TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
AGENDA
THURSDAY MAY 6, 2021 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
TO BE HELD https://us02web.zoom.us/j/89671543295?pwd=Sjg3bUdVSWdvWkpEbFc3VTdHV3JSdz09

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:05	5	Ward	Action	Reading and Approval of the April 22, 2021, Special Design Review Board Meeting Minutes.
3.	10:10	5	Miller	Action	Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 161D-1, Unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11. This item has been requested to be tabled by the applicant.
4.	10:15	5	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architectural Review for a new Single-Family residence on Lot 424, 121 Touchdown Drive, pursuant to CDC section 17.4.11. This item was continued from the 11.5.2020, 1.7.2021, and 3.4.2021 public hearing. Staff is requesting that this item be continued to the June 10, 2021 Special Meeting.
5.	10:20	30	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 161D-1, Unit 19, 1 La Sal Lane (The Ridge), pursuant to CDC section 17.4.11. This item was continued from the 3.25.2021 public hearing.
6.	10:50	45	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 325, 430 Benchmark Drive, pursuant to CDC Section 17.4.11.
7.	11:35	60	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums; Concurrent Review and Recommendation to Town Council for a Density Transfer and Rezone to increase the condominium density on the site from nine, (9), Condominium Units and two (2), employee condominiums to sixteen (16) Condominiums units and three (3) employee condominiums.
8.	12:35	30	Chair		Recess (Lunch)
9.	1:05	45	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 628-H, 116 Double Eagle Way, pursuant to CDC Section 17.4.11.

DESIGN REVIEW BOARD MEETING
AGENDA FOR May 6, 2021

10.	1:50	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Detached Condominium residence on Lot 165, Unit 7, 170 Cortina Drive, pursuant to CDC section 17.4.11.
11.	2:35	45	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 163RC, 105 Prospect Creek, pursuant to CDC Section 17.4.11
12.	3:20		Chair		Adjourn

Join Zoom Meeting
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DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY APRIL 22, 2021

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:03 AM on APRIL 22, 2021, held remotely via ZOOM
https://us02web.zoom.us/j/84844089109?pwd=dGVEUHo0UmZ6TVYyMmd2MWw0ZjdKQT09

Attendance

The following Board members were present and acting:
Banks Brown
Liz Caton
Cath Jett
Adam Miller
Greer Garner
Ellen Kramer (late)

Scott Bennett (1st alternate)
Shane Jordan (2nd alternate)

The following Board members were absent:
David Craige

Town Staff in attendance:
Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Amy Ward, Planner
Christina Lambert, Town Clerk
Susan Johnston

Public in attendance:
Laura Elison
Brendan Hamlet
Brian Hattendorf
Julie Markowitz
Dan Sylvester
Trevor Martin
Alan McClain
Gigi Gerlach
George Harvey
Kevin Connor
Rob Howl
Martha Fry
Matthew Shear

Item 2. Oath of Office Appointed DRB Members: G. Garner, S. Bennett, L. Caton, S. Jordan.

E. Kramer was absent during swearing in

Item 3. Design Review Board Annual Election of Chair, Vice Chair and Temporary Chair.

On a motion by **Garner** and seconded by **Bennett**, B. Brown is nominated as Chair and D.Craige is nominated as Vice chair and L. Caton is nominated as Temporary Chair. The vote was unanimous in favor.

Item 4. Reading and Approval of the March 25, 2021 Design Review Board Meeting Minutes.

Minutes were edited to mark Cath Jett present, remove David Craige who was listed twice and change the motion approving the minutes to be by Craige, not Garner.

On a **MOTION** by **Jett** and seconded by **Caton** the DRB voted unanimously to approve the minutes from the March 25, 2021 Meeting.

Item 5. Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 165, Unit 10, 200 Cortina Dr, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff
Jim Kehoe, architect, presented as applicant with Seth Kimball – Aceto Landscaping

Public Comment: No additional comments

On a motion by **Garner** and seconded by **Jett** DRB voted unanimously to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 10 based on the evidence provided within the Staff Report of record dated April 13, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

1) GE Encroachments as documented within this Memo.

And with the following conditions:

1) Prior to the submittal for a Building Permit, the applicant shall revise the planting and irrigation schedule to meet CDC requirements – to be reviewed by staff.
2) Prior to the issuance of a building permit, the applicant shall provide an updated lighting plan and photometric study that shows that all exterior fixtures are in compliance with the CDC lighting standards – to be reviewed by staff and a member of the DRB.
3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
5) 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.
6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
8) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials

Item 6. Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 165, Unit 21, 145 Cortina Drive, pursuant to CDC section 17.4.11.

Amy Ward presented on behalf of staff
Jim Kehoe, architect, presented as applicant with Ryan Tougher (contractor) and Seth Kimball (landscape)

Public Comment: No additional comments

On a motion by **Garner** and seconded by **Caton** DRB voted 6-1 (Jett opposed to architectural lighting) to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 21 based on the evidence provided within the Staff Report of record dated April 12, 2021, with the following design variations and specific approvals:

Design Variations:
1) Road and Driveway Standards

Specific Approvals:
1) Setback encroachments
2) Architectural Lighting

And, with the following conditions:
1) Prior to the submittal for a building permit, the applicant shall work with staff and one member of DRB to provide an updated lighting plan that shows that all exterior fixtures are in compliance with the CDC lighting standards.
2) Prior to the submittal for building permit, the applicant shall work with staff to revise the address monument design to clarify that it is in compliance with the CDC lighting regulations.
3) Prior to the submittal for building permit, the applicant shall revise the construction mitigation plan to move the silt fencing on the north side of the home out of the GE where feasible.
4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
5) 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.
6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials

Ellen Kramer joined the meeting and was sworn in.

Item 7. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot AR-26, 122 Singletree Way, pursuant to CDC Section 17.4.11

John Miller presented on behalf of staff
Chris Hawkins, presented as applicant with Tommy Hein, architect, and Diane Lipovsky – Superbloom Landscape

Public Comment: Ther were two public comments by email, one related to parking for construction and one related to landscaping.

On a motion by **Jett** and seconded by **Kramer** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR-26, 122 Singletree Way, 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) Metal Fascia

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.
4) Prior to submittal for a Final Architectural Review, the applicant shall revise the motor court to provide exterior parking spaces that are not in a tandem configuration.
5) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation location details to determine the extent of the GE encroachments. Additionally, the applicant shall revise the landscaping plan based on referral comments from the Town Forester.
6) Prior to submittal for a Final Architectural Review, the applicant shall revise the design and location details for the address monument so that it meets the requirements of the CDC.
7) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study, and shall replace fixture BX with a CDC compliant fixture.
8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
10) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
13) Any Town or Utility owned facilities required to be relocated due to the development of this Lot 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.
14) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials

Item 8. Recess.
The meeting reconvened at 12:35 p.m.

Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot BC110R, 105 Lawson Overlook, pursuant to CDC Section 17.4.11.

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

Public Comment: No additional comments

On a motion by **Miller** and seconded by **Bennett** DRB voted 7-1 (Jett opposed due to roof form, if approved should be a specific approval) to approve the Initial Architecture and Site Review for a new single-family home located at Lot BC110R, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following specific approvals:

DRB Specific Approval:
1) GE encroachment for grading

And, with the following conditions:
1) Prior to final review, the applicant shall modify the landscaping plan to include additional landscaping to buffer any retaining walls higher than 5'.
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 add one exterior parking space and note parking space dimensions on the applicable drawings to meet the minimum parking requirements.
4) Prior to final review, the applicant shall update the CMP to extend the silt fencing and construction fencing further to the east on the south side of the driveway.
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 glass railing.
7) Prior to the issuance of a building permit, the applicant shall re-delineate the wetlands.

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
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 fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials
14) 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.
15) Revise the civil plan sets to be in conformance with current design and to reflect the lower retaining wall heights of 7.5'

Item 10. 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.

John Miller presented on behalf of staff
Michael B Donohue, Stillwater Architecture LLC, presented as applicant,

Public Comment: There were 4 email comments from neighbors, 2 were withdrawn. Gigi Gerlach commented during the meeting regarding snow storage at driveway, there's only 6' on either side, will it be heated? If a car came off the driveway it could potentially end up in a subterranean bedroom of the neighbor. Could a tunnel from the other property by same owner provide driveway access? Brian Hattendorf is concerned about losing all of the trees in the access tract, a retaining wall seems more of a structure than access, light pollution from the drive will come into his house every time someone drives out. There is risk of a car coming into his house if a car comes off the drive. Martha Fry agrees with all of Brian's comments and is also concerned about noise. George Harvey spoke on behalf of owners of 284, he agrees with all of what Gigi said, he is very concerned about the potential for accident at the drive and would like to see the drive at grade, but heated. Garage should either be enclosed or if left open, mature trees need to be planted for screening.

On a **MOTION** by **Kramer** and seconded by **Jett** the DRB voted unanimously to Continue the Initial Architecture and Site Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive to June 3, 2021.

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 430, 129 Touchdown Drive, pursuant to CDC Section 17.4.11.

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

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Garner** the DRB voted 7-1 (Kramer is opposed and believes the home has a primary shed roof) 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 fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials

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.

Item 12. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 430, 129 Touchdown Drive, pursuant to CDC Section 17.4.11.

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

Public Comment: No Public Comment

On a motion by **Garner** and seconded by **Jett** DRB voted unanimously 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.
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 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 fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials
14) 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.

Item 13. 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.

John Miller presented on behalf of staff
Karen Ketaing presented as applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Miller** DRB voted unanimously 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 fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
b. Wood that is stained in the approved color(s);
c. Any approved metal exterior material;
d. Roofing material(s); and
e. Any other approved exterior materials

Item 14. 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

John Miller presented on behalf of staff
Michelle Haynes presented as applicant

Public comment: None

On a motion by **Garner** and seconded by **Jett** DRB voted unanimously 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.

Item 15. 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

John Miller presented on behalf of staff
Michelle Haynes presented as applicant

Public Comment: None

On a motion by **Miller** and seconded by **Jett** DRB voted unanimously 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.

ADJOURN
MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the April 22, 2021 meeting at 4:09 pm.

Prepared and Submitted by,

Amy Ward
Planner

AGENDA ITEM 3
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Regular Meeting; May 6, 2021

DATE: April 28, 2021

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

BACKGROUND: The applicant for Agenda Item 3 has requested that their item be tabled. The memo is being provided not to open the public hearing but solely for the Design Review Board providing a motion to table the item.

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

/JJM

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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Regular Meeting; May 6, 2021

DATE: April 28, 2021

RE: Consideration of a Design Review: Final Architectural Review for a Class 3 Addition to an Existing Single-Family residence on Lot 424, 121 Touchdown Drive, pursuant to CDC section 17.4.11.

BACKGROUND: This item was continued from the March 4, 2021 DRB meeting for the applicant to revise plans based on board feedback. The applicant has revised their plans but these were not made available to staff with enough time to draft a memo for this meeting and therefore, Staff is requesting that this item be continued to the Special Design Review Board Meeting on June 10, 2021. The memo is being provided not to open the public hearing but solely for the purpose of the Design Review Board providing a motion to continue to the June special meeting date.

RECOMMENDED MOTION: I move to continue, the consideration of a Final Architectural Design Review for a class 3 addition to an existing Single-Family residence on Lot 424, 121 Touchdown Drive to the [insert date certain] Design Review Board meeting.

/JJM

AGENDA ITEM 5
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
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; May 6, 2021

DATE: April 26, 2021

RE: Staff Memo – Final Architecture Review Lot 161D-1 Unit 19

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: UNIT 19 THE RIDGE AT TELLURIDE A PLANNED COMMUNITY LOT 161A4 ACC TO PLAT REC 04 05 2004 BK 1 PG 3262 3265 AND ACC TO 6TH SUPPLEMENTAL AND AMENDED PLANNED COMMUNITY PLAT PHASES 1 THRU 7 REC 07 02 2010 PLAT BK 1 PG 4349 4353 AND 6TH SUPPLEMENT & AMENDMENT TO DECS AT 413135 A 5.55 PER INT IN UNIT 4 LOT 161A 1R BLDG LOT 161 D1 OPEN SPACE TRACTS ROS 1A 2C 4B 5A 6A 7A LOT 161A 4 OPEN SPACE TRACTS ROS 1B 2B 3A 4A AND LOT 161A R3 OPEN SPACE TRACT ROS 5B COMMON ELEMENTS

Address: 1 La Sal Lane
Applicant/Agent: Steve Morton, Morton Architects
Owner: Tommy and Sloan Lusk
Zoning: Multi-Family
Existing Use: Vacant Lot
Proposed Use: Detached Condominium
Lot Size: 7,500 square feet

Adjacent Land Uses:

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

Figure 1: Vicinity Map

ATTACHMENTS
Exhibit A: Architectural Plan Set
Exhibit B: Staff/Referral Comments

Case Summary: Steve Morton of Morton Architects (Applicant), on the behalf of Tommy and Sloan Lusk (Owners) is requesting Design Review Board (DRB) approval of a Final

Architecture Review (FAR) Application for a new single-family detached condominium located at Lot 161D-1, Unit 19, 1 La Sal Lane. The Lot is 7,500 square feet and is zoned Multi-Family. The proposal includes a detached condo with an approximate gross square footage of 7,281 square feet. Because of the home's location near the top of Coonskin Ridge, additional development regulations must be addressed in addition to the general Design Review Standards – specifically, CDC Section 17.5.16: Ridgeline Lots. The applicant has provided all the required materials for the FAR for the proposed home. It should be noted that in 2008, Unit 19 was approved for the development of a similarly designed detached condominium that began construction but was never finalized. There is currently an existing foundation that was abandoned as part of that project which has been incorporated into this new design.

County and Town Settlement Agreement

In 1999 the Town and County entered into a settlement agreement that addressed several county issues including and not limited to the operations of the gondola, the Ridgeline Covenant, the final Mountain Village development plan, wetland regulations, and deed-restricted housing. Pursuant to the settlement agreement, the Town of Mountain Village sends development application referrals to San Miguel County and the Town of Telluride when a development is proposed subject to the Ridgeline Covenant.. for comment. . What is within the DRB's purview are the provisions outlined in the CDC and the enhanced design requirements found under the Ridgeline Lots section of the CDC and outlined below. The Town does not enforce the provisions of the Settlement Agreement although we adhere to the courtesy notice provisions as outlined in the settlement agreement and any additional requirement as outlined in the CDC.

Story Pole Requirement

Due to the location of the home, the application is required to erect story poles however, the provision can be requested to be waived. The applicant has requested the Community Development Director waive the story pole requirement. This request is at the Director's discretion per the CDC. This request is also consistent with the Lot 161D-1, Unit 15, and Unit 17 waiver approval which was previously granted. This provision was waived. As a courtesy, the county and Town of Telluride agreed to waive the story pole requirement.

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	45' (ridge allowance)	40'-6"
Maximum Average Height	30' (ridge allowance)	25'- 5/8"
Maximum Lot Coverage	Not applicable to Ridge	
General Easement Setbacks	No GE	
Roof Pitch		
Primary		12:12
Secondary		6:12, 4:12
Exterior Material		
Stone	35% minimum	40%
Windows/Doors	40% maximum	27%
Parking	1	1

Design Review Board Design Variations: 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 gabled roof forms with minor secondary shed roof forms. Because of development agreements memorialized in the CDC, Unit 19 is classified as a ridge lot, and with that, it is granted a different height allowance than other detached condominiums in the Mountain Village. The unit is subject in this case to a 45-foot height limit from the finished grade.

Staff: The Maximum Building Height and Average Building Height analysis has been provided on pages A3 and A3.1 of the submitted plan set and shown above in Table 1. There have been no changes in height since the Initial Architectural and Site Review (IASR). With a Maximum Height of 40'-6" and a Max Average Height of approximately 25'-0", any approval should condition that a height survey be required prior to the issuance of a framing inspection to determine the heights comply with any DRB approved plan and the development agreement for Coonskin Ridge.

17.3.14: General Easement Setbacks
Lot 161D-1, Unit 19 is not burdened by any General Easements or Setbacks. The development documents specify that each unit on Lot 161D-1 is permitted to utilize the full 7,500 square feet allocated.

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: Unit 19 has incorporated the traditional design elements referenced in the CDC such as a strong grounded base, as well as metal, timber, and wood elements. Combined, the submittal blends well with the surrounding community and homes located at the ridge. The materials are discussed below in more detail as it relates to the ridgeline lot requirements of Section 17.5.16

The massing and form of the proposed home at Unit 19 is very traditional as it relates to recent home designs in the Mountain Village. The gabled roof form appears to be augmented nicely through the smaller secondary shed roofs. The home is sized at approximately 7,281 gross square feet, which is in line with other home sizes along the ridge. Due to the slope of the site, the design of the home does well at minimizing the mass of the home by incorporating areas of the home into the hillside. At the IASR, the DRB expressed general comfort with the proposed design, materials palette, and felt that it met the Town Design Theme.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: As briefly mentioned above, these lots essentially function as footprint lots and allow for the full development of the allocated 7,500 square feet. With that, the location of the home's building envelope is tied to the subdivision documents and the location of the specific units within Lot 161D-1. It does appear that the home has attempted some visual subordinance by incorporating the design of the home into the hillside. This appears to result in a less proud home as seen from the Mountain Village. Additionally, there are mature trees throughput Lot 161D-1 that help to visually shield the home. Due to the steep slopes, vegetation, and location – it will be difficult to blend all future development of the homesites into the existing landforms entirely. With that being said, staff believes this project to be accomplishing this standard.

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. Although the applicant is meeting the material requirements for stone and fenestration, the east elevation does have areas of wood that extend to the ground (identified below). This was discussed at the IASR, and DRB suggested some additional stone be incorporated into the design and it appears that it was slightly revised. Staff believes that it's important to increase stone amounts in this area because the elevation of the site and the associated snow depths could create issues with the longevity of the wood if not protected from snow and water. It should be noted that the walkway in front of this area will be snow melted so it may not present as much of an issue with snow buildup.

The home's exterior palette contrasts and blends well between the lighter stone, the bonderized metal shingles, the vertical wood elements, and the darker grey-black elements of the roof and windows. An interesting feature is the bonderized metal shingles which appear to be used for certain areas of the roof but are also utilized as a siding material. Since Initial, the applicants have revised the plan to indicate that the garage doors will be bonderized metal panels. The CDC allows for black metal standing seam and bonderized roofing materials and this appears to meet that requirement.

The applicant has revised the plans since the initial to indicate areas of snowmelt and is currently showing 992 sq ft of snowmelt. The CDC allows for a maximum of 1000 sq ft without penalty.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided an updated Civil Engineering grading and drainage plan for Unit 19. As shown on this plan, the applicant is proposing to access the unit from the Common Element Open Space Tract, which will require excavation of the access and retaining walls. The plans demonstrate that the majority of the grading is to occur on the uphill side of the home as well as around the driveway, with minimal impacts on the downhill area of the home. The applicant has also updated these plans to include final slope calculations as requested at IASR, all of which meet the requirements of the CDC.

17.5.8: Parking Regulations

Pursuant to Resolution No. 2003-0610-10 and the Lot 161CR settlement agreement the parking requirement for this property is one parking space to be satisfied either by a parking reservation agreement at Lot 161CR when the parking garage is finally developed or a parking payment in lieu to the Town of Mountain Village. Unit 19 executed a Reservation and Escrow Agreement and deposited the corresponding $60,000 deposit for a deed parking space on December 15, 2020, per the parking settlement agreement. As such, Unit 19 currently parks on the surface of Lot 161C-R and will have a deeded parking space when covered parking is completed.

The applicant has also proposed space within the garage of the home for two golf carts to be used in the summer months.

17.5.9: Landscaping Regulations

The applicant has provided an updated landscaping plan including irrigation details but staff is requesting that any approval condition that the landscaping plan be reviewed by the Town Forester prior to the issuance of building permit for compliance with the provisions of the CDC. Due to the home's location and visibility, staff is requesting that the DRB waive the requirements of the Fire Mitigation Section of the CDC.

17.5.11: Utilities

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

17.5.12: Lighting Regulations

Staff: Since the IASR, the applicant has provided an updated lighting plan. With that, staff does not believe that the applicant is meeting the intent of the Lighting Regulations and should revise the lighting plan in the following ways:

1. *Overall lighting intensity – there are a substantial number of lighting fixtures as currently proposed. A rough count of the proposed fixtures totals approximately 116 individual lamps.*
2. *Photometric study – it appears based on the photometric study, there is light trespass occurring off of Unit 19 onto adjacent open spaces.*
3. *Fixture L8 – The DRB has been hesitant in the past to approve of monopoint fixtures. Additionally, these proposed fixtures are identified as lighting for the tree within the motor court, which would be categorized as landscaping lighting which is prohibited from the CDC. Staff is recommending this fixture be*

removed.

Before the issuance of a Building Permit for the home, the applicant shall revise the lighting plan based on the above comments, and resubmit for approval from the Town and a member of the DRB.

17.5.13: Sign Regulations

Staff: The applicant has provided updated details on the address monument/location. As shown, the address monument is currently meeting the height requirements, but it appears that the numbering is slightly below the 54" heigh requirement to the base of the numbering. This detail shall be revised prior to the submittal for a building permit. In addition, the lighting proposed for the address monument is not down-lit and shall be revised as part of the lighting conditions described above prior to the issuance of a building permit.

17.5.16: Ridgeline Lots

The CDC identifies Lot 161D-1 as a part of the Ridge Area and as such provides additional design restrictions. As previously described, the intent of these standards is to memorialize the restrictions in the development agreement. These provisions attempt to require the home to maintain visual subordinance to the natural landscape along the ridge.

In order to accomplish this, the code requires the following:

1. *All improvements are subject to a ridgeline covenant with San Miguel County as recorded at reception number 329093. The Town does not enforce the ridgeline covenant, with enforcement solely administered by San Miguel County.*

   Staff: The improvements appear to be aligned with the ridgeline covenant as discussed above within this memo. The Town of Mountain Village does not enforce this covenant but provided this application and all materials to both San Miguel County and the Town of Telluride in order for those agencies to provide comment on the proposed application.

2. *The building height on Lot 161A-1R shall not exceed 35 feet (35') along the ridgeline of such building.*

   Staff: Not applicable. The subject unit is within Lot 161D-1.

3. *Building height on other ridge area lots shall not exceed the lesser of:*
   a. *The height of forty-five feet (45'); or*
   b. *The maximum height allowed to the view plane limitation set forth in section 4 below.*

   Staff: The applicant is meeting these criteria with the proposed design. Because this lot is not within an identified view plane, it is limited by a height of 45 feet.

4. *Except for the existing building on Lot 161A-1R and gondola facilities, the development of ridgeline area lots shall be designed to ensure that no lighting or any part of any building or structure extends into the view plane as shown on the Coonskin View Plane drawing recorded at reception number 328113.*

   Staff: Not applicable. The subject unit is not located within any view plane identified on the Coonskin View Plane.

5. *New development in the ridgeline area, excluding the existing building on Lot 161A-1R and gondola facilities, shall require (a) the erection of a story pole to reflect the maximum height of the proposed development where such development will extend closest to the view plane as described in section 4 above; and (b) the installation of a light to illuminate the story pole where off-site light would be visible from the highest window. The applicant for development shall provide written notice of the story pole erection to San Miguel County and the Town of Telluride.*

   Staff: The Town of Mountain Village has waived this request due to the location of the site in relation to the Coonskin View Plane survey and the geographical ridge. SMC as a courtesy has agreed to this waiver request.

6. *To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.*

   Staff: This item has been somewhat addressed above within the Lighting Standards, it will be important for the applicant as part of the building permit to revise the lighting on the east side of the home to ensure this standard is being met. As currently shown, it appears that there is a large amount of lighting on the east side of the home.

7. *No solid fuel burning device shall be allowed in the building on Lot 161A-1R.*

   Staff: Because the home is located on Lot 161D1, this provision does not apply.

8. *For all new development, or substantial modifications to existing development, a courtesy referral shall be provided to San Miguel County and the Town of Telluride consistent with the Referral and Review Process outlined in the Development Review Procedures. The Town is not bound by any referral comments from either jurisdiction.*

   Staff: A courtesy referral was provided to both the Town of Telluride and San Miguel County on January 18, 2021.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: Due to the location of the site, staff is requesting that the fire mitigation requirements be waived. This will allow for additional vegetative screening to be maintained to mitigate visual impacts from the Mountain Village Center.

Steep Slopes: The building site does contain steep slopes and these areas have been identified as part of the topographic survey. This has been discussed above but due to the nature of the Unit – the steep slopes are impractical to avoid.

17.6.6: Roads and Driveway Standards
Staff: The typical road and driveway standards do not apply to the ridge given its unique location and access. Since IASR, the applicant has revised the plans to include the grades of the driveway and motor court area as requested by staff. As shown, the driveway is at 7'-6" width, and with slopes ranging from 2%-8%. It should be noted that the retaining

walls associated with the driveway range in height from 4 feet in height to 8 feet at their highest points. This will require a design variation to be issued by the DRB.

17.6.8: Solid Fuel Burning Device Regulations
Staff: The applicant has indicated that the proposed home does include fireplaces and that they are wood burning. The applicant will need to provide evidence of a solid fuel-burning permit before the issuance of a building permit.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The applicant has submitted a CMP as part of this application. The importance of this plan for the future project should not be understated as there are several issues that become more complicated due to the site's unique location. As part of any ridge project, the applicant is required to work with TSG for summer access to the site. As part of the proposed project, the applicant has indicated that the majority of the materials staging and parking will be located on Unit 18. As such, as part of the FAR, the applicants have provided written documentation from the owner of Unit 18 granting permission to use this area with the condition that it be revegetated upon the conclusion of work. Staff would like to see this plan revised before building permit to document the location of construction fencing surrounding the entire home, as currently there is only silt fencing shown along the western boundary of the unit.

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

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

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

I move to approve the Final Architecture Review for a new single-family detached condominium located at Lot 161D-1 Unit 19, based on the evidence provided within the Staff Memo of record dated April 26, 2021, with the following Design Variations;

1) Road and Driveway Standards

and, with the following conditions:

1) Prior to issuance of a building permit, the applicant shall provide evidence of a fireplace permit for all fireplaces proposed as wood-burning, or revise the plans so that they are natural gas-burning devices.
2) Prior to issuance of a building permit, the applicant shall revise the address monument so that the lowest portion of the numbering is a minimum of 54" in height.
3) Prior to the issuance of a building permit, the applicant shall revise the lighting plan per the comments in this report and obtain approval from Town Staff and a member of the DRB.

4) Prior to the issuance of a building permit, the applicant shall receive approval from the Town Forester for the proposed landscaping plan, in order to verify it meets all requirements of the CDC.
5) Prior to issuance of a building permit, the applicant shall revise the construction mitigation plan to include construction fencing for all areas of the site to be disturbed.
6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the common open space.
10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials
11) 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

architect

Town of Mountain Village Sketch Design Review
Lusk Residence – Lot 19 The Ridge
4-26-21

The building site is located within the Ridge Development (161D-1 parcel) near the top of the gondola. The home is designed to be a single family detached condominium home on three levels in a traditional alpine vernacular with contemporary references and details. The site was developed to the level of a concrete foundation approximately 12 years ago when construction ceased. The new owner wishes to start up construction on the project and finish the home. The site is accessible via snow melted electric cart paths only, or via the ski slopes. The current proposal utilizes the existing footprint of the concrete foundation and represents an update to the character and mass and scale from the original approved design. The home is designed to blend with the surrounding ski area and other homes and respects the natural topography and landscape. The home will have steep sloping roof lines often seen in alpine architecture. It will be built with materials proven to last in a high alpine environment. The primary building forms have been designed to have strong architectural lines and heed the building height restrictions and all of the design regulations.

AC COVER SHEET
A-0 LAND SURVEY
SURVEYOR PLAT
SURVEYOR TOPOGRAPHY
C-1 GRADING PLAN TBD
C-2 DRAINAGE PLAN TBD
C-3 UTILITY PLAN TBD

A-1.0 SITE PLAN
A-1.0A SITE PLAN OVERALL
A-1.1 SITE UTILITY PLAN
A-1.2 SITE CONSTRUCTION STAGING PLAN
A-1.2B SITE CONSTRUCTION STAGING PLAN
A-1.3 SITE LANDSCAPE PLAN
A-1.5 SITE SNOWMELT PLAN

A-2.0 LOWER LEVEL FLOOR PLAN
A-2.1 MAIN LEVEL FLOOR PLAN
A-2.2 UPPER LEVEL FLOOR PLAN
A-2.4 ROOF PLAN
A-2.5 LOWER FLOOR REFLECTED CEILING PLAN
A-2.6 MAIN FLOOR REFLECTED CEILING PLAN

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architect

A-2.7 UPPER FLOOR REFLECTED CEILING PLAN
A-2.12 LOWER FLOOR ELECTRICAL PLAN
A-2.13 UPPER FLOOR ELECTRICAL PLAN
A-2.14 MAIN FLOOR ELECTRICAL PLAN

A-3.0 EXTERIOR ELEVATIONS
A-3.1 EXTERIOR ELEVATIONS
A-3.2 EXTERIOR ELEVATIONS PARTIAL
A-3.M EXTERIOR MATERIAL CALC.S

A-4.0 BUILDING SECTIONS
A-4.1 BUILDING SECTIONS
A-4.2 BUILDING SECTIONS
A-4.3 BUILDING SECTIONS
A-4.4 BUILDING SECTIONS
A-4.5 BUILDING SECTIONS
A-4.6 BUILDING SECTIONS
A-4.9 BUILDING SECTIONS
A-4.10 BUILDING STAIR SECTIONS
A-4.11 BUILDING STAIR SECTIONS

A-6.0 DOOR AND WINDOW SCHEDULES

D-1 DETAILS
D-2 DETAILS
D-3 DETAILS

L-1.0 LANDSCAPE PLAN
L-2.0 IRRIGATION PLAN
L-2.1 IRRIGATION DETAILS

L0.0 LIGHTING COVER SHET
L0.1 SITE LIGHTING PLAN
L1.0 LOWER LEVEL LIGHTING PLAN
L1.1 MAIN LEVEL LIGHTING PLAN
L1.2 UPPER LEVEL LIGHTING PLAN

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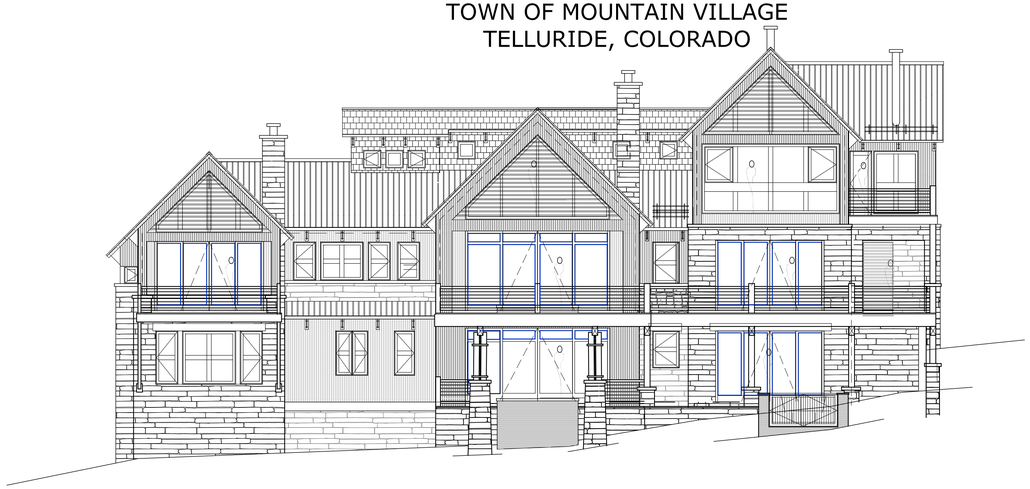
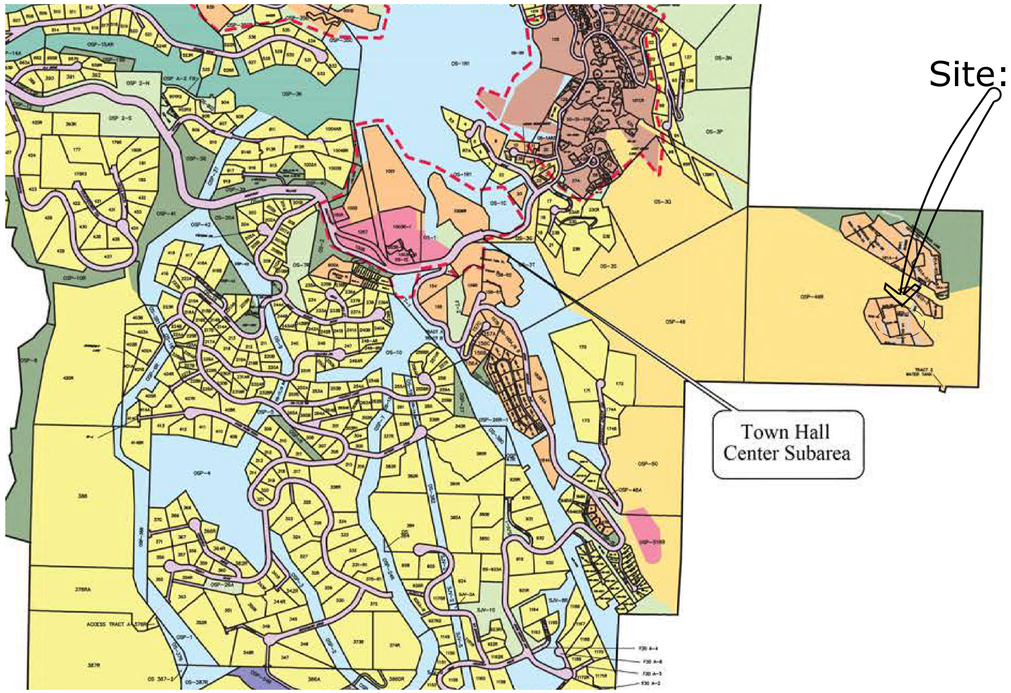
LUSK RESIDENCE
THE RIDGE LOT 19

TOWN OF MOUNTAIN VILLAGE
TELLURIDE, COLORADO





VICINITY MAP

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STEVE MORTON - PRINCIPAL

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LIGHTING DESIGN: LUMINOSITY

Craig Spring | IALD | IES | LC | LEED AP

www.luminosityald.com

P 970.729.8892

618 Mtn Vlg Blvd, Ste 203A, Mtn Vlg, CO 81435

CONTRACTOR: ALLISON CONSTRUCTION
STEVE PALMER - Project Manager
Phone: 970.626.5743
Fax: 970.626.5010
Email: boba@allisonconstructionco.com
PO Box 498
1075 Sherman St. Suite 120
Ridgway, CO 81432

PROJECT SUMMARY - 12.23.20
SINGLE FAMILY DWELLING UNIT - LOT 19

LOWER LIVING	2,692 S.F.
MAIN LIVING	2,820 S.F.
UPPER LIVING	1,225 S.F.
TOTAL LIVING	6,737 S.F.
GARAGE	416 S.F.
MECH	128 S.F.
TOTAL	544 S.F.
TOTAL BUILDABLE	7,281 S.F.
LOWER LEVEL PATIO	700 S.F.
MAIN LEVEL DECKS	800 S.F.
MAIN LEVEL PATIO	140 S.F.
UPPER LEVEL DECK	91 S.F.
TOTAL EXT. SURFACE	1,731 S.F.
TOTAL CART COURT	1,760 S.F.

Lot 161-D1 TMV Lot 19
RIDGELINE LOT AREAS
Maximum ht. 45'
Maximum avg. ht. 30'

Parking req. 1 space offsite

INDEX

FINAL DRB SET
4-26-21

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE
Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

COVER SHEET

ISSUE LOG

Final DRB submittal	4-26-21
50% CONSTRUCTION DOC.S	2-26-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE

SHEET
A-C

OF SHEETS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C5	26.11'	27.00'	55° 24'20"	25.10'	S89° 58'27"E
C6	21.16'	27.00'	44° 54'09"	20.62'	S61° 27'49"W
C7	53.17'	27.00'	112° 49'59"	44.99'	S17° 24'15"E
C8	12.46'	13.00'	54° 54'34"	11.99'	N46° 25'46"W
C9	74.33'	27.00'	157° 44'08"	52.88'	S56° 02'49"W

LINE TABLE		
LINE	LENGTH	BEARING
L8	32.17'	S02° 06'03"W
L9	61.86'	N86° 43'41"E
L10	59.06'	S64° 19'33"E

3rd SUPPLEMENTED AND AMENDED PLANNED COMMUNITY PLAT OF THE RIDGE AT TELLURIDE - PHASES 1, 2, 3 AND 4

LOCATED IN SECTION 2, T.42N., R.10W.
SAN MIGUEL COUNTY
STATE OF COLORADO

SAN JUAN SURVEYING
*SURVEYING * PLANNING*
160 D SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
SANJUANSURVEYING@YAHOO.COM

DATE:	11/27/07
JOB:	04068
DRAWN BY:	TRW/MKF
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	4 OF 5

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this partial Topographic Survey of Lot 161D-1, portions of Units 18, 19, and 20, The Ridge at Telluride, 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.

COLORADO REGISTERED CHRISTOPHER R. KENNEDY 36577 PROFESSIONAL LAND SURVEYOR

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

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.

All visible improvements were located, however due to snow not all improvements may have been visible.

Elevations for contour data were derived from the Northwest corner of Unit 18, that elevation being 10393.93 feet.

View angles are given with zenith angles.

S.J.S.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Contour Interval = 1 ft.
Lineal Units = U.S. Survey Feet

LEGEND

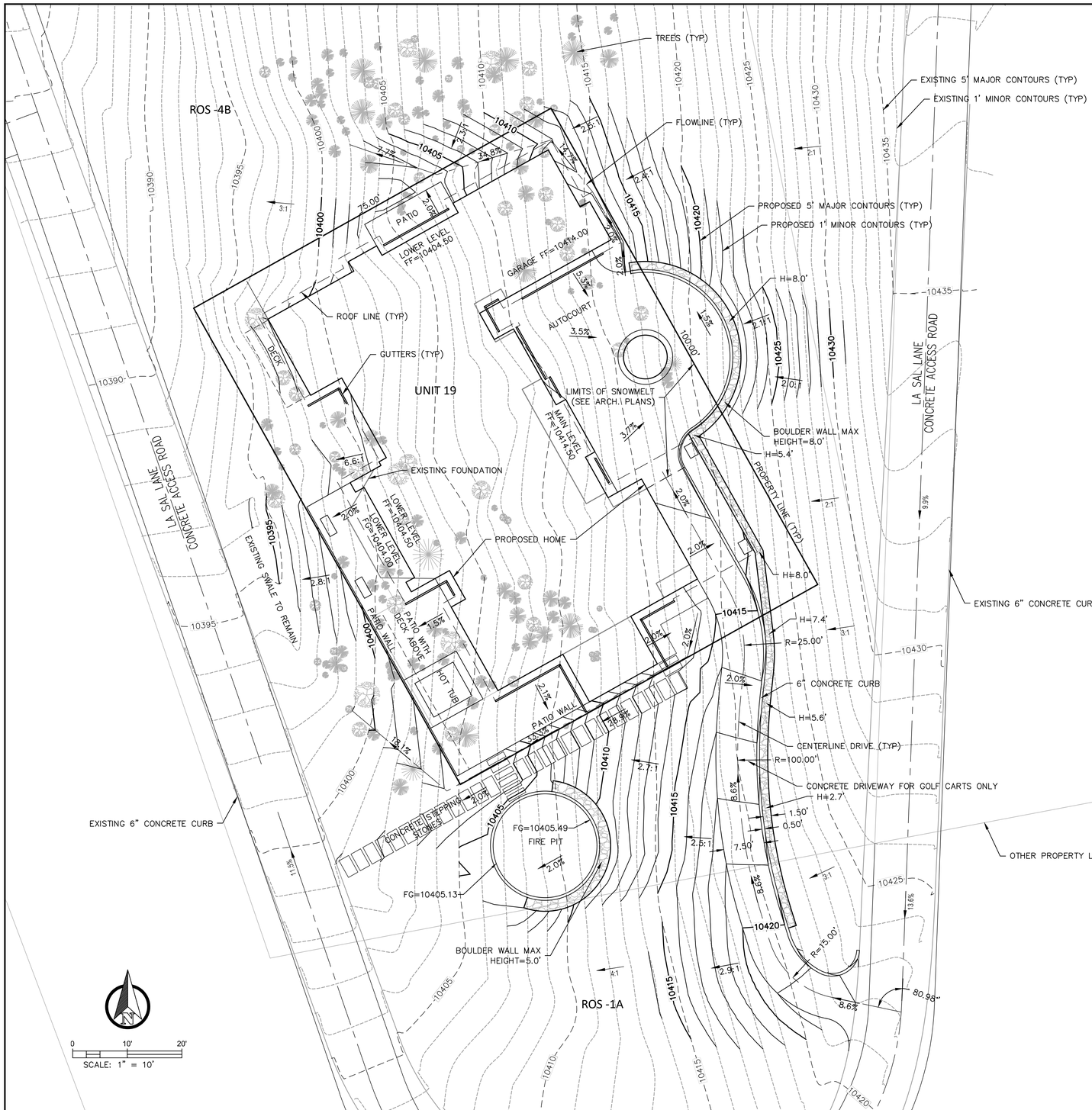
- FOUND #5 REBAR AND CAP, LS 24954
- FOUND #5 REBAR AND CAP, LS 36577
- ELECTRIC VAULT
- PHONE PEDESTAL
- CABLE TV BOX
- FIRE HYDRANT
- LIGHT POLE
- ASPEN TREE (NUMBER INDICATES DIAMETER)
- FIR TREE (NUMBER INDICATES DIAMETER)
- PONDEROSA PINE (NUMBER INDICATES DIAMETER)
- SEWER MANHOLE
- 24" STORM DRAIN

TOPOGRAPHIC SURVEY

LOT 161D-1, UNITS 18, 19, 20, THE RIDGE AT TELLURDE PHASE 3

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

DATE:	11/14/2007
JOB:	07100
DRAWN BY:	TRW
CHECKED BY:	CRK
REVISION DATES:	03/11/08
SHEET:	1 OF 1



DRB GRADING PLAN

LEGEND

FF = FINISHED FLOOR ELEVATION

FG = FINISHED GRADE ELEVATION

H = RETAINING WALL HEIGHT

4.4% PROPOSED FINISHED GRADE

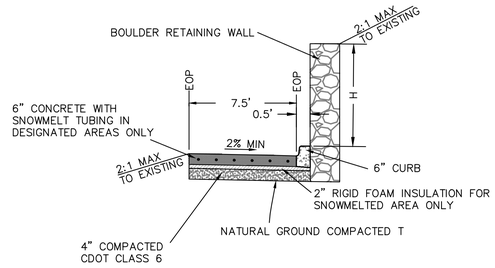
2.4:1 PROPOSED SLOPE

2:1 EXISTING SLOPE

9.9% EXISTING GRADE

NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. MAXIMUM GRADING 2:1 (HORIZONTAL:VERTICAL) AND MUST BE CONFIRMED BY A GROTECHNICAL REPORT.
3. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SAN JUAN SURVEYING, TOPOGRAPHIC SURVEY AND IMPROVEMENT SURVEY PLAT OF UNIT 19, THE RIDGE AT TELLURIDE.
4. SEE DRB DRAINAGE AND EROSION CONTROL PLAN FOR ALL PROPOSED EROSION CONTROL.
5. ALL RETAINING WALLS WITH PEDESTRIAN ACCESS, OVER 30" (2.5') IN HEIGHT MUST HAVE HANDRAIL AS PART OF CONSTRUCTION PLANS.
6. EXISTING CONCRETE ACCESS PATH HAS A SIX INCH CURB WITH NO GUTTER.
7. SEE ARCHITECTURAL PLANS FOR ALL RETAINING WALL SECTIONS.
8. ALL RETAINING WALL HEIGHTS LISTED ARE RETAINED HEIGHT ONLY AND DO NOT INCLUDE ANY CAPS OR FOUNDATIONS.



TYPICAL DRIVEWAY SECTION

NTS

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

OR

811

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

THIS PLANNING DOCUMENT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR GERALD AND SLOAN LUSK AND INCLUDES PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ENGINEERING OR CONSTRUCTION DOCUMENTS. THIS DOCUMENT IS NOT FOR CONSTRUCTION.

COLORADO REGISTERED GREGORY E. ANDERSON 35736 04-26-21 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

UNIT 19
THE RIDGE
MOUNTAIN VILLAGE

DRB GRADING PLAN

CLIENT:

GERALD AND SLOAN LUSK
3605 S GALLOWAY DR
MEMPHIS, TN 38111-6835

DATE: APRIL 26, 2021

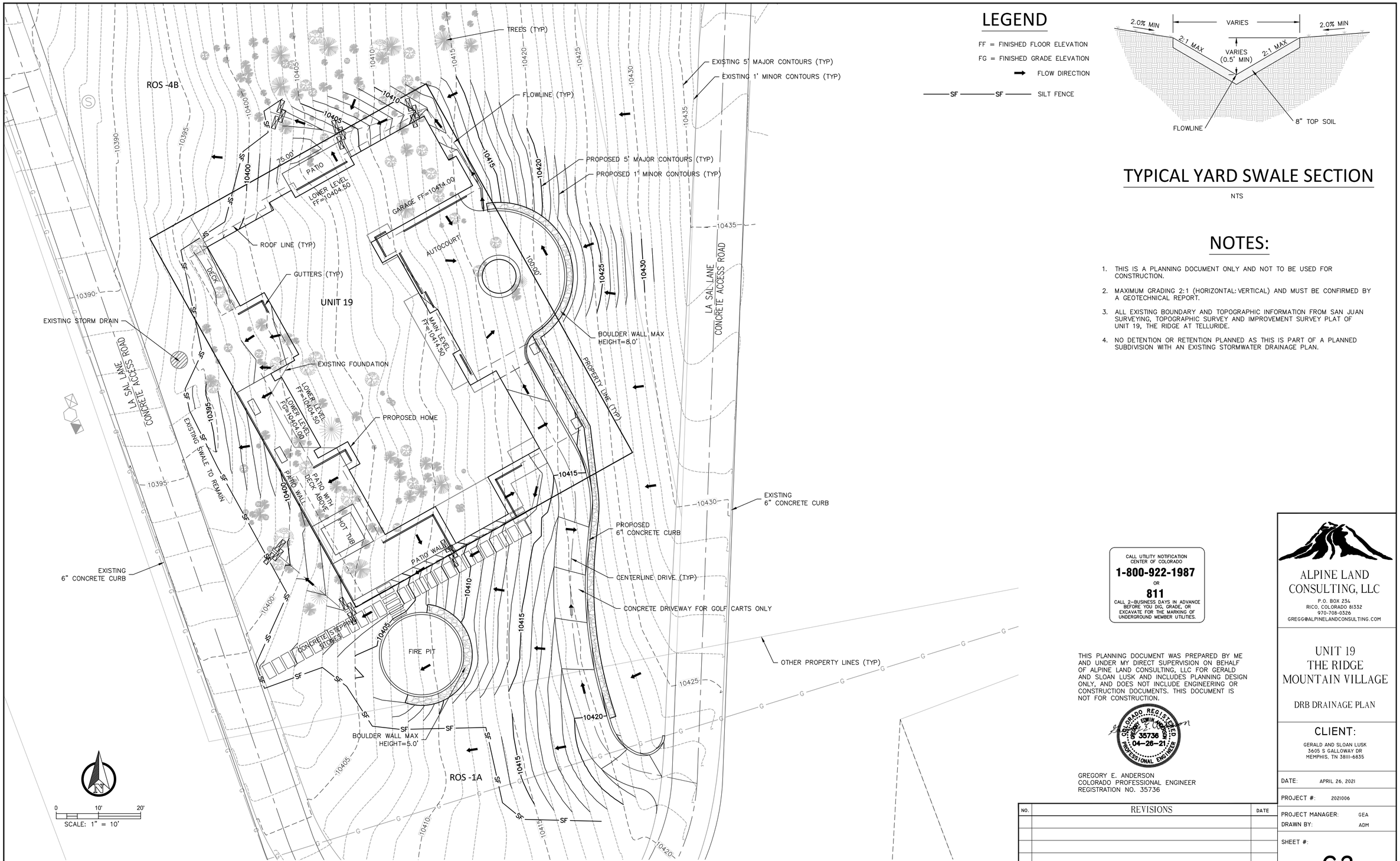
PROJECT #: 2021006

PROJECT MANAGER: GEA

DRAWN BY: ADM

SHEET #:

C1



DRB DRAINAGE PLAN

LEGEND

FF = FINISHED FLOOR ELEVATION

FG = FINISHED GRADE ELEVATION

FLOW DIRECTION

SF SF SILT FENCE

TYPICAL YARD SWALE SECTION

NTS

NOTES:

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2. MAXIMUM GRADING 2:1 (HORIZONTAL: VERTICAL) AND MUST BE CONFIRMED BY A GEOTECHNICAL REPORT.
3. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SAN JUAN SURVEYING, TOPOGRAPHIC SURVEY AND IMPROVEMENT SURVEY PLAT OF UNIT 19, THE RIDGE AT TELLURIDE.
4. NO DETENTION OR RETENTION PLANNED AS THIS IS PART OF A PLANNED SUBDIVISION WITH AN EXISTING STORMWATER DRAINAGE PLAN.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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GREGORY E. ANDERSON
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REGISTRATION NO. 35736

NO.	REVISIONS	DATE

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970-708-0326
GREGG@ALPINELANDCONSULTING.COM

UNIT 19
THE RIDGE
MOUNTAIN VILLAGE

DRB DRAINAGE PLAN

CLIENT:
GERALD AND SLOAN LUSK
3605 S GALLOWAY DR
MEMPHIS, TN 38111-6835

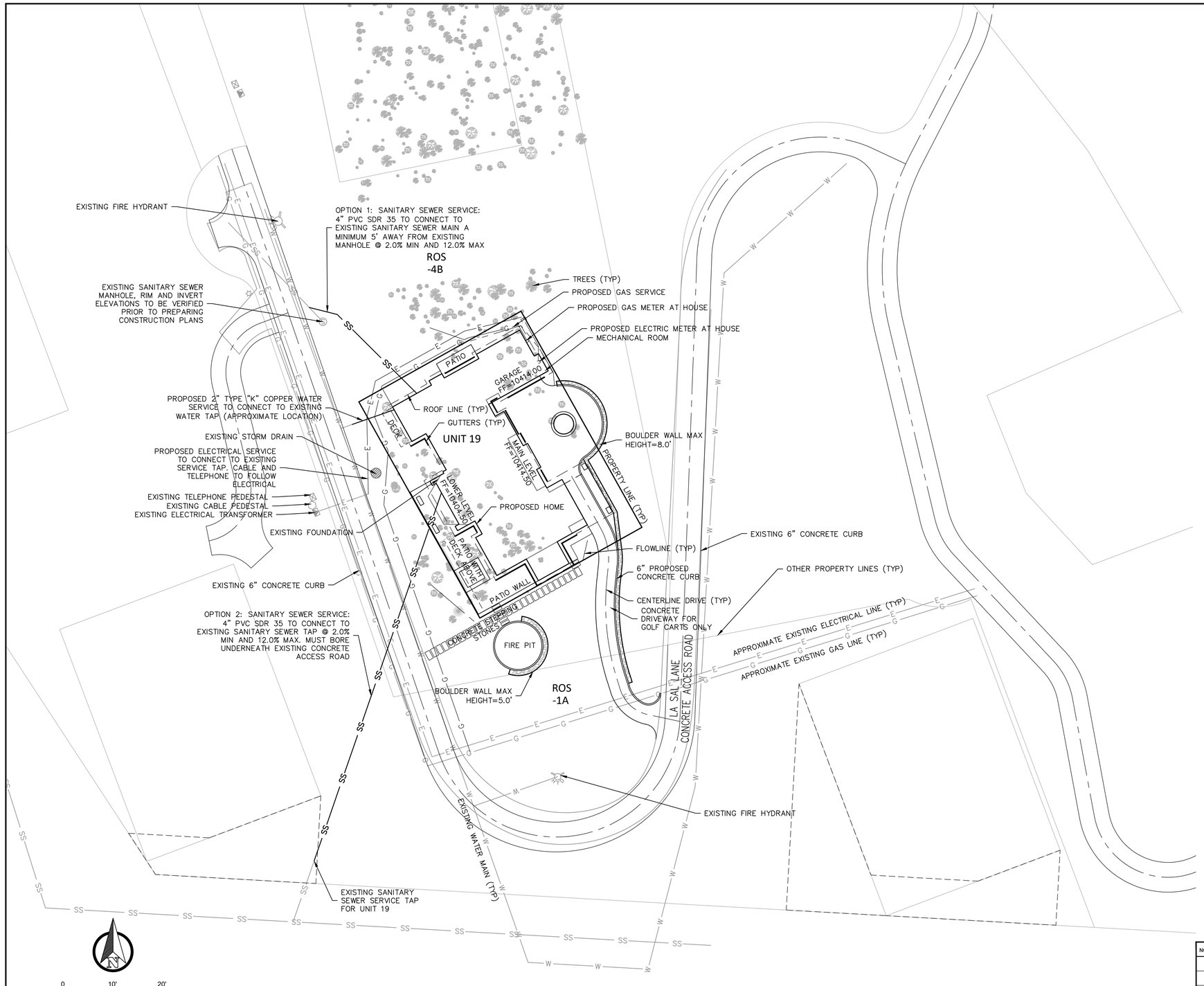
DATE: APRIL 26, 2021

PROJECT #: 2021006

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

C2



DRB UTILITY PLAN

NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION..
2. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SAN JUAN SURVEYING, TOPOGRAPHIC SURVEY AND IMPROVEMENT SURVEY PLAT OF UNIT 19, THE RIDGE AT TELLURIDE.
3. ALL EXISTING UTILITY INFORMATION SHOWN FROM MAPPING INFORMATION RECEIVED FROM UTILITY PROVIDERS. TELLURIDE GRAVEL PROVIDED AN AS-BUILT SKETCH FROM SUBDIVISION INFRASTRUCTURE CONSTRUCTION. CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES PRIOR TO PREPARING CONSTRUCTION PLANS.
4. THE EXISTING CONCRETE ACCESS ROAD NOT TO BE DISTURBED AS IT HAS SNOWMELT TUBING. ANY UTILITIES CROSS THE ROAD MUST BORE UNDERNEATH THE ACCESS ROAD.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THIS PLANNING DOCUMENT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR GERALD AND SLOAN LUSK AND INCLUDES PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ENGINEERING OR CONSTRUCTION DOCUMENTS. THIS DOCUMENT IS NOT FOR CONSTRUCTION.

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UNIT 19
THE RIDGE
MOUNTAIN VILLAGE

DRB UTILITY PLAN

CLIENT:
GERALD AND SLOAN LUSK
3605 S GALLOWAY DR
MEMPHIS, TN 38111-6835

DATE: APRIL 26, 2021
PROJECT #: 2021006
PROJECT MANAGER: GEA
DRAWN BY: ADM/GEA
SHEET #:
C3

TOP BACK OF CURB

100.00'

S78°27'16"W

75.00'

10435

10430

301.00'

10425

10420

10415

10410

10405

10400

10395

10390

10385

ROS-4B

COMMON ELEMENT OPEN SPACE TRACT

ROS-1A

COMMON ELEMENT OPEN SPACE TRACT

UNIT 19

1,750 SQ. FT.

EXISTING FOUNDATION

N79°31'15"E 75.00'

PALMYRA PK. 80°20'32"

SUNSHINE PK. 86°13'19"

LIZZARD HEAD 86°49'01"

WILSON PK. S 108°01'38" E

LITTLE CONE 89°05'18"

LA SALLES 90°18'08"

CONC. ACCESS ROAD (C.C.E.)

S20°37'10"E

100.00'

S73°13'13"E

119.88

LEGEND

- FOUND #5 REBAR AND CAP, LS 24954
- FOUND #5 REBAR AND CAP, LS 36577
- ELECTRIC VAULT
- PHONE PEDESTAL
- CABLE TV BOX
- FIRE HYDRANT
- LIGHT POLE
- 8A ASPEN TREE (NUMBER INDICATES DIAMETER)
- 8F FIR TREE (NUMBER INDICATES DIAMETER)
- 8PP PONDEROSA PINE (NUMBER INDICATES DIAMETER)
- SEWER MANHOLE
- 24" STORM DRAIN

1 SITE TOPGRAPHY PLAN

MORTON architects inc

121 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

SITE TOPOGRAPHY PLAN

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

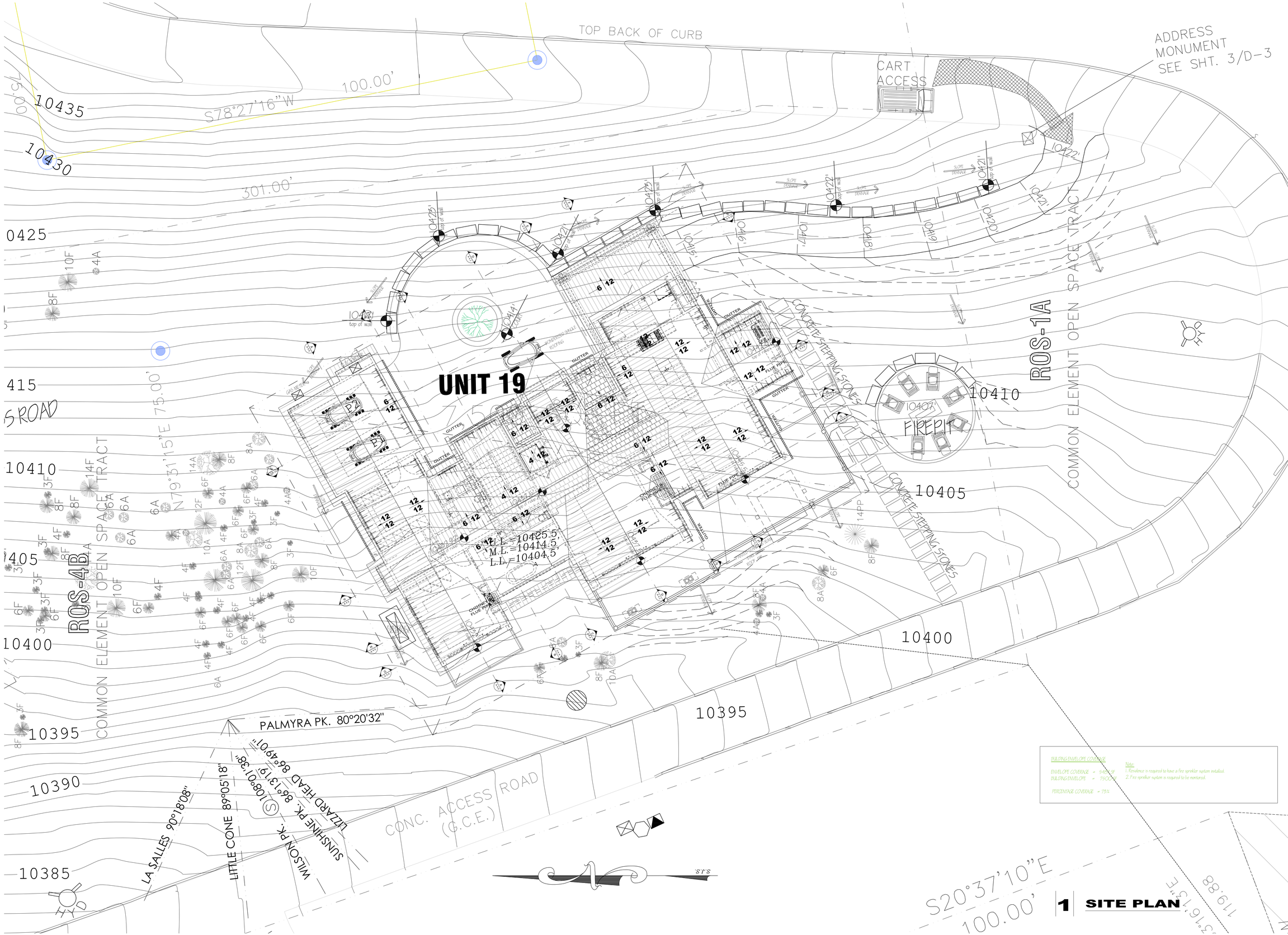
JOB NUMBER: XXX

DRAWN BY: SM

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

SHEET: A-0

OF SHEETS



BUILDING ENVELOPE COVERAGE

ENVELOPE COVERAGE = 5400 SF
BUILDING ENVELOPE = 7500 SF

PERCENTAGE COVERAGE = 75%

Note:
1. Residence is required to have a fire sprinkler system installed.
2. Fire sprinkler system is required to be monitored.

1 SITE PLAN

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

SITE PLAN

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/8" = 1'-0"

SHEET
A-1.0

OF SHEETS

1 SITE OVERALL PLAN

MORTON architects inc.

221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

SITE OVERALL PLAN

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

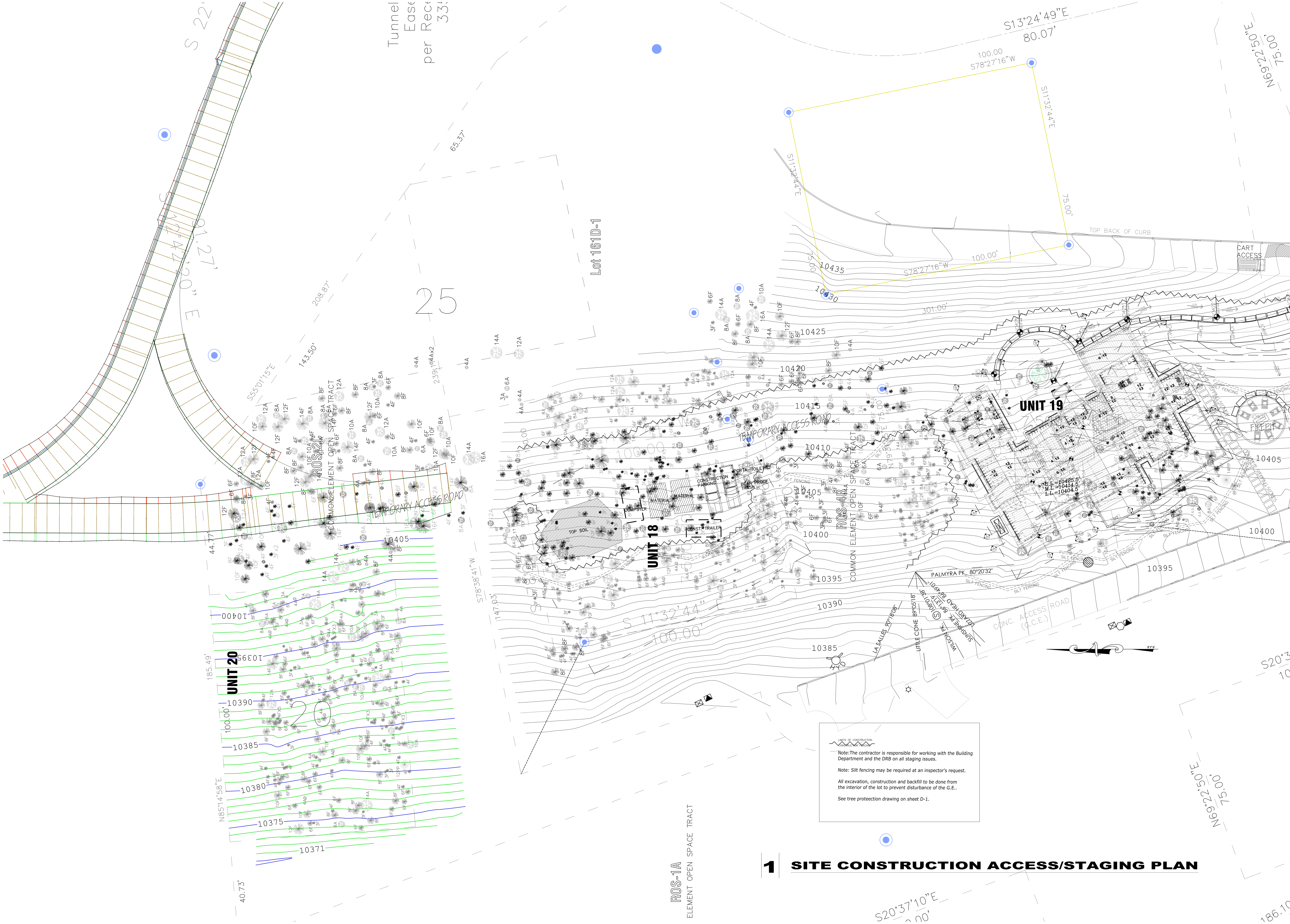
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/16" = 1'-0"

SHEET
A-1.0A

OF SHEETS



LIMITS OF CONSTRUCTION
CONSTRUCTION FENCING

Note:The contractor is responsible for working with the Building Department and the DRB on all staging issues.

Note: Silt fencing may be required at an inspector's request.

All excavation, construction and backfill to be done from the interior of the lot to prevent disturbance of the G.E..

See tree proteection drawing on sheet D-1.

1 SITE CONSTRUCTION ACCESS/STAGING PLAN

MORTON architects inc.

S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
0) 708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

CONSTRUCTION STAGING

Written dimensions shall take precedence over scaled dimensions and shall be verified at the site. Any dimensional descrepencies shqall be brought to the attention of the Architect prior to the commencement of the work.

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/16" = 1'-0"

SHEET
A-1.2b

OF SHEETS

SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION

PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	HXW
		EVERGREEN TREES			
4	PPGL	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	12' HIGH	60' X 30'
7	PPGH	PICEA PUNGENS GLAUCA 'HOOPSII'	HOOPS BLUE SPRUCE	10' HIGH	35' X 10'
4	PIAR	PINUS ARISTATA	BRISTLECONE PINE	8' HIGH	15' X 12'
		DECIDUOUS TREES			
16	POTR	POPULUS TREMULOIDES	QUAKING ASPEN	2.5" DBH	40' X 20'
		SHRUBS			
9	PHMO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	5 GAL	4' X 4'
22	PFAB	POTENTILLA FRUITICOSA 'ABBOTSWOOD'	WHITE CINQUEFOIL	5 GAL	3' X 3'
14	PFJA	POTENTILLA FRUITICOSA 'JACKMANII'	YELLOW CINQUEFOIL	5 GAL	4' X 4'
27	PFPB	POTENTILLA FRUITICOSA 'PINK BEAUTY'	PINK CINQUEFOIL	5 GAL	30" X 30"

BUILDING ENVELOPE COVERAGE

PAVILION COVERAGE = 5487 SF
BUILDING ENVELOPE = 7900 SF

PERCENTAGE COVERAGE = 75%

Notes:
1. Residence is required to have a fire sprinkler system installed.
2. Fire sprinkler system is required to be monitored.

Notes:
1. Owner to provide a 2-year life guarantee to the DRB for all plant materials.
2. All aspects of Landscape plan are required to comply with design regulations for noxious weeds.
3. All aspects of Landscape plan to comply with design regulations plantings.
4. See tree protection drawing on sheet D-1.

