

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

THURSDAY FEBRUARY 11, 2021 1:00 PM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://us02web.zoom.us/j/88366686903?pwd=cVVJN0lPalhNVUt0M3NVdmI3SkFkUT09>

(see login details below)

	Time	Min.	Presenter	Type	
1.	1:00 PM		Chair		Call to Order
2.	1:00	60	Miller Applicant	Quasi-Judicial/ Review and Recommendation	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family residence on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11. Concurrent review and recommendation to Town Council regarding a variance request for Building Height and Average Building Height pursuant to CDC section 17.4.16. Continued from February 4, 2021 DRB Meeting
3.	2:00		Chair		Adjourn

Topic: February 11, 2021 Special DRB Meeting
Time: Feb 11, 2021 1:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

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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 agenezed hearing.

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

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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).



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Special Design Review Board Public Hearing; February 11, 2021
(continued from February 4, 2021)

DATE: February 9, 2021

RE: Initial Architecture and Site Review for a new Single-Family detached condominium on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11. Concurrent review and recommendation to Town Council regarding a variance request for Building Height and Average Building Height pursuant to CDC section 17.4.16.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: UNIT 6 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NO 370697

Address: 160 Cortina Drive
Applicant/Agent: Jamie Daugaard, Centre Sky Architecture
Owner: Silver Glade Development Company
Zoning: Multi-Family
Existing Use: Vacant
Proposed Use: Multi-Family
Lot Size: 0.27 Acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Application
- Exhibit B: Plan Set
- Exhibit C: Public Comments

Figure 1: Vicinity Map



Case Summary: Jamie Daugaard of Centre Sky Architecture (Applicant), working on behalf of the Silver Glade Development Company (Owner), is requesting the Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family detached condominium at Lot 165, Unit 6 – 160 Cortina Drive. In addition to the Design Review, the DRB is providing a concurrent review and recommendation to the Town Council regarding a requested Variance to the CDC provisions for building height. The Lot is approximately 0.27 acres and is zoned Multi-Family (Detached Condominium) with the overall square footage of the home being approximately 7,510.9 gross square feet. The applicant has provided all the required materials for the IASR for the proposed home.

Case History

- December 17, 2020 – a special DRB worksession regarding design and the height Variance request.
- February 4, 2021 – Initial Architecture and Design Review and Height Variance recommendation. Continued to a special February 11, 2021 DRB meeting.
- February 11, 2021 – a special DRB meeting for the continued Initial and Architectural Design Review
- February 18, 2021 – Town Council consideration of the Variance
- TBD – Final Architectural Review by the Design Review Board

It should be noted that staff has highlighted specific text within the staff memo in order to call out changes from the February 4, 2021 Public Hearing Memo.

History and Existing Conditions: Lot 165-6 is located within the Cortina Land Condominiums (Cortina) along San Joaquin Road between the existing Cassidy Ridge and Winterleaf developments. When approved, a total of 22 Condominium Units and 3 Parcels (A, B, and C) originally designated as a General Common Element of the land condos were approved by the Town. Subsequent to the creation of the common interest community, Units 18 and 19 were replatted into Unit 18R to allow for the development of a Multi-family project on Units 17R, 18R, 20, and Parcel A (later identified as Unit 23). The remainder of the Lots within Cortina are designated for single-family detached homes. A large number of the Units within Cortina face topographical issues such as steep forested slopes with difficult access.

Unit 6 is entirely forested with approximately 95% of the unit over 30% slope. Units 5 and 6 were originally accessed by a driveway easement established when Cortina was created. This easement was later modified and expanded to allow additional access for Units 7 and 8. Additionally, it appears there may be design variations proposed and discussed below in which the DRB should provide comments related to their appropriateness.

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 2/4/2021 plan set</u>	<u>Proposed as Revised</u>
Maximum Building Height	35' (shed)	55'-4"	50'-9"***
Maximum Avg. Building Height	30' (shed)	32'-10"	31'-6"***
Maximum Lot Coverage	40% Maximum	39%	39%
General Easement Setbacks	16 Foot Setback (No GE)		
Roof Pitch			
Primary		1:12	1:12
Secondary		Flat	Flat
Exterior Material**			
Stone	35% minimum	35.4%	35.4%
Windows/Doors	40% maximum	31.4%	31.4%
Parking	1 enclosed / 1 exterior	1/1	1/1

Design Review Board Specific Approval:

1. Parking Requirements – Section 17.5.8(C)

***These items will require Town Council approval of a Variance*

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 shed roof forms 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: The DRB generally weighed in on the variance request during a December Work Session in which they suggested that although the variance request seems reasonable in theory due to the topography of the site, the overall original variance request of 56'-4" (+21'-4") was excessive. Based on this the plans were revised and at the February 4, 2021 DRB Hearing, the DRB provided additional feedback and continued the item based on the fact that they felt the request of a maximum building height of 55'-4" (+20'-4") was still excessive and directed the applicant to try reducing the massing and heights of the home in a way they felt was more in line with the intent of the CDC and the variance provisions.

As such, the applicants have again updated their plans to reduce both the Maximum Building Height as well as the Average Building Height. Based on the heights provided as part of the updated documents, the maximum building height as proposed is now at 50'-9" (+15'-9") from the highest ridge to the grade below and the maximum average building height is shown at 31'-6" (+1'-6"). As part of the height analysis and variance request, the

applicant has provided a parallel plane graphic demonstrating the portions of the home penetrating the 35-foot parallel slope height allowance for shed roof forms. Because the heights exceed the CDC requirements, the applicant will be required to obtain Town Council approval of a variance to allow for these requests.

Based on the attached plan set, it appears that the design was reduced by approximately five feet from the February 4, 2021 hearing for a total of 50'-9" rather than 55'-4". Staff will discuss this request in more detail below under the provisions related the criteria for variance approval. If the DRB determines the height appropriate, then there shall be a condition of approval which shall require a survey prior to framing inspections in order to demonstrate compliance with maximum heights.

17.3.14: General Easement Setbacks

Lot 165 Unit 6 is burdened by a sixteen (16) foot setback that surrounds its building envelope. 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. At the December work session, the DRB suggested that the applicant attempt to remove structural elements from the setback, and it appears that they have largely accomplished this based on the attached site plan.

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

- *Driveway: The area of the front setback serves not only as the driveway for unit 6 but also for units 7 and 8. This area has been legally encumbered and is limited in its overall use.*
- *Utilities: Utilities will be required to cross the setback areas due to existing locations of Sewer, Water, and Shallow Utilities as shown on the Utility Plan.*

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

- *Landscaping: Due to the steepness of the lot, the applicant has proposed a rip-rap lined swale to capture stormwater between Units 5 and 6. This landscaping should be minimal in nature. Additional drainage is shown between Units 6 and 7 in what appears to be a drain for the metal grate in front of the garage.*
- *In addition, the applicant has proposed minor grading and landscaping to occur between the setback of Units 6 and 7. The DRB will need to weigh in on the appropriateness of these requests. As shown, the grading between Units 6 and 7 appears to be shown for the development of both Lots and it may be helpful to show only how the grading relates to Unit 6 independently as there is currently no design review in progress for Unit 7 and its assumed Unit 6 will be developed independently from Unit 7.*

It should be noted that regardless of the encroachment, the DRB can waive the GE setback or other setbacks and allow for prohibited activities if it is determined that the applicant has demonstrated hardship and mitigated off-site impacts. Any foundation walls that are within 5' of setback will require a footer survey before pouring concrete to ensure there are no additional encroachments into the setback area.

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 CDC provides design theme characteristics that attempt to link existing and new architecture throughout the Mountain Village. 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 sheds and flat roofs proposed for the garage. The applicant appears to address compliance with these provisions through the building's location, tree preservation, building materials, and overall form. The proposed massing of the structure and exterior materials largely reflects the contemporary rustic designs recently seen within the Town, incorporating a mix of contemporary shed roof forms, horizontal stone elements grounding the structure, and exterior horizontal wood that complements the overall lineal design of the home. The materials as proposed are rustic in style, intentionally designed to balance the modern shapes of the structure with the traditional mountain architectural elements of exterior wood, metal, and stone. 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.

17.5.5: Building Siting Design

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

Staff: Lot 165, Unit 6 is a 0.27-acre lot that slopes drastically from a high point along Cortina Drive down to the shared property line with Cassidy Ridge Condominiums. As shown in the attached survey work, approximately 95% of the site consists of slopes greater than 30%, and in order to develop the site, it appears impossible to not disturb these areas. With that, any development on this site would be difficult to blend into the existing landforms – a problem that staff feels is exacerbated by the requested building height variance and a large amount of fenestration on the north side of the home. This issue could potentially be alleviated by maintaining existing mature evergreen vegetation between the home and other existing land uses surrounding Cortina.

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 horizontal rectangular cut deep creek 1 ½ Stone Veneer surrounding the foundation of the home. Additionally, the design calls for horizontal wood siding which appears to limit the feeling of the home projecting upwards given the overall height of the home.

At the February 4, 2021 Hearing, the DRB provided feedback that covered deck areas on the northeast side of the home could potentially be revised or reduced to limit the overall height at the most restrictive portion of the building site. As such, the applicants have

removed the roof over this portion of the deck area, which has resulted in an approximate 5-foot reduction in the overall height of the home. Additionally, the removal of the roof area has resulted in a roof form that appears to be more broken up than the previous iteration, and there appears to be more relief in the massing of the home. Generally, it seems that the use of the stone-faced columns appear to make the piers associated with these deck areas seem much more grounded than they otherwise would in the absence of the stone base.

The home's exterior palette as shown in the material sheet of the submission appears to blend well, providing some contrast between the stone, metal, and wood. The garage door is called out as being faced with metal panels shown within the material list. The CDC allows for black and grey standing seam roofing materials and this appears to meet that requirement. The applicant's plans have references to snowmelt, but specific areas have not been delineated. It is anticipated that this home will have exterior snowmelt and before the final review, the applicant shall revise these plans to detail areas of exterior snowmelt and the associated square footages.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a conceptual grading and drainage plan provided by Alpine Land Consulting, LLC. The proposal provides positive drainage for the residence as well as delineating disturbed areas including the driveway and areas surrounding the home. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less, and these criteria appear to be met. As noted above, grading has been proposed within the setbacks between Units 6-7 and it would be preferable to understand how the development of Unit 6 and the associated grading is accomplished absent or independent of any grading on the undeveloped Unit 7.

17.5.8: Parking Regulations

Staff: The CDC requires all detached condominium developments to provide two parking spaces. The applicant has shown a total of 3 spaces, but the following items should be noted.

1. The CDC requires one interior space and one exterior space for a detached condominium. Although the plans show two interior spaces at 9'x18', the overall span of the entrance of the garage is only 18' which could limit the realistic ability for two cars to use the garage given the spacing between the two cars while parked. It may be preferable to simply demonstrate a single space inside in order to accurately describe the spacing of the garage.
2. Due to the location of the driveway easement for Units 7-8 and the positioning of the home, there is only room for one parallel exterior space. Although allowed by the CDC with specific approval by the DRB as tandem parking – there could be additional concerns related to the ability for cars parked in the parallel spot and their ability to turn around to exit the drive.

There are additional design standards for parking within the CDC that are not being met as part of this proposal including the following (Section 17.5.8(C)):

- Garage Back Out requirements
- Access to Parking Spaces - Each required parking space shall have unobstructed access from a road or alley or from an aisle or drive connecting with a road or alley

without requiring the movement of another vehicle unless the review authority approves tandem parking.

The DRB must determine this request appropriate and must grant a specific approval of the items listed above.

17.5.9: Landscaping Regulations

The applicant has provided not provided a landscaping plan at this time but will be required to provide this information prior to final review. As such, this plan shall address the Forestry provisions of the CDC concerning Wildfire Mitigation Zones and how the landscaping relates to the approved planting species types listed for Zone 1.

17.5.11: Utilities

Staff: All utilities are currently located within proximity to the home. The applicant shall work with the Public Works Director before the final review to verify the specific locations of the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.

17.5.12: Lighting Regulations

Staff: The applicant has not provided a lighting plan at this time but will be required to do so prior to submittal for final review. This shall include locations, cut-sheets, and photometric studies of the exterior fixtures.

17.5.13: Sign Regulations

Staff: The applicant has indicated that the home will be addressed at a shared freestanding monument located at the beginning of the driveway as well as numbering located on the retaining wall of the home. The address numbering as shown in the plan set does not appear to be downlit, and more details should be provided surrounding the illumination of both the freestanding monument and the numbering on the retaining wall prior to final submittal.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the size, steepness, and overall visibility of the lot, staff is requesting that the fire mitigation requirement be waived in its entirety.

Steep Slopes: Due to the unique location and topography of the site, staff believes that the applicant has worked to provide logical siting for the residence. Due to the extent of slopes over 30%, the design of the house at the top of the property is logical. The grading plan minimizes disturbance to steep slope areas by retaining walls. A Colorado PE has designed the civil plans for the development of the Site.

17.6.6: Roads and Driveway Standards

Staff: Because of the location of the home and the nature of the shared drive for Units 6, 7, and 8 - there is effectively no driveway for Unit 6 other than the designated tandem exterior parking area directly outside of the garage. It would be helpful for the DRB to better understand the access easement and/or shared driveway and the applicant should provide a grade analysis from the point on Cortina Drive to Unit 6 in order to determine if there are any additional concerns as it relates to the Road and Driveway Standards.

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 not submitted a Construction Mitigation Plan as part of the IASR. Although not required for initial, there are a number of staff concerns at the site as it relates to construction mitigation for Unit 6, but more importantly the adjacent properties and homes. It should be noted that due to the unique location of the site, the applicant will need to develop access to the site prior to constructing the residence. As part of this, parking on site will be limited during the initial phase of the project. The contractor will be instructed to fence the site and any soil and or trees not to be removed will need to be protected throughout the project. Staff does have some concerns related to staging and offsite parking impacts, and it may be helpful to discuss additional mitigation steps such as neighborhood updates on the project as it transitions from design to construction.

Variance Request:

For the reasons listed above, the applicant has requested a Variance to both the Maximum Building Height requirements and the Average Building Height requirements. As proposed within the provided plans, the applicant is requesting a 15'-9" variance to the Maximum Building Height, and a 1'-6" variance to the Maximum Average Building Height. While staff does believe a variance request for Unit 6 may be appropriate, there are concerns that even with the reduced height of 50'-9" or +15'-9", the request is more than other projects seen in the Mountain Village. As mentioned previously, the most recently approved variance for a home was approximately 8 feet, and the DRB or Town Council has never reviewed a request of this magnitude in the past.

The current design of the home cannot be accomplished without this request being ultimately recommended by DRB and approved by Town Council. The CDC provides criteria for approval of a Variance within the CDC which has been addressed and provided by the applicant as part of this packet. The DRB will need to determine if they agree that these criteria have been met in their entirety in order to recommend approval of a variance to the Town Council.

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES

17.5.16: Variance Procedure:

Staff has evaluated the following standards (1-8) as the criteria that must be met for Town Council to approve the variance:

- 1. The strict application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography, or other extraordinary or exceptional physical conditions;*

Staff: Lot 165 Unit 6 is burdened by a number of constraints including the size and steepness of the site. The lot is relatively small at 0.27 acres and the majority of the site (95%) is steeply sloped in excess of 30%. In addition to the size and steepness, Unit 6 is limited by its building envelope and the existing driveway easement referenced above. With that, it's unclear to staff if the granting of this allowance would result in an exceptional or undue hardship on the property owner as it relates to the development of Unit 6. This Unit could still be developed absent this variance approval, although it would require a substantial re-design of the project. Alternatively, the

applicant could propose a modest variance request in order to better align with the existing development pattern of Cortina Drive. There are a number of extremely steep lots within the Mountain Village and staff does not believe this to be an exceptional or extraordinary condition that warrants the request as presented.

2. The variance can be granted without substantial detriment to the public health, safety, and welfare;

Staff: The variance as proposed could potentially impact public welfare through increased viewshed impacts relating to the massing of the home on the north elevation as seen from San Joaquin and adjacent properties. The variance request is large as it relates to previously approved variance requests in the Mountain Village and could set precedent for future building height variance requests for the undeveloped Cortina lots and elsewhere. The DRB must determine if this impact is in fact a substantial detriment.

3. The variance can be granted without substantial impairment of the intent of the CDC;

Staff: The intent of the CDC is to allow for guided uniform development based on standards applicable to each zoning designation. Although the topography of the site has created a unique circumstance for the owner, staff does not believe that the Variance procedures intend to allow for a single-family detached condominium to have the massing of a multi-family structure. It will be important for the DRB and Town Council to determine if this request is meeting the intent of the CDC as it relates to building heights, and more importantly the appropriateness of variance as it relates to the intent of the CDC.

4. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Staff: At the December work session, the DRB requested more information relating to existing homes in Cortina. Staff has provided certain information for Units 11, 12, 13, 14, and 22 below as they relate to Unit 6. Please note that this information was taken from the previous DRB applications and approvals and could have changed slightly through the minor revision process which occurs after the DRB approval. These numbers should be considered approximate.

Unit #	Lot Size	Square Footage	Max Height
6	0.27 ac	7,510	50'-9"
11	0.21 ac	4,972	37'-9"
12	0.21 ac	6,546	34'-8.5"
13	0.21 ac	3,858	34'-6"
14	0.26 ac	7,197	39'-11"
22	0.44 ac	4,020	40-8.5"

Based on the above table, there appears to be a large differential in home square footage as well as overall height allowances, with Unit 6 being the largest size and height. In this case, staff believes that the home could be redesigned with a much smaller variance request that would allow for the design to be more in alignment with other property owners and developments within the Cortina Neighborhood. Given that

the height request and square footage is great than other developed lots in Cortina, granting a Variance of this magnitude could be viewed as granting special priviledge unless otherwise demonstrated by the applicant.

5. *Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;*

Staff: Staff does not believe that the owner's reasonable use of the property would be limited without the approval of this Variance. At the December work session and again at the February 4, 2021, Public Hearing, it was indicated that the DRB was generally comfortable with a variance due to the constraints of the site, but could not support a 20'-4" variance to the maximum building height standards. The DRB will need to determine if the revisions as provided showing a maximum height of 50'-9" (+15'-9") is the minimum necessary to allow for the reasonable use of the property. Generally architects have worked within the constraints of the CDC to design a home that steps up or back on steep lots, integrated shed forms, located massing away from the edges of the building, or otherwise designed in harmony with a slope in order to avoid height Variance requests by some degree. The DRB must determine whether preservation of the proposed design of the building is sufficient reason to grant a Variance and otherwise meets the eight criteria.

6. *The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;*

Staff: The lot is within a legally created subdivision.

7. *The variance is not solely based on economic hardship alone; and*

Staff: The variance is being requested by the applicant due to topographical and geographical constraints of Lot 165, Unit 6.

8. *The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.*

Staff: The applicant has presented the reasoning as to why the maximum and average building height variance is required based on the unique site-specific constraints of the lot. Staff believes that this request meets all other applicable Town Regulations and Standards.

Staff Recommendation: The architectural design of this project is directly tied to the variance request and its approval by Town Council. In this instance, the DRB is providing a recommendation to the Town Council on the appropriateness of the variance request. If the DRB cannot determine that Criteria 1-8 listed above have been met in their entirety, then staff recommends the DRB recommend to Town Council denial of the Variance Request. Staff does not recommend the denial of the Initial Architectural Design Review at this point but rather recommends continuing that item until after the Town Council public hearing on February 18, 2021. If the DRB finds it preferable to continue the Design Review portion of this application until the Town Council rules on the Variance, that is also a potential option for this body – recognizing that the design is tied to the variance and any

Town Council future ruling may require the applicant re-submit for IASR. If that is the preferred path, staff recommends continuing the IASR and voting on the Variance request.

If the DRB does determine that the revisions to the design and height of the proposed home have met the intent of the Design Regulations as well as the criteria for approval of a Variance discussed above, the staff recommends approval of the IASR, and DRB recommendation of approval to Town Council for the Variance request for Maximum Building Height and Average Maximum Building Height.

PROPOSED MOTIONS:

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

Motion to recommend denial of Variance Request:

"I move to recommend denial of the resolution approving a variance to increase the maximum building height to approximately 50 feet and nine inches (50'-9") and the Average Maximum Building Height to 31 feet 6 inches (31'-6") for Lot 165, Unit 6, based on the evidence provided within the Staff Memo of record dated February 9, 2021".

In addition to the above motion,

"I move to continue the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 6, to [insert date certain] based on the evidence provided within the Staff Memo of record dated February 9, 2021.

Motion to recommend approval of Variance Request, and approving an IASR:

"I move to recommend Town Council approve the resolution allowing a variance to increase the maximum building height to approximately 50 feet and nine inches (50'-9") and the Average Maximum Building Height to approximately 31 feet 6 inches (31'-6") for Lot 165, Unit 6, based on the evidence provided within the Staff Memo of record dated February 9, 2021".

In addition to the above motion, If the DRB deems this application to be appropriate for IASR 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 detached single-family condominium located at Lot 165, Unit 6, based on the evidence provided within the Staff Report of record dated February 9, 2021, with the following Specific Approvals:

- 1) Tandem Parking.
- 2) Garage Back Out Requirements.

And, with the following conditions:

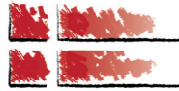
- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the proposed address monument so the method of downlit illumination is demonstrated.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide

- an updated landscaping plan demonstrating all requirements of the CDC.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
 - 4) Prior to submittal for Final Architectural Review, the civil engineering plans shall be updated to demonstrate the grading and drainage for Unit 6 independently of Unit 7. In addition, the driveway/accessway length, grades, and width shall be demonstrated.
 - 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) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
 - 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
 - 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm

CENTRE SKY
ARCHITECTURE LTD

10125 RANCHO MONTECITO DRIVE
PARKER COLORADO 80138
303.840.0020
303.840.2299 F



11 LONE PEAK DR #206; BOX 161488
BIG SKY MONTANA 59716
406.995.7572
406.995.7477 F

T6 Project Narrative:

Located in Mountain Village, Unit 6 is a down sloping site off of Cortina Drive. The lot is heavily covered with fir, spruce and aspen trees. Unit 6 has great eastern sun exposure. It also has views of Mountain Village, and various peaks to the north east. Unit 6 is a ski in ski out lot and has a skier access easement on its western property boundary.

The proposed design for Unit 6 has a mountain modern architectural theme. Exterior materials include horizontal reclaimed wood siding, an ashlar stone layup, patina metal paneling, black window frames, and a grey standing seam roof. Public spaces of the Great Room, Grand Patio, Dining, and Ski room are pushed to the Northeast side of the site to take advantage of views. The garage is located closest to Cortina to allow for minimal grading and easy access. A lower level includes bedrooms, ski room, and family room that also face north east. Due to the home's small footprint & the steepness of the lot, a third, lowest level was designed that includes a mechanical room and bunk room.

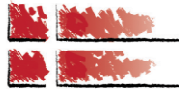
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Dugaard'.

Jamie Dugaard, AIA, NCARB, LEED ap

Principal Architect-Centre Sky Architecture

10125 RANCHO MONTECITO DRIVE
PARKER COLORADO 80138
303.840.0020
303.840.2299 F



11 LONE PEAK DR #206; BOX 161488
BIG SKY MONTANA 59716
406.995.7572
406.995.7477 F

T6 Variance Criteria

- A- The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography, or other extraordinary or exceptional physical conditions.
- a. The size, shape, topography, and other physical conditions such as the existing retaining wall & driveway on Unit 6 create extreme hardship on a very challenging site to build on. The topography on Unit 6 is exceptionally steep, especially working towards the southeast corner. Ninety-four percent of the buildable area is over 30% slope (see Exhibits A & B). Additionally, there is an existing 20'+ retaining wall along the south setback line that the home is required to be set back from for safety and future maintenance access. A shared driveway access takes the front setback area of the building, forcing the home to be pushed further back from the designated setback, and thus pushes the mass further downhill (See Exhibit C). The limited buildable area forces the home to be tight to the north and east property lines. The steep terrain and limited buildable area would not allow for a home with a main level to be constructed on this property without a height variance.
 - b. If we are held to height restrictions, the main level would need to move down 15-21 feet. This would force the current three-story home to become a two-story home. The home would also have to cut further into the hillside, decreasing natural light access & increasing excavation and structural complexities. The limited direct natural light access will create a larger usage and dependence on utilities.
- B- The variance can be granted without substantial detriment to the public health, safety, and welfare.
- a. A height variance has no effect on the public health, safety, and welfare.
- C- The variance can be granted without substantial impairment of the intent of the CDC
- a. This well-designed home responds to the topography, it will sit below the tree line, and will not impair any views of neighboring lots (see Exhibits D-G).
- D- Granting the Variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district
- a. Multiple height variances have been approved on neighboring lots. We expect more to be requested as Units 1-5 are developed. The steep terrain & limited buildable area will not allow for a functional home design that meets the height restrictions (see Exhibit H).
- E- Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use.

- a. If a variance is not granted, the home must be constructed with only a garage/entry on the entry level, and stairs down to the main common areas of the home. This would be a dysfunctional home design and would inhibit the lot from being built out.
 - b. The majority of home owners require a main level. Dropping the main level down to meet height requirements would add a vertical barrier to all users.
 - c. The roof responds to the topography, with the lowest point of the roof above the lowest grade in the north east corner (see exhibit I). Anything more limiting would not allow for a reasonable main floor area that aligns the areas exceptional quality of homes (see Exhibit J). The mass of the home is also recessed on the north east corner of the home.
- F- The lot for which the variance is being granted was not created in violation of town regulations or Colorado State Statues in effect at the time the lot was created
- G- The variance is not solely based on economic hardship alone
- a. Economic hardship is not a primary issue. The variance is requested to allow for a functional home design that will be a valuable asset to the community.
- H- The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations and standards
- a. All other regulations are met

Sincerely,

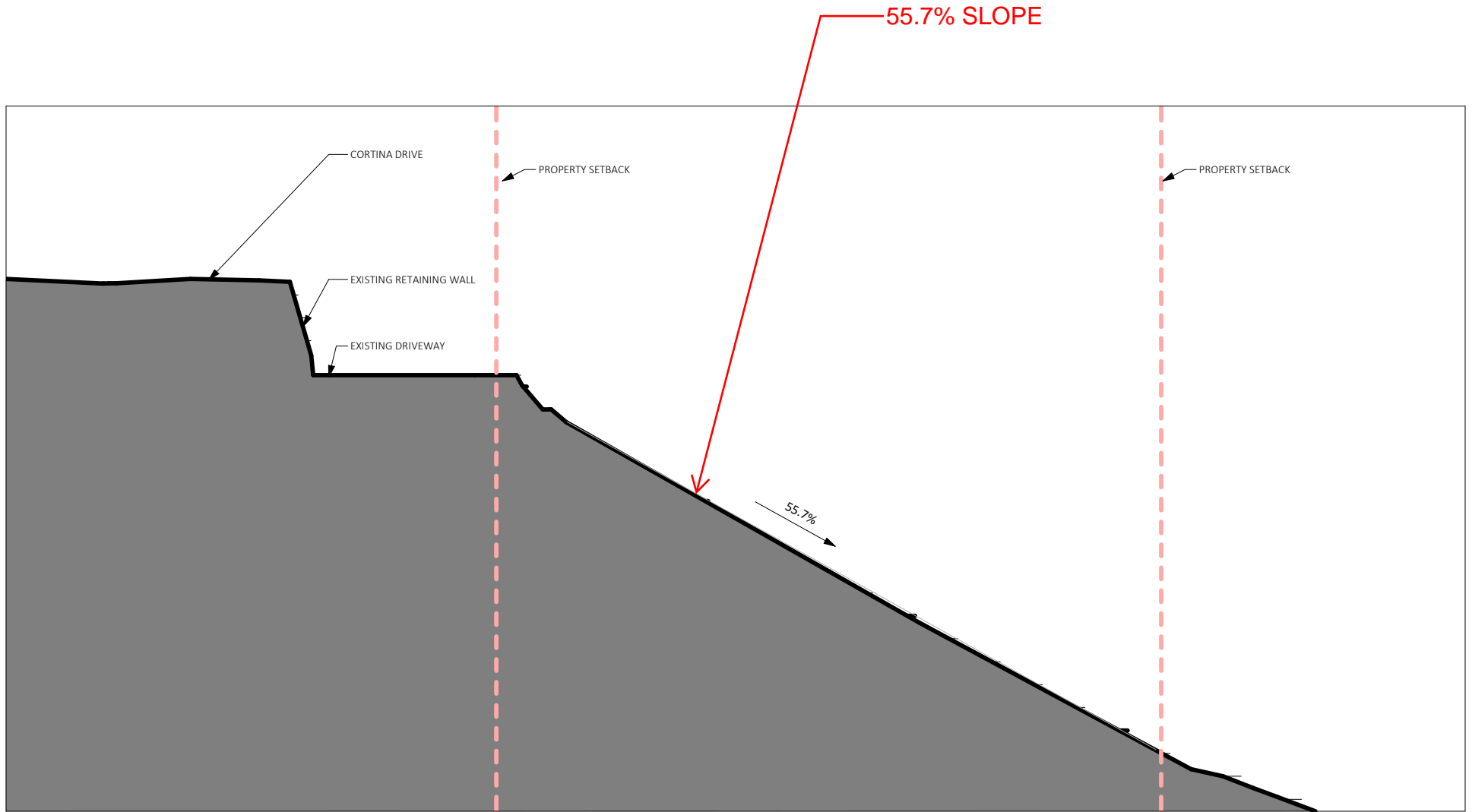
A handwritten signature in black ink, appearing to read "J. Daugaard". The signature is written in a cursive, flowing style.

Jamie Daugaard, AIA, NCARB, LEED ap

Principal Architect-Centre Sky Architecture

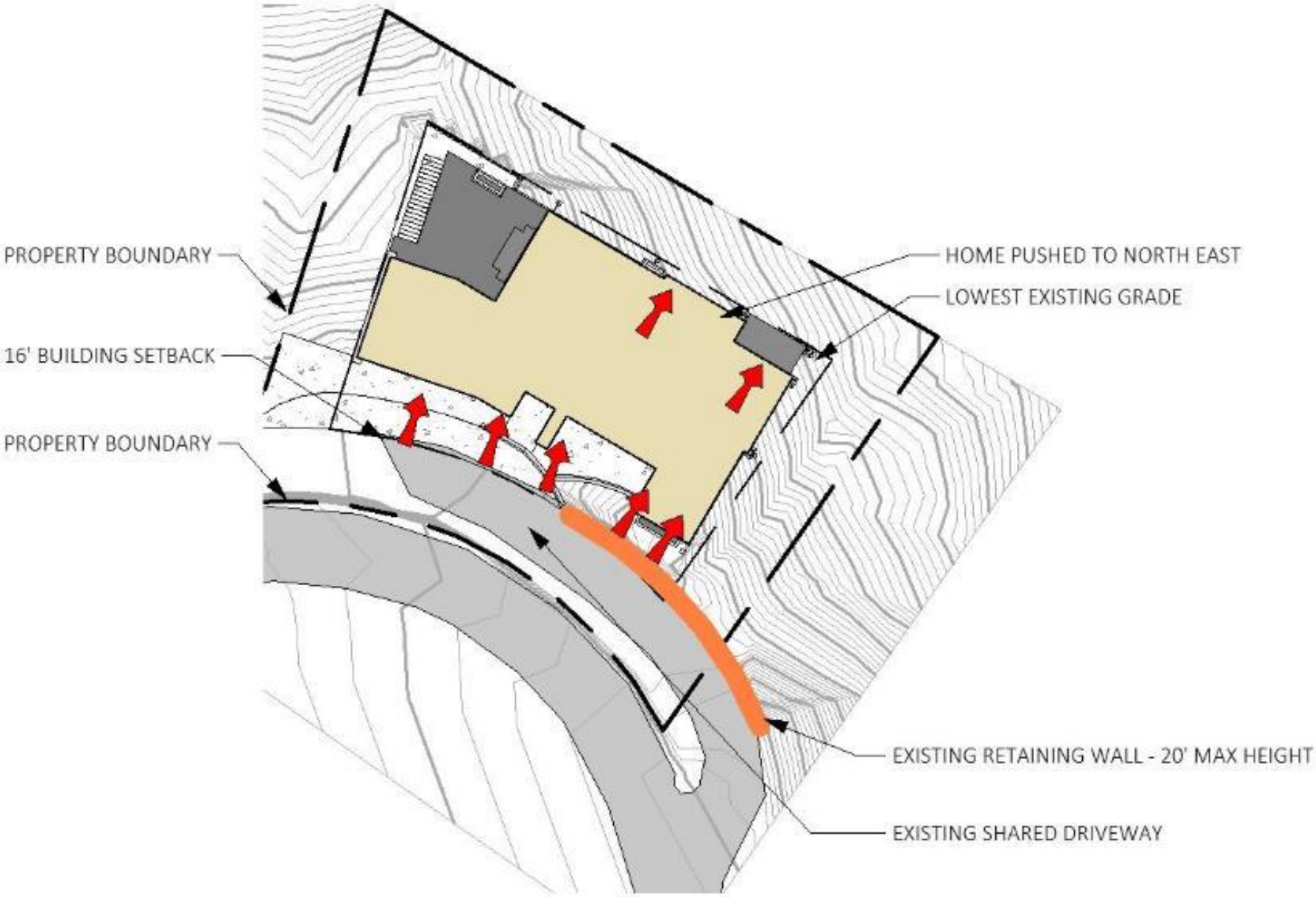
NATURE OF LOT - STEEP SLOPES

EXHIBIT B



NATURE OF LOT - ADDITIONAL LIMITING FACTORS

EXHIBIT C





**PROPOSED
UNIT 6 HOME**

SECTION
CUT ON
FOLLOWING
PAGE

SAN JOAQUIN
ROAD

EXISTING
CASSIDY
RIDGE
CONDOS

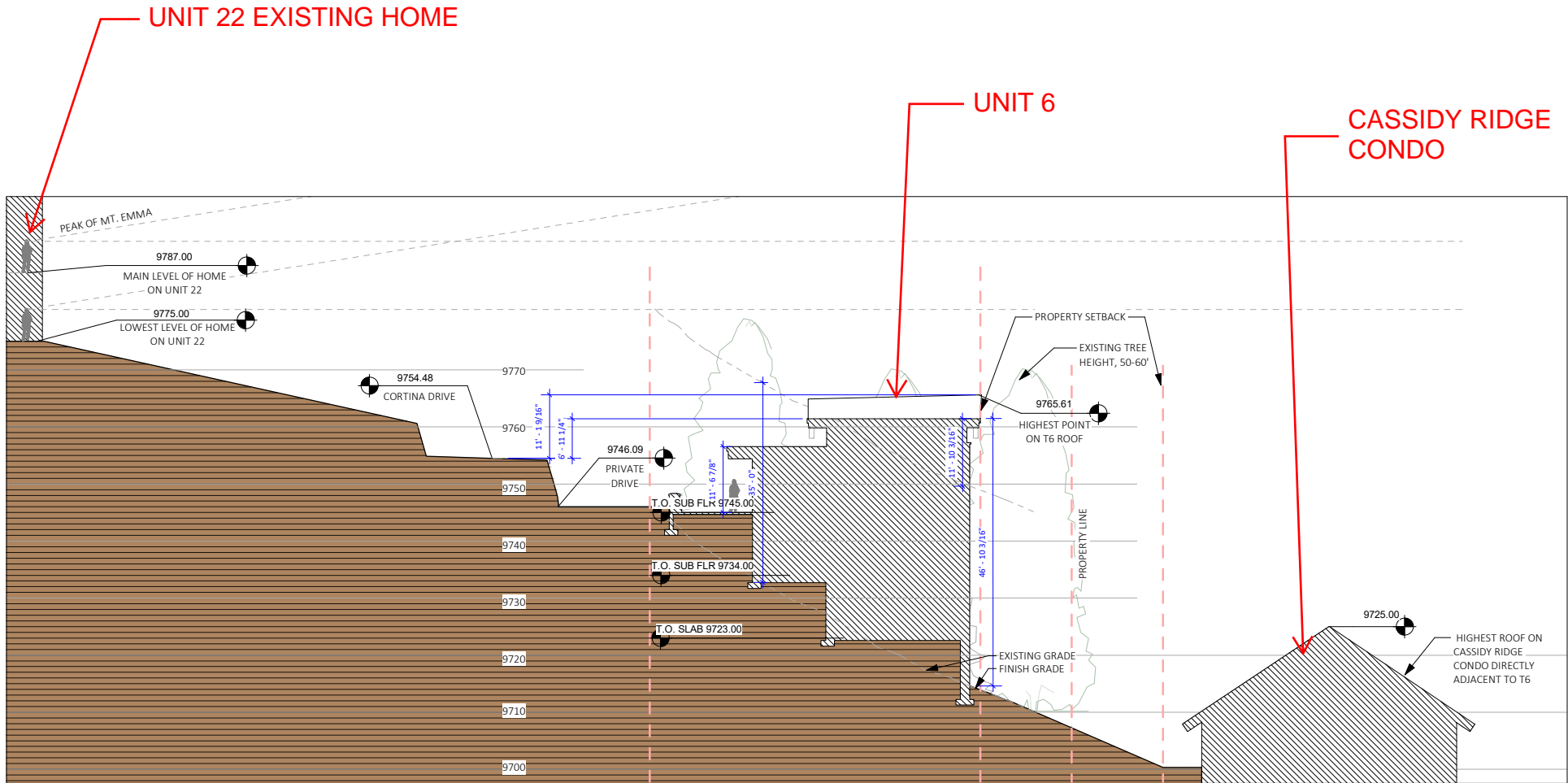
PRIVATE
DRIVEWAY

CORTINA DR

EXISTING
HOME ON
UNIT 22

NO AFFECT ON NEIGHBORING PROPERTIES:

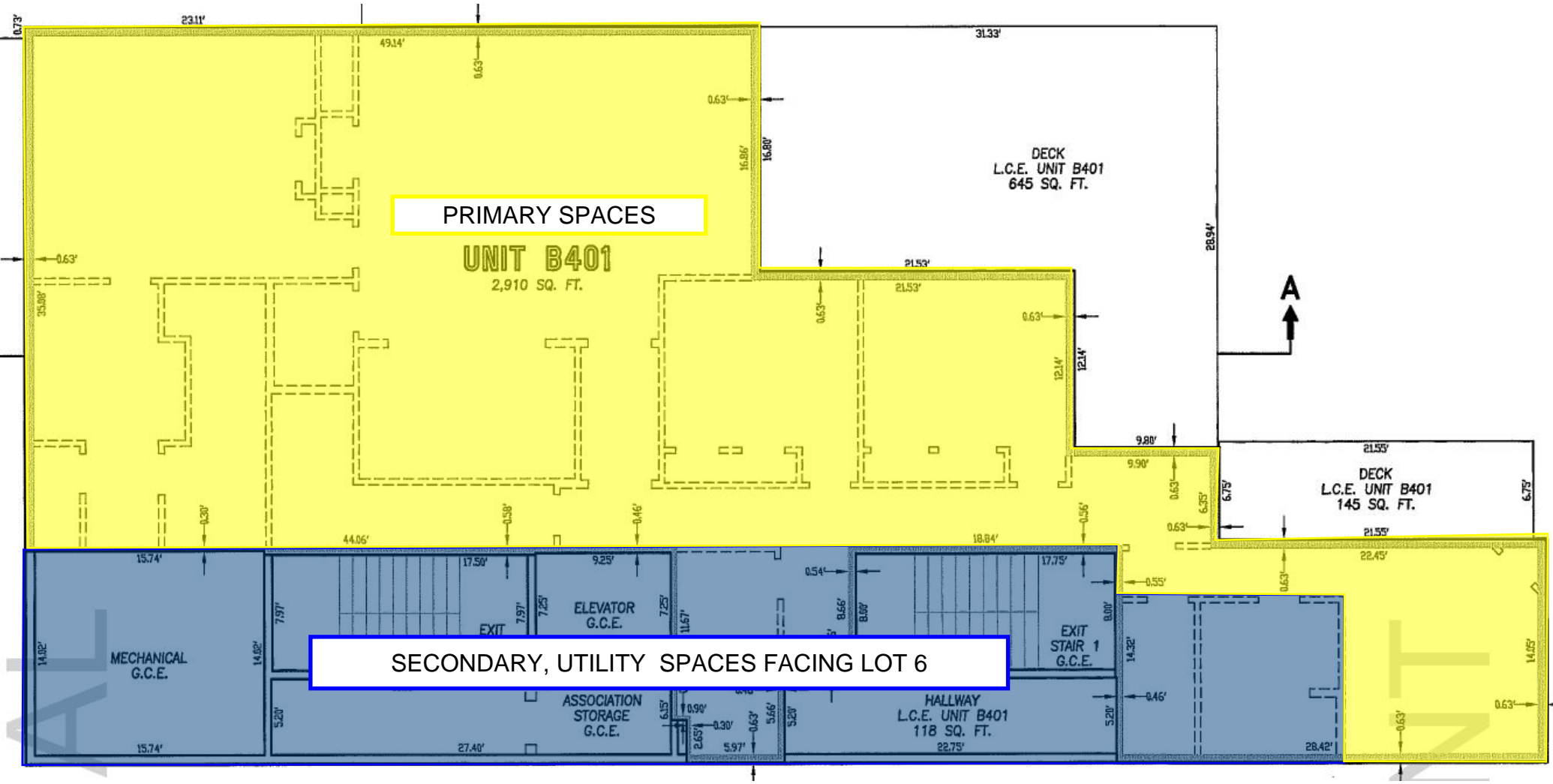
EXHIBIT E



NO AFFECT ON NEIGHBORING PROPERTIES

EXHIBIT F

SAN SOPHIA MOUNTAIN RANGE

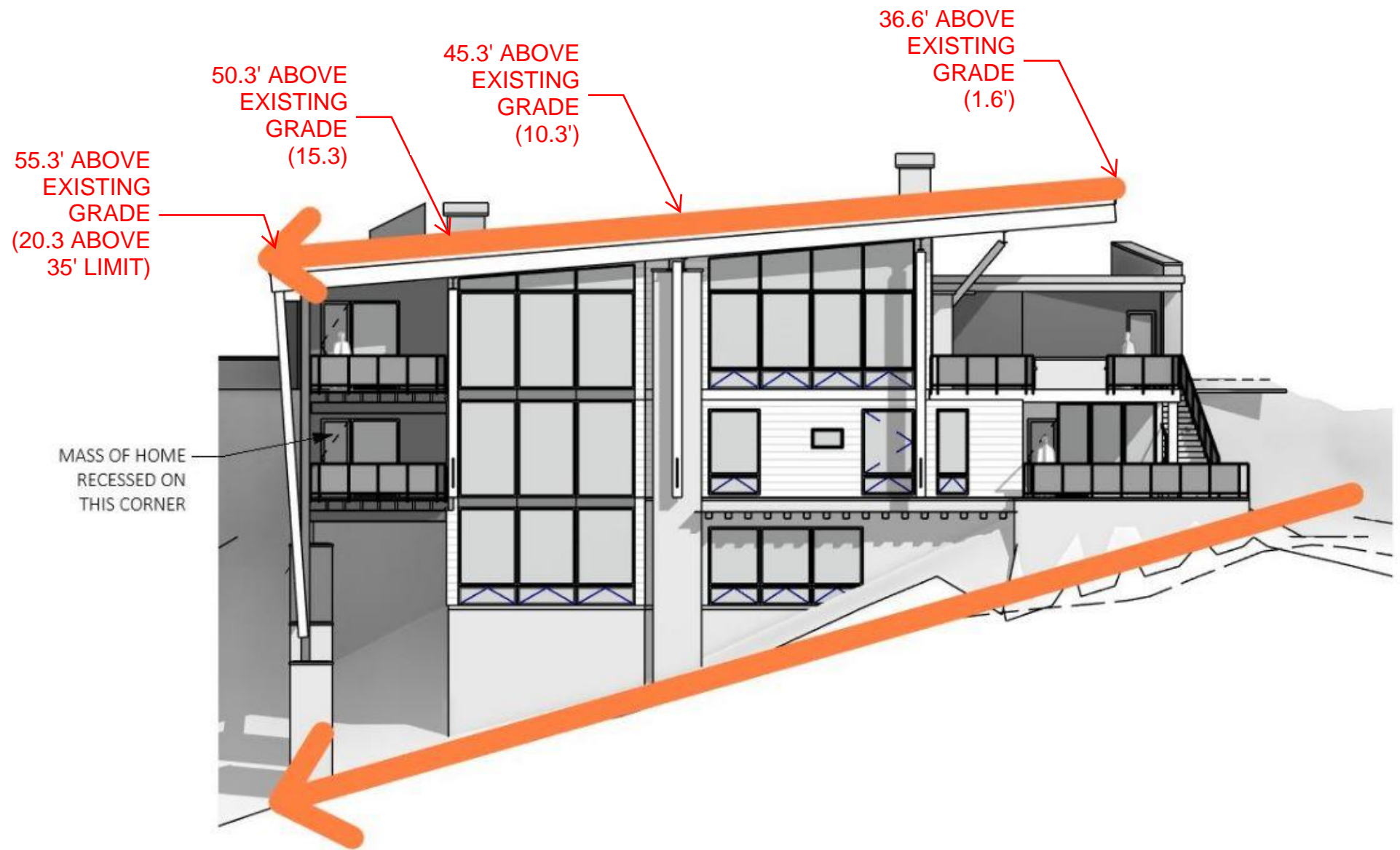


UNIT 6

EXISTING CASSIDY RIDGE CONDO - TOP LEVEL

DESIGN RESPONDS TO EXISTING TOPOGRAPHY

EXHIBIT G

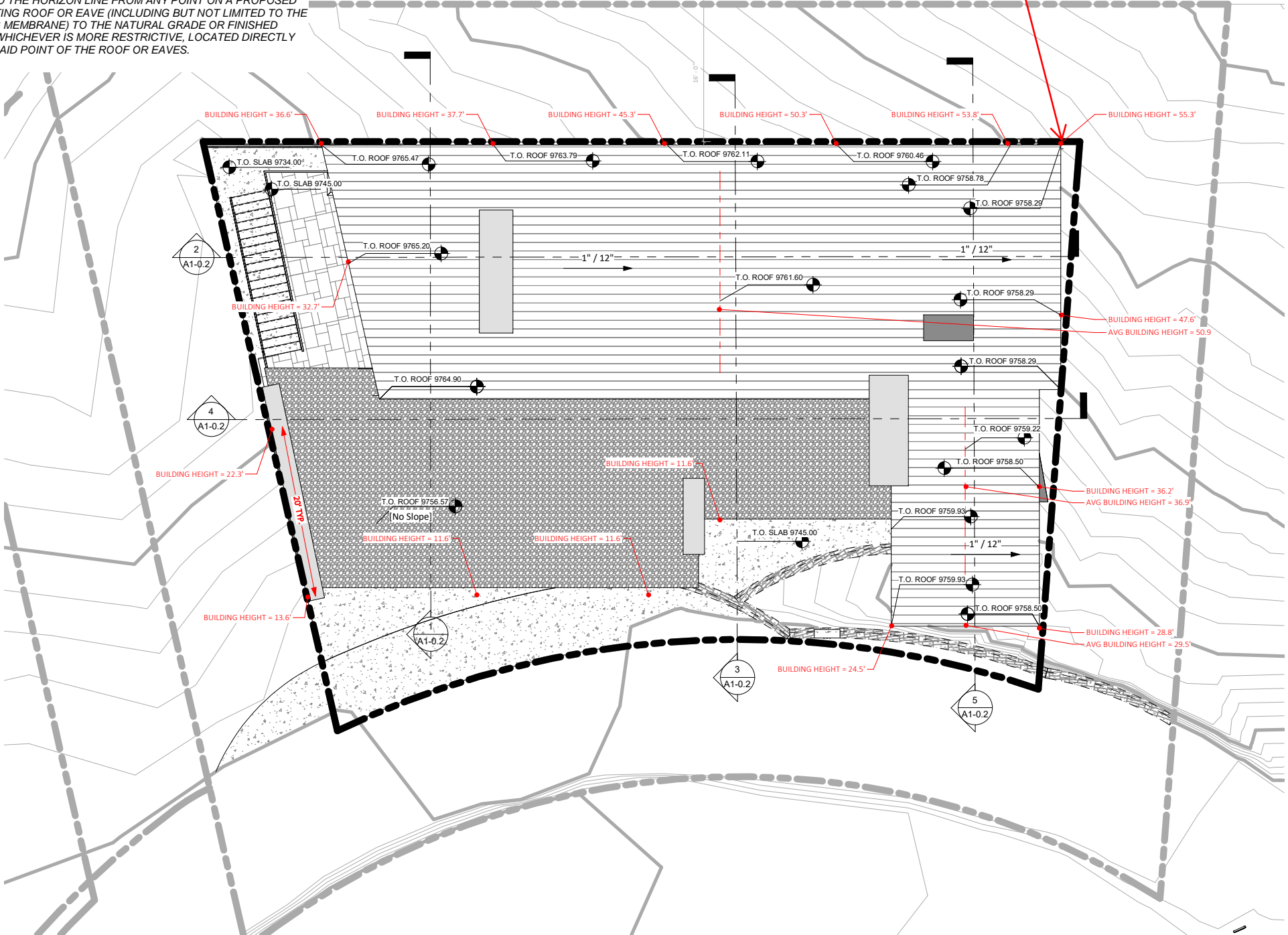


VARIANCE REQUESTED

EXHIBIT I

**ACTUAL MAXIMUM BUILDING HEIGHT = 55.33'
AT THIS POINT**

MAXIMUM BUILDING HEIGHT = 35'
BUILDING HEIGHT SHALL BE MEASURED VERTICALLY AT A RIGHT ANGLE TO THE HORIZON LINE FROM ANY POINT ON A PROPOSED OR EXISTING ROOF OR EAVE (INCLUDING BUT NOT LIMITED TO THE ROOFING MEMBRANE) TO THE NATURAL GRADE OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, LOCATED DIRECTLY BELOW SAID POINT OF THE ROOF OR EAVES.



