



AGENDA ITEM 10
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; April 22, 2021

DATE: April 1, 2021

RE: Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11.

Project Overview

PROJECT GEOGRAPHY

Legal Description: LOT 226-BR TMV ACC TO REPLAT OF LOTS 226A, 226B AND 404 REC 04 30 2010 IN PLAT BK 1 PG 4335-4336

Address: 242 Benchmark Drive
Applicant/Agent: Michael B. Donohue, Stillwater Architecture, LLC
Owner: JW Ranlan, LLC
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 0.60 Acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Michael B. Donohue of Stillwater Architecture (Applicant), working on behalf of JW RANLAN, LLC (Owner), is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 226BR, 242 Benchmark Drive. The Lot is approximately 0.60 acres and is zoned Single-Family. The overall square footage of the home is approximately 6,321.55 gross square feet. The property is unique in that it does not have lot frontage on Benchmark Drive, and rather relies on an access easement crossing the southern General Easement (GE) of Lot 226AR. The lot is generally forested with a gentle slope, bordering 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	35' (shed) Maximum	28.00'
Maximum Avg. Building Height	30' (shed) Maximum	24.89'
Maximum Lot Coverage	40% Maximum	18.9%
General Easement Setbacks	16' GE	Retaining wall encroachment
Roof Pitch		
Primary		1:12
Secondary		N/a
Exterior Material**		
Stone	35% minimum	35%
Windows/Doors	40% maximum	19.64%
Parking	2 enclosed / 2 surface	2/2

Design Review Board Specific Approvals:

1. Road and Driveway Standards

Design Review Board Specific Approvals:

2. General Easement Encroachment

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 1:12 shed roof form. Homes with a primary shed roof form are granted a maximum building height of 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 maximum building height is 28 feet from the highest ridge to the grade below. The maximum average height is 24.89 feet. Both of these heights comply with the CDC

requirements. Additionally, the applicant has provided a parallel plane analysis demonstrating that no portion of roof forms penetrates the 35-foot parallel slope height allowance. It should be noted that there appears to be some discrepancy between the parallel plane projection and the most restrictive grade. The most restrictive grade is the lesser of the existing and proposed grades. With that, the heights still appear to meet CDC requirements but prior to submittal for Final Architectural Review (FAR), the applicant shall revise Page A3.2 per these comments.

17.3.14: General Easement Setbacks

Lot 226BR is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter with the exception of the northwest property line. 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, Natural Landscaping, 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 Benchmark Drive Right of Way (ROW) and traverses along a 25-foot access easement crossing Lot 226AR. Due to the grade of the site and the narrowness of the access easement, the driveway necessitates a retaining wall on either side that will also be located with the GE.*
- *Utilities: The majority of the utility connections are shown coming from Benchmark Drive, across the access easement for Lot 226AR and into Lot 226BR, with the exception of the Sewer service which is shown connecting into an existing main within the Galloping Goose Ski Run.*
- *Landscaping: The proposed landscaping is within the GE between Lots 226BR and 226AR. While natural landscaping is permitted, any associated irrigation must be approved by the DRB and any irrigation within the GE must be included in the GE Encroachment Agreement.*

Staff: The proposal also includes GE encroachments that fall into the category of GE development activity that requires DRB approval, including the following:

- *Rear Retaining Wall: The applicant has proposed a small retaining wall to the rear of the home within the GE – with the goal of maintaining positive drainage away from the foundation. This retaining wall limits grading that would otherwise be required in this area.*
- *Temporary Irrigation: The applicant has indicated that the landscaping surrounding the home will be irrigated on a temporary basis. Although temporary, this will require DRB approval.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment,

architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: The proposed home is very modern in form, incorporating reverse gabled style shed roofs, projecting at a 1:12 pitch in different directions. Although modern, the home does appear to blend with the existing design theme of the Mountain Village and especially the newer more modern homes. The design incorporates a material palette of what appears to be Telluride Goldstone, shiplap horizontal siding, and darker metal features such as windows and roofing.

Overall, 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. Staff does want to discuss the following items to better understand the DRBs comfort level:

- *Architectural Grade Glue Lam Beams: The applicant has proposed Glue Lam beams accenting the home and particularly the porch areas. These are not the typical timber beams seen in the past.*
- *Contrast of Materials: The home presents itself as somewhat monochromatic. The DRB should discuss if the material palette complements the overall design of the home or if slight changes should be made to better provide some architectural contrast in the design of the home.*

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 the access easement for the site. Generally speaking, the site is relatively flat but the minor grade changes and the access easement development requirements do seem to necessitate somewhat of a driveway/parking pedestal that appears to stand out more than it would otherwise if the parking area was at or near existing grade. Visually, the impacts from this will be limited given the location of the Lot.

In terms of the project blending into the landscape and vegetation, the home is somewhat subdued in terms of height and massing, and staff does believe given the large amounts of existing vegetation surrounding the site that this home will be visually subordinate to its surroundings.

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. To accomplish this, the applicant is proposing what appears to be a Telluride gold stone in a random rectangular arrangement. The proposed siding and soffit materials are shiplap stained siding 8" in width. In addition to the siding, a prominent element of the home is the Glu-Lam Beams described above. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing.

Window and door trim are proposed as black-clad wood windows, but more detail should be provided in the form of window, door, and garage door schedules before FAR. Any windows and or doors located within stone must be recessed per the CDD. The proposed roofing material is a black standing seam product, and the fascia of the home appears to the siding described above. The CDC allows for Black and Grey standing seam roofing materials and this appears to meet that requirement. It should be noted that the applicant has not shown snow fencing on the roof plan which is a requirement of the CDC but it's unclear to staff if this will be necessary given the slopes of the roof.

Generally speaking, the applicant shall provide additional material details prior to Final Architecture Review (FAR).

The applicant has proposed some snowmelt at this time, but it is unclear to staff how much total snowmelt has been proposed in exterior areas of the home. Prior to FAR, the applicant shall revise these plans to detail areas of exterior snowmelt and the associated square footages.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan in accordance with the CDC requirements. The design of the home has enabled the project to minimize grading in most areas surrounding the home. The largest area of disturbance will be with the creation of the driveway but there will be minor grading occurring in areas around the rear of the home. The grading plan demonstrates final grades and that the home does generally have positive drainage.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interiors and two surface parking spaces. The applicant is currently meeting this requirement. Additionally, the applicant is meeting all other requirements of the CDC for parking.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan that was incorporated into the Fire Mitigation plan for initial review. This plan demonstrates planting and temporary irrigation locations, but prior to FAR, the plan shall be revised to be a standalone landscaping plan that incorporates all requirements of the CDC such as revegetation notes, irrigation notes, planting schedule, and size, etc.

17.5.11: Utilities

Staff: The majority of utilities are currently located within Benchmark Drive ROW and will only require connections from the road to the home. The exception to this is the Sanitary Sewer connection which will require a tie-in to the existing Sanitary Sewer main located in the Galloping Goose Ski Run. The applicant should work with TSG prior to the installation of this sewer connection. In addition, the applicant shall work with the Public Works Director before the issuance of a building permit to determine the specific locations of the connections for the home as these locations are conceptual only. It should be noted that the utility plan currently shows the utility meters in locations that appear to be screened.

17.5.12: Lighting Regulations

Staff: The applicant has not provided a lighting plan at this time but has provided some lighting information related to the specific fixtures that will be incorporated into a future plan. From these cut sheets, it appears that the LED strip light does not meet the CDC requirements for lumen output. The BLE fixture does appear to be able to be modifiable

in a way that would meet the CDC requirements of lighting. Due to the size of the home, the applicant will be required to provide a photometric study.

17.5.13: Sign Regulations

Staff: Due to the location of the home and the access easement across Lot 226AR, the address monument will need to be located off-site and adjacent to Benchmark Drive. The applicant has proposed a design for the address monument of a natural boulder with 6' metal black numbering. It should be noted that the numbering should be raised slightly so that the bottom of the numbers is no lower than 4'-6". At this time it appears to be slightly below that requirement. More information should be provided prior to FAR.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicants have provided a fire mitigation plan meeting the requirements of the CDC. Prior to issuance of the building permit, staff requests additional review by the Town Forester for CDC compliance.

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

17.6.6: Roads and Driveway Standards

Staff: The civil plans provided indicate that the driveway does not currently meet the width requirements for drives over 150 feet in length. Due to the length, the applicant must provide for a 16-foot paved surface. The shoulders are not a requirement unless required by the fire department. The applicant is aware of this requirement and has indicated that the plans will be revised to modify the shoulders and provide this 16-foot paved driving surface. The driveway grade is demonstrated on page C2, and the grade meets CDC requirements.

Additionally, there are retaining walls associated with the driveway that appears to be over 4 feet in height. Due to limited space in the access easement, it may be preferable for DRB to grant a design variation for this requirement.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a construction mitigation plan in accordance with the requirements of the CDC. Given the extensive driveway construction that will be required to access the site, the applicant is requesting on-street parking for the initial portion of the project. It's unclear if the project will require a crane at this time. Generally speaking, the applicant is meeting the requirements of the stormwater mitigation and fencing.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 226BR, 242 Benchmark Drive.

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

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 226BR, 242 Benchmark Drive, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Specific Approvals:

- 1) *Road and Driveway Standards*

Design Review Board Specific Approvals:

- 1) *General Easement Encroachment*

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the parallel plane analysis to demonstrate both existing and finished grade projections.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall provide a full window, door, and garage schedule. Any areas of fenestration within the stone façade shall be recessed and the recessed detail provided. Other proposed materials shall be updated to include specific details on the stone type, stain type, etc.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of snowmelt.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping based on the comments within this report. Additionally, the applicant shall revise the landscaping plan based on referral comments from the Town Forester.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall revise the design details for the address monument so that it meets the requirements of the CDC.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a revised lighting plan, to include locations, fixture types, and cut sheets, as well as a photometric study of the home.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

- 12) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
- a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials.
- 13) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/jjm

Lot 226BR Project Narrative

General Description:

The project consists of an approximate 5200 square foot home in what we refer to as “Mountain Modern,” using natural materials in a more contemporary form. As currently proposed, the home is a two-story residence, including a walk out basement; the building height is an average of 24.89 feet above the most restrictive grade, and at the highest point is 28.00 feet above grade (7 feet under the allowable building height) to minimize impact on views for the surrounding properties.

The easement allowed for entrance to the property requires that the driveway be built up in order to meet the minimum requirements of driveway and fire protection services access. We have intentionally limited this as much as possible, again, to minimize the impact on views for the surrounding properties.

Materials:

Materials consist of Veneer Stone, Cedar Siding, Glue-Laminated Beams, Metal Roofing, Painted Metal Railings, Clad Wood Windows, and Expanded Metal Grating for stairs. Sheet AO.2 provides exterior perspectives and pictures of materials proposed for this project, all of which comply with the Mountain Village Design Guidelines.

Special Requests:

1. Drawing C2 shows a “dry stack wall to divert existing swale” and we respectfully request to remove that wall, and divert the runoff water through Lot 404-A. We are requesting this for the following reasons:
 - a. Lot 226BR and Lot 404-A are owned by the same owners, and;
 - b. Diverting the natural runoff through an existing swale requires less architectural and environmental impact on the property, and;
 - c. The construction of the dry stack wall would require a variance by itself.
2. Drawing C2 shows a driveway retaining wall 5'-0" high and we respectfully request a Design Variation from the maximum 4'-0" stepped wall requirement.
 - a. In order to meet the required fire protection width and grading for the driveway, the retaining wall separation distance do not allow us to step the wall as required in the design guidelines.
 - b. We have minimized the height of the wall to the maximum extent possible given the restraints.

If there are any questions, please do not hesitate to reach out.

Stillwater Architecture, LLC

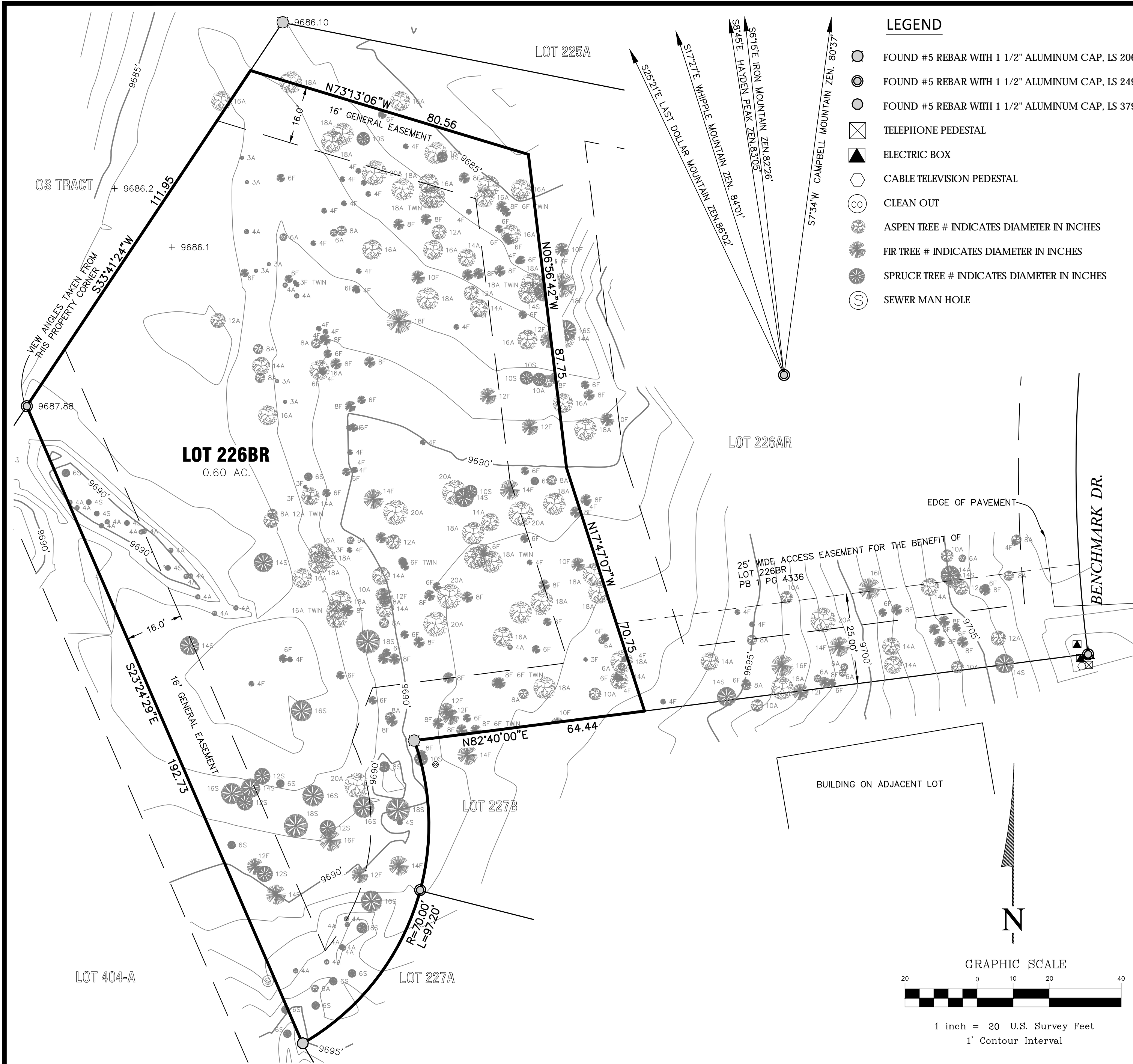
Michael B. Donohue
312-655-0940

1657 N. Rockwell
Chicago, IL 60647

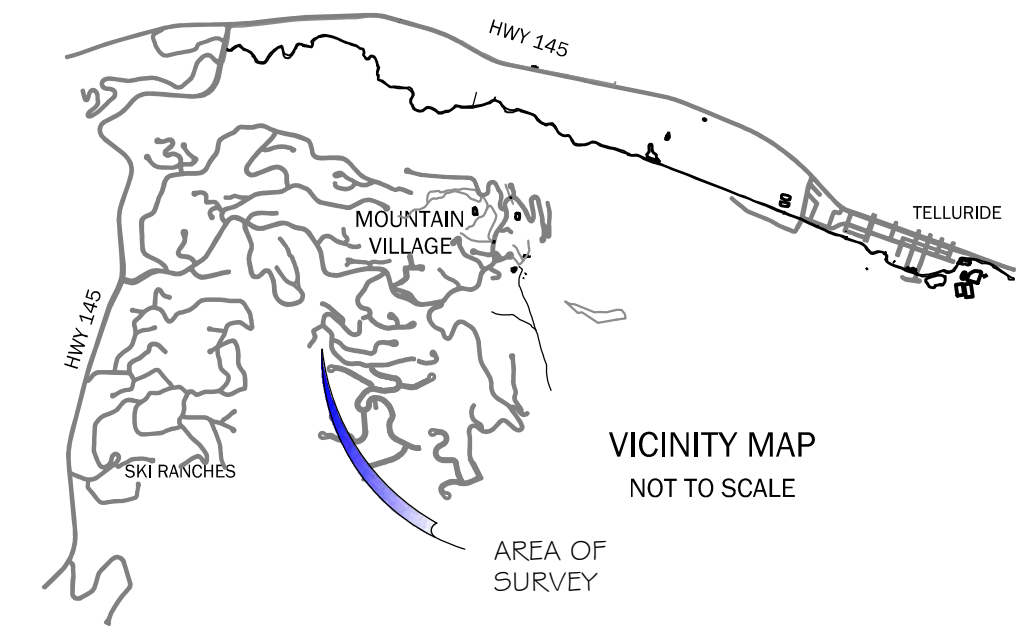
25 Lone Mountain Trail
Big Sky, MT 59716

P.O. Box 1742
Boulder, CO 80306

mdonohue@stillwaterarchitecture.com
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- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 37903
 - ⊗ TELEPHONE PEDESTAL
 - ▲ ELECTRIC BOX
 - CABLE TELEVISION PEDESTAL
 - CLEAN OUT
 - ASPEN TREE # INDICATES DIAMETER IN INCHES
 - FIR TREE # INDICATES DIAMETER IN INCHES
 - SPRUCE TREE # INDICATES DIAMETER IN INCHES
 - SEWER MAN HOLE



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:

1. According to Flood Insurance Rate Map: 08113C0287D, dated September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
2. Vertical datum is based on the found Northwest Corner of Lot 226AR, having an elevation of 9686.10 feet, as depicted.
3. Fieldwork was performed in August 2010.

PROPERTY DESCRIPTION:

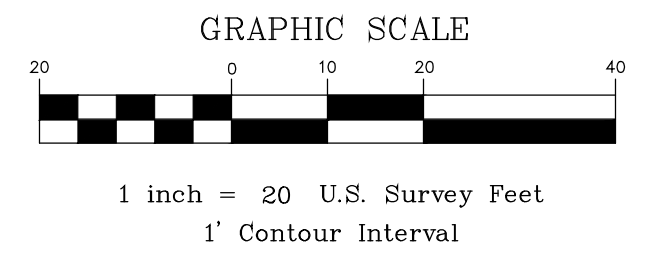
Lot 226BR, as shown on the Plat of Lot 226AR, Lot 226BR, & Lot 404-R, A Replat of Lots 226A, 226B, and 404, Town of Mountain Village, Recorded April 30, 2010, in Plat Book 1 at page 4335.

County of San Miguel,
State of Colorado.

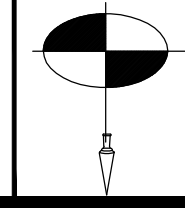
SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this TOPOGRAPHIC SURVEY of Lot 226BR, Town of Mountain Village, Recorded April 30, 2010, in Plat Book 1 at page 4335, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 387, Article 51 C.R.S.

Christopher R. Kennedy, P.L.S. 36577



TOPOGRAPHIC SURVEY
LOT 226BR, TOWN OF MOUNTAIN VILLAGE



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

DATE:	08/18/10
JOB:	98002
DRAWN BY:	TAC
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

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 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 COORDINATE THE DISCHARGE REQUIREMENTS 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.

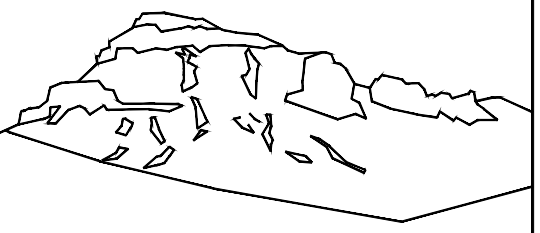
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

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 MONUMENTATION AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

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

25. 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 2020-07-25

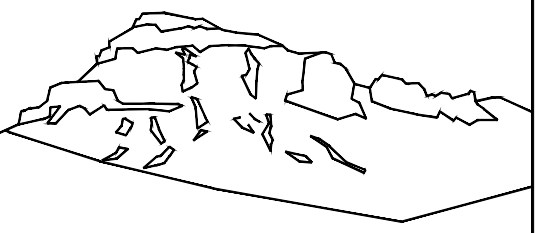
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village



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

Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
DRB 2020-07-25

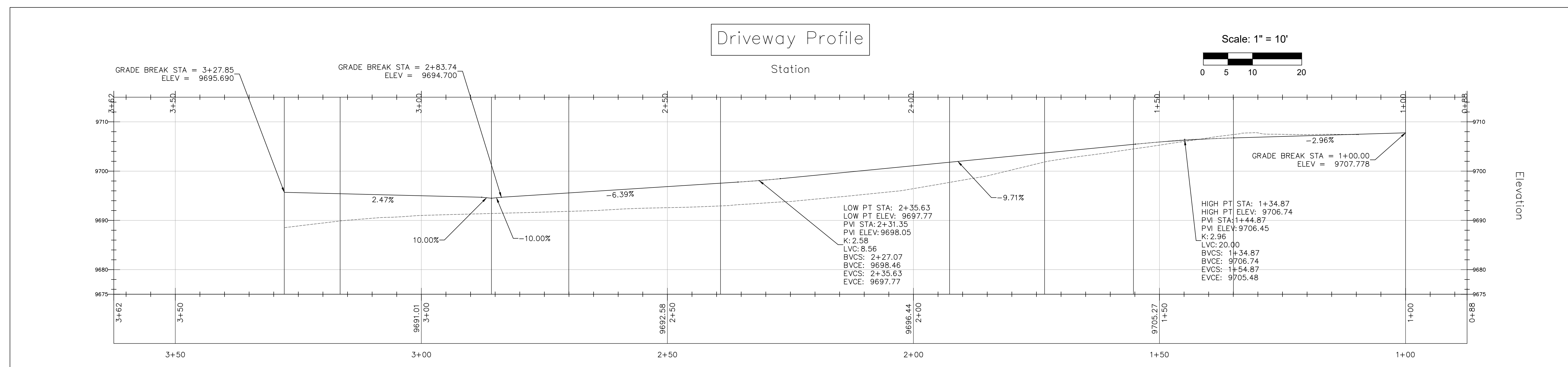
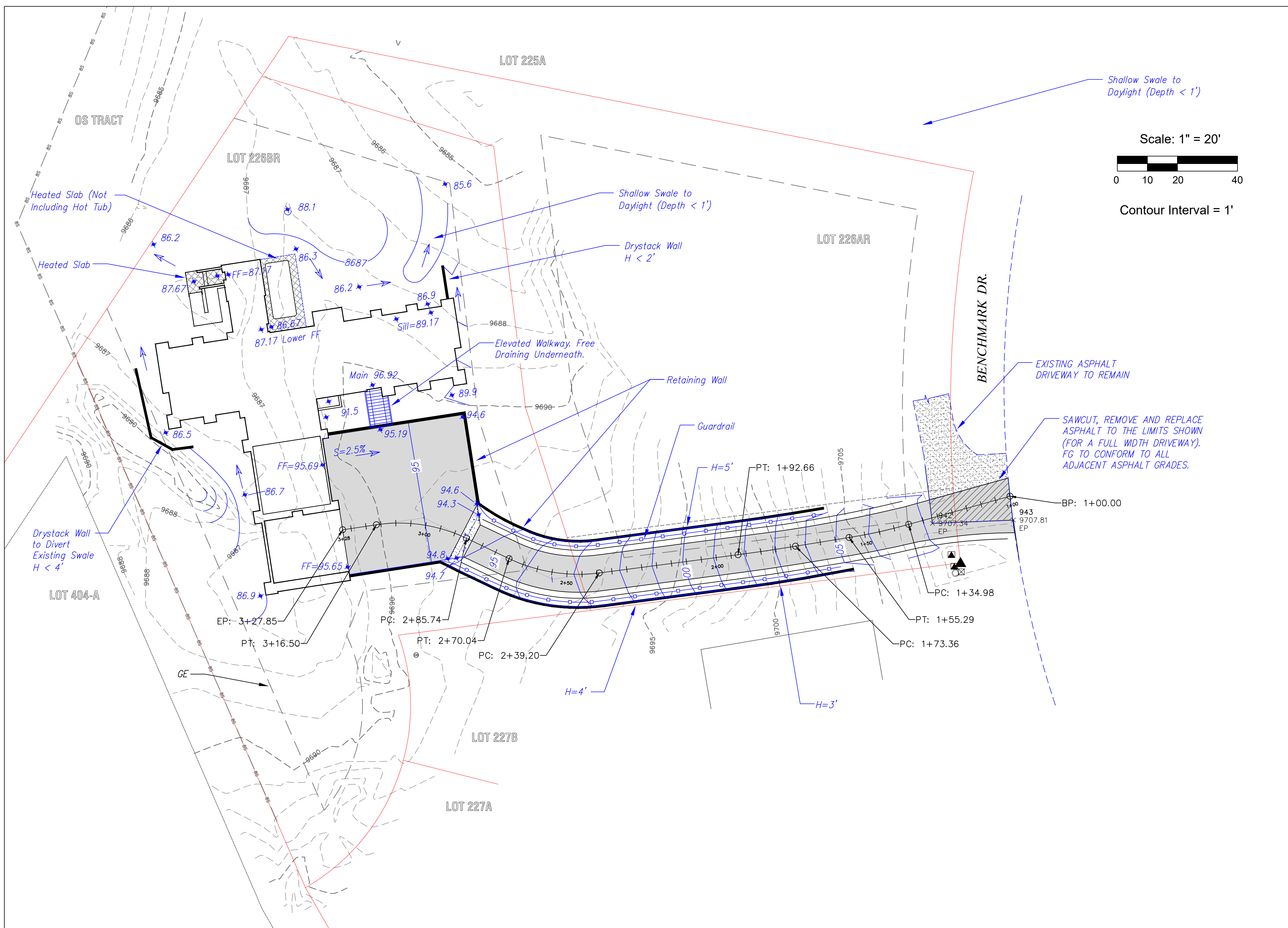
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village

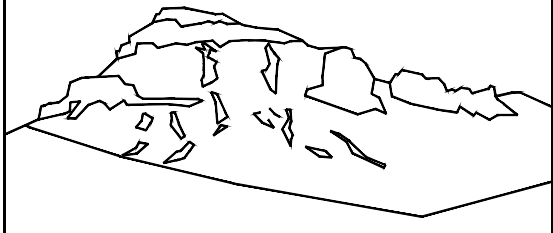
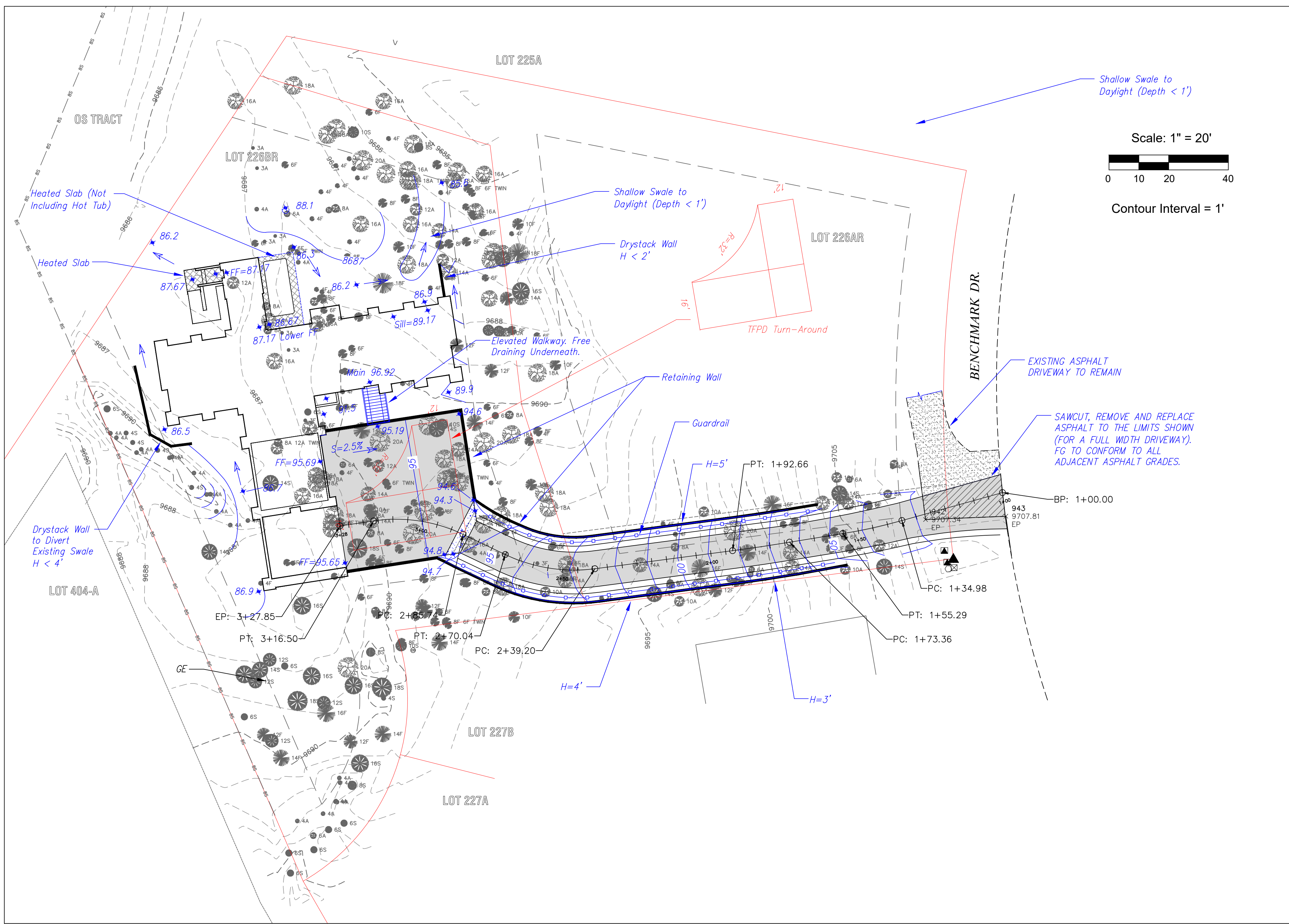


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading and Drainage
with
Driveway Plan and Profile

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB 2020-07-25

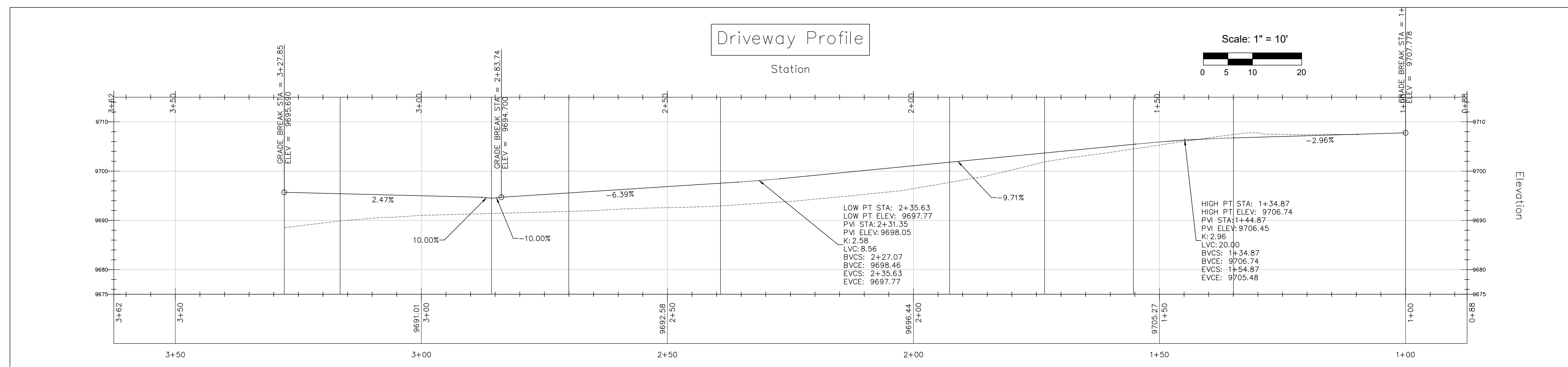
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village

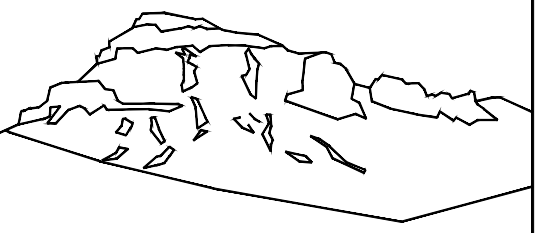


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ARCHITECT PRIOR TO ANY FIELD WORK BEING
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Grading
and
Drainage
with
Driveway Plan
and
Profile
with Trees

C2.5





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB 2020-07-25

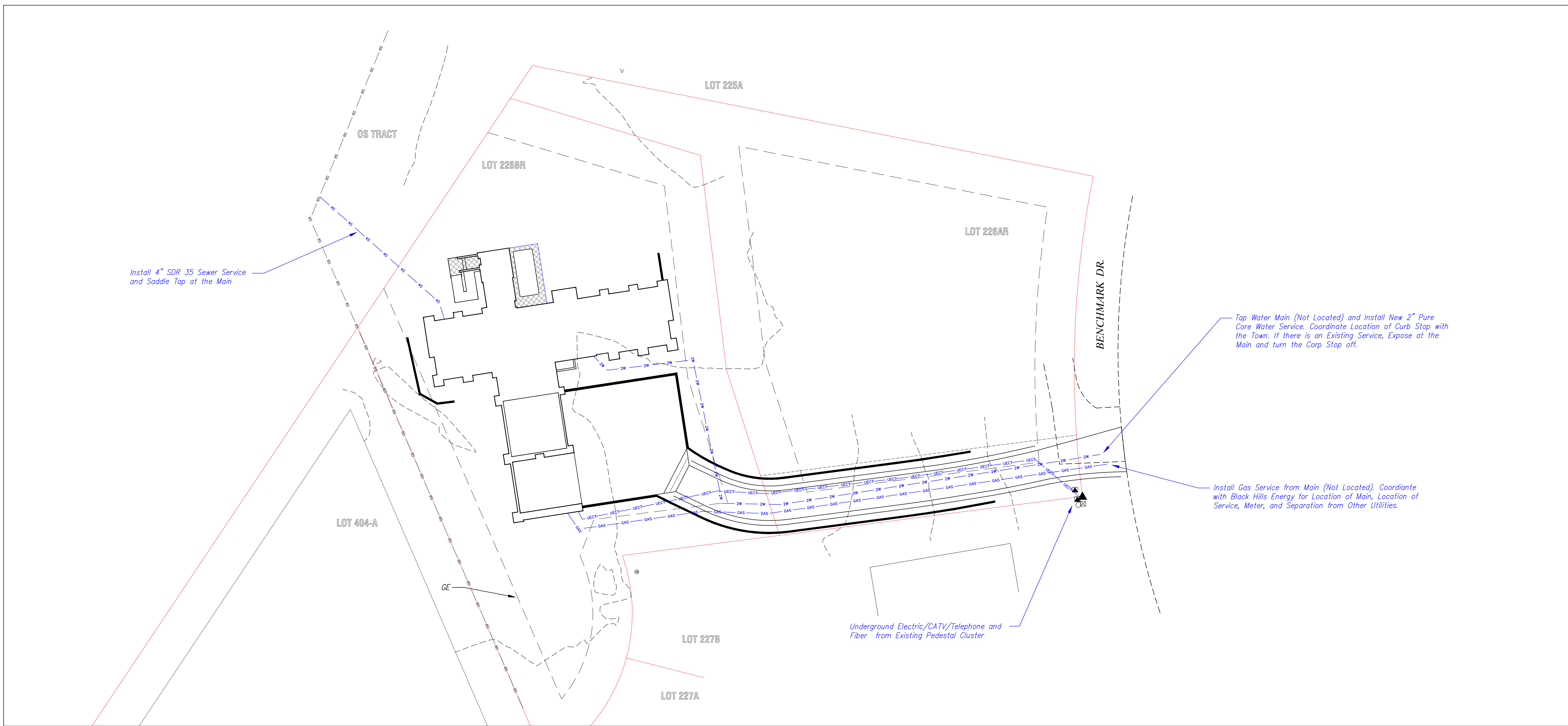
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village



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AND REPORT ANY DISCREPANCIES TO THE
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Utilities

C3

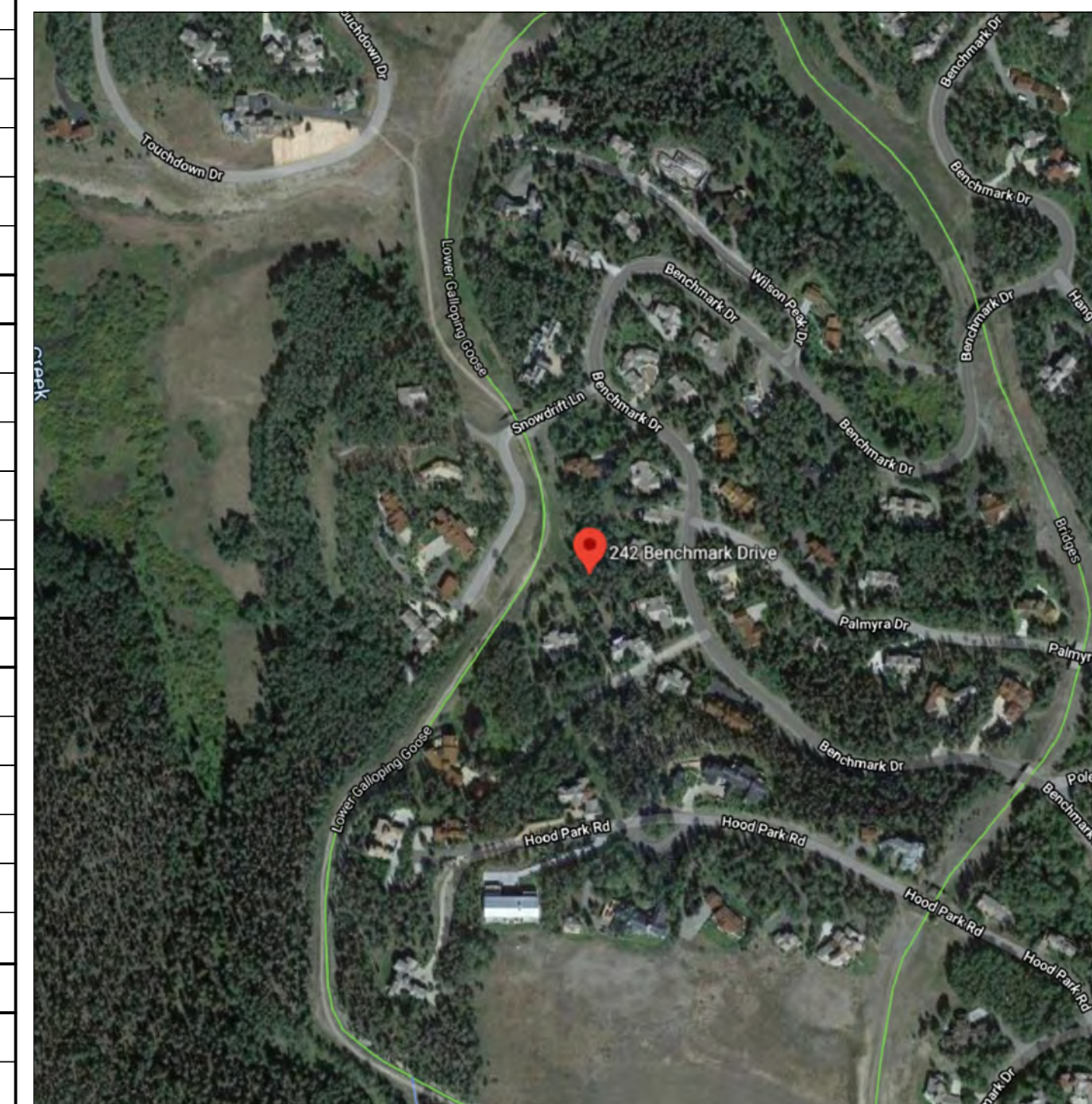


PROPOSED DEVELOPMENT CONDITIONS	
LOT AREA	25,961 SQ. FT.
ZONING	SINGLE FAMILY RESIDENTIAL
PARKING	(2) ENCLOSED SPACES, (2) EXTERIOR SPACES
FLOOR AREA	25,961 SQ. FT. (GROSS CONDITIONED/GARAGE/COVERED PARKING/PATIOS/DECKS SQUARE FOOTAGE)
LOT COVERAGE	4916.8 SQ. FT. (18.9%) (DOES NOT INCLUDE DRIVEWAY OR APRON)
BLDG. HT.	29'-6" (32'-4" AT T/ CHIMNEY)
	GROSS SQUARE FOOTAGES (INCLUDES ALL CONDITIONED SPACE, GARAGE, 4 BUTTRESSED STONE DETAILS)
LOWER LEVEL	3,261.11 SQ. FT.
MAIN LEVEL	3,059.84 SQ. FT.
TOTAL	6,321.55 SQ. FT.
AREA CALC'S	
	CONDITIONED SPACE
MAIN LEVEL	2,486.83 SQ. FT.
LOWER LEVEL	2,951.23 SQ. FT.
TOTAL	5,438.06 SQ. FT.
	EXTERIOR PATIOS & DECKS
MAIN LEVEL	815.41 SQ. FT.
LOWER LEVEL	341.13 SQ. FT.
TOTAL	1,162.60 SQ. FT.
	GARAGE AND COVERED PARKING
GARAGE	513.01 SQ. FT.
COV'd PRKG.	548.88 SQ. FT.
	SNOW MELT AREAS
WINDOW WELL	82.33 SQ. FT.
PATIOS	341.13 SQ. FT.
MST. DECKS	130.81 SQ. FT.
TOTAL	560.27 SQ. FT.
MATERIALS	
WINDOWS	1098.20 SQ. FT. / 19.64%
STONE	1951.30 SQ. FT. / 35.00% (DOES NOT INCLUDE DRIVEWAY)
WOOD	2098.90 SQ. FT. / 31.54%
METAL	431.39 SQ. FT. / 1.82%
TOTAL	5591 SQ. FT. / 100%

PROJECT TEAM	
OWNER	
JOHN, KELLY, & WILLIAM RANTE	
6500 S. ELM STREET	
BURR RIDGE, IL	
ARCHITECT	
STILLWATER ARCHITECTURE, LLC	
1651 N. ROCKWELL	
CHICAGO, IL 60647	
312-655-0940	
www.stillwaterarchitecture.com	
mdonohue@stillwaterarchitecture.com	
CIVIL ENGINEER	
UNCOMPAGRE ENGINEERING, LLC	
DAVID BALLODE	
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TELLURIDE, CO 81435	
970-729-0683	
dbalode@men.com	
LIGHTING CONSULTANT	
LUMINOSITY	
CRAIG SPRING	
618 MOUNTAIN VILLAGE BLVD., SUITE 203A	
MOUNTAIN VILLAGE, CO 81435	
970.729.8892	
craig@luminosityald.com	
STRUCTURAL ENGINEER	
WAATTI ENGINEERING	
LEVI COUGHLIN	
2066 STADIUM DRIVE, SUITE 103	
BOZEMAN, MT 59715	
406.414.0220	
levi@waattiengineering.com	
HERS. CONSULTANT	
TO BE DETERMINED	

RELEVANT CODES		
YEAR	CODE	NOTES
2012	INTERNATIONAL RESIDENTIAL CODE	
2012	INTERNATIONAL ENERGY CODE	

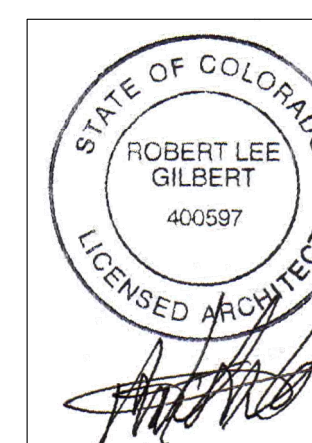
VICINITY MAP	
LOT NUMBER	
LOT 226BR	
ADDRESS	
242 BENCHMARK DRIVE	
MOUNTAIN VILLAGE, CO 81435	



INDEX OF DRAWINGS		
DRB - SUBMITTAL I		
GENERAL INFORMATION		
A0	1	INDEX OF DRAWINGS / VICINITY MAP / RELEVANT CODES
	2	MATERIAL USAGE
SITE		
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	2	TOPOGRAPHIC SURVEY
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	4	CONSTRUCTION STAGING PLAN
PLANS		
	0	LOWER LEVEL & ENTRY LEVEL FLOOR PLANS (1/8" = 1'-0")
A2	1	LOWER LEVEL FLOOR PLAN - NORTH
	2	LOWER LEVEL & MAIN LEVEL FLOOR PLANS - SOUTH
	3	MAIN LEVEL FLOOR PLAN - NORTH
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	3	SECTION C-C (PARTIAL AT WEST MASTER SUITE)
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	5	WALL SECTIONS - GRID LINES A, B, C, & G
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S2	0	OVERALL FOUNDATION PLAN (1/8" = 1'-0")
	1	FOUNDATION PLAN - NORTH
	2	FOUNDATION PLAN - SOUTH
	3	MAIN LEVEL FLOOR FRAMING PLAN
	4	MECHANICAL LEVEL FRAMING PLAN
	5	ROOF FRAMING PLAN - NORTH
	6	ROOF FRAMING PLAN - SOUTH
S3	1	TIMBER / STEEL FRAMING ELEVATIONS
	2	TIMBER / STEEL FRAMING ELEVATIONS
	3	TIMBER / STEEL FRAMING ELEVATIONS
	4	TIMBER / STEEL FRAMING ELEVATIONS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION WITH MICHAEL DONOHUE AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

THIS STAMP APPLIES TO ALL THE DRAWINGS LISTED IN THE INDEX OF DRAWINGS.



Project: **LOT 226BR RESIDENCE**
LOT 226BR
MOUNTAIN VILLAGE, CO

stillwater
architecture

25 Lone Mountain Trail
 Big Sky, MT 59716
 406-223-3009
 P.O. Box 1742
 Boulder, CO 80506
 Ph. 720-441-7450
 1657 North Rockwell St.
 Chicago, IL 60647
 Ph. 312-655-0940
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DRB SUBMITTAL	02.22.21
DRAWN BY:	M.B.D.
CHECKED BY:	R.L.G.
JOB No.:	1109

A0.I



NE PERSPECTIVE



NW PERSPECTIVE



SE PERSPECTIVE



SW PERSPECTIVE



EXTERIOR STONE

EXTERIOR SIDING

EXTERIOR BEAMS/COL'S

EXT. ROOFING/METAL

EXTERIOR RAILING

EXTERIOR DECKING

EXT. WIN/DR. CLADDING

EXT. STAIR TREADS

MATERIAL NOTES:
 STONE:
 NAME: "SKYLINE" THIN STONE VENEER
 SIDING:
 8" EXPOSURE SHIP LAP SIDING, STAINED
 BEAMS:
 ARCHITECTURAL GRADE GLU-LAM
 ROOFING:
 STANDING BEAM METAL w/ BEAMS @ 16" O.C.
 EXTERIOR RAILING:
 MATTE BLACK PAINTED STEEL w/
 WOOD HANDRAIL
 DECKING:
 IPE 24" PANELS
 WINDOWS:
 BLACK CLAD WOOD WINDOWS
 EXT. STAIR:
 BLACK METAL GRATED TREADS

Project:
LOT 226BR RESIDENCE
 LOT 226BR
 MOUNTAIN VILLAGE, CO

stillwater
 architecture

25 Lone Mountain Trail
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 CHECKED BY: R.L.G.
 JOB No.: 1109

A0.2



NOTE:
 ACCESS TO CONSTRUCTION SITE WILL REQUIRE CONSTRUCTION OF THE DRIVEWAY PRIOR TO THE RESIDENCE.
 AS SUCH, TEMPORARY STREET PARKING IS REQUESTED FOR THE INITIAL STAGE OF CONSTRUCTION, BUT LIMITED TO THE TIME REQUIRED TO PROVIDE THE DRIVEWAY, RETAINING WALL AND GRAVEL FILL.

CONSTRUCTION FENCE & SILT FENCE ALIGNED WITH SETBACKS THESE LOCATIONS

CONSTRUCTION FENCE & SILT FENCE ALIGNED WITH PROPERTY LINE THIS LOCATION

CONSTRUCTION FENCE ALIGNED WITH PROPERTY LINE THIS LOCATION

CONSTRUCTION FENCE & SILT FENCE ALIGNED WITH SETBACKS THIS LOCATIONS

EXT. PERIMETER OF FOUNDATION WALLS

CONSTRUCTION STAGING PLAN
 1" = 10'-0"

Project:
LOT 226BR RESIDENCE
 LOT 226BR
 MOUNTAIN VILLAGE, CO

stillwater
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AI.4

Wildfire Mitigation Plan

Zone 1 is the area that consists of fifteen feet (5') around the building as measured from the outside edge of the building's drip line, including decks, planters or patios attached to the building.

The following provisions shall apply in Zone 1:

- All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
- All trees and shrubs located within Zone 1 shall be removed.
- The following exceptions apply to Zone 1:
 - A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation's drip edge rather than from the building plane (so the tree is considered part of an extension of the structure), and provided the distance is not limited by a lot line.
 - Flammable vegetation shall be allowed in planters attached to the building as long as the planter is within ten feet (10') of a building and vegetation is not planted directly beneath windows or next to foundation vents.
 - In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.

Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6-1, Fire Mitigation Zones, based on slope, to the lot line, whichever is less.

The following provisions shall apply in Zone 2:

- Conifer and deciduous live trees with a dbh of four inches (4") or greater shall be spaced with a ten-foot (10') crown-to-crown separation. All ladder fuels and slash shall be removed from the ten-foot (10') crown-to-crown separation areas.
- All stressed, diseased, dead, or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
- Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.

The following exceptions apply to Zone 2:

- 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 tree or shrub outside of such grouping.
- Aspen, serotinous cottonwoods, willows and other trees and shrubs listed in CSU Cooperative Extension Publication 6305 Firewise Plant Materials as exempted from this rule may be spaced closer than the ten-foot (10') crown-to-crown separation as approved by staff.
- Closer spacing of any trees may be allowed by staff upon a determination that the required ten-foot (10') crown-to-crown spacing would put the remaining trees at undue risk of wind-throw or snow breakage.
- Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided:
 - Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10') but not including said height requirement, branches need not be pruned to more than one-third (1/3) of the tree height with the following exceptions:
 - Aspen trees and
 - Isolated spruce and fir trees.

- In the event that Zone 1 or 2 extends upon the general easement, the review authority shall allow the removal of trees to implement the wildfire mitigation plan.
- Chipped wood and small timber may be spread throughout either Zone 2 or Zone 3 provided the wood chips have a maximum depth of two to three inches (2" - 3") and small timber has a diameter of three inches (3") or less and is cut up into lengths that are three feet (3') or less.

- Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
- For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.

- Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:
 - Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.
 - Outdoor storage shall only occur in the rear yard.
 - Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.
 - Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty-foot (30') distance from the structure.
 - Outdoor firewood storage shall be screened from view from surrounding lots.

Prior to the issuance of any certificate of occupancy or certificate of completion, staff shall inspect the lot affected by the Fire Mitigation plan to ensure that such plan has been implemented in accordance with the approved wildfire mitigation plan.

The wildfire mitigation plan shall be maintained by the lot owner as required by this section.

Tree Preservation and Removal Policy

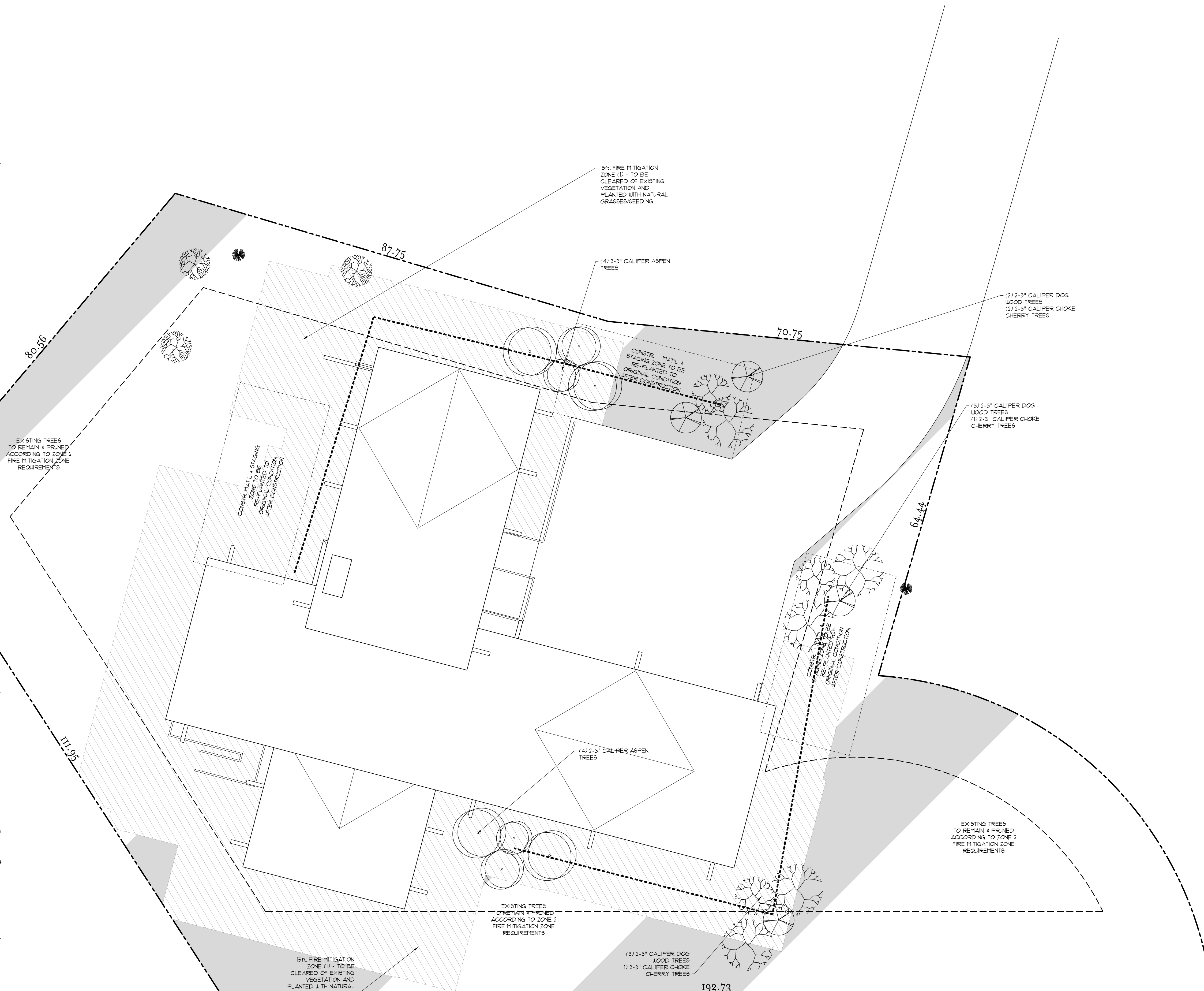
- Subject to review and approval by the review authority trees shall only be removed from a lot for:
 - Approved development as permitted by the CDD
 - Approved Fire Mitigation
 - Approved forest management
 - View corridors from windows provided the removal of such trees is minimized.
 - Utilities provided it is not practical for the utilities to follow the driveway or other corridors where trees are being removed as allowed by this section.
 - Renewable energy systems provided it is not possible to locate such on the buildings allowed on the lot, or within areas where trees are already being removed as allowed by this section.
 - Site area access as may be permitted by the review authority.
 - Potential damage to a structure or other constructed improvement of a lot, such as a utility line or utility meter, transformer or skidding equipment and/or

- Protection of the public health, safety or welfare.
 - No tree four inches (4") or greater dbh located on any lot within the town may be removed or naturally altered without the prior written approval of the review authority.
 - All dead or live trees with a diameter of four inches (4") or greater shall be preserved on the site unless the review authority has approved the removal of such trees as a part of the required development application process.

- A tree removal development application must be submitted to the Town prior to the removal or material alteration of any dead or living tree greater than four inches (4") dbh. Such development application shall include the information and plans as required by this section. d. Trees, living or dead, to be removed from the general easement or open space must be marked and field inspected prior to removal.
 - Trees removed by the ski resort operator in the ordinary operation of the ski area or golf course, including without limitation trees removed for utility and snow making installation, are exempt from the requirements of this section provided notice and information is provided to the Planning Division and it determines that the tree removal is part of the ordinary operation of the ski area or golf course. Other tree removal that is deemed by the Planning Division to not be a part of the ordinary operation of the ski or golf course operations requires the submission of a tree removal development application pursuant to the requirements of this section and the CDD.

- The Town has the right to remove any trees on Town-owned lot for forest health or fire mitigation provided the trees to be removed have been marked and staff inspects and approves the proposed tree removal.
 - Any tree deemed by staff to be a hazard to any building, structure, public facility, roadway, adjacent lot, gas line, well head, telephone, and/or electrical box shall be removed by the owner of the lot or the affected utility agency within a reasonable amount of time (as determined by the Town based on the nature of the hazard) after notification. Discussion of the hazard and the Town's approval of the tree removal shall be provided prior to the removal of the hazard tree.
 - In cases of an emergency, a hazard tree may be removed without prior approval if prior documentation of the hazard is provided to the Town that clearly shows the emergency nature of the tree removal. Such emergency tree removal shall be reported and the required documentation provided within forty-eight (48) hours of the tree removal.

- All development shall use the following best management practices to protect and preserve trees that will be retained on a project site:
 - All dead or live trees with a dbh of four inches (4") or greater that are to be saved that may be affected by construction shall be protected by placing and maintaining fencing at the tree's drip line.
 - The Building Regulations required construction mitigation plan shall show the location of all required fencing to protect trees in close proximity to grading or other construction activity.
 - Developers shall use extreme care during grading and excavation to avoid damage or removal of existing trees and shrubs to be retained on a project site and to preserve their root structures.
 - No vehicles shall be parked within the drip line of a tree or shrub to be retained.
 - No Accessory shall be constructed within the drip lines of trees to be retained.
 - No grading shall occur on a site until approved fencing is placed at the drip line of trees and shrubs to be retained on the project site.
 - All trees to be retained shall be clearly marked on the project site to ensure such trees are not removed.
 - Timber and slash generated during development shall be removed from the site within thirty (30) days of cutting. No burning of wood or any other material is permitted.



FIRE ZONE MITIGATION LEGEND

FIRE MITIGATION ZONE 1

FIRE MITIGATION ZONE 2

LANDSCAPE LEGEND

ASPEN TREES

DOGWOOD TREE

CHOKE CHERRY TREE

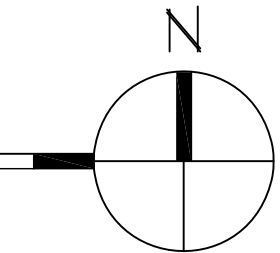
EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

TEMPORARY IRRIGATION LINE TO ESTABLISH NEW TREES

LANDSCAPE PLAN

1" = 10'-0"



Project: **LOT 226BR RESIDENCE**
LOT 226BR
MOUNTAIN VILLAGE, CO

stillwater
architecture

25 Lone Mountain Trail
 Big Sky, MT 59716
 406-223-3009

P.O. Box 1742
 Boulder, CO 80506
 Ph. 720-441-7450

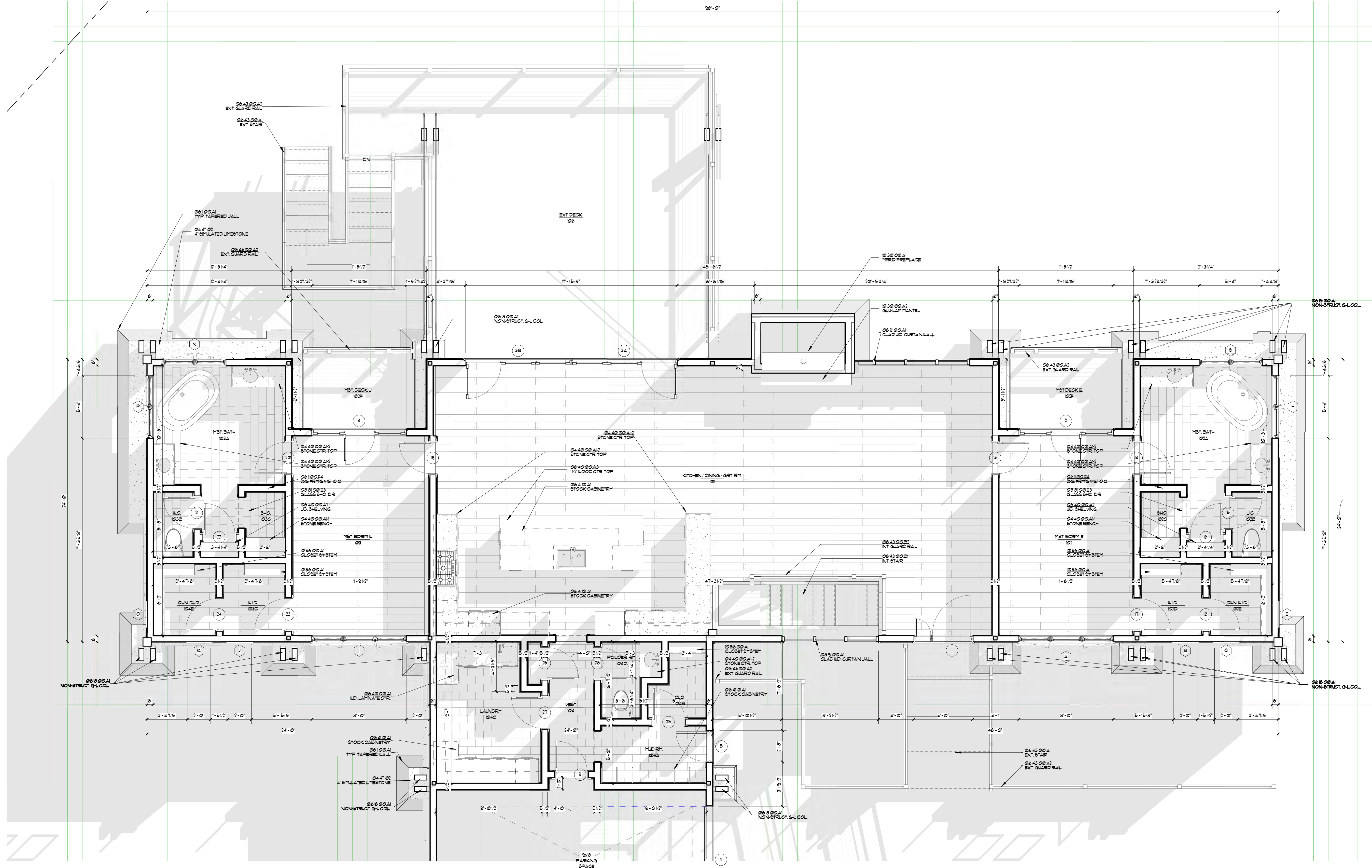
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DRAWN BY: M.B.D.
 CHECKED BY: R.L.G.
 JOB No.: 1109

AI.3



Main Level Floor Plan - North
 1/4" = 1'-0"

Rante Telluride Residence
 Lot 226BR
 Mountain Village, CO

stillwater
 architecture

1657 N. Rockwell
 Chicago, IL 60647
 312-655-0940
 P.O. Box 702
 Lyons, CO 80540
 720-441-7446

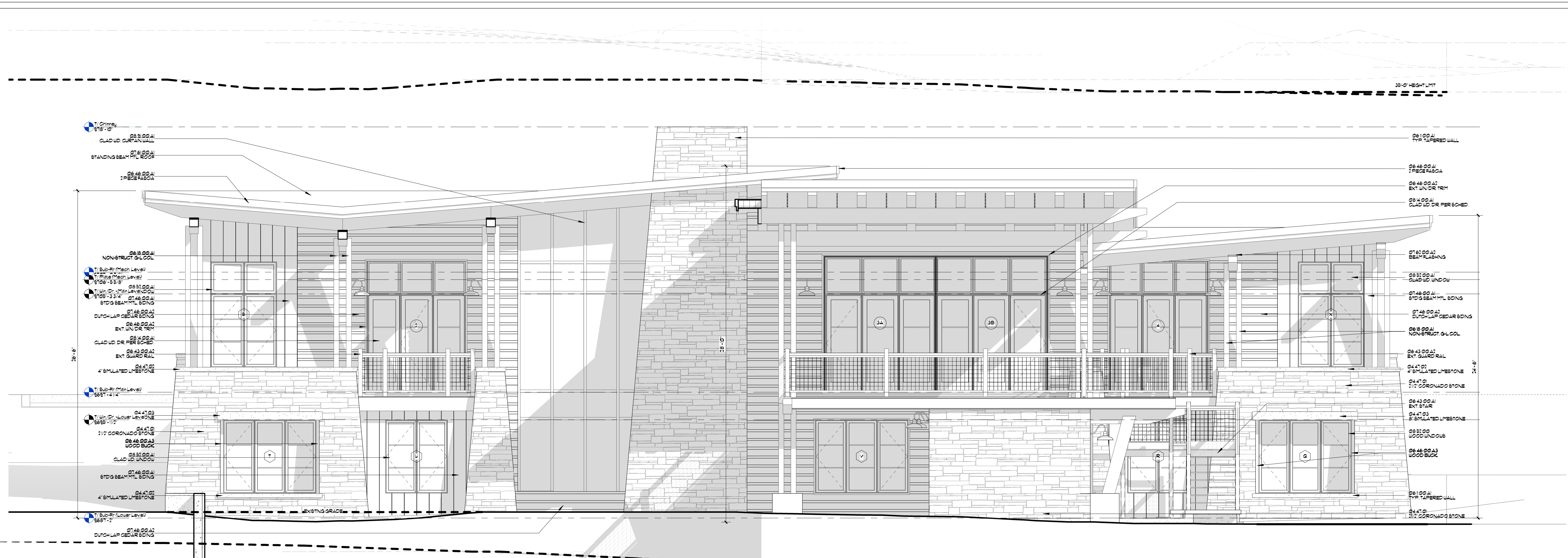
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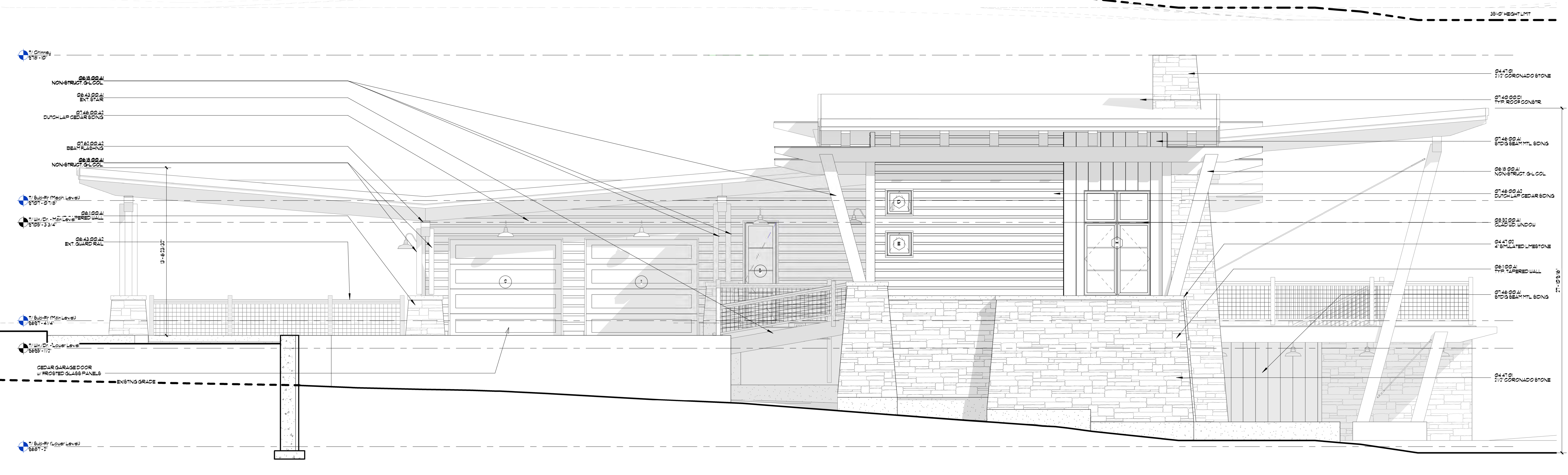
No.	Date

Project No. _____ Project _____
 Drawn By: *WJRSB*
 Checked By: _____ Checker _____

A2.3



North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

Rante Telluride Residence
Lot 226BR
Mountain Village, CO

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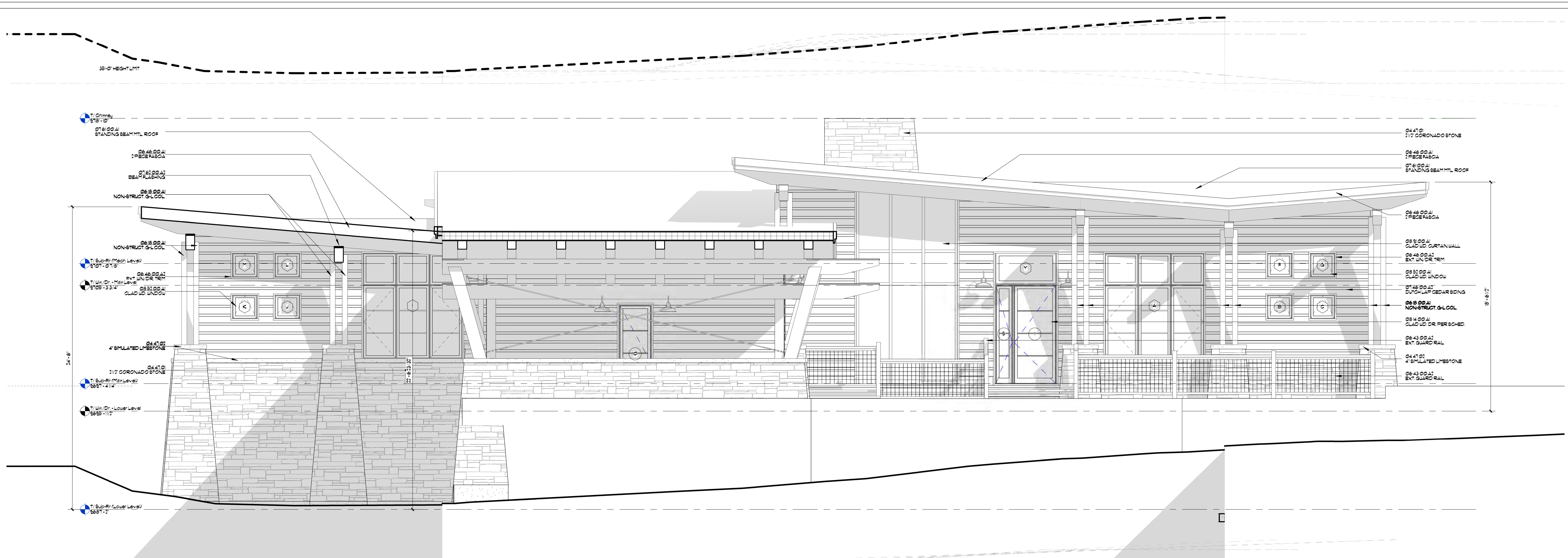
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Lyons, CO 80540
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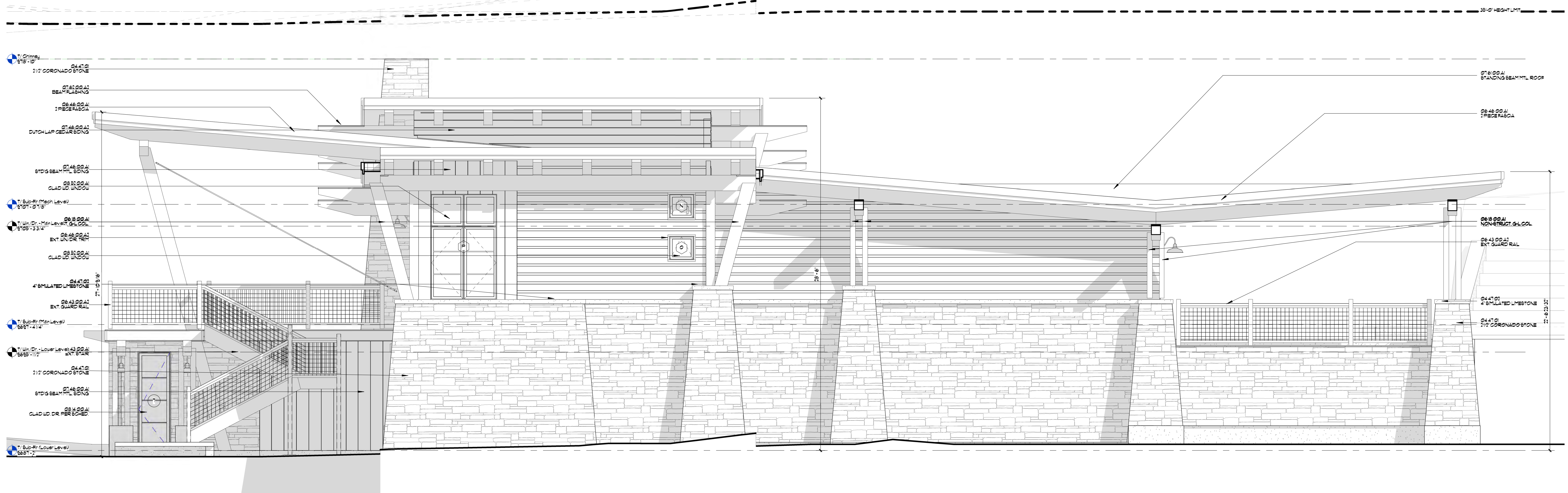
No.	Date

Project No. _____ Project _____
 Drawn By: *WJP/RF*
 Checked By: _____ Checker _____

A3.1



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

Rante Telluride Residence
Lot 226BR
Mountain Village, CO

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1657 N. Rockwell
Chicago, IL 60647
312-655-0940
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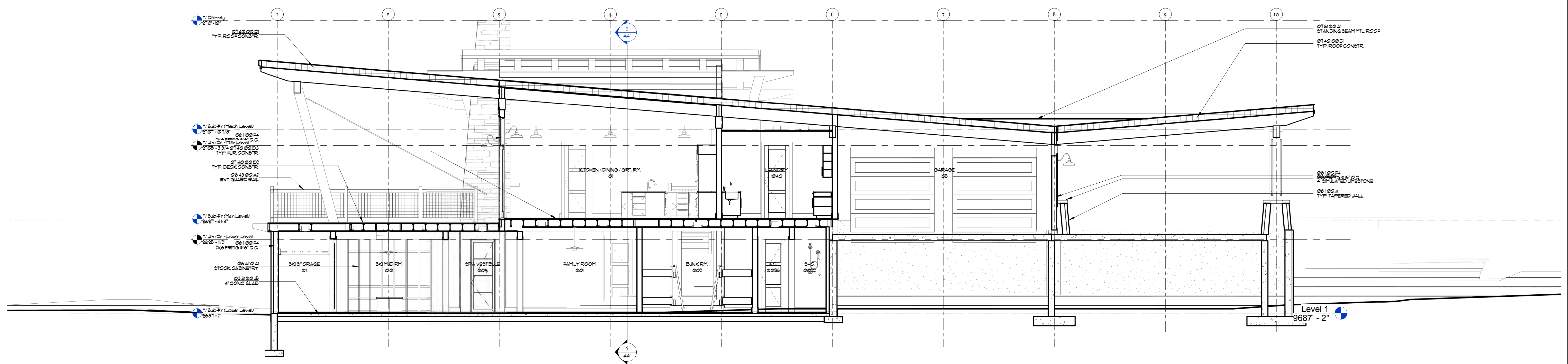
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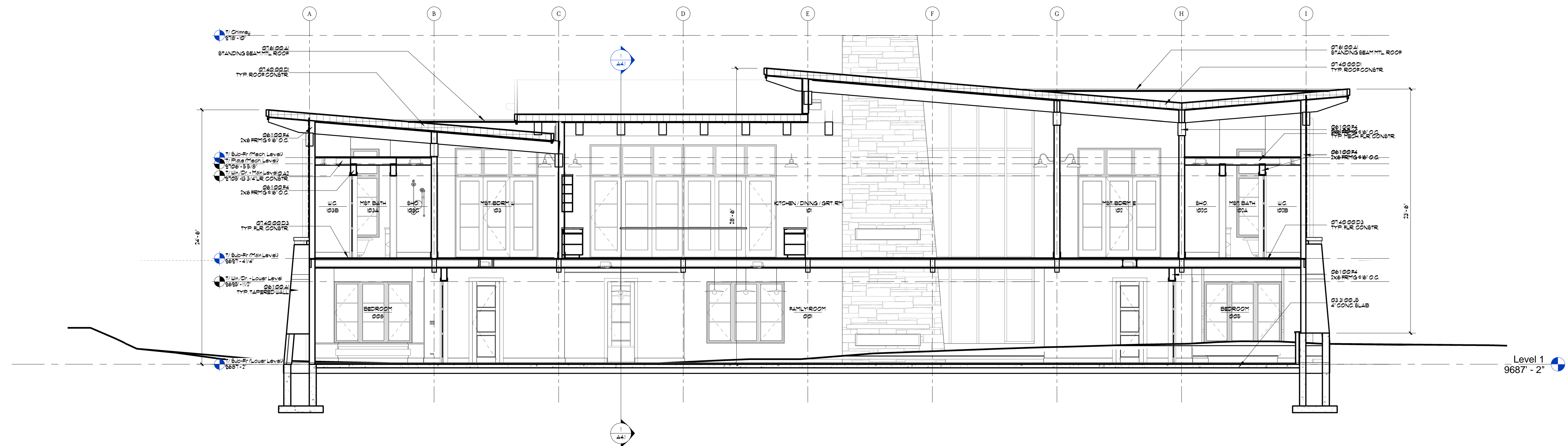
No.	Date

Project No. _____
Drawn By: *WJP*
Checked By: _____

A3.2



BUILDING SECTION A-A
3/16" = 1'-0"



BUILDING SECTION B-B
3/16" = 1'-0"

Rante Telluride Residence
 Lot 226BR
 Mountain Village, CO

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 312-655-0940

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No.	Date

Project No. _____
 Drawn By: MJP/JP
 Checked By: _____

A4.I

Rante Telluride Residence
 Lot 226BR
 Mountain Village, CO

Door Schedule										
SYM	MFR	MODEL	ROU	ROH	THCK	EXT.FN.	GLAZING	INT.FN.	LIGHT AREA	
1	TBD	VLS636	3'-6 1/2"	8'-0 1/2"		Alum+Black		Fin		
2	TBD	UPD5050	8'-0 3/8"	10'-8"	13/4"		Low E u/Argon		51 SF	
3A	TBD	UPD5050	8'-0 3/8"	11'-0"	13/4"		Low E u/Argon		54 SF	
3B	TBD	UPD5050	8'-0 3/8"	11'-0"	13/4"		Low E u/Argon		54 SF	
4	TBD	UPD5050	8'-0 3/8"	10'-8"	13/4"		Low E u/Argon		51 SF	
5	TBD	VLS636	1'-6 1/2"	8'-0 1/2"		Alum+Black		Wood+Fin		
6	TBD	VLS636	2'-8 1/2"	8'-0 1/2"		Alum+Black		Wood+Fin		
6	TBD	VLS636	2'-8 1/2"	8'-0 1/2"		Alum+Black		Wood+Fin		
7	TBD	VLS636	2'-8 1/2"	8'-0 1/2"		Alum+Black		Wood+Fin		
8	TBD	FRENCH PANEL	3'-4"	8'-4"	13/8"					
9	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
10	TBD	VLS636	2'-8 1/2"	8'-0 1/2"		Alum+Black		Wood+Fin		
1	TBD		8'-2"	8'-7"	11/2"					
2	TBD		8'-2"	8'-7"	11/2"					
3	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
4	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
5	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
6	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
7	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
8	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
9	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
10	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
11	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
12	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
13	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
14	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
15	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
16	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
17	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
18	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
19	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
20	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
21	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
22	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
23	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
24	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
25	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
26	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
27	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
28	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
29	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
30	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
31	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
32	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
33	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
34	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
35	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
36	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
37	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
38	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
39	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
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42	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
43	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
44	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
45	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
46	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
47	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
48	TBD	3-PANEL	3'-4"	8'-4"	13/8"					
49	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
50	TBD	3-PANEL	3'-2"	8'-4"	13/8"					
14	TBD	VLS636	3'-6 1/2"	8'-0 1/2"		Alum+Black		Fin		
58	TBD	VLS636	1'-6 1/2"	8'-0 1/2"		Alum+Black		Wood+Fin		

Window Schedule													
SYM	MFR	MODEL	TYPE	H	W	ROU	ROH	EXT	INT	Divides	LIGHT	VENT	
A	TBD	UCA3786	CS+TT			8'-7"	8'-8 3/4"				45 SF	23 SF	
B	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
C	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
D	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
E	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
F	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
G	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
H	TBD	CA3786	CS+TT			8'-5"	8'-6 3/4"				33 SF	23 SF	
I	TBD	UCA3786	CS+TT			8'-7"	8'-8 3/4"				45 SF	23 SF	
J	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
K	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
L	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
M	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
N	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
O	TBD	UAIN2424	AUN	2'-0"	2'-0"	2'-7"	1'-15/8"				15 SF	15 SF	
P	TBD	CA3786	CS+TT			8'-5"	8'-6 3/4"				33 SF	23 SF	
Q	TBD	UCA3071	CS+TT			4'-0"	4'-15/8"				22 SF	26 SF	
R	TBD	UCA3071	CS+TT			6'-0"	6'-15/8"				22 SF	26 SF	
S	TBD	CA3786	CS+TT			8'-5"	8'-6 3/4"				33 SF	23 SF	
T	TBD	UCA3071	CS+TT			6'-0"	6'-15/8"				22 SF	26 SF	
U	TBD	UCA3071	CS+TT			6'-0"	6'-15/8"				22 SF	26 SF	
V	TBD	UCA3071	CS+TT			6'-0"	6'-15/8"				22 SF	26 SF	
W	TBD	UCA3071	CS+TT			4'-0"	4'-15/8"				15 SF	15 SF	
X	TBD	CA3786	CS+TT			8'-5"	8'-6 3/4"				33 SF	23 SF	
Y	Knob & Mortise Co. Inc.	VL12084				8'-0 1/2"	2'-8 1/2"	Alum+Black	Wood+Fin	Yes			

stillwater
 architecture

1657 N. Rockwell
 Chicago, IL 60647
 312-655-0940
 P.O. Box 702
 Lyons, CO 80540
 720-441-7446

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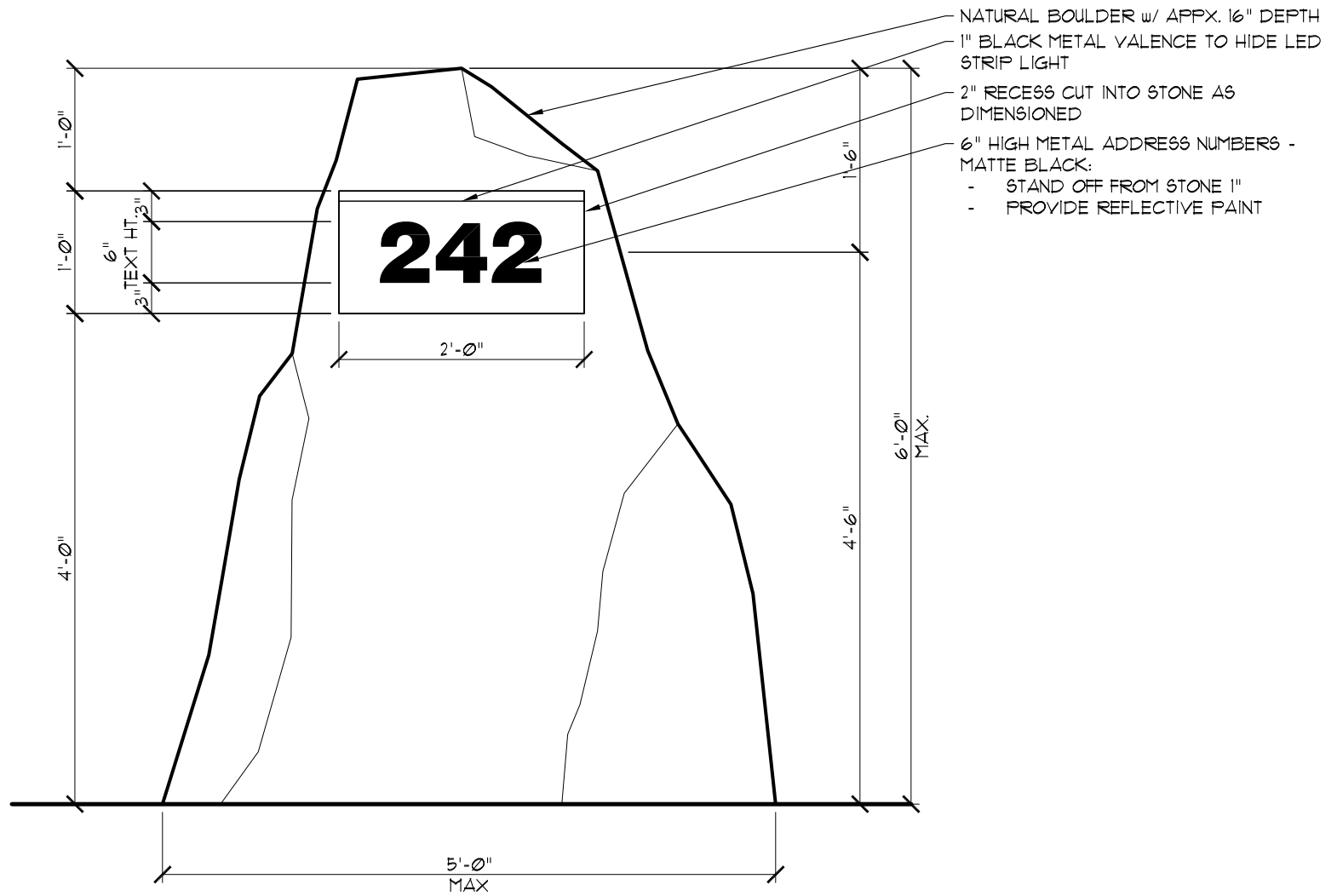
www.stillwaterarchitecture.com

No.	Date

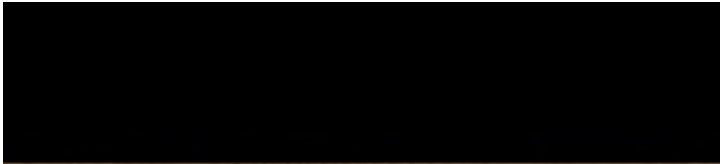
Project No.:
 Drawn By: [Signature]
 Checked By: [Signature]

Project:
 [Signature]
 Checker:

A5.I



LOT 226BR ADDRESS MONUMENT



1210

BLUELINE DATA CORP
807 S RANDALL RD #108
ELGIN, IL 60120-9982

INLAND BANK
One Bank, Three Ways
70-2000 718

02/22/2021

PAY TO THE ORDER OF Town of Mountain Village \$ 3,500.00

Three thousand five hundred and 00/100 DOLLARS
Town of Mountain Village

MEMO 242 Benchmark

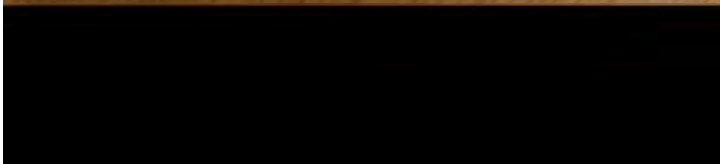
Julie Bowler
Treasurer

⑈001240⑈ ⑈074925596⑈ 174968⑈

BLUELINE DATA CORP 1210

Date	Type	Reference	Original Amount	Balance Due	Payment
02/22/2021		Town of Mountain Village			
02/19/2021	DR	021921	3,500.00	3,500.00	3,500.00
			Check Amount		3,500.00

Inland 107 Rocky 3,500.00



Date: _____
Type: _____
Firm Name: _____
Project: _____

Vaya Free Form Tunable White

IP40, 2700 to 6000 K, 1 m (3 ft)

Uniform, slim, flexible luminaire with tunable white light

Vaya Free Form is a flexible linear lighting solution for straight or curved coves and recessed applications. Free Form gives you even, uniform white light on any surface, in any environment. You can easily cut and connect interior Free Form, enabling illumination that conforms to unusual and difficult-to-light shapes while eliminating waste. In outdoor environments, you can cut and reseal Free Form, retaining its IP66 rating. Free Form Tunable White includes channels of warm, neutral, and cool white LEDs produce color temperatures ranging from 2700 K to 6000 K.



- **Dependable** – A tough silicone enclosure protects the LEDs in indoor and outdoor environments. Mounting options ensure exact positioning of Free Form on any surface, so your luminaires stay in place—delivering accurate, efficient light.
- **Light, Anywhere** – With its low profile, Free Form fits into the tightest of spaces. And thanks to mounting options for virtually any surface, Free Form can illuminate any cove or recess, highlight any feature, and conform to any shape.
- **Uniform Illumination** – The first thing you'll notice when you turn on Vaya Free Form is... nothing. No striation. No color shift. No visible difference between Free Form luminaires. Just even, uniform light.
- **Cost-Effective** – In interior environments, Free Form segments can be cut and connected, no soldering required. So you lower your costs by reducing waste and lessening environmental impact. Win-win.
- **Simple Installation** – Use mounting tracks for precise, straight runs, or use secure mounting clips for curves and bends. The carefully designed silicone enclosure protects the internal circuitry and keeps everything firmly in place. So the LEDs won't get damaged or change position when installing Free Form.
- **Color Temperature Choices** – Free Form Tunable White includes channels of warm, neutral, and cool white LEDs produce color temperatures ranging from 2700 K to 6000 K.
- **Global Reach** – Vaya brings exceptional (and cost-effective) lighting solutions to large-scale implementations, such as hundreds of retail stores, maintaining brand consistency between sites and across borders.

For detailed product information, please refer to the Vaya Free Form Product Guide at www.colorkinetics.com/global/products/vaya/free-form-tunable/

COLORKINETICS
vaya series

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Output

Color Temperature	2700 K to 6000 K
Beam Angle	120°
Lumens†	1,109
Efficacy	96.2
CRI	88

Electrical

Input Voltage	24 VDC
Power Consumption (Maximum at full output, steady state)	11.5 W

Control

Dimming Module	0-10 V Dimming Module DALI Dimming Module DMX/Dynet via converter interface
----------------	-----------------------------------------------------------------------------------

Lumen Maintenance

Threshold	Ambient Temperature	Reported	Calculated
L90	25 °C	25,000	25,000
	50 °C	16,000	16,000
L80	25 °C	> 36,000	25,000
	50 °C	33,000	33,000
L70	25 °C	> 36,000	80,000
	50 °C	> 36,000	52,000

Physical

Dimensions	12.7 x 1000 x 4.5 mm (0.5 x 39.37 x 0.17 in) (Height x Width x Depth)
Weight	0.07 kg (0.15 lb)
Housing Material	Extruded silicone
Lens	Frosted silicone
Mounting Options	Mounting clips, mounting track
Temperature Range	-40 to 50 °C (-40 to 122 °F) Operating -20 to 50 °C (-4 to 122 °F) Startup -40 to 80 °C (-40 to 176 °F) Storage
Minimum Bend Diameter	50 mm (1.97 in)
Minimum Segment Length	100 mm (3.94 in)
Humidity	0 to 95%, non-condensing

Maximum Run Length

7 m (23 ft). To calculate luminaire run lengths for your specific installation, download the Configuration Calculator from www.colorkinetics.com/vaya/Configuration-Calculator/

Certification and Safety

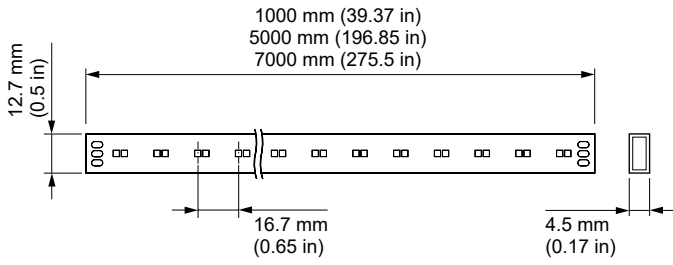
Approbation	UL/cUL, CE, CQC
Environment	Damp Location, IP40



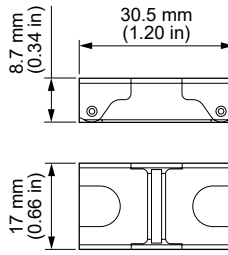
† 0.3 m (1 ft) lumen output measurements comply with IES LM-79-08 testing procedures. 5 m (15 ft) and 10 m (30 ft) measurements are estimated based on the 0.3 m (1 ft) measurements.

‡ When re-connecting segments with connectors, avoid cutting at solder joints, which appear every 500 mm (19.68 in).

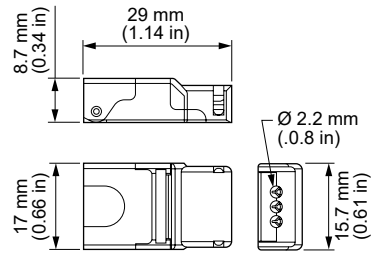
Dimensions



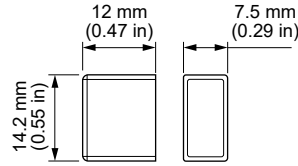
Strip Connector



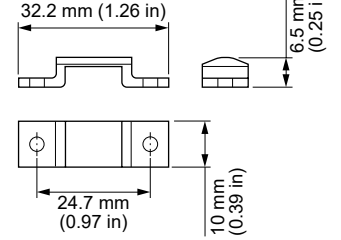
Cable Connector



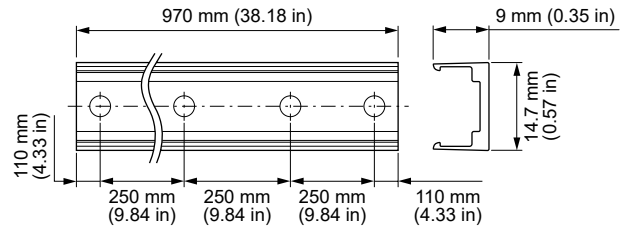
End Cap



Mounting Clip



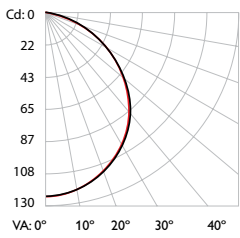
Mounting Track



Photometrics 2700 to 6000 K, 0.3 m (1 ft)

Photometric data is based on test results from an independent NIST traceable testing lab. IES data is available at www.colorkinetics.com/support/ies.

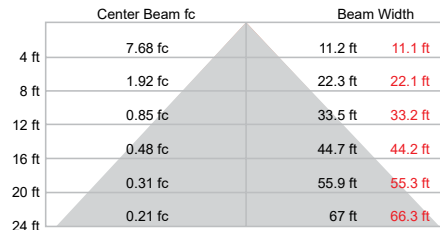
Polar Candela Distribution



	0	25	45	75	90
0	123	123	123	123	123
5	122	122	122	122	122
15	118	118	118	118	118
25	109	109	109	109	108
35	96	96	96	96	95
45	79	79	79	79	79
55	60	60	60	60	60
65	40	39	39	39	39
75	18	18	18	19	19
85	4	4	4	4	4
90	1	1	1	1	1

■ - 0° H ■ - 90° H

Illuminance at Distance



11.1 ft (3.4 m)
1 fc maximum distance

■ Vert. Spread: 108.8°
■ Horiz. Spread: 108.2°

Luminaire and Accessories

Use Item Number when ordering in North America

Luminaire	Item Number	Item 12NC
Vaya Free Form Tunable White, IP40, 2700 to 6000 K, 1 m (3 ft) 4 Mounting clips included.	316-200019-00	912400136482
Accessories		
Mounting Clips, WH/TW (PC) (50 PCS)	320-000019-00	912400136487
Mounting Track, WH/TW (AL), 1 m (3 ft) (10 PCS)	320-000019-01	912400136488
Cable Connector, IP40, WH/TW (10 PCS)	320-000019-02	912400136489
Strip Connector, IP40, WH/TW (10 PCS)	320-000019-03	912400136490
End Cap, IP66, WH/TW (Including RTV Glue) (30 PCS)	320-000020-00	912400136491
Power Supplies		
Philips 100 W 24 V Power Supply (120-240V) CE/ENEC/CB/VDE-EMC/VDE-S/VDE-Household/RCM/CSA/cUL/CCC	-	929001669506
XITANIUM 100 W 24 V Power Supply (120 to 277 V) UL/CSA	309-000001-00	912400130191
XITANIUM 100 W 24 V Power Supply (100 to 240 V) PSE	-	929000485303
Dimming Module		
DMX/Dynet via converter interface	-	913703061209
3rd party PWM controller	-	-

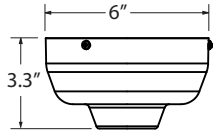
COLORKINETICS vayaseries

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Color Kinetics
www.colorkinetics.com/global/products/vaya/free-form-tunable/

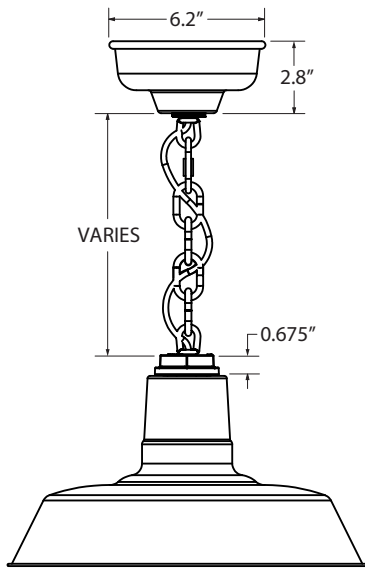
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



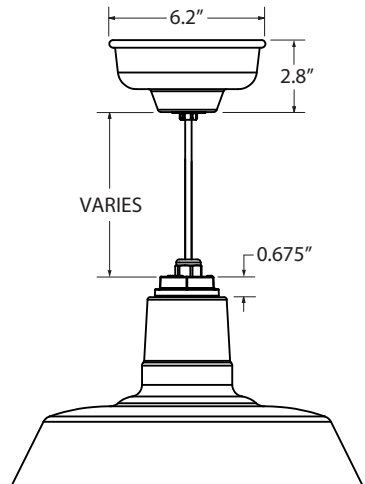
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



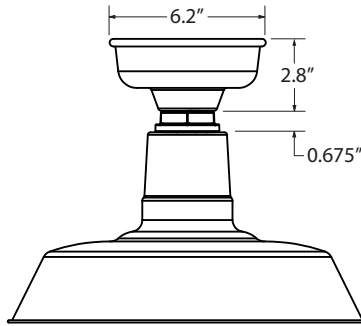
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



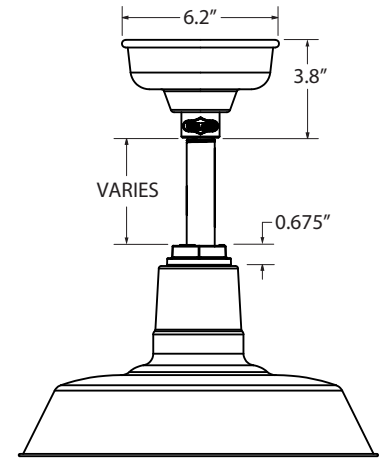
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



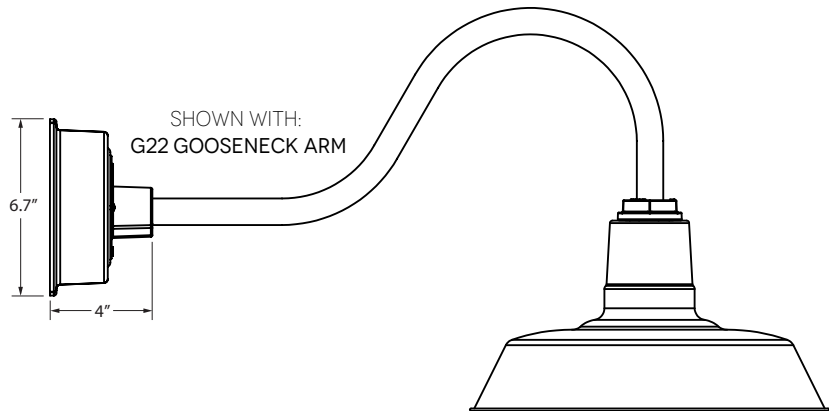
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

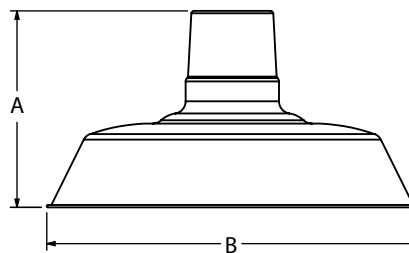


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS14	7.5"	14"
WHS16	7.75"	16"
WHS18	8.5"	18"
WHS20	9.25"	20"
WHS24	10.75"	24"
WHS28	11"	28"

LIGHT SOURCE

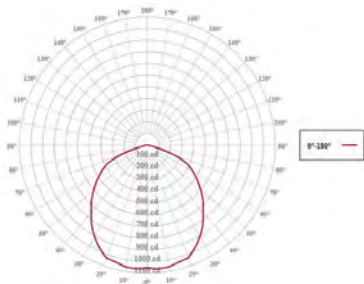
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

	LUMENS		850		1250		2000		3000		4000	
	Wattage		11		16		27		38		43	
	Optics	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	
WHS12	FLAT	846	74	1244	78	1997	74	2996	79	3995	93	
	DOMED	824	72	1212	76	1936	72	2904	76	3872	90	
WHS14	FLAT	845	74	1243	77	1982	73	2973	78	3964	92	
	DOMED	823	72	1210	75	1904	71	2856	75	3808	88	
WHS16	FLAT	845	74	1243	77	1982	73	2973	78	3964	92	
	DOMED	822	72	1209	75	1902	70	2854	75	3805	88	
WHS18	FLAT	843	74	1240	77	1978	73	2967	78	3956	92	
	DOMED	819	72	1204	75	1895	70	2843	75	3791	88	
WHS20	FLAT	841	74	1237	77	1973	73	2959	78	3945	91	
	DOMED	815	72	1199	75	1887	70	2830	74	3773	87	
WHS24	FLAT	838	74	1233	77	1968	73	2952	77	3936	91	
	DOMED	810	71	1191	74	1877	70	2815	74	3753	87	
WHS28	FLAT	840	74	1235	77	1974	73	2961	78	3948	92	
	DOMED	811	71	1193	74	1885	70	2828	74	3771	87	

*Acrylic Diffuser option reduces lumens delivered and LPW

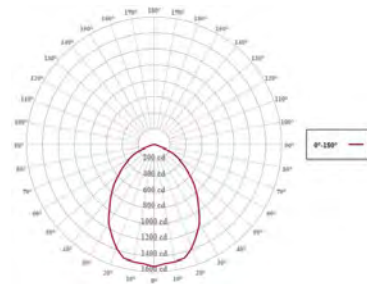
LIGHT DISTRIBUTION

DOMED LENS (DL)

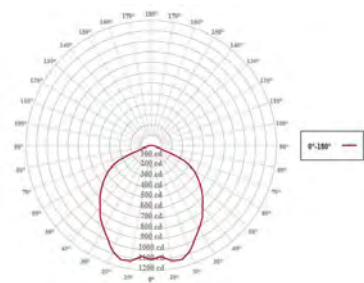


Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)

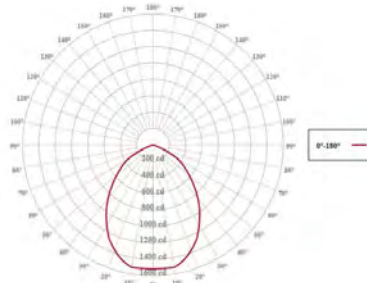
FLAT LENS (FL)



Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)



Shown above with 20" Shade (WHS20), White Interior (200-White) and 3000 Lumen (LED38)

SPECIFICATIONS

LED 11, 16, 27, 38, 43 LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE
 INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS
 L90(6K) > 36,300 HOURS
 AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request
 90+ CRI
 2 STEP MACADAMS ELLIPSE
 EFFICACY: UP TO 93 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

DIMMING

LED 11 & 16
**Triac Dimming at 100-120VAC, Able to Dim down to 5%.
 Dependent on Specific Dimmer.
 0-10V & ELV Dimming Available upon Request.**
 LED 27, 38 & 43
**0-10V Dimming, Able to Dim down to 10%.
 Dependent on Specific Dimmer.
 Triac & ELV Dimming Available upon Request.**
 TRIAC & ELV DIMMING AT 230 VAC
Available by Request
 COMPATIBLE DIMMERS
Consult Factory for Additional Information on Dimming

LED 27, 38, 43 ELECTRICAL/LED DRIVER

DRIVER TYPE: LMD400 DRIVE CURRENT: 940mA
 POWER FACTOR > 0.95 EFFICIENCY: UP TO 81% TYPICAL
 INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)
 CLASS 2 POWER SUPPLY
 LED DRIVER LIFETIME: > 50,000 HOURS (@ 25 DEG C AMBIENT)
 CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 230 VAC

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
**Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility
 Located in Titusville, FL**
 CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles
 CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles
 LIMITED WARRANTY
**For Additional Information on Our Limited Warranty, Please See
 Our Terms & Conditions**
 OPERATING TEMPERATURE
 -30°C to 40°C

LED 11, 16 ELECTRICAL/LED DRIVER

DRIVER TYPE: LMD125
 DRIVE CURRENT: 440mA
 POWER FACTOR > 0.9
 EFFICIENCY: UP TO 81% TYPICAL
 INPUT VOLTAGE: 100-120 VAC (SEE DIMMING SECTION)
 CLASS 2 POWER SUPPLY
 LED DRIVER LIFETIME: > 50,000 HOURS (@ 25 DEG C AMBIENT)
 CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 230 VAC

SHADE & FINISHES

POWDER COAT SHADE
**Hand-Spun from High Purity 0.050" Thick 3003-O Temper
 Aluminum**
 PORCELAIN SHADE
Hand-Spun from 20 Gauge Sheet Metal
 POWDER COAT FINISHES
**Polyester Powder Coat Finishes Are Electro-Statically Applied and
 Thermocured**
 PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven
 COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper
 BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

MOUNTING

STEM
**1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Mounting Stem. Custom Lengths Available upon
 Request.**
 GOOSENECK
**1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40,
 6063 Aluminum Gooseneck**
 CORD
**Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth
 Cord, +/- For Socket Orientation**
 CHAIN
**4-Gauge Chain Complete with Quick Link for On-Site Adjustments
 to Chain's Length**
 MAX FIXTURE WEIGHT
10 lbs

John A. Miller

From: Finn KJome
Sent: Monday, March 29, 2021 10:14 AM
To: John A. Miller
Subject: RE: April 22, 2021 Special DRB Meeting Referrals - 729R-7, AR26, and 226BR

Here are my comments.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, March 26, 2021 4:04 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Scott Heidergott <sheidergott@telluridefire.com>; Mike Otto <MOtto@mtnvillage.org>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: April 22, 2021 Special DRB Meeting Referrals - 729R-7, AR26, and 226BR

Good Afternoon All –

We currently have a big push for Design Review before spring melt so I am going to send you this month's referrals as one email instead of multiple. Amy should also sent or be in the process of sending a few more homes that she is reviewing.

1. New Single Family Home at 87 Pennington Place
https://townofmountainvillage.com/site/assets/files/34813/lot_729r-7_referral_packet.pdf
Field verify existing utilities. John we should probably talk about the swimming pool at some point no real issue just want to go over it with you. I don't have an issue with the encroachment into the GE but think DRB should discuss this.
2. New Single Family Home at 122 Singletree Road
https://townofmountainvillage.com/site/assets/files/34814/lot_ar26_referral_packet.pdf
Field verify existing utilities.
3. New Single Family Home at 242 Benchmark Drive
https://townofmountainvillage.com/site/assets/files/34815/lot_226br_referral_packet.pdf
Field verify existing utilizes. Work with Public Works on the future water tap.

Please let me know if there are any questions 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



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: 242 Benchmark Drive
Mountain Village, CO 81435

Architect: Stillwater Architecture

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) 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.
- 3) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.

John A. Miller

From: Olga Kramar <olga.kramar@alumni.stanford.edu>
Sent: Monday, April 12, 2021 12:50 PM
To: cd
Subject: Proposed lot subdivision at 242 Benchmark Dr, lot 226BR

We bought our home at 233 Benchmark for the character of the neighborhood, and the fact that it was an established neighborhood, not one under development. The area surrounding our home is as important as the home itself, as any real estate agent will tell you. Established neighborhoods provide substantial benefits, as follows:

1. Peace and quiet. No empty lots around us gave some assurance we wouldn't be subjected to extended noise and disruption from a new build. New construction brings noise and traffic. As it turned out, those of us living on Benchmark have spent two years dealing with super-loud jake brakes (ask me for videos) and speeding worker trucks, many from Oprah's project. Our repeated requests to stop either were barely answered, and no effort was made to remedy the problems. We have no confidence that either speed limits, parking prohibitions, or noise from dump trucks would be mitigated. So another peaceful summer and winter or two or three destroyed by a new build right up the street?
2. No surprise new houses. Since there are no empty yet-to-be-developed lots in our immediate area, we counted on no new oversized houses that block or alter a view., whether directly from our house, or from the immediate surroundings.
3. This area has many log homes with a mostly rustic character. The home pictured is completely out of character for the neighborhood.
4. Housing density is key. Every house now has a given amount of space around it. That's one of the features we bought. We hike the ski runs multiple times a day during the summer. The forest and vegetation along the ski run are wonderful, not just for us but all those who hike the runs. Why start turning it into a row of large, looming, houses? Everyone wants a slope-side house, so allowing this will set a precedent that will snowball. If you ever enjoyed the beach at Destin, FL in the 70s and then went back today, with the outrageous development density, you understand. If Mountain Village starts to allow subdividing lots into smaller parcels, what's to stop many other landowners deciding to make a buck by splitting their land? How will you deny future parcel subdivisions if you allow this one? This will lead to completely destroying the character of Mountain Village.

I strongly oppose the proposed lot subdivision and new house construction.

Please also count this as my request to speak and the online meeting addressing this subject.

Regards,
Olga

--

Olga Kramar | 281.639.8890
3500 E Lincoln Drive, Unit 45
Phoenix, AZ 85018

John A. Miller

From: Steve Rosenblatt <steverosenblatt1@gmail.com>
Sent: Monday, April 12, 2021 12:48 PM
To: cd
Subject: Lot 226BR and 242 Benchmark Lot Subdivision

My wife, Olga Kramar and I are located at 233 Benchmark across the street from the proposed project. We are opposed to this lot subdivision and construction of a two story home of nearly 6000 square feet for multiple reasons.

We have endured endless construction traffic on Benchmark due to Oprah's massive project for a very long time. Despite multiple calls to MVPD there has been no law enforcement of speeding or jake brake violations of large dump and cement trucks. We do not want to intensify construction traffic on Benchmark nor do we want the noise that a massive construction project of nearly 6000 square feet of air conditioned space will bring. That is one reason.

Another reason is that we bought 233 Benchmark with an existing home density in mind. This project increases the density, dwarfs the ski slope with a structure closer to the edge of the ski run than existing homes and will set in motion greed driven subdivisions into the future with the creation of more flag shaped lots. Perhaps, the owners are intending to build a huge house to move into and perhaps turn the existing home into yet another AirBnB. This project will hopefully require the owners to justify their request for variances. I see no compelling reason presented in the proposed plan to make a driveway retaining wall 5' tall instead of the maximum allowable 4'. Perhaps the problem is the lot is not big enough in the needed places to build a massive home and/or driveway.

For the most part the lower end of Benchmark has smallish homes and the larger homes are on larger lots way up Benchmark near its upper end. Again, the character of lower Benchmark would be visibly changed from the street and slope side of this property.

I note further that the owners or their representatives had to know that notices to neighbors would go out seeking support or opposition to the project and yet no effort was made to preliminarily contract the nearby homeowners before application to the town was submitted. Maybe because the homes in that part of Benchmark are traditional or log homes and not one comes across as Mountain Modern as per the submitted drawings in the application. Perhaps the owners of the project hoped neighbors would not pay attention and negative input to the town would be avoided. Perhaps the owners thought that neighbor input is a mere formality to endure to build the project. I hope they are wrong on both counts. A good neighbor would have contacted neighbors to reveal the project rather than having neighbors have to hear of it from the formal application process. We suggest the owners buy a proper lot to build their dream project, just like Oprah did, We are vigorously in opposition to this project for the above reasons.

We wish to testify virtually on April 22, 2021 and consider this email our request to register to be able to speak live at the virtual hearing where we hope to see at least one of the owners and not merely their legal or architectural representatives. Please provide a Zoom link for the meeting or a URL to the agenda that includes such a link.

Steve Rosenblatt

Cell/Office 609 922 1482



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; April 22, 2021

DATE: April 2, 2021

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 430, TBD Touchdown Drive

APPLICATION OVERVIEW: New Single-Family Home on Lot 430

PROJECT GEOGRAPHY

Legal Description: LOTS 430, TELLURIDE MOUNTAIN VILLAGE, FILING 12, ACCORDING TO THE PLAT RECORDED FEBRUARY 3, 1987 IN PLAT BOOK 1 AT PAGE 702, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 129 Touchdown Drive

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Mountain Village Lot 430 LLC, A Colorado Limited Liability Company

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-family

Lot Size: 1.707 acres

Adjacent Land Uses:

- **North:** Single-family
- **South:** Single Family
- **East:** Single-family
- **West:** Single-family

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Case Summary: Kristine Perpar of Shift Architectures, Applicant for Lot 430 is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 430, 129 Touchdown Drive. The Lot is approximately 1.7 acres and is zoned Single-family. The overall square footage of the home is approximately 7,397 gross square feet and provides 2 interior parking spaces within the proposed garage and 2 exterior parking spaces.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) / 40' (gable) Maximum	39' – 11 1/2"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	32.5"
Maximum Lot Coverage	30% (22,346 s.f.)	11.3% (6,595 s.f.)
General Easement Setbacks	No encroachment	None
Roof Pitch		
Primary		10:12
Secondary		1:12, flat
Exterior Material		
Stone	35% minimum	42%
Windows/Doors	40% maximum	30%
Parking	2 enclosed / 2 exterior	2/2

Design Review Board Specific Approvals:

- 1. 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 a primary gabled roof form with secondary shed projections. Homes with a primary gabled roof form are granted a maximum building height of 40 feet. The maximum average height must be at or below 35 feet for homes with a primary 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: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has demonstrated compliance with max heights on their plan set for both Maximum and Maximum Average heights. It should be noted that additional height measurements should be provided for the chimney to determine that its height complies with the CDC. The applicant did provide a parallel plane analysis, demonstrating overall compliance with the height.

17.3.14: General Easement Setbacks

Lot 430 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, Natural Landscaping, 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 Touchdown Drive (access Tract 12-B) and crosses the General Easement to the homesite. Its anticipated that the address monument will be in this general location but may impact the ROW potentially.*
- *Utilities: Given Lot 430's location and the location of the existing utilities, the GE will need to be crossed on both the East and West GE's, accessing utilities within Touchdown Drive and Access Tract 12-B.*
- *Landscaping: While not documented at this point, Staff is anticipating that there may be some landscaping within the GE. This detail should be addressed and updated prior to Final Architecture Review (FAR).*

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 combined gable and shed roof forms of this home provides a feeling of a grand old ski lodge with a contemporary flair. Extensive use of stone somewhat counteracts the large areas of glazing, helping to maintain some of the more traditional alpine feel. Staff feels that this home honors the tradition of mountain style homes in the area and blends well into the existing development pattern of the Mountain Village.

The use of reclaimed wood siding will also give the home some perceived history, while the black clad roof and windows will tie in the more contemporary parts of the home. The applicant is proposing metal fascia for the flat roof portions of the home, if DRB agrees with this material choice than a specific approval should be granted.

17.5.5: Building Siting Design

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

Staff: Lot 430 is quite a large lot and is extensively treed, so this home has the benefit of being able to retain much of the native vegetation to screen itself from neighboring properties. The home is on the larger side, but varying roof forms will break up the mass of the home well. Given the stepped nature of the home, the design does a good job at blending into the existing landforms and vegetation.

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 applicant is proposing the use of a cut honed limestone in a random pattern on the lower level that will help to ground the home visually, and the overall form does portray a structure that seems substantial and strong. Based on the plans provided the applicant is meeting all materials requirements for Stone and Glazing.

Window and door trim are proposed as black-clad wood windows, and a full window and door schedule has been provided. The appropriate recess of doors and windows in areas with stone veneer has been noted on the plans. The proposed roofing material is a black standing seam product, and the fascia of the home is doug fir, except for the flat roofs which will have a black metal fascia. If DRB is amenable to the black metal fascia, then this should be granted a specific approval. The CDC allows for Black and Grey standing seam roofing materials and this appears to meet that requirement. It should be noted that the applicant has not shown snow fencing on the roof plan, but it appears to be unnecessary given the slopes of the roof.

The applicant has not proposed any snowmelt at this time.

17.5.7: Grading and Drainage Design

Staff: The applicant has proposed very little grading/site disturbance outside of the creation of the driveway and parking area. Staff is concerned that given the slope of the Lot, that there will be more impacts to finished grade on the west side of the home as it slopes towards Touchdown Drive. Additionally, there are concerns related to stormwater mitigation that will be discussed below in more detail.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two interior and two exterior parking spaces. The applicant has shown two interior spaces, and two exterior spaces, however the required 9' x 18' spaces should be indicated on the plans. Currently, the exterior parking is shown in a tandem format, but tandem parking is not permitted for Lots over 0.75 acres. Due to the size of this lot, the parking plan shall be revised to demonstrate that all parking can be accommodated in accordance with the requirements of the CDC.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan. The plan appears to show that the only landscaping will be the revegetation of disturbed areas with native grass. This does not meet the requirements of the CDC and prior to FAR this shall be revised accordingly.