1 SITE LANDSCAPE PLAN

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE
Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

SITE LANDSCAPE PLAN

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

JOB NUMBER: XXX
DRAWN BY: SM
SCALE: 1/8" = 1'-0"
SHEET: A-1.3
OF SHEETS

1 SITE SNOWMELT PLAN

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE
Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

SITE SNOWMELT PLAN

ISSUE LOG

Final DRB submittal	4-26-21

FILE NAME

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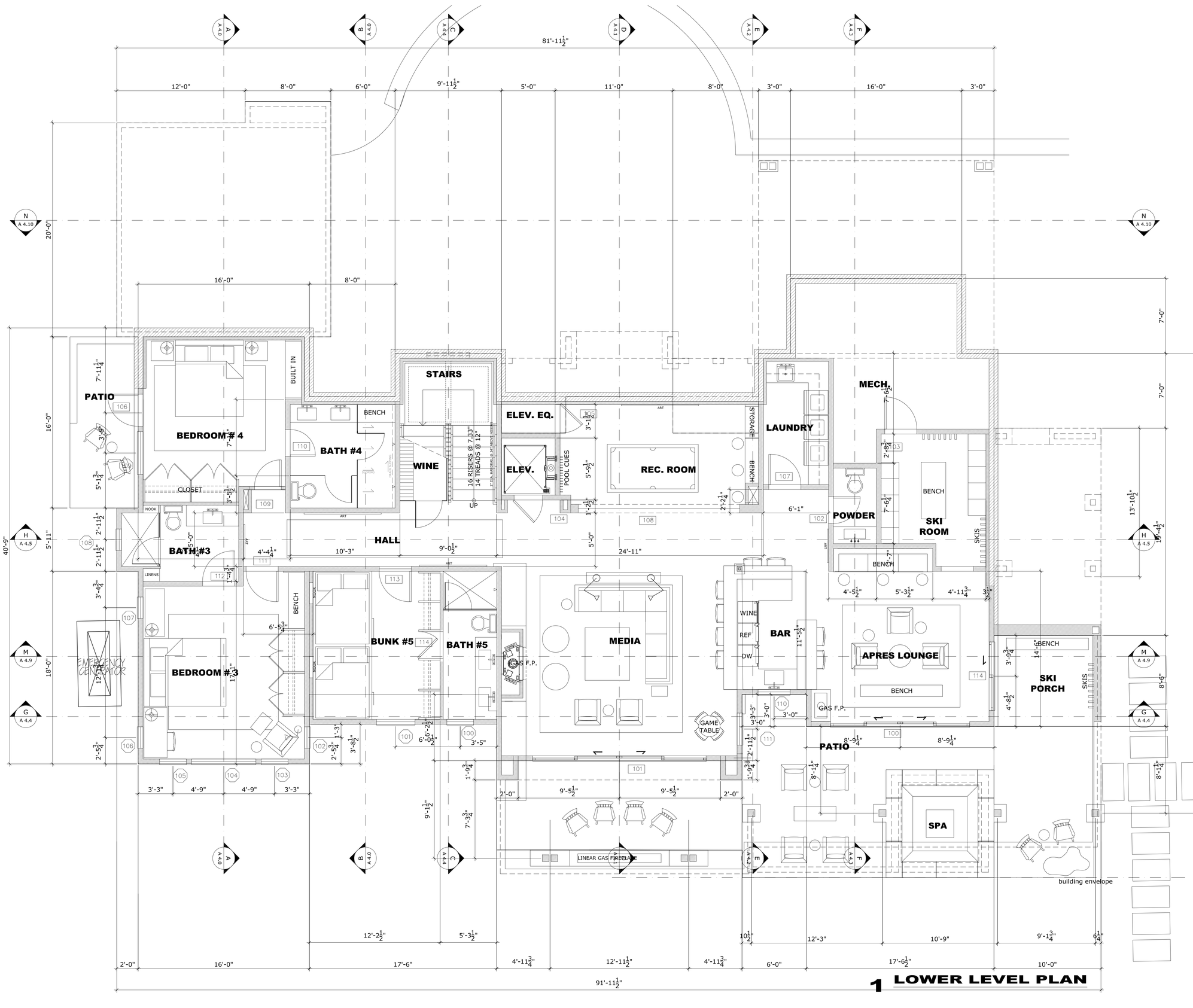
DRAWN BY: SM
SCALE: 1/8" = 1'-0"
SHEET: A-1.5
OF SHEETS



1 LOWER LEVEL PLAN

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

LOWER LEVEL PLAN

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE

SHEET
A-2.0

OF SHEETS

PROJECT SUMMARY - 12.23.20

SINGLE FAMILY DWELLING UNIT - LOT 19

LOWER LIVING	2,692 S.F.
MAIN LIVING	2,820 S.F.
UPPER LIVING	1,225 S.F.
TOTAL LIVING	**6,737 S.F.**
GARAGE	416 S.F.
MECH	128 S.F.
TOTAL	**544 S.F.**
TOTAL BUILDABLE	**7,281 S.F.**
LOWER LEVEL PATIO	700 S.F.
MAIN LEVEL DECKS	800 S.F.
MAIN LEVEL PATIO	140 S.F.
UPPER LEVEL DECK	91 S.F.
TOTAL EXT. SURFACE	**1,731 S.F.**
TOTAL CART COURT	**1,760 S.F.**

NOTE

RESIDENCE IS REQUIRED TO BE FIRE SPRINKLERED AND HAVE A MONITORING SYSTEM

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

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

MAIN LEVEL PLAN

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

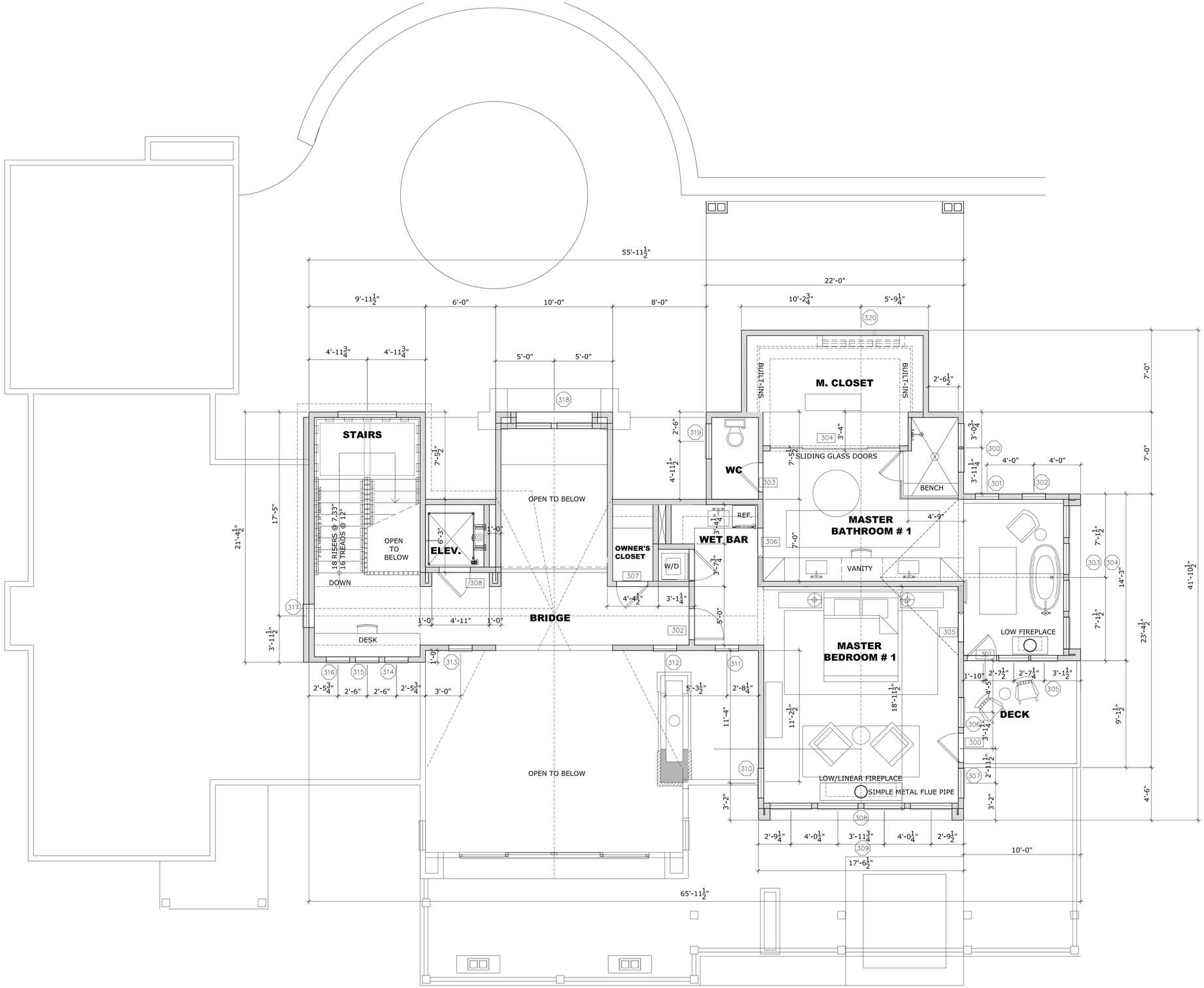
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-2.1

OF SHEETS



3 **UPPER LEVEL PLAN**
1/4" = 1'-0"

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UPPER LEVEL PLAN

ISSUE LOG

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FILE NAME

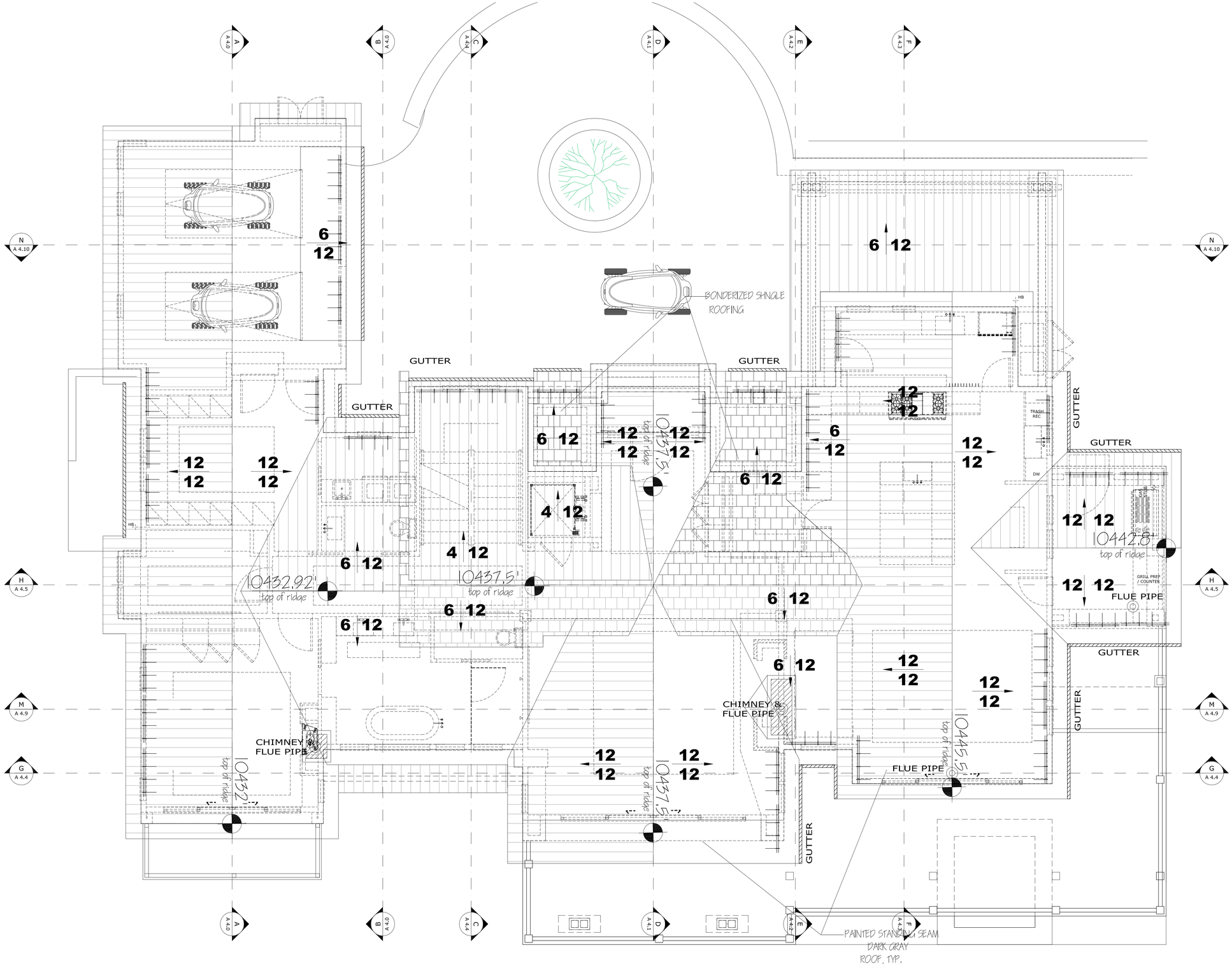
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-2.2

OF SHEETS



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

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
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ROOF PLAN

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

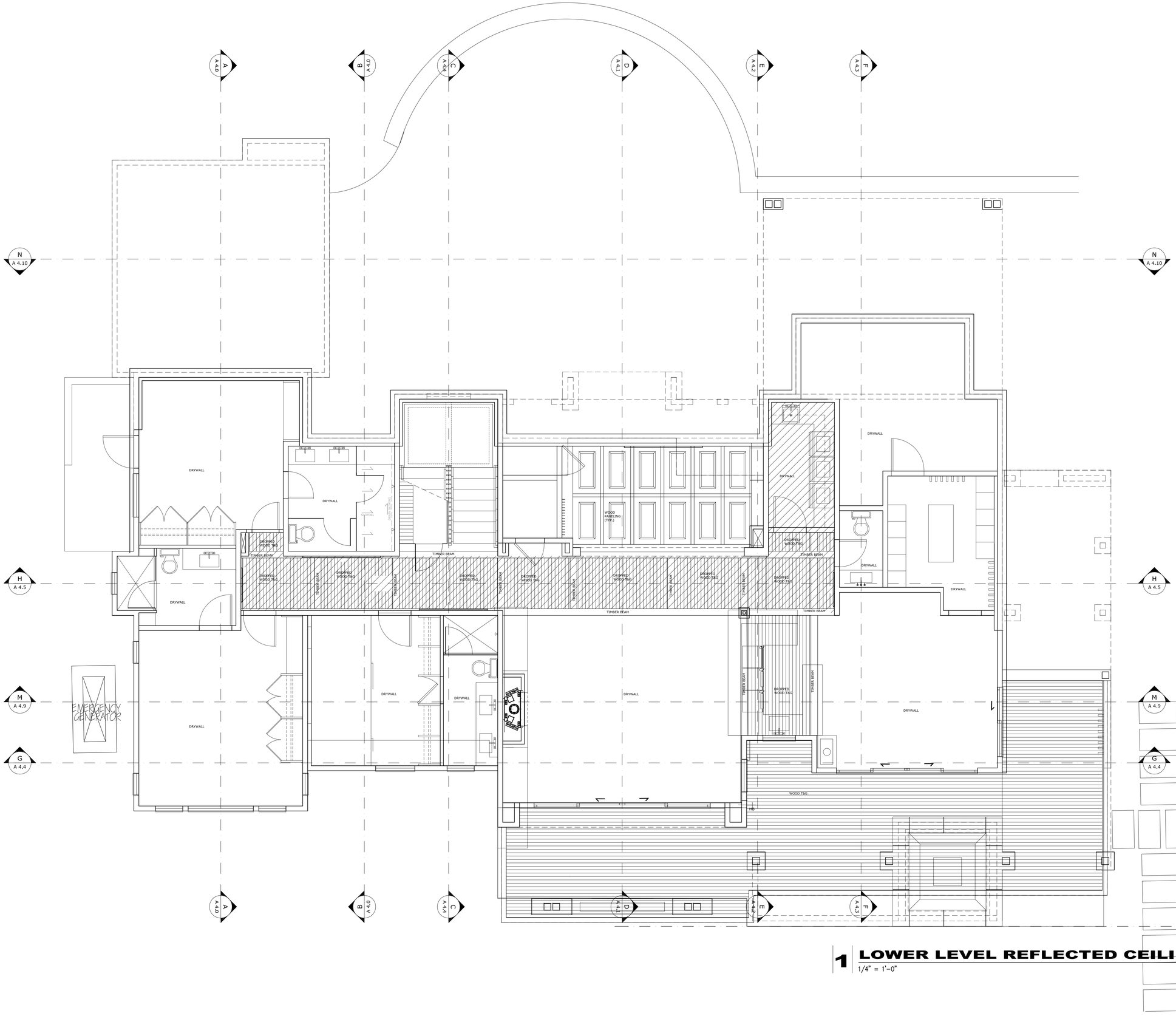
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-2.4

OF SHEETS



1 **LOWER LEVEL REFLECTED CEILING PLAN**
1/4" = 1'-0"

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

LOWER REFLECTEDCEILING PLAN

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ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

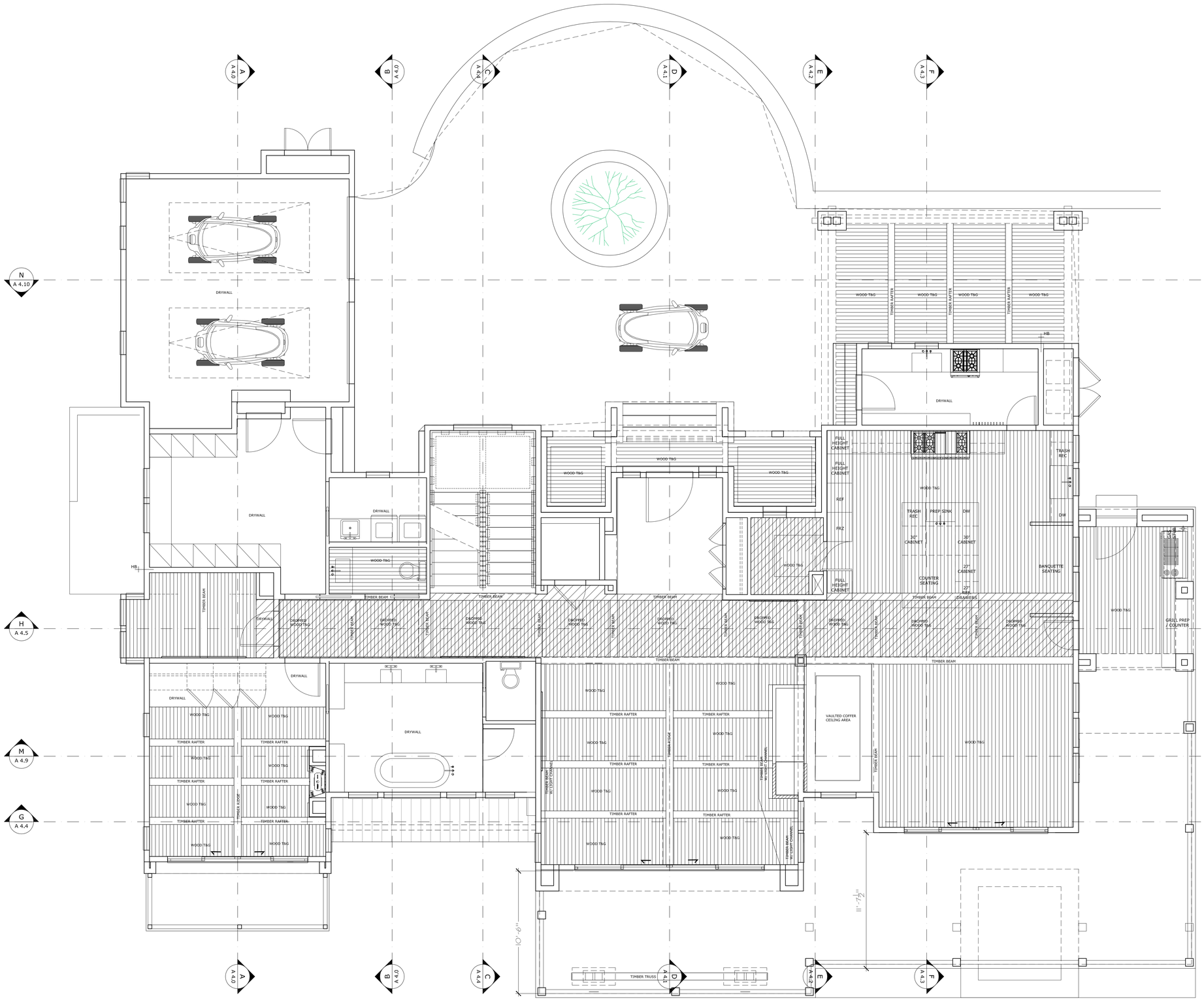
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-2.5

OF SHEETS



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

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970-708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

MAIN LEVEL REFLECTED CEILING PLAN

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-2.6

OF SHEETS

1/4" = 1'-0"

1 UPPER LEVEL REFELCTED CEILING PLAN

1/4" = 1'-0"

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

UPPER REFLECTED CEILING PLAN

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ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
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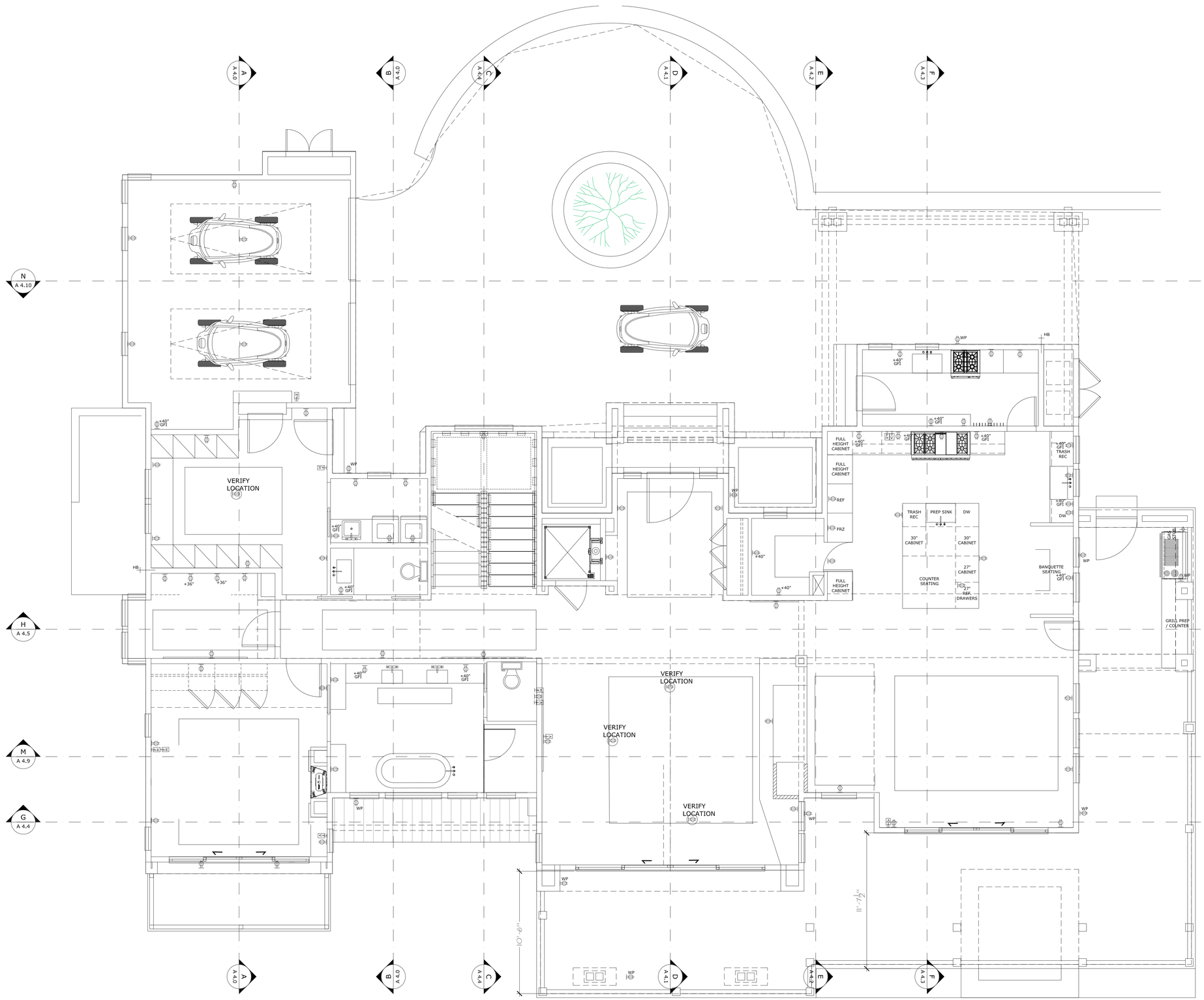
SCALE
1/4" = 1'-0"

SHEET
A-2.7

OF SHEETS



1 MAIN LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

MAIN ELECTRICAL PLAN

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
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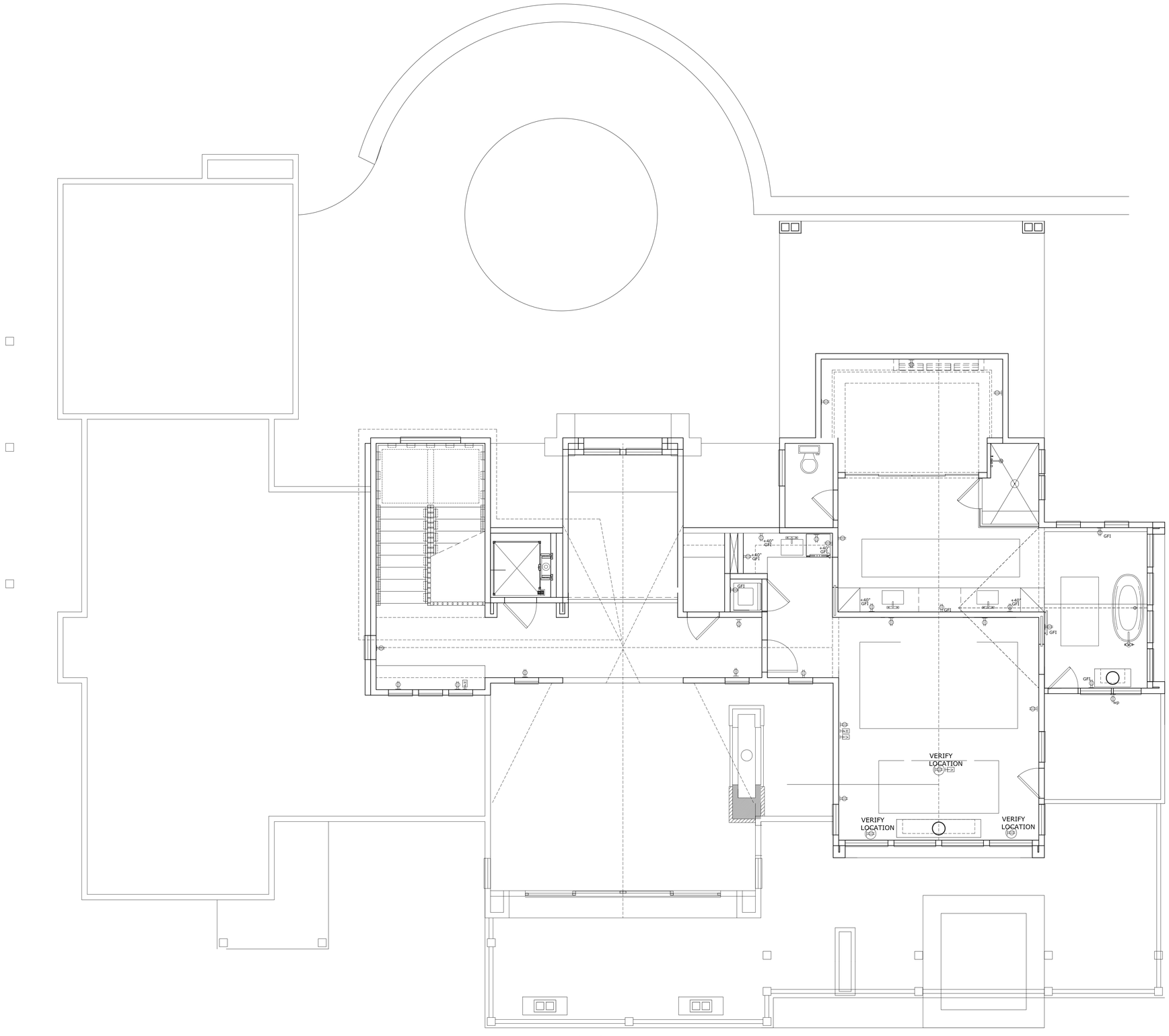
SCALE
1/4" = 1'-0"

SHEET
A-2.12

OF SHEETS



3 UPPER LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

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LUSK RESIDENCE

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UPPER ELECTRICAL PLAN

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

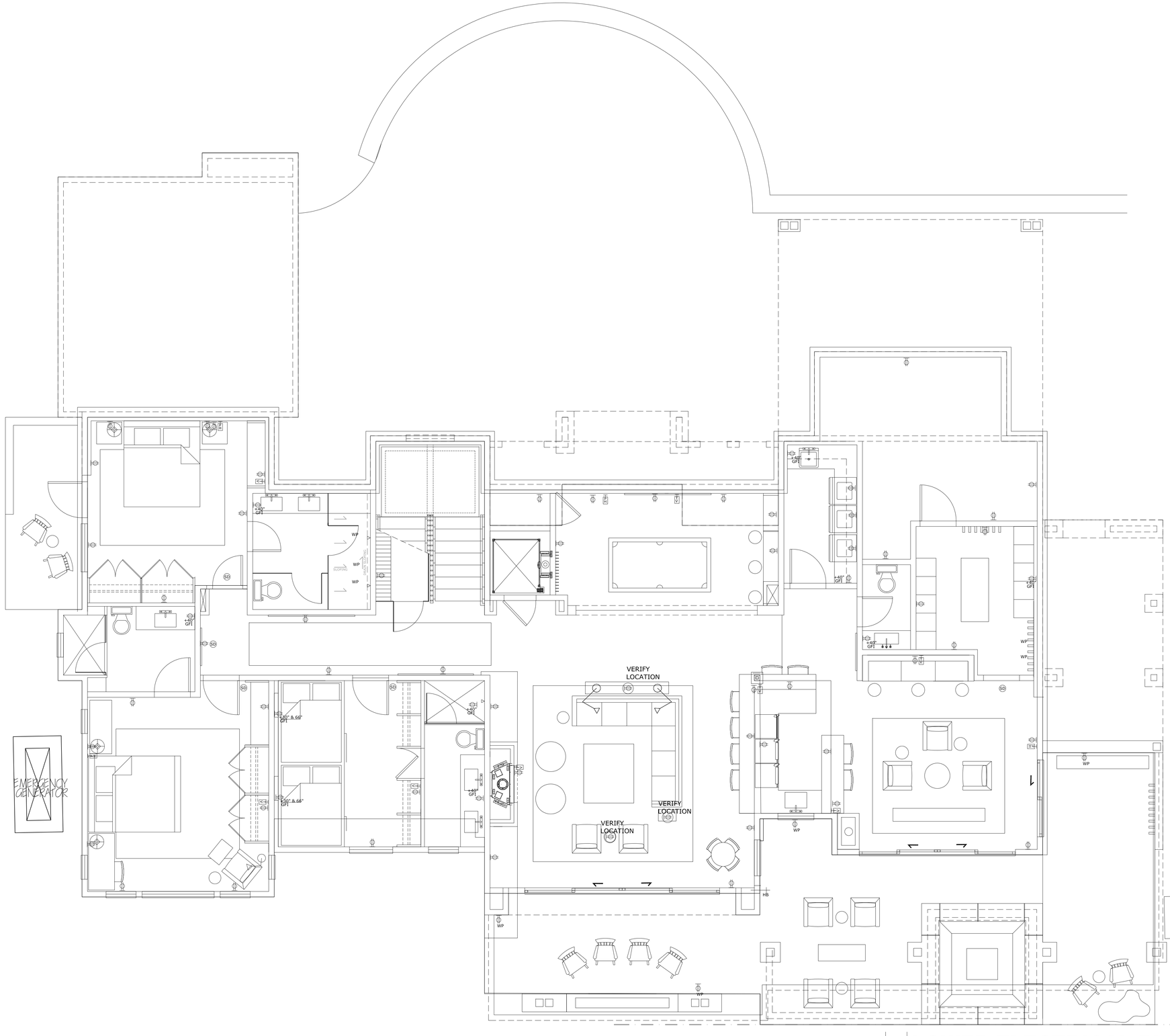
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-2.13

OF SHEETS



1 **LOWER ELECTRICAL PLAN**
1/4" = 1'-0"

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

LOWER ELECTRICAL PLAN

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ISSUE LOG

Final DRB submittal	4-26-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-2.14

OF SHEETS

MAX. AVERAGE HT. (TOTAL PROJECT)
100'-21/2" / 4 = 25'-05/8"

MAX. AVERAGE HT. (PER ELEVATION)
175'-11" / 6 = 28'-113/4"

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

MAX. AVERAGE HT. (PER ELEVATION)
144'-03/4" / 7 = 20'-7"

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

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LUSK RESIDENCE
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EXTERIOR ELEVATIONS

ISSUE LOG

BID SET	4-19-21
Final DRB Submittal	4-26-21

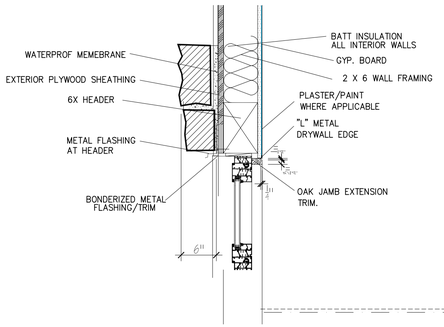
FILE NAME

JOB NUMBER
XXX

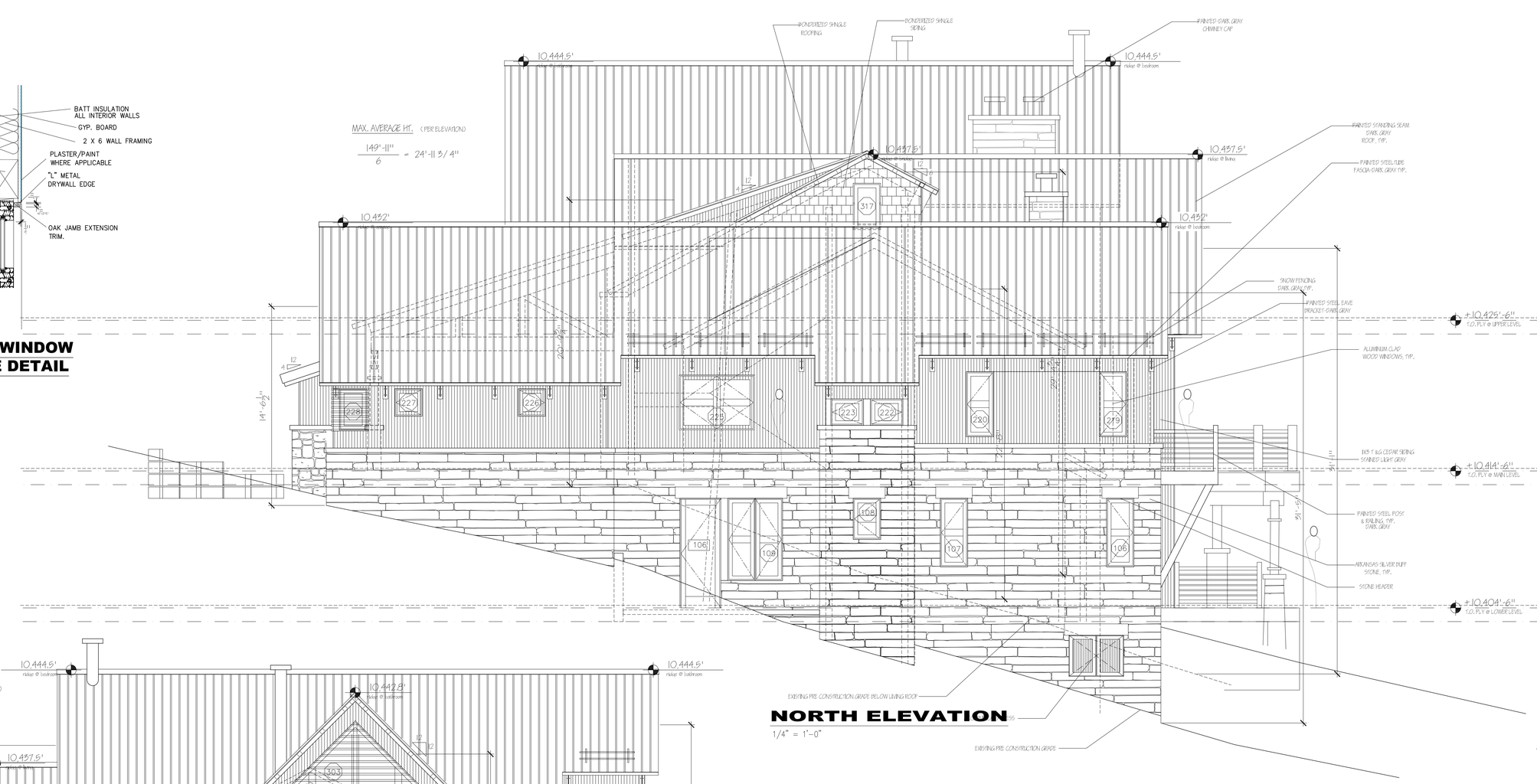
DRAWN BY
SM

SCALE
1/4" = 1'-0"

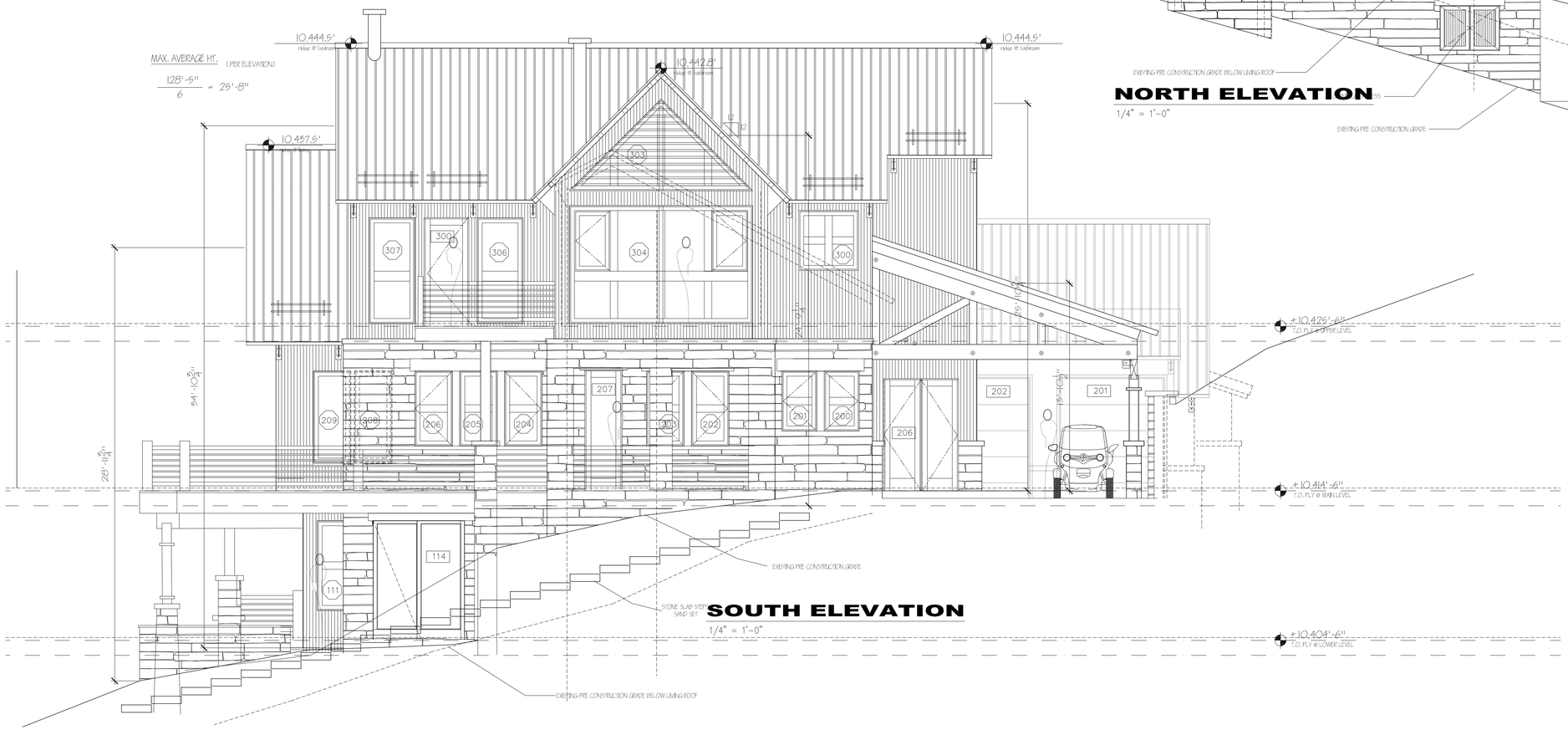
SHEET
A-3.0
OF SHEETS



TYPICAL WINDOW IN STONE DETAIL



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



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

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

EXTERIOR ELEVATIONS

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

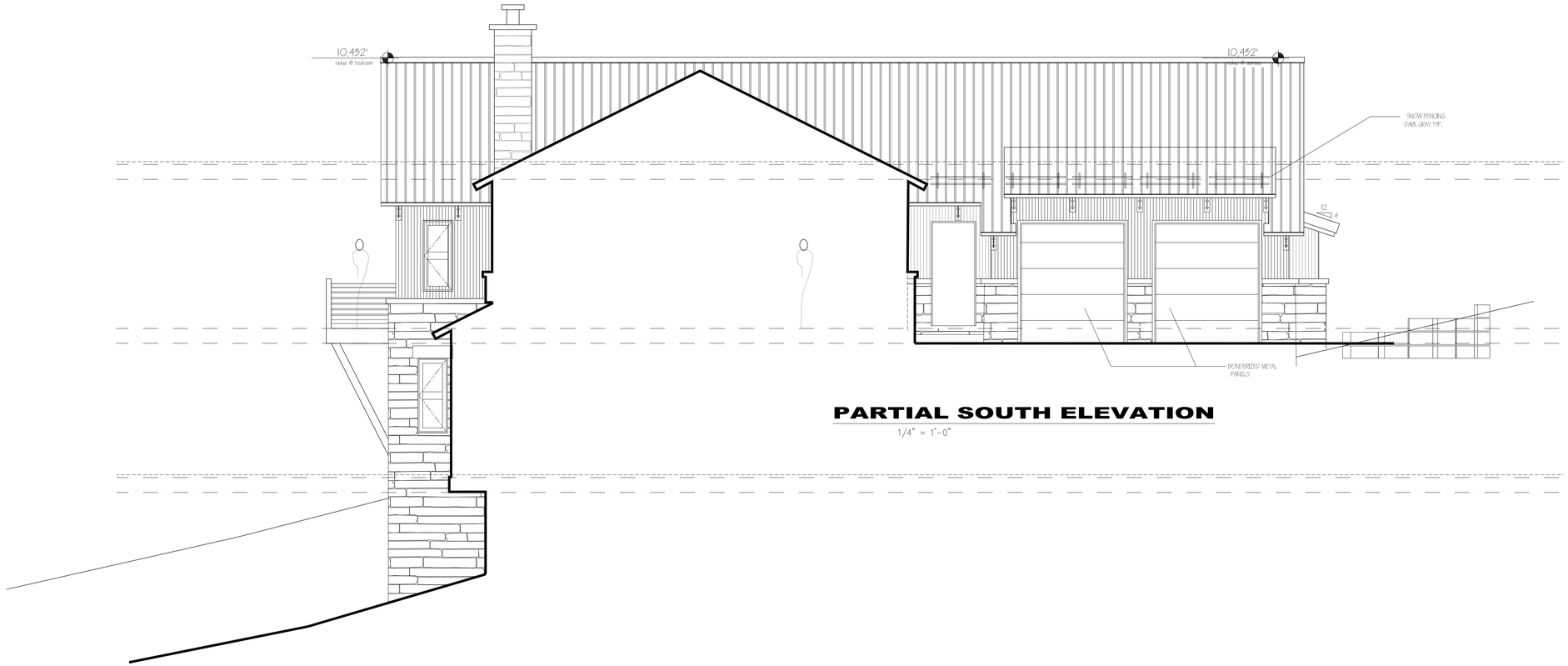
JOB NUMBER
XXX

DRAWN BY
SM

SCALE

SHEET
A-3.1

OF SHEETS



PARTIAL SOUTH ELEVATION

1/4" = 1'-0"

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

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PARTIAL EXT. ELEVATIONS

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-3.2

OF SHEETS

EXTERIOR WALL MATERIALS

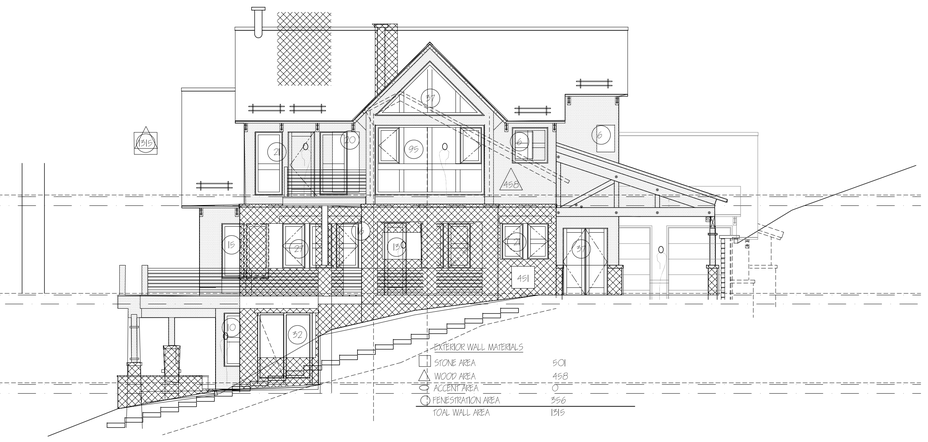
STONE AREA	1248
WOOD AREA	978
ACCENT AREA	92
FENESTRATION AREA	1131
TOTAL WALL AREA	3049 S.F.

WEST ELEVATION

1/8" = 1'-0"

TOTAL EXTERIOR WALL MATERIALS

STONE AREA	2954	40 %
WOOD AREA	2143	29.5 %
ACCENT AREA	225	3.5 %
FENESTRATION AREA	1952	27 %
TOTAL WALL AREA	7254	



EXTERIOR WALL MATERIALS

STONE AREA	901
WOOD AREA	456
ACCENT AREA	0
FENESTRATION AREA	556
TOTAL WALL AREA	1916

SOUTH ELEVATION

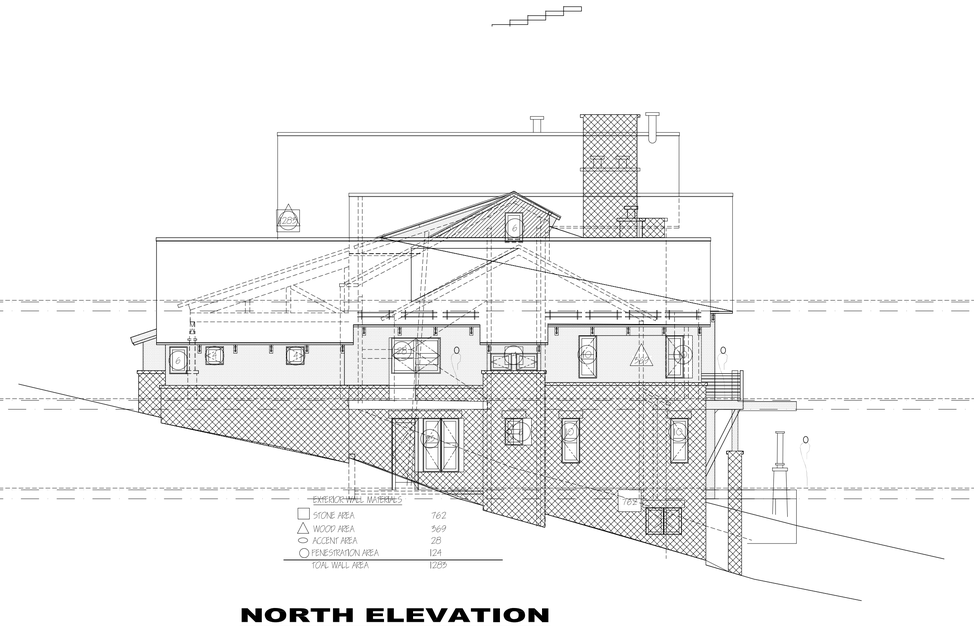
1/8" = 1'-0"

EXTERIOR WALL MATERIALS

STONE AREA	425
WOOD AREA	738
ACCENT AREA	105
FENESTRATION AREA	341
TOTAL WALL AREA	1609

EAST ELEVATION

1/8" = 1'-0"



EXTERIOR WALL MATERIALS

STONE AREA	762
WOOD AREA	369
ACCENT AREA	25
FENESTRATION AREA	124
TOTAL WALL AREA	1285

NORTH ELEVATION

1/8" = 1'-0"

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

EXTERIOR MAT. CALC.S

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ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

JOB NUMBER

XXX

DRAWN BY

SM

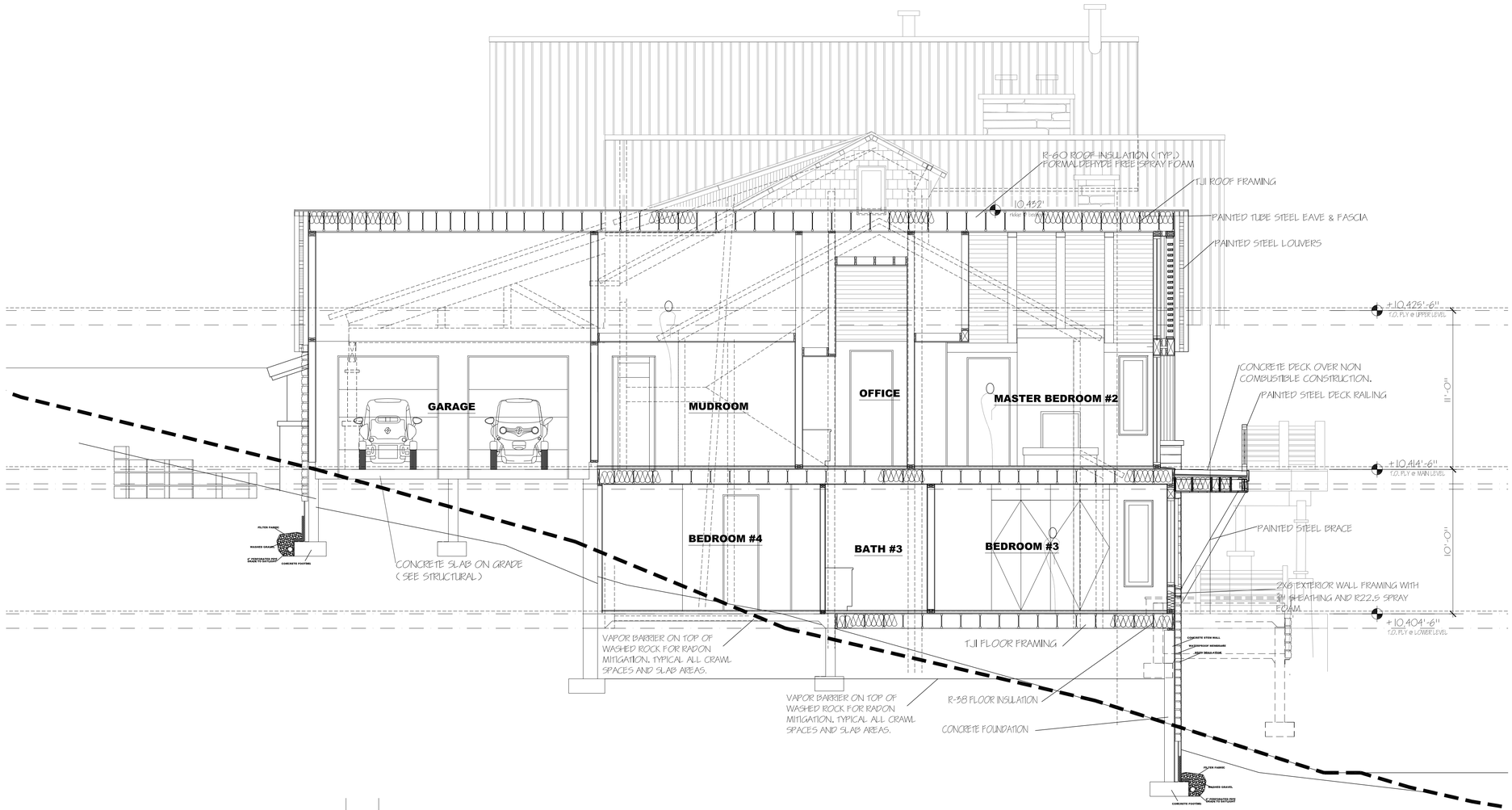
SCALE

SHEET

1/8" = 1'-0"

A-3.M

OF SHEETS



A BUILDING SECTION

1/4" = 1'-0"

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

BUILDING SECTIONS

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

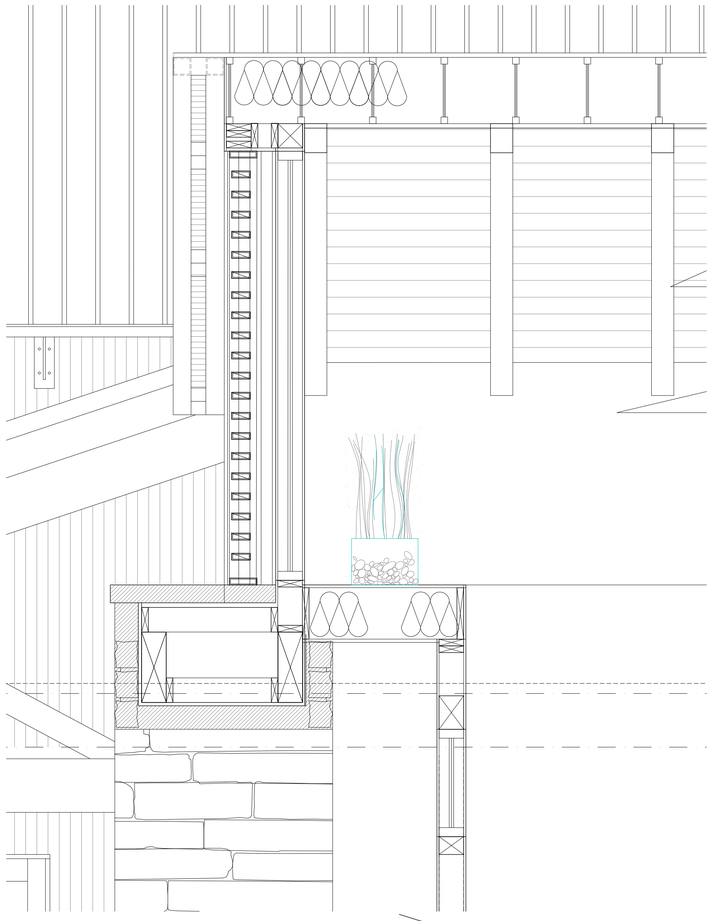
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

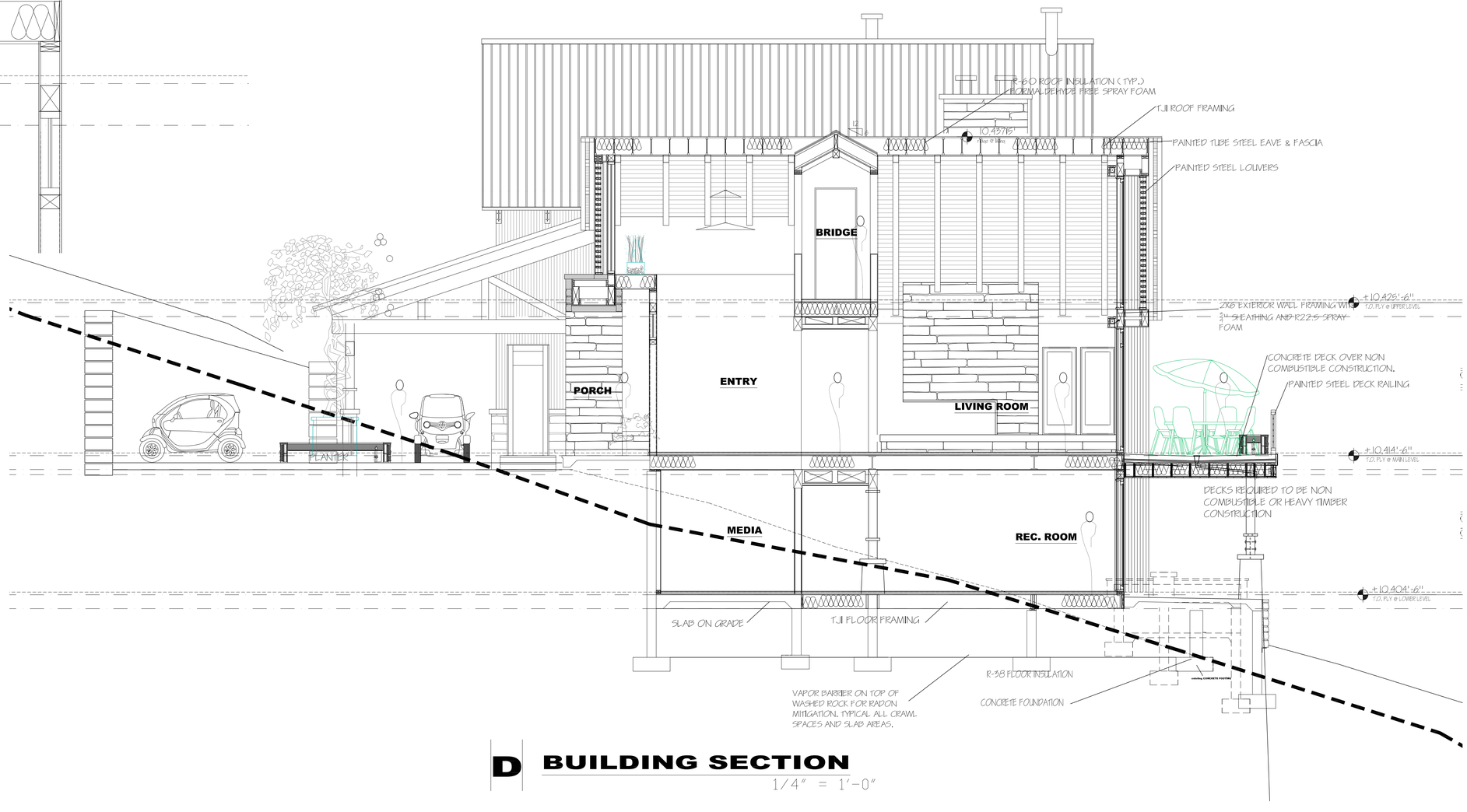
SHEET
A-4.0

OF SHEETS



ENTRY DETAIL

3/4" = 1'-0"



D BUILDING SECTION

1/4" = 1'-0"

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LUSK RESIDENCE

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BUILDING SECTIONS

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

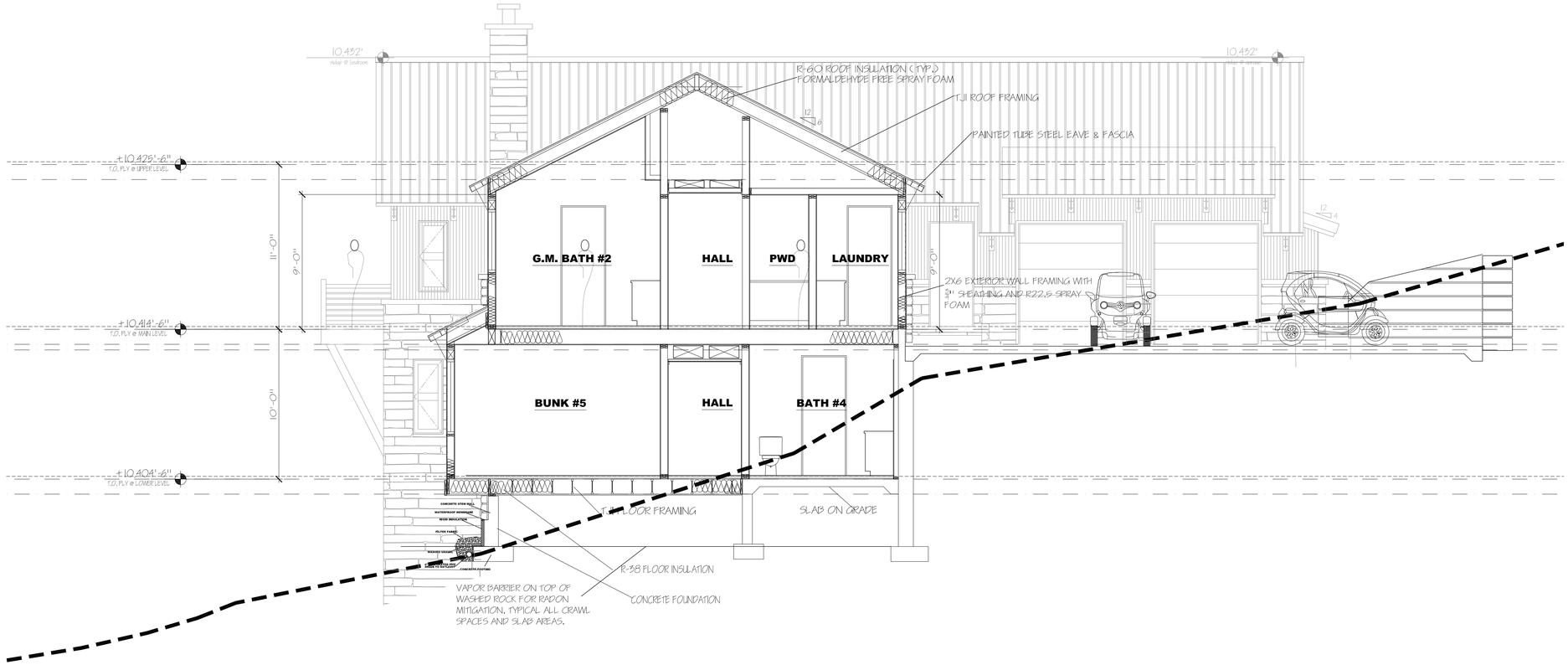
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-4.1

OF SHEETS



B BUILDING SECTION

1/4" = 1'-0"

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

BUILDING SECTIONS

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

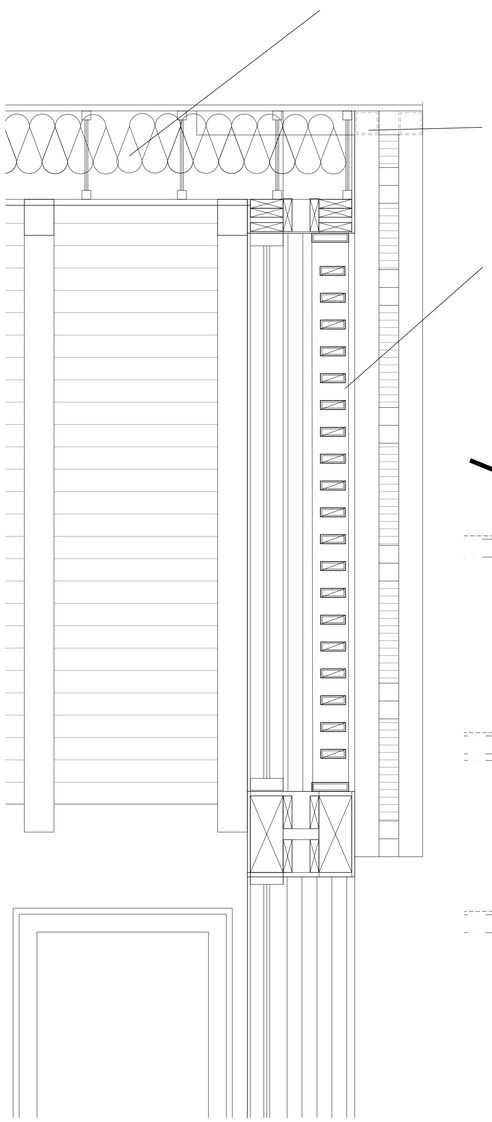
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

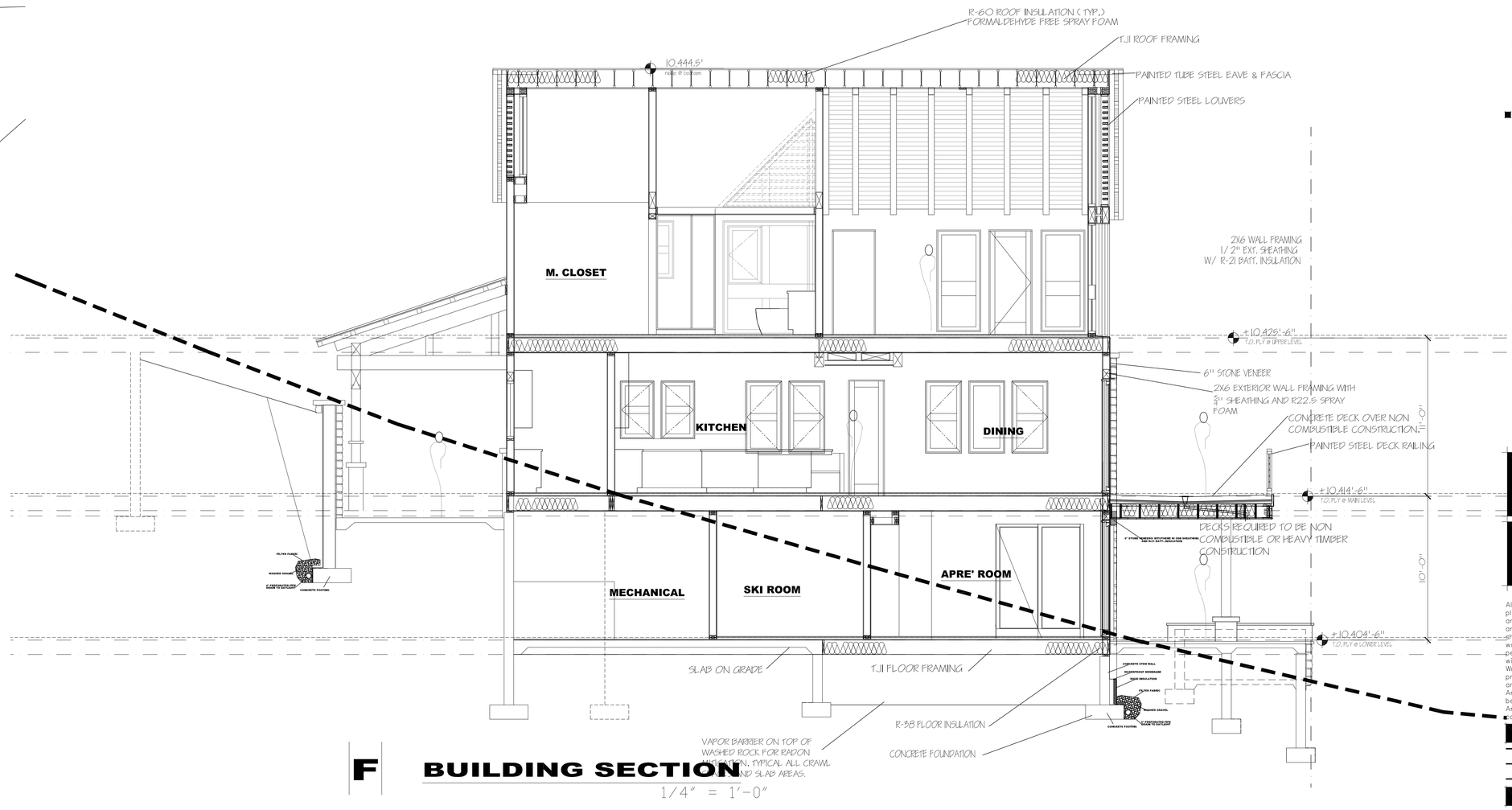
SHEET
A-4.2

OF SHEETS



LOUVER DETAIL

1" = 1'-0"



F **BUILDING SECTION**

1/4" = 1'-0"

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

BUILDING SECTIONS

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

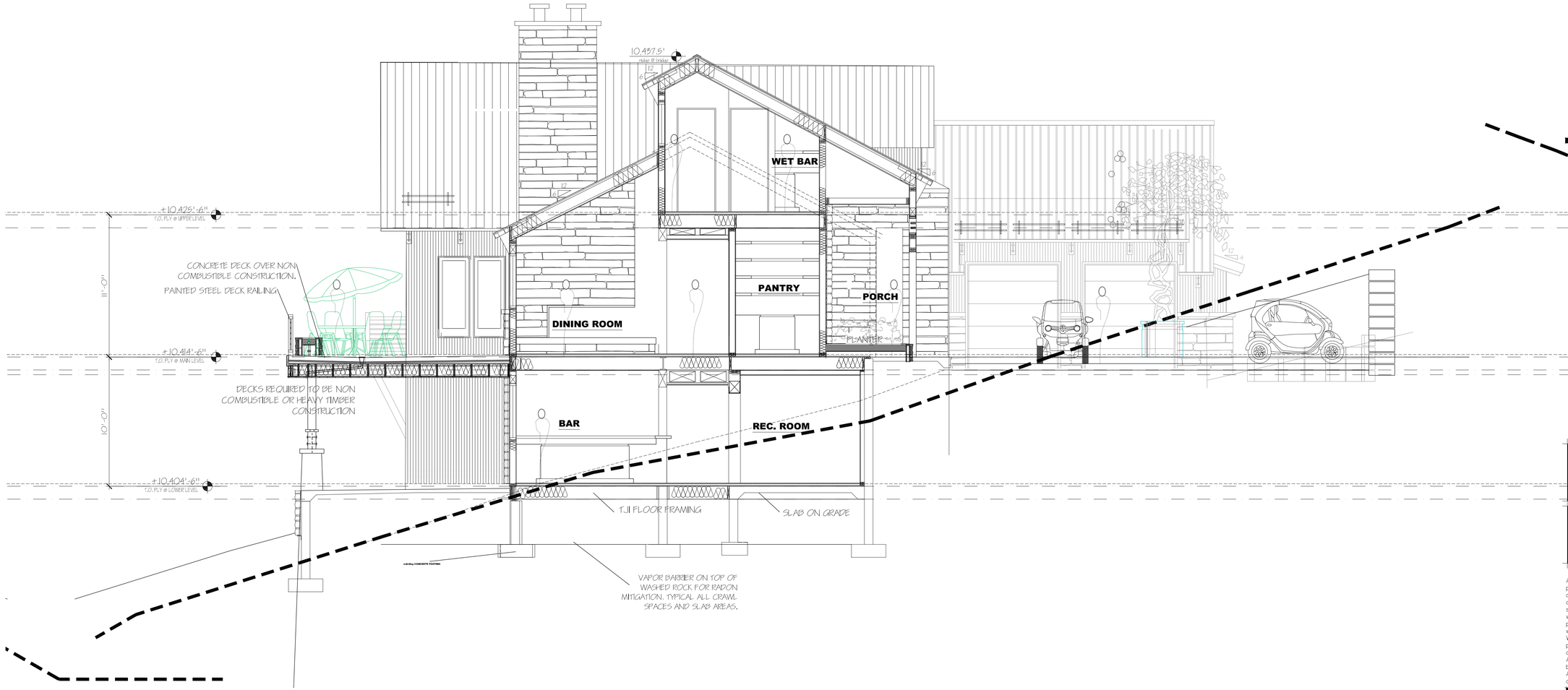
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-4.3

OF SHEETS



E BUILDING SECTION

1/4" = 1'-0"

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LUSK RESIDENCE
Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

BUILDING SECTIONS

ISSUE LOG

Final DRB submittal	4-26-21

FILE NAME

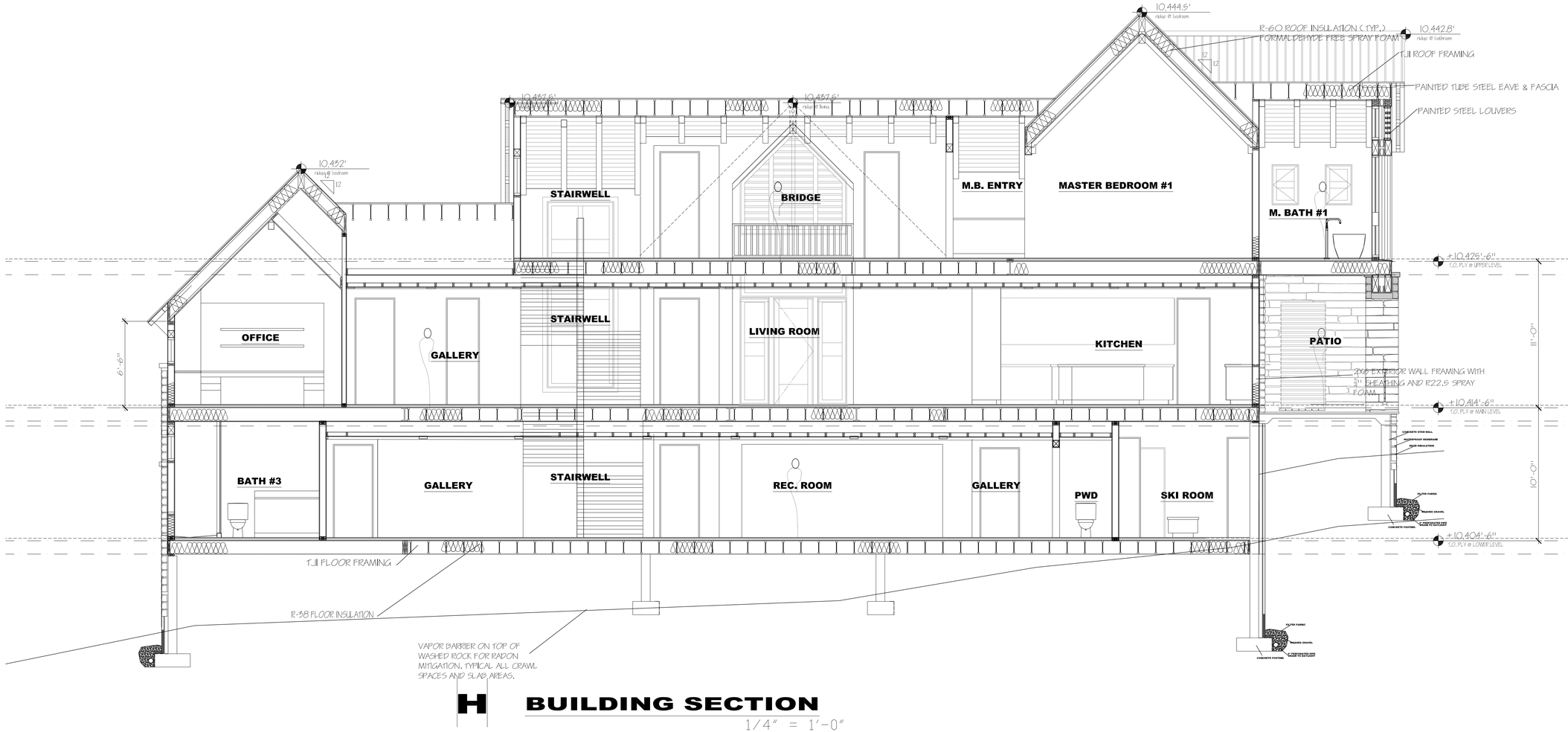
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-4.4