DESIGNS OF HOMES THAT WOULD MEET HEIGHT VARIANCE

EXHIBIT J

THE APPLICATION WE WANT TO AVOID



DEACTIVATION OF STRUCTURE



TELLURIDE #6

TELLURIDE, CO 81435

■ CENTRE SKY ARCHITECTURE, LTD.

CENTRE SKY ARCHITECTURE, LTD.

11 Lone Peak Dr. #206
P.O. Box 161488
Big Sky, MT. 59716
Phone: (406) 995-7572 Fax: (406) 995-7477
E-mail: sara@centresky.com
Website: www.centresky.com

10125 Rancho Montecito Drive
Parker, CO. 80138
Phone: (303) 840-0020 Fax: (303) 840-2299

ARCHITECTURE

MICHAEL TALBOTT

13905 River Glen Ln.
Prospect, KY 40059
Cell: (502) 415-2280
E-mail: mtalbott1@gmail.com

CLIENT

FINBRO CONSTRUCTION

70 Pilot Knob Lane
Telluride, CO 81435

FINBRO CONSTRUCTION ■

GENERAL CONTRACTOR

TRAUTNER GEOTECH

Jonathan Butler, P.E.
970-759-3113 (Cell)

95 North Henry St.,
Cortez, Colorado
970-529-2020 (Cortez)

649 Tech Center Dr.,
Durango, Colorado
970-259-5095 (Durango)

GEOTECHNICAL ENGINEER

LUX WEST PROPERTIES

Bruce McIntyre
Phone: (970) 729-0970
E-mail: brucecm@luxwest.com

CLIENT REPRESENTATIVE

ALPINE LAND CONSULTING, LLC.

P.O. Box 234
Rico, CO 81332
Phone: (970) 708-0326
E-mail: gregg@alpinelandconsulting.com
Website: alpinelandconsulting.com

CIVIL ENGINEER

INITIAL DESIGN REVIEW SUBMITTAL - REV 1

■ FEBRUARY 09, 2021

CODE ANALYSIS

ZONING:	R-1	BUILDING DEPT.:	10125 RANCHO MONTECITO DRIVE	STATE OF COLORADO - SAN MIGUEL COUNTY
OCCUPANCY:	TYPE V NON RATED	BUILDING DEPT. PHONE:		(970) 728-3923
CONSTRUCTION TYPE:		CODE JURISDICTION:	2018 INTERNATIONAL RESIDENTIAL CODE	2018 INTERNATIONAL RESIDENTIAL CODE
ALLOWABLE FLOOR AREA:			2018 INTERNATIONAL PLUMBING CODE	2018 INTERNATIONAL MECHANICAL CODE
FIRE SUPPRESSION:	REQUIRED - NFPA 13D		2018 FUEL GAS CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE
IRRIGATION:	REQUIRED - MOUNTAIN VILLAGE CDC.		2020 NATIONAL ELECTRICAL CODE	2018 INTERNATIONAL FIRE CODE
BEARING & NON-BEARING EXTERIOR WALLS:	NON RATED		TOWN OF MOUNTAIN VILLAGE & SAN MIGUEL COUNTY	2018 INTERNATIONAL FIRE CODE
INTERIOR BEARING WALLS:	NON RATED	SHAFT ENCLOSURES:	NONE	PRESCRIPTIVE ENERGY CODE & GREEN BUILDING STANDARDS
STRUCTURAL FRAME:	NON RATED	ROOF/ROOF CEILING:	NONE	CLASS-A ROOF CONSTRUCTION REQUIRED

ZONING DISTRICT	LOT COVERAGE	MAXIMUM BUILDING HEIGHT	AVERAGE BUILDING HEIGHT	PARKING SPACES
REQUIRED	< 40% OF LOT	35' - 0"	30' - 0"	2
ACTUAL	39% OF LOT	50' 9" (15' 9" VARIANCE REQUESTED)	31' 6" (VARIANCE REQUESTED)	2

AREA ANALYSIS

DEFINITIONS:	PROJECT SQUARE FOOTAGE	EXTERIOR SQUARE FOOTAGE																																													
SQUARE FOOT: LIVABLE FLOOR AREA AS MEASURED FROM EXTERIOR FACE OF STUD OR FACE OF CONCRETE WALL, INCLUDING THICKNESS OF ALL WALLS, INTERIOR AND EXTERIOR (EXCLUDING EXTERIOR FINISHES); DOES NOT INCLUDE FIREPLACE BUMP-OUTS, MECHANICAL SPACES, GARAGE SPACES, AND UNFINISHED BASEMENT AND/OR ATTIC SPACE.	<table border="1"> <thead> <tr> <th>LEVEL</th> <th>NAME</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>T.O. SUB FLR ROCK BOTTOM</td> <td>LIVING</td> <td>1372.0 SF</td> </tr> <tr> <td>T.O. SUB FLR LOWER</td> <td>LIVING</td> <td>2780.1 SF</td> </tr> <tr> <td>T.O. SUB FLR MAIN</td> <td>LIVING</td> <td>2395.3 SF</td> </tr> <tr> <td>HABITABLE</td> <td></td> <td>6555.5 SF</td> </tr> <tr> <td>T.O. SUB FLR ROCK BOTTOM</td> <td>MECH</td> <td>293.2 SF</td> </tr> <tr> <td>T.O. SUB FLR MAIN</td> <td>GARAGE</td> <td>955.4 SF</td> </tr> <tr> <td>NON HABITABLE</td> <td></td> <td>7510.9 SF</td> </tr> <tr> <td>GROSS AREA</td> <td></td> <td></td> </tr> </tbody> </table>	LEVEL	NAME	AREA	T.O. SUB FLR ROCK BOTTOM	LIVING	1372.0 SF	T.O. SUB FLR LOWER	LIVING	2780.1 SF	T.O. SUB FLR MAIN	LIVING	2395.3 SF	HABITABLE		6555.5 SF	T.O. SUB FLR ROCK BOTTOM	MECH	293.2 SF	T.O. SUB FLR MAIN	GARAGE	955.4 SF	NON HABITABLE		7510.9 SF	GROSS AREA			<table border="1"> <thead> <tr> <th>LEVEL</th> <th>NAME</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>T.O. SUB FLR LOWER</td> <td>EXTERIOR DECK</td> <td>105.0 SF</td> </tr> <tr> <td>T.O. SUB FLR MAIN</td> <td>EXTERIOR PATIO</td> <td>339.9 SF</td> </tr> <tr> <td>T.O. SUB FLR MAIN</td> <td>EXTERIOR DECK</td> <td>105.0 SF</td> </tr> <tr> <td>T.O. SUB FLR MAIN</td> <td>EXTERIOR PATIO</td> <td>569.5 SF</td> </tr> <tr> <td>TOTAL EXTERIOR</td> <td></td> <td>1119.5 SF</td> </tr> </tbody> </table>	LEVEL	NAME	AREA	T.O. SUB FLR LOWER	EXTERIOR DECK	105.0 SF	T.O. SUB FLR MAIN	EXTERIOR PATIO	339.9 SF	T.O. SUB FLR MAIN	EXTERIOR DECK	105.0 SF	T.O. SUB FLR MAIN	EXTERIOR PATIO	569.5 SF	TOTAL EXTERIOR		1119.5 SF
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SITE INFORMATION

POWER: SAN MIGUEL POWER ASSOCIATION
WATER: 1-888-864-7311
SEWER: CITY
GAS: SOURCE GAS - (970) 728-6141
TELEPHONE SERVICE: SOURCE GAS - (970) 728-6141
UNDERGROUND UTILITY LOCATE: 811
FIRE DEPT: TELLURIDE FIRE PROTECTION DISTRICT
FIRE DEPT. PHONE: (970) 729-2611 CHIEF / INSPECTOR - J. CHEROSKE
DEFENSIBLE SPACE: 30 FEET IS RECOMMENDED
GEOTECHNICAL REPORT: TRAUTNER GEOTECH COPIES AVAILABLE UPON REQUEST

DESIGN CRITERIA

BASIC WIND SPEED: 90 MPH/3 SEC. GUST (VERIFY W/ STRUCTURAL ENG.)
SEISMIC DESIGN CATEGORY: "C" (VERIFY WITH STRUCTURAL ENG.)
FROST DEPTH: -PSF (VERIFY WITH STRUCTURAL ENGINEER)
SNOW LOADS: REFER TO STRUCTURAL DRAWINGS.
FOUNDATION STANDARD: GENERAL NOTES & FOUNDATION DETAILS.

ABBREVIATIONS

AB	anchor bolt	DWG	drawing	HT	height	PC	pumice-crete	STN	stone
ABV	above	DWR	drawer	HTG	heating	PERF	perforate	STIFF	stiffener
AAC	autoclaved aerated concrete	E	east, egress	HWD	hardwood	PERIM	perimeter	STD	storage
ADJ	adjacent	EA	each	HVAC	heat/ventilate/air condition	PL	plaster	STR	structural
AF	above finished floor	EAD	electric hand dryer	ID	inside diameter	PLAM	plastic laminate	SUSP	suspended
AGG	aggregate	EJ	elastomeric membrane	INCL	include (d) (ing)	PLAS	plastic	SW	stacked ovens
ALUM	aluminum	EL	elevation	INSUL	insulate (d) (ion)	PLF	pounds per lineal feet	T	tread
ALT	alternate	ELEC	electric (al)	INT	interior	PLT	plate	TR	terra cotta
ARCH	architect (ural)	EPDM	elastomeric membrane	IRC	international residential code	PNT	panel (ed)	TEL	telephone
ASPH	asphalt	EQ	equipment	IRV	invert	PR	pair	TO	top of
A/C	air conditioning	EQBT	electric water cooler	JST	joist	PSF	pounds per square foot	TOC	top of concrete
AVG	average	EWAC	electric water cooler	JT	joint	PSI	pounds per square inch	TOE	top of steel
BD	board	EXIST	existing	KIT	kitchen	PTD	paper towel dispenser	TR	trash compactor
BLDG	building	EXT	exterior	KO	knockout	PTN	partition	TV	television
BK	block	FC	faucet	L	length, angle	PVC	polyvinyl chloride	TYP	typical
BLKG	blocking	FD	floor drain	LAB	laboratory	PVT	pavement	UNO	unless noted otherwise
BO	bottom	FDN	foundation	LAM	laminated (d)	PWD	plywood	VR	vapor retarder
BOT	bottom	FE	fire extinguisher	LAV	lavatory	QT	quarry tile	VCT	vinyl composition tile
BR	bedroom	FF	factory finish	LB	pound	R	riser, radius	VERT	vertical
BRG	bearing	FFN	finished floor elevation	LF	lineal feet	R/A	return air	UBC	uniform building code
BSMT	basement	FIN	finish	LL	live load	RB	rubber base	UL	underground electric
BUR	built up roofing	FLG	flashing	LT	light	RCP	reflected ceiling plan	UE	underwriters laboratory
		FLR	floor (ing)	LWC	lightweight concrete	RD	roof drain	ULC	underwriters laboratory
		FLR	fluorescent	MAS	masonry	RE	reference	UNO	unless noted otherwise
		FND	feminine napkin dispenser	MATL	material (s)	RF	refrigerator	VCT	vinyl composition tile
		FNV	feminine napkin vendor	MAX	maximum	RG	range	VERT	vertical
		FOC	face of concrete	MECH	mechanic (al)	REG	register	VR	vapor retarder
		FOM	face of finish	MECH	mechanic (al)	REQD	required	W/	with
		FOF	face of masonry	MTL	metal	REV	revision (s), revised	WD	wood
		FOS	face of stud	MFR	manufacture (r)	RFG	roofing	W/D	watercloset
		FRMG	framing	MH	manhole	RM	room	WF	wide flange
		FT	foot	MIN	minimum	RO	rough opening	WG	wire glass
		FTG	fastening	MISC	miscellaneous	ROW	right of way	WR	warming drawer
		FUT	future	ML	microlam	RS	rough sawn	WS	water supply
				MLD	molding, moulding	RUB	rubber	WWF	welded wire fabric
				MMB	membrane	RV	refrigerator drawers		
				MOM	masonry opening	S	south		
				MOV	movable	SA	smoke alarm		
				MT	mount (ed) (ing)	S/A	supply air		
				MW	microwave oven	SAG	suspended acoustic grid		
				N	north	SC	solid core		
				NAT	natural	SC	schedule		
				NIC	not in contract	SD	storm drain		
				NOM	nominal	SECT	section		
				NTS	not to scale	SHT	sheet		
						SHTG	sheathing		
						SIM	similar		
						SN	sink		
						SPD	soap dispenser		
						SPR	specification		
						SPR	speaker		
						SQL	square		
						SSK	service sink		
						SS	sanitary sewer		
						ST	steel		
						STD	standard		

VICINITY MAP



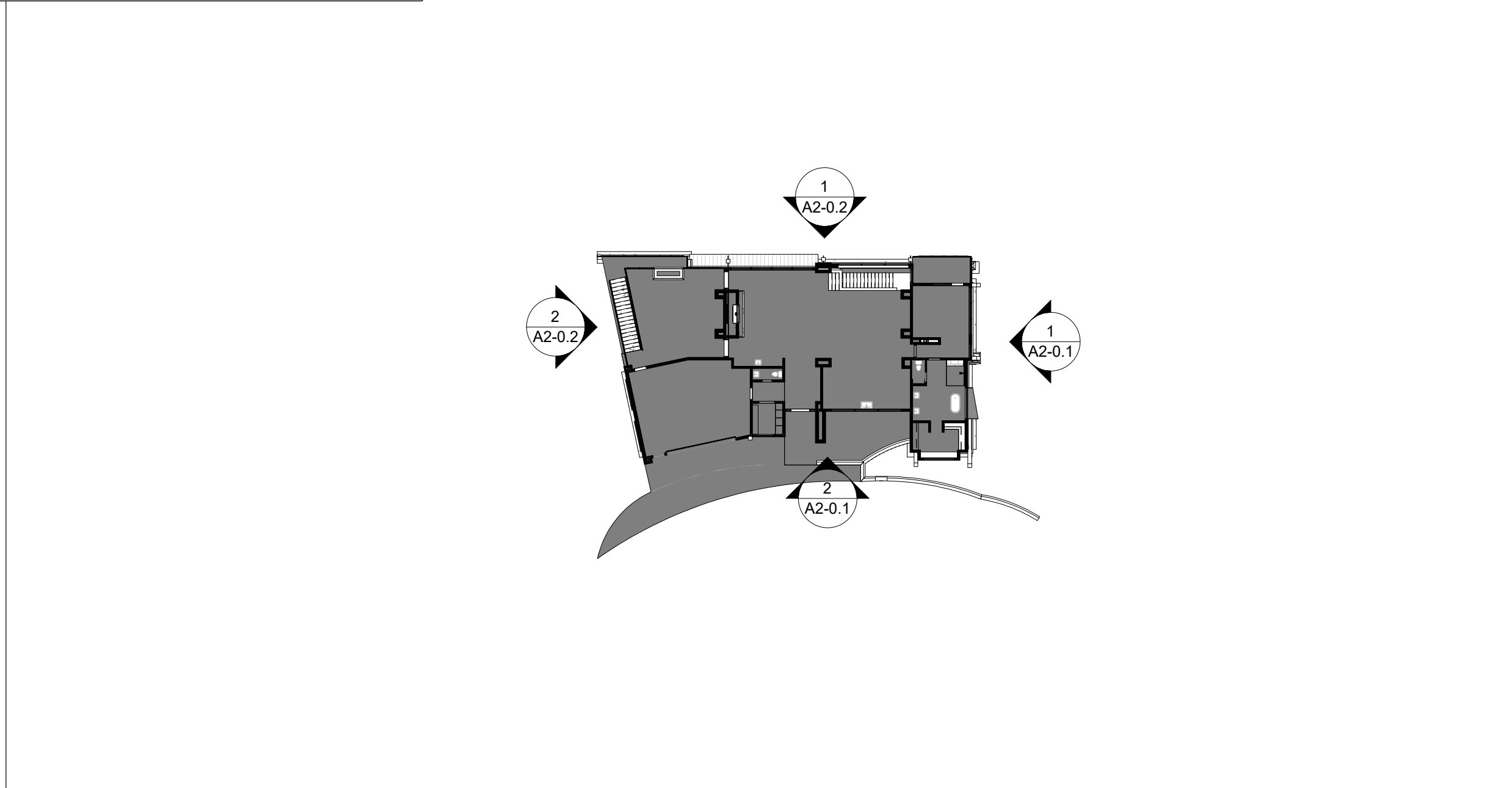
SHEET INDEX

COVER	
01	COVER
01	PERSPECTIVES
A0-0.0	TITLE SHEET
GENERAL	
A0-0.1	GENERAL NOTES
A0-0.3	MATERIAL SPECIFICATIONS
A0-0.4	AREA PLANS
CIVIL	
C1-0.0	SURVEY
C1-0.1	GRADING
C1-0.2	DRAINAGE
C1-0.3	UTILITY
ARCHITECTURAL	
A1-0.1	ARCHITECTURAL SITE PLAN
A1-0.2	SITE SECTIONS
A1-0.3	SITE DETAILS
A1-1.0	LOWER LEVEL PLAN
A1-1.1	MAIN LEVEL PLAN
A1-3.1	ROOF PLAN
A1-3.2	ROOF PLAN & TOPO SURVEY
A2-0.1	EXTERIOR ELEVATIONS
A2-0.2	EXTERIOR ELEVATIONS
A3-0.2	BUILDING SECTIONS
A3-0.6	BUILDING SECTIONS
A3-0.7	BUILDING SECTIONS
A3-3.2	STAIR PLANS SECTIONS & DETAILS
A4-1.8	INTERIOR ELEVATIONS
A5-1.2	EXTERIOR DETAILS
A6-1.2	WINDOW SCHEDULE
A6-2.1	DOOR ELEVATIONS & SCHEDULE

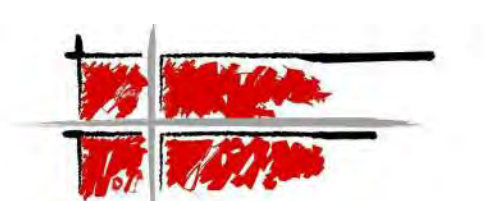
GRAPHIC SYMBOLS

100' - 0"	POINT ELEVATION POINT		NEW CONCRETE
T.O. CONC.	ELEVATION DESCRIPTION		PUMICE-CRETE
0	EXTERIOR ELEVATION MARKER	1	RAMMED EARTH
0	BUILDING SECTION & SECTION DETAIL MARKER	1	TIMBER OR LOG ELEMENT
0	INTERIOR WALL ELEVATION MARKER	1	INSULATION
ROOM [100]	ROOM NAME	1	EARTH
ROOM NUMBER		1	ASPHALT
100	DOOR INDICATOR	1	WALL TO BE REMOVED
X	WINDOW TYPE	1	EXISTING WALL TO REMAIN
X	WALL TYPE	1	NEW WALL
	DATUM POINT		
	BREAK LINE		

KEY PLAN



CENTRE SKY
ARCHITECTURE, LTD.
ARCHITECTURE
&
PLANNING



COLORADO:
10125 RANCHO MONTECITO
DR. PARKER, COLORADO 80138
P. 303.840.0020

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P. 406.995.7572

UTAH:
1960 SIDEWINDER DR., #101
PARK CITY, UTAH 84060
P. 435.604.0891

www.centresky.com

TELLURIDE #6
TELLURIDE, CO 81435

NOT FOR CONSTRUCTION

Issued For	Date
100% S.D.	01/14/2021
Pricing #	-
ARC Sketch Review	01/14/2021
100% D.D.	-
ARC Final Review	-
100% C.D.	-
REV. #	-

Drawn By S. D'AGOSTINO
Date 02/09/2021
Project # 2021.00
Phase DD
Sheet

A0-0.0
TITLE SHEET

GENERAL NOTES

GENERAL NOTES ARE INDENTED TO HIGHLIGHT OR IN SOME CASES SUPPLEMENT PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.

- ALL CONSTRUCTION INCLUDED UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, STANDARDS, REGULATIONS, ORDINANCES, SPECIFICATIONS AND ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ON-SITE REVIEWS BY BOTH THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER AT THE APPROPRIATE CONSTRUCTION PHASES AS SET FORTH BY EACH SPECIALTY.
- GENERAL CONTRACTOR/CONSTRUCTION MANAGER AS WELL AS SUB-CONTRACTORS SHALL BE FAMILIAR WITH & COMPLY TO ALL PROCEDURES SET FORTH BY FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES IN THE CONSTRUCTION OF THIS PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL AFFIDAVITS, CERTIFICATES, & REPORTS THAT MAY BE REQUIRED BY ANY & ALL AGENCIES INCLUDING ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES UPON REQUEST.
- ALL CONSTRUCTION DOCUMENTS ARE BASED ON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS, AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR REMEDIATION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE WITH A MINIMUM OF 72 HOURS PRIOR NOTICE. THESE SERVICE INTERRUPTIONS INCLUDE BUT ARE NOT LIMITED TO: WATER, POWER, SANITARY SEWER, GAS, TELEPHONE, CABLE, ETC.
- CONTRACTORS SHALL COMPLY WITH ALL CONSTRUCTION DOCUMENTS, INCLUDING OUTLINE SPECIFICATIONS. DO NOT SCALE DRAWINGS! FOLLOW DIMENSIONS AS PER PLANS. NOTIFY ARCHITECT OF ANY CONFLICTS.
- SPECIFICATIONS AND DRAWINGS INCLUDE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONTRACTORS AND SUB-CONTRACTORS SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. THEY SHALL NOTIFY AND RECEIVE CLARIFICATION FROM ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
- PRIOR TO MATERIAL FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR CONFORMANCE TO DESIGN. REFER TO NOTES BELOW ON "SHOP DRAWINGS" AS WELL AS STRUCTURAL ENGINEER'S GENERAL NOTES FOR FURTHER INFORMATION. THE CHECKING OF SHOP DRAWINGS BY THE ARCHITECT OR ENGINEER IN NO WAY RELIEVES THE CONTRACTOR OF FULL RESPONSIBILITY FOR ACCURATE COMPLETION OF THE WORK AS DRAWN AND SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WALL TYPES CONFORM TO STRUCTURAL SHEAR WALL REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- PROVENT SCREEN WALL AS ALL EXTERIOR MECHANICAL EQUIPMENT. SCREEN WALL TO BE AT A MIN. HEIGHT OF 1'-0" ABOVE THE MECHANICAL EQUIPMENT, UNLESS NOTED OTHERWISE.
- A RADON MITIGATION SYSTEM SHALL BE INSTALLED UNDER ALL CONCRETE SLABS.
- GUARDRAILS ARE REQUIRED AT ANY LOCATION HAVING A VERTICAL DROP GREATER THAN 30 INCHES AND ARE TO BE 36" MINIMUM IN HEIGHT.
- OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- INSTALL HANDRAILS AT ALL STAIRS HAVING MORE THAN TWO RISERS, UNLESS SHOWN OTHERWISE. HANDRAILS TO BE NOT LESS THAN 34 INCHES, NOR MORE THAN 38 INCHES ABOVE NOSING OF TREADS.
- CONCRETE SIDEWALKS TO HAVE 3/4" TOLDED JOINTS AT 3'-0" O.C. UNLESS NOTED OTHERWISE.
- FINISH GRADE SHALL BE A MINIMUM OF 6 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHERWISE. GEOTECHNICAL REPORT TO SUPERCEDE ANY FURTHER CONFLICTS.
- FINISH GRADE SHALL BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
- UTILITY ROUTING AND CONDUIT TRANCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
- ELECTRICAL METERS SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
- WATER SUPPLY LINE SHALL BE 1 1/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS NOTED OTHERWISE.
- EXCAVATION**
 - ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
 - CONCRETE GRADE SHALL BE A MINIMUM OF 6 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
 - FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHERWISE. GEOTECHNICAL REPORT TO SUPERCEDE ANY FURTHER CONFLICTS.
 - FINISH GRADE SHALL BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
 - UTILITY ROUTING AND CONDUIT TRANCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
 - ELECTRICAL METERS SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
 - WATER SUPPLY LINE SHALL BE 1 1/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS NOTED OTHERWISE.
- LANDSCAPE**
 - LANDSCAPE CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT PRIOR TO INSTALLATION. COPIES OF REPORT AVAILABLE UPON REQUEST RE: ARCHITECT/GENERAL CONTRACTOR.
 - REFERENCE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE NOTES.
- REMODEL - DUST CONTROL**
 - DUST CONTROL PLAN IS TO BE SUBMITTED TO OWNER AND ARCHITECT BEFORE DEMOLITION COMMENCES.
 - ISOLATE WORK AREA CLOSE DOORS AND SEAL OFF NOT TO USE WITH TAPE.
 - CREATE TEMPORARY WALLS AND CORDON OFF AREAS USING A ZIPWALL DUST BARRIER SYSTEM OR EQUAL TO THE MANUFACTURER'S SPECS.
 - FLOOR PAPER SHOULD BE APPLIED TO ALL AREAS OF THE CONSTRUCTION ZONE.
 - DESIGNATE ONE DOORWAY INTO THE STRUCTURE AND INSTALL A ZIPPOOR KIT OR EQUAL IN THAT ENTRY WAY SEPARATING WORK AREA FROM THE REST OF THE HOME. IT IS RECOMMENDED TO CHOOSE AN ENTRY WAY THAT ALSO HAS A DOOR TO CLOSE TO CREATE A DOUBLE BARRIER.
 - DEMO WASTE TO BE REMOVED THROUGH A DUST BARRIER PROTECTION AREA, NOT THROUGH UNPROTECTED AREAS.
 - IF POSSIBLE, COMPLETELY ELIMINATE ACCESS FROM INSIDE THE NON-CONSTRUCTION AREAS TO THE CONSTRUCTION AREAS; PROVIDING OUTDOOR OR ALTERNATIVE ACCESS TO REST ROOMS, OUTSIDE BASEMENT ACCESS TO UTILITIES, ETC.
 - IF IT IS RECOMMENDED THAT STICKY MASSES BE DIRECTLY OUTSIDE OF THE ENTRANCE TO THE CONSTRUCTION ZONE IN AN ATTEMPT TO CAPTURE EXTRA DUST FROM THE EXTERIOR.
 - IT IS RECOMMENDED TO USE HIGH EFFICIENCY HEPA-FILTERED DUST CONTROL EQUIPMENT AND CONTAINMENT BARRIERS TO HELP ISOLATE AND REMOVE PARTICLES RELEASED INTO THE AIR DURING DEMOLITION.
 - ESTABLISH A NEGATIVE PRESSURE ENVIRONMENT WITH INDOOR AIR CIRCULATION, PUMP WINDOWS AND DOORS INSIDE THE NON-REMODELLED HOME CLOSED AT ALL TIMES.
 - TURN OFF DUCT WORK BASED HEATING AND COOLING DURING THE ENTIRE CONSTRUCTION PROCESS. IT IS RECOMMENDED TO TAPE PLASTIC BARRIER OVER THE REGISTERS AND VENTS THROUGH OUT THE HOME.
 - PRO-VENT OR SIMILAR PRODUCT TO BE ADDED TO EXPOSED DUCT INTAKES IMMEDIATELY AFTER THEY ARE INSTALLED.
 - IT IS RECOMMENDED TO USE A HEPA VACUUM FOR CLEANING PURPOSES, NOT SWEEPING WITH A BROOM.
 - EXISTING LIGHT FIXTURES TO REMAIN WALL BE SEALED OFF WITH PLASTIC AND TAPE.
 - ONCE CARPET OR WOOD FLOORING IS REMOVED, MAKE SURE FLYWOOD SUBFLOOR IS SECURELY ATTACHED TO PREVENT SQUEAKS.
 - IT IS RECOMMENDED TO PERFORM AS MUCH OF THE WORK OUTSIDE AS POSSIBLE.
 - IT IS RECOMMENDED THAT ALL SMOKE ALARMS BE TAPED AND COVERED AFTER INSTALL.
- FIRESUPPRESSION**
 - FIRE SUPPRESSION SYSTEM IS REQUIRED, SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
 - FIRE SUPPRESSION ENGINEER OF RECORD SHALL BE CONTACTED BY GENERAL CONTRACTOR TO PERFORM ON-SITE OBSERVATION VERIFYING THE INSTALLATION IS IN ACCORDANCE WITH PLANS PROVIDED.
- STAGING NOTES**
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
 - ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRADE, ROADSIDE DITCH, EXISTING CURBVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPER.
 - GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2" OF 3/4" SCREENED ROCK TO COVER ALL DRIVEWAYS, PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF (8" MINUS 3" PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC).
 - ANY USE OF ANY FIRE HYDRANT IS PROHIBITED FOR USE BY ANY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
 - ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF A PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
 - GENERAL CONTRACTOR IS TO PROVIDE ONE LOCATION FOR CONCRETE TRUCK WASHOUT. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
 - DOOR AND WINDOW MFR. SUBMITTALS AND SHOP DRAWINGS
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 - SNOW GUARD AND GUTTER SUBMITTALS AND SHOP DRAWINGS.
 - DOCUMENTATION OF SITE INSPECTIONS FROM STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER AS OUTLINED BY EACH ENTRY.
 - BLOWER DOOR TEST RESULTS (KEVIN BUD0: 406.583.3096)
 - CONTRACT W/ RECYCLING COMPANY COORD. INFORMATION W/ ARCHITECT.
 - OPERATIONS AND MAINTENANCE MANUAL.
 - 3D HOUSE SCAN BY 3D BOZEMAN, LLC. SCAN TAKEN BEFORE DRYWALL IS INSTALLED. ANOTHER OPTIONAL SCAN AFTER HOUSE IS COMPLETED.
 - WEEKLY OR BI-WEEKLY CONSTRUCTION REPORTS AND PHOTOS DESCRIBING ALL WORK PERFORMED, ANY BUDGET ITEMS, AND UP COMING SCHEDULE DEADLINES.
 - UNDERGROUND UTILITIES RECORD DRAWINGS.
 - TILE LAYOUT TO BE REVIEWED BY ARCHITECT OR ID.

MECHANICAL SPECIFICATIONS

- GENERAL WORKMANSHIP
- BIO-SHEDDING
- DISCIPLINE COORDINATION
- MECHANICAL
- PLUMBING

SITE MANAGEMENT NOTES

GENERAL NOTES

- BUILDING FOOTPRINT SHALL BE LOCATED BY A CERTIFIED SURVIVOR & TO BE REVIEWED AND APPROVED BY ARCHITECT BEFORE COMMENCING WORK.
- CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, DEBRIS AND EXISTING STRUCTURES, INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTING TOPSOIL IN ALL AREAS OF DEVELOPMENT.
- DO NOT DISTURB SITE BEYOND CONSTRUCTION LIMITS AS SET FORTH WITHIN THIS DRAWING SET.
- ALL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND OR RE-LANDSCAPED AS SET FORTH IN THE LANDSCAPING PLAN OR TO MATCH EXISTING WHERE NOT NOTED, SUCH THAT THEY BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL AREAS.
- NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. FROM STUCCO, PAINT, ROOFING FOAM, CONCRETE OR OTHER DAMAGE BY COVERING WITH PLASTIC OR AS REQUIRED. PROVIDE A 4'-0" HIGH BARRIER WITHIN BUILDING ENVELOPE (WHEN APPLICABLE). KEEP MATERIALS AND WORKMEN WITHIN THE FENCE TO PREVENT DAMAGE TO NATURAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR'S/SUBCONTRACTOR'S EXPENSE.
- ANY AREAS EXTENDING BEYOND THE IMMEDIATE BUILDING SITE THAT ARE DISTURBED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY (SEWER, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.
- ALL TRADES SHALL BE RESPONSIBLE TO COMPLETE SITE INVESTIGATION TO IDENTIFY SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
- ALL PROPERTY AND BUILDING LINES AS WELL AS ALL SLOP ELEVATIONS SUCH AS TOP OF PWD IN RELATION TO EXISTING GRADE, SHALL BE FIELD VERIFIED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- HOUSE ADDRESS MARKING-A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER, SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.
- ALL RETAINING WALLS TO HAVE DRAIN THE SUBSURROUND BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" O.C. (TYP). REFER TO SOils REPORT FOR FURTHER INFORMATION.
- 310' NON-COMBUSTIBLE SPACE AROUND HOUSE PERIMETER IS REQUIRED 30'-0" DEFENSIBLE SPACE AROUND HOUSE PERIMETER IS STRONGLY RECOMMENDED.

UTILITIES

- CONTRACTOR SHALL CONFIRM WITH EACH APPLICABLE AGENCY THAT ALL UTILITIES (SEWER, POWER, WATER, ETC.) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS ENOUGH TO SERVE ALL PLUMBING DRAINS.
- CONTRACTORS SHALL NOTIFY UTILITY LOCATOR A MINIMUM OF (3) WORKING DAYS PRIOR TO COMMENCING WORK TO DETERMINE HOW RESPECTIVE UTILITIES WILL BE EFFECTED BY CONSTRUCTION.
- ALL UTILITIES ARE TO BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
- UTILITY ROUTING AND CONDUIT TRANCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
- ELECTRICAL METERS SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
- WATER SUPPLY LINE SHALL BE 1 1/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS NOTED OTHERWISE.

EXCAVATION

- ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
- CONCRETE GRADE SHALL BE A MINIMUM OF 6 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHERWISE. GEOTECHNICAL REPORT TO SUPERCEDE ANY FURTHER CONFLICTS.
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FIRESUPPRESSION

- FIRE SUPPRESSION SYSTEM IS REQUIRED, SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
- FIRE SUPPRESSION ENGINEER OF RECORD SHALL BE CONTACTED BY GENERAL CONTRACTOR TO PERFORM ON-SITE OBSERVATION VERIFYING THE INSTALLATION IS IN ACCORDANCE WITH PLANS PROVIDED.

STAGING NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
- THE CONTRACTOR TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
- ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRADE, ROADSIDE DITCH, EXISTING CURBVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPER.
- GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2" OF 3/4" SCREENED ROCK TO COVER ALL DRIVEWAYS, PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF (8" MINUS 3" PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC).
- ANY USE OF ANY FIRE HYDRANT IS PROHIBITED FOR USE BY ANY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
- ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF A PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
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- WEEKLY OR BI-WEEKLY CONSTRUCTION REPORTS AND PHOTOS DESCRIBING ALL WORK PERFORMED, ANY BUDGET ITEMS, AND UP COMING SCHEDULE DEADLINES.
- UNDERGROUND UTILITIES RECORD DRAWINGS.
- TILE LAYOUT TO BE REVIEWED BY ARCHITECT OR ID.

G.C. SUBMITTALS TO ARCHITECT

- DOCUMENT ALL EXISTING CONDITIONS AT CASBY RIDGE PRIOR TO STARTING CONSTRUCTION
- PROJECT SCHEDULE
- PROJECT BUDGET
- RADON MITIGATION PLAN AND DETAILS
- FIRE SUPPRESSION DESIGN AND LAYOUT, IF REQUIRED.
- MECHANICAL ROOM EQUIPMENT LAYOUT.
- ROOF PENETRATION PLAN.
- MATERIAL SAMPLES AND MOCKUPS AS REQUIRED - SEE MATERIAL LEGEND.
- STEEL SHOP DRAWINGS.
- TIMBER SHOP DRAWINGS.
- DOOR AND WINDOW MFR. SUBMITTALS AND SHOP DRAWINGS
- ROUGH OPENING WALK THROUGH REQUIRED, COORD. W/ ARCH.
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- UNDERGROUND UTILITIES RECORD DRAWINGS.
- TILE LAYOUT TO BE REVIEWED BY ARCHITECT OR ID.

EROSION CONTROL AND BMP'S

- STORM WATER DETENTION POND(S) ARE REQUIRED TO MINIMIZE SEDIMENT RUNOFF. SEE SITE PLAN AND SITE DETAILS FOR FURTHER INFORMATION.
- STORM WATER DETENTION POND(S) SHOULD BE LOCATED ON SITE TO MAXIMIZE THE COLLECTION OF SURFACE RUNOFF WATER, IN ADDITION TO COLLECTING ROOF DRAINS AND DRAINAGE DRAIN IN ALL AREAS OF DEVELOPMENT.
- GENERAL CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL FENCE AND/OR SEDIMENT STOP AS INDICATED ON SITE PLAN BEFORE START OF CONSTRUCTION.
- CONTRACTORS SHALL CONDUCT THEIR WORK IN SUCH A MANNER THAT ALL SOIL, FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SANITARY SEWAGE, AND OTHER HARMFUL MATERIALS ARE CONTAINED WITHIN THE PROJECT LIMITS AND PREVENTED FROM ENTERING STORM COURSES, WATER COURSES, RIVERS, LAKES OR RESERVOIRS.
- THE CONTRACTOR SHALL PLACE A FILTER OR BARRIER COMPOSED OF STRAW, STONE, FILTER FABRIC, OR DRAINAGE STRUCTURE GRATES OR OTHER APPROVED MATERIAL AROUND ALL DRAINAGE COURSES TO PREVENT SEDIMENTATION IN THESE AREAS. AFTER THE CONSTRUCTION OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL REMOVE THESE FILTERS AND CLEAN ALL THE SEDIMENT AND DEBRIS FROM THE CATCH BASINS OR AROUND ALL DRAINAGE STRUCTURES.
- THE COST OF THIS WORK AND OTHER CONTROL MEASURES, WHICH MAY BE REQUIRED, WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCLUDED UNDER THE SCOPE OF THIS PROJECT.
- SEE DETAIL 12/A1-0.3 FOR RECOMMENDED SEDIMENT STOP INSTALLATION
- WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.
- INTRODUCED DRAINAGE FEATURES SHALL BE NATURAL APPEARING, DESIGNED TO EMULATE INDIGENOUS SWALES AND WASHES AND SHALL CONFORM TO ALL DRAINAGE EASEMENTS.
- A "STORM WATER POLLUTION PROTECTION PLAN" (SWPPP) AND PERMIT IS REQUIRED FOR ANY PROJECT WHICH THE AREA OF DISTURBANCE IS GREATER THAN 1 ACRE. FURTHERMORE, THE GOVERNING DEVELOPMENT MAY REQUIRE A SWPPP REGARDLESS OF SIZE OF AREA OF DISTURBANCE.

DRIVEWAY REQUIREMENTS

- ANY DRIVEWAY THAT SHALL SERVE AS A "FIRE LANE" AS INDICATED ON THE ARCHITECTURAL LOT DIAGRAM, SHEET A1-0.1, SHALL CONFORM TO THE FOLLOWING:
 - A YEAR ROUND DRIVABLE SURFACE CAPABLE TO SUSTAIN ANY IMPOSED LOADS OF FIRE APPARATUS (30 TONS).
 - AN UNSTRUCTURED DRIVABLE WIDTH OF NOT LESS THAN 18'-0" AND A MAXIMUM PAVED WIDTH OF 14'-0".
 - AN UNSTRUCTURED HEIGHT CLEARANCE OF NOT LESS THAN 13'-0".
 - A MAXIMUM SLOPE OF 12% AT ANY STRAIGHT RUN AND RECOMMENDED MAXIMUM SLOPE 05% AT ANY TURN LOCATION.
 - A MINIMUM INSIDE TURNING RADIUS OF 30'-0", AND MINIMUM OUTSIDE TURNING RADIUS OF 50'-0".
 - INSIDE TURNING RADIUS FOR ANY DRIVEWAY THAT IS NOT PART OF A "FIRE LANE" SHALL NOT BE LESS 10'.
 - DRIVEWAY SHALL HAVE A NORMAL GRADE NOT TO EXCEED 10% EXCEPT FOR THE FIRST AND LAST 20' OF DRIVEWAY WHICH IS NOT TO EXCEED 4%.
 - A MAXIMUM OF 5% GRADE IS STRONGLY RECOMMENDED AT ANY AND ALL TURNING LOCATIONS.
- SEE DETAILS FOR DRIVEWAY SECTION DETAILS

LANDSCAPE

- LANDSCAPE CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT PRIOR TO INSTALLATION, COPIES OF REPORT AVAILABLE UPON REQUEST RE: ARCHITECT/GENERAL CONTRACTOR.
- REFERENCE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE NOTES.

