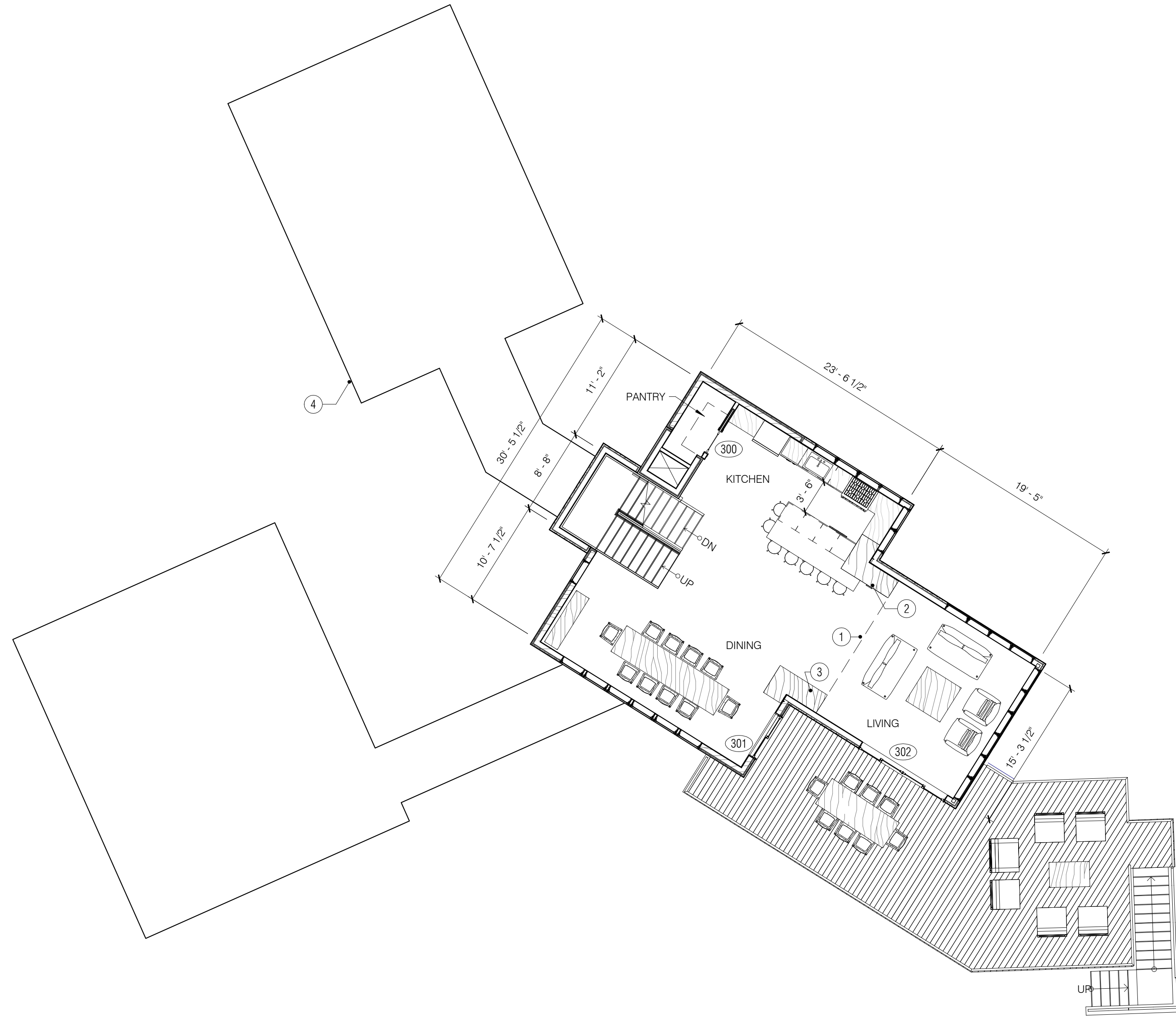
A-101

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

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.
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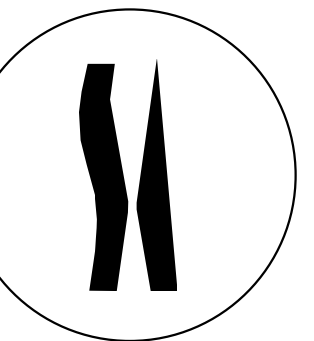


1 FLOOR 2
1/8" = 1'-0"

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



SKA STUDIO

47 Randall St.
Suite 2
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301 858 5853

ISSUE RECORD

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



SECOND FLOOR PLAN

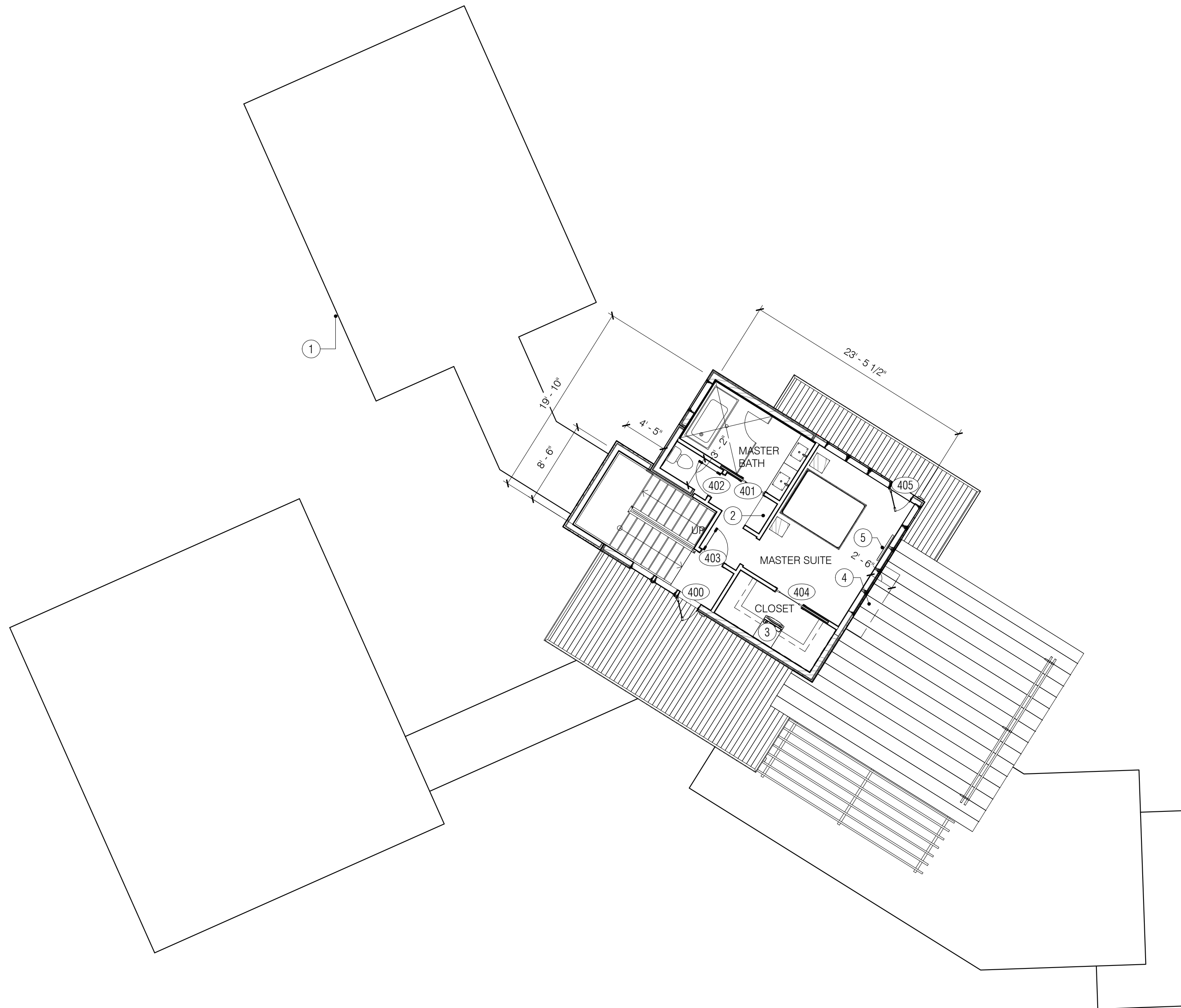
A-102

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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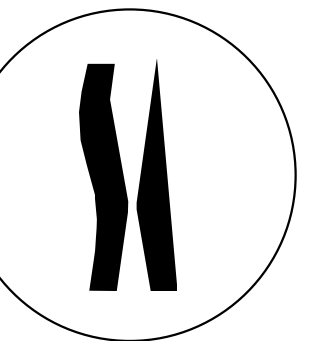


1 FLOOR 3
1/8" = 1'-0"

FLOOR PLAN LEGEND

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

Scale : As indicated



SKA STUDIO

47 Randall St.
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ISSUE RECORD

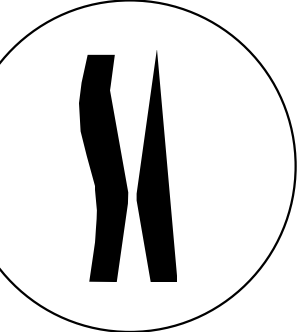
INITIAL DESIGN REVIEW	10/01/2020
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PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



THIRD FLOOR
PLAN

A-103



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301 858 5853

FLOOR PLAN SHEET NOTES

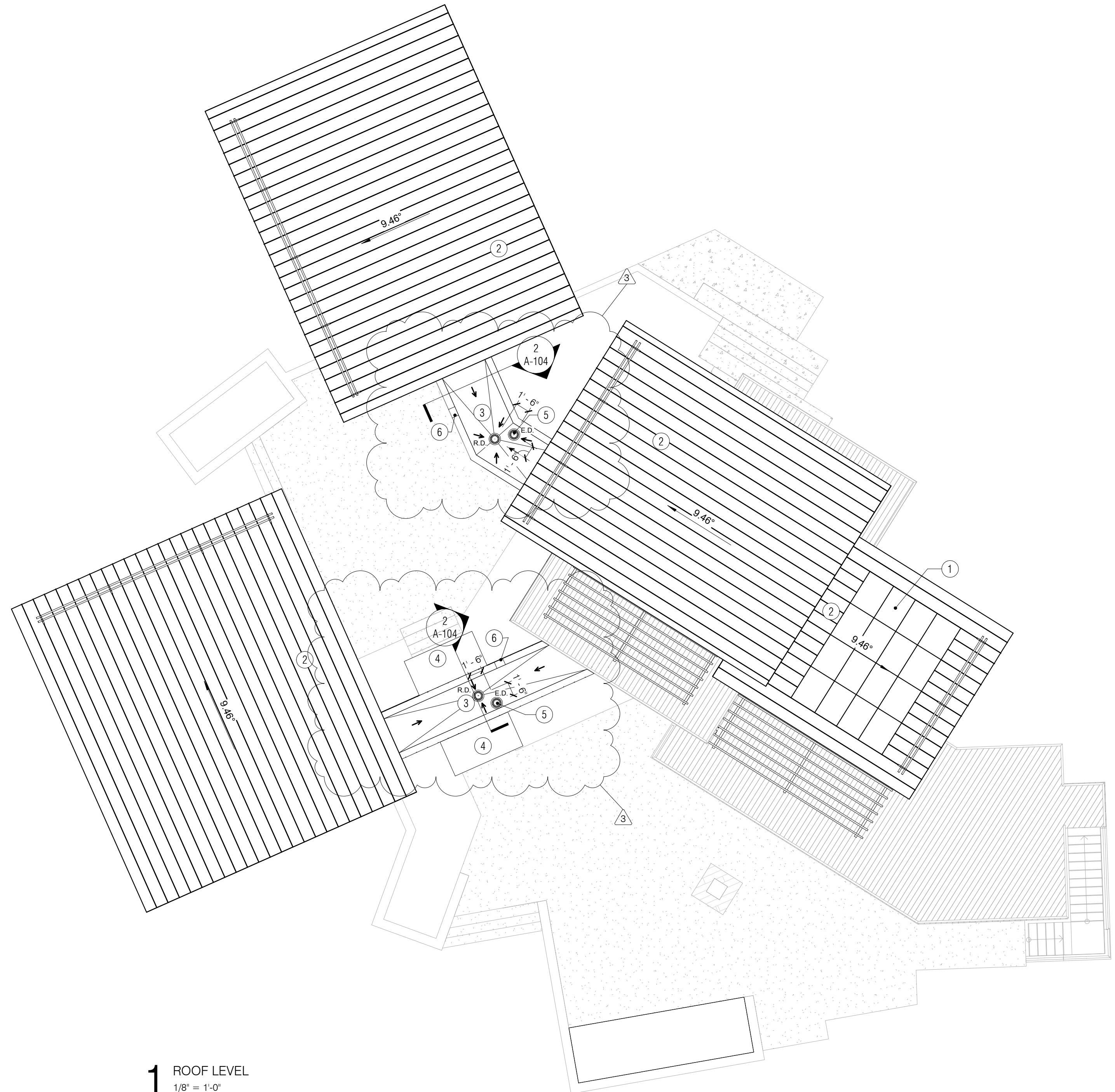
- 1 PROPOSED SOLAR ARRAY
- 2 ROOF PITCH TO BE 2:12
- 3 FLAT ROOF WITH PARRAPET. SEE DETAILS FOR DRAINAGE
- 4 CANOPY SLOPED 1/4" PER FOOT
- 5 EMERGENCY DRAIN
- 6 SCUPPER

PLAN GENERAL NOTES

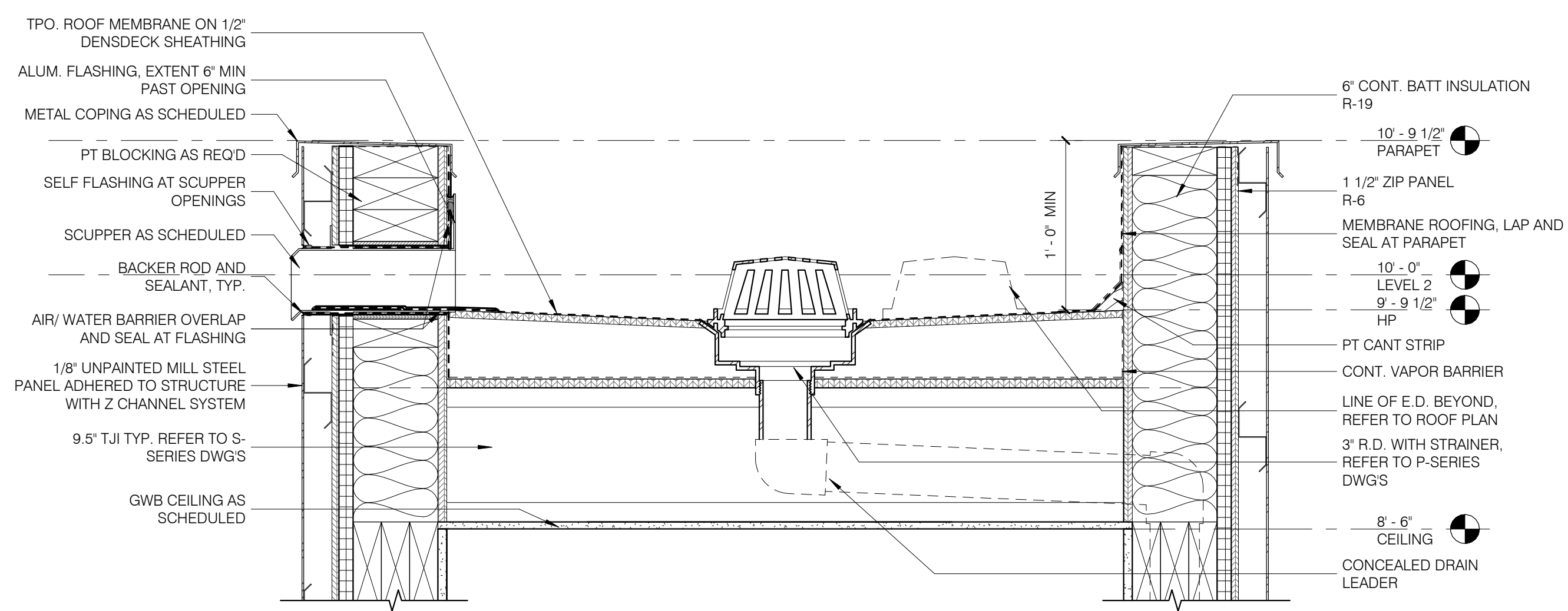
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1	RESPONSE TO COMMENTS	10/26/2020
3	RESPONSE TO COMMENTS	12/16/2020
	FINAL DESIGN REVIEW	01/07/2021



1 ROOF LEVEL
1/8" = 1'-0"



2 FLAT ROOF DRAINAGE DETAIL
1 1/2" = 1'-0"

FLOOR PLAN LEGEND

- INTERIOR WOOD WALL
- INTERIOR DRYWALL PARTITION
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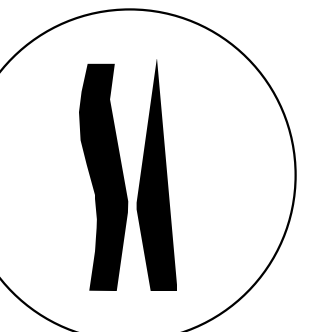
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PETTY RESIDENCE
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ROOF PLAN

A-104



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301 858 5853

REFLECTED CEILING PLAN LEGEND

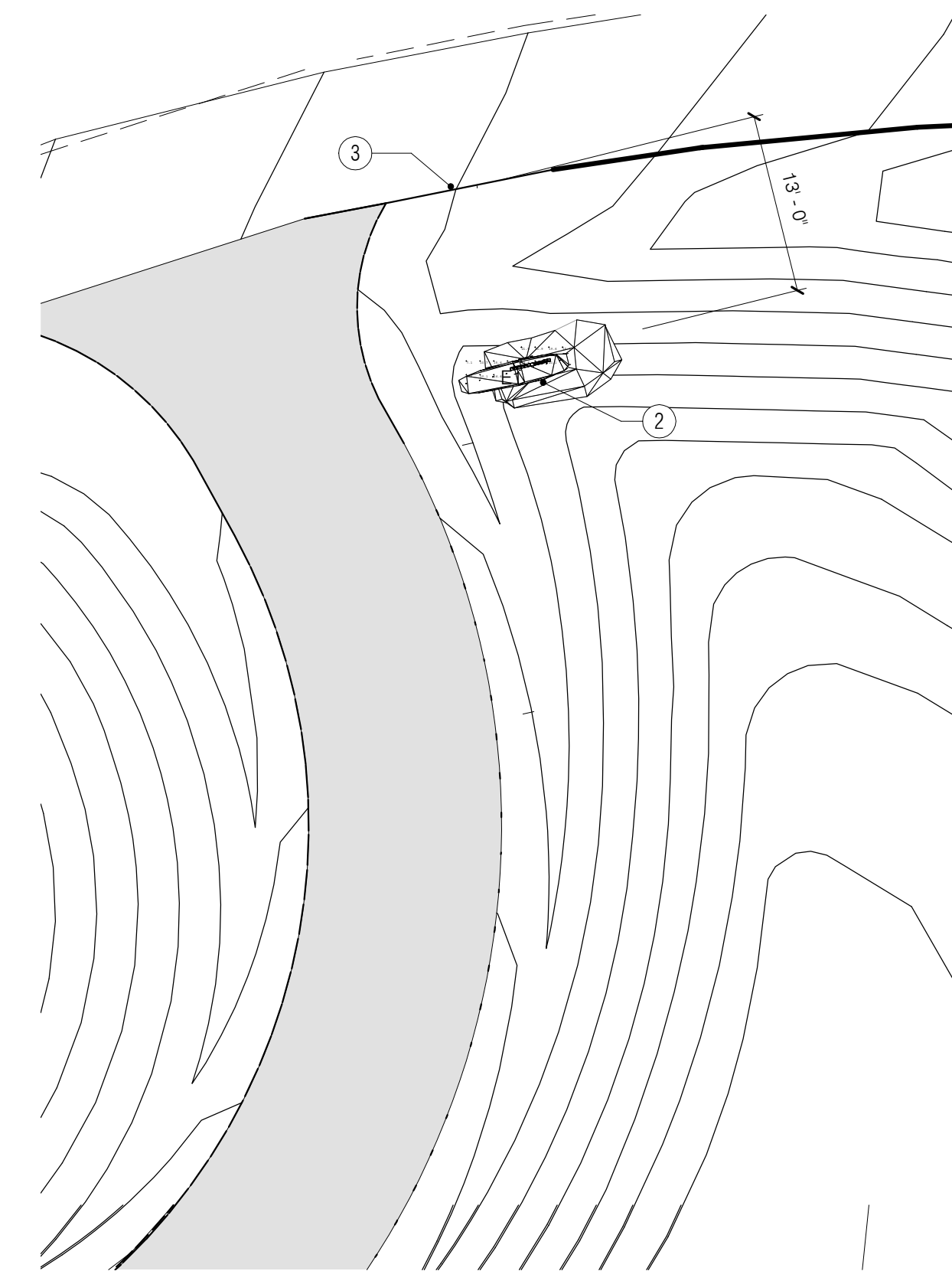
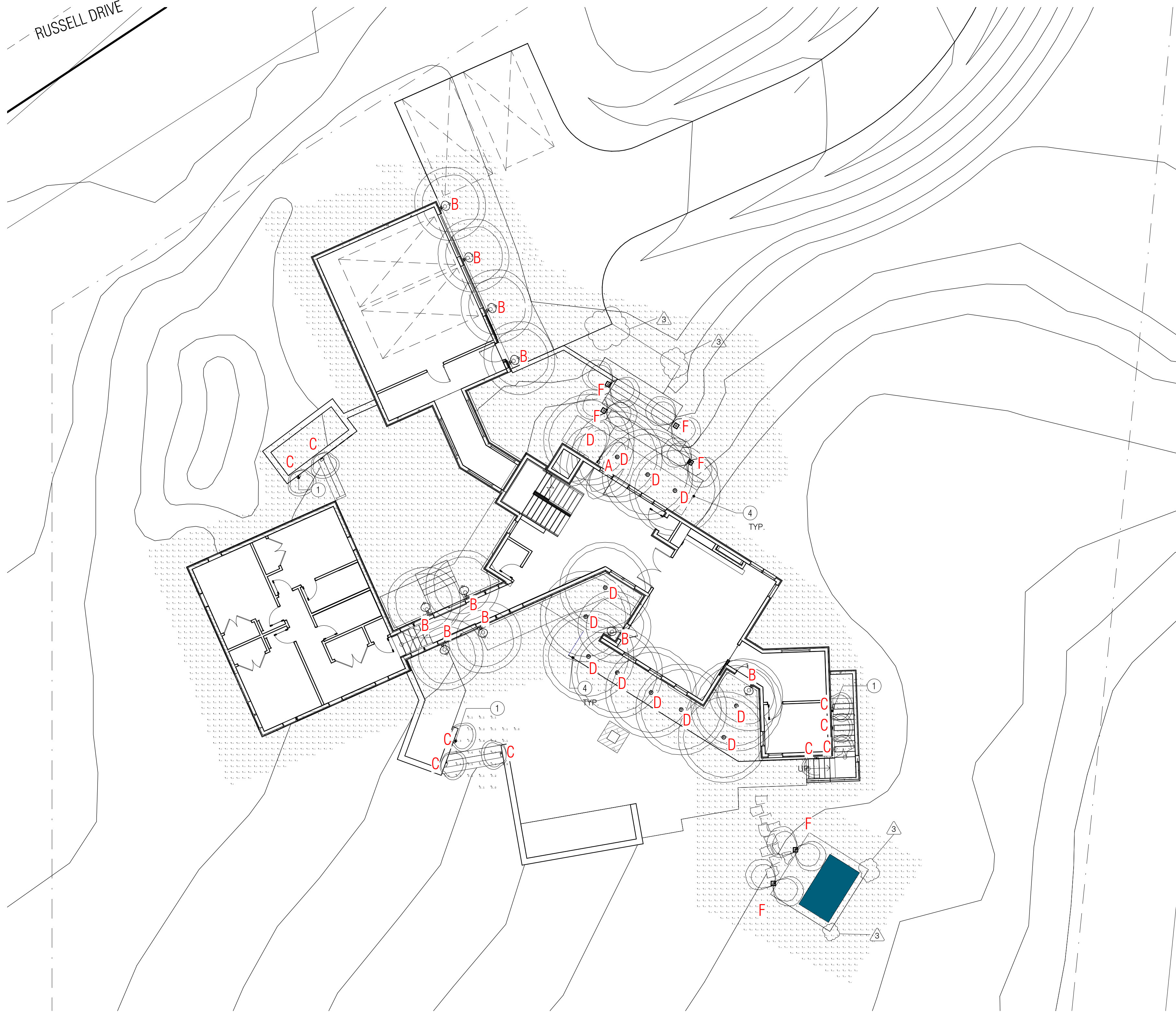
- CEILING FINISHES
- WD-1
 - GYP-P
- LIGHT FIXTURES
- Downlight
 - Downlight, Wall Wash
 - LED Recessed Light Tape Strip/Undercabinet
 - Wall Sconce
 - Decorative Pendant
 - Utility Light
 - Recessed Step Light
 - Landscape Bollard

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
- D FIXTURES FULLY RECESSED IN CEILING OF DECK ABOVE

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
□	6	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	1.90	27	0.0	NA	NA
CALC. PTS. 3	ILLUMINANCE	FC	1.06	6.9	0.0	NA	NA
CALC. PTS. 4	ILLUMINANCE	FC	16.55	24	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	10/26/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

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



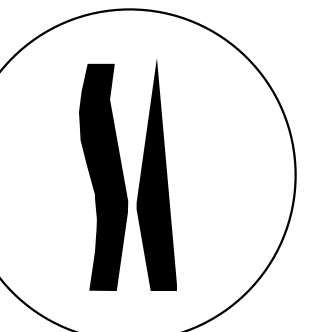
GROUND LEVEL
 PHOTOMETRIC
 PLAN

A-110

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

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

Scale : As indicated



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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
	3	B	SINGLE	299.2	0.950	WS-WIII0-BK
	2	C	SINGLE	N/A	0.950	MSL-HH-30K-8-BN

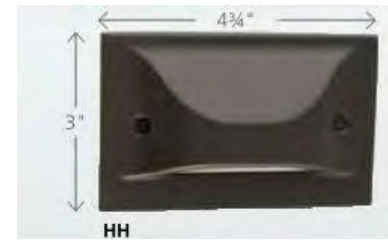
CALCULATION SUMMARY							
LABEL	CALC. TYPE	UNITS	AVERAGE	MAX.	MIN.	AVG/MIN	MAX/MIN
CALC. PTS. 1	ILLUMINANCE	FC	1.60	6.3	0.0	N/A	N/A
CALC. PTS. 2	ILLUMINANCE	FC	0.26	14.6	0.0	N/A	N/A
CALC. PTS. 3	ILLUMINANCE	FC	2.74	11.7	0.0	N/A	N/A



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



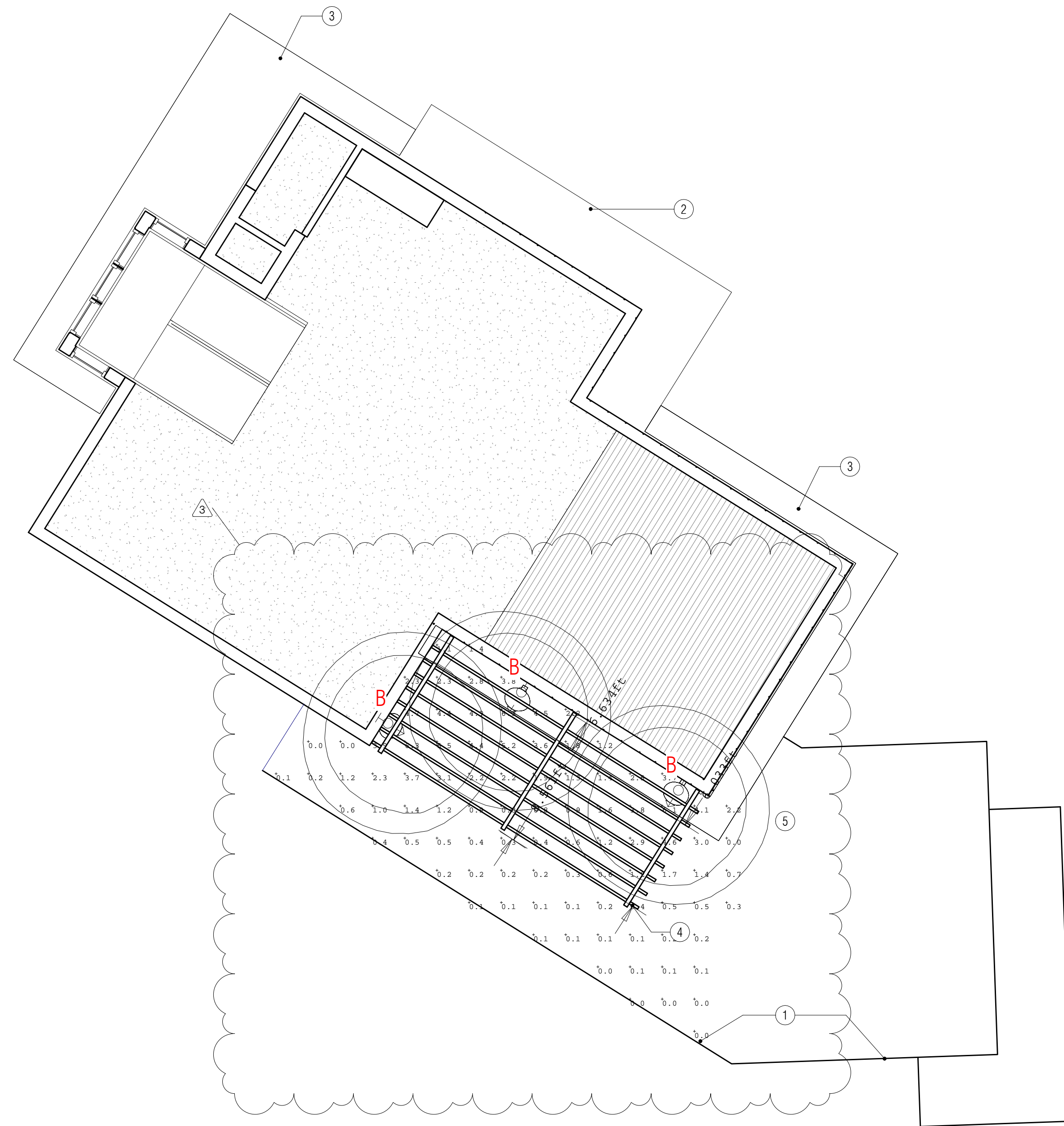
TYPE D - EXTERIOR RECESSED DOWNLIGHTS



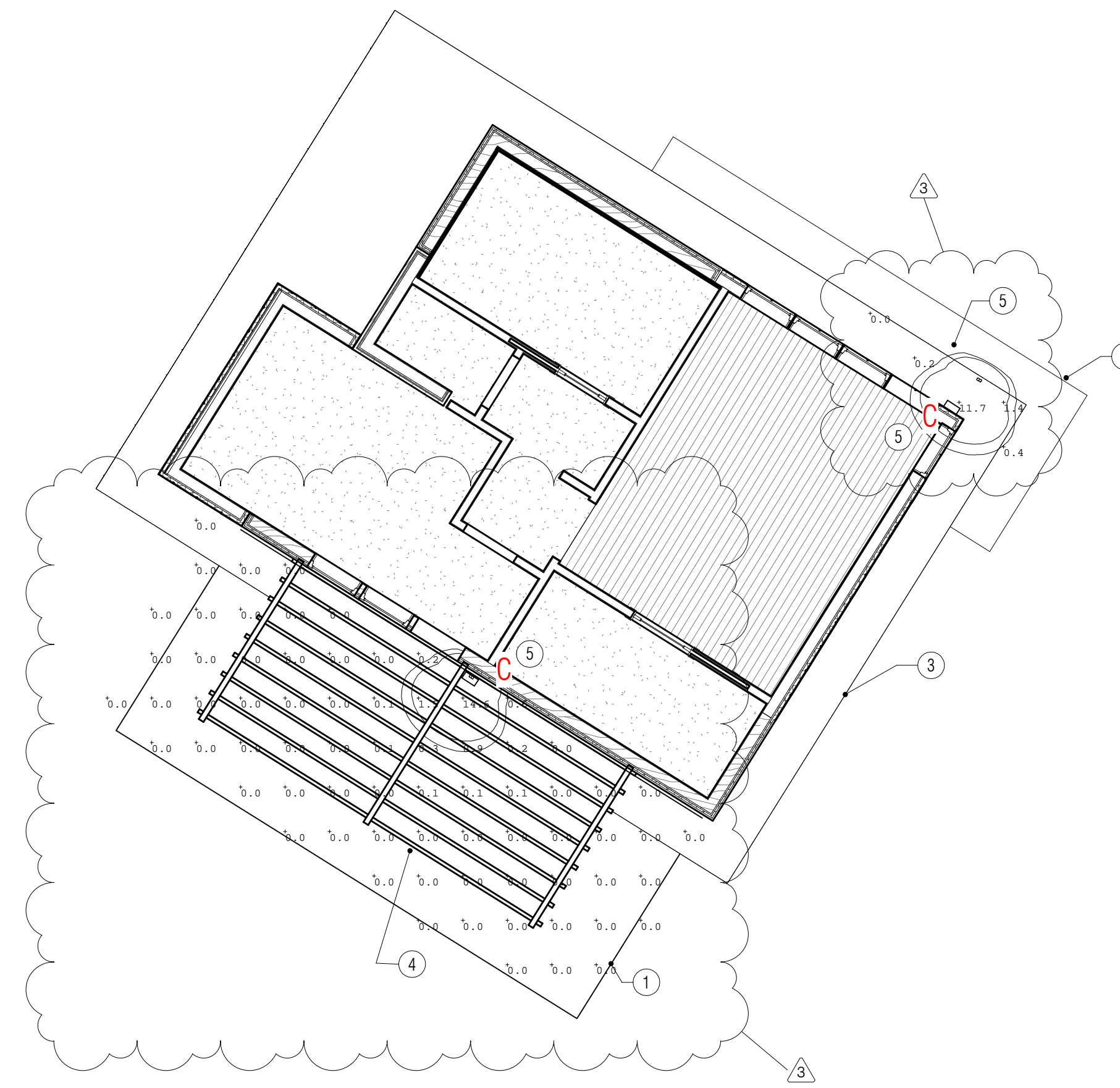
TYPE E1 - LED LINEAR LIGHT TAPE RECESSED AT ADDRESS MONUMENT



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



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



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

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

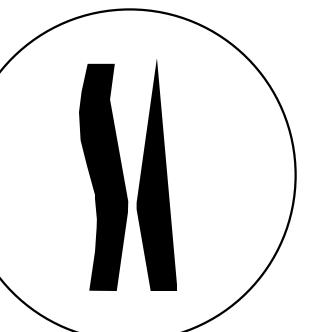
ISSUE RECORD	
INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

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



SECOND & THIRD LEVEL
PHOTOMETRIC
PLANS

A-111

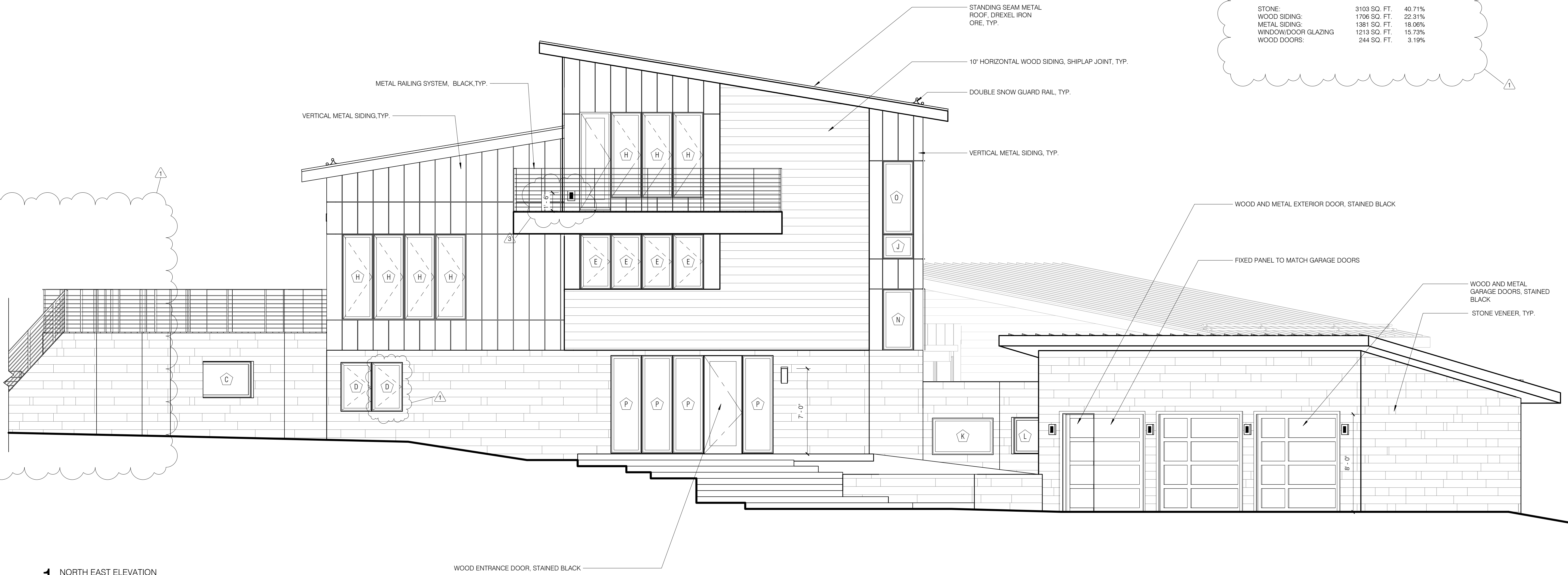


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EXTERIOR MATERIALS CALCULATIONS

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
1 RESPONSE TO COMMENTS	10/26/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
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



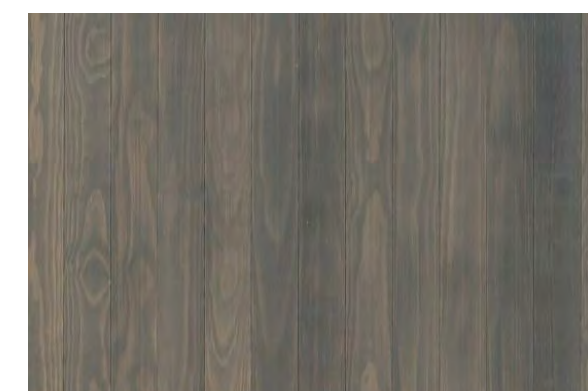
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



METAL SIDING, UNPAINTED MILL STEEL



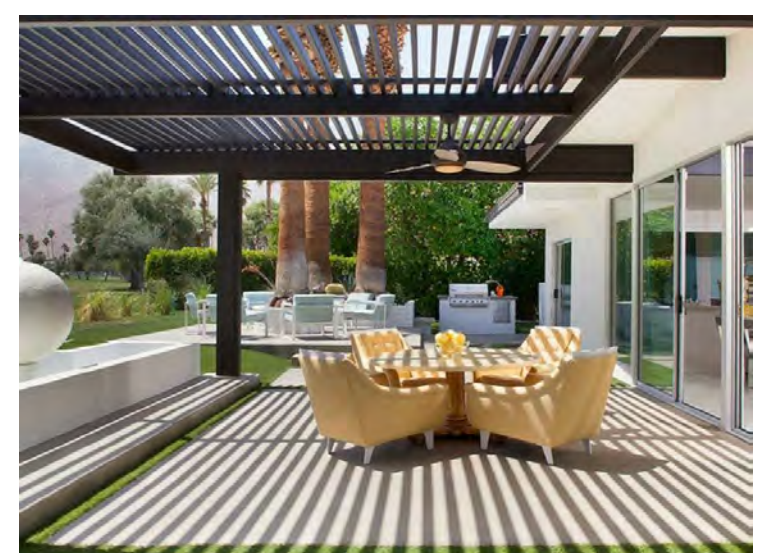
WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



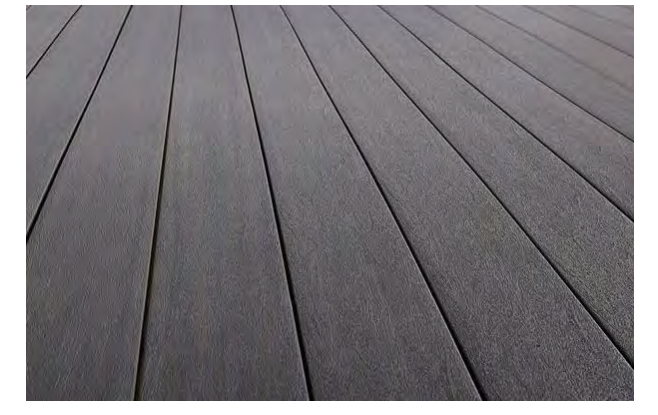
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK



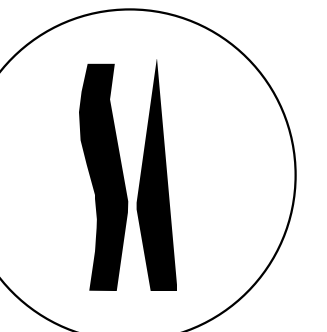
PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



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"

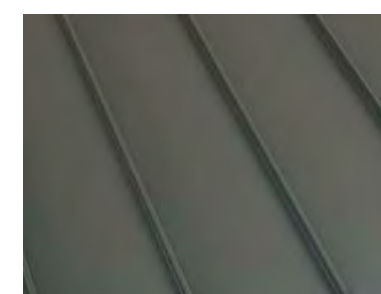
ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

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



STAINED CONCRETE PAVERS, PATIO AND WALKWAY



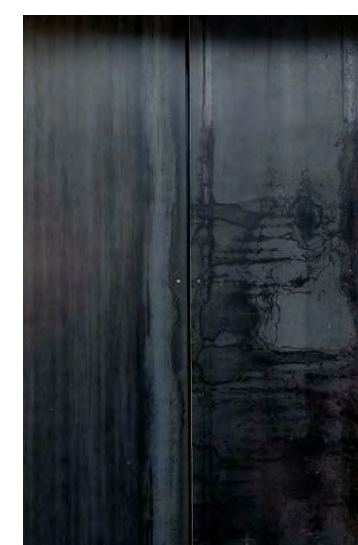
METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



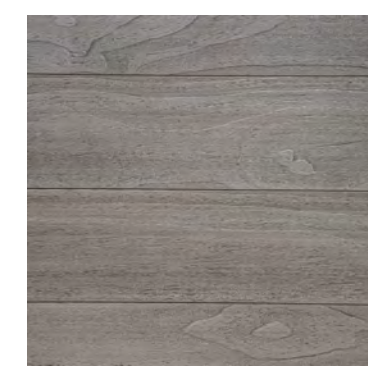
WINDOW CLADDING, JELDWEN BLACK



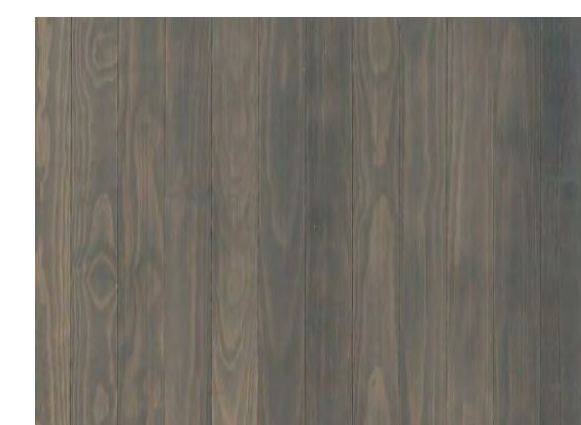
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



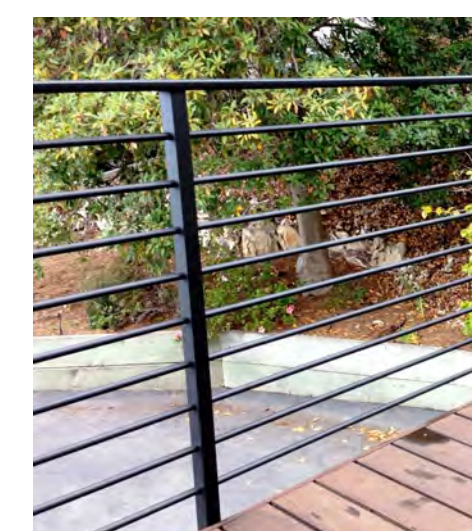
METAL SIDING, UNPAINTED MILL STEEL



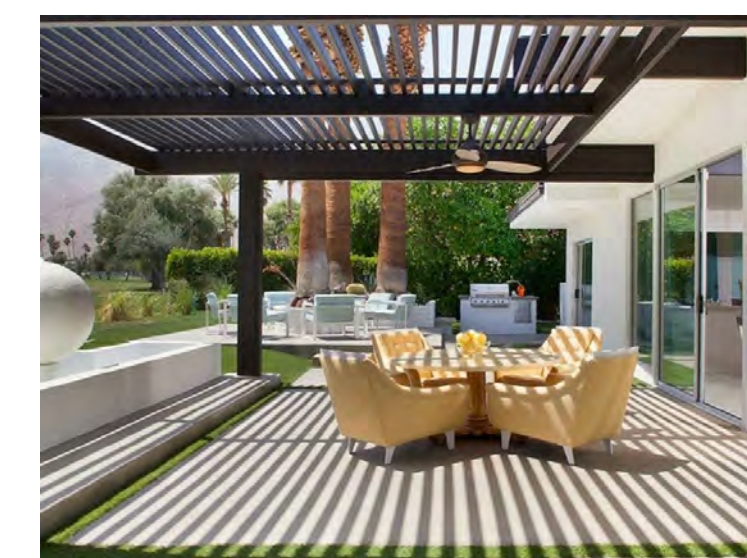
WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



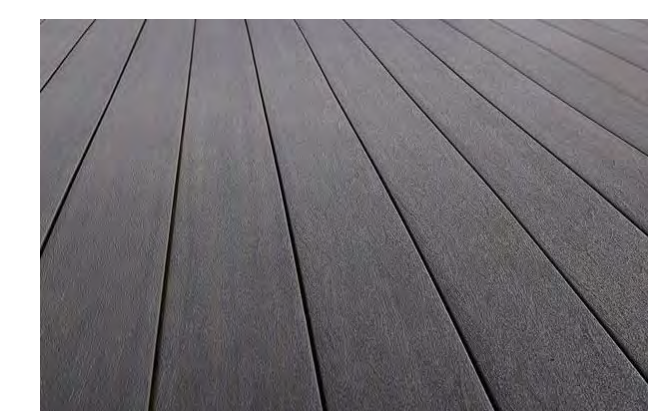
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK



PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



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

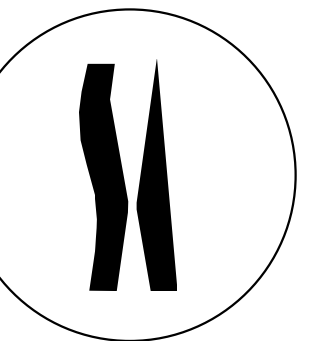
Scale: 1/4" = 1'-0"



BUILDING ELEVATIONS

A-202

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

ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
2 RESPONSE TO COMMENTS	11/20/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

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



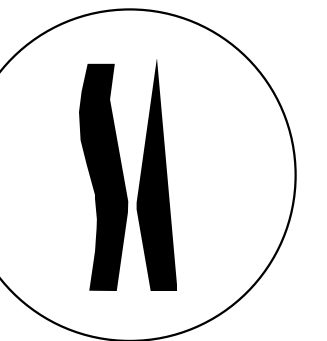
UNFOLDED ELEVATIONS

A-203

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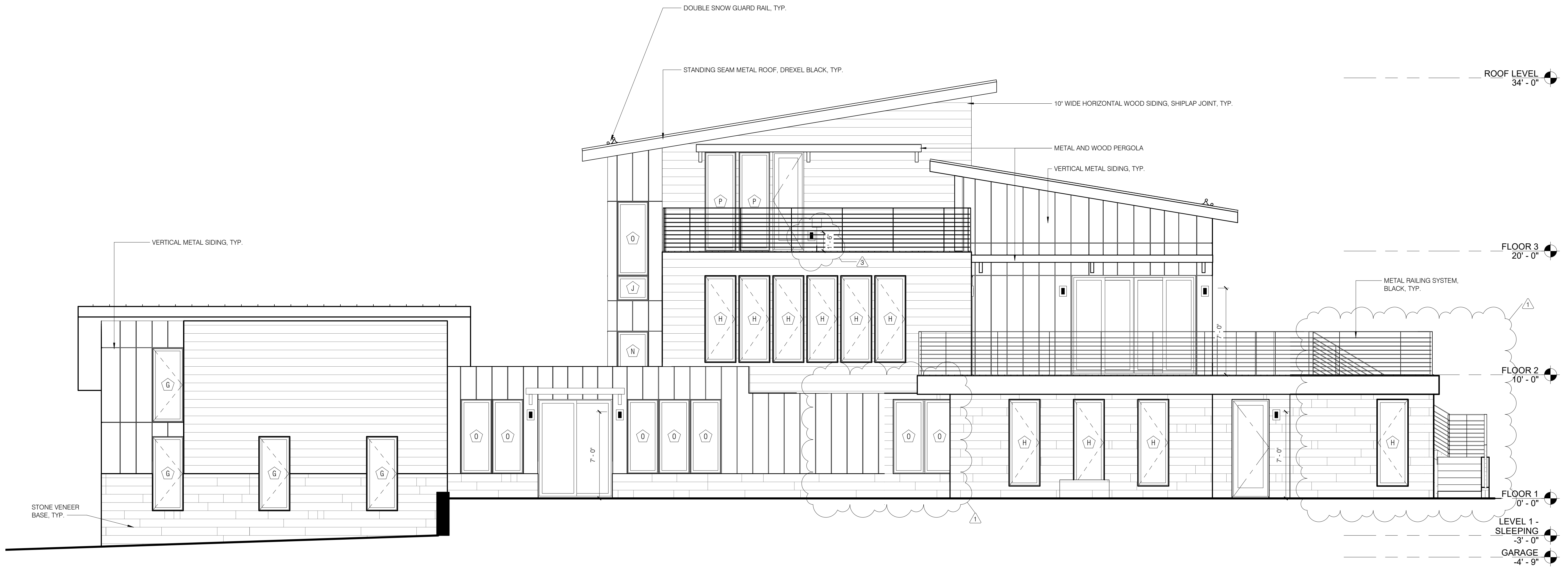
- STAINED CONCRETE PAVERS, PATIO AND WALKWAY
- METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK
- WINDOW CLADDING, JELDWEN BLACK
- EXTERIOR STONE, CAVERN LEDGE, NO GOLD
- METAL SIDING, UNPAINTED MILL STEEL
- WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST
- HORIZONTAL 8" WOOD SIDING, SHIPLAP 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	10/26/2020
2 RESPONSE TO COMMENTS	11/20/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