OF SHEETS



H BUILDING SECTION

1/4" = 1'-0"

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LUSK RESIDENCE

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BUILDING SECTIONS

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

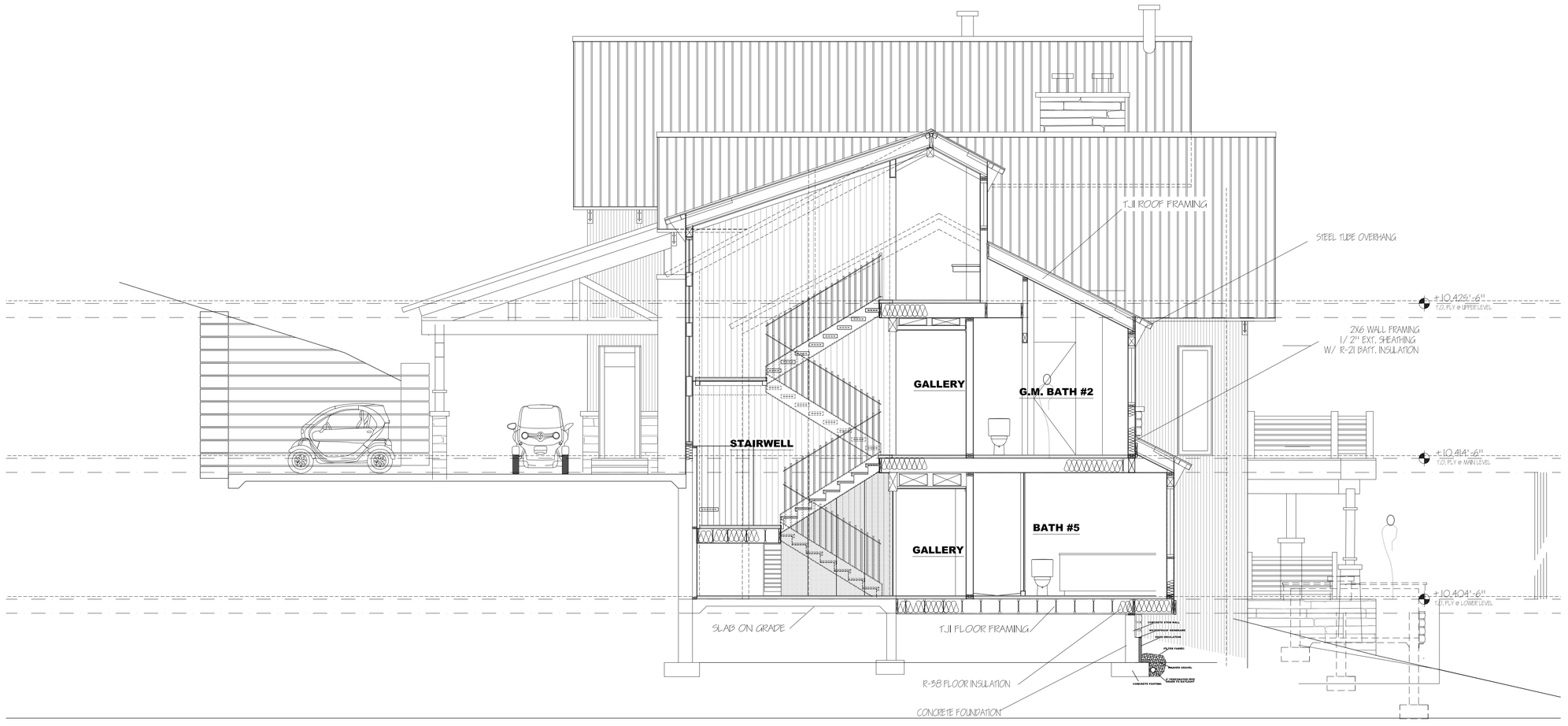
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-4.5

OF SHEETS



C BUILDING SECTION

1/4" = 1'-0"

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

BUILDING SECTIONS

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ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

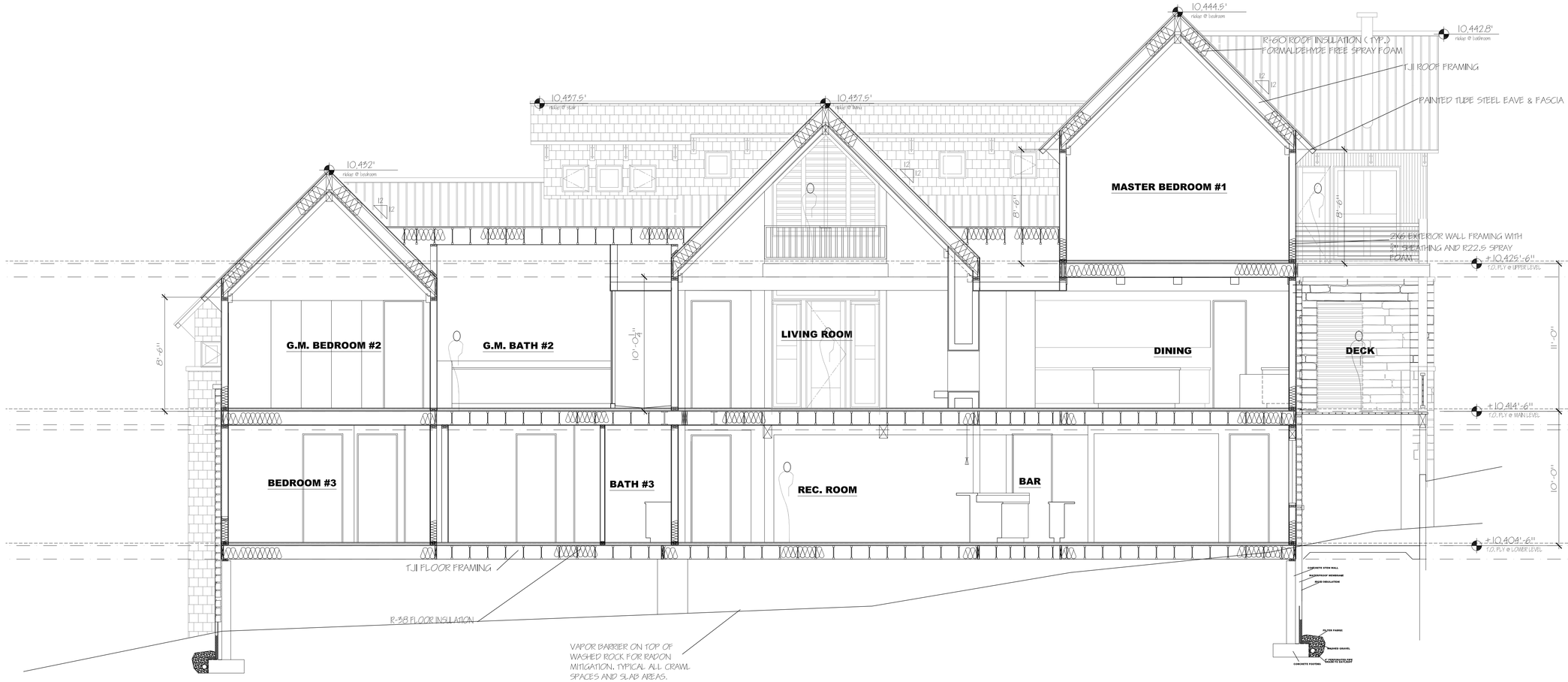
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-4.6

OF SHEETS



M BUILDING SECTION

1/4" = 1'-0"

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

BUILDING SECTIONS

ISSUE LOG

Final DRB submittal	4-26-21
BID SET	4-19-21

FILE NAME

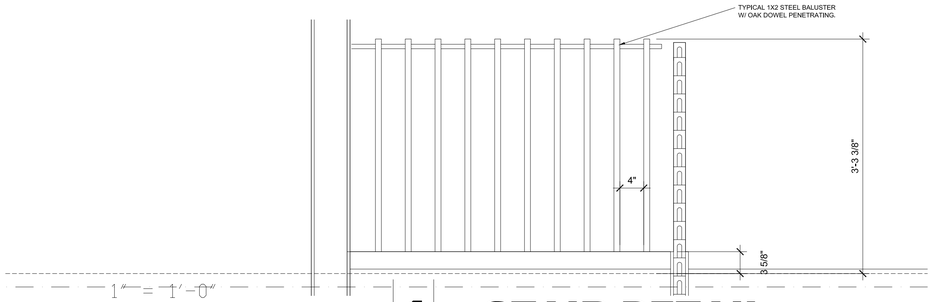
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

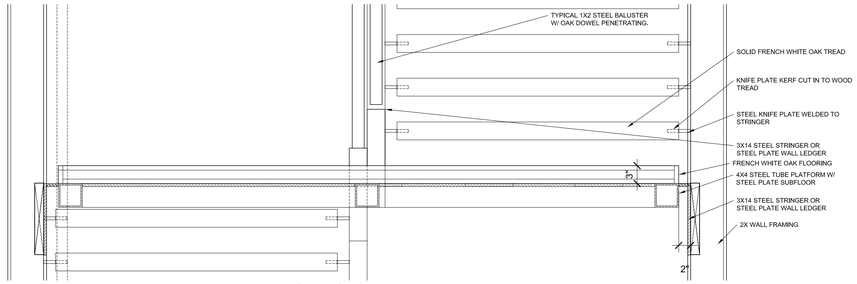
SHEET
A-4.9

OF SHEETS



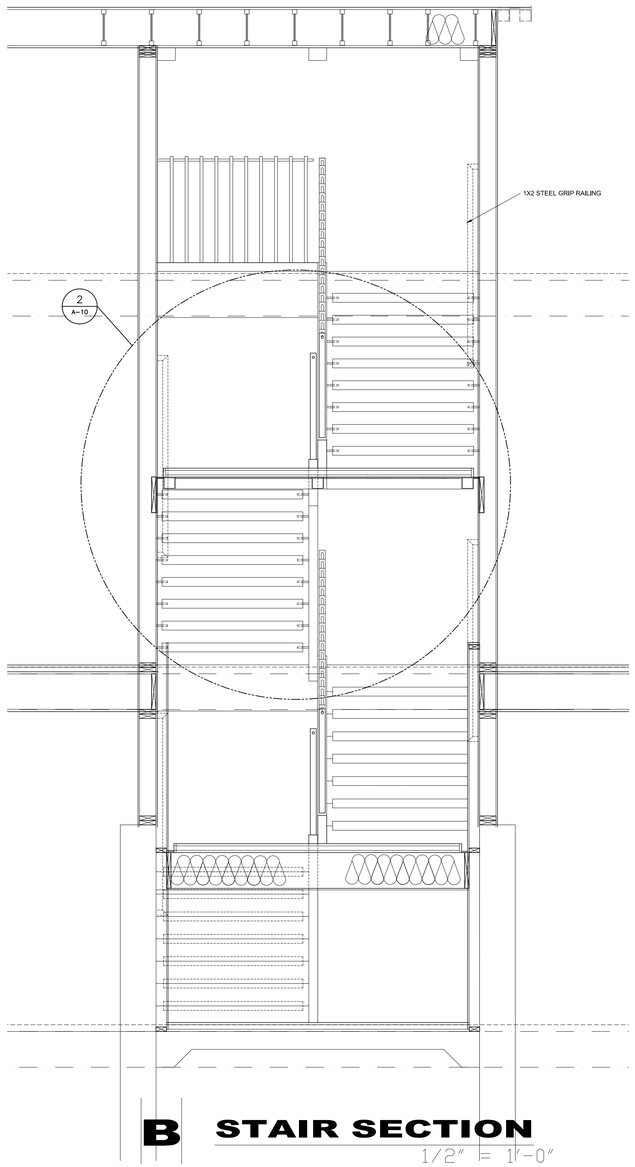
1″ = 1′-0″

1 STAIR DETAIL



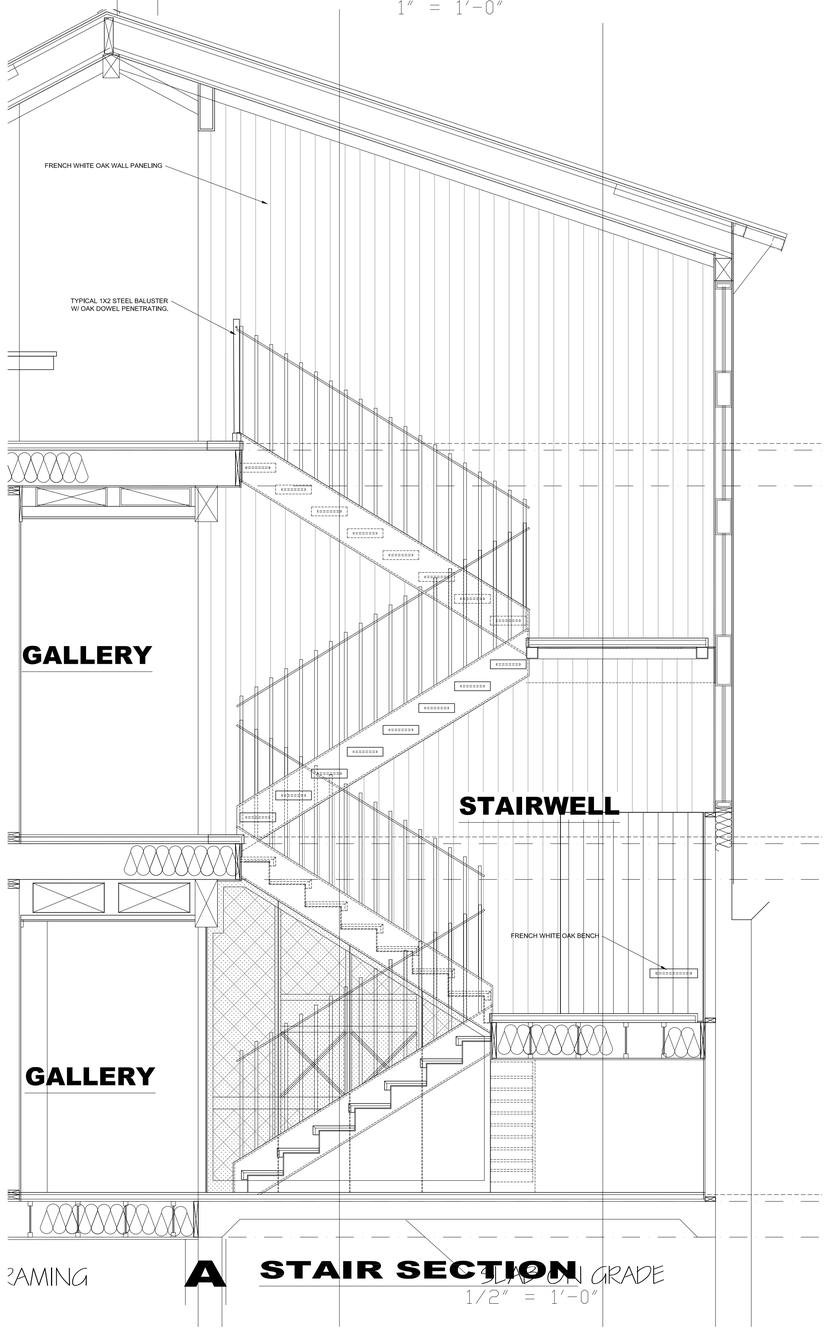
2 STAIR DETAIL

1″ = 1′-0″



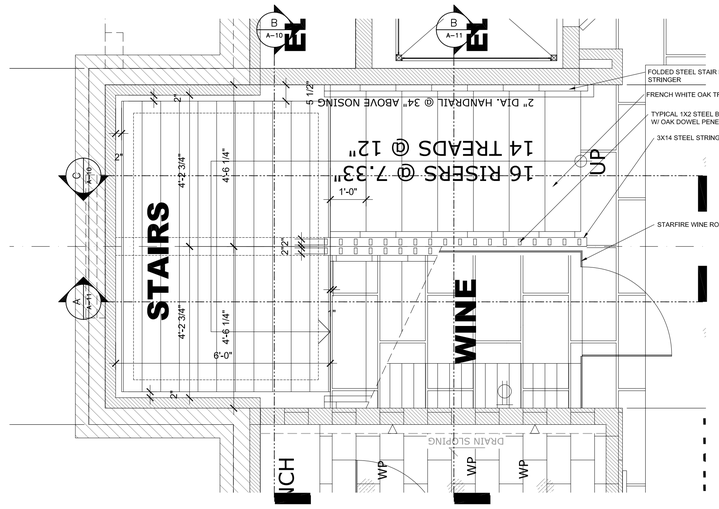
B STAIR SECTION

1/2″ = 1′-0″



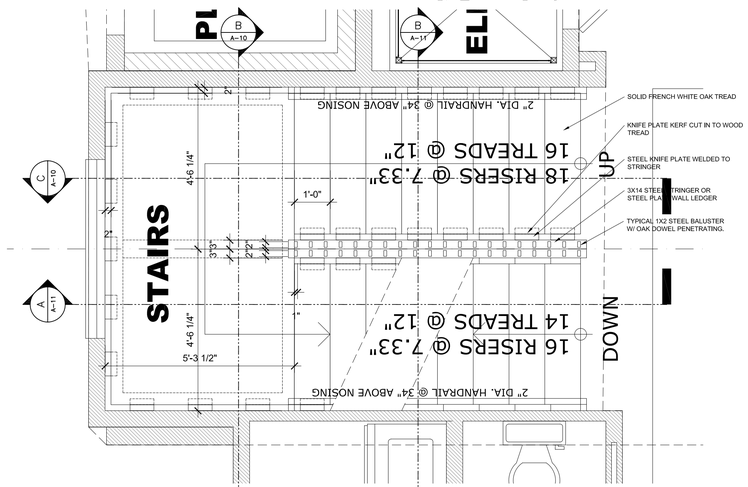
A STAIR SECTION

1/2″ = 1′-0″



LOWER LEVEL PLAN

1/2″ = 1′-0″



MAIN LEVEL PLAN

1/2″ = 1′-0″

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

STAIR SECTIONS

ISSUE LOG

BID SET	4-23-21

FILE NAME

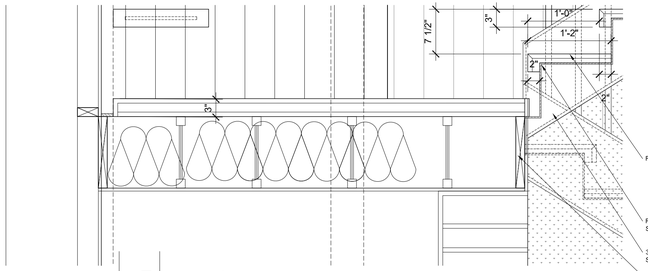
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

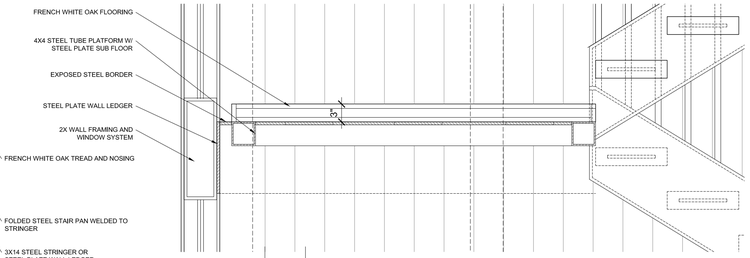
SHEET
A-4.10

OF SHEETS



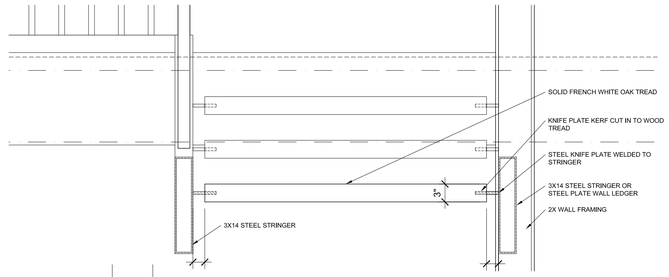
4 STAIR DETAIL

1" = 1'-0"



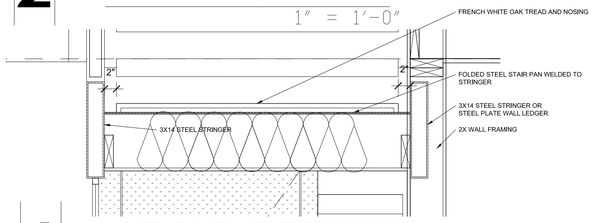
3 STAIR DETAIL

1" = 1'-0"



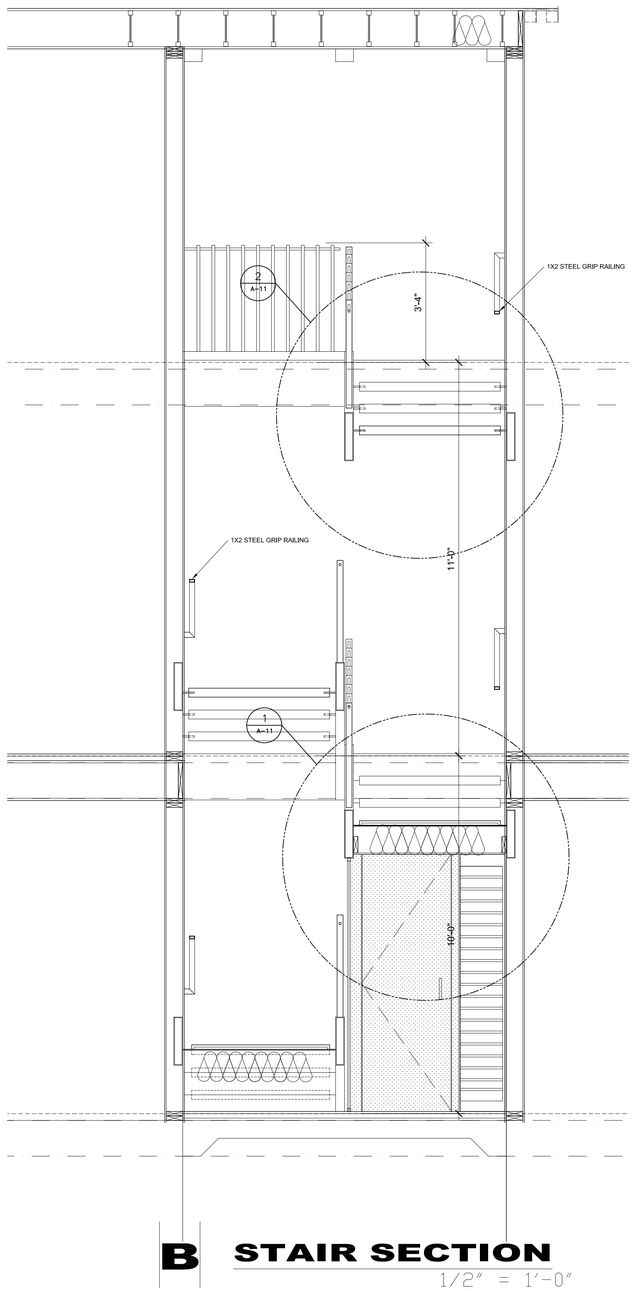
2 STAIR DETAIL

1" = 1'-0"



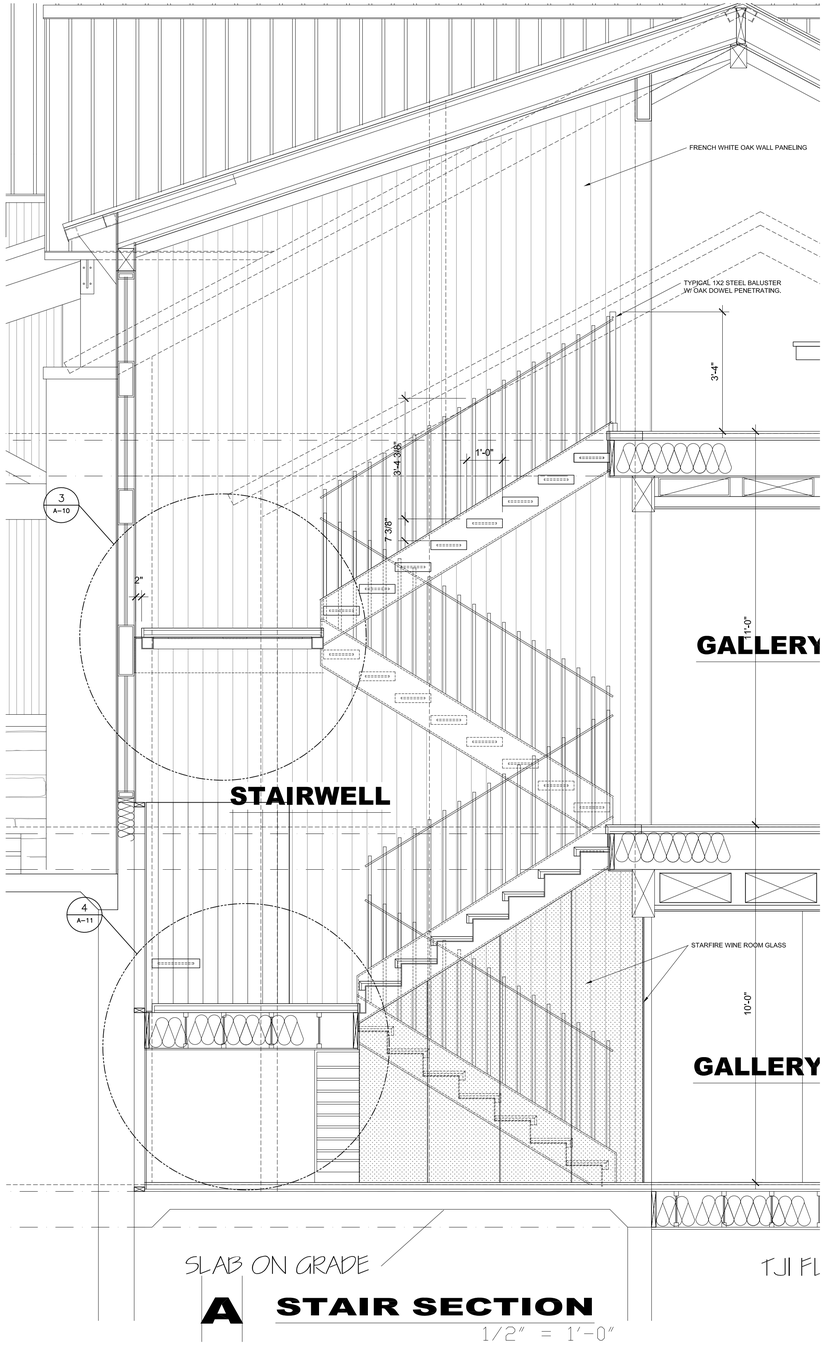
1 STAIR DETAIL

1" = 1'-0"



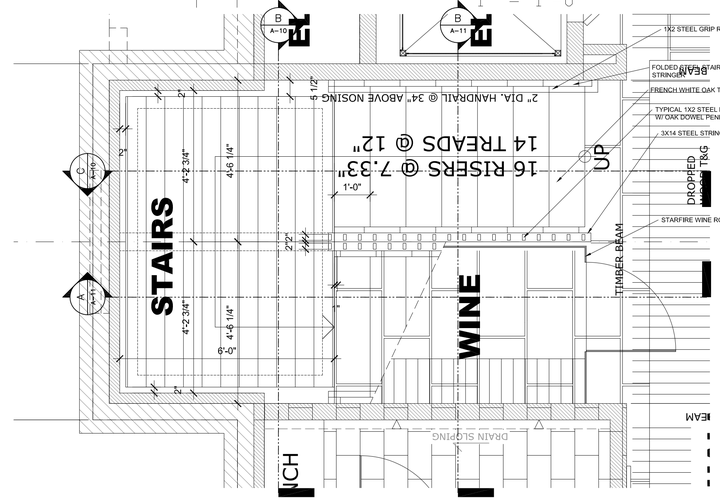
B STAIR SECTION

1/2" = 1'-0"



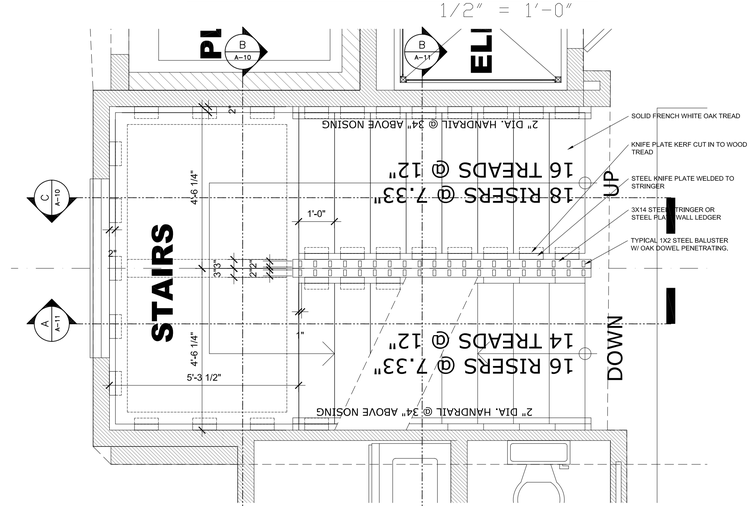
A STAIR SECTION

1/2" = 1'-0"



LOWER LEVEL PLAN

1/2" = 1'-0"



MAIN LEVEL PLAN

1/2" = 1'-0"

MORTON architects inc
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

STAIR SECTIONS

ISSUE LOG

BID SET	4-23-21
Final DRB submittal	4-26-21

FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-4.11

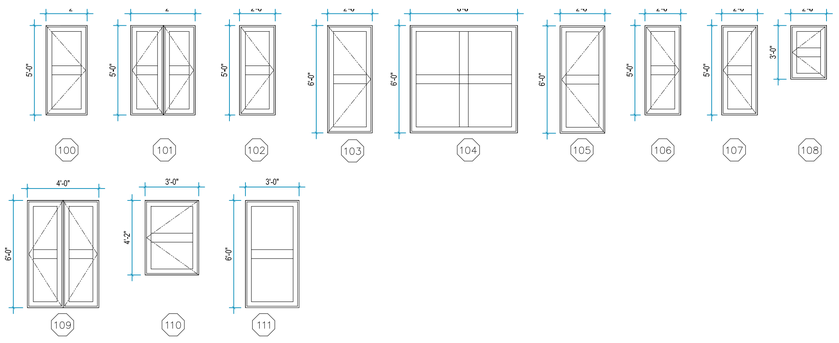
OF SHEETS

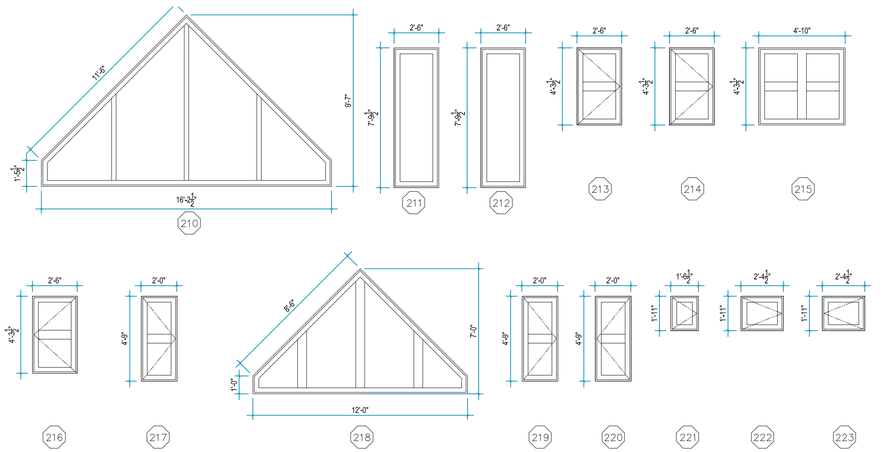
WINDOW SCHEDULE

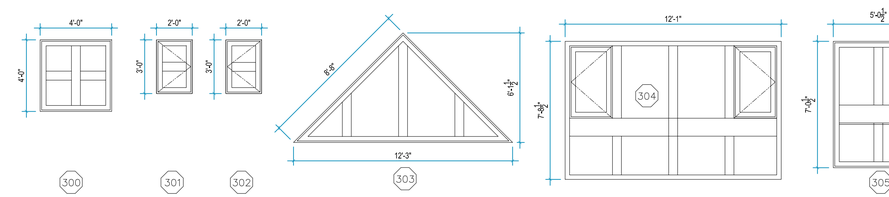
NO.	SIZE W x H	TYPE	MATERIAL	EXT. FINISH	INT. FINISH	HDWR.CLR	REMARKS
100	2'-3 1/2" x 5'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
101	3'-7 1/2" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
102	2'-0" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
103	2'-6" x 6'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
104	6'-0" x 6'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
105	2'-6" x 6'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
106	2'-0" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
107	2'-0" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
108	2'-0" x 3'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
109	4'-0" x 4'-2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
110	3'-0" x 4'-2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
111	3'-0" x 6'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
200	2'-4" x 4'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
201	2'-4" x 4'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
202	2'-6" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
203	2'-6" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
204	2'-6" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
205	2'-6" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
206	2'-6" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
207	3'-0" x 4'-8"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
208	2'-6" x 7'-9 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
209	2'-6" x 7'-9 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
210	16'-2 1/2" x 9'-7"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
211	2'-6" x 7'-9 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
212	2'-6" x 7'-9 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
213	2'-6" x 4'-3 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
214	2'-6" x 4'-3 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
215	4'-10" x 4'-3 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
216	2'-6" x 4'-3 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
217	2'-0" x 4'-9"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
218	12'-0" x 7'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
219	2'-0" x 4'-9"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
220	2'-0" x 4'-9"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
221	1'-6 1/2" x 1'-11"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
222	2'-4 1/2" x 1'-11"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
223	2'-4 1/2" x 1'-11"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
224	1'-6 1/2" x 1'-11"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
225	5'-6" x 4'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
226	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
227	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
228	2'-0" x 3'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
229	2'-0" x 3'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
230	2'-0" x 4'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
231	6'-0" x 14'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
232	2'-2" x 8'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
233	8'-0" x 2'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
234	2'-2" x 8'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
235	2'-0" x 3'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
236	2'-0" x 4'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
237	2'-0" x 4'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
300	4'-0" x 4'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
301	2'-0" x 3'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
302	2'-0" x 3'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
303	12'-3" x 6'-1 1/2"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
304	12'-1" x 7'-8 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
305	5'-0 1/2" x 7'-0 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
306	3'-0 1/2" x 7'-0 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
307	3'-0 1/2" x 7'-0 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
308	15'-6 1/2" x 7'-9 1/2"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
309	15'-4 1/4" x 7'-8 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
310	3'-0 1/2" x 7'-0 1/2"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
311	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
312	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
313	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
314	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
315	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
316	2'-0" x 2'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
317	2'-0" x 3'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
318	8'-0" x 8'-0"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
319	5'-0" x 5'-0"	CASEMENT	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	
320	9'-6 1/2" x 6'-1 1/2"	FIXED	ALUM./WOOD	PAINTED ALUM.	STAINED ADLER	BRONZE	

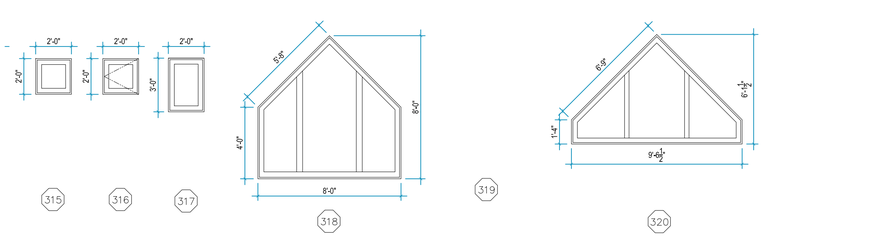
DOOR SCHEDULE

NO.	SIZE W x H	TYPE/LOCATION	MATERIAL	EXT. FINISH	INT. FINISH	HDWR.	REMARKS
100	(2)3'-4 1/2" x 8'-0" PAIR	EXT. FULL LITE/WET	ALUM./WOOD	PAINTED ALUM.	STAIN/ADLER	ROCKY MTN.	
101	(2)4'-2" x 8'-0" PAIR	EXT. FULL LITE/REC	ALUM./WOOD	PAINTED ALUM.	STAIN/ADLER	ROCKY MTN.	
102	2'-6" x 8'-0"	INT. POWDER					
103	3'-0" x 8'-0"	INT. MECH.					
104	2'-8" x 8'-0"	INT. ELEVATOR					
105	2'-8" x 8'-0"	INT. ELEVATOR EQ.					
106	3'-0" x 8'-0"	EXT. PATIO					
107	3'-0" x 8'-0"	INT. LAUNDRY					
108	3'-6" x 8'-0" 6 PANEL	INT. MEDIA					
109	3'-0" x 8'-0"	INT. BED 4					
110	2'-6" x 8'-0"	INT. BATH 4					
111	3'-0" x 8'-0"	INT. BED 3					
112	3'-0" x 8'-0"	INT. BATH 3					
113	3'-0" x 8'-0"	INT. BUNK #5					
114	2'-6" x 8'-0"	INT. BATH #5					
200	(2)2'-0" x 8'-0"	EXT. METER					
201	7'-0" x 8'-0"	EXT. GARAGE					
202	7'-0" x 8'-0"	EXT. GARAGE					
203	3'-0" x 8'-0"	EXT. MUD					
204	4'-0" x 8'-0"	EXT. PORCH					
205	3'-0" x 8'-0"	EXT. CONC.					
206	5'-0" x 8'-0" PAIR	EXT. TRASH					
207	2'-6" x 8'-0"	EXT. COVERED DECK					
208	(2)4'-2" x 8'-0" PAIR	EXT. DECK					
209	(2)3'-2" x 8'-0" PAIR	EXT. DECK					
210	2'-6" x 8'-0"	INT. POWDER					
211	3'-0" x 8'-0"	INT. GARAGE					
212	3'-0" x 8'-0"	INT. MUD / POCKET					
213	3'-0" x 8'-0"	INT. MAST. BED #2					
214	2'-6" x 8'-0"	INT. MAST. BATH #2 / POCKET DR.					
215	(3)1'-10" x 8'-0"	INT. CL.					
216	2'-8" x 8'-0"	INT. ELEVATOR					
217	2'-6" x 8'-0"	INT. CONC.					
218	2'-6" x 8'-0"	INT. W.C./MB #2 / POCKET DR.					
219	3'-0" x 8'-0"	INT. OFFICE					
220	3'-6" x 8'-0"	EXT. COVERED DECK					
221	(2)3'-2" x 8'-0" PAIR	EXT. DECK					
300	2'-6" x 8'-0"	EXT. DECK					
301	2'-6" x 8'-0"	EXT. DECK					
302	2'-8" x 8'-0"	INT. BRIDGE					
303	2'-6" x 8'-0"	INT. W.C.					
304	(2)2'-9 1/4" x 8'-0" PAIR	INT. MAST. BATH #1					
305	2'-6" x 8'-0"	INT. MAST. BED #1 / POCKET DR.					
306	2'-6" x 8'-0"	INT. MAST. BATH #1 / POCKET DR.					
307	2'-8" x 8'-0"	INT. CL.					
308	2'-8" x 8'-0"	INT. ELEVATOR					









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(970) 708-2246

LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

DOOR & WINDOW SCHEDULES

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

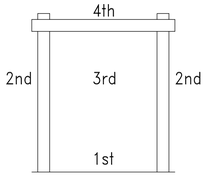
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1/4" = 1'-0"

SHEET
A-6

OF SHEETS



DOOR INSTALLATION NOTES:

"BITUTHENE" ICE & WATER SHIELD

RUBBERIZED ASPHALT
SHEET MEMBRANE

MANUFACTURED BY:
W. R. GRACE & COMPANY
CAMBRIDGE, MASS.

INSTALLATION NOTES: CONCRETE FLOOR

1st INSTALL COPPER PAN ALONG THE BOTTOM OF THE OPENING IF THE INSTALLATION IS OVER WOOD FLOOR. SEE BELOW FOR DIMENSIONS.

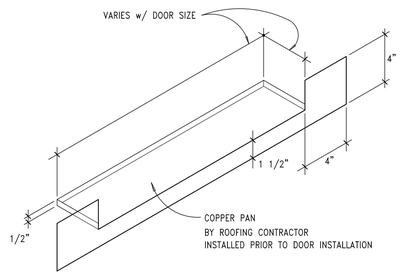
2nd ATTACH 12" "BITUTHENE" ALONG THE VERTICAL SIDES OF THE OPENING. FLUSH WITH THE EDGE, MAKING SURE THAT IT IS OVER THE BOTTOM HORIZONTAL STRIP. LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MINIMUM OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE TOP HORIZONTAL PIECE THAT IS ATTACHED IN STEP 4 AFTER THE DOOR IS PLACED IN THE OPENING.

3rd CAULK FACE OF OPENING 1/2" FROM THE INSIDE EDGE. POSITION DOOR IN THE OPENING, PLUMB AND SQUARE AND NAIL FLANGE TO STUDS. CAULKING SHOULD EXTRUDE FROM EDGE OF FLANGE.

4th ATTACH THE FOURTH STRIP OF FLASHING ALONG THE HORIZONTAL EDGE OF THE DOOR, MAKING SURE THAT THE FLASHING IS POSITIONED OVER THE DOOR FLANGE AND OVER THE VERTICAL PIECES. THIS STRIP MUST FALL A MINIMUM OF 12" BEYOND THE OPENING SO THAT IT IS BEYOND THE VERTICAL PIECES ON EA. SIDE.

5th NAIL FRAME 4" FROM EACH END AND 16" o.c. TO STUDS.

NOTE: STAPLE PERIMETER OF MOISTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE.



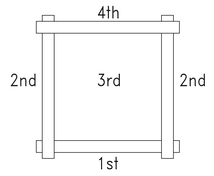
15 DOOR FLASHING

WINDOW INSTALLATION NOTES:

"BITUTHENE" ICE & WATER SHIELD

RUBBERIZED ASPHALT
SHEET MEMBRANE

MANUFACTURED BY:
W. R. GRACE & COMPANY
CAMBRIDGE, MASS.



INSTALLATION NOTES:

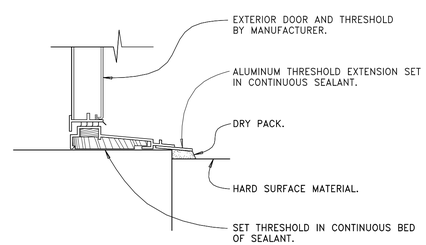
1st ATTACH 12" "BITUTHENE" FLASHING FLUSH ALONG THE BOTTOM OF THE OPENING. THE LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MINIMUM OF 12" BEYOND THE OPENING ON BOTH SIDES, SO THAT IT IS BEYOND THE TWO VERTICAL THAT ARE ATTATCHED IN STEP 2.

2nd ATTACH FLASHING ALONG THE VERTICAL SIDES OF THE OPENING. FLUSH WITH THE EDGE, MAKING SURE THAT IT IS OVER THE BOTTOM HORIZONTAL STRIP. LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MINIMUM OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE TOP HORIZONTAL PIECE THAT IS ATTACHED IN STEP 4 AFTER THE WINDOW IS PLACED IN THE OPENING.

3rd CAULK FACE OF OPENING 1/2" FROM THE INSIDE EDGE. POSITION WINDOW IN THE OPENING, PLUMB AND SQUARE AND NAIL FLANGE TO STUDS. CAULKING SHOULD EXTRUDE FROM EDGE OF FLANGE.

4th ATTACH THE FOURTH STRIP OF FLASHING ALONG THE HORIZONTAL EDGE OF THE WINDOW, MAKING SURE THAT THE FLASHING IS POSITIONED OVER THE WINDOW FLANGE AND OVER THE VERTICAL PIECES. THIS STRIP MUST FALL A MINIMUM OF 12" BEYOND THE OPENING SO THAT IT IS BEYOND THE VERTICAL PIECES ON EA. SIDE.

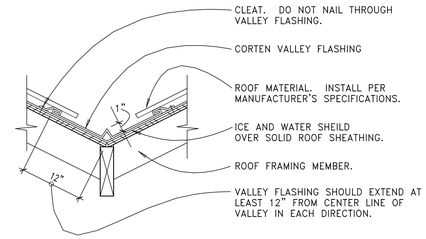
14 WINDOW FLASHING



3-03-10

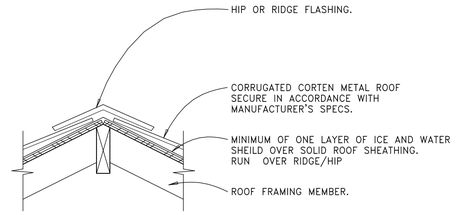
SCALE: 3" = 1'-0"

12 EXT. DOOR THRESHOLD



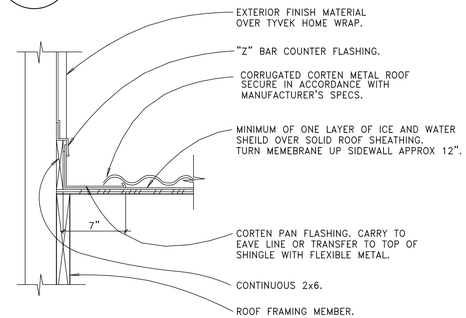
SCALE: 1-1/2" = 1'-0"

5 VALLEY FLASHING



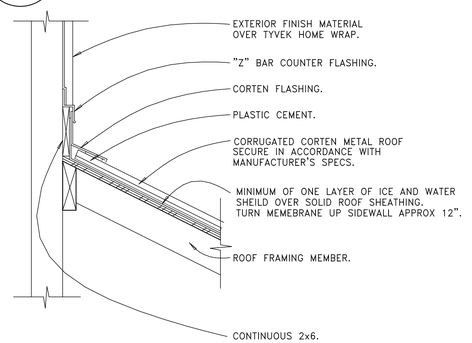
SCALE: 1-1/2" = 1'-0"

6 HIP AND RIDGE



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

7 FLASHING AT RAKE/WALL



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

8 SLOPING ROOF TO WALL

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LUSK RESIDENCE

Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

DETAILS

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

FILE NAME

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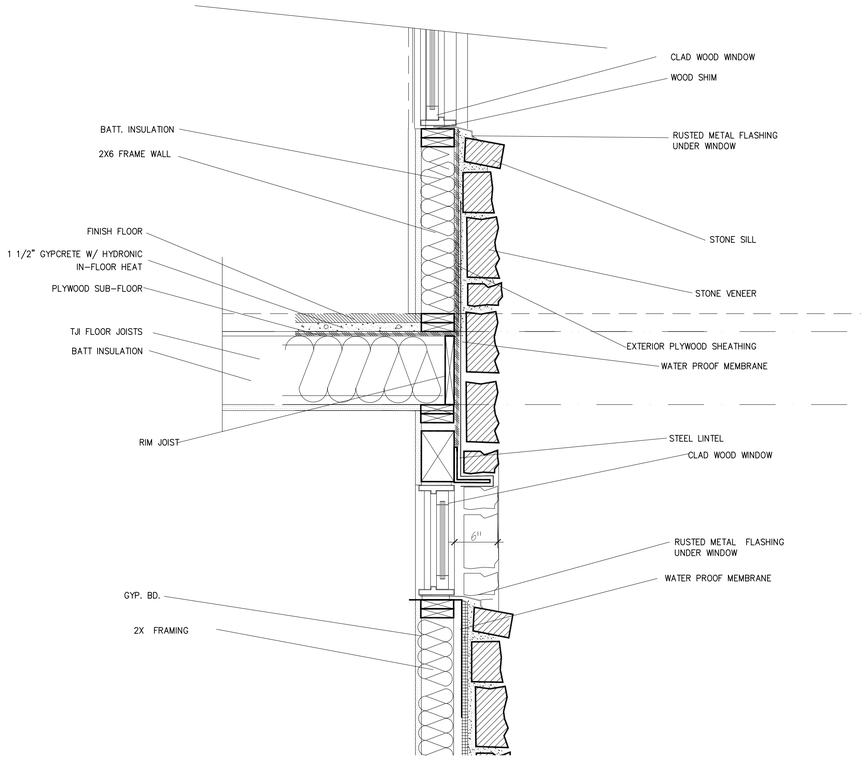
DRAWN BY
SM

SCALE

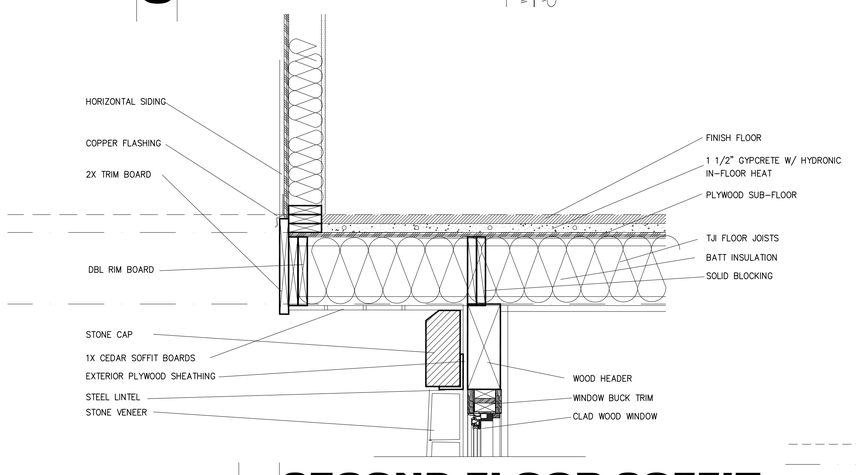
SHEET
D-2

OF SHEETS



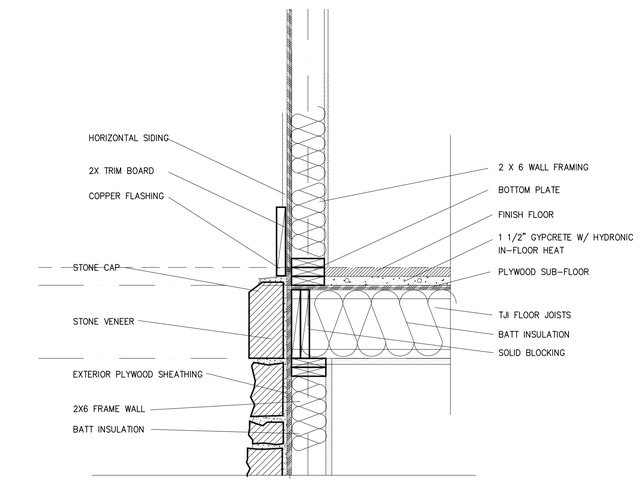
6 WINDOW @ LOWER LEVEL

1" = 1'-0"



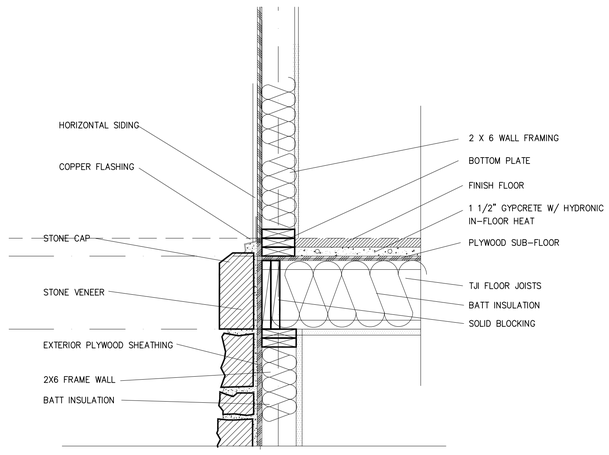
7 SECOND FLOOR SOFFIT

1" = 1'-0"



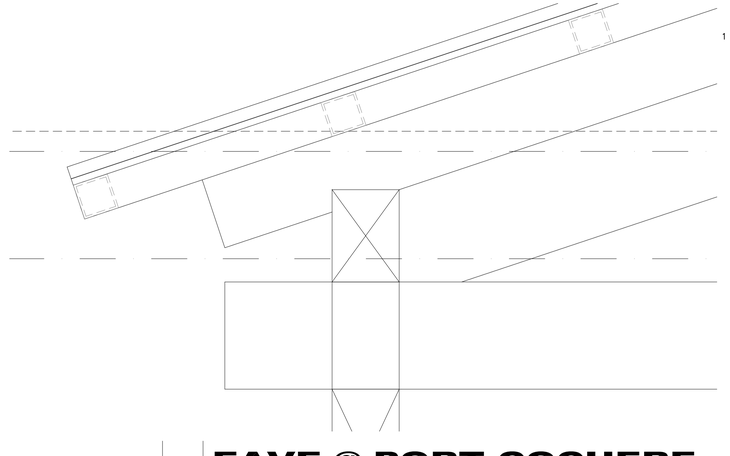
4 STONE @ WOOD BAND

1" = 1'-0"



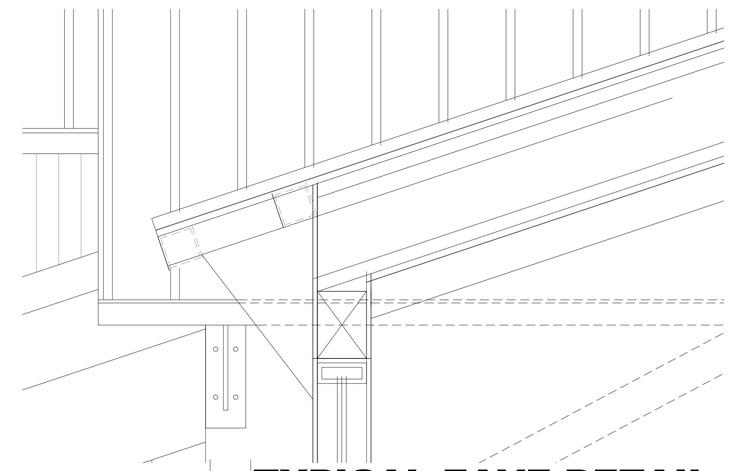
5 STONE @ WOOD SIDING

1" = 1'-0"



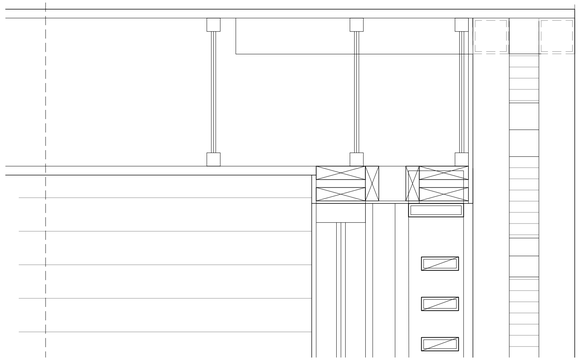
8 EAVE @ PORT COCHERE

1 1/2" = 1'-0"



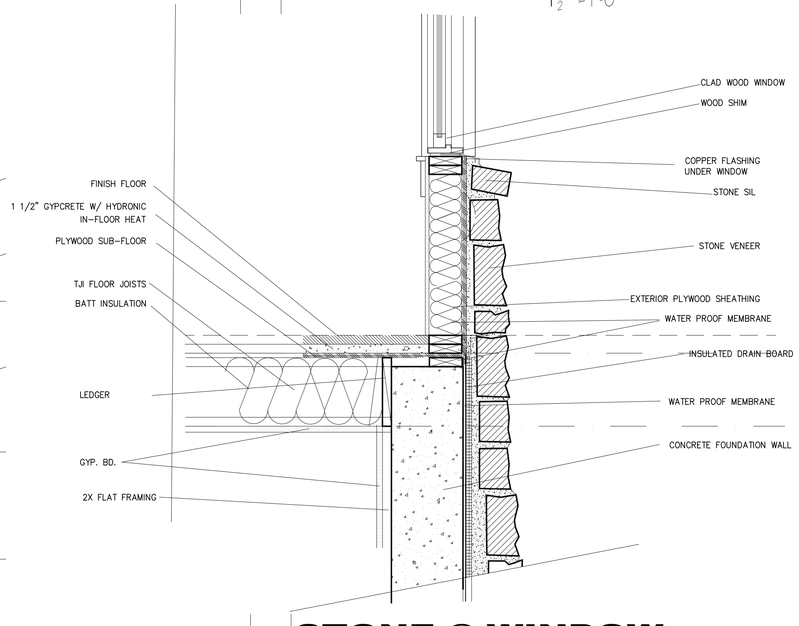
1 TYPICAL EAVE DETAIL

1 1/2" = 1'-0"



2 TYPICAL EAVE DETAIL

1 1/2" = 1'-0"



3 STONE @ WINDOW

1" = 1'-0"

MORTON architects inc.
221 S. PINE ST. PO BOX 3561 TELLURIDE, CO. 81435
(970) 708-2246

LUSK RESIDENCE
Lot 19 THE RIDGE, TOWN OF MOUNTAIN VILLAGE, CO. 81435

DETAILS

ISSUE LOG

BID SET	4-19-21
Final DRB submittal	4-26-21

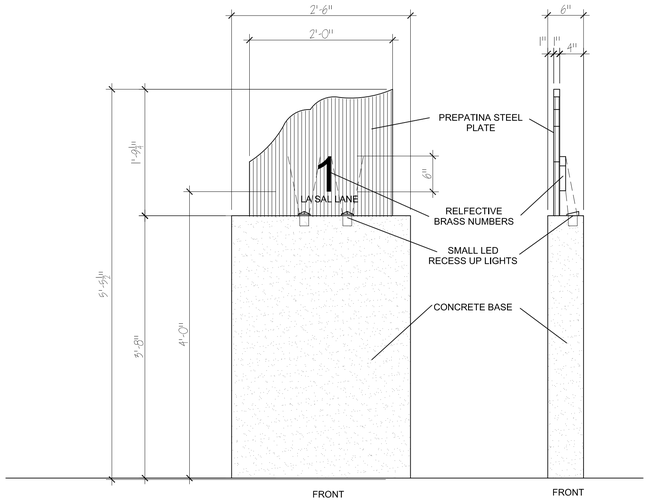
FILE NAME

JOB NUMBER
XXX

DRAWN BY
SM

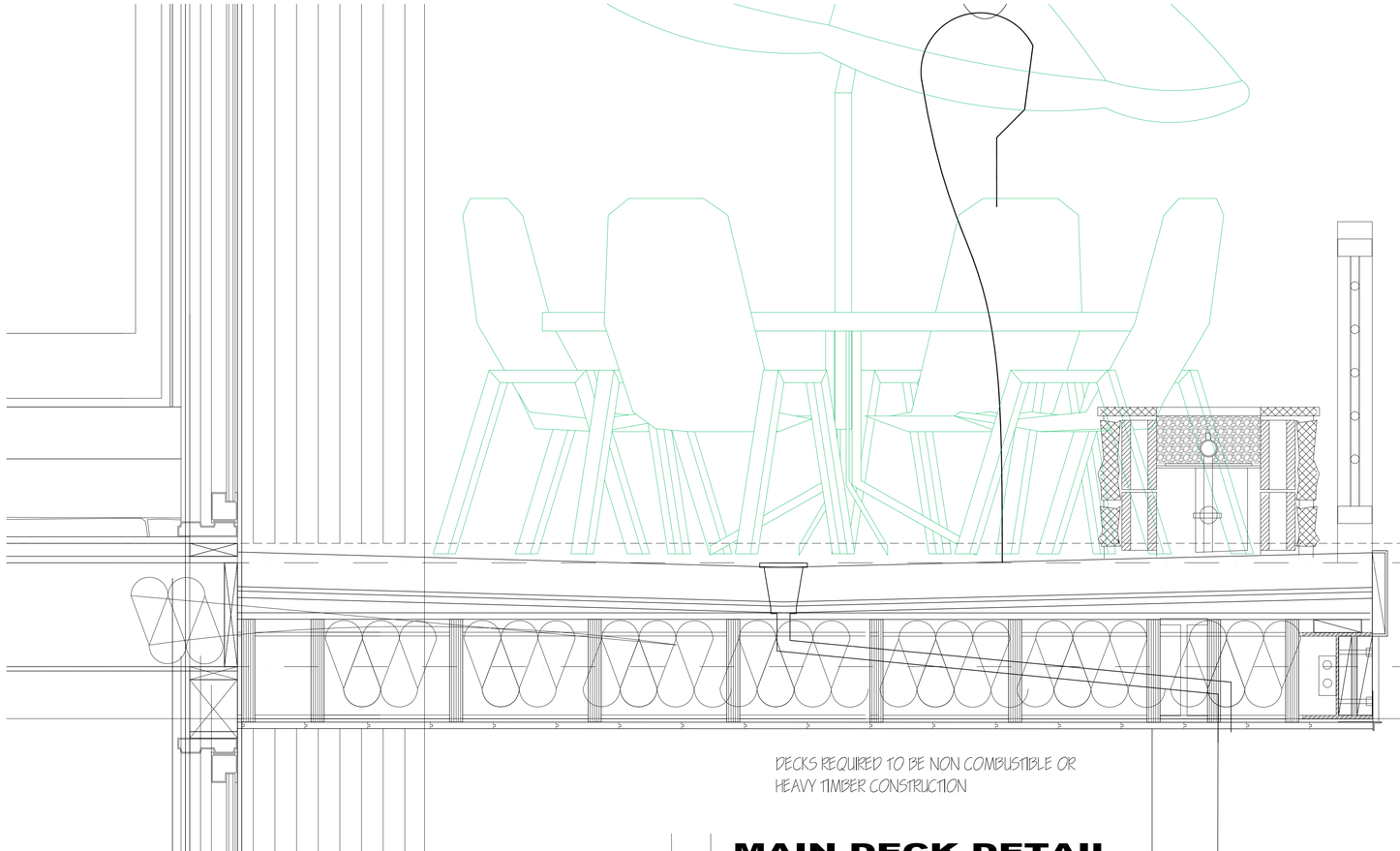
SCALE
1" = 1'-0"

SHEET
D-1
OF SHEETS



3 ADDRESS MONUMENT

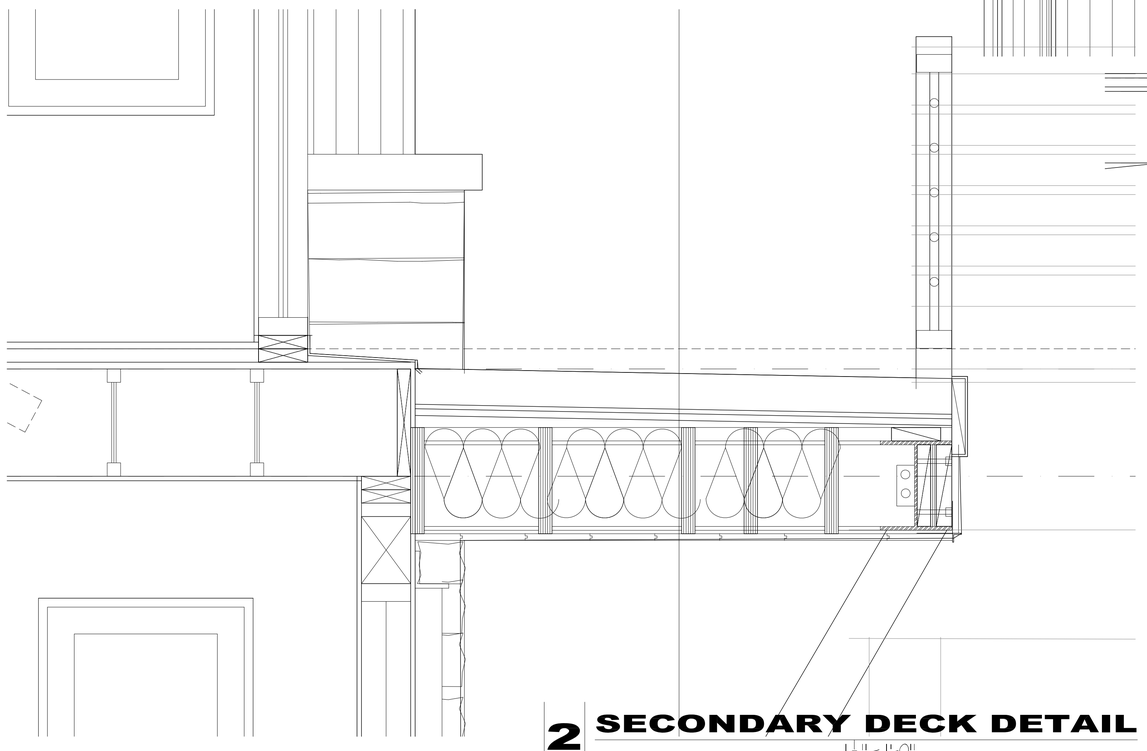
1" = 1'-0"



DECKS REQUIRED TO BE NON COMBUSTIBLE OR HEAVY TIMBER CONSTRUCTION

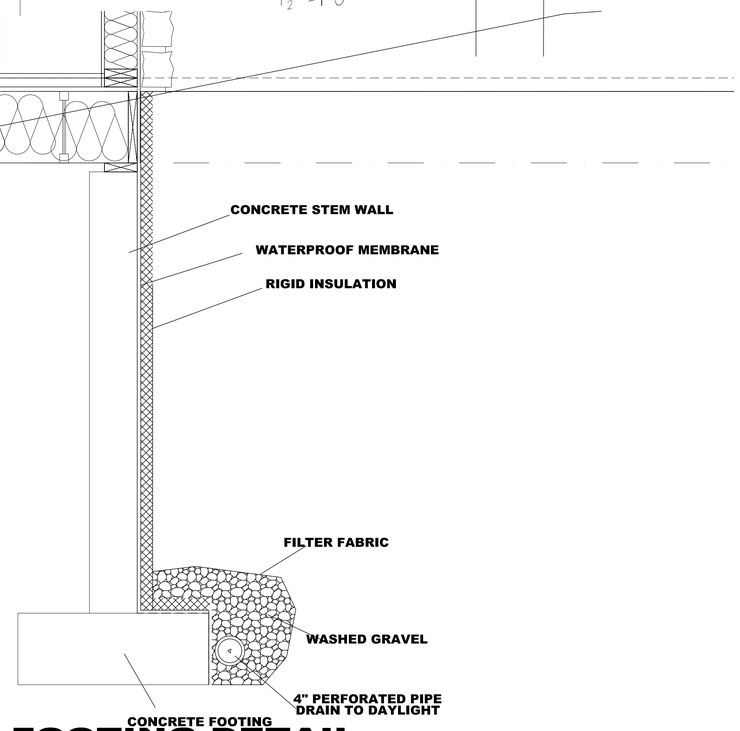
1 MAIN DECK DETAIL

1½" = 1'-0"



2 SECONDARY DECK DETAIL

1½" = 1'-0"



4 TYPICAL FOOTING DETAIL

1" = 1'-0"

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DETAILS

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FILE NAME

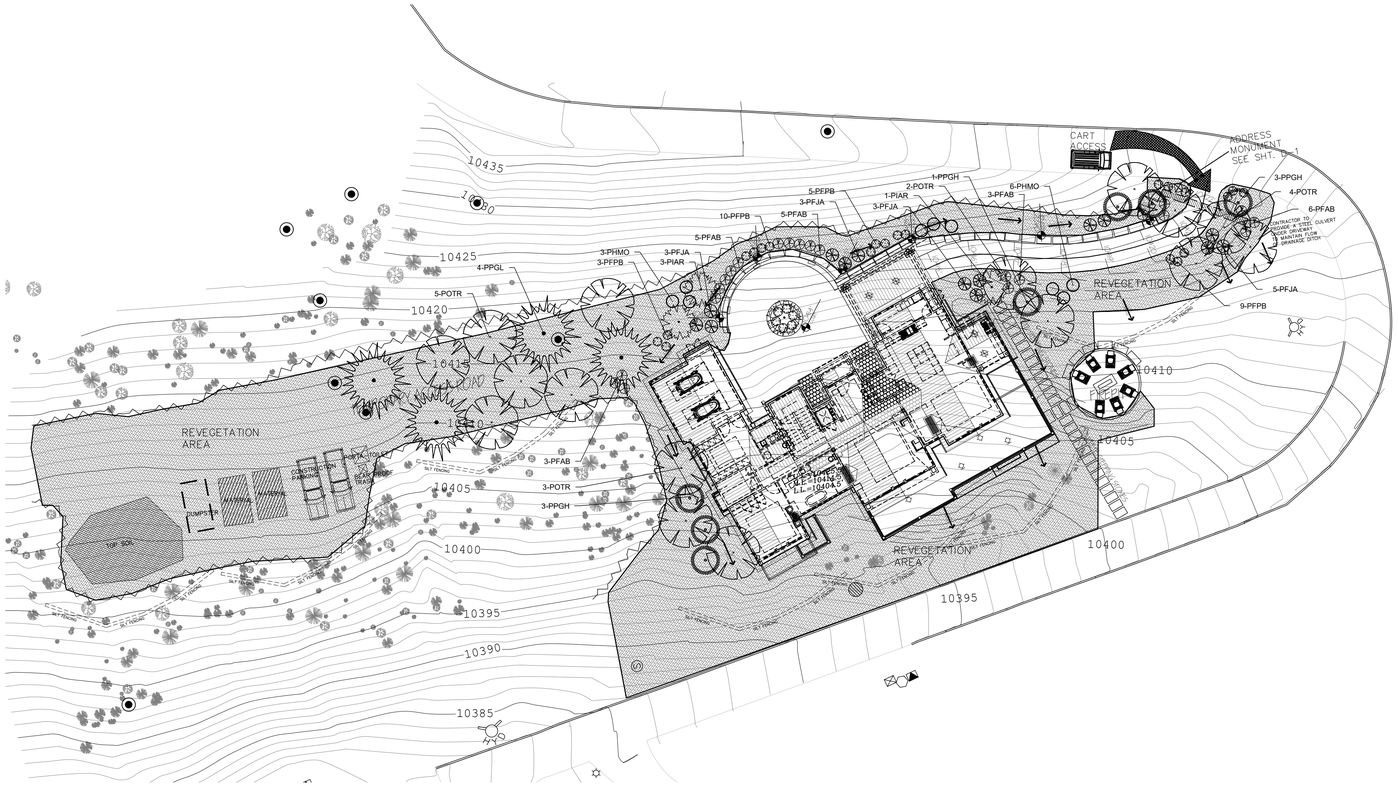
JOB NUMBER
XXX

DRAWN BY
SM

SCALE
1" = 1'-0"

SHEET
D-3

OF SHEETS



PLANT SCHEDULE					
QTY	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	HXW
		EVERGREEN TREES			
4	PPGL	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	12' HIGH	60' X 30'
7	PPGH	PICEA PUNGENS GLAUCA 'HOOPSII'	HOOPS BLUE SPRUCE	10' HIGH	35' X 10'
4	PIAR	PINUS ARISTATA	BRISTLECONE PINE	8' HIGH	15' X 12'
		DECIDUOUS TREES			
16	POTR	POPULUS TREMULOIDES	QUAKING ASPEN	2.5" DBH	40' X 20'
		SHRUBS			
9	PHMO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	5 GAL	4' X 4'
22	PFAB	POTENTILLA FRUITICOSA 'ABBOTSWOOD'	WHITE CINQUEFOIL	5 GAL	3' X 3'
14	PFJA	POTENTILLA FRUITICOSA 'JACKMANII'	YELLOW CINQUEFOIL	5 GAL	4' X 4'
27	PFPB	POTENTILLA FRUITICOSA 'PINK BEAUTY'	PINK CINQUEFOIL	5 GAL	30" X 30"

LANDSCAPE NOTES:

CONSTRUCTION ACTIVITY SHALL BE LIMITED TO WITHIN THE EXISTING PROPERTY LINE.

