

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

THURSDAY MARCH 25, 2021 10:00 AM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://us02web.zoom.us/j/81457882279?pwd=a0VTaWN2ek9zNmJxZDdtNGluaGh1Zz09>

(see login details below)

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Ward	Action	Reading and Approval of the March 4, 2021 Design Review Board Meeting Minutes.
3.	10:05	30	Rutz & Brophy	Informational	Comprehensive Plan Amendment Process Introductions and Update
4.	10:35	5	Miller	Quasi-Judicial	Consideration of a Design Review: Initial Architectural Review for a new Single-Family residence on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11. This item has been tabled and no public hearing is to occur.
5.	10:40	5	Miller	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 161D-1, Unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11. A motion to continue will be considered before the public hearing is opened.
6.	10:45	5	Miller	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 161D-1, Unit 19, 1 La Sal Lane (The Ridge), pursuant to CDC section 17.4.11. A motion to continue will be considered before the public hearing is opened.
7.	10:50	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architectural Review for a new Single-Family residence on Lot 434, 142 Touchdown Drive, pursuant to CDC section 17.4.11.
8.	11:35	45	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 167R-3, 162 San Joaquin Rd., Unit 3, pursuant to CDC Section 17.4.11.
9.	12:20	30	Chair		Lunch (Recess)
10.	12:50	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family residence on Lot 165, Unit 10, 200 Cortina Drive, pursuant to CDC section 17.4.11.

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

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

Phone: (970) 369-8242

Fax: (970) 728-4342

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

**DESIGN REVIEW BOARD MEETING
AGENDA FOR MARCH 25, 2021**

11.	1:35	45	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review for a new Single-Family residence on Lot 165-21, 155 Cortina Drive, pursuant to CDC Section 17.4.11.
12.	2:20		Chair		Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/81457882279?pwd=a0VTaWN2ek9zNmJxZDdtNGluaGh1Zz09>

Meeting ID: 814 5788 2279

Passcode: 635570

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

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+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

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**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 4, 2021**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:04 AM on MARCH 4, 2021, held remotely via ZOOM:
<https://us02web.zoom.us/j/85849135361?pwd=NzZaY0Z6M2I4VHR2aHZuOEpnNbG0rQT09>

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
Greer Garner
David Craige
Liz Caton

Ellen Kramer (1nd alternate)
Scott Bennett (2nd alternate)

The following Board members were absent:

David Eckman
Cath Jett
Adam Miller

Town Staff in attendance:

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

Public in attendance:

Lorrie Denesik
Paul Ricks
Nelson Sharp
David Ballode
Miguel Angel Quintero

On a **MOTION** by **Garner** and seconded by **Kramer** the DRB voted unanimously to approve the minutes from the February 4, 2021 Regular Meeting and the February 11, 2021 Special Meeting.

Item 3. Interview New Applicants for Design Review Board open seats with recommendation to Town Council

Michelle Haynes presented on behalf of staff
Steven Seltz, Jim Austin, and Shane Jordan presented as new applicants. Kendra Wilcox, an applicant was not in attendance.

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Caton** the DRB voted unanimously to move Kramer to the seat vacated by David Eckman, to reappoint Garner and Caton to their seats, to move Bennett to 1st alternate, and to nominate Shane Jordan as 2nd alternate.

Item 4. Consideration of a Design Review: Final Architecture Review for a new Single-Family residence on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11.

On a **MOTION** by **Craige** and seconded by **Bennett** the DRB voted unanimously to table the Final Architecture Review for a new single-family detached condominium located at Lot 165, Unit 6.

Item 5. Consideration of a Design Review: Final Architectural Review for a new Single-Family residence on Lot 424, 121 Touchdown Drive, pursuant to CDC section 17.4.11.

On a **MOTION** by **Craige** and seconded by **Kramer** the DRB voted unanimously to continue the Final Architecture Review for a class 3 addition to an existing single-family residence located at Lot 424, 121 Touchdown Drive, to the May 6, 2021 Design Review Board meeting.

Item 6. Consideration of a Design Review: Final Architecture Review for a new Detached Condominium Residence on Lot 161D-1, unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11.

On a **MOTION** by **Craige** and seconded by **Kramer** the DRB voted unanimously to continue the Final Architectural Review for a new single-family residence on Lot 161D-1, Unit 17, to the March 25, 2021 Design Review Board meeting.

Item 7. Consideration of a Design Review: Final Architecture Review for a new Single-Family Residence on Lot BC513E, 104 Lawson Overlook, pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Jack Wesson presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot BC513E, based on the evidence provided within the Staff Report of record dated February 19, 2021, with the following Design Variations and Specific Approvals:

Design Review Board Design Variations:
Road and Driveway Standards

Design Review Board Specific Approvals:
General Easement Encroachments
Tandem Parking

And, with the following conditions:

- 1) The use of mirrored glass is prohibited per the Ridgeline Lot provisions of the CDC.

- 2) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 3) Prior to the issuance of a building permit, the applicant shall provide final design and lighting details for the address monument.
- 4) Areas disturbed within the General Easement utilized during construction shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) Prior to issuance of a CO, the property owner will enter into a Road Right of Way and General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the road right of way and general easement encroachments approved.
- 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 (consistent with CDC Section 17.3.12.C.)
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Item 8. Consideration of a Design Review: Initial Architectural and Site Review for a new Single-Family Residence on Lot 729R-5, 91 Pennington Place, pursuant to CDC section 17.4.11.

Amy Ward presented on behalf of staff
Pter Lundeen presented as applicant

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Caton** the DRB voted unanimously to approve the Final Architectural Review for a new single-family home located at Lot 729R-5, based on the evidence provided within the Staff Report of record dated February 23, 2021, with the following Design Variations and Specific Approvals:

Design Variations:

- 1) Driveway Grade over 8%;

Design Board Specific Approvals:

- 1) Metal Fascia;
- 2) Parking in the General Easement;
- 3) Board form concrete;
- 4) Architectural lighting at the front entry and garage

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant will resubmit a landscape plan to staff demonstrating that the species and overall plant sizes meet the requirements of the CDC.
- 2) Prior to the issuance of a building permit, the applicant will revise the lighting plan for review by staff and one DRB member with all lighting fixtures compliant with the CDC Lighting Regulations.
- 3) Prior to the issuance of a building permit, a new wetlands delineation is required.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the west of the home, or submit a revised utility plan to the public works director that provides access from Pennington Place.
- 6) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to pre-construction standards.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 9) 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.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a new Detached Condominium Residence on Lot 161D-1, Unit 19, 1 La Sal Lane (The Ridge), pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Steve Morton presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted 6-1 (Kramer opposed as she wants the applicant to step the retaining wall down at the autocourt) to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 161D-1 Unit 19, based

on the evidence provided within the Staff Memo of record dated February 22, 2021, with the following design variations:

- 1) Road and Driveway Standards
- 2) Retaining wall not to exceed 8' in height

And, with the following conditions:

- 1) Prior to submittal for Final Architectural Review, the applicant will revise the civil engineering plan set to include driveway widths and retaining wall locations/heights as well as finished slope calculations.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details and any civil revisions for shallow utilities associated with the monument.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall revise the lighting plan per the comments in this report.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall revise the landscaping plan per the comments in this report.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) 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 common open-space.
- 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Item 10. Recess

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Detached Condominium Residence on Lot 167R-3, 162 San Joaquin Rd, Unit 3, pursuant to CDC section 17.4.11.

Amy Ward presented on behalf of staff
Kristine Perpar, Architect, presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium

located at Lot 167, Unit 3, based on the evidence provided within the Staff Report of record dated February 23, 2021, with the following variation:

- 1) Tandem Parking

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional tree plants to increase variety of species on the Unit.
- 2) Prior to final review, the applicant shall include a lighting specification for the address monument that complies with the CDC lighting standards, and shall revise the monument design to clarify the depth of such lighting fixture within the monument.
- 3) Prior to final review, the applicant will provide driveway dimensions that verify compliance with CDC regulations for driveway standards and turn-arounds.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to pre-construction standards; and if construction on Unit 4 has not commenced, any disturbance on that site will be brought back to pre-construction standards as well.
- 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 GE.
- 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Item 12. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Residence on Lot 434, 142 Touchdown Drive, pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Chris Hawkins presented as applicant

Public Comment: Mr. Nelson Sharp, a neighbor made comments about the highest part of the home being too close to the road.

On a **MOTION** by **Caton** and seconded by **Kramer** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 434, 142 Touchdown Drive, based on the evidence provided within the Staff Report of record dated February 22, 2021, with the following and Specific Approvals:

Design Review Board Specific Approvals:

- 1) *Board Form Concrete*
- 2) *GE Encroachments, including parking*
- 3) *Metal Fascia*

And, with the following conditions:

- 2) Prior to submittal for a Final Architectural Review, the applicant shall provide written sign off from Public Works for the removal of the portion of Highlands Way.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation details, and the Wildfire Mitigation plans to either remove coniferous species from Zone 1 or include within the dripline of the home.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional irrigation details.
- 7) 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.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 10) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 14) Remove the fireplace from the GE.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the March 4, 2021 meeting at 2:48 pm.

Prepared and Submitted by,

Amy Ward
Planner



DESIGN REVIEW BOARD BRIEFING

To: Town of Mountain Village Design Review Board Members

We look forward to commencing our work with you on this important Comprehensive Plan Amendment effort for the Mountain Village community. In advance of the first opportunity to connect with you all, we would like to provide you with a bit of background information to stimulate some thinking in preparation for our session, and to make our time with you all as efficient and effective as possible.

As you know, the Town's Comprehensive Plan, adopted in 2011, was written to be a 30-year roadmap envisioning the future use and needs of the community. Mountain Village Town Council's goal at the time was to encourage future development while controlling growth within reasonable parameters. However, since its adoption, Town Council and the community have noted that the plan is overly prescriptive and complicated in certain important respects. This amendment process will update the Comprehensive Plan to make it more flexible. Specifically, this effort aims to:

- Simplify and modernize the Comprehensive Plan to serve as a guiding document versus a regulatory document, which is more in line with traditional community comprehensive plans
- Align and clarify the roles of the Comprehensive Plan and the Town's Community Development Code
- Reexamine Mountain Village's economic model to reflect micro and macro trends
- Review and potentially update the Town's growth strategy and model
- Remove overly prescriptive tables, formulas, and measures that have been a barrier to future land use

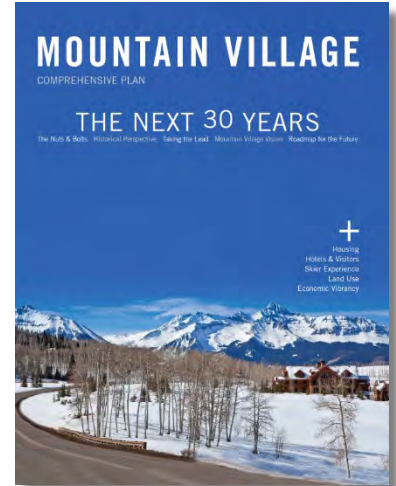


Table 3. Economic Model Estimates for Subarea Plan Buildout and Adjusted Subarea Plans

COMPREHENSIVE PLAN ECONOMIC GOALS	Mountain Village Current Conditions	Scenario 1: Subarea Plan Buildout	Additional Economic Benefits to Current Conditions Under Scenario 1	Scenario 2: Adjusted Subarea Plan**	Additional Economic Benefits to Current Conditions Under Scenario 2
Total dwelling units	1,174 units	4,367 units	3,193 units	4,136 units	2,962 units
Total hotel units	816 units	2,164 units	1,348 units	1,715 units	879 units
Food, beverage, retail square foot in Mountain Village Center - Peak of the Tetons	75,539 square feet	130,229 square feet	54,690 square feet	112,532 square feet	37,003 square feet
Estimated Revenue	\$400 per square foot annual average	\$647 per square foot	\$239 per square foot	\$501 per square foot	\$673 per square foot
Annual sales tax (0.045% rate)	\$0.2 million	\$7.8 million	\$5.1 million	\$6.8 million	\$3.7 million
Permitting and construction fee proceeds (excluding the expense of permit and processing - 100% flat fee and more accordingly)	\$1.2 million	\$4.1 million	\$2.9 million	\$3.2 million	\$2 million
Range annual revenues in excess of \$100,000	\$57,000 annual range	\$12,000,000 annual range	\$18,000,000 annual range	\$22,000,000 annual range	\$15,000,000 annual range

*The base number of units shown are currently built and/or in Mountain Village. **This is a conservative estimate of the total number of units that could be built in the Mountain Village Center. ***This is a conservative estimate of the total number of units that could be built in the Mountain Village Center. ****This is a conservative estimate of the total number of units that could be built in the Mountain Village Center. *****This is a conservative estimate of the total number of units that could be built in the Mountain Village Center.



At our first session, we will be presenting some of the first impressions and key takeaways from the Community Survey that will be available on the website through March 31st (townofmountainvillage.com/comp-plan). We also will discuss the key aspects of several specific pieces of the Comprehensive Plan that will be revisited and amended through this process – many of which were identified in the original Request for Proposal, but will also incorporate components that have been informed by analysis and additional input to date, including:

- Emphasis on hot bed development as a primary economic driver
- Emphasis on flagship hotel development and corresponding prescriptive requirements
- Clarifying the Comprehensive Plan’s purpose and the desire for predictable flexibility
- Updating the assumptions and framework of the Economic Development section
- Resolving Future Land Use Map conflicts with future uses and the 2016 CDC Amendment
- Revising prescriptive tables that dictate unit size, public benefits, density concentrations, etc, - through parcel testing and build-out assumptions analysis – in an effort to allow the Town to better implement the community’s vision
- Updating Public Benefits needs that have already been implemented

Again, we look forward to beginning this exciting work with you all; helping to realize the vision of Mountain Village community members for the years to come. Thank you in advance for your time and collaboration!

LAND USE PLAN POLICIES

Table with 4 columns: Policy Number, Policy Description, and associated notes or references.

Table with 2 columns: Policy Number and Policy Description, detailing various planning and zoning policies.

Table 7: Mountain Village Center Development Table. Columns include Parcel Designation, Target, Target Density, Target Floor Area, Target Units, Target Residences, Total Target Units, and Total Target Density.



AGENDA ITEM 4
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Regular Meeting; March 25, 2021

DATE: March 16, 2021

RE: Consideration of a Design Review: Final Architectural Review for a new Single-Family residence on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11..

BACKGROUND: At the March 18, 2021 Town Council meeting, the applicant for Lot 165, Unit 6 requested that the requested development application for a Design Review and Variance be tabled. This memo is being provided not to open the public hearing but allow for the DRB to table the requested Final Architecture Review

RECOMMENDED MOTION: I move to table, the consideration of a Final Architectural Design Review for a new Single-Family detached condominium residence on Lot 165, Unit 6, 160 Cortina Drive.

/JJM



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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Regular Meeting; March 25, 2021

DATE: March 17, 2021

RE: Consideration of a Design Review: Final Architecture Review for a new Detached Condominium Residence on Lot 161D-1, Unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11.

BACKGROUND: The applicant for Agenda Item 5 has requested that their item be continued until the May 6, 2021 regular Design Review Board meeting. The memo is being provided not to open the public hearing but solely for the purpose of Town Council providing a motion to continue to the May meeting date.

RECOMMENDED MOTION: I move to continue, the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 17 to the May 6, 2021 Design Review Board meeting.

/JJM



AGENDA ITEM 6
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Regular Meeting; March 25, 2021

DATE: March 17, 2021

RE: Consideration of a Design Review: Final Architecture Review for a new Detached Condominium Residence on Lot 161D-1, Unit 19, 1 La Sal Lane (The Ridge), pursuant to CDC section 17.4.11.

BACKGROUND: The applicant for Agenda Item 6 has requested that their item be continued until the May 6, 2021 regular Design Review Board meeting. The memo is being provided not to open the public hearing but solely for the purpose of Town Council providing a motion to continue to the May meeting date.

RECOMMENDED MOTION: I move to continue, the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 19 to the May 6, 2021 Design Review Board meeting.

/JJM



TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; March 25, 2021
DATE: March 15, 2021
RE: Staff Memo – Final Architecture Review, Lot 434

Application Overview

PROJECT GEOGRAPHY

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

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

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Chris Hawkins of Alpine Planning (Applicant), working on behalf of the Jennifer S. Birdwell Revocable Trust (Owner), is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home on Lot 434, 142 Touchdown Drive. The Lot is approximately 0.717 acres and is zoned Single-Family. The overall square footage of the home is approximately 5,839.7 livable square feet. The required parking has been met with one space located within the home, another two interior spaces located in a separate accessory garage, and two surface spaces located within the home's motor court.

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

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	39.68'
Maximum Avg. Building Height	35' (gable) Maximum	21.94'
Maximum Lot Coverage	40% Maximum	20.1%
General Easement Setbacks		
North	16' setback from lot line	21'-4"
South	16' setback from lot line	16'
East	16' setback from lot line	16'
West	16' setback from lot line	16'
Roof Pitch		
Primary		7:12
Secondary		9:12, 4.5:12, 2:12
Exterior Material**		
Stone	35% minimum	36.9%
Windows/Doors	40% maximum	24.5%
Parking	2 enclosed / 2 surface	3/2

Design Review Board Specific Approvals:

1. **Board Form Concrete**
2. **GE Encroachments**
3. **Metal Fascia**

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

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

points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the applicant is 39.68 feet from the highest ridge to the grade below on the gabled portion of the home. Additionally, the applicant has provided a parallel plane analysis demonstrating that no portion of any shed roof forms penetrates the 35-foot parallel slope height allowance.

17.3.14: General Easement Setbacks

Lot 434 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from the roundabout at the intersection of Touchdown Drive and Highlands Way.*
- *Address Monument: Although the address monument has not been shown at this time, it is assumed that the monument will be located within either the GE or Town ROW and will require an associated encroachment agreement.*
- *Utilities: The shallow utilities connections are currently located within the GE of Lot 434. The applicant has proposed connecting to those services and trenching them across the motor court to the home. The water and sewer are located within Touchdown Drive / Highlands Way and the applicant is proposing to connect to these services on opposite sides of the lot. It appears based on the civil drawings that the GE will need to be disturbed along both frontages in order to accommodate sewer grade.*

Staff: There are additional encroachments into the GE as shown within this proposal. These will require the DRB make a determination that this is appropriate. If not, then the applicant shall revise the plans to remove non-permitted GE encroachments.

- *Motor Court: The applicant has proposed a motor court and a portion of this area is located within the GE. Although not explicitly shown, this area could be used for surface parking which is not allowed by the CDC without approval by the DRB. This was discussed at the initial review and the DRB had mixed feelings regarding the motor court. After further discussion, staff feels comfortable with this parking configuration given the lack of visual impact as it relates to the design versus a square parking area. If the DRB determines this motor court to be unacceptable, then the applicant shall revise the plans so that the parking areas in entirely out of the GE.*
- *Patio: The Patio along the southern façade of the home encroaches into the GE. This encroachment includes a retaining wall, and hardscape patio area. At the*

initial review, the DRB requested that the fireplace that was previously located within the GE be removed which the applicant has revised. Otherwise the DRB expressed general comfort with this encroachment.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The home appears to blend well into the existing design theme of the Mountain Village given its strong material palette of stone, hewn timbers, barnwood siding, and metal accents. With that, there are certain aspects of the home that staff wants to discuss as part of this memo in order to understand the DRB's level of comfort.

- *Board Form Concrete Piers – The applicant is proposing to incorporate board form concrete into the foundation elements of the exterior decks. In the past, the DRB has preferred these elements to be faced with stone or metal, but there has more recently been a general shift in the comfort with increased board form in this proposed configuration. This will require DRB specific approval.*
- *Exterior Decks: Generally, the deck design aligns with the design theme of other homes in the village with the exception of the large viewing platform that is elevated off of the rear of the home. At the Initial Review, the DRB expressed that they did not take issue with these exterior deck areas.*
- *Exposed wood / timber at or near grade: While the home does appear grounded, there are areas of the home where you have exposed timbers and wood siding at or in close proximity to the ground. This could be problematic over the long term with snow and water damage that could occur. This was discussed at the initial review, but the plans were not revised.*

It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular, but the DRB must determine if the above items are appropriate. If they are not, the then applicant should revise accordingly.

17.5.5: Building Siting Design

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

Staff: The building siting for the proposed design is largely driven by both the shape and topography of the lot. Due to the topography, the home has been pushed towards the road frontages for a flatter homesite and access to the ski area. If the home was required to be pushed towards the rear of the lot, it would impact the site much more through grading and disturbances. The home, due to the existing grades of the road and landscaping berm appears to be visually subordinate to the existing landforms and vegetation that surrounds

it. The motor court as proposed will require a retaining wall – and at the initial review staff suggested that it may be worthwhile to better understand alternatives to the motor court design. This design as proposed has not been modified based on that suggestion and will require the DRB approve a GE encroachment.

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 warm grey “cottonwood” limestone siding in a 2’x4’ buff tile pattern. The proposed siding is a bleached grey barnwood siding which is proposed in different widths for vertical and horizontal arrangements (4” and 12”, respectively). In addition to the siding, a prominent element of the home is the exposed vintage timbers. Overall, the contrast of the wood and arrangement of the stone appears to complement the design. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing.

Window and door trim are proposed as charcoal black product. At the IASR, staff requested additional information related to the specific door design and garage door design to be provided prior to final review. The applicant has indicated that the doors are to be glass and the garage door will be steel to match the material sheet. The proposed roofing material is a rusted steel product, and the fascia of the home will match. According to the CDC, the use of metal fascia is a specific approval and the DRB will need to grant this approval as part of this application. The CDC allows for rusted standing seam roofing materials and this appears to meet that requirement. This material will need to be treated prior to produce rust prior to issuance of a CO.

Additionally, the home includes a detached garage that is approximately 484 square feet. The CDC allows for accessory structures no larger than 500 square feet and allows for detached garages for single-family residences. The garage aligns materially with the main home and complements the site well.

The applicant has not proposed any snowmelt at this time, but it is anticipated that this home will have exterior snowmelt. Prior to issuance of a building permit, the applicant shall provide detailed areas of exterior snowmelt and the associated square footages.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan in accordance with the CDC requirements. The siting of the home has enabled the design to largely minimize grading impacts on the Lot with the majority of the grading occurring in the area around the driveway and the rear of the home. The project includes positive drainage away from the home, but it should be noted that the existing landscaping berm along Touchdown Drive does limit the ability for the water to flow away from the home and instead this has necessitated the flow line to traverse the front of the home to a culvert under the driveway. As part of the site development, the applicant has requested to remove a portion of the roadway in order to accommodate the access drive for the lot..

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments provide two interior and two surface parking spaces. The applicant has shown a total of 3 interior spaces and two exterior parking spaces within the motor court. Based on the motor court design, it appears that there would be adequate surface parking, but the following items should be noted:

- *Because the parking area / motor court is partially located within the GE, the DRB will need to grant specific approval of the GE encroachments and parking within this area. The applicants have revised the plans to show the surface parking spaces outside of the GE, but there is no delineation between parking and motor court and it's unclear to staff what would prohibit visitors from parking within the GE as currently shown.*

17.5.9: Landscaping Regulations

The applicant has provided an updated landscaping plan for final review. This plan demonstrates planting locations, revegetation notes, and other general requirements such as irrigation notes and locations. Due to the timing of this application, staff is requesting the DRB condition that the recently hired Town Forester review this plan for wildfire mitigation requirements prior to the issuance of building permit.

17.5.11: Utilities

Staff: All utilities are currently located within the Touchdown Dr/Highlands Way ROW and will only require connections from the road to the home. The applicant shall work with the Public Works Director to determine the specific locations of the connections for the home as these locations are conceptual only.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan for final review. Staff does not believe the fixtures labeled BX and XD1 meet the requirements of the CDC. BX appears to exceed the total maximum lumen requirements, and XD1 does not appear to be a downlit shielded fixture. Prior to the issuance of a building permit, the applicant shall work with a member of staff and DRB to provide a lighting plan that meets the requirements of the CDC. The applicant did provide an updated photometric study for the Lot and based off this; it appears that there will be no light trespass on adjacent properties – meeting the requirements of the CDC.

17.5.13: Sign Regulations

Staff: At the time of drafting this memo, the applicant has not provided details on the address monument. The applicant has indicated that this information will be available at the Final Review hearing for the DRB's review. Staff believes that regardless of the design, the monument will require either a GE Encroachment Agreement or a ROW Encroachment Agreement.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The majority of the existing vegetation on the site is mature aspen trees. Staff does recommend that the applicants thin diseased and dying trees, but encourages the remaining healthy trees be maintained as they do not present a fire risk in Zone 2. As previously mentioned in the landscaping provisions, staff is requesting a condition that the Town Forester review and provide final approval of this plan prior to building permit.

Steep Slopes: The building site does contain steep slopes and the applicant has intentionally designed the home to limit the impacts to those areas. This does result in the home being pushed towards the roadway, but this is preferable to greater site disturbance on the steep slopes.

17.6.6: Roads and Driveway Standards

Staff: Although not shown on the plans explicitly, the driveway as shown meets the CDC standards with 12 feet width and 2-foot shoulders on each side. The maximum grade of the driveway appears to be approximately 3.5%. The CDC does not discuss motor courts, but staff believes this to be an extension of the driveway and as such needs to see additional grade information for this area. Currently, the civil plans only show the grade for the 50 feet of driveway from the ROW to the motor court. Staff recommends including this as a condition of approval to be provided prior to building permit. Given the retaining walls location downhill, one can assume that this area would be generally flat – meeting the requirements of the CDC.

It should also be noted that because of the location and grade of the driveway, the applicant is proposing a small portion of Highlands Way be sawcut and removed. This modification to the roadway and Town ROW must be approved by the Public Works Director.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and unless the owners procure a fireplace permit, these must operate on natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a construction mitigation plan for this project but has not addressed the following items:

- 1. Initial on-street parking: Due to the slopes, until excavation is complete there will be parking that will be required along the street. Once the area has been given an access drive, then parking will be able to shift off the roadway and onto the site. The applicant shall address this phased parking as part of the building plan.*
- 2. Silt Fencing: Appropriate stormwater mitigation shall be required for any downslope areas of the construction site.*
- 3. Use of a Crane: It's unclear to staff if a crane will be required at this time. Due to the location of the Lot, it does not appear that a crane would be problematic.*

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 434, 142 Touchdown Dr.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 434, 142 Touchdown Drive, based on the evidence provided within the Staff Report of record dated March 15, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Board Form Concrete*
- 2) GE Encroachments, including Parking*
- 3) Metal Fascia*

And, with the following conditions:

- 1) Prior to submittal for building permit, the applicant shall obtain approval from the Town Forester for the landscaping plan and the Wildfire Mitigation plans.
- 2) Prior to submittal for building permit, the applicant shall revise the civil drawings to provide grade details for the motor court, demonstrating it complies with driveway standards.
- 3) Prior to submittal for building permit, the applicant shall revise the lighting plan fixtures BX and XD1, and shall obtain approval from Town Staff and a Member of the DRB.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement and/or ROW Encroachment Agreement, as applicable, with the Town of Mountain Village for the encroachments approved.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm

The Refuge



Lot 434 Design Review Process Application Final Architecture Review



Uncompahgre
Engineering, LLC



Background

The DRB approved the Initial Architecture and Site Review application on March 4, 2021 with the following conditions. Our comments on compliance are shown in *italics*.

1. Prior to submittal for a Final Architectural Review, the applicant shall provide written sign off from Public Works for the removal of the portion of Highlands Way. *We have reached out to Public Works about the proposed improvements to Highlands Way. The Public Works Department is in communication with Uncompahgre Engineering on the proposed Highlands Way redesign.*
2. Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation details, and the Wildfire Mitigation plans to either remove coniferous species from Zone 1 or include within the dripline of the home. *The landscaping plan includes an irrigation plan and shows the Town's wildfire mitigation zones.*
3. Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt. *The maximum snowmelt area will not exceed 1,000 sq. ft. We would note that snowmelt is not a Design Regulation and is a Building Regulation that is reviewed by the Building Department during the plan review.*
4. Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details. *The address monument is shown in the Final Architecture Review plan set.*
5. Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional irrigation details. *Irrigation plan details are shown in the revised landscaping plans.*
6. Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards. *Lighting plans have been included in the Final Architecture Review plan set. Lighting specifications for proposed fixtures have also been provided.*
7. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points. *Condition will be met.*
8. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products. *Condition will be met.*
9. Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved. *Condition will be met*
10. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. *Condition will be met*
11. A monumented land survey of the footers will be provided prior to pouring concrete to determine there

are no additional encroachments into the GE. *Condition will be met*

12. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Condition will be met.

13. Remove the fireplace from the GE. *The fireplace has been removed from the GE.*

Exterior Materials

The proposed home is designed with the following exterior materials:

- Cottonwood Limestone (36.9% or greater)
- 4" Vertical Bleached Grey Barnwood Siding
- Board Form Concrete for the Observation Deck Posts
- Steel Clad Windows and Doors (24.5% Fenestration)
- Steel Panel Garage Door
- Standing Seam Rusted Steel Roof
- Vintage Wood Timbers
- Exposed Steel Structure

DRB Specific Approvals

The DRB March 4th approval included the following specific approvals:

1. Board Form Concrete
2. Metal Fascia
3. GE Encroachments as Proposed Except the Fireplace

The Refuge



Lot 434 Design Review Process Application Initial Architecture and Site Review



Uncompahgre
Engineering, LLC



Site Context and Design

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

The Site is located east of OSP-41 that borders the Lower Galloping Goose Ski Run. The Site is a unique 0.717 acre triangle-shaped lot that is characterized by a bermed road cut for Touchdown Drive; a bowl-like ravine with slopes that are 30% or greater; and a declining aspen forest that has very little new tree regeneration. The Site has a low USGS topographic elevation of 9480 and a high elevation of 9528 for overall elevation gain of 48 feet.

The design intent of the new home is to minimize the impacts on the existing terrain; enhance the aspen forest outside of the home area; and maximize views for the home by locating it at the highest portion of the Site along Touchdown Drive. The design intent is to create a contemporary mountain refuge for the Owner that pays homage to traditional building forms with primary gable roof forms and secondary shed roof forms. The home is also sited to provide access to key Site views and to provide the best possible ski-in/ski-out access.

The DRB conducted a worksession on the proposed home on December 3, 2020. The Owner and development team appreciate the input received and revised the plans based on the DRB comments as presented in the initial review plan set.

Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
Lot Size	0.717 acres	No Change
Floor Area (Gross)	No floor area limit	5,091 sf livable 1,347 sf garage/mechanical
Zone District	Single-family Zone District	No Change
Maximum Building Height	35' + 5' for Gabled Roofs	39.68'
Maximum Average Building Height	35'	21.94' (Compliant by 8.05')
Lot Coverage	40%	19.2%
Setbacks		
	Front - West	16 Feet
	Rear - East	16 Feet
	Side - North	16 Feet
	Side - South	16 Feet
Parking	2 enclosed spaces + 2 unenclosed	3 enclosed + 1 unenclosed

Steep Slope Regulations

As shown in Figure 2, the site has steep slopes greater than 30% on the eastern portion, southern portion and adjacent to Touchdown Drive on the eastern and north eastern boundaries. The steep slopes along Touchdown Drive were created by the road construction that essentially left a man made berm on the Site as shown in Figure 3. The steep slopes on the north side of the Site were created from the construction of Highlands Way.



Figure 1. The Site

Section 17.6.1(C)(2)(a) of the Community Development Code (“**CDC**”) states that:

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

i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

The development of the Site necessitates disturbance of steep slopes that are 30% or greater to allow access to key viewsheds while also avoiding most of the main steep slope areas in the bowl-like ravine. Our comments on compliance with the Steep Slope Regulations are shown in *italics*.

CDC Section 17.6.1(C)(2)(c) states:

“The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met:”

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

ii. The proposed disturbance is minimized to the extent practical. *The impact to the steep slope areas has been minimized to the extent practical with the home designed to fit into the current topography of the site.*

iii. A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. *Trautner Geotech has prepared a soils report for the Site that will be utilized by the civil and structural engineers for the design of the home and associated improvements.*

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

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

It is not practicable to avoid all steep slope areas due to the extent of such on the Site. Thus, there is no practicable alternative to avoiding disturbance to the steep slopes which is necessary to allow for the reasonable use of the property. The building design minimizes disturbance to steep slope areas by locating the home at the top of the site away from the bowl-like ravine.

General Easement (GE)

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

1. Ski-in/Ski-out access grading retaining wall that is also proposed for an eastern terrace with an outdoor fireplace built into the wall.
2. Driveway, address monuments, relocated utility pedestals/transformer.

Community Development Code (CDC) Section 17.3.14(E) expressly allows the driveway and address monument and utilities to be placed in the GE.

CDC Section 17.3.14(F) states that the DRB may waive the General Easement setback or other setbacks and allow for prohibited activities provided such activities meet the following criteria, with our comments shown in *italics*:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot. *The topography of the site with the bowl-shaped ravine and steep slopes and need to access views limit development to the upper portion of the Site adjacent to the western and southern GE. The Site is a ski-in/ski-out lot with a narrow area for ski access that allows for easier traversing to and from the ski run to the east. The proposed retaining wall in the western and southern GE is primarily designed to provide for this ski access to the home and full solar access to the terrace. The ski-in/ski out access allows for the consideration of the eastern ski terrace in the GE as a flat space that allows for putting on and taking off snow riding gear and also a nice sun terrace/snow beach for eastern and southern sun with an outdoor amenity space. We would argue that providing ski access and solar access are a key part of allowing reasonable use for the Site, and there is not a practicable alternative to avoiding the GE. This ski access provides for both terrace and ski lounge access at the lower level. The berm grading along Touchdown further necessitates the proposed retaining wall as shown as a natural progression of the home design sited and nestled adjacent to the GE to access the views.*

2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. *The proposed improvements in the GE are due to the topography of the site with the bowl-shaped ravine and steep slopes and need to access views limit development to the upper portion of the Site adjacent to the western and southern GE. The berm grading for Touchdown further necessitates a wall in the GE as proposed.*

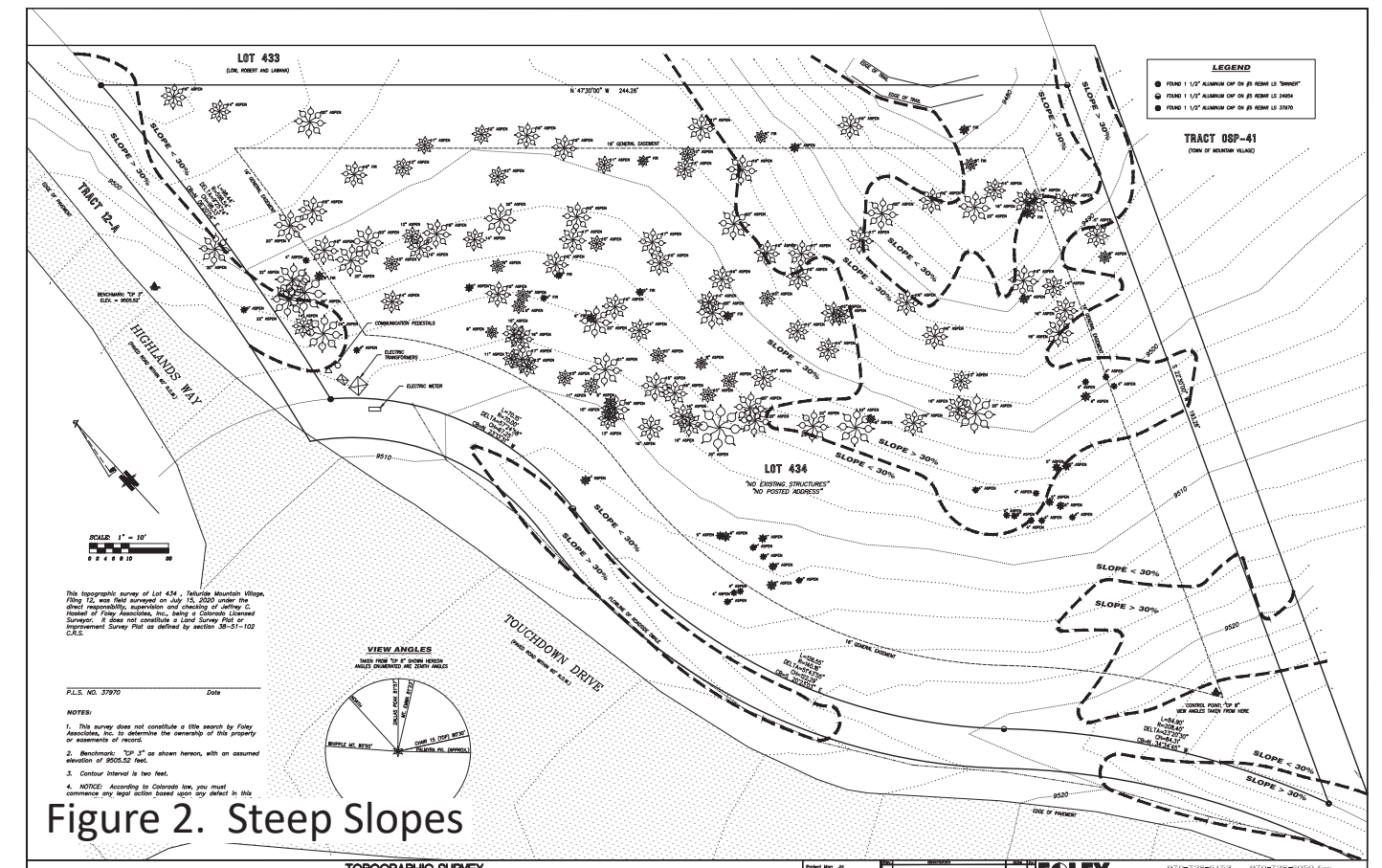


Figure 2. Steep Slopes



Figure 3. Touchdown Berm

3. No unreasonable negative impacts result to the surrounding properties. *The GE encroachment does not result in negative impacts to adjacent properties because it is adjacent to either the public Touchdown Right-of-Way or the public open space. The ski access retaining wall and terrace are located into what appears to be a human-made berm that was created by grading for Touchdown Drive construction. The property owners to the south and west, and motorists, pedestrians and cyclists on the road should not readily see the retaining wall or the terrace, with the proposed landscaping providing additional buffering along the human made berm. The closest home to the east is located over 340 feet away. There will not be any unreasonable, negative impacts to surrounding homes. Landscaping is proposed in the western GE to soften the architectural design for the Sharp Residence to the west and for people using the Touchdown Drive Right-of-Way.*

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

5. The Public Works Department has approved the permanent above-grade and below-grade improvements. *This site proposal approval will be contingent upon receiving the approval from the Public Works Department.*

6. The applicant will enter into an encroachment agreement with the Town with the form and substances prescribed by the Town. *The Owner agrees to enter into an encroachment agreement with the Town in form acceptable by the Town.*

7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts. *The landscaping plan proposed native species to be planted adjacent to the encroachment as shown on the landscaping plan that providing buffering to the public from the right of way.*

Landscaping

The primary goal of the landscaping plan is to retain as much of the existing vegetation as possible. Where disturbance is necessary, or as is the case of the General Easement, where the site is bare and devoid of vegetation, the proposed landscaping consists of native species that will blend into the existing character of the neighborhood. They are also species proposed that will thrive in the high alpine environment and mature into healthy vegetation. The proposed landscaping plan is shown on Sheet L1.0 through L4.0. The landscaping plan is proposing the use of 5 narrow leaf cottonwoods; 24 aspens; 7 limber pines; 3 skyland spruces; 41 shrubs; and ornamental grasses and perennials. Revegetation will be provided by a native grass seed mix. The Owner intends to retain a qualified forester to evaluate the Site and determine if the aspen forest can be managed to regenerated new aspen growth. A plan for such aspen regeneration may be submitted with the Final Architectural Review submittal.

Design Regulation Compliance

Mountain Village Design Theme. The proposed design meets the Mountain Village Design Theme. The project has been designed to sensitively fit the Site in order to minimize impacts to steep slopes and trees. The natural features of the site have informed the design of the home. The proposed home design is respectful and responsive to the tradition of alpine design with sturdy building forms, primary gable roof forms, secondary shed roof forms and a heavy grounded base. The massing is simple and form and is designed into the existing topography.

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

Building Design. The addition has been designed with a stone and board form concrete base that provides a grounded building form to withstand high alpine conditions. The overall building form is simple in design. The roof has been designed with a composition of multiple forms that emphasize sloped plans, varied ridge lines and vertical offsets. The proposed standing seam steel roof provides a durable roof material that will withstand



the high alpine climate conditions. Exterior materials are provided consistent with the Design Regulations as presented on Sheet A3.0. The exterior colors harmonize with the natural landscape and are natural, warm and subtle. Windows have been designed to be integral part of the structure's complete design and in accordance with the window regulations.

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

Parking Regulations. The proposal provides three (3) interior garage spaces and one (1) exterior surface spaces which meets the Parking Regulation requirements.

Exterior Material & Roof Design

The proposed home is designed with the following exterior materials:

- Cottonwood Limestone (36.9% or greater)
- 4" Vertical Bleached Grey Barnwood Siding
- Board Form Concrete
- Steel Windows and Doors (24.5% Fenestration)
- Standing Seam Rusted Steel Roof
- Vintage Wood Timbers
- Exposed Steel Structure

Lighting

The lighting plan will be submitted for during Final Plan Review consistent with the Design Review Process submittal requirements.





Tommy Hein
ARCHITECTS



Uncompahgre
Engineering, LLC



GENERAL NOTES

CONTRACT DOCUMENTS

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

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS). THESE DRAWINGS ARE ORGANIZED BY BUILDING UNIT.

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

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

CODE COMPLIANCE

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

REGULATORY COMPLIANCE

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

INTENT

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

COORDINATION

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

LOT COVERAGE & FLOOR AREA CALCULATIONS

STANDARDS	ALLOWED	PROPOSED
LOT COVERAGE		
GROSS LOT AREA (S.F. AND ACREAGE)	< 40% LOT COVERAGE	0.72 ACRES= 31,239.78 S.F. MAX COVERAGE = 12,489.51 S.F. COVERAGE SF= 6,299.60 S.F. COVERAGE %= 20.1% (20.1% IS 19.9% BELOW THE ALLOWABLE 40%)
LOT COVERAGE	< 40%	
FLOOR AREA CALCULATIONS		SEE SHEET A2.0 FOR ALL AREA CALCULATIONS
MISC REQUIREMENTS		
BUILDING SETBACKS	16'	- SEE A1.1 FOR BUILDING SETBACKS
BUILDING HEIGHT		
- MAXIMUM	- 35' + 5'	- SEE A1.3
- AVERAGE	- 30'	- SEE A1.3
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
-ENCLOSED	- 3 ENCLOSED	- 2
-SURFACE	- 2 SURFACE	- 2
SNOWMELT AREA	- 1000 S.F.	
EXTERIOR MATERIALS	- SEE A3.0	- SEE A3.0
CODE SUMMARY		
ZONING - SINGLE FAMILY RESIDENTIAL BUILDING CODE - IRC-2018 DESCRIPTION - 3.0 STORY OCCUPANCY CLASSIFICATION - IRC 1&2 AUTOMATIC FIRE SPRINKLERS - NFPA13D - SPRINKLERED GREATER THAN 3,600 S.F. FIRE RESISTIVE RAITING - SHAFT ENCLOSURES - 1HR. EXIT ENCLOSURE RATING - 1 HR. ELEVATOR SHAFT - N/A		

Sheet List	
Sht #	Sheet Name
A0.0	COVER SHEET
A0.1	SITE PHOTOS
A0.2	PROJECT RENDERINGS
A1.1	SITE PLAN
A1.2	BUILDING HEIGHT COMPLIANCE ANALYSIS
A1.3	SITE SECTIONS
A1.4	FLOOR AREA AND SITE COVERAGE
A1.5	CONSTRUCTION MITIGATION PLAN
A2.1	ACCESORY GARAGE & MOTOR COURT
A2.2	LEVEL 1 FLOOR PLAN
A2.3	LEVEL 2 FLOOR PLAN
A2.4	LEVEL 3 FLOOR PLAN & ACCESORY ROOF
A2.5	ROOF PLAN
A3.0	MATERIALS
A3.1	EXTERIOR MATERIAL CALCULATIONS
A3.2	OVERALL ELEVATIONS
A3.3	NOTRH & SOUTH ELEVATIONS
A3.4	EAST & WEST ELEVATIONS
A3.5	ACCESORY GARAGE ELEVATIONS
A4.0	Building Sections
A9.1	WINDOW AND DOOR SCHEDULES AND DETAILS
C1	CIVIL ENGINEERING GENERAL NOTES
C2	GRADING AND DRAINAGE WITH DRIVEWAY PROFILE
C3	UTILITIES
L1.0	LANDSCAPE ILLUSTRATIVE PLAN
L2.0	LANDSCAPE PLANTING PLAN
L3.0	WILDFIRE MITIGATION PLAN
L4.0	LANDSCAPE IRRIGATION PLAN
L5.0	LANDSCAPE ILLUSTRATIVE IMAGERY
LT0.1	SITE LIGHTING PLAN
LT1.10	LOWER LEVEL LIGHTING KEYPLAN
LT1.11	LOWER LEVEL LIGHTING PLAN
LT1.12	GARAGE LIGHTING PLAN
LT1.20	MAIN LEVEL LIGHTING PLAN
LT1.30	UPPER LEVEL LIGHTING PLAN
LT7.1	LIGHTING SCHEDULE

PROJECT TEAM

OWNER:

JENNIFER BRIDWELL

ARCHITECT:

TOMMY HEIN ARCHITECTS
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TELLURIDE CO. 81435
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TOMMY@TOMMYHEIN.COM

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DBALLODE@MSN.COM

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CRESTED BUTTE, CO 81224
970.349.5922
MIKE@COLORADOSTRUCTURAL.COM

MECHANICAL, ELECTRICAL,

PLUMBING:

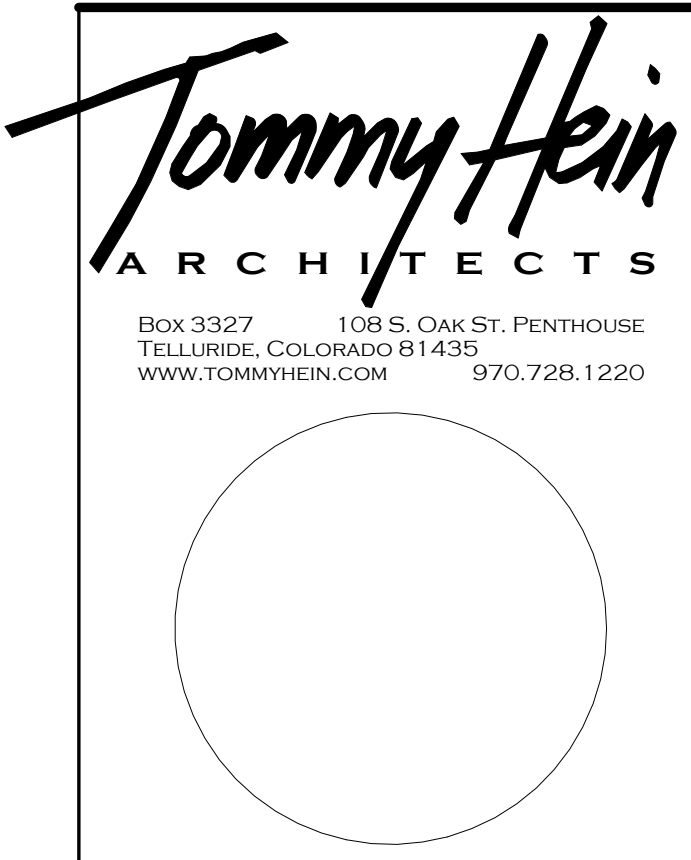
HUGHES CONSULTING ENGINEERING
DIMITRI MERRILL
220 W. COLORADO AVE.
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p. 970.239.1949
DIMITRI@HCE-PA.COM

LIGHTING:

TBD

SURVEYOR:

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JHASKELL@FOLEYASSOC.COM



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Submissions

DATE:	SUBMISSION
09.22.2020	CLIENT MEETING
09.29.2020	CLIENT MEETING
10.16.2020	PLAN REVIEW
11.05.2020	DRB REVIEW
01.25.2021	CLIENT REVIEW
02.03.2021	DRB SKETCH REVIEW

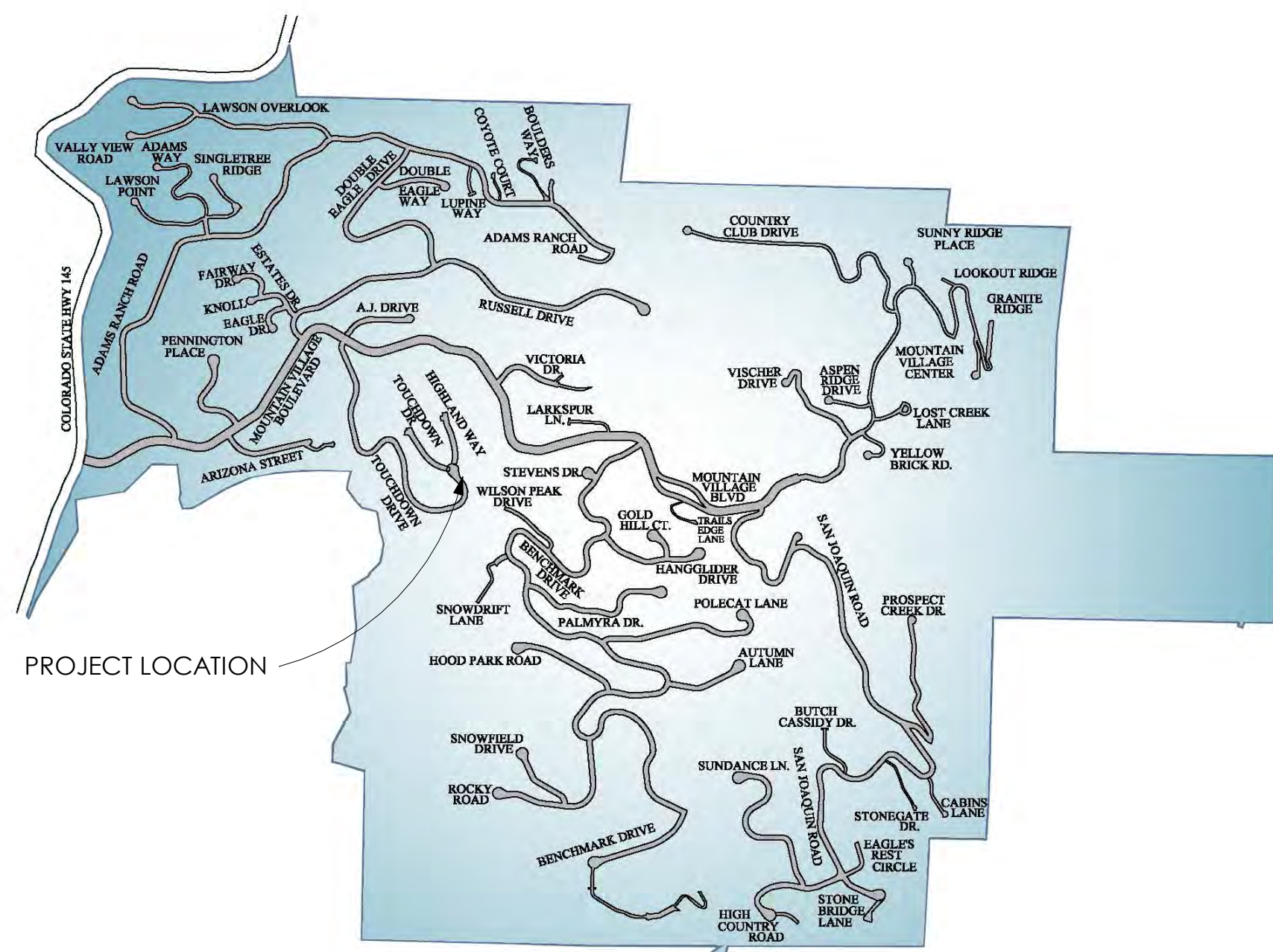


Lot 434
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81435

COVER SHEET

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A0.0



VICINITY MAP



AERIAL CONTEXT VIEW



SITE PANORAMA LOOKING WEST



SITE PHOTO LOOKING NORTH EAST



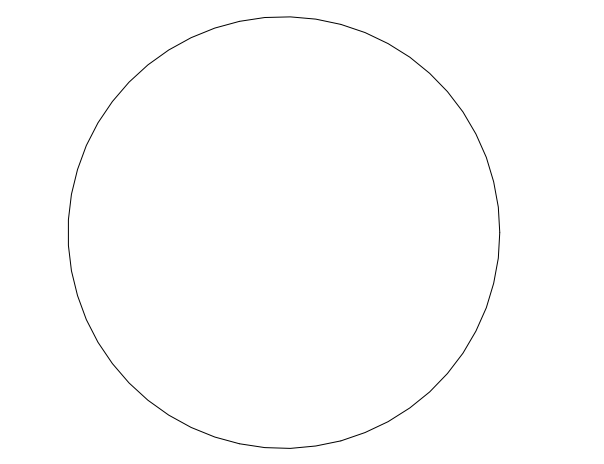
SITE PANORAMA NORTH TO EAST



VIEW TO SKI AREA

Tommy Hein
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The Refuge

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SITE PHOTOS

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A0.1



NORTH WEST AERIAL VIEW



DRIVE ENTRY VIEW



NORTH WEST VIEW



EAST VIEW



SOUTH STREET VIEW



PATIO VIEW



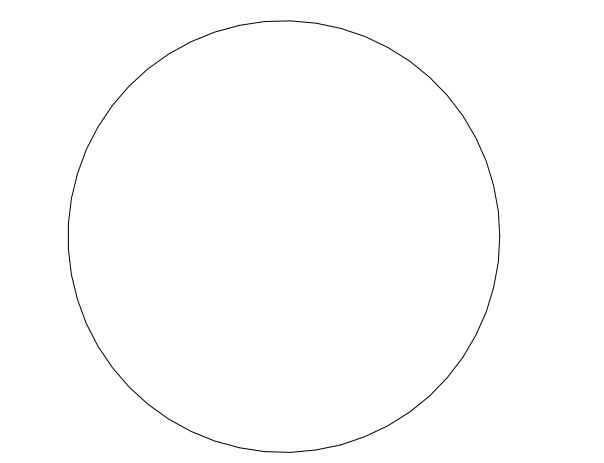
ENTRY VIEW



EAST VIEW

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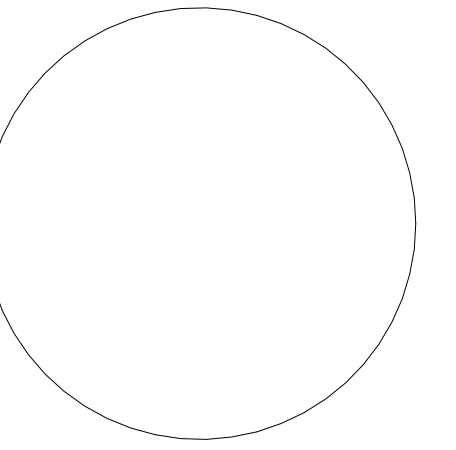
The Refuge

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81435

PROJECT RENDERINGS

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A0.2



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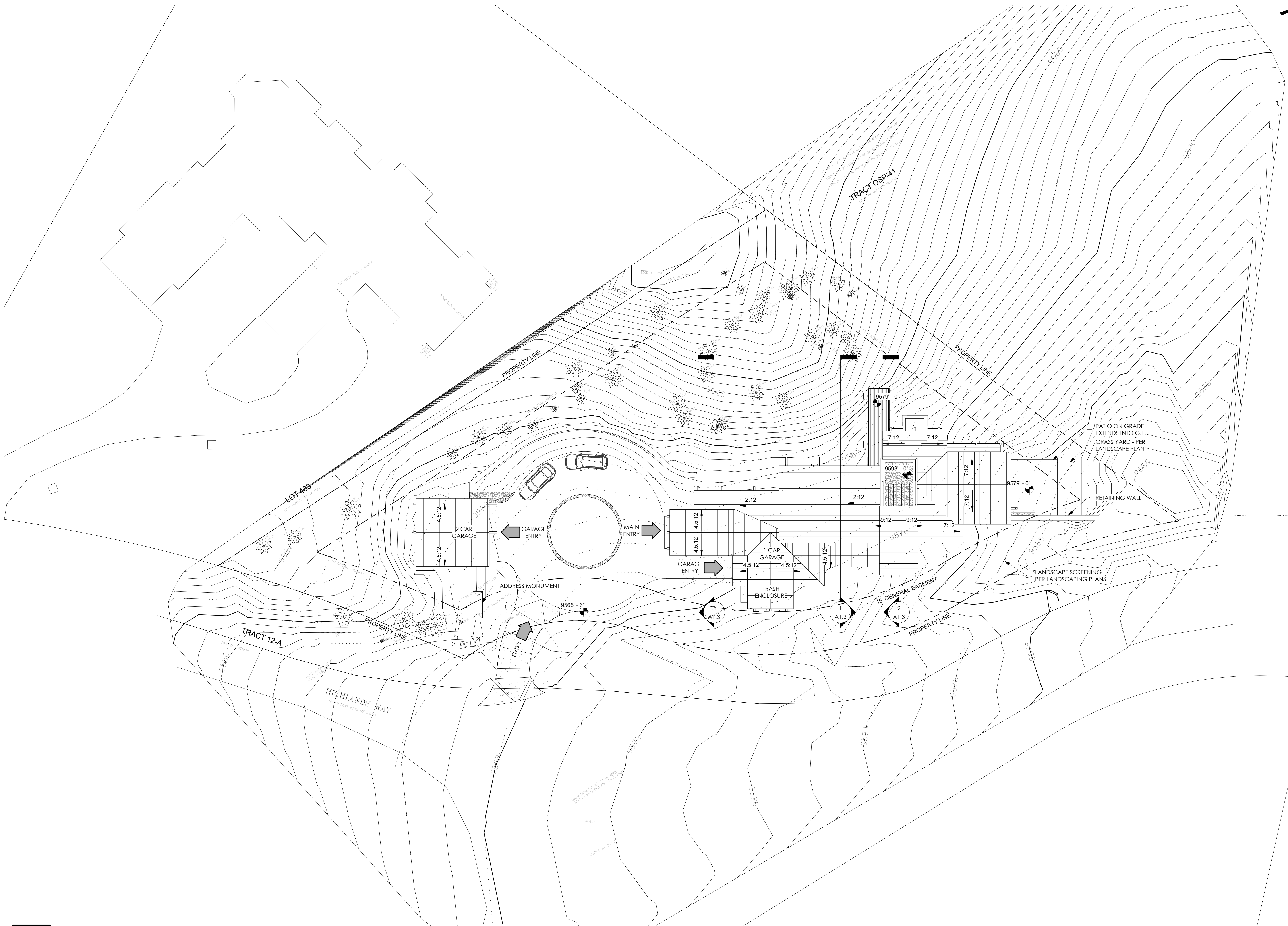
The Refuge

Lot 434
142 Touchdown Drive
Mountain Village, CO
81435

SITE PLAN

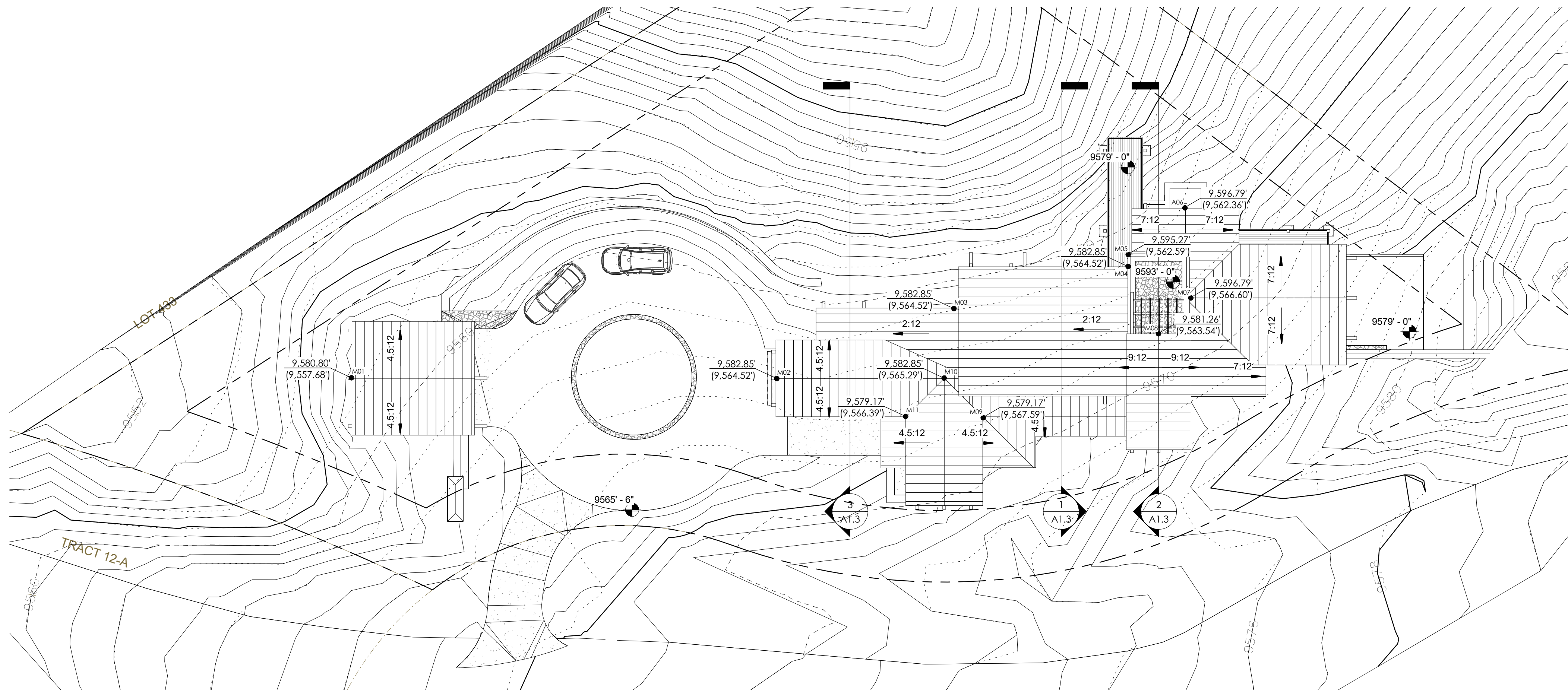
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A1.1



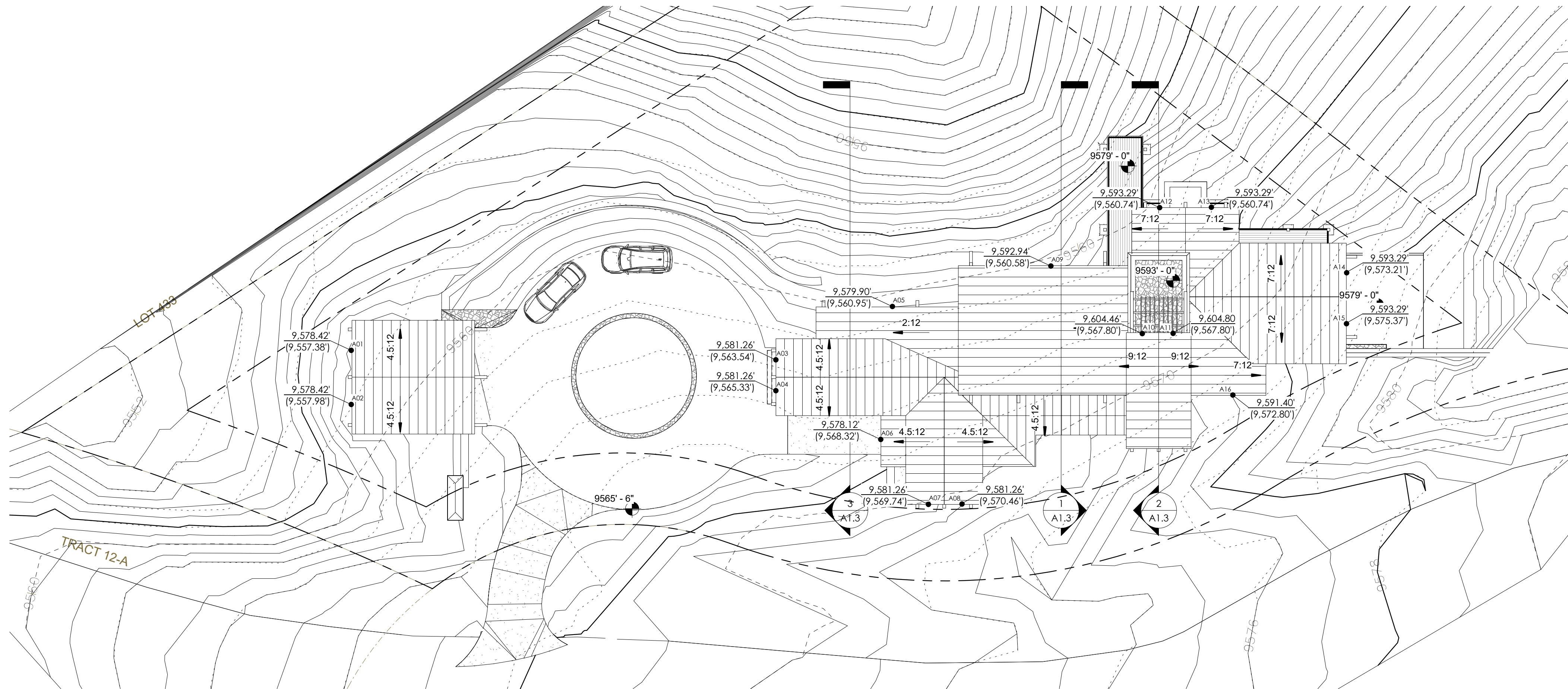
1 SITE PLAN
SCALE 0 1 2 3 4 1/16" = 1'-0"

Plot Time 3/17/2021 12:29:08 PM B:\360\1434 Bridwell Refuge\20\013 - 434 Bridwell Refuge.rvt



2 SITE PLAN MAXIMUM HEIGHTS

SCALE 0 1 2 3 4 1/16" = 1'-0"



1 SITE PLAN MAXIMUM AVERAGE HEIGHTS

SCALE 0 1 2 3 4 1/16" = 1'-0"

LOT 434 TOUCHDOWN DR
TELLURIDE MOUNTAIN VILLAGE 2/2/2021

ROOF POINT #	ROOF POINT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT (FEET) ABOVE NATURAL GRADE	PROPOSED GRADE FINISH BELOW	CALCULATED ROOF HEIGHT (FFFT) ABOVE FINISH
M01	9,580.80	(9,557.68)	23.12	9,562.04	18.76
M02	9,582.85	(9,564.52)	18.33	9,565.33	17.52
M03	9,582.78	(9,562.06)	20.72	9,563.49	19.29
M04	9,595.27	(9,562.59)	32.68	9,564.74	30.53
M05	9,597.00	(9,561.86)	35.14	9,564.77	32.23
M06	9,596.79	(9,562.36)	34.43	9,565.43	31.36
M07	9,596.79	(9,566.60)	30.19	N/A	N/A
M08	9,607.08	(9,567.40)	39.68	N/A	N/A
M09	9,579.17	(9,567.59)	11.58	N/A	N/A
M10	9,582.85	(9,565.29)	17.56	N/A	N/A
M11	9,579.17	(9,566.39)	12.78	9,567.50	11.67

35' + 5' = MAX HEIGHT FOR GABLE ROOF FORMS
MAX HEIGHT = 39.68' (M08) | COMPLIANT BY 0.32'

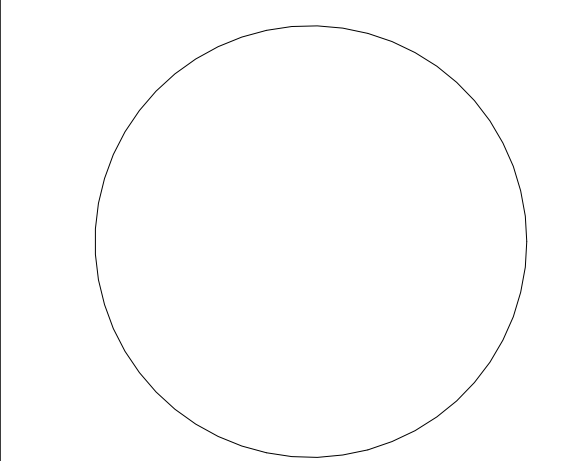
TELLURIDE MOUNTAIN VILLAGE 2/2/2021
MAXIMUM AVERAGE ROOF HEIGHT CALCULATIONS

ROOF POINT #	ROOF ELEVATION	MOST RESTRICTIVE ELEVATION BELOW ROOF POINT	NG = NATURAL GRADE FG = FINISH	ROOF HEIGHT (FEET) ABOVE GRADE
A01	9,578.42	(9,557.38)	NG	21.04
A02	9,578.42	(9,557.98)	NG	20.44
A03	9,581.26	(9,563.54)	NG	17.72
A04	9,581.26	(9,565.33)	FG	15.93
A05	9,579.90	(9,560.95)	NG	18.95
A06	9,578.12	(9,568.32)	NG	9.80
A07	9,581.26	(9,569.74)	FG	11.52
A08	9,581.26	(9,570.46)	NG	10.80
A09	9,592.94	(9,560.58)	NG	32.36
A10	9,604.46	(9,566.99)	NG	37.47
A11	9,604.46	(9,567.80)	NG	36.66
A12	9,593.29	(9,560.74)	NG	32.55
A13	9,593.29	(9,563.99)	NG	29.30
A14	9,593.29	(9,573.21)	NG	20.08
A15	9,593.29	(9,575.37)	NG	17.92
A16	9,591.40	(9,572.80)	NG	18.60

AVERAGE HEIGHT: 21.95
MAX. AVERAGE ALLOWABLE: 30
COMPLIANT BY: 8.05

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Submissions

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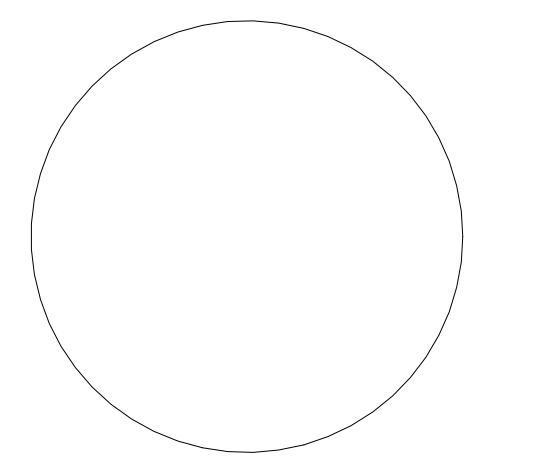
The Refuge

Lot 434
142 Touchdown Drive
Mountain Village, CO
81435

BUILDING HEIGHT COMPLIANCE ANALYSIS

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

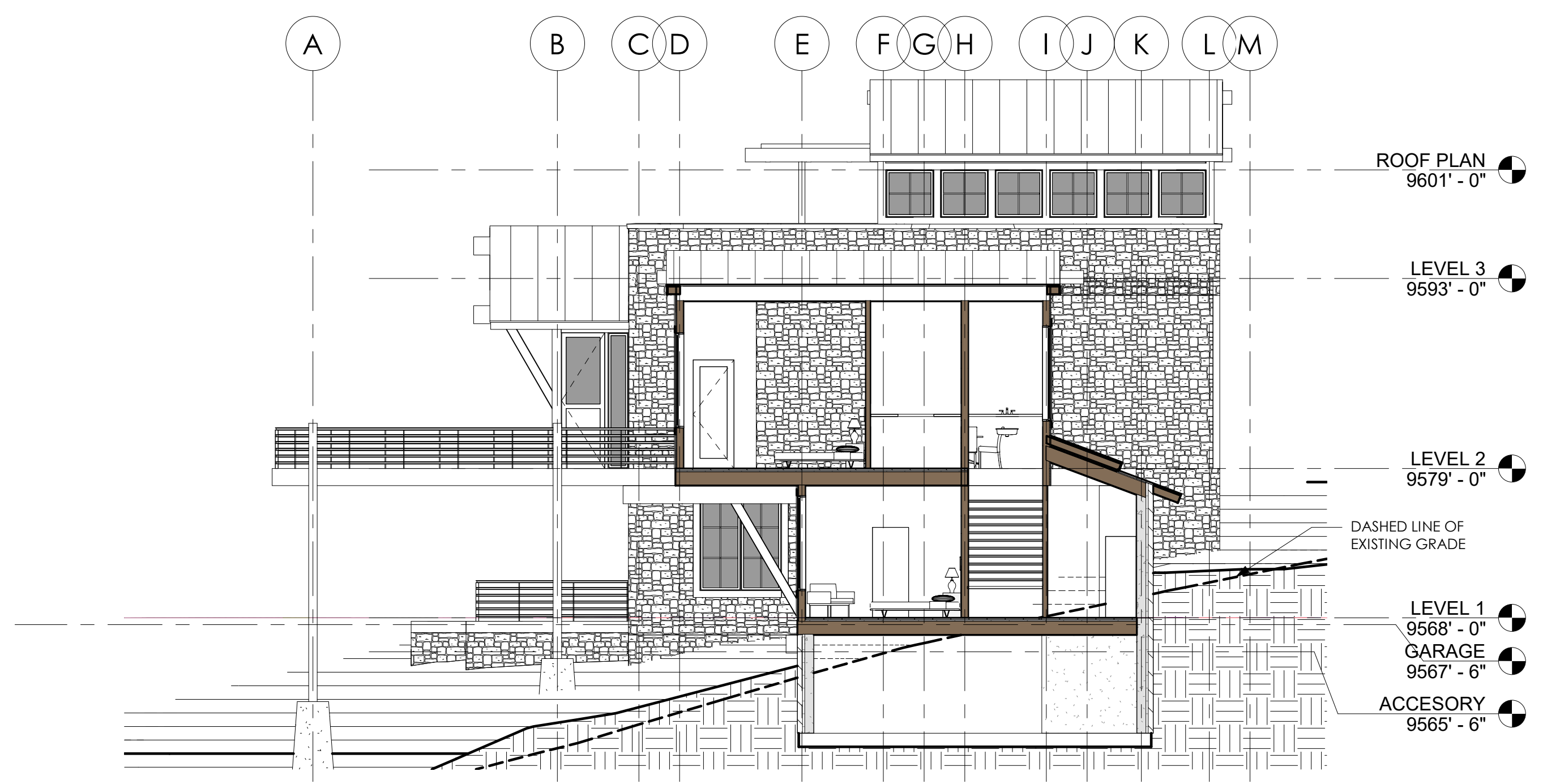
A1.2



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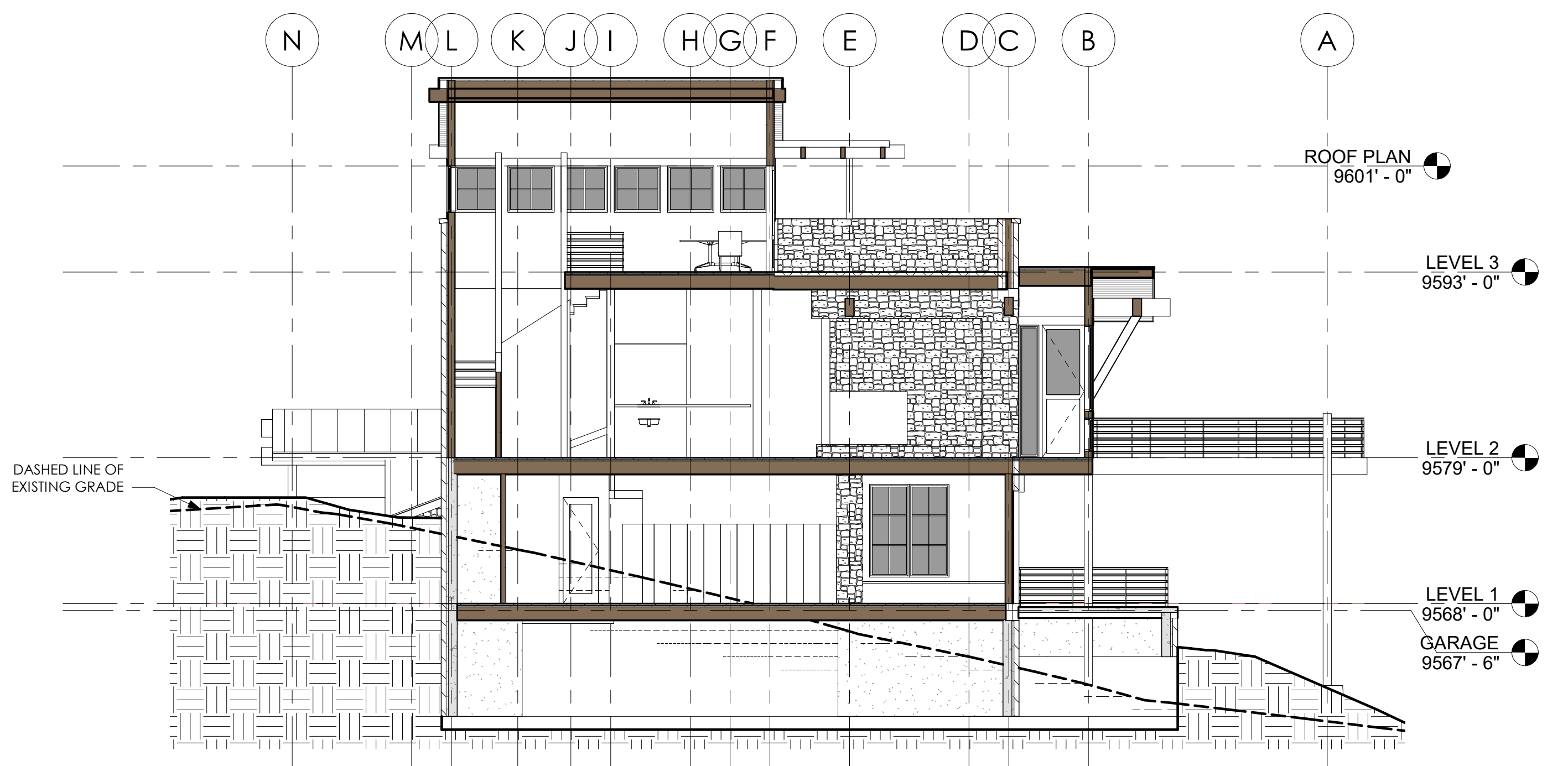
Submissions

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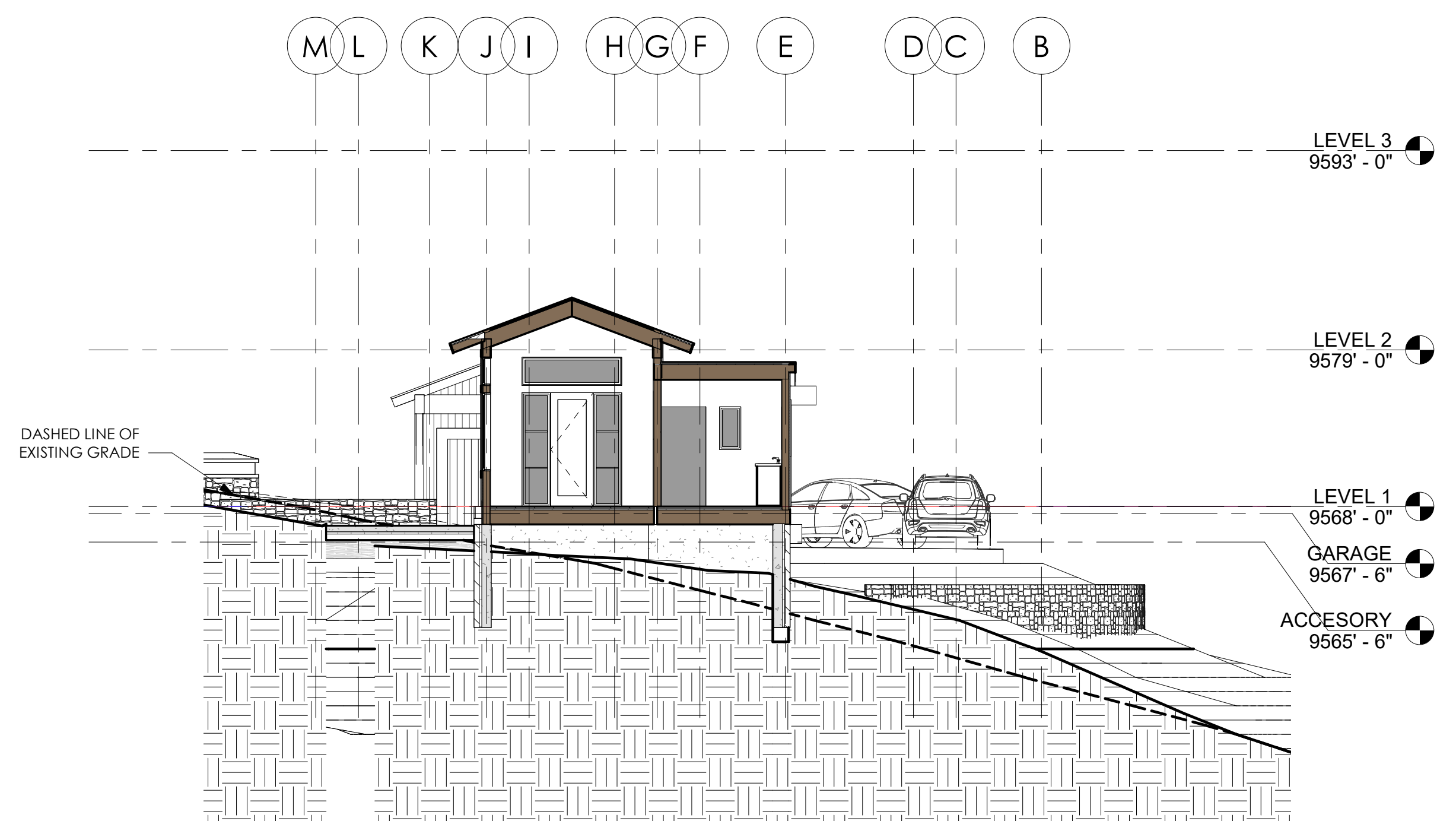
1 Site Section 1

SCALE 0 1 2 3 4 1/8" = 1'-0"



2 Site Section 2

SCALE 0 1 2 3 4 1/8" = 1'-0"



3 Site Section 3

SCALE 0 1 2 3 4 1/8" = 1'-0"

The Refuge

Lot 434
142 Touchdown Drive
Mountain Village, CO
81435

SITE SECTIONS

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

A1.3

CDC SITE COVERAGE DEFINITION:
 THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCHES, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE DRIP LINES OF BUILDINGS AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY

SITE COVERAGE

MAX COVERAGE ALLOWED = 40% MAX (SINGLE FAMILY WITH LOTS < 1 ACRES)

LOT SIZE = 31,239.78 SF

SITE COVERAGE = 5,985.0 SF (19.2%)

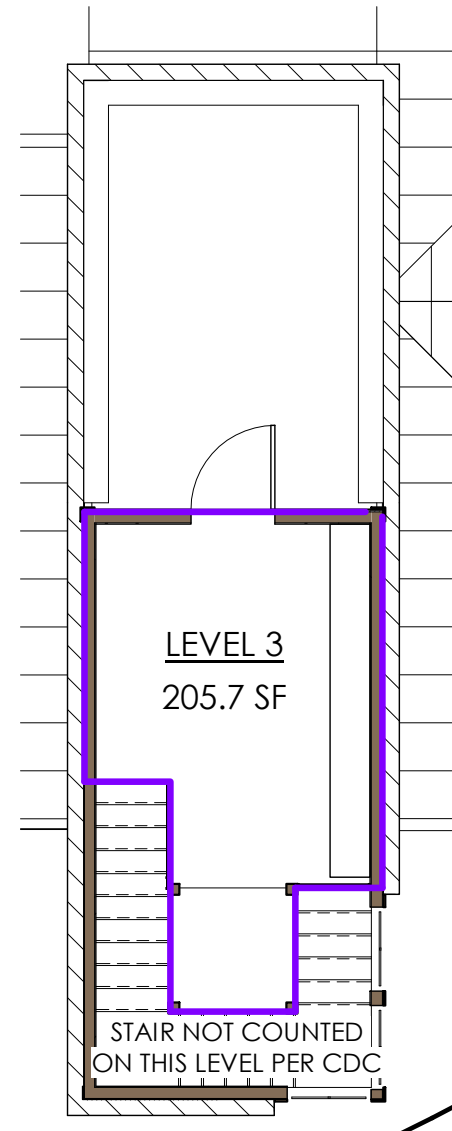
19.2% IS 20.8% BELOW THE ALLOWABLE 40%

TOTAL FLOOR AREA - GROSS

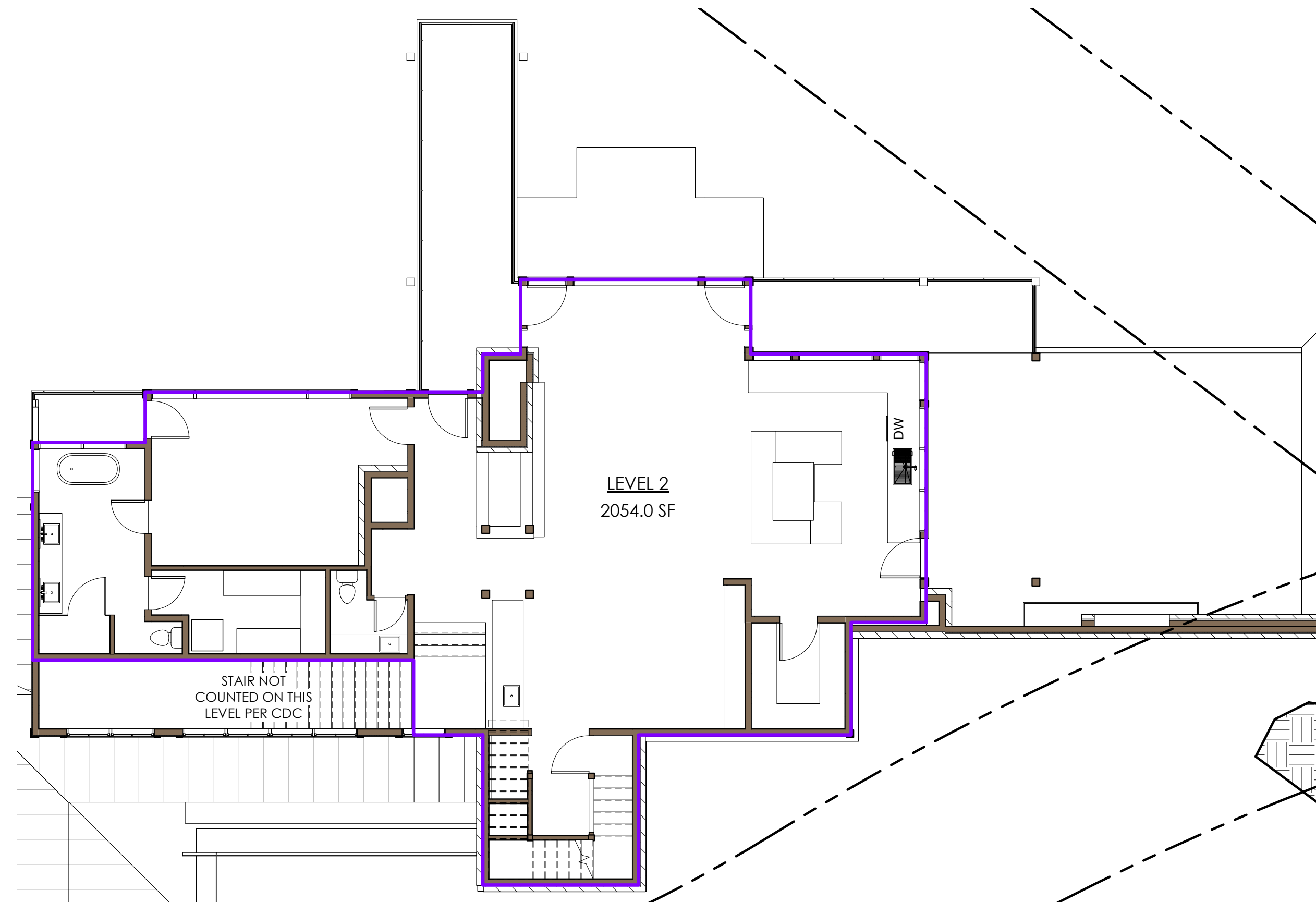
Name	Level	Area
ACCESORY GARAGE	LEVEL 1	491.6 SF
GARAGE	LEVEL 1	370.1 SF
LEVEL 1	LEVEL 1	2718.3 SF
LEVEL 2	LEVEL 2	2054.0 SF
LEVEL 3	LEVEL 3	205.7 SF
Grand total: 5		5839.7 SF

MV CDC - FLOOR AREA DEFINITION

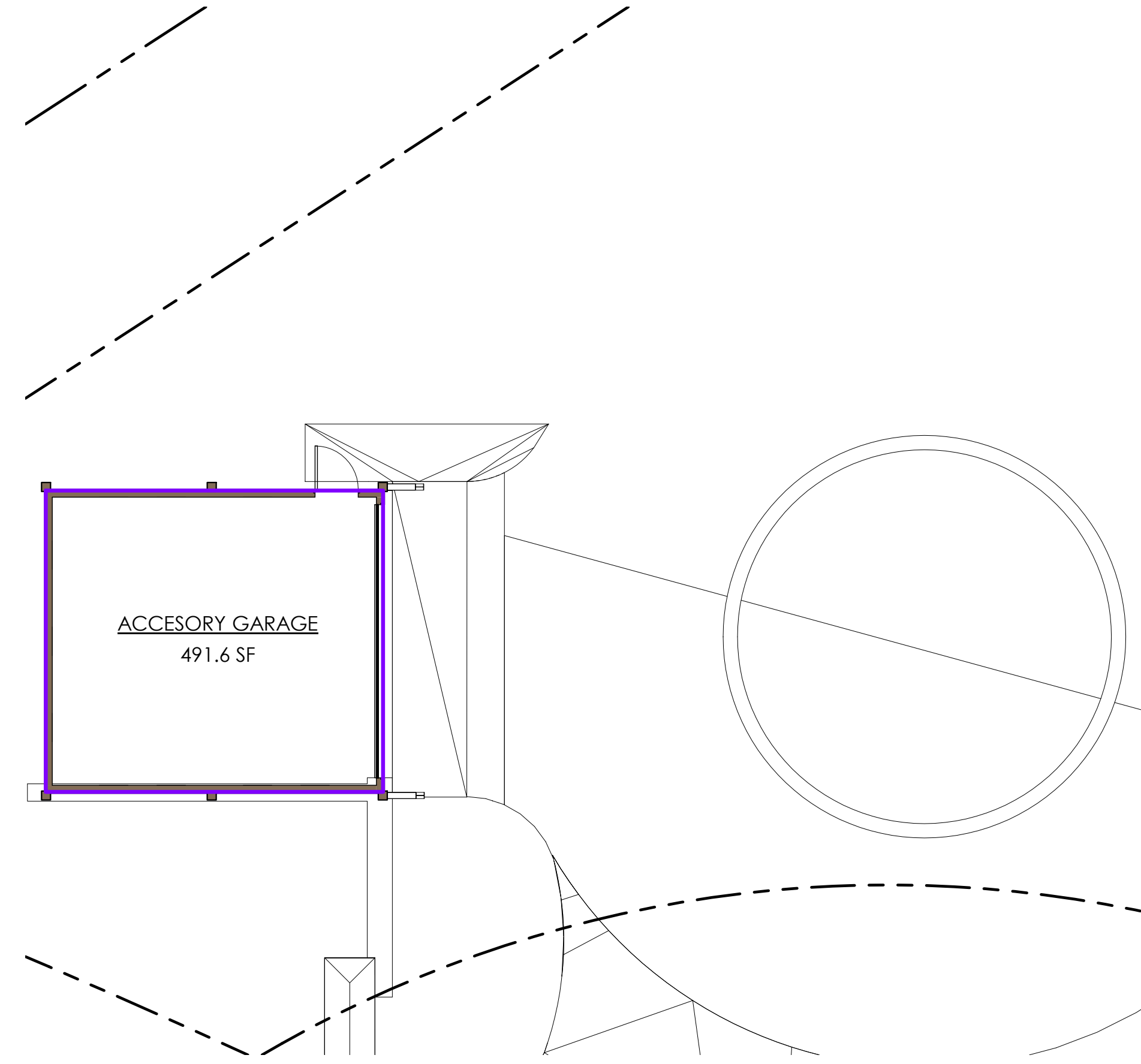
THE SUM OF ALL AREA(S) WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS. EXCLUDING THE AREA WITHIN ATTACHED OR DETACHED GARAGES AND ATTICS OR CRAWL SPACES PROVIDED THAT SUCH AREAS MEET THE FOLLING FLOOR AREA EXCLUSIONS.
 e. STAIRWAYS: STAIRS WITHIN A DWELLING UNIT SHALL ONLY BE COUNTED ON EVERY OTHER LEVEL.



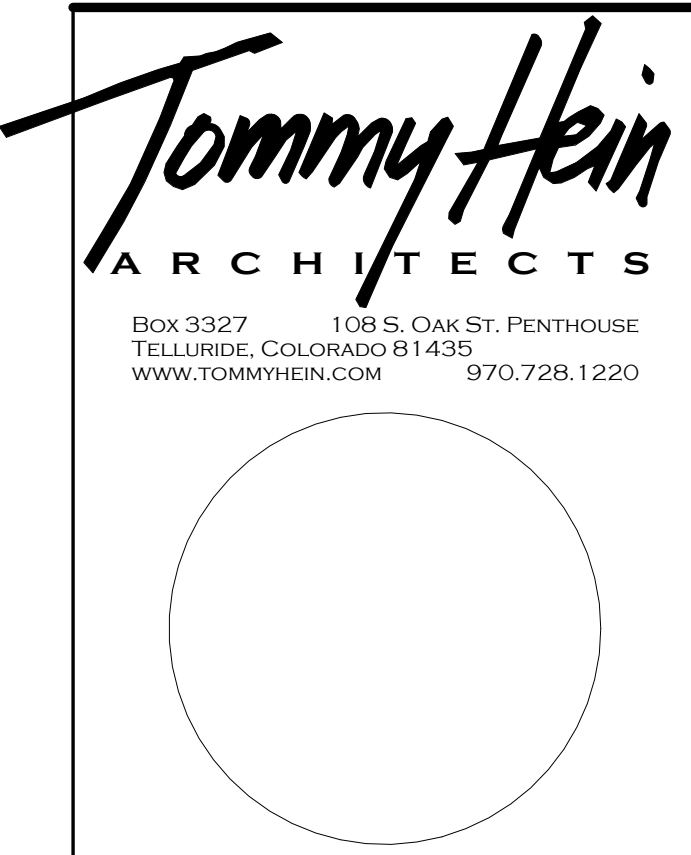
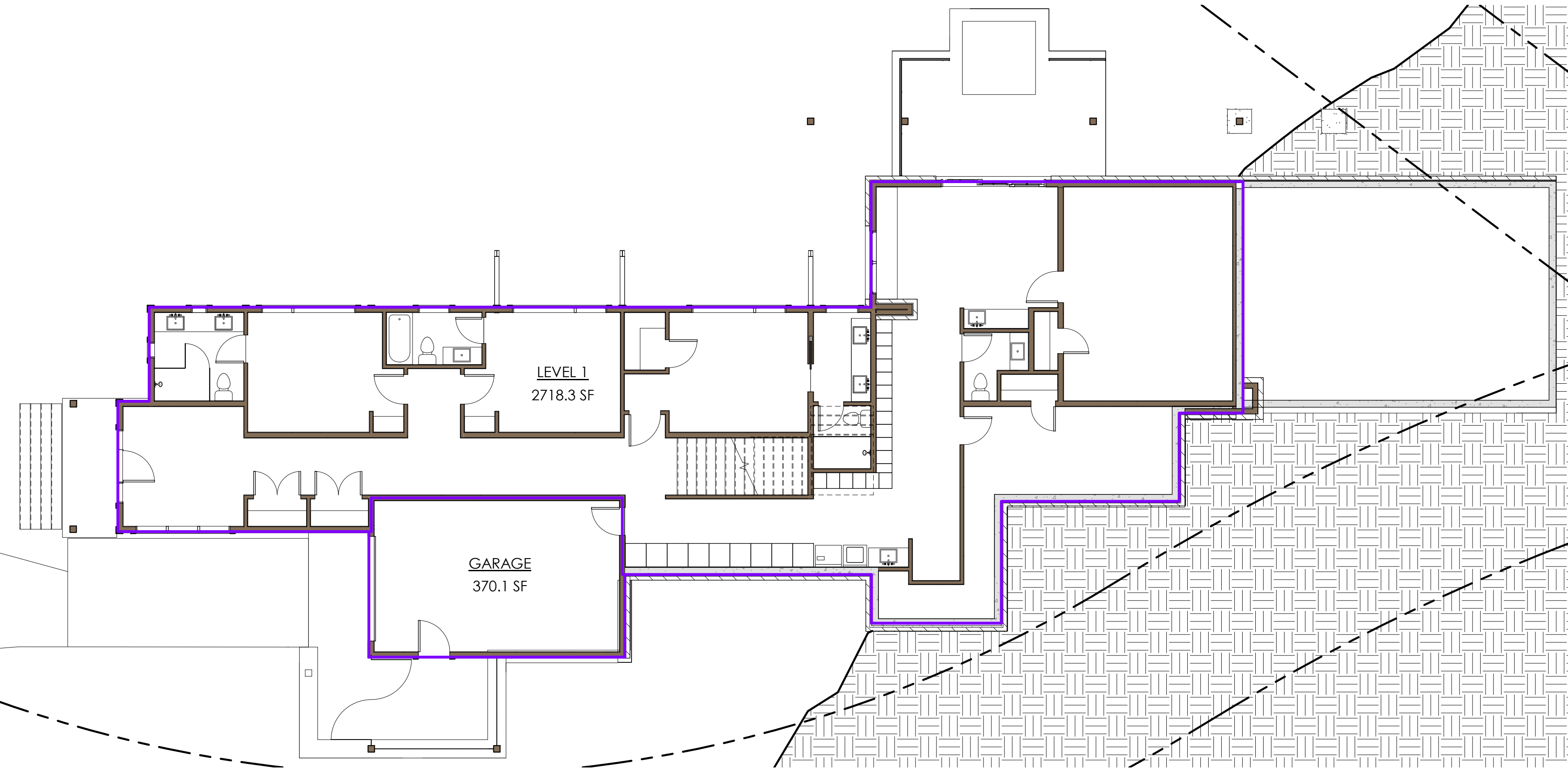
3 LEVEL 3
 SCALE 0 1 2 3 4 1/8" = 1'-0"



2 LEVEL 2
 SCALE 0 1 2 3 4 1/8" = 1'-0"



1 LEVEL 1
 SCALE 0 1 2 3 4 1/8" = 1'-0"



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Submissions

DATE:	SUBMISSION
09.22.2020	CLIENT MEETING
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10.16.2020	PLAN REVIEW
11.05.2020	DRB REVIEW
01.25.2021	CLIENT REVIEW
02.03.2021	DRB SKETCH REVIEW



Lot 434
 142 Touchdown Drive
 Mountain Village, CO
 81435

FLOOR AREA AND SITE COVERAGE

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

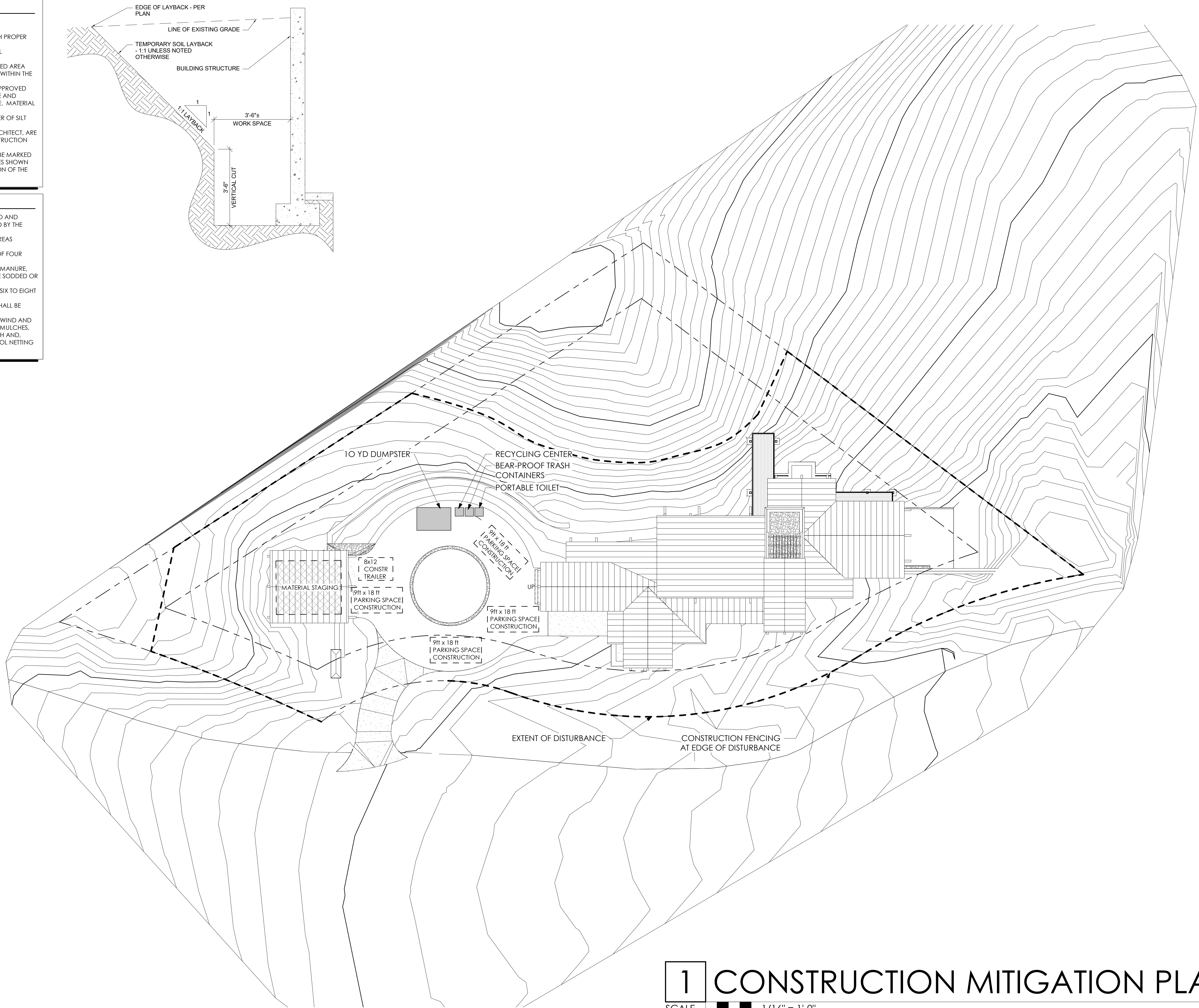
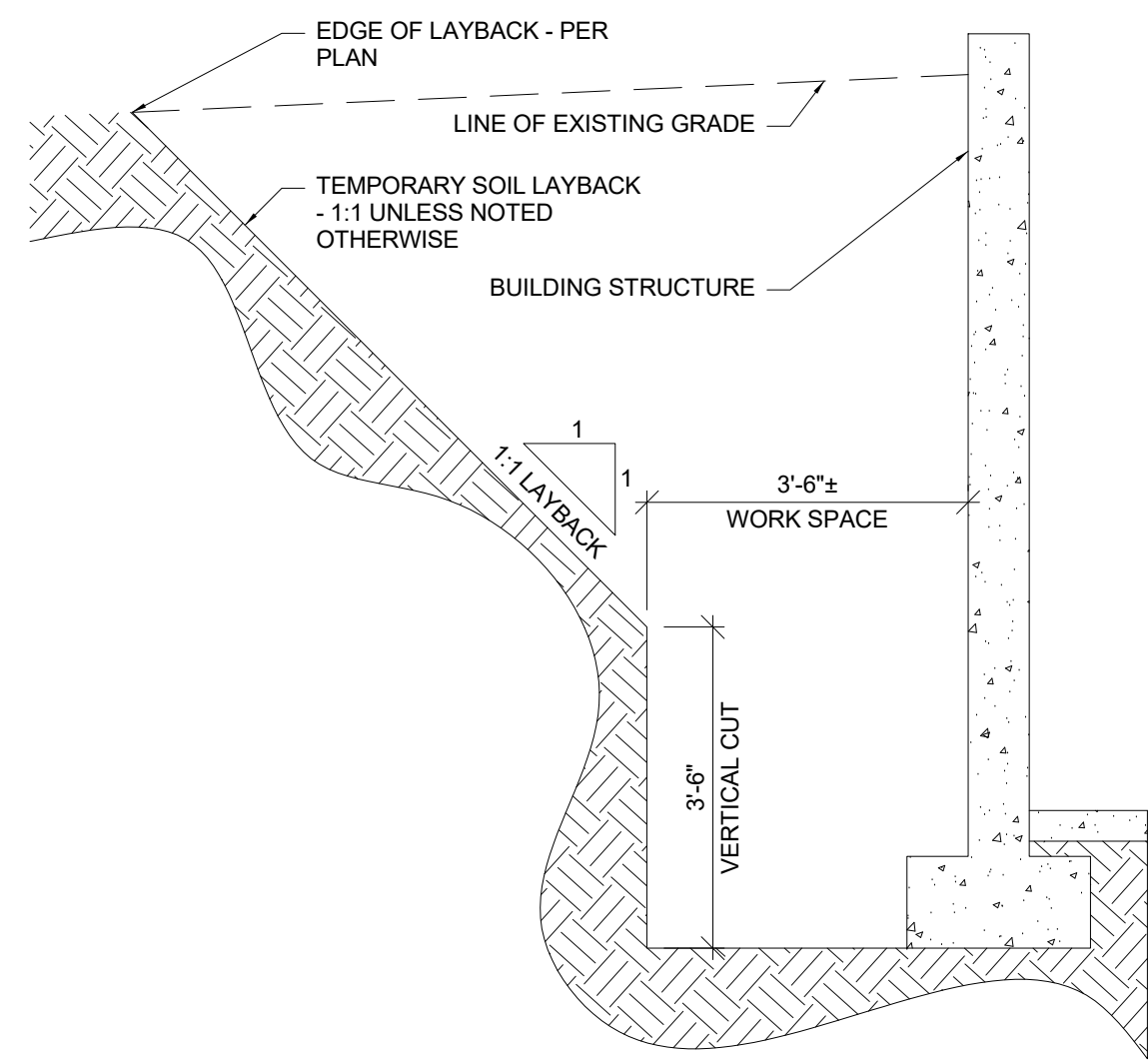
A1.4

STAGING NOTES:

1. CONTOUR INTERVAL IS 1'-0".
2. CUT AND SLASH TO BE REMOVED FROM SITE.
3. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
4. RECYCLING CONTAINERS TO BE PROVIDED FOR ALL RECYCLABLE MATERIALS.
5. LIMIT OF TREE REMOVAL TO BE WITHIN THE INDICATED AREA EXCEPT WHERE DESIGNATED AS "TREES TO REMAIN" WITHIN THE EXCAVATION LIMIT.
6. SILT FENCE TO BE OF GEO-TECHNICAL ENGINEER APPROVED MATERIAL BURIED EIGHT INCHES (8") BELOW GRADE AND EXTENDING UP TWELVE INCHES (12") ABOVE GRADE. MATERIAL ATTACHED TO PICKETS LOCATED 4'-0" ON CENTER.
7. ALL LIMITS OF EXCAVATION TO BE WITHIN PERIMETER OF SILT FENCE.
8. TREES TO REMAIN, AS DESIGNATED BY PROJECT ARCHITECT, ARE TO BE PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
9. TREES TO BE REMOVED FOR FIRE MITIGATION WILL BE MARKED IN THE FIELD BY THE TOWN FORESTER AND THE ZONES SHOWN HEREIN DO NOT BIND THE TOWN IN THE APPLICATION OF THE FIRE MITIGATION REGULATIONS.