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

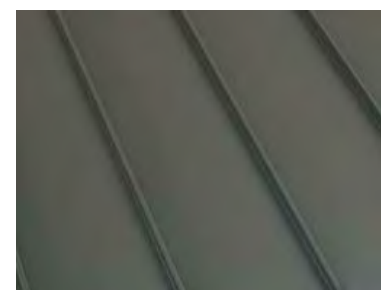


UNFOLDED ELEVATIONS

A-204



STAINED CONCRETE PAVERS, PATIO AND WALKWAY



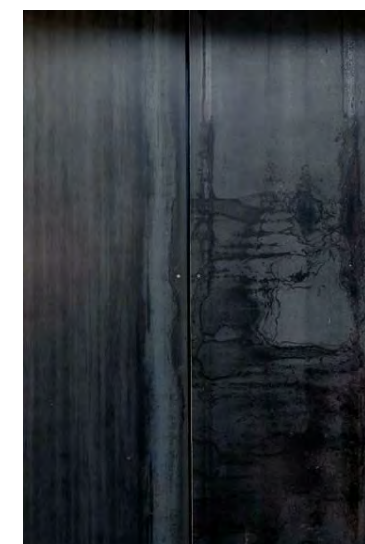
METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



WINDOW CLADDING, JELDWEN BLACK



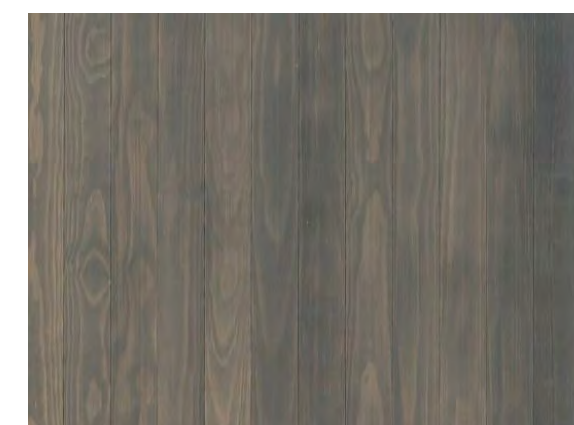
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



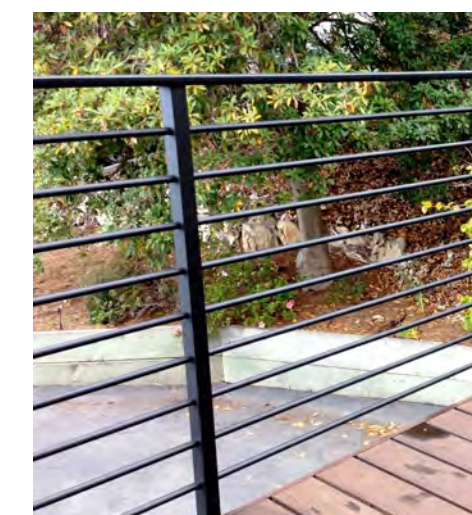
METAL SIDING, UNPAINTED MILL STEEL



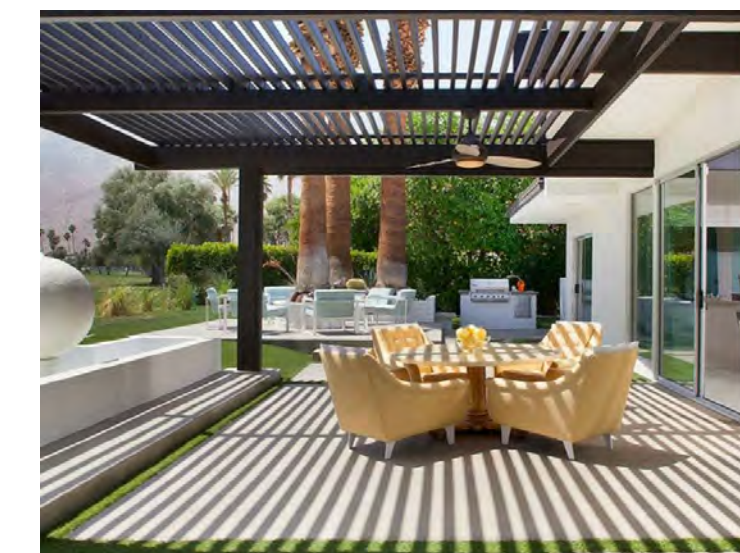
WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



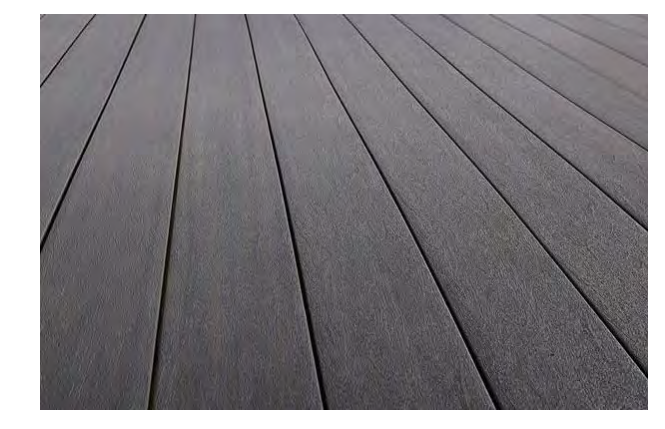
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK

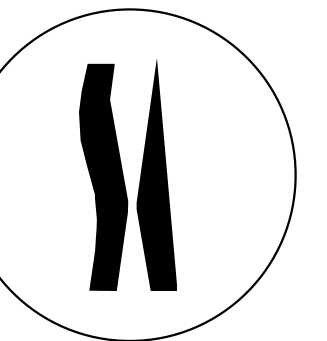


PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



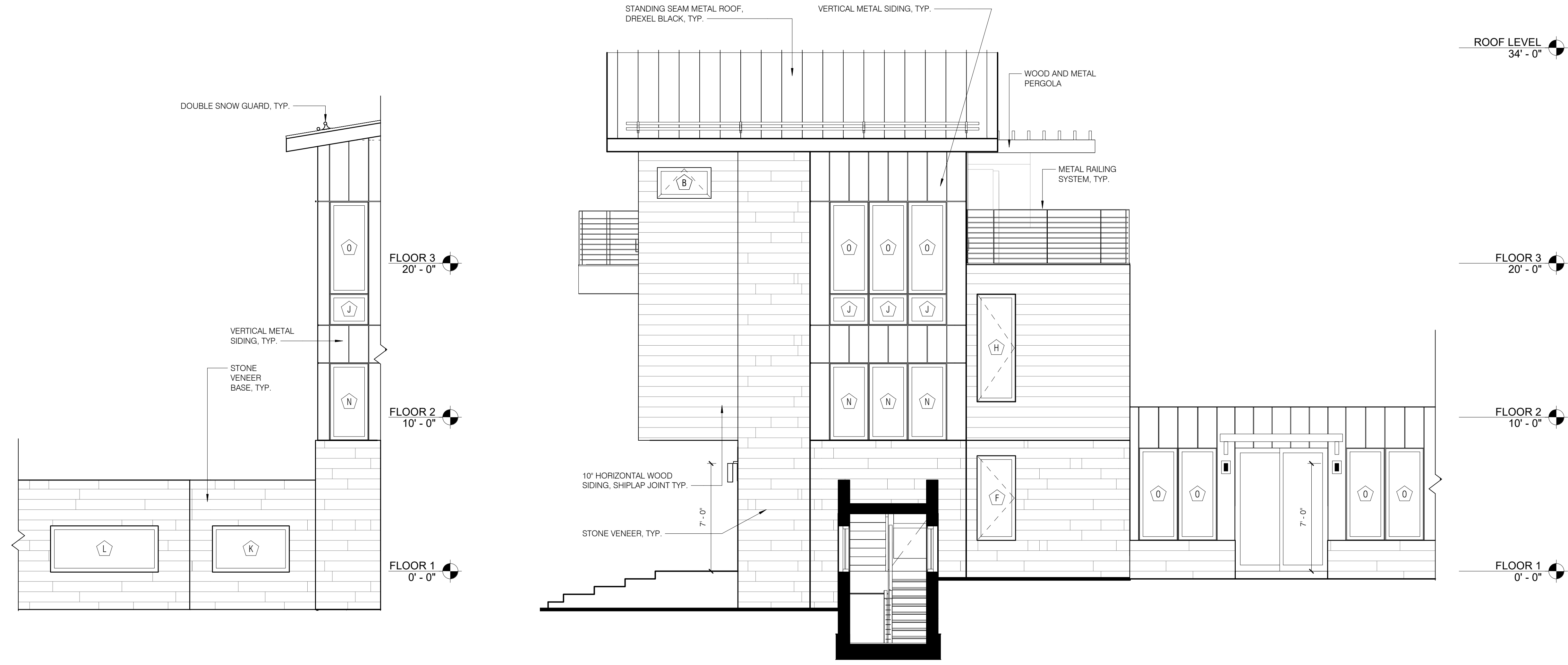
FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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	10/26/2020
2 RESPONSE TO COMMENTS	11/20/2020
FINAL DESIGN REVIEW	01/07/2021

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



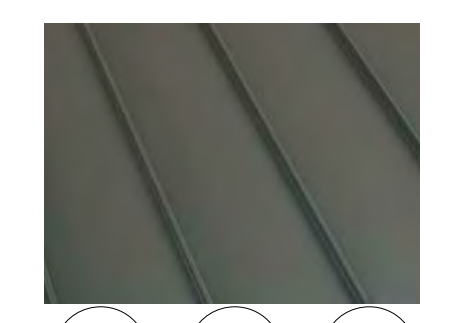
UNFOLDED ELEVATIONS

A-205

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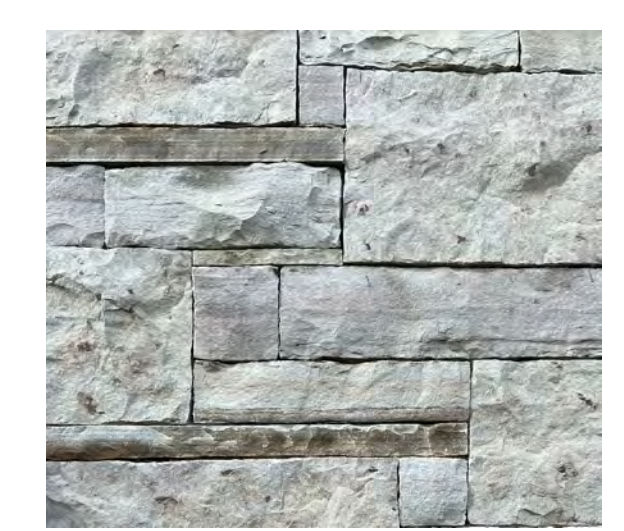
STAINED CONCRETE PAVERS, PATIO AND WALKWAY



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



WINDOW CLADDING, JELDWEN BLACK



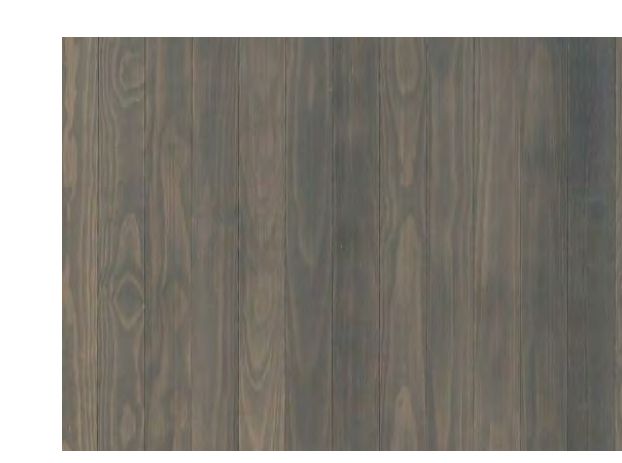
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



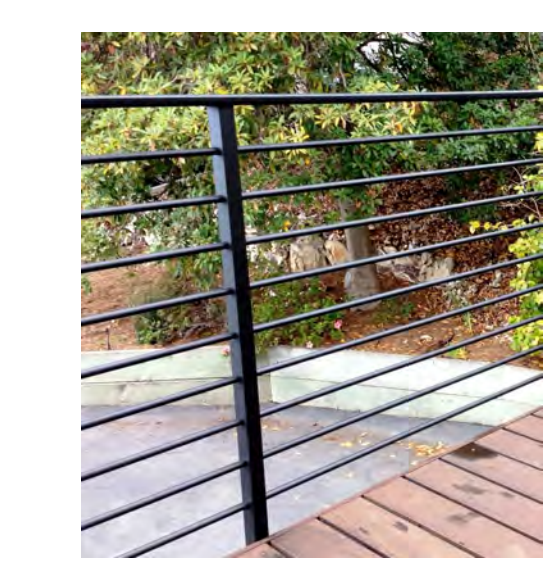
METAL SIDING, UNPAINTED MILL STEEL



WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



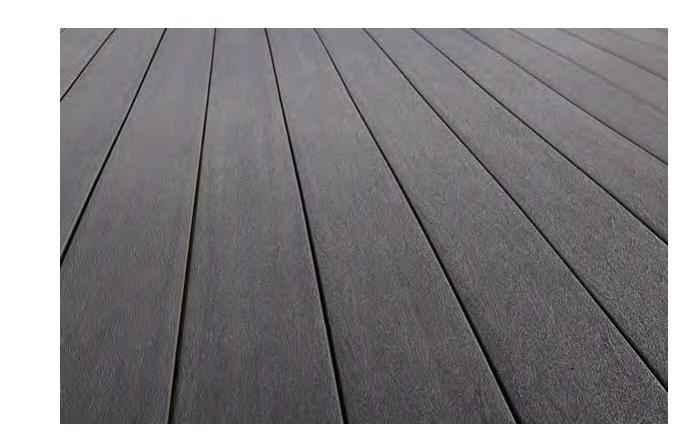
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK

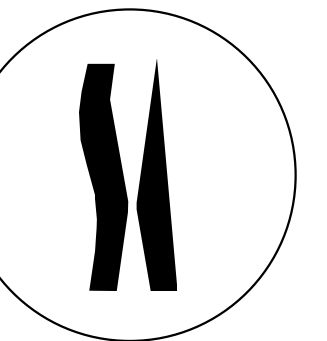


PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



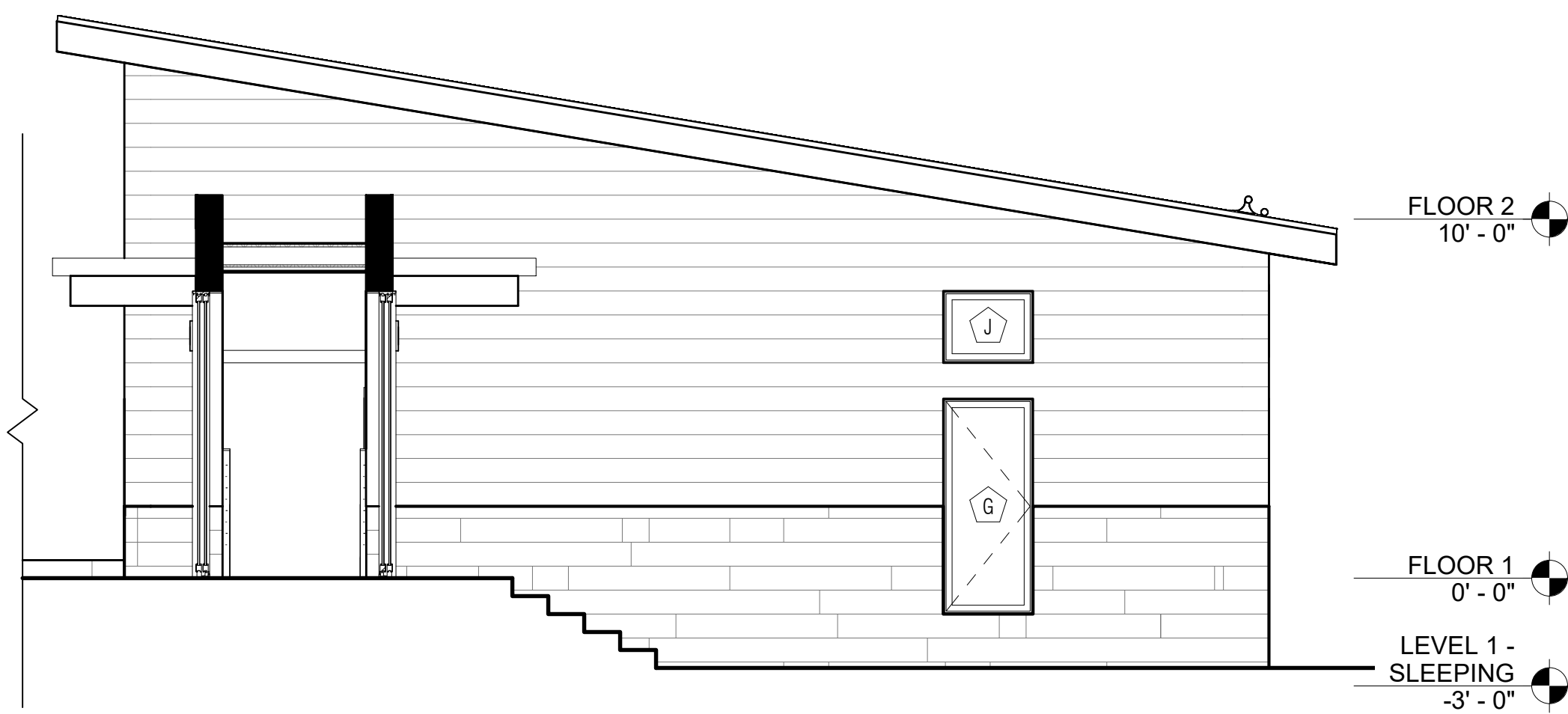
FIBERON PROMENADE DECKING, WEATHERED CLIFF, CLASS A AND W.U.I. COMPLIANT

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

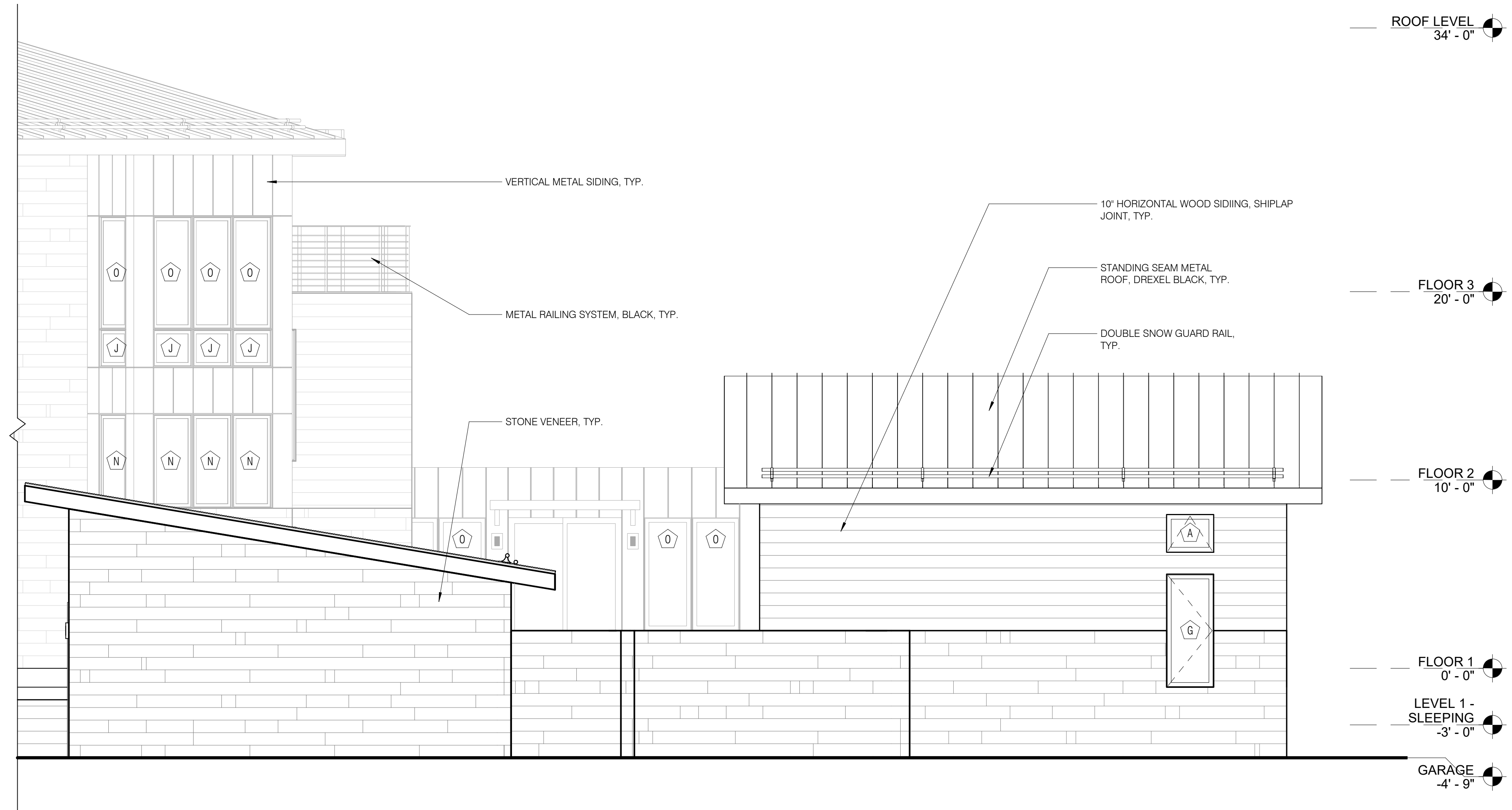


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3 EAST ELEVATION SLEEPING AREA
1/4" = 1'-0"



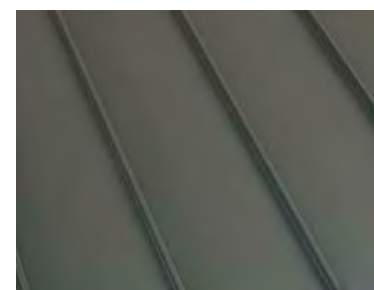
1 NORTH ELEVATION GARAGE/SLEEPING AREA
1/4" = 1'-0"

ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
2 RESPONSE TO COMMENTS	11/20/2020
FINAL DESIGN REVIEW	01/07/2021



STAINED CONCRETE PAVERS, PATIO AND WALKWAY



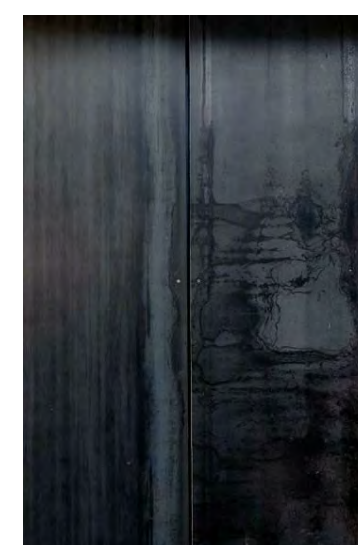
METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK



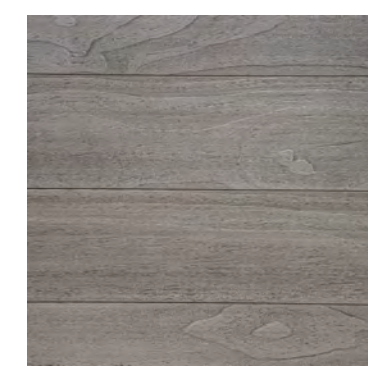
WINDOW CLADDING, JELDWEN BLACK



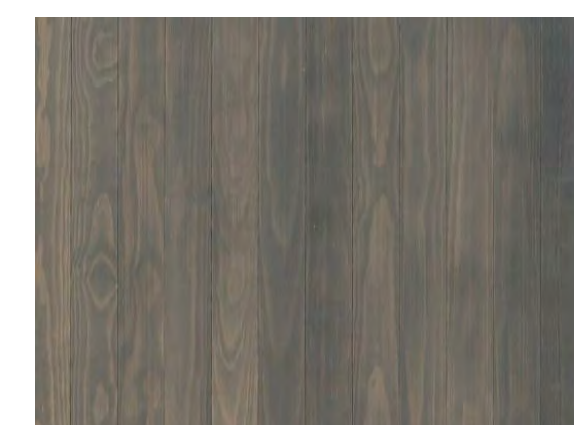
EXTERIOR STONE, CAVERN LEDGE, NO GOLD



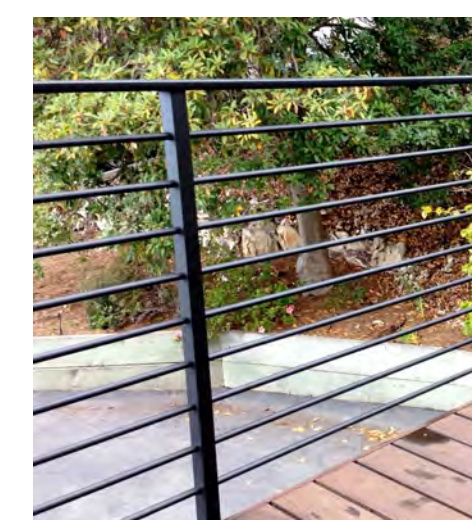
METAL SIDING, UNPAINTED MILL STEEL



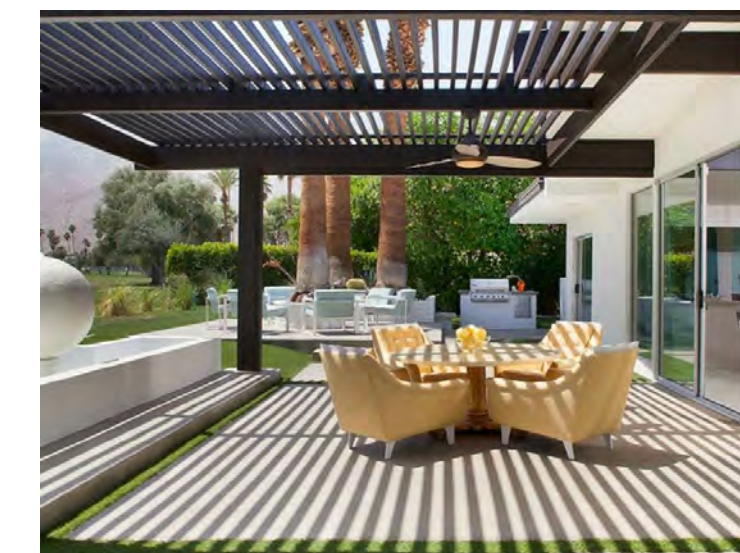
WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST



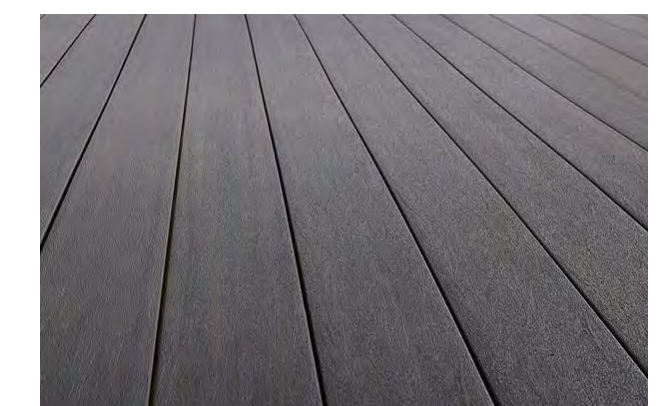
HORIZONTAL 8" WOOD SIDING, SHIPLAP JOINT AND MITRED CORNERS, COLOR FLINTROCK (WARM, DARK GRAY)



METAL RAILING, PAINTED BLACK



PERGOLA ELEMENTS, STEEL FRAME, WOOD ACCENTS



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

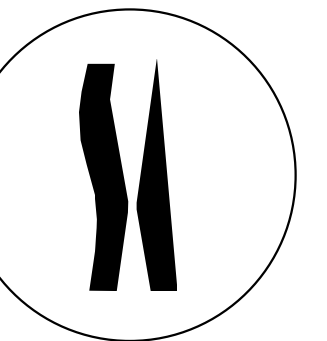
Scale: 1/4" = 1'-0"

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



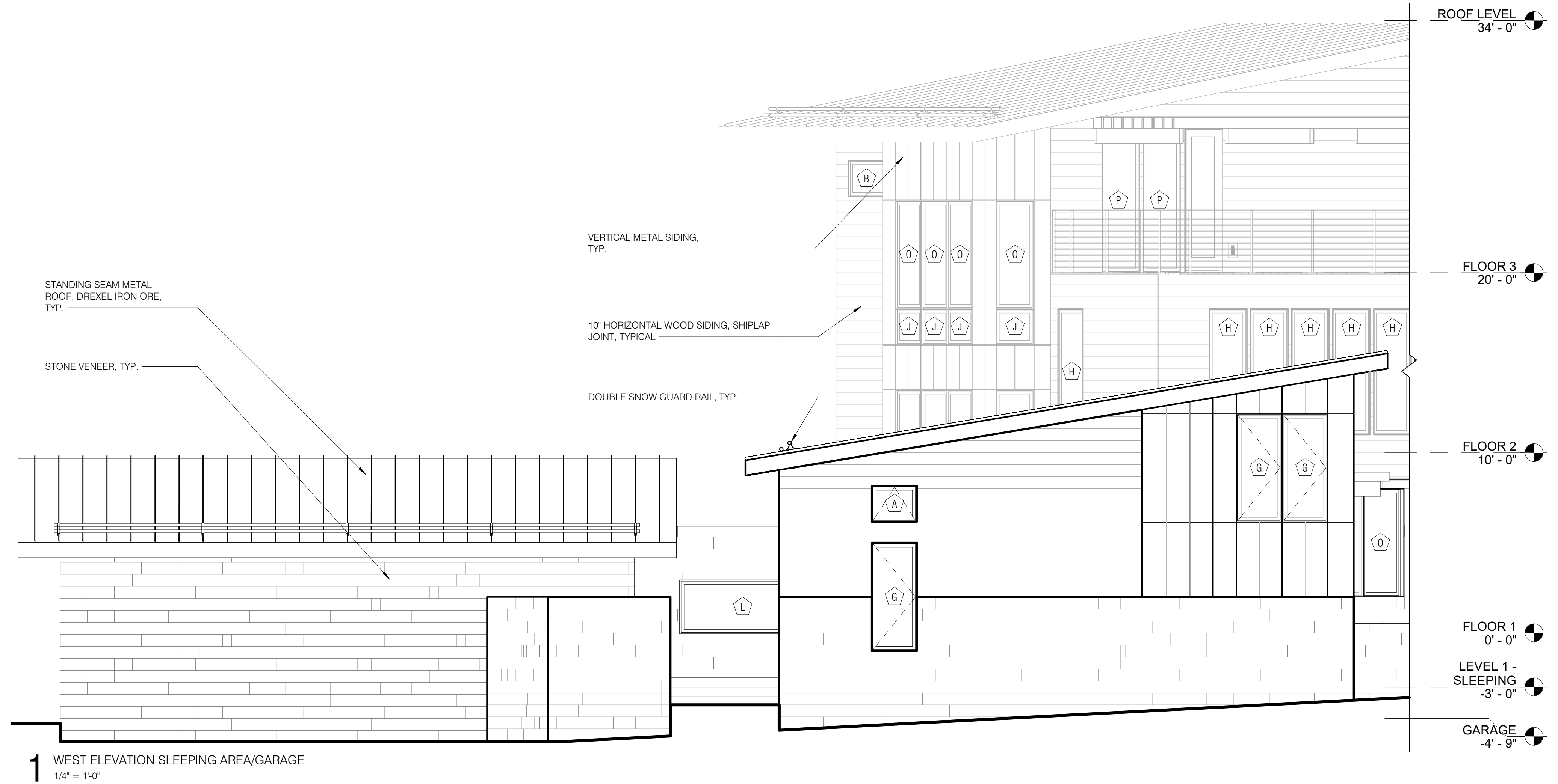
PARTIAL ELEVATIONS

A-206



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

ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
2 RESPONSE TO COMMENTS	11/20/2020
FINAL DESIGN REVIEW	01/07/2021

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



PARTIAL ELEVATIONS

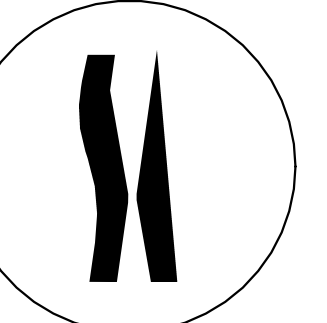
A-207

Copyright Steven Kahle Architects, Inc. 12/16/2020 5:01:25 PM

Material palette showing various finishes and materials:

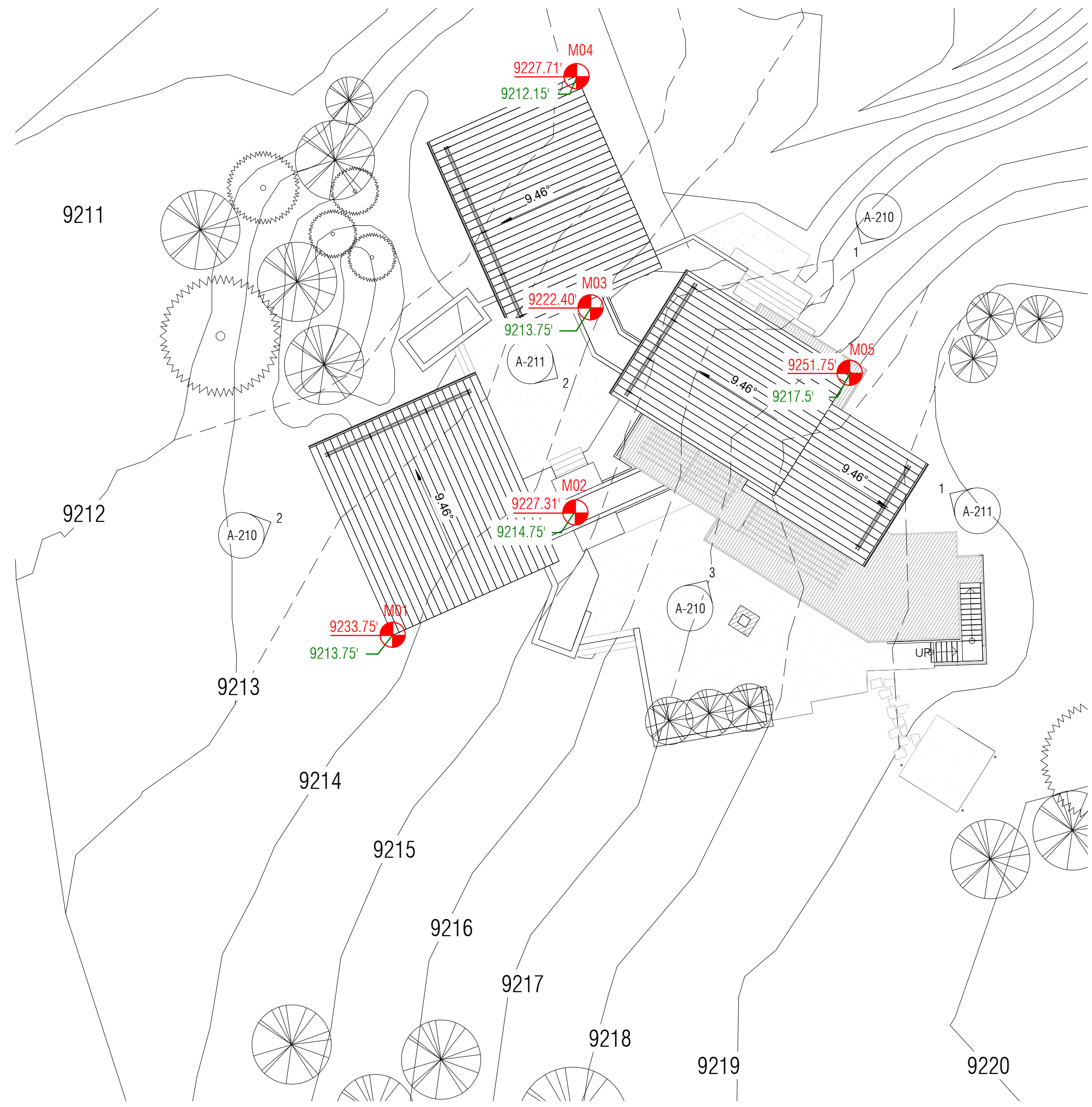
- STAINED CONCRETE PAVERS, PATIO AND WALKWAY
- METAL ROOFING AND FASCIA, DREXEL 200S, COLOR TRADITIONAL BLACK
- WINDOW CLADDING, JELDWEN BLACK
- EXTERIOR STONE, CAVERN LEDGE, NO GOLD
- METAL SIDING, UNPAINTED MILL STEEL
- WOOD SOFFIT, ACCOYA ROUGH SAWN COLOR BAY MIST
- HORIZONTAL 8" WOOD SIDING, SHIPLAP 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"

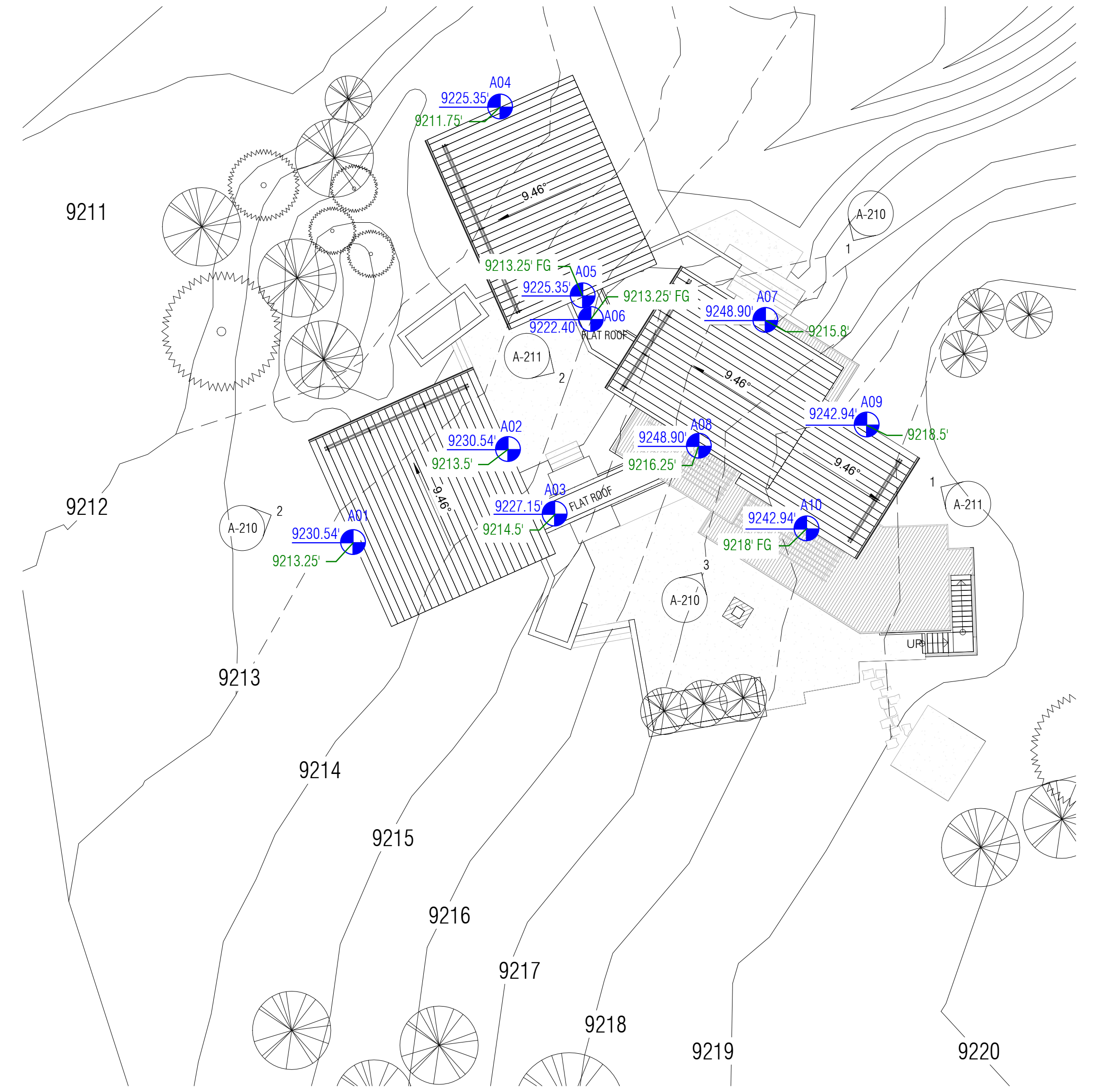


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1 Site Plan - MAXIMUM ROOF HEIGHTS
1/16" = 1'-0"



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

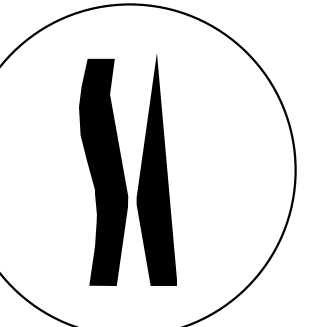
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DRIVE MOUNTAIN VILLAGE, COLORADO
PROJECT # 10269



BUILDING HEIGHT ANALYSIS PLANS

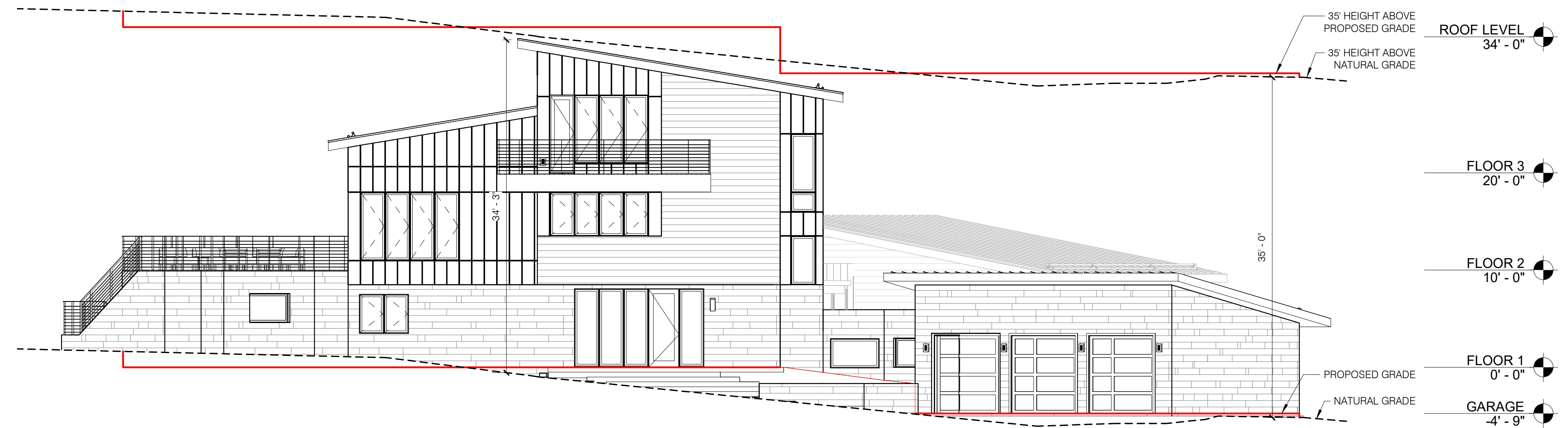
A-209

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

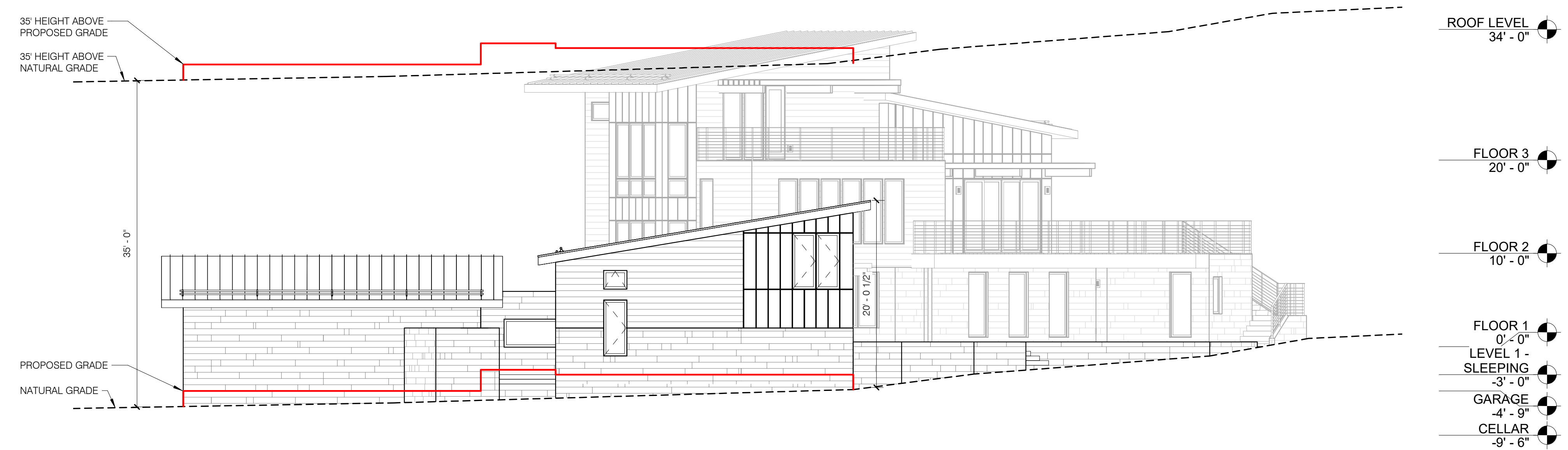


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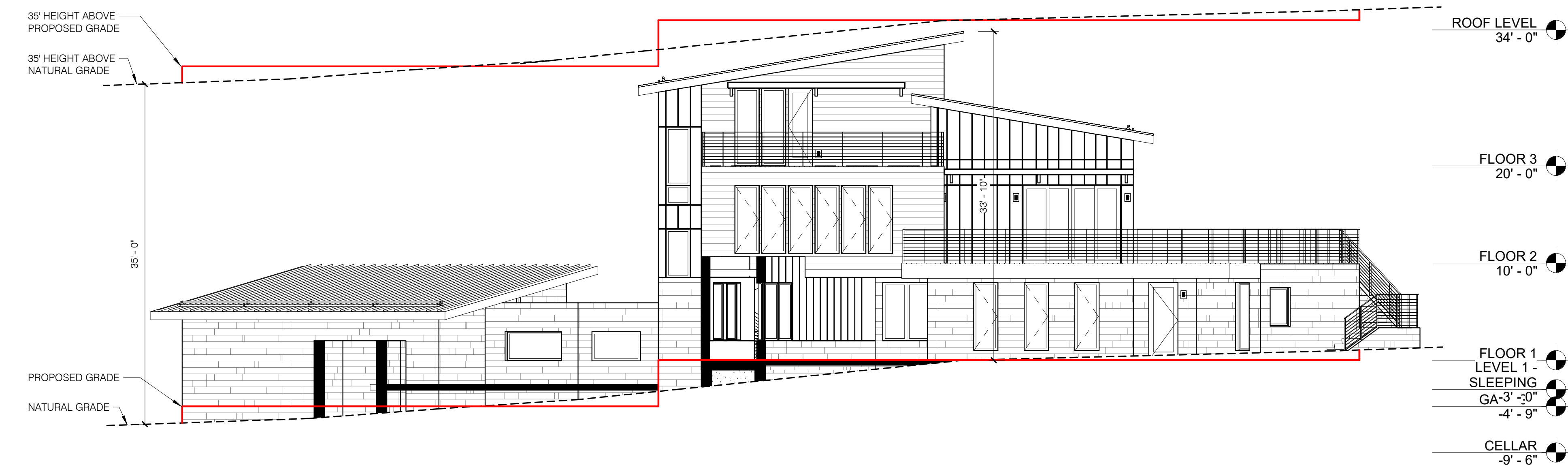
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1 NORTH ELEVATION - ROOF HEIGHT ANALYSIS
1/8" = 1'-0"



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
1 RESPONSE TO COMMENTS FINAL DESIGN REVIEW	10/26/2020 01/07/2021

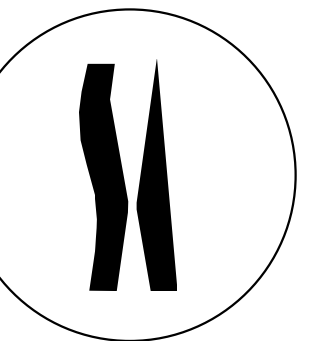
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING
HEIGHT
ANALYSIS
ELEVATIONS