NURSERY CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ANY BURLAP OR TWINE SHALL BE LOOSENED AND REMOVED, WHERE POSSIBLE, PRIOR TO BACKFILLING PLANTING HOLE.

PLANTING HOLES SHALL EXTEND TO THREE TIMES THE ROOTBALL WIDTH.

CARE SHALL BE TAKEN TO NOT OVER DIG HOLES. PLANTS SHALL BE PLANTED ON UNDISTURBED SOIL.

WHEN BACKFILLING PLANTER HOLES, STOP AT LEAST TWICE TO WATER IN PLANT AND SOIL. COMPLETE PLANTING WITH A THOROUGH WATERING OF EACH PLANT.

EXISTING SURVEY PROVIDED BY OWNERS. JULIAN ENTERPRISES, LLC ASSUMES NO LIABILITY OR RESPONSIBILITY FOR OMISSIONS OR ERRORS ON EXISTING SURVEY DATA.

PLANTING AREAS SHALL RECEIVE 3" NATURAL SHREDDED BARK MULCH. CARE SHALL BE TAKEN TO LEAVE 1" SPACE CLEAR OF BARK AROUND ALL PLANT TRUNKS.

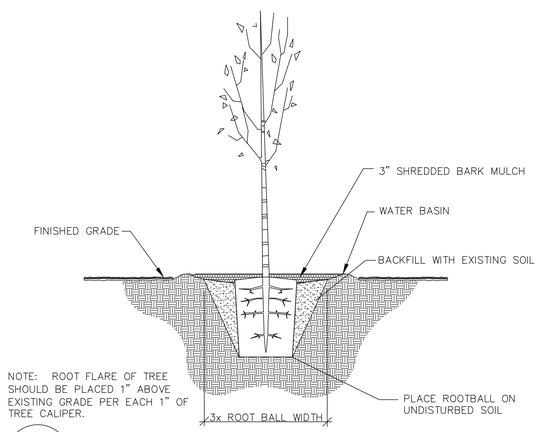
REVEGETATION AREAS SHALL BE SEEDED IN SPRING OR FALL ACCORDING TO STANDARD NURSERY PRACTICES, SEED MANUFACTURERS RECOMMENDATIONS, AND PER TOWN CODE. SEED MIX SHALL INCLUDE NATIVE GRASSES AND REQUIRE NO ADDITIONAL IRRIGATION.

REVEGETATION SEED MIX SHALL BE AS FOLLOWS:

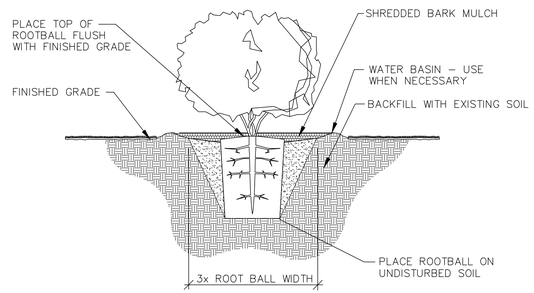
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

REVEGETATION MIX SHALL BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.

ALL NATURAL AREAS WHETHER NOTED OR NOT THAT ARE DISTURBED BY CONSTRUCTION SHALL RECEIVE REVEGETATION SEED MIX.



A TREE PLANTING DETAIL
SCALE: NTS



B SHRUB PLANTING DETAIL
SCALE: NTS

20 0 20 40 60

Scale: 1" = 20'

NORTH

STATE OF UTAH
WENDY JULIAN
378429
LICENSED LANDSCAPE ARCHITECT

RICHFIELD LAND DESIGN
LANDSCAPE ARCHITECTURE AND LAND PLANNING

LUSK RESIDENCE
LOT 19 THE RIDGE
MOUNTAIN VILLAGE, CO 81435

LANDSCAPE PLAN

DATE: 4/12/21
DRAFTED BY: WJ

L-1.0

SYMBOL	EQUIPMENT DESCRIPTION	REMARKS
⊕	RAINBIRD XCZ-100-B-COM	INSTALL IN RAINBIRD STD. VALVE BOX
(quick coupler symbol)	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LRC	INSTALL IN RAINBIRD 10" ROUND VALVE BOX
(isolation valve symbol)	ISOLATION VALVE	INSTALL IN RAINBIRD 10" ROUND VALVE BOX
⊠	2" PRESSURE VACUUM BREAKER	INSTALL IN JUMBO VALVE BOX
A	RAINBIRD ESP-TM2-4-120V INDOOR CONTROLLER WITH RAIN SENSOR	CONNECT TO POWER AND VALVES
— — —	3/4" SCHEDULE 40 PVC LATERAL LINE	REFERENCE IRRIGATION DETAILS
———	2" SCHEDULE PVC 40 MAIN LINE (UNLESS OTHERWISE NOTED)	REFERENCE IRRIGATION DETAILS
(grey bar)	CLASS 200 SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE LATERAL.)	COORDINATE W/CONCRETE & ASPHALT
NOT SHOWN	14 GAUGE CONTROL WIRE (SOLID COPPER, SINGLE STRAND)	ROUTE WITH MAINLINE/REFERENCE DETAILS
*	POINT OF CONNECTION - 2" STUB AND STOP AND WASTE BY GENERAL CONTRACTOR	SEE PLAN

WATER USAGE TABLE:

CATEGORY II

(15) EVERGREEN TREES
(15) X 30 G/MO = 450 G/MO
(16) ASPEN TREES
(16) X 20 G/MO = 320 G/MO
(72) SHRUBS
(72) X 10 G/MO = 720 G/MO

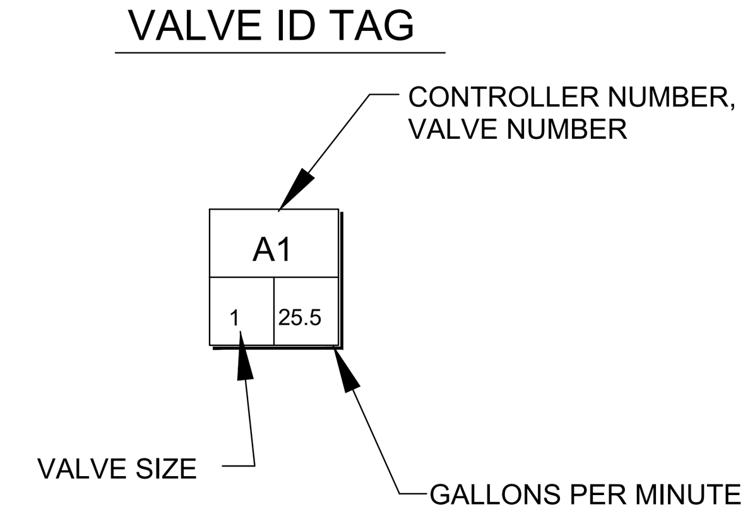
TOTAL USAGE = 1490 G/MO

NOTES

1. SITE TO BE REVEGETATED WITHIN 30 DAYS OF CUT.
2. UTILITY CUTS TO BE REVEGETATED WITHIN 2 WEEKS OF CUT.
3. OWNER TO INSURE PROPER WEED CONTROL IN ALL REVEG AREAS
4. NEWLY SEEDED AREAS TO BE PROTECTED WITH MULCHES.

NOTE:
FINAL IRRIGATION PLAN TO BE SUBMITTED BY IRRIGATION SUBCONTRACTOR PRIOR TO CONSTRUCTION.

VALVE ID TAG



10 0 10 20 30

Scale: 1" = 10'

NORTH

STATE OF UTAH
WENDY JULIAN
378429
LICENSED LANDSCAPE ARCHITECT

RICHFIELD LAND DESIGN

LANDSCAPE ARCHITECTURE AND LAND PLANNING

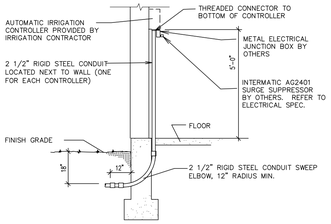
LUSK RESIDENCE

LOT 19 THE RIDGE
MOUNTAIN VILLAGE, CO 81435

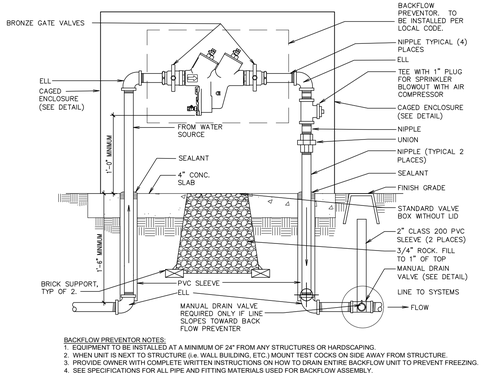
IRRIGATION PLAN

DATE: 4/12/21
DRAFTED BY: WJ

L-2.0

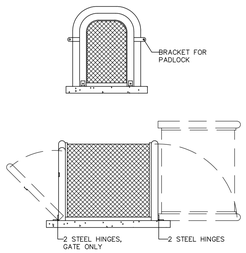


A IRRIGATION CONTROLLER

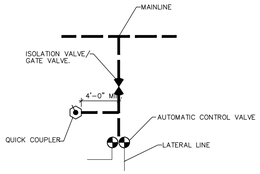


BACKFLOW PREVENTOR NOTES:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING.
4. SEE SPECIFICATIONS FOR ALL PIPE AND FITTING MATERIALS USED FOR BACKFLOW ASSEMBLY.

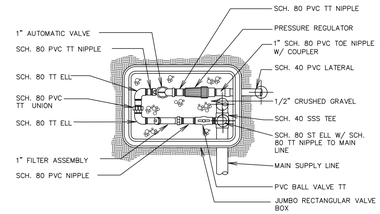
B BACKFLOW PREVENTOR



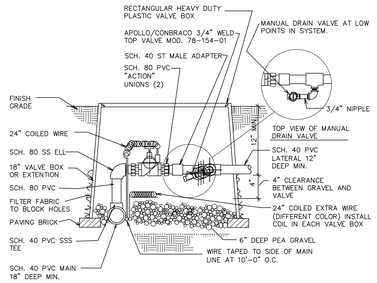
C BACKFLOW PREVENTER ENCLOSURE



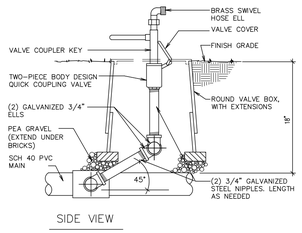
D SCHEMATIC VALVE LAYOUT



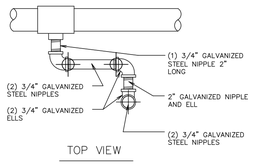
E DRIP VALVE ASSEMBLY



F AUTOMATIC VALVE

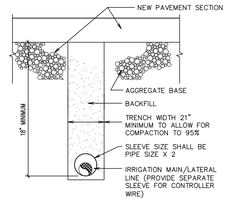


SIDE VIEW

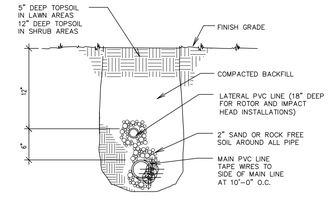


TOP VIEW

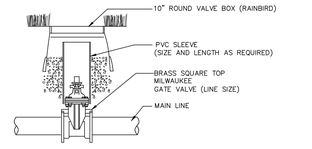
G QUICK COUPLING VALVE



H TRENCH SECTION (NEW PAVEMENT)

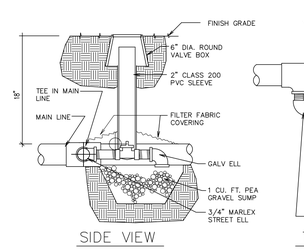


I TRENCH SECTION

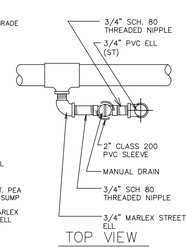


NOTES:
1. INSTALL ISOLATION VALVES (GATE VALVE) ONLY ON LAWN VALVE GROUPINGS.
2. INSTALL 1 ISOLATION VALVE (GATE VALVE) PER EVERY VALVE GROUPING.

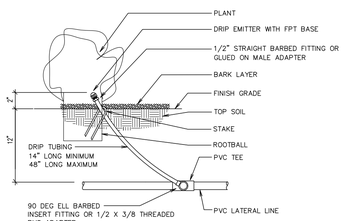
J MAIN LINE ISOLATION VALVE



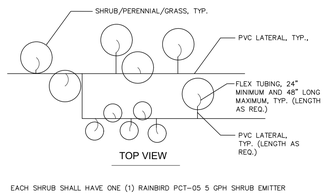
SIDE VIEW



TOP VIEW

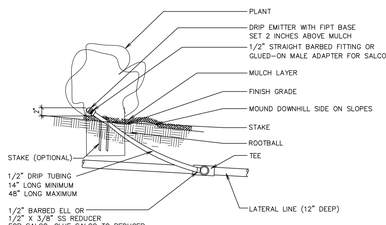


NOTE: INSTALL ADDITIONAL PVC LATERAL LINES TO SHRUBS AS NECESSARY IN ORDER TO AVOID FLEX HOSE LENGTHS LONGER THAN 48" IN LENGTH AS PER ABOVE DETAIL.

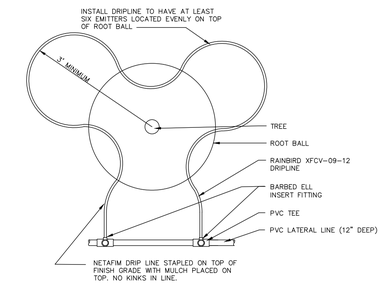


TOP VIEW

EACH SHRUB SHALL HAVE ONE (1) RAINBIRD PCT-05 5 GPH SHRUB EMITTER



NOTE: ON SLOPES, PLACE EMITTER ON THE UPHILL SIDE OF SHRUB OR TREE



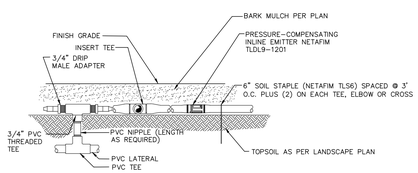
NOTES:
1. SET DRIP LINE ON TOP OF FINISH GRADE. STAPLE TO GROUND AND COVER WITH MULCH.
2. A MINIMUM OF (6) INLINE EMITTERS SHALL BE PLACED ON TOP OF ROOTBALL AT TIME OF PLANTING. ADJUST DRIPLINE AS NECESSARY.
3. INSTALL MINIMUM OF 15 L.F. DRIP LINE PER TREE. INSTALL PER MANUFACTURER'S SPECS.

K MANUAL DRAIN VALVE

L DRIP EMITTER

M DRIP EMITTER (SLOPE)

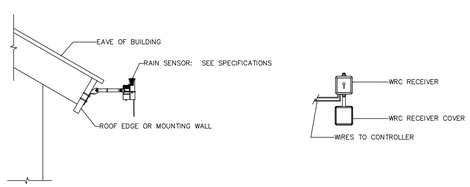
N TREE DRIP – PLAN VIEW



SIDE VIEW

DRIP IRRIGATION NOTES:
1) USE RAINBIRD LANDSCAPE DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM OR AN APPROVED EQUAL.
2) USE RAINBIRD LOW FLOW CONTROL ZONE KITS OR APPROVED EQUAL.
3) INSTALL DRIPLINE ON TOP OF SOIL AND COVER WITH BARK MULCH PER PLANS.
4) ALL SUPPLY LINES ARE TO BE AS NOTED ON PLAN.
5) RUN TUBING PARALLEL TO CONTOURS WHEN POSSIBLE.

O TREE DRIP – DETAIL



NOTE:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS NEAR CONTROLLER LOCATION.
2. MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. NO MORE THAN 300' FROM RECEIVER UNIT.
3. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

P RAIN SENSOR DETAIL

Q IRRIGATION NOTES

1) LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRING UNDER HARDSCAPING SHALL BE IN SEPERATE SLEEVES (NOT SHOWN).
2) MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK SHALL BE ALLOWED IN TRENCHES.
3) ALL MAIN LINES AND LATERALS SHALL BE SCH. 40 PVC.
4) PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SYSTEM SHALL BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL THROUGH QUICK COUPLER VALVES.
5) PLACE PIPES, VALVE BOXES, AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. VALVE BOXES IN PLANTER AREAS SHALL BE TAN OR BROWN IN COLOR. VALVE BOXES IN LAWN AREAS SHALL BE GREEN IN COLOR. VALVE BOXES SHALL BE CAPABLE OF BEING BOLTED CLOSED AFTER INSTALLATION.
6) LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING, ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
7) MAIN LINE SHALL BE 1-1/2" (UNLESS OTHERWISE NOTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4". MAINLINE AND LATERAL LINE LAYOUT IS SCHEMATIC. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLANTING TREES, SHRUBS AND/OR PLACING BOULDERS DIRECTLY OVER PIPES. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING:
   3/4" PIPE MAX. 8 GPM
   1" PIPE MAX. 13 GPM
   1-1/4" PIPE MAX. 23 GPM
   1-1/2" PIPE MAX. 30 GPM
8) INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND 12" AWAY FROM ALL WALLS. INSTALL VALVE BOXES 12" MIN. FROM WALKS AND WALLS SQUARED WITH THE WALK.
9) LANDSCAPE CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE RAINBIRD PRODUCTS OR EQUAL. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
11) ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE LANDSCAPE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR THE SAME.
12) ALL SPRINKLERS TO BE ADJUSTED ON SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND BUILDINGS.
13) ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14) POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER.
15) CONTRACTOR IS RESPONSIBLE TO ENSURE SYSTEM DRAINS PROPERLY. INSTALL MANUAL DRAINS AS NECESSARY. SEE DETAILS AND SPECS FOR SPECIFICS.
16) INSTALL RAINBIRD QUICK COUPLERS PER PLAN.
17) RAIN SENSOR DEVICE TO BE INSTALLED AT OR NEAR CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS.
18) STATIC PRESSURE AT POINT OF CONNECTION IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY EXACT STATIC PRESSURE PRIOR TO INSTALLING IRRIGATION SYSTEM. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO IRRIGATION SYSTEM IF PRESSURE FLUCTUATES FROM STATED PRESSURE. PRESSURE REDUCER TO BE INSTALLED IF STATIC PRESSURE EXCEEDS 100 PSI AT POINT OF CONNECTION.
19) 2" IRRIGATION STUB SHALL BE INSTALLED BY GENERAL CONTRACTOR.
20) NO BLUE GLUE ALLOWED FOR ANY PVC WELD CONNECTIONS. CONNECTIONS TO BE GLUED WITH GRAY CEMENT AND PURPLE PRIMER PER MANUFACTURES SPECS.
21) IRRIGATION CONTROL WIRE SHALL BE AS FOLLOWS: WHITE WIRE FOR COMMON, RED WIRE FOR HOT AND GREEN WIRE FOR SPARE WIRE. PROVIDE A MINIMUM OF (1) SPARE WIRE FOR EVERY (5) REMOTE CONTROL VALVES IN THE IRRIGATION SYSTEM. SPARE WIRE SHALL BE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRES SHALL BE "HOME RUN" TO THE IRRIGATION CONTROLLER. ALL CONTROL WIRE SHALL BE SOLID COPPER 14 GUAGE, SINGLE STRAND WIRE.

RICHFIELD LAND DESIGN
LANDSCAPE ARCHITECTURE AND LAND PLANNING

LUSK RESIDENCE
LOT 19 THE RIDGE
MOUNTAIN VILLAGE, CO 81435

IRRIGATION DETAILS

DATE: 4/12/21
DRAFTED BY: WJ

L-2.1

LUSK RESIDENCE

ARCHITECTURAL LIGHTING

ARCHITECTURAL LIGHTING DESIGN SERVICES : DRAWING SCHEDULE

GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO INSTALL AND PROGRAM LIGHTING CONTROL SYSTEM. EC TO UTILIZE CONTROL OVERVIEW SPREADSHEET IN INITIAL PROGRAMMING OF THE SYSTEM, AND REVIEW FINAL LEVELS WITH LIGHTING DESIGNER ONSITE DURING NIGHTTIME AIMING SESSIONS.

2. PROVIDE PRICING FOR RADIO RA AND CRESTRON PYNG CONTROL SYSTEM FOR THE MAIN FLOOR + STAIRS LEADING TO UPPER LEVEL. UPPER LEVEL FLOOR TO BE INDEPENDENT OF CONTROL SYSTEM.

3. PROVIDE ALL SWITCHES AND DIMMERS AS SMART SWITCHES AND DIMMERS ON THE MAIN FLOOR TO TIE INTO RADIO RA OR CRESTRON PYNG SYSTEM FOR THE ALL OFF FUNCTION/FEATURE.

4. PROVIDE FIXTURE, COMPATIBLE DIMMING DRIVER, ALL NECESSARY COMPONENTS AND CONNECTIONS, TO PROVIDE A SYSTEM OF SMOOTH DIMMING WITHOUT FLICKER AT ALL LEVELS OF DIMMING.

LIGHTING SYMBOLS

	REC ADJ DOUBLE DOWNLIGHT
	SURF MNTD CLG MONOPOINT
	RECESSED ADJ DOWNLIGHT
	RECESSED ADJ DOWNLIGHT. WET RATED.
	SURF MNTD CLG FIXT. STEAM RATED.
	SURF MTD CLG FIXT
	SURF MNTD LINEAR LED FIXT
	CEILING MOUNTED PENDANT
	CEILING MOUNTED FIXT
	WALL MOUNTED SCONCE
	WALL MOUNTED LINEAR FIXT
	VERT MOUNTED LED EXTRUSION
	STEP LIGHT
$	SWITCH - SINGLE POLE
$D	SWITCH - DIMMER
$3	SWITCH - THREE WAY
$3D	SWITCH - THREE WAY DIMMER
J	SWITCH - DOOR JAMB
K	SWITCH - CONTROL SYSTEM KEYPAD
T	SWITCH - TIMER
	SWITCH - DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	SWITCHED - DUPLEX RECT FLUSH IN FLOOR
	DUPLEX RECEPTACLE FLUSH IN FLOOR
F	EXHAUST FAN
J	JUNCTION BOX
T	REMOTE TRANSFORMER
D	REMOTE DRIVER - LED POWER SUPPLY

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Telluride, CO 81435
970.728.0622

Landscape Architect
TBD

General Contractor
TBD

Electrical Contractor
TBD

REVISIONS

	DATE	DESCRIPTION
1		
1	03.02.2021	DRB SUBMISSION

PROJECT
LUSK RESIDENCE
THE RIDGE LOT 19
MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE
COVER SHEET

DRAWING ISSUE

ISSUE:	DRB SUBMISSION
DATE:	02 MARCH 2021
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
DRAWN BY:	AC
CHECKED BY:	CS

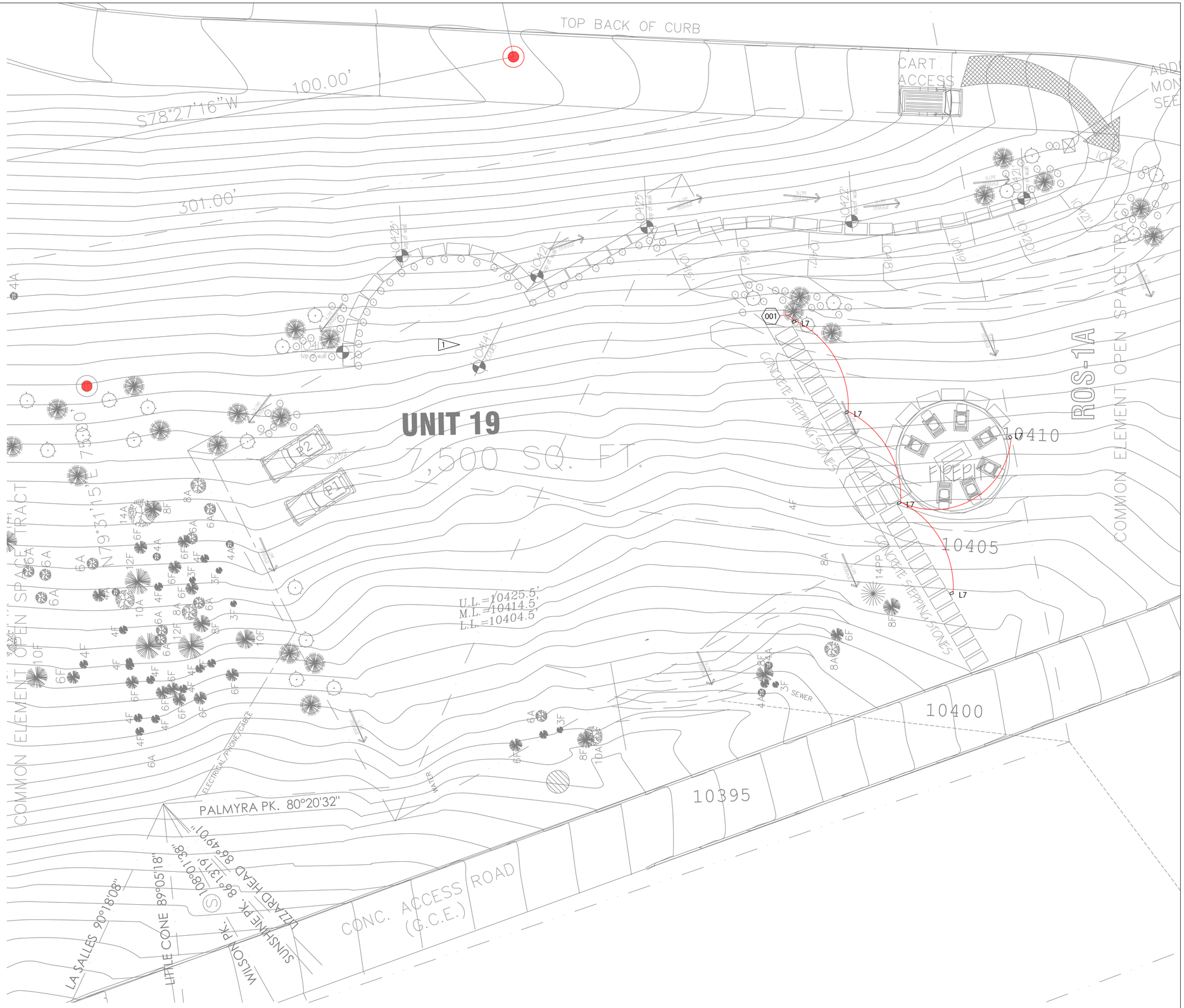
DRAWING NO.

L0.0

NOTES

1. PROVIDE BELOW GRADE VAULT WITH WET LOCATION RECEPTACLE FOR TEMPORARY HOLIDAY LIGHTING FOR TREE WITHIN AUTO-COURT .

2.



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

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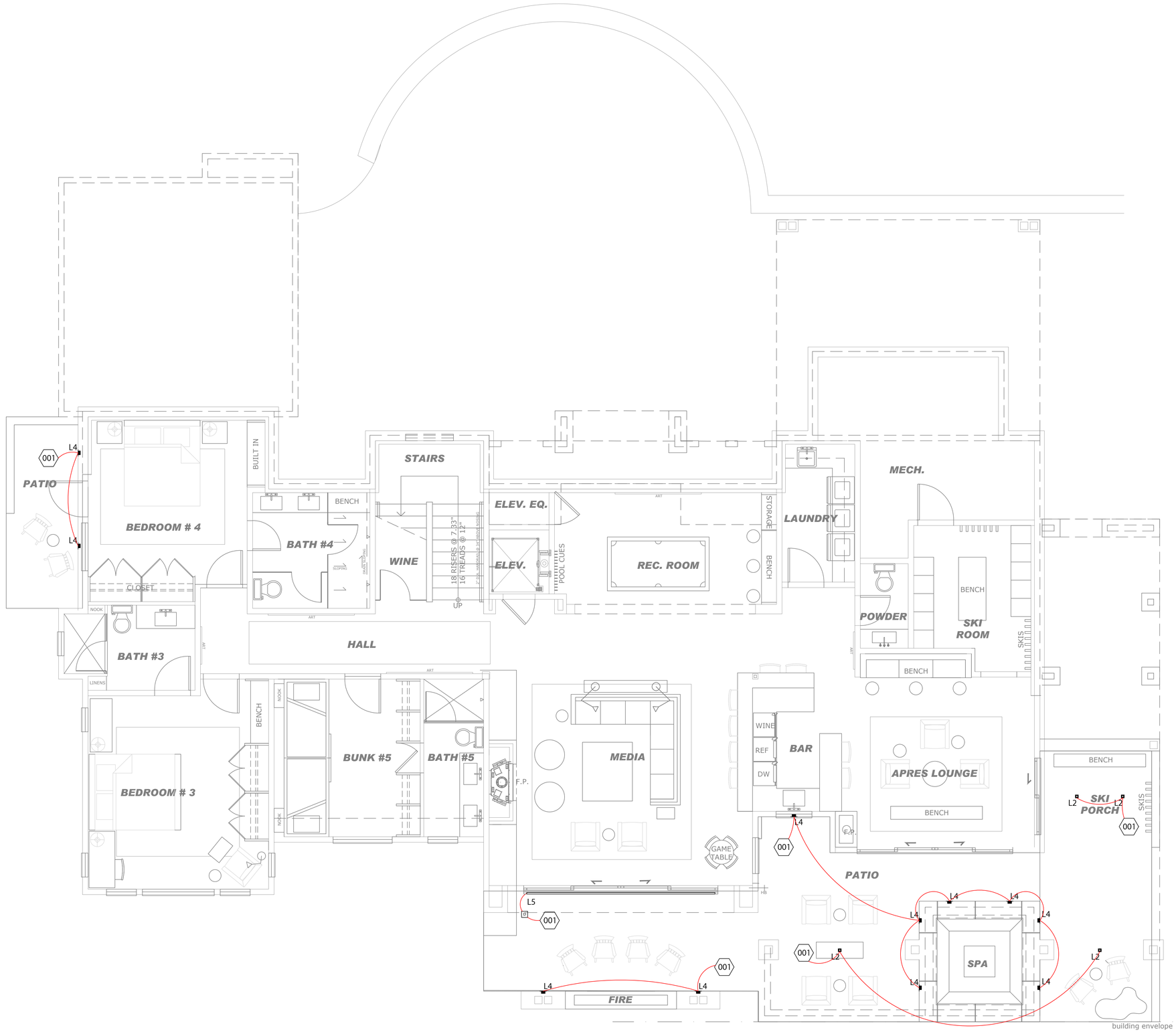

1 LOWER LEVEL - LIGHTING PLAN
1/4" = 1'-0"

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DRAWING TITLE
LOWER LEVEL
LIGHTING PLAN

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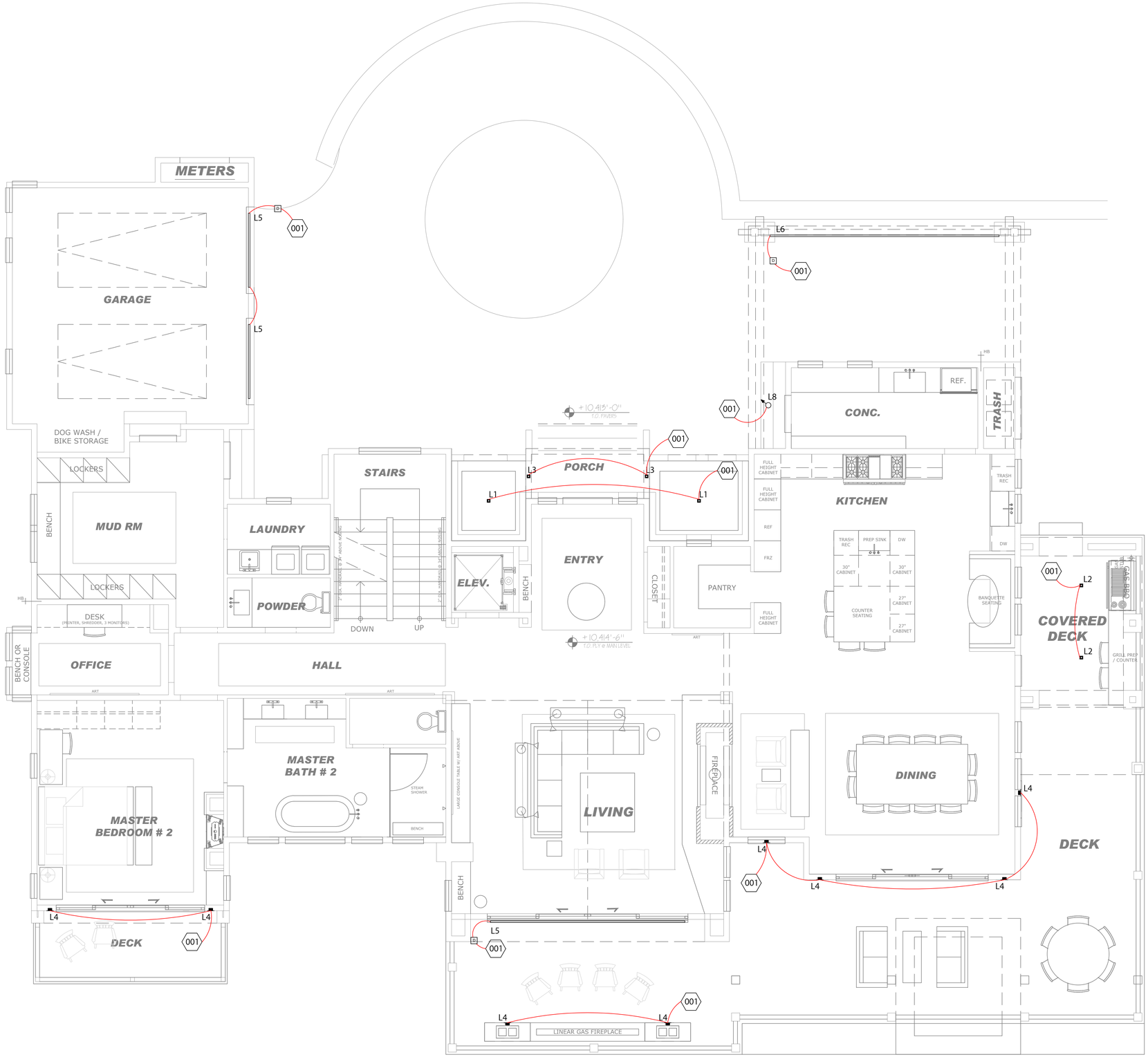

1 MAIN LEVEL - LIGHTING PLAN
1/4" = 1'-0"

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DRAWING TITLE
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LIGHTING PLAN

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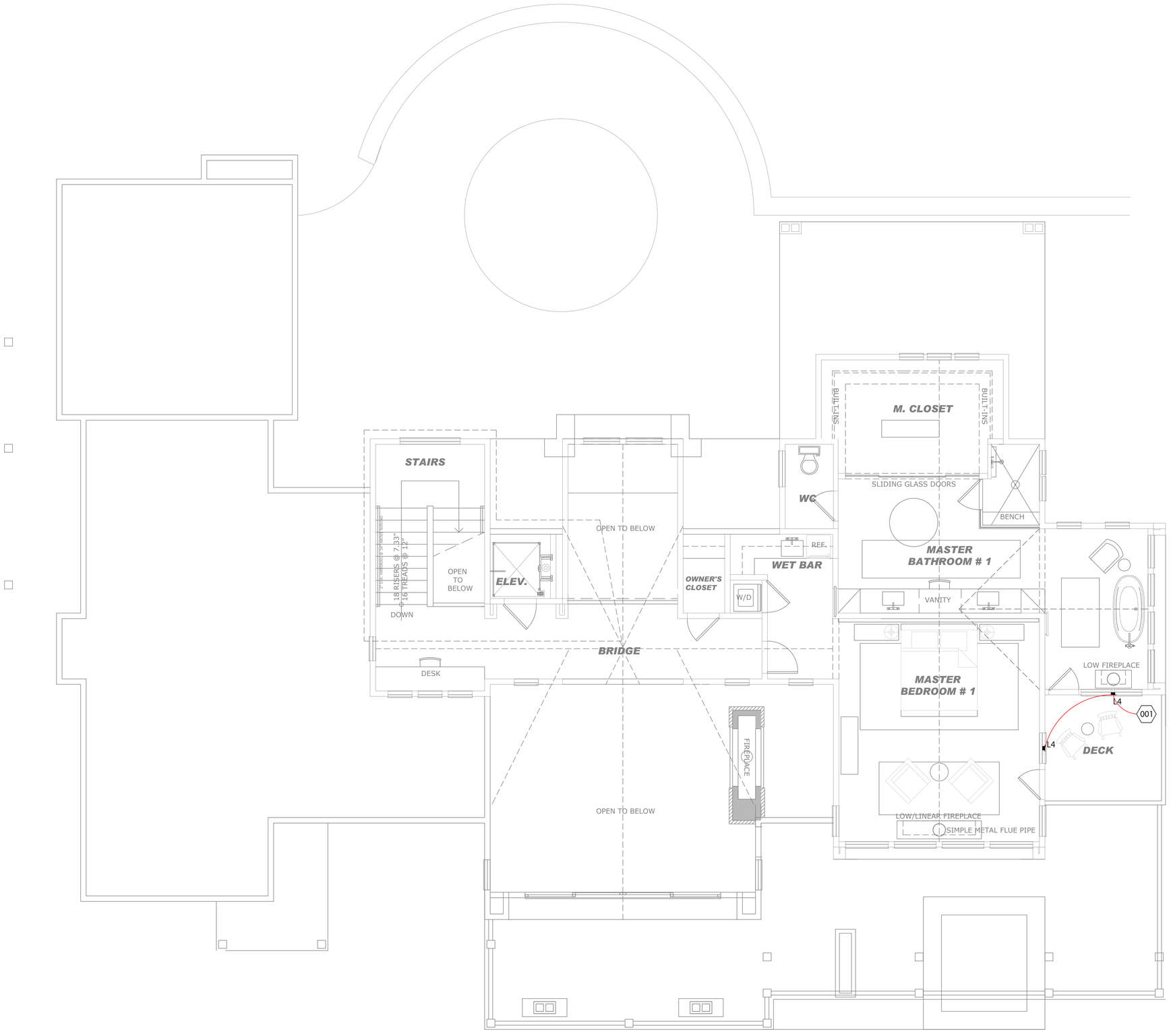

1 UPPER LEVEL - LIGHTING PLAN
1/4" = 1'-0"

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UPPER LEVEL
LIGHTING PLAN

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L1.2

LUSK RESIDENCE

ARCHITECTURAL LIGHTING - EXTERIOR LIGHTING CALCULATIONS

ARCHITECTURAL LIGHTING DESIGN SERVICES : DRAWING SCHEDULE

GENERAL NOTES

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PROJECT
LUSK RESIDENCE
THE RIDGE LOT 19
MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE
COVER SHEET

DRAWING ISSUE

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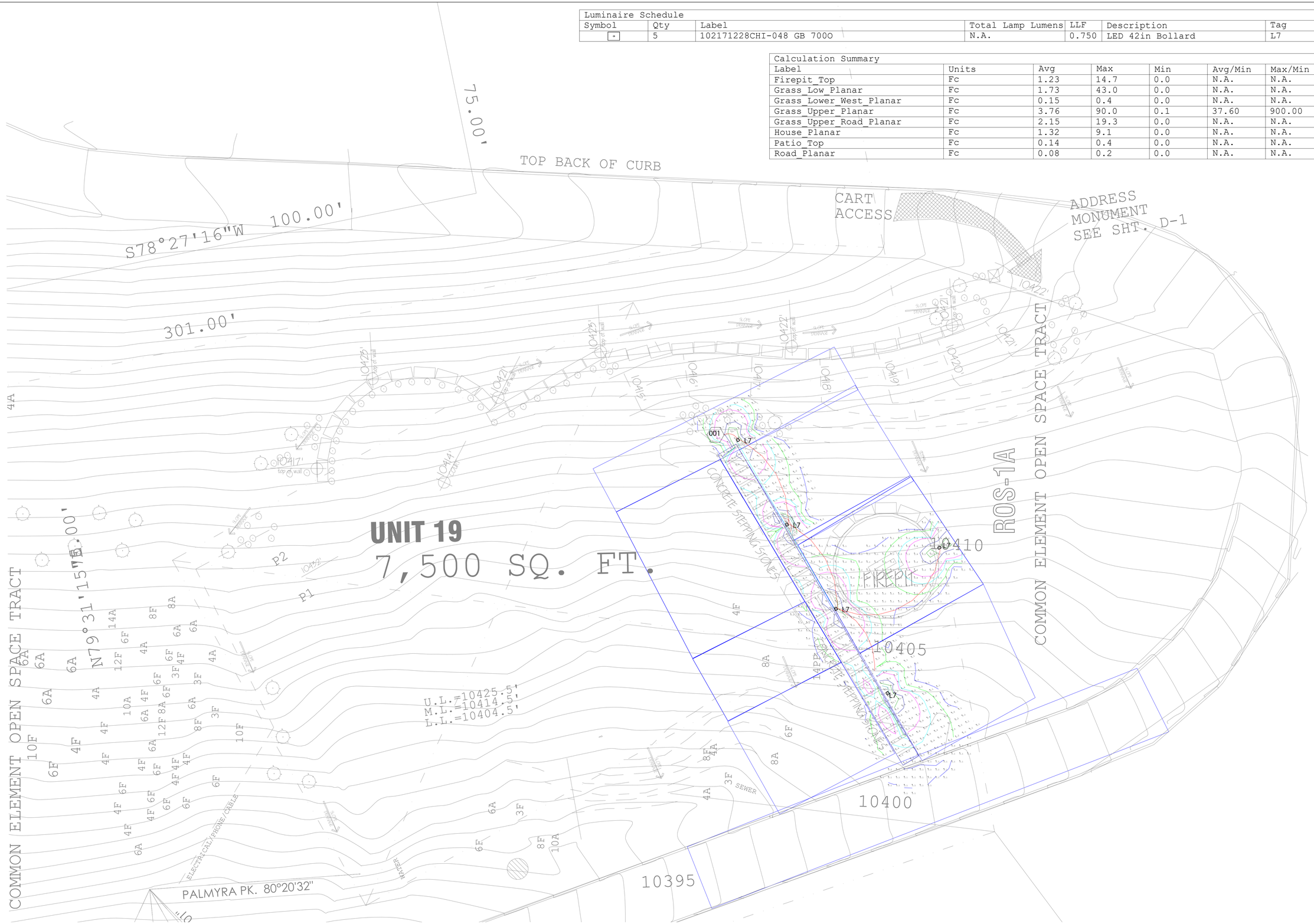
CHECKED BY:	CS

DRAWING NO.

L0.0

Luminaire Schedule						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Tag
⊡	5	102171228CHI-048 GB 700O	N.A.	0.750	LED 42in Bollard	L7

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Firepit_Top	Fc	1.23	14.7	0.0	N.A.	N.A.
Grass_Low_Planar	Fc	1.73	43.0	0.0	N.A.	N.A.
Grass_Lower_West_Planar	Fc	0.15	0.4	0.0	N.A.	N.A.
Grass_Upper_Planar	Fc	3.76	90.0	0.1	37.60	900.00
Grass_Upper_Road_Planar	Fc	2.15	19.3	0.0	N.A.	N.A.
House_Planar	Fc	1.32	9.1	0.0	N.A.	N.A.
Patio_Top	Fc	0.14	0.4	0.0	N.A.	N.A.
Road_Planar	Fc	0.08	0.2	0.0	N.A.	N.A.



1 SITE - EXTERIOR LIGHTING CALCULATION
1/8" = 1'-0"

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SITE ORIENTATION

DRAWING TITLE
SITE
EXTERIOR LIGHTING
CALCULATION

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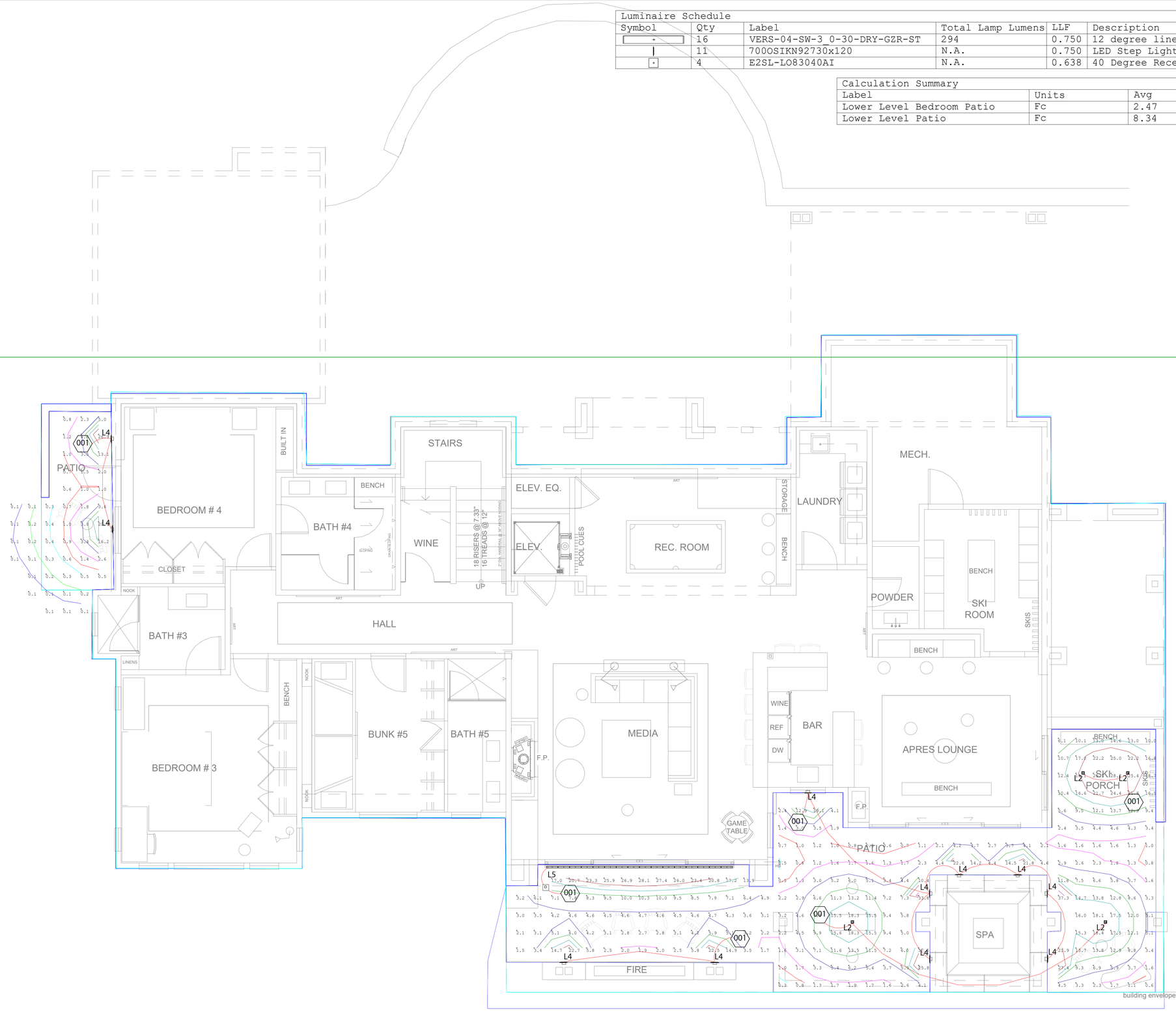
Luminaire Schedule						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Tag
-	16	VERS-04-SW-3_0-30-DRY-GZR-ST	294	0.750	12 degree linear graze	L5
|	11	700OSIKN92730x120	N.A.	0.750	LED Step Light	L4
•	4	E2SL-LO83040AI	N.A.	0.638	40 Degree Recessed Downlight	L2

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Lower Level Bedroom Patio	Fc	2.47	26.9	0.1	24.70	269.00
Lower Level Patio	Fc	8.34	37.3	0.3	27.80	124.33



1 LOWER LEVEL - EXTERIOR LIGHTING CALCULATION
1/4" = 1'-0"

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DRAWING TITLE
LOWER LEVEL
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CALCULATION

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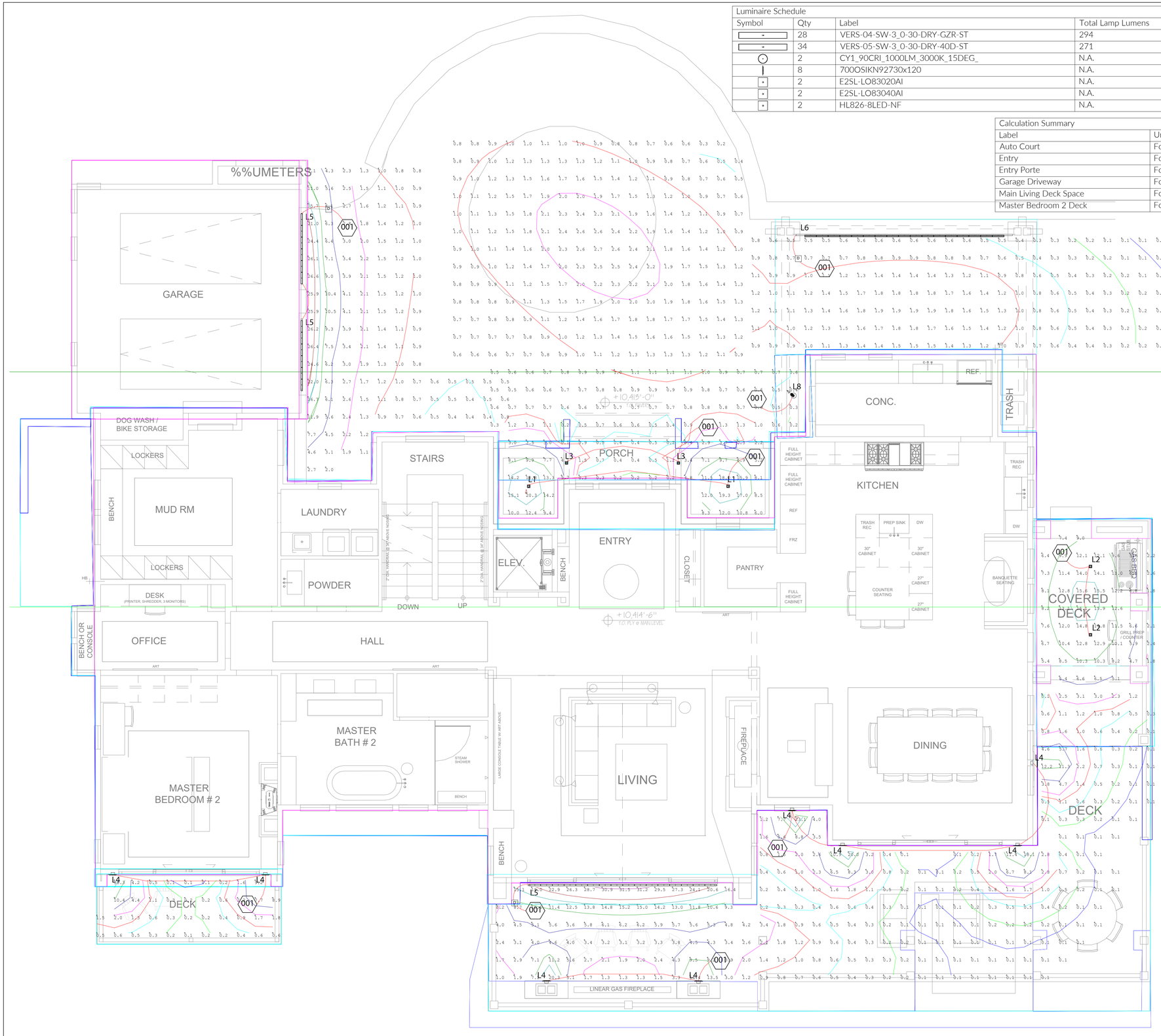
Luminaire Schedule						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Tag
-	28	VERS-04-SW-3_0-30-DRY-GZR-ST	294	0.750	12 degree linear graze	L5
-	34	VERS-05-SW-3_0-30-DRY-40D-ST	271	0.750	40 degree linear wash	L6
	2	CY1_90CRI_1000LM_3000K_15DEG_	N.A.	0.750	10 Deg Surf Adj Cyl. Aimed downward at Auto Court pine tree	L8
	8	700OSIKN92730x120	N.A.	0.750	LED Step Light	L4
	2	E2SL-LO83020AI	N.A.	0.638	20 Degree Recessed Downlight	L1
	2	E2SL-LO83040AI	N.A.	0.638	40 Degree Recessed Downlight	L2
	2	HL826-8LED-NF	N.A.	0.750	25 Degree Ingrade	L3

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Auto Court	Fc	1.34	2.7	0.2	6.70	13.50
Entry	Fc	3.29	20.3	0.1	32.90	203.00
Entry Porte	Fc	0.79	1.9	0.1	7.90	19.00
Garage Driveway	Fc	4.46	26.6	0.4	11.15	66.50
Main Living Deck Space	Fc	4.31	31.5	0.1	43.10	315.00
Master Bedroom 2 Deck	Fc	2.08	18.3	0.1	20.80	183.00



1 MAIN LEVEL - EXTERIOR LIGHTING CALCULATION
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LUSK RESIDENCE
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MOUNTAIN VILLAGE, CO

SITE ORIENTATION

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MAIN LEVEL
EXTERIOR LIGHTING
CALCULATION

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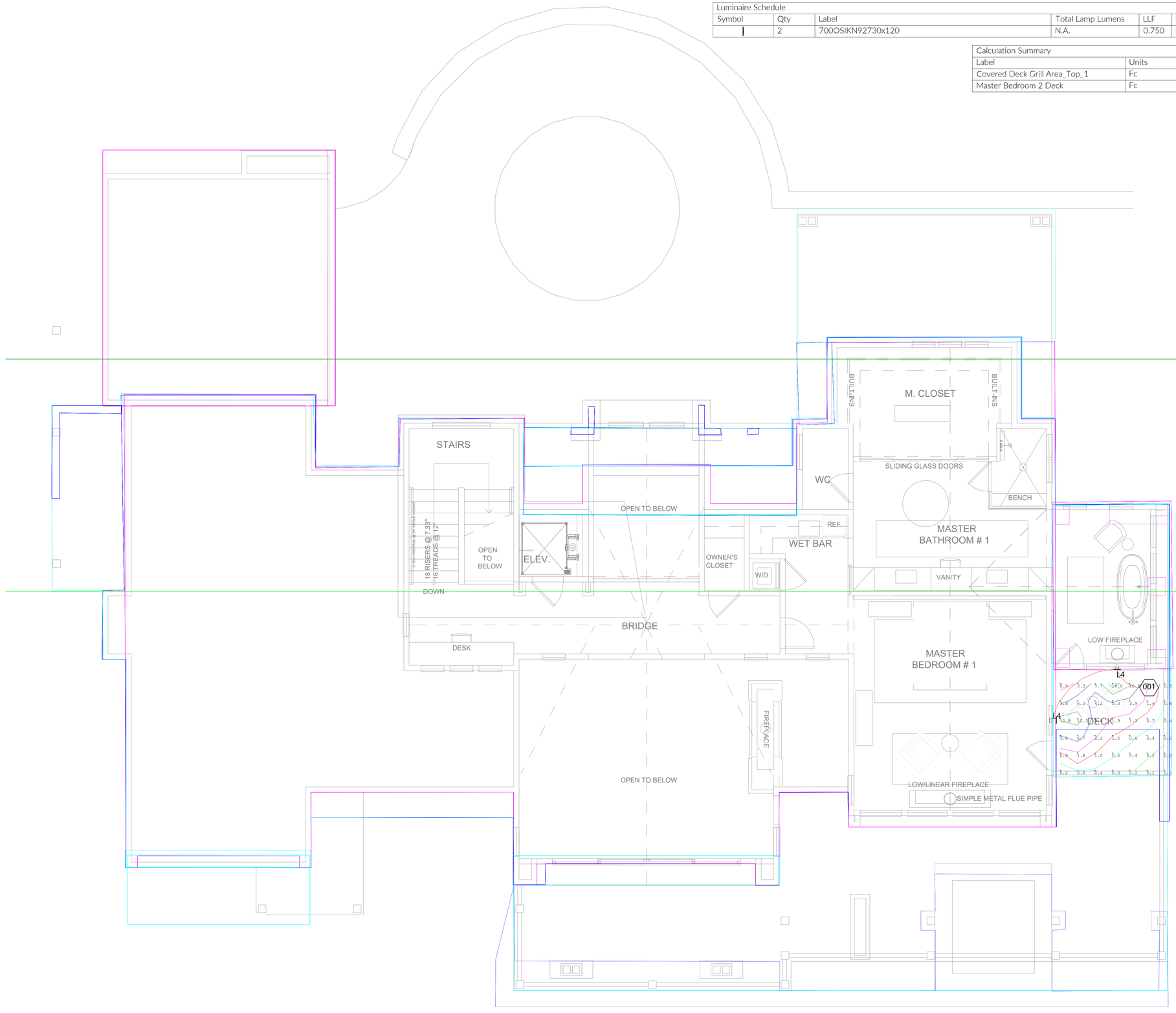
	2	700OSIKN92730x120	N.A.	0.750	LED Step Light	L4

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Covered Deck Grill Area_Top_1	Fc	2.86	18.0	0.1	28.60	180.00
Master Bedroom 2 Deck	Fc	0.00	0.0	0.0	N.A.	N.A.



1 UPPER LEVEL - EXTERIOR LIGHTING CALCULATION
1/4" = 1'-0"

LUMINOSITY
architectural lighting design

618 Mtn Vlg Blvd, Ste 203A
PO Box 3610
Telluride, CO 81435
P 970.729.8892
www.luminosityald.com

CONSULTANTS

Architect
MORTON ARCHITECTS
221 S. Pine St.
PO Box 3561
Telluride, CO 81435
970.708.2246

Interior Architect
STUDIO FRANK
118 Society Dr #100
Telluride, CO 81435
970.728.0622

Landscape Architect
TBD

General Contractor
TBD

Electrical Contractor
TBD

REVISIONS

	DATE	DESCRIPTION
1	03.02.2021	DRB SUBMISSION

PROJECT
LUSK RESIDENCE
THE RIDGE LOT 19
MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE
UPPER LEVEL
EXTERIOR LIGHTING
CALCULATION

DRAWING ISSUE

ISSUE:	DRB SUBMISSION
DATE:	02 MARCH 2021
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
DRAWN BY:	AC
CHECKED BY:	CS

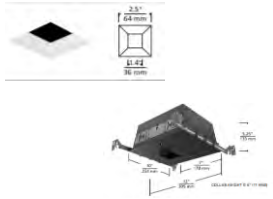
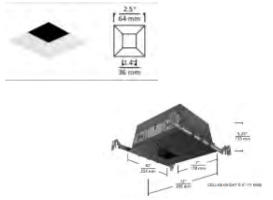
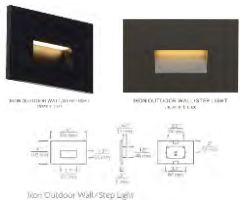
DRAWING NO.

L1.2

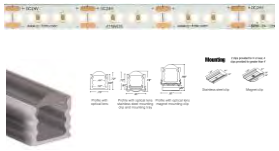
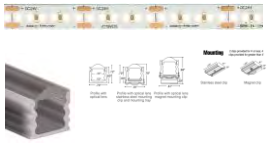
LUMINOSITY

architectural lighting design

LUSK RESIDENCE I LIGHTING SCHEDULE I REVISION 1

FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	ACCESSORIES	NOTES	LOCATION
L1		2" Shower Trim Recessed Downlight	Element	2" Adjustable	Housing: E2S F LO 930 20 A I Trim: E2S F B H TBD	3000K, 833 Lumens, 12 Watts, 90 CRI		120V-277V	Triac	Integral Power Supply	12.0		TBD / Wet Location	Housing: 10.0"W X 12.0"L X 5.25"T Trim: 3.1"W	Shower Trim	Use 20 degree beam spread optic. Flanged Bevel Shower Trim, Clear Lens.	Exterior Wet Location Recessed Downlights
L2		2" Shower Trim Recessed Downlight	Element	2" Adjustable	Housing: E2S F LO 930 20 A I Trim: E2S F B H TBD	3000K, 833 Lumens, 12 Watts, 90 CRI		120V-277V	Triac	Integral Power Supply	12.0		TBD / Wet Location	Housing: 10.0"W X 12.0"L X 5.25"T Trim: 3.1"W	Shower Trim	Use 40 degree beam spread optic. Flanged Bevel Shower Trim, Solite Lens.	Exterior Wet Location Recessed Downlights
L3		Square LED In-Grade Light	Hevi Lite	HL-826-LED	HL-826-TBD-8LED-E-SP-12 + LA-1-820 + LA-3-820	3000K, 565 Lumens, 8 Watts, 85 CRI		12V	MLV	Remote Power Supply	8.0			Square Face: 3.75"SQ. Cylinder Housing 6.75"T X 3"W	Hexcel Louver + Linear Spread Lens (TBC)	14 Degree Beam Spread	Exterior In-Grade Light
L4		Exterior Step Light	Tech Lighting	Ikon	700OSIKN 92730 TBD 120	3000K, 12.2W, 202 Lumens		120V		Line Voltage	12.2		TBD / IP66	6"W X 4"T X 0.97"D			Exterior Step Lights

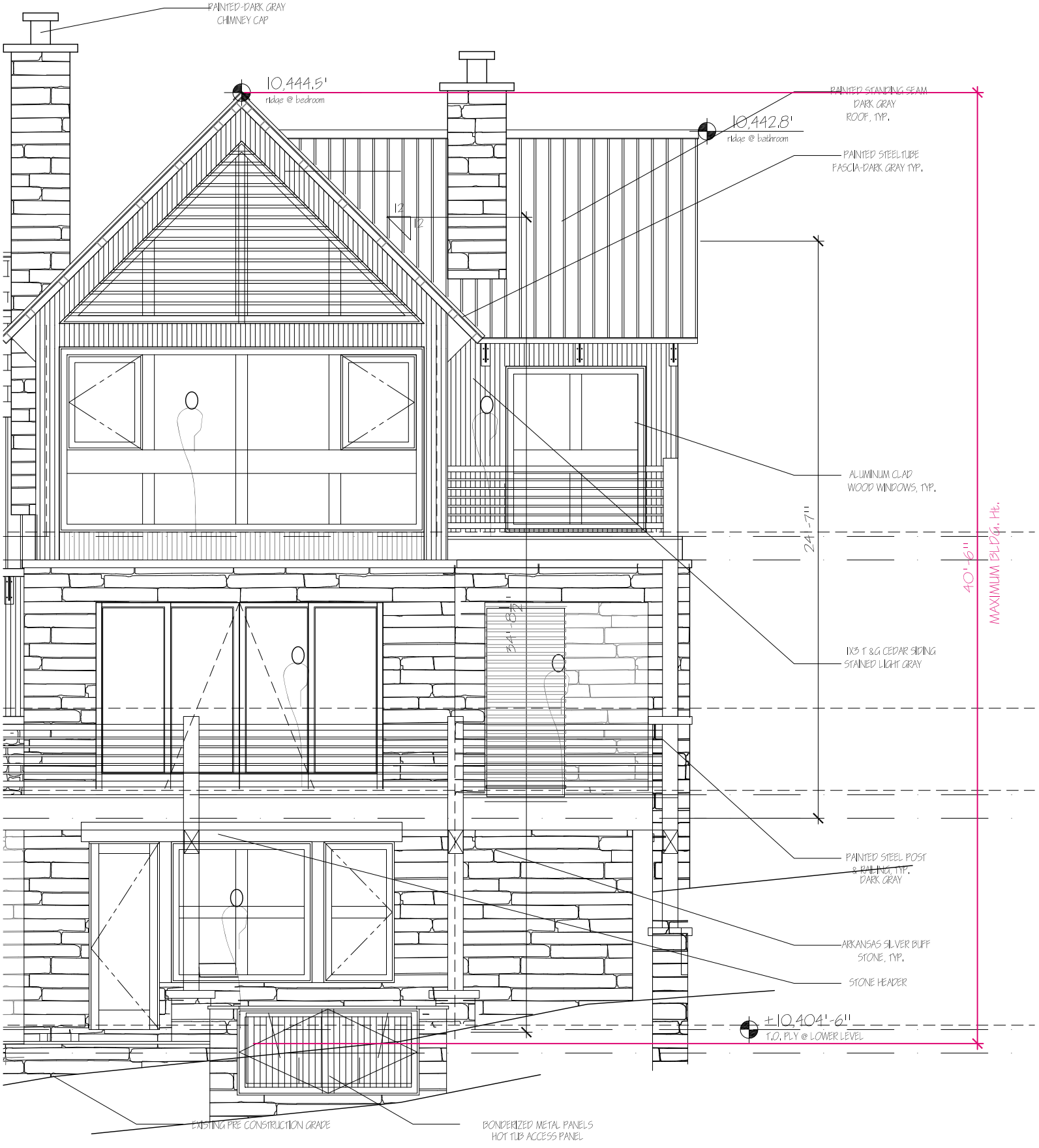
LUSK RESIDENCE I LIGHTING SCHEDULE I REVISION 1

FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	ACCESSORIES	NOTES	LOCATION
L5		3.0W Static White LED Linear	Qtran	TORQ 12 Deg / SW24/3.0	Extrusion: TORQ BK MG 12DEG XX LEDs: SW24/3.0 WET 30 XX	3000K, 242 Lumens/ft, 3.0Watts/ft, 96 CRI		24VDC	MLV	Remote Power Supply		3.0	Black / Wet Location	0.81"W X 0.98"T with magnet clip	Connectors: Provide PS to tape, jumper cables and end caps as required.	Torq Extrusion, 12 Degree Beam Spread	Exterior LED Linear Graze Lighting
L6		5.0W Static White LED Linear	Qtran	TORQ 40 Deg / SW24/5.0	Extrusion: TORQ BK SST 40DEG XX LEDs: SW24/5.0 WET 30 XX	3000K, 367Lumens/ft, 5.0Watts/ft, 97 CRI		24VDC	MLV	Remote Power Supply		5.0	Black / Wet Location	0.81"W X 0.78"T with stainless steel clip	Connectors: Provide PS to tape, jumper cables and end caps as required.	Torq Extrusion, 40 Degree Beam Spread	Exterior LED Linear Lighting
L7		LED Bollard	Tech Lighting	Syntra Bollard	700OBSYN-830-42-C TBD-UNV-S	3000K, 28.9W, 578 Lumens, 80+CRI		120-277V	ELV		28.9		Textured Bronze / Wet Location	Bollard: 3.8"W X 5.5"L X 42"T Bollard Base: 7.5"W X 8"L			Exterior Bollard
L8		LED Adjustable Cylinder	Lucifer Lighting	CY1	CY1 AD 2 TBD BK 80C12A 30 10 CE2 JBMP	3000K, 10W, 693 Lumens, 80+CRI		120-277V	ELV		10.0		TBD / Wet Location	2.5"W 5.6"T		10 Degree Beam Spread	Exterior Surface Mount Adjustable Spot

NOTES

1)

2) Electrical contractor to install and program lighting control system. EC to review utilize Control Overview spreadsheet in initial programming of the system, and review final levels with lighting designer onsite during nighttime aiming sessions.