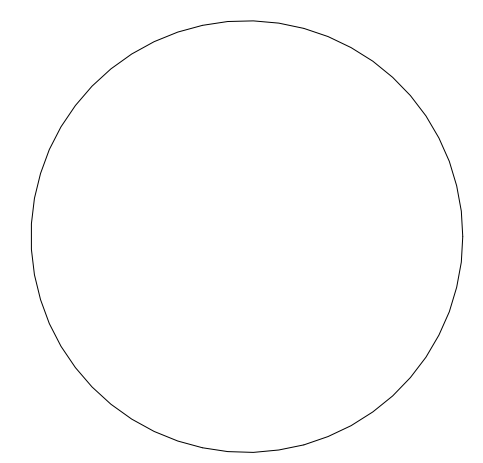
SOIL PROTECTION NOTES:

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



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The Refuge

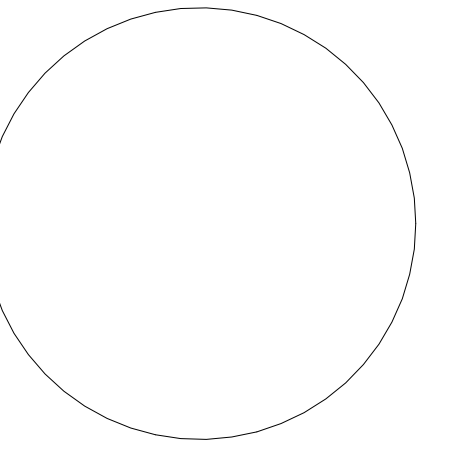
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142 Touchdown Drive
Mountain Village, CO
81435

**CONSTRUCTION
MITIGATION
PLAN**

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A1.5

1 CONSTRUCTION MITIGATION PLAN
SCALE 0 1 2 3 4 1/16" = 1'-0"



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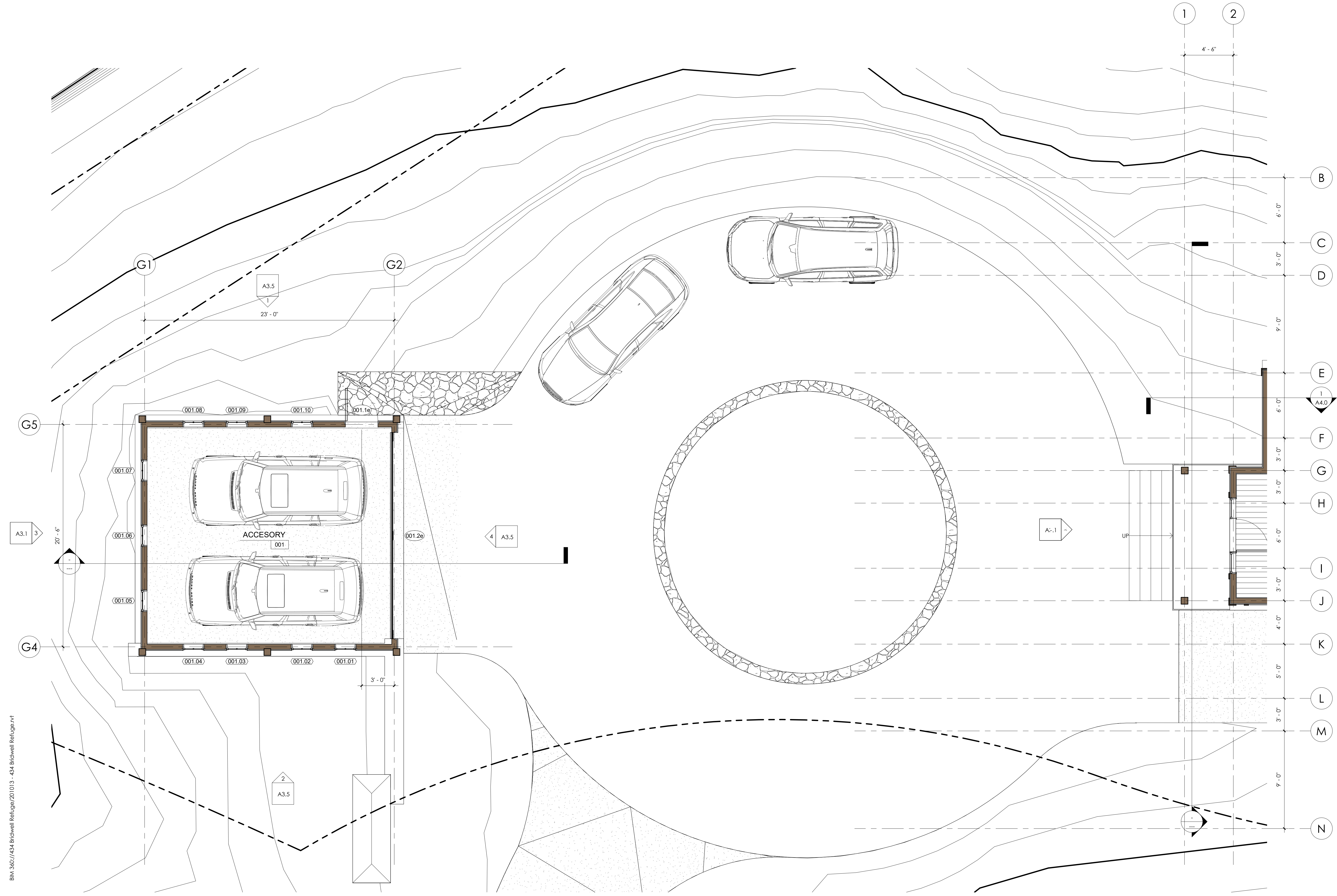
The Refuge

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81435

**ACCESORY
GARAGE &
MOTOR
COURT**

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A2.1



1 ACCESORY

SCALE 0 1 2 3 4 1/4" = 1'-0"

Plot Time 3/17/2021 12:29:31 PM B:\3607\434 Bridwell Refuge\2020\13 - 434 Bridwell Refuge.rvt

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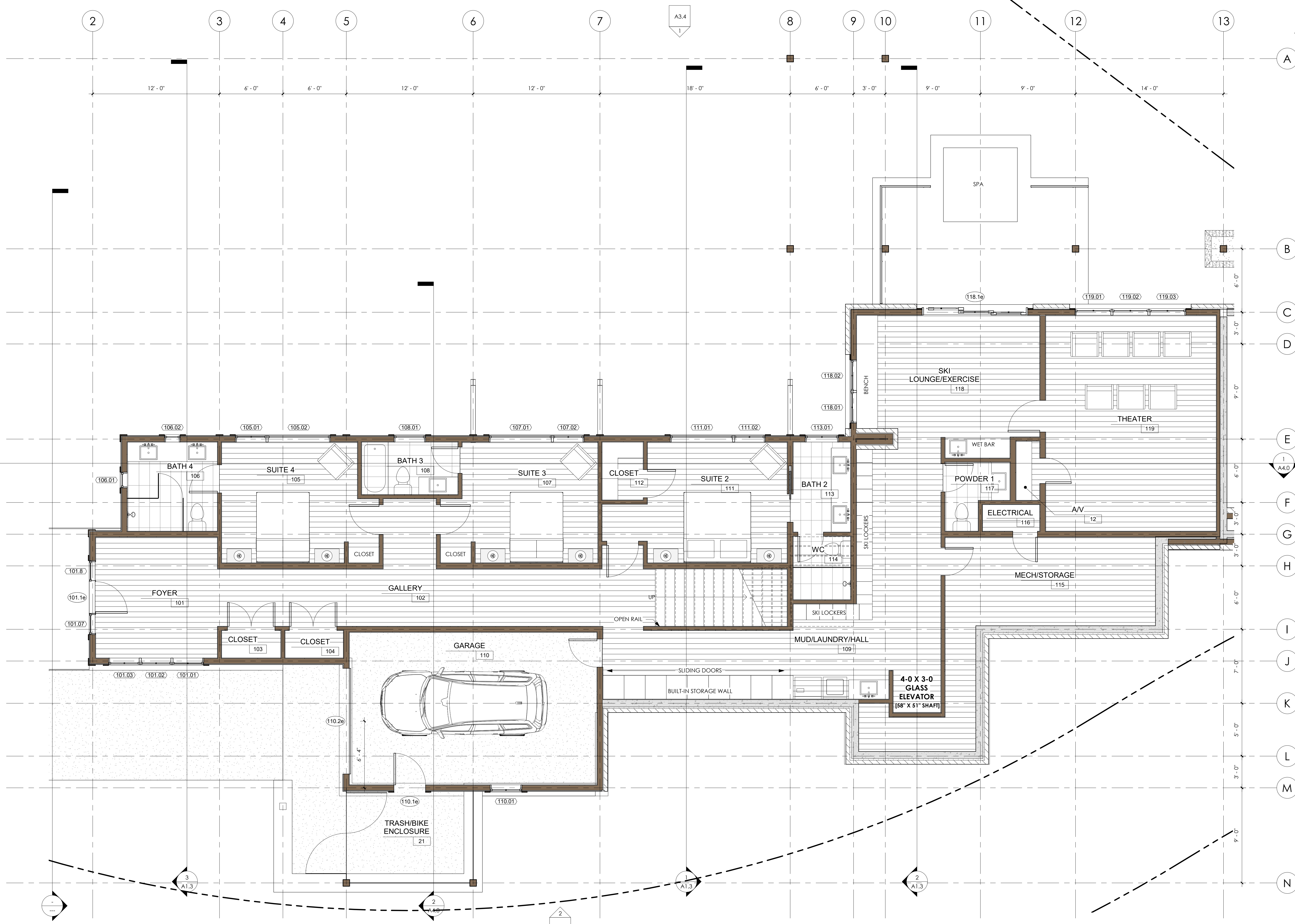
The Refuge

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LEVEL 1 FLOOR PLAN

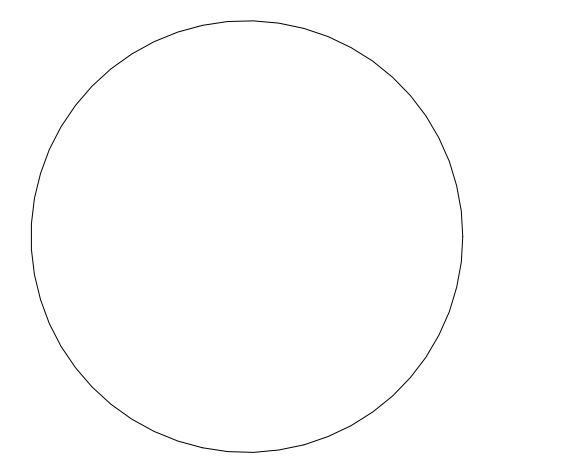
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A2.2



1 LEVEL 1
SCALE 0 1 2 3 4 1/4" = 1'-0"

Plot Time 3/17/2021 12:29:37 PM B:\360\1434 Birchwell Refuge\201013 - 434 Birchwell Refuge.rvt



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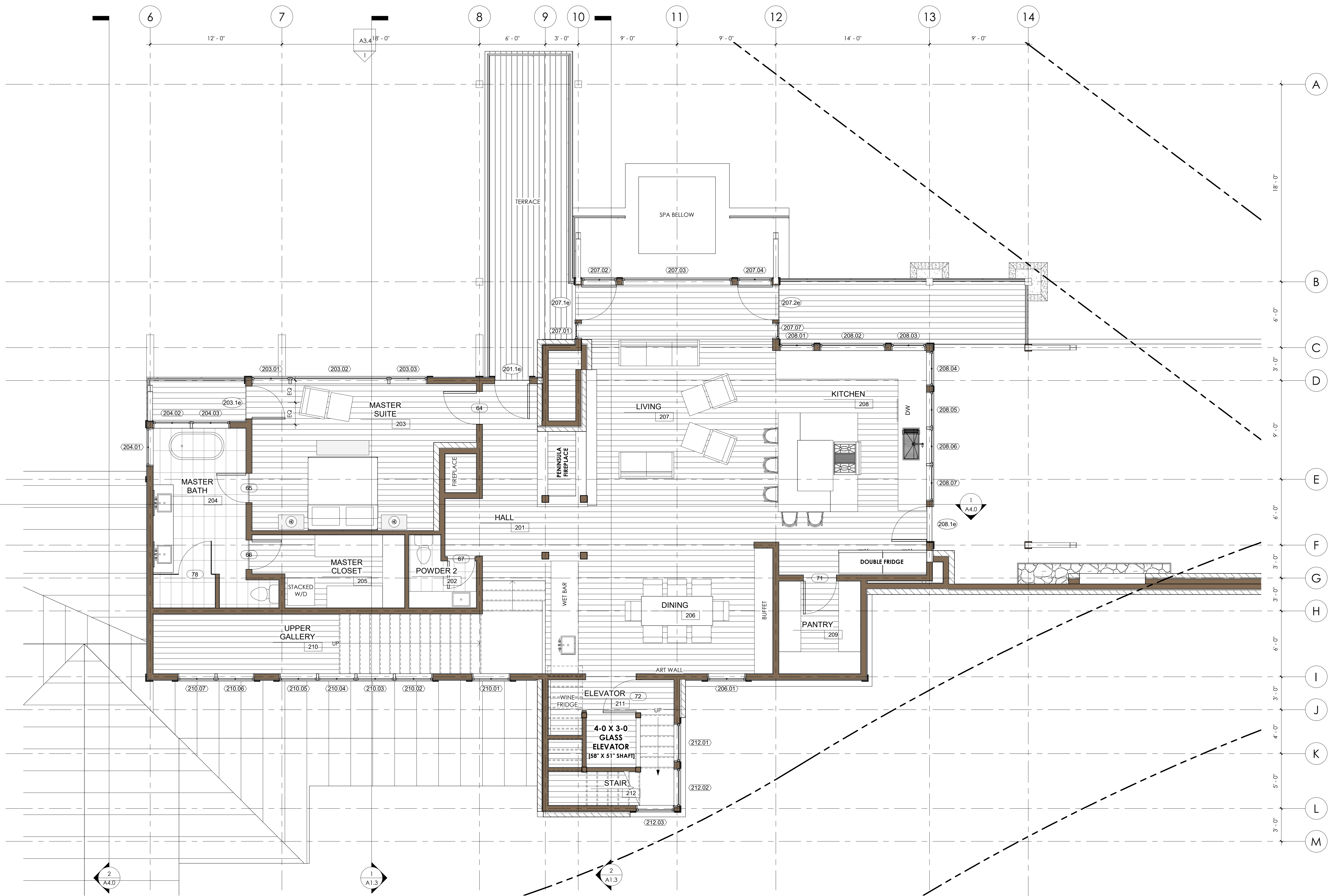


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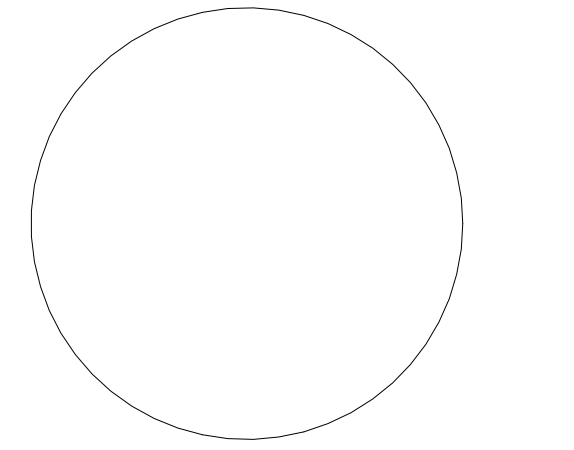
LEVEL 2 FLOOR PLAN

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A2.3

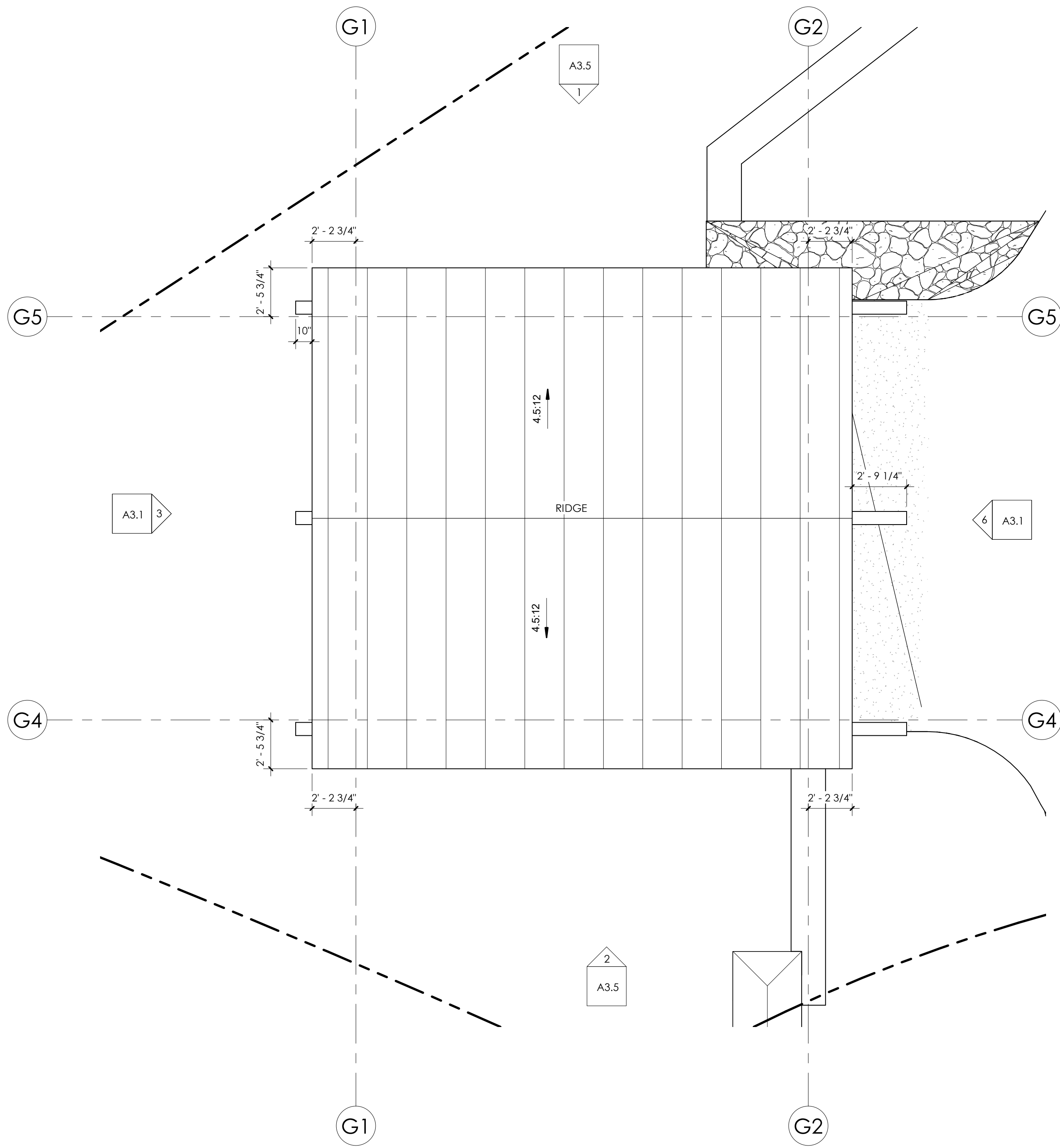


1 LEVEL 2
SCALE 1/4" = 1'-0"

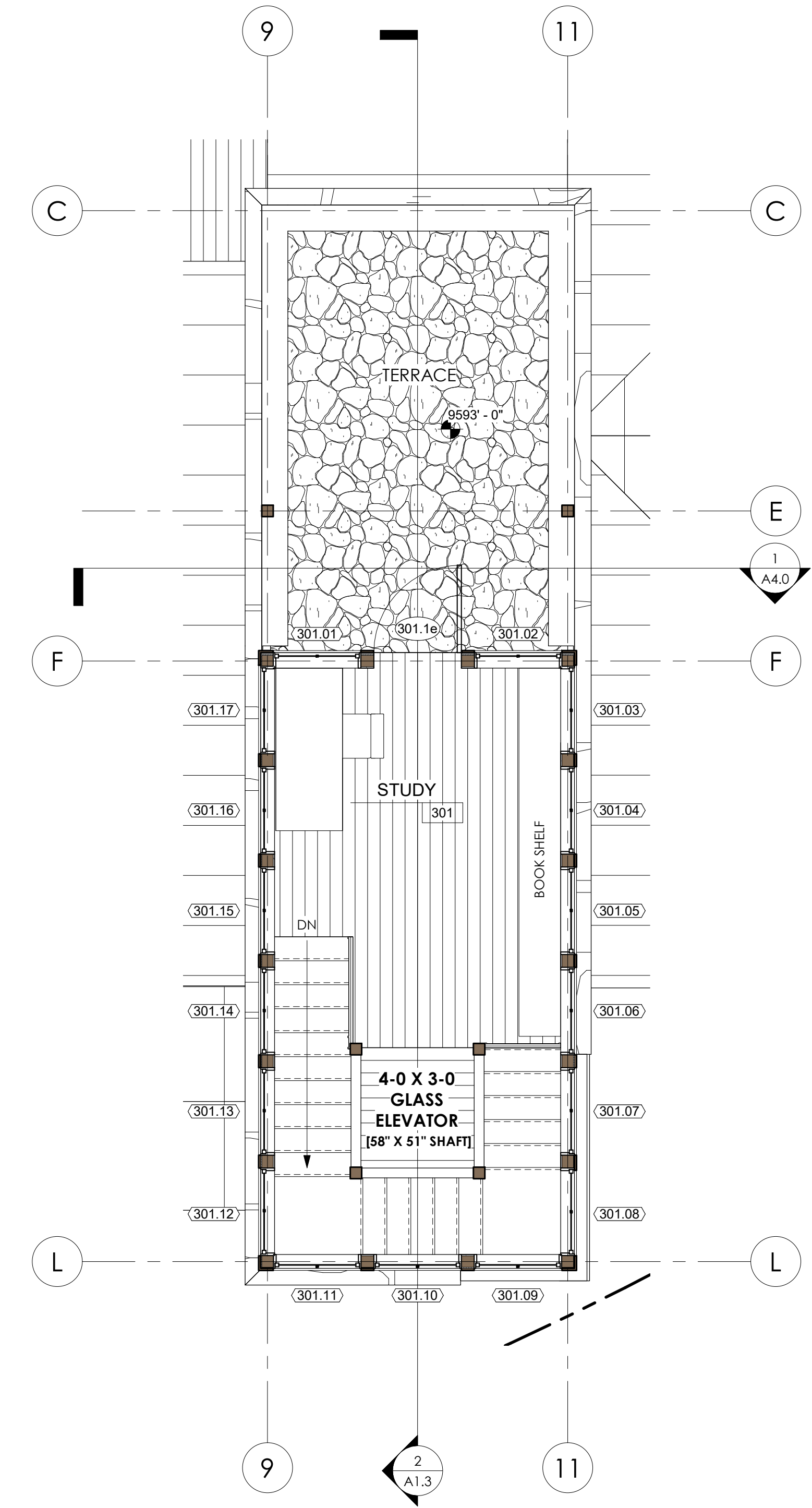


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2 ACCESSORY ROOF PLAN
SCALE 1/4" = 1'-0"



1 LEVEL 3
SCALE 1/4" = 1'-0"

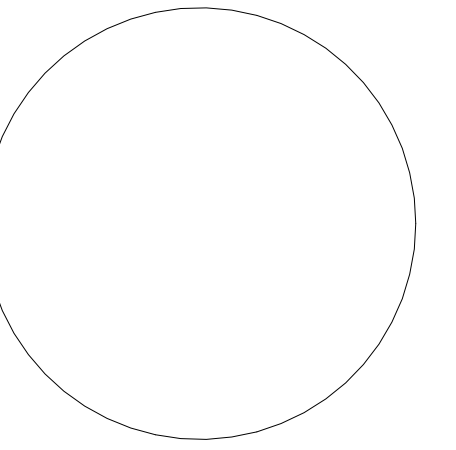
The Refuge

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**LEVEL 3 FLOOR
PLAN &
ACCESSORY
ROOF**

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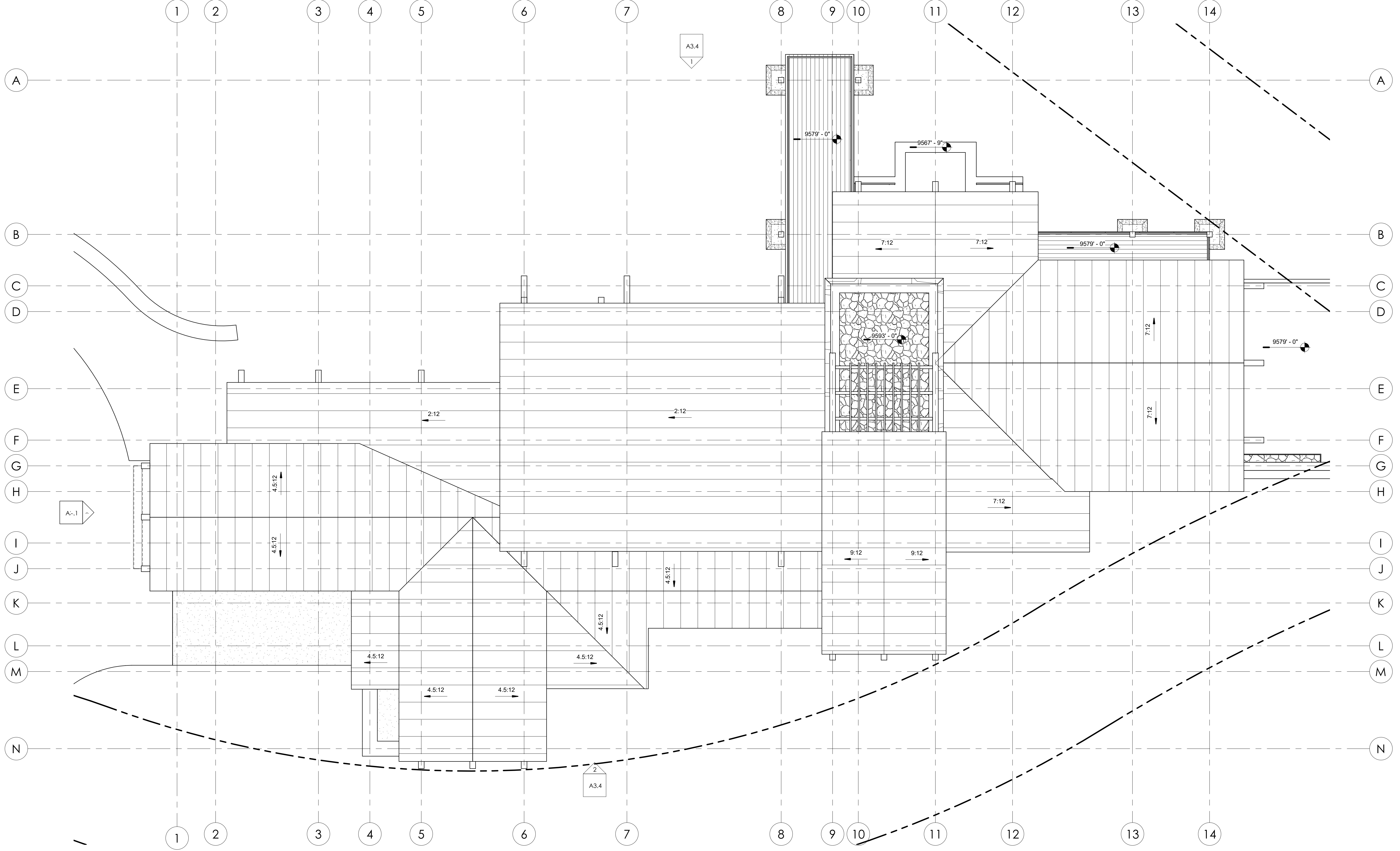
A2.4



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

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ROOF PLAN

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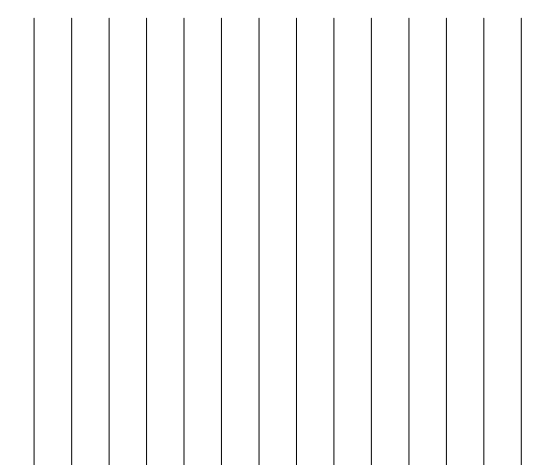
A2.5

EXTERIOR MATERIALS

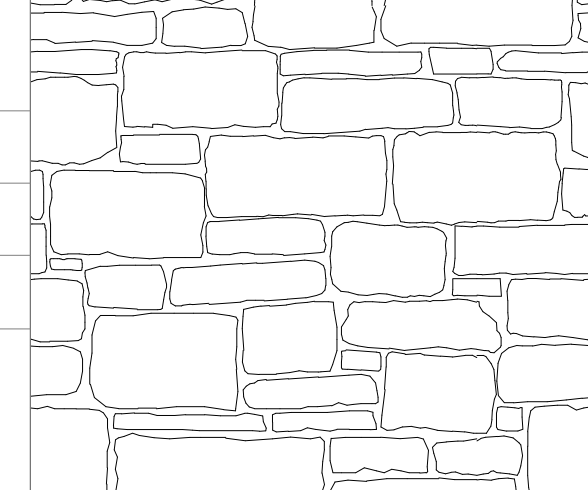


MATERIAL PALLETTE

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



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

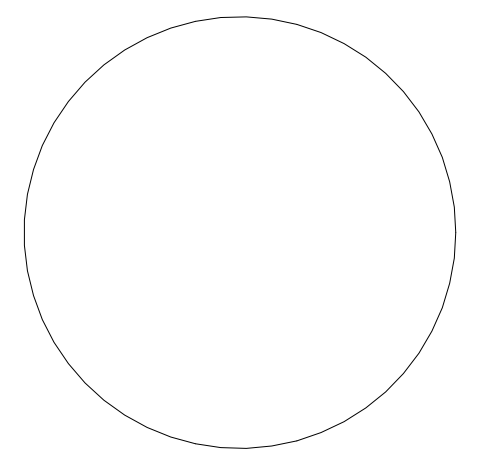


VINTAGE WOOD TIMBERS
 ROUGH-HEWN
 FADED WITH LIGHT WEATHERPROOF STAIN
 APPROX SIZE PER PLAN

STEEL WINDOWS & DOORS
 PAINTED CHARCOAL BLACK
 PER SCHEDULE
 DYNAMIC

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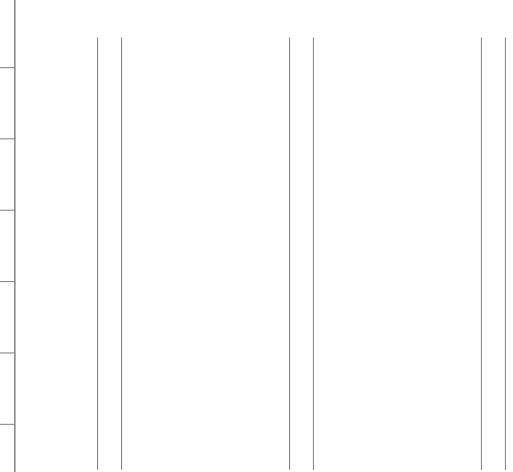
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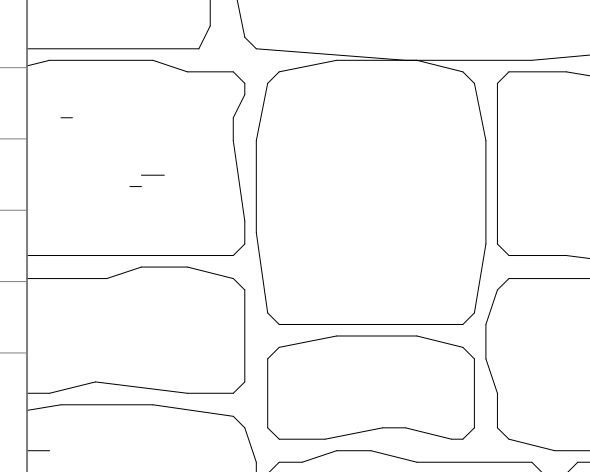
EXTERIOR MATERIALS



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



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



BOARDFORM CONCRETE
 HIGHLY TEXTURED
 NUETRAL WARM GREY

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

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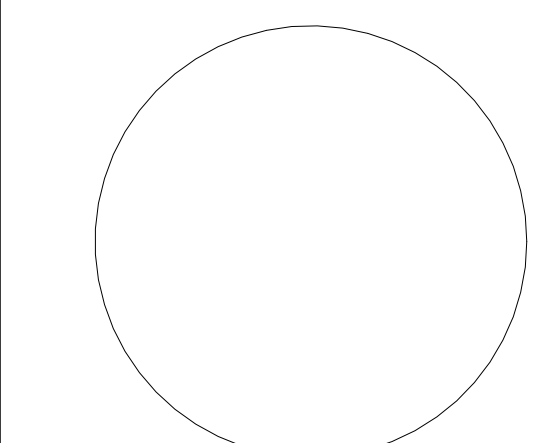
MATERIALS

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A3.0

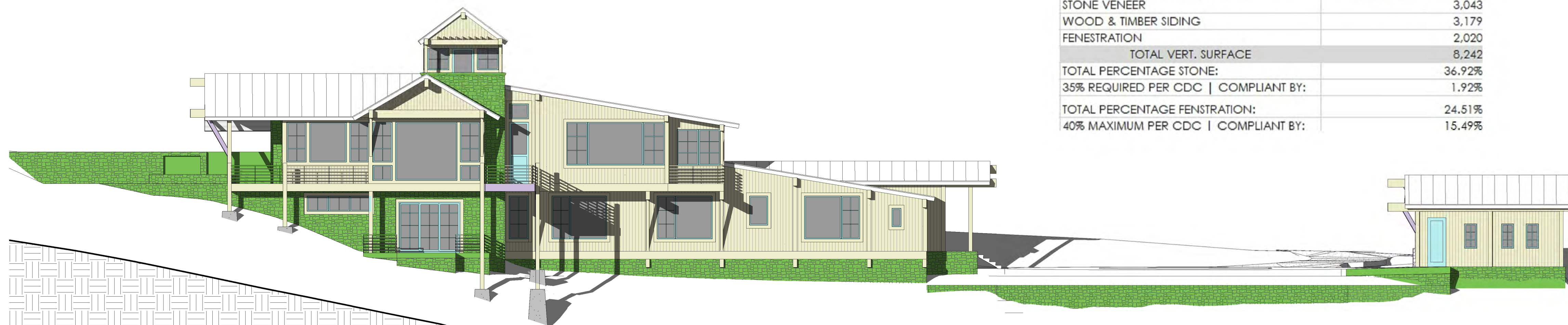
MATERIALS EXTERIOR 1

SCALE 0 1 2 3 4 12" = 1'-0"



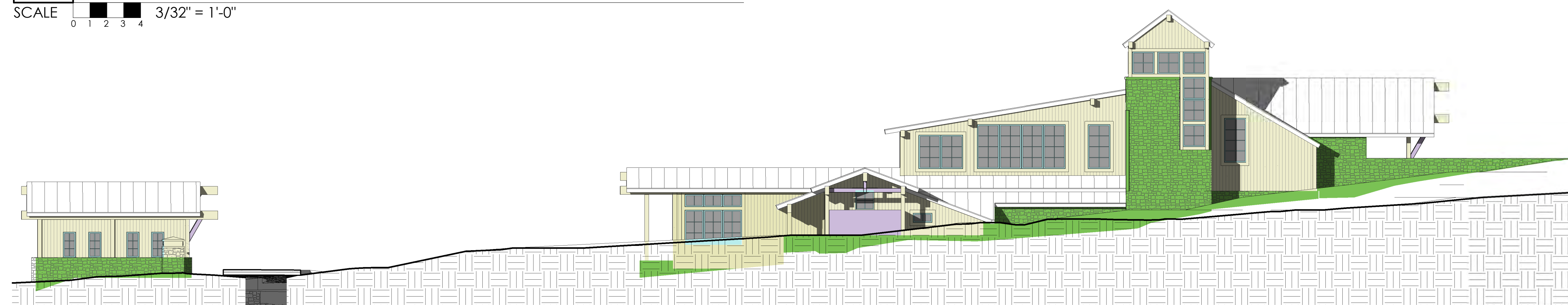
GROSS FACADE MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	3,043
WOOD & TIMBER SIDING	3,179
FENESTRATION	2,020
TOTAL VERT. SURFACE	8,242
TOTAL PERCENTAGE STONE:	36.92%
35% REQUIRED PER CDC COMPLIANT BY:	1.92%
TOTAL PERCENTAGE FENESTRATION:	24.51%
40% MAXIMUM PER CDC COMPLIANT BY:	15.49%



1 MATERIALS - EAST ELEVATION

SCALE 0 1 2 3 4 3/32" = 1'-0"



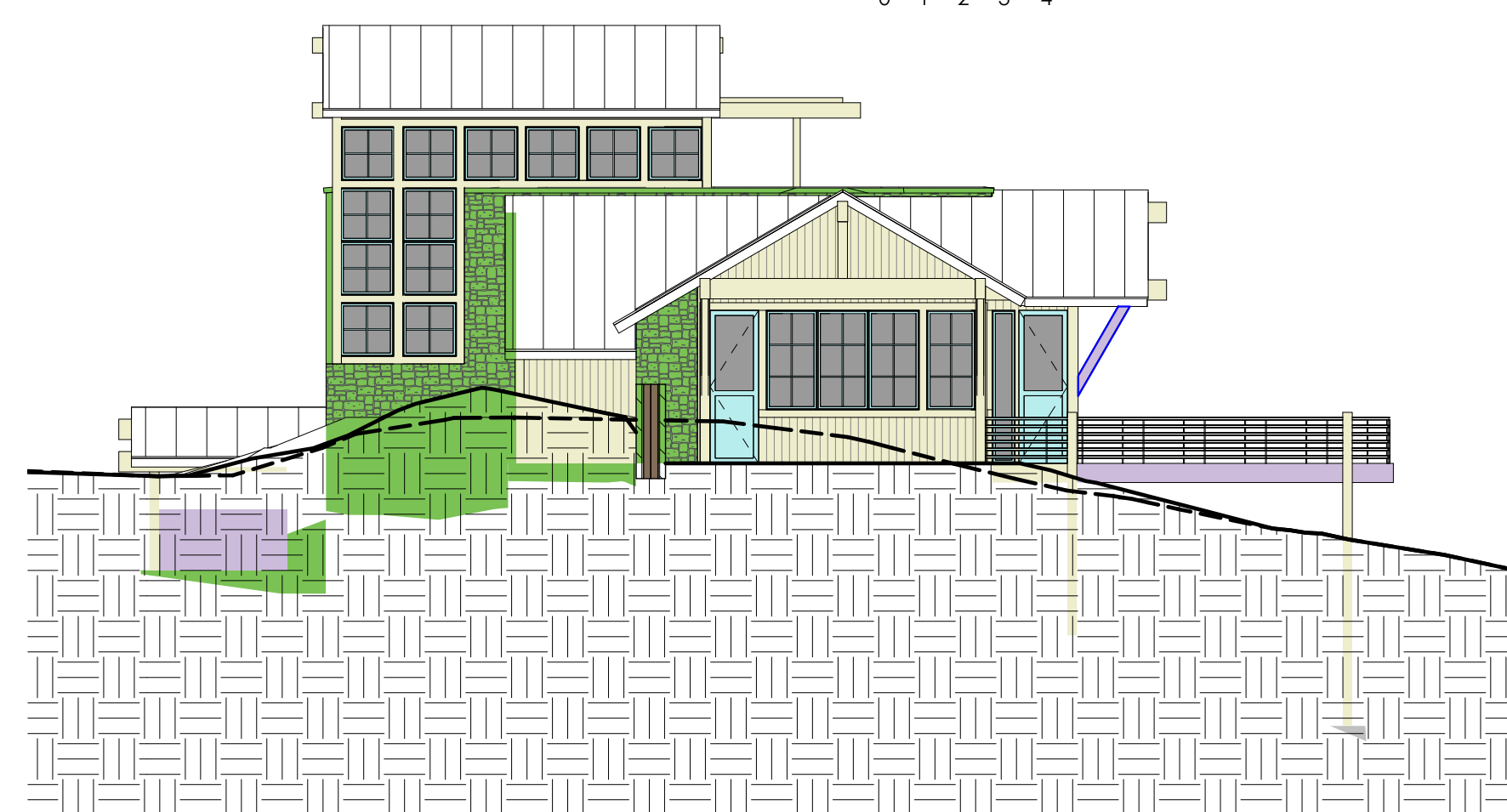
2 MATERIALS - WEST ELEVATION

SCALE 0 1 2 3 4 3/32" = 1'-0"



3 ACCESSORY NORTH

SCALE 0 1 2 3 4 3/32" = 1'-0"



MATERIAL HATCHES:

- WOOD
- STEEL
- STONE
- TIMBER
- FENESTRATION
- FENESTRATION

EAST ELEVATION MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	780
WOOD & TIMBER SIDING	878
FENESTRATION	650
UPPER TERRACE HIDDEN	0
TRASH ENCLOSURE HIDDEN	0

WEST ELEVATION MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	692
WOOD & TIMBER SIDING	1,043
FENESTRATION	391
UPPER TERRACE HIDDEN	38
TRASH ENCLOSURE HIDDEN	91

SOUTH ELEVATION MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	464
WOOD & TIMBER SIDING	159
FENESTRATION	344
UPPER TERRACE HIDDEN	66
TRASH ENCLOSURE HIDDEN	27

NORTH ELEVATION MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	606
WOOD & TIMBER SIDING	390
FENESTRATION	379
UPPER TERRACE HIDDEN	66
TRASH ENCLOSURE HIDDEN	40

EAST GARAGE ELEV. MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	74
WOOD & TIMBER SIDING	201
FENESTRATION	32
UPPER TERRACE HIDDEN	0
TRASH ENCLOSURE HIDDEN	0

WEST GARAGE ELEV. MATERIAL SUMMARY

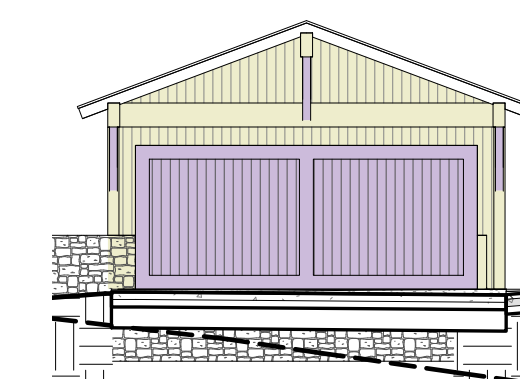
MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	40
WOOD & TIMBER SIDING	185
FENESTRATION	48
UPPER TERRACE HIDDEN	0
TRASH ENCLOSURE HIDDEN	0

SOUTH GARAGE ELEV. MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	0
WOOD & TIMBER SIDING	98
FENESTRATION	152
UPPER TERRACE HIDDEN	0
TRASH ENCLOSURE HIDDEN	0

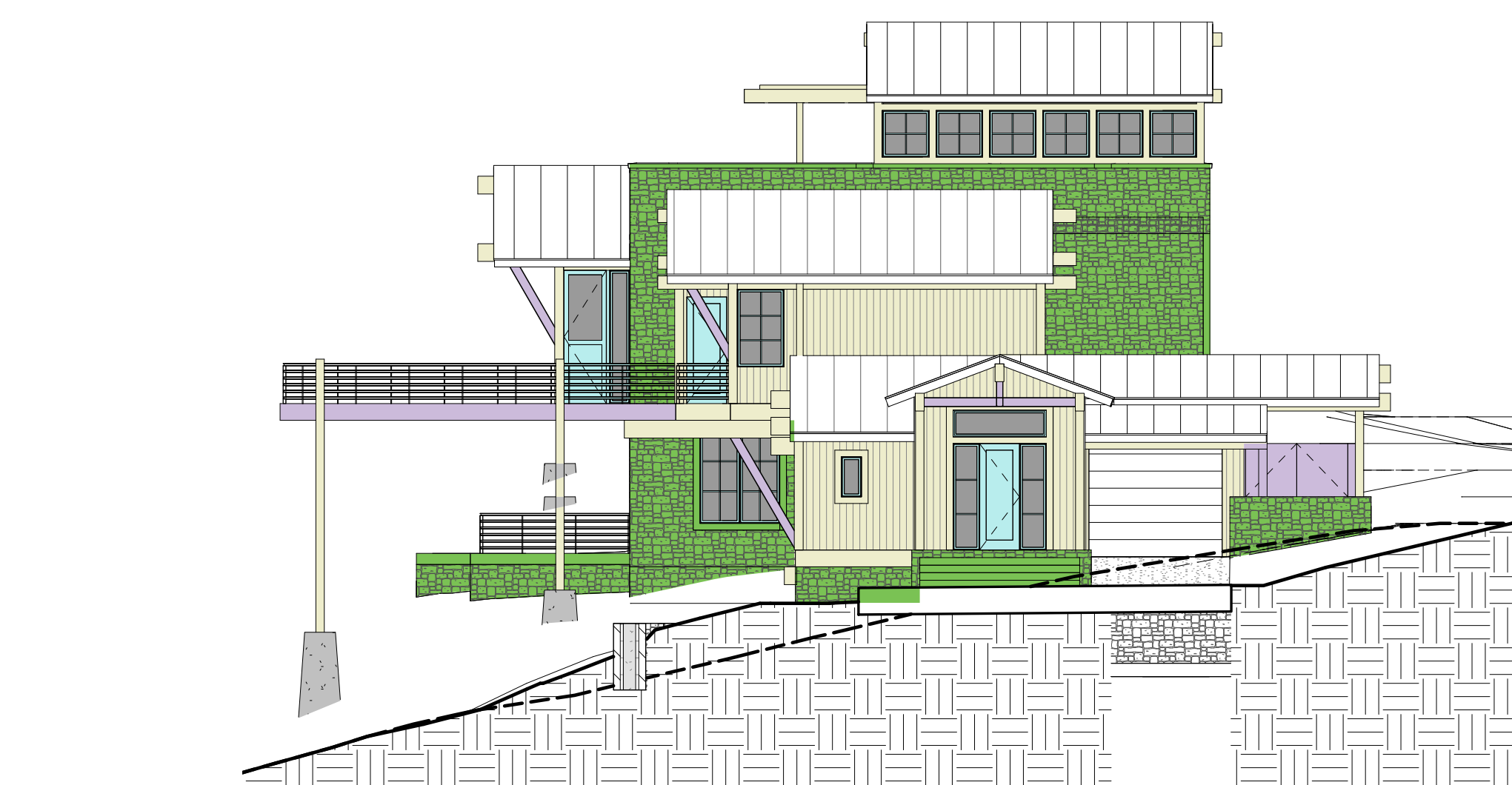
NORTH GARAGE ELEV. MATERIAL SUMMARY

MATERIAL	AMOUNT IN SQ. FT.
STONE VENEER	60
WOOD & TIMBER SIDING	226
FENESTRATION	24
UPPER TERRACE HIDDEN	0
TRASH ENCLOSURE HIDDEN	0



4 MATERIALS - NORTH ELEVATION

SCALE 0 1 2 3 4 3/32" = 1'-0"



5 MATERIALS - SOUTH ELEVATION

SCALE 0 1 2 3 4 3/32" = 1'-0"

6 ACCESSORY SOUTH

SCALE 0 1 2 3 4 3/32" = 1'-0"

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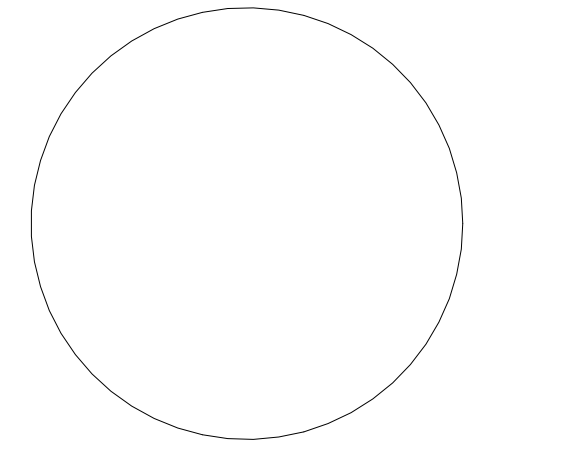
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EXTERIOR MATERIAL CALCULATIONS

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A3.1

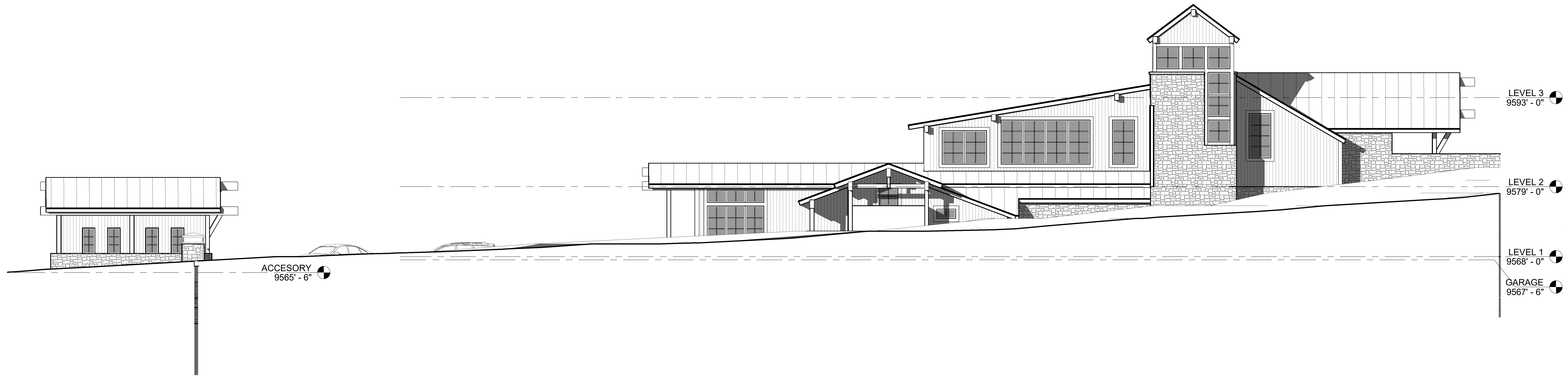


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02.03.2021	DRB SKETCH REVIEW



1 OVERALL - EAST
SCALE 1/8" = 1'-0"



2 OVERALL - WEST
SCALE 1/8" = 1'-0"

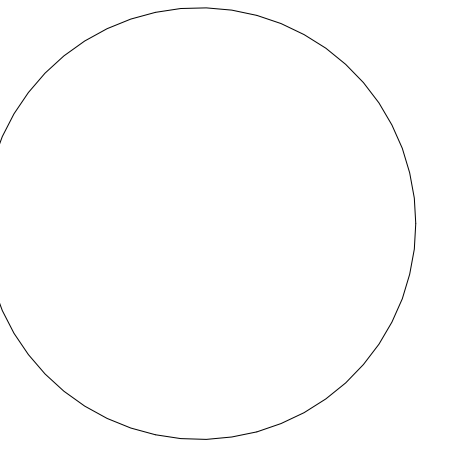
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OVERALL ELEVATIONS

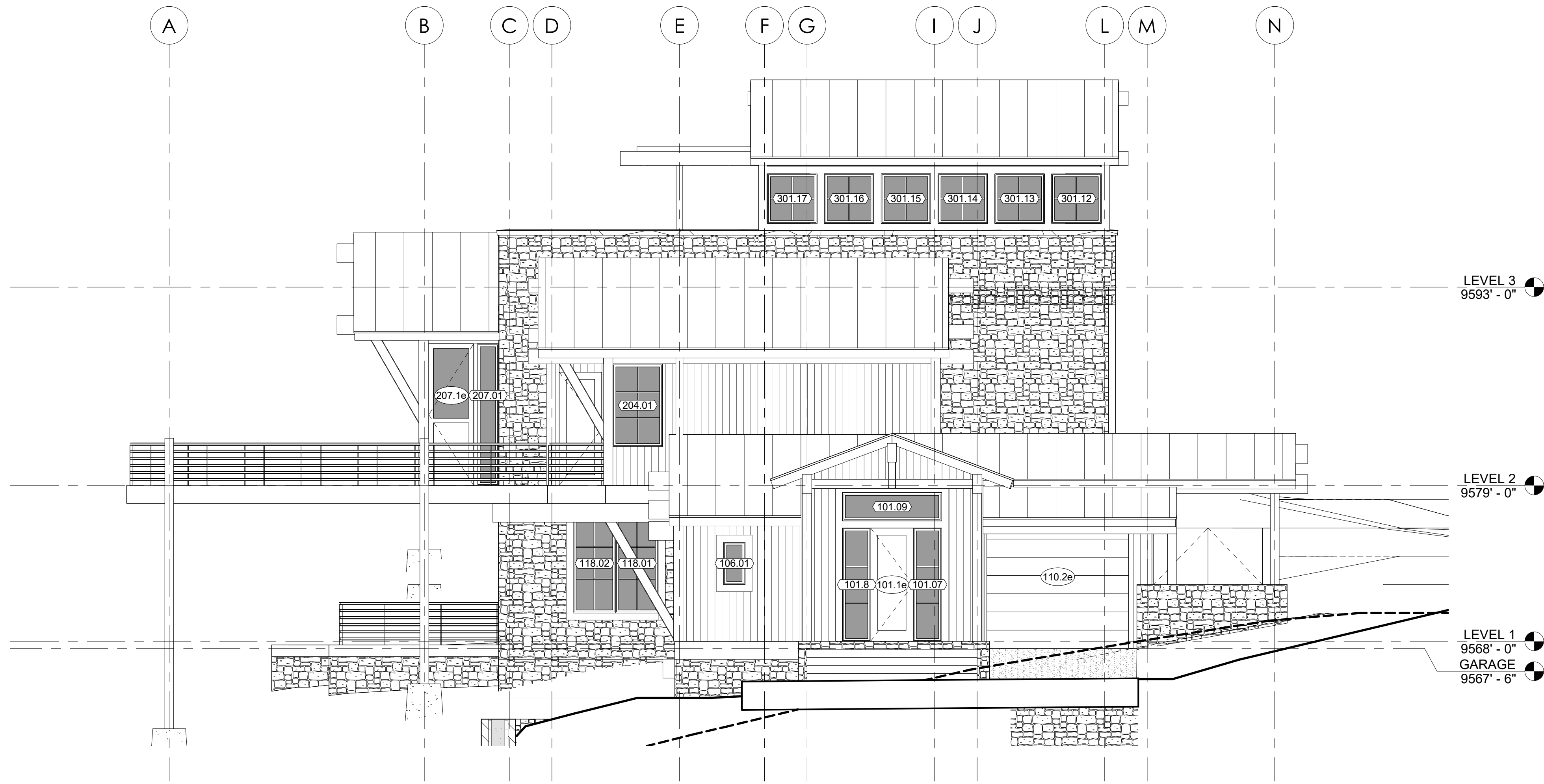
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A3.2

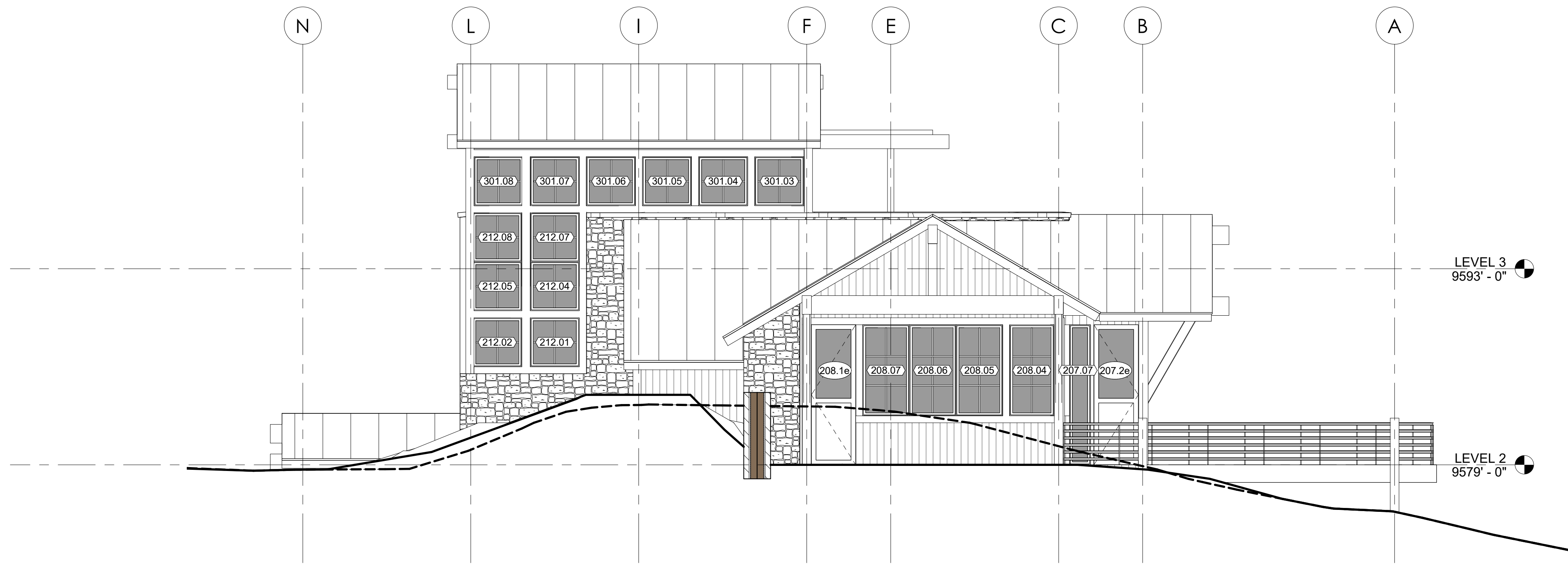


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1 NORTH
SCALE 3/16" = 1'-0"
0 1 2 3 4



2 SOUTH
SCALE 3/16" = 1'-0"
0 1 2 3 4

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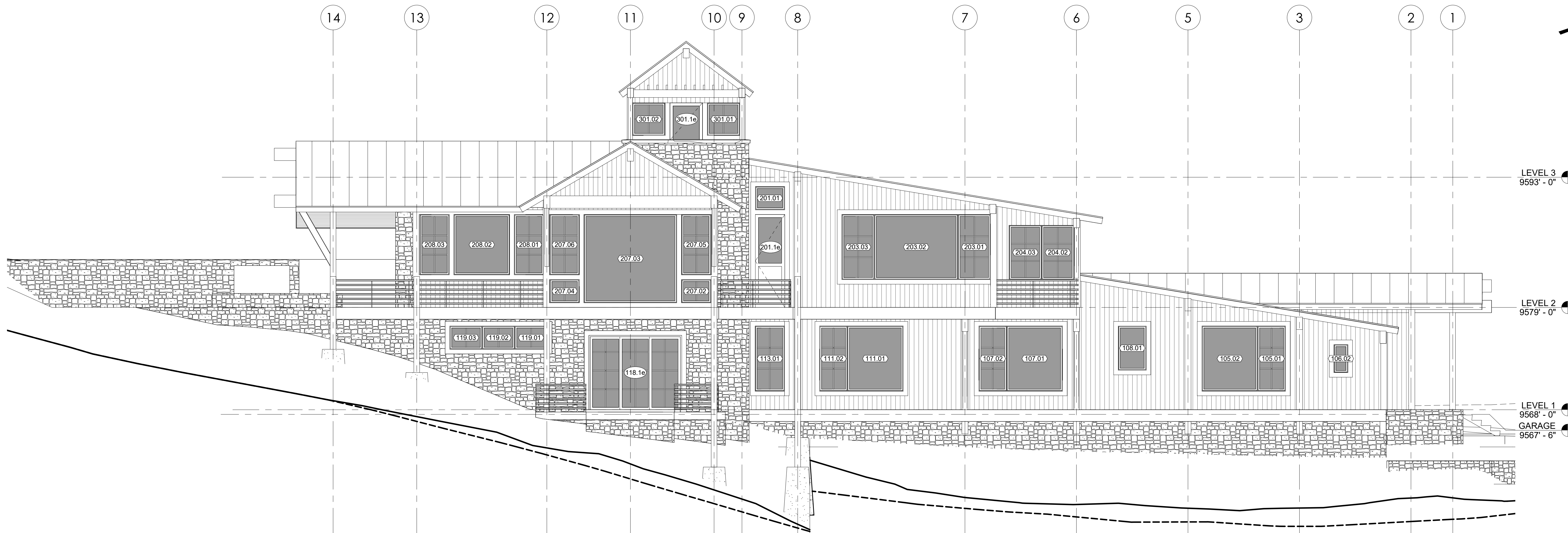
**NOTRH &
SOUTH
ELEVATIONS**

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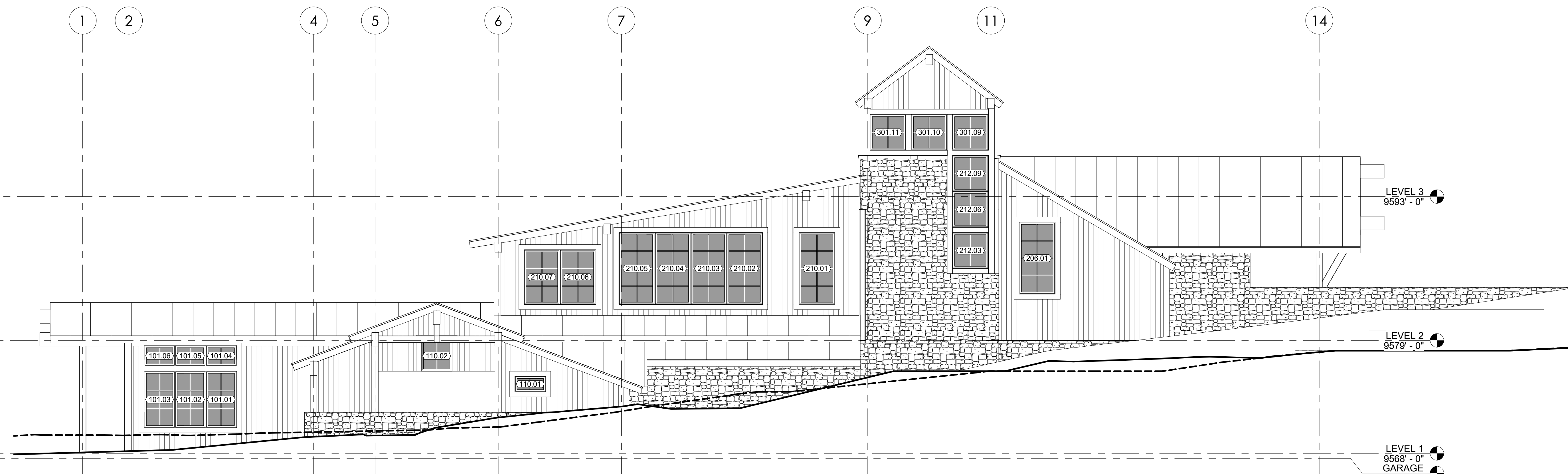
A3.3

Submissions

DATE:	SUBMISSION
09.22.2020	CLIENT MEETING
09.29.2020	CLIENT MEETING
10.16.2020	PLAN REVIEW
11.05.2020	DRB REVIEW
01.25.2021	CLIENT REVIEW
02.03.2021	DRB SKETCH REVIEW



1 EAST
SCALE 3/16" = 1'-0"



2 WEST
SCALE 3/16" = 1'-0"

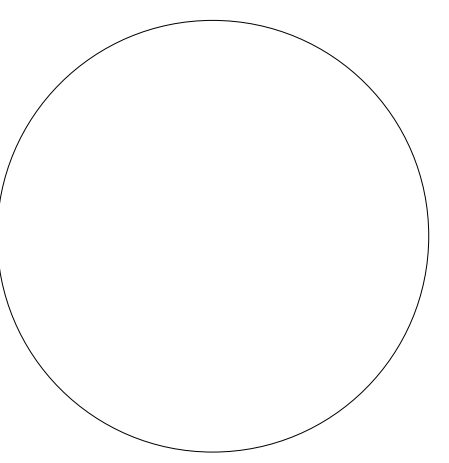
The Refuge

Lot 434
142 Touchdown Drive
Mountain Village, CO
81435

EAST & WEST ELEVATIONS

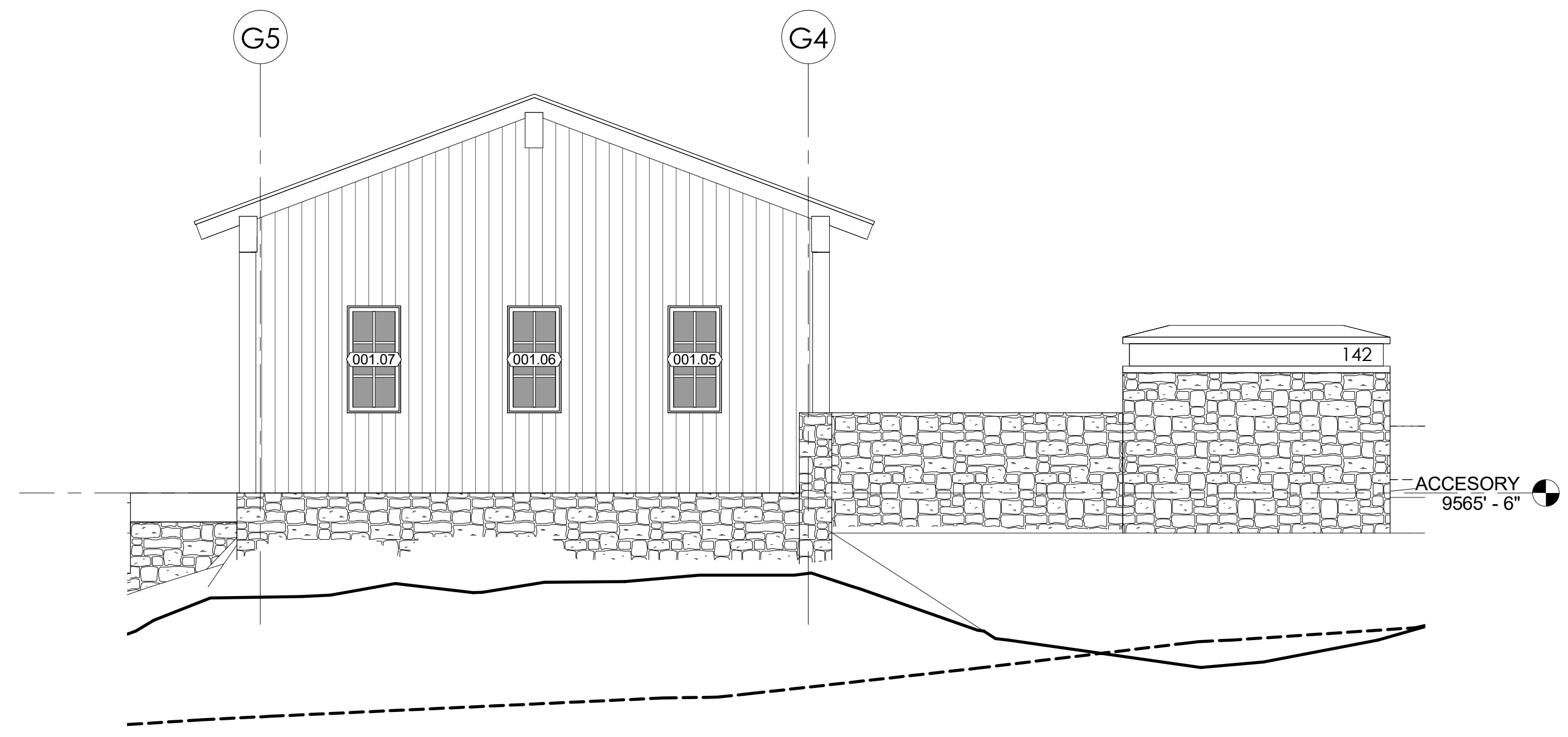
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A3.4

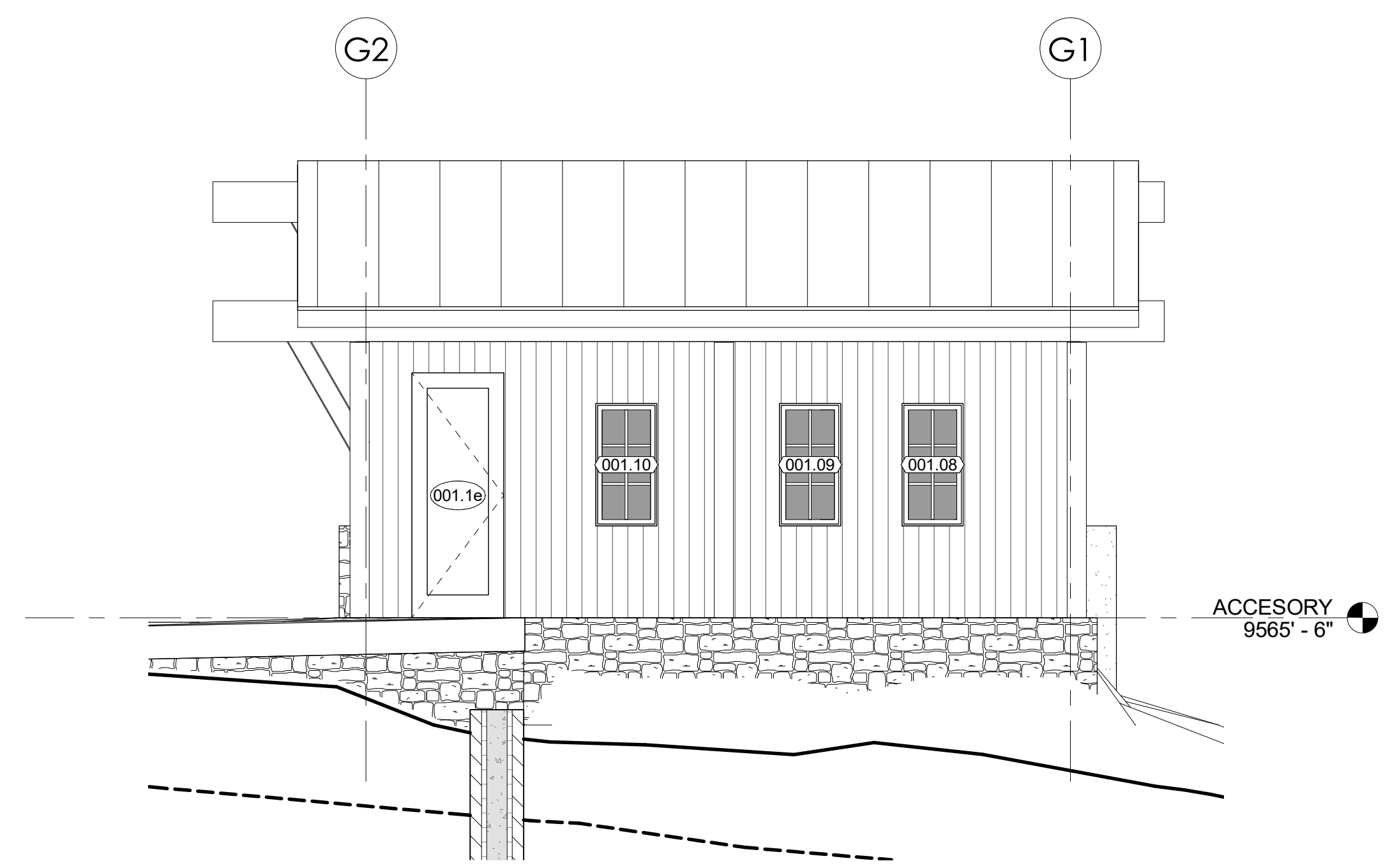


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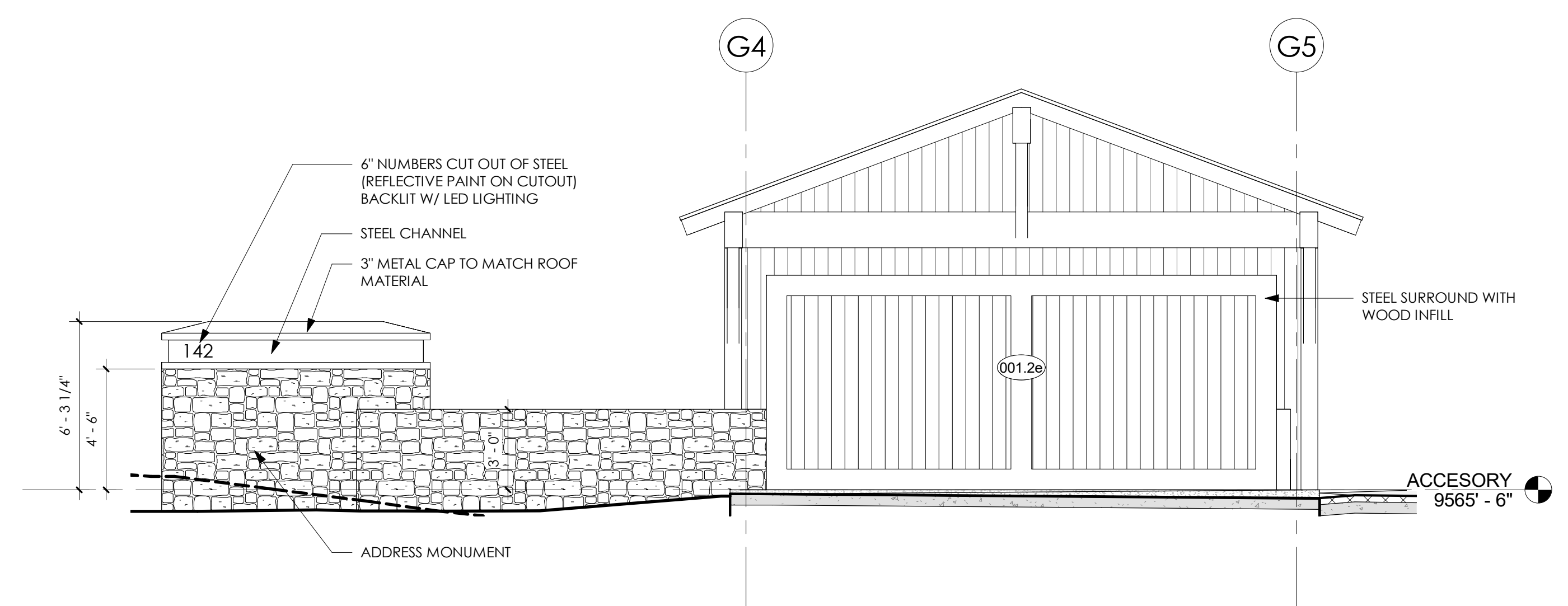
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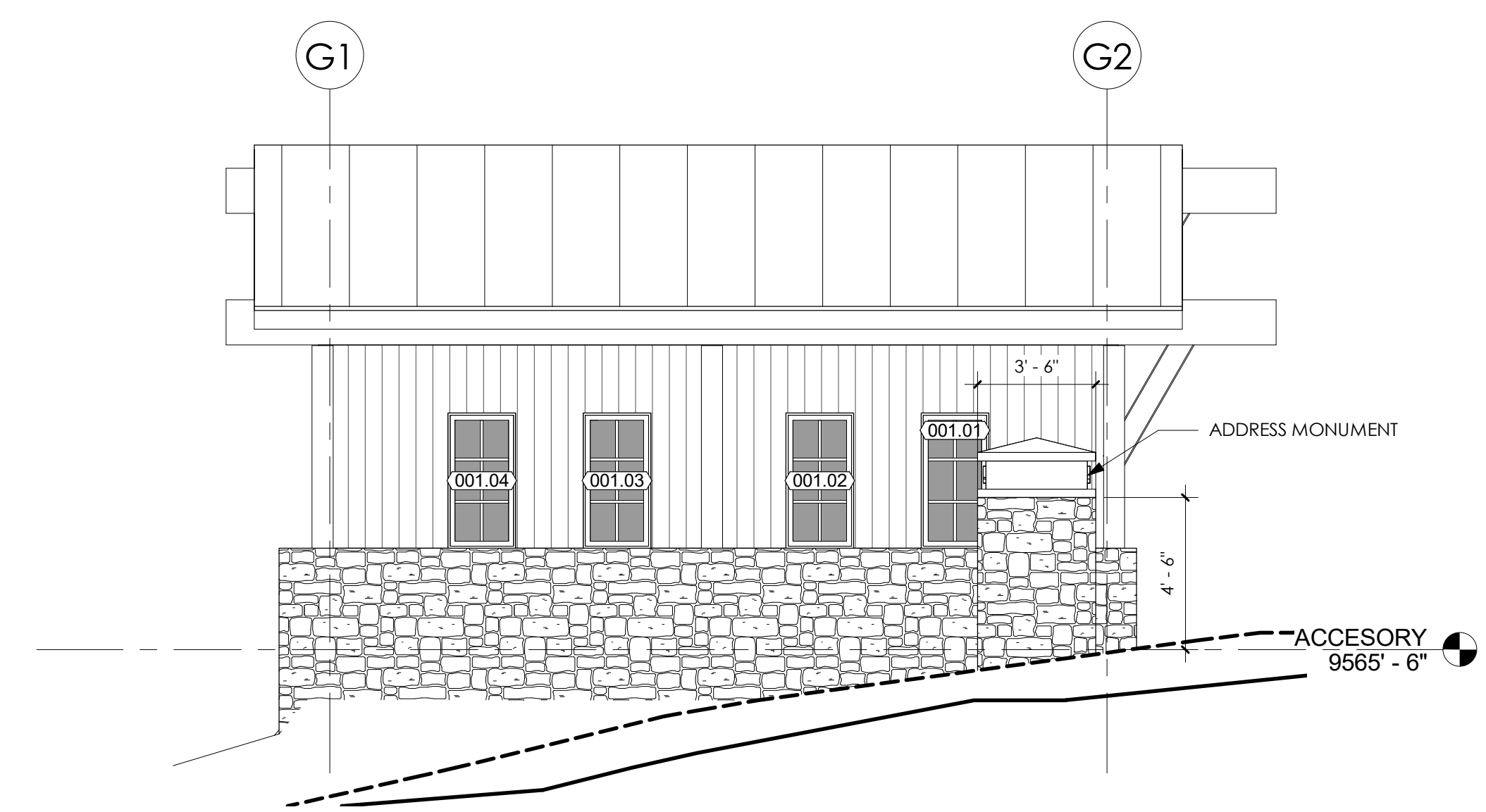
3 ACCESSORY - NORTH
SCALE 0 1 2 3 4 1/4" = 1'-0"



1 ACCESSORY - EAST
SCALE 0 1 2 3 4 1/4" = 1'-0"



4 ACCESSORY - SOUTH
SCALE 0 1 2 3 4 1/4" = 1'-0"



2 ACCESSORY - WEST
SCALE 0 1 2 3 4 1/4" = 1'-0"

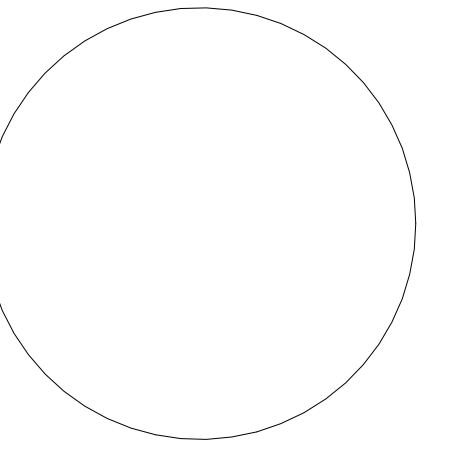
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**ACCESSORY
GARAGE
ELEVATIONS**

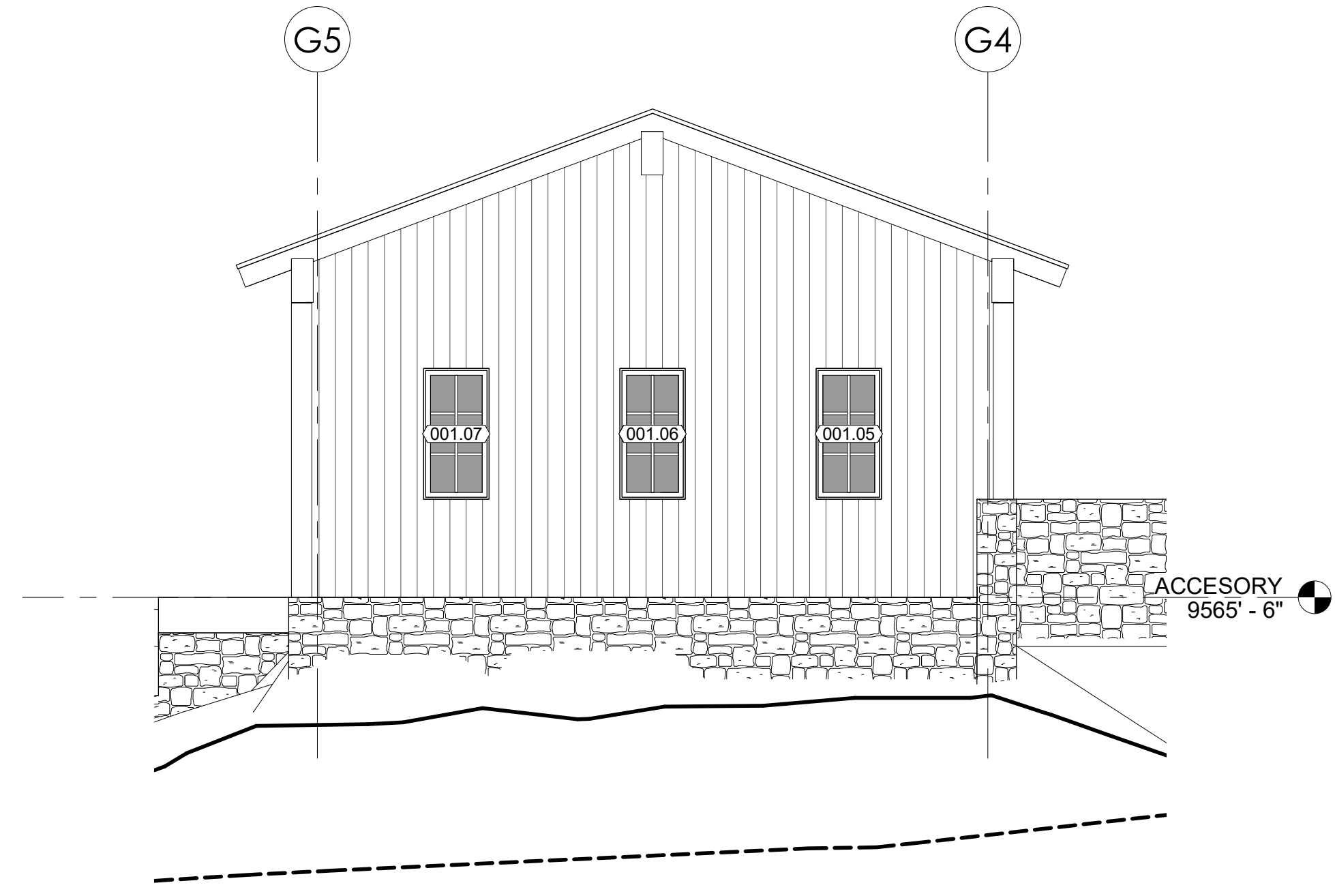
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A3.5

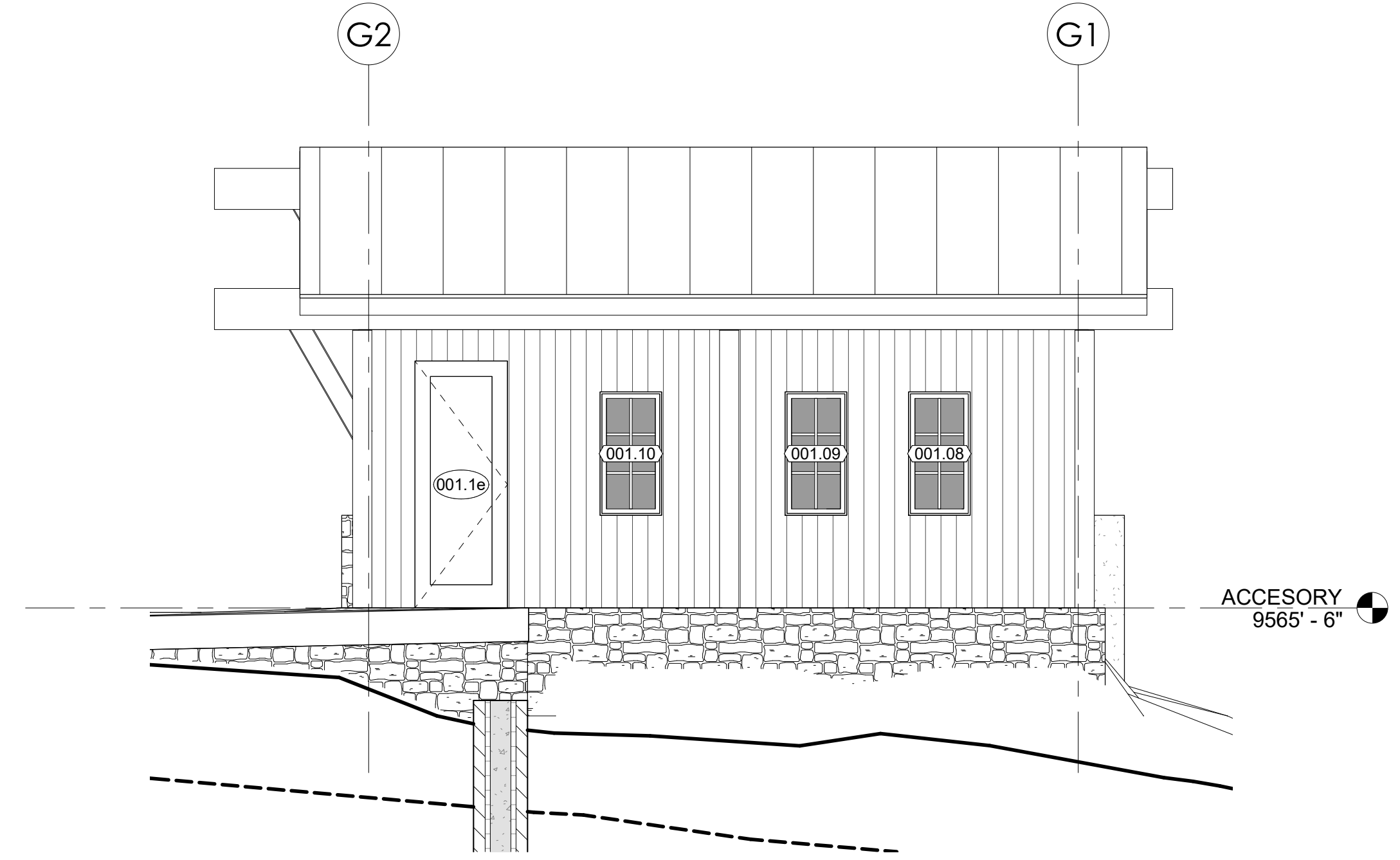


Submissions

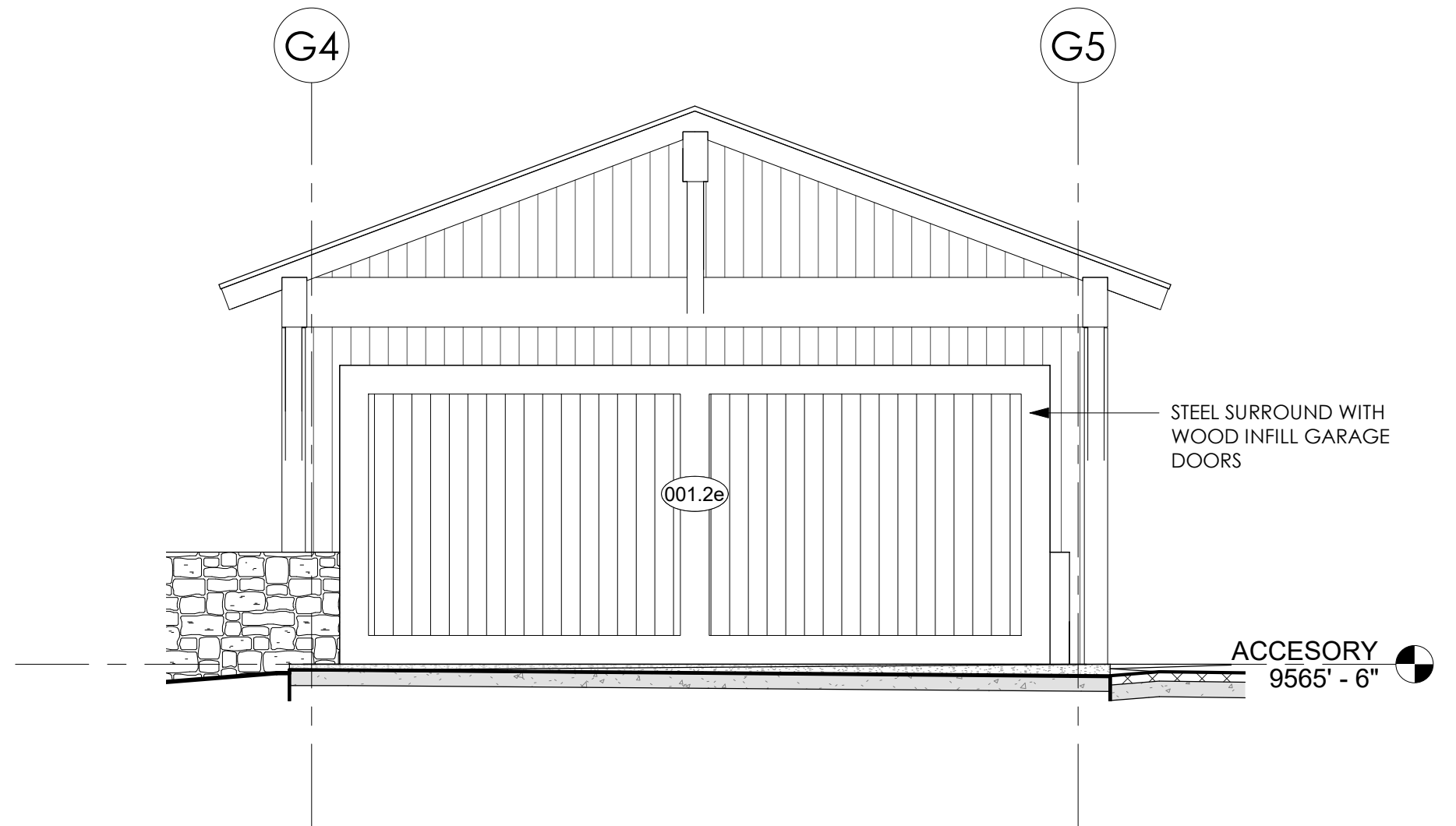
DATE:	SUBMISSION
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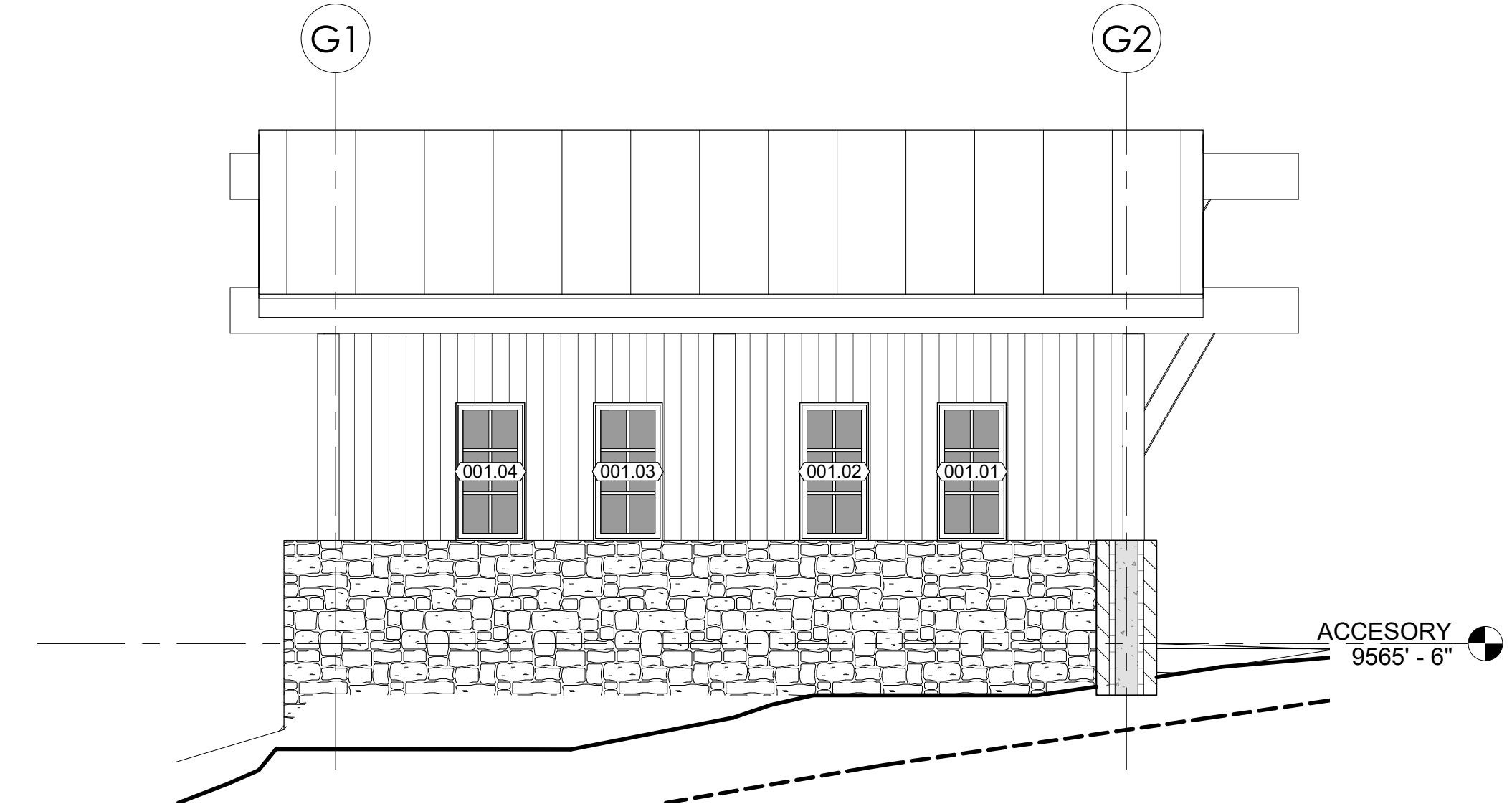
3 ACCESSORY - NORTH
SCALE 0 1 2 3 4 1/4" = 1'-0"



1 ACCESSORY - EAST
SCALE 0 1 2 3 4 1/4" = 1'-0"



4 ACCESSORY - SOUTH
SCALE 0 1 2 3 4 1/4" = 1'-0"



2 ACCESSORY - WEST
SCALE 0 1 2 3 4 1/4" = 1'-0"

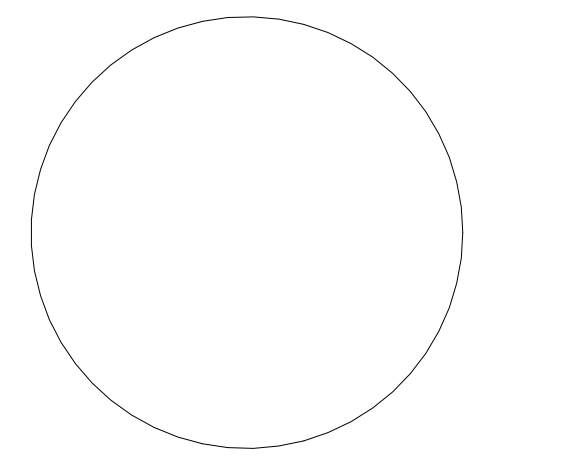
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**ACCESSORY
GARAGE
ELEVATIONS**

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

A3.5



ROOF PLAN
9601' - 0"

LEVEL 3
9593' - 0"

LEVEL 2
9579' - 0"

LEVEL 1
GARAGE
9567' - 6"

Submissions

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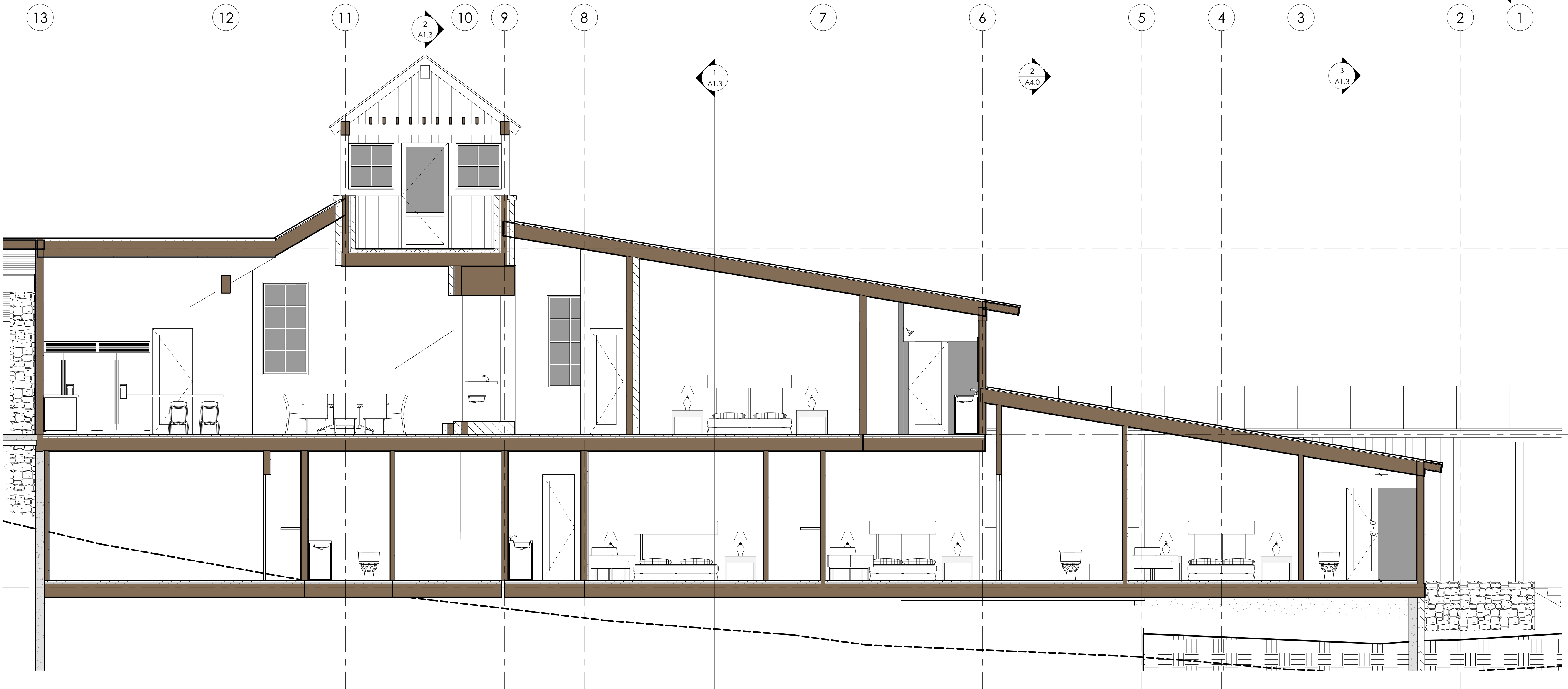
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Building Sections

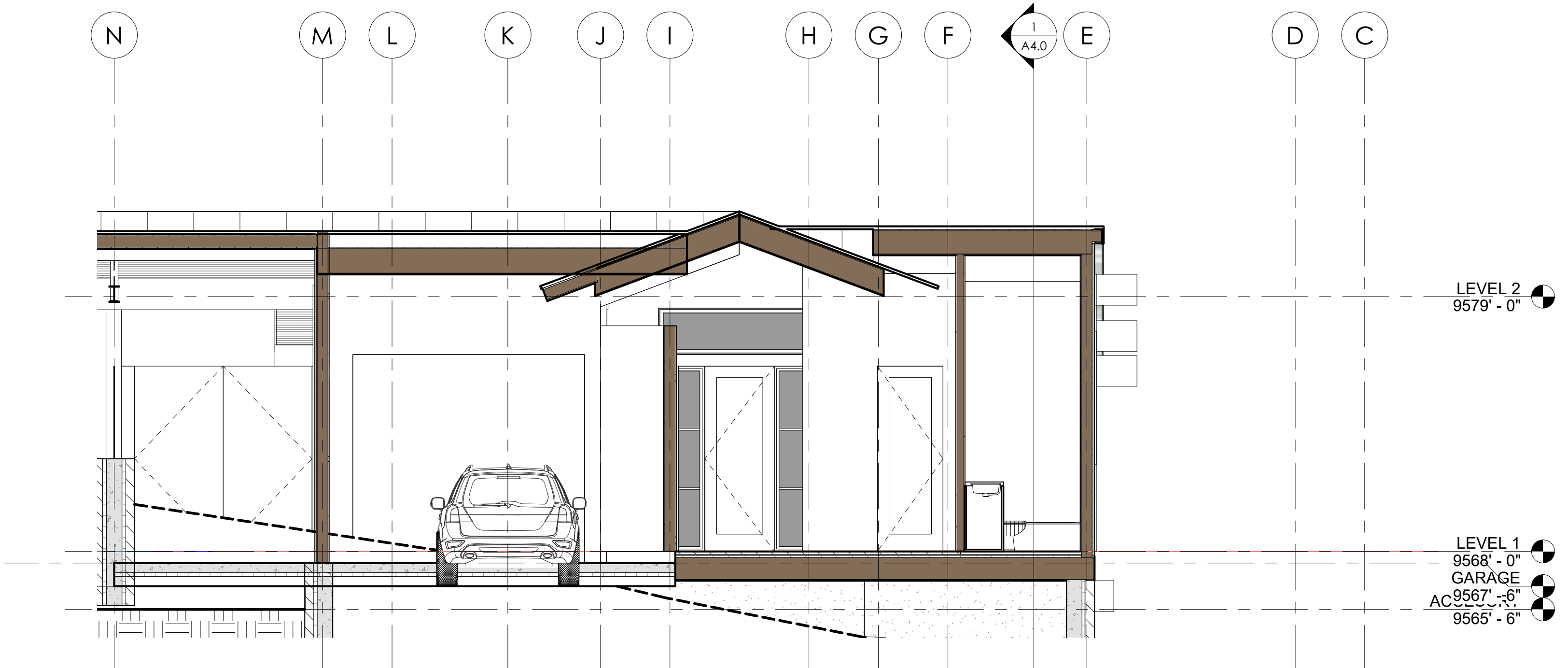
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A4.0



1 Building Section 1

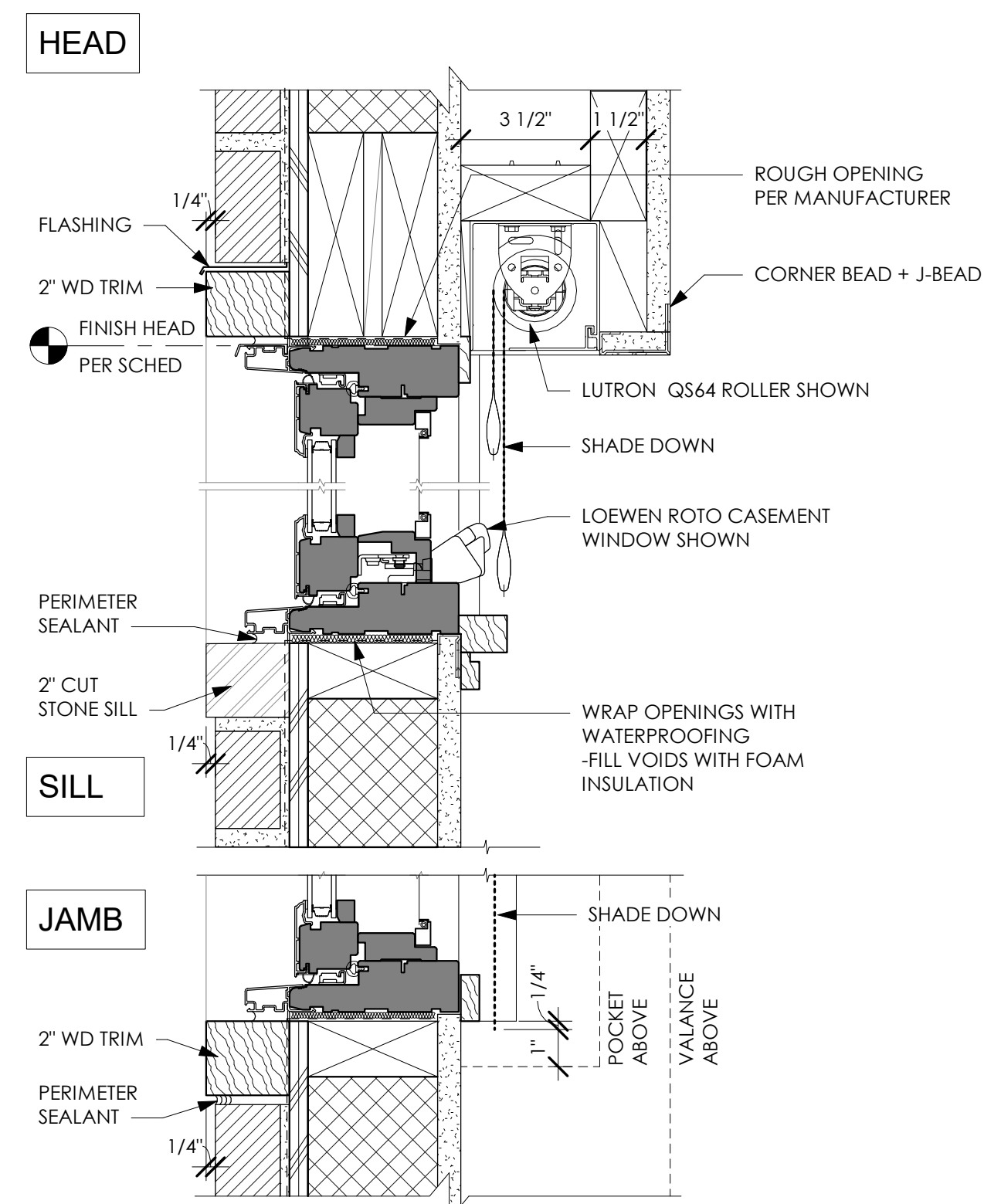
SCALE 0 1 2 3 4 1/4" = 1'-0"



2 Building Section 2

SCALE 0 1 2 3 4 1/4" = 1'-0"

NOTE: REFERENCE INTERIORS FOR INTERIOR TRIM, SHADE LOCATIONS, AND VALANCE DESIGN



1 Typical Window Detail @ Stone
SCALE 3" = 1'-0"

Window Schedule

Tag	Level	Width	Height	Finish Frame Height	Operation	Head/Jamb/Sill	Comments
001.01	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.02	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.03	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.04	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.05	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.06	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.07	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.08	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.09	ACCESSORY	2'-0"	4'-0"	7'-0"			
001.10	ACCESSORY	2'-0"	4'-0"	7'-0"			
101.01	LEVEL 1	3'-0"	5'-6"	8'-0"			
101.02	LEVEL 1	3'-0"	5'-6"	8'-0"			
101.03	LEVEL 1	3'-0"	5'-6"	8'-0"			
101.04	LEVEL 1	3'-0"	2'-0"	10'-6"			
101.05	LEVEL 1	3'-0"	2'-0"	10'-6"			
101.06	LEVEL 1	3'-0"	2'-0"	10'-6"			
101.07	LEVEL 1	2'-0"	8'-0"	8'-0"			
101.8	LEVEL 1	2'-0"	8'-0"	8'-0"			
101.09	LEVEL 1	7'-0"	2'-0"	10'-6"			
105.01	LEVEL 1	3'-0"	7'-0"	9'-0"			
105.02	LEVEL 1	6'-0"	7'-0"	9'-0"			
106.01	LEVEL 1	1'-6"	3'-0"	7'-0"			
106.02	LEVEL 1	1'-6"	3'-0"	7'-0"			
107.01	LEVEL 1	6'-0"	7'-0"	9'-0"			
107.02	LEVEL 1	3'-0"	7'-0"	9'-0"			
108.01	LEVEL 1	3'-0"	4'-9"	9'-0"			
110.01	GARAGE	3'-0"	1'-6"	8'-0"			
110.02	GARAGE	3'-0"	3'-0"	11'-6"			
111.01	LEVEL 1	6'-0"	7'-0"	9'-0"			
111.02	LEVEL 1	3'-0"	7'-0"	9'-0"			
113.01	LEVEL 1	3'-2"	7'-0"	9'-0"			
118.01	LEVEL 1	3'-0"	7'-0"	9'-0"			
118.02	LEVEL 1	3'-0"	7'-0"	9'-0"			
119.01	LEVEL 1	3'-6"	2'-6"	9'-0"			
119.02	LEVEL 1	3'-6"	2'-6"	9'-0"			
119.03	LEVEL 1	3'-6"	2'-6"	9'-0"			
201.01	LEVEL 2	3'-2"	2'-6"	13'-0"			
203.01	LEVEL 2	3'-6"	7'-0"	10'-0"			
203.02	LEVEL 2	9'-0"	7'-0"	10'-0"			
203.03	LEVEL 2	3'-6"	7'-0"	10'-0"			
204.01	LEVEL 2	3'-6"	5'-10"	8'-7"			
204.02	LEVEL 2	3'-6"	5'-10"	8'-10"			
204.03	LEVEL 2	3'-6"	5'-10"	8'-10"			
206.01	LEVEL 2	3'-6"	7'-0"	11'-6"			
207.01	LEVEL 2	1'-6"	10'-0"	10'-0"			
207.02	LEVEL 2	3'-2"	2'-6"	3'-0"			

Window Schedule

Tag	Level	Width	Height	Finish Frame Height	Operation	Head/Jamb/Sill	Comments
207.03	LEVEL 2	10'-0"	9'-6"	10'-0"			
207.04	LEVEL 2	3'-2"	2'-6"	3'-0"			
207.05	LEVEL 2	3'-2"	6'-6"	10'-0"			
207.06	LEVEL 2	3'-2"	6'-6"	10'-0"			
207.07	LEVEL 2	1'-6"	10'-0"	10'-0"			
208.01	LEVEL 2	3'-2"	6'-6"	10'-0"			
208.02	LEVEL 2	6'-0"	6'-6"	10'-0"			
208.03	LEVEL 2	3'-2"	6'-6"	10'-0"			
208.04	LEVEL 2	3'-2"	6'-6"	10'-0"			
208.05	LEVEL 2	3'-4"	6'-6"	10'-0"			
208.06	LEVEL 2	3'-4"	6'-6"	10'-0"			
208.07	LEVEL 2	3'-4"	6'-6"	10'-0"			
210.01	LEVEL 2	3'-6"	7'-0"	10'-6"			
210.02	LEVEL 2	3'-6"	7'-0"	10'-6"			
210.03	LEVEL 2	3'-6"	7'-0"	10'-6"			
210.04	LEVEL 2	3'-6"	7'-0"	10'-6"			
210.05	LEVEL 2	3'-6"	7'-0"	10'-6"			
210.06	LEVEL 2	3'-6"	5'-4"	8'-10"			
210.07	LEVEL 2	3'-6"	5'-4"	8'-10"			
212.01	LEVEL 2	3'-6"	3'-6"	10'-6"			
212.02	LEVEL 2	3'-6"	3'-6"	10'-6"			
212.03	LEVEL 2	3'-6"	3'-6"	10'-6"			
212.04	LEVEL 2	3'-6"	3'-6"	14'-6"			
212.05	LEVEL 2	3'-6"	3'-6"	14'-6"			
212.06	LEVEL 2	3'-6"	3'-6"	14'-6"			
212.07	LEVEL 3	3'-6"	3'-6"	4'-0"			
212.08	LEVEL 3	3'-6"	3'-6"	4'-0"			
212.09	LEVEL 3	3'-6"	3'-6"	4'-0"			
301.01	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.02	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.03	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.04	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.05	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.06	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.07	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.08	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.09	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.10	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.11	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.12	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.13	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.14	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.15	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.16	LEVEL 3	3'-6"	3'-6"	8'-0"			
301.17	LEVEL 3	3'-6"	3'-6"	8'-0"			

Door Schedule - Interior Doors

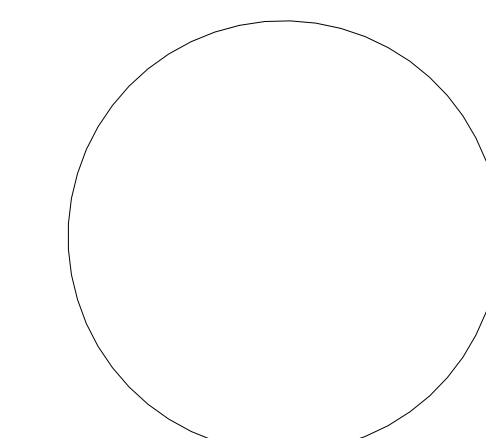
Tag	Level	Height	Width	Head/Jamb/Sill	Comments
47	LEVEL 1	8'-0"	4'-6"		
48	LEVEL 1	8'-0"	4'-6"		
49	LEVEL 1	8'-0"	2'-8"		
50	LEVEL 1	8'-0"	3'-0"		
51	LEVEL 1	8'-0"	2'-8"		
52	LEVEL 1	6'-8"	2'-8"		
53	LEVEL 1	8'-0"	2'-5"		
54	LEVEL 1	8'-0"	2'-10"		
55	LEVEL 1	8'-0"	2'-10"		
56	LEVEL 1	8'-0"	2'-6"		
57	LEVEL 1	8'-0"	2'-8"		
58	LEVEL 1	8'-0"	2'-8"		
59	LEVEL 1	8'-0"	2'-4"		
60	LEVEL 1	8'-0"	2'-5"		
61	LEVEL 1	8'-0"	3'-0"		
62	LEVEL 1	8'-0"	2'-8"		
64	LEVEL 2	8'-0"	3'-0"		
65	LEVEL 2	8'-0"	2'-8"		
66	LEVEL 2	8'-0"	2'-8"		
67	LEVEL 2	8'-0"	2'-6"		
71	LEVEL 2	8'-0"	3'-0"		
72	LEVEL 2	8'-0"	3'-0"		
78	LEVEL 2	7'-0"	3'-0"		
80	LEVEL 1	7'-0"	2'-4"		
301.1f	LEVEL 1	8'-0"	3'-10"		
301.1g	LEVEL 1	8'-0"	3'-10"		

Door Schedule - Exterior Doors

Tag	Level	Height	Width	Head/Jamb/Sill	Comments
001.1e	ACCESSORY	8'-0"	3'-0"		
001.2e	ACCESSORY	8'-0"	19'-0"		
101.1e	LEVEL 1	8'-0"	3'-0"		
110.1e	GARAGE	8'-0"	3'-0"		
110.2e	GARAGE	9'-0"	10'-0"		
118.1e	LEVEL 1	8'-0"	10'-0"		Tempered Glass
201.1e	LEVEL 2	10'-0"	3'-2"		Solid Core Wood
203.1e	LEVEL 2	8'-0"	3'-0"		
207.1e	LEVEL 2	10'-0"	3'-2"		
207.2e	LEVEL 2	10'-0"	3'-2"		
208.1e	LEVEL 2	10'-0"	3'-2"		
301.1e	LEVEL 3	8'-0"	3'-6"		

Tommy Hein
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE
TELLURIDE, COLORADO 81435
WWW.TOMMYHEIN.COM 970.728.1220



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The Refuge

Lot 434
142 Touchdown Drive
Mountain Village, CO
81435

WINDOW AND
DOOR
SCHEDULES
AND DETAILS

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

A9.1

CIVIL ENGINEERING GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

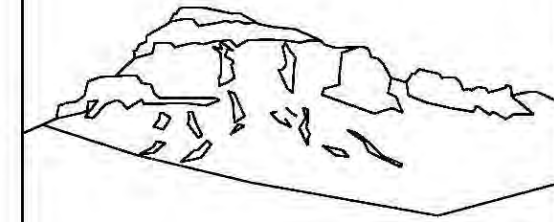
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2021-02-02

The Bridwell Residence
Lot 434
Touchdown Drive
Mtn. Village, CO

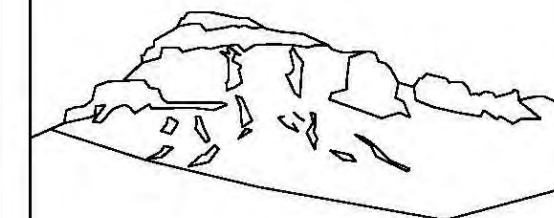


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Civil
Engineering

General Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2021-02-02

The Bridwell Residence
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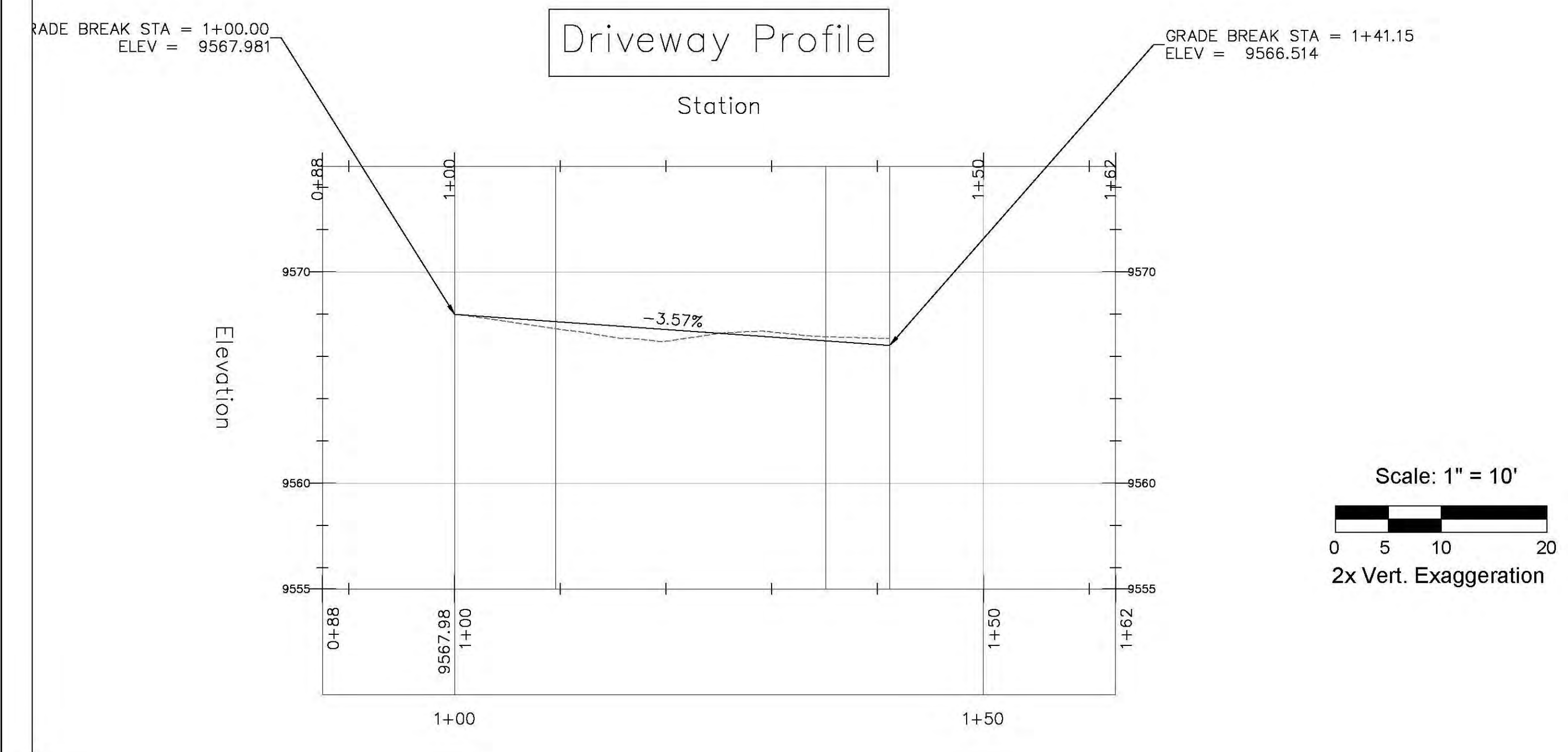
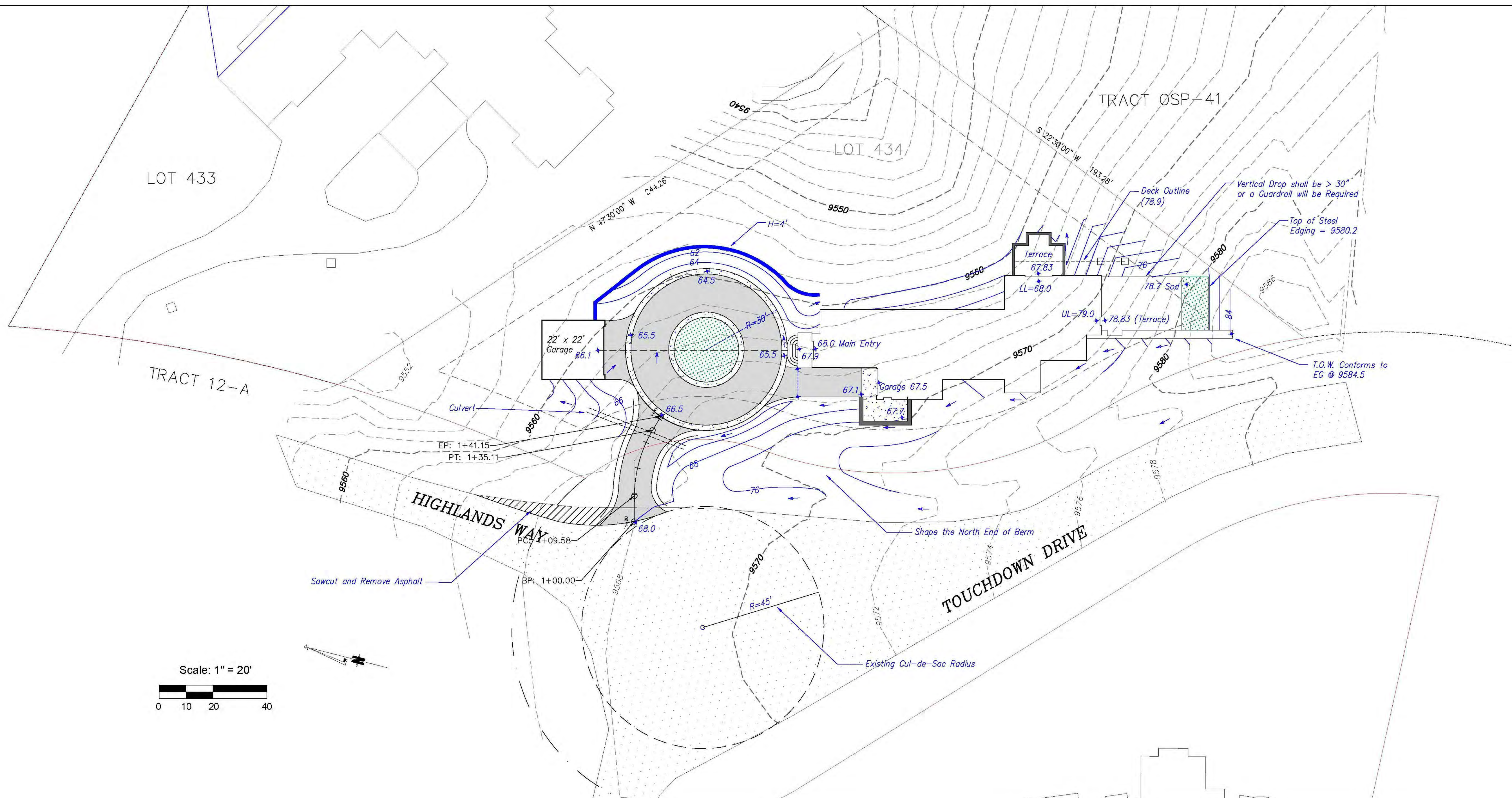


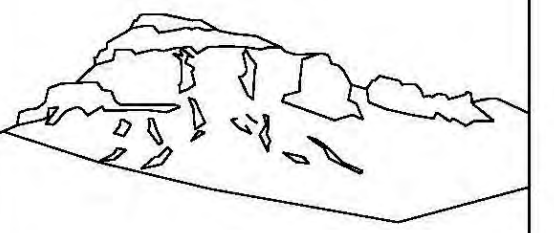
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Grading
and Drainage

with
Driveway
Profile

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB 2021-02-02

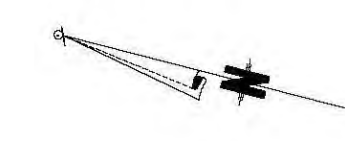
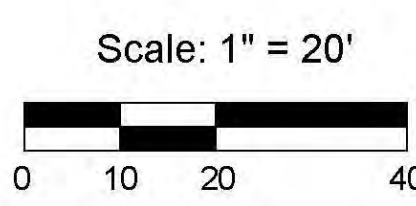
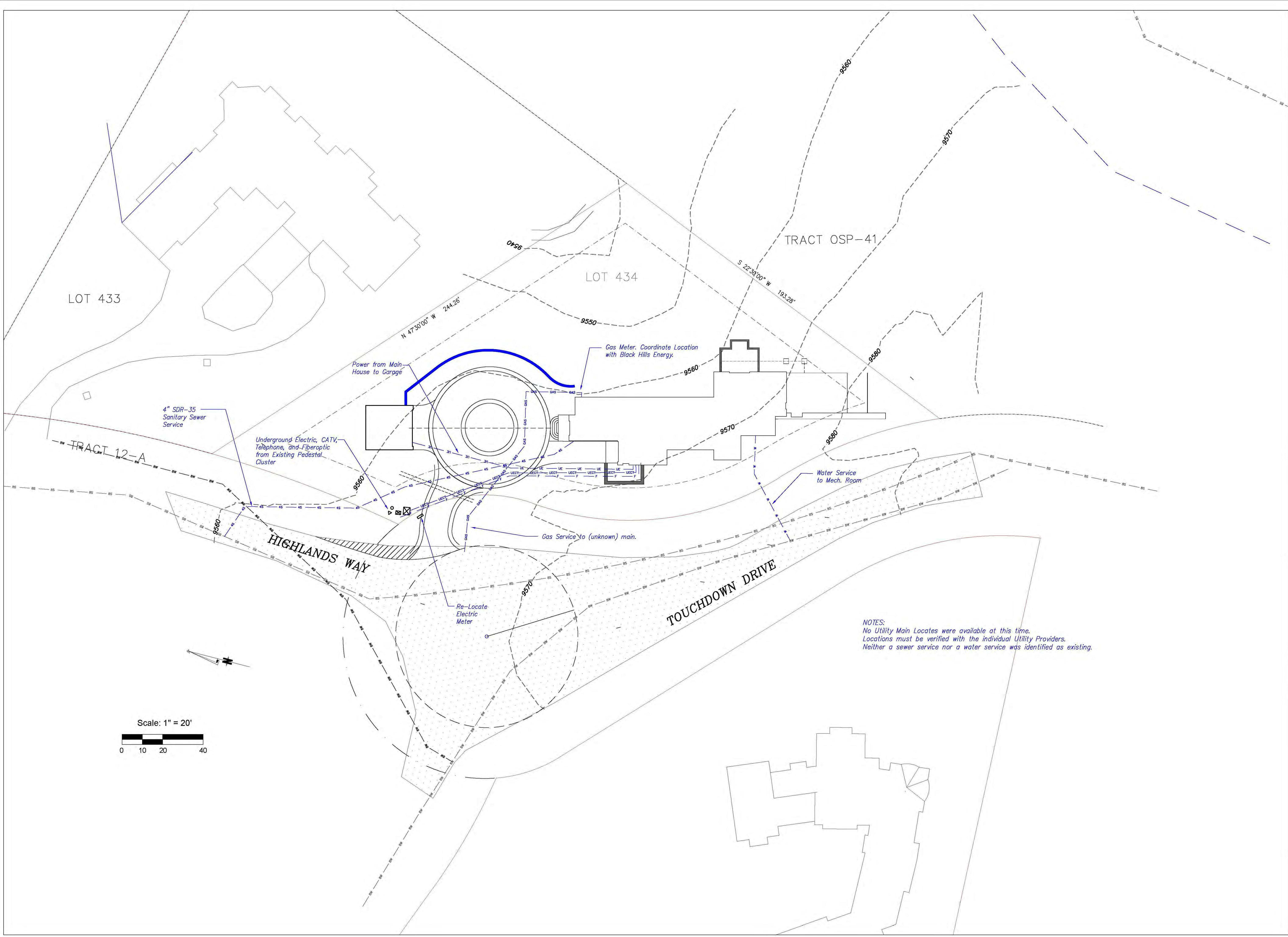
The Bridwell Residence
Lot 434
Touchdown Drive
Mtn. Village, CO



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

Utilities

C3



NOTES:
No Utility Main Locates were available at this time.
Locations must be verified with the individual Utility Providers.
Neither a sewer service nor a water service was identified as existing.