17.5.11: Utilities

Staff: The civil plans do show some utility connections but prior to issuance of a building permit, the applicant shall work with the Public Works Director and all other utilities to verify all locations for connections.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications and a photometric study. The sconce (fixture a) indicated appears to exceed the maximum temperature allowable. The upper level deck shows no lighting, but staff believes that one would need to be added at the door for building code compliance. This plan shall be revised to address this building code requirement prior to FAR.

17.5.13: Sign Regulations

Staff: The address marker is on the east side of the drive and should be clearly visible from the street. The dimensions appear to meet those required by the CDC. LED lighting is indicated, however is shown as back-lit. Prior to FAR the applicant shall revise the lighting for the address monument to meet all 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 that indicates appropriate removal of trees in Zone 1, however no Zone 2 is indicated on the plan. All trees remaining in Zone 2 need to meet the Fire Mitigation standards of crown-to-crown distance and pruning. The applicant shall revise the Fire Mitigation Plan prior to FAR to address Zone 2 crown spacing, and shall provide a tree plan demonstrating all trees to be removed from site. This plan will be re-referred to the Town Forester.

17.6.6: Roads and Driveway Standards

Staff: The driveway grade varies from 3.6% to 8% which meets the graded requirements of the CDC. The driveway width appears to be 12' with 2' shoulders, though these dimensions should be called out on the plan. The drive does not appear to meet the width standards as proposed – driveways over 150' in length are required to have a paved surface of 16'.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces. One is indicated to run on natural gas. The other just says "fireplace". If there is a wood burning fireplace, the applicant shall verify the existence of a wood burning permit, otherwise shall change the drawings to reflect that all fireplaces will 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 contractor will have to work with the town to require the proper permitting for the parking in the GE as shown on their CMP. Post construction, any disturbance in the GE caused by this parking should be revegetated to CDC standards. The construction fencing seems to accurately represent the limits of disturbance. They have indicated tree protection for any remaining trees that are close to the home site and likely to be impacted by construction. A crane is indicated on the CMP, the applicant shall work with town staff to make sure the crane swing doesn't impede the roadway. Any areas downhill of ground disturbances will be required to provide stormwater mitigation in the form of silt fencing, waddles, etc. This information shall be revised and included in an updated CMP prior to FAR.

Staff Recommendation: Staff recommends the DRB approve the Initial Architecture and Site Review for Lot 430, 129 Touchdown Drive, 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 Initial Architecture and Site Review for a new single-family home located at Lot 430, based on the evidence provided within the Staff Report of record dated April 2, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) Metal fascia

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional landscaping.
- 2) Prior to final review, the applicant shall modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 3) Prior to final review, the applicant shall move the exterior parking spaces to avoid tandem parking and note parking space dimensions and garage back-out space on the applicable drawings.
- 4) Prior to final review, the applicant shall update the CMP to provide stormwater mitigation devices.
- 5) Prior to final review, the applicant shall revise the address monument to ensure the lighting complies with the regulations of the CDC.
- 6) Prior to final review, the applicant shall provide additional details on the proposed fireplaces, and if any are specified as wood burning, to provide documentation of the appropriate burning permits.
- 7) Prior to final review, the applicant shall revise the lighting plan so that all fixtures meet the lighting requirements of the CDC.
- 8) Prior to final review, the applicant shall revise the driveway width to meet the requirements of the Road and Driveway standards.
- 9) 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.
- 10) 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
- 11) 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.
- 12) 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.
- 13) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

- 14) 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
- 15) Any Town owned utilities required to be relocated due to the development of this Unit, shall be relocated solely at the cost of the property owner. Prior to relocation, these modifications must be approved by the Public Works Director and any other relevant agencies.

/aw

Date: February 18, 2021
By: Kristine Perpar, Architect

Property address:

129 Touchdown Drive; Lot 430
Telluride, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Lot 430; The Lewis Residence was designed to capture the views from the house, sensitivity to the site and neighbors and the existing topography.

Lot 430 is currently vacant of structures and covered in trees.

The driveway is situated off of northeast corner of the lot with a gradual slope to the proposed home.

Exterior elevations, plans and roof are simple in form. Roofs consist of a 10:12 gabled a 1:12 shed. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment, neighboring properties and for durability.

The proposed landscape plan is simple with revegetation plan and elevated terraces and planters.

Sincerely,



Kristine Perpar

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 JOURNEYMEN 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.

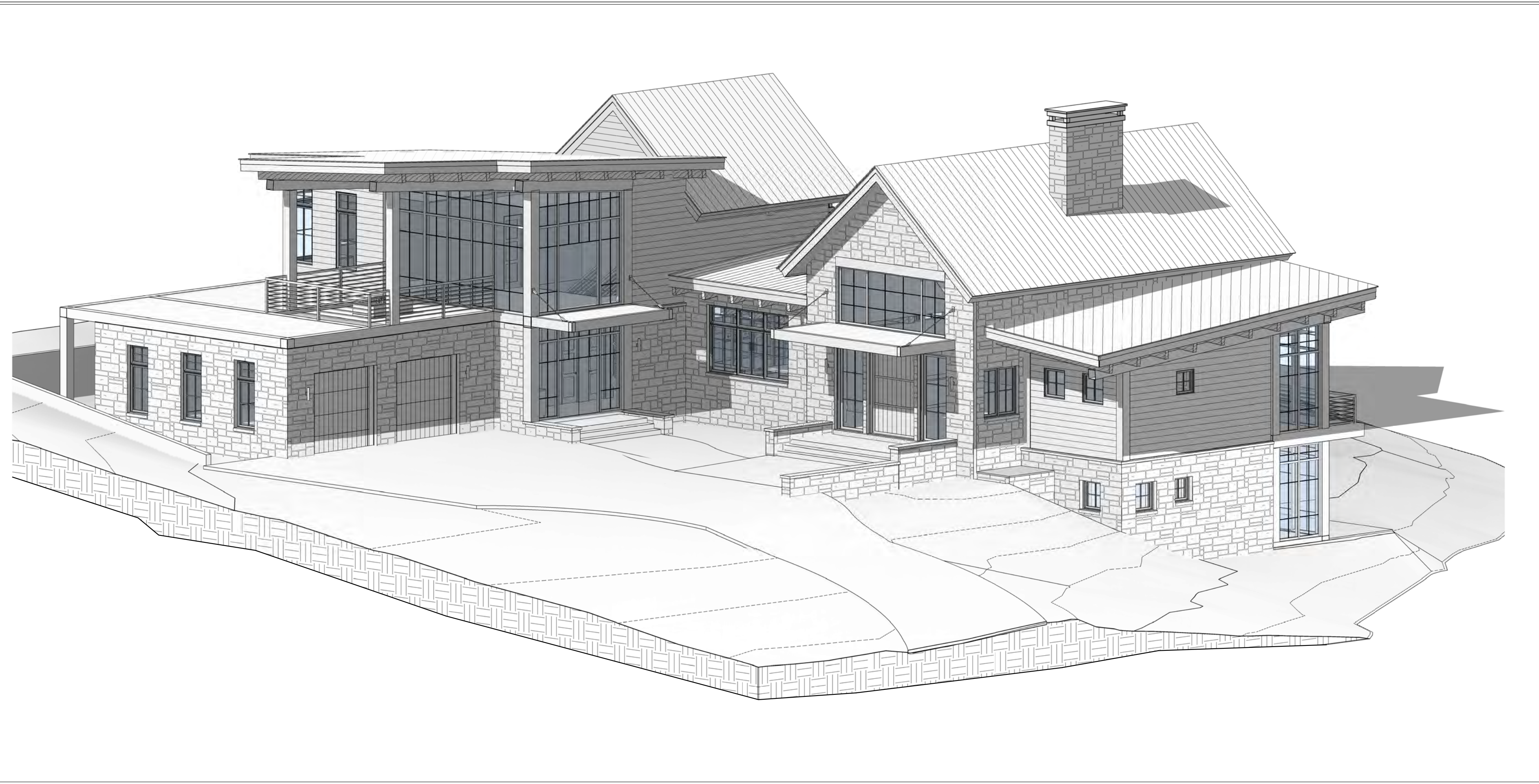
INTENT:
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

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.



PROJECT CODE INFORMATION

ZONING: SINGLE-FAMILY RESIDENCE (MV LOT 430)
 BUILDING CODE: IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
 DESCRIPTION: MULTI-STORY; SINGLE FAMILY DWELLING
 OCCUPANCY CLASSIFICATION: R-3
 AUTOMATIC FIRE SPRINKLER: PER NFPA - SPRINKLED OVER 3,600 SF
 FIRE RESISTIVE RATING: GARAGE - 1 HR MECHANICAL - 1 HR

PROJECT INFORMATION

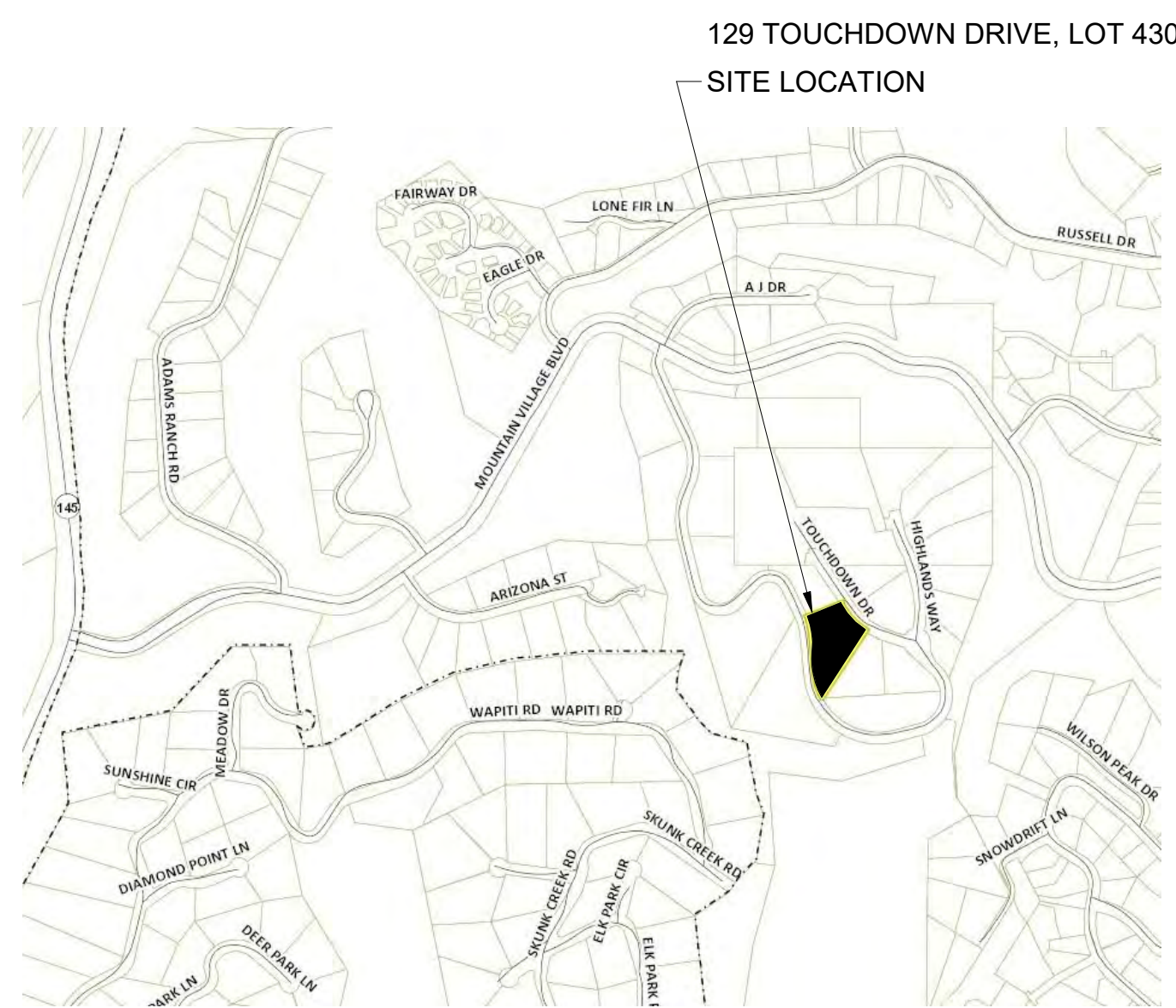
TYPE OF UNIT:	SINGLE FAMILY RESIDENCE	MAX BUILDING HEIGHT:	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA:		ALLOWABLE	39'-11 1/2"
LIVING		PROPOSED	
LOWER LEVEL	2,161.57 SF	MAX AVERAGE HEIGHT:	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	3,253.09 SF	ALLOWABLE	32.5'
MASTER SUITE	1,162.29 SF	PROPOSED	
TOTAL:	6,576.95 SF	PARKING REQUIRED:	4 SPACES PROVIDED (4 REQUIRED) (2 ENCLOSED IN GARAGE) (2 SURFACE SPACES)
GARAGE	819.67 SF		
TOTAL:	7,396.62 SF		
LOT AREA:	1.71 ACRES (74,487.6 SF)		
LOT COVERAGE:			
ALLOWABLE	22,346.28 SF (30% MAX)		
PROPOSED	6,595.5 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT / LOT COVERAGE CALCULATIONS

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 TOPOGRAPHIC MAP
 0.0 IMPROVEMENT SURVEY PLAT
- ARCHITECTURAL**
 A1.1 ARCHITECTURAL SITE PLAN
 A1.2 LANDSCAPE PLAN
 A1.3 CONSTRUCTION MITIGATION PLAN
 A1.4 FIRE MITIGATION PLAN
 A2.1 MAX BUILDING HEIGHT / LOT COVERAGE CALCULATIONS
 A2.2 MATERIAL CALCULATIONS
 A2.3 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 EXTERIOR ELEVATIONS
 A4.4 PRESENTATION ELEVATIONS
 A4.5 PRESENTATION ELEVATIONS
 A8.1 DOOR SCHEDULE
 A8.2 WINDOW SCHEDULE
- LTG1.1 LIGHTING PLAN
 LTG1.2 LIGHTING PLAN
 LTG1.3 LIGHTING PLAN

VICINITY MAP



PROJECT TEAM

OWNER:
 MOUNTAIN VILLAGE LOT 430 LLC A CO LLC
 LEE AND MAURA LEWIS
 309 CHAPEL ROAD
 MANHASSETT, NY 11030

ARCHITECT:
 SHIFT ARCHITECTS
 KRISTINE PERPAR, AIA - ARCHITECT
 100 WEST COLORADO STE. 211
 TELLURIDE, CO 81435
 P. 970.275.0263
 kristine@shift-architects.com

GENERAL CONTRACTOR:
 DELUCA CONSTRUCTION CO.
 PETE DELUCA
 PO BOX 3801
 715 WEST GALENA
 TELLURIDE, CO 81435
 P. 970.729.0251
 pete@delucatelluride.com

SURVEYOR:
 ALL POINTS LAND SURVEY LLC
 THOMAS A. CLARK
 PO BOX 754
 OPHIR, CO 81426
 P. 970.708.9694
 allpointslandsurvey@gmail.com

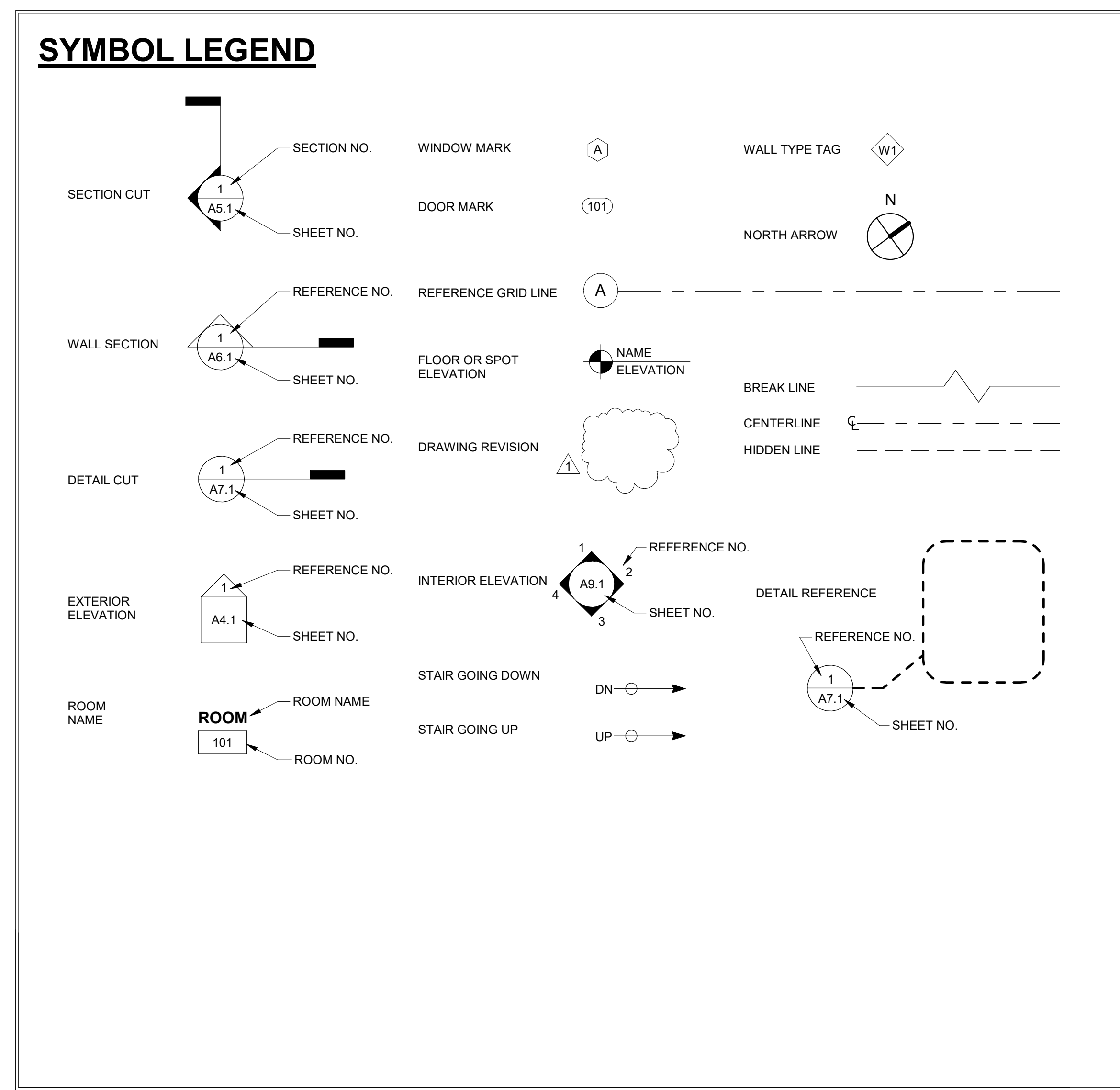
CIVIL:
 UNCOMPAGRE ENGINEERING LLC
 DAVID BALLODE P.E.
 PO BOX 3945
 TELLURIDE, CO 81435
 P. 970.729.0683
 dbalode@msn.com

MECHANICAL:
 HUGHES CONSULTING ENGINEERING, PA
 DIMITRI MERRILL, P.E.
 TELLURIDE, CO 81435
 P. 970.239.1949
 F. 785.842.2492
 dimitri@hce-pa.com

LANDSCAPING:
 SHIFT ARCHITECTS
 KRISTINE PERPAR, AIA - ARCHITECT
 100 WEST COLORADO STE. 211
 TELLURIDE, CO 81435
 P. 970.275.0263
 kristine@shift-architects.com

STRUCTURAL:
 ANVIL ENGINEERING, LLC
 CHRIS BURNETT, P.E.
 3247 E. 7TH AVENUE
 DURANGO, CO 81301
 P. 970.988.2576
 chris@anvil-EFD.com

SYMBOL LEGEND



SECTION CUT
SECTION NO. A5.1
SHEET NO. 1

WALL SECTION
REFERENCE NO. A6.1
SHEET NO. 1

DETAIL CUT
REFERENCE NO. A7.1
SHEET NO. 1

EXTERIOR ELEVATION
REFERENCE NO. A4.1
SHEET NO. 1

ROOM NAME
ROOM NAME 101
ROOM NO. 101

WINDOW MARK
AL

DOOR MARK
101

REFERENCE GRID LINE
A

FLOOR OR SPOT ELEVATION
NAME ELEVATION

DRAWING REVISION
1

INTERIOR ELEVATION
REFERENCE NO. A9.1
SHEET NO. 1

STAIR GOING DOWN
DN

STAIR GOING UP
UP

WALL TYPE TAG
W1

NORTH ARROW
N

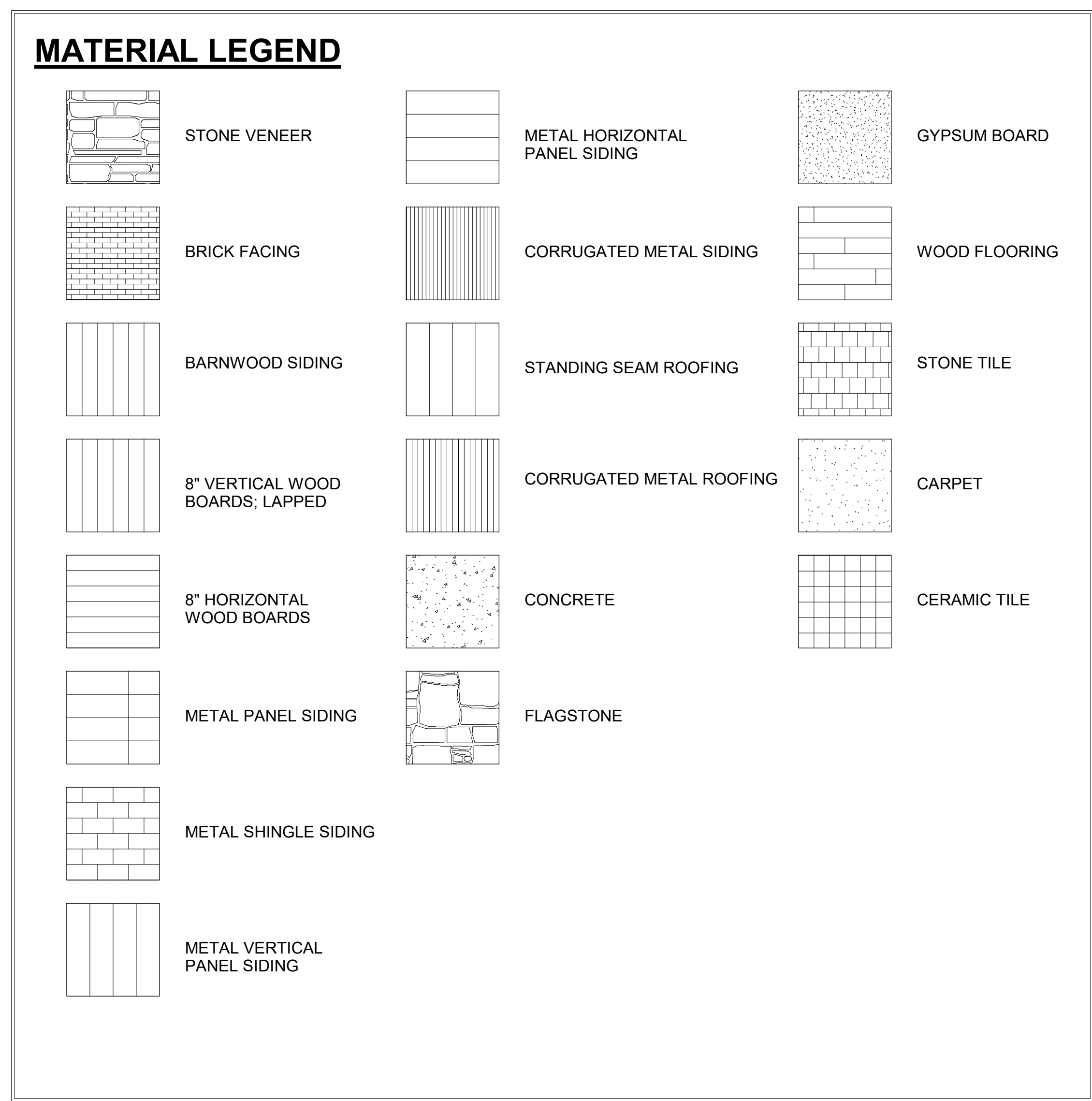
BREAK LINE

CENTERLINE

HIDDEN LINE

DETAIL REFERENCE
REFERENCE NO. A7.1
SHEET NO. 1

MATERIAL LEGEND



STONE VENEER

BRICK FACING

BARNWOOD SIDING

8" VERTICAL WOOD BOARDS; LAPPED

8" HORIZONTAL WOOD BOARDS

METAL PANEL SIDING

METAL SHINGLE SIDING

METAL VERTICAL PANEL SIDING

METAL HORIZONTAL PANEL SIDING

CORRUGATED METAL SIDING

STANDING SEAM ROOFING

CORRUGATED METAL ROOFING

CONCRETE

FLAGSTONE

GYPSUM BOARD

WOOD FLOORING

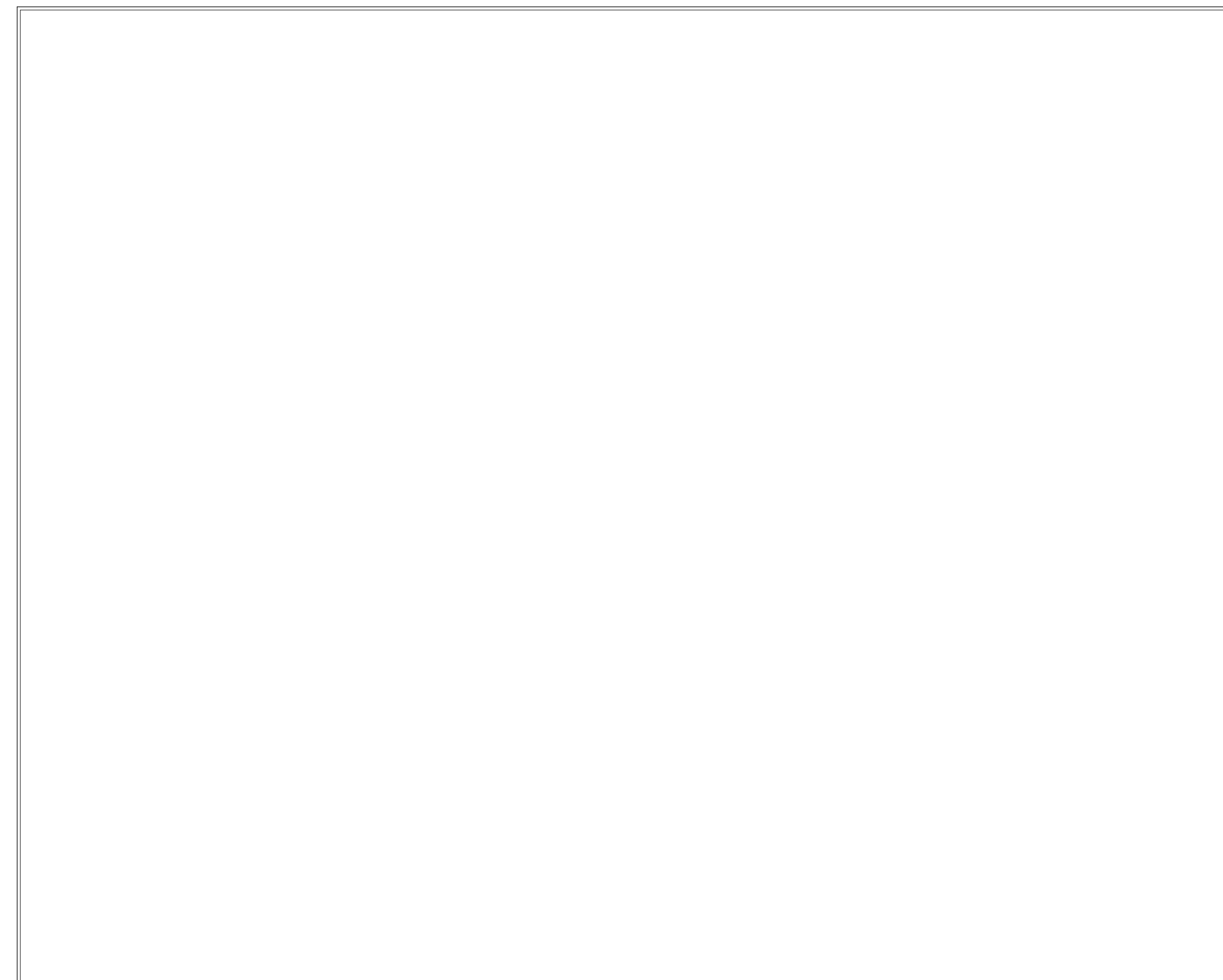
STONE TILE

CARPET

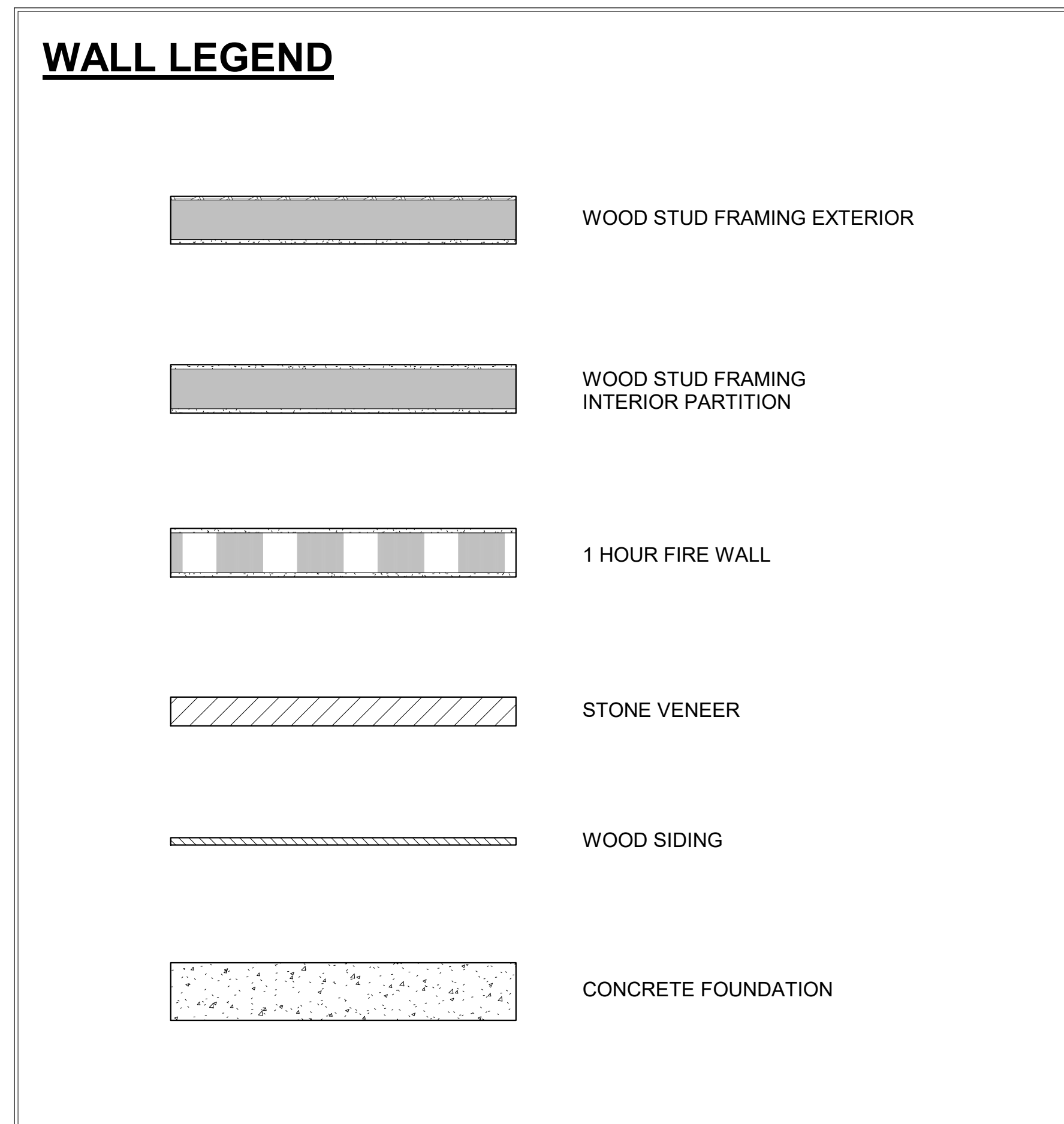
CERAMIC TILE

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



WALL LEGEND



WOOD STUD FRAMING EXTERIOR

WOOD STUD FRAMING INTERIOR PARTITION

1 HOUR FIRE WALL

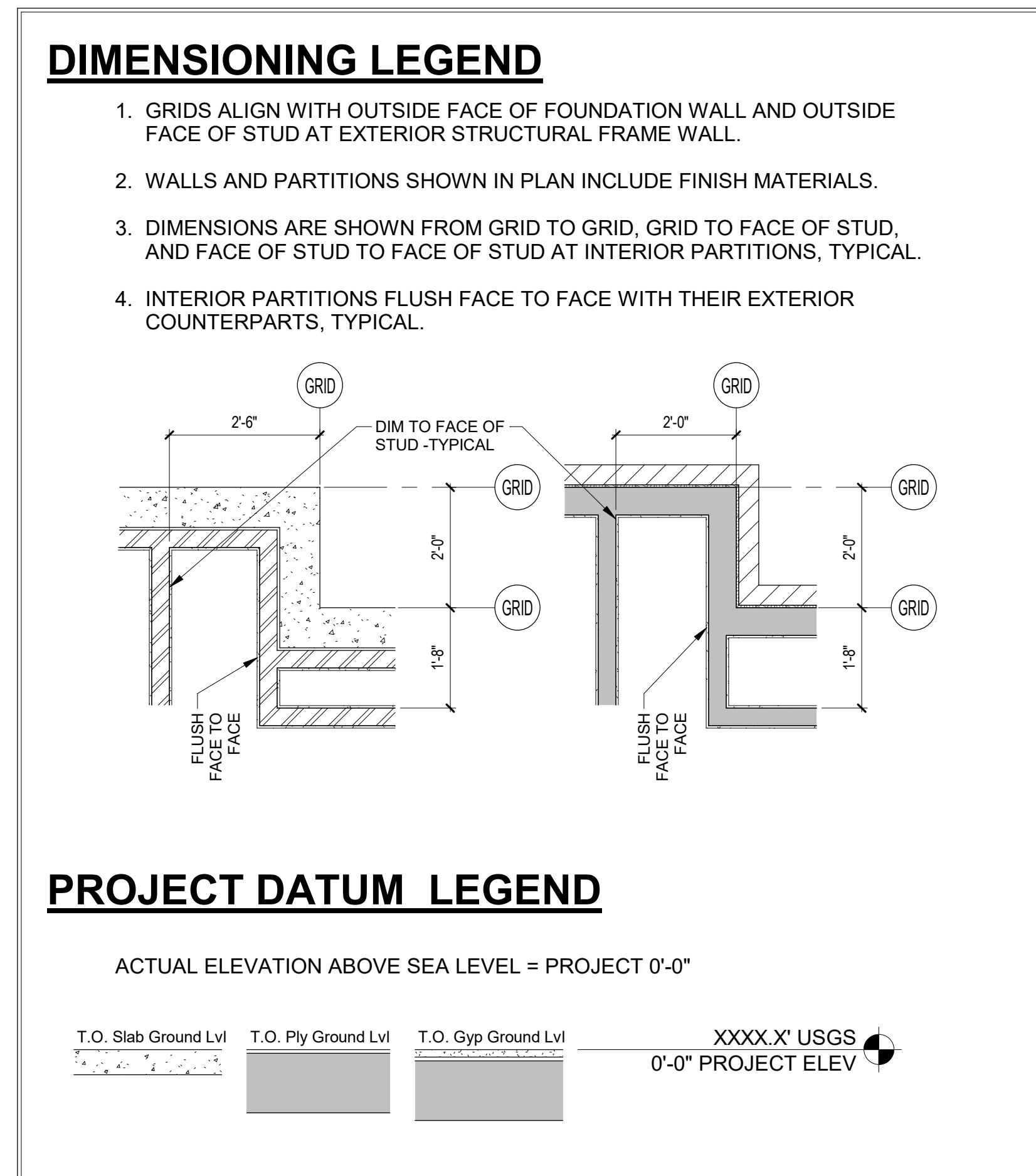
STONE VENEER

WOOD SIDING

CONCRETE FOUNDATION

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"

T.O. Slab Ground Lvl
T.O. Ply Ground Lvl
T.O. Gyp Ground Lvl
XXXX.X' USGS
0'-0" PROJECT ELEV

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.

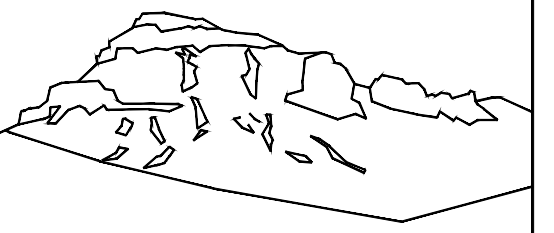
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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:

Pre-Planning 2021-02-11

Lewis Residence
Lot 430
129 Touchdown Drive
Mtn. Village, CO

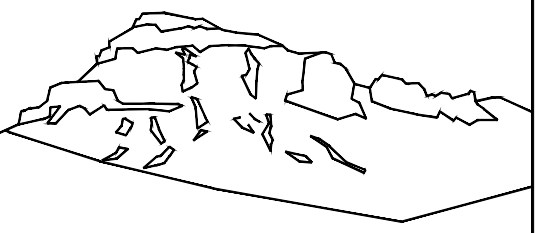


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil Engineering

General
Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
Pre-Planning 2021-02-11

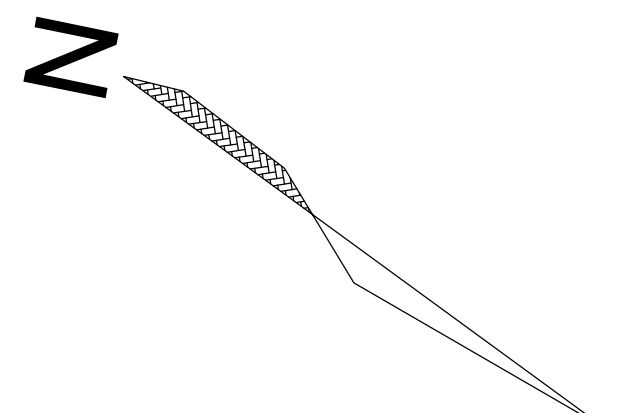
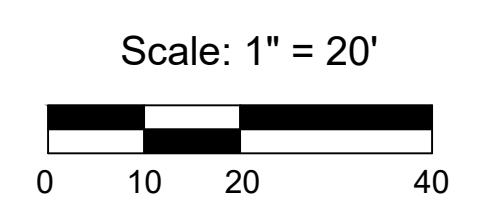
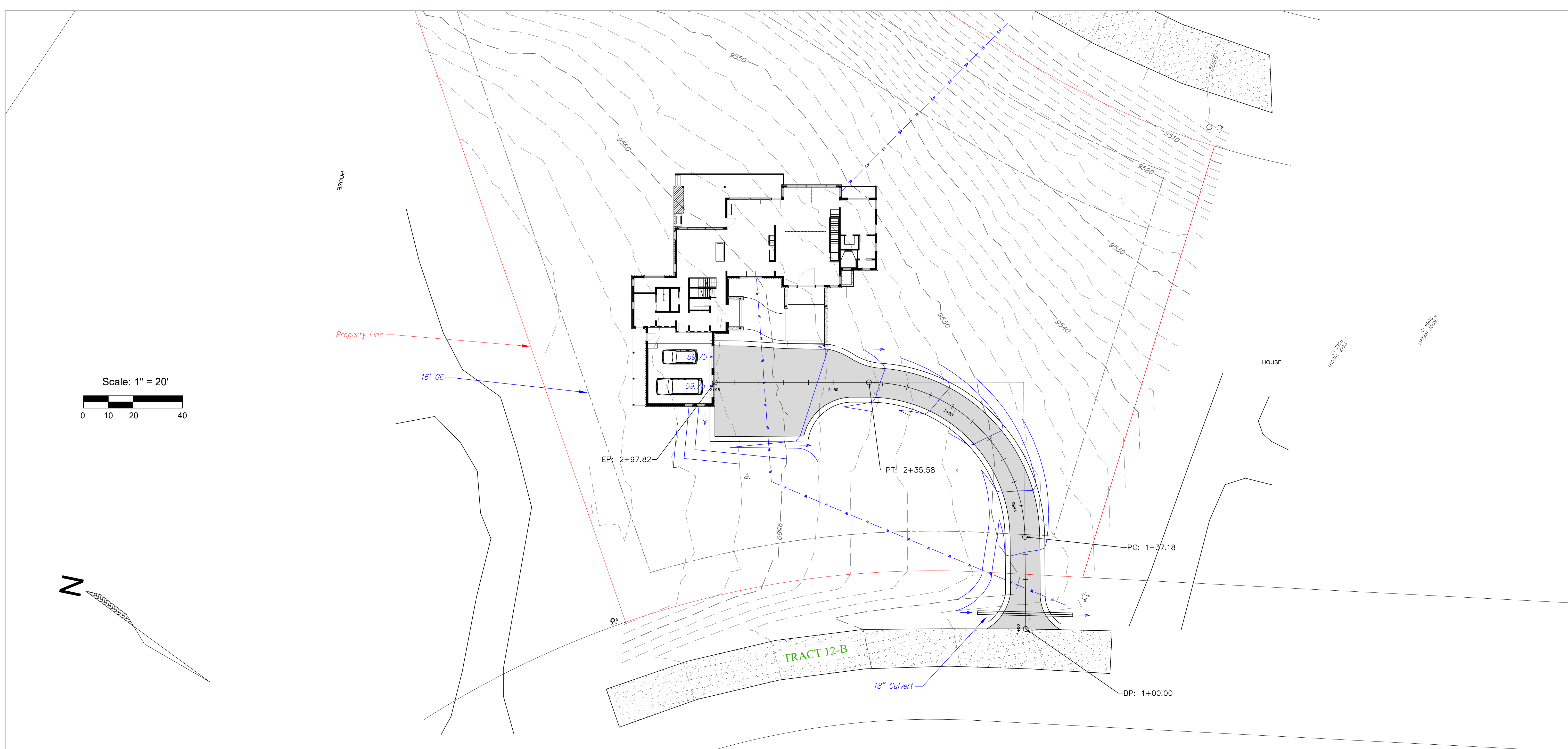
Lewis Residence
Lot 430
129 Touchdown Drive
Mtn. Village, CO



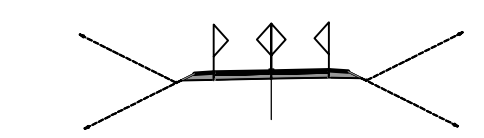
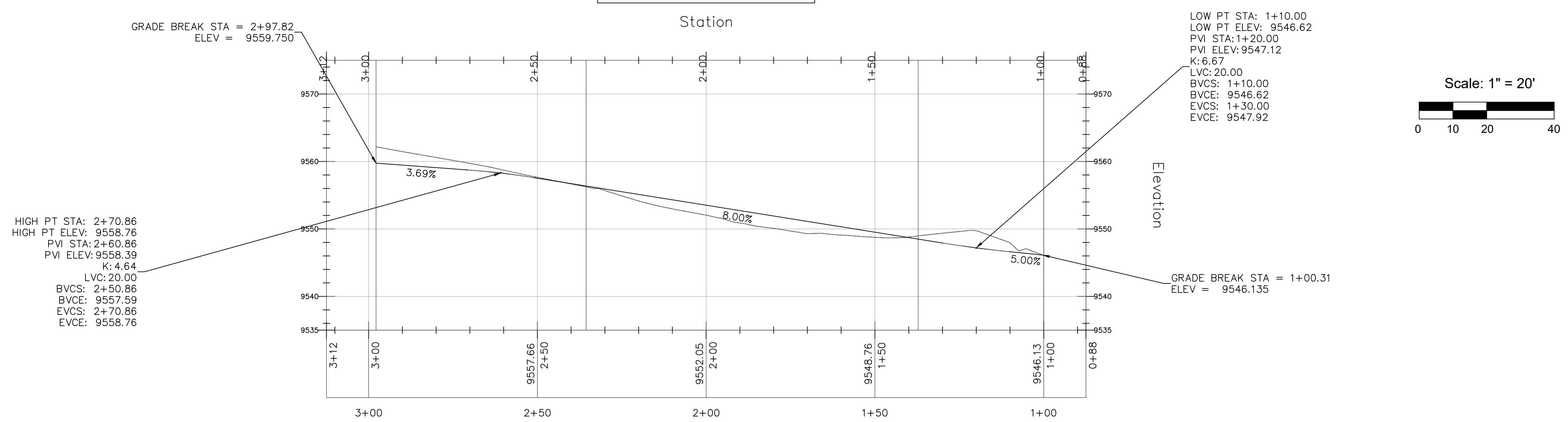
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

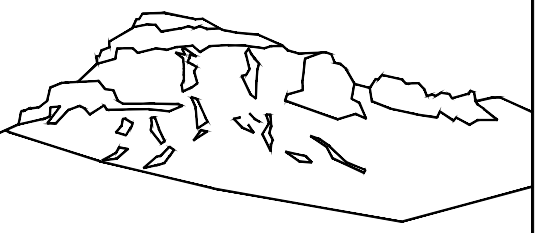
Site Plan
and
Driveway Profile

C2



Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
Pre-Planning 2021-02-11

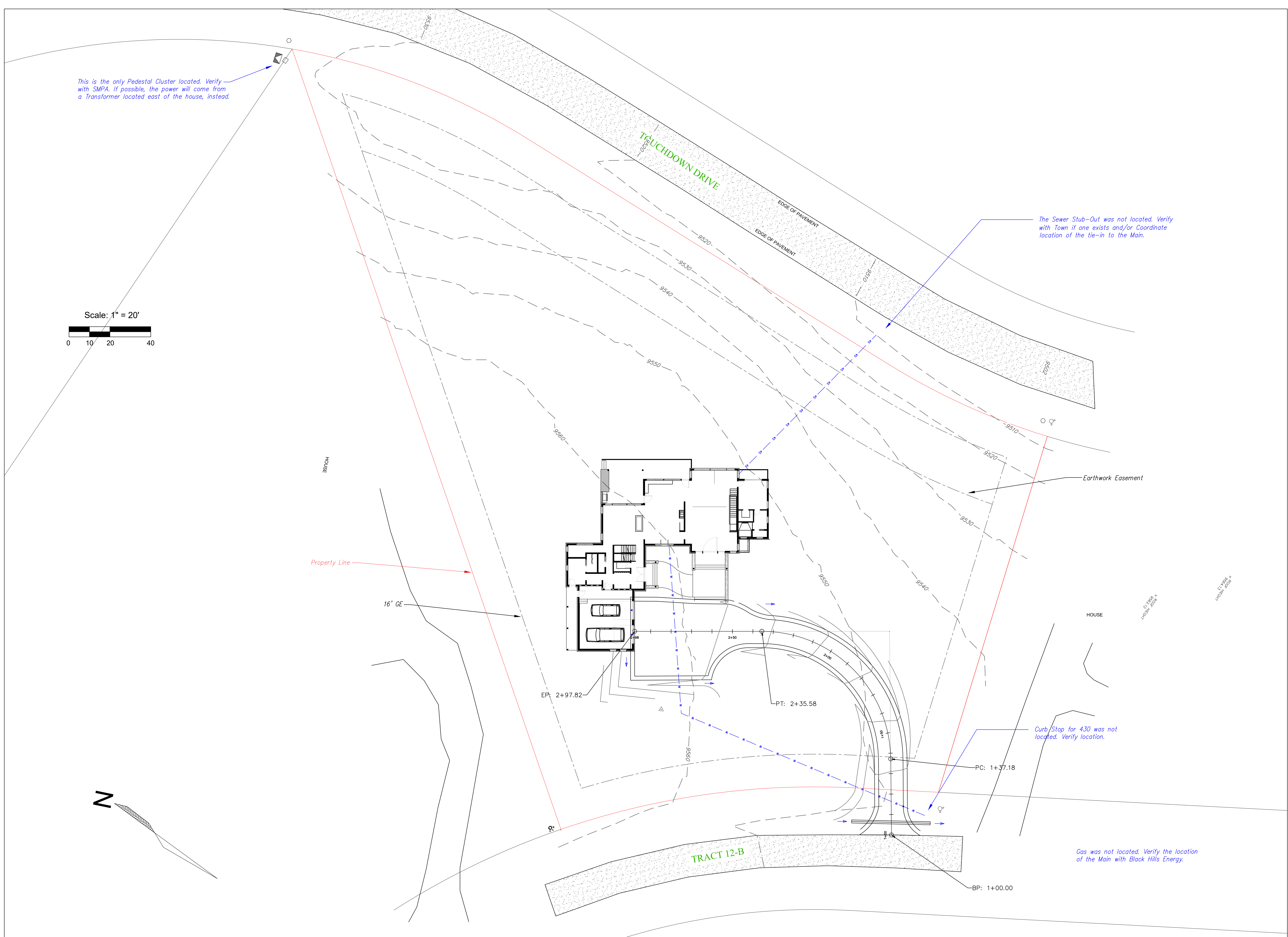
Lewis Residence
Lot 430
129 Touchdown Drive
Mtn. Village, CO



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

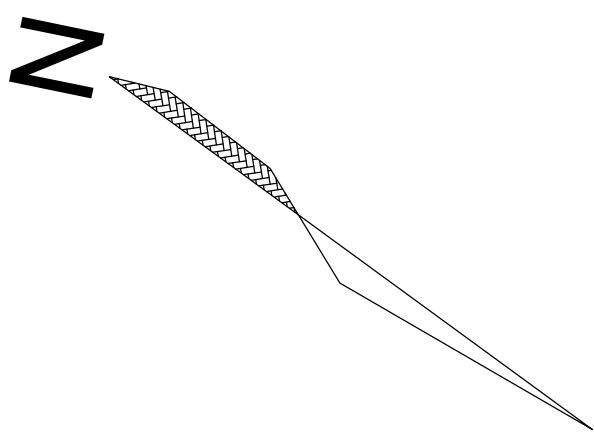
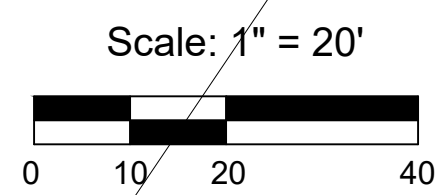


This is the only Pedestal Cluster located. Verify with SMPA. If possible, the power will come from a Transformer located east of the house, instead.

The Sewer Stub-Out was not located. Verify with Town if one exists and/or Coordinate location of the tie-in to the Main.

Curb/Stop for 430 was not located. Verify location.

Gas was not located. Verify the location of the Main with Black Hills Energy.



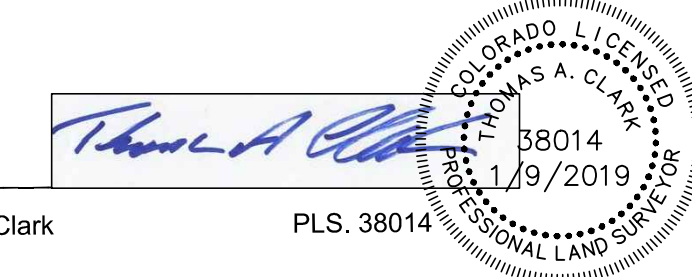


PROPERTY DESCRIPTION:

Lot 430, Filing 12, Telluride Mountain Village, according to the Plat recorded in Plat Book 1 at Page 866.
 County of San Miguel,
 State of Colorado.

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 430, Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



NOTES:

1. This topographic map does not constitute a title search by All Points Land Survey to determine easements or ownership.
2. According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
3. Field work was performed in December 2018.
4. Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD88) on benchmark "RE-10" as shown hereon, that elevation being 9549.81.
5. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
7. NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

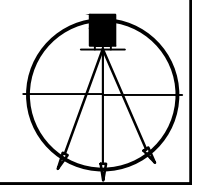
LEGEND:

- PAVEMENT
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37970
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 28652
- FOUND #5 REBAR WITH 1" PLASTIC CAP LS 25653
- SURVEY CONTROL POINT
- TRANSFORMER
- TELEPHONE PEDESTAL
- TELECOMMUNICATIONS BOX
- FIRE HYDRANT
- WATER SHUT OFF VALVE

TOPOGRAPHIC MAP OF LOT 430, FILING 12,
 TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

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

DATE: 12/4/2018	JOB#: 18084
DRAWN BY: TC	SHEET-1-OF-1
CHECKED BY:	



LOT 439

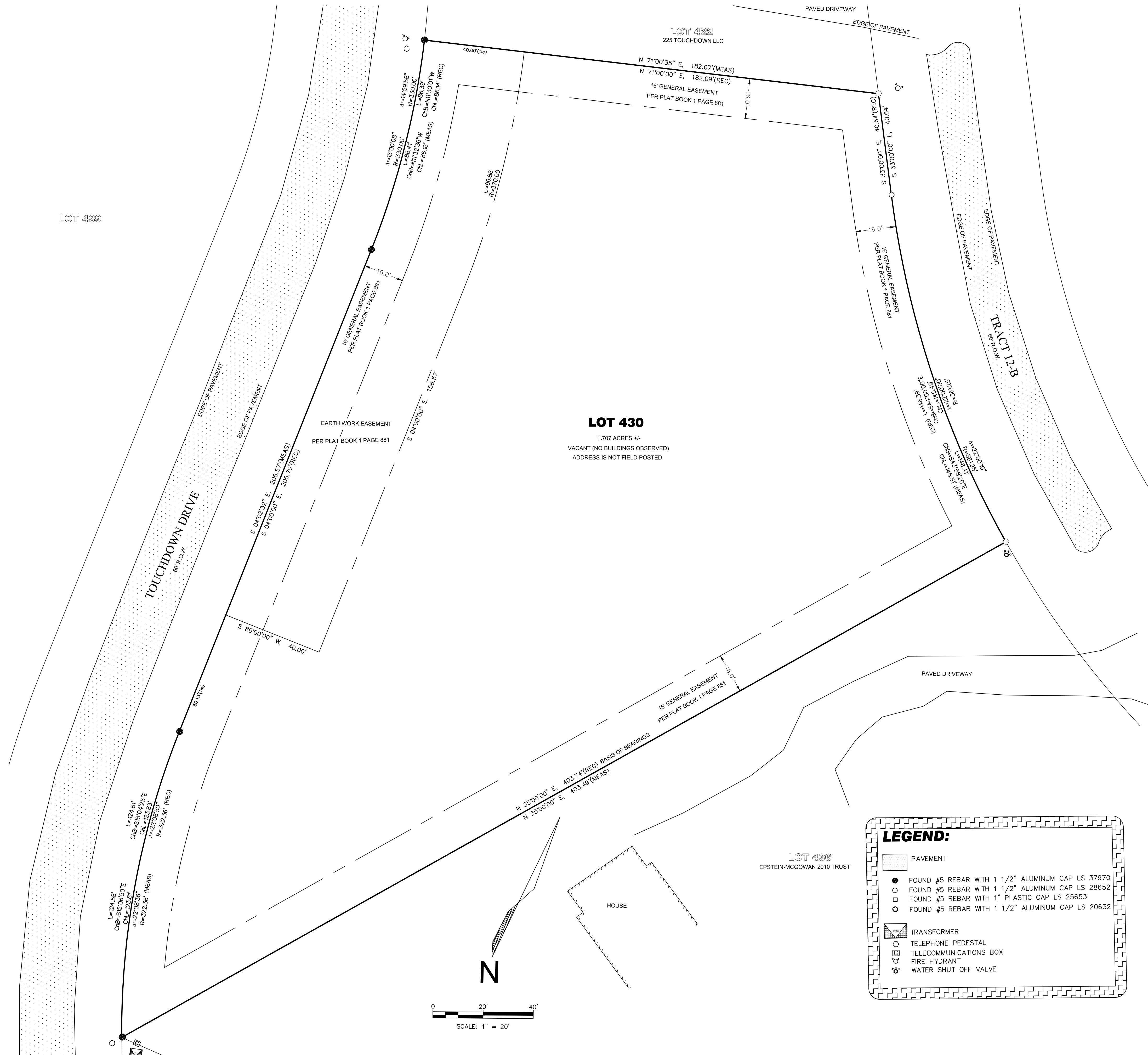
LOT 422
225 TOUCHDOWN LLC

LOT 430

1.707 ACRES +/-
VACANT (NO BUILDINGS OBSERVED)
ADDRESS IS NOT FIELD POSTED

LOT 436
EPSTEIN-MCGOWAN 2010 TRUST

TRACT 12-B



LEGEND:

- PAVEMENT
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37970
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 28652
- FOUND #5 REBAR WITH 1" PLASTIC CAP LS 25653
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- TRANSFORMER
- TELEPHONE PEDESTAL
- TELECOMMUNICATIONS BOX
- FIRE HYDRANT
- WATER SHUT OFF VALVE

PROPERTY DESCRIPTION:

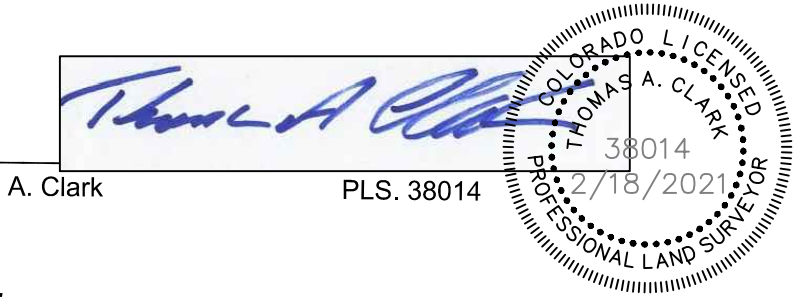
LOT 430, TELLURIDE MOUNTAIN VILLAGE, FILING 12, ACCORDING TO THE PLAT RECORDED NOVEMBER 21, 1988 IN PLAT BOOK 1 AT PAGE 866, AND THE CORRECTION PLAT RECORDED JANUARY 9, 1989 IN PLAT BOOK 1 AT PAGE 881.

COUNTY OF SAN MIGUEL,
STATE OF COLORADO.

LAND SURVEYORS CERTIFICATE:

I, Thomas A. Clark, being a Registered Land Surveyor in the State of Colorado, do hereby certify for and on behalf of All Points Land Survey, LLC, to Land Title Guarantee Company and Mountain Village Lot 430 LLC a CO. LLC that a survey of the premises of the parcel described hereon was made under my direct supervision, responsibility and checking on 2/15/2021, and that the information contained herein is true and accurate to the best of my knowledge and belief.

I further certify that the improvements on the above described parcel on this date, February 15, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated and, there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Thomas A. Clark PLS. 38014

NOTES:

1. Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86008243-4 effective on 07/12/2018 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 008113C0287DPanel Number 0287 dated September 30, 1992 this parcel is within Zone X; Areas determined to be outside 500 year plain.
3. Bearings for this survey are based on found monuments on the property line between lots 430 and 436 as Recorded in Plat Book 1 at Page 881, as shown here on.
4. Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
5. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
7. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
8. NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

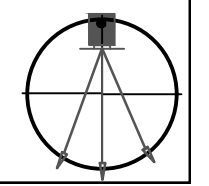
RECORDER'S CERTIFICATE:

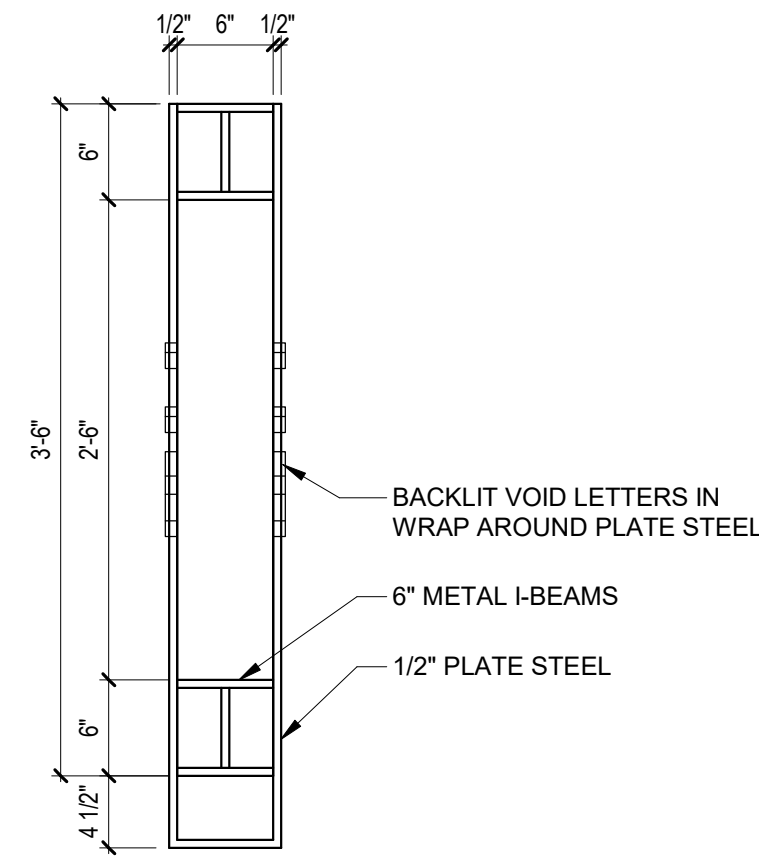
Deposited this _____ day of _____, 2021, at _____ m., in Book Number _____ of the County, surveyor's land survey plats/right-of-way surveys at Page _____.
File number _____.
San Miguel County Clerk

IMPROVEMENT SURVEY PLAT OF LOT 430, FILING 12, LOCATED IN THE NE 1/4 OF SECTION 4 T42N, R9W, N.M.P.M.
TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

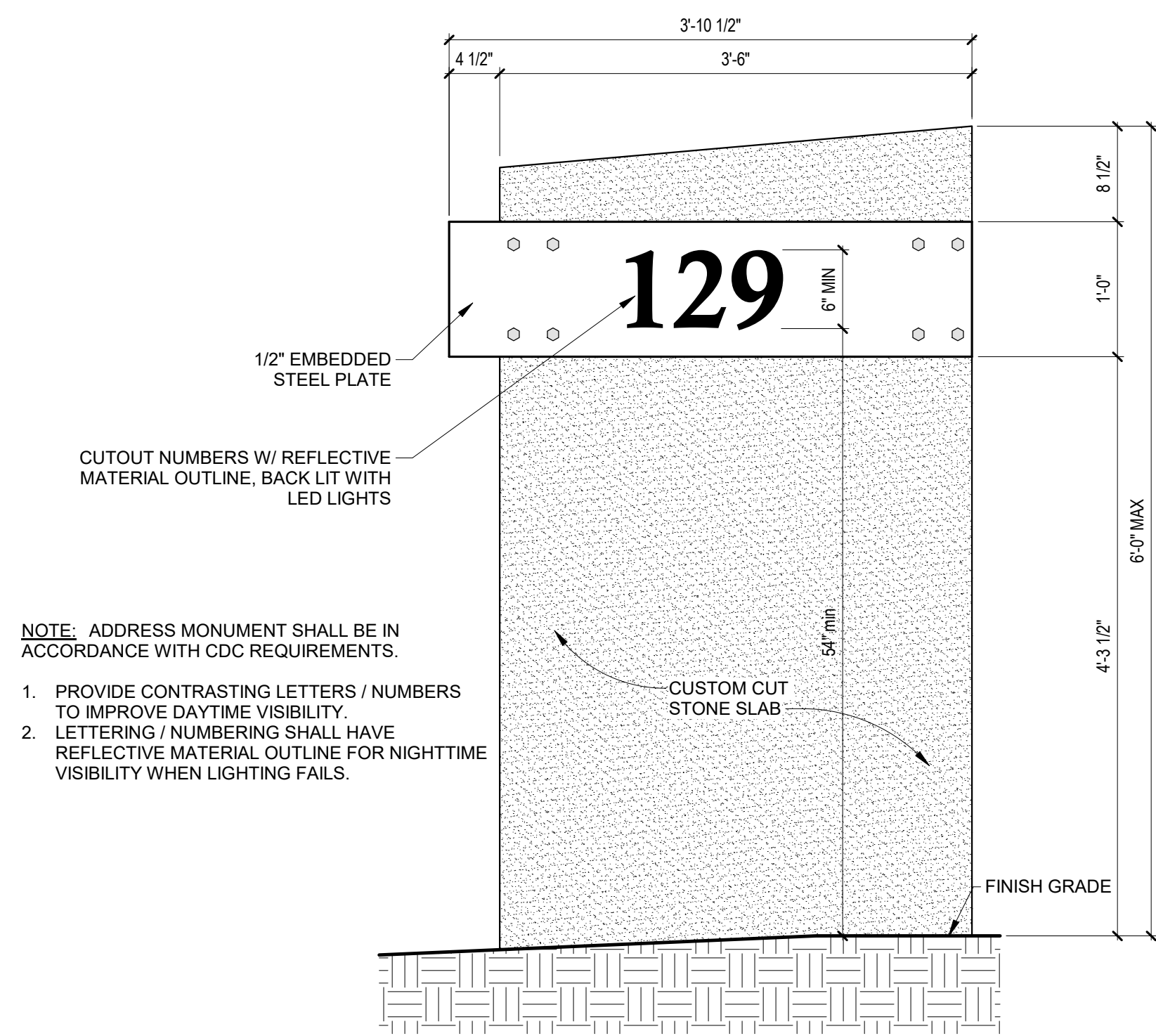
ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 2/15/2021	JOB# 18084
DRAWN BY JC	
CHECKED BY JC	SHEET-1-OF-1





3 ADDRESS MONUMENT PLAN
 1" = 1'-0"



NOTE: ADDRESS MONUMENT SHALL BE IN ACCORDANCE WITH CDC REQUIREMENTS.

1. PROVIDE CONTRASTING LETTERS / NUMBERS TO IMPROVE DAYTIME VISIBILITY.
2. LETTERING / NUMBERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME VISIBILITY WHEN LIGHTING FAILS.

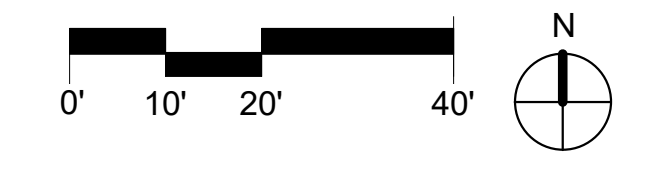
2 ADDRESS MONUMENT ELEVATION
 1" = 1'-0"



PROPOSED PARKING:
 (2) ENCLOSED
 (2) SURFACE

FLOOR ELEVATIONS:
 T.O. SLAB LOWER LEVEL = 9572'-9"
 T.O. GYP. GROUND LEVEL = 9561'-9"
 T.O. GYP. UPPER LEVEL = 9572'-9"
 T.O. SLAB AT GARAGE DOOR = 9559'-9"

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



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 AND FENCING		EXISTING ASPEN TREE TO BE REMOVED
	PERIMETER FENCING W/ ATTACHED GREEN SCREENING		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	X
PICEA	SPRUCE	8-10 FT IN HT W/ 10% 30 FT OR LARGER	X
	SHRUBS	5 GAL.	X
	PERENNIALS - BED A		XX SF
	PERENNIALS - BED B		XX SF

IRRIGATION SCHEDULE

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

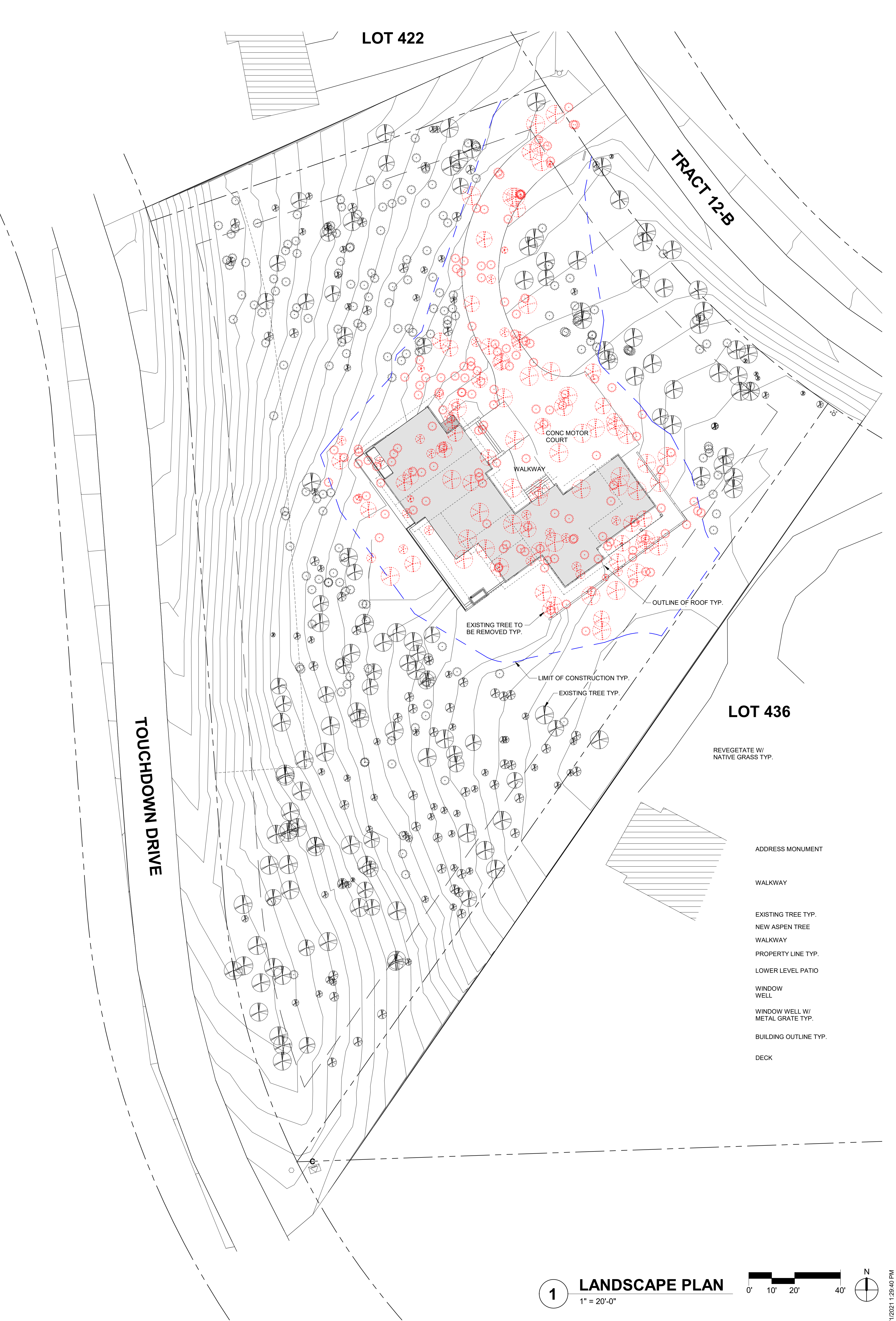
IRRIGATION NOTES

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.

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL SF	TOTAL MONTHLY USAGE
REVEGETATION	2/ GAL S.F.	X	X (FIRST SEASON)
PERENNIALS	4/ S.F.		
ASPENS	10 GAL		
NATIVE SHRUBS	5 GAL		

COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT) X GAL
 (POST ESTABLISHMENT) X GAL



LOT 436

REVEGETATE W/ NATIVE GRASS TYP.

- ADDRESS MONUMENT
- WALKWAY
- EXISTING TREE TYP.
- NEW ASPEN TREE
- WALKWAY
- PROPERTY LINE TYP.
- LOWER LEVEL PATIO
- WINDOW WELL
- WINDOW WELL W/ METAL GRATE TYP.
- BUILDING OUTLINE TYP.
- DECK

LEWIS RESIDENCE

LANDSCAPE PLAN

SHEET NUMBER



CONSTRUCTION MITIGATION LEGEND

<p> LIMIT OF DISTURBANCE AND FENCING</p> <p> TEMPORARY PARKING</p> <p> REVEGETATION AREAS</p> <p> PERIMETER FENCING W/ ATTACHED GREEN SCREENING</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.

SHIFT ARCHITECTS

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

PROJECT ISSUE DATE:
03.01.21 DRB PRELIMINARY SUBMITTAL

REVISIONS
NO. DATE DESC.

LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

CONSTRUCTION MITIGATION PLAN

SHEET NUMBER

A1.3

NOT FOR CONSTRUCTION

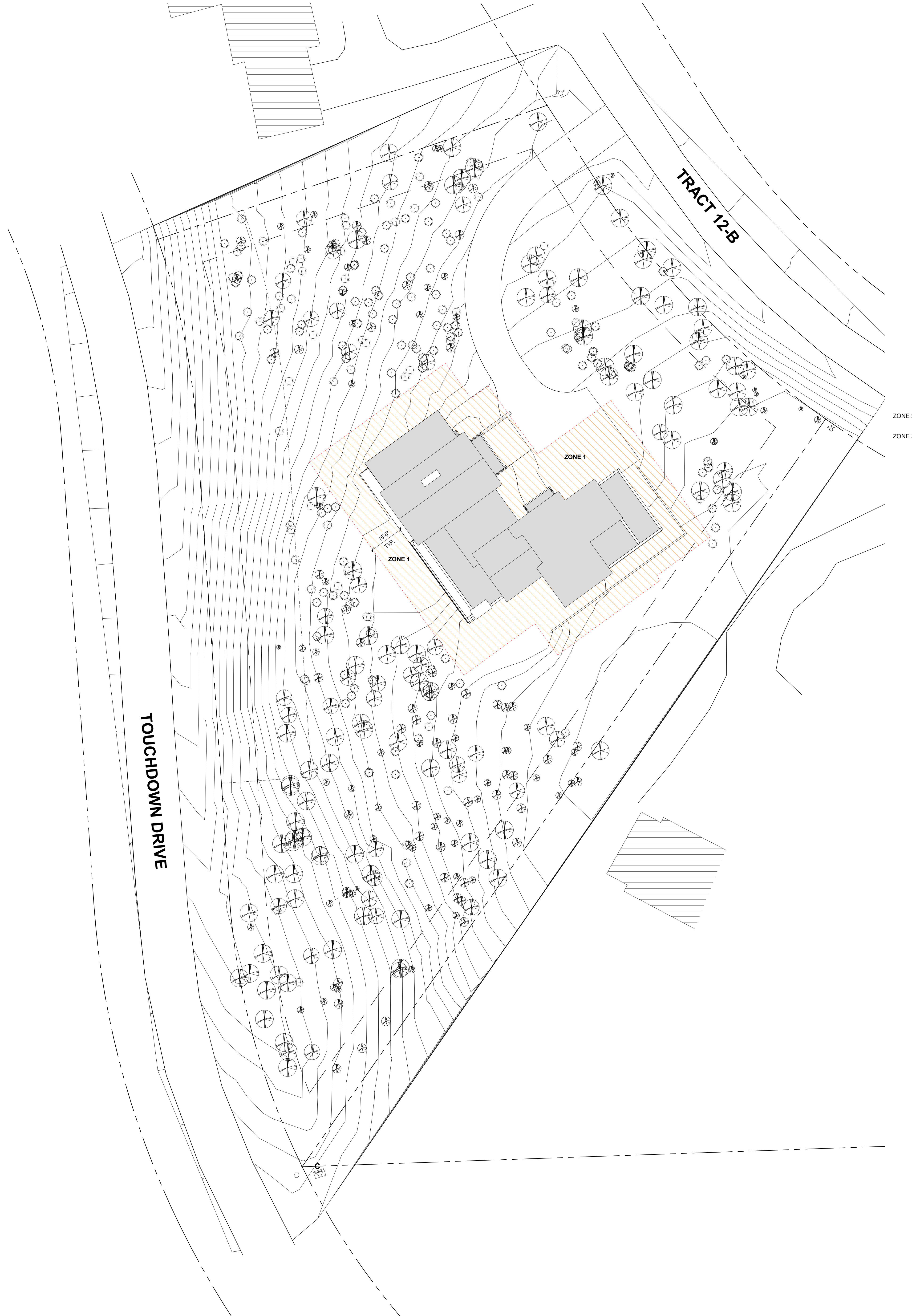
1

CONSTRUCTION MITIGATION PLAN

1" = 20'-0"

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©shift architects



FIRE MITIGATION LEGEND

<p> ZONE 1 - REMOVE ALL SHRUBS, TREES, SLASH AND FLAMMABLE VEGETATION</p> <p> ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND</p> <p> ZONE 3 - REMOVE ALL DISEASED, DEAD OR DRYING TREES</p>	<p> EXISTING ASPEN TREE</p> <p> EXISTING ASPEN TREE TO BE REMOVED</p> <p> EXISTING EVERGREEN TREE</p> <p> EXISTING EVERGREEN TREE TO BE REMOVED</p>	
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1. ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 ENVIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.
2. CONSISTANT WITH 2018 IRC SECTION R101.4.1 APPENDAGES AND PROJECTIONS: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS FOLLOWS: NON-COMBUSTIBLE MATERIALS, HEAVY TIMBER, EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.

SHIFT ARCHITECTS

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PROJECT ISSUE DATE:
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REVISIONS
NO. DATE DESC.

LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

FIRE MITIGATION PLAN

SHEET NUMBER

1

FIRE MITIGATION PLAN

1" = 20'-0"

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A1.4

NOT FOR CONSTRUCTION

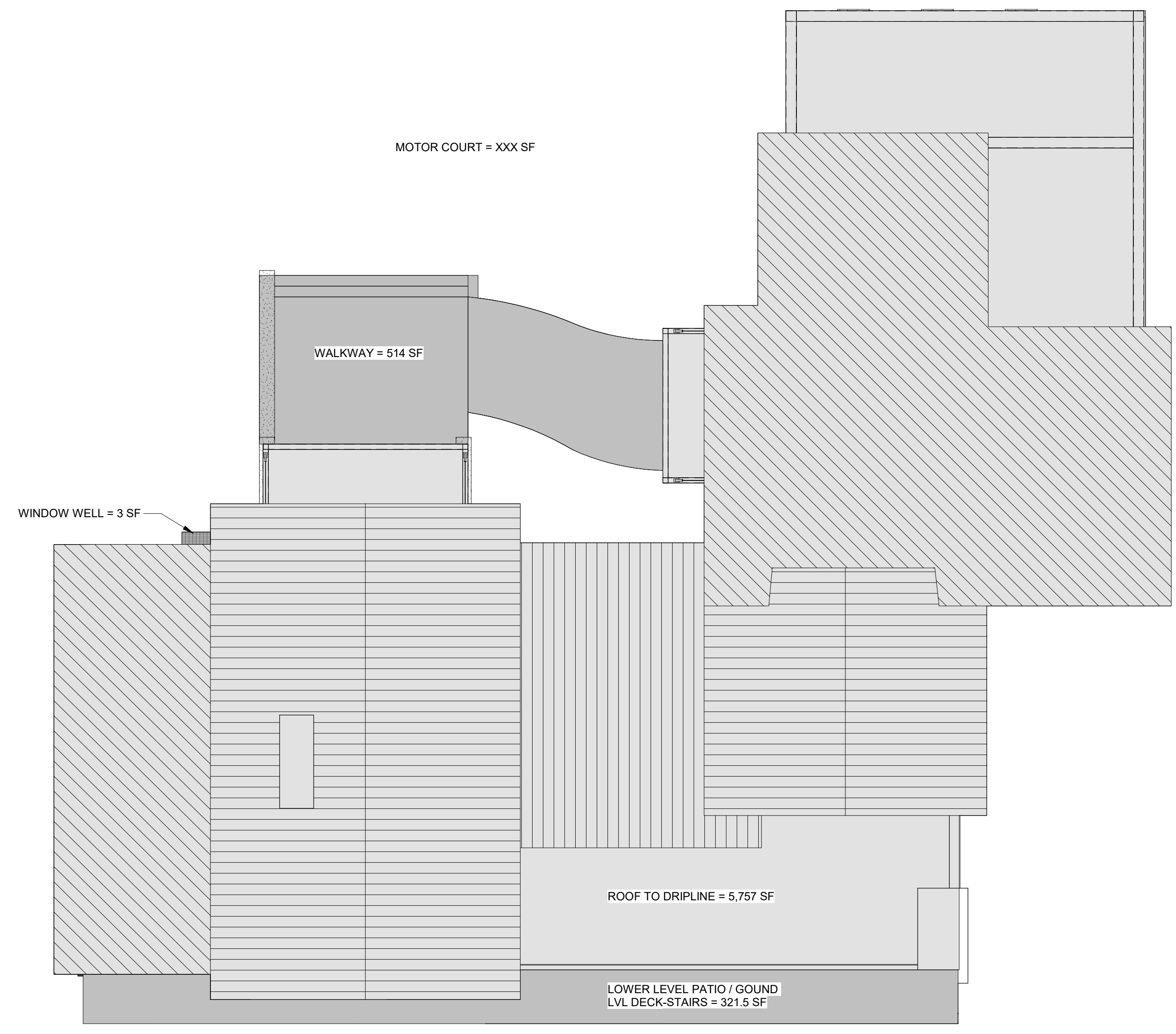
© shift architects



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

AVG ROOF HT :

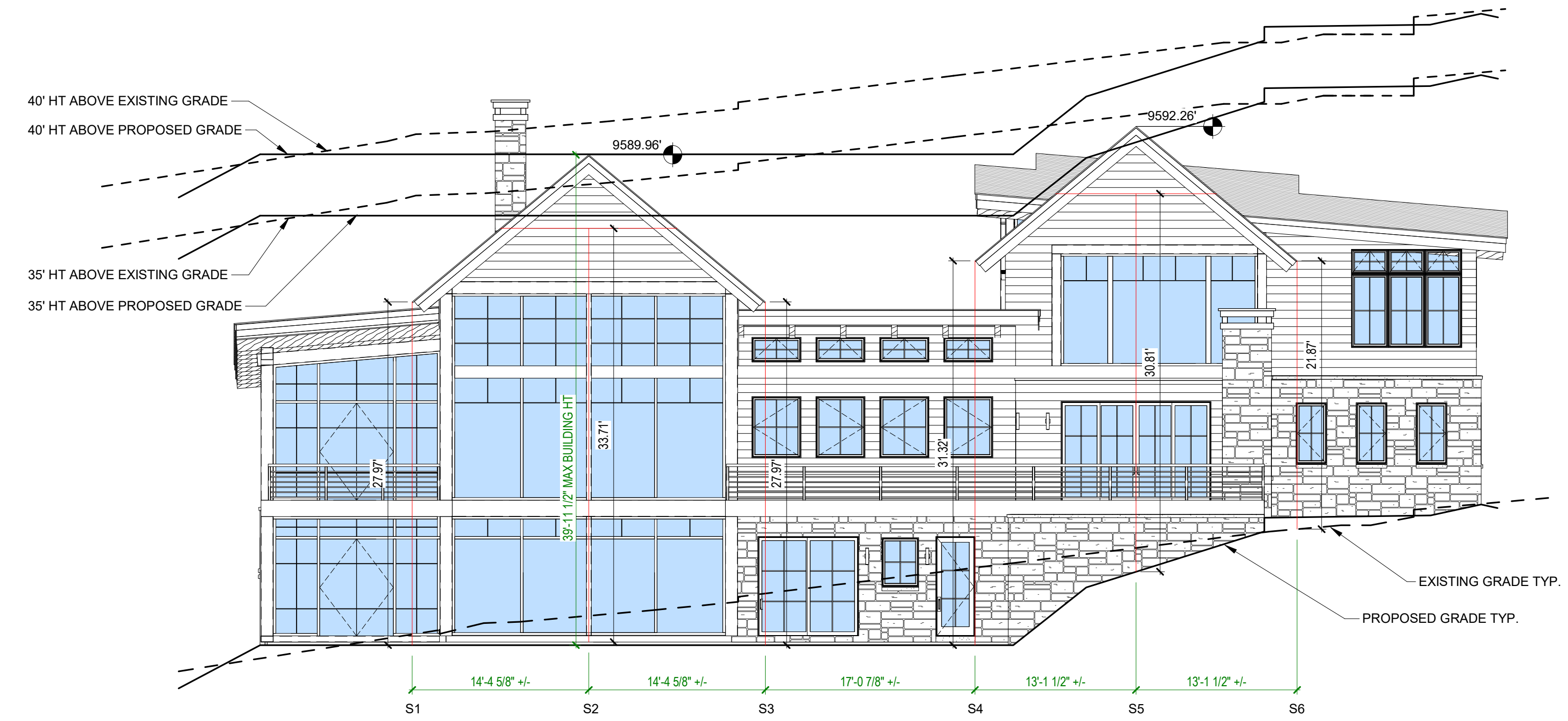
NORTH ELEVATION	
N1	17.86'
N2	19.7'
N3	22.82'
N4	29.71'
N5	25.31'
N6	22.91'
N7	24.01'
	162.32'
SOUTH ELEVATION	
S1	27.97'
S2	33.71'
S3	27.97'
S4	31.32'
S5	30.81'
S6	21.87'
	173.65'
EAST ELEVATION	
E1	25.92'
E2	25.48'
E3	24.89'
E4	27.77'
E5	26.75'
E6	27.59'
E7	28.03'
E8	29.23'
	215.66'
WEST ELEVATION	
W1	26.66'
W2	33.46'
W3	34.65'
W4	36.22'
	130.99'
TOTAL:	813.61'
NUMBER OF LOCATIONS:	25
AVERAGE:	32.5'



MAX LOT COVERAGE:

HOUSE (TO ROOF OVERHANG DRIPLINE)	5,757 SF
LOWER LEVEL PATIO / GROUND LVL DECK-STAIRS	321.5 SF
WALKWAY	514 SF
WINDOW WELL	3 SF
TOTAL:	6,595.5 SF

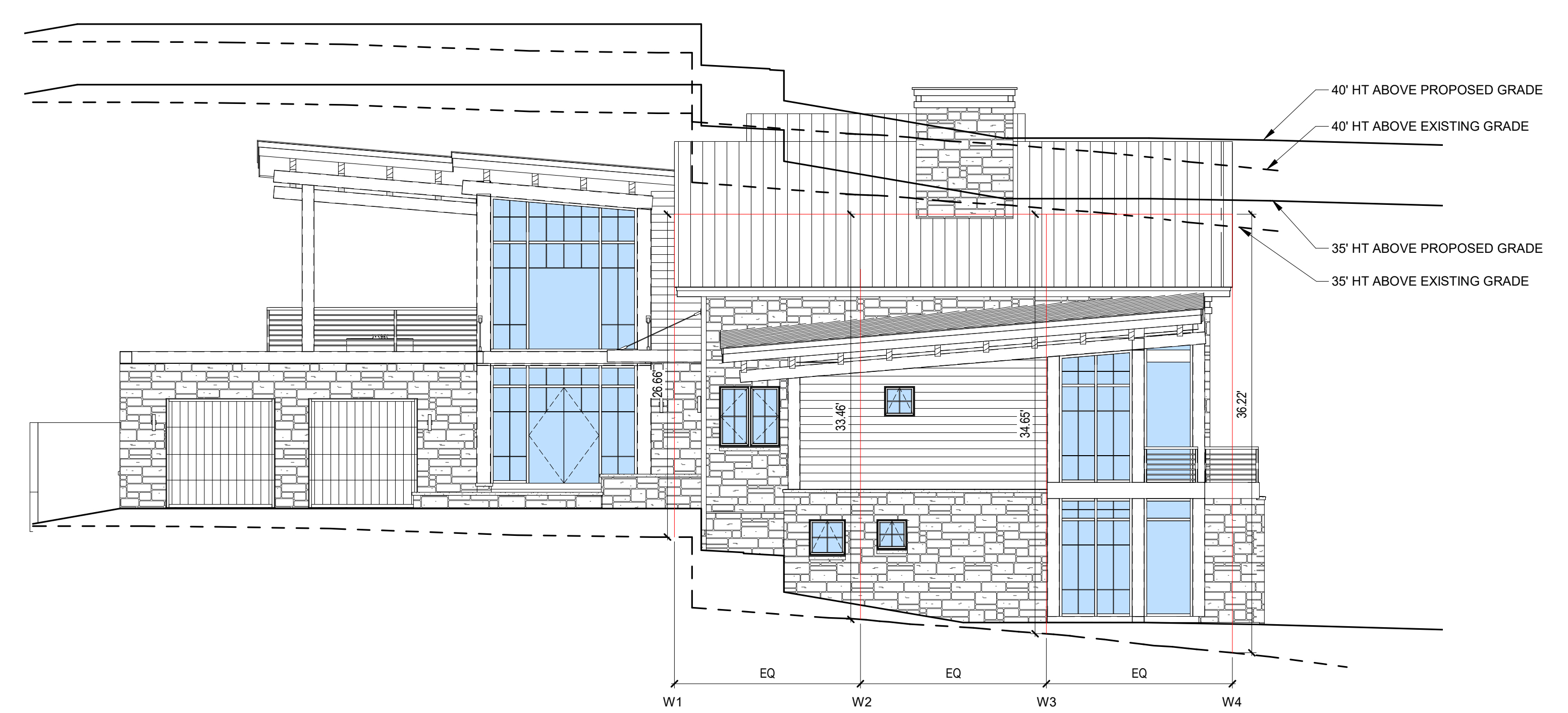
5 MAXIMUM LOT COVERAGE CALCULATION
 1/8" = 1'-0"



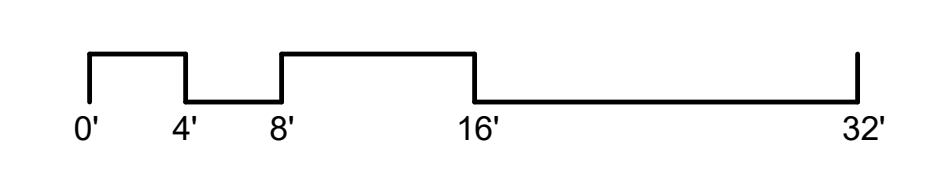
2 SOUTH ELEVATION
 1/8" = 1'-0"

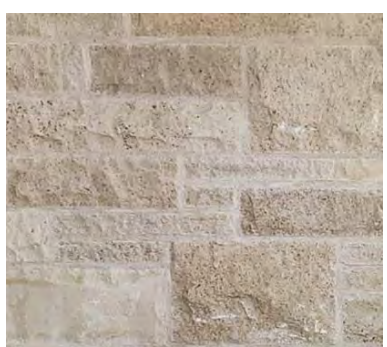


3 EAST ELEVATION
 1/8" = 1'-0"



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





US STONE
KANSAS LIMESTONE
COTTONWOOD HONED
FULL STONE VENEER

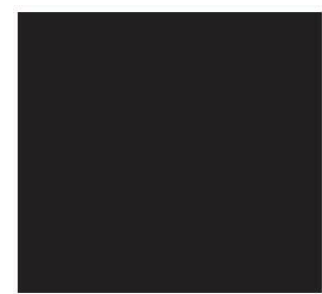


HORIZ WOOD SIDING:
8" RECLAIMED BARN WOOD,
MITERED CORNERS
WOOD: SATIN NATURAL STAIN

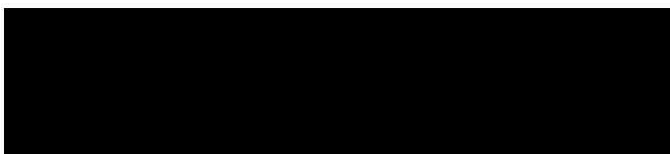
FASCIA AT PITCHED ROOF:
2X8 DOUG FIR FASCIA W/ 2X6 RAFTER TAIL
SATIN NATURAL STAIN

SOFFIT:
1X4 PINE SOFFIT
SATIN NATURAL STAIN

FASCIA AT FLAT ROOF:
2X8 WOOD BOARD WRAPPED IN FLAT STEEL;
PAINTED BLACK
2X6 RAFTER TAIL; STAIN NATURAL STAIN



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

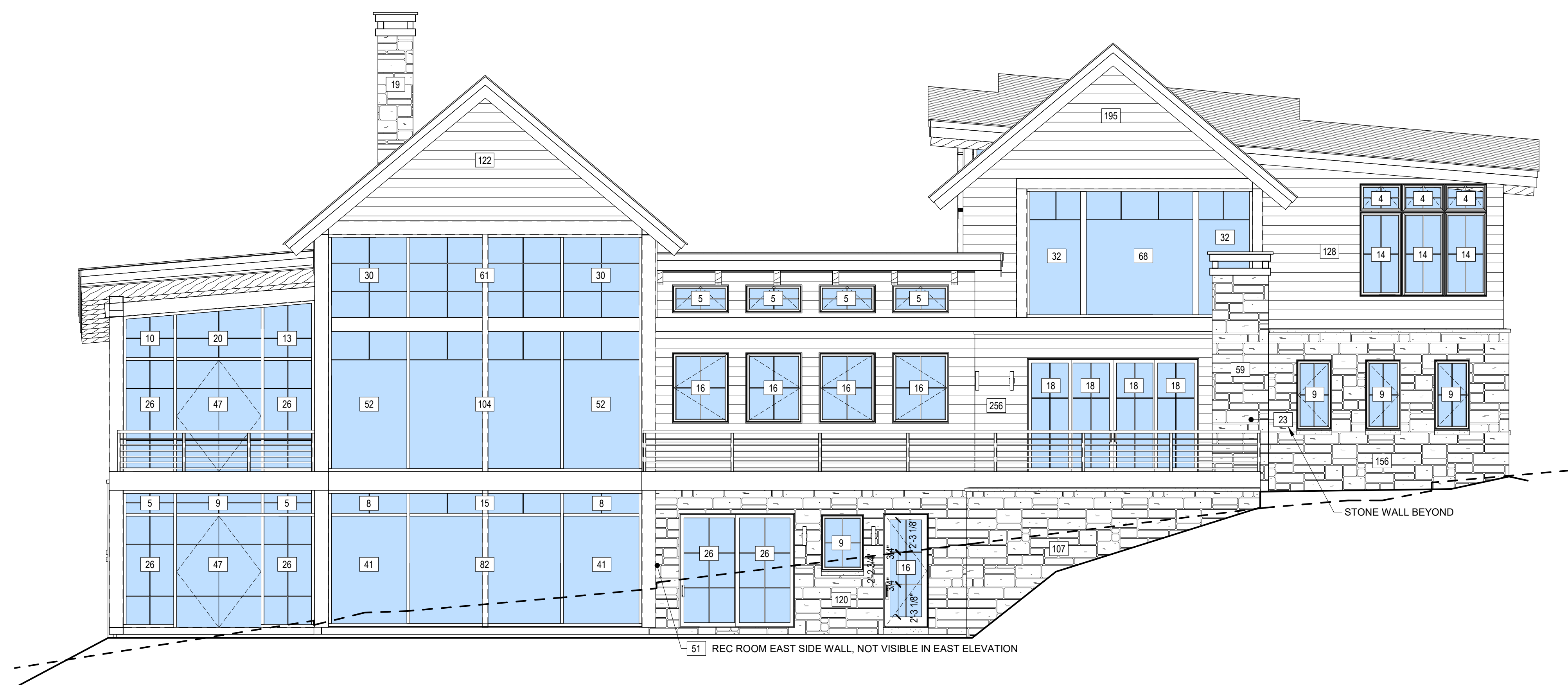


WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK

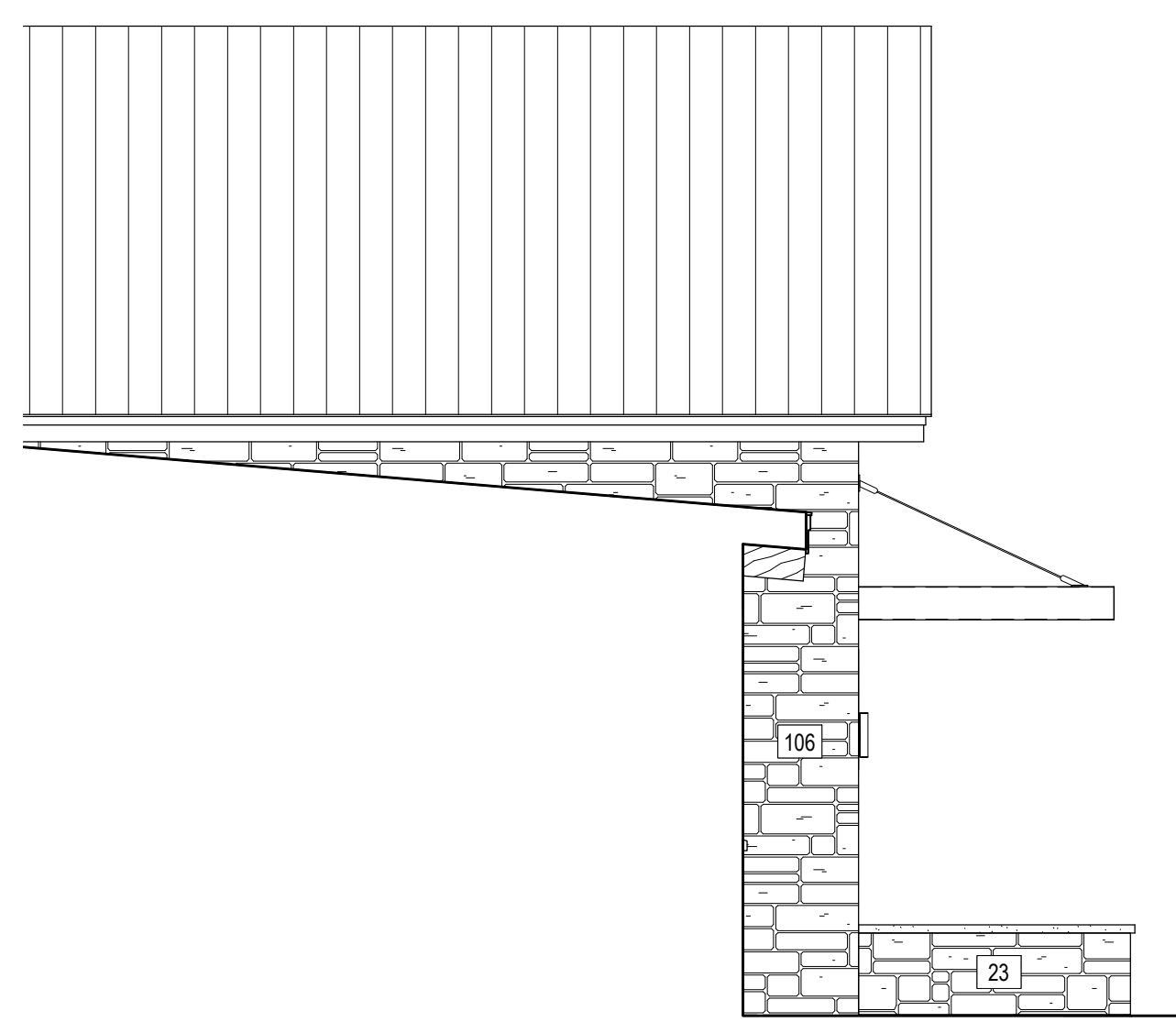
EXTERIOR MATERIALS
12" = 1'-0"



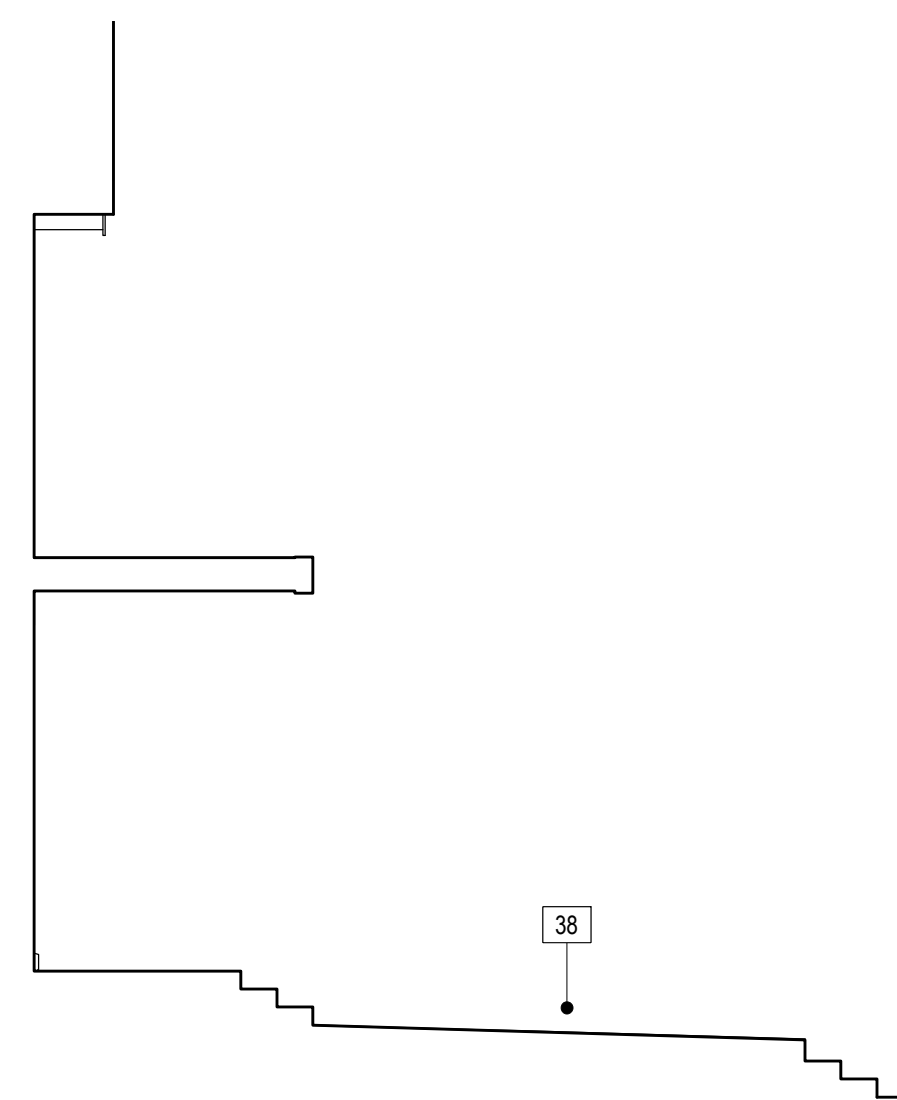
1 NORTH ELEVATION
3/16" = 1'-0"



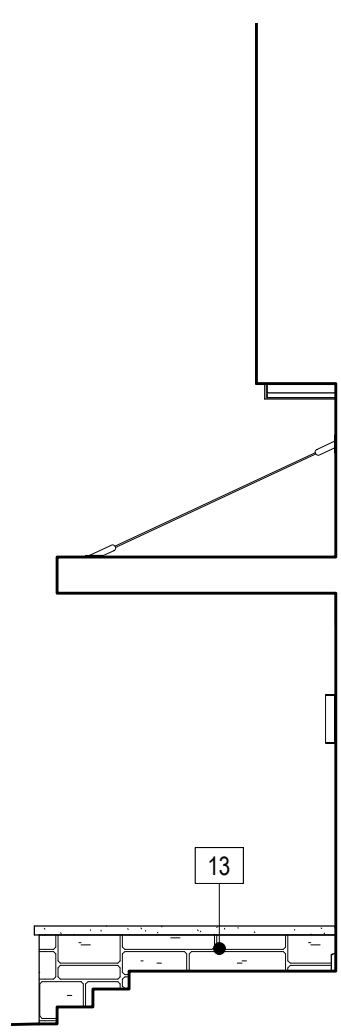
2 SOUTH ELEVATION
3/16" = 1'-0"



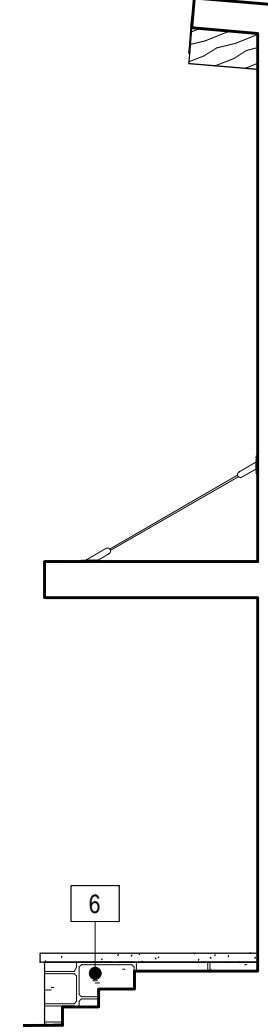
3 EAST ELEVATION AT ENTRY
3/16" = 1'-0"



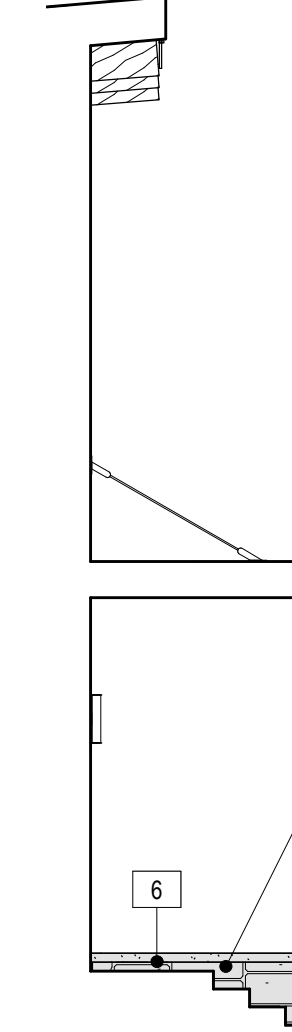
4 ENTRY PORCH EAST
3/16" = 1'-0"



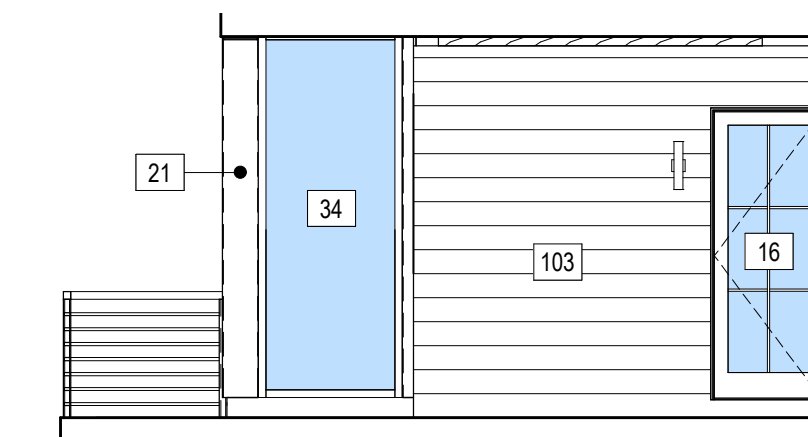
5 ENTRY PORCH WEST
3/16" = 1'-0"



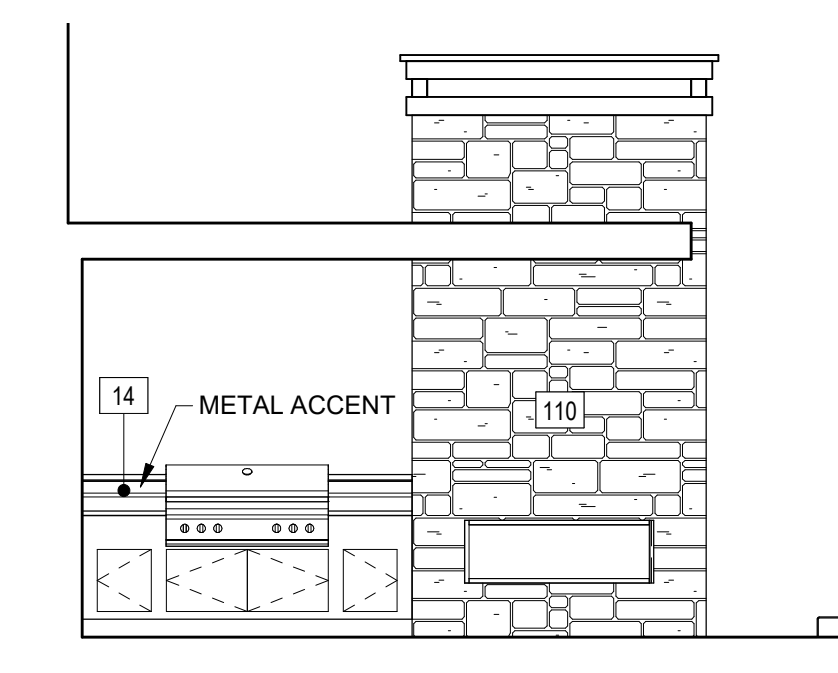
6 MUDROOM PORCH NORTH
3/16" = 1'-0"



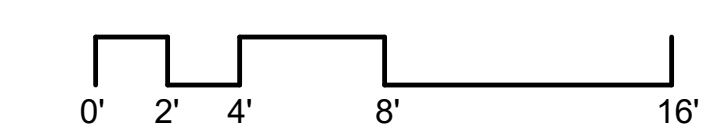
7 MUDROOM PORCH SOUTH
3/16" = 1'-0"



9 GROUND LEVEL DECK EAST
3/16" = 1'-0"



8 FIREPLACE / GRILL ELEVATION
3/16" = 1'-0"



MATERIAL CALCULATIONS	
NORTH	
STONE	987 SF
STONE @ RETAINING WALL	23 SF
WOOD SIDING	286 SF
WINDOW/DOOR GLAZING	530 SF
WOOD DOOR	60 SF
SOUTH	
STONE	461 SF
STONE @ RETAINING WALL	701 SF
WOOD SIDING	1,230 SF
WINDOW/DOOR GLAZING	1,230 SF
EAST	
STONE	885 SF
STONE @ RETAINING WALL	345 SF
WOOD SIDING	137 SF
STEEL SIDING	55 SF
WEST	
STONE	463 SF
STONE @ RETAINING WALL	44 SF
WOOD SIDING	235 SF
WINDOW/DOOR GLAZING	209 SF
WEST AT MASTER BEDROOM	
STONE	387 SF
STONE @ RETAINING WALL	6 SF
WOOD SIDING	216 SF
WINDOW/DOOR GLAZING	235 SF
WOOD DOOR	162 SF
DECK EAST / FIREPLACE	
STONE	110 SF
WOOD SIDING	103 SF
WINDOW/DOOR GLAZING	50 SF
STEEL SIDING	14 SF
MUDROOM PORCH	
STONE @ RETAINING WALL	25 SF
ENTRY PORCH	
STONE	106 SF
STONE @ RETAINING WALL	74 SF
TOTALS	
STONE	3,399 SF
STONE @ RETAINING WALL	172 SF
WOOD SIDING	1,886 SF
WINDOW/DOOR GLAZING	2,391 SF
WOOD DOOR	222 SF
STEEL SIDING	69 SF
TOTAL:	8,139 SF
PERCENTAGES	
STONE	42 %
STONE @ RETAINING WALL	2 %
WOOD SIDING	23 %
WINDOW/DOOR GLAZING	30 %
WOOD DOOR	2 %
STEEL SIDING	1 %
TOTAL:	100 %

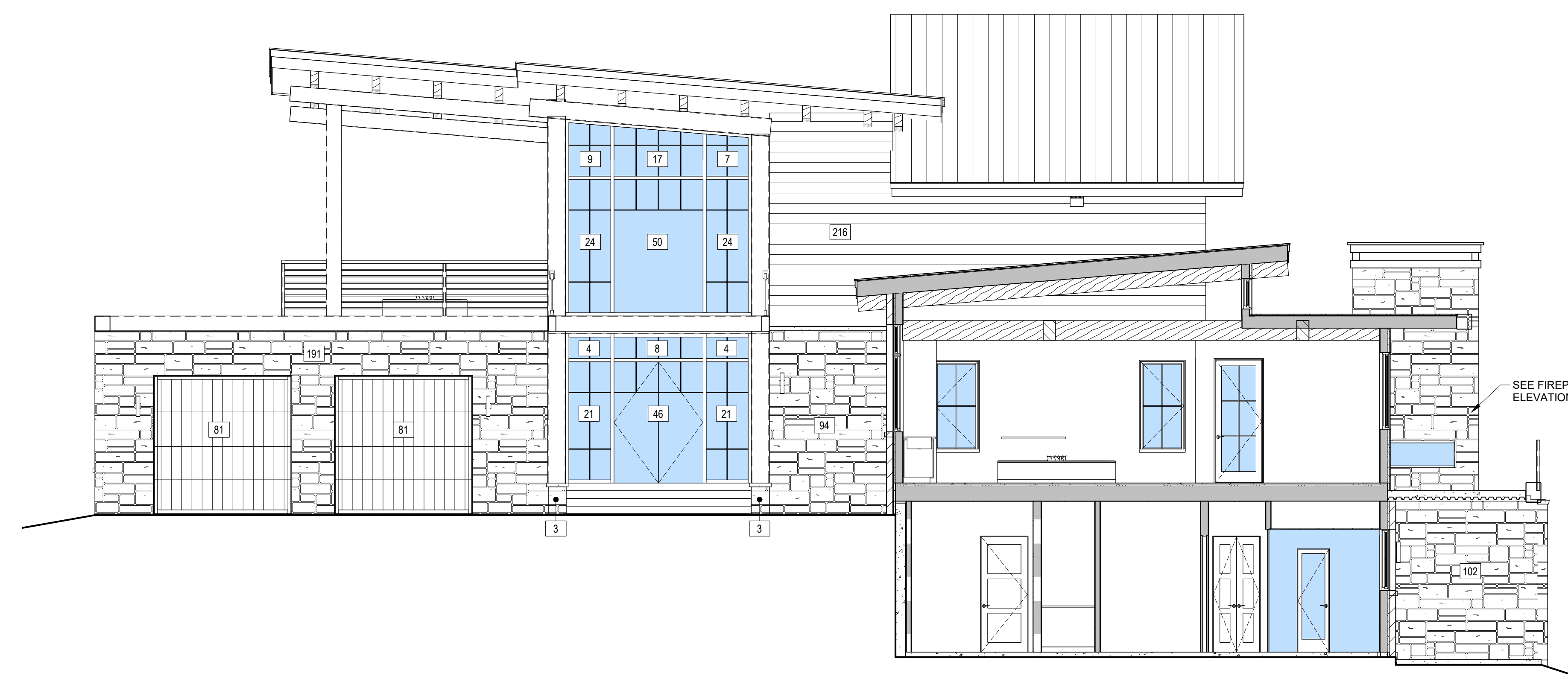
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TOTALS	
STONE	3,399 SF
STONE @ RETAINING WALL	172 SF
WOOD SIDING	1,886 SF
WINDOW/DOOR GLAZING	2,391 SF
WOOD DOOR	222 SF
STEEL SIDING	69 SF
TOTAL:	8,139 SF
PERCENTAGES	
STONE	42 %
STONE @ RETAINING WALL	2 %
WOOD SIDING	23 %
WINDOW/DOOR GLAZING	30 %
WOOD DOOR	2 %
STEEL SIDING	1 %
TOTAL:	100 %



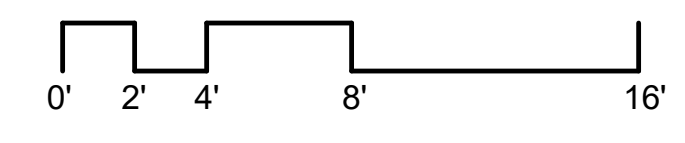
1 EAST ELEVATION
 3/16" = 1'-0"

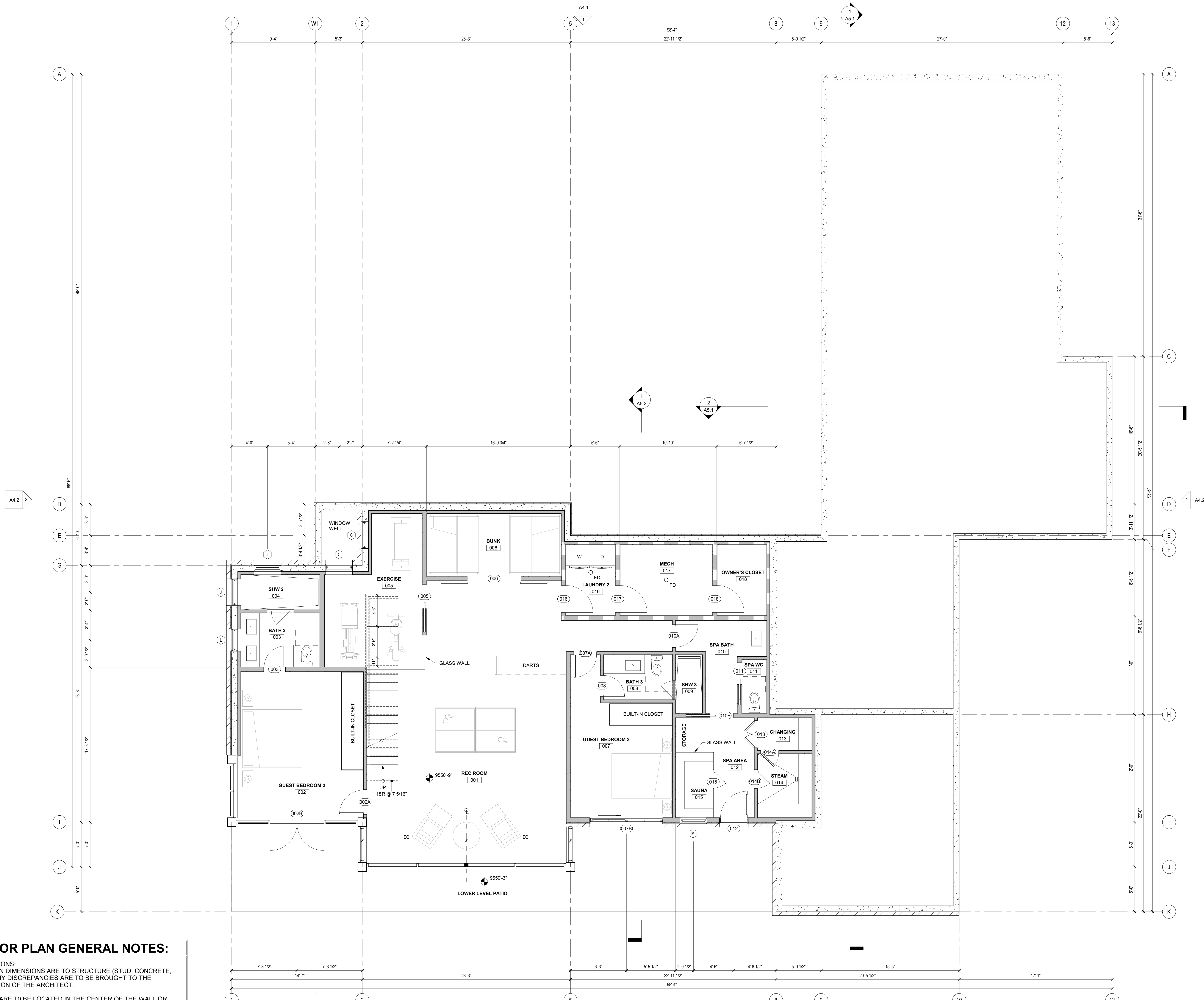


2 WEST ELEVATION
 3/16" = 1'-0"



3 WEST ELEVATION AT MASTER
 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.

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

LEWIS RESIDENCE

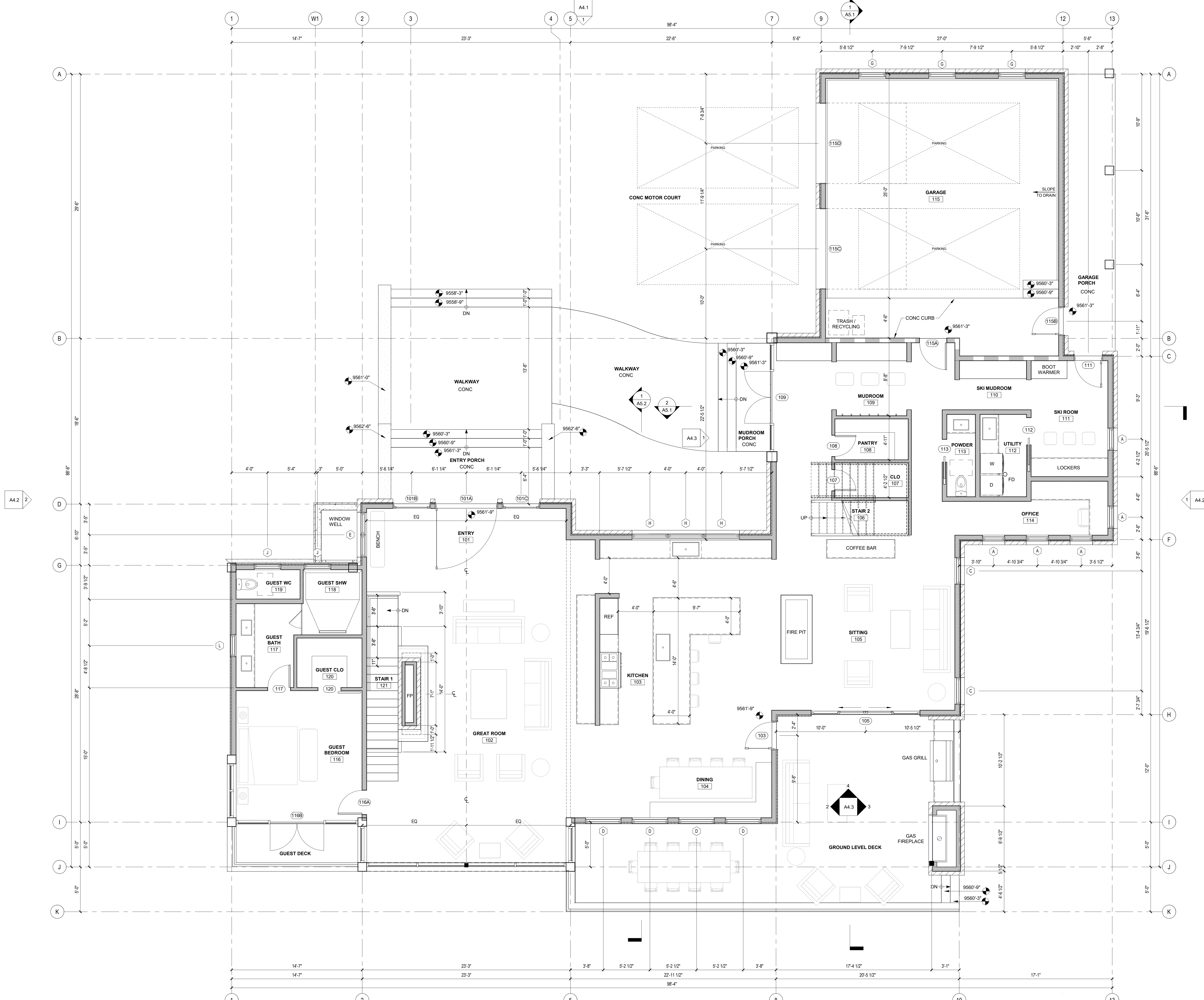
129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1, PAGE 866

FLOOR PLANS

SHEET NUMBER

A3.1

NOT FOR CONSTRUCTION



LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

FLOOR PLANS

SHEET NUMBER

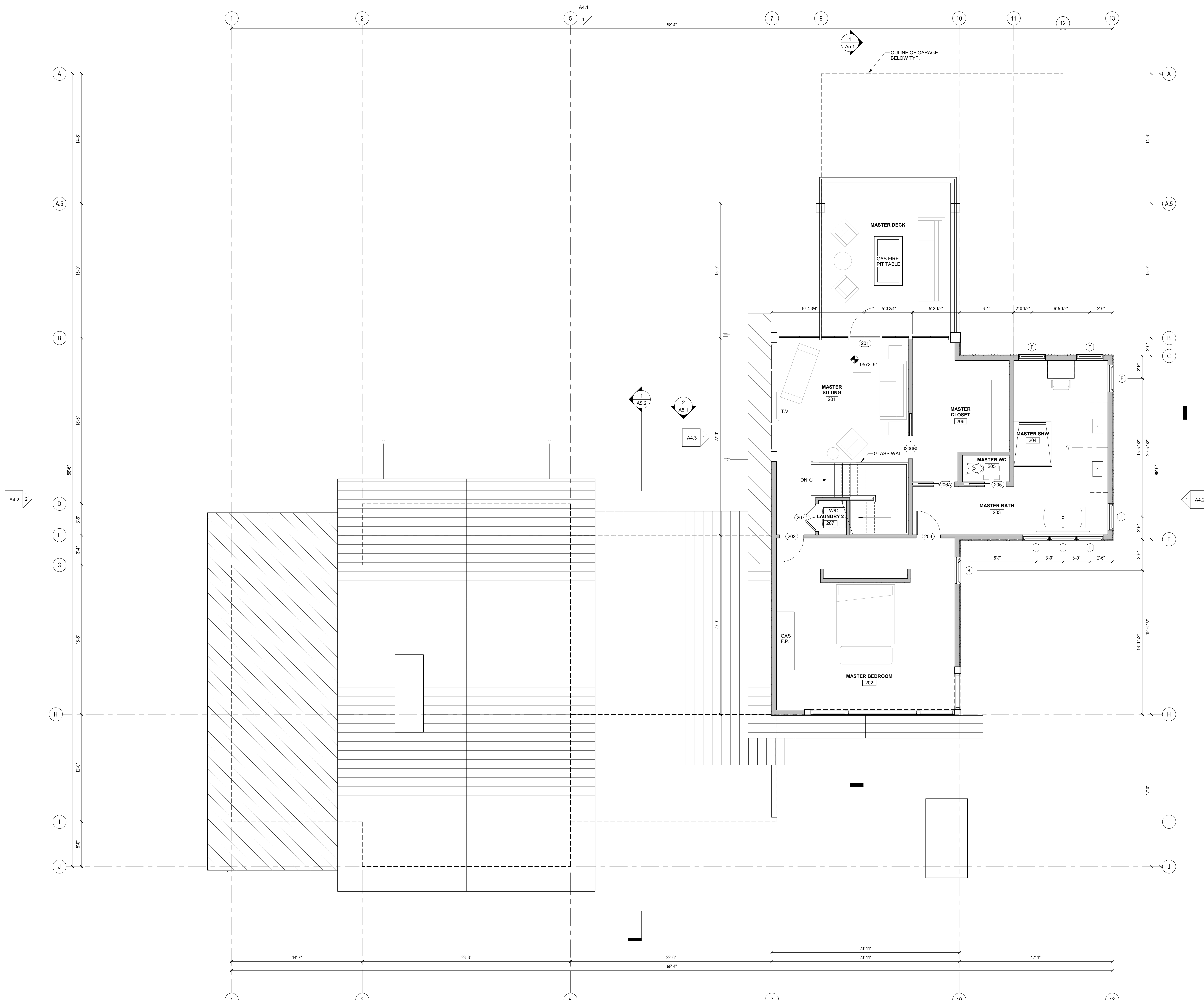
A3.2

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

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LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

FLOOR PLANS

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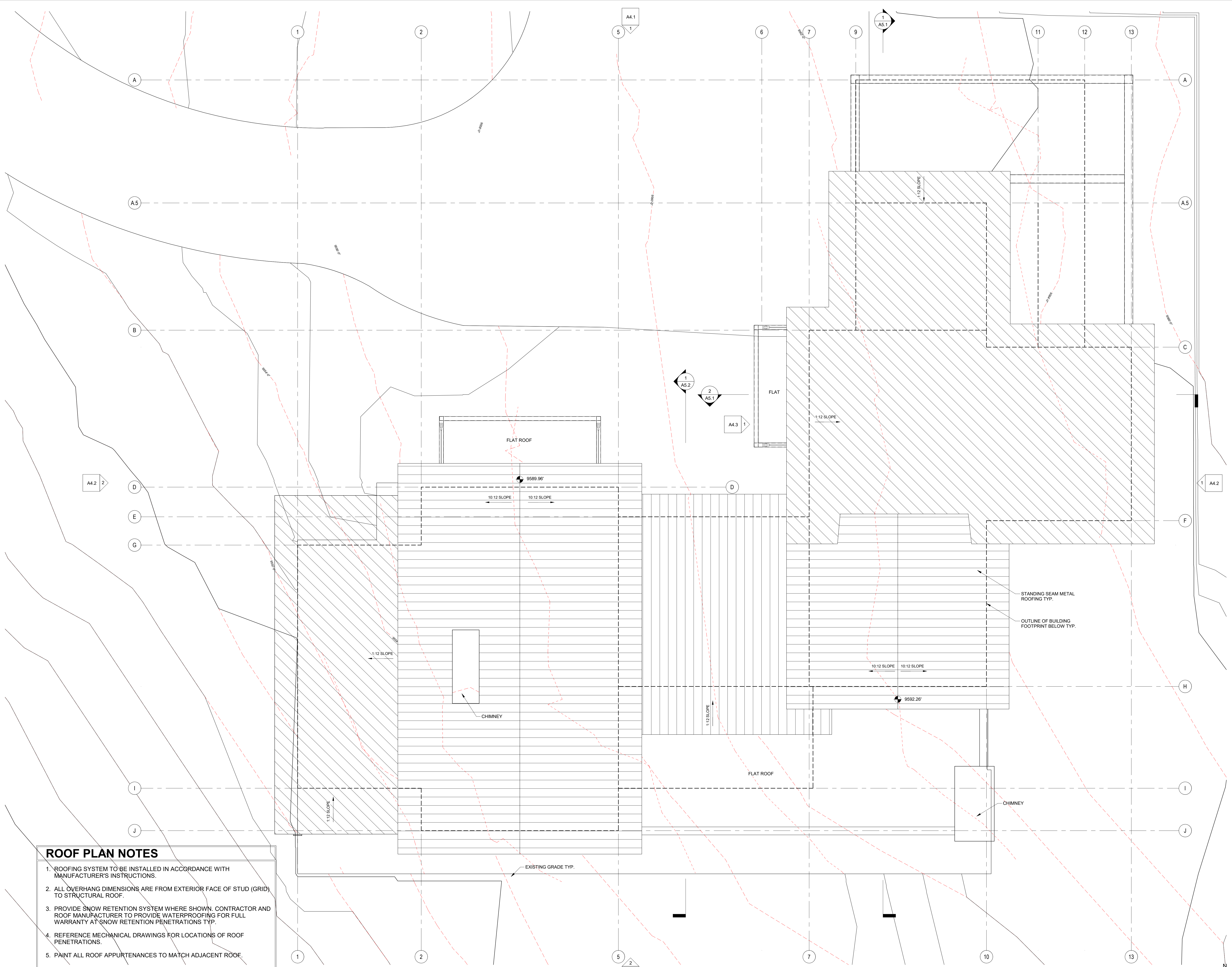
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A3.3

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

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- 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.