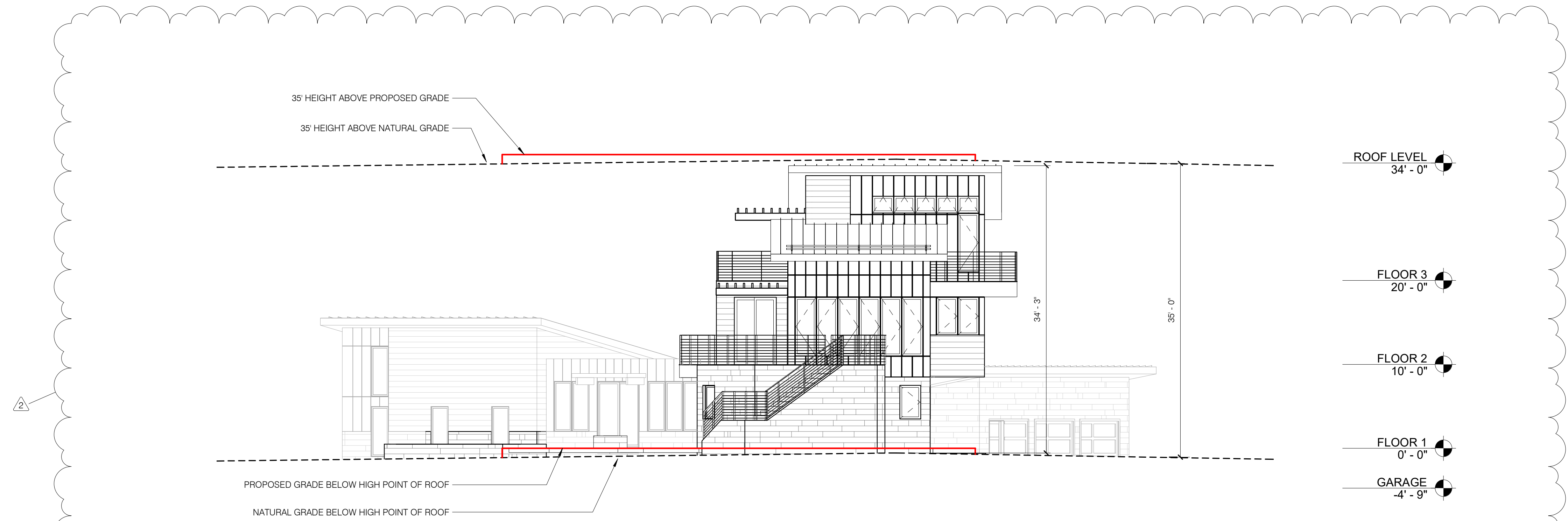
A-210

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

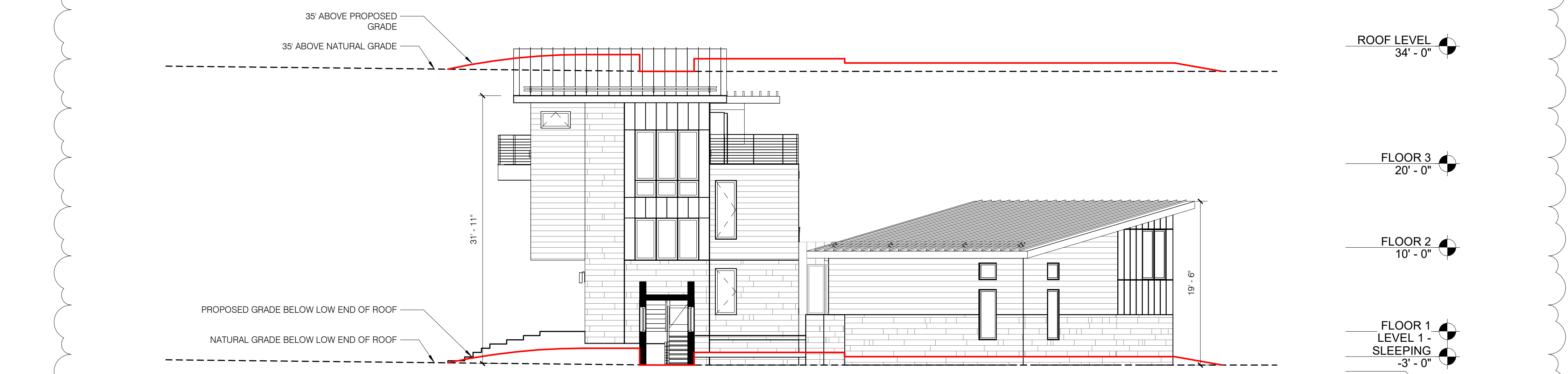


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1 EAST ELEVATION - ROOF HEIGHT ANALYSIS
1/8" = 1'-0"



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

ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
2 RESPONSE TO COMMENTS	11/20/2020
FINAL DESIGN REVIEW	01/07/2021

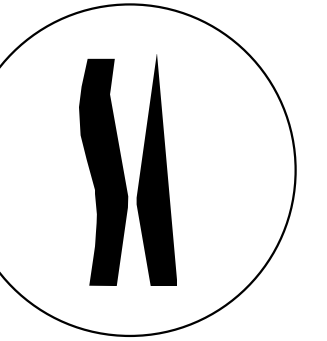
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING
HEIGHT
ANALYSIS
ELEVATIONS

A-211

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



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ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

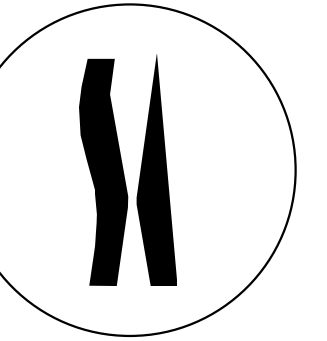
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



3D BUILDING
HEIGHT
ANALYSIS

A-212

Scale :



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ISSUE RECORD

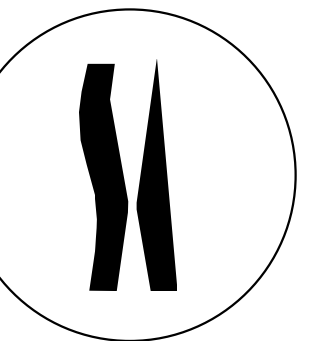
INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS FINAL DESIGN REVIEW	12/16/2020 01/07/2021

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



EXTERIOR
PERSPECTIVE
NORTH

A-213



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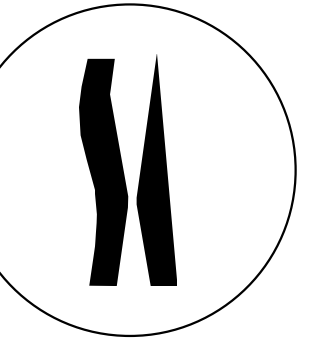
INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS FINAL DESIGN REVIEW	12/16/2020 01/07/2021

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



EXTERIOR
PERSPECTIVE
SOUTH

A-214



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ISSUE RECORD

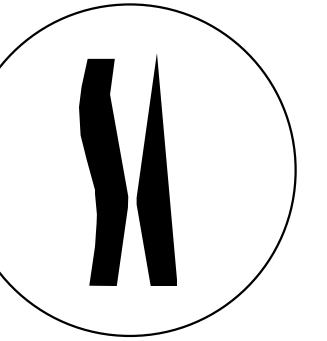
INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS FINAL DESIGN REVIEW	12/16/2020 01/07/2021

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



EXTERIOR
PERSPECTIVE
EAST

A-215



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ISSUE RECORD

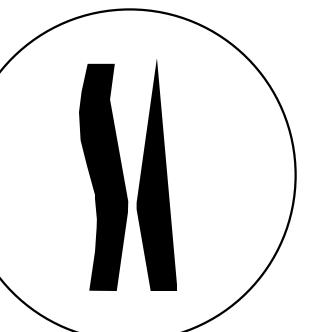
INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

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



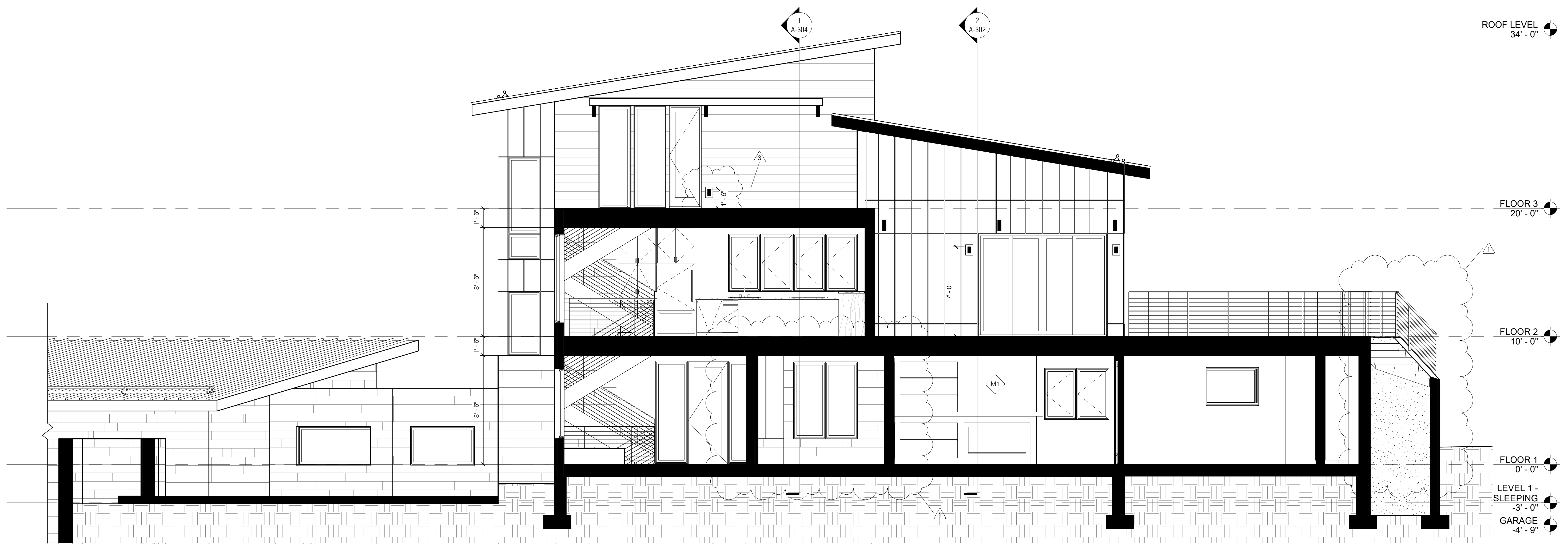
EXTERIOR
PERSPECTIVE
WEST

A-216



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



ISSUE RECORD

REVISION	DATE
INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

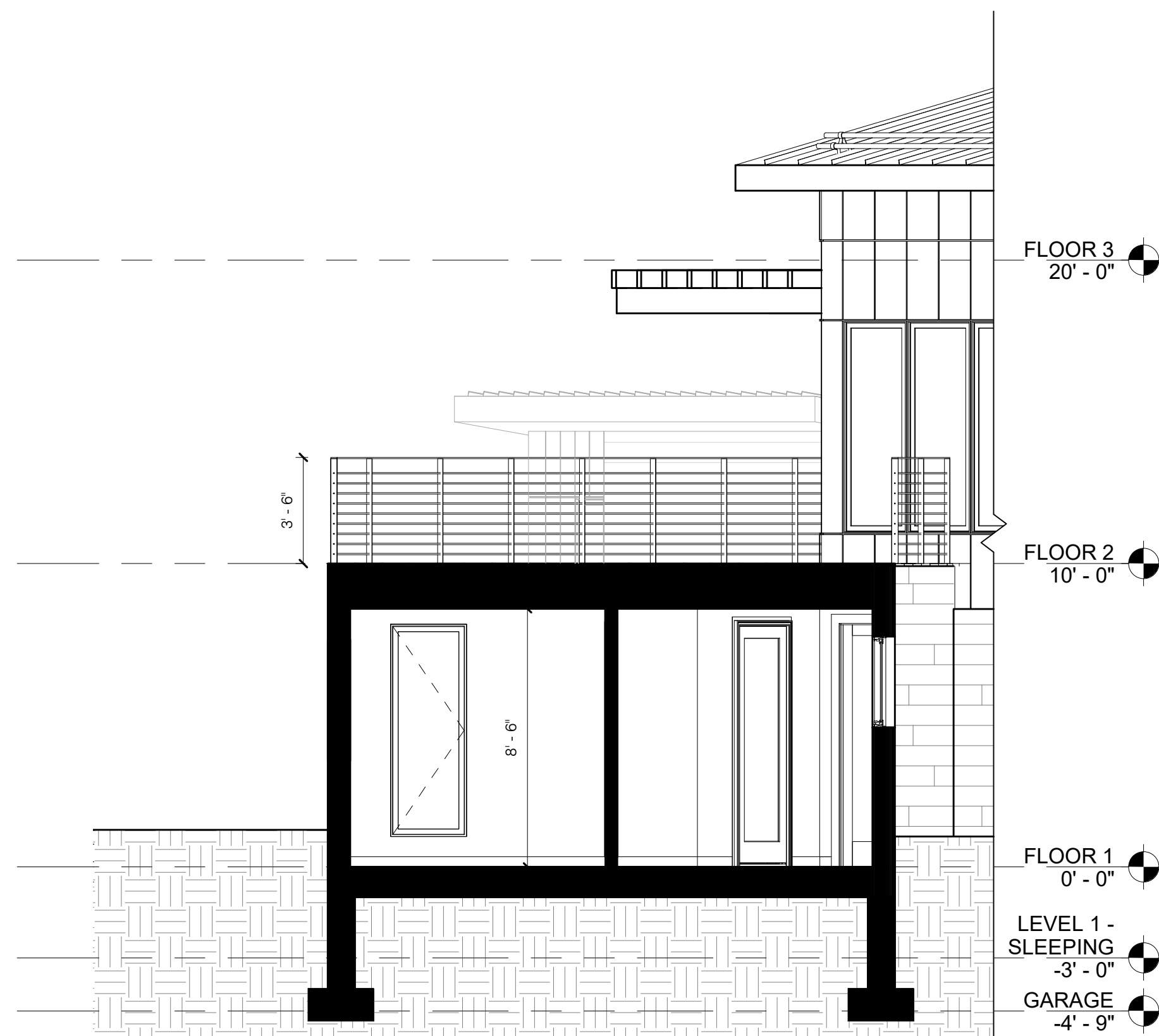
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



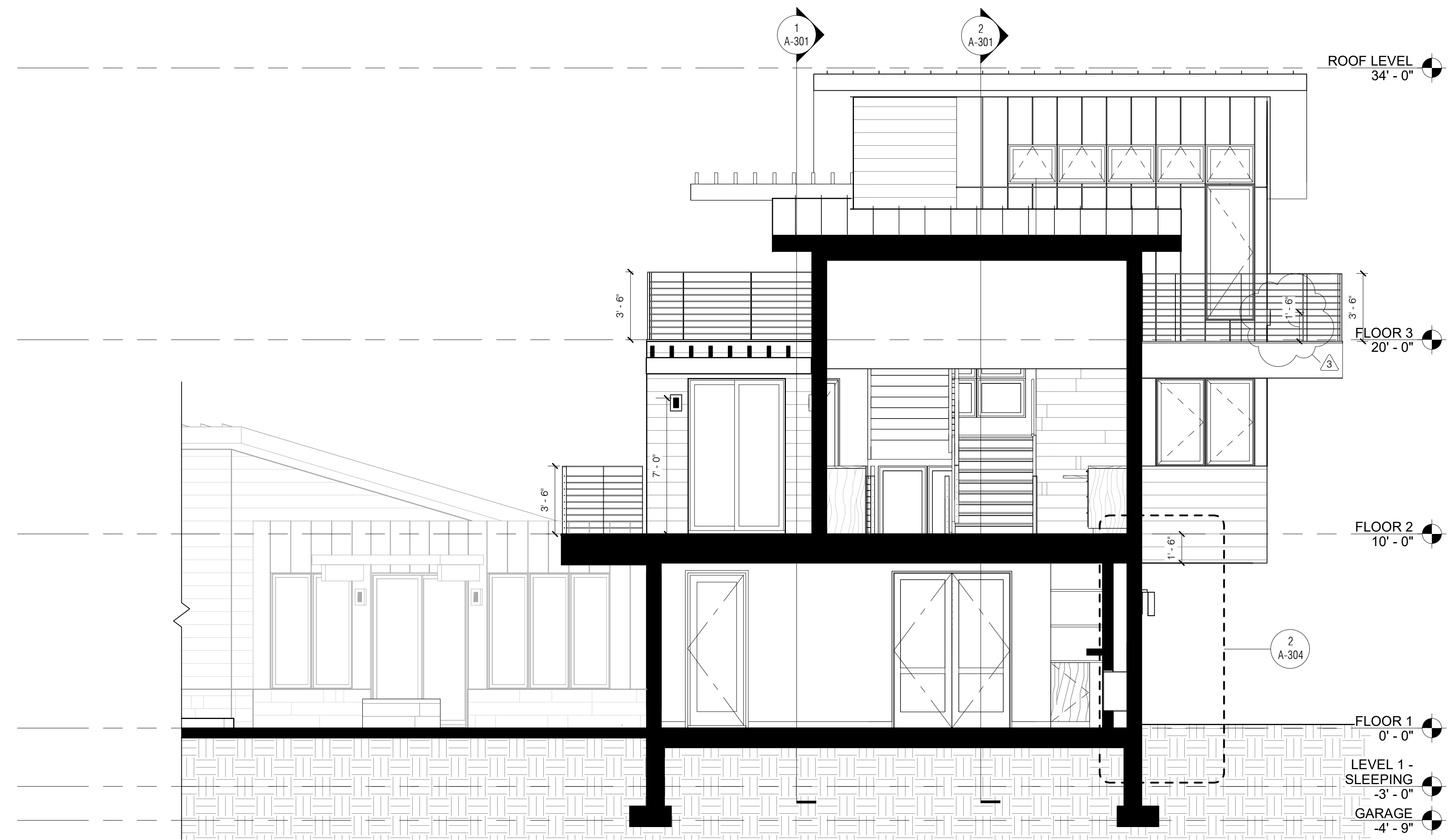
BUILDING SECTIONS

A-301

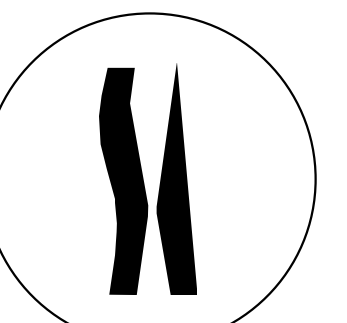
Scale : 1/4" = 1'-0"



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



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



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ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS FINAL DESIGN REVIEW	12/16/2020 01/07/2021

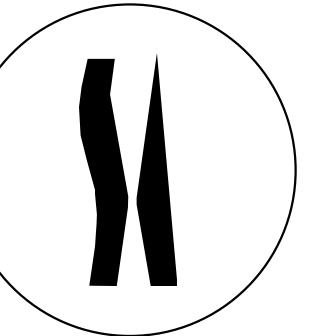
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING SECTIONS

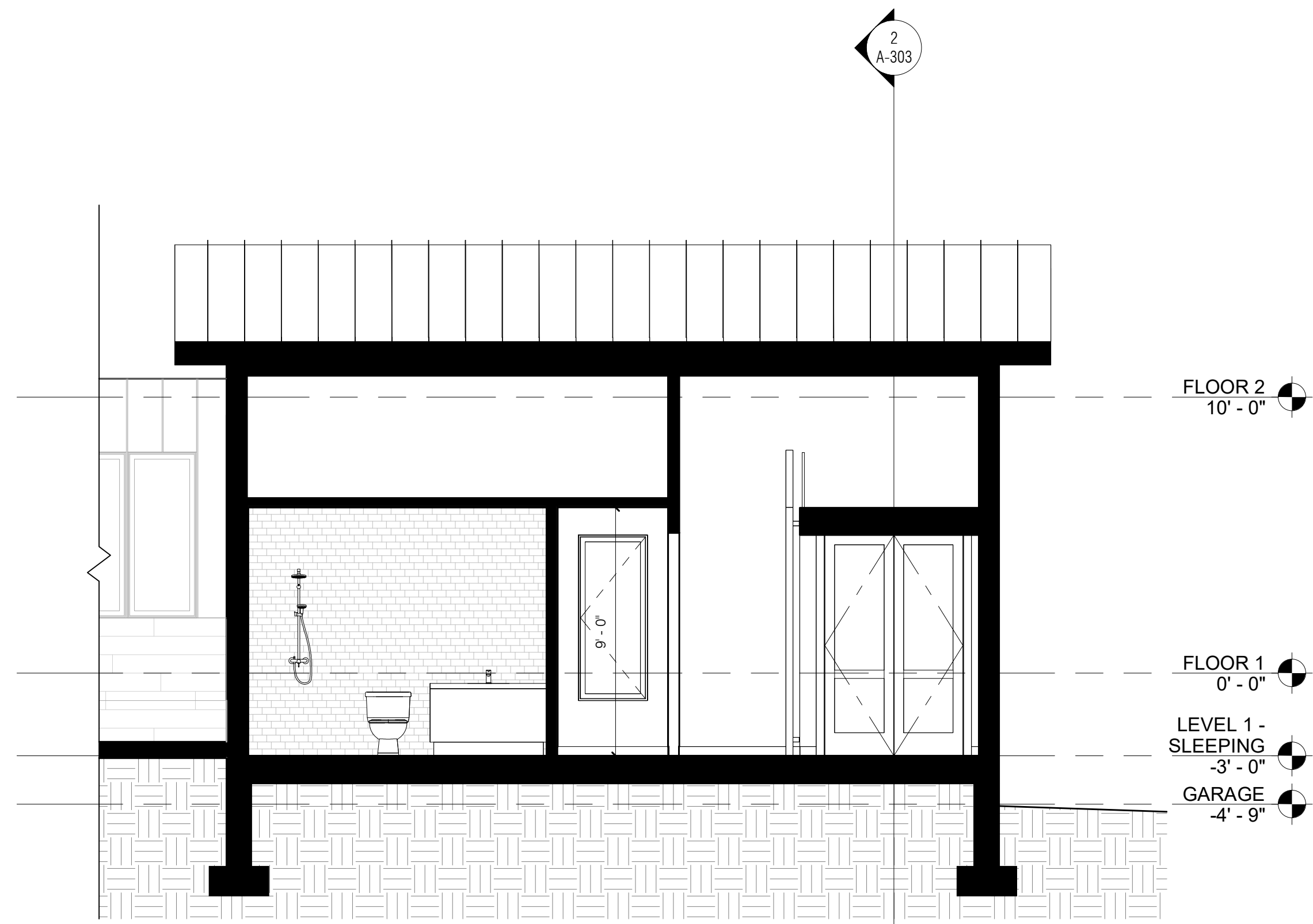
A-302

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

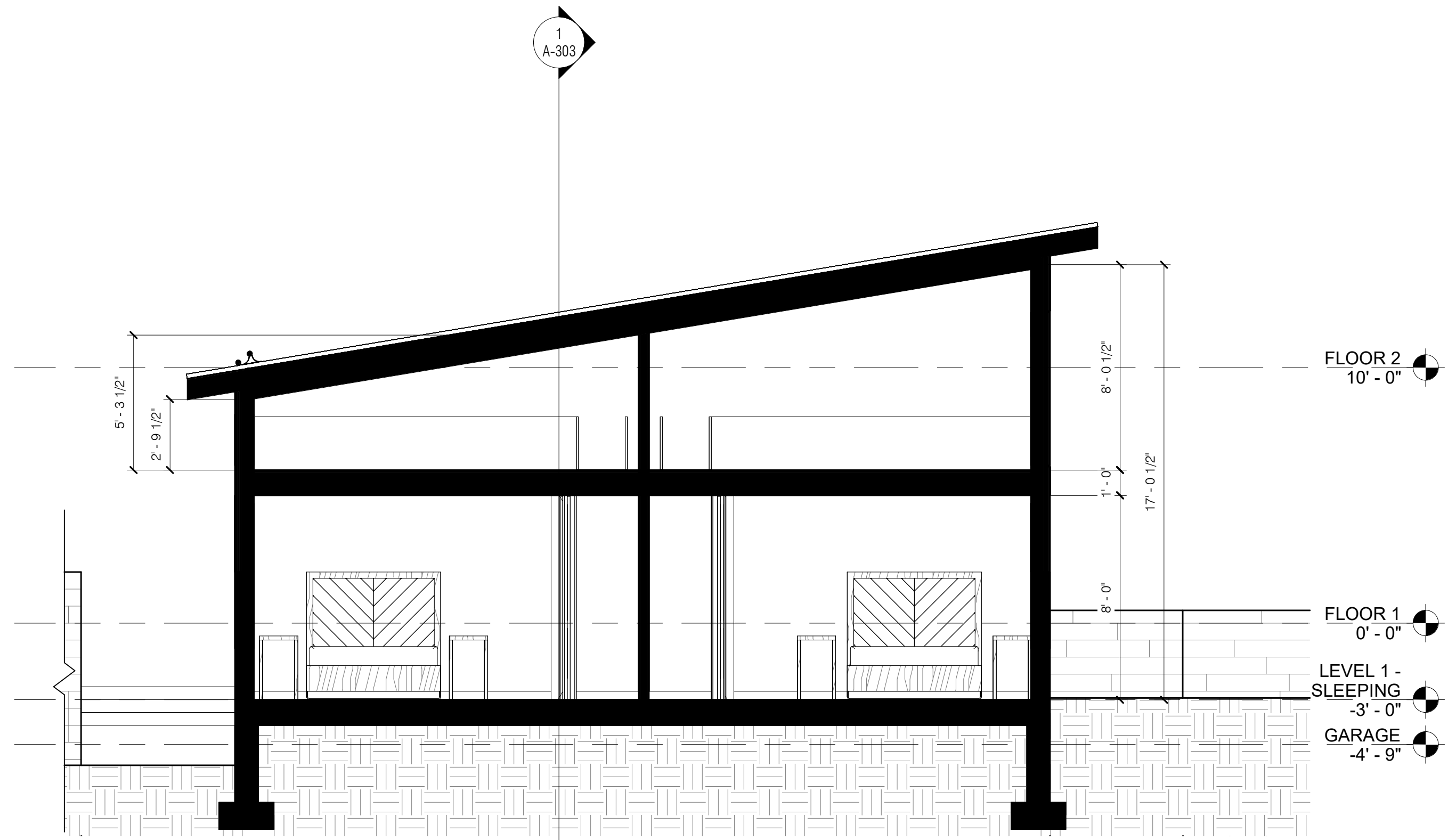


SKA STUDIO

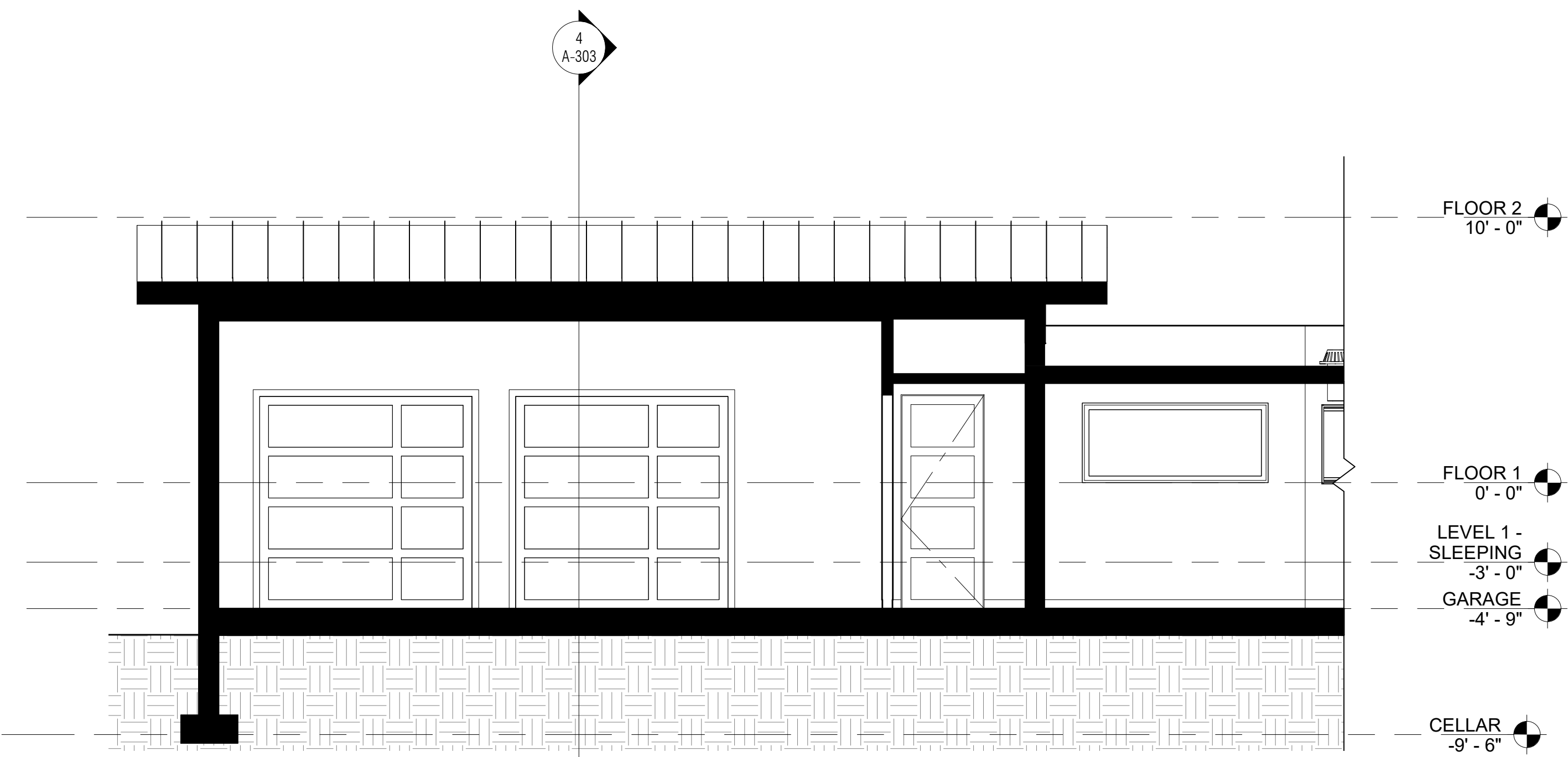
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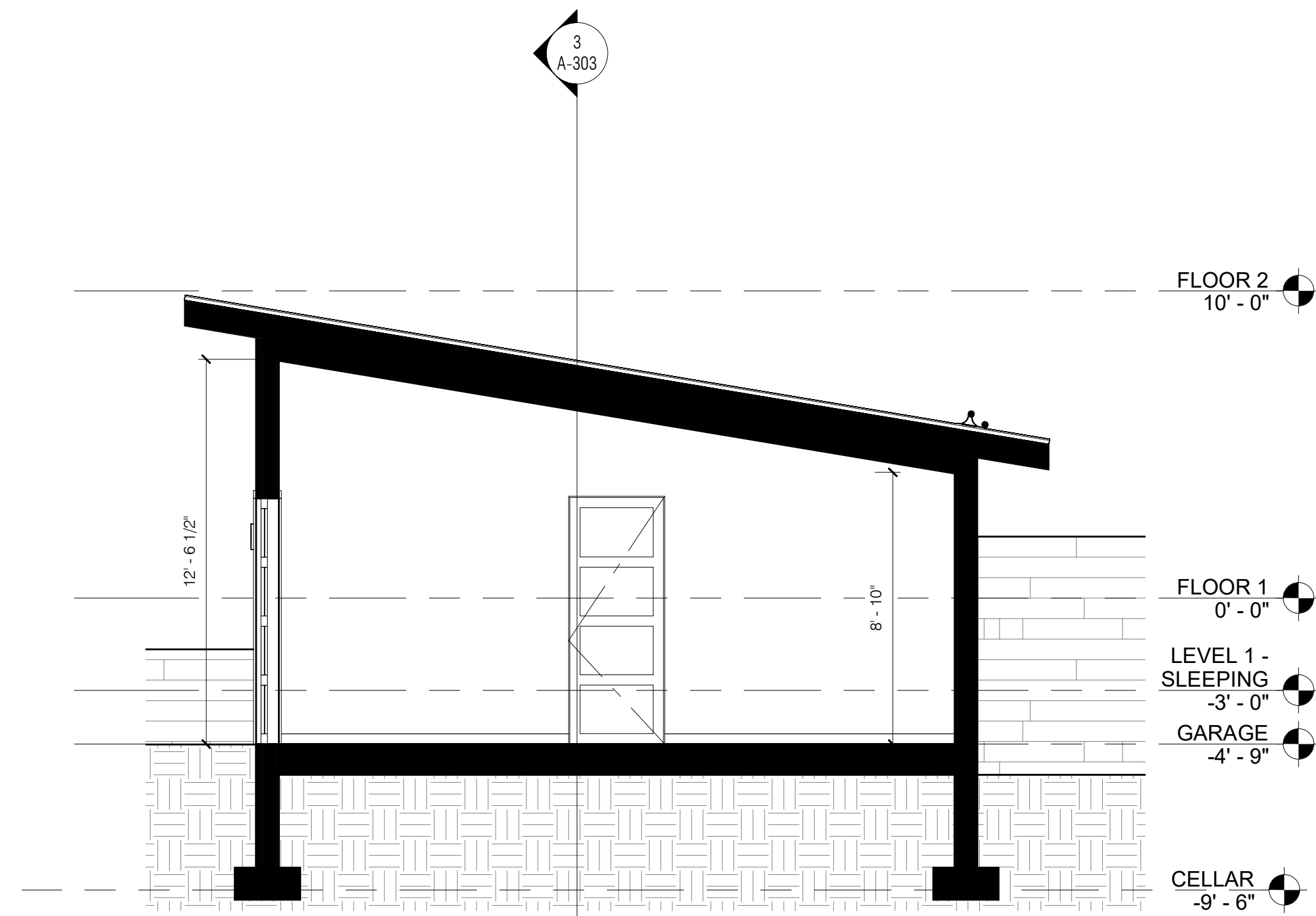
1 SLEEPING AREA TRANSVERSE SECTION
1/4" = 1'-0"



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
FINAL DESIGN REVIEW	01/07/2021

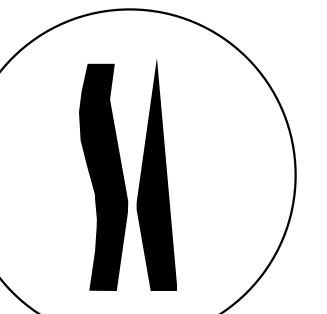
PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING SECTIONS

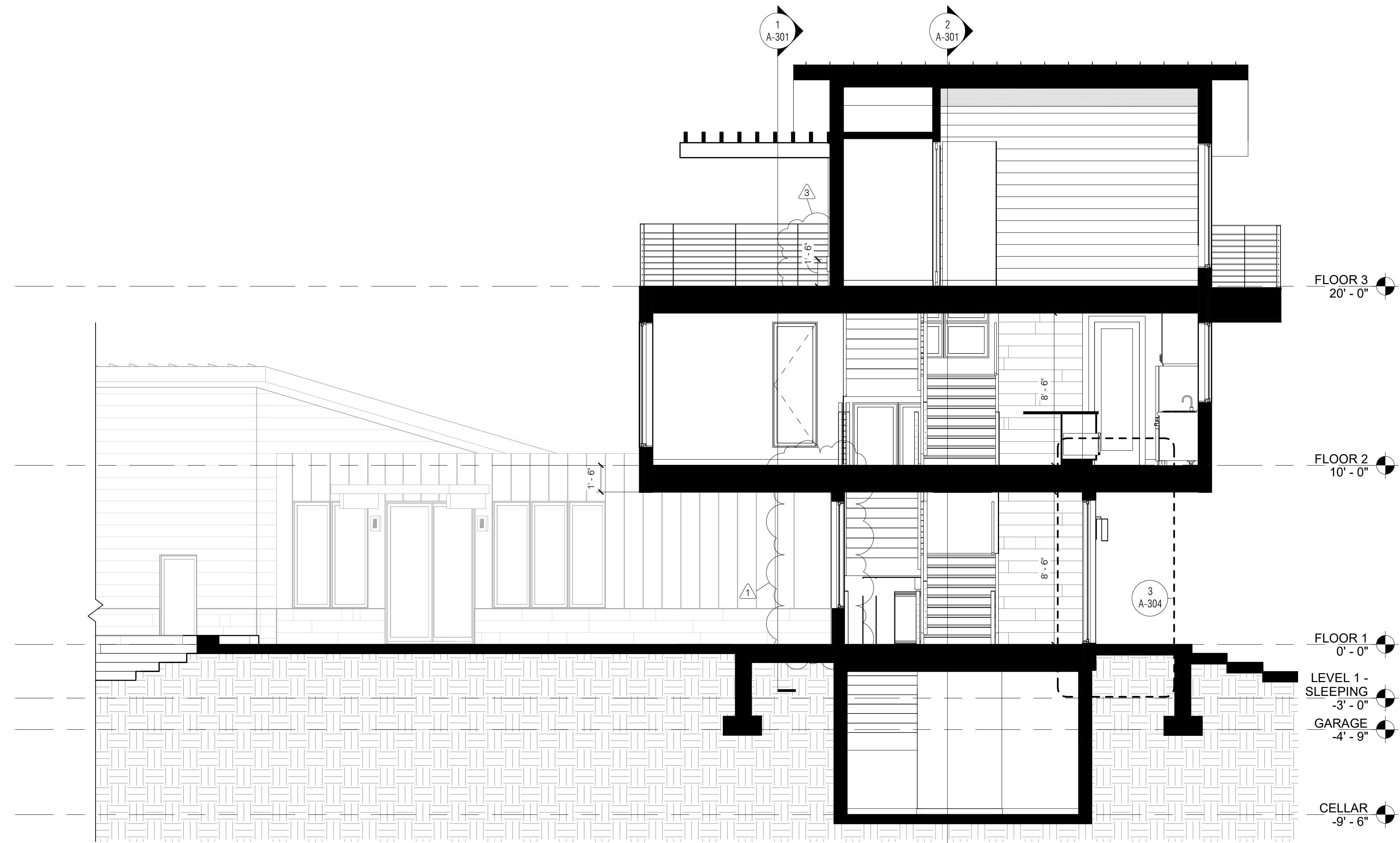
A-303

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



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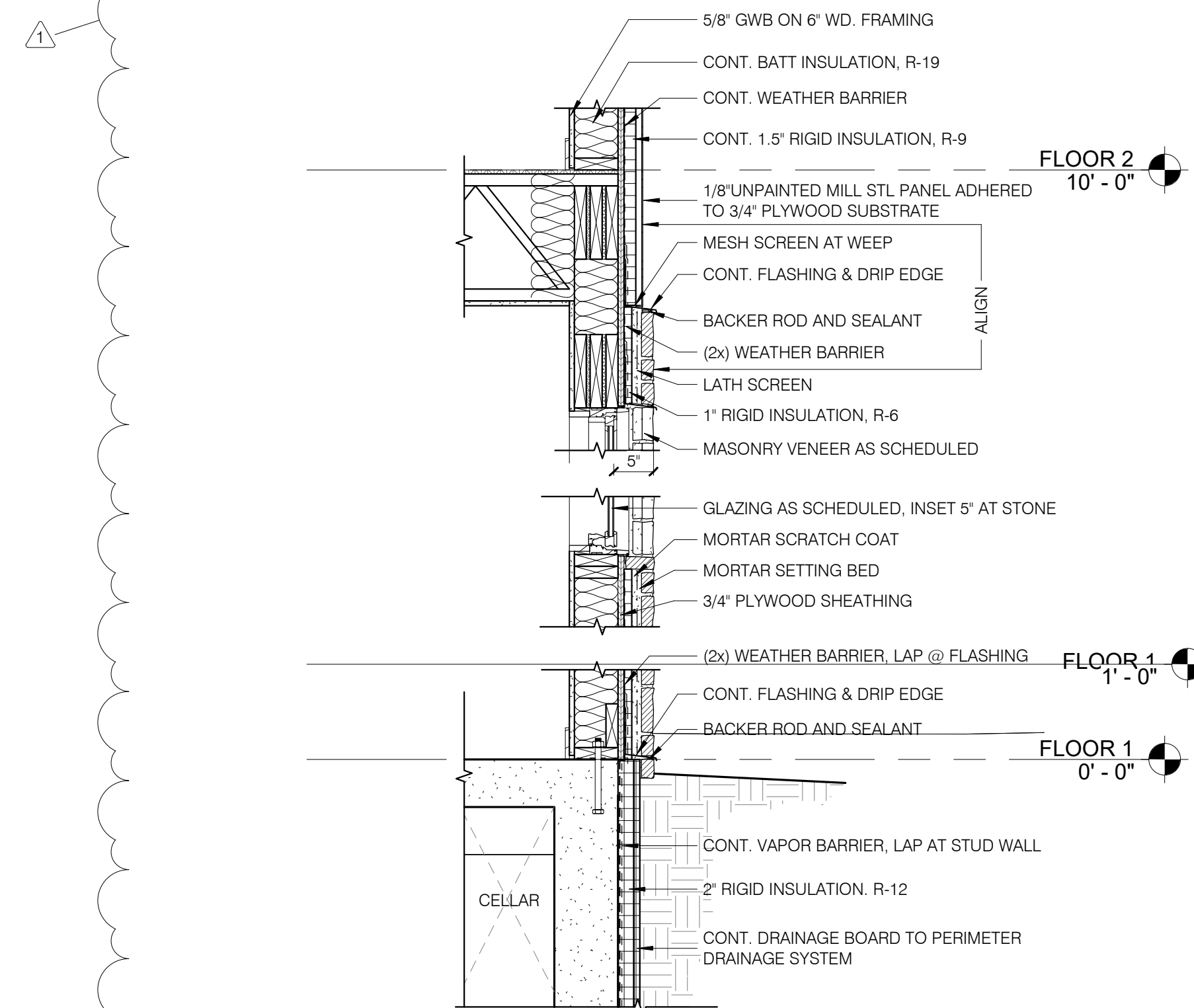


ISSUE RECORD

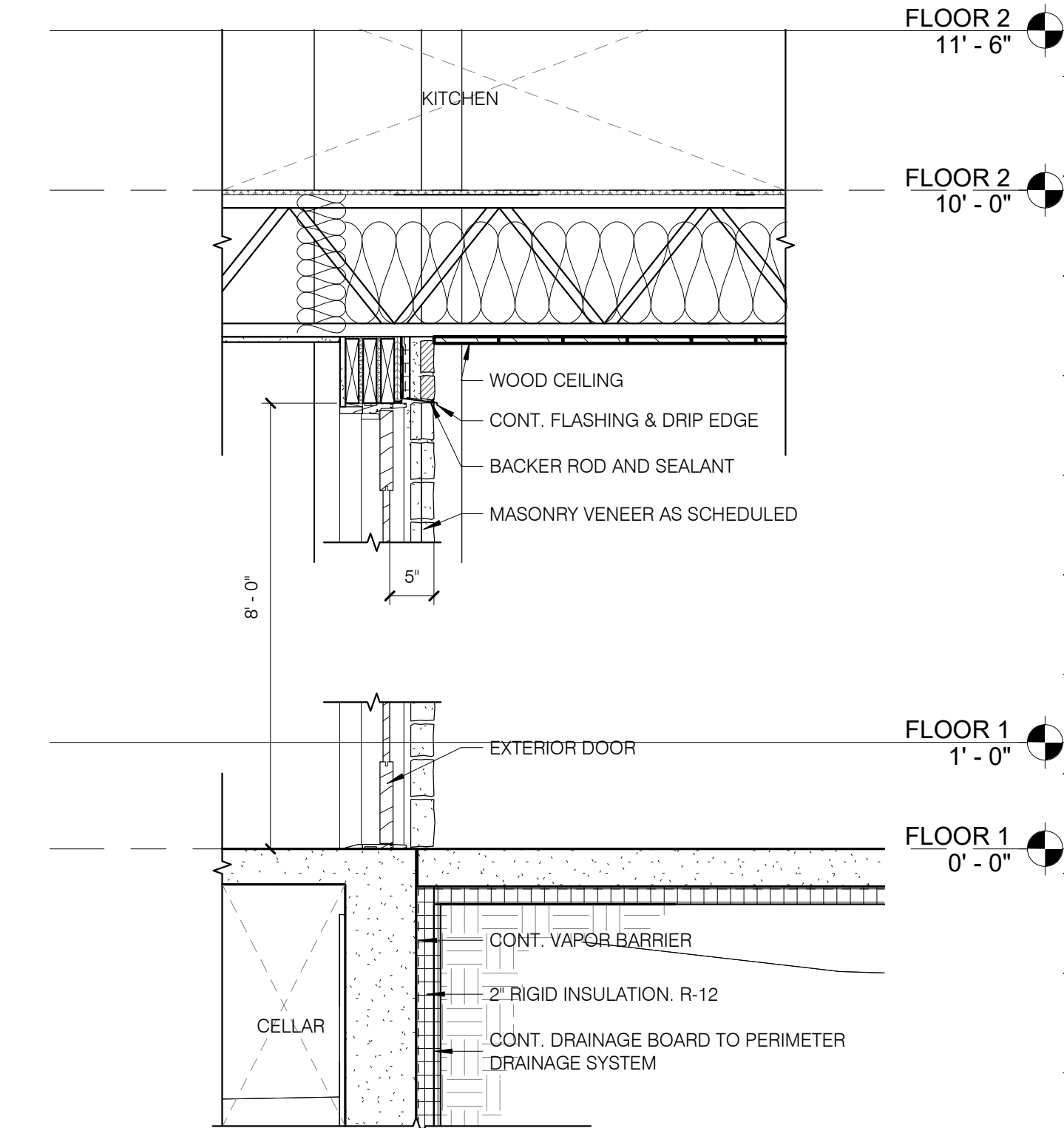
INITIAL DESIGN REVIEW	10/01/2020
1 RESPONSE TO COMMENTS	10/26/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

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 DR.
MOUNTAIN VILLAGE,
COLORADO
PROJECT # 10269



BUILDING SECTIONS

A-304

WINDOW SCHEDULE

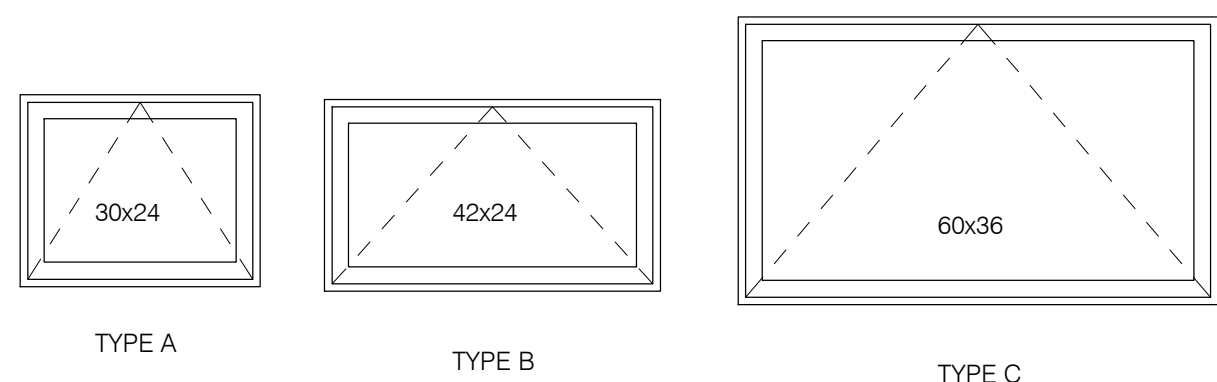
TYPE MARK	WIDTH	HEIGHT	TYPE	FRAME FINISH	MANUFACTURER	PRODUCT
A	30"	24"	AWNING	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
B	42"	24"	AWNING	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
C	60"	36"	AWNING	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
D	30"	48"	CASEMENT	GLAD WOOD/BLACK	JELD-WEN	SITE LINE
E	30"	54"	CASEMENT	GLAD WOOD/BLACK	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

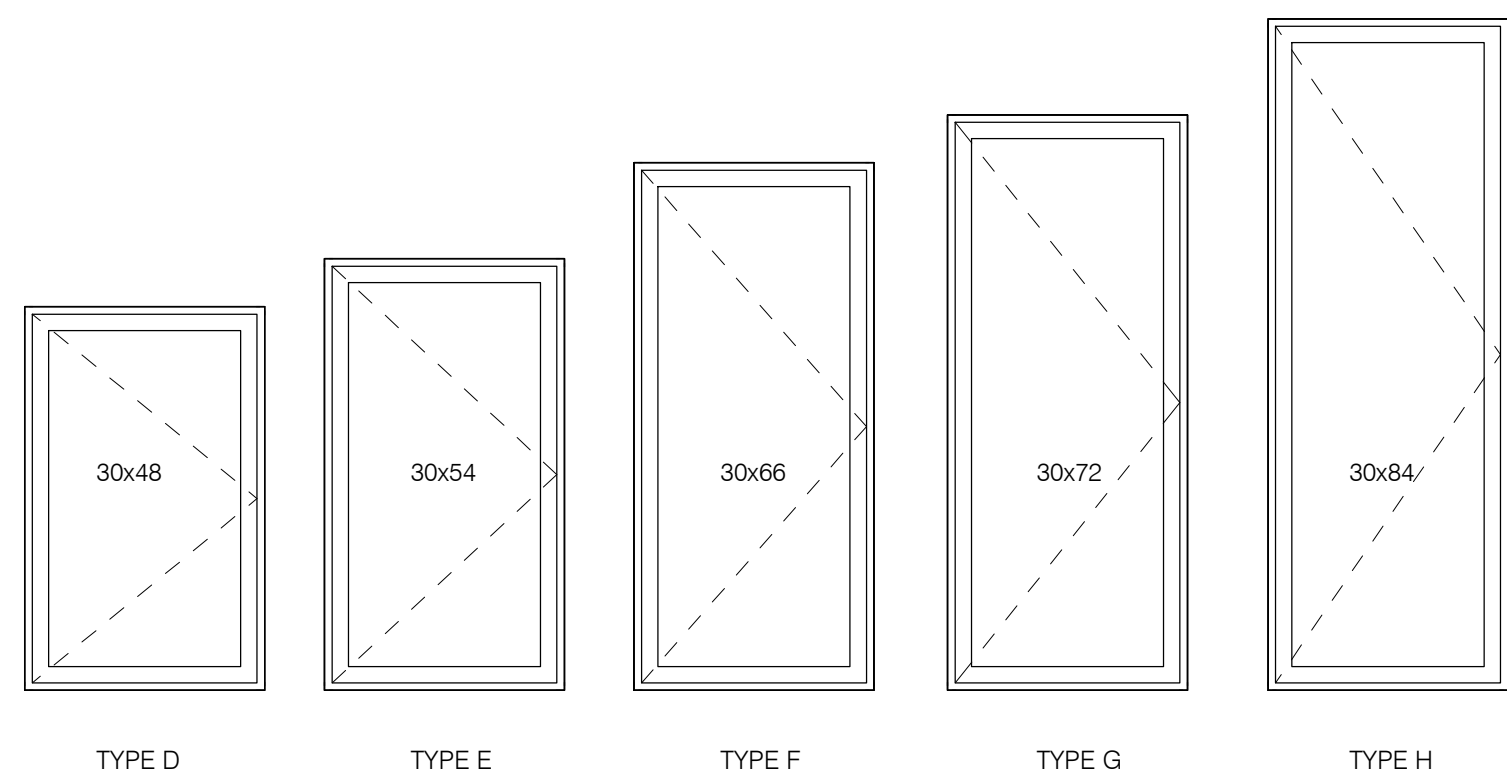
TYPE MARK	MANUFACTURER	CATALOGUE NUMBER	VOLTAGE	LAMP	DIMMING	REMARKS
A	WAC LIGHTING	W-WS15912	120 V	3000K LED	YES	WALL SCONCE AT FRONT DOOR, FULLY SHIELDED
B	MODERN FORMS	WS-W1110-BK	120V	3000K LED	YES	WALL SCONCE AT GARAGE AND EXTERIOR DOORS, FULLY SHIELDED
C	PRESCOLITE	MSL-HH-30K-8-BN	120 - 277V	3000K LED	YES	STEP LIGHT AT EXTERIOR STAIRS, FULLY SHIELDED
D	LIGHTHEADED	2-154-TL-01-SL-BR040-3018-9008	120 V	3000K LED	YES	RECESSED IN FRONT PORCH CEILING, FULLY SHIELDED
E1	KELVIK	FXA-30K-450-11070-XXXXXX	24 V	3000K LED	NO	RECESSED IN ADDRESS MOUMENT, FULLY SHIELDED
F	WAC LIGHTING	6651-27-BK	9-15 VAC	2700K LED	NO	PATHWAY LIGHT, FULLY SHIELDED

WINDOW ELEVATIONS

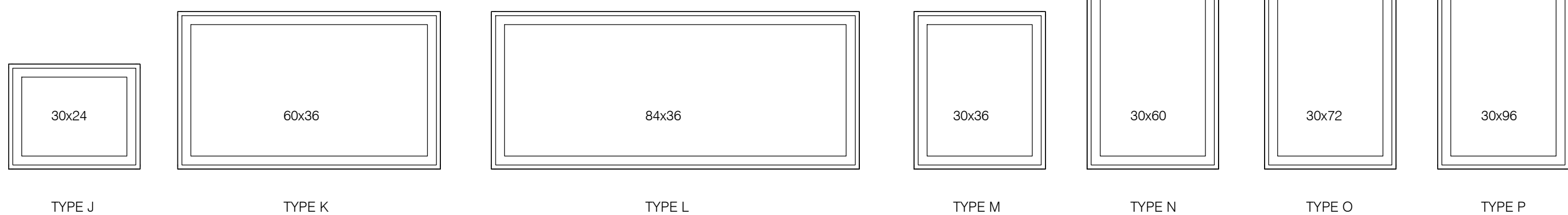
AWNING



CASEMENT

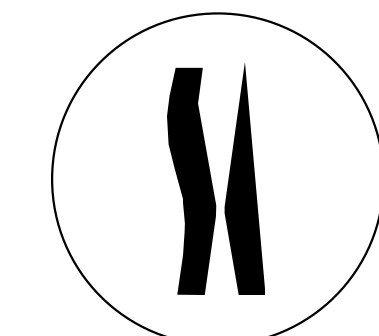


STATIONARY



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.