ILLUSTRATIVE LANDSCAPE PLAN

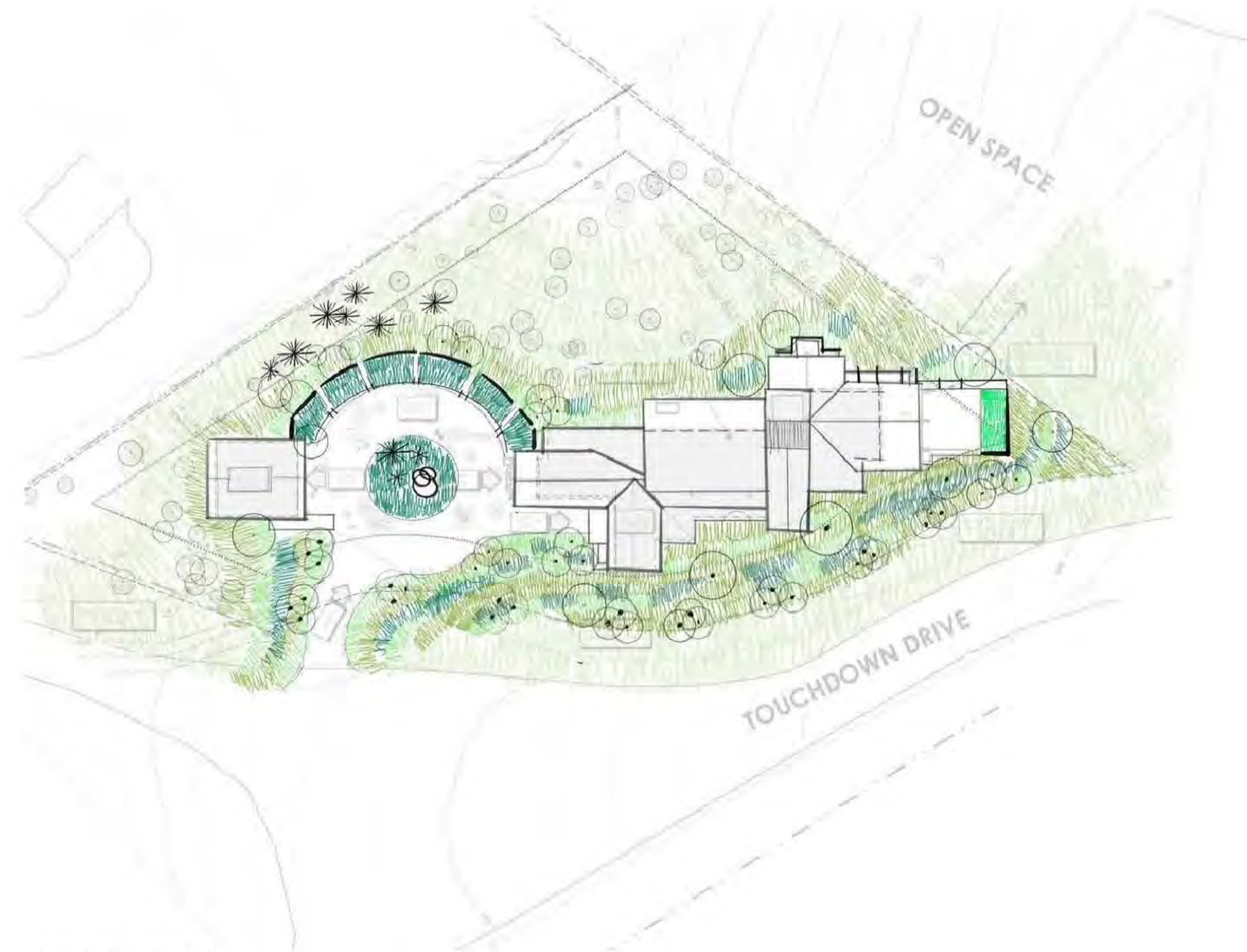
LOT 434 / TOUCHDOWN DRIVE | MOUNTAIN VILLAGE, CO

LANDSCAPE SHEET INDEX

- L1.0 ILLUSTRATIVE LANDSCAPE PLAN
- L2.0 LANDSCAPE PLANTING PLAN
- L3.0 WILDFIRE MITIGATION PLAN
- L4.0 IRRIGATION PLAN
- L5.0 LANDSCAPE IMAGERY

LANDSCAPE NARRATIVE

Formalized Nature/Naturalized Rarities:
 The landscape concept draws inspiration from the site's position overlapping between a thick aspen forest and the open meadows of the ski area open space. The design introduces new aspen plantings, but in an orderly design to complement but contrast the existing aspens. The central island in the driveway and radial plantings include rain gardens with plants that will enjoy the summer monsoons and spring snow. A striking water fountain also lives in the island, welcoming visitors to the property and framing views of the mountain beyond. Clean, modern lines of native grasses and shrubs meet embedded, naturalized placement of unique specimen selected for color, texture and seasonality.



ILLUSTRATIVE LANDSCAPE PLAN

L1.0 Landscape Site Plan-434MV.dwg

22 Lincoln Street, Suite 200
Denver, Colorado 80202
314.288.1517

Submissions

DRB SKETCH	2021.02.02
DRB FINAL REVIEW	2021.03.11

NOT FOR
CONSTRUCTION

THE
REFUGE

LOT 434
TOUCHDOWN DR.
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE
ILLUSTRATIVE
PLAN

CONTRACTOR TO REVIEW AND COMPARE ALL CHANGES AND
INTRODUCE IN ANY DRAWINGS AND BEFORE ANY
DISCREPANCIES TO THE ARCHITECT FROM TO ANY FIELD WORK
SHOULD BE DONE IN ACCORDANCE WITH ANY DOCUMENT AND

L1.0



SCALE 0 1 2 3 4 1" = 20'-0"

PLANTING SCHEDULE

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	TYPE	#
DECIDUOUS TREES (Minimum 2.5" dbh for Multi-Stem, 3" dbh for Single-Stem)							
	POA	Narrowleaf Cottonwood	<i>Populus angustifolia</i>	3" dbh	as shown	B & B	4
	POT	Quaking Aspen (single-stem)	<i>Populus Tremuloides</i>	3" dbh	as shown	B & B	24
		Exiting Tree to Remain					
EVERGREEN TREES (Minimum 10-15' in height, with 30% 15' or larger)							
	PIF	Limber Pine	<i>Pinus Flexilis</i>	10'-20' height	as shown	B & B	6
	PIE	Englemann Spruce	<i>Picea engelmannii</i>	10'-20' height	as shown	B & B	8
	PIA	Skylands Spruce	<i>Picea orientalis 'Skylands'</i>	10'-20' height	as shown	B & B	3

SHRUBS

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	#
	RIC	'Prairie Fire' Redtwig Dogwood	<i>Cornus alba 'Prairie Fire'</i>	5 gal.	as shown	15
	RIC	Wax Currant	<i>Ribes cereum</i>	5 gal.	as shown	47

ORNAMENTAL GRASSES & PERENNIALS

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	AST	Aster	Aster spp.	1 gal	as shown
	BOG	Blonde Ambition Blue Grama	<i>Bouteloa gracilis 'Blonde Ambition'</i>	1 gal	as shown
	LUP	Lupine	Lupinus spp.	1 gal	as shown
	VER	Speedwell	Veronica spp.	1 gal	as shown

SEEDED GRASSES, PERENNIALS + SODDED TURF

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SEED RATE
	MIX A	PLANTED GARDEN MIX	-	1 gal	n/a
		Calamagrostis canadensis 15%			
		Delphinium spp. mix 20%			
		Deschampsia cespitosa 40%			
		Iris spp. mix 20%			
		Pulsatilla vulgaris 10%			
	MIX B	NATIVE GRASS SEED MIX (Per Mountain Village CDC p. 143)	-	seed	re: specs (typ.)
		Western Yarrow 5%	Alpine Bluegrass 15%		
		Tall Fescue 10%	Canada Bluegrass 10%		
		Arizona Fescue 5%	Perennial Ryegrass 15%		
		Hard Fescue 5%	Slender Wheatgrass 10%		
		Creeping Red Fescue 10%	Mountain Brome 15%		
	SOD	FESCUE TURF MIX	FESTUCA RUBRA (OR EQUIVALENT)	sod	see specs

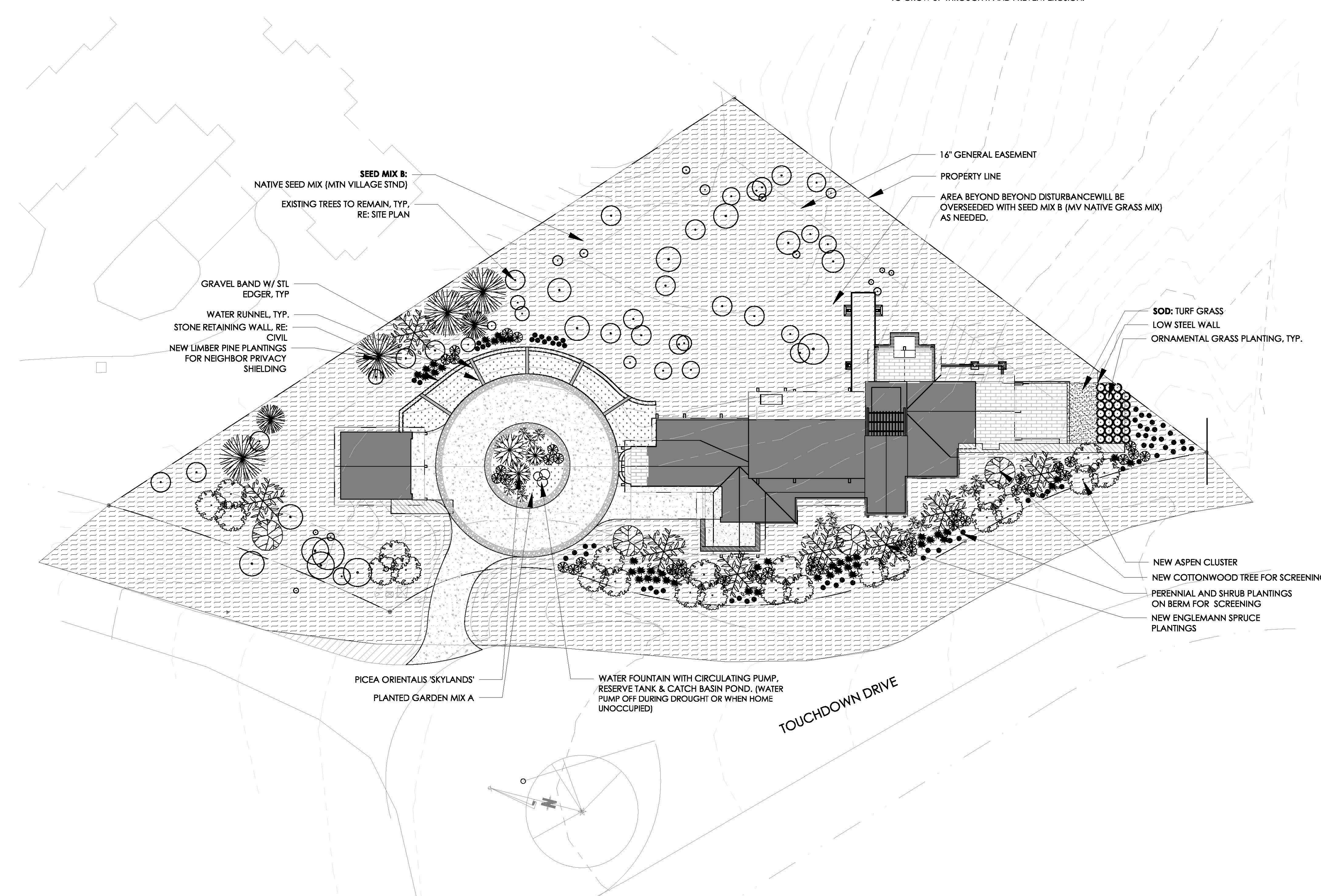
MATERIALS

	Stone Wall	Limestone to match building	Re: Arch
	Low Steel Wall	3/8" Weathered Steel Wall with concrete footing	
	Gravel	TBD: 1-2" grey stone gravel	

LANDSCAPE GENERAL NOTES:

- REFER TO CIVIL ENGINEER'S UTILITY AND GRADING PLANS FOR UTILITY LOCATION AND GRADING.
- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT OR LANDSCAPE DESIGNER.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- PLANTED TREES SHALL BE STAKED WITH FOUR FOOT METAL POST. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A SIX INCH (6") DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDDED CEDAR BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
- NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER.
- SEED WITH NATIVE GRASS SEED MIX, IF APPLICABLE, IS REQUIRED IN ALL DISTURBED AREAS ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS.
- TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL MEET THE MINIMUM PLANT SIZE REQUIREMENTS IN TOWN OF MOUNTAIN VILLAGE LANDSCAPE REGULATIONS.
- STEEP SLOPES THAT ARE GREATER THAN 30% WILL BE REVEGETATED WITH THE APPROPRIATE, BIODEGRADABLE NETTING, SUCH AS COCONUT NETTING OR SIMILAR THAT ALLOWS THE NATIVE GRASS TO GROW UP THROUGH IT AND PREVENT EROSION.

23 Lincoln Street, Suite 200
Denver, Colorado 80203
214.288.1517



Submissions

DRB SKETCH	2021.02.02
DRB FINAL REVIEW	2021.03.11

NOT FOR CONSTRUCTION

THE REFUGE

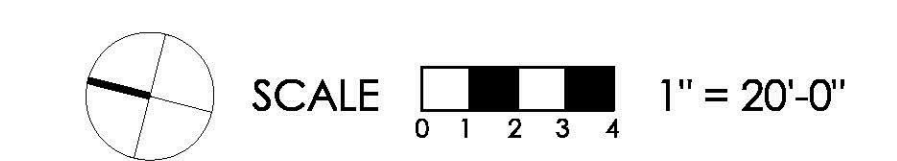
LOT 434
TOUCHDOWN DR.
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE PLANTING PLAN





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

L2.0

L1.0 Landscape Site Plan-434MV.dwg



LEGEND

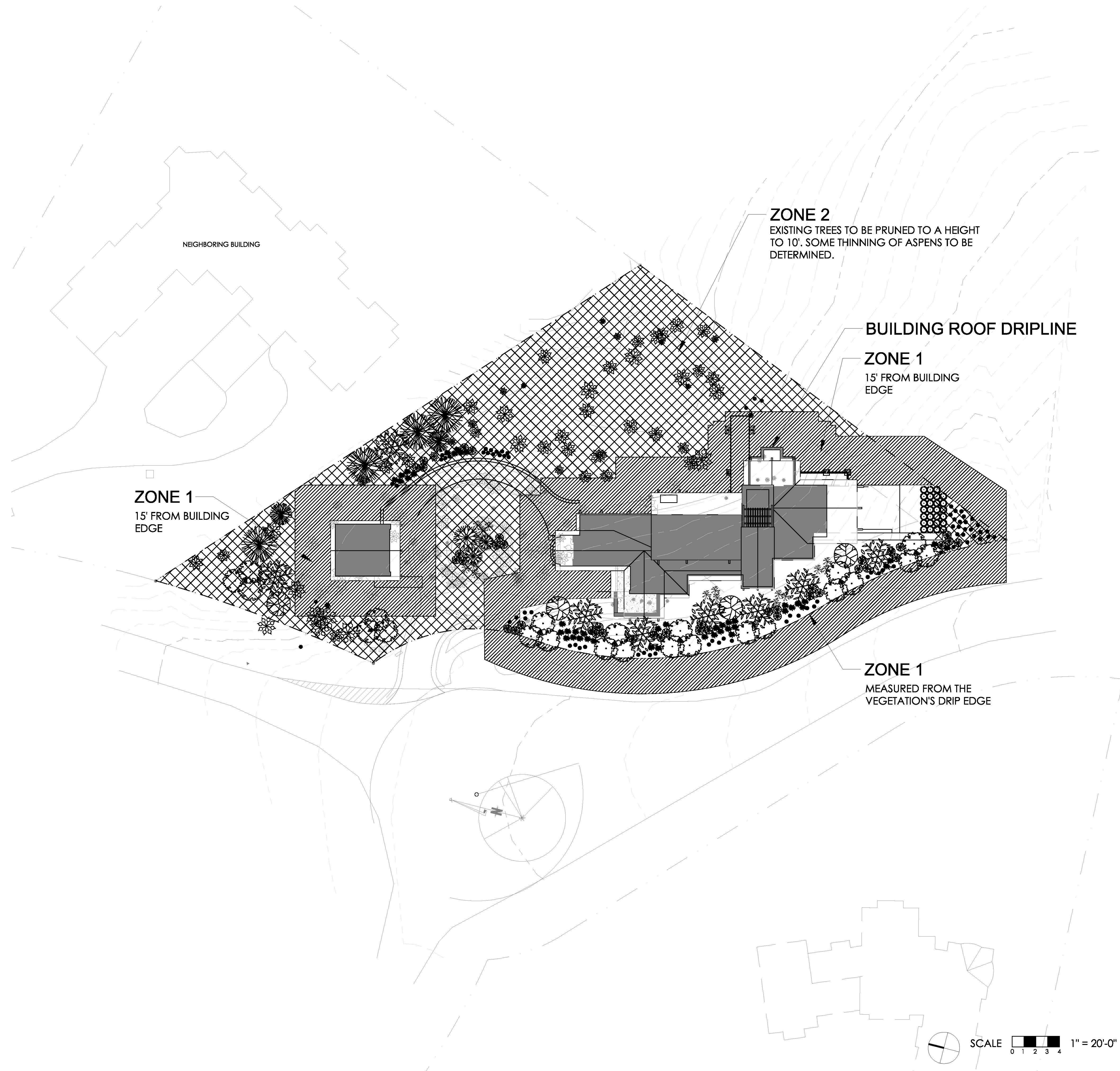
-  WILDFIRE MITIGATION ZONE 1
-  WILDFIRE MITIGATION ZONE 2
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

WILDFIRE MITIGATION NOTES

ZONE 1 (15' OFFSET FROM BUILDING DRIPLINE) - ALL EXISTING TREES GREATER THAN 4" CALIPER WILL BE REMOVED. TREES THAT ARE LOCATED OFF PROPERTY IN ZONE 1 WILL NOT BE REMOVED. ALL PROPOSED PLANTINGS IN ZONE 1 WILL BE SHRUBS, GRASSES AND PERENNIALS SELECTED FROM A FIREWISE PLANT MATERIAL LIST AND WILL BE IRRIGATED. ALL PROPOSED PLANTINGS WILL NOT BE PLANTED DIRECTLY BENEATH WINDOWS OR NEXT TO FOUNDATION VENTS.

ZONE 2 - (THE REMAINING PORTION OF THE PROPERTY IS CONSIDERED ZONE 2) - ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA. ALL STRESSED, DISEASED AND DYING TREES AND SHRUBS AS IDENTIFIED BY STAFF, SHALL BE REMOVED. ALL CONIFEROUS TREES WILL BE ASSESSED AND CONFORM TO THE 10' CROWN TO CROWN SEPARATION AREA. TREES WILL BE ASSESSED AT THE TIME OF SITE PREPARATION FOR SPACING, HEALTH AND WIND THROW OR SNOW BREAKAGE POTENTIAL. REMAINING TREES IN ZONE 2 WILL HAVE BRANCHES PRUNED TO A HEIGHT OF 10' FROM THE GROUND BUT WILL NOT BE PRUNED TO MORE THAN 1/3 OF THE TREE HEIGHT WITH THE FOLLOWING EXCEPTIONS:

- I.) ASPEN TREES, AND
- II.) ISOLATED SPRUCE AND FIR TREES



ZONE 2
 EXISTING TREES TO BE PRUNED TO A HEIGHT TO 10'. SOME THINNING OF ASPENS TO BE DETERMINED.

BUILDING ROOF DRIPLINE

ZONE 1
 15' FROM BUILDING EDGE

ZONE 1
 15' FROM BUILDING EDGE

ZONE 1
 MEASURED FROM THE VEGETATION'S DRIP EDGE

Submissions

DRB SKETCH	2021.02.02
DRB FINAL REVIEW	2021.03.11

NOT FOR CONSTRUCTION

THE REFUGE

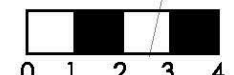
LOT 434
 TOUCHDOWN DR.
 MOUNTAIN VILLAGE,
 CO | 81435

WILDFIRE MITIGATION PLAN

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

L3.0

L1.0 Landscape Site Plan-434MW.dwg

SCALE  1" = 20'-0"

PLANTING SCHEDULE

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	TYPE	#
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DECIDUOUS TREES (Minimum 2.5" dbh for Multi-Stem, 3" dbh for Single-Stem)

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		Exiting Tree to Remain					

EVERGREEN TREES (Minimum 10'-15' in height, with 30% 15' or larger)

	PIF	Limber Pine	<i>Pinus Flexilis</i>	10'-20' height	as shown	B & B	6
	PIE	Englemann Spruce	<i>Picea engelmannii</i>	10'-20' height	as shown	B & B	8
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SHRUBS

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ORNAMENTAL GRASSES & PERENNIALS

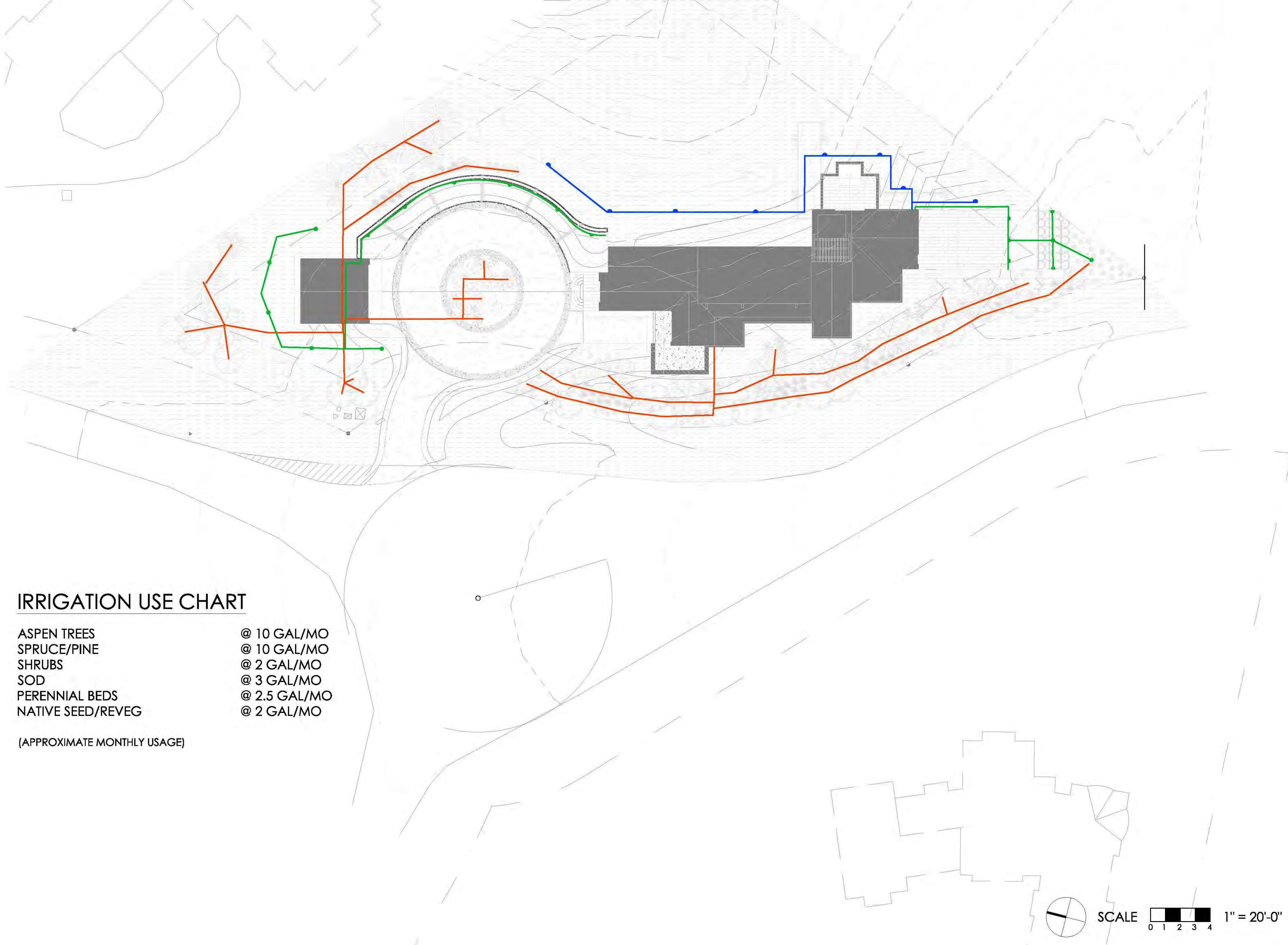
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SEEDED GRASSES, PERENNIALS + SODDED TURF

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	SOD	FESCUE TURF MIX	FESTUCA RUBRA (OR EQUIVALENT)	sod	see specs

IRRIGATION SYSTEM NOTES

1. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED
2. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER SHALL BE INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
3. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN SHALL BE PROVIDED.
4. HEAD-TO-HEAD OR DOUBLE COVERAGE SHALL BE PROVIDED.
5. A MASTER CONTROL VALVE SHALL BE PROVIDED.
6. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM SHALL BE PROVIDED.
7. SELF-SEALING HEADS SHALL BE PROVIDED TO REDUCE RUN OUT AFTER ZONE SHUT DOWN.
8. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION SHALL BE PROVIDED.
9. BUILDING CONTRACTOR WILL PROVIDE A MINIMUM 1" HARD COPPERLINE TO THE EXTERIOR OF THE RESIDENCE. COPPER STUB OUT WILL BE SET AT 12" BELOW FINISH GRADE AND TERMINATE WITH A 1" FEMALE ADAPTOR. ALL MECHANICAL COMPONENTS TO BE INSTALLED BY A LICENSED PLUMBER AND MEET ALL CURRENT CODES AND REGS.
10. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ADEQUATE SLEEVING UNDER ALL PAVED SURFACES NOTED ON THE PLAN. SCHEDULE 80 PVC IS REQUIRED AND SHOULD HAVE A DIAMETER OF 4".
11. GENERAL CONTRACTOR TO PROVIDE 110 POWER TO THE EXTERIOR OF THE RESIDENCE AT A POINT NOT MORE THAN 10' AWAY FROM WATER SOURCE STUB OUT. CONTROLLER TO BE PROVIDED, INSTALLED, AND WIRED BY IRRIGATION CONTRACTOR .
12. GENERAL CONTRACTOR TO ENSURE A FLOW RATE OF 24 GPM MINIMUM 55 PSI FROM THE PROVIDED SOURCE. 100% HEAD TO HEAD COVERAGE REQUIRED ON ALL POP UP AND ROTOR NOZZLES.
13. MAINLINE ISOLATION VALVE TO BE INSTALLED IN MECHANICAL ROOM BEFORE BACKFLOW RP VALVE.
14. HALF INCH LATERAL POLY LINE WITH TWO 2-GALLON EMITTERS OR SIMILAR FOR EACH SHRUB AND ONE RING IN-LINE EMITTER 1/4" TUBING FOR TREES.
15. HUNTER PRESSURE COMPENSATION SYSTEM WITH BUILT-IN CHECK VALVE TO PREVENT EMITTER CLOGGING AND WATER LOSS, AS WELL AS TO ENSURE EVEN FLOWS ON ALL TERRAINS AND LATERAL LENGTHS, IS RECOMMENDED.
16. VACUUM/AIR RELEASE BALL VALVE TO BE INSTALLED IF SYSTEM IS RUNNING LENGTHS OVER SIGNIFICANT ELEVATION CHANGES TO PREVENT PIPE COLLAPSE.
17. ALL ZONES TO RUN AT < 80% OF SYSTEM CAPACITY.
18. ALL ROTOR ZONES TO BE ABANDONED UPON ESTABLISHMENT OF REVEG AREAS OR AFTER THE THIRD GROWING SEASON.
19. WIFI READY CONTROLLER TO BE PAIRED WITH RAIN SENSOR; SENSOR TO BE LOCATED IN AN OPEN AREA.



L1.0 Landscape Site Plan-434MV.dwg

IRRIGATION LEGEND

- DRIP (TREES, SHRUBS)
SHUT DRIP ZONES OFF TWO (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
- SPRAY HEADS (LAWN AREA/TURF, PERENNIALS, GARDEN BEDS)
SEPARATE ZONES REQUIRED
- ROTOR (NATIVE SEED, REVEGETATION)
SHUT DRIP ZONES OFF TWO (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
- 180 ROTOR /SPRAY HEAD
- EXISTING TREE TO REMAIN (NON-IRRIGATED)

IRRIGATION USE CHART

ASPEN TREES	@ 10 GAL/MO
SPRUCE/PINE	@ 10 GAL/MO
SHRUBS	@ 2 GAL/MO
SOD	@ 3 GAL/MO
PERENNIAL BEDS	@ 2.5 GAL/MO
NATIVE SEED/REVEG	@ 2 GAL/MO

(APPROXIMATE MONTHLY USAGE)

23 Lincoln Street, Suite 200
Denver, Colorado 80203
214.288.1517

Submissions

DRB SKETCH	2021.02.02
DRB FINAL REVIEW	2021.03.11

NOT FOR CONSTRUCTION

THE REFUGE

LOT 434
100 CEDARWEDGE
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE IRRIGATION PLAN

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

L4.0

SCALE 1" = 20'-0"

PLANTING PRECEDENT IMAGES



23 Lincoln Street, Suite 200
Denver, Colorado 80203
214.288.1517

Submissions

DRB SKETCH 2021.02.02
DRB FINAL REVIEW 2021.03.11

NOT FOR
CONSTRUCTION

THE
REFUGE

LOT 434
TOUCHDOWN DR.
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE
ILLUSTRATIVE
IMAGERY

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND
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L5.0

L1.0 Landscape Site Plan-434MV.dwg

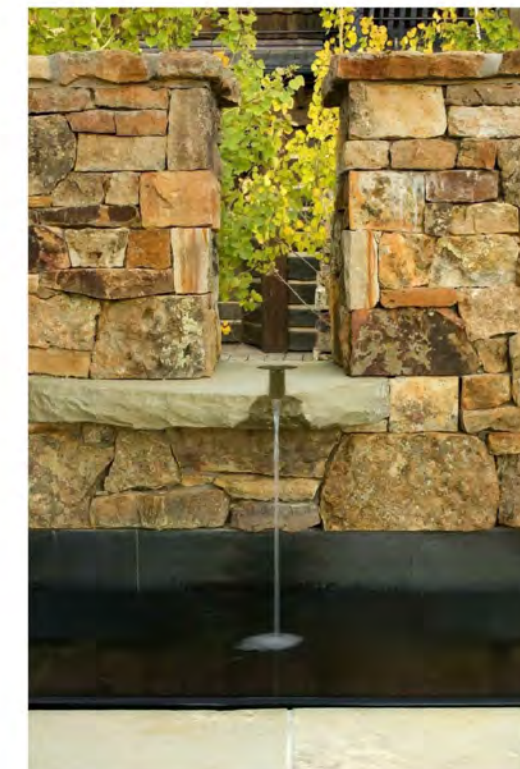
STONE WALL EXAMPLE

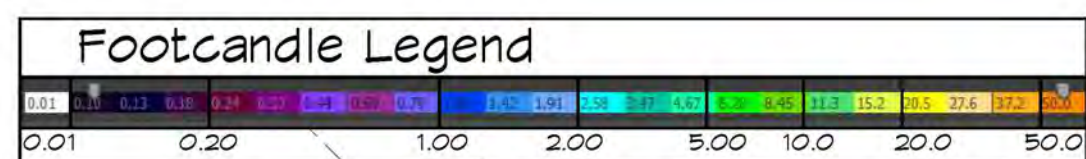
Smooth cut with rough top stone boulder wall



RUNNEL EXAMPLE

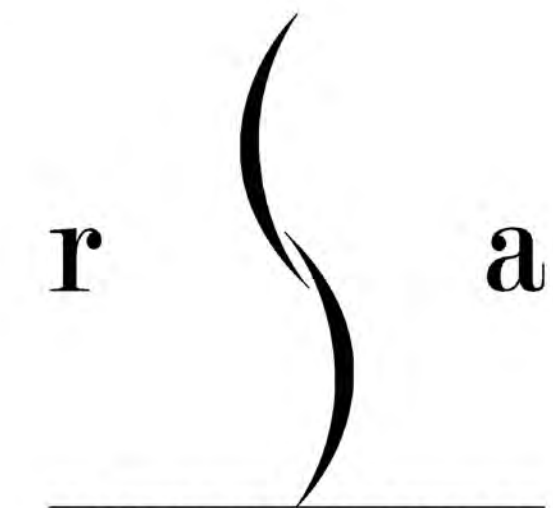
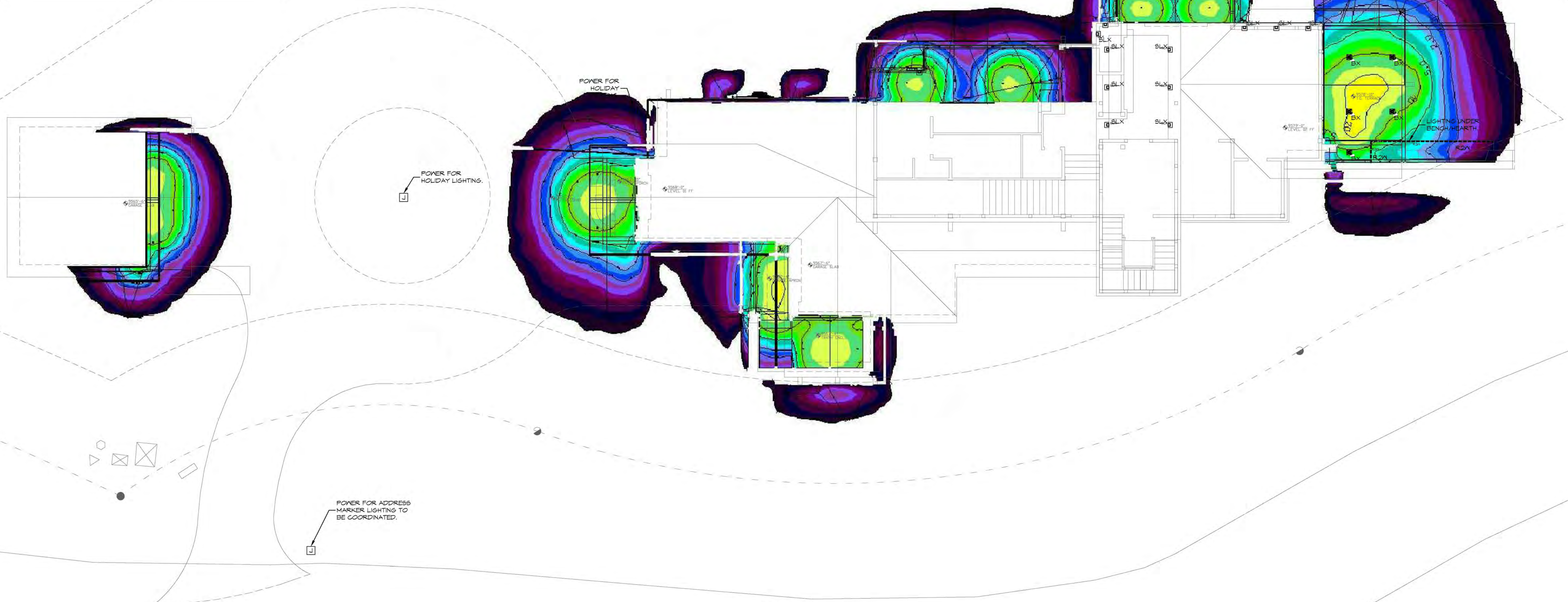
Smooth cut with rough top stone boulder wall





Exterior and Site Lighting Notes

- All exterior lighting levels to be coordinated with TCMV Inspector or code enforcer to set and lock maximum illumination levels prior to issuance of Certificate of Occupancy.
- All exterior lighting to be tied into home control system to limit maximum levels, set exterior lighting scenes and automated off functions.
- All exterior lighting will be eighty-five degrees (85°) full cut-off fixtures that direct the light downward without any off-site glare, except as exempted in Section 17.5.12(D).
- All exterior light fixtures will be LED lighting or other equivalent high efficacy lighting. Any fixture with a 0-5 watt lamp shall have a minimum overall luminous efficacy of 30 lumens/watt; any fixture with a 6-15 watt lamp shall have a minimum overall luminous efficacy of 45 lumens/watt.
- Maximum Temperature. The maximum correlated color temperature for all proposed lighting types regardless of lamp type, shall be a minimum of 2,400K and shall not exceed 3,000K, or may employ amber light sources, filtered LED light sources, or a suitable alternative - with the goal of having a warmer light source.
- The maximum height for a wall-mounted light fixture shall be seven feet (7') above the directly adjacent walking surface or pathway, except for sign lighting that may be higher as reviewed and approved by the review authority to allow for proper illumination of the sign.
- Exterior lighting on second or higher stories shall be provided by wall-mounted fixtures, recessed wall or ceiling fixtures, or lighting that is louvered or otherwise designed to prevent off-site glare.
- Exterior Lighting on second and upper floors will be on either a timer or sensor to reduce usage and energy loss during times of inactivity.
- Levels of Illumination: Exterior Lighting, when in use, shall meet the following standards for illumination of light consistent with the provisions listed below. A point-by-point photometric calculation listing the number, type, height, and level of illumination of all exterior lighting fixtures may be required as per Section 17.5.12(E)(4) prior to Design Review Board approval or staff approval to ensure compliance with these provisions.
 - Parking lots, driveways, trash enclosures/areas, and group mailboxes shall be illuminated with a maximum average not to exceed four (4 fc) foot-candles of light.
 - Pedestrian walkways and staircases shall be illuminated with a maximum average not to exceed two (2 fc) foot-candles of light or as otherwise required by building code.
 - Exterior doors shall be illuminated with a minimum maintained one (1 fc) foot-candle of light, measured within a five (5 ft) foot radius on each side of the door at ground level or as otherwise required by building code.
 - In order to minimize light trespass on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth (0.1 fc) foot-candle.
 - The use of exterior lighting shall be minimized in areas of important wildlife habitat and delineated wetlands, and lighting shall be designed so that it does not spill over or onto such critical habitat.



ROBERT SINGER & ASSOCIATES INC.
 DESIGN CONSULTANTS
 LIGHTING SPECIALISTS
 Corporate Member
 IALD, IES
 655 E. Valley Rd, Suite 200
 Basalt, CO 81621
 6842 E. Hummingbird Ln.
 Paradise Valley, AZ 85253
 T 970.963.5692
 www.rsa-light.com

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Issue:
 03.11.2021
 DRB FINAL REVIEW

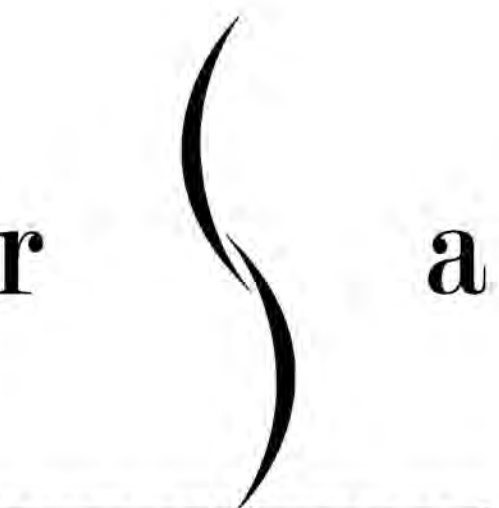
NOT FOR CONSTRUCTION



PROJECT
THE REFUGE
 LOT 434
 MOUNTAIN VILLAGE, CO
 DESCRIPTION

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

LT0.1



ROBERT SINGER & ASSOCIATES INC.

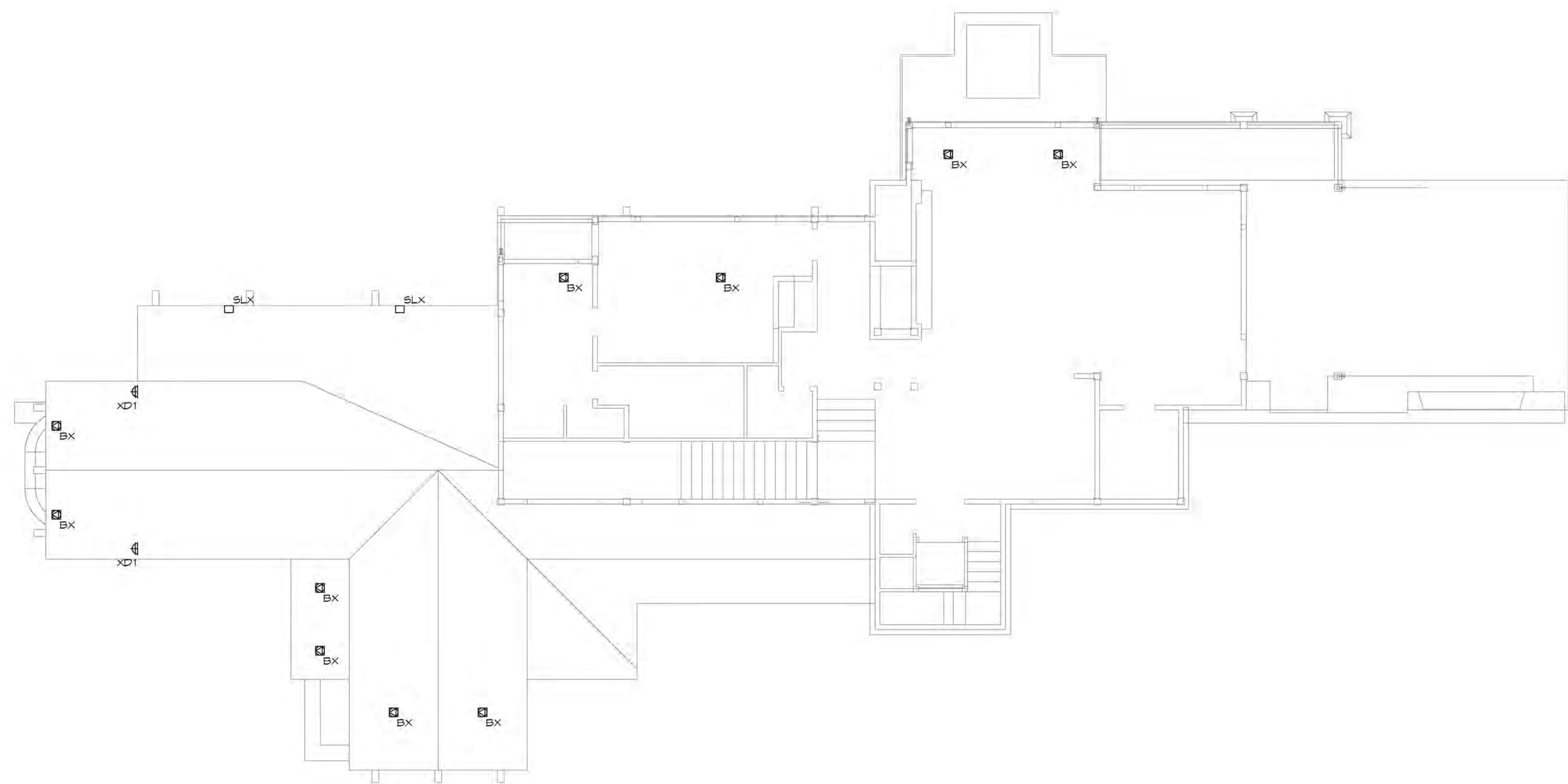
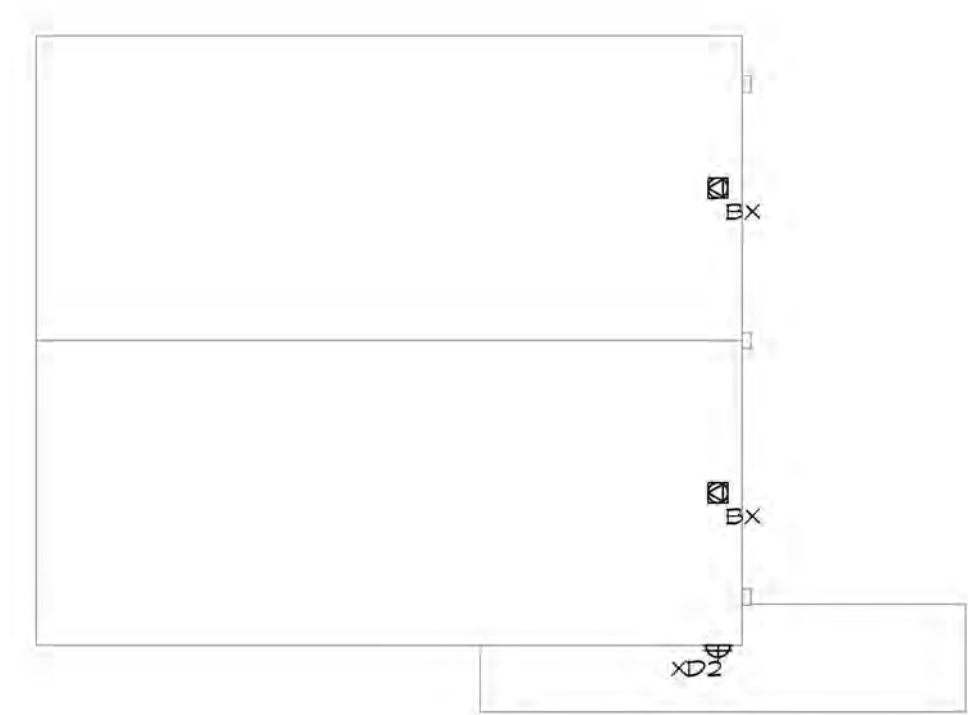
DESIGN CONSULTANTS
LIGHTING SPECIALISTS
Corporate Member
IALD, IES

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Basalt, CO 81621

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Issue:
03.11.2021
DRB FINAL REVIEW

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PROJECT

THE REFUGE

LOT 434
MOUNTAIN VILLAGE, CO

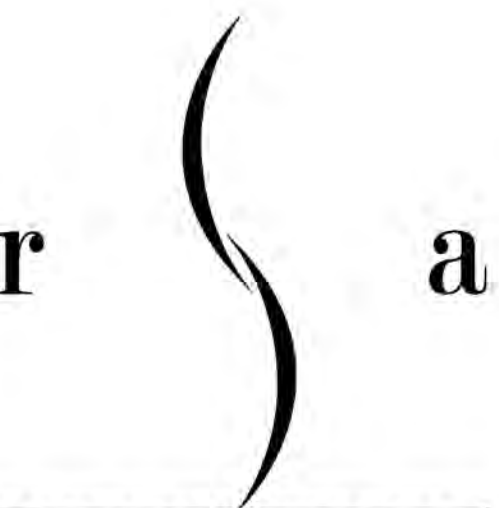
DESCRIPTION
**LOWER LEVEL
LIGHTING KEYPLAN**

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

SHEET

LT1.10

1 LOWER LEVEL LIGHTING KEYPLAN
LT1.10 SCALE: 1/8"=1'-0"



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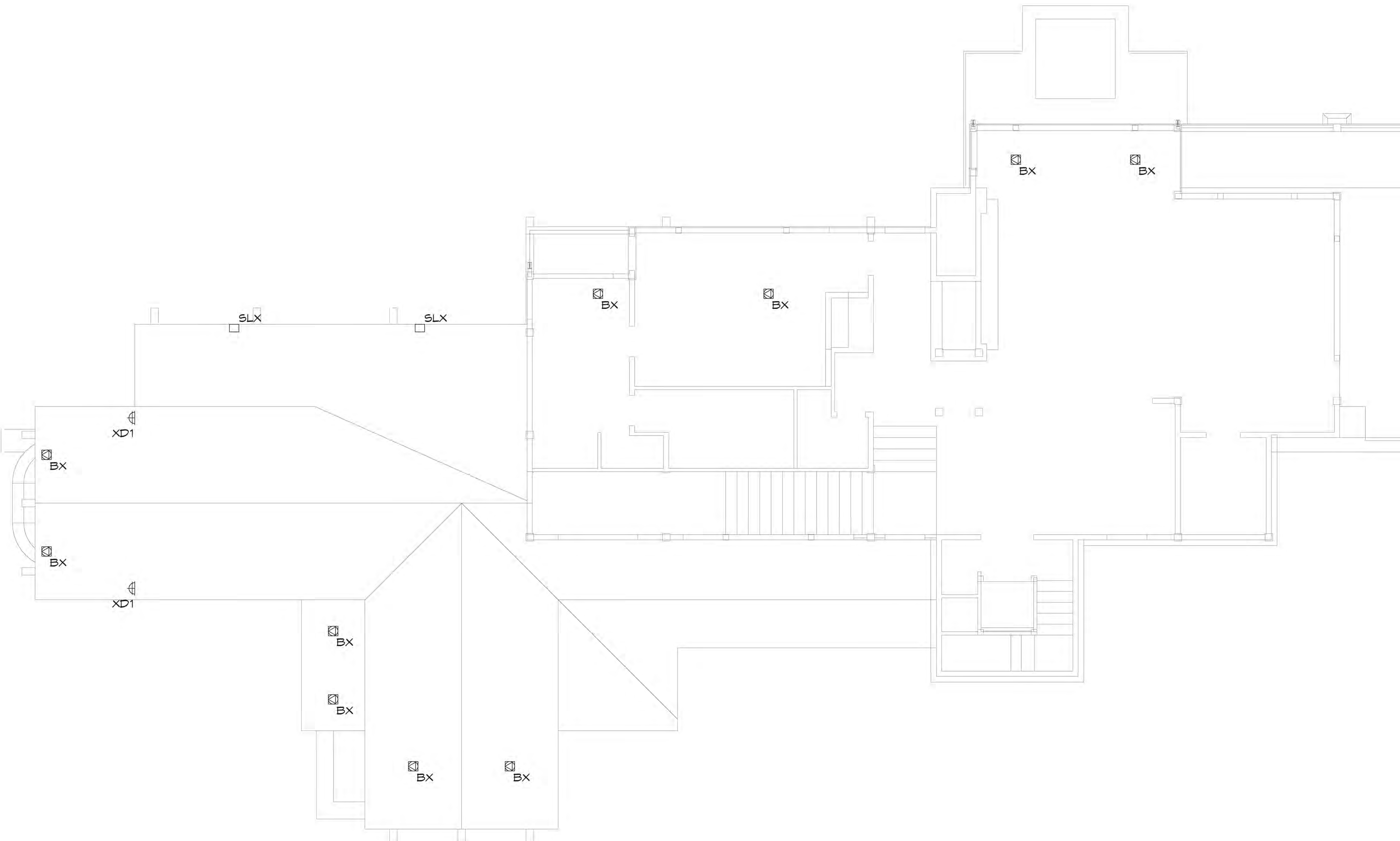
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The Refuge

PROJECT

THE REFUGE

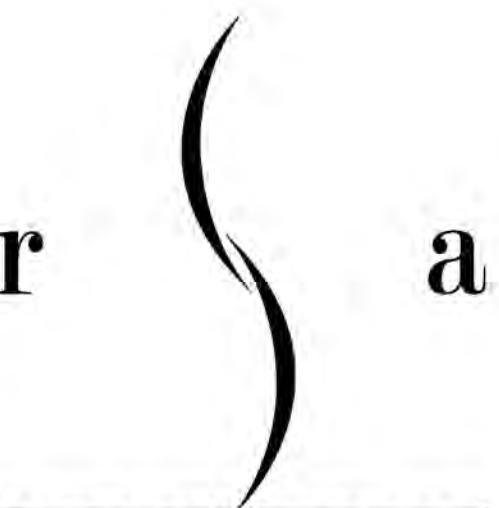
LOT 434
MOUNTAIN VILLAGE, CO
DESCRIPTION
**LOWER LEVEL
LIGHTING PLAN**

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

SHEET

LT1.11

1 LOWER LEVEL LIGHTING PLAN
LT1.11 SCALE: 1/4"=1'-0"



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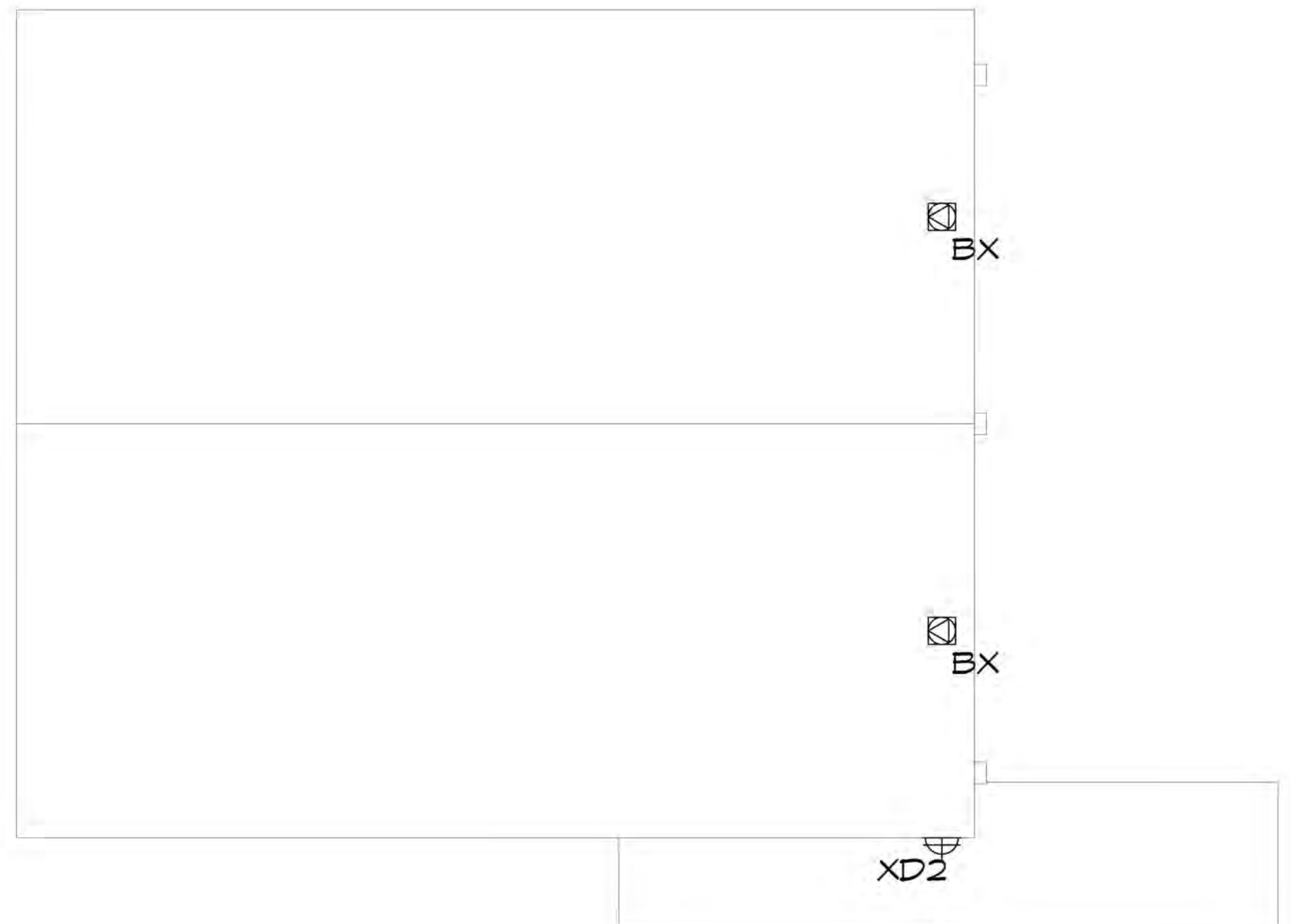
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PROJECT

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LOT 434
MOUNTAIN VILLAGE, CO

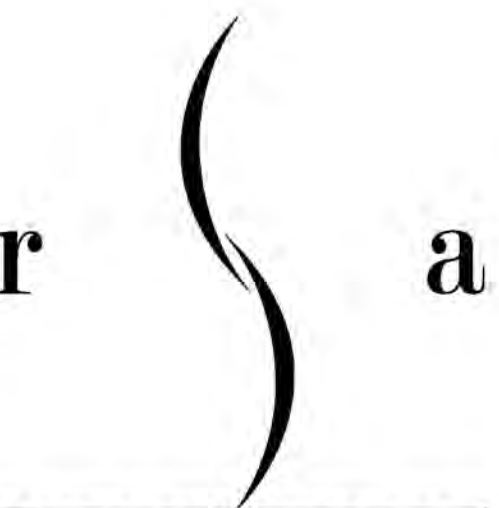
DESCRIPTION
GARAGE LIGHTING PLAN

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

SHEET

LT1.12

1 GARAGE LIGHTING PLAN
LT1.12 SCALE: 1/4"=1'-0"



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DRB FINAL REVIEW

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The Refuge

PROJECT

THE REFUGE

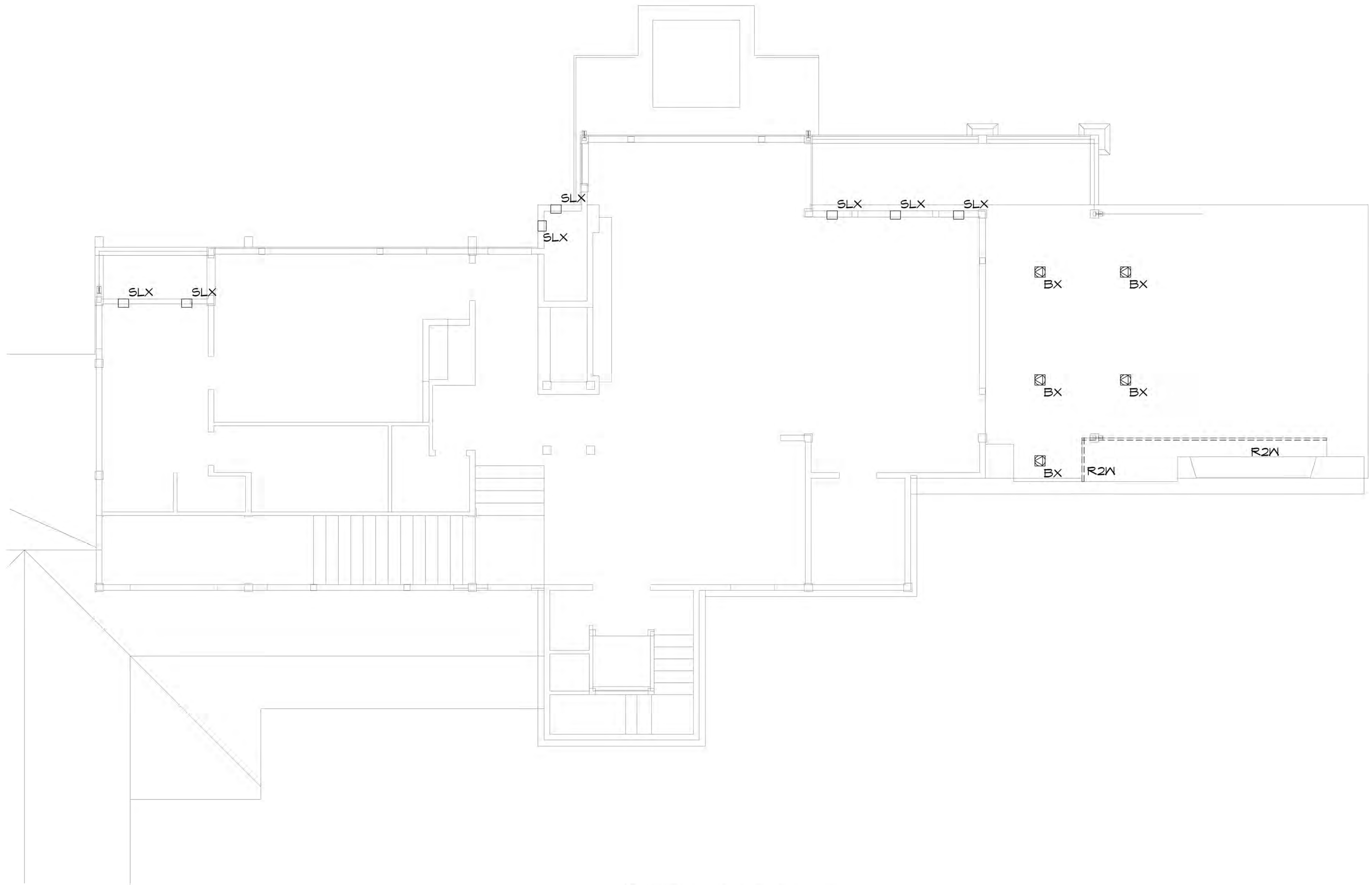
LOT 434
MOUNTAIN VILLAGE, CO

DESCRIPTION
**MAIN LEVEL
LIGHTING PLAN**

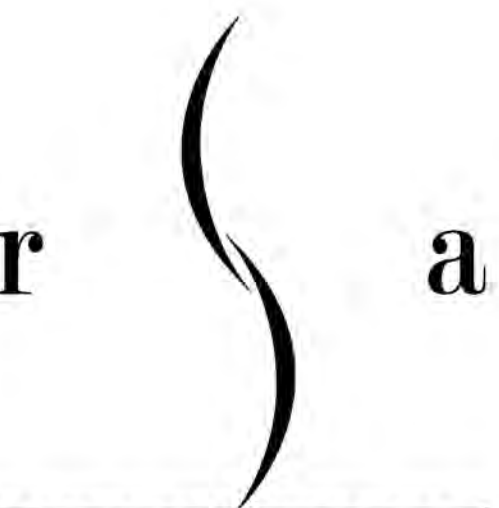
SCALE: 1/4"=1'-0"

SHEET

LT1.20



1 MAIN LEVEL LIGHTING PLAN
LT1.20 SCALE: 1/4"=1'-0"



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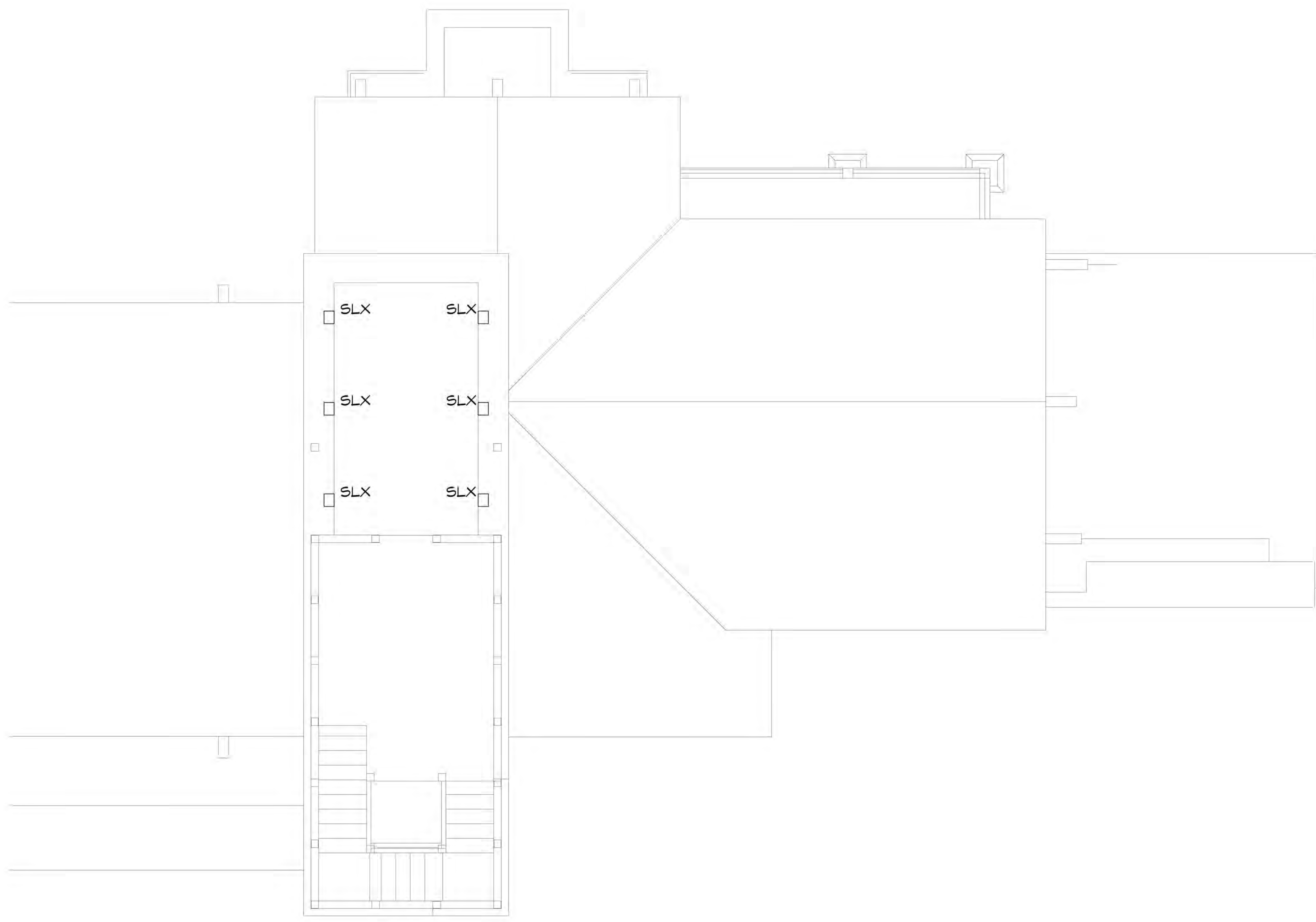
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Issue:

03.11.2021
DRB FINAL REVIEW

NOT FOR CONSTRUCTION

The Refuge

PROJECT

THE REFUGE

LOT 434
MOUNTAIN VILLAGE, CO

DESCRIPTION
**MASTER LEVEL
LIGHTING PLAN**

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

SHEET

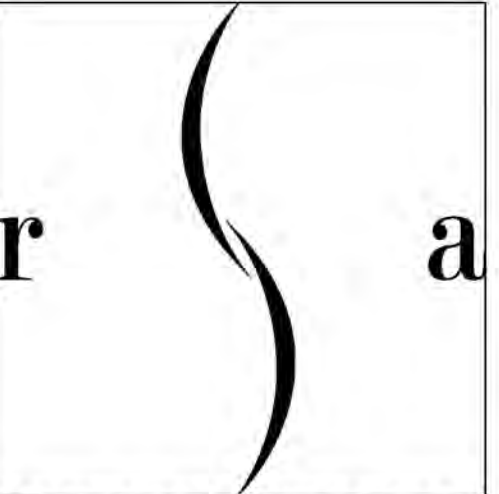
LT1.30

1 MASTER LEVEL LIGHTING PLAN
LT1.30 SCALE: 1/4"=1'-0"

The Refuge - Lot 434
Final DRB: 3/11/2021



Type	Image	Product / Manufacturer Attributes	Notes
Architectural Lighting			
BX		Element Lighting "Element LED Downlight - Low Output" Description: Recessed LED Downlight with Lens - Low Output Catalog #: E35FF-LO930*AI; E35RLB-H*; E3TRFPN53B Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED Dimming Type: LED Phase Dimming Voltage: 120V AC Ceiling Type: Wood / Tile	Length: 12.5" Width: 9.5" Height: 4" Trim Size: 3.2" Aperture: 1.7" Micro Flange trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling. Refer to optic guide for beam spreads.
RZW		TBD LED Solutions "LED Strip Series" Description: Linear Wet Location LED Strip in Aluminum Extrusion Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips); TBD.PSDH-**-W-24W Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Height: 0.61" Width: 0.68" Length: Field Verified* Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Silicone Lens and Endcaps for Wet Location.
SLX		TBD LED Solutions "Wet Location LED Steplight" Description: Wet Location LED Steplight Catalog #: TBD.STS5x3-30K-**-12V; Lamping: 2W; 185Lumen; 3000K; 90+CRI Voltage: 12V Dimming Type: Forward Phase Dimming Driver: TBD.PSDH High Performance	Length: 5.22" Width: 1.76" Height: 3.28"
Decorative Lighting			
XD1		Modern Forms "Wet Location LED Sconce" Description: Wet Location LED Sconce Catalog #: WS-W28521-*** Lamping: 15W; 3000K; 558 Lumen; 90CRI Location: Exterior Entry/ Garage Quantity: 3 Mounting Height: To Be Coordinated	Width: 9" Height: 21" Depth: 10-3/4"
RSA	970-963-5692 www.rsa-light.com		



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Issue:
03.11.2021
DRB FINAL REVIEW

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PROJECT
THE REFUGE
LOT 434
MOUNTAIN VILLAGE, CO
DESCRIPTION

LIGHTING SCHEDULE
SCALE: NOT TO SCALE
SHEET

LT7.1

THE REFUGE - LOT 434

LOT 434, MOUNTAIN VILLAGE, CO

DRB FINAL REVIEW

MARCH 11, 2021



NOTES
SPECIFICATIONS
LIGHTING PLANS

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DESIGN CONSULTANTS LIGHTING SPECIALISTS
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GENERAL NOTES

1. It is the responsibility of the electrical contractor to review all lighting plans prior to commencement of electrical work. Any interpretation of the drawings shall be confirmed by Robert Singer and Associates, Inc.
2. All work must be in complete accordance with NEC and all governing authorities having local jurisdiction.
3. All site specific conditions to be field verified by contractor prop to purchase and installation of fixtures.
4. All outlets and fixtures to be grounded.
5. All recessed fixture trims to be painted to match ceiling color and finish unless otherwise specified.
6. It is the responsibility of the electrical contractor to refer to most recent fixture schedule, control schedule and specifications issued with most recent drawings or revision sketches.

RECESSED HOUSINGS

1. Expanding foam insulation should be kept a minimum of three inches from recessed light fixtures. Acceptable installations include, but are not limited to, masking the fixture by wrapping it in fiberglass batting or building a box around it.
2. Since spray-in foam expands into all openings and cracks care must be taken to prevent encroachment of the foam to within three inches of the fixture and junction box. The foam expansion may generate significant force as it cures so the masking must either be strong enough to resist the expansion or allow enough room for some expansion while still providing the three inch minimum spacing.
3. The installer is responsible for installing the IC rated recessed fixture in a manner that provides a minimum of three inches air space around the fixture to ensure that the insulation does not cause overheating of the luminaire or penetrate into the fixture and junction box.

DIMENSIONS

1. All wall sconce heights, both interior and exterior to be determined upon review of fixture selection and architectural elevations if not noted.
2. Fixture type 'SA' (Swing Arm) mounted height to be determined upon review of fixture selection and architectural elevations. Swing arms to be switched or controlled as indicated on plans.
3. Electrical contractor is to refer to all exact dimensioning and centerlines for fixture locations.
4. All dimensions and centerlines based off of Architectural plans and may not reflect exact site conditions, contact Robert Singer and Associates if in question.
5. General contractor to refer to dimensioned lighting plans prior to framing. General contractor to coordinate framing and structural conditions with lighting, MEP, AV and other trades.

EXTERIOR/SITE LIGHTING

1. All exterior façade mounted receptacles for seasonal lighting shall be weatherproof while in use GFCI. Exact location of receptacles to be coordinated with architect and shall be in concealed location.
2. Electrical contractor to provide conduit routing to locations indicated on plans terminating in direct burial junction boxes for all landscape and site lighting.
3. Electrical contractor to determine locations of direct burial transformers if needed.
4. Prior to rough-in, exact fixture locations to be flagged and coordinated on site after all landscaping is complete.
5. Architect and landscape architect to inform Robert Singer and Associates of any exterior structures such as retaining or perimeter walls and steps in which lighting is to be incorporated prior to construction work.
6. Landscape and site lighting plan to be generated upon review of complete landscaping plans and details provided by architect and landscape architect.

INTERIOR SWITCHING

1. Robert Singer and Associates recommends standard toggle and dimmer switches to be mounted at 48" AFF to centerline of switch, and 4" off door bucks or corners, except where noted. Exact locations of all devices to be approved by architect/interiors and owner prior to rough-in.
2. Robert Singer and Associates plans indicate switch designations, (IE; d – dimmer, door – door jamb switch, 3 – 3-way switch, 3d – 3 way dimmer switch, vs – vacancy sensor). Refer to legend for all designations.
3. 3-way switching to be wired as per plan.
4. All standard toggle switches and dimmer switches to be as specified.
5. Finishes for all standard toggle switches, dimmers, and faceplates to be determined by architect/interiors and owners.
6. Switched receptacle notes:
 - a. Half switched TL/FL indicates control of at least (1) outlet on any standard receptacle. Control of outlet either by control system or standard switch. Electrical contractor to verify number and location of switched outlets on receptacle with Robert Singer and Associates, architect/interiors and owner.
 - b. Fully switched TL/FL indicates control of all outlets on any standard receptacle. Control of outlet either by control system or standard switch.
 - c. The controlled outlet on the receptacle shall be clearly marked by electrical contractor.
 - d. Exact locations of all switched receptacles, both floor and wall mounted, to be coordinated with furniture plans, Electrical plans, and be approved by architect/interiors prior to rough-in.
 - e. Electrical contractor/Electrical engineer to refer to Robert Singer and Associates lighting plans for switched receptacle locations prior to layout of code required receptacles.

CONTROL SYSTEMS

1. Control system specifications to be confirmed with manufacture.
2. Exact style, faceplate finish, button color, text and configuration for all control stations to be reviewed and approved by owner/ architect/ interiors prior to Robert Singer and Associates release for production.
3. Robert Singer and Associates recommends all control wall stations to be mounted at 54"-60"AFF to centerline of station. Exact height to be reviewed and approved by owner/ architect/ interiors prior to rough-in.
4. Exact enclosure and control locations indicated on plan to be coordinated with AV, Mechanical and Electrical, and approved by architect/engineer prior to rough-in.
5. Multiple enclosure locations to be linked to control location with manufacturer recommended control wire.
6. All information regarding motorized functions to be controlled via the control system shall be submitted to Robert Singer and Associates for coordination.
7. RSA to be provided with all network information for remote access to service lighting control system upon commissioning of system. If no VPN is available, RSA will need to be on-site for any lighting control system revisions.
8. CATV or better communications wire to be run from Lutron processer location to local network hub.

DECORATIVE FIXTURES

1. Refer to fixture specifications for maximum wattage and of decorative fixtures. Interiors/ owners to notify Robert Singer and Associates if maximum wattage is exceeded.
2. Interiors/ owners to provide complete decorative fixture schedule to Robert Singer and Associates prior to installation.
3. Interiors/ owners to notify Robert Singer and Associates if deviating from decorative fixture selection guide (i.e. electronic low voltage transformers, fluorescent ballasts, LED lamping).
4. Interiors/ owner to coordinate decorative fixture weight with general contractor to ensure adequate blocking for mounting of fixture.

ON-SITE AIMING/LAMPING

1. Robert Singer and Associates to provide electrical contractor with exact lamping schedule and plans for all architectural light fixtures.
2. Robert Singer and Associates to provide electrical contractor with preliminary aiming guide for reference prior to final adjustments.
3. Electrical contractor to provide the necessary equipment (i.e. extra lamps, ladders, scaffold and coordination of lifts if needed) and personnel for final aiming/ adjustments of lighting fixtures. Final adjustments to be made after all artwork and furnishings have been placed.

SUBSTITUTIONS

1. No specifications are to be substituted without approval by Robert Singer and Associates. Any proposed substitutions are to be issued to Robert Singer and Associates for review.
2. Robert Singer and Associates assumes no responsibility for any unapproved changes to the issued set of lighting plans or specifications.





RSA GENERAL LIGHTING LEGEND

*Refer to complete lighting fixture schedule and specifications issued with drawings.
*All wall sconce heights to be determined upon review of architectural elevations if not noted.

A		Recessed Downlight	T* / T*		Cable Track and Track Head
B		Recessed Adjustable Downlight	T* / T*		Wall Mounted Monorail and Track Head
B2		Recessed Adjustable Downlight 2 Lamp	T* / T*		Monorail Track and Track Head
B3		Recessed Adjustable Downlight 3 Lamp	T* / T*		Slot Reveal Track Lighting
C		Recessed Wet Location Lensed Downlight			Wall Switch
C1		Recessed Wet Location Lensed Adjustable Downlights			3-Way Wall Switch
D		Under Cabinet LED Fixture			Dimming Wall Switch
D1		Under Cabinet Fluorescent			3-Way Dimming Wall Switch
F1		1' x 4' Fluorescent			Door Jam Switch
F3		1' x 1' Fluorescent			Wall Mounted Receptacle
F4		2' x 4' Fluorescent			Switched Wall Mounted Receptacle
F6 / F8		Linear Fluorescent Fixture			Floor Receptacle
F7		Vertical Fluorescent Fixture			Switched Floor Receptacle
K / K3		Linear LED Lightstrip			Wall Mounted Junction Box
K4		Fixed Length Linear LED Fixture			Floor or Ceiling Mounted Junction Box
KL / KL2		Fluorescent / Incandescent Jelly Jar			Fireplace Ignitor
L / L1		Linear Fluorescent Closet Fixture			Motorized Windows / Shades
N / N1		Puck Light / Wet Location Puck			Exhaust Fan
R / R1		Linear LED Fixture			Low-Voltage Transformer
SL / SL1		Recessed Wall Mounted Steplights			Power Supply
U		Recessed in ground Uplight			Circuit Designation
ID		Wall Mounted Sconces			Control Station
ID		Surface Mtd. Or Pendant Fixtures			Centerline
ID		Wall Mounted Overhead Vanity Fixture			Detail Note Designation
ID		Pool Table Lighting Fixture			Detail Designation

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Type	Image	Product / Manufacturer	Attributes	Notes
Architectural Lighting				
BX		Element Lighting "Element LED Downlight - Low Output" Description: Recessed LED Downlight with Lens - Low Output	Catalog #: E3SFF-LO930*AI; E3SRLB-H*; E3TREFNS3B Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED Dimming Type: LED Phase Dimming Voltage: 120V AC Ceiling Type: Wood / Tile	Length: 12.5" Width: 9.5" Height: 4" Trim Size: 3.2" Aperture: 1.7" Micro Flange trim, refer to manufacturers installation instructions. Trim to be removed and painted to match ceiling. Refer to optic guide for beam spreads.
R2W		TBD LED Solutions "LED Strip Series" Description: Linear Wet Location LED Strip in Aluminum Extrusion	Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips); TBD.PSDH-**W-24V Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K LED Voltage: 24V DC Dimming Type: LED Forward Phase Driver: Remote Dimmable Power Supply	Height: 0.61" Width: 0.68" Length: Field Verified" Contractor to measure and field verify appropriate fixture segment lengths and quantities. Remote power supply location by EC. Silicone Lens and Endcaps for Wet Location.
SLX		TBD LED Solutions "Wet Location LED Steplight" Description: Wet Location LED Steplight	Catalog #: TBD.STS5x3-30K-**-12V; Lamping: 2W; 185Lumen; 3000K; 90+ CRI Voltage: 12V Dimming Type: Forward Phase Dimming Driver: TBD.PSDH High Performance	Length: 5.22" Width: 1.76" Height: 3.28"
Decorative Lighting				
XD1		Modern Forms "Wet Location LED Sconce" Description: Wet Location LED Sconce	Catalog #: WS-W28521-*** Lamping: 15W; 3000K; 558 Lumen; 90CRI Location: Exterior Entry/ Garage Quantity: 3 Mounting Height: To Be Coordinated	Width: 9" Height: 21" Depth: 10-3/4"



PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: E3SFF-LO930*AI; E3SRLB-H*;
 E3TREFNS3B
 Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

TYPE: BX

Page: 1 of 9



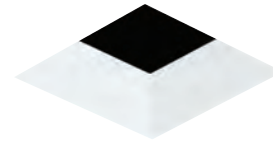
ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free, hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. Options include premium Warm Dimming, Tunable White, Xicato and Xicato Artist Series LED modules. Trim options include Flanged or Flangeless and Flangeless in Wood Ceiling.

- Housing reduced by 60%
- Tool-free aiming/locking: 0-40° tilt, 361° rotation
- Patented high/low lamp positioning
- 2-step standard
- Standard phase dimming down to 1%
- Trims reflector options
- Solite Soft Focus lens option

SPECIFICATIONS

	STATIC WHITE		XICATO		WARM DIM		TUNABLE WHITE	
	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	1800/1450	1319/1124	1129	945	1300	900	1272	1150
WATTS	17	12	15	15	17	12	18	18
EFFICACY	106/85	110/94	75	63	76	75	72	64
CRI	80+/90+		80+	95+	90+		90+	
CBCP	10° - 19,414 18° - 5,848 25° - 5,416 40° - 3,230 60° - 2,305		21° - 3,184 43° - 2,733 60° - 1,014		18° - N/A 25° - N/A 40° - 1,622 60° - N/A			
CCT OPTIONS	2700K, 3000K or 3500K		2700K, 3000K or 3500K ¹		3000K - 1800K		5000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	2-step		1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING ¹	Standard phase dimming (down to 1%) 0-10V (down to 5%) Lutron Hi-lume EcoSystem (down to 0.1%) Lutron Hi-lume 2-Wire (down to 1%) eldoLED 0-10V or Dali (down to 0.1%)						eldoLED 0-10V or Dali (down to 0.1%)	
POWER SUPPLY	Constant current driver with +9 power factor and +80% efficiency							
OPTICS	Field changeable: 10°, 18°, 25°, 40°, 60° TIR		Field changeable: 21°, 43°, 60° Reflector		Field changeable: 18°, 25°, 40°, 60° TIR			
ADJUSTABILITY	Lockable, hot-aiming 0-40° tilt, 361° rotation, high/low lamp positioning, 45° collar rotation							
CEILING APPEARANCE	Flanged, Flangeless or Flangeless in Wood Ceiling							
CEILING THICKNESS	Flanged: Up to 2-1/2" Flangeless: No ceiling thickness limitations Flangeless in Wood Ceiling: 1/2" to 2" Note: Thicker ceilings impact light cutoff							
CEILING APERTURE	3-7/8" ceiling cutout							
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation. Sauna/Steam-room use available only with combination of H Shower trim, LO Low Output housing, and I IC housing rating.							
CONSTRUCTION	Housing: Heavy-Gauge, Cold-Rolled Steel Trim: Die-Cast Aluminum							
FINISH	Housing: Black Powder Coat Trim: Antique Bronze, Black, Satin Nickel, White (paintable)							
GENERAL LISTING	ETL listed. Damp listed. Shower version Wet listed.							
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).							
L70	50,000 hours min							
WARRANTY ²	5 years							



SHOWN IN FLANGELESS BEVEL SQUARE

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

Lumen output will vary by CCT and CRI. See photometric charts for output information.

Data in chart reflect 3000K/80 CRI values unless noted.
 Custom Output/Custom: RAL/Custom CCT available, Contact Quotes Department

Ordering grids available on page 2.

Accepts two optical controls and an optional trim-mounted lens.

¹See ELEMENT-Lighting.com for dimmer compatibility.

²Visit ELEMENT-lighting.com for specific warranty limitations and details.

³3500K Xicato module not available for Artist series.



ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

ORDERING GRIDS

HOUSING

PRODUCT	CEILING APPEARANCE	OUTPUT	CRI/CCT	BEAM SPREAD	FUNCTION	HOUSING RATING	DRIVER	VOLTAGE
E3R ELEMENT 3" ROUND	LF FLANGELESS	-LH HIGH OUTPUT, 17W	827 80 CRI, 2700K, 2-STEP	0 10°-4	A ADJUSTABLE	I IC AIRTIGHT	STANDARD PHASE 1% (LEAVE BLANK)	120 VOLT (LEAVE BLANK)
E3S ELEMENT 3" SQUARE	FF FLANGED	-LO LOW OUTPUT, 12W ²	830 80 CRI, 3000K, 2-STEP	1 18°		N NON-IC	-O10 0-10V DIMMING 5%	-277 277 VOLT
	WC WOOD CEILING ¹		835 80 CRI, 3500K, 2-STEP	2 25°		C CHICAGO	-ELD0 ELDOLED 0.1% 0-10V LINEAR ³	
			927 90 CRI, 2700K, 2-STEP	4 40°		P PLENUM	-ELD0A ELDOLED 0.1% 0-10V LOGARITHMIC ⁴	
			930 90 CRI, 3000K, 2-STEP	6 60°		E EMERGENCY	-ELD1 ELDOLED 1% 0-10V LINEAR ⁵	
			935 90 CRI, 3500K, 2-STEP			BATTERY (NON-IC / CHICAGO PLENUM)	-ELD1A ELDOLED 1% 0-10V LOGARITHMIC ⁴	
			WD 90 CRI, 3000-1800K, WARM DIM, 3-STEP				-ELD2 ELDOLED 0.1% DALI ⁶	
			TW52 90 CRI, 5000K-2700K, TUNABLE WHITE, 2-STEP ³				-ELD3 ELDOLED TUNABLE WHITE 0.1% 0-10V LINEAR ^{3,5}	
			TW41 90 CRI, 4000K-1800K, TUNABLE WHITE, 2-STEP ³				-ELTD ELDOLED TUNABLE WHITE 0.1% DALI ^{3,5}	
		-X XICATO, HIGH OUTPUT, 14W	I27 80 CRI, 2700K, 1X2-STEP, XICATO	21 21° XICATO			-HL2W LUTRON HI-LUME 1% 2-WIRE ^{5,6}	
			I30 80 CRI, 3000K, 1X2-STEP, XICATO	43 43° XICATO			-HLECO LUTRON HI-LUME 0.1% ECOSYSTEM	
			I35 80 CRI, 3500K, 1X2-STEP, XICATO	60 60° XICATO				
			A27 95 CRI, 2700K, 1X2-STEP, XICATO ARTIST					
			A30 95 CRI, 3000K, 1X2-STEP, XICATO ARTIST					

Trims are required and must be ordered separately.

For dimming details, refer to Dimmer Compatibility Chart.

¹WC - Wood Ceiling option accommodates Flangeless trims only.

²LO - Sauna/Steam-room use available only with combination of H Shower trim, LO Low Output housing, and I IC housing rating.

³TW52/TW41/ELTO/ELTD - Tunable White only available in High Output, only available with ELTO (0-10V, linear), or ELTD (DALI). For 0-10V logarithmic dimming consult Quotes Department.

⁴0 - 10° optic has a unique LED module not available with Warm Dim or Tunable White. Changing optics to 18°, 25°, 40° or 60°, will require a new LED module.

⁵Lutron Hi-lume and eldoLED drivers not compatible with Round Flangeless (E3RLF) or Round Wood Ceiling (E3RWC) housings.

⁶HL2W - Lutron Hi-lume 2-wire phase dimming (down to 1%), 120V only.

TRIM

PRODUCT	CEILING APPEARANCE	STYLE	APERTURE	FINISH
E3R ELEMENT 3" ROUND	L FLANGELESS	B BEVEL	-O NO LENS	Z ANTIQUE BRONZE
E3S ELEMENT 3" SQUARE	F FLANGED UP TO 1" CEILING THICKNESS	F FLAT	-H SHOWER ¹	B BLACK
	F15 FLANGED 1 1/2" CEILING THICKNESS		-L LENSED	S SATIN NICKEL
	F20 FLANGED 1 6/8" CEILING THICKNESS			W WHITE
	F25 FLANGED 2 1/2" CEILING THICKNESS			

Wood Ceiling option accommodates Flangeless trims only.

¹H - Sauna/Steam-room use available only with combination of H Shower trim, LO Output housing, and I IC housing rating.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353E4LEDXREF	18 18°
	25 25°
	40 40°
	60 60°

353E4LEDXREF

REPLACEMENT REFLECTORS¹

PRODUCT	BEAM SPREAD
352LEDXREF	21 21°
	43 43°
	60 60°

352LEDXREF

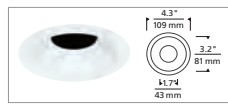
¹For use with Xicato modules only.



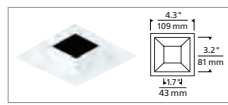
ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

TRIMS

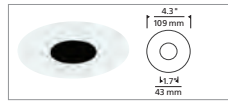
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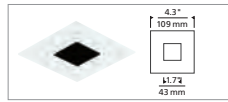
ROUND BEVEL



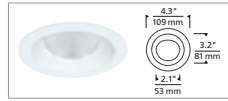
SQUARE BEVEL



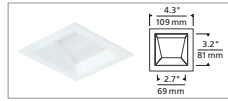
ROUND FLAT



SQUARE FLAT



ROUND WALL WASH

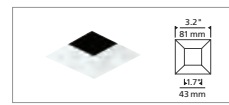


SQUARE WALL WASH

FLANGELESS



ROUND BEVEL



SQUARE BEVEL



ROUND FLAT



SQUARE FLAT

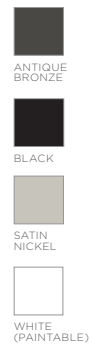


ROUND WALL WASH



SQUARE WALL WASH

FINISH



FLANGELESS IN WOOD CEILING



ROUND BEVEL (ANTIQUE BRONZE)



SQUARE BEVEL (SATIN NICKEL)



ROUND FLAT (ANTIQUE BRONZE)



SQUARE FLAT (SATIN NICKEL)



ROUND WALL WASH (ANTIQUE BRONZE)



SQUARE WALL WASH (SATIN NICKEL)

LENS OPTION

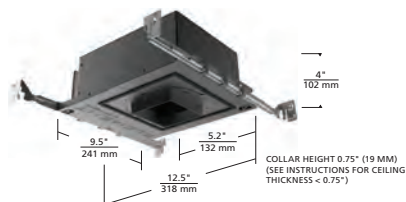


SHOWN WITH AND WITHOUT A LENS (SQUARE FLANGED BEVEL)

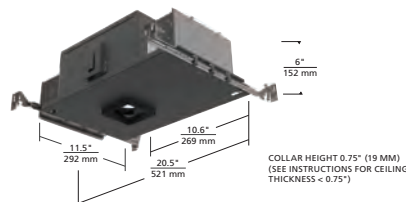


SHOWN WITH AND WITHOUT A LENS (ROUND FLANGELESS BEVEL)

HOUSING



IC AIRTIGHT / NON-IC AIRTIGHT / CHICAGO PLENUM



EMERGENCY BATTERY (NON-IC AIRTIGHT / CHICAGO PLENUM)



PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: E3SFF-LO930*AI; E3SRLB-H*;
 E3TREFNS3B
 Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

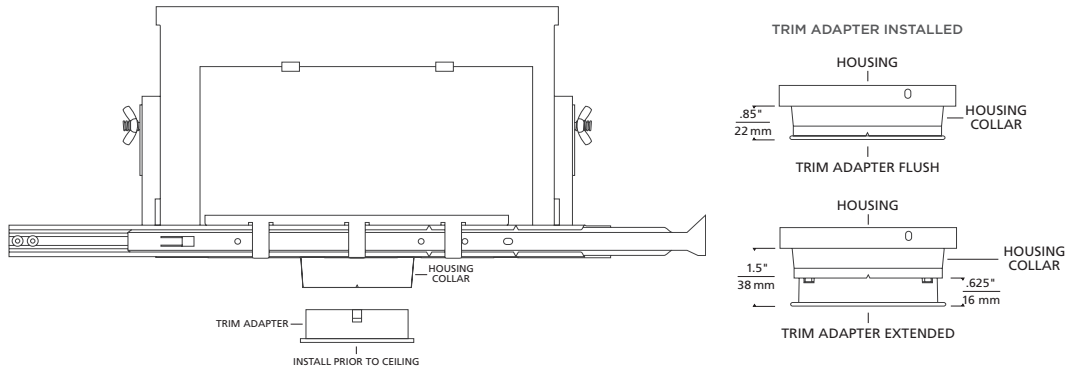
TYPE: BX

Page: 4 of 9

TECH LIGHTING

ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

ADJUSTABLE TRIM ADAPTER



Wood Ceiling housings ("WC" designation in the ordering grid) ship with an adjustable trim adapter that inserts into the housing aperture and allows standard ELEMENT 3" Flangeless trims to achieve a truly flangeless, flush ceiling appearance in special applications such as wood or stone installation. For use in new construction. Consult installation instructions regarding plenum requirements and ceiling thickness ratios.



PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: E3SFF-LO930*AI; E3SRLB-H*;
 E3TREFNS3B
 Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming



ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

TRIM-MOUNTED REFLECTORS

ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold and Silver for a decorative accent or Anodized Black for an ultimate quiet ceiling aesthetic. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color, and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT 3" trims and housings.

- Can be easily installed or removed
- Assembles to existing trim
- Compatible with Fixed and Adjustable Housings
- Finish Options: Anodized Gold (G), Anodized Black (B) or Anodized Silver (S)

SPECIFICATIONS

COMPATIBLE TRIMS	NON-SLOTTED (FOR FIXED ¹)	SLOTTED (FOR ADJUSTABLE)
3" round, flanged, bevel	E3TREFNS1 (B, G, S)	E3TREFS4 (B, G, S)
3" square, flanged, bevel	E3TREFNS5 (B, G, S)	E3TREFS1 (B, G, S)
3" round, flanged, flat	E3TREFNS1 (B, G, S)	E3TREFS4 (B, G, S)
3" square, flanged, flat	E3TREFNS3 (B, G, S)	E3TREFS2 (B, G, S)
3" round, flangeless, bevel	E3TREFNS2 (B, G, S)	E3TREFS6 (B, G, S)
3" square, flangeless, bevel	E3TREFNS6 (B, G, S)	E3TREFS5 (B, G, S)
3" round, flangeless, flat	E3TREFNS4 (B, G, S)	E3TREFS3 (B, G, S)
3" square, flangeless, flat	E3TREFNS3 (B, G, S)	E3TREFS2 (B, G, S)

¹May require lamp to be placed in high position.
 Not compatible with lensed trims.
²Non-slotted Reflectors may be used in Adjustable Housings with the lamp assembly placed in the 0° tilt position.

ORDERING GRID

E3 TRIM-MOUNTED REFLECTORS

PRODUCT	STYLE	FINISH
E3TREF	NS1 NON-SLOTTED	B ANODIZED BLACK
	NS2 NON-SLOTTED	G ANODIZED GOLD
	NS3 NON-SLOTTED	S ANODIZED SILVER
	NS4 NON-SLOTTED	
	NS5 NON-SLOTTED	
	NS6 NON-SLOTTED	
	S1 SLOTTED	
	S2 SLOTTED	
	S3 SLOTTED	
	S4 SLOTTED	
	S5 SLOTTED	
	S6 SLOTTED	

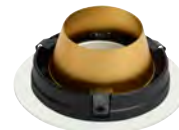
E3TREF

Reflectors are placed on top of the inside of the trim or affixed via screws (only if provided).

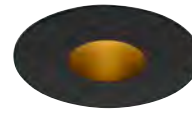
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SHOWN IN ANODIZED BLACK
(REFLECTOR ONLY)



SHOWN IN ANODIZED GOLD
(TRIM MOUNTED)



SHOWN IN ANODIZED GOLD
(BELOW CEILING VIEW)



SHOWN IN ANODIZED SILVER
(BELOW CEILING VIEW)



SHOWN IN ANODIZED BLACK
(BELOW CEILING VIEW)



PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: E3SFF-LO930*AI; E3SRLB-H*;
 E3TREFNS3B
 Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

TYPE: BX

Page: 6 of 9

TECH LIGHTING

ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

PHOTOMETRICS

Description: 3" LED Module
 10° Beam - 0° Tilt,
 80 CRI, 3000K
 Model: E3 Citizen LED
 Input Power (Watts): 16.3
 Input Power Factor: 0.98
 Absolute Luminous
 Flux (Lumens): 1337
 Lumen Efficacy
 (Lumens per Watt): 82

Description: 3" LED Module
 18° Beam - 0° Tilt,
 80 CRI, 3000K
 Model: E3 Citizen LED
 Input Power (Watts): 18.1
 Input Power Factor: 0.98
 Absolute Luminous
 Flux (Lumens): 1598
 Lumen Efficacy
 (Lumens per Watt): 88.1

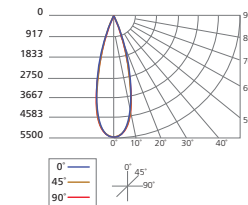
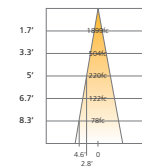
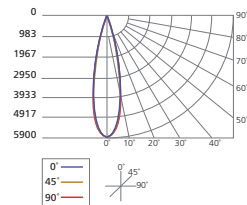
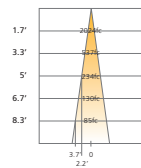
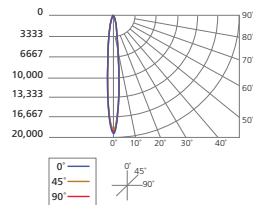
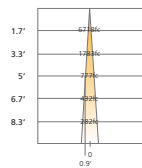
Description: 3" LED Module
 25° Beam - 0° Tilt,
 80 CRI, 3000K
 Model: E3 Citizen LED
 Input Power (Watts): 18.3
 Input Power Factor: 0.98
 Absolute Luminous
 Flux (Lumens): 1754
 Lumen Efficacy
 (Lumens per Watt): 95.5

Output difference between CCTs - 5%, CRIs - 15%.

ANGLE	0°	45°	90°
0°	19414	19414	19414
5°	10254	10254	10254
10°	3511	3511	3511
15°	1342	1342	1342
20°	383	383	383
25°	126	126	126
30°	84	84	84
35°	54	54	54
40°	31	31	31
45°	22	22	22
50°	18	18	18
55°	11	11	11
60°	6	6	6
65°	3	3	3
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	5422	5416	5427
5°	4916	4872	4888
10°	3800	3718	3721
15°	2040	2115	2016
20°	870	979	900
25°	400	441	414
30°	190	190	196
35°	103	103	105
40°	60	65	61
45°	27	43	31
50°	16	25	17
55°	7	12	7
60°	2	5	2
65°	2	2	2
70°	1	1	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0





PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: E3SFF-LO930*AI; E3SRLB-H*;
 E3TREFNS3B
 Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED
 Dimming Type: LED Phase Dimming

TYPE: BX

Page: 7 of 9



ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

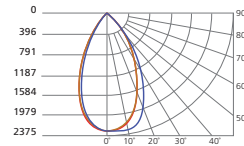
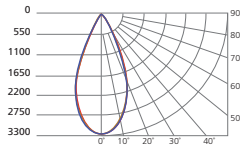
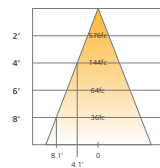
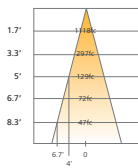
PHOTOMETRICS

Description: 3" LED Module
 40° Beam - 0° Tilt,
 80 CRI, 3000K
 Model: E3 Citizen LED
 Input Power (Watts): 16.9
 Input Power Factor: 0.98
 Absolute Luminous
 Flux (Lumens): 1774
 Lumen Efficacy
 (Lumens per Watt): 104.6
 Output difference between CCTs - 5%, CRIs - 15%.

Description: 3" LED Module
 60° Beam - 0° Tilt,
 80 CRI, 3000K
 Model: E3 Citizen LED
 Input Power (Watts): 18.4
 Input Power Factor: 0.98
 Absolute Luminous
 Flux (Lumens): 1536
 Lumen Efficacy
 (Lumens per Watt): 83.5

ANGLE	0°	45°	90°
0°	3230	3230	3230
5°	3107	3126	3159
10°	2824	2830	2871
15°	2415	2407	2463
20°	1863	1866	1937
25°	1111	1125	1128
30°	490	521	479
35°	221	232	205
40°	115	114	110
45°	65	64	59
50°	30	38	22
55°	14	22	11
60°	6	9	4
65°	1	3	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	2305	2305	2305
5°	2313	2298	2268
10°	2295	2248	2155
15°	2219	2116	1938
20°	1964	1876	1714
25°	1548	1544	1330
30°	1113	1176	1013
35°	749	835	704
40°	450	511	428
45°	230	283	221
50°	94	140	91
55°	38	69	35
60°	18	31	16
65°	8	13	6
70°	0	4	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



1'



PROJECT: The Refuge - Lot 434
ISSUE DATE: 03/11/2021
Catalog #: E3SFF-LO930*AI; E3SRLB-H*;
E3TREFNS3B
Lamping: 12W; 1124 Lumens; 90+ CRI; 3000°K LED
Dimming Type: LED Phase Dimming

 **TECH LIGHTING**

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

PROJECT INFORMATION

JOB NAME AND INFORMATION

FIXTURE TYPE AND QUANTITY

NOTES

 **TECH LIGHTING**
7400 Linder Ave., Skokie, IL 60077
T 847.410.4400
www.techlighting.com

3" LED

ELEMENT-Lighting.com

FLANGED DOWNLIGHT TRIMS

TRIMS

ROUND



ROUND MICRO FLANGED BEVEL



ROUND MICRO FLANGED FLAT



ROUND FLANGED BEVEL



ROUND FLANGED FLAT

SQUARE



SQUARE MICRO FLANGED BEVEL



SQUARE MICRO FLANGED FLAT



SQUARE FLANGED BEVEL



SQUARE FLANGED FLAT

FINISH



TRIM

PRODUCT SERIES	CEILING APPEARANCE	TRIM STYLE	APERTURE	FINISH
E3R ELEMENT 3" ROUND	F FLANGED	B BEVEL	-O NO LENS	Z ANTIQUE BRONZE
E3S ELEMENT 3" SQUARE	RL MICRO FLANGED	F FLAT	-H SHOWER -L LENSED	B BLACK S SATIN NICKEL W WHITE

PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips);
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

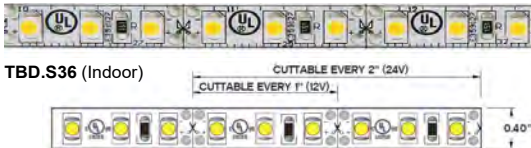
PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED STRIP SERIES

TBD.S36(W)

3.0 W LED STRIP INDOOR / OUTDOOR



TBD.S36 (Indoor)



TBD.S36W (Outdoor)

TBD.S36 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor / outdoor, commercial / residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting: coves, slots, or vanity mirrors. This strip, with high density LED spacing, when used with a deep channel and frosted lens, virtually eliminates all hot spots.

FEATURES

- 3 Watts Per Foot
- 12V or 24V DC Constant Voltage
- 36 LED's Per Foot
- 240 Lumens Per Foot, 3000K
- Max Run Length: 16.4' (12V) / 24' (24V)
- 90, 95 CRI Options
- Beam Angle: 120°
- Cuttable: 1" (12V) / 2" (24V)
- Indoor Rated: Width 0.40" Depth 0.08"
- Outdoor IP65 Rated: Width 0.47" Depth 0.20"
- 3M Adhesive Backing (Indoor Only)
- Long Life 50,000 Hours
- Listed; Title 24; Title 24 JA8 (Indoor)
- Requires Remote Dimmable TLS Power Supply
- Refer to Power Supply for Compatibility
- Application Friendly: UV and IR Free
- Earth Friendly: Mercury and Lead Free

ACCESSORIES



TBD.ILD
In-line Dimmer



TBD.MC
Mini Coupling



TBD.EX(3,8,24)
Extension Coupling
(Comes in 3", 8", or 24" sizes)



TBD.DC/PA
DC Power Adapter



ORDERING GUIDE

TBD.S36(W)

(S36 for Indoor,
S36W for Outdoor
IP65)

TEMP / COLOR

22K - 2200K RD - Red
 25K - 2500K BL - Blue
 27K - 2700K GR - Green
 30K - 3000K PK - Pink
 35K - 3500K PR - Purple
 40K - 4000K AM - Amber
 50K - 5000K OR - Orange
 60K - 6000K

LENGTH

16 - 16.4 ft.
 32 - 32 ft. (IP65 Only)
 100 - 100 ft. (Indoor Only)
 PF - 12"

VOLTAGE

12 - 12V DC
 24 - 24V DC

CRI

90 - 90 CRI
 95 - 95 CRI

PROJECT: The Refuge - Lot 434

TYPE: R2W

ISSUE DATE: 03/11/2021

Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips); TBD.PSDH-**-W-24V

Page: 2 of 3

Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
LED

Voltage: 24V DC

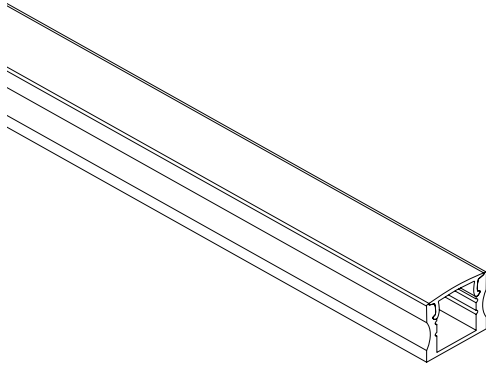


SURFACE | LP SERIES | SURFACE | -S1-1715

PRELIMINARY SPECIFICATION, SUBJECT TO CHANGE WITHOUT NOTICE

AST-LP-S1-1715

Surface Linear Extrusion



Standard length: 6.5 ft. (2m)*

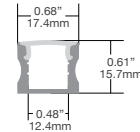
IP20 Interior Rated

Compatible with:
Asteri TL01 Series
AST-TL01-LE
AST-TL01-FC

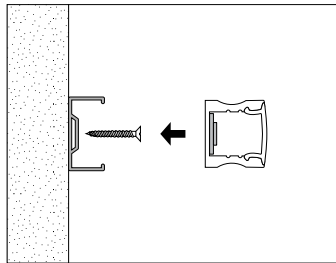
Aion LED Light Engines:
9000 Series
7000 Series
4000 Series
3000 Series
1000 Series

*Assembly Required
Custom Lengths Available. Additional Charges and Lead Time will Apply.

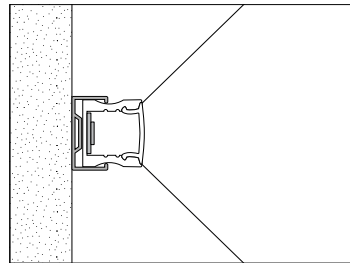
Dimensions



Mounting



Install Mounting clip and slide in assembled housing



Follow local code and NEC

SKU

AST-LP-S1-1715

Finish:

- Silver
- Black Anodized
- White Anodized
- Custom:

Optic:

Diffused



Asteri Lighting Inc. is a subsidiary of Aion LED Inc. © 2019 Asteri Lighting. Electrician installed. Strictly adhere to NEC & local building code. Limited 5-year warranty against manufacturing defects only, does not cover labor; voided by: inadequate ventilation, field modifications, installation by unqualified personnel, unapproved controls, drivers, cabling, other devices, not following installation guidelines & protocol, general negligence. Installer assumes all liability with regard to property & safety. This product is UL listed. See separate "Warranty Terms" & additional instructional materials for more information. Authorized installers only. Systems tested prior to shipping. Modified: July 15, 2019

PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: TBD.S36W-30K-**-24-95; AST-LP-S1-1715-Silver-Diffused (with Endcaps and Clips);
 TBD.PSDH-**-W-24V
 Lamping: 3W/ft; 240 Lumens/ft; 95 CRI; 3000°K
 LED
 Voltage: 24V DC

PROJECT NAME:	DATE:	TYPE:
SPECIFIER:	PREPARED BY:	
PART NO.:		



LED POWER SUPPLIES

TBD.PSDH

HIGH PERFORMANCE DC DIMMING DRIVER



TBD.PSDH-48W-24V
 TBD.PSDH-96W-24V
 11.25 in. x 3.375 in. x 3.25 in.

TBD.PSDH is available in 24V DC for use with MLV forward phase dimming systems. Suitable for commercial or residential use. Integrated technology ensures LED¹ for wet or dry locations. UL listed, Class 2 rated.

FEATURES

- Made in the USA
- Pure DC Current Technology
- AC Ripple Technology – ensures LED's are not overdriven due to repeated excessive current
- NEMA 3R wet location Indoor / Outdoor Enclosure
- Manual reset overload protection
- 100,000 hours lifetime rating
- Aluminum heat dissipating housing
- Dimmable with MLV forward phase dimmers
- UL listed
- Class 2 rated
- Ambient operating temp: 22° ~ +140°F
- Storage temperature: 85° to 194°F
- Humidity: up to 100%



ORDERING GUIDE

TBD.PSDH —

WATTAGE
48W-24V - 48 Watt
96W-24V - 96 Watt



PROJECT: The Refuge - Lot 434
 ISSUE DATE: 03/11/2021
 Catalog #: WS-W28521-***
 Lamping: 15W; 3000K; 558 Lumen; 90CRI
 Location: Exterior Entry/ Garage

TYPE: XD1

Page: 1 of 0

BALTHUS Exterior Sconces

WS-W28514 / WS-W28516 / WS-W28521

MODERN FORMS

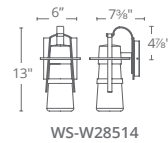


Fixture Type: _____

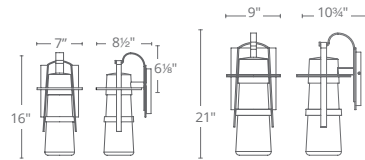
Catalog Number: _____

Project: _____

Location: _____



WS-W28514



WS-W28516

WS-W28521

PRODUCT DESCRIPTION

Heavy hardware exhibits craftsman details. Clear hammered mouth-blown glass creates resplendent splashes of light.

SPECIFICATIONS

Construction: Aluminum
Light Source: High output LED
Finish: Black (BK), Graphite (GH), Oil Rubbed Bronze (ORB)
Standards: ETL & cETL Wet Location listed, CEC Title 24 Compliant, IP65

FEATURES

- Mouth blown hammered clear glass
- Weather-resistant powder coat
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 54,000 hours
- Color temp: 3000K
- 277V option available
- CRI: 90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W28514	13"	11W		440	431	BK Black
WS-W28516	16"	13W	120V	495	431	GH Graphite
WS-W28521	21"	15W		614	558	ORB Oil Rubbed Bronze

Example: WS-W28514-ORB
 For 277V special order, add an "F" before the finish: WS-W28521F-ORB

modernforms.com
 Phone (866) 810.6615
 Fax (800) 526.2585

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

Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

Modern Forms retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Feb 2019

John A. Miller

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Thursday, February 18, 2021 2:25 PM
To: John A. Miller
Subject: Re: Class 3 Referral - New Single Family Home @ 142 Touchdown Drive Lot 434

John,

Jim and I reviewed the plans and have some notes.

- 1) The livable space exceeds 3,600 sq ft, therefore it is required to have sprinklers throughout.
- 2) The suppression system shall be monitored.
- 3) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all weather driving surface. Just the drive up to the rotary.
- 4) The address monument shall be no less than 4'6" from the ground to the bottom of the address numbers. Address numbers shall be 6" in height, coated or outlined with coating

Kind regards

On Wed, Feb 17, 2021 at 4:37 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon – attached you will find the plans for a Class 3 New single family home located at 142 Touchdown Drive.

https://townofmountainvillage.com/site/assets/files/34650/packet_for_referral_and_website.pdf

Please review and let me know if there are any issues or concerns.

Best,

J

John A Miller III

Senior Planner

Planning & Development Services



AGENDA ITEM 8
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board
FROM: Amy Ward, Planner
FOR: Design Review Board Public Hearing; March 25, 2021
DATE: March 16, 2021
RE: Staff Memo – Final Architecture Review (FAR) Lot 167, Unit 3, 162 San Joaquin Rd.

APPLICATION OVERVIEW: New Detached Condominium on Lot 167, Unit 3

PROJECT GEOGRAPHY

Legal Description: AIRSPACE UNIT 3, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005.

Address: 162 San Joaquin Rd., Unit 3

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: BARILOCHE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Zoning: Multi-Family

Existing Use: Vacant

Proposed Use: Detached Condominium

Lot Size: 5869 s.f.

Adjacent Land Uses:

- **North:** Detached Condominium
- **South:** Detached Condominium
- **East:** Open Space
- **West:** Open Space

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Case Summary: Kristine Perpar of Shift Architectures, Applicant for Lot 167, Unit 3 is requesting Design Review Board (DRB) approval of an Final Architecture Review (FAR) Application for a new single-family home on Lot 167, Unit 3, 162 San Joaquin Rd. The Lot is approximately 5869 s.f. and is zoned Detached Condominium. The overall square footage of the home is approximately 3,016 gross square feet and provides 1 interior parking space within the proposed garage and 1 exterior parking space.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) / 40' (gable) Maximum	39' – 9 1/8"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	24 – 4"
Maximum Lot Coverage	1260 s.f.	1217 s.f.
General Easement Setbacks	No encroachment	Landscape grading
Roof Pitch		
Primary		12:12
Secondary		2:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	22%
Parking	2 Parking Spaces	1/1

Design variations:

- 1) Tandem parking

DRB Specific Approval:

- 2) GE encroachment for grading

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates both a gable roof and shed roof forms, they are roughly equal in importance, making it difficult to determine which is the “primary” roof form. Staff’s initial impression is that this home reads as a gabled roof form, but has asked that the applicant apply both shed and gable height restrictions to their elevations for DRB consideration. 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.

Regardless of which roof form restriction is applied, the max average roof height is 24' - 4" which complies with the more restrictive 30' maximum for shed roof forms. The max height is in compliance with the 40' maximum for gable roofs for the gabled portion of the

home and in compliance with the 35' maximum for shed roofs in the shed roof portion of the home.

Staff: the applicant meets all height requirements.

17.3.14: General Easement Setbacks

Lot 167, Unit 3 is platted as an "airspace unit" within the Mountain View Estates PUD. Between each "airspace unit" there is a portion of General Common Element that provides open space between the units. There is a 16' general easement on the west side of the property. There is also a 5' offset within each airspace unit imposed by the HOA. This offset does allow for patios, stairs and other landscaping structure.

Staff: The proposed development is entirely within its designated airspace unit with the exception of driveway access and utilities. There is a portion of a deck that crosses the 5' offset area. This use is allowed within the 5' offset.

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 Units in Mountain View Estates are relatively small in comparison to other lots in Mountain Village. The applicant has designed the home in a way that provides some privacy from the neighboring unit while utilizing the natural contours of the lot to step the home down towards the road access. The materials palette of wood, steel and stone fits within the overall vernacular of the Mountain Village. The stone veneer primarily at the base of the home gives it a sense of groundedness. The horizontal siding with metal recess is a contemporary detail that will give the larger areas of wood siding an appealing texture and visual interest.