PAINTED-DARK GRAY
CHIMNEY CAP
10,444.5'
ridge @ bedroom
10,442.8'
ridge @ bathroom
PAINTED STANDING SEAM
DARK GRAY
ROOF, TYP.
PAINTED STEEL TUBE
FASCIA-DARK GRAY TYP.
12
12
ALUMINUM CLAD
WOOD WINDOWS, TYP.
24'-7"
MAXIMUM BLDG. Ht.
40'-6"
64'-8½"
1X3 T &G CEDAR SIDING
STAINED LIGHT GRAY
PAINTED STEEL POST
& RAILING, TYP.
DARK GRAY
ARKANSAS SILVER BUFF
STONE, TYP.
STONE HEADER
±10,404'-6"
T.O. PLY @ LOWER LEVEL
EXISTING PRE CONSTRUCTION GRADE
BONDERIZED METAL PANELS
HOT TUB ACCESS PANEL

EXISTING FOUNDATION #1

LOT 19

ACCESS ROAD TO SITE

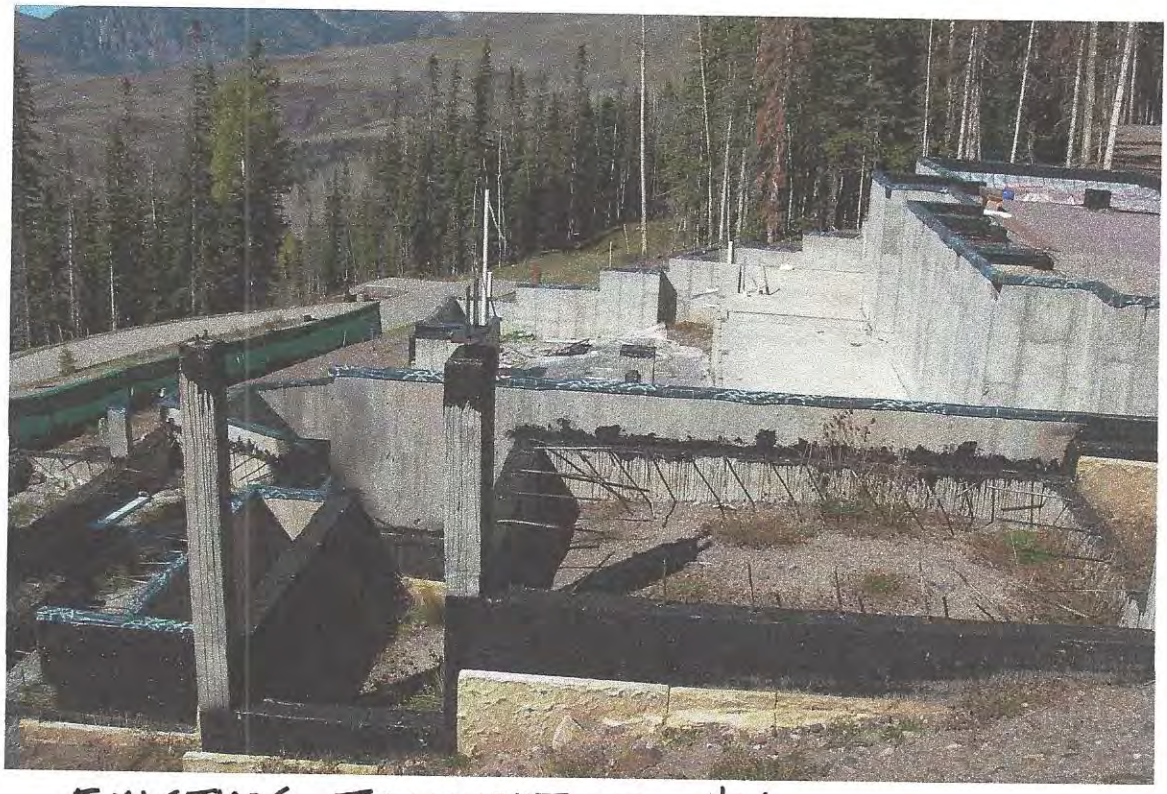
EXISTING FOUNDATION #2

LOT 19

EXISTING FOUNDATION & AUTO COURT

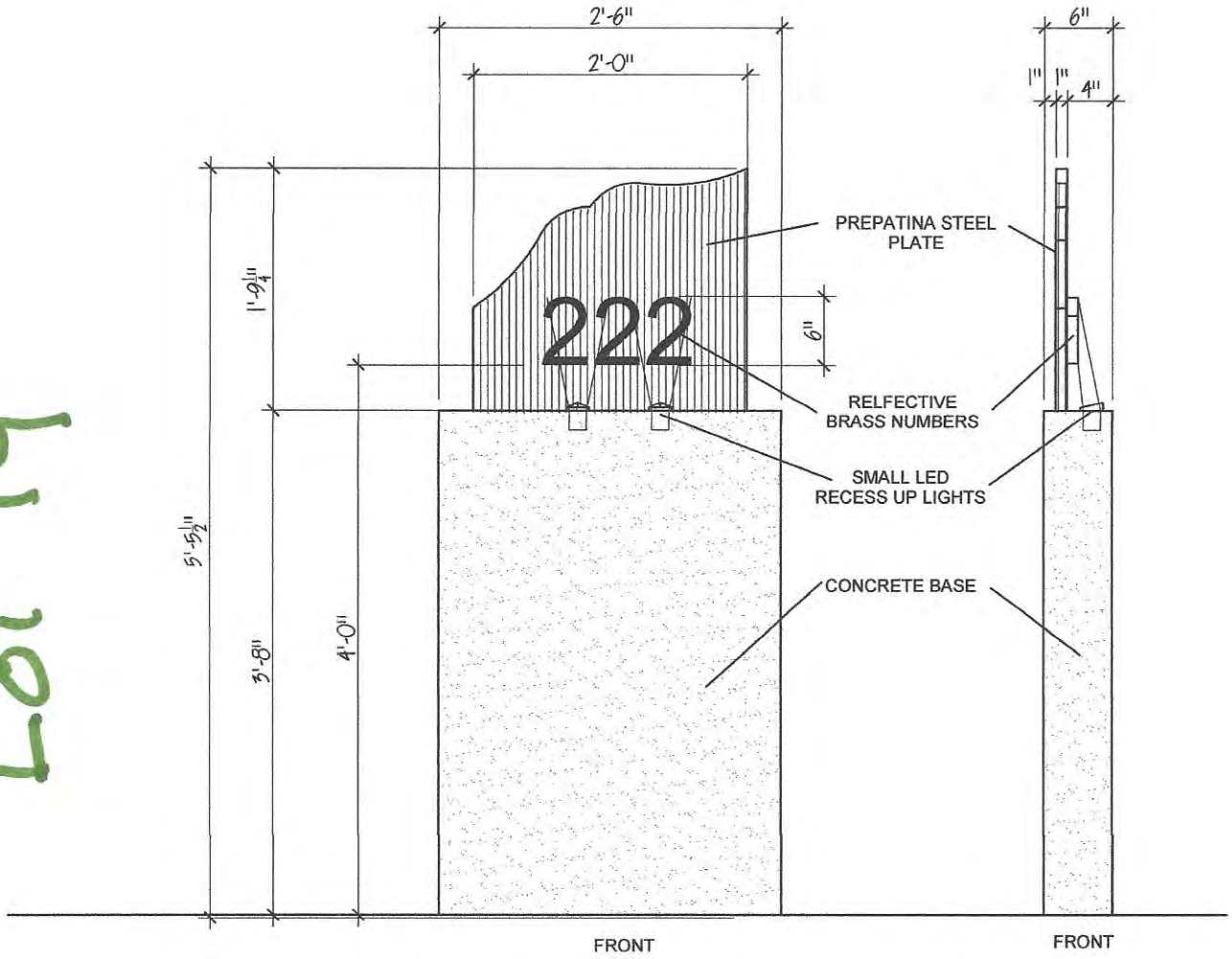
LOT 19

EXISTING FOUNDATION #3



EXISTING FOUNDATION #4

Lot 19



ADDRESS MONUMENT

QUADRATE WALL SCONCE

TECH LIGHTING

The Quadrate modern outdoor wall sconce creates uplight to softly graze architectural wall surfaces. The downlight accents the extended back plate, while the clean, modern LED lighting design is elegantly simple yet very impactful. Cleverly hidden hardware ensures a clean look.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	383
WATTS	16
VOLTAGE	120V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
CCT	Warm Color Dimming (3000K - 2200K)
CRI	90
COLOR BINNING	3-Step
BUG RATING	N/A
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 hours
WARRANTY*	5 years
WEIGHT	3.5 lbs.

* Visit techlighting.com for specific warranty limitations and details.

QUADRATE
shown in bronze

QUADRATE
shown in silver

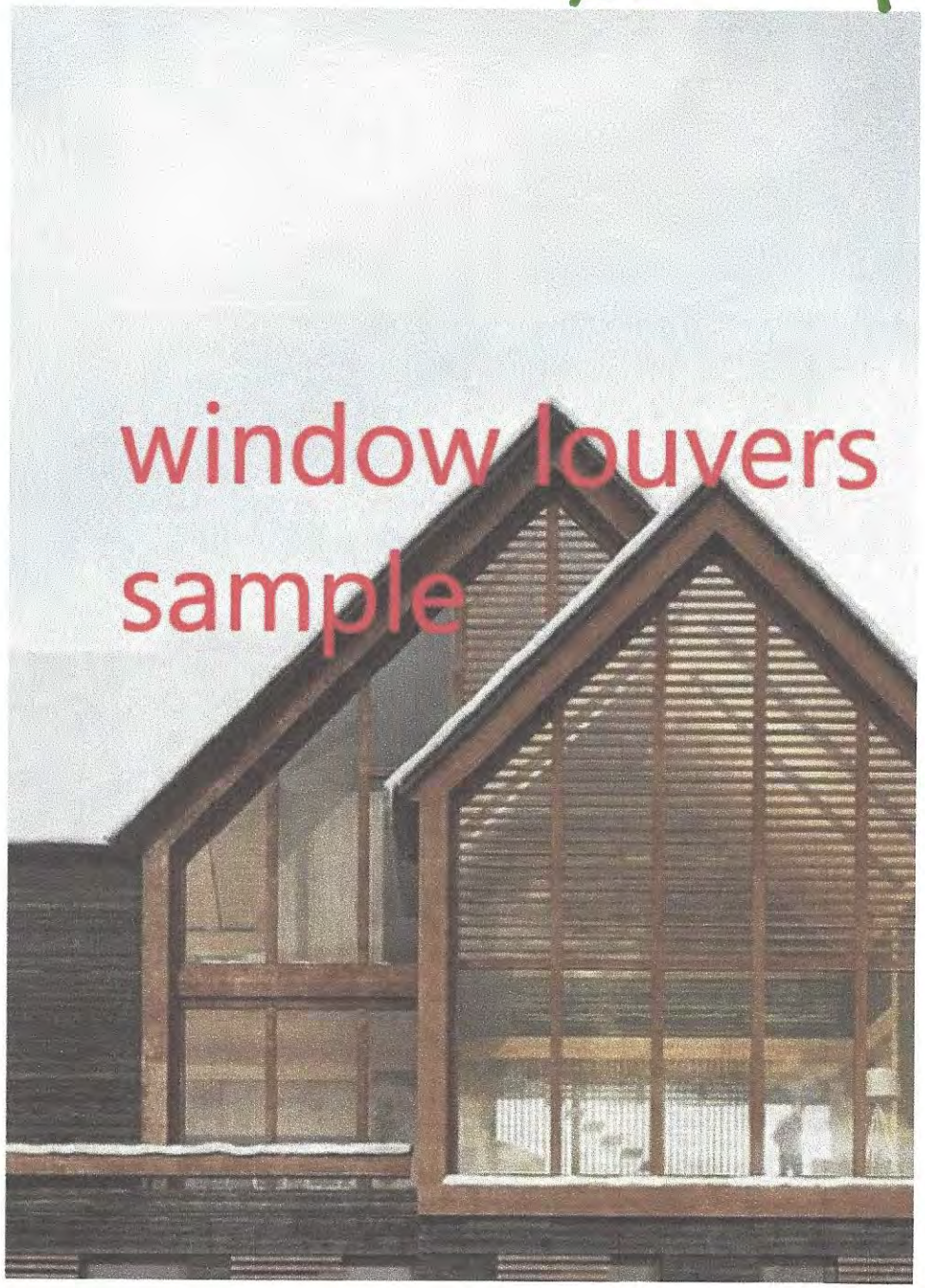
LOT 19

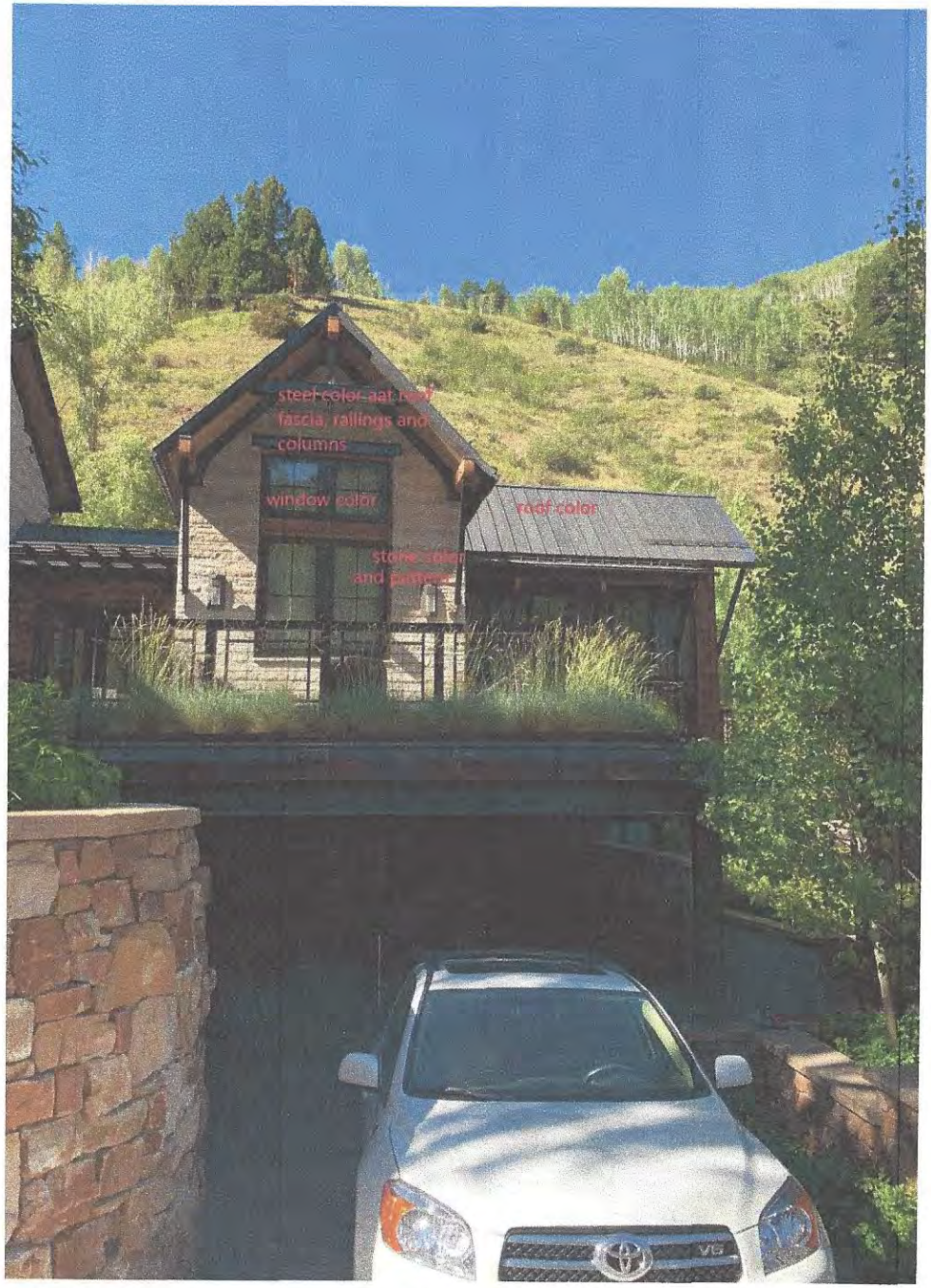
EXTERIOR SCONCE

ORDERING INFORMATION

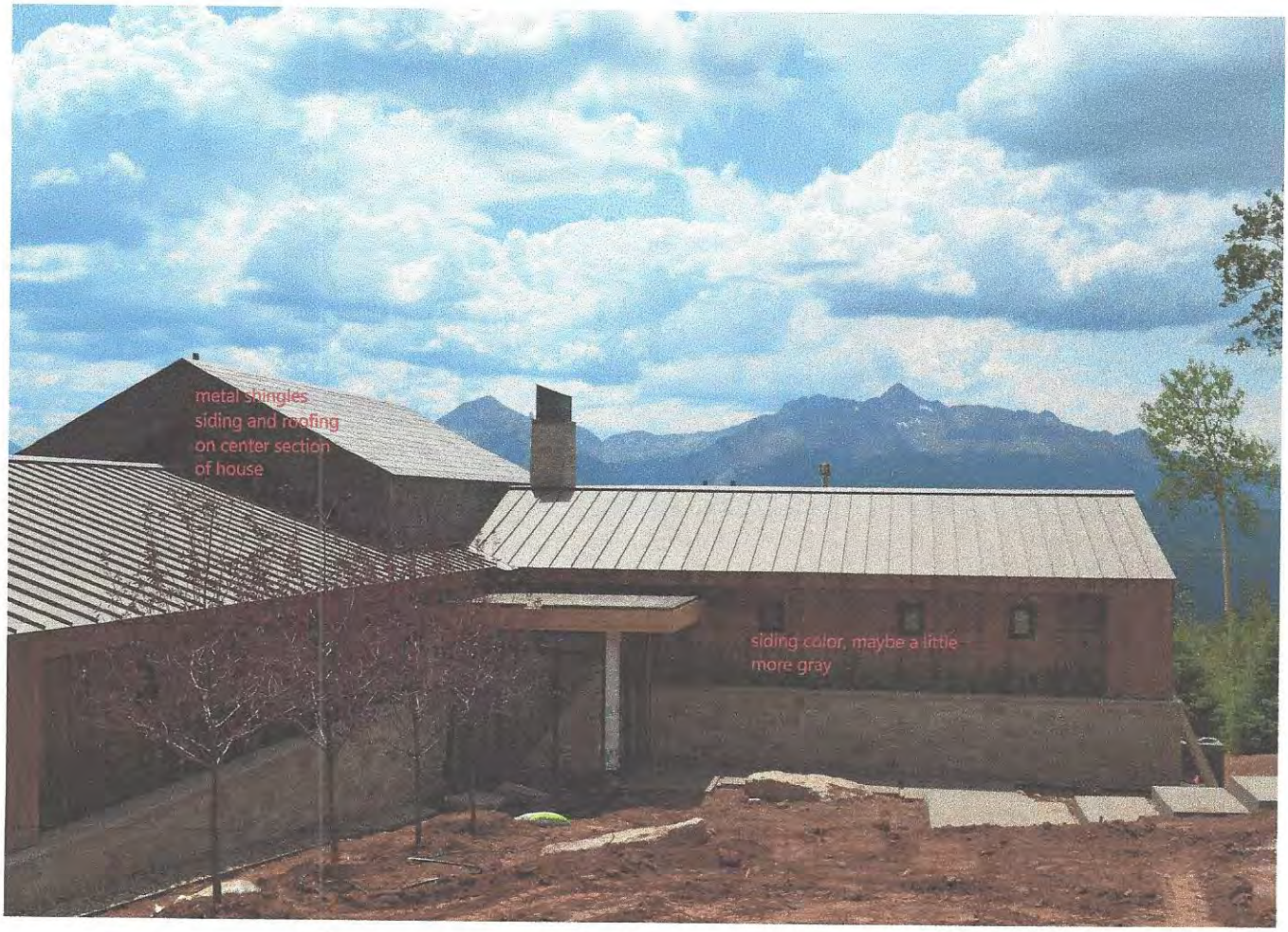
700WSQDR	FINISH		LAMP	
	Z	BRONZE	**LEDLW**	LED 90CRI, 3000K-2200K, 120V
	I	SILVER		

LOT 19





EXTERIOR MATERIAL SAMPLES



EXTERIOR MATERIAL SAMPLES

LOT 19

John A. Miller

From: Kaye Simonson <kayes@sanmiguelcountyco.gov>
Sent: Tuesday, January 26, 2021 11:55 AM
To: John A. Miller
Cc: Ron Quarles; Amy Markwell; kgeiger@telluride-co.gov; Michelle Haynes; Amy Ward; pwisor; chris@alpineplanningllc.com
Subject: Re: Unit 17 - Ridge Club, Courtesy Referral

John,

San Miguel County has no objections to the request to waive story poles for the proposed project at Unit 17 - The Ridge. The proposed maximum roof elevation is approximately 10,480', while the ridge elevation is about 10,575. The site is not visible from any locations identified in the Settlement Agreement. If you have any questions, please let me know. Thanks.

Kaye

On Mon, Jan 25, 2021 at 7:07 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

> Evening everyone –
> I am just following up on the below email regarding Unit 17 at the ridge. Please note the deadline for comments.
>
> Thanks and hope you're all doing well,
>
> J
>
> John A Miller III, CFM
>
> 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

Building and Planning Department
Ron Quarles, Director

MEMORANDUM

TO: John A Miller III, Senior Planner, Town of Mountain Village
FROM: Phil Taylor, Senior Planner, Town of Telluride
DATE: January 26th, 2021
Address: 6 Tunnel Lane
SUBJECT: Initial Architectural Site Review (IASR) and story pole waiver request for Unit 17- The Ridge, Lot 161D-1.

The Planning and Building Department has the following comments on this case:

1. The Town of Telluride does not object to waiving the requirement to erect story poles on Lot 161D-1. The Town has no further comments on this request.

2. If the proposed detached condominium residence will not be visible from the Town of Telluride or the Valley Floor, the Town has no comments regarding the initial plans submitted by the applicant, Alpine Planning, LLC.

Thank you,

Philip Taylor, AICP

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Tuesday, January 19, 2021 9:02 AM
To: John A. Miller
Subject: Re: Class 3 Referral - New Detached Condo Home @ Unit 19, the Ridge

John,

This residence is required to have a fire sprinkler system installed and the sprinkler system shall be monitored.

On Mon, Jan 18, 2021 at 12:02 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

> Good Afternoon All,
>
> Below you will find a link to a proposed new home to be located at Lot 161D1-19, San Sophia Ridge. This home was originally approved and construction began on a foundation which was ultimately abandoned. The new design incorporates the previous foundation and modifies slightly.
>
> Link:
> https://mtnvillage.exavault.com/files/SHARED%20FOLDER%20FOR%20PLANNERS%20FILES%20BACK%20TO%20CLEINT/161D1-19%20Ridge%20Referral%20to%20SMC%2001.18.21

John A. Miller

From: Jim Loebe
Sent: Tuesday, January 19, 2021 11:44 AM
To: John A. Miller
Subject: RE: Class 3 Referral - New Detached Condo Home @ Unit 17, the Ridge

Hey John,

I'm not sure what their proposed construction equipment access will be for this site, but we'll need to sit down with the contractor before they break ground to put a communication plan together. Same comments for the other referral.

Thank you,

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

Website | Facebook | Twitter | Instagram | Email Signup

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

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

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Monday, January 18, 2021 11:54 AM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: Class 3 Referral - New Detached Condo Home @ Unit 17, the Ridge

Good Afternoon All,
Below you will find a link to a proposed new home to be located at Lot 161D1-17, San Sophia Ridge. This lot is shown below and located directly below the existing home under construction at 7 Tunnel Lane. This project could be further complicated by the future development of Unit 19 which is directly off-screen of the image and shown in red dots – you will receive a separate referral for 19 shortly.

Link:
https://mtnvillage.exavault.com/p/SHARED%20FOLDER%20FOR%20PLANNERS%20FILES%20BACK%20TO%20CLEINT/Lot%20161D1-17%20Ridge%20Referral%20to%20SMC

John A. Miller

From: Finn KJome
Sent: Tuesday, January 19, 2021 2:08 PM
To: John A. Miller
Subject: RE: Class 3 Referral - New Detached Condo Home @ Unit 17, the Ridge

John,
All theses lots have existing service lines for water and sewer. Make a comment to field verify existing utilities.
Thanks Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Monday, January 18, 2021 11:54 AM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: Class 3 Referral - New Detached Condo Home @ Unit 17, the Ridge

Good Afternoon All,
Below you will find a link to a proposed new home to be located at Lot 161D1-17, San Sophia Ridge. This lot is shown below and located directly below the existing home under construction at 7 Tunnel Lane. This project could be further complicated by the future development of Unit 19 which is directly off-screen of the image and shown in red dots – you will receive a separate referral for 19 shortly.

Link:
https://mtnvillage.exavault.com/p/SHARED%20FOLDER%20FOR%20PLANNERS%20FILES%20BACK%20TO%20CLEINT/Lot%20161D1-17%20Ridge%20Referral%20to%20SMC

AGENDA ITEM 6
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
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; May 6, 2021

DATE: April 27, 2021

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 325, 430 Benchmark Drive

APPLICATION OVERVIEW: New Single-Family Home on Lot 325

PROJECT GEOGRAPHY
Legal Description: LOT 325, TELLURIDE MOUNTAIN VILLAGE, FILING 18, ACCORDING TO THE PLAT RECORDED JULY 21, 1989 IN PLAT BOOK 1 AT PAGE 916, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 430 Benchmark Drive
Applicant/Agent: Chris Hawkins, Alpine Planning LLC
Owner: Trusswood 10K LLC
Zoning: Single-family
Existing Use: Vacant
Proposed Use: Single-family
Lot Size: 1.976 acres
Adjacent Land Uses:

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

Figure 1: Vicinity Map

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

Case Summary: Chris Hawkins of Alpine Planning, Applicant for Lot 325 is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home with a detached garage/ADU on Lot 325, 430 Benchmark Drive. The Lot is approximately 1.976 acres and is zoned Single-family. The overall square footage of the home and garage/adu is approximately 10,153 gross square feet and provides 3 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	40' (gable) Maximum	39.73'	
Maximum Avg. Building Height	35' (gable) Maximum	25.51'	
Maximum Lot Coverage	30% (25,822 s.f.)	10.93% (7,870s.f.)	
General Easement Setbacks	No encroachment	None outside of allowable	
Roof Pitch			
Primary		9:12	
Secondary		5:12, ½:12	
Exterior Material			
Stone	35% minimum	Main house 48%	ADU 38%
Windows/Doors	40% maximum	Main house 21%	ADU 8%
Parking	2 enclosed / 2 exterior	3/2	

Design Variations:

1. ***Lighting***

Design Review Board Specific Approval:

1. ***Board form concrete***
2. ***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 indicated a maximum height of 39.73' and an average height of 25.51' and from this data it appears that they are meeting the height requirements of the CDC however, the applicant should include a parallel plane analysis demonstrating overall height compliance for final review. The applicant will be required to provide a survey demonstrating that the maximum height of the home meets the DRB approals prior to the framing inspection.

17.3.14: General Easement Setbacks

Lot 325 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 Benchmark Drive and crosses the General Easement to the homesite. In order to take access, the driveway will require extensive grading to occur in the GE and along the driveway's path to the home.*

- *Utilities: Propoesed utilities will cross the GE on bothe the east and west side of the lot.*

  Landscaping: While only a very preliminary landscaping plan has been providde and no irrigation details were included, Staff is anticipating that there may be some landscaping within the GE that would require an encroachment agreement.

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 gabled roofs and large stone chimneys are typical of alpine design, however the lack of roof overhang and louvered gable ends present a modern interpretation of such. The proposed home is simple in form and "steps with and grows from the natural topography". The applicant has intentionally placed the home on the steeper and highest point of the lot, there are lower and flatter areas of the site that could potentially have allowed the home to blend into the landscape more seamlessly. Exterior materials of lighter limestone and natural wood in a silver patina should blend with the natural landscape, while the darker metal will provide some contrast and visual interest. Stone

and metal were chosen to withstand high alpine conditions and should harmonize with the natural landscape.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: Lot 325 is extensively treed and the applicant has indicated that a primary goal of the landscaping plan will be to retain as much of the existing vegetation as possible. Its' siting on the southwestern corner of the lot keeps it further from from Benchmark, however by pushing it back, the home becomes more proud on the hillside. The location of the detached garage/adu will serve to screen the parking area from view. Staff finds that the home could blend more into the existing landform if a lower location was chosen for the primary homesite, however we do believe that the home will make a nice addition to Benchmark.

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 home has a stone and metal base that will serve to visually ground most parts of the structure, however there is an elevated bridge area that connects the main entry to the kitchen through the living and dining areas. Although staff doesn't find this elevated area to impact the overall "groundedness" of the structure in a significant way, DRB should discuss whether they feel this home meets the criteria for "groundedness" as there have been some instances where elevated or cantilevered areas of the home have been determined to not be grounded in the past.

The exterior siding consists of rough and smooth cut limestone as well as a wood siding that will be allowed to patina to a natural silver color. There is also metal siding as well as a "brise soleil" or wooden louver system that will also be allowed to patina to a natural silver color. Window and door trim are proposed as black-clad, and a full window and door schedule has been provided. The appropriate recess of doors and windows in areas with stone veneer has not been noted on the plans, the applicant should provided a detail of this recess prior to final. The proposed roofing material is a black standing seam product, and the fascia appears to be metal. The CDC allows for Black and Grey standing seam roofing materials and this appears to meet that requirement. If the applicant is requesting metal fascia than this would require a specific approval by the DRB.The applicant is meeting all criteria for exterior stone and fenestration.

The applicant has proposed 450 s.f. of snowmelt which is allowable per CDC regulations.

17.5.7: Grading and Drainage Design
Staff: The applicant has provided grading and drainage plan. The plan does not indicate finished grades and these should be provided before final review. There will be fairly extensive grading on both sides of the driveway. The slopes immediately adjacent to the drive will be important to understand prior to final review. The plan does show positive drainage away from the home.

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 three interior spaces and two exterior spaces and therefore is meeting the parking requirements.

17.5.9: Landscaping Regulations

The applicant has provided a conceptual landscaping plan, but does not include specifics about number of trees, species, irrigation etc. A more detailed landscaping should be provide prior to final review, this will be referred out to the town forrester for specific feedback.

The landscape plan does specify board form concrete to be used in some retaining walls. If DRB finds this material appropriate, then a specific approval should be granted.

17.5.11: Utilities
Staff: The applicant has included a utility plan. It appears the utilities will all come from Benchmark and will access the site from both the east and west GE. 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. Fixture AX is a recessed light that at 1000 lumens appears to exceed the allowable per the CDC. These high end recessed light fixtures are harder to find with 850 lumens or less, so staff recommends this fixture be allowed, but placed on a dimmer system that caps lumen output. Additionally, Fixture EXT2 is shown on the detached ADU/garage upper level lighting plan (LX3), The fixture at the top of the stairs is allowable as shown, but the two fixtures at the west side of the building would only be allowable if installed at ground level. Staff assumes this was the intention of the applicant, however a note indicating installation height should be added to the drawing to clarify. No photometric strudy was provided, but is required due for final to the square footage of the home.

17.5.13: Sign Regulations
Staff: The address marker is located in the GE to the south of the driveway. A GE encroachment agreement will be required. The dimensions of the monument as drawn do not meet those required by the CDC. The numbers need to have a reflective coating applied in case of power outage, this is not indicated on the plans. A specification for the lighting was included by the lighting designer, but this was not indicated on the address monument design. Prior to FAR the applicant shall revise the address monument design 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 appears to meet all of the fire mitigation requirements of the CDC. This lot has extensive existing vegetation so it will be important for the applicant to work directly with the Town Forrester to identify on site the trees in Zone 2 that can be kept.

17.6.1(C)(2)(a) Steep Slopes. There are pockets of steep slope scattered across Lot 325. It would be difficult to develop this lot while avoiding these areas entirely and the applicant has addressed this issue in their design narrative. It appears that the applicant has tried to remain sensitive to these slope areas by the placement of the main home structure. It is the opinion of staff that the applicant has done a good job of placing the home to avoid some steep slope and that it will be important to really address any pockets of steep slope and potential runoff impact within their construction mitigation plan.

17.6.6: Roads and Driveway Standards

Staff: The driveway is shown as 12' wide with two 2' shoulders, and is 142' long. The grade is from 0-3.68%. It also appears to meet the space requirements for garage back out. This driveway appears to meet all of the regulations of the CDC.

17.6.8: Solid Fuel Burning Device Regulations
Staff: There are indications on the plan that the home does contain fireplaces, however thay have not been called out. The applicant shall clarify by labeling all proposed fireplaces and indicating their fuel types.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan has not yet been provided and is not required until final review.

Staff Recommendation: Staff recommends the DRB approve the Initial Architecture and Site Review for Lot 325, 430 Benchmark 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 325, based on the evidence provided within the Staff Report of record dated April 27, 2021, with the following design variations and specific approvals:

Design Review Board Design variations:
1) Lighting

Design Review Board Specific Approvals:
1) Metal Fasica
2) Board Form Concrete

And, with the following conditions:

1) Prior to final review, applicant shall call out all fireplaces and indicate their fuel source.
2) Prior to final review, the applicant shall revise the address monument to ensure compliance with all regulations of the CDC.
3) Prior to final review, the applicant shall provide dimmer switch specifications to be used with the non-compliant AX light fixture and shall provide a photometric study.
4) Prior to final review the applicant shall provide a parallel plane analysis to further illustrate height compliance.
5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
6) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
7) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition

8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
11) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials
12) 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

Lot 325 Design Review Process Applica

March 27, 2021

M·GRAY ARCHITECTURE

Uncompahgre Engineering, LLC

ALPINE PLANNING

Site Context and Design

The Trusswood 10K LLC ("**Owner**") is the owner of Lot 325 Mountain Village Filing No. 18 ("**Site**"). The Site is currently vacant and the Owner wishes to build a single-family residence on the lot. The Site is located in the Single-family Zone District.

The proposed Accessory Dwelling Unit ("**ADU**") has been designed in accordance with Community Development Code ("**CDC**") Section 17.3.4(F)(5) including the 20% size limit up to 1,500 sq. ft.; the allowance for detached ADU on lots greater than 0.75 acres; separate entrance additional parking space for the ADU; and is located to minimize visual impacts.

Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	**Proposed (Approx.)**
Lot Size	1.976 acres	No Change
Zone District	Single-family Zone District	No Change
Floor Area (Gross)	No floor area limit	
	Primary Single-family Home	7,663 sq. ft.
	Accessory Dwelling Unit	1,245 sq. ft.
	Detached Garage	1,245 sq. ft.
	Total Gross Floor Area	10,153 sq. ft.
Maximum Building Height	35' + 5' for Gabled Roofs	39.73'
Maximum Average Building Height	30'	25.51'
Lot Coverage	40% = 34,429.8 sq. ft.	7,870 sq. ft. = 9%
Setbacks		
Front - North + East	16 Feet	Approx. 32'
Rear - South	16 Feet	Approx. 26'
Side - West	16 Feet	Approx. 49'
Parking	2 enclosed spaces + 2 unenclosed	3 enclosed + 2 surface parking spaces

Steep Slope Regulations

The site has small pockets of steep slopes greater than 30% as shown in the slope map (Figure 2). Section 17.6.1(C)(2)(a) of the CDC:

> "Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.
>
> i. In evaluating practicable alternatives, the Town recognizes that is may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations."

The development of the Site necessitates disturbance of steel slopes that are 30% or greater because the small pockets of steep slopes are spread around the Site. The Owner is locating the home on the higher portion of the Site to access key views.

Figure 1. The Site

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

> "The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met with team comments shown in *italics*:
>
> i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed home is in general conformance with the Mountain Village Comprehensive Plan because it envisions Lot 325 with single-family land uses, and the new home will not adversely impact the environment.*
>
> ii. The proposed disturbance is minimized to the extent practical. *The impact to the steep slope areas has been minimized to the extent practical with the home designed to fit into the current topography of the site.*
>
> iii. A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. *The home structural engineering will be designed based on a site specific soils report.*
>
> (b) An engineered civil plan for the lot, including grading and drainage plans. *Uncompahgre Engineering designed the grading and drainage plan.*
>
> iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans. *Impacts to steep slope areas are minimized by limiting the areas of grading; sensitive building design; and an erosion control plan and a revegetation plan.*

It is not practicable to avoid all steep slope areas due to the small pockets of steep slopes spread throughout the Site. Thus, there is no practicable alternative to avoiding disturbance to the steep slopes which is necessary to allow for the reasonable use of the property.

General Easement (GE)

The proposed Site development has the driveway, address monument and utilities in the General Easement ("**GE**"). CDC Section 17.3.14(E) expressly allows the driveway, address monument and utilities to be placed in the GE.

Design Regulation Compliance

Mountain Village Design Theme. The proposed design meets the Mountain Village Design Theme. The proposed home and ADU have been designed to sensitively fit the Site with attention to the unique topographic changes, views, solar gain and tree preservation. The proposed massing is simple in form and steps with and grows from the natural topography. The building has been designed with a solid stone and metal base and exterior materials that will withstand alpine snow conditions. Natural materials are integral to the design. The home has colors that blend with and compliment natural colors.

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

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

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

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

Landscaping Regulations. The primary goal of the landscaping plan is to retain as much of the existing vegetation as possible. A landscaping plan will be submitted with the Final Architecture Review plan set as required by the Town Design Review Process application handout.

Exterior Material & Roof Design

The proposed home is designed with the following exterior materials as shown on Sheet A-500:

- Smooth and rough limestone
- 4" -6" Vertical Wood Siding
- Metal Siding
- Brise Soleil - Natural
- Exposed C Channel Metal
- Aluminum Clad Windows and Doors - Black Color
- Standing Seam Black Metal Roof and Gutters

Lighting

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

Figure 2. Steep Slopes

M·GRAY
ARCHITECTURE

Uncompahgre
Engineering, LLC

ALPINE
PLANNING

420 BENCHMARK TELLURIDE COLORADO

M·GRAY
ARCHITECTURE

M·GRAY
ARCHITECTURE

COLORADO LICENSED ARCHITECT
04879
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TBUSBYDDI UK

SCALE 12" = 1'-0"

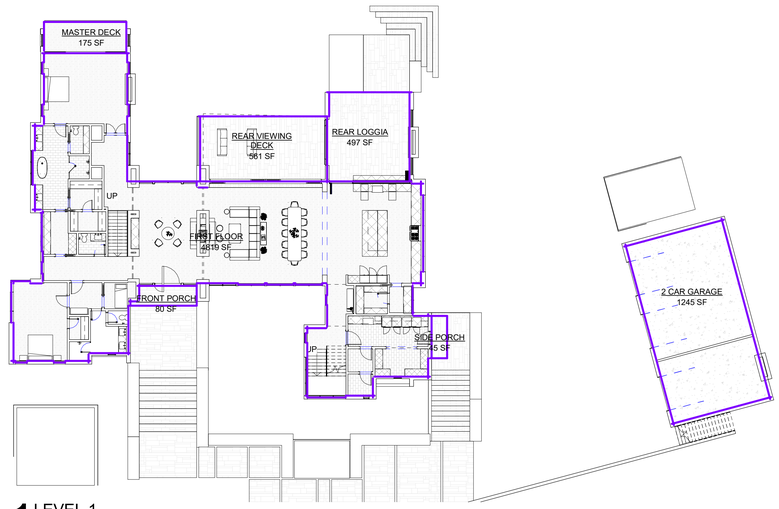
COVER

A-000

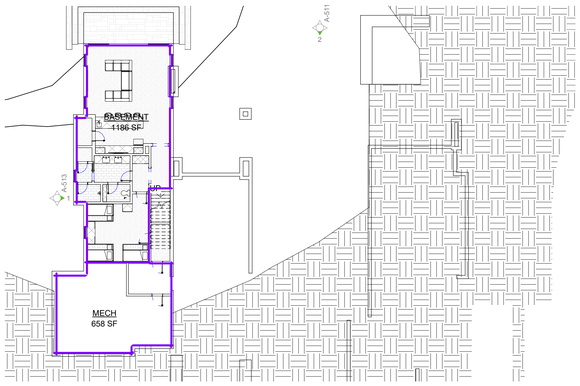
SHEET SIZE 30"X42" PRINTED FULL SIZE

BUILDING AREA			
Level	Name	Area	Comments
BASEMENT	BASEMENT	1186 SF	AC
LEVEL 1	FIRST FLOOR	4819 SF	AC
LEVEL 2	SECOND FLOOR	1656 SF	AC
AC		7660 SF	
LEVEL 2	ADU	1245 SF	AC ADU
AC ADU		1245 SF	
BASEMENT	MECH	658 SF	NON AC
LEVEL 1	2 CAR GARAGE	1245 SF	NON AC
LEVEL 1	REAR LOGGIA	497 SF	NON AC
LEVEL 1	FRONT PORCH	80 SF	NON AC
LEVEL 1	REAR VIEWING DECK	561 SF	NON AC
LEVEL 1	MASTER DECK	175 SF	NON AC
LEVEL 1	SIDE PORCH	45 SF	NON AC
LEVEL 2	SECOND FLOOR DECK	130 SF	NON AC
NON AC		3391 SF	
TOTAL UNDER ROOF: 12		12296 SF	

2 LEVEL 2
SCALE : 1/16" = 1'-0"



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



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

LOT COVERAGE

MAXIMUM COVERAGE ALLOWED

40 % OF THE LOT - LOT EQUALS 86,074.56 SQFT or 34,429 sqft ALLOWED

ACTUAL COVERAGE 9% - 7,870 sqft INCLUDING ADU - IN COMPLIANCE

FLOOR AREA CALCULATIONS

SEE TABLE ON A-001

MISC REQUIREMENTS

BUILDING SET BACKS

16' WITH EASEMENTS - SEE SHEET A-100

BUILDING HEIGHT

MAXIMUM HEIGHT 35' OR 40' WITH GABLE - SEE SHEET A-310
AVERAGE HEIGHT 30' ALLOWED

MAX HEIGHT 39.73' - IN COMPLIANCE
AVERAGE HEIGHT 25.51' - IN COMPLIANCE

MAIN STRUCTURE AREA 7,660 sqft (AC)

ACCESSORY DWELLING UNIT 1,245 sqft

PARKING 3 ENCLOSED SPACES AND 2 SURFACE SPACES

SNOWMELT AREA - 985 sqft PER PLAN - SEE SHEET A-201

EXTERIOR MATERIALS AND CALCULATIONS - SEE SHEET A-500

PROJECT DIRECTORY

OWNER - TRUSSWOOD 10K, LLC

ARCHITECT - MGRAY ARCHITECTURE - MAURIE GRAY AIA MARK GRAY
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Sheet List			
SHEET DISCIPLINE	Sheet Number	Sheet Name	Sheet Issue Date
ARCHITECTURAL	A-000	COVER	03/24/2021
ARCHITECTURAL	A-001	INDEX AND AREAS	03/24/2021
ARCHITECTURAL	A-002	SITE PHOTOS	03/24/2021
ARCHITECTURAL	A-003	SLOPE STUDY	03/28/21
ARCHITECTURAL	A-004	TOPO MAP	03/28/21
ARCHITECTURAL	A-100	SITE EXISTING	03/24/2021
ARCHITECTURAL	A-101	SITE NEW WORK	03/25/21
ARCHITECTURAL	A-200	LEVEL 0	03/24/2021
ARCHITECTURAL	A-201	LEVEL 1 PLAN	03/24/2021
ARCHITECTURAL	A-202	LEVEL 2 PLAN	03/24/2021
ARCHITECTURAL	A-210	GARAGE / ADU PLAN	03/24/2021
ARCHITECTURAL	A-301	LEVEL 1 CEILING PLAN	not for issue
ARCHITECTURAL	A-302	LEVEL 2 CEILING PLAN	not for issue
ARCHITECTURAL	A-310	BUILDING HEIGHT COMPLIANCE	03/24/2021
ARCHITECTURAL	A-311	ROOF PLAN	03/25/21
ARCHITECTURAL	A-400	SCHEDULES	03/24/2021
ARCHITECTURAL	A-500	EXTERIOR MATERIALS	03/24/2021
ARCHITECTURAL	A-501	RENDERINGS	03/24/2021
ARCHITECTURAL	A-502	RENDERINGS	03/24/2021
ARCHITECTURAL	A-511	EXTERIOR ELEVATIONS	03/24/2021
ARCHITECTURAL	A-512	EXTERIOR ELEVATIONS	03/24/2021
ARCHITECTURAL	A-513	EXTERIOR ELEVATIONS	03/24/2021
ARCHITECTURAL	A-520	GARAGE / ADU ELEVATIONS	03/24/2021
ARCHITECTURAL	A-600	ISOMETRICS	not for issue
CIVIL	C1	CIVIL ENGINEERING NOTES	03/24/2021
CIVIL	C2	GRADING AND DRAINAGE	03/24/2021
CIVIL	C3	UTILIES	03/24/2021
CIVIL	C4	FIRE MITIGATION AND FORESTRY PLAN	03/24/2021
LANDSCAPE	L1	LANDSCAPE ILLUSTRATIVE PLAN	03/24/2021

PLAN NOTES

1. INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
2. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF FINISH
3. ARCHITECTURAL DIMENSION AND FLOOR PLAN REFERENCE A-200 SERIES
4. REFLECTED CEILING PLAN INDICATING CEILING HEIGHTS, DETAILS, LIGHTING AND ELECTRICAL INFORMATION REFERENCE A-300 SERIES
5. ROOF MATERIAL AND SLOPE INFORMATION REFERENCE A-300 SERIES
6. BUILDING FINISH, DOOR, WINDOW,CEILING, ELECTRICAL, ROOF AND CASEWORK SCHEDULES REFERENCE A-400
7. EXTERIOR ELEVATIONS AND SECTIONS REFERENCE A-500 SERIES
8. ISOMETRIC AND PERSPECTIVES REFERENCE A-600 SERIES

ARCHITECTURAL ROOM TAG

XX — ROOM NUMBER
ROOM NAME — ROOM NAME
150 SF — INTERIOR SQFT
Floor Finish — FLOOR FINISH

RCP ROOM TAG

XX — ROOM NUMBER
ROOM NAME — ROOM NAME
150 SF — INTERIOR SQFT
Ceiling Finish — CEILING FINISH

DOOR TAG

1t — DOOR TYPE
H 1' - 0" — DOOR HEIGHT
W 1' - 0" — DOOR WIDTH

WINDOW TAG

1 — WINDOW TYPE
H 1' - 0" — WINDOW HEIGHT
W 1' - 0" — WINDOW WIDTH
SILL Sill Height — WINDOW SILL HEIGHT
HEAD Head Height — WINDOW HEAD HEIGHT

ROOF TAG

1t — ROOF TYPE
Area — ROOF AREA

CASEWORK TAG

1 — CASEWORK TYPE

GENERAL NOTES

1. A certified/approved third party inspection (if applicable) representative will be required to perform an energy inspection/final prior to the building finals.
2. Electrical, plumbing and Mechanical penetrations (and similar penetrations) in the top-plates of non-fire rated walls are required to be sealed (e.g. poly sealed), draft-stop.
3. Fire-blocking shall be pro-vided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fire-blocking shall be provided in wood-frame construction in the following locations. (IRC; Section R502.13; R302.11).
4. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows (**e.g. arch openings**) of studs or staggered studs; as follows:
   1.1. Vertically at the ceiling and floor levels.
   1.2. Horizontally at intervals not exceeding 10 feet.
5. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
6. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
7. At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
8. For the fire-blocking of chimneys and fireplaces, see Section R1003.19.
9. Fire-blocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
10. Designer/contractor to provide and maintain the minimum working clearances/spaces around electrical panels, electrical-disconnects electrical equipment, etc., as required by the 2017 NEC, article 110.26.
11. The 2018 IRC requires all duct work to be insulated and sealed with approved materials. IRC Section M1601.4.1 requires all longitudinal and transverse seams, and connections in ductwork to be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric system tapes.
12. All flex-duct shall be supported/installed in accordance to it manufacture's installation standards (provide copy on job-site at time of inspection).
13. HVAC (attic evaporators) appliances shall be supported/installed/clearance in accordance to their manufacture's installation standards (provide copy on job-site at time of inspection).
14. Section R403.2 **Ducts of the 2018** International Energy Conservation Code states:
    403.2.1 Insulation (Prescriptive). Supply ducts in attics shall be insulated to a **minimum of R-8.** All other ducts shall be insulated to a minimum of R-6.
    Exception: Ducts or portions thereof located completely inside the *building thermal envelope*.
    Any request to use the "Simulated Performance Alternative in Section 405 will require prior approval of the Building Official and the submittal of a report prepared by a design an approved professional addressing all requirements in section 405 with the submittal of the design professional's applicable credentials deemed necessary to complete the report as outlined in IECC Section 405.
15. New mechanical systems installed (e.g. duct sizes, heat load calculations, materials, methods, etc.) shall comply with the 2018 International Residential Code (design professional to confirm).
16. Any/all electrical lighting fixtures will be required to comply with the 2018 IRC (e.g. Air tight).
17. Electrical receptacles within 6-foot of all sinks will be required to be GFCI type.
18. New electrical systems installed (e.g. wire sizes, materials, conduit methods, etc.) shall comply with the 2017 National Electrical Code (design professional to confirm).
19. All electrical sub-panels must have neutral and ground wires isolated in accordance with the 2017 NEC.
20. ****All electrical branch circuits installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit as required in 2017 NEC; Section 210.12.**
21. Recessed electrical lighting fixtures shall be an approved air-tight/IC rated fixture to comply with the 2018 IRC.
22. Electrical lighting fixtures installed in wet and damp locations (e.g. above tub or showers, outside, etc.) shall be marked "suitable for wet locations" (2017 NEC; Section 410.10), design professional/contractor to confirm.
23. Light fixtures in clothes closets shall comply with the clearances in 2017 National Electrical Code Section 410.16, design professional/contractor to confirm.
24. Electrical receptacle placement (e.g. kitchen counter, wall spacing, floor receptacles, GFCI-requirements) shall comply with the 2017 National Electrical Code, Article 210, design-professional/contractor to confirm.
25. Ceiling fans that do not exceed 35 pounds in weight shall be permitted to be supported by outlet boxes identified for such use. Ceiling fans that exceed 35 pounds shall be independently supported of the outlet box, (2014 NEC; Section 314.27), design professional/contractor to confirm.
26. At least one GFCI receptacle shall be required in the garage, (2017 NEC; Section 210.52-G).
27. At least one receptacle shall be required in hallways of 10 feet or more in length, (2017 NEC; Section 210.52-H).
28. All electrical fixtures that terminate in metal j-boxes must be grounded/bonded to the box with an approved grounding screw or clip.
29. Electrical branch circuits to ranges and clothes dryers shall comply with 2017 NEC, Section 250-140 (e.g. 4-wire, 2-hots, a neutral and separate grounding conductor).
30. **Electrical wiring installed within 6-feet of an attic access opening** must be protected by substantial guard strips that are at least as high as the wiring-cable (refer to 2017 NEC, section 334.23 and 320.23).
31. Hot storage type water heater(s) when part of a closed system shall require the installation of an expansion tank. Tank-less type water heaters shall comply with their manufacturers' installation instruction.
32. Toilet rooms and bathrooms shall be ventilated in accordance with 2018 IRC, section M1506 (e.g. 50 cfm). Duct materials shall be minimum class I duct as required in chapter 16 of the IRC.
33. Water heater temperature and pressure relief valves must terminate outside in an approved location.
34. New gas systems installed (e.g. pipe sizes, materials, methods, etc.) shall comply with the 2012 International Residential Code (design professional to confirm).
35. The 2018 IRC requires a sediment trap that shall be installed down-stream of the equipment shut-off valve as close to the inlet of the equipment as practical. Exceptions: illuminating appliances, ranges, clothes dryers, and outdoor grills need not be so equipped (Section G2419.4).
36. The minimum size domestic water service (branch line to space) shall comply with the IRC Chapter 29.
37. Water heaters shall have an approved drain pan installed underneath the water heaters.
38. New plumbing systems installed (e.g. fixture spacing IRC 307) shall comply with the 2018 International Residential Code (design professional to confirm).
39. All fuel-burning appliances shall be provided with combustion air in accordance with IRC, chapter 17 (e.g. furnaces).
40. **Smoke alarms & Carbon Monoxide** shall be installed in the following locations:
    1. In each sleeping room.
    2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
    When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72 (IRC; Section R 314 & 315).
41. Safety glazing (e.g. windows, etc): glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface shall be safety glazing when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface (IRC; Section R308.4.10). Safety glazing is also required in areas adjacent to stairways 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread (IRC; Section R308.4.11).
42. Skylights and sloped glazing (if applicable) shall comply with the 2018 International Residential Code Section 308.6.
43. Safety glazing (e.g. tub and shower enclosures): glazing in doors and enclosures (e.g. stairways) for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers shall require safety glazing in any part of a building wall enclosing the aforementioned compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
44. Drywall installed in wet and damp locations (e.g. above tub or showers, outside, etc.) shall be marked "suitable for wet locations", design professional/contractor to confirm.
45. Wall framing (stud notching and boring):
    a. Bearing and exterior walls; maximum notching 25%, maximum boring 40%.
    b. Bearing and exterior walls; maximum boring 60% if studs are doubled and not more than two consecutive studs are bored.
    c. Non-bearing walls; maximum notching 40%, maximum boring 60%.
    d. Boring holes in stud walls; no closer than 5/8" to face of studs.

M·GRAY ARCHITECTURE

COLORADO LICENSED 04676 ARCHITECT

03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

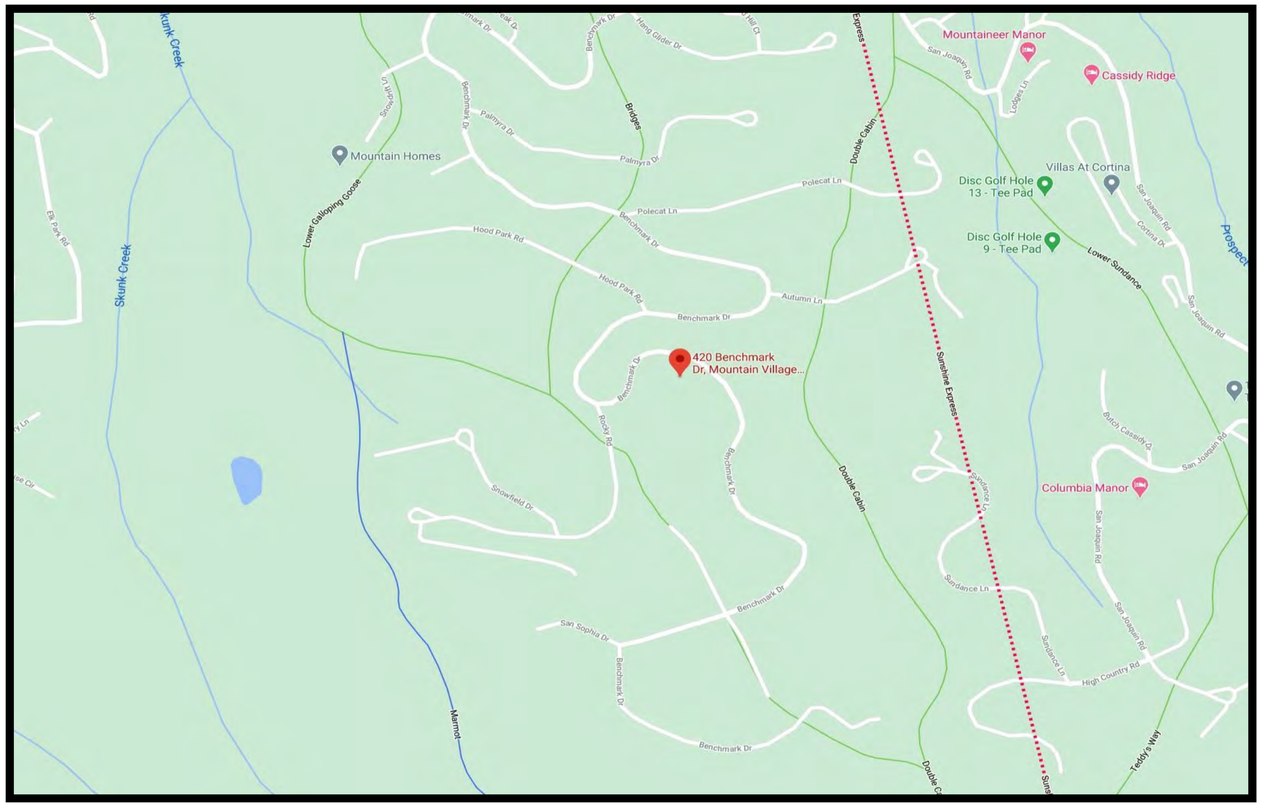
OWNER | TRUSSWOOD 10K

SCALE As indicated

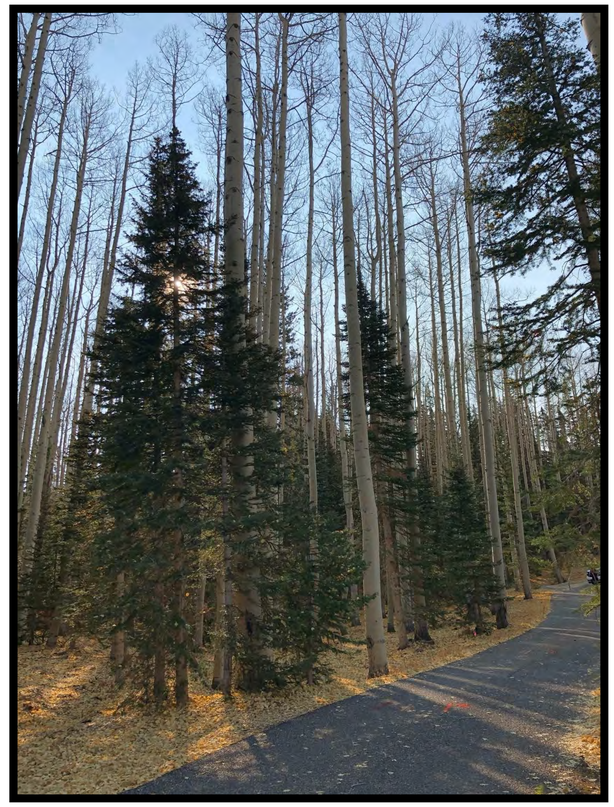
INDEX AND AREAS

A-001

SHEET SIZE 30"X42" PRINTED FULL SIZE

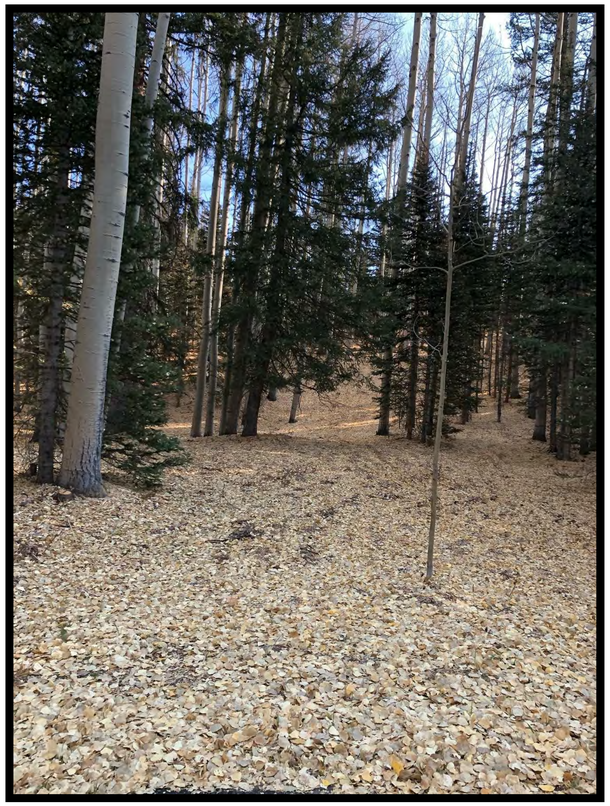


VICINTY MAP



EXISTING SITE

EXISTING SITE



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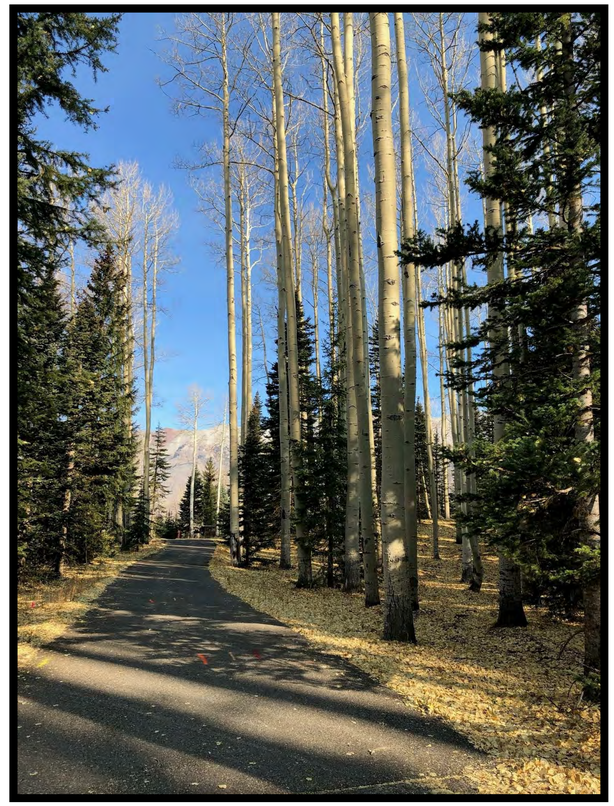


EXISTING SITE

M·GRAY
ARCHITECTURE

COLORADO LICENSED
ARCHITECT
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

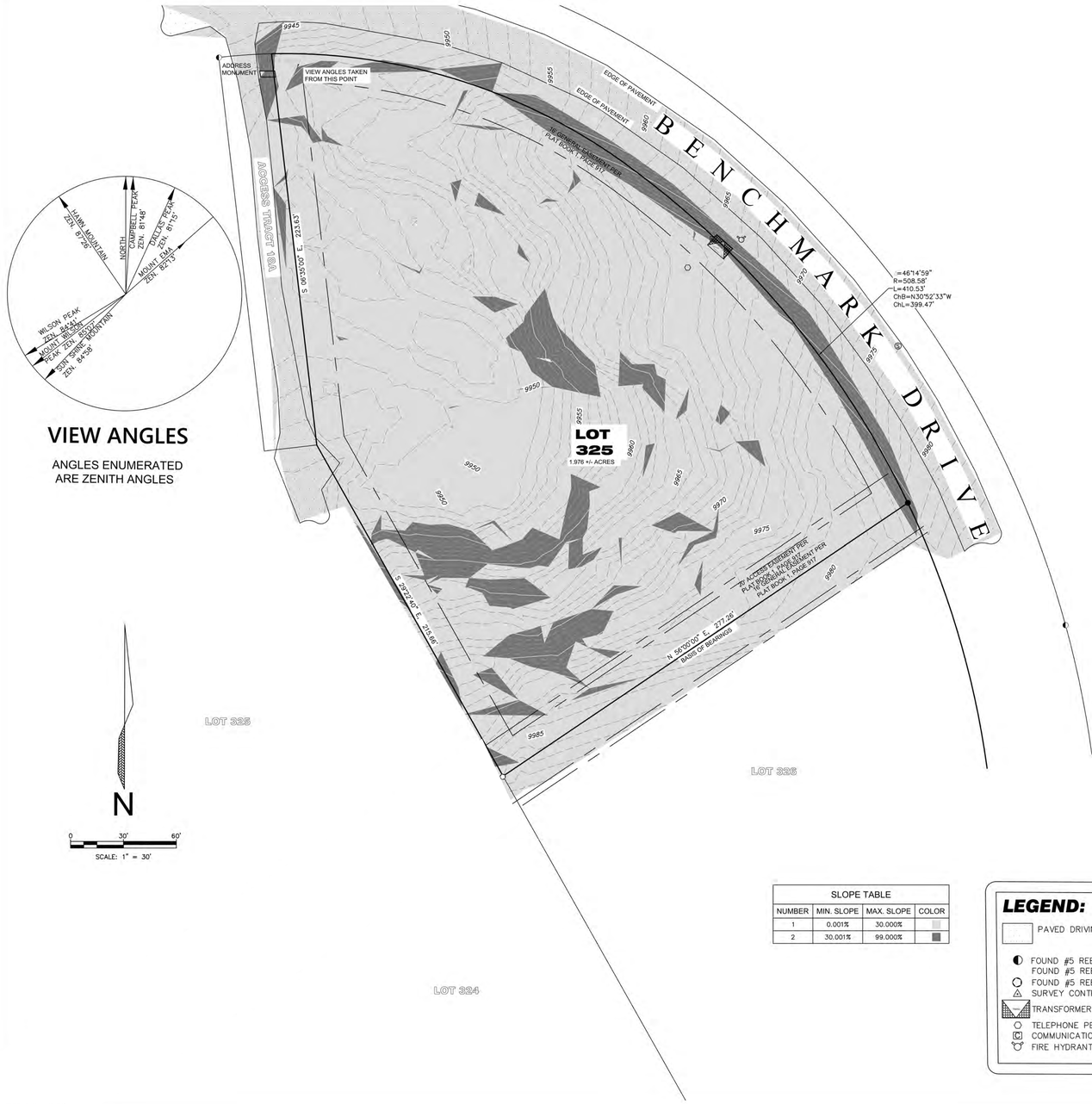
OWNER | TRUSHWOOD 19K

SCALE 12" = 1'-0"

SITE PHOTOS

A-002

SHEET SIZE 30"X42" PRINTED FULL SIZE



VIEW ANGLES

ANGLES ENUMERATED ARE ZENITH ANGLES

SLOPE TABLE			
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR
1	0.001%	30.000%	
2	30.001%	99.000%	

LEGEND:

- PAVED DRIVING SURFACE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- SURVEY CONTROL POINT
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- FIRE HYDRANT

PROPERTY DESCRIPTION:

LOT 325, TELLURIDE MOUNTAIN VILLAGE, FILING 18, ACCORDING TO THE PLAT RECORDED JULY 21, 1989 IN PLAT BOOK 1 AT PAGE 916,
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 325, Filing 18, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark PLS. 38014

COLORADO LICENSED THOMAS A. CLARK 38014 11/19/2020 PROFESSIONAL LAND SURVEYOR

NOTES:

1. Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86010780 effective on 10/27/2020 at 5:00 P.M.

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 November 2020.

4. Elevation datum for this survey is based on Global Positing Systems (GPS) observation and OPUS solution (NAVD 88) benchmark "CP 9 OPUS" that elevation being 9951.32.

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. NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more then ten years from the date of the certification shown hereon.

7. No wetlands were observed on this property.

SLOPE STUDY MAP OF LOT 325. MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

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

DATE: 11/6/2020		
DRAWN BY	TC	JOB# 20092
CHECKED BY	JCC	
		SHEET-1-OF-1

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT 04679

03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

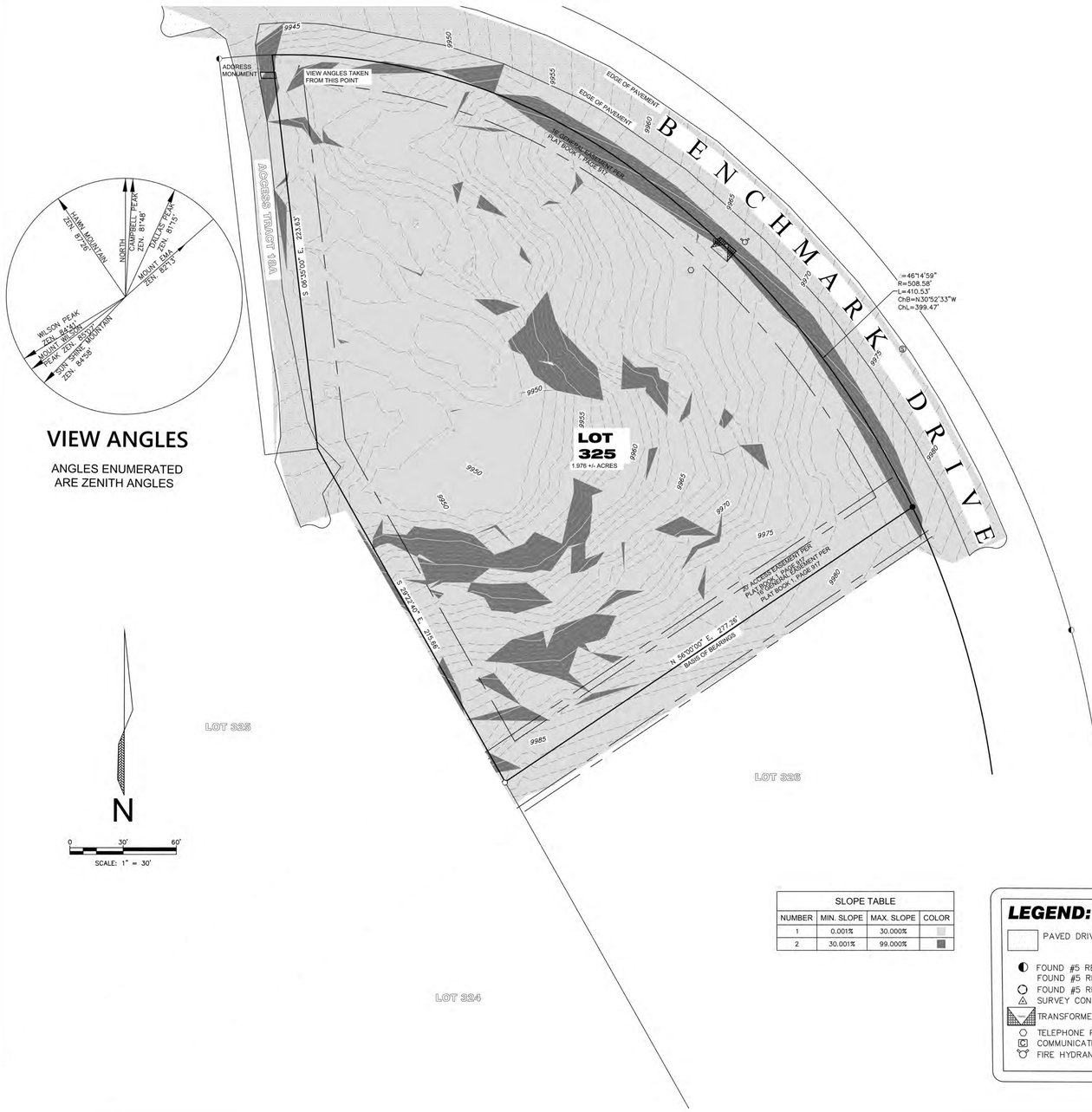
OWNER | TELLURIDE CO, LTD

SCALE 1" = 30'-0"

SLOPE STUDY

A-003

SHEET SIZE 30"X42" PRINTED FULL SIZE



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NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR
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2	30.001%	99.000%	

LEGEND:

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- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- FIRE HYDRANT

PROPERTY DESCRIPTION:

LOT 325, TELLURIDE MOUNTAIN VILLAGE, FILING 18, ACCORDING TO THE PLAT RECORDED JULY 21, 1989 IN PLAT BOOK 1 AT PAGE 916,
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 325, Filing 18, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark PLS. 38014

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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 November 2020.

4. Elevation datum for this survey is based on Global Positing Systems (GPS) observation and OPUS solution (NAVD 88) benchmark "CP 9 OPUS" that elevation being 9951.32.

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.

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7. No wetlands were observed on this property.