REMODEL - DUST CONTROL

- DUST CONTROL PLAN IS TO BE SUBMITTED TO OWNER AND ARCHITECT BEFORE DEMOLITION COMMENCES.
- ISOLATE WORK AREA CLOSE DOORS AND SEAL OFF NOT TO USE WITH TAPE.
- CREATE TEMPORARY WALLS AND CORDON OFF AREAS USING A ZIPWALL DUST BARRIER SYSTEM OR EQUAL TO THE MANUFACTURER'S SPECS.
- FLOOR PAPER SHOULD BE APPLIED TO ALL AREAS OF THE CONSTRUCTION ZONE.
- DESIGNATE ONE DOORWAY INTO THE STRUCTURE AND INSTALL A ZIPPOOR KIT OR EQUAL IN THAT ENTRY WAY SEPARATING WORK AREA FROM THE REST OF THE HOME. IT IS RECOMMENDED TO CHOOSE AN ENTRY WAY THAT ALSO HAS A DOOR TO CLOSE TO CREATE A DOUBLE BARRIER.
- DEMO WASTE TO BE REMOVED THROUGH A DUST BARRIER PROTECTION AREA, NOT THROUGH UNPROTECTED AREAS.
- IF POSSIBLE, COMPLETELY ELIMINATE ACCESS FROM INSIDE THE NON-CONSTRUCTION AREAS TO THE CONSTRUCTION AREAS; PROVIDING OUTDOOR OR ALTERNATIVE ACCESS TO REST ROOMS, OUTSIDE BASEMENT ACCESS TO UTILITIES, ETC.
- IF IT IS RECOMMENDED THAT STICKY MASSES BE DIRECTLY OUTSIDE OF THE ENTRANCE TO THE CONSTRUCTION ZONE IN AN ATTEMPT TO CAPTURE EXTRA DUST FROM THE EXTERIOR.
- IT IS RECOMMENDED TO USE HIGH EFFICIENCY HEPA-FILTERED DUST CONTROL EQUIPMENT AND CONTAINMENT BARRIERS TO HELP ISOLATE AND REMOVE PARTICLES RELEASED INTO THE AIR DURING DEMOLITION.
- ESTABLISH A NEGATIVE PRESSURE ENVIRONMENT WITH INDOOR AIR CIRCULATION, PUMP WINDOWS AND DOORS INSIDE THE NON-REMODELLED HOME CLOSED AT ALL TIMES.
- TURN OFF DUCT WORK BASED HEATING AND COOLING DURING THE ENTIRE CONSTRUCTION PROCESS. IT IS RECOMMENDED TO TAPE PLASTIC BARRIER OVER THE REGISTERS AND VENTS THROUGH OUT THE HOME.
- PRO-VENT OR SIMILAR PRODUCT TO BE ADDED TO EXPOSED DUCT INTAKES IMMEDIATELY AFTER THEY ARE INSTALLED.
- IT IS RECOMMENDED TO USE A HEPA VACUUM FOR CLEANING PURPOSES, NOT SWEEPING WITH A BROOM.
- EXISTING LIGHT FIXTURES TO REMAIN WALL BE SEALED OFF WITH PLASTIC AND TAPE.
- ONCE CARPET OR WOOD FLOORING IS REMOVED, MAKE SURE FLYWOOD SUBFLOOR IS SECURELY ATTACHED TO PREVENT SQUEAKS.
- IT IS RECOMMENDED TO PERFORM AS MUCH OF THE WORK OUTSIDE AS POSSIBLE.
- IT IS RECOMMENDED THAT ALL SMOKE ALARMS BE TAPED AND COVERED AFTER INSTALL.

SHOP DRAWING NOTES

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL ELEMENTS REQUIRING CUSTOM FABRICATION IN ADDITION TO ANY STRUCTURAL ITEMS REQUIRED BY THE STRUCTURAL ENGINEER. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR US AS SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ANY SHOP DRAWINGS OR PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. ALL DIMENSIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR ON SITE.
- ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED ALLOWED AFTER THE ARCHITECT'S REVIEW, UNLESS NOTED OTHERWISE BY THE ARCHITECT.
- THE ARCHITECT RESERVES THE RIGHT TO ALLOW OR NOT ALLOW ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND WHICH ARE NOT NOTED AS ALLOWED BY THE ARCHITECT OR STRUCTURAL ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS OMITTED OR SHOWN INCORRECTLY ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS.
- REVIEWING OF SHOP DRAWINGS IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.
- SHOP DRAWINGS WILL BE RETURNED FOR RE-SUBMITTAL, IF MAJOR ERRORS ARE FOUND DURING REVIEW.
- ALLOW A MINIMUM OF FIVE WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY ARCHITECT.

STANDARD PUNCH LIST ITEMS

GC TO REVIEW AND COMPLETE ALL STANDARD PUNCH LIST ITEMS LISTED BELOW PRIOR TO FINAL PUNCH LIST WALKTHROUGH WITH ARCHITECT.

- BRING OPERATIONS & MAINTENANCE MANUAL - BINDER TO BE PROVIDED BY GC.
- CLEAN UP - GENERAL EXTERIOR AND INTERIOR CONSTRUCTION CLEAN UP.
- CLEAN UP CONDITION
- REMOVE OR CLEAN UP PAINT - EXTERIOR AND INTERIOR PAINT SMEARED ON TRIM OR OTHER MATERIALS
- PULLY - APPLY PULLY TO ALL INTERIOR FINISH NAIL HOLES
- PAINT/TAB - APPLY PAINT OR STAIN TO PUNCHED NAIL HOLES OR WOOD THAT HAS BEEN CHIPPED
- STAIN - STAIN ALL WOOD FACES IF UNFINISHED
- SEALANT OR CAULK APPLIED WHERE APPLICABLE
- DRYWALL MUD PATCH
- RECTIFY SCUFF
- REMOVE TAPE
- REMOVE LIGHT DUST & MATERIAL DROPPINGS FROM FLOOR BEFORE FAD & CARPET ARE ADDED
- WOOD FLOOR FILLER
- CLEAN WINDOW SASH
- CABINET DOOR BUMPERS APPLIED
- ALL DRAWERS TO BE ADJUSTED SO THERE IS NO MOVEMENT AND NO RUBBING
- PAINT FLOOR MECHANICAL VENTS FLAT BLACK
- CLEAN ALL VENTS OF ANY CONSTRUCTION DEBRIS

MOISTURE CONTROL

- SLOPE PATIO SLABS, WALLS AND DRIVEWAYS A MINIMUM OF 1/8" PER FT. AWAY FROM U.N.N. TAMP BACK FILL IN 6" LAYERS TO PREVENT SETTLING, AN SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A RATE AS PRESCRIBED BY THE GEOTECHNICAL ENGINEER.
- INSTALL PROTECTED DRAIN TIE FOOTINGS, PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING DRAIN TIE SYSTEM.
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION OR ON TO AN APPROVED SEWER SYSTEM. PROVIDE SEALED GASKET SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROTECT CAPILLARY BREAKS BENEATH CONCRETE SLABS, INCLUDING BASEMENT FLOORS.
- DAMP PROOF OR WATER PROOF ALL EXTERIOR SURFACES OF BELOW-GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE STRUCTURE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATERAL PIPING THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE A MINIMUM OF 30'-0" FROM THE FOUNDATION. ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROCK BED WITH WATERPROOF UNDER DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM (NOT CONNECTED TO THE FOUNDATION DRAIN TIE SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 30 FT. FROM THE FOUNDATION. RAINWATER HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PREVENT DRAIN OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIAL AND MOISTURE PROTECTIVE SYSTEMS IN VULNERABLE AREAS TO PREVENT THE GROWTH OF MOLD. INSTALL WATER-RESISTANT HARD-SURFACE FLOORING IN KITCHENS, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT MATERIAL, EXTERIOR CEILING, BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACED WALL BOARD BEHIND TUB AND SHOWER ENCLOSURES.
- INSTALL ALL CONDENSATE DISCHARGE ACCORDING TO IBC SECTION M1411.3.
- INSULATE PIPING INSTALLED ABOVE FINISHED GRADE.
- DO NOT INSTALL CONTINUOUS VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE A HIGH CONDENSATION POTENTIAL (E.G., BELOW-GRADE EXTERIOR WALLS IN MOST CLIMATES AND ABOVE-GRADE EXTERIOR WALLS IN HARBOR CLIMATES). EXCEPT AN INTERIOR STUD WALL ERRECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL, FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOIL-FACED PAPER, POLYETHYLENE FILM OR VINYL BARRIER ON ITS INTERIOR SURFACE. WATER VAPOR PASSING FROM THE DAMP BATH THROUGH THE BELOW-GRADE CONCRETE OR CMU WALL WILL PASS EASILY THROUGH THE INSULATION MATERIALS, BUT ACCUMULATE ON MICROCLIMATE INSULATING MATERIALS OF 2 PERMS OR MORE. ON THE INTERIOR OF THE WALLS ALLOWING IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) IF EITHER THE FRAMING MEMBERS OR INSULATION HAS A HIGH MOISTURE CONTENT. FOR WET-APPLIED INSULATION, FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS. LUMBER SHOULD NOT EXCEED 19% MOISTURE CONTENT.
- GARAGE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN INTO LANDSCAPED/VEGETATED HOLDING POND(S) TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP & EPA REQUIREMENTS.

GEOTECHNICAL REPORT NOTES

NOTES REGARDING THE GEOTECHNICAL REPORT PROVIDED HERE ARE IN NO WAY INTENDED TO SERVE AS A SUPPLEMENT TO THE GEOTECHNICAL REPORT. IT IS REQUIRED THAT THE GENERAL CONTRACTOR AS WELL AS ANY APPLICABLE SUB CONTRACTORS REVIEW AND REVIEW THE GEOTECHNICAL REPORT, IN ITS ENTIRETY AND TO NOTIFY THE GEOTECHNICAL ENGINEER IF THERE ARE ANY QUESTIONS OR CONCERNS.

- A FULL GEOTECHNICAL ANALYSIS AND REPORT HAS BEEN PREPARED FOR THE PROPERTY BY: TRAITLOR GEOTECH G.C. IS RESPONSIBLE FOR CONTACTING GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO OBTAIN COMPLETE, CURRENT REPORT AND ANY ADDENDUMS.
- SURFACE & SUBSURFACE DRAINAGE SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AS SET FORTH IN THE REFERENCED GEOTECHNICAL REPORT.
- PROPER DRAINAGE SHOULD BE PROVIDED IN THE FINAL DESIGN AND DURING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY ISSUES OR CONFLICTS NOT ACCOUNTED FOR WITHIN THESE DRAWINGS OR THE REFERENCED GEOTECHNICAL REPORT.
- SITE PREPARATION PROCEDURES AND FOUNDATION EXCAVATIONS TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO ASSESS THAT THE ADEQUATE BEARING CONDITIONS EXIST AND THAT PLACEMENT OF ENGINEERED FILL HAS BEEN PERFORMED SATISFACTORILY. IF THE SOIL CONDITIONS ENCOUNTERED DIFFER SIGNIFICANTLY FROM THOSE PRESENTED IN THE GEOTECHNICAL REPORT, SUPPLEMENTAL RECOMMENDATIONS MAY BE REQUIRED.
- PROPER DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED THROUGHOUT THE LIFE OF THE PROPOSED DEVELOPMENT. INFILTRATION OF WATER INTO UTILITY OR FOUNDATION EXCAVATIONS MUST BE PREVENTED DURING CONSTRUCTION.
- STRIP AND REMOVE ANY EXISTING VEGETATION, ORGANIC DEBRIS, DEBRIS AND ANY OTHER DELETERIOUS MATERIALS FROM THE BUILDING AREAS. THE BUILDING AREAS ARE DEFINED AS THAT AREA WITHIN THE BUILDING FOOTPRINT PLUS 5 FEET BEYOND THE PERIMETER OF THE FOOTPRINT. ALL EXISTING SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS THAT COULD PREVENT UNIFORM COMPACTION.
- FROZEN SOILS SHOULD NOT BE USED AS FILL OR BACKFILL.
- EXISTING SOILS REMOVED AT BUILDING FOOTPRINT EXCAVATION MAY BE REUSED IN LANDSCAPE AREAS, AS LONG AS IN ACCORDANCE OF THE REFERENCED GEOTECHNICAL REPORT.
- ALL IMPORT FILL AND ONSITE BACKFILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. WHERE FILL IS TO BE PLACED, LODGE OR OTHERWISE UNSUITABLE MATERIAL SHOULD BE REMOVED PRIOR TO PLACEMENT OF NEW FILL.
- GEOTECHNICAL ENGINEER OF RECORD SHALL BE CONTACTED BY THE GENERAL CONTRACTOR AT THE ONSET OF THE PROJECT TO SCHEDULE AND FORFORM ON-SITE REVIEWS AT THE GEOTECHNICAL ENGINEERS DISCRETION THROUGH ANY AND ALL STAGES OF EXCAVATION AND FOUNDATION.
- ALL EXCAVATION WORK SHALL CONFORM TO OSHA REGULATIONS.

RECYCLING

AT A MINIMUM THE FOLLOWING EXCESS MATERIALS TO BE RECYCLED: CARDBOARD, DRYWALL, WOOD, METAL, COPPER, BRASS, STEEL, TIN, NEWSPAPER, AND CARDBOARD

THE FOLLOWING RECYCLING CONTRACTORS ARE TO BE CONSIDERED:

- FULL CYCLE RECYCLE BS
- GALATIEN GATEWAY, MONTANA 59730
- (406) 370-5561
- DAVE - (406) 570-5561
- L&L SITE SERVICES
- LEE - (406) 599-0601 CELL
- LANCE - (406) 581-0509 CELL
- RESOURCE SITE SERVICES
- (406) 581-3551
- www.resourceiteservices.com
- (406) 587-0662
- PACIFIC STEEL & RECYCLING
- (406) 587-0662
- www.pacific-steel.com
- CONTACT: ROB SHACLEFORD

RADON SYSTEMS

NOTE: RADON PLAN TO BE SUBMITTED BY CONTRACTOR, TO ARCHITECT FOR REVIEW. RADON MEASURED IN PICO CURIES PER LITER (pCi/L)

- 4 pCi/L - ACTION REQUIRED LEVEL
- 2 pCi/L - ACCEPTABLE LEVEL
- >2pCi/L - RADON LEVEL GOAL

RADON MITIGATION - CRAWLSPACE PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

- FOUNDATION WALL - ALL CONTROL JOINTS, ISOLATION JOINTS & OTHER JOINTS SHOULD BE CAULKED WITH AN ELECTROMETRIC SEALANT SUCH AS POLYURETHANE CAULK, DAMP PROOF FOUNDATION

MATERIAL SPECIFICATIONS

EXTERIOR MATERIALS LEGEND

NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

METAL ROOFING
STANDING SEAM, 2" MECH. RIB WITH STRIATIONS & MASTIC, 16" RIB SPACING
COLOR: SLATE GREY RAWHIDE
MFR: TBD

BALLAST ROOFING
EPDM ROOF WITH RIVER ROCK BALLAST
COLOR: GREY MIX

HORIZONTAL WOOD SIDING
2x10 RECLAIMED WOOD BOARD RAINSCREEN, HORIZONTAL WITH 1" SPACING
COLOR: VARIOUS GREY
MFR: MRL
RE: 1/ AS-1.2

STONE MASONRY VENEER
NATURAL RECTANGULAR CUT DEEP CREEK 1 1/2" VENEER LAYOUT: RE: 2/ AS-1.2

STEEL SIDING
PATINATED STEEL SIDING PANELS, 1/8", W/EXPOSED FASTENERS, SEE ELEVATIONS FOR SEAM SPACING PATINA: VARIOUS BROWN/BLACK
MFR: TBD
RE: 3/ AS-1.2

EXTERIOR MATERIAL QUANTITIES

MATERIAL	ELEVATION (SF%)				TOTAL
	NORTH	EAST	SOUTH	WEST	
STONE	1180/28.9	946/42.1	211/17.4	852/57.8	3,189/35.4
METAL	507/11.4	431/19.9	496/36.8	806/1.1	1,522/16.9
WOOD	467/11.4	434/19.3	203/25.2	371/25.2	1,475/16.4
FENESTRATION	1929/47.2	441/19.6	302/40.1	161/10.9	2,833/31.4

CEILING MATERIALS LEGEND

NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIALS AND INSTALLATION REQUIREMENTS.

FLASHING
5/8" GWB TYPE "X" WITH PAINTED FINISH
REFERENCE INTERIOR FINISH SPECIFICATIONS FOR COLOR, (TYP.)

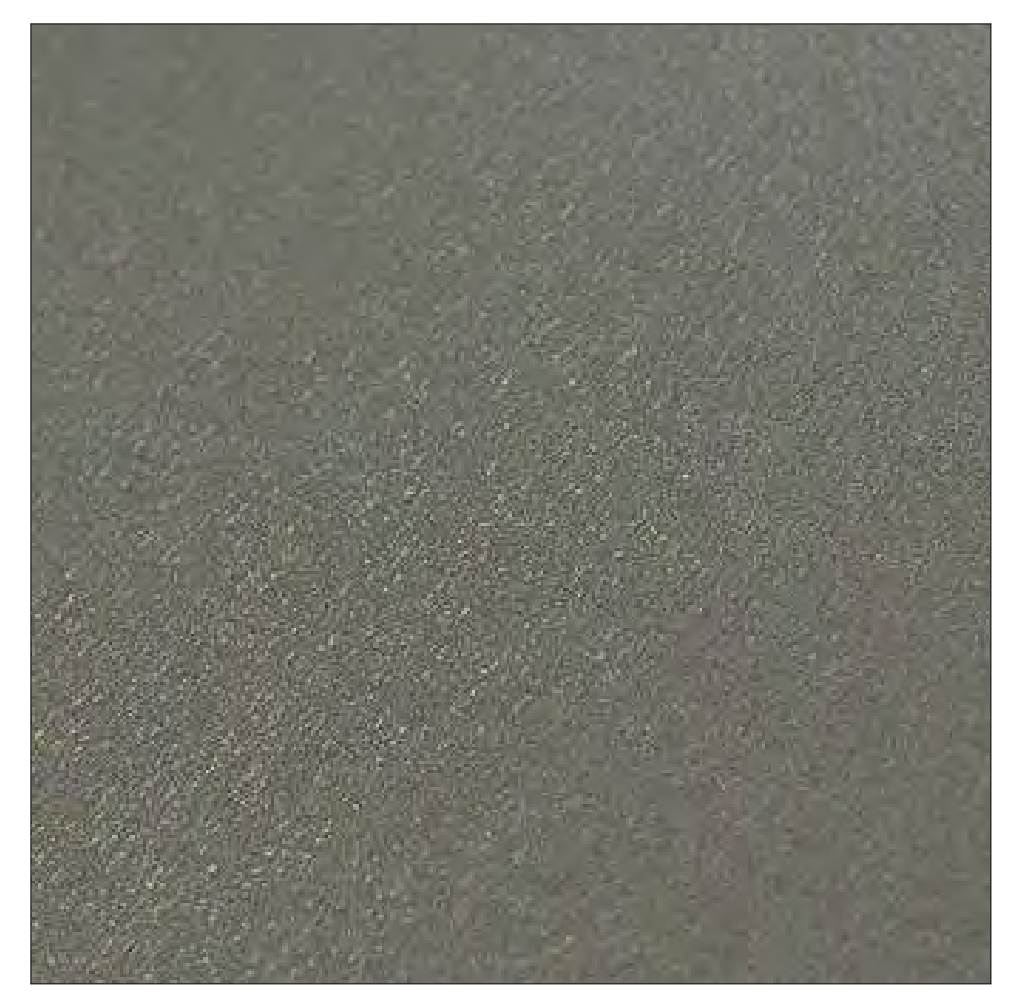
SOFFIT FINISH - WOOD
RECLAIMED WOOD BOARDS
STAIN: TBD
MFR: VINTAGE
RE:

CEILING FINISH - TILE
COORDINATE TYPE AND LAYOUT WITH ID, (TYP.)

CEILING FINISH - CELOTEX TILE
24" X 24"
RE: MFR FOR SPECIFICATIONS

ALL SAMPLES TO BE SUBMITTED TO ARCHITECT
NOTE: AFTER 54 METAL SIDING SAMPLE IS SUBMITTED AND APPROVED, RECONFORM METAL ROOF, FLASHING, GUTTER AND D.S. FINISH W/ ARCH.

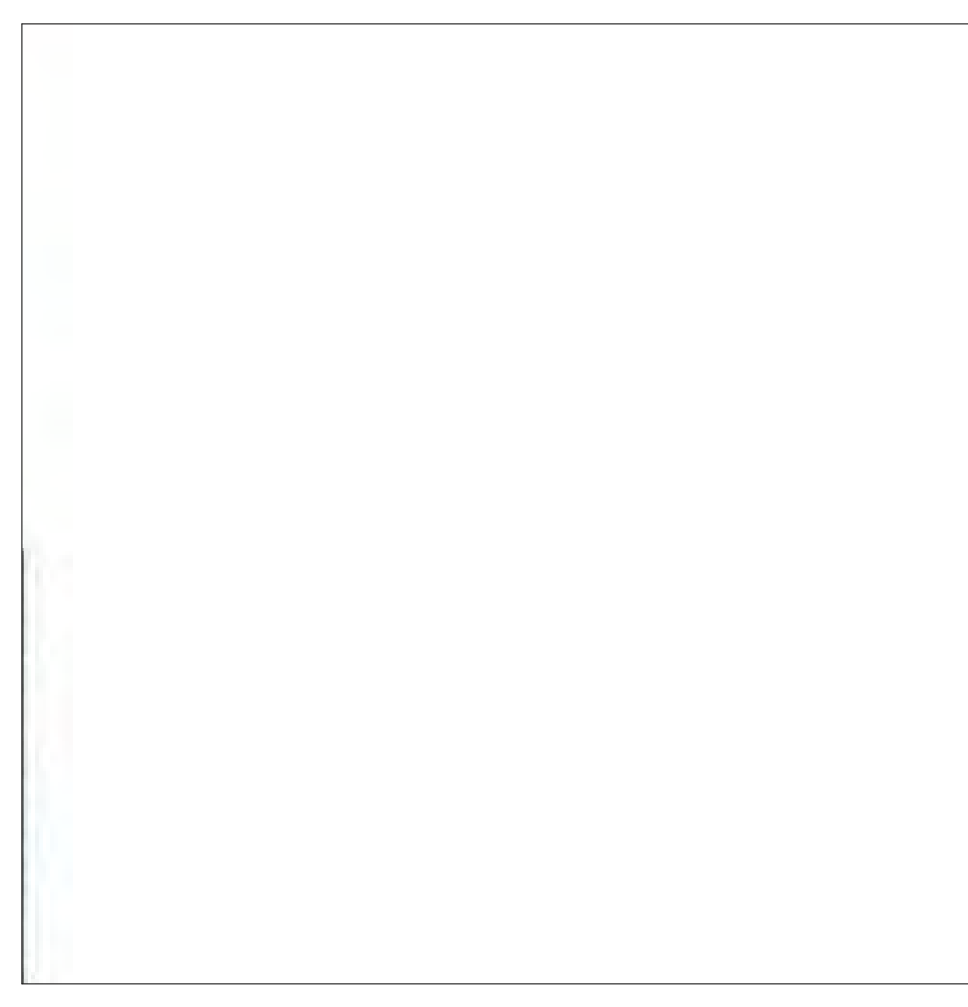
MATERIAL BOARD



R1



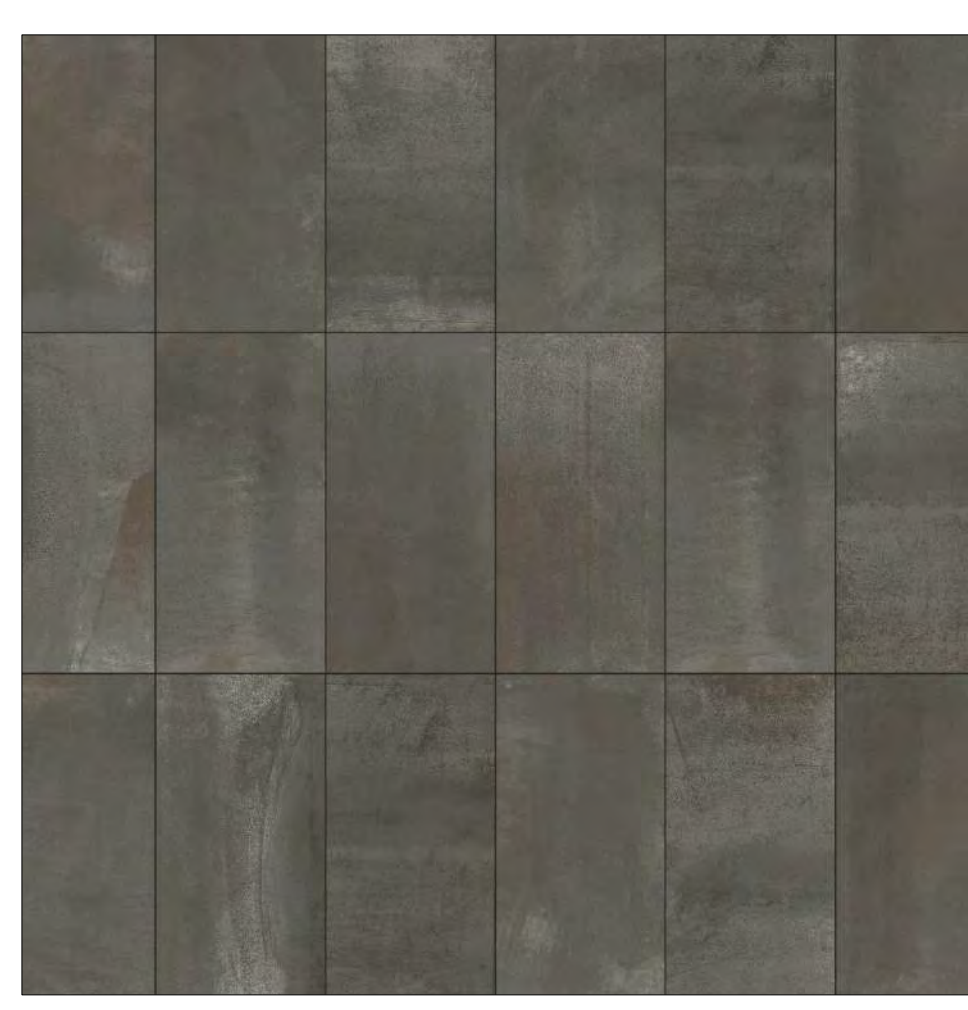
R2



S1



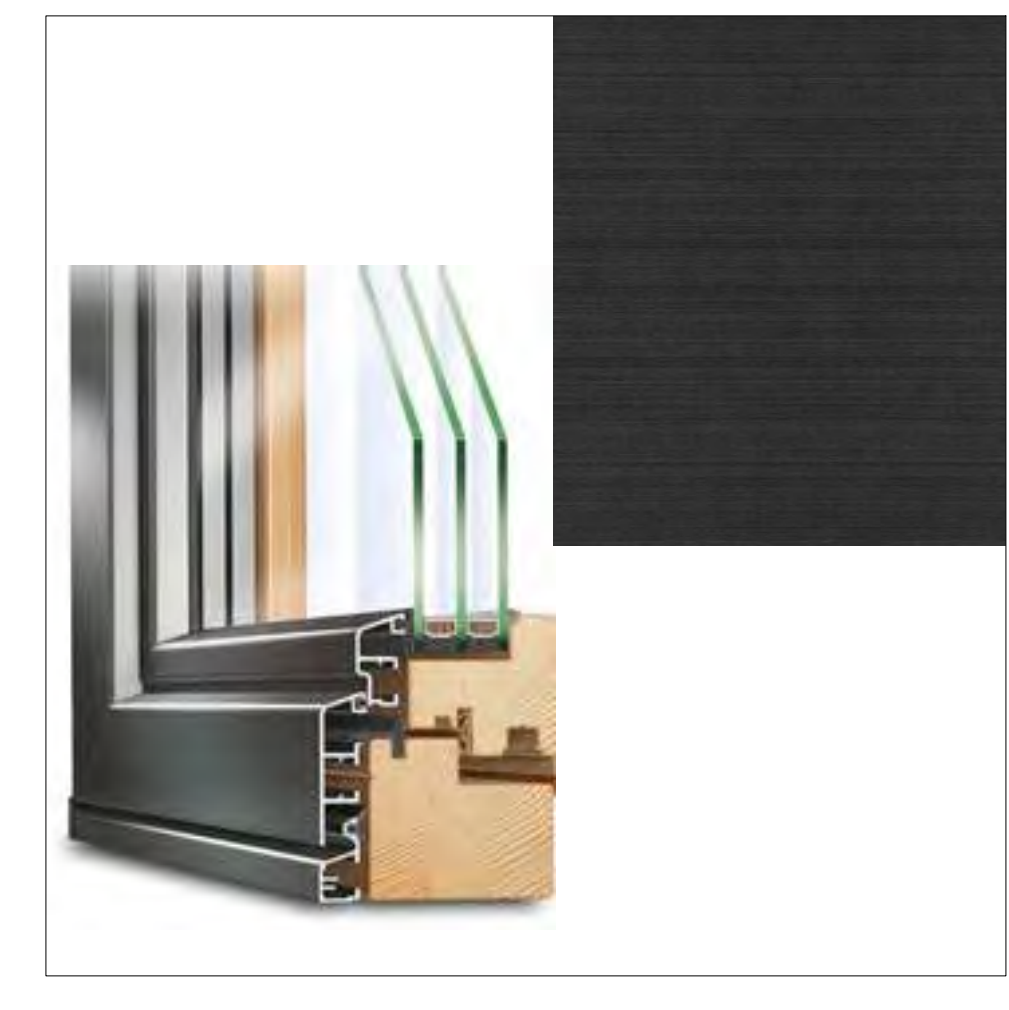
S2



S3

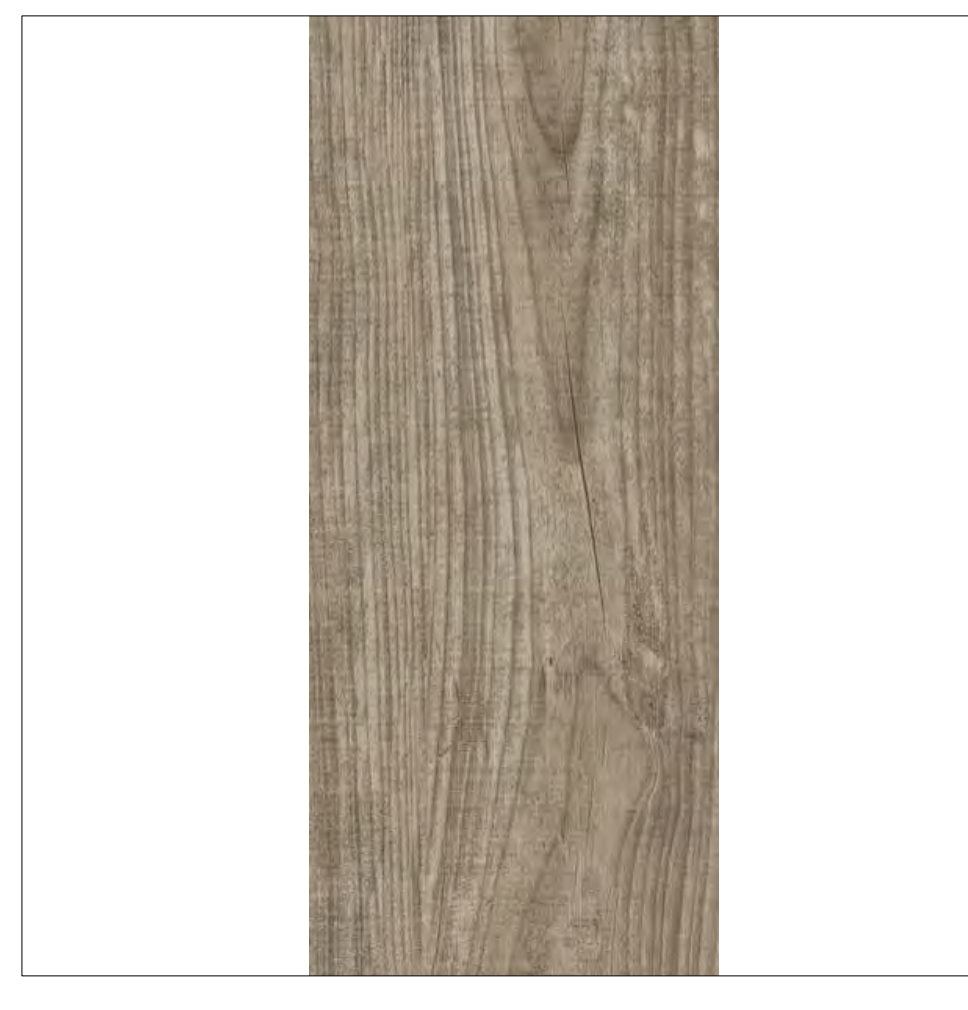


C2



TBD

CONTEMPORARY PROFILE, CLEAR PINE INTERIOR, BLACK EXTERIOR



TIMBERS



STONE TYPE D
EXTERIOR BOULDERS

MATERIAL TYPE SCHEDULE

METAL	APPLICATION	MFR.	SPECIES/TYPE	TEXTURE	COLOR/FINISH	COMMENTS
TYPE 'A'	FLASHING	BRIDGER STEEL	-	PRE-FINISHED	-	MATCH R1 ROOF FINISH
TYPE 'B'	EXPOSED STRUCTURAL STEEL	T.B.D.	PER STRUCTURAL	-	PAINTED	-
TYPE 'C'	DECORATIVE	T.B.D.	-	T.B.D.	PATINA	GC TO SUBMIT SAMPLES TO MATCH PROVIDED IMAGES - RAW STEEL W/ PENETROL OR SIM. COAT
TYPE 'D'	WALL PANELING	T.B.D.	-	T.B.D.	PATINA	-
WOOD						
TYPE 'A'	TIMBER BEAMS & POSTS	T.B.D.	NEW DOUGLAS FIR	WIRE BRUSHED	STAINED	-
TYPE 'B'	FASCIA	T.B.D.	CEDAR	WIRE BRUSHED	STAINED	-
TYPE 'C'	EXTERIOR TRIM	T.B.D.	CEDAR	WIRE BRUSHED	STAINED	-
TYPE 'D'	INTERIOR TRIM	T.B.D.	SPRUCE	SMOOTH	T.B.D.	-
STONE						
TYPE 'A'	PRIMARY WALL VENEER	QUARRY WORKS	DEEP CREEK	T.B.D.	T.B.D.	-
TYPE 'B'	CAP STONE	QUARRY WORKS	DEEP CREEK	T.B.D.	T.B.D.	-
TYPE 'C'	EXTERIOR PATIO FLAGSTONE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	-
TYPE 'D'	EXTERIOR BOULDERS	QUARRY WORKS	DEEP CREEK	T.B.D.	T.B.D.	-

NOTE:
• ALL CUT ENDS, MITERS, & CORNERS TO BE SEALED W/ MFR RECOMMENDED SEALANT/STAIN
• COORD. W/ MFR FOR ADDITIONAL TOUCH UP STAIN
• COORD. W/ MFR ON TOUCH UP APPLICATIONS AND TREATMENTS

INSULATION SPECIFICATIONS

INSULATION SCHEDULE - PROJECT SPECIFIC

CAVITY	R - VALUE		NOTES
	MINIMUM	PROJECT SPECIFIC	
ROOFS OVER HEATED SPACES	R-49	R-51	8.5" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
EXTERIOR WALLS	R-20	R-24	4" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
INTERIOR WALLS	-	R-15	RECOMMENDED 4" BLOWN IN CELLULOSE - DAMP SPRAYED OR EQUIVALENT ROCK WOOL BATT INSULATION
FLOORS OVER UNHEATED SPACES	R-30	R-36	6" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
FLOORS OVER HEATED SPACES	-	-	3.5" MINERAL FIBER BATT INSULATION IN FLOORS OVER HEATED SPACES FOR SOUND INSULATION
BASEMENT WALL	R-15/19	R-19	R-19 BATT INSULATION - WHERE STUD BAY EXISTS 3.5"-2" POLYURETHANE TAPER ELSEWHERE
CRAWL SPACE	WALL	R-20	4" SPRAY POLYURETHANE INSULATION OR EQ.
	WALL	R-15/19	R-21
UNDER CONC. SLAB	R-10/13	R-14	2" OF DOW STYROFOAM BRAND SM SM INSULATION

NOTES:
1. ARCHITECT'S RECOMMENDATION FOR ALL EXTERIOR EAVES AND RAKES TO RECEIVE MIN. OF 3" BLOWN IN POLYURETHANE INSULATION UNLESS NOTED OTHERWISE.
2. DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 4" SPRAY APPLIED POLYURETHANE INSULATION AT EXTERIOR WALLS WITH AN R-11 MINERAL FIBER BATT OVER TOP OF 2" SPRAY APPLIED POLYURETHANE INSULATION.
3. ARCHITECT'S RECOMMENDATION FOR BASEMENT FURRING WALLS TO RECEIVE 3.5" BLOWN IN POLYURETHANE INSULATION IN PLACE OF R-19 BATT.
4. DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 2" NCF SPRAY APPLIED POLYURETHANE INSULATION UNDER CONCRETE SLAB WITH 2" POLY-ISO-CYANURATE RIGID FOAM INSULATION.
5. GENERAL CONTRACTOR TO PROVIDE COST COMPARISONS FOR BLOWN-IN WET CELLULOSE PRODUCT TO REPLACE BATT INSULATION IN EXTERIOR WALLS AND FLOORS.
6. THERMAL IMAGING TEST SHALL BE PERFORMED AND REPORT SUBMITTED TO OWNER AND ARCHITECT.
7. AT A MINIMUM, ALL INTERIOR WALLS SEPARATING BEDROOMS AND/OR BATHROOMS SHALL BE INSULATED AS SPECIFIED ABOVE. IT IS STRONGLY RECOMMENDED THAT ALL INTERIOR WALLS BE INSULATED.
8. FOAM INSULATING SEALANT AT ALL WINDOWS AND DOORS.
9. INSULATION REQUIRED AT ALL HEADERS UNLESS HEADER FILLS CAVITY

AV SYSTEMS

ENVIRONMENTAL SECURITY	YES
WATER -	YES
LOW TEMP/FREEZE -	YES
WATER COP -	YES
SECURITY LIFE SAFETY & INTRUSION	YES
CO -	YES
HEAT -	YES
SMOKE -	YES
GAS -	YES
DOORS -	YES
MOTION -	YES
SIRENS & STROBE -	YES
SPRINKLER -	YES
SEPTIC ALARM -	YES
ACCESS CONTROL -	YES
SECURITY CAMERAS -	YES
HOME AUTOMATION -	YES
BUILT IN SPEAKERS -	YES
TV/DISPLAYS -	YES
GAMING SYSTEM -	YES
THEATER/MEDIA RM -	YES
EXTERIOR AUDIO/VIDEO -	YES
LIGHTING CONTROL -	YES
AUTOMATED SHADERS -	YES
CEILING INTEGRATED -	YES
WALL INTEGRATED -	YES
SURFACE MOUNT -	YES
NETWORK / DATA SYSTEM -	YES
GARAGE DOOR AUTOMATIC CLOSE TIMER -	YES

MECH. SYSTEMS

FORCED AIR HEATING SYSTEM -	YES
RADIANT HEAT -	YES
IN GARAGE	YES
HEAT RECOVERY VENTILATION SYSTEM -	YES
HUMIDIFIER UNIT -	YES
FORCED AIR COOLING -	YES
VISIBLE THERMOSTAT -	YES
REMOTE THERMOSTAT -	YES
WATER FILTRATION -	YES
WATER SOFTENER -	YES
REVERSE OSMOSIS -	YES
OXYGEN -	YES
BACK UP POWER -	YES
BATTERY	YES
GENERATOR	YES
ACTIVE RADON MITIGATION -	YES
PROPANE -	YES
SNOW MELT -	YES
CRAWLSPACE EXHAUST FAN -	YES
PROPANE DETECTION SYSTEM -	YES
GARAGE EXHAUST FAN -	YES
BATHROOM EXHAUST FANS -	YES
KITCHEN MAKE UP AIR SYSTEM -	YES
GARAGE UNIT HEATER -	YES
DOMESTIC HOT WATER RECIRCULATION PUMP -	YES

ELECTRICAL SPEC.

AUTOMATED LIGHTING SYSTEM	YES/NO
MOTION ACTIVATED LIGHTS	YES
CLOSETS	YES
PANTRY	N/A
ART LIGHTING	YES
STAR TREAD LIGHTING	NO
CEILING FANS	YES/NO
CAR POWER CHARGING STATION	YES/NO
OUTLETS ABOVE FIREPLACE MANTELS	YES/NO
GENERATOR	NO
OUTLET STRIP BELOW CABINETS	YES/NO
SMOKE DETECTOR	YES
CARBON MONOXIDE DETECTOR	YES
HEATED TOWEL RACKS	NO
EXT HEAT LAMPS	NO
AUTOMATED WINDOW COVERINGS	YES/NO
BURIED CONDUIT BELOW DRIVEWAY	YES
SOLAR LIGHT AT ADDRESS MONUMENT	YES
ROOT DRYER	YES
HOT TUB	YES
USB PORTS	YES/NO
OUTLETS IN VANITY DRAWER	YES/NO
LIT MIRROR	YES/NO
FLOOR OUTLETS	YES
BATTERY STORAGE	NO
MOTORIZED WINDOWS	NO

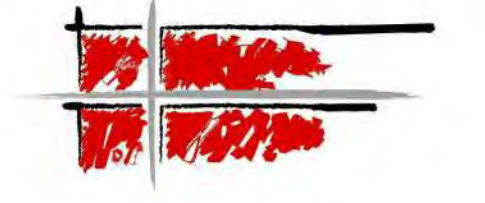
APPLIANCE SPEC.

COOK TOP	GAS	YES/NO
ELECTRIC	YES/NO	
NUMBER OF BURNERS	-	
RANGE	YES/NO	
DROP-IN	YES/NO	
FREESTANDING	YES/NO	
GAS	YES/NO	
ELECTRIC	YES/NO	
DUAL FUEL	YES/NO	
NUMBER OF BURNERS	-	
ADDITIONAL WALL OVEN	YES/NO	
SINGLE	YES/NO	
DOUBLE	YES/NO	
OVEN/MICROWAVE COMBO	YES/NO	
GAS	YES/NO	
ELECTRIC	YES/NO	
MANUFACTURER	-	
MICROWAVE OVEN	YES/NO	
FREESTANDING	YES/NO	
ABOVE	YES/NO	
BELOW	YES/NO	
WALL OVEN UNIT	YES/NO	
MANUFACTURER	-	
DISHWASHER	YES/NO	
MANUFACTURER	YES/NO	
REFRIGERATOR/FREEZER	YES/NO	
SIDE BY SIDE DOORS	YES/NO	
ONE DOOR WITH FREEZER INT.	YES/NO	
TOP FREEZER	YES/NO	
BOTTOM FREEZER	YES/NO	
FREESTANDING	YES/NO	
BUILT INTO CABINET	YES/NO	
FRONT PANEL	-	
MANUFACTURER	-	
BEVERAGE CENTER/DRAWER	YES/NO	
ICE MAKER	YES/NO	
WARMING DRAWER	YES/NO	
TRASH COMPACTOR	YES/NO	
BAR MINI FRIDGE	YES/NO	
FREESTANDING	YES/NO	
BUILT INTO CABINET	YES/NO	
FRONT PANEL	-	
MANUFACTURER	-	
BAR ICE MAKER	YES/NO	
UNDER COUNTER	YES/NO	
OVER COUNTER	YES/NO	
FRONT PANEL	-	
MANUFACTURER	-	
BAR WINE CHILLER	YES/NO	
FREESTANDING	YES/NO	
BUILT INTO CABINET	YES/NO	
FRONT PANEL	-	
MANUFACTURER	-	
OUTDOOR BBQ	YES/NO	
GAS	YES/NO	
CHARCOAL	YES/NO	
FREESTANDING	YES/NO	
BUILT IN	YES/NO	
SIDE RANGES	YES/NO	
MANUFACTURER	YES	
OUTDOOR MINI FRIDGE	YES/NO	
FREESTANDING	YES/NO	
BUILT INTO CABINET	YES/NO	
FRONT PANEL	-	
MANUFACTURER	-	
FRONT LOADER CLOTHES WASHER/DRYER	YES/NO	
MANUFACTURER	-	
TOP LOADER CLOTHES WASHER/DRYER	YES/NO	
MANUFACTURER	-	
MASTER LAUNDRY	YES/NO	
STACKED WASHER/DRYER	YES/NO	
OTHER APPLIANCES	YES/NO	

SUSTAINABLE SPEC.