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

LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

ROOF PLAN

SHEET NUMBER

A3.4

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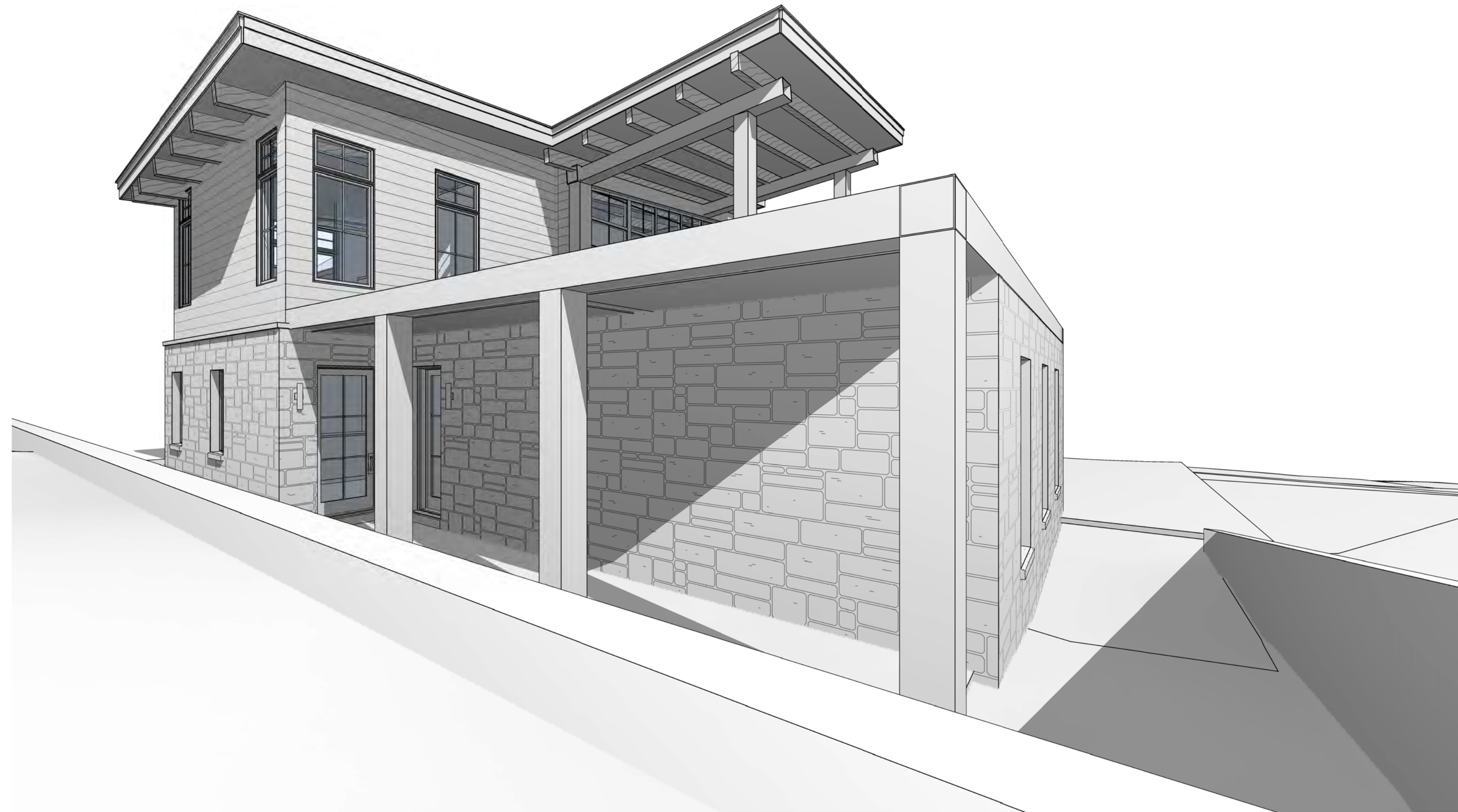
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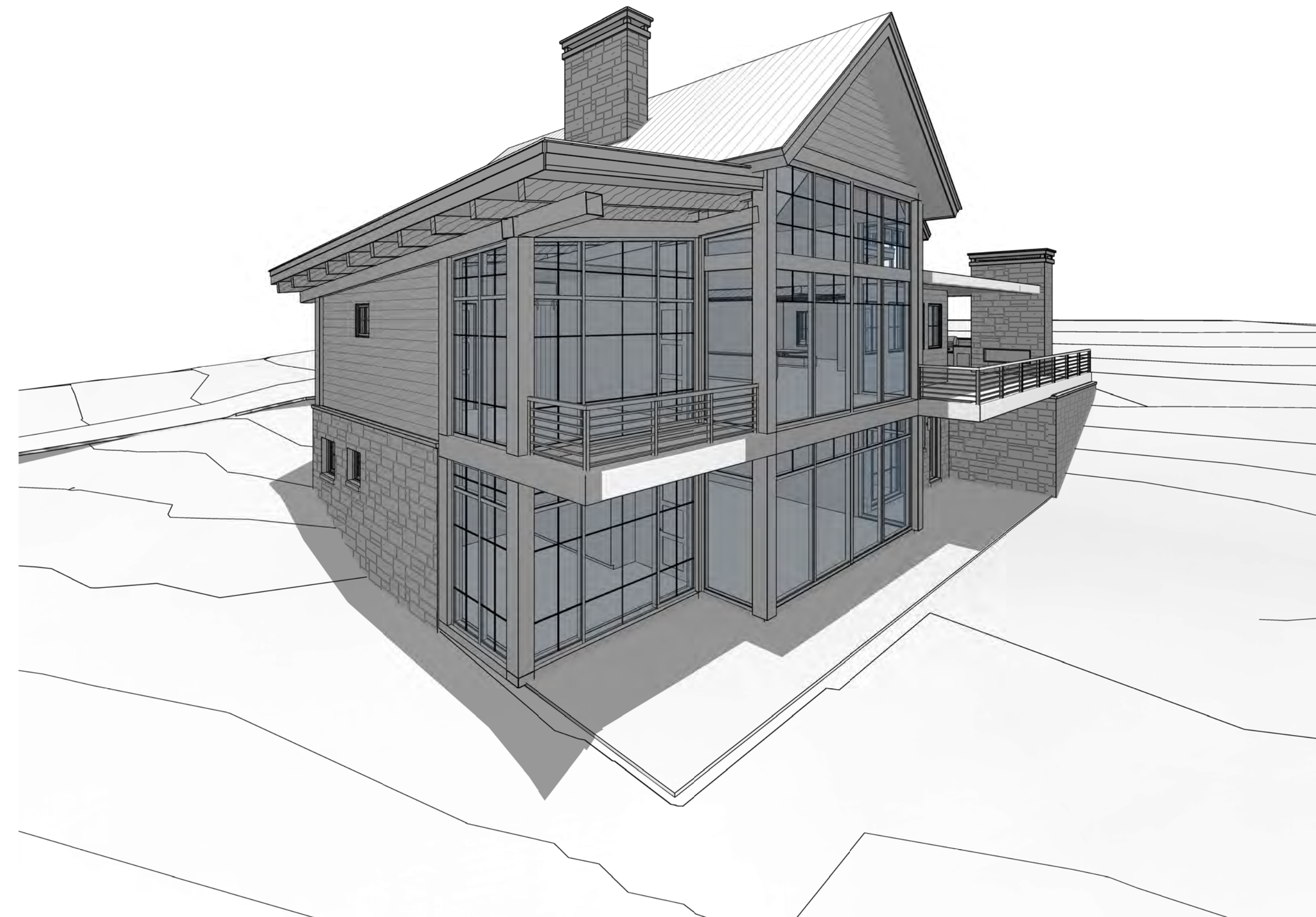
1 NW CORNER



2 SE CORNER



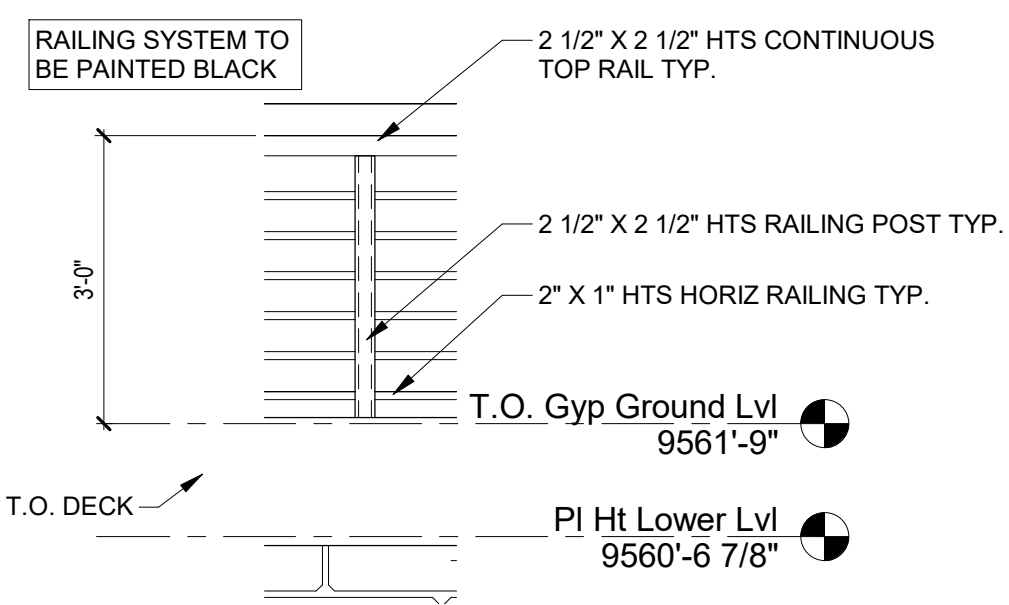
3 NE CORNER



4 SW CORNER



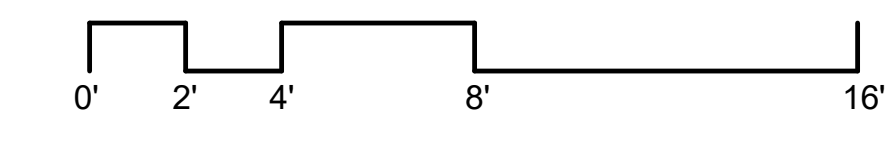
1 NORTH ELEVATION
1/4" = 1'-0"



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



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



LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1, PAGE 866

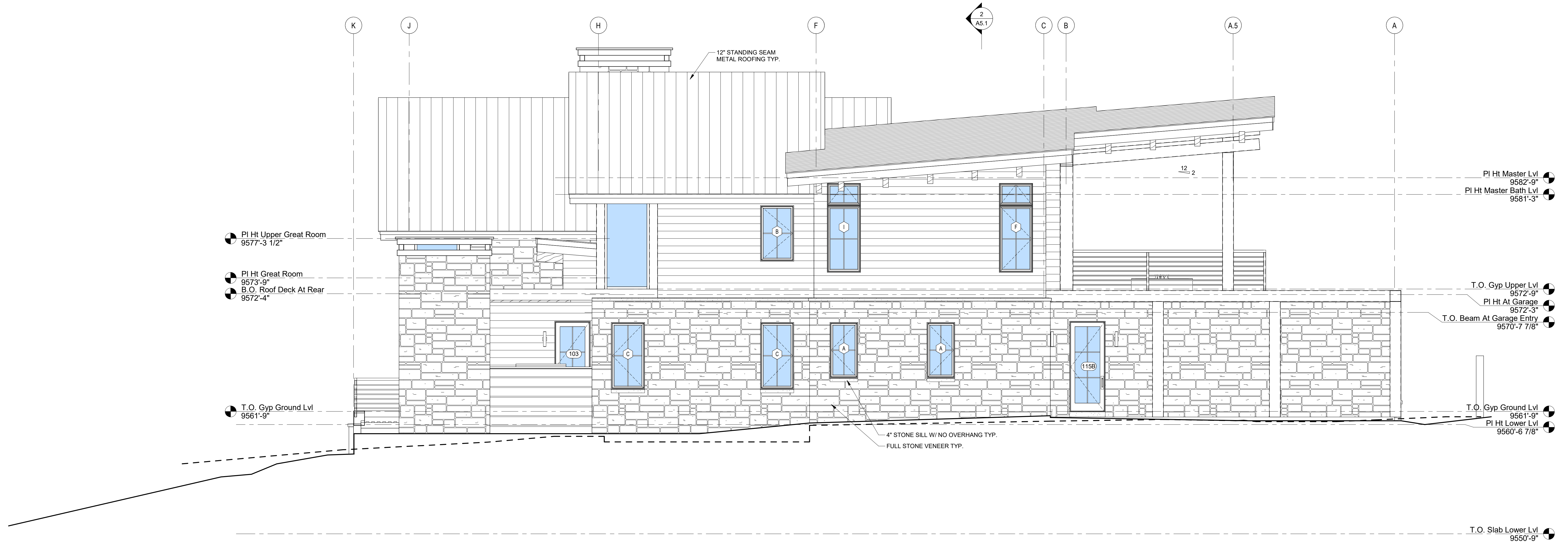
EXTERIOR ELEVATIONS

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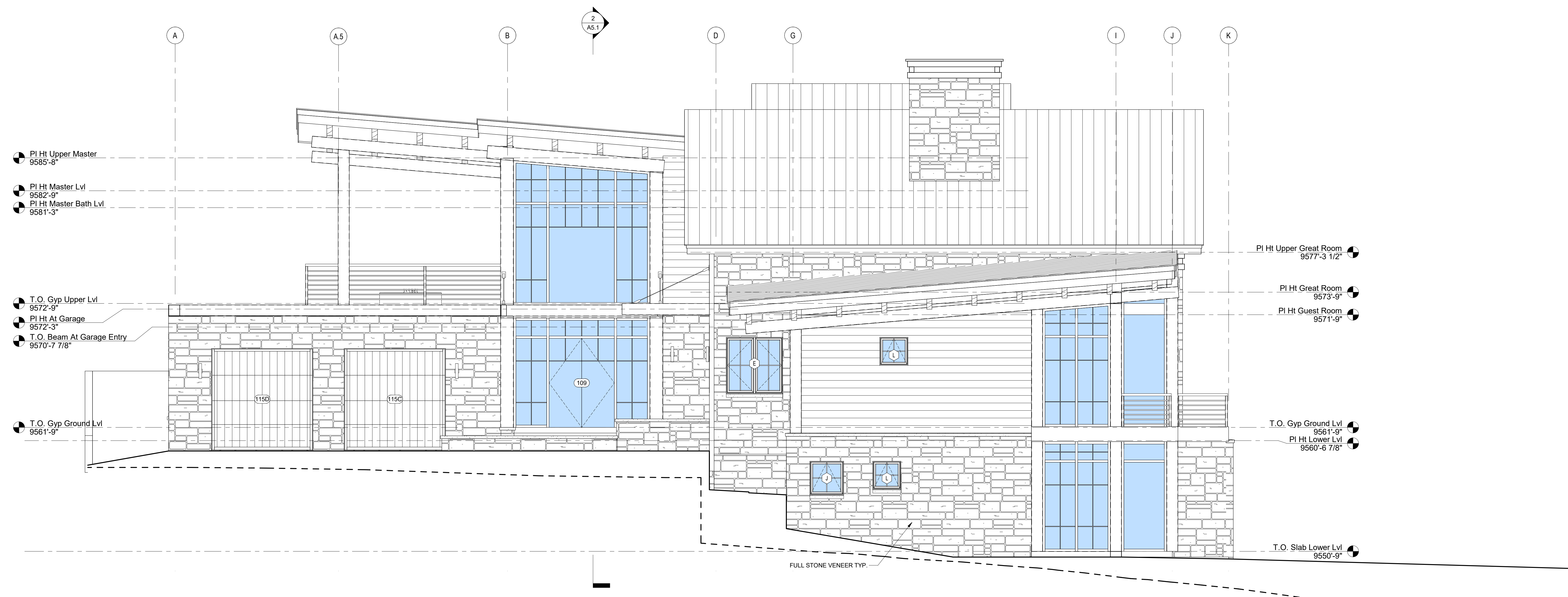
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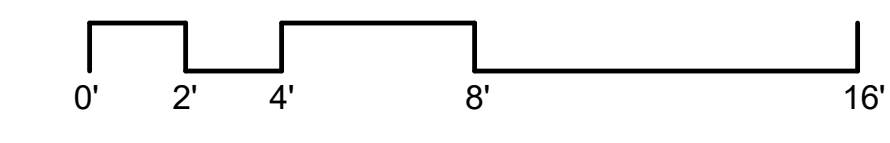
NOT FOR CONSTRUCTION



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



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



LEWIS RESIDENCE

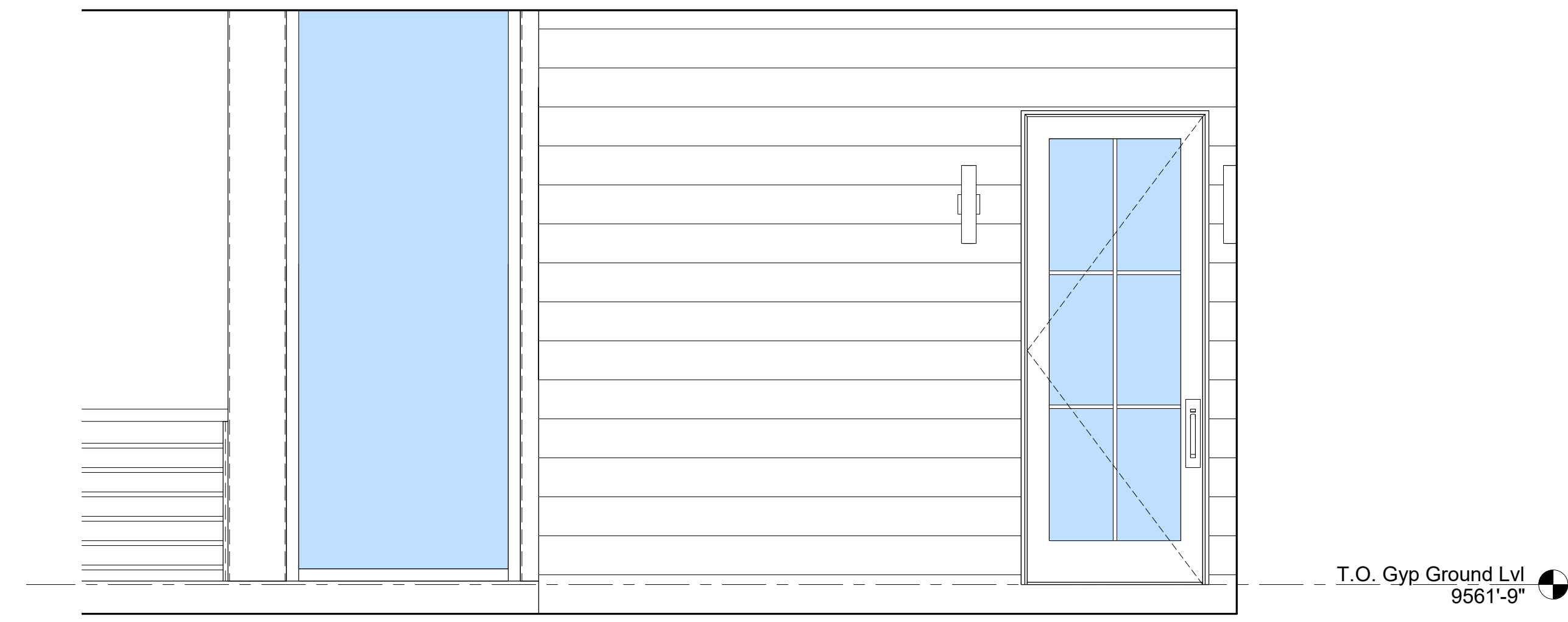
129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1, PAGE 866

EXTERIOR ELEVATIONS

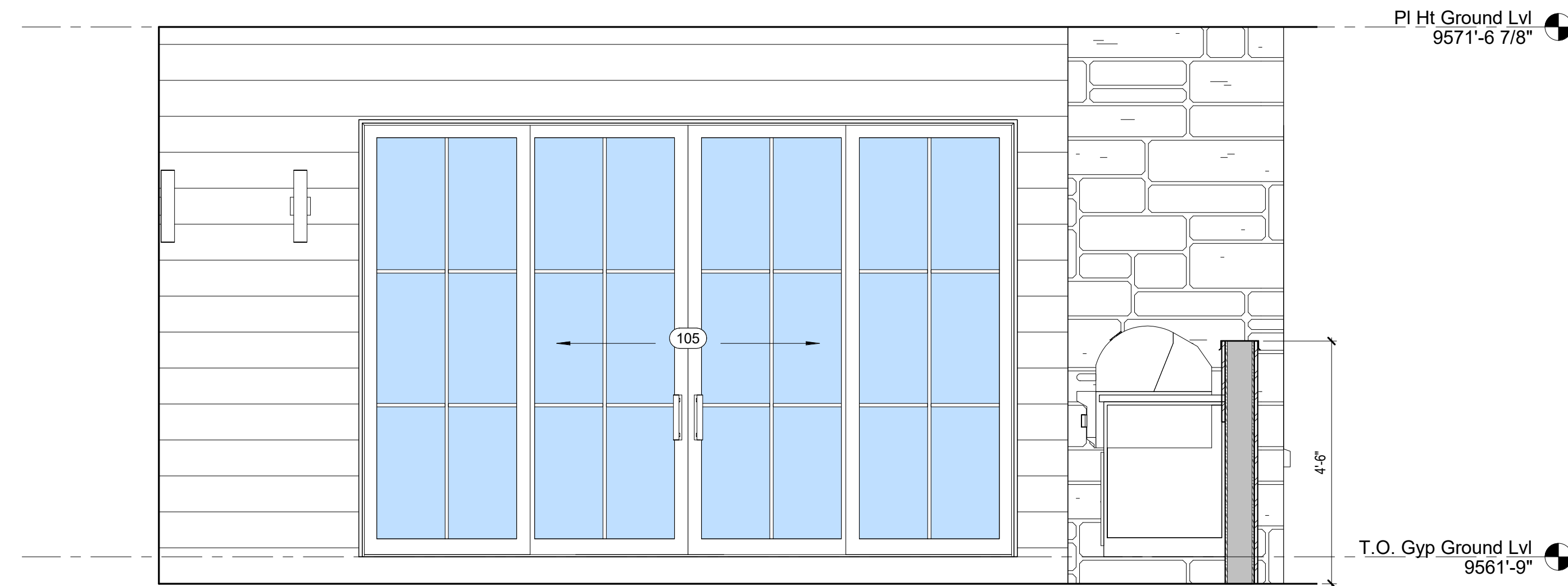
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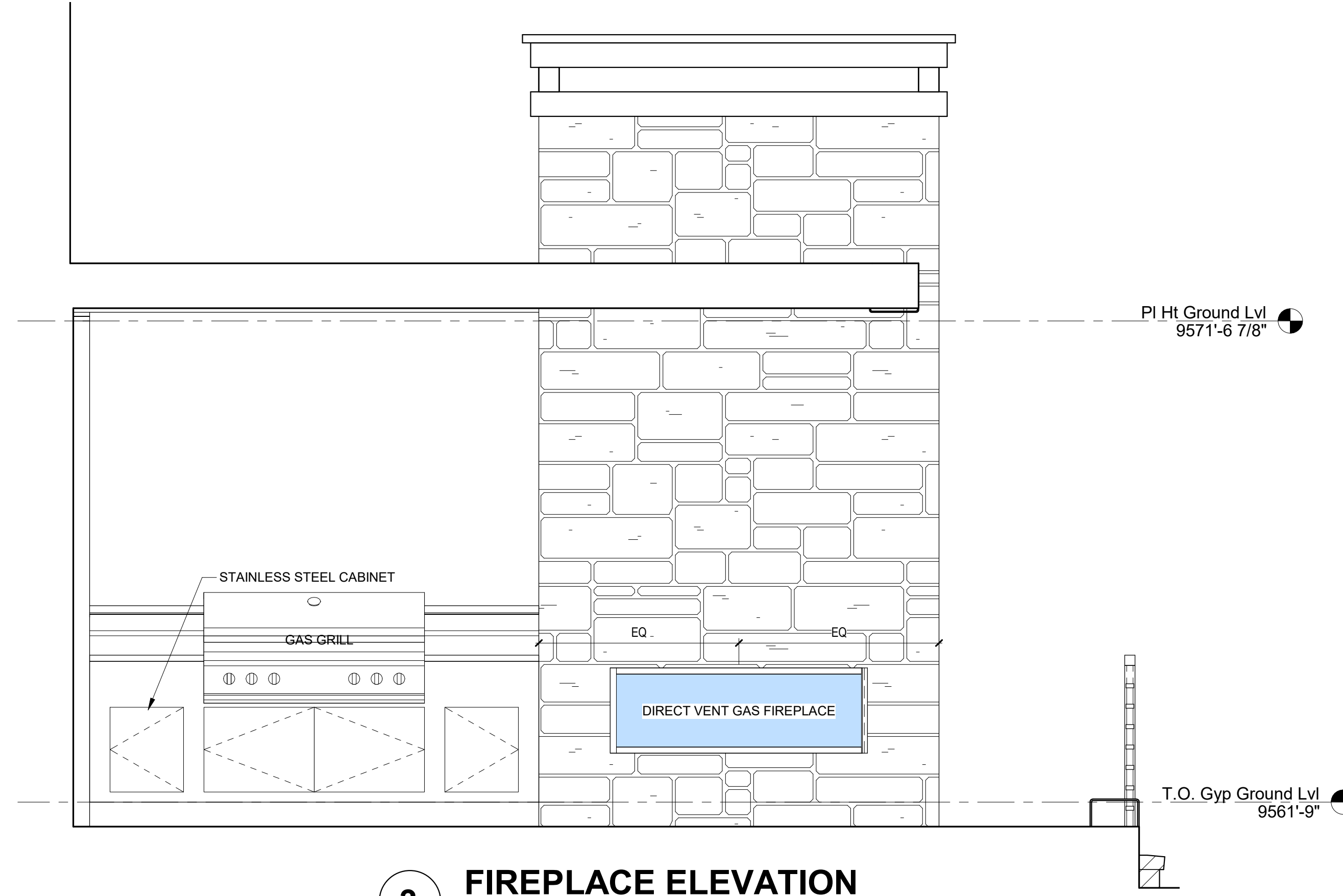
NOT FOR CONSTRUCTION



2 GROUND LEVEL DECK EAST
1/2" = 1'-0"



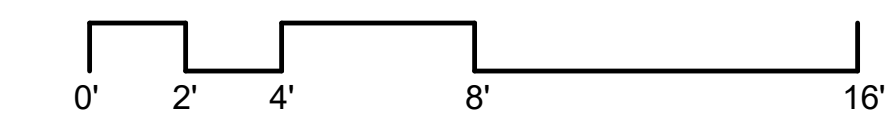
4 SOUTH SITTING ROOM PARTIAL ELEVATION
1/2" = 1'-0"



3 FIREPLACE ELEVATION
1/2" = 1'-0"



1 WEST ELEVATION AT MASTER
1/4" = 1'-0"



US STONE
KANSAS LIMESTONE
COTTONWOOD HONED
FULL STONE VENEER



HORIZ WOOD SIDING:
8" RECLAIMED BARN WOOD,
MITERED CORNERS
WOOD: SATIN NATURAL STAIN

FASCIA AT PITCHED ROOF:
2X8 DOUG FIR FASCIA W/ 2X6 RAFTER TAIL
SATIN NATURAL STAIN

SOFFIT:
1X4 PINE SOFFIT
SATIN NATURAL STAIN

FASCIA AT FLAT ROOF:
2X8 WOOD BOARD WRAPPED IN FLAT STEEL;
PAINTED BLACK
2X6 RAFTER TAIL; STAIN NATURAL STAIN

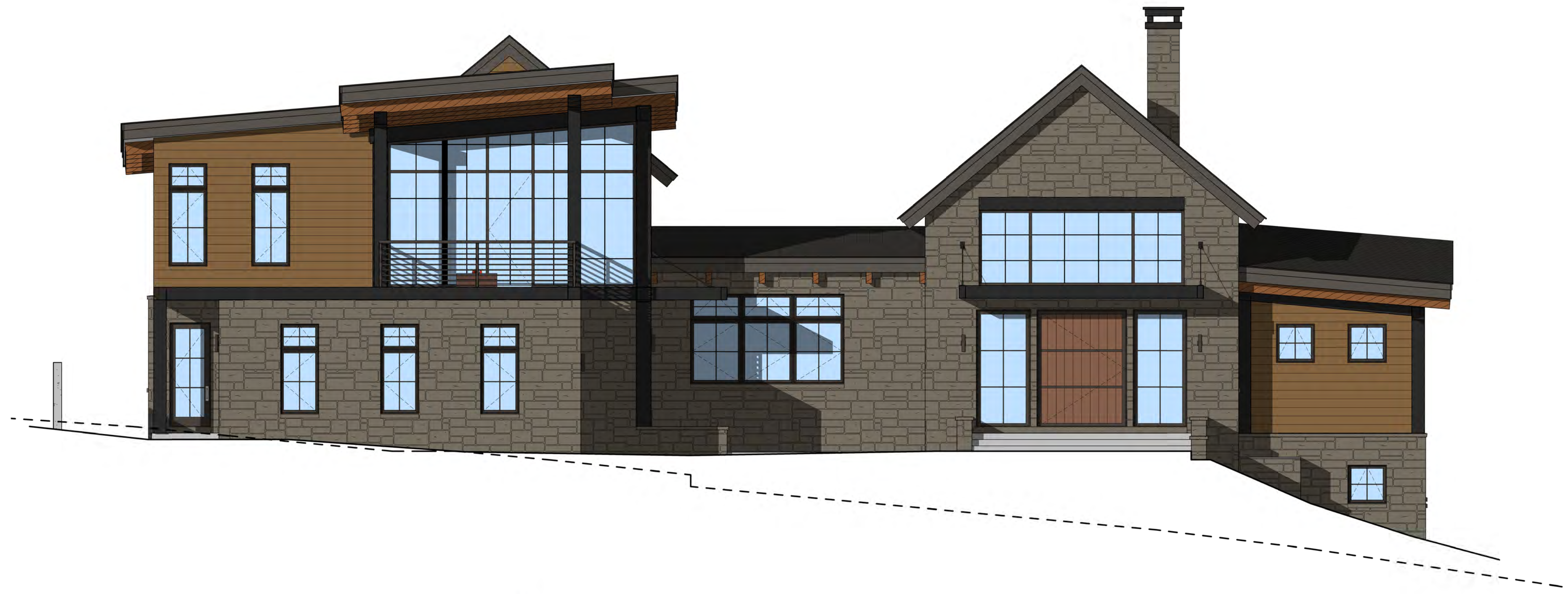


ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING, MATTE BLACK



WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK

EXTERIOR MATERIALS
12" = 1'-0"



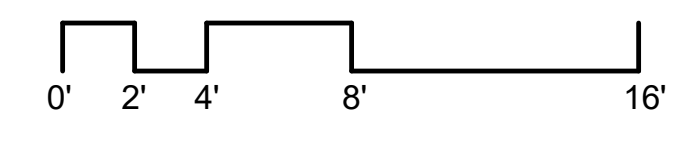
1 NORTH ELEVATION
 3/16" = 1'-0"



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



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



LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

PRESENTATION
 ELEVATIONS

SHEET NUMBER

A4.4

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NOT FOR CONSTRUCTION

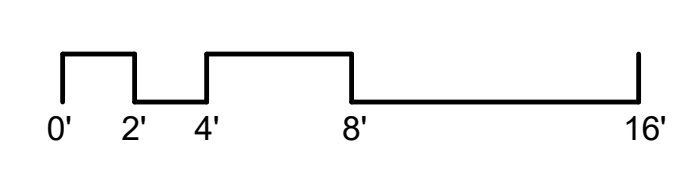
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1 WEST ELEVATION
 3/16" = 1'-0"



2 WEST ELEVATION AT MASTER
 3/16" = 1'-0"



LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

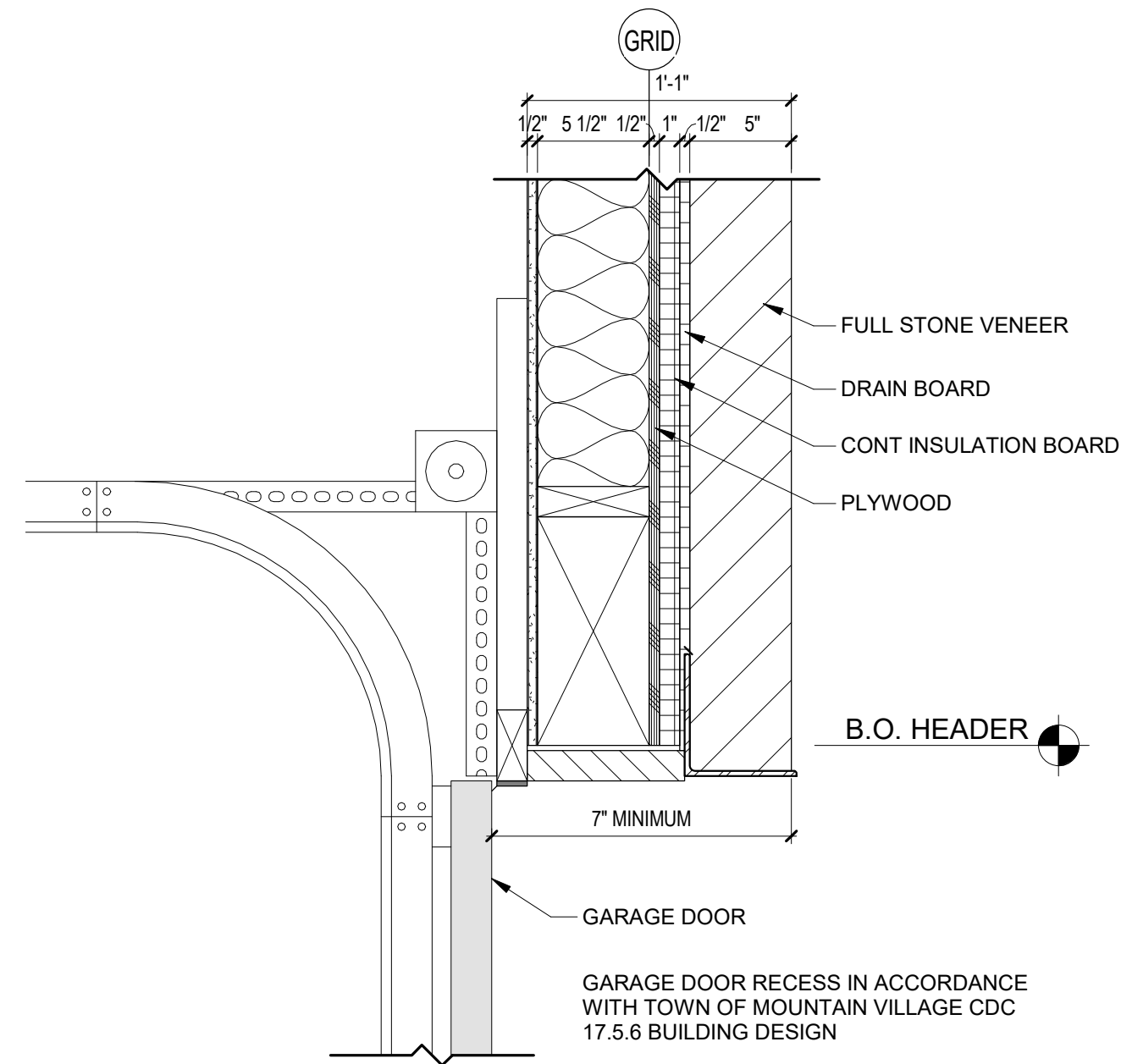
PRESENTATION
 ELEVATIONS

SHEET NUMBER

A4.5

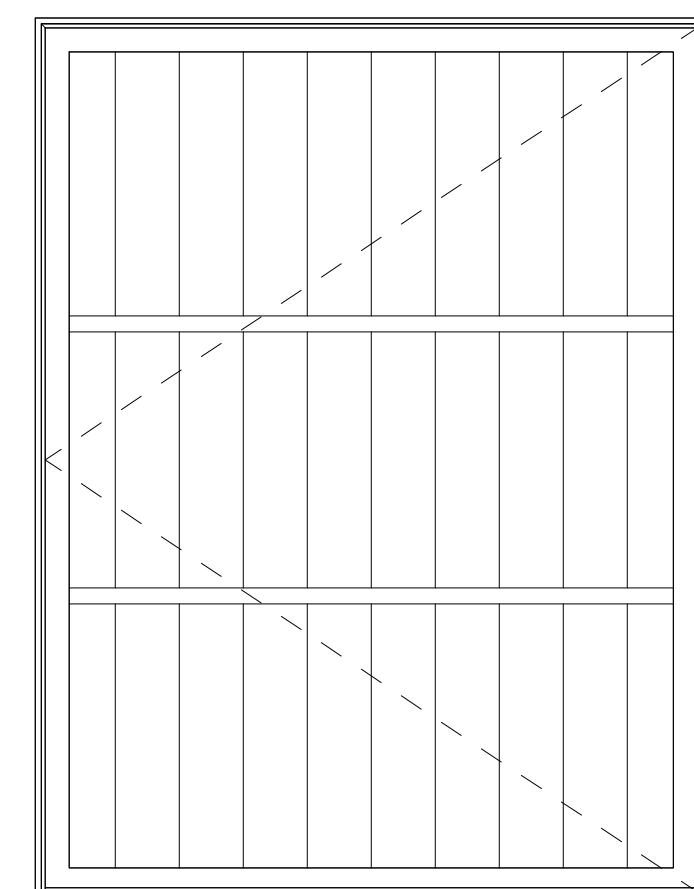
DOOR NOTES:

1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. DOOR & WINDOW MANUFACTURER: LOEWEN OR EQUAL.
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
7. PROVIDE SCREENS FOR ALL DOORS.
8. DOORS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.H DOORS AND ENTRY WAYS).

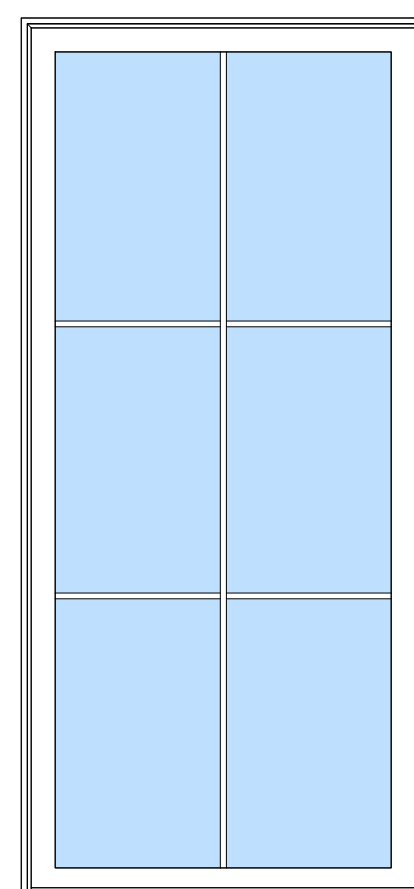


1 GARAGE DOOR @ STONE VENEER
1 1/2" = 1'-0"

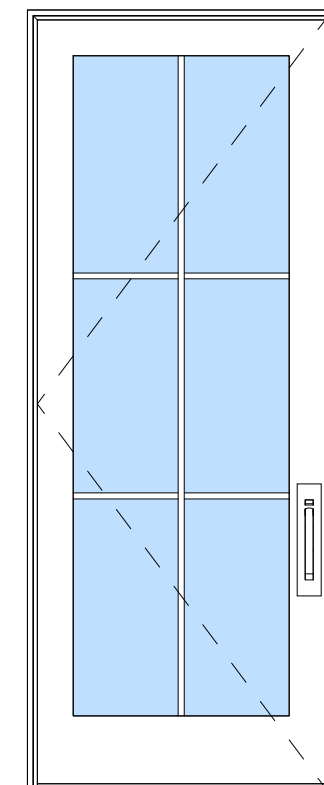
DOOR SCHEDULE								
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	LOCATION	MANUFACTURER	COMMENTS
002B	GUEST BEDROOM 2		6'-0"	7'-10 3/4"	DOUBLE SWING (6 LITE)	EXTERIOR		
007B	GUEST BEDROOM 3	D	8'-0"	8'-0"	SLIDING PATIO (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
012	SPA AREA	C	3'-0"	8'-0"	SWING (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
101A	ENTRY	A	6'-9 1/2"	9'-0"	CUSTOM WOOD; PIVOT	EXTERIOR		
101B	ENTRY	B	4'-0"	9'-0"	SIDELITE (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
101C	ENTRY	B	4'-0"	9'-0"	SIDELITE (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
103	KITCHEN	C	3'-0"	8'-0"	SWING (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
105	SITTING	E	12'-0"	8'-0"	SLIDING PATIO (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
109	MUDROOM		5'-9 1/2"	7'-10 3/4"	DOUBLE SWING (6 LITE)	EXTERIOR		
111	SKI ROOM	C	3'-0"	8'-0"	SWING (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
115B	GARAGE	C	3'-0"	8'-0"	SWING (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
115C	GARAGE	F	9'-0"	9'-0"	OVERHEAD	EXTERIOR		
115D	GARAGE	F	9'-0"	9'-0"	OVERHEAD	EXTERIOR		
116B	GUEST BEDROOM		6'-0"	7'-10 3/4"	DOUBLE SWING (6 LITE)	EXTERIOR		
201	MASTER SITTING		3'-4"	8'-10 3/4"	SWING (6 LITE)	EXTERIOR		
002A	GUEST BEDROOM 2	H	2'-8"	7'-6"	SWING	INTERIOR		
003	BATH 2	H	2'-4"	7'-6"	SWING	INTERIOR		
005	EXERCISE	I	2'-8"	7'-6"	POCKET	INTERIOR		
006	BUNK	O	6'-0"	7'-6"	BARN DOOR (DOUBLE)	INTERIOR		
007A	GUEST BEDROOM 3	H	2'-6"	7'-6"	SWING	INTERIOR		
008	GUEST BEDROOM 3	H	2'-4"	7'-6"	SWING	INTERIOR		
010A	SPA BATH	H	2'-6"	7'-6"	SWING	INTERIOR		
010B	SPA AREA	I	2'-8"	7'-6"	POCKET	INTERIOR		
011	SPA WC	I	2'-4"	7'-6"	POCKET	INTERIOR		
013	CHANGING	I	3'-0"	7'-6"	DOUBLE SWING	INTERIOR		
014A	STEAM	N	2'-0"	6'-8"	SWING	INTERIOR		
014B	STEAM	L	2'-0"	6'-8"	SWING	INTERIOR		VAPOR PROOF STEAM SHOWER DOOR
015	SAUNA	M	2'-0"	6'-8"	SWING	INTERIOR		DOUBLE PANE; TEMPERED GLASS
016	LAUNDRY 2	H	3'-0"	7'-6"	SWING	INTERIOR		1 HOUR FIRE RATED
017	MECH	H	3'-0"	7'-6"	SWING	INTERIOR		1 HOUR FIRE RATED
018	OWNER'S CLOSET	H	3'-0"	7'-6"	SWING	INTERIOR		1 HOUR FIRE RATED
107	CLO	H	2'-4"	8'-0"	SWING	INTERIOR		
108	PANTRY	H	2'-4"	8'-0"	SWING	INTERIOR		
112	SKI ROOM	J	3'-0"	8'-0"	POCKET	INTERIOR		
113	POWDER	I	2'-6"	8'-0"	POCKET	INTERIOR		
115A	SKI MUDROOM	H	3'-0"	8'-0"	SWING	INTERIOR		1 HOUR FIRE RATED
116A	GUEST BEDROOM	H	2'-8"	8'-0"	SWING	INTERIOR		
117	GUEST BATH	H	2'-6"	8'-0"	SWING	INTERIOR		
120	GUEST CLO	P	2'-6"	8'-0"	BARN DOOR (SINGLE)	INTERIOR		
202	MASTER SITTING	H	2'-8"	7'-6"	SWING	INTERIOR		
203	MASTER BATH	H	2'-8"	7'-6"	SWING	INTERIOR		
205	MASTER WC	J	2'-4"	7'-6"	POCKET	INTERIOR		
206A	MASTER BATH	J	2'-4"	7'-6"	POCKET	INTERIOR		
206B	MASTER SITTING	J	2'-6"	7'-6"	POCKET	INTERIOR		
207	LAUNDRY 2	K	3'-0"	7'-6"	DOUBLE SWING (LOUVERED)	INTERIOR		



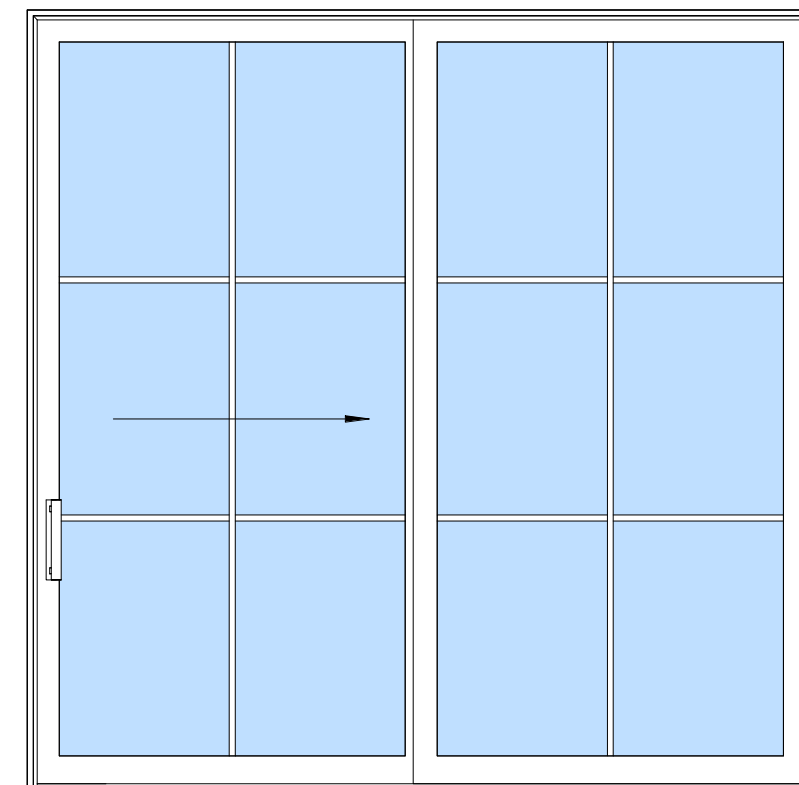
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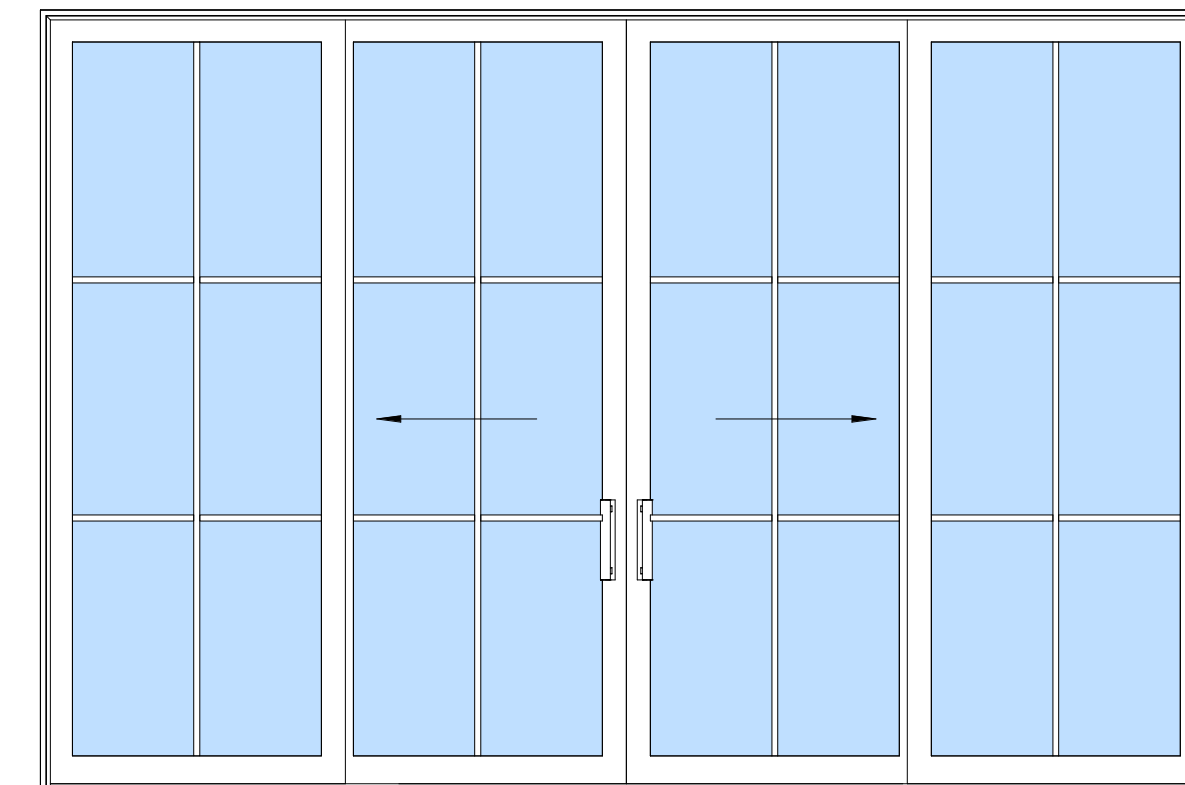
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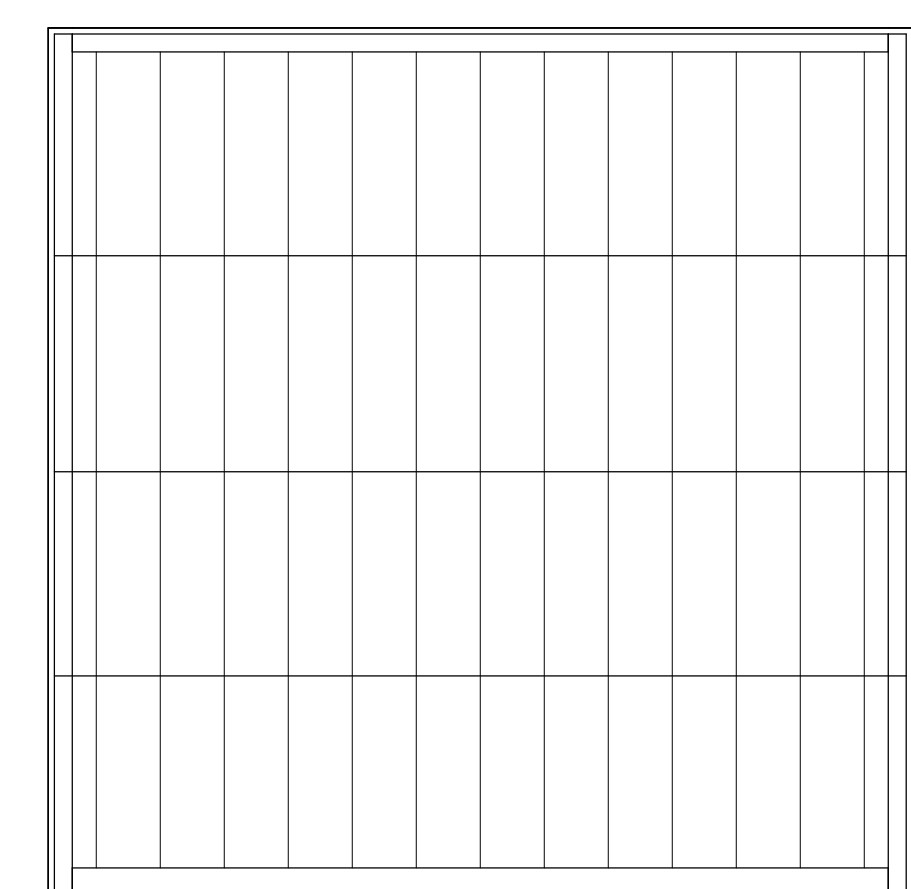
TYPE C



TYPE D

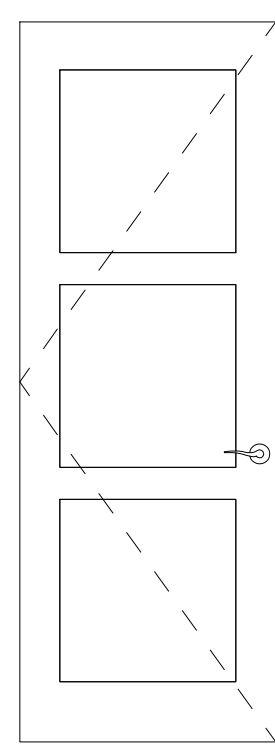


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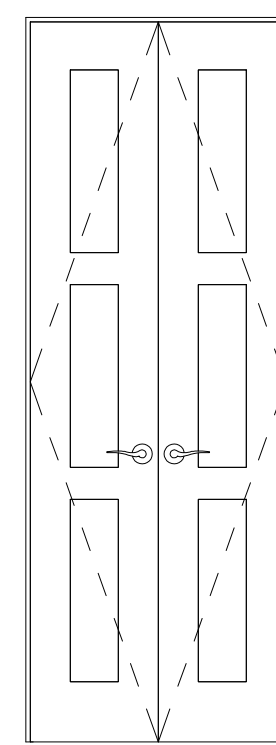


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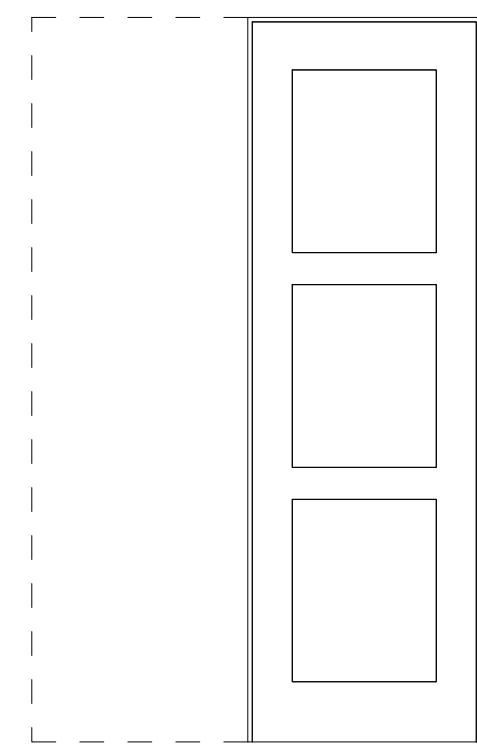
EXTERIOR DOOR TYPES



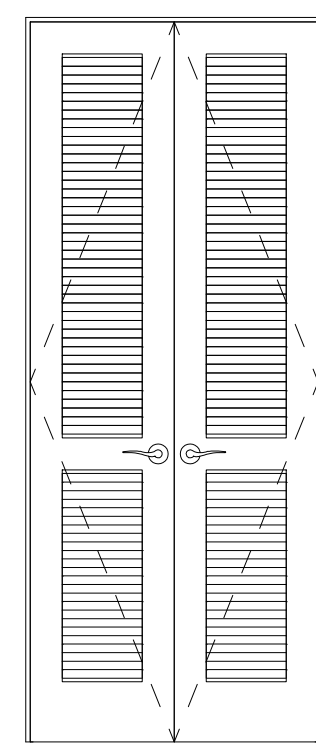
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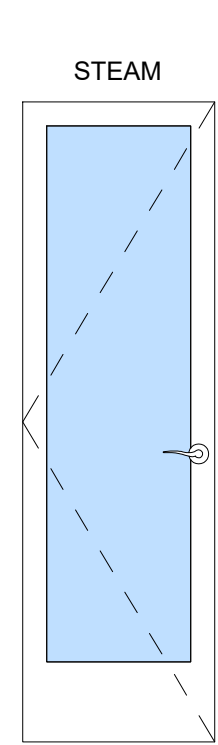
TYPE I



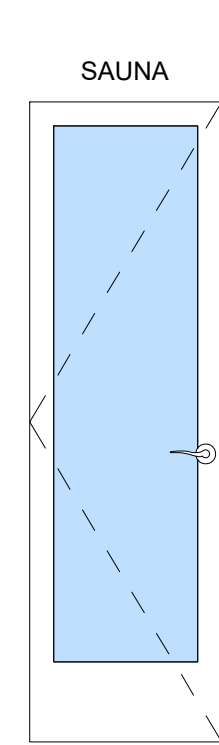
TYPE J



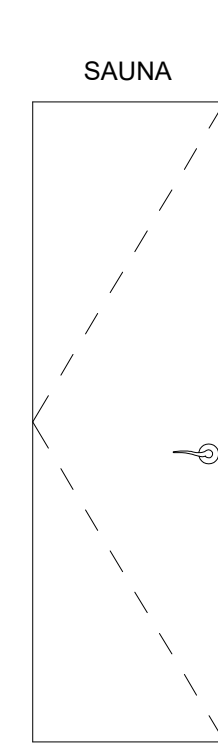
TYPE K



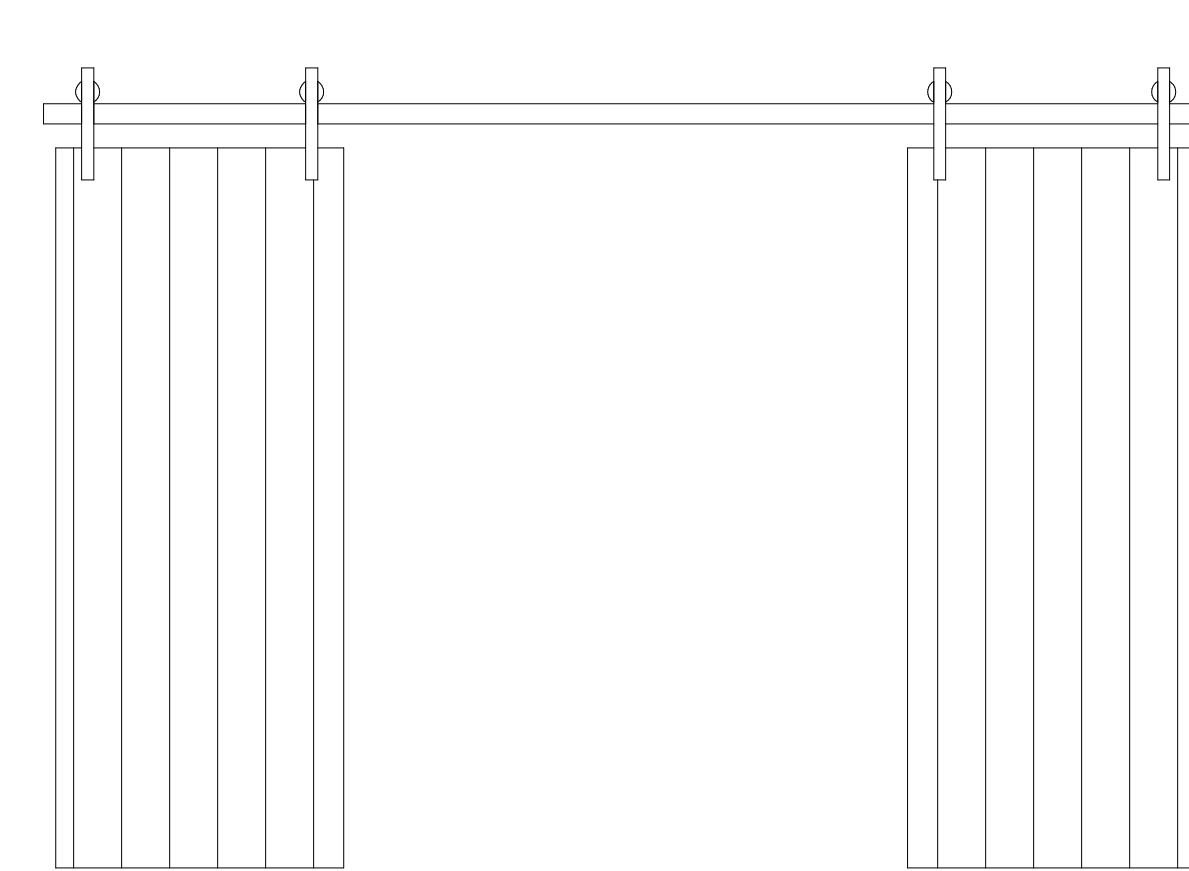
TYPE L



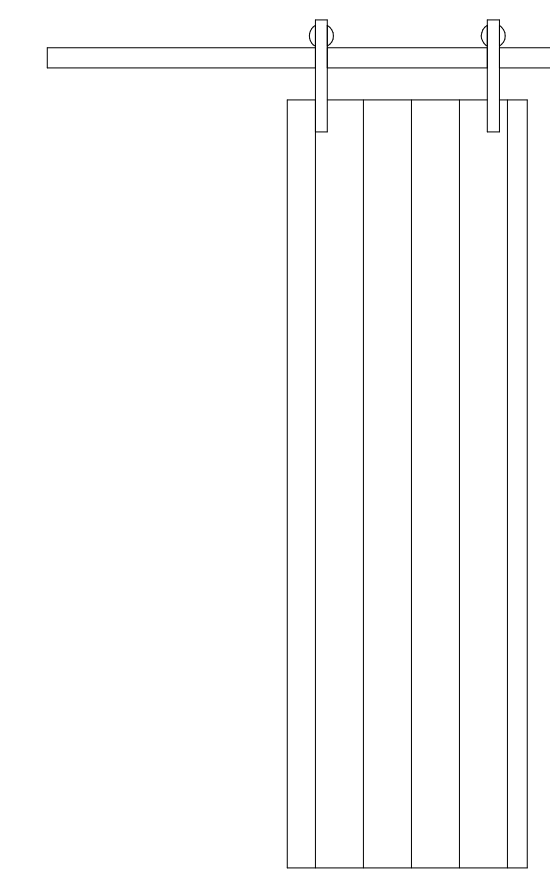
TYPE M



TYPE N



TYPE O



TYPE P

INTERIOR DOOR TYPES

LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1, PAGE 866

DOOR SCHEDULE

SHEET NUMBER

A8.1

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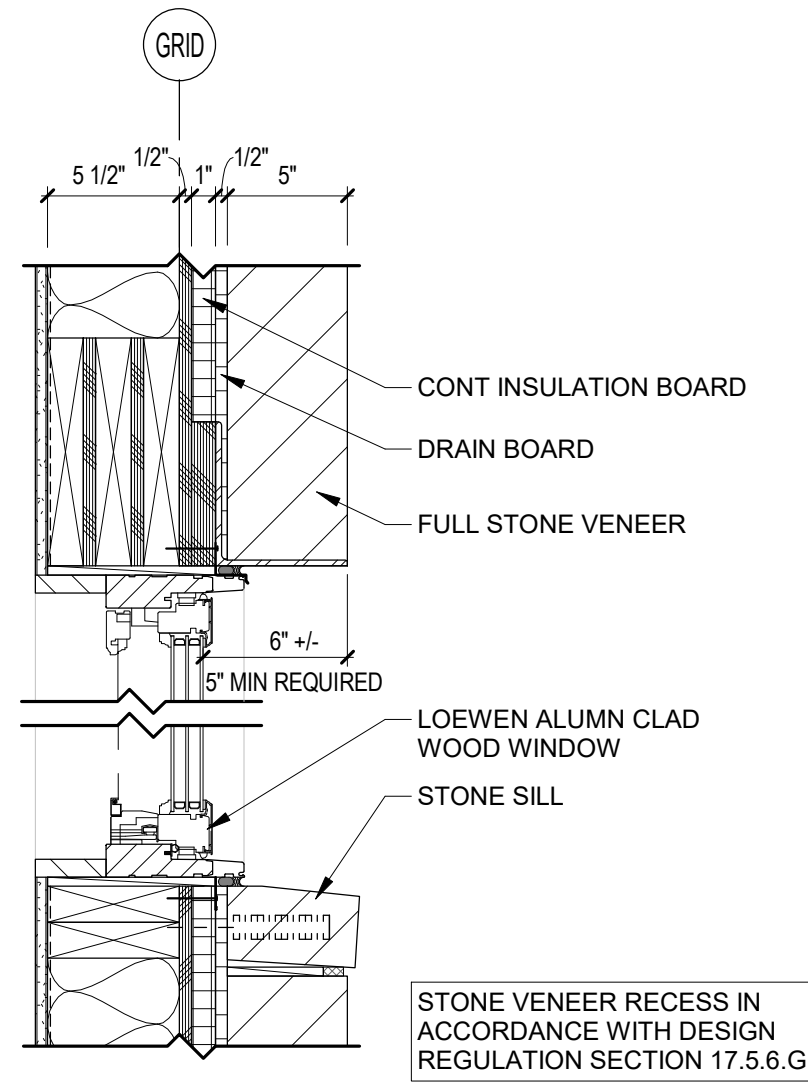
NOT FOR CONSTRUCTION

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www.shift-architects.com

PROJECT ISSUE DATE:
03.01.21 DRB PRELIMINARY
SUBMITTAL
REVISIONS
NO. DATE DESC

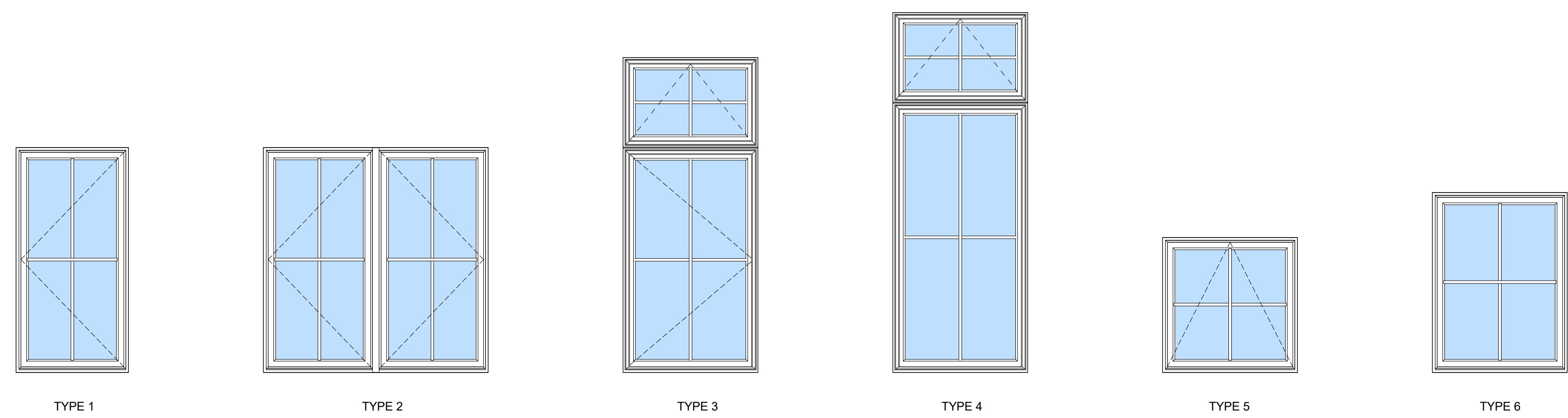
WINDOW NOTES:

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.
8. WINDOWS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.G GLAZING).



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	
003	BATH 2	L	2'-6"	2'-6"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
004	SHW 2	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
004	SHW 2	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
005	EXERCISE	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
005	EXERCISE	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
015	SAUNA	M	3'-0"	4'-0"	6	PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
101	ENTRY	E	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
103	KITCHEN	H	4'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
103	KITCHEN	H	4'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
103	KITCHEN	H	4'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
103	KITCHEN	K	4'-0"	2'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
103	KITCHEN	K	4'-0"	2'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
103	KITCHEN	K	4'-0"	2'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
103	KITCHEN	K	4'-0"	2'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
104	DINING	D	4'-0"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
104	DINING	D	4'-0"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
104	DINING	D	4'-0"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
104	DINING	D	4'-0"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
105	SITTING	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
105	SITTING	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
111	SKI ROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
114	OFFICE	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
114	OFFICE	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
114	OFFICE	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
114	OFFICE	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
115	GARAGE	G	3'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
115	GARAGE	G	3'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
115	GARAGE	G	3'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
117	GUEST BATH	L	2'-6"	2'-6"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
118	GUEST SHW	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
119	GUEST WC	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
202	MASTER BEDROOM	B	3'-0"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	F	3'-0"	8'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	F	3'-0"	8'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	F	3'-0"	8'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	I	3'-0"	8'-0"	4	AWNING / PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	I	3'-0"	8'-0"	4	AWNING / PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	I	3'-0"	8'-0"	4	AWNING / PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	I	3'-0"	8'-0"	4	AWNING / PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		
203	MASTER BATH	I	3'-0"	8'-0"	4	AWNING / PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK		



WINDOW TYPES

SHIFT ARCHITECTS
P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
03.01.21 DRB PRELIMINARY
SUBMITTAL
REVISIONS
NO. DATE DESC

LEWIS RESIDENCE

129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

WINDOW SCHEDULE

SHEET NUMBER

A8.2

3/1/2021 1:30:50 PM

NOT FOR CONSTRUCTION

©shift architects

EXTERIOR FIXTURE A:

OUTDOOR WALL LIGHT

ATLANTIS	
SATIN BLACK	
MANUFACTURER	HINKLEY, INC.
ITEM	1640SK
MATERIAL	ALUMINUM
GLASS	ETCHED LENS
WIDTH	2.75"
HEIGHT	16"
DEPTH	6.75"
LAMP TYPE	HALOGEN
BULB TYPE	20W, MR16, GU10
LUMENS	120
COLOR TEMPERATURE	3200 SOFT WHITE
CRI	100
RATED LIFE	2,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



EXTERIOR FIXTURE B:

EXTERIOR STEP AND WALL LIGHT

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



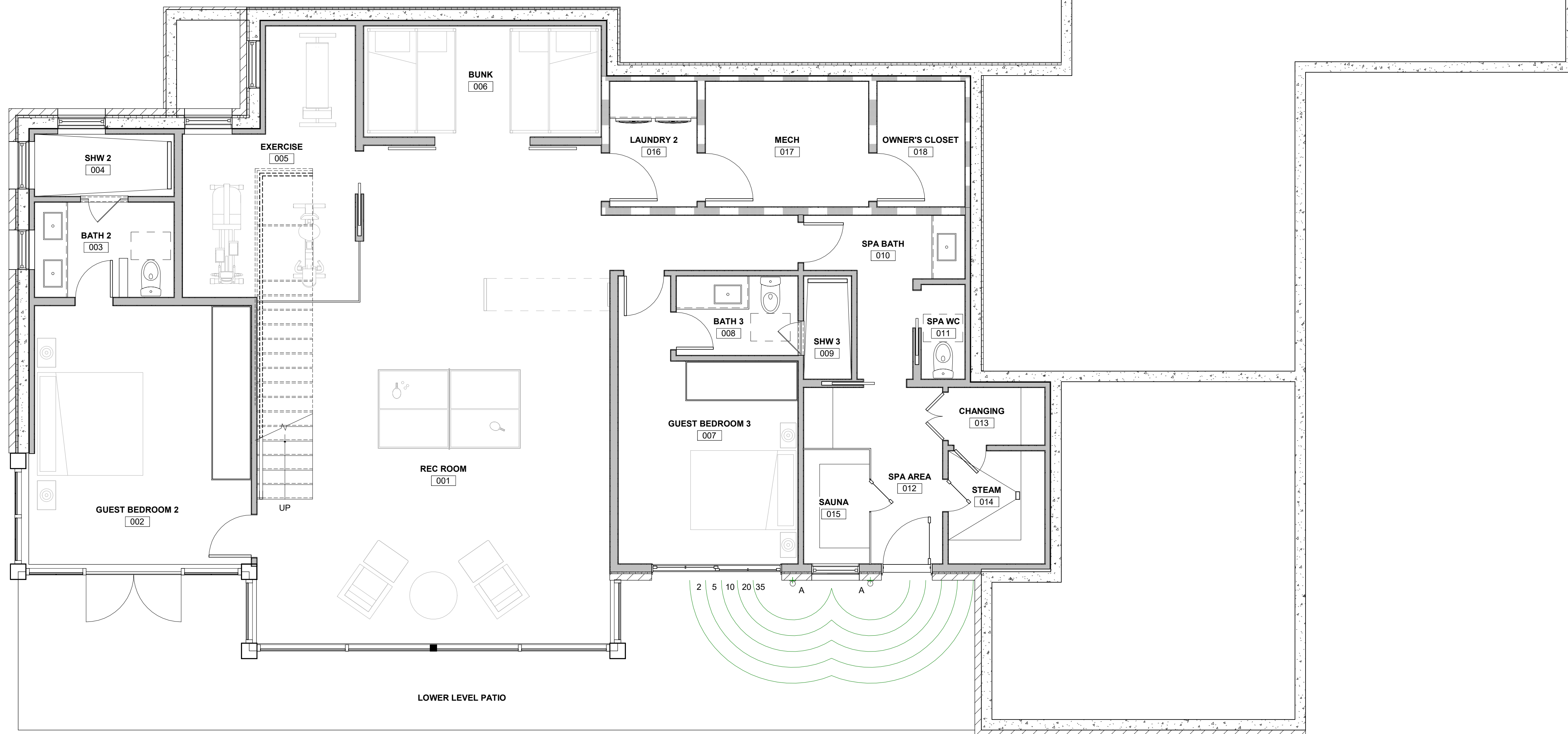
BK- Black Finish

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.

LIGHTING LEGEND

C1	RECESSED CAN	MS	DOUBLE HEADED MONO POINT
C2	RECESSED CAN; DIRECTIONAL	S	MOTION SENSOR
C3	RECESSED CAN; WET LOCATIONS	P	PENDANT
EX	RECESSED CAN; EXTERIOR	PD	UNDER CABINET LED STRIP
FAN	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 SCNCE
F	CEILING MOUNT FLUORESCENT LIGHT	ST	STEP LIGHT
SMT	SURFACE MOUNT FIXTURE	S2	TWO WAY SWITCH
CH	CHANDELIER	S3	THREE WAY SWITCH
M	MONO POINT FIXTURE	TV	TV OUTLET
		WG	WALL GRAZING
		X	EXTERIOR SCNCE
		Grid	FIXTURE LAYOUT GRID



EXTERIOR FIXTURE A:

OUTDOOR WALL LIGHT

ATLANTIS	
FINISH	SATIN BLACK
MANUFACTURER	HINKLEY, INC.
ITEM	1640SK
MATERIAL	ALUMINUM
GLASS	ETCHED LENS
WIDTH	2.75"
HEIGHT	16"
DEPTH	6.75"
LAMP TYPE	HALOGEN
BULB TYPE	20W, MR16, GU10
LUMENS	120
COLOR TEMPERATURE	3200 SOFT WHITE
CRI	100
RATED LIFE	2,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



EXTERIOR FIXTURE B:

EXTERIOR STEP AND WALL LIGHT

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



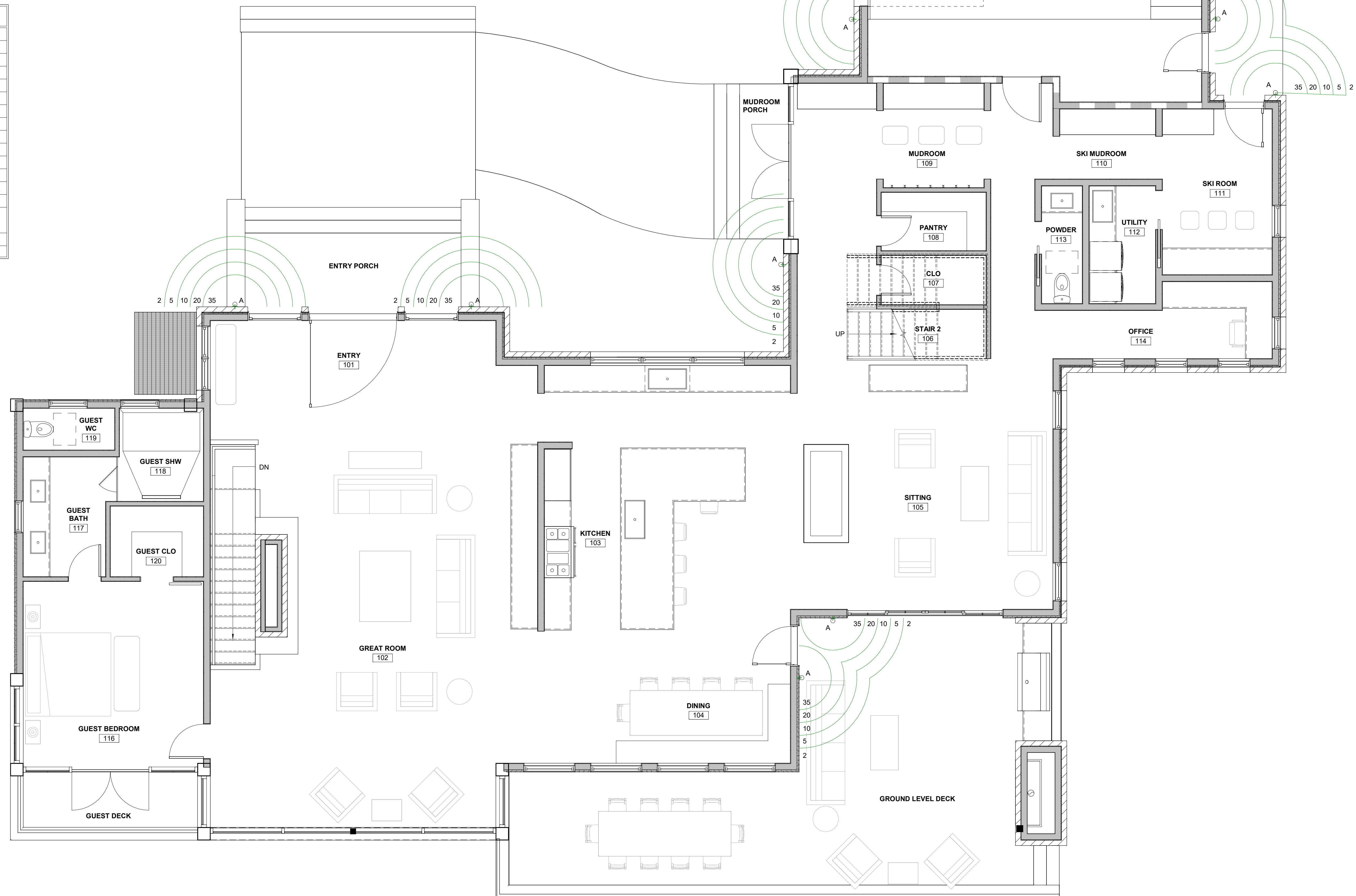
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LIGHTING LEGEND

	RECESSED CAN		DOUBLE HEADED MONO POINT
	RECESSED CAN; DIRECTIONAL		MOTION SENSOR
	RECESSED CAN; WET LOCATIONS		PENDANT
	RECESSED CAN; EXTERIOR		UNDER CABINET LED STRIP
	CEILING FAN		RECESSED LED LIGHT
	2' LINEAR CLOSET FIXTURE		TABLE LAMP RECEPTACLE
	EXHAUST FAN		FLOOR LAMP RECEPTACLE
	EXHAUST FAN WITH LIGHT		WALL MOUNTED SCONCE
	CEILING MOUNT FLUORESCENT LIGHT		STEP LIGHT
	SURFACE MOUNT FIXTURE		TWO WAY SWITCH
	CHANDELIER		THREE WAY SWITCH
	MONO POINT FIXTURE		TV OUTLET
			WALL GRAZING
			EXTERIOR SCONCE
			FIXTURE LAYOUT GRID



EXTERIOR FIXTURE A:

OUTDOOR WALL LIGHT

ATLANTIS	
SATIN BLACK	
MANUFACTURER	HINKLEY, INC.
ITEM	1640SK
MATERIAL	ALUMINUM
GLASS	ETCHED LENS
WIDTH	2.75"
HEIGHT	16"
DEPTH	6.75"
LAMP TYPE	HALOGEN
BULB TYPE	20W, MR16, GU10
LUMENS	120
COLOR TEMPERATURE	3200 SOFT WHITE
CRI	100
RATED LIFE	2,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



LIGHTING NOTES:

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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	--- PD	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	S2	TWO WAY SWITCH
⊖ CH	CHANDELIER	S3	THREE WAY SWITCH
⊖	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		⌂ X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID

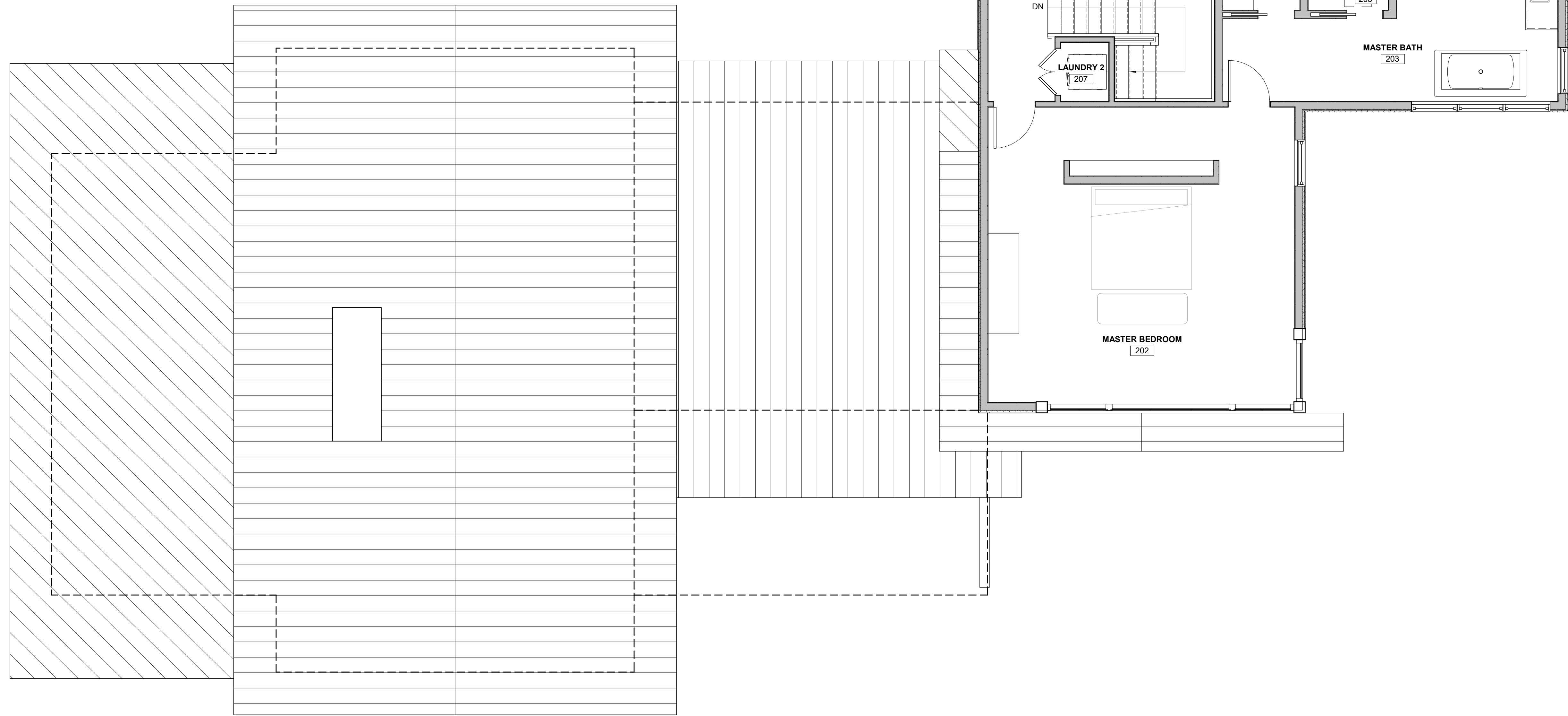
EXTERIOR FIXTURE B:

EXTERIOR STEP AND WALL LIGHT

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



BK- Black Finish



TOMV forester comments for a new single-family home located at Lot 430, 129 Touchdown Drive.

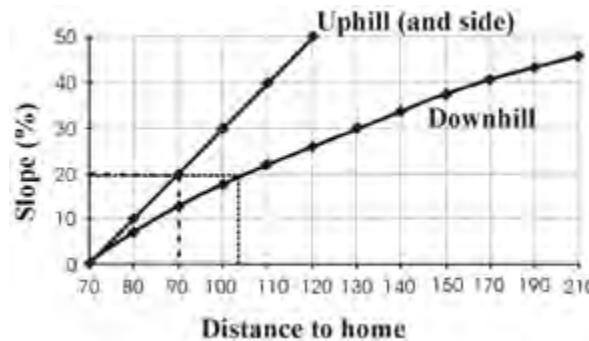
Wildfire Mitigation Zone 2 area is not specified on the plan. No indication is given that zone 2 crown-to-crown separation requirements will be met. Zone 2 exceptions regarding groupings of trees, pruning, and aspen crown spacing can reduce the size of mitigation work in zone 2 and still allow for a natural screen between properties, but should be documented in the plan. The following was provided on the plan:

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 ENVIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.

Also, a landscape design plan for type and location of trees and shrubs to be planted was not provided.

Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6-1, Fire Mitigation Zones, based on slope, to the lot line, whichever is less.

Figure 6-1, Fire Mitigation Zones



(a) The following provisions shall apply in Zone 2:

1. Dominant and codominant live trees with a dbh of four inches (4") or greater shall be spaced with a ten foot (10') crown-to-crown separation. All ladder fuels and slash shall be removed from the ten foot (10') crown-to-crown separation area.
 - (i.) All stressed, diseased, dead or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
 - (ii.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.



DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) 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.

Scott Heidergott, Fire Marshall

Public Works will work with the contactor to help verify existing utilizes. No issue with this project.

Finn

From: Scott Pearson <sdpearson@aol.com>

> Sent: Monday, April 5, 2021 11:43 PM

> To: Michelle Haynes <MHaynes@mtnvillage.org>

> Subject: Comments on 129 Touchdown Drive, Lot 430

>

> Dear Ms. Haynes,

>

> I wrote to submit public comment concerning the proposed home to be built at 129 Touchdown Drive. My wife and I live next door to the proposed project.

>

> After reviewing the design we have no objections and look forward to welcoming the Lewis family to our neighborhood.

>

> I do, however, have one request, which is that the street address be redesignated as "223 Touchdown Drive". As proposed, the driveway will be located on the east side of the property and will therefore access Touchdown Drive right between the Epstein residence, at 221 Touchdown, and ours at 225 Touchdown. The "129" address would have been appropriate had the driveway risen from below on the western side of the lot. But to retain the existing address now that the driveway is located on the eastern side of the lot will confuse visitors and delivery services. It could also create a public safety hazard for the Lewises and their neighbors if emergency responders become disoriented by the non-sequential address.

>

> Thank you for your consideration of this comment.

>

> Scott Pearson

> 225 Touchdown Drive

> SDPearson@aol.com

> 202-495-8722

>



AGENDA ITEM 12
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; April 22, 2021
DATE: April 1, 2021
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 167, Unit 4, 162 San Joaquin Rd.

APPLICATION OVERVIEW: New Single-Family Home on Lot 167, Unit 4

PROJECT GEOGRAPHY

Legal Description: AIRSPACE UNIT 4, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005.

Address: 162 San Joaquin Rd., Unit 4

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: CHALETS MVE, LLC

Zoning: Multi-family

Existing Use: Vacant

Proposed Use: Detached Condominium

Lot Size: 5124 s.f.

Adjacent Land Uses:

- **North:** Multi-family
- **South:** Multi-family
- **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 4 is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 167, Unit 4, 162 San

Joaquin Rd. The Unit is approximately 5124 s.f. and is zoned Multi-family. The overall square footage of the home is approximately 3,426 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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) / 40' (gable) Maximum	39 – 9 1/8"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	28.09"
Maximum Lot Coverage	1260 s.f.	1260 s.f.
General Easement Setbacks	No encroachment	Grading
Roof Pitch		
Primary		12:12
Secondary		2:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	22%
Parking	1 enclosed / 1 exterior	1/1

Design variations:

- 1) Tandem parking
- 2) Road and Driveway Standards

DRB Specific Approval:

- 1) 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 28.09’ 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 4 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 5’ offset required by the condominium association within the airspace unit. Within this “offset,” hardscaping, decks and patios are allowed. There is a 15’ general easement on the west side of the Unit.

Staff: The applicant has requested to grade the western GE to allow for lower retaining height walls at the back of the home. If DRB finds this grading appropriate, then a specific approval should be granted.

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 and stone ties visually to the older log homes that have already been built in the neighborhood and seem to fit within the overall vernacular of the Mountain Village. The stone veneer primarily at the base of the home gives it a sense of groundedness.

Although this unit is very similar to Unit 3 next door, the changes in exterior materials give it just enough of its own detail to maintain its individuality. 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. The home is sited to maximize potential views. Due to the small size of the lot, most existing trees will need to be removed during construction, but otherwise staff finds it does blend into the natural landforms and existing vegetation.

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.

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.

17.5.7: Grading and Drainage Design

Staff: There is extensive retainage all around the home, and proposed grading into the GE and GCE in an attempt to minimize retaining wall heights. The grading plan appears to create positive drainage away from the home. There is no stormwater mitigation/silt fencing indicated on either the drainage plan or the CMP. With a relatively steep lot, extensive grading, and the creation of the access road it will be important for the applicant to provide a plan that deals with potential run-off.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family common interest developments to provide one interior and one exterior parking space. 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. Additionally, due to the constraints on the unit, the applicant is not meeting the CDC requirements of the Parking Area Design Standards, Garage Back-Out, which requires garages that are designed to have cars backing out have a minimum of 25 feet of backup space.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan. The plan indicates the addition of aspen and spruce trees, as well as a perennial bed near the mudroom entry. More detail should be provided as to the species of perennials to be planted. As currently shown the landscaping does not meet the 40% diversity of planting indicated in the CDC.

17.5.11: Utilities

Staff: All utilities were stubbed in during the initial development, 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 before the issuance of a building permit.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications. A photometric study was also provided. 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 overall regulations of the CDC, however the sconces shown on the upper level decks are not allowable in those locations. The applicant should either replace those with the already specified step lights or choose a different fixture that does meet the requirements of the CDC of lighting for upper floors.

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. Numbers will be reflective. Lighting is indicated, however doesn't appear to

meet the requirements of the CDC as shown. Prior to final review the applicant should revise the lighting fixture to be down-lit versus back-lit as it is currently drawn.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that mostly meets the Forestry provisions of the CDC, however there are three spruce trees on the SW corner of the lot that per code should be outside of the Zone 1 area. Additionally, any trees remaining in Zone 2 need to meet the Fire Mitigation standards of crown-to-crown distance and pruning.

17.6.6: Roads and Driveway Standards

Staff: The owner of Unit 4 is also the owner of Unit 3 and Unit 5. The driveway access shown is actually two parts, the main access – which will serve units 3-5 when they are developed, and the designated Unit 4 driveway. It appears that the main access grade is between 3-6.5% and the driveway access grade is between 3 and 4.6%, both of which meet the grade requirements of the CDC. The driveway width is 9' which does not meet the requirements of the CDC. There is also no turn around area for cars backing out of the garage. The main access is shown at 16' with a 2' shoulder on each side for a total width of 20.' Current requirements for driveways that provide access for three or more homes is 20' with 2' shoulders on either side. The fire marshal has indicated that the applicant could keep the width of the access road as proposed if they are willing to sprinkle and monitor both Units 4 and 5. These options are still being discussed and will be finalized prior to final review.

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 extends beyond the airspace unit, encompassing areas of the GCE and GE that will be disturbed due to grading. The applicant should add appropriate storm water run-off protection such as silt fencing. The construction staging and dumpster as indicated on the CMP are located on the neighboring Unit 5. 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 5 site to pre-construction standards. Additional construction mitigation of the area to the east of the main access road should be added to the CMP prior to final review. 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.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 167, Unit 4, 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 Initial Architectural and Site Review for a new detached condominium located at Lot 167, Unit 4, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Tandem parking
- 2) Road and Driveway Standards

DRB Specific Approval:

- 2) GE encroachment for grading

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 and modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 2) Prior to final review, the applicant shall modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 3) Prior to final review, the applicant shall modify the lighting plan to revise the upper level deck lighting fixtures and the address monument to be in compliance with the lighting regulations of the CDC.
- 4) Prior to final review, the applicant shall work with town staff and the Fire Marshal to revise the access road design to be in compliance with required fire safety regulations.
- 5) Prior to final review, the applicant shall revise the drainage and/or construction mitigation plan to show stormwater mitigation devices and construction mitigation plans for the area to the east of the access road.
- 6) Prior to final review, the applicant will revise the driveway design to be in compliance with CDC regulations for driveway width.
- 7) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
- 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) 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 5 has not commenced within 1 year from the issuance of the CO for Unit 4, any disturbance on that Unit 5 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.
- 10) 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.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 14) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

Date: March 16, 2021
By: Kristine Perpar, Architect

Property address:

162 San Joaquin; Unit 4
Telluride, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Condominium

Dear Mountain Village Design Review Board,

The proposed home for Unit 4; Mountain View Estates was designed to capture the views of the San Sofia Ridge, sensitivity to the site and neighbors and the existing topography.

Unit 4 is currently vacant of structures and covered with trees. The building site has a constant slope down towards the west.

The driveway is situated on the eastern part of the lot connecting to existing drive for the entire development.

Exterior elevations, plans and roof are simple in form. Roofs are all gabled / Shed roofs at a 2:12 3:12 & a 4:12 pitch with the main gable at a 12:12 pitch. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment, neighboring properties and for durability.

The proposed landscape plan is simple. Aspen/ Spruce trees to be planted on either side and the rear of the structure.

Sincerely,



Kristine Perpar



Parcel Details: 477903432004



I want to...



Tools

Description

[Return to wizard](#)

Primary Owner Mailing Address
CHALETS MVE LLC A CO LLC
3521 N 32ND TER
HOLLYWOOD FL 330212618

Property Address and City (if assigned)
162 SAN JOAQUIN RD 4 MOUNTAIN VILLAGE

Parcel ID 477903432004
Tax ID R1080030061
Tax District 108
Lot Block Sub 167 MOUNTAIN VIEW ESTATES

Legal Description
UNIT 4 MOUNTAIN VIEW ESTATES TMV SMCO
IN ACC WITH AND SUBJECT TO THE REVISION
TO MASTER PLAN FOR MOUNTAIN VIEW
ESTATES LOT 167R TMV REC 08 28 03 IN PL 1
PG 3180 AS AMEND BY THE MAP REC 11 28 05
IN PL 1 PG 3573 RECPT 379792 AND THE DEC
OF COMMON INTEREST COMMUNITY FOR
MOUNTAIN VIEW ESTATES REC 11 28 05 RECPT
379791 SMCO

Details



Home



Layers



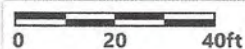
Parcel Detai...



Basemaps



1:500



Site Photos MVE



Lot 1



Driveway View



Lot 3 & 4



Lot 3



Lot 2

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:

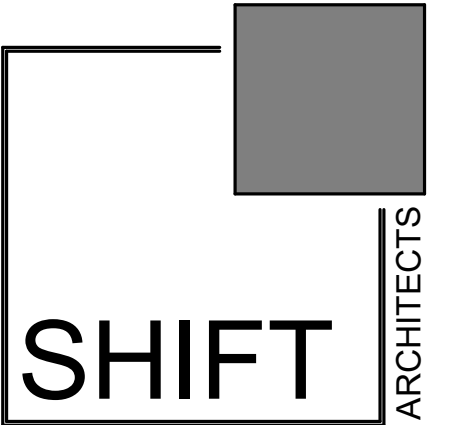
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. 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.



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
03.17.21 DRB PRELIMINARY
SUBMITTAL

REVISIONS

NO. DATE DESC.

ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN

UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO, CO 81435
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.

MOUNTAIN VIEW ESTATES UNIT 4

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
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: LOWER LEVEL	844.19 SF	PROPOSED	39'-9 1/8"
GROUND LEVEL	1,214.89 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
UPPER LEVEL	951.23 SF	PROPOSED	28.09'
TOTAL FLOOR AREA: GARAGE	3,010.31 SF 415.81 SF	PARKING REQUIRED:	2 SPACES PROVIDED (2 REQUIRED) (1 ENCLOSED IN GARAGE) (1 SURFACE SPACE)
TOTAL:	3,426.12 SF		
RESIDENCE BUILDING FOOTPRINT: ALLOWABLE	1,260 SF		
PROPOSED	1,260 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

- LTG1.1 LIGHTING PLAN
- LTG1.2 LIGHTING PLAN

VICINITY MAP



162 SAN JOAQUIN RD
UNIT 4

PROJECT TEAM

OWNER:

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

ARCHITECT:

SHIFT ARCHITECTS
KRISTINE PERPAR - ARCHITECT
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SURVEYOR:

SAN JUAN SURVEYING
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office@sanjuansurveying.net

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chris@anvil-EFD.com

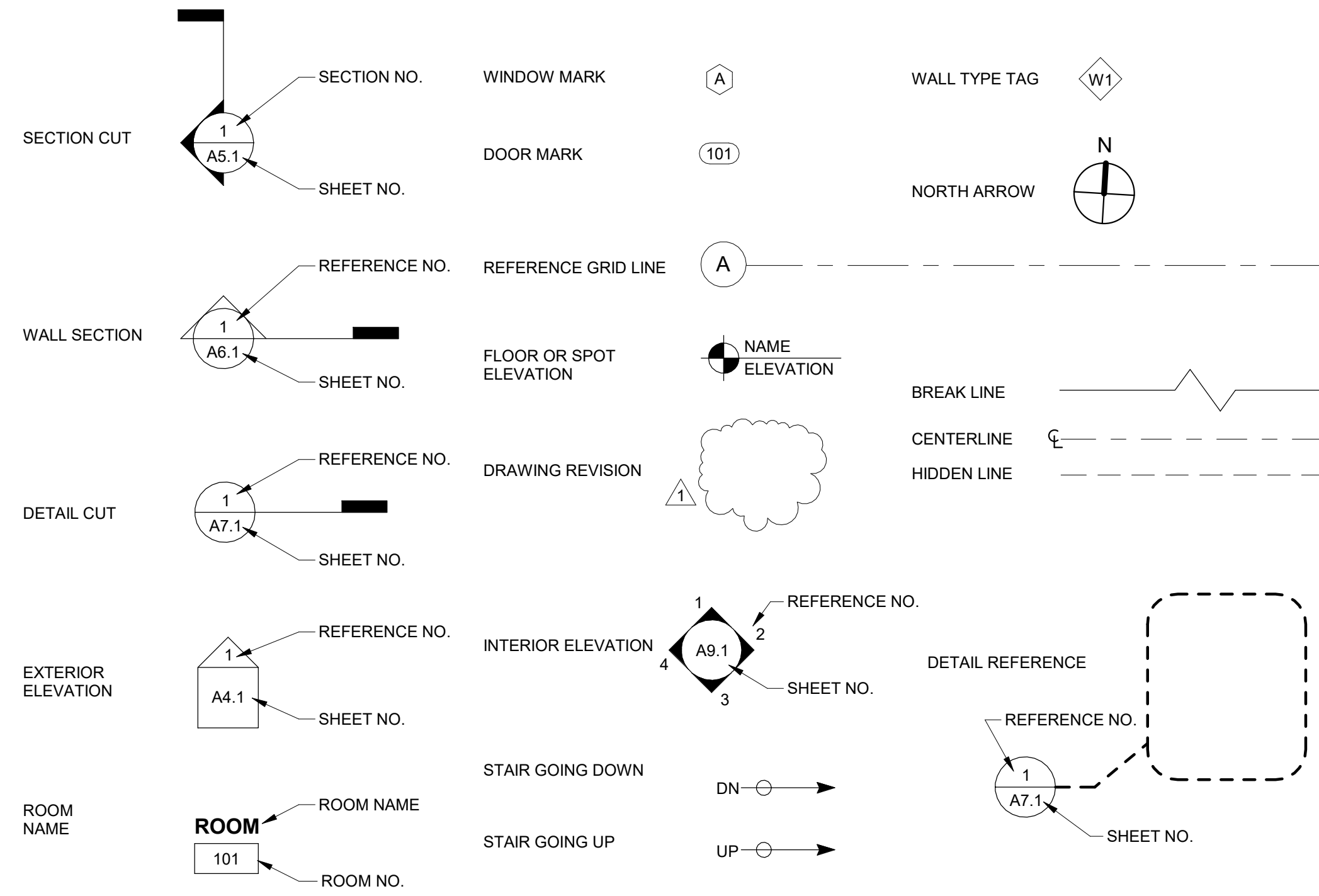
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F. 785.842.2492
dimitri@hce-pa.com

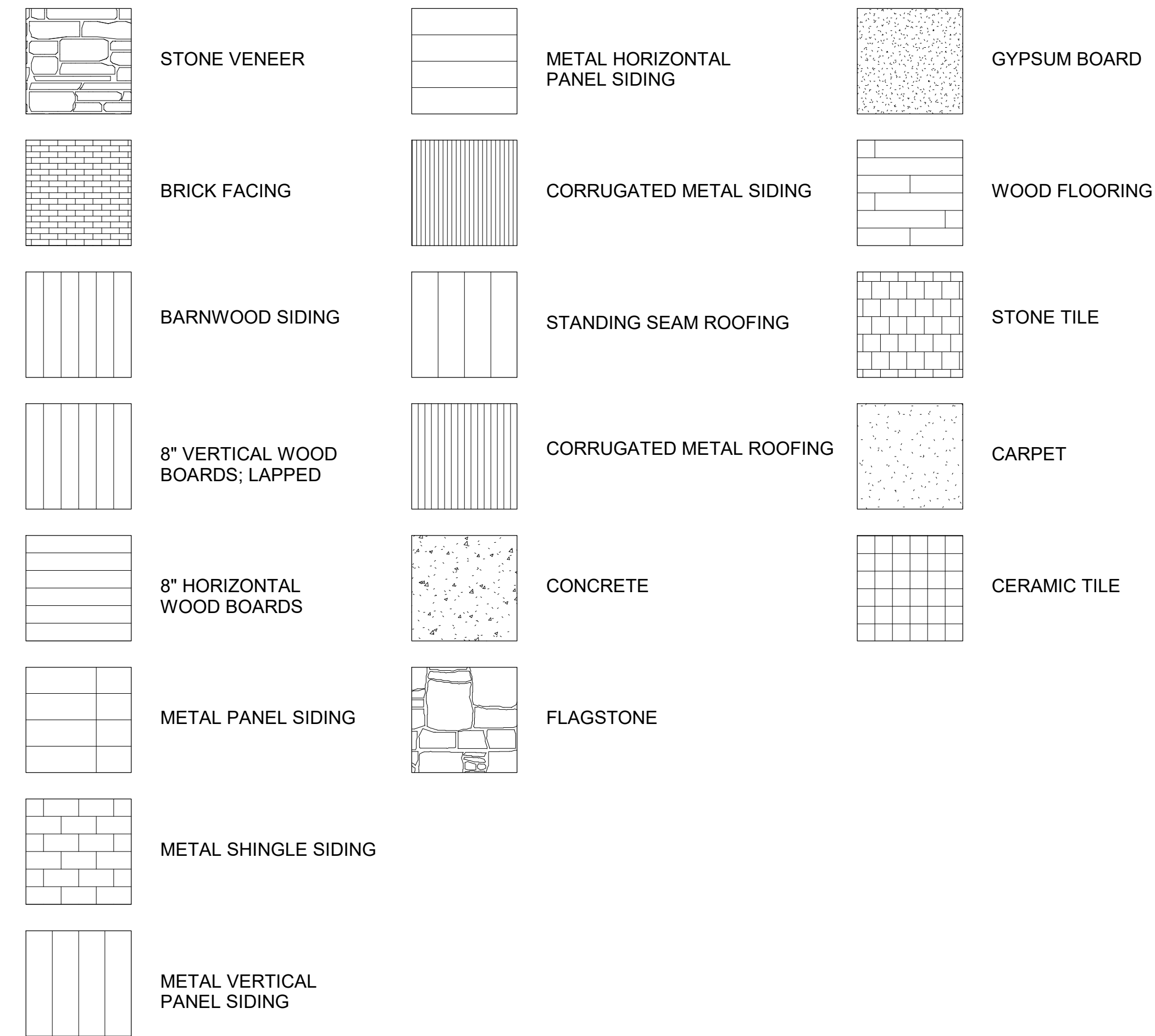
LANDSCAPING:

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KRISTINE PERPAR - ARCHITECT
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TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

SYMBOL LEGEND

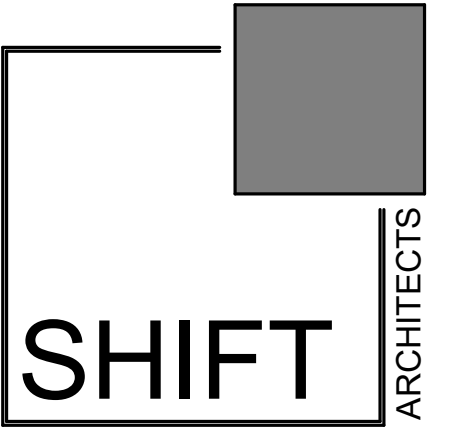


MATERIAL LEGEND



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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www.shift-architects.com

PROJECT ISSUE DATE:
03.17.21 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 4
 162 SAN JOAQUIN RD 4, 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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ABBREVIATIONS AND
LEGENDS

SHEET NUMBER

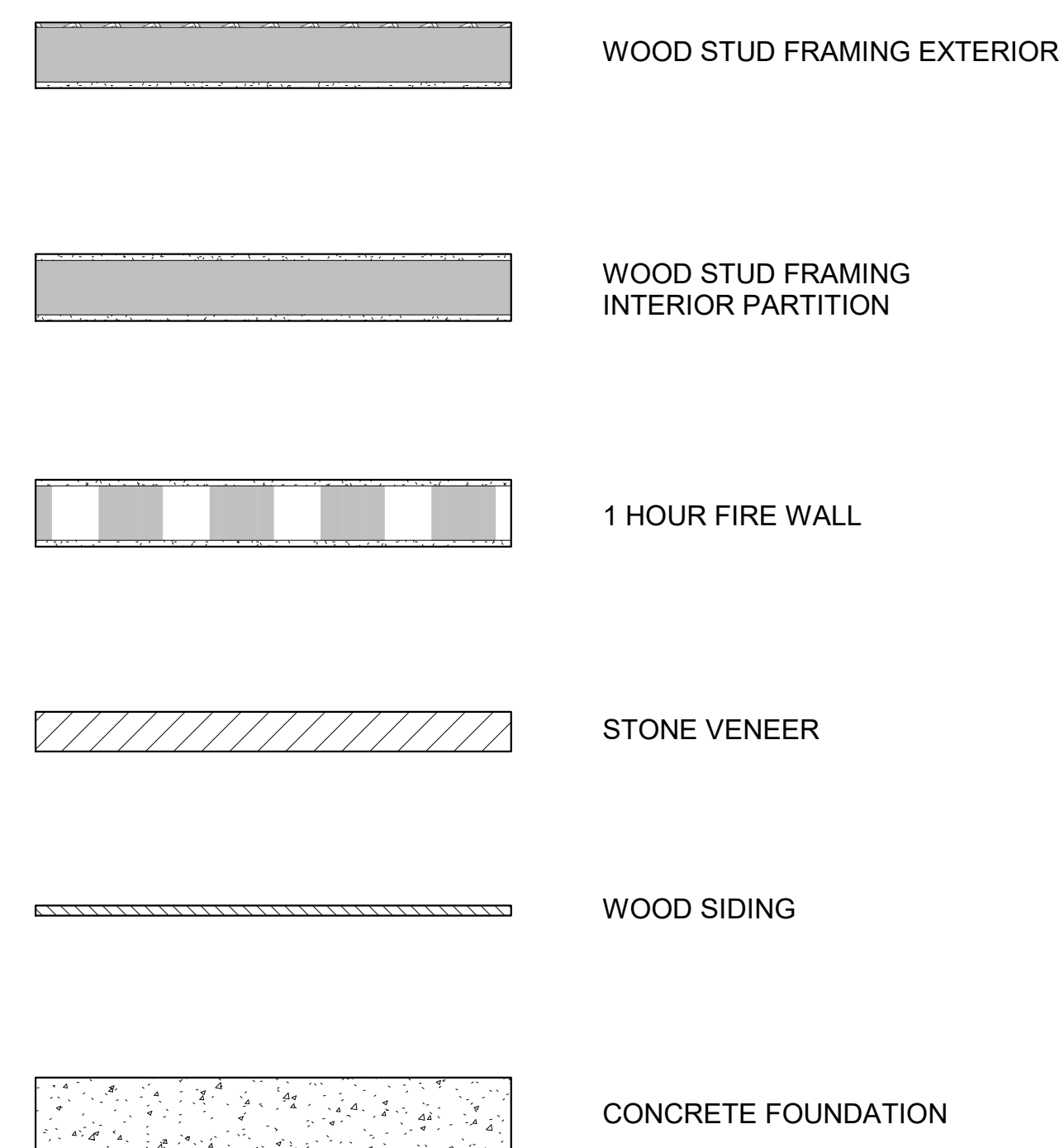
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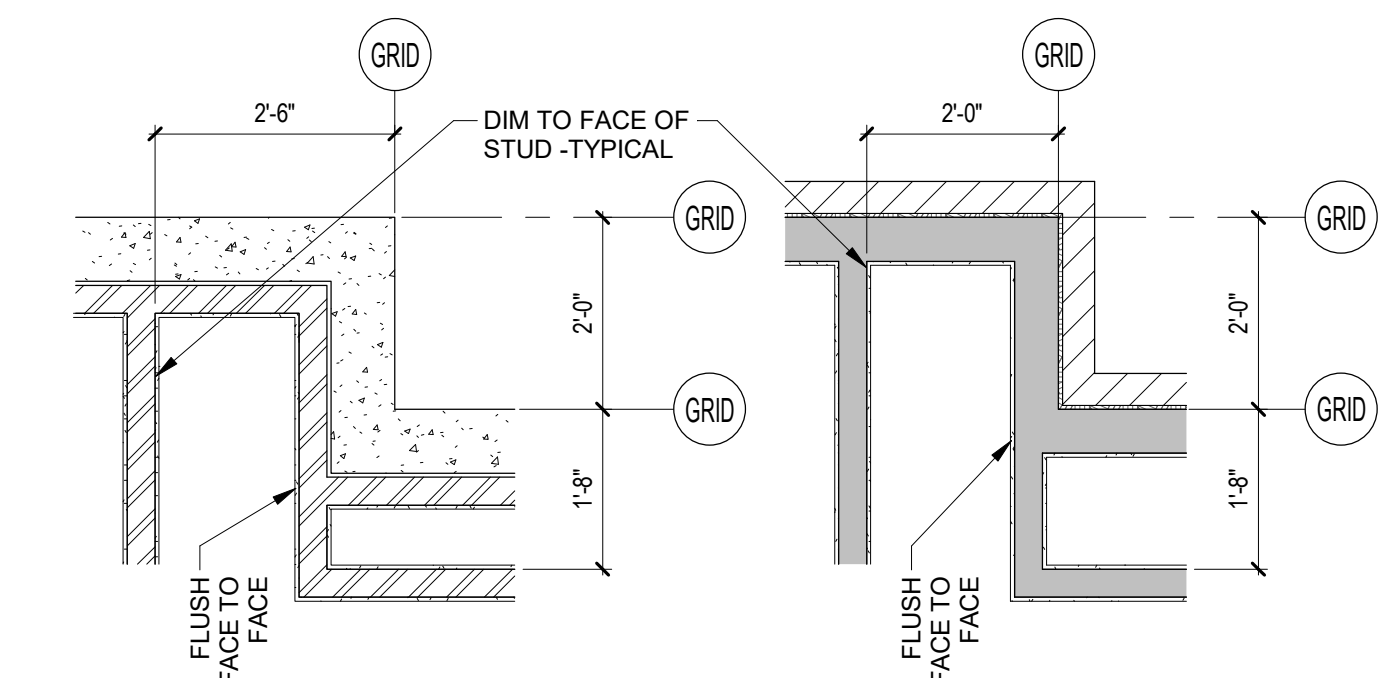
©shift architects

WALL LEGEND



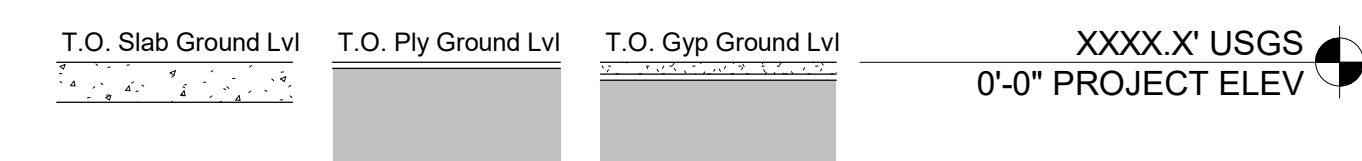
DIMENSIONING LEGEND

- 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-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.