The applicant has designed the home with two primary roof planes – a north/south gable and a large shed roof that runs east/west. Because of the orientation of the home on the lot, one would rarely view any of the roofs from straight on, this off-axis view plane will break up what might seemingly be a non-interesting roof form. Overall it appears that the design is visually appealing and would fit within the existing Mountain Village Design Theme.

17.5.5: Building Siting Design

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

Staff: The proposed home steps down the site naturally. Due to the close proximity of the Units, it will be important to maintain existing vegetation in the GCE, which will also help to mitigate view impacts from San Joaquin Road.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The building form follows the natural slope of the lot. The house settles into the hillside and appears very anchored with its' stone clad lower level. Overall, the home looks grounded, and the smaller elevated decks on the main and upper levels are not so large as to counteract this groundedness. It should be noted that the deck posts look like they are sitting on concrete pads. It may be preferable for the DRB to require board form concrete, stone cladding or another material based on previous comment with this design element.

The applicant has included a complete window and door schedule. The recess depth of all doors and windows in stone areas meets the CDC requirements. Windows are black clad aluminum. The proposed roofing material is a traditional matte black standing seam product. The fascia of the home will be stained doug fir and the soffit will be stained pine. The CDC allows for black and grey standing seam roofing materials and this appears to meet that requirement.

At initial review, there was some concern by DRB about the long straight run of stairs at the front entry. The applicant has revised the stairs to include a landing, which would serve the purpose of breaking the fall of anyone who slipped above. In addition they have added a hand rail the length of the stairs as well as integrated step lighting.

17.5.7: Grading and Drainage Design

Staff: There is extensive retainage on the west side of the home. The applicant is requesting a specific approval for grading in the GE on the west side of the home in order to reduce the heights of the retaining walls here. According to the CDC the DRB may waive the general easement setback provided the disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. Staff finds that this requirement has been met. The applicant should verify that this newly graded area is not a 3:1 slope or greater. A portion of a pre-existing boulder wall on the east side of the home is slated for removal to provide for driveway access. Wherever feasible, they have left the natural grade of the site intact.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family common interest developments provide two parking spaces. The applicant has shown a total of 1 interior space and 1 exterior space that meet the required sizes of 9' x 18'. The spaces are configured in tandem, therefore the vehicle parked in the exterior space will need to be moved for the other vehicle to pull out of the garage. Tandem parking can be allowed on lots of less than .75 acres where non-tandem parking is not feasible due to unique site conditions. DRB will have to determine if this condition is met to allow for the tandem parking request. The driveway does not have the required 25' back-out space, however since the drive meets a private road shared by only five homes, DRB seemed to be generally ok with the back-out area being part of the private road.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan. Since Initial Review, the applicant has added additional spruce trees, which add to the variety of species. Staff still encourages the applicant to add a variety of shrubs and perennials to provide a transition from the landscaped areas of the home to the native forest beyond. No irrigation is included on the proposal. Staff has provided a condition of approval requiring Town Planning staff and Town Forester's review and approval of the landscaping plan prior to the issuance of a building permit.

17.5.11: Utilities

Staff: It is assumed that all utilities are located within the San Joaquin roadway, but need to be field verified. Utilities will only require connections to the home. The applicant has indicated that the utility location at the home will be under the north deck, therefore primarily hidden from view. The applicant shall work with the Public Works Director and all other utilities to locate access points prior to the issuance of a building permit.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications. The lighting plan includes only two kinds of fixtures. A wall mounted sconce with down light and a step light. Both of these fixtures appear to meet the regulations of the CDC. Because the home is less than 3,500 s.f., a photometric study is not required. Per the recommendations of the DRB, the applicant has added step lights to the stairs at the front entry.

17.5.13: Sign Regulations

Staff: The address marker is within the airspace unit on the north side of the driveway. It uses materials that match the home, and the indicated heights and lettering meet CDC guidelines. As proposed, the numbers are back-lit and not down-lit. DRB should decide if this is appropriate and if not the applicant should work with staff to modify the fixture so that the lighting is compliant with the requirements of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan, however two of the newly proposed spruce trees are within the Zone 1 Fire Mitigation Area. The applicant should either move these trees outside of Zone 1 or replace them with a non-combustible species. Any landscaping (including tree removal) outside of the Unit is to be completed by the Association per the condo declarations. As noted above within the Landscaping Regulations, staff is also requesting that the Fire Mitigation Plan be approved by the Town Forester prior to the issuance of a Building Permit.

17.6.6: Roads and Driveway Standards

Staff: The owner of Unit 3 is also the owner of Unit 4 to the NW. The driveway access shown is actually two parts, the main access – which will continue on to Unit 4 when it is developed, and the designated Unit 3 driveway. It appears that the main access grade is between 3-6.5% and the driveway access grade is between .75 and 4.4%, both of which meet the grade requirements of the CDC. The driveway width is 9' which doesn't meet the 12' width required by the CDC, however due to its short distance and the past approvals of similar projects staff is comfortable with requesting that DRB give specific approval for a road and driveway standards variation. The applicant has also included some conceptual planning for Unit 4, including two proposed guest parking spaces for the use of the condo association as a whole. It may be helpful for the engineer designing the driveways to continue to coordinate the future planning of all remaining developable units. The applicant should work with staff to assure that the proposed access road is verified against all past condo development approvals.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include a fireplace and that it is to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, parking and a port a toilet. The construction fencing is generally out of the GE, except at the driveway access. The construction staging and dumpster as indicated on the CMP are located on the neighboring Unit 4. It is understood by staff that this Unit will also be developed shortly. If development doesn't proceed as planned the applicant shall be required to revegetate any disturbance on the Unit 4 site to pre-construction standards. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane swing doesn't impede the roadway. Additional construction mitigation for the road access construction needs to be added to the CMP prior to building permit.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 167, Unit 3, 162 San Joaquin Rd. based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new detached condominium located at Lot 167, Unit 3, based on the evidence provided within the Staff Report of record dated March 16, 2021, with the following specific approvals:

- 1) Road and driveway standards

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall work with staff and the Town Forester to modify the landscaping plan to include additional Zone 1 approved species of shrubs and perennials.
- 2) Prior to the issuance of a building permit, the applicant shall work with staff and the Town Forester to revise the fire mitigation plan to meet the requirements of the CDC.
- 3) Prior to the issuance of a building permit, the applicant shall work with staff to revise the lighting specification for the address monument so that it complies with the CDC lighting standards.
- 4) Prior to the issuance of a building permit, the applicant will work with staff to verify the access road dimensions, and compare them to the already approved access tract within the condo map.
- 5) Prior to the issuance of a building permit, the applicant will provide staff with proposed slope grade in the newly graded area on the west side to verify compliance with CDC regulations for grading and drainage.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition. If construction on Unit 4 has not commenced within 1 year from the issuance of the CO for Unit 3, any disturbance on that Unit 4 will be required to be brought back to its pre-disturbed

- condition. A development agreement may be required to assure that the work is completed.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
 - 9) 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.
 - 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
 - 11) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/aw

GENERAL NOTES:

CONTRACT DOCUMENTS:

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTES WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

CODE COMPLIANCE:

ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT:

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

COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS. VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:

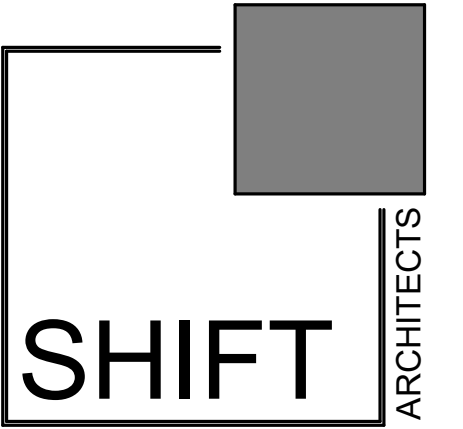
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



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

PROJECT ISSUE DATE:
03.15.21 DRB FINAL SUBMITTAL

REVISIONS

NO. DATE DESC.

162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN
PLAN BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW
ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER
RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

MOUNTAIN VIEW ESTATES UNIT 3

PROJECT CODE INFORMATION

ZONING	RESIDENTIAL CONDOMINIUM
SUBDIVISION:	MOUNTAIN VIEW ESTATES
BUILDING CODE	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	AMENDED AND RESTATED DECLARATION OF COMMON INTEREST COMMUNITY IN ADDITION TO ALL REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION	MULTI-STORY DWELLING
AUTOMATIC FIRE SPRINKLER	PER NFPA - SPRINKLED OVER 3,600 SF N/A
FIRE RESISTIVE RATING	GARAGE - 1 HR MECHANICAL - 1 HR

PROJECT INFORMATION

MAX RESIDENCE SQUARE FOOTAGE: ALLOWABLE	3,780 SF	MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
PROPOSED RESIDENCE FLOOR AREA:		PROPOSED	39'-9 1/8"
LOWER LEVEL	844.88 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	1,219.76 SF	PROPOSED	24'-4"
UPPER LEVEL	951.23 SF	PARKING REQUIRED:	2 SPACES PROVIDED (2 REQUIRED) (1 ENCLOSED IN GARAGE) (1 SURFACE SPACE)
TOTAL FLOOR AREA:	3,015.87 SF		
GARAGE	372 SF		
TOTAL:	3,387.87 SF		
RESIDENCE BUILDING FOOTPRINT: ALLOWABLE	1,260 SF		
PROPOSED	1,216.88 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT
CALCULATION

SHEET INDEX

GENERAL

- G1.0 COVER SHEET
- G1.1 ABBREVIATIONS AND LEGENDS

CIVIL

- C1 NOTES
- C2 GRADING AND DRAINAGE PLAN
- C3 UTILITY PLAN

SURVEY / MAPPING

- 0 IMPROVEMENT SURVEY PLAT

ARCHITECTURAL

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

- LTG.1 LIGHTING PLAN
- LTG.2 LIGHTING PLAN

VICINITY MAP



162 SAN JOAQUIN RD
UNIT 3

PROJECT TEAM

OWNER:

BARILOCHE LLC A DE LLC
3521 N 32ND TER
HOLLYWOOD, FL 33021-2618

ARCHITECT:

SHIFT ARCHITECTS
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hoinsoffice@gmail.com

SURVEYOR:

SAN JUAN SURVEYING
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CIVIL:

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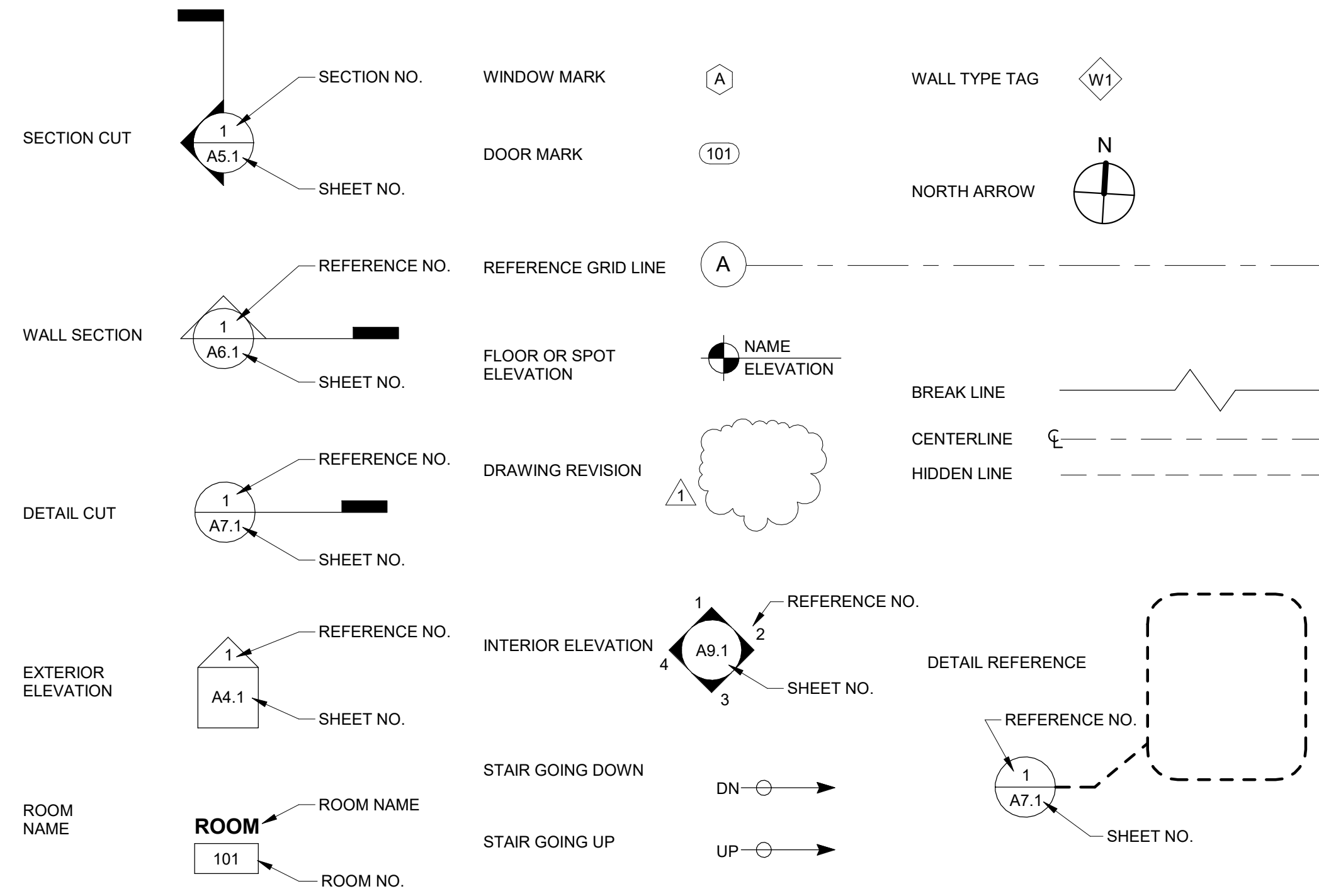
MECHANICAL:

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dimitri@hce-pa.com

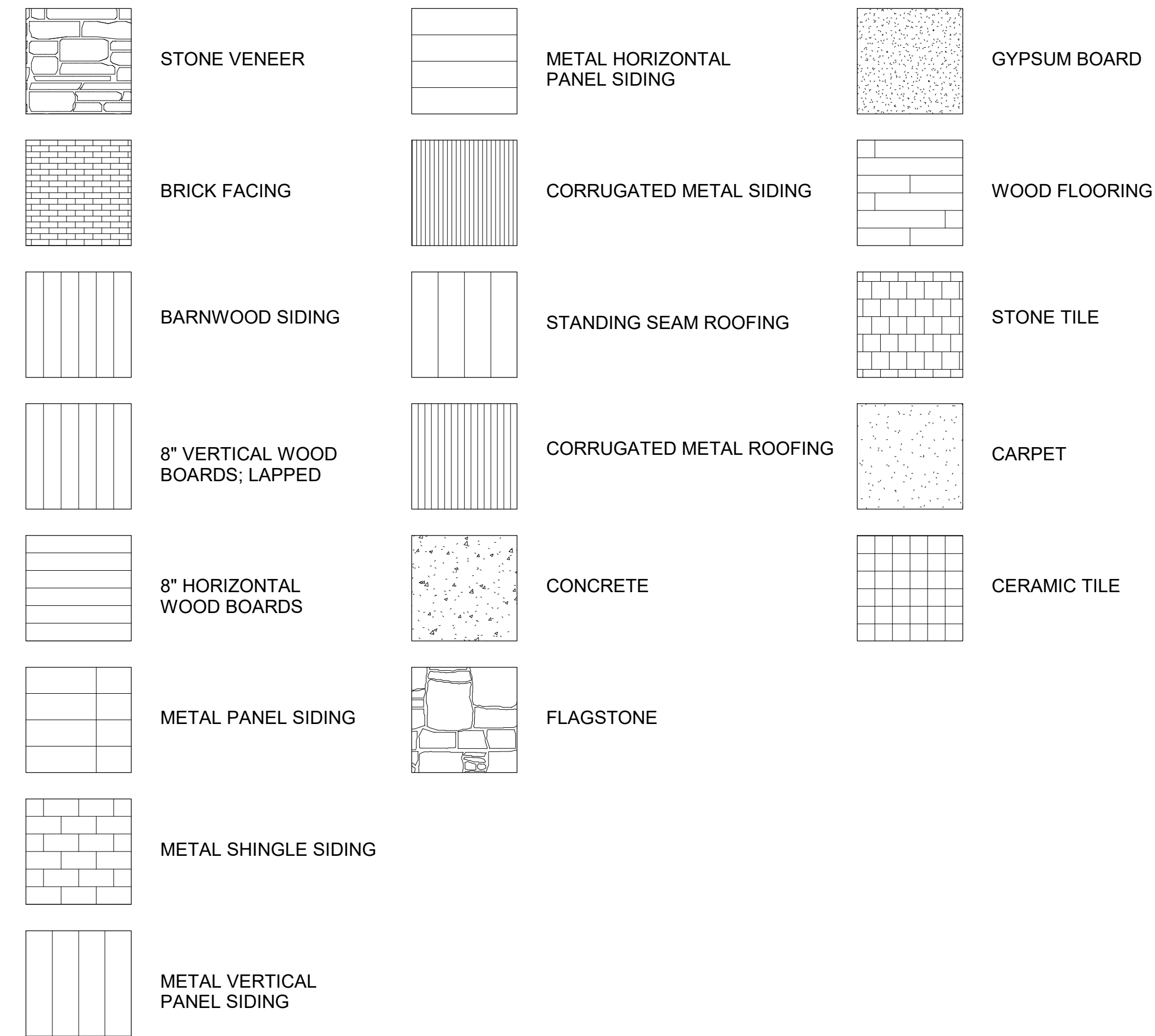
LANDSCAPING:

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SYMBOL LEGEND

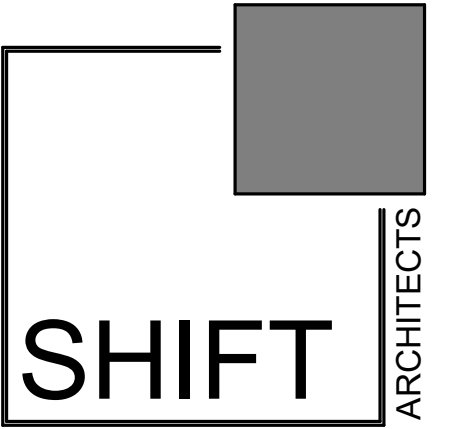


MATERIAL LEGEND



ABBREVIATIONS

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



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PROJECT ISSUE DATE:
03.15.21 DRB FINAL SUBMITTAL

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 3
 162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN
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 RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ABBREVIATIONS AND
LEGENDS

SHEET NUMBER

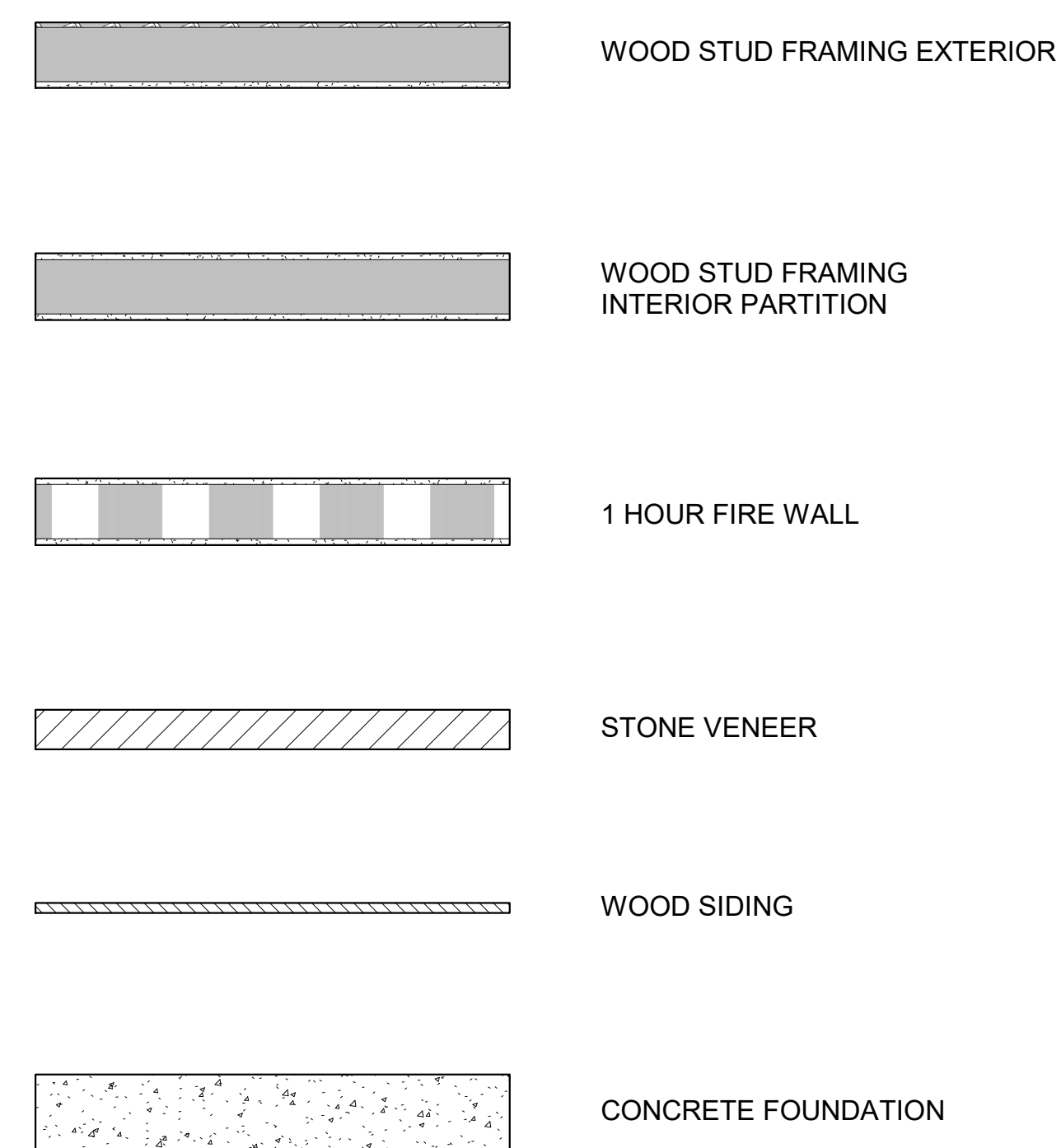
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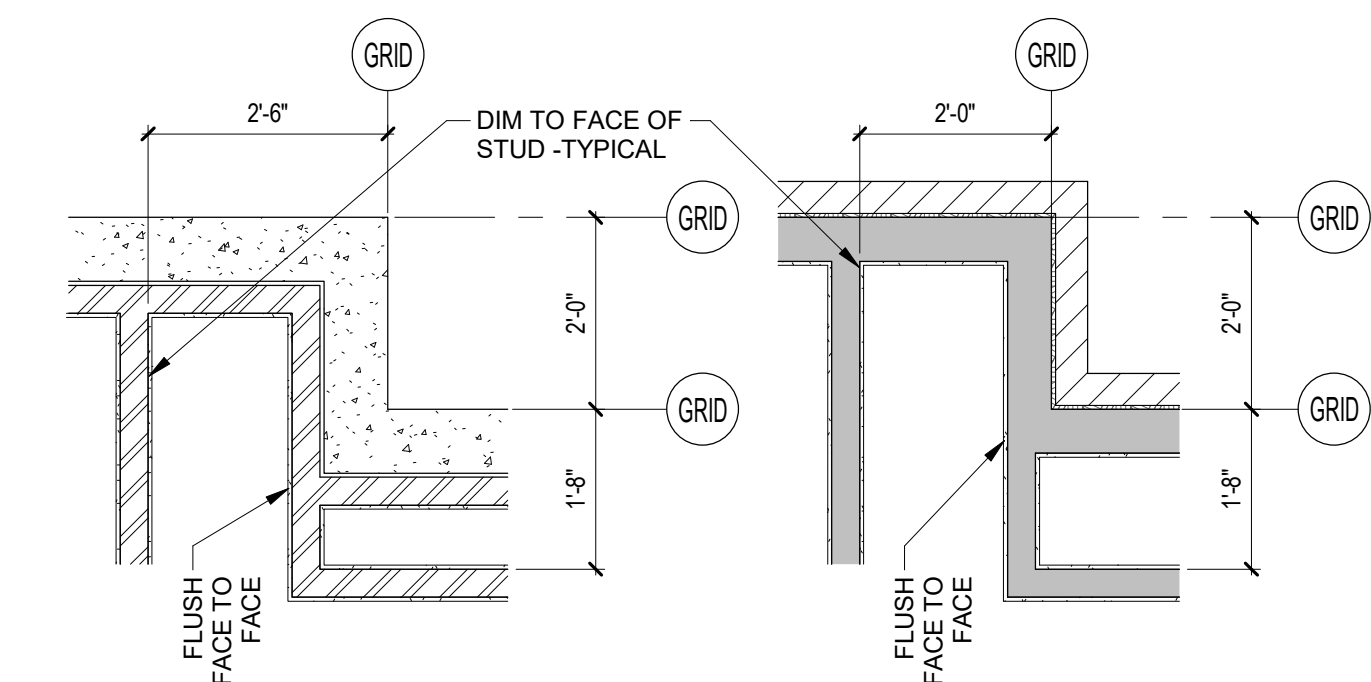
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WALL LEGEND



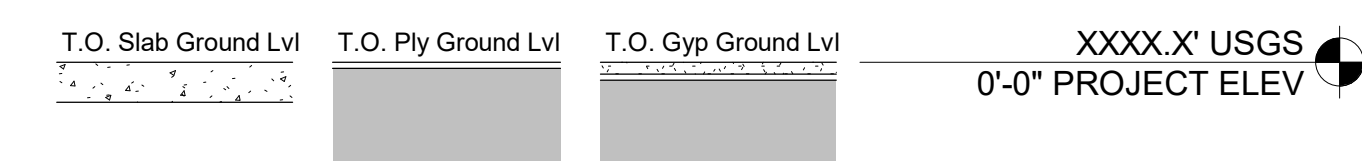
DIMENSIONING LEGEND

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



PROJECT DATUM LEGEND

ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-0"



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

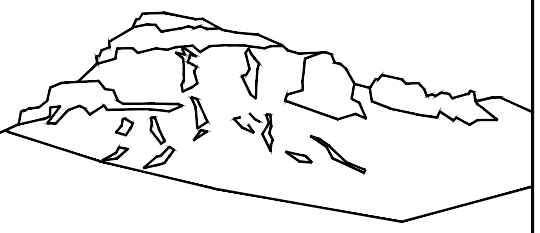
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB Submittal 2021-02-01

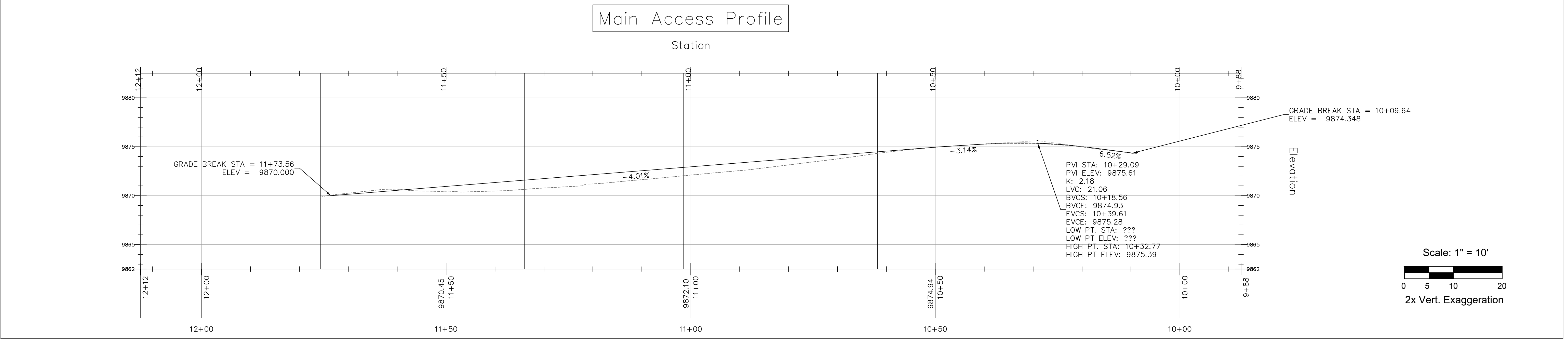
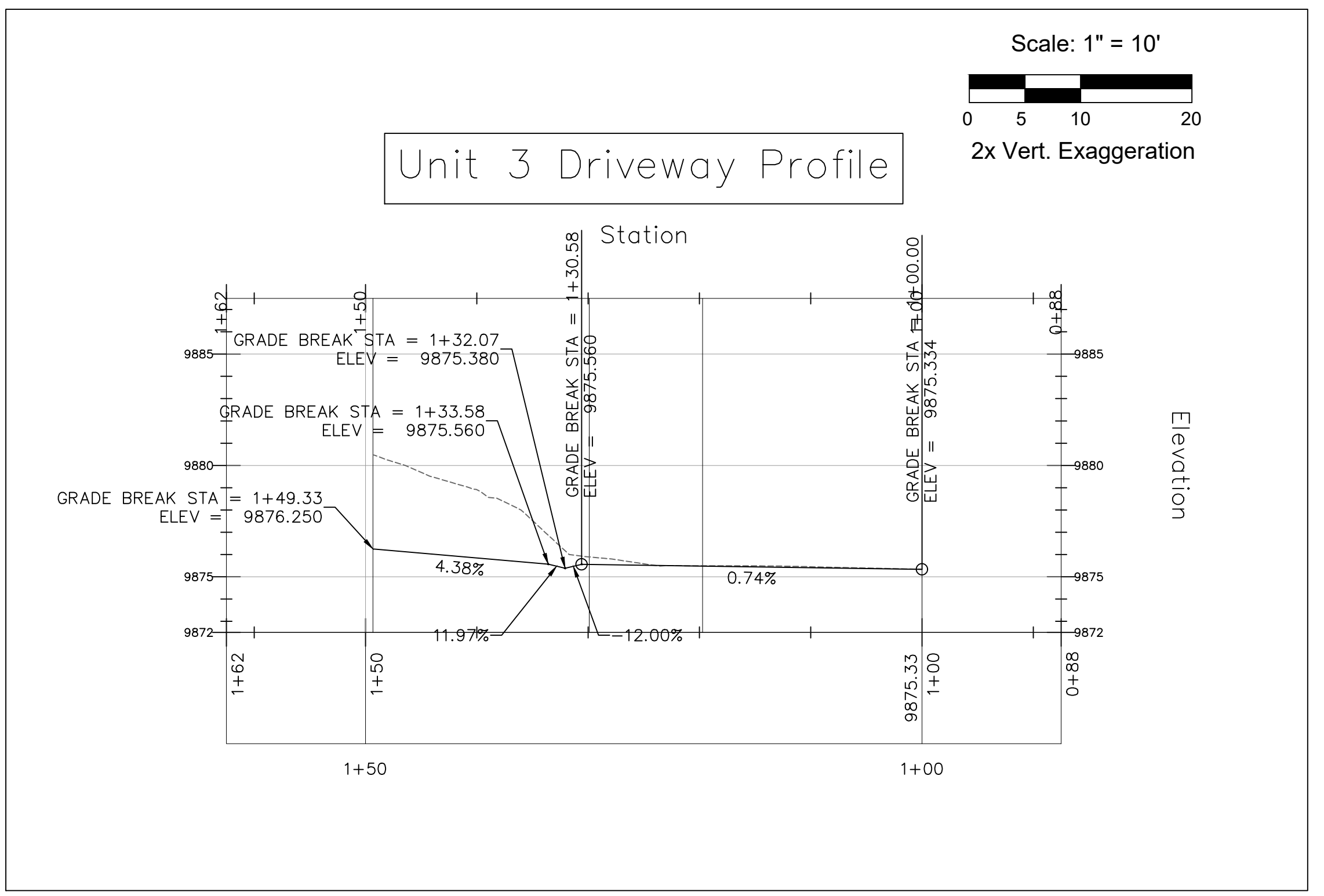
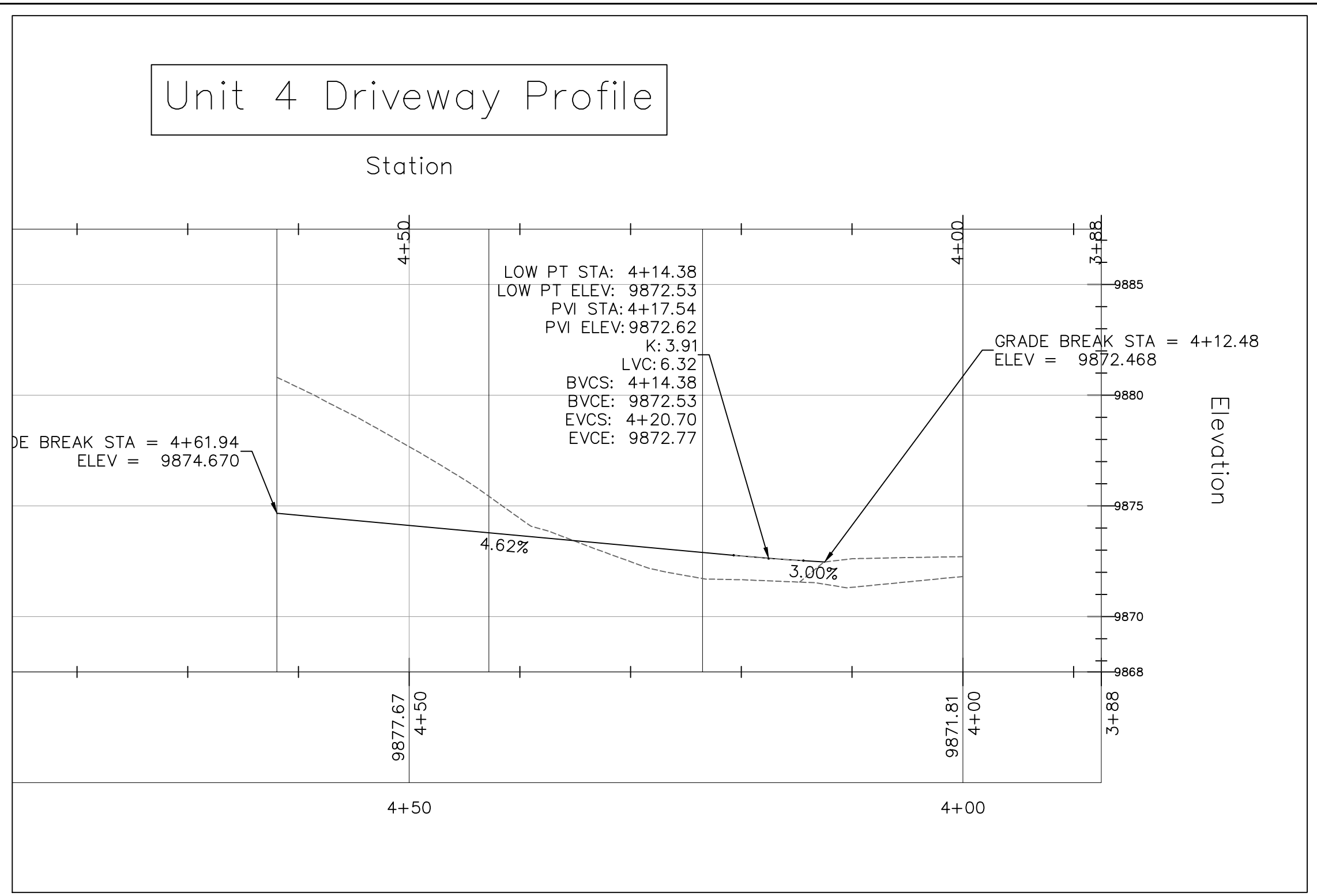
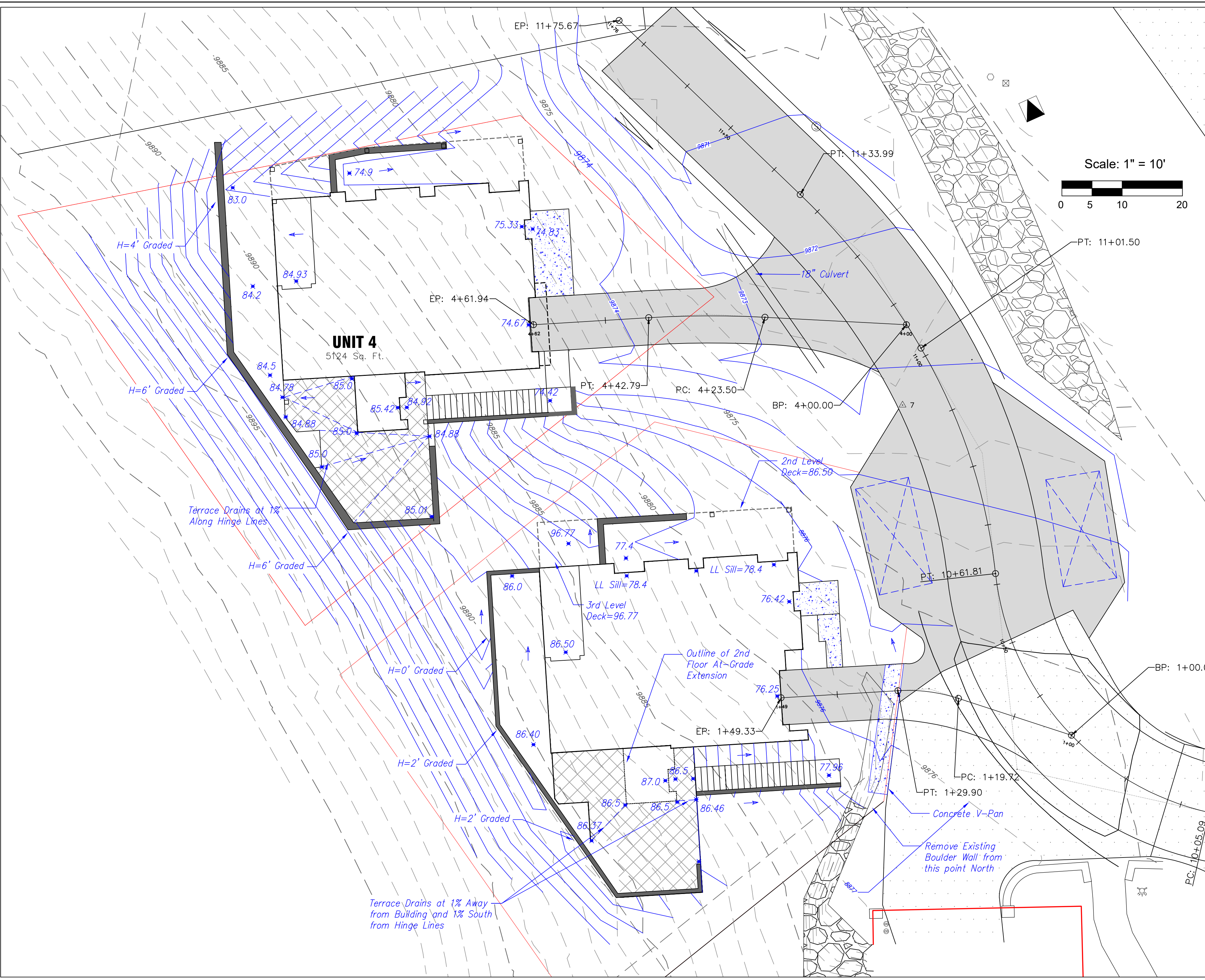
162 San Joaquin
Unit 3
Mtn. Village, CO



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

Notes

C1



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SUBMISSIONS:

DRB Submittal 2021-02-01
Internal 2021-03-03

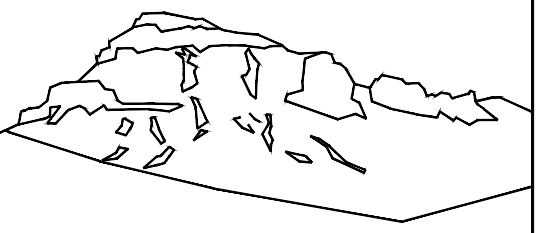
162 San Joaquin
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Mtn. Village, CO



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

Grading and Drainage

C2



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SUBMISSIONS:
DRB Submittal 2021-02-01

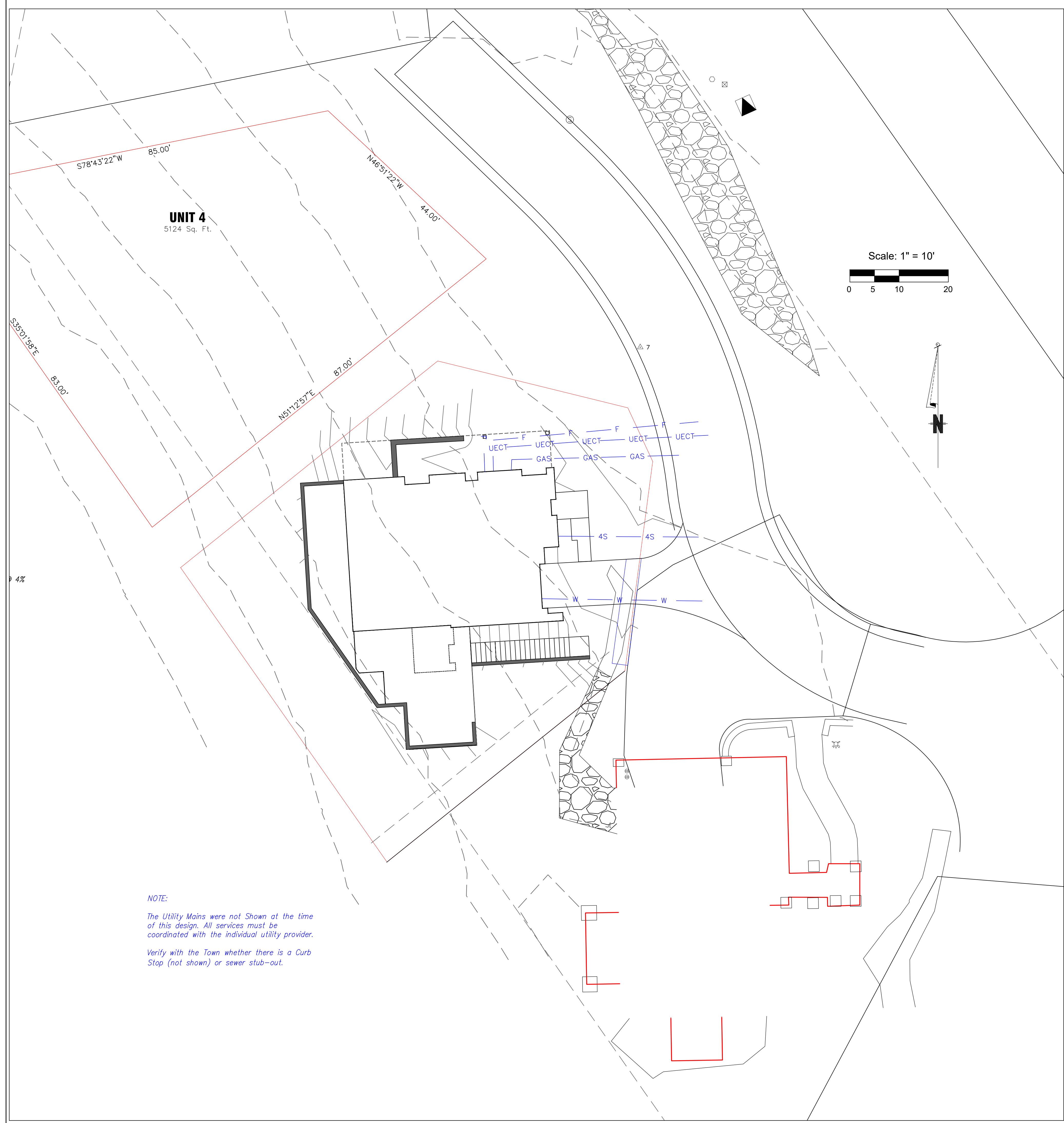
162 San Joaquin
Unit 3
Mtn. Village, CO



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

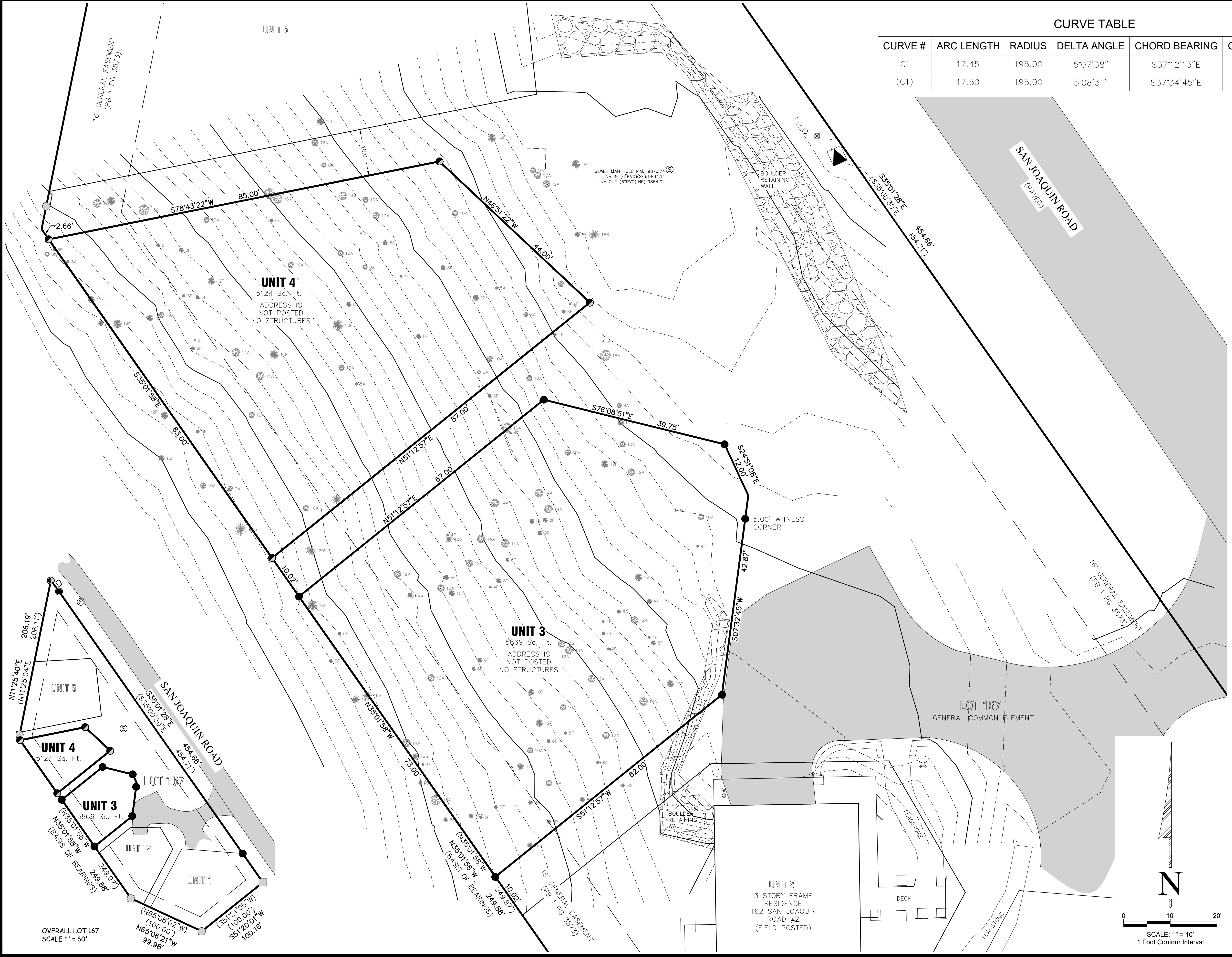
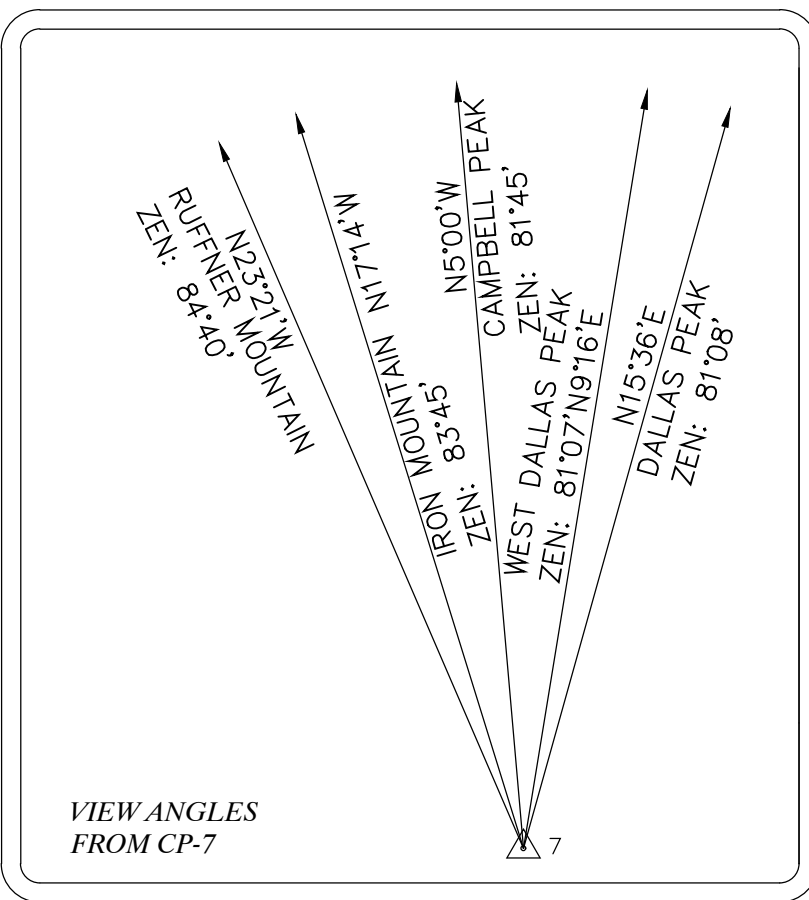
Utilities

C3



NOTE:
The Utility Mains were not Shown at the time
of this design. All services must be
coordinated with the individual utility provider.
Verify with the Town whether there is a Curb
Stop (not shown) or sewer stub-out.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.45	195.00	5°07'38"	S37°12'13"E	17.44
(C1)	17.50	195.00	5°08'31"	S37°34'45"E	17.49

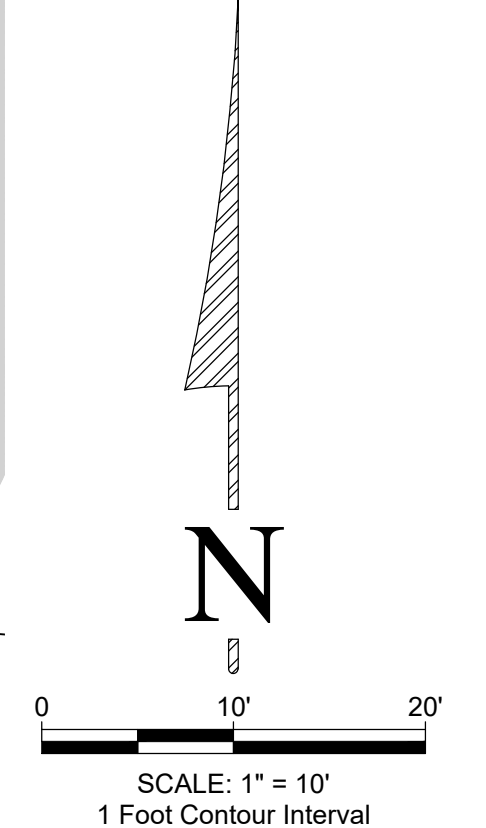


- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
 - SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24963
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
 - PVC SEWER CLEAN OUT
 - ⊕ FIRE HYDRANT
 - ⊗ TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - ⊙ ASPEN TREE, NUMBER INDICATES CALIPER
 - SPRUCE TREE, NUMBER INDICATES CALIPER
 - FIR TREE, NUMBER INDICATES CALIPER

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.

- NOTES:**
- According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
 - Easement research from Land Title Guarantee Company, Policy No. ox86010066.2841430, Policy Date September 18, 2020 at 05:00 PM.
 - Vertical datum is based on the set South corner of Unit 3, an Aluminum Cap Rebar, LS 36577, having an elevation of 9892.96 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
Airspace Unit 4, Mountain View Estates, Town of Mountain Village, San Miguel County, according to the Map recorded November 28, 2005 in Plat Book 1 at page 3573, and as defined and described in the declaration of Common Interest Community of Mountain View Estates, recorded November 28, 2005 under Reception No. 379791 and as amended by instrument recorded December 5, 2018 under Reception No. 456332, and as amended by instrument recorded August 15, 2020 under Reception No. 464457
County of San Miguel,
State of Colorado
Airspace Unit 3, Mountain View Estates, Town of Mountain Village, San Miguel County, according to the Map recorded November 28, 2005 in Plat Book 1 at page 3573, and as defined and described in the declaration of Common Interest Community of Mountain View Estates, recorded November 28, 2005 under Reception No. 379791 and as amended by instrument recorded December 5, 2018 under Reception No. 456332, and as amended by instrument recorded August 15, 2020 under Reception No. 464457
County of San Miguel,
State of Colorado



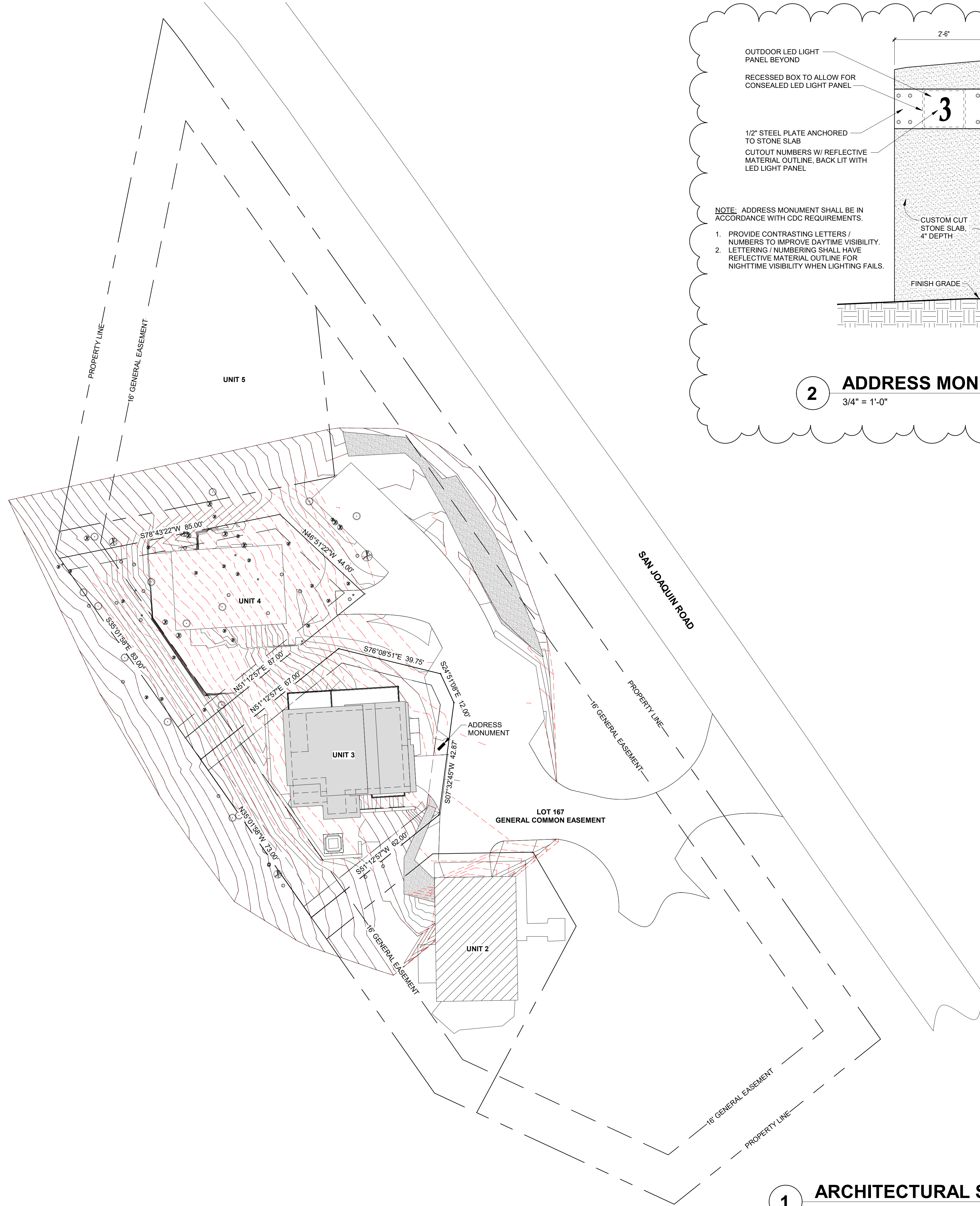
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
02/10/2021
PROFESSIONAL LAND SURVEYING

IMPROVEMENT SURVEY PLAT

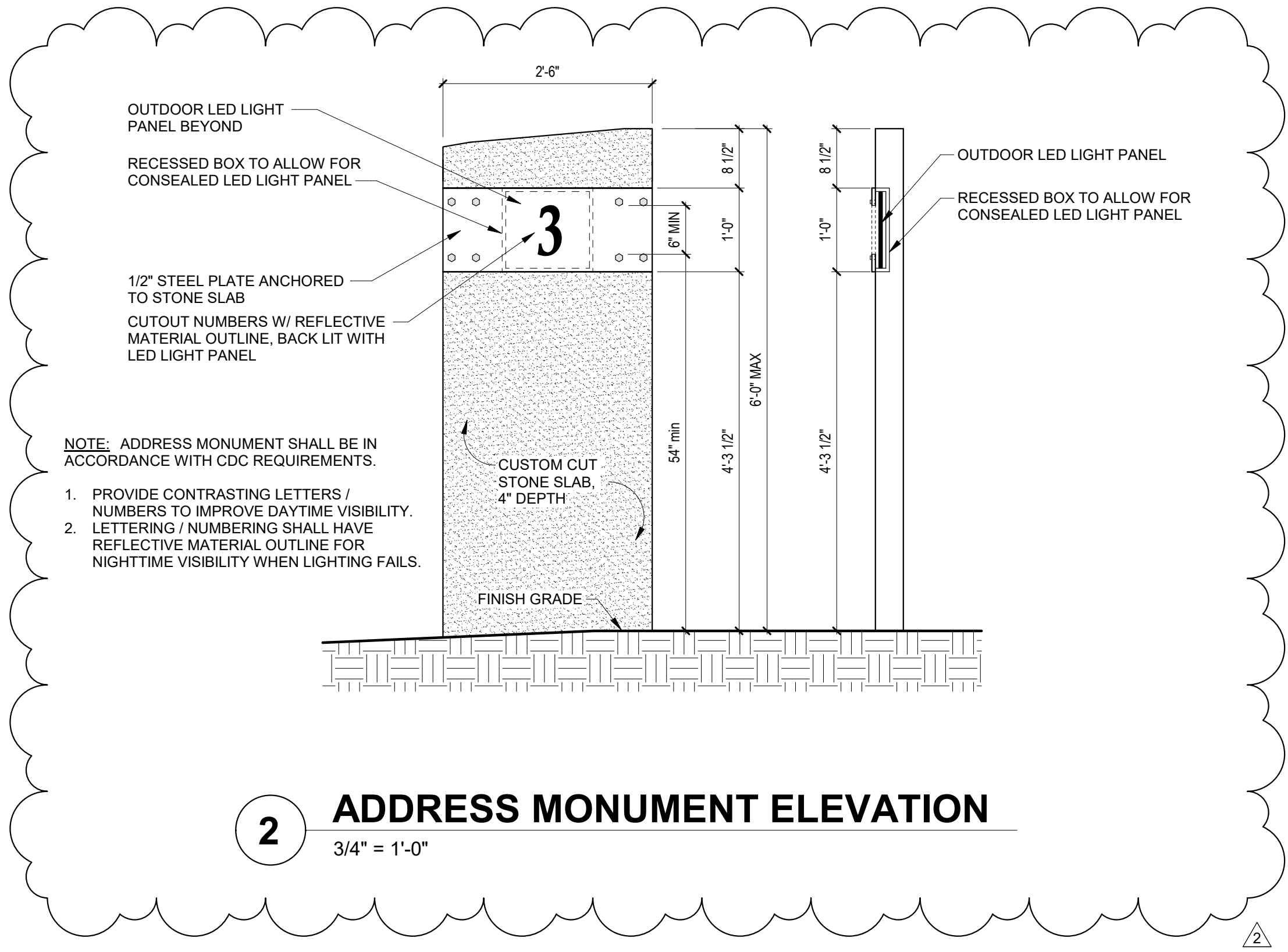
AIRSPACE UNITS 3 & 4, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE

SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9201 fax
office@sanjuansurveying.net

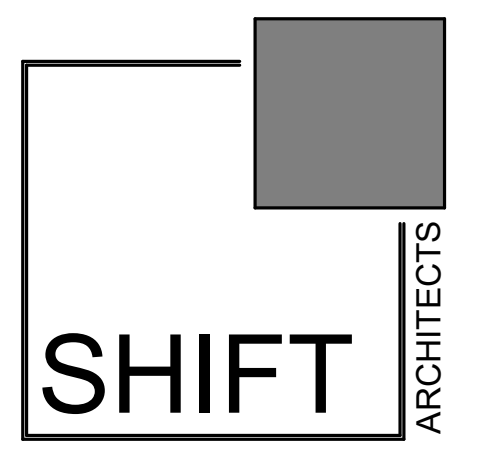
DATE:	02/10/2021
JOB:	19028
DRAWN BY:	CRK
CHECKED BY:	KSK
REVISION DATES:	
SHEET:	1 OF 1



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



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



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PROJECT ISSUE DATE:
03.15.21 DRB FINAL SUBMITTAL

REVISIONS

NO.	DATE	DESC.
1	03.15.21	Revised grading in GE
2	03.15.21	Revised address monument

MOUNTAIN VIEW ESTATES UNIT 3

162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A1.1

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REVISIONS

NO.	DATE	DESC.
3	03.15.21	Revised parking
5	03.15.21	Revised entry steps; retaining wall w/ stone veneer, heated conc, wall mounted handrail

MOUNTAIN VIEW ESTATES UNIT 3
 162 SAN JOAQUIN RD. 3, MOUNTAIN VIEW, CO 81435
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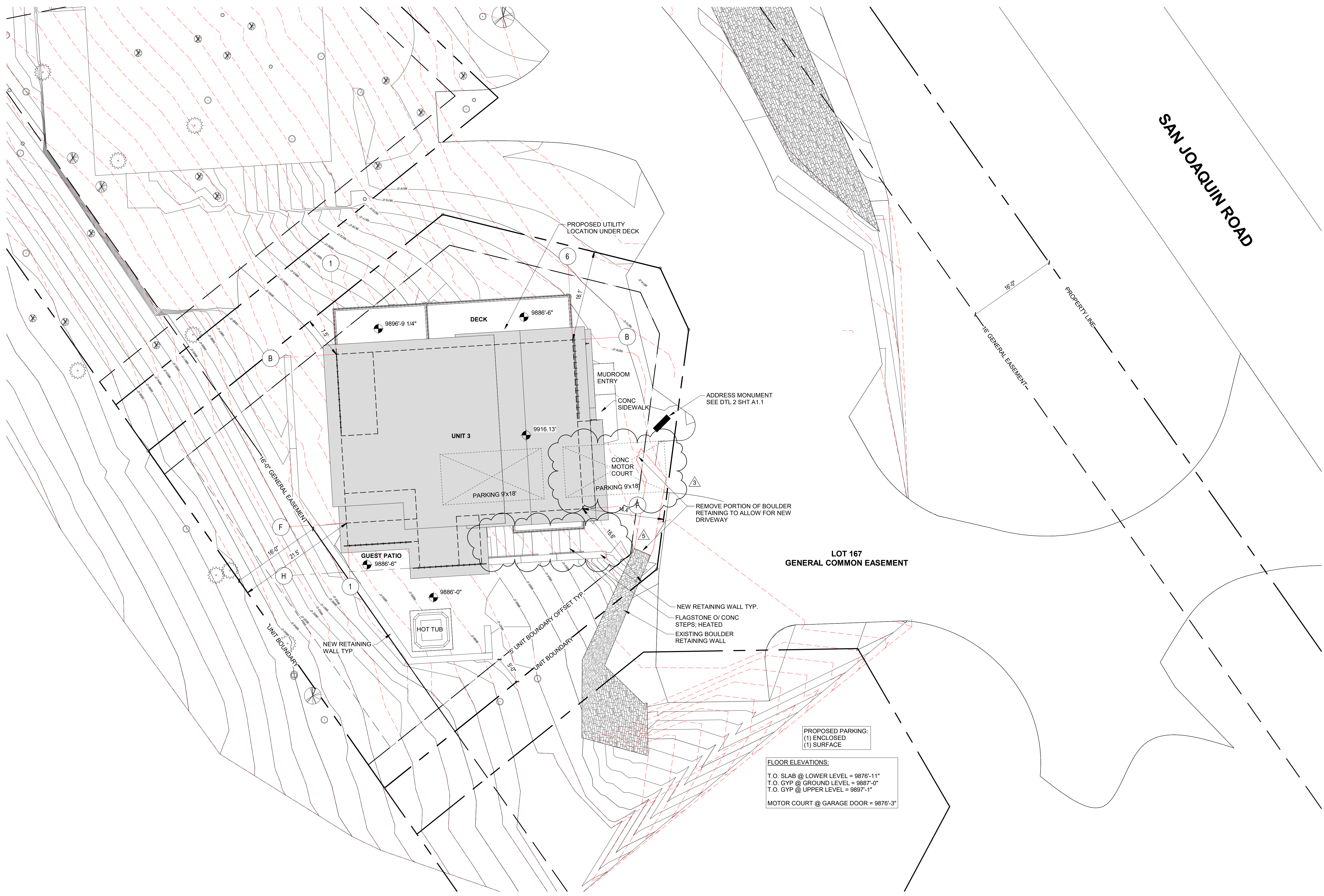
BUILDING SITE PLAN

SHEET NUMBER

A1.2

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PROPOSED PARKING:
 (1) ENCLOSED
 (1) SURFACE

FLOOR ELEVATIONS:
 T.O. SLAB @ LOWER LEVEL = 9876'-11"
 T.O. GYP @ GROUND LEVEL = 9887'-0"
 T.O. GYP @ UPPER LEVEL = 9897'-1"
 MOTOR COURT @ GARAGE DOOR = 9876'-3"

GENERAL NOTES:

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

NOXIOUS WEEDS:

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

LANDSCAPE MAINTENANCE NOTES:

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

REVEGETATION NOTES:

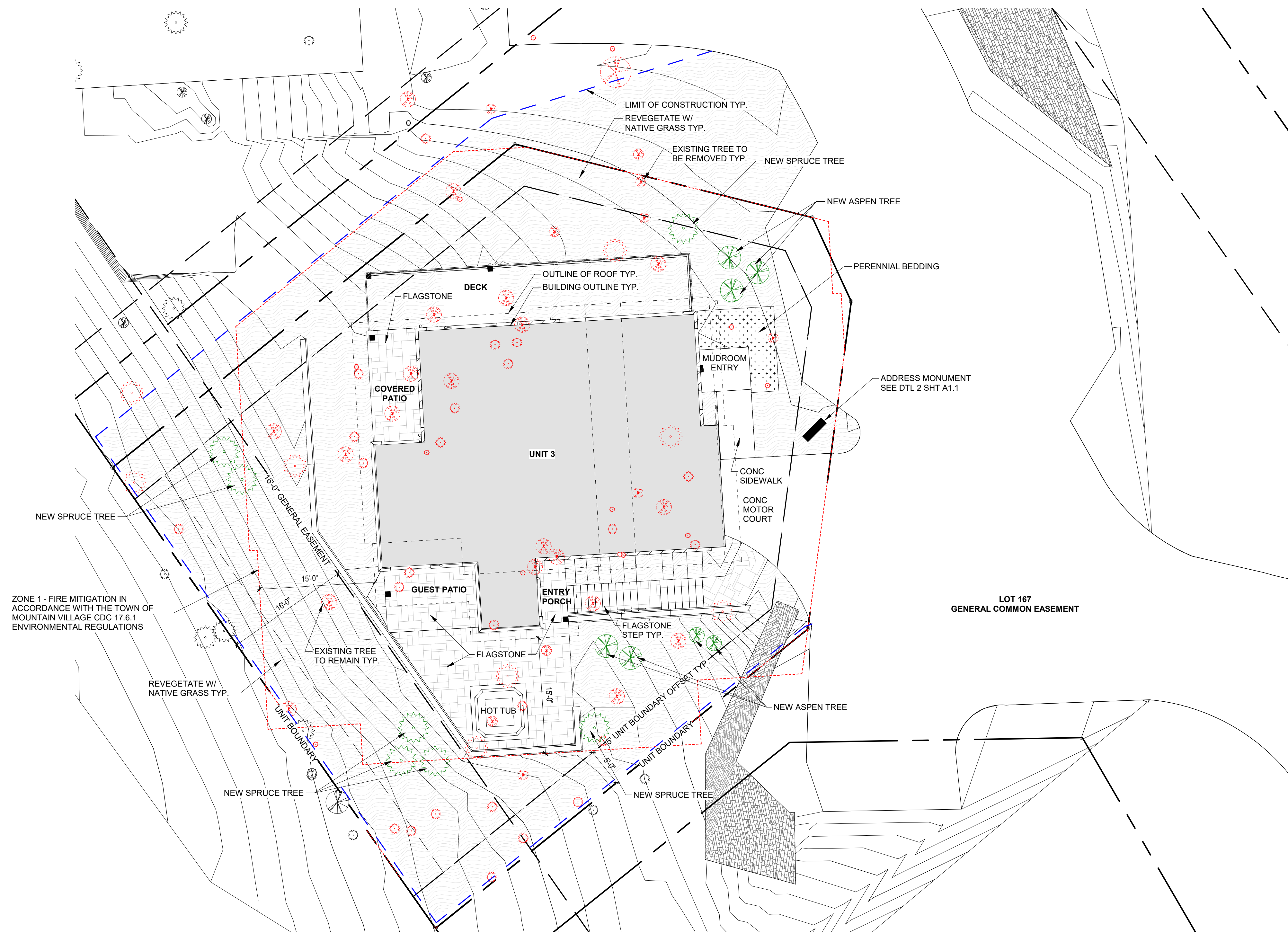
1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE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

SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

LEGEND

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

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	10 EA
PICEA PUNGENS	COLORADO SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	7 EA
SHRUBS		5 GAL.	N/A
PERENNIALS			72 SF

WATER USAGE CHART

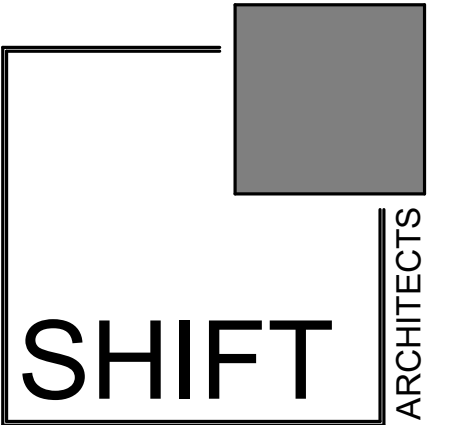
TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	3,864	7,728 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	72	180
ASPENS	10 GAL / EA	10	100
SPRUCE	10 GAL / EA	7	70
NATIVE SHRUBS	2 GAL / EA	N/A	N/A
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			8,078 GAL
			(POST ESTABLISHMENT) 350 GAL

IRRIGATION NOTES

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

IRRIGATION SCHEDULE

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



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PROJECT ISSUE DATE:
03.15.21 DRB FINAL SUBMITTAL

REVISIONS

NO.	DATE	DESC.
4	03.15.21	Revised landscape plan

MOUNTAIN VIEW ESTATES UNIT 3

162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN
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RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LANDSCAPE PLAN

SHEET NUMBER

A1.3

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

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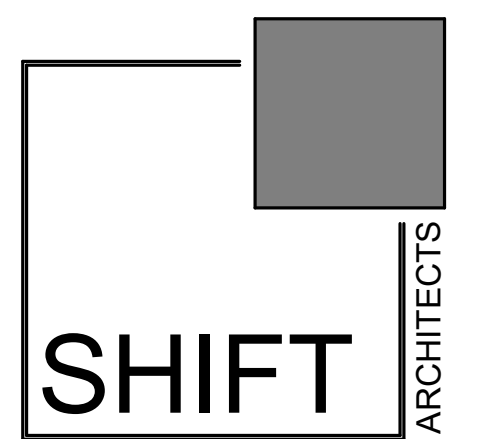
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CONSTRUCTION MITIGATION LEGEND

<p> TEMPORARY PARKING</p> <p> REVEGETATION AREAS</p> <p> PERIMETER FENCING W/ ATTACHED GREEN SCREENING</p> <p> LIMIT OF DISTURBANCE</p> <p> TREE PROTECTION FENCING</p>	<p> EXISTING ASPEN TREE TO REMAIN</p> <p> EXISTING EVERGREEN TREE TO REMAIN</p>
---	---

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC CONSTRUCTION MITIGATION REGULATIONS.
2. COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
3. ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



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PROJECT ISSUE DATE:
 03.15.21 DRB FINAL SUBMITTAL

REVISIONS
 NO. DATE DESC.

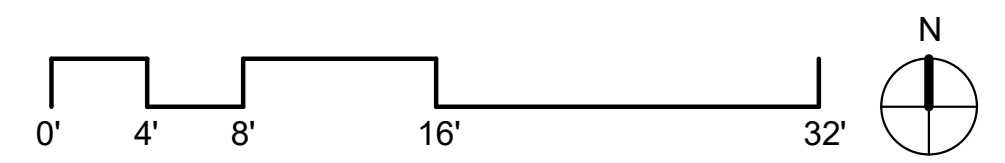
MOUNTAIN VIEW ESTATES UNIT 3
162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
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CONSTRUCTION
 MITIGATION PLAN

SHEET NUMBER

A1.4

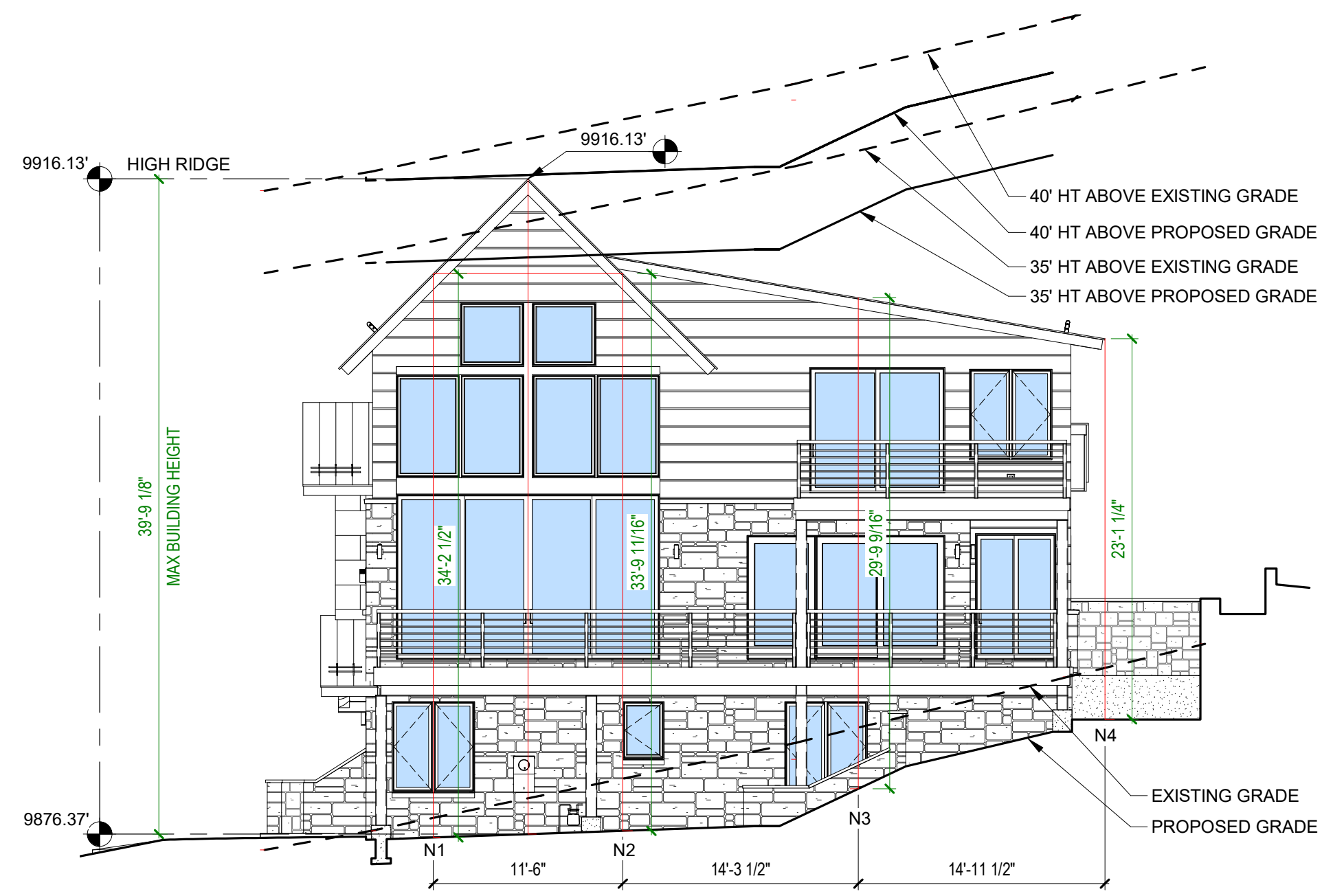
1 CONSTRUCTION MITIGATION PLAN
 1/8" = 1'-0"



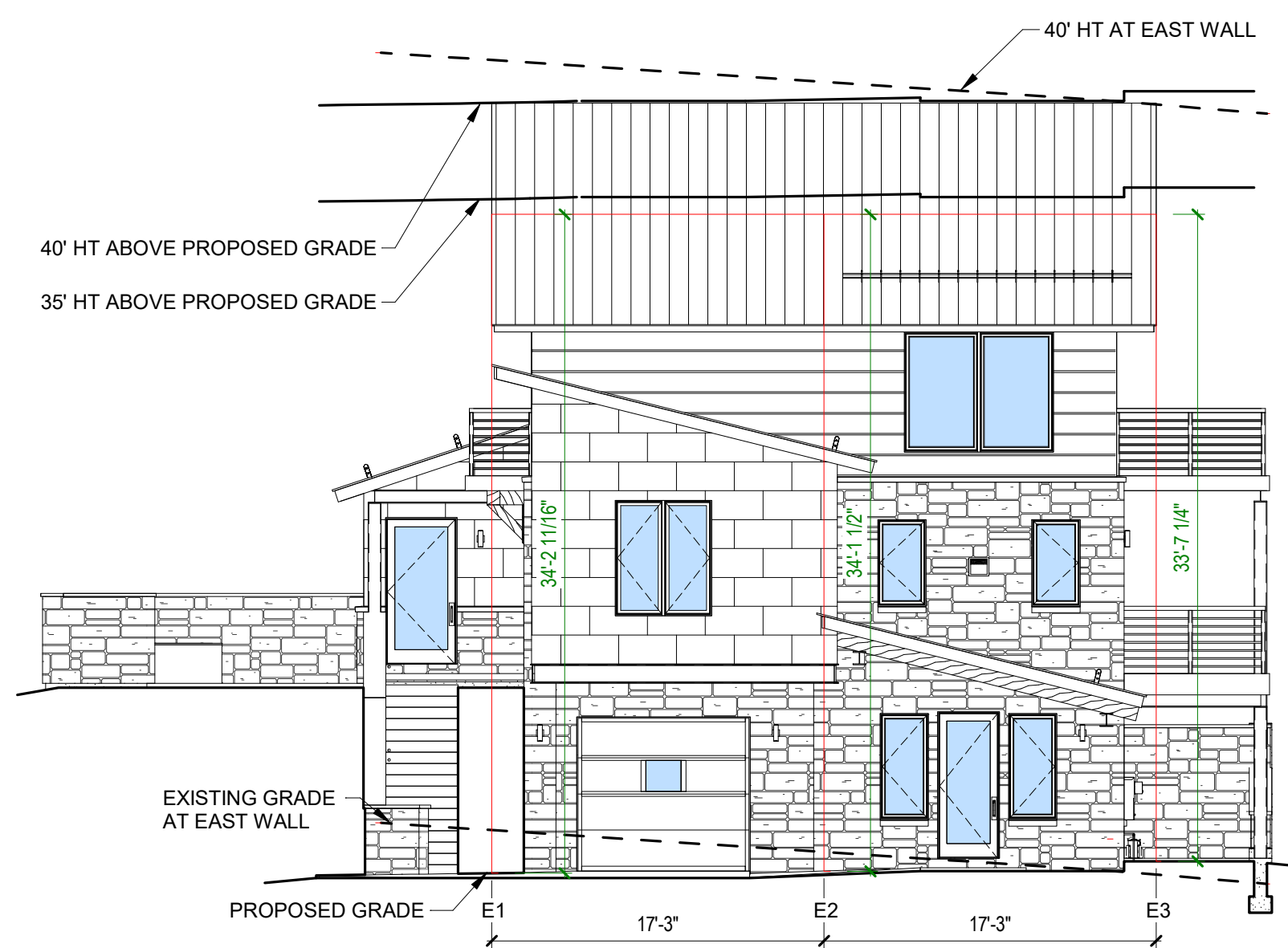
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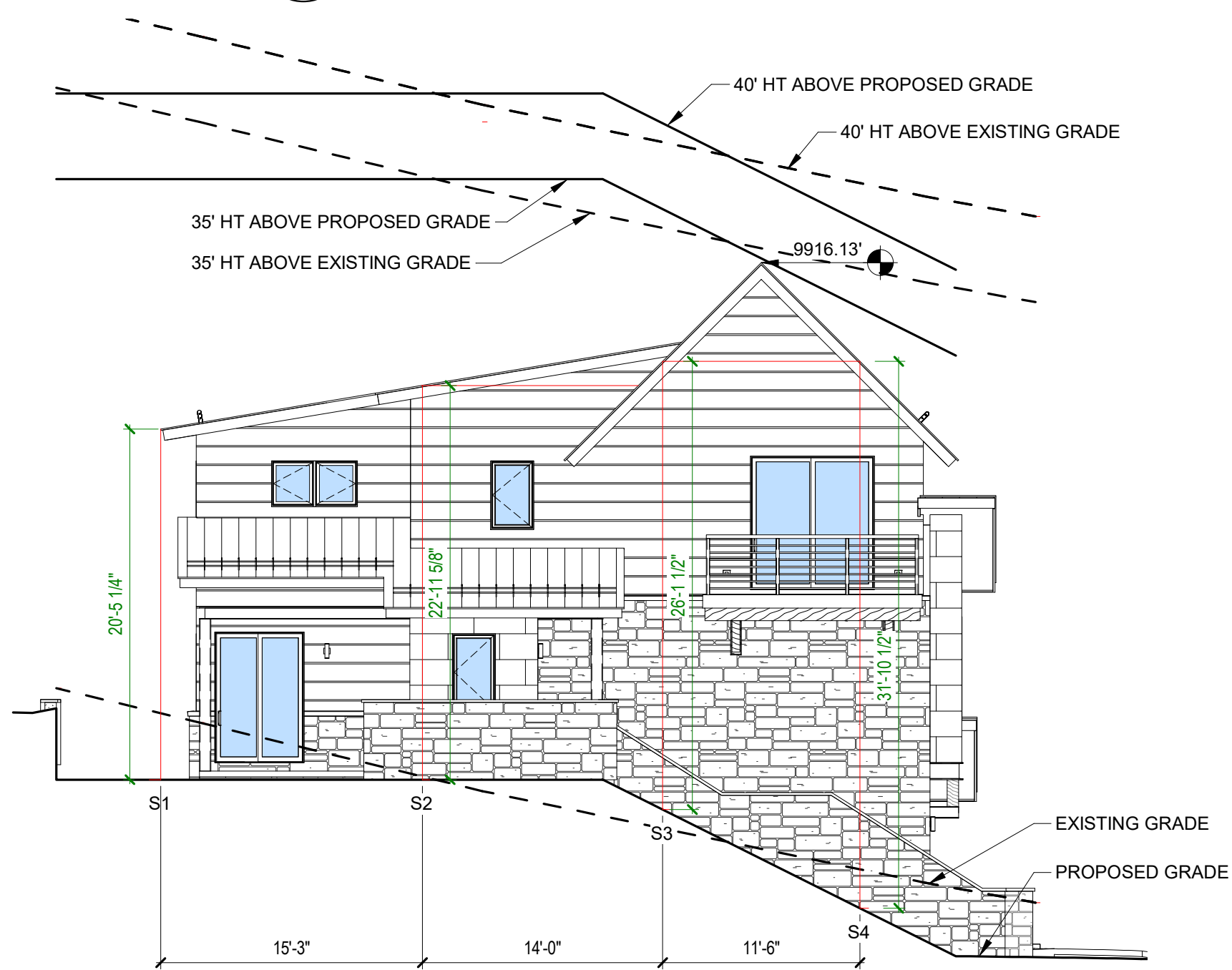
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1 NORTH ELEVATION
1/8" = 1'-0"

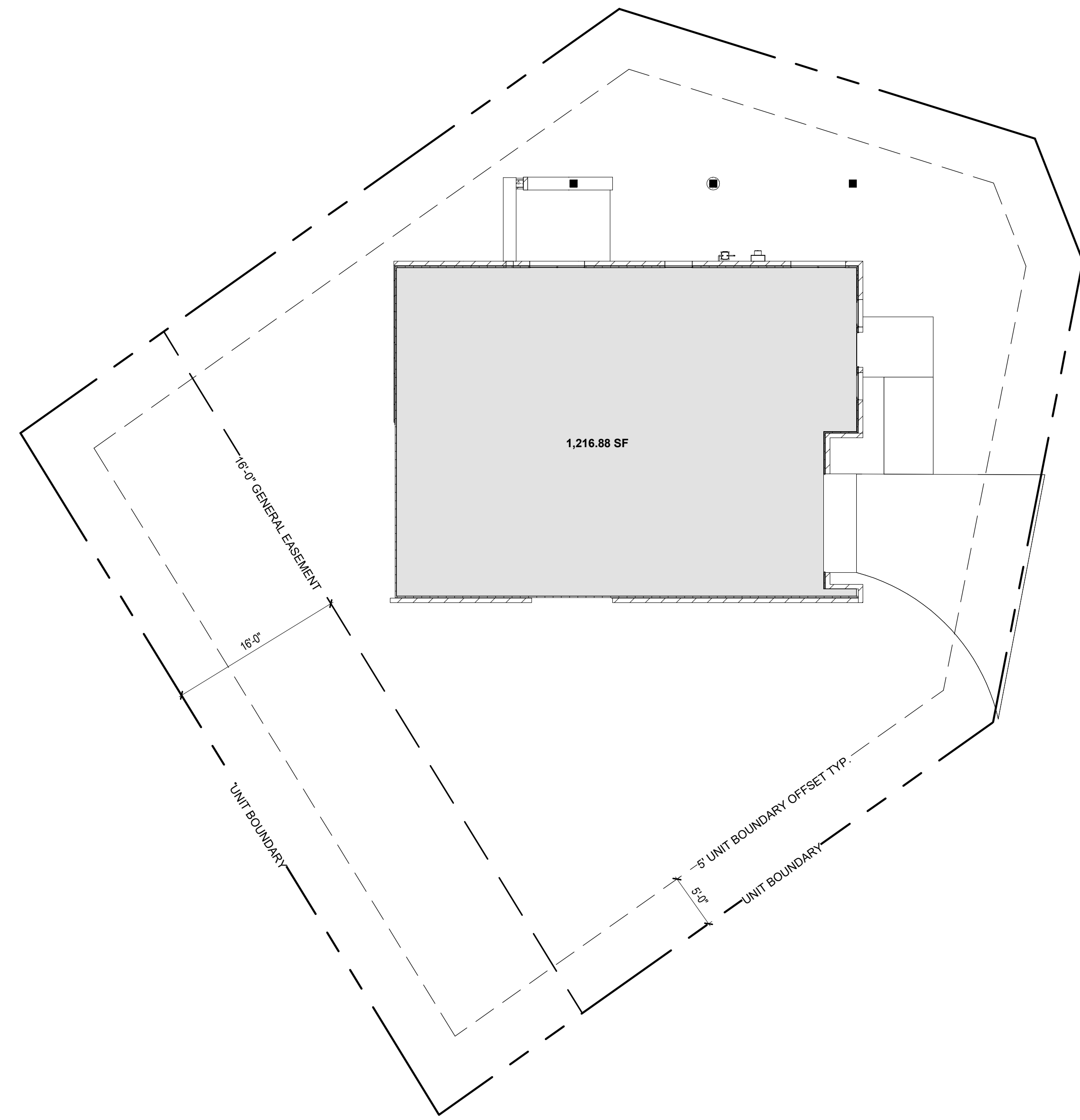


2 EAST ELEVATION
1/8" = 1'-0"

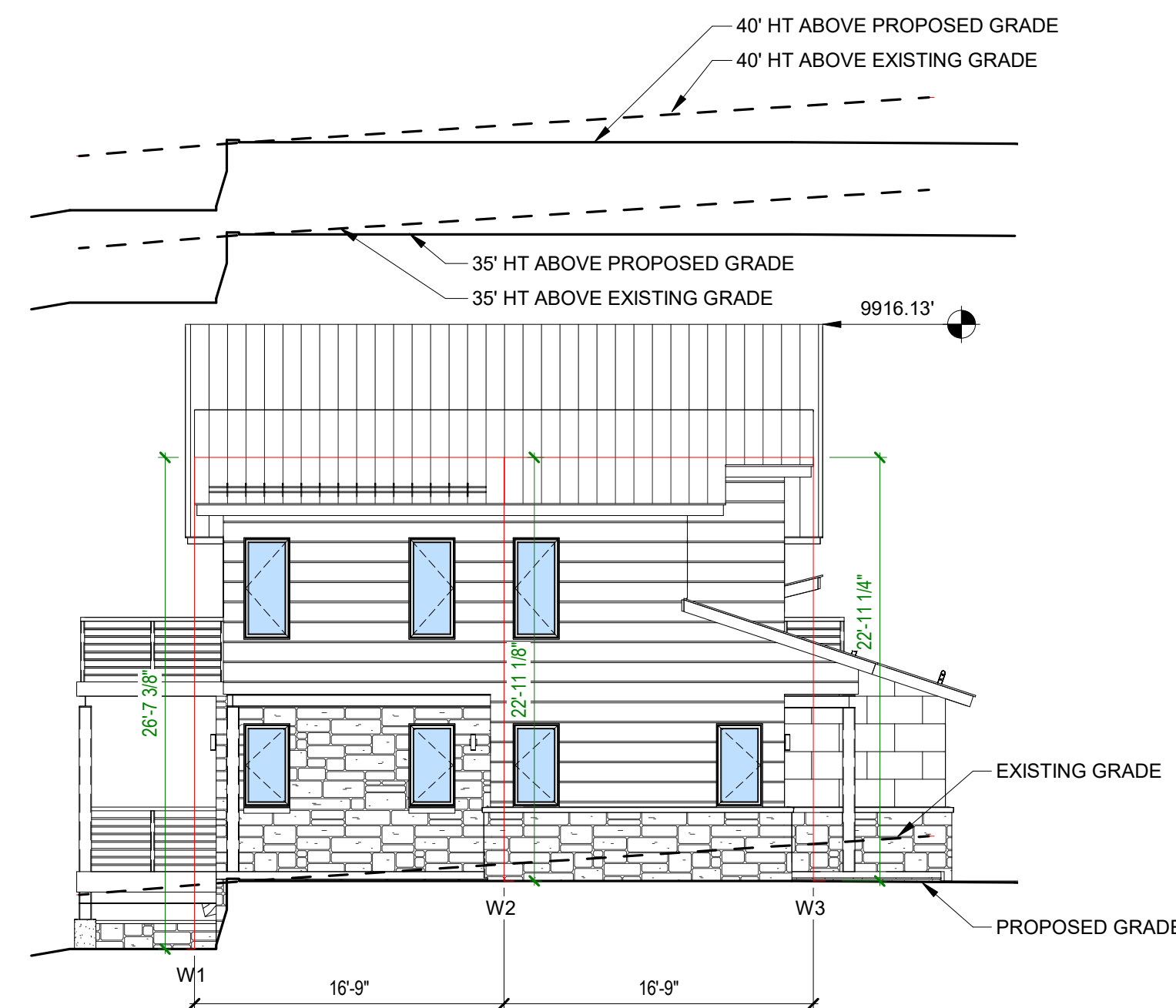


3 SOUTH ELEVATION
1/8" = 1'-0"

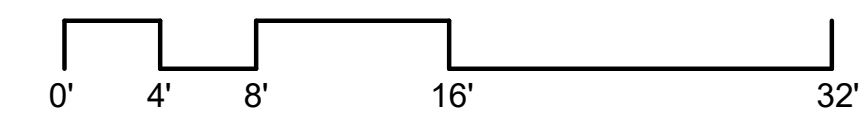
AVG ROOF HT :	
NORTH ELEVATION	
N1	34'-2 1/2"
N2	33'-9 11/16"
N3	29'-9 9/16"
N4	20'-3 1/4"
SOUTH ELEVATION	
S1	20'-5 1/4"
S2	22'-11 5/8"
S3	26'-1 1/2"
S4	31'-10 1/2"
EAST ELEVATION	
E1	34'-2 11/16"
E2	34'-1 1/2"
E3	33'-7 1/4"
WEST ELEVATION	
W1	26'-7 3/8"
W2	22'-11 1/8"
W3	22'-11 1/4"
TOTAL:	340'-7 13/16"
NUMBER OF LOCATIONS:	14
AVERAGE:	24'-4"



5 MAXIMUM RESIDENCE BUILDING FOOTPRINT
1/8" = 1'-0"



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



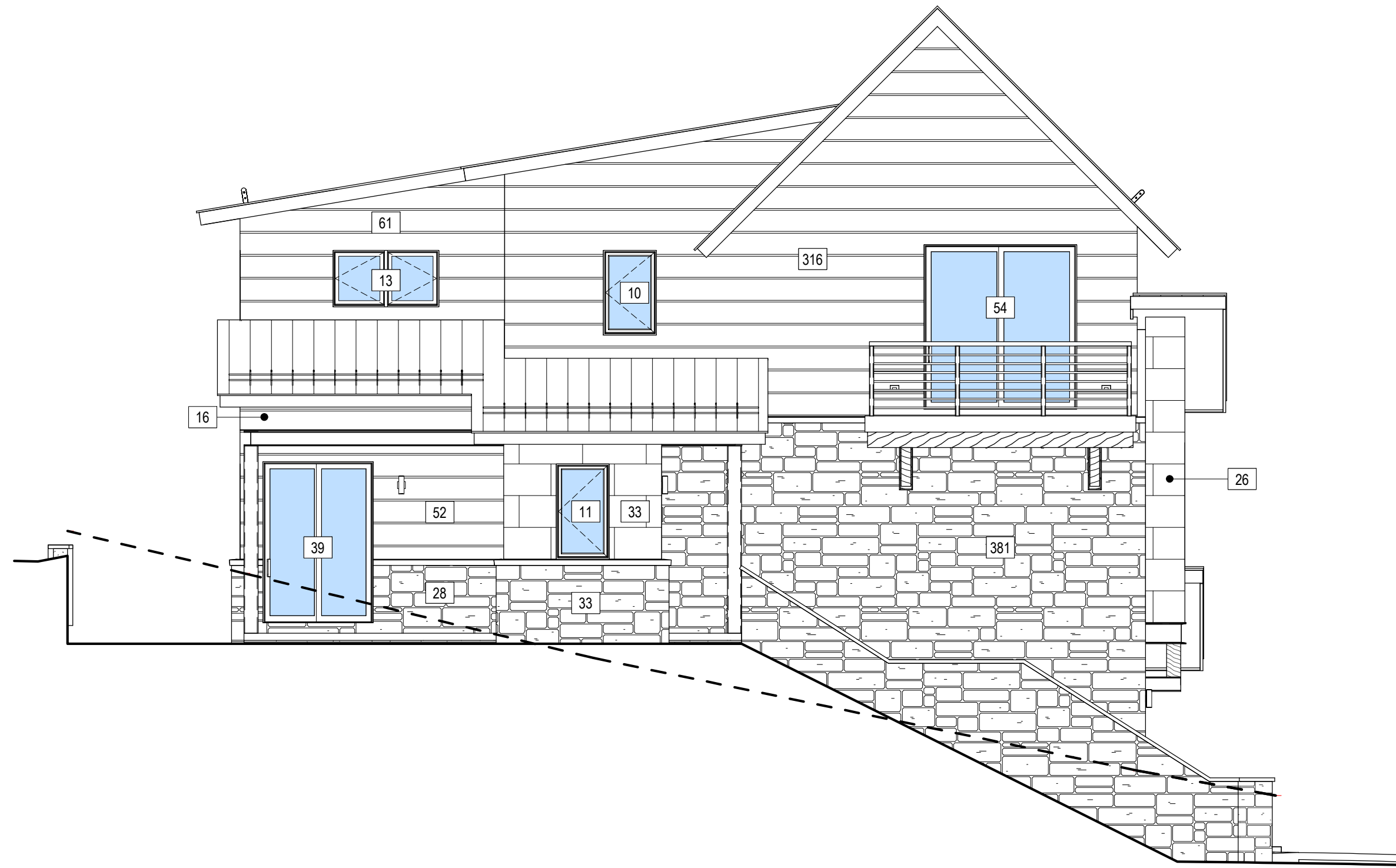
MATERIAL CALCULATIONS	
NORTH	
STONE	406 SF
STONE @ RETAINING WALL	33 SF
WOOD SIDING	292 SF
WINDOW/DOOR GLAZING	559 SF
METAL ACCENT	29 SF
METAL SIDING	15 SF
SOUTH	
STONE	442 SF
STONE @ RETAINING WALL	445 SF
WOOD SIDING	127 SF
WINDOW/DOOR GLAZING	127 SF
METAL ACCENT	59 SF
METAL SIDING	59 SF
EAST	
STONE	369 SF
STONE @ RETAINING WALL	34 SF
WOOD SIDING	186 SF
WINDOW/DOOR GLAZING	174 SF
METAL ACCENT	184 SF
METAL SIDING	72 SF
WEST	
STONE	218 SF
STONE @ RETAINING WALL	365 SF
WOOD SIDING	86 SF
WINDOW/DOOR GLAZING	64 SF
METAL ACCENT	64 SF
METAL SIDING	64 SF
TOTALS	
STONE	1,435 SF
STONE @ RETAINING WALL	67 SF
WOOD SIDING	1,288 SF
WINDOW/DOOR GLAZING	946 SF
METAL ACCENT	29 SF
METAL SIDING	322 SF
GARAGE DOOR	72 SF
TOTAL:	4,159 SF
PERCENTAGES	
STONE	35 %
STONE @ RETAINING WALL	2 %
WOOD SIDING	30 %
WINDOW/DOOR GLAZING	22 %
METAL ACCENT	1 %
METAL SIDING	8 %
GARAGE DOOR	2 %
TOTAL:	100 %
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1	



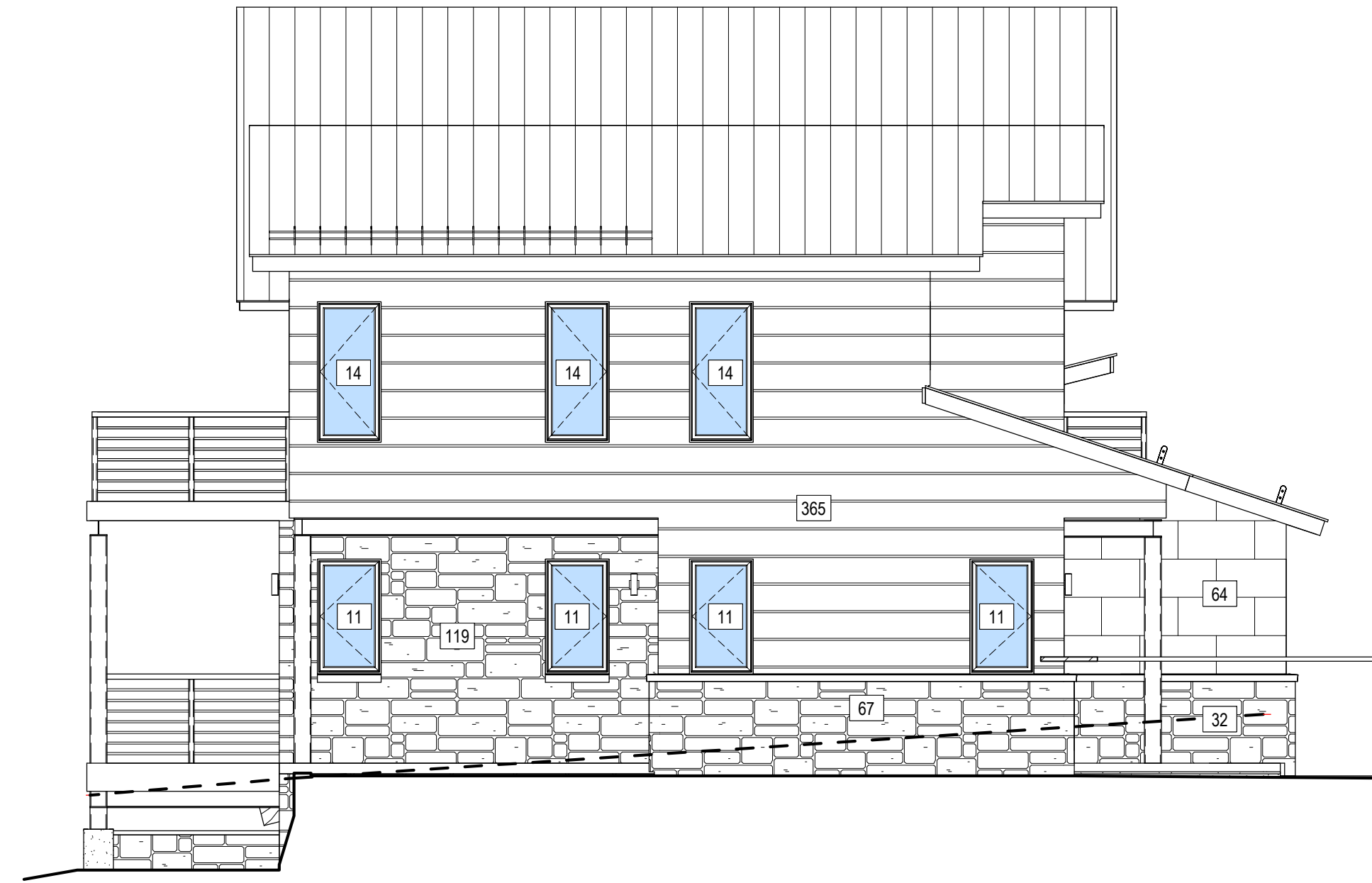
1 NORTH ELEVATION
3/16" = 1'-0"



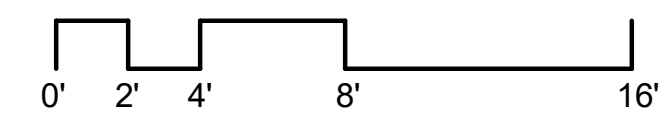
2 EAST ELEVATION
3/16" = 1'-0"



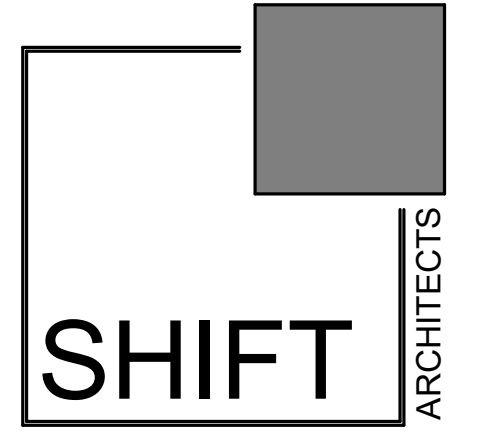
3 SOUTH ELEVATION
3/16" = 1'-0"



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



FLOOR PLAN GENERAL NOTES:
 DIMENSIONS:
 ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.

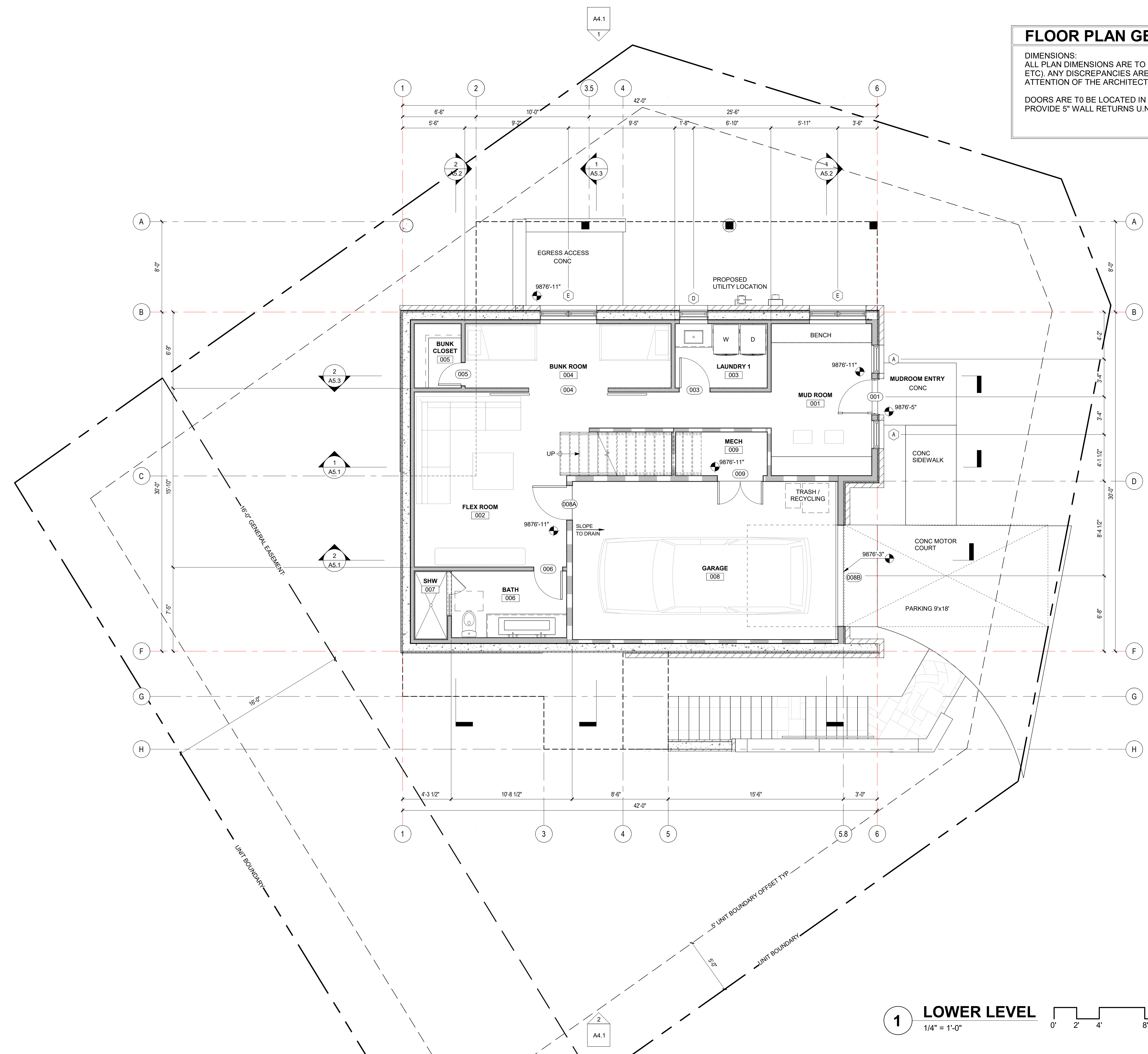


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PROJECT ISSUE DATE:
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REVISIONS
 NO. DATE DESC.

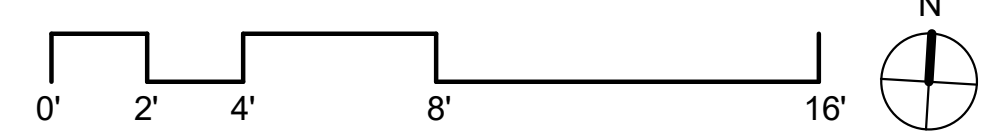
MOUNTAIN VIEW ESTATES UNIT 3
 162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
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A4.2 2

1 A4.2

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



FLOOR PLANS

SHEET NUMBER

A3.1

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REVISIONS

NO.	DATE	DESC.
5	03.15.21	Revised entry steps, retaining wall w/ stone veneer, heated conc, wall mounted handrail

MOUNTAIN VIEW ESTATES UNIT 3
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FLOOR PLANS

SHEET NUMBER

A3.2

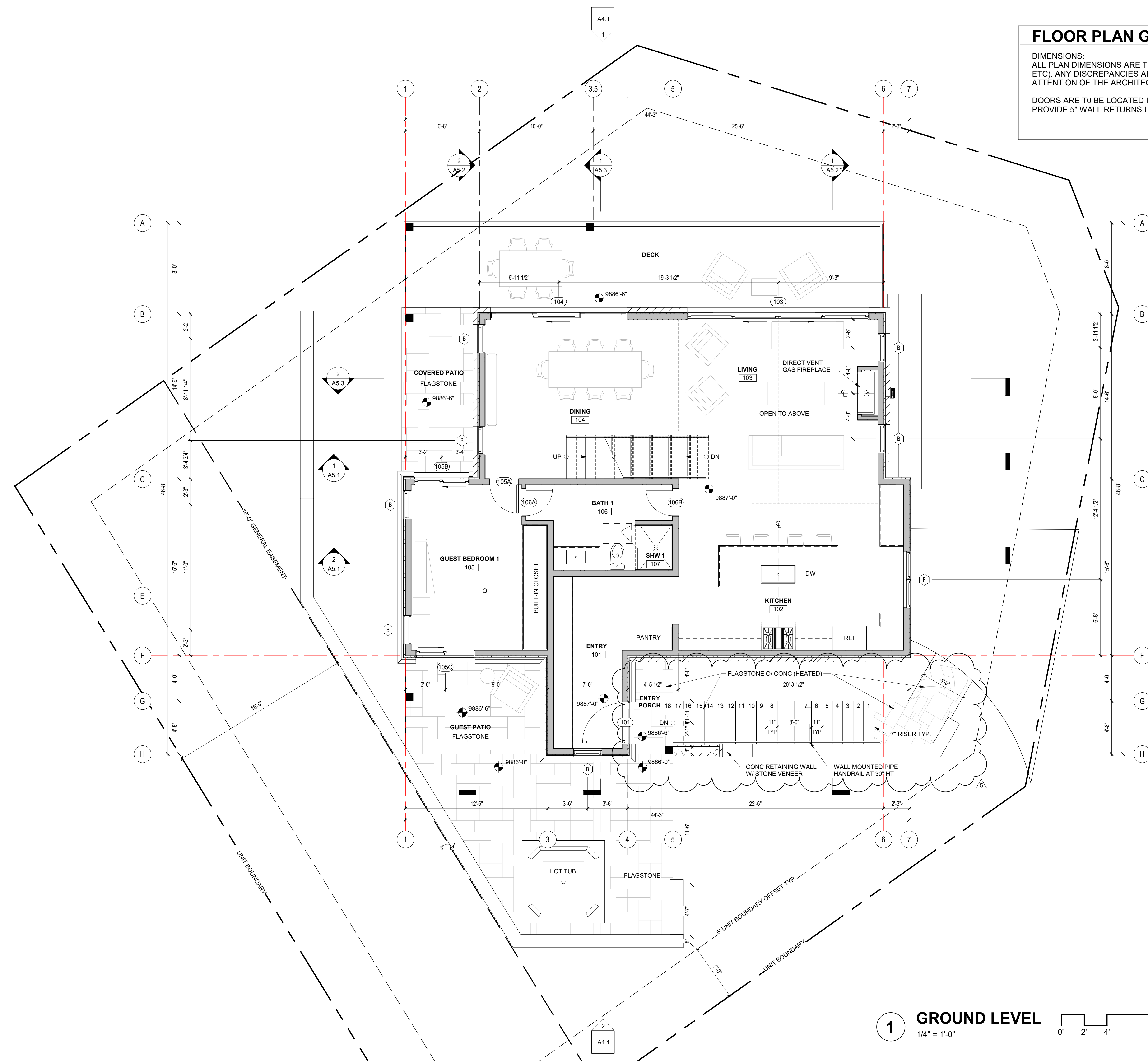
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FLOOR PLAN GENERAL NOTES:

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

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



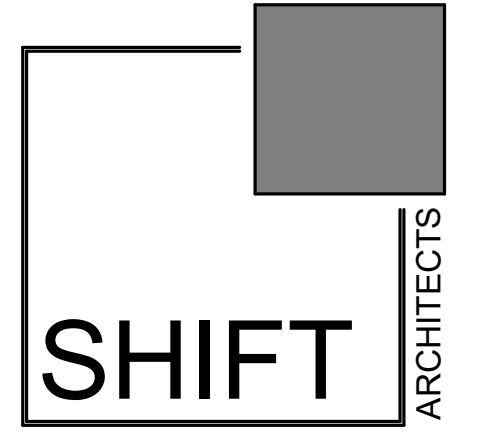
1 GROUND LEVEL
1/4" = 1'-0"

A4.2 2

1 A4.2

2 A4.1

FLOOR PLAN GENERAL NOTES:
 DIMENSIONS:
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 DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.

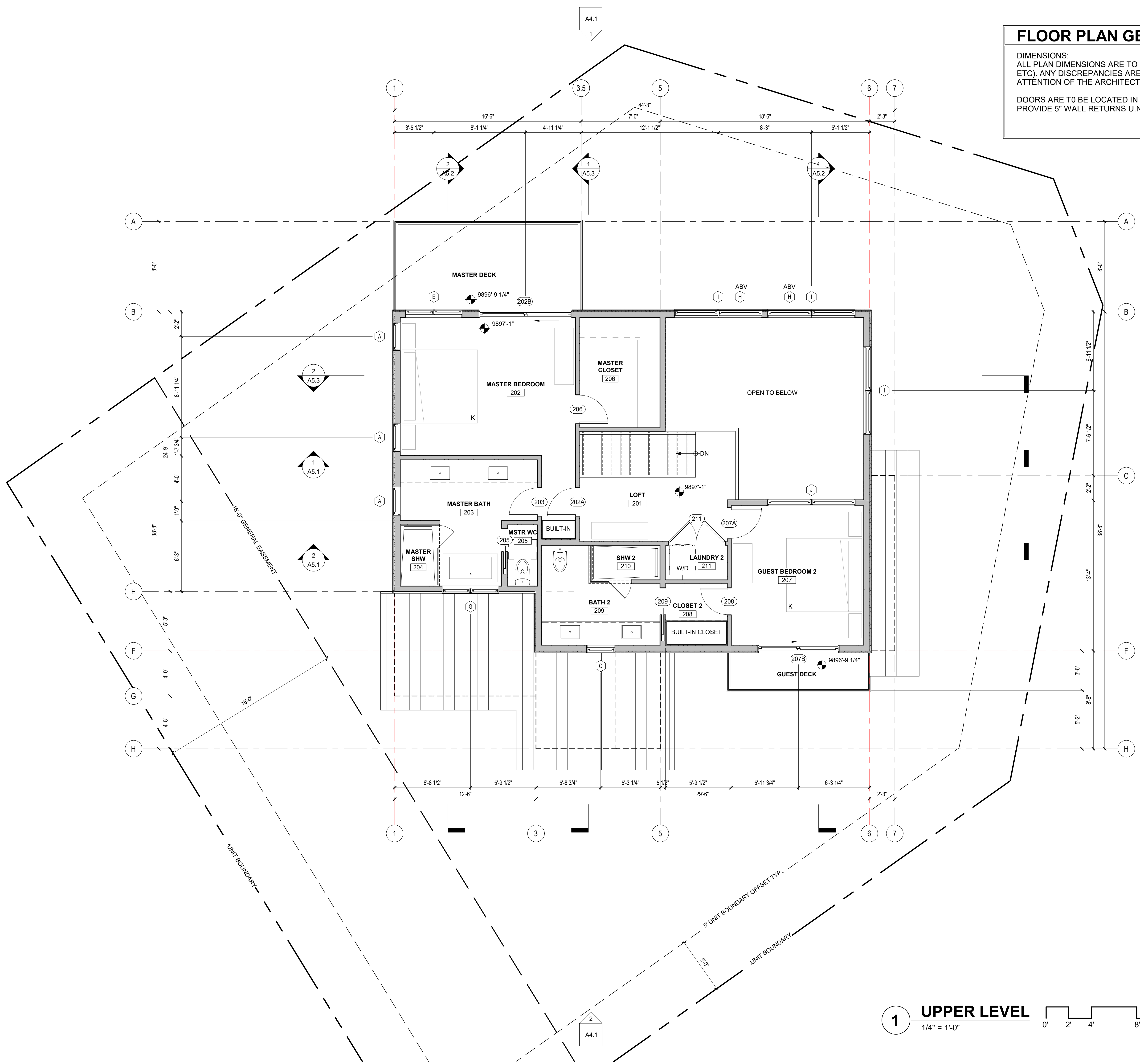


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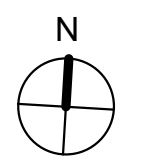
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 NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 3
 162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.