PHOTO VOLTIC	NO
SOLAR HOT WATER	NO
WIND TURBINES	NO
GEOTHERMAL	NO
WASTE DIVERSION	NO
LOW VOC INTERIOR PAINT	YES
BLOWER DOOR TEST	YES

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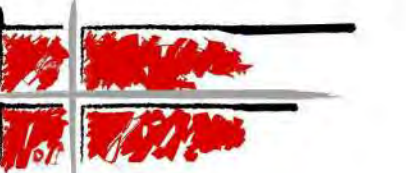
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A0-0.3
MATERIAL SPECIFICATIONS

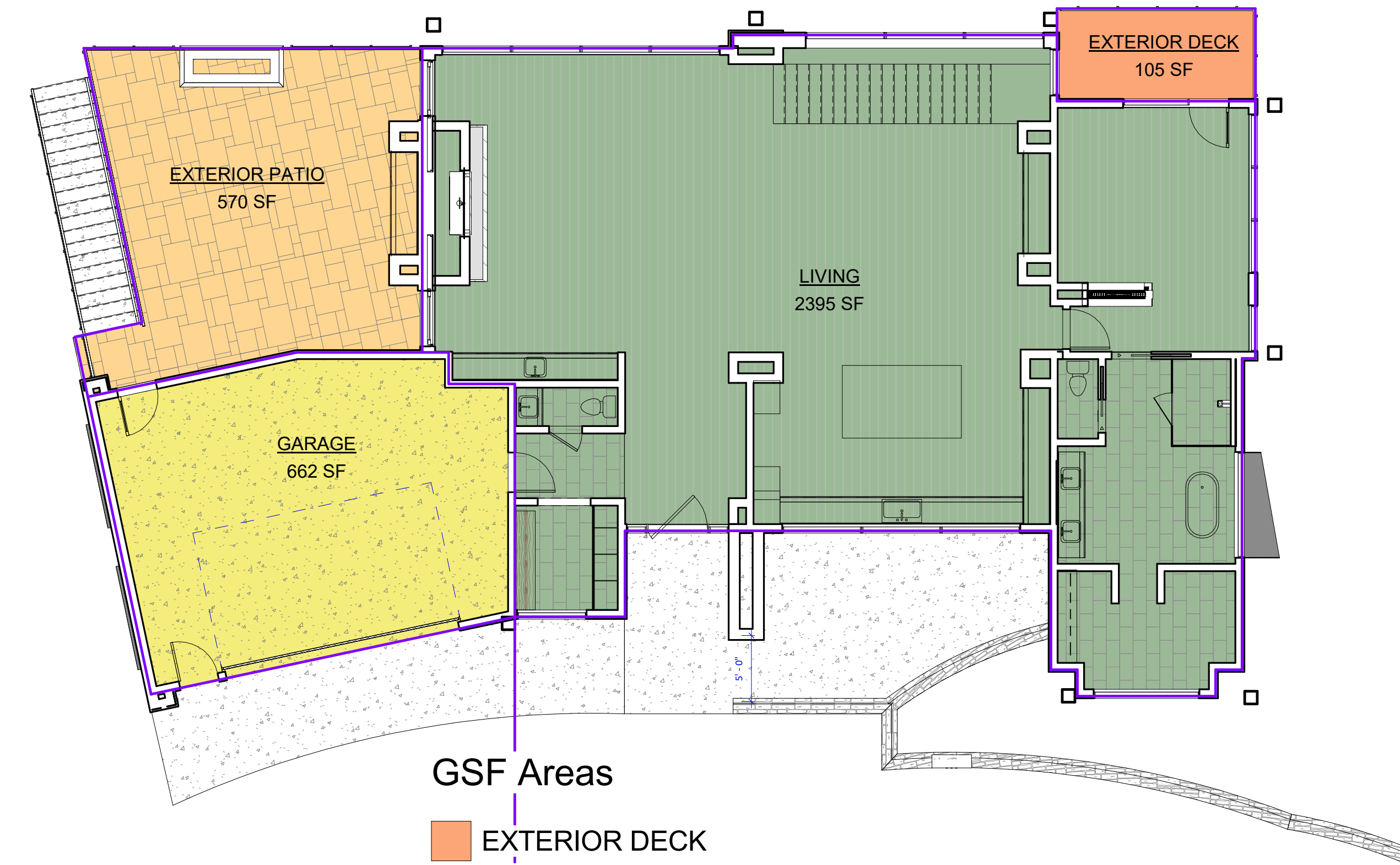


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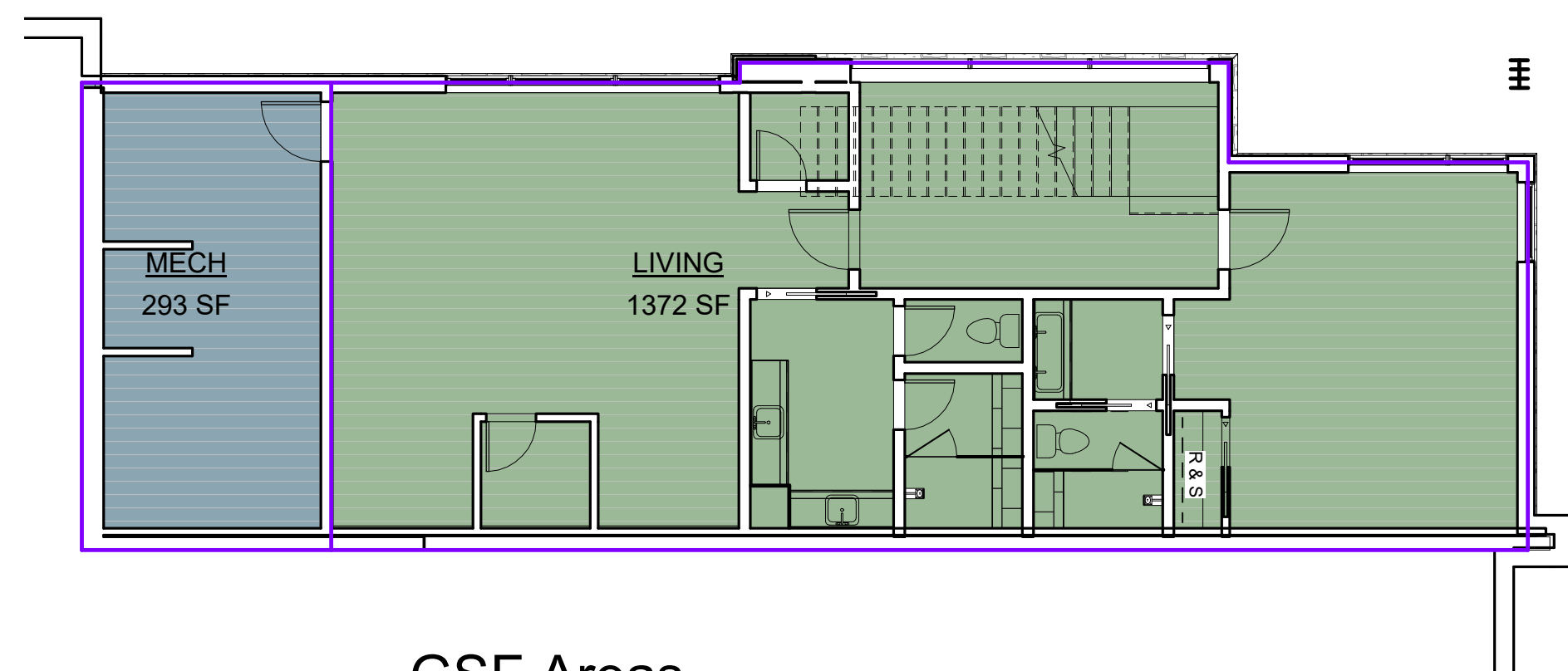
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GSF Areas

- EXTERIOR DECK
- EXTERIOR PATIO
- GARAGE
- LIVING

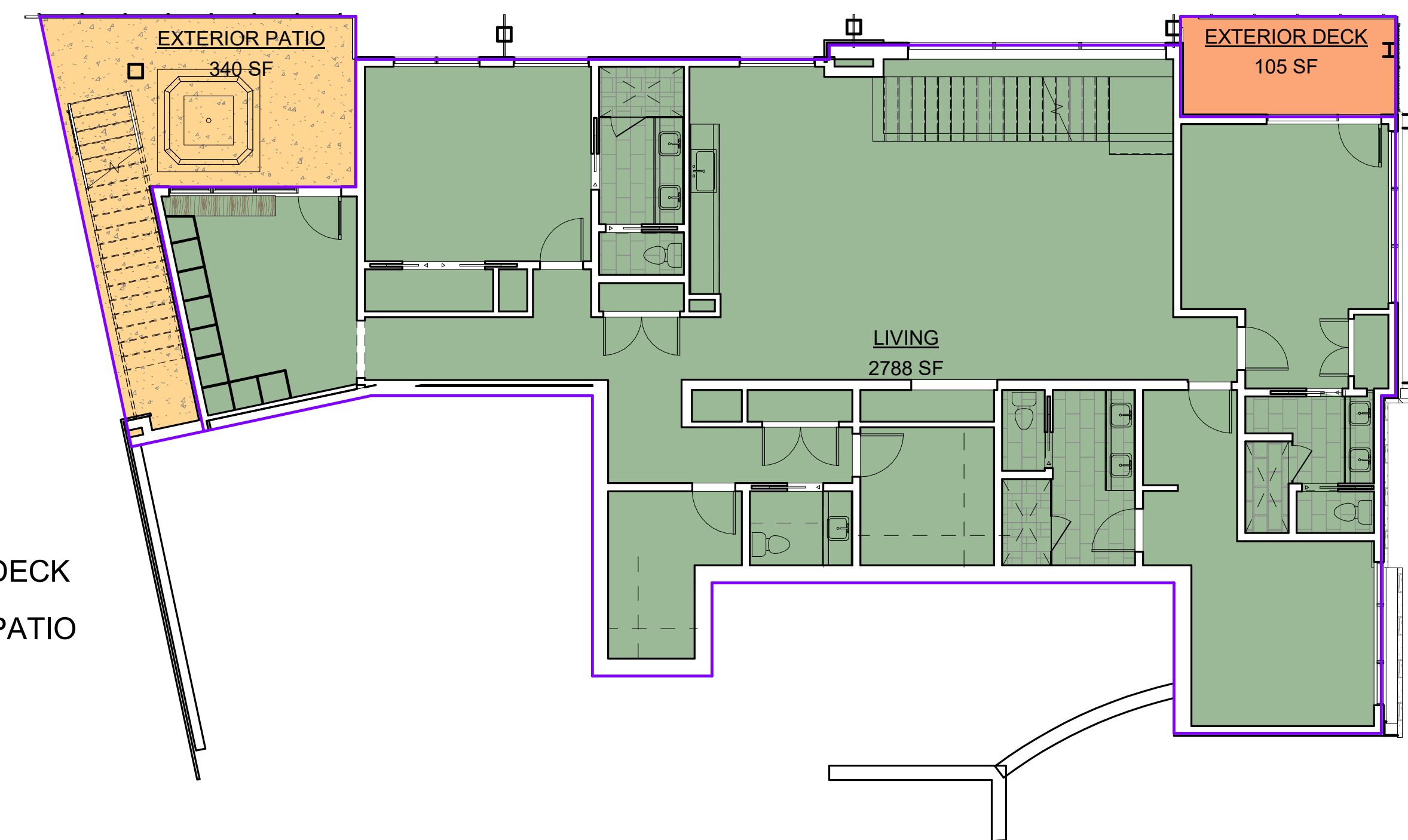
2 T.O. SUB FLR
1/8" = 1'-0"



GSF Areas

- LIVING
- MECH

4 T.O. ROCK BOTTOM
1/8" = 1'-0"



GSF Areas

- EXTERIOR DECK
- EXTERIOR PATIO
- LIVING

3 T.O. SLAB
1/8" = 1'-0"

AREA ANALYSIS

DEFINITIONS:
SQUARE FOOT: LIVABLE FLOOR AREA AS MEASURED FROM EXTERIOR FACE OF STUD OR FACE OF CONCRETE WALL, INCLUDING THICKNESS OF ALL WALLS, INTERIOR AND EXTERIOR (EXCLUDING EXTERIOR FINISHES); DOES NOT INCLUDE FIREPLACE BUMP-OUTS, MECHANICAL SPACES, GARAGE SPACES, AND UNFINISHED BASEMENT AND/OR ATTIC SPACE.
GROSS SQUARE FOOT: TOTAL BUILDING AREA AS MEASURED FROM EXTERIOR DIMENSIONS INCLUDING THICKNESS OF ALL WALLS, INTERIOR AND EXTERIOR (EXCLUDING EXTERIOR FINISHES), MECHANICAL SPACES, GARAGE SPACES, AND ACCESSIBLE UNFINISHED SPACE; DOES NOT INCLUDE CRAWL SPACES, PATIOS AND DECKS.

PROJECT SQUARE FOOTAGE		
LEVEL	NAME	AREA
T.O. SUB FLR ROCK BOTTOM	LIVING	1372.0 SF
T.O. SUB FLR LOWER	LIVING	2788.3 SF
T.O. SUB FLR MAIN	LIVING	2395.3 SF
HABITABLE		6555.5 SF
T.O. SUB FLR ROCK BOTTOM	MECH	293.2 SF
T.O. SUB FLR MAIN	GARAGE	662.2 SF
NON HABITABLE		955.4 SF
GROSS AREA		7510.9 SF

EXTERIOR SQUARE FOOTAGE		
LEVEL	NAME	AREA
T.O. SUB FLR LOWER	EXTERIOR DECK	105.0 SF
T.O. SUB FLR MAIN	EXTERIOR PATIO	338.9 SF
T.O. SUB FLR MAIN	EXTERIOR DECK	105.0 SF
T.O. SUB FLR MAIN	EXTERIOR PATIO	569.5 SF
TOTAL EXTERIOR		1119.5 SF

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A0-0.4
AREA PLANS



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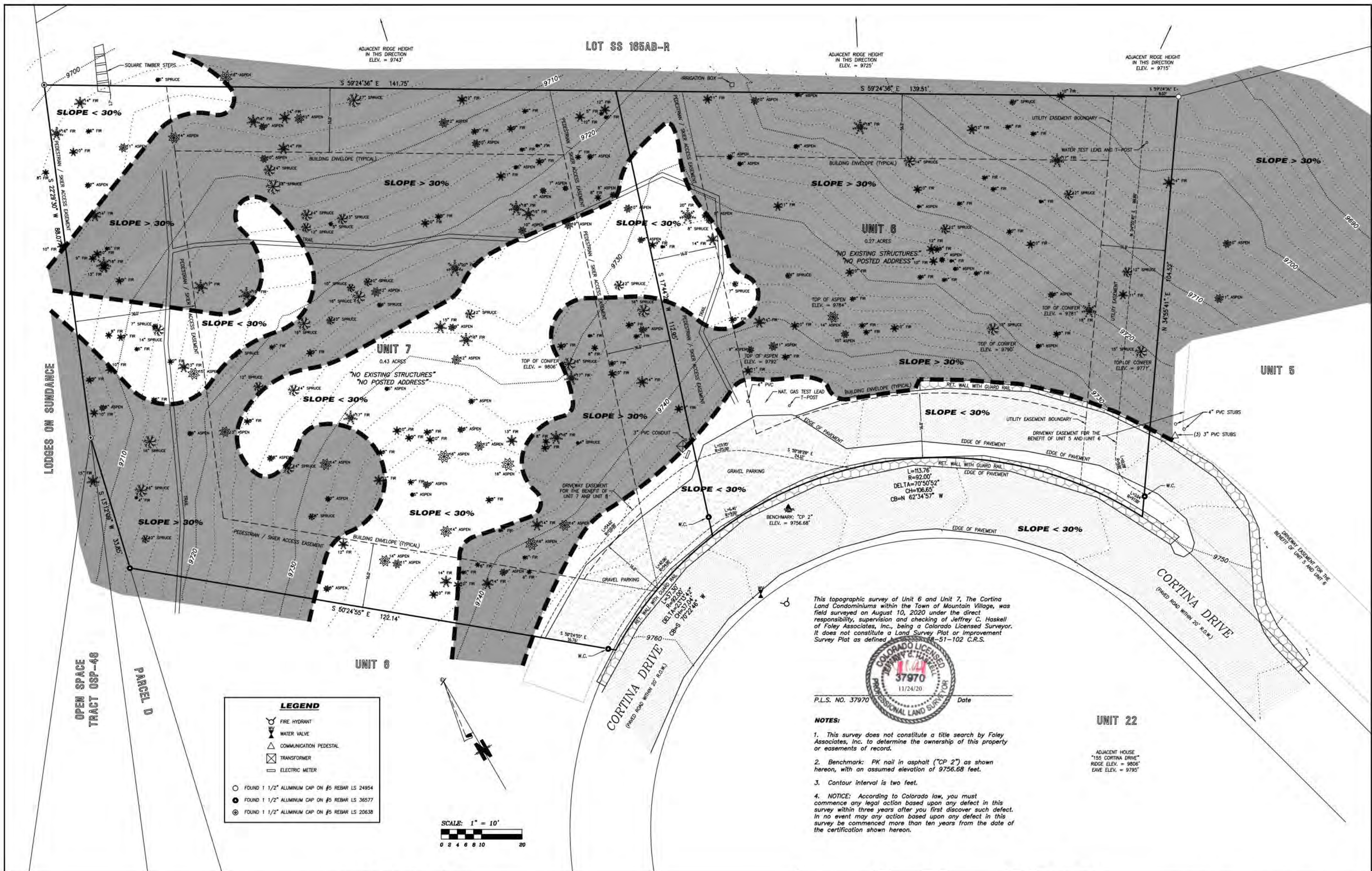
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C1-0.0
SURVEY



This topographic survey of Unit 6 and Unit 7, The Cortina Land Condominiums within the Town of Mountain Village, was field surveyed on August 10, 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined in Sections 51-102 C.R.S.

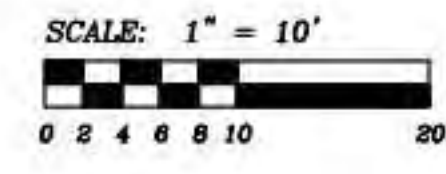


P.L.S. NO. 37970 Date

- NOTES:**
1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
 2. Benchmark: PK nail in asphalt ("CP 2") as shown hereon, with an assumed elevation of 9756.68 feet.
 3. Contour interval is two feet.
4. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

	FIRE HYDRANT
	WATER VALVE
	COMMUNICATION PEDESTAL
	TRANSFORMER
	ELECTRIC METER
	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 24954
	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 36577
	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 20638



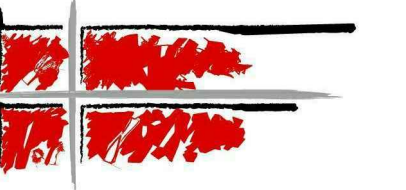
TOPOGRAPHIC SURVEY
Unit 6 and Unit 7, The Cortina Land Condominiums, Town of Mountain Village
Located within Section 3, T. 42 N., R. 9 W., N.M.P.M., San Miguel County, Colorado

Project Mgr:	JH
Technician:	FO
Checked by:	CC
Start date:	08 / 2020



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

Drawing path: d:\2025 Topo 08-20.dwg Sheet 1 of 1 Project #: 2025



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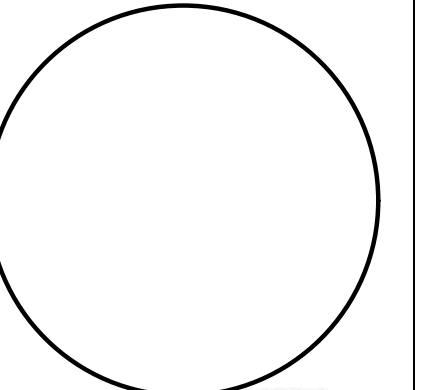
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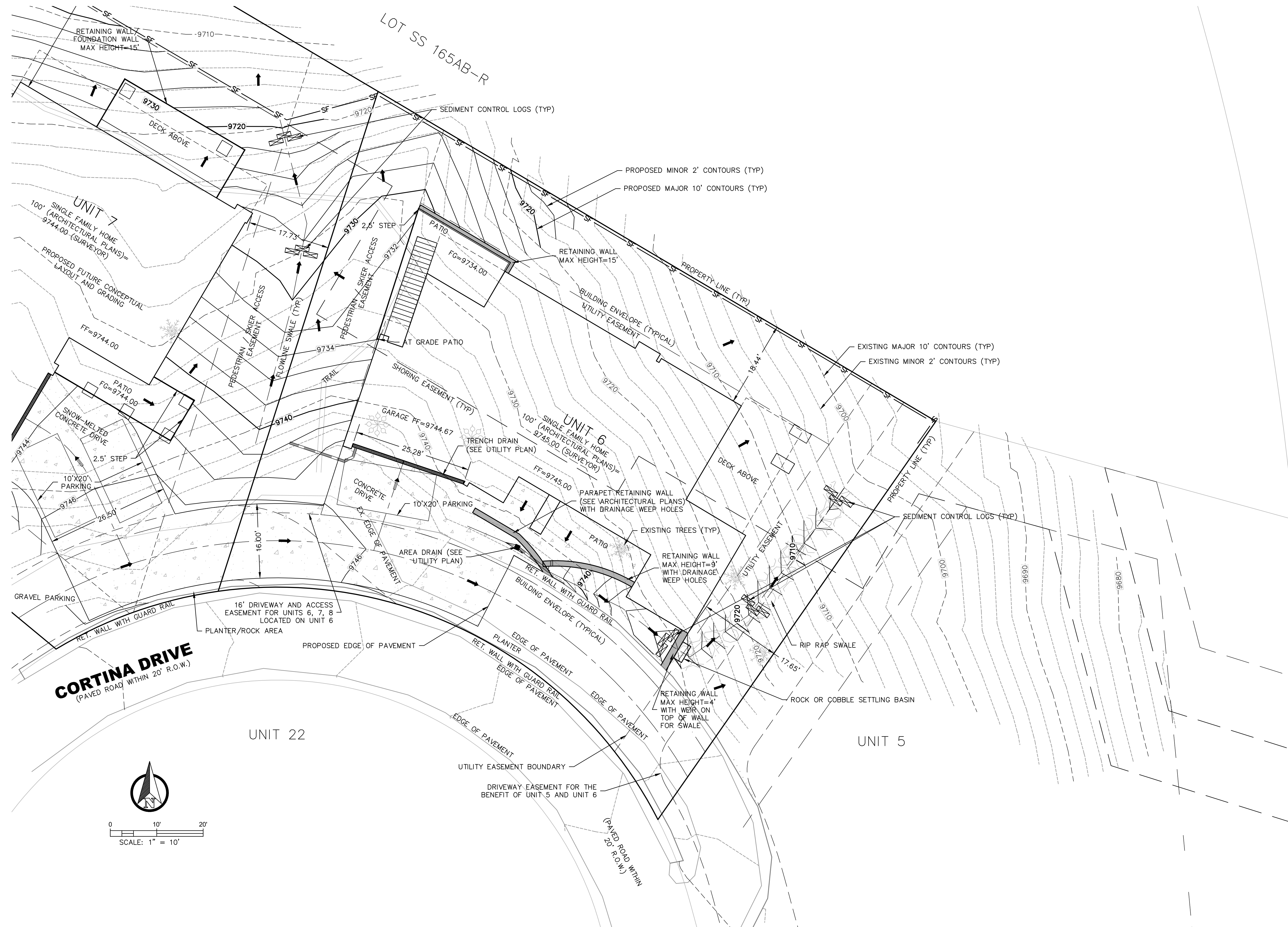
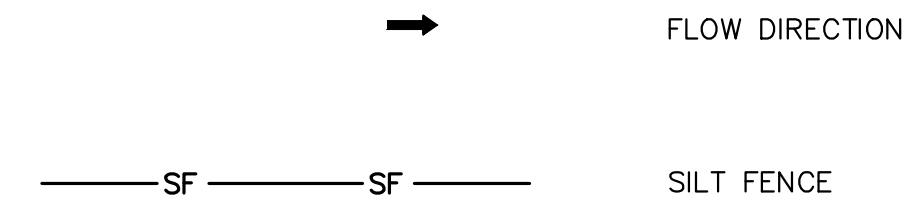
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C1-0.2
DRB DRAINAGE

NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. MAXIMUM GRADING 2.5:1. ANY SLOPES GREATER THAN 2.5:1 ARE SHOWN AS THEY HAVE TO CONNECT INTO EXISTING STEEPER SLOPES AND TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO FINAL CONSTRUCTION DOCUMENTS.
3. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC. DATED 08/2020 WITH A BENCHMARK BEING PK NAIL IN ASPHALT ("CP 2") WITH ASSUMED ELEVATION OF 9756.68 FEET. CONTACT JEFF HASKELL AT (970) 728-6153 FOR MORE BENCHMARK INFORMATION.
4. ALL RETAINING WALL HEIGHTS AREA FINISHED GRADE TO FINISHED GRADE (RETAINED HEIGHT) AND DO NOT INCLUDE FOUNDATIONS OR CAP (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).
5. RETAINING WALLS WITH PEDESTRIAN ACCESS REQUIRE HARD RAILS FOR ALL RETAINED HEIGHT OVER 2.5' (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).
6. NO DETENTION PROPOSED AS THIS SITE IS PART OF CONDOMINIUM SUBDIVISION AND HAS EXISTING DRAINAGE FACILITIES.

LEGEND

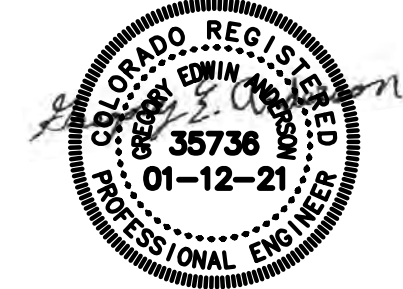


DRB DRAINAGE AND EROSION CONTROL PLAN

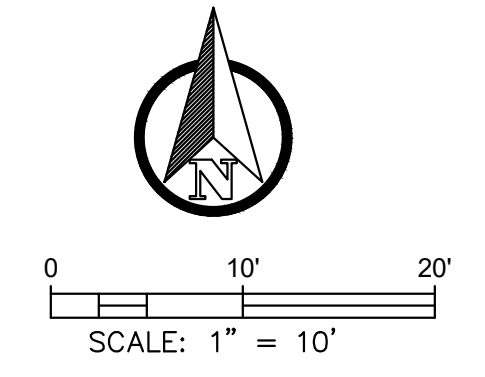
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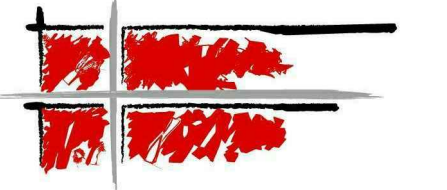
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OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

THESE PLANNING DRB DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR SILVER GLADE DEVELOPMENT COMPANY AND INCLUDES PRELIMINARY DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736





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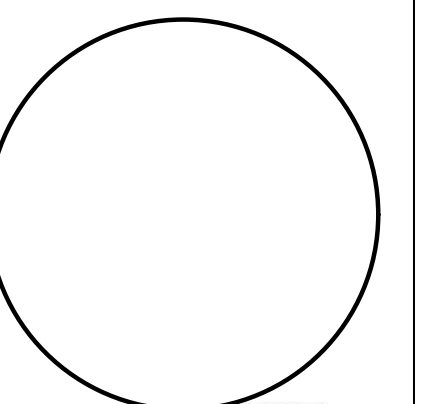


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DRB UTILITY

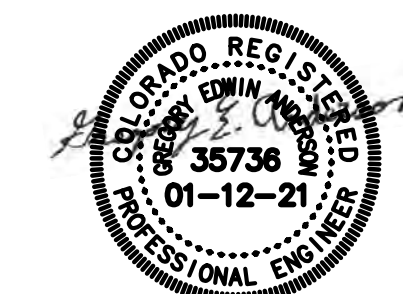
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3. ALL UTILITY LOCATES TO BE PERFORMED PRIOR TO FINAL DESIGN. IT IS RECOMMEND THAT THE SEWER TAP IS PLOT HOLED PRIOR TO FINAL DESIGN IN ORDER TO DETERMINE IF THE SEWER REQUIRES A PUMP IN THE MECHANICAL ROOM.

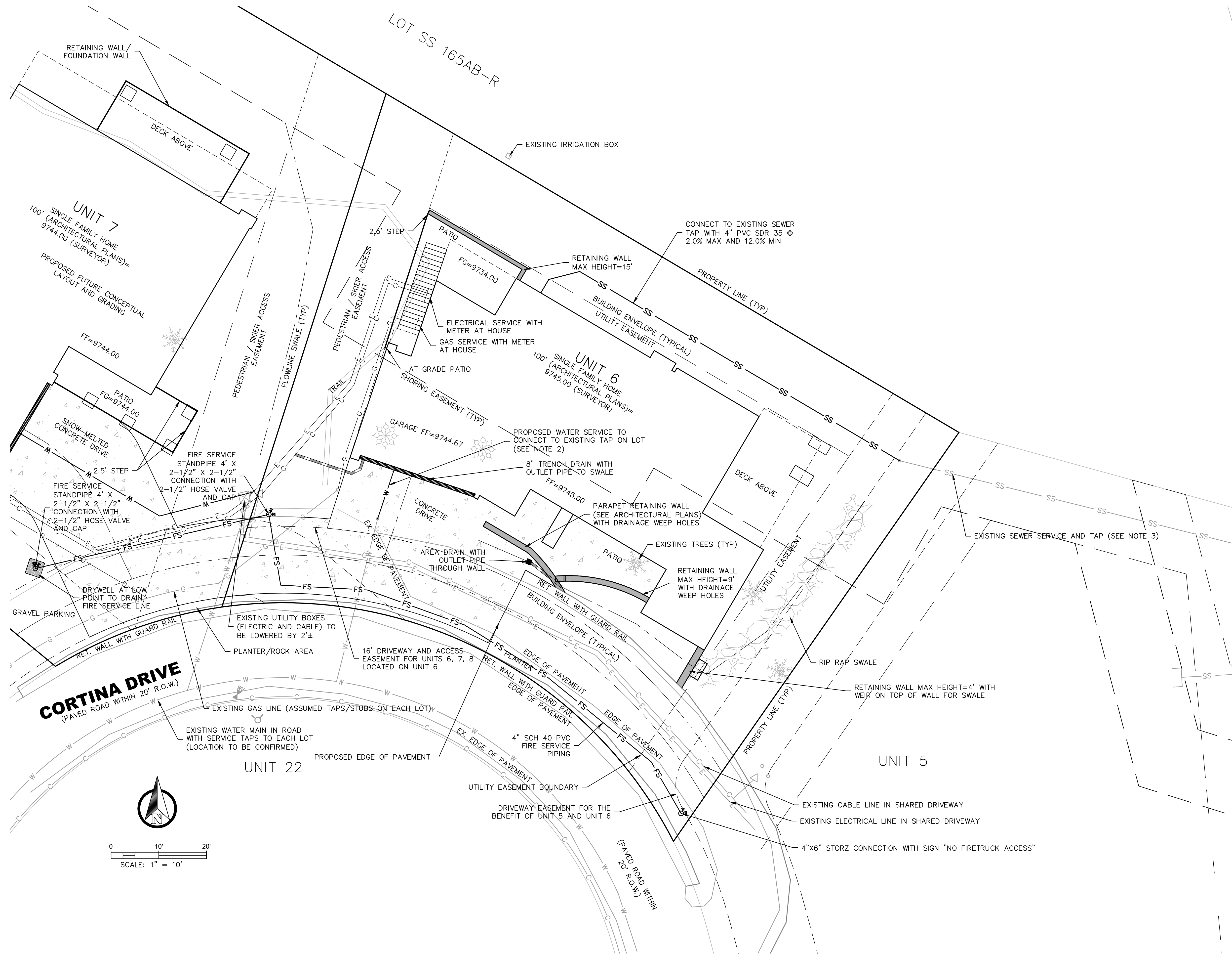
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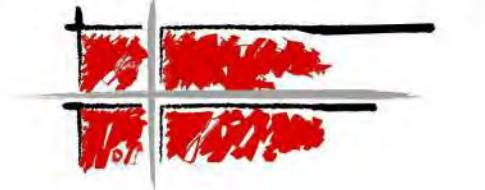
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DRB UTILITY PLAN



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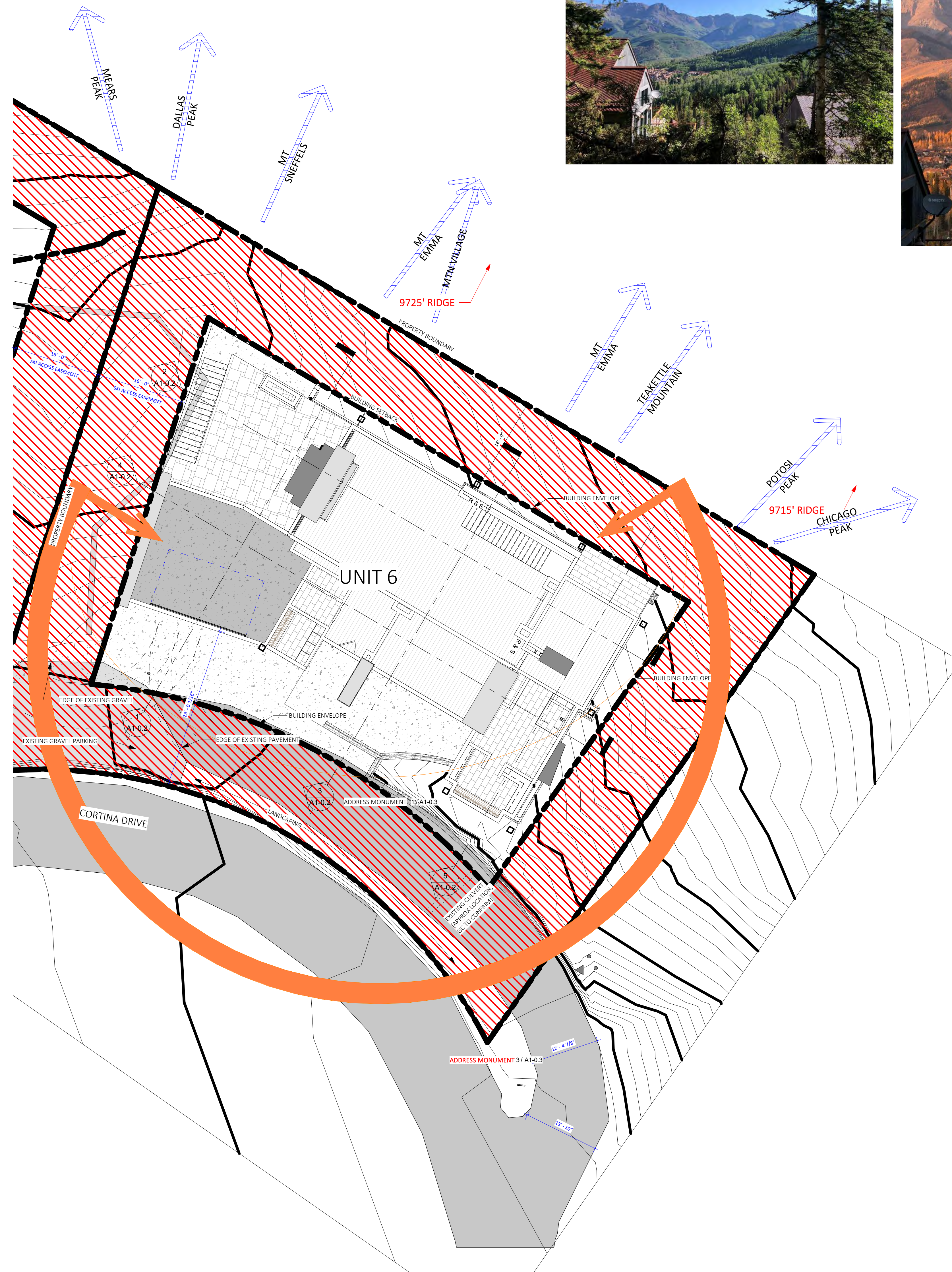
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A1-0.1
 ARCHITECTURAL
 SITE PLAN