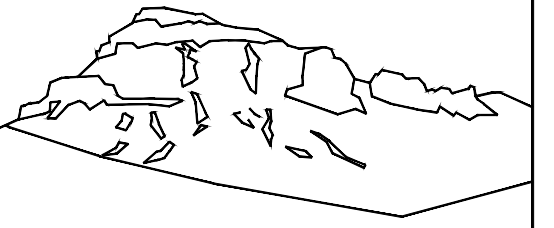
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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 Submittal 2021-02-01

DRB MVE 4 Submittal 2021-03-17

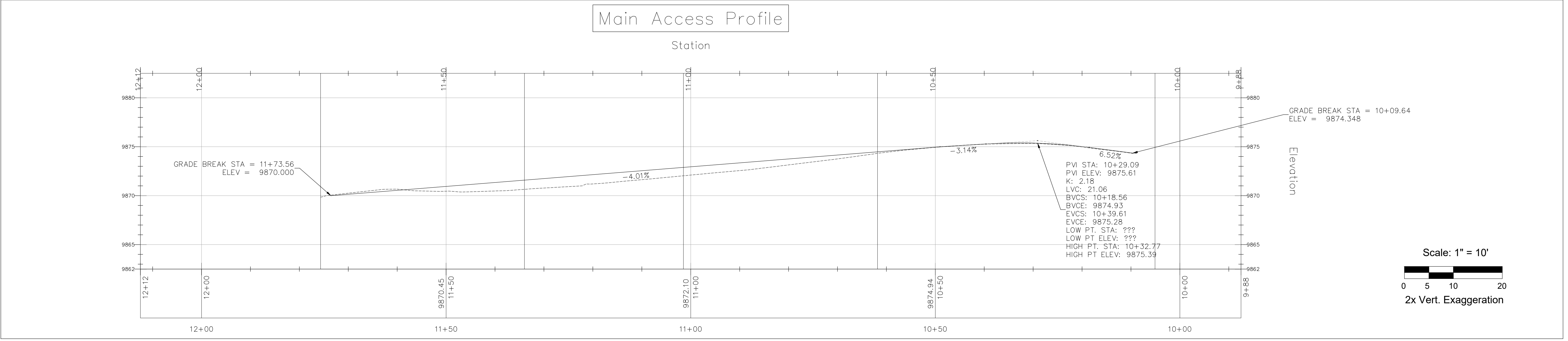
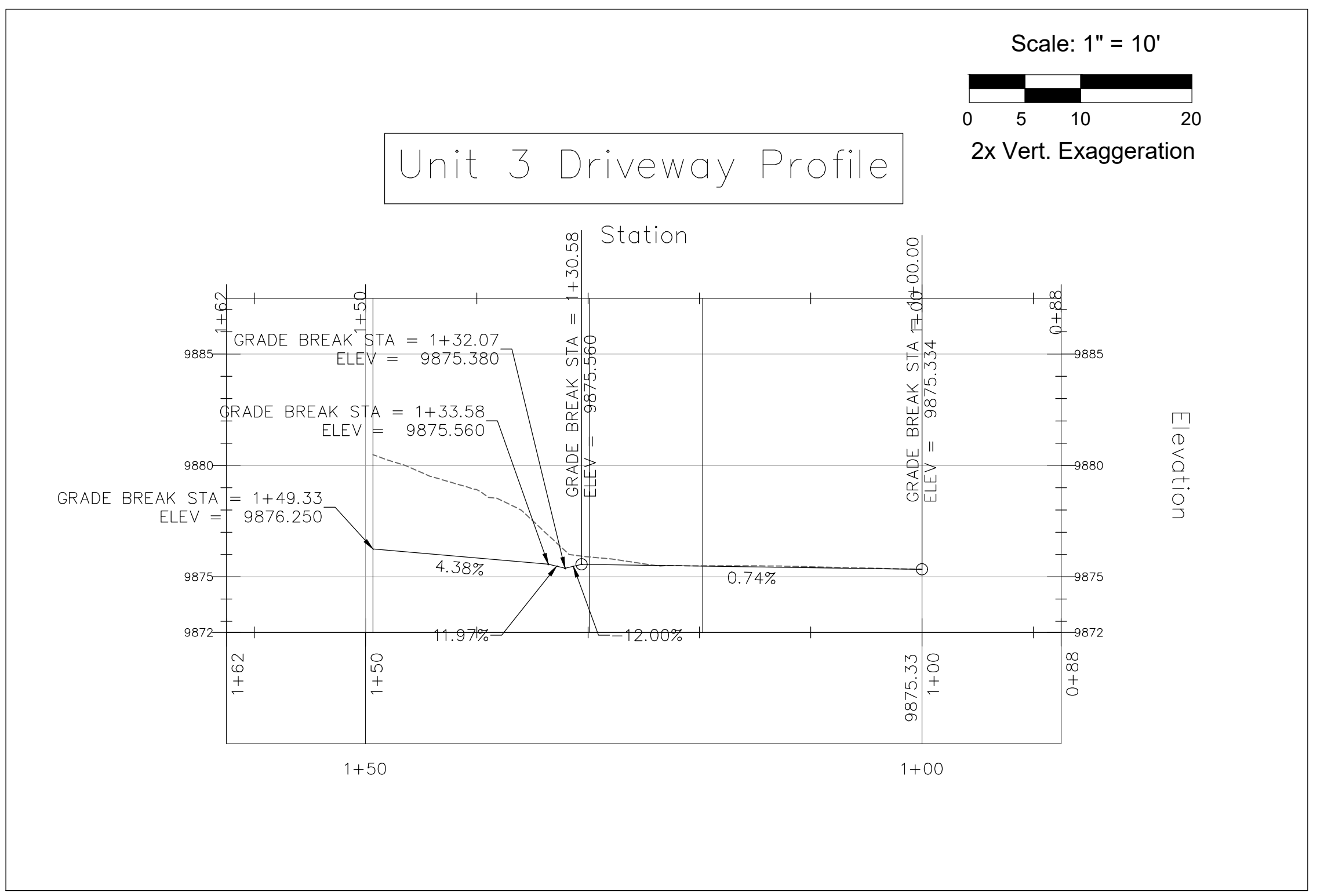
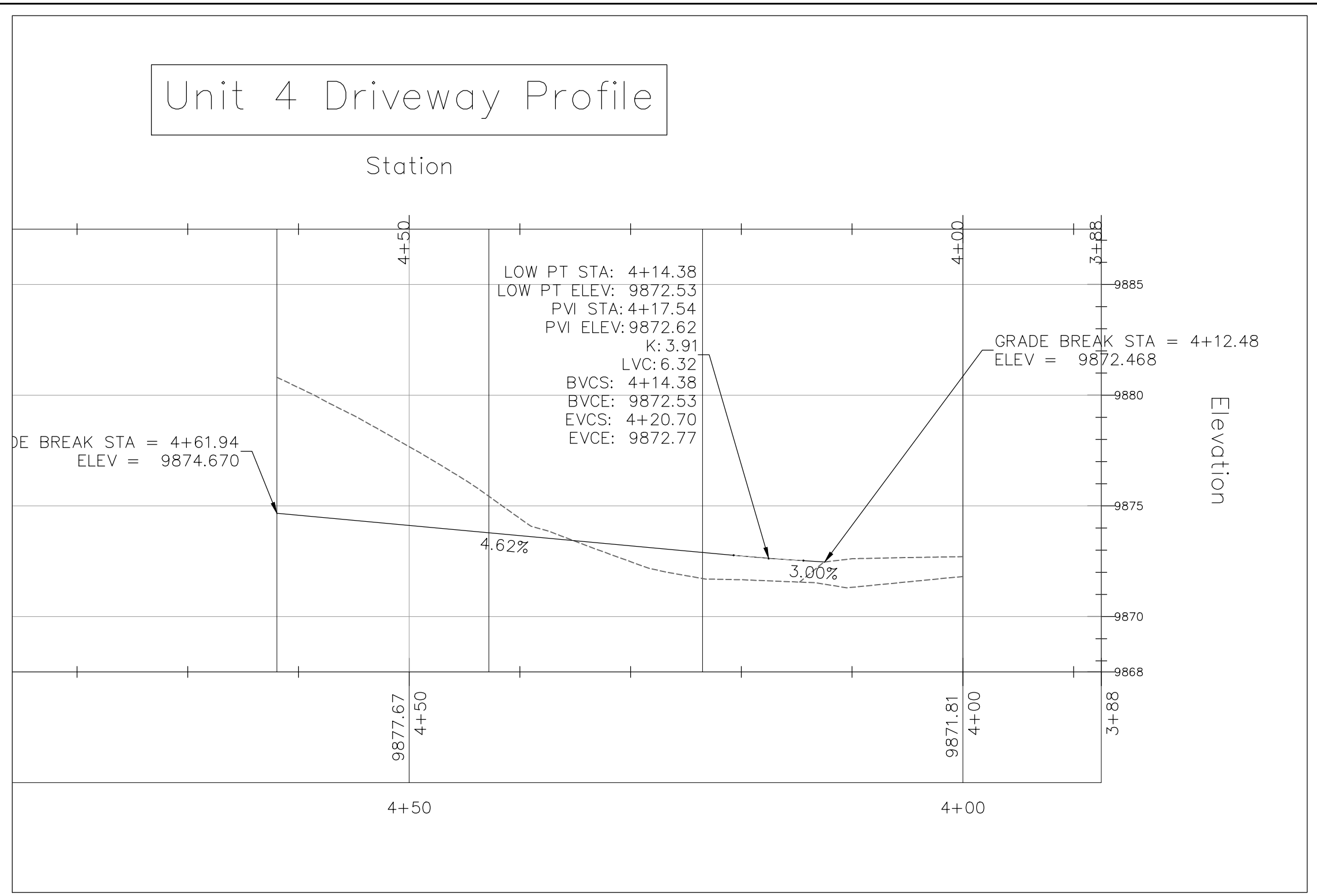
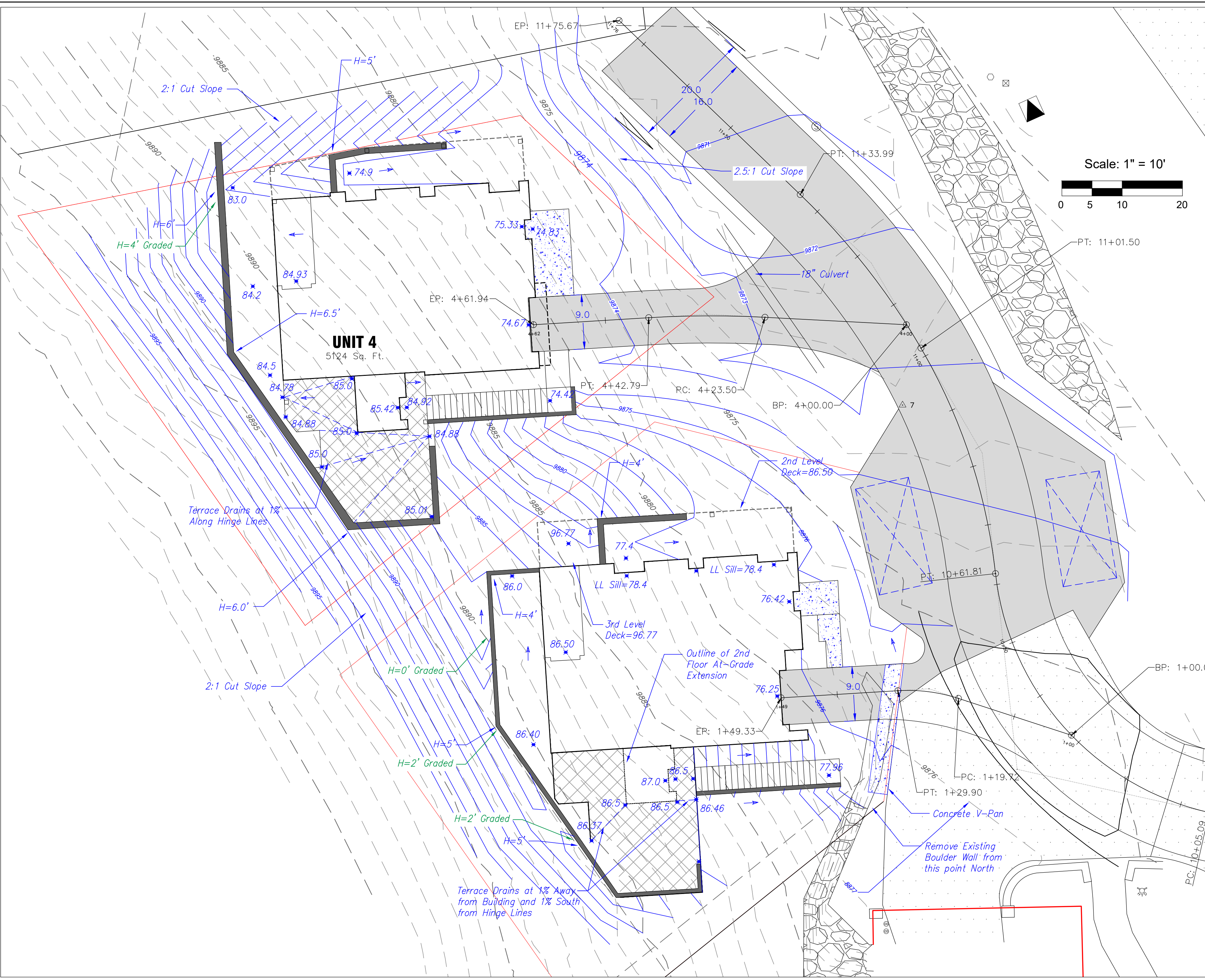
162 San Joaquin
Unit 4
Mtn. Village, CO



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

Notes

C1



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

SUBMISSIONS:
 DRB Submittal 2021-02-01
 DRB MVE 4 Submittal 2021-03-17

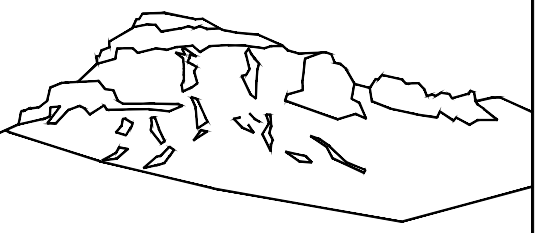
162 San Joaquin
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 Mtn. Village, CO



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Grading and Drainage

C2



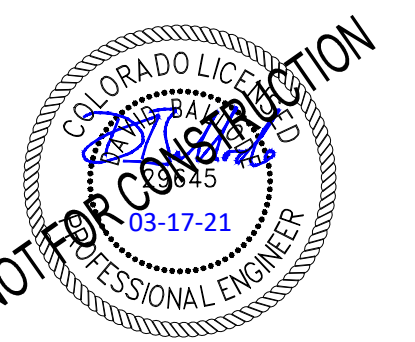
Uncompahgre
Engineering, LLC

P.O. Box 3945
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970-729-0683

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DRB MVE 4 Submittal 2021-03-17

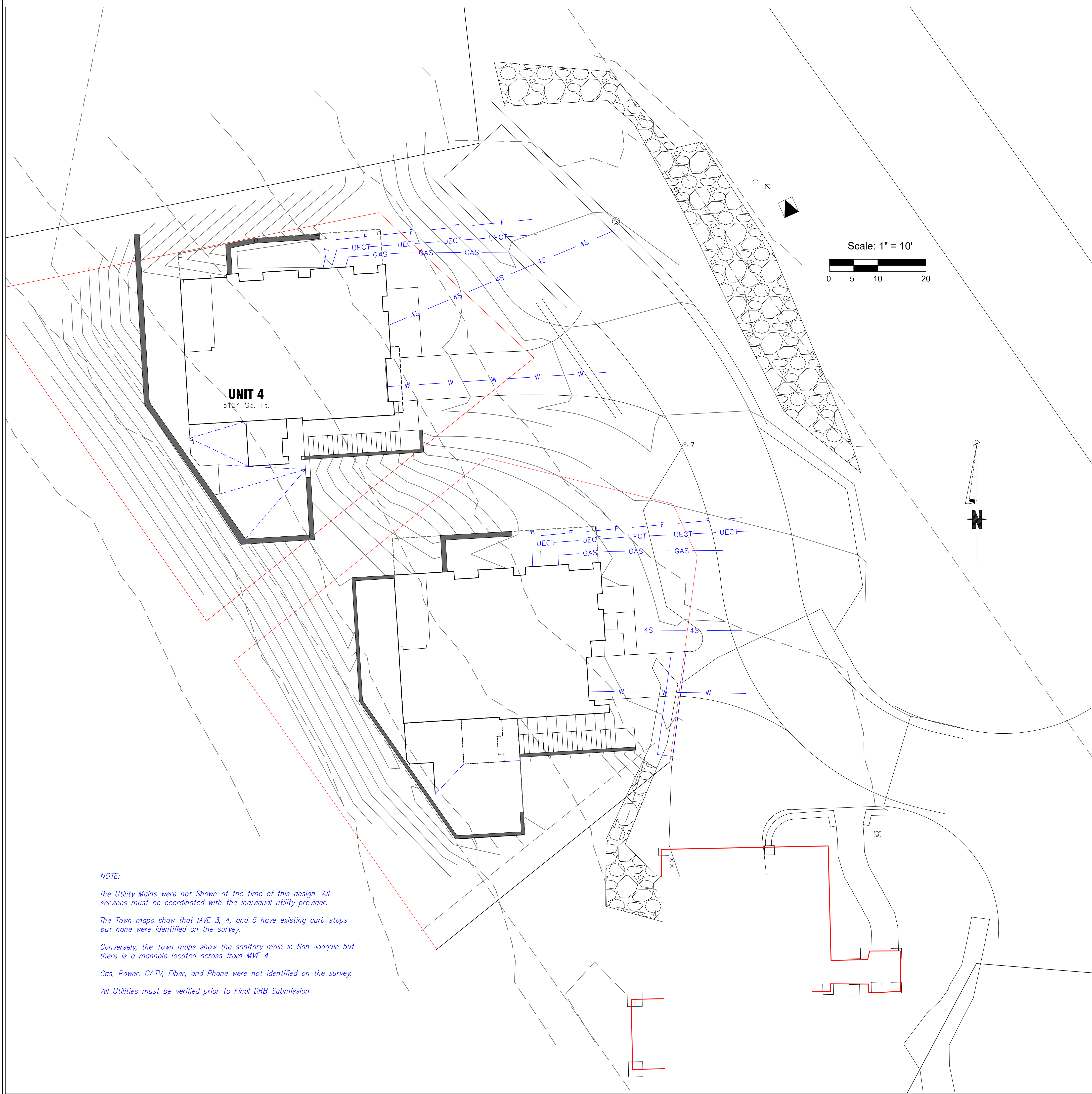
162 San Joaquin
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Mtn. Village, CO



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AND REPORT ANY DISCREPANCIES TO THE
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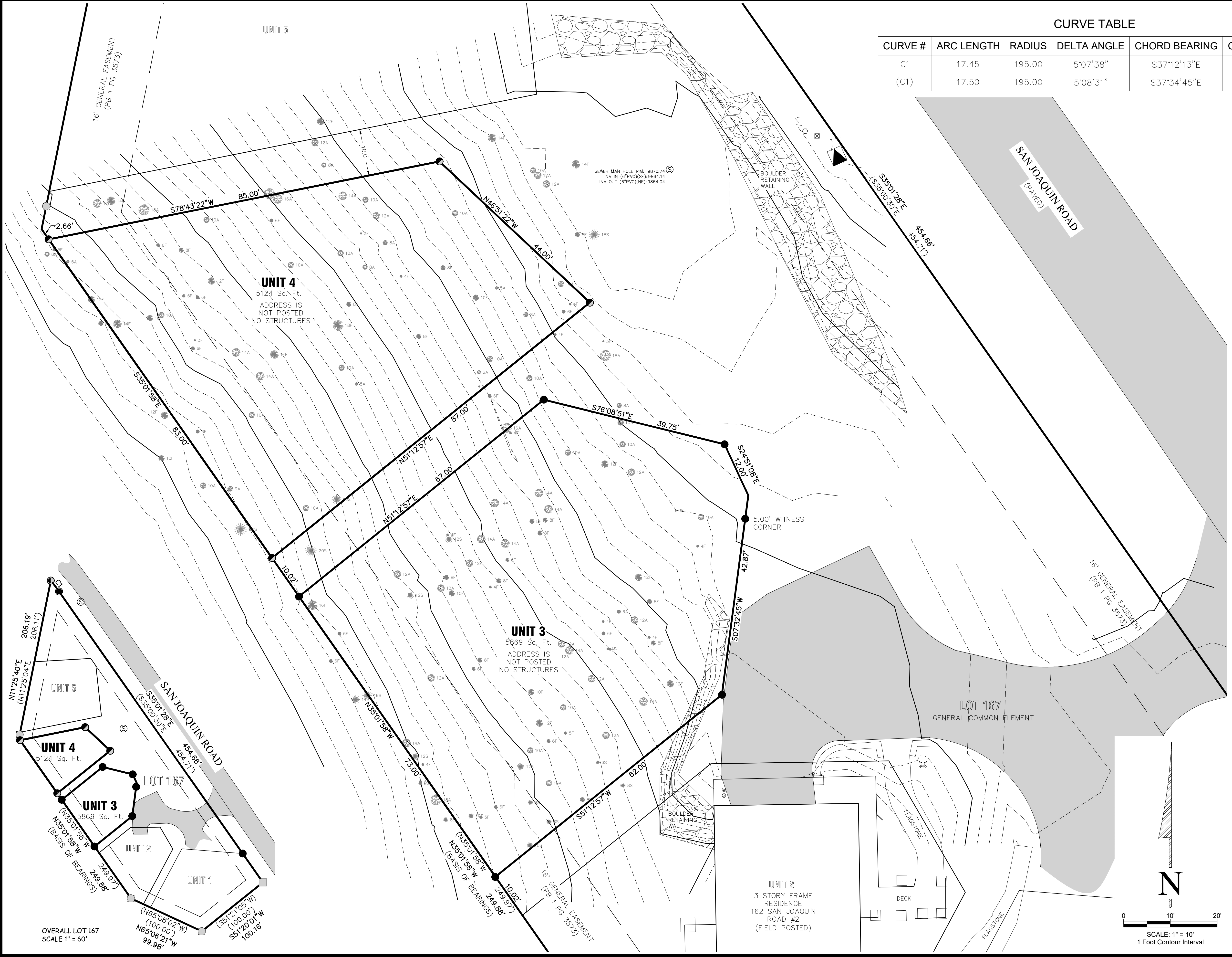
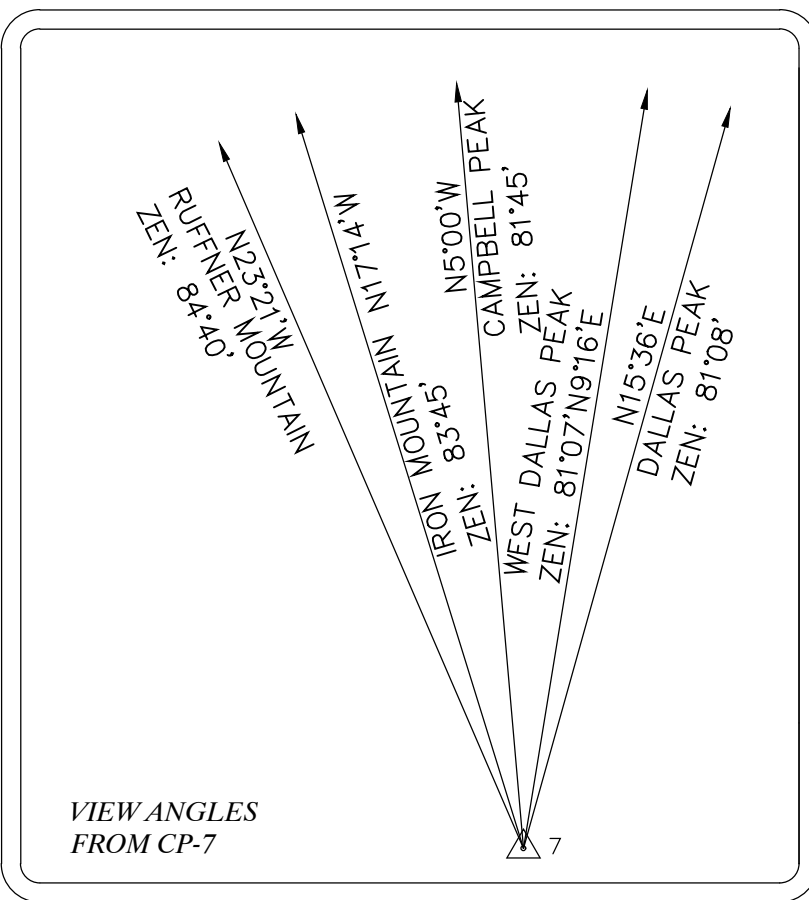
Utilities
(Conceptual)

C3



NOTE:
The Utility Mains were not Shown at the time of this design. All services must be coordinated with the individual utility provider.
The Town maps show that MVE 3, 4, and 5 have existing curb stops but none were identified on the survey.
Conversely, the Town maps show the sanitary main in San Joaquin but there is a manhole located across from MVE 4.
Gas, Power, CATV, Fiber, and Phone were not identified on the survey.
All Utilities must be verified prior to Final DRB Submission.

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

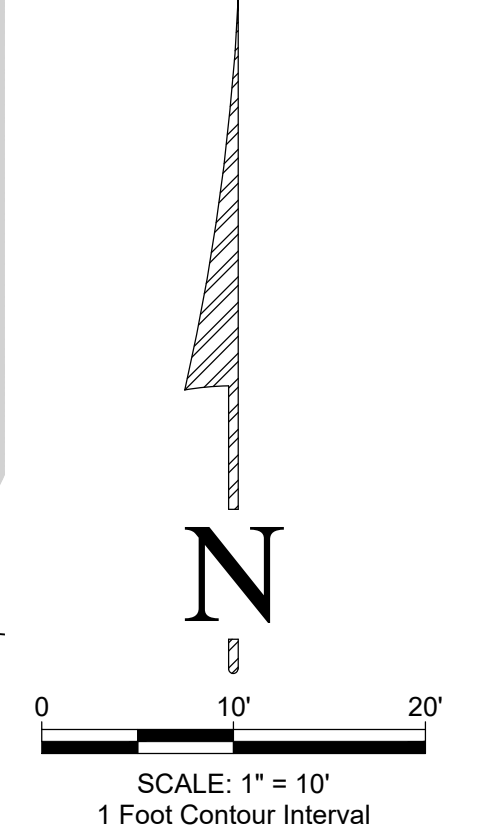


- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 20632
 - SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 36577
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 24963
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 36577
 - PVC SEWER CLEAN OUT
 - ⊕ FIRE HYDRANT
 - ⊗ TELEPHONE PEDESTAL
 - CABLE 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, IS 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



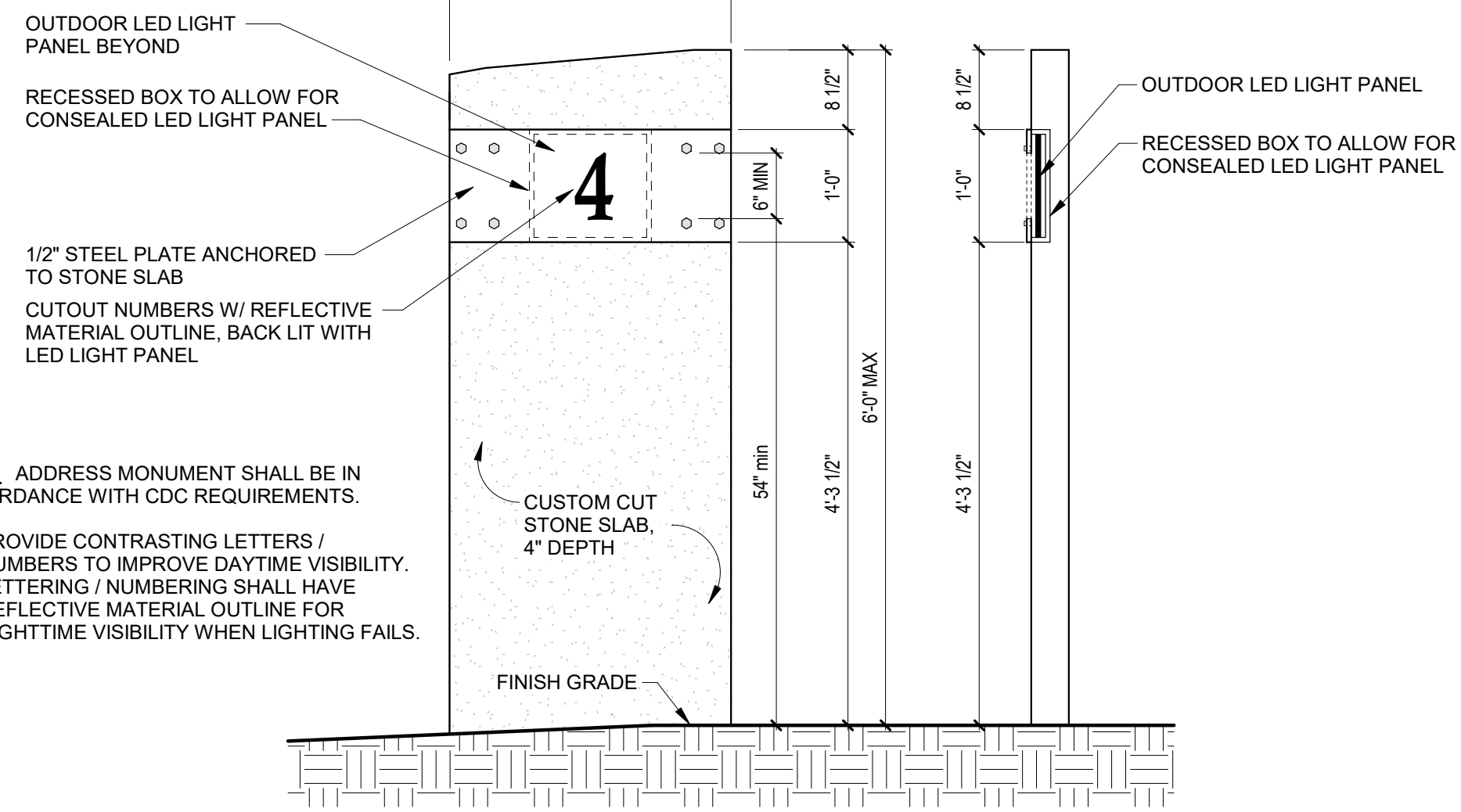
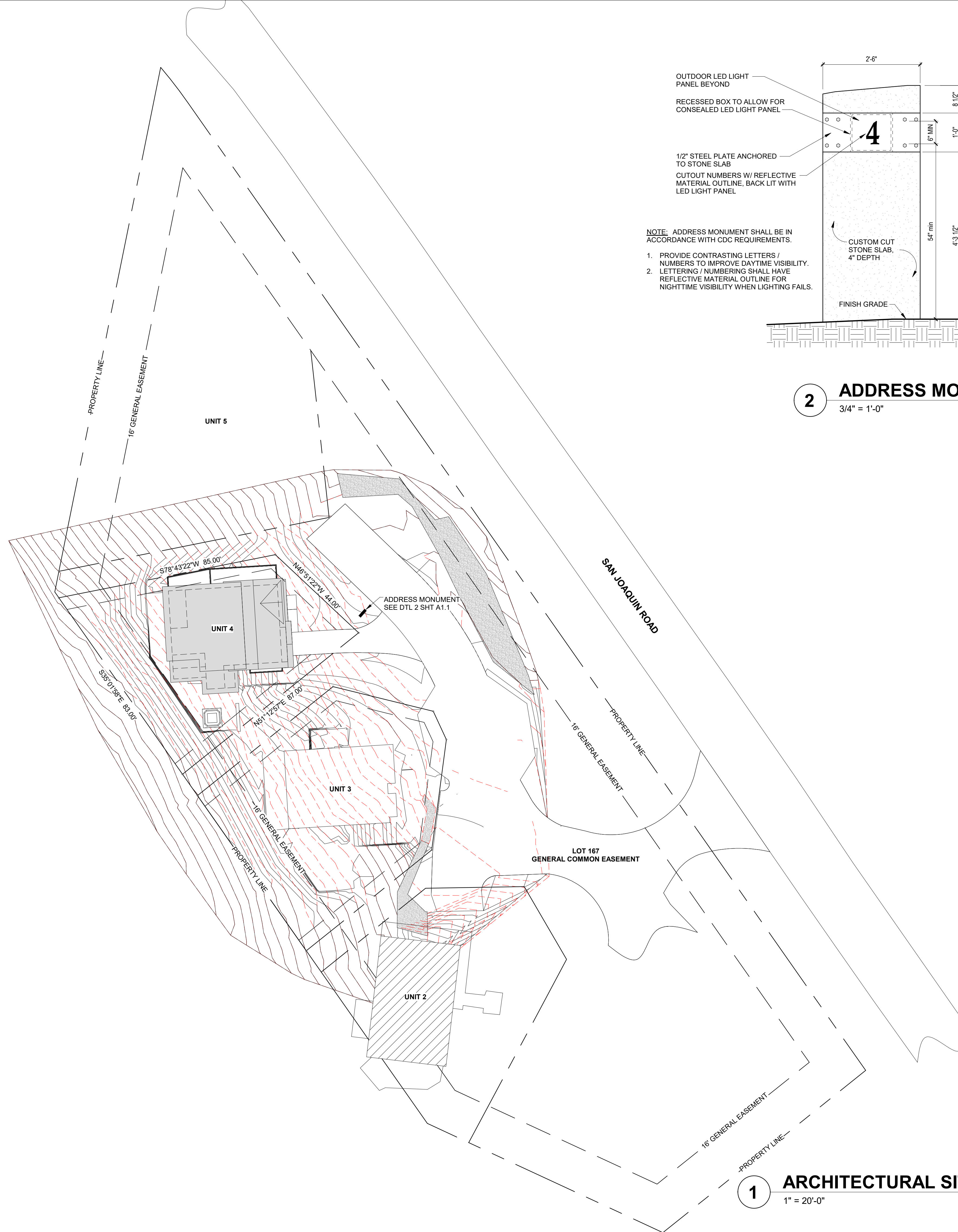
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
02/10/2021
PROFESSIONAL LAND SURVEYING

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

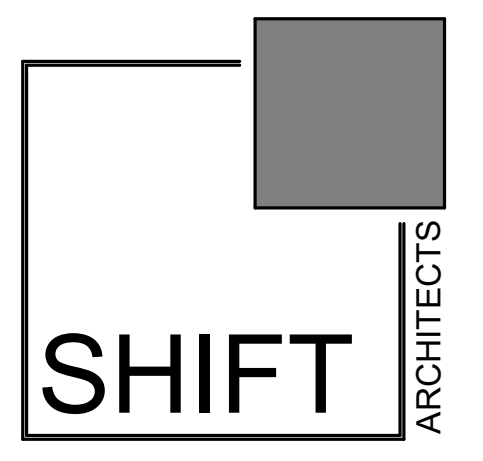


NOTE: ADDRESS MONUMENT SHALL BE IN ACCORDANCE WITH CDC REQUIREMENTS.

1. PROVIDE CONTRASTING LETTERS / NUMBERS TO IMPROVE DAYTIME VISIBILITY.
2. LETTERING / NUMBERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME VISIBILITY WHEN LIGHTING FAILS.

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

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



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PROJECT ISSUE DATE:
03.17.21 DRB PRELIMINARY
SUBMITTAL

REVISIONS

NO.	DATE	DESC.
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MOUNTAIN VIEW ESTATES UNIT 4

162 SAN JOAQUIN RD 4, MOUNTAIN VILLAGE, CO 81435
 UNIT 4, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN
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 ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791 AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER
 RECEPTION NO. 4566332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A1.1

3/17/2021 9:29:53 AM

NOT FOR CONSTRUCTION

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MOUNTAIN VIEW ESTATES UNIT 4

162 SAN JOAQUIN RD 4, 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.

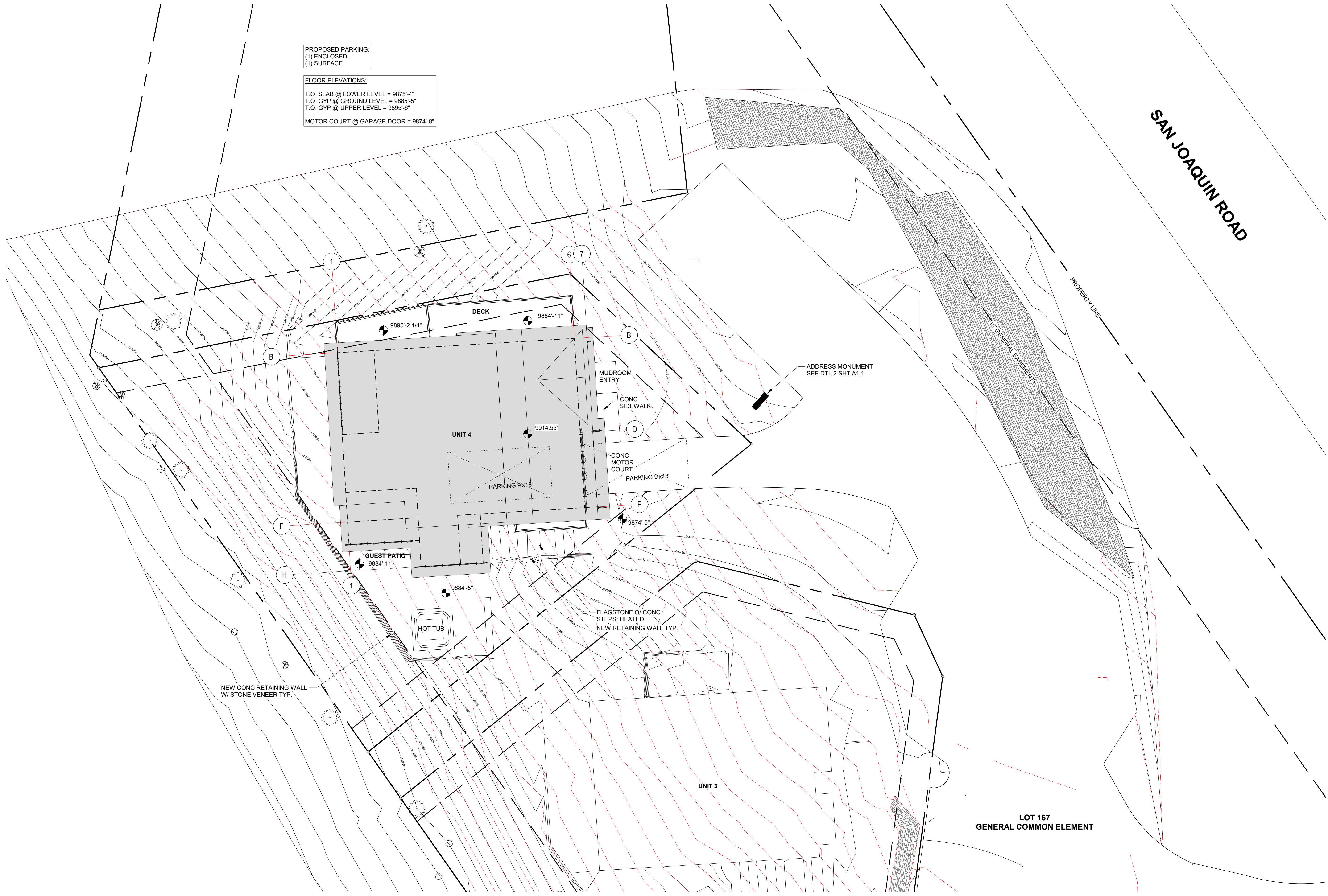
BUILDING SITE PLAN

SHEET NUMBER

A1.2

NOT FOR CONSTRUCTION

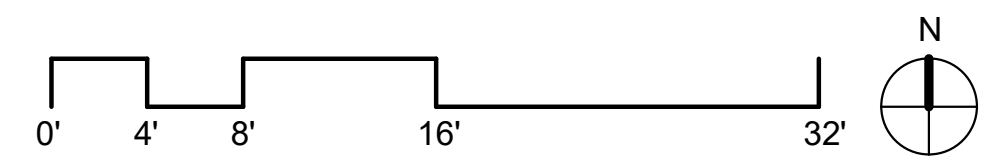
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PROPOSED PARKING:
 (1) ENCLOSED
 (1) SURFACE

FLOOR ELEVATIONS:
 T.O. SLAB @ LOWER LEVEL = 9875'-4"
 T.O. GYP @ GROUND LEVEL = 9885'-5"
 T.O. GYP @ UPPER LEVEL = 9895'-6"
 MOTOR COURT @ GARAGE DOOR = 9874'-8"

1 BUILDING SITE PLAN
 1/8" = 1'-0"



3/17/2021 9:20:22 AM

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:

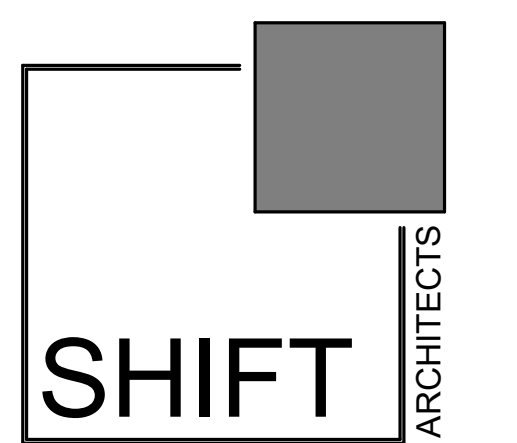
1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE 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.

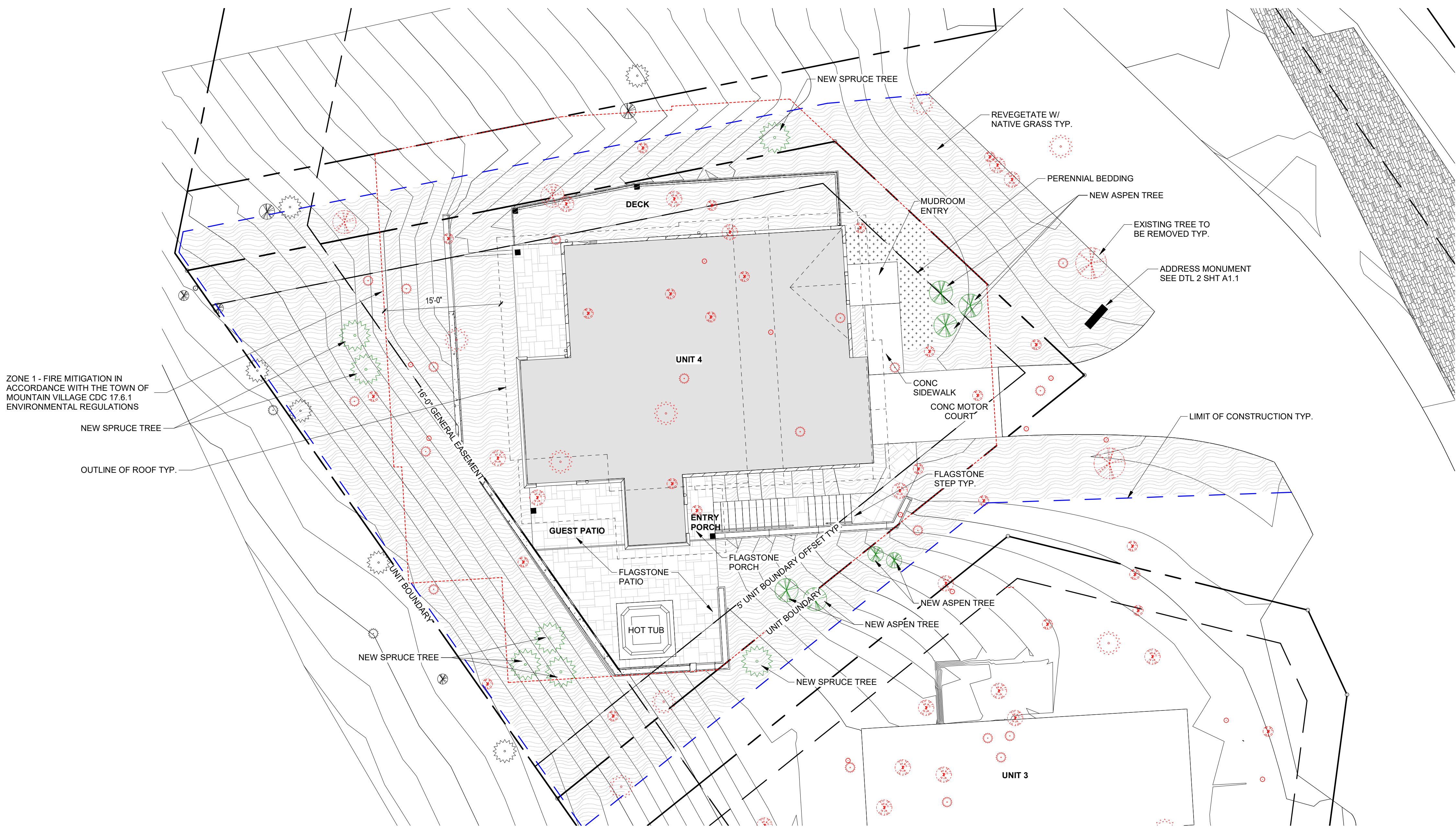


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PROJECT ISSUE DATE:
03.17.21 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 4
 162 SAN JOAQUIN RD 4, 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.



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	7 EA
PICEA PUNGENS	COLORADO SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	7 EA
SHRUBS		5 GAL.	N/A
PERENNIALS			98 SF

WATER USAGE CHART

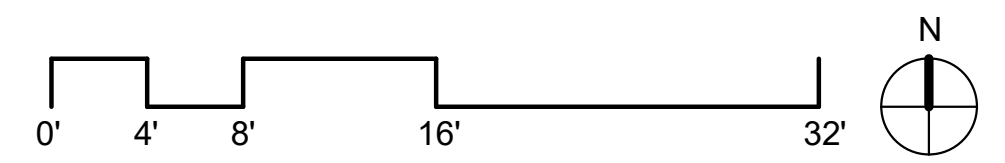
TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	4,170	8,340 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	98	245
ASPENS	10 GAL / EA	7	70
SPRUCE	10 GAL / EA	7	70
NATIVE SHRUBS	2 GAL / EA	N/A	N/A
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			8,340 GAL
(POST ESTABLISHMENT)			385 GAL

- 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

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



LANDSCAPE PLAN

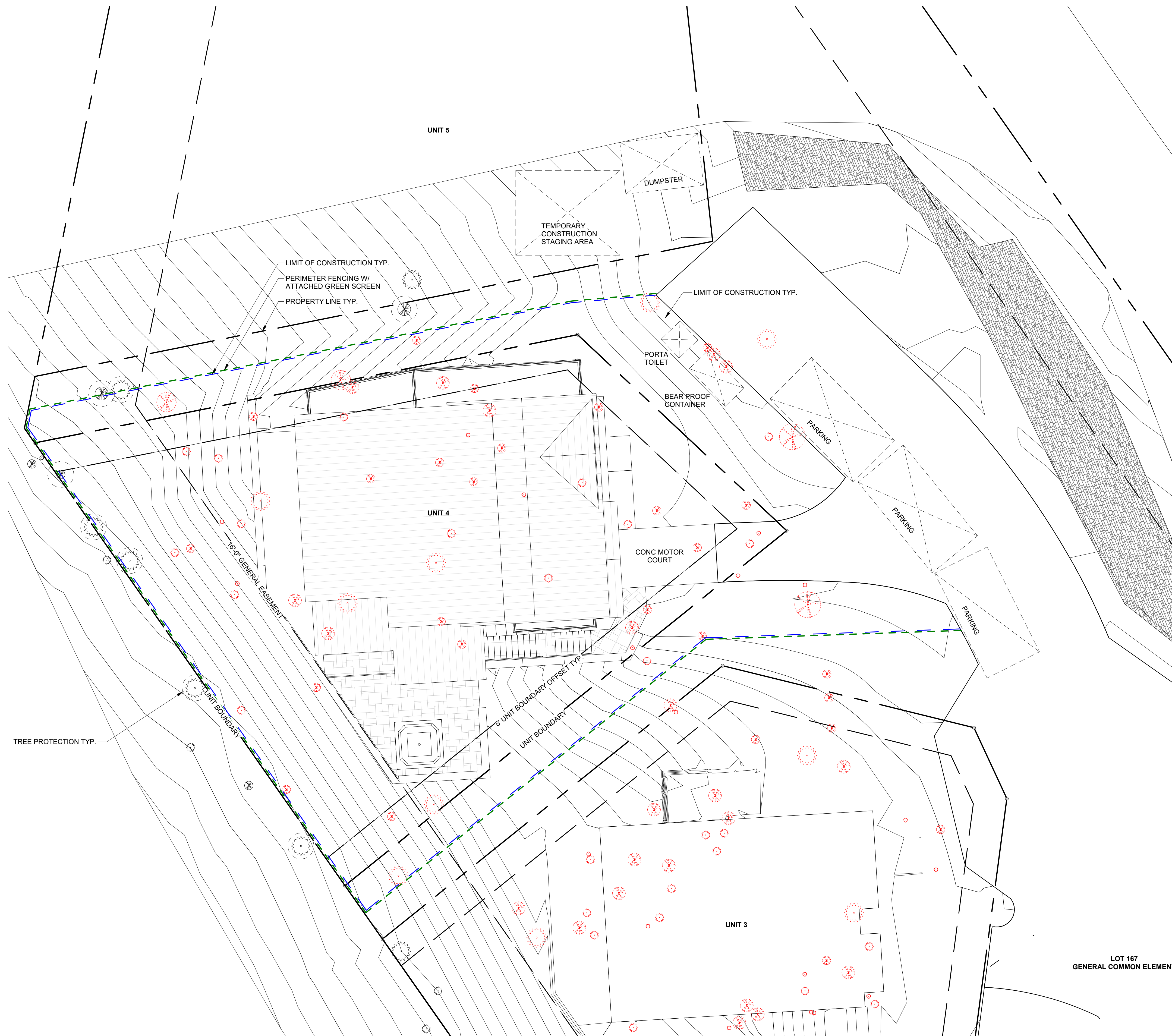
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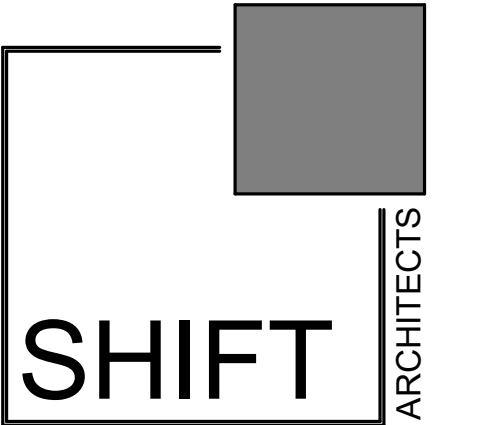
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CONSTRUCTION MITIGATION LEGEND

<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:
 03.17.21 DRB PRELIMINARY
 SUBMITTAL

REVISIONS

NO.	DATE	DESC.

MOUNTAIN VIEW ESTATES UNIT 4
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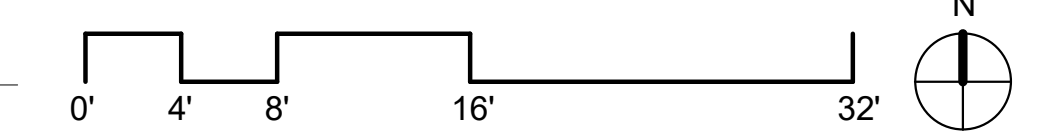
CONSTRUCTION
 MITIGATION PLAN

SHEET NUMBER

A1.4

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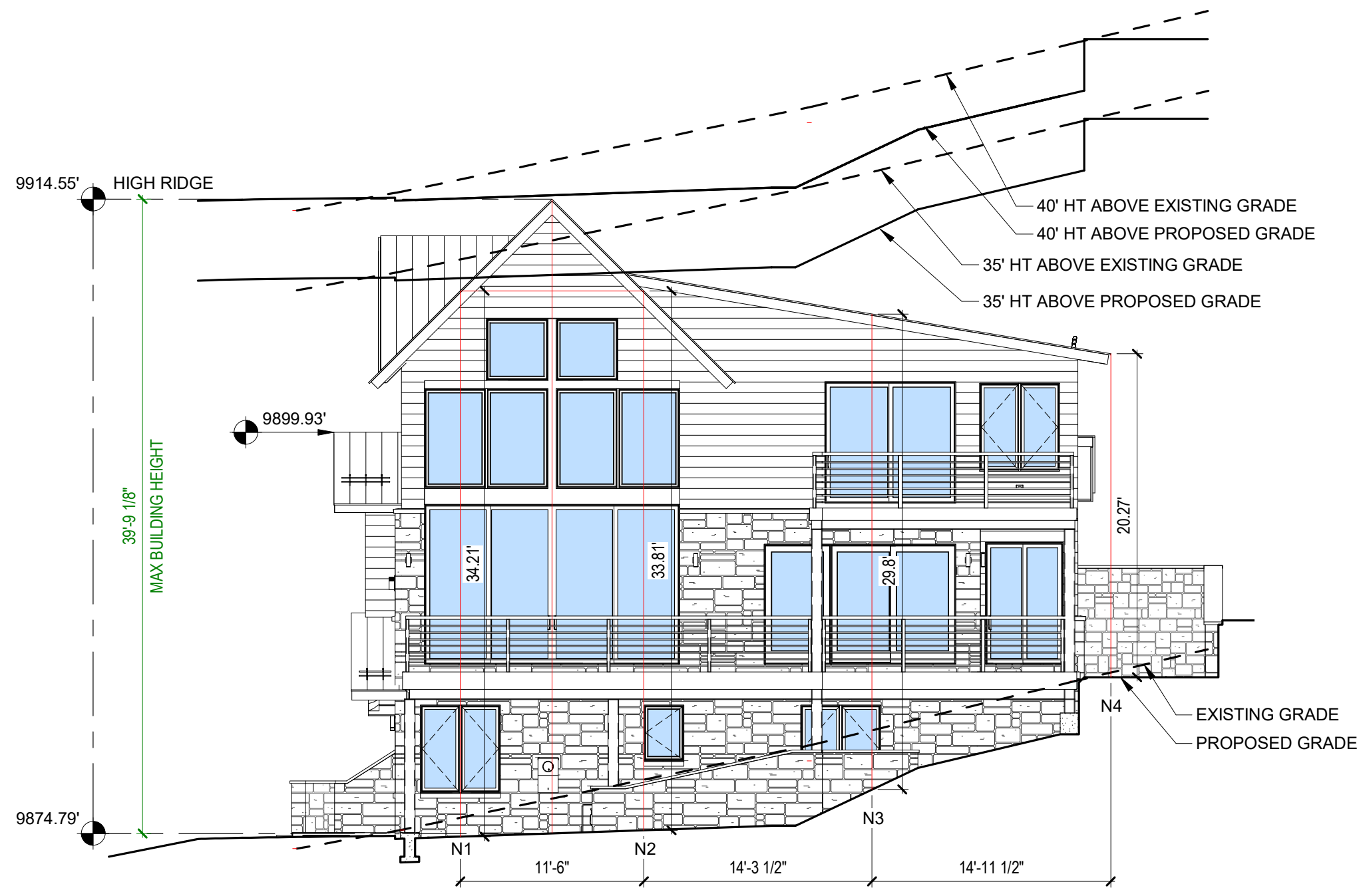
CONSTRUCTION MITIGATION PLAN
 1/8" = 1'-0"



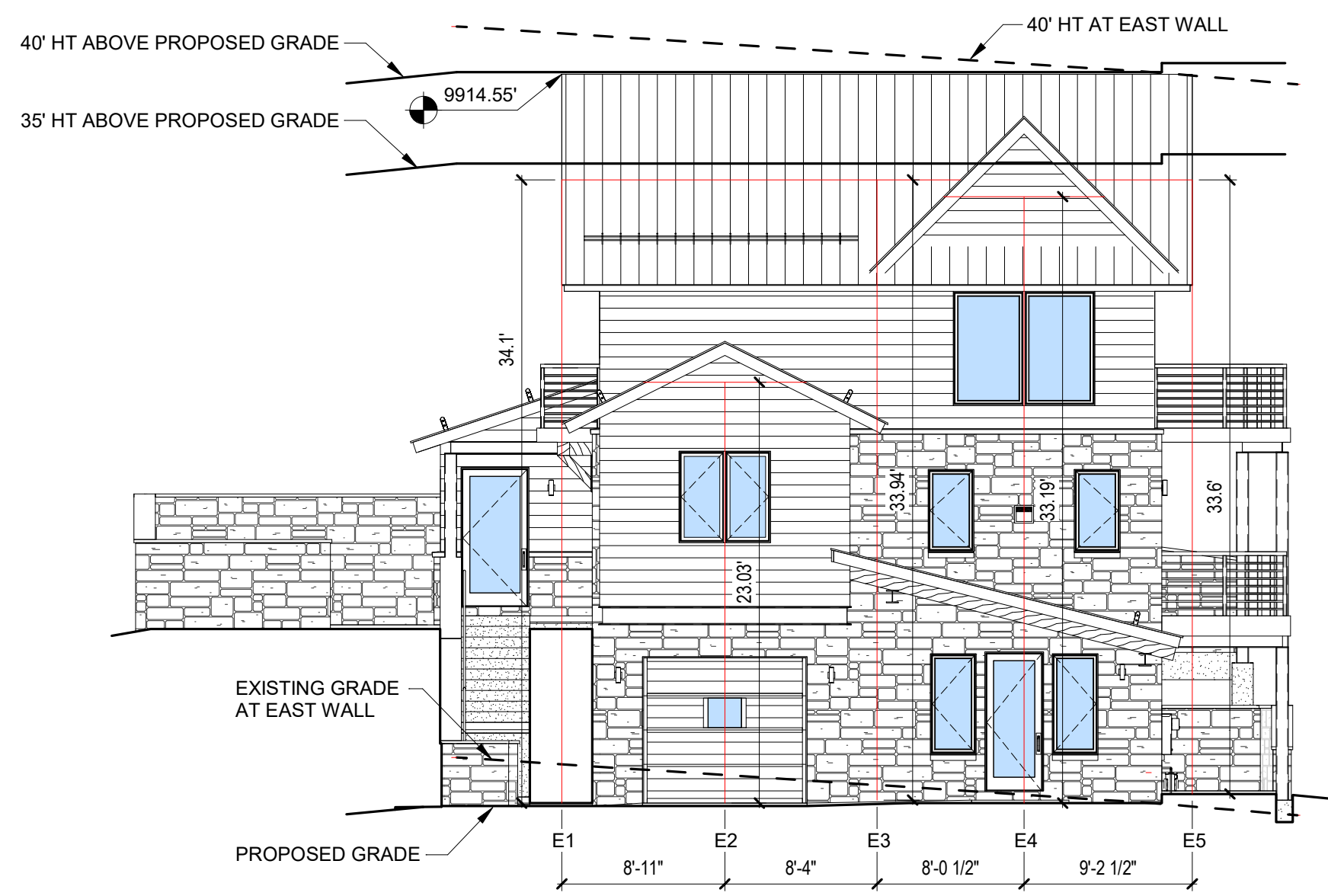
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NOT FOR CONSTRUCTION

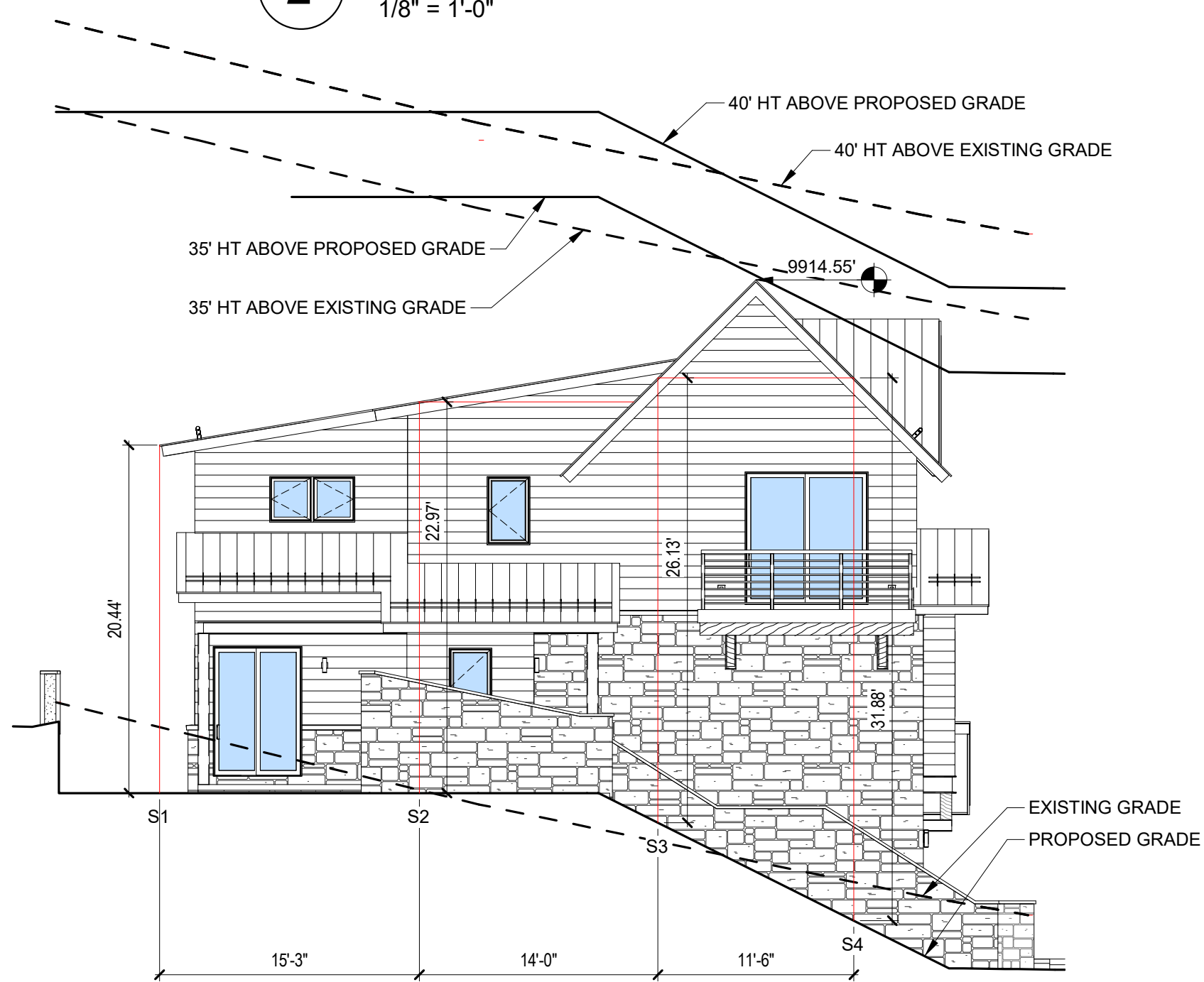
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1 NORTH ELEVATION
 1/8" = 1'-0"

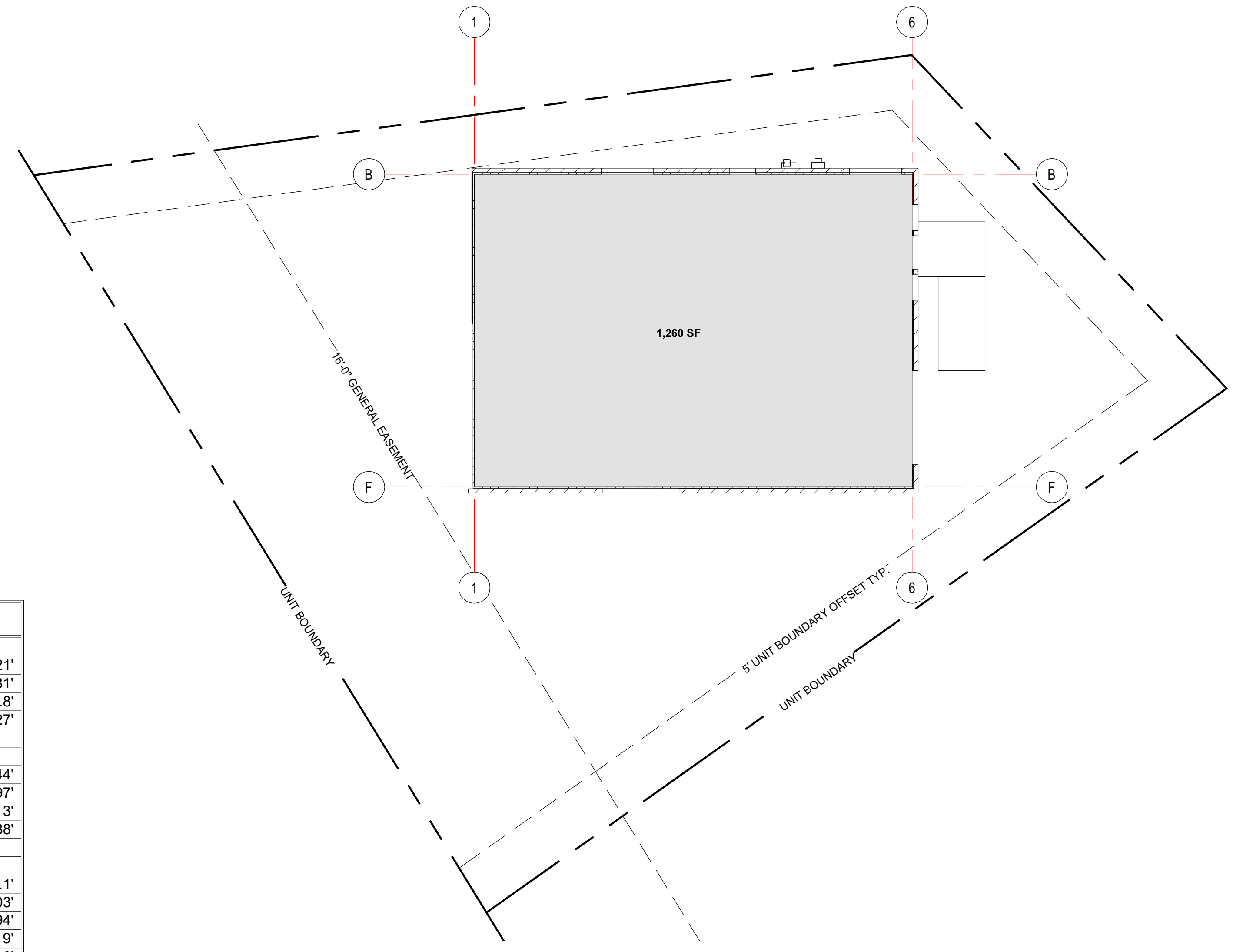


2 EAST ELEVATION
 1/8" = 1'-0"

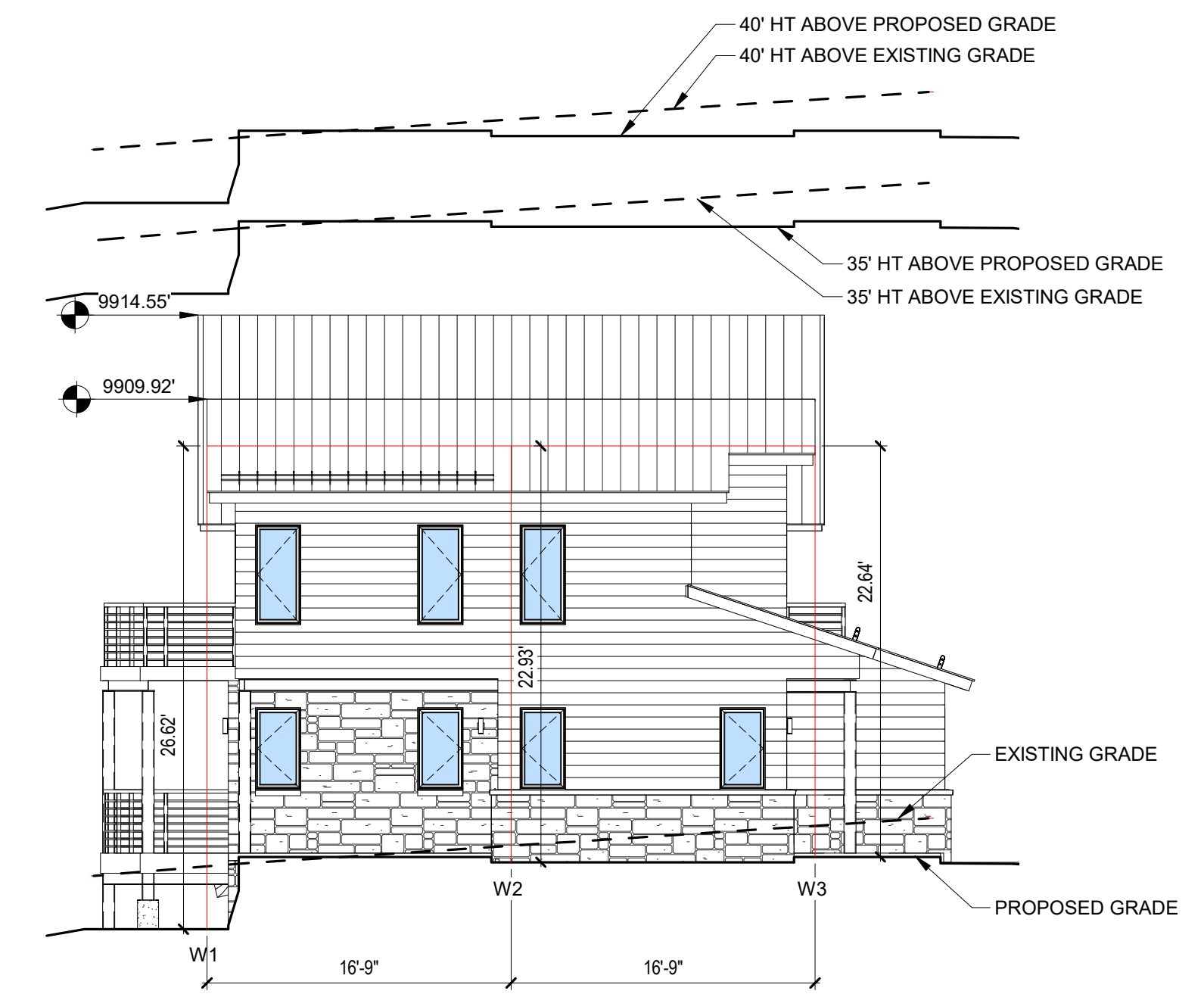


3 SOUTH ELEVATION
 1/8" = 1'-0"

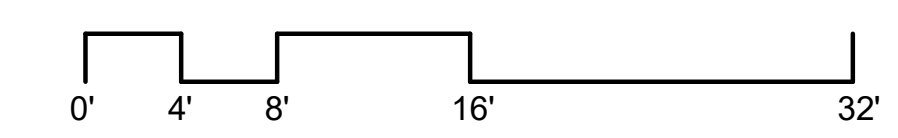
AVG ROOF HT :	
NORTH ELEVATION	
N1	34.21'
N2	33.81'
N3	29.8'
N4	20.27'
SOUTH ELEVATION	
S1	20.44'
S2	22.97'
S3	26.13'
S4	31.88'
EAST ELEVATION	
E1	34.1'
E2	23.03'
E3	33.94'
E4	33.19'
E5	33.6'
WEST ELEVATION	
W1	26.62'
W2	22.93'
W3	22.64'
TOTAL:	449.56'
NUMBER OF LOCATIONS:	16
AVERAGE:	28.09'



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



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



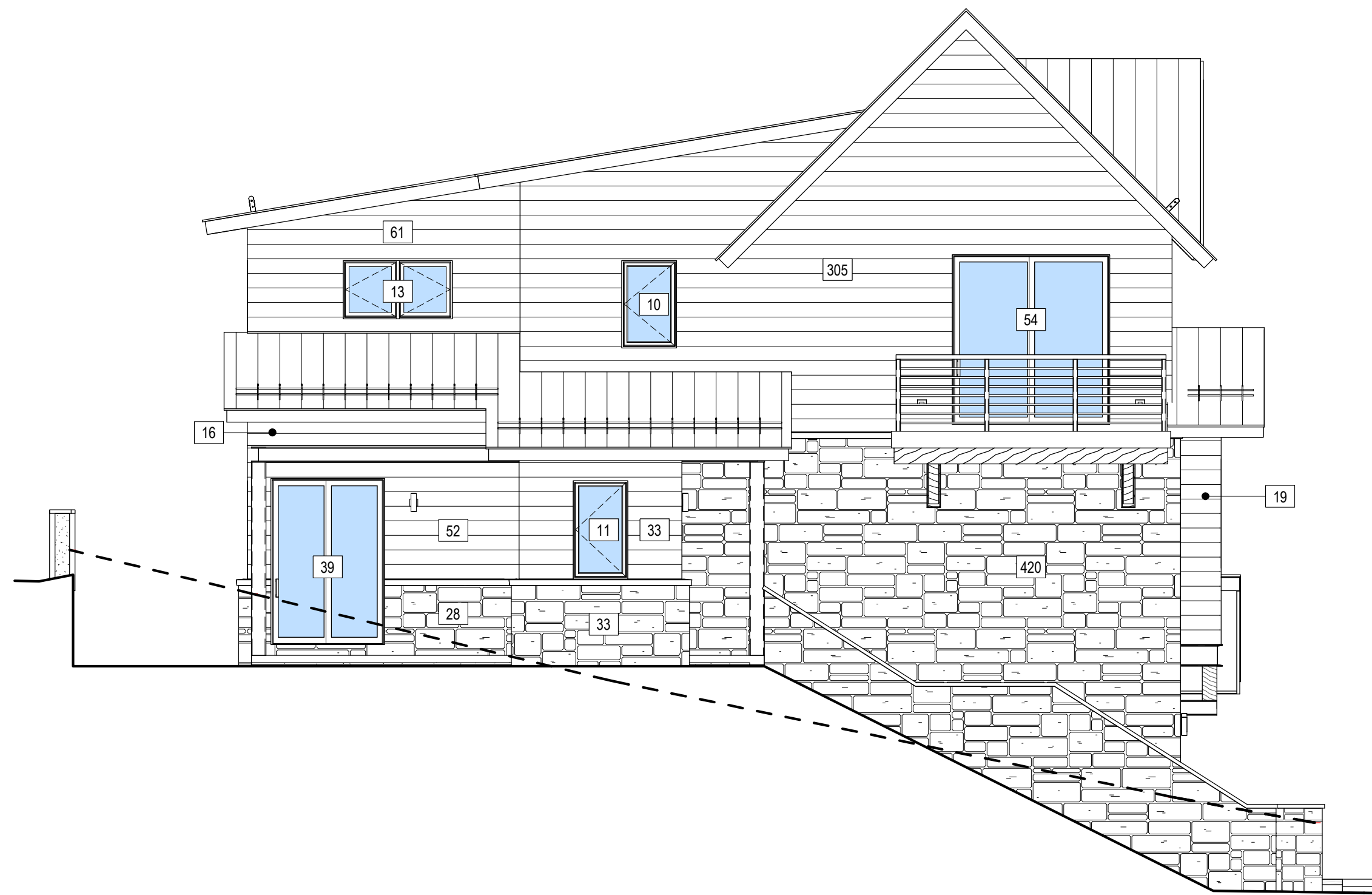
MATERIAL CALCULATIONS	
NORTH	
STONE	409 SF
STONE @ RETAINING WALL	136 SF
WOOD SIDING	303 SF
WINDOW/DOOR GLAZING	569.5 SF
METAL ACCENT	29 SF
SOUTH	
STONE	481 SF
STONE @ RETAINING WALL	481 SF
WOOD SIDING	486 SF
WINDOW/DOOR GLAZING	127 SF
METAL ACCENT	
EAST	
STONE	369 SF
STONE @ RETAINING WALL	34 SF
WOOD SIDING	415 SF
WINDOW/DOOR GLAZING	169 SF
METAL ACCENT	
WEST	
STONE	218 SF
STONE @ RETAINING WALL	218 SF
WOOD SIDING	417 SF
WINDOW/DOOR GLAZING	86 SF
METAL ACCENT	
TOTALS	
STONE	1,477 SF
STONE @ RETAINING WALL	170 SF
WOOD SIDING	1,621 SF
WINDOW/DOOR GLAZING	951.5 SF
METAL ACCENT	29 SF
GARAGE DOOR	72 SF
TOTAL:	4,320.5 SF
PERCENTAGES	
STONE	35 %
STONE @ RETAINING WALL	3 %
WOOD SIDING	37 %
WINDOW/DOOR GLAZING	22 %
METAL ACCENT	1 %
GARAGE DOOR	2 %
TOTAL:	100 %
<small>STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1</small>	



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



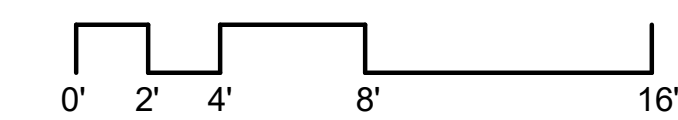
2 EAST ELEVATION
3/16" = 1'-0"

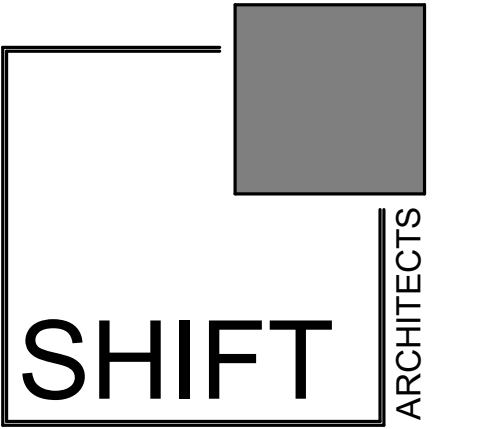


3 SOUTH ELEVATION
3/16" = 1'-0"



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





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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.

PROJECT ISSUE DATE:
03.17.21 DRB PRELIMINARY
SUBMITTAL

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 4
162 SAN JOAQUIN RD 4, MOUNTAIN VILLAGE, CO 81435
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RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

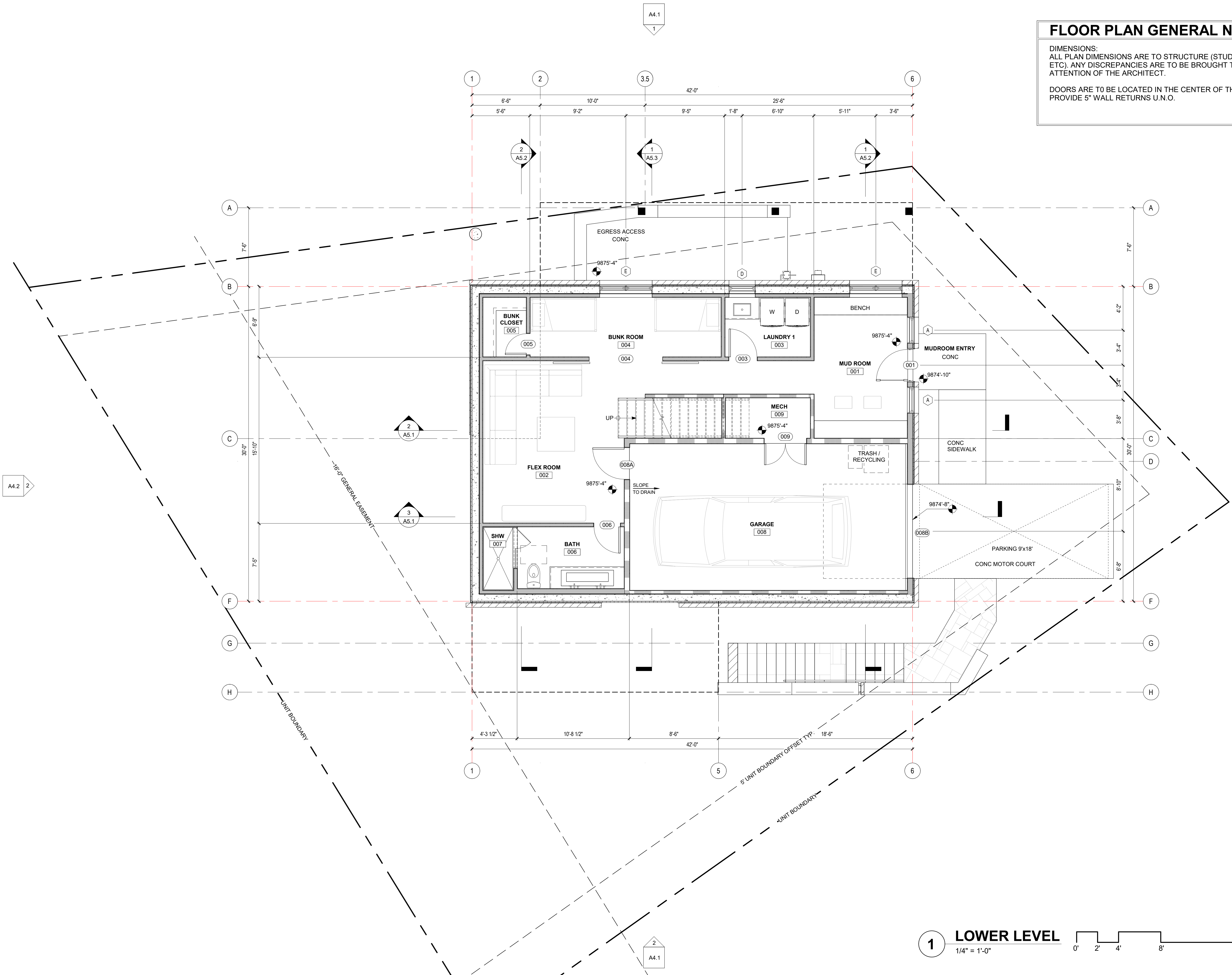
FLOOR PLANS

SHEET NUMBER

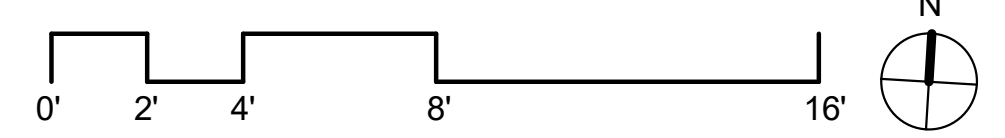
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1 LOWER LEVEL
1/4" = 1'-0"

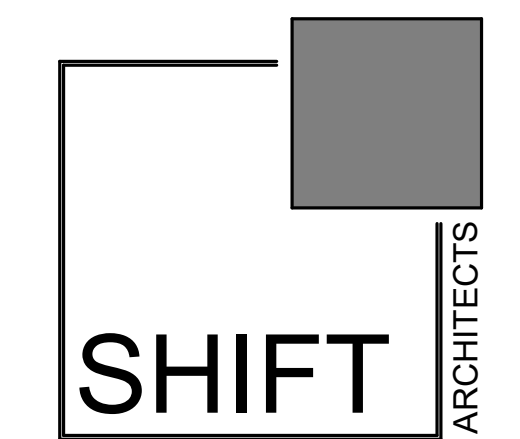


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FLOOR PLAN GENERAL NOTES:

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.

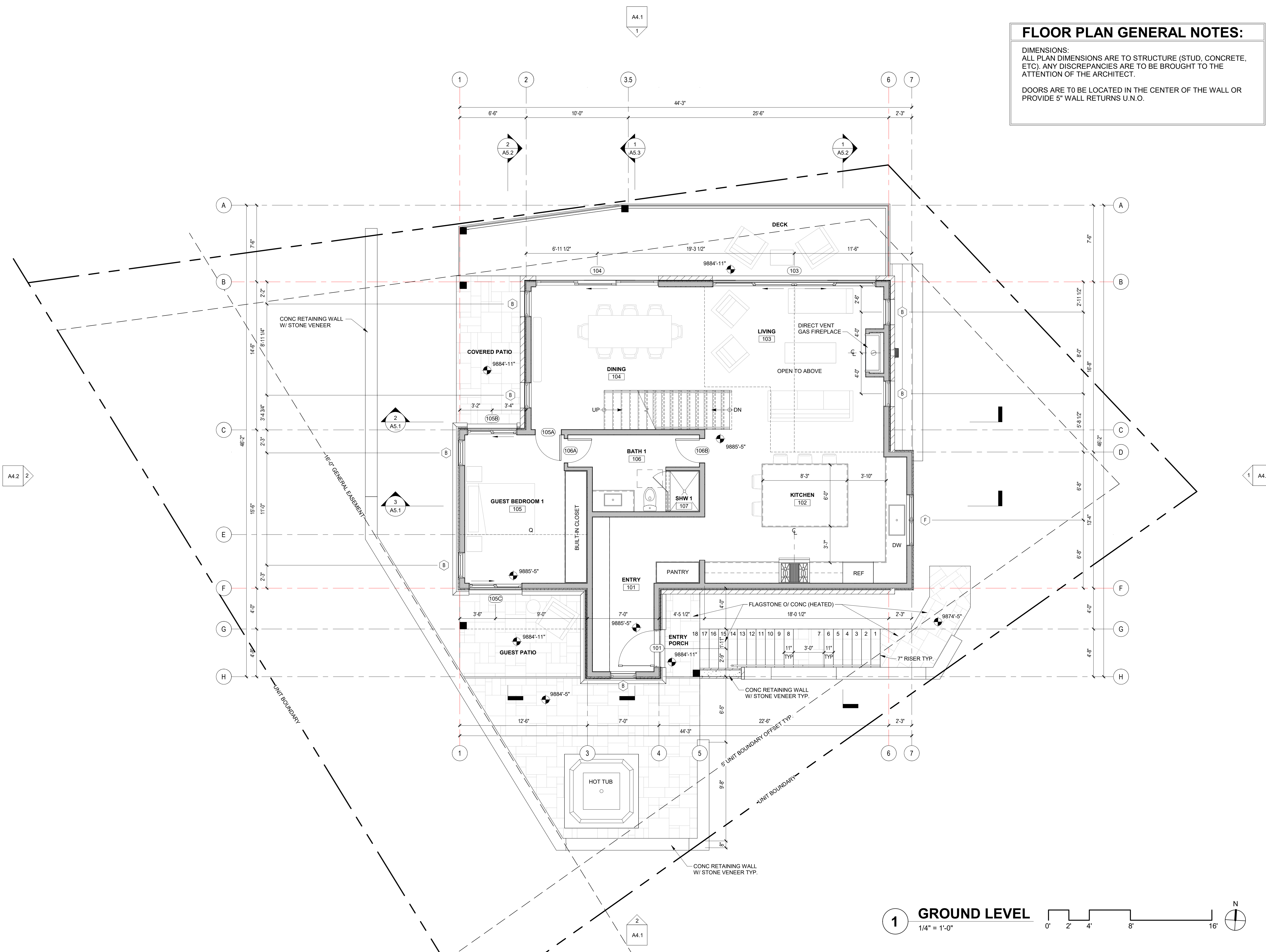


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RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.



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

FLOOR PLANS

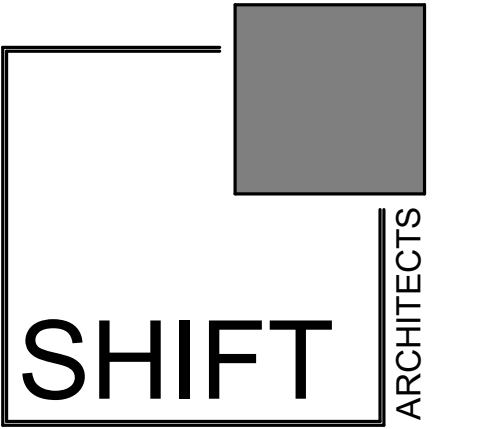
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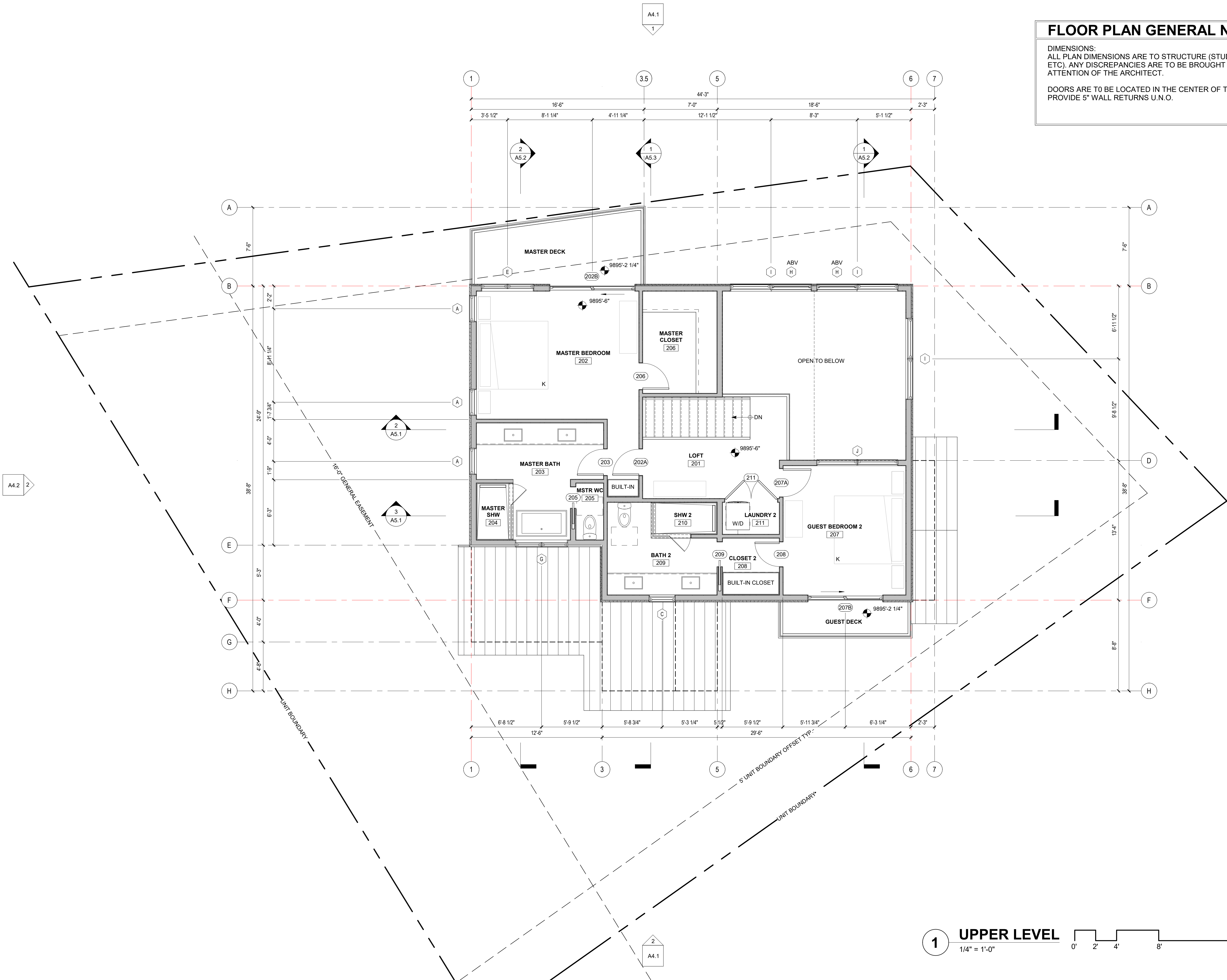


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MOUNTAIN VIEW ESTATES UNIT 4

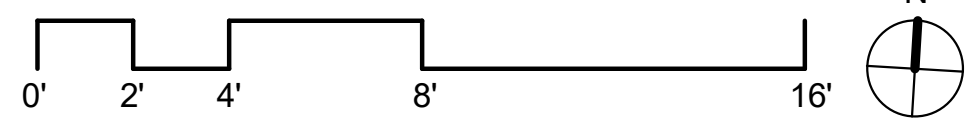
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FLOOR PLANS

SHEET NUMBER

A3.3

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

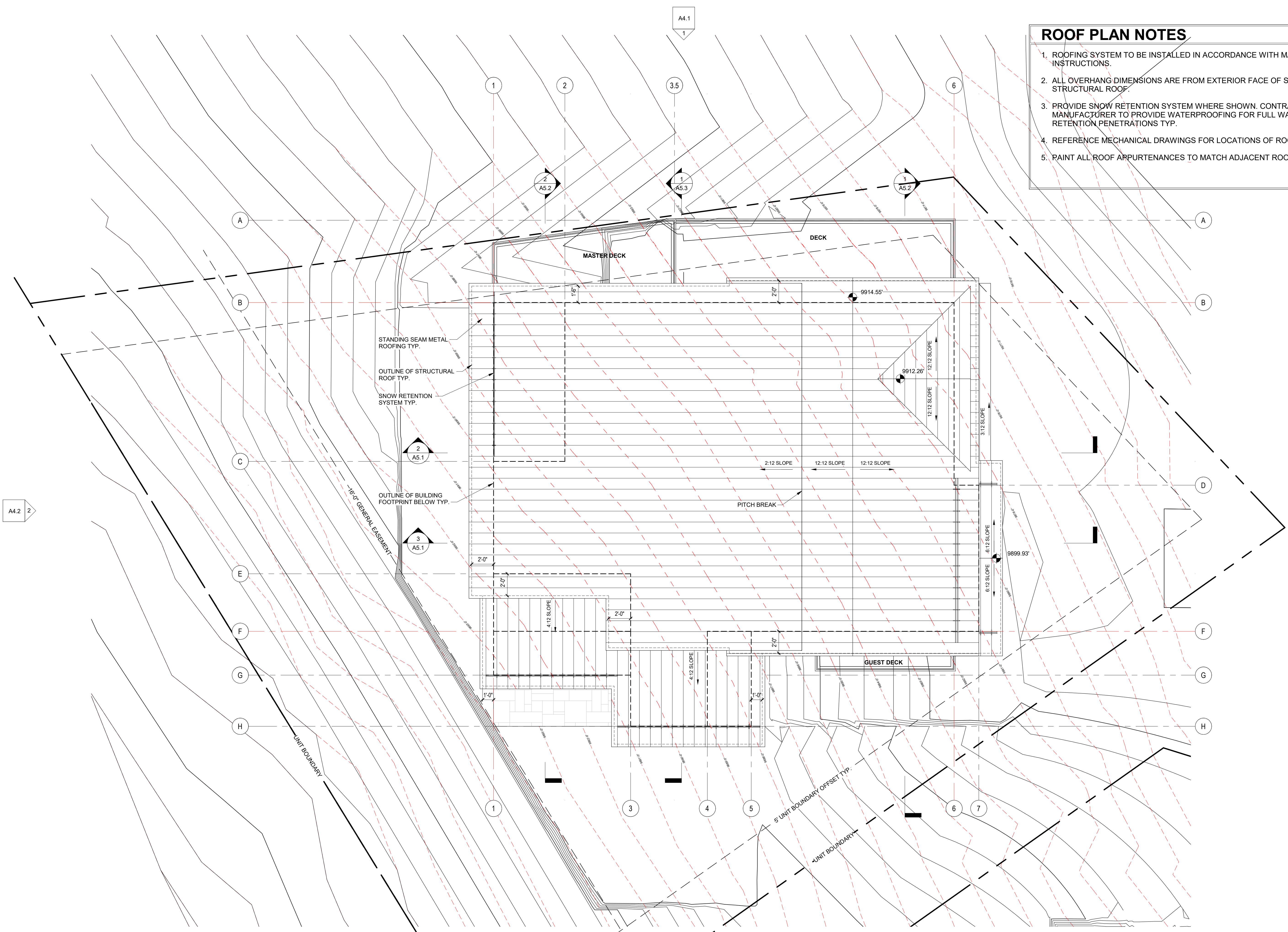


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- ROOF PLAN NOTES**
1. ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF STUD (GRID) TO STRUCTURAL ROOF.
 3. PROVIDE SNOW RETENTION SYSTEM WHERE SHOWN. CONTRACTOR AND 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.