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ISSUE RECORD

REVISION	DATE
INITIAL DESIGN REVIEW	10/01/2020
3 RESPONSE TO COMMENTS	12/16/2020
FINAL DESIGN REVIEW	01/07/2021

PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
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		6'-0"	8'-0"	1 3/4"	STAIN GRADE WOOD/METAL	TBD	CUSTOM	GARAGE/EXTERIOR
L		6'-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

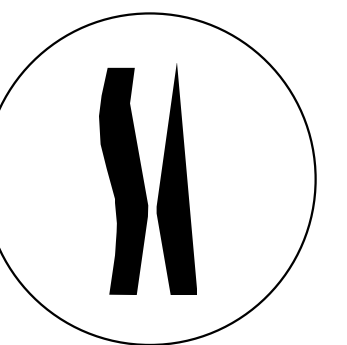
TYPE L: 96X96 WOOD AND METAL GARAGE DOOR TYPE M: 36X96 WOOD EXTERIOR DOOR

WOOD, STAINED BLACK
UNPAINTED MILL STEEL INSET PANELS

DOOR NOTES

1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURERS 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"



SKA STUDIO

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

ISSUE RECORD

INITIAL DESIGN REVIEW	10/01/2020
FINAL DESIGN REVIEW	01/07/2021

PETTY RESIDENCE
LOT 518R, 146 RUSSELL DR.
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

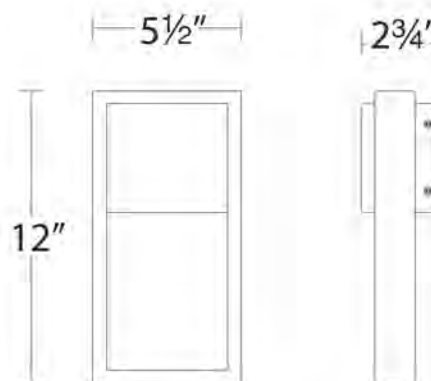


FINISHES



Black

LINE DRAWING



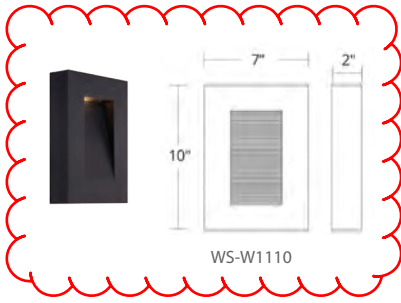
WS-W15912

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

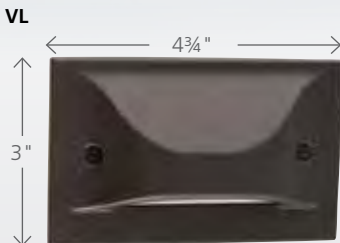
The newest addition to the LiteStep family, the mini LED step/wall louvered lights are available in a variety of colors including Black, White, Brushed Nickel, and Antique Bronze. This step light is designed for installation into a standard outlet box with a depth of only two inches. With several cover 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

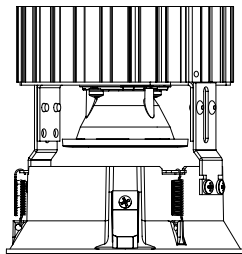


Warm
Dimming



Wet
Location

DIMENSIONS



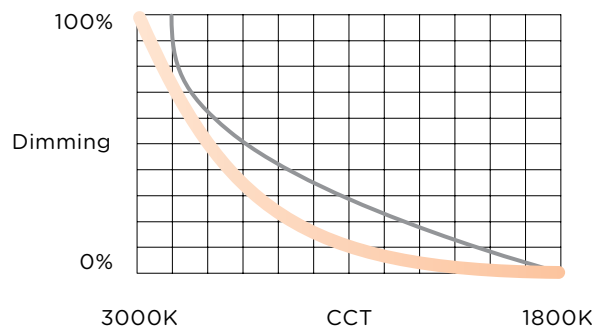
3.87" [98mm]

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

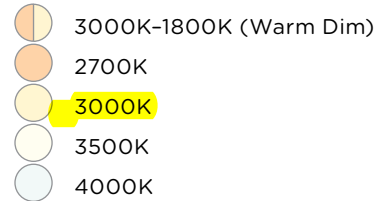
BEAM SPREADS



REFLECTOR FINISHES



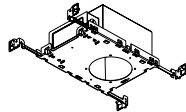
COLOR TEMPERATURES



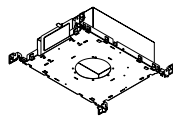
COMPATIBLE HOUSINGS—TRIMLESS & WOOD TRIMLESS

NON-INSULATED/FRAME IN

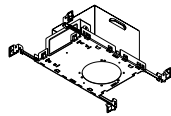
D4B-F-R
3, 5 Series
L 10.5" W 7.75" H 4.5"
L 267mm W 197mm H 115mm



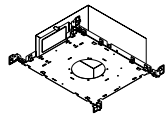
D4B-F-R
7 Series
L 13.75" W 10.875" H 4.5"
L 350mm W 277mm H 115mm



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

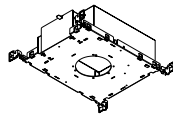


D4B-FD-R
7 Series
L 13.75" W 10.875" H 5.5"
L 350mm W 277mm H 140mm



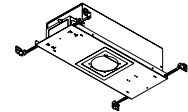
CHICAGO PLENUM

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

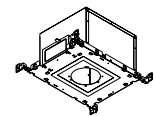


INSULATED AIRTIGHT

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

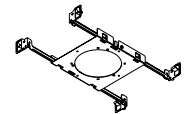


D4B-IC2A-R
3 Series
L 13.75" W 10.875" H 8.125"
L 350mm W 277mm H 207mm



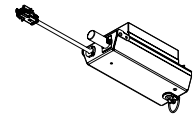
NEW CONSTRUCTION PLATE

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



REMODEL DRIVER

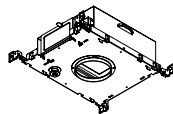
DRB
3, 5, 7 Series
L 8.25" W 3.25" H 2.75"
L 210mm W 83mm H 70mm



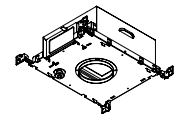
COMPATIBLE HOUSINGS—TRIMLESS ONLY

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





FLOPTIX™ ASYMMETRIC

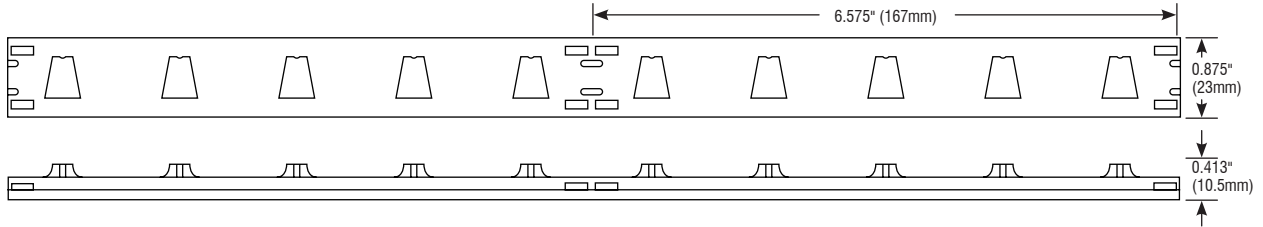
FLEXIBLE OPTICS

TYPE E1

Fixture Type: _____

Project: _____

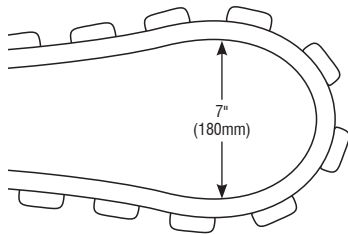
Location: _____



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

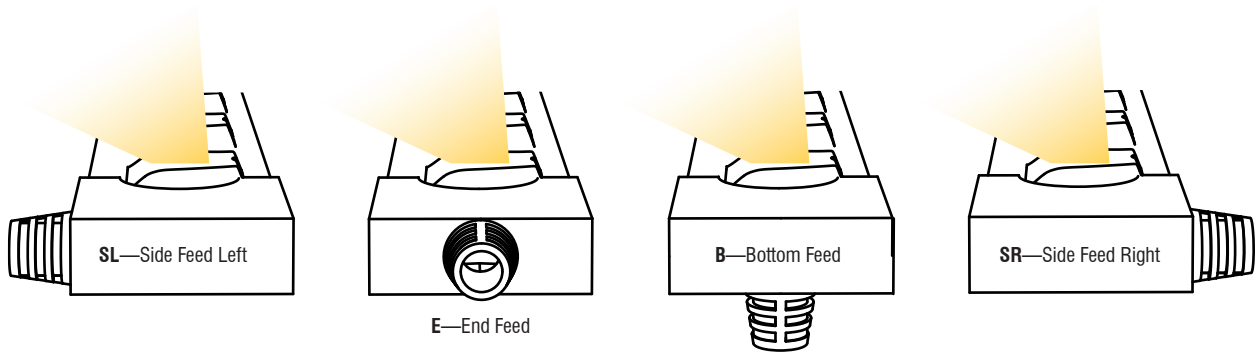




FLOPTIX™ ASYMMETRIC

FLEXIBLE OPTICS

FEED POINT GUIDE

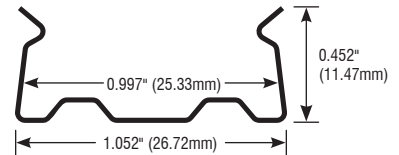


MOUNTING CLIPS (10 PER PACK)



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)

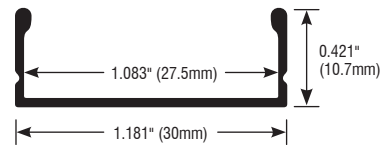


ALUMINUM CHANNEL



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

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

SPECIFICATIONS

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

Mounting accessory included



ORDERING NUMBER

	Color Temp	Finish
6651 Canopy	27 2700K Warm White 30 3000K Pure White	BZ Bronze on Aluminum 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; January 7, 2021
DATE: December 22, 2021
RE: Staff Memo – Final Architectural Review, 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



Figure 1: Vicinity Map

Case Summary: Edwin Lindell of the ETL Architects, Applicant for Lot 725, is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) 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 4,635 gross square feet. The applicant has provided all the required materials for the FAR 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	33.5'
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	40.1%
Windows/Doors	40% maximum	24%
Parking	2 enclosed / 2 exterior	2/2

Design Review Board Specific Approvals:

1. *Metal Fascia to match roof materials*
2. *General Easement Encroachments*

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 33.5 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 40-foot parallel slope height allowance for gabled roof forms.

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 updated to be shown in town Right-of-Way (ROW) in order to be visible from the roadway, per staff comments at the IASR. 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. The landscaping plan indicates all new plantings will require irrigation which will most likely be located within the GEs.*

Staff: The DRB will need to determine if the irrigation associated with the Landscaping 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 is limited to a darker grey spectrum and the DRB may prefer additional contrast. Since the IASR, the applicant has revised the roof plan to include ballasted gravel on the flat portion of the roof over the garage.

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.

The applicant has not revised the location of the home or driveway between IASR and FAR. Based on discussions between staff and the applicant, this is due to the desire to limit impacts to the rear of the lot and potential conflicts that may arise between the golf course and its users and the homeowners.

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. At the IASR, the applicant determined that additional portions of the stone wall may be counted towards the total stone requirement and the home now meets all material requirements.

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. At initial, staff suggested this wall could be softened through additional landscaping in this area.

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. Since IASR, the applicant has revised the plans to indicate the garage door is to be a dark metal material. 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 proposed 420 sq. ft. of snowmelt at this time. This number is to be verified with building permitting.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a 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. Staff did request that prior to the final review, a finished slope calculation shall be provided for all areas of grading to determine appropriate revegetation and stormwater requirements as well as requesting the engineer or applicant

revise page C2 or C3 to demonstrate the width of the driveway and shoulders comply with the CDC. It does not appear that this information was provided but based on the plan it does appear to comply with the CDC. This information can be conditioned to be documented before building permitting.

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 an updated landscaping plan to include planting notes, revegetation notes, and other general requirements, meeting the requirements of the CDC. The applicant has revised the plan slightly since IASR to include additional plantings for variation in species.

17.5.11: Utilities

Staff: All utilities are currently located within proximity to the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan demonstrating the locations and types of fixtures at a very high level. At the IASR, the DRB requested that fixture A be modified, and fixture C be removed in its entirety. While fixture A was modified to a sconce, fixture C has not been removed from the driveway area. Prior to the issuance of a building permit, this fixture must be removed from the plan.

17.5.13: Sign Regulations

Staff: The applicant has provided details on the address monument demonstrating location, design, lighting, and all other standards of the CDC with the exception of the specific lighting bulb to be used. Prior to the issuance of a building permit, this information needs to be clarified. Due to the location in the ROW, the applicant will need to finalize a ROW encroachment agreement prior to the issuance of a Certificate of Occupancy.

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 have been specifically called out on Page C2 of the plans prior to the final review but has not. Staff was able to determine the width utilizing the scale on the plan set.

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. The applicant has indicated that this project will not require a crane.

Staff Recommendation: Staff recommends the DRB approved the Final Architectural 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 Final Architectural Review for a new single-family home located at Lot 716, based on the evidence provided within the Staff Report of record dated December 22, 2020, with the following Specific Approvals:

- 1) Metal Fascia;

And, with the following conditions:

- 1) Prior to the submittal for a Building Permit, the applicant shall revise the lighting plan to remove all instances of "fixture C" and to provide additional details on the lighting of the address monument.
- 2) 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.
- 3) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 4) 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.
- 5) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 6) 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 Final DRB Application 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 second and final 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 4,635 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.

This Final DRB application addresses all the conditions presented at the initial hearing of Lot 725 from December 3rd, 2020. 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', written in a cursive style.

Edwin Lindell
ETL Architects Inc
970.394.4480
edwin@etlarchitects.com



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 initial "E".

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
	SHIM
	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	TELE.	TELEPHONE
A.D.	AREA DRAIN	HT.	HEIGHT	T.O.	TOP OF
A.F.F.	ABOVE FINISHED FLOOR	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	T.O.C.	TOP OF CONCRETE
ALUM.	ALUMINUM	H.W.	HOT WATER	T.O.S.	TOP OF STEEL
ANOD.	ANODIZED	I.L.O.	IN LIEU OF	T.P.D.	TOILET PAPER DISPENSER
APPROX.	APPROXIMATE	INCL.	INCLUDE	T/D	TELEPHONE/DATA
ARCH.	ARCHITECT	INT.	INTERIOR	TYP.	TYPICAL
@	AT	INSUL.	INSULATION	U.O.N.	UNLESS OTHERWISE NOTED
B.O.	BOTTOM OF	INT.	INTERIOR	U/S	UNDERSIDE
BLOCK'G.	BLOCKING	I.R.GWB	IMPACT RESISTANT GYPSUM WALL BOARD	VERT.	VERTICAL
B.M.	BENCHMARK	JT.	JOINT	V/F	VERIFY IN FIELD
CABT.	CABINET	LAV.	LAVATORY	W/	WITH
CEIL'G.	CEILING	LW.	LIGHTWEIGHT	WC	TOILET
CHNL.	CHANNEL	MAX.	MAXIMUM	WD.	WOOD
C.I.P.	CAST IN PLACE	MECH.	MECHANICAL	WDWK	WOODWORK
C.J.	CONTROL JOINT	MEMBR.	MEMBRANE		
CLR.	CLEAR	MFR.	MANUFACTURER		
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM		
COL.	COLUMN	M.O.	MASONRY OPENING		
CONC.	CONCRETE	M.R.GWB	MOISTURE-RESISTANT GYPSUM WALL BOARD		
CONT.	CONTINUOUS	MTD.	MOUNTED		
CL	CENTER LINE	MTL.	METAL		
CLOS.	CLOSET	N.I.C.	NOT IN CONTRACT		
CPT.	CARPET	NO.	NUMBER		
C.T.	CERAMIC TILE	NOM.	NOMINAL		
CTYD.	COURTYARD	N.T.S.	NOT TO SCALE		
DEMO	DEMOLITION	O.C.	ON CENTER		
DIA.	DIAMETER	OPNG.	OPENING		
DIAG.	DIAGONAL	PC.C.	PRE-CAST CONCRETE		
DIM.	DIMENSION	P.L.	PROPERTY LINE		
DN	DOWN	PLAM.	PLASTIC LAMINATED		
DR	DOOR	PLYWD.	PLYWOOD		
DWG.	DRAWING	PNL.	PANEL		
EA.	EACH	P.S.F.	POUNDS PER SQUARE FOOT		
ELECT.	ELECTRICAL	P.S.I.	POUNDS PER SQUARE INCH		
ELEV.	ELEVATION	P.T.	PRESSURE TREATED		
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS	PTD.	POLYVINYL CHLORIDE		
EQ.	EQUAL	PVC	POLYVINYL CHLORIDE		
EXIST.	EXISTING	RECEPT.	RECEPTACLE		
EXP. JT.	EXPANSION JOINT	RBR.	RUBBER		
EXT.	EXTERIOR	R.C.P.	REFLECTED CEILING PLAN		
F.E.C.	FIRE EXTINGUISHER CABINET	R.D.	ROOF DRAIN		
FIN.	FINISH	REQ'D	REQUIRED		
FIXT.	FIXTURE	RM	ROOM		
FLR.	FLOOR	SCHED.	SCHEDULE		
F.O.	FACE OF	SIM.	SIMILAR		
FND.	FOUNDATION	SPEC.	SPECIFIED OR SPECIFICATION		
GA.	GAUGE	SPRK.	SPRINKLER		
GALV.	GALVANIZED	SUSP.	SUSPENDED		
GWB	GYPSUM WALL BOARD	S.S.	STAINLESS STEEL		
H.C.	HOLLOW CORE	S.T.C.	SOUND TRANSMISSION COEFFICIENT		
HDWR.	HARDWARE	STL.	STEEL		
HOR.	HORIZONTAL	STRUCT.	STRUCTURE OR STRUCTURAL		
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 MANAGEMENT PLAN
A201	FIRST & SECOND FLOOR PLANS
A202	ROOF PLAN
A401	BUILDING ELEVATIONS
A401	BUILDING ELEVATIONS
A801	MATERIAL BOARD
A902	SITE AXONOMETRIC VIEWS
A903	SITE AXONOMETRIC VIEWS
A904	RENDERINGS
A905	RENDERINGS
A906	RENDERINGS
A907	RENDERINGS
A908	RENDERINGS
	SUPPORTING DOCUMENTS ATTACHED

Owner
JONAS PHILIP LEE

[PROJECT]:
JP LEE RESIDENCE

LOT 725 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
PLACERVILLE, CO 81430
P: 970.394.4490
E: EDWIN@ETLARCHITECTS.COM

[DESIGN ARCHITECT]:
DESAI CHIA ARCHITECTS P.C.
222 PARK AVE S, 6TH FLOOR
NEW YORK, NY 10003
P: 212.298.8000
E: INFO@DESAICHA.COM

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

[CIVIL ENGINEER]:
UNCOMPAGHRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1202
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9694
E: ALLPOINTSLANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JOEEM@TRAUTNERGEOTECH.COM



2	DRB FINAL APP.	12.23.2020
1	DRB PRELIM APP.	11.02.2020
NO.	REVISION	DATE

JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

SCALE:

DRAWN BY: DC & ETL

FILE NO.:

[TITLE]:

TITLE PAGE, GENERAL NOTES, & DRAWING LIST

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

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: 4,635 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.

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.

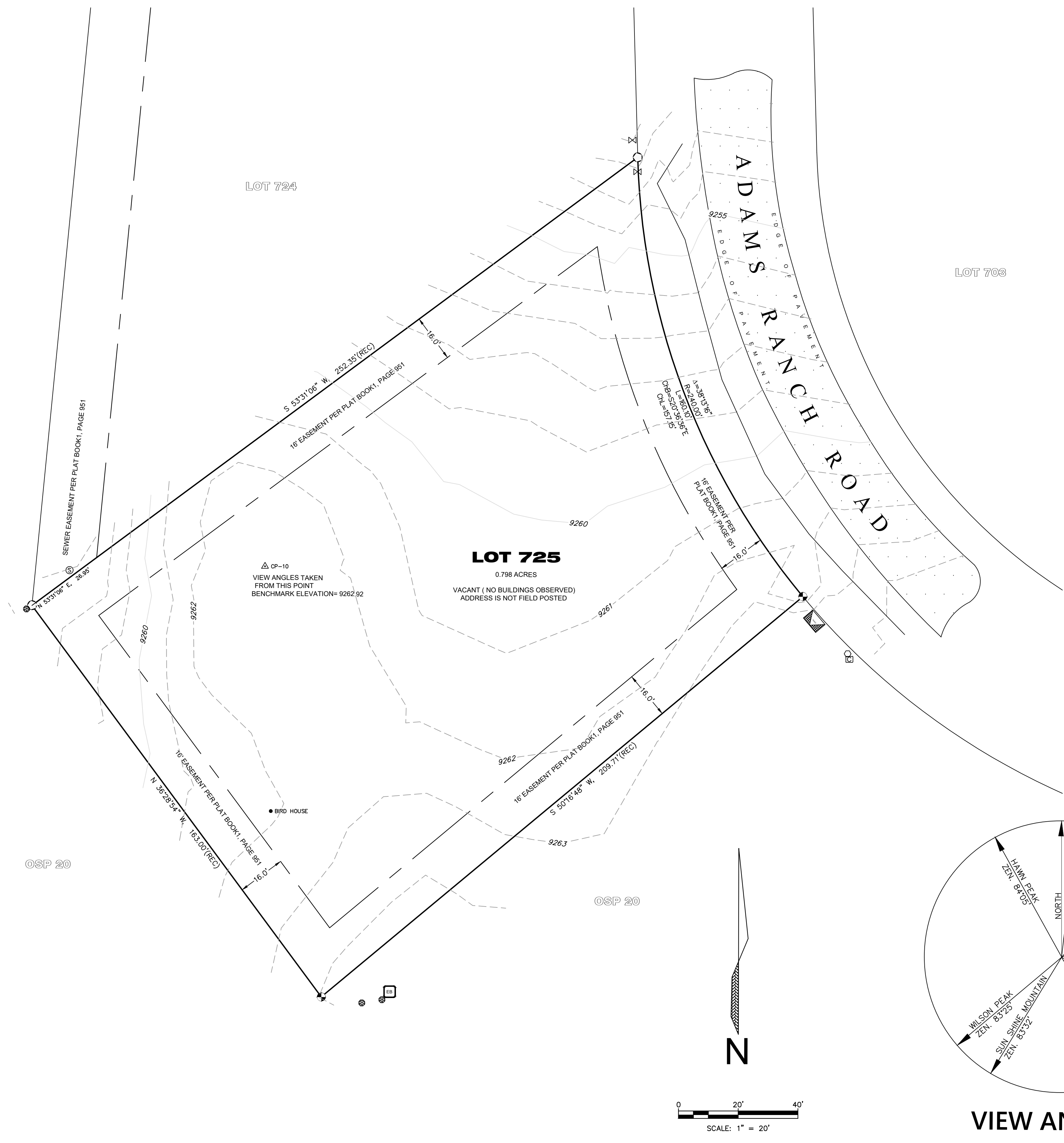
K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

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.



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:

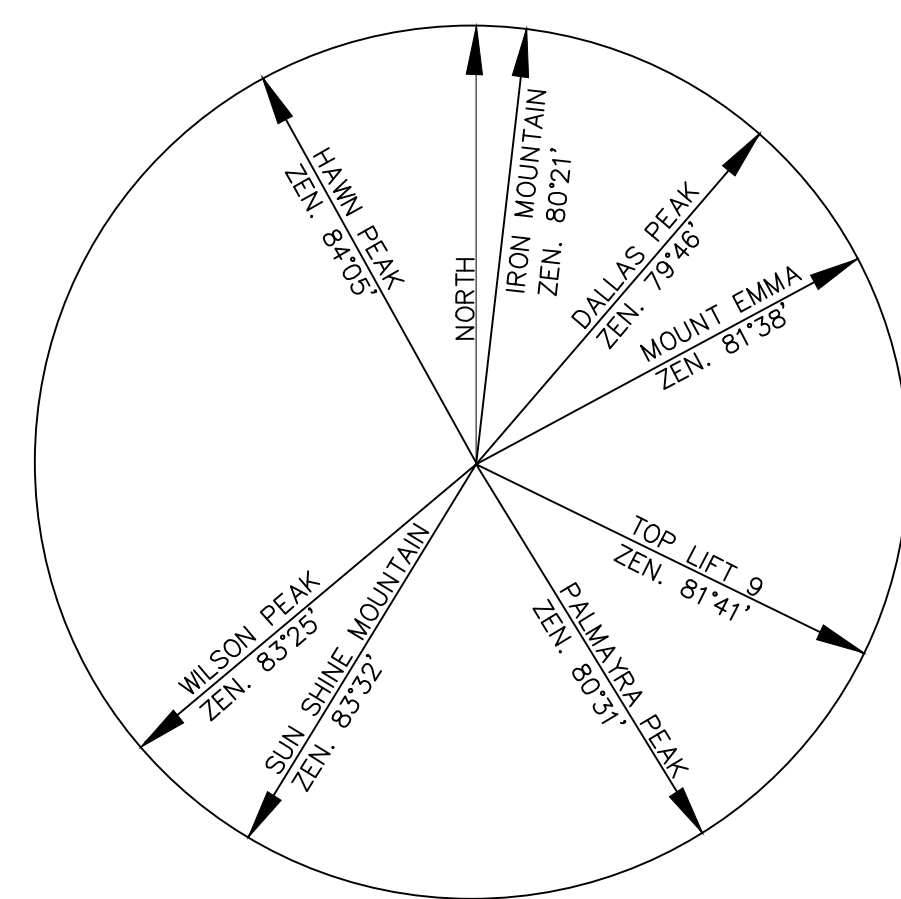
I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 725, Filing 23, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or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

Thomas A. Clark PLS. 38014

NOTES:



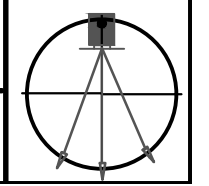
- Easement research and property description provided by TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR66010061 effective on 06/15/2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300001N, Order Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined 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-SEEDDED 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)
12.60" (320mm)
5.12" (130mm)
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)
Total capacity = 10.49 gallons

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:

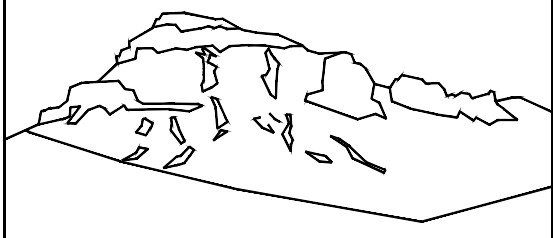
- Independently certified to meet Load Class E to EN 1433 - 135,000 lbs - 2,788 psi
- Ductile iron to ASTM A 536-84 - Grade 65-45-12
- Intake area of 22.5 sq. in. (145.16 cm²) per half meter of grate

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



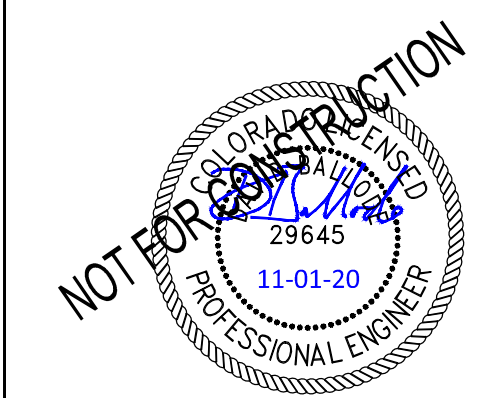
Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB 2020-11-01

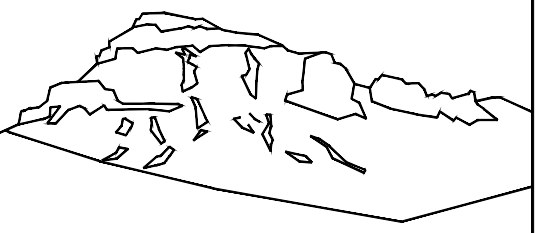
JP Lee Residence
Lot 725
Adams Ranch Road
Mountain Village, CO



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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
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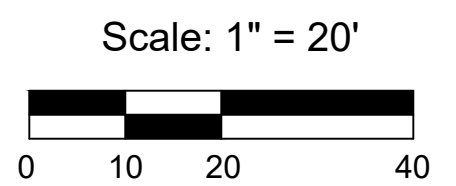
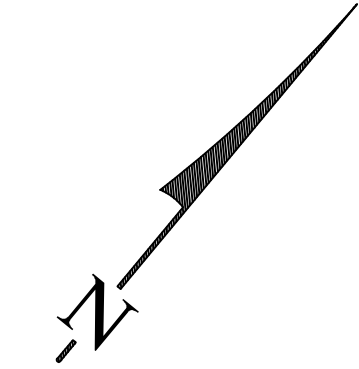
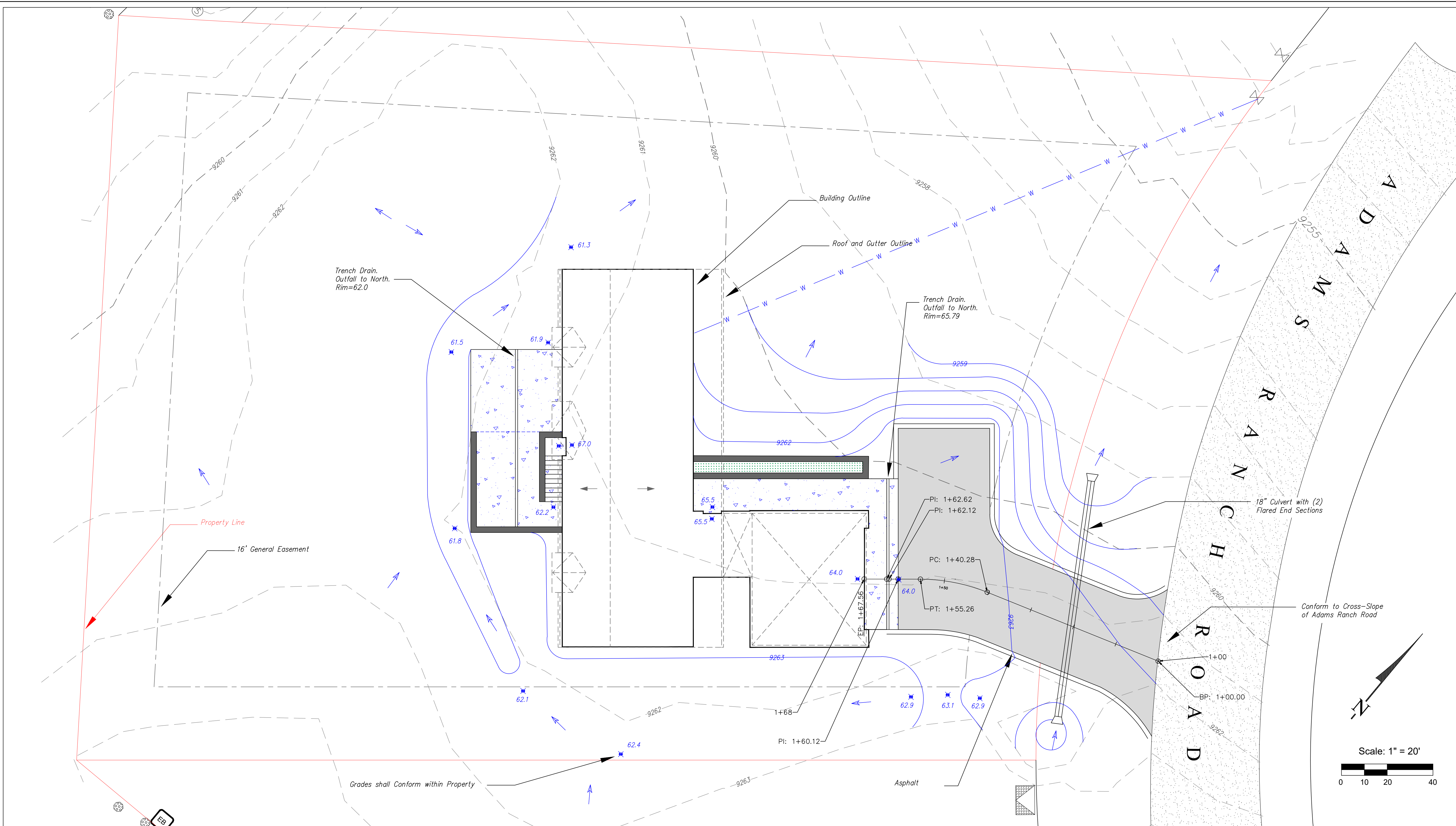
JP Lee Residence
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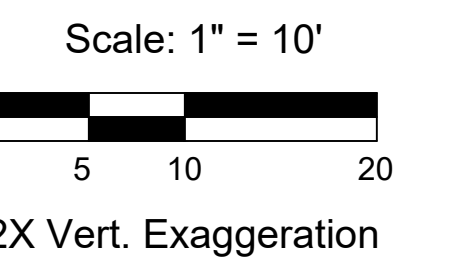
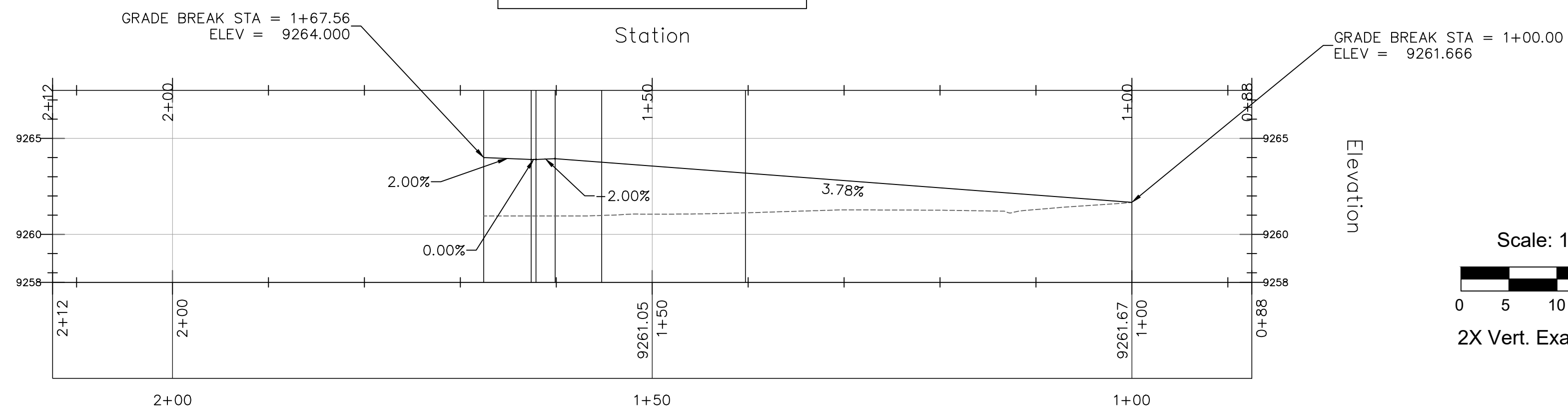
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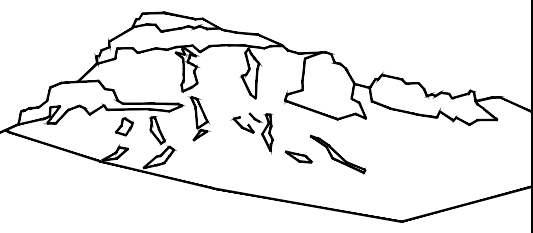
Grading and Drainage Plan

C2



Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB 2020-11-01

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

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.

Existing 8" Sewer Main

4" SDR35 Sewer Service

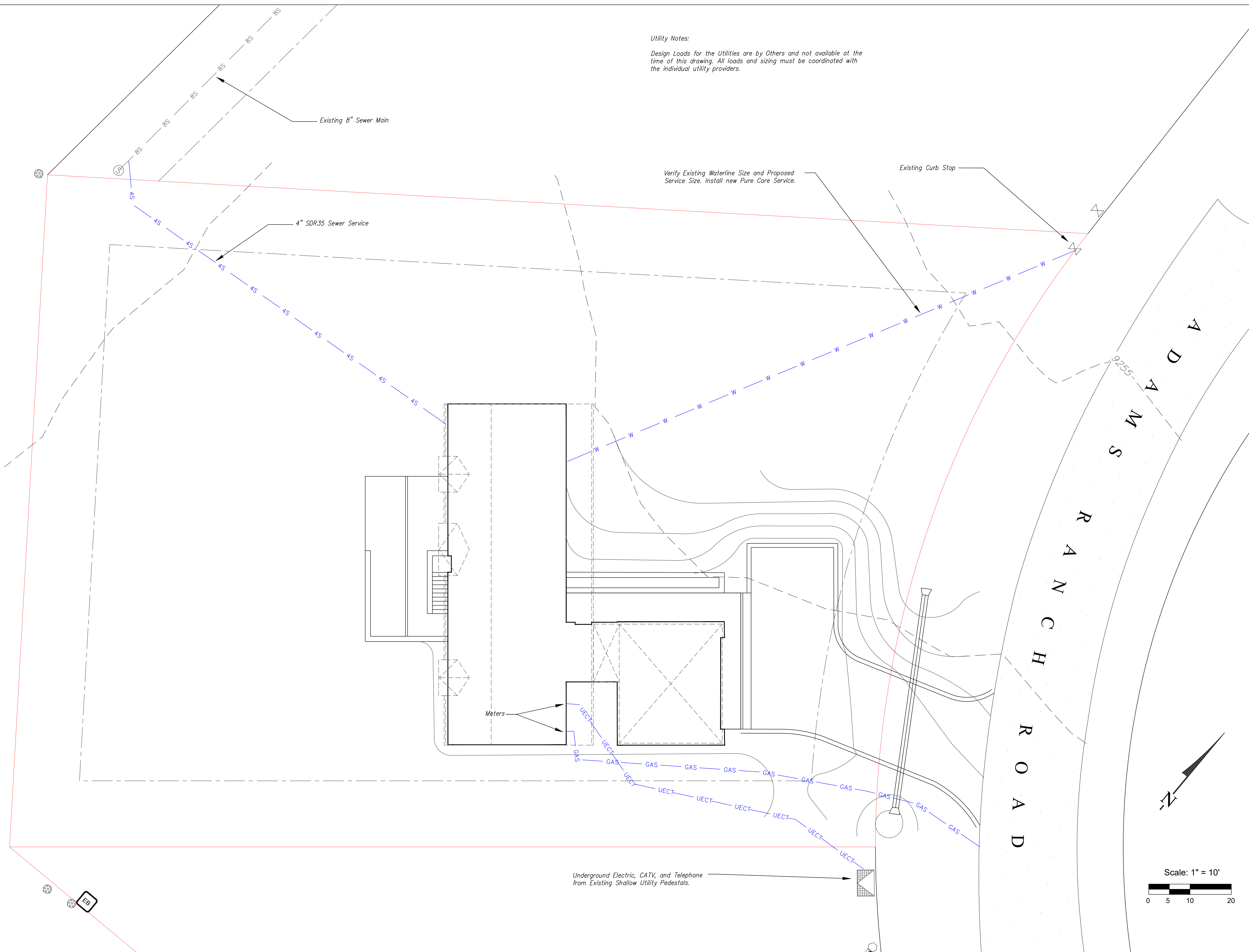
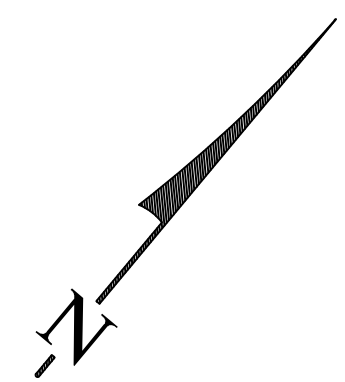
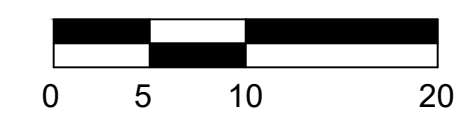
Verify Existing Waterline Size and Proposed
Service Size. Install new Pure Core Service.

Existing Curb Stop

Meters

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

Scale: 1" = 10'



PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES			
Picea pungens 'Colorado'	Colorado Spruce	10'	4
		12'	4
Populus tremuloides	Quaking Aspen	2.5" multi	12
		3.0" single	9
Pinus aristata	Bristlecone Pine	6"	6
SHRUBS			
Prunus virginiana melanocarpa	Native Chokecherry	#7 or B&B	9
Picea pungens 'Globosa'	Globe Spruce shrub	24"	8
Pinus mugo	Mugo Pine	24"	6
OTHER			
Perennial - Ornamental Grasses			120 SF
Bed A Bouteloua gracilis 'blonde ambition' and Festuca glauca			315 SF
Bed B Karl Foerster and Sporobolus heterolepis			None
Sod			Field Verify
Native Grass seed			

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.
- All planted material shall be irrigated with automated irrigation system.
- All revegetation areas of native grass seed to be irrigated with automated system for first 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.

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL	MONTHLY USAGE
Perennials	2.5 gal./SF	495 SF	1,237
Sod	0/SF	-	-
REVEGETATION			
Shrubs	3.2 gal./EA	23	74
Aspen Trees	10 gal./EA	21	210
Spruce Trees	25 gal./EA	8	200
Bristle Cone Pine	20 gal./EA	6	120
TOTAL MONTHLY USAGE			1,841 gal/mo

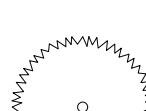
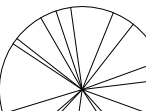
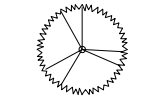
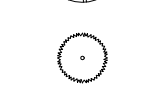


IRRIGATION NOTES

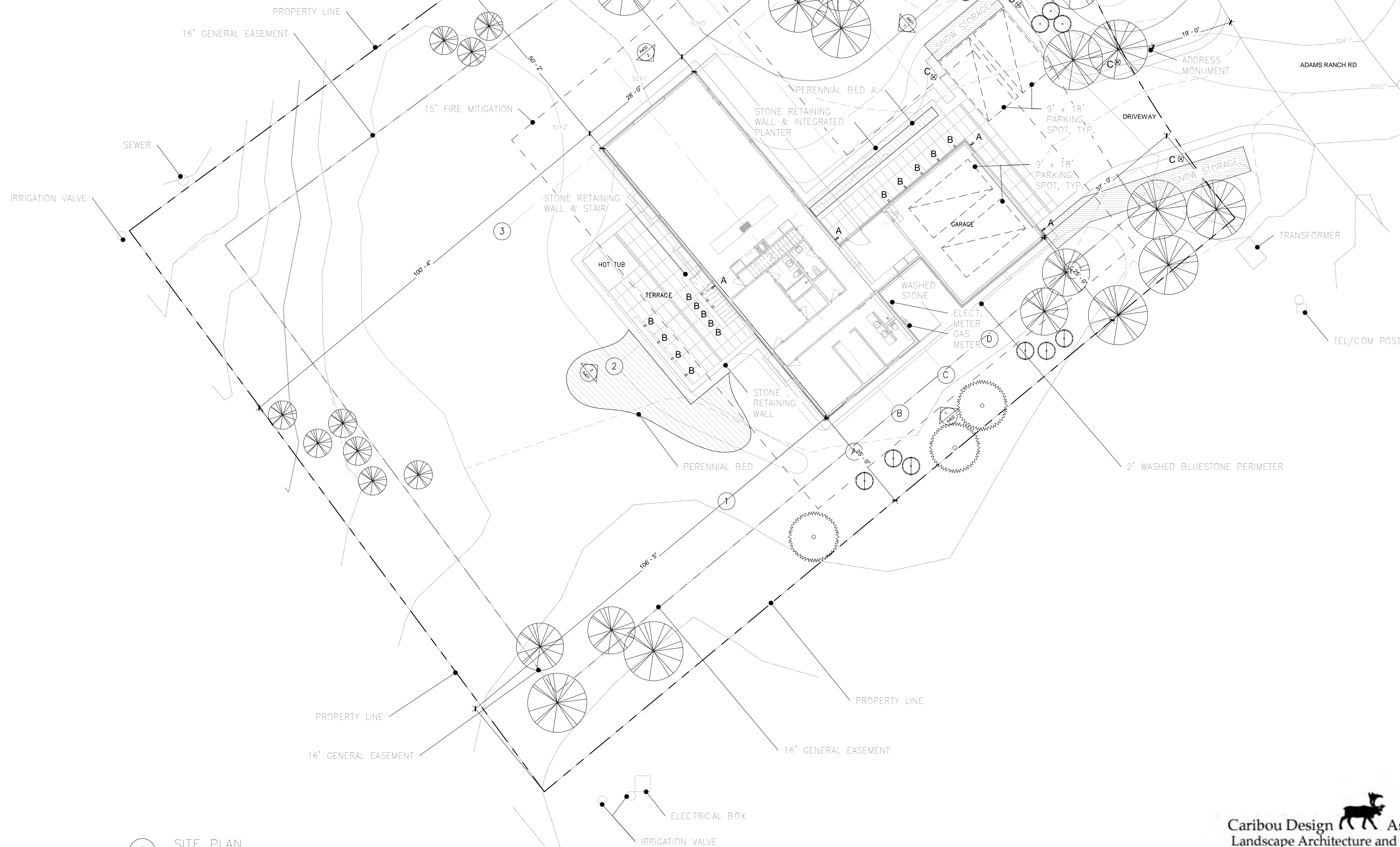
- Tap with rainbird PVB-075 backflow preventer
- Rainbird RCM-12 electromechanical controller
- 1.5" Wilkins model 500 pressure regulator
- Rainbird 150-PEB 1.5" electric remote control valve
- Class 200 PVC Mainline 1"
- 3/4" 80NSF poly lateral line
- Water Sensor by Rainbird
- Mainline to avoid General Easement
- All new plant material to be irrigated with automated system
- Revegetation to be irrigated with a combination of pop up heads and rotors.
- Revegetation to be irrigated for first two growing seasons. Zones may be turned off from third growing season on.