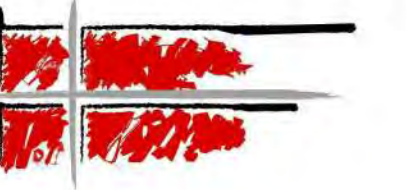
LEGEND

-----	DRAINAGE	[Hatched Box]	SNOW MELT LOCATIONS
-----	LIMITS OF CONSTRUCTION	[White Box]	ASPHALT
~~~~~	EROSION CONTROL	[Dotted Box]	CONCRETE
-----	NEW GRADE LINE	[Cross-hatched Box]	SNOW STORAGE
-----	PREVIOUS GRADE LINE	---	DRAINTILE
W-----	NEW WATER LINE		
S-----	NEW SEWER LINE		
UE-----UE	NEW ELECTRICAL LINE		

**STRUCTURAL ELEVATIONS**

T.O. SLAB @ ROCK BOTTOM	78'-0" = 9723'
T.O. SLAB @ LOWER LEVEL	89'-0" = 9734'
T.O. SLAB @ GARAGE	99'-8" = 9744'-8"
T.O. SUBFLOOR @ MAIN LEVEL	100'-0" = 9745'

- GENERAL NOTES**
- SEE CIVIL PLANS FOR GRADING & ADDITIONAL SITE DETAILS.
  - ALL PERIMETER FOUNDATION DRAINS TO EXIT TO DAYLIGHT.
  - ALL CONCRETE WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
  - EXCESS SOIL FROM CONSTRUCTION TO BE RELOCATED ON SITE W/ GEOTECHNICAL ENGINEER APPROVAL.
  - ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE AS SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CURBS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR.



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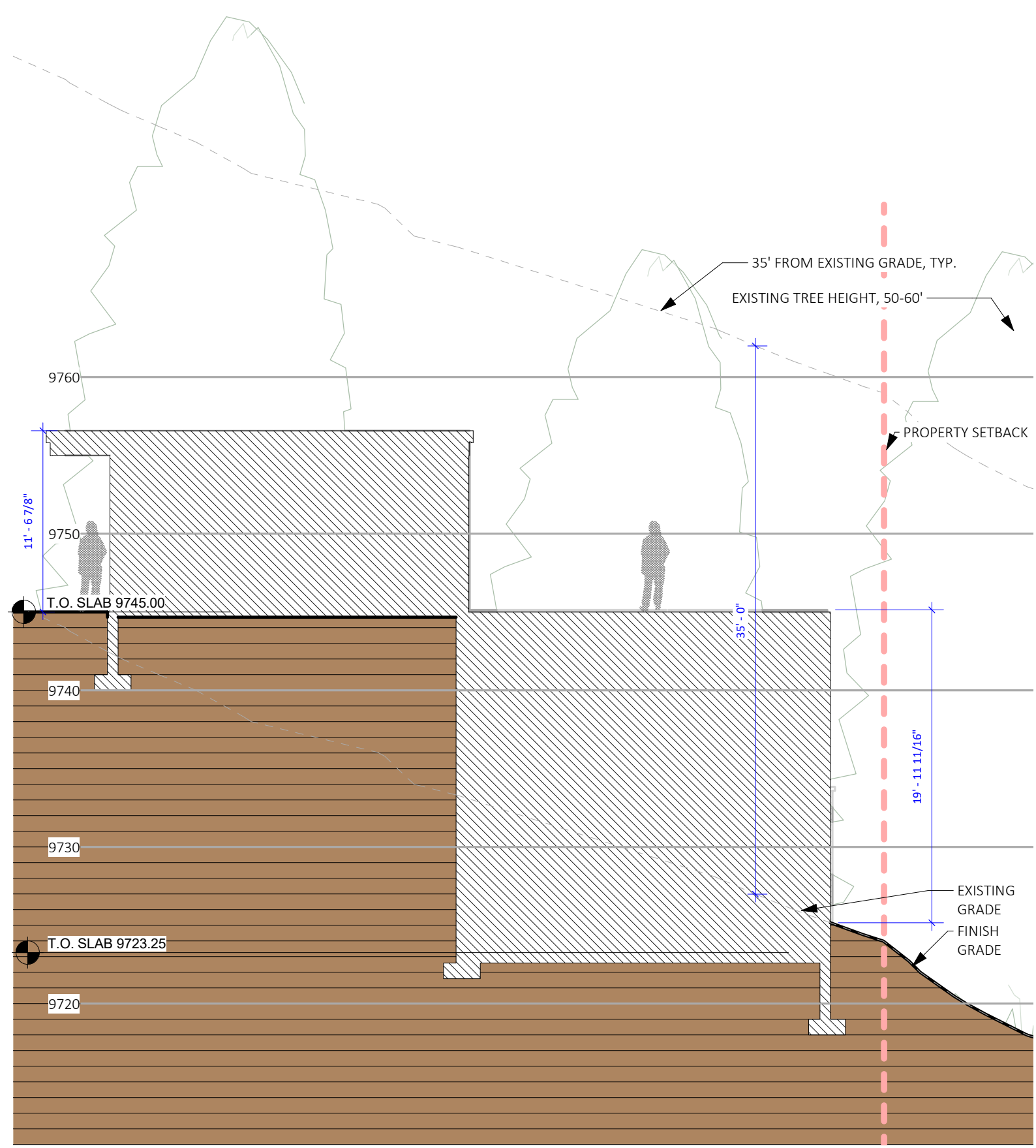
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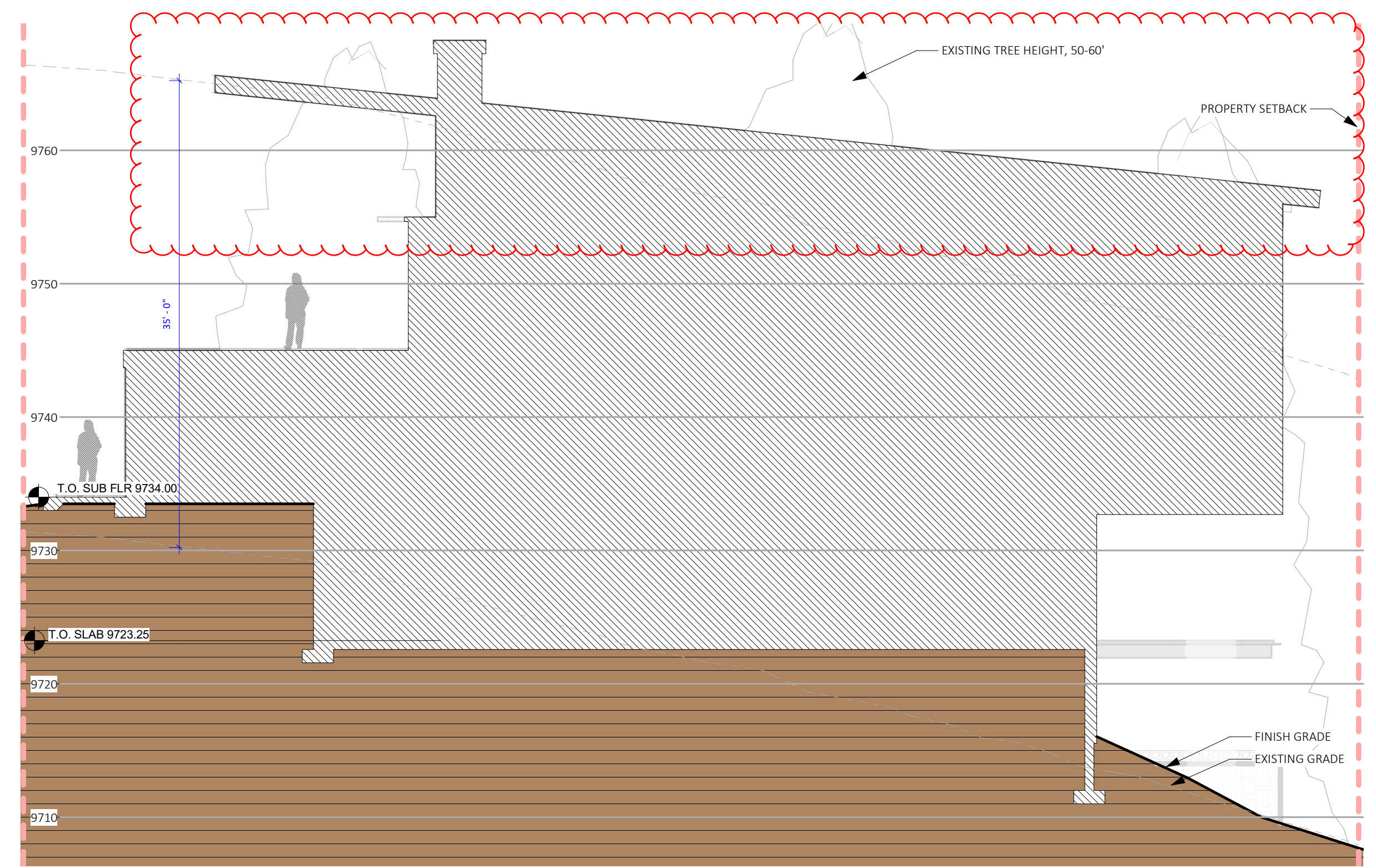
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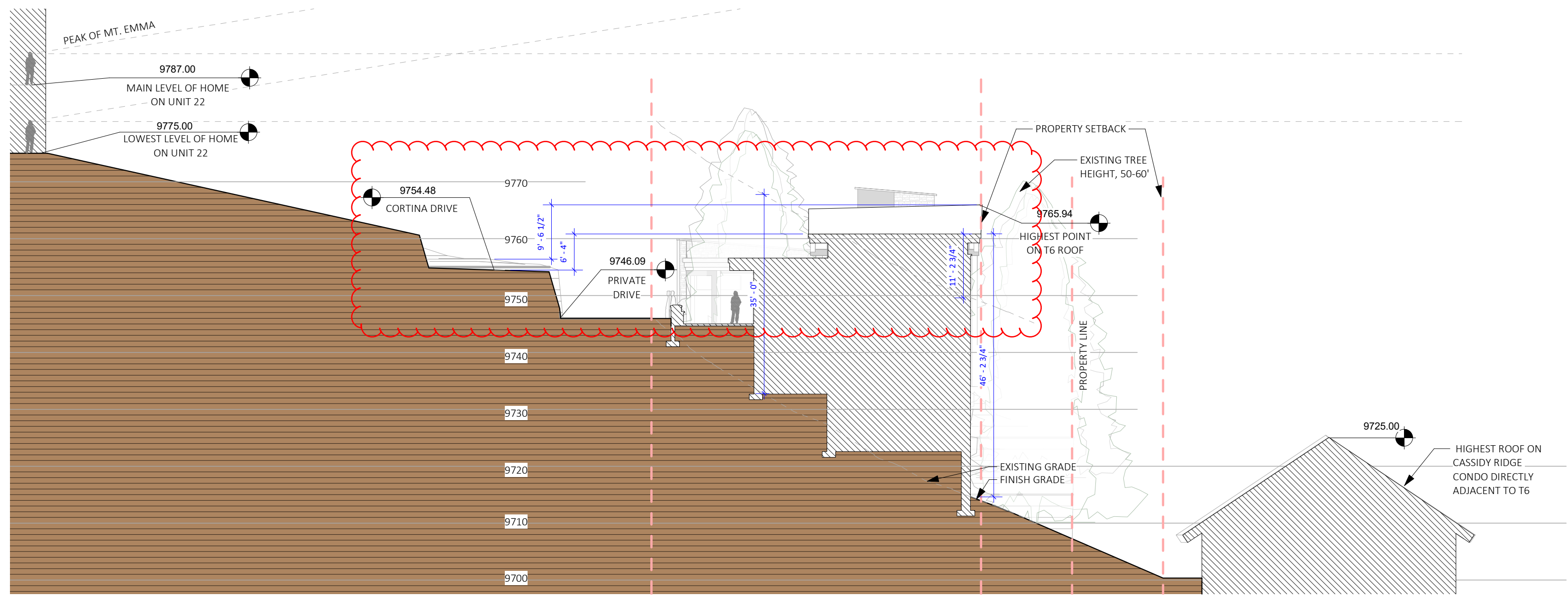
**A1-0.2**  
 SITE SECTIONS



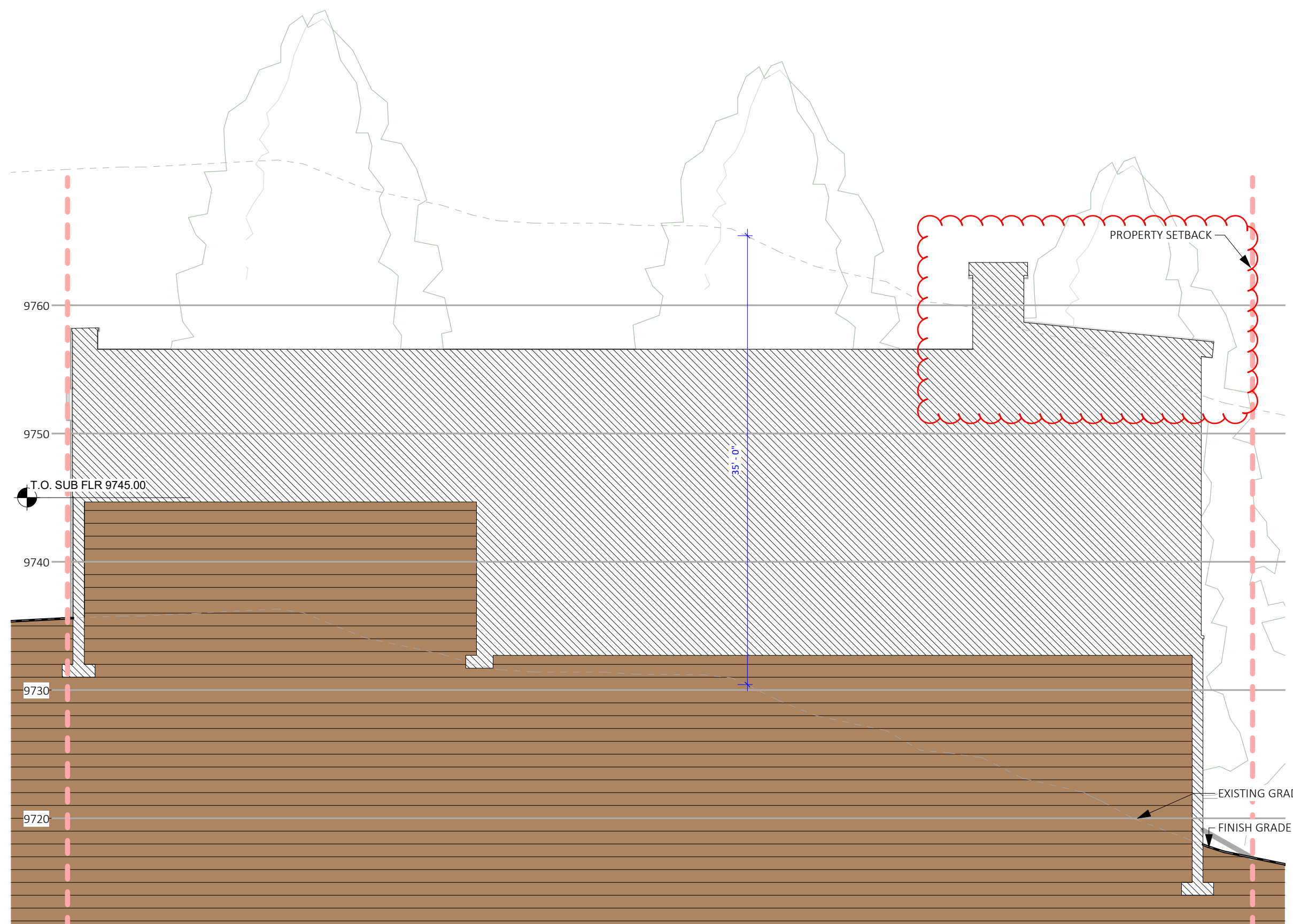
1 N/S WESTERN SITE SECTION  
 1/8" = 1'-0"



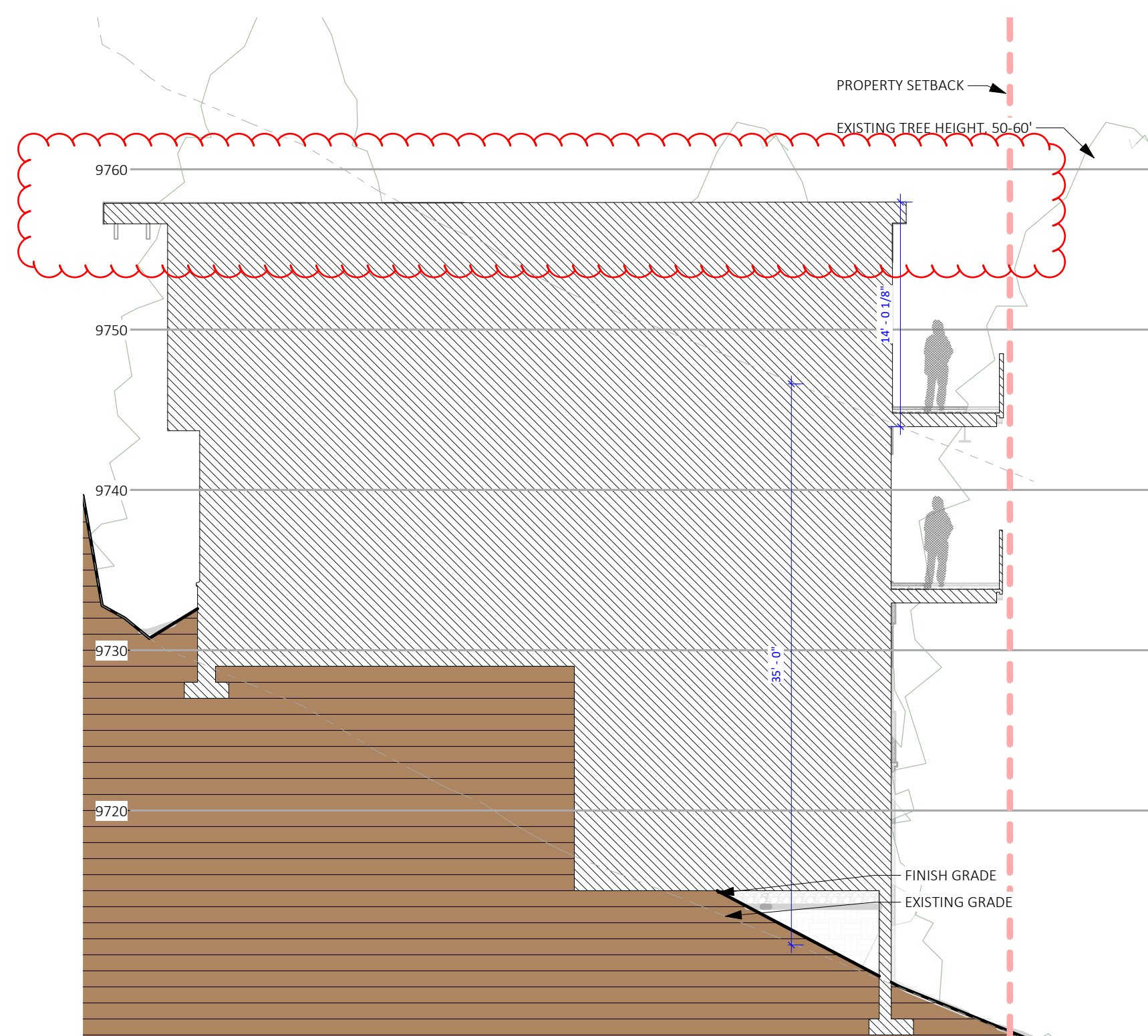
2 E/W NORTHERN SITE SECTION  
 1/8" = 1'-0"



3 N/S CENTRAL SITE SECTION  
 1/16" = 1'-0"



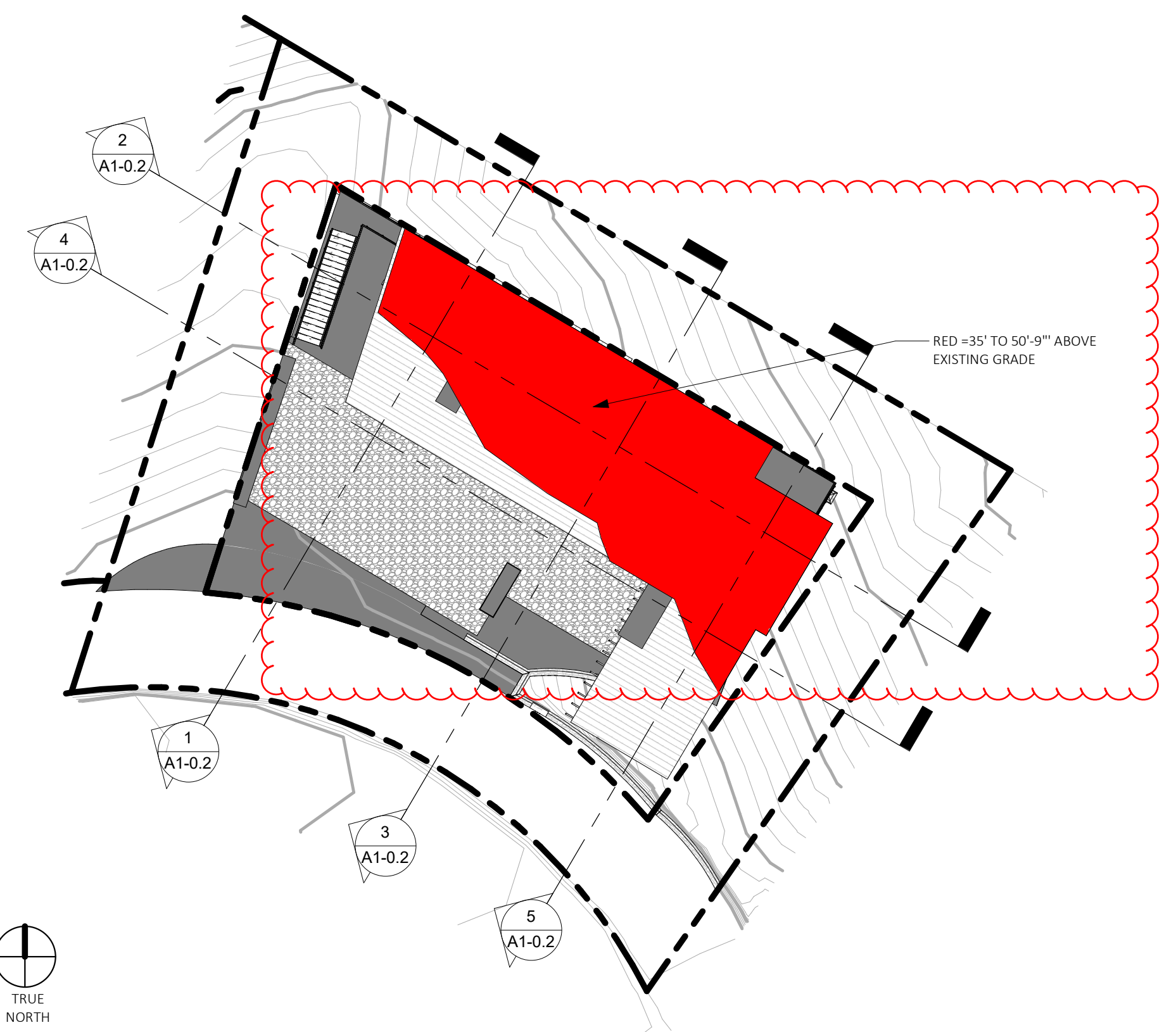
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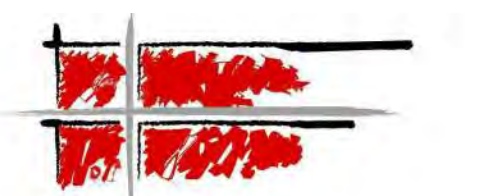
5 N/S EASTERN SITE SECTION  
 1/8" = 1'-0"



6 KEY PLAN  
 1" = 20'-0"



7 KEY PLAN  
 1" = 20'-0"

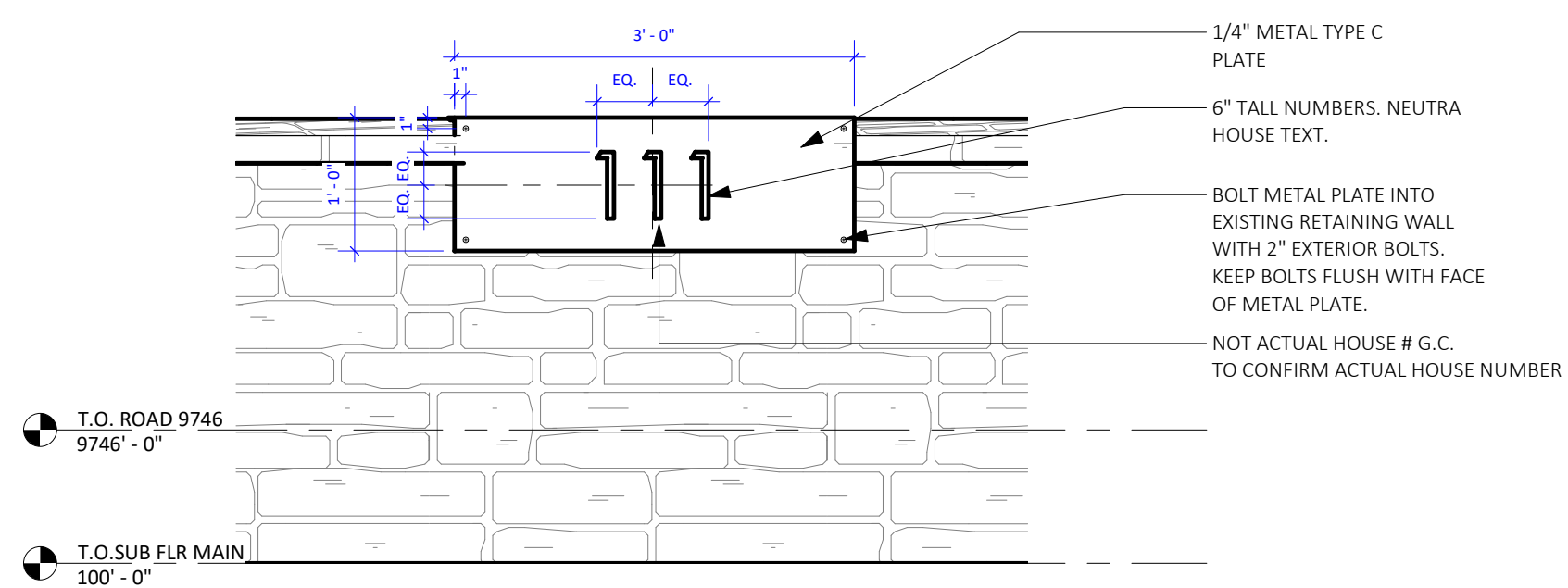


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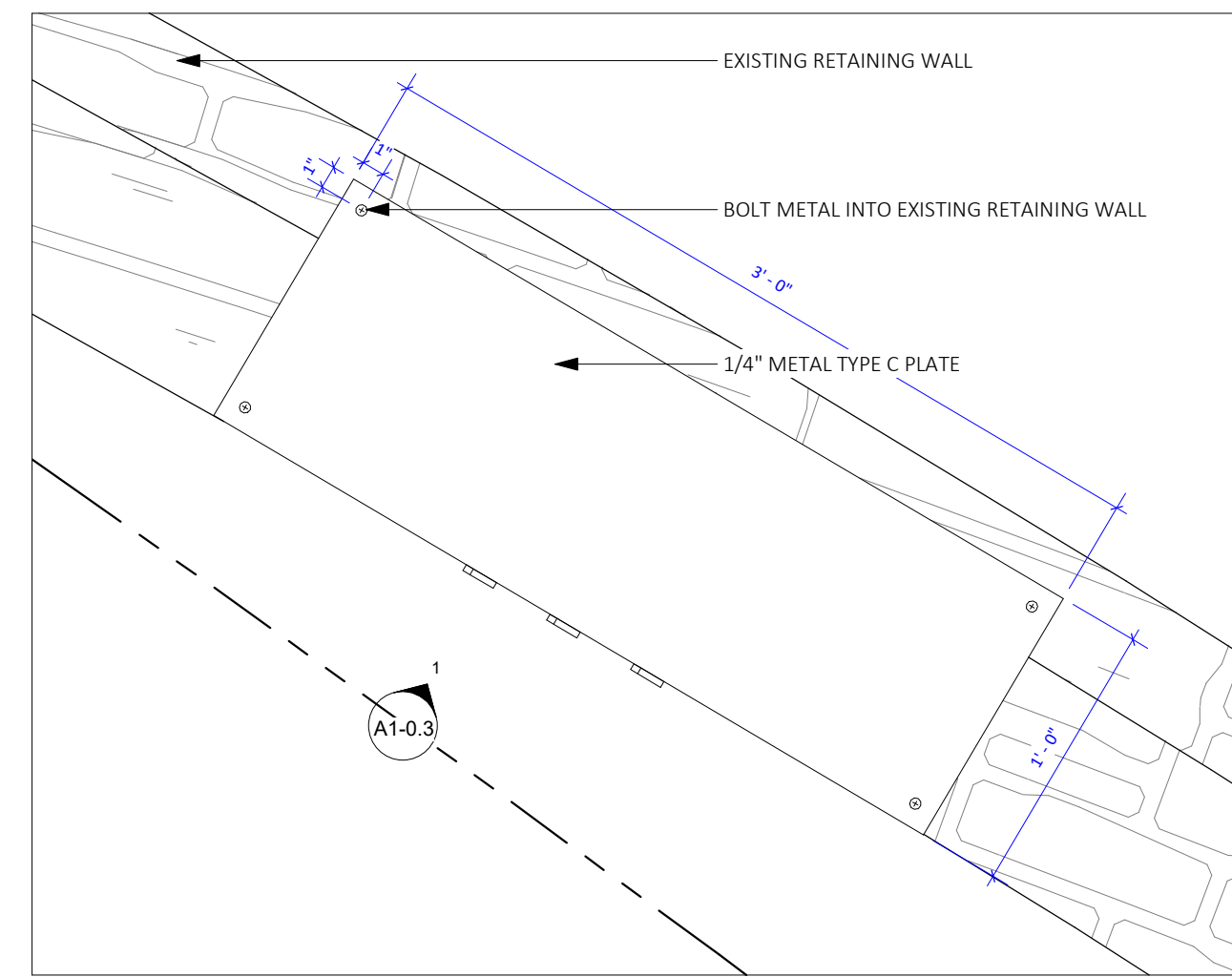
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BIG SKY, MONTANA 59716  
P 406.995.7572

**UTAH:**  
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PARK CITY, UTAH 84060  
P 435.604.0891

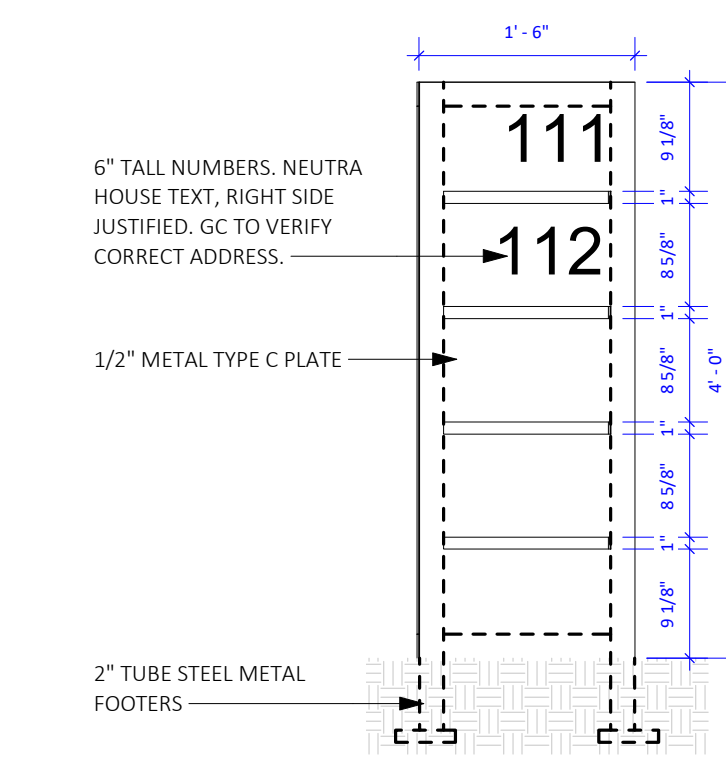
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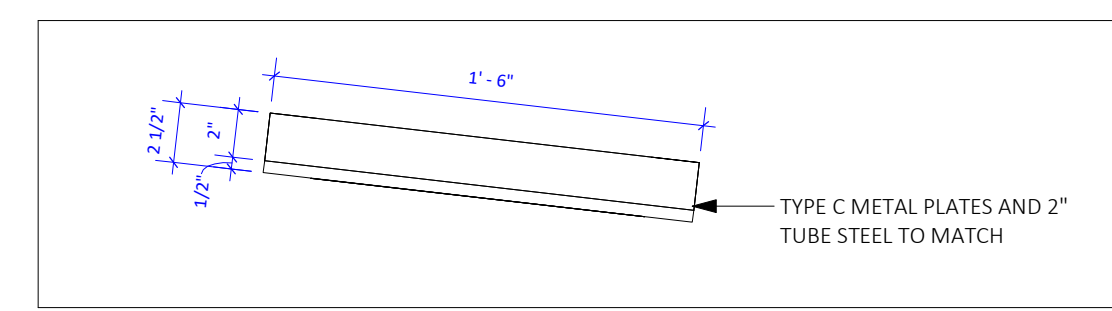
**1 ADDRESS MONUMENT - ELEVATION DETAIL**  
3/4" = 1'-0"



**2 ADDRESS MONUMENT PLAN**  
1 1/2" = 1'-0"



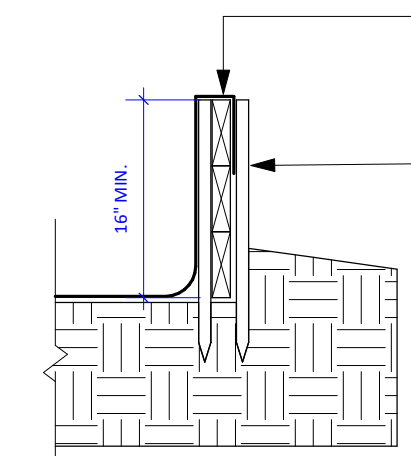
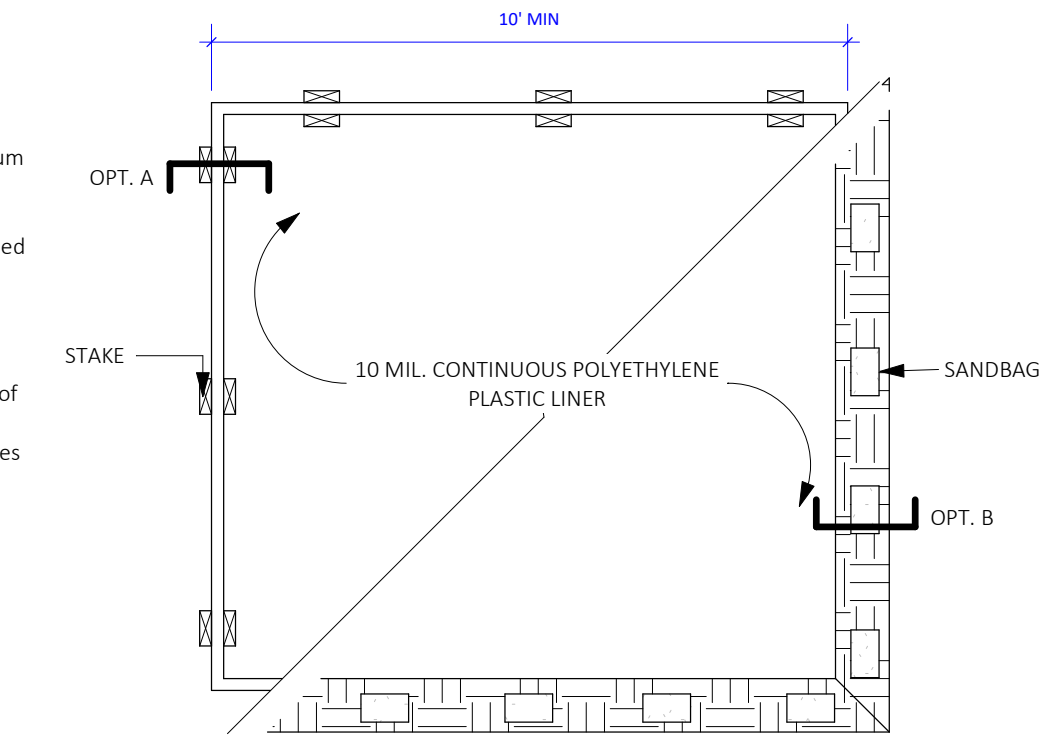
**3 DOUBLE ADDRESS MONUMENT - ELEVATION**  
3/4" = 1'-0"



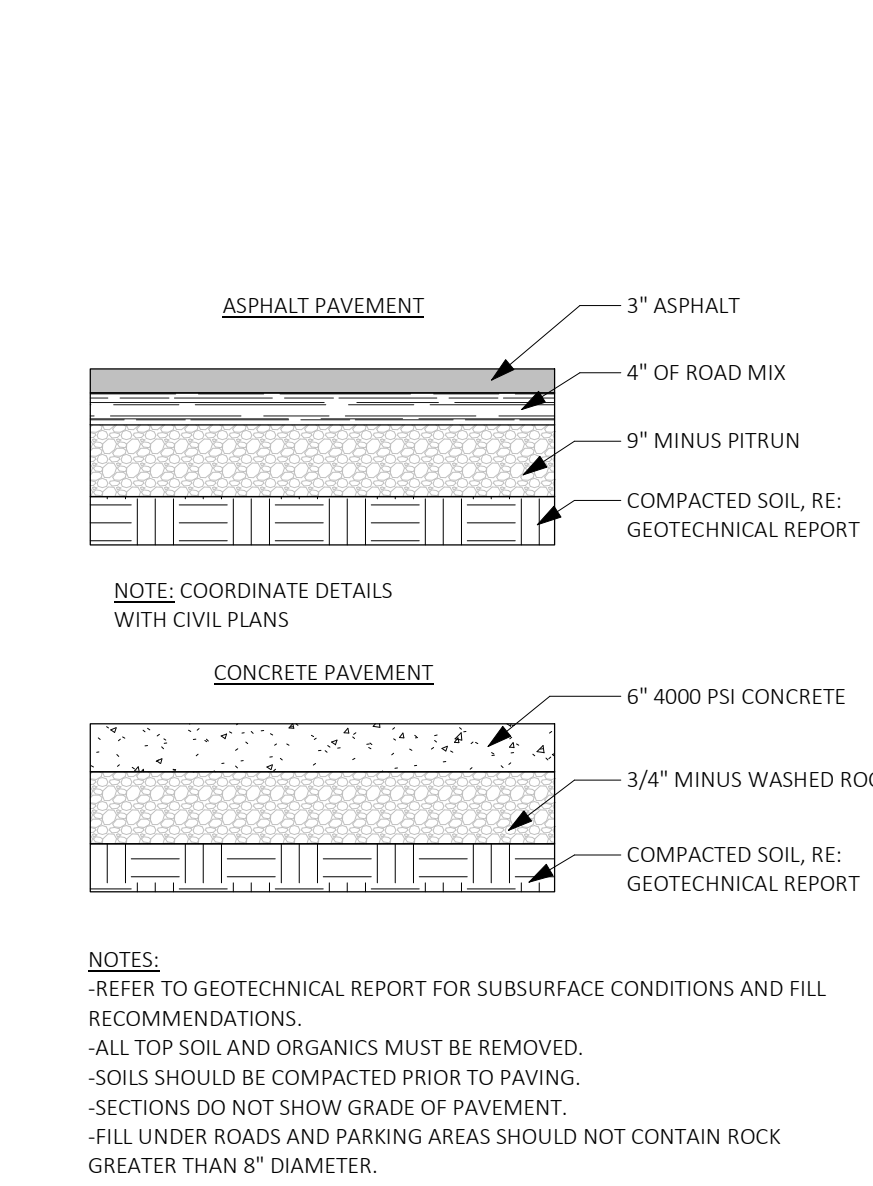
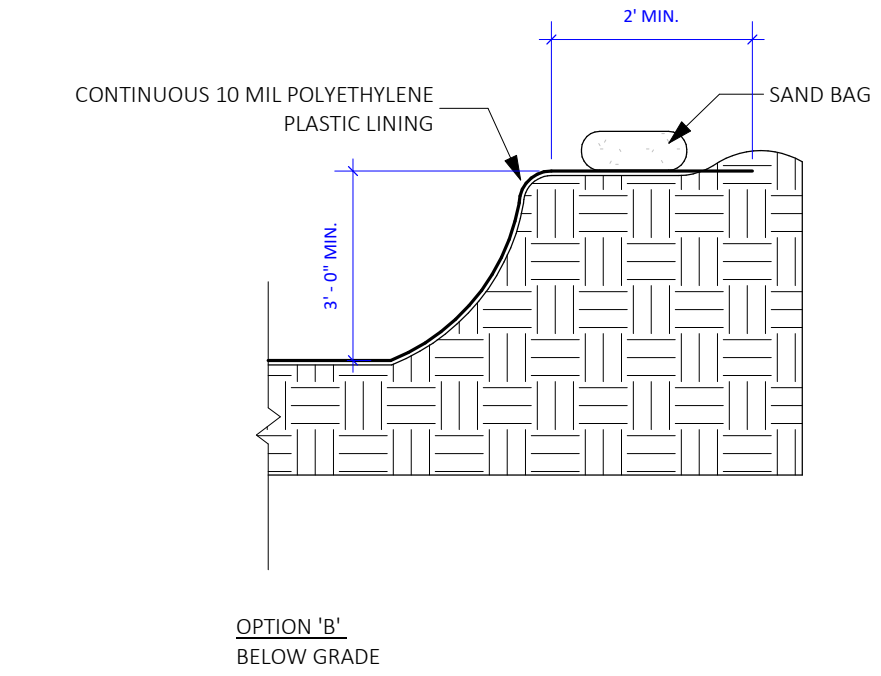
**4 ADDRESS MONUMENT PLAN**  
1 1/2" = 1'-0"

**CONCRETE WASHOUT AREA NOTES**

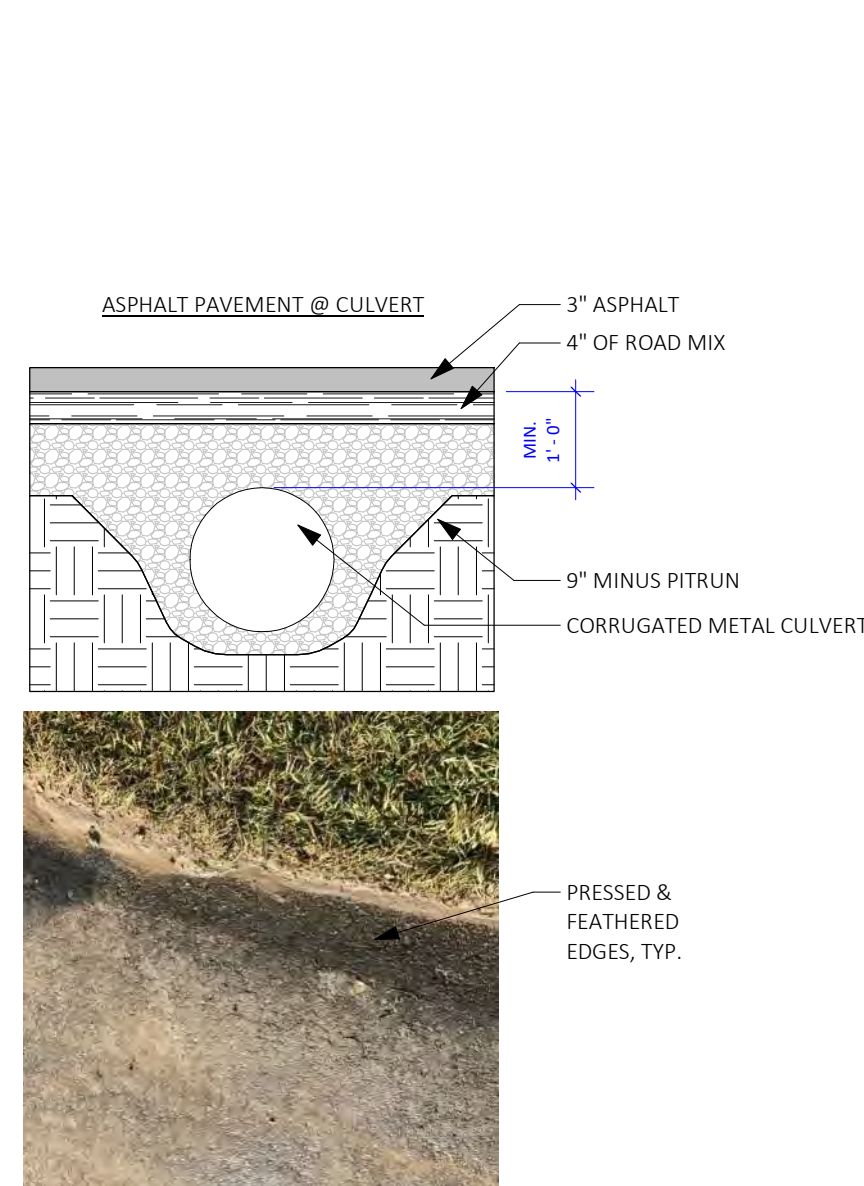
- Temporary concrete washout facilities shall be located a minimum of 50 ft from sensitive areas including storm drain inlets, open drainage facilities, and watercourses.
- Concrete washout within the roadside ditches is strictly prohibited.
- Washout of concrete trucks shall be performed in designated areas only.
- Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of per applicable solid waste regulations. Dispose of hardened concrete on a regular basis.
- Materials used to construct temporary concrete washout facilities shall be removed from the site of the work and disposed of or recycled.
- Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled, repaired, and stabilized to prevent erosion.



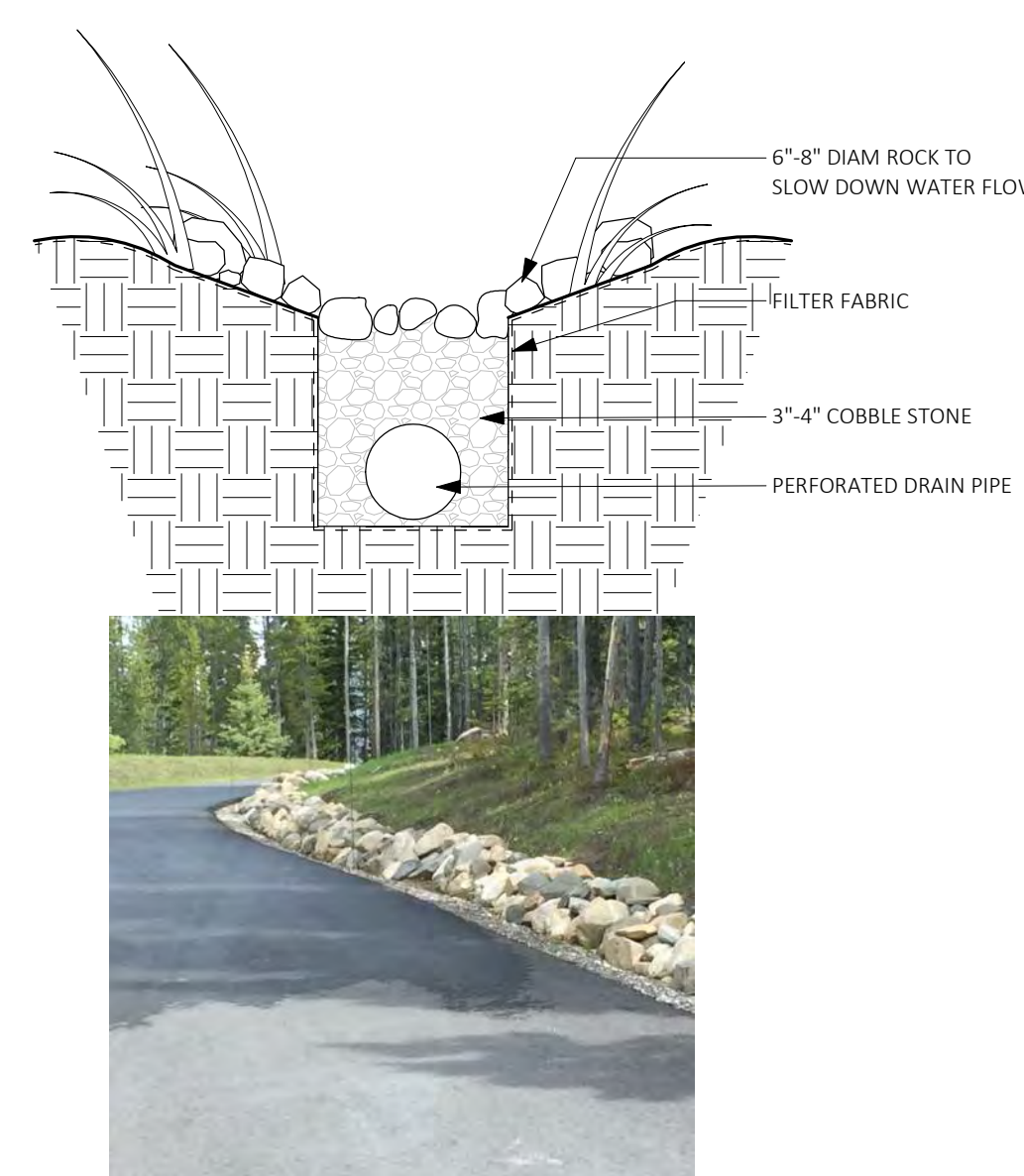
**5 CONCRETE WASHOUT AREA**  
3/4" = 1'-0"



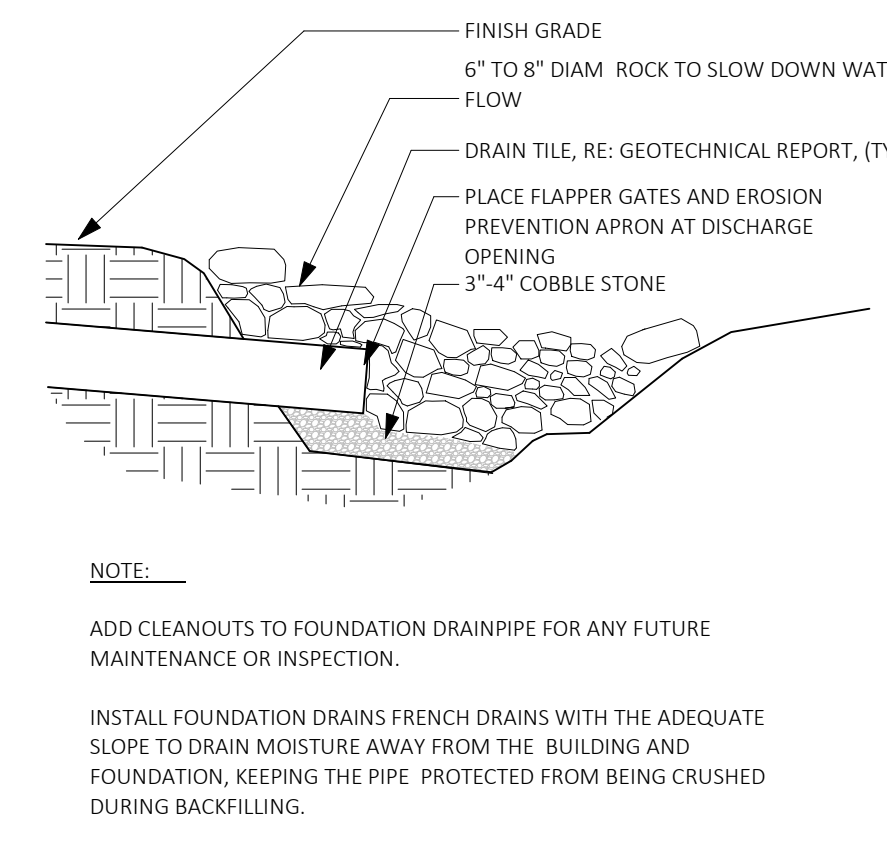
**6 SITE PAVING DETAILS**  
1/2" = 1'-0"



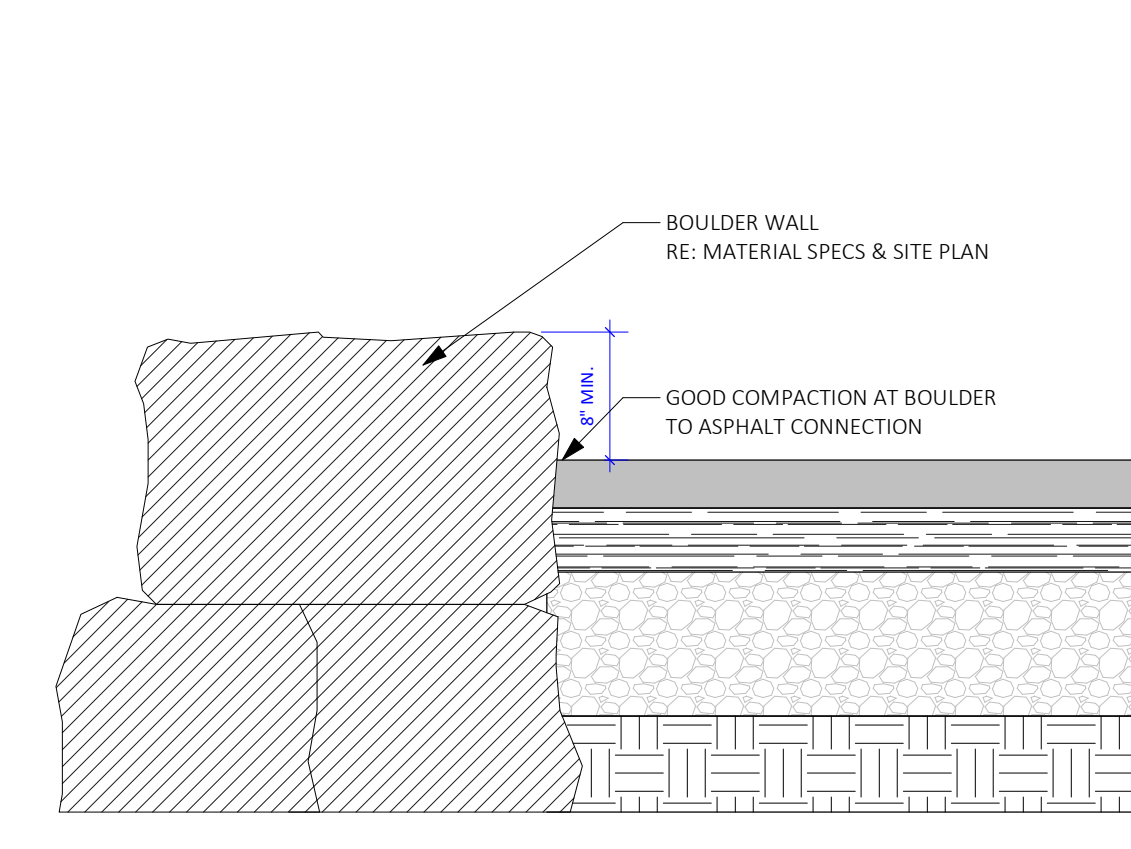
**7 DRAINAGE SWALE**  
1" = 1'-0"



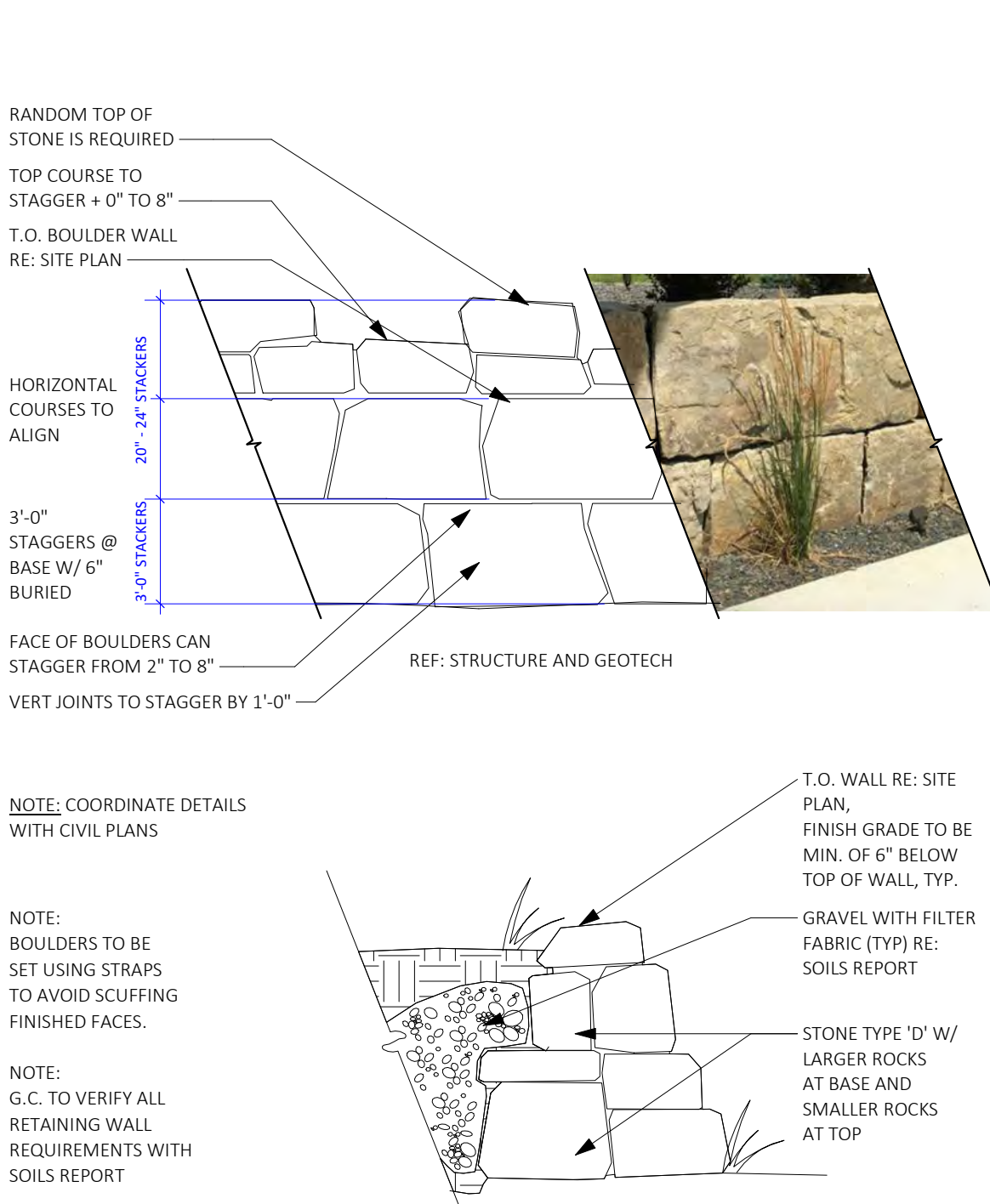
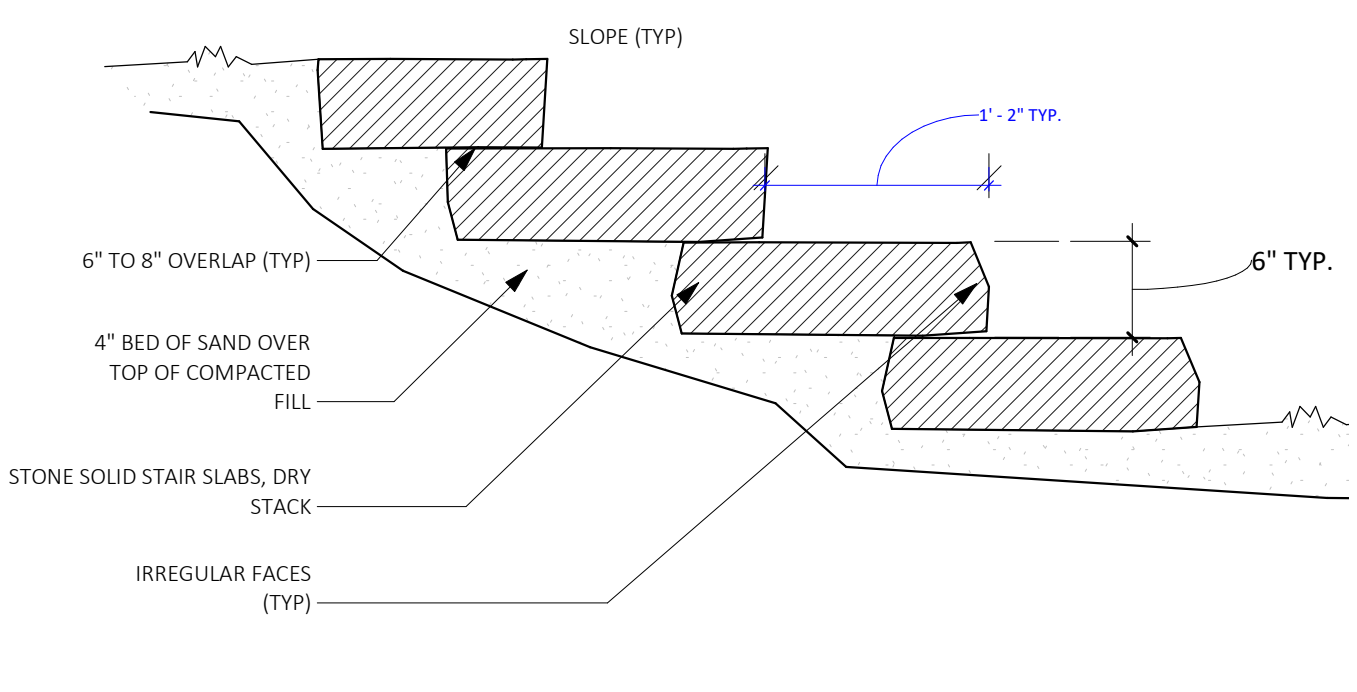
**8 DRAIN TILE RUNOUT DETAIL**  
1/4" = 1'-0"



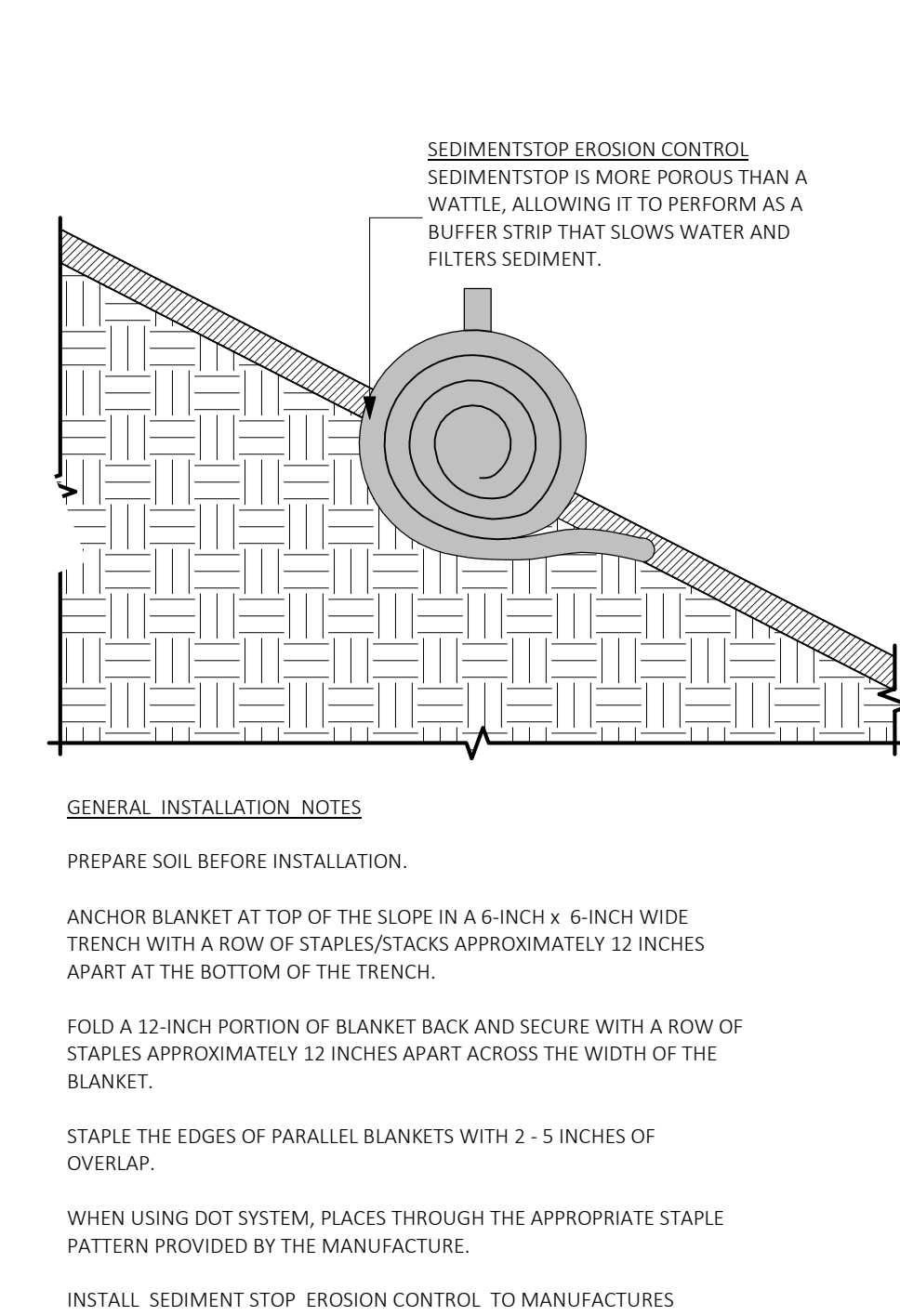
**9 DRIVEWAY CURB DETAIL**  
1" = 1'-0"



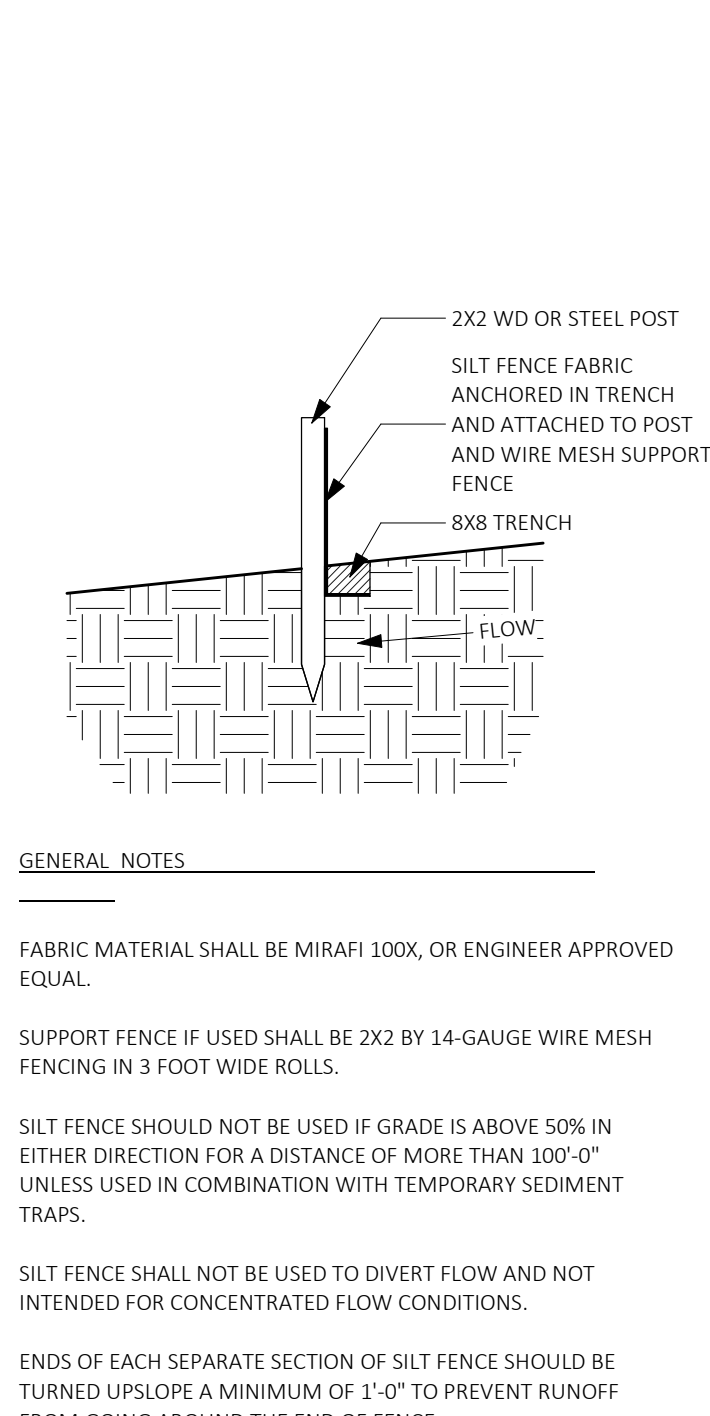
**10 SITE STEPS DETAIL**  
1" = 1'-0"



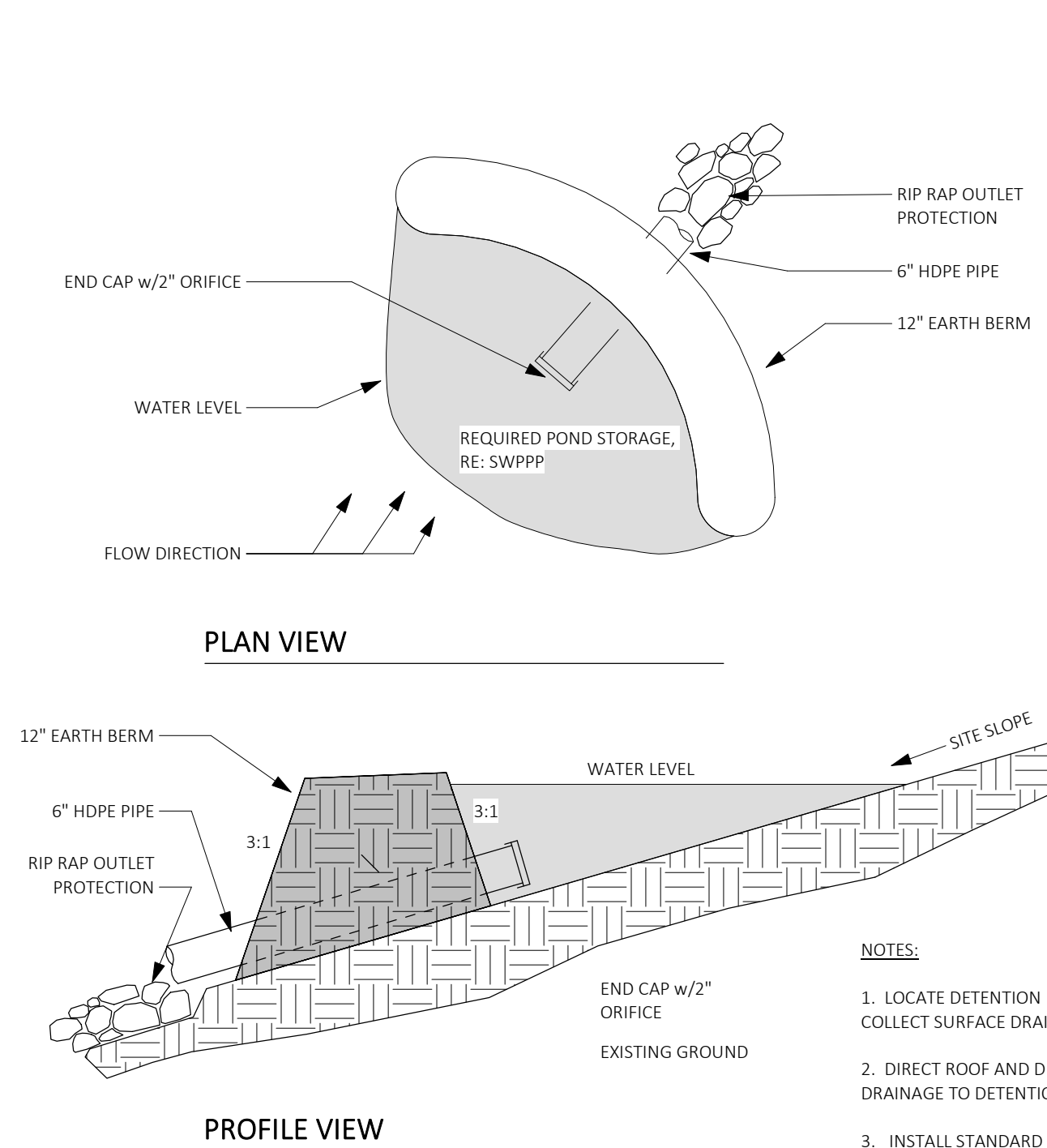
**11 TYPICAL BOULDER WALL DETAIL**  
1/2" = 1'-0"



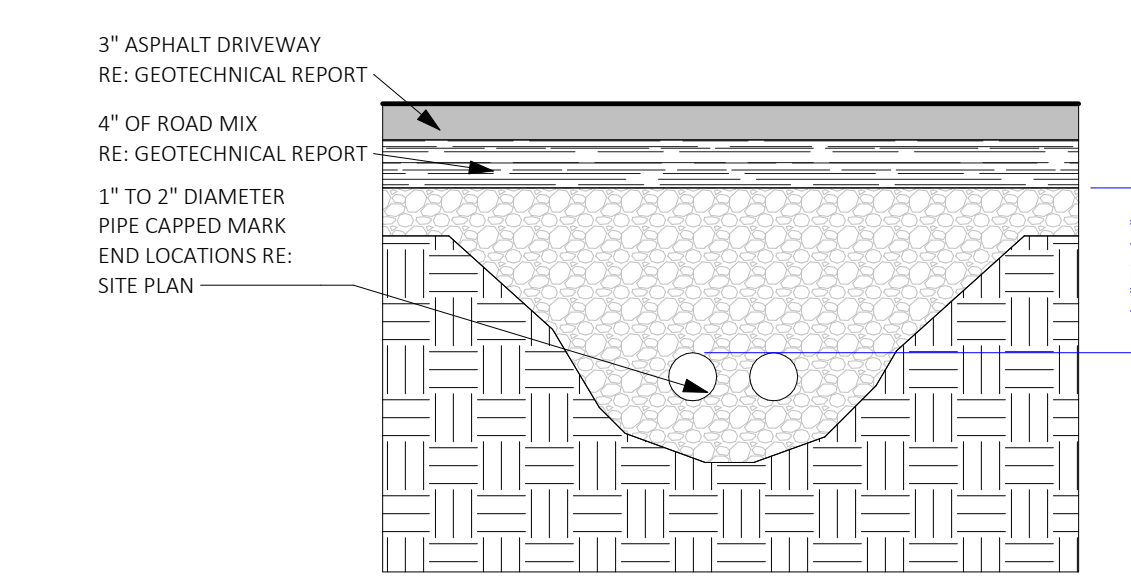
**12 EROSION CONTROL DETAIL**  
1/4" = 1'-0"



**13 SILT FENCE DETAIL**  
1/4" = 1'-0"



**14 RETENTION POND**  
1/2" = 1'-0"



**15 CONDUIT/PIPE DETAIL**  
3/4" = 1'-0"



**16 SAND @ PROPANE TANKS**  
3/4" = 1'-0"

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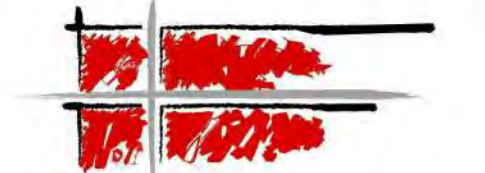
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A1-0.3  
SITE DETAILS



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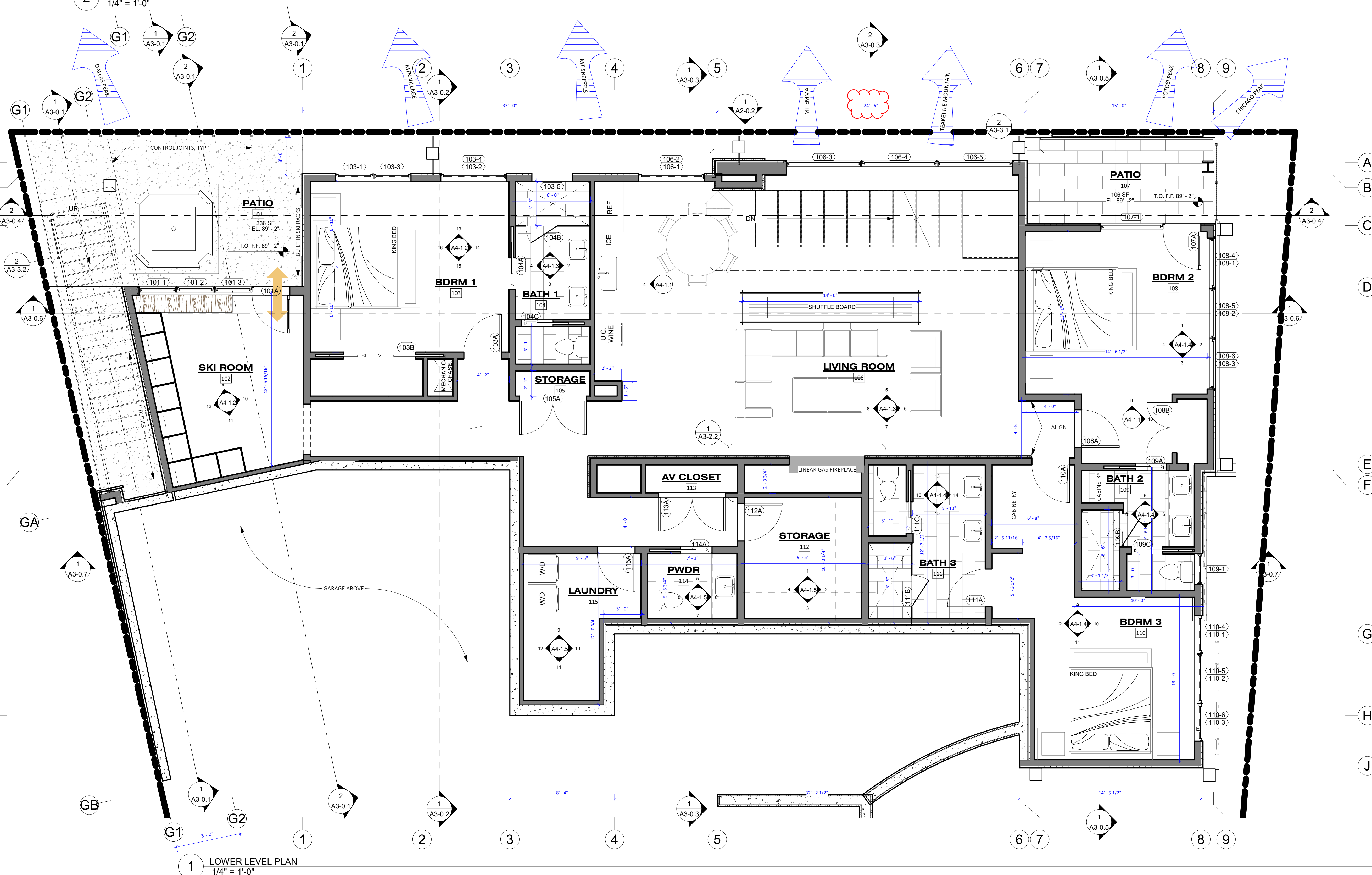
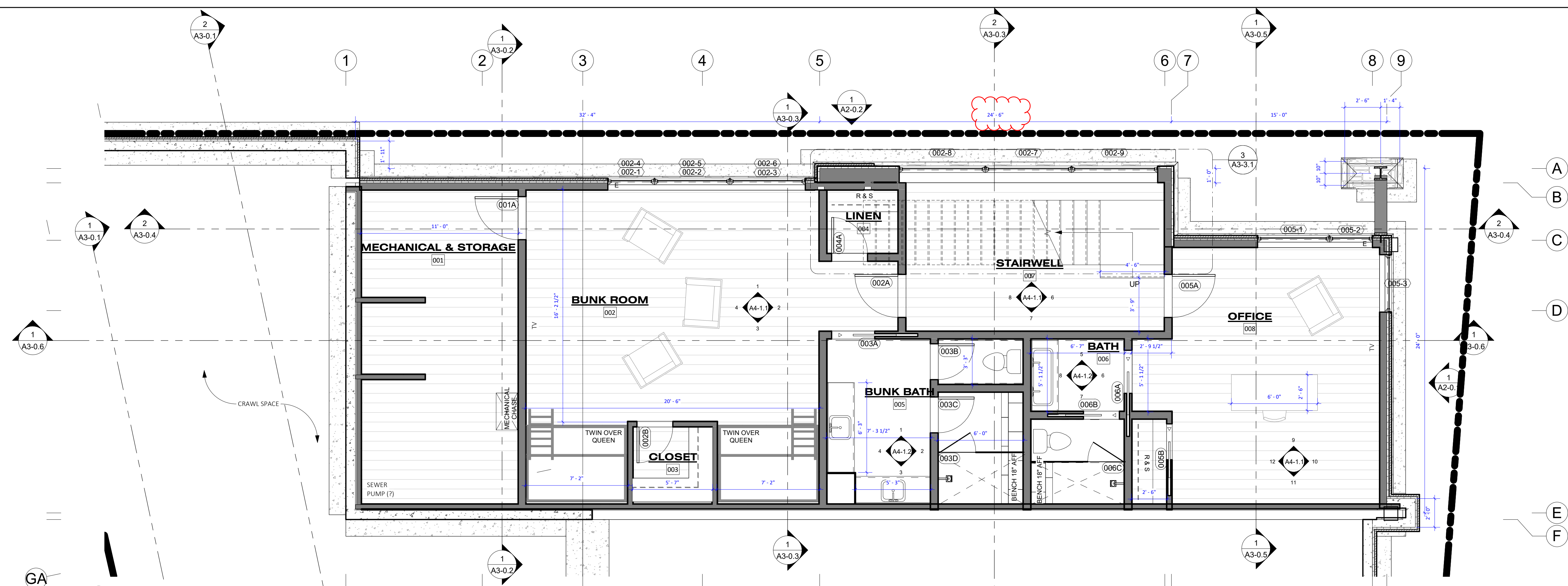
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A1-1.0  
LOWER LEVEL PLAN



**PROJECT SQUARE FOOTAGE**

LEVEL	NAME	AREA
T.O. SUB FLR ROCK BOTTOM	LIVING	1372.0 SF
T.O. SUB FLR LOWER	LIVING	2788.1 SF
T.O. SUB FLR MAIN	LIVING	2395.3 SF
HABITABLE		6555.5 SF
T.O. SUB FLR ROCK BOTTOM	MECH	293.2 SF
T.O. SUB FLR MAIN	GARAGE	162.2 SF
NOW HABITABLE		955.4 SF
GROSS AREA		7510.9 SF

**FLOOR PLAN LEGEND**

- CENTERLINE
- AUTOMATIC BLIND: SHEER
- AUTOMATIC BLIND: BLACK OUT
- ACCENT DRAPE
- ARCHITECTURAL WALL
- CONVENTIONAL WOOD FRAMING - STANDARD THICKNESS 2x6 U.N.O.
- CONCRETE WALL - STANDARD THICKNESS 8" U.N.O.
- STONE MASONRY - STANDARD THICKNESS OF 1 1/2" U.N.O.
- INDICATES COLUMN. VERIFY SIZE AND TYPE WITH STRUCTURAL DRAWINGS TYP.
- SNOW SHED

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.
  - ALL WOOD FRAMED FLOORS TO RECEIVE 1 1/2" L.W. GYPSUM CONCRETE LAYER WITH EMBEDDED RADIANT HEAT TUBING U.N.O. ALL CONC. SLAB FLOORING SHALL HAVE IMBEDDED RADIANT HEAT TUBING U.N.O. REFERENCE MECHANICAL CONTRACTOR FOR FURTHER INFORMATION.
  - CENTER ALL DOORS ABOUT WALL OR SPACE UNLESS INDICATED OTHERWISE.
  - ALL BARN DOOR OPENINGS SHALL BE GIVE CASED OPENINGS AND SHALL HAVE A CLEAR OPENING 2" LESS THAT OF THE DOOR PANEL WIDTH (TYP. U.N.O.)
  - THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4.
  - RADON MITIGATION SYSTEM SHALL BE INSTALLED UNDER ALL CONCRETE SLABS. (TYP)
  - ANY AND ALL POST AND BEAM SIZES SHALL BE CROSS CHECKED WITH STRUCTURAL DRAWINGS, NOTIFY ARCHITECT OF ANY DISCREPANCIES. (TYP)
  - WATER SUPPLY (W.S.) TO BE LOCATED ON NON-VISIBLE SIDE OF TOILET (TYP)
  - MATERIAL TRANSITION TO FALL BELOW DOOR LEAF (TYP)
  - STAIR WALLS SHALL BE FRAMED WITH LVLS
  - ANY WALL SUPPORTING FLOATING SHELVING SHALL BE FRAMED WITH LVLS
  - HOT TUB COORD. WITH OWNER ON MFR, SIZE, MECH ACCESS, COVER LOCATION WHEN OPEN AND COVERING SIZE OF RECESSED OPENING.

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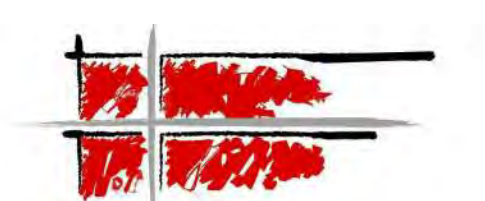
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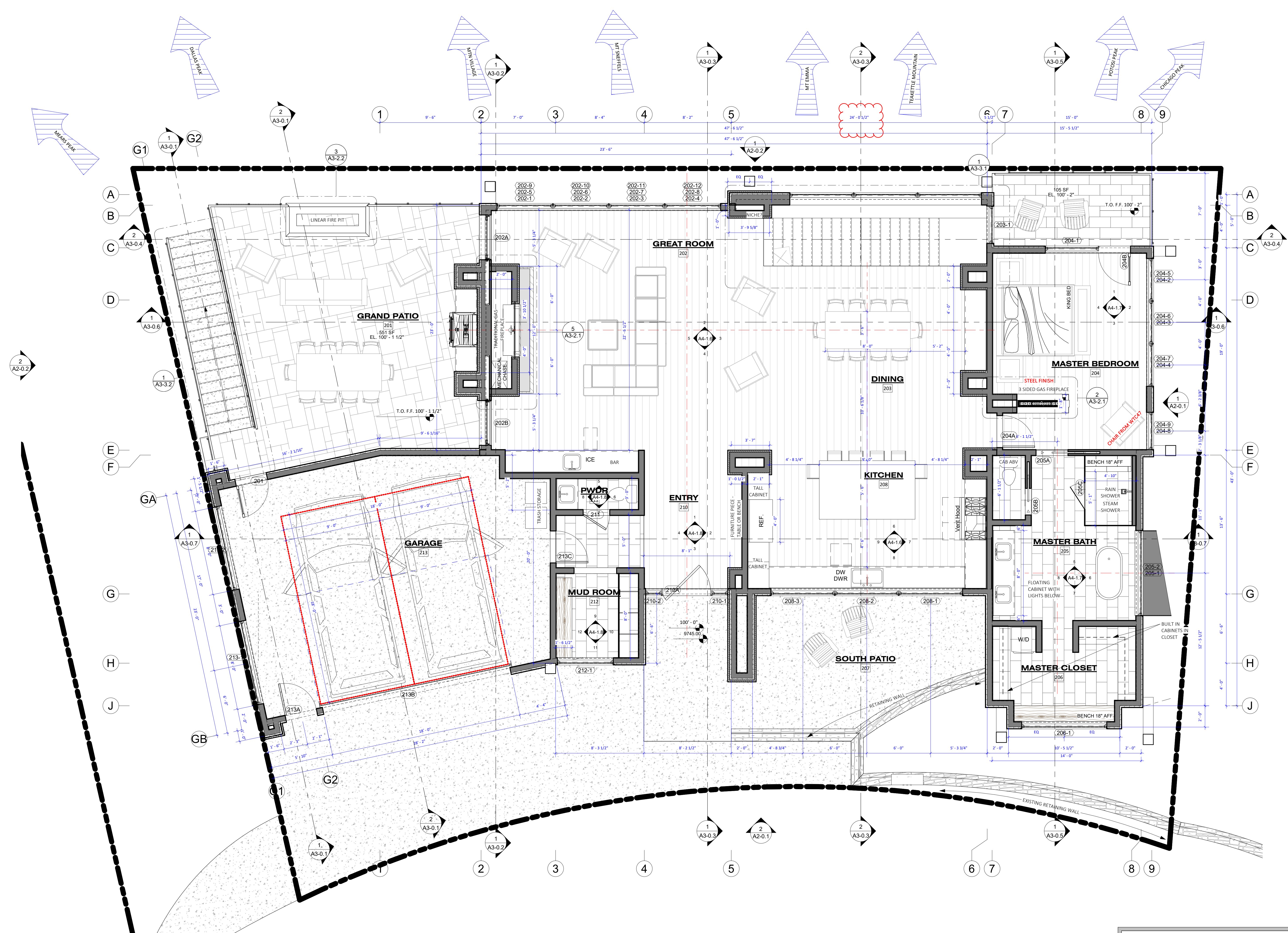
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**1 MAIN LEVEL PLAN**  
1/4" = 1'-0"

PROJECT SQUARE FOOTAGE		
LEVEL	NAME	AREA
T.O. SUB FLR ROCK BOTTOM	LIVING	1372.0 SF
T.O. SUB FLR LOWER	LIVING	2788.1 SF
T.O. SUB FLR MAIN	LIVING	2395.3 SF
	HABITABLE	6555.5 SF
T.O. SUB FLR ROCK BOTTOM	MECH	293.2 SF
T.O. SUB FLR MAIN	GARAGE	662.3 SF
	NON HABITABLE	955.4 SF
	GROSS AREA	7510.9 SF

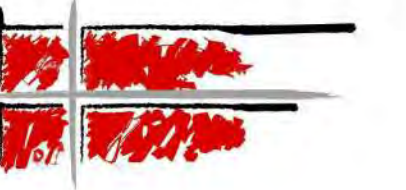
FLOOR PLAN LEGEND	
	CENTERLINE
	AUTOMATIC BLIND: SHEER
	AUTOMATIC BLIND: BLACK OUT
	ACCENT DRAPE
	ARCHITECTURAL WALL
	CONVENTIONAL WOOD FRAMING - STANDARD THICKNESS 2x6 U.N.O.
	CONCRETE WALL - STANDARD THICKNESS 8" U.N.O.
	STONE MASONRY - STANDARD THICKNESS OF 1 1/2" U.N.O.
	INDICATES COLUMN VERIFY SIZE AND TYPE WITH STRUCTURAL DRAWINGS TYP.
	SNOW SHED

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.
  - ALL WOOD FRAMED FLOORS TO RECEIVE 1 1/2" L.W. GYPSUM CONCRETE LAYER WITH EMBEDDED RADIANT HEAT TUBING U.N.O. ALL CONC. SLAB FLOORING SHALL HAVE IMBEDDED RADIANT HEAT TUBING U.N.O. - REFERENCE MECHANICAL CONTRACTOR FOR FURTHER INFORMATION.
  - CENTER ALL DOORS ABOUT WALL OR SPACE UNLESS INDICATED OTHERWISE.
  - ALL BARN DOOR OPENINGS SHALL BE GIBB CASED OPENINGS AND SHALL HAVE A CLEAR OPENING 2" LESS THAT OF THE DOOR PANEL WIDTH (TYP. U.N.O.)
  - THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R808.4
  - RADON MITIGATION SYSTEM SHALL BE INSTALLED UNDER ALL CONCRETE SLABS. (TYP)
  - ANY AND ALL POST AND BEAM SIZES SHALL BE CROSS CHECKED WITH STRUCTURAL DRAWINGS, NOTIFY ARCHITECT OF ANY DISCREPANCIES. (TYP)
  - WATER SUPPLY (W.S.) TO BE LOCATED ON NON-VISIBLE SIDE OF TOILET (TYP)
  - MATERIAL TRANSITION TO FALL BELOW DOOR LEAF (TYP)
  - STAR WALLS SHALL BE FRAMED WITH LVLS
  - ANY WALL SUPPORTING FLOATING SHELVING SHALL BE FRAMED WITH LVLS
  - HOT TUB COORD. WITH OWNER ON MFR, SIZE, MECH ACCESS, COVER LOCATION WHEN OPEN AND CONFIRM SIZE OF RECESSED OPENING.

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**A1-1.1**  
MAIN LEVEL PLAN



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**A1-3.1**  
 ROOF PLAN

ROOF SLOPE	H
12 : 12	1/2 OF W
8 : 12	3/4 OF W
6 : 12	1 1/4 OF W
4 : 12	1 3/4 OF W
3 : 12	1 7/8 OF W

**ROOF PLAN LEGEND**

NOTE:  
 REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS

**METAL ROOFING**  
 STANDING SEAM, 2" MECH. RIB WITH STRIATIONS & MASTIC, 16" RIB SPACING  
 COLOR: SLATE GREY RAWHIDE  
 MFR: TBD

**BALLAST ROOFING**  
 2"PM ROOF WITH RIVER ROCK BALLAST  
 COLOR: GREY MIX

● METAL TYPE A, SEAMLESS 6" SQUARE, DARK BRONZE, GUTTERS W/ DOWNSPOUT AS INDICATED. PROVIDE ELEC. HEAT TAPE, TYP. PROVIDE DEBRIS SCREEN AT ALL TRANSITIONS TO DOWNSPOUT, TYP.

— FASCIA TYPE A, RE: ROOF DETAILS  
 — FASCIA TYPE B, RE: ROOF DETAILS

SNOW SHED LOCATION

**ROOF PLAN GENERAL NOTES**

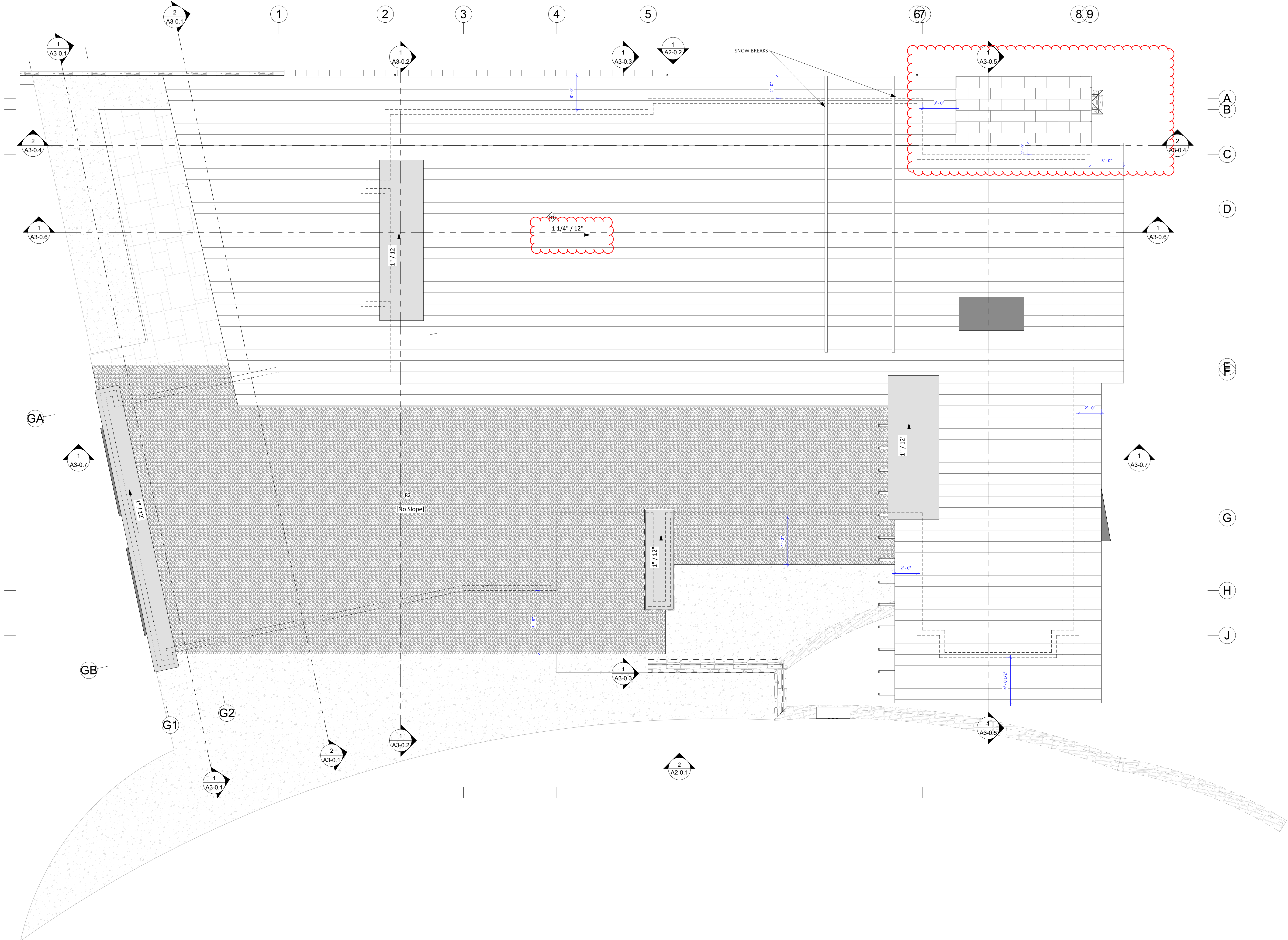
- ALL ROOFS TO ACHIEVE A CLASS 'A' FIRE RATING BY INSTALLING REQUIRED ROOFING UNDERLAYMENT AT ALL LOCATIONS WHERE PRIMARY ROOF MATERIAL DOES NOT ACHIEVE CLASS 'A' RATING. GC TO VERIFY COMPLIANCE, TYP.
- ALL RAKE AND EAVE DIMENSIONS TO BE HORIZONTAL DIMENSIONS, NOT ALONG THE PITCH.
- COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS WHERE APPLICABLE. SEE REFLECTED CEILING PLAN FOR LOCATIONS, (TYP.)
- PROVIDE ELEC. ROUGH IN FOR HEAT TAPE IN ALL VALLEYS, RE: ELEC. FOR FURTHER DETAIL.
- VERIFY ALL GUTTER & DOWNSPOUT LOCATIONS AND TYPES WITH ARCHITECT PRIOR TO INSTALLATION.
- LIGHTNING PROTECTION IS RECOMMENDED. REFER TO MANUFACTURER FOR LIGHTNING ROD AND GROUND ROD LOCATIONS AS IMPLEMENTED.
- PROVIDE ELECTRICAL HEAT TAPE AT ALL HARD PIPED GUTTERS & DOWNSPOUTS (TYP.)
- ALL ROOF PENETRATION LOCATIONS INCLUDING, BUT NOT LIMITED TO; FLUES, VENTILATION PIPES AND STACKS SHALL BE SUBMITTED TO ARCHITECT AND ROOFING MFR. FOR REVIEW. (NOTE: NOT ALL ROOF PENETRATIONS MAY BE SHOWN ON PLAN)
- DIVERTER FLASHING SHALL BE INSTALLED WHERE A LOWER SLOPED ROOF TERMINATES AGAINST A VERTICAL WALL, CHIMNEY CHASE, OR FRAMED COLUMN.
- FLASHING AT PLUMBING VENTS TO MATCH ROOF MATERIAL, RE:
- GENERAL CONTRACTOR TO COORDINATE ALL SUBS THAT WILL PERFORM WORK ON OR MANIPULATE WORK OF THE ROOF. ANY CUTTING, PATCHING, DRILLING, SCREW PENETRATION AND PROTECTION NEED TO BE COORDINATED WITH THE ROOFER. 6/A1-3.4

**METAL ROOFS:** INSTALL SLIP SHEET AS SPECIFIED ON TOP OF SINGLE LAYER "MIRADRI" HIGH TEMP. ICE & WATER UNDERLAYMENT. DUAL LAYER TO EXTEND 6" UP FROM BOTTOM ON LOW SLOPE ROOFS. COVER ALL PWD SHEATHING WHERE METAL ROOF IS LOCATED. LAP OVER HIP, RIDGES, AND THROUGH VALLEYS, TYP. UNDERLAYMENT SHALL BE LAPPED 6" VERTICALLY (END OR SIDE LAP) AND 2" HORIZONTALLY (HEAD LAP).

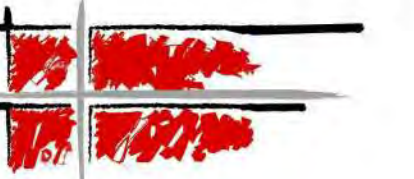
**SHINGLE ROOFS:** INSTALL SINGLE LAYER OF SLOPESHIELD OVER "MIRADRI" ICE & WATER UNDERLAYMENT OR EQ. TO COVER ALL PWD SHEATHING WHERE SHINGLE ROOFS ARE LOCATED. LAP OVER HIP, RIDGES, AND THROUGH VALLEYS, TYP. UNDERLAYMENT SHALL BE LAPPED 6" VERTICALLY (END OR SIDE LAP) AND 2" HORIZONTALLY (HEAD LAP). INSTALL SINGLE LAYER OF 1/8" MIN. FELT PAPER AT EVERY COARSE SHINGLE COARSE, TYP.

ALL HIP AND RIDGES TO RECEIVE "PROTECTO WRAP" HIP AND RIDGE SEAL AS SPECIFIED, TYP.

NOTE: ALL VALLEYS TO RECEIVE METAL TYPE 'A' W-VALLEY METAL OVER TOP SLIP SHEET AS SPECIFIED 6" EXPOSED VALLEY METAL EACH SIDE, TYP.







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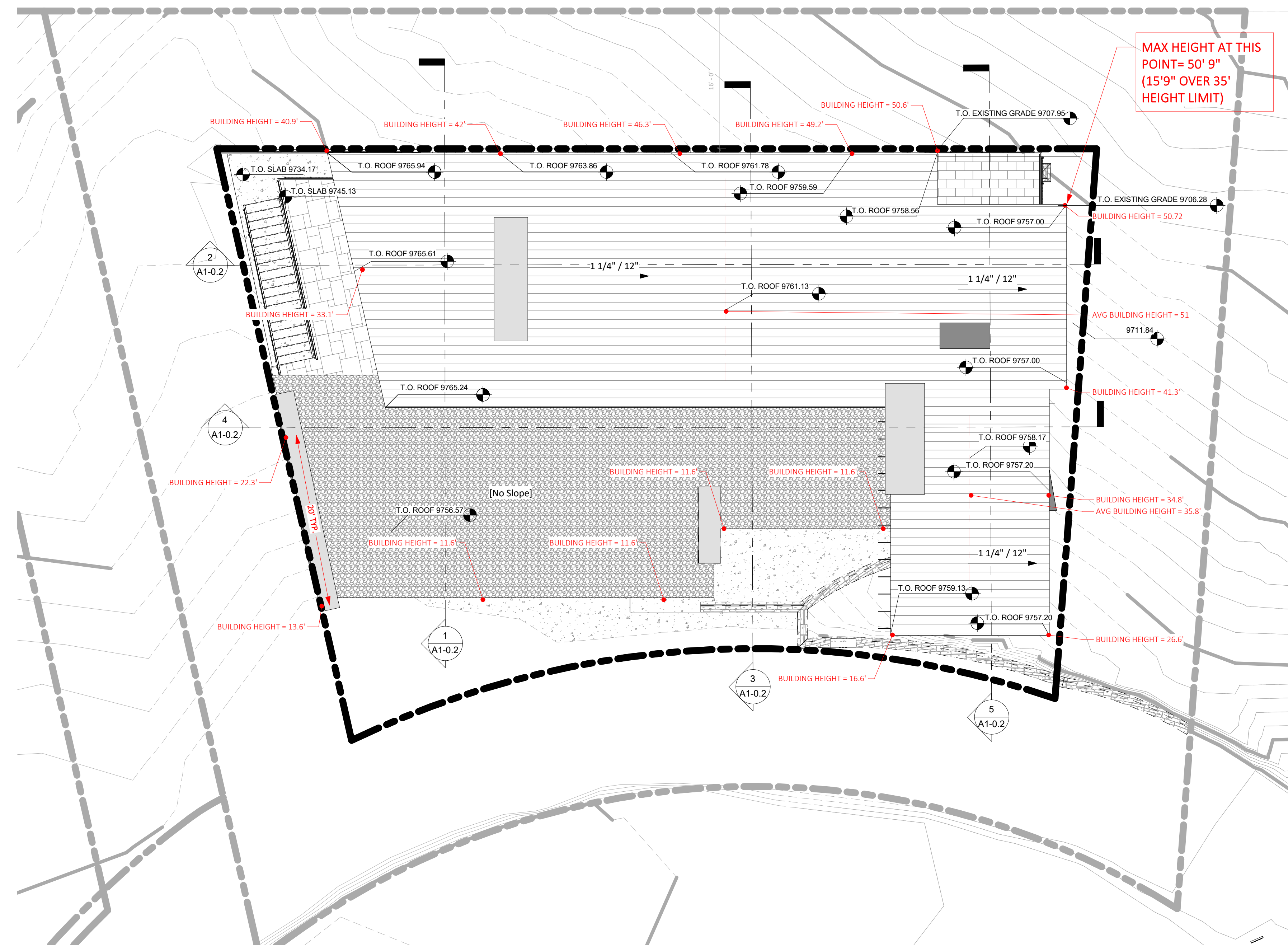
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1 ROOF PLAN  
1/8" = 1'-0"

**LOT COVERAGE - MOUNTAIN VILLAGE DEFINITION**

LOT COVERAGE: THE CALCULATION OF THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE, OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE BUILDING DRIP LINES AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY, WHICHEVER IS MORE RESTRICTIVE.

LOT COVERAGE = 4,738 SF  
LOT SIZE = 11,972 SF  
LOT COVERAGE = 39.5%

MAXIMUM LOT COVERAGE ALLOWED = 40%

**AVERAGE ROOF HEIGHT - MOUNTAIN VILLAGE DEFINITION**

MAXIMUM AVERAGE HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO A POINT ON THE ROOF PLANE MIDWAY BETWEEN THE EAVE & THE RIDGE.  
ON COMPLEX BUILDINGS WITH MULTIPLE HEIGHTS AND/OR BUILDINGS WITH MULTIPLE HEIGHTS ON SLOPING SITES, THE MAXIMUM AVERAGE HEIGHT SHALL BE DETERMINED BY TAKING THE AVERAGE OF HEIGHTS AT EQUAL INTERVALS AROUND THE PERIMETER OF A BUILDING. THOSE INTERVALS SHALL BE NO MORE THAN 20 FEET.

AVERAGE BUILDING HEIGHTS AT 20' MAX INTERVALS:  
13.6 + 22.3 + 33.1 + 40.9 + 42 + 46.3 + 49.2 + 50.6 + 50.72 + 51 + 41.3 + 35.8 + 26.6 + 16.6 + 11.6 + 11.6 + 11.6 / 18 = 31.47

**AVERAGE BUILDING HEIGHT = 31.47'**

**MAX BUILDING HEIGHT - MOUNTAIN VILLAGE DEFINITION**

BUILDING HEIGHT SHALL BE MEASURED VERTICALLY AT A RIGHT ANGLE TO THE HORIZON LINE FROM ANY POINT ON A PROPOSED OR EXISTING ROOF OR EAVE (INCLUDING BUT NOT LIMITED TO THE ROOFING MEMBRANE) TO THE NATURAL GRADE OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, LOCATED DIRECTLY BELOW SAID POINT OF THE ROOF OR EAVES.

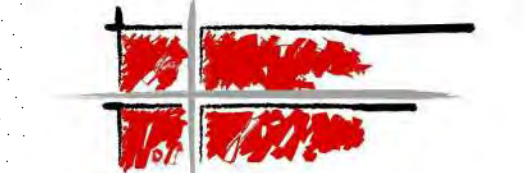
**MAX BUILDING HEIGHT = 50' 9" (15' 9" VARIANCE REQUESTED)**



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**A1-3.2**  
ROOF PLAN & TOPO  
SURVEY

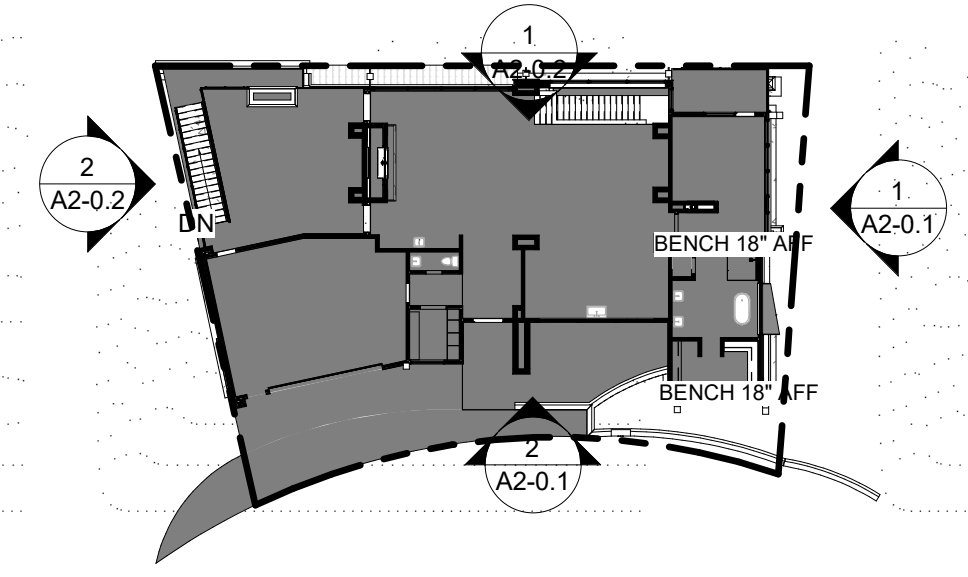


**COLORADO:**  
 10125 RANCHO MONTECITO  
 DR. PARKER, COLORADO 80138  
 P.303.840.0020

**MONTANA:**  
 P.O. BOX 161488  
 11 LONE PEAK DR., UNIT 206  
 BIG SKY, MONTANA 59716  
 P.406.995.7572

**UTAH:**  
 1960 SIDEWINDER DR., #101  
 PARK CITY, UTAH 84060  
 P.435.604.0891

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**3 KEY PLAN**  
 1" = 30'-0"

**EXTERIOR MATERIALS LEGEND**

NOTE:  
 REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

	<b>METAL ROOFING</b> STANDING SEAM, 2" MECH. RIB WITH STRIKATIONS & MASTIC, 16" RIB SPACING COLOR: SLATE GREY RAWHIDE MFR: TBD
	<b>BALLAST ROOFING</b> EPDM ROOF WITH RIVER ROCK BALLAST COLOR: GREY MIX
	<b>HORIZONTAL WOOD SIDING</b> 2X10 RECLAIMED WOOD BOARD RAINDRIVEN, HORIZONTAL WITH 1" SPACING COLOR: VARIED GREY MFR: MRL RE: 1/ AS-1.2
	<b>STONE MASONRY VENEER</b> NATURAL RECTANGULAR CUT DEEP CREEK 1 1/2" VENEER LAYOUT: RE: 2/ AS-1.2
	<b>STEEL SIDING</b> PATINATED STEEL SIDING PANELS, 1/8" W/EXPOSED FASTENERS, SEE ELEVATIONS FOR SEAM SPACING PATINA: VARIED BROWN/BLACK MFR: TBD RE: 3/ AS-1.2

**EXTERIOR MATERIAL QUANTITIES**

MATERIAL	ELEVATION (SF/%)				
	NORTH	EAST	SOUTH	WEST	TOTAL
STONE	1180/28.9	946/42.1	211/17.4	852/57.8	3,189/35.4
METAL	507/12.4	431/19	494/16.8	90/6.1	1,522/16.9
WOOD	467/11.4	434/19.3	203/25	371/25.2	1,475/16.4
FENESTRATION	1929/47.2	441/19.6	302/40.1	181/10.9	2,833/31.4

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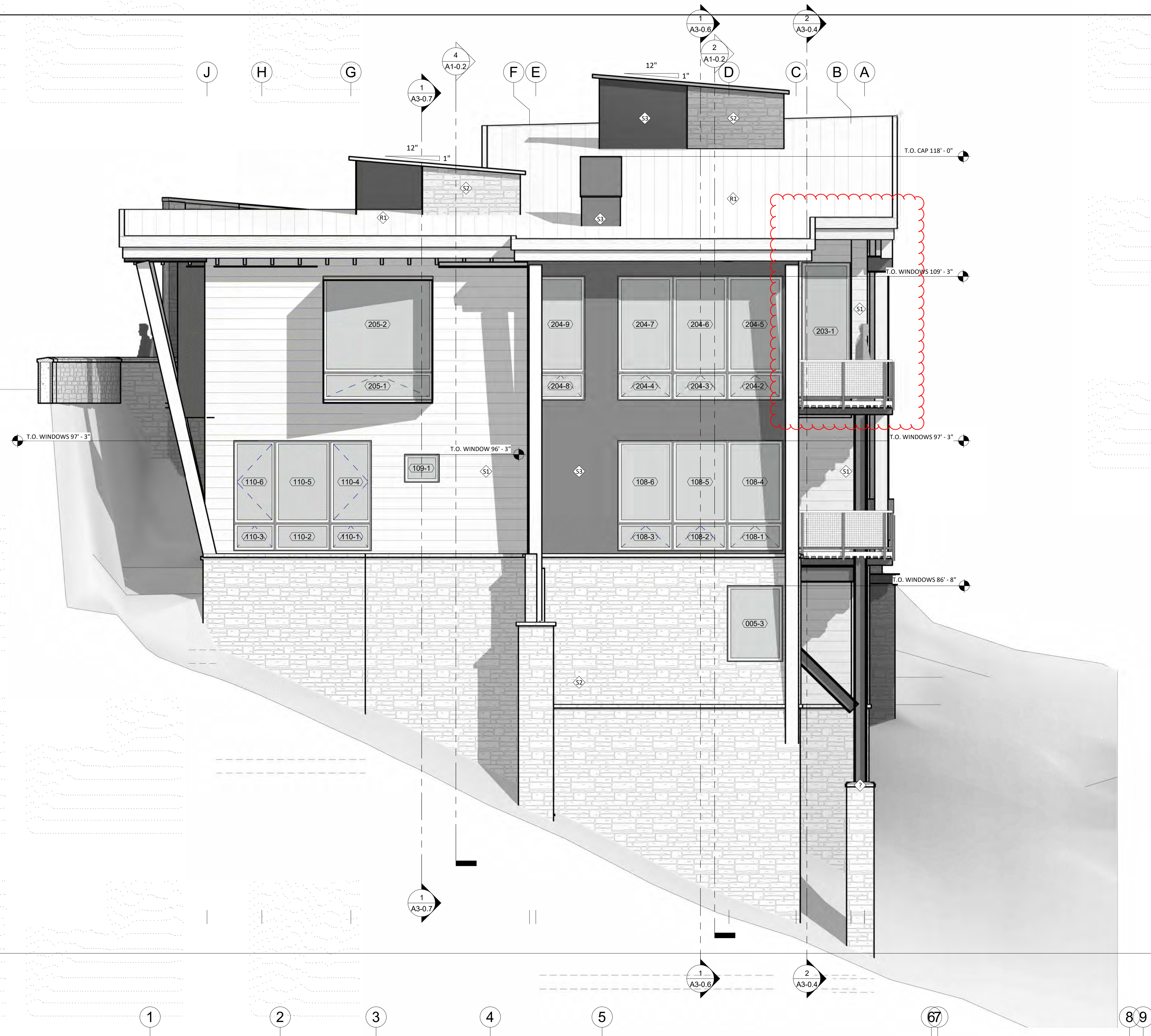
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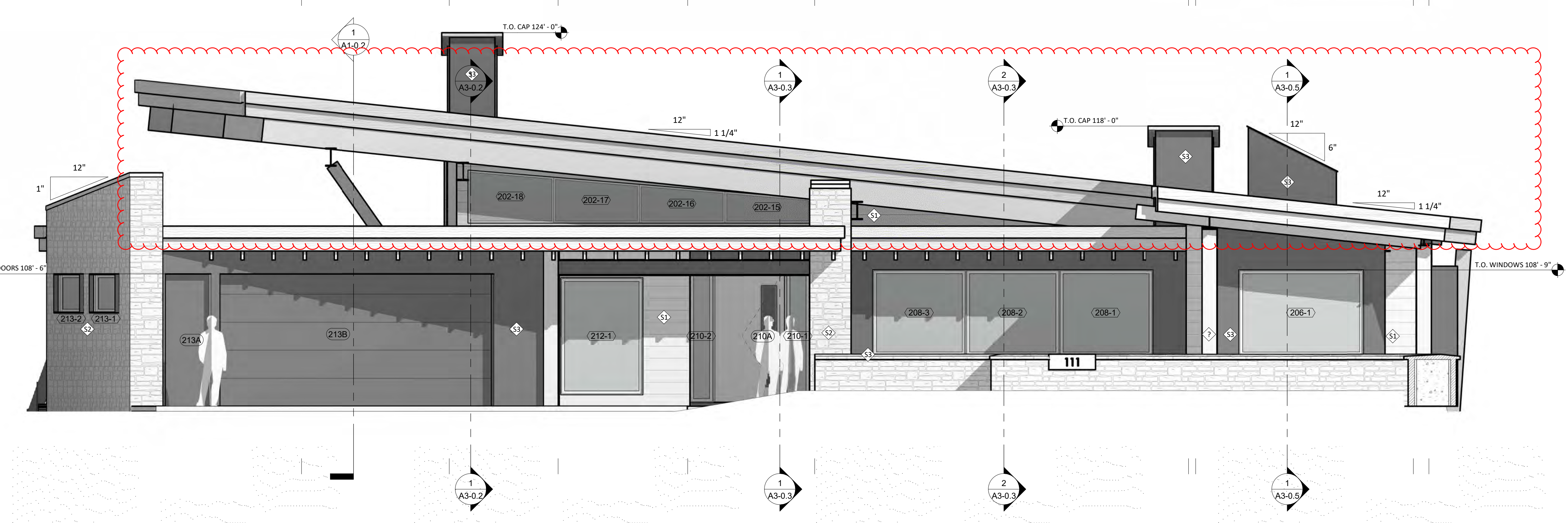
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**A2-0.1**  
 EXTERIOR ELEVATIONS



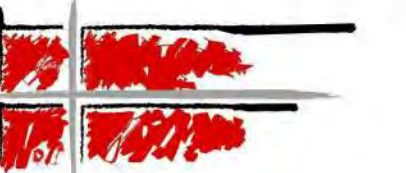
**1 EAST**  
 1/4" = 1'-0"



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

**CENTRE SKY**

ARCHITECTURE, LTD.  
ARCHITECTURE  
&  
PLANNING

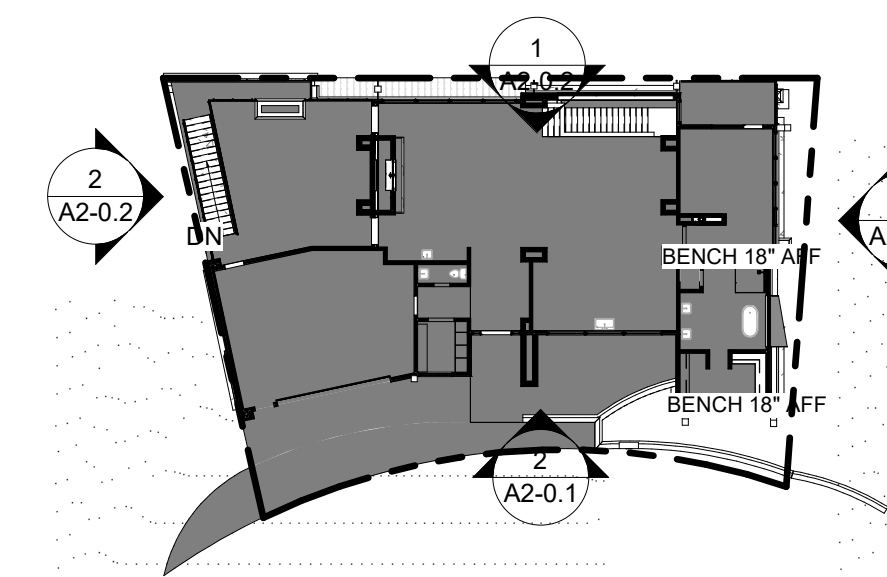


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3 KEY PLAN  
1" = 30'-0"

**EXTERIOR MATERIALS LEGEND**

NOTE:  
REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

- METAL ROOFING**  
STANDING SEAM, 2" MECH. RIB  
WITH STRUTS & MASTIC, 16"  
RIB SPACING  
COLOR: SLATE GREY RAWHIDE  
MFR: TBD
- BALLAST ROOFING**  
EPDM ROOF WITH RIVER ROCK  
BALLAST  
COLOR: GREY MIX
- HORIZONTAL WOOD SIDING**  
2x10 RECLAIMED WOOD BOARD RAINSCREEN,  
HORIZONTAL WITH 3" SPACING  
COLOR: VARIED GREY  
MFR: MRL  
RE: 1/A5-1.2
- STONE MASONRY VENEER**  
NATURAL RECTANGULAR CUT  
DEEP CREEK 1 1/2" VENER  
LAYOUT RE: 2/A5-1.2
- STEEL SIDING**  
PATINA-TREATED STEEL SIDING PANELS, 1/8" W/PROPOSED  
FASTENERS, SEE ELEVATIONS FOR SEAM SPACING  
PATINA: VARIED BROWN/BLACK  
MFR: TBD  
RE: 3/A5-1.2

**EXTERIOR MATERIAL QUANTITIES**

MATERIAL	ELEVATION (SF/%)				TOTAL
	NORTH	EAST	SOUTH	WEST	
STONE	1380/28.9	946/42.1	211/17.4	852/57.8	3,189/35.4
METAL	507/12.4	431/19	494/16.8	90/6.1	1,522/16.9
WOOD	467/11.4	434/19.3	203/25	371/25.2	1,475/16.4
FENESTRATION	1929/47.2	441/19.6	302/40.1	161/10.9	2,833/31.4

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A2-0.2  
EXTERIOR  
ELEVATIONS





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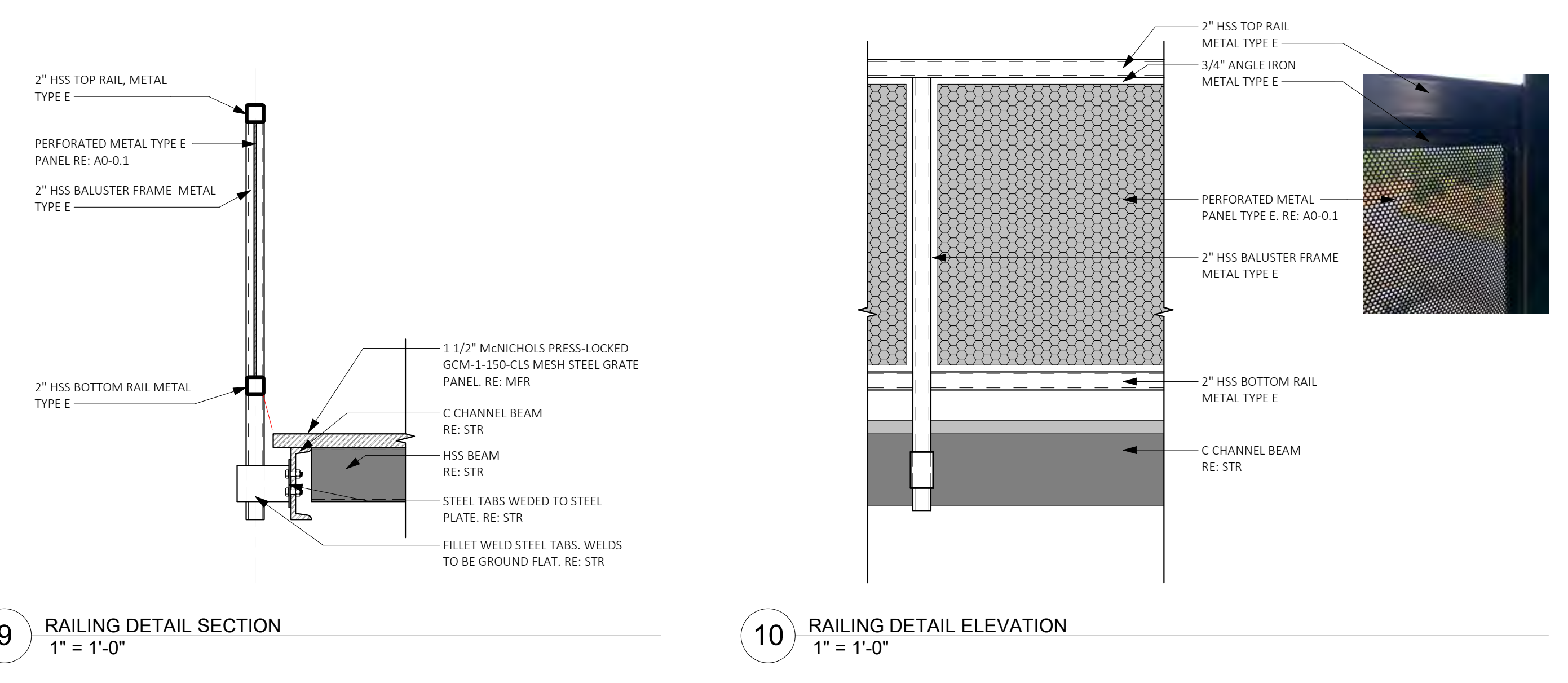
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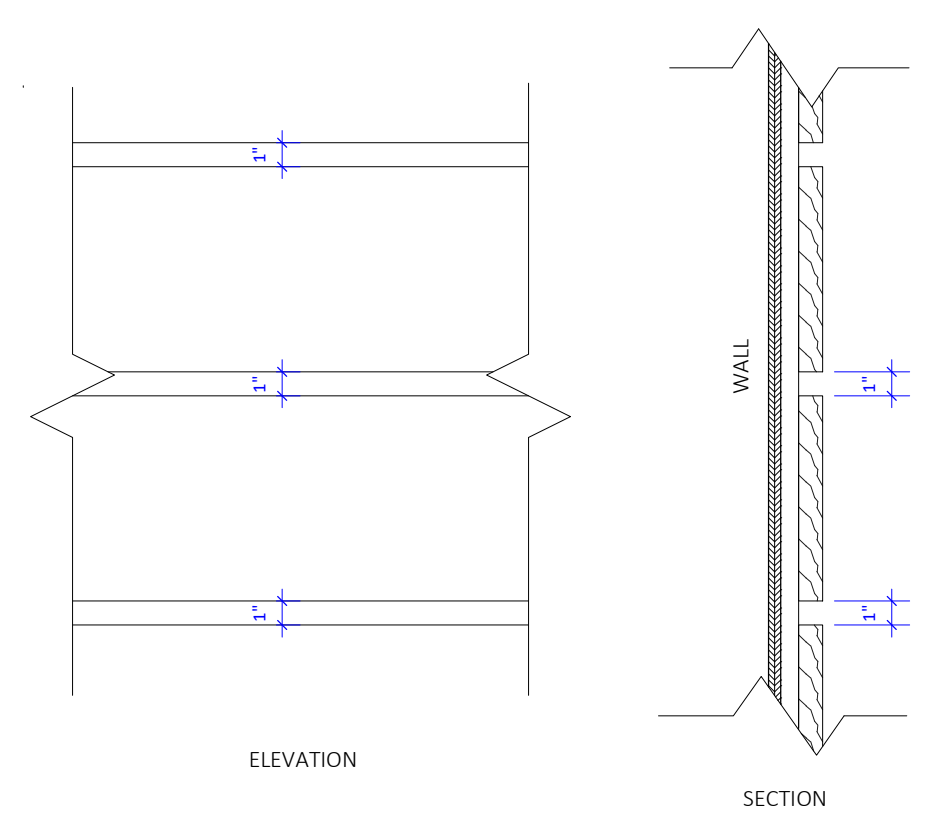
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**A5-1.2**  
EXTERIOR DETAILS

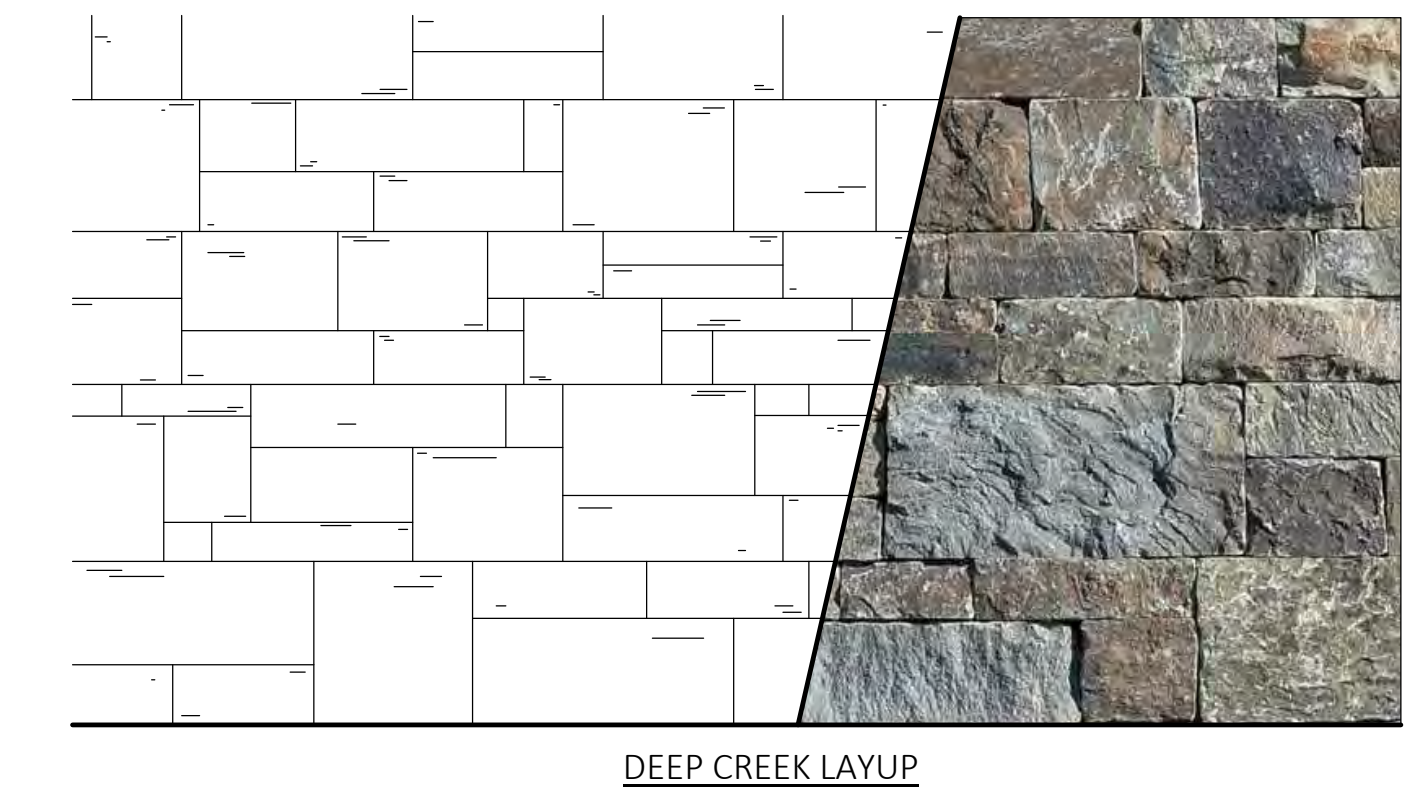


9 RAILING DETAIL SECTION  
1" = 1'-0"

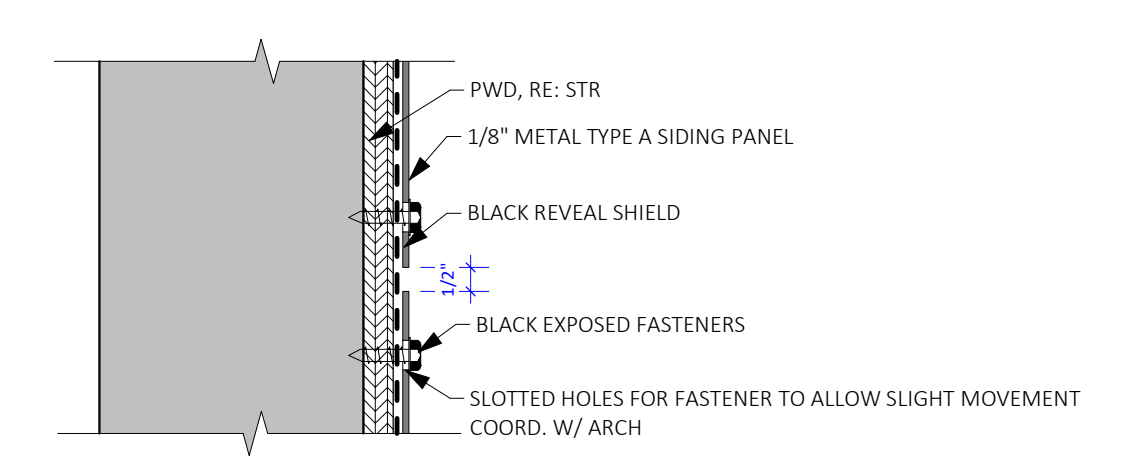
10 RAILING DETAIL ELEVATION  
1" = 1'-0"



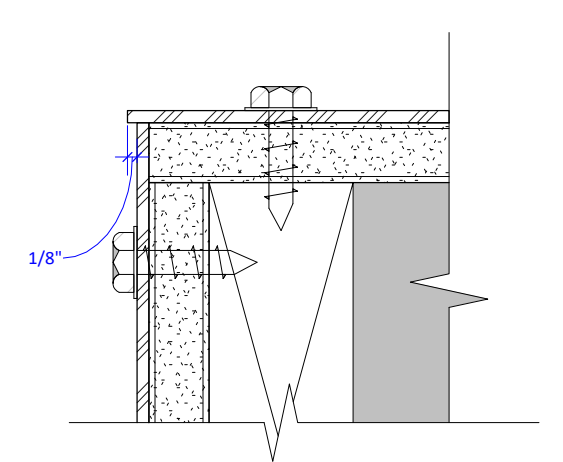
1 SQUARE EDGE PROFILE  
1 1/2" = 1'-0"



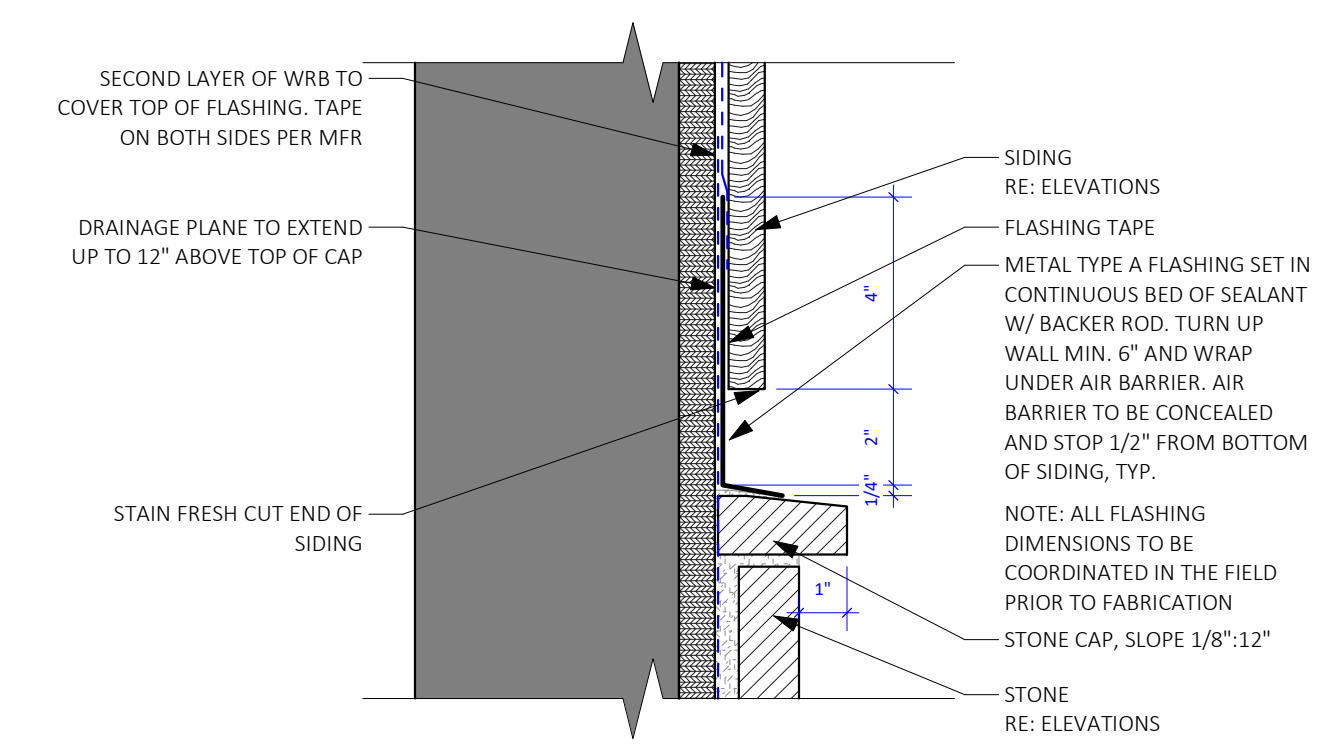
2 STONE LAYUP DETAIL - DEEP CREEK  
3/4" = 1'-0"



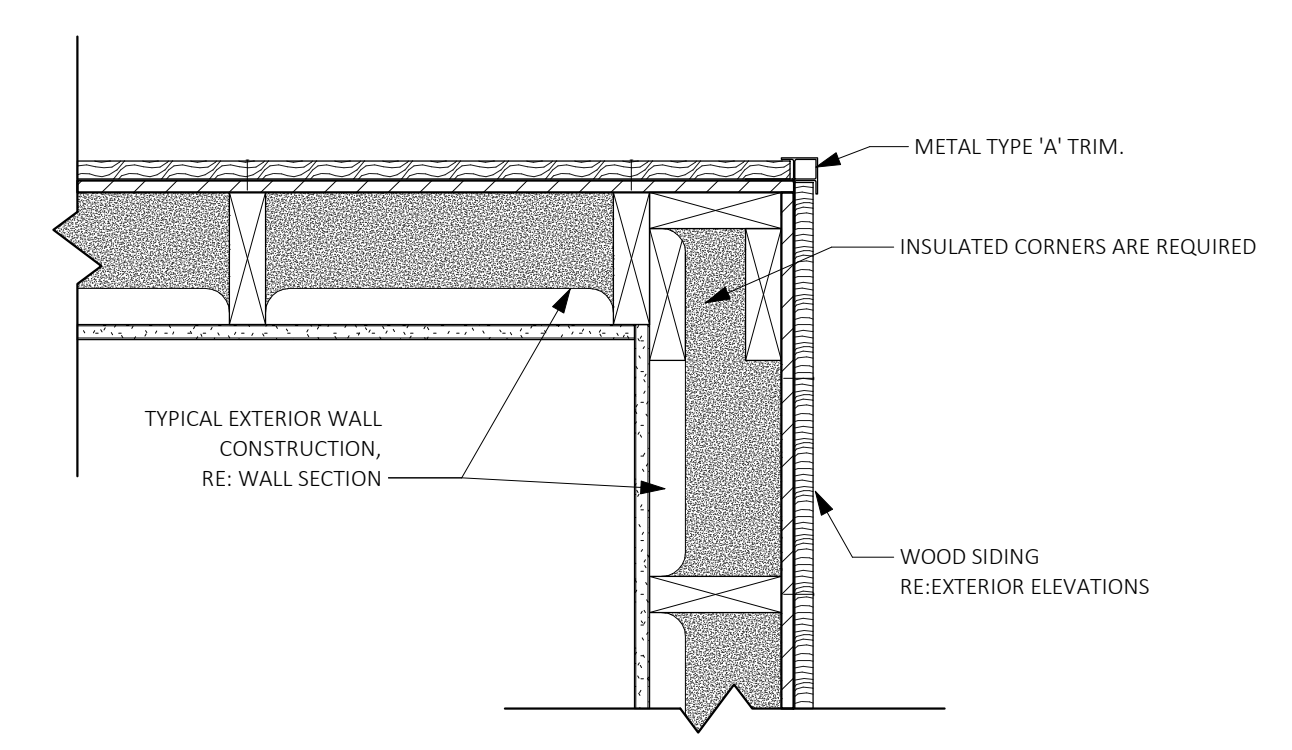
3 STEEL SIDING DETAIL  
3" = 1'-0"



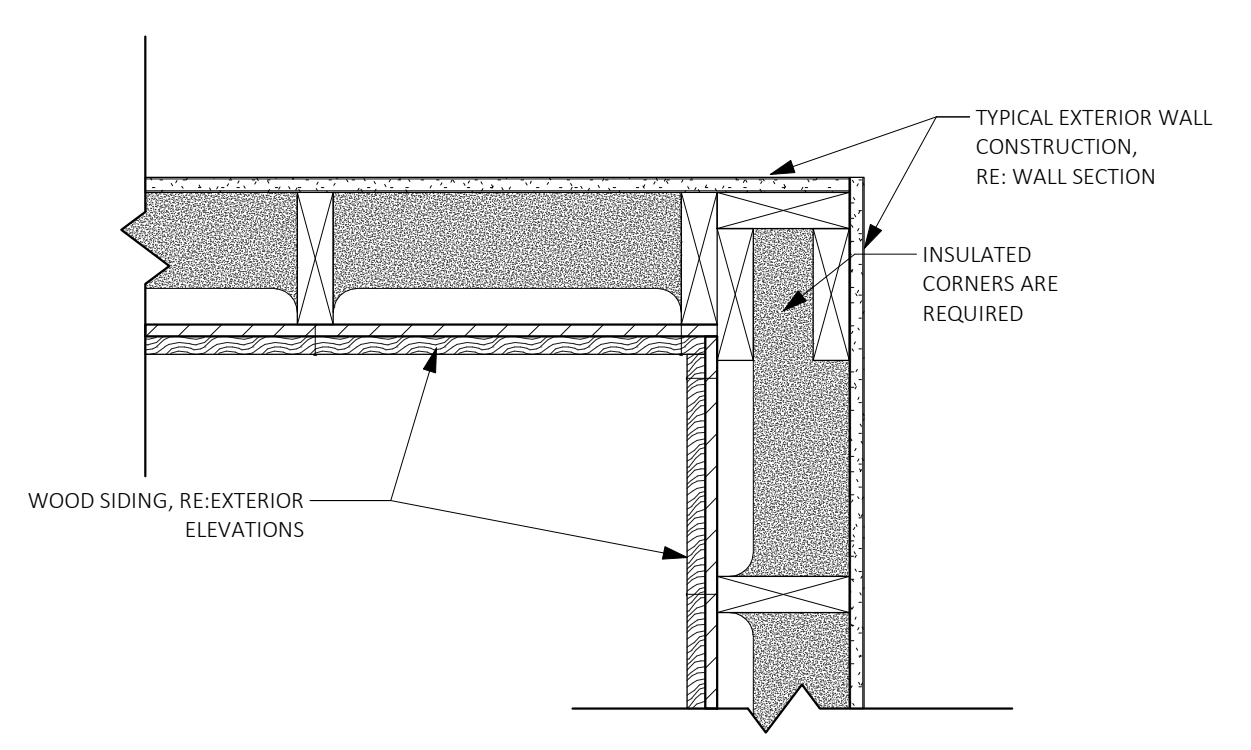
4 STEEL CORNER DETAIL TYP.  
6" = 1'-0"



5 TYP. STONE SILL DETAIL  
3" = 1'-0"



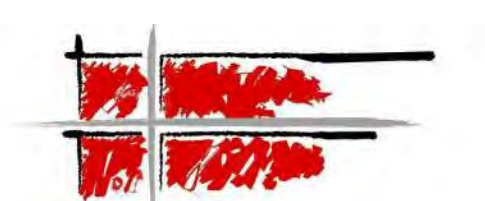
6 EXT O/S CORNER DETAIL @ WD SIDING  
1 1/2" = 1'-0"



7 EXT I/S CORNER @ WOOD SIDING  
1 1/2" = 1'-0"



8 PATIO LAYUP - FRONTIER  
3/4" = 1'-0"



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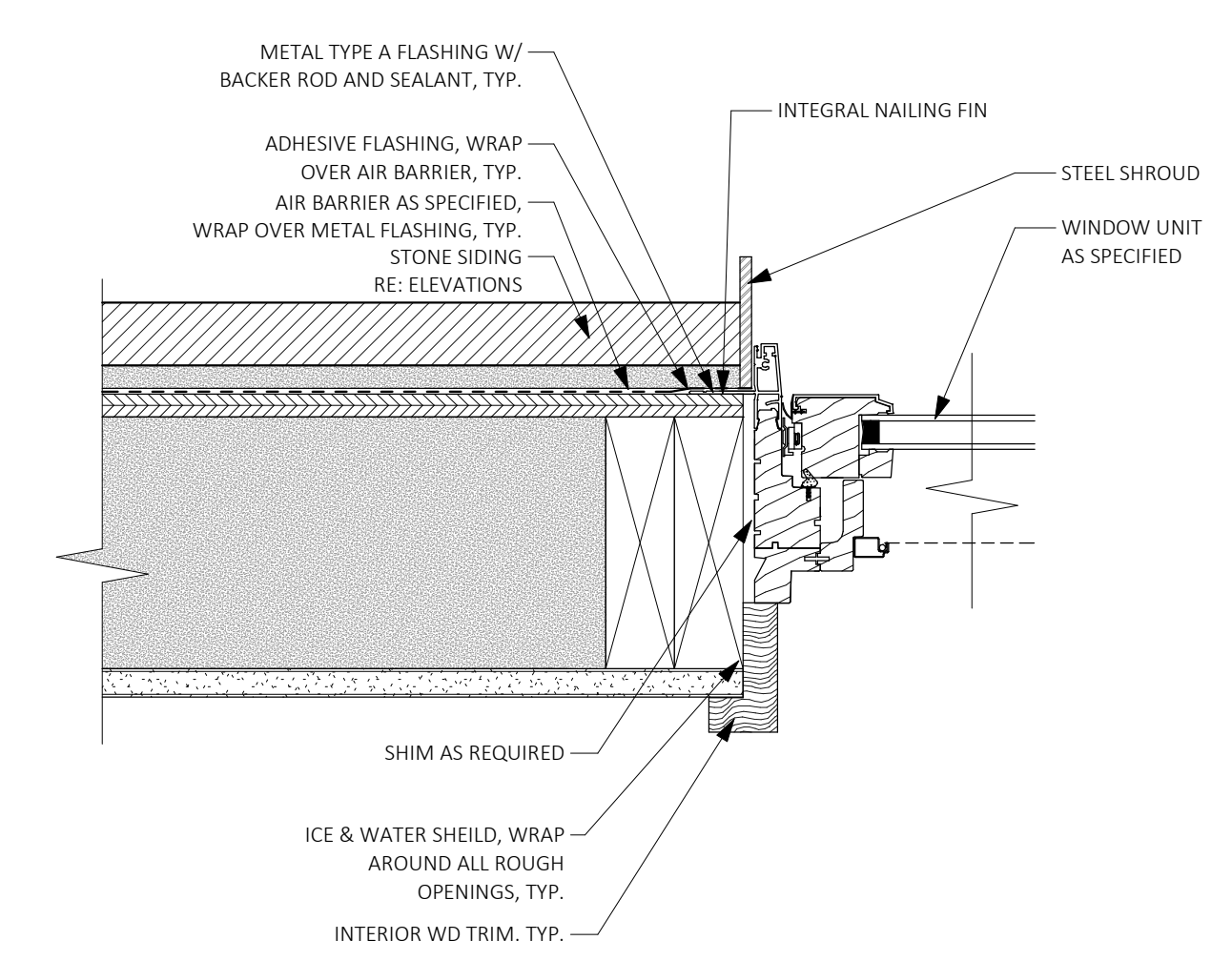
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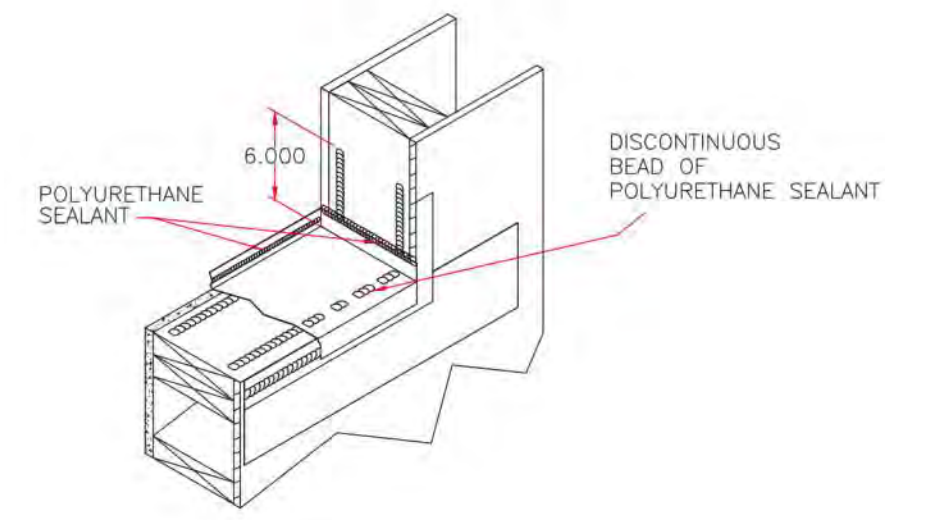
**A6-1.2**  
WINDOW  
SCHEDULE

WINDOW #	SIZE		ELEVATION	OPERATION	MFR	PROFILE	FINISH		FRAME DETAIL # /A6-1.3			TRIM TYPE		HARDWARE		GLASS TYPE	REMARKS
	WIDTH	HEIGHT					INTERIOR	EXTERIOR	HEAD	JAMB	SILL	INTERIOR	EXTERIOR	SET	FINISH		
002-1	3'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
002-2	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
002-3	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
002-4	3'-3"	6'-0"		CASEMENT			CLEAR PINE	BLACK								IG Low E II with Argon	
002-5	5'-3"	6'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
002-6	5'-3"	6'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
002-7	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
002-8	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
002-9	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
005-1	5'-0"	5'-6"		FIXED												IG Low E II with Argon	
005-2	3'-0"	5'-6"		CASEMENT												IG Low E II with Argon	
005-3	4'-0"	5'-6"		FIXED												IG Low E II with Argon	
101-1	3'-0"	9'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
101-2	3'-0"	9'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
101-3	3'-0"	9'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
103-1	3'-0"	7'-0"		CASEMENT												IG Low E II with Argon	
103-2	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
103-3	3'-0"	7'-0"		CASEMENT												IG Low E II with Argon	
103-4	5'-3"	2'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
103-5	3'-3"	2'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