MOUNTAIN VIEW ESTATES UNIT 4

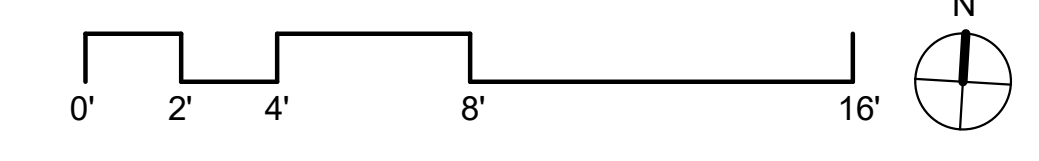
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ROOF PLAN

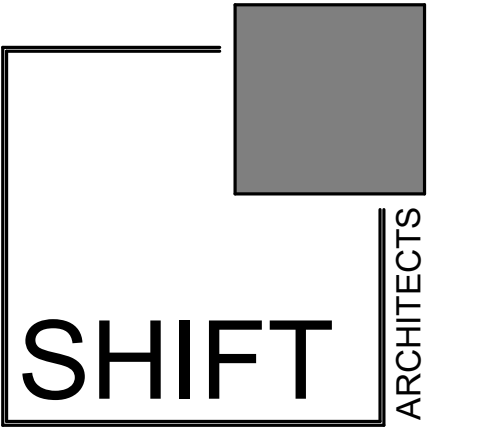
SHEET NUMBER

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



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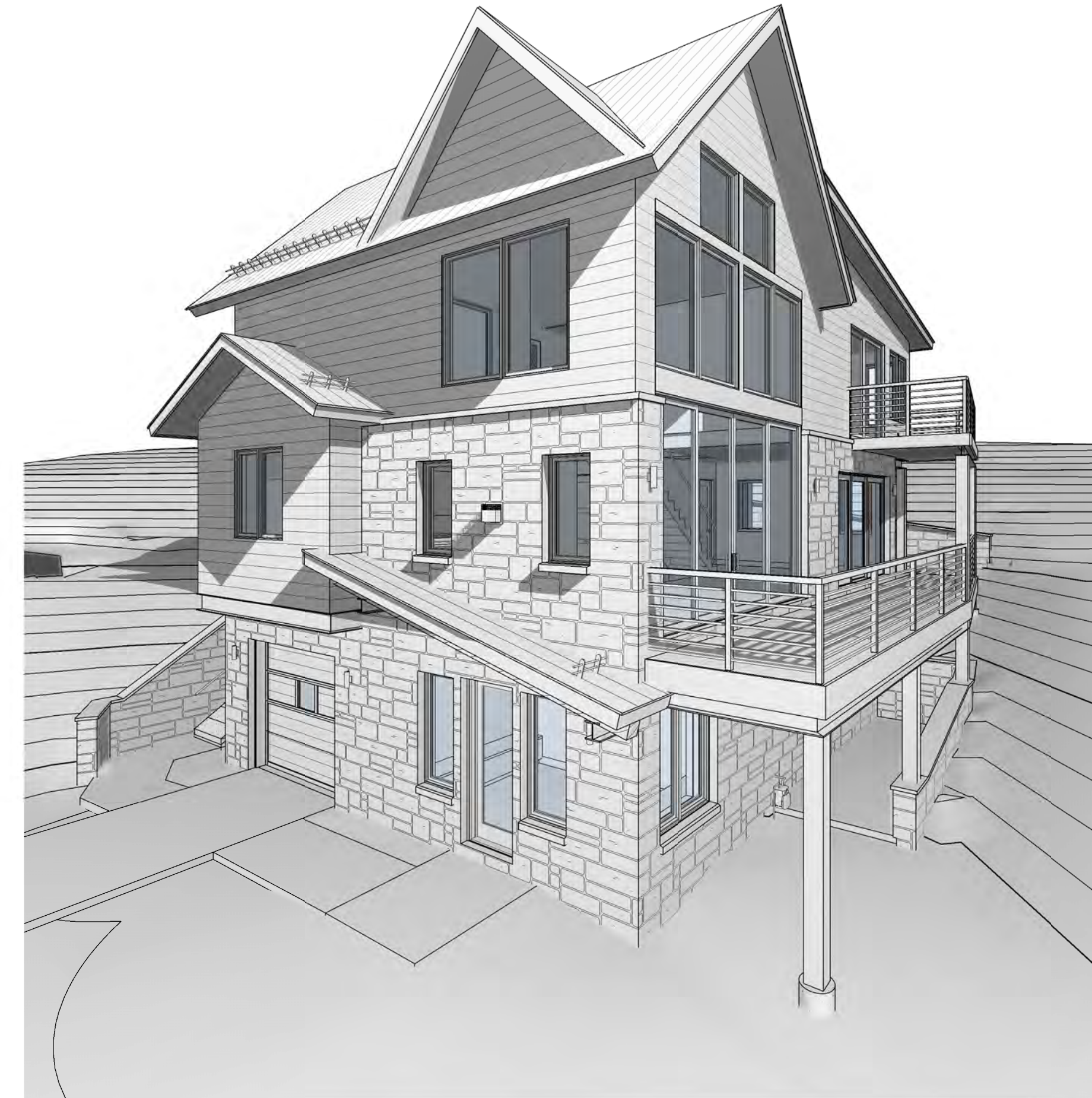
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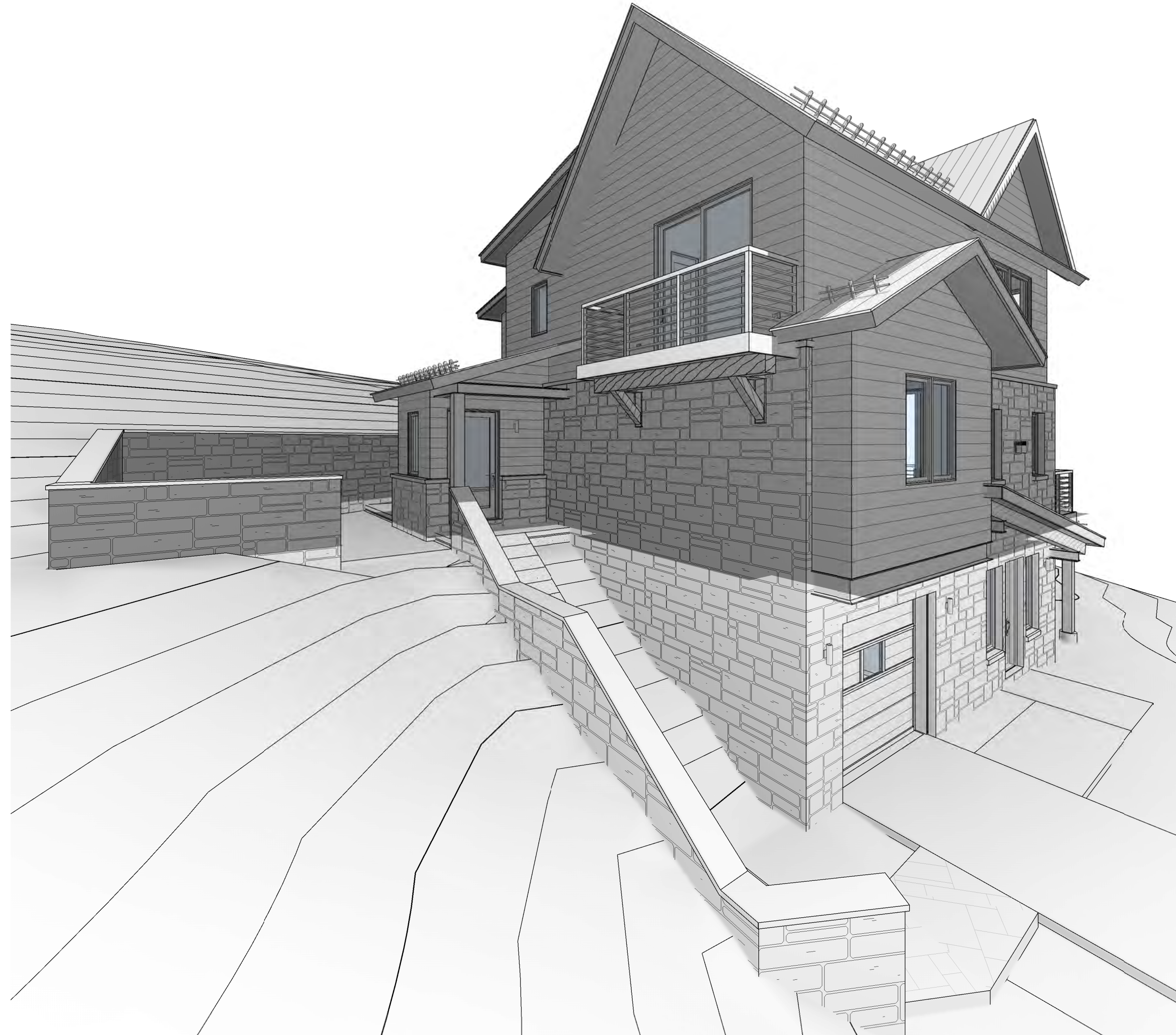
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1 **NORTHEAST**



2 **NORTHWEST**



3 **SOUTHEAST**



TELLURIDE STONE
GOLD COLLECTION
SKYLINE
FULL STONE VENEER



HORIZONTAL WOOD SIDING:
8" DOUG FIR HORIZ SIDING
W/ MITERED CORNERS



TYPICAL STAIN:
CABOT CORDOVAN BROWN (SEMI-
TRANSPARENT)

FINISH: TYPICAL STAIN

STEEL BEAMS / COLUMNS:
FINISH: PAINTED BLACK

WOOD BEAMS:
FINISH: TYPICAL STAIN

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

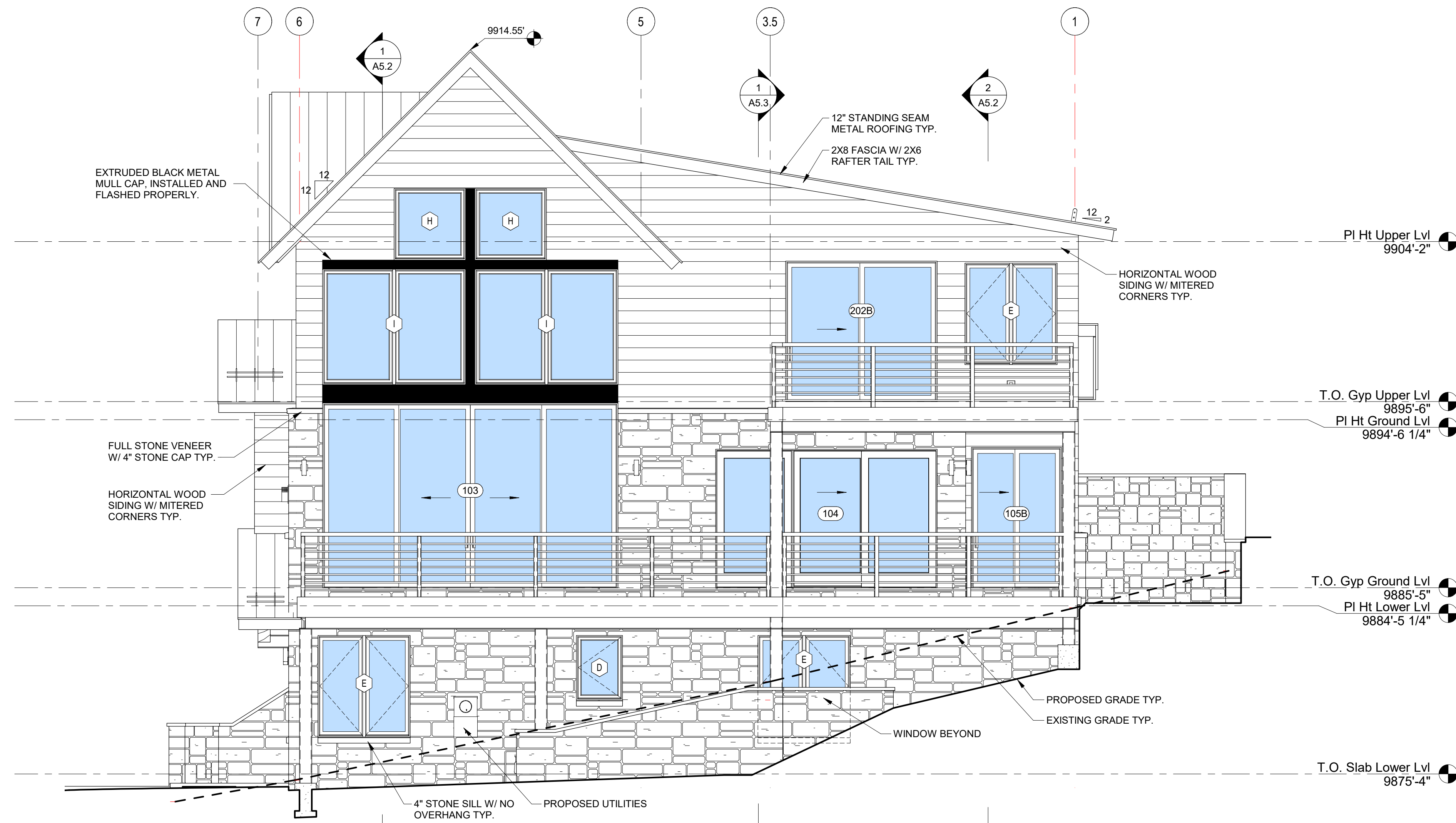
SOFFIT:
1X4 PINE
FINISH: TYPICAL STAIN



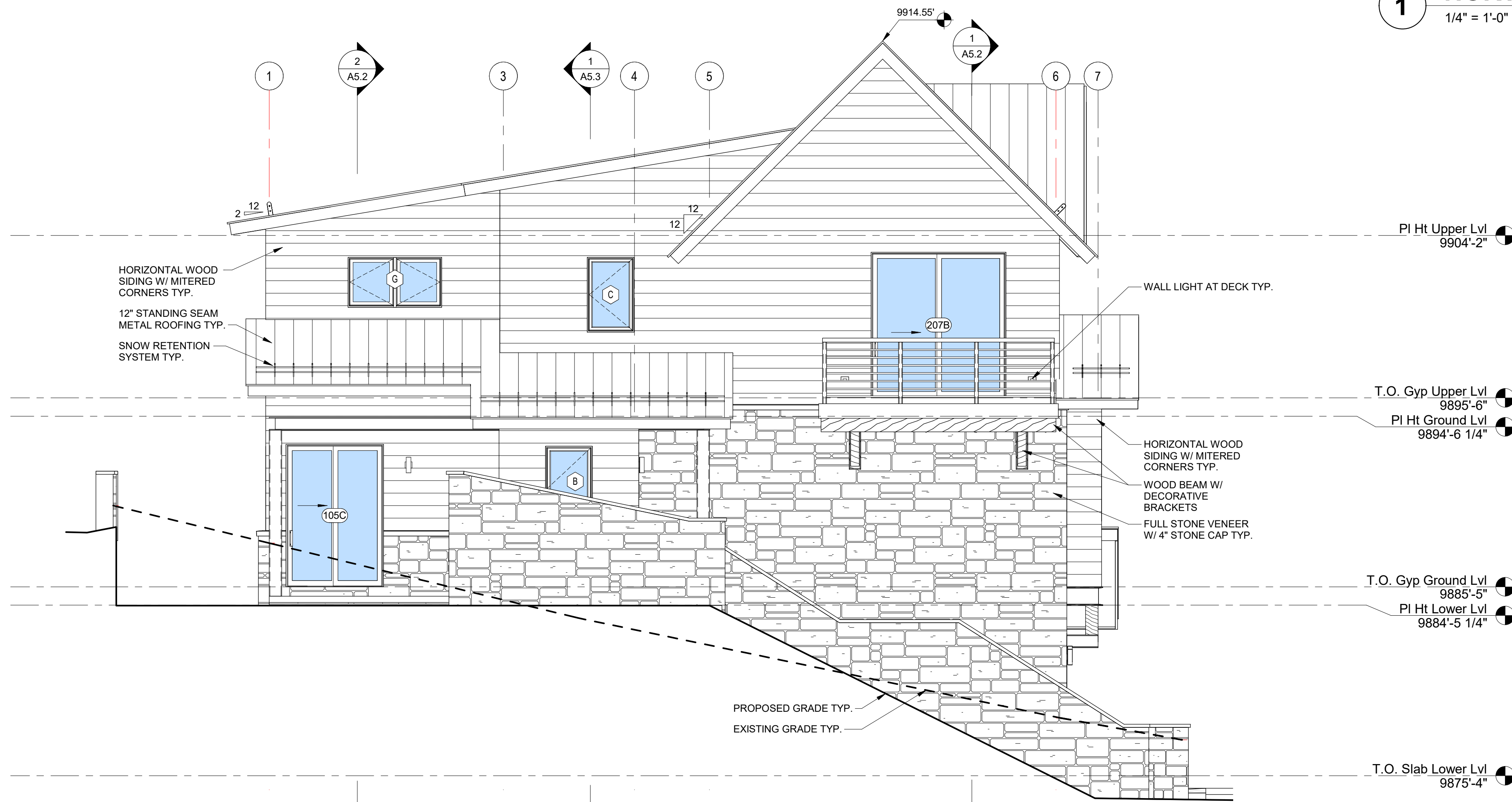
ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; MATTE BLACK

WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK

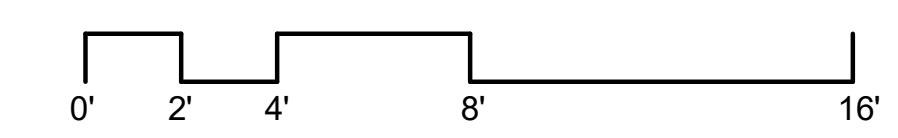
EXTERIOR MATERIALS



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



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



MOUNTAIN VIEW ESTATES UNIT 4

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EXTERIOR ELEVATIONS

SHEET NUMBER

A4.1

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EXTERIOR
ELEVATIONS

SHEET NUMBER

A4.2

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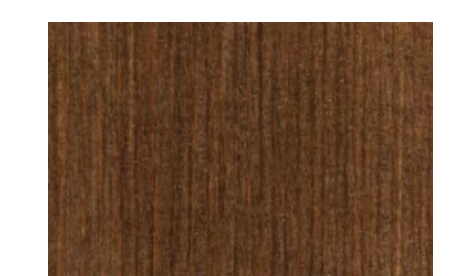
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TELLURIDE STONE
GOLD COLLECTION
SKYLINE
FULL STONE VENEER



HORIZONTAL WOOD SIDING:
8" DOUG FIR HORIZ SIDING
W/ MITERED CORNERS



TYPICAL STAIN:
CABOT CORDOVAN BROWN (SEMI-
TRANSPARENT)

FINISH: TYPICAL STAIN

STEEL BEAMS / COLUMNS:
FINISH: PAINTED BLACK

WOOD BEAMS:
FINISH: TYPICAL STAIN

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

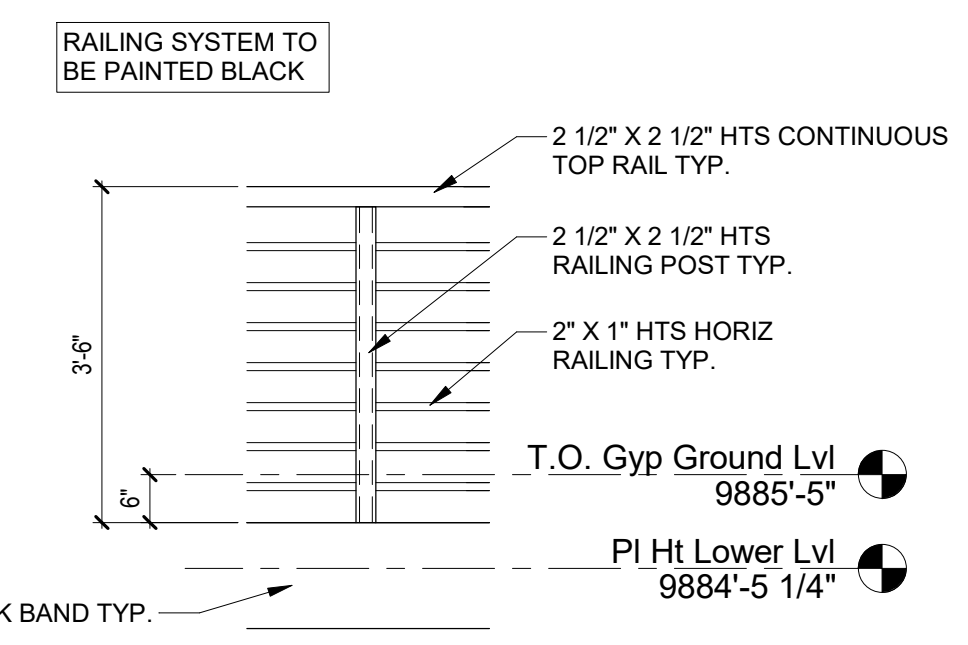
SOFFIT:
1X4 PINE
FINISH: TYPICAL STAIN



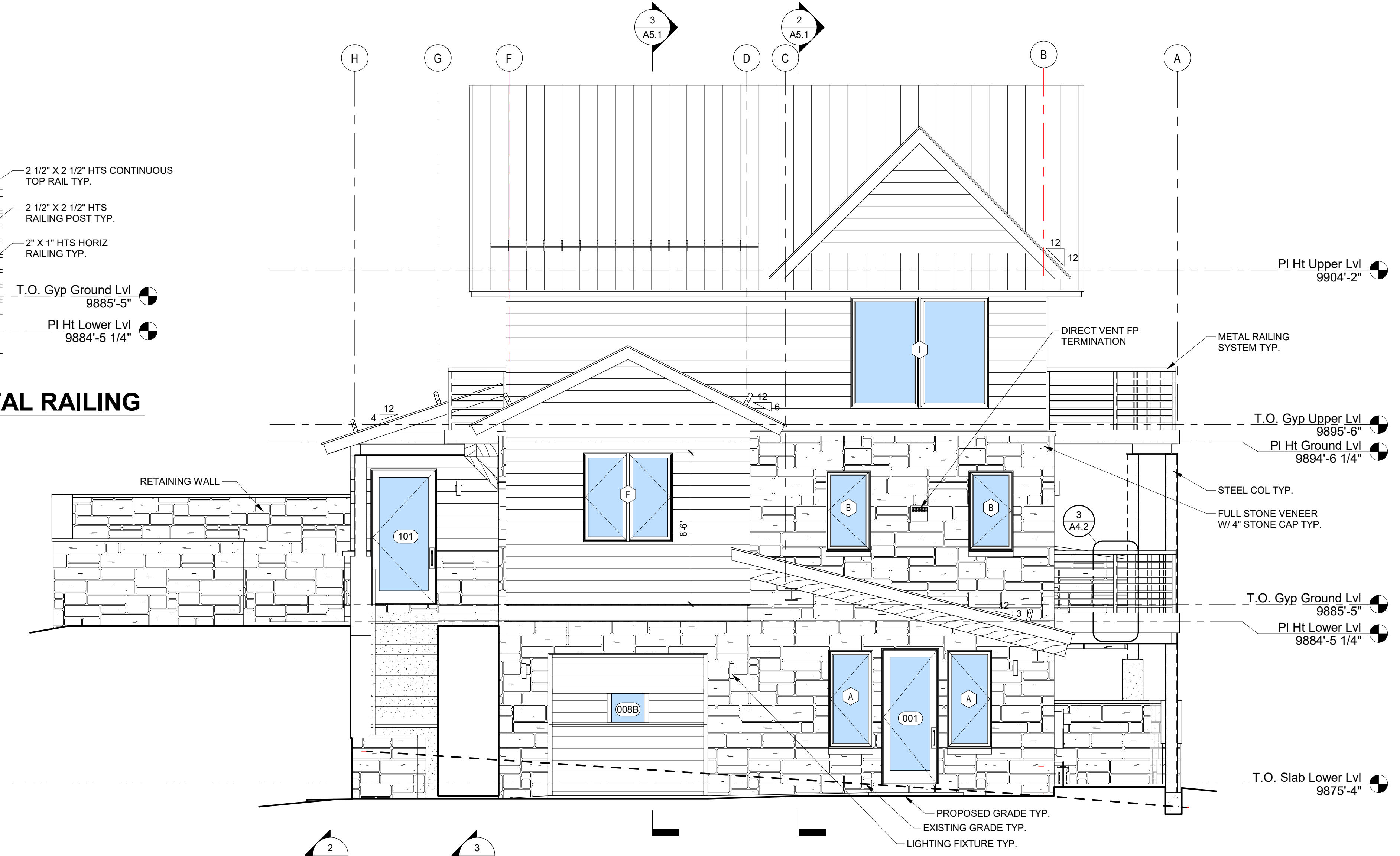
ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; MATTE BLACK

WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK

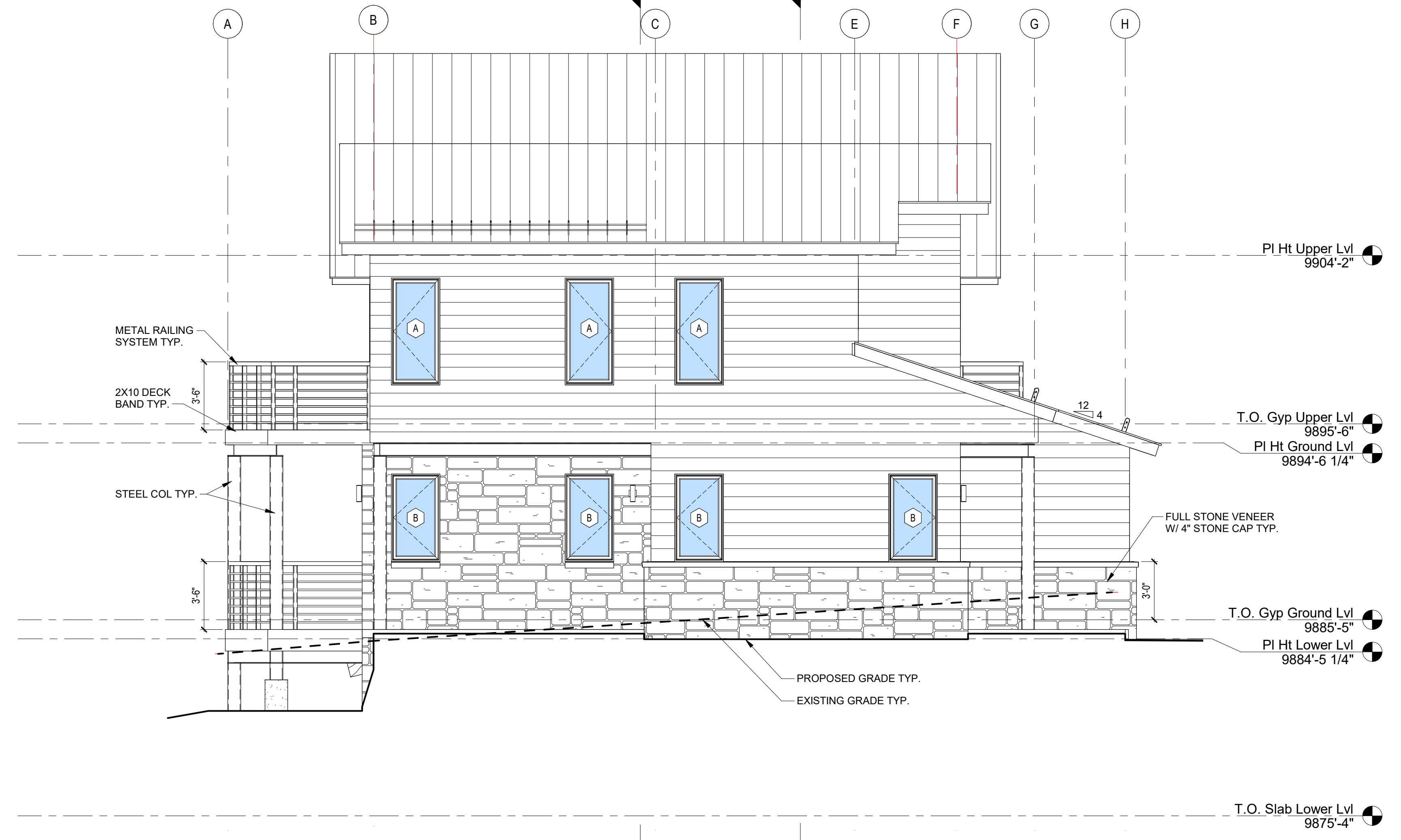
EXTERIOR MATERIALS



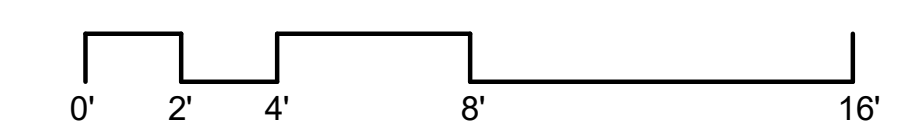
3 EXTERIOR METAL RAILING
1/4" = 1'-0"



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



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





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



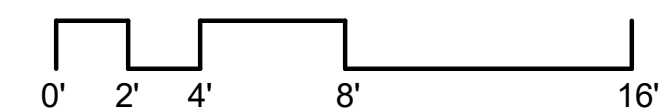
2 EAST ELEVATION
 3/16" = 1'-0"

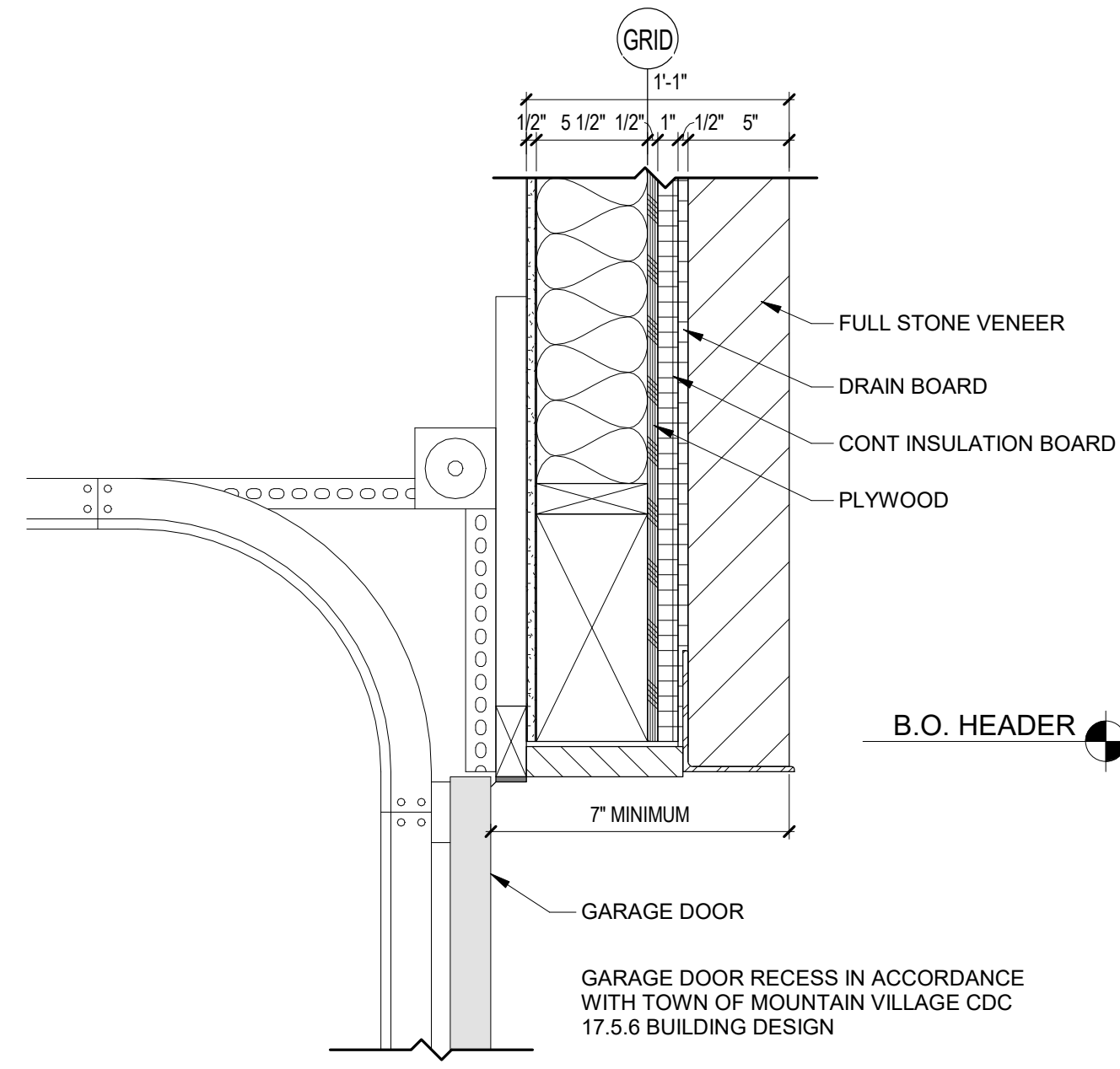


3 SOUTH ELEVATION
 3/16" = 1'-0"



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

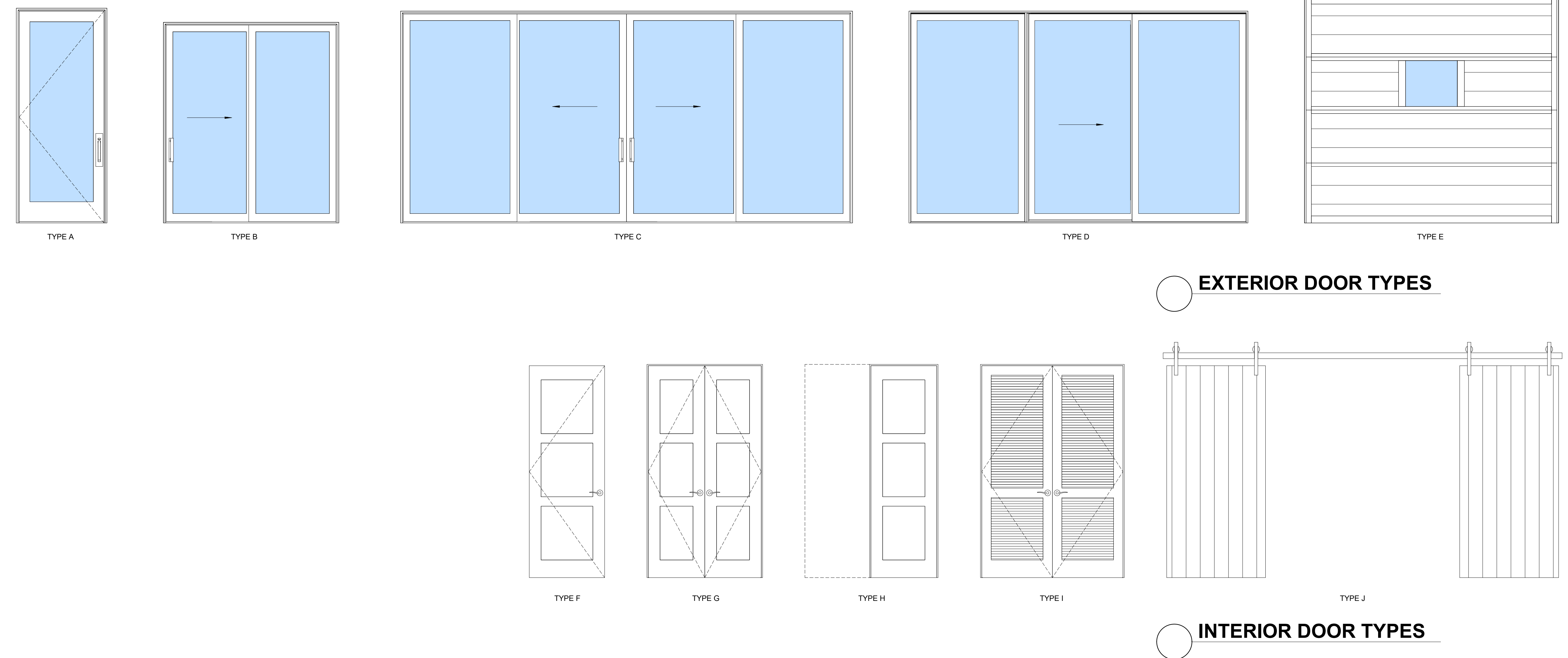




1 GARAGE DOOR RECESS
1 1/2" = 1'-0"

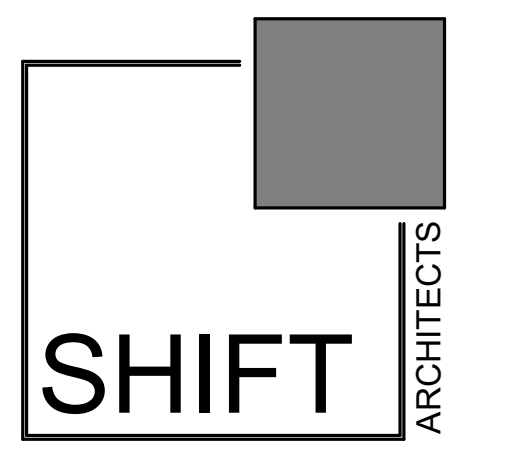
DOOR SCHEDULE									
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS	
001	MUD ROOM	A	3'-0"	7'-6"	SWING	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
008B	GARAGE	E	9'-0"	8'-0"	OVERHEAD DOOR		EXTERIOR	WOOD PANEL	
101	ENTRY	A	3'-6"	7'-6"	SWING	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR		
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	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

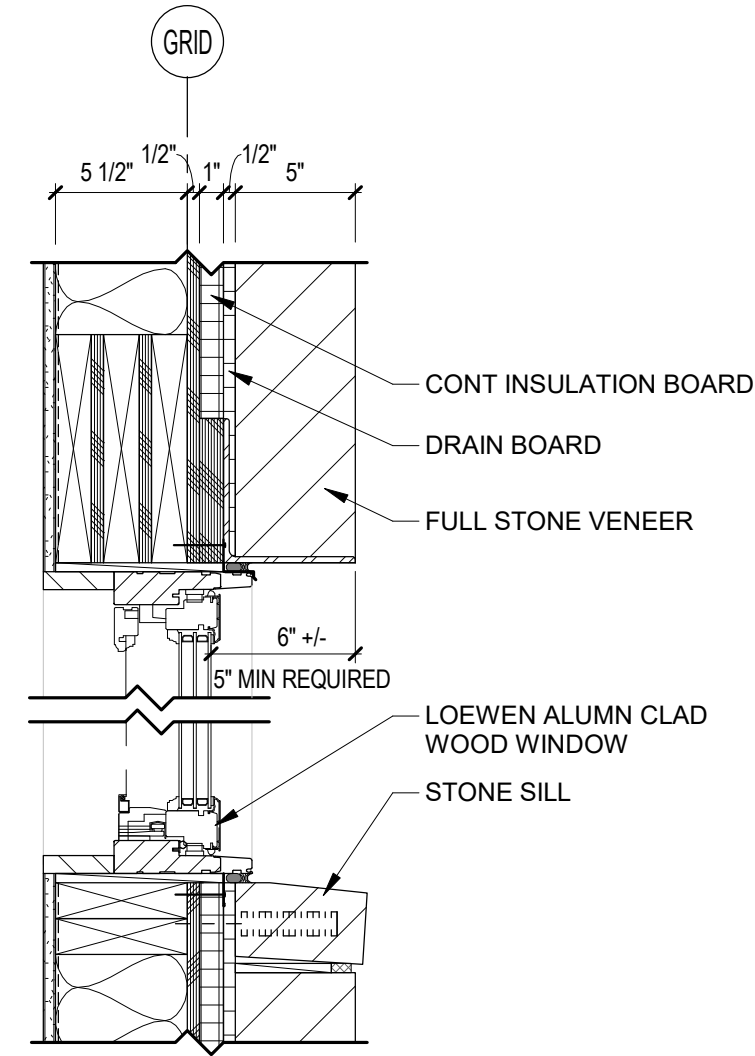
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WINDOW NOTES:

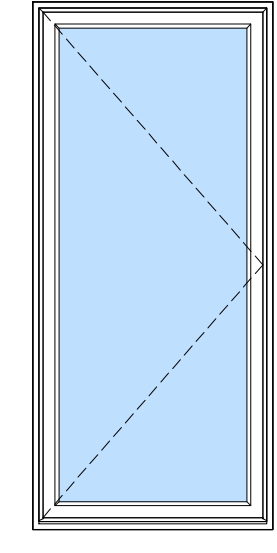
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
5. WINDOW MANUFACTURER TO VERIFY WINDOW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



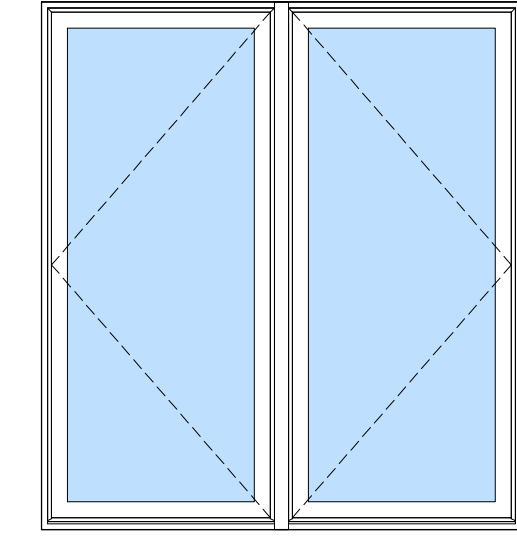
1 WINDOW HEAD/SILL STONE VENEER
1 1/2" = 1'-0"

WINDOW SCHEDULE

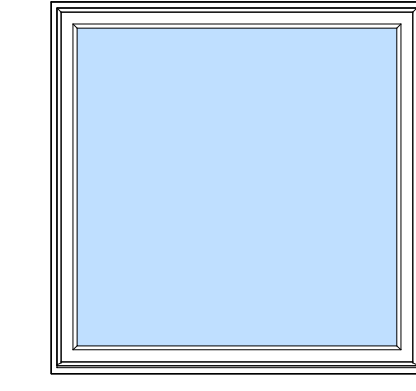
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001	MUD ROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
001	MUD ROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
001	MUD ROOM	E	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
003	LAUNDRY 1	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"	5'-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	



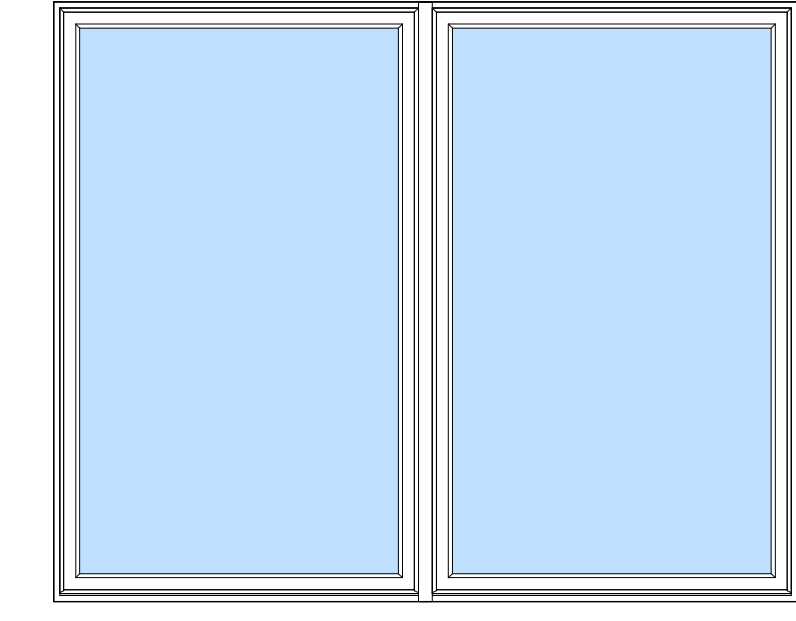
TYPE 1



TYPE 2

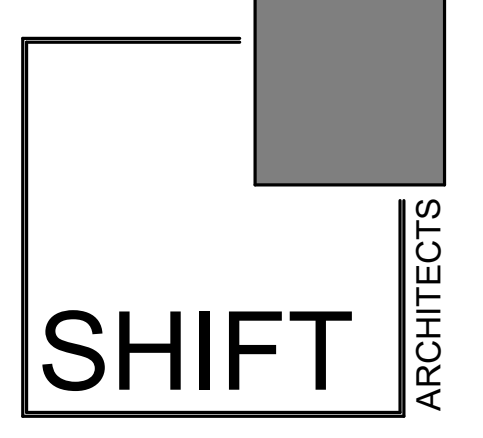


TYPE 3



TYPE 4

WINDOW TYPES



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www.shift-architects.com

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SUBMITTAL

REVISIONS
NO. DATE DESC.

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RECEPTION NO. 456632, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

WINDOW SCHEDULE

SHEET NUMBER

A8.2

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©shift architects

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)

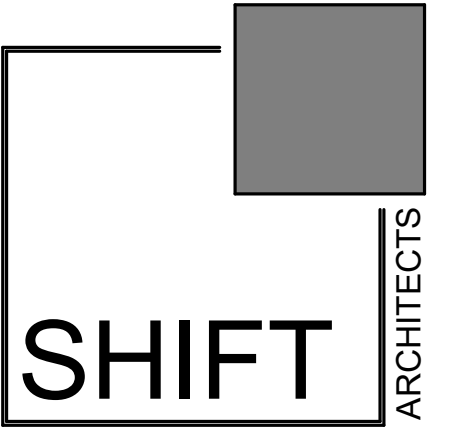
WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	3000K
WIDTH	5"
HEIGHT	3"
LUMENS	68
EFFICACY (lm/W)	8
CRI	90
RATED LIFE	50,000 HOURS
WATTAGE	3.9W
DIMMABLE	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
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	Ⓜ	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	ⓉL	TABLE LAMP RECEPTACLE
Ⓜ	EXHAUST FAN	ⓉFL	FLOOR LAMP RECEPTACLE
Ⓜ	EXHAUST FAN WITH LIGHT	Ⓢ	WALL MOUNTED SCONCE
Ⓜ	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
Ⓜ	SURFACE MOUNT FIXTURE	Ⓢ ₂	TWO WAY SWITCH
Ⓜ	CHANDELIER	Ⓢ ₃	THREE WAY SWITCH
Ⓜ	MONO POINT FIXTURE	ⓉV	TV OUTLET
		--- WG	WALL GRAZING
		Ⓢ X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID



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LIGHTING PLAN

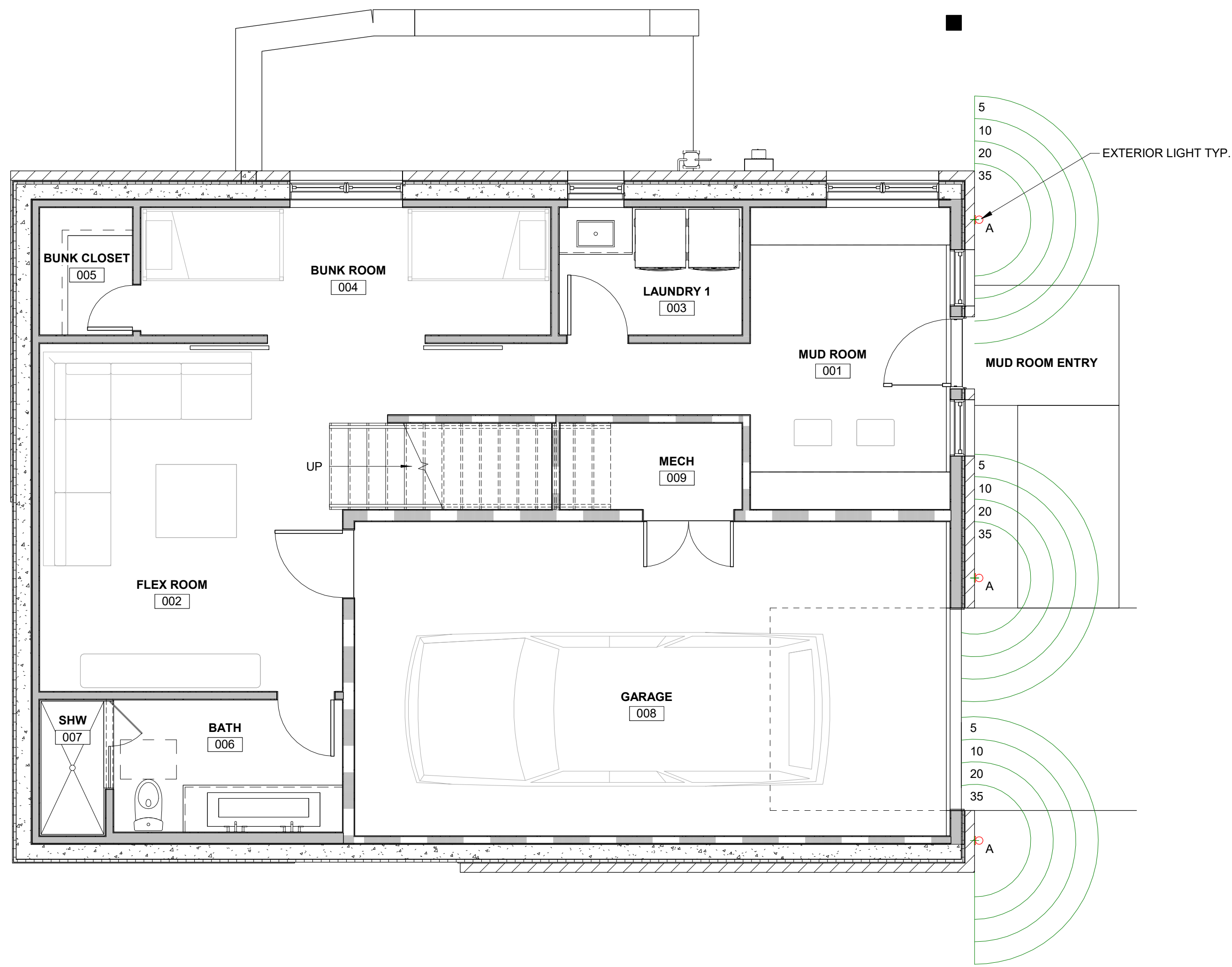
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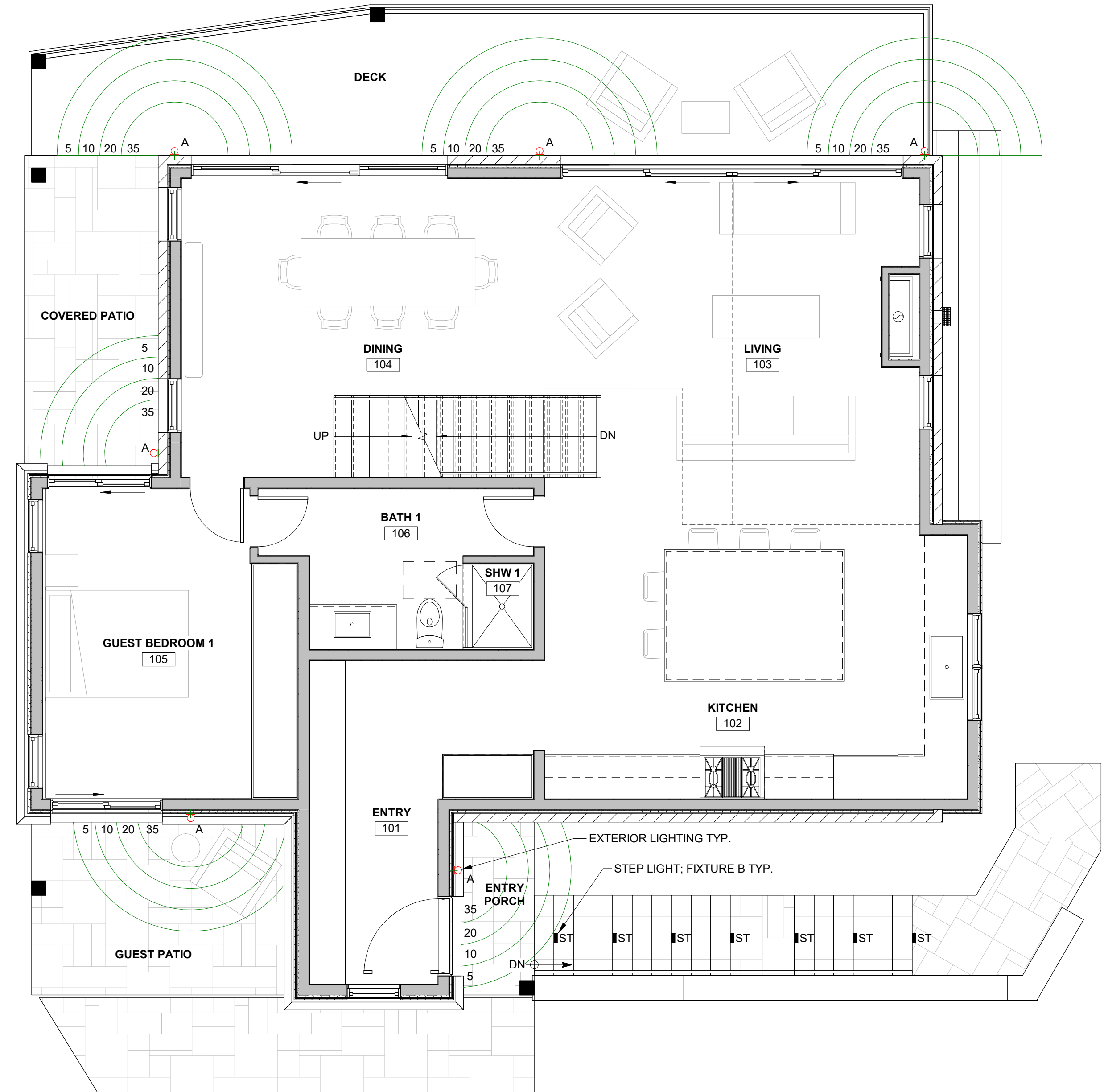
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NOT FOR CONSTRUCTION

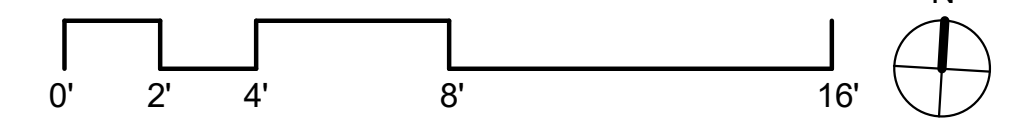
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1 LOWER LEVEL
1/4" = 1'-0"



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:

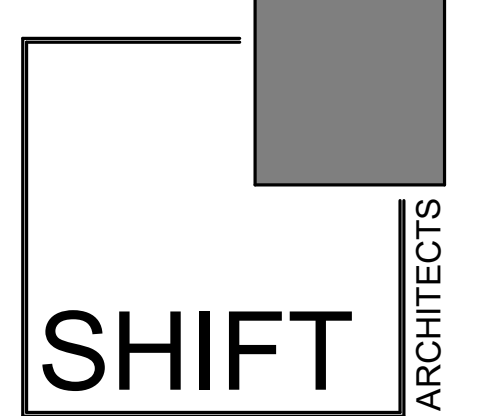
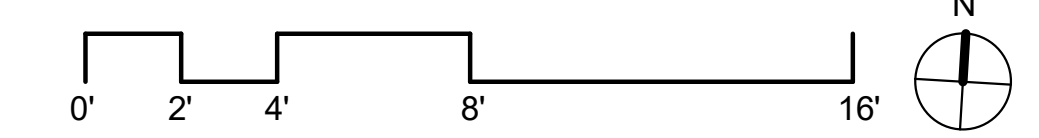
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
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6. PROVIDE FULL CUT OFF FIXTURES WITH LED 10W
2500K-2700K BULBS PER CDC REQUIREMENTS.
7. MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC
REQUIREMENTS.
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LIGHTING LEGEND

○ 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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LIGHTING PLAN

SHEET NUMBER

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DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments:

From Town of Mountain Village staff forester Michael Otto:

CDC guidelines 17.5.9.C.6.c for landscaping requires "c. Diversity of Tree Plantings. At least forty (40) percent of the trees on a landscaping plan shall be trees not typically found in landscaping in the town, such as lodgepole pine, limber pine, white bark pine, ponderosa pine, bristlecone pine and pinyon pine provided such trees fit within the life zone and a site's micro climate." This clause is not met by the landscape plan.

Also, fire mitigation information provided in the landscape plan meets zone 1 requirements, however zone 2 is not defined except by the property boundary and zone 1 boundary. Even though the boundary is not defined, trees that are designated to be kept meet zone 2 requirements.

From Scott Heidergott, Fire Marshal

Notes for Lot 167 Mountain Village:

1) If the Town of Mountain Village is going to allow access proposed at 16' wide hard surface with 2' shoulders, TFPD would require Lot 4 and Lot 5 to install a monitored sprinkler system.

2) If not allowed, current code would reflect the access tract of 20' hard surface with 2' shoulders.

3) 150' from San Joaquin is the point of requiring a turn around. End of the road at Lot 5 or Lot 4 driveway would need to be treated as the turnaround since the drive exceeds 150'. Reference IBC APPENDIX D FIGURE D103.1.

Lot 4 notes:

1) The structure does not exceed 3,599 sq ft and will not be required to have a monitored sprinkler system. If current access tract code is not met, a monitored sprinkler system is required.

2) The driveway to the garage shall be a minimum of 12' hard surface with 2' shoulders to the garage.



AGENDA ITEM 13
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; April 22, 2021

DATE: April 13, 2021

RE: Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 729R-7, MOUNTAIN VILLAGE, ACCORDING TO TO THE PLAT OF LOTS 726R-1, 729R-1, 729R-2, 729R-3, 729R-4, 729R-5, 729R-6 & 729R-7 REPLAT, REZONE AND DENSITY TRANSFER, A REPLAT OF LOTS 726R, 729R AND TRACT 727R, MOUNTAIN VILLAGE, COLORADO, RECORDED JANUARY 23, 2001 IN PLAT BOOK 1 AT PAGE 2850, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 87 Pennington Place
Applicant/Agent: TKP Architects
Owner: 89 Pennington, LLC
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: .648 acres
Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Karen Keating of TKP Architects, Applicant is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 729R-5, 87 Pennington Place. The Lot is approximately .648 acres and is zoned Single-Family. The overall square footage of the home is approximately 6,652 gross square feet (5,331 Finished) and provides 3 interior parking spaces within the proposed garage and 3 exterior parking spaces.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) Maximum	25'-7"
Maximum Avg. Building Height	30' (shed) Maximum	18'-2"
Maximum Lot Coverage	40% Maximum (s.f.)	18%
General Easement Setbacks	16 Feet – No Encroachments	Encroachments
Roof Pitch		
Primary		0:12
Secondary		n/a
Exterior Material		
Stone	35% minimum	41.13%
Windows/Doors	40% maximum	26.70%
Parking	2 Enclosed	2+1 Tandem
	2 Surface	3

Design Review Board Specific Approvals:

1. ***Metal Fascia***
2. ***General Easement Encroachments***
3. ***Board Form Concrete***
4. ***Tandem Parking***

Design Review Board Design Variation:

1. ***Road and Driveway Standards***

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates flat roof forms which are limited to 35 feet. The maximum average height must be at or below 30 feet for flat roof forms. The average height is an average of measurements from a point halfway between the parapet and the roof surface. 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 25'-7" from the highest ridge to the grade below and the maximum average building height is shown at 18'-2". As part of the height analysis, the applicant has provided a parallel plane analysis demonstrating that no portion of the home

penetrates the 35-foot parallel slope height allowance for flat roof forms. According to the application materials, the Lot is also encumbered by a Private Restrictive Covenant Agreement, "restricting the height of any structure built on the lot to a maximum elevation" shown in the provided covenant documents. This restrictive covenant appears to have largely driven the design of this home with a large portion of the homes living space below grade, and the majority of the home appearing as one-story. Due to the height of the home, there is no requirement for a height survey to occur during construction. At Section 17.1.15 the CDC states expressly the following, "Persons owning property within the boundaries of the town may have private covenants or declarations imposed on their lot that may affect the use or development of their lot. Any such covenant or declaration constitutes a private-party agreement between the lot owner imposing the covenant and subsequent owners. The Town does not have the authority or obligation to enforce such covenants or declarations. In the event of a conflict between private covenants or declarations and the provisions of this CDC, the provisions of this CDC shall prevail." This means that the Town of Mountain Village does not enforce private covenants.

17.3.14: General Easement Setbacks

Lot 729R-7 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 GE encroachments that fall into the above category of permitted GE development activity including the following:

- *Driveway: Discussed below.*
- *Utilities: Gas, Water, Cable, Electric, and Phone are already located within Pennington Place and will require crossing the GE to the home. Within the Pennington Place right of way, there are also sewer connections, but due to topography, the applicant may choose to access the sewer main to the West of the property on OS-28. This connection may require that the applicant work with Telluride Ski and Golf to obtain access if there is not currently legal access for this connection.*
- *Landscaping: There is landscaping proposed in the majority of the GE areas surrounding the home. The CDC allows natural landscaping within the GE but staff is unsure at this time if the landscaping will require irrigation. Generally speaking, it appears to be mostly revegetation with native grasses.*

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

- *Driveway: The driveway crosses the GE from Pennington Place to access the Lot. While driveways are permitted within the GE, the aim is for the drive to cross the GE in a way that limits overall impacts such as a perpendicular crossing. In this case, the driveway crosses and travels near and/or within the southern GE to access the garage on the southwest side of the home. The DRB will need to discuss this in more detail to determine if the design is appropriate.*

- *Retaining Walls: Due to the topography of the site along with its narrowness, the applicants are proposing a series of retaining walls associated with the driveway within the Southern GE. Although associated with the driveway, the DRB will need to determine if this design is appropriate. It should be noted that due to the topography of the site, this retaining wall will not be seen from Mountain Village Blvd.*
- *Landscaping: The applicant has requested that a small area of what appears to be a stone pathway be constructed in the northern GE. The DRB will need to weigh in on the appropriateness of this request.*

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. The applicants have addressed these criteria as part of their provided narrative. It should be noted that any foundation walls that are within 5' of the GE will require a footer survey prior to pouring concrete to ensure there are no additional encroachments into the GE 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. Although we have a broad spectrum of architectural mountain vernaculars, the link typically is accomplished through the use of strong material palettes of stone, metal, and wood.

The home, although very modern with its flat roof design has done well at incorporating this material palette in a way that links the design to existing homes in 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 restrictive height covenant that is unique to the Lot. 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 729R-7 is a 0.648-acre lot that slopes from a high point at its northeast corner along Pennington Place, down to the low point at its southwest corner bordering OS Tract 28. The applicant has indicated that the site is entirely free of trees and generally is vegetated with grasses only. Although sloped, no area of the Lot has slopes over 30%.

Due to the restrictive height covenant discussed above, the home's design and overall heights were substantially limited. With this, the home appears to be very visually subdued and subordinate to the surrounding landscape with its stepped flat roof design. Additionally, the light color material palette helps to blend the home with the existing grassy vegetation on the site. Proposed landscaping will further subdue the design of the home as it relates to the landscape and context of the site.

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 mixture of what appears to be a telluride gold stone rough cut veneer (Rough Stone), light-colored honed stone panels, and grey board form concrete. These materials wrap the home entirely and contrast very nicely between the large square honed stone panels, and the horizontal board form concrete that projects upwards for features such as the chimney and entryway column. The DRB will need to grant specific approval for the use of board form concrete. The use of wood is limited to the soffit of the home and is proposed as a stained tongue and groove soffit. Additionally, the applicant has incorporated metal accents into the design of the home through the use of different metal panels and fascia. Staff does request some additional information be provided prior to final review as it relates to the specific material types to be used and the treatment for those materials.

The design of the home incorporates a stepped-down flat / cantilevered roof area. Although the code does not specify a maximum or minimum roof slope, flat roofs are slightly a-typical design (although being requested more often) in high mountain areas. Although the roof is flat, the stepped nature of the design breaks up the forms of the roofs and the cantilevered roof areas will provide some depth and shading to the design as the sun travels over the surfaces creating additional relief to the façade. The flat roof also helps to limit the overall height of the home following the restrictive height covenant.

The home's exterior palette as shown in the material sheet of the submission appears to blend well, providing some contrast between the stone, metal, and board form concrete. The garage door is called out as being weathered metal. Due to the flat roof design, the applicant is proposing a stone ballasted roof that will be shielded behind the roof's parapet. Overall, it appears that the applicant is meeting the CDC Building Design requirements

The applicant's narrative indicates that there will be a small area of snowmelt used on the covered outdoor room but prior to FAR should provide additional details on the overall square footage of this space.

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 FAR. 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 single-family homes provide two enclosed and two surface parking spaces. The applicant has shown a total of 3 enclosed and 3 surface spaces, but the following items should be noted.

1. *The applicant is requesting the DRB approve the request for tandem parking. The CDC allows for the DRB to grant this request for Lots smaller than 0.75 acres. Tandem parking has been requested for both the enclosed tandem space as well as the surface spaces. Due to the size and narrowness of this Lot, staff does not take issue with this request.*

17.5.9: Landscaping Regulations

The applicant has provided a conceptual landscaping plan but will be required to provide additional detail in order to meet the requirements of the CDC for FAR. This includes revising the plan to include the following items:

1. *Increase the diversity of plants – 40% diversity of non-typical plantings is required.*
2. *Planting schedule and size of plantings.*
3. *Identify the native grass mixture on the landscaping plan.*
4. *Include specific irrigation notes and locations. Irrigation within the GE will require specific DRB approval.*
5. *Remove landscaping from adjacent properties. The property will be required to be fenced as part of construction mitigation and there shall be no impacts to adjacent properties without specific consent and a Construction Mitigation Plan reflecting that request.*

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 not provided a lighting plan at this time. Before FAR, the applicant will be required to provide a plan meeting all requirements of the CDC. Due to the size of the home, a photometric study will be required.

17.5.13: Sign Regulations

Staff: The applicant has provided details for the address monument of the home. It appears that the monument's design generally meets the requirements of the CDC. More information should be provided with the lighting plan to demonstrate that the proposed method of illumination is meeting the requirements of the CDC. The location of the monument seems logical and visible as shown in the GE. The owner will be required to enter into a GE encroachment agreement with the Town for the address monument.

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 the Lot. Because the site is completely free of trees, the Fire Mitigation Plan should focus on how the proposed landscaping for the home does not create a fire danger. Currently, there are conifer species shown on the landscaping plan and these will most likely need to be pushed into zone 2 or removed entirely from the plan.

17.6.6: Roads and Driveway Standards

Staff: The CDC requires driveways over 150 feet in length have a minimum paved surface of 16 feet. As shown on the civil plans, the driveway is currently shown at 153 feet in length with a 12 foot width and 2-foot shoulders on each side. Prior to FAR, the applicants shall revise the driveway design so that the shoulders are removed and the paved surface is

increased to meet this requirement or otherwise reduce the length to no greater than 150 feet.

The maximum grade of the driveway appears to be approximately 8% and overall, it ranges from 4-8% grade. The CDC requires that the first 20 feet of the driveway not exceed 5% grade and is currently shown at 6.28%. This will be required to be revised prior to FAR or will require a design variation to be approved by the DRB. Additionally, the retaining walls on the south side of the auto court do not meet the requirements of the CDC as shown for heights of retaining walls associated with driveway and parking areas – also requiring a design variation.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has not provided a CMP at this time but will be required to do so prior to FAR. Due to the narrowness of the Lot, it will be imperative to address access and limits of disturbances in a way that does not impact adjacent lots. It's unclear if a crane will be required for the project. The plan should address all material staging, parking, trash, etc., and should also address specific stormwater mitigation steps to limit off-site disturbances and impacts.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 729R-7, 87 Pennington Place 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 Initial Architectural and Site Review for a new single-family home located at Lot 729R-7, based on the evidence provided within the Staff Report of record dated April 13, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) General Easement Encroachments
- 3) Board Form Concrete
- 4) Tandem Parking

Design Review Board Design Variation:

- 1) Road and Driveway Standards

And, with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate all exterior snowmelt areas.

- 2) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Civil Engineering drawings to provide final slope calculations.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan and fire mitigation plan to address the concerns of this report.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an exterior 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.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the driveway widths and overall grades to comply with the CDC requirements.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a construction mitigation plan.
- 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) 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.
- 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) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 11) 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.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm

Development Narrative

Lot 729R-7

87 Pennington Place,

Town of Mountain Village

San Miguel County CO 81435

Architect: TKP Architects pc

TKP Architects is submitting a Development Application and attached exhibits for review by the Town of Mountain Village for a 5331 s.f. finished home with 1321 s.f. of unfinished garage and mechanical/storage space for a total of 6652 gross square feet of space on a .648 acre lot. The lot has no existing trees, rock outcrops or significant geologic features, is accessed from Pennington Place on the North, and has a moderate slope downwards to the west, dropping off sharply to a steep downhill in the far SW corner. The lot has sweeping mountain views from the SW to the NE. The east property line abuts Open Space Tract 28, which continues to slope gradually upward for about 175' to Mountain Village Blvd.

This lot is encumbered by a Private Restrictive Covenant Agreement, restricting the height of any structure built on the lot to a maximum elevation of 9259.5 on the SW side of the site, 9267.5 in the center of the site, and 9269.5 on the NE side of the site. The information on this Private Covenant is included in the submittal. These very restrictive height limits have been a major factor in the design of the home, requiring a single story with walkout, flat roof design with relatively low ceilings on the SW side of the site, and a massing that steps up gently with the rising grade and increased height limits on the NE side of the site. Our design goals for this home were to capture the broad sweep of views from the SW to the NE corners of the site, to provide protected, covered outdoor living space integrated into the plan of the home, to keep the garage doors off the street and largely hidden, and to provide a protected drive court and driveway with a southeast exposure to assist with snow melt. Given the requirement for flat roofs, the articulation of building masses and providing opportunities for shade and shadow, become important elements to provide appropriate scale for the home on the landscape. Again, due to the stringent height limit imposed on this site, this home and the auto court have been deeply recessed into the grade. (See Fig. 1) This requires a retaining wall on the SE side of the site which has the effect of screening cars in the auto court from view off-site and creates a "tucked-in" or "hunkered-down" feeling to the architecture as seen from Mountain Village Blvd and Pennington Place.

As this is a Mountain Contemporary design, it draws its' design cues less from historical architectural styles, and more from natural land forms found in the surrounding mountains and landscapes. The long horizontal overall form of the house, buried on the high side and emerging from the low side is reminiscent of a rock ridge, and the stone, concrete, or steel cladding of the smaller individual masses is expressed vertically, to deepen shadows and further the image of vertical striations on a cliff or ridge. Nearly 50% of the exterior skin is rustic or honed stone, or warm-grey board-formed concrete. The remaining 50% is a combination of glass and dark-matte, or age-patinaed steel. These rugged, durable, elemental materials further our interpretation of a natural stone outcrop. Roofs are flat and internally

drained with an earth-toned stone ballast and deep overhangs or short parapets. Parapet caps will match the stone color. Window frames are dark bronze or black in color and recessed in the wall plane, or, occur between large wall masses. Garage doors will be finished in patinaed steel to provide a rich and interesting finish. The chimney cap will match the window frame or dark-matte steel color. The board-formed concrete portions of the home are designed as vertical accent elements and retaining walls. They show up in four places including the chimneys in the Great Room and Nook, at the front entry, and on the large retaining wall that screens the swimming pool from the street. They encompass less than 9% of the exterior skin.

This design will require a modest driveway and associated retaining wall encroachment into the General easement on the NE property line adjacent to Open Space Tract 28. This is necessary due to our desire to hide the garage doors and auto court from the street, to get as much South sun on the drive and auto court as possible, and the need to depress the drive into the grade to reach a floor elevation dictated by the height limit imposed under the Private Covenant. To accomplish this on a relatively narrow site and allow for a gracious landscaped front yard, to set off the architecture and provide some privacy for the occupants, we are requesting this encroachment into the General easement. We do not believe there will be a negative impact to any of the surrounding properties as the encroachment occurs between our property and the Open Space Tract 28, and the drive, and retaining walls which screen the drive and auto court, cannot be seen from the open space. (See Fig. 2) From the NW on Pennington Place, the portion of the drive and walls in the General Easement have no more impact on other properties than they would if they were within the easement boundaries. The encroachment does not begin until the drive is more than 70 feet away from the street, and the bulk of the encroachment will be hidden from the street by the house. Strategic plantings used to enhance the architecture and the front yard, may be used to further screen this portion of the drive. (See Fig. 3) The grade disturbed in the General Easement will be revegetated, landscaped, and restored to a natural state.

A hot tub and small pool are proposed for this site and are located on the NW side of the house off the Master Suite and the lower level. Both pools are carefully screened from the view of off-site neighboring properties and the street by a combination of solid walls, grade, and landscape screening. (See Figs. 4,5)

The flat roofs on this home allow us to largely avoid problems of snow sliding or falling as the roofs are designed and engineered to hold the snow in place. Our intended cold roof construction will further prevent melting of the snow on the roof and will use the snow itself as added insulation for the home. The only portion of the home that will incorporate a snowmelt system will be the covered outdoor "Room" which is tucked into the center of the plan. The design of the driveway allows for snow to be pushed straight through from the street and stored on the SE side of the garage where it will get SE and SW sun and melt quickly, draining down the grade to the SW. There are other smaller snow storage areas around the drive area if needed.

DRB Specific Approval Requests:

1. Request for encroachment of drive and retaining walls in general easement. (See 17.6.1 and our response to each criteria below)

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

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;

- Lot 729R-7 has a number of unique attributes and constraints that have driven the current design of the residence.

The site is graced with ample views from the northwest to the northeast. Any well designed house in The Mountain Village would take advantage of these views. To maximize this asset, we placed the entrance on the southern side, allowing the occupants to take advantage of these views from the moment they step into the house. We also placed the garage and accompanying auto court to the southern side. This creates advantages for both the occupants and the surrounding community. For the occupants, this keeps any driveway and connecting hardscape out of the primary north views, allowing a yard and landscaping to compliment the view side of the house. The driveway and autocourt are located on the southern side of the residence where there is the most sun exposure to melt off snow accumulation. For the community, the most attractive parts of the house are exposed, while the driveway and parking areas are almost completely hidden by the house and retaining wall.

The small size and relatively narrow shape of the property reduces the width of the lot, especially toward the southwestern end. The private covenant height restriction imposed on the property practically prohibits the residence from having an upper level. Even with flat roofs, the only way for an appropriately designed and sized program to work would be to spread out a main level with a walkout basement.

To be able to design an appropriately sized and programmed house, take advantage of the site features and minimize the impact to the community under these constraints, our driveway needs to be able to run along the southern property edge.

2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;

- The size, shape and sloping grade of the site create a limited number of options for siting the programmatic elements of the residence. The private height restriction, combined with the program requirements, create the need for the driveway to encroach into the easement.

3. No unreasonable negative impacts result to the surrounding properties;

- One of the main reasons we justified encroaching into the General Easement was the fact that the property is adjacent to an Open Space Tract. The encroachment occurs on the southeastern side of the property that is adjacent to this open space. Private property is unaffected by our encroachment. Also, since our driveway would be lower than the natural grade, the public would not be able to see any evidence of this encroachment from the street.

4. The general easement setback or other setback will be revegetated and landscaped in a natural state;

- Any disturbance to the general easement, where our driveway and retaining wall is not present, will be returned to the natural state.

5. The Public Works Department has approved the permanent above-grade and below-grade improvements;

- The Public Works Department has made no comment regarding our GE encroachment.

6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and

- We agree to entering into an encroachment agreement

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.

- From the Open Space Tract, all vegetation will be returned to a natural state. There will only be an approximate 6" protrusion of the top of the retaining wall visible. From Pennington Place, the point at which the driveway and retaining wall enter into the GE, landscaping will be strategically placed to screen from public view.

2. Request to use board formed concrete as an exterior material (Refer to 17.5.6.E.7.b)
3. Request for a tandem parking spot in addition to the 2 parking spaces required by the CDC



Fig. 1 – Note how the flat roofs must “step down” with the grade to keep under the Private Restrictive Covenant Agreement.



Fig. 2 – From the Open Space Tract 28. Note that only the top of the retaining wall can be seen encroaching inside the General Easement.



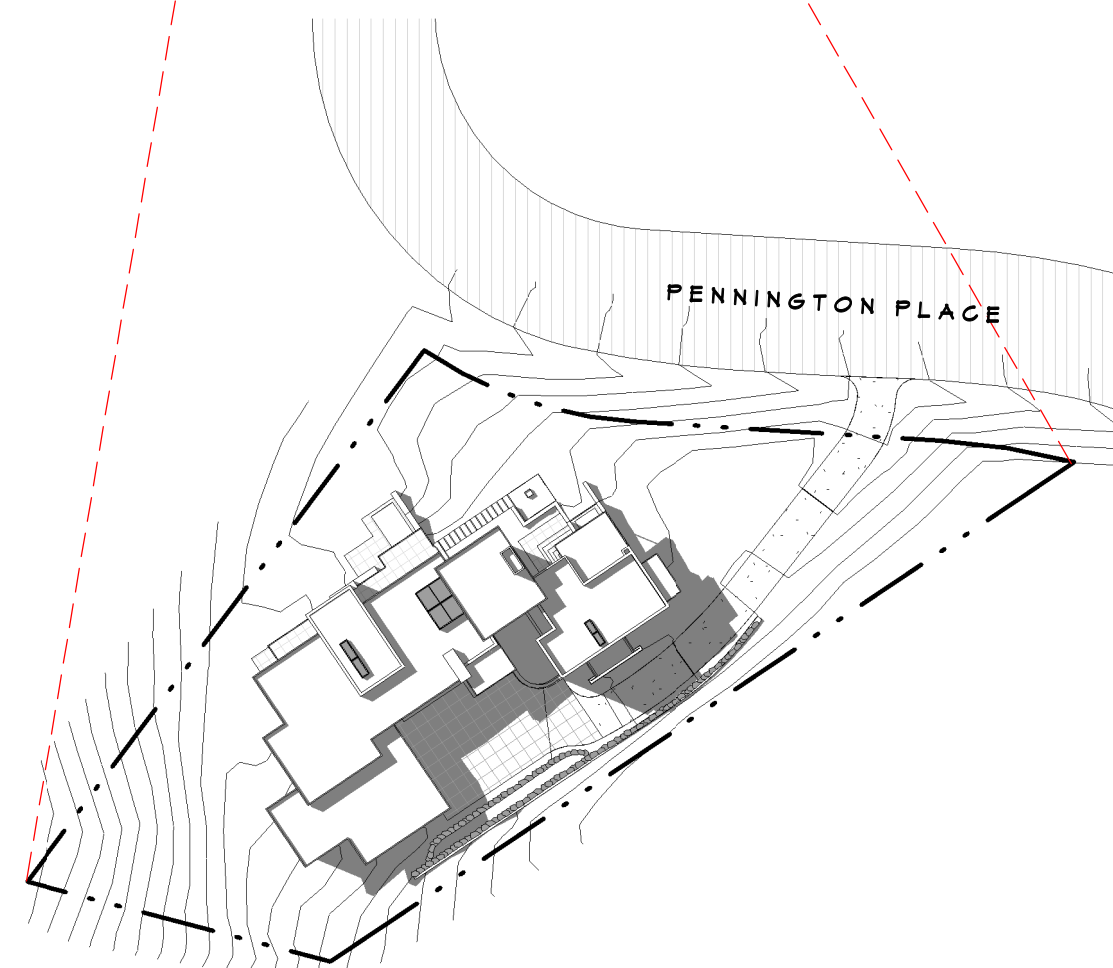
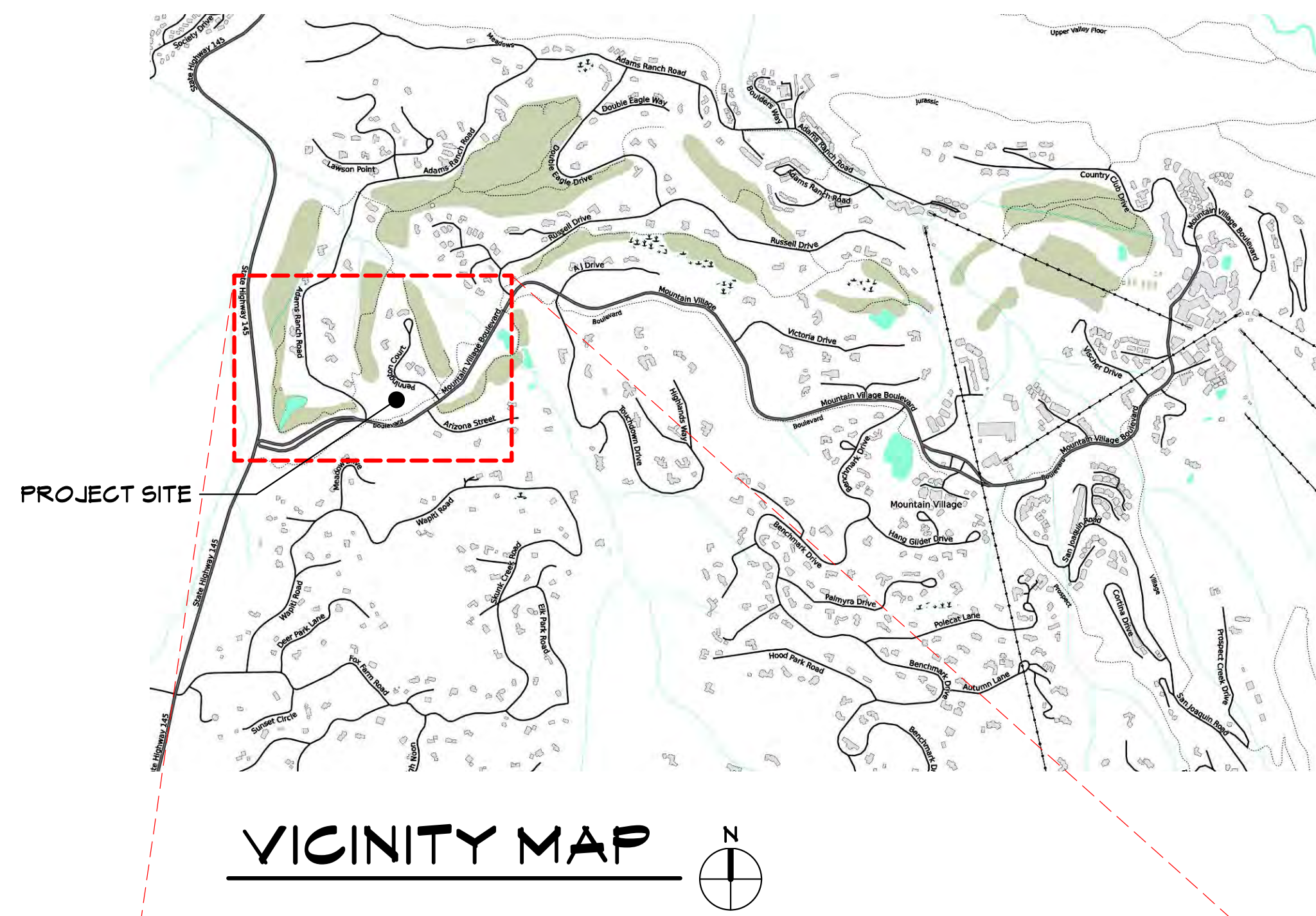
Fig. 3 – From Pennington Place. Strategically placed landscaping keeps the retaining wall screened from the street.



Fig. 4 – From Pennington Place. Retaining walls on the east side of both the pool and hot tub keep them hidden from public view.



Fig. 5 – From Lot 729R-6. A lower grade keeps the surface of the pool hidden from this neighboring lot. Zone 1 appropriate shrubs help buffer any sound coming from the pool area.



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PROJECT DIRECTORY

ARCHITECT:	TKP ARCHITECTS 1509 WASHINGTON AVE GOLDEN, CO 80401 303.278.8840
CONTRACTOR:	NAME COMPANY ADDRESS ADDRESS PHONE
SURVEYOR:	FOLEY ASSOCIATES, INC 125 W PACIFIC AVE, SUITE B-1 TELLURIDE, CO 81435 970.728.6153
STRUCTURAL:	DAVE BENNING SOP PARTNERSHIP 1509 WASHINGTON AVE GOLDEN, CO 80401 303.278.8840
CIVIL:	DAVID BALLODE UNCOMPANIED ENGINEERING 113 LOST CREEK LANE, SUITE D MOUNTAIN VILLAGE, CO 81435 410.124.0653
LANDSCAPE:	TBD

LEGAL DESCRIPTION

LOT 729R-7, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42 N, R. 9 W, SAN MIGUEL COUNTY, COLORADO

FLOOR AREAS

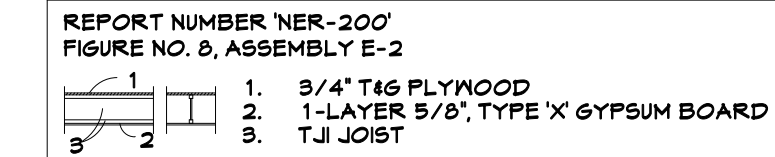
FINISHED SPACES	AREA S.F.
MAIN FLOOR	3354
LOWER FLOOR	1112
TOTAL FINISHED	5331
UNFINISHED SPACES	
GARAGE	432
STORAGE / MECH	384
TOTAL UNFINISHED	1921
TOTAL BUILDING	6652
OUTDOOR SPACES	
OUTDOOR ROOM	248
DECK	545
PATIOS ON GRADE	+/- 802
AUTO COURT	+/- 1650
DRIVEWAY	+/- 1750

BUILDING ELEVATIONS

MAIN FLOOR @ ENTRY	9246'-0"
FLOOR LEVEL @ MSTR	9249'-0"
GARAGE SLAB @ DOORS	9245'-4"
LOWER FLOOR	9234'-0"
T.O. ROOF @ MAIN FLOOR	9258'-0"
T.O. ROOF @ MSTR	9264'-0"
T.O. ROOF @ GREAT ROOM	9267'-0"
T.O. ROOF @ KITCHEN	9259'-6"
T.O. ROOF @ GARAGE	9256'-0"

GENERAL PROJECT NOTES (2012 IRC)

- ALL CONSTRUCTION TO BE COMPLETED PER GOVERNING CODES BELOW:
2012 INTERNATIONAL RESIDENTIAL CODE (IRC) w/ LOCAL AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE (IPC) w/ LOCAL AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE (IMC) w/ LOCAL AMENDMENTS
2012 INTERNATIONAL FUEL GAS CODE w/ LOCAL AMENDMENTS
2011 NATIONAL ELECTRICAL CODE
- DO NOT SCALE BLUEPRINTS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL AND STRUCTURAL PLANS. (RE: 2012 IRC, SECTION R602)
- ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL AND STRUCTURAL PLANS. (RE: 2012 IRC, SECTION R602)
- ALL WINDOW SIZES NOTED ON THESE ARCHITECTURAL PLANS ARE GENERIC DIMENSIONS. TO BE READ AS FEET - INCHES. (A WINDOW SIZE OF "11'-6" DENOTES "11'-6" WIDE BY 5'-0" HIGH). CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT IF WINDOW MANUFACTURER'S SPECIFIC WINDOW SIZES DO NOT MATCH THE GENERIC WINDOW DESIGNATIONS ON THESE PLANS.
- ALL GLASS IN HAZARDOUS LOCATIONS AS DEFINED BY THE 2012 IRC, SECTION R308.4, SHALL MEET THE GOVERNING CODE REQUIREMENT FOR SAFETY GLAZING.
- FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODES. DIMENSIONS SHOWN FOR TRUSSES ON THE TRUSS DIAGRAMS ARE TO BE USED AS GENERAL GUIDES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
- INSTALL "DUROCK" OR EQUIVALENT CONCRETE BACKING BOARD AT SHOWER / TUB ENCLOSURES, SHOWER BENCHES, TUB DECKS AND LOCATIONS TO RECEIVE TILE FINISHES.
- TOP OF ALL SHOWER BENCHES AND LEDGES SHALL BE SLOPED TO DRAIN AT 1/4" PER FOOT MINIMUM.
- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL NOTES, MEMBER SIZES and DETAILS.
- TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT and PROFILES TO THE STRUCTURAL ENGINEER and ARCHITECT FOR REVIEW. SUCH WORK SHALL BE BASED BOTH ON THE ARCHITECTURAL TRUSS DIAGRAMS and STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ON THE TRUSS DIAGRAMS ARE TO BE USED AS GENERAL GUIDES AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
- PROVIDE 1-HOUR FIRE PROTECTION AT VISIBLE SPACE UNDER STAIRS BY CONSTRUCTING THE WALLS and UNDERSIDE OF STAIR WITH 5/8" TYPE 'X' GYPSUM WALLBOARD.
- ALL DOORS BETWEEN DWELLING and GARAGE AREAS MUST MEET THE REQUIREMENTS OF THE 2012 IRC, SECTION R302.5.
- PROVIDE 5/8" TYPE 'X' GYPSUM WALLBOARD AT GARAGE WALLS and CEILING ADJACENT TO LIVING AREAS. AT GARAGE CEILING, REFER TO THE NATIONAL EVALUATION SERVICE, INC. REPORT NUMBER NER-200, SECTION 3.5.2. ALL EXPOSED BEAMS TO BE WRAPPED.



ENERGY REQUIREMENTS

PER "RES-CHECK" OR PRESCRIPTIVE PACKAGE AS FOLLOWS FOR ALL NEW CONSTRUCTION:
U-VALUE FOR ALL PENETRATION GLAZING SHALL BE 0.32 (MAX.)
U-VALUE FOR ALL SKYLIGHT GLAZING SHALL BE 0.55 (MAX.)

PROVIDE R-44 (MIN) INSULATION IN ALL EXTERIOR ROOFS
PROVIDE R-20 + 5 or R-19 + 10" (MIN) INSULATION IN ALL EXTERIOR WALLS
PROVIDE R-30 (MIN) INSULATION IN ALL FLOORS OVER UNHEATED SPACES & CANTILEVERS
PROVIDE R-10 (MIN) SLAB INSULATION FOR A DEPTH OF 4'-0"
PROVIDE R-15/14" (MIN) INSULATION FOR ALL CRANK SPACE WALLS
PROVIDE R-15/14" (MIN) INSULATION FOR ALL UNFINISHED BASEMENT FOUNDATION WALLS

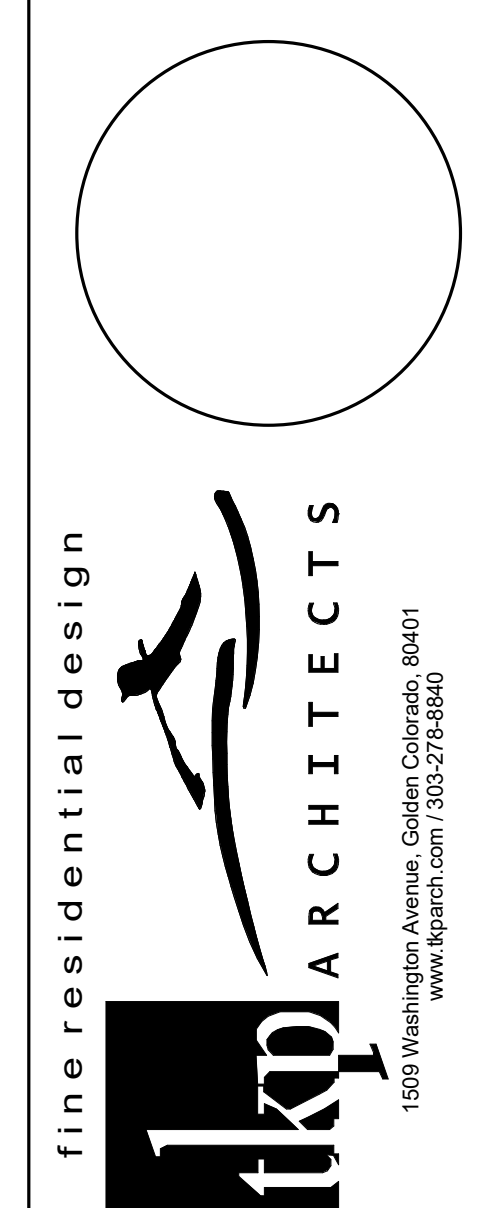
* FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION.
* R-15/14 DENOTES R-15 CONTINUOUS OR R-14 CAVITY INSULATION, PER 2012 IECC

IN ADDITION TO THE ABOVE INSULATION and GLAZING STANDARDS, THE CONSTRUCTION OF THIS HOUSE MUST CONFORM TO ALL OTHER PROVISIONS OF THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE.

PROJECT DATA

LOT INFO		
LOT NAME	LOT 729R-7	
ZONING	SINGLE FAMILY RESIDENTIAL	
LOT SIZE	100% + .648 ACRES = 28,246 SF	
MAX LOT COVERAGE	40% + .259 ACRES = 11,298 SF	
LOT COVERAGE	18% + .114 ACRES = 4,976 SF	
BUILDING INFO		
DESCRIPTION	1.0 STORY w/ WALKOUT BASEMENT	
BUILDING HEIGHT	ALLOWED*	ACTUAL
MAXIMUM	35'	25' - 7" +/-
AVERAGE	30'	18' - 2" +/-
LOT SPECIFIC COVENANT RESTRICTIONS*		
PARKING SPACES	REQUIRED	ACTUAL
ENCLOSED	2	2 + 1 TANDEM
SURFACE	2	3

* LOT 729R-7 HAS A RESTRICTIVE COVENANT AGREEMENT LIMITING BUILDING STRUCTURE HEIGHT. THE LIMITS IMPOSED ARE REPRESENTED ON THE SITE PLAN AS MAX ELEVATION LINES. THESE LINES WERE INTENDED TO BE THE MAX HEIGHT OF THE ROOF RIDGES, SINCE THE PROPOSED STRUCTURE USES FLAT ROOFS. THE PARAPET IS KEPT BELOW THE COVENANT HEIGHT RESTRICTIONS. (SEE ATTACHED COVENANT ON SHEET A0.5 FOR FURTHER INFORMATION)

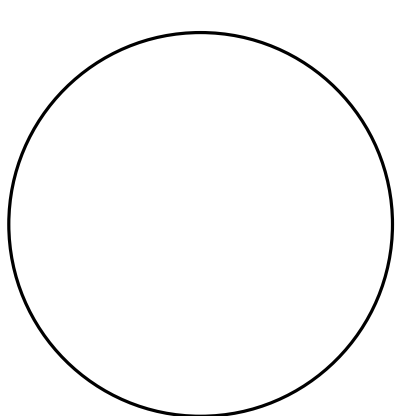
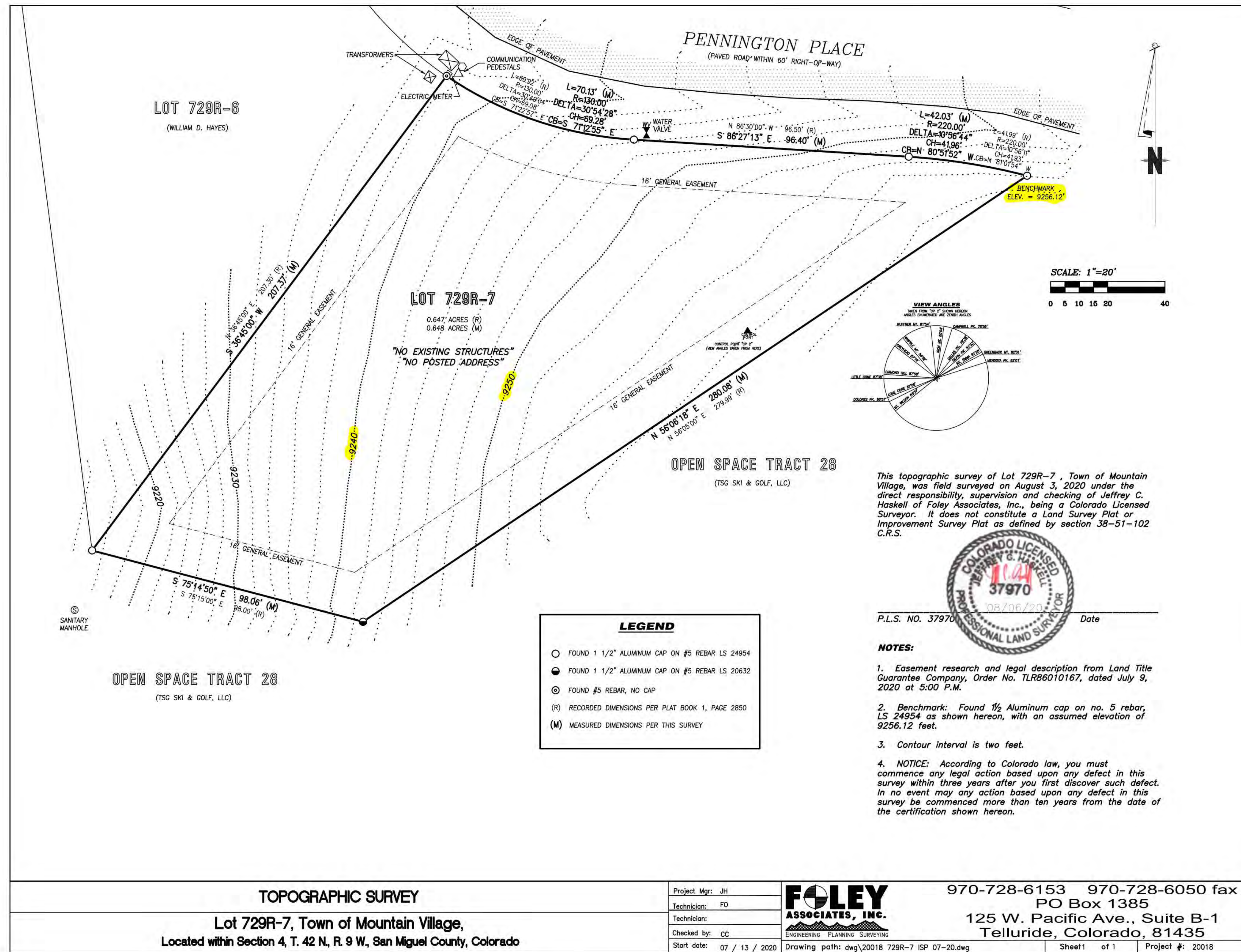


NOTICE: DUTY OF COOPERATION
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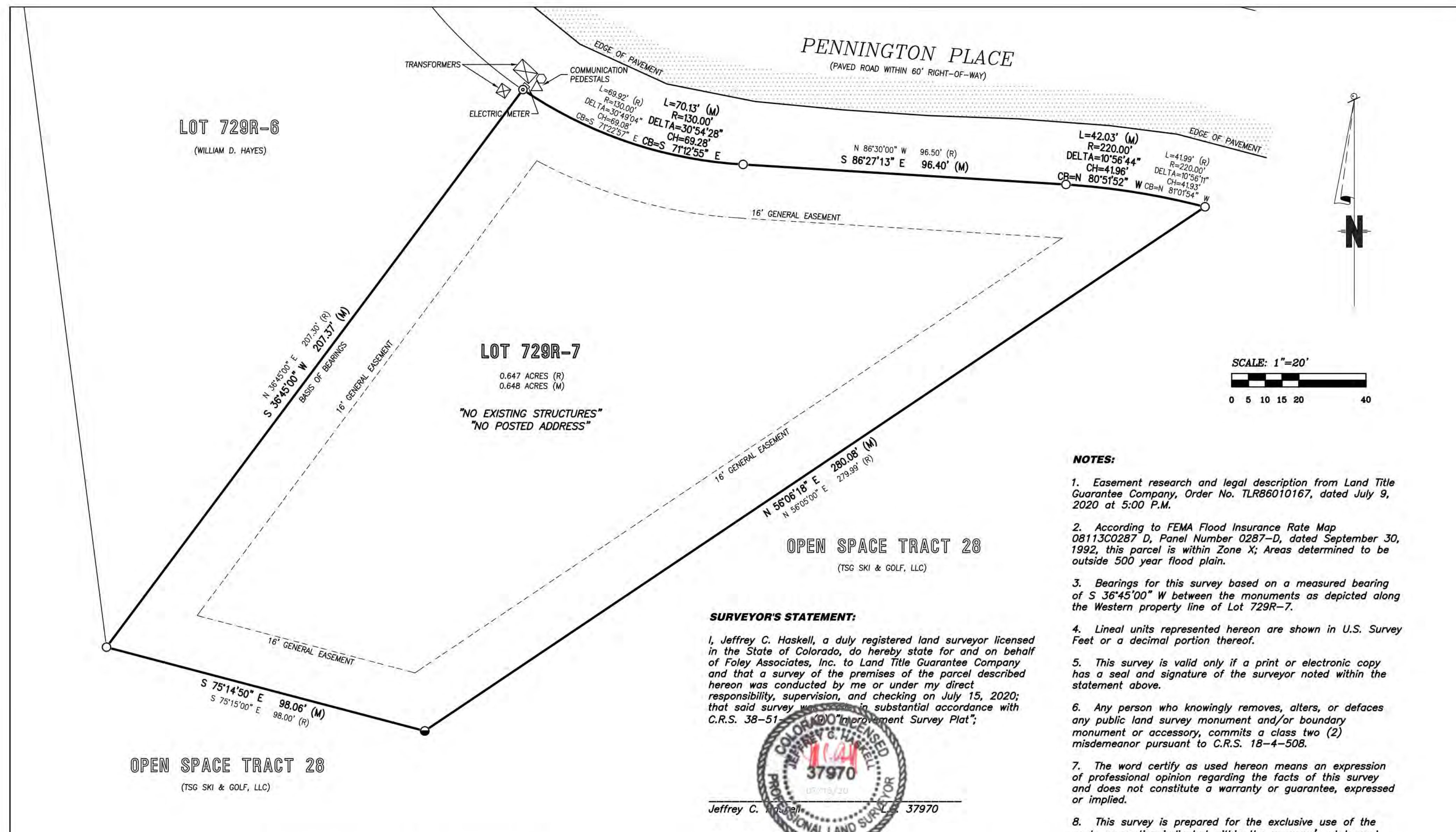
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AO.1

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LEGEND

○	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 24954
●	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 20632
⊙	FOUND #5 REBAR, NO CAP

SURVEYOR'S STATEMENT:

I, Jeffrey C. Haskell, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company and that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on July 15, 2020; that said survey was conducted in substantial accordance with C.R.S. 38-51-...



Jeffrey C. Haskell
Registered Professional Land Surveyor No. 37970

PROPERTY DESCRIPTION:

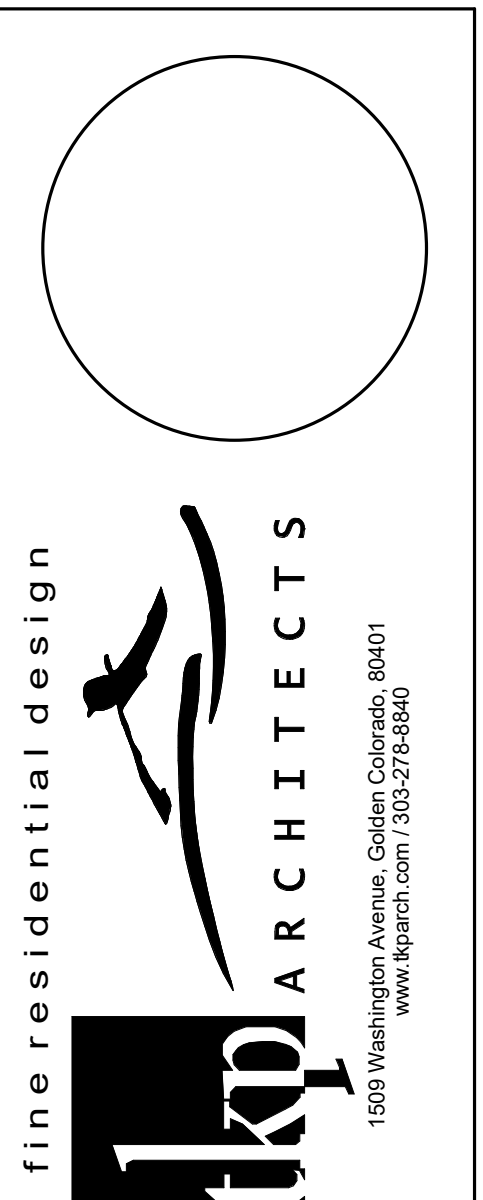
LOT 729-R7, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOTS 726R-1, 729R-1, 729R-2, 729R-3, 729R-4, 729R-5, 729R-6 & 729R-7 REPLAT, REZONE AND DENSITY TRANSFER, A REPLAT OF LOTS 726R, 729R AND TRACT 727R, MOUNTAIN VILLAGE, COLORADO, RECORDED JANUARY 23, 2001 IN PLAT BOOK 1 AT PAGE 2850.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and legal description from Land Title Guarantee Company, Order No. TLR86010167, dated July 9, 2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0287 D, Panel Number 0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500 year flood plain.
- Bearings for this survey based on a measured bearing of S 36°45'00" W between the monuments as depicted along the Western property line of Lot 729R-7.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

<p>Improvement Survey Plat Lot 729R-7, Telluride Mountain Village, Located within Section 4, T. 42 N, R. 9 W, San Miguel County, Colorado</p>	Project Mgr: JH Technician: FO Checked by: DS Start date: 07 / 13 / 2020	<p>FOLEY ASSOCIATES, INC. ENGINEERING PLANNING SURVEYING</p>	970-728-6153 970-728-6050 fax PO Box 1385 125 W. Pacific Ave., Suite B-1 Telluride, Colorado, 81435
	Drawing path: dwg\20018 729R-7 ISP 07-20.dwg		Sheet 1 of 1 Project #: 20018



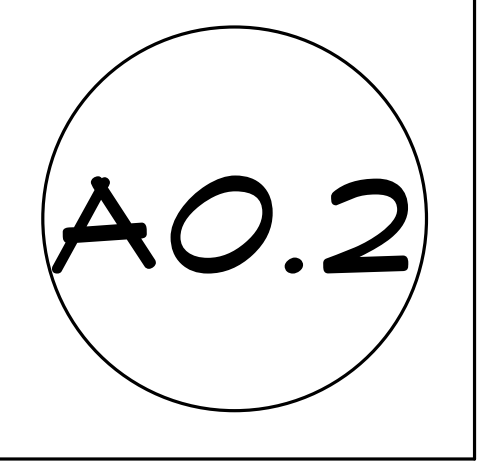
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NORTHWEST

1" = 20'-0"



SOUTHEAST

1" = 20'-0"



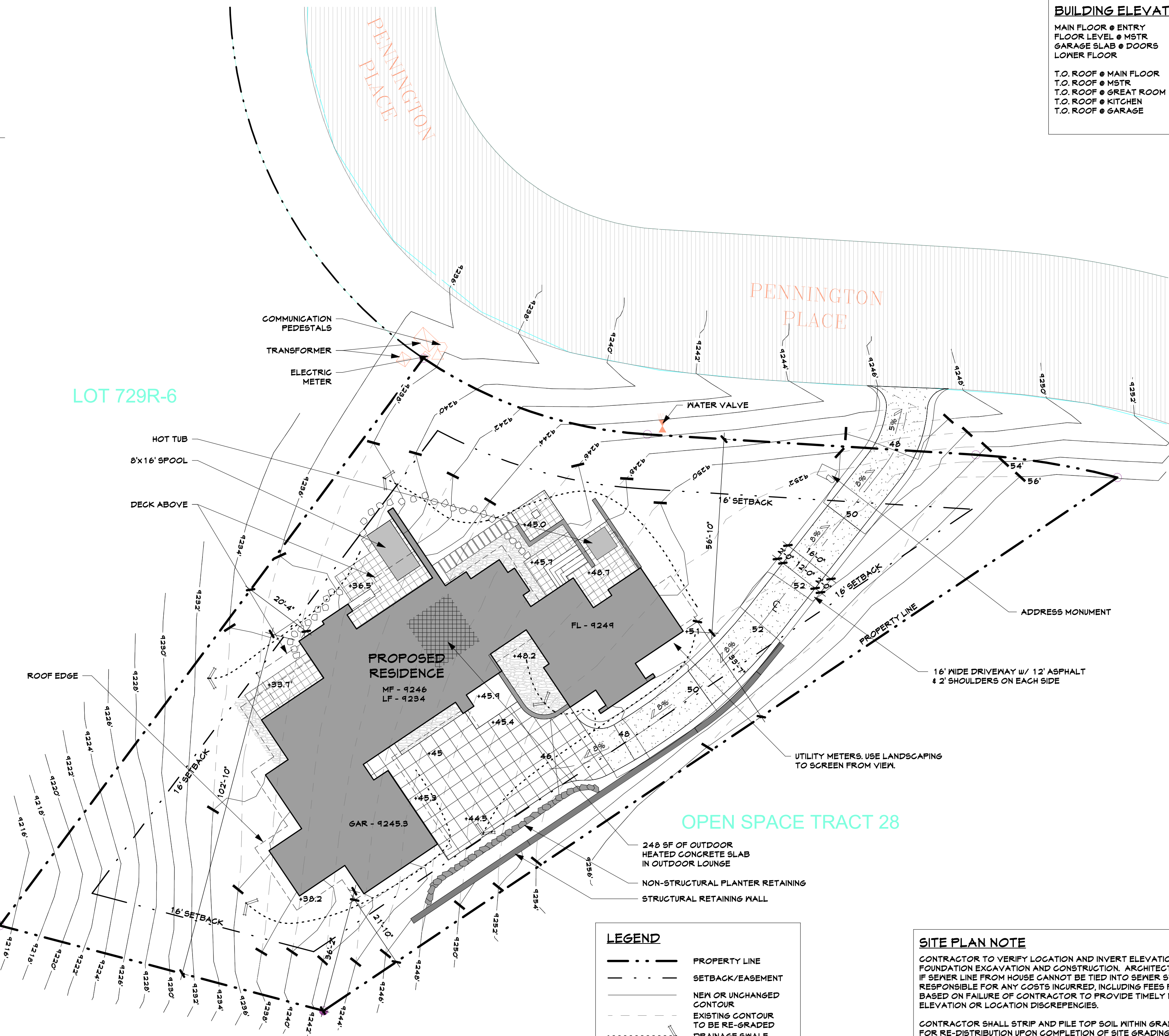
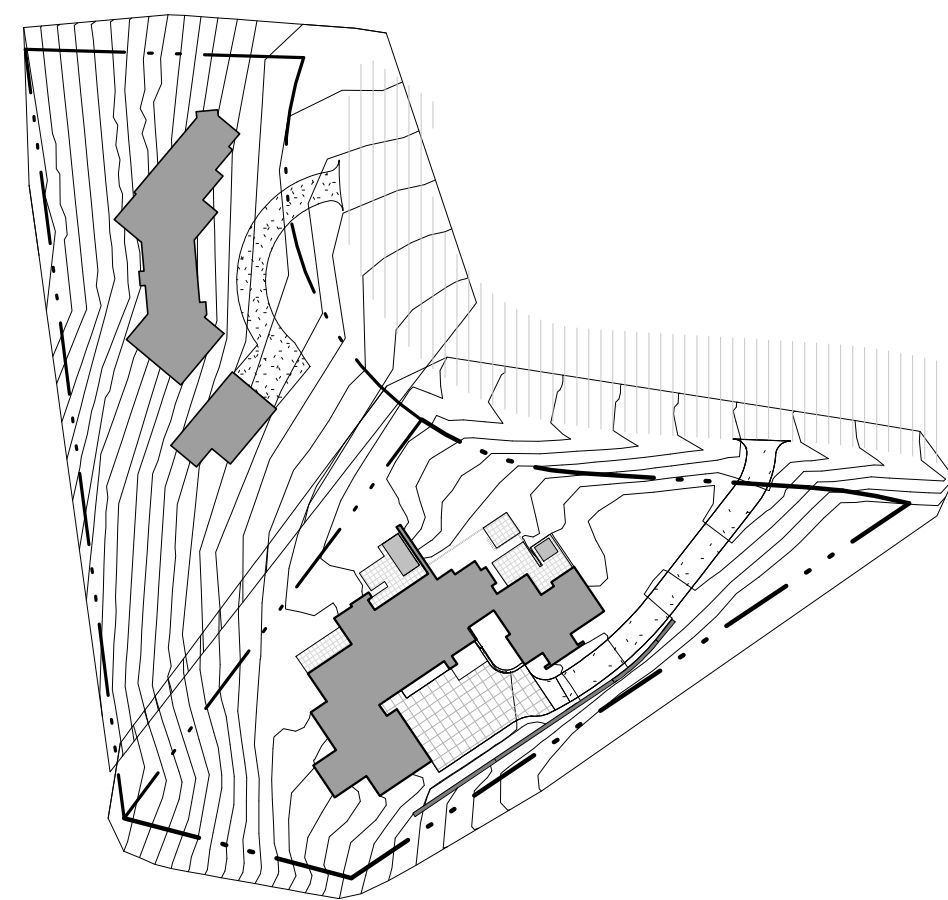
NORTHEAST

1" = 20'-0"



SOUTHWEST

1" = 20'-0"



OPEN SPACE TRACT 28
SITE PLAN
1" = 20'-0"

LEGEND	
	PROPERTY LINE
	SETBACK/EASEMENT
	NEW OR UNCHANGED CONTOUR
	EXISTING CONTOUR TO BE RE-GRADED
	DRAINAGE SWALE
	NEW STRUCTURE
	EXISTING ROAD
	NEW ROAD
	PATIO ON GRADE
	PLANTING & LANDSCAPE

SITE PLAN NOTE
CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION OF SEWER STUB-OUT BEFORE FOUNDATION EXCAVATION AND CONSTRUCTION. ARCHITECT MUST BE NOTIFIED IMMEDIATELY IF SEWER LINE FROM HOUSE CANNOT BE TIED INTO SEWER STUB OUT. ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED, INCLUDING FEES FOR REVISIONS TO SITE PLAN, BASED ON FAILURE OF CONTRACTOR TO PROVIDE TIMELY NOTIFICATION OF SEWER ELEVATION OR LOCATION DISCREPANCIES.
CONTRACTOR SHALL STRIP AND PILE TOP SOIL WITHIN GRADING BOUNDARIES FOR RE-DISTRIBUTION UPON COMPLETION OF SITE GRADING.

BUILDER NOTE
CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BUILDING THE PROJECT IN ACCORDANCE WITH THE DESIGN INTENT OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS, AND SHALL HAVE TOTAL CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH ALL BUILDING MATERIALS, SYSTEMS AND COMPONENTS INCLUDING THE STRUCTURAL, ELECTRICAL, AND MECHANICAL BUILDING MATERIALS, SYSTEMS AND COMPONENTS NECESSARY FOR THE SAFE, PROPER AND CORRECT COMPLETION OF THIS PROJECT.

LEGAL DESCRIPTION	
LOT 124R-7, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42 N, R. 9 W, SAN MIGUEL COUNTY, COLORADO	

FLOOR AREAS	
FINISHED SPACES	AREA S.F.
MAIN FLOOR	9354
LOWER FLOOR	1972
TOTAL FINISHED	5531
UNFINISHED SPACES	
GARAGE	492
STORAGE / MESH	304
TOTAL UNFINISHED	1321
TOTAL BUILDING	6652
OUTDOOR SPACES	
OUTDOOR ROOM	248
DECK	815
PATIOS ON GRADE	+/- 802
AUTO COURT	+/- 1650
DRIVEWAY	+/- 1750

BUILDING ELEVATIONS	
MAIN FLOOR @ ENTRY	9246'-0"
FLOOR LEVEL @ MSTR	9244'-0"
GARAGE SLAB @ DOORS	9245'-4"
LOWER FLOOR	9234'-0"
T.O. ROOF @ MAIN FLOOR	9256'-0"
T.O. ROOF @ MSTR	9264'-0"
T.O. ROOF @ GREAT ROOM	9261'-0"
T.O. ROOF @ KITCHEN	9254'-6"
T.O. ROOF @ GARAGE	9256'-0"

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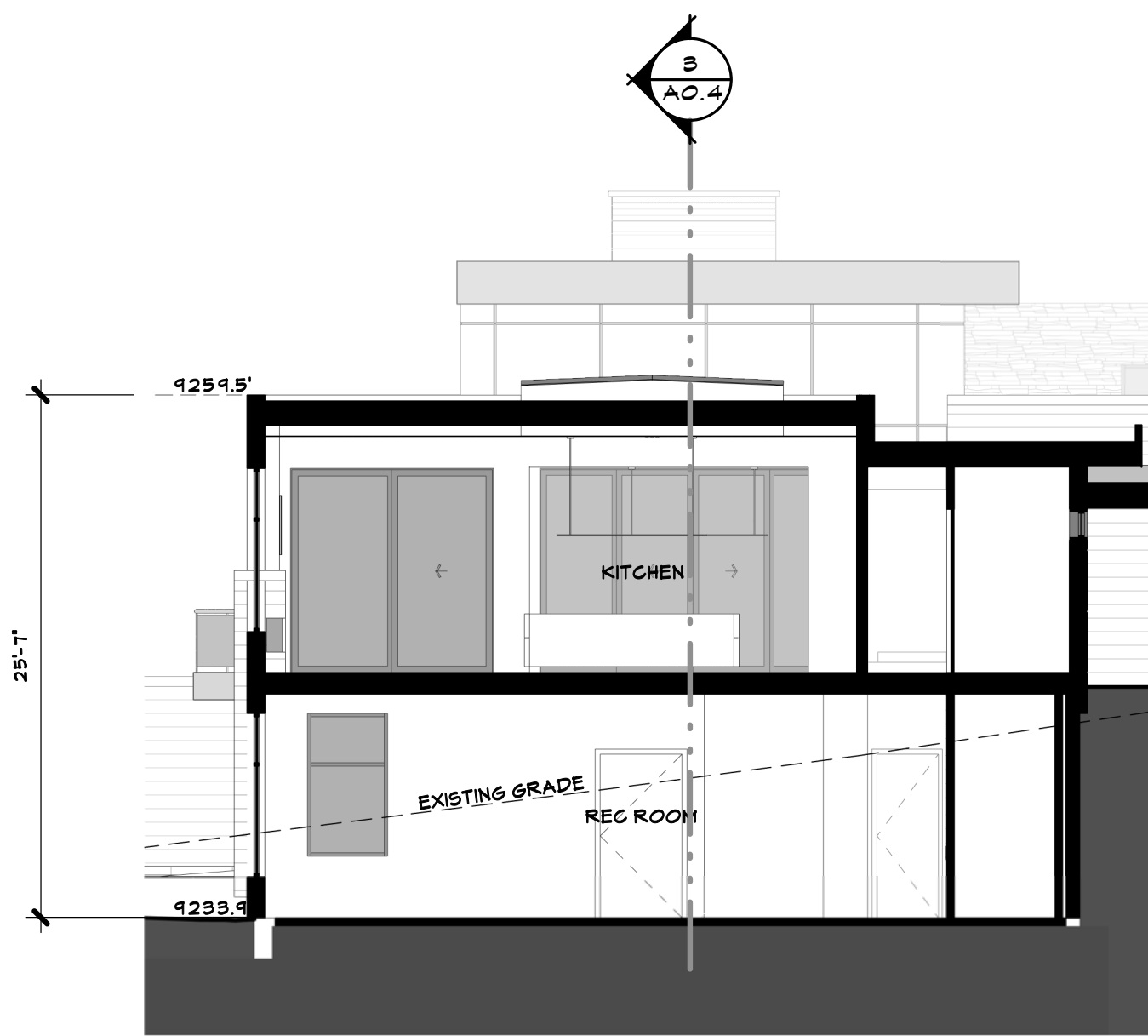
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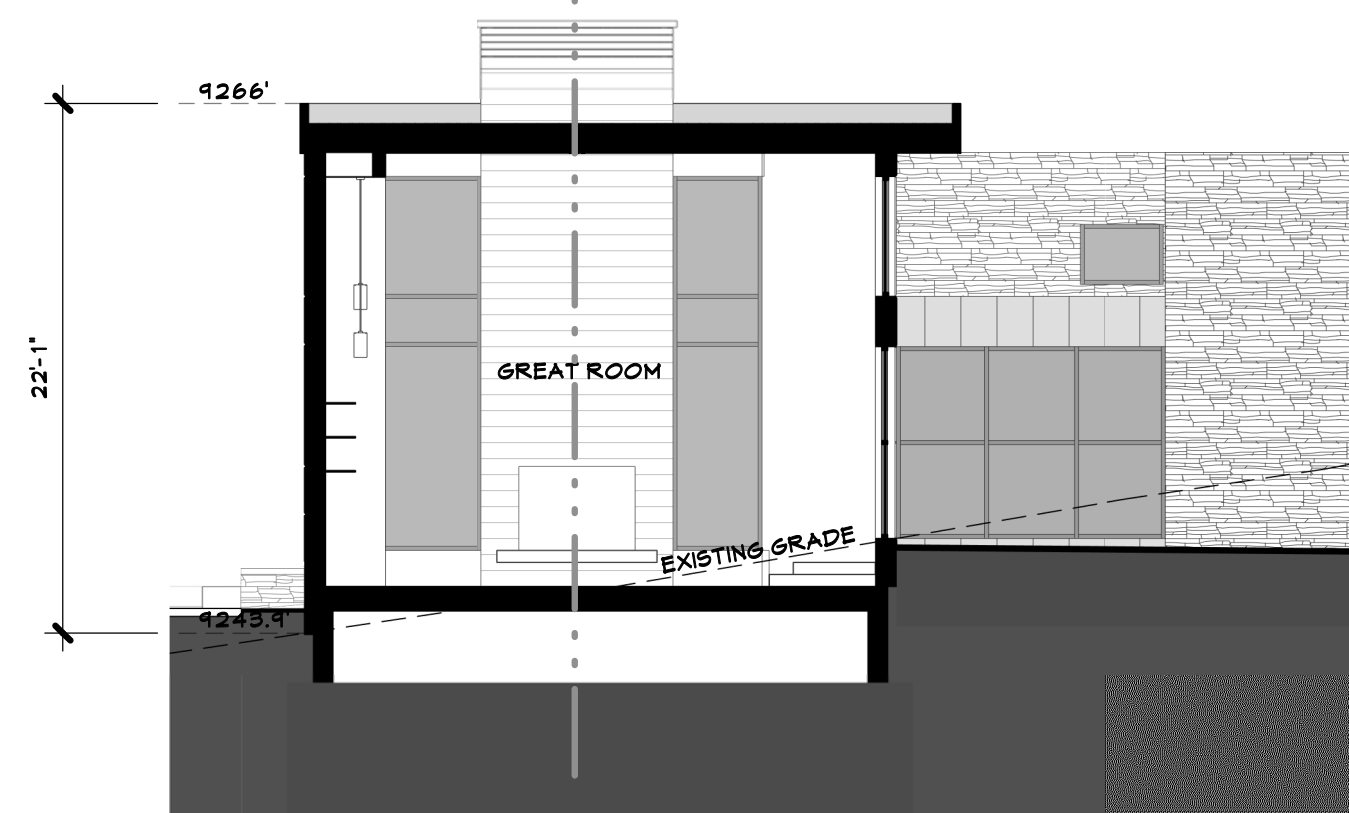
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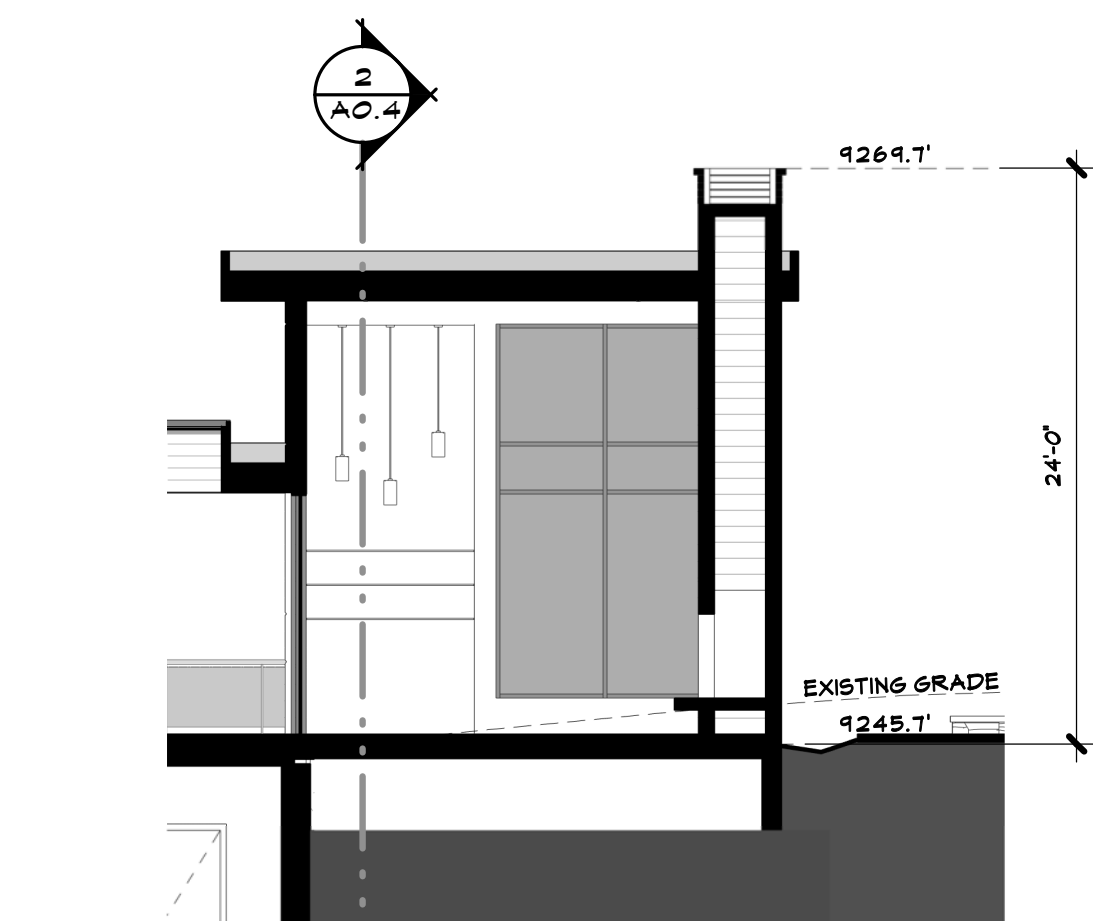
Section 1

1/8" = 1'-0"



Section 2

1/8" = 1'-0"



Section 3

1/8" = 1'-0"

MEASURING BUILDING HEIGHT

Building height shall be measured vertically at a right angle to the horizon line from any point on a proposed or existing roof or eave (including but not limited to the roofing membrane) to the natural grade or finished grade, whichever is more restrictive, located directly below said point of the roof or eaves.

1. If the existing pre-construction grade has been disturbed prior to development, the Director of Community Development may establish the natural grade.
2. If the Planning Division determines that there are minor irregularities in the natural grade, these areas shall not be used in determining compliance with the building height limitation set forth herein, and the surrounding typical natural grade shall be used.
3. Window wells and similar building appurtenances installed below grade that extend out five (5) feet or less (as measured from the outside of retaining wall) shall not be counted as the finished grade for the purposes of calculating building height if such features do not add to the perceived height of a building.

MAXIMUM BUILDING HEIGHT CALCULATIONS

SECTION 1 REPRESENTS THE HIGHEST RIDGE OVER GRADE	
RIDGE ELEVATION	4254.5'
MOST RESTRICTIVE GRADE BELOW	4239.4'
MAXIMUM BUILDING HEIGHT	25.6'
MAX BUILDING HEIGHT ALLOWABLE	35'
COMPLIANT BY	4.4'

SECTION 2 REPRESENTS THE HIGHEST USGS RIDGE ELEVATION	
RIDGE ELEVATION	4266.0'
MOST RESTRICTIVE GRADE BELOW	4249.4'
MAXIMUM BUILDING HEIGHT	22.1'
MAX BUILDING HEIGHT ALLOWABLE	35'
COMPLIANT BY	12.4'

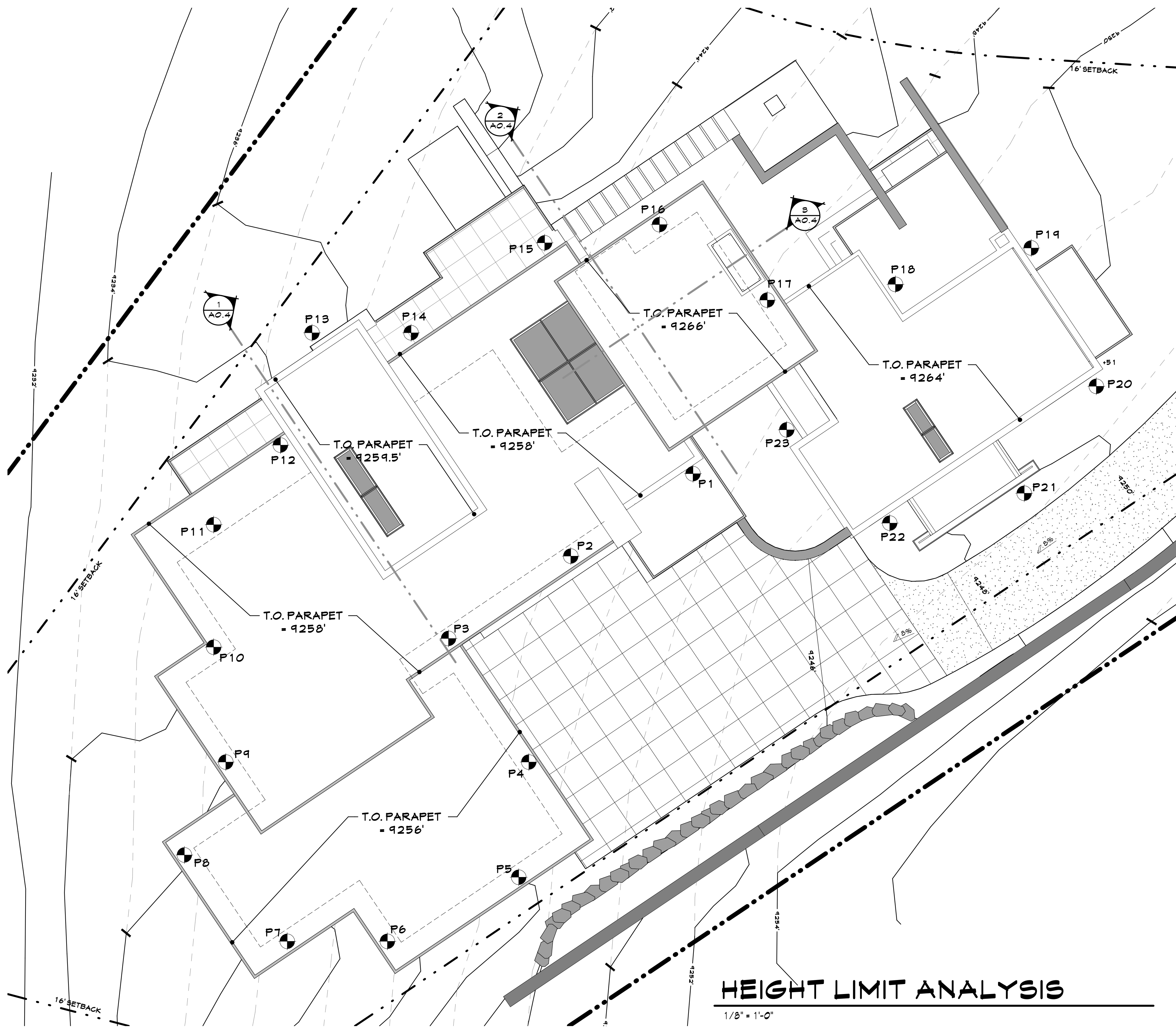
SECTION 3 REPRESENTS THE MAXIMUM CHIMNEY HEIGHT	
HIGHEST POINT (INCLUDING GAP)	4269.7'
MOST RESTRICTIVE GRADE BELOW	4245.7'
MAX HEIGHT	24.0'
MAX HEIGHT ALLOWABLE	40'
COMPLIANT BY	16.0'

MAXIMUM AVERAGE HEIGHT

1. Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and ridge.
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

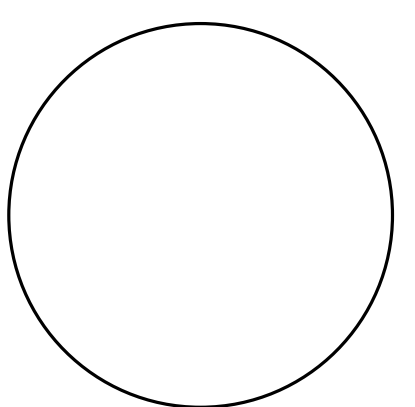
AVERAGE BUILDING HEIGHT CALCULATIONS

POINT LOCATION	MOST RESTRICTIVE GRADE	HEIGHT ABOVE
P1	4245.8'	12.2'
P2	4245.5'	12.5'
P3	4243.4'	14.1'
P4	4245.3'	10.7'
P5	4244.1'	11.4'
P6	4241.4'	14.1'
P7	4239.0'	17.0'
P8	4235.4'	20.1'
P9	4235.8'	22.2'
P10	4233.8'	24.2'
P11	4233.8'	24.2'
P12	4233.8'	24.2'
P13	4235.0'	24.5'
P14	4236.5'	27.5'
P15	4236.5'	27.5'
P16	4245.2'	20.8'
P17	4245.8'	20.2'
P18	4248.7'	19.3'
P19	4249.5'	14.5'
P20	4250.8'	19.2'
P21	4244.8'	14.2'
P22	4247.7'	16.3'
P23	4248.1'	15.4'
AVERAGE HEIGHT		18.17'
MAX AVERAGE HEIGHT ALLOWABLE		30'
COMPLIANT BY		11.83'



PARALLEL PLANE ANALYSIS

1" = 20'-0"



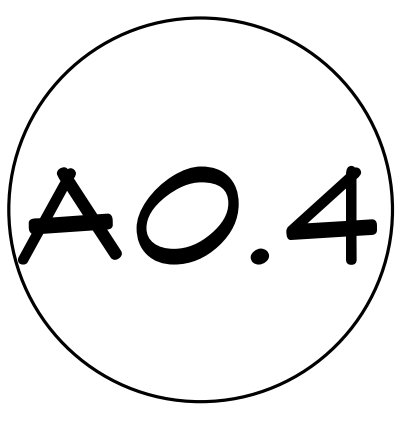
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368459
 RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT ("Agreement") is entered into as of the 12th day of August 2004 by and between GFI Telluride, LLC, a Massachusetts limited liability company, 133 Pearl Street, Boston, Massachusetts 02110 ("GFI"), and Daniel W. James and Elizabeth K. James, P.O. Box 4110, Telluride, Colorado 81435 (collectively "James").

WHEREAS, GFI is the owner of the following described real property:

Lot 729R-7 according to the Plat of Lots 726R-1, 729R-1, 729R-2, 729R-3, 729R-4, 729R-5, 729R-6 & 729R-7 Replat, Rezone and Density Transfer, a Replat of Lots 726R, 729R and Tract 727R, Mountain Village, Colorado, according to the Plat recorded January 23, 2001 in Plat Book 1 at page 2850, County of San Miguel, State of Colorado ("Lot 729R-7");

WHEREAS, James is the owner of the following described real property:

Unit 2, Eagle's View Reserve, a Planned Community, according to the Declaration of Covenants, Conditions, Restrictions and Easements for Eagle's View Reserve, recorded at Reception No. 361476 and First Supplemental Declaration recorded at Reception No. 362528 in the records of the Clerk and Recorder for San Miguel County, Colorado, and the Common Interest Community Map for Eagle's View Reserve, recorded in Plat Book 1, at page 3206 and the First Supplemental Map recorded in Plat Book 1 at page 3342 in the records of the Clerk and Recorder for San Miguel County, Colorado ("Unit 2"); and

WHEREAS, as a condition of James purchase of Unit 2 from GFI, GFI agreed to place a restriction on the height of a structure to be built on Lot 729R-7 as more specifically set forth herein.

NOW THEREFORE, the parties agree as follows:

1. GFI for itself and its successors in title covenants and agrees that no structure shall be constructed on Lot 729R-7 that exceeds the ridge height elevation of 9238.5 on the easterly portion of Lot 729R-7 and 9218.5 on the westerly portion of Lot 729R-7 as more particularly set forth in Exhibit "A" attached hereto and incorporated herein by this reference, without the prior written consent of James or their successors-in-interest.