SLOPE STUDY MAP OF LOT 325. MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

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

DATE: 11/6/2020		
DRAWN BY	TC	JOB# 20092
CHECKED BY	JCC	
		SHEET-1-OF-1

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT 04679

03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TBLSBRIDGE UK

SCALE 1" = 30'-0"

TOPO MAP

A-004

SHEET SIZE 30"X42" PRINTED FULL SIZE

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT

03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

OWNER | TBD,SSW,COD 10K

SCALE 1" = 20'-0"

SITE EXISTING

A-100

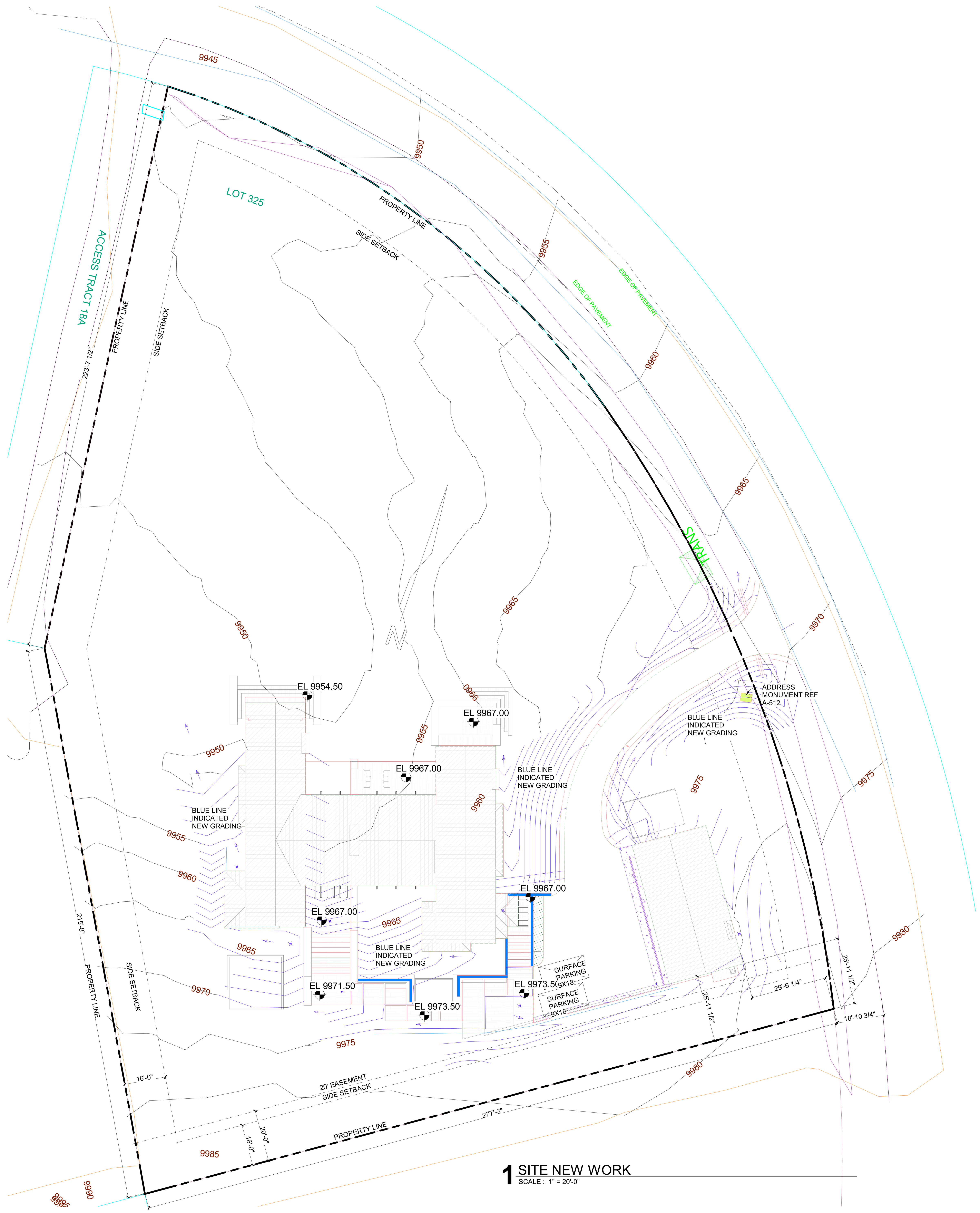
SHEET SIZE 30"X42" PRINTED FULL SIZE

1 SITE EXISTING WITH TREES
SCALE 1" = 20'-0"

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT

03/25/2021



1 SITE NEW WORK
SCALE : 1" = 20'-0"

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSSWOOD 10K

SCALE 1" = 20'-0"

SITE NEW WORK

A-101

SHEET SIZE 30"X42" PRINTED FULL SIZE

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

PLAN NOTES

1. INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
2. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF FINISH
3. ARCHITECTURAL DIMENSION AND FLOOR PLAN REFERENCE A-200 SERIES
4. REFLECTED CEILING PLAN INDICATING CEILING HEIGHTS, DETAILS, LIGHTING AND ELECTRICAL INFORMATION REFERENCE A-300 SERIES
5. ROOF MATERIAL AND SLOPE INFORMATION REFERENCE A-300 SERIES
6. BUILDING FINISH, DOOR, WINDOW,CEILING, ELECTRICAL, ROOF AND CASEWORK SCHEDULES REFERENCE A-400
7. EXTERIOR ELEVATIONS AND SECTIONS REFERENCE A-500 SERIES
8. ISOMETRIC AND PERSPECTIVES REFERENCE A-600 SERIES

ARCHITECTURAL ROOM TAG

XX — ROOM NUMBER
ROOM NAME — ROOM NAME
150 SF — INTERIOR SQFT
Floor Finish — FLOOR FINISH

RCP ROOM TAG

XX — ROOM NUMBER
ROOM NAME — ROOM NAME
150 SF — INTERIOR SQFT
Ceiling Finish — CEILING FINISH

DOOR TAG

1t — DOOR TYPE
H 1' - 0" — DOOR HEIGHT
W 1' - 0" — DOOR WIDTH

WINDOW TAG

1 — WINDOW TYPE
H 1' - 0" — WINDOW HEIGHT
W 1' - 0" — WINDOW WIDTH
SILL Sill Height — WINDOW SILL HEIGHT
HEAD Head Height — WINDOW HEAD HEIGHT

ROOF TAG

1t — ROOF TYPE
Area — ROOF AREA

CASEWORK TAG

1 — CASEWORK TYPE

M·GRAY ARCHITECTURE
COLORADO LICENSED ARCHITECT
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSSWOOD 10K

SCALE As indicated

LEVEL 0

A-200

SHEET SIZE 30"X42" PRINTED FULL SIZE

PLAN NOTES

1. INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
2. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF FINISH
3. ARCHITECTURAL DIMENSION AND FLOOR PLAN REFERENCE A-200 SERIES
4. REFLECTED CEILING PLAN INDICATING CEILING HEIGHTS, DETAILS, LIGHTING AND ELECTRICAL INFORMATION REFERENCE A-300 SERIES
5. ROOF MATERIAL AND SLOPE INFORMATION REFERENCE A-300 SERIES
6. BUILDING FINISH, DOOR, WINDOW,CEILING, ELECTRICAL, ROOF AND CASEWORK SCHEDULES REFERENCE A-400
7. EXTERIOR ELEVATIONS AND SECTIONS REFERENCE A-500 SERIES
8. ISOMETRIC AND PERSPECTIVES REFERENCE A-600 SERIES

ARCHITECTURAL ROOM TAG

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150 SF — INTERIOR SQFT
Floor Finish — FLOOR FINISH

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ROOM NAME — ROOM NAME
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ROOF TAG

1t — ROOF TYPE
Area — ROOF AREA

CASEWORK TAG

1 — CASEWORK TYPE

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT

03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TBUSBWOOD10K

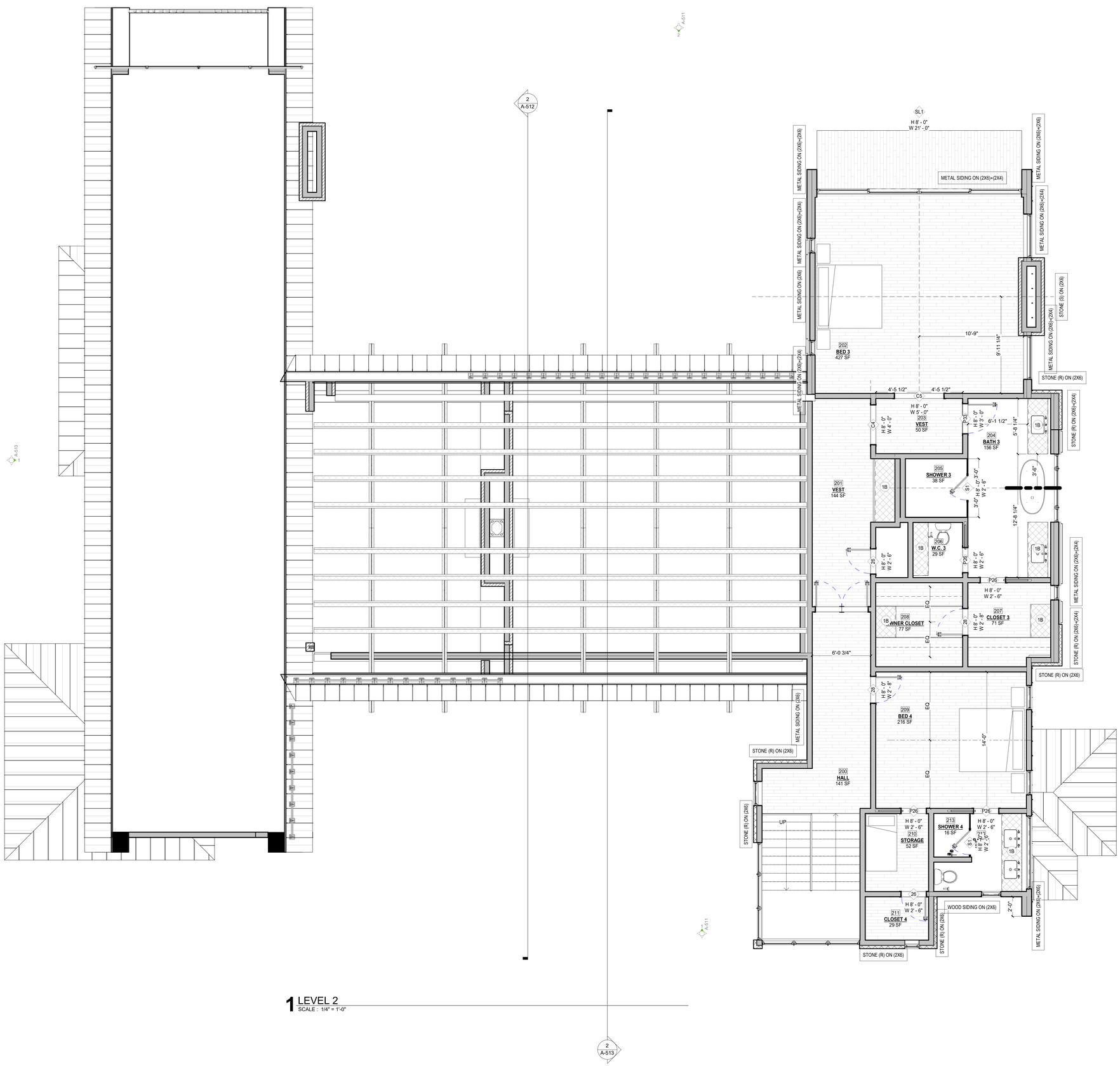
SCALE As indicated

LEVEL 1 PLAN

A-201

SHEET SIZE 30"X42" PRINTED FULL SIZE

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



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

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT
04674
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

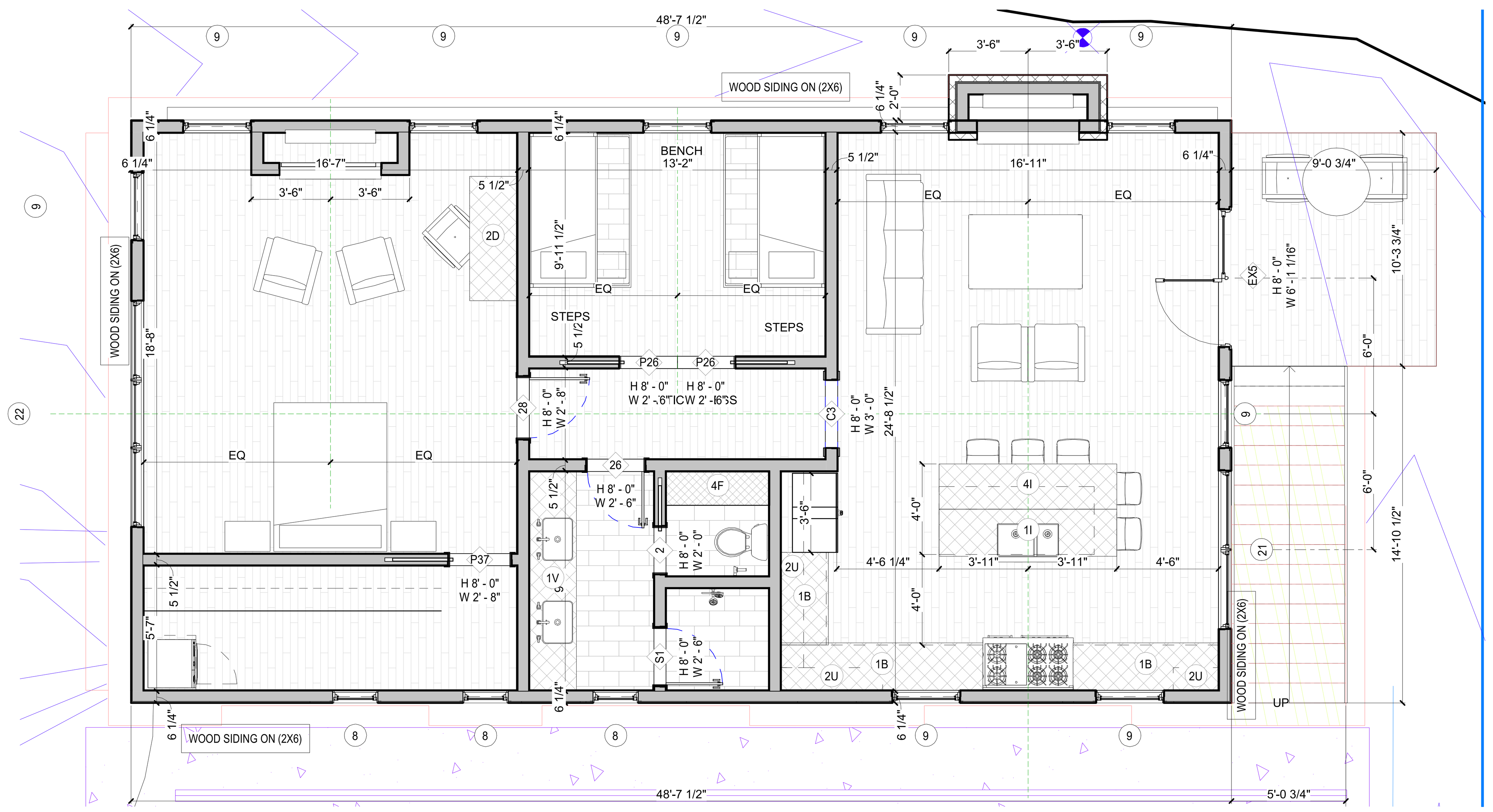
OWNER | TRUSSWOOD 10K

SCALE 1/4" = 1'-0"

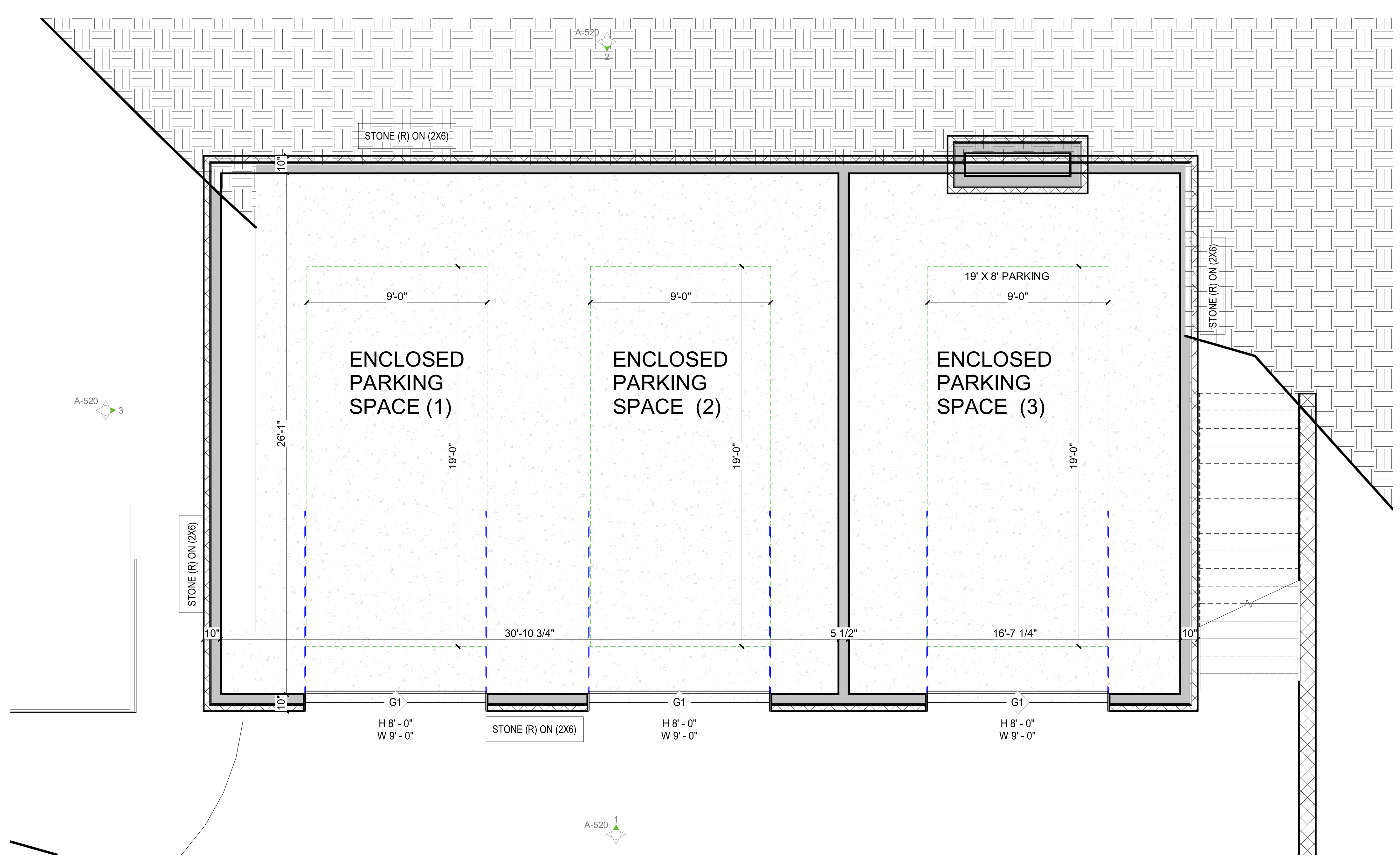
LEVEL 2 PLAN

A-202

SHEET SIZE 30"X42" PRINTED FULL SIZE



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



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

PLAN NOTES

1. INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
2. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF FINISH
3. ARCHITECTURAL DIMENSION AND FLOOR PLAN REFERENCE A-200 SERIES
4. REFLECTED CEILING PLAN INDICATING CEILING HEIGHTS, DETAILS, LIGHTING AND ELECTRICAL INFORMATION REFERENCE A-300 SERIES
5. ROOF MATERIAL AND SLOPE INFORMATION REFERENCE A-300 SERIES
6. BUILDING FINISH, DOOR, WINDOW,CEILING, ELECTRICAL, ROOF AND CASEWORK SCHEDULES REFERENCE A-400
7. EXTERIOR ELEVATIONS AND SECTIONS REFERENCE A-500 SERIES
8. ISOMETRIC AND PERSPECTIVES REFERENCE A-600 SERIES

ARCHITECTURAL ROOM TAG

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ROOM NAME — ROOM NAME
150 SF — INTERIOR SQFT
Floor Finish — FLOOR FINISH

RCP ROOM TAG

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ROOM NAME — ROOM NAME
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Ceiling Finish — CEILING FINISH

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H 1' - 0" — WINDOW HEIGHT
W 1' - 0" — WINDOW WIDTH
SILL Sill Height — WINDOW SILL HEIGHT
HEAD Head Height — WINDOW HEAD HEIGHT

ROOF TAG

1t — ROOF TYPE
Area — ROOF AREA

CASEWORK TAG

1 — CASEWORK TYPE

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSSWOOD 10K

SCALE As indicated

GARAGE / ADU PLAN

A-210

SHEET SIZE 30"X42" PRINTED FULL SIZE

BUILDING HEIGHT ELEVATIONS

ROOF MAX KEY	ROOF ELEVATION	DISTANCE FROM NATURAL GRADE	MAX HEIGHT	ROOF TYPE GABLE 35'+5' HIP 35'	ALLOWED	COMPLIANT
RM1	9989.73	9950.00	39.73	GABLE	40	0.27
RM2	9989.73	9962.00	27.73	GABLE	40	12.27
RM3	9989.69	9955.00	34.69	GABLE	40	5.31
RM4	9979.40	9961.00	18.40	HIP	35	16.60
RM5	9979.40	9950.00	29.40	HIP	35	5.60
RM6	9996.28	9958.00	38.28	GABLE	40	1.72
RM7	9989.50	9962.00	27.50	GABLE	40	12.50
RM8	9979.40	9966.00	13.40	HIP	35	21.60
RM9	9998.00	9967.00	31.00	GABLE	40	9.00
RM10	9989.40	9967.00	22.40	HIP	35	12.60
RM11	9989.40	9965.00	24.40	HIP	35	10.60
	NG MOST RESTRICTIVE IN ALL CASES					

ROOF AVERAGE KEY	ROOF ELEVATION	DISTANCE FROM NATURAL GRADE	MAX HEIGHT	ALLOWED	COMPLIANT
RA1	9985.19	9950.00	35.19		
RA2	9985.19	9950.00	35.19		
RA3	9985.19	9963.00	22.19		
RA4	9985.19	9961.00	24.19		
RA5	9986.00	9955.00	31.00		
RA6	9986.00	9960.00	26.00		
RA7	9979.40	9962.00	17.40		
RA8	9979.40	9951.00	28.40		
RA9	9995.21	9956.00	39.21		
RA10	9995.21	9960.00	35.21		
RA11	9989.50	9964.00	25.50		
RA12	9979.40	9968.00	11.40		
RA13	9995.21	9968.00	27.21		
RA14	9995.21	9968.00	27.21		
RA15	9967.53	9968.00	-0.47		
RA16	9989.40	9966.00	23.40		
		AVERAGE HEIGHT	25.51	MAX 30	COMPLIANT 4.49

MOST RESTRICTIVE UNDER BY .27"
RA1 EL 9985.19
RM1 EL 9989.73
RA2 EL 9985.19
2ND MOST RESTRICTIVE UNDER BY 1.72"
RM6 EL 9998.28
RA9 EL 9995.21
RA10 EL 9995.22
RM5 EL 9979.40
METAL ROOF 63 SF
RA8 EL 9979.40
METAL ROOF 2 2525 SF
UP
METAL ROOF 242 SF
RA5 EL 9986.01
EQ
METAL ROOF 1728 SF
RM3 EL 9989.69
METAL ROOF 2 2218 SF
RA6 EL 9986.02
METAL ROOF 241 SF
RM7 EL 9989.50
RA11 EL 9989.50
RM4 EL 9979.40
RA7 EL 9979.40
RA3 EL 9985.20
RA4 EL 9985.20
RM2 EL 9989.73
RM8 EL 9979.40
METAL ROOF 134 SF
RA12 EL 9979.40
RM10 EL 9989.40
METAL ROOF 177 SF
RA16 EL 9989.40
EL 9998.28
RA14 EL 9995.21
RA13 EL 9995.21
RA15 EL 9989.40
RM9 EL 9989.40
9950
9955
9960
9965
9965
A-511
A-512
A-513

1 BUILDING HEIGHT COMPLIANCE
SCALE : 1/4" = 1'-0"

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT 04679 03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSSWOOD 10K

SCALE 1/4" = 1'-0"

BUILDING HEIGHT COMPLIANCE

A-310

SHEET SIZE 30"X42" PRINTED FULL SIZE

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

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT
04674
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSKWOOD SK

SCALE 1/4" = 1'-0"

ROOF PLAN

A-311

SHEET SIZE 30"X42" PRINTED FULL SIZE

FINISH SCHEDULE IS FOR REFERENCE ONLY. INTERIOR DESIGNER SELECT EXACT FINISHES AND CONTRACTOR TO VERIFY AREAS

ROOM FINISH SCHEDULE

LEVEL	NO.	NAME	AREA	FLOOR FINISH	Ceiling Finish
BASEMENT	001	STAIR	99 SF		
BASEMENT	002	GAME	557 SF		
BASEMENT	003	VEST	41 SF		
BASEMENT	004	SINK	66 SF		
BASEMENT	005	VEST	19 SF		
BASEMENT	006	CLOSET	14 SF		
BASEMENT	007	STORAGE	28 SF		
BASEMENT	008	SHOWER	28 SF		
BASEMENT	009	W.C.	32 SF		
BASEMENT	010	BUNK ROOM	253 SF		
BASEMENT	011	CLOSET	48 SF		
BASEMENT	012	OWNERS STORAGE	Not Enclosed		
BASEMENT	013	MECH	554 SF		
LEVEL 1	100	ENTRY	439 SF		
LEVEL 1	101	HALL	355 SF		
LEVEL 1	102	POWDER	39 SF		
LEVEL 1	103	VEST 1	66 SF		
LEVEL 1	104	BED 1	284 SF		
LEVEL 1	105	CLOSET 1	30 SF		
LEVEL 1	106	STORAGE 1	51 SF		
LEVEL 1	107	W.C. 1	19 SF		
LEVEL 1	108	BATH 1	82 SF		
LEVEL 1	109	SHOWER 1	27 SF		
LEVEL 1	110	OFFICE	82 SF		
LEVEL 1	111	OWNER CLOSET	47 SF		
LEVEL 1	112	CLOSET 2	62 SF		
LEVEL 1	113	BATH 2	190 SF		
LEVEL 1	114	SHOWER 2	31 SF		
LEVEL 1	115	W.C. 2	37 SF		
LEVEL 1	116	BED 2	400 SF		
LEVEL 1	117	LIVING	785 SF		
LEVEL 1	118	KITCHEN	636 SF		
LEVEL 1	119	PANTRY	39 SF		
LEVEL 1	120	OWNERS PANTRY	61 SF		
LEVEL 1	121	VEST	69 SF		
LEVEL 1	122	STAIR	129 SF		
LEVEL 1	123	Room	167 SF		
LEVEL 1	124	CLOSET	39 SF		
LEVEL 1	125	OWNER CLOSET	37 SF		
LEVEL 1	126	Room	101 SF		
LEVEL 1	127	REAR LOGGIA	491 SF		
LEVEL 1	128	REAR TERRACE	534 SF		
LEVEL 2	200	HALL	141 SF		
LEVEL 2	201	VEST	144 SF		
LEVEL 2	202	BED 3	427 SF		
LEVEL 2	203	VEST	50 SF		
LEVEL 2	204	BATH 3	156 SF		
LEVEL 2	205	SHOWER 3	38 SF		
LEVEL 2	206	W.C. 3	29 SF		
LEVEL 2	207	CLOSET 3	71 SF		
LEVEL 2	208	OWNER CLOSET	77 SF		
LEVEL 2	209	BED 4	216 SF		
LEVEL 2	210	STORAGE	52 SF		
LEVEL 2	211	CLOSET 4	29 SF		
LEVEL 2	212	BATH 4	54 SF		
LEVEL 2	213	SHOWER 4	16 SF		

ROOF SCHEDULE IS FOR REFERENCE ONLY, CONTRACTOR TO VERIFY AREAS

Roof Schedule

Type	Area
METAL ROOF	1728 SF
METAL ROOF	177 SF
METAL ROOF	214 SF
METAL ROOF	241 SF
METAL ROOF	242 SF
METAL ROOF	2073 SF
METAL ROOF	134 SF
METAL ROOF	63 SF
METAL ROOF: 8	4873 SF
METAL ROOF 2	2218 SF
METAL ROOF 2	2525 SF
METAL ROOF 2: 2	4743 SF
Roof 1	88 SF
Roof 1: 1	88 SF
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing	
Sloped Glazing: 11	0 SF

Wall Schedule

Type Mark	Area
	636 SF
2X6 WOOD STUD	7096 SF
BRICK LANDSCAPE WALL	961 SF
METAL PANEL	950 SF
METAL SIDING ON (2X4)+(2X4)	306 SF
METAL SIDING ON (2X6)	1582 SF
METAL SIDING ON (2X6)+(2X4)	984 SF
METAL SIDING ON (2X6)+(2X6)	508 SF
STONE (R) BOTH SIDES ON (2X6)	213 SF
STONE (R) ON (2X6)	8139 SF
STONE (R) ON (2X6)+(2X4)	865 SF
STONE (S) ON (2X6)	4591 SF
STONE BOTH SIDES	1789 SF
WOOD SIDING ON (2X6)	1900 SF

CABINET SCHEDULE FOR REFERENCE ONLY, FINAL WALK THROUGH WITH CONTRACTOR, INTERIOR DESIGNER AND ARCHITECT. ARCHITECT TO REVIEW ALL SHOP DRAWINGS. BASE CABINET HEIGHT TAKEN WITHOUT COUNTERTOP (ASSUMED 1-1/2")

Casework Schedule

LEVEL	NAME	NUMBER	CABINET TYPE	CABINET DESCRIPTION	LENGTH	DEPTH	HEIGHT
			1B	BASE	8' - 11"	2' - 0"	2' - 10 1/2"
			1B	BASE	4' - 1"	2' - 0"	2' - 10 1/2"
			1B	BASE	6' - 5"	2' - 0"	2' - 10 1/2"
			1I	KITCHEN ISLAND	6' - 10"	2' - 0"	2' - 10 1/2"
			1V	VANITY	9' - 8"	2' - 0"	2' - 10 1/2"
			2D	DESK OPEN	5' - 6"	2' - 0"	2' - 4 1/2"
			2U	UPPER 60" TALL	2' - 0"	1' - 0"	10' - 0"
			2U	UPPER 60" TALL	4' - 6"	1' - 0"	10' - 0"
			2U	UPPER 60" TALL	8' - 8"	1' - 0"	10' - 0"
			4F	FULL HEIGHT	4' - 7"	1' - 6"	10' - 0"
			4I	KITCHEN ISLAND 12" OVERHANG	6' - 10"	1' - 0"	2' - 10 1/2"
BASEMENT	BUNK ROOM	010	1B	BASE	5' - 11"	2' - 0"	2' - 10 1/2"
BASEMENT	BUNK ROOM	010	1B	BASE	2' - 7"	2' - 0"	2' - 10 1/2"
BASEMENT	GAME	002	1K	KITCHEN BASE	12' - 6"	2' - 0"	2' - 10 1/2"
BASEMENT	GAME	002	2I	KITCHEN ISLAND 12" OVERHANG	12' - 6"	2' - 0"	2' - 10 1/2"
BASEMENT	GAME	002	4F	FULL HEIGHT	2' - 6"	1' - 6"	10' - 0"
BASEMENT	GAME	002	4F	FULL HEIGHT	2' - 6"	1' - 6"	10' - 0"
BASEMENT	SINK	004	1K	KITCHEN BASE	9' - 5"	2' - 0"	2' - 10 1/2"
BASEMENT	VEST	003	1F	FULL HEIGHT	4' - 4"	2' - 1"	10' - 0"
BASEMENT	W.C.	009	6F	FULL HEIGHT 12"	4' - 6"	1' - 0"	10' - 0"
LEVEL 1	BATH 1	108	1B	BASE	7' - 0"	2' - 0"	2' - 10 1/2"
LEVEL 1	BATH 2	113	1B	BASE	6' - 5"	2' - 0"	2' - 10 1/2"
LEVEL 1	BATH 2	113	1B	BASE	6' - 5"	2' - 0"	2' - 10 1/2"
LEVEL 1	ENTRY	100	1B	BASE	8' - 0"	2' - 0"	2' - 10 1/2"
LEVEL 1	KITCHEN	118	1B	BASE	11' - 0"	2' - 6"	2' - 10 1/2"
LEVEL 1	KITCHEN	118	1B	BASE	10' - 11"	2' - 6"	2' - 10 1/2"
LEVEL 1	KITCHEN	118	1F	FULL HEIGHT	10' - 3"	2' - 1"	10' - 0"
LEVEL 1	KITCHEN	118	1I	KITCHEN ISLAND	10' - 6"	2' - 6"	2' - 10 1/2"
LEVEL 1	KITCHEN	118	1K	KITCHEN BASE	15' - 2"	2' - 0"	2' - 10 1/2"
LEVEL 1	KITCHEN	118	3I	KITCHEN ISLAND 18" OVERHANG	10' - 6"	2' - 6"	2' - 10 1/2"
LEVEL 1	OFFICE	110	1D	DESK BASE	11' - 2"	2' - 0"	2' - 4 1/2"
LEVEL 1	OFFICE	110	1F	FULL HEIGHT	5' - 6"	2' - 1"	10' - 0"
LEVEL 1	OWNERS PANTRY	120	1B	BASE	7' - 3"	2' - 0"	2' - 10 1/2"
LEVEL 1	OWNERS PANTRY	120	1B	BASE	6' - 1"	1' - 6"	2' - 10 1/2"
LEVEL 1	OWNERS PANTRY	120	1B	BASE	6' - 1"	1' - 6"	2' - 10 1/2"
LEVEL 1	PANTRY	119	1B	BASE	7' - 4"	2' - 0"	2' - 10 1/2"
LEVEL 1	POWDER	102	1B	BASE	4' - 0"	2' - 0"	2' - 10 1/2"
LEVEL 1	REAR LOGGIA	127	3I	KITCHEN ISLAND 18" OVERHANG	14' - 6"	0' - 1"	2' - 10 1/2"
LEVEL 1	Room	123	1B	BASE	8' - 9"	2' - 0"	2' - 10 1/2"
LEVEL 1	Room	126	1L	LOCKERS	6' - 1"	2' - 0"	10' - 0"
LEVEL 1	Room	126	1L	LOCKERS	5' - 3"	2' - 0"	10' - 0"
LEVEL 1	Room	126	1L	LOCKERS	4' - 0"	2' - 0"	10' - 0"
LEVEL 1	Room	126	1L	LOCKERS	5' - 3"	2' - 0"	10' - 0"
LEVEL 1	Room	123	1U	UPPER 66" TALL	13' - 11"	1' - 4"	10' - 0"
LEVEL 1	Room	123	1W/D	WASHER / DRYER	12' - 2"	2' - 9"	3' - 4"
LEVEL 1	W.C. 2	115	1B	BASE	7' - 4"	1' - 6"	2' - 10 1/2"
LEVEL 2	BATH 3	204	1B	BASE	5' - 8"	2' - 0"	2' - 10 1/2"
LEVEL 2	BATH 3	204	1B	BASE	5' - 8"	2' - 0"	2' - 10 1/2"
LEVEL 2	BATH 4	212	1B	BASE	8' - 0"	2' - 0"	2' - 10 1/2"
LEVEL 2	CLOSET 3	207	1B	BASE	3' - 5"	2' - 0"	2' - 10 1/2"
LEVEL 2	OWNER CLOSET	208	1B	BASE	3' - 3"	2' - 0"	2' - 10 1/2"
LEVEL 2	VEST	201	1B	BASE	7' - 0"	2' - 0"	2' - 10 1/2"
LEVEL 2	W.C. 3	206	1B	BASE	5' - 6"	1' - 6"	2' - 10 1/2"

LIGHT FIXTURE SCHEDULE IS FOR REFERENCE ONLY, CONTRACTOR TO VERIFY EXACT QUANTITIES WITH OWNER IN FIELD AND PER LOCAL CODE.

Lighting Fixture Schedule

Count	Type Comments	Type Mark

DOOR AND FRAME SCHEDULE

IDENTIFICATION LEVEL	ROOM NO.	ROOM NAME	Mark	PANEL DIMENSIONS WIDTH	HEIGHT	Type Comments
BASEMENT	004	SINK	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
BASEMENT	009	W.C.	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
BASEMENT	007	STORAGE	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
BASEMENT	005	VEST	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
BASEMENT			28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
BASEMENT	013	MECH	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
BASEMENT	010	BUNK ROOM	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
BASEMENT	003	VEST	C4	4' - 0"	8' - 0"	CASED OPENING
BASEMENT	002	GAME	C4	4' - 0"	8' - 0"	CASED OPENING
BASEMENT	005	VEST	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
BASEMENT	011	CLOSET	P50	2' - 8"	6' - 8"	SOLID DOOR PAINTED
BASEMENT	008	SHOWER	S1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
BASEMENT			SL1	21' - 0"	8' - 0"	ALUMINUM CLAD WOOD DOOR GLASS SLIDING
LEVEL 1	112	CLOSET 2	1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	116	BED 2	1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	101	HALL	1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	116	BED 2	3	3' - 0"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	101	HALL	3	3' - 0"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	103	VEST 1	3	3' - 0"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	124	CLOSET	3	3' - 0"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	124	CLOSET	3	3' - 0"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	108	BATH 1	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	107	W.C. 1	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	105	CLOSET 1	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	119	PANTRY	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	102	POWDER	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	123	Room	36	3' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	126	Room	C8	8' - 0"	8' - 0"	CASED OPENING
LEVEL 1	123	Room	EX1	3' - 6"	8' - 0"	ALUMINUM CLAD WOOD DOOR GLASS
LEVEL 1	103	VEST 1	P3	3' - 0"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 1	118	KITCHEN	P9	6' - 0"	10' - 0"	
LEVEL 1	127	REAR LOGGIA	P9	15' - 0"	7' - 0"	
LEVEL 1	128	REAR TERRACE	P13	29' - 2 3/32"	9' - 10 23/32"	
LEVEL 1	113	BATH 2	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 1	113	BATH 2	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 1	110	OFFICE	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 1	115	W.C. 2	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 1	119	PANTRY	P28	2' - 8"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 1			PV1	6' - 8"	10' - 0"	
LEVEL 1	114	SHOWER 2	S1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1	109	SHOWER 1	S1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 1			SL1	21' - 4"	10' - 0"	ALUMINUM CLAD WOOD DOOR GLASS SLIDING
LEVEL 1	118	KITCHEN	SL4	21' - 9"	9' - 0"	CASED OPENING
GARAGE FLOOR			G1	9' - 0"	8' - 0"	INSULATED METAL GARAGE DOOR
GARAGE FLOOR			G1	9' - 0"	8' - 0"	INSULATED METAL GARAGE DOOR
GARAGE FLOOR			G1	9' - 0"	8' - 0"	INSULATED METAL GARAGE DOOR
LEVEL 2	201	VEST	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	211	CLOSET 4	26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	209	BED 4	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	208	OWNER CLOSET	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	200	HALL	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	201	VEST	28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	203	VEST	C4	4' - 0"	8' - 0"	CASED OPENING
LEVEL 2	202	BED 3	C5	5' - 0"	8' - 0"	
LEVEL 2	212	BATH 4	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 2	207	CLOSET 3	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 2	206	W.C. 3	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 2	210	STORAGE	P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
LEVEL 2	204	BATH 3	P33	3' - 0"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	205	SHOWER 3	S1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	212	BATH 4	S1	2' - 6"	8' - 0"	SOLID DOOR PAINTED
LEVEL 2	202	BED 3	SL1	21' - 0"	8' - 0"	ALUMINUM CLAD WOOD DOOR GLASS SLIDING
ADU			2	2' - 0"	8' - 0"	SOLID CORE POCKET DOOR
ADU			26	2' - 6"	8' - 0"	SOLID DOOR PAINTED
ADU			28	2' - 8"	8' - 0"	SOLID DOOR PAINTED
ADU			C3	3' - 0"	8' - 0"	CASED OPENING
ADU			EX5	6' - 1 1/16"	8' - 0"	
ADU			P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
ADU			P26	2' - 6"	8' - 0"	SOLID CORE POCKET DOOR
ADU			P37	2' - 8"	8' - 0"	SOLID CORE POCKET DOOR
ADU			S1	2' - 6"	8' - 0"	SOLID DOOR PAINTED

FINAL WINDOW SHOP DRAWINGS TO BE REVIEWED BY ARCHITECT FOR COLOR, MULLION PLACEMENT AND OPERATION

Window Schedule

Type Mark	Width	Height	Head Height	Sill Height	Count	Type Comments
1	2' - 0"	5' - 0"	8' - 0"	3' - 0"	2	ALUMINUM CLAD WOOD
2	3' - 6"	10' - 0"	10' - 0"	0' - 0"	4	ALUMINUM CLAD WOOD
3	7' - 0"	3' - 0"	14' - 2"	11' - 2"	8	ALUMINUM CLAD WOOD
4	7' - 0"	10' - 0"	10' - 0"	0' - 0"	5	ALUMINUM CLAD WOOD
5	1' - 6"	3' - 0"			2	ALUMINUM CLAD WOOD
6	2' - 0"	7' - 0"	10' - 0"	3' - 0"	1	ALUMINUM CLAD WOOD
7	5' - 0"	10' - 0"	10' - 0"	0' - 0"	1	ALUMINUM CLAD WOOD
8	2' - 0"	3' - 0"	8' - 0"	5' - 0"	3	ALUMINUM CLAD WOOD
9	3' - 0"	5' - 0"	8' - 0"	3' - 0"	9	ALUMINUM CLAD WOOD
10	2' - 6"	5' - 0"	8' - 0"	3' - 0"	5	ALUMINUM CLAD WOOD
11	3' - 0"	6' - 0"	8' - 0"	2' - 0"	2	ALUMINUM CLAD WOOD
12	10' - 0"	7' - 6"	10' - 0"	2' - 6"	1	ALUMINUM CLAD WOOD
13	9' - 0"	10' - 0"	10' - 0"	0' - 0"	1	ALUMINUM CLAD WOOD
14	20' - 0"	7' - 0"	10' - 0"	3' - 0"	1	ALUMINUM CLAD WOOD
15	10' - 0"	7' - 0"			4	ALUMINUM CLAD WOOD
16	3' - 0"	5' - 6"	8' - 0"	2' - 6"	2	ALUMINUM CLAD WOOD
17	5' - 0"	10' - 0"	10' - 0"	0' - 0"	1	ALUMINUM CLAD WOOD
18	5' - 4"	6' - 9"			4	ALUMINUM CLAD WOOD
19	5' - 4"	10' - 7"			4	ALUMINUM CLAD WOOD
20	3' - 0"	7' - 6"	10' - 0"	2' - 6"	3	ALUMINUM CLAD WOOD
21	7' - 0"	5' - 0"	8' - 0"	3' - 0"	1	ALUMINUM CLAD WOOD
22	10' - 0"	5' - 0"	8' - 0"	3' - 0"	1	ALUMINUM CLAD WOOD
23	6' - 8"	7' - 0"	10' - 0"	3' - 0"	1	ALUMINUM CLAD WOOD
24	7' - 0"	8' - 0"	8' - 0"	0' - 0"	1	ALUMINUM CLAD WOOD
25	1' - 6"	8' - 0"	8' - 0"	0' - 0"	3	ALUMINUM CLAD WOOD
26	4' - 6"	8' - 0"	8' - 0"	0' - 0"	2	ALUMINUM CLAD WOOD
27	3' - 0"	10' - 0"	10' - 0"	0' - 0"	2	ALUMINUM CLAD WOOD
28	6' - 0"	10' - 0"	10' - 0"	0' - 0"	1	ALUMINUM CLAD WOOD
29	3' - 0"	10' - 0"	10' - 0"	0' - 0"	1	ALUMINUM CLAD WOOD
30	3' - 0"	8' - 0"	10' - 0"	2' - 0"	4	ALUMINUM CLAD WOOD
31	7' - 6"	5' - 0"	8' - 0"	3' - 0"	1	ALUMINUM CLAD WOOD
Grand total: 81					81	

M·GRAY ARCHITECTURE
COLORADO LICENSED ARCHITECT
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSSWOOD 19K

SCALE

SCHEDULES

A-400

SHEET SIZE 30"X42" PRINTED FULL SIZE

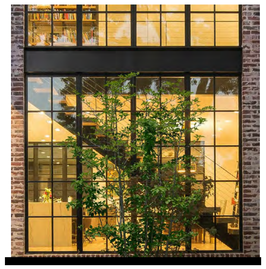
M·GRAY
ARCHITECTURE

VIEW OF REAR LOGGIA

VIEW FROM BENCH MARK

BRISE SOLEIL - NATURAL

NATURAL UNFINISHED WOOD MEANT TO PATINA TO A SILVER GREY FINISH, STRUCTURAL SUPPORTS PAINTED BALK TO MATCH



WINDOWS - BLACK

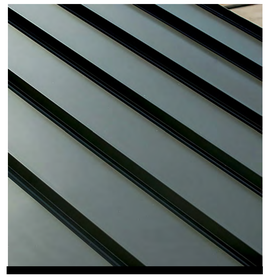
ALUMINUM CLAD WOOD WINDOWS, BLACK TO MATCH ROOF, GUTTERS AND DOORS

EXPOSED METAL - BLACK

W/H OR C CHANNEL BEAMS AND 3/16 BENT PLATE STEEL IN PENETROL PATINA FINISH OR PAINTED BLACK TO MATCH ROOF, WINDOWS AND DOORS

GUTTER - BLACK

1/2 ROUND ALUMINUM GUTTERS WITH METAL MESH LEAF GUARDS, ATTACHED TO 4" ROUND ALUMINUM DOWNSPOUTS, BLACK TO MATCH ROOF. HEAT TRACE WHERE NEEDED



METAL ROOF - BLACK

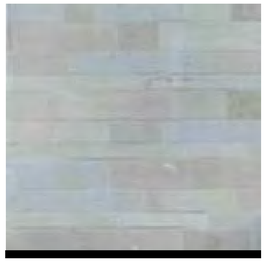
STANDING SEAM METAL SIDING 16" O.C.

WOOD SIDING - SILVER PATINA

NATURAL UNFINISHED WOOD MEANT TO PATINA TO A SILVER GREY FINISH, INSTALLED IN VERTICAL PATTERN USING 4"-6" WIDE BOARDS

METAL SIDING - BLACK

STANDING SEAM METAL SIDING 16" O.C. RUN IN A VERTICAL PATTERN



STONE SMOOTH (S) - LIMESTONE

CHIMNEY: SMOOTH CUT LIMESTONE IN VARYING SIZES FROM 6"-14" IN HEIGHT AND 10"-24" WIDE, NEUTRAL WARM WHITE AND LIGHT GREY COLOR TONS, LAID IN HORIZONTAL RANDOM STACK WITH AN DRYSTACK GROUT TECHNIQUE

STONE ROUGH (R) - LIMESTONE

STONE BASE: ROUGH CUT LIMESTONE IN VARYING SIZES FROM 6"-14" IN HEIGHT AND 10"-24" WIDE, NEUTRAL WARM WHITE AND LIGHT GREY COLOR TONS, LAID IN HORIZONTAL RANDOM STACK WITH AN OVER GROUT TECHNIQUE IN WHITE

COLORADO LICENSED ARCHITECT
04879
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TELLURIDO, CO.

SCALE 12" = 1'-0"

EXTERIOR MATERIALS

A-500

SHEET SIZE 30"X42" PRINTED FULL SIZE

VIEW OF BASEMENT

VIEW OF MASTER WING

VIEW OF REAR LOGGIA

VIEW OF MAIN ENTRY

VIEW OF PARKING ENTRY

VIEW OF KITCHEN

M·GRAY
ARCHITECTURE

COLORADO LICENSED ARCHITECT
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSSWOOD 10K

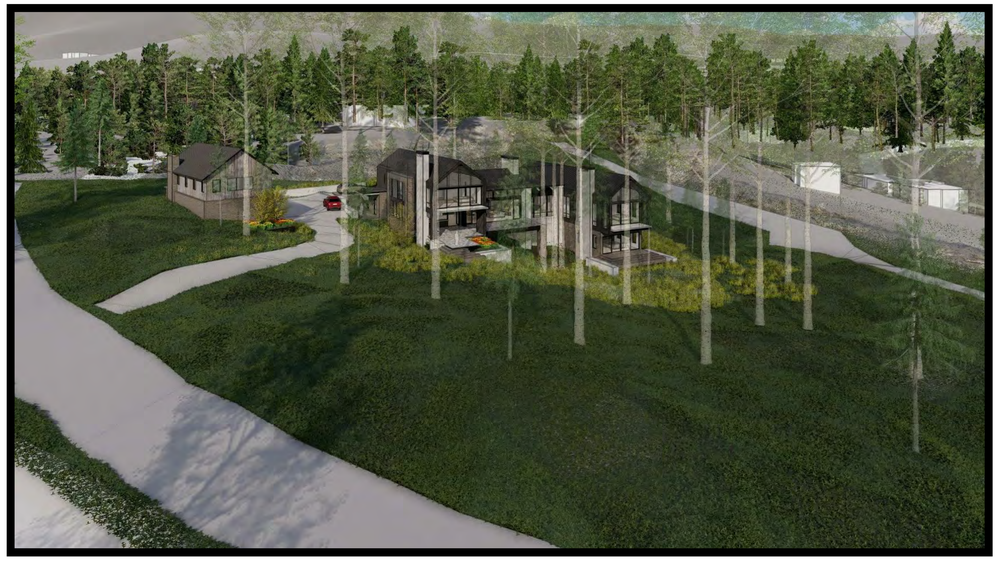
SCALE 12" = 1'-0"

RENDERINGS

A-501

SHEET SIZE 30"X42" PRINTED FULL SIZE

OVERVIEW LOOKING NORTH



OVERVIEW LOOKING EAST

OVERVIEW LOOKING SOUTH

OVERVIEW LOOKING WEST

SUNSET JULY 4th 9:05PM

LET IT SNOW !!!!!

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT

03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

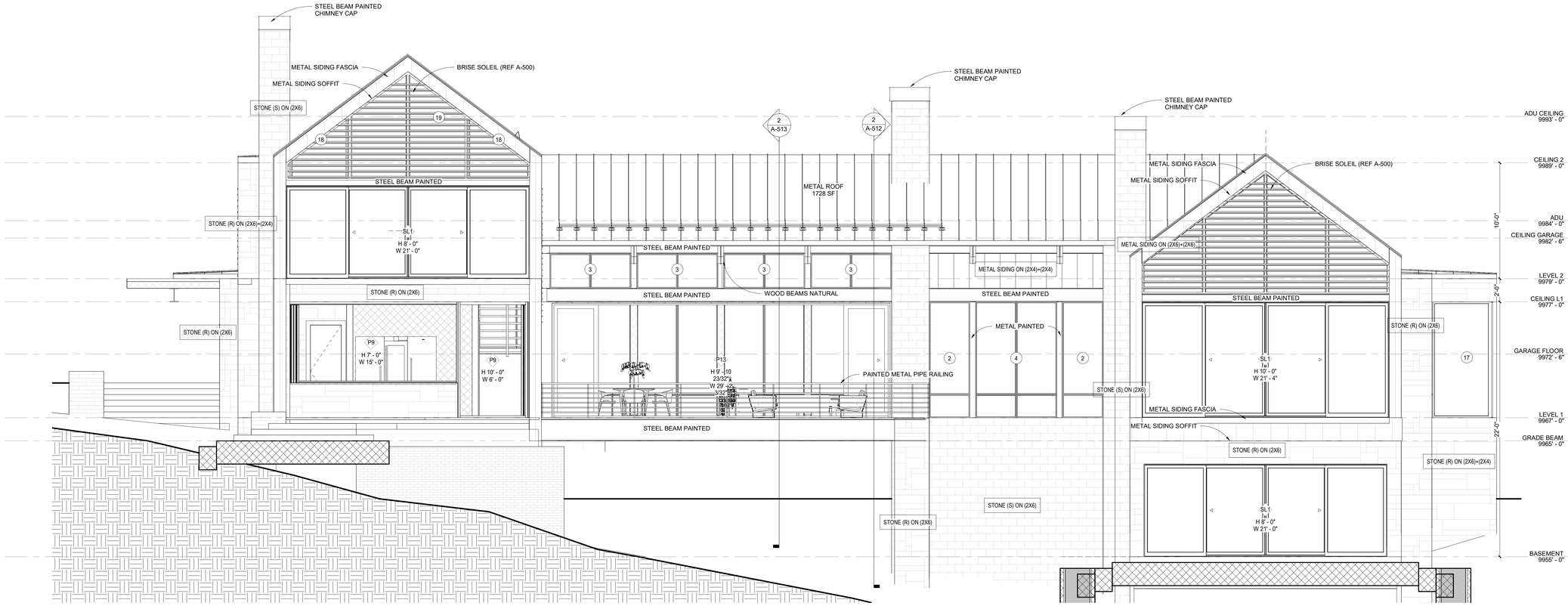
OWNER | TELLURIDO 130

SCALE 12" = 1'-0"

RENDERINGS

A-502

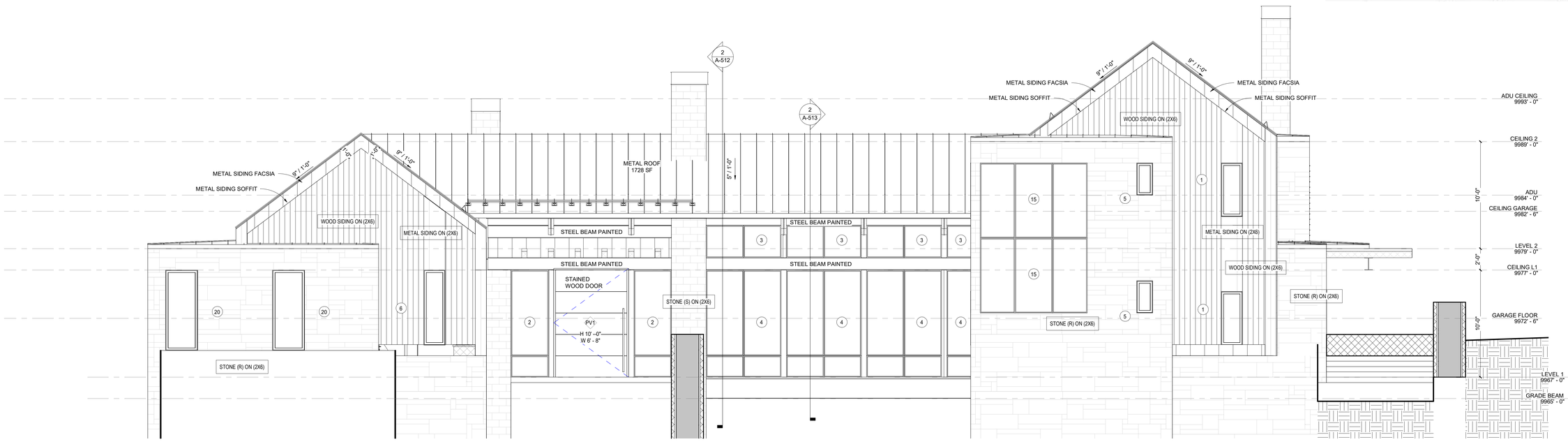
SHEET SIZE 30"X42" PRINTED FULL SIZE



2 REAR ELEVATION
SCALE : 1/4" = 1'-0"

MAIN STRUCTURE		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
2 / A-501	REAR ELEVATION	2,866	1,236	43%
1 / A-501	FRONT ELEVATION	2,372	538	23%
1 / A-502	RIGHT ELEVATION	2,296	365	16%
1 / A-503	LEFT ELEVATION	2,247	355	16%
2 / A-502	LIVING SECTION	1,766	107	6%
2 / A-503	LIVING SECTION 2	1,833	185	10%
		13,380	2,786	21%

GARAGE / ADU		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
1 / A-510	GARAGE WEST	983	34	3%
3 / A-510	GARAGE NORTH	648	60	9%
4 / A-510	GARAGE SOUTH	525	75	14%
	GARAGE EAST	683	56	8%
		2,839	225	8%



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

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT 04674 03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

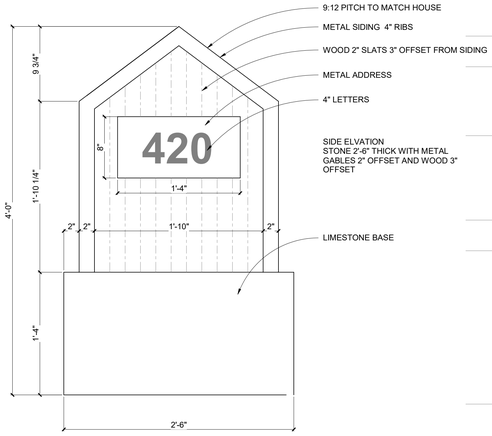
OWNER | TRUSHWOOD 5K

SCALE 1/4" = 1'-0"

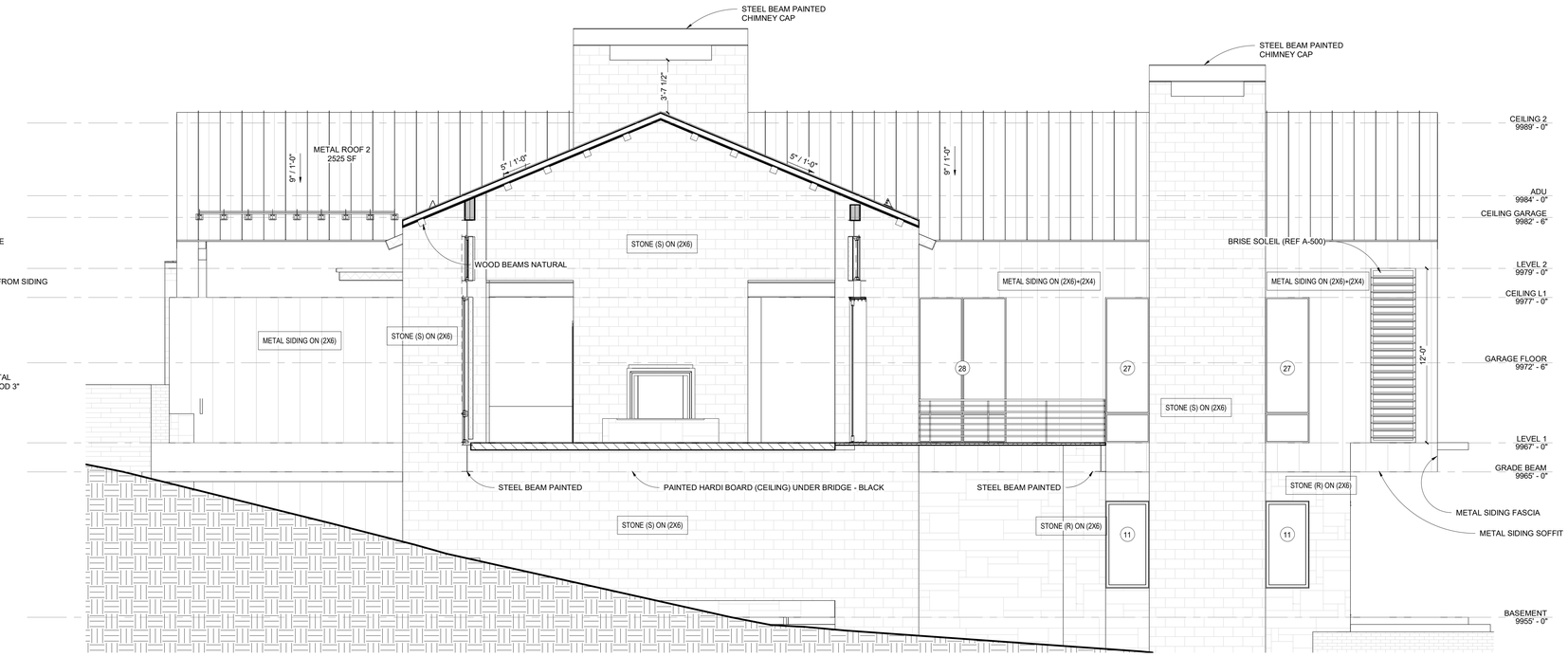
EXTERIOR ELEVATIONS

A-511

SHEET SIZE 30"X42" PRINTED FULL SIZE



? MONUMENT
SCALE : 1 1/2" = 1'-0"



2 LIVING SECTION 1
SCALE : 1/4" = 1'-0"

MAIN STRUCTURE		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
2 / A-501	REAR ELEVATION	2,866	1,236	43%
1 / A-501	FRONT ELEVATION	2,372	538	23%
1 / A-502	RIGHT ELEVATION	2,296	365	16%
1 / A-503	LEFT ELEVATION	2,247	355	16%
2 / A-502	LIVING SECTION	1,766	107	6%
2 / A-503	LIVING SECTION 2	1,833	185	10%
		13,380	2,786	21%

GARAGE / ADU		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
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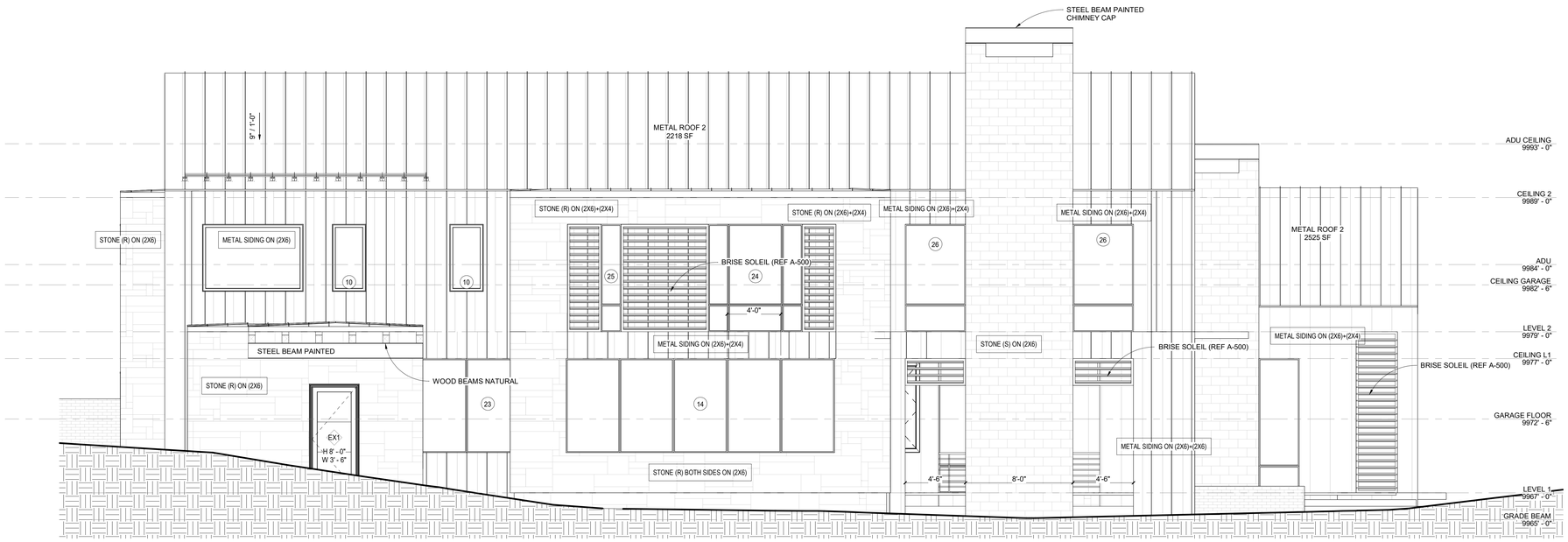
3 / A-510	GARAGE NORTH	648	60	9%
4 / A-510	GARAGE SOUTH	525	75	14%
	GARAGE EAST	683	56	8%
		2,839	225	8%



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

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT 04679 03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSHWOOD 19K

SCALE As indicated

EXTERIOR ELEVATIONS

A-512

SHEET SIZE 30"X42" PRINTED FULL SIZE

2 LIVING SECTION 2
SCALE : 1/4" = 1'-0"

MAIN STRUCTURE		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
2 / A-501	REAR ELEVATION	2,866	1,236	43%
1 / A-501	FRONT ELEVATION	2,372	538	23%
1 / A-502	RIGHT ELEVATION	2,296	365	16%
1 / A-503	LEFT ELEVATION	2,247	355	16%
2 / A-502	LIVING SECTION	1,766	107	6%
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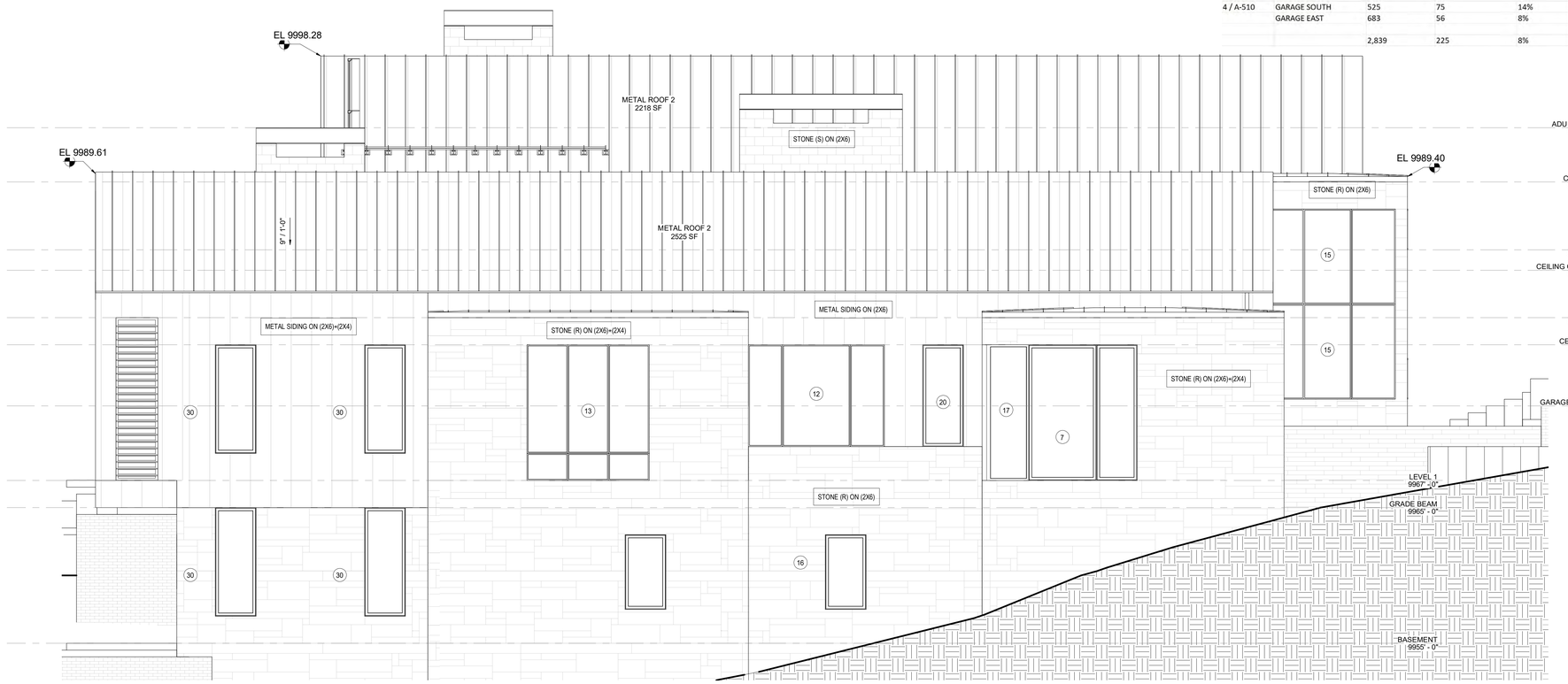
		2,839	225	8%



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

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT
04679
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

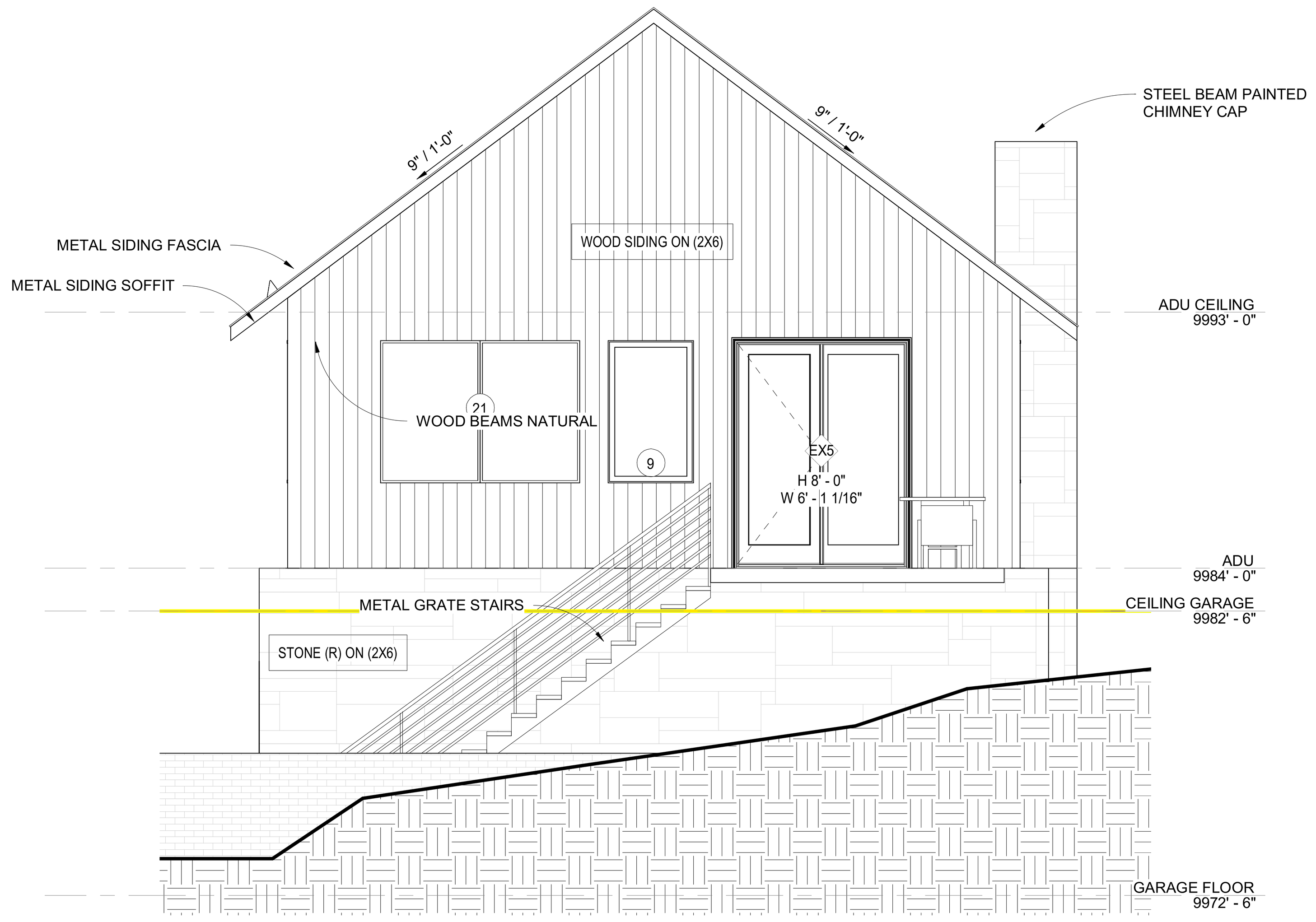
OWNER | TRUSHWOOD 19K

SCALE 1/4" = 1'-0"