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



FLOOR PLANS

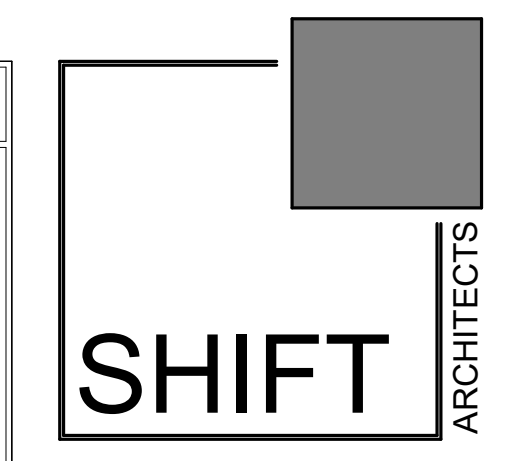
SHEET NUMBER

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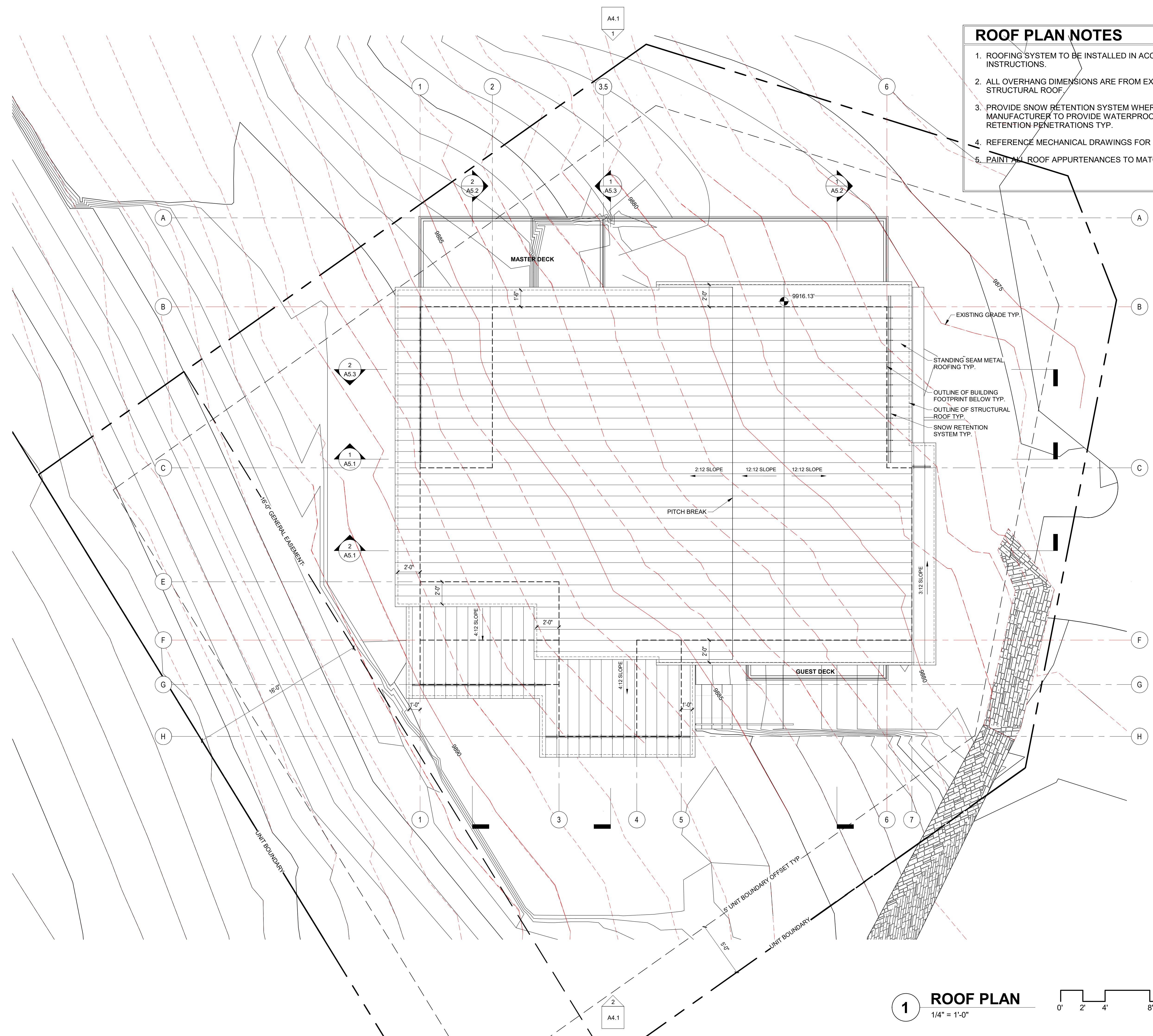
PROJECT ISSUE DATE:
03.15.21 DRB FINAL SUBMITTAL

REVISIONS

NO.	DATE	DESC.

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

A4.2 2



1 A4.2

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

0' 2' 4' 8' 16'

N

MOUNTAIN VIEW ESTATES UNIT 3

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ROOF PLAN

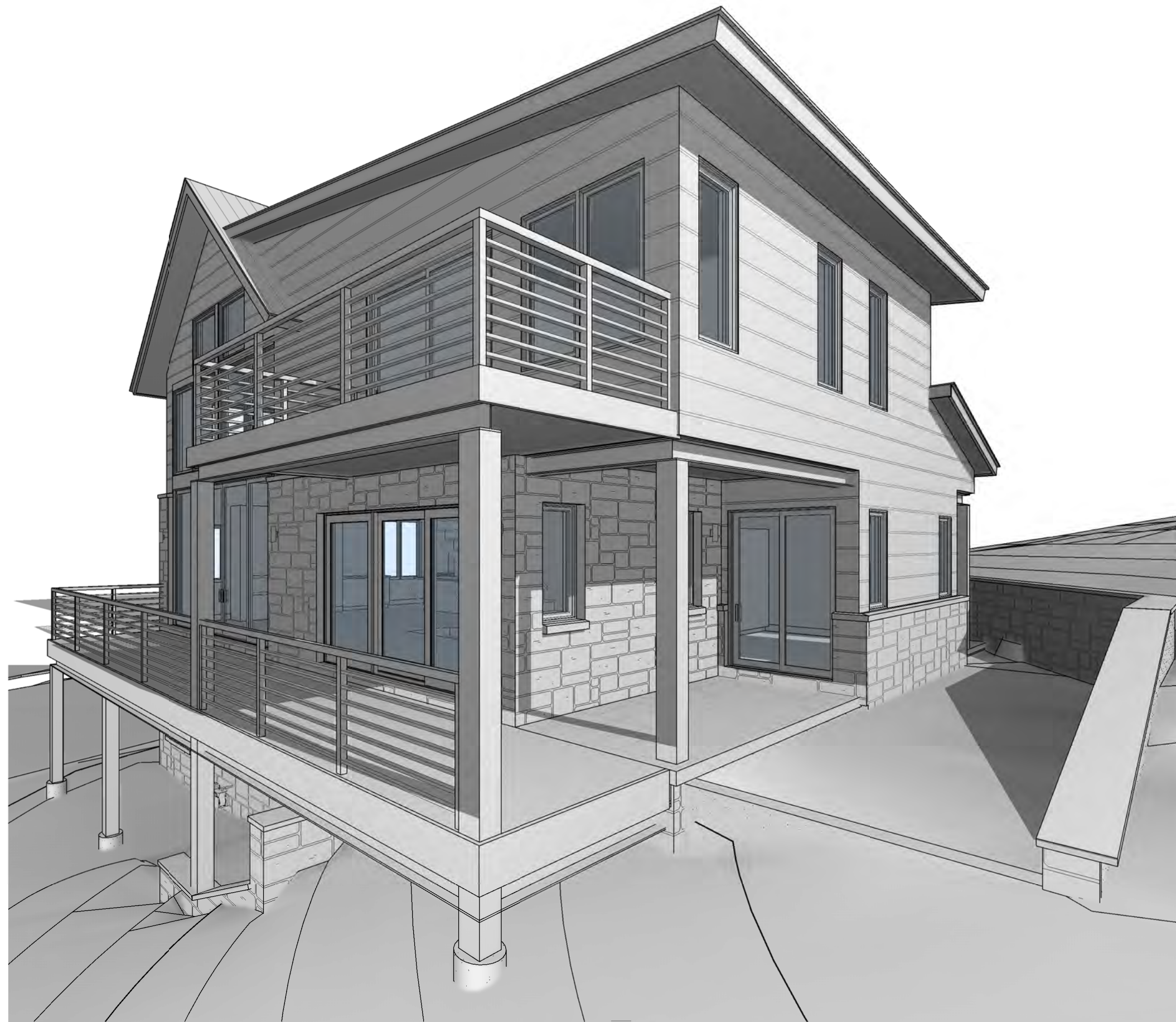
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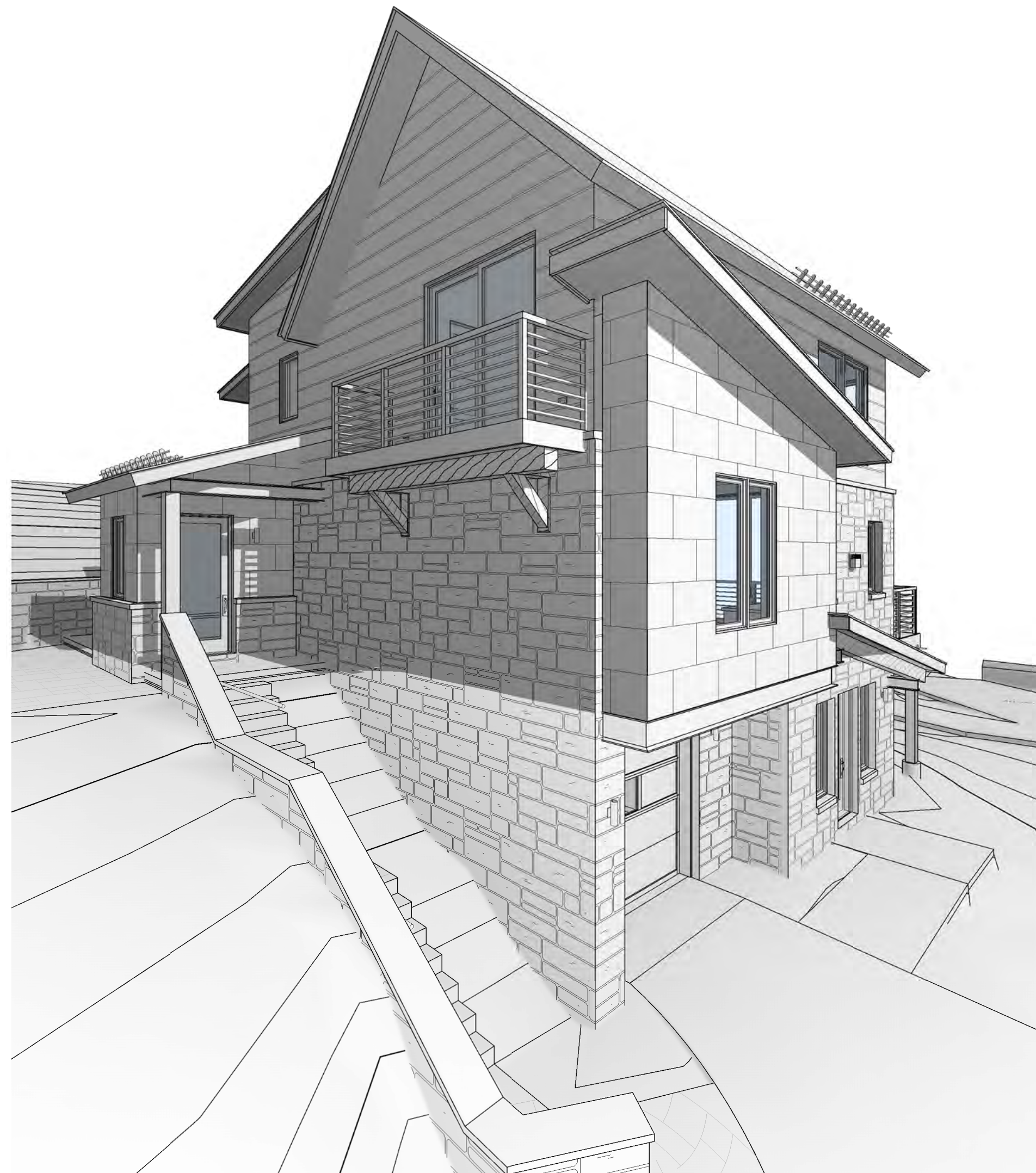
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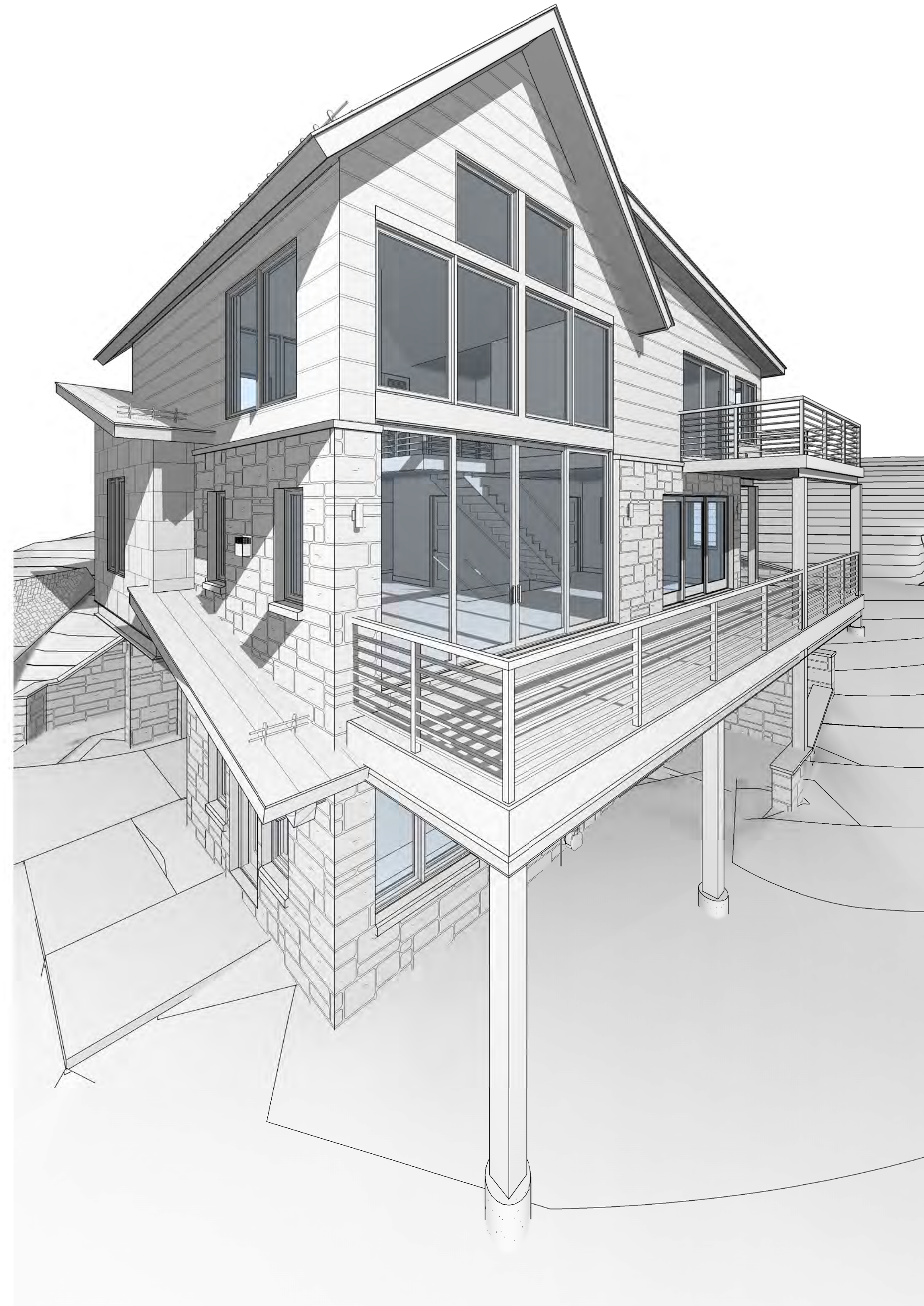
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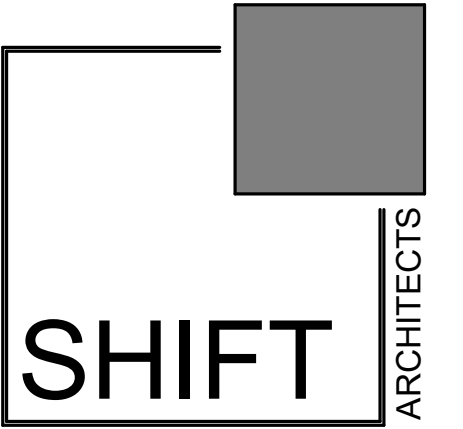
1 **NORTHWEST**



3 **SOUTHEAST**



2 **NORTHEAST**



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REVISIONS
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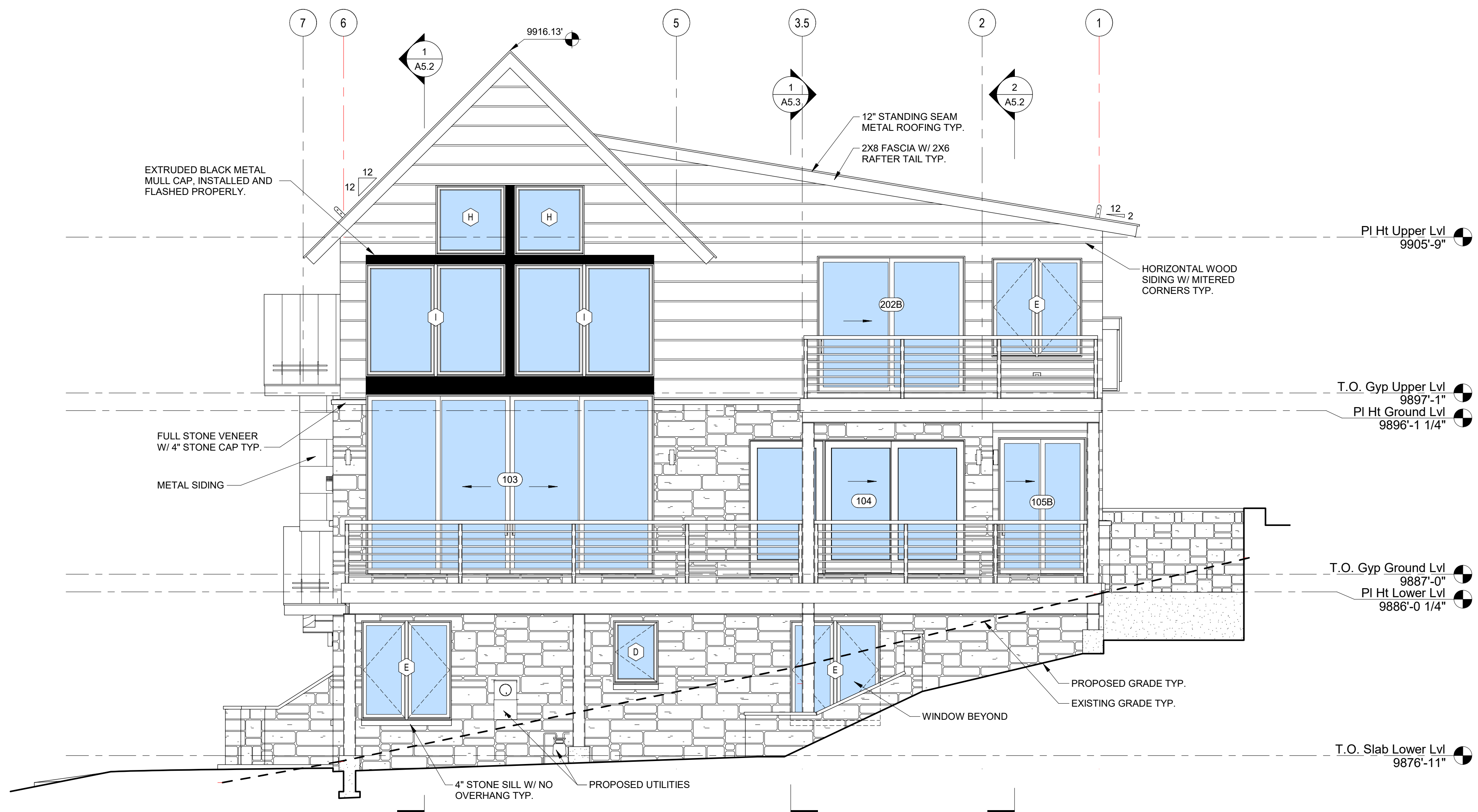
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SHEET NUMBER

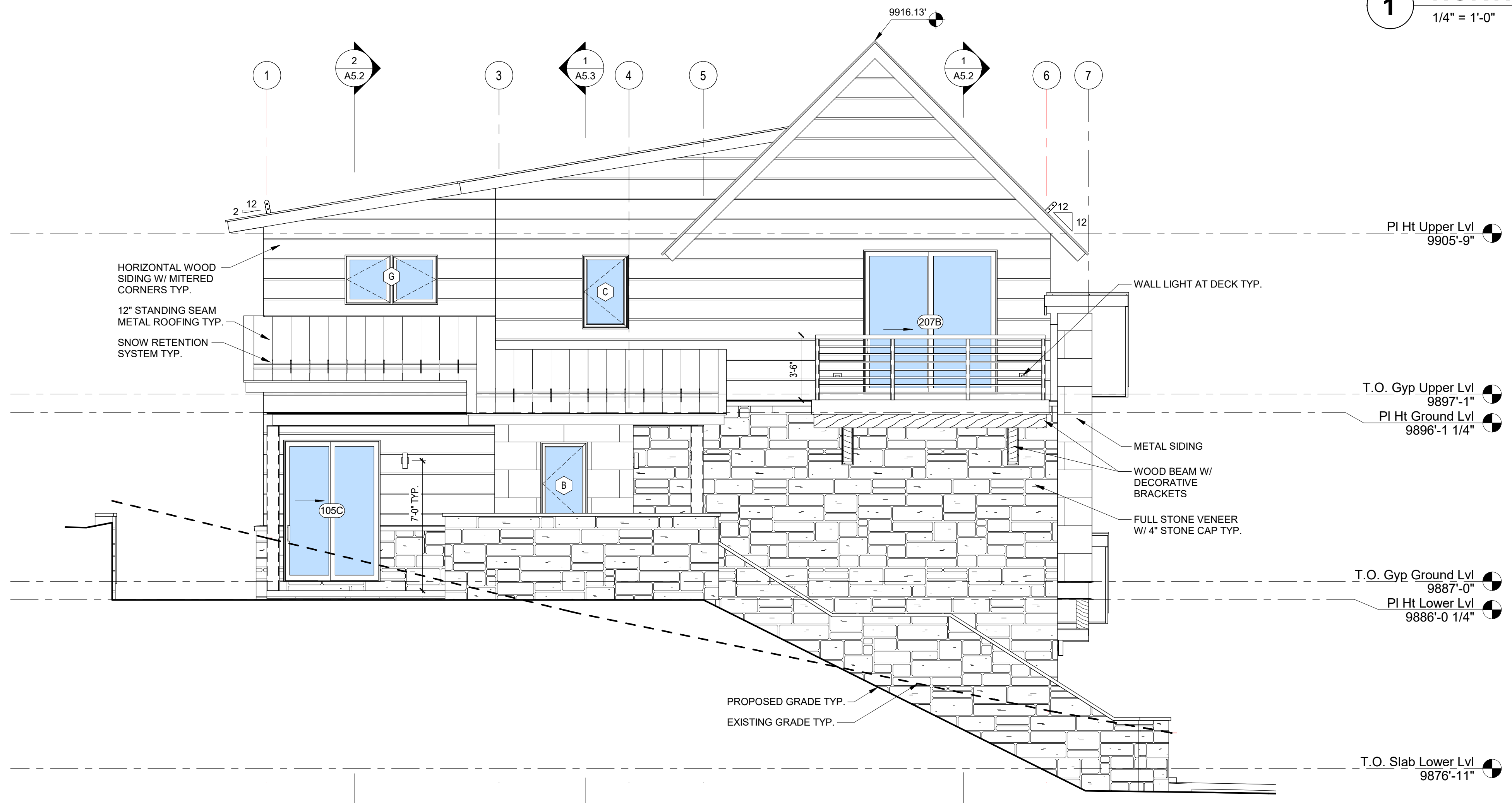
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1 NORTH ELEVATION
1/4" = 1'-0"



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

TELLURIDE STONE GOLD COLLECTION SKYLINE FULL STONE VENEER
 HORIZ WOOD SIDING: 12" DOUG FIR HORIZ SIDING W/ 1" METAL RECESS. MITERED CORNERS
 FINISH: TYPICAL STAIN, METAL PAINTED BLACK



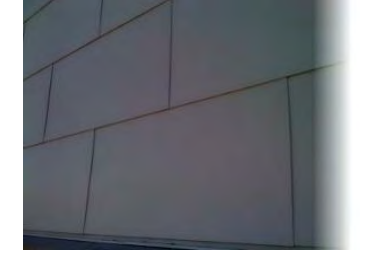
TYPICAL STAIN: CABOT CORDOVAN BROWN (SEMI-TRANSPARENT)

STEEL BEAMS / COLUMNS: FINISH: PAINTED BLACK

WOOD BEAMS: FINISH: TYPICAL STAIN

FASCIA: 2X8 DOUG FIR FASCIA W/ 2X6 RAFTER TAIL FINISH: TYPICAL STAIN

SOFFIT: 1X4 PINE FINISH: TYPICAL STAIN



METAL SIDING: 18"X36" METAL PANEL FINISH: RAW STEEL

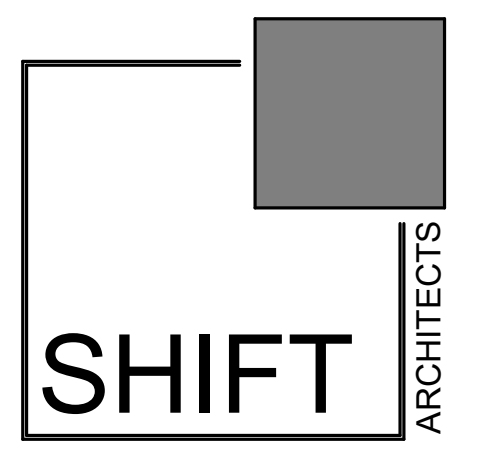
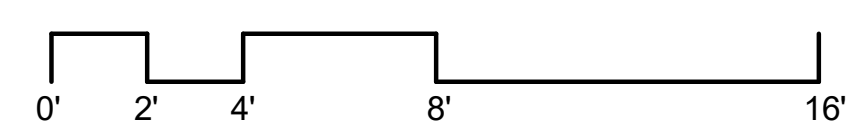


ROOFING: PAC-CLAD 150 12" STANDING SEAM METAL ROOFING; MATTE BLACK



WINDOWS / DOORS: LOEWEN ALUMN CLAD WOOD; BLACK

EXTERIOR MATERIALS



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NO.	DATE	DESC.
6	03.15.21	Revised exterior wood siding

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EXTERIOR ELEVATIONS

SHEET NUMBER

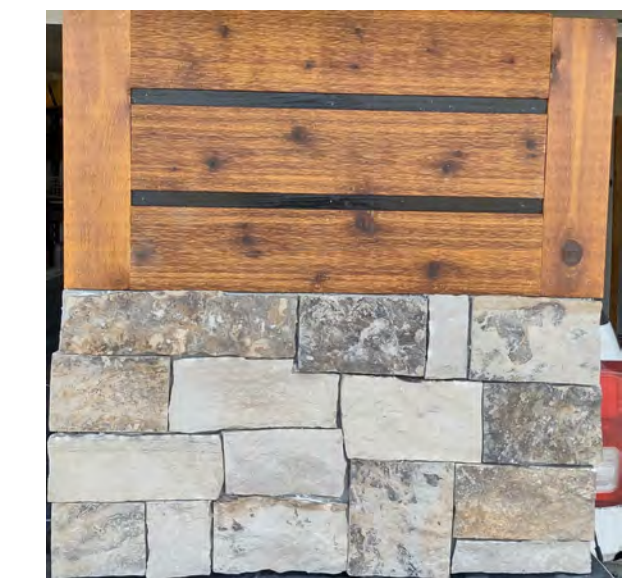
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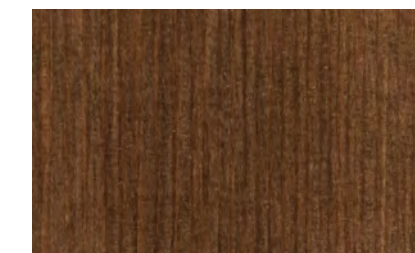
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TELLURIDE STONE GOLD COLLECTION SKYLINE FULL STONE VENEER

HORIZ WOOD SIDING: 12" DOUG FIR HORIZ SIDING W/ 1" METAL RECESS. MITERED CORNERS

FINISH: TYPICAL STAIN, METAL PAINTED BLACK



TYPICAL STAIN: CABOT CORDOVAN BROWN (SEMI-TRANSPARENT)

STEEL BEAMS / COLUMNS: FINISH: PAINTED BLACK

WOOD BEAMS: FINISH: TYPICAL STAIN

FASCIA: 2X8 DOUG FIR FASCIA W/ 2X6 RAFTER TAIL FINISH: TYPICAL STAIN

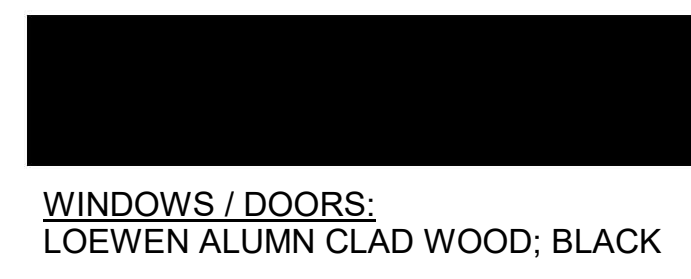
SOFFIT: 1X4 PINE FINISH: TYPICAL STAIN



METAL SIDING: 18"x36" METAL PANEL FINISH: RAW STEEL



ROOFING: PAC-CLAD 150 12" STANDING SEAM METAL ROOFING; MATTE BLACK



WINDOWS / DOORS: LOEWEN ALUMN CLAD WOOD; BLACK

EXTERIOR MATERIALS

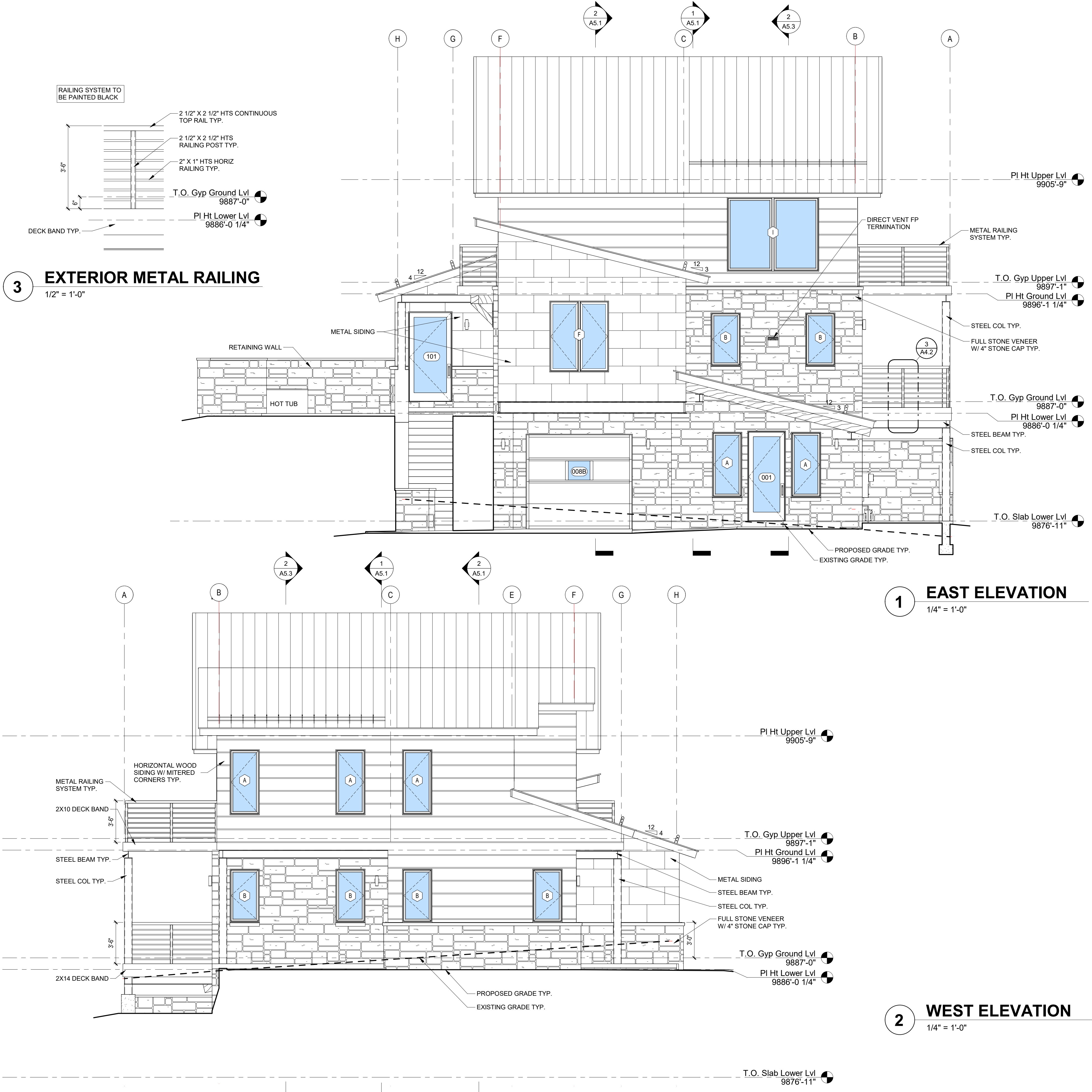
EXTERIOR ELEVATIONS

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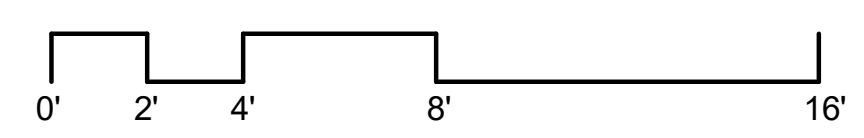
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3 EXTERIOR METAL RAILING
1/2" = 1'-0"

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

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





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



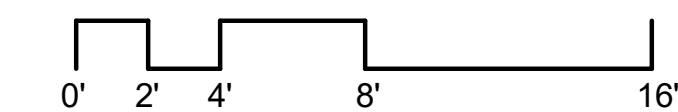
2 EAST ELEVATION
 3/16" = 1'-0"

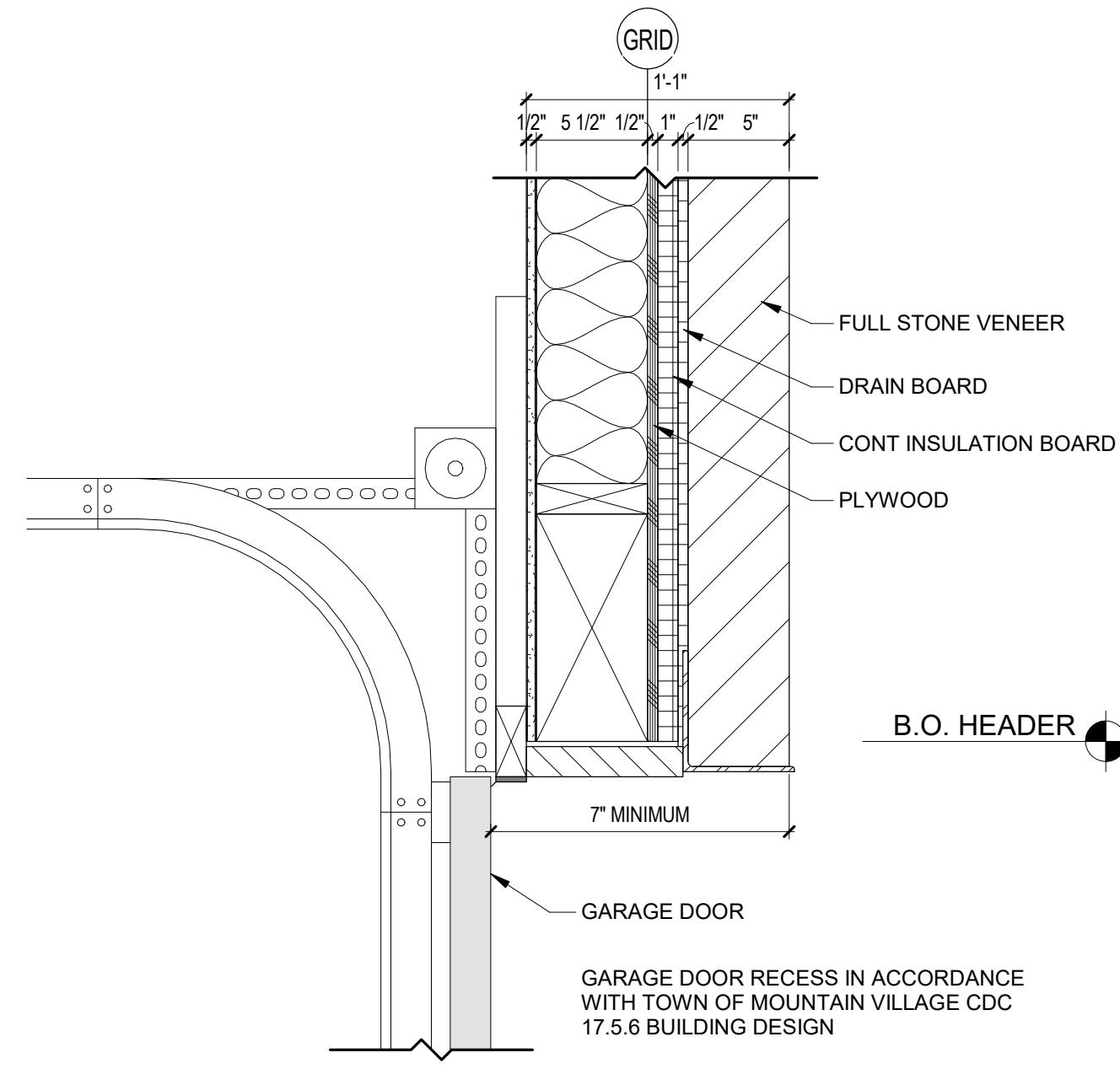


3 SOUTH ELEVATION
 3/16" = 1'-0"



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

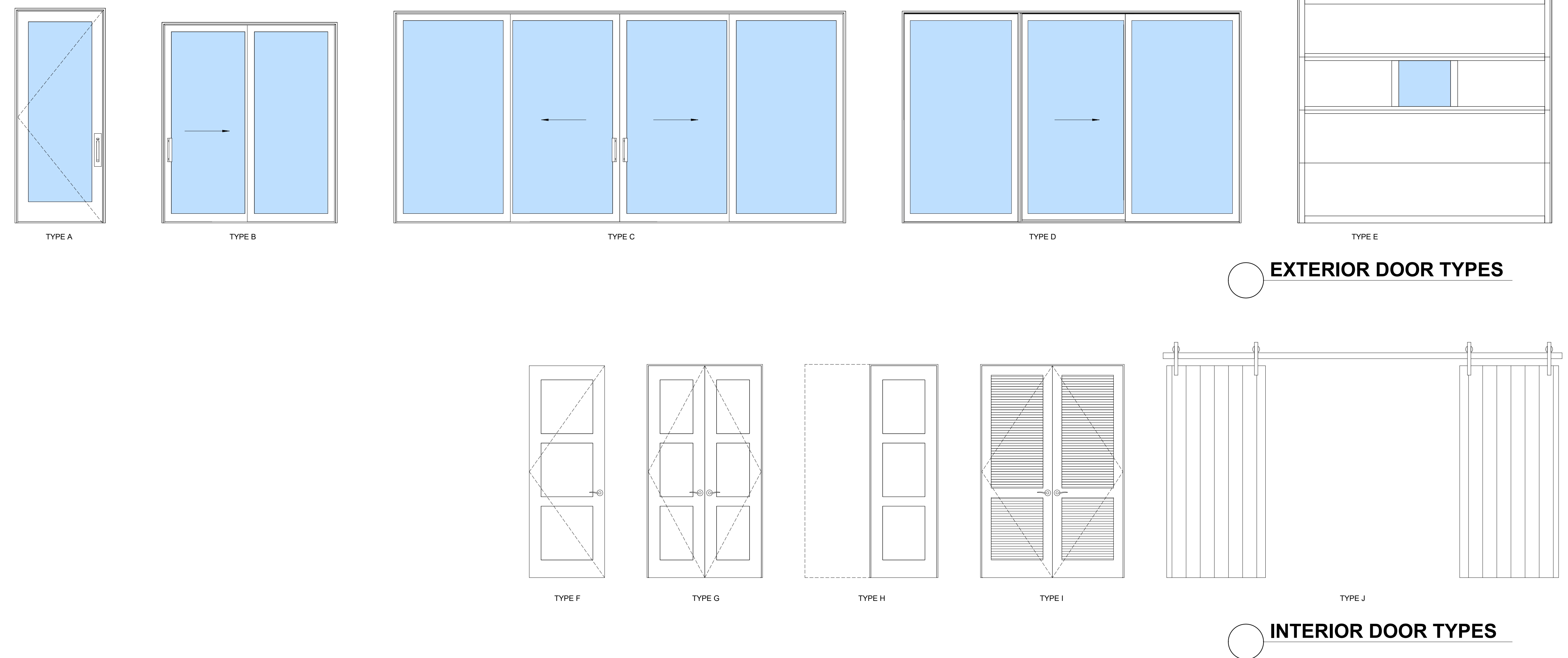




1 GARAGE DOOR RECESS
1 1/2" = 1'-0"

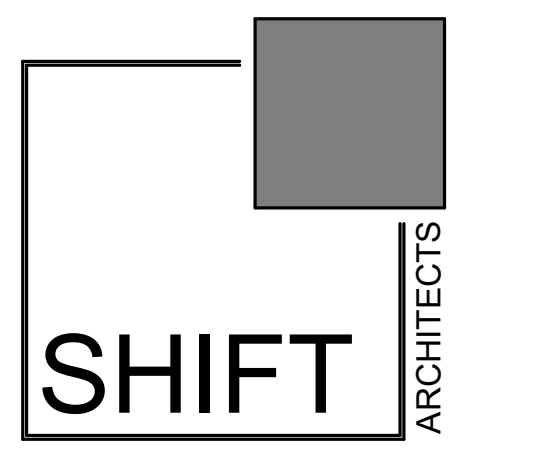
DOOR SCHEDULE									
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS	
001	MUD ROOM	A	3'-0"	7'-6"	SWING	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
008B	GARAGE	E	9'-0"	8'-0"	OVERHEAD DOOR		EXTERIOR	BLACK METAL PANEL	
101	ENTRY	A	3'-6"	7'-6"	SWING	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
103	LIVING	C	15'-9 1/2"	9'-10 3/4"	MULTISLIDE (4 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
104	DINING	D	12'-0"	7'-6"	SLIDING PATIO (3 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
105B	GUEST BEDROOM 1	B	4'-8"	7'-6"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
105C	GUEST BEDROOM 1	B	5'-0"	7'-6"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
202B	MASTER BEDROOM	B	8'-0"	7'-6"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
207B	GUEST BEDROOM 2	B	7'-0"	7'-8"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
003	LAUNDRY 1	F	2'-8"	7'-6"	SWING		INTERIOR		
004	BUNK ROOM	J	7'-0"	7'-6"	BARN DOOR DOUBLE		INTERIOR		
005	BUNK CLOSET	F	2'-0"	7'-6"	SWING		INTERIOR		
006	BATH	F	2'-6"	7'-6"	SWING		INTERIOR		
008A	GARAGE	F	3'-0"	7'-6"	SWING		INTERIOR	1 HOUR FIRE-RATED	
009	MECH	G	4'-0"	7'-6"	DOUBLE SWING		INTERIOR	1 HOUR FIRE-RATED	
105A	GUEST BEDROOM 1	F	2'-6"	7'-6"	SWING		INTERIOR		
106A	BATH 1	F	2'-4"	7'-6"	SWING		INTERIOR		
106B	BATH 1	F	2'-4"	7'-6"	SWING		INTERIOR		
202A	LOFT	F	2'-6"	7'-6"	SWING		INTERIOR		
203	MASTER BATH	F	2'-6"	7'-6"	SWING		INTERIOR		
205	MASTER BATH	H	2'-0"	7'-6"	POCKET		INTERIOR		
206	MASTER CLOSET	F	2'-6"	7'-6"	SWING		INTERIOR		
207A	GUEST BEDROOM 2	F	2'-8"	7'-6"	SWING		INTERIOR		
208	CLOSET 2	F	2'-4"	7'-6"	SWING		INTERIOR		
209	BATH 2	H	2'-4"	7'-6"	POCKET		INTERIOR		
211	LAUNDRY 2	I	5'-0"	7'-6"	DOUBLE SWING / LOUVERED		INTERIOR		

- DOOR NOTES:**
- DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - SEE ELEVATIONS FOR DOOR MULLION PATTERN.
 - DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
 - DOOR & WINDOW MANUFACTURER: LOEWEN ALUMN CLAD WOOD
 - VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



○ EXTERIOR DOOR TYPES

○ INTERIOR DOOR TYPES



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DOOR SCHEDULE

SHEET NUMBER

A8.1

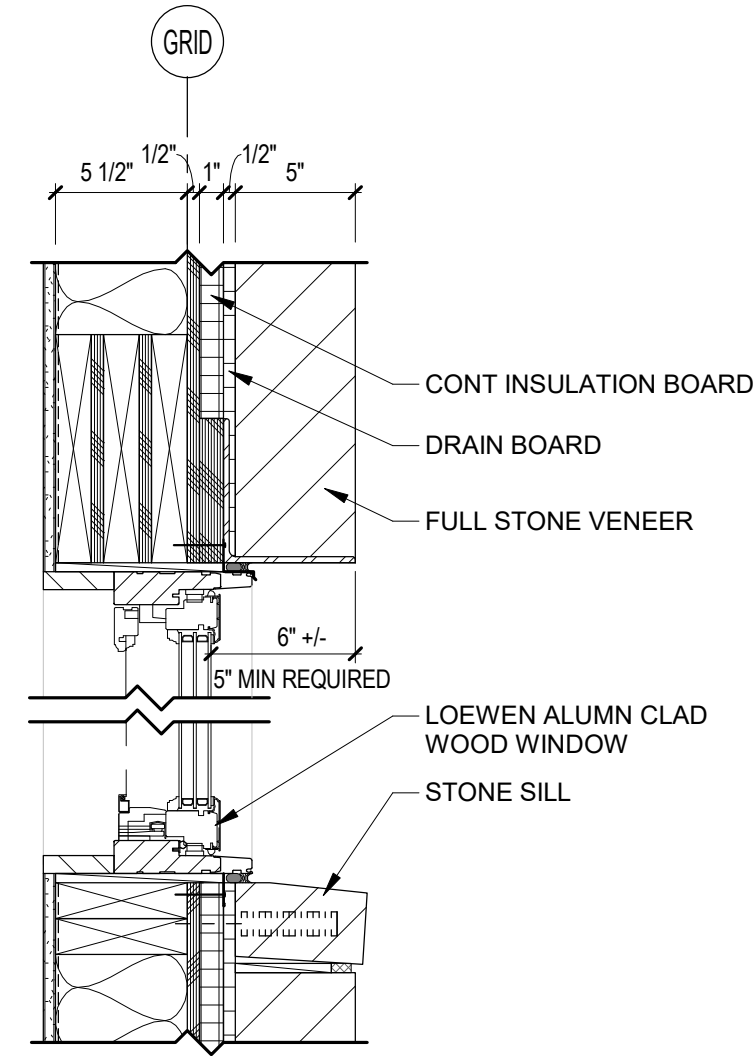
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WINDOW NOTES:

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

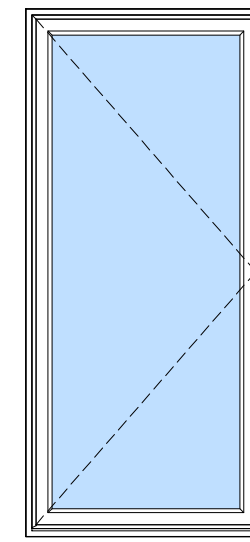


1 WINDOW HEAD/SILL STONE VENEER

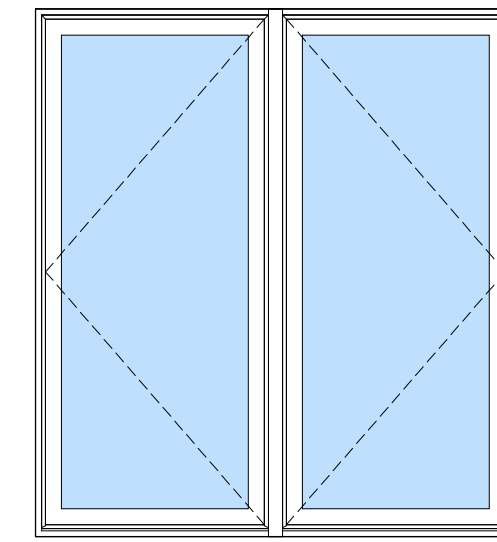
1 1/2" = 1'-0"

WINDOW SCHEDULE

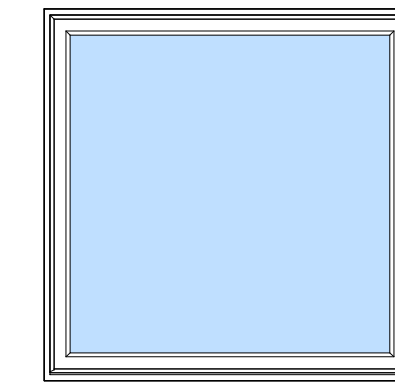
ROOM NUMBER	ROOM NAME	MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
001	MUD ROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
001	MUD ROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
001	MUD ROOM	E	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
003	LAUNDRY 1	D	2'-6"	3'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
004	BUNK ROOM	E	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
101	ENTRY	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
102	KITCHEN	F	5'-0"	6'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	H	3'-10 1/2"	3'-10 1/2"	3	PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	H	3'-10 1/2"	3'-10 1/2"	3	PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	I	7'-9"	6'-3"	4	PICTURE (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	I	7'-9"	6'-3"	4	PICTURE (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	I	7'-9"	6'-3"	4	PICTURE (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
104	DINING	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
104	DINING	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
105	GUEST BEDROOM 1	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
105	GUEST BEDROOM 1	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
202	MASTER BEDROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
202	MASTER BEDROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
202	MASTER BEDROOM	E	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
203	MASTER BATH	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
203	MASTER BATH	G	5'-0"	2'-8"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
207	GUEST BEDROOM 2	J	7'-9"	6'-3"	4	PICTURE (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
209	BATH 2	C	2'-6"	4'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	



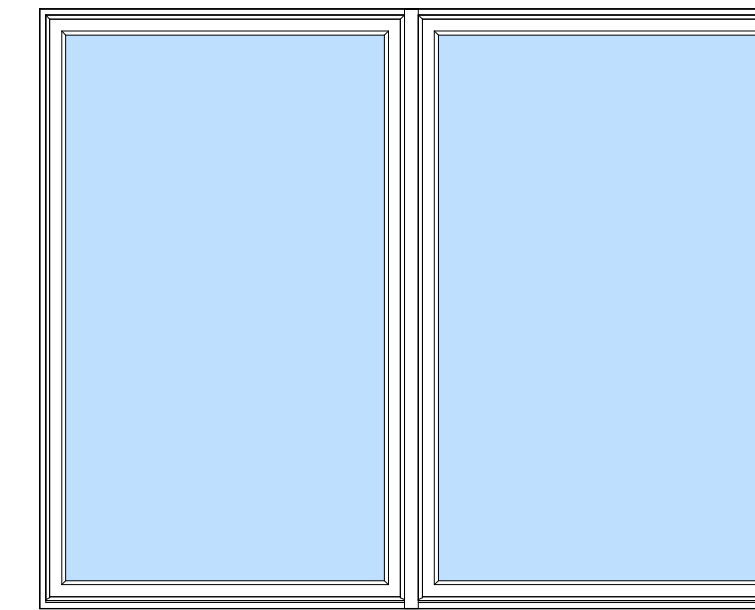
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TYPE 2

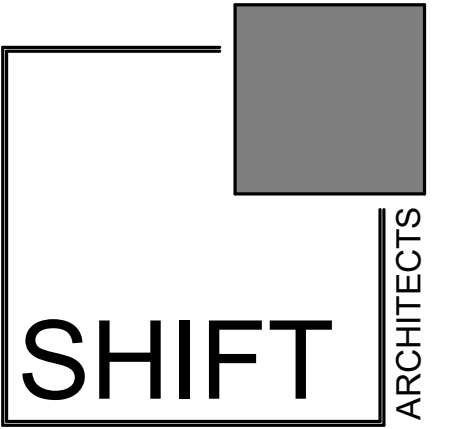


TYPE 3



TYPE 4

WINDOW TYPES



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WINDOW SCHEDULE

SHEET NUMBER

A8.2

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EXTERIOR FIXTURE A:



LED OUTDOOR WALL LIGHT (9 TOTAL)

CALIBER MODEL "WS-W36610"	
FINISH:	BLACK
SIZE:	ONE-WAY LIGHT OPTION
MANUFACTURER:	WAC LIGHTING
WIDTH:	4.5"
HEIGHT:	10"
DEPTH:	4"
MATERIAL:	ALUMINUM HARDWARE W/ LENS DIFFUSER WEATHER RESISTANT POWDER COATED FINISH
WATTAGE:	11wLED
BULB:	1 X 11W, 120V LED MODULE, 3000K, 90CRI
DARK SKY:	YES
LED INFO:	
LUMENS:	735
LUMENS DELIVERED:	560
COLOR TEMPERATURE:	3000K
CRI:	90
DIMMABLE:	YES, 100%, 10% ELV
RATED LIFE:	72,000 HOURS
VOLTAGE:	120V
CERTIFICATION:	ETL & CETL WET LOCATION LISTED, IP 65, CEC TITLE 24

EXTERIOR FIXTURE B:



BK- Black Finish

EXTERIOR STEP AND WALL LIGHT (10 TOTAL)

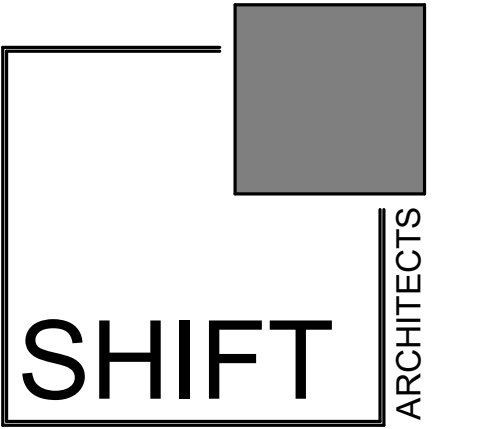
WL-LED 100	
FINISH:	BLACK
MANUFACTURER:	WAC LIGHTING
ITEM:	WL-LED100-C-BK
MATERIAL:	DIE-CAST ALUMINUM
GLASS:	3000K
WIDTH:	5"
HEIGHT:	3"
LUMENS:	68
EFFICACY (lm/W):	8
CRI:	90
RATED LIFE:	50,000 HOURS
WATTAGE:	3.9W
DIMMABLE:	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
CERTIFICATION:	IP66, UL & cUL LISTED FOR WET LOCATIONS
LIGHT SOURCE:	PRIMARY BULB: X 3.90 WATTS INTEGRATED LED MODULE
VOLTAGE:	120V, DIRECT WIRING

LIGHTING NOTES:

- FIELD VERIFY ALL LIGHTING LOCATIONS.
- TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
- CONTRACTOR SHALL TAKE CARE IN PLANNING
ROUGH FRAMING LAYOUT AS IT RELATES TO THE
NEED TO CENTER FIXTURES IN HALLWAYS,
RECESSES AND OTHER AREAS WHERE
RELATIONSHIPS DON'T OFFER ANY LATITUDE OR
FIELD ADJUSTMENTS.
- ALL RECESSED FIXTURES AT INSULATED CEILINGS
TO BE IC RATED AND CERTIFIED AIR TIGHT
CONSTRUCTION. ALL EXTERIOR FIXTURES,
SHOWER FIXTURES AND FIXTURES OVER TUBS TO
BE MARKED "SUITABLE FOR DAMP LOCATIONS".
- LIGHTING SHALL BE IN ACCORDANCE WITH TOWN
OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT
CODE 17.5.12 LIGHTING REGULATIONS
- PROVIDE FULL CUT OFF FIXTURES WITH LED 10W
2500K-2700K BULBS PER CDC REQUIREMENTS.
- MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC
REQUIREMENTS.
- EXTERIOR LIGHTING ON SECOND AND UPPER
FLOORS SHALL REQUIRE EITHER A TIMER OR
SENSOR TO REDUCE USAGE AND ENERGY LOSS
DURING TIMES OF INACTIVITY.

LIGHTING LEGEND

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



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www.shift-architects.com

PROJECT ISSUE DATE:
03.15.21 DRB FINAL SUBMITTAL

NO.	DATE	DESC.
7	03.15.21	New step lights at entry steps

MOUNTAIN VIEW ESTATES UNIT 3
 162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN
 PLAY BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW
 ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER
 RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LIGHTING PLAN

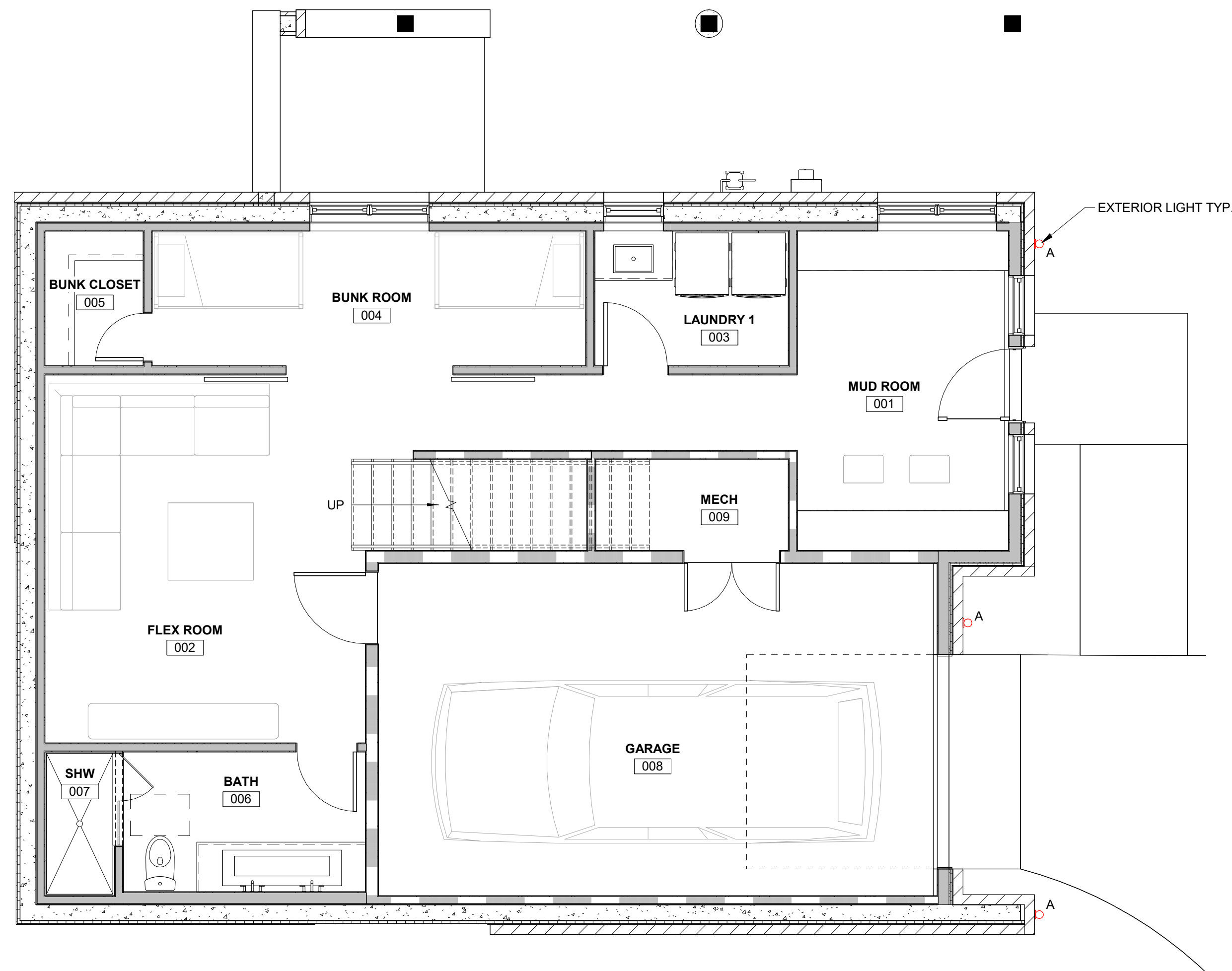
SHEET NUMBER

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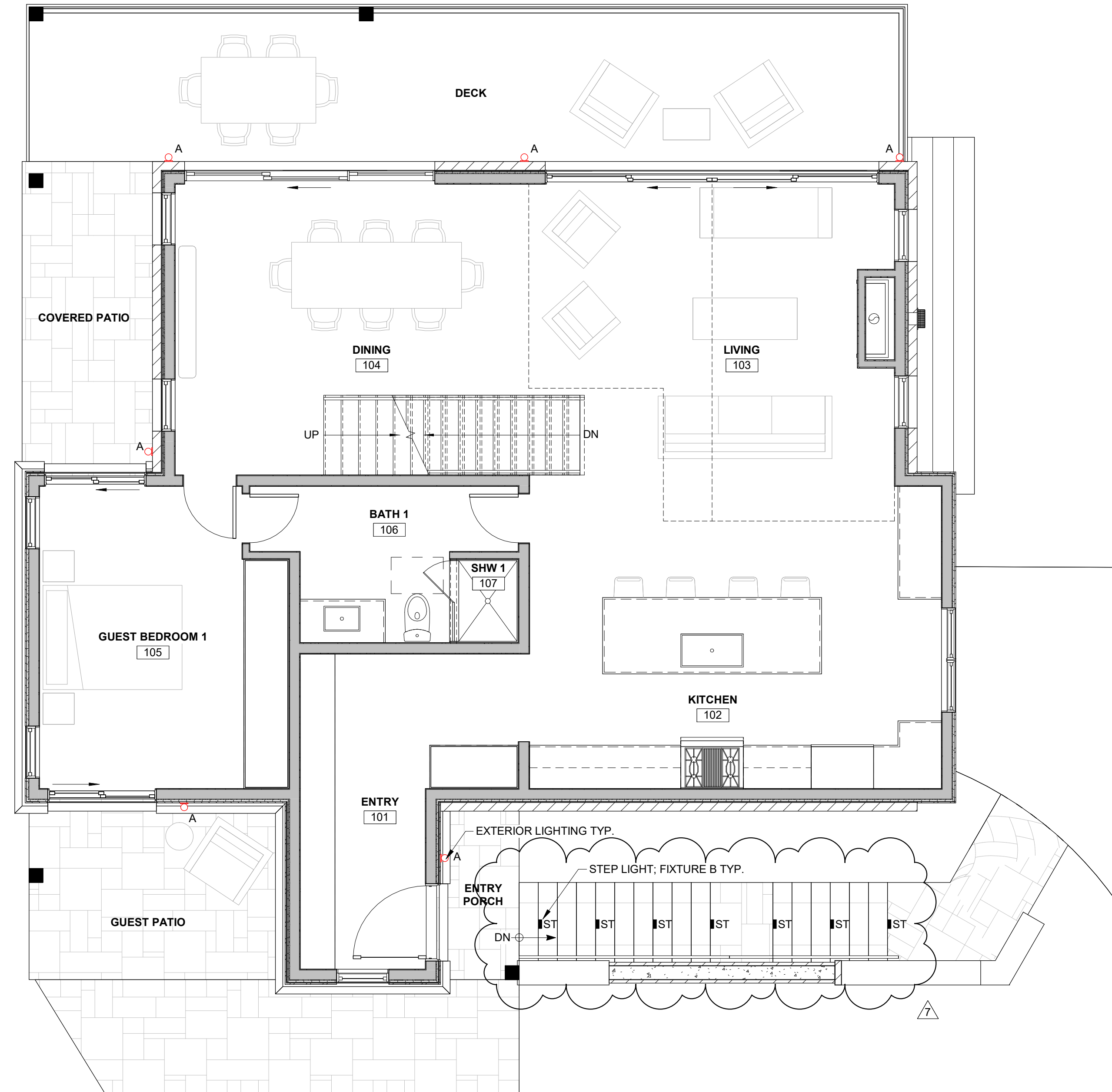
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NOT FOR CONSTRUCTION

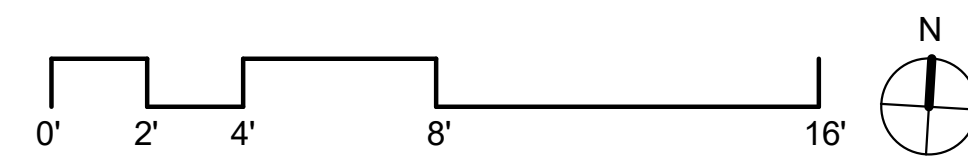
©shift architects



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



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



EXTERIOR FIXTURE A:



LED OUTDOOR WALL LIGHT (9 TOTAL)

CALIBER MODEL "WS-W36610"	
FINISH: BLACK	
SIZE: ONE-WAY LIGHT OPTION	
MANUFACTURER	WAC LIGHTING
WIDTH	4.5"
HEIGHT	10"
DEPTH	4"
MATERIAL	ALUMINUM HARDWARE W/ LENS DIFFUSER WEATHER RESISTANT POWDER COATED FINISH
WATTAGE	11wLED
BULB	1 X 11W, 120V LED MODULE, 3000K, 90CRI
DARK SKY	YES
LED INFO:	
LUMENS	735
LUMENS DELIVERED	560
COLOR TEMPERATURE	3000K
CRI	90
DIMMABLE	YES, 100%, 10% ELV
RATED LIFE	72,000 HOURS
VOLTAGE	120V
CERTIFICATION	ETL & CETL WET LOCATION LISTED, IP 65, CEC TITLE 24

EXTERIOR FIXTURE B:



BK- Black Finish

EXTERIOR STEP AND WALL LIGHT (10 TOTAL)

WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	3000K
WIDTH	5"
HEIGHT	3"
LUMENS	68
EFFICACY (lm/W)	8
CRI	90
RATED LIFE	50,000 HOURS
WATTAGE	3.9W
DIMMABLE	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
LIGHT SOURCE	PRIMARY BULB: X 3.90 WATTS INTEGRATED LED MODULE
VOLTAGE	120V, DIRECT WIRING

LIGHTING NOTES:

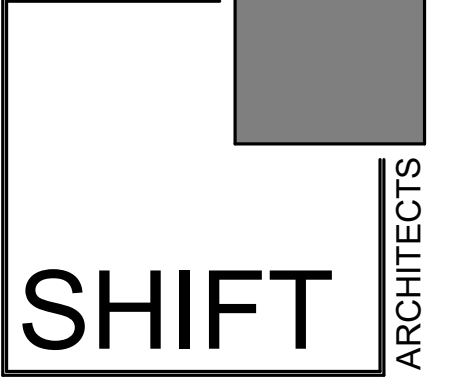
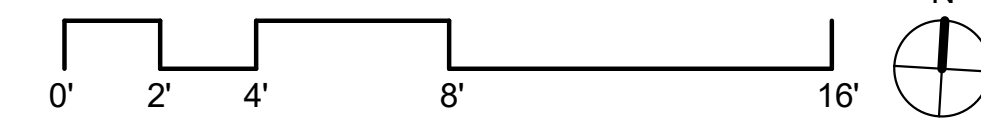
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2500K-2700K BULBS PER CDC REQUIREMENTS.
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REQUIREMENTS.
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LIGHTING LEGEND

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



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



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kristine@shift-architects.com
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PROJECT ISSUE DATE:
03.15.21 DRB FINAL SUBMITTAL

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 3
 162 SAN JOAQUIN RD. 3, MOUNTAIN VILLAGE, CO 81435
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 ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 378791 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER
 RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LIGHTING PLAN

SHEET NUMBER

LTG1.2

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NOT FOR CONSTRUCTION

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Staff Comments Lot 167R-3 162 San Joaquin Rd.

No public comment received as of 12/24/21

From: Finn KJome <FKJome@mtnvillage.org>

Sent: Monday, February 8, 2021 4:53 PM

To: Amy Ward <award@mtnvillage.org>

Subject: RE: Referral Lot 167, Unit 3, 162 San Joaquin Rd.

Hi Amy,

This lot did have all utilities stubbed out during the original development. They need to field very all existing utilities.

Finn



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; March 25, 2021

DATE: March 12, 2021

RE: Initial Architecture and Site Review for a new Single-Family detached condominium on Lot 165, Unit 10 160 Cortina Drive, pursuant to CDC section 17.4.11.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: UNIT 10 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: 200 Cortina Drive
Applicant/Agent: Jim Kehoe, KA Design Works
Owner: Gabriel Telluride Holdings, LLC
Zoning: Multi-Family
Existing Use: Vacant
Proposed Use: Multi-Family
Lot Size: 0.21 Acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Application
- Exhibit B: Plan Set
- Exhibit C: Staff Referral Comments

Figure 1: Vicinity Map



Case Summary: Jim Kehoe of KA Design Works (Applicant), working on behalf of the Gabriel Telluride Holdings, LLC (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 10 – 200 Cortina Drive. The Lot is approximately 0.21 acres and is zoned Multi-Family (Detached Condominium) with the overall square footage of the home being approximately 6,556 gross square feet (5,144 livable). The applicant has provided all the required materials for the IASR for the proposed home.

History and Existing Conditions: Lot 165-10 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 10, like other Cortina units, faces topographical difficulties with a large area of the unit over 30%. The unit is forested and as described in the narrative contains a total of 36 trees over 4", the majority of which will be affected by this project. Additionally, it appears there are specific approvals 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

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed)	36.88
Maximum Avg. Building Height	30' (shed)	28.26
Maximum Lot Coverage	65% Maximum	46%
General Easement Setbacks	16 Foot Setback Utility/Skier/Pedestrian Easement	
Roof Pitch		
Primary		6:12
Secondary		Flat
Exterior Material**		
Stone	35% minimum	35%
Windows/Doors	40% maximum	34%
Parking	2 Parking Spaces	2/2

Design Review Board Specific Approval Requests:

- 1. General Easement Encroachments**

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a mixture of primary gabled roof forms with some secondary flat roof areas and is limited by a maximum building height of 40 feet. The maximum average height must be at or below 35 feet. 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: Based on the heights provided as part of the submittal documents, the maximum building height as proposed is 36.88 feet from the highest ridge to the grade below and the maximum average building height is shown at 28.26 feet. As part of the height analysis, the applicant has provided a parallel plane analysis demonstrating that no portion of the home penetrates the 40-foot parallel slope height allowance for gabled roof forms. The design does well in its incorporation of stepped massing as the topography of the site slopes down to the west. If the DRB concurs with the staff's height analysis, then there shall be a condition of approval that shall require a height survey to occur prior to framing inspections in order to demonstrate compliance with maximum heights. As a minor note, staff would prefer the height measurements be demonstrated in foot-inch (X'-XX") rather than decimal measurements.

17.3.14: General Easement Setbacks

Lot 165 Unit 10 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 Driveways, Ski Access, Utilities, Address Monuments, and Fire Mitigation.

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

- *Driveway: A portion of the front setback is proposed to serve as the driveway for Unit 10.*
- *Utilities: Utilities will be required to cross the front setback area due to existing locations of Sewer, Water, and Shallow Utilities located in Cortina Drive as shown on the Utility Plan.*
- *Fire Mitigation: The applicant is proposing tree removal for fire mitigation in the Setback. This will be discussed in more detail within the environmental standards section below.*

In addition to the above, the proposal also includes setback encroachments that do not fall into the above category of permitted setback development activity:

- *Below Grade Foundation Encroachment: The applicants are proposing a 12" below grade encroachment of a footer on the eastern side setback. The DRB has in the past been hesitant to grant structural encroachments even when they are below grade. The applicant has provided reasoning for this request as part of the*

narrative and the DRB must determine if this encroachment is appropriate. If it is not, then the applicant shall revise the project and remove this encroachment.

- *Retaining Walls: Due to the existing roadway, and its proximity to the home and entryway, the applicants are proposing retaining walls of varying height be located within the front setback. This appears to allow for a small sheltered front yard area between the entryway and the roadway. It's unclear to staff if this would require any type of railing system, but it may be useful as a portion of the wall is over 6 feet tall and adjacent to Cortina Drive.*
- *Landscaping: Due to the steepness of the lot, the applicant has proposed some grading to occur within the setbacks surrounding the home. In addition to the grading, the applicant is proposing some minimal landscaping to occur on both side setback areas which will assumably require irrigation to also be located within the setbacks.*

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 prior to 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. Through the use of similar material palettes of stone, metal, and wood - the home links contemporary mountain modern design with existing development in Cortina and the Mountain Village. While the design is modern in form and massing, staff believes that the applicant has been responsive to the specific site constraints in order to limit overall site disturbance and comply with the height provisions on an otherwise steep lot without sacrificing the high alpine design vernacular of the Mountain Village. The materials as proposed are modern in style but contrast well with the more traditional gabled form of the structure. 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 10 is a 0.21-acre unit that slopes from a high point along Cortina Drive down to the Limited Common Element (LCE) skier easement used by the Cortina Subdivision. As shown in the attached survey work, the majority of the site consists of

slopes greater than 30%, and in order to develop the site, it appears impossible to not disturb these areas. The applicant has attempted to site the home in areas that are less steep, and it appears that they have generally done so. Although the home is located in proximity to the Lower Sundance Ski Run, this home's visibility will be limited given the existing stand of mature aspen that shields the home site from the west and south vantages.

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 random rectangular cut CK Dove Grey Dry stack 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. The design features a primary gabled roof form with a stepped-down flat / cantilevered roof area to the rear of the home. The design allows for the home to comply with the height limits but also captures exterior space in the form of a rear deck area.

A prominent feature of the home is the cantilevered living spaces to the rear and front above the garage and entry walk. In the provided narrative, the applicant discussed the desire to limit the overall visual prominence of the garage as seen from the front of the home. In order to accomplish this, the garage and entry were pushed back from the front of the lot and the glazed upper levels cantilevered over this space. Staff agrees that this small detail decreases the prominence of the garage in a way that works well for the site while allowing the home to remain grounded on the site.

The home's exterior palette as shown in the material's sheet of the submission appears to blend well, providing some contrast between the stone, metal, and wood. The proposal calls for a flat standing seam metal to be used for a large portion of the front façade of the home. The garage door is called out as being faced with dark stained ash. The CDC allows for bonderized standing seam roofing materials and this appears to meet that requirement. The home does feature a large amount of glazing, but it is within the allowable 40% maximum requirement.

The applicant's plans show 2,000 square feet of snowmelt, and all specific areas have been delineated. Based on the overall square footage of this snowmelt system, the applicant will be required to either mitigate with solar or pay REMP fees associated with the additional 1,000 square feet over the allowable snowmelt area.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a conceptual grading and drainage plan provided by Uncompahgre Engineering. The proposal documents the grade changes required around the home but does not provide finished slope calculations. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less. This information shall be updated and provided prior to final review. The plan does demonstrate the positive drainage away from the home in accordance with CDC requirements.

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 4 spaces, but the following items should be noted.

- 1. Because the home is only required to have two parking spaces, there is no requirement to approve tandem parking for the spaces shown on the exterior of*

the home. The interior parking spaces meet all requirements of the CDC for parking. The applicant should remove the exterior spaces before final review.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan but will be required to provide additional details related to the irrigation system for the home. Because the majority of the proposed landscaping is located within skier easements, staff would like to verify that these trees would not limit the ability to use these easements by neighboring residents.

Additionally, staff is requesting the following modifications to the landscaping plan:

- 1. Increase the diversity of plants – 40% diversity is required.*
- 2. Native Grass Seed mix is not at the ratio determined by the CDC.*

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 final review to verify the specific locations of the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research.

17.5.12: Lighting Regulations

Staff: The applicant has provided a basic lighting plan at this time, but this plan does not meet the requirements of the CDC as shown. As part of the plan, they have shown one fixture which is a strip light that appears to be mounted near the entry walkway to provide some illumination along the pathway. Prior to final review, the applicant shall revise the lighting plan to include all exterior fixtures as well as the associated cut sheets. The applicant shall also provide a photometric study of the home due to the size.

17.5.13: Sign Regulations

Staff: The applicant has indicated that the home will be addressed with numbering located above the garage door. These numbers shall be illuminated with a downlit fixture and shall be at 6" in height, as well as coated with a reflective material. The applicant shall demonstrate the distance from the roadway to the numbering is less than 20 feet.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has provided some detail related to fire mitigation for Unit 10. Given the entirety of the site is located in Zone 1, almost all existing tree coverage is to be removed. Given the slopes and general screening of the home from adjacent open space tracts, staff does not take issue with this prescription as shown.

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: The driveway as proposed meets the requirements of the CDC. The width is shown at 17 feet, and the grade does not exceed the standards.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has 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 10, 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.

Staff Recommendation: Staff recommends the DRB approved the Initial Architectural and Site Review for Lot 165, Unit 10, 200 Cortina Drive.

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

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new detached condominium located at Lots 165, Unit 10 based on the evidence provided within the Staff Report of record dated March 12, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) *GE Encroachments*

And with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to include irrigation notes.
- 2) Prior to the submittal for a Final Architectural Review, the applicant will revise the grading and drainage plan to demonstrate the final slopes.
- 3) Prior to the submittal for a Final Architectural Review, the applicant will revise the parking plan to remove exterior spaces.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated lighting plan and photometric study that shows that all exterior fixtures are in compliance with the CDC lighting standards.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the fire mitigation plan to be in compliance with the forestry provisions within the CDC regulations.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction mitigation plan to include parking.

- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) 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.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) 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



RE: Cortina 10 Design Narrative

01/26/2021 (Revised 02/09/21) Town of Mountain Village Design Review Board Submission

Located in Mountain Village on Cortina Drive, Lot 10 of the Cortina Land Condominiums. The site is on the west side of upper portion of Cortina Drive and slopes down from road to the west. The lot is covered with 26 aspen trees and 10 pine trees. Lot 10 has great eastern and western view exposure with the San Sophia Range to the East. It also has views to the and views to ski run to the West. The lot is a ski in ski out with skier access easement on its western property boundary.

The Lot 10 proposed design is within a mountain contemporary architectural theme. Exterior materials include horizontal ship lap natural gray siding, a dove gray stone veneer with chiseled rusticated face in a dry-stack layout, a dark zinc color metal siding dark bronze window frames, and bonderized dark gray color standing seam roofing. The roof fascia is a rough sawn natural wood with a semisolid stain and will that of the right sawn wood timber features.

The configuration of the main level floor plan justifies the great room and main kitchen dining to the north east connecting to a west facing deck to take full advantage of the views east, north and west of the site. The views are further accentuated with large folding door system opening to the west deck and windows from these spaces to the east. The master bedroom and additional bedroom are situated to the south and southwest.

From the lower level east entry the main entry door and circulation from the garage is connected by a central stair towards the west. The east facing garage doors are set back from the main façade with a significant overhang deemphasizing the garage door from the street. The lower level bedrooms are positioned to the southeast and one to the west, with a game room and ski room at the southwest corner connecting to the ski trail.

Property and Zoning Information

Legal Description	Lot 10 Cortina Land Condominiums
Address	165 Cortina Drive
Lot Size	.21 Acres
Zone District	Multi-family

	Requirement	Proposed
Max Building Height	40' (35' + 5' Gable Form) max.	36.88'
Average Building Height	40' (30' + 5' gable Form) max.	28.26'
Lot Coverage	65%	46%
Setbacks	Front East: 16 ft;	17'-0"
	Side South; 16 ft;	16'- 2"
	Back West, 16 ft.	17'-0"
	Side No, 16 ft.	17'- 6" & 16'-6"
Roof Pitches		Primary 6:12
		Secondary 6:12
Exterior Materials		
Stone	35% minimum	35% (See Design Variations)
Windows	40% maximum	34%
Parking	2 Spaces per unit	2 enclosed, 2 uncovered



Chapter 17 - Design Regulations

17.5.4.F: Town Design Theme

1. The structure is sited similar to the adjacent properties on the upper west side of Cortina Drive. The garage faces the street as does Lot 11, although the design largely diminishes the appearance and view of garage with the overhanging upper story
2. The 2 story mass of the building from the north decreases to one story at the southern Portion of the site. The 2 story mass also steps down to a deck on the north west steep portion of the site. The two main gable forms simplify the main masses of the structure.
3. Stone predominantly grounds this structure on the prominent views of the structures from the street and adjacent properties.
4. The traditional gable roofs elements with stone retention features fit into the high alpine architectural language and will be properly tied to site drainage design.
- 5&6. A combination of a warm gray stone, dry stacked, with light brown wood siding, and bonderized flat lock panel, with wood fascia and trim elements provides a natural color palette.

17.5.5. A. Building Siting

1. The structure is sited within the building envelope and steps into the hillside to the south. The northwest portion of the site where the slopes are the steepest becomes a one story element with a deck that connects to the main level great room, thus diminishing mass.
2. The building siting, foundation plan, and construction plan envisions minimizing amount of site disturbance and allowing for tree mitigation.
3. The gable roofs have adequate snow retention and increased insulation to protect the area of deck and drive below the northern portions of the structure. The remaining areas of the site are devoid of activity. Flat roof areas will have heated drainage paths.

17.5.6.A Building Form

The form of the building has a substantially grounded base in area of predominate views. The main massing element on the north and east are fully stone, with lighter materials on the upper stories. Punched windows and doorways within the stone will have the required 5 inch recess. The lighter materials of wood and metal are predominantly above the stone base areas.

17.5.6.B Exterior Wall Form

Walls of variation of materials overall are simple in design allowing windows to express the views from the interior and all facades contain a heavy stone base.



17.5.6.C. Roof form, drainage, materials.

The main roof elements are 2 gables forms set 90 degrees from each other. The gable are separated and broken up with a transition and valley crickets. The main gables are in proportion to the volumes below and create the overall language to the building mass and organization. The roof plan depicts areas of gutters, heat tape and drainage required. The materials of rood is a 16" zinc in color bonderized standing seam panel.

17.5.6.E & F Wall materials and color.

Wall materials consist of stone, wood, flat lock metal panel, and wood trim and accents. The stone is a drystack Dove Gray with a rusticated 'rough' face. The wood in a medium brown Ash. The metal is a dark gray bonderized flatlock panel.

17.5.6.G Windows

Windows are under the 40% limitation and are double pane aluminum clad wood windows from Sierra Pacific, Aspen line and has weighted U-value of .25 and a SHGC of .32. The majority of glazing is within the main upper level great room and deck areas to maximize the only prominent site views to the northeast and northwest. Exterior window color is a dark bronze.

17.5.6.H Doors and entryways

The main entryway is flanked by stone giving it significance within an overhang of the main floor above. The southwest corner contains a master suite deck. The main entry is recessed for protection from snowshed beyond the driveway.

17.5.6.I Decks and Balconies

The main deck is designed as an extension of the greatroom to the west maximizing the views and allowing for a decrease of the massing as the site slopes down to the west. There is a portion of the roof that is covered for outdoor use with protection from the elements. The main ski access on the lower level has a deck connecting to the ski way and the family room. All decks have been positioned to maximize sun exposure and view.

Specific Design Approval(s) Request

CDC Section 17.4.11(E)(5)(e) establishes the following review criteria for the Design Review Board ("DRB") to approve design variations:

17.3.14 General Easements and Setbacks

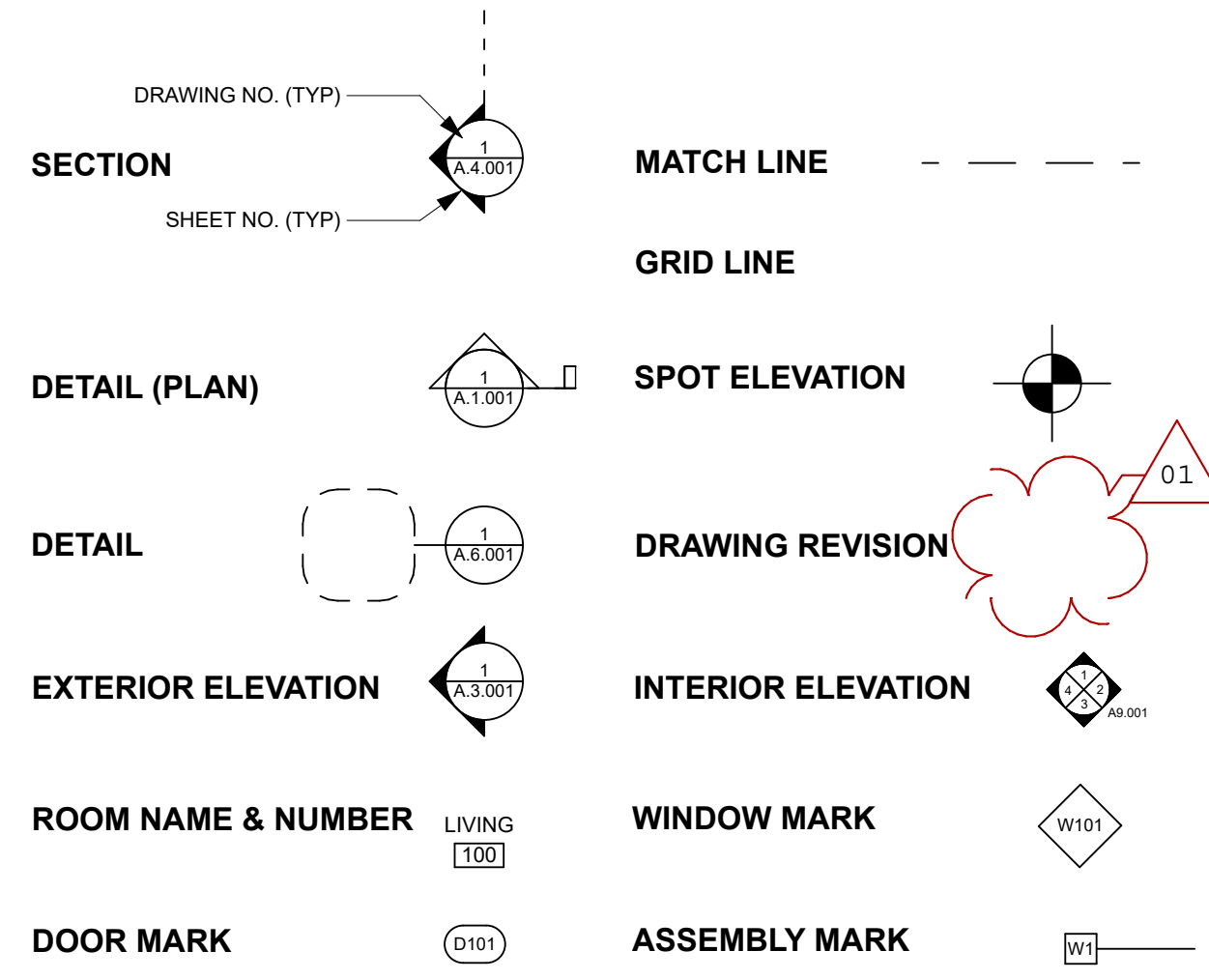
- a. Below grade footer encroachment
 1. The east below grade foundations foundation is proposed to encroach into the front setback approximately 12 inches the length of east building facade. This has been approved by the HOA.
 2. This encroachment is due to minimizing the to extent possible the buildings west side of the site within the steeper grades. We believe this minimal encroachment is of benefit to the natural landscape by minimizing disturbance in the steepest portion of the site.



3. This minimal below grade encroachment will be revegetated to its natural undisturbed state, refer to Landscape Plans.
 4. We believe this minimal encroachment is of benefit to the natural landscape by minimizing disturbance in the steepest portion of the site with no negative effects on the surrounding properties.
- a. Parking in General Easement.
1. The limited lot area and position of the garage is dictating a minimal amount of driveway and parking within the general easement.
 2. Given the natural features found within this lot, this encroachment appears compatible to that of the adjacent parcel.

END OF NARRATIVE

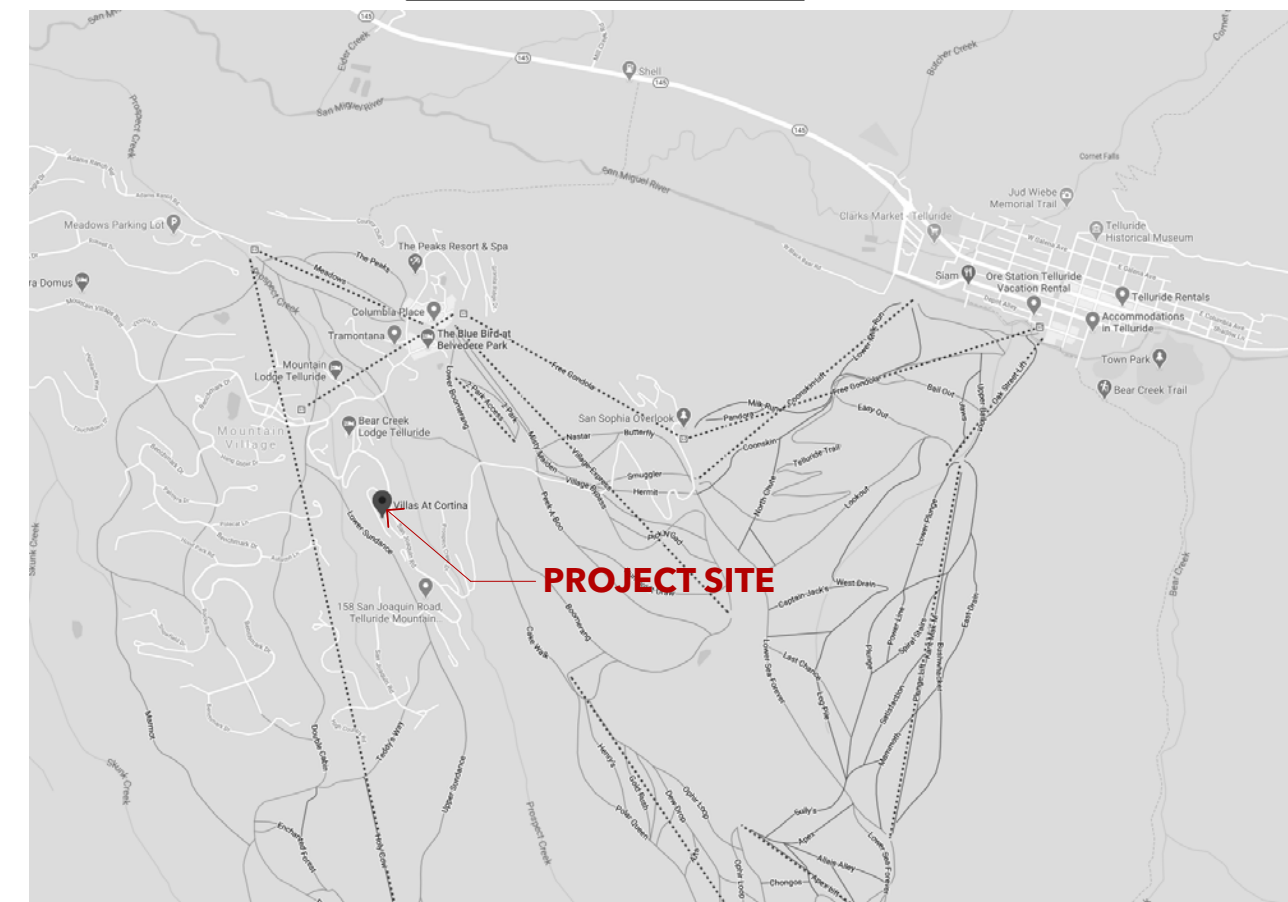
SYMBOL LEGEND



PROJECT DIRECTORY

OWNER Gabriel Holdings LLC	CONTACT: Nathan Bontke (817) 454-9093 nathan@ccgtrike.com
ARCHITECT KA DESIGNWORKS, INC. PO Box 12204 Aspen, CO 81612	CONTACT: Kenneth Adler (970)948-9510 ken@ka-designworks.com
CONTRACTOR JKWest Properties LLC PO BOX 1597 Breckenridge, CO 80424	CONTACT: Alan Evans (970) 389-0384 alan@nwpartners.com
SURVEY San Juan Surveying 102 Society Drive Telluride, CO 81435	CONTACT: Christopher R. Kennedy (970) 728-1128 office@sanjuansurveying.net
CIVIL ENGINEER Uncompahgre Engineering LLC Blue Mesa Building, Suite D. 113 Lost Creek Lane Mountain Village, CO 81435	CONTACT: David Ballode (970) 729-0683 dballode@msn.com
LANDSCAPE ACETO LANDSCAPE ARCHITECTS 565 Congress St. (STE 310) Portland, ME 04101	CONTACT: Seth Kimball (207) 221-3390 skacetola.com

VICINITY MAP



Cortina Lot 10

Mountain Village, CO

SCHEMATIC DESIGN - 2/9/21

PROJECT INFO

TBD Cortina Dr (LOT 10) Mountain Village CO 81435

JURISDICTION: Town of Mountain Village
PARCEL ID: 477903405012
LEGAL DESC: UNIT 10 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 NUM 370697

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Zoning: Multi-Family
 HOA: Cortina Land Condominium Owners Association

Climate Zone: 6

Height Limit: See Zoning Analysis



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Cortina Lot 10
 TBD Cortina Dr (LOT 10)
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SHEET TITLE

COVER SHEET

A000

ABBREVIATIONS

AAD	Attic Access Door	GALV	Galvanized	RW	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAN	Sanitary
AOR	Area of Refuge	GR	Grade	SECT	Section
AGG	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFF	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	QWB	Gypsum Wallboard	SHELV	Shelves
ARCH	Architectural	HW	Hardware	SIM	Similar
BM	Beam	HD	Head	SL	Sliding
BRG	Beating	HVAC	Heating, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	STC	Sound-Transmission Class
BD	Board	HWY	Highway	SPEC	Specification
BS	Both Sides	HOR	Horizontal	SQ	Square
BO	Bottom Of	ID	Inside Diameter	STD	Standard
BLDG	Building	INT	Interior	STL	Steel
CAB	Cabinet	INT	Interior	STRUCT	Structure (pl)
CL	Centerline	JT	Joint	SUB	Substitute
CER	Ceramic	LAM	Laminate	SUPPL	Supplement (pl)
CLR	Clear	LAV	Lavatory	SUSP (pd)	Suspend (pd)
CLOS	Closet	MFG	Manufacturer	TEL	Telephone
CMU	Concrete Masonry Unit	MO	Masonry Opening	TV	Television
COL	Column	MTL	Material	TEMP	Tempered
CONC	Concrete	MAX	Maximum	IE	Trail to
CJ	Construction Joint	MC	Medicine Cabinet	THK	Thick
CONT	Continuous	MECH	Mechanical	TPH	Toilet Paper Holder
DP	Dampening	MN	Miscellaneous	TSG	Tongs and Groove
DET	Detail	MISC	Miscellaneous	TAB	Top and Bottom
DIA	Diameter	NIC	Not in Contract	TO	Top Of
DIM	Dimension	NA	Not Applicable	T	Tread
DW	Dishwasher	NTS	Not to Scale	TS	Tube Steel
DN	Down	OC	On Center	TYP	Typical
DRG	Drain	OPG	Opening	UG	Underground
DS	Downspout	OPP	Opposite	U.N.G.	Unless Noted Otherwise
DRWG	Drawing	OPH	Opposite Hand	UNFN	Unfinished
EA	Each	OD	Outside Diameter	UBC	Uniform Building Code
EL	Elevation	d	Pheny (mils, etc.)	USG	United States Gage
CLOS	Closet	MFG	Manufacturer	VAR	Variable
EQ	Equip	PERF	Prefinished (pl)	VENT	Ventilate
EXIST	Existing	PFSM	Prefinished Sheet Metal	VERT	Verify in Field
EJ	Expansion Joint	PLY	Plywood	VERT	Verify in Field
EXT	Exterior	PROD	Product	VAT	Vinyl Asbestos Tile
FEC	Fire Extinguisher Cabinet	PROJ	Project	V	Voltage
FOC	Face Of Concrete	PROP	Property	WC	Water Closet
FOS	Face Of Stud	R	Radius or Riser	WP	Waterproof
FIN	Finish	REF	Refrigerator	WT	Weight
FP	Fireproof	REFR	Refrigerator	WIN	Window
FD	Floor Drain	REINF	Reinforce (d)	WJ	With (comb. form)
FTG	Footing	REQD	Required	W/O	Without
FDN	Foundation	RHSM	Round Head Sheet Metal Screw	WD	Wood
GA	Gauge	RM	Room		

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT. AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS TO THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS. SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED, NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.



Cortina Lot 10

TBD Cortina Dr (LOT 10)
Mountain Village, CO 81435

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SHEET TITLE

3D VIEW

A001



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3D VIEW

A002



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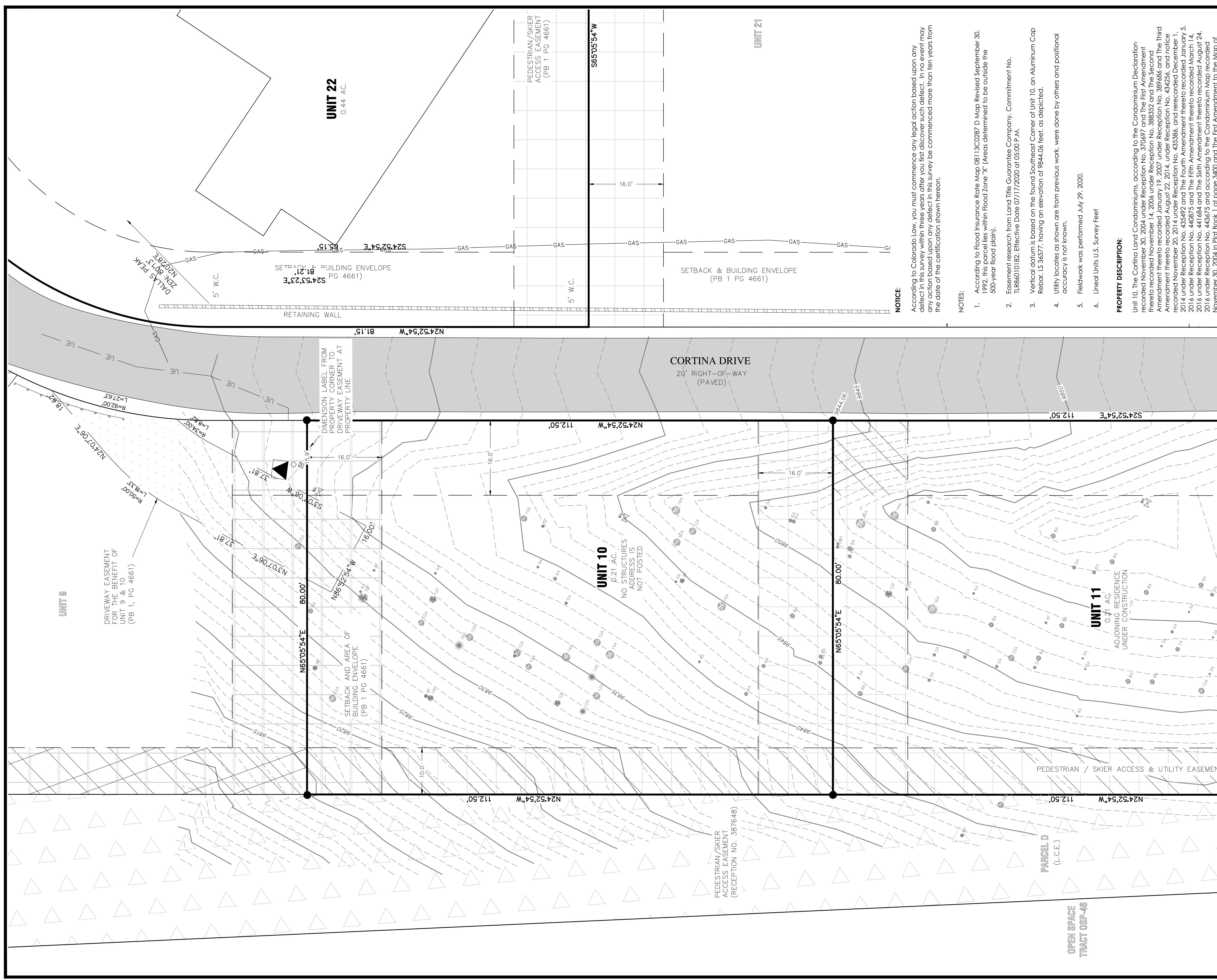
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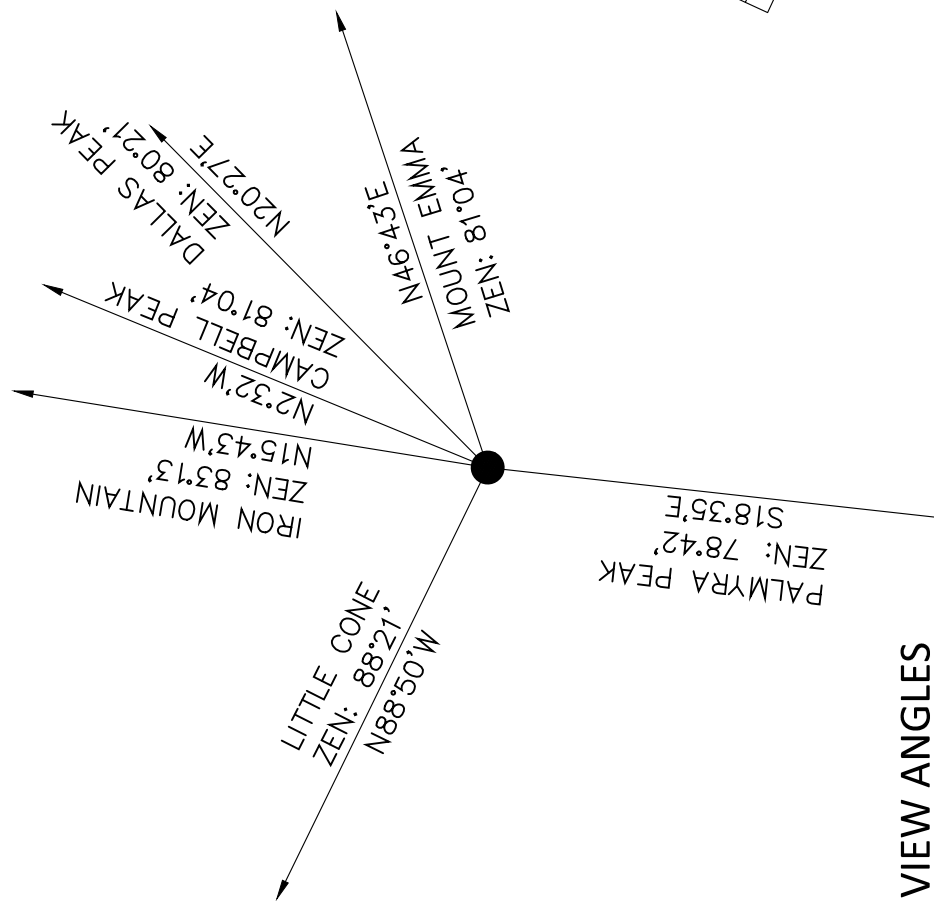
A003



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- (L.C.E.) LIMITED COMMON ELEMENT
- CABLE PEDESTAL
- W WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ CABLE PEDESTAL
- ⊗ ELECTRIC TRANSFORMER
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- ⊗ ASPEN TREE, NUMBER INDICATES CALIPER
- ⊗ FIR TREE, NUMBER INDICATES CALIPER
- ⊗ SPRUCE TREE, NUMBER INDICATES CALIPER
- ⊗ PEDESTRIAN/SKIER ACCESS EASEMENT (PB 1 PG 4661)
- ⊗ UTILITY EASEMENT (PB 1 PG 4661)
- ⊗ UNDERGROUND ELECTRIC LOCATE
- ⊗ GAS UNDERGROUND GAS LOCATE

VIEW ANGLES



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 claim for a defect in this survey be commenced more than ten years from the date of the certification shown herein.

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D Map Revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TL884010182, Effective Date 07/17/2020 at 05:00 P.M.
3. Vertical datum is based on the found Southeast Corner of Unit 10, an Aluminum Cap Rebar, LS 36577, having an elevation of 9844.06 feet, as depicted.
4. Utility locates as shown are from previous work, were done by others and positional accuracy is not known.
5. Fieldwork was performed July 29, 2020.
6. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 10, The Cortina Lane Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370687 and the First Amendment thereto recorded January 19, 2007 under Reception No. 389864 and The Third Amendment thereto recorded August 22, 2014, under Reception No. 434256, and notice recorded November 20, 2014 under Reception No. 435386, and recorded December 1, 2014 under Reception No. 435492 and The Fourth Amendment thereto recorded January 5, 2016 under Reception No. 440875 and The Fifth Amendment thereto recorded August 24, 2016 under Reception No. 441684 and The Sixth Amendment thereto recorded August 24, 2016 under Reception No. 443675 and according to the Condominium Map recorded November 30, 2004 in Plat Book 1, at page 3400 and the First Amendment to the Map of the Cortina Lane Condominiums recorded January 19, 2007 in Plat Book 1, at page 3803, and the Second Amendment to the Map of the Cortina Lane Condominiums recorded August 22, 2014 in Plat Book 1, at page 4661.

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the north-south line of Lot 145 as recorded in the Plat recorded in Book 1, at page 1312, said bearing being **S 05°22'30" E**.

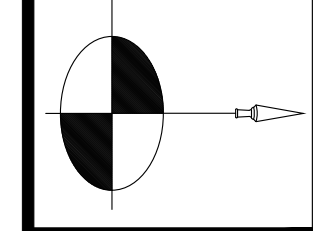
SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Nathan Bonite and Stonegate San Joaquin Community, a unitary community, as permitted by the Colorado Uniform Direct Primary and Secondary Easements Act, and that the survey and bearings are true, correct, accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.



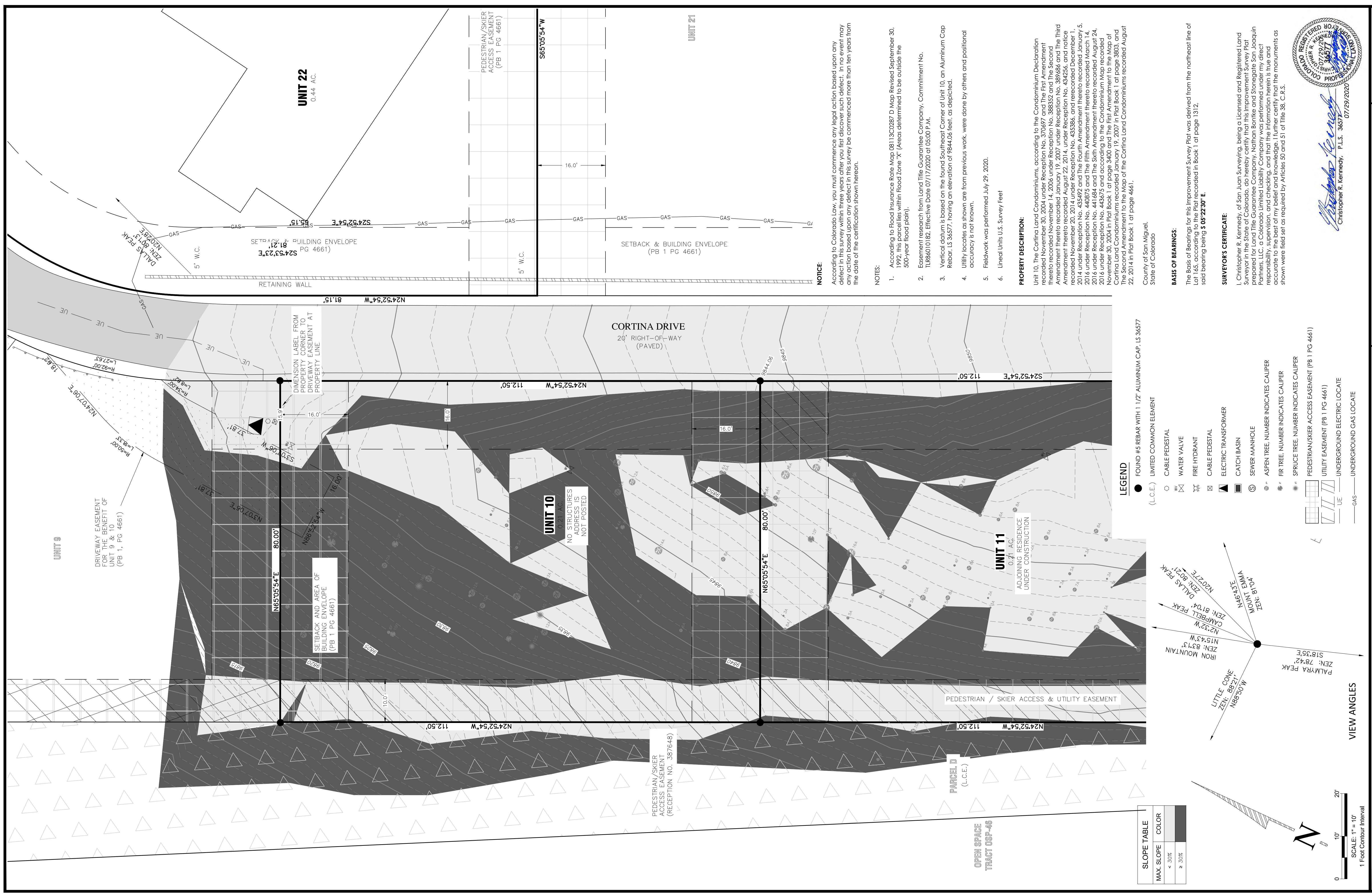
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
07/29/2020

SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9202 fax
office@sanjuansurveying.net



IMPROVEMENT SURVEY PLAT
UNIT 10, THE CORTINA LAND CONDOMINIUMS

DATE: 07/29/2020
JOB: 04028
DRAWN BY: ESS
CHECKED BY: CRK
REVISION DATES:
SHEET: 1 OF 1



Cortina Lot 10

TBD Cortina Dr (LOT 10)
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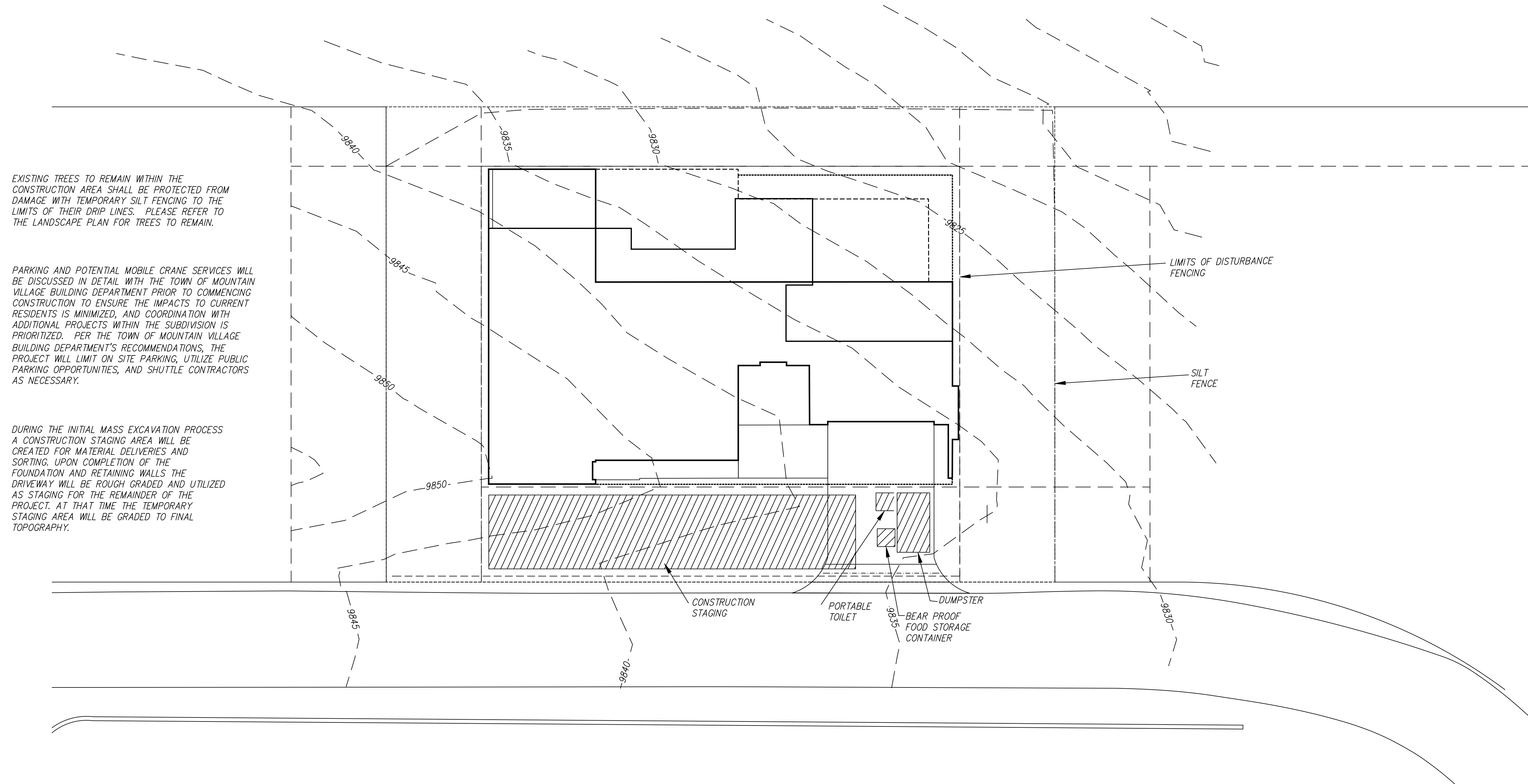
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SHEET TITLE

CMP by GC



EXISTING TREES TO REMAIN WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE WITH TEMPORARY SILT FENCING TO THE LIMITS OF THEIR DRIP LINES. PLEASE REFER TO THE LANDSCAPE PLAN FOR TREES TO REMAIN.

PARKING AND POTENTIAL MOBILE CRANE SERVICES WILL BE DISCUSSED IN DETAIL WITH THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION TO ENSURE THE IMPACTS TO CURRENT RESIDENTS IS MINIMIZED, AND COORDINATION WITH ADDITIONAL PROJECTS WITHIN THE SUBDIVISION IS PRIORITIZED. PER THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT'S RECOMMENDATIONS, THE PROJECT WILL LIMIT ON SITE PARKING, UTILIZE PUBLIC PARKING OPPORTUNITIES, AND SHUTTLE CONTRACTORS AS NECESSARY.

DURING THE INITIAL MASS EXCAVATION PROCESS A CONSTRUCTION STAGING AREA WILL BE CREATED FOR MATERIAL DELIVERIES AND SORTING. UPON COMPLETION OF THE FOUNDATION AND RETAINING WALLS THE DRIVEWAY WILL BE ROUGH GRADED AND UTILIZED AS STAGING FOR THE REMAINDER OF THE PROJECT. AT THAT TIME THE TEMPORARY STAGING AREA WILL BE GRADED TO FINAL TOPOGRAPHY.