2. In the event of any threatened or actual violation of this Restrictive Covenant by GFI or its successors in title, in addition to all other available legal and equitable remedies, James shall have the right to enjoy any threatened or actual violation in any court of competent jurisdiction.

- This Agreement is and shall be perpetual and permanent and this Agreement may be terminated only upon recording in the records of San Miguel County of a termination notice executed by the parties, or their respective successors in title.
- This Agreement shall run with the land and bind the GFI and all future owners of Lot 729R-7 and inure to the benefit of the James and their successors-in-interest.
- If a dispute arises out of this Agreement, then the prevailing party will be entitled to recover its reasonable attorney fees and costs from the other party.
- A waiver of a breach of any term of this Agreement will not be considered (a) a waiver of a further breach of the same term, or (b) a waiver of a breach of any other term, or (c) a waiver of such waiving party's right to declare an immediate or a subsequent default.
- This Agreement will be governed by and construed in accordance with the laws of the State of Colorado and venue shall be in the San Miguel County District Court.
- Each provision of this Agreement must be interpreted in a way that is valid under applicable law. If any provision is held invalid, the rest of this Agreement will remain in effect.
- The parties may amend this Agreement only by a written document signed by both parties.

IN WITNESS WHEREOF, the undersigned have executed this Restrictive Covenant to be effective as of the 12th day of August 2004, by Stephanie L. Fano, attorney-in-fact for Steven E. Goodman, Manager of GFI Telluride, LLC, a Massachusetts limited liability company

By: *[Signature]*
 Stephanie L. Fano, Attorney-in-fact for Steven E. Goodman, Manager

STATE OF COLORADO }
 COUNTY OF SAN MIGUEL }

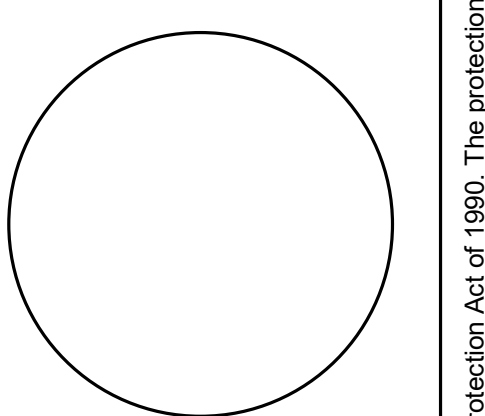
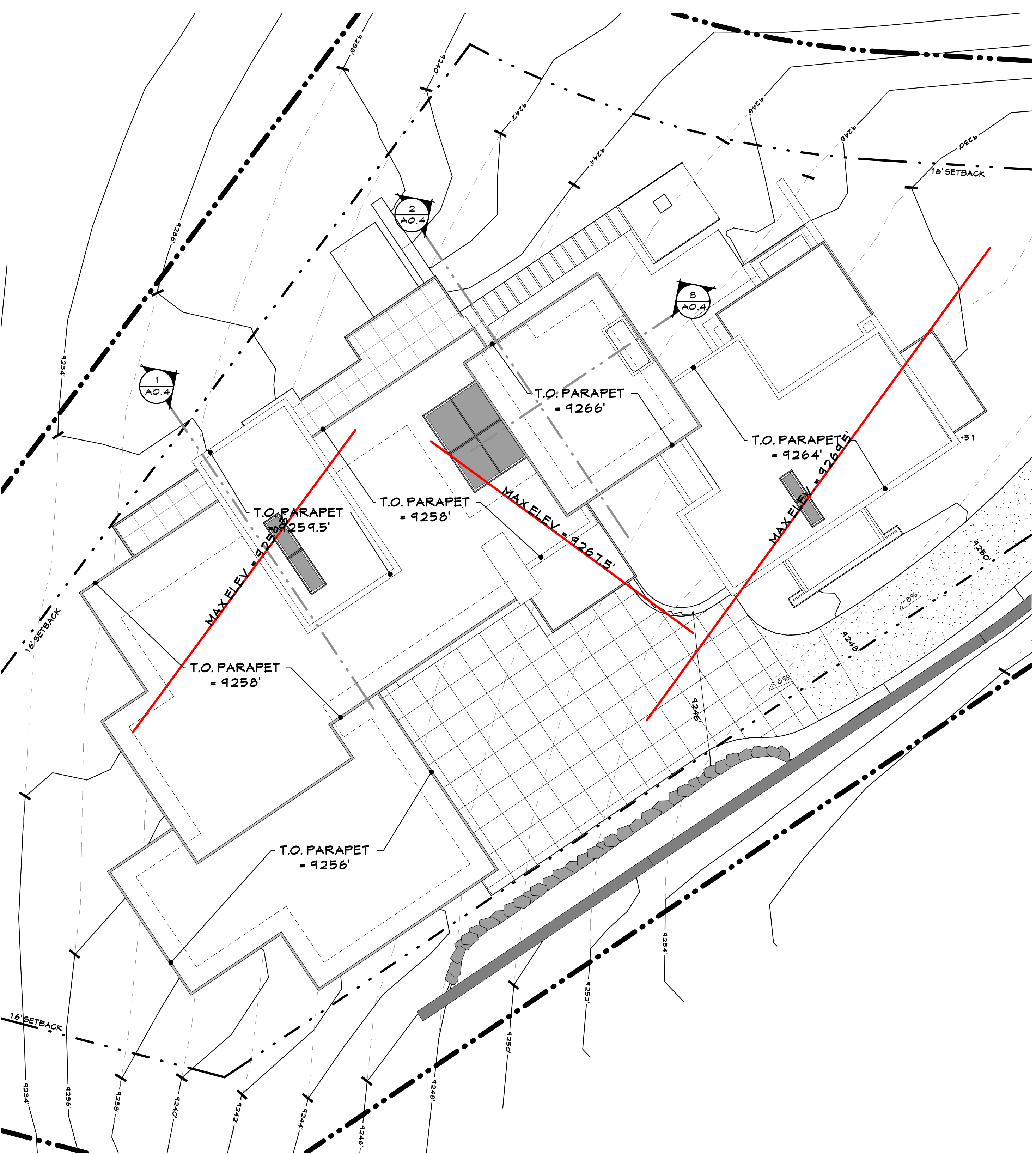
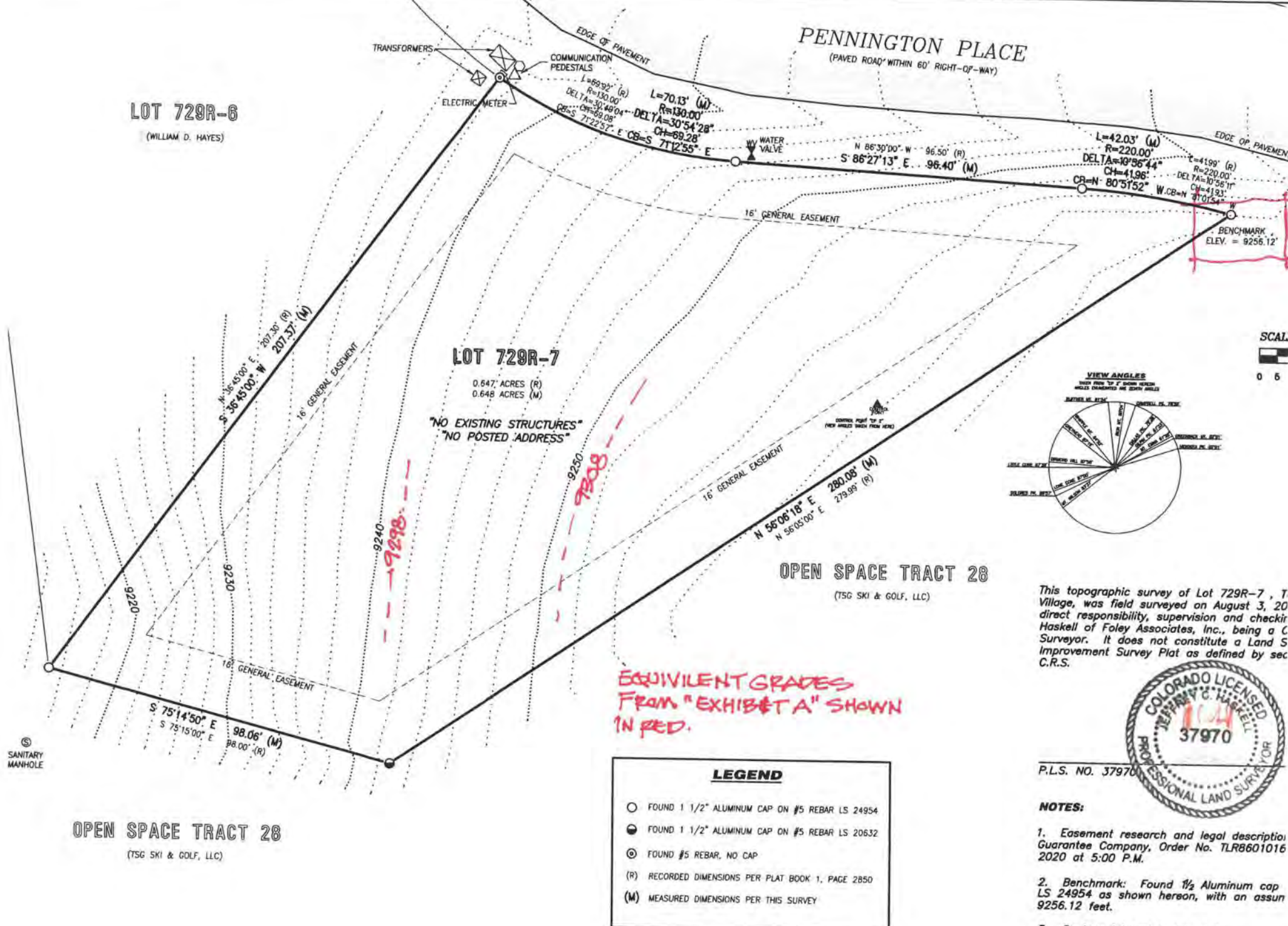
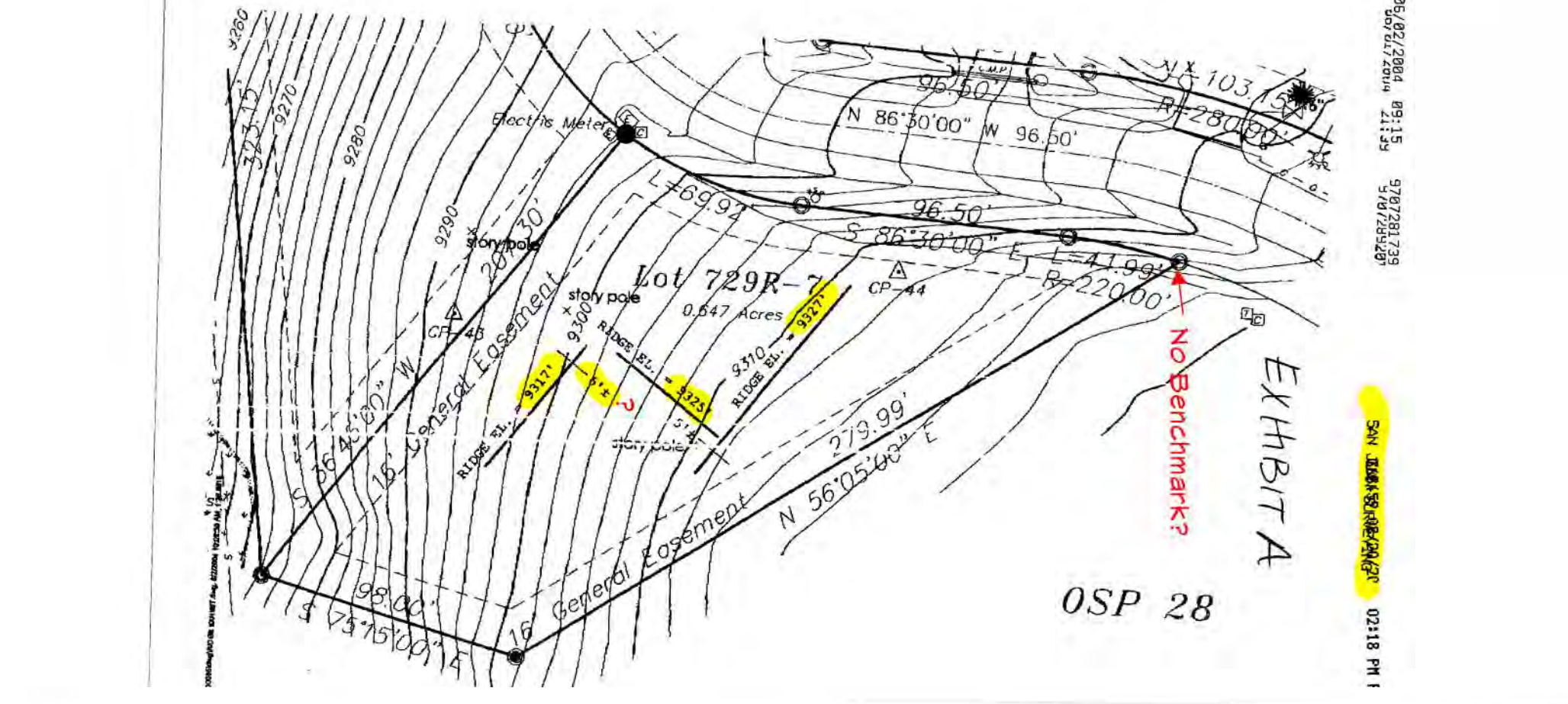
The foregoing document was acknowledged before me on the 12th day of August 2004, by Stephanie L. Fano, attorney-in-fact for Steven E. Goodman, Manager of GFI Telluride, LLC, a Massachusetts limited liability company.

My commission expires: _____

GAYLENE ANDERSON
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 5/21/09

[Signature]
 Notary Public

053415A04
 16'



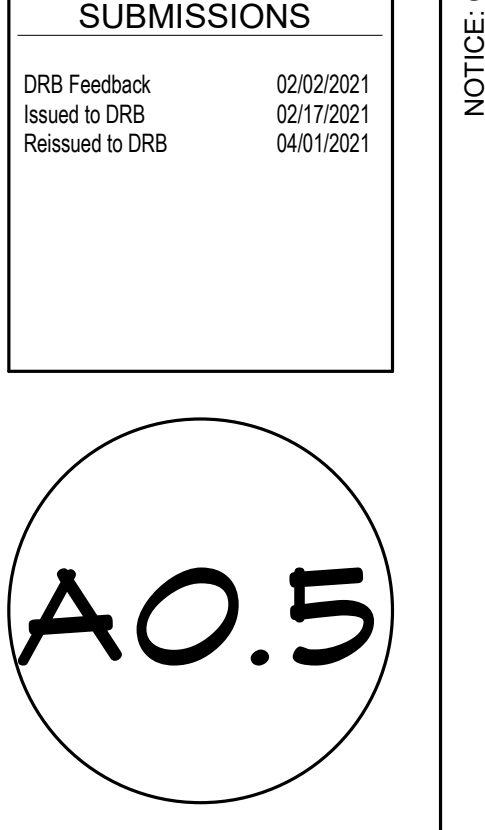
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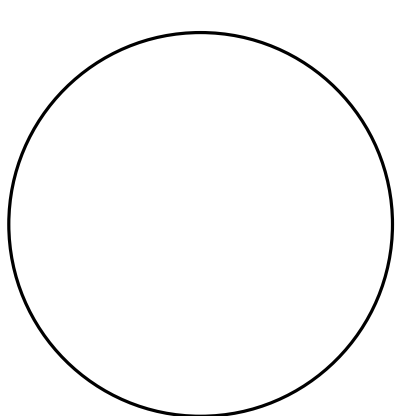
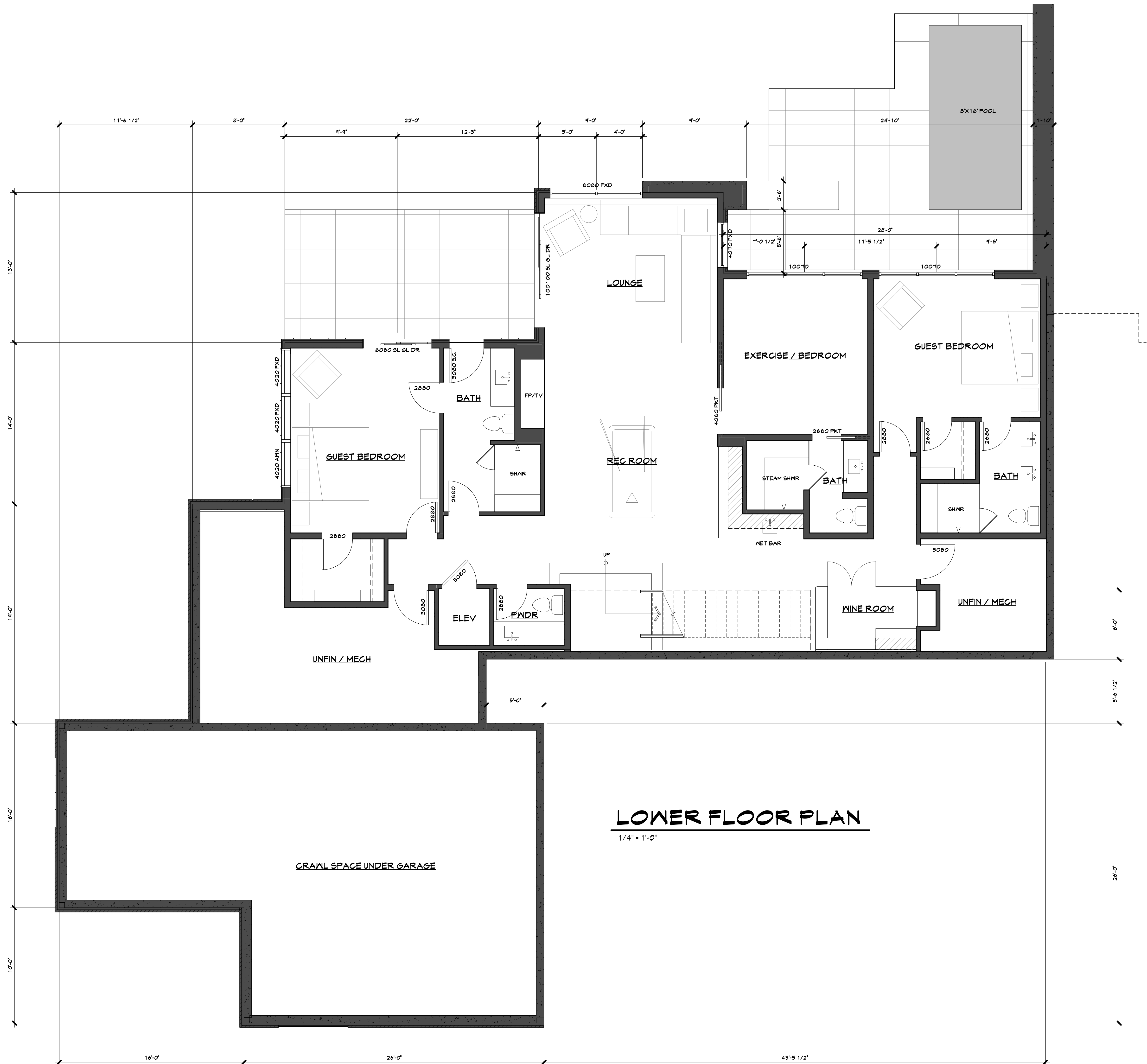
CUSTOM RESIDENCE
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 SAN MIGUEL COUNTY

SUBMISSIONS

DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Resubmitted to DRB	04/01/2021



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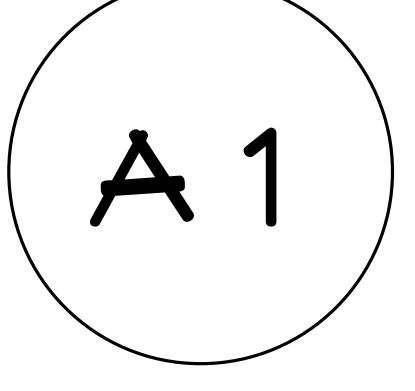
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SAN MIGUEL COUNTY

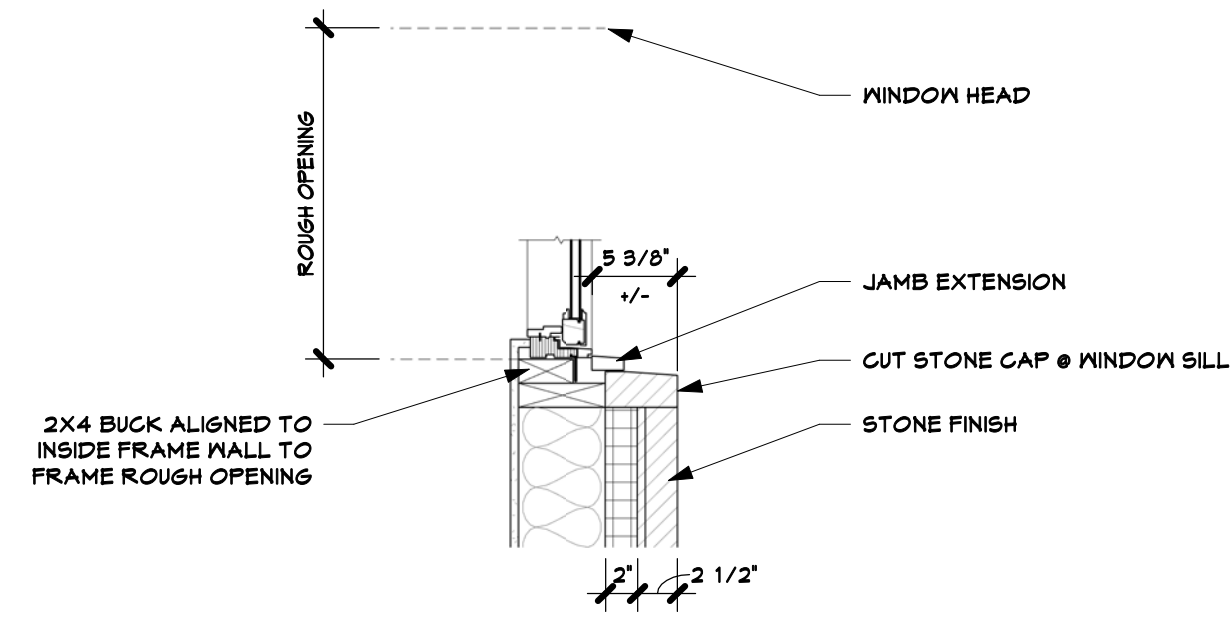
SUBMISSIONS

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Revised to DRB	04/01/2021

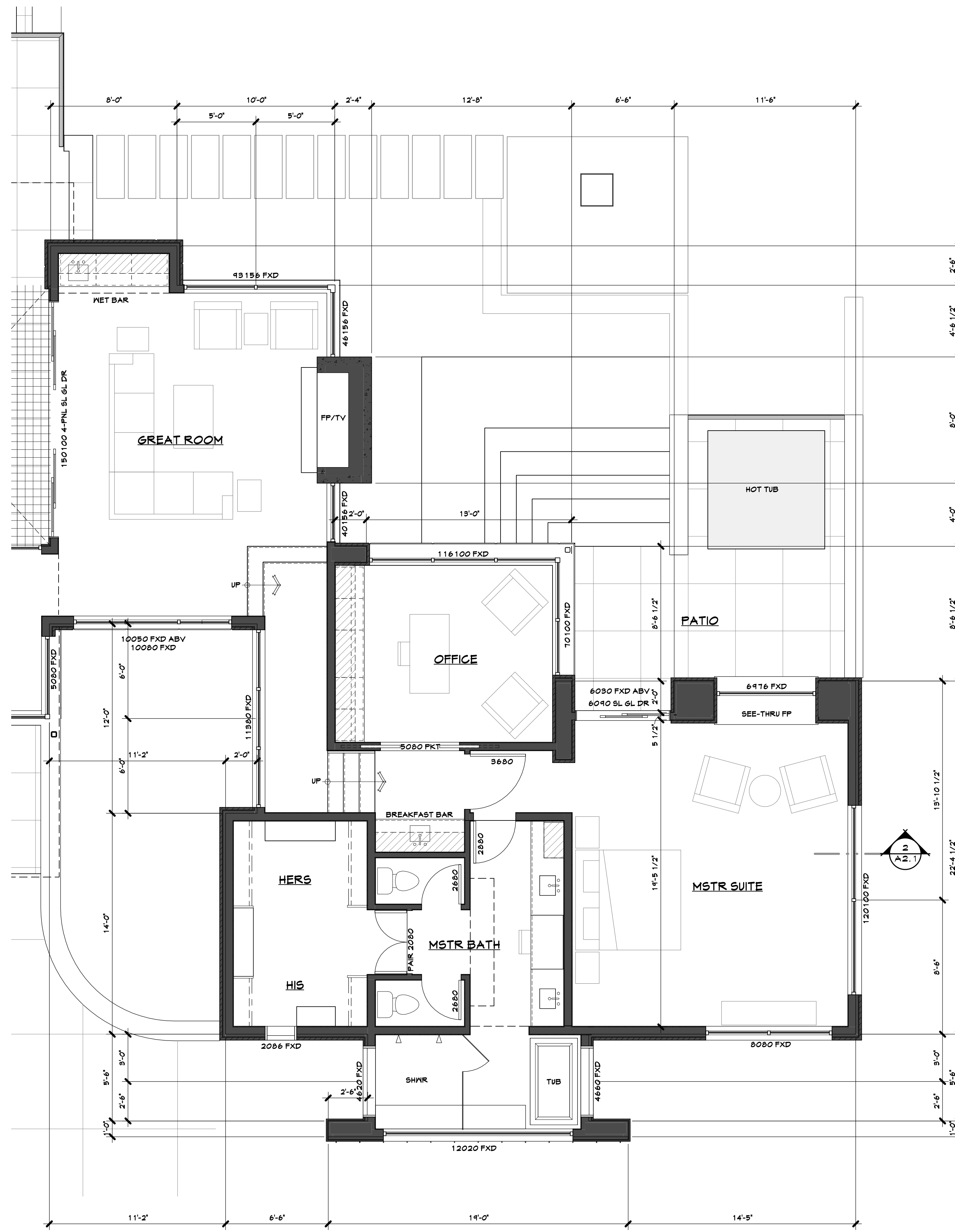
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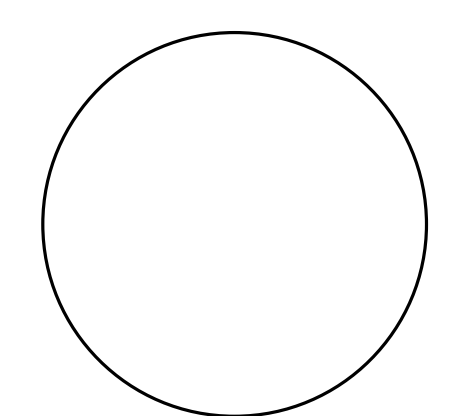
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2 RECESSED WINDOW @ SILL
1" = 1'-0"



MAIN FLOOR PLAN - MSTR
1/4" = 1'-0"



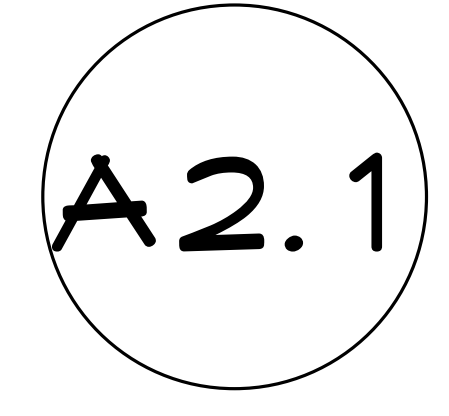
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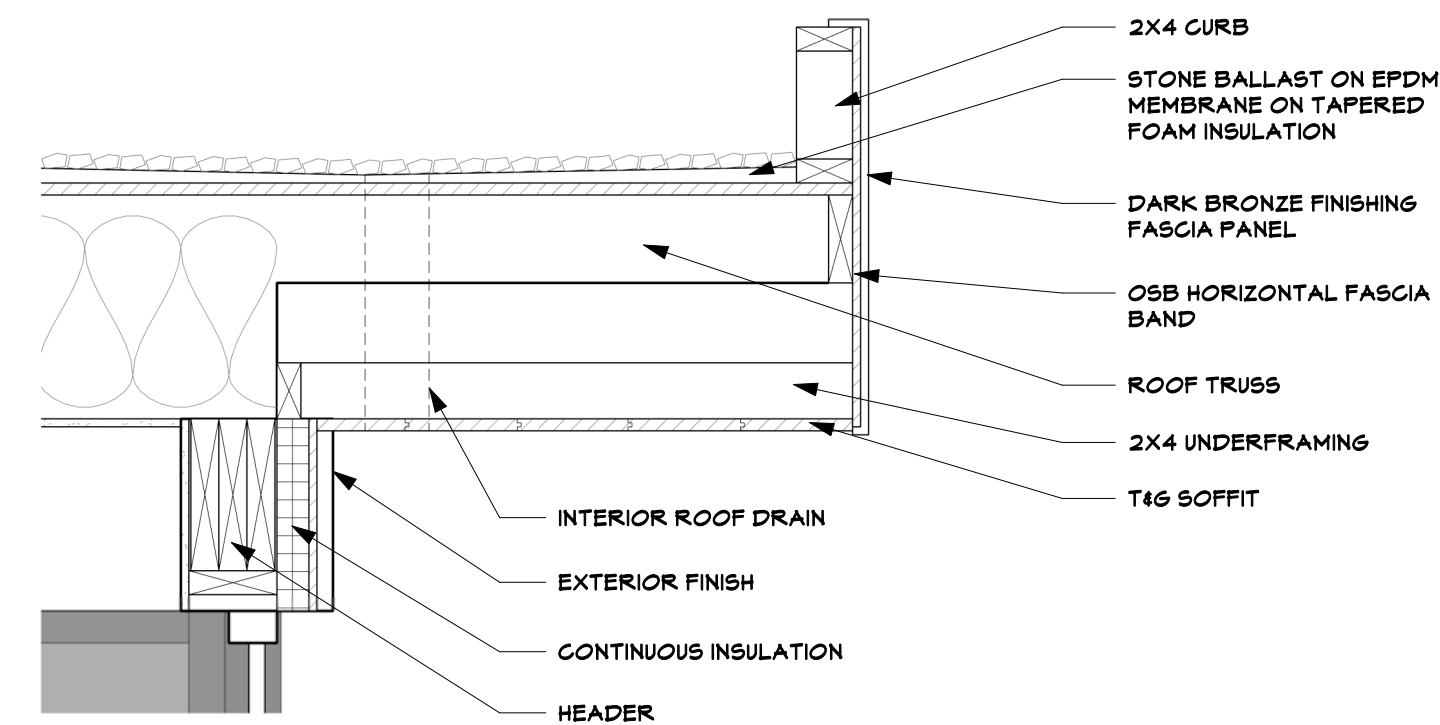
A3.0

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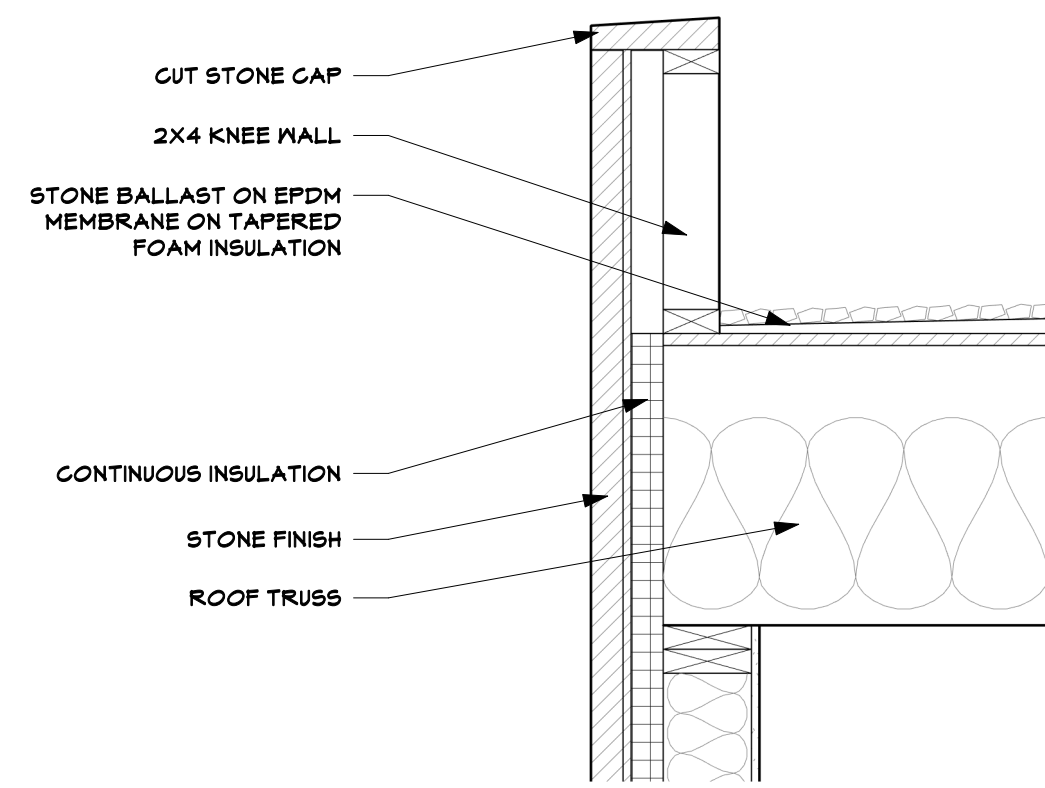


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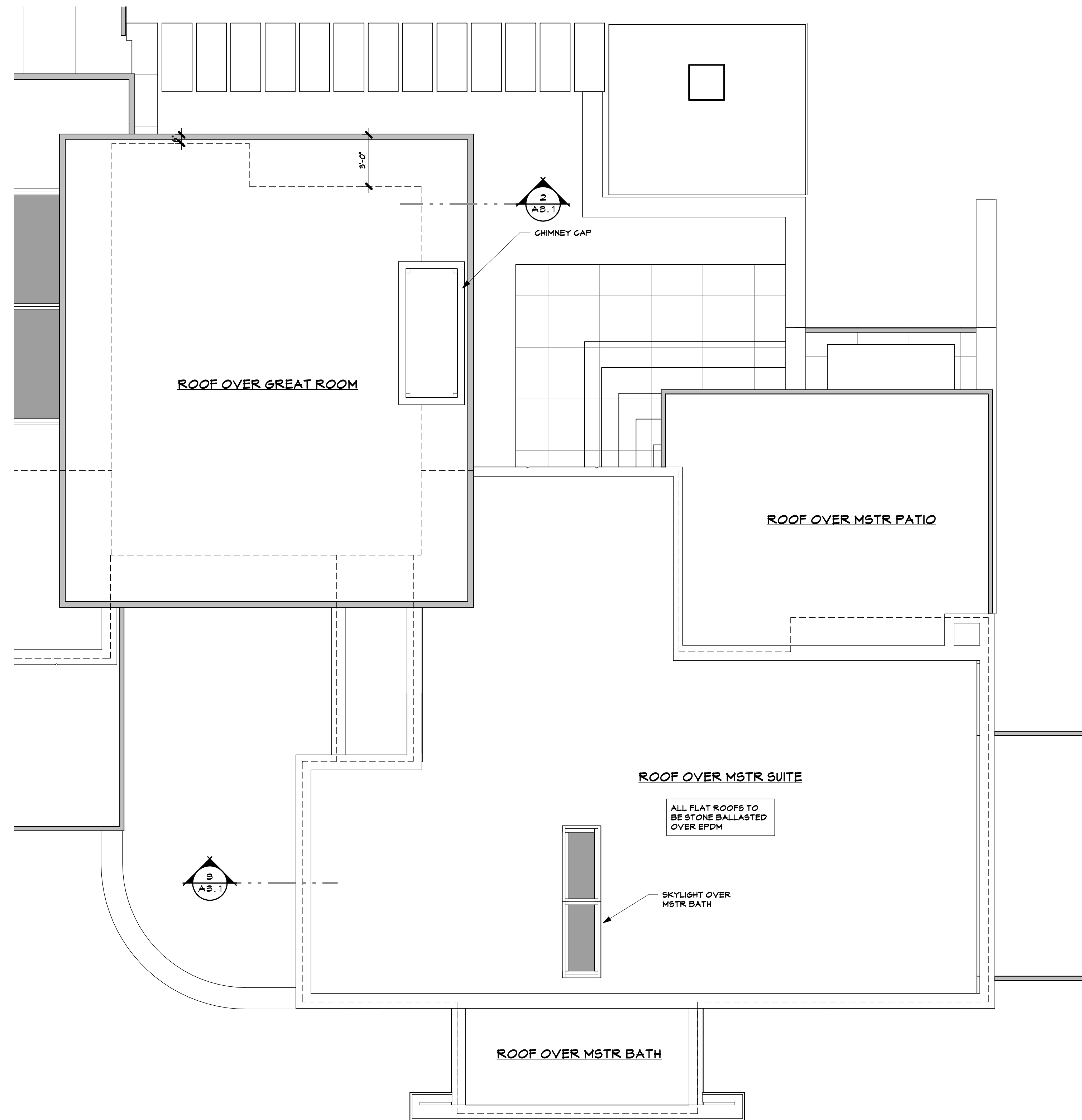
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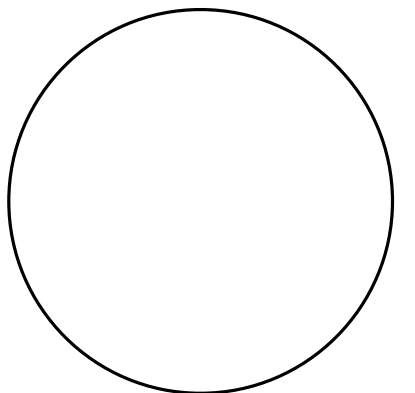
2 FLAT ROOF w/ OVERHANG
1" = 1'-0"



3 FLAT ROOF PARAPET
1" = 1'-0"



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



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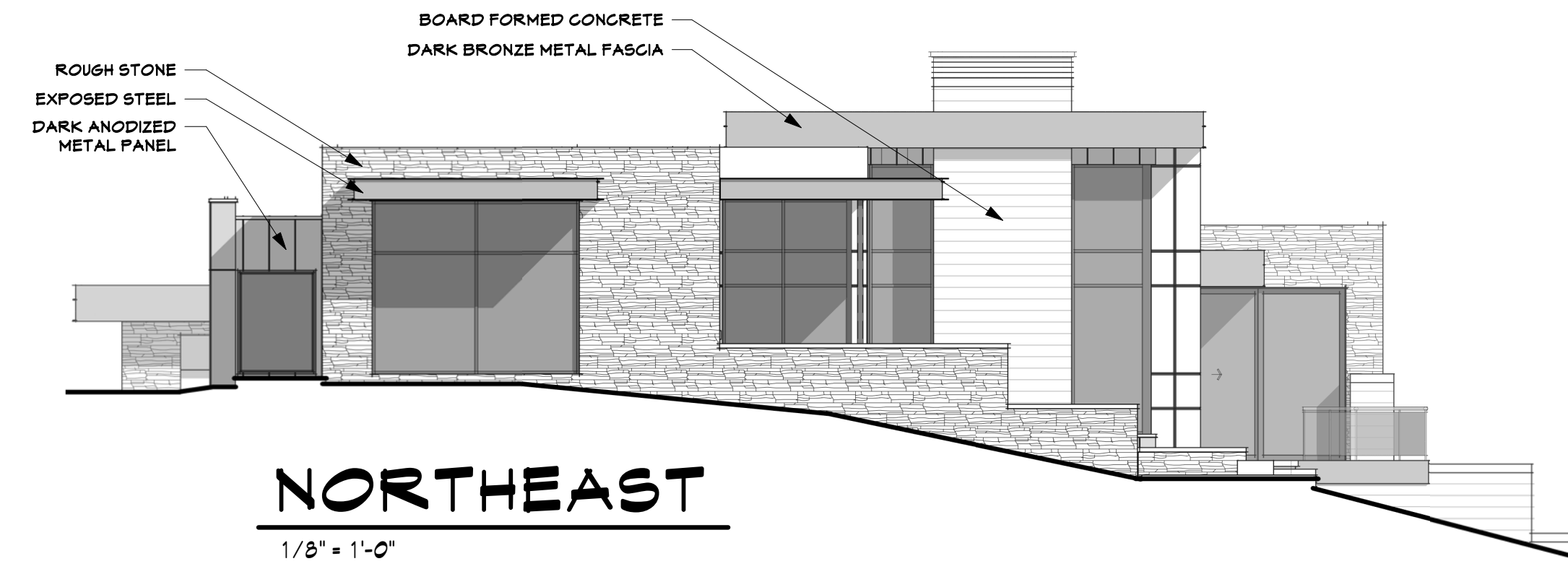
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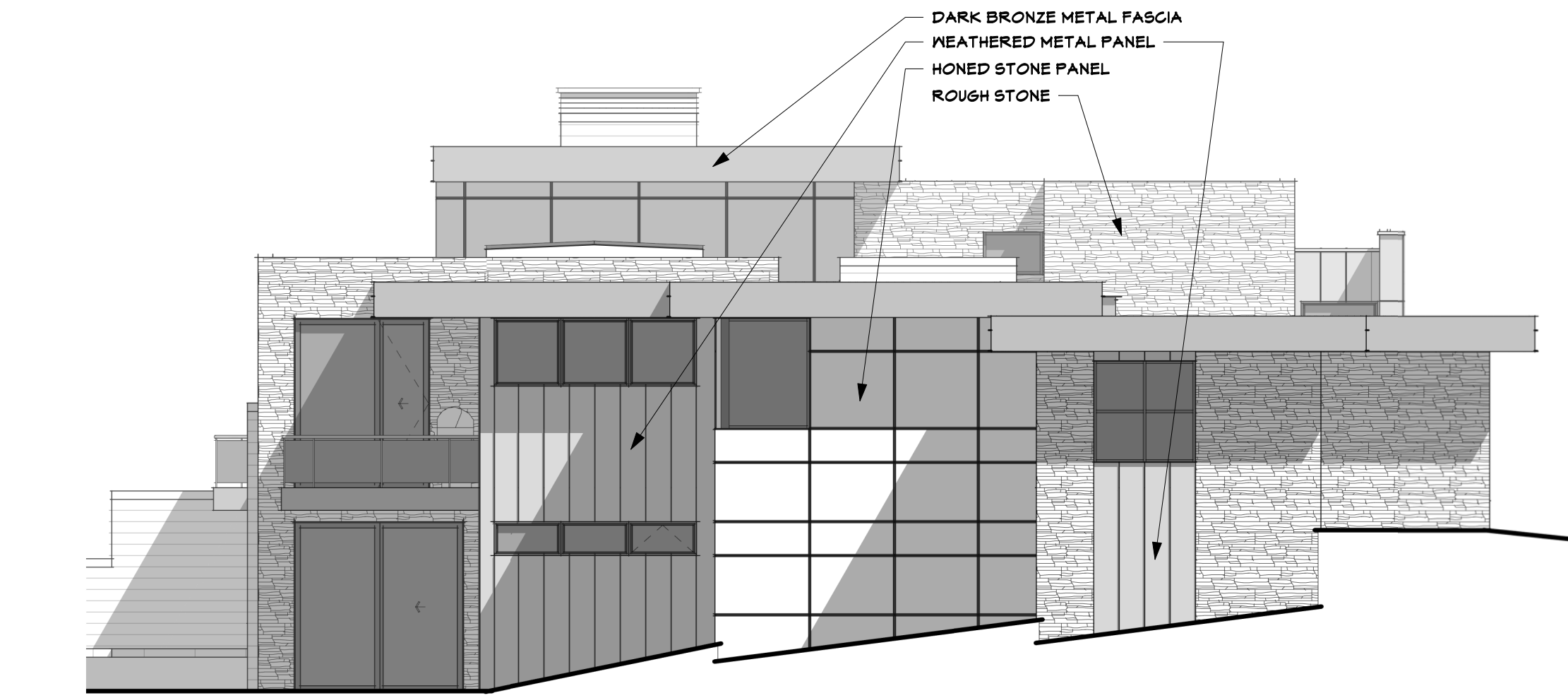
A3.1

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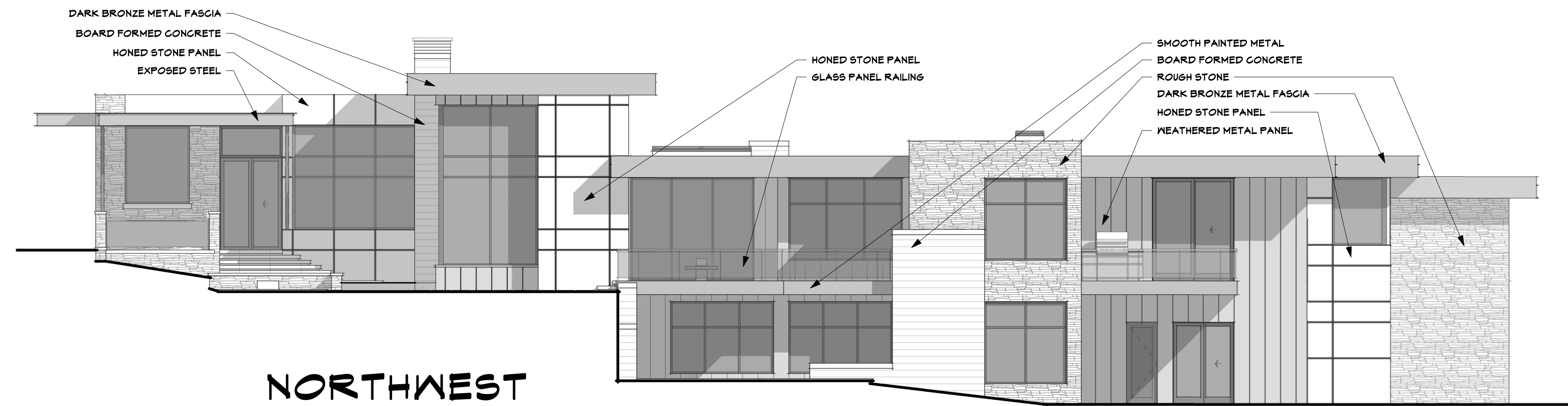
NORTHEAST

1/8" = 1'-0"



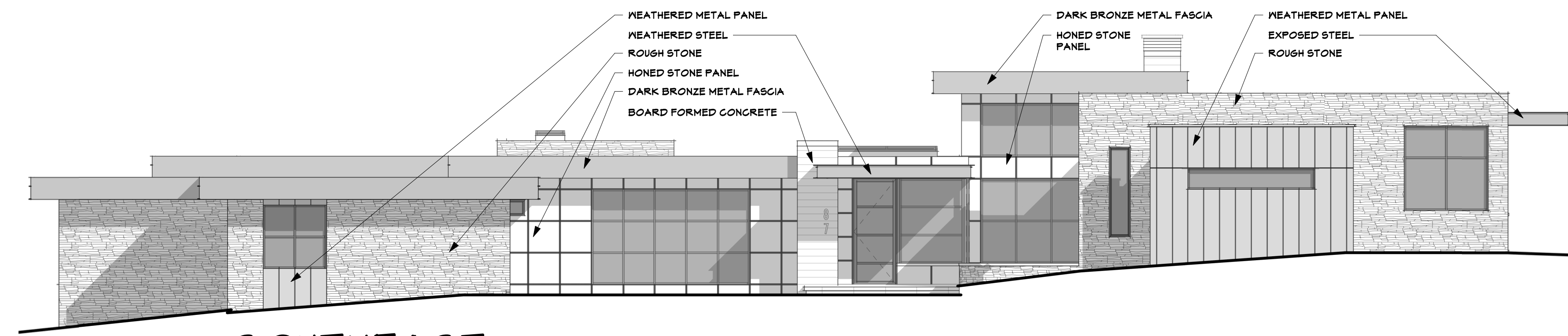
SOUTHWEST

1/8" = 1'-0"



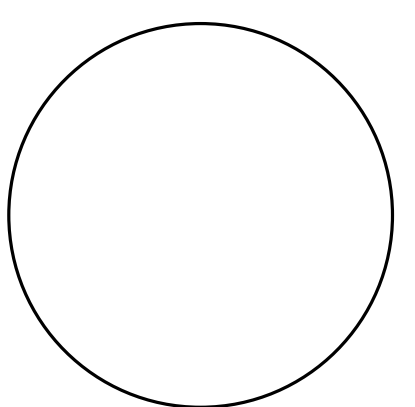
NORTHWEST

1/8" = 1'-0"



SOUTHEAST

1/8" = 1'-0"



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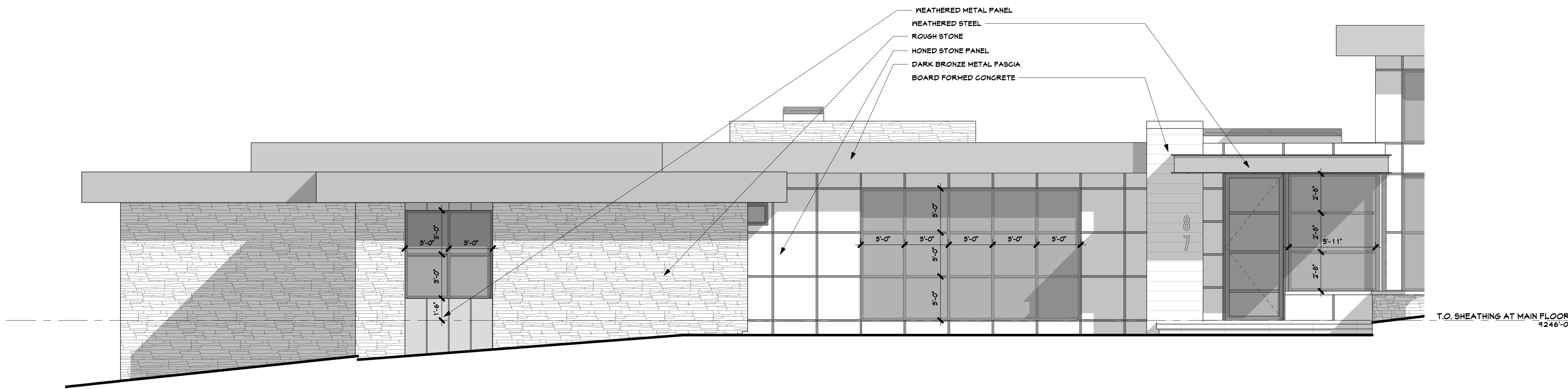
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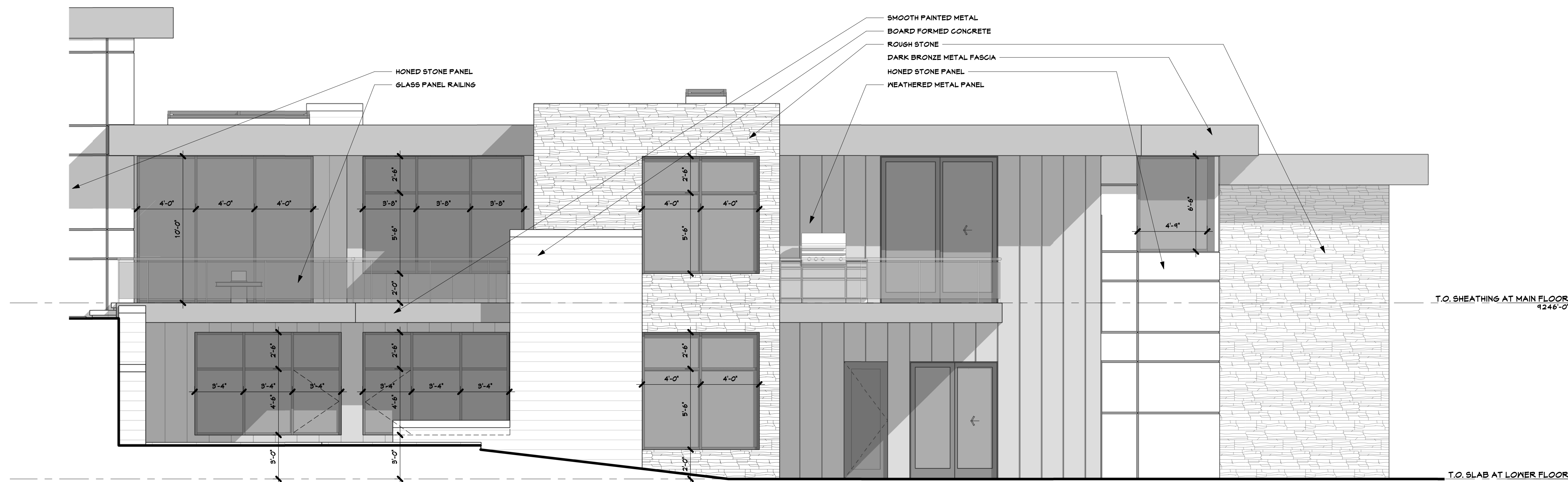
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A4.0

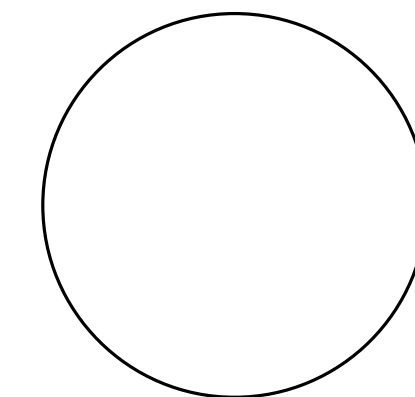
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2 SOUTHEAST
1/4" = 1'-0"



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



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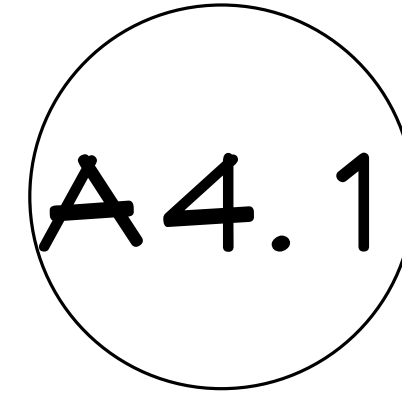
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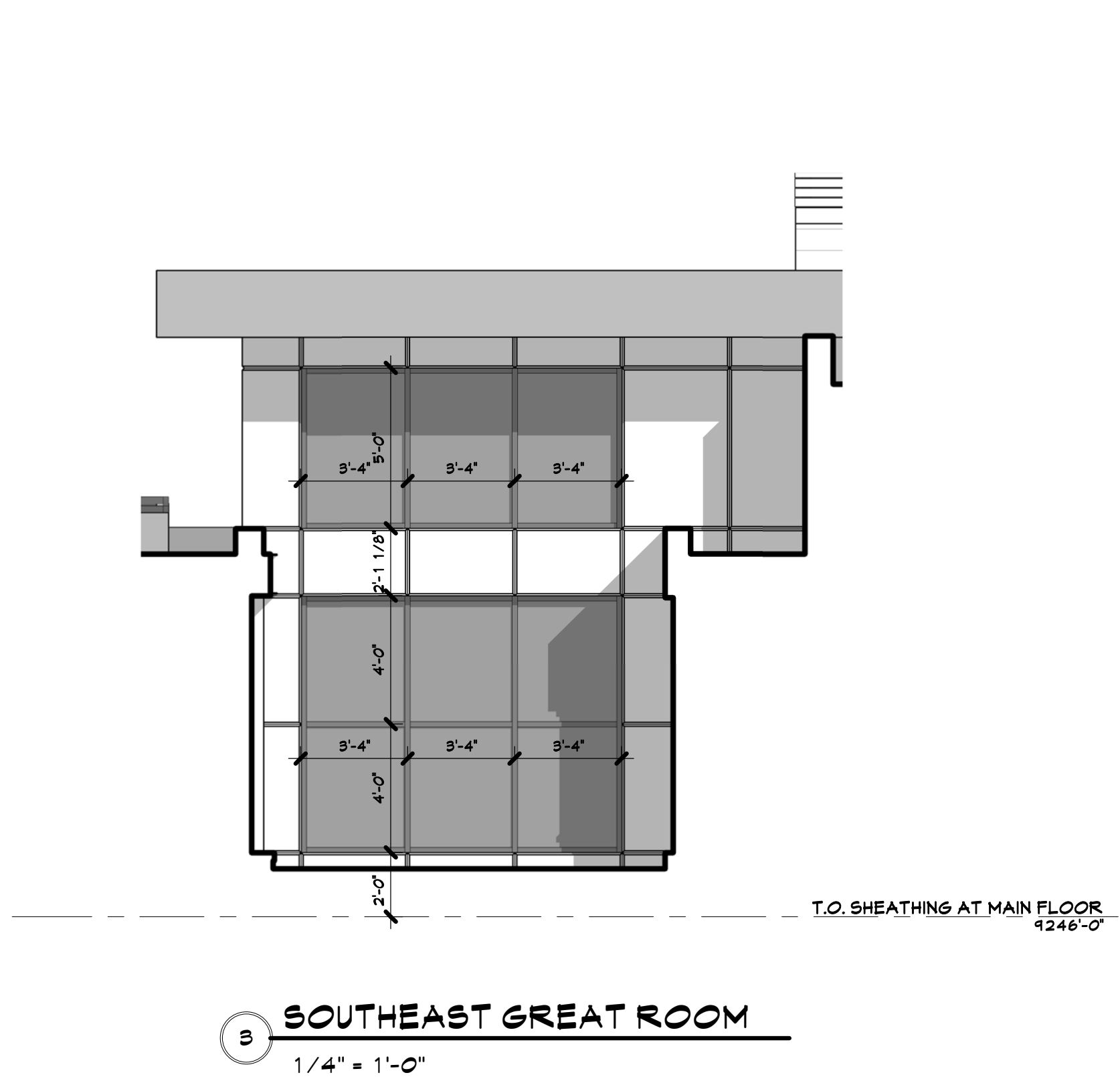
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SAN MIGUEL COUNTY

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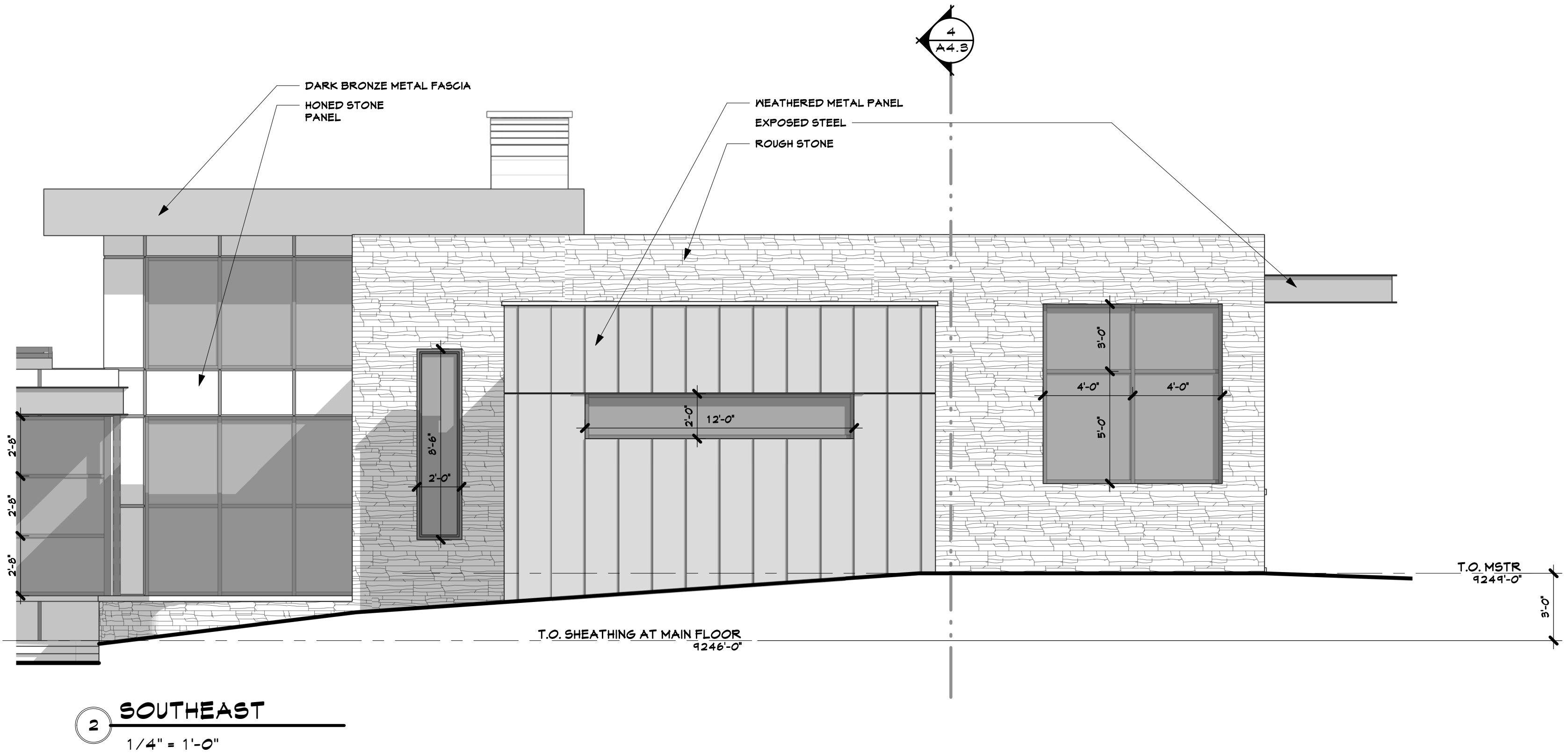
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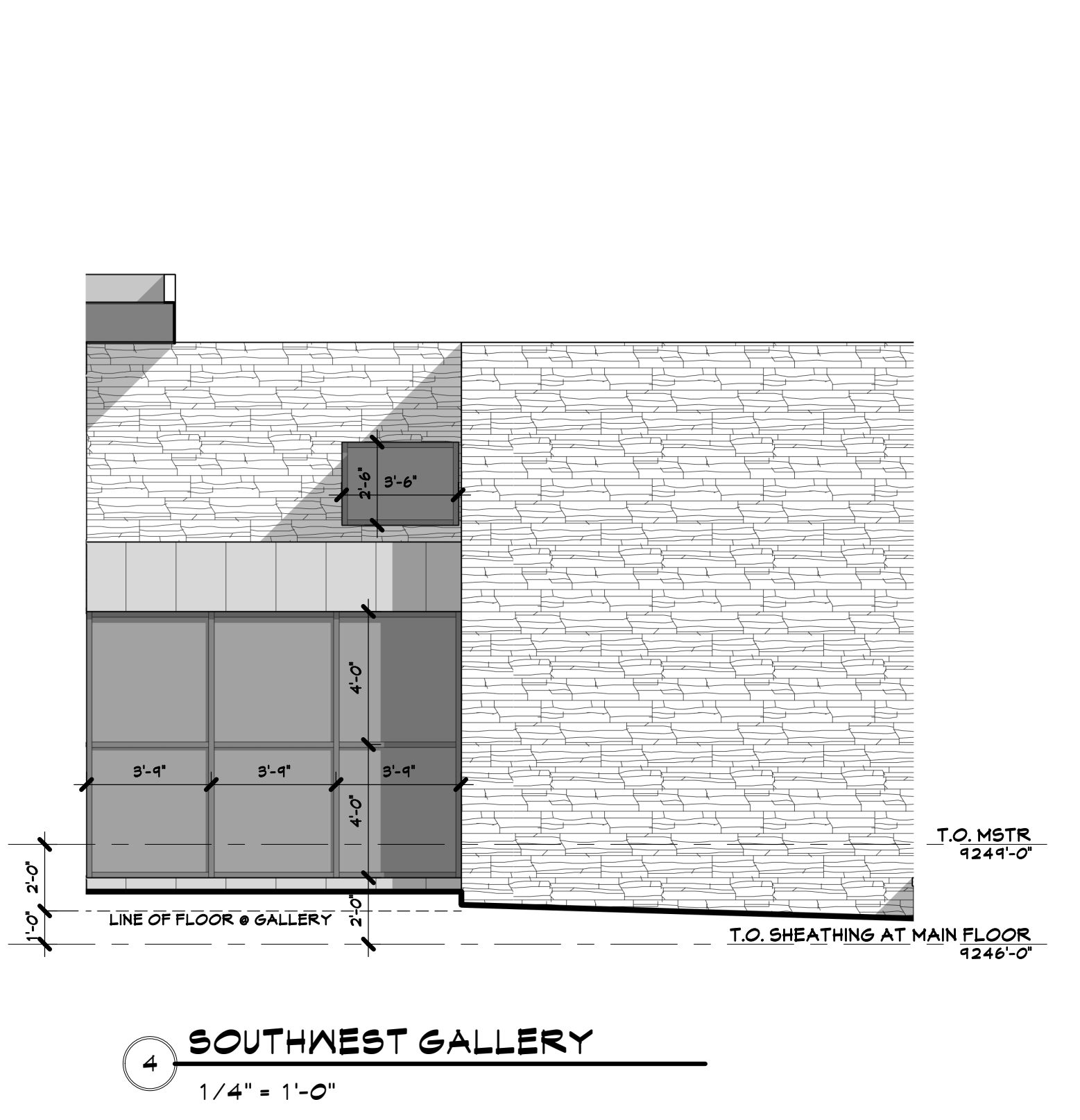




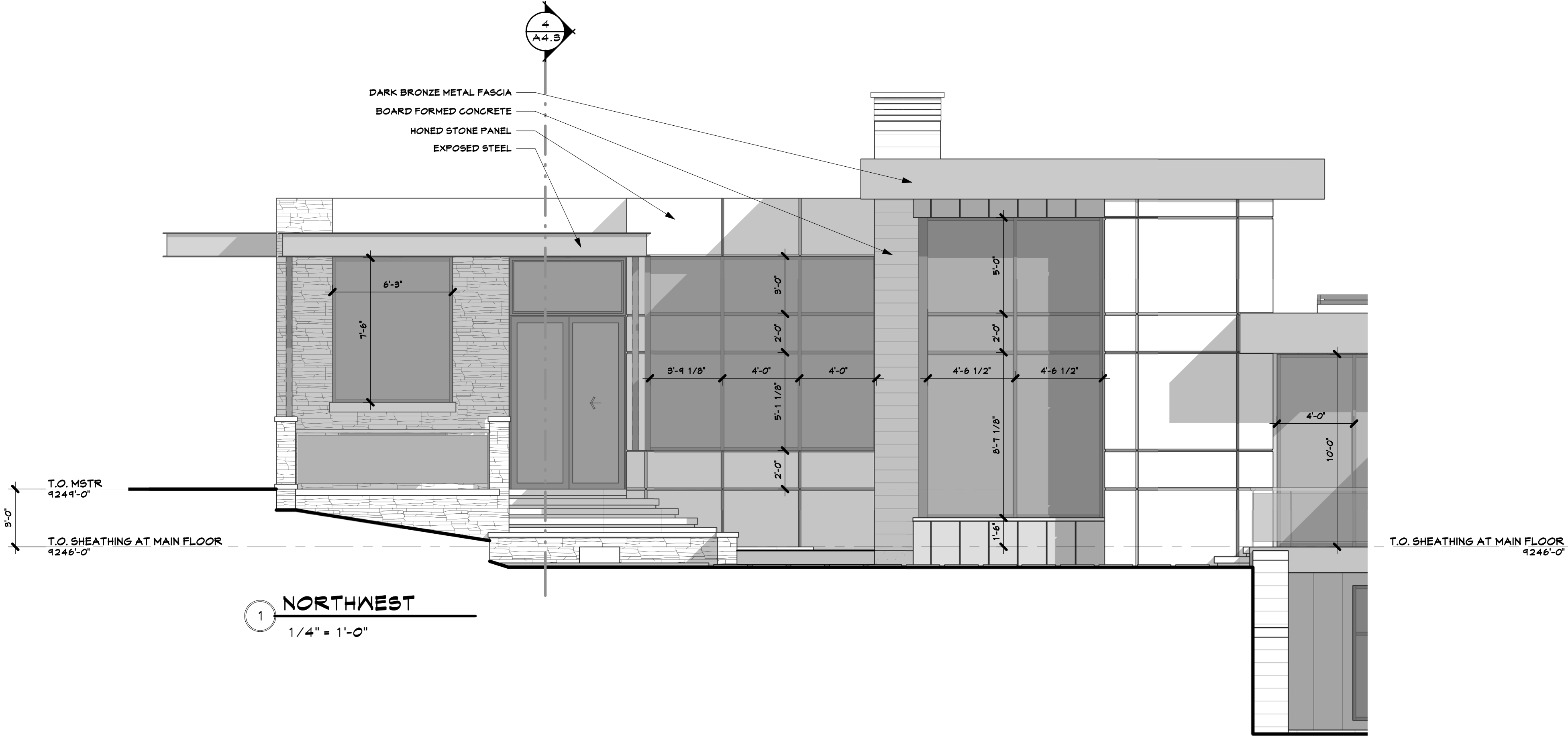
3 SOUTHEAST GREAT ROOM
1/4" = 1'-0"



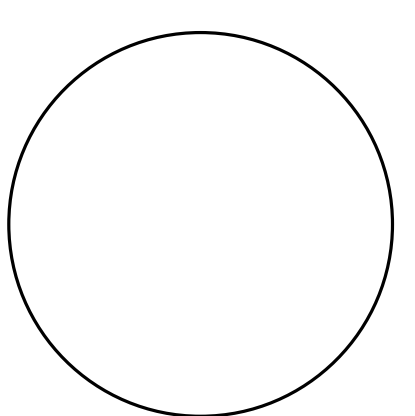
2 SOUTHEAST
1/4" = 1'-0"



4 SOUTHWEST GALLERY
1/4" = 1'-0"



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



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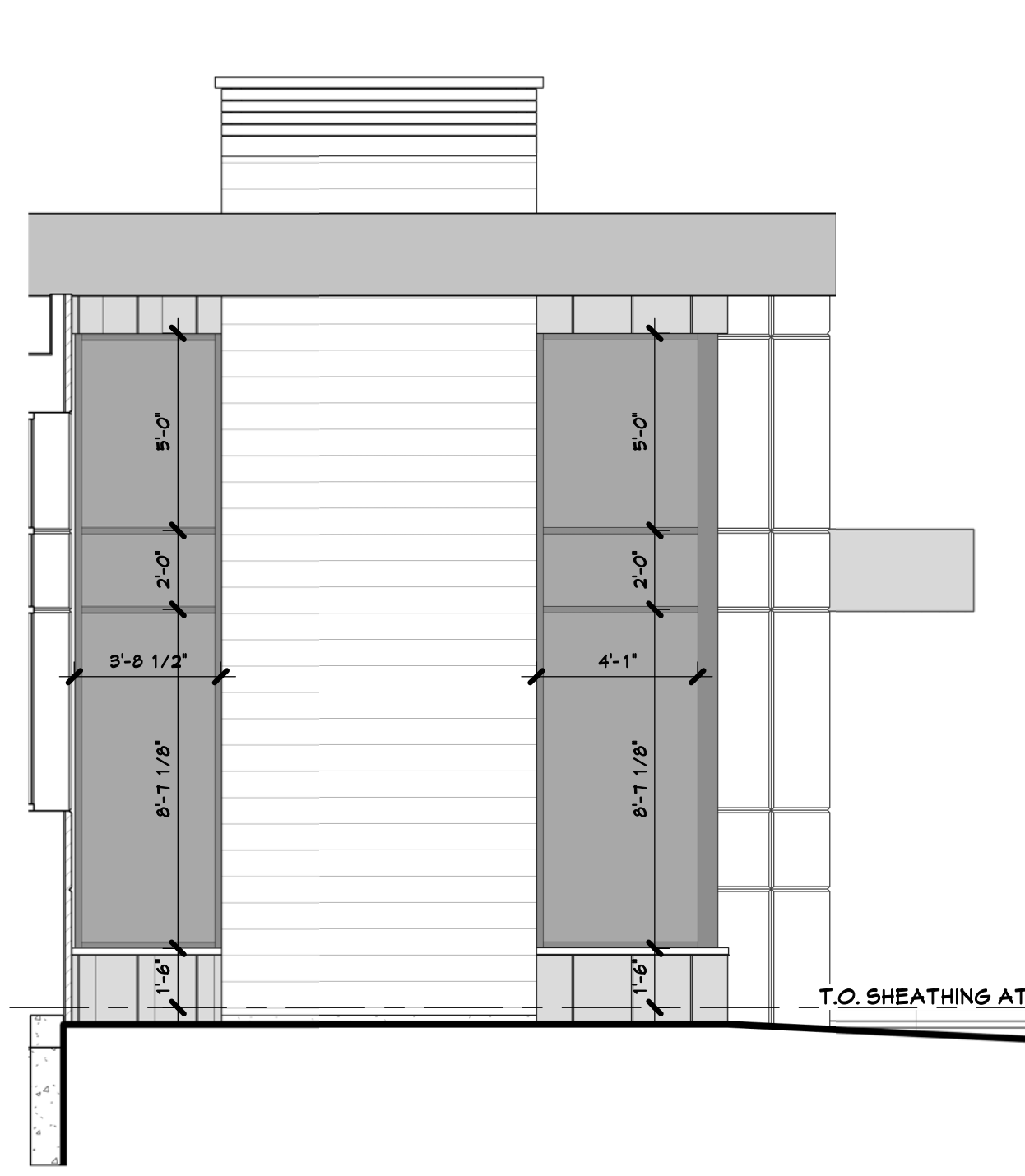
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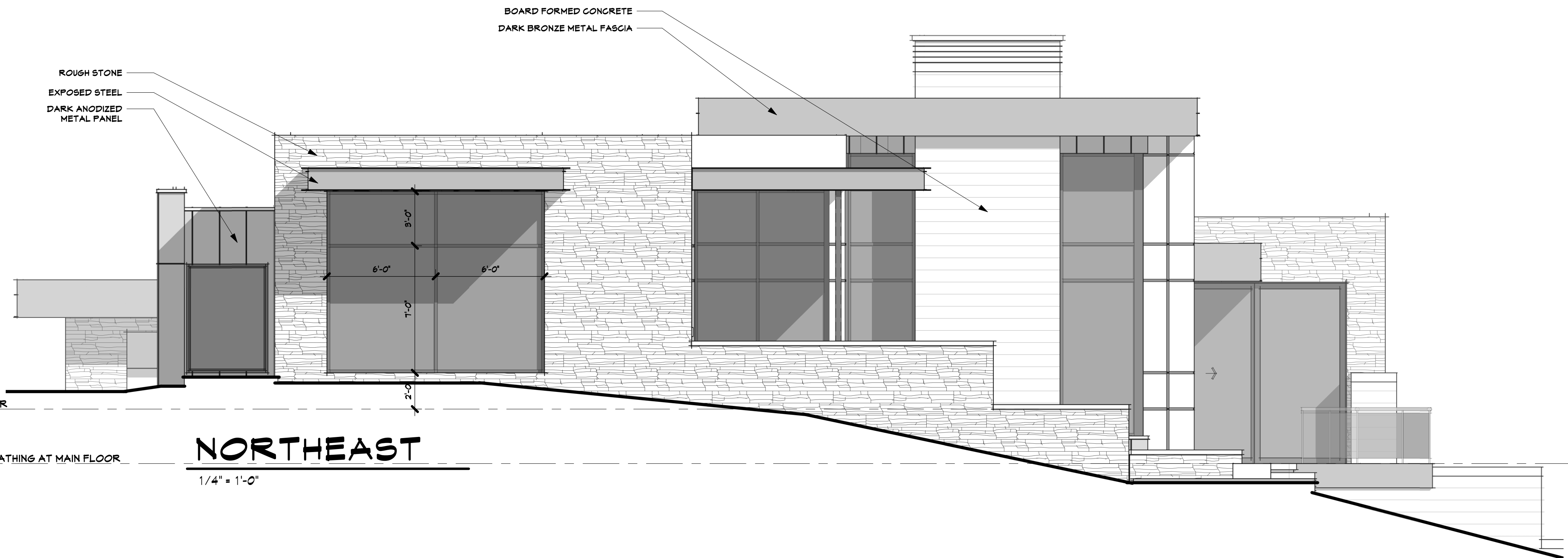
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A4.2

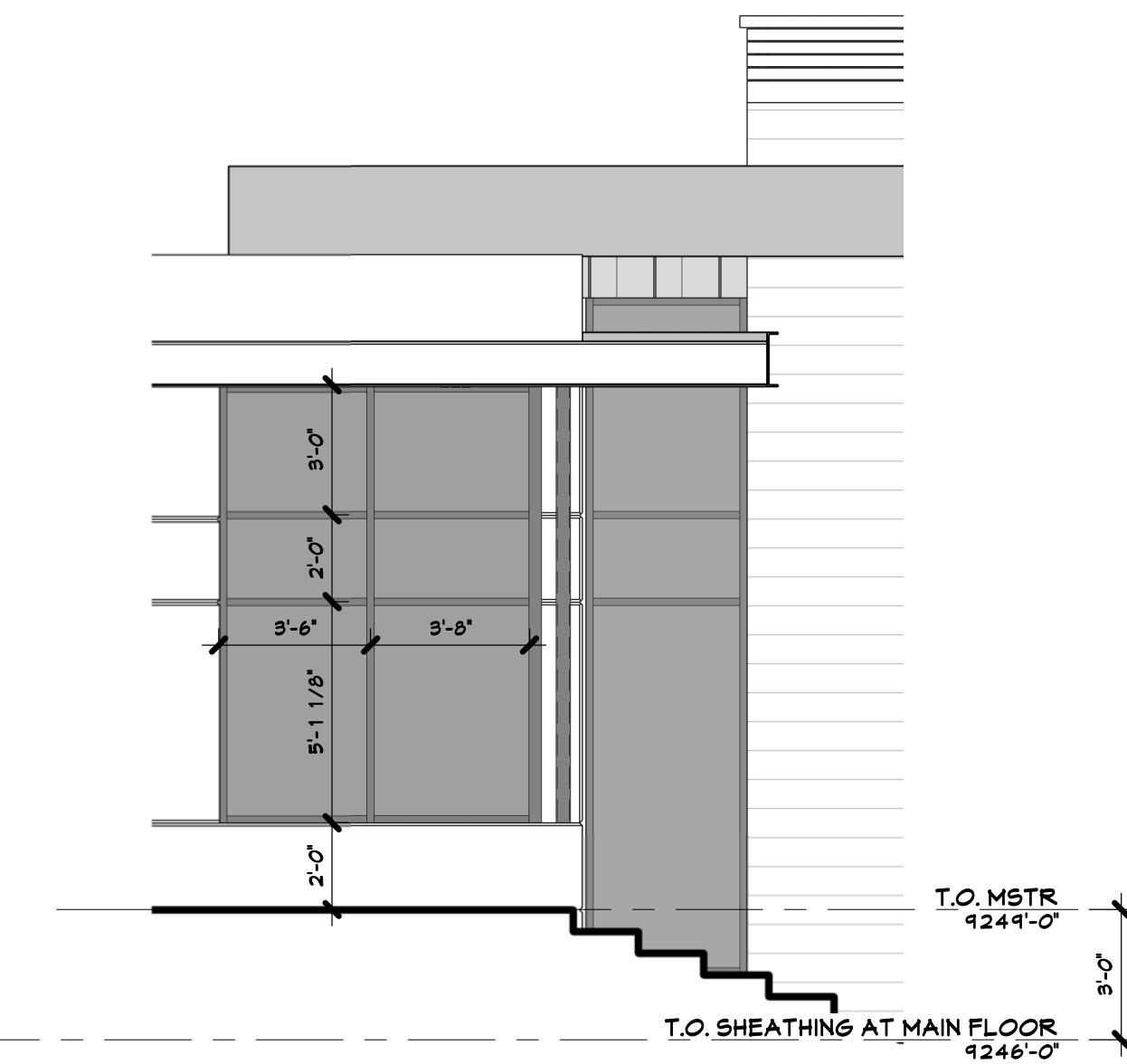
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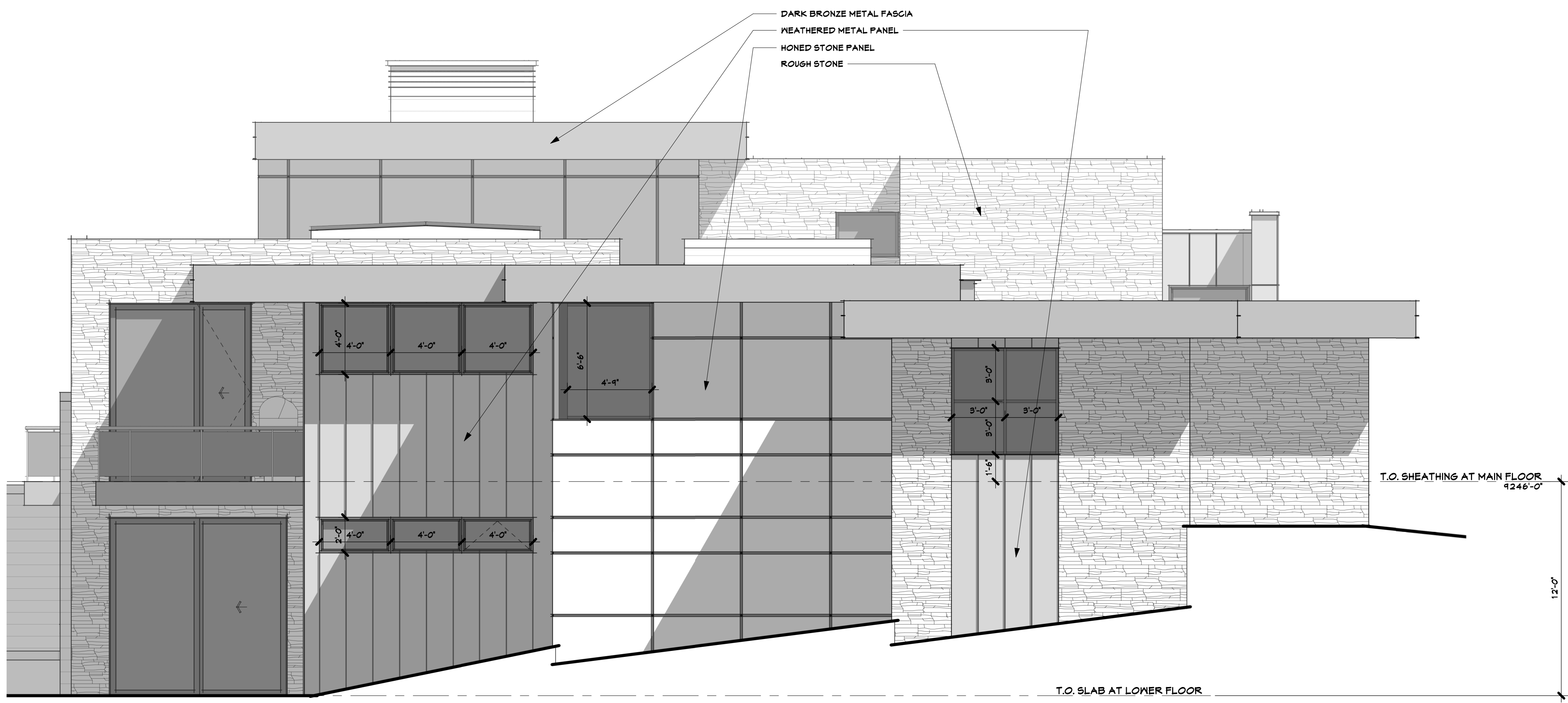
3 **NORTHEAST GREAT ROOM**
1/4" = 1'-0"



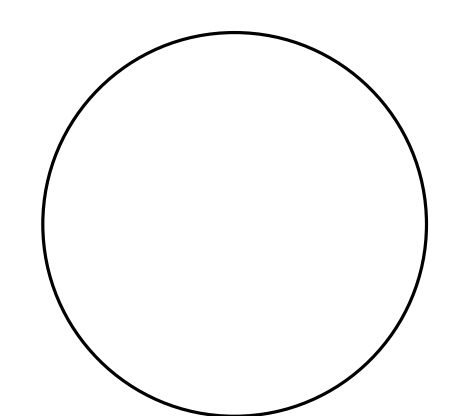
NORTHEAST
1/4" = 1'-0"



4 **NORTHEAST STUDY**
1/4" = 1'-0"



SOUTHWEST
1/4" = 1'-0"



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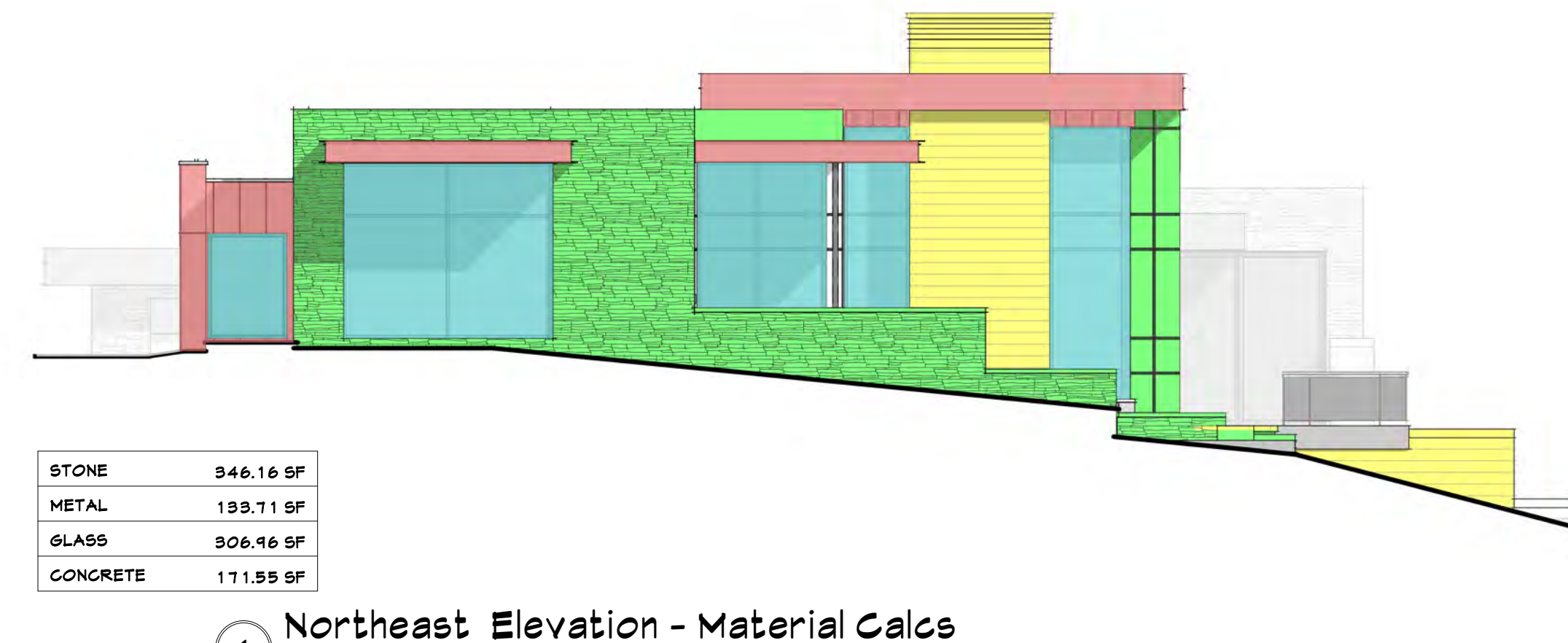
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STONE	456.84 SF
METAL	771.39 SF
GLASS	447.40 SF
CONCRETE	228.56 SF

2 Northwest Elevation - Material Calcs

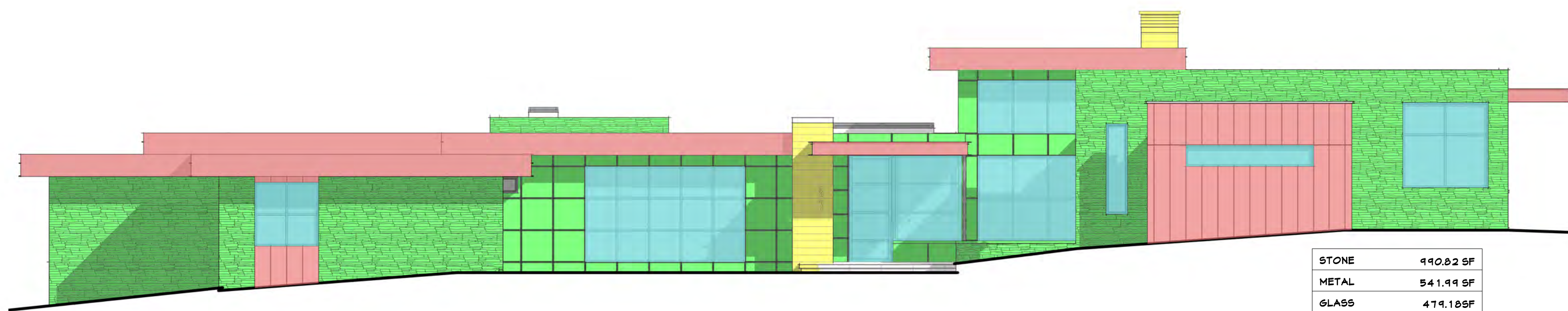
1/8" = 1'-0"



STONE	946.16 SF
METAL	199.71 SF
GLASS	306.96 SF
CONCRETE	171.55 SF

1 Northeast Elevation - Material Calcs

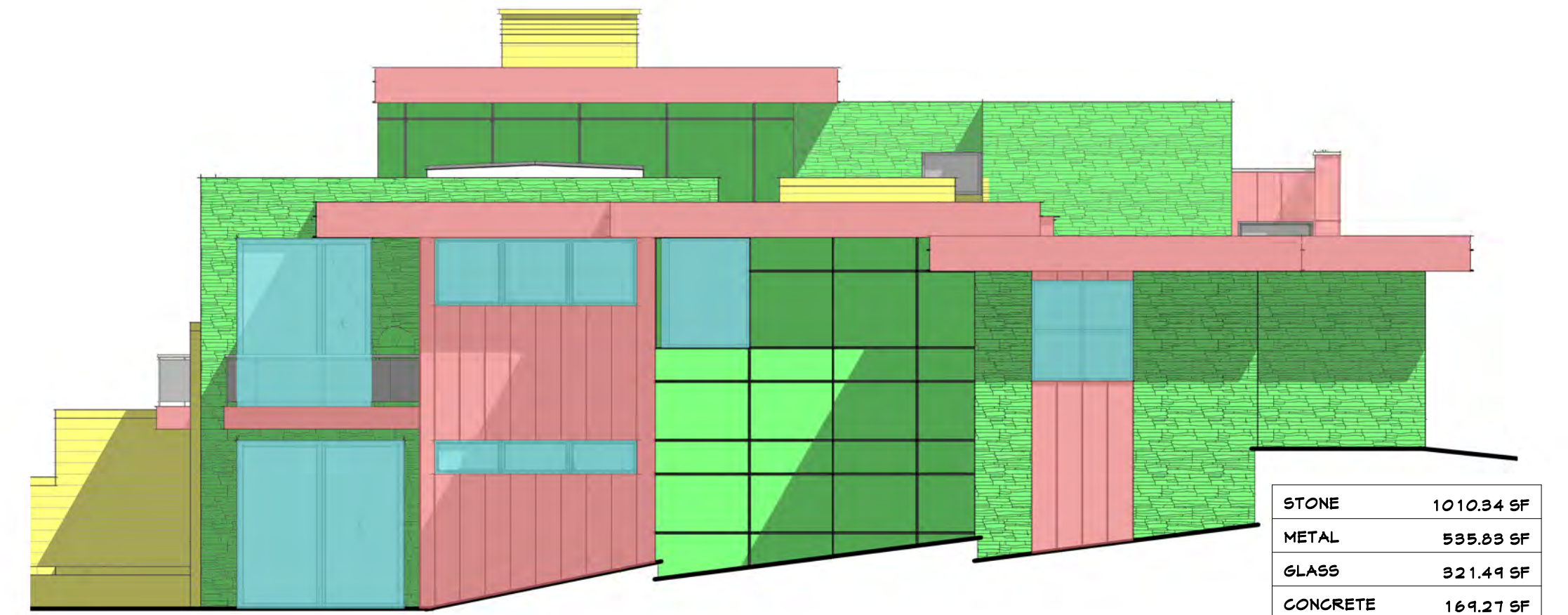
1/8" = 1'-0"



STONE	490.82 SF
METAL	541.99 SF
GLASS	474.18 SF
CONCRETE	63.99 SF

3 Southeast Elevation - Material Calcs

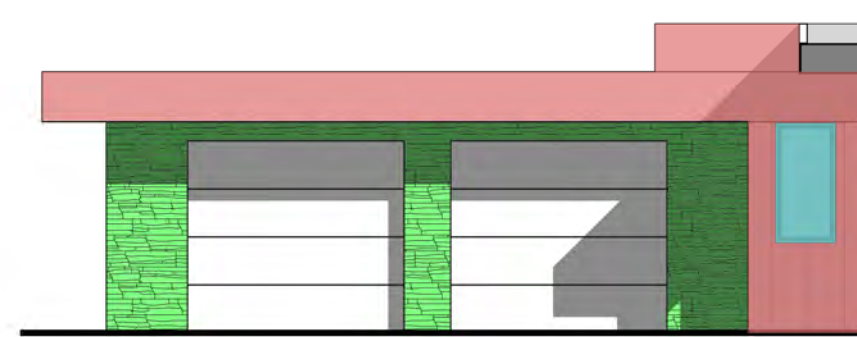
1/8" = 1'-0"



STONE	1010.34 SF
METAL	595.83 SF
GLASS	321.49 SF
CONCRETE	169.27 SF

4 Southwest Elevation - Material Calcs

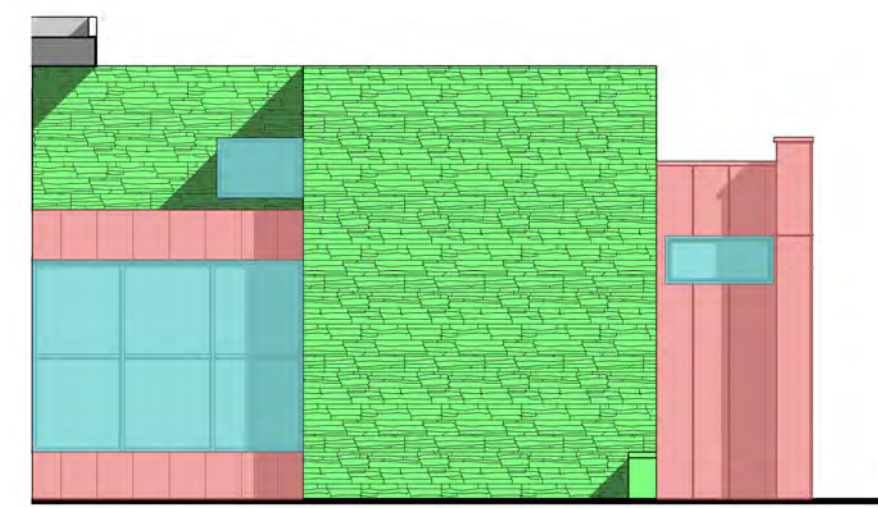
1/8" = 1'-0"



STONE	41.46 SF
METAL	111.72 SF
GLASS	12.50 SF
CONCRETE	0.00 SF

5 Garage Elevation - Material Calcs

1/8" = 1'-0"



STONE	927.05 SF
METAL	129.78 SF
GLASS	107.96 SF
CONCRETE	0.00 SF

6 West Elevation 2 - Material Calcs

1/8" = 1'-0"

MATERIALS	
STONE	
METAL	
GLASS	
CONCRETE	

TOTAL BUILDING MATERIALS		
STONE	4,129.01 SF	41.13%
METAL	2,364.26 SF	23.57%
GLASS	2,670.05 SF	26.70%
CONCRETE	862.42 SF	8.60%

STONE	249.76 SF
METAL	81.51 SF
GLASS	15.23 SF
CONCRETE	151.89 SF

10 Materials Unseen In Elevations

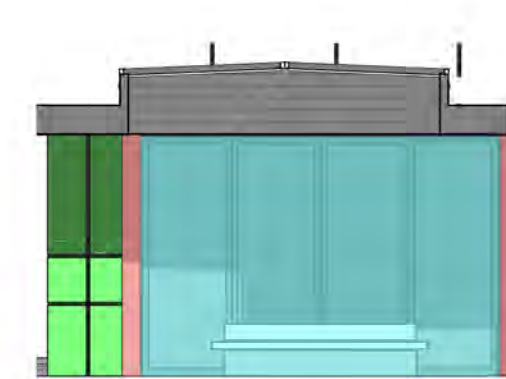
1/8" = 1'-0"



STONE	0.00 SQ. FT.
METAL	35.05 SQ. FT.
GLASS	37.33 SQ. FT.
CONCRETE	64.66 SQ. FT.

9 Entry Northeast Elevation - Material Calcs

1/8" = 1'-0"



STONE	91.14 SF
METAL	11.90 SF
GLASS	150.00 SF
CONCRETE	0.00 SF

8 Outdoor Lounge West Elev - Material Calcs

1/8" = 1'-0"



STONE	77.42 SF
METAL	15.38 SF
GLASS	250.00 SF
CONCRETE	12.50 SF

7 Outdoor Lounge East Elev - Material Calcs

1/8" = 1'-0"

CUSTOM RESIDENCE
 87 PENNINGTON PLACE
 MOUNTAIN VILLAGE, CO 81435
 SAN MIGUEL COUNTY

SUBMISSIONS

DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Revised to DRB	04/01/2021

PROGRESS SET
 NOT FOR
 CONSTRUCTION

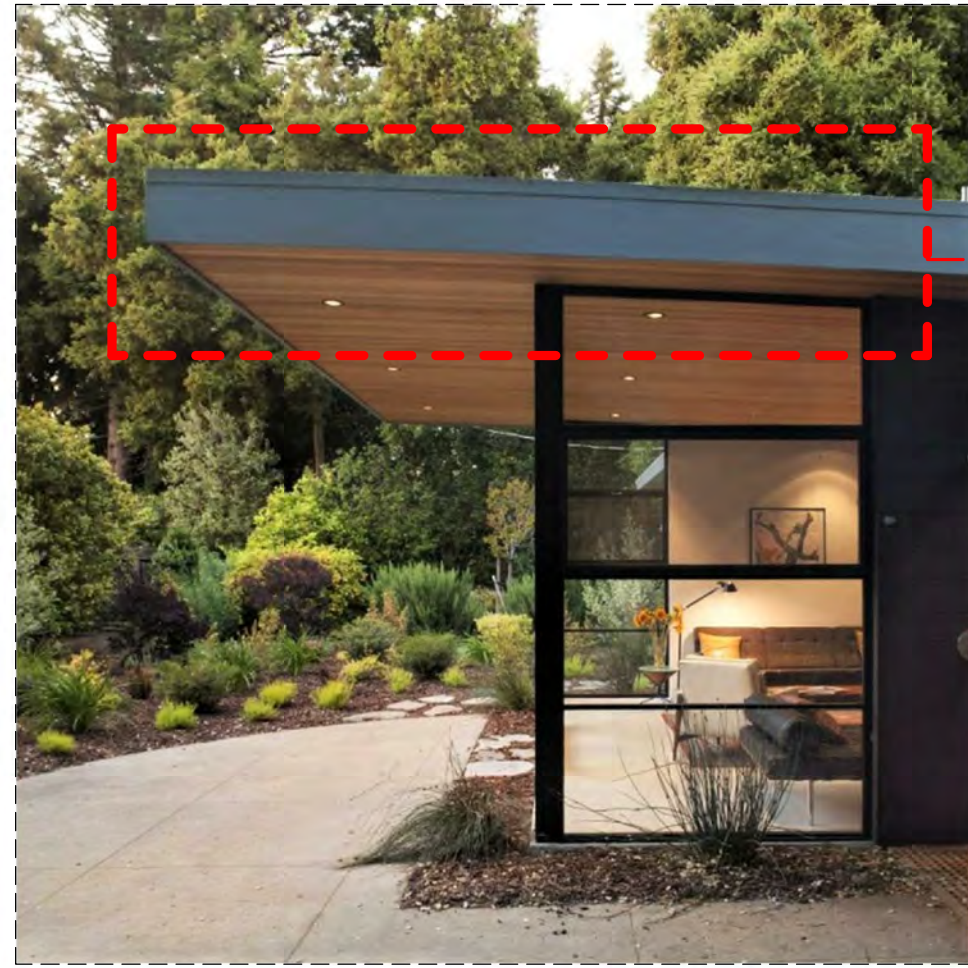
A5.0

fine residential design

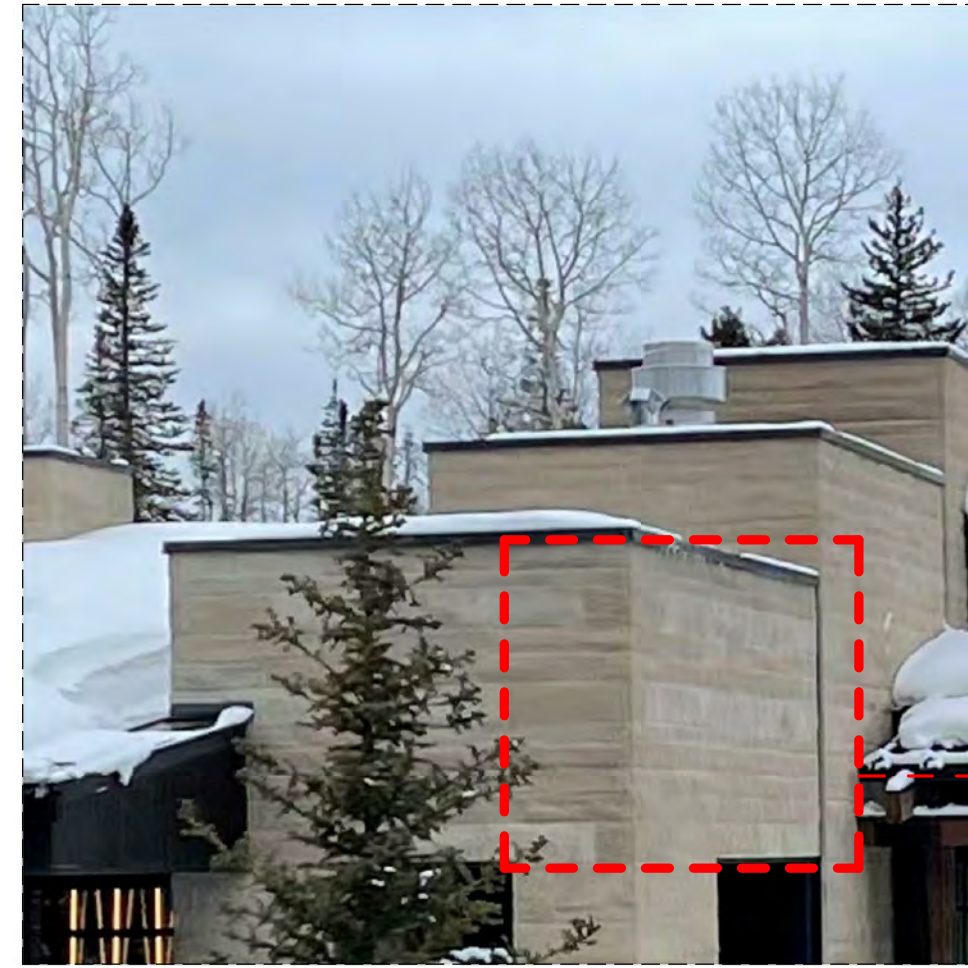
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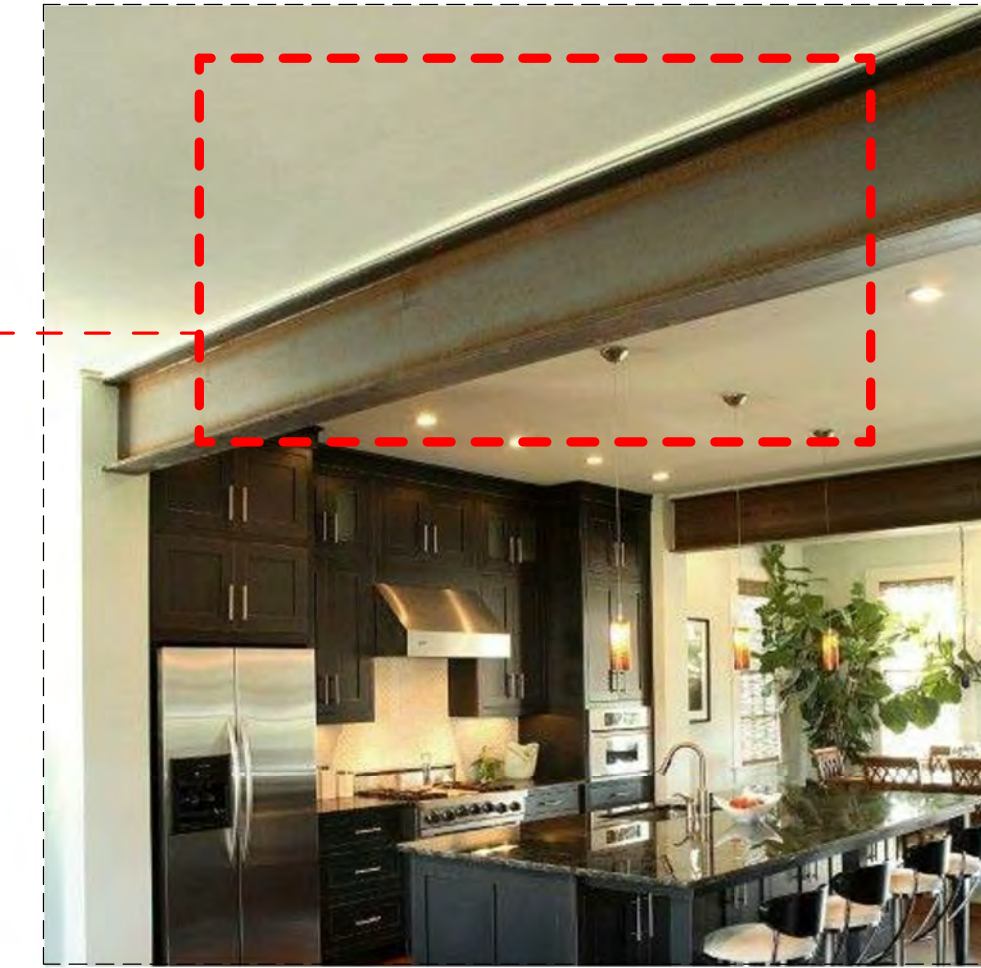
DARK BRONZE METAL FASCIA



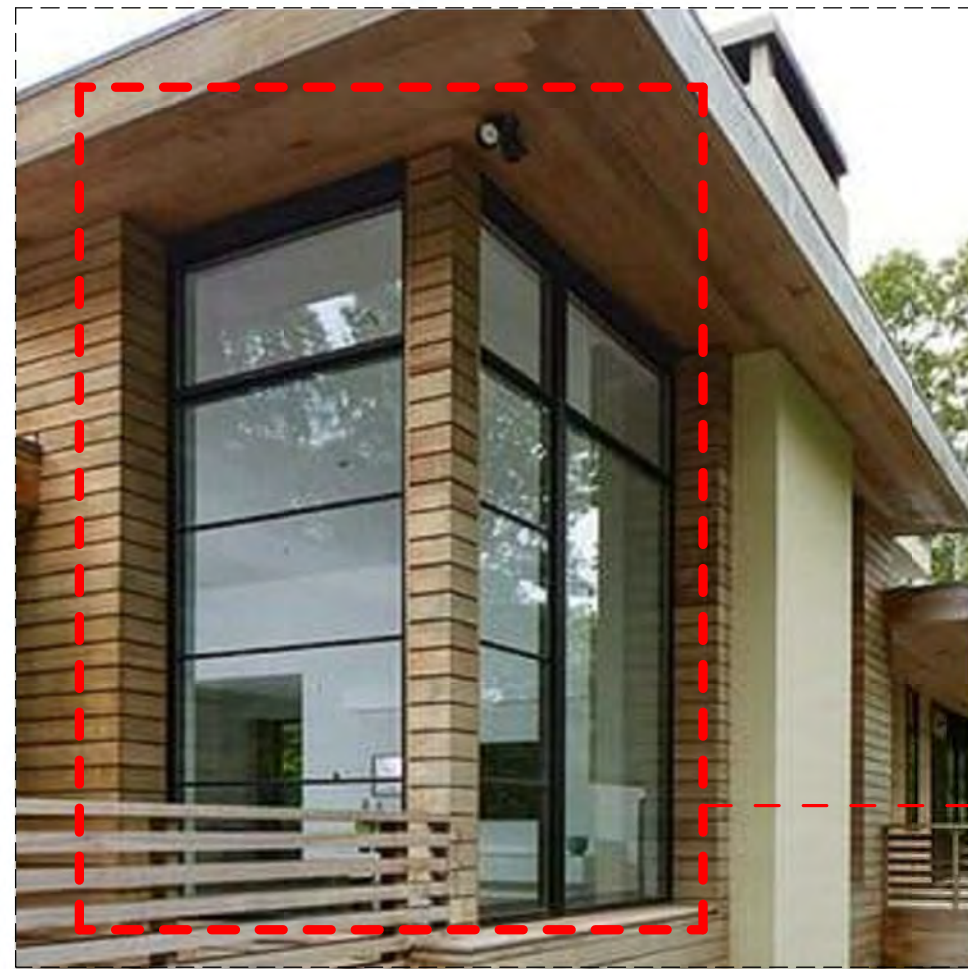
ROUGH STONE



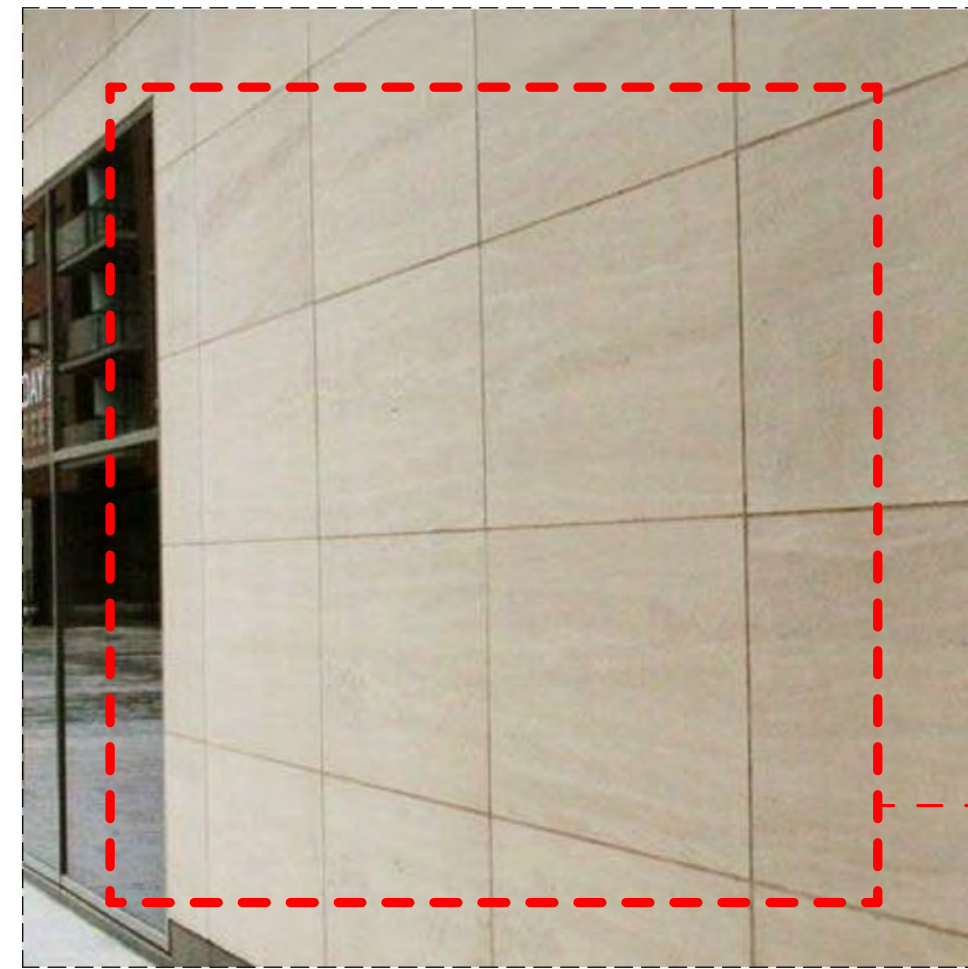
DARK ANODIZED METAL PANEL



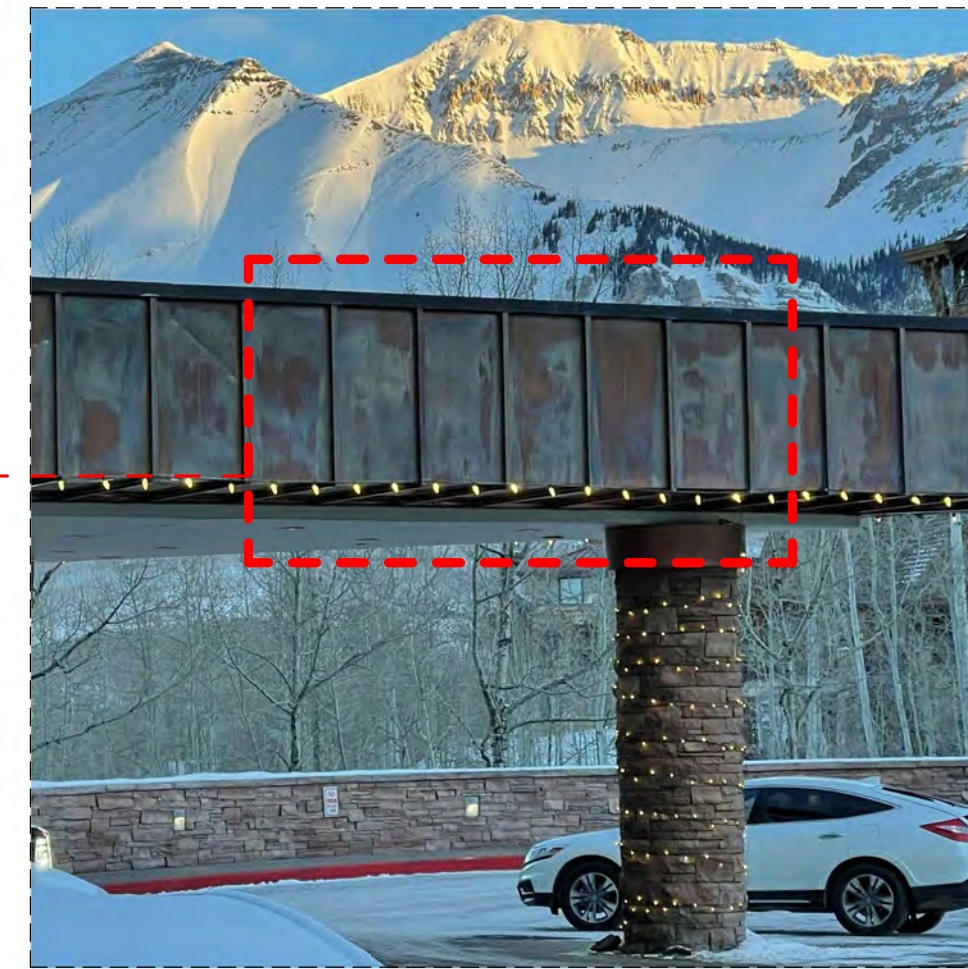
EXPOSED STEEL



DARK BRONZE WINDOW FRAME



HONED STONE PANELS



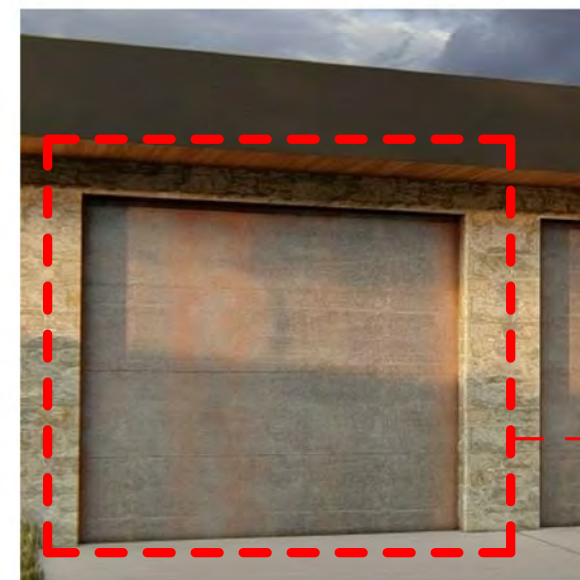
WEATHERED METAL PANELS



BOARD FORMED CONCRETE



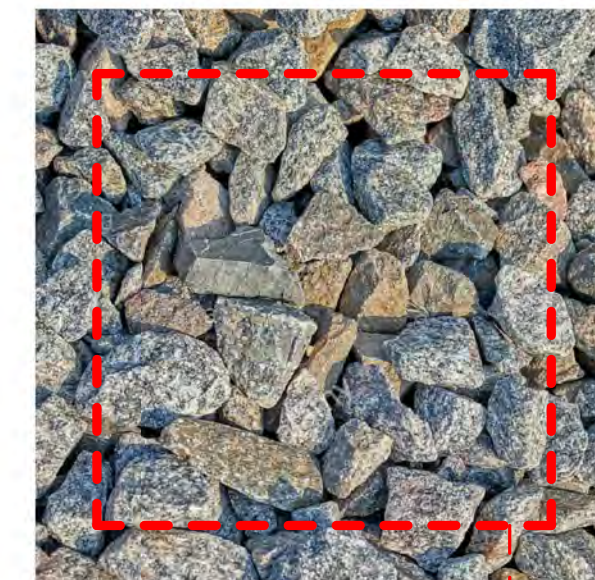
Dark Bronze Anodized



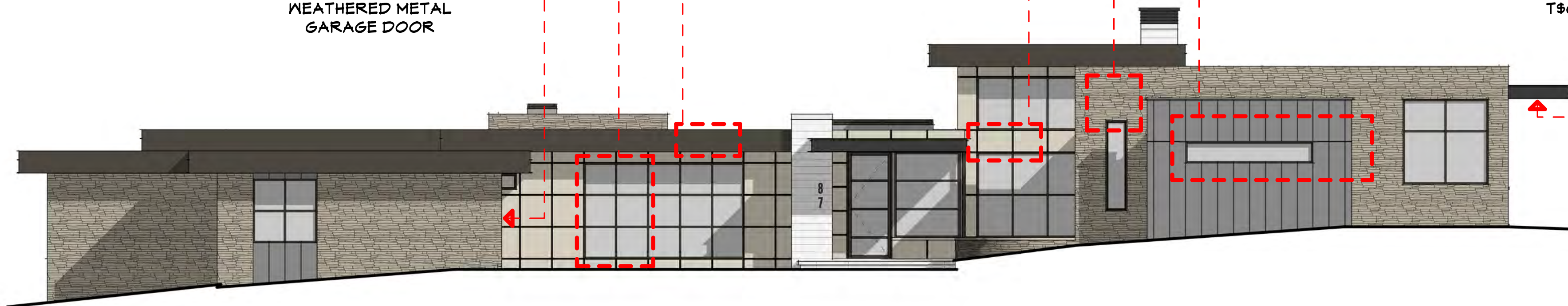
WEATHERED METAL GARAGE DOOR



T&G SOFFIT

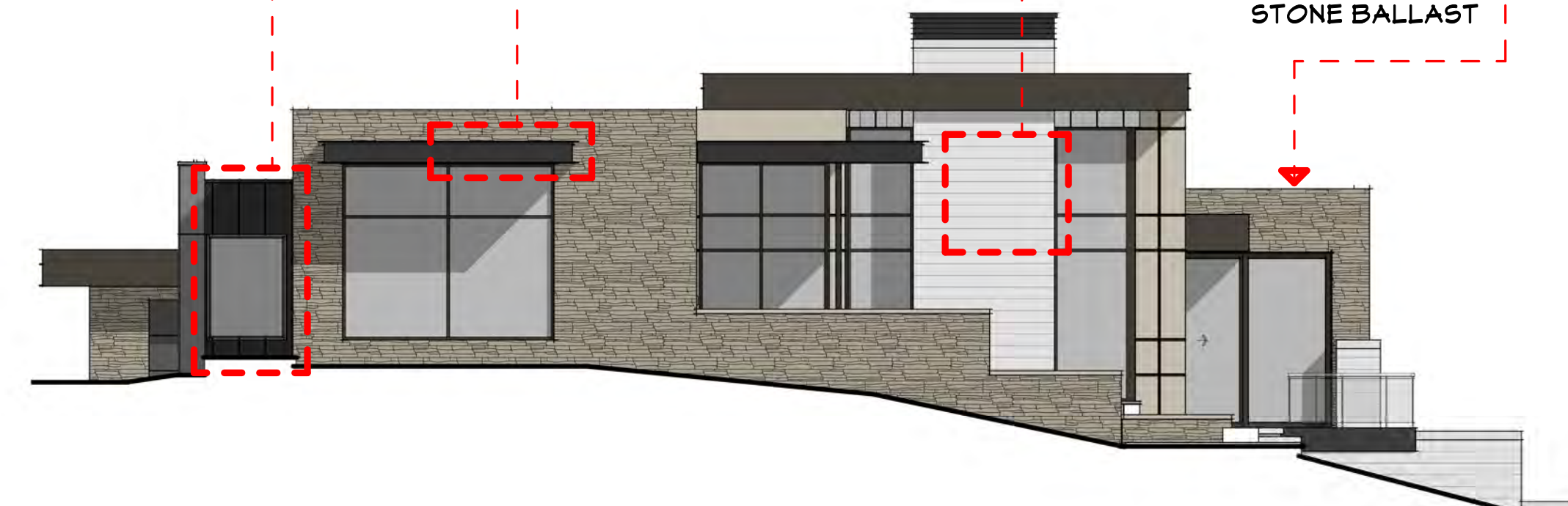


STONE BALLAST



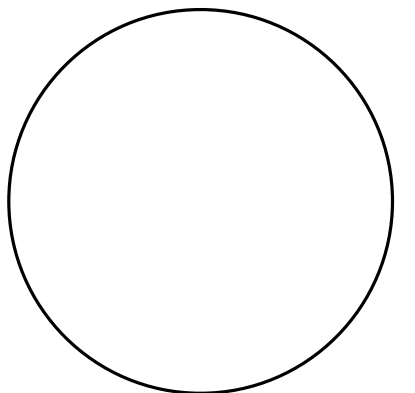
SOUTHEAST

1/8" = 1'-0"



NORTHEAST

1/8" = 1'-0"

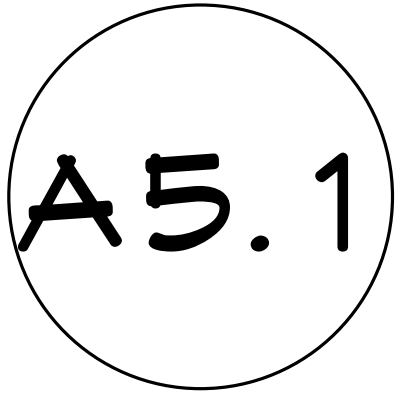


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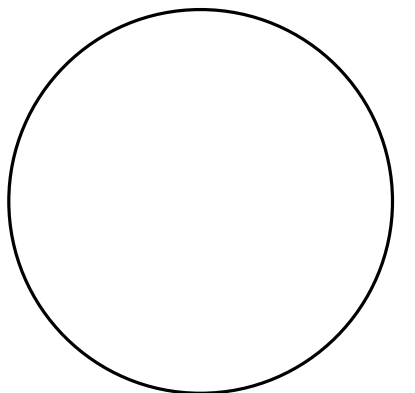
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CUSTOM RESIDENCE
87 PENNINGTON PLACE
MOUNTAIN VILLAGE, CO 81435
SAN MIGUEL COUNTY

SUBMISSIONS
DRB Feedback 02/02/2021
Issued to DRB 02/17/2021
Resubmitted to DRB 04/01/2021



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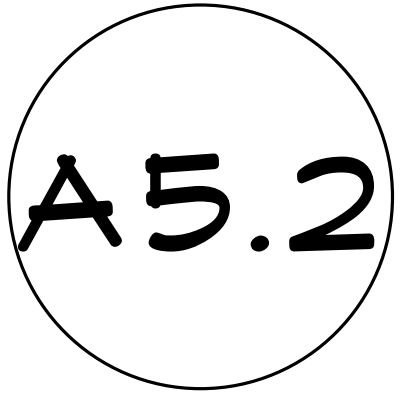


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LANDSCAPE LEGEND

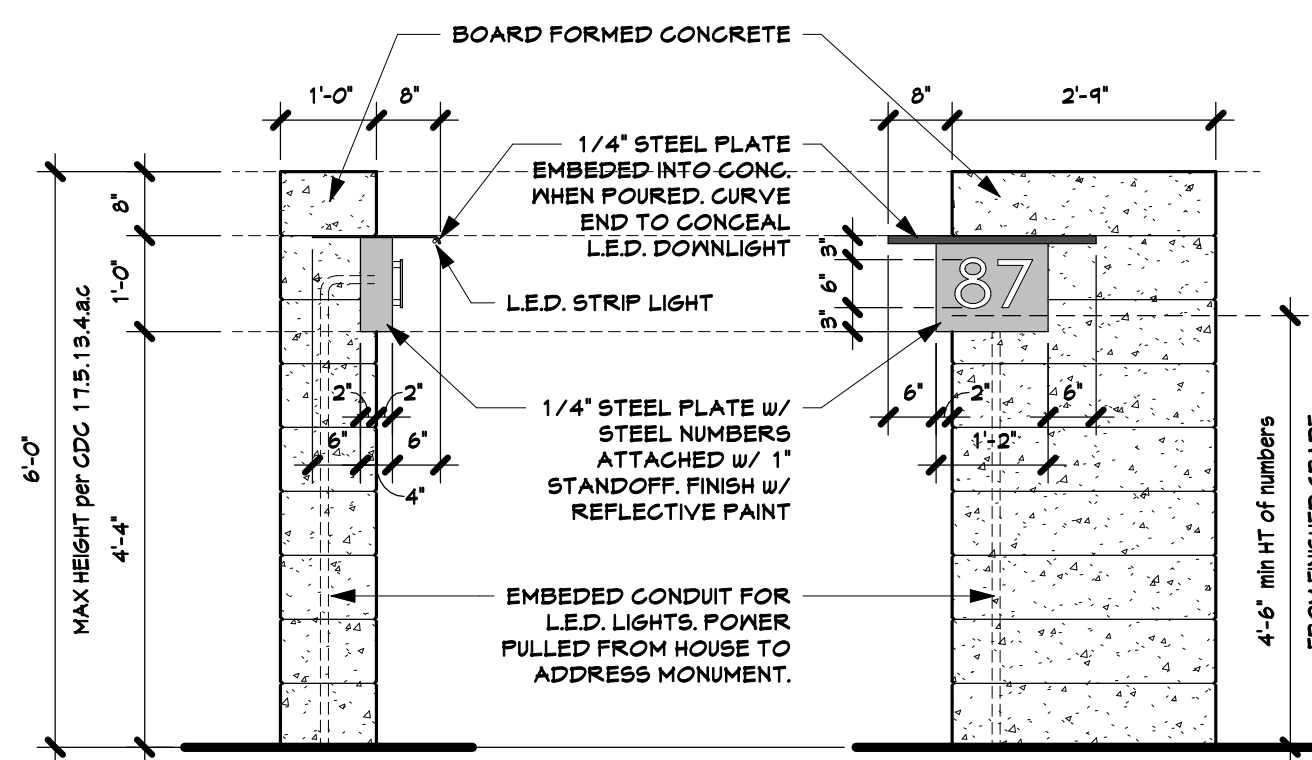
-  ASPEN TREES
-  CONIFER TREES
-  SHRUBS
-  PERENNIALS & GROUNDCOVER
-  FIRE MITIGATION ZONE 1:
NATIVE GRASSES / REVEGETATION
-  FIRE MITIGATION ZONE 2:
NATIVE GRASSES / REVEGETATION

FIRE MITIGATION NOTES
AS REQUIRED BY SECTION 17.6.1, PARAGRAPH 3 OF THE CGC:

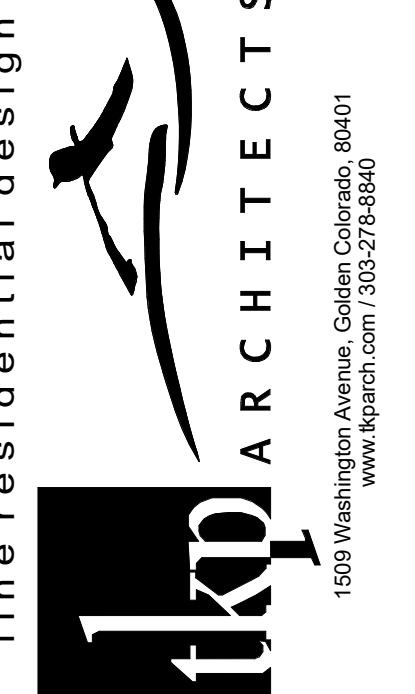
1. THE EXISTING SITE HAS NO TREES.
2. NO TREES WILL BE REMOVED FROM THE SITE.
3. A FINAL SITE PLAN WILL BE SUBMITTED PREPARED BY A LICENSED COLORADO LANDSCAPE ARCHITECT.
4. ALL NEW LANDSCAPE MATERIAL WILL BE PLACED AND MAINTAINED TO COMPLY WITH THE REQUIREMENTS OF SECTION 17.6.1 PARAGRAPH 3 SUBPARAGRAPH D.