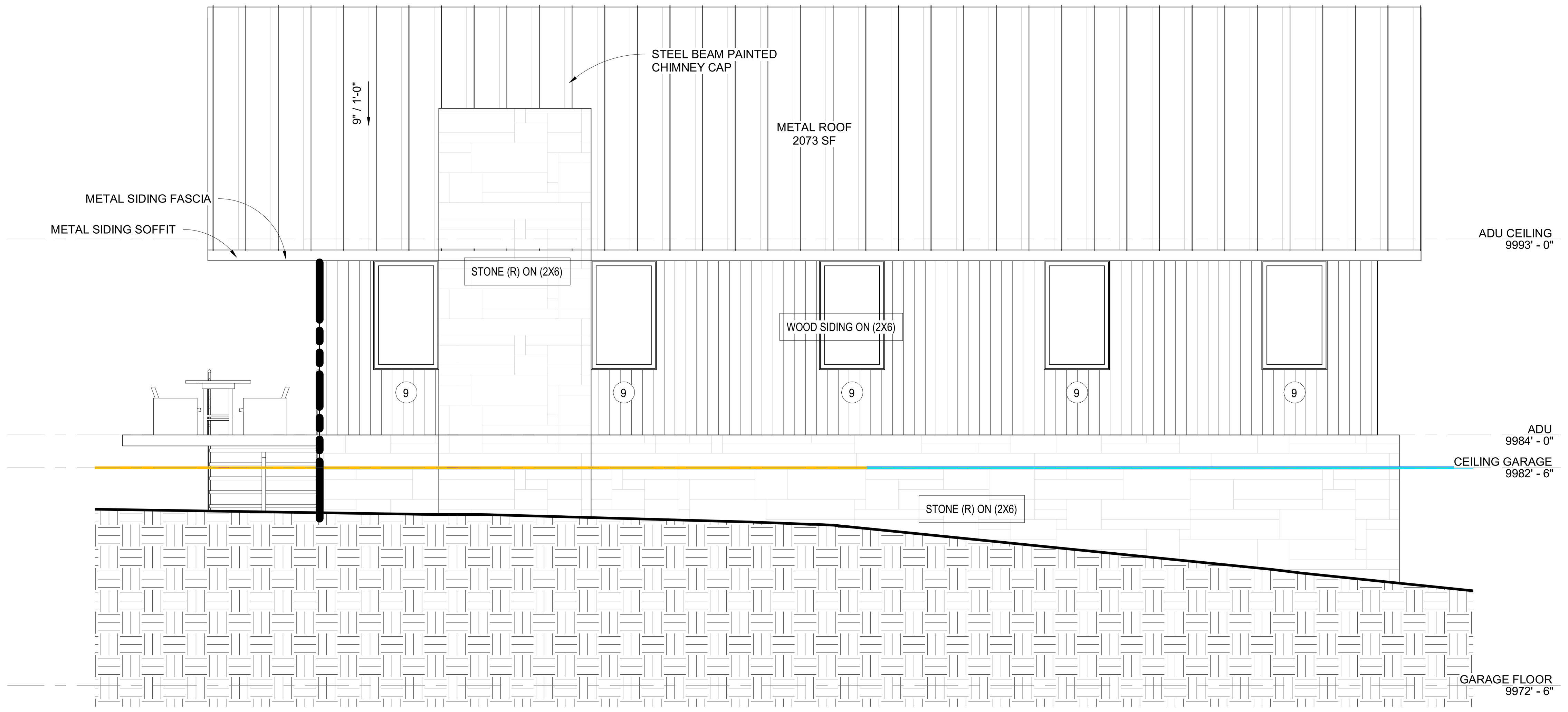
EXTERIOR ELEVATIONS

A-513

SHEET SIZE 30"X42" PRINTED FULL SIZE



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



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

MAIN STRUCTURE		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
2 / A-501	REAR ELEVATION	2,866	1,236	43%
1 / A-501	FRONT ELEVATION	2,372	538	23%
1 / A-502	RIGHT ELEVATION	2,296	365	16%
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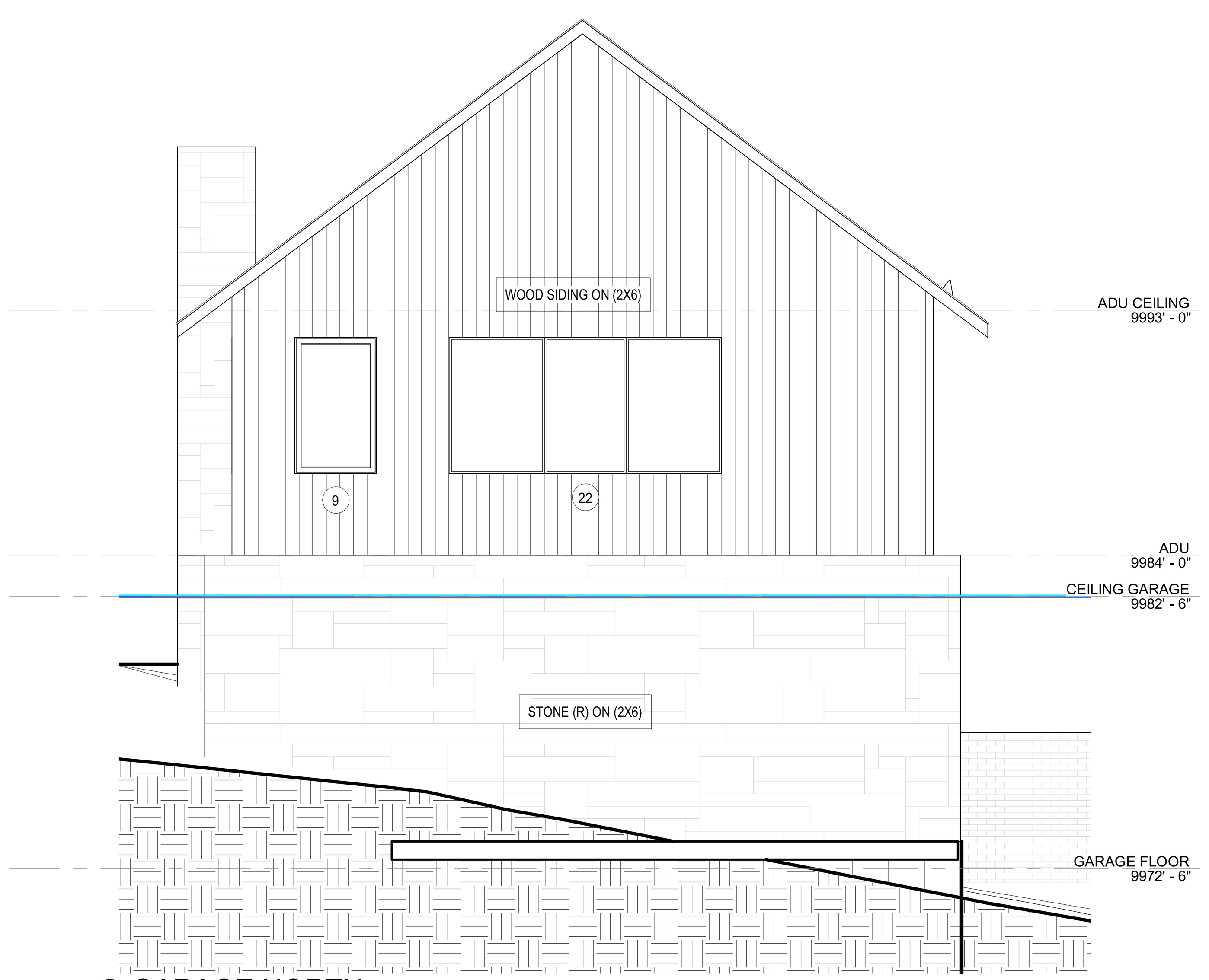
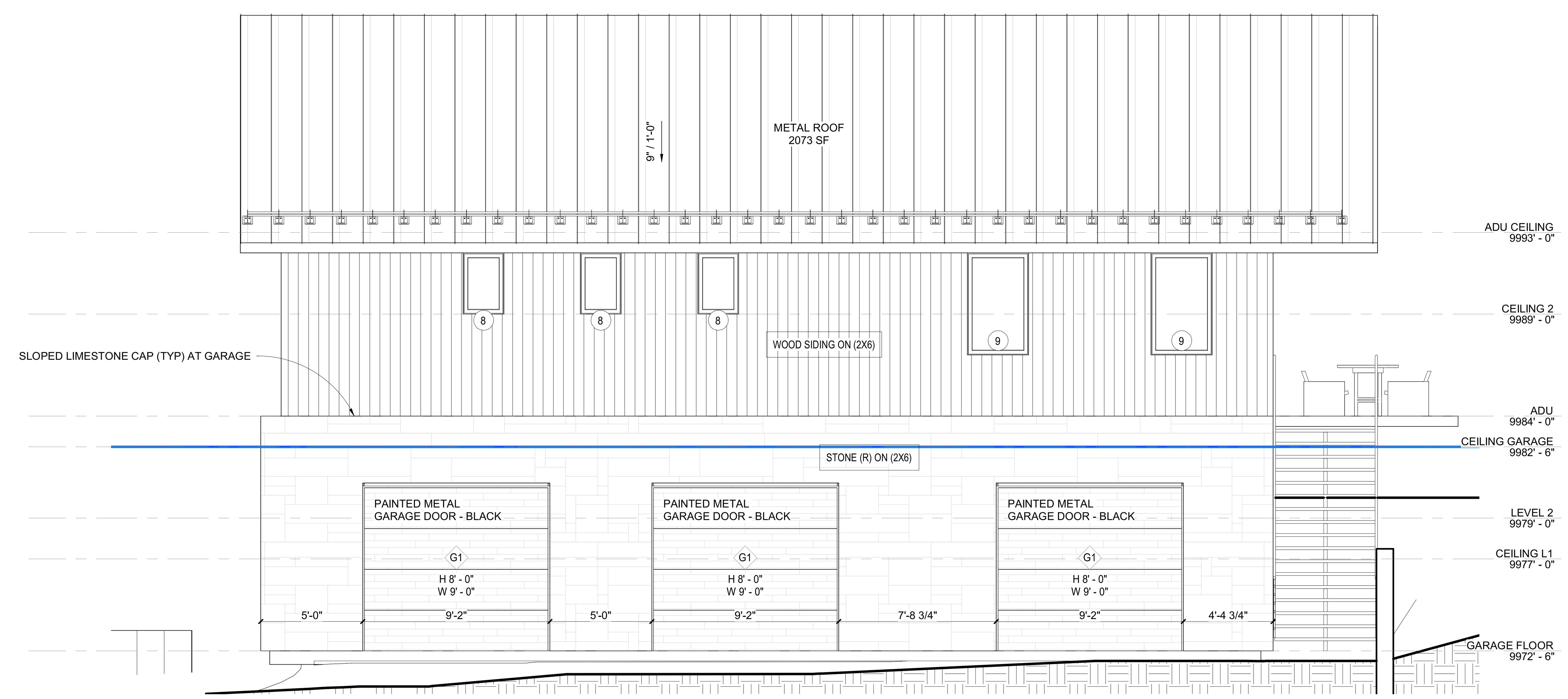
		2,839	225	8%



3 GARAGE NORTH
SCALE : 1/4" = 1'-0"



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

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT
03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

OWNER | TRUSSWOOD 10K

SCALE 1/4" = 1'-0"

GARAGE / ADU
ELEVATIONS

A-520

SHEET SIZE 30"X42" PRINTED FULL SIZE

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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 REQUIRIEMENTS. 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 2021-03-25

420 Benchmark
Lot 325
Mtn. Village, CO

COLORADO LICENSED PROFESSIONAL ENGINEER 29645 03-25-21

NOT FOR CONSTRUCTION

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

LOT 325

20' ACCESS EASEMENT PER PLAT BOOK 1, PAGE 917

PC: 1+43.35
PT: 1+67.25
RC: 1+72.60
BP: 1+00.00
18" Culvert
Address Monument
The minimum width of the Driveway is 16' shoulder-to-shoulder (2, 2' gravel shoulders with 12' of asphalt
PT: 2+19.01
Garage FF=72.5
PI: 2+42.53
S=2.5%
FF Level 2, =84.0
Boulder Wall
H=2'
2+86
EP: 2+86.44
9'x18' Informal Parking Spaces
Steel (Drip-Through) Stairs and Landing

Scale: 1" = 20'

0 10 20 40

Driveway Profile

Station

GRADE BREAK STA = 2+86.44
ELEV = 9973.000

GRADE BREAK STA = 2+10.00
ELEV = 9973.000

GRADE BREAK STA = 1+00.22
ELEV = 9968.955

0.00%

3.68%

Elevation

3+12 | 3+00 | 2+50 | 2+00 | 1+50 | 1+00 | 0+88

9980 / 9970 / 9960 / 9955

9969.73 | 9967.97 | 9972.89 | 9968.98

Scale: 1" = 20'

0 10 20 40

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-03-25

420 Benchmark
Lot 325
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

Driveway

Plan
and
Profile

C2.2

Coordinate Curb Stop Location with the Town

4" SDR35 Sanitary Sewer Service

2" Pure Core Water Service

Existing Water Main

Existing Sewer Main

Shallow Utilities from Existing Transformer and Pedestal Cluster

Gas Main was not Located

Meters,
Must Coordinate with the Utility Providers.
Underground from Meter to Feed the Main House.
Underground Power back to the Address Monument.

Scale: 1" = 20'

0 10 20 40

N

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2021-03-25

420 Benchmark
Lot 325
Mtn. Village, CO

COLORADO LICENSED
CORY M. REED
10345
03-25-21
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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

Utility Plan

C3

Wildfire Mitigation Notes:

Wildfire Mitigation will be performed according to the Town of Mountain Village requirements, CDC Chapter 17.6. Zones 1, 2, and 3 are identified on the plan.

D. The following requirements shall be followed in creating the required wildfire mitigation plan:

i. Zone 1 is the area that consists of fifteen feet (15") around the building as measured from the outside edge of the building's dripline, including decks, planters or patios attached to the building. The following provisions shall apply in Zone 1:

1. (a) All slash and flammable vegetation as identified by staff shall be removed from Zone 1.

2. (b) All trees and shrubs located within Zone 1 shall be removed.

3. (c) The following exceptions apply to Zone 1:

1. (i.) 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 or an extension of the structure), and provided the distance is not limited by a lot line.

2. (ii.) Flammable vegetation shall be allowed in planters attached to the building so 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.

4. (d) 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.

ii. 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:

(iii.) Dominant and co-dominant 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.

4. (iv.) 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.

5. (v.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.

(A) The following exceptions apply to Zone 2:

2.

1. (i.) Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to- crown or from edge of shrub to any trees or shrubs outside of such grouping.

2. (ii.) Aspens, narrowleaf cottonwoods, willows and other trees and shrubs listed in CSU Cooperative Extension Publication 6.305, Firewise Plant Materials as amended from time to time, may be spaced closer than the ten foot (10') crown-to-crown separation as approved by staff.

3. (iii.) 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.

4. (iv.) 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.

3. (c) Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10'), but notwithstanding said height requirement, branches need not be pruned to more than one-third (1/3) of the tree height with the following exceptions:

1. (i.) Aspen trees; and

2. (ii.) Isolated spruce and fir trees.

4. (d) 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.

5. (e) 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.

iii. 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.

(a) 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.

E. 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:

i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.

ii. Outdoor storage shall only occur in the rear yard.

iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.

iv. Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty foot (30') distance from the structure.

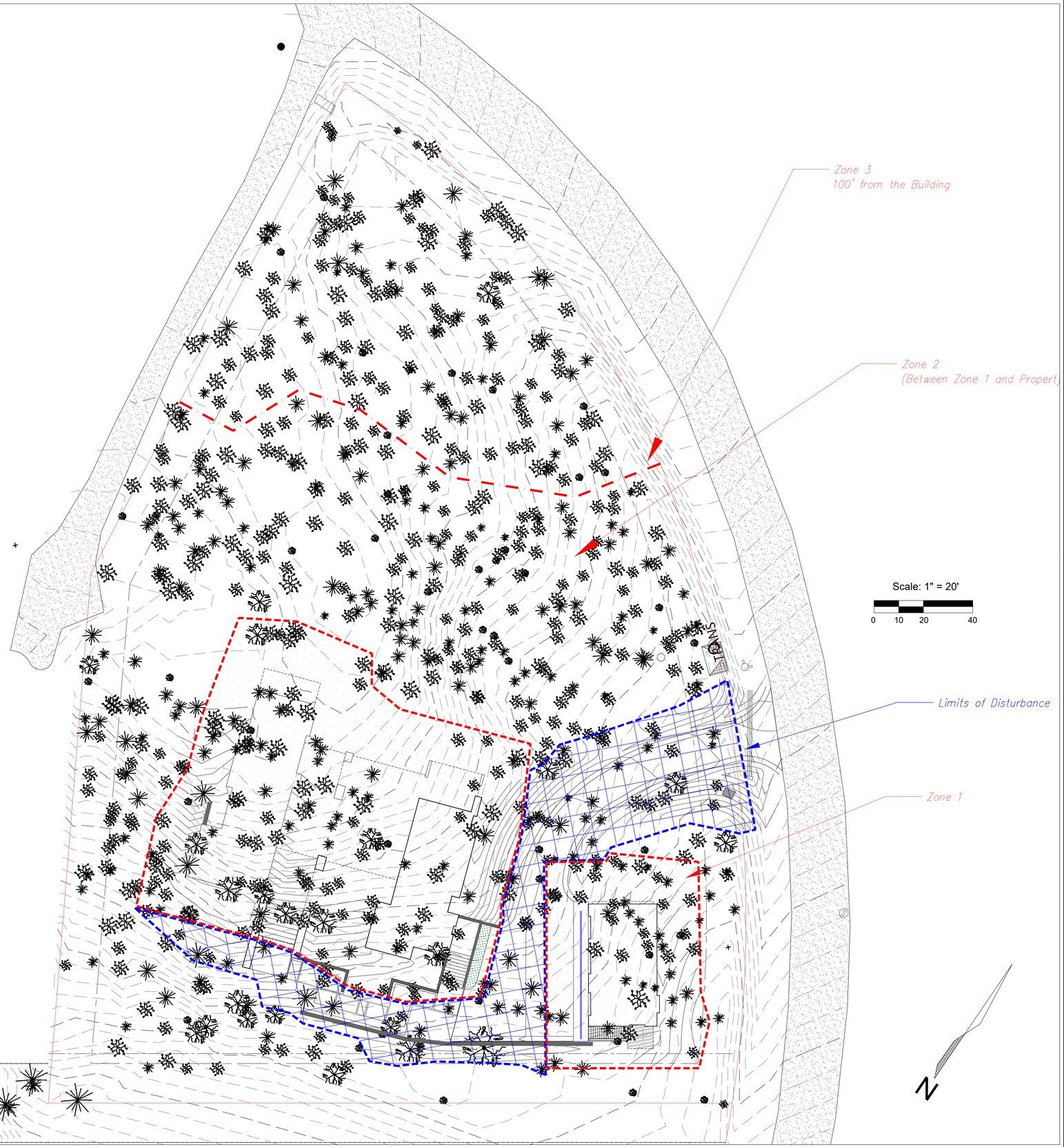
v. Outdoor firewood storage shall be screened from view from surrounding lots

F. Prior to the issuance of any certificate of occupancy or certificated 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.

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

Limits of Disturbance:

In addition to the Fire Mitigation Zones, all trees within the Limits of Disturbance shall be removed.



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-03-25

420 Benchmark
Lot 325
Mtn. Village, CO

COLORADO LICENSED
ANTHONY A. KOUNOVSKY
03-25-21
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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

Wildfire Mitigation Plan

C4

METAL PLANTER

NATURAL FINISH

RETAINING WALLS

BOARD FORMED CONCRETE LIGHT GRAY HEAVY FINISH

TERRACE WALKING PADS

STONE PAVERS WITH SEPARATION FOR GRASS BETWEEN

PLANTER GROUND COVER

JUNIPER NATURAL CREAPER WITH SEASONAL COLOR ADDED NOT REQUIRING AUTOMATED IRRIGATION

EXISTING GROUND COVER

RETAIN EXISTING WILD GRASSES AND NATIVE WILDFLOWERS. ONLY USING NATIVE PLANTS NOT REQUIRING IRRIGATION

EXISTING TREES

RETAIN EXISTING ASPEN AND CONIFERS TO GREATEST EXTENT POSSIBLE. PLANT NEW SPECIMEN ASPEN TREES AT BRIDGE WHERE ALLOWED

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT

03/25/2021

ISSUE FOR DRB SUBMISSION 1 | 03/25/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

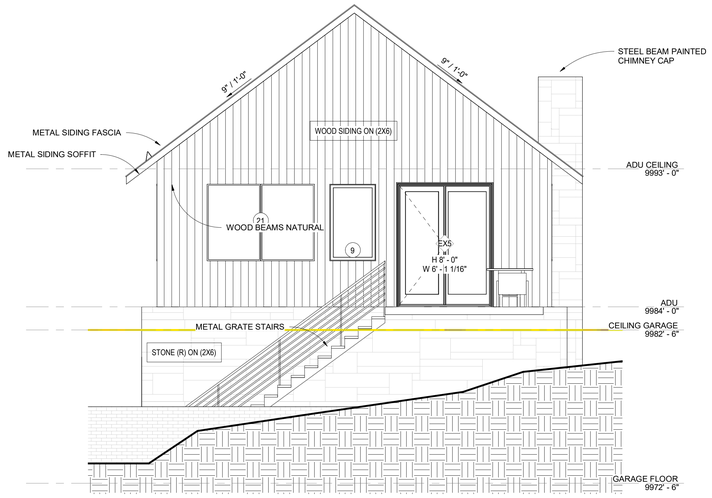
OWNER | TBUSBYCOX UK

SCALE 12" = 1'-0"

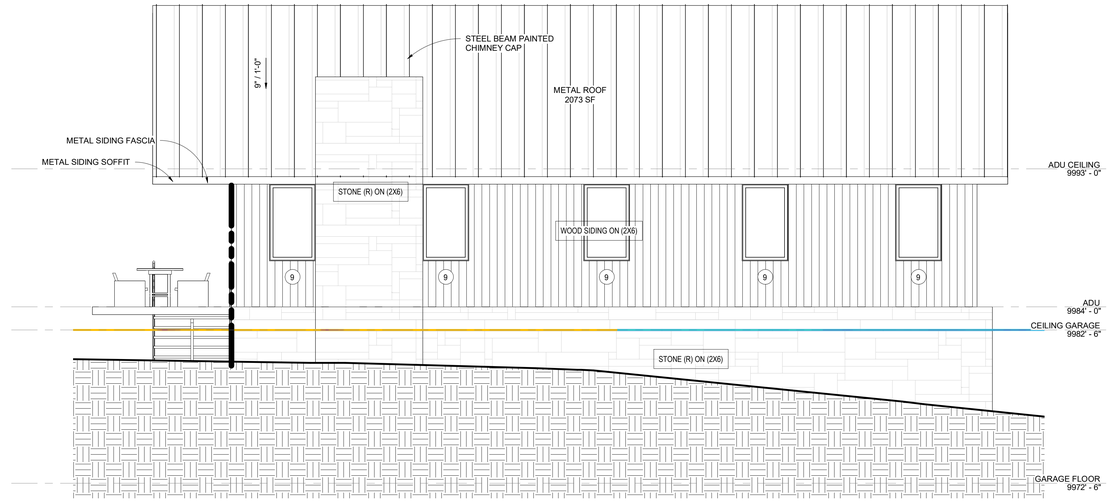
LANDSCAPE ILLUSTRATIVE PLAN

L1

SHEET SIZE 30"X42" PRINTED FULL SIZE



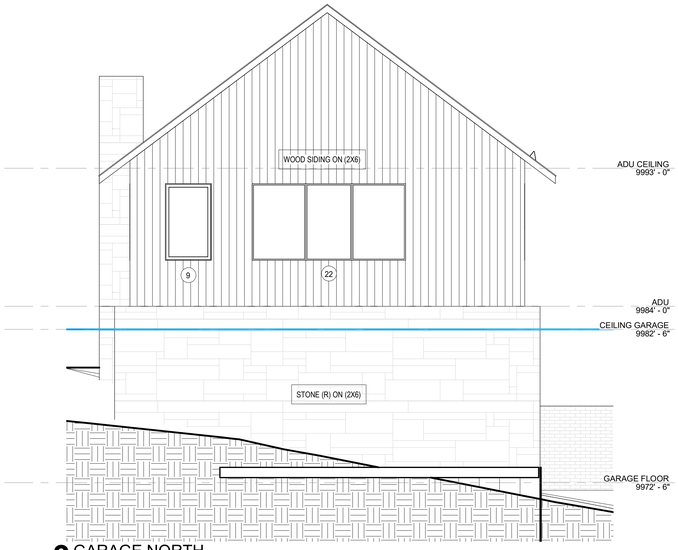
4 GARAGE SOUTH
SCALE : 1/4" = 1'-0"



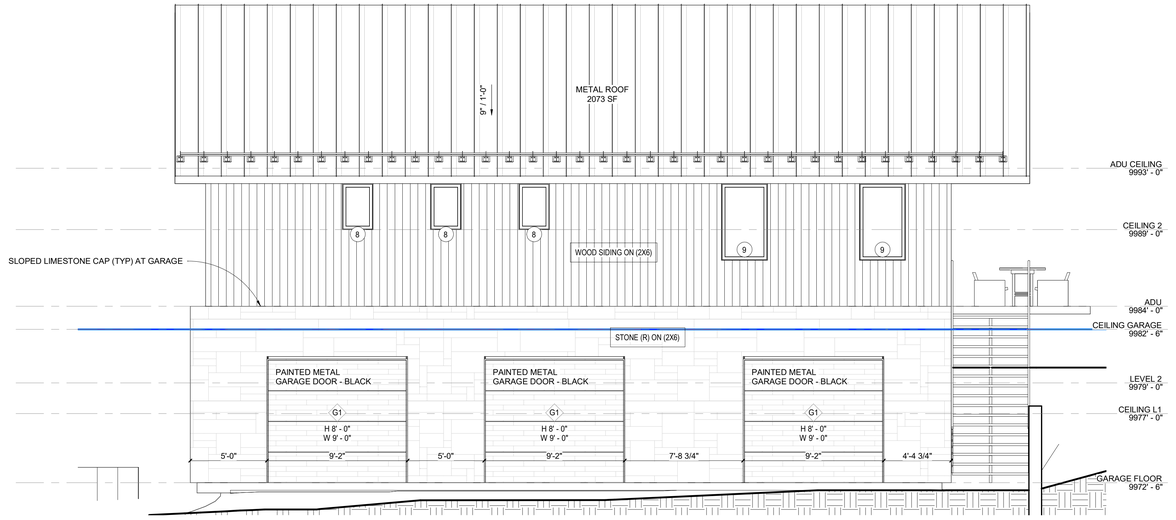
2 GARAGE EAST
SCALE : 1/4" = 1'-0"

MAIN STRUCTURE		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE	STONE FOOTAGE	STONE PERCENTAGE
2 / A-501	REAR ELEVATION	2,866	1,236	43%	890	31%
1 / A-501	FRONT ELEVATION	2,372	538	23%	1,139	48%
1 / A-502	RIGHT ELEVATION	2,296	365	16%	923	40%
1 / A-503	LEFT ELEVATION	2,247	355	16%	1,512	67%
2 / A-502	LIVING SECTION	1,766	107	6%	1,053	60%
2 / A-503	LIVING SECTION 2	1,833	185	10%	949	52%
		13,380	2,786	21%	6,466	48%

GARAGE / ADU		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE	STONE FOOTAGE	STONE PERCENTAGE
1 / A-510	GARAGE WEST	983	34	3%	356	36%
3 / A-510	GARAGE NORTH	648	60	9%	290	45%
4 / A-510	GARAGE SOUTH	525	75	14%	170	32%
	GARAGE EAST	683	56	8%	254	37%
		2,839	225	8%	1,070	38%



3 GARAGE NORTH
SCALE : 1/4" = 1'-0"



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

M·GRAY ARCHITECTURE

COLORADO LICENSED ARCHITECT
NAME: SUSAN KAY GRAY
04078
04/28/2021

ISSUE FOR DRB SUBMISSION 1 | 04/28/2021

PROJECT ADDRESS | 420 BENCHMARK | TELLURIDE | COLORADO

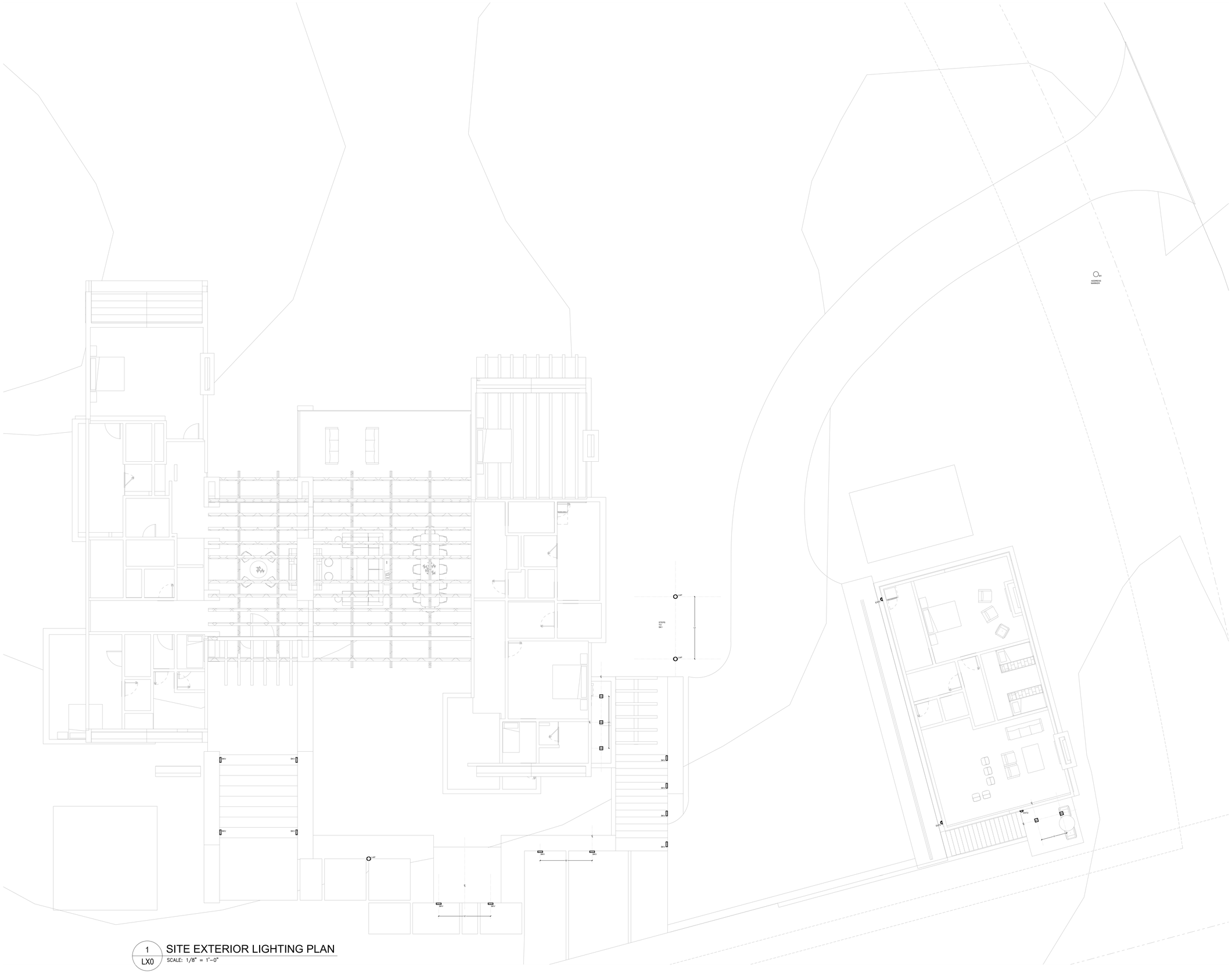
OWNER | TRUSHWOOD 19K

SCALE 1/4" = 1'-0"

GARAGE / ADU
ELEVATIONS

A-520

SHEET SIZE 30"X42" PRINTED FULL SIZE



1 / LX0 SITE EXTERIOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

David Craige | CLC | IALD
209 Hillside Lane
Telluride, CO 81435
970.729.1403

PROJECT
420 BENCHMARK

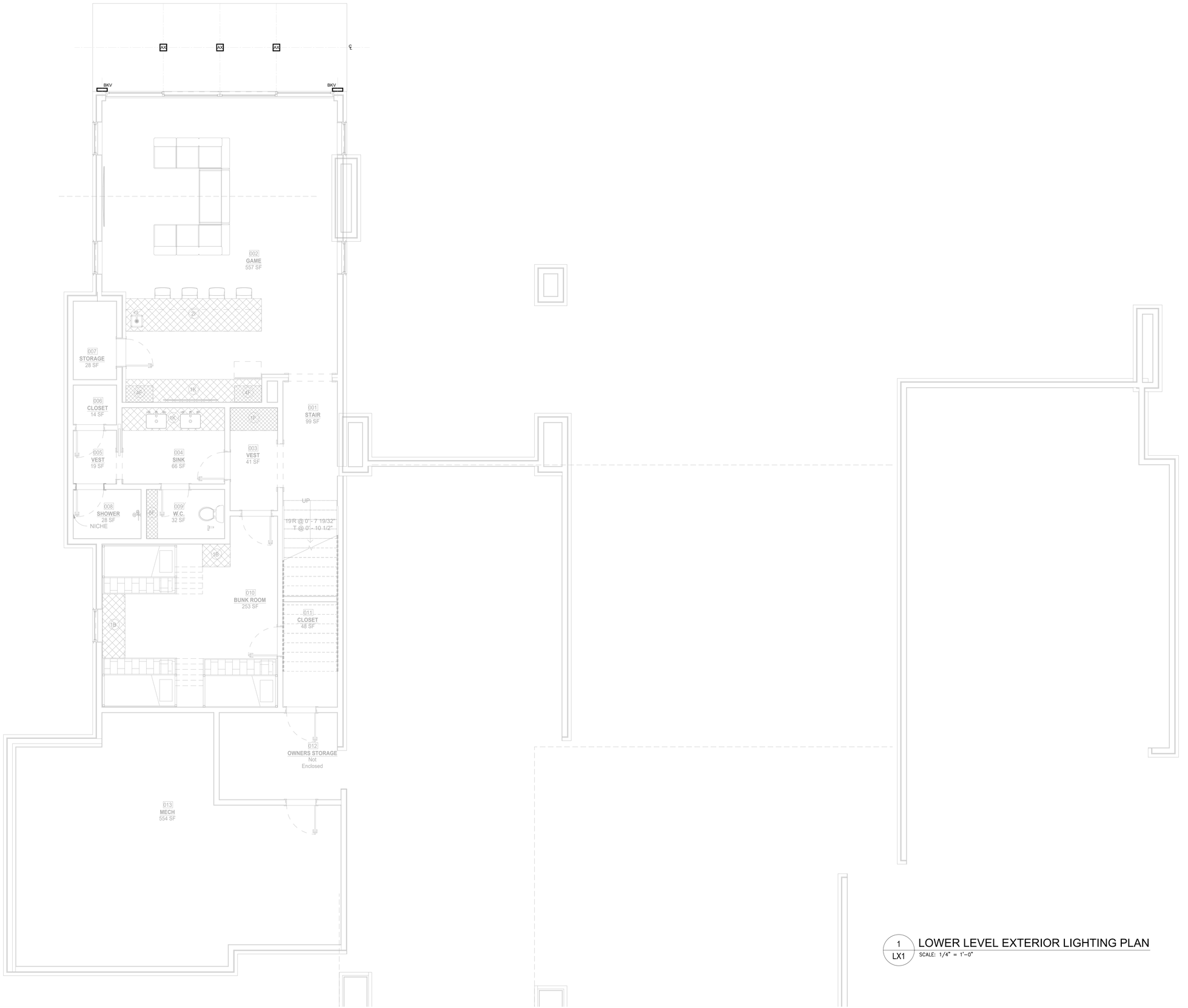
ADDRESS
TRUSSWOOD, LLC

SUBMITTAL
2021.03.24 EXTERIOR LIGHTING LAYOUT
2021.05.06 DRB SUBMITTAL

SHEET INDEX

DWG TITLE
SITE EXTERIOR LIGHTING PLAN

LX0



1 LX1 LOWER LEVEL EXTERIOR LIGHTING PLAN

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

A	RECESSED CAN, VERIFY TRIM COLOR
AL	RECESSED CAN W/ LOW PROFILE HOUSING
AS	RECESSED CAN, 9:12 TO 12:12 SLOPE
AG	WALL GRAZE RECESSED CAN 6" OFF STONE
B	RECESSED CAN, VERIFY TRIM COLOR
BG	SHOWER BENCH, WET RATED
BKV/BKH	EXTERIOR STEP LIGHT
BL	UPLIGHT SCONCE
BW	BOOT WARMERS
BBQ	BBQ LIGHT
AC	AIR CONDITIONING
CK	CLOCK RECEPTACLE
C	RECESSED CAN
CE	RECESSED CAN WITH ELECTRONIC TRANSFORMER
CAS	ART LIGHTING POWERED BY CLOCK OUTLET
	CLD1 AND CLD2 CLOSET STORAGE
	CSL, SURFACE MOUNTED UNDER CABINET
D	RECESSED NON IC CAN
DP	DRAPERY
D2	RECESSED CAN DOUBLE
D3	RECESSED CAN TRIPLE
DX	COLUMN UPLIGHT
E	RECESSED CAN, SQUARE TRIMLESS
E2	RECESSED CAN, DUAL LAMP TRIMLESS
EC	VERGE CORNER
	ES STAIR HANDRAIL LED
EW	VERTICAL ARCHITECTURAL LED
EW1	LED PANEL
	EWC ARCHITECTURAL LED
EXT2	EXTERIOR SCONCE DARK SKY RATED
EXT3	EXTERIOR PENDANT
EXT4	HISTORIC EXTERIOR SCONCE
F1-2'	2' CLOSET FIXTURE
F1-4'	4' CLOSET FIXTURE
FL	FLOOR RECEPTACLE
F	LED / FLUORESCENT SURFACE MOUNT
FAN	CEILING FAN
FK	CEILING FAN LIGHT KIT
EN	EXHAUST FAN
Fp	FIREPLACE CONTROL
FS	FESTOON SUSPENDED BY CABLE
GFI	GROUND FAULT OUTLET
GAS	EXTERIOR GAS SCONCE
H	RECESSED PUCK LIGHT
H1	ADJUSTABLE PUCK LIGHT
HN	MINI RECESSED
HT4	1500W ELECTRIC HEAT
HX	UNDER WATER
ID#	SEMI FLUSH DECORATIVE FIXTURE
IDP	HANGING FIXTURE
IDS	WALL MOUNTED DECORATIVE FIXTURE
MA	CABLE LIGHTING
	LIGHTING / SHADING KEYPAD
LX	LANDSCAPE PATH
EX#	LANDSCAPE LOAD NUMBER
#	LOAD NUMBER
S	MOTORIZED SHADE
SB	MOTORIZED BLACK OUT SHADE
DP	MOTORIZED DRAPERY
M	SINGLE HEAD MONOPOINT
MM	MAKEUP MIRROR
MO2	DOUBLE HEADED MONOPOINT
MS	MOTION SENSOR
ML	MIRROR W/ INTEGRATED LIGHTING
MTV	TELEVISION
MZ	MEZZALUNA WALL
P	PENDANT
	PD, LED STRIP W/ STRAIGHT CHANNEL
PD	VERTICAL LED STRIP
PD1	WET RATED VERTICAL LED
PD1	WET RATED LED STRIP
PD45	LED IN 45 DEGREE CHANNEL
PD	FLOATING MIRROR
PDR	MINI LINEAR LED
IDPT	RECESS TROUGH
PNL	LIGHTING MODULE ENCLOSURE
PROJ	PROJECTOR (BY OTHERS)
PX	POOL LIGHT
RMS	SUSPENDED MAGNET
RM	RECESS MAGNET
STW	THIN WALL
RU	OUTLET / USB
S	STEP LIGHT
SA	READING LIGHT
SX	SUSPENDERS
TWV	THIN WALL VERTICAL
$j	JAMB SWITCH
$	SINGLE POLE SWITCH
$3	THREE WAY SWITCH
$3d	THREE WAY WALL BOX DIMMER
$d	SINGLE POLE WALL BOX DIMMER
$f	EXHAUST FAN SWITCH WITH TIME OUT
$m	INTEGRATED WALL BOX SMART DIMMER
	SWITCHED OUTLET
T	TRANSFORMER/DRIVER, WATTAGE TBD
TWW	WALL MOUNTED MONORAIL
TWH	THIN WALL HORIZONTAL
Tc	TIME CLOCK
TL	TABLE LAMP
TW	MONORAIL SYSTEMS
U	IN GROUND UPLIGHT
VA	VANITY SCONCE
VP	VAPOR PROOF FIXTURE
VP1	VAPOR PROOF WALL MOUNT
WW	RECESS WALL WASHER
X	WALL SCONCE W/ INTEGRAL SWITCH
Z	SURFACE MOUNTED CEILING W/ LENS

David Craige | CLC | IALD
209 Hillside Lane
Telluride, CO 81435
970.729.1403

420 BENCHMARK

PROJECT ADDRESS

TRUSSWOOD, LLC

2021.03.24 EXTERIOR LIGHTING LAYOUT
2021.05.06 DRB SUBMITTAL

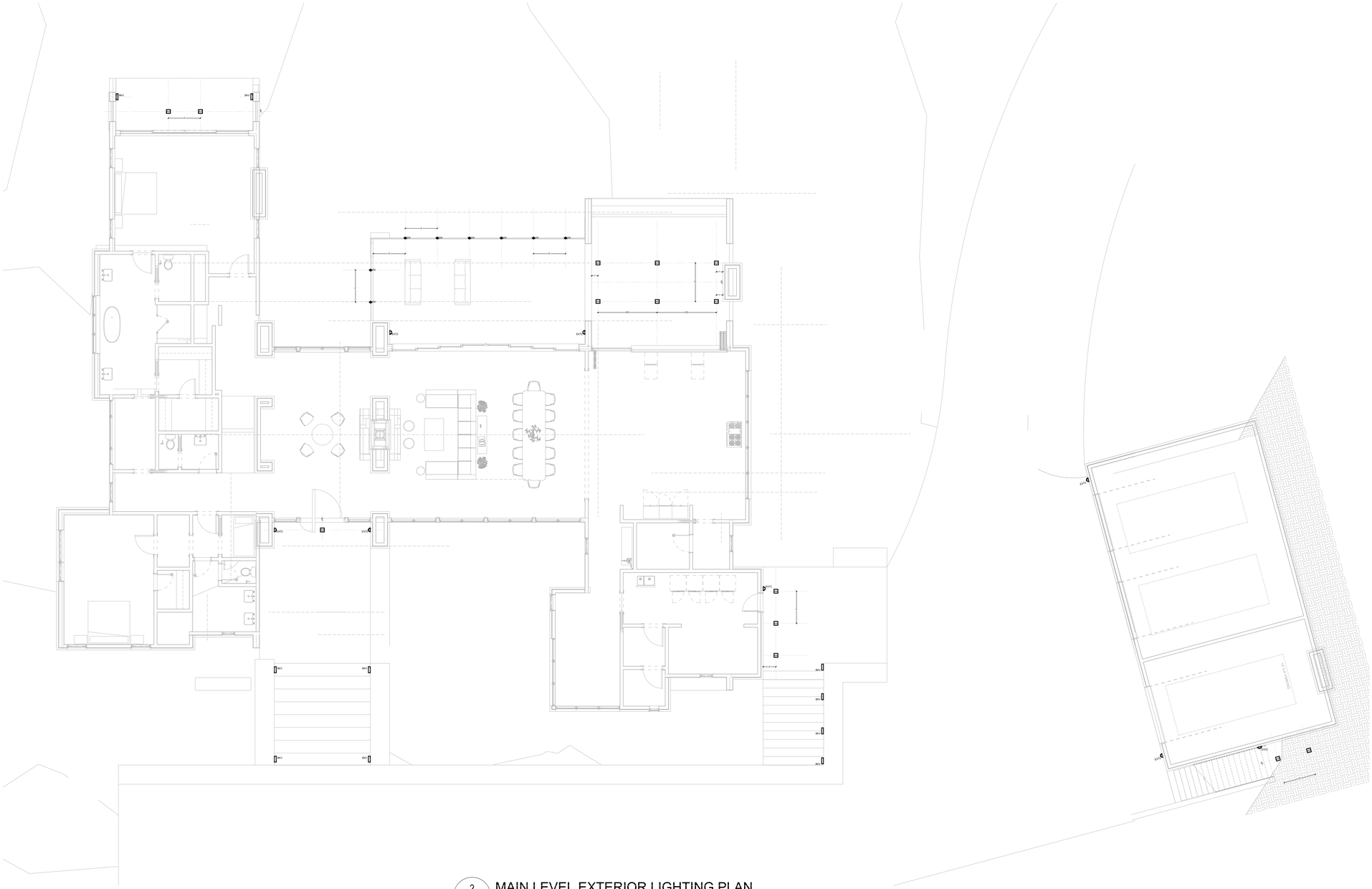
SUBMITTAL

SHEET INDEX

DWG TITLE

LOWER LEVEL EXTERIOR LIGHTING PLAN

LX1



2
LX2
MAIN LEVEL EXTERIOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

A RECESSED CAN, VERIFY TRIM COLOR
AC RECESSED CAN W/ LOW PROFILE HOUSING
AS RECESSED CAN, 9:12 TO 12:12 SLOPE
AG WALL GRAZE RECESSED CAN 6" OFF STONE
B RECESSED CAN, VERIFY TRIM COLOR
BG SHOWER BENCH, WET RATED
BKV/BKH EXTERIOR STEP LIGHT
BL UPLIGHT SCONCE
BW BOOT WARMERS
BBQ BBQ LIGHT
AC AIR CONDITIONING
CR CLOCK RECEPTACLE
C RECESSED CAN
CE RECESSED CAN WITH ELECTRONIC TRANSFORMER
CAS ART LIGHTING POWERED BY CLOCK OUTLET
CLD1 AND CLD2 CLOSET STORAGE
CSL SURFACE MOUNTED UNDER CABINET
D RECESSED NON IC CAN
DP DRAPERY
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DX COLUMN UPLIGHT
E RECESSED CAN, SQUARE TRIMLESS
ED RECESSED CAN, DUAL LAMP TRIMLESS
EC VERGE CORNER
ES STAIR HANDRAIL LED
EW VERTICAL ARCHITECTURAL LED
EW1 LED PANEL
EWC ARCHITECTURAL LED
EXT2 EXTERIOR SCONCE DARK SKY RATED
EXT3 EXTERIOR PENDANT
EXT4 HISTORIC EXTERIOR SCONCE
F1-2' 2' CLOSET FIXTURE
F1-4' 4' CLOSET FIXTURE
FR FLOOR RECEPTACLE
F LED / FLUORESCENT SURFACE MOUNT
FAN CEILING FAN
FK CEILING FAN LIGHT KIT
FN EXHAUST FAN
Fp FIREPLACE CONTROL
FS FESTOON SUSPENDED BY CABLE
GFI GROUND FAULT OUTLET
GAS EXTERIOR GAS SCONCE
H RECESSED PUCK LIGHT
H1 ADJUSTABLE PUCK LIGHT
HN MINI RECESSED
HT4 1500W ELECTRIC HEAT
HX UNDER WATER
ID# SEMI FLUSH DECORATIVE FIXTURE
IDP HANGING FIXTURE
IDS WALL MOUNTED DECORATIVE FIXTURE
KA CABLE LIGHTING
LIGHTING / SHADING KEYPAD
LX LANDSCAPE PATH
EX# LANDSCAPE LOAD NUMBER
LOAD NUMBER
S MOTORIZED SHADE
SB MOTORIZED BLACK OUT SHADE
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M SINGLE HEAD MONOPOINT
MM MAKEUP MIRROR
MO2 DOUBLE HEADED MONOPOINT
MS MOTION SENSOR
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MTV TELEVISION
MZ MEZZALUNA WALL
P PENDANT
PD, LED STRIP W/ STRAIGHT CHANNEL
PD VERTICAL LED STRIP
PD1 WET RATED VERTICAL LED
PD1 WET RATED LED STRIP
PD45 LED IN 45 DEGREE CHANNEL
PD FLOATING MIRROR
PDR MINI LINEAR LED
IDPT RECESS TROUGH
PNL LIGHTING MODULE ENCLOSURE
PROJ PROJECTOR (BY OTHERS)
PX POOL LIGHT
RMS SUSPENDED MAGNET
RM RECESS MAGNET
STW THIN WALL
RU OUTLET / USB
S STEP LIGHT
SA READING LIGHT
SU SUSPENDERS
TWV THIN WALL VERTICAL
$j JAMB SWITCH
$ SINGLE POLE SWITCH
$3 THREE WAY SWITCH
$3d THREE WAY WALL BOX DIMMER
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SWITCHED OUTLET
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TWW WALL MOUNTED MONORAIL
TWH THIN WALL HORIZONTAL
Tc TIME CLOCK
TL TABLE LAMP
TW MONORAIL SYSTEMS
U IN GROUND UPLIGHT
VA VANITY SCONCE
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VP1 VAPOR PROOF WALL MOUNT
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X WALL SCONCE W/ INTEGRAL SWITCH
Z SURFACE MOUNTED CEILING W/ LENS

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420 BENCHMARK

PROJECT

TRUSSWOOD, LLC

ADDRESS

2021.03.24 EXTERIOR LIGHTING LAYOUT
2021.05.06 DRB SUBMITTAL

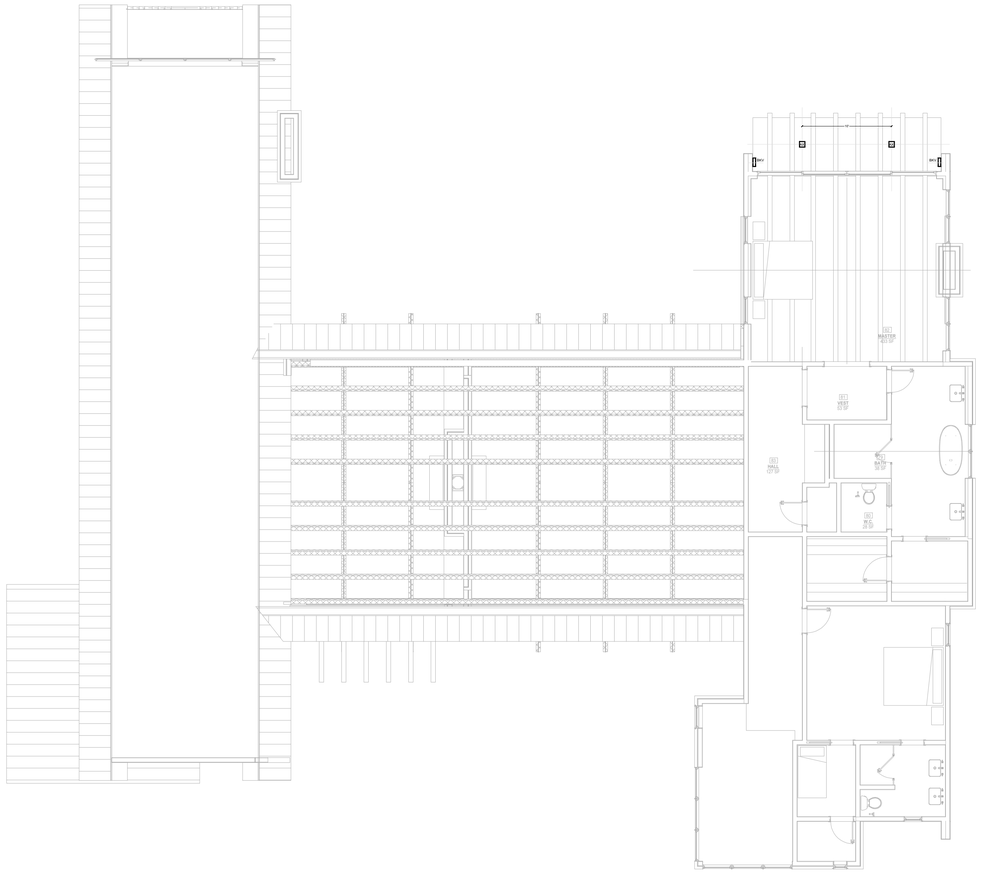
SUBMITTAL

SHEET INDEX

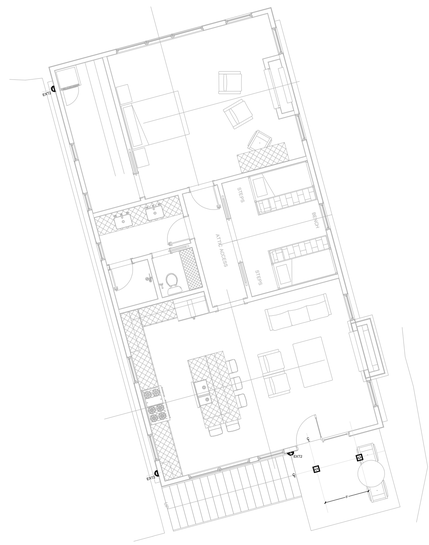
MAIN LEVEL EXTERIOR LIGHTING PLAN

DWG TITLE

LX2



3
LX3
UPPER LEVEL EXTERIOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"



A RECESSED CAN, VERIFY TRIM COLOR
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AS RECESSED CAN, 9:12 TO 12:12 SLOPE
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DP DRAPERY
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DX COLUMN UPLIGHT
E RECESSED CAN, SQUARE TRIMLESS
E2 RECESSED CAN, DUAL LAMP TRIMLESS
EC VERGE CORNER
ES STAIR HANDRAIL LED
EW VERTICAL ARCHITECTURAL LED
EW1 LED PANEL
EWC ARCHITECTURAL LED
EXT2 EXTERIOR SCONCE DARK SKY RATED
EXT3 EXTERIOR PENDANT
EXT4 HISTORIC EXTERIOR SCONCE
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F1-4' 4' CLOSET FIXTURE
FRL FLOOR RECEPTACLE
F LED / FLUORESCENT SURFACE MOUNT
FAN CEILING FAN
FK CEILING FAN LIGHT KIT
EN EXHAUST FAN
Fp FIREPLACE CONTROL
FS FESTOON SUSPENDED BY CABLE
GFI GROUND FAULT OUTLET
GAS EXTERIOR GAS SCONCE
H RECESSED PUCK LIGHT
H1 ADJUSTABLE PUCK LIGHT
HN MINI RECESSED
HT4 1500W ELECTRIC HEAT
HX UNDER WATER
ID# SEMI FLUSH DECORATIVE FIXTURE
IDP HANGING FIXTURE
IDS WALL MOUNTED DECORATIVE FIXTURE
KA CABLE LIGHTING
LIGHTING / SHADING KEYPAD
LX LANDSCAPE PATH
EX# LANDSCAPE LOAD NUMBER
LOAD NUMBER
S MOTORIZED SHADE
BB MOTORIZED BLACK OUT SHADE
DP MOTORIZED DRAPERY
M SINGLE HEAD MONOPOINT
MM MAKEUP MIRROR
MO2 DOUBLE HEADED MONOPOINT
MS MOTION SENSOR
ML MIRROR W/ INTEGRATED LIGHTING
MTV TELEVISION
MZ MEZZALUNA WALL
P PENDANT
PD, LED STRIP W/ STRAIGHT CHANNEL
PD VERTICAL LED STRIP
PD1 WET RATED VERTICAL LED
PD1 WET RATED LED STRIP
PD45 LED IN 45 DEGREE CHANNEL
PD FLOATING MIRROR
PDR MINI LINEAR LED
IDPT RECESS TROUGH
PNL LIGHTING MODULE ENCLOSURE
PROJ PROJECTOR (BY OTHERS)
PX POOL LIGHT
RMS SUSPENDED MAGNET
RM RECESS MAGNET
STW THIN WALL
RU OUTLET / USB
S STEP LIGHT
SA READING LIGHT
SS SUSPENDERS
TWV THIN WALL VERTICAL
$j JAMB SWITCH
$ SINGLE POLE SWITCH
$3 THREE WAY SWITCH
$3d THREE WAY WALL BOX DIMMER
$d SINGLE POLE WALL BOX DIMMER
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T TRANSFORMER/DRIVER, WATTAGE TBD
TWW WALL MOUNTED MONORAIL
TWH THIN WALL HORIZONTAL
Tc TIME CLOCK
TL TABLE LAMP
TW MONORAIL SYSTEMS
U IN GROUND UPLIGHT
VA VANITY SCONCE
VP VAPOR PROOF FIXTURE
VP1 VAPOR PROOF WALL MOUNT
WW RECESS WALL WASHER
X WALL SCONCE W/ INTEGRAL SWITCH
Z SURFACE MOUNTED CEILING W/ LENS

David Craige | CLC | IALD
209 Hillside Lane
Telluride, CO 81435
970.729.1403

420 BENCHMARK

PROJECT

TRUSSWOOD, LLC

ADDRESS

2021.03.24 EXTERIOR LIGHTING LAYOUT
2021.05.06 DRB SUBMITTAL

SUBMITTAL

SHEET INDEX

UPPER LEVEL EXTERIOR LIGHTING PLAN

DWG TITLE

LX3

auroralight™

auroralight lifetime WARRANTY

TYPE:	**M1**
CAT. #: LSL6	

LSL6 CYCLOPS

Down Light
DL-BR-BLP
(Actual Size)

Auroralight's new **LSL6** is a Micro-Directional X-Platform IP67 luminaire that features a Thermally Integrated™ and Field Serviceable LED module. The machined ball and socket design incorporates a remarkably small yet capable Cree® powered light engine. The easily replaceable, self-contained ball snugly into a precision machined socket for exceptional heat dissipation allowing this tiny luminaire to operate at 2 watts. Offered in 4 unique a multitude of and 4 interchangeable optics; it is both inconspicuous and versatile.

Features include:

- 2 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated™, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC (Electronic or Magnetic Power Supply)
- Solid Copper and Brass Construction

Powered by CREE LEDs

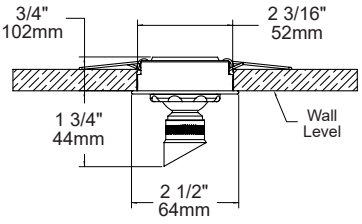
LED

12V

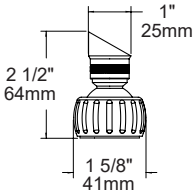
Surface Mount
SM-BR-BLP

Male Thread
1/2-BR-BLP

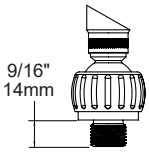
Flush Mount
FM-BR-BLP



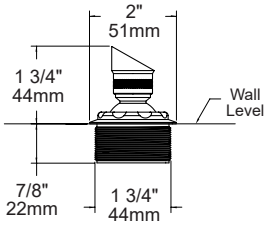
Down Light



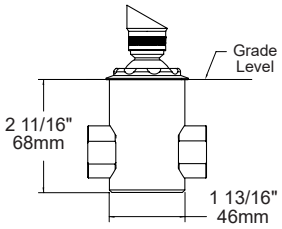
Surface Mount



Male Thread



Flush Mount



Flush Mount with optional Micro J-Box

ORDERING GUIDE LSL6: L (LED) SL (SPOTLIGHT) 6 X 1/8IN (SERIES)

RED INDICATES REQUIRED FIELD

CONFIGURATION
[DL] Down Light
[SM] Surface Mount
[1/2] Male Thread
[FM] Flush Mount

MATERIAL
[BR] Brass
[CU] Copper*

*Shroud, ball and base remains Brass

SHROUD
[60] 60° Angled
[NS] No Shroud

OPTIC
[N] 15° Narrow
[M] 25° Medium
[W] 40° Wide
[EL] Elliptical

LED
[27D] 2700K
[30D] 3000K
[45D] 4500K

[D] = Dimmable

MOUNT (Category Options)
FM: FLUSH MOUNT OPTION
[MJB] Micro J-Box
1/2: MALE THREAD MOUNTS
[G/S] Ground Stake
[D/S-X] Deluxe Spike (**9**" or **12**")
[9x18] Telescopic Riser
(Specify **5x10**, **7x14**, **9x18** or **11x22**)
[T/S] Tree Strap
[CP4] 4" Cover Plate
[SM3] 3" Surface Mount

[X] = Specify Length

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[PNI] Polished Nickel
[BNI] Brushed Nickel
[PAU] PVD Gold
[BLK] PVD Black
[PCR] PVD Chrome

FM OPTION

MJB
Provides 3 ports for multi-conduit entries

1/2 OPTIONS

G/S D/S 9x18 T/S CP4 SM3

FINISH OPTIONS

BR-BLP PNI BNI PAU BLK PCR

MADE IN THE USA

CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM

BOLLARD

STEALTH AND IMPACT®

PROJECT NAME:	TYPE: LAP

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

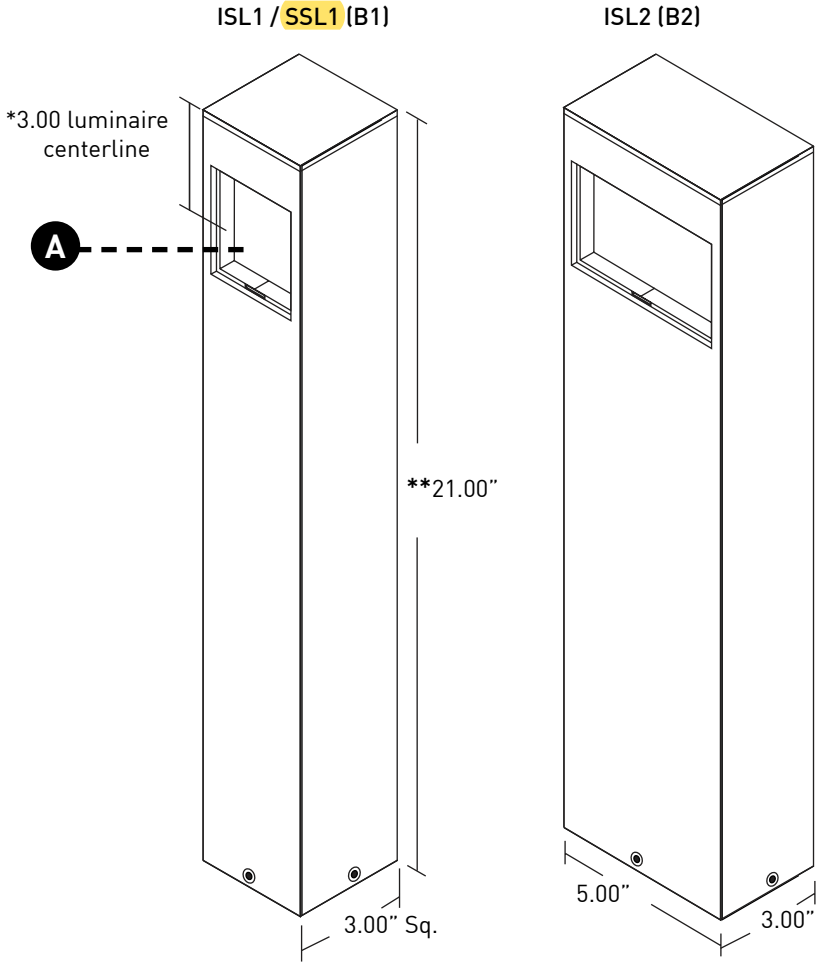
ORDERING INFORMATION AND DRAWINGS / DIMENSIONS - FIXTURE / BOLLARD

FIXTURE	RATING	FLANGE FINISH	LUMEN PACKAGE	CCT		POWER SUPPLY	MOUNTING OPTION	CUSTOM HEIGHT
					-			36
SSL1B Stealth Steplight ISL1B Impact Steplight ISL2B Double Impact Steplight	2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	STEALTH & IMPACT 80L02B 80+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 33 ISL1 Delivered Lumens - 43 DOUBLE IMPACT 80L04B 80+ CRI, 400 Source Lumens ISL2 Delivered Lumens - 150	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (gel)* Color Temp: _____K *(Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.)		INTEGRAL 120-AT2 Leading edge / Trailing edge / 0-10V Analog (supports 1 fixture) 277-AT2 Leading edge / Trailing edge / 0-10V Analog (supports 1 fixture) REMOTE REM Specified separately in remote power supply section	BD Bolt-Down* *(fasteners not included) CP Concrete Pour* *(Includes J-Bolts) SD Stake-Down* *(Not recommended for integral power supply configurations)	Leave blank unless specifying custom height Standard bollard height is 21". When specifying custom height, include dimension at end of model number in inches (max 48"; minimum 09" with remote power supply; minimum 14" with integral power supply)

A BOLLARD
Freestanding mount for use with Stealth, Impact or Double Impact fixtures. Receives luminaire for flush installation.

*Standard luminaire centerline is 3.00" (76mm) from the top of the bollard. Consult factory for custom luminaire heights.

**Standard Bollard height is 21.00" (533mm); minimum height for remote powered Bollard is 9" (229mm); minimum height for integral powered Bollard is 14" (356mm); maximum height 48" (1.2m).



PART NUMBER NOTES

- Fixture ships as e.g., ISL2-2-AB-80L02B3
- Bollard ships as e.g., B2-AB-INT-1AT2-BD-30

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REMOTE POWER SUPPLY OPTIONS

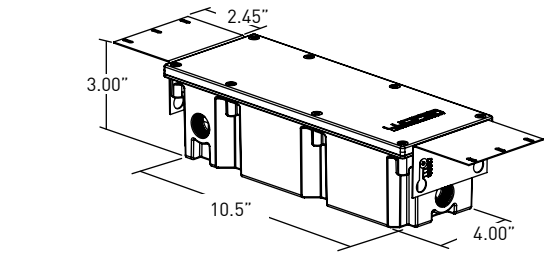
WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

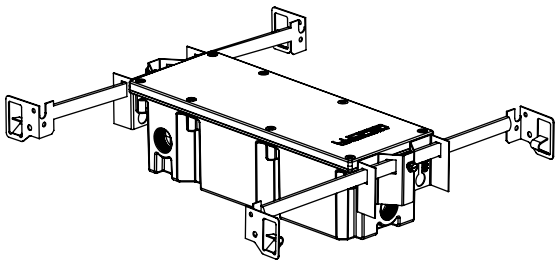
		VOLTAGE		POWER SUPPLY		ATTACHMENT
UBB-JCT-24V-60	-		-	**AT2**	-	
JUNCTION BOX 24 VOLT OUTPUT 60 WATT		**1** 120 VAC **3** 277 VAC		**AT2** LTF 0-10V Analog and Leading / Trailing edge (SSL1 / ISL1 Supports 1 - 12 fixtures, ISL2 Supports 1 - 6 fixtures)		**HGR** Hangar Bars **BKT** Brackets

UBB-JCT-24V-60-XAT2-(BKT / HGR)

Universal Junction Box, wet location and concrete pour rated. Specified as a remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT). Hanger bars adjust from 14" to 24" for standard joist spacing. Brackets, universal stainless steel mounting flange.

UBB-JCT-24V-60-XAT2-(BKT / HGR)





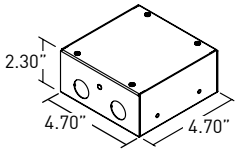
DRY / DAMP LOCATION

		POWER SUPPLY
PSA-24V	-	
POWER SUPPLY ASSEMBLY 24 VOLT OUTPUT		**40-1L22** 40 Watt, 120VAC, Lutron 2-Wire, Forward Phase (SSL1 / ISL1 Supports 1 - 10 fixtures, ISL2 Supports 1 - 5 fixtures) **60-1AT2** 60 Watt, 120VAC, LTF 0-10V Analog and Leading / Trailing edge (SSL1 / ISL1 Supports 1 - 12 fixtures, ISL2 Supports 1 - 6 fixtures) **60-3AT2** 60 Watt, 277VAC, LTF 0-10V Analog and Leading / Trailing edge (SSL1 / ISL1 Supports 1 - 12 fixtures, ISL2 Supports 1 - 6 fixtures) **66-UEX2** 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DMX (SSL1 / ISL1 Supports 1 - 18 fixtures, ISL2 Supports 1 - 9 fixtures) **66-UED3** 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DALI (SSL1 / ISL1 Supports 1 - 18 fixtures, ISL2 Supports 1 - 9 fixtures) **96-ULP1** 96 Watt, 120 - 277VAC, Hi-lume Premier, EcoSystem / 3-wire (SSL1 / ISL1 Supports 1 - 26 fixtures, ISL2 Supports 1 - 13 fixtures)

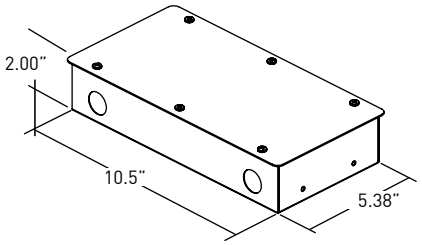
PSA-24V-XX-XXXX

Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. Power Supply must be installed in a Dry/Damp location.

PSA USED FOR AT2



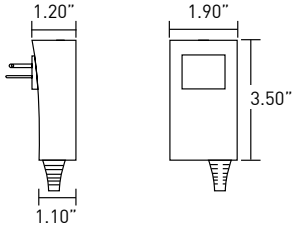
PSA USED FOR L22, EX2, ED3 &LP1



FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

☐ **PSA-24V-25-1EL2** Plug-in 120V Class 2 power supply (Supports 1 fixture)

PSA-24V-25-1EL2



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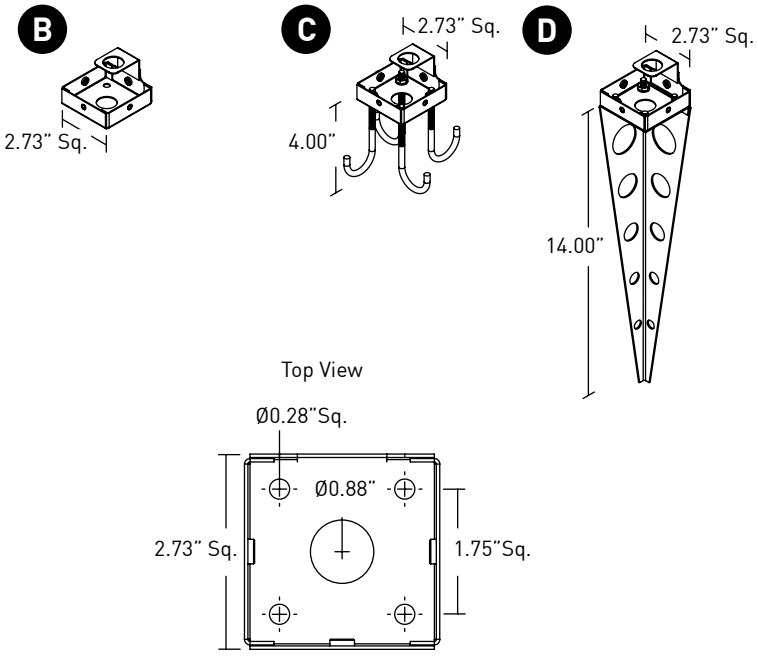
DRAWINGS / DIMENSIONS - MOUNTING OPTIONS

B BOLT-DOWN (BD)
Base is bolted directly onto mounting surface with customer-furnished hardware. Bollard then attaches to base with supplied screws.