Cortina Lot 10
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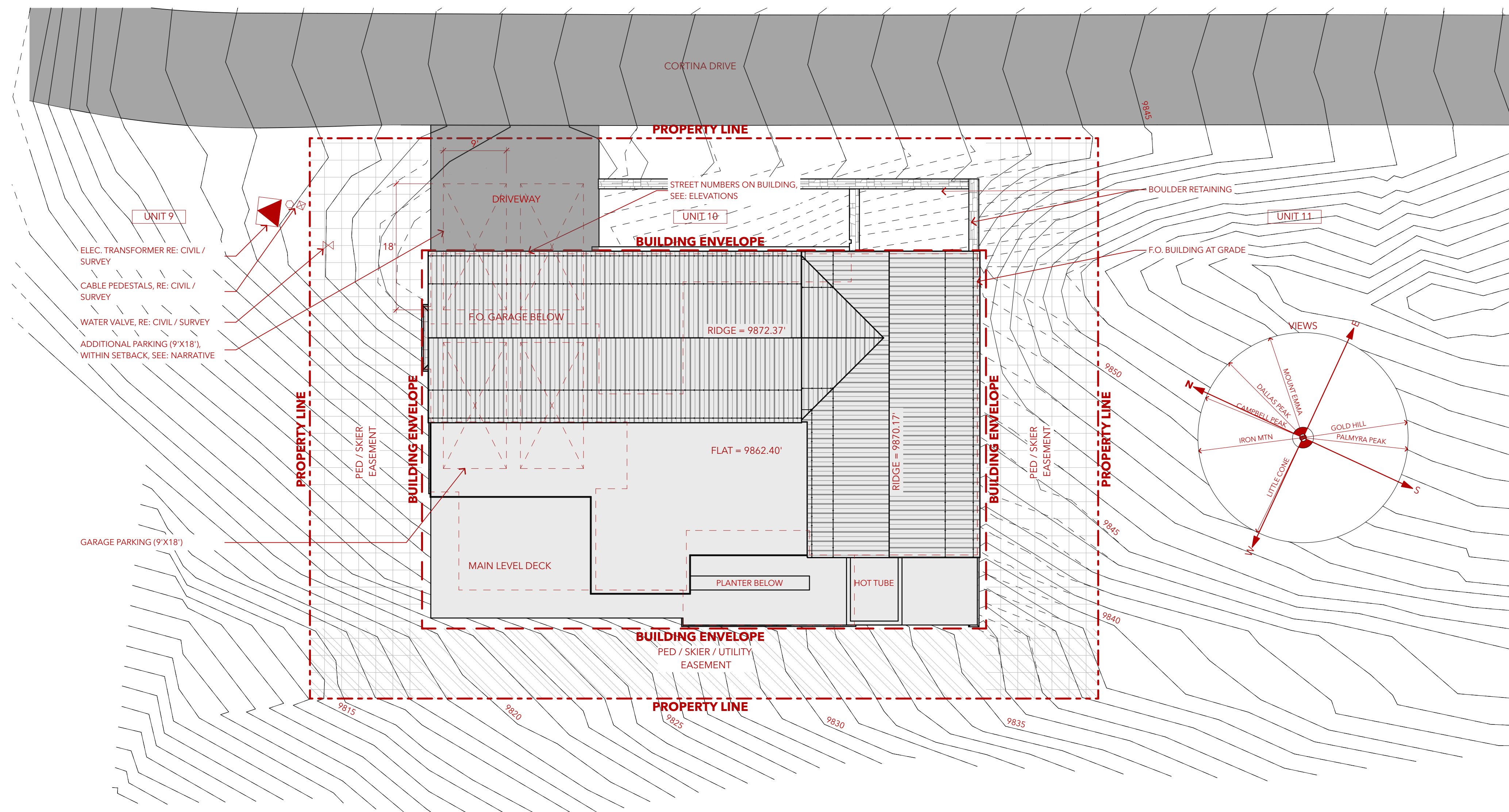
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SHEET TITLE

SITE PLAN

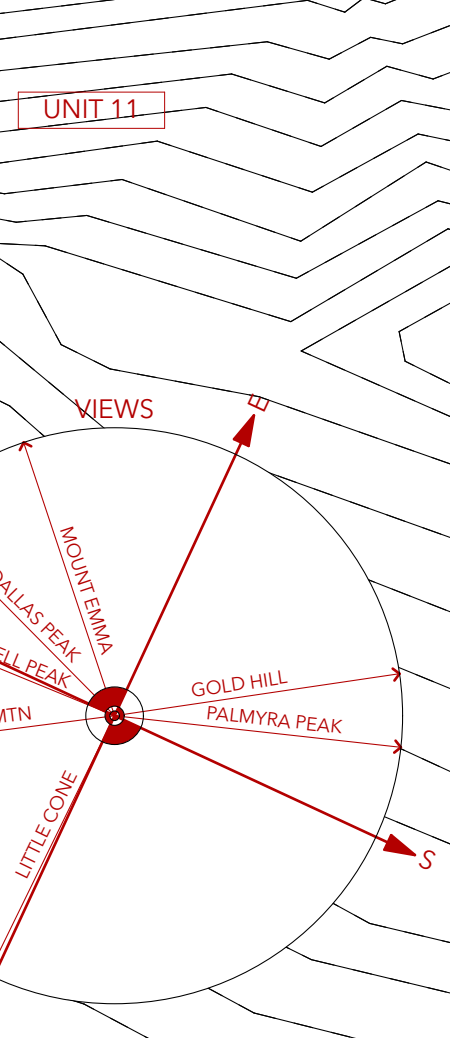
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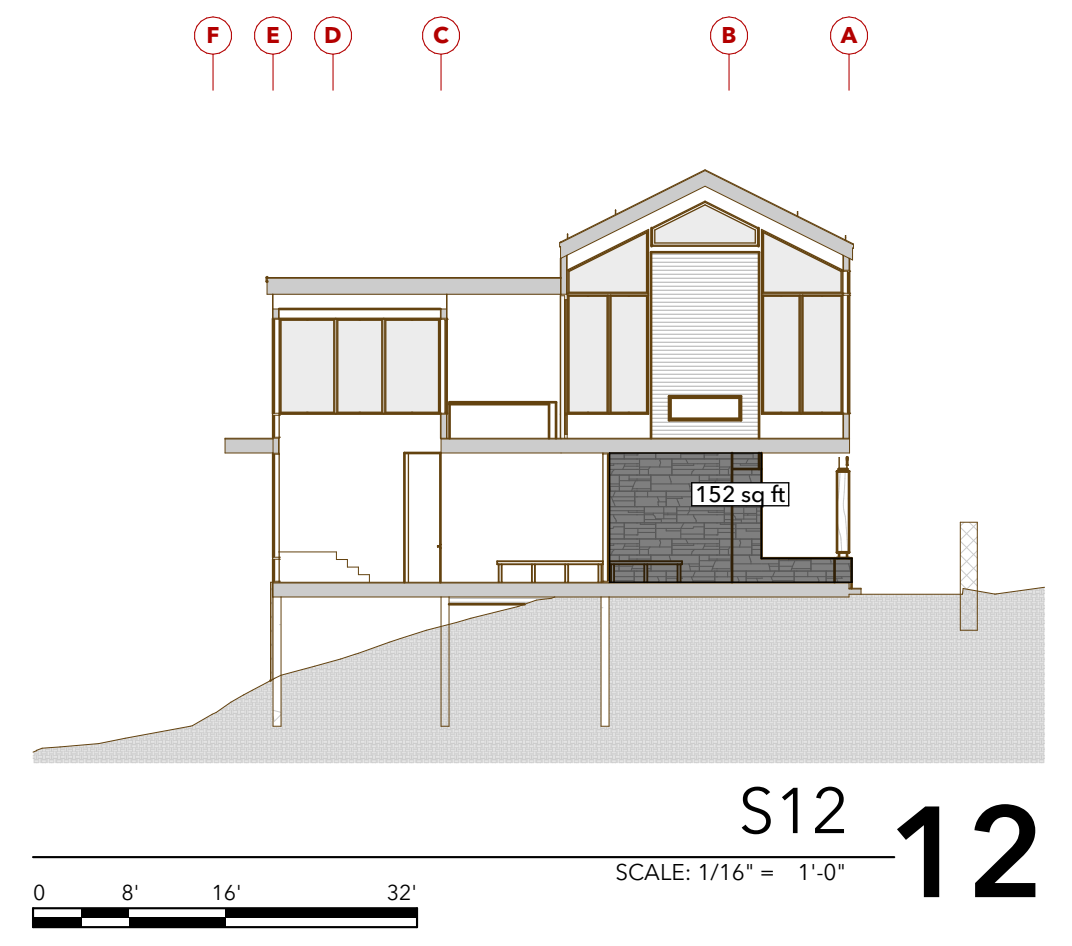
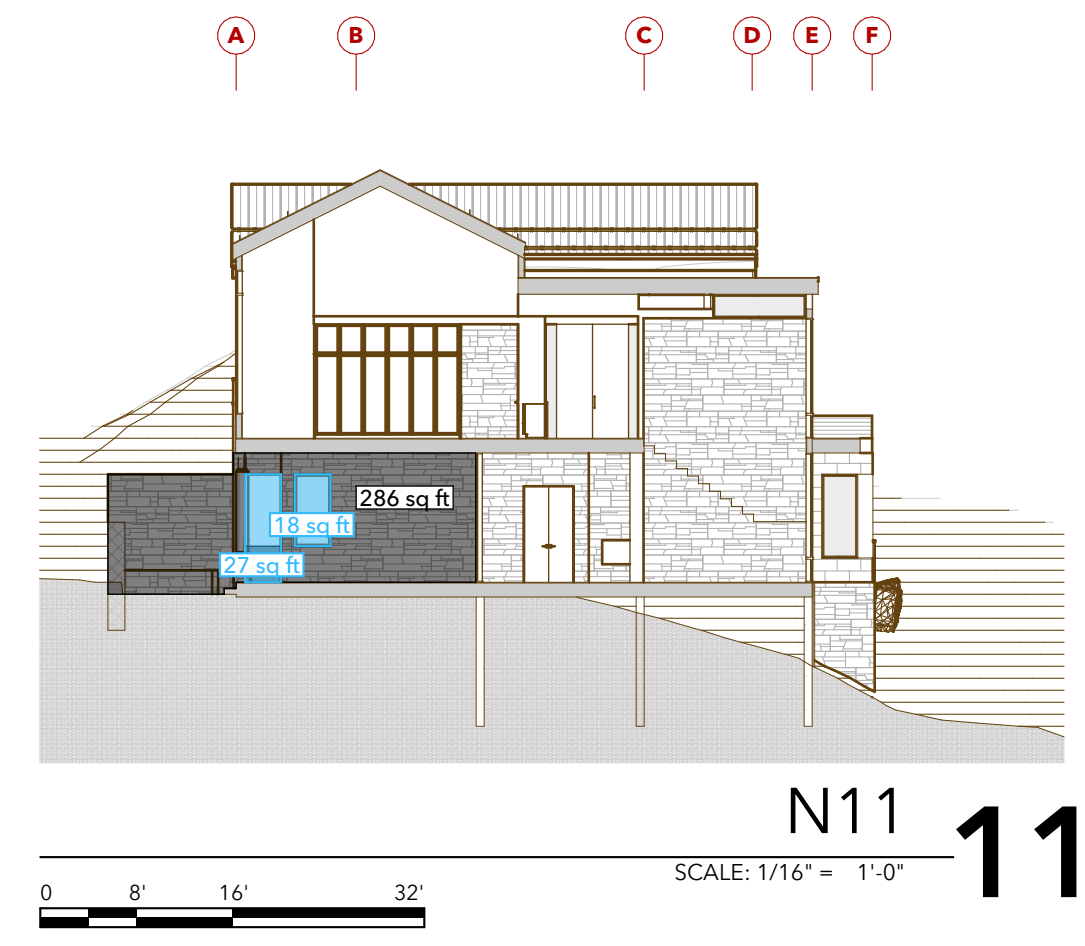
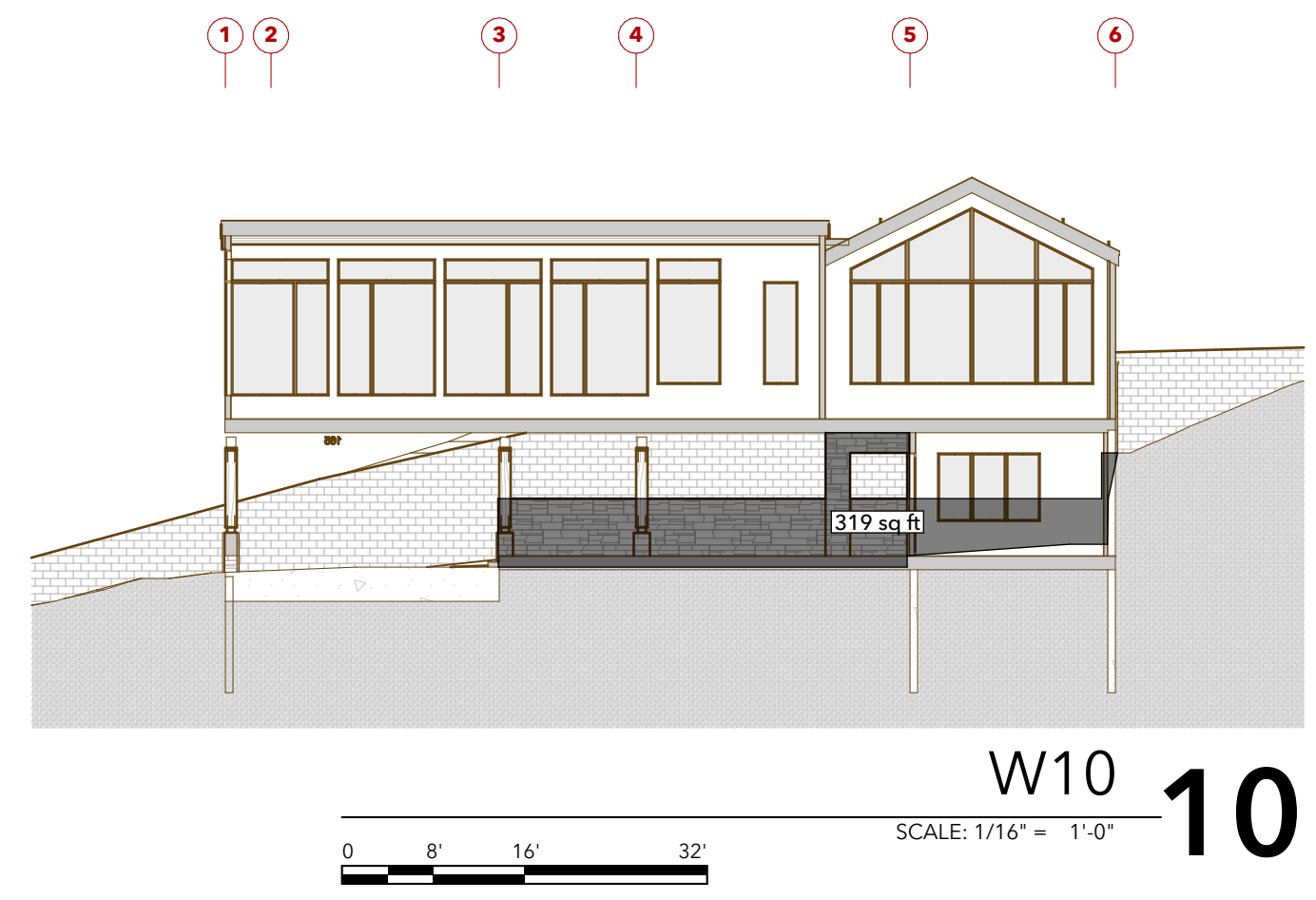
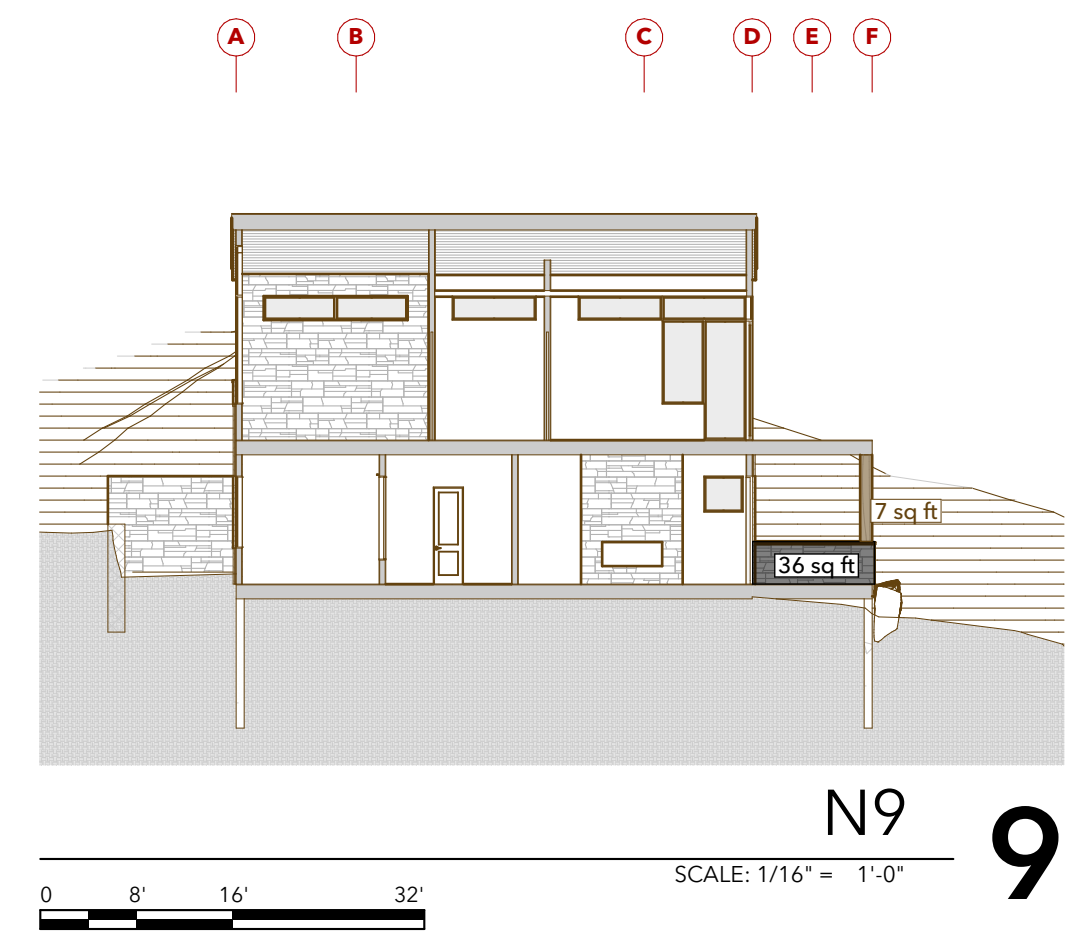
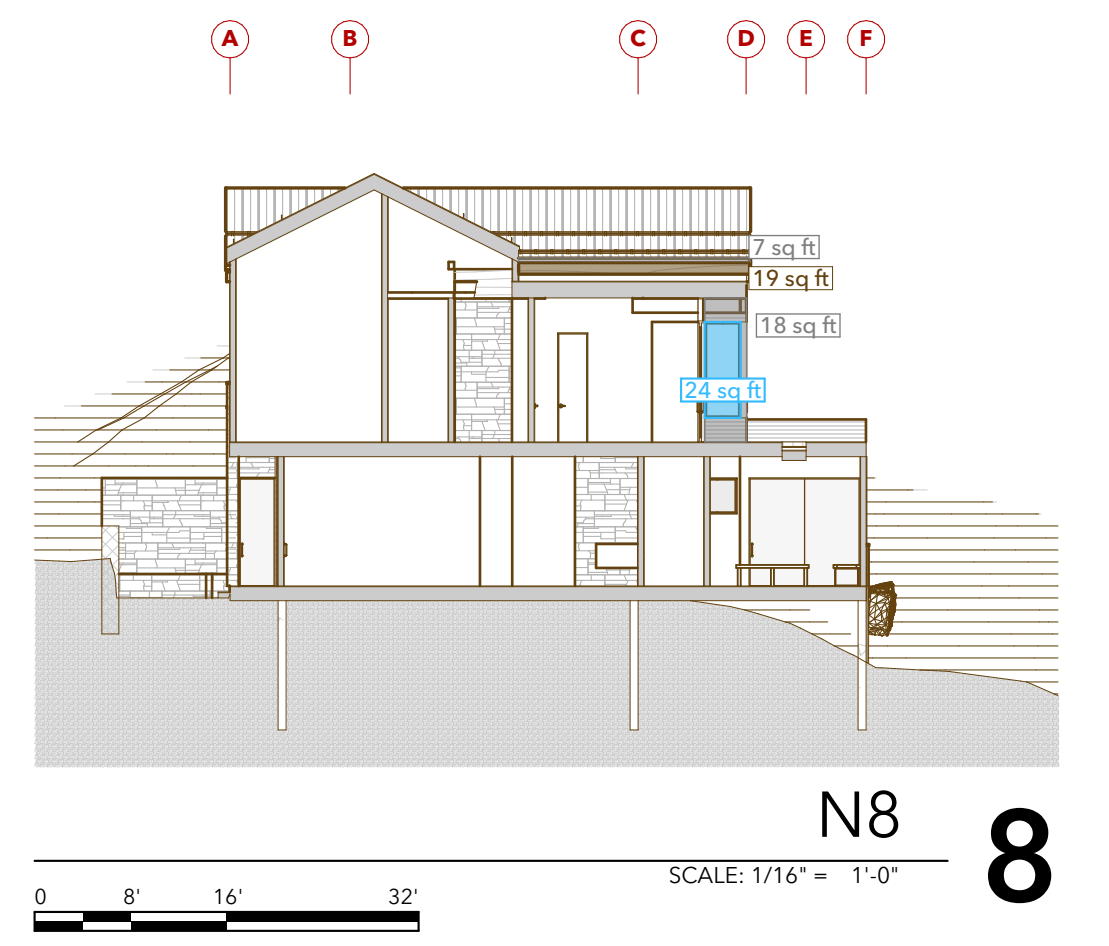
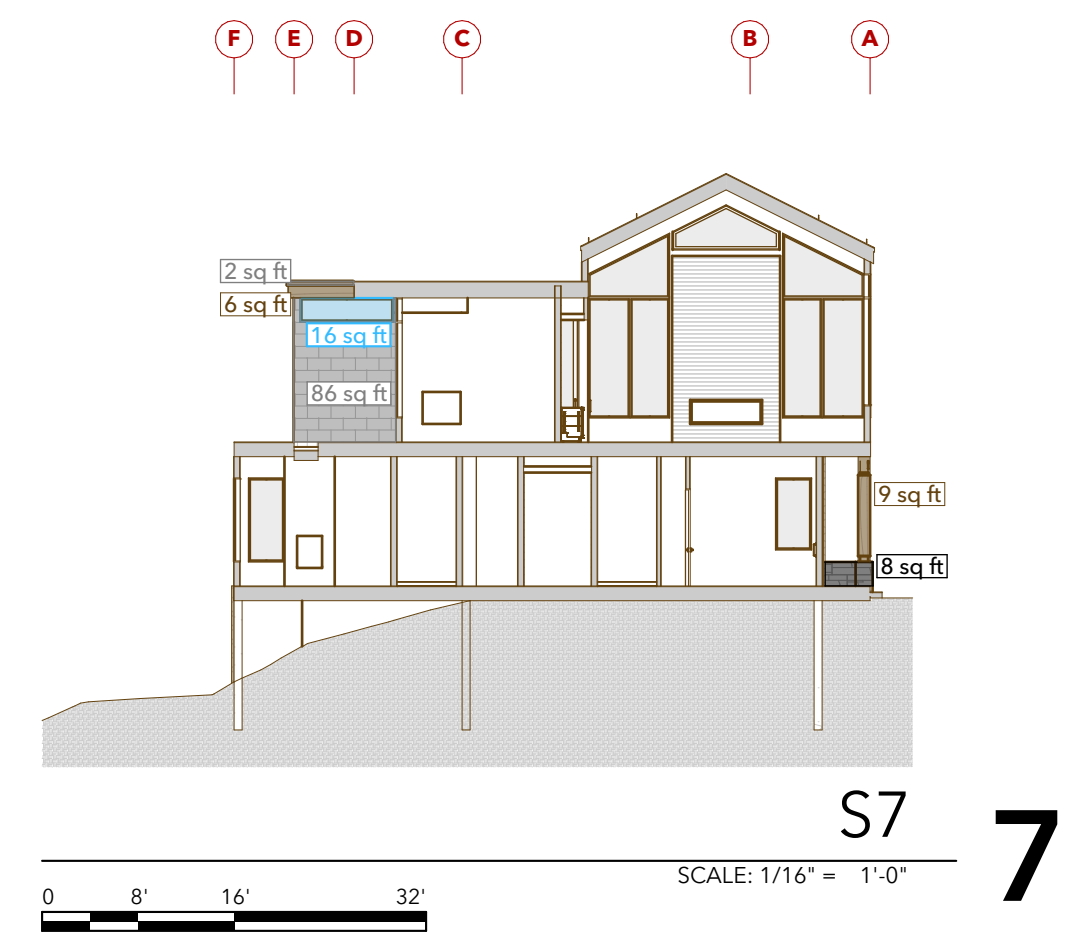
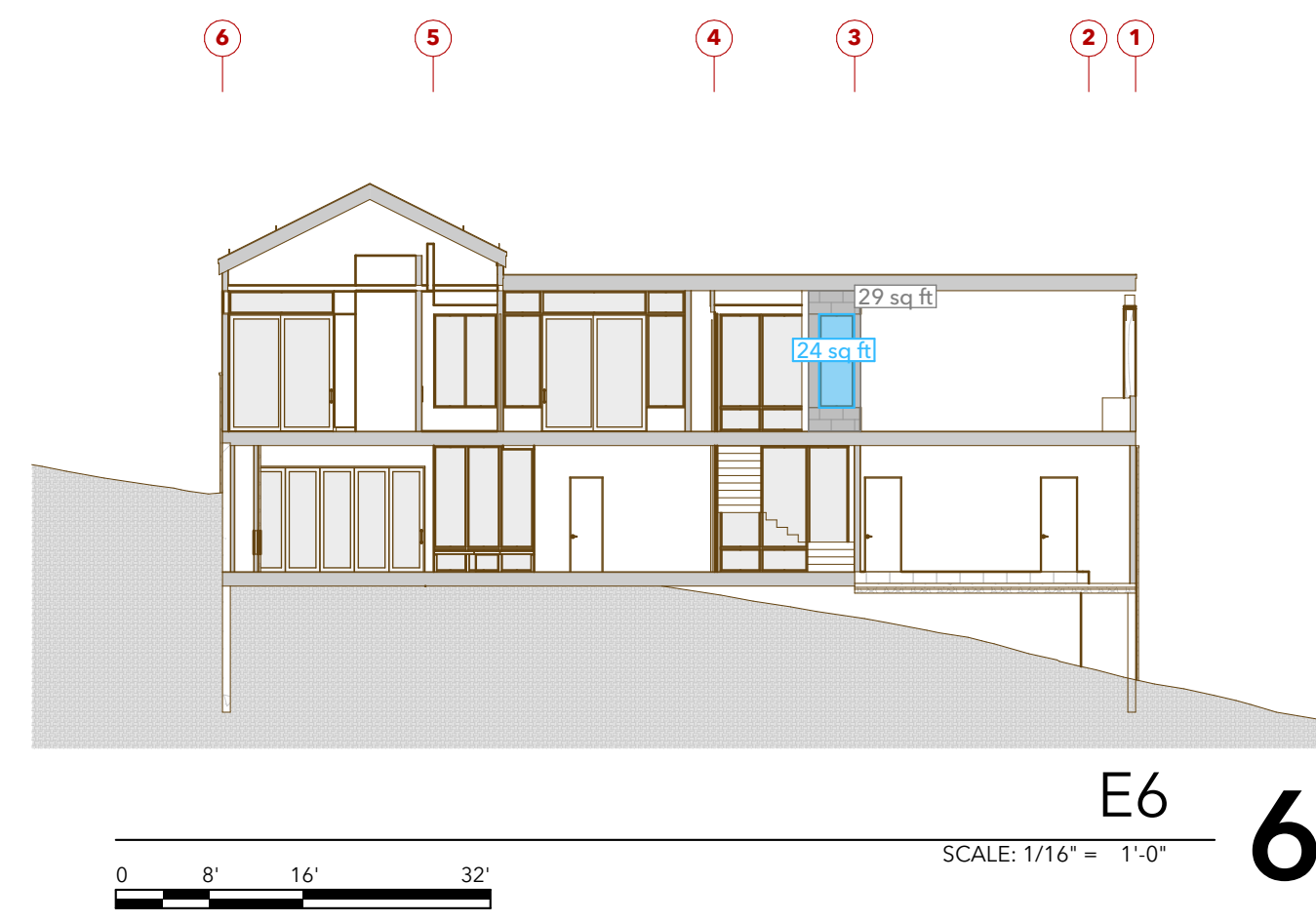
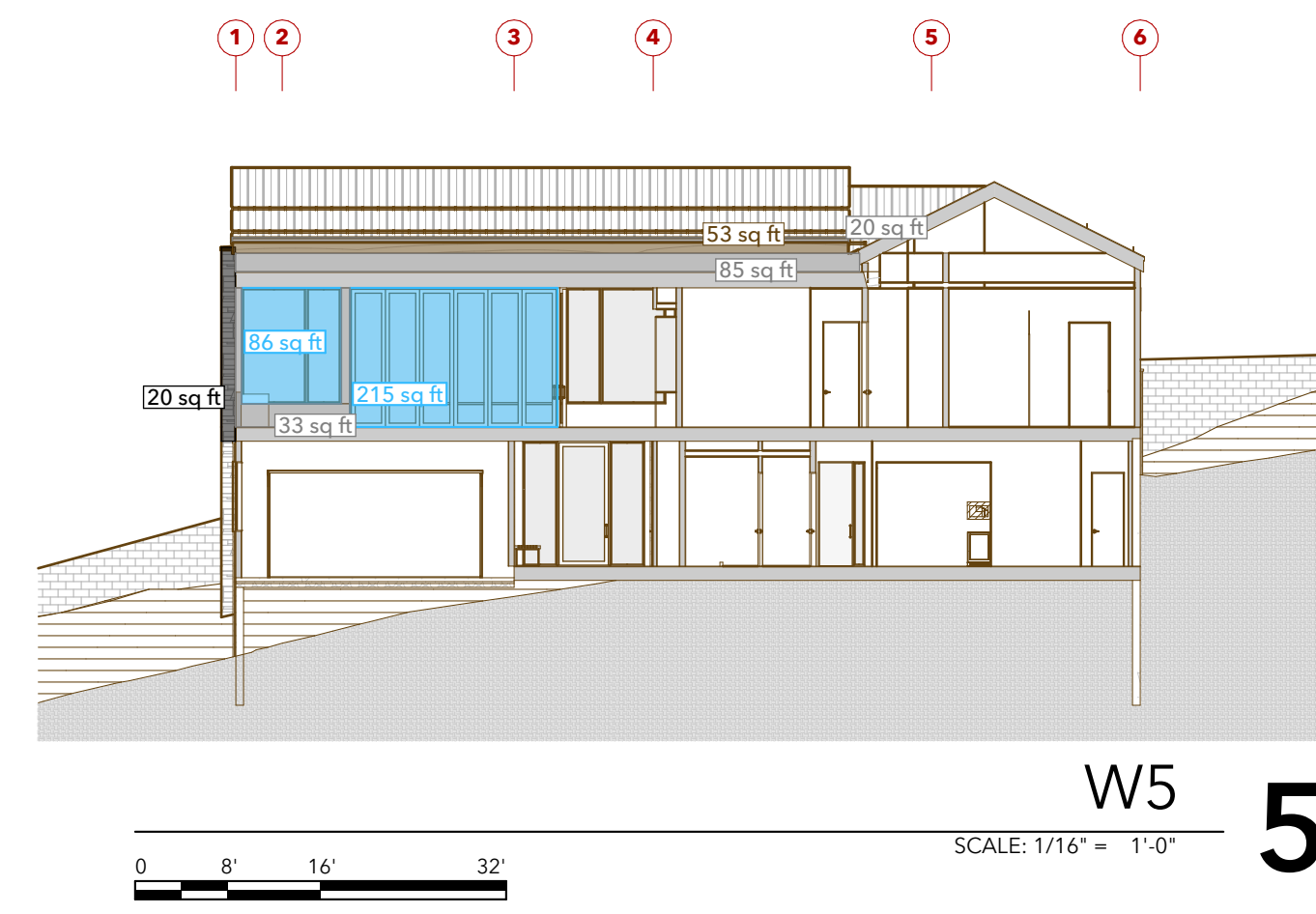
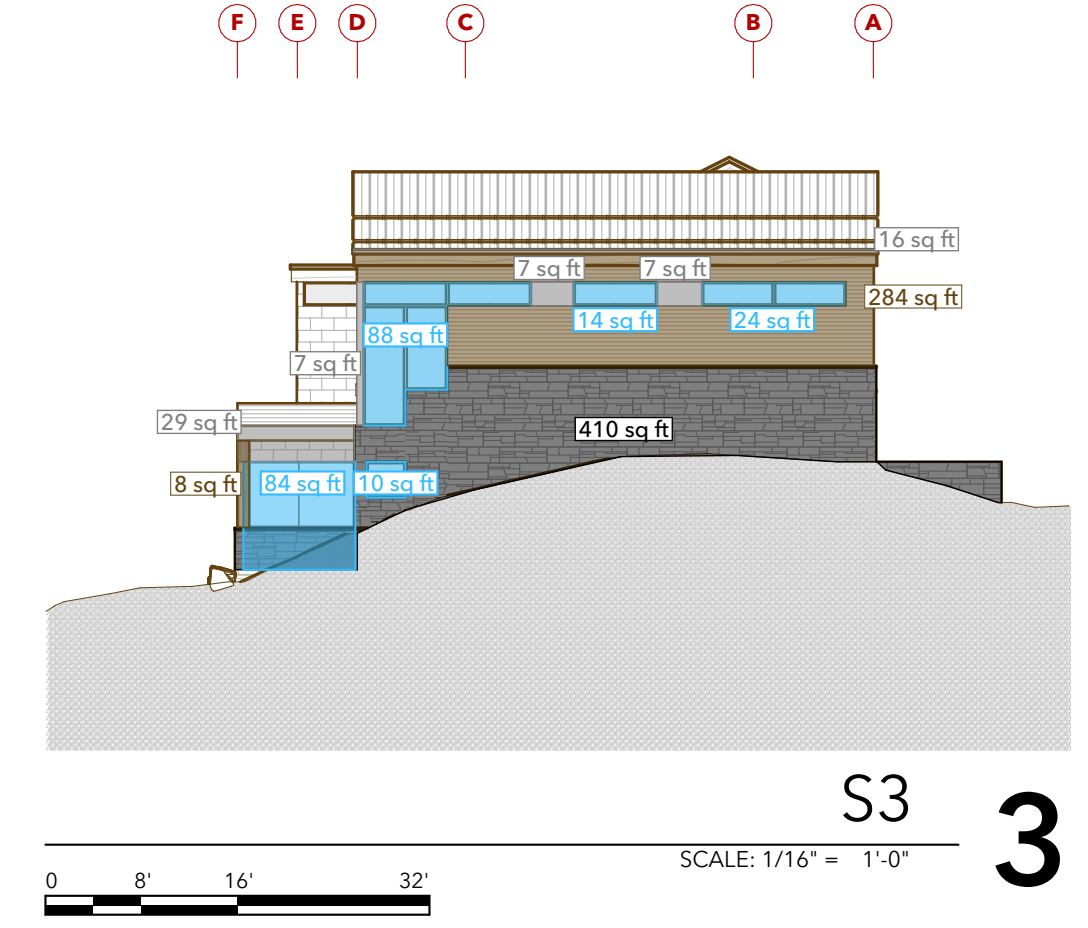
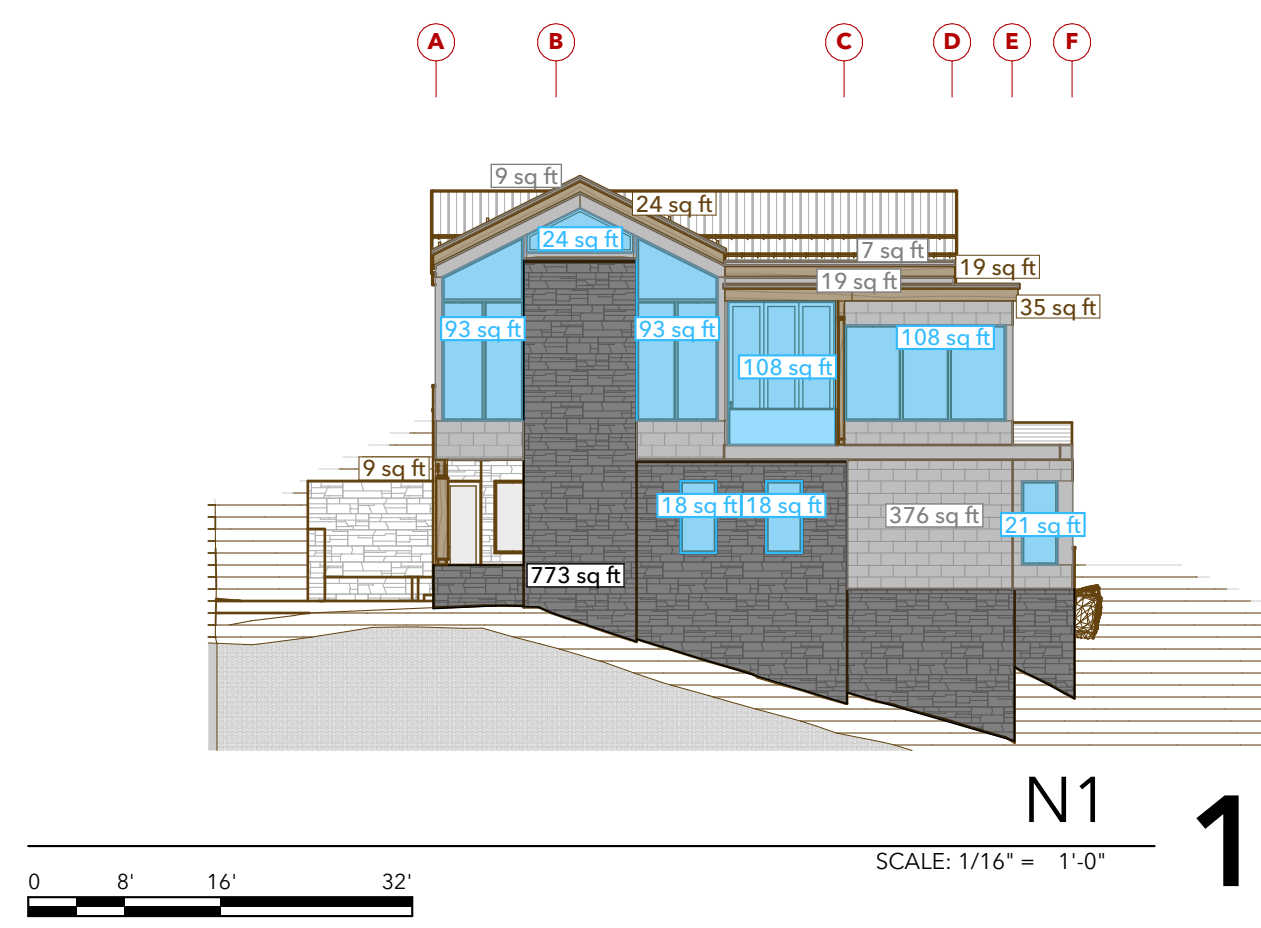


Site Plan **1**
SCALE: 1" = 10'
0 5' 10' 20'

- UNIT 9
- ELEC. TRANSFORMER RE: CIVIL / SURVEY
- CABLE PEDESTALS, RE: CIVIL / SURVEY
- WATER VALVE, RE: CIVIL / SURVEY
- ADDITIONAL PARKING (9'X18') WITHIN SETBACK, SEE: NARRATIVE

GARAGE PARKING (9'X18')



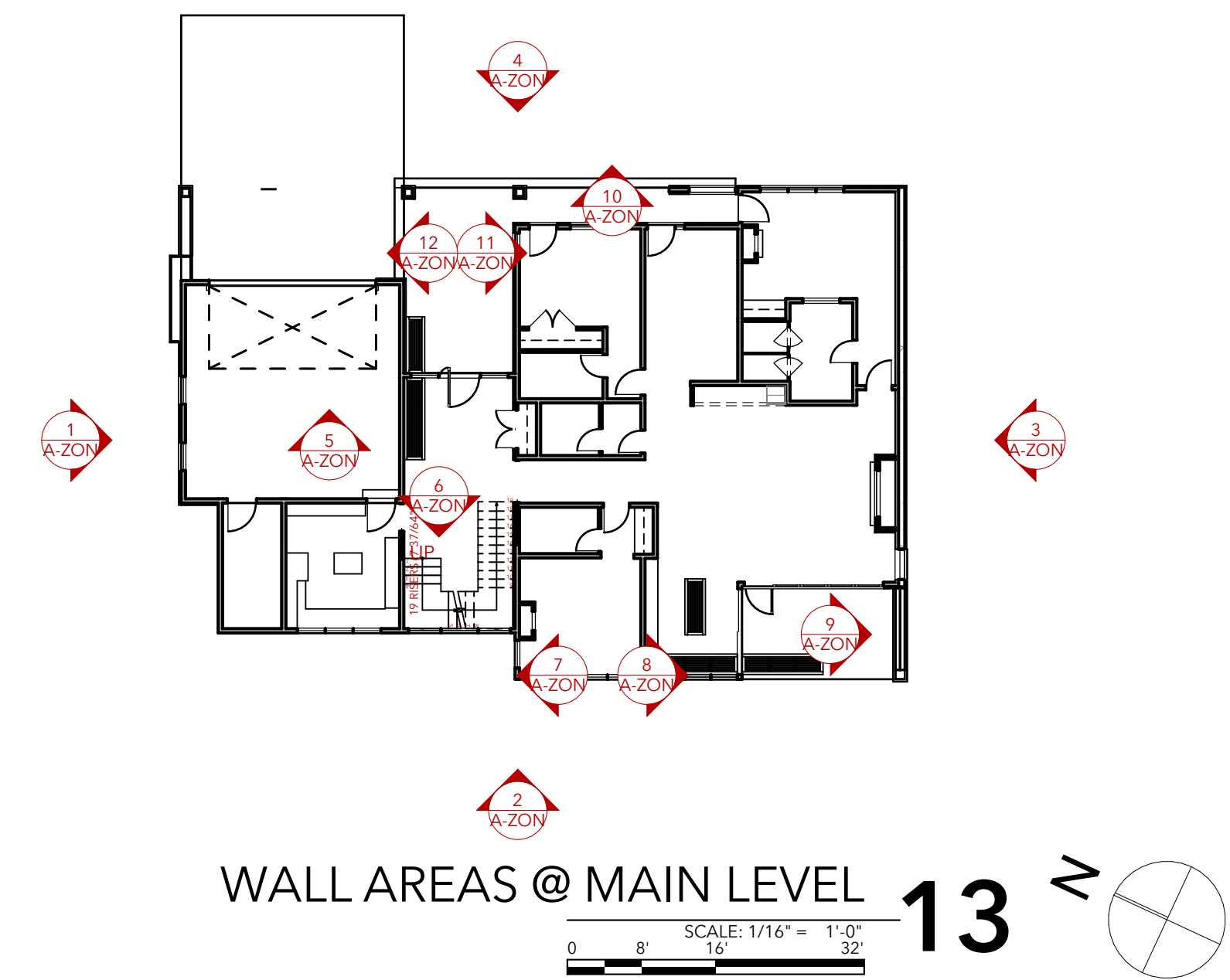


WALL AREA LEGEND

	STONE WALL AREA
	GLAZING WALL AREA
	WOOD WALL AREA
	METAL WALL AREA

WALL AREA SUMMARY

STONE WALL AREA	35%
GLAZING WALL AREA	34%
WOOD WALL AREA	14%
METAL WALL AREA	17%



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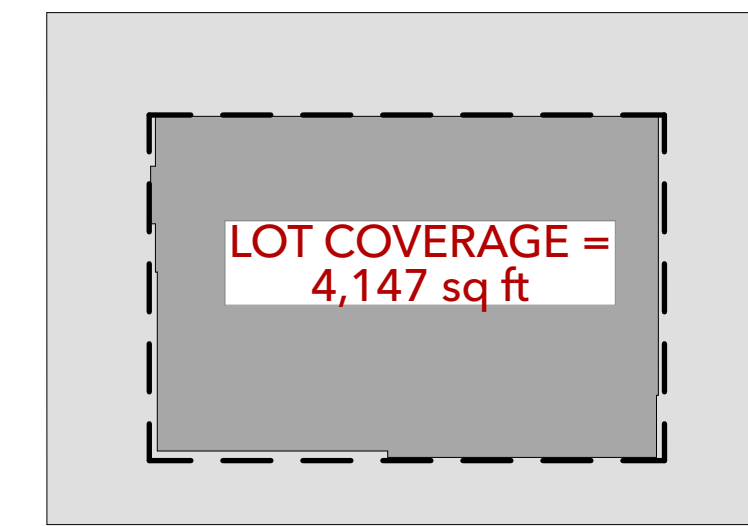
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SHEET TITLE

WALL AREAS

A-ZON

LOT AREA = 9,000 sq ft



LOT COVERAGE =
4,147 sq ft




LOT COVERAGE DIAGRAM



MAX LOT COVERAGE

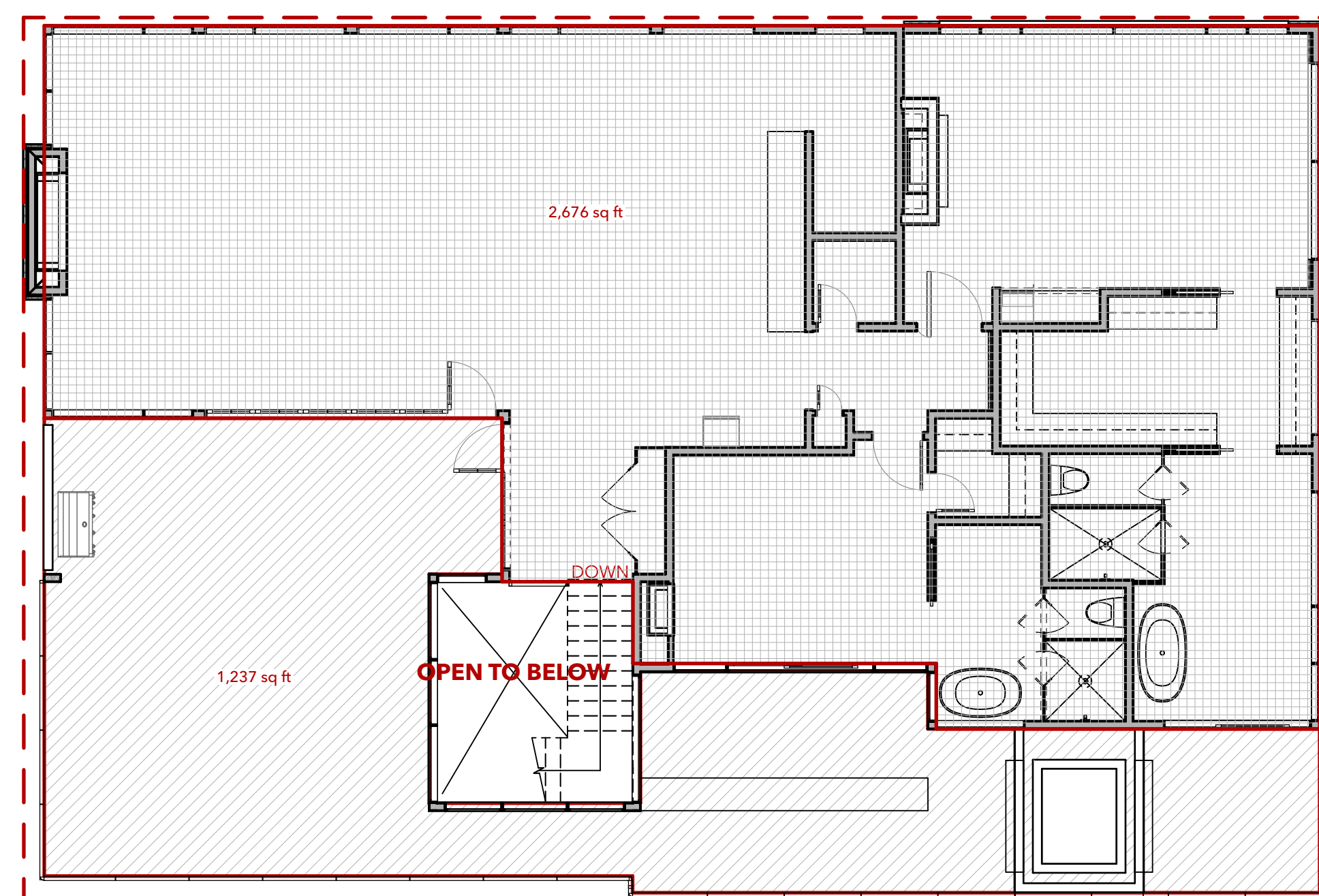
LOT AREA	9,000 SF
LOT COVERAGE AREA (65% MAX)	4,147 SF (46%)

FLOOR AREA KEY

-  FLOOR AREA
-  GARAGE / MECH
-  DECK

FLOOR AREA CALCULATIONS:

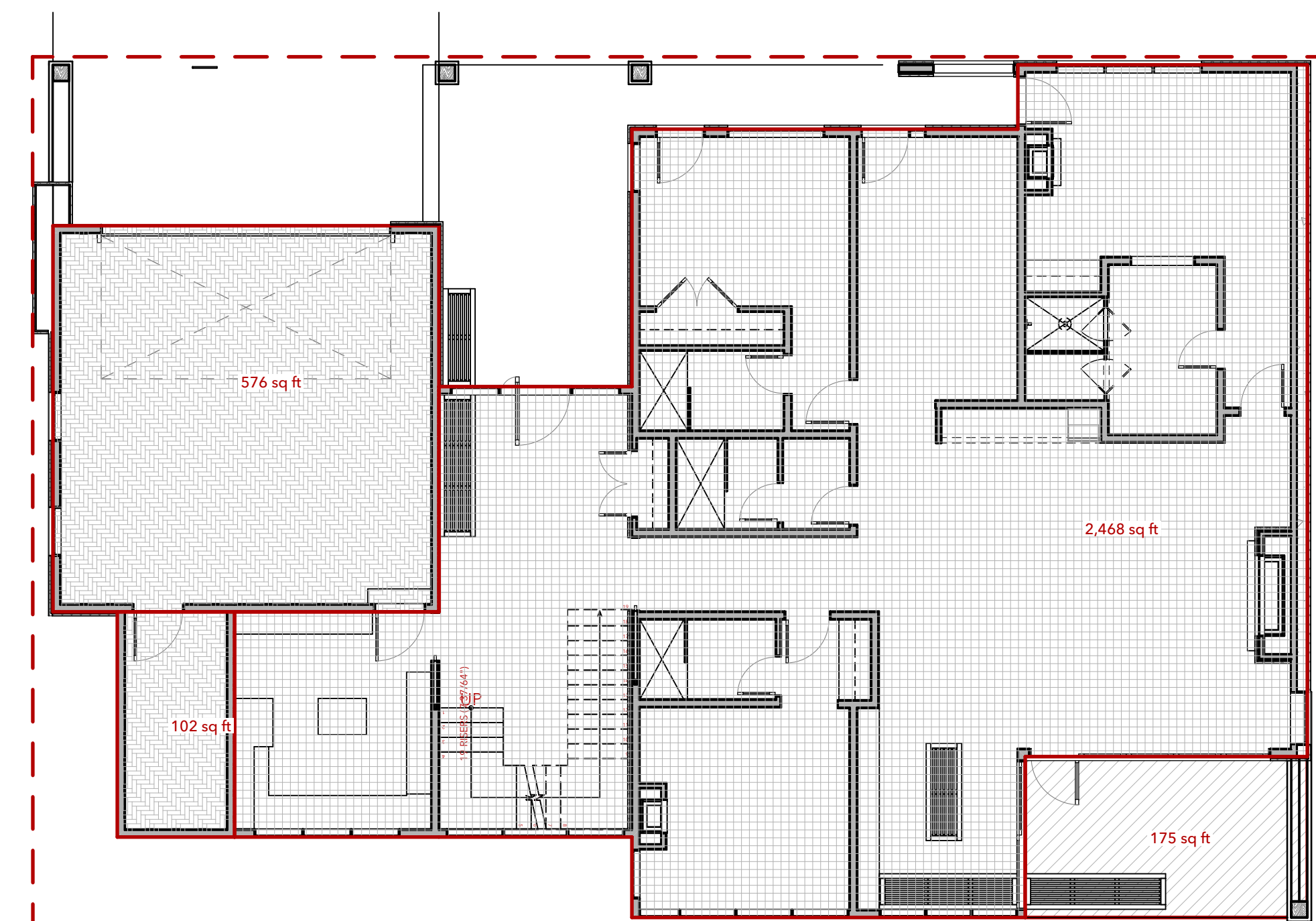
MAIN LEVEL	2,468 SF
UPPER LEVEL	2,676 SF
TOTAL	5,144 SF
GARAGE	576 SF
MECH / STORAGE	102 SF
DECK	1,412 SF



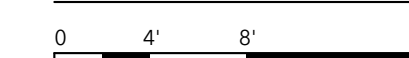
UPPER LEVEL **2**



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



ENTRY LEVEL **1**



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

Cortina Lot 10
TBD Cortina Dr (LOT 10)
Mountain Village, CO 81435

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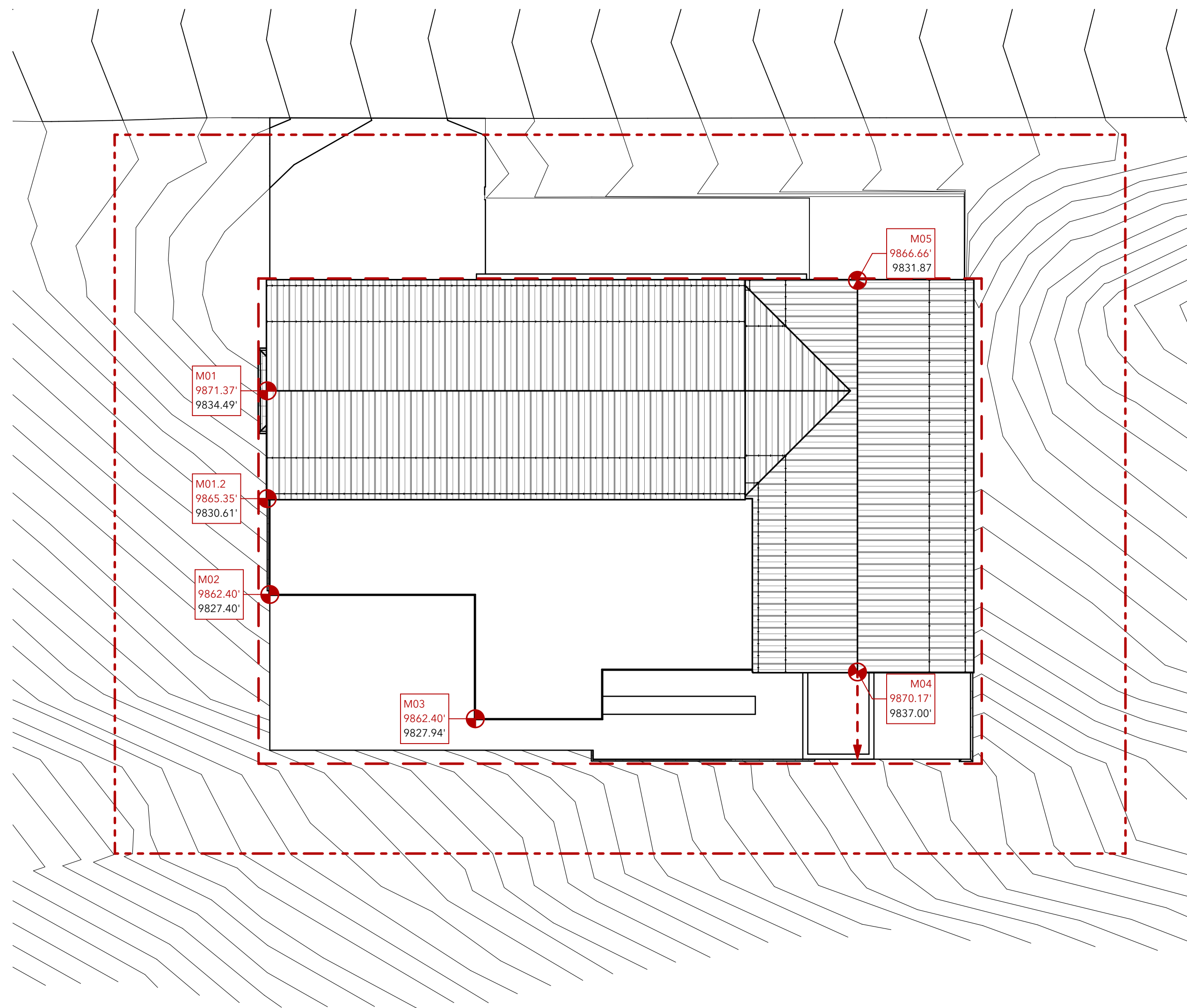
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AREAS

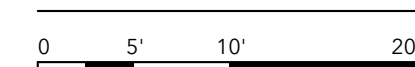
A-ZON

Roof Point	Roof Point Elevation	Natural Grade Elevation Below	Roof Height Above Natural Grade	Proposed Grade Elevation Below	Roof Height Above Finish Grade
M01	9871.37	9834.49	36.88	9834.49	36.88
M01.2	9865.35	9830.61	34.74	9830.61	34.74
M02	9862.40	9827.40	35.00	9827.40	35.00
M03	9862.40	9827.94	34.46	9827.94	34.46
M04	9870.17	9837.00	33.17	9837.88	32.29
M05	9866.66	9848.48	18.18	9836.96	29.7

Roof MAX Height Chart **1**

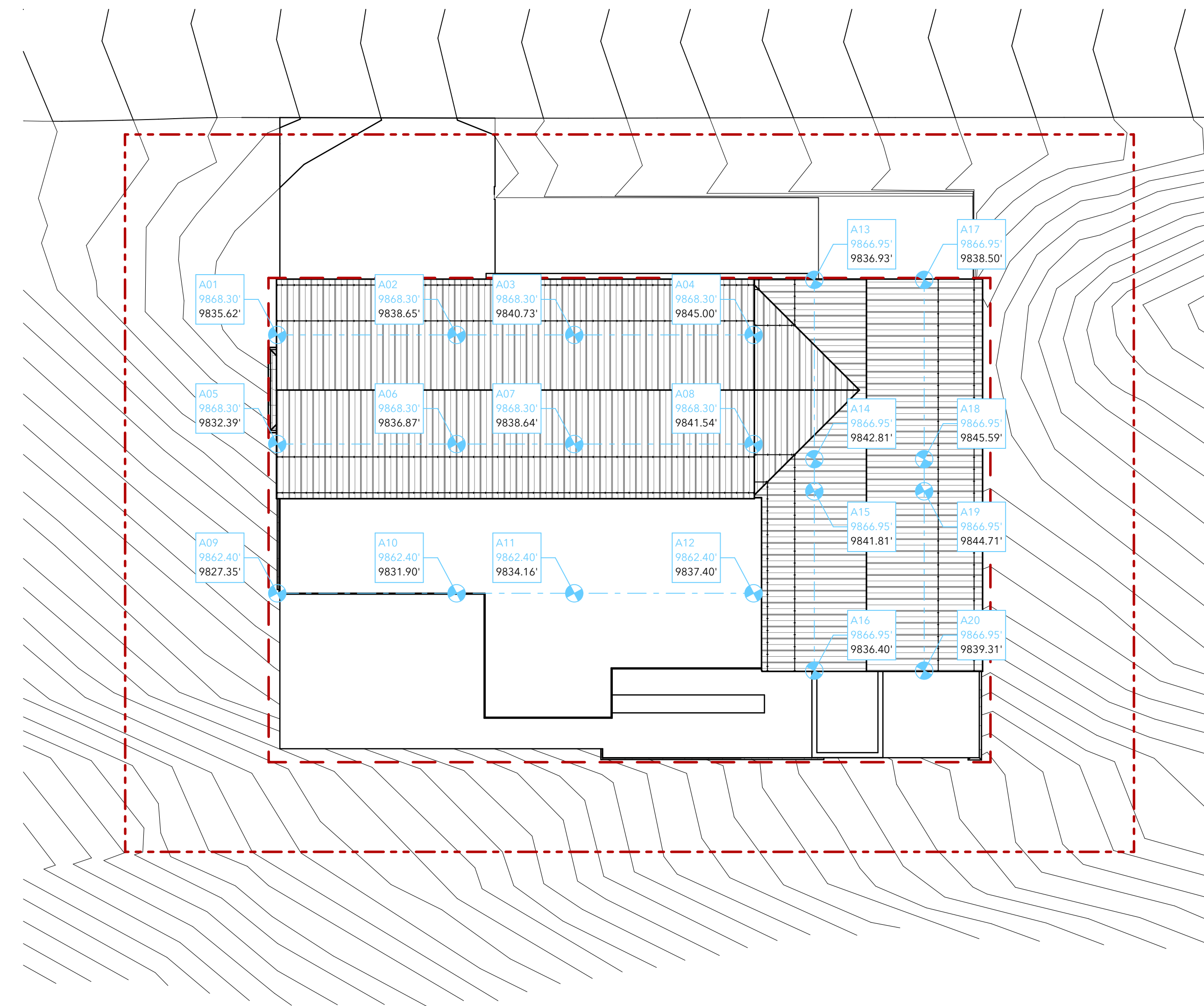


Roof MAX Height **2**

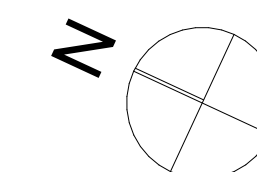
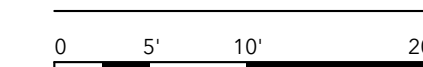


Roof Point	Roof Point Elevation	Most Restrictive Grade Below	NG = Natural Grade PG = Proposed Grade	Roof Height Above Most Restrictive Grade
A01	9868.30	9835.62	PG	32.68
A02	9868.30	9838.65	NG	29.65
A03	9868.30	9840.73	NG	27.57
A04	9868.30	9845.00	NG	23.30
A05	9868.30	9832.39	NG	35.91
A06	9868.30	9838.87	NG	31.43
A07	9868.30	9838.64	NG	29.66
A08	9868.30	9841.54	NG	26.76
A09	9862.40	9827.35	NG	35.05
A10	9862.40	9831.90	NG	30.50
A11	9862.40	9834.16	NG	28.24
A12	9862.40	9837.40	NG	25.00
A13	9866.95	9836.93	PG	30.02
A14	9866.95	9842.81	NG	24.14
A15	9866.95	9841.81	NG	25.14
A16	9866.95	9836.40	NG	30.55
A17	9866.95	9838.50	PG	28.45
A18	9866.95	9845.59	NG	21.36
A19	9866.95	9844.71	NG	22.24
A20	9866.95	9839.31	NG	27.64
Average Height				28.26
MAX. Average Allowable				30.00
Compliant By				1.74

Roof Average Height Chart **3**



Roof Average Height **4**



Cortina Lot 10
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SHEET TITLE

ZONING HEIGHTS

A-ZON

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

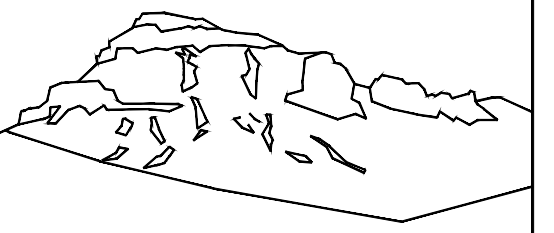
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2020-12-21
DRB Submittal	2021-02-04

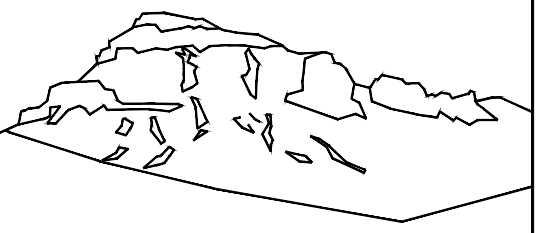
Lot 10, Cortina
Mtn. Village, CO



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

Notes

C1



Uncompahgre Engineering, LLC

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

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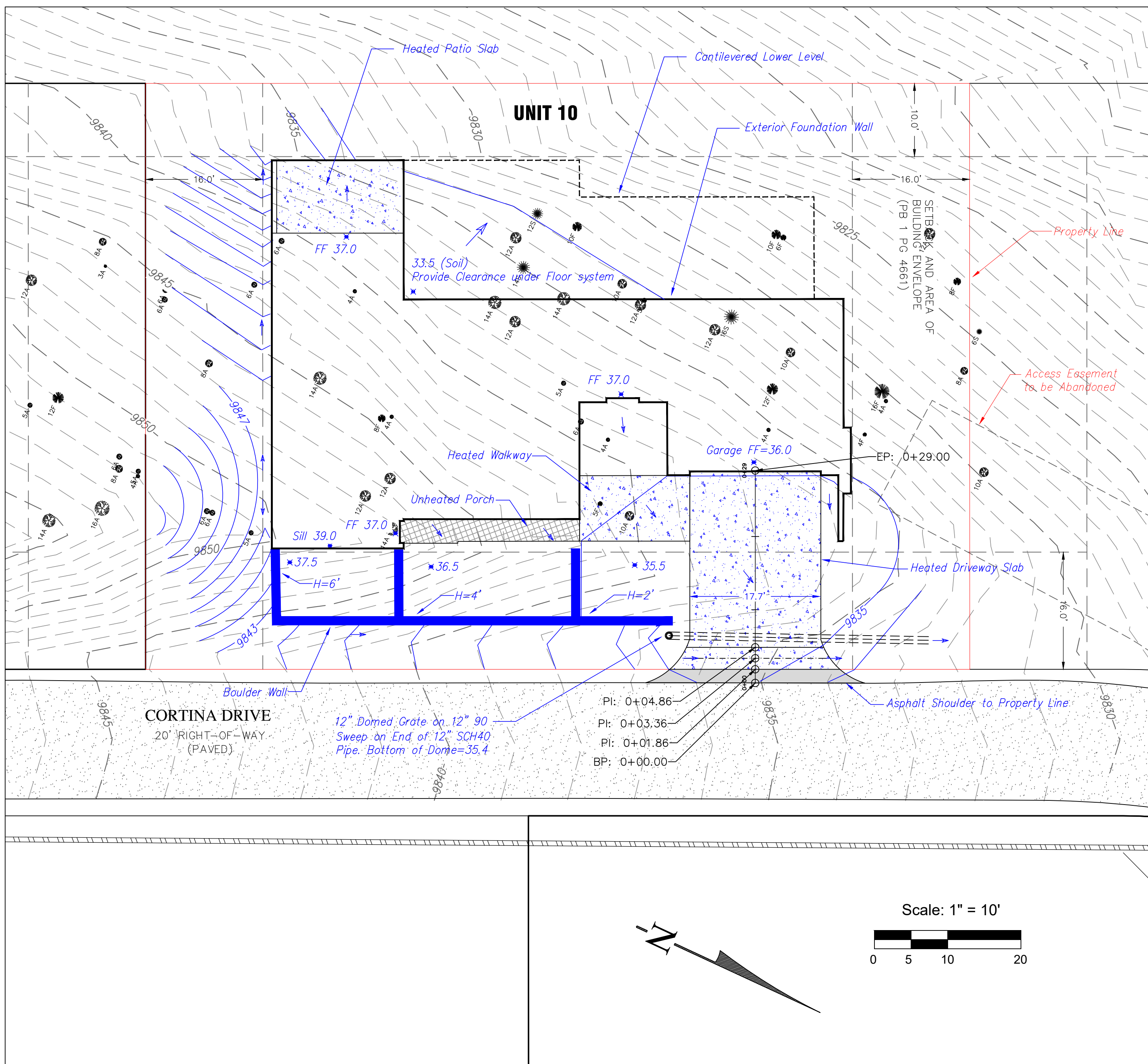
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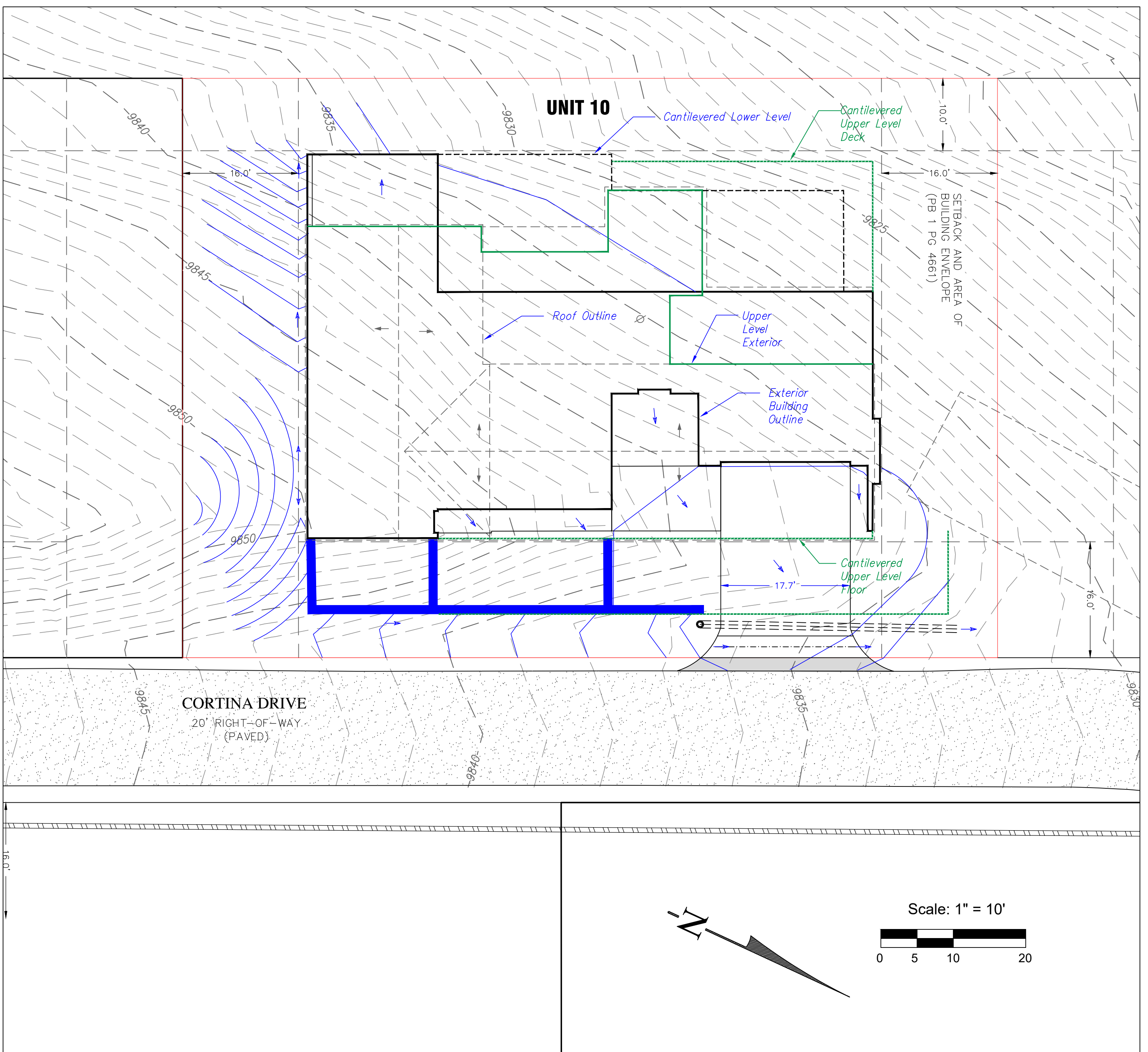
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Site Plan
and
Driveway Profile

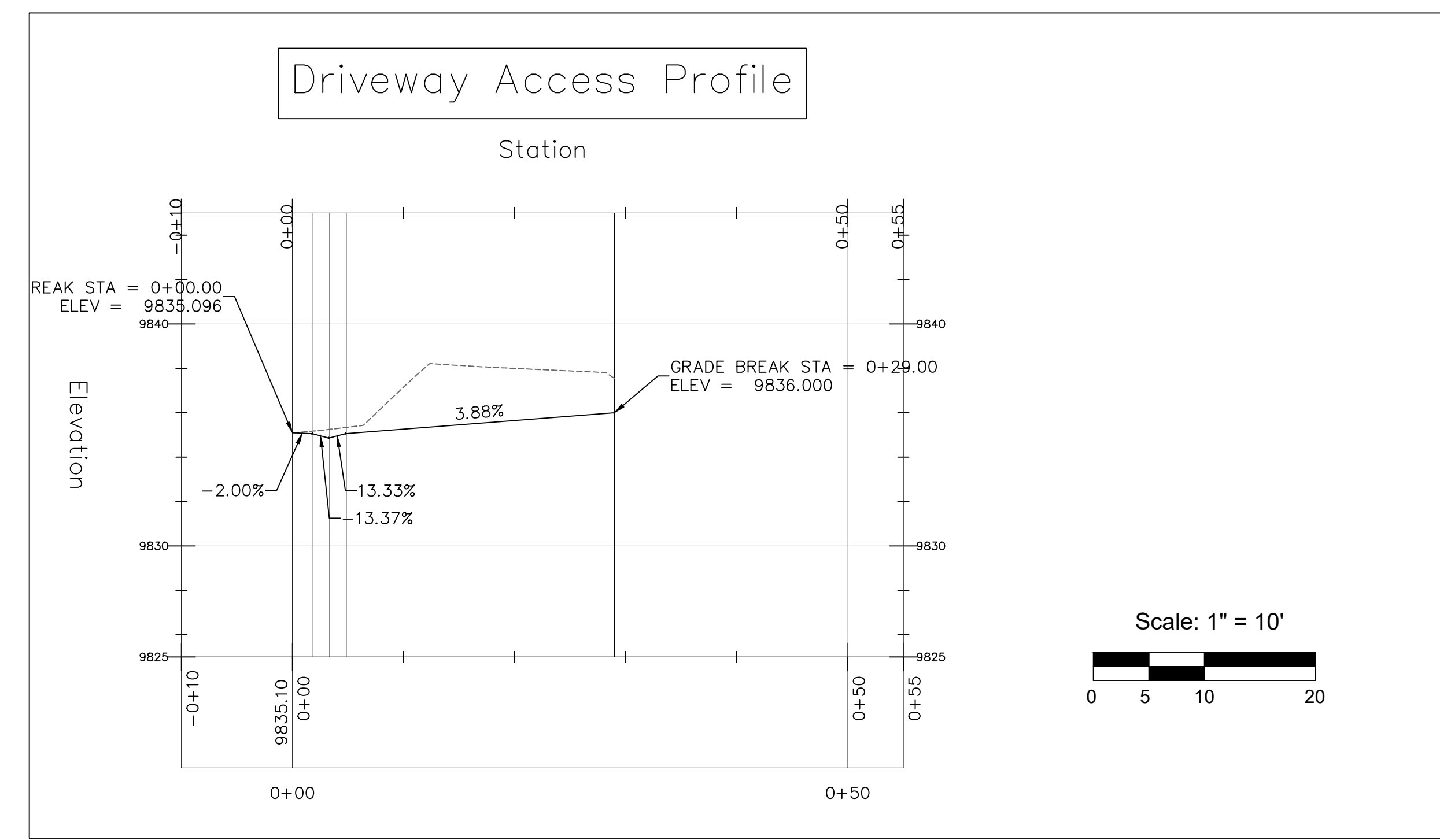
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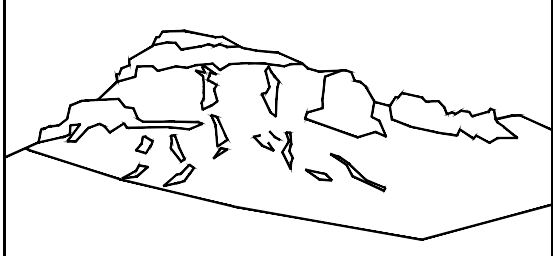
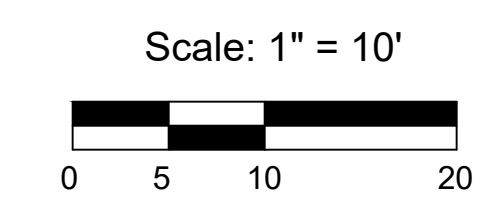
Exterior Building Outline and Lower Level Foundation Plan



Exterior Building Outline with Upper Level and Roof



Scale: 1" = 10'



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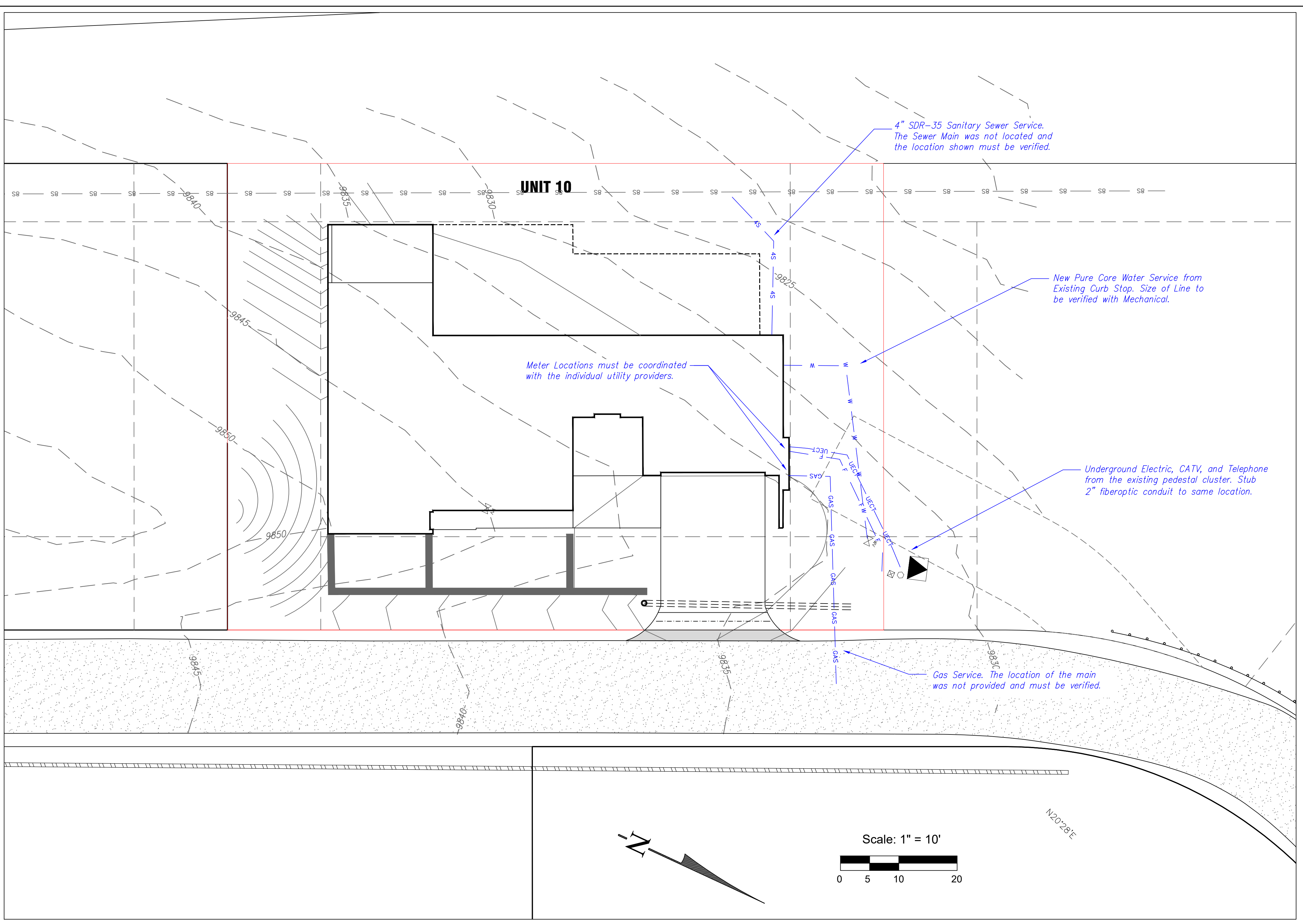
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Utilities

C3



LAYOUT AND MATERIALS NOTES

- REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK. REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES PROMPTLY TO THE LANDSCAPE ARCHITECT.
- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
- MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED.
- INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED.
- CONTROL JOINT RECOMMENDATIONS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL TOP OF WALLS AND FENCES ARE TO BE HELD LEVEL, UNLESS OTHERWISE SPECIFIED.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- ALL SITE FURNITURE LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING NOTES

- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- REFER TO CIVIL ENGINEER'S GRADING PLANS FOR FINAL GRADING AND UTILITY LOCATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, GRAPHICS SHALL PREVAIL.
- EXACT LOCATIONS OF TREES AND B&B SHRUBS ARE TO BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES DESIGNATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
- ALL PLANT MATERIAL IS TO BE INSTALLED PLUMB/PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
- PRUNE EXISTING AND/OR NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING. ROOT BALLS SHALL BE FREE OF WEEDS.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PAVER OR HEADER, UNLESS OTHERWISE SPECIFIED.
- MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH. SOIL PEP MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED..
- ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- TO THE GREATEST EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED FOR LATER USE IN AREAS REQUIRING REVEGETATION/PLANTING.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL DISTURBED AREAS ARE TO BE REVEGETATED

SEEDING NOTES

- REVEGETATED AREAS ARE TO BE HYRO-SEEDED, FOLLOWED BY THE APPLICATION OF STRAW MULCH.
- APPLY STRAW MULCH AT A MINIMUM RATE OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

GRADING AND DRAINAGE NOTES

- MATERIALS/WASTE CREATED BY REMOVAL PROCEDURES SHALL BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
- NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS OVER STRUCTURE.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF WATERPROOFING OF SLAB PENETRATIONS.
- THE CONTRACTOR IS TO REVIEW CIVIL ENGINEER'S DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS.
- GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING CONDITIONS.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- SOIL COMPACTION SHALL BE 95% PROCTOR DENSITY MINIMUM BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS, UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS TABLE

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WAL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQ'D	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	STRL	STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOW	FACE OF WAL	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TRANS	ELECTRIC TRANSFORMER
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TSL	TOP OF SLAB
HP	HIGH POINT	TR	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WAL
INV	INVERT ELEVATION	TYP	TYPICAL
IN	INCH(ES)	VAR	VARIES
INCL	INCLUDE(D)	VERT	VERTICAL
IRR	IRRIGATION	VEH	VEHICLE
JT	JOINT	VOL	VOLUME
LIN	LINEAR	W/	WITH
LF	LINEAR FEET	W/O	WITHOUT
LP	LOW POINT	WT	WEIGHT
LT	LIGHT	WWF	WELDED WIRE FABRIC
MATL	MATERIAL	YD	YARD
MAX	MAXIMUM	@	AT
MEMB	MEMBRANE		
MD	MAIN DISCONNECT SWITCH		



SEAL



PROJECT TITLE

CORTINA TEN
TBD Cortina Dr (LOT 10)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

REVISIONS DATE

ISSUE DATE

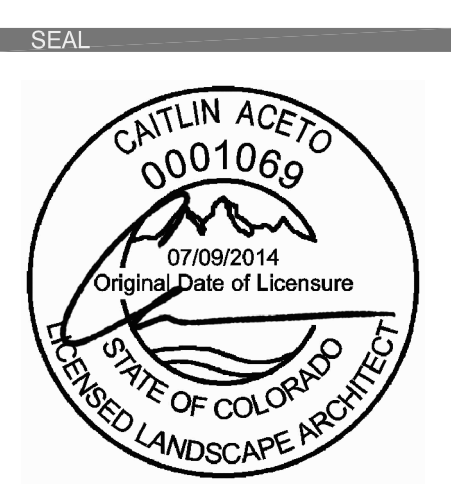
DRB INITIAL 01/26/21

SHEET TITLE

NOTES

SHEET INFORMATION

L 0-01
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PROJECT TITLE

CORTINA TEN
100 Cortina Dr. (LOT 10)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

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SHEET TITLE

LANDSCAPE &
LIGHTING PLAN

SHEET INFORMATION

L 1-00
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PLANTING LEGEND

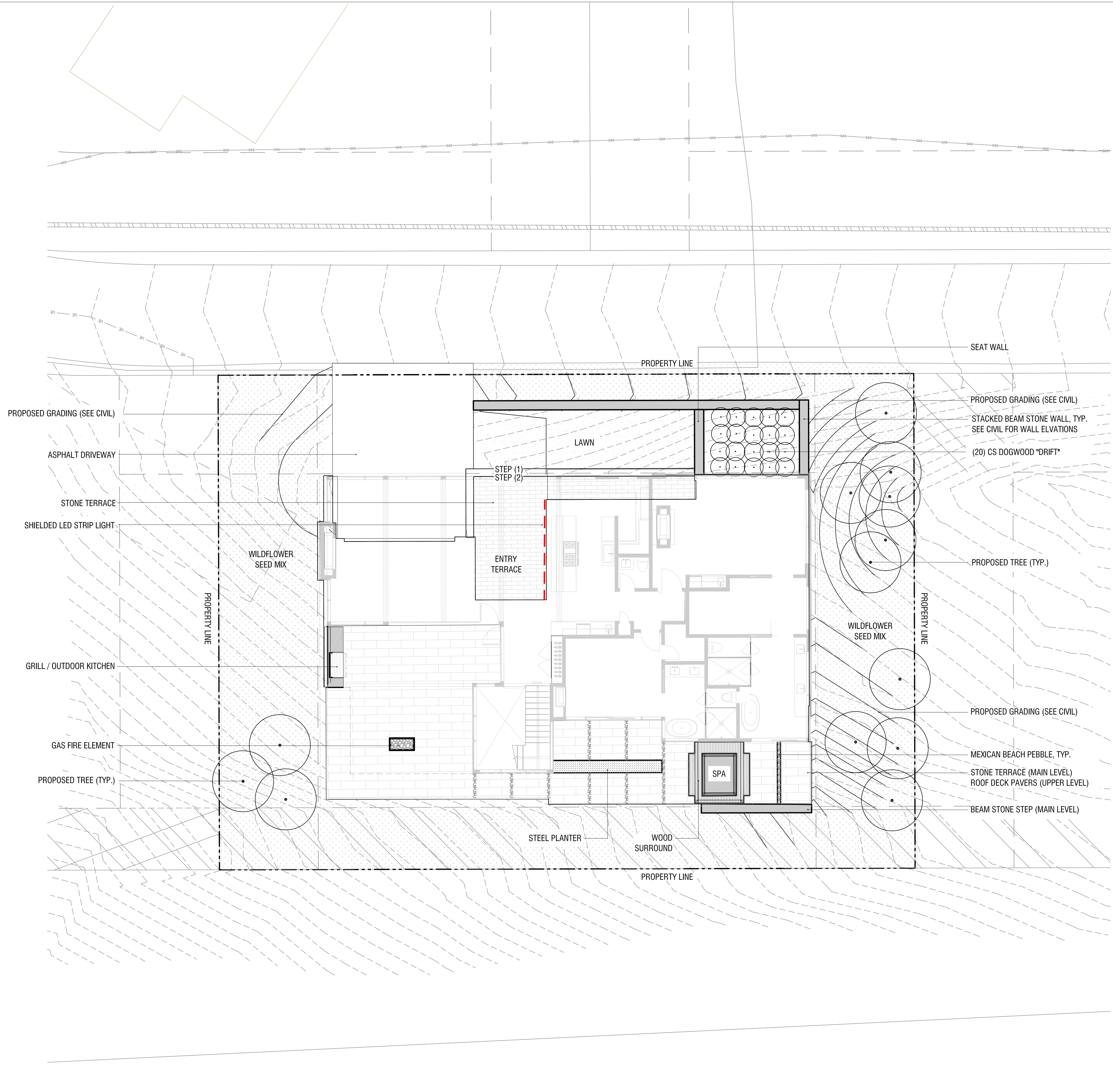
SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
PT	POPULUS TREMULOIDES	QUAKING ASPEN	13	3" CAL.
SHRUBS				
CS	CORNUS STOLONIFERA 'ARTIC FIRE'	RED TWIG DOGWOOD	20	#5

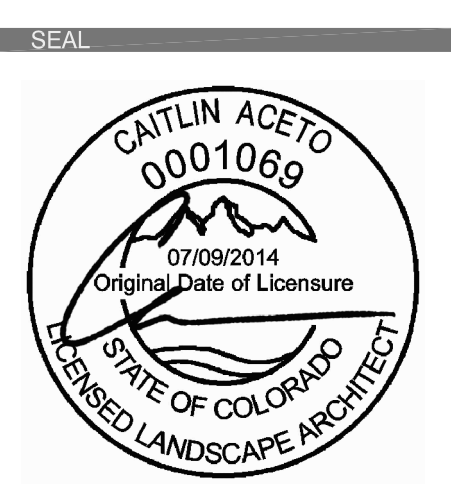
NON-IRRIGATED MIX W/ WILDFLOWERS (FOR ALL DISTURBED AREAS)
SOURCE: SOUTHWEST SEED INC.
PRODUCT: ALDASORO SEED MIX VARIETY: SWS

COMMON NAME	VARIETY	PERCENT OF MIX
FESCUE	FAWN'CERT' ENDOPHYTE FR.	6.65
ORCHARDGRASS	PAIUTE	12.46
TURF FESCUE CREEPING	VNS	3.27
WHEATGR.	CANBAR	4.50
BROME: MOUNTAIN	GARNET	9.38
FESCUE: HARD	VNS	21.56
GRASS C: TIMONTHY	CLIMAX	3.31
RYEGRASS: PERENNIAL TP	BOOST	9.99
GRASS C: BLUEGRASS-KY	GINGER	19.91

LIGHTING LEGEND

SYMBOL	SPECIFICATION	QUANTITY
-----	JESCO LIGHTING GROUP DL-FLEX-WETCC STATIC SERIES LED STRIP LIGHT	16 ft.





PROJECT TITLE

CORTINA TEN
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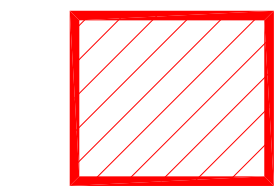
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**SNOWMELT
PLAN**

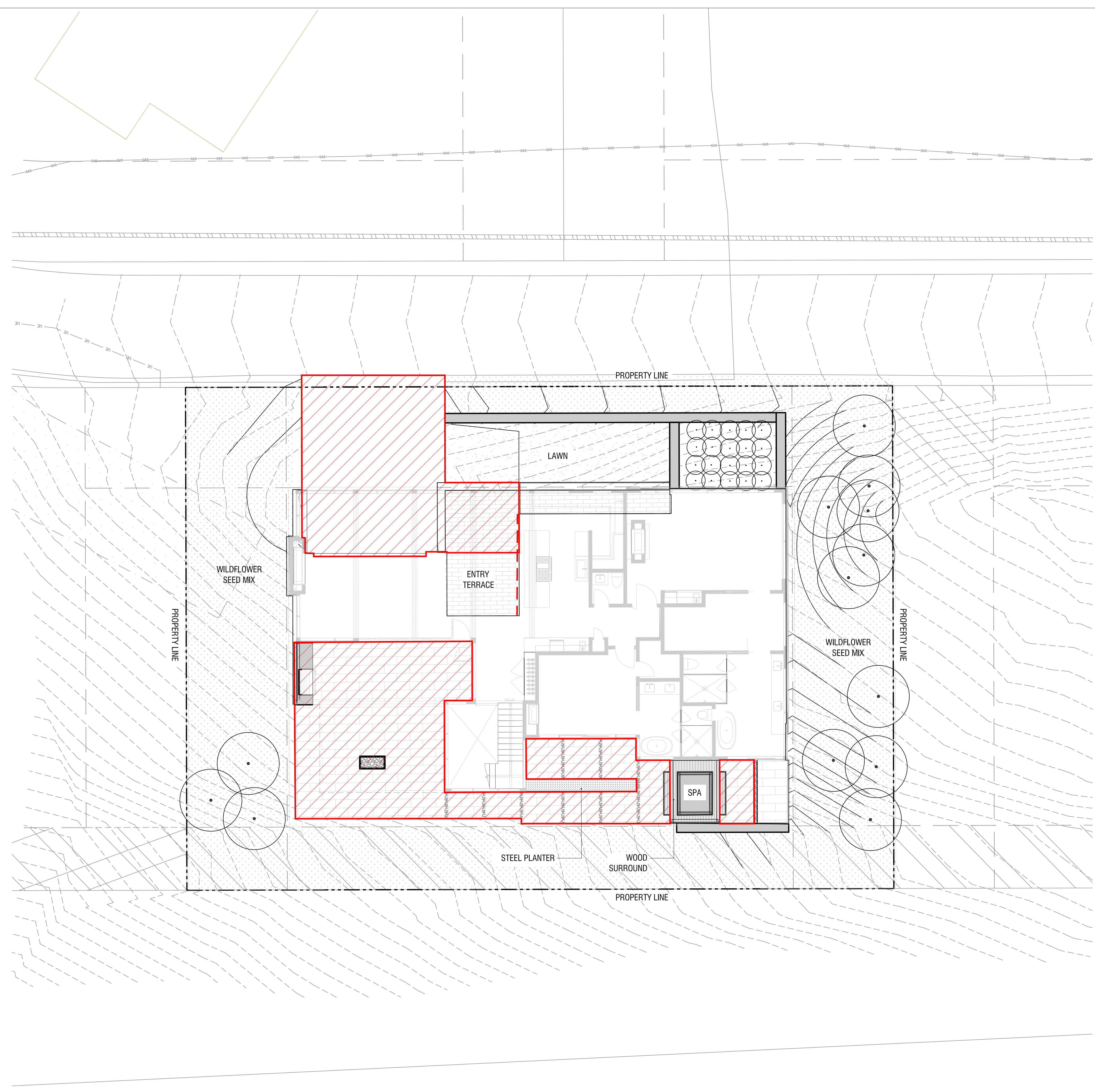
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SNOWMELT LEGEND



TOTAL AREA=2000 S.F.





PROJECT TITLE

CORTINA TEN
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SHEET TITLE
EXTERIOR LIGHTING PLAN

SHEET INFORMATION

L 1-02
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LIGHTING LEGEND

SYMBOL	SPECIFICATION	QUANTITY
-----	JESCO LIGHTING GROUP DL-FLEX-WETCC STATIC SERIES LED STRIP LIGHT	16 ft.

DL-FLEX-WETCC & DL-FLEX-WETCC-HO
LED FLEXIBLE LINEAR WET LOCATION
DL-FLEX-WETCC STATIC SERIES

Type: _____
Project: _____
Category No: _____

DESCRIPTION
DL-FLEX-WETCC & DL-FLEX-WETCC-HO are flexible, outdoor LED tapes providing energy-efficient lighting for both indoor and outdoor applications. Constant current (CC) chips ensure consistent lumens output from the start of the run all the way to the end, and 3-Space Mounting allows generous spacing consistency. Both LED tapes are IP68 rated for outdoor applications with connectors having waterproof threaded cover to make the whole run waterproof. Uniquely designed encasement with strain relief increases durability, but field-installable.

Dimmable with a variety of dimming options. 3000°K white is tape backing. For additional support, mounting clips or aluminum outdoor channel options available. (2) DL-PS-OD-CLIP mounting clips included with every run, recommended for use at the start and end of then run. For best results, make bends at center between the LEDs with a bend angle no less than 45 degrees.

SPECIFICATIONS

Input Voltage	24V DC
Beam Angle	120°
Lamp Life	50,000 hours
CRI	80+
Dimensions (per section)	12.5" x 1.5" (See Ordering Information for exact lengths)
LEDs (per ft)	18
LED spacing	8"
Operating Temperature	-22°F - 140°F
Max Run ¹	DL-FLEX-WETCC: 30 ft. DL-FLEX-WETCC-HO: 25 ft.
Cut Length ²	~ 3-1/16"
Mounting	Double Sided 300° Beam Tape (Optional: Clips or Channel)
Environment ³	Dry, Damp, and Wet Location (IP68)
Certification	UL Listed
Warranty	5 Years - see published warranty terms for detailed information

LED LUMEN DATA

Part Number	Color Temp. (per ft)	Width (per ft)	Lumens (per ft)	Efficiency (lm/w)
DL-FLEX-WETCC	Warm White	1.3	100.8	83
	Neutral White	1.3	115.9	97
DL-FLEX-WETCC-HO	Warm White	3.25	266.5	82
	Neutral White	3.25	281.5	86.5

¹ Warm White: 3800-4200K; Neutral White: 3800-4200K; Contact factory for other color options.

APPLICATIONS

- Outdoor gardens
- Path and walkway lighting
- Outdoor display lighting
- Bathroom lighting
- Signage
- Accent and edge lighting
- Backlighting

NOTES

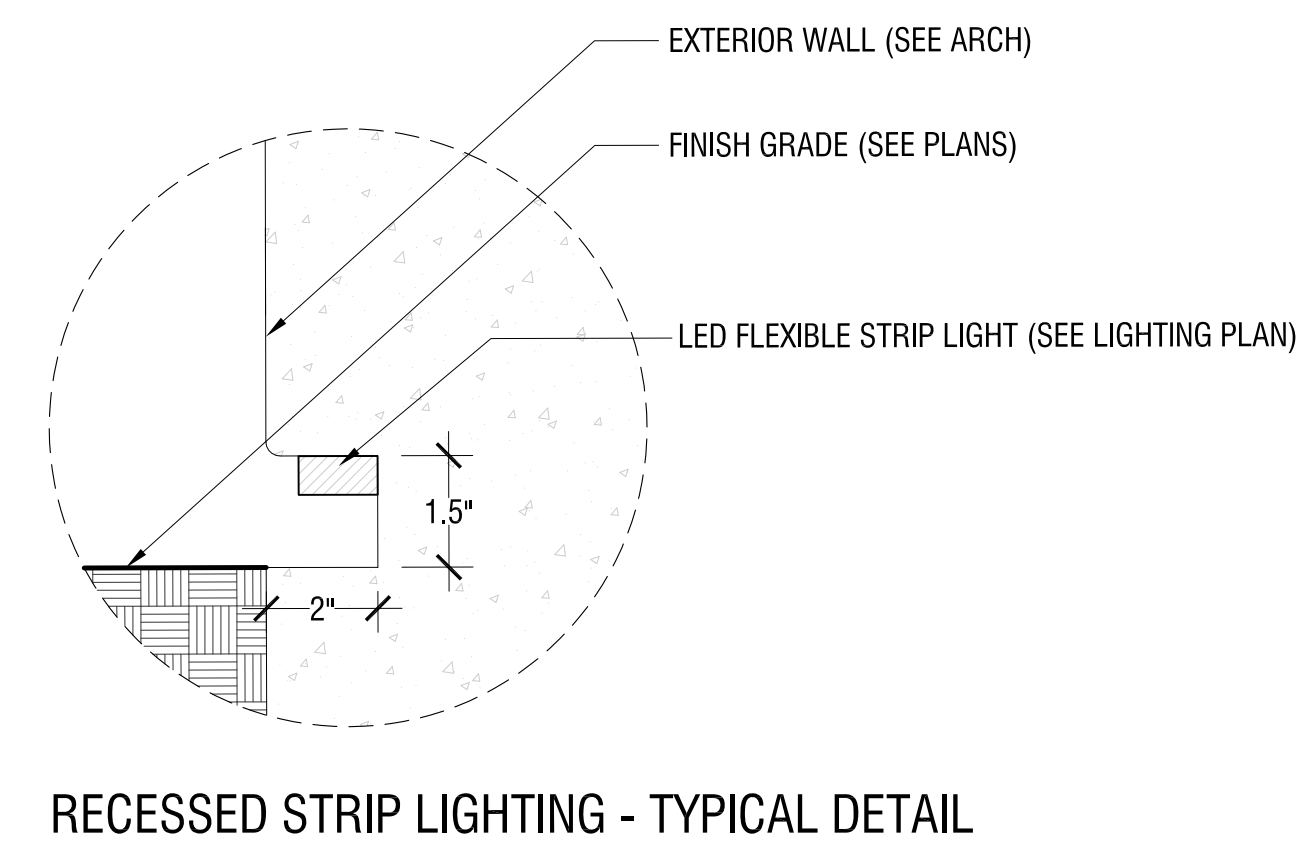
* Exceeding the operating temperature values may damage the LEDs by reducing the lifetime. Luminaire design and assembly should consider the recommended adequate spacing and mounting to be taken into consideration in the installation and application of the product. Proper thermal management may lead to premature product failure.

¹ Single runs cannot exceed max run values. Cut length indicates maximum increments.

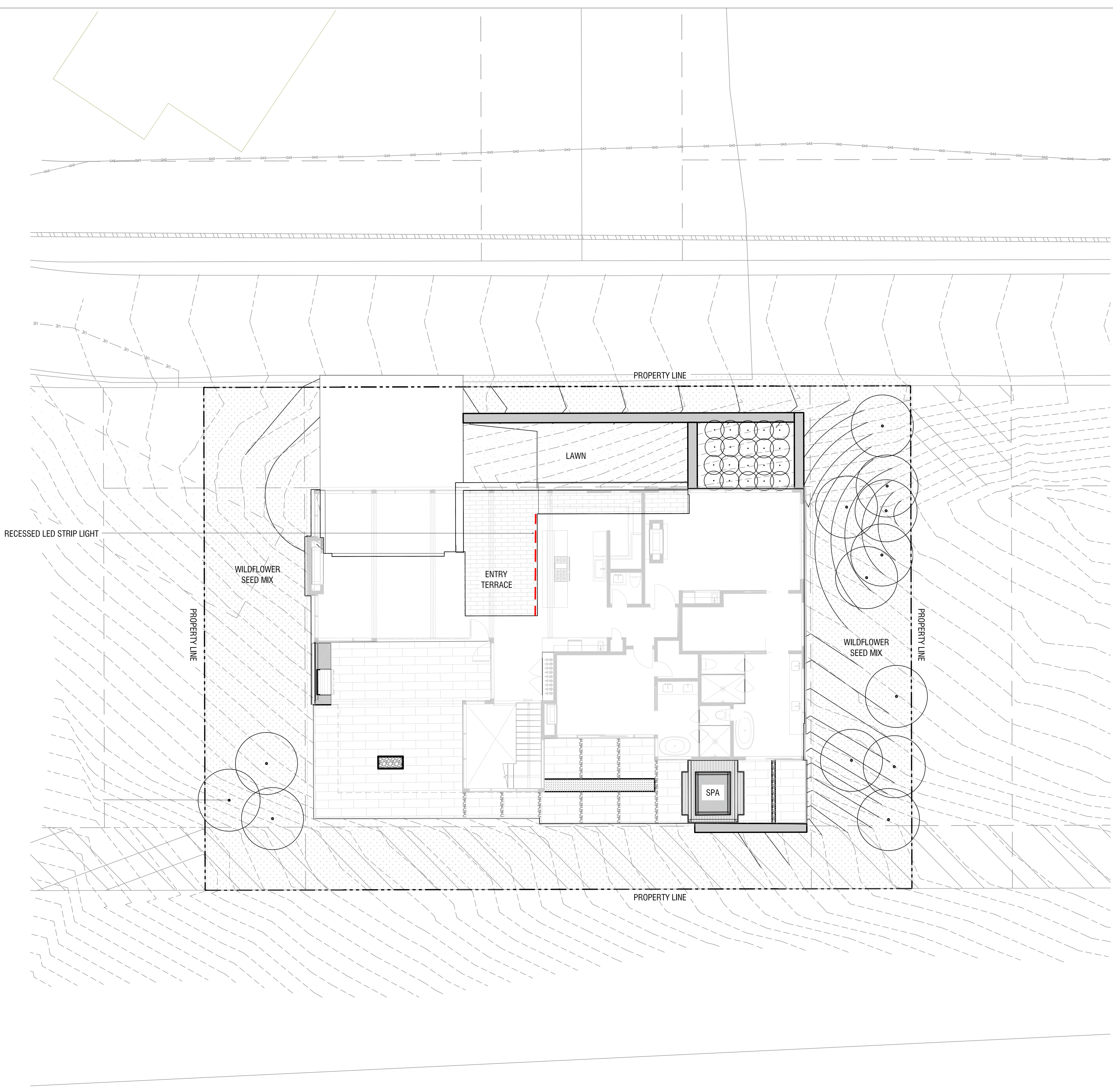
² This product cannot be soldered in water.

JESCO LIGHTING GROUP
www.jescolighting.com | 15 Harbor Park Drive | 218 South P Ave
Aceto@jescolighting.com | Fort Lauderdale, FL 33305 | City of Industry, CA 91746
Tech Support: 855.952.0029 | Main Line: 800.527.7790 | Main Line: 626.856.9110
Fax Line: 855.333.0269 | Fax Line: 626.333.0269

Page 1 of 7



RECESSED STRIP LIGHTING - TYPICAL DETAIL



RECESSED LED STRIP LIGHT

WILDFLOWER SEED MIX

ENTRY TERRACE

LAWN

SPA

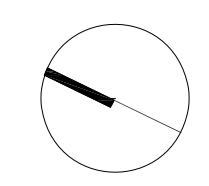
WILDFLOWER SEED MIX

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



0 4 8 16



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CORTINA TEN
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TELLURIDE, MOUNTAIN VILLAGE, CO 81435

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SHEET TITLE

FIRE MITIGATION PLAN

SHEET INFORMATION

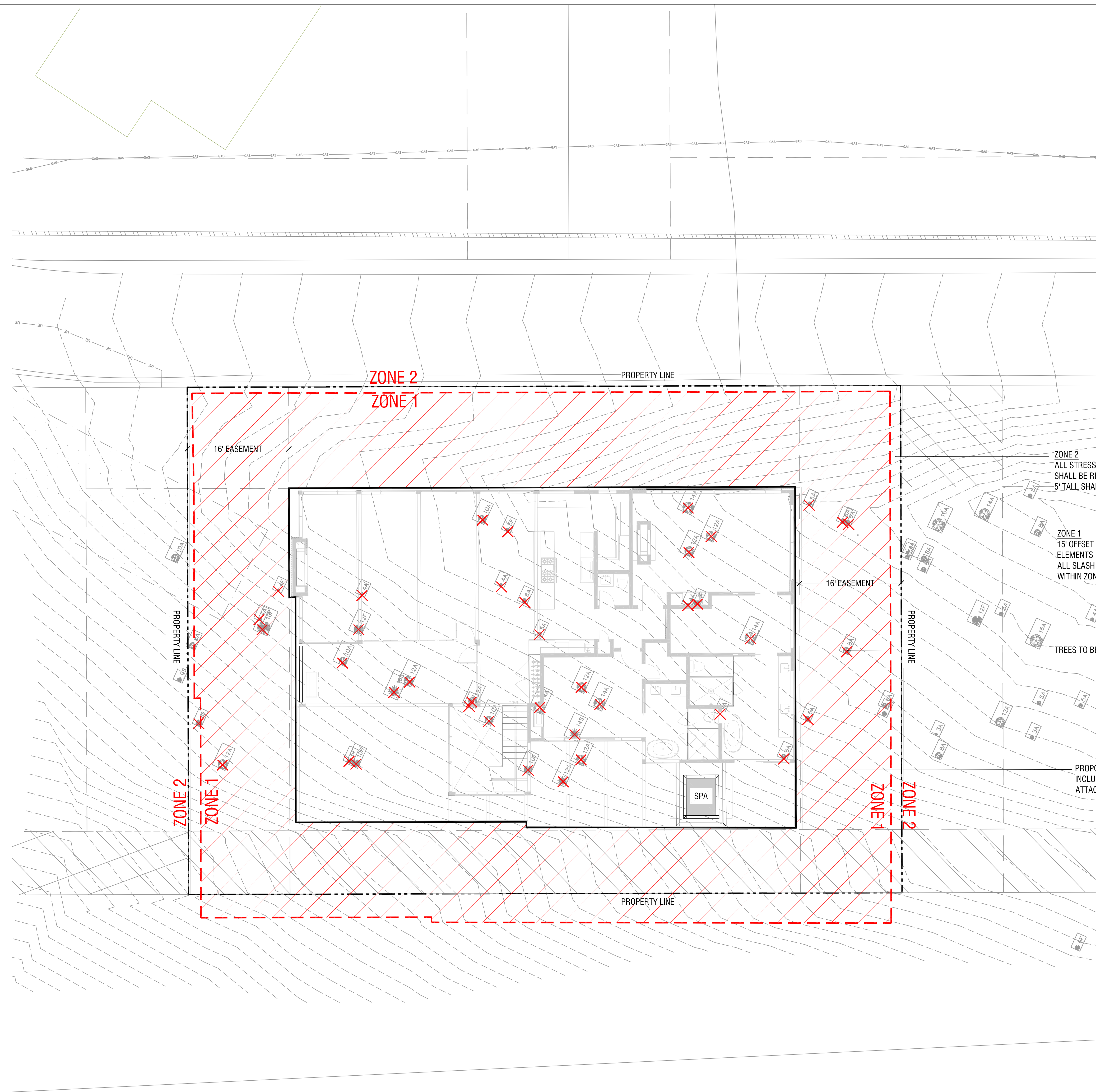
L 1-03

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LEGEND

SYMBOL

- ✗ TREES 4" OR GREATER TO BE REMOVED
- #A EXISTING ASPEN TREE
- #S EXISTING SPRUCE TREE
- #F EXISTING FIR TREE



ZONE 2
ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT STANDING DEAD TREES FOR WILDLIFE PURPOSES. SHRUBS OVER 5' TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET FROM SHRUB TO SHRUB

ZONE 1
15' OFFSET FROM BUILDING AND HARDSCAPE ELEMENTS (DECKS, PATIOS, ETC.). ALL SLASH AND FLAMMABLE VEGETATION WITHIN ZONE 1 SHALL BE REMOVED

TREES TO BE REMOVED (TYP.)

PROPOSED OUTSIDE EDGE OF BUILDINGS DRIPLINE INCLUDING DECKS, PLANTERS OR PATIOS ATTACHED TO BUILDING



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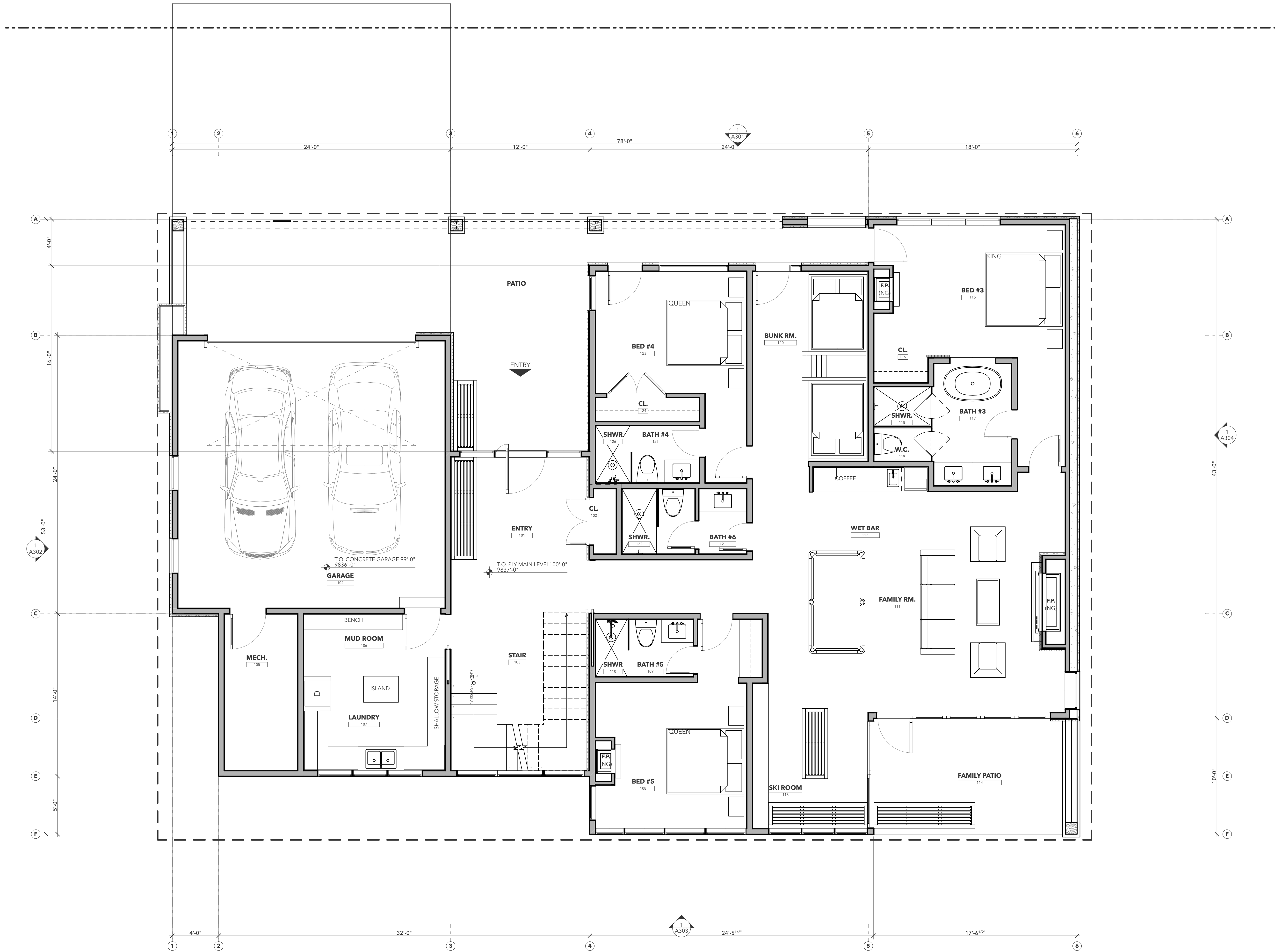
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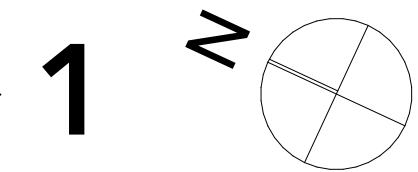
MAIN LEVEL PLAN

A201



ENTRY LEVEL

SCALE: 1/4" = 1'-0"
0 2' 4' 8'



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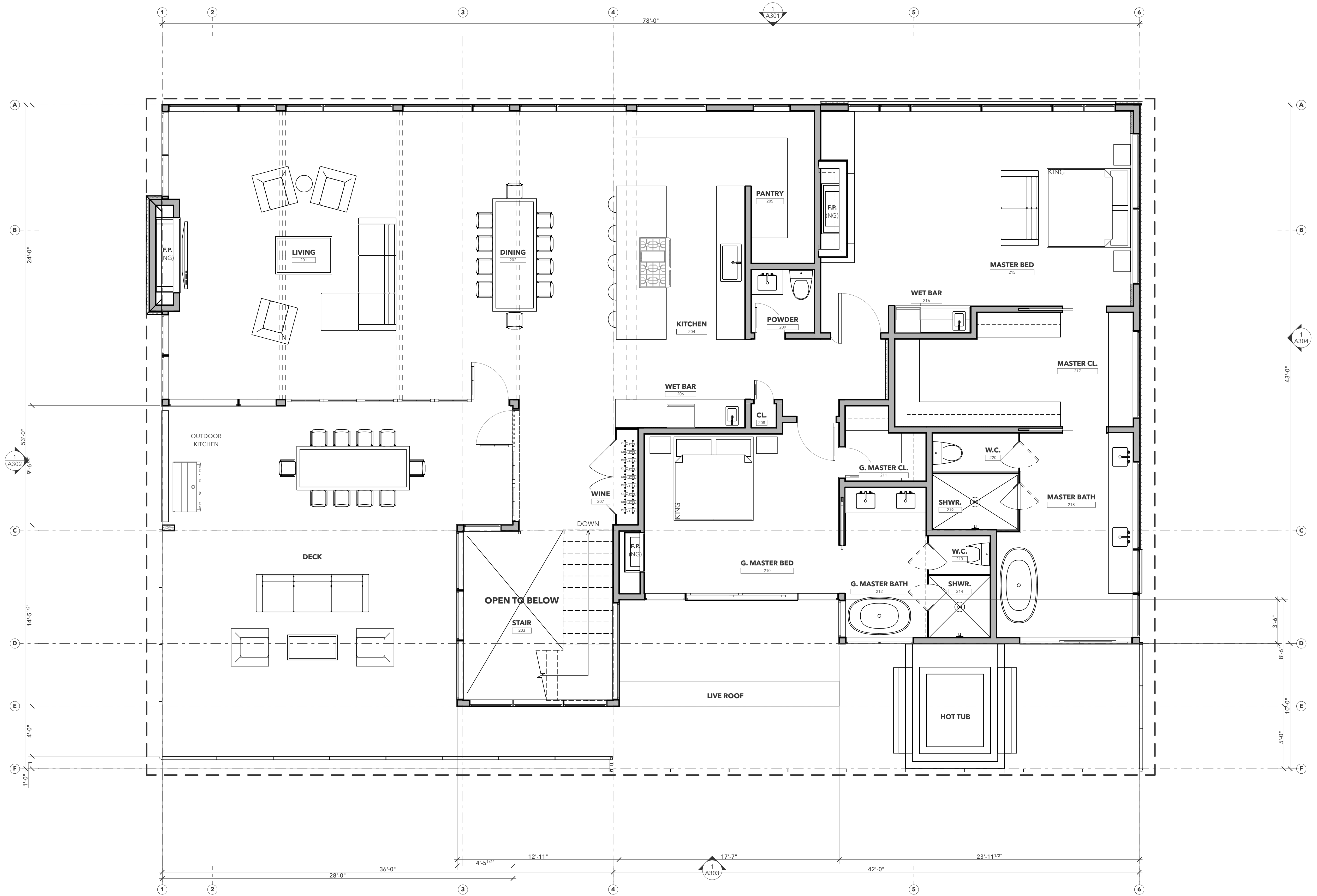
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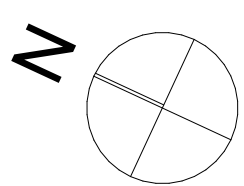
UPPER LEVEL PLAN

A202



UPPER LEVEL
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

1



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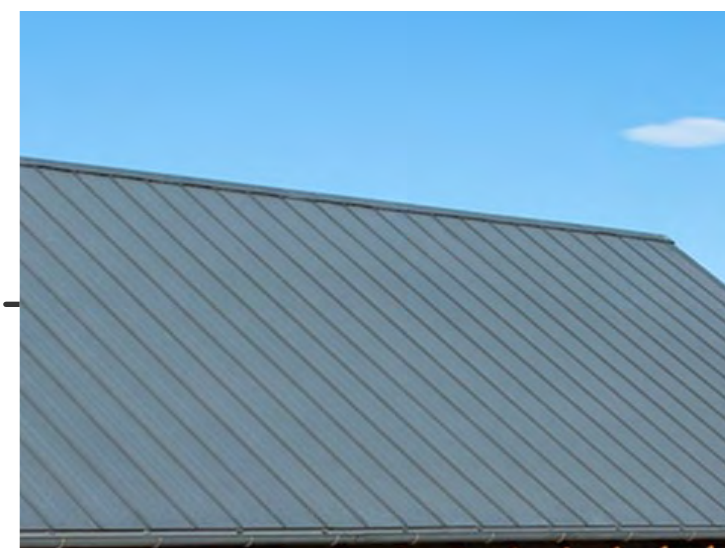
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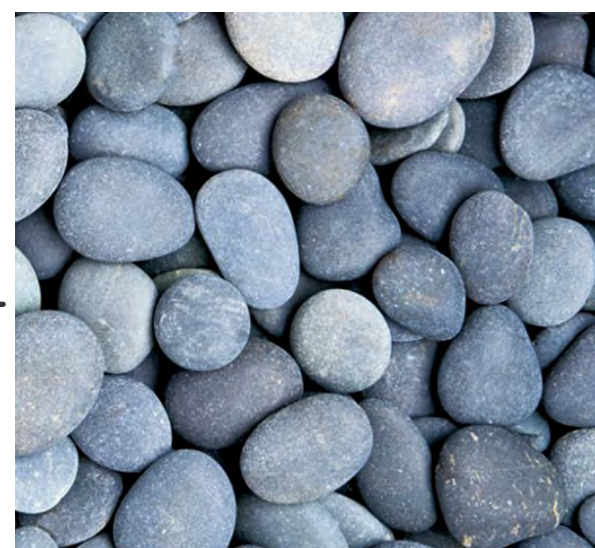
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ROOF PLAN

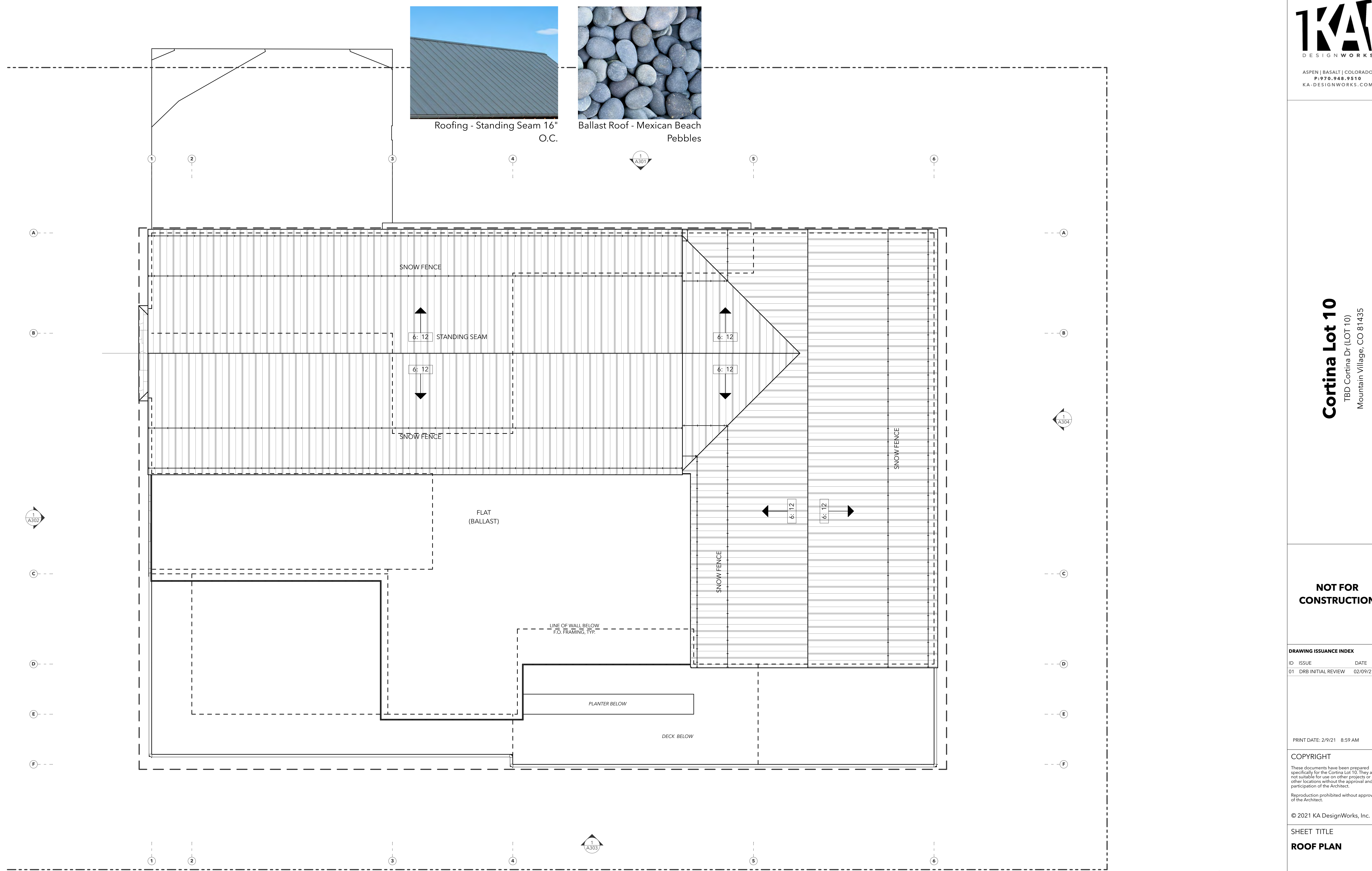
A203



Roofing - Standing Seam 16"
O.C.