IRRIGATION SCHEDULE


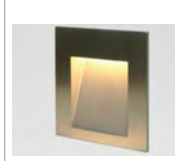
ZONE	LOCATION	HEAD	GPM
1	Perennial East	micro sprays	24
2	Perennial West	pop up spray	24
3	Aspen East	drip emitters	-
4	Aspen West	drip emitters	-
5	Shrubs East	drip emitters	-
6	Shrubs West	drip emitters	-
7	Spruce & Bristlecone	drip emitters	-
8	Revegetation East	pop up	24
9	Revegetation West	Rotor	30

PLANT KEY

-  COLORADO SPRUCE
-  QUAKING ASPEN
-  BRISTLECONE PINE
-  NATIVE CHOKECHERRY
-  GLOBE SPRUCE
-  MUGO PINE



OUTDOOR LIGHTING SCHEDULE

Type Mark	Image	Comments	Lamp	Model
A		Black Powder Coat. PAR20 metal halide wall mount accent light. Remote electronic ballast included. Fixture is suitable for wet location up or down mounting.	20 W Lamp/Ballast	HL - 474 - BK - 20 - 120 - 277
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 ISL-12 -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"

Owner
JONAS PHILIP LEE

[PROJECT]:
JP LEE RESIDENCE

LOT 725 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:

ETL ARCHITECTS
P.O. BOX 33
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: 212.298.8600
E: INFO@DESAICHA.COM

[GENERAL CONTRACTOR]:

FINRO CONSTRUCTION, L.L.C.
386 EAST COLORADO AVE. SUITE 101
TELLURIDE, CO 81435
P: 970.728.5038
E: INFO@FINROCONSTRUCTION.COM

[CIVIL ENGINEER]:

UNCOMPAGRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:

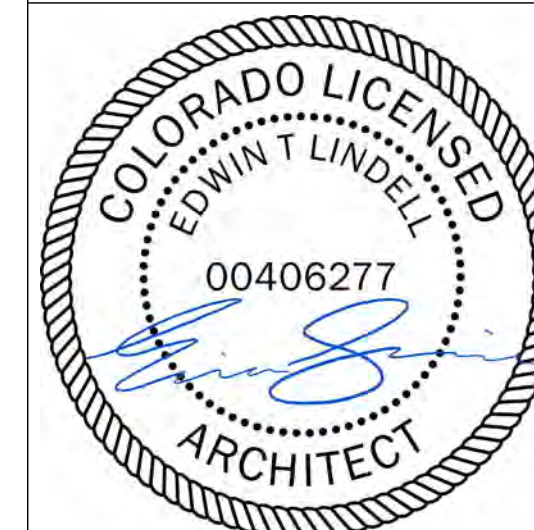
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1232
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:

ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
DIPHR, CO 81435
P: 970.708.9694
E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:

TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JOEEM@TRAUTNERGEOTECH.COM



2	DRB FINAL APP.	12.23.2020
1	DRB PRELIM APP.	11.02.2020
NO. REVISION		DATE

JOB NO. : 2004 - JP LEE

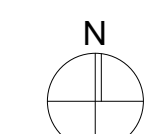
DATE : 12.23.2020

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

DRAWN BY : DC & ETL

FILE NO. :

[TITLE]:
SITE & LANDSCAPE PLAN

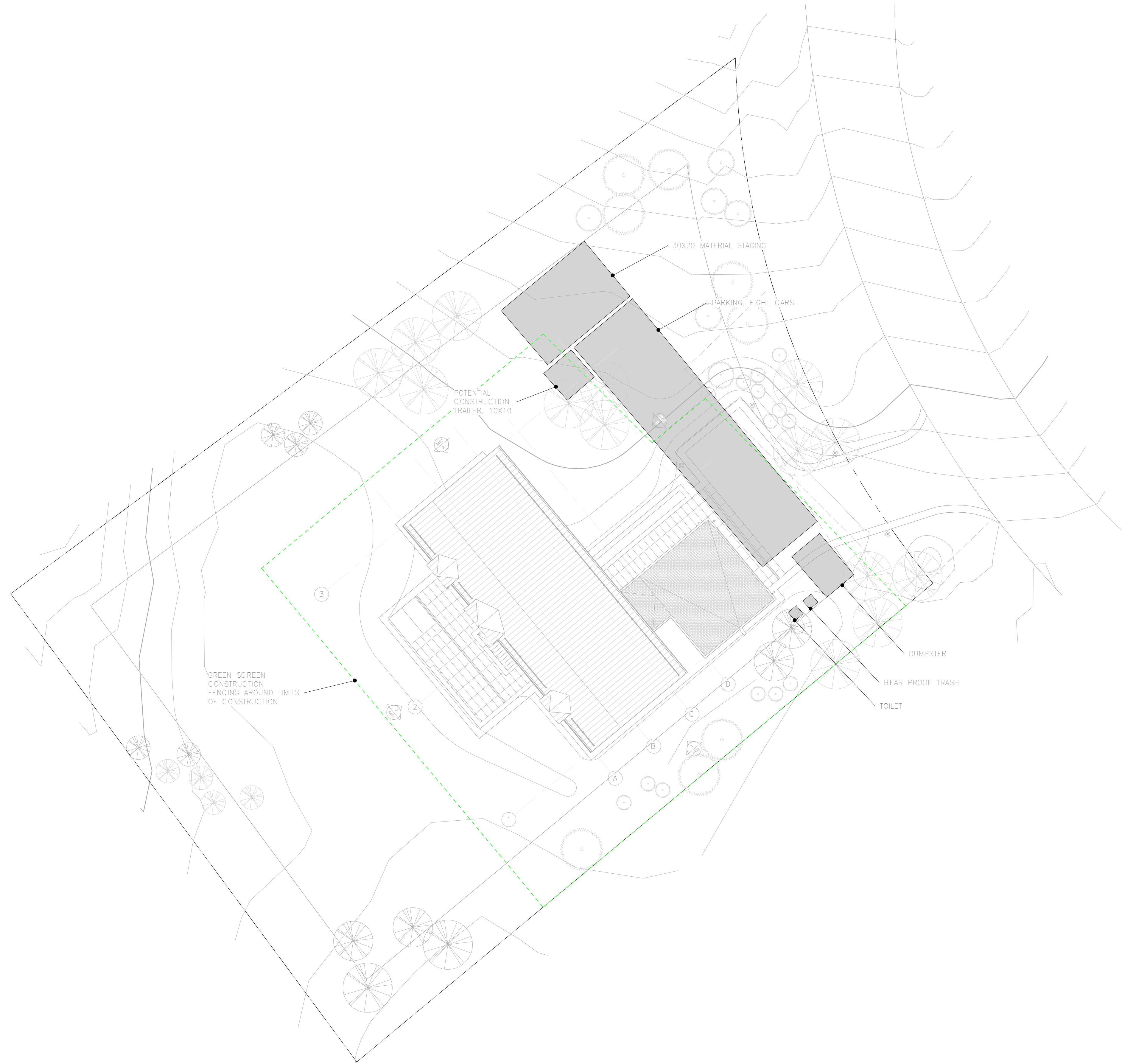


1/16" = 1'-0"

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

Caribou Design Associates
Landscape Architecture and Planning

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



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

Owner
JONAS PHILIP LEE

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

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
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: 212.395.8600
E: INFO@DESAICHIA.COM

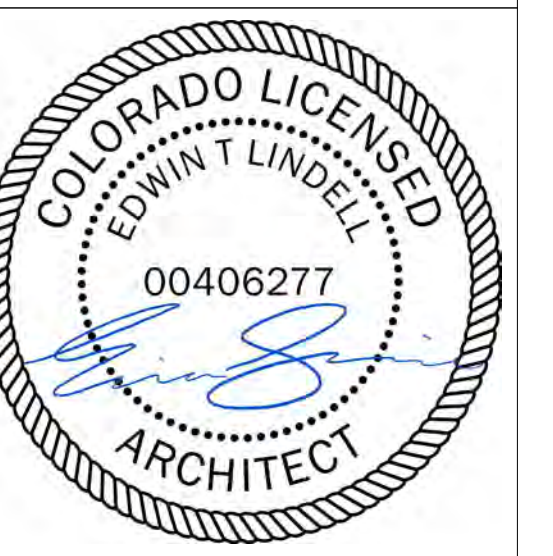
[GENERAL CONTRACTOR]:
FINRO CONSTRUCTION, L.L.C.
385 EAST COLORADO AVE, SUITE 101
TELLURIDE, CO 81435
P: 970.728.5038
E: INFO@FINROCONSTRUCTION.COM

[CIVIL ENGINEER]:
UNCOMPAGRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1257
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY, L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9594
E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JDEEM@TRAUTNERGEOTECH.COM



2	DRB FINAL APP.	12.23.2020
1	DRB PRELIM APP.	11.02.2020
NO.	REVISION	DATE

JOB NO.: 2004 - JP LEE

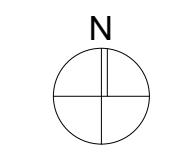
DATE: 12.23.2020

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

DRAWN BY: DC & ETL

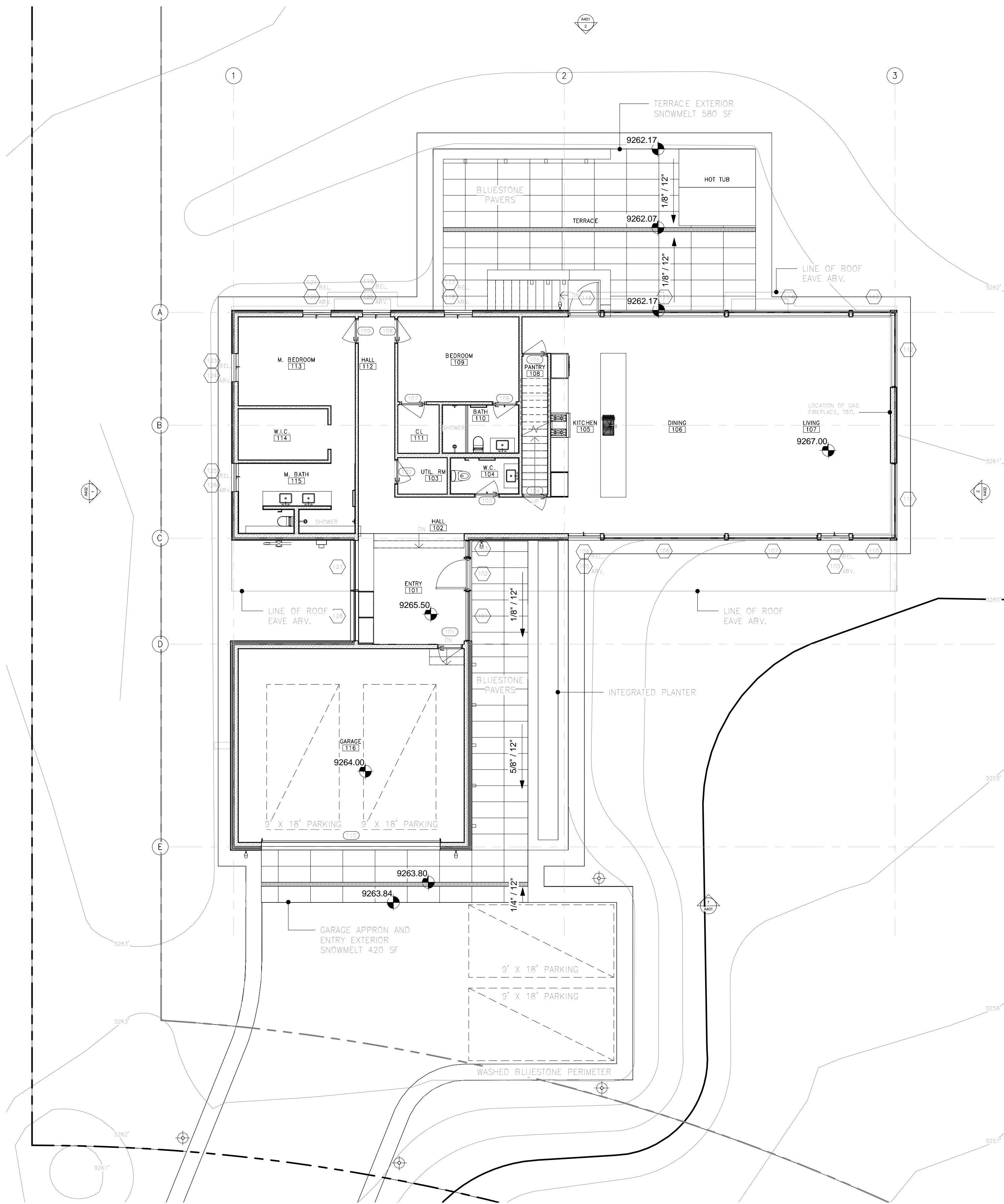
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CONSTRUCTION MANAGEMENT PLAN

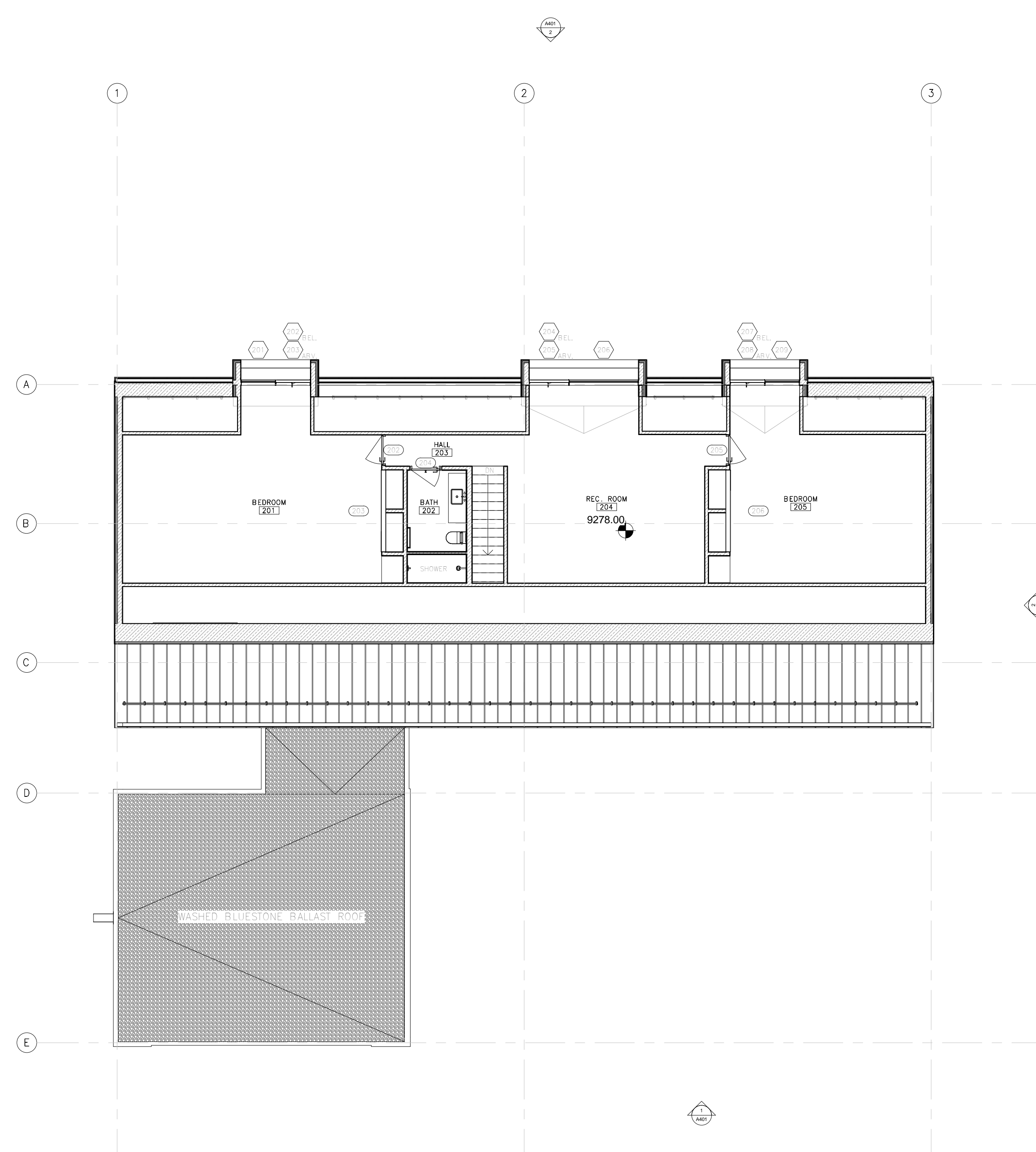


1/16" = 1'-0"

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



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



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

AREA SCHEDULE		
Level	Comments	Area
FIRST FLOOR	House - Finished	2483 SF
FIRST FLOOR	Garage	733 SF
SECOND FLOOR	House - Finished	1419 SF
		4635 SF

Owner
JONAS PHILIP LEE

[PROJECT]:
**JP LEE
RESIDENCE**

LOT 725 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
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: 212.265.6000
E: INFO@DESAICHIA.COM

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

[CIVIL ENGINEER]:
UNCOMPAGRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1257
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
DIPHR, CO 81435
P: 970.708.9594
E: ALLPOINTSLANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JOEEM@TRAUTNERGEOTECH.COM



2	DRB FINAL APP.	12.23.2020
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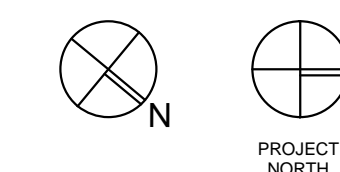
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SCALE: 1/8" = 1'-0"

DRAWN BY: DC & ETL

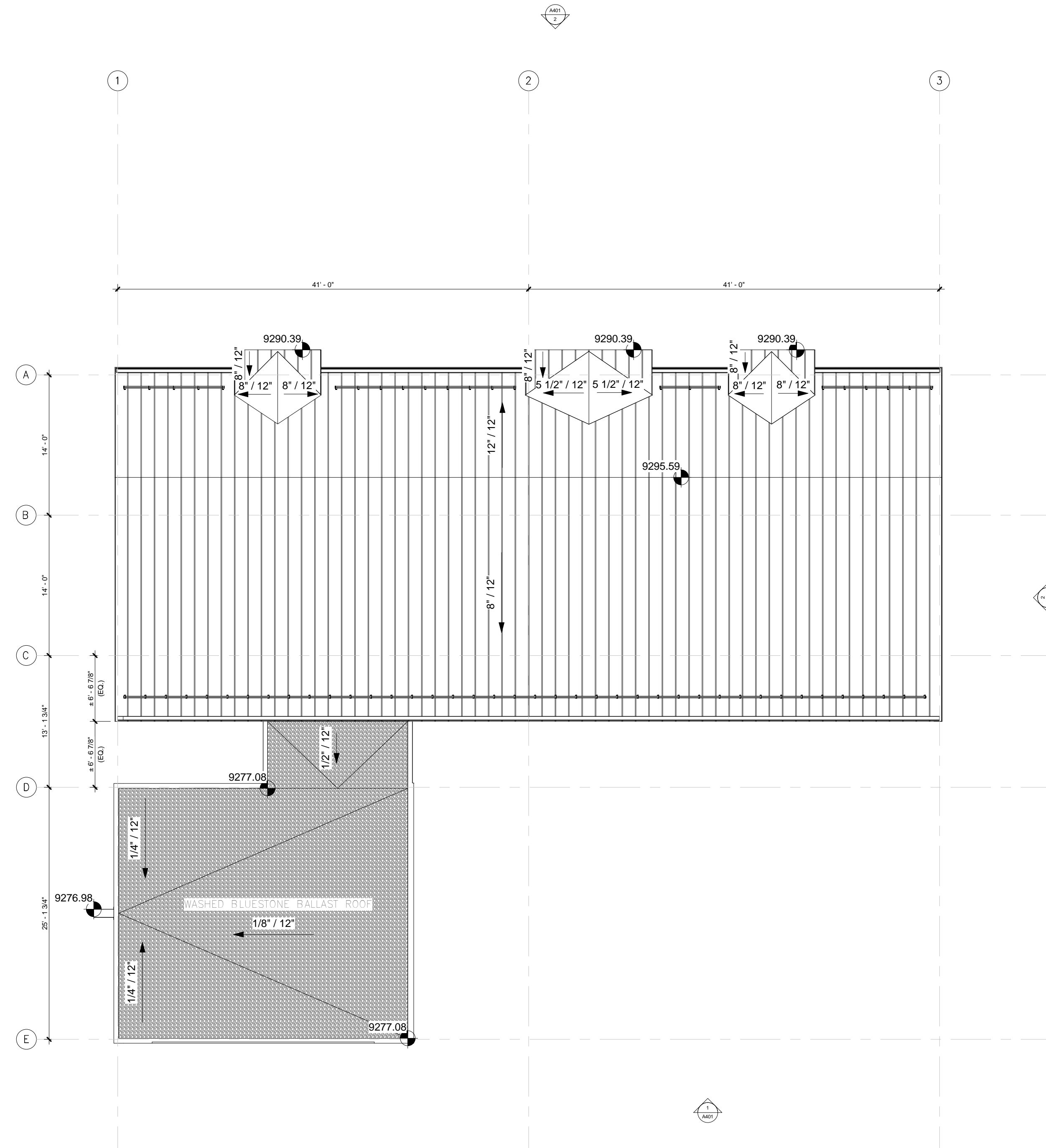
FILE NO.:

[TITLE]:
**FIRST & SECOND FLOOR
PLANS**



1/8" = 1'-0"

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



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

Owner
JONAS PHILIP LEE

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

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
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: 212.265.6000
E: INFO@DESAICHIA.COM

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

[CIVIL ENGINEER]:
UNCOMPAGRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1257
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY, L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9594
E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
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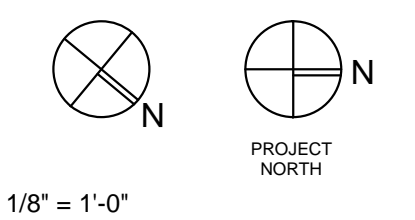
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DRAWN BY: DC & ETL

FILE NO.:

[TITLE]:

ROOF PLAN



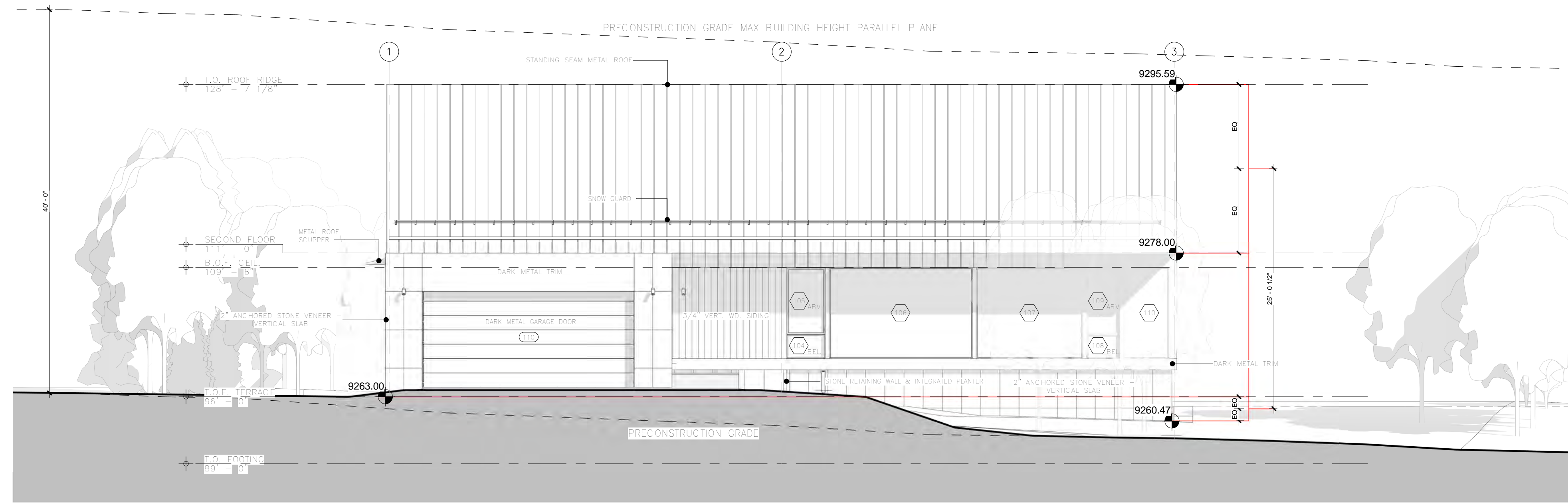
[DWG. NO.]: **A202**

MATERIAL SURFACE AREA BY FAÇADE:

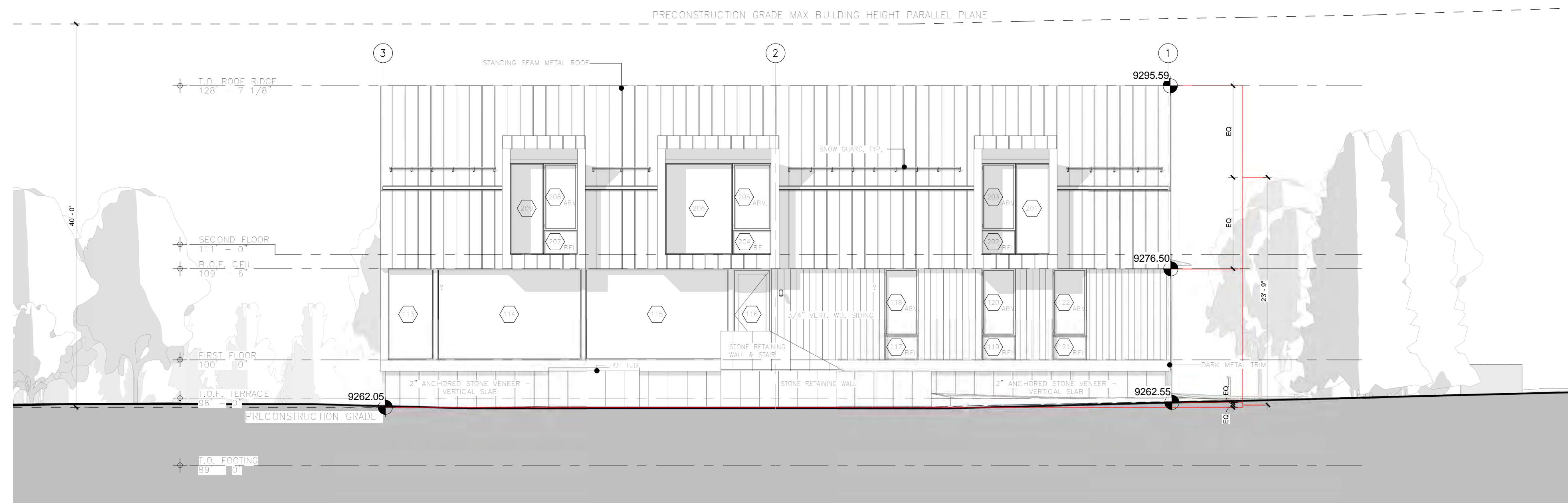
	SURFACE AREA	PERCENTAGE
NORTH		
STONE VENEER	603 SF	40%
WOOD SIDING	89 SF	6%
METAL TRIM	70 SF	5%
METAL PANEL SIDING	437 SF	29%
GLAZING	295 SF	20%
TOTAL	1494 SF	
EAST		
STONE VENEER	322 SF	25%
WOOD SIDING	115 SF	9%
METAL TRIM	371 SF	29%
METAL PANEL SIDING	80 SF	6%
GLAZING	390 SF	31%
TOTAL	1278 SF	
SOUTH		
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	
HORIZONTAL TERRACE		
STONE VENEER	1000 SF	
OVERALL SURFACE AREA:		
STONE VENEER	3024 SF	40.1%
GLAZING	1518 SF	24%

AVERAGE HEIGHT CALCULATION:

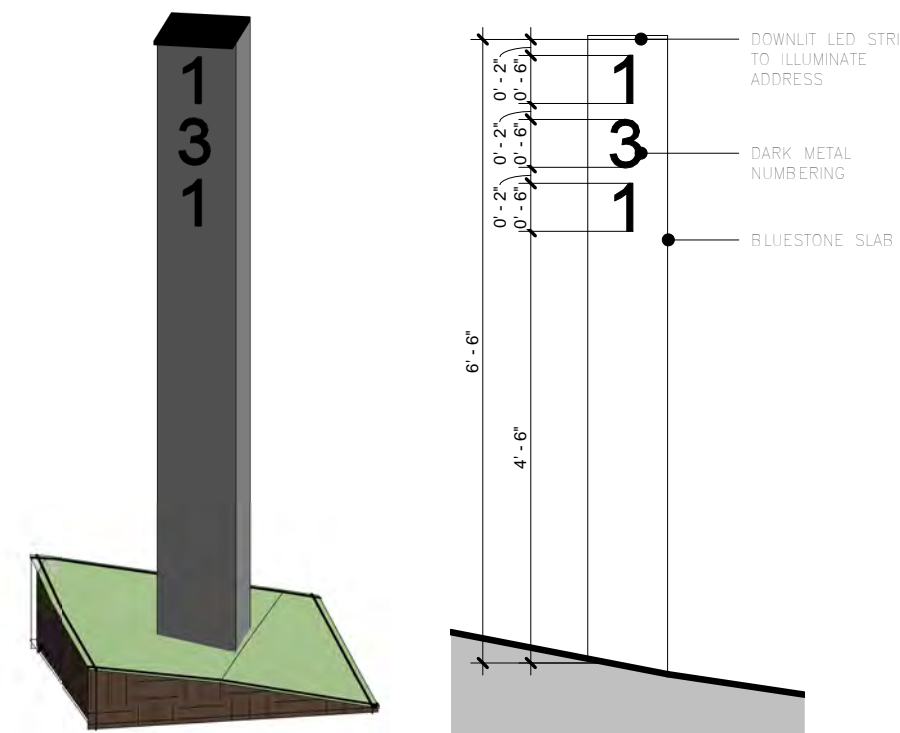
	AVERAGE HEIGHT
EAST:	25' - 0 1/2"
WEST:	23' - 9"
SOUTH:	24' - 7 3/4"
NORTH:	26' - 6"
AVERAGE HEIGHT:	24' - 11 13/16"



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



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



③ ADDRESS MONUMENT
1/2" = 1'-0"

Owner
JONAS PHILIP LEE

[PROJECT]:
JP LEE RESIDENCE

LOT 725 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
PLAZERVILLE, 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: 212.295.8000
E: INFO@DESAICHA.COM

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

[CIVIL ENGINEER]:
UNCOMPAGHRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1207
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9694
E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JDEEM@TRAUTNERGEOTECH.COM



2	DRB FINAL APP.	12.23.2020
1	DRB PRELIM APP.	11.02.2020
NO.	REVISION	DATE

JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

SCALE: As indicated

DRAWN BY: DC & ETL

FILE NO.:

[TITLE]:
BUILDING ELEVATIONS

As indicated

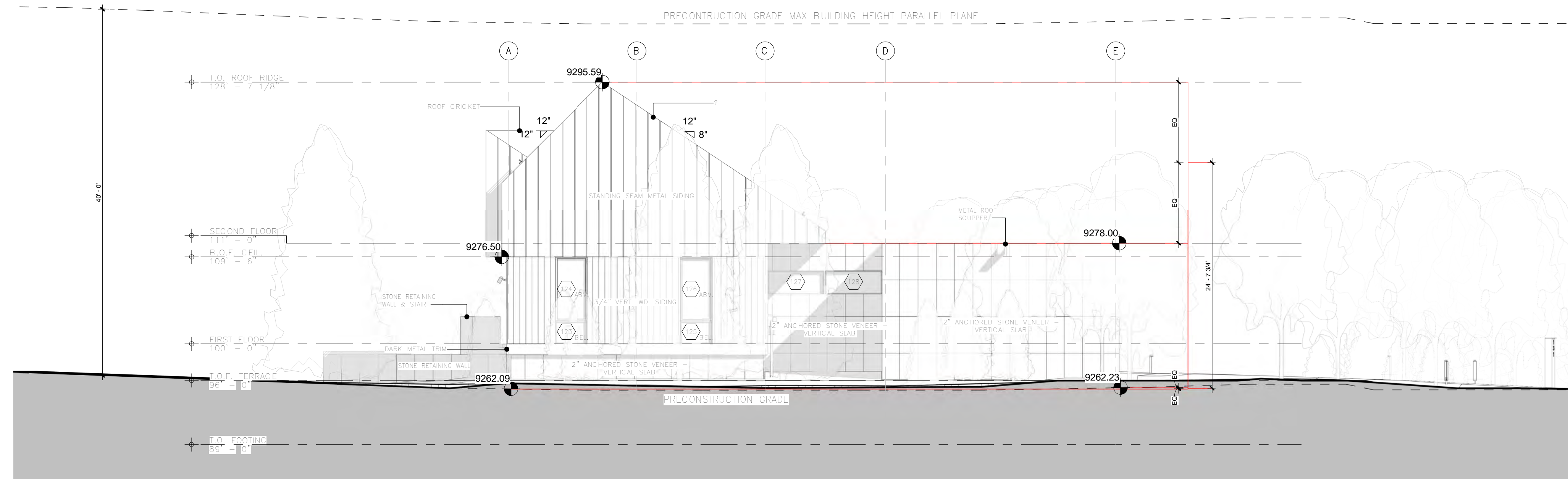
[DWG. NO.]: **A401**

MATERIAL SURFACE AREA BY FACADE:

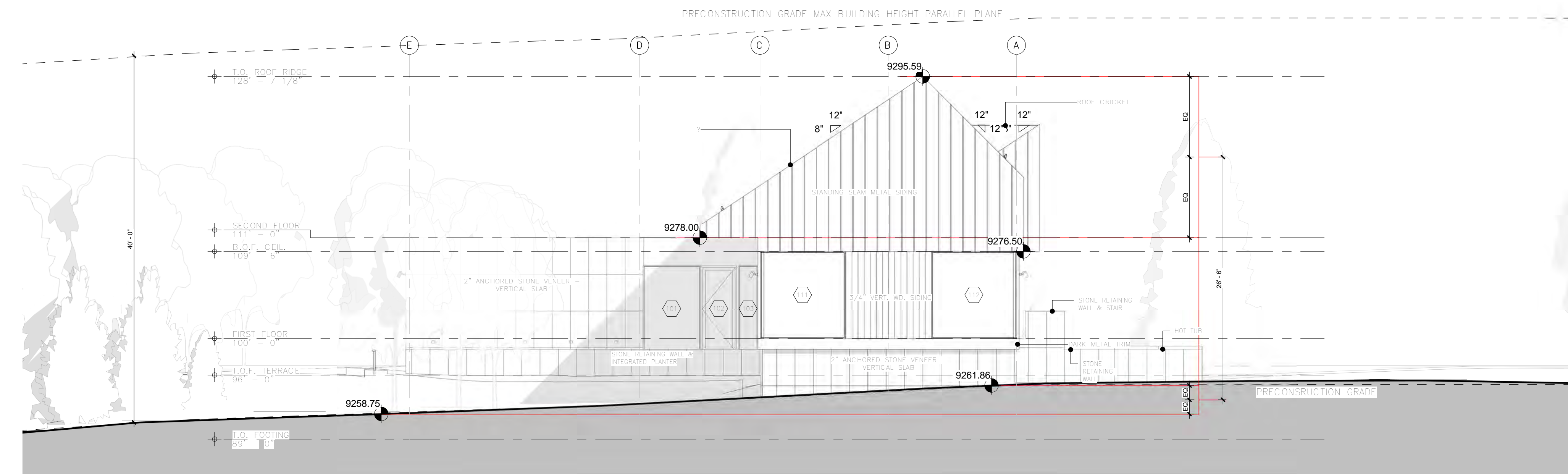
	SURFACE AREA	PERCENTAGE
NORTH		
STONE VENEER	603 SF	40%
WOOD SIDING	89 SF	6%
METAL TRIM	70 SF	5%
METAL PANEL SIDING	437 SF	29%
GLAZING	295 SF	20%
TOTAL	1494 SF	
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STONE VENEER	322 SF	25%
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GLAZING	390 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	
HORIZONTAL TERRACE		
STONE VENEER	1000 SF	
OVERALL SURFACE AREA:		
STONE VENEER	3024 SF	40.1%
GLAZING	1518 SF	24%

AVERAGE HEIGHT CALCULATION:

	AVERAGE HEIGHT
EAST:	25' - 0 1/2"
WEST:	23' - 9"
SOUTH:	24' - 7 3/4"
NORTH:	26' - 6"
AVERAGE HEIGHT:	24' - 11 13/16"



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 725 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
PLAZERVILLE, 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: 212.269.8000
E: INFO@DESAICHA.COM

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

[CIVIL ENGINEER]:
UNCOMPAGHRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1207
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9694
E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JDEEM@TRAUTNERGEOTECH.COM



2	DRB FINAL APP.	12.23.2020
1	DRB PRELIM APP.	11.02.2020
NO.	REVISION	DATE

JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

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

DRAWN BY: DC & ETL

FILE NO.:

[TITLE]:

BUILDING ELEVATIONS

1/8" = 1'-0"

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

Owner
JONAS PHILIP LEE

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

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
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: 212.395.8000
E: INFO@DESAICHIA.COM

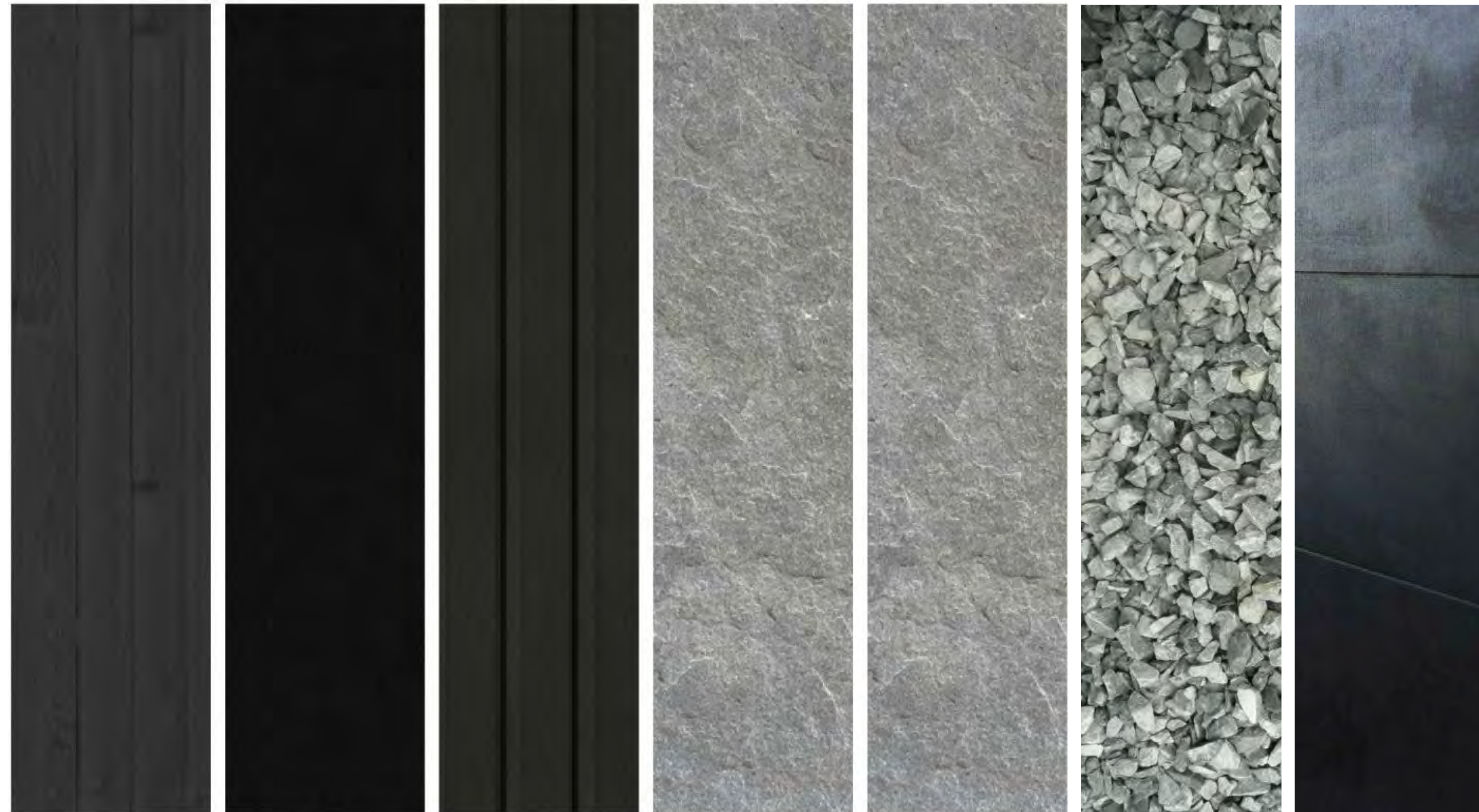
[GENERAL CONTRACTOR]:
FINRO CONSTRUCTION, L.L.C.
386 EAST COLORADO AVE, SUITE 101
TELLURIDE, CO 81435
P: 970.728.5038
E: INFO@FINROCONSTRUCTION.COM

[CIVIL ENGINEER]:
UNCOMPAGHRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1202
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY, L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9594
E: ALLPOINTSLANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JDEEM@TRAUTNERGEOTECH.COM



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

WASHED BLUESTONE
GRAVEL BALLAST &
PERIMETER

DARK METAL
GARAGE DOOR



NO.	REVISION	DATE
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SCALE: As indicated

DRAWN BY: DC & ETL

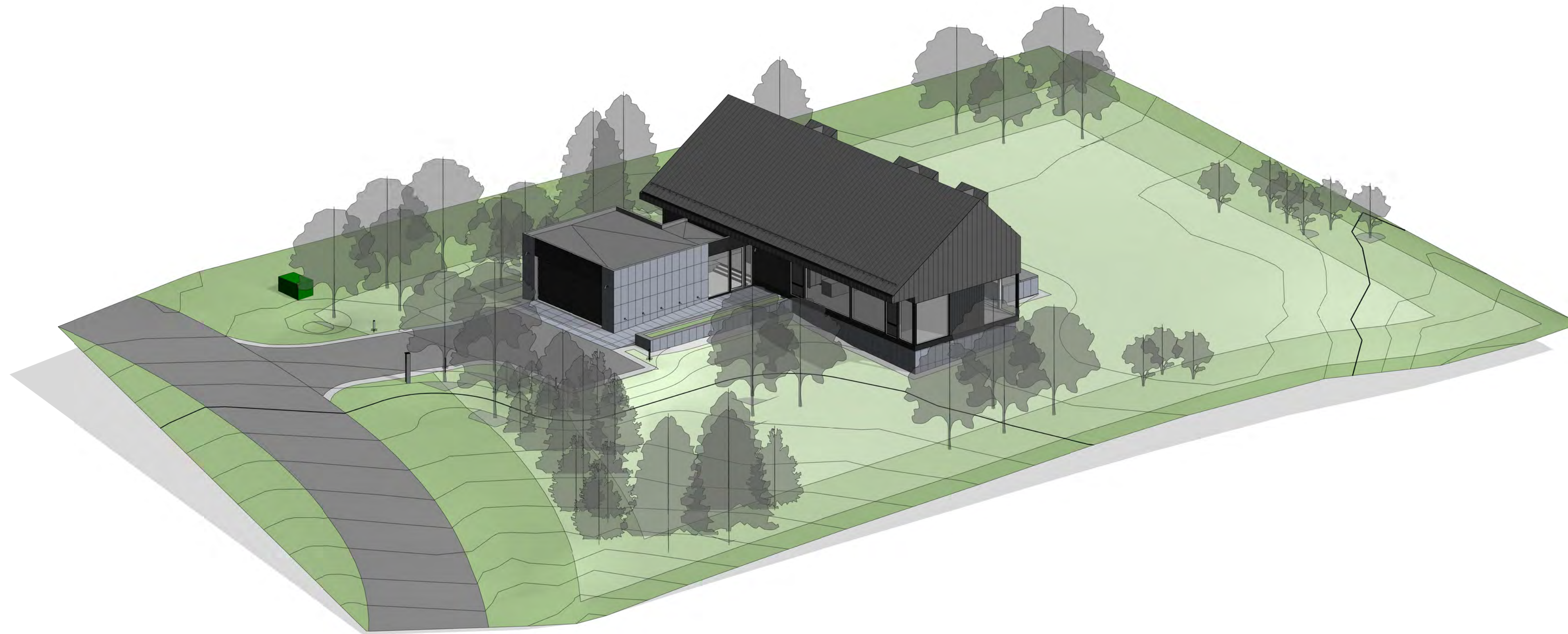
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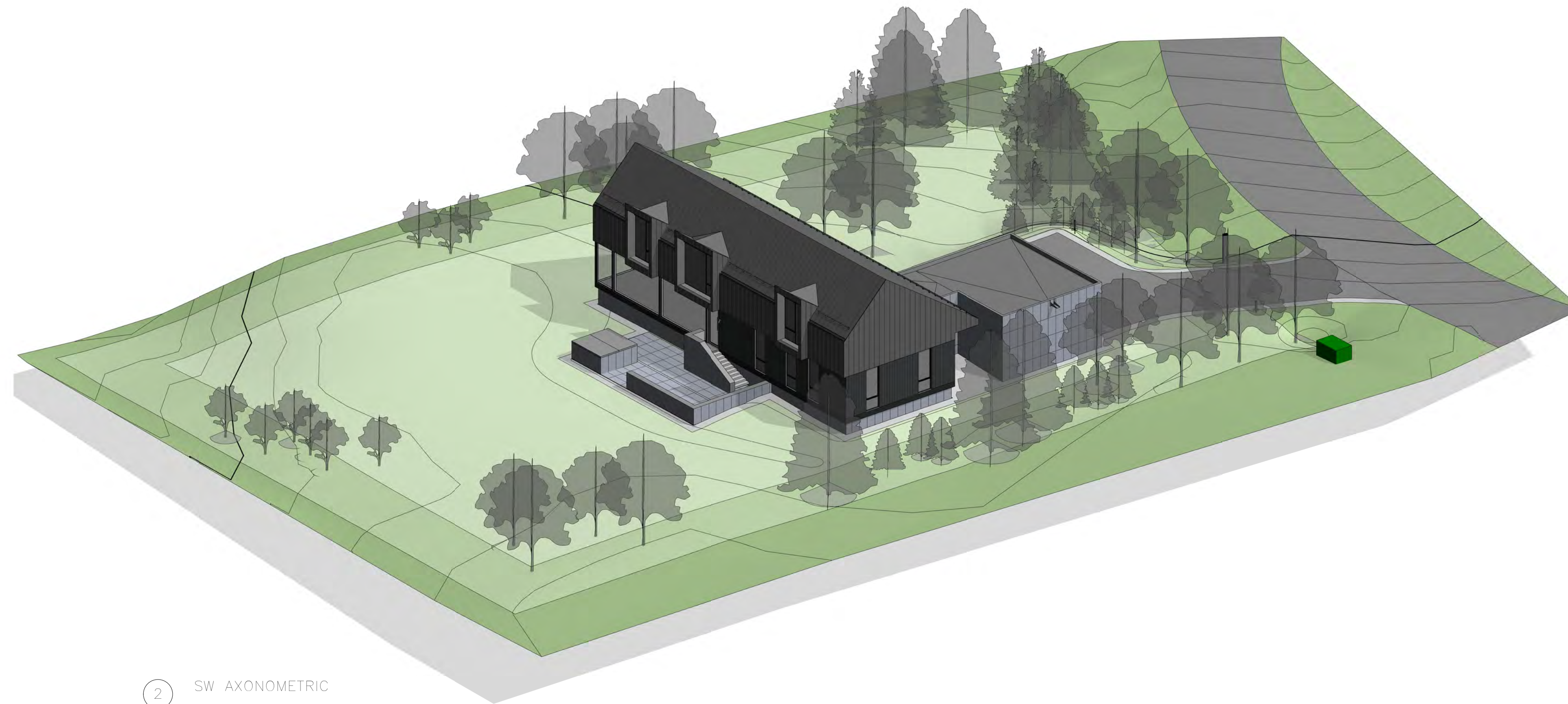
MATERIAL BOARD

As indicated

[DWG. NO.]: **A901**



1 NE AXONOMETRIC



2 SW AXONOMETRIC

Owner
JONAS PHILIP LEE

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

[ARCHITECT OF RECORD]:
ETL ARCHITECTS
P.O. BOX 33
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: 212.395.8000
E: INFO@DESAICHIA.COM

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

[CIVIL ENGINEER]:
UNCOMPAGRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1257
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9594
E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JDEEM@TRAUTNERGEOTECH.COM