1 PRELIMINARY LANDSCAPE PLAN
1" = 10'-0"



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

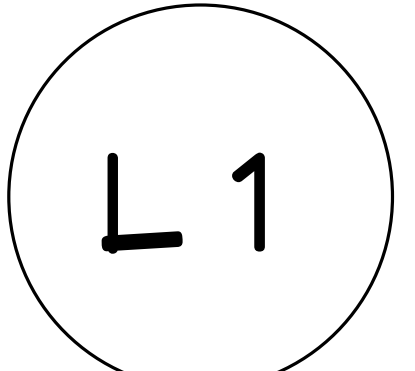


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GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

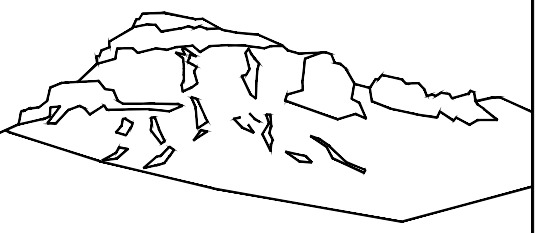
22. ALL DISTURBED GROUND SHALL BE RE-SEEDDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2021-01-29

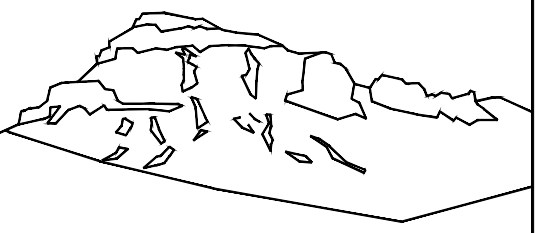
Lot 729R-7
Pennington Place
Mtn. Village, CO



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

Civil
Engineering
Notes

C1



Uncompahgre Engineering, LLC

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

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DRB 2021-01-29

OPEN SPACE TRAC
(TSG SKI & GOLF, LLC)

Lot 729R-7
Pennington Place
Mtn. Village, CO



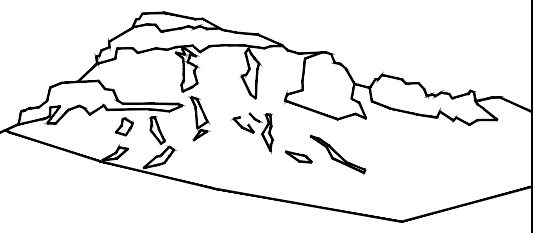
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Grading and Drainage Plan

C2.1



Note:
Minimum Driveway Width is:
12' of Asphalt with 2-2' Shoulders.



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Engineering, LLC

P.O. Box 3945
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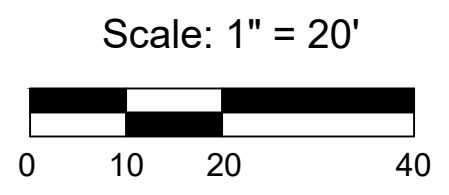
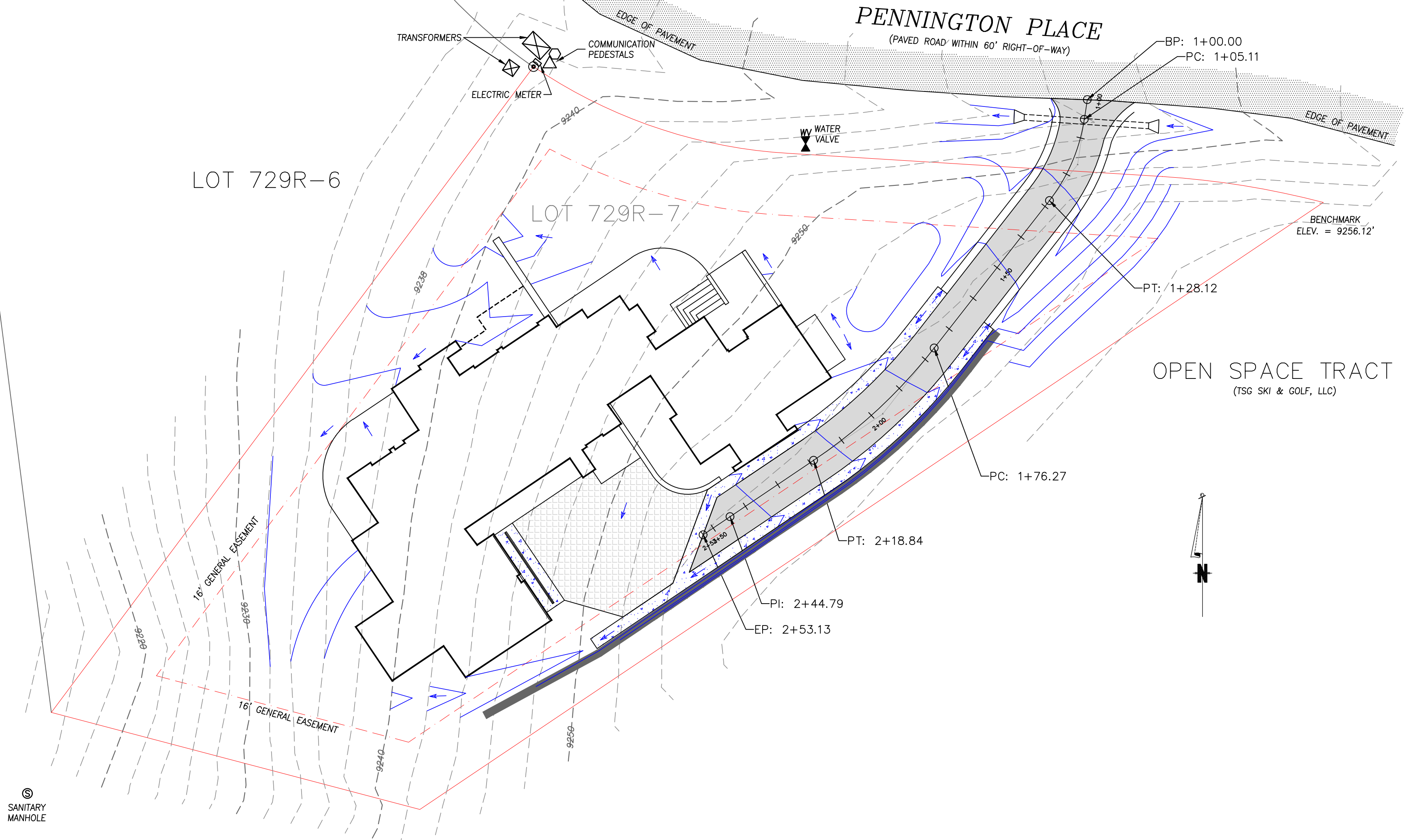
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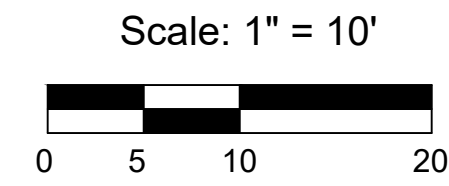
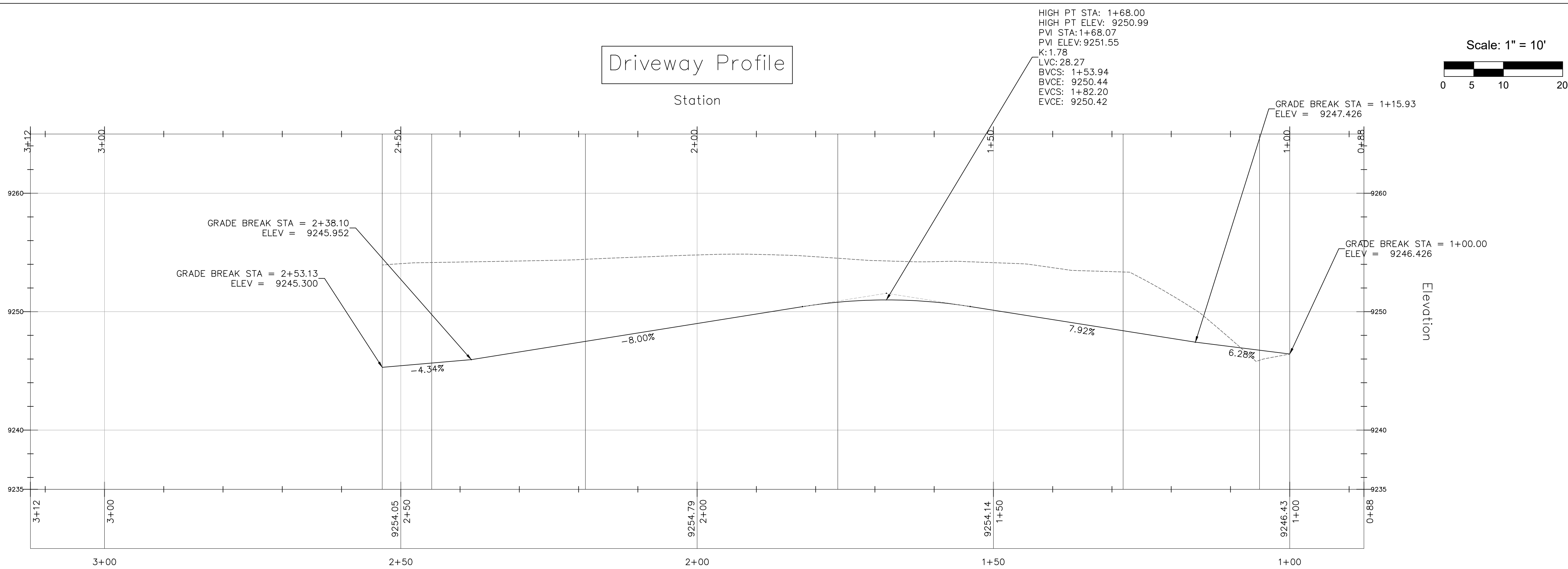
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Driveway
Plan
and
Profile

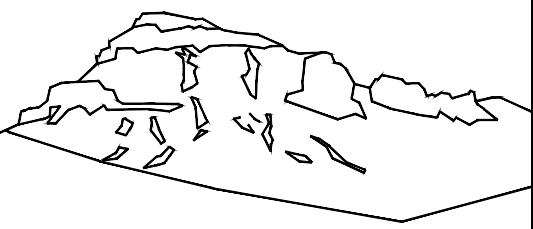
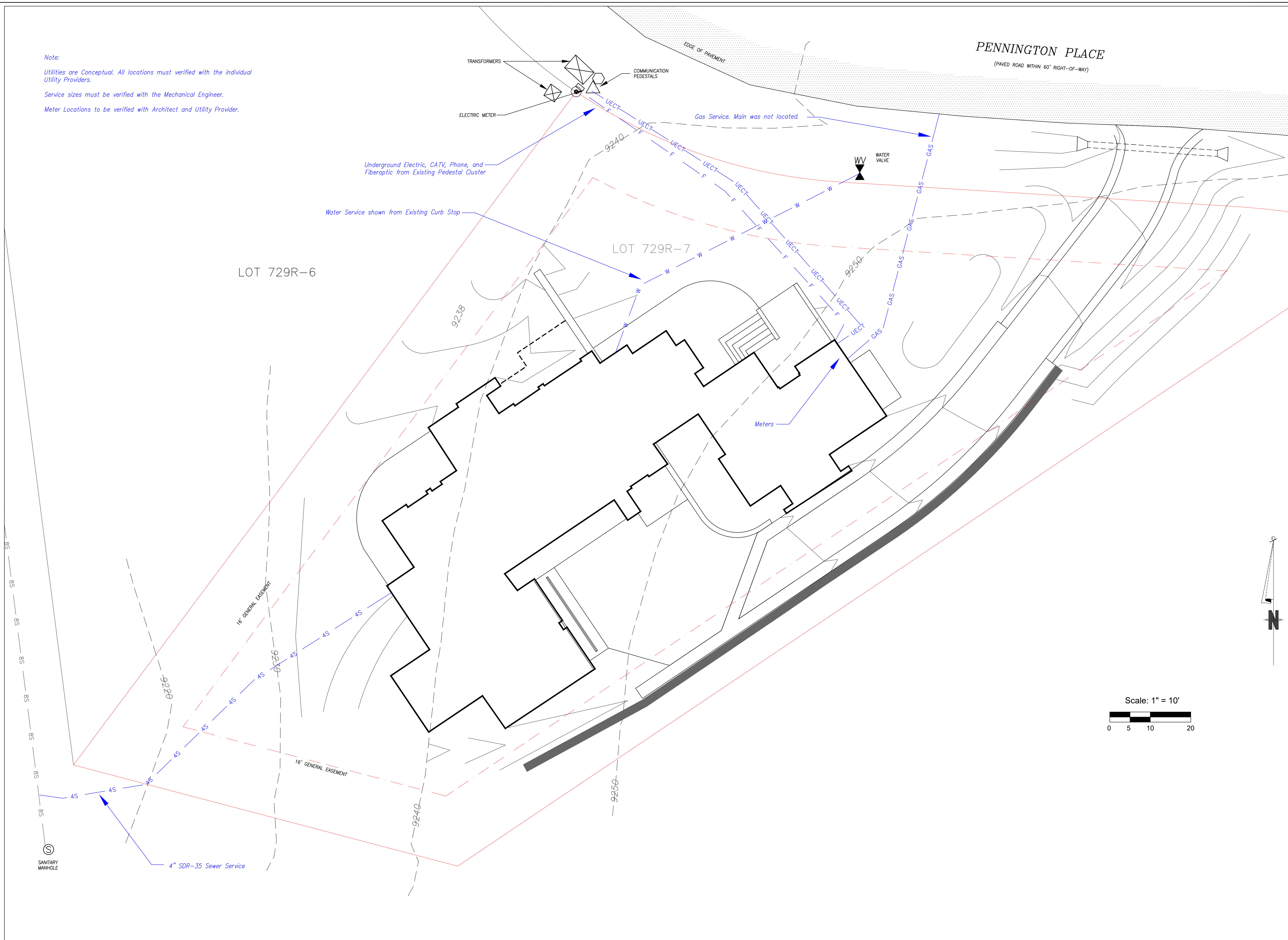
C2.2



Driveway Profile



Note:
 Utilities are Conceptual. All locations must be verified with the individual Utility Providers.
 Service sizes must be verified with the Mechanical Engineer.
 Meter Locations to be verified with Architect and Utility Provider.



Uncompahgre
 Engineering, LLC

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 Telluride, CO 81435
 970-729-0683

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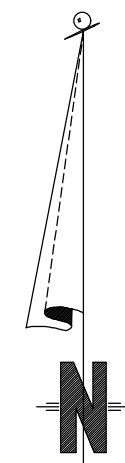
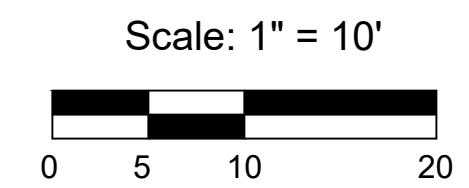
Lot 729R-7
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 DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3



John A. Miller

From: Finn KJome
Sent: Monday, March 29, 2021 10:14 AM
To: John A. Miller
Subject: RE: April 22, 2021 Special DRB Meeting Referrals - 729R-7, AR26, and 226BR

Here are my comments.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, March 26, 2021 4:04 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Scott Heidergott <sheidergott@telluridefire.com>; Mike Otto <MOtto@mtnvillage.org>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: April 22, 2021 Special DRB Meeting Referrals - 729R-7, AR26, and 226BR

Good Afternoon All –

We currently have a big push for Design Review before spring melt so I am going to send you this month's referrals as one email instead of multiple. Amy should also sent or be in the process of sending a few more homes that she is reviewing.

1. New Single Family Home at 87 Pennington Place
https://townofmountainvillage.com/site/assets/files/34813/lot_729r-7_referral_packet.pdf
Field verify existing utilities. John we should probably talk about the swimming pool at some point no real issue just want to go over it with you. I don't have an issue with the encroachment into the GE but think DRB should discuss this.
2. New Single Family Home at 122 Singletree Road
https://townofmountainvillage.com/site/assets/files/34814/lot_ar26_referral_packet.pdf
Field verify existing utilities.
3. New Single Family Home at 242 Benchmark Drive
https://townofmountainvillage.com/site/assets/files/34815/lot_226br_referral_packet.pdf
Field verify existing utilizes. Work with Public Works on the future water tap.

Please let me know if there are any questions 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



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: 87 Pennington Place
Mountain Village, CO 81435
Architect: TKP Architect

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.

Review comments by TOMV staff forester, Michael Otto

1. New Single Family Home at 87 Pennington Place

https://townofmountainvillage.com/site/assets/files/34813/lot_729r-7_referral_packet.pdf

“ALL NEW LANDSCAPE MATERIAL WILL BE PLACED AND MAINTAINED TO COMPLY WITH THE REQUIREMENTS OF SECTION 17.6.1 PARAGRAPH 3 SUBPARAGRAPH D.”

Planned conifer plantings on the preliminary landscape plan are in Zone 1.

The preliminary landscape plan does not determine the revegetation seed ratio and does not list conifer or shrub species to be planted as described in Section 17.5.9. Without a plan for species and size of conifer and shrub planting it is not possible to determine if diversity, size, and native planting requirements will be met.

2. New Single Family Home at 122 Singletree Road

https://townofmountainvillage.com/site/assets/files/34814/lot_ar26_referral_packet.pdf

Concern over the use of conifers as a screen on the NW side of the building as zone 1 is not extended into the neighboring property. However, I recommend moving forward with the landscape plan as a low steel wall is also planned for the building on the same side and the neighboring property is not heavily forested.

I am also concerned with the use of horizontal juniper species in the landscape plan. Juniper shrubs are especially flammable, however, use of conifer shrubs in landscaping is not strictly prohibited by the community development code wildfire mitigation guidelines. Additionally, common juniper is the only native conifer shrub species listed in the cdc guidelines. Other more common conifer landscape shrubs would not meet naturalized planting guidelines.

3. New Single Family Home at 242 Benchmark Drive

https://townofmountainvillage.com/site/assets/files/34815/lot_226br_referral_packet.pdf

Chokecherry is not listed in the diversity clause of landscape planting. However, it is not used as often as aspen and blue spruce. I would recommend viewing the use of chokecherry trees as meeting the diversity clause.

Dogwood trees do not meet naturalized planting requirements. Only one specific native dogwood shrub is listed on the naturalized planting list. Most dogwood trees are considered to be limited to hardiness zone 5 and up and generally have high water requirements. Mountain Village can be considered zone 4 or 5 and has dry spells. Extra consideration should be given to the species and microclimate. Harsh conditions in winter or summer may limit the longevity of

planted dogwood. Pagoda dogwood is zone 3, but has high water requirements. Amur maple and Tatarian maple are good ornamental alternatives listed on the native plantings requirement table.



AGENDA ITEM 14
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; April 22, 2021

DATE: March 31, 2021

RE: Review and Recommendation to Town Council regarding a Vested Property Rights Extension for a Site-Specific Development Plan at Lot 1003R-1, 433 Mountain Village Boulevard, Gondola Parking Garage

Project Overview

PROJECT GEOGRAPHY

Legal Description: *Land Unit 2 The Village Station Land Condominiums a Colorado Common Interest Ownership Community in Accordance with the Declaration Recorded on July 1, 20215 in Reception No. 438226*

Address: 433 Mountain Village Blvd
Applicant/Agent: Michelle Haynes, Planning and Development Services Director
Owner: Town of Mountain Village
Zoning: Civic Zone
Existing Use: Parking Garage
Proposed Use: Parking Garage
Lot Size: 1.759 acres

Adjacent Land Uses:

- **North:** Active OS
- **South:** Civic
- **East:** Active OS
- **West:** Active OS

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

Figure 1: Lot 1003R-1 - Vicinity Map



Case Summary: *Please note that Staff comments will be indicated by Italicized Text:* Michelle Haynes, Planning and Development Services Director, acting on behalf of the Town of Mountain Village (Owner), is requesting Design Review Board (DRB) review and recommendation of approval for an extension of the Vested Property Rights and Site Specific Development Plan for the future expansion of the Gondola Parking Garage at 433 Mountain Village Boulevard. This request would extend the vested property rights and site-specific design plans for the Gondola Parking Garage Expansion from its current expiration on October 20, 2021, until October 20, 2031.

Staff Note: The original parking structure was constructed in 1995 with the most recent phase completed in 2004. In 2007, the Town submitted and received approval for an application requesting an additional two floors of parking be constructed on top of the existing structure. Due to the economic downturn, the town subsequently requested a series of one-year extensions totaling 4 years and expiring on August 9, 2011.

In 2011 an application similar to this requested a 10-year extension to the Vested Property Rights for the DRB approved design. This was granted with conditions and the current expiration of this project's Vested Rights is October 20, 2021. It should be noted that all conditions of approval from the original 2007 Design Review approval as well as the 2011 vested property rights extension approval remain applicable for any future development

The approval extends the vested rights of the property as it relates to the following approvals:

1. The Site Specific Development Plan for Lot 1003R-1, Gondola Parking Garage Expansion, originally approved August 9, 2007.
2. The Vested Property Right Extensions originally granted October 20, 2021, and recorded under Resolution No. 2011-1020-23.

The Owner is requesting an extension of Vested Property Rights for Items 1 and 2 above due to complications and issues created by long-term economic patterns as well as the COVID19 Pandemic / lingering impacts of the pandemic on the overall development patterns in the Mountain Village.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The Owner is required to follow all requirements even if an applicable section of the CDC is not cited.

Section 17.4.17: Vested Property Rights

D. Criteria for Decision:

1. The following criteria shall be met for the review authority to approve a vested property right:
 - a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles, and market conditions;

Staff Note: The original expansion of the parking garage was complicated during the late 2000s due to the large-scale economic downturn. In 2019, the parking garage expansion was explored again with additional design and engineering completed in anticipation of future construction of the garage within the extended

vested property rights timeframe. Due to the COVID-19 pandemic, this project was put on hold. Due to this, the Town is requesting an additional 10 years to accomplish the project, recognizing the public benefit of this vested property right. Criterion Met.

- b. The site-specific development plan is consistent with public health, safety, and welfare;

Staff Note: Extension of current Vested Property Rights would not negatively impact public health, safety, or welfare. Due to the limited area within the town for parking facilities, this vested rights extension provides additional public benefit. Criterion Met.

- c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Staff Note: Staff is generally comfortable with the proposed construction and required financing of the approved site-specific development plan, given the extensive discussions held in 2019 as it related to financing and development of the project. Criterion Met.

- d. The site-specific development plan meets the criteria for decision for a concurrent, required development application(s); and

Staff Note: There are no concurrent development applications required as part of this request. Criterion Met.

- e. The proposed vested property right meets all applicable Town regulations and standards.

Staff Note: The proposal, at the time of approval, met all applicable town regulations and standards. These standards are still being met through this proposal. Criterion Met.

E. General Standards for Review

- 2. Required Plan Notation. Each document that comprises a site-specific development plan shall contain the following language:

Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101-106 and subject to the Town of Mountain Village's Community Development Code.

Failure to comply with the foregoing requirement shall negate the creation of a vested property right.

Staff Note: The Owner shall be required to add this notation to each document within the site-specific development plan.

- 5. Duration: A property right, which has been vested as provided for in this section, shall remain vested for a period of three (3) years unless the Town Council in its sole discretion approves a longer vesting period based on the scale of the

development application, or other special or unique circumstances or other development objectives.

Staff Note: The Owner is requesting a vesting period of extension of ten (10) years. As noted above, the Town Council may approve a vesting period for longer than the three (3) year period, recognizing the unique circumstances and the development objective target of increasing parking supply in the Mountain Village.

Staff Recommendation: If the DRB determines that the application to extend the vested property rights and site-specific development plan for the Gondola Parking Garage Expansion at Lot 1003R-1 meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

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

Proposed Motion:

I move to recommend to Town Council, approval of an Ordinance regarding the extension of a vested property right and site-specific development plan application at Lot 1003R-1, 433 Mountain Village Blvd, from October 20, 2021, to October 20, 2031. pursuant to CDC Section 17.4.17 based on the evidence provided within the Staff Report of record dated March 31, 2021,

With the following findings:

- 1) The proposal to extend the Gondola Parking Garage Expansion vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1).

And, with the following conditions:

- 1) *Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: " Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101 et seq. and subject to the Town of Mountain Village's Community Development Code."*
- 2) *The Town shall publish a notice in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)*
- 3) *All previous conditions of approval from the original 2007 Design Review approval as well as the 2011 vested property rights extension approval remain applicable for any future development.*

/jjm



VESTED PROPERTY RIGHTS APPLICATION

Planning & Development Services
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
cd@mtnvillage.org

VESTED PROPERTY RIGHTS APPLICATION			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			

February 15, 2021

Narrative: Gondola Parking Garage Vested Property Rights and Plan extension Narrative criteria for review

1. The following criteria shall be met for the review authority to approve a vested property right:

a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles and market conditions;

The Town of Mountain Village wishes to keep the vested property rights and design review plans in place to maintain the option to construct the Gondola Parking Garage expansion in the future without having to go through a new design and review process.

b. The site-specific development plan is consistent with public health, safety and welfare;

Yes it is.

c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Yes it met town regulations and standards and was approved as such.

d. The site-specific development plan meets the criteria for decision for concurrent, required development application(s); and

Yes

e. The proposed vested property right meets all applicable Town regulations and standards.

Yes

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the vested property right review criteria.

TMV Parking Structure Landscape Improvements

Sheet	Plan
1	Cover
2	Ground Level Site Plan
3	Top Deck Plan
4	North Elevation
5	South Elevation
6	West/East Elevation
7	Details

CARIBOU DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
126 S. Oak #F
P.O. Box 3855
Telluride, Colorado, 81435
ph: 970.728.0842
fax: 970.728.7982

TMV Parking Structure Landscape Impr.

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DESIGNED BY: BB						
CHECKED BY: SM						



TMV Parking Structure
Landscape Improvemnets

SCALE: NTS	JOB NO.:	DATE: 8-1-07
SHEET NO.: 1 of 7		

- REVEGETATION NOTES**
- Subsoil surface shall be tilled to a 4" depth on non fill areas.
 - Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of cubic yards per thousand square feet.
 - Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
 - Areas which have been compacted or relatively undisturbed needing seed(s) be scarified before broadcasting of seed.
 - Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate of 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
 - On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
 - All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
 - 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% |
| Mountain brome (Bromus) | 10% |

Entry Level Deck

EXISTING BOULDER WALL
 3' STONE VENEER WALL
 3' STONE VENEER WALL
 PAINTED TRAFFIC LINES

8, 3" CAL. ASPEN
 5 10-12' SPRUCE
 17 SERVICEBERRY
 TOPSOIL & REVEG W
 NATIVE GRASS SEED

Plant Schedule

Site Plan			
Symbol	Plant	Size	Qty.
●	Aspen	3.0 cal	8
⊙	Spruce	10-12'	5
○	ServiceBerry		17
Top Deck Plan			
Symbol	Plant	Size	Qty.
●	Aspen	3.0 cal	9
●	Bristlecone Pine	4'	9
■	Virginia Creeper	210 s.f.	
■	Hop Vine	105 s.f.	
■	Lonicera involucrata	#5	38

GONDOLA

Parking StructureLandscape

DRAWN BY: RBC
 DESIGNED BY: CaribouDesign
 CHECKED BY:

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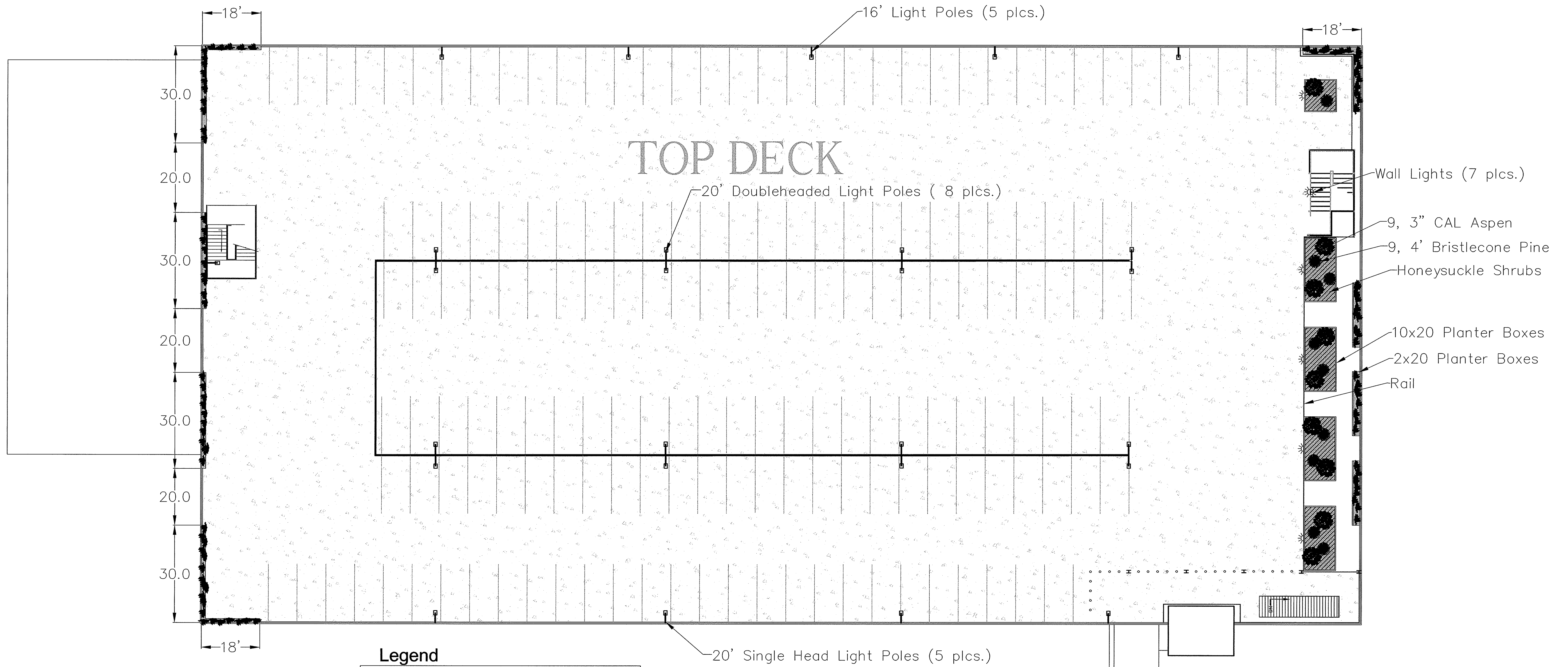
REVISION	DATE	DESCRIPTION	BY	CH'D



TMV Parking Structure

Landscape Improvements

SCALE: 1" = 20'
 SHEET NO: 2 of 7
 JOB NO: 7-31-07
 DATE: 7-31-07



Legend

	Aspen	
	Bristlecone Pine	
	Virginia Creeper	
	Hop Vine	
	Lonicera involucrata #5	38
	Single Head Light Pole (10 plcs.)	
	Double Head Light Pole (8 plcs.)	
	Wall Light (7 plcs.)	

DRAWN BY: RBC
 DESIGNED BY: CaribouDesigns
 CHECKED BY:
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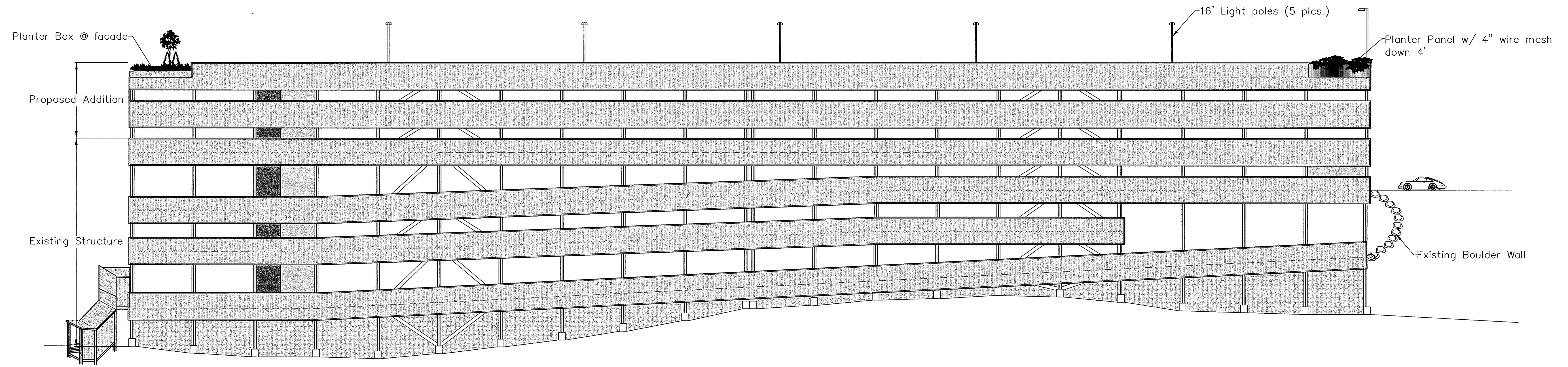
REVISION	DATE	DESCRIPTION	BY	CH'D



TMV Parking Structure
Landscape Improvements

SCALE: 1" = 20'	JOB NO:	DATE: 7-31-07
SHEET NO:	3 of 7	

Parking Structure Landscape



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

Parking Structure Elevation

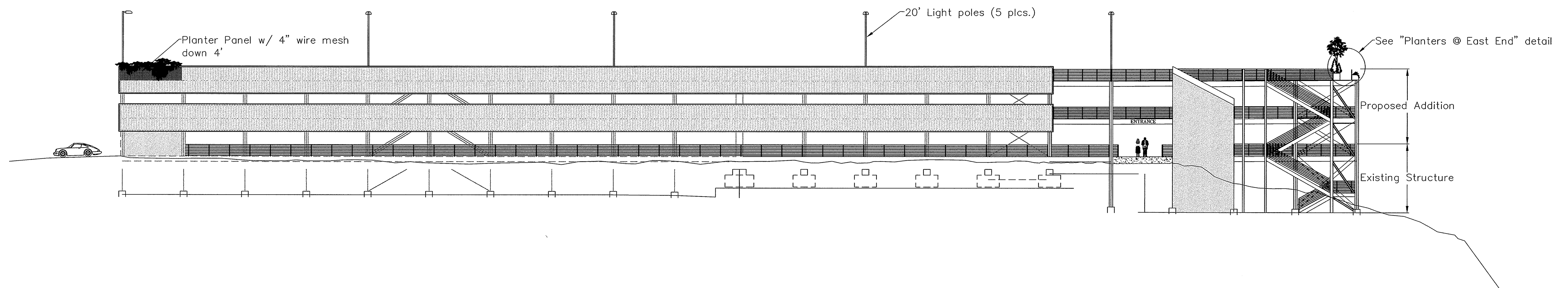
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DESIGNED BY: PCI						
CHECKED BY: SM						



Parking Structure Elevations

North Elevation

SCALE: 1" = 16'	JOB NO: 	DATE: 7-16-07
SHEET NO: 4 of 7		



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

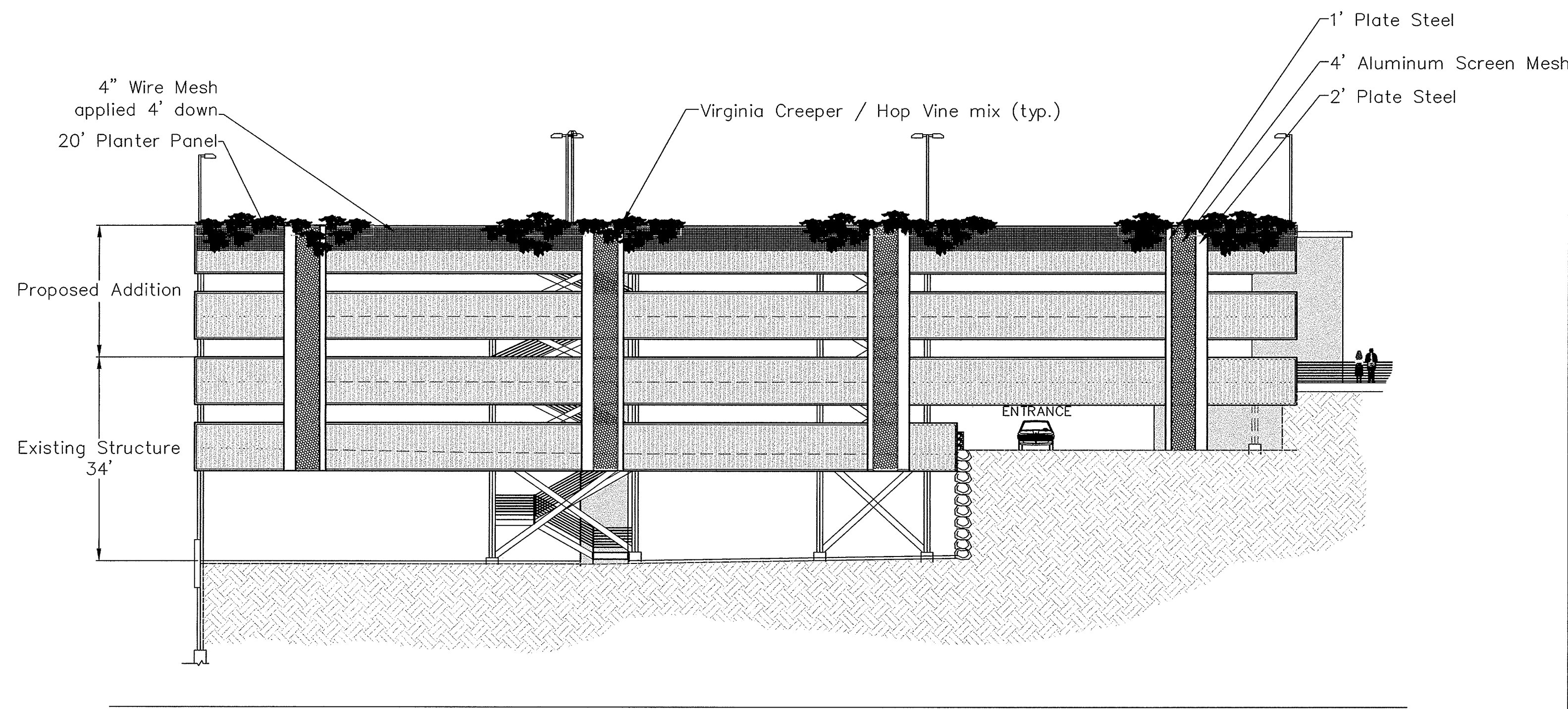
Parking Structure Elevation

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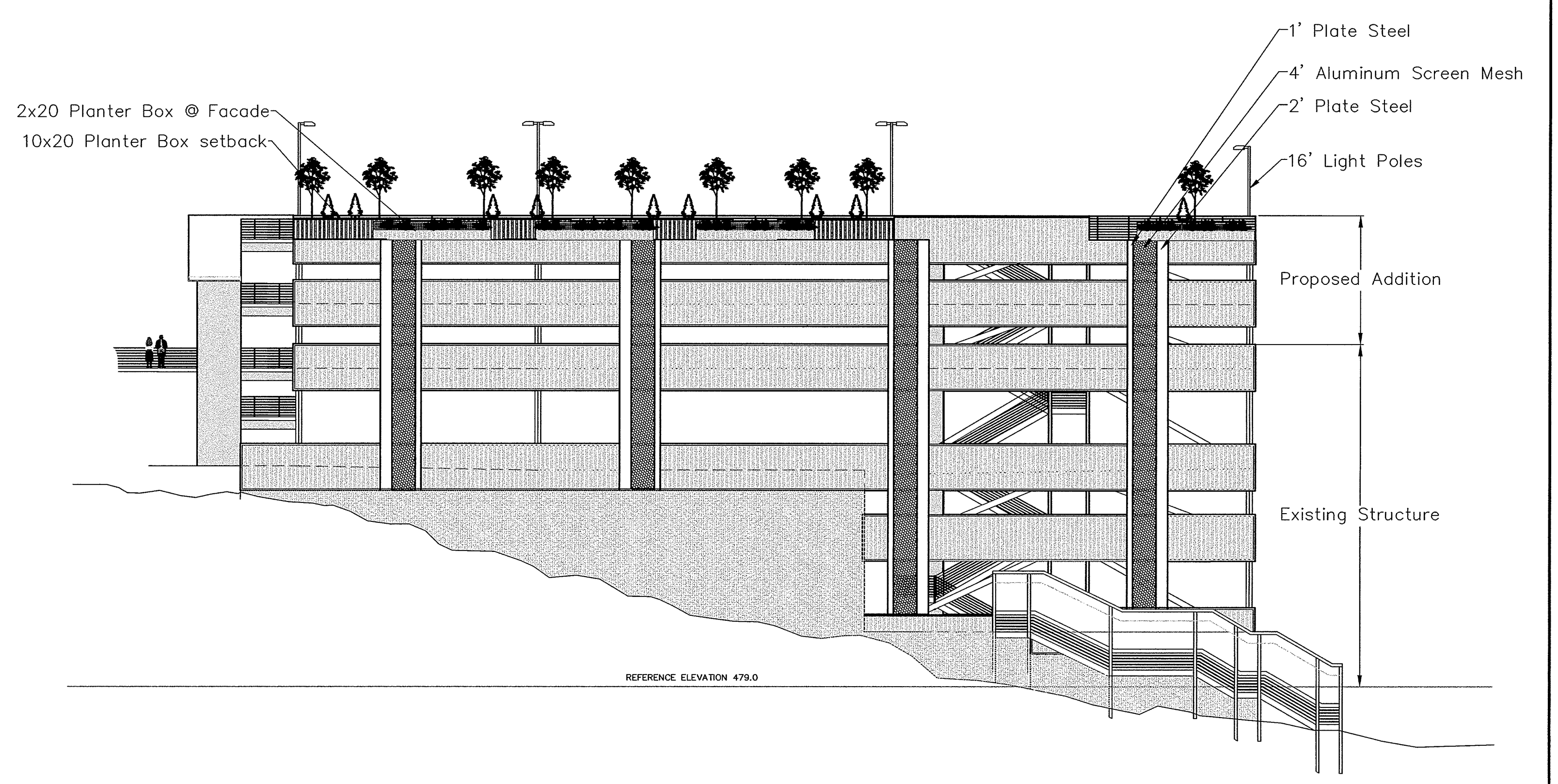


Parking Structure Elevations
South Elevation

SCALE: 1" = 16'	JOB NO: 7-16-07	DATE: 7-16-07
SHEET NO: 5 of 7		



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



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

Parking Structure Elevation

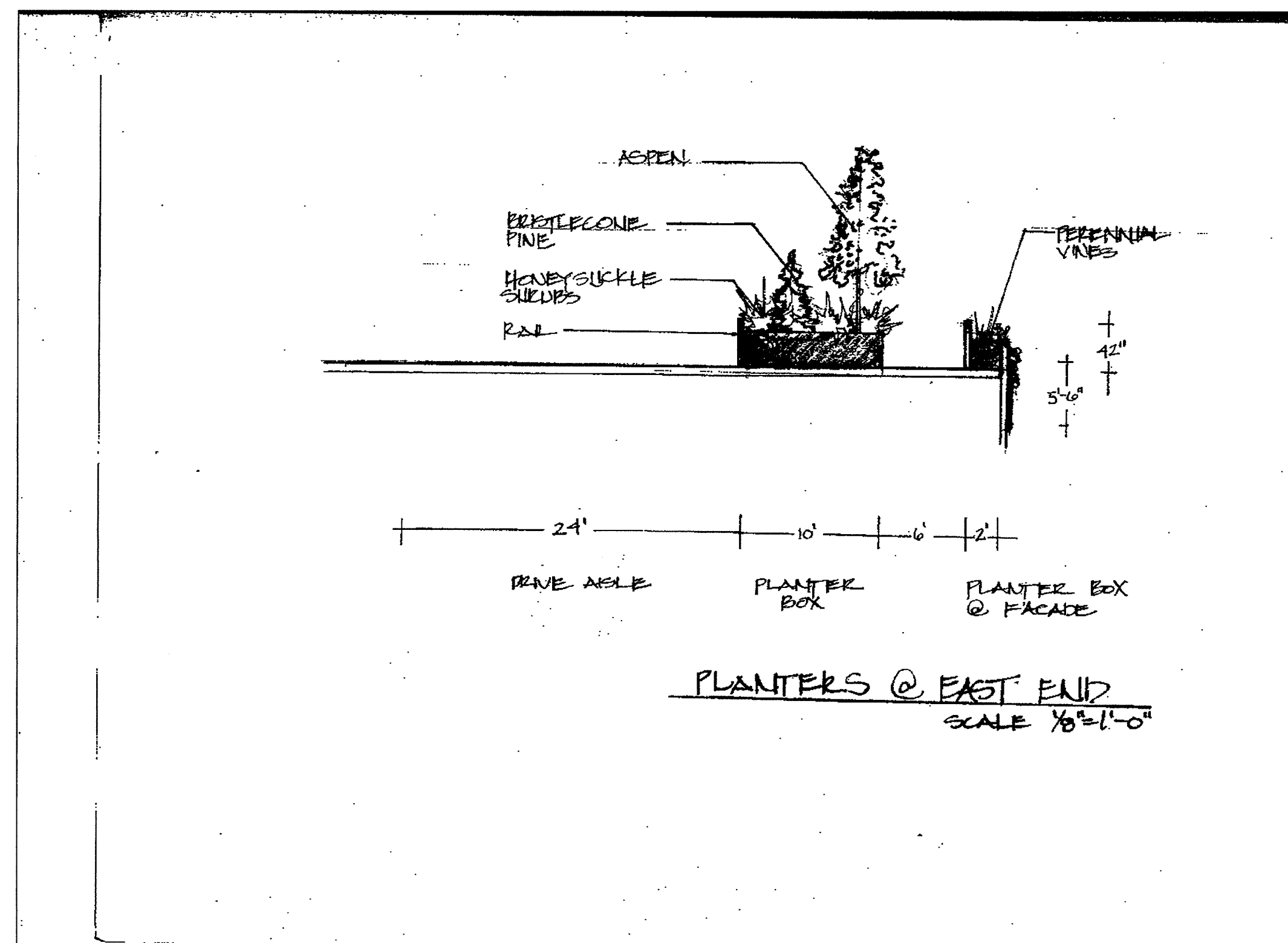
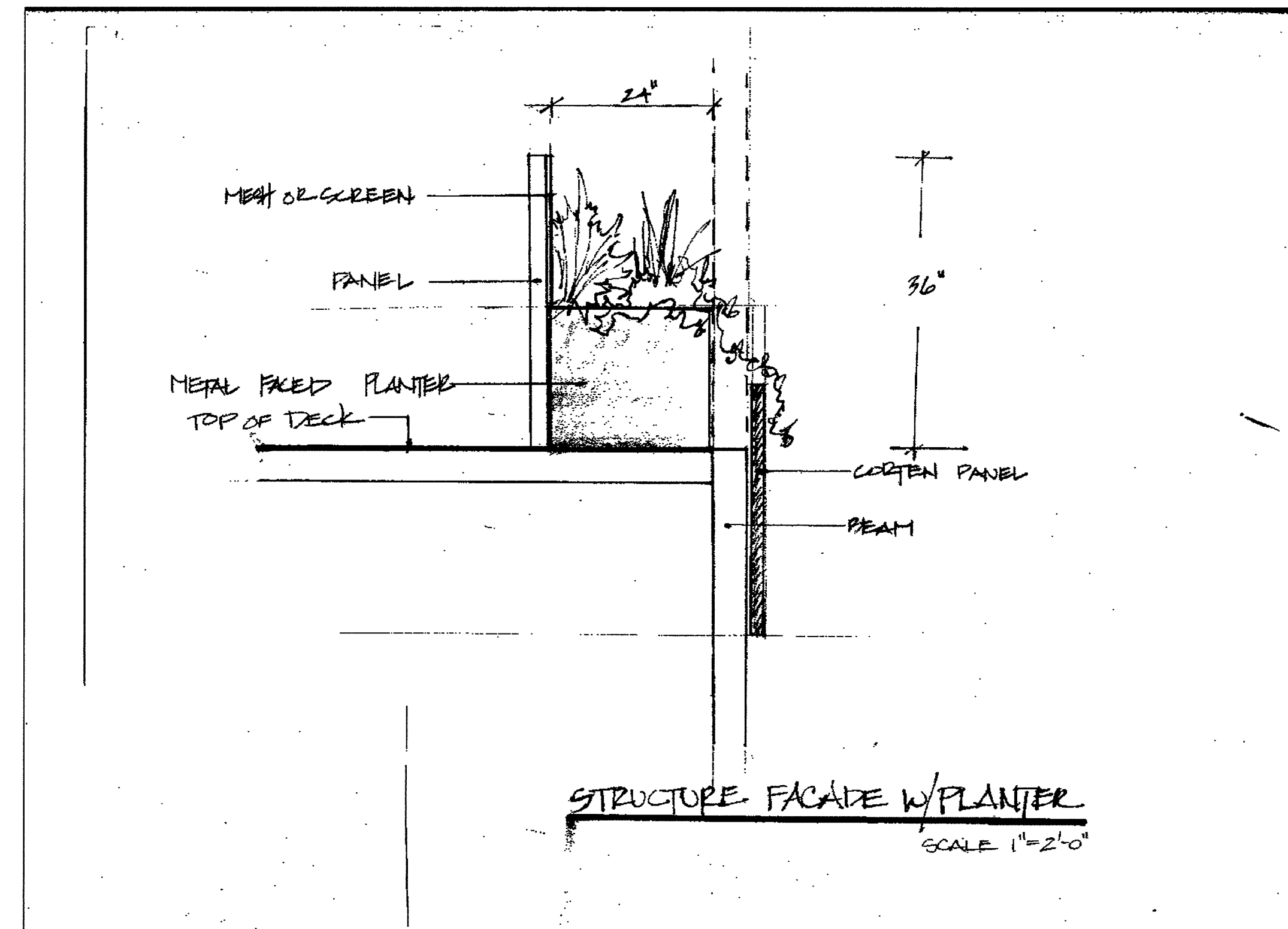
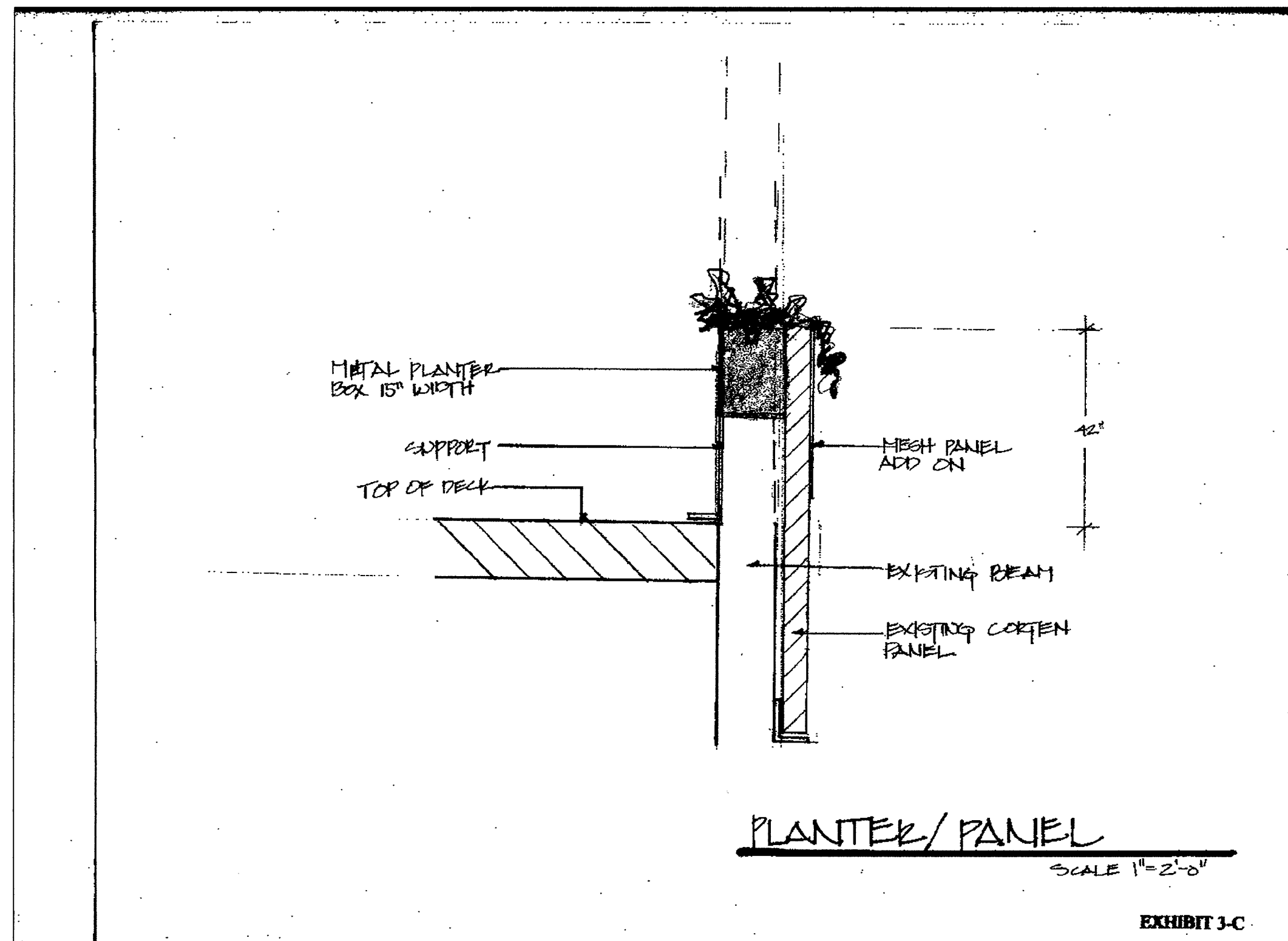
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	REVISION	DATE	DESCRIPTION	BY	CH'D	



Parking Structure Elevations

East-West Elevation

SCALE: 1" = 16'	JOB NO: 7-16-07	DATE: 7-16-07
SHEET NO: 6 of 7		



DRAWN BY: RBC
 DESIGNED BY: PCI
 CHECKED BY: SM

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REVISION	DATE	DESCRIPTION	BY	CH'D



Parking Structure Elevations
 Details

SCALE: 1" = 16'
 SHEET NO: 7 of 7
 JOB NO: DATE: Details

Parking Structure Elevation

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO APPROVING EXTENDED VESTED PROPERTY RIGHTS
FOR A SITE SPECIFIC PLAN ON LOT 1003R-1**

Resolution No. 2011-1020-23

WHEREAS, Town of Mountain Village ("Town") is the owner of record of real property described as Lot 1003R-1, Town of Mountain Village; and

WHEREAS, the Owner is seeking the approval of extended vested property rights for a site specific development plan to allow development of the Gondola Parking Garage; and

WHEREAS, the Community Development Department, in cooperation with the Transportation and Public Works departments, has, on behalf of the Town, submitted an application requesting approval of vested property rights and a site specific development plan to for the planned, designed and engineered additional parking decks on the Gondola Parking Garage located on Lot 1003R-1, Town of Mountain Village; and

WHEREAS, the proposed two additional levels to be added onto the existing parking structure is in compliance with the provisions of Article 6 of the Land Use Ordinance, "Vested Property Rights"; and

WHEREAS, the application is in conformance with C.R.S. § 24-68-101-106; and

WHEREAS, the Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on July 28, 2011. Upon concluding their review, the DRB voted in favor of the Vested Property Rights and recommended approval of extended vesting of the site specific development plan to the Town Council subject to certain conditions; and

WHEREAS, the Town Council considered and approved this application, along with evidence and testimony, at a public meeting held on October 20, 2010; and

WHEREAS, the Town Council hearing referred to above was preceded by publication of public notice of such hearing on such date and/or dates from which such hearing was continued in the *Telluride Daily Planet*, and by mailing of public notice to property owners within one hundred and fifty feet (150') of the Property, as required by the LUO;

WHEREAS, after the public hearings referred to above, the DRB and the Town Council each individually considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution;

WHEREAS, the Applicant has addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council based upon a recommendation for approval by the DRB.

Now, Therefore, Be It Resolved that the Town Council hereby approves Vested Property Rights for the site specific development plan for the Gondola Parking Garage on Lot 1003R-1

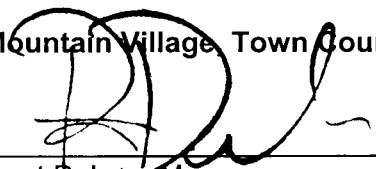
and authorizes the Mayor to sign the Resolution subject to the following conditions:

1. This vested property right for the site specific development plan for the Gondola Parking Garage will be valid for 10 years from the date of this resolution.
2. All conditions of the original DRB approval as set forth in the DRB minutes dated July 28, 2011, for the Gondola Parking Garage design will remain conditions of this Vested Property Rights.
3. The Applicant shall return to the DRB for any revisions to the approved plan that may occur.
4. The Applicant will be required to build per the Building Code in effect at the time of submittal for a building permit.
5. The Applicant will be required to submit building permit plans based on the Town's adopted building codes in effect at the time of submittal for a building permit.
6. The establishment of a vested property right shall not preclude the application of ordinances or regulations of the Town which are general in nature and applicable to all property subject to land use regulation by the Town, including, but not limited to, fee assessments and building, fire, plumbing, electrical, mechanical, water and sewer codes.
7. All representations of the Applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.
8. Per section 2-1307 of the Design Regulations, this approval does not allow any violation to the LUO and/or Design Regulations or imply approval of any errors that may be contained in this application that violate the LUO and/or the Design Regulations.

Be It Further Resolved that Lot 1003R-1 may be developed as submitted in accordance with the official DRB approved final plan set and this vested property right and site specific development plan as set as approved under Resolution NO. 2011-1020-23.

Approved by the Town Council at a public meeting October 20, 2011

Town of Mountain Village, Town Council

By: 
 Robert Delves, Mayor

Attest:

By: 
 Susan Johnston, Deputy Town Clerk



AGENDA ITEM 15
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; April 22, 2021

DATE: March 31, 2021

RE: Review and Recommendation to Town Council regarding a Vested Property Rights Extension for a Site Specific Development Plan at Lot 1001R, 415 Mountain Village Boulevard, VCA Phase IV

Project Overview

PROJECT GEOGRAPHY

Legal Description: *Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.*

Address: 415 Mountain Village Blvd
Applicant/Agent: Michelle Haynes, Mountain Village Housing Authority
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

Figure 1: Lot 1001 - Vicinity Map

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set



Case Summary: Michelle Haynes, Housing Director, acting on behalf of the Town of Mountain Village Housing Authority (Owner), is requesting Design Review Board (DRB)

review and recommend an approval of an extension of the Vested Property Rights and Site Specific Development Plan for the Village Court Apartments (VCA) Phase IV Expansion. This request would extend the vested property rights and site-specific design plans for VCA Phase IV from July 18, 2021, to July 18, 2031.

The approval extends the vested rights of the property as it relates to the following approvals:

1. The Design Review Board (DRB) approved the Final Architecture Review on July 11, 2019, allowing for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Blvd.
2. On July 18, 2019, the Town Council approved a Variance to the CDC requirements for height, allowing deviations in the maximum building heights. Approval of this request would allow for the construction of the project within the parameters of these original approvals.
3. The Final Architectural Review plans received a staff-level six (6) month extension to July 18, 2021

The Owner is requesting an extension of Vested Property Rights for items 1 and 2 above due to delays created by to the COVID19 Pandemic and the lingering impacts of the pandemic on the overall development patterns in the Mountain Village.

Additionally, it should be noted that on August 15, 2019, the Town Council approved a Density Transfer and Rezone Ordinance, increasing the unbuilt employee apartment density on Lot 1001R from 42 Units to 49 Units. This ordinance was recorded at Reception Number 460265 and does not need any additional extensions.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The Owner 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.***

Section 17.4.17: Vested Property Rights

D. Criteria for Decision:

1. The following criteria shall be met for the review authority to approve a vested property right:
 - a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles, and market conditions;

Staff Note: Due to the uncertainty over the past year as it relates to the COVID19 Pandemic, the Town has indicated that it wishes to keep the vested property rights and approved design review in place for the VCA Phase IV expansion. This allows the Town to maintain the option to construct this facility within the previously approved parameters. The current market conditions and economic cycle warrant this request. Criterion met.

- b. The site-specific development plan is consistent with public health, safety, and welfare;

Staff Note: Extension of current Vested Property Rights would not negatively impact public health, safety, or welfare. These items were discussed at length during the original approval of VCA Phase IV, and it was determined by Town Council that this site-specific development plan is consistent with this standard. Criterion met.

- c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Staff Note: Staff is generally comfortable with the proposed construction and required financing of the approved site-specific development plan, given the extensive discussions held in 2019 as it related to financing and development of the project. Criterion met.

- d. The site-specific development plan meets the criteria for decision for a concurrent, required development application(s); and

Staff Note: There are no concurrent development applications required as part of this request. Criterion Met.

- e. The proposed vested property right meets all applicable Town regulations and standards.

Staff Note: The proposal, at the time of approval, met all applicable town regulations and standards. These standards are still being met through this proposal. Criterion Met.

E. General Standards for Review

2. Required Plan Notation. Each document that comprises a site-specific development plan shall contain the following language:

Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101 et seq. and subject to the Town of Mountain Village's Community Development Code.

Failure to comply with the foregoing requirement shall negate the creation of a vested property right.

Staff Note: The Owner shall be required to add this notation to each document within the site-specific development plan.

5. Duration: A property right, which has been vested as provided for in this section, shall remain vested for a period of three (3) years unless the Town Council in its sole discretion approves a longer vesting period based on the scale of the development application, or other special or unique circumstances or other development objectives.

Staff Note: The Owner is requesting a vesting period of extension of ten (10) years. As noted above, the Town Council may approve a vesting period for longer than the three (3) year period, recognizing the unique circumstances and

the development objective target of increasing affordable housing supply in the Mountain Village.

Staff Recommendation: If the DRB determines that the application to extend the vested property rights and site-specific development plan for the Phase IV VCA Expansion at Lot 1001R meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

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

Proposed Motion:

I move to recommend to the Town Council, approval of an Ordinance regarding the extension of a vested property right and site-specific development plan application at Lot 1001R, 415 Mountain Village Blvd, from July 18, 2021, to July 18, 2031. pursuant to CDC Section 17.4.17 based on the evidence provided within the Staff Report of record dated March 31, 2021,

With the following findings:

- 1) The proposal to extend the VCA Phase IV vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1).

And, with the following conditions:

- 1) Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: *“ Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101et seq. and subject to the Town of Mountain Village’s Community Development Code.”*
- 2) The Town shall publish in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)
- 3) All previous conditions of approval provided on the Notice of Action dated December 28, 2020, remain applicable.

/jjm



VESTED PROPERTY RIGHTS APPLICATION

Planning & Development Services
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
cd@mtnvillage.org

VESTED PROPERTY RIGHTS APPLICATION			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			

February 15, 2021

Narrative: Village Court Apartments Vested Property Rights and Plan extension Request for Ten Years

1. The following criteria shall be met for the review authority to approve a vested property right:

a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles and market conditions;

The Town of Mountain Village wishes to keep the vested property rights and design review plans in place to maintain the option to construct VCA Phase IV for a longer period than originally anticipated.

b. The site-specific development plan is consistent with public health, safety and welfare;

Yes it is.

c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Yes it met town regulations and standards and was approved as such.

d. The site-specific development plan meets the criteria for decision for concurrent, required development application(s); and

Yes

e. The proposed vested property right meets all applicable Town regulations and standards.

Yes

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the vested property right review criteria.

Original Application



DESIGN REVIEW PROCESS APPLICATION

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

DESIGN REVIEW PROCESS APPLICATION			
APPLICANT INFORMATION			
Name: Thomas W. Umbhau, AIA		E-mail Address: info@bauengroup.com	
Mailing Address: P.O. Box 2044		Phone: 970-382-9130	
City: Durango	State: CO	Zip Code: 81302	
Mountain Village Business License Number: 007214			
PROPERTY INFORMATION			
Physical Address: 415 Mountain Village Blvd, Mountain Village, CO 81435		Acreage: 8.394	
Zone District: Multi-Family	Zoning Designations: Apartments	Density Assigned to the Lot or Site: 50 Available units	
Legal Description: LOT 1001 ACC TELLURIDE MTN VILLAGE			
Existing Land Uses: Multi-Family			
Proposed Land Uses: Multi-Family			
OWNER INFORMATION			
Property Owner: Town of Mountain Village & Housing Authority		E-mail Address: MHaynes@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd, Suite A		Phone: 970-369-8250	
City: Mountain Village	State: CO	Zip Code: 81435	
DESCRIPTION OF REQUEST			
Exterior design approval for two new apartment buildings within the existing Town of Mountain Village - Village Court Apartments complex.			



Design Review Process

Item No: 7—Development Narrative

Overview

The project being proposed for design review is the construction of two new apartment buildings within the existing Village Court Apartment complex located in the Town of Mountain Village. The project has been approved for a density of up to but not exceeding forty two (42) new apartment units, this proposal is showing (49) units. The density for this project will be created by the Town for Employee Housing. The two new buildings are referred to as the 'West' and 'East' building and are labeled as such throughout the submittal.

The proposed **West Apartment building** is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities.

The proposed **East Apartment building** is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities.

Site

The proposed site is sloped. The two new buildings will be located between two existing Village Court apartment buildings. Existing building 14 is to the north of the site and existing building 8 is southeast of the site. The existing conditions plan is attached and illustrates the existing site, site conditions and the immediate surrounding area. The sloped site does contain slopes greater than 30%. The 30% or greater slopes are indicated on the existing conditions plan. Besides building 14 to the north and building 8 to the southeast, the building site is adjacent to the existing parking lot to the west.

The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the proposed density and maintaining code clearances, required parking and fire truck access. As shown, the current footprints also consider the existing wetland located on the property. The proposed site design does not encroach on the wetlands in any way and maintains a 7'-0" buffer between the wetlands and the new project building footprints.

The grading as shown in the submittal is designed to meet the Community Development Code section 17.5.5 for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.

The existing parking areas on site meet the minimum requirements for all the existing Village Court Apartment units as well as the required parking for the proposed (49) new units. This proposal does not propose any new parking stalls.



BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB

Email: info@bauengroup.com

Building Design

The floor plan design was developed based off programmatic requirements developed between the VCA apartments administration, the planning department and the recently completed housing assessment studies.

The exterior building elevations and roof forms have been designed to be similar in mass, scale and shape to the existing apartment buildings. The proposed roof forms incorporate a main 5:12 gable roof and a 3:12 secondary shed roof form element in place of the hip or dormer roof shape used on the existing buildings.

The exterior materials for the two new buildings vary from the existing Village Court Apartments. The proposed design uses metal siding in different profiles to look similar but not the same as the siding material currently being used on the existing buildings. The metal siding being proposed, in addition to creating a more contemporary style, will also reduce maintenance for the life of the building. This submittal is also showing a standing seam metal roofing to add to the feeling of the building being similar to the current VCA buildings but updated to reflect design materials being used today. The colors for the exterior materials are included in this proposal and tie into the exterior color palette of the Village Court Apartments.

Due to the modular construction method being used for the project, there is additional building height for both the West and the East building. The important point to note and will be evident in the submittal is that the overall building heights are very similar to the building ridges of the existing immediate adjacent buildings. The maximum building heights and average building heights are also included in this submittal per the CDC section 17.3.11.

The West apartment building is approximately 4'-0" taller than the existing adjacent building 14 apartment building and the East apartment building is approximately 2'-0" lower than the existing adjacent building 8 apartment building. The project will be seeking a height variance under a separate submittal.

The proposed exterior design reflects an updated and more contemporary version of the existing VCA apartment buildings while continuing to be respectful of its immediate and distant neighbors. Because the existing VCA buildings are not all the same with respect to exterior cladding schemes, this design fits the context and is appropriate for the overall development.



Design Review Process

Item No: 11—Practicable Alternatives Analysis

Two aspects that exist on site that need to be addressed are the existing wetlands and the >30% slopes

1) Wetlands

- a. The existing wetland area is demarcated on the existing conditions plan of the proposal. The project will not be disturbing the wetland and will maintain a 7' buffer between the wetland and the building footprints, therefore we are not proposing any practicable alternative. Every effort will be made to protect the wetland area.

2) >30% slopes per CDC 17.6 C.

- a. The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the necessary square footage required to achieve the target density of (49) units. Alternative design solutions were studied, while keeping the following site program requirements:
 - i. The wetland would not be disturbed
 - ii. The overall height would need to be compatible and close in elevation to the existing building #14 and #8
 - iii. A deeper building would result in reducing the evergreen and aspen visual buffer between the buildings and the ski run to the east
- b. The proposal illustrates the minimum footprints required to achieve the target density while maintaining all code related issues, clearances, required parking and fire truck access. Due to the wetland delineation as shown on the existing conditions plan and maintaining a reasonable overall height that is similar to the adjacent building heights, and maintaining a good visual buffer, the footprints encroached into 30% and greater topography.
- c. The grading as shown in the submittal is designed to meet the Community Development Code standards for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.



Design Review Process

Item No: 12—Design Variations

This proposal is requesting five design variations:

- 1) A design variation to the amount of required exterior stone siding—currently the CDC section 17.5.6.E.1 requires 30% minimum stone siding.
 - a. Due to the area building's exterior surfaces, providing this amount of stone siding would be a cost prohibitive item for the project. We are proposal a rusted vertical metal siding product that will blend in with the surrounding natural landscape colors, is easier to maintain and repair and still offers a nice surface texture that will generate shade and shadow lines on the elevations where it is used.
- 2) A design variation for the detail pertaining to requiring windows and doors in the stone clad areas of the exterior elevations—currently the CDC section 17.5.6.A.2 requires windows and doors in these areas to be recessed 5".
 - a. The special detailing for recessing and waterproofing these assemblies is cost prohibitive. The intent of the proposed design will be to match the detailing in the stone with the neighboring Building 14 which has a shallow installation detail in the stone siding and still provides the intent of the code which is to provide a heavy thick stone massing that grounds the building.



- 3) A design variation for the use of metal as siding - currently the CDC section 17.5.6.E.3 requires specific approval for the use of metal as siding, soffit and fascia material.
 - a. The owner's vision for the new buildings is a low maintenance exterior finish. This is being achieved with the use of metal on the entire exterior façade which will need little to no maintenance for the life of the building. The three metal materials are rusted sheet metal panels with a flat batten, rusted batten metal panel and prefinished corrugated metal panels.
- 4) A design variation for the use of retaining walls over 5 feet in height- currently the CDC section 17.6.6.B.7 requires retaining walls to have a maximum height of 5' with a minimum step in between walls of 4' to allow for landscaping to soften the walls.

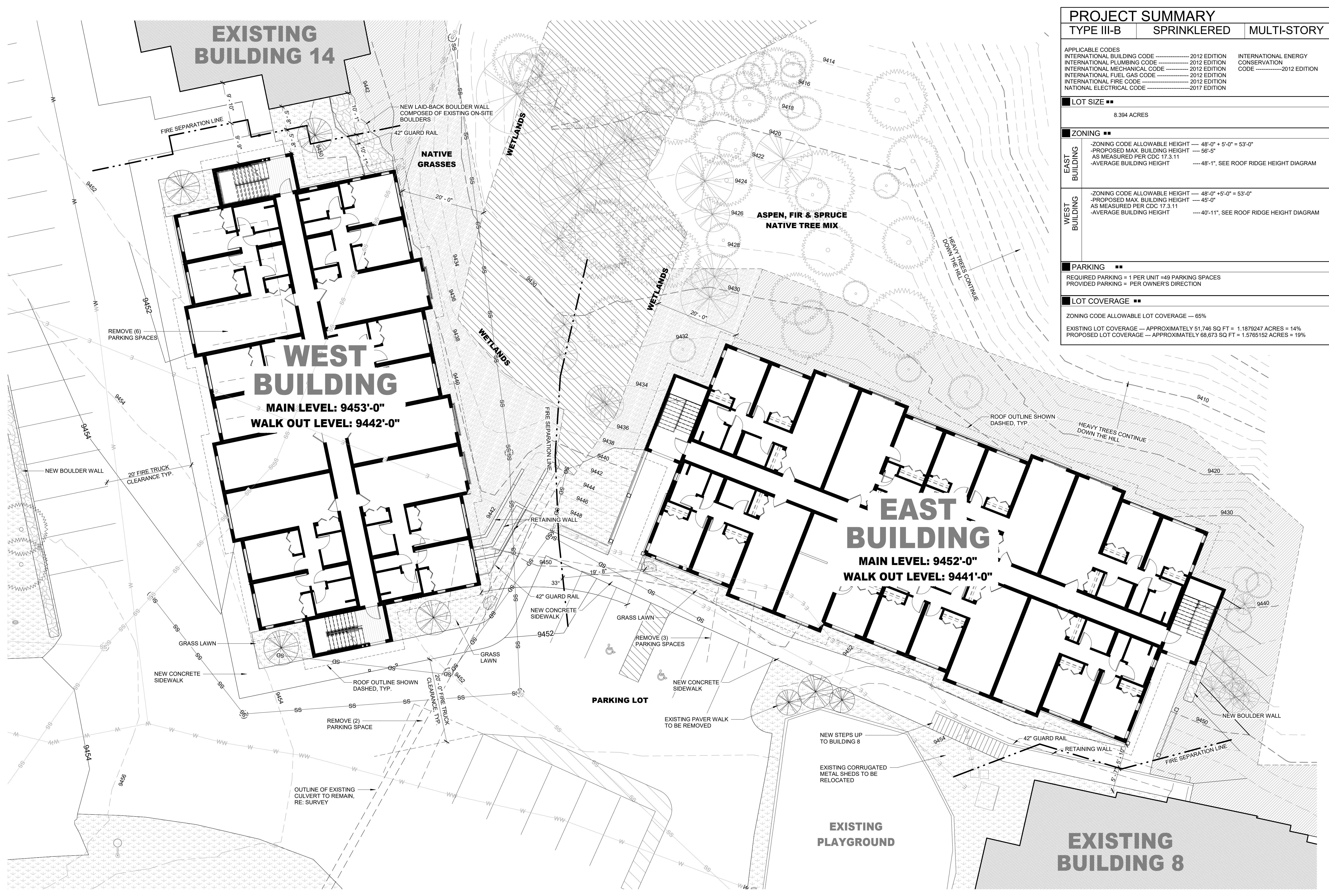


BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO

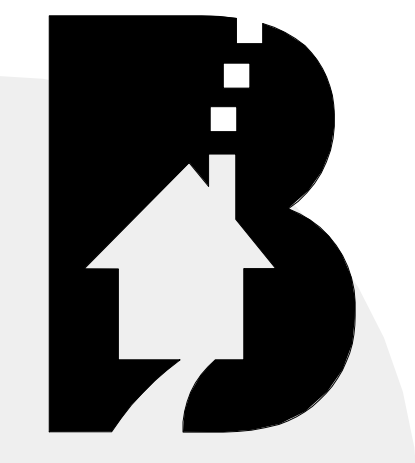
Thomas W. Umbhau, AIA, NCARB

Email: info@bauengroup.com

- a. The existing site where the project will be built has a very steep slope adjacent to an existing wetland. In order to achieve access to the west entrance to the East Building and maintain clearance from the wetlands a 14' retaining wall will need to be built. On the east side of the East Building an 8' tall retaining wall will be required to gain access from the parking lot existing elevation to the entry stair. In order to achieve code required emergency egress from the lower level of the West Building a stepped 10' tall retaining wall will need to be built to hold the existing grade at the parking lot level back from the emergency exit. Wherever possible, the retaining walls will be built out of native boulders to blend the grade cuts with the natural grade.
- 5) A design variation for the use of exposed 'board formed' concrete at site retaining walls - currently the CDC section 17.5.6.E.7.b requires specific approval for the use of board formed concrete as an exterior material.
- a. Due to site constraints three of our four site retaining walls will need to be formed out of concrete as opposed to site boulders that are laid back. The laid back boulder wall detail takes up much more room than a poured concrete wall and we are constrained by an existing culvert and an existing wetland, neither of which can be disturbed. The proposed finish for the retaining walls is a board textured concrete pattern that will provide design interest and finish to the walls.



PROJECT SUMMARY		
TYPE III-B	SPRINKLERED	MULTI-STORY
APPLICABLE CODES INTERNATIONAL BUILDING CODE 2012 EDITION INTERNATIONAL PLUMBING CODE 2012 EDITION INTERNATIONAL MECHANICAL CODE 2012 EDITION INTERNATIONAL FUEL GAS CODE 2012 EDITION INTERNATIONAL FIRE CODE 2012 EDITION NATIONAL ELECTRICAL CODE 2017 EDITION INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION		
LOT SIZE 8.394 ACRES		
ZONING EAST BUILDING - ZONING CODE ALLOWABLE HEIGHT --- 48'-0" + 5'-0" = 53'-0" - PROPOSED MAX. BUILDING HEIGHT --- 56'-5" AS MEASURED PER CDC 17.3.11 - AVERAGE BUILDING HEIGHT --- 48'-1", SEE ROOF RIDGE HEIGHT DIAGRAM WEST BUILDING - ZONING CODE ALLOWABLE HEIGHT --- 48'-0" + 5'-0" = 53'-0" - PROPOSED MAX. BUILDING HEIGHT --- 45'-5" AS MEASURED PER CDC 17.3.11 - AVERAGE BUILDING HEIGHT --- 40'-11", SEE ROOF RIDGE HEIGHT DIAGRAM		
PARKING REQUIRED PARKING = 1 PER UNIT = 49 PARKING SPACES PROVIDED PARKING = PER OWNER'S DIRECTION		
LOT COVERAGE ZONING CODE ALLOWABLE LOT COVERAGE --- 65% EXISTING LOT COVERAGE --- APPROXIMATELY 51,746 SQ FT = 1.1879247 ACRES = 14% PROPOSED LOT COVERAGE --- APPROXIMATELY 68,673 SQ FT = 1.5765152 ACRES = 19%		



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) - 382 - 9130
 www.baugengroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 0100-2019
 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

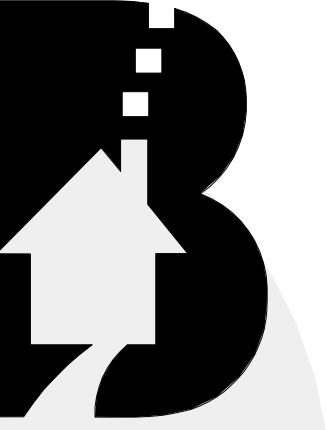
Date	Revisions

DESIGNED BY: TWU
 DRAWN BY: RMO
 CHECKED BY:
 SCALE: AS NOTED
 DATE: 04.29.19

DRAWING TITLE: **SITE PLAN**

SHEET NO: **G1.02**

SITE PLAN
 1" = 10'-0"
 NORTH



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
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DRP SUBMITTAL 04.29.2019

Date	Revisions

DESIGNED BY: TWU
 DRAWN BY: RMO
 CHECKED BY:
 SCALE: AS NOTED
 DATE: 04.29.19

DRAWING TITLE
ROOF HEIGHT DIAGRAM

SHEET NO.
G1.03

MAXIMUM BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11A

HIGHEST RIDGE POINT #	USGS @ LOWEST ADJACENT GRADE	USGS @ ROOF RIDGE	MAXIMUM BUILDING HEIGHT
EAST E1	9425' - 1"	9495' - 2"	70' - 1"
WEST W1	9437' - 1"	9496' - 2"	59' - 1"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

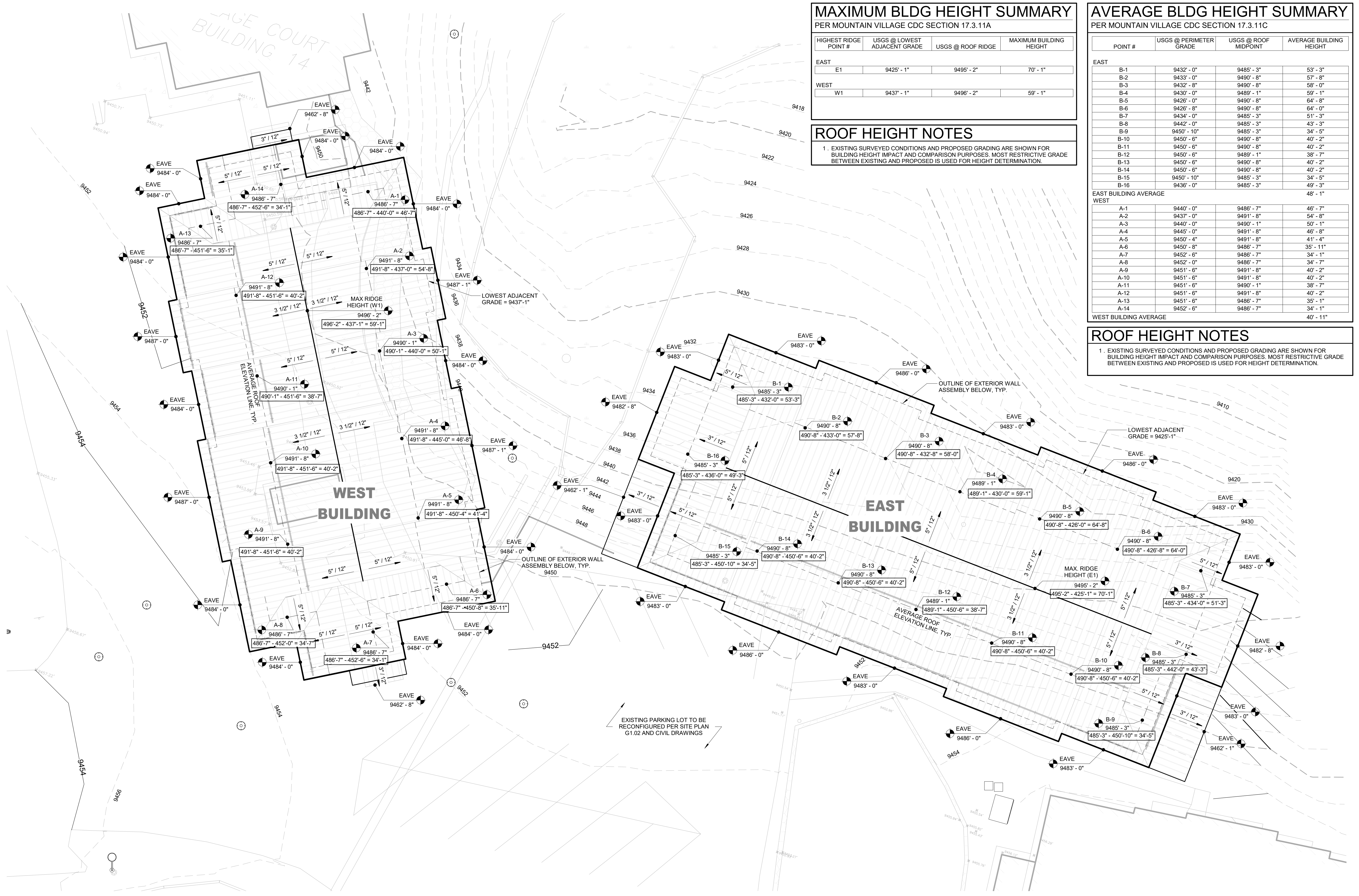
AVERAGE BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11C

POINT #	USGS @ PERIMETER GRADE	USGS @ ROOF MIDPOINT	AVERAGE BUILDING HEIGHT
EAST			
B-1	9432' - 0"	9485' - 3"	53' - 3"
B-2	9433' - 0"	9490' - 8"	57' - 8"
B-3	9432' - 8"	9490' - 8"	58' - 0"
B-4	9430' - 0"	9489' - 1"	59' - 1"
B-5	9426' - 0"	9490' - 8"	64' - 8"
B-6	9426' - 8"	9490' - 8"	64' - 0"
B-7	9434' - 0"	9485' - 3"	51' - 3"
B-8	9442' - 0"	9485' - 3"	43' - 3"
B-9	9450' - 10"	9485' - 3"	34' - 5"
B-10	9450' - 6"	9490' - 8"	40' - 2"
B-11	9450' - 6"	9490' - 8"	40' - 2"
B-12	9450' - 6"	9489' - 1"	38' - 7"
B-13	9450' - 6"	9490' - 8"	40' - 2"
B-14	9450' - 6"	9490' - 8"	40' - 2"
B-15	9450' - 10"	9485' - 3"	34' - 5"
B-16	9436' - 0"	9485' - 3"	49' - 3"
EAST BUILDING AVERAGE			
WEST			
A-1	9440' - 0"	9486' - 7"	46' - 7"
A-2	9437' - 0"	9491' - 8"	54' - 8"
A-3	9440' - 0"	9490' - 1"	50' - 1"
A-4	9445' - 0"	9491' - 8"	46' - 8"
A-5	9450' - 4"	9491' - 8"	41' - 4"
A-6	9450' - 8"	9486' - 7"	35' - 11"
A-7	9452' - 6"	9486' - 7"	34' - 1"
A-8	9452' - 0"	9486' - 7"	34' - 7"
A-9	9451' - 6"	9491' - 8"	40' - 2"
A-10	9451' - 6"	9491' - 8"	40' - 2"
A-11	9451' - 6"	9490' - 1"	38' - 7"
A-12	9451' - 6"	9491' - 8"	40' - 2"
A-13	9451' - 6"	9486' - 7"	35' - 1"
A-14	9452' - 6"	9486' - 7"	34' - 1"
WEST BUILDING AVERAGE			
40' - 11"			

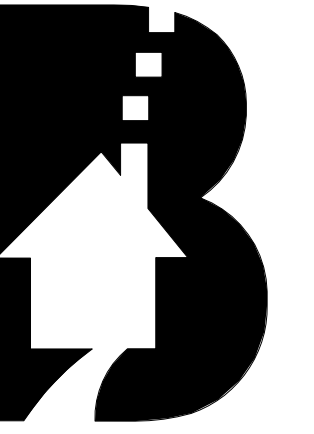
ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.



RIDGE HEIGHT DIAGRAM OVER EXISTING GRADES
 1" = 10'-0"

EXISTING PARKING LOT TO BE RECONFIGURED PER SITE PLAN G1.02 AND CIVIL DRAWINGS



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Preliminary
 Not For Construction

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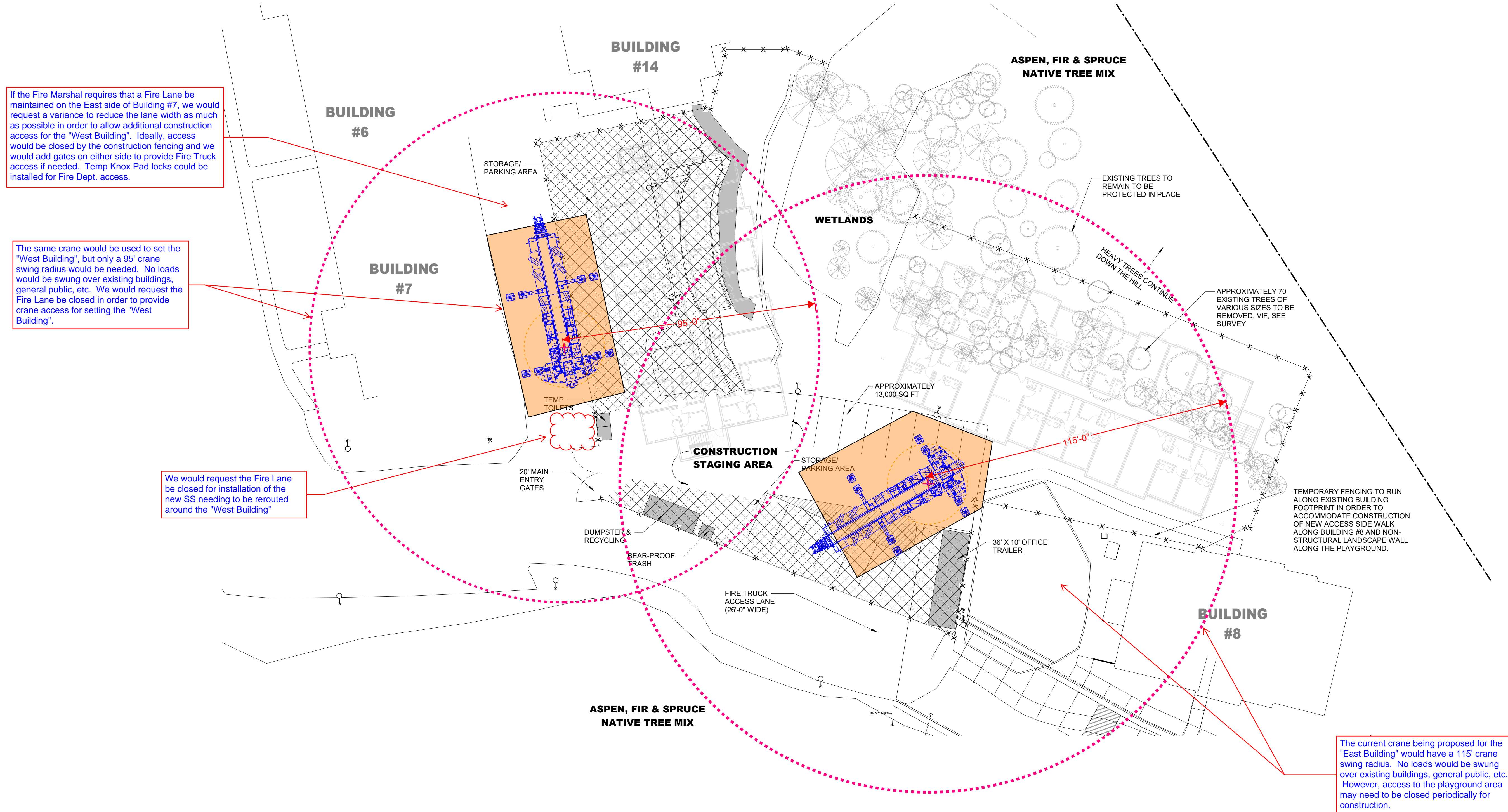
Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

Date	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	

DRAWING TITLE
CONSTRUCTION MITIGATION PLAN

SHEET NO.
G1.04



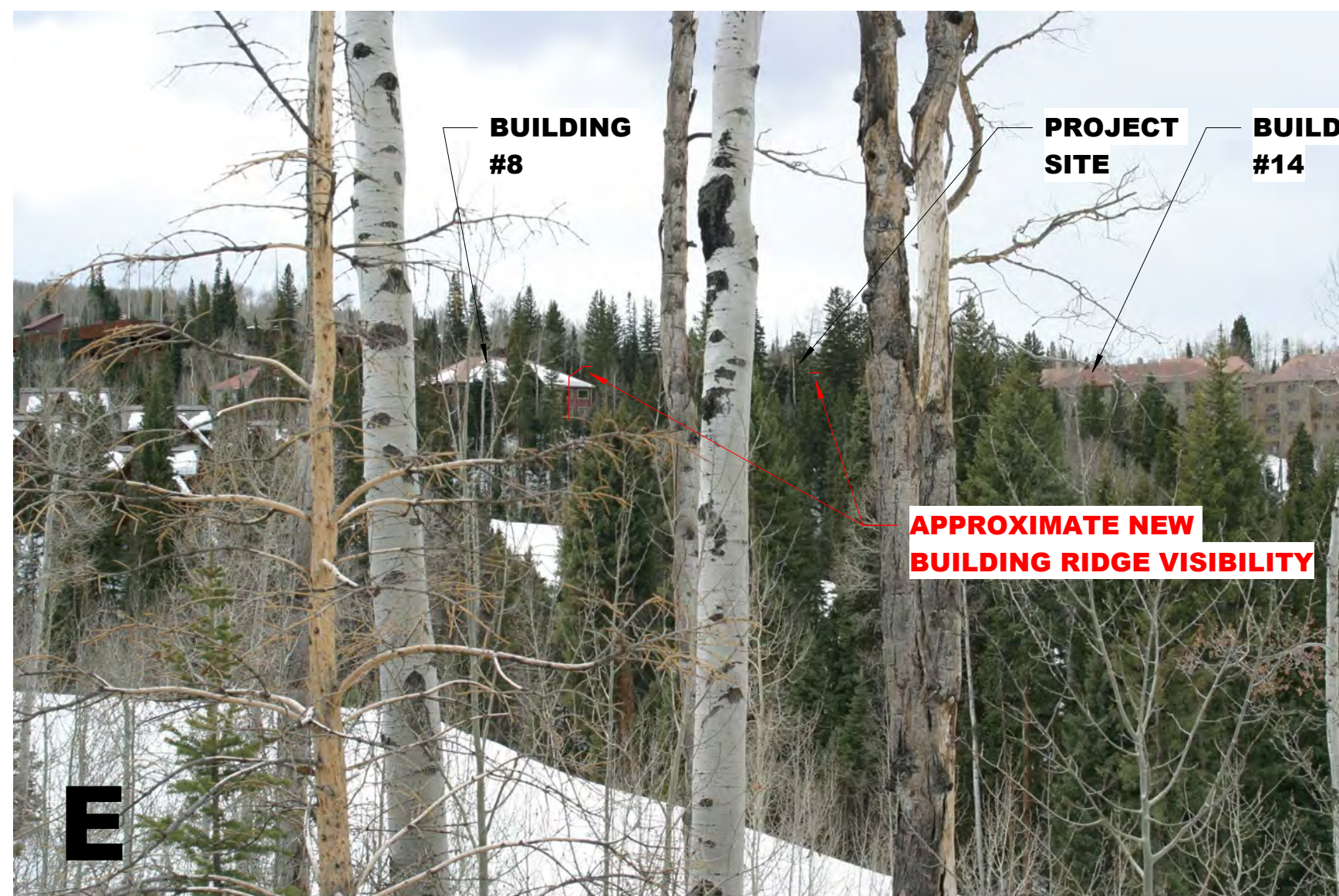
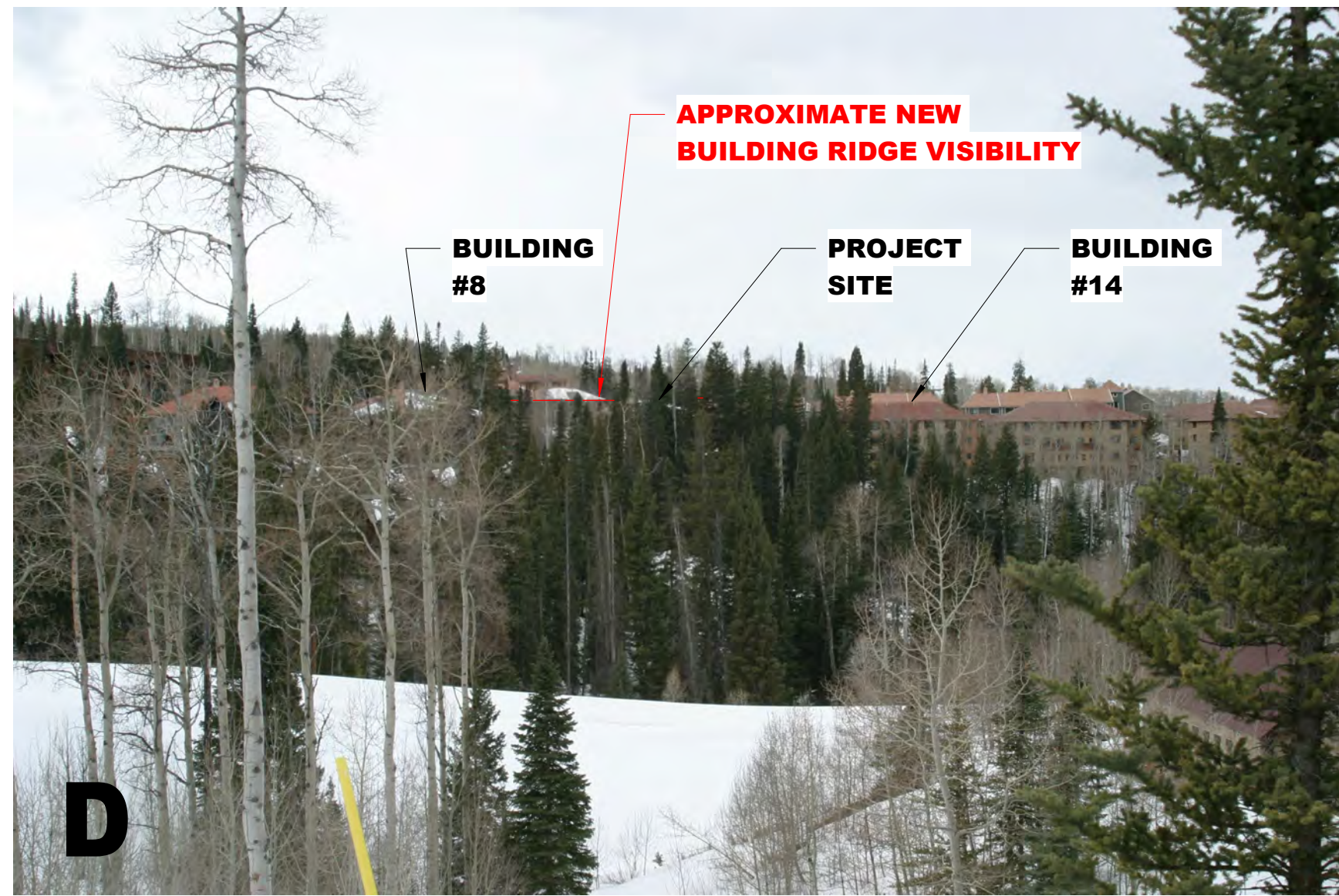
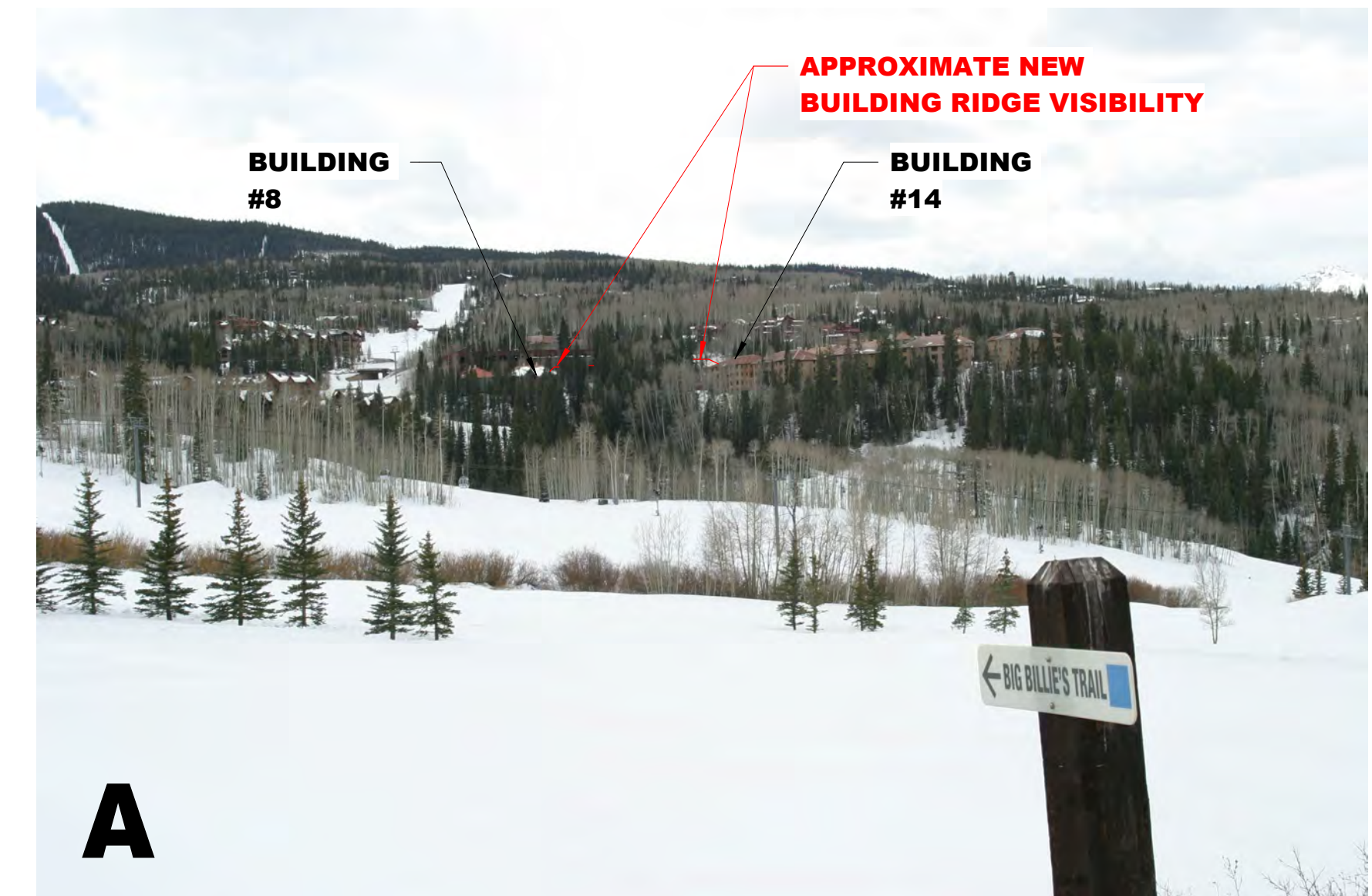
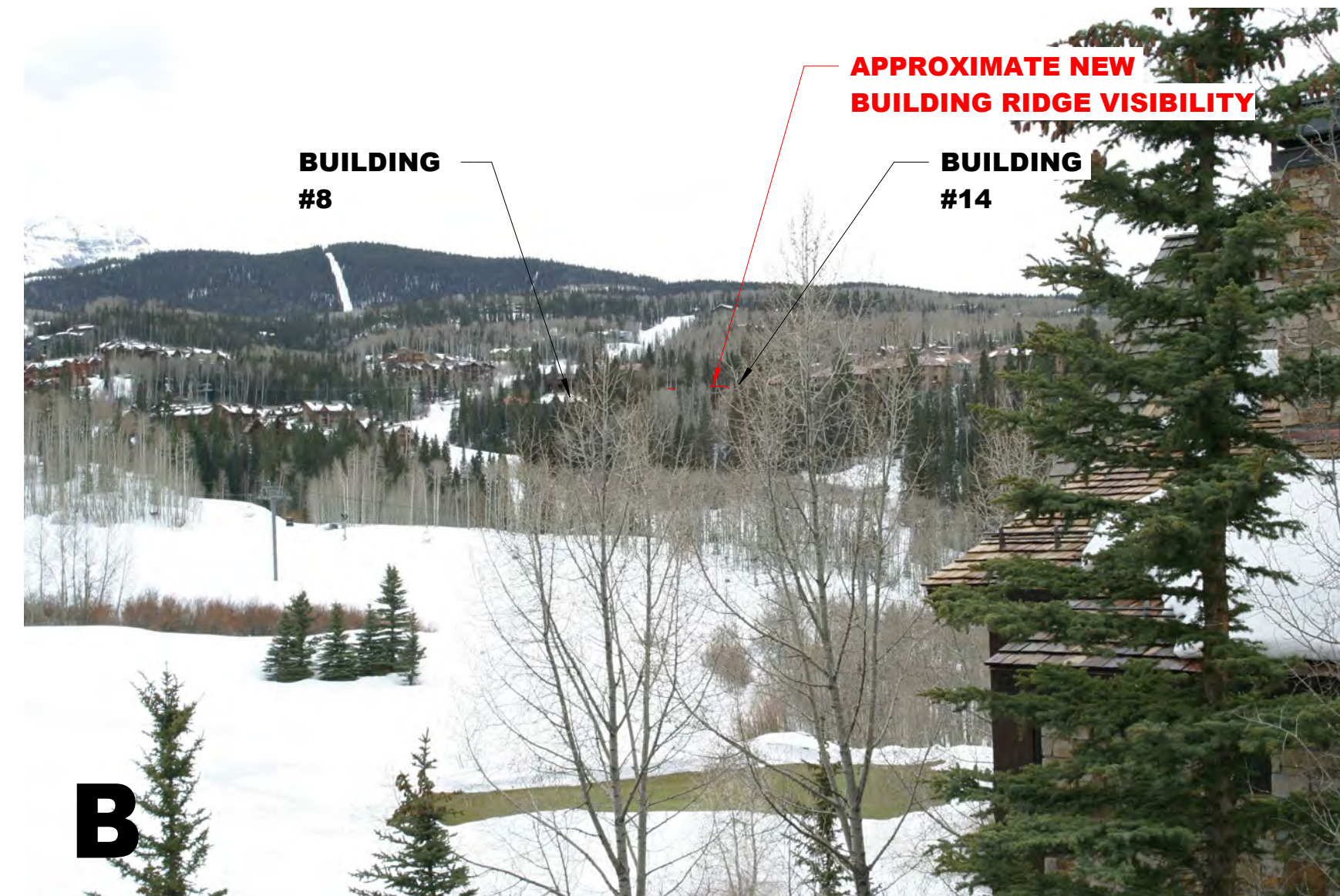
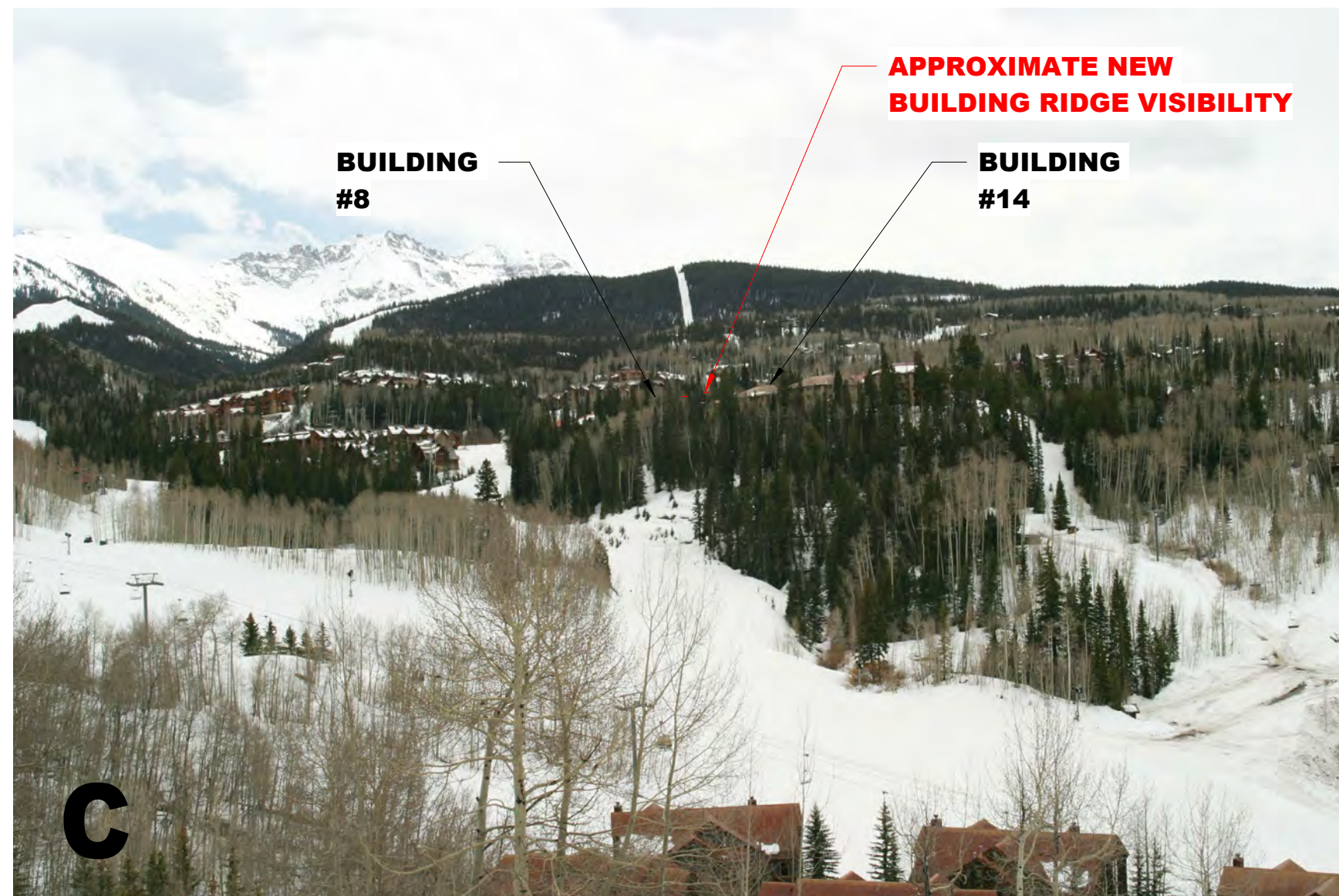
If the Fire Marshal requires that a Fire Lane be maintained on the East side of Building #7, we would request a variance to reduce the lane width as much as possible in order to allow additional construction access for the "West Building". Ideally, access would be closed by the construction fencing and we would add gates on either side to provide Fire Truck access if needed. Temp Knox Pad locks could be installed for Fire Dept. access.