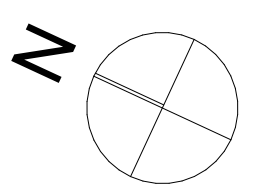


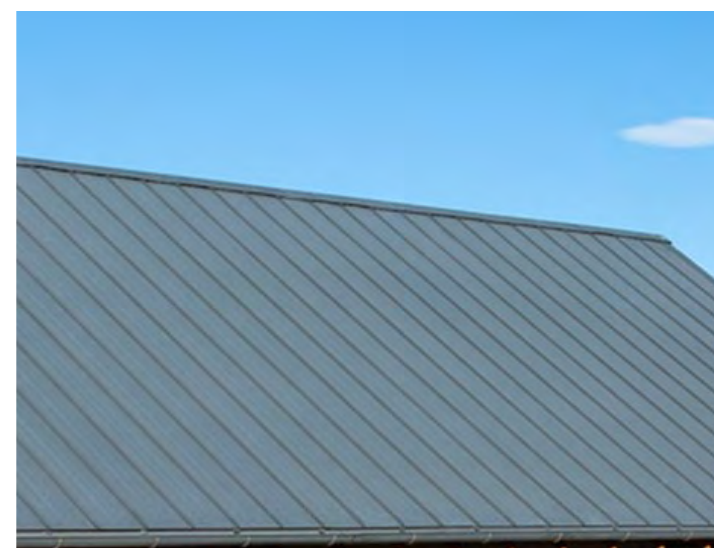
Ballast Roof - Mexican Beach
Pebbles



Roof Plan
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

1





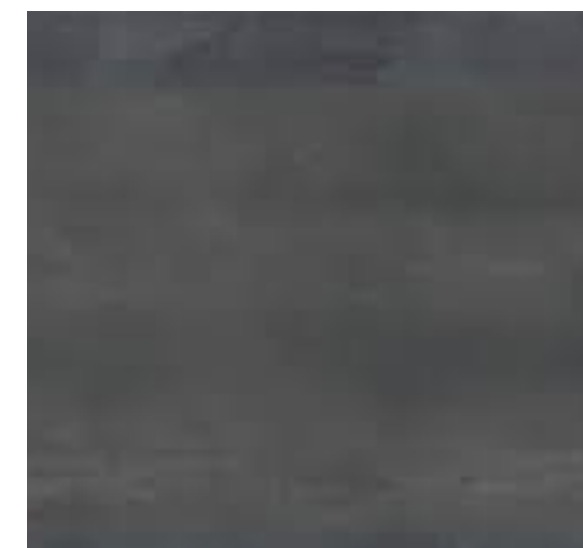
Roofing - Standing Seam 16" O.C.



Ballast Roof - Mexican Beach Pebbles



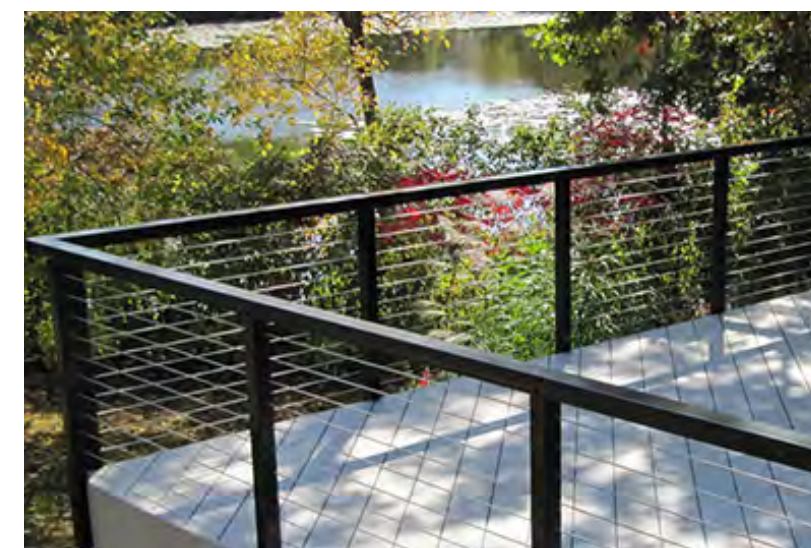
Fascia - Rough Sawn Wood



Steel Accents - Raw Patina



Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock

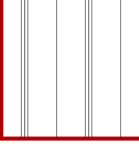


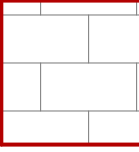




Wood Siding - Ash 4"



Masonry Veneer - CK Dove Gray Drystack

ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
16" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **HORIZONTAL WOOD SIDING**
1X4 EXPOSURE, 1" GAP
COLOR: NATURAL (TBD)
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **METAL PANEL SIDING**
FLAT LOCK PANEL
COLOR: BLACKENED (TBD)
-  **STEEL ACCENT**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: DOVE GRAY



EAST 1
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

Cortina Lot 10
TBD Cortina Dr (LOT 10)
Mountain Village, CO 81435

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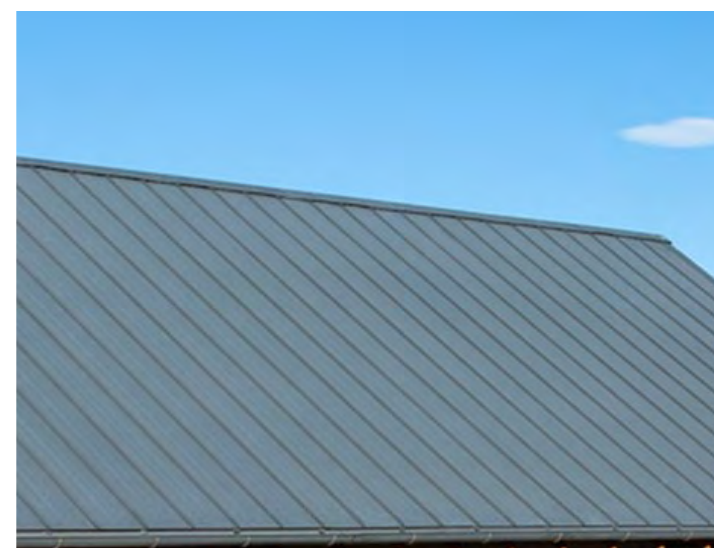
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ELEVATION

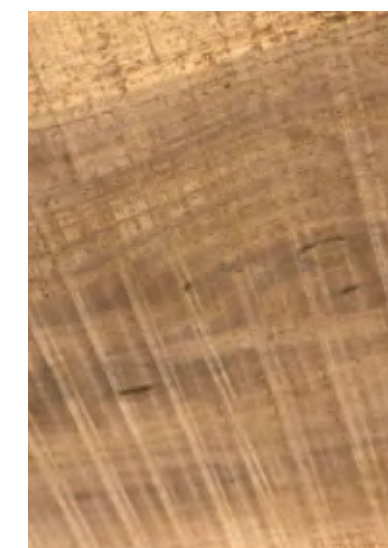
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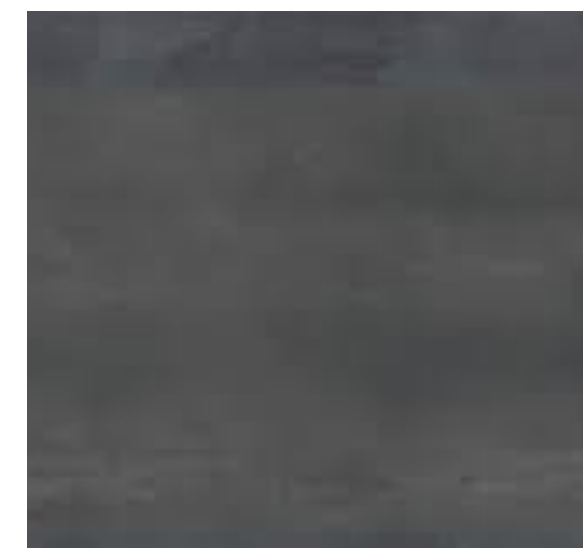
Roofing - Standing Seam 16" O.C.



Ballast Roof - Mexican Beach Pebbles



Fascia - Rough Sawn Wood



Steel Accents - Raw Patina



Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock



Wood Siding - Ash 4"



Masonry Veneer - CK Dove Gray Drystack



ELEVATIONS MATERIAL LEGEND

- STANDING SEAM METAL ROOFING**
16" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
- HORIZONTAL WOOD SIDING**
1X4 EXPOSURE, 1" GAP
COLOR: NATURAL (TBD)
- WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
- METAL PANEL SIDING**
FLAT LOCK PANEL
COLOR: BLACKENED (TBD)
- STEEL ACCENT**
BREAK METAL
COLOR: RAW PATINA
- STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: DOVE GRAY

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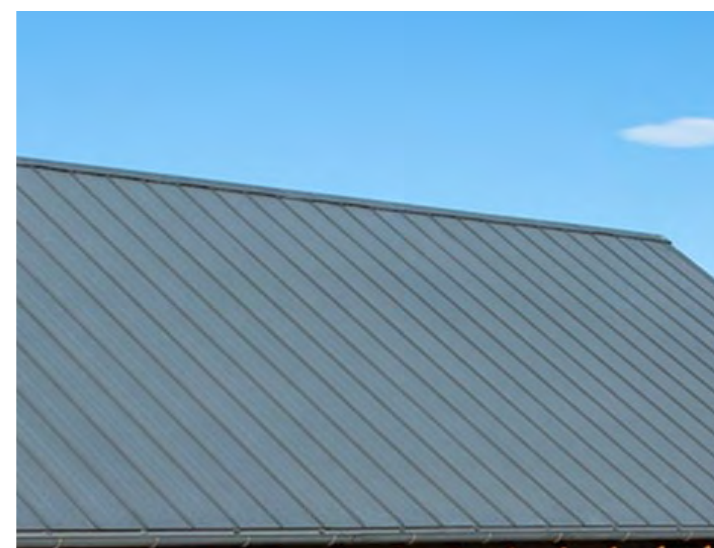
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SHEET TITLE
ELEVATION

A302

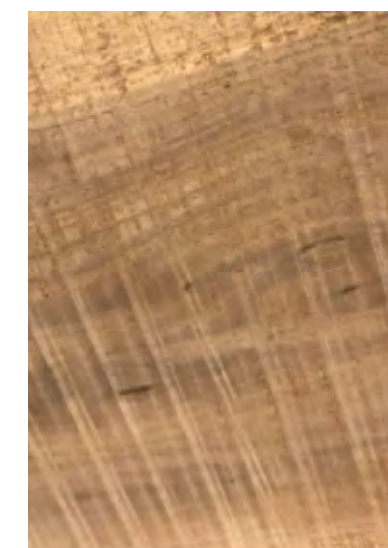
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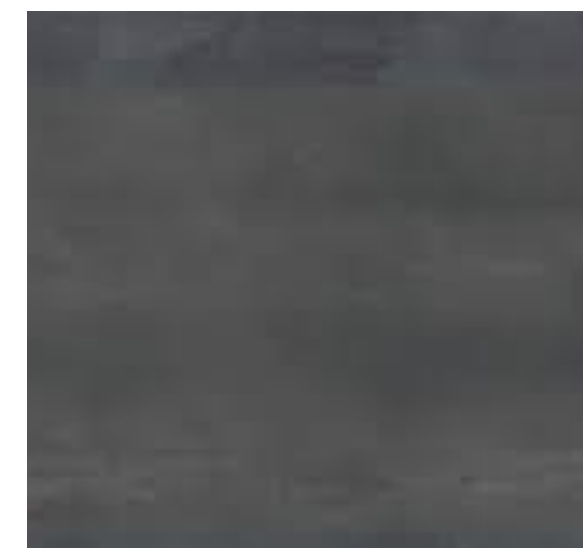
Roofing - Standing Seam 16" O.C.



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Fascia - Rough Sawn Wood



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Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock

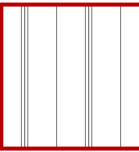
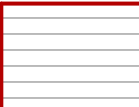
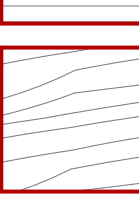
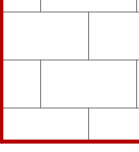




Wood Siding - Ash 4"



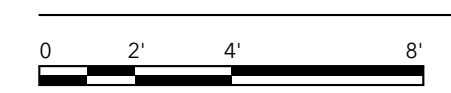
Masonry Veneer - CK Dove Gray Drystack

ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
16" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **HORIZONTAL WOOD SIDING**
1X4 EXPOSURE, 1" GAP
COLOR: NATURAL (TBD)
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **METAL PANEL SIDING**
FLAT LOCK PANEL
COLOR: BLACKENED (TBD)
-  **STEEL ACCENT**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: DOVE GRAY



WEST 1



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

Cortina Lot 10
TBD Cortina Dr (LOT 10)
Mountain Village, CO 81435

NOT FOR CONSTRUCTION

DRAWING ISSUANCE INDEX

ID	ISSUE	DATE
01	DRB INITIAL REVIEW	02/09/21

PRINT DATE: 2/9/21 8:59 AM

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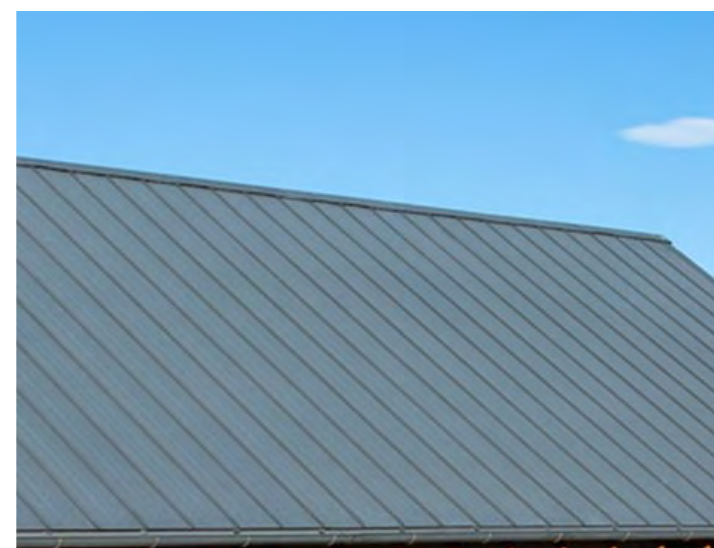
These documents have been prepared specifically for the Cortina Lot 10. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.
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SHEET TITLE

ELEVATION

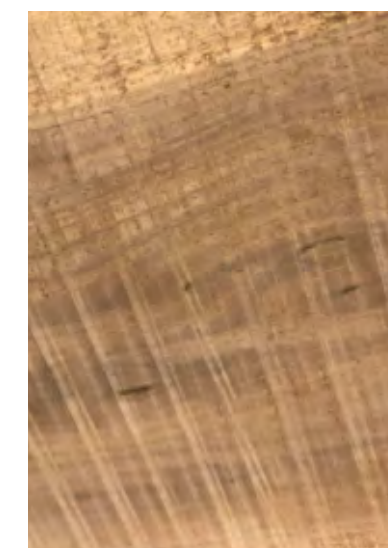
A303



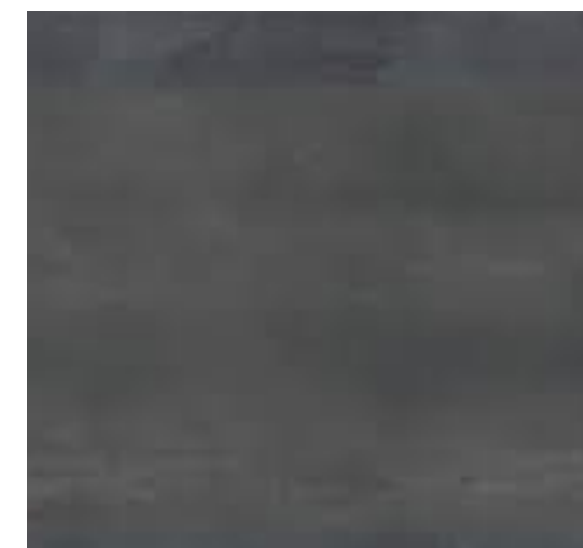
Roofing - Standing Seam 16" O.C.



Ballast Roof - Mexican Beach Pebbles



Fascia - Rough Sawn Wood



Steel Accents - Raw Patina



Window/ Door - Clad



Railing - Cable



Metal Panel Siding - Flat Lock



Wood Siding - Ash 4"



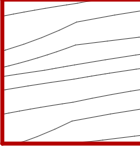
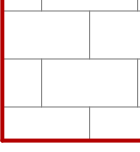

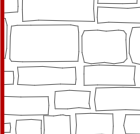


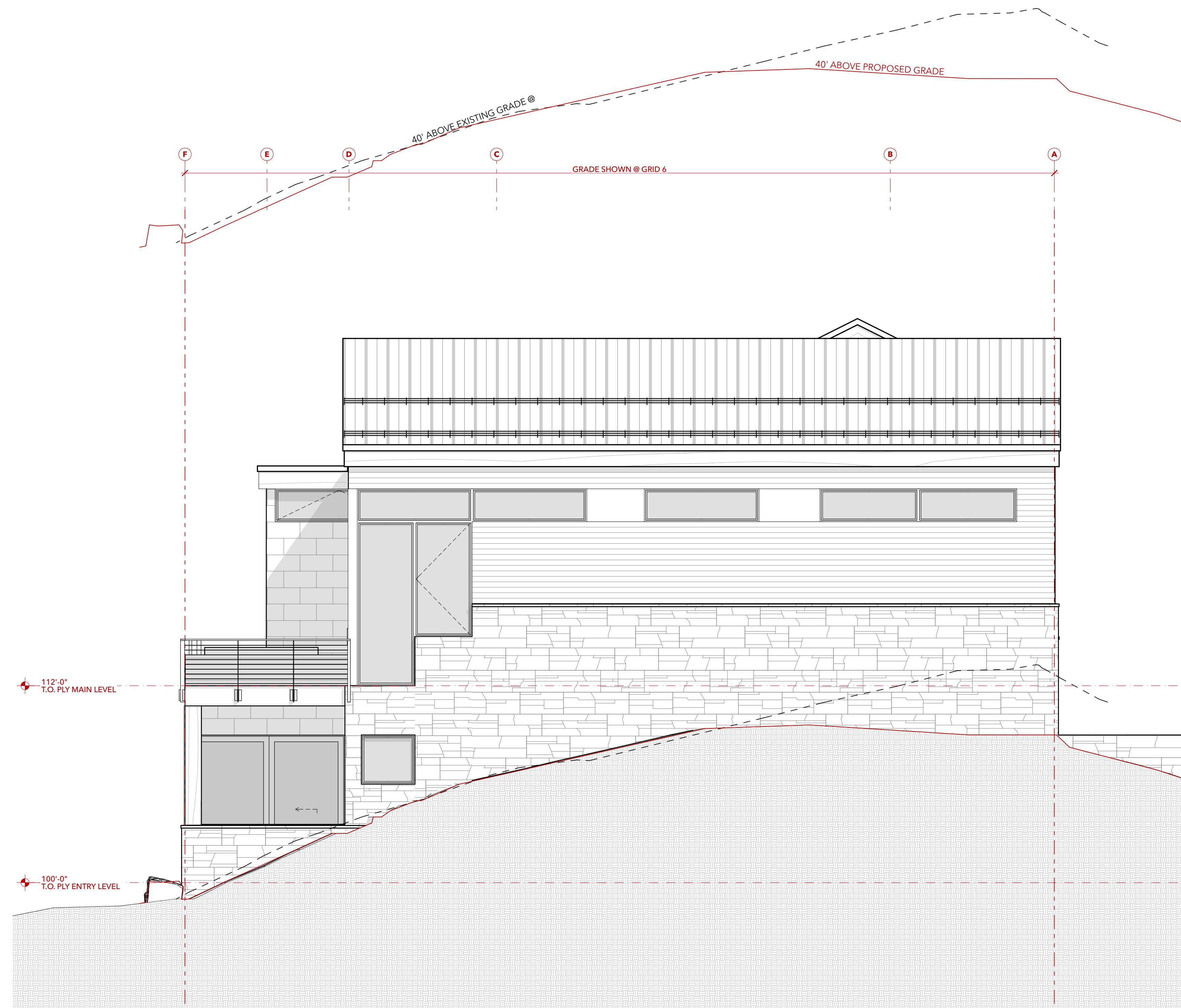
Masonry Veneer - CK Dove Gray Drystack



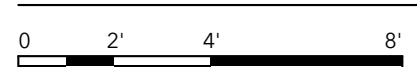
ASPEN | BASALT | COLORADO
P: 970.948.9510
KA-DESIGNWORKS.COM

ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
16" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
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COLOR: DOVE GRAY



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



Cortina Lot 10
TBD Cortina Dr (LOT 10)
Mountain Village, CO 81435

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SHEET TITLE
ELEVATION

A304

John A. Miller

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Monday, March 1, 2021 10:42 AM
To: John A. Miller
Subject: Re: Class 3 Referral - New Single Family Home @ 200 Cortina Drive

John,

Notes for 200 Cortina Drive, lot 165, unit 10 from Telluride Fire Protection District:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The address numbers over the garage shall be 6" stroke, reflective or contrast with a reflective coating behind.

Kind regards,

On Fri, Feb 26, 2021 at 1:54 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon All – attached you will find the plans for a Class 3 New single-family detached condominium home located at 200 Cortina Drive, Lot 165, Unit 10.

https://townofmountainvillage.com/site/assets/files/34678/lot_165_unit_10_packet_for_website_iasr.pdf

Please review and let me know if there are any issues or concerns.

Best,

J

John A Miller III

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

John A. Miller

From: Finn KJome
Sent: Monday, March 1, 2021 10:24 AM
To: John A. Miller
Subject: RE: Class 3 Referral - New Single Family Home @ 200 Cortina Drive

Hi John,
Public Works has no issues with this application. They must field verify all existing utilities.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, February 26, 2021 1:54 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Cc: JD Wise <JWise@mtnvillage.org>; Scott Heidergott <sheidergott@telluridefire.com>; Mike Otto <MOtto@mtnvillage.org>
Subject: RE: Class 3 Referral - New Single Family Home @ 200 Cortina Drive

Good Afternoon All – attached you will find the plans for a Class 3 New single-family detached condominium home located at 200 Cortina Drive, Lot 165, Unit 10.

https://townofmountainvillage.com/site/assets/files/34678/lot_165_unit_10_packet_for_website_iasr.pdf

Please review and let me know if there are any issues or concerns.

Best,
J

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





AGENDA ITEM 11
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board
FROM: Amy Ward, Planner
FOR: Design Review Board Public Hearing; March 25, 2021
DATE: March 11, 2021
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 165, Unit 21, 165 Cortina Drive

APPLICATION OVERVIEW: New Single-Family Home on Lot 165, Unit 21

PROJECT GEOGRAPHY

Legal Description: UNIT 21 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 NUM 370697

Address: 165 Cortina Dr.
Applicant/Agent: Jim Kehoe, KA Designworks
Owner: Nathan Bontke
Zoning: Detached
Condominium
Existing Use: Vacant Lot
Proposed Use: Detached
Condominium
Lot Size: .39 acres

Adjacent Land Uses:

- **North:** Detached Condominium
- **South:** Vacant-Detached Condominium
- **East:** Vacant-Detached Condominium
- **West:** Vacant-Detached Condominium

ATTACHMENTS

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



Case Summary: Jim Kehoe of KA Designworks, Applicant for Lot 165, Unit 21, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new detached condominium on Lot 165, Unit 21, 165 Cortina Dr. The Unit is approximately .39 acres and is zoned Multi-Family. The overall square footage of the home is approximately 6,570 gross square feet and provides 2 interior parking spaces within the proposed garage.

History and Existing Conditions: Lot 165-21 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.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) / 40' (gable) Maximum	34.79'
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	18.74'
Maximum Lot Coverage	65% Maximum (11,135 s.f.)	41% (6,986 s.f.)
16' Setback and Pedestrian/Skier Access	HOA and DRB approval for encroachment	Driveway w/ retainage* & Underground footers
Roof Pitch		
Primary		1 1/2:12
Secondary		1 1/2:12
Exterior Material**		
Stone	35% minimum	35%
Windows/Doors	40% maximum	36%
Parking	1 inside/1 outside	2 inside

**Applicant is in the process of vacating the pedestrian/skier access with the HOA, if this is finalized there will be no encroachment*

Design Variations:

- 1) Road and Driveway Standards

DRB Specific Approvals:

- 1) Earthen Roof
- 2) Setback encroachments

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

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

Staff: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the applicant is 34.9 feet from the highest ridge to the grade below in the tallest portion of the home. The maximum average height is 18.74 feet, significantly lower. Staff finds that given the data provided, it appears that the home meets both the height requirements for Maximum Heights and Average Max Height, this has been demonstrated with a parallel plane study.

17.3.14: General Easement Setbacks

Unit 21 is burdened by a sixteen (16) foot building setback on the west side adjacent to Cortina Drive. Additionally, the north and south property lines both have 16' pedestrian/skier easements. The applicant is in the process of vacating the pedestrian/skier easement on the south side with the HOA, and the HOA has given the approval for the plans in this application. The property does not contain any General Easements.

Staff: Setbacks and skier easements do not allow for Town use in the way a typical General Easement would, but it is regulated by the Design Review Board in a similar manner with criteria detailed in the community development code. Any encroachments into the setback must be given specific approval by the Design Review Board. The major difference is that there is no associated General Easement Encroachment Agreement required to be entered into between the Town and the property owner. The proposal for Unit 21 includes several encroachments that fall into the above category of permitted setback development activity including the following:

- *Driveway and associated retainage are located within the 16' pedestrian/skier easement to the south.*
- *The address monument is located within the 16' setback.*
- *Utilities: Utilities are already located within Cortina Drive and will require crossing the 16' setback to the home.*

Staff: The proposal also includes encroachments that do not fall into the aforementioned category. These include:

- *Landscaping which will likely require irrigation. There is extensive proposed planting in the SE corner of the lot. This is mostly in the to-be-vacated pedestrian/skier easement, and as long as this easement is vacated doesn't present a problem. There is a grouping of aspens off of the dining terrace as well as some proposed sod in the north easement. The condo declarations don't specifically allow landscaping improvements in the pedestrian/skier access but since the HOA has approved this application staff assumes the proposed landscaping is allowable. The west set-back area contains both sod and a number of aspen trees. The trees are below an existing retaining wall on the property and*

staff has some concern over whether these trees might sustain some damage from the plowing of Cortina Rd.

- *The south west most corner of garage footing is proposed to encroach into the front setback 8-12 inches for a distance of 35 feet running north. It is up to DRB to determine whether this encroachment is necessary and/or appropriate. If DRB does not deem this encroachment necessary and/or appropriate than the applicant should revise the siting of the home to remove this underground encroachment prior to final review. It should be noted that this encroachment has been approved by the HOA and reviewed by Public Works.*

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: Shed roofs and a palette of wood, stone and steel give this home a mountain modern aesthetic, similar to many of the recent projects that DRB has seen lately and in keeping with many of the designs that we have seen in the Cortina area. Rough sawn wood as fascia and the chosen masonry give some texture to the materials palette and should serve to soften the hard lines of the architectural form a bit.

Staff finds that the home meets the intent of our overall design theme.

17.5.5: Building Siting Design

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

Staff: This Cortina Unit is on a steep lot typical of other development seen in the Cortina area. The home, when viewed from the street looks like a modest one-story structure. From below, the home appears larger, but still reasonable, as a two to two-and-a-half story home.

The home steps down the hillside, following the natural drop of the land. One aspect to this design that staff feels gives the structure a true grounded feel is the absence of elevated decks. Instead, the applicant has combined at-grade patios with flat roofs on the lower levels that become decks for the upper levels to provide outdoor spaces that feel part of the natural landscape.

Further enhancing this connection to the natural landscape is the inclusion of a green roof tray system as planter boxes on the flat/roof decks that brings the landscape right into the structure itself. Earthen roofs require specific DRB approval. The applicant should provide more detail as to how these trays are being utilized and if they are truly part of the roof structure. If they are not truly part of the roof system, but more of a landscaping element than specific approval would not be required.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The lower level of the home pushes out and provides a nice base for the smaller upper footprint. Additionally, the use of rock for both the lower level walls and patios provides a substantial strong base.

Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing. The proposed siding is a mix of both vertical and horizontal stained woods with steel beams and accents. Overall, the contrast of the wood, steel and stone appears to complement the design.

Windows and doors have no traditional trim but appear to be inset and will be clad in dark bronze. The applicant has indicated the appropriate reveal for all windows set in stone. The applicant is requesting 36% glass, which is allowed, but on the higher side of what we typically see for glazing. The proposed roofing material is a dark gray standing seam product, and the fascia of the home is a rough sawn wood.

17.5.7: Grading and Drainage Design

Staff: The Unit has extensive areas of steep slopes. The applicant has limited their disturbance of this slope to the extent possible, with the exception of some necessary re-grading around the western and northern sides of the home to create positive drainage away from the structure.

One of the two boulder walls at the driveway is indicated as less than 6,' a small portion of this close to the home is likely over the 5' max allowable per the CDC. DRB should discuss whether the overage is preferable to stepping the wall in way that would reduce the height to below the allowable 5' max. If DRB finds the higher retainage as preferable, than they would need to grant a design variation to the road and driveway standards. If DRB finds that stepping the wall is preferrable, than the applicant should revise prior to final review.

17.5.8: Parking Regulations

Staff: The CDC requires this property to provide two parking spaces. The applicant has shown a total of 2 interior spaces and 2 exterior spaces; however, this would require the approval of the tandem format. By simply removing the two exterior spaces shown on the plans the applicant would meet the minimum requirement of two spaces.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan. They have not included irrigation notes, though there is a small area of sod that will likely require irrigation, as well as the proposed new trees and shrubs at least for the first few years. The revegetation for disturbed areas notes the appropriate seed mix. Comments from the Town Forester, are that the diversity of tree plantings (40%) and percentage of evergreen trees 12 feet or larger (30%) are not met. These items must be revised prior to submittal for Final Architectural Review.

17.5.11: Utilities

Staff: Most utilities are currently located within the Cortina Drive roadway and will only require connections from the road to the home. The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home.

17.5.12: Lighting Regulations

Staff: The applicant has indicated some preliminary lighting on a lighting plan that demonstrates the locations and types of fixtures. The pathway lighting specified does not meet the definition of a full cut-off fixture. The LED lighting meets the CDC standards in terms of lumens and color, but more detail needs to be provided about how that LED light is presented to understand if it is fully in compliance. There are exterior doors, including the garage that show no exterior lighting, so staff assumption is that this lighting plan is incomplete and will need to be amended before final. A photometric a study will also need to be included for final review. It should be noted that the Lighting Plan is not required at IASR.

17.5.13: Sign Regulations

Staff: The address marker is located in the 16' setback to the north of the driveway. This location seems like it would be visible from either direction on Cortina Drive. More detail needs to be provided to understand if the monument as proposed meets the required dimensions specified in the CDC. A light source needs to be added and the steel numbers should be called out as reflective prior to final review.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan; however, it is not clear if it currently meets the Forestry provisions of the CDC. Prior to final the applicant shall revise the plan to show that the crown to crown spacing of all firs within Zone 2 meet the CDC requirements.

Steep Slopes: The building site contains extensive steep slopes. The applicant has minimized the disturbance to these slopes as much as possible outside of the building envelope and has sited the building in an attempt to place as much of the building as possible off of the steepest parts of the lot.

17.6.6: Roads and Driveway Standards

Staff: The driveway ranges in grade from 1.39% to 3.17%. More detail needs to be provided prior to final review to verify that it meets the CDC standards in terms of width and garage back-out space.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a CMP as part of this application. They have not indicated any parking on their CMP but have noted that this needs to be worked out with town staff prior to permitting. The applicant and staff have discussed the potential for offsite parking as a possible solution. Due to the potential for multiple construction projects on Cortina this summer, staff believes that it is important to have at least a preliminary parking plan in place before final review. The construction fencing comes very close to parts of the home and seems unrealistic as presented.

Staff Recommendation: Staff recommends the DRB approved the Initial Architectural and Site Review for Lot 165, 165 Cortina Drive.

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

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new detached condominium located at Lots 165, Unit 21 based on the evidence provided within the Staff Report of record dated March 11, 2021 with the following design variations and specific approvals:

Design Variations:

- 1) Road and Driveway Standards

Specific Approvals:

- 1) Earthen Roof
- 2) Setback encroachments

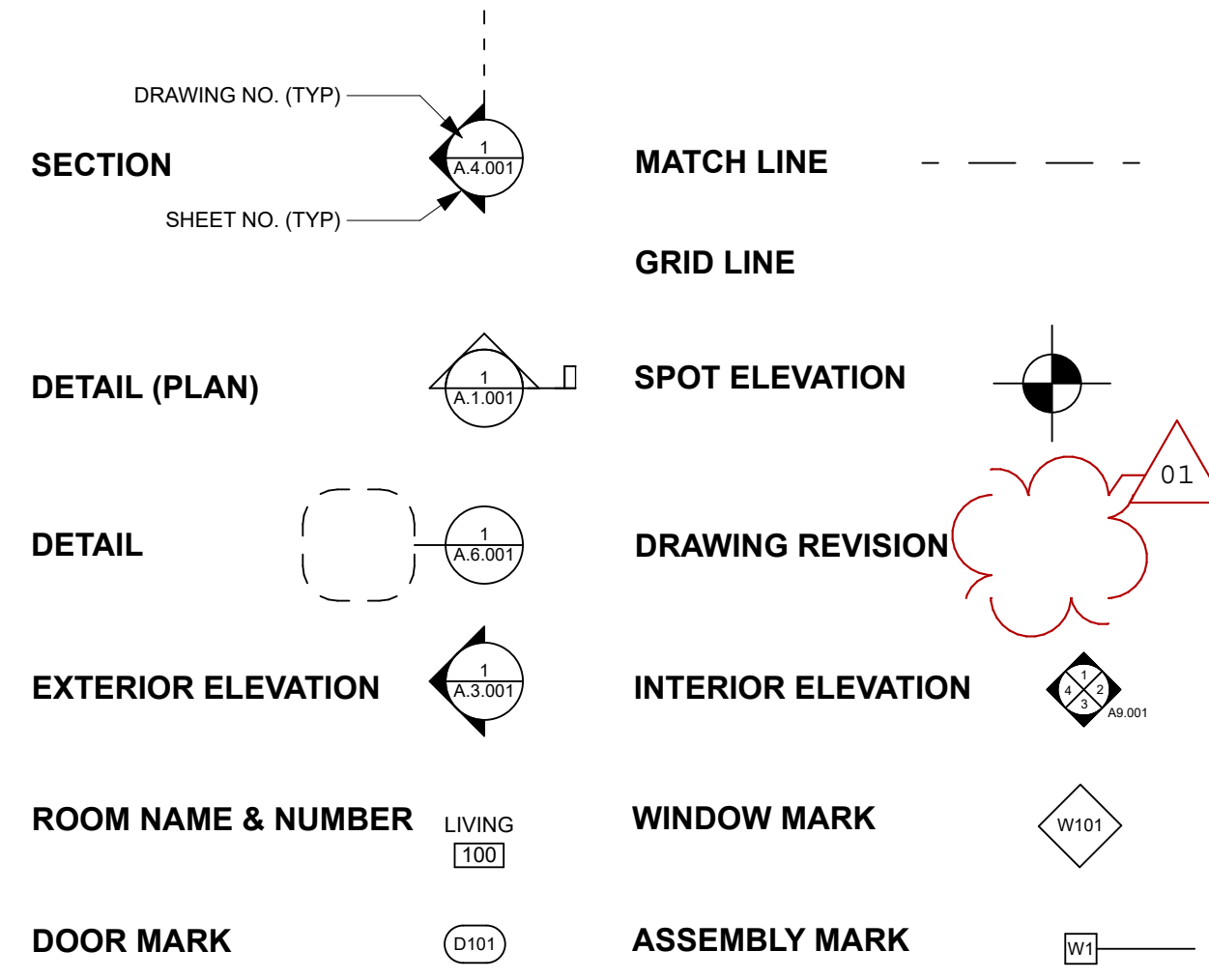
And, with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall move the corner of the garage in such a way as to eliminate the need for subsurface footer encroachments.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to include irrigation notes and revisions per the Foresters Referral Comments
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated lighting plan that shows that all exterior fixtures are in compliance with the CDC lighting standards; this includes replacing proposed pathway lighting with full cut-off fixtures, providing more detail on LED strip lighting to illustrate full compliance, and providing a photometric study.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall revise the address monument design to be in compliance with the CDC regulations.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the fire mitigation plan to be in compliance with the forestry provisions within the CDC regulations.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional driveway details to illustrate compliance with road and driveway standards.
- 7) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction mitigation plan to include parking and revise the limits of construction area to better reflect the reality of the need for additional space outside of the building envelope.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

- 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/aw

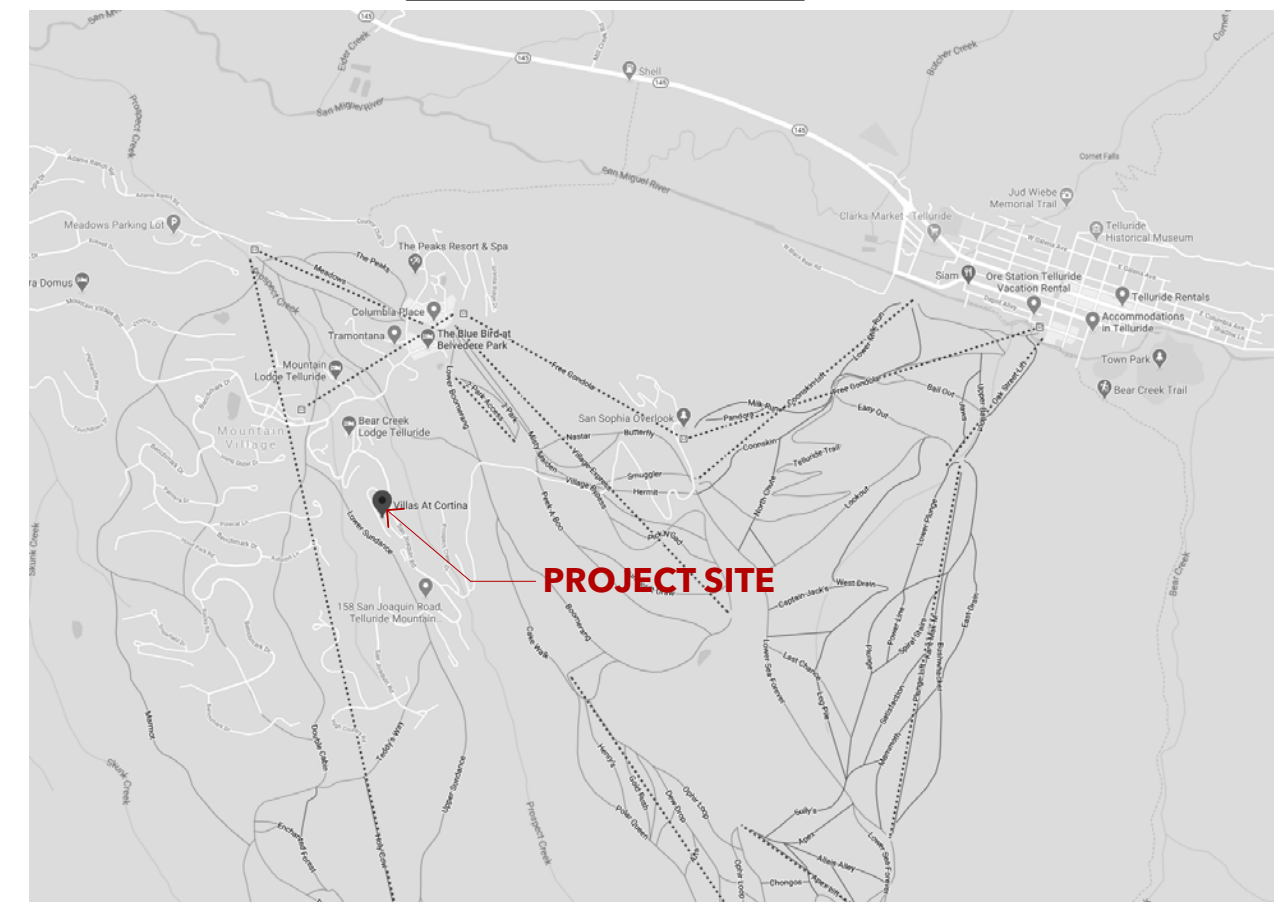
SYMBOL LEGEND



PROJECT DIRECTORY

OWNER Gabriel Holdings LLC	CONTACT: Nathan Bontke (817) 454-9093 nathan@ccgtrike.com
ARCHITECT KA DESIGNWORKS, INC. PO Box 12204 Aspen, CO 81612	CONTACT: Kenneth Adler (970)948-9510 ken@ka-designworks.com
CONTRACTOR JKWest Properties LLC PO BOX 1597 Breckenridge, CO 80424	CONTACT: Alan Evans (970) 389-0384 alan@nwpartners.com
SURVEY San Juan Surveying 102 Society Drive Telluride, CO 81435	CONTACT: Christopher R. Kennedy (970) 728-1128 office@sanjuansurveying.net
CIVIL ENGINEER Uncompahgre Engineering LLC Blue Mesa Building, SuiteD, 113 Lost Creek Lane Mountain Village, CO 81435	CONTACT: David Ballode (970) 729-0683 dballode@msn.com
LANDSCAPE ACETO LANDSCAPE ARCHITECTS 565 Congress St. (STE 310) Portland, ME 04101	CONTACT: Seth Kimball (207) 221-3390 skacetola.com

VICINITY MAP



Cortina Lot 21

Mountain Village, CO

SCHEMATIC DESIGN - 2/9/21

PROJECT INFO

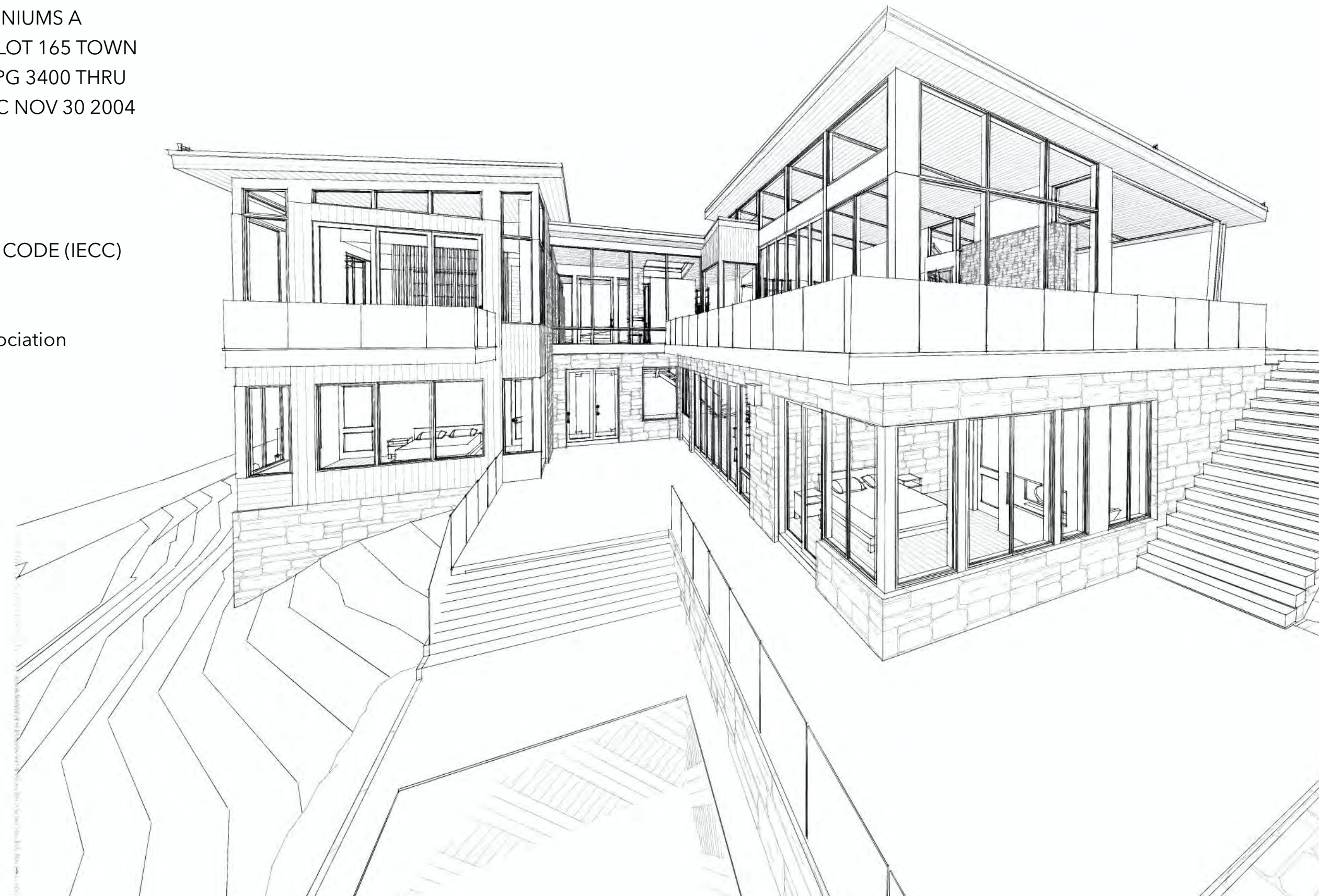
TBD Cortina Dr (Lot 21) Mountain Village CO 81435

JURISDICTION: Mountain Village, CO
PARCEL ID: 477903405023
LEGAL DESC: UNIT 21 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 NUM 370697

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Zoning: Multi Family
 HOA: Cortina Land Condominium Owners Association
 Climate Zone: 6

Height Limit: See Zoning Analysis



ABBREVIATIONS

AAD	Attic Access Door	GALV	Galvanized	RW	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAN	Sanitary
AOR	Area of Refuge	GR	Grade	SECT	Section
AGG	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFF	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	GWB	Gypsum Wallboard	SHV	Shelves
ARCH	Architectural	HDW	Hardware	SIM	Similar
BM	Beam	HD	Head	SL	Sliding
BRG	Beating	HVAC	Heating, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	STC	Sound-Transmission Class
BD	Board	HWY	Highway	SPEC	Specification
BS	Both Sides	HOR	Horizontal	SQ	Square
BO	Bottom Of	ID	Inside Diameter	STD	Standard
BLDG	Building	INT	Interior	STL	Steel
CAB	Cabinet	INT	Interior	STRUCT	Structure (al)
CL	Centerline	JT	Joint	SUB	Substitute
CER	Ceramic	LAM	Laminate	SUPPL	Supplier (al)
CLR	Clear	LAV	Lavatory	SUSP	Suspend (pd)
CLOS	Closest	MFG	Manufacturer	T	Telephone
CMU	Concrete Masonry Unit	MO	Masonry Opening	TEL	Television
COL	Column	MTL	Material	TEMP	Tempered
CONC	Concrete	MAX	Maximum	TR	Trail to
CJ	Construction Joint	MC	Medicine Cabinet	THK	Thick
CONT	Continuous	MECH	Mechanical	TPH	Toilet Paper Holder
DP	Dampproofing	MIN	Minimum	TSG	Tongue and Groove
DET	Detail	MISC	Miscellaneous	TAB	Top and Bottom
DIA	Diameter	NIC	Not In Contract	TO	Top Of
DIM	Dimension	NA	Not Applicable	T	Tread
DW	Dishwasher	NTS	Not to Scale	TS	Tube Steel
DN	Down	OC	On Center	TYP	Typical
DRG	Drain	OPG	Opening	UG	Underground
DS	Downspout	OPP	Opposite	U.N.O.	Unless Noted Otherwise
DRWG	Drawing	OPH	Opposite Hand	UNFN	Unfinished
EA	Each	OD	Outside Diameter	UBC	Uniform Building Code
EL	Elevation	d	Plenary (malls, etc.)	USG	United States Gage
CLOS	Closest	MFG	Manufacturer	V	Variable
EQ	Equip	PERF	Prefinished (s)	VENT	Ventilate
EXIST	Existing	PFSM	Prefinished Sheet Metal	VNT	Verify in Field
EJ	Expansion Joint	PL	Plaster	VERT	Vertical
EXT	Exterior	PLY	Plywood	VAT	Vinyl Asbestos Tile
FEC	Fire Extinguisher Cabinet	PROD	Product	V	Voltage
FOC	Face Of Concrete	PROJ	Project	WC	Water Closet
FOS	Face Of Stud	PROP	Property	WP	Waterproof
FIN	Finish	R	Radius or Riser	WT	Weight
FP	Fireproof	REF	Refrigerator	WIN	Window
FR	Floor	REFR	Refrigerator	WJ	With (comb. form)
FD	Floor Drain	REINP	Reinforce (s)	W/O	Without
FTG	Footing	REQD	Required	W	Wood
FDN	Foundation	RHSM	Round Head Sheet Metal Screw	WD	Wood
GA	Gauge	RM	Room		

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT. AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS TO THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS. SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED, NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

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- A002 3D VIEW
- A003 3D VIEW
- A004 3D VIEW
- SURVEY IMPROVEMENT PLAT
- SURVEY SLOPE STUDY
- CMP by GC
- A100 SITE PLAN
- A-ZON WALL AREAS
- A-ZON AREAS
- A-ZON ZONING HEIGHTS

CIVIL

- C1 NOTES
- C2 GRADING AND DRAINAGE PLAN
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LANDSCAPE

- L 0-01 NOTES
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ARCHITECTURAL

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- A202 MAIN LEVEL PLAN
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Cortina Lot 21
 TBD Cortina Dr (Lot 21)
 Mountain Village, CO 81435

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SHEET TITLE

COVER SHEET

A000



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SHEET TITLE

3D VIEW

A002



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SHEET TITLE

3D VIEW

A003



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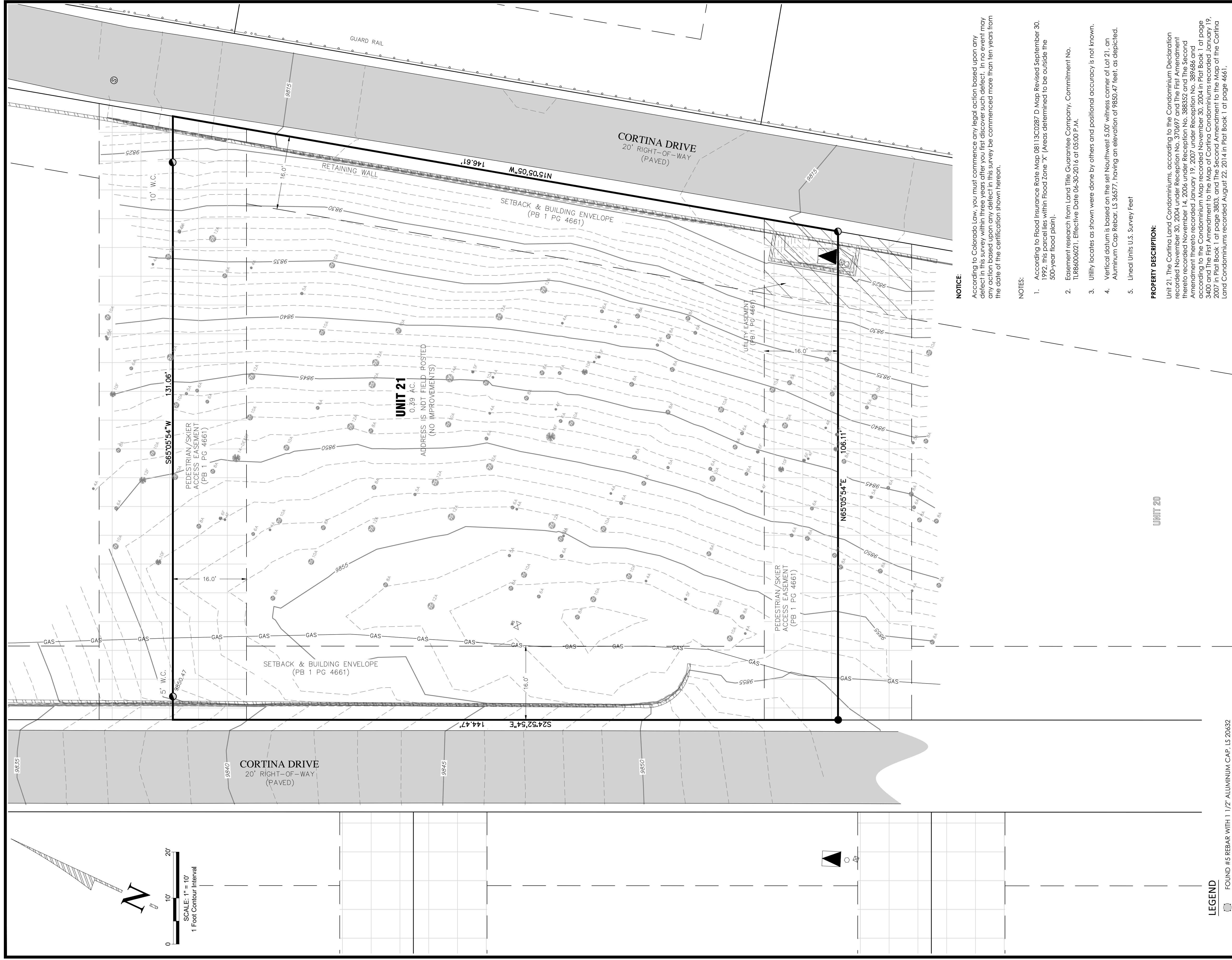
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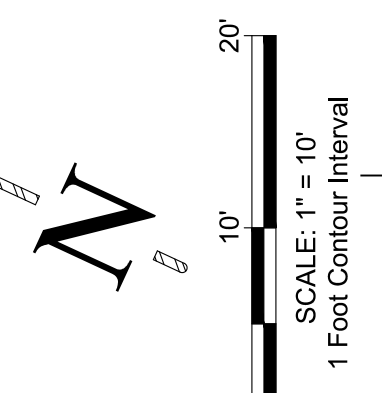
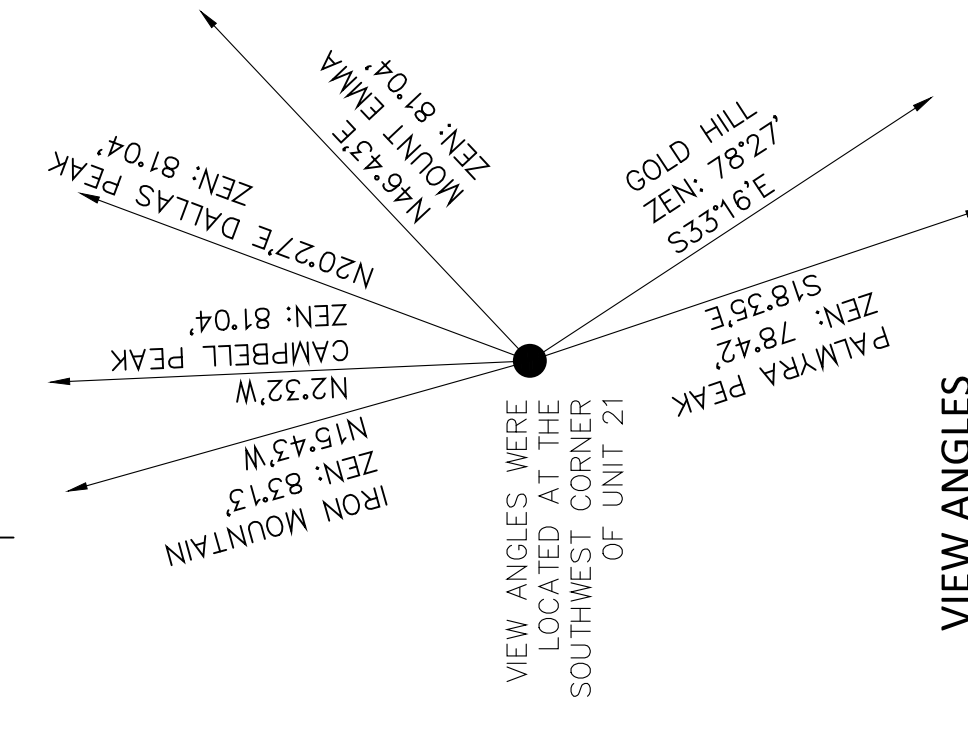
SHEET TITLE

3D VIEW

A004



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20432
 - SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 34577
 - # W.C. WITNESS CORNER (L.C.E.) LIMITED COMMON ELEMENT
 - CABLE PEDESTAL
 - WATER VALVE
 - FIRE HYDRANT
 - CABLE PEDESTAL
 - ELECTRIC TRANSFORMER
 - CATCH BASIN
 - SEWER MANHOLE
 - PEDESTRIAN/SKIER ACCESS EASEMENT (PB 1 PG 4661)
 - UTILITY EASEMENT (PB 1 PG 4661)
 - DRIVEWAY EASEMENT FOR THE BENEFIT OF UNIT 7 & UNIT 8 (PB 1 PG 4661)
 - UE UNDERGROUND ELECTRIC LOCATE
 - GAS UNDERGROUND GAS LOCATE



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 herein.

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D Map Revised September 30, 1992, this parcel lies within Flood Zone "X". (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TL866006021, Effective Date 06-30-2016 at 05:00 P.M.
3. Utility locates as shown were done by others and positional accuracy is not known.
4. Vertical datum is based on the set Northwest 5.00', witness corner of Lot 21, an Aluminum Cop Rebar, LS 34577, having an elevation of 9850.47 feet, as depicted.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 21, The Cortina Land Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370487 and the First Amendment thereto recorded November 14, 2006 under Reception No. 388332 and The Second Amendment thereto recorded January 19, 2007 under Reception No. 389486 and according to the Condominium Map recorded November 30, 2004 in Plat Book 1 at page 3400 and The First Amendment to the Map of Cortina Condominiums recorded January 19, 2007 in Plat Book 1 at page 3803, and The Second Amendment to the Map of the Cortina Land Condominiums recorded August 22, 2014 in Plat Book 1 at page 4661.

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the northeast line of Lot 165, according to the Plat recorded in Book 1 at page 1312, said bearing being **S 05°22'30" E**.

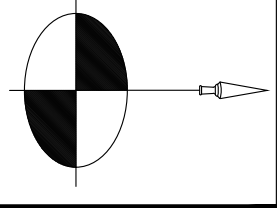
SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Daniel Harper Meek and Kristine M. Bartosick, and JNH, Inc. Profit Sharing Trust was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 30 and 51 of Title 38, C.R.S.



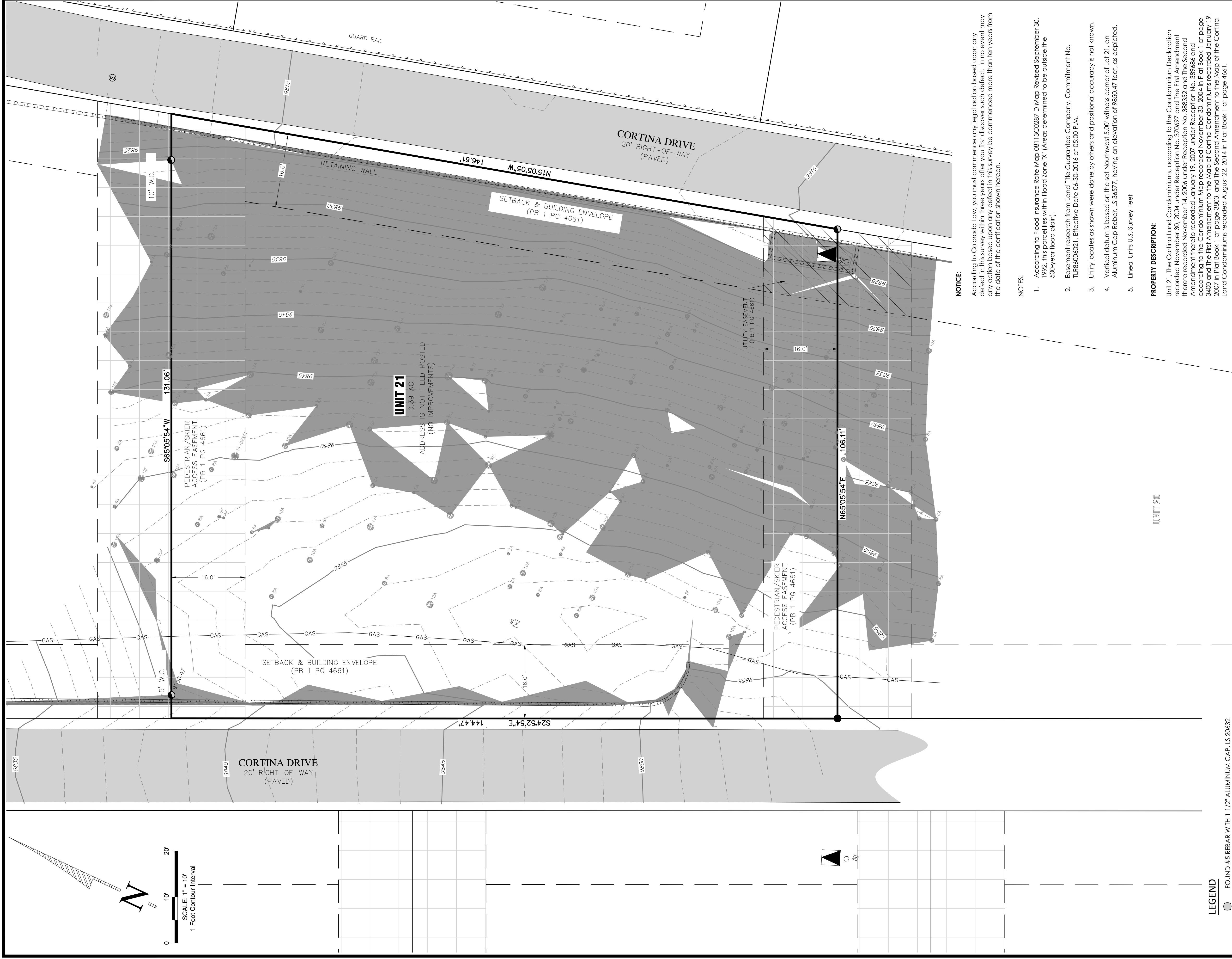
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577 10/25/2016

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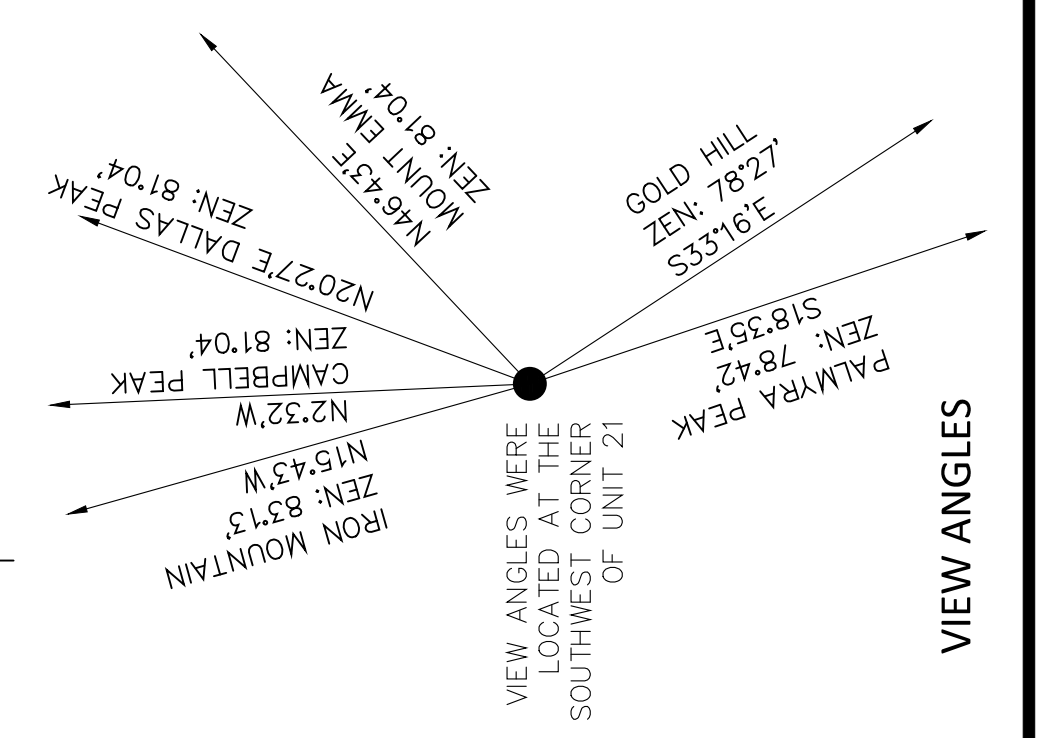
IMPROVEMENT SURVEY PLAT
UNIT 21, THE CORTINA LAND CONDOMINIUMS

DATE: 10/21/2016
JOB: 04028
DRAWN BY: ADM
CHECKED BY: CRK
REVISION DATES:
SHEET: 1 OF 1



LEGEND

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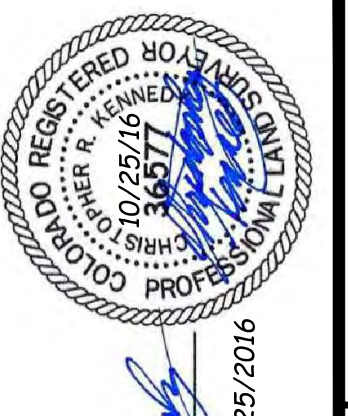
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 office@sanjuansurveying.net

DATE: 10/21/2016
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SLOPE STUDY
UNIT 21, THE CORTINA LAND CONDOMINIUMS



Christopher R. Kennedy, P.L.S. 36577
 10/25/2016

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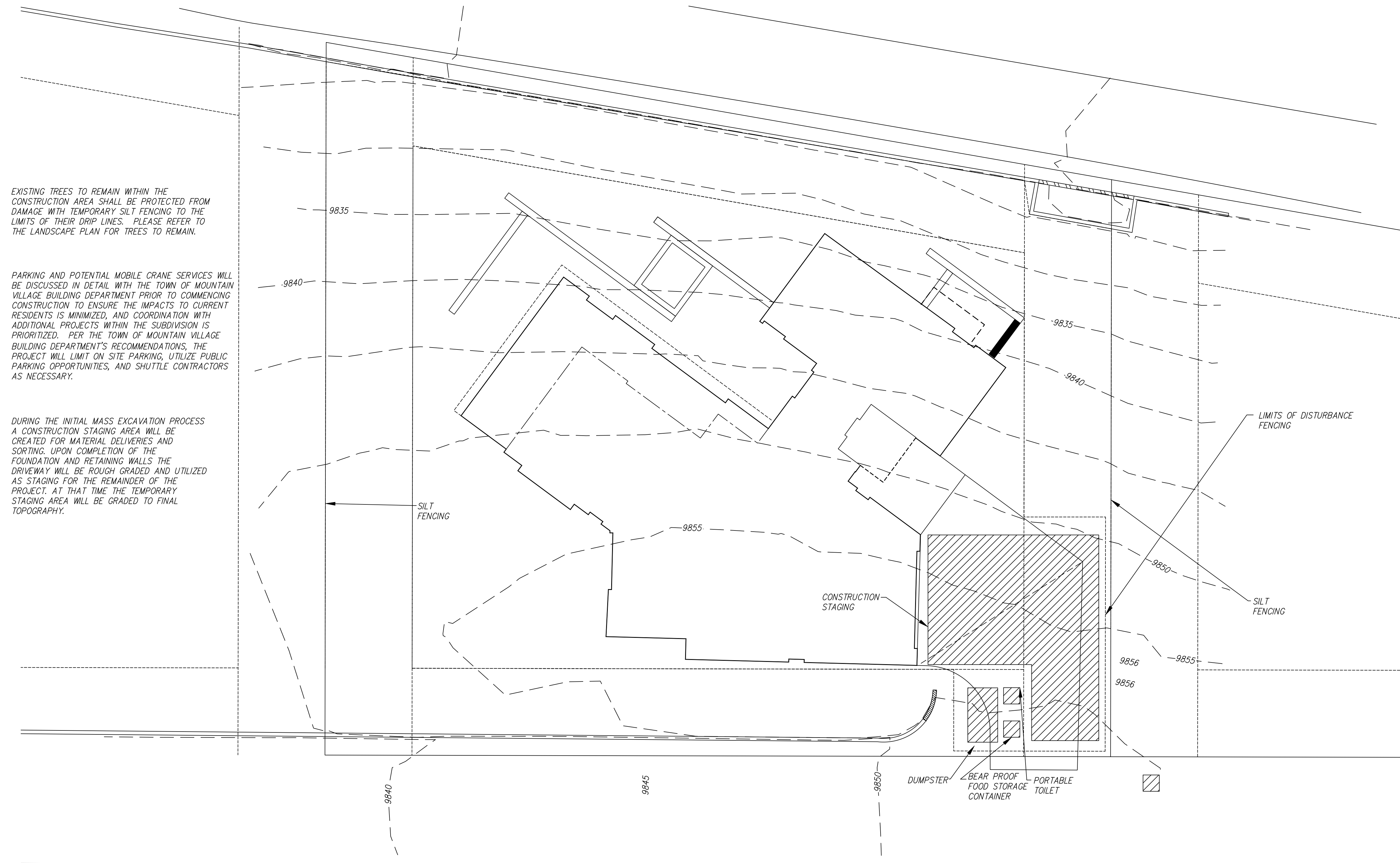
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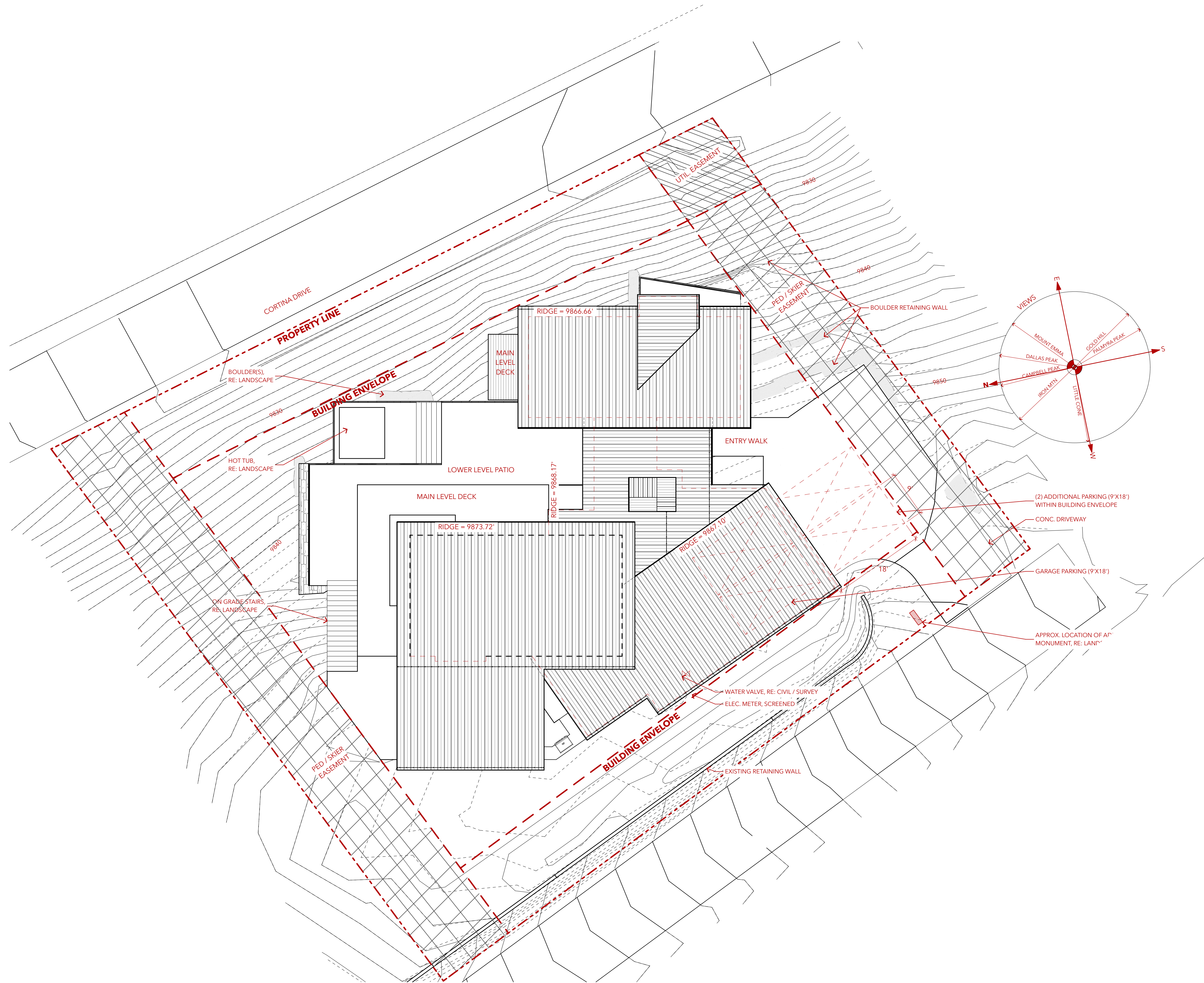
CMP by GC



EXISTING TREES TO REMAIN WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE WITH TEMPORARY SILT FENCING TO THE LIMITS OF THEIR DRIP LINES. PLEASE REFER TO THE LANDSCAPE PLAN FOR TREES TO REMAIN.

PARKING AND POTENTIAL MOBILE CRANE SERVICES WILL BE DISCUSSED IN DETAIL WITH THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION TO ENSURE THE IMPACTS TO CURRENT RESIDENTS IS MINIMIZED, AND COORDINATION WITH ADDITIONAL PROJECTS WITHIN THE SUBDIVISION IS PRIORITIZED. PER THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT'S RECOMMENDATIONS, THE PROJECT WILL LIMIT ON SITE PARKING, UTILIZE PUBLIC PARKING OPPORTUNITIES, AND SHUTTLE CONTRACTORS AS NECESSARY.

DURING THE INITIAL MASS EXCAVATION PROCESS A CONSTRUCTION STAGING AREA WILL BE CREATED FOR MATERIAL DELIVERIES AND SORTING. UPON COMPLETION OF THE FOUNDATION AND RETAINING WALLS THE DRIVEWAY WILL BE ROUGH GRADED AND UTILIZED AS STAGING FOR THE REMAINDER OF THE PROJECT. AT THAT TIME THE TEMPORARY STAGING AREA WILL BE GRADED TO FINAL TOPOGRAPHY.



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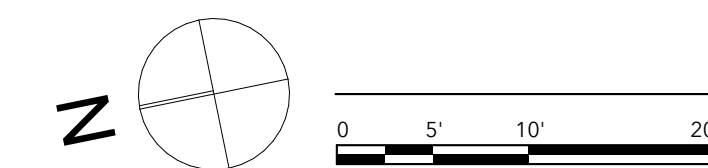
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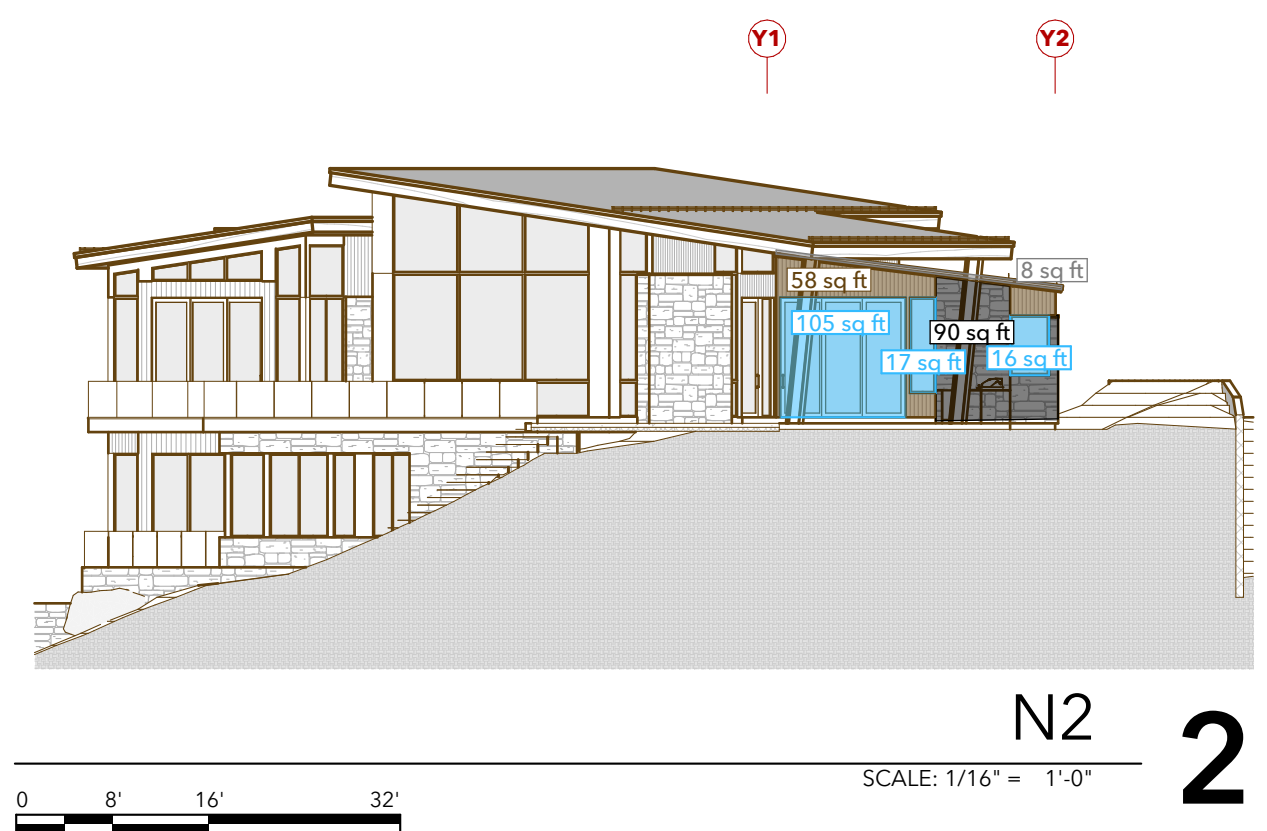
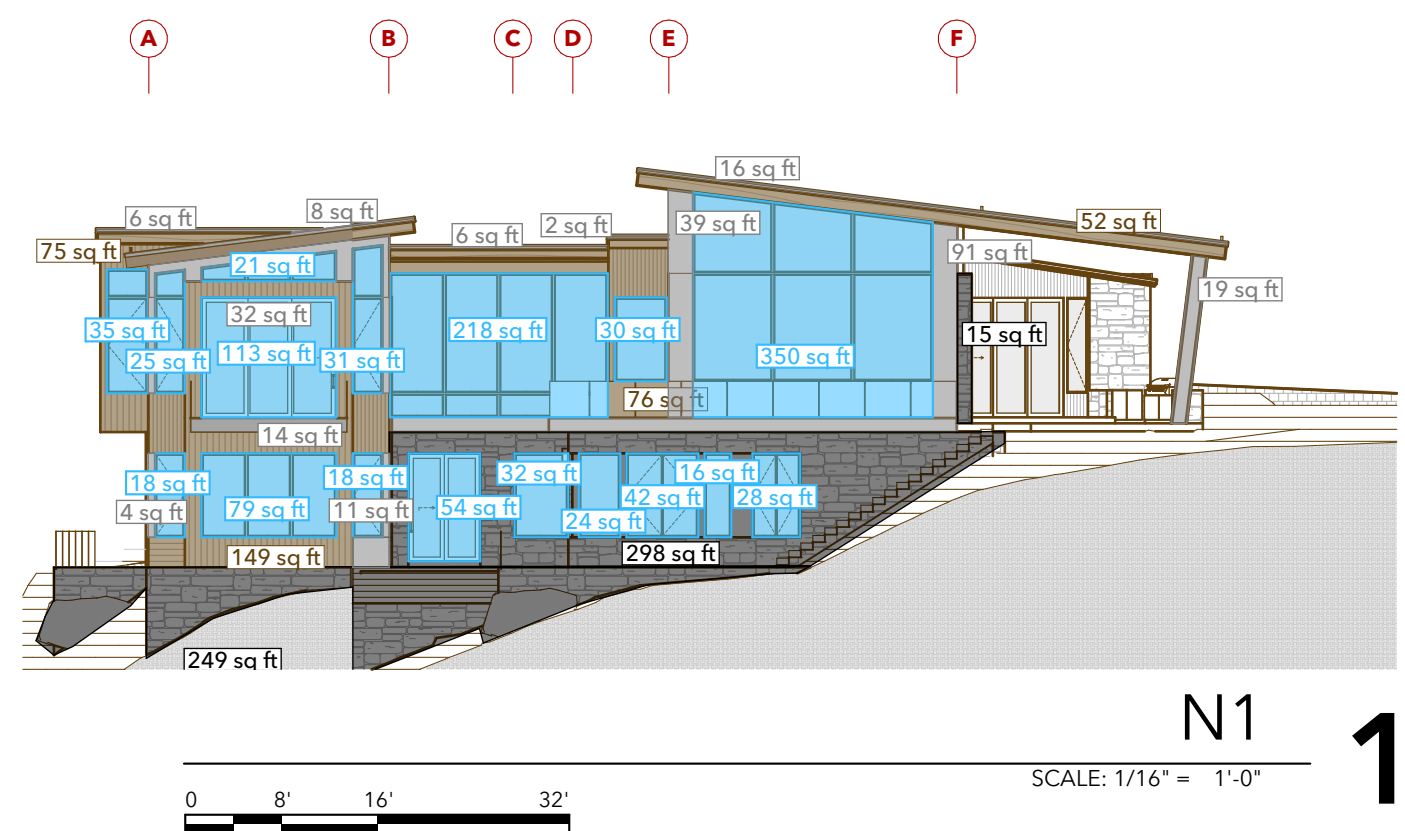
SHEET TITLE

SITE PLAN

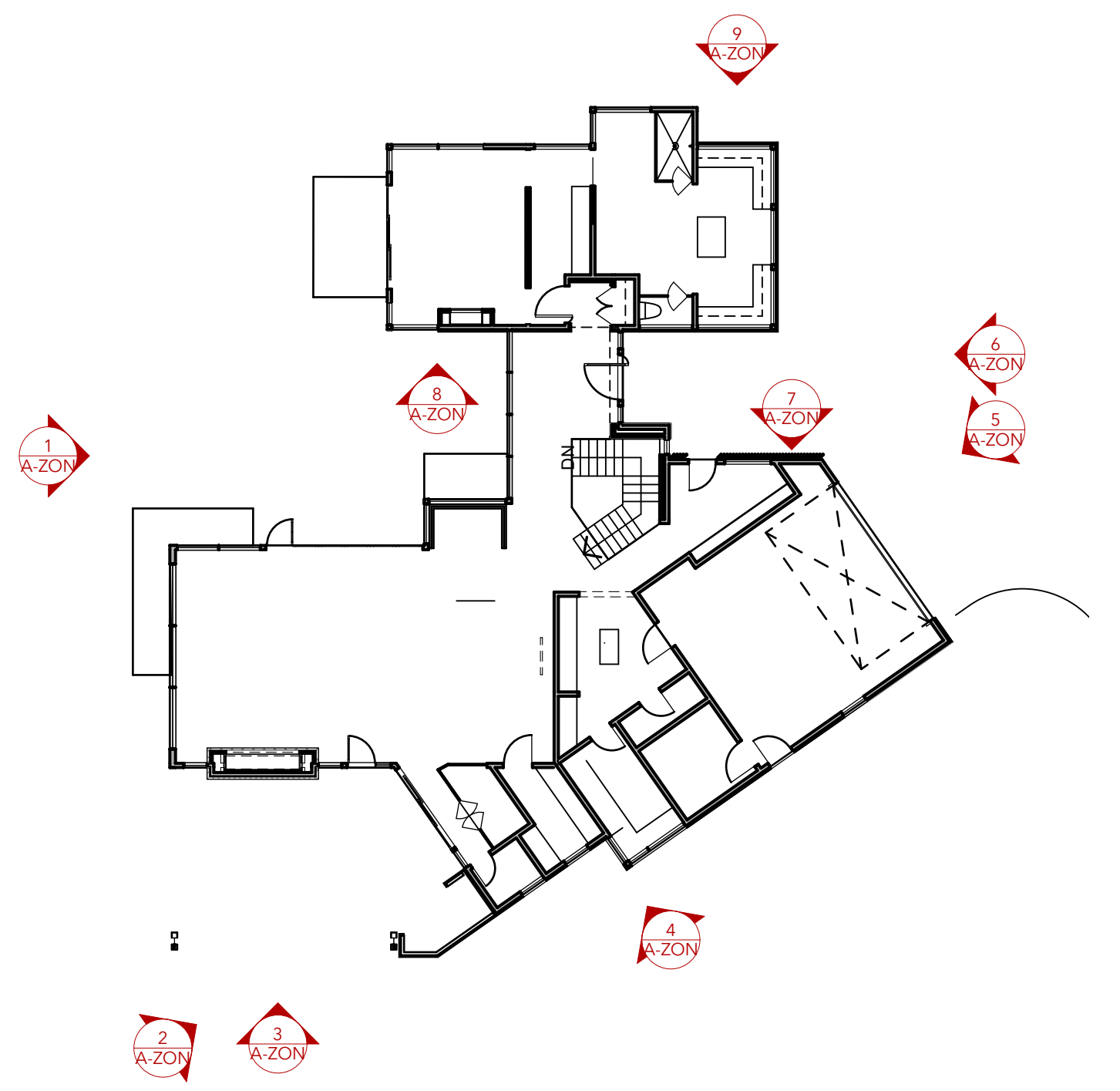
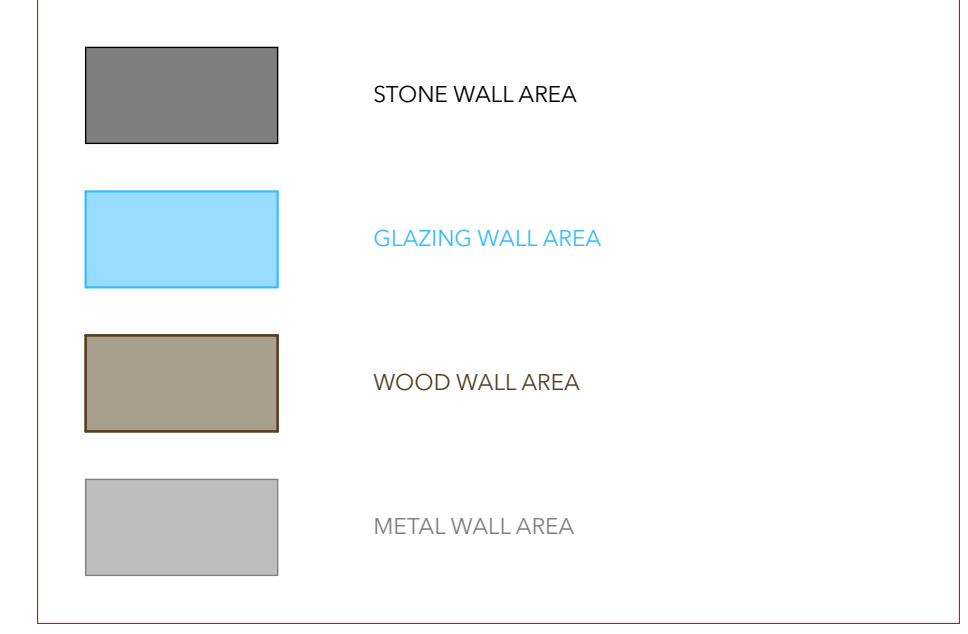
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Site Plan **1**
SCALE: 1" = 10'

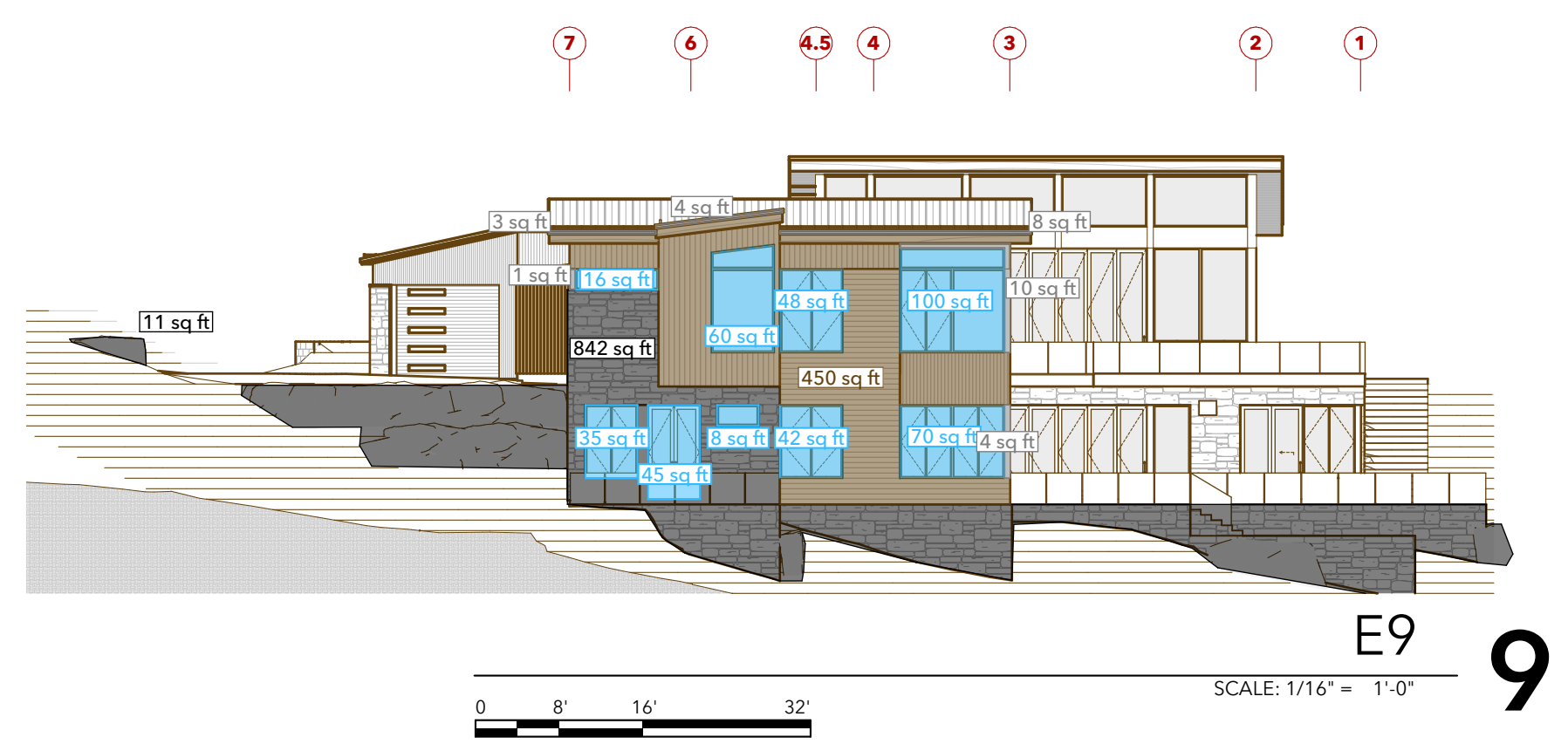
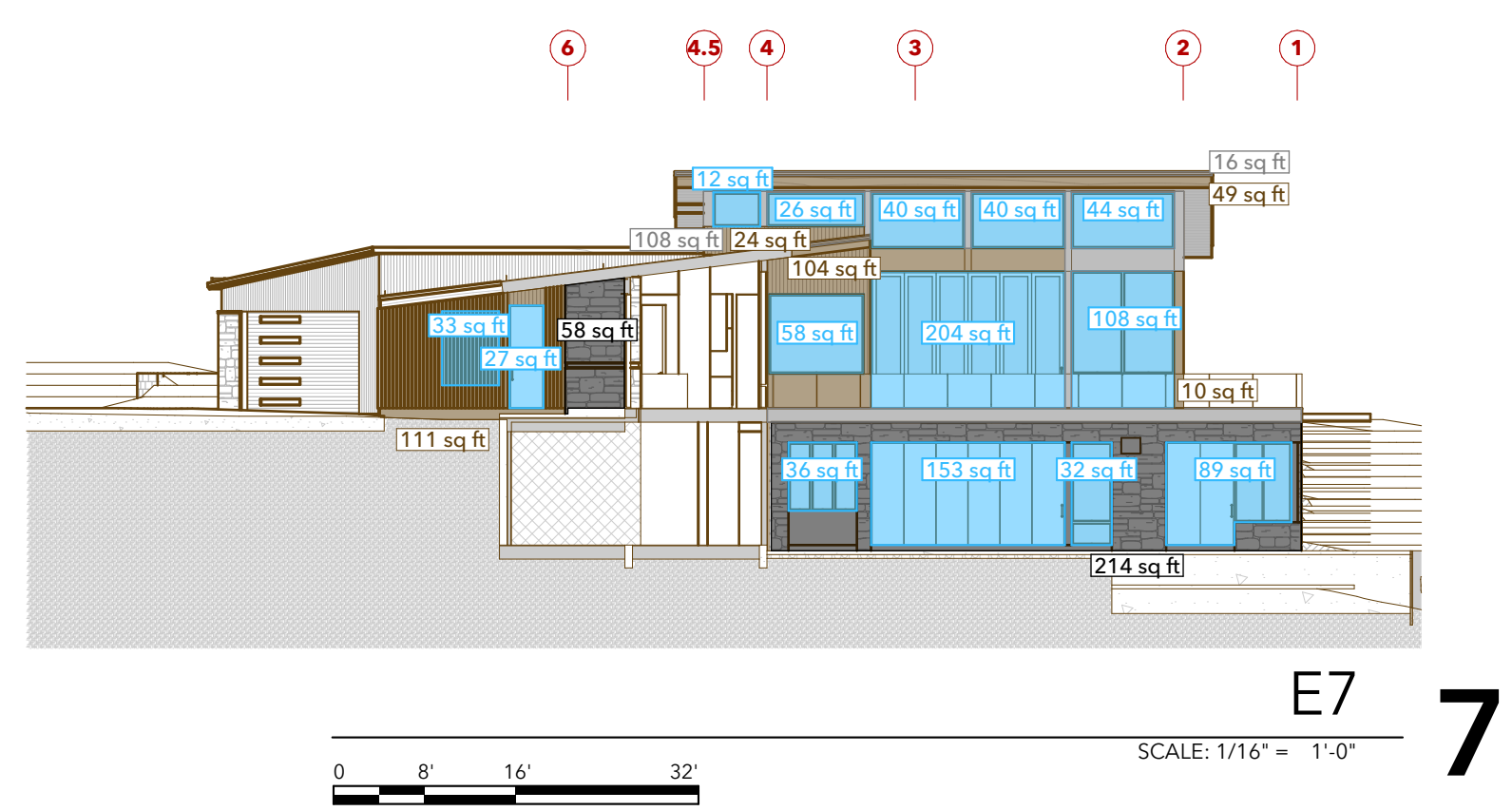
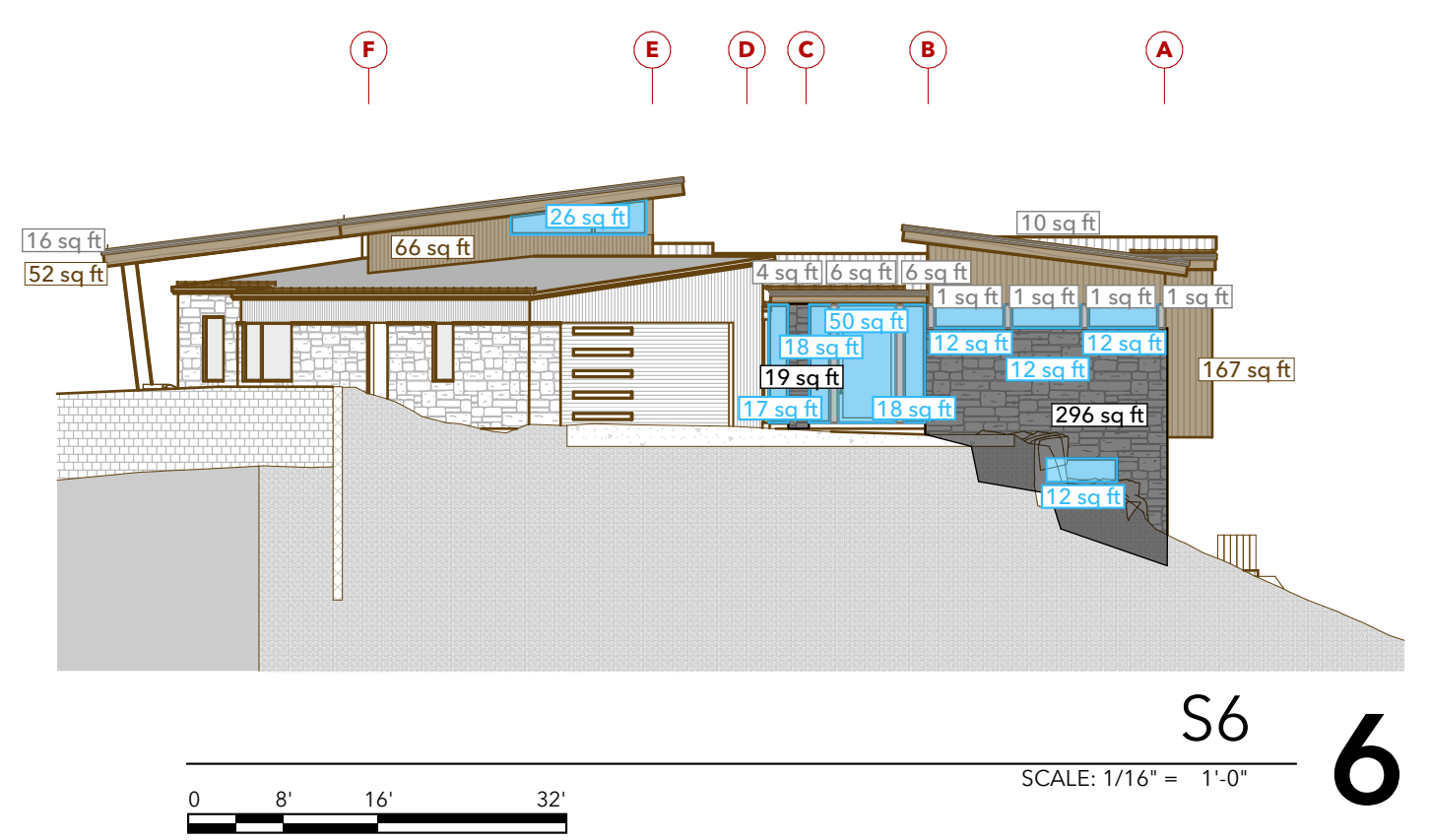
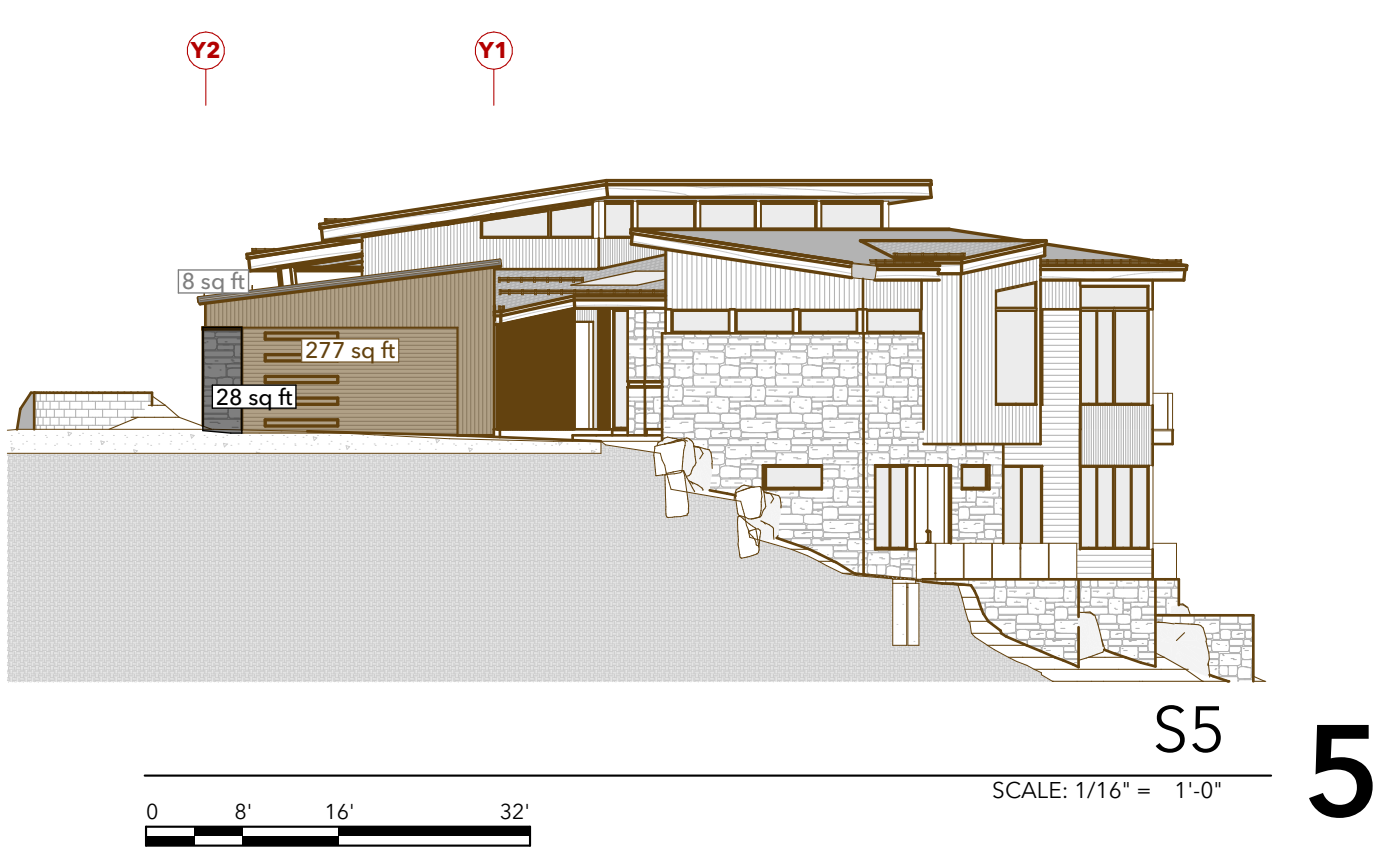
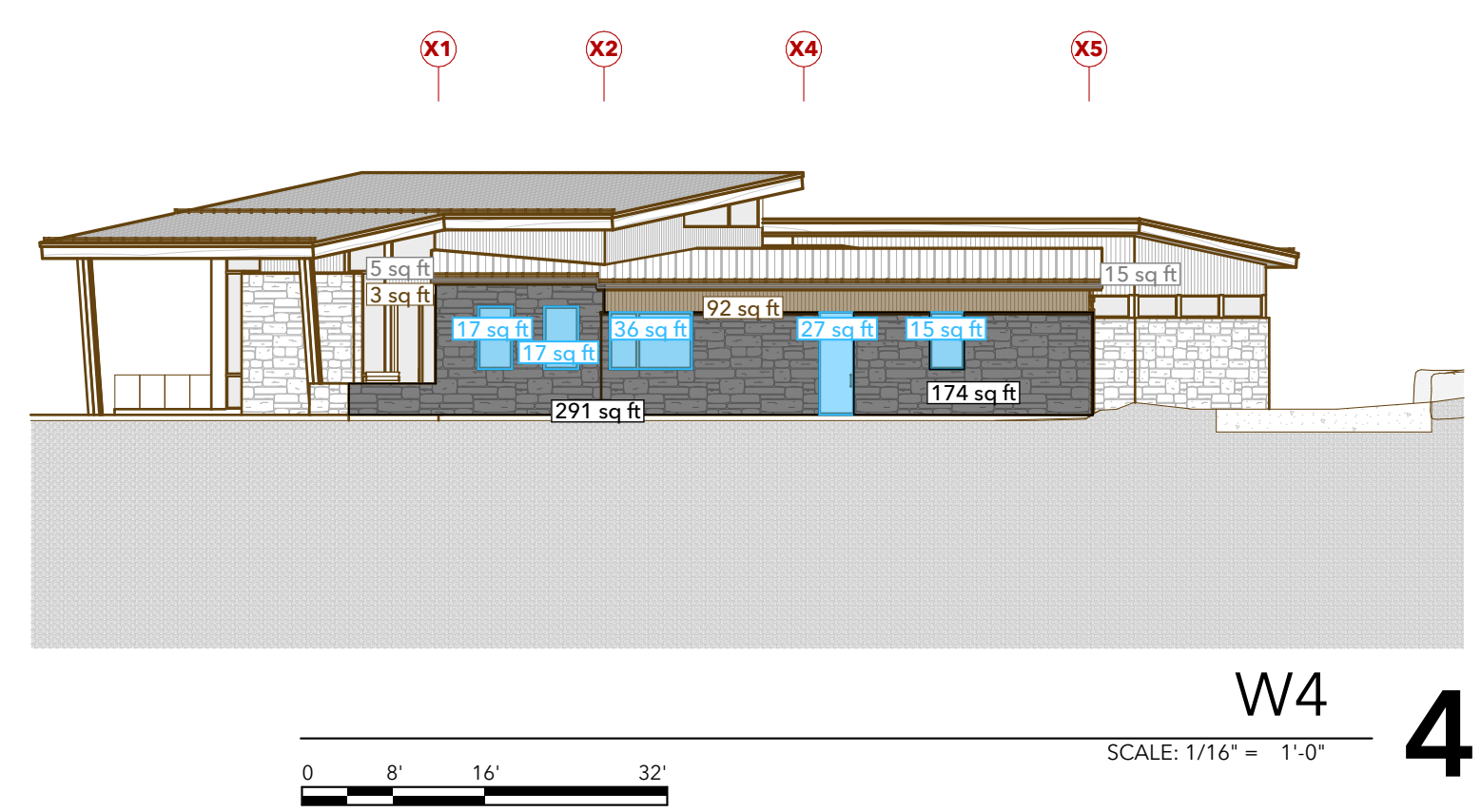
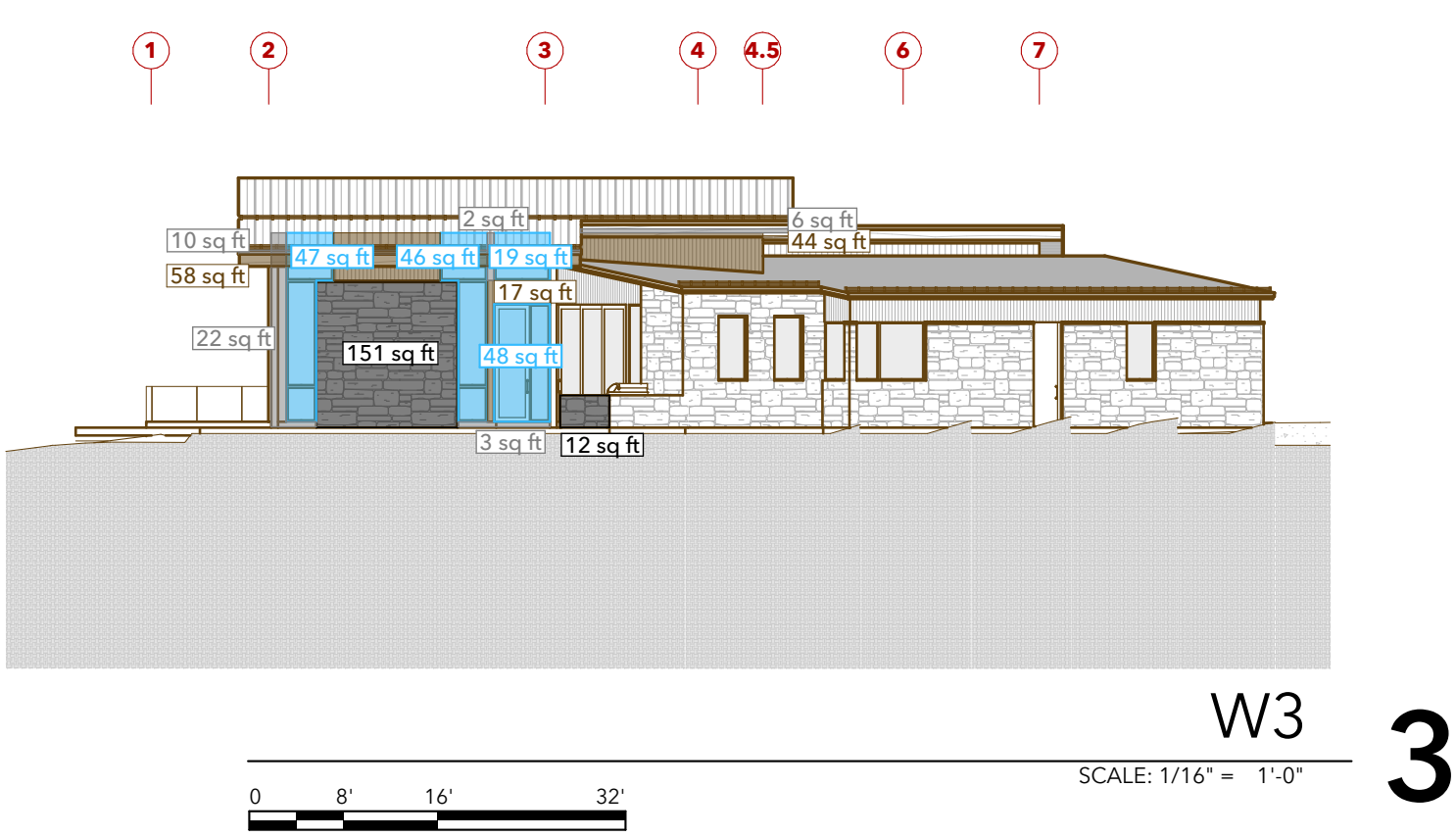


WALL AREA LEGEND



WALL AREA SUMMARY

STONE WALL AREA	35%
GLAZING WALL AREA	35%
WOOD WALL AREA	23%
METAL WALL AREA	6%



Cortina Lot 21
TBD Cortina Dr (Lot 21)
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DRAWING ISSUANCE INDEX