2	DRB FINAL APP.	12.23.2020
1	DRB PRELIM APP.	11.02.2020
NO.	REVISION	DATE

JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

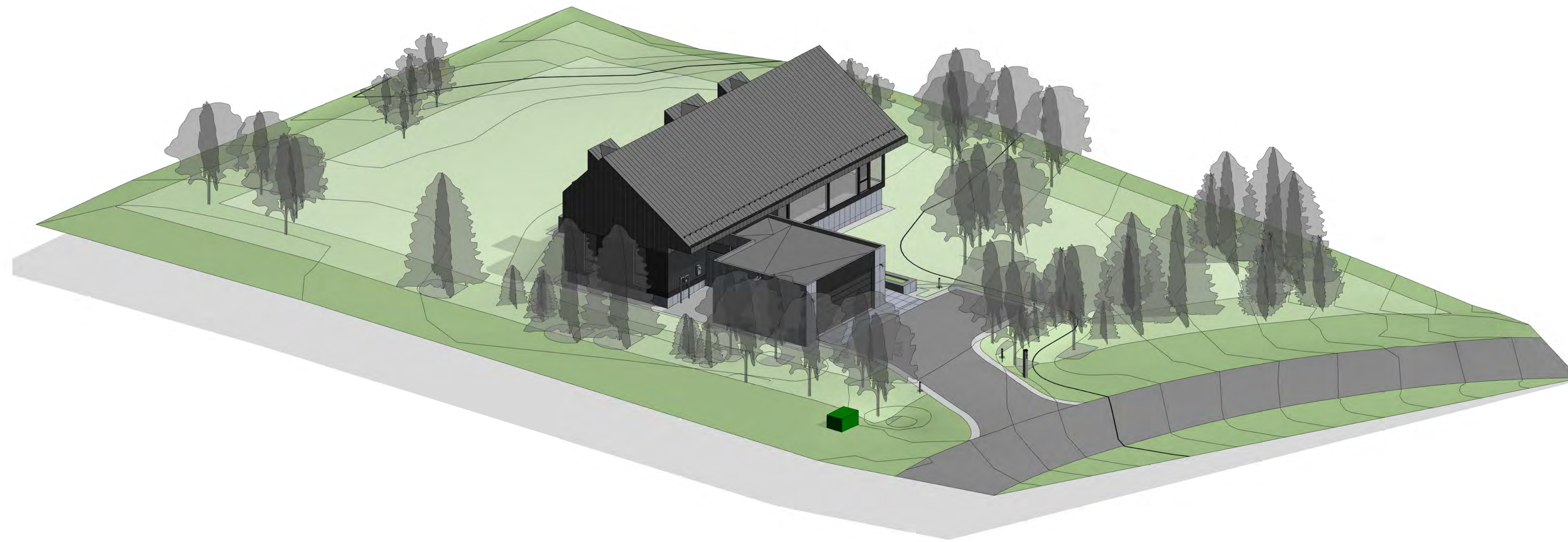
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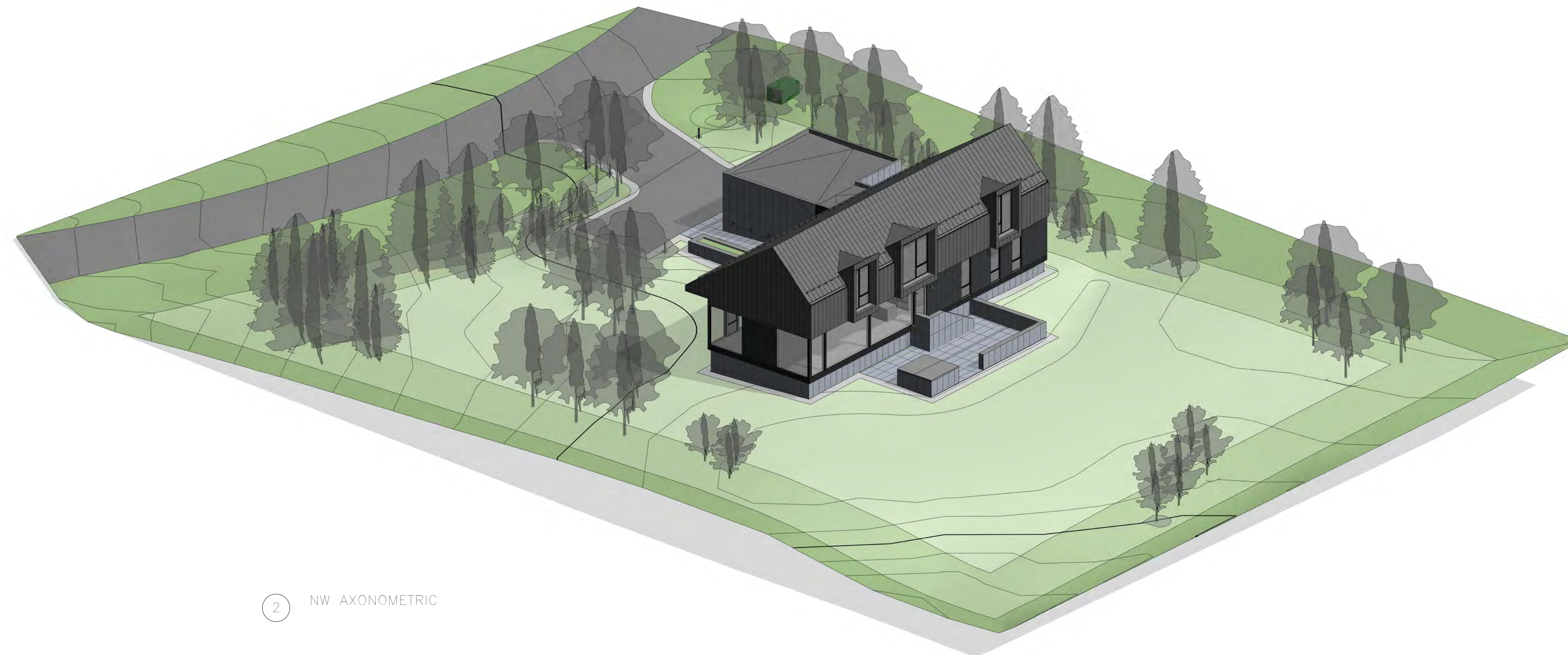
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[TITLE]:

SITE AXONOMETRIC VIEWS



1 SE AXONOMETRIC



2 NW AXONOMETRIC

Owner
JONAS PHILIP LEE

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

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P: 970.394.4480
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222 PARK AVE S, 6TH FLOOR
NEW YORK, NY 10003
P: 212.395.8000
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FINRO CONSTRUCTION, L.L.C.
395 EAST COLORADO AVE, SUITE 101
TELLURIDE, CO 81435
P: 970.728.5038
E: INFO@FINROCONSTRUCTION.COM

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UNCOMPAGRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1202
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9594
E: ALLPOINTSLANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JDEEM@TRAUTNERGEOTECH.COM



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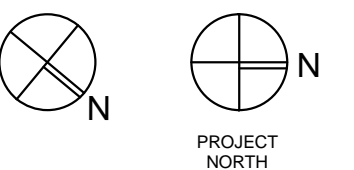
DATE: 12.23.2020

SCALE:

DRAWN BY: Author

FILE NO.:

[TITLE]:
SITE AXONOMETRIC VIEWS





Owner
 JONAS PHILIP LEE

[PROJECT]:
**JP LEE
 RESIDENCE**

LOT 725 ADAMS RANCH RD.
 MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
 ETL ARCHITECTS
 P.O. BOX 33
 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: 212.298.8000
 E: INFO@DESAICHA.COM

[GENERAL CONTRACTOR]:
 FINRO CONSTRUCTION, L.L.C.
 386 EAST COLORADO AVE, SUITE 101
 TELLURIDE, CO 81435
 P: 970.728.5038
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 UNCOMPAGHRE ENGINEERING, L.L.C.
 P.O. BOX 3845
 TELLURIDE, CO 81435
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 E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
 CARIBOU DESIGN ASSOCIATES
 P.O. BOX 3855
 TELLURIDE, CO 81435
 P: 970.708.1297
 E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
 ALL POINTS LAND SURVEY, L.L.C.
 P.O. BOX 754
 OPHR, CO 81435
 P: 970.708.9694
 E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
 TRAUTNER GEOTECH, L.L.C.
 648 TECH CENTER DR
 DURANGO, CO 81301
 P: 970.258.5095
 E: JOEEM@TRAUTNERGEOTECH.COM



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2	DRB FINAL APP.	12.23.2020
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JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

SCALE:

DRAWN BY: DC & ETL

FILE NO.:

[TITLE]:

RENDERINGS



Owner
 JONAS PHILIP LEE

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

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 ETL ARCHITECTS
 P.O. BOX 33
 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: 212.398.8000
 E: INFO@DESAICHIA.COM

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

[CIVIL ENGINEER]:
 UNCOMPAGRE ENGINEERING, L.L.C.
 P.O. BOX 3845
 TELLURIDE, CO 81435
 P: 970.728.0683
 E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
 CARIBOU DESIGN ASSOCIATES
 P.O. BOX 3855
 TELLURIDE, CO 81435
 P: 970.708.1202
 E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
 ALL POINTS LAND SURVEY, L.L.C.
 P.O. BOX 754
 OPHR, CO 81435
 P: 970.708.9694
 E: ALLPOINTSLANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
 TRAUTNER GEOTECH, L.L.C.
 648 TECH CENTER DR
 DURANGO, CO 81301
 P: 970.258.5095
 E: JOEEM@TRAUTNERGEOTECH.COM



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JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

SCALE:

DRAWN BY: DC & ETL

FILE NO.:

[TITLE]:

RENDERINGS



Owner
 JONAS PHILIP LEE

[PROJECT]:
**JP LEE
 RESIDENCE**

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 MOUNTAIN VILLAGE, CO 81435

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 P.O. BOX 33
 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: 212.296.8000
 E: INFO@DESAICHIA.COM

[GENERAL CONTRACTOR]:
 FINRO CONSTRUCTION, L.L.C.
 395 EAST COLORADO AVE, SUITE 101
 TELLURIDE, CO 81435
 P: 970.729.5038
 E: INFO@FINROCONSTRUCTION.COM

[CIVIL ENGINEER]:
 UNCOMPAGRE ENGINEERING, L.L.C.
 P.O. BOX 3945
 TELLURIDE, CO 81435
 P: 970.729.0683
 E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
 CARIBOU DESIGN ASSOCIATES
 P.O. BOX 3855
 TELLURIDE, CO 81435
 P: 970.708.1257
 E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
 ALL POINTS LAND SURVEY, L.L.C.
 P.O. BOX 754
 OPHR, CO 81435
 P: 970.708.9694
 E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
 TRAUTNER GEOTECH, L.L.C.
 649 TECH CENTER DR
 DURANGO, CO 81301
 P: 970.259.5095
 E: JOEEM@TRAUTNERGEOTECH.COM



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JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

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FILE NO.:

[TITLE]:

RENDERINGS



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

[ARCHITECT OF RECORD]:
 ETL ARCHITECTS
 P.O. BOX 33
 PLACERVILLE, CO 81430
 P: 970.394.4480
 E: EDWIN@ETLARCHITECTS.COM

[DESIGN ARCHITECT]:
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 222 PARK AVE S, 6TH FLOOR
 NEW YORK, NY 10003
 P: 212.295.8000
 E: INFO@DESAICHIA.COM

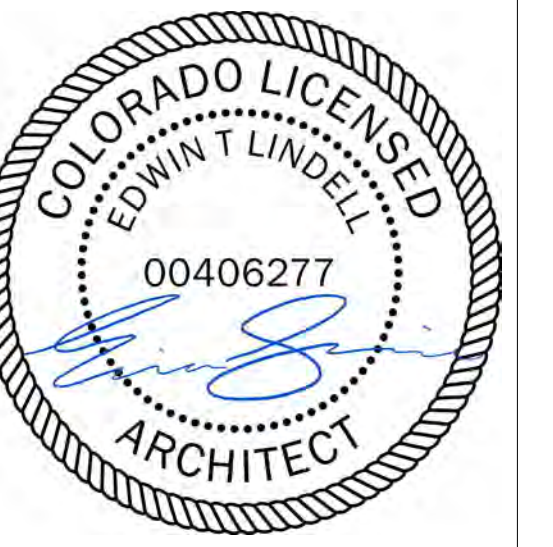
[GENERAL CONTRACTOR]:
 FNBRO CONSTRUCTION, L.L.C.
 386 EAST COLORADO AVE, SUITE 101
 TELLURIDE, CO 81435
 P: 970.728.5038
 E: INFO@FNBROCONSTRUCTION.COM

[CIVIL ENGINEER]:
 UNCOMPAGRE ENGINEERING, L.L.C.
 P.O. BOX 3845
 TELLURIDE, CO 81435
 P: 970.729.0683
 E: DBALLODE@MSN.COM

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 CARIBOU DESIGN ASSOCIATES
 P.O. BOX 3855
 TELLURIDE, CO 81435
 P: 970.708.1202
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[SURVEYOR]:
 ALL POINTS LAND SURVEY, L.L.C.
 P.O. BOX 754
 OPHR, CO 81435
 P: 970.708.9594
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[GEOTECHNICAL ENGINEER]:
 TRAUTNER GEOTECH, L.L.C.
 648 TECH CENTER DR
 DURANGO, CO 81301
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JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

SCALE:

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FILE NO.:

[TITLE]:
 RENDERINGS



Owner
JONAS PHILIP LEE

[PROJECT]:
**JP LEE
RESIDENCE**

LOT 725 ADAMS RANCH RD,
MOUNTAIN VILLAGE, CO 81435

[ARCHITECT OF RECORD]:
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P.O. BOX 33
PLACERVILLE, CO 81430
P: 970.394.4480
E: EDWIN@ETLARCHITECTS.COM

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DESAI CHIA ARCHITECTS P.C.
222 PARK AVE S, 6TH FLOOR
NEW YORK, NY 10003
P: 212.398.8000
E: INFO@DESAICHIA.COM

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

[CIVIL ENGINEER]:
UNCOMPAGRE ENGINEERING, L.L.C.
P.O. BOX 3845
TELLURIDE, CO 81435
P: 970.728.0683
E: DBALLODE@MSN.COM

[LANDSCAPE ARCHITECT]:
CARIBOU DESIGN ASSOCIATES
P.O. BOX 3855
TELLURIDE, CO 81435
P: 970.708.1297
E: CARIBOUDSIGN@GMAIL.COM

[SURVEYOR]:
ALL POINTS LAND SURVEY L.L.C.
P.O. BOX 754
OPHR, CO 81435
P: 970.708.9694
E: ALLPOINTSANDSURVEY@GMAIL.COM

[GEOTECHNICAL ENGINEER]:
TRAUTNER GEOTECH, L.L.C.
648 TECH CENTER DR
DURANGO, CO 81301
P: 970.258.5095
E: JOEEM@TRAUTNERGEOTECH.COM



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JOB NO.: 2004 - JP LEE

DATE: 12.23.2020

SCALE:

DRAWN BY: DC & ETL

FILE NO.:

[TITLE]:

RENDERINGS

EXTERIOR LIGHTING TYPE: A

SPECIFICATIONS

DESCRIPTION:

Wall mount PAR20 HID metal halide accent fixture. Suitable for wet/damp/dry location installations.

MATERIAL:

Standard overall material is 6061 aluminum.
HL-474 - Machined Aluminum

FINISH:

- AA - Anodized Satin Aluminum
- AP - Powder Coat Aluminum
- BK - Powder Coat Black**
- BZ - Powder Coat Bronze
- WT - Powder Coat White

LAMPING:

Lamp Type - HID metal halide PAR20 lamps, medium base, not included.

- 20** - 20W lamp/ballast
- 35** - 39W lamp/ballast

VOLTAGE:

Ballast - Remote ballast standard (HL-RB, 3R rated stainless steel enclosure, 7.3"x4.2"x2.1"). HID electronic metal halide ballast included. See Options.

- 120-277** - 120-277V multi-volt ballast

OPTIONS:

Ballast options available in place of HL-RB for direct burial, surface and wall mounting.

- H-POD** - Direct burial ballast.
- SMEB** - Surface mounted ballast.
- WMEB** - Wall mounted ballast.

MOUNTING:

Fixture is equipped with a 4.75" mounting plate and (2) mounting screw.

OPTIONS:

Lenses/Louvers/Color Filters

- LA-1-20** - Hexcell Louver (Black)
- LA-2-20 - Prismatic lens
- LA-3-20 - Linear spread lens
- LA-4-20 - Soft focus lens (diffused)
- LA-5-20 - Moonlight lens
- LA-6-20 - Blue lens

See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:

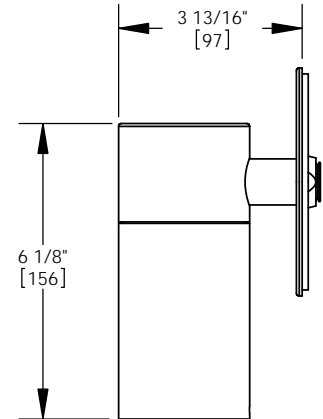
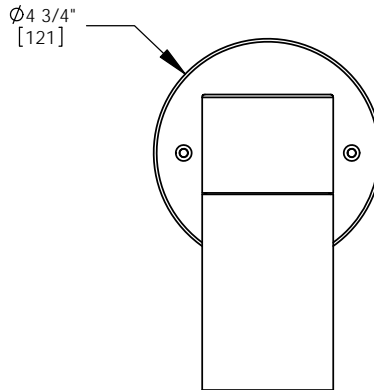
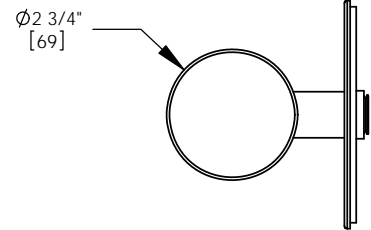
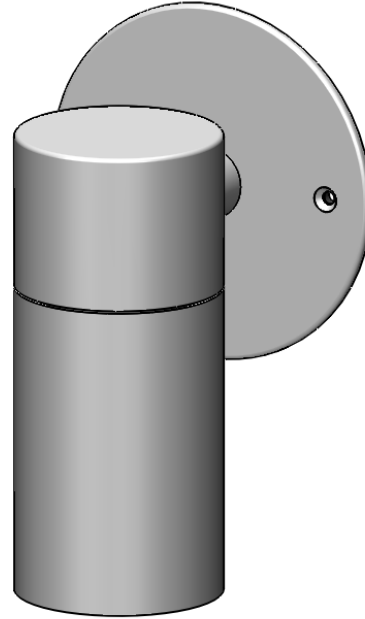
HL-474-AA-35-120-277

RATING:

Wet/damp/dry location.



MADE IN THE USA



ORDER SPECIFICATION: _____ - _____ - _____ - _____ - _____
Fixture Finish Lamping Voltage Options/Access.

PROJECT:

APPROVED:

NOTE:

TYPE:

H HEVI LITE, INC.
 9714 Variel Ave, Chatsworth, CA 91311
 Tel., (818) 341-8091 - Fax (818) 998-1986
 Web Site <http://www.hevilite.com>

CATALOG NUMBER:

HL-474

IMPACT ISL1-LED

EXTERIOR LIGHTING TYPE: B



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.

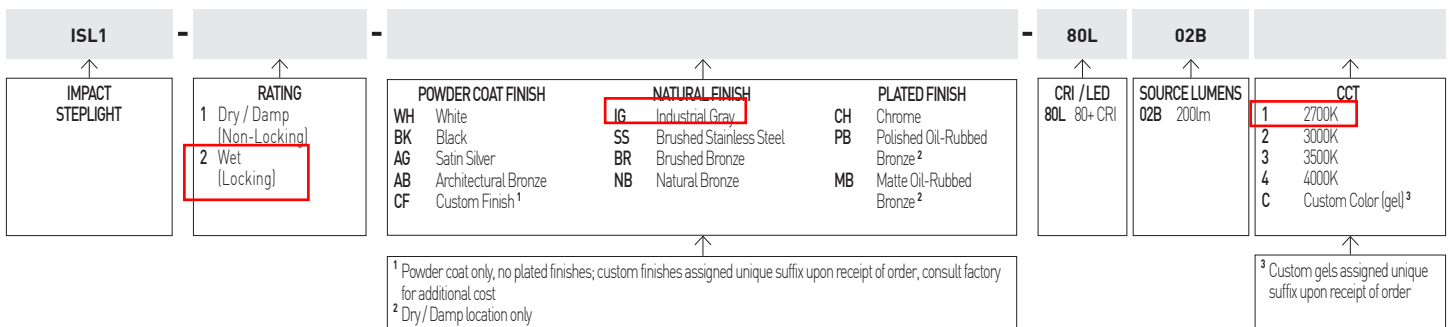


Designates Quick Ship product. Add "-QS" at end of model number to have up to 100 units shipped within 10 business days. Non-Quick Ship offerings have 3-4 week lead time.

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")

EXTERIOR LIGHTING TYPE: C

LED garden and pathway bollard

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.

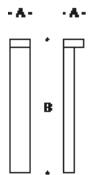
Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

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>
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



AGENDA ITEM 7
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; January 7, 2021
DATE: December 22, 2020
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot BC513E

APPLICATION OVERVIEW: New Single-Family Home on Lot BC513E

PROJECT GEOGRAPHY

Legal Description: LOT BC513 E TOWN OF MOUNTAIN VILLAGE ACC TO A REPLAT OF LOTS BC110 BC513A 615 1C 615 2CR 615 3AR TRACT 21AR TRACT OSP 21 TRACTS OS 615A B AND C AND OLD HIGHWAY RD LOCATED WITHIN N1 2S1 2 OF SEC 33 T43N R9W NMPM SAN MIGUEL COUNTY CO

Address: 104 Lawson Overlook
Applicant/Agent: Adam Birck, Jack Wesson Architects, Inc.
Owner: Lorrie Denesik
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.597 Acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set



Figure 1: Vicinity Map

Case Summary: Adam Birck of Jack Wesson Architects, Inc. is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot BC513E, 104 Lawson Overlook. The Lot is approximately 0.597 acres and is zoned Single-Family with the approximate gross heated square footage of being 3,3,876 sq. ft. with an additional 565 sq. ft. of unheated garage. 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	35' – 0"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	27' – 0 ½"
Maximum Lot Coverage	40% Maximum	11.3%
General Easement Setbacks	16 Foot General Easement	Does not comply – see notes
Roof Pitch		
Primary		12:12
Secondary		Multiple
Exterior Material**		
Stone	35% minimum	38.97%
Windows/Doors	40% maximum	32.56%
Parking	2 enclosed / 2 exterior	2/2

Design Review Board Design Variations:

- 1. Section 17.5.8 Parking Regulations***

Design Review Board Specific Approvals:

- 1. Parking in the General Easement***
- 2. Use of Board Form Concrete***
- 3. Road and Driveway Standards***

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates 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 A300 – A302 and shown above in Table 1. Lot BC513E is quite steep and prior to Final Architecture Review (FAR), the applicant should verify that all maximum and average maximum heights are being measured from the most restrictive grade particularly on the north, east and west elevations. The applicant has provided a parallel plane analysis demonstrating that no portion of the home penetrates a 35-foot parallel slope height. In review of the parallel plane, staff feels that the 3-D model is representative of compliance with the height requirements. With a Maximum Height of 35'-0", any future approval should condition that

a height survey be required prior to the issuance of a framing inspection to determine the height complies with any DRB approved plan. It should be noted that for homes with a primary gable roof form, the allowance is 40 feet. This house features both gable and shed roof forms so it may be preferable to keep this home under 35 feet.

17.3.14: General Easement Setbacks

Lot BC513E is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. In addition to the GE, there is a 20-foot Trail and Utility Easement along the northern portion of the lot containing an existing foot and bike trail.

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

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

- *Driveway and Address Monument: The driveway is designed to cross a portion of the southern GE. Additional retaining walls associated with the driveway and parking area are also located within the GE. Because of the slope required for the driveway, this area will require a large amount of fill. The DRB must determine if the driveway and associated retaining walls are an appropriate request given the complexities of the site.*

The address monument has also been shown in the southern GE. Based on the location of the sign, it appears that it would be readily visible from Town ROW and will provide an adequate area for snow plowing and storage.

- *Utilities: Utilities will be required to cross all GEs except for the eastern 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:

- *Parking: The proposed exterior parking as currently shown is located within the southern General Easement.*
- *Walkway: The home is accessed from the driveway along a walkway to the front door. Nearly all of this walkway is within the southern GE.*

Staff: The DRB will need to determine if the parking and associated structural elements such as the walkway and retaining walls are appropriate. If they determine it is not appropriate, the applicant shall revise the plan accordingly. The CDC permits the DRB to waive the general easement setbacks for prohibited activities if it determines that there is a hardship such as steep slopes and there are no unreasonable negative impacts to surrounding properties. Additionally, it should be noted that by keeping the driveway and walkway within the southern GE, there may be potential to preserve more landscaping to the north of the home which would help to screen the home from the valley floor.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The home can be categorized as a mountain modern design featuring a primary gabled roof with secondary shed roofs projecting off the primary roof form with perpendicular gables appearing to break up the roof lines. The design of this home is very traditional in nature and overall, it does a good job of incorporating the Mountain Village vernacular and strong design theme – expressed through the strong material palette of vertical barn wood, metal, and stone. The home is sized at approximately 4,500 gross square feet, and the mass of the home varies largely from each elevation perspective. For example, as seen from Lawson Overlook the home appears as a 2-story structure. As the perspective is shifted to the downhill sides of the home, the mass appears much large given the steepness of the site. While the home does incorporate large areas of stone on the façade, this element may increase the visual massing of the downhill areas of a home in a way that the DRB may want to minimize or otherwise break up.

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. The material sample photos provided as part of the application demonstrate this contrast between the light tan stone, oil rubbed panels, and vertical barn wood. The materials are discussed below in more detail as it relates to the ridgeline lot requirements of Section 17.5.16.

17.5.5: Building Siting Design

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

Staff: The topography of the site along with existing constraints presented by the utility and trail easement have driven the siting of this home. Due to these items, it appears that the siting is logical, and any further push north would create additional site disturbances that may endanger the existing trail or otherwise not be necessary. Additionally, the siting of the home allows the applicant to maintain the existing vegetation of the Lot in a way to limit its visual prominence on the ridge. Because of these reasons, staff does not recommend relocating the home and rather would suggest granting of the encroachments into the GE as described above.

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 stone veneer surrounding the home consisting of a random arrangement of what appears to be Telluride gold stone. As discussed above, certain elevations contain large amounts of stone veneer that present a large structural vertical massing but it does appear to be broken up through the use of fenestration and undulating stone heights. Staff does not object to this design but suggests the DRB discuss if these

areas provide enough variation in materials and massing to meet the Ridgeline Requirements discussed below.

The home's exterior palette appears to contrast and blend well. 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. The CDC allows for rusted metal standing seam roofing materials and this appears to meet that requirement. Additionally, board form concrete has been listed on the materials sheet but it's unclear to staff as to the location and use of this material. It is assumed that this will be utilized for the retaining walls associated with the project, but additional information should be provided by the applicant prior to final review. Any use of board form concrete will require the specific approval of the DRB. The applicant, if pursuing board form should provide additional details related to the board spacing and coloration.

The applicant has proposed 1000 square feet of snowmelt which is shown on page A105. As a note, any amount of snowmelt over 1000 square feet requires energy offsets.

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 C2.1 to demonstrate the width of the driveway and shoulders comply with the CDC.

There are also some discrepancies between page A100 of the plan and the grading and drainage design, specifically as it relates to the retaining walls throughout the site. Staff recommends revising the plans to demonstrate accurately both the locations and heights of these retaining walls prior to submittal for final review.

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 on Page A202 but has not provided for the exterior spaces within the plan set. Based on the Construction Mitigation Plan, it appears that there is room for 2 exterior parking spaces within the Southern GE but the DRB will need to determine if this is appropriate per the comments discussed above related to GE encroachments.

The CDC also requires that garages that are designed to have cars backing out shall have a minimum of twenty-five feet of backup space. Prior to final review, the applicant shall demonstrate the requirements for exterior parking and garage backout have been met. Otherwise, the DRB will need to grant specific approval for the use of the GE, and a Design Variation to the parking regulations for the back out requirement.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan to include planting notes, revegetation notes, and other general requirements. It appears that the landscaping plan meets the requirements of the CDC. It will be extremely important that any home design maintain as much existing vegetation on the north and east of the home as to ensure visual impacts from the valley floor are mitigated to all extent possible.

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 the staff's review, we recommend removing all light fixtures located on the east side of the home, per the ridgeline lot standards discussed below in more detail. Additionally, staff recommends minimizing any light to be used on the north side of the home so to minimize impacts from the valley floor and Lawson. It should be noted the applicant has provided a photometric study of the home as required and that all fixtures proposed otherwise meet the illumination standards of the CDC. Cut sheets have been provided for two of the four proposed fixtures. The applicant shall provide a final lighting plan based on DRB comments.

17.5.13: Sign Regulations

Staff: The applicant has provided details on the address monument at this time. Prior to the final review, the plans should be modified to demonstrate that the lighting is compliant, and all other standards of the CDC are being met. In addition, the civil plans shall be revised to demonstrate any shallow utilities such as electrical that may be needed to illuminate the sign. This design will be re-referred to the Fire Department before that review.

17.5.16: Ridgeline Lots

The CDC identifies Lot BC513E as a ridgeline lot and as such provides additional design restrictions. These provisions intend to require the home to maintain visual subordination to the natural landscape along the ridge. In order to accomplish this, the code requires the following:

- 1. All structures shall have varied facades to reduce the apparent mass.
Staff: The mass of the home has been discussed in detail within this memo, especially as it relates to the north elevation. Although the height of the home presents some massing issues, the deck areas, stone and fenestration do appear to vary this mass. The DRB should determine if the façade has been varied enough in order to meet this requirement.*
- 2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal.
Staff: Because of the steepness of the lot and the restrictions presented by the existing Meadows Trail, the applicant was not able to utilize the full site in a way that would allow a traditional stepped foundation. It does appear that the applicant has tried to step the massing of the home as it travels down the slope – which may be a byproduct of the height requirements of the CDC.*
- 3. Building and roofing materials and colors shall blend with the hillside.
Staff: Generally speaking, staff believes that the proposed wood siding is not in compliance with the above standards due to its light grey color – this could be changed slightly to a more natural stain to better blend with the vegetation on the site. Additionally, the large amounts of glazing along the north elevation could*

present issues as viewed from the valley floor, especially at night. This could be mitigated somewhat through the preservation of existing mature vegetation as noted earlier in this memo.

4. *Colors and textures shall be used that are found naturally in the hillside.
Staff: See above comments related to the color of the proposed materials. Depending on the visibility of the board form concrete, this could also present a problem unless the applicant can demonstrate that grey is a natural color found on the site.*
5. *Reflective materials, such as mirrored glass or polished metals, shall not be used.
Staff: If the DRB determines that the design of the home is appropriate, then any approval should condition that all glass on the home be non-reflective glass. The applicant will also need to demonstrate that the oil rubbed metal is not reflective.*
6. *To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.
Staff: As mentioned earlier in this memo, the applicant will need to remove all lighting from the eastern side of the home. The lighting on the north side of the home will need to be minimized per staff's earlier comments.*

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the location of the site, staff is requesting that the fire mitigation requirements be waived except for the Zone 1 area. This will allow for additional vegetative screening to be maintained to mitigate visual impacts from the valley floor.

Steep Slopes: The building site does contain steep slopes but the specific percentage of the site over 30% slope has not been identified. Before submittal for final review, this shall be clarified in the survey information.

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 approximately 20 feet. The CDC requires a 12-foot driveway for this project. 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 9% in the transitional area which is allowed by the CDC. The driveway appears to slightly exceed the grade for garage entrances, which will require specific approval from the DRB and the Fire Marshall and Public Works Director. Due to the steepness of the driveway, the applicant is proposing snowmelt for the entirety of the drive.

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. The vents for these gas fireplaces are located on the rear of the home.

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. Currently, some parking has been shown in the Lawson Overlook ROW and it will be important for the applicant to begin conversations with the HOA and neighbors early in the process to mitigate any negative impacts. Although not verified, staff believes this project will require the use of a crane and if that is, in fact, the case, then the plans should be revised prior to final to demonstrate the radius of the crane.

Staff Recommendation: Staff recommends the DRB consider this request in relation to the CDC provisions listed above and particularly in Section 17.5.16: Ridgeline Lots to determine if the home is substantially complying with these provisions. If it's determined that the home does comply with these provisions, then staff recommends approval of the IASR, but if it's determined that these provisions are not being met then the item should be continued, and the applicant should revise the plans accordingly.

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

Proposed Motion for Approval:

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 BC513E, based on the evidence provided within the Staff Memo of record dated December 22, 2020, with the following Design Variations and Specific Approvals:

1. Design Review Board Design Variations:
Parking Regulations
2. Design Review Board Specific Approvals:
Parking in the General Easement
Use of Board Form Concrete
Road and Driveway Standards

And, with the following conditions:

- 1) 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 as well as any slopes over 30%.
- 2) Prior to submittal for Final Architectural Review, the applicant will revise the civil engineering plan set to driveway widths and retaining wall locations/heights to determine the full extent of encroachments into the GE.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details and any civil revisions for shallow utilities associated with the monument.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall revise the lighting plan per the comments in this report.
- 5) 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.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition

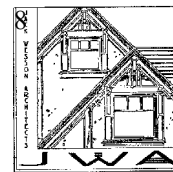
- resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) Prior to issuance of a CO, the property owner will enter into a Road Right of Way and General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the road right of way and general easement encroachments approved.
 - 8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
 - 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
 - 10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - 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

Proposed Motion for Continuation:

If the DRB deems this application not appropriate for approval at this time based on comments provided within the staff memo, Staff requests the following suggested motion.

I move to continue the Initial Architectural and Site Review for a new single-family home located at Lot BC513E to [insert date certain], based on the evidence provided within the Staff Memo of record dated December 22, 2020

/jjm



NARRATIVE

11-30-20

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

From: Adam Birck
Jack Wesson Architects, Inc.
P.O. Box 2051
Telluride, CO 81435
(970) 519.1551
jwesson@me.com.com
adam.birck@gmail.com

Re: Design Review Submission Narrative for a Single Family Residence
Lot BC513E, Mountain Village

This single family residence is proposed to be built on lot BC513E (lot size 26,000 sf). The interior gross heated area is approximately 3876 s.f, plus a 565 s.f. two car garage. The design aesthetic is a rustic, mining vernacular in material and massing components. The exterior materials incorporate antique barn wood siding and timbers, stone and rusted metal. Roof forms are traditional sheds forms, composed in a dynamic juxtaposition. The project is compliant with the Land Use Ordinance; the massing is within the maximum height limits. The site coverage of 2950 sf., calculated to 11.3%, does not exceed 40% max.

No variances are requested.

The exterior materials meet the surface area criteria:

stone veneer is	38.97% (exceeds 35%)
fenestration is	32.56%
wood is	16.99%
metal accent is	11.49%

Lot Area:	26000 s.f.
Site Coverage:	2975 s.f. (11.4%)
Floor Area Living:	3955 s.f. (w/ 105 s.f. of mech included)
Floor Area Garage	565 s.f.
Ave. Ht.	27'-0 1/2" (30' max.ave. allowed)
Max. Ht.	35' max. height (ridgeline lot)

Sincerely,
Adam Birck



DESIGN REVIEW PROCESS APPLICATION

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

DESIGN REVIEW PROCESS APPLICATION		
APPLICANT INFORMATION		
Name: Jack Wesson Architects inc.	E-mail Address: jwesson@me.com	
Mailing Address: POB 2051	Phone: 970.519.1551	
City: Telluride	State: CO	Zip Code: 81435
Mountain Village Business License Number: 001939		
PROPERTY INFORMATION		
Physical Address: TBD Lawson Overlook		Acreage: .597 acres
Zone District: Residential	Zoning Designations: Single Family Residential	Density Assigned to the Lot or Site: 4 people- 1 sf residence
Legal Description: Lot BC 513 E		
Existing Land Uses: Vacant		
Proposed Land Uses: single family		
OWNER INFORMATION		
Property Owner: Lorrie Denisik	E-mail Address: lorrie@residetelluride.com	
Mailing Address: POB 3352	Phone: 970.729.1783	
City: Telluride	State: CO	Zip Code: 81435
DESCRIPTION OF REQUEST		

BUILDING SUMMARY	
SITE PERMIT NUMBER:	-
BUILDING PERMIT NUMBER:	-
PROJECT ADDRESS:	LAWSON OVERLOOK
BLOCK:	-
LOT:	BC 513 E
LOT AREA:	26,000 SQ. FT.
ZONING DISTRICT:	SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL
NUMBER OF STORIES:	2
NUMBER OF SUB-LEVELS:	1

ABBREVIATIONS & SYMBOLS

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

A.B.	AS BUILT / ANCHOR BOLT	MAX.	MAXIMUM
A.C.T.	ACOUSTICAL CEILING TILE	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MFG.	MANUFACTURER
A.F.F.	ABOVE FINISH FLOOR	M.H.	MANHOLE
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINIUM	MISC.	MISCELLANEOUS
BD.	BOARD	M.L. / ML	MICRO-LAM
BLDG.	BUILDING	M.L.R./MB	MICRO-LAM BEAM.
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
BYND.	BEYOND	NO.	NUMBER
C.A.T.V.	CABLE TELEVISION LINE	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.P.	OUTSIDE DIAMETER
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PERF.	PERFORATED
CTR.	CENTER	P.L.	PROPERTY LINE
DET.	DETAIL	P.LAM.	PLASTIC LAMINATE
DIAG.	DIAGONAL ELECTRIC LINE	POL.	POLISHED
EA.	EACH	PR.	PAIR
E.J.	EXPANSION JOINT	PTD.	PAINTED
EQ.	EQUAL	REQD.	REQUIRED
EXP. JT.	EXPANSION JOINT	RM.	ROOM
EXT.	EXTERIOR	R.O.	ROUGH OPENING
FIN.FL/F.F.	FINISHED FLOOR	SCHED.	SCHEDULE
FIN. GR.	FINISH GRADE FLOOR	SHT.	SHEET
F.S.P.	FIRE STAND PIPE	SIM.	SIMILAR
F.V.	FIELD VERIFY	SPEC.	SPECIFICATION
GA.	GAUGE	SQ. FT.	SQUARE FEET
GALV.	GALVANIZED	SQ. IN.	SQUARE INCHES
GBX.	GYP SUM BOARD TYPEX	STD.	STANDARD
GL.	GLASS	STL.	STEEL
GB.	GYP SUM WALL BOARD	TC.	TOP OF CURB.
H.C.	HOLLOW CORE	T & G.	TONGUE & GROOVE
H.M.	HOLLOW METAL	T.O.C.	TOP OF CONCRETE
HORIZ.	HORIZONTAL	T.O.S.	TOP OF SLAB
HVAC.	HEATING VENTILATION	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	T.	TELEPHONE LINE
IN.	INCH / INCHES	U.B.C.	UNIFORM BUILDING CODE
INSUL.	INSULATION	U.N.O.	UNLESS NOTED OTHERWISE
JT.	JOINT	VERT.	VERTICAL
LAM.	LAMINATED	V.I.F.	VERIFY IN FIELD
LAV.	LAVATORY	WD.	WOOD

CODE SUMMARY	
BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE (2012) INTERNATIONAL ELECTRICAL CODE (2012) INTERNATIONAL FIRE CODE (2012) INTERNATIONAL MECHANICAL CODE (2012) INTERNATIONAL PLUMBING CODE (2012)
ENERGY CODE:	NATIONAL ENERGY CODE (2017)
TYPE OF CONSTRUCTION:	TYPE 5-B
OCCUPANCY:	R-3
BUILDING AREA:	3,876 SF LIVING 4,546 TOTAL ***FIRE SPRINKLERS REQUIRED***
	130 LB GROUND SNOW LOAD, 90 MPH EXPOSURE C WIND, FROST DEPTH 48"

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

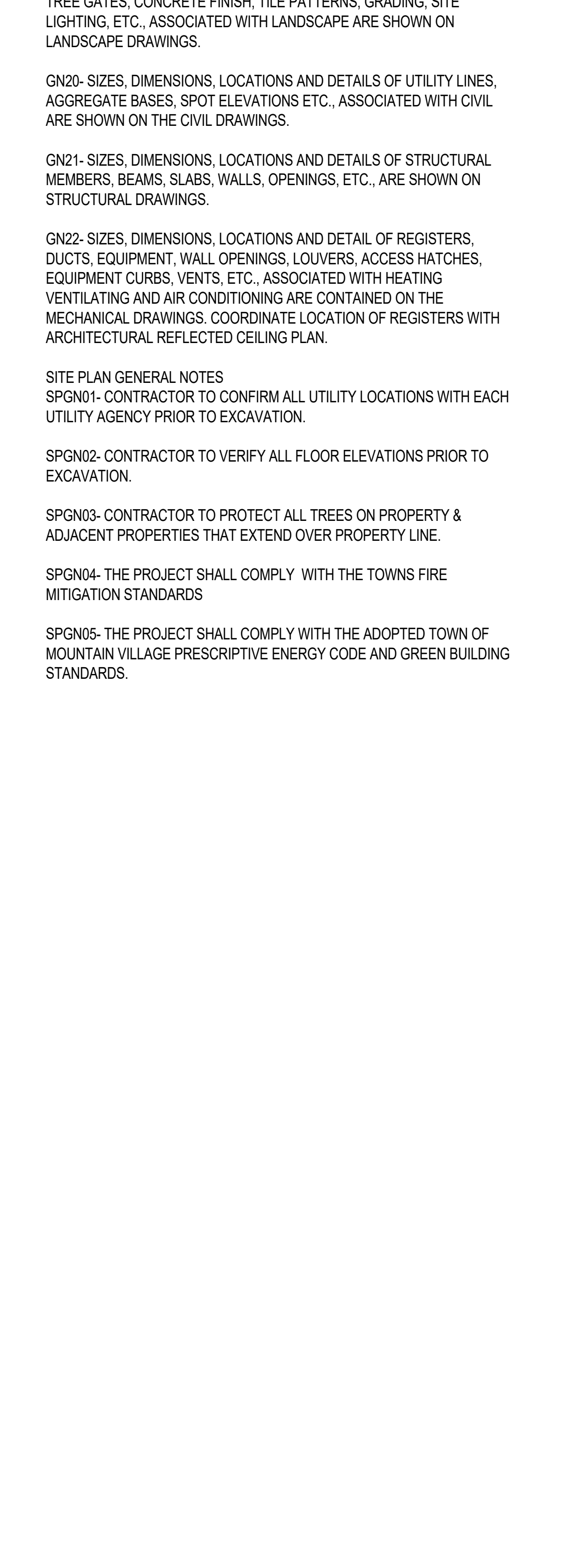
GN19- SIZES, DIMENSIONS, LOCATIONS, AND DETAILS OF PLANTERS, TREE GATES, CONCRETE FINISH, TILE PATTERNS, GRADING, SITE LIGHTING, ETC., ASSOCIATED WITH LANDSCAPE ARE SHOWN ON LANDSCAPE DRAWINGS.

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

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

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

PROJECT AXONOMETRIC



DRAWING INDEX	
ARCHITECTURAL	
A000	PROJECT DATA, DRAWING INDEX, PROJECT DIRECTORY SURVEY
A100	SITE PLAN
A101	CONSTRUCTION STAGING PLAN
A102	FIRE MITIGATION PLAN
A103	LANDSCAPE & IRRIGATION PLAN
A104	EXTERIOR LIGHTING PLAN
A105	SNOW MELT PLAN
A200	BASEMENT PLAN
A201	ENTRY LEVEL PLAN
A202	UPPER LEVEL PLAN
A203	ROOF PLAN
A210	AREA ANALYSIS
A300	ELEVATION
A301	ELEVATION
A302	ELEVATIONS
A310	MATERIAL CALCS
A600	ROOF EAVE/FASCIA DETAILS
A601	WINDOW DETAILS
A602	EXTERIOR DOOR DETAILS

PROJECT DIRECTORY

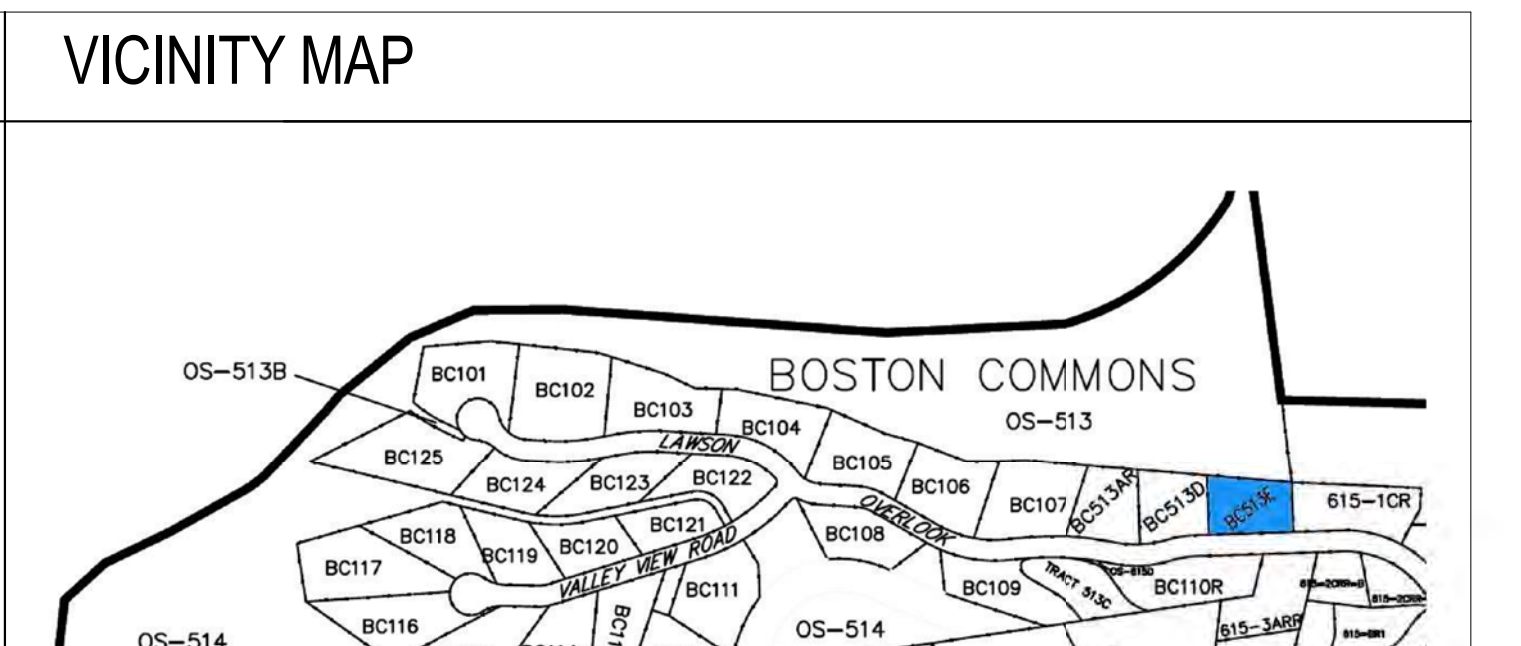
OWNER/CONTRACTOR
RICKY DENESIK
RICKY@ULTRABUILDERSLLC.COM
970-729-1221

ARCHITECT
JACK WESSON ARCHITECTS, INC.
PO BOX 457
TELLURIDE, CO 81435
T 970.728.9755
jwesson@me.com
adam.birck@gmail.com

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

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

CIVIL ENGINEER
DAVID BALLODE
UNCOMPANHGRE ENGINEERING, LLC
P.O. BOX 3945
TELLURIDE, CO 81435
T 970-729-0683
dballode@msn.com



PROJECT DIRECTORY

11-30-20	DRB PACKAGE
11-12-20	PLAN REVISIONS
11-7-20	35' HEIGHT LIMIT
10-6-20	DRB PACKAGE
10-2-20	PROGRESS SET
9-29-20	14' SHIPT
9-24-20	PROGRESS SET
9-21-20	DRB DRAFT 1
9-9-20	SD: PROGRESS SET
9-4-20	SD: DESIGN SET
8-19-20	SD: DESIGN SET
8-13-20	SD: DESIGN SET
8-11-20	SD: DESIGN SET
7-29-20	SD: SITE, GRADE
6-1-20	OPTIONS
5-28-20	DESIGN DRAWINGS
MARK	REV DATE DESCRIPTION
PROJECT NAME	
PROJECT MANAGER	
DRAWN BY	
REVIEWED BY	
DATE	

JACK WESSON ARCHITECTS INC.
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

PROJECT NAME: LOT BC513E
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION: COVER SHEET

SHEET NUMBER: A000

TRACT 513

PROPERTY DESCRIPTION:

LOT BC513E, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOTS BC110, BC513A, 615-1C, 615-2CR, 615-3AR, TRACTS 21-ARR, OSP-21, OS-615A, OS-615B, OS-615C AND OLD HIGHWAY ROAD, TOWN OF MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE PLAT RECORDED JUNE 07, 2000 IN PLAT BOOK 1 AT PAGE 2729.