The same crane would be used to set the "West Building", but only a 95' crane swing radius would be needed. No loads would be swung over existing buildings, general public, etc. We would request the Fire Lane be closed in order to provide crane access for setting the "West Building".

We would request the Fire Lane be closed for installation of the new SS needing to be rerouted around the "West Building"

The current crane being proposed for the "East Building" would have a 115' crane swing radius. No loads would be swung over existing buildings, general public, etc. However, access to the playground area may need to be closed periodically for construction.

DRAFT COPY



VIEWS TO SITE FROM KEY LOCATIONS
12" = 1'-0"



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Durango, CO 81302
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Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

Date	#	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	

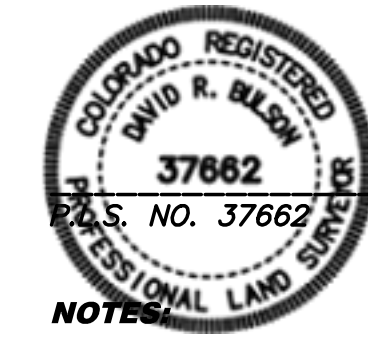
DRAWING TITLE
VIEW STUDIES

SHEET NO.
G1.05

SCALE: 1" = 10'
0 2 4 6 8 10 20

TRACT OS-1R-1

This topographic survey of a portion of Lot 1001, Town of Mountain Village, was field surveyed on December 08, 2017 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. On March 13, 2019 slope designations were added. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



Date

NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements or record.
2. Benchmark: Control point "CP 602 SPIKE", as shown hereon, with an elevation of 9449.59 feet.
3. Contour interval is two feet.
4. Underground utilities were located through the Colorado 811 Ticket Express Program and must be field verified prior to construction.
5. Underground sanitary sewer lines were connected between manholes or sketched from the Mountain Village GIS Department's "TMV Sewer Map", dated 3-22-07.
6. Sanitary sewer continues from this location. It is unclear from site markings provided whether or not this line falls within the Sanitary Sewer Easement shown hereon.
7. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

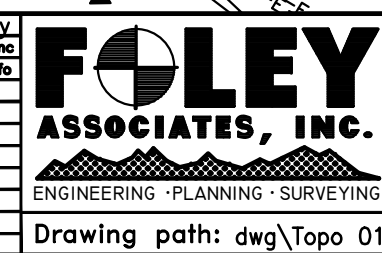
- WV WATER VALVE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- SM SEWER MANHOLE
- SIGN
- LP LAMP POST
- C4 CLEANOUT (4"-PVC)
- TR TRANSFORMER
- TE TELEPHONE PEDESTAL
- CTV CABLE-TV PEDESTAL

UTILITIES LEGEND

- E-E UNDERGROUND ELECTRIC LINE
- T-T UNDERGROUND TELEPHONE LINE
- TV-TV UNDERGROUND CABLE-TV LINE
- W-W UNDERGROUND WATER LINE
- SS-SS UNDERGROUND SANITARY SEWER LINE
- P-PARKING SPACE

Topographic Survey and Slope Study
A portion of Lot 1001, Town of Mountain Village,
San Miguel County, Colorado.

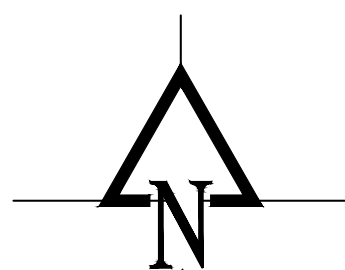
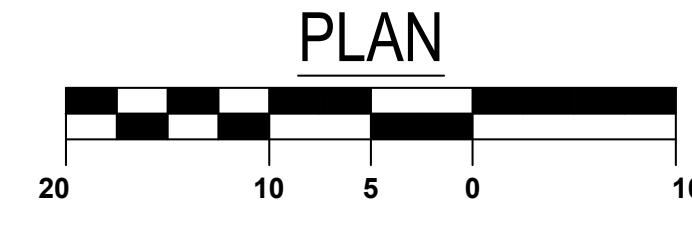
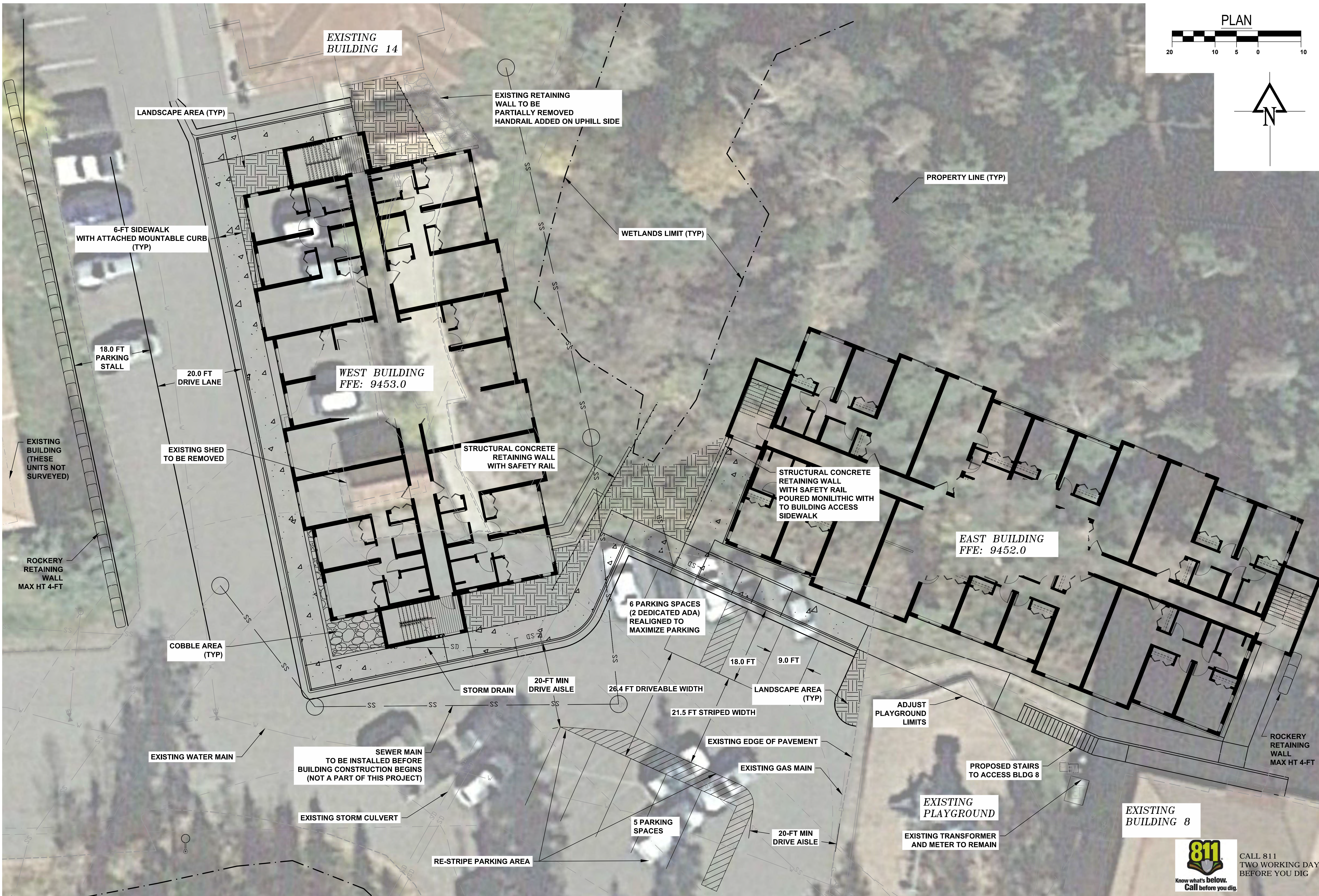
Project Mgr:	DB
Technician:	MC
Checked by:	AL
Start date:	12/08/2017



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

Drawing path: dwg\Topo 01-18\17042 Sht-3 EasternBldg..03-19.dwg Sheet 1 of 1 Project #: 17042

F:\01 - Winters\03232017\17042 Sht-3 EasternBldg..03-19.dwg Other versions of 2018 10/20/2017 01:15 (Lot: 1001) (CA) (3 sheets)\17042 Sht-3 EasternBldg..03-19 with annotations... 3/14/2019 9:26:11 AM, P1



Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

Russell Planning & Engineering, Inc.
Civil Engineering Services
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

SITE PLAN

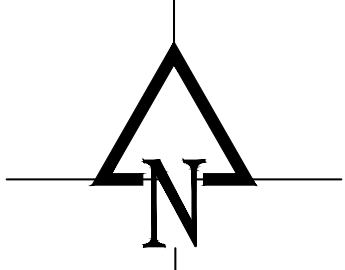
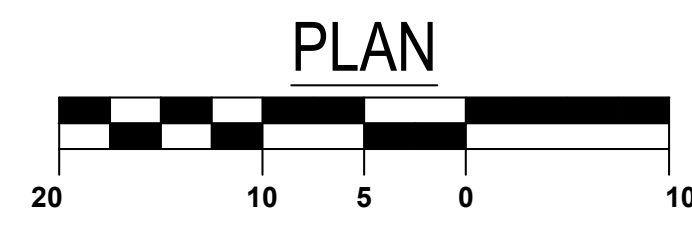
DESIGN DEVELOPMENT

C101

DATE: 08/21/2019



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG



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 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502

DATE: 05/21/2019
 81435

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO

DESIGN DEVELOPMENT

WEST BUILDING GRADING PLAN

C102



RED DENOTES FOUNDATION REQUIRING SHEATHING DETAIL FOR < 15-INCH REVEAL

WALKOUT OR LOWER
 BFE: 9442.0

WEST BUILDING
 GROUND FLOOR
 FFE: 9453.0

EXPOSED FOUNDATION AT EXISTING GRADE. FOUNDATION WALL EXTERIOR SIDING WILL BE METAL AND STON

EAST BUILDING
 GROUND FLOOR
 FFE: 9452.0

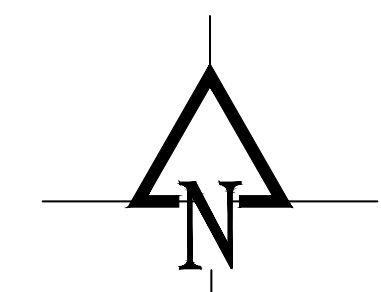
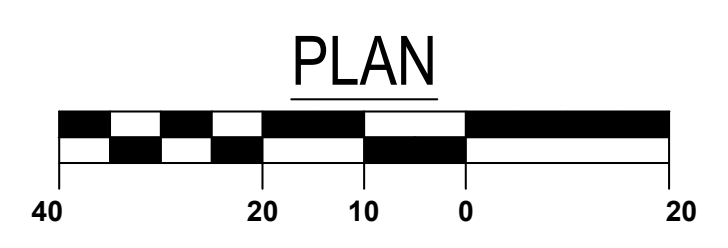
ADD STEPS UP TO BLDG 8
 (EXISTING ENTRY : APPROX. 9457.76)



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SITE INFORMATION
DISTURBED AREA: 0.70 ACRE



EXISTING BOULDER
RETAINING WALL

STRAW BALE (TYP)

WETLANDS LIMIT
(TYP)

PROPERTY LINE (TYP)

SILT FENCE (TYP)

SILT LOG
(TYP)

PROVIDE EROSION CONTROLS
TO PROHIBIT DISTURBANCE
IN THE WETLANDS.
PROTECTION INCLUDES SILT LOG
ON TOP OF CULVERT.

EXISTING STORM CULVERT

LIMITS OF CONSTRUCTION
(TYP)

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Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

DATE: 05/21/2019

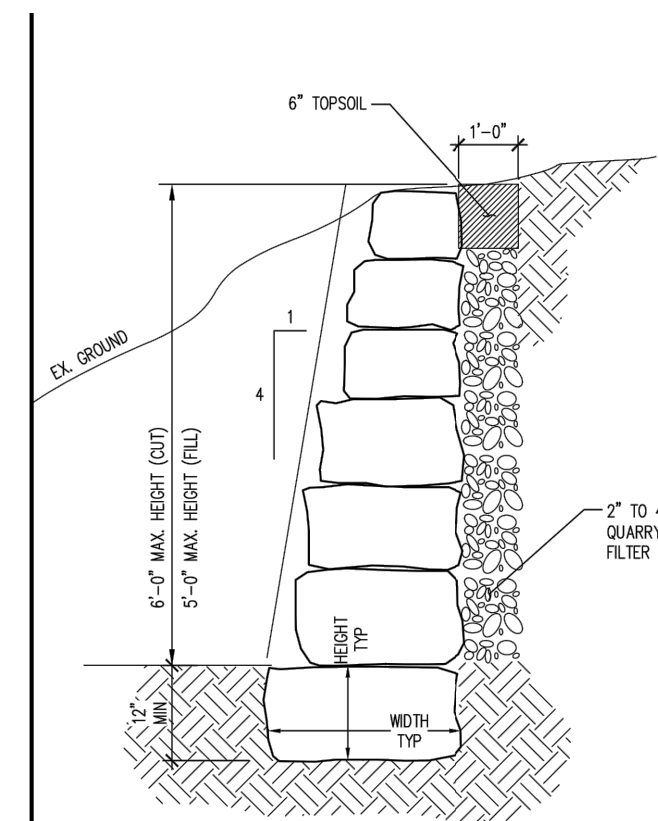
DESIGN DEVELOPMENT

EROSION CONTROL
PLAN

C104



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BEFORE YOU DIG

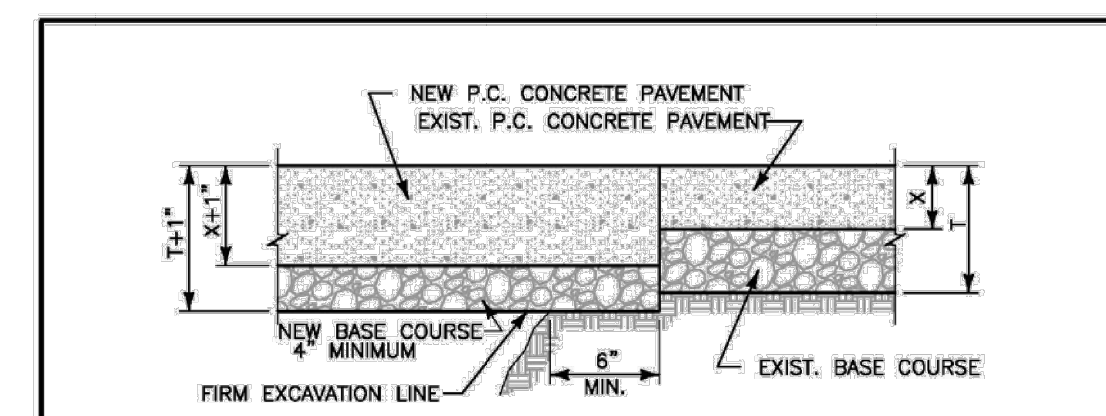


ROCKERY WALL SCHEDULE		
ROCKERY RETAINING HEIGHT (FEET)	MINIMUM ROCK SIZE BOTTOM TWO COURSES AT BASE	MINIMUM ROCK SIZE (TOP)
2	2 MAN ROCK	1 MAN ROCK
4	3 MAN ROCK	2 MAN ROCK
6	4 MAN ROCK	2 MAN ROCK

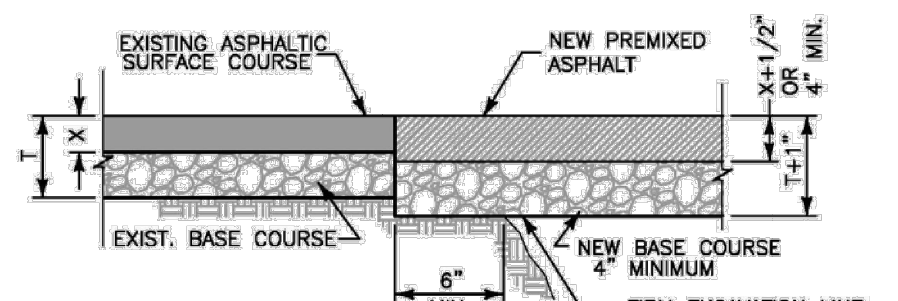
ROCK SIZE SCHEDULE			
ROCK SIZE	APPROXIMATE WEIGHT (LBS)	APPROXIMATE HEIGHT (INCHES)	APPROXIMATE WIDTH (INCHES)
1 MAN	50 TO 200	3 TO 6	12 TO 18
2 MAN	200 TO 700	6 TO 8	18 TO 26
3 MAN	700 TO 2,000	8 TO 15	28 TO 36
4 MAN	2,000 TO 4,000	15 TO 18	36 TO 48
5 MAN	4,000 TO 6,000	18 TO 20	48 TO 54
6 MAN	6,000 TO 8,000	20 TO 22	54 TO 60

ROCKERY NOTES:
 1. THE ROCK MATERIAL SHALL BE AS NEARLY RECTANGULAR AS POSSIBLE. NO STONE SHALL BE USED WHICH DOES NOT EXTEND THROUGH THE WALL. THE ROCK MATERIAL SHALL BE HARD, SOUND, DURABLE AND FREE FROM WEARABLE PORTIONS, SEAMS, CRACKS AND OTHER DEFECTS. THE ROCK DENSITY SHALL BE A MINIMUM OF 160 LBS/CUBIC YARD. SEE SCHEDULES.
 2. THE ROCKERY SHALL BE STARTED BY EXCAVATING A TRENCH ONE (1) FOOT IN DEPTH BELOW SUB-GRADE.
 3. ROCK SELECTION AND PLACEMENT SHALL BE SUCH THAT THERE WILL BE MINIMUM Voids, IN THE EXPOSED FACE OF THE WALL. NO OPEN Voids OVER SIX (6) INCHES ACROSS IN ANY DIRECTION. THE ROCKS SHALL BE PLACED IN A MANNER SUCH THAT THE WIDTH OF THE ROCK SHALL BE AT RIGHT ANGLES OR PERPENDICULAR TO THE ROCKERY FACE. THE ROCKS SHALL HAVE ALL INCLINING FACES SLICED TO THE BACK OF THE ROCKERY. EACH COURSE OF ROCKS SHALL BE SEATED AS TIGHTLY AND EVENLY AS POSSIBLE ON THE COURSE BELOW.
 4. THE WALL BACKFILL SHALL CONSIST OF QUARRY SIALS OR WASHED ROCK WITH A MAXIMUM SIZE OF FOUR (4) INCHES AND A MINIMUM SIZE OF TWO (2) INCHES. THIS MATERIAL SHALL BE PLACED TO A TWELVE (12) INCH MINIMUM THICKNESS BETWEEN THE ENTIRE WALL AND THE CUT MATERIAL.

ROCKERY RETAINING WALL DETAIL
N.T.S.

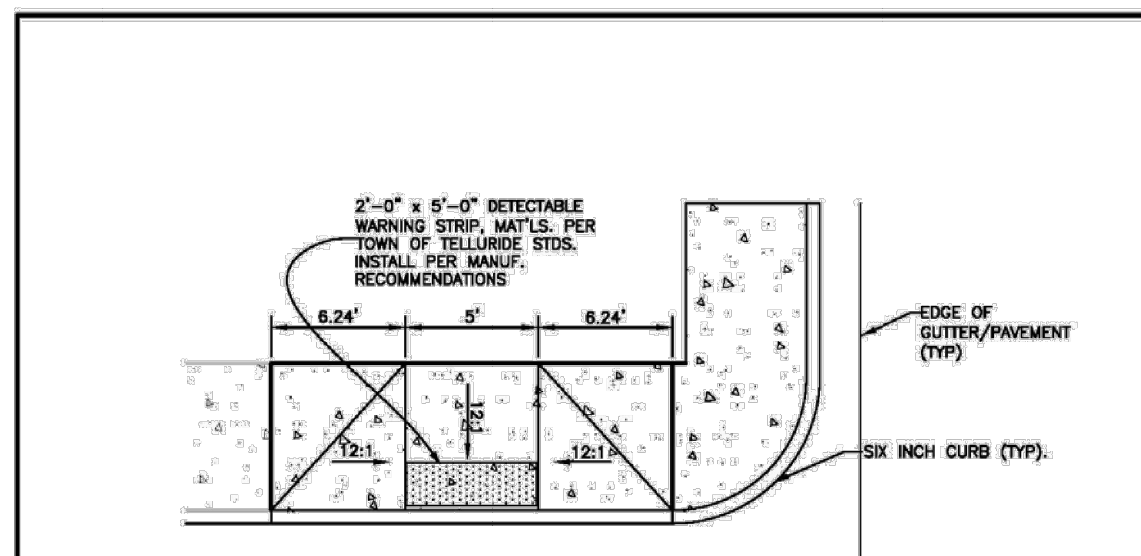


PORTLAND CEMENT CONCRETE SURFACE

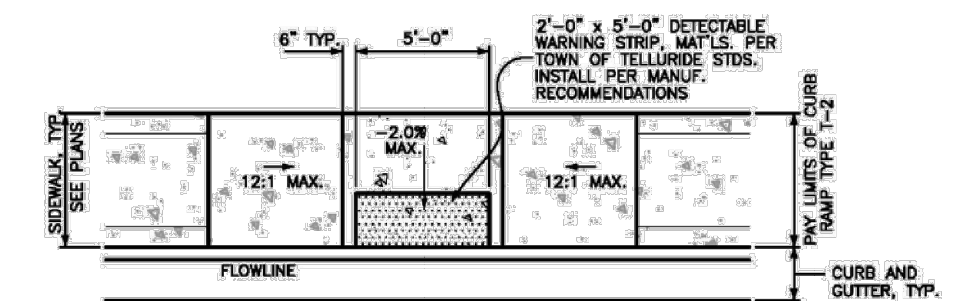


ASPHALTIC SURFACE

REVISIONS		DESCRIPTION	PAVEMENT REPLACEMENT	Town of Telluride, Colorado
MARK	DATE			
	FEB 1976	CHANGE NUMBER	Standard No. 2220B	Sheet 1 of 1
	FEB 1992	REDRAWN		
DRAWING BY: SCHUHEN				

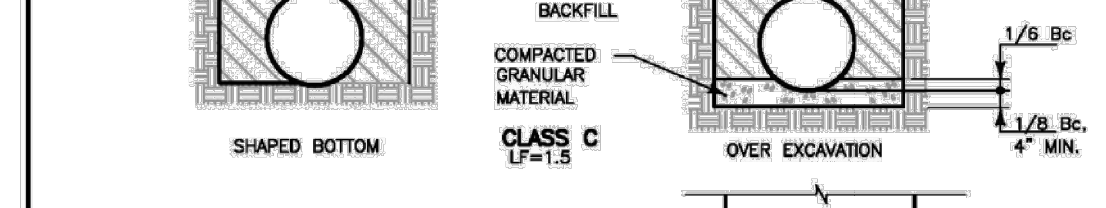
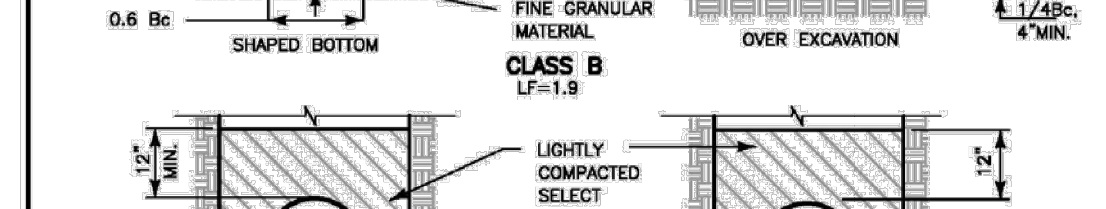
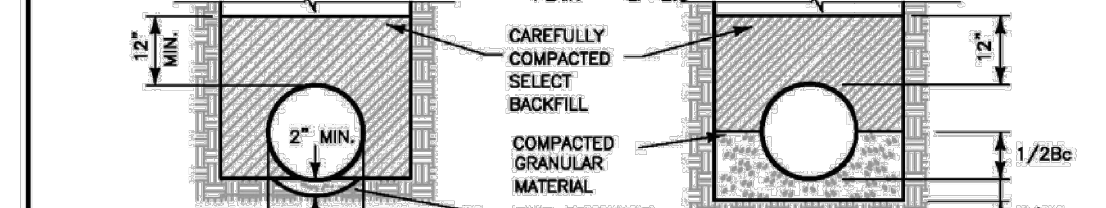
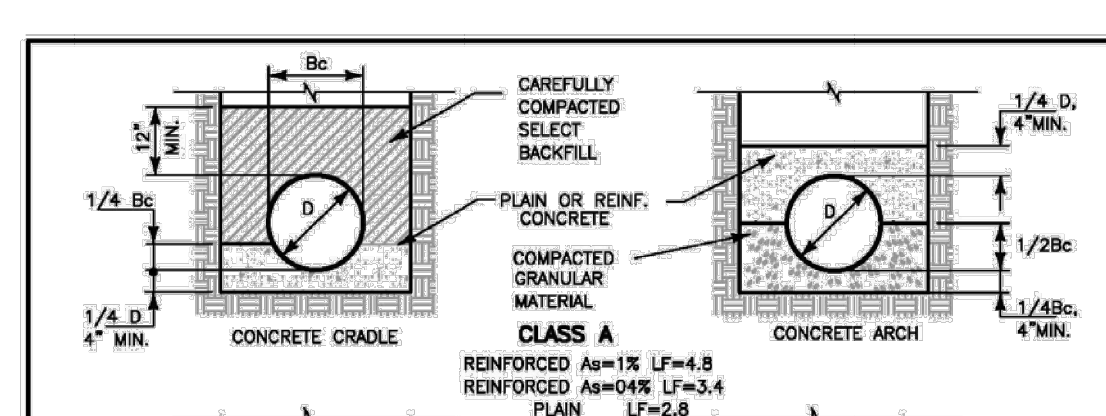


TYPE T-2 ADA RAMP



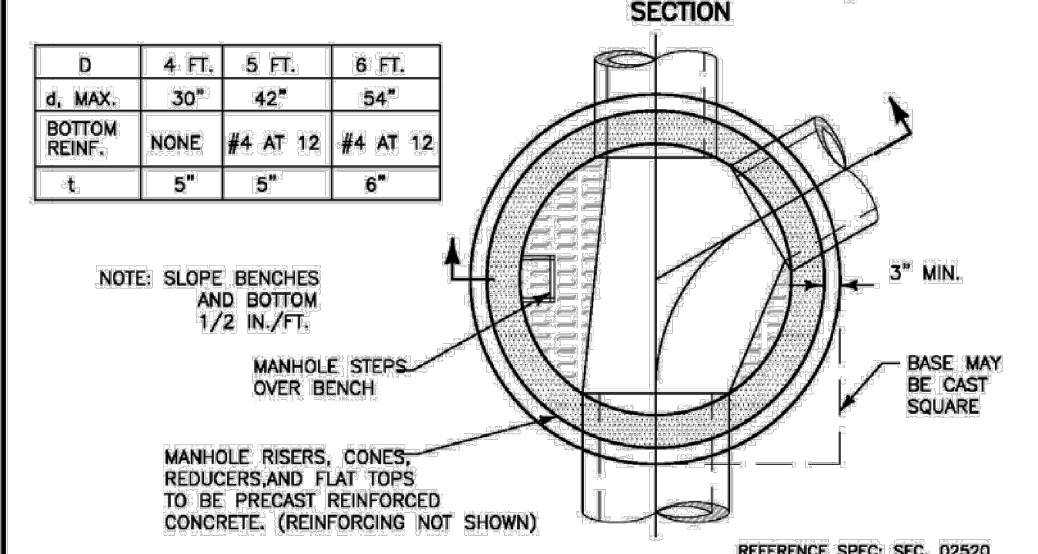
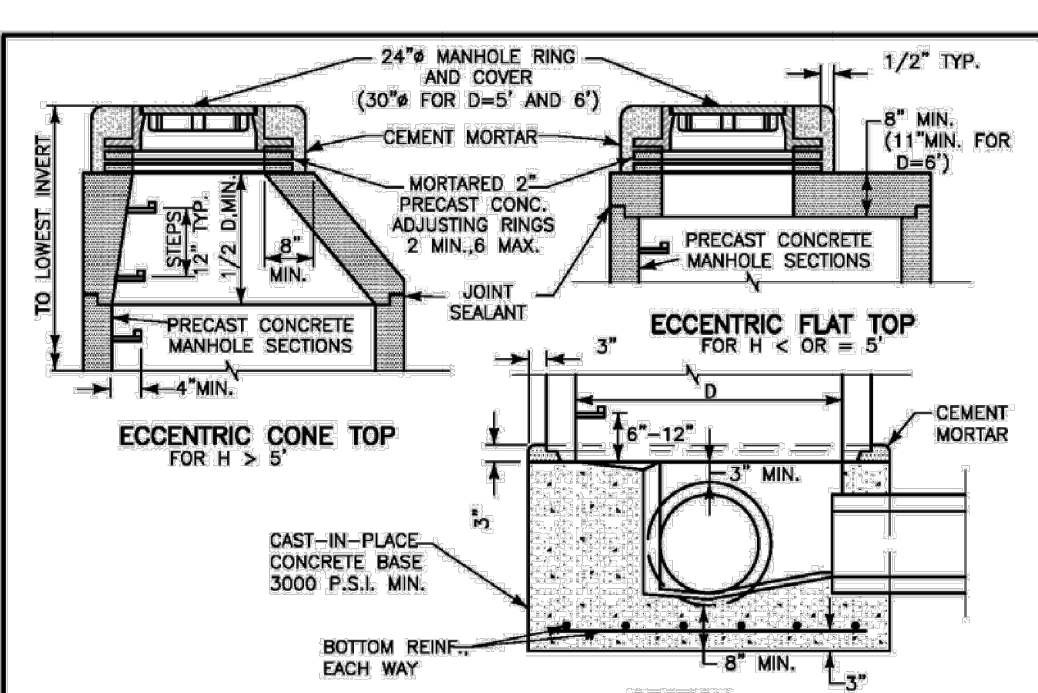
TYPICAL CURB RAMP TYPE T-2

REVISIONS		DESCRIPTION	ACCESSIBILITY RAMP DETAILS	Town of Telluride, Colorado
MARK	DATE			
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	FEB 1992	REDRAWN		
DRAWING BY: SCHUHEN				

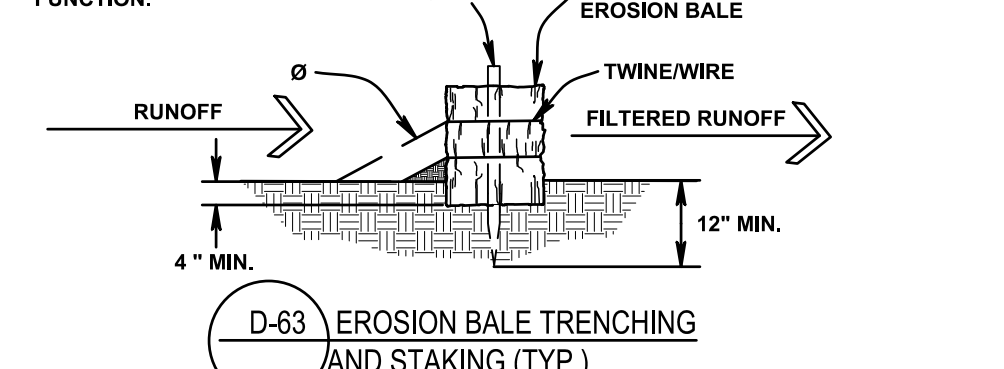
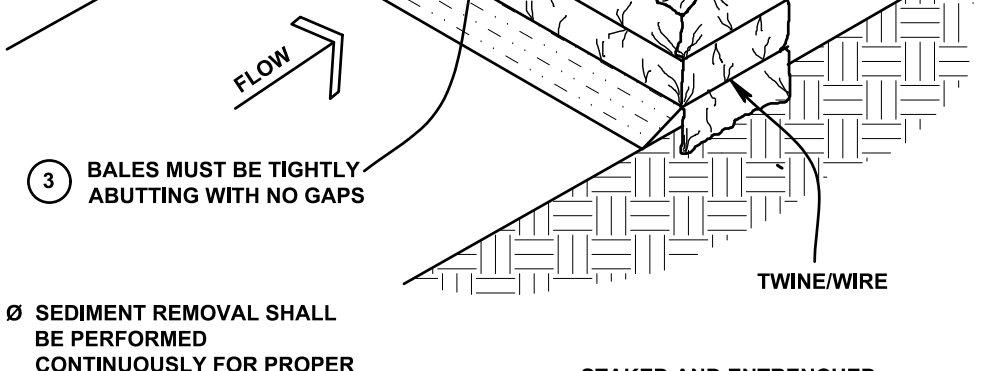
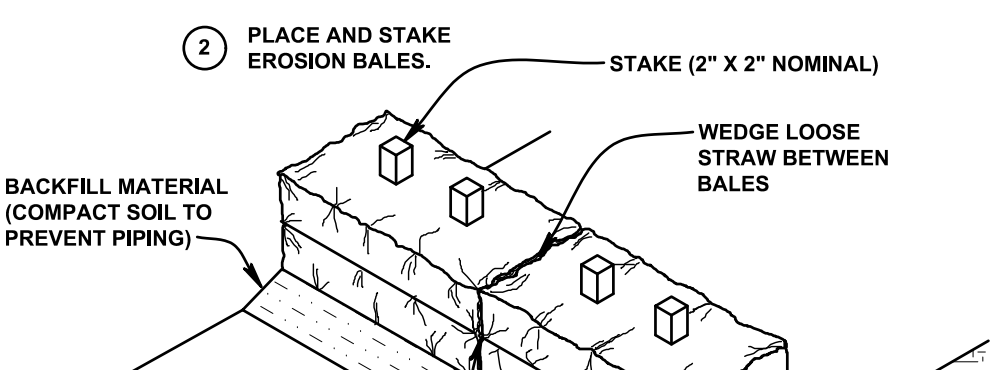
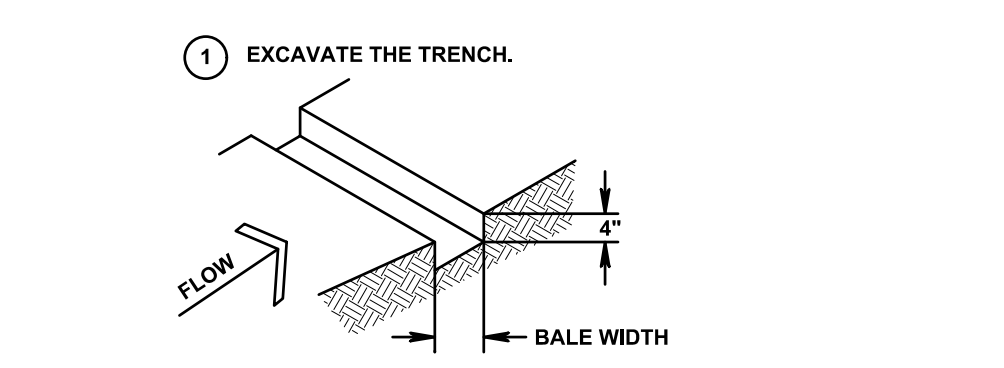


NOTES:
 1. MINIMUM DENSITY FOR CAREFULLY COMPACTED SELECT BACKFILL SHALL BE 90% OF MAXIMUM OR AS SPECIFIED FOR THE TRENCH BACKFILL, WHICHEVER IS GREATER.
 2. MINIMUM DENSITY FOR LIGHTLY COMPACTED SELECT BACKFILL SHALL BE AS SPECIFIED FOR THE TRENCH BACKFILL.
 3. COMPACT GRANULAR MATERIAL BY SLICING WITH A SHOVEL.

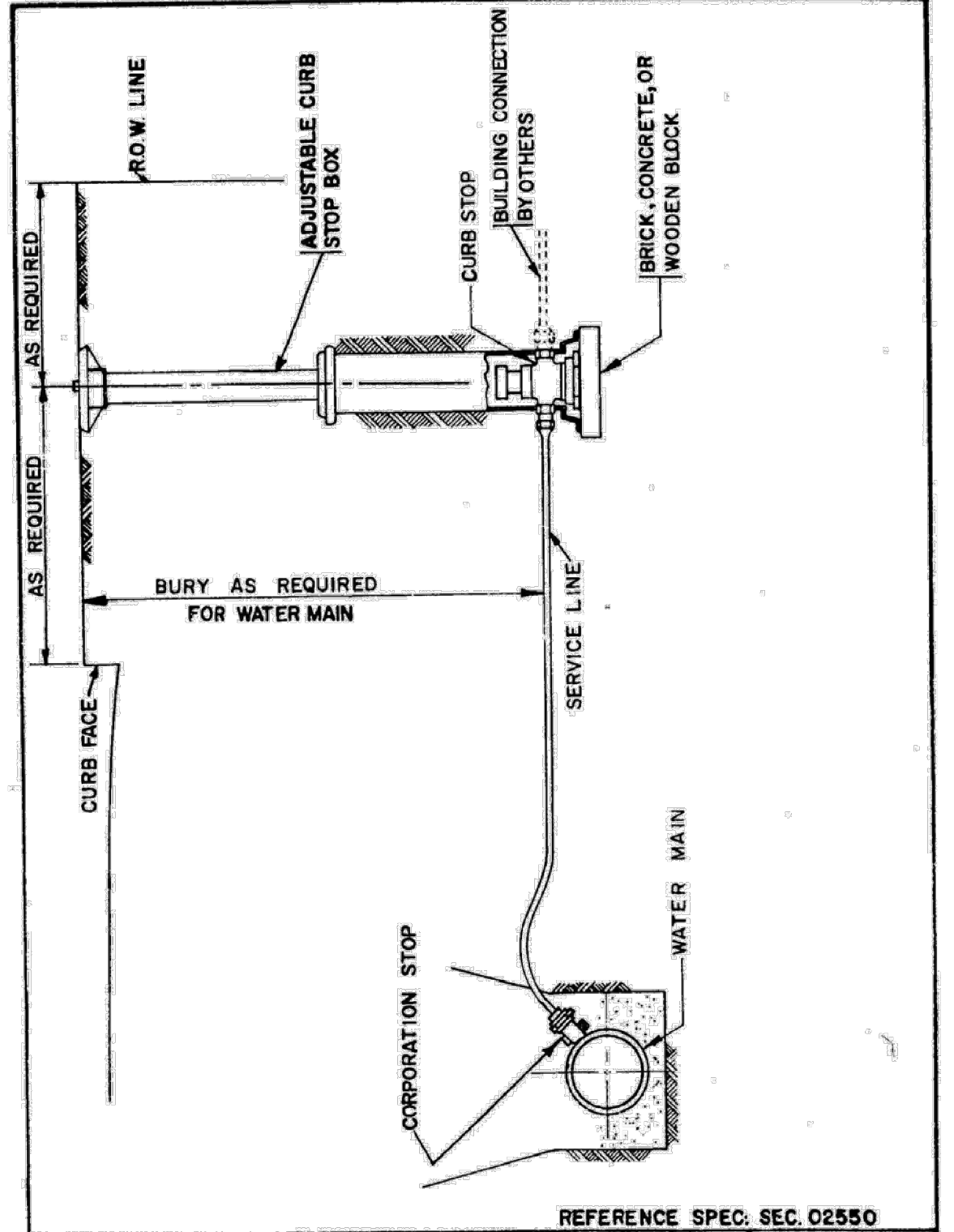
REVISIONS		DESCRIPTION	PIPE EMBEDMENT	Town of Telluride, Colorado
MARK	DATE			
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	FEB 1992	REDRAWN		
DRAWING BY: SCHUHEN				



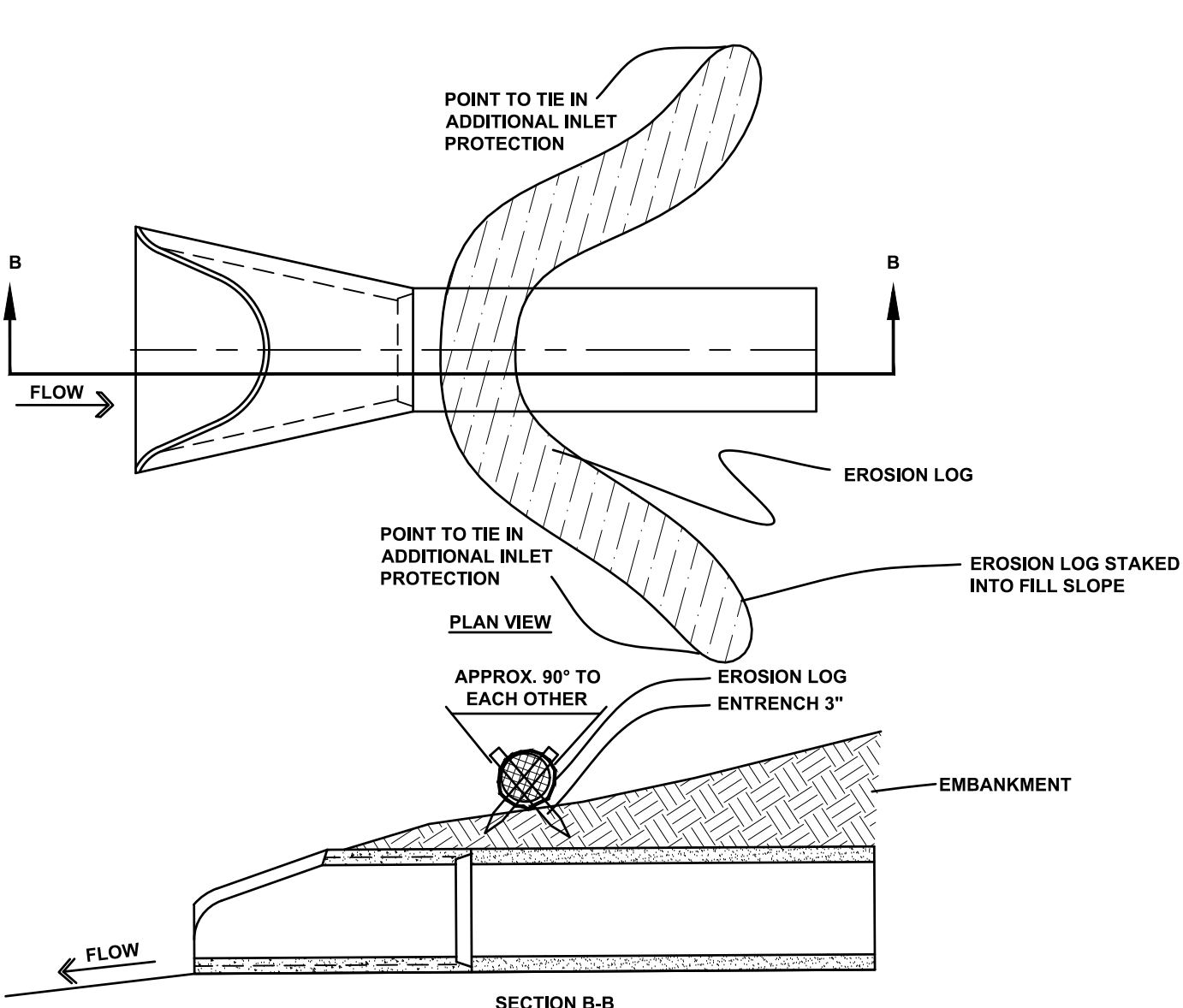
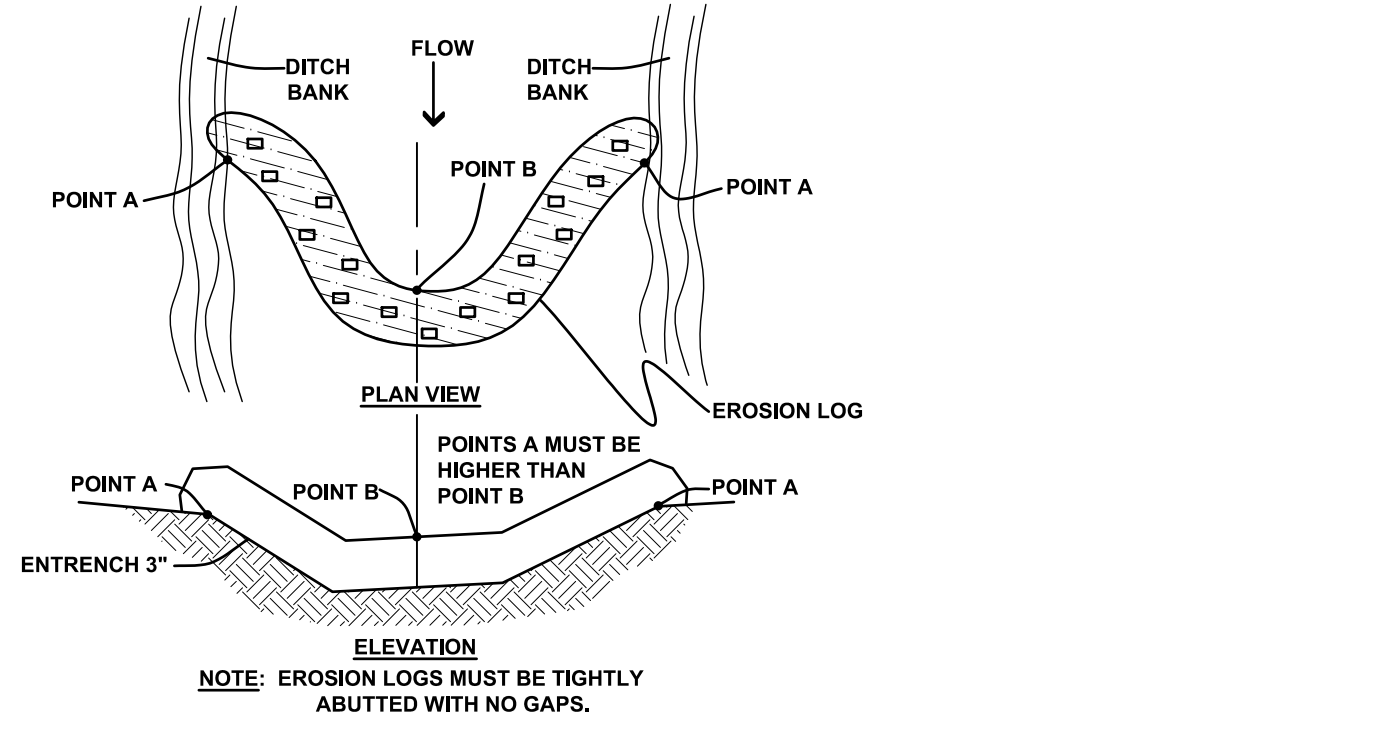
REVISIONS		DESCRIPTION	STORM MANHOLE	Town of Telluride, Colorado
MARK	DATE			
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	FEB 1992	REDRAWN		
DRAWING BY: SCHUHEN				



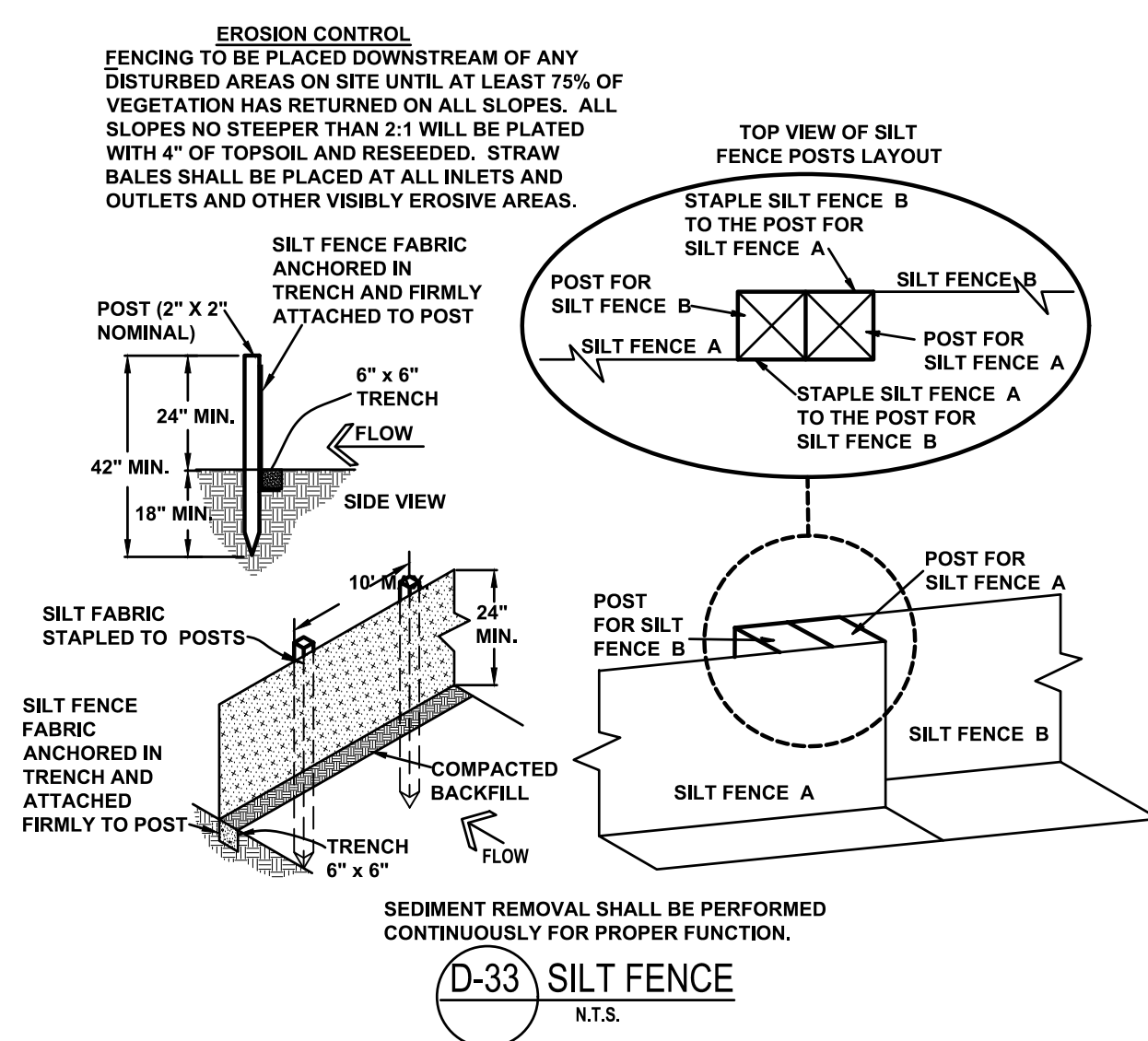
D-63 EROSION BALE TRENCHING AND STAKING (TYP.)
N.T.S.



REVISIONS		DESCRIPTION	WATER SERVICE INSTALLATION	Town of Telluride, Colorado
MARK	DATE			
	FEB 1976	CHANGE NUMBER	Standard No. 2550D	Sheet 1 of 1
DRAWING BY: SCHUHEN				



CULVERT EROSION LOG PROTECTION
N.T.S.



D-33 SILT FENCE
N.T.S.

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

Russell Planning & Engineering, Inc.
Civil Engineering Services
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

DATE: 04/26/2019

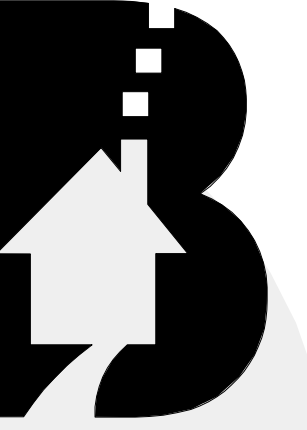
SCHEMATIC

DETAILS

C104



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 1480 E. 2nd Avenue, Suite 8
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Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019
 SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**
 ASSESSORS PARCEL NO: 477904200005

#	Revisions	Date

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	

DRAWING TITLE
LANDSCAPE PLAN

SHEET NO.
L1.01

LANDSCAPING LEGEND

	NEW DECIDUOUS TREE AMUR MAPLE, ACER GINNALS (7 TOTAL, 3" DBH)		NATIVE GRASSES REVEGETATE DISTURBED AREAS RE: CDC 17.5.9.C.6.f.i.(a)
	EXISTING CONIFER TREE SPECIES AND SIZE PER CIVIL		LAWN (MATCH EXISTING) HIGH ALTITUDE, DROUGHT TOLERANT GRASS
	EXISTING DECIDUOUS TREE SPECIES AND SIZE PER CIVIL		EXISTING WETLANDS TO BE PROTECTED AND UNDISTURBED
	WETLANDS BUFFER MIX REVEGETATE DISTURBED AREAS RE: CDC 17.5.9.C.6.f.i.(b)		BOULDER AREA SIZE TO BE DETERMINED
	IRRIGATION LINE APPROXIMATE LOCATION		4-8" GRANITE COBBLE

LANDSCAPING NOTES

- EXISTING BOULDERS FOUND DURING EXCAVATION OF THE SITE TO BE STOCKPILED ON SITE AND USED AS LANDSCAPE ELEMENTS IN THE PLANTING AREAS AS NEEDED. ALL BOULDER LOCATIONS IN NEW LANDSCAPING TO BE DETERMINED BASED UPON BOULDER STOCK RECLAIMED FROM SITE EXCAVATION.
- THE FINAL DESIGN INTENT IS TO PROVIDE A PERIMETER FOUNDATION DRAINAGE SYSTEM THAT WILL DIRECT RUNOFF FROM THE ROOF AND DRIVEWAY TO DRY WELLS LOCATED WITHIN THE LANDSCAPED AREAS AWAY FROM THE PRIMARY STRUCTURE. THIS SYSTEM MAY INCLUDE GUTTERING AND FRENCH DRAINS AS WELL AS STRATEGICALLY PLACED DRY WELLS AND NEW PLANTING AREAS.
- ALL NEW LANDSCAPING TO MEET THE REQUIREMENTS OF THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE SECTION 17.5.9.

Table 5-3. Irrigation System Design

Landscape Type	Required Irrigation System Design and Operation
Trees and Shrubs	1. Drip only. 2. Shut drip zones off two (2) full growing seasons after plant establishment.
Lawn Area/Turf	1. Spray heads. 2. Separate site zone required.
Perennials and garden planting beds	1. Spray heads. 2. Use soaker hose, low volume mist and/or emitters equipped with adjustable nozzles to limit over/under watering within a specific zone.

Table 5-4. Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees - Single Stem	3 inches caliper diameter at breast height ("dbh")
Deciduous Trees - Multi-stem	2.5 inches dbh
Evergreen Trees - Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees - Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.
Shrubs	5 gallon or larger massing of smaller shrubs

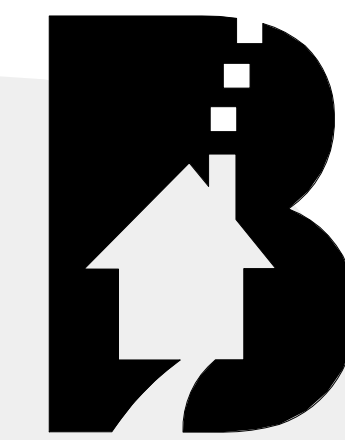
IRRIGATION NOTES

- IRRIGATION SYSTEM SHOULD BE DESIGNED AND INSTALLED BY A QUALIFIED IRRIGATION PROFESSIONAL.
- A BACKFLOW PREVENTER SHALL BE INSTALLED BY A LICENSED PLUMBER.
- A MASTER CONTROL SHALL BE PROVIDED AT EACH BUILDING.
- SPRAY HEADS AT LAWN TO BE LOW ANGLE.



LANDSCAPE PLAN
 1" = 10'-0"





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 THOMAS W. UMBHAU AIA, NCARB
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 Mailing:
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Phase IV Village Court Apartments - East Building

415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435

PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005

DRB REVIEW 04.19.19

Date	Revisions

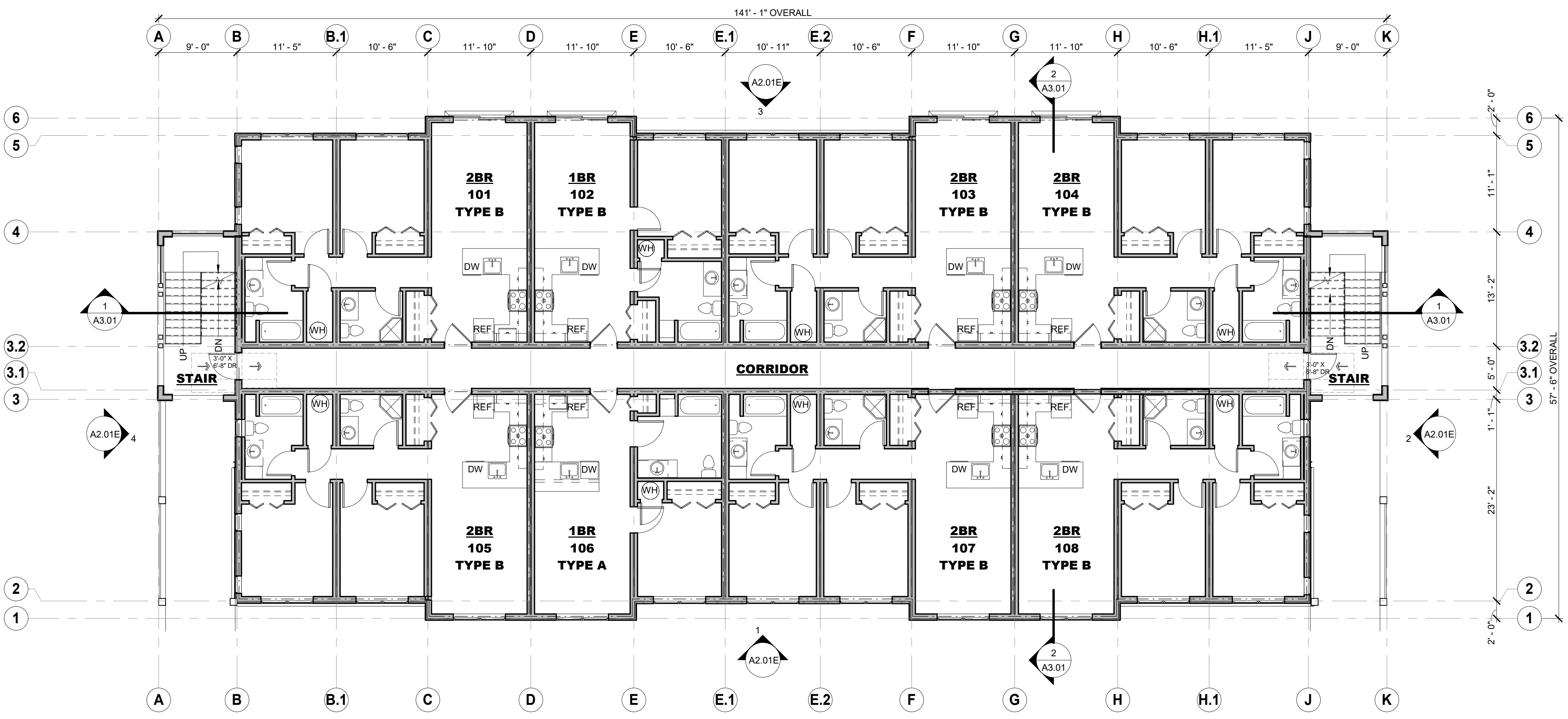
DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMG	04.19.19
CHECKED BY	

DRAWING TITLE
LOWER & FIRST LEVEL FLOOR PLAN

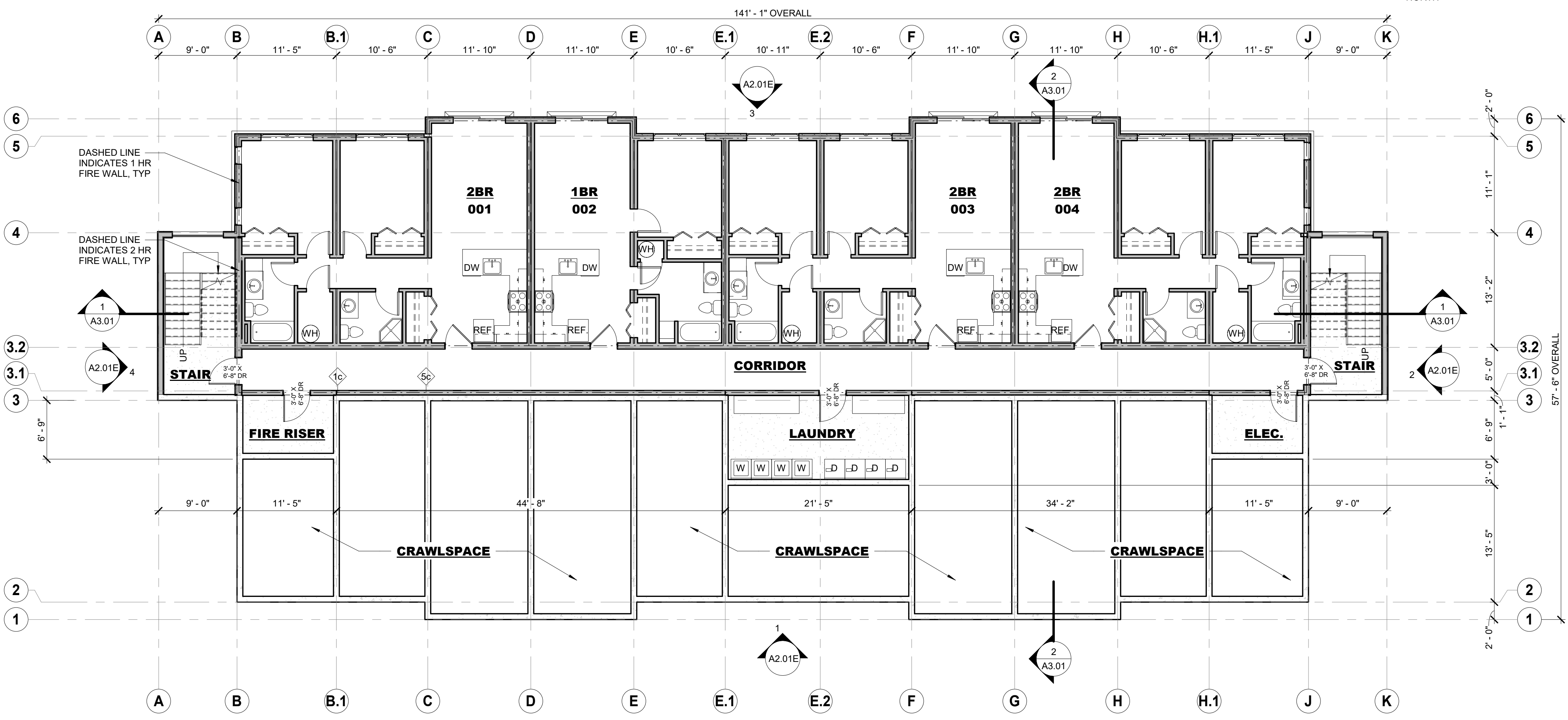
SHEET NO.
A1.01E

FLOOR PLAN NOTES

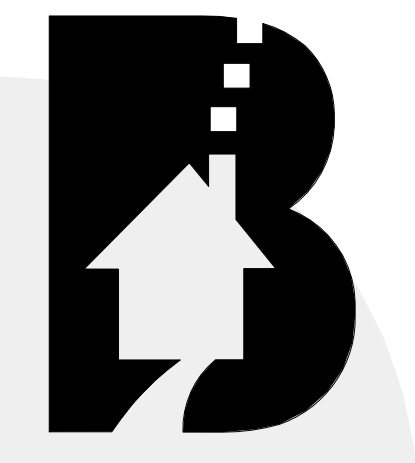
- ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
- VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
- PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
- DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
- SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
- PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
- PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
- ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
- ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
- PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
- PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
- CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
- THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP. SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.



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



LOWER LEVEL FLOOR PLAN
 1/8" = 1'-0"



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 Physical:
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 Durango, CO 81301
 Mailing:
 PO Box 2044
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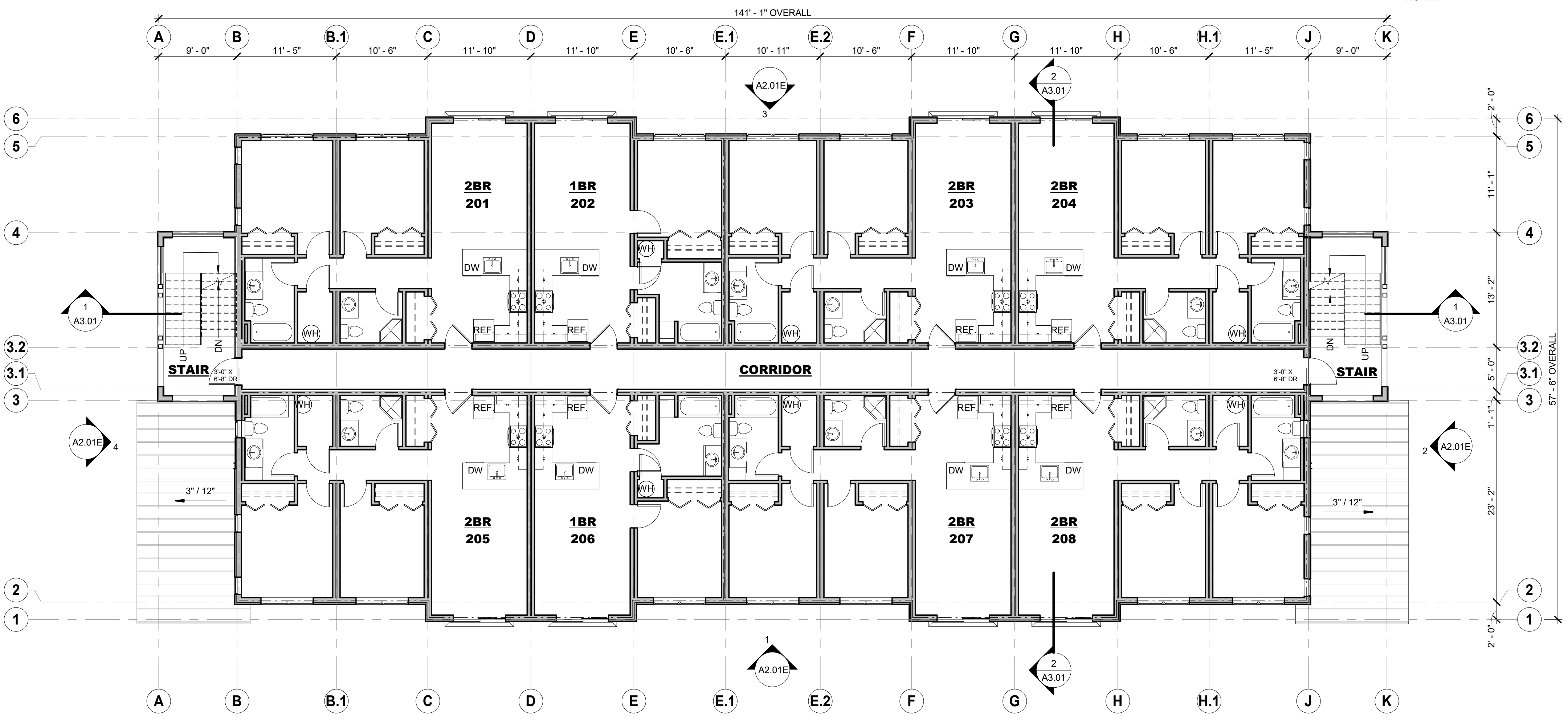
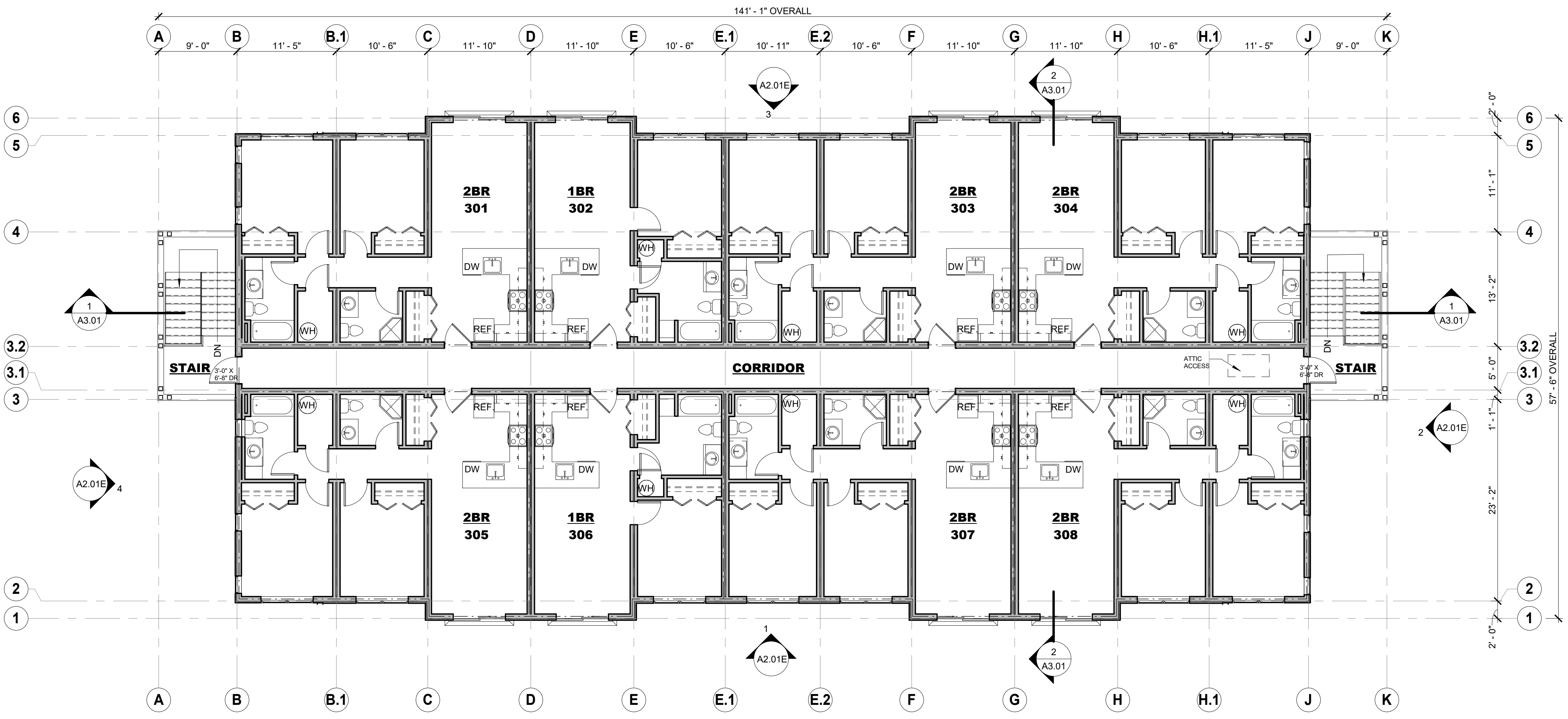
Phase IV Village Court Apartments - East Building
 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB REVIEW 04.19.19

Date	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.19.19
CHECKED BY	

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLAN
 SHEET NO.
A1.02E

- ### FLOOR PLAN NOTES
- ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
 - VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
 - PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
 - DIMENSION SYSTEM NOTE-ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
 - SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
 - PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
 - PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
 - ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
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 - PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
 - PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
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 - THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP. SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.



MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL	 EW-3 CORRUGATED METAL	 EW-4 STONE VENEER	 PB-1 HEAVY TIMBERS
 R-1 MESH RAILING	 ROOF STANDING SEAM	 TF-1 FASCIA SYSTEM	 GUTTER	 WINDOW & TRIM

WINDOW SCHEDULE

#	SIZE	OPERATION	HD HEIGHT	COMMENTS
AA	6'-0" x 5'-0"	CS	8'-0"	
BB	2'-0" x 4'-0"	FX	8'-0"	
CC	2'-0" x 3'-0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS
D01		6'-0"	8'-0"	2"				
D02		3'-0"	6'-8"	1 3/4"				

ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED.
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4818 SF	24%
METAL PANEL	6775 SF	33%
CORRUGATED METAL	3897 SF	19%
STONE VENEER	1824 SF	9%
GLAZING	3098 SF	15%

EXTERIOR MATERIALS LEGEND

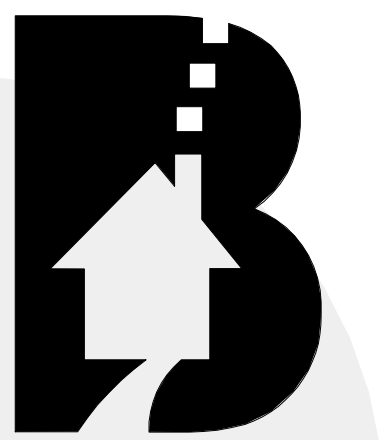
#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRU-TEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" J METAL, FINISH TO MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" J METAL, FINISH TO MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	6x6 & 10x10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
PB-2	HEAVY TIMBERS	
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME

1 FRONT ELEVATION (SOUTH)
1/8" = 1'-0"

2 RIGHT ELEVATION (EAST)
1/8" = 1'-0"

3 BACK ELEVATION (NORTH)
1/8" = 1'-0"

4 LEFT ELEVATION (WEST)
1/8" = 1'-0"



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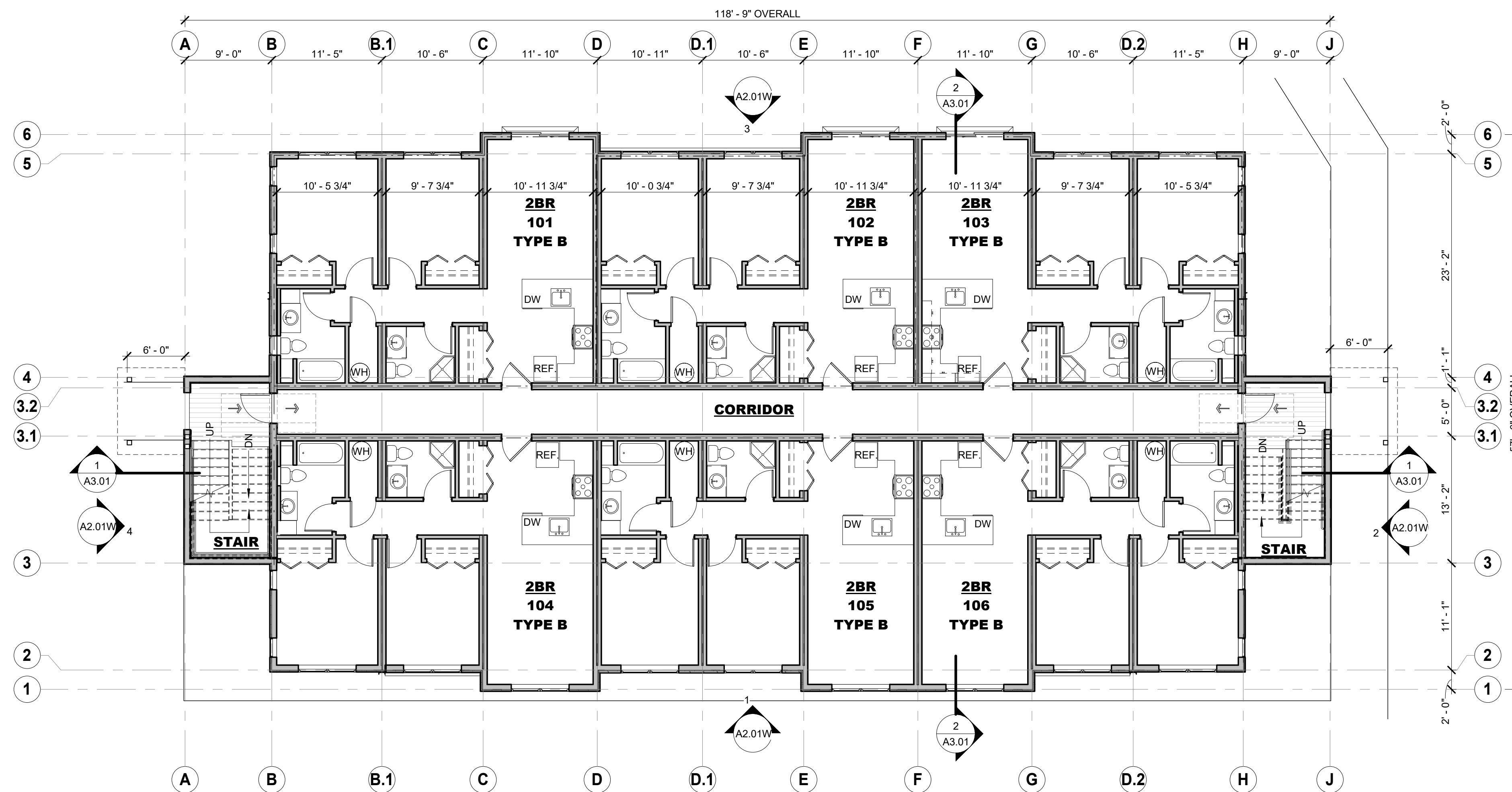
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ASSESSORS PARCEL NO: 477904200005
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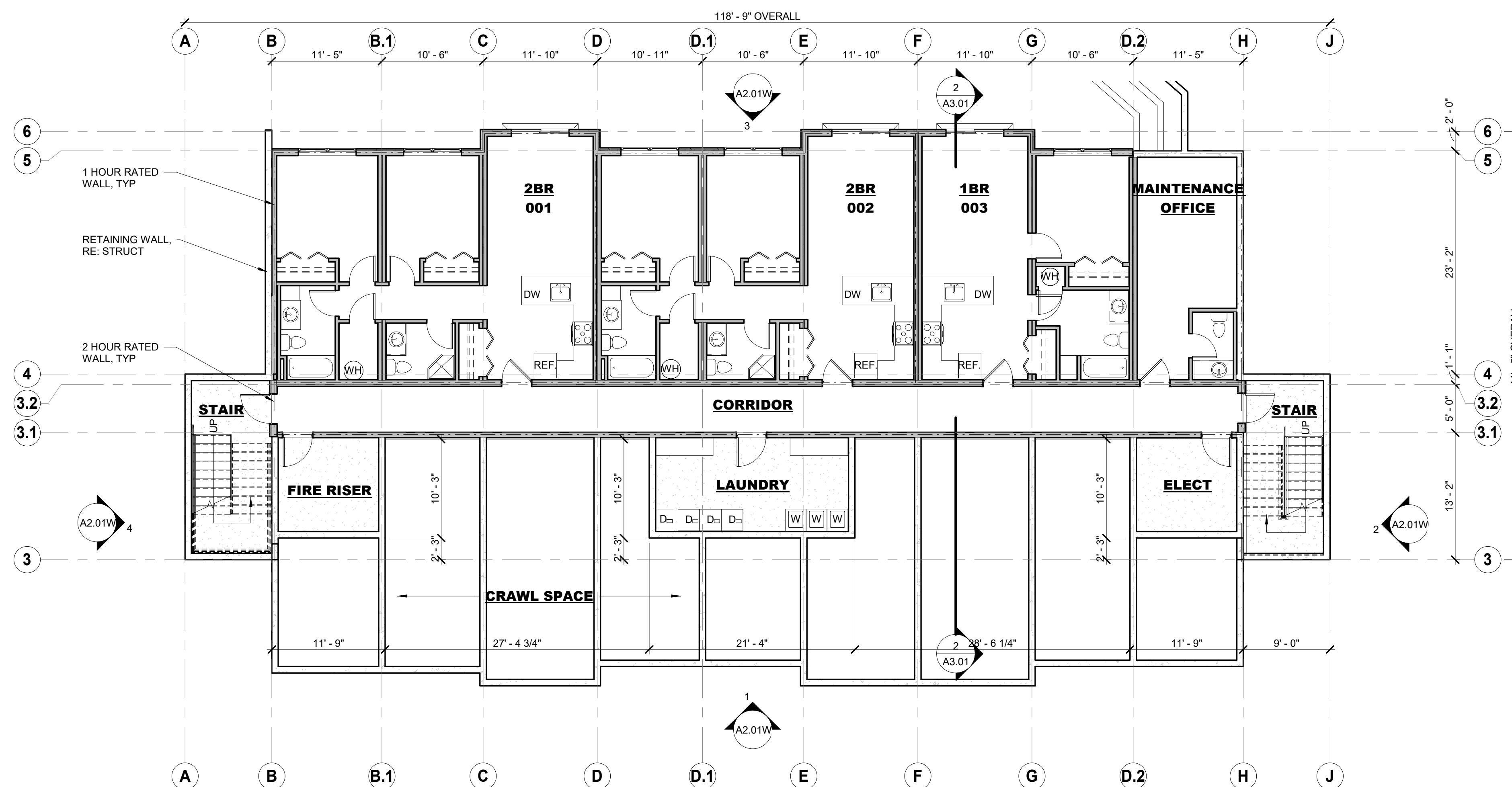
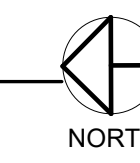
Date	Revisions	DESIGNED BY	SCALE
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		DRAWN BY	DATE
		RMO	04.19.19
		CHECKED BY	

DRAWING TITLE
BUILDING ELEVATIONS
SHEET NO.
A2.01E



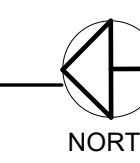
FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"



FLOOR PLAN NOTES

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2. VERIFY ALL SHOWER STALL ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
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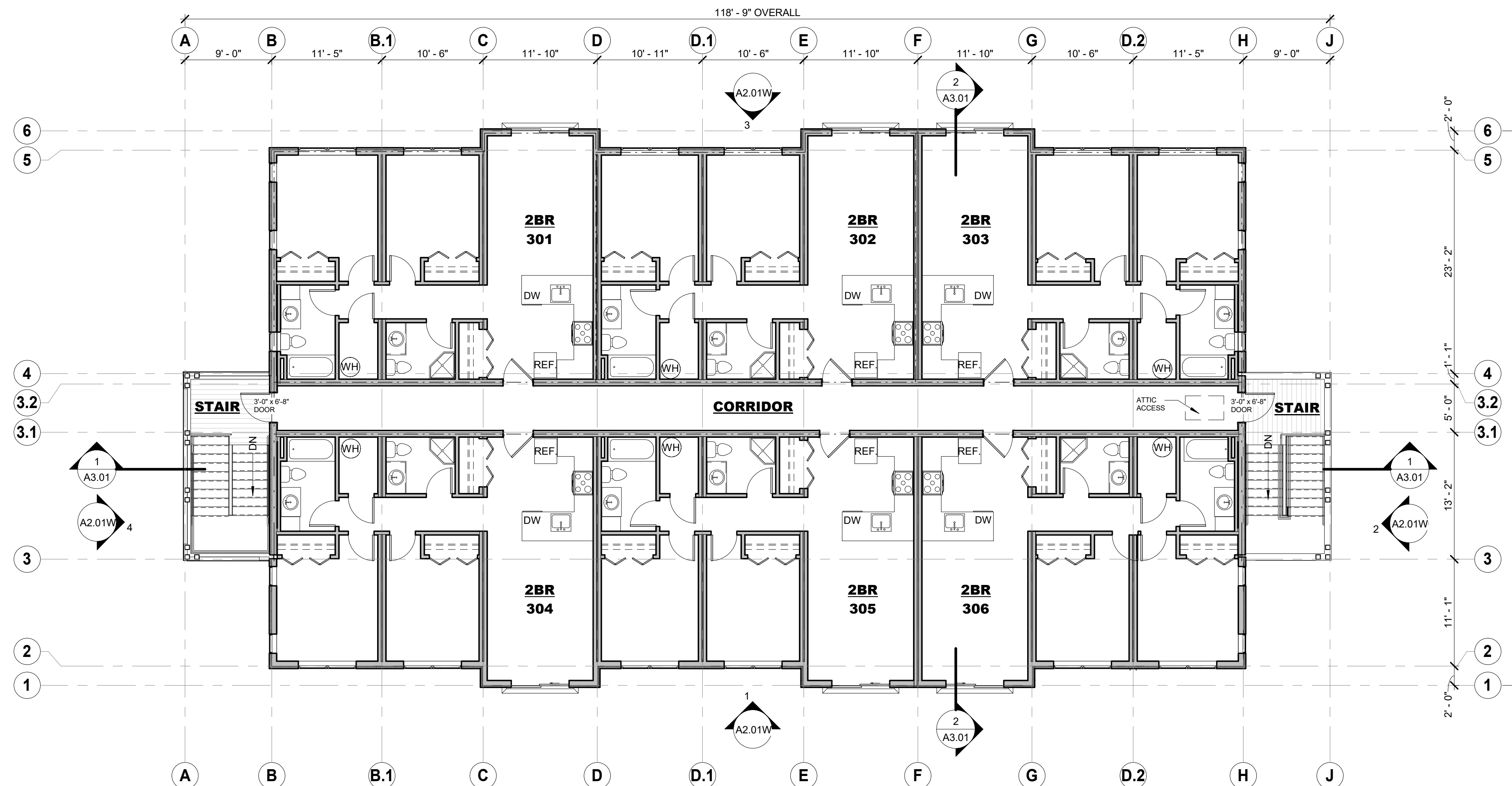
Phase IV Village Court Apartments - West Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
LOWER LEVEL MODIFICATION 05.14.19

#	Revisions	Date

DESIGNED BY: SCALE: AS NOTED
DRAWN BY: DATE: 04.29.19
CHECKED BY:

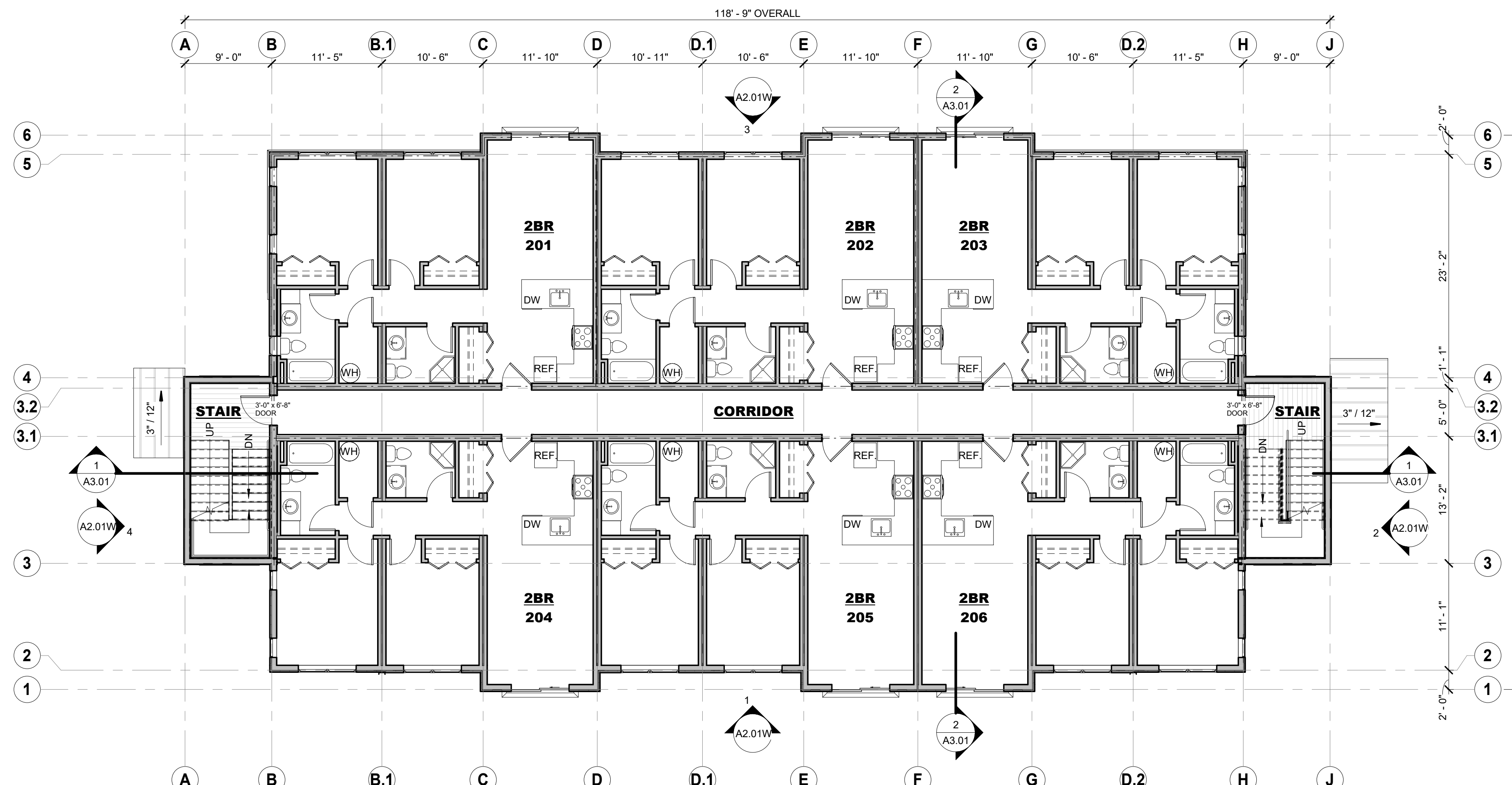
DRAWING TITLE: LOWER & FIRST LEVEL FLOOR PLANS

SHEET NO: A1.01W



THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

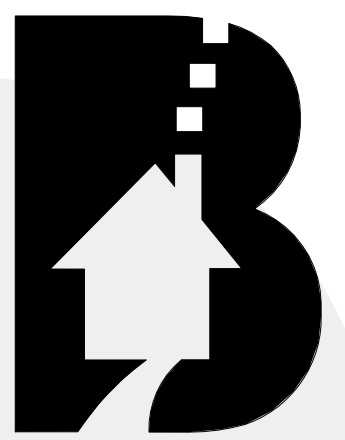


SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

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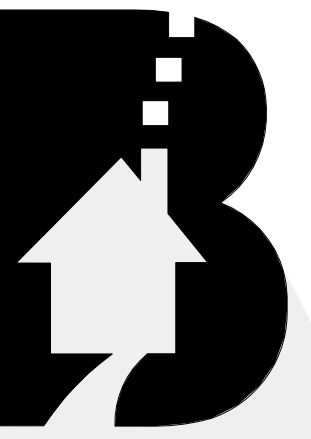
DESIGNED BY	SCALE
DRAWN BY	AS NOTED
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	04.19.19

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLANS

SHEET NO.
A1.02W

ROOF PLAN NOTES

1. ROOF SLOPE SHALL BE AS NOTED.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE INSECT SCREEN/WIRE MESH AT ALL VENTILATION OPENINGS PER THE INTERNATIONAL BUILDING CODE. ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH THE COLOR OF THE ROOFING.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
6. ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
7. ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
8. LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
9. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



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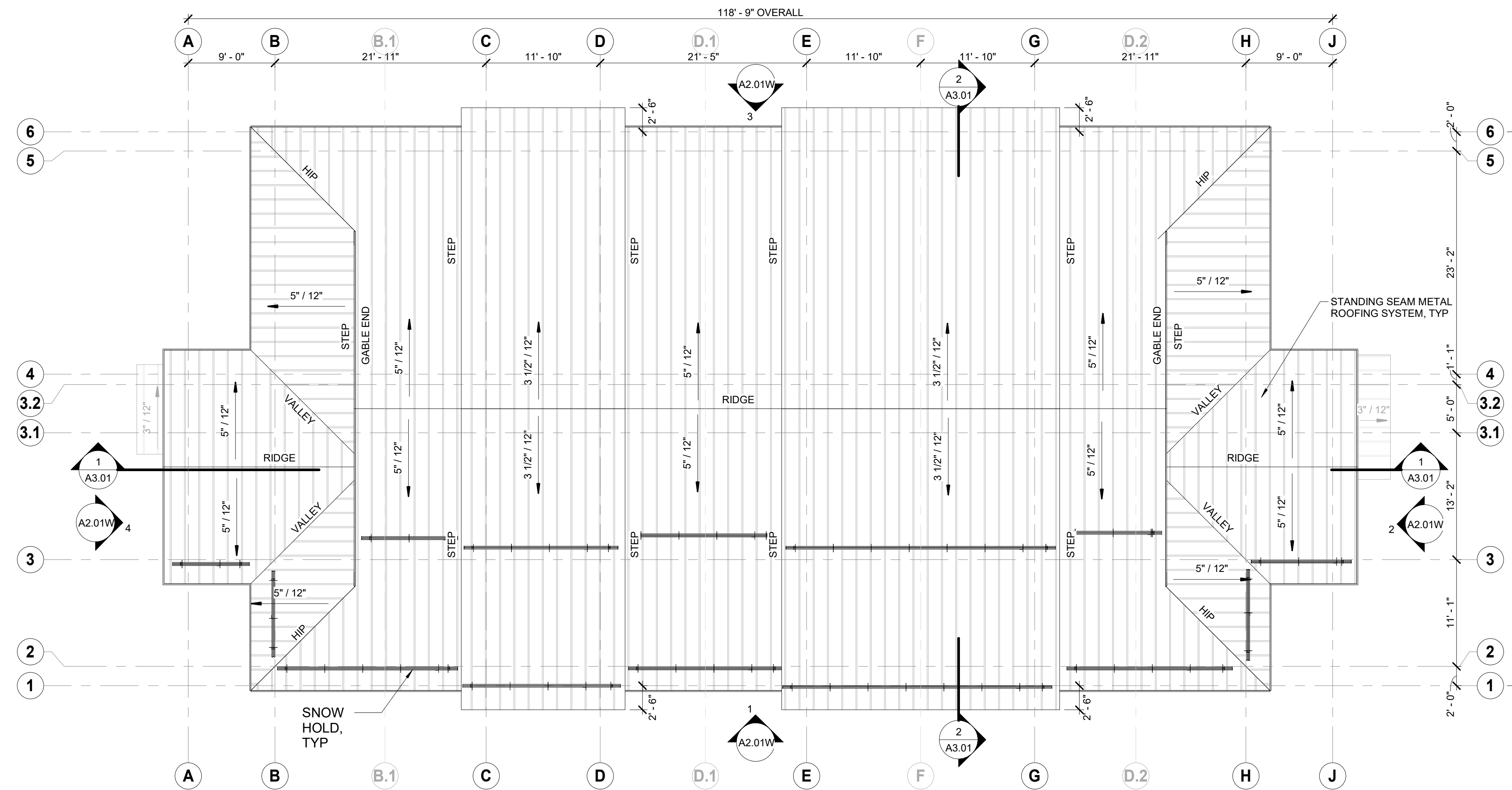
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Phase IV Village Court Apartments - West Building

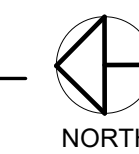
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PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005

SET DESCRIPTION: **DRB REVIEW SET 04.19.19**



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



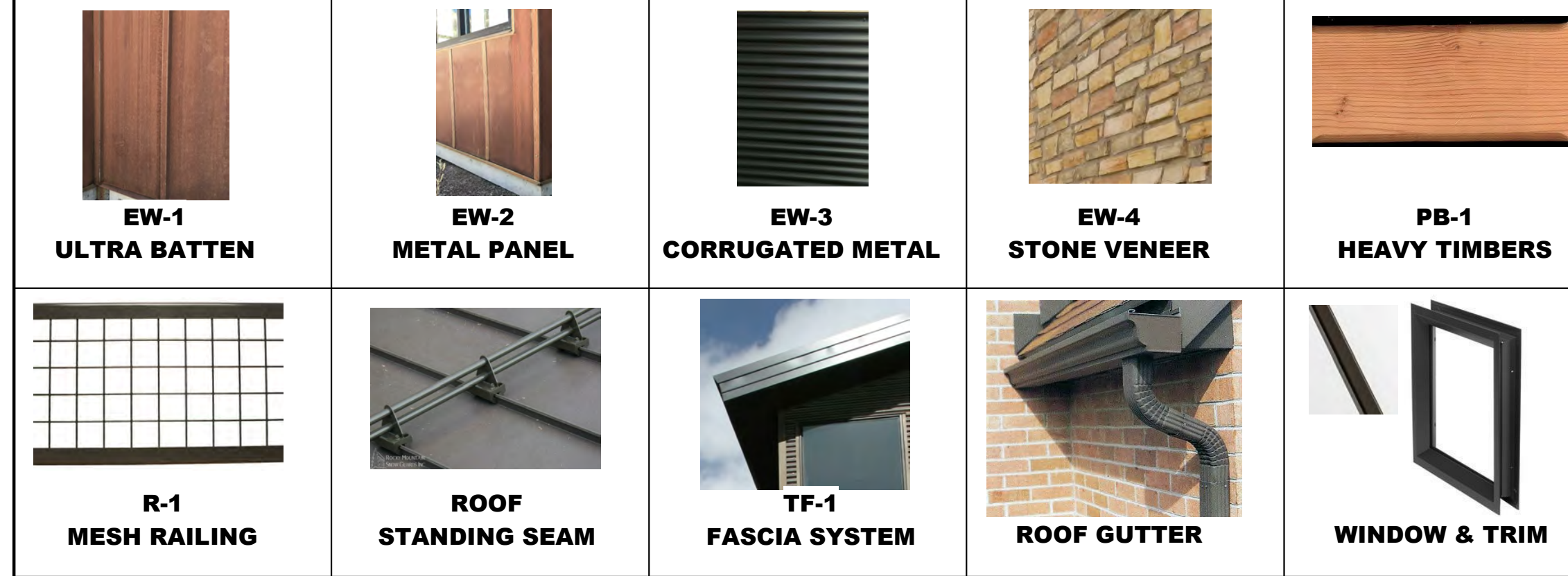
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DRAWN BY	AS NOTED
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DRAWING TITLE
ROOF PLAN

SHEET NO.
A1.03W

MATERIALS



WINDOW SCHEDULE

#	SIZE	WIDTH	HEIGHT	OPERATION	HD HEIGHT	COMMENTS
AA	6' - 0"	5' - 0"		CS	8'-0"	
BB	2' - 0"	4' - 0"		FX	8'-0"	
CC	2' - 0"	3' - 0"		CS	7'-0"	

ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
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- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" J' METAL TRIM, MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" J' METAL TRIM, MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME

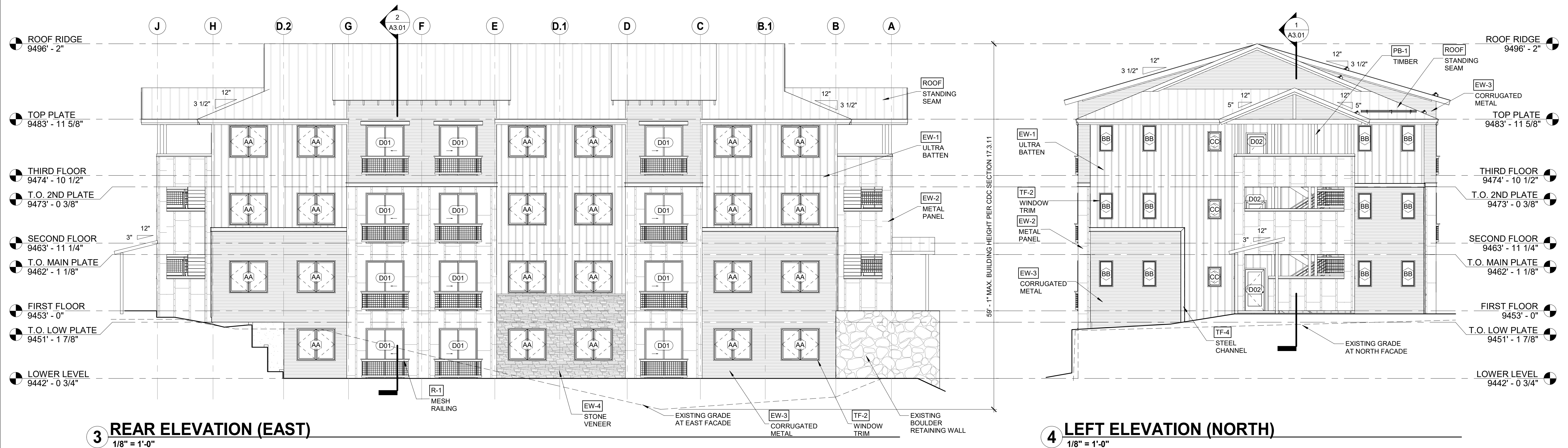
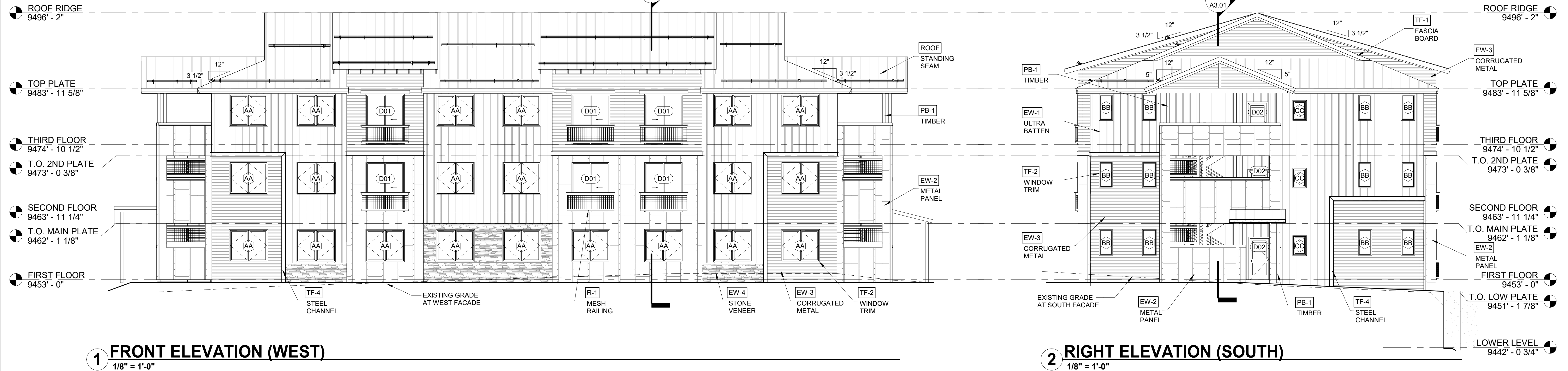
DOOR SCHEDULE

#	STYLE	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS
D01	SLIDER	6' - 0"	8' - 0"	2"	FG	FG	A.S.B.O.	
D02	SWING	3' - 0"	6' - 8"	1 3/4"	HM	HM	A.S.B.O.	

NOTES:
FG = FIBERGLASS
HM = HOLLOW METAL

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4260 SF	27%
METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%



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DESIGNED BY: SCALE: AS NOTED
DRAWN BY: DATE: 04.29.19
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DRAWING TITLE: **BUILDING ELEVATIONS**
SHEET NO: **A2.01W**



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

July 25, 2019

Mountain Village Housing Authority
C/O Michelle Haynes, Planning and Development Services Director
455 Mountain Village Blvd, STE A
Mountain Village, CO 81435

Sent Via Email: MHaynes@mtnvillage.org

RE: Lot 1001R, Notice of Action for Class 3 Final Architecture and Site Review

Dear Ms. Haynes:

At the July 11, 2019 Design Review Board (DRB) meeting the board voted to approve the Final Architecture and Site Review application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments). On a Motion made by David Craige and seconded by Greer Garner the DRB voted 7-0 to approve a Final Review Application with the following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.
2. This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable.
3. A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.
4. This approval requires emergency lighting with battery backup to be shown at all exits for required egress at the time of Building Permit submittal.
5. The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.
6. The contractor shall meet with employees of Planning and Development Services Department throughout the project regularly to discuss pedestrian and vehicular traffic - and specifically mitigation to impacts which may arise related to obstruction of movement to and from VCA to the gondola.
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.

Length of validity shall be for 18 months from the date of approval, expiring on January 11, 2021. If the development has not commenced, legal instruments not recorded, or if a building or development permit has not been issued, as applicable, the approval shall expire unless a Renewal Process development application is approved. Once all of the conditions set forth above are met, unless such condition is deferred until after a building or development permit has been issued, the Town will issue a development permit for the project in accordance with the requirements set forth in the Community Development Code.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Miller III", with a long horizontal flourish extending to the right.

John A. Miller III, CFM
Senior Planner
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
M :: 970.417.1789



**PLANNING & DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

December 28, 2020

Mountain Village Housing Authority
C/O Michelle Haynes, Planning and Development Services Director
455 Mountain Village Blvd, STE A
Mountain Village, CO 81435

Sent Via Email: MHaynes@mtnvillage.org

RE: Lot 1001R; Notice of Action for Renewals Application to extend the approval for a Design Review and Town Council approved Height Variance

Dear Ms. Haynes,

Planning Staff has approved a Renewals Application for the previously approved Design Review Application for two new multi-family apartment buildings consisting of a cumulative 49-units on Lot 1001R, subject to certain findings as set forth in the summary of motions, and the prior following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board (*no longer applicable*).
2. This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable (*no longer applicable*).
3. A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.
4. This approval requires emergency lighting with battery backup to be shown at all exits for required egress at the time of Building Permit submittal.
5. The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.
6. The contractor shall meet with employees of Planning and Development Services Department throughout the project regularly to discuss pedestrian and vehicular traffic -

and specifically mitigation to impacts which may arise related to obstruction of movement to and from VCA to the gondola.

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.

At the July 18, 2019 Town Council meeting, the Council voted to approve a Variance to the CDC requirements – allowing deviations in maximum building heights for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments). There are no additional conditions of approval.

The new length of validity per the Renewals Application expires July 18, 2021. If the development has not commenced, legal instruments not recorded, or a building or development permit has not been issued, as applicable, the approval shall expire. Once all of the conditions set forth above are met, unless such condition is deferred until after a building or development permit has been issued, the Town will issue a development permit for the project in accordance with the requirements set forth in the Community Development Code.

Sincerely,

A handwritten signature in cursive script that reads "John Miller".

John A. Miller III

Senior Planner

Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

O :: 970.369.8203

M :: 970.417.1789

ORDINANCE NO. 2019-06

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF LOT 1001R AND (2) TRANSFER DENSITY TO INCREASE THE PERMITTED UNBUILT DENSITY FROM 42 WORKFORCE (EMPLOYEE) APARTMENT UNITS TO 49 WORKFORCE APARTMENT UNITS.

RECITALS

- A. Mountain Village Housing Authority (“Owner”) has submitted to the Town: (1) a rezoning development application for a rezoning of Lot 1001R to reallocate employee apartment density on the lot; and (2) density transfer application to increase the permitted unbuilt density from 42 workforce apartment units to 49 unbuilt workforce apartment units (“Applications”) pursuant to the requirements of the Community Development Code (“CDC”).
- B. Mountain Village Housing Authority is the owner of Lot 1001R.
- C. The proposed rezoning and density transfer is to create seven (7) units of employee apartment density, equivalent to twenty-one (21) person equivalents to be placed on Lot 1001R by the Owner pursuant to the requirements of the CDC.
- D. The owner proposed to rezone the property to reallocate employee apartment zoning designations and change forty-two (42) employee apartment unit designations to forty-nine (49) employee apartment unit designations pursuant to the requirements of the CDC.
- E. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126

- F. At a duly noticed public hearing held on June 6, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- G. At its regularly scheduled meeting held on August 15, 2019, the Town Council conducted a public hearing on this Ordinance, pursuant to the Town Charter and after receiving testimony and public comment, closed the hearing and approved the Applications and this Ordinance on second reading.

- H. This Ordinance approves a density transfer of an additional seven (7) employee apartment units as shown below:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126
Unbuilt Density after Transfer and Rezone			Employee Apt.	49	3	147

- I. The meeting held on August 15, 2019 was duly publicly noticed as required by the CDC Public Hearing Noticing Requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- J. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
 2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
 3. The proposed rezoning meets the Comprehensive Plan project standards.
 4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
 5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
 6. Adequate public facilities and services are available to serve the intended land uses.
 7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
 8. The proposed rezoning meets all applicable Town regulations and standards.
- K. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:

Density Transfer Findings

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application

2. The density transfer meets the density transfer and density bank policies.
3. The proposed density transfer meets all applicable Town regulations and standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.
2. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.
3. The general location of the buildings shall remain substantially as shown in the rezoning plan set submitted by the applicant, made part of the record of these proceedings and approved herein.
4. The requisite Employee Apartment Density is hereby created and placed on Lot 1001R.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change the zoning designations on the Properties it only removes the density from the Properties.

Section 2. Ordinance Effect

All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 3. Severability

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

Section 4. Effective Date

This Ordinance shall become effective on September 14, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 15th day of August 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 18th day of July 2019.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: 
Laila Benitez, Mayor

ATTEST:


Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 15th day of August 2019

**TOWN OF MOUNTAIN VILLAGE
TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: 
Laila Benitez, Mayor

ATTEST:


Jackie Kennefick, Town Clerk

Approved as To Form:


Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No.2019-06 ("Ordinance") is a true, correct and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on July 18, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor	X			
Dan Caton, Mayor Pro-Tem	X			
Martinique Davis Prohaska	X			
Peter Duprey	X			
Patrick Berry	X			
Natalie Binder	X			
Jack Gilbride	X			

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on July 24, 2019 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on August 15, 2019. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor	X			
Dan Caton, Mayor Pro-Tem	X			
Martinique Davis Prohaska	X			
Peter Duprey	X			
Patrick Berry	X			
Natalie Binder	X			
Jack Gilbride	X			

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this 15th day of August, 2019.

(SEAL)



Jackie Kennefick
 Jackie Kennefick, Town Clerk

RESOLUTION APPROVING A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT TO OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-8" AND THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 60'-8" .

Resolution No. 2019-0718-14

- A. Mountain Village Housing Authority ("**Owner**") is the owner of record of real property described as Lot 1001R ("**Property**").
- B. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 4 application for a Variance to allow the Maximum Height of the proposed East Building to increase from 53'-0" to 70'-8", and the Maximum Height of the proposed West Building to increase from 53'-0" to 60'-8" (**Application 1**).
- C. Application 1 was submitted in compliance with the provisions of section 17.4.16 of the Community Development Code ("**CDC**").
- D. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 3 Design Review application for two new employee apartment buildings located on Lot 1001R for approval by the Design Review Board (**Application 2**).
- E. Application 2 was submitted in compliance with the provisions of section 17.4.11 of the CDC.
- F. The Design Review Board ("**DRB**") considered Application 1, along with evidence and testimony, at a public meeting held on June 6, 2019. Upon concluding their review, the DRB recommended unanimous approval of Application 1 to the Town Council.
- G. The DRB considered Application 2, along with evidence and testimony, at a public meeting held on July 11, 2019. Upon concluding their review, the DRB approved Application 2, subject to conditions including the Town Council's approval of Application 1.
- H. The Town Council considered and approved Application 1, along with evidence and testimony, at a public hearing on July 18, 2019.
- I. The public hearings referred to above were preceded by publication of public notice of such hearings on such dates and/or dates from which such hearings were continued on the Town website, and by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the public hearing noticing requirements of the CDC.
- J. After the public hearings referred to above, the DRB and the Town Council each individually considered the Applications' submittal materials, and all other relevant materials, public letters and public testimony, and approved the Applications with conditions as set forth in this Resolution.
- K. The Owner has addressed, or agreed to address, all conditions of approval of the Applications imposed by Town Council and Design Review Board.
- L. The Town Council finds the Applications meets the variance criteria for decision contained in CDC Section 17.4.16(D) as follows:

Variance Findings:

1. The strict application of the CDC building height regulations would result in exceptional and undue hardship upon the property owner in the development of the property because the geographical constraints of the site such as slope and delineated wetlands;
2. The variance can be granted without substantial detriment to the public health, safety and welfare due to visual mitigation, and will actually will help protect the public health, safety and welfare by ensuring the provision of critically needed employee housing;
3. The variance can be granted without substantial impairment of the intent of the CDC, with the proposed use meeting the provisions for employee housing;
4. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district;
5. Reasonable use of the property for additional employee housing is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;
6. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
7. The variance is not solely based on economic hardship alone; and
8. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-8", AND THE MAXIMUM HEIGHT OF THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 60'-8" AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO DEVELOPMENT OF THE APARTMENT BUILDINGS BEING IN SUBSTANTIAL CONFORMANCE TO THE APPROVAL OF APPLICATION 2 BY THE DESIGN REVIEW BOARD.

Be It Further Resolved that Lot 1001R may be developed as submitted in accordance with Resolution No. 2019-0718-14 .

Section 1. Resolution Effect

- A. This Resolution shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 2. Severability

The provisions of this Resolution are severable and the invalidity of any section, phrase, clause or portion of this Resolution as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Resolution.

Section 3. Effective Date

This Resolution shall become effective on July 18, 2019 (the "Effective Date") as herein referenced

throughout this Resolution.

Section 4. Public Hearing

A public meeting on this Resolution was held on the 18th day of July 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

Approved by the Town Council at a public hearing held on July 18, 2019.



Town of Mountain Village, Town Council

By: *Laila Benitez*
Laila Benitez, Mayor

Attest:

By: *Jackie Kennefick*
Jackie Kennefick, Town Clerk

Approved as to Form:

Jim Mahoney
Jim Mahoney, Town Attorney

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE APPROVING (1) A CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 52 WORKFORCE APARTMENT HOUSING UNITS ON FULL USE ACTIVE OPEN SPACE ON LOT 1001R

Resolution No. 2017-0518-10

- A. The Mountain Village Housing Authority, (“**Owner**”) has submitted to the Town: (1) a conditional use permit application to allow for the development of 52 employee apartment or condominium units on Full Use Active Open Space on Lot 1001R (“**Application**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. At a public hearing held on May 4, 2017, the Design Review Board (“**DRB**”) considered the Application, testimony and public comment and recommended to the Town Council that the Application be approved with conditions pursuant to the requirement of the CDC.
- C. At its regularly scheduled meeting held on May 18, 2017, the Town Council considered the Application, all submittal materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.
- D. The Town Council finds and determines that the Conditional Use Application meets the Conditional Use Permit Criteria for Decision as set forth in CDC Section 17.4.14(D) as follows:
 - 1.1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I because the development is consistent with the land use pattern envisioned by the Comprehensive Plan to provide economic and social vibrancy;
 - 1.2. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, planned unit developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
 - 1.3. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
 - 1.4. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards (Please refer to criterion below) which sets forth a target density of 91 deed restricted units for the Property;
 - 1.5. The Conditional Use Application is in general conformance with the Meadows Subarea Plan Principle, Policy and Action II.B requires any applicant who proposes a rezoning, density transfer, subdivision to strive to reach the target density outlined in the Meadows Development Table which sets forth a target density of 91 deed restricted units for the Property;
 - 1.6. The Conditional Use Application meets the vision of the Comprehensive Plan by providing for a playfield (park); n; and,

- 1.7. The Comprehensive Plan envisions a fence to be installed along Northstar property in appropriate locations to prevent trespassing.
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure because, without limitation:
 - 2.1. The site is presently developed as multi-family;
 - 2.2. The building height will be according to the CDC or lower and therefore will not exceed the height of existing units at VCA;
 - 2.3. The DRB is recommending conditions be applied to the rezoning to limit impacts to an existing neighbor;
 - 2.4. The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses; and
 - 2.5. The parking requirement will be reduced, but not beyond what can be provided on site or in the adjacent parking garage.
3. The design, development and operation of the proposed conditional use does not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space because, without limitation: the proposed conditional use will be safely developed and not pose a physical hazard to the neighborhood; adequate infrastructure is available to serve the proposed conditional use; and adequate public facilities area available to serve the proposed conditional use.
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses because, without limitation:
 - 4.1. The DRB recommended conditions be applied to the rezoning to limit impacts to an existing neighbor by moving units away.
5. The design, development and operation of the proposed conditional use shall not have significant adverse effect on open space or the purposes of the facilities owned by the Town because, without limitation:
 - 5.1. The proposed employee units shall have little, if any, encroachment on the Full Use Active Open Space area adjacent to the Village Court Apartments.
 - 5.2. The 2017 draft of the Town Hall Center Subarea Plan recommends replacing open space now designated as development Parcel D in the current Town Hall Center Subarea Plan.
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.
7. The design, development and operation of the proposed conditional use has adequate infrastructure, with water, sewer, electric, natural gas, telecommunications, police protection, and fire protection all provided to the site.
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source because water quality will have to be protected during and after construction.
9. The proposed conditional use meets all applicable Town regulations and standards.

- E. The Conditional Use Permit approved by this Resolution shall become valid in perpetuity upon the issuance of a Certificate of Occupancy from the Town for the proposed conditional use.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 52 WORKFORCE APARTMENT HOUSING UNITS ON FULL USE ACTIVE OPEN SPACE ON LOT 1001R AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO CONDITIONS SET FORTH BELOW:

1. The concurrent Rezoning and Density Transfer Application be approved by a second reading of the enabling Ordinance and such Ordinance becoming effective.

Be It Further Resolved that the Property may be developed as submitted in accordance with Resolution NO. 2017-0518-10

Approved by the Town Council at a public meeting May 18, 2017.

Town of Mountain Village, Town Council

By: 

Dan Jansen, Mayor

Attest:

By: 

Jackie Kennefick, Town Clerk

Approved as to Form:


Jim Mahoney, Assistant Town Attorney



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

July 30, 2019

Mountain Village Housing Authority
C/O Michelle Haynes, Planning and Development Services Director
455 Mountain Village Blvd, STE A
Mountain Village, CO 81435

Sent Via Email: MHaynes@mtnvillage.org

RE: Lot 1001R, Resolution of the Town Council to approve a Variance to the Community Development Code (CDC) to allow deviations from the Maximum Building Heights.

Dear Ms. Haynes:

At the July 18, 2019 Town Council meeting, the Council voted to approve a Variance to the CDC requirements – allowing deviations in maximum building heights for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments). There are no additional conditions of approval.

Length of validity shall be for 18 months from the date of approval, expiring on January 18, 2021. If the development has not commenced, legal instruments not recorded, or if a building or development permit has not been issued, as applicable, the approval shall expire unless a Renewal Process development application is approved. Once all of the conditions set forth above are met, unless such condition is deferred until after a building or development permit has been issued, the Town will issue a development permit for the project in accordance with the requirements set forth in the Community Development Code.

Sincerely,

John A. Miller III, CFM
Senior Planner
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
M :: 970.417.1789