106-1	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
106-2	5'-3"	7'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
106-3	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
106-4	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
106-5	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
107-1	5'-0"	8'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
108-1	4'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
108-2	4'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
108-3	4'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
108-4	4'-0"	6'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
108-5	4'-0"	6'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
108-6	4'-0"	6'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
109-1	2'-6"	2'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
110-1	3'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
110-2	4'-0"	2'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
110-3	3'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
110-4	3'-0"	6'-0"		CASEMENT			CLEAR PINE	BLACK								IG Low E II with Argon	
110-5	4'-0"	6'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
110-6	3'-0"	6'-0"		CASEMENT			CLEAR PINE	BLACK								IG Low E II with Argon	
002-14	4'-0"	5'-6"		FIXED												IG Low E II with Argon	
202-1	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
202-2	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
202-3	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
202-4	5'-3"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
202-5	5'-3"	8'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
202-6	5'-3"	8'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
202-7	5'-3"	8'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
202-8	5'-3"	8'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
202-9	5'-3"	4'-4 1/4"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
202-10	5'-3"	3'-10 3/4"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
202-11	5'-3"	3'-5 1/2"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
202-12	5'-3"	3'-0 1/2"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
202-13	4'-0"	5'-6"		FIXED												IG Low E II with Argon	
202-15	5'-6"	2'-0"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
202-16	5'-6"	2'-5 1/2"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
202-17	5'-6"	2'-11"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
202-18	5'-6"	3'-4 1/2"		FIXED TRAP.			CLEAR PINE	BLACK								IG Low E II with Argon	
203-1	3'-6"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
203-2	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
203-3	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
203-4	6'-0"	10'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
204-1	5'-0"	9'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
204-2	4'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
204-3	4'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
204-4	4'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
204-5	4'-0"	7'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
204-6	4'-0"	7'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
204-7	4'-0"	7'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
204-8	3'-6"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
204-9	3'-6"	7'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
205-1	8'-0"	2'-0"		AWNING			CLEAR PINE	BLACK								IG Low E II with Argon	
205-2	8'-0"	7'-0"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
206-1	8'-0"	5'-6"		FIXED												IG Low E II with Argon	
208-1	6'-0"	5'-6"		FIXED												IG Low E II with Argon	
208-2	6'-0"	5'-6"		FIXED												IG Low E II with Argon	
208-3	6'-0"	5'-6"		FIXED												IG Low E II with Argon	
210-1	1'-6"	8'-6"		FIXED												IG Low E II with Argon	
210-2	1'-6"	8'-6"		FIXED												IG Low E II with Argon	
212-1	5'-3"	7'-6"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
213-1	8'-0"	2'-6"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	
213-2	8'-0"	2'-6"		FIXED			CLEAR PINE	BLACK								IG Low E II with Argon	

Grand total: 81

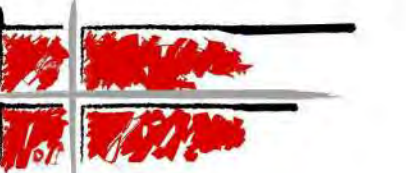


1 TYP WINDOW JAMB @ STONE SIDING  
3" = 1'-0"



6 TYP. WINDOW SEALANT @ B.O. WINDOW  
1" = 1'-0"

- WINDOW GENERAL NOTES**
- REFER TO EXTERIOR ELEVATIONS AND WINDOW SCHEDULE FOR DIRECTION OF OPERABLE WINDOW SWING.
  - REFER TO PLANS & EXTERIOR ELEVATIONS FOR EGRESS WINDOW LOCATIONS.
  - WINDOW MANUFACTURER TO VERIFY THAT ALL EGRESS WINDOWS MEET EGRESS REQUIREMENTS IN ACCORDANCE TP 2012 INC. AND ADVISE ARCHITECT OF ANY CONFLICTS.
  - REFERENCE WINDOW SCHEDULE FOR ALL MILLED UNITS.
  - REFERENCE WINDOW ELEVATIONS FOR ALL TRAPAZOID UNITS.
  - WINDOW SUPPLIER TO PROVIDE FINAL SHOP DRAWINGS AND LIST TO ARCHITECT FOR REVIEW PRIOR TO PLACING ORDER.
  - ALL WINDOW ELEVATIONS ARE EXTERIOR ELEVATIONS.
  - GENERAL CONTRACTOR TO INSPECT ALL GLASS AND FRAMES FOR DEFECTS PRIOR TO INSTALL.
  - REFER TO FINISH SCHEDULE FOR SPECIFIC STAIN & PAINT FINISHES.



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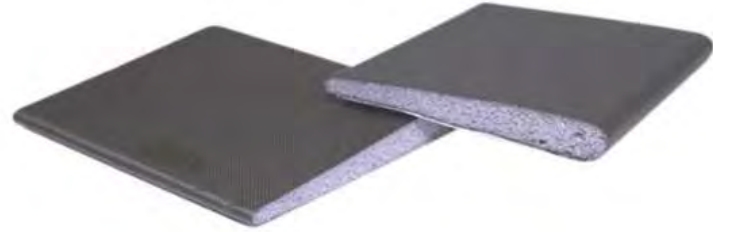
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Phase DD  
Sheet



M-D BUILDING PRODUCTS FOAM VINYL CORNER WEATHERSEALS  
FOR DOORS 1-3/4" X 0.131"  
COLOR ALWAYS BLACK

**A6-2.1**  
DOOR ELEVATIONS  
& SCHEDULE

DOOR #	DOOR SCHEDULE													REMARKS					
	SIZE			ELEVATION TYPE	SWING	MATERIAL	MFR	FINISH	INT/EXT	FRAME DETAIL #/A6-2.2			TRIM TYPE		HARDWARE				
	W	H	T							HEA	JAMB	SILL	EXT.		INT.	FUNCTION	STYLE	FINISH	
001A	3'-0"	8'-0"	0'-1 3/4"																
002A	3'-0"	8'-0"	0'-1 3/4"																
002B	2'-6"	8'-0"	0'-1 3/4"																
003A	3'-0"	8'-0"	0'-1 3/8"																
003B	2'-6"	8'-0"	0'-1 3/4"																
003C	2'-6"	8'-0"	0'-1 3/4"																
003D	2'-6"	8'-0"	0'-0 3/8"		RE: PLAN					INT									
004A	2'-6"	8'-0"	0'-1 3/4"																
005A	3'-0"	8'-0"	0'-1 3/4"																
005B	2'-6"	8'-0"	0'-1 3/8"																
006A	3'-0"	8'-0"	0'-1 3/8"																
006B	2'-6"	8'-0"	0'-1 3/8"																
006C	2'-6"	8'-0"	0'-0 3/8"		RE: PLAN					INT									
007Y	2'-0"	3'-0"	0'-0 3/4"																
101A	3'-0"	9'-0"	0'-2 1/4"		RE: PLAN					EXT									
103A	3'-0"	8'-0"	0'-1 3/4"		RE: PLAN					INT									
103B	3'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
104A	2'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
104B	2'-6"	7'-0"	0'-0 3/8"		RE: PLAN					INT									
104C	2'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
105A	5'-4"	8'-0"	0'-2"			DOUBLE				INT									
107A	3'-0"	8'-0"	0'-2 1/4"		RE: PLAN					EXT									
108A	3'-0"	8'-0"	0'-1 3/4"		RE: PLAN					INT									
108B	4'-0"	8'-0"	0'-2"			DOUBLE				INT									
109A	2'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
109B	2'-6"	7'-0"	0'-0 3/8"		RE: PLAN					INT									
109C	2'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
110A	3'-0"	8'-0"	0'-1 3/4"		RE: PLAN					INT									
111A	3'-0"	8'-0"	0'-1 3/4"		RE: PLAN					INT									
111B	2'-6"	7'-0"	0'-0 3/8"		RE: PLAN					INT									
111C	2'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
112A	3'-0"	8'-0"	0'-1 3/4"		RE: PLAN					INT									
113A	5'-4"	8'-0"	0'-2"			DOUBLE				INT									
114A	2'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
115A	3'-0"	8'-0"	0'-1 3/4"		RE: PLAN					INT									
201	3'-0"	8'-0"	0'-2 1/4"		RE: PLAN					EXT									
202A	4'-2 1/2"	10'-0"	0'-0"																
202B	4'-2 1/2"	10'-0"	0'-0"																
204A	3'-0"	8'-0"	0'-1 3/4"			POCKET				INT									
204B	3'-0"	9'-0"	0'-2 1/4"		RE: PLAN					EXT									
205A	3'-0"	8'-0"	0'-1 3/8"			POCKET				INT									
205B	2'-6"	8'-0"	0'-1 3/8"			POCKET				INT									
205C	2'-6"	8'-0"	0'-0 3/8"		RE: PLAN					INT									
210A	4'-6"	8'-6"	0'-2 1/4"			PIVOT				EXT									
211	2'-6"	8'-0"	0'-1 3/4"			POCKET				INT									
213A	3'-0"	8'-6"	0'-1 3/4"		RE: PLAN					EXT									
213B	18'-0"	8'-6"	0'-1 3/4"			GARAGE				EXT									
213C	3'-0"	8'-0"	0'-1 3/4"		RE: PLAN					INT									

Grand total: 48

- DOOR SCHEDULE NOTES:**
- ALL BARN DOOR SLABS TO BE 2" WIDER THAN FINISHED OPENING
  - PROVIDE TRACKS AT BOTTOM OF ALL BARN DOORS
  - ALL W/D DOORS SHALL BE ENGINEERED LAMINATED DOORS U.N.O. GC TO COORDINATE JAMB WIDTHS ACCORDING TO VARYING WALL WIDTH, SEE FLOOR PLAN FOR WALL TYPES AND WIDTHS
  - A. GC TO COORDINATE JAMB WIDTHS WITH INTERIOR SHEAR WALL LOCATIONS (IF APPLICABLE) - SEE STR FOR SHEAR WALL LOCATIONS
  - VERIFY FINISHES WITH ARCH/OWNER AND ID
  - VERIFY PRIVACY LOCKS ON BEDROOMS AND BATHROOMS W/ OWNER
  - VERIFY ALL DOOR SWINGS WITH OWNER/ARCH PRIOR TO PRODUCTION
  - FOR ALL DOORS AT STRIKE PLATE LOCATION, PAINT EXPOSED JAMB AND ANY EXPOSED FRAMING BEHIND STRIKE PLATE BLACK, TYP. RECESSED AREAS ON EXTERIOR DOORS TO HAVE BEVELLED EDGES SLOT ON HEAD OF SCREWS TO ALIGN VERTICALLY ON DOOR HARDWARE
  - ALL EXTERIOR DOORS TO RECEIVE APPROPRIATE WEATHER STRIPPING
  - NEOPRENE DOOR SHIMS SHALL BE USED SIMILAR TO THE PRODUCT BY 'ENDURA'
  - DOOR CORNER SEALS TO BE INSTALLED ON ALL EXTERIOR HINGED DOORS, COLOR TO MATCH WEATHERSTRIPPING
  - ALL GARAGE DOORS TO HAVE AUTOMATIC CLOSE
  - WEDGES ON ALL HINGED EXTERIOR DOORS ON STRIKE SIDE
  - ALL EXTERIOR HINGED OR PIVOT DOORS TO RECEIVE CORNER SEALS

# OPTION B CENTRE SKY

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TELLURIDE #6  
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Drawn By S. D'AGOSTINO  
Date 02/09/2021  
Project # 2021.00  
Phase DD  
Sheet

A1-3.1  
ROOF PLAN

CRICKET DIMENSION TABLE	
ROOF SLOPE	H
12 : 12	1/2 OF W
8 : 12	3/4 OF W
6 : 12	1 1/4 OF W
4 : 12	3/8 OF W
3 : 12	1/8 OF W

**ROOF PLAN LEGEND**

NOTE:  
REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

**METAL ROOFING**  
STANDING SEAM, 2" MECH. RIB WITH STRIATIONS & MASTIC, 16" RIB SPACING  
COLOR: SLATE GREY RAWHIDE  
MFR: TBD

**BALLAST ROOFING**  
TYP. ROOF WITH RIVER ROCK BALLAST  
COLOR: GREY MIX