COUNTY OF SAN MIGUEL,
STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

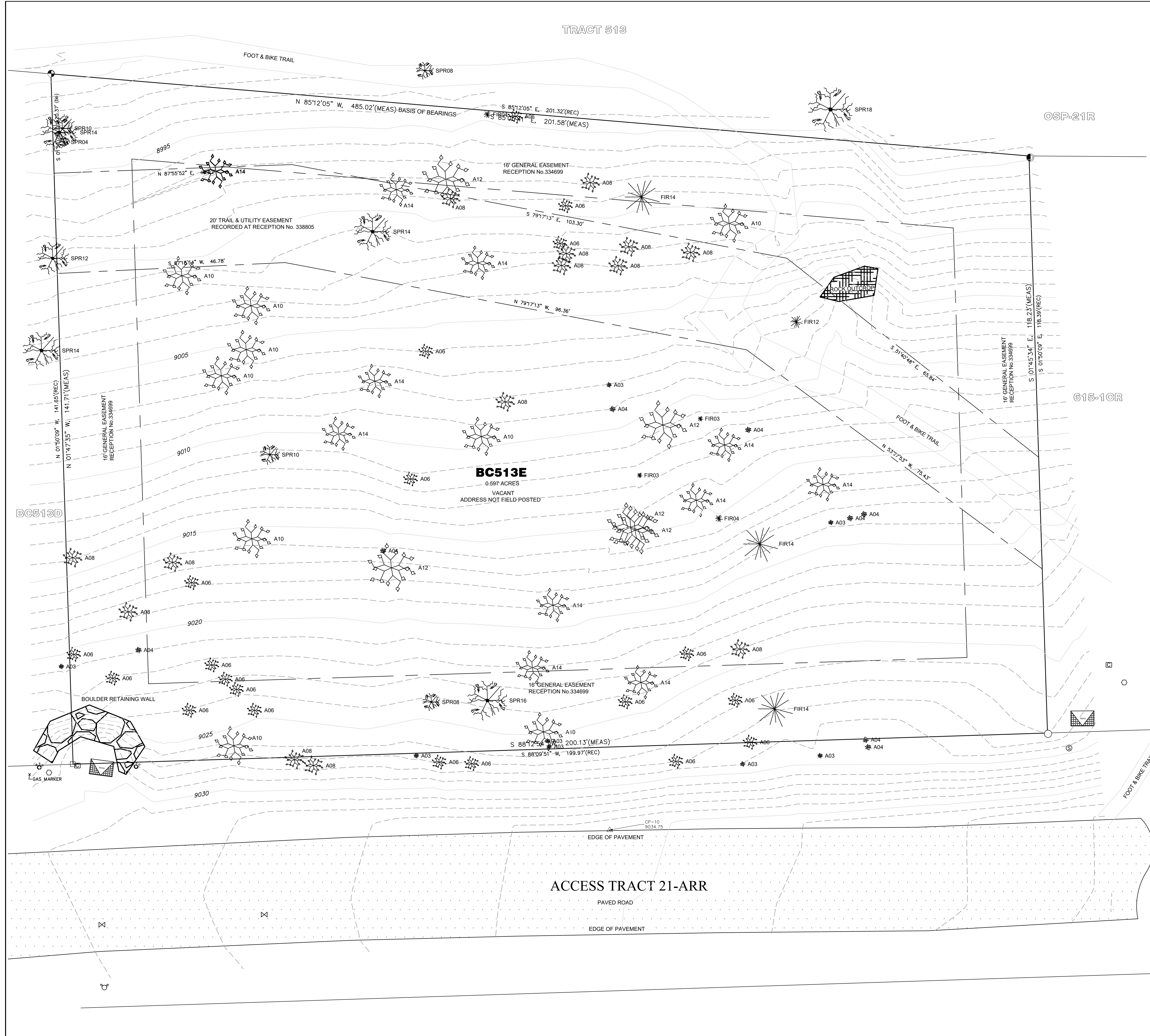
I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot BC513E, Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



Thomas A. Clark PLS. 38014

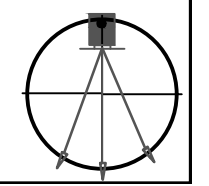
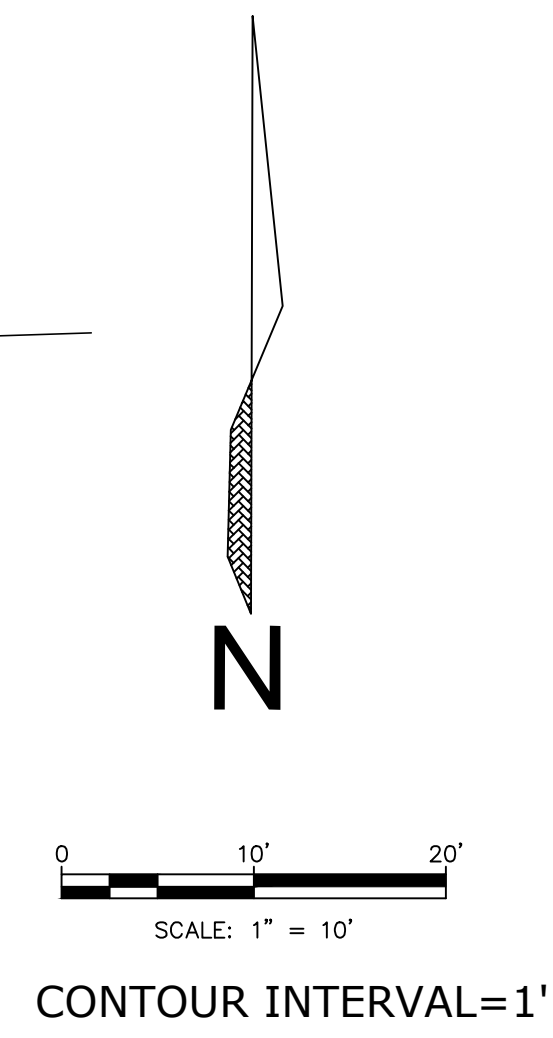
NOTES:

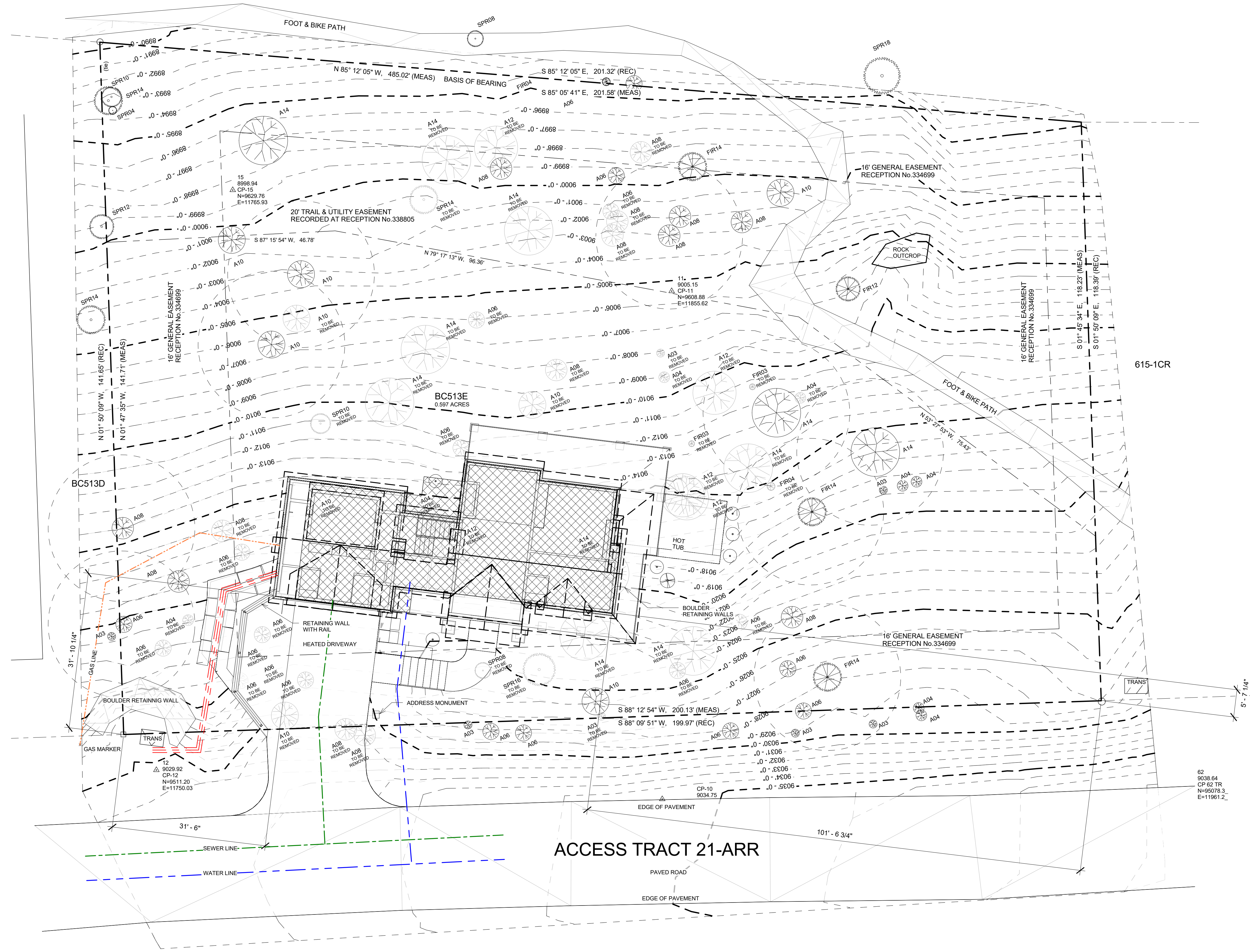
1. Field work was performed IN September 2019.
2. Elevation datum for this survey are based on "CP 10" benchmark at the South side of of lot BC513E that elevation being 9034.75.
3. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
4. NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.



LEGEND:

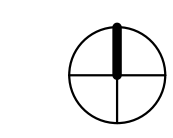
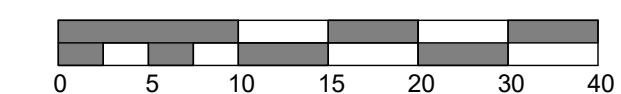
- PAVED ROADWAY
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37662
- FOUND #5 REBAR WITH NO CAP
- TRANSFORMER
- TELEPHONE PEDESTAL
- SEWER MAN HOLE
- COMMUNICATIONS BOX
- WATER VALVE



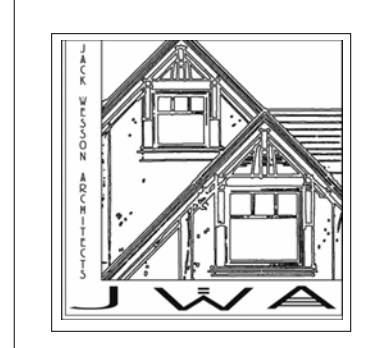


- EXISTING FIR TREE, SEE PLAN FOR SIZE
- EXISTING SPRUCE TREE, SEE PLAN FOR SIZE
- EXISTING ASPEN TREE, SEE PLAN FOR SIZE
- EXISTING FIR TREE TO BE REMOVED, SEE PLAN FOR SIZE
- EXISTING SPRUCE TREE TO BE REMOVED, SEE PLAN FOR SIZE
- EXISTING ASPEN TREE TO BE REMOVED, SEE PLAN FOR SIZE

1 A100-SITE
3/32" = 1'-0"



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



JACK WESSON
ARCHITECTS INC.
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9734
jack@wessonarch.com
www.jackwessonarchitects.com

11-30-20	DRB PACKAGE
11-12-20	PLAN REVISIONS
11-7-20	35' HEIGHT LIMIT
10-6-20	DRB PACKAGE
10-2-20	PROGRESS SET
9-29-20	14' SHIFT
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9-9-20	SD: PROGRESS SET
9-4-20	SD: DESIGN SET
8-18-20	SD: DESIGN SET
8-13-20	SD: DESIGN SET
8-11-20	SD: DESIGN SET
7-29-20	SD: SITE, GRADE
6-1-20	OPTIONS
5-28-20	DESIGN DRAWINGS

PROJECT NAME:
LOT BC513E

MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER:
A100

MARK	REV. DATE	DESCRIPTION

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
DATE:

GENERAL NOTES:

1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.
2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OR COLORADO.
8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

REVEGETATION AND EROSION CONTROL NOTES:

1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.
5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
7. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).

DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADOPTIVE BUILDING CODES

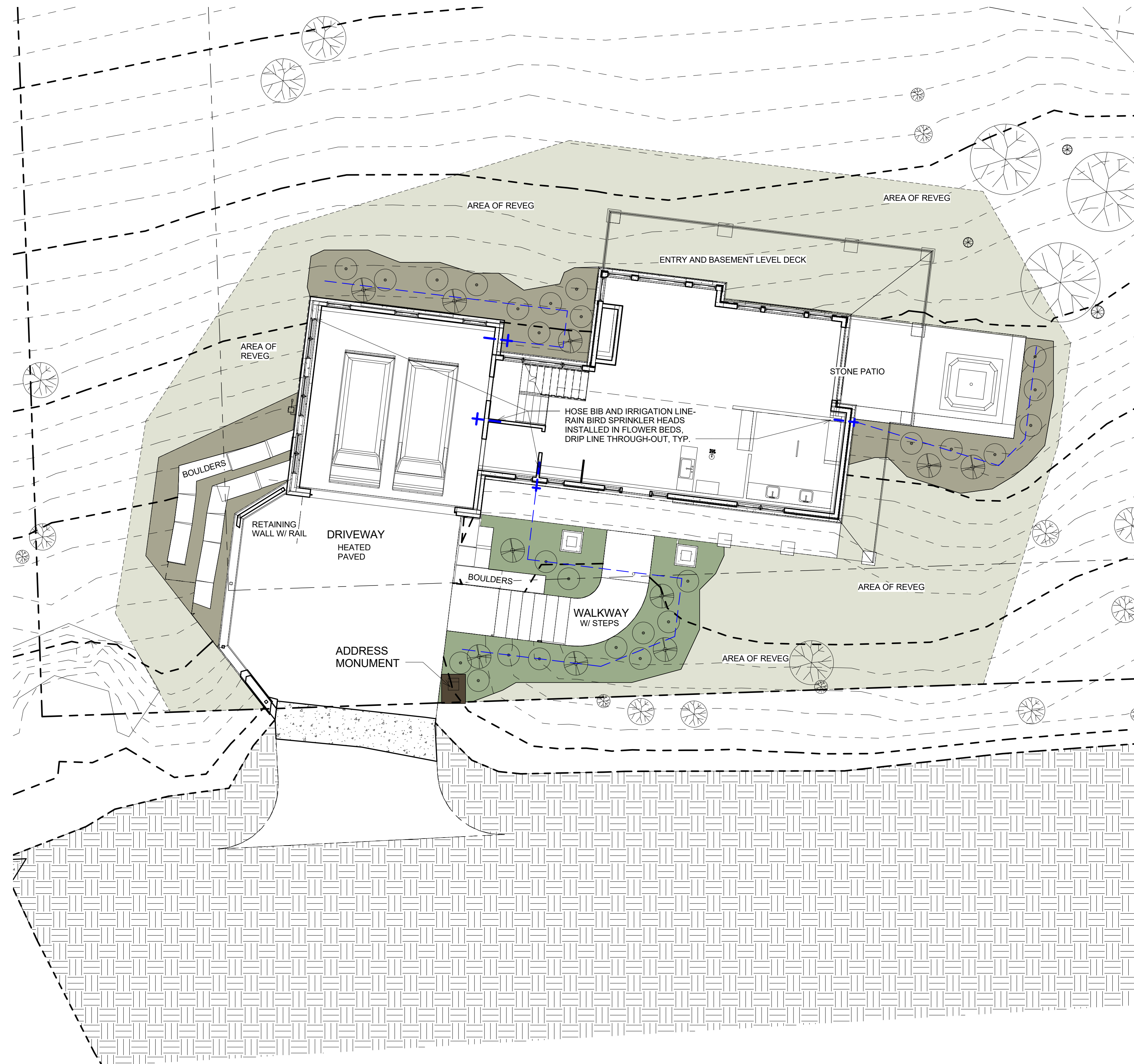
THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS

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

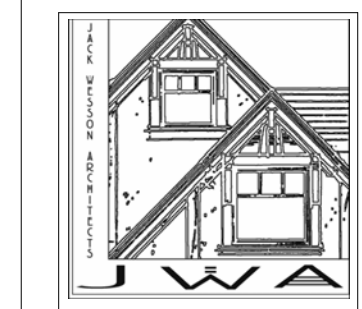
WATER USAGE CHART:

POTENTILLA	30 @	2 gal. =	60 gal.
DOGWOOD	14 @	2 gal. =	28 gal.
TOTAL =			88 gal.

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



- EXISTING FIR TREE, SEE PLAN FOR SIZE
- EXISTING SPRUCE TREE, SEE PLAN FOR SIZE
- EXISTING ASPEN TREE, SEE PLAN FOR SIZE
- (11) 5 GAL. DOGWOOD SHRUBS
- (26) 5 GAL. POTENTILLA
- LANDSCAPE ZONE 1: COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL APPROX. 860 SF.
- LANDSCAPE ZONE 2: RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL APPROX 300 SF.
- NOTE: REVEGETATION IS WILL BE NATIVE MIX
5% WESTERN YARROW
10% TALL FESCUE
5% ARIZONA FESCUE
5% HARD FESCUE
10% CREEPING RED FESCUE
15% ALPINE BLUEGRASS
10% CANADA BLUEGRASS
15% PERENNIAL RYEGRASS
10% SLENDER WHEATGRASS
15% MOUNTAIN BROME
APPROX. 3540 SF



JACK WESSON
ARCHITECTS INC.

TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9754
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MARK	REV	DATE	DESCRIPTION
11-30-20	DRB PACKAGE		
11-12-20	PLAN REVISIONS		
11-7-20	35' HEIGHT LIMIT		
10-6-20	DRB PACKAGE		
10-2-20	PROGRESS SET		
9-29-20	14' SHIFT		
9-24-20	PROGRESS SET		
9-21-20	DRB DRAFT 1		
9-9-20	SD: PROGRESS SET		
9-4-20	SD: DESIGN SET		
8-19-20	SD: DESIGN SET		
8-13-20	SD: DESIGN SET		
8-11-20	SD: DESIGN SET		
7-29-20	SD: SITE, GRADE		
6-1-20	OPTIONS		
5-28-20	DESIGN DRAWINGS		

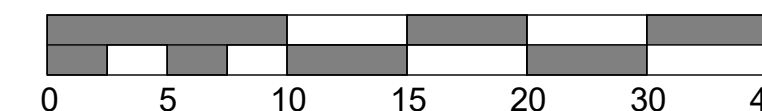
PROJECT NAME: LOT BC513E

MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION: LANDSCAPE PLAN

SHEET NUMBER: A103

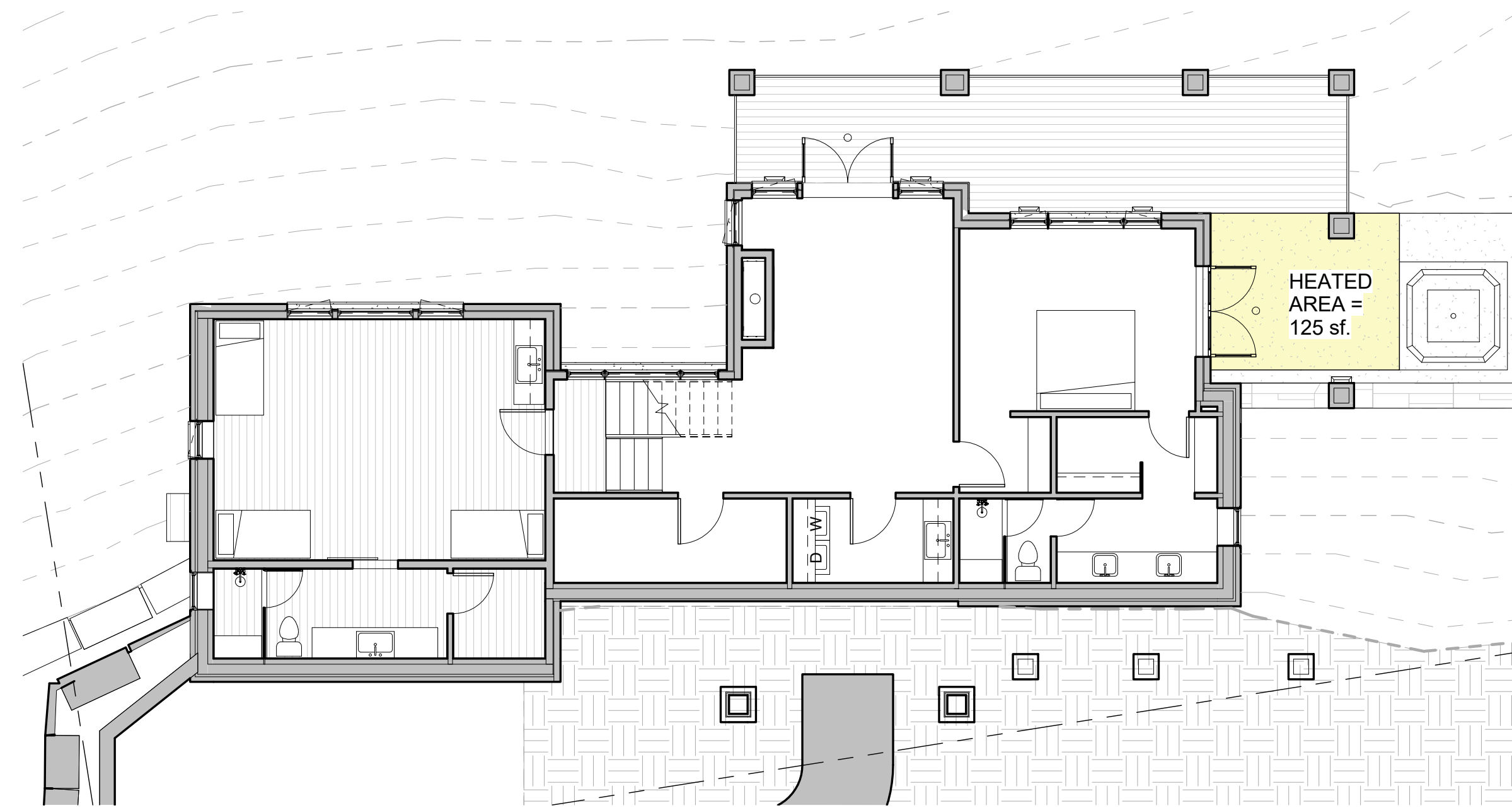
1 A103-LANDSCAPE AND IRRIGATION PLAN
1/8" = 1'-0"



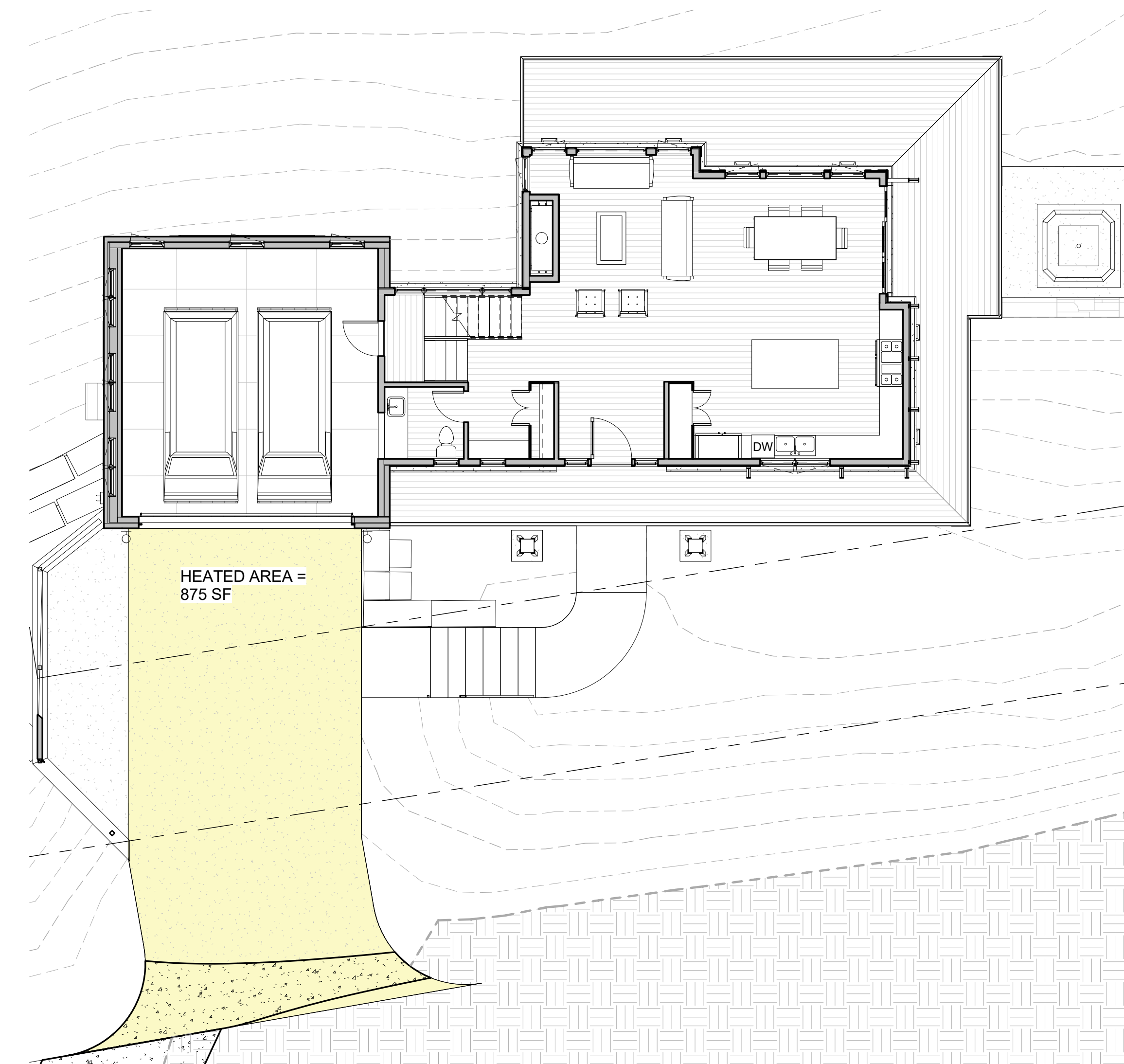
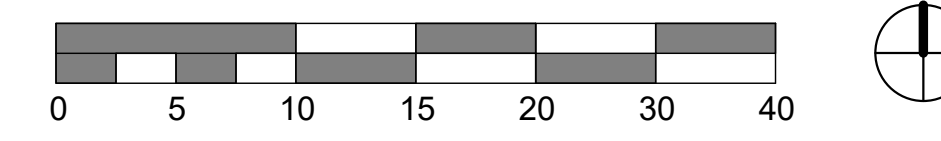
SHOULD THE STATE OF THE GENERAL EASEMENTS BE DISTURBED DURING CONSTRUCTION, THE APPLICANT MUST REVEGETATE THE AREA TO ITS PRIOR CONDITION USING THE NATIVE SEED MIX.

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

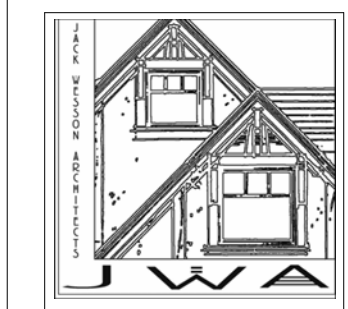
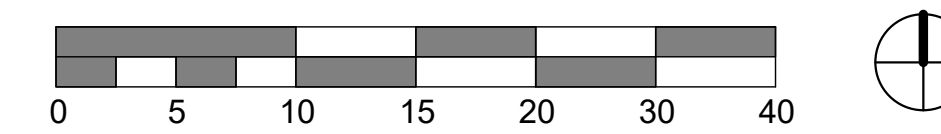
PROJECT NAME: —
PROJECT MANAGER: —
DRAWN BY: —
REVIEWED BY: —
DATE: 02.2024
P:rain@regular



① A105- BASEMENT SNOW MELT PLAN
1/8" = 1'-0"



② A105- ENTRY LEVEL SNOW MELT PLAN
1/8" = 1'-0"



JACK WESSON
ARCHITECTS INC.

TELLURIDE, COLORADO 81435
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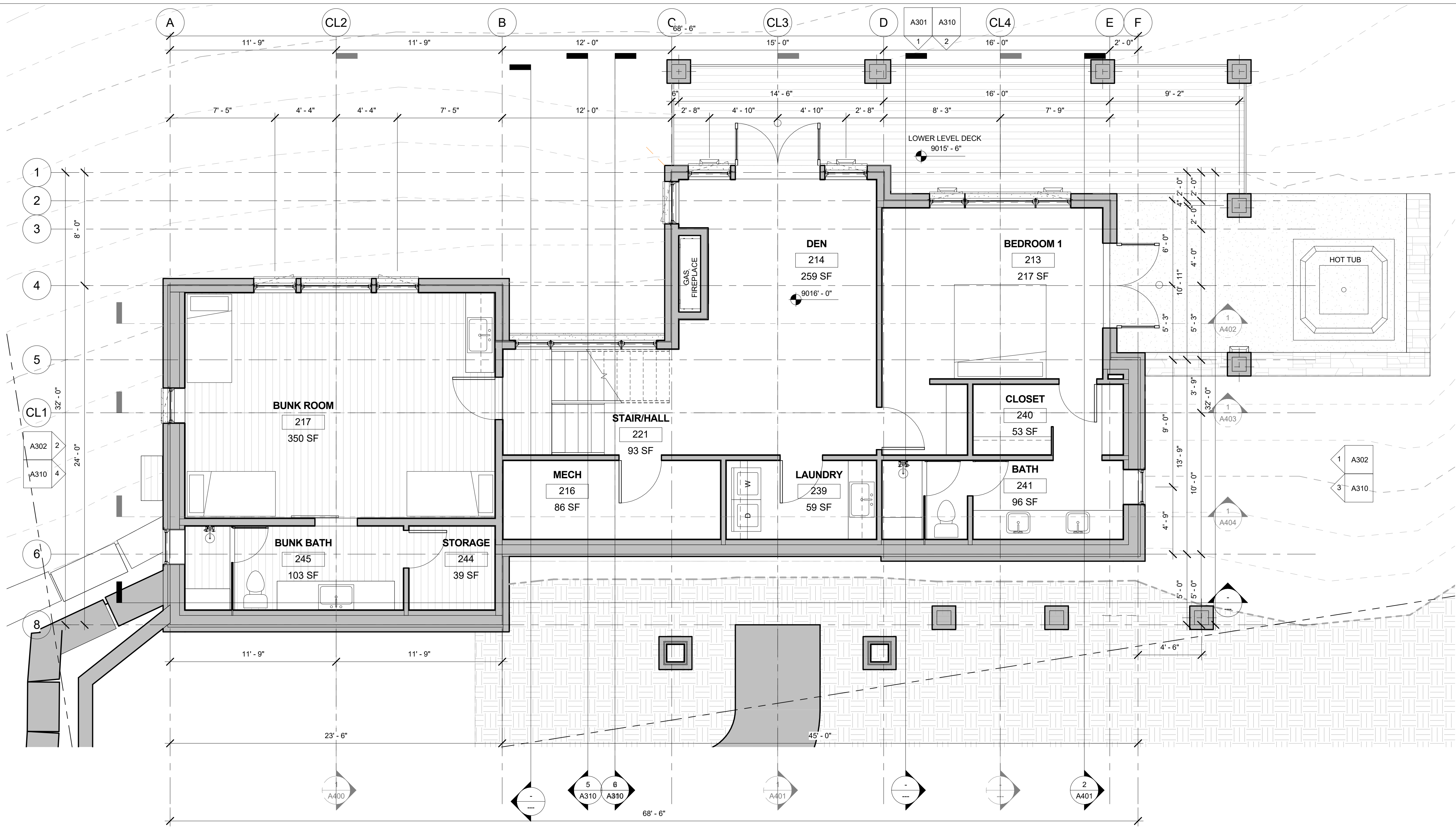
11-30-20	DRB PACKAGE
11-12-20	PLAN REVISIONS
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10-2-20	PROGRESS SET
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6-1-20	OPTIONS
5-28-20	DESIGN DRAWINGS

PROJECT NAME:
LOT BC513E
MOUNTAIN VILLAGE, COLORADO 81435

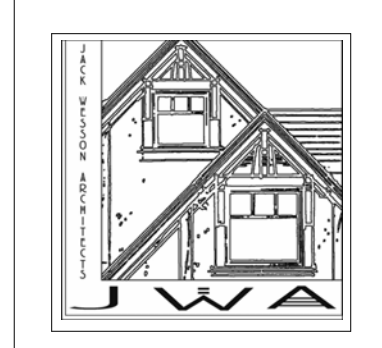
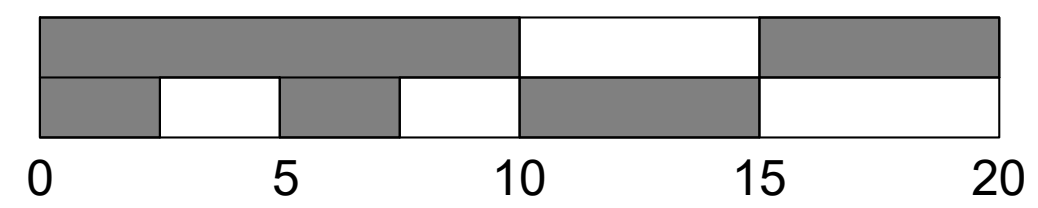
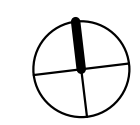
SHEET DESCRIPTION:
SNOW MELT PLAN

SHEET NUMBER:
A105

MARK	REV. DATE	DESCRIPTION



2 A201 BASEMENT
1/4" = 1'-0"

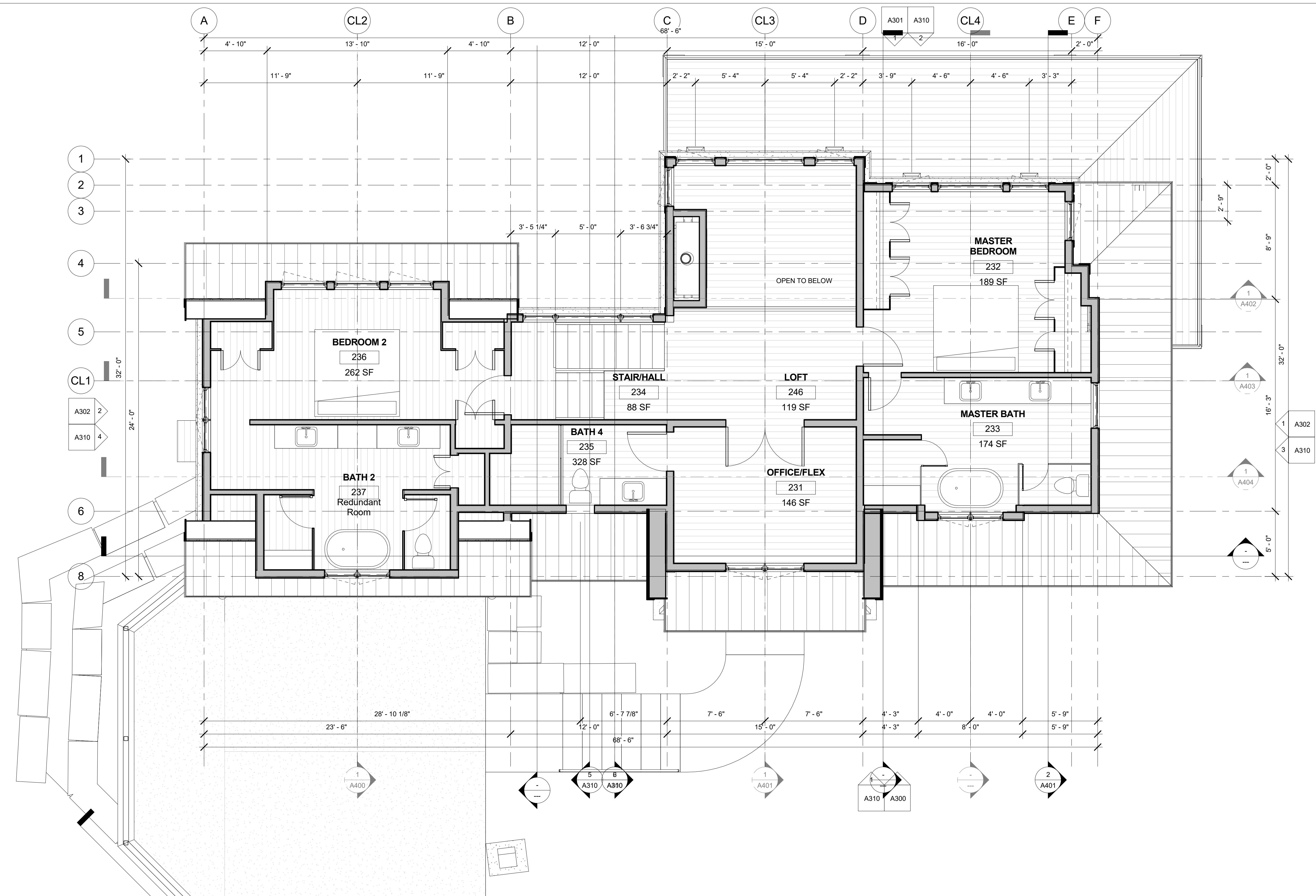


JACK WESSON
ARCHITECTS INC.
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

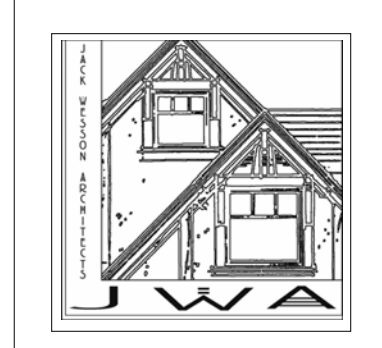
11-30-20	DRB PACKAGE
11-12-20	PLAN REVISIONS
11-7-20	35' HEIGHT LIMIT
10-6-20	DRB PACKAGE
10-2-20	PROGRESS SET
9-29-20	14' SHIFT
9-24-20	PROGRESS SET
9-21-20	DRB DRAFT 1
9-9-20	SD: PROGRESS SET
9-4-20	SD: DESIGN SET
8-19-20	SD: DESIGN SET
8-13-20	SD: DESIGN SET
8-11-20	SD: DESIGN SET
7-29-20	SD: SITE, GRADE
6-1-20	OPTIONS
5-28-20	DESIGN DRAWINGS

PROJECT NAME:
LOT BC513E
MOUNTAIN VILLAGE, COLORADO 81435
SHEET DESCRIPTION:
BASEMENT PLAN
SHEET NUMBER:
A201

MARK	REV DATE	DESCRIPTION



1 A203 UPPER LEVEL
1/4" = 1'-0"

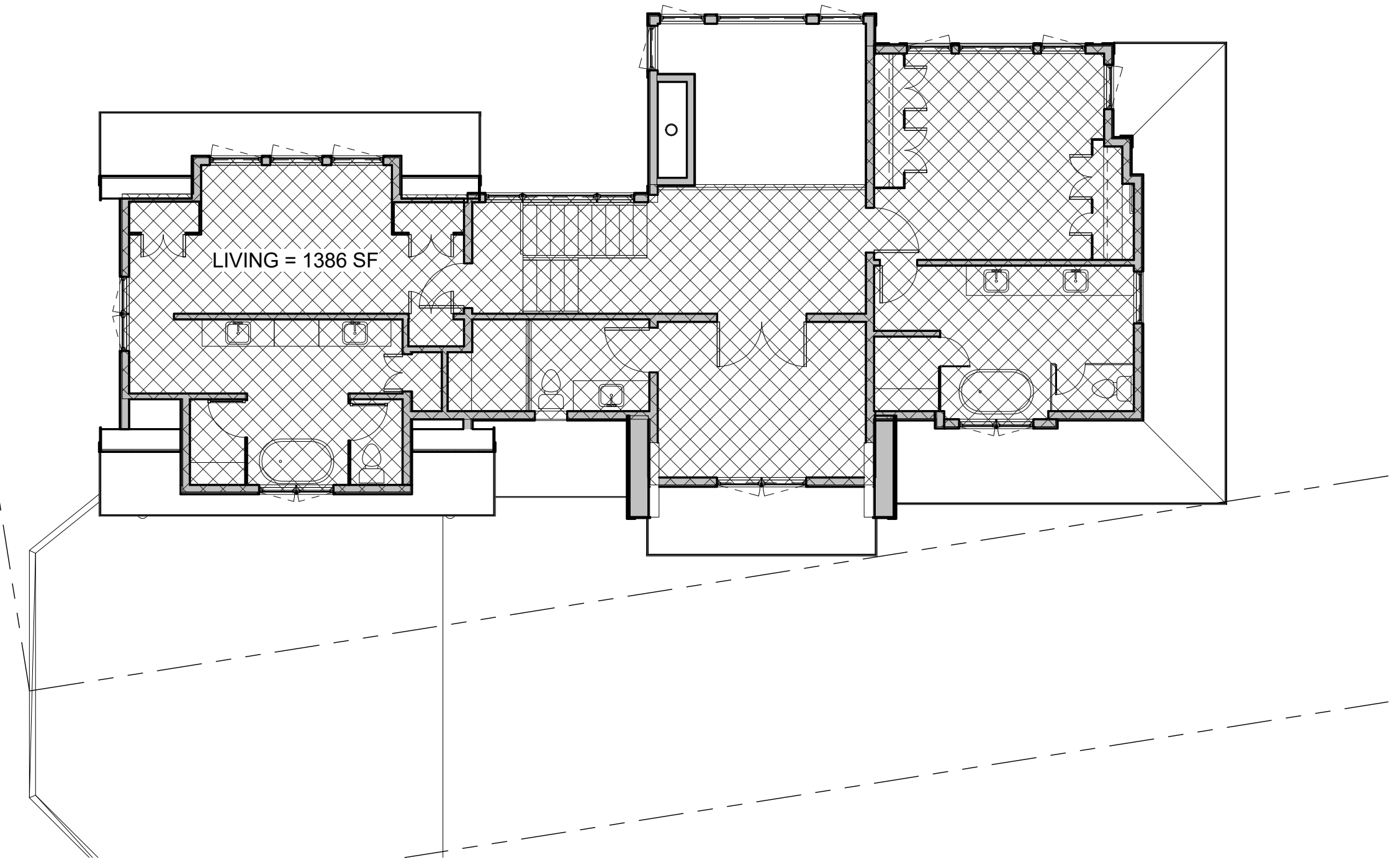


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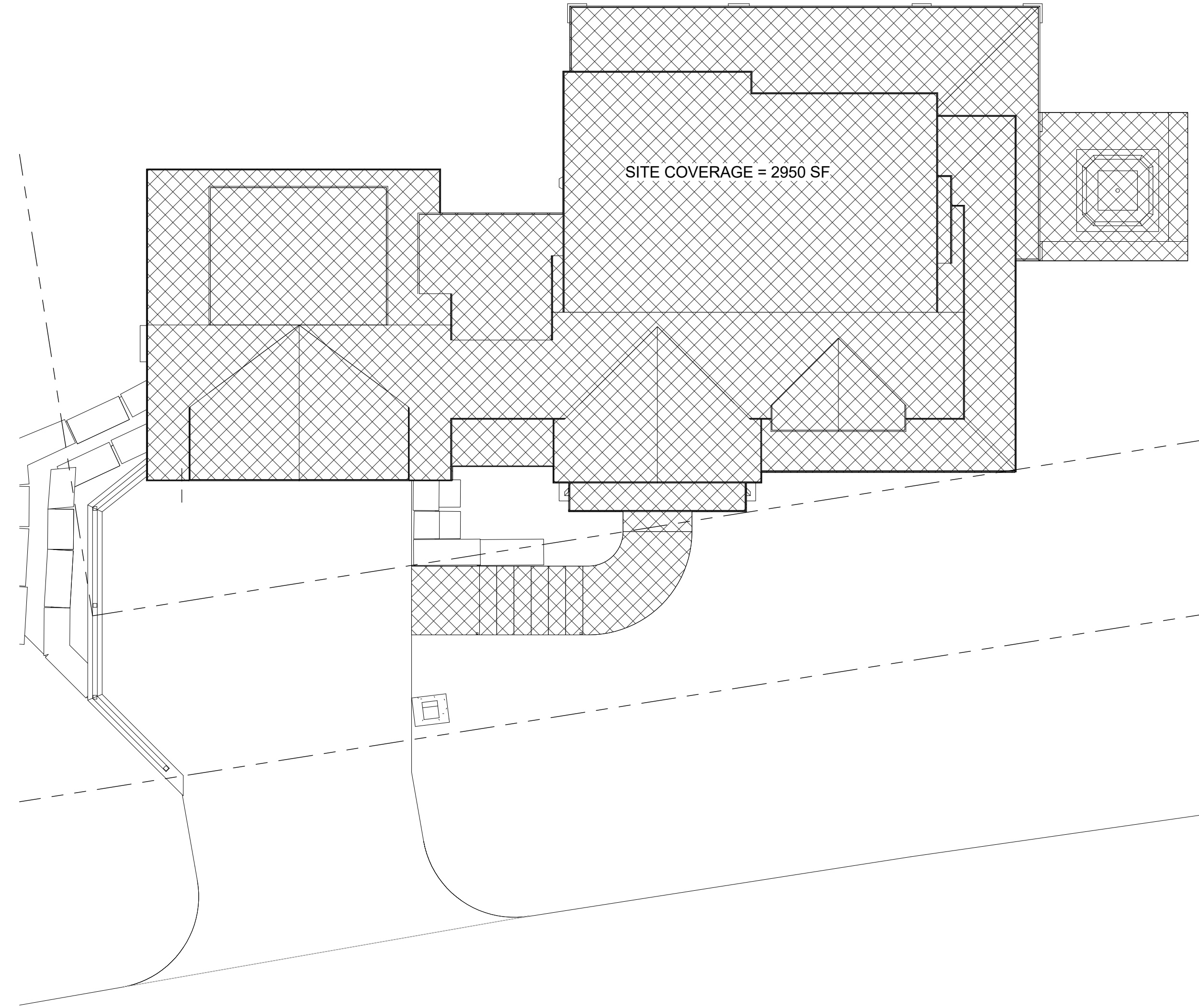
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11-12-20	PLAN REVISIONS
11-7-20	35' HEIGHT LIMIT
10-6-20	DRB PACKAGE
10-2-20	PROGRESS SET
9-29-20	14' SHIFT
9-24-20	PROGRESS SET
9-21-20	DRB DRAFT 1
9-9-20	SD: PROGRESS SET
9-4-20	SD: DESIGN SET
8-18-20	SD: DESIGN SET
8-13-20	SD: DESIGN SET
8-11-20	SD: DESIGN SET
7-29-20	SD: SITE, GRADE
6-1-20	OPTIONS
5-28-20	DESIGN DRAWINGS

PROJECT NAME:
LOT BC513E
MOUNTAIN VILLAGE, COLORADO 81435
SHEET DESCRIPTION:
UPPER LEVEL PLAN
SHEET NUMBER:
A203

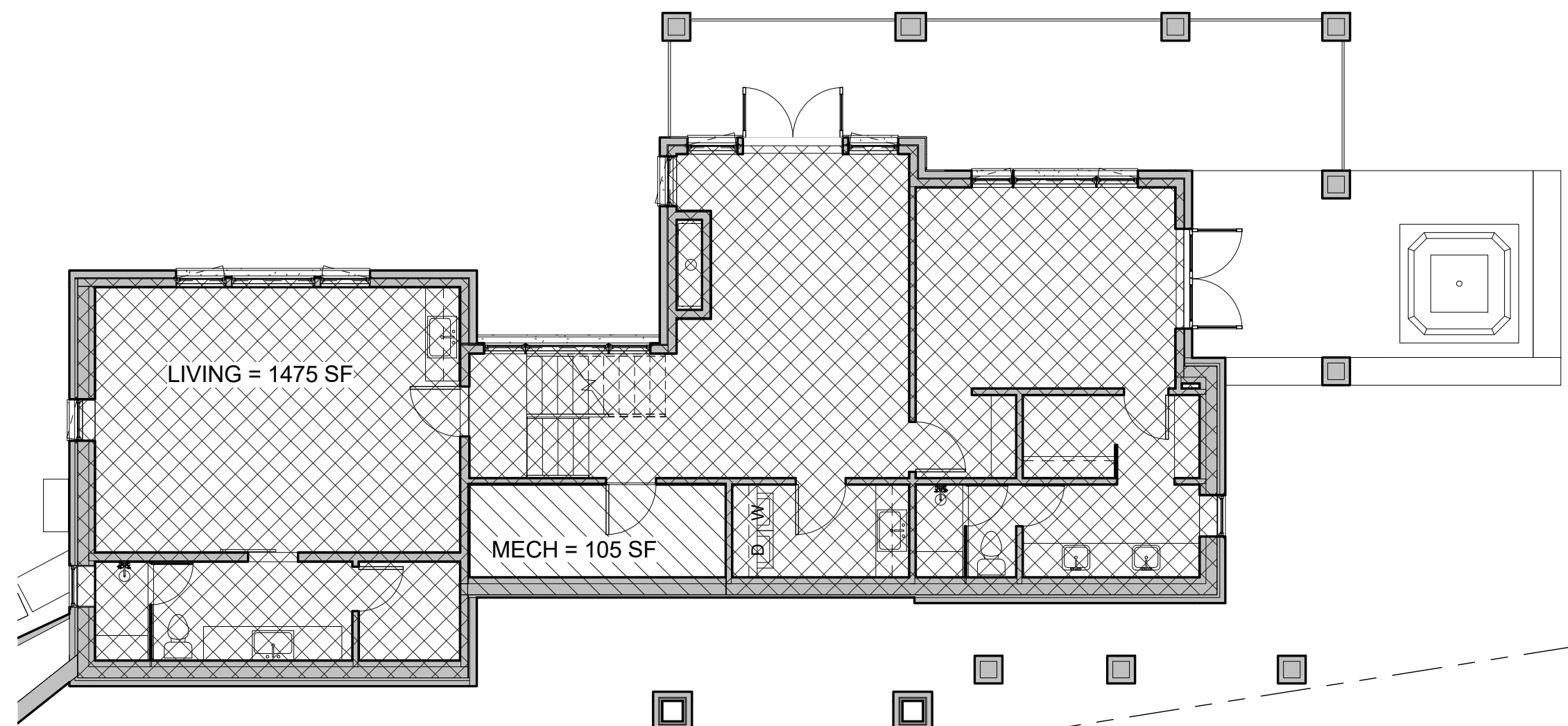
MARK	REV. DATE	DESCRIPTION



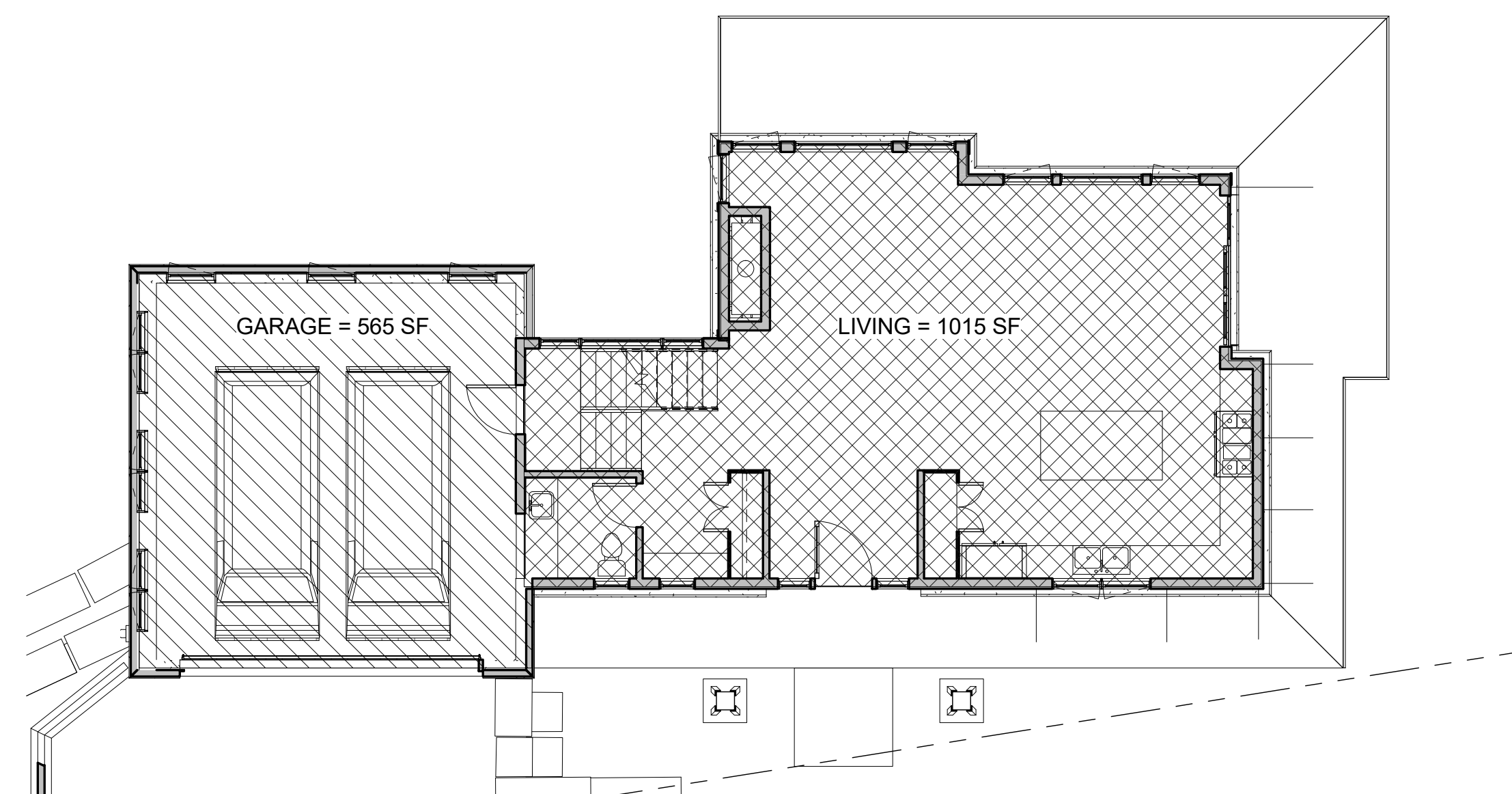
3 AREA PLAN 3 UPPER LEVEL
1/8" = 1'-0"