ID	ISSUE	DATE
01	DRB INITIAL REVIEW	02/09/21

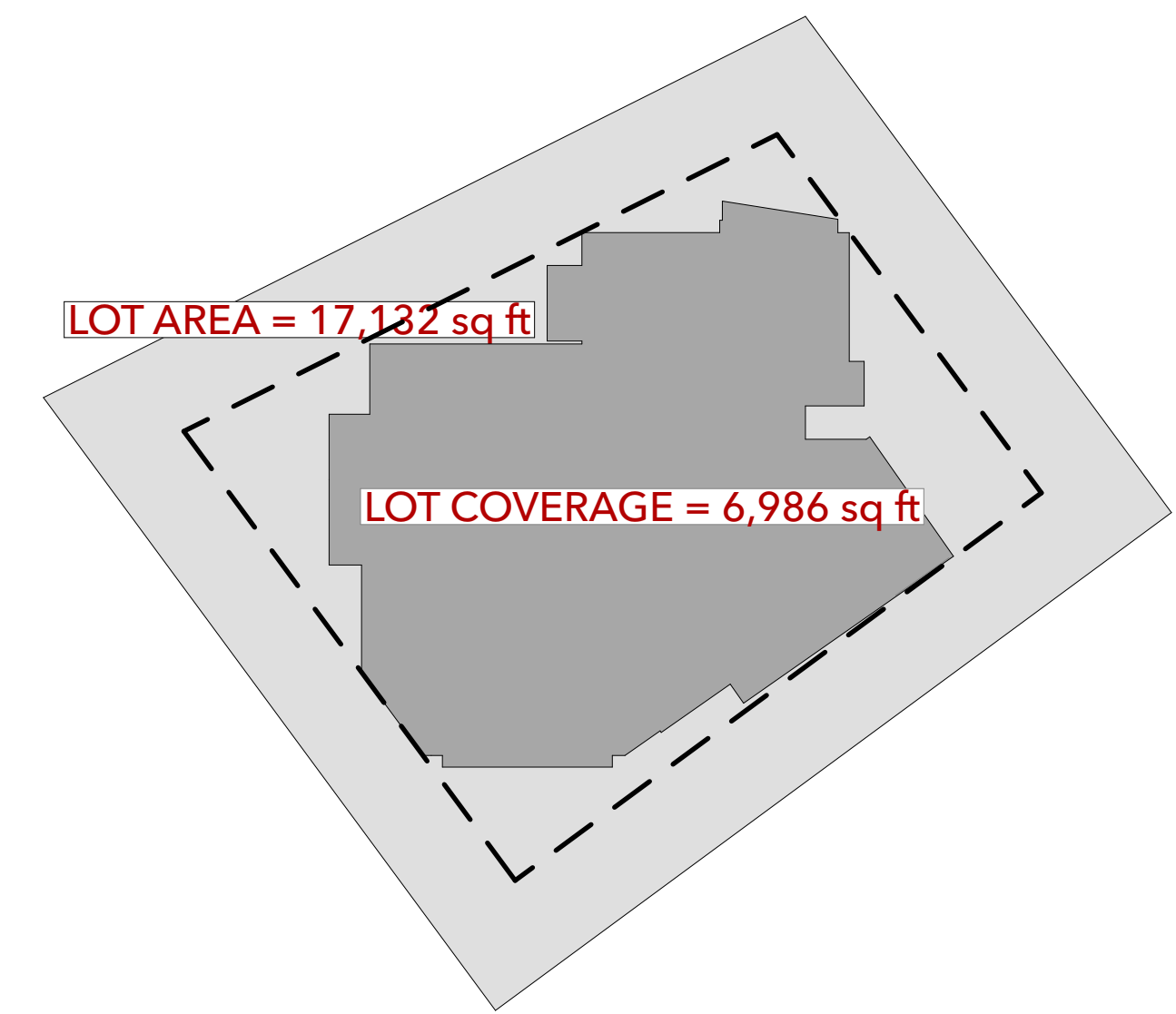
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SHEET TITLE
WALL AREAS

A-ZON






LOT COVERAGE DIAGRAM

MAX LOT COVERAGE

LOT AREA	17,132 SF
LOT COVERAGE AREA (65% MAX)	6,986 SF (41%)

FLOOR AREA KEY

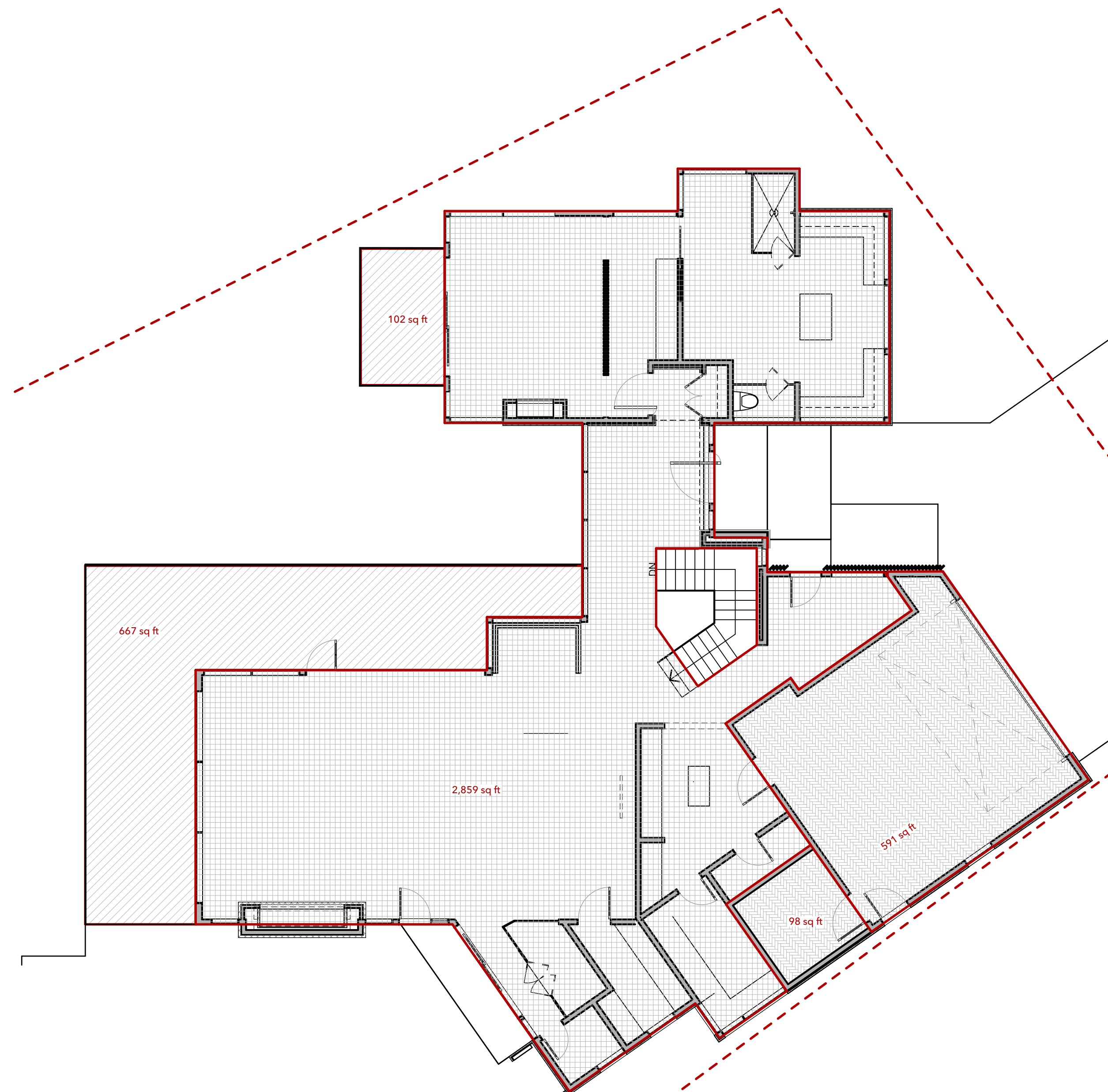
-  FLOOR AREA
-  GARAGE / MECH
-  DECK

FLOOR AREA CALCULATIONS:

LOWER LEVEL	3,022 SF
MAIN LEVEL	2,859 SF

TOTAL 5,881 SF

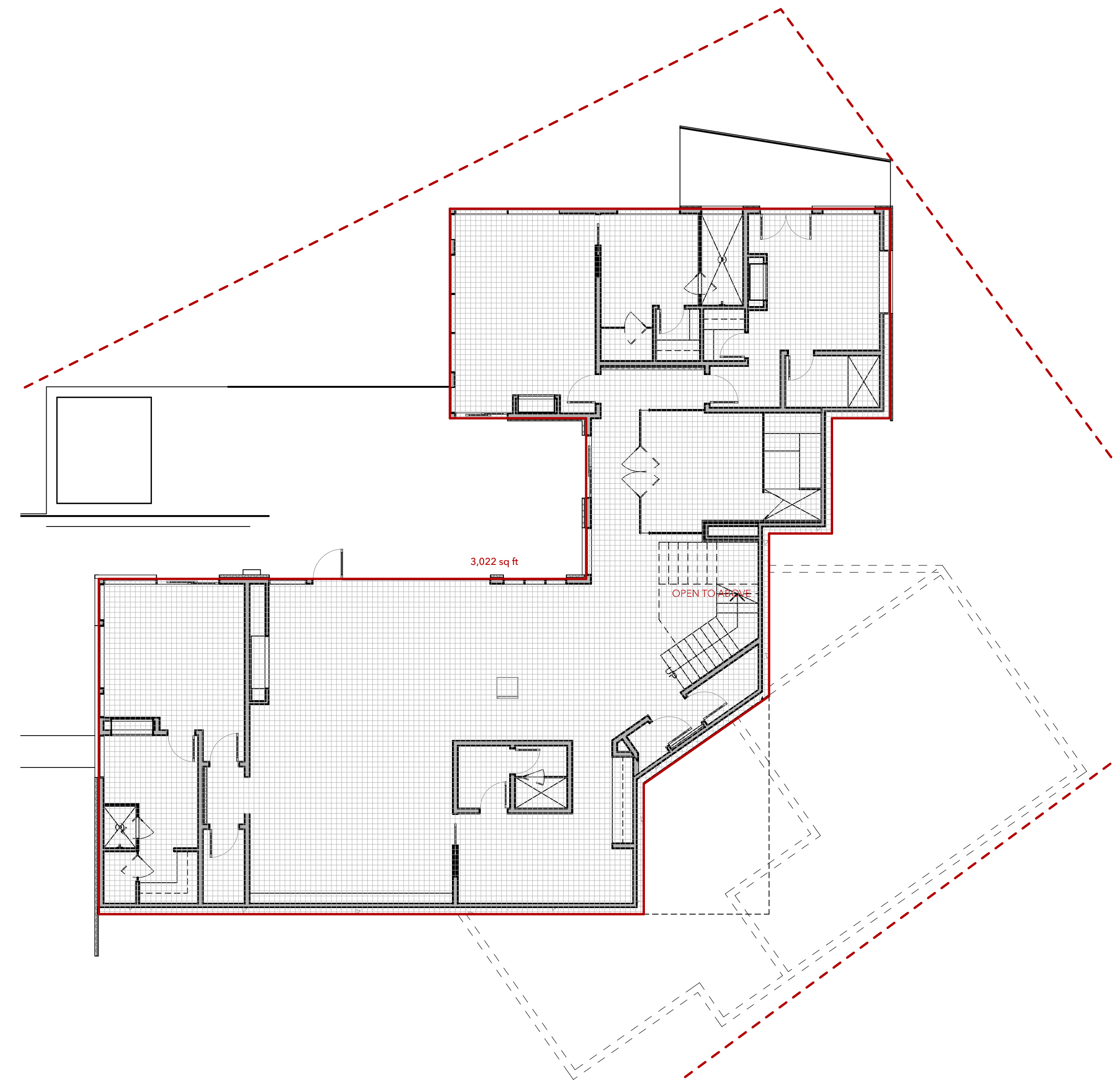
GARAGE	591 SF
MECH / STORAGE	98 SF
DECK	818 SF



MAIN LEVEL AREAS

2

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



LOWER LEVEL AREAS

1

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

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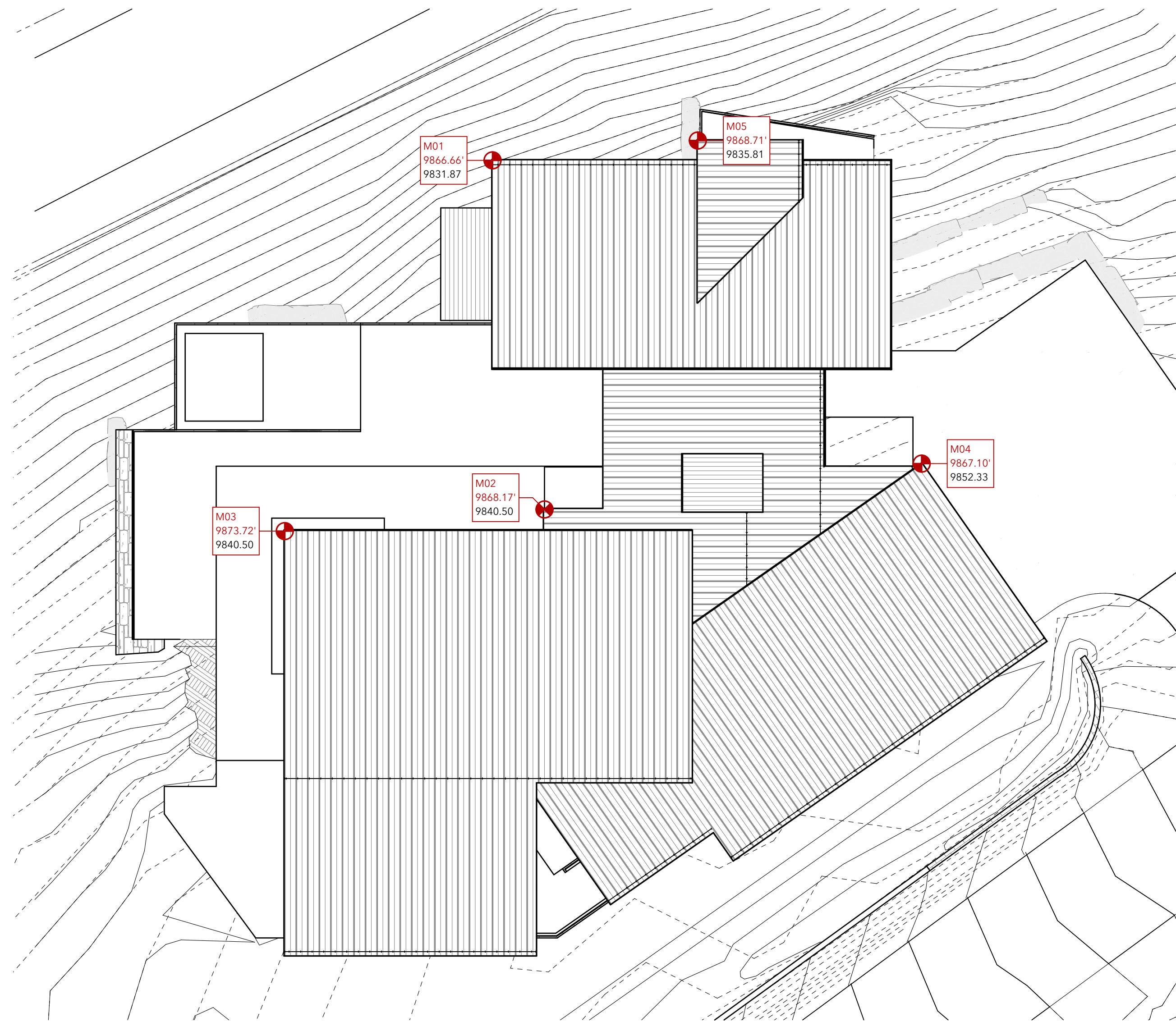
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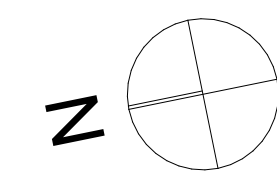
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AREAS

A-ZON



Roof MAX Height **1**
SCALE: 1" = 10'
0 5' 10' 20'



Roof Point	Roof Point Elevation	Natural Grade Elevation Below	Roof Height Above Natural Grade	Proposed Grade Elevation Below	Roof Height Above Finish Grade
M01	9866.66	9831.87	34.79	9831.87	34.79
M02	9868.17	9848.59	19.58	9840.50	27.67
M03	9873.72	9843.24	30.48	9840.50	33.22
M04	9867.10	9852.86	14.24	9852.86	14.24
M05	9868.71	9835.81	32.9	9835.81	32.9

Roof MAX Height Chart **2**



Roof Average Height **3**
SCALE: 1" = 10'
0 5' 10' 20'

Roof Point	Roof Point Elevation	Most Restrictive Grade Below	NG = Natural Grade PG = Proposed Grade	Roof Height Above Most Restrictive Grade
A01	9867.96	9836.90	NG	31.06
A02	9868.16	9837.54	NG	30.62
A03	9868.16	9841.32	NG	26.84
A04	9868.16	9842.26	NG	25.9
A05	9868.16	9844.64	NG	23.52
A06	9870.66	9850.00	NG	20.66
A07	9870.66	9853.41	NG	17.25
A08	9870.66	9854.41	NG	16.25
A09	9870.66	9856.66	NG	14
A10	9865.53	9853.00	PG	12.53
A11	9865.53	9856.93	NG	8.6
A12	9865.53	9857.10	NG	8.43
A13	9865.53	9852.60	PG	12.93
A14	9865.48	9852.39	NG	13.09
A15	9865.48	9846.01	NG	19.47

Average Height 18.74
MAX. Average Allowable 30.00
Compliant By 11.26

Roof Average Height Chart **4**

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SHEET TITLE

ZONING HEIGHTS

A-ZON

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

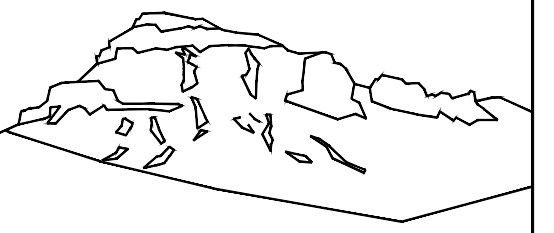
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

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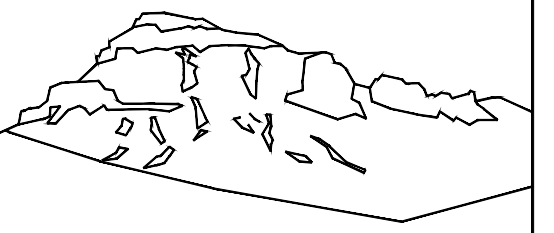
Lot 21
Cortina
Mtn. Village, CO



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

Notes

C1



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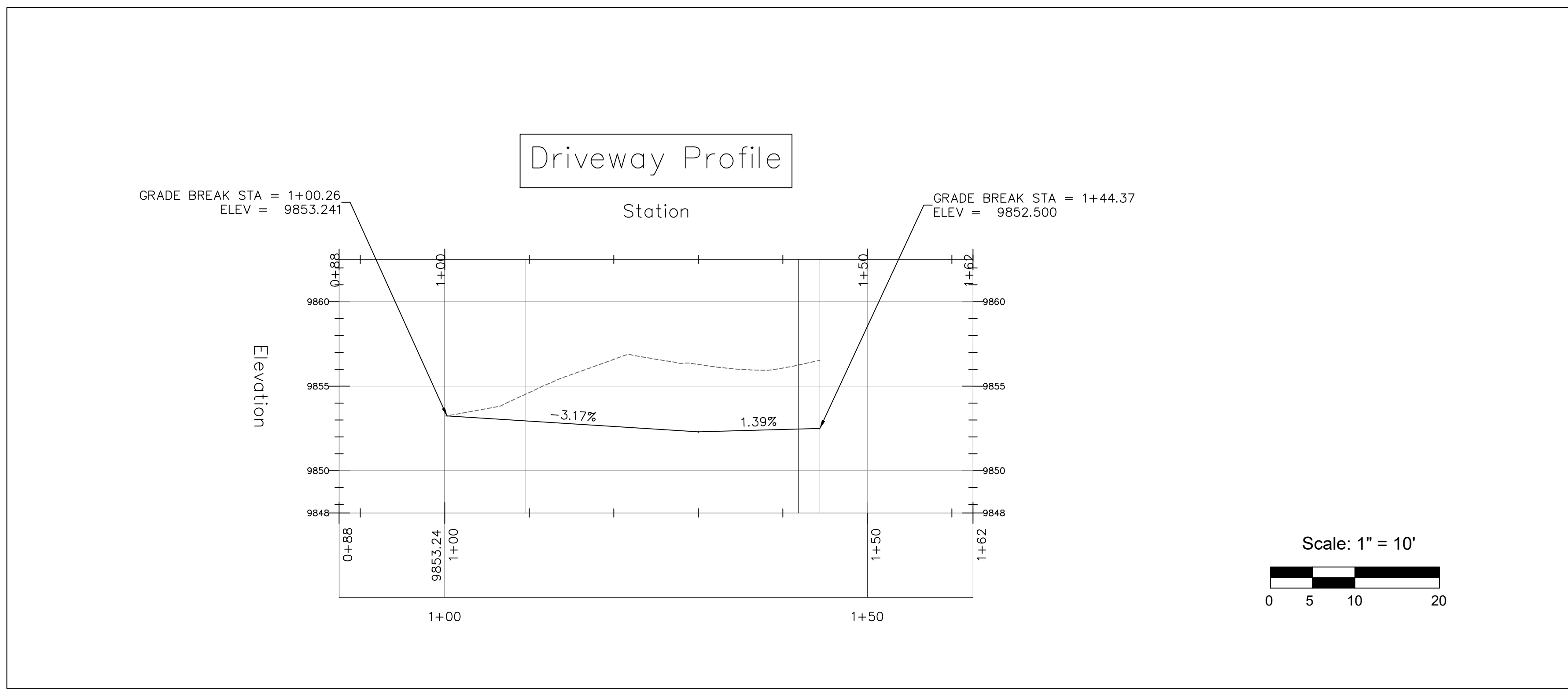
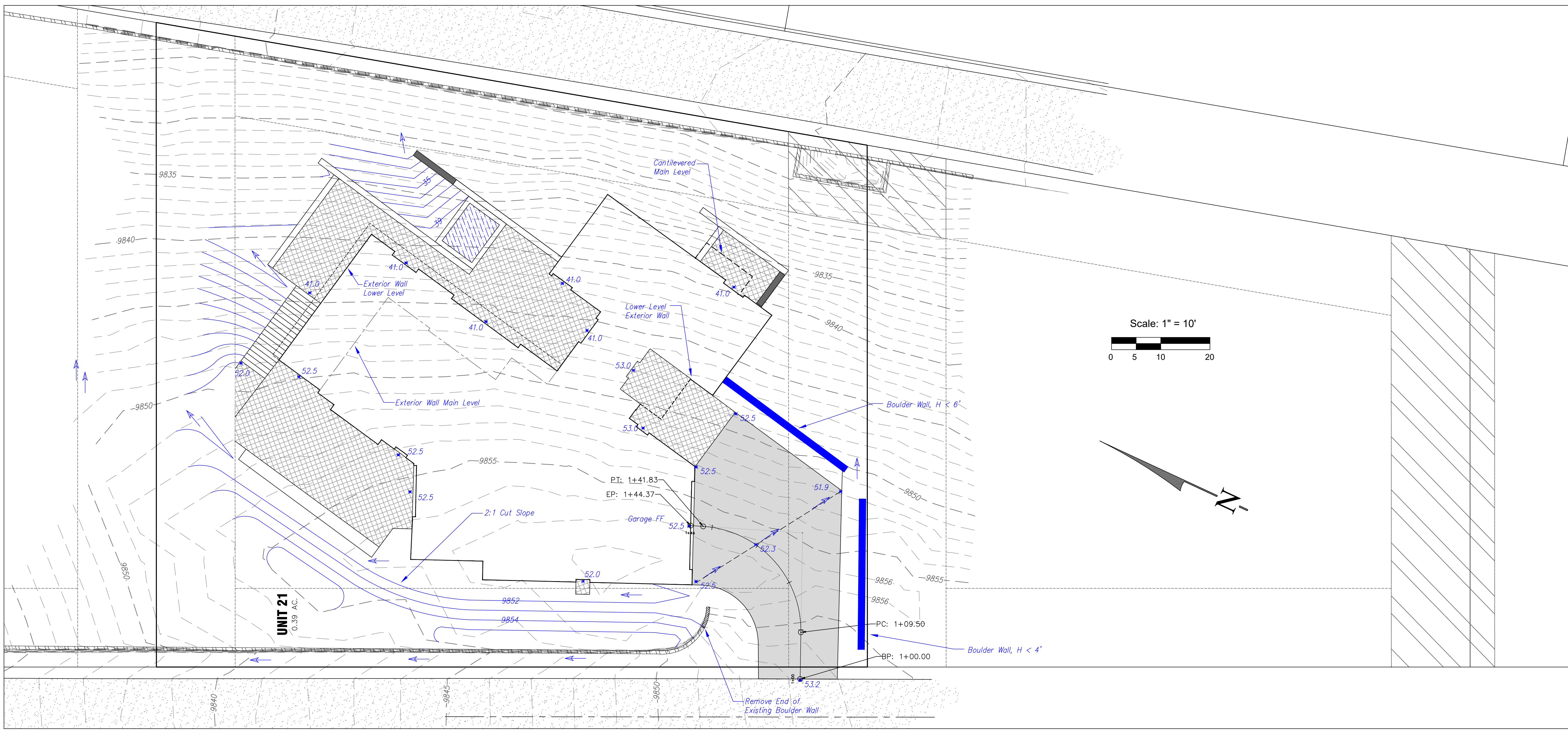
Lot 21
Cortina
Mtn. Village, CO

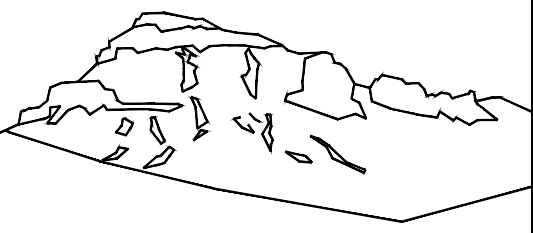


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
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Grading
and
Drainage
Plan

C2





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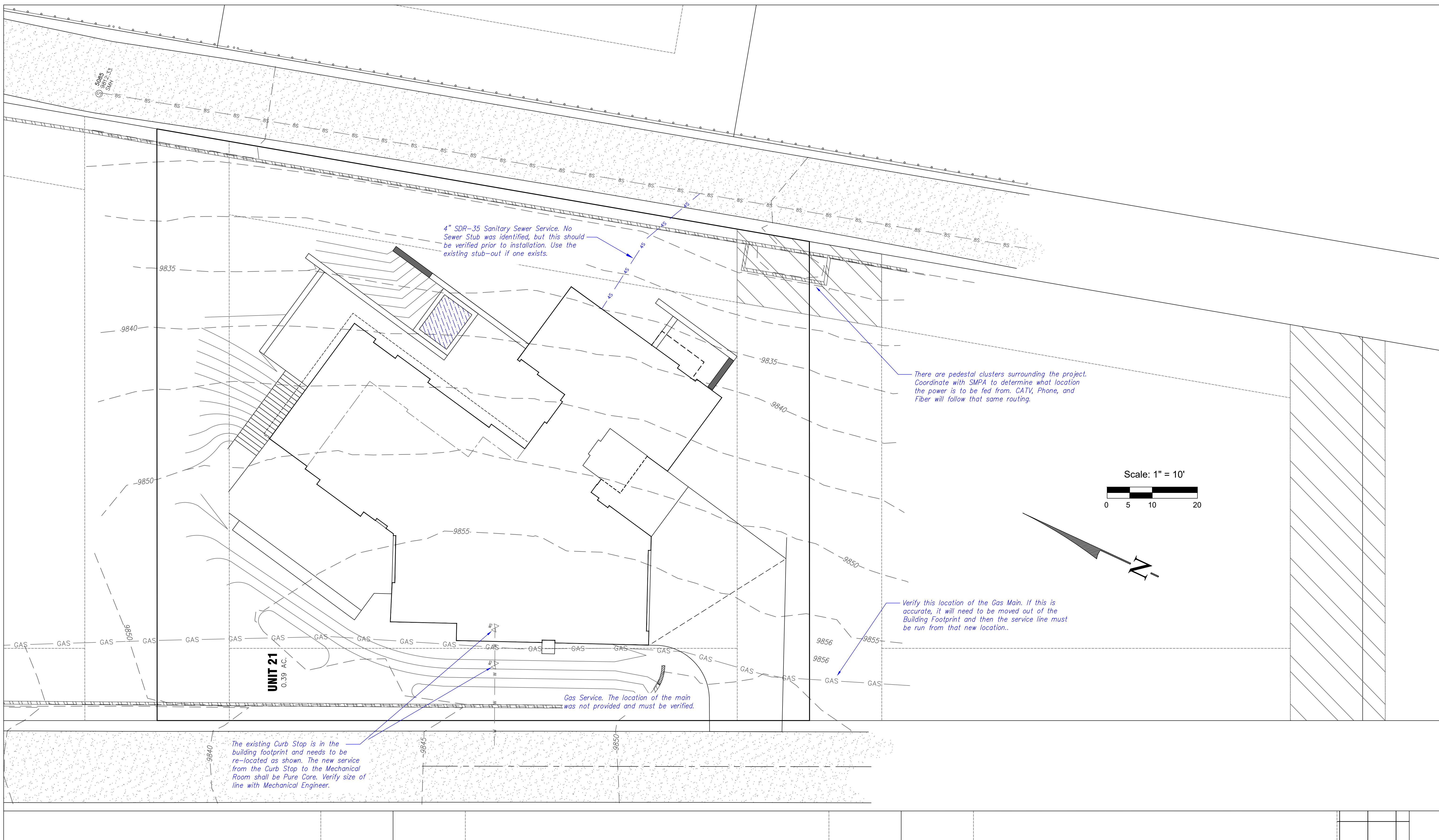
Lot 21
Cortina
Mtn. Village, CO



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Utilities

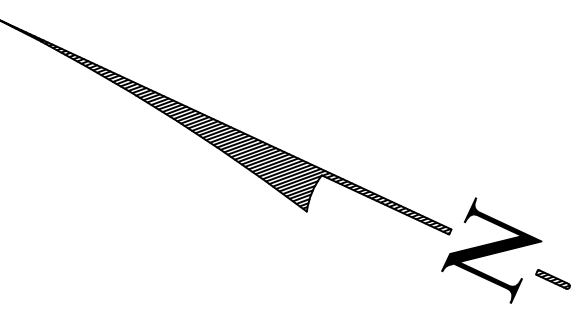
C3



4" SDR-35 Sanitary Sewer Service. No Sewer Stub was identified, but this should be verified prior to installation. Use the existing stub-out if one exists.

There are pedestal clusters surrounding the project. Coordinate with SMPA to determine what location the power is to be fed from. CATV, Phone, and Fiber will follow that same routing.

Scale: 1" = 10'



Verify this location of the Gas Main. If this is accurate, it will need to be moved out of the Building Footprint and then the service line must be run from that new location..

Gas Service. The location of the main was not provided and must be verified.

The existing Curb Stop is in the building footprint and needs to be re-located as shown. The new service from the Curb Stop to the Mechanical Room shall be Pure Core. Verify size of line with Mechanical Engineer.

UNIT 21
0.39 AC

LAYOUT AND MATERIALS NOTES

- REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK. REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES PROMPTLY TO THE LANDSCAPE ARCHITECT.
- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
- MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED.
- INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED.
- CONTROL JOINT RECOMMENDATIONS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL TOP OF WALLS AND FENCES ARE TO BE HELD LEVEL, UNLESS OTHERWISE SPECIFIED.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- ALL SITE FURNITURE LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING NOTES

- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- REFER TO CIVIL ENGINEER'S GRADING PLANS FOR FINAL GRADING AND UTILITY LOCATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, GRAPHICS SHALL PREVAIL.
- EXACT LOCATIONS OF TREES AND B&B SHRUBS ARE TO BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES DESIGNATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
- ALL PLANT MATERIAL IS TO BE INSTALLED PLUMB/PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
- PRUNE EXISTING AND/OR NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING. ROOT BALLS SHALL BE FREE OF WEEDS.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PAVER OR HEADER, UNLESS OTHERWISE SPECIFIED.
- MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH. SOIL PEP MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED..
- ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- TO THE GREATEST EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED FOR LATER USE IN AREAS REQUIRING REVEGETATION/PLANTING.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL DISTURBED AREAS ARE TO BE REVEGETATED

SEEDING NOTES

- REVEGETATED AREAS ARE TO BE HYRO-SEEDED, FOLLOWED BY THE APPLICATION OF STRAW MULCH.
- APPLY STRAW MULCH AT A MINIMUM RATE OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

GRADING AND DRAINAGE NOTES

- MATERIALS/WASTE CREATED BY REMOVAL PROCEDURES SHALL BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
- NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS OVER STRUCTURE.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF WATERPROOFING OF SLAB PENETRATIONS.
- THE CONTRACTOR IS TO REVIEW CIVIL ENGINEER'S DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS.
- GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING CONDITIONS.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- SOIL COMPACTION SHALL BE 95% PROCTOR DENSITY MINIMUM BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS, UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS TABLE

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WAL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQ'D	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	STRL	STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOW	FACE OF WAL	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TRANS	ELECTRIC TRANSFORMER
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TSL	TOP OF SLAB
HP	HIGH POINT	TR	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WAL
INV	INVERT ELEVATION	TYP	TYPICAL
IN	INCH(ES)	VAR	VARIES
INCL	INCLUDE(D)	VERT	VERTICAL
IRR	IRRIGATION	VEH	VEHICLE
JT	JOINT	VOL	VOLUME
LIN	LINEAR	W/	WITH
LF	LINEAR FEET	W/O	WITHOUT
LP	LOW POINT	WT	WEIGHT
LT	LIGHT	WWF	WELDED WIRE FABRIC
MATL	MATERIAL	YD	YARD
MAX	MAXIMUM	@	AT
MEMB	MEMBRANE		
MD	MAIN DISCONNECT SWITCH		



SEAL



PROJECT TITLE

CORTINA TWENTY ONE
TBD Cortina Dr. (LOT 21)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

REVISIONS DATE

ISSUE DATE

DRB INITIAL 01/26/21

SHEET TITLE

NOTES

SHEET INFORMATION

L 0-01

NOT FOR CONSTRUCTION



PLANTING LEGEND

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
PT	POPULUS TREMULOIDES	QUAKING ASPEN	34	3" CAL.
PP	PICEA PUNGENS	COLORADO SPRUCE	4	10'-12'
SHRUBS				
CS	CORNUS STOLONIFERA 'ARTIC FIRE'	RED TWIG DOGWOOD	83	#5

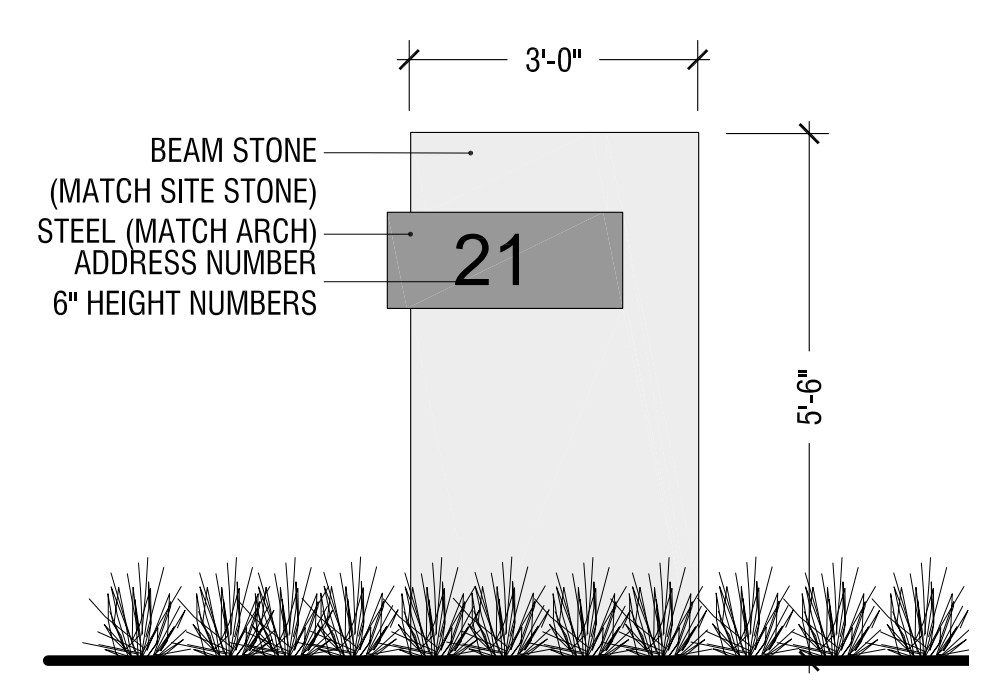
NON-IRRIGATED MIX W/ WILDFLOWERS (FOR ALL DISTURBED AREAS)
 SOURCE: SOUTHWEST SEED INC.
 PRODUCT: ALDASORO SEED MIX VARIETY: SWS
 TOTAL AREA 7,187 SF

COMMON NAME	VARIETY	PERCENT OF MIX
FESCUE	FAWN'CERT' ENDOPHYTE FR.	6.65
ORCHARDGRASS	PAIUTE	12.46
TURF FESCUE CREEPING	VNS	3.27
WHEATGR.	CANBAR	4.50
BROME: MOUNTAIN	GARNET	9.38
FESCUE: HARD	VNS	21.56
GRASS C: TIMONTHY	CLIMAX	3.31
RYEGRASS: PERENNIAL TP	BOOST	9.99
GRASS C: BLUEGRASS-KY	GINGER	19.91

LAWN (SOD)
 TOTAL AREA 800 SF

LIGHTING LEGEND

SYMBOL	SPECIFICATION	QUANTITY
⊕	BK LIGHTING LITESTICK (LED) BLACK MATTE FINISH	13
---	JESCO LIGHTING GROUP DL-FLEX-WETCC STATIC SERIES LED STRIP LIGHT	16 ft.



ADDRESS MONUMENT



PROJECT TITLE
CORTINA TWENTY ONE
 TBD Cortina Dr. (LOT 21)
 TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

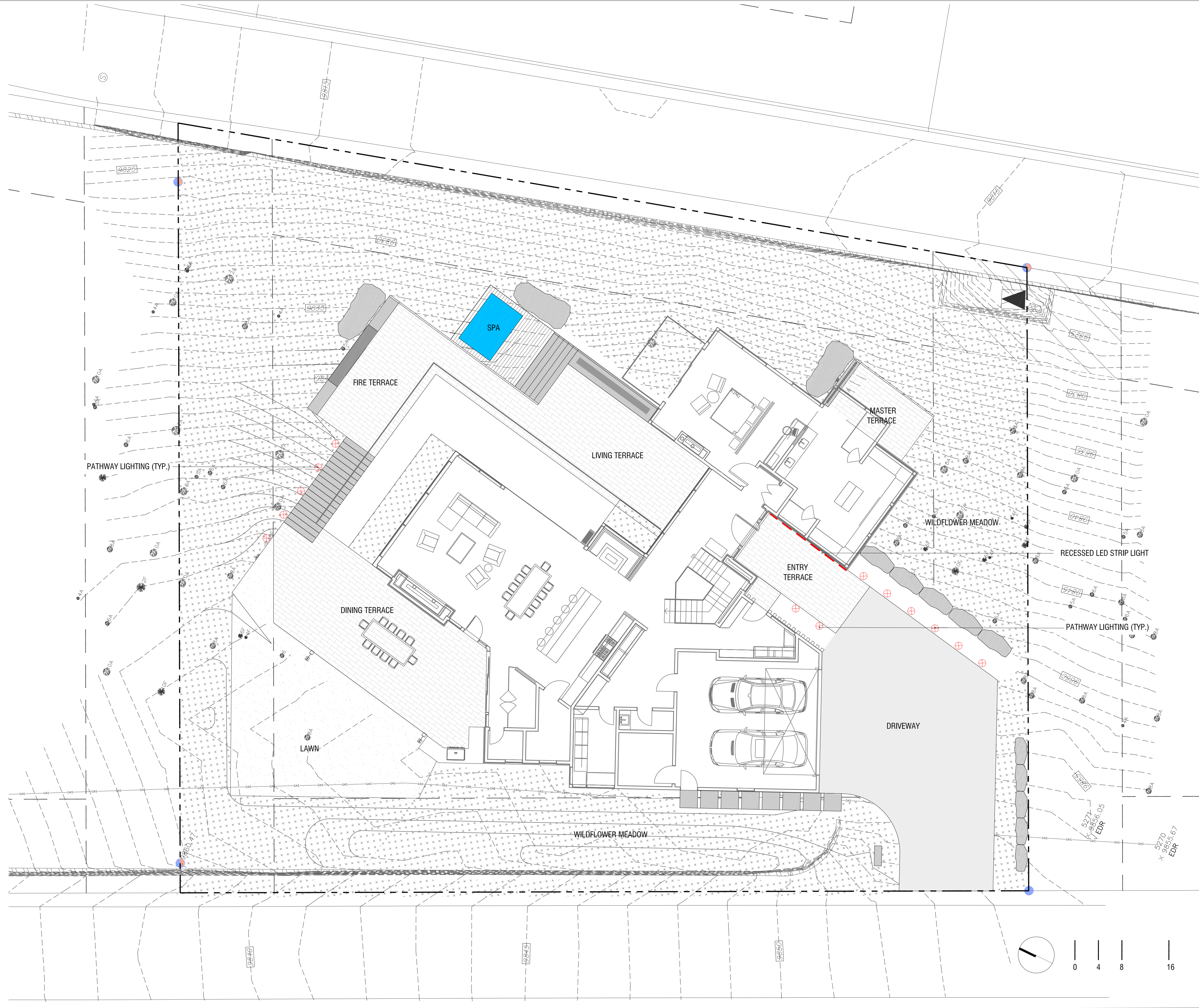
REVISIONS	DATE

ISSUE DATE
 DRB INITIAL 01/26/21

SHEET TITLE
LANDSCAPE PLAN

SHEET INFORMATION
L 1-00

NOT FOR CONSTRUCTION



LIGHTING LEGEND

SYMBOL	SPECIFICATION	QUANTITY
⊕	BK LIGHTING LITESTICK (LED) BLACK MATTE FINISH	13
---	JESCO LIGHTING GROUP DL-FLEX-WETCC STATIC SERIES LED STRIP LIGHT	16 ft.

LITESTICK LED IP65 RATED

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER/LOGIC: _____

CATALOG NUMBER LOGIC:
 Example: LT-18-B-LED-w1-VER-1-PR17x20-BF

MATERIAL:
 (Bar) - Aluminum B - Brass C - Stainless Steel

SERIES:
 C - Classic

ITEM LENGTH:
 1', 2', 3', 4', 5', 6', 8', 10', 12', 15', 20'

STYLE:
 B, C, D, E

FINISH:
 LED - with Integral Driver*
 LED TYPE: 170 - 3W LED/2200K 172 - 3W LED/4000K
 with 3W LED/2700K 173 - 3W LED/4000K

FINISH:
 Standard Finish: (B) F, (C) W, (D) R, (E) W, (F) W, (G) W, (H) W, (I) W, (J) W, (K) W, (L) W, (M) W, (N) W, (O) W, (P) W, (Q) W, (R) W, (S) W, (T) W, (U) W, (V) W, (W) W, (X) W, (Y) W, (Z) W
 (Also available in RAL Finish. See submittal SUB-1431-00)
 Glass Finishes (MAC, POL, MET)
 Stainless Steel Finishes (MAC, POL)

OPTICAL OPENING:
 1 - Single Optical Opening
 2 - Dual Optical Opening

Mounting:
 *FPM - 1/2" Power Pipe Stake with 1/2" Cap
 *MS - 1/2" Power Pipe with 1/2" Adjustable Stem (Must be specified with 1/2" stem)
 *S-Track - Power Pipe 1 with 1/2" Stake, 1/2" Stake, 1/2" Stake Transformer 0.5-300-0AC, 50/60 Hz, non-dimming**

OPTION:
 *S - Adjustable Glass Shade (Only available with Style P)
 *SF - Stability Flange (For use with Power Pipe)

B-K LIGHTING MADE IN THE USA | 800.644.8881 | 970.960.1070 | 970.960.1071 | 970.960.1072

DL-FLEX-WETCC & DL-FLEX-WETCC-HO Type: _____
 Project: _____
 Catalog No: _____

DESCRIPTION:
 DL-FLEX-WETCC & DL-FLEX-WETCC-HO are flexible, outdoor LED tapes providing energy-efficient lighting for both indoor and outdoor applications. Constant current IC drive ensures consistent lumen output from the start of the run all the way to the end, and 3-Step Macadam binning ensures color consistency. Both LED tapes are IP65 rated for outdoor applications with connector being waterproof threaded cover to make the whole run waterproof. Uniquely molded endcaps with strain relief increases durability. Not field-cuttable.

Specifications:

Item	DL-FLEX-WETCC	DL-FLEX-WETCC-HO
Foot Voltage	24V DC	12V DC
Beam Angle	120°	120°
Lumen Life	50,000 hours	50,000 hours
IP	IP65	IP65
Dimensions (per section)	1/2" W x 1/8" H	See Ordering Information for exact length
LEDs (per ft)	18	18
LED spacing	68"	68"
Operating Temperature*	-22°F - 142°F	-22°F - 142°F
Max Run†	DL-FLEX-WETCC: 30 ft DL-FLEX-WETCC-HO: 20 ft	
Cut Length‡	~ 3-15"	
Mounting	Double Sided 3M™ VHB tape Optional: Clips or Channels Dry, Clean, and level location IP65	
Environment*	IP65	
Certifications	UL listed	
Warranty	5 Years - see published warranty terms for detailed information	

LUMEN DATA:

Part Number	Color Temp.†	Width (in)	Height (in)	Footcandle (lm/ft²)
DL-FLEX-WETCC	Warm White	1.3	158.8	63
DL-FLEX-WETCC-HO	Warm White	1.35	281.5	60
DL-FLEX-WETCC-HO	Neutral White	1.35	281.5	60.5

* Warm White: 2800-3000K, Neutral White: 3000-4200K
 Constant color for other color options.

APPLICATIONS:

- Outdoor gardens
- Path and outdoor marking
- Bedroom lighting
- Storage
- Accent and edge lighting
- Backlighting

† Single runs cannot exceed max run values. Cut length indicates max run.

‡ This product cannot be submitted in-vac.

JESCO LIGHTING GROUP 11000 South Park Drive, Fort Collins, CO 80526
 210 South 97th Ave, City of Industry, CA 91746
 Main Line: 800.644.8881 Fax Line: 970.960.1072



CORTINA TWENTY ONE
 TBD Cortina Dr. (LOT 21)
 TELLURIDE, MOUNTAIN VILLAGE, CO 81435

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REVISIONS

NO.	REVISIONS	DATE

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SHEET TITLE

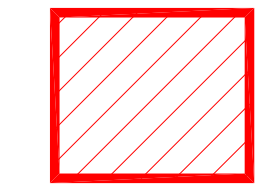
EXTERIOR LIGHTING PLAN

SHEET INFORMATION

L 1-02
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SNOWMELT LEGEND



TOTAL AREA=2000 S.F.



PROJECT TITLE

CORTINA TWENTY ONE
TBD Cortina Dr. (LOT 21)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

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SHEET TITLE

SNOWMELT PLAN

SHEET INFORMATION

L 1-01
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LEGEND

SYMBOL

- ✕ TREES 4" OR GREATER TO BE REMOVED
- #A EXISTING ASPEN TREE
- #S EXISTING SPRUCE TREE
- #F EXISTING FIR TREE

ZONE 2
ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT STANDING DEAD TREES FOR WILDLIFE PURPOSES. SHRUBS OVER 5' TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET FROM SHRUB TO SHRUB

ZONE 1
15' OFFSET FROM BUILDING AND HARDSCAPE ELEMENTS (DECKS, PATIOS, ETC.). ALL SLASH AND FLAMMABLE VEGETATION WITHIN ZONE 1 SHALL BE REMOVED

TREES TO BE REMOVED (TYP.)

LIMIT OF DISTURBANCE / GRADING (SEE CIVIL)

PROPOSED OUTSIDE EDGE OF BUILDINGS DRIPLINE INCLUDING DECKS, PLANTERS OR PATIOS ATTACHED TO BUILDING



CORTINA TWENTY ONE
TBD Cortina Dr. (LOT 21)
TELLURIDE, MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

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SHEET TITLE
FIRE MITIGATION PLAN

SHEET INFORMATION

L 1-03
NOT FOR CONSTRUCTION

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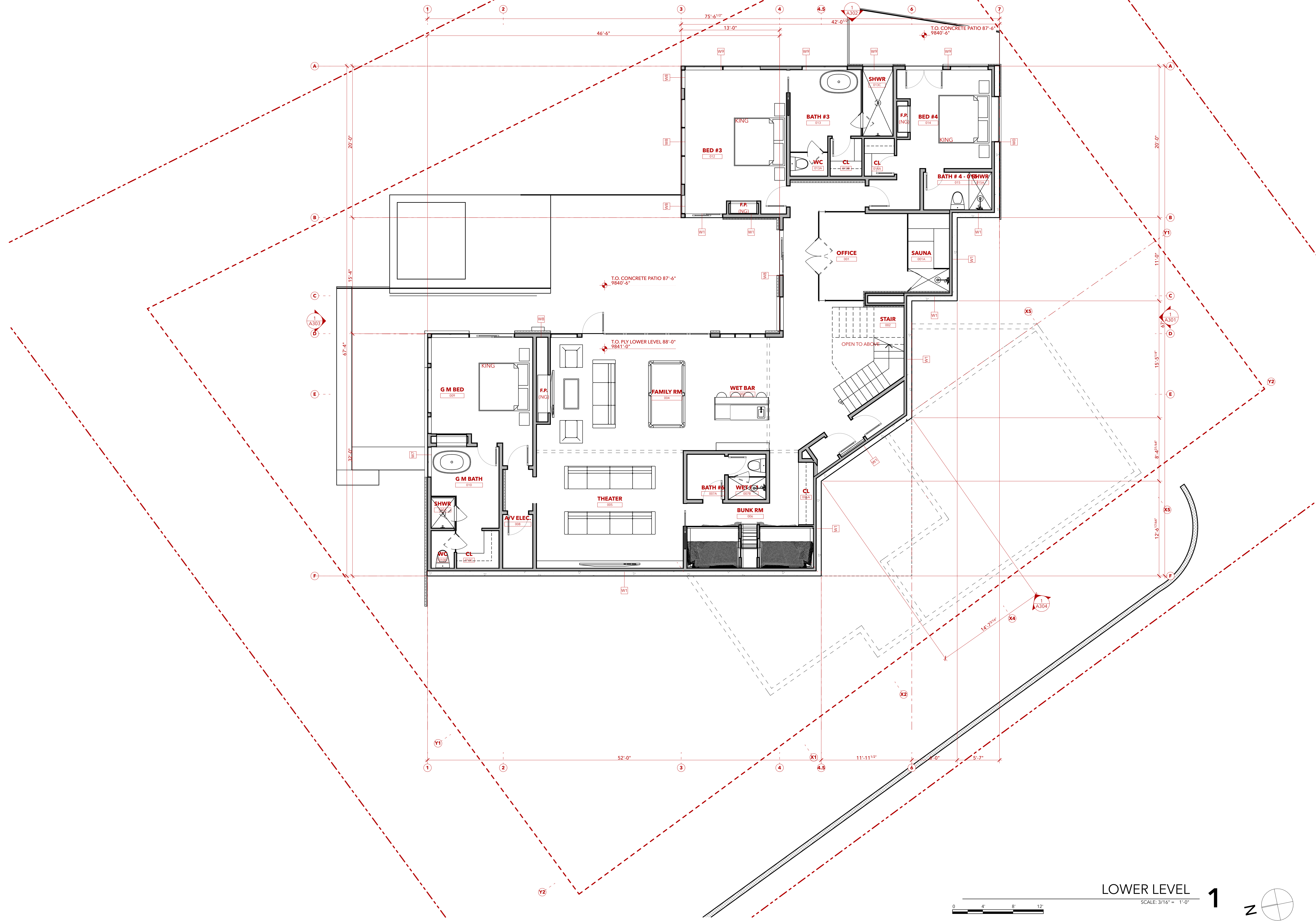
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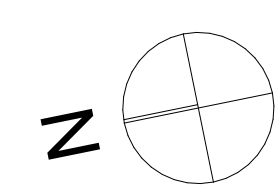
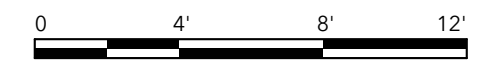
SHEET TITLE

LOWER LEVEL PLAN

A201



LOWER LEVEL 1
SCALE: 3/16" = 1'-0"



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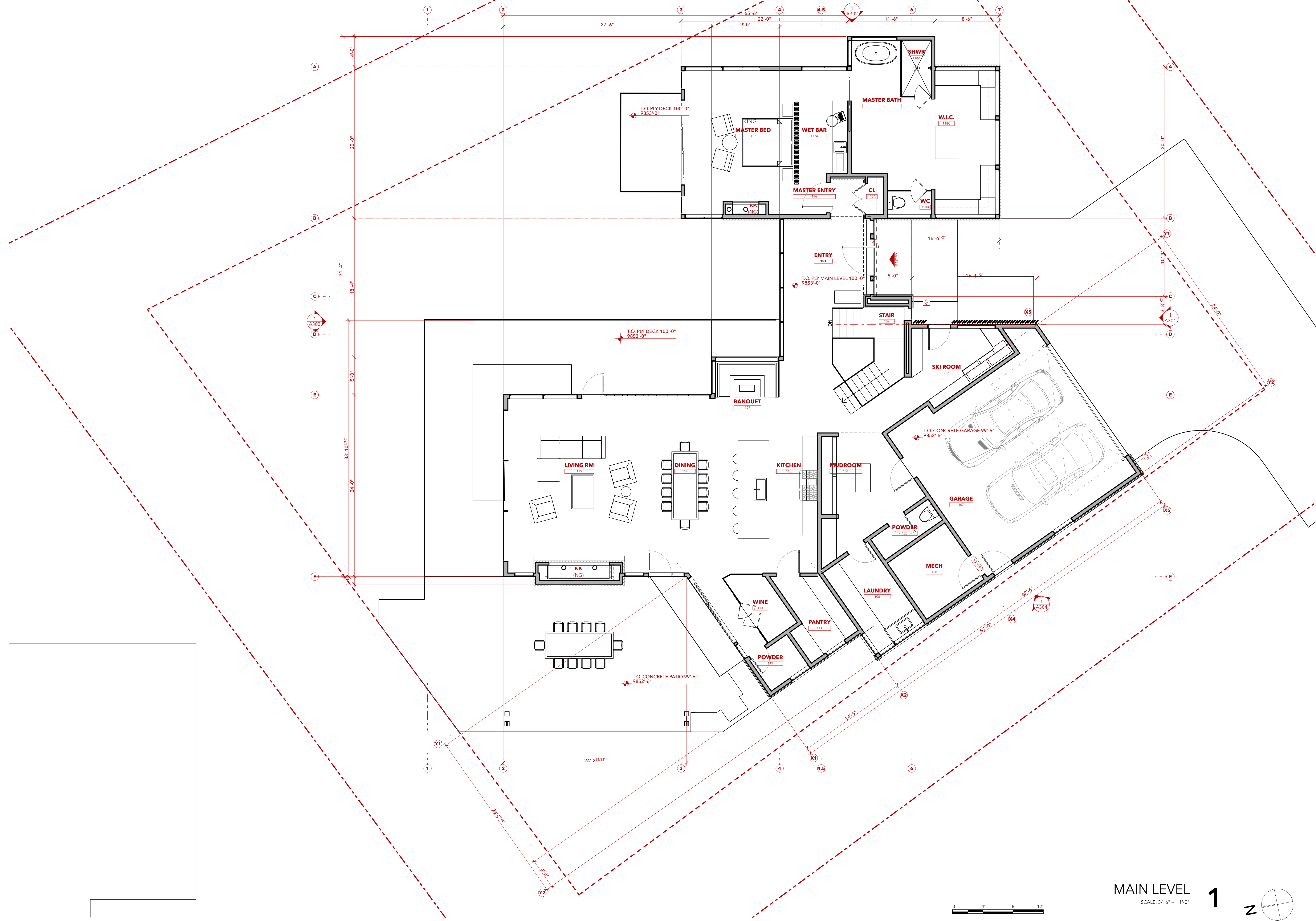
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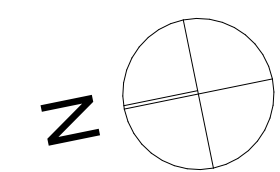
SHEET TITLE

MAIN LEVEL PLAN

A202



MAIN LEVEL 1

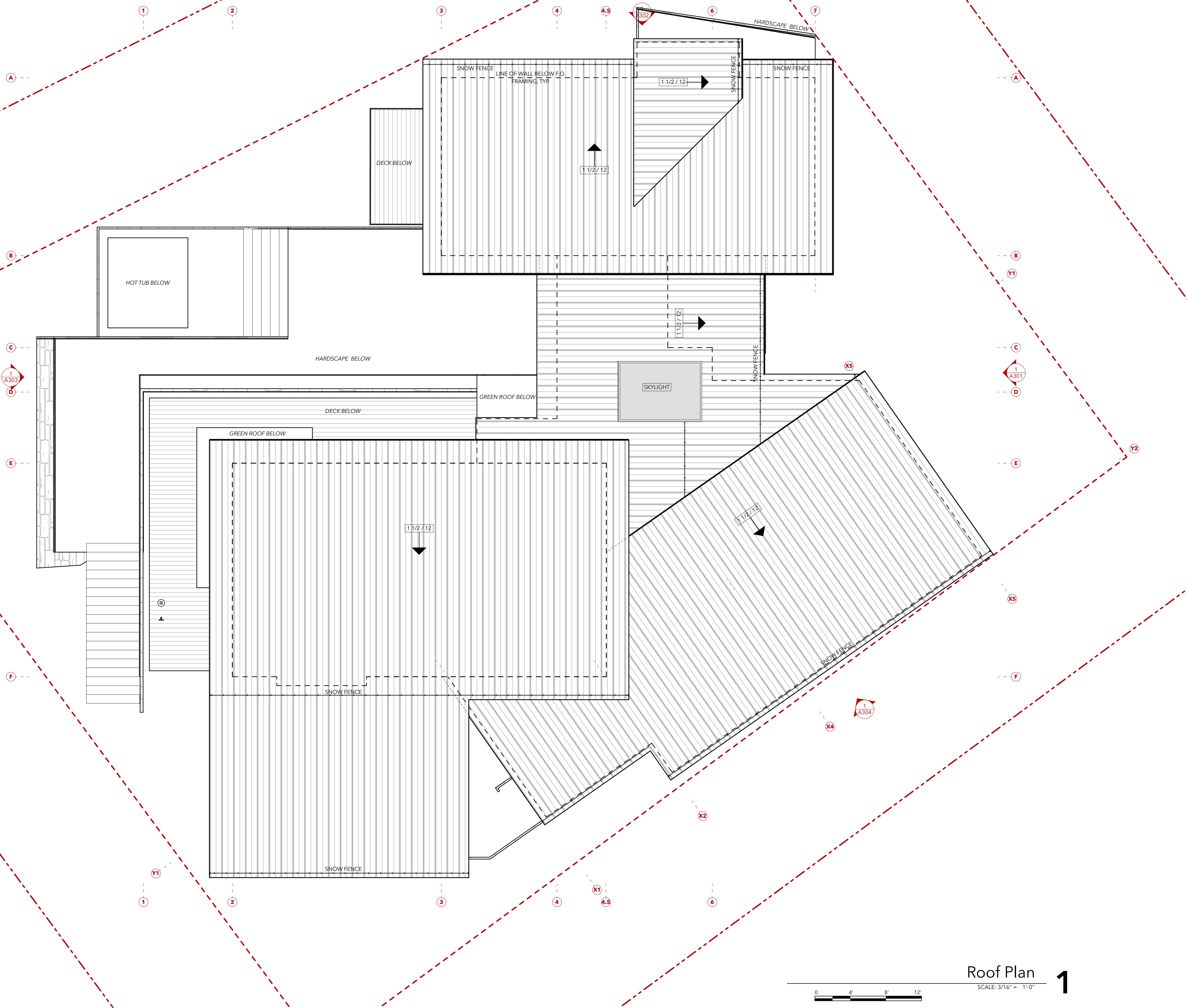




Roofing / (Drip Edge) - Standing Seam 16" O.C.



Green Roof - Tray System



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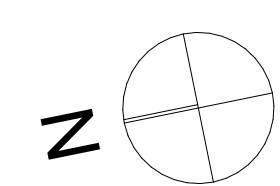
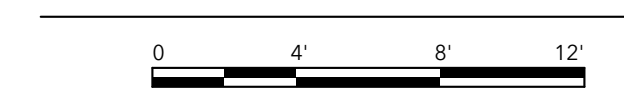
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SHEET TITLE
ROOF PLAN

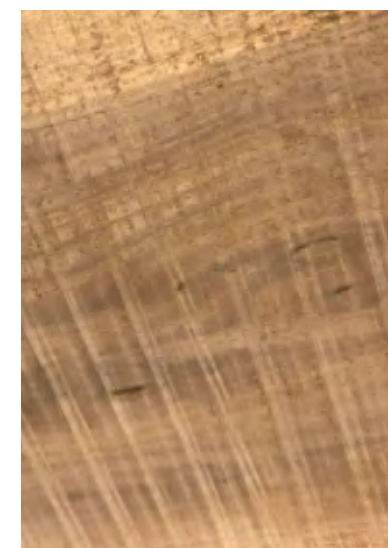
A203

Roof Plan **1**
SCALE: 3/16" = 1'-0"

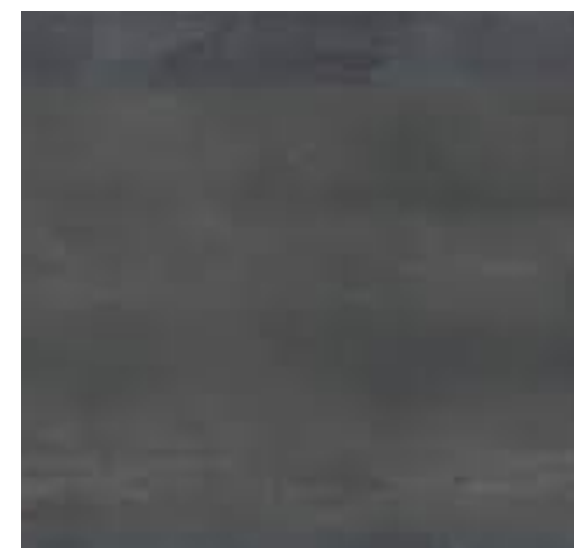




Roofing / (Drip Edge) - Standing Seam 16" O.C.



Fascia - Rough Sawn Wood



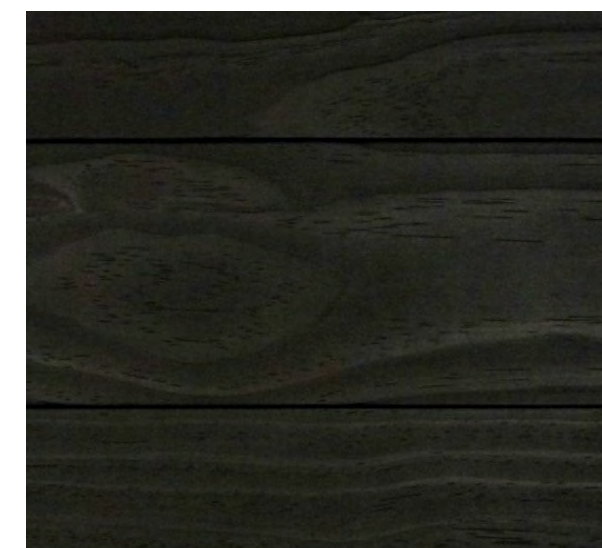
Steel Beams and Accents - Raw Patina



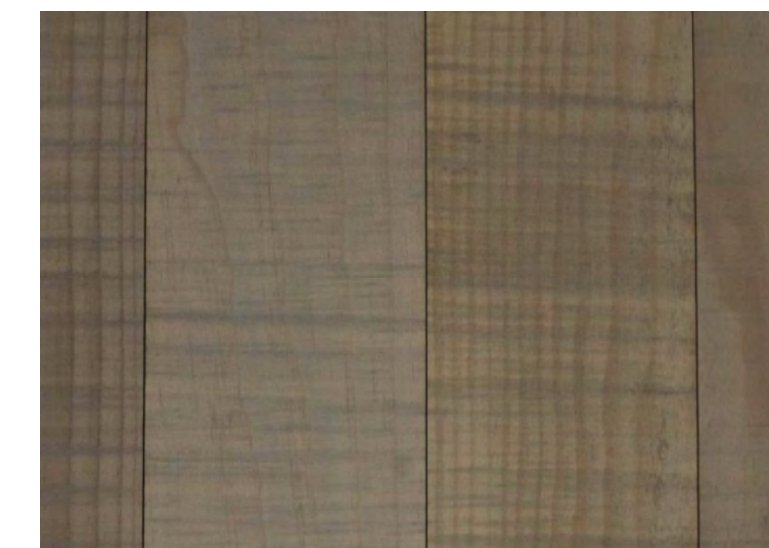
Window/ Door - Clad



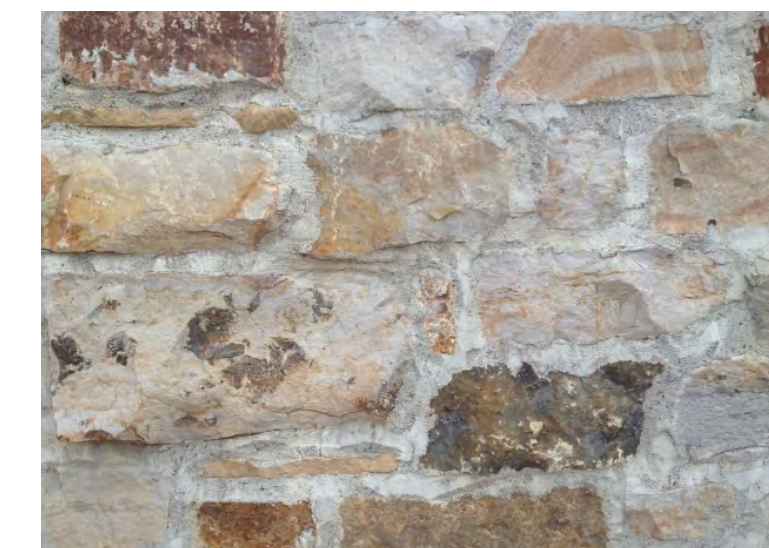
Railing - Glass



Wood Siding - Vertical Accoya SSB



Wood Siding - Vertical and Horizontal Accoya Graysky

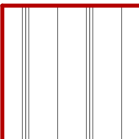
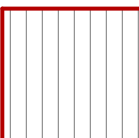

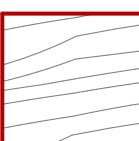

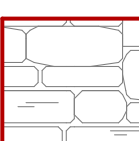


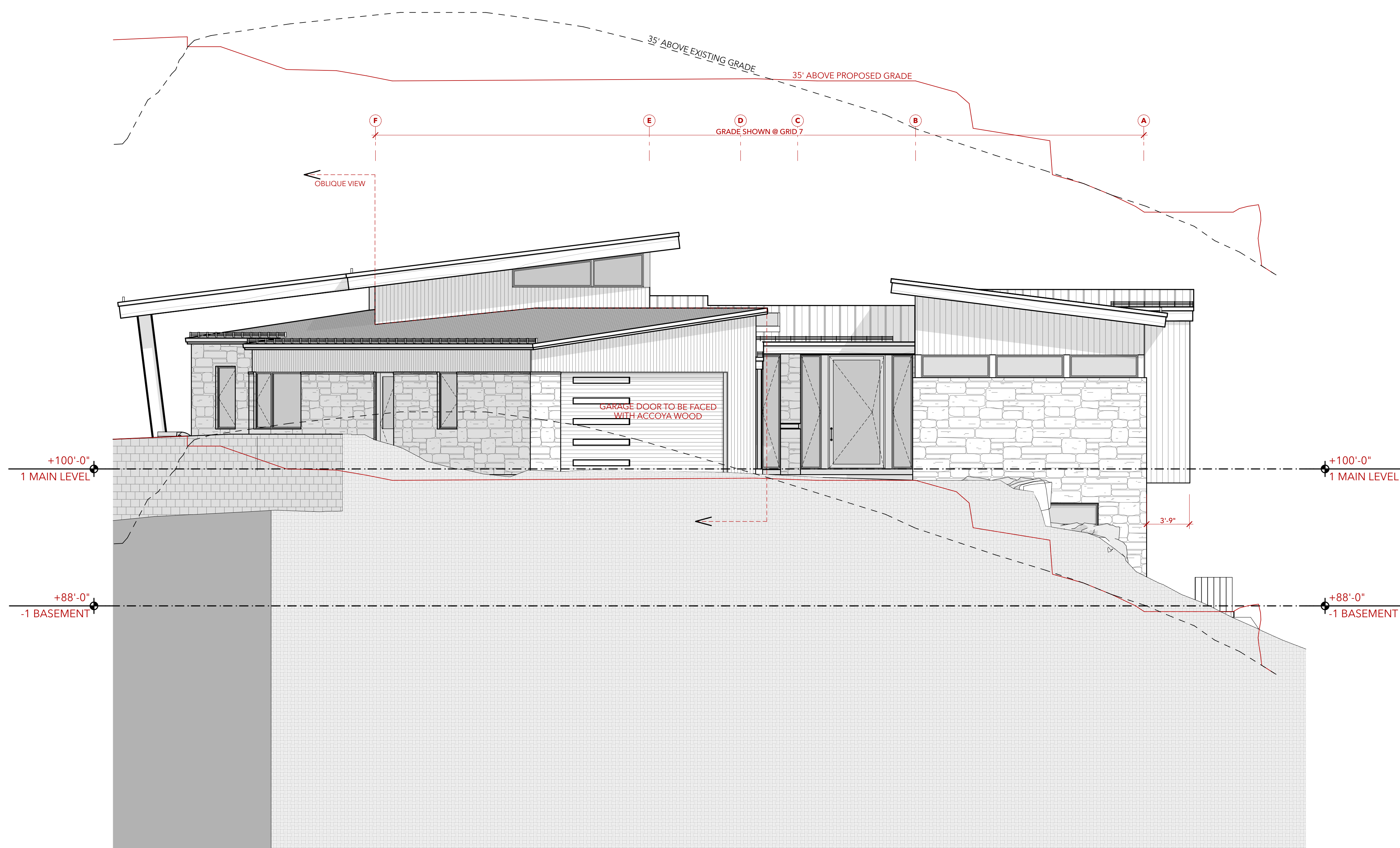
Masonry Veneer - Telluride Alta Smear



ASPEN | BASALT | COLORADO
P: 970.948.9510
KA-DESIGNWORKS.COM

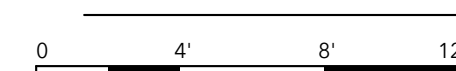
ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
1 1/2" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **VERTICAL WOOD SIDING**
1X4 EXPOSURE
COLOR: CHARCOAL GREY
-  **VERTICAL AND HORIZONTAL WOOD SIDING**
1X4 EXPOSURE (V), 1X8 EXPOSURE (H)
COLOR: GRAYSKY
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **STEEL ACCENT AND BEAMS**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: TELLURIDE ALTA



SOUTH ELEVATION

1



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

Cortina Lot 21
TBD Cortina Dr (Lot 21)
Mountain Village, CO 81435

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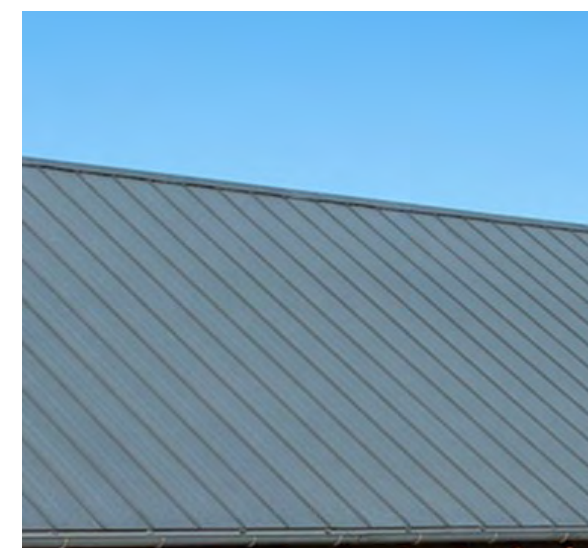
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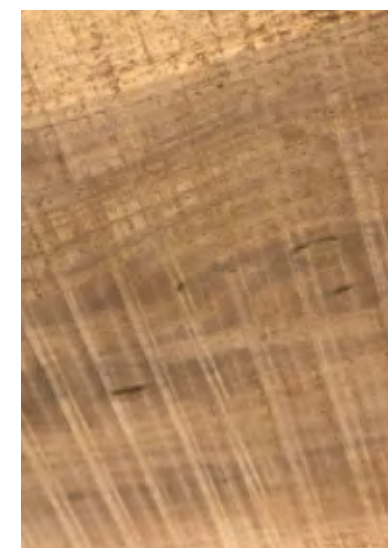
SHEET TITLE

ELEVATION

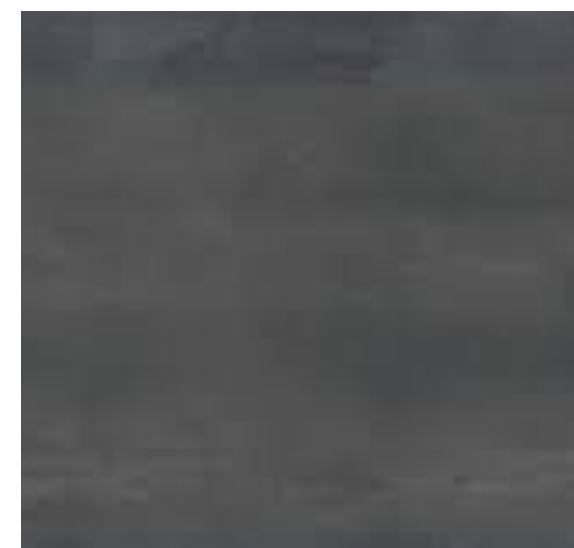
A301



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Fascia - Rough Sawn Wood



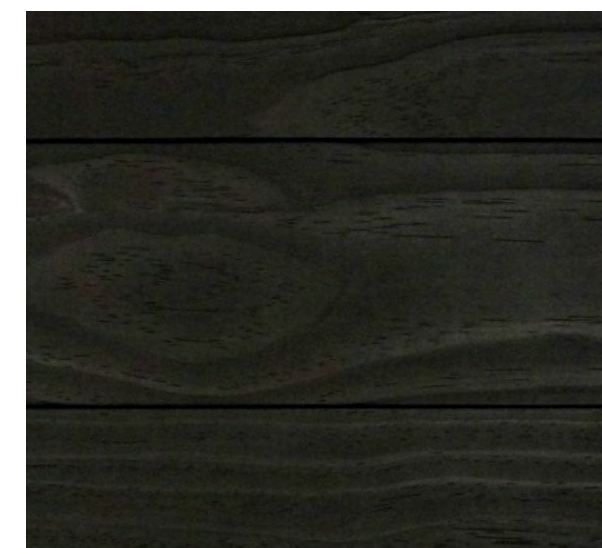
Steel Beams and Accents - Raw Patina



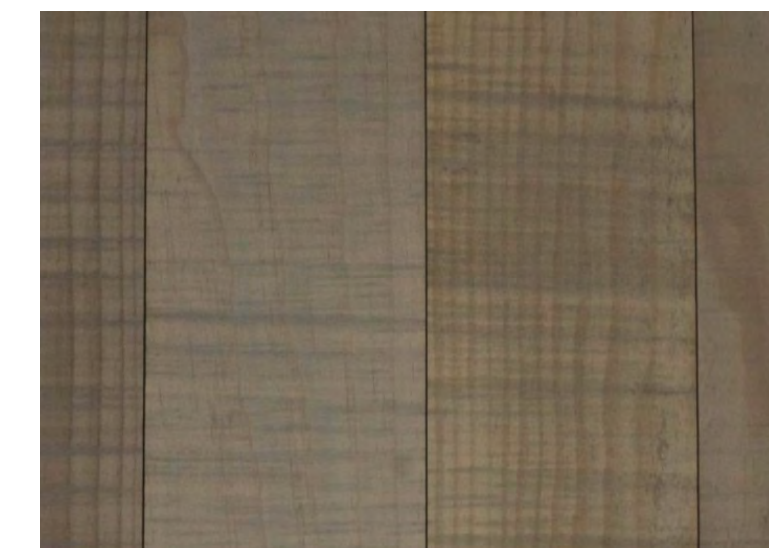
Window/ Door - Clad



Railing - Glass



Wood Siding - Vertical Accoya SSB

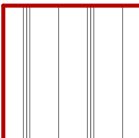
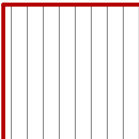

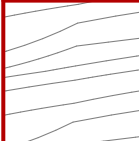

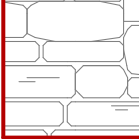


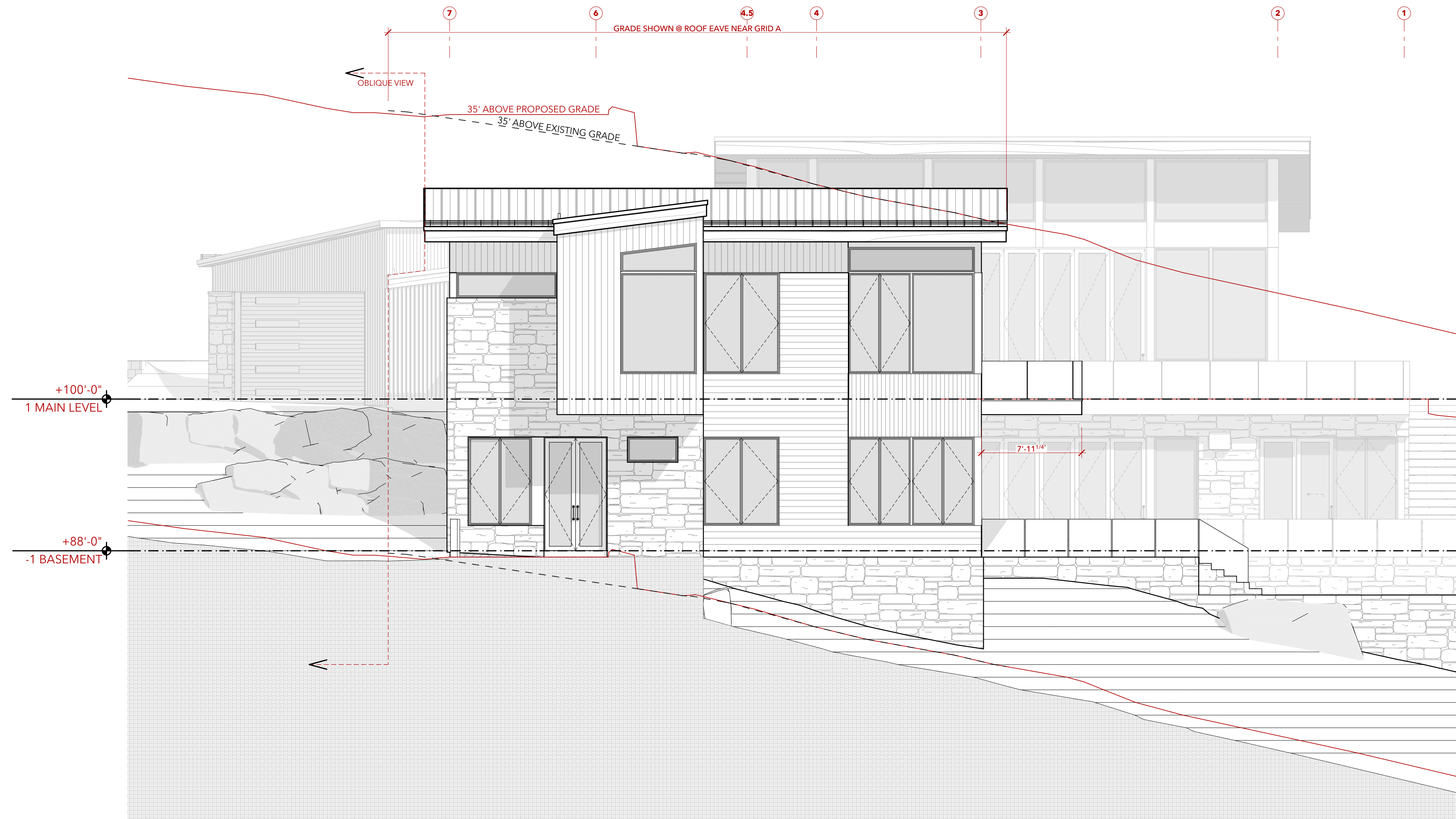
Wood Siding - Vertical and Horizontal Accoya Graysky



Masonry Veneer - Telluride Alta Smear

ELEVATIONS MATERIAL LEGEND

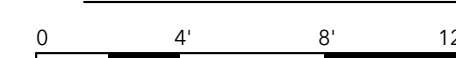
-  **STANDING SEAM METAL ROOFING**
1 1/2" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **VERTICAL WOOD SIDING**
1X4 EXPOSURE
COLOR: CHARCOAL GREY
-  **VERTICAL AND HORIZONTAL WOOD SIDING**
1X4 EXPOSURE (V), 1X8 EXPOSURE (H)
COLOR: GRAYSKY
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **STEEL ACCENT AND BEAMS**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: TELLURIDE ALTA



EAST ELEVATION 1

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

1



Cortina Lot 21

TBD Cortina Dr (Lot 21)
Mountain Village, CO 81435

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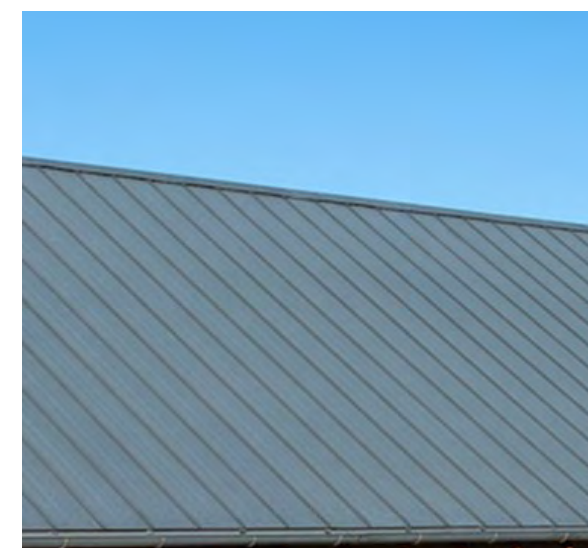
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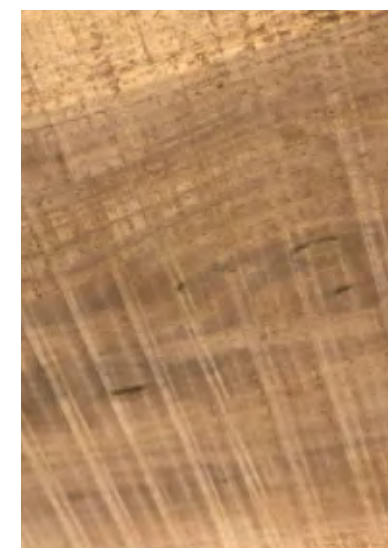
SHEET TITLE

ELEVATION

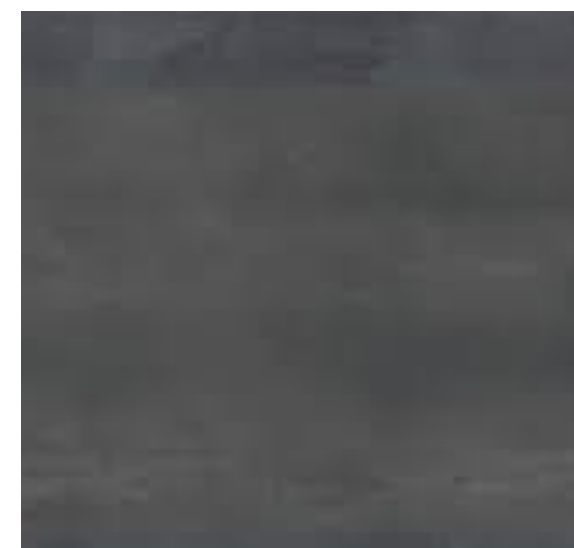
A302



Roofing / (Drip Edge) -
Standing Seam 16" O.C.



Fascia - Rough
Sawn Wood



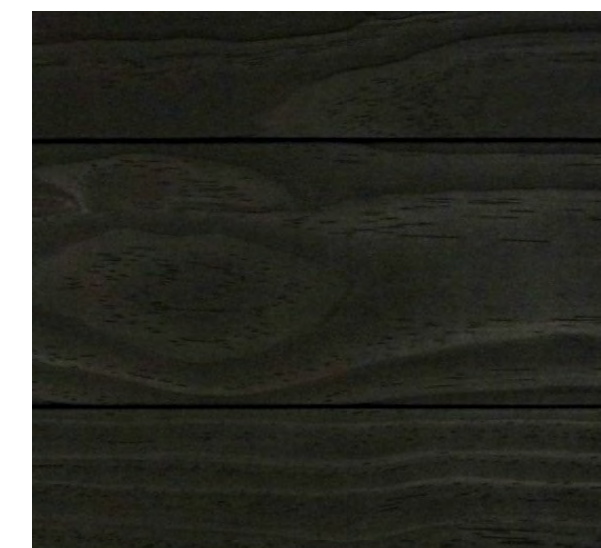
Steel Beams and Accents -
Raw Patina



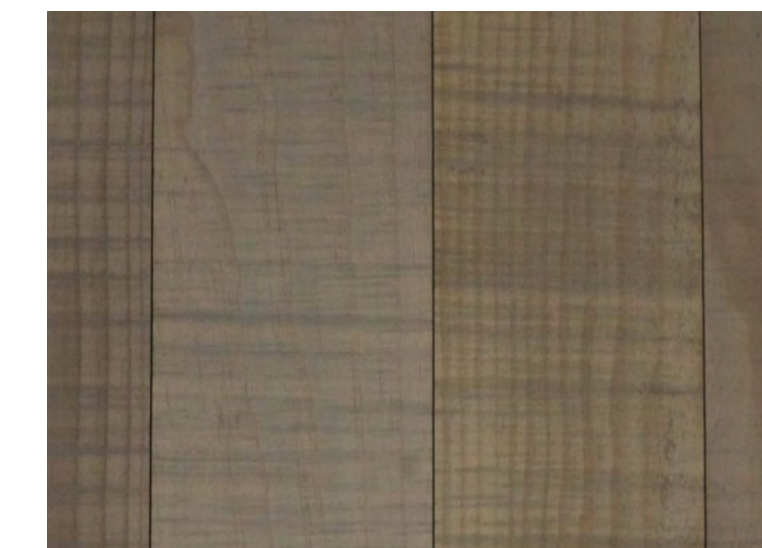
Window/ Door - Clad



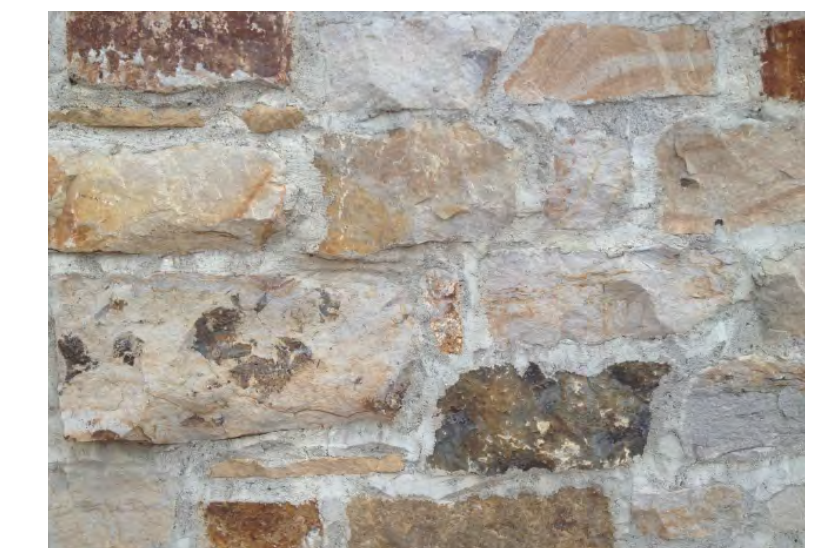
Railing - Glass



Wood Siding - Vertical
Accoya SSB



Wood Siding - Vertical and
Horizontal Accoya Graysky

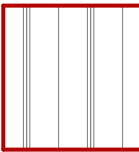
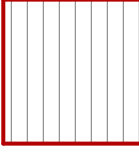

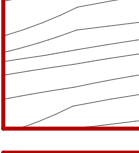




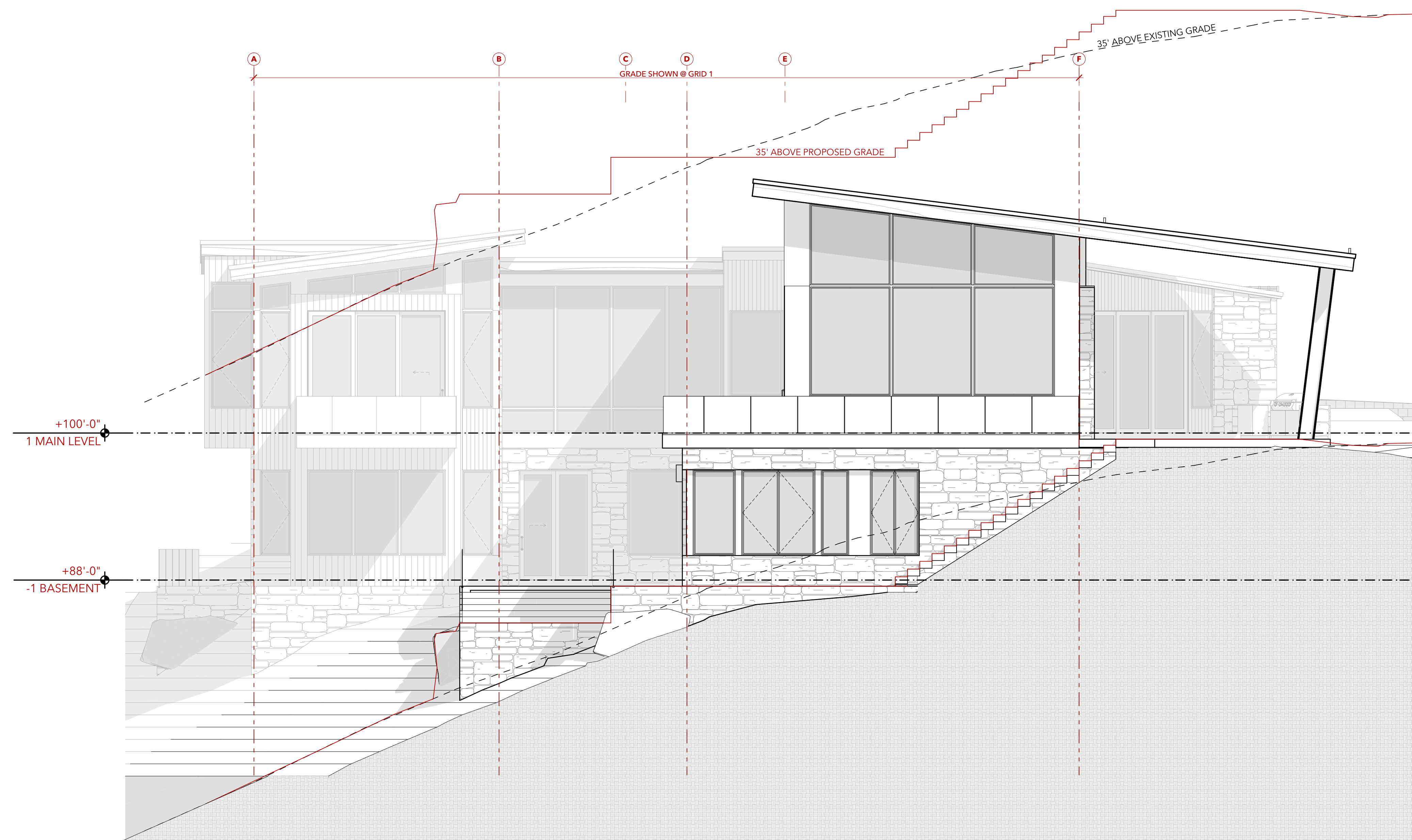
Masonry Veneer - Telluride Alta
Smear



ASPEN | BASALT | COLORADO
P: 970.948.9510
KA-DESIGNWORKS.COM

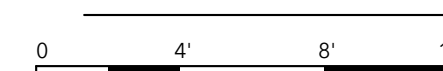
ELEVATIONS MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
1 1/2" RIB SPACING, 2" MECHANICAL SEAM
COLOR: BONDERIZED
-  **VERTICAL WOOD SIDING**
1X4 EXPOSURE
COLOR: CHARCOAL GREY
-  **VERTICAL AND HORIZONTAL WOOD SIDING**
1X4 EXPOSURE (V), 1X8 EXPOSURE (H)
COLOR: GRAYSKY
-  **WOOD TIMBERS & TRIM**
ROUGH CEDAR
COLOR: NATURAL STAIN
-  **STEEL ACCENT AND BEAMS**
BREAK METAL
COLOR: RAW PATINA
-  **STONE SIDING**
1 1/2" THICK (5" EXTERIOR RETURN @ WINDOWS)
COLOR: TELLURIDE ALTA



NORTH ELEVATION

1



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

Cortina Lot 21

TBD Cortina Dr (Lot 21)
Mountain Village, CO 81435

**NOT FOR
CONSTRUCTION**

DRAWING ISSUANCE INDEX

ID	ISSUE	DATE
01	DRB INITIAL REVIEW	02/09/21

PRINT DATE: 2/9/21 8:57 AM

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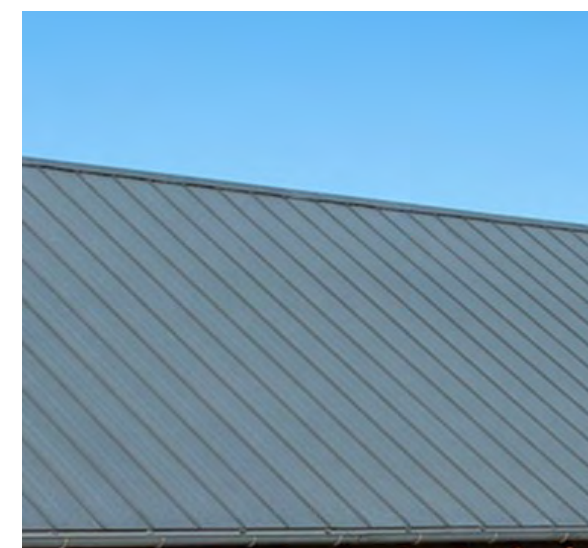
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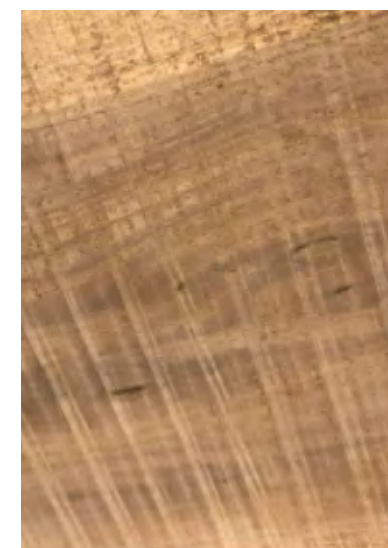
SHEET TITLE

ELEVATION

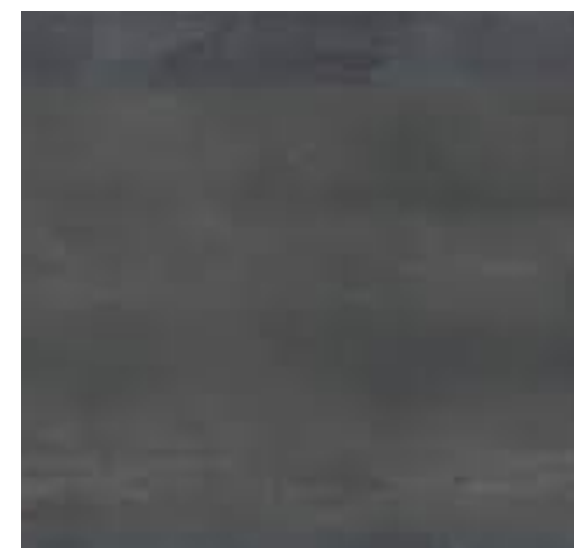
A303



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Fascia - Rough Sawn Wood



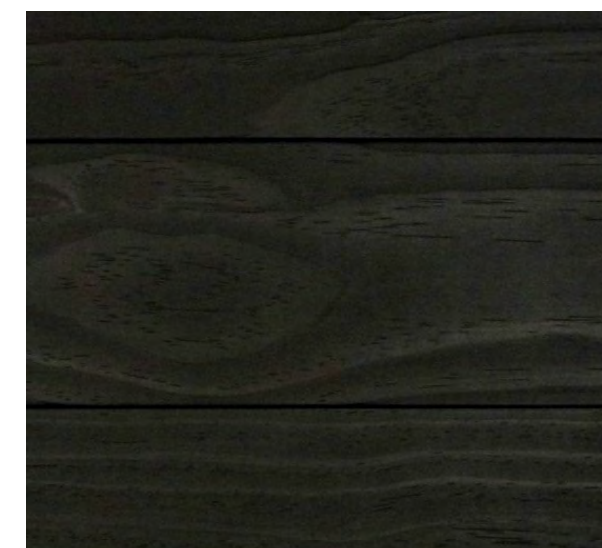
Steel Beams and Accents - Raw Patina



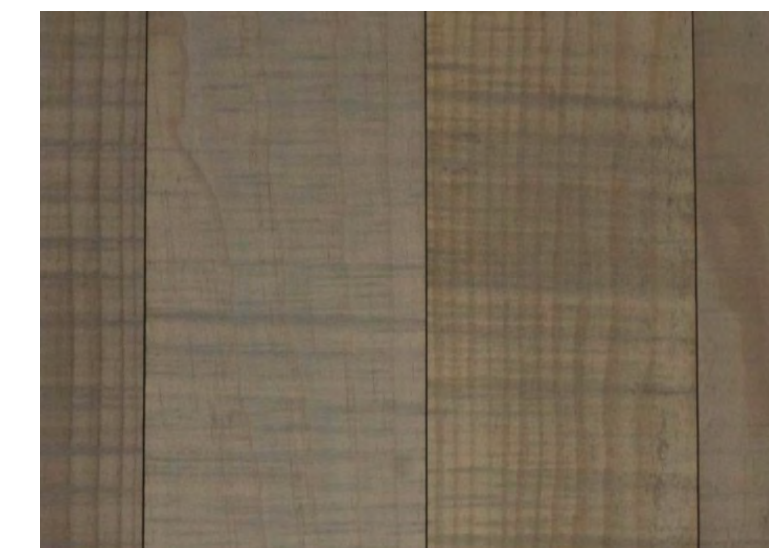
Window/ Door - Clad



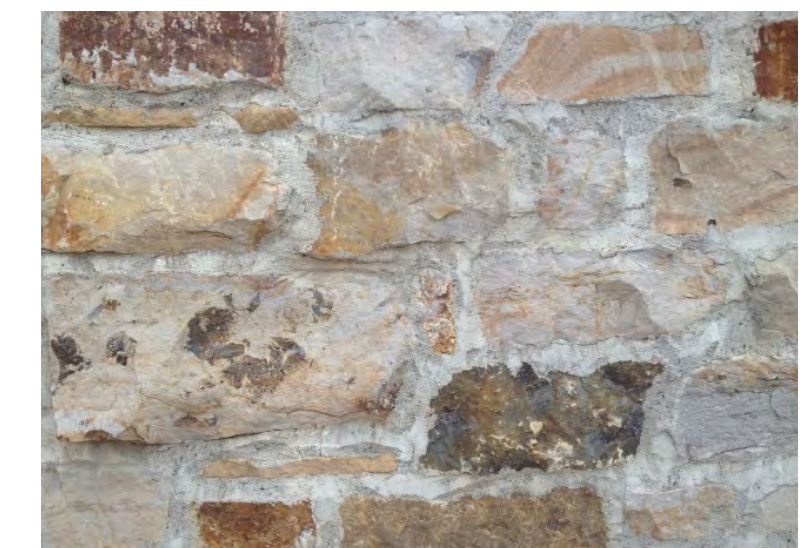
Railing - Glass



Wood Siding - Vertical Accoya SSB

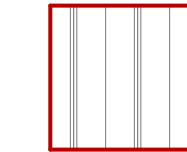
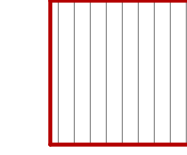
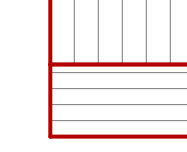
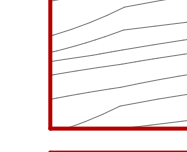
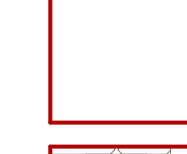
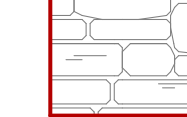


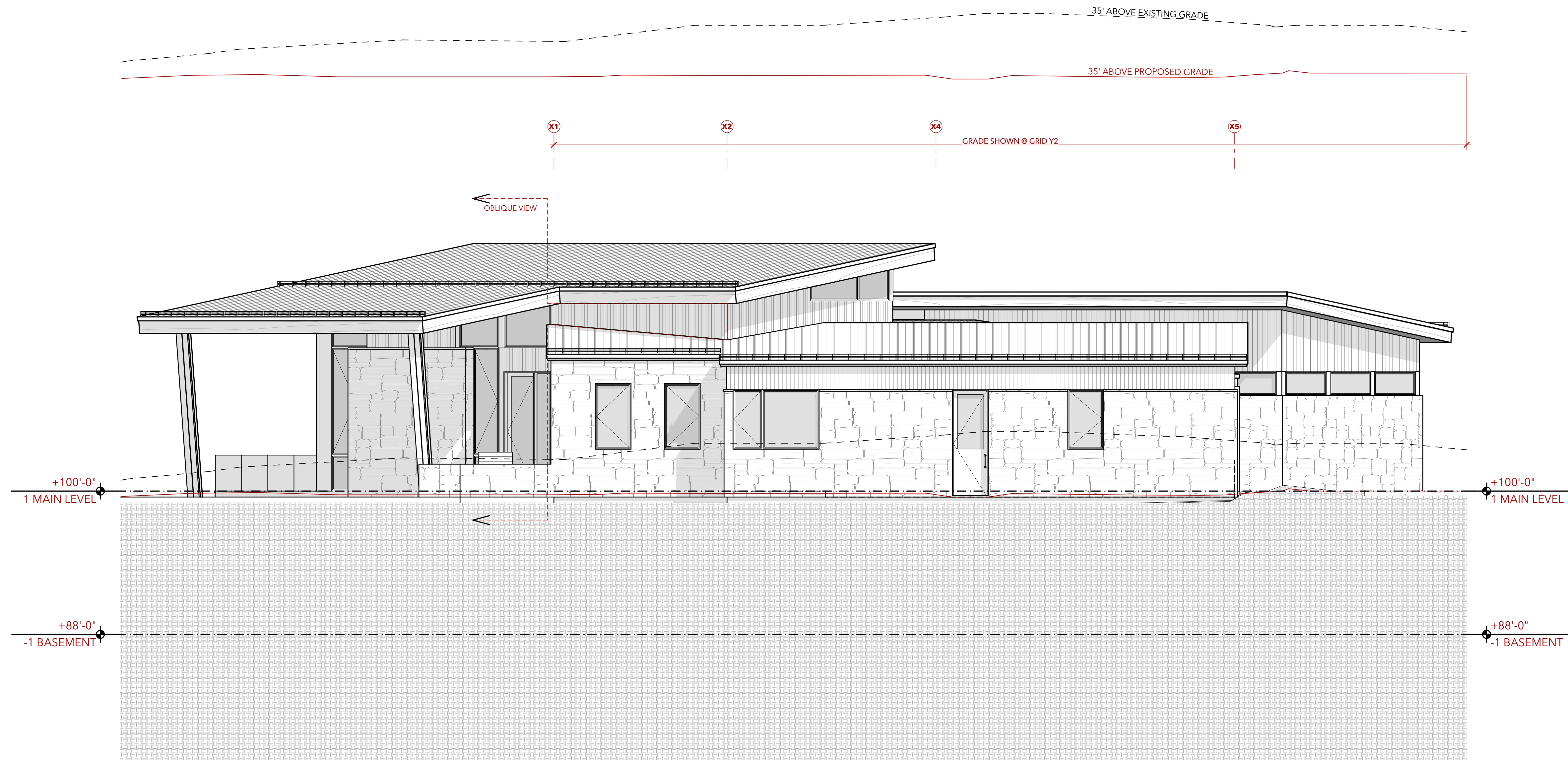
Wood Siding - Vertical and Horizontal Accoya Graysky



Masonry Veneer - Telluride Alta Smear

ELEVATIONS MATERIAL LEGEND

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Cortina Lot 21
TBD Cortina Dr (Lot 21)
Mountain Village, CO 81435

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SHEET TITLE

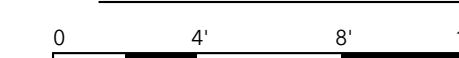
ELEVATION

A304

WEST ELEVATION 2

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

1





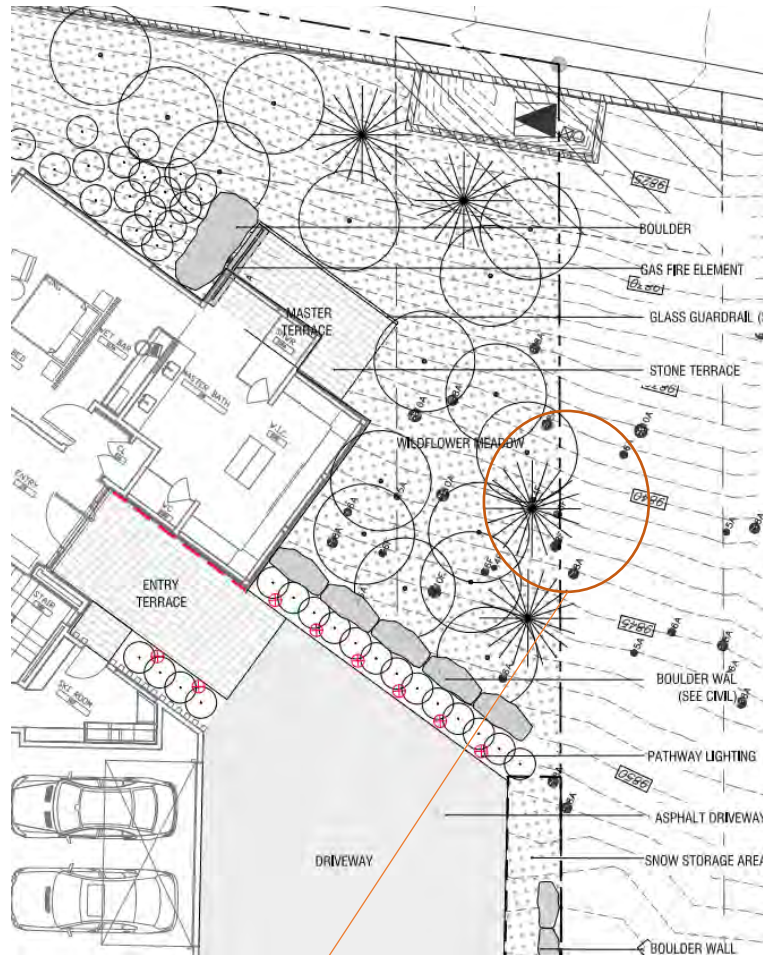
DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments:

Public Works has no issues with this application. They must field verify all existing utilities.
Finn

Design Review



Comments:

Landscape planning places a Blue Spruce in a grouping of fir trees within zone 2.

Diversity of Tree Plantings (40%) is not met.

Evergreen Trees – Multi-family lots 8 to 12 feet in height, with 30% 12 feet or larger not met

PLANTING LEGEND

SYMBL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
PT	POPULUS TREMULOIDES	QUAKING ASPEN	24	3" CAL
PP	PICEA PLUNGENS	COLORADO SPRUCE	4	10-12'

SYMBL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS				
CS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	83	#5
	VRTIC FRIE			

NON-IRRIGATED MIX W/ WILDFLOWERS (FOR ALL DISTURBED AREAS)
SOURCE: SOUTHWEST SEED INC.
PRODUCT: ALDASORO SEED MIX VARIETY: SWS
TOTAL AREA 7,187 SF

COMMON NAME	VARIETY	PERCENT OF MIX
FESCUE	FAWNYERT' ENDOPHYTE FR.	6.85
ORCHARDGRASS	PANITE	12.46
TURF FESCUE CREEPING	VMS	9.27
WHEATER	CANBAR	4.50
BROME: MOUNTAIN	GARNET	6.28
FESCUE: HARD	VMS	21.58
GRASS C: TIMOTHY	CLMAX	3.30
RYEGRASS: PERENNIAL 1P	ROOST	9.95
GRASS C: BLUEGRASS-KY	GINKER	19.41

LAWN (SOO)

TOTAL AREA 800 SF

LIGHTING LEGEND

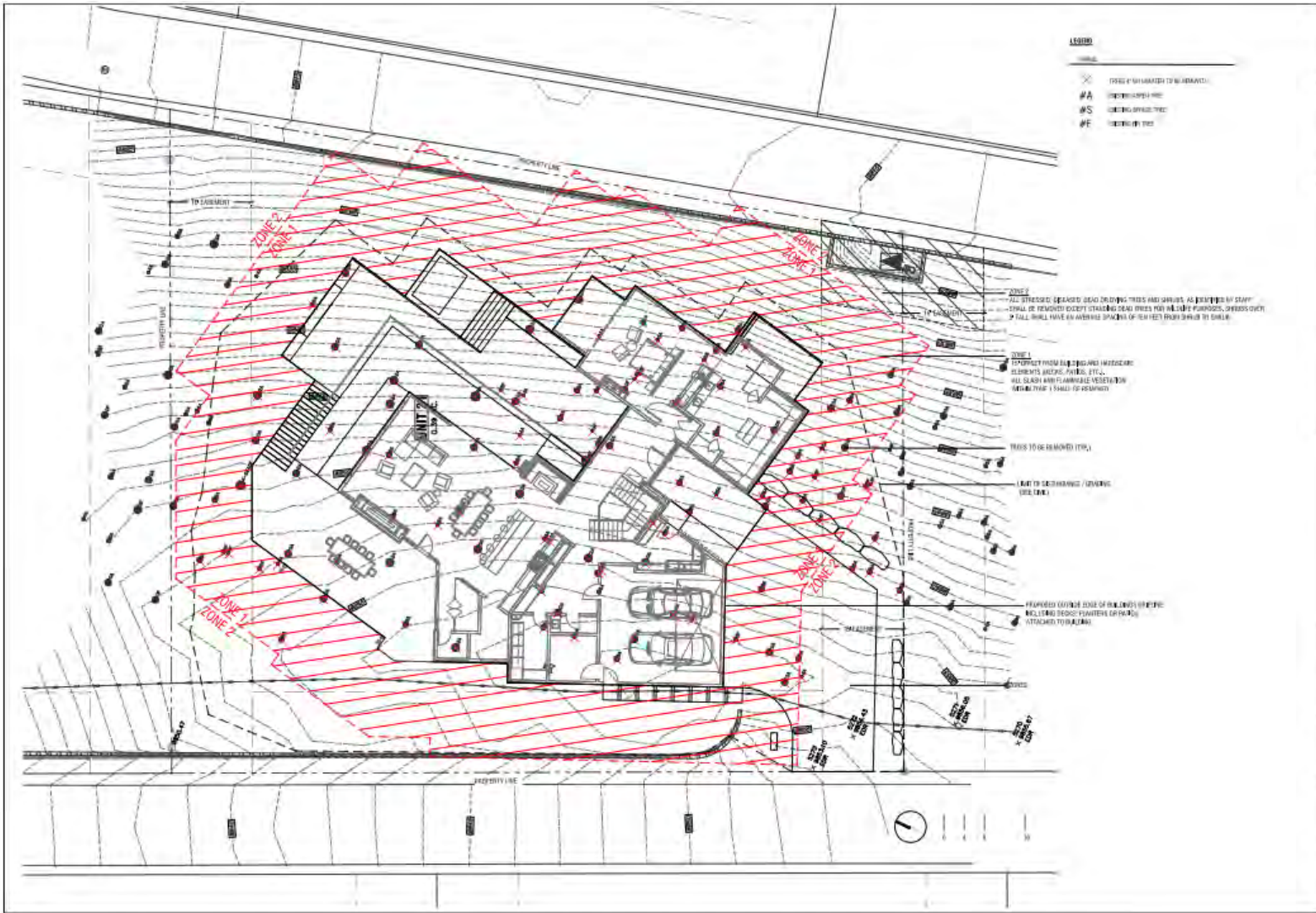
SYMBOL	SPECIFICATION	QUANTITY
	PK LIGHTING LITESTICK (LED) BLACK MATTE FINISH	15
	JESCO LIGHTING GROUP DL-FLEX-WTCG STATIC SERIES 1 FT STRIP LIGHT	16 @

ALA
 VETERAN DESIGN ARCHITECTS
 207 321 3391 | ACETO@ALA.COM

CORTINA TWENTY ONE
 T20 Cortina Dr. (LOT 21)
 TELLURIDE, MOUNTAIN VILLAGE, CO 81435

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 T20 Cortina Dr. (LOT 21)
 TELLURIDE, MOUNTAIN VILLAGE, CO 81435



- LEGEND**
- ⊗ TREE TO BE MAINTAINED TO REMAIN
 - #A TREE TO BE REMOVED
 - #S TREE TO BE REMOVED
 - #F TREE TO BE REMOVED

ZONE 1
 ALL SPECIES OF PLANTS, DEAD TREES, TREES AND SHRUBS AS PROTECTED BY CODE
 - TREES TO BE REMOVED EXCEPT STANDING DEAD TREES FOR HEALTHY REASONS, SPREADS OVER
 7 FEET SHALL HAVE AN AVERAGE SPACING OF TEN FEET FROM OTHER TREES

ZONE 2
 EXCEPT FROM REMOVAL AND HAZARDOUS
 ELEMENTS, BRANCHES, PAVES, ETC.,
 ALL GRASS AND FLAMMABLE VEGETATION
 SHALL BE MAINTAINED TO REMAIN

TREES TO BE REMOVED TYPE

PLANT TO BE REMOVED / LEAVING
 (SEE PLAN)

PROPOSED CURB AND ZONE OF PAVEMENTS (WHERE
 INCLUDING TREES PLANTED OR PLANTING
 ATTACHED TO BUILDING)


 ASSOCIATION OF LANDSCAPE ARCHITECTS

 CITY OF COLORADO
 DIVISION OF LANDSCAPE ARCHITECTURE

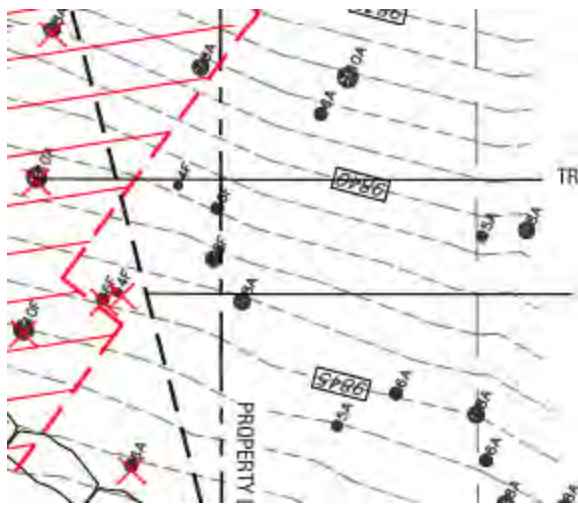
CORTINA TWENTY ONE
 TELLURIDE MOUNTAIN RESORTS, CORP.



CREW DATE: 01/05/21

FIRE MITIGATION PLAN

L 1-03



Comments:

Cluster of fir trees in zone 2 do not meet zone 2 CDC requirements related to 10' crown-to-crown ratio and have not been marked for removal.

Zone 2 exception may apply "(b) The following exceptions apply to Zone 2: (i.) Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to-crown or from edge of shrub to any trees or shrubs outside of such grouping."

Four Aspen trees within zone 1 have not been marked for removal. According to CDC code 17.6.1.A.3.d.i.a. All trees and shrubs located within Zone 1 shall be removed.