● METAL TYPE A, SEAMLESS 6" SQUARE, DARK BRONZE, GUTTERS W/ DOWNSPOUT AS INDICATED. PROVIDE ELEC. HEAT TAPE, TYP. PROVIDE DEBRIS SCREEN AT ALL TRANSITIONS TO DOWNSPOUT, TYP.

— FASCIA TYPE A, RE. ROOF DETAILS  
— FASCIA TYPE B, RE. ROOF DETAILS

SNOW SHED LOCATION

**ROOF PLAN GENERAL NOTES**

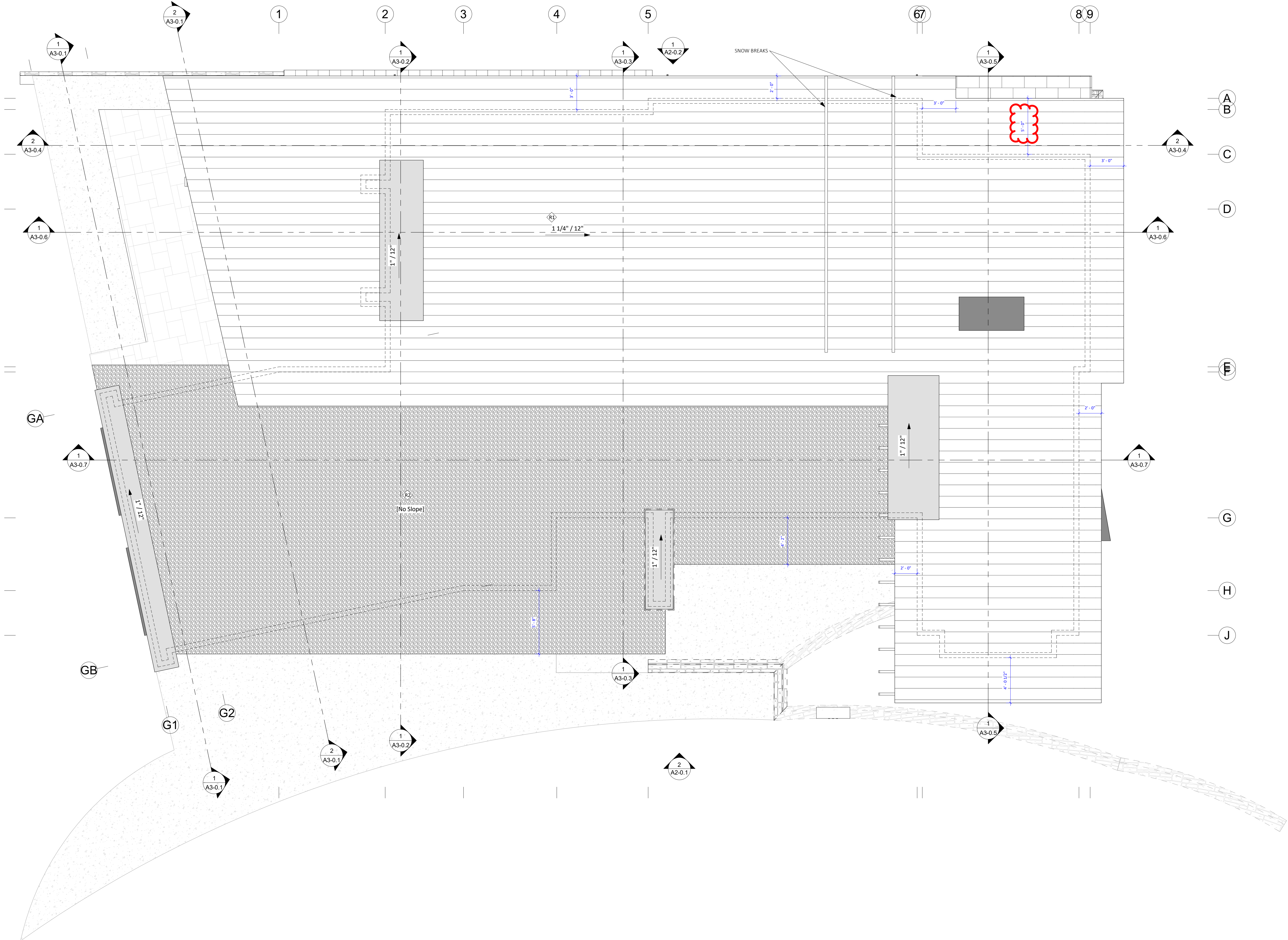
- ALL ROOFS TO ACHIEVE A CLASS 'A' FIRE RATING BY INSTALLING REQUIRED ROOFING UNDERLAYMENT AT ALL LOCATIONS WHERE PRIMARY ROOF MATERIAL DOES NOT ACHIEVE CLASS 'A' RATING. GC TO VERIFY COMPLIANCE, TYP.
- ALL RAKE AND EAVE DIMENSIONS TO BE HORIZONTAL DIMENSIONS, NOT ALONG THE PITCH.
- COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS WHERE APPLICABLE. SEE REFLECTED CEILING PLAN FOR LOCATIONS, (TYP.)
- PROVIDE ELEC. ROUGH IN FOR HEAT TAPE IN ALL VALLEYS, RE. ELEC. FOR FURTHER DETAIL.
- VERIFY ALL GUTTER & DOWNSPOUT LOCATIONS AND TYPES WITH ARCHITECT PRIOR TO INSTALLATION.
- LIGHTNING PROTECTION IS RECOMMENDED. REFER TO MANUFACTURER FOR LIGHTNING ROD AND GROUND ROD LOCATIONS AS IMPLEMENTED.
- PROVIDE ELECTRICAL HEAT TAPE AT ALL HARD PIPED GUTTERS & DOWNSPOUTS (TYP.)
- ALL ROOF PENETRATION LOCATIONS INCLUDING, BUT NOT LIMITED TO; FLUES, VENTILATION PIPES AND STACKS SHALL BE SUBMITTED TO ARCHITECT AND ROOFING MFR. FOR REVIEW. (NOTE: NOT ALL ROOF PENETRATIONS MAY BE SHOWN ON PLAN)
- DIVERTER FLASHING SHALL BE INSTALLED WHERE A LOWER SLOPED ROOF TERMINATES AGAINST A VERTICAL WALL, CHIMNEY CHASE, OR FRAMED COLUMN.
- FLASHING AT PLUMBING VENTS TO MATCH ROOF MATERIAL, RE.
- GENERAL CONTRACTOR TO COORDINATE ALL SUBS THAT WILL PERFORM WORK ON OR MANIPULATE WORK OF THE ROOF. ANY CUTTING, PATCHING, DRILLING, SCREW PENETRATION AND PROTECTION NEED TO BE COORDINATED WITH THE ROOFER. 6/A1-3.4

**METAL ROOFS:** INSTALL SLIP SHEET AS SPECIFIED ON TOP OF SINGLE LAYER "MIRADRI" HIGH TEMP. ICE & WATER UNDERLAYMENT. DUAL LAYER TO EXTEND 6" UP FROM BOTTOM ON LOW SLOPE ROOFS. COVER ALL PWD SHEATHING WHERE METAL ROOF IS LOCATED. LAP OVER HIP, RIDGES, AND THROUGH VALLEYS, TYP. UNDERLAYMENT SHALL BE LAPPED 6" VERTICALLY (END OR SIDE LAP) AND 2" HORIZONTALLY (HEAD LAP).

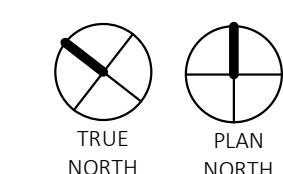
**SHINGLE ROOFS:** INSTALL SINGLE LAYER OF SLOPESHIELD OVER "MIRADRI" ICE & WATER UNDERLAYMENT OR EQ. TO COVER ALL PWD SHEATHING WHERE SHINGLE ROOFS ARE LOCATED. LAP OVER HIP, RIDGES, AND THROUGH VALLEYS, TYP. UNDERLAYMENT SHALL BE LAPPED 6" VERTICALLY (END OR SIDE LAP) AND 2" HORIZONTALLY (HEAD LAP). INSTALL SINGLE LAYER OF 5/8 MIN. FELT PAPER AT EVERY COARSE SHINGLE COARSE, TYP.

ALL HIP AND RIDGES TO RECEIVE "PROTECTO WRAP" HIP AND RIDGE SEAL AS SPECIFIED, TYP.

NOTE: ALL VALLEYS TO RECEIVE METAL TYPE 'A' W-VALLEY METAL OVER TOP SLIP SHEET AS SPECIFIED 6" EXPOSED VALLEY METAL EACH SIDE, TYP.



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



# OPTION B

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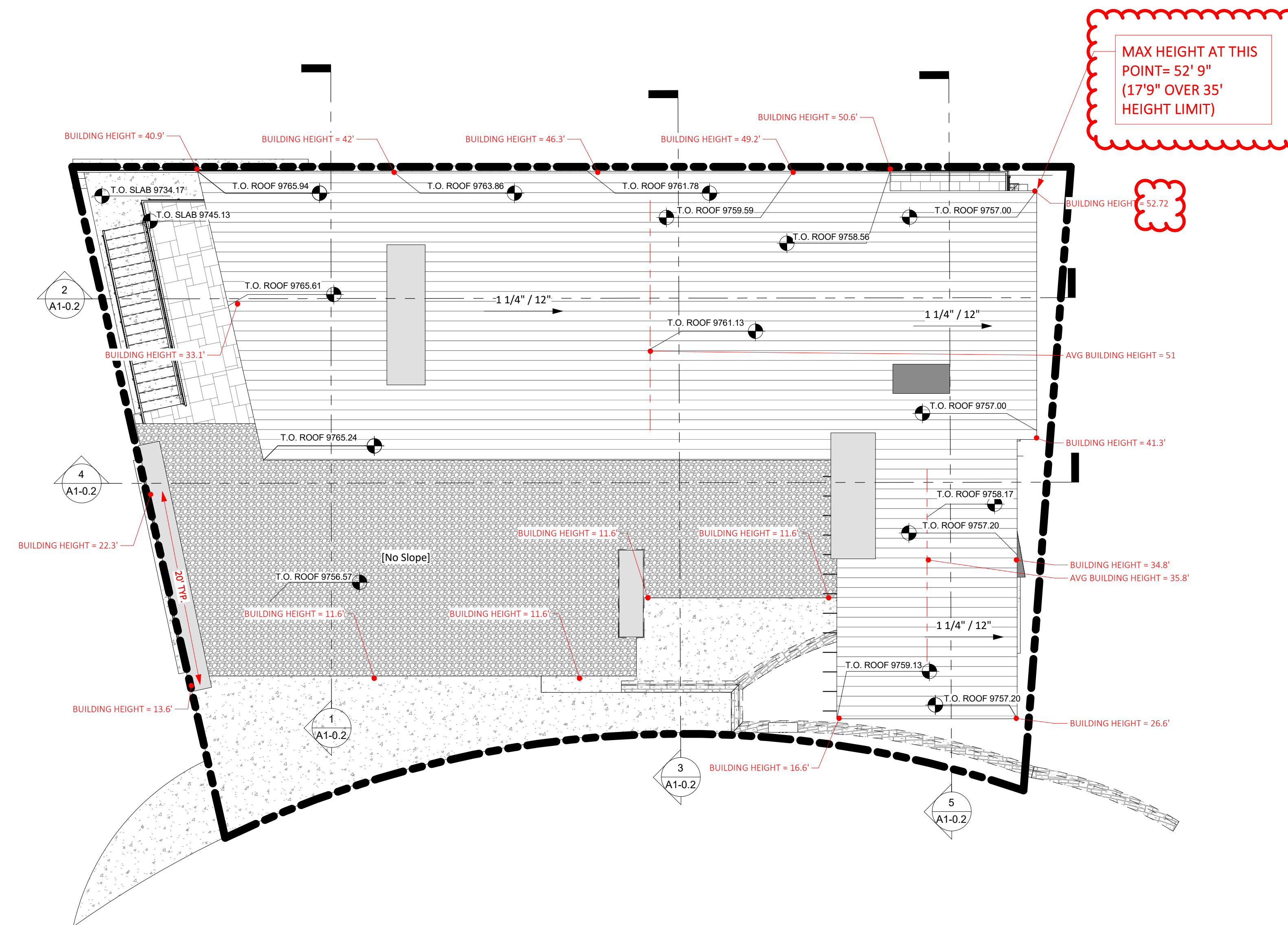


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1 ROOF PLAN  
1/8" = 1'-0"

**LOT COVERAGE - MOUNTAIN VILLAGE DEFINITION**

LOT COVERAGE: THE CALCULATION OF THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE, OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE BUILDING DRIP LINES AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY, WHICHEVER IS MORE RESTRICTIVE.

LOT COVERAGE =	4,738 SF
LOT SIZE =	11,972 SF
LOT COVERAGE =	39.5%

MAXIMUM LOT COVERAGE ALLOWED = 40%

**AVERAGE ROOF HEIGHT - MOUNTAIN VILLAGE DEFINITION**

MAXIMUM AVERAGE HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO A POINT ON THE ROOF PLANE MIDWAY BETWEEN THE EAVE & THE RIDGE.  
ON COMPLEX BUILDINGS WITH MULTIPLE HEIGHTS AND/OR BUILDINGS WITH MULTIPLE HEIGHTS ON SLOPING SITES, THE MAXIMUM AVERAGE HEIGHT SHALL BE DETERMINED BY TAKING THE AVERAGE OF HEIGHTS AT EQUAL INTERVALS AROUND THE PERIMETER OF A BUILDING. THOSE INTERVALS SHALL BE NO MORE THAN 20 FEET.

AVERAGE BUILDING HEIGHTS AT 20' MAX INTERVALS:  
13.6 + 22.3 + 33.1 + 40.9 + 42 + 46.3 + 49.2 + 50.6 + 50.72 + 51 + 41.3 + 35.8 + 26.6 + 16.6 + 11.6 + 11.6 + 11.6 / 18 = 31.47

**AVERAGE BUILDING HEIGHT = 31.47'**

**MAX BUILDING HEIGHT - MOUNTAIN VILLAGE DEFINITION**

BUILDING HEIGHT SHALL BE MEASURED VERTICALLY AT A RIGHT ANGLE TO THE HORIZON LINE FROM ANY POINT ON A PROPOSED OR EXISTING ROOF OR EAVE (INCLUDING BUT NOT LIMITED TO THE ROOFING MEMBRANE) TO THE NATURAL GRADE OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, LOCATED DIRECTLY BELOW SAID POINT OF THE ROOF OR EAVES.

**MAX BUILDING HEIGHT = 50' 9" (15' 9" VARIANCE REQUESTED)**

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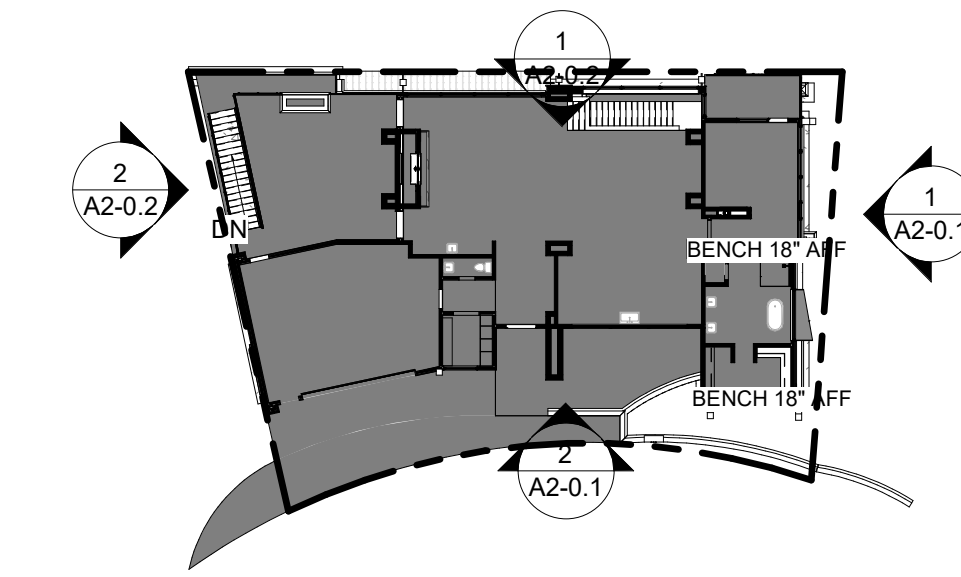


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• REV. #	-

Drawn By: Author  
Date: 02/09/2021  
Project #: 2021.00  
Phase: DD  
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**A1-3.2**  
ROOF PLAN & TOPO  
SURVEY





3 KEY PLAN  
1" = 30'-0"

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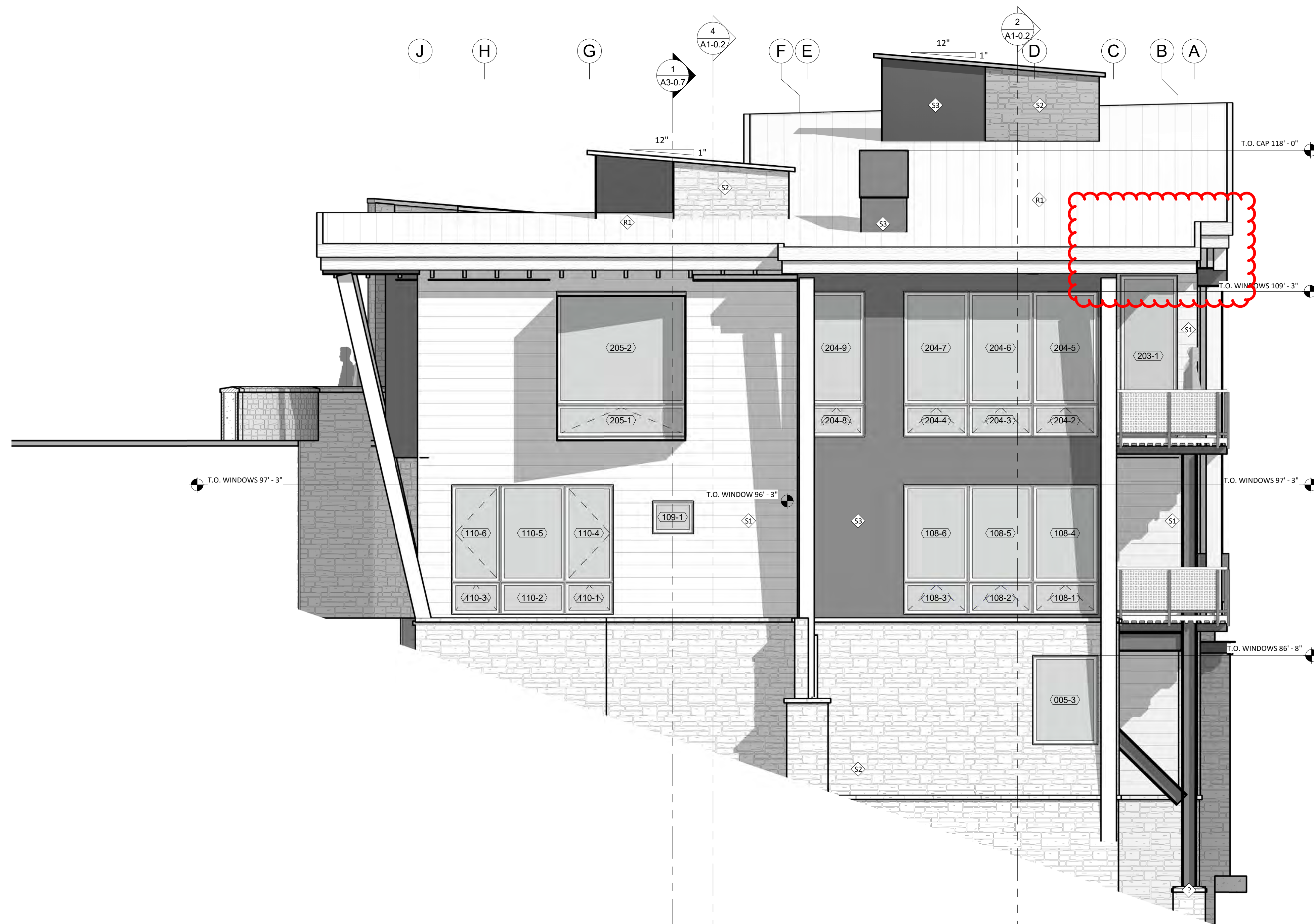
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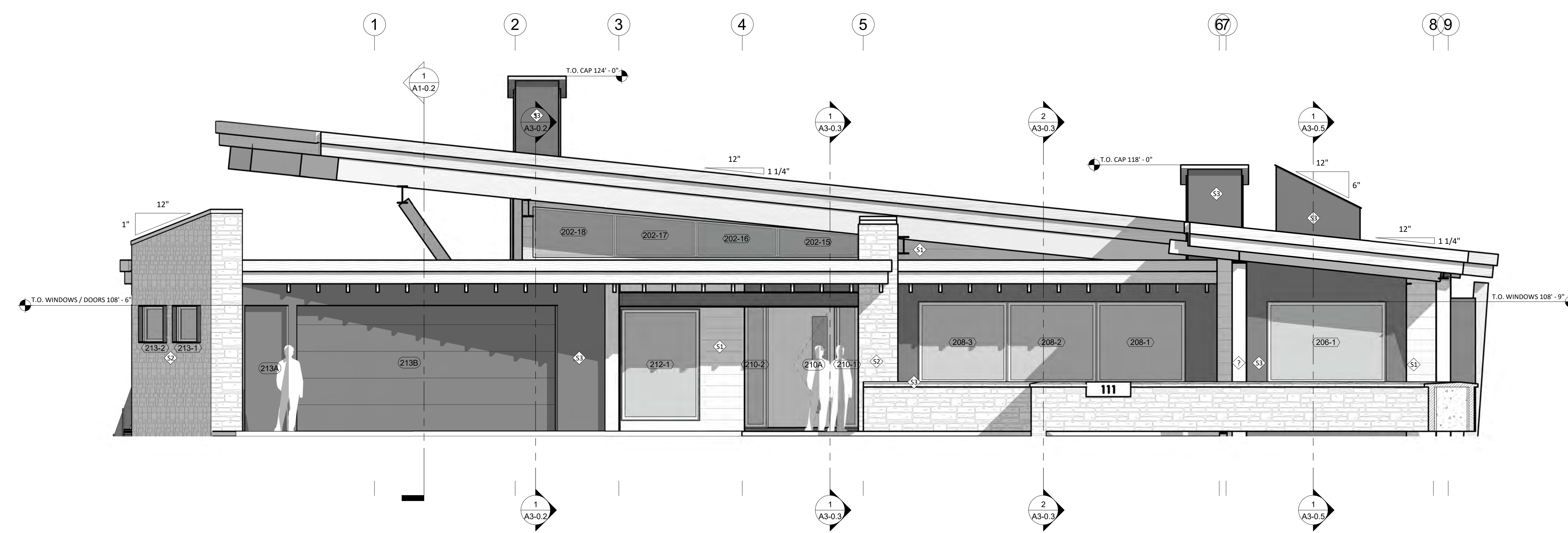
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EXTERIOR MATERIALS LEGEND	
<b>NOTE:</b> REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.	
	<b>METAL ROOFING</b> STANDING SEAM, 2" MECH. RIB WITH STRIPATIONS & MASTIC, 16" RIB SPACING COLOR: SLATE GREY RAWHIDE MFR: TBD
	<b>BALLAST ROOFING</b> EPDM ROOF WITH RIVER ROCK BALLAST COLOR: GREY MIX
	<b>HORIZONTAL WOOD SIDING</b> 2X10 RECLAIMED WOOD BOARD RAINSCREEN, HORIZONTAL WITH 1" SPACING COLOR: VARIED GREY MFR: MRL RE: 1/ AS-1.2
	<b>STONE MASONRY VENEER</b> NATURAL RECTANGULAR CUT DEEP CREEK 1 1/2" VENEER LAYOUT: RE: 2/ AS-1.2
	<b>STEEL SIDING</b> PATINATED STEEL SIDING PANELS, 1/8" W/EXPOSED FASTENERS, SEE ELEVATIONS FOR SEAM SPACING PATINA: VARIED BROWN/BLACK MFR: TBD RE: 3/ AS-1.2

MATERIAL	ELEVATION (SF/%)				
	NORTH	EAST	SOUTH	WEST	TOTAL
STONE	1180/28.9	946/42.1	211/17.4	852/57.8	3,189/35.4
METAL	507/12.4	431/19	494/16.8	90/6.1	1,522/16.9
WOOD	467/11.4	434/19.3	203/25	371/25.2	1,475/16.4
FENESTRATION	1929/47.2	441/19.6	302/40.1	161/10.9	2,833/31.4



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



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

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Drawn By S. D'AGOSTINO  
Date 02/09/2021  
Project # 2021.00  
Phase DD  
Sheet

A2-0.1  
EXTERIOR  
ELEVATIONS

## John A. Miller

---

**From:** John A. Miller  
**Sent:** Monday, January 25, 2021 5:41 PM  
**To:** John A. Miller  
**Subject:** FW: Unit 6 Cortina

---

**Sent:** Monday, January 25, 2021 5:30 PM  
**To:** John A. Miller <JohnMiller@mtnvillage.org>  
**Subject:** Re: Unit 6 Cortina

Hi John,

After looking at the proposed variance request for lot 165 we are opposed to this request.

As the President of Lodges on Sundance, the board and homeowners of our neighborhood do NOT support this applicant's request for the variance.

This variance would be way out of scale for our neighborhood, it is too high and the applicant should be held to the original standards they knew and had when purchasing the lot. We also feel that a variance of this type would negatively affect our quality and values at LOS and Mountain Village.

Please deny this variance request.

Thanks

Rich Ganley  
Positive Impact Executive  
C- 602-432-8178

## John A. Miller

---

**From:** Rich Ganley <richganman1@gmail.com>  
**Sent:** Wednesday, February 10, 2021 7:11 AM  
**To:** John A. Miller  
**Subject:** Re: FW: Unit 6 Cortina

Hi John,

After reviewing the revised application and speaking with other board members and homeowners **we oppose** any height variance from current rules and respectfully request the DRB reject this applicants request and ask that you hold them to the current code and height restrictions.

Any variation and specifically in this situation and proximity would have a very negative impact on The Lodges on Sundance community, homeowners and surrounding area.

In addition, we feel the city, staff and our elected officials did a great job establishing current code. If we start allowing this type of height variance it would set a dangerous precedent and would have many negative ramifications and could negatively affect the look and feel that has made Mountain Village one of the best communities in the world.

Obviously the applicant understood the code and height restrictions before purchasing the property and starting the project and we respectfully request that they are required to adhere to current guidelines and height restrictions.

So we respectfully request the DRB deny the applicants request for any hight variance.

With gratitude,

Rich Ganley  
President  
Lodges on Sundance HOA

On Tue, Feb 9, 2021 at 6:08 PM John A. Miller <[JohnMiller@mtnvillage.org](mailto:JohnMiller@mtnvillage.org)> wrote:

Rich –

For follow up, here is the link to the plans that were updated and submitted.

<https://centresky.egnyte.com/dl/TtrSK4P2KY/>

The applicants are still requesting a variance for height at 15'-9" (about 5 feet lower than the previous request). Sorry for the short timeframe but I encourage you to take a look. Let me know if there are any questions or concerns. I would be happy to forward any additional comments to the DRB.

**John A. Miller**

---

**From:** Steven Tyler <stevenjtyler@icloud.com>  
**Sent:** Wednesday, February 10, 2021 7:22 AM  
**To:** John A. Miller  
**Subject:** Unit 6 Cortina

Mr. Miller

I have great concerns over the requested variance in height for the proposed structure. My home backs up to the development. Lots in Mt. Village were developed and sold with pre established building design criteria that were created to maintain style and dignity. Please uphold those standards to preserve our community.

Thank you

Steven Tyler  
120 Lodges Lane

Sent from my iPhone