4 AREA PLAN 4 SITE COVERAGE
1/8" = 1'-0"



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



2 AREA PLAN 2 ENTRY LEVEL
1/8" = 1'-0"

BUILDING FOOTPRINT : 2950 SF
TOTAL LOT AREA: 26,000 SF
SITE COVERAGE: 11.3 %

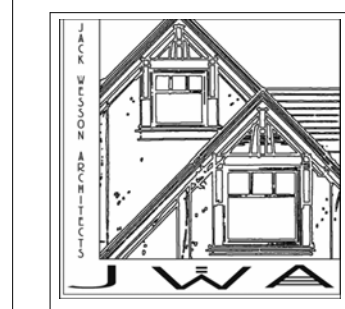
BASEMENT LEVEL:
LIVING = 1475 SF
MECH = 105 SF

ENTRY LEVEL:
LIVING = 1015 SF
GARAGE = 565 SF

UPPER LEVEL:
LIVING = 1386 SF

TOTAL LIVING = 3876 SF

TOTAL GROSS = 4546 SF



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11-30-20	DRB PACKAGE
11-12-20	PLAN REVISIONS
11-7-20	30' HEIGHT LIMIT
10-6-20	DRB PACKAGE
10-2-20	PROGRESS SET
9-29-20	14' SHIFT
9-24-20	PROGRESS SET
9-21-20	DRB DRAFT 1
9-9-20	SD: PROGRESS SET
9-4-20	SD: DESIGN SET
8-19-20	SD: DESIGN SET
8-13-20	SD: DESIGN SET
8-11-20	SD: DESIGN SET
7-29-20	SD: SITE, GRADE
6-1-20	OPTIONS
5-28-20	DESIGN DRAWINGS

MARK	REV. DATE	DESCRIPTION

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
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PaineRegulair

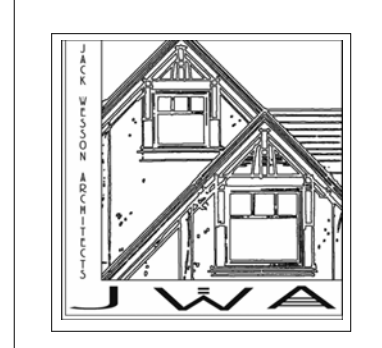
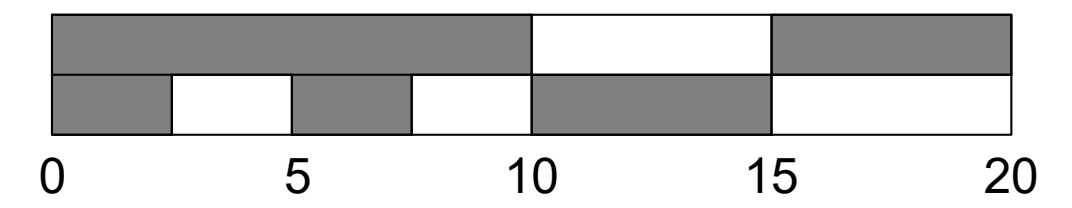
PROJECT NAME:
LOT BC513E
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
GROSS BUILDING AREA

SHEET NUMBER:
A210



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



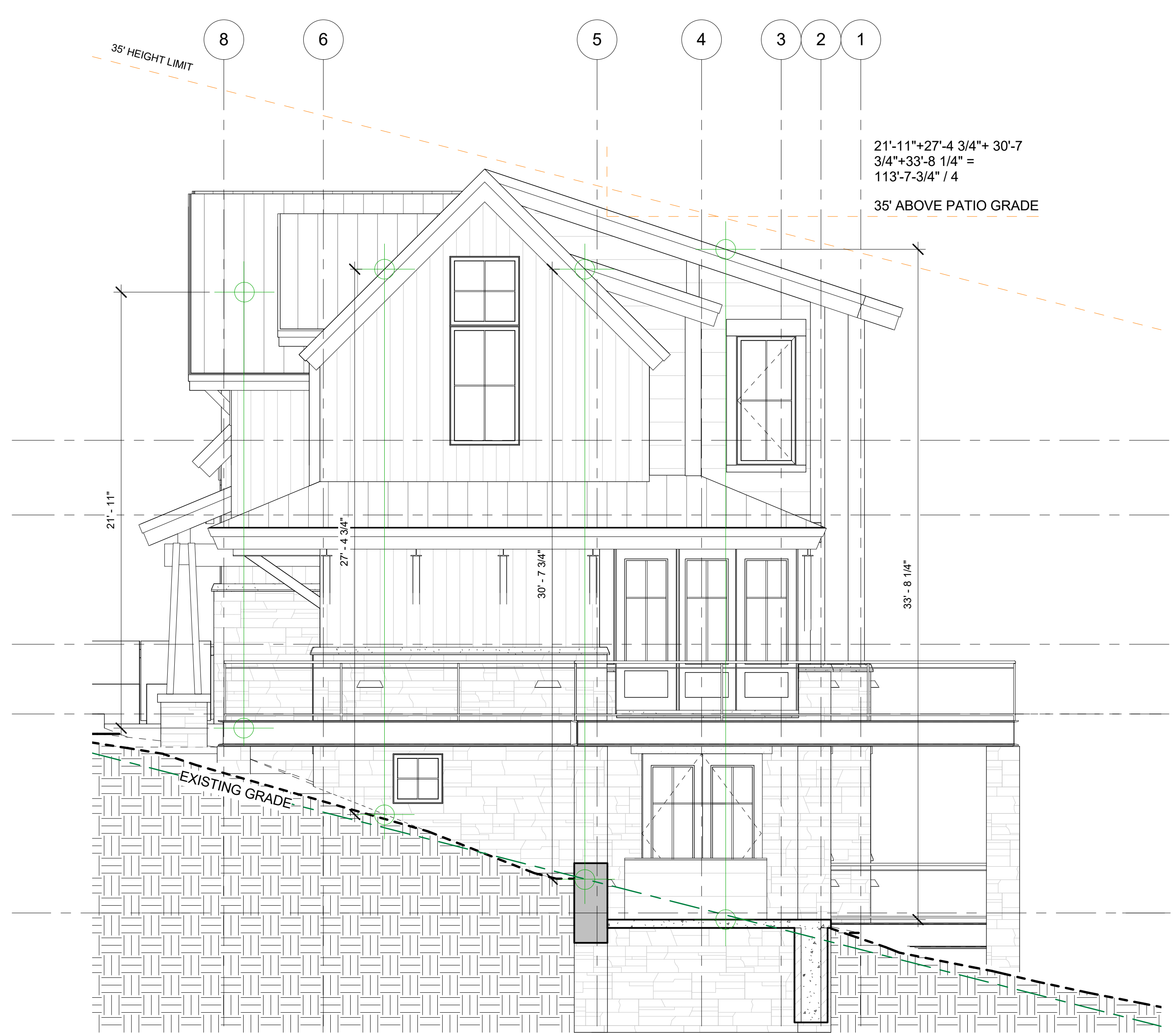
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11-30-20	DRB PACKAGE
11-12-20	PLAN REVISIONS
11-7-20	35' HEIGHT LIMIT
10-6-20	DRB PACKAGE
10-2-20	PROGRESS SET
9-29-20	14' SHIFT
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9-21-20	DRB DRAFT 1
9-9-20	SD: PROGRESS SET
9-4-20	SD: DESIGN SET
8-19-20	SD: DESIGN SET
8-13-20	SD: DESIGN SET
8-11-20	SD: DESIGN SET
7-29-20	SD: SITE, GRADE
6-1-20	OPTIONS
5-28-20	DESIGN DRAWINGS

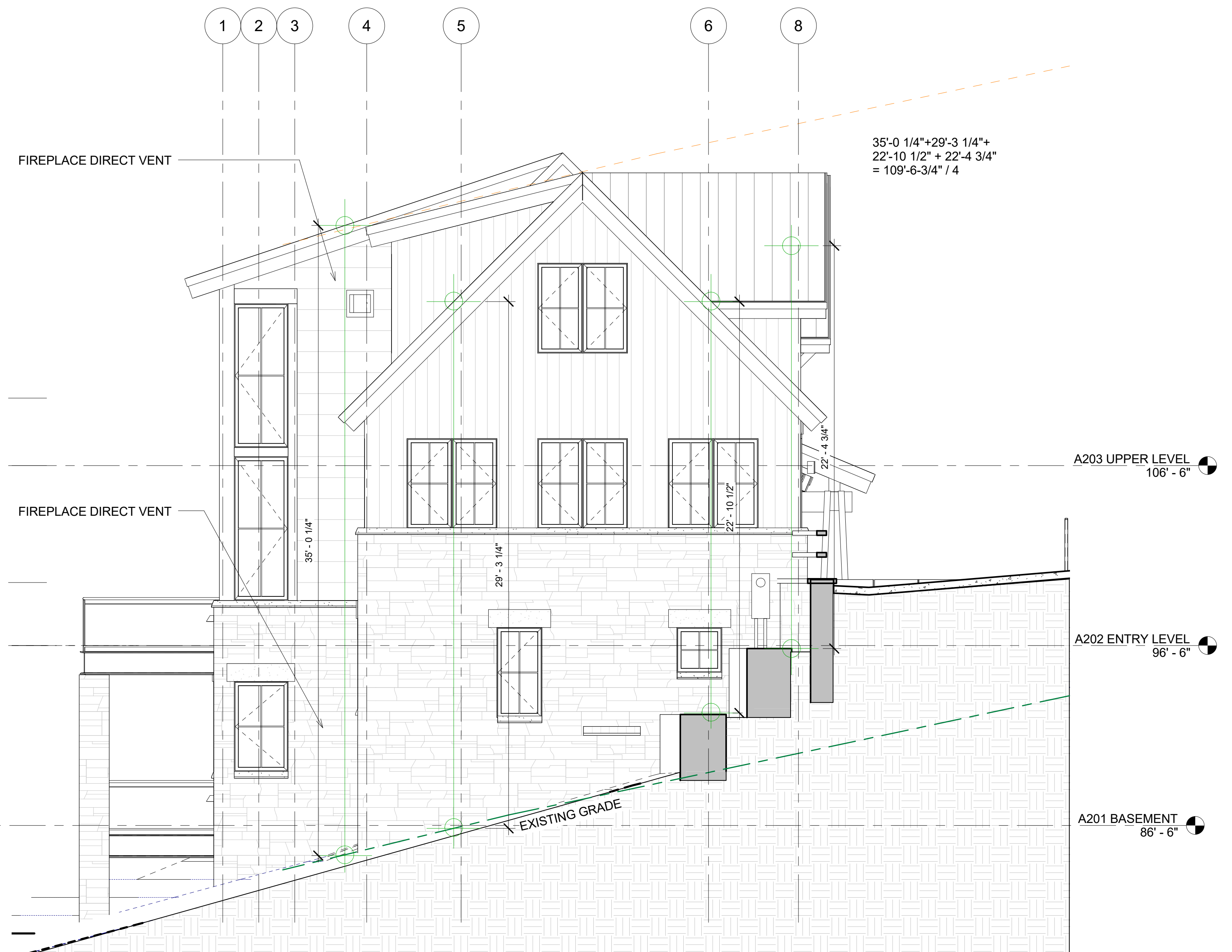
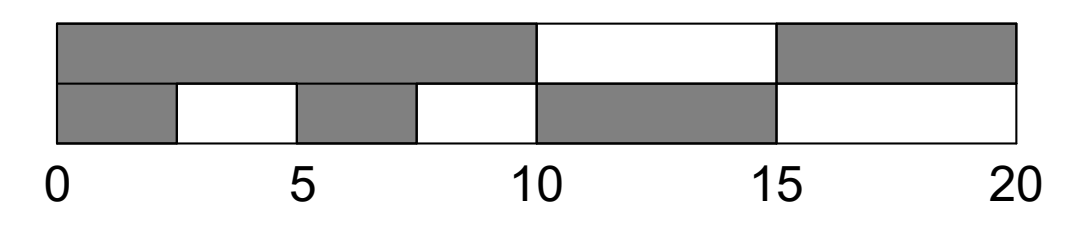
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LOT BC513E
MOUNTAIN VILLAGE, COLORADO 81435
SHEET DESCRIPTION:
ELEVATIONS
SHEET NUMBER:
A300

MARK	REV	DATE	DESCRIPTION

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
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PraisRegular



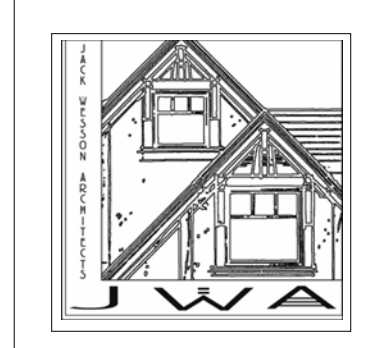
① 3 EAST ELEVATION
1/4" = 1'-0"



② 4 WEST ELEVATION
1/4" = 1'-0"

AVERAGE BUILDING HEIGHT CALC:
 (6) SOUTH 122'-10"
 (4) EAST 113'-7 3/4"
 (5) NORTH 167'-7"
 (4) WEST 109'-6 3/4"

513'-7 1/2"/19 = 27'-0 1/2" (30' max)



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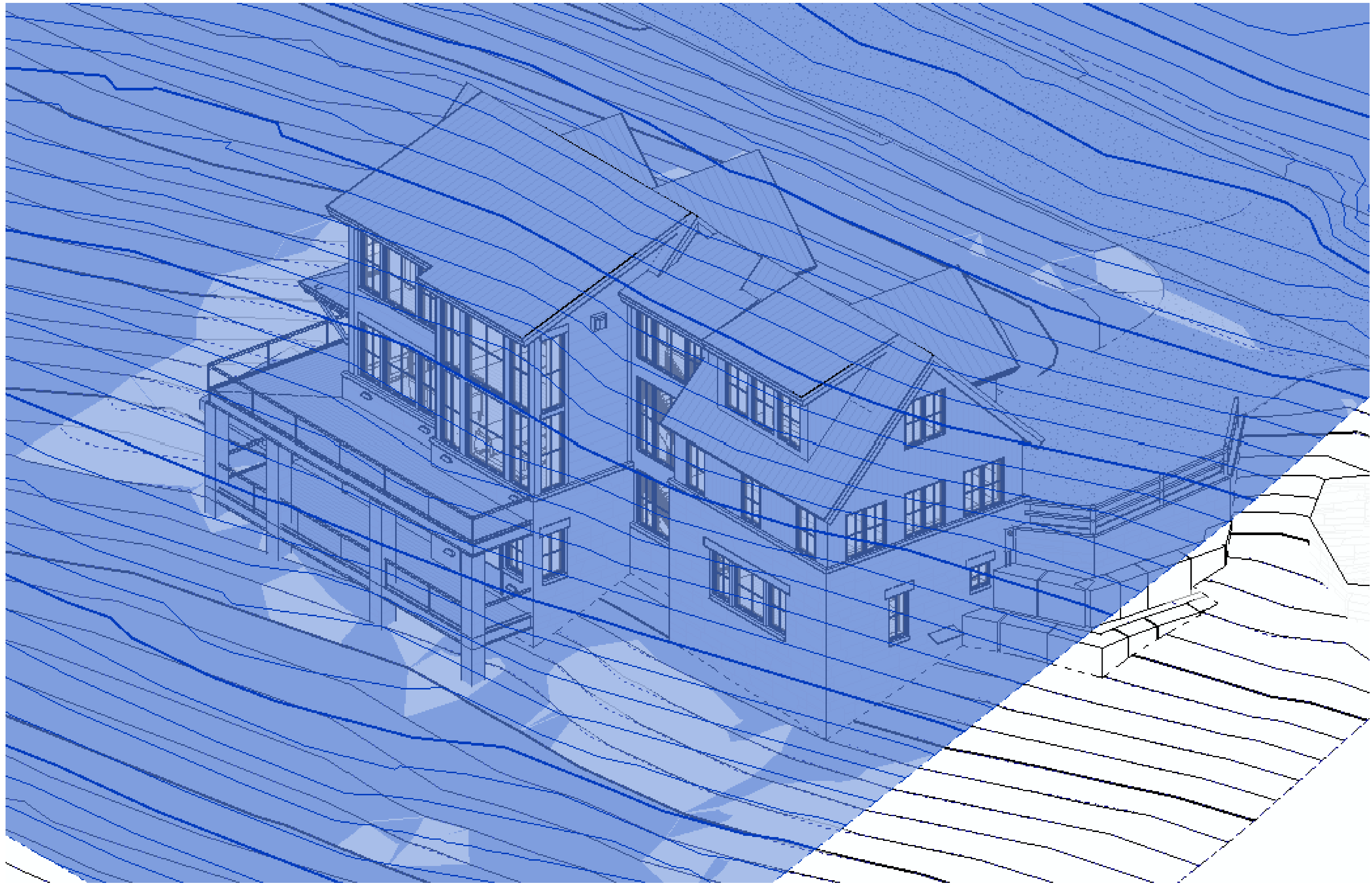
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11-12-20	PLAN REVISIONS
11-7-20	35' HEIGHT LIMIT
10-6-20	DRB PACKAGE
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8-11-20	SD: DESIGN SET
7-29-20	SD: SITE, GRADE
6-1-20	OPTIONS
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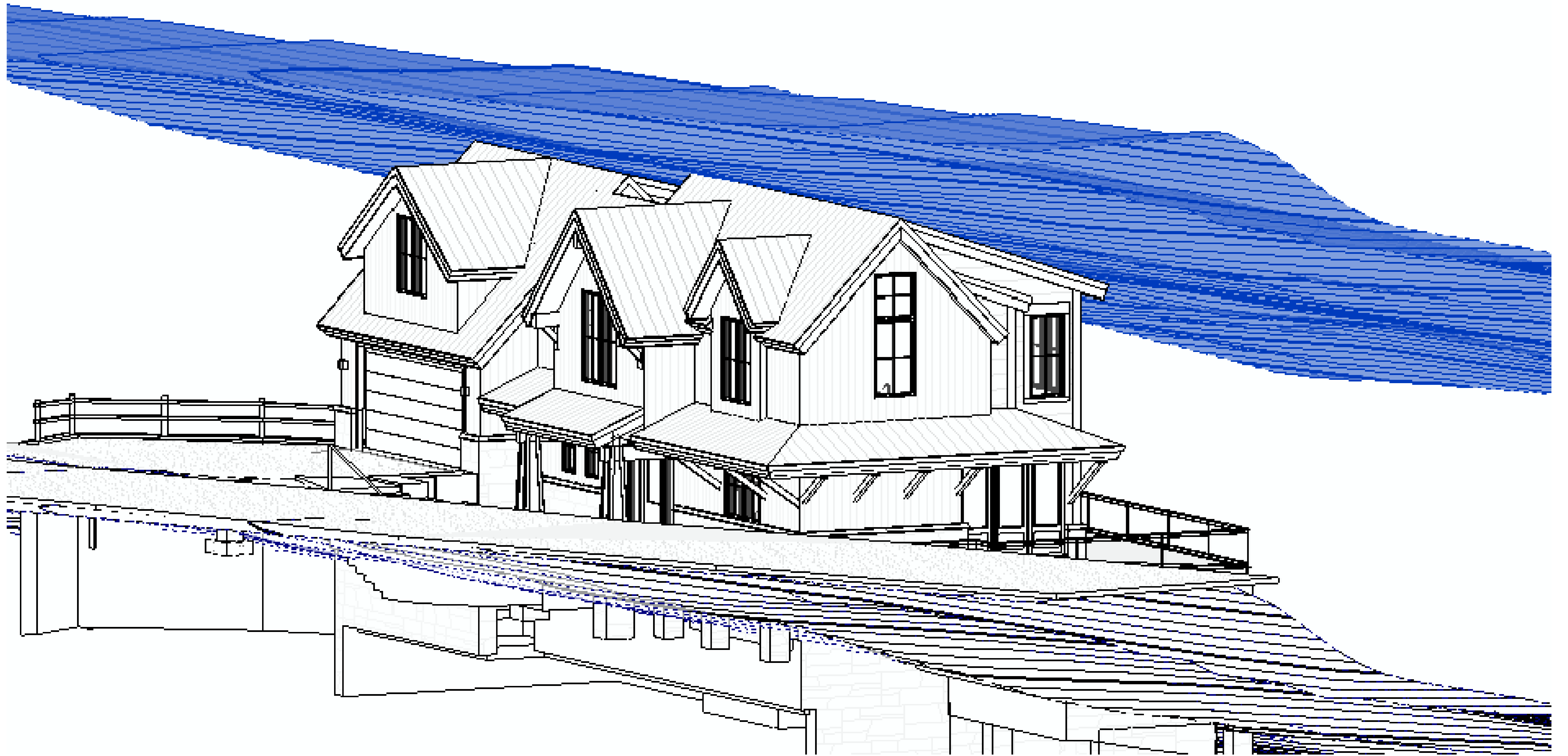
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 LOT BC513E
 MOUNTAIN VILLAGE, COLORADO 81435

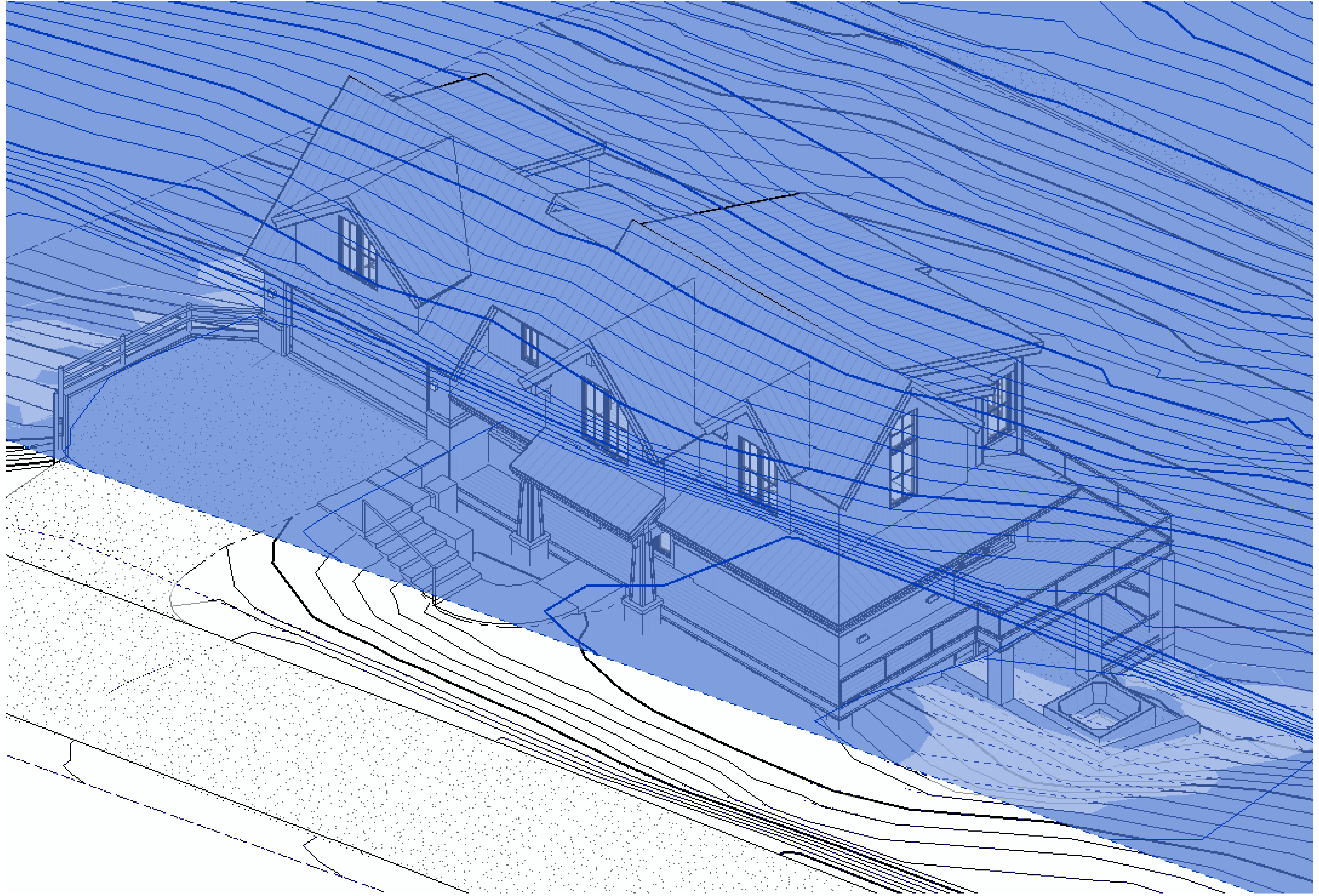
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 ELEVATIONS

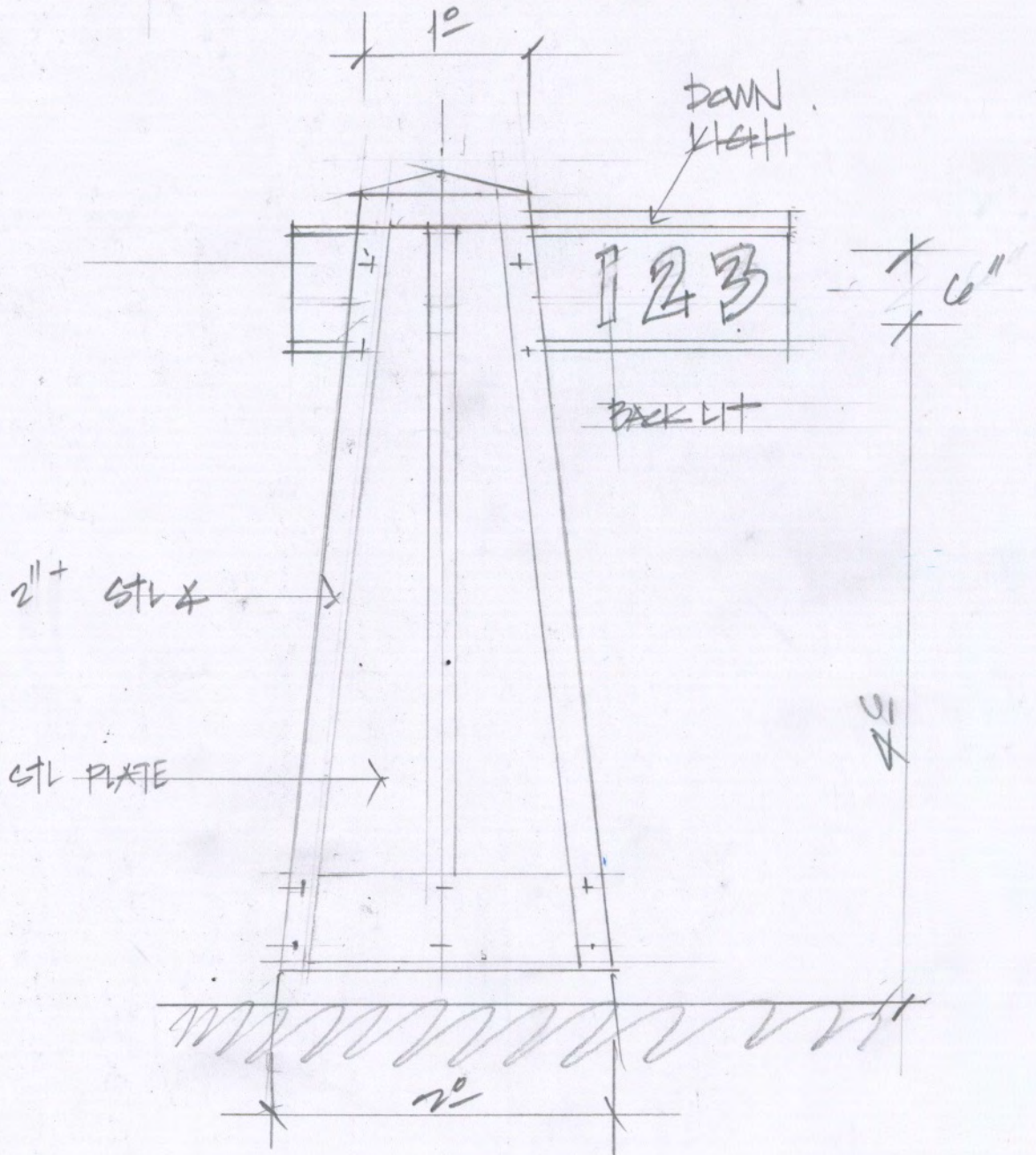
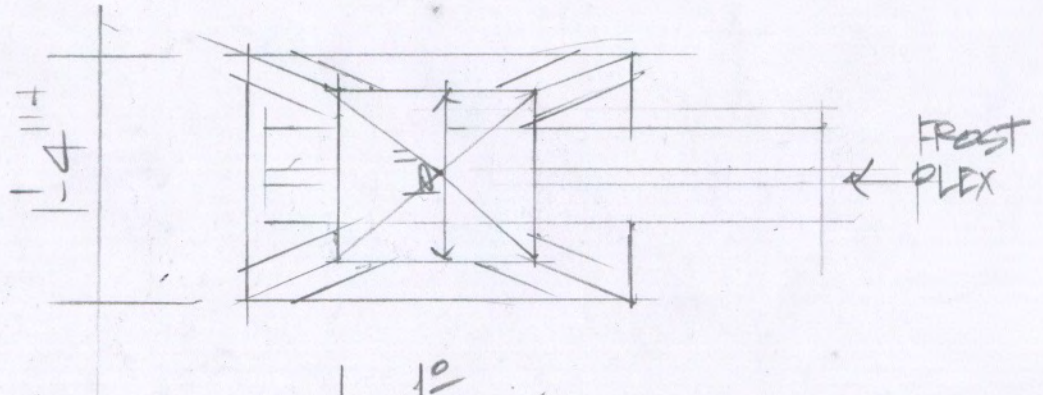
SHEET NUMBER:
A302

MARK	REV DATE	DESCRIPTION









LOT BC513E, MOUNTAIN VILLAGE, CO MATERIAL SAMPLE PHOTOS



RUSTED STANDING SEAM METAL ROOF



8" VERTICAL BARN WOOD SIDING



OIL RUBBED METAL PANELS



STONE VENEER



BOARD FORM CONCRETE

SQUARE Exterior Sconces

WS-W38608 / WS-W38610

MODERN FORMS

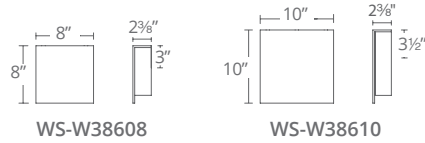


Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____



PRODUCT DESCRIPTION

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

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED

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

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

FEATURES

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

ORDER NUMBER

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

Example: WS-W38608-BZ

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

modernforms.com
Phone (866) 810.6615
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

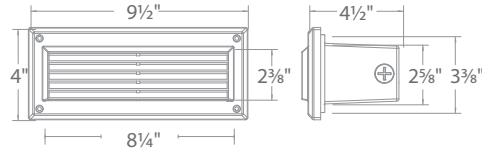
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

LOUVER BRICK LIGHTS Endurance™

WL-5205

WAC LIGHTING

Responsible Lighting®



Fixture Type:

E: EXT. STEP LIGHT

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

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

FEATURES

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

SPECIFICATIONS

Construction: Die-cast aluminum (K-Alloy)

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

CRI: 90

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

Finish: Architectural Bronze, Black, Graphite and White

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

Rated Life: 80,000 hours

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

ORDER NUMBER

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

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

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

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.

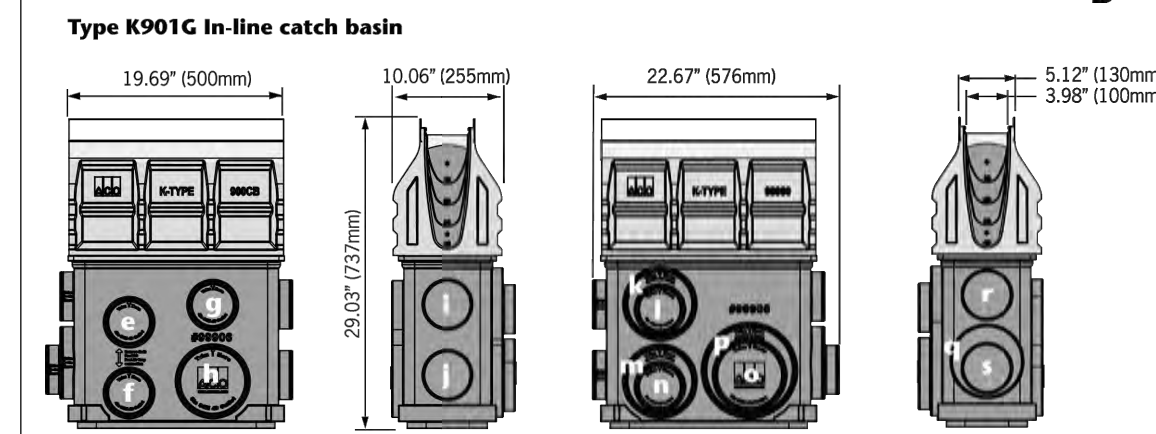
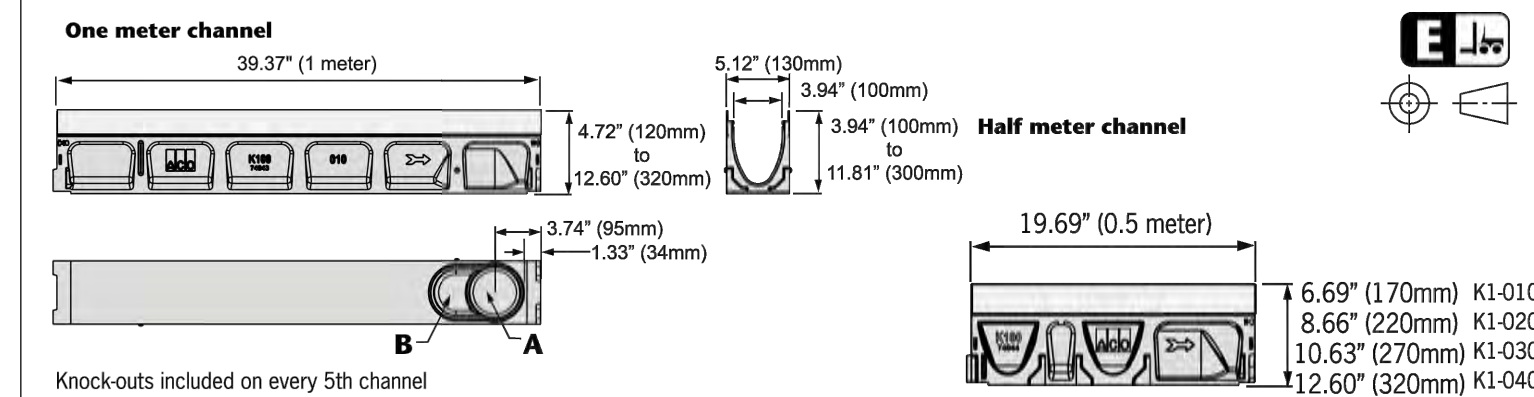
23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

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



Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS	End Cap
a	Bottom outlet - K00	4" round	3.94"	108	0.24	
a	Bottom outlet - K40	4" round	11.81"	187	0.42	
b	Bottom outlet - K00	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 6" outlet cap	6" oval	9.84"	233	0.52	
e	K1-408/6 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	26.67"	265	0.59	
h	Type K1-901G	4" round	25.30"	263	0.59	
i	Type K1-901G	4" round	18.56"	222	0.49	
j	Type K1-901G	6" round	29.85"	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"	644	1.35	
n	Type K1-901G	6" round	19.99"	505	1.12	
o	Type K1-901G	6" round	26.43"	593	1.32	
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



ACO Specification Information

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, H100KS-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, H100KS-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).

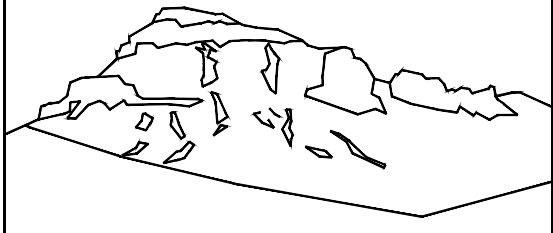
Installation
The trench drain system and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.

April 2018

www.ACOdrain.us



ACO Specification Information



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2020-10-13

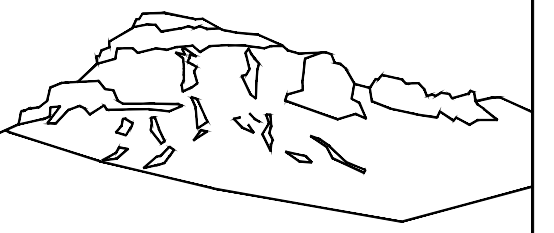
Lot BC513E
Lawson Overlook
Mtn. Village, CO



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

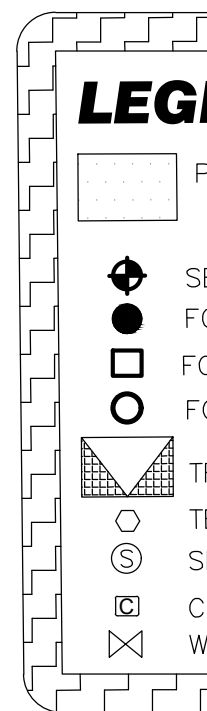
C1



Uncompahgre Engineering, LLC

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

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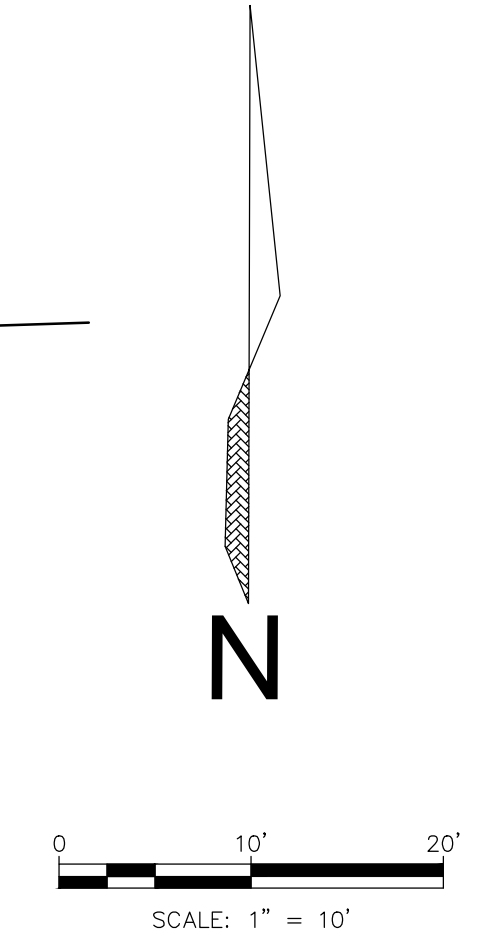
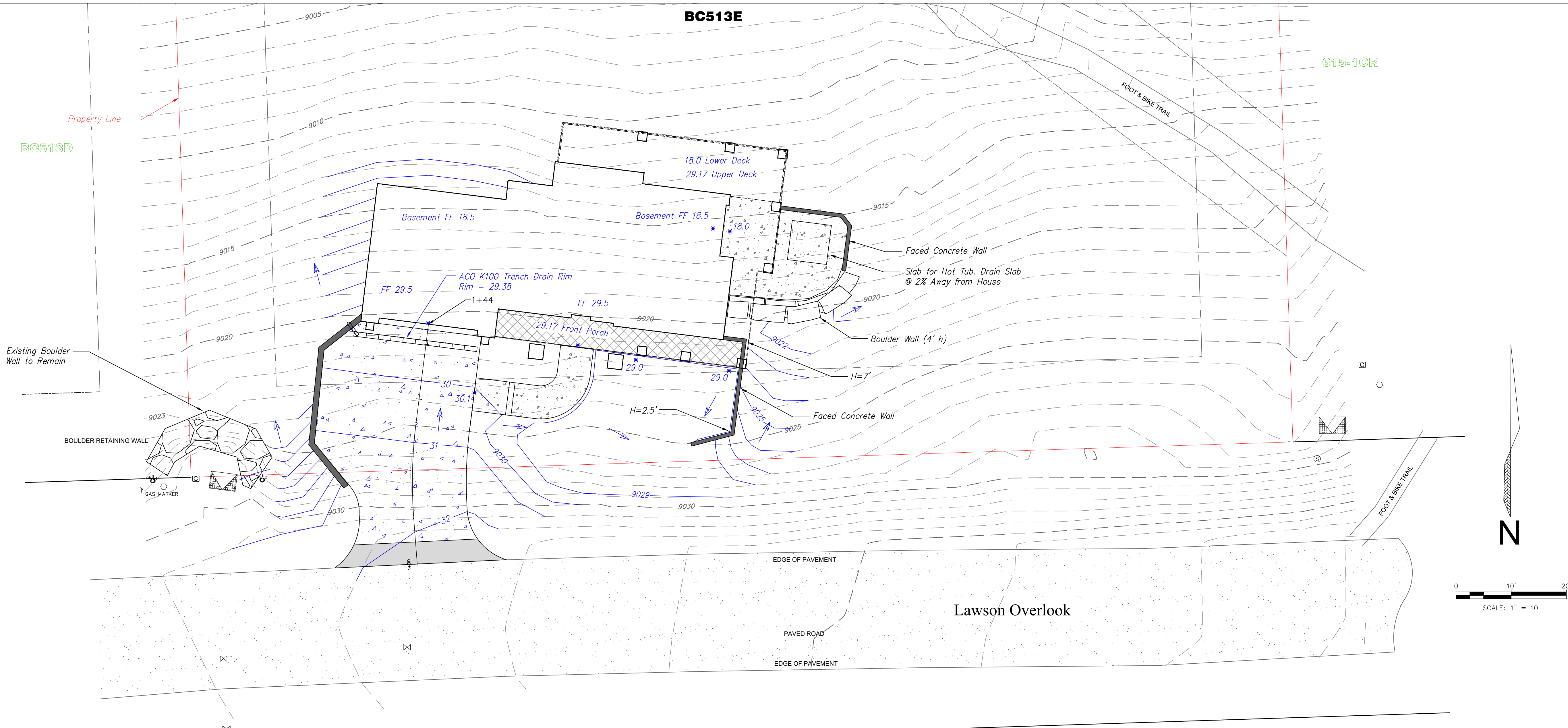
Lot BC513E
Lawson Overlook
Mtn. Village, CO



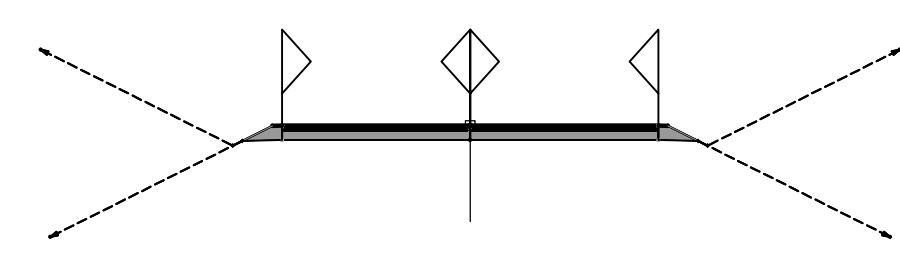
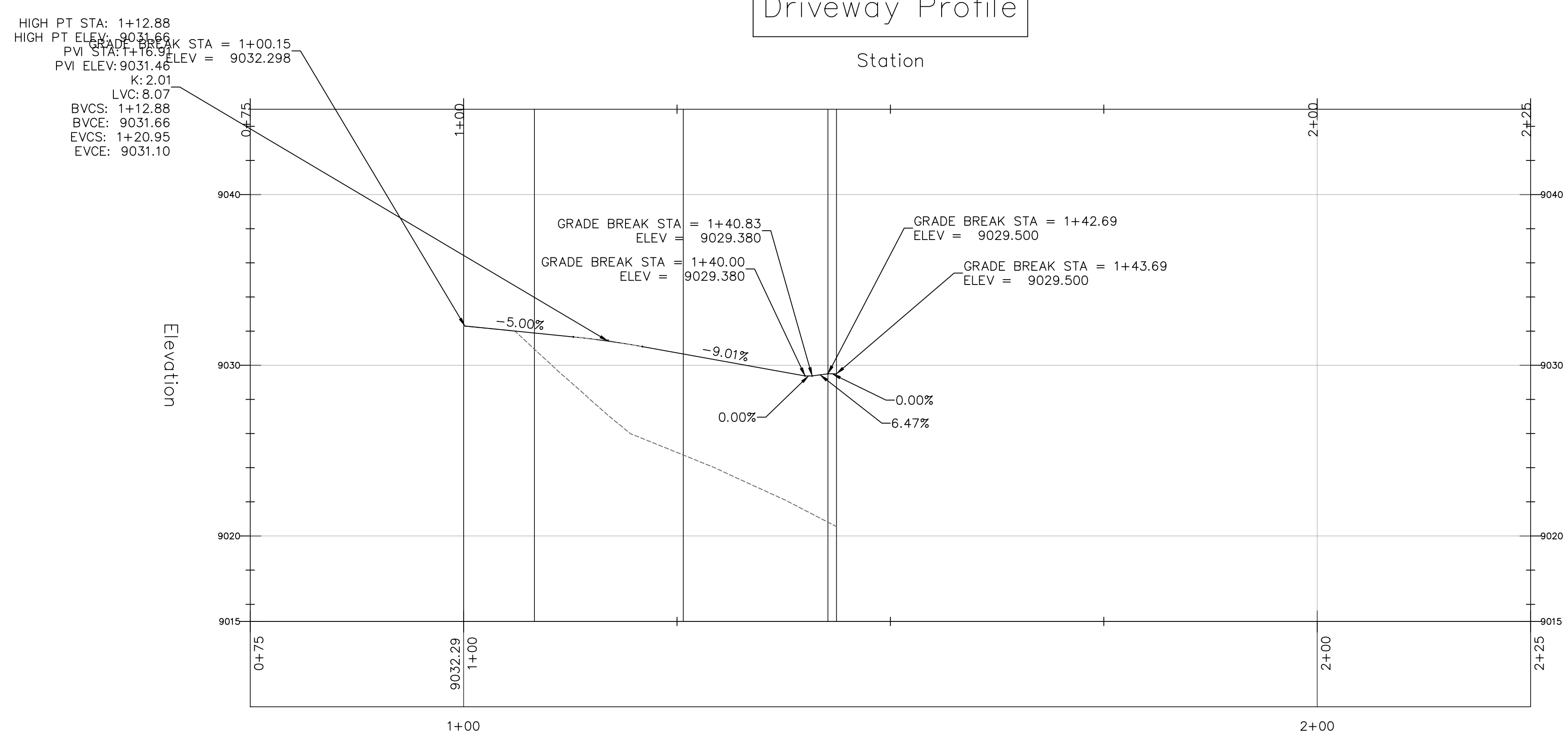
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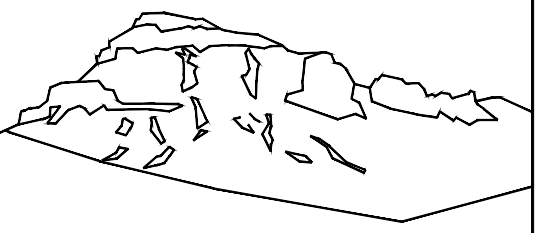
Grading Plan
and
Driveway Profile

C2.1



Driveway Profile





Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
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Utilities

C3