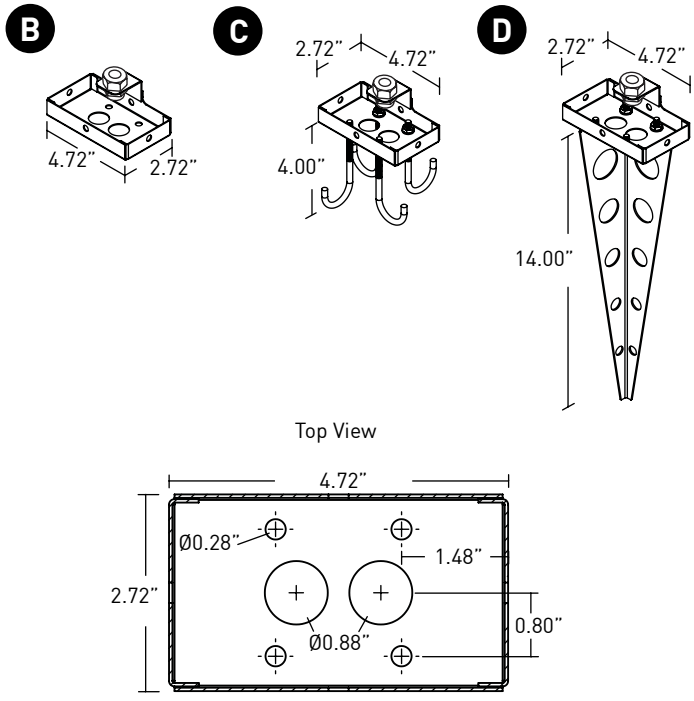
C CONCRETE POUR (CP)
Base features integral zinc-plated J-bolts for secure concrete pour mounting. Bollard then attaches to base with supplied screws.

D STAKE-DOWN (SD)
Base is outfitted with stake and comes attached to Bollard for inserting into ground. Not recommended for integral power supply configurations.

ISL1 / SSL1 (B1)



ISL2 (B2)



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DRAWINGS / DIMENSIONS - FIXTURE

E LED
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (SSL1 / ISL1) or 6.5W DC LED (ISL2) (dimming by power supply).

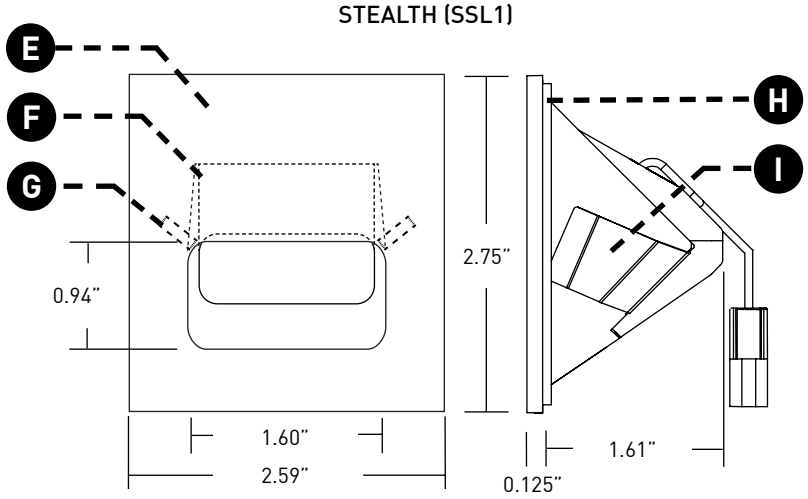
F EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

G LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

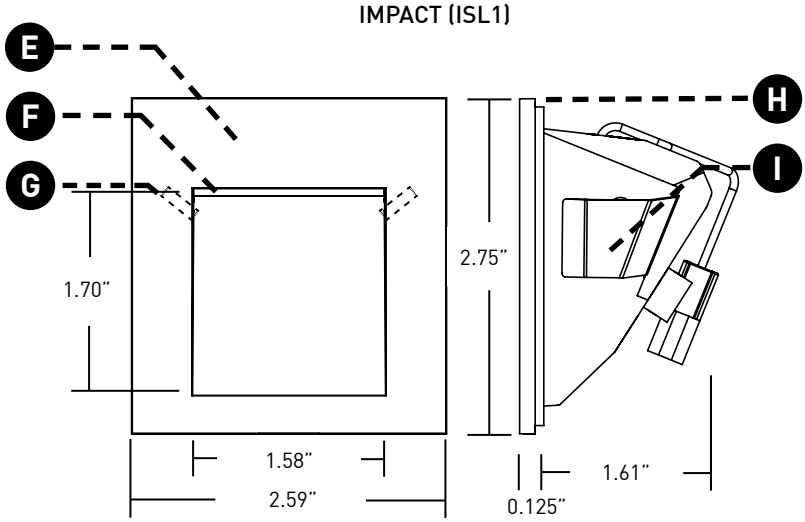
H GASKET
Foam gasket provided. Required for IP65 wet location applications only.

I RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

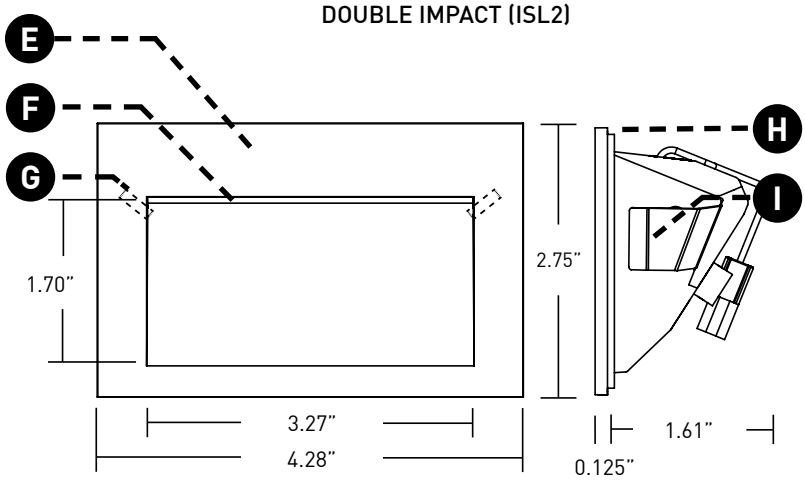
STEALTH (SSL1)



IMPACT (ISL1)



DOUBLE IMPACT (ISL2)



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TECHNICAL

CONSTRUCTION

Bollard Body: Extruded aluminum with stainless steel internals; consult factory for availability of custom Bollard body extrusion dimensions. Available in granulated powder coat finishes only.
Stealth / Impact: Cast 316 stainless steel or brass, depending on finish. Painted finishes are granulated powder coat.
Universal Junction Box: Polycarbonate.

LED

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

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C
Maximum °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 6 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

SSL1B / ISL1B: Recommended 36" (914mm) on-center spacing with multiple Bollards, when 21" height is observed.

ISL2B: Recommended 60" (1524mm) on-center spacing with multiple Bollards, when 21" height is observed.

ELECTRICAL

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

LISTING

cTUVus Listed; Dark-Sky Compliant; Patent No. US D606,228 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location.

WARRANTY

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

CHANGE LOG

1. 10/08/2019: NEW CONSOLIDATED SPEC SHEET WITH SINGLE NOMENCLATURE FOR SPECIFICATION
2. 10/08/2019: NOW OFFERED WITH SATIN SILVER FINISH

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LUTRON DIMMING COMPATIBILITY

Power supply **L22 Product Family**	**Part No.**	**Drivers Per Control (120V only)**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120, LP-RPM-4U-120	2-26 (per output), 26 total per module
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120	1-13 (per output), 26 total per module
GP dimming panels	Various	1-26
Ariadni CL 250W dimmer	AYCL-253P-	1-8
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8
Nova T CL 250W dimmer	NTCL-250-	1-10

Power supply **LP1 Product Family**	**120V Part No.**	**277V Part No.**	**Drivers per Control**	
			120V	**277V**
NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
	NTF-103P-	NTF-103P-277-	1-8	1-14
Nova®	NF-10-	NF-10-277-	1-8	1-19
	NF-103P-	NF-103P-277-	1-8	1-14
Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
	SF-103P-	SF-12P-277-3	1-8	1-14
Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
Interfaces	PHPM-3F-120	-	1-16	-
	PHPM-3F-DV		1-16	1-38
	BCI-0-10		1-16	1-38
GP Dimming Panels	Various		1-16	1-38
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	URMJ-ECO32-DVB		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S, UQSN-2ECO-S		64 per EcoSystem link	
GRAFIK Eye® QS with EcoSystem	QSGRJ-_E QSGR-_E	-	64 per EcoSystem link	
HomeWorks® QS with EcoSystem	LQSE-2ECO-D, QSGRJ-_E, QSGR-_E		64 per EcoSystem link	
Quantum®	QP2-_P_C		64 per EcoSystem link	

LUTRON 2016 OEM ADVANTAGE ACCOUNT

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WALL SCONCE

CYLINDER & SQUILINDER®

PROJECT NAME:	TYPE: EXT 2

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ORDERING INFORMATION

JA8-2019 INDICATED BY SHADING

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	LUMEN PACKAGE	CCT	LOWER OPTIC	UPPER OPTIC	DRIVER	LOWER LENS	UPPER LENS
		2					LAP				
CW2 Cylinder **SW2** Squilinder	**DF** Downlight **UD** Up / Downlight	**2** Wet (IP65)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**DOWNLIGHT (DF) STATIC WHITE** **80C12A** 80+ CRI, Delivered Lumens - 706 **80C19A** 80+ CRI, Delivered Lumens - 1092 **80C23A** 80+ CRI, Delivered Lumens - 1337 **90C10A** 90+ CRI, Delivered Lumens - 604 **90C15A** 90+ CRI, Delivered Lumens - 937 **90C20A** 90+ CRI, Delivered Lumens - 1140 **97C09A** 97+ CRI, Delivered Lumens - 543 **97C14A** 97+ CRI, Delivered Lumens - 835 **97C18A** 97+ CRI, Delivered Lumens - 1025	**22** 2200K* *(Only available for 90+ CRI) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**DOWNLIGHT (DF) INTEGRAL** **RP1** 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic **REMOTE (120V)** **TR2** Philips, 2% Leading/ Trailing/Triac* *(Only available with 80C19A, 90C15A and 97C14A)	**3** Clear Glass Lens* *(Not available for Warm Dim) **4** Soft Focus Lens **5** Frosted Glass Lens **6** Frosted Soft Focus Lens **7** Frosted Linear Spread Lens* *(Not available for Squilinder)	**9** Diffusion Lens* *(Required with UD fixture) **LEAVE BLANK FOR DOWNLIGHT (DF)**
					DOWNLIGHT (DF) WARM DIM **90W11A** 90+ CRI, Delivered Lumens - 844 Incandescent Profile **90W13A** 90+ CRI, Delivered Lumens - 888 Halogen Profile *SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.	**WL** 2700K - 1800K **WD** 3200K - 1800K	**25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**UP / DOWNLIGHT (UD) INTEGRAL** **CA2** 120-277V 0-10V Analog Logarithmic **CE2** 120V Electronic ELV Forward / Reverse Phase		
					UP / DOWNLIGHT (UD) STATIC WHITE **80C12A** 80+ CRI, 1200 Source Lumens (Delivered - 1,587) **90C10A** 90+ CRI, 1000 Source Lumens (Delivered - 1,361) **97C09A** 97+ CRI, 900 Source Lumens (Delivered - 1,220) *ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.	**22** 2200K* *(Only available for 90C10A) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**15** 15° **40** 40° **60** 60°	**DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V)** **L23** Lutron, Hi-Lume 1% 2-Wire **REMOTE (120-277V)** **LH1** Lutron, Hi-Lume 1% Ecosystem **AN4** Philips Xitanium 1% 0-10V, LOG **EA2** eldoLED, SOLOdrive 0.1% 0-10V, LOG **ED1** eldoLED, SOLOdrive 0.1% DALI, LOG		

(WH) White Powder Coat

(BK) Black Powder Coat

(AB) Architectural Bronze Powder Coat

(AG) Satin Silver Powder Coat

(AU) Cashmere Gold Powder Coat

(BB) Burnt Bronze Powder Coat

SPECIFICATION NOTES

- Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40
- Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49
- Up / Downlight (UD) fixtures require two remote drivers
- Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23

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ACCESSORIES

CYLINDER ALTERNATE BAFFLE AND EFFECTS DEVICE
Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-CY2-**-CGL** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-CY2-**-SFL** Soft Focus Lens
☐ **RBA-CY2-**-FGL** Frosted Glass Lens
☐ **RBA-CY2-**-FSFL** Frosted Soft Focus Lens
☐ **RBA-CY2-**-FLSL** Frosted Linear Spread Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

SQUILINDER ALTERNATE BAFFLE AND EFFECTS DEVICE
Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-SQ2-**-CGL-2** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-SQ2-**-SFL-2** Soft Focus Lens
☐ **RBA-SQ2-**-FGL-2** Frosted Glass Lens
☐ **RBA-SQ2-**-FSFL-2** Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

LOWER REPLACEMENT OPTIC

☐ **RO-70-15-1** 15° optic
☐ **RO-70-25-1** 25° optic
☐ **RO-70-40-1** 40° optic
☐ **RO-70-60-1** 60° optic

UPPER REPLACEMENT OPTIC

☐ **RO-50-15-1** 15° optic
☐ **RO-50-40-1** 40° optic
☐ **RO-50-60-1** 60° optic

REPLACEMENT SUCTION TOOL
Included with each order (1 per 10 fixtures).

☐ **CY-SQ-TOOL-SUCTION** Baffle assembly removal tool

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

☐ **EMB-S-20/25-120/277-LEDX** 20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-dimmable
☐ **EMB-S-100-120-LEDX** 100 watt max capacity, 120 VAC 60Hz, Dimmable
☐ **EMB-S-100-277-LEDX** 100 watt max capacity, 277 VAC 60Hz, Dimmable
☐ **EMB-S-250-120/277-LEDX** 250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

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WALL SCONCE

STATIC WHITE PERFORMANCE - 3000K - SOFT FOCUS LENS

LUMEN PACKAGE	WATTAGE	15° OPTIC		25° OPTIC		40° OPTIC		60° OPTIC	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
DOWNLIGHT									
80C12A	10	813	81	764	76	706	70	789	78
80C19A	17	1257	74	1182	69	1092	64	1221	72
80C23A	21	1539	73	1448	68	1337	63	1495	71
90C10A	10	695	69	654	65	604	60	675	68
90C15A	17	1078	63	1014	59	937	55	1047	61
90C20A	21	1313	62	1235	58	1140	54	1275	60
97C09A	10	625	62	588	58	543	54	607	60
97C14A	17	961	57	904	53	835	49	933	55
97C18A	21	1180	56	1110	52	1025	48	1146	54
90W11A	16	-	-	803	50	729	45	825	52
90W13A	16	-	-	845	52	767	48	868	54
UPLIGHT									
80C12A*	10	922	92	-	-	881	88	919	92
90C10A*	10	793	79	-	-	757	76	790	79
97C09A*	10	709	71	-	-	677	68	707	71

***NOTE:** To determine total performance for up / downlight (UD) fixture, add delivered lumens of Up and Down configurations and divide by total system wattage (20W = 10W Up + 10W Down).

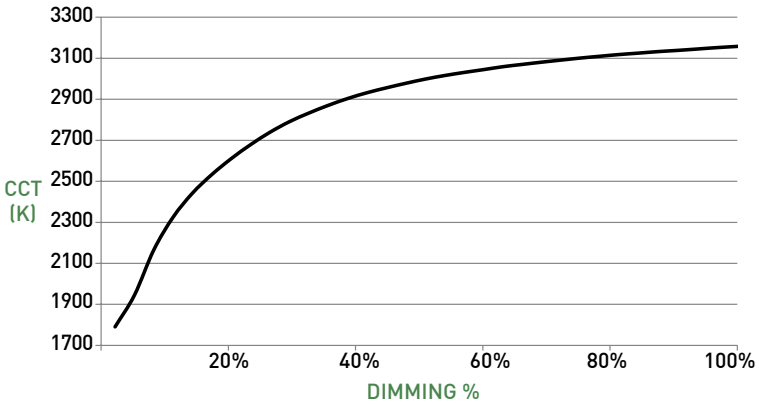
OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR	
No Lens	1.05
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40˚ OPTIC

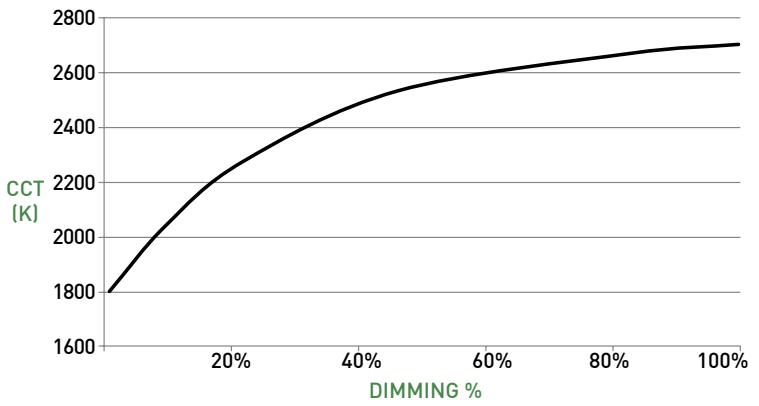
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	767	614	537	383	153	77	15
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	48	48	48	48	48	48	48



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	729	583	510	364	146	73	14
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	45	45	45	45	45	45	45



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WALL SCONCE

CYLINDER

A LUMINAIRE
Machined aluminum body with integrated heat sink and LED; power supply may be integral or remote mount.

B LOWER OPTIC
Proprietary optics available in 15°, 25°, 40° & 60° beams.

C LOWER EFFECTS DEVICES
Cylinder baffle lens assembly can accept 1 lens sealed in place. Soft focus lens included as standard for lens. Suction tool provided for removal of baffle lens assembly.

D UPPER EFFECTS DEVICES
Cylinder assembly can accept 1 lens sealed in place. Diffusion lens included as standard for lens.

E UPPER OPTIC
Proprietary field-changeable optics available in 15°, 40° & 60° beams.

MOUNTING

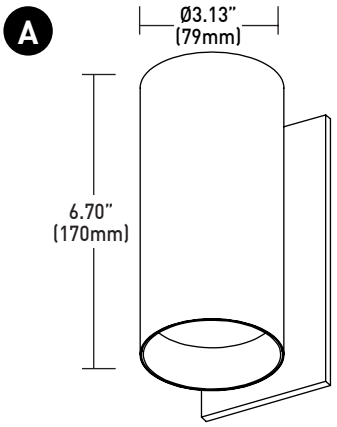
F MOUNTING PLATE
Mounting plate (concealed) with factory supplied hidden screws after wall is fully finished. Single-gang junction box required for mounting. Fixture to mount flush with minimalist transition to wall.

REMOTE POWER SUPPLY

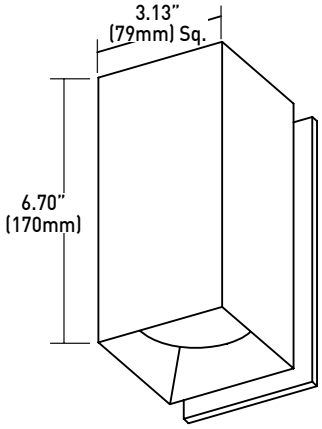
G PS-RMT
Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PS-RMT and fixture. Must be installed in an accessible location.

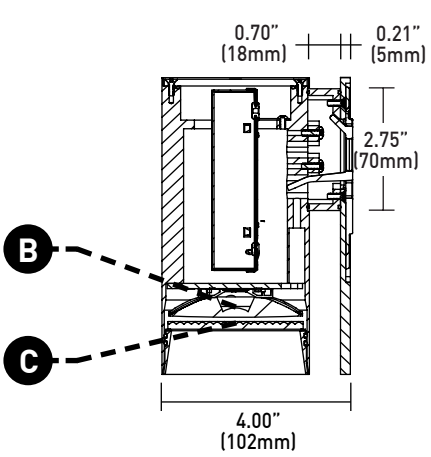
DIMENSIONS / DRAWINGS

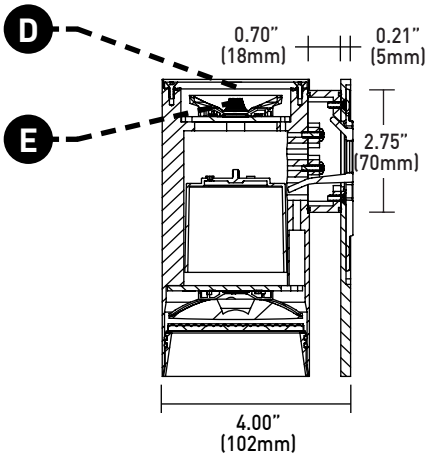
CYLINDER

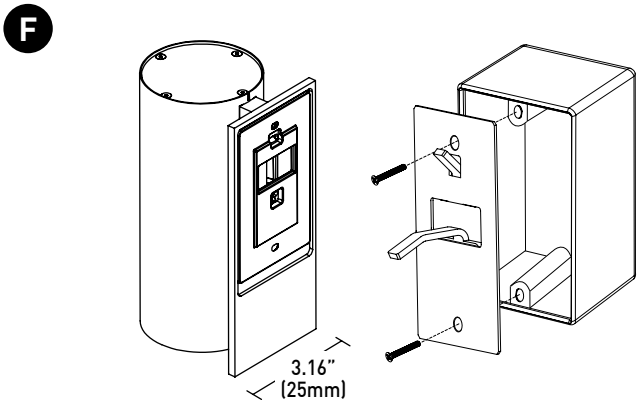


SQUILINDER

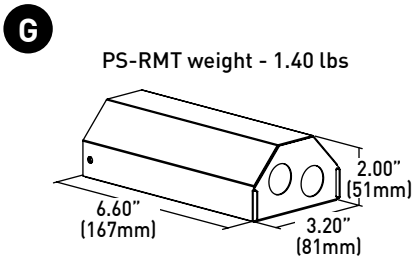








* Single-gang junction box provided by others



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TECHNICAL

CONSTRUCTION
Cylinder / Squilinder: Machined aluminum body; extruded aluminum internal heat-sink; painted finishes are granulated powder coat.
Remote Power Supply: 22 Gauge galvanized steel.

STATIC WHITE LED
2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED
3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	CA2	CE2	RP1	TR2	L23	LH1	AN4	EA2	ED1
Minimum °C	-20 °C	-20 °C	-10 °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	2.0%	1.0%	2.0%	1.0%	1.0%	1.0%	0.1%	0.1%

Note: For TR2, L23, LH1, AN4 and EA2 drivers consult chart on page 6 to confirm appropriate dimming curve for compatibility with selected control.

MOUNTING
Cylinder is supplied with a mounting adaptor plate providing a minimalist transition accommodating wall thicknesses of 0.44" (7/16", 12mm) to 0.75" (3/4", 19mm).

OPERATING TEMPERATURE
Down Light: 104°F (40°C).

LISTING
cTUVus listed to UL1598 standard for Dry / Damp and Wet (IP65) locations. Title 24 JA8-2019 Listed.

WARRANTY
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

CHANGE LOG
1. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM OFFERINGS.
2. 3/31/2020: UPDATED SQUILINDER RBA PART NUMBERS.
3. 11/19/2019: UPDATED 90C16A LUMEN PACKAGE TO 90C15A.
4. 9/19/2019: NEW CONSOLIDATED SPEC SHEET WITH SINGLE NOMENCLATURE FOR SPECIFICATION.
5. 9/19/2019: WALL SCONCE NOW AVAILABLE IN UP / DOWNLIGHT CONFIGURATION.

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WALL SCONCE

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply **TR2**	**Family/Model #**
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM
Power supply **AN4**	**Family/Model #**
Lutron Electronics	DVTV plus PP-DV
Lutron Electronics	DVSCTV plus PP-DV
Lutron Electronics	DVSTV
Lutron Electronics	DVSCSTV
Lutron Electronics	QSGRJ-XP plus GRX-TVI
Lutron Electronics	QSGRJ-XE plus GRX-TVI
Lutron Electronics	QSGR-XE plus GRX-TVI
Lutron Electronics	NFTV plus PP-DV
Lutron Electronics	NTSTV
Lutron Electronics	RMJ-5T
Lutron Electronics	RMJS-8T
Lutron Electronics	FCJS-010
Leviton	IllumaTch IP7 series
Philips	Sunrise - SR1200ZTUNV

LUTRON DRIVER COMPATIBILITY

Power supply **L23**	**Part No.**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply **LH1**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON
2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **EA2**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

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[DATE OF REV: 01122021]

DLED-129-SSD Slim Nancy LED Path Illuminator

Solid Brass Up or Down Interior or Exterior Accent Lighting Fixture
Lamping: 1 x 3W LED

PROJECT	TYPE	CATALOG NUMBER
	DX	

Fixture Description:
A 2" wide cast brass wet and dry location path light utilizing a 3 watt energy saving 35,000 hour LED lamp for uplighting, downlighting, wall washing or grazing illumination techniques.

Construction: A solid brass sand casting with a glass sealed louvered aperture.

Electrical: DLED-129-12V: Remote 12V power supply required. **DLED-129-SSD:** 120V or 277V feed wire to LV. Integral electronic solid state power supply requiring a 120V-AC feed and supplying 12 Volt AC power to the led module. Power supply is dimmable using reverse phase technology with a neutral present.

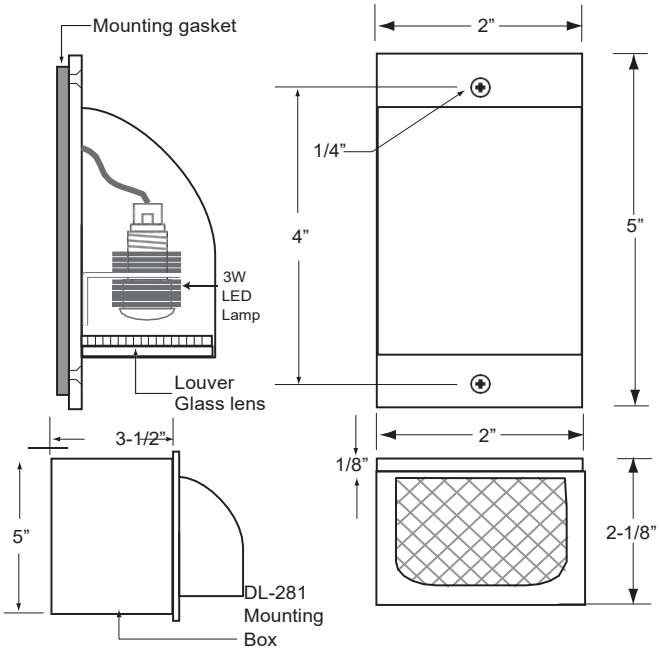
Mounting: Solid brass 8/32" Phillips screws mount faceplate to custom housing or directly to surface.

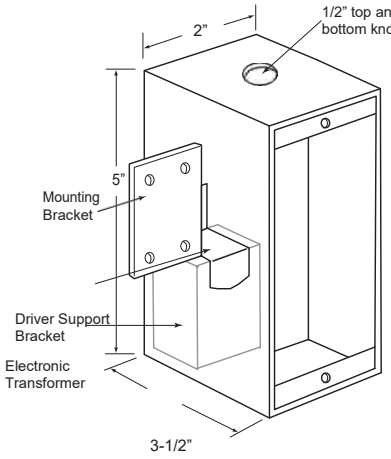
NOTE: Fixture may be mounted directly to surface without DL-281 Box and powered by a remote transformer.

Finishes:
1. Verde, 2. Satin Nickel, 3. Copper Bronze, 4. White, 5. Ancient Bronze, 6. Brass Bronze, 7. Custom, 8. Copper Plate, 9. Ancient Verde, 10. Grey Bronze, 11. Rust Brown*, 12. Black*, 13. Pewter, 14, Oil-Rubbed Bronze, 15. Copper Edged Bronze, 16. Black Iron Textured Matte*, 17. Copper Bronze Powder Coat*, 18. Marine Bronze*.

*Powder Coast Finish.

Labels: ETL Listed





DL-281 Mounting Box

Available 2"x 5" Back Box

Cat. Number	Description
DL-281	Brass Housing Mounting Box for DLED-129 LED

Cat. Number	Description
DLED-306	3W 2750K LED, 10°-40°-60°-80° 150 lumens 12V AC/DC, Optional beam patterns available

To Form a Catalog Number:	Part No. **DLED-129-SSD**	Voltage **120**	Lens **B**	Location **WET**	Mounting Direction	Lamp **DLED-306**	Louver **L4**	Finish **5**
Which Specifies:	**DLED-129-SSD** Includes DL-281 mounting box and SSD driver.	**120V** **277V**	**A** - Clear Lens **B** - Diffusion	**DRY** **WET** **DAMP**	**UP** **DOWN**	**DLED-306** 3W 2750K LED **10°** **40°** **60°** **80°**	**Louver**	**See finishes.**
	DLED-129 12V Slim Nancy fixture only. **No box or driver included.**	**12V** (DLED-129 only)						
	DL-281 Mounting Box for DLED-129 and DLED-129-SSD. Diagram at upper right. **2"x5" shallow Box Available.**							

Ordering Example: **DLED-129-SSD-120V-B-DRY-DLED-306-40°-5** (The SSD fixture includes a solid state driver and back box)

5521 W. Washington Blvd.
Los Angeles, CA 90016

Telephone: (323) 933-5760
FAX: (323) 933-3607

www.dreamscapelighting.com
info@dreamscapelighting.com

Intertek

BKV

IMPACT
ISL1-LED

RECESSED LED LUMINAIRE
PATH & STEPLIGHT

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

PERFORMANCE

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

ORDERING INFORMATION - FIXTURE

ISL1 - [ ] - [ ] - 80L - 02B - [ ]

IMPACT STEPLIGHT

RATING
- 1 Dry / Damp (Non-Locking)
- 2 Wet (Locking)

POWDER COAT FINISH
- WH White
- BK Black
- AG Satin Silver
- AB Architectural Bronze
- CF Custom Finish[1] Designation: _____ (Ex. RAL1234)

NATURAL FINISH
- IG Industrial Gray
- SS Brushed Stainless Steel
- BR Brushed Bronze
- NB Natural Bronze

PLATED FINISH
- CH Chrome
- PB Polished Oil-Rubbed Bronze
- MB Matte Oil-Rubbed Bronze[2]

CRI / LED
- 80L 80+ CRI

SOURCE LUMENS
- 02B 200lm

CCT
- 1 2700K
- 2 3000K
- 3 3500K
- 4 4000K
- C Custom Color (gel)[3] Color Temp: _____K

[1] Powder coat only, no plated finishes; custom finishes assigned unique suffix upon receipt of order, consult factory for additional cost.
[2] Dry / Damp location only

[3] Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.

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

WET OR DRY / DAMP LOCATION

☐ **SSL-UMP**
Universal Mounting Plate

☐ **SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Mounting Plate; specify collar depth

☐ **SSL-BB**
Back Box with SSL-UMP mounting plate

☐ **SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box with SSL-MP mounting plate; specify collar depth

☐ **SSL-SMB-(finish)**
Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

☐ **SSL-RM**
Remodel-Mount collar (drywall / plasterboard)

☐ **SSL-CC**
Cavity Collar

☐ **SSL-SC3**
Stud-Mount collar (3")

☐ **SSL-SC6**
Stud-Mount collar (6")

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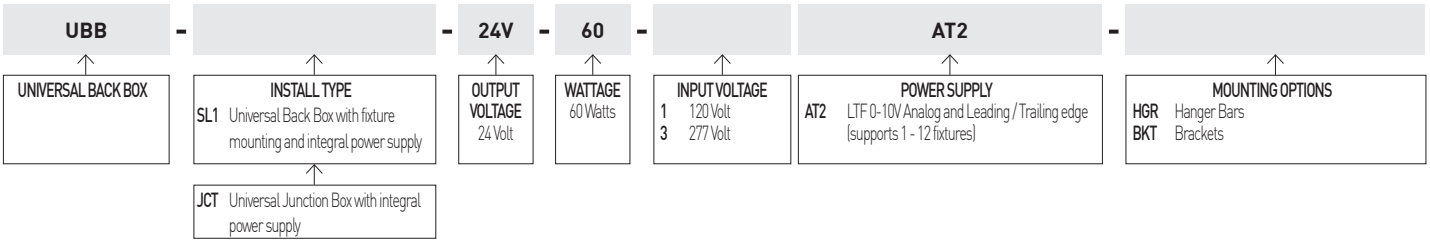
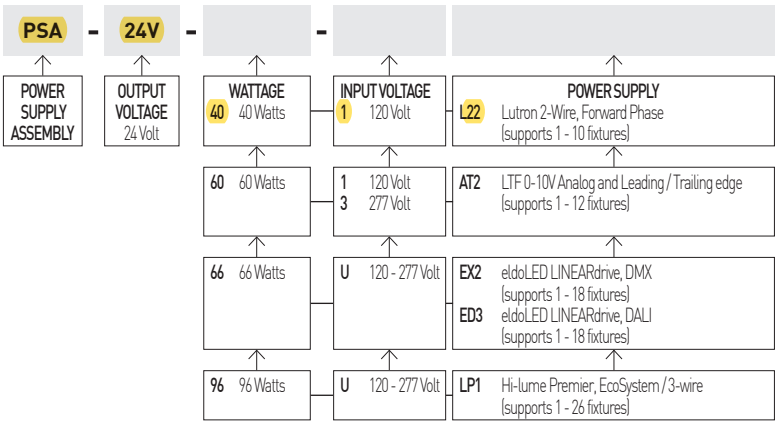
IMPACT ISL1

POWER SUPPLY OPTIONS





FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

☐ **PSA-24V-25-1EL2** Plug-in 120V Class 2 power supply (Supports 1 fixture)

TECHNICAL

CONSTRUCTION

Impact: Cast 316 stainless steel or brass, depending on finish.
Mounting Plates and Mounting Collars: Stainless Steel.
Single-gang Weatherproof Box: Aluminum.
Surface Mount Box: Aluminum.
Universal Back Box: Polycarbonate.

LED

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

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C
Maximum °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 5 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

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

ELECTRICAL

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

LISTING

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

WARRANTY

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

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IMPACT ISL1

FIXTURE

A LED
Regressed LED with wide low glare aperture, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

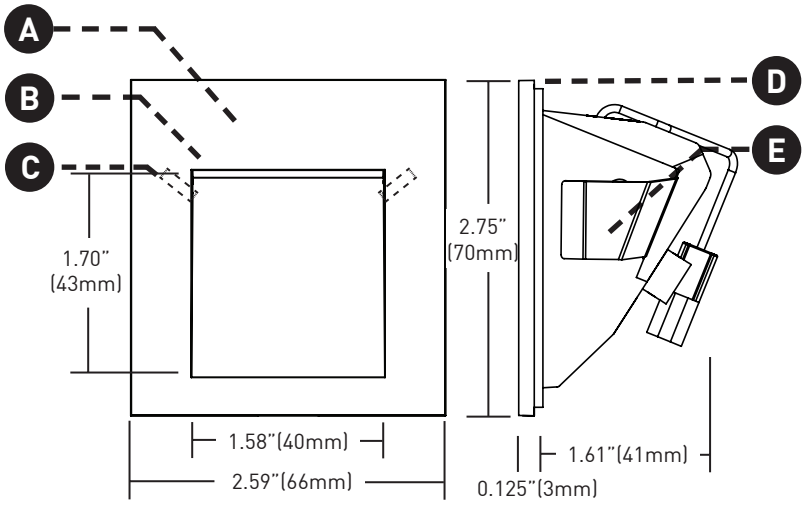
B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

DIMENSIONS / DRAWINGS



MOUNTING
REQUIRES REMOTE POWER SUPPLY

F SSL-UMP
Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry /damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.

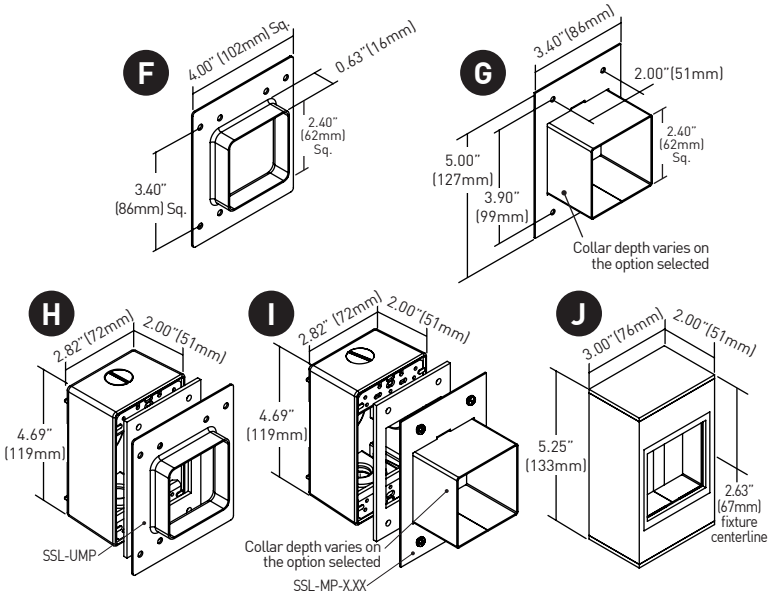
G SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)
Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.

H SSL-BB
Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.

I SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)
Back Box equipped with SSL-MP-X.XX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.

J SSL-SMB-(finish)
Surface Mounting Box for interior or exterior applications, providing flush mount of luminaire. Receives secondary wiring through back of box. Powder coat finishes only.

WET AND DRY / DAMP LOCATION



MOUNTING
REQUIRES REMOTE POWER SUPPLY

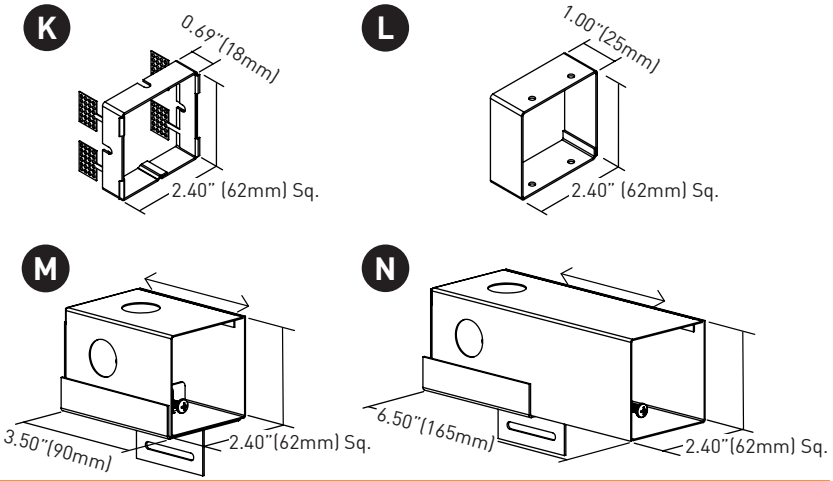
K SSL-RM
Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.

L SSL-CC
Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.

M SSL-SC3
Stud-mount Collar, adjusts with integral jackscrew from 1/2" to 3" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

N SSL-SC6
Stud-mount Collar, adjusts with integral jackscrew from 3" to 6" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

DRY / DAMP LOCATION ONLY



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IMPACT ISL1

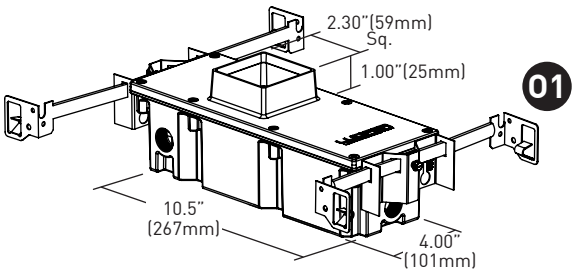
MOUNTING WITH INTEGRAL POWER SUPPLY

O UBB-SL1-24V-60-XAT2-XXX
Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

O1 Hanger bars, adjust from 14" to 24" for standard joist spacing.

DIMENSIONS / DRAWINGS

O



REMOTE POWER SUPPLIES

P UBB-JCT-24V-60-XAT2-XXX
Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

P1 Brackets, universal stainless steel mounting flange.

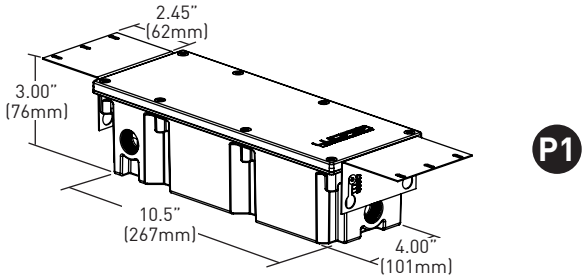
Q PSA-24V-XX-XXXX
Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.

Q1 Used for 60W electronic transformer (AT2).

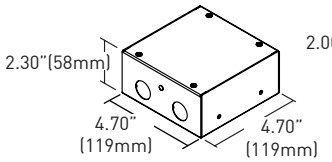
Q2 Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1 & L22).

R PSA-24V-25-1EL2
Plug-in Class 2 power supply, features connector to plug-in directly to standard fixture. **For demonstration and sampling purposes only. Not for permanent installation.**

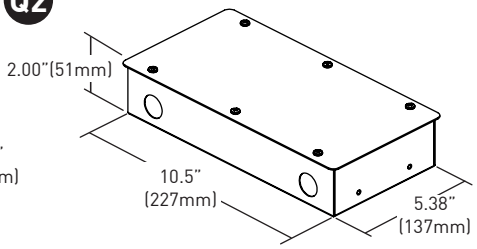
P



Q1



Q2



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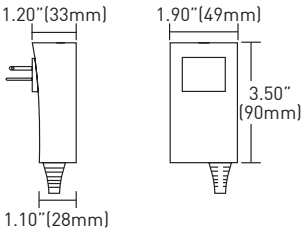
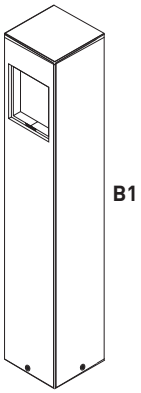


BOLLARD

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

S



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LUTRON DIMMING COMPATIBILITY

Power supply **L22 Product Family**	**Part No.**	**Drivers Per Control (120V only)**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120, LP-RPM-4U-120	2-26 (per output), 26 total per module
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120	1-13 (per output), 26 total per module
GP dimming panels	Various	1-26
Ariadni CL 250W dimmer	AYCL-253P-	1-8
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8
Nova T CL 250W dimmer	NTCL-250-	1-10

Power supply **LP1 Product Family**	**120V Part No.**	**277V Part No.**	**Drivers per Control**	
			120V	**277V**
NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
	NTF-103P-	NTF-103P-277-	1-8	1-14
Nova®	NF-10-	NF-10-277-	1-8	1-19
	NF-103P-	NF-103P-277-	1-8	1-14
Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
	SF-103P-	SF-12P-277-3	1-8	1-14
Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
Interfaces	PHPM-3F-120	-	1-16	-
	PHPM-3F-DV		1-16	1-38
	BCI-0-10		1-16	1-38
GP Dimming Panels	Various		1-16	1-38
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	URMJ-ECO32-DVB		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S, UQSN-2ECO-S		64 per EcoSystem link	
GRAFIK Eye® QS with EcoSystem	QSGRJ-_E QSGR-_E	-	64 per EcoSystem link	
HomeWorks® QS with EcoSystem	LQSE-2ECO-D, QSGRJ-_E, QSGR-_E		64 per EcoSystem link	
Quantum®	QP2-_P_C		64 per EcoSystem link	

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Catalog #: Type: AX

Project: Date:

Notes:

3” Eco-Downlight

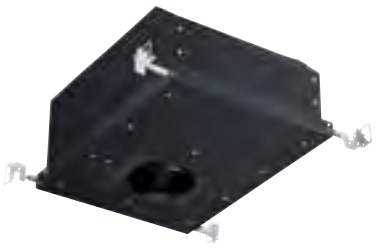
IC Air-Tight Adjustable New Construction Housing

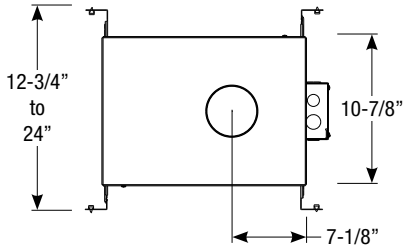
Round or Square

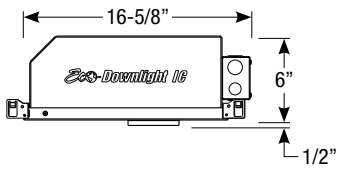
Wattage	CCT	Delivered Lumens	Efficacy
13W	2700K	1000lm	77lpw
13W	3000K	1200lm	92lpw
21W	2700K	1700lm	81lpw
21W	3000K	1850lm	88lpw
21W	3500K	2000lm	95lpw

Lumens will vary depending on optic, finish & trim type

Dimensions







Ceiling Cut-out: 3-7/8” Ø

LED Light Engine
- 13W LED with 2700K or 3000K @ 90 CRI
- 21W LED with 2700K, 3000K or 3500K @ 90 CRI
- 2 SDCM binning
- 50,000 hours at 70% lumen maintenance (L70)

Field Replaceable Dimming Driver
- 13W Low power density (LPD) housings include an universal ELV / Triac driver with 120-277V input
- 21W housings are available with remote Lutron Hi-Lume® or universal 0-10V / ELV / Triac driver

Optics
50º flood optic included (10º, 30º and 80º optic are available, must specify)

Adjustability
359º horizontal rotation and 45º tilt

Housing
- Aluminum air-tight housing with black power coat finish (Note: polycell spray-in foam insulation must be kept 3” from housing)
- Cold rolled steel junction box with black anodized finish, (4) 1/2” and (4) 3/4” trade size knockouts

Mounting
- Includes (2) galvanized steel adjustable bar hangers
- Accommodates ceiling thickness up to 1”

Trim
- Available in round or square aluminum trim, consult factory for custom finishes
- Available in open reflector, baffle, shower or wall wash trims
- Flush mount adapter and trimless mud plate available

Accessories
Accommodates (2) accessories, a media holder is required.

Emergency
Remote inverter operates for 90 minutes with remote test switch available, requires above ceiling access.

Listing/Warranty
- Five (5) year limited warranty
- UL listed to US and Canadian standards for damp locations (wet location when used with shower trim)
- Meets ASTM E283 standards
- CEC (Title 24) Listed when used with reflector or baffle

5 YEAR LIMITED WARRANTY · c UL us LISTED · TITLE 24 COMPLIANT

Housing Order Matrix (Example: EDL-ADJ-27-5)

Installation Type	CCT / CRI	Rev	Wattage / Driver
EDL-ADJ (IC)	☐ -27 (2700K / 90 CRI) ☐ -30 (3000K / 90 CRI) ☐ -35[1] (3500K / 90 CRI)	-5	☐ (blank) (21W / ERP, Universal Dim, Triac/ELV/0-10V 10% 120-277V) ☐ -LR1 (21W / Remote Lutron Hi-lume® 2-Wire 1% 120V) ☐ -LPD[2] (13W / ERP, Universal Dim, Triac/ELV 10% 120-277V

1. Not available with 13W LPD driver
2. Available in 2700K and 3000K only

Accessories (Note: Media holder required)

- ☐ EDL-MHLDR-4 (Media Holder - required)
- ☐ EDL-FT-4 (Frosted Lens)
- ☐ EDL-MP-4 (Solite Lens)
- ☐ EDL-CL-4 (Clear Lens)
- ☐ EDL-LN-4 (Linear Spread Lens)

Optics

- ☐ EDL-10-OPTIC-5 (10º Spot)
- ☐ EDL-30-OPTIC-4 (30º Narrow Flood)
- ☐ EDL-50-OPTIC-4 (50º Flood)
- ☐ EDL-80-OPTIC-4 (80º Wide Flood)

Emergency

- ☐ EM-1000 (25W LED Remote Inverter)
- ☐ EM-1002 (10W LED Remote Emergency Driver)
- ☐ EM-1003 (35W LED Remote Inverter)
- ☐ EM-1004 (50W LED Remote Inverter)

Revised 01/08/18

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3” Eco-Downlight Adjustable Accent Reflector

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #: Type:

Project: Date:

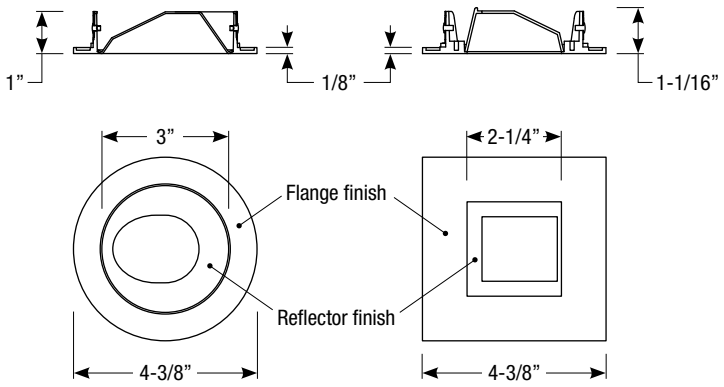
Notes:

Adjustable Accent Reflector Trim Order Matrix (Example: EDL-1302-4)

Series	Aperture / Finish	Rev
EDL	☐ **-1300** (Round / Clear Alzak Reflector / White Flange) ☐ **-1301** (Round / Black Alzak Reflector / White Flange) ☐ **-1302** (Round / Clear Alzak Reflector / Satin Aluminum Flange) ☐ **-1303** (Round / Black Alzak Reflector / Satin Aluminum Flange) ☐ **-1304** (Round / Haze Reflector / White Flange) ☐ **-1305** (Round / Haze Reflector / Satin Aluminum Flange) ☐ **-1306** (Round / White Reflector / White Flange) ☐ **-1307** (Round / Bronze Reflector / Bronze Flange) ☐ **-7000**[1] (Round / White Reflector / Trimless) ☐ **-7001**[1] (Round / Satin Aluminum Reflector / Trimless) ☐ **-7002**[1] (Round / Bronze Reflector / Trimless) ☐ **-7003**[1] (Round / Black Reflector / Trimless) ☐ **-1500** (Square / White Reflector / White Flange) ☐ **-1501** (Square / Black Reflector / White Flange) ☐ **-1502** (Square / Haze Reflector / White Flange) ☐ **-1503** (Square / Black Reflector / Satin Aluminum Flange) ☐ **-1504** (Square / Haze Reflector / Satin Aluminum Flange) ☐ **-1505** (Square / Bronze Reflector / Bronze Flange)	**-4**

1. Requires trimless mud plate, must specify

Dimensions



Note: Adjustable accent reflector allows full adjustability

Flush Mount Adapter

☐ **EDL-RD-FMA** (Round Flush Mount Adapter)
☐ **EDL-SQ-FMA** (Square Flush Mount Adapter)

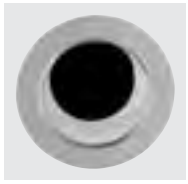
Trimless Mud Plate

☐ **EDL-RD-TR-4** (Round Trimless Mud Plate)

EDL-1300-4
Clear Alzak Reflector
White Flange

EDL-1301-4
Black Alzak Reflector
White Flange

EDL-1302-4
Clear Alzak Reflector
Satin Aluminum Flange



EDL-1303-4
Black Alzak Reflector
Satin Aluminum Flange

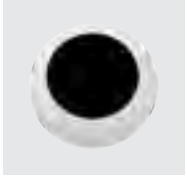
EDL-1304-4
Haze Reflector
White Flange

EDL-1305-4
Haze Reflector
Satin Aluminum Flange

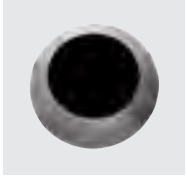
EDL-1306-4
White Reflector
White Flange

EDL-1307-4
Bronze Reflector
Bronze Flange

EDL-7000-4
White Reflector

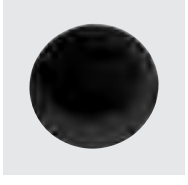


EDL-7001-4
Satin Aluminum Reflector

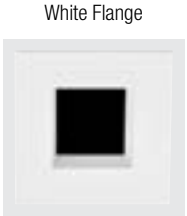


EDL-7002-4
Bronze Reflector

EDL-7003-4
Black Alzak Reflector



EDL-1500-4
White Reflector
White Flange



EDL-1501-4
Black Reflector
White Flange

EDL-1502-4
Haze Reflector
White Flange

EDL-1503-4
Black Reflector
Satin Aluminum Flange

EDL-1504-4
Haze Reflector
Satin Aluminum Flange

EDL-1505-4
Bronze Reflector
Bronze Flange

Revised 01/08/18

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CSL CREATIVE SYSTEMS LIGHTING

3” Eco-Downlight Open Reflector

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #: Type:

Project: Date:

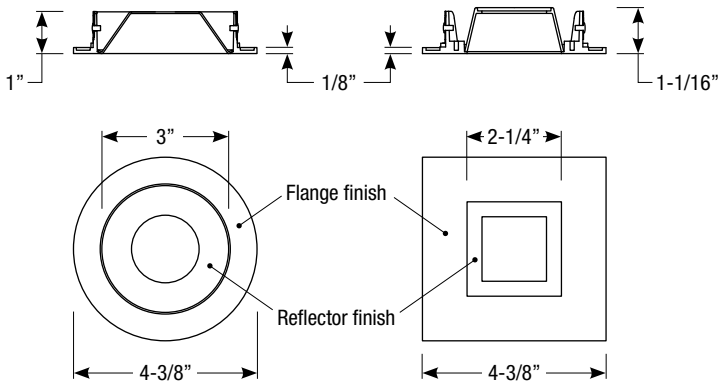
Notes:

Open Reflector Trim Order Matrix (Example: EDL-1002-4)

Series	Aperture / Finish	Rev
EDL	☐ **-1000** (Round / Clear Alzak Reflector / White Flange) ☐ **-1001** (Round / Black Alzak Reflector / White Flange) ☐ **-1002** (Round / Clear Alzak Reflector / Satin Aluminum Flange) ☐ **-1003** (Round / Black Alzak Reflector / Satin Aluminum Flange) ☐ **-1004** (Round / Haze Reflector / White Flange) ☐ **-1005** (Round / Haze Reflector / Satin Aluminum Flange) ☐ **-1006** (Round / White Reflector / White Flange) ☐ **-1007** (Round / Bronze Reflector / Bronze Flange) ☐ **-5000**[1] (Round / White Reflector / Trimless) ☐ **-5001**[1] (Round / Satin Aluminum Reflector / Trimless) ☐ **-5002**[1] (Round / Bronze Reflector / Trimless) ☐ **-5003**[1] (Round / Black Reflector / Trimless) ☐ **-2000** (Square / White Reflector / White Flange) ☐ **-2001** (Square / Black Reflector / White Flange) ☐ **-2002** (Square / Haze Reflector / White Flange) ☐ **-2003** (Square / Black Reflector / Satin Aluminum Flange) ☐ **-2004** (Square / Haze Reflector / Satin Aluminum Flange) ☐ **-2005** (Square / Bronze Reflector / Bronze Flange)	**-4**

1. Requires trimless mud plate, must specify

Dimensions



Note: Open reflector does not allow adjustable mechanism to tilt

Flush Mount Adapter

☐ **EDL-RD-FMA** (Round Flush Mount Adapter)
☐ **EDL-SQ-FMA** (Square Flush Mount Adapter)

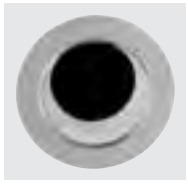
Trimless Mud Plate

☐ **EDL-RD-TR-4** (Round Trimless Mud Plate)

EDL-1000-4
Clear Alzak Reflector
White Flange

EDL-1001-4
Black Alzak Reflector
White Flange

EDL-1002-4
Clear Alzak Reflector
Satin Aluminum Flange



EDL-1003-4
Black Alzak Reflector
Satin Aluminum Flange

EDL-1004-4
Haze Reflector
White Flange

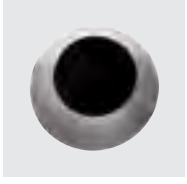
EDL-1005-4
Haze Reflector
Satin Aluminum Flange

EDL-1006-4
White Reflector
White Flange

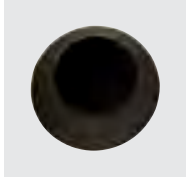
EDL-1007-4
Bronze Reflector
Bronze Flange

EDL-5000-4
White Reflector

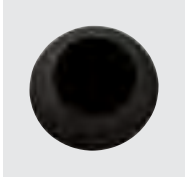
EDL-5001-4
Satin Aluminum Reflector



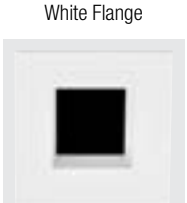
EDL-5002-4
Bronze Reflector



EDL-5003-4
Black Alzak Reflector



EDL-2000-4
White Reflector
White Flange



EDL-2001-4
Black Reflector
White Flange

EDL-2002-4
Haze Reflector
White Flange

EDL-2003-4
Black Reflector
Satin Aluminum Flange

EDL-2004-4
Haze Reflector
Satin Aluminum Flange

EDL-2005-4
Bronze Reflector
Bronze Flange

Revised 01/08/18

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3” Eco-Downlight Adjustable Baffle

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #: Type:

Project: Date:

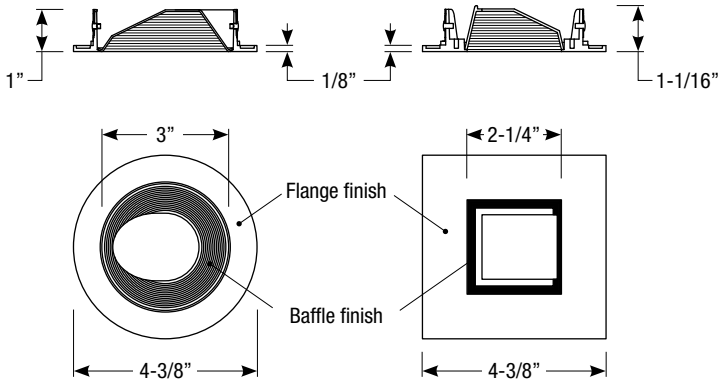
Notes:

Adjustable Baffle Trim Order Matrix (Example: EDL-1402-4)

Series	Aperture / Finish	Rev
EDL	☐ **-1400** (Round / White Baffle / White Flange) ☐ **-1401** (Round / Black Baffle / White Flange) ☐ **-1402** (Round / Black Baffle / Satin Aluminum Flange) ☐ **-1403** (Round / Bronze Baffle / Bronze Flange) ☐ **-7100**[1] (Round / White Baffle / Trimless) ☐ **-7101**[1] (Round / Satin Aluminum Baffle / Trimless) ☐ **-7102**[1] (Round / Bronze Baffle / Trimless) ☐ **-7103**[1] (Round / Black Baffle / Trimless) ☐ **-1600** (Square / White Baffle / White Flange) ☐ **-1601** (Square / Black Baffle / White Flange) ☐ **-1602** (Square / Black Baffle / Satin Aluminum Flange) ☐ **-1603** (Square / Bronze Baffle / Bronze Flange)	**-4**

1. Requires trimless mud plate, must specify

Dimensions



Flush Mount Adapter

☐ **EDL-RD-FMA** (Round Flush Mount Adapter)
☐ **EDL-SQ-FMA** (Square Flush Mount Adapter)

Trimless Mud Plate

☐ **EDL-RD-TR-4** (Round Trimless Mud Plate)

Note: Adjustable baffle allows full adjustability

Trim Finishes

EDL-1400-4
White Baffle
White Flange

EDL-1401-4
Black Baffle
White Flange

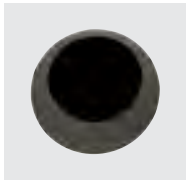
EDL-1402-4
Black Baffle
Satin Aluminum Flange

EDL-1403-4
Bronze Baffle
Bronze Flange

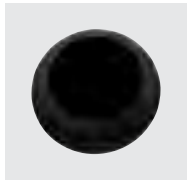
EDL-7100-4
White Baffle

EDL-7101-4
Satin Aluminum Baffle

EDL-7102-4
Bronze Baffle



EDL-7103-4
Black Baffle



EDL-1600-4
White Baffle
White Flange

EDL-1601-4
Black Baffle
White Flange

EDL-1602-4
Black Baffle
Satin Aluminum Flange

EDL-1603-4
Bronze Baffle
Bronze Flange

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3” Eco-Downlight Baffle Downlight

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #: Type:

Project: Date:

Notes:

Baffle Downlight Trim Order Matrix (Example: EDL-1102-4)

Series	Aperture / Finish	Rev
EDL	☐ **-1100** (Round / White Baffle / White Flange) ☐ **-1101** (Round / Black Baffle / White Flange) ☐ **-1102** (Round / Black Baffle / Satin Aluminum Flange) ☐ **-1103** (Round / Bronze Baffle / Bronze Flange) ☐ **-5100**[1] (Round / White Baffle / Trimless) ☐ **-5101**[1] (Round / Satin Aluminum Baffle / Trimless) ☐ **-5102**[1] (Round / Bronze Baffle / Trimless) ☐ **-5103**[1] (Round / Black Baffle / Trimless) ☐ **-2100** (Square / White Baffle / White Flange) ☐ **-2101** (Square / Black Baffle / White Flange) ☐ **-2102** (Square / Black Baffle / Satin Aluminum Flange) ☐ **-2103** (Square / Bronze Baffle / Bronze Flange)	**-4**

1. Requires trimless mud plate, must specify

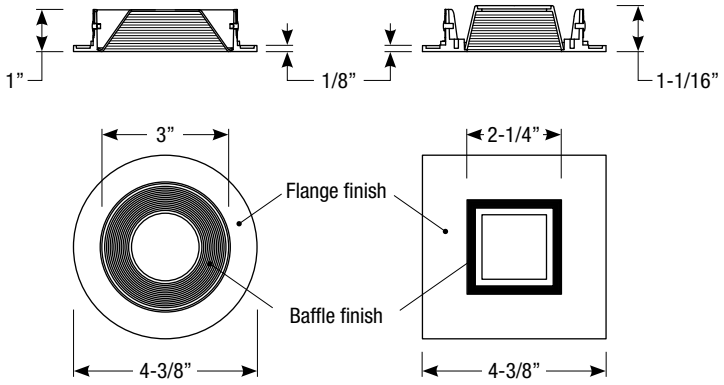
Flush Mount Adapter

☐ **EDL-RD-FMA** (Round Flush Mount Adapter)
☐ **EDL-SQ-FMA** (Square Flush Mount Adapter)

Trimless Mud Plate

☐ **EDL-RD-TR-4** (Round Trimless Mud Plate)

Dimensions



Note: Baffle downlight does not allow adjustable mechanism to tilt

Trim Finishes

EDL-1100-4
White Baffle
White Flange

EDL-1101-4
Black Baffle
White Flange

EDL-1102-4
Black Baffle
Satin Aluminum Flange

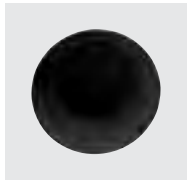
EDL-1103-4
Bronze Baffle
Bronze Flange

EDL-5100-4
White Baffle

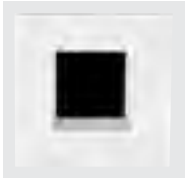
EDL-5101-4
Satin Aluminum Baffle

EDL-5102-4
Bronze Baffle

EDL-5103-4
Black Baffle



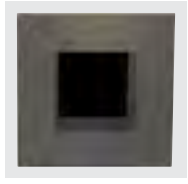
EDL-2100-4
White Baffle
White Flange



EDL-2101-4
Black Baffle
White Flange

EDL-2102-4
Black Baffle
Satin Aluminum Flange

EDL-2103-4
Bronze Baffle
Bronze Flange



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3” Eco-Downlight Shower / Adjustable Shower

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #: Type:

Project: Date:

Notes:

Shower Trim Order Matrix (Example: EDL-1201-4)

Series	Aperture / Finish	Rev
EDL	☐ **-1200** (Round Shower Trim / White Flange) ☐ **-1201** (Round Shower Trim / Satin Aluminum Flange) ☐ **-2200** (Square Shower Trim/ White Flange) ☐ **-2201** (Square Shower Trim/ Satin Aluminum Flange)	**-4**

Flush Mount Adapter

☐ **EDL-RD-FMA** (Round Flush Mount Adapter)
☐ **EDL-SQ-FMA** (Square Flush Mount Adapter)

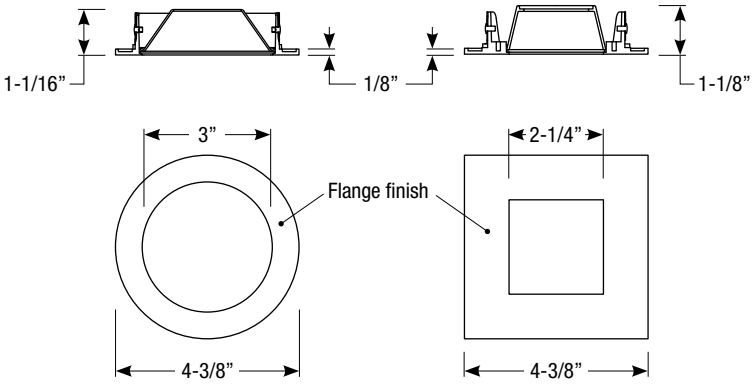
EDL-1200-4
White Flange

EDL-1201-4
Satin Aluminum Flange

EDL-2200-4
White Flange

EDL-2201-4
Satin Aluminum Flange

Dimensions



Note: Shower trim does not allow adjustable mechanism to tilt

Adjustable Shower Trim Order Matrix (Example: EDL-3000-4)

Series	Aperture / Finish	Rev
EDL	☐ **-3000** (Round Shower Trim / White Flange) ☐ **-3001** (Round Shower Trim / Satin Aluminum Flange) ☐ **-3002** (Round Shower Trim / Bronze Flange) ☐ **-4000** (Square Shower Trim/ White Flange) ☐ **-4001** (Square Shower Trim/ Satin Aluminum Flange) ☐ **-4002** (Square Shower Trim / Bronze Flange)	**-4**

Flush Mount Adapter

☐ **EDL-RD-FMA** (Round Flush Mount Adapter)
☐ **EDL-SQ-FMA** (Square Flush Mount Adapter)

EDL-3000-4
White Flange

EDL-3001-4
Satin Aluminum Flange

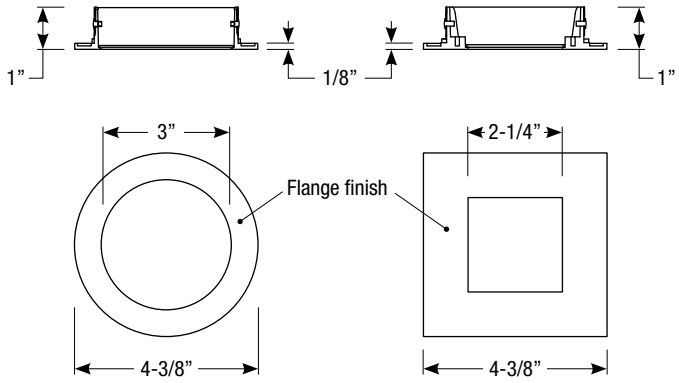
EDL-3002-4
Bronze Flange

EDL-4000-4
White Flange

EDL-4001-4
Satin Aluminum Flange

EDL-4002-4
Bronze Flange

Dimensions



Note: Adjustable shower trim allows full adjustability

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3” Eco-Downlight Wall Wash

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #: Type:

Project: Date:

Notes:

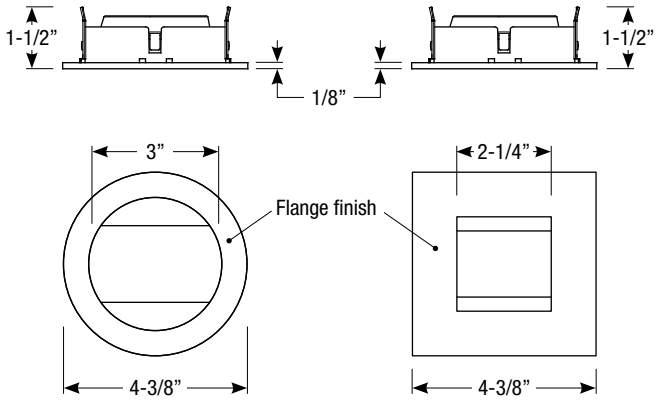
Wall Wash Order Matrix (Example: EDL-1702-4)

Series	Aperture / Finish	Rev
EDL	☐ **-1700** (Round / Single Wall Wash / White Flange) ☐ **-1701** (Round / Single Wall Wash / Satin Aluminum Flange) ☐ **-1702** (Round / Single Wall Wash / Bronze Flange) ☐ **-1800** (Round / Double Wall Wash / White Flange) ☐ **-1801** (Round / Double Wall Wash / Satin Aluminum Flange) ☐ **-1802** (Round / Double Wall Wash / Bronze Flange) ☐ **-2300** (Square / Single Wall Wash / White Flange) ☐ **-2301** (Square / Single Wall Wash / Satin Aluminum Flange) ☐ **-2302** (Square / Single Wall Wash / Bronze Flange) ☐ **-2400** (Square / Double Wall Wash / White Flange) ☐ **-2401** (Square / Double Wall Wash / Satin Aluminum Flange) ☐ **-2402** (Square / Double Wall Wash / Bronze Flange)	**-4**

Flush Mount Adapter

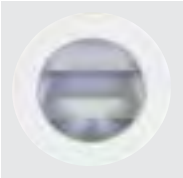
☐ **EDL-RD-FMA** (Round Flush Mount Adapter)
☐ **EDL-SQ-FMA** (Square Flush Mount Adapter)

Dimensions



Trim Finishes

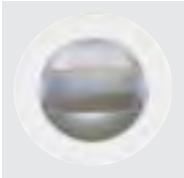
EDL-1700-4
Single Wall Wash
White Flange



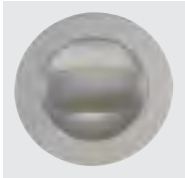
EDL-1701-4
Single Wall Wash
Satin Aluminum Flange

EDL-1702-4
Single Wall Wash
Bronze Flange

EDL-1800-4
Double Wall Wash
White Flange

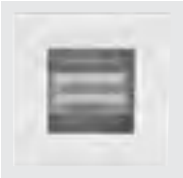


EDL-1801-4
Double Wall Wash
Satin Aluminum Flange



EDL-1802-4
Double Wall Wash
Bronze Flange

EDL-2300-4
Single Wall Wash
White Flange



EDL-2301-4
Single Wall Wash
Satin Aluminum Flange

EDL-2302-4
Single Wall Wash
Bronze Flange

EDL-2400-4
Double Wall Wash
White Flange

EDL-2401-4
Double Wall Wash
Satin Aluminum Flange

EDL-2402-4
Double Wall Wash
Bronze Flange

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TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: Lot 325
Mountain Village, CO 81435

Architect: M GRAY Architecture

1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
2) 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.
3) TFPD recommends the installation of a Knox Box for access during emergency situations.

PO Box 1645/131 West Columbia Avenue, Telluride, CO 81435 970-708-0098 email: sheidergott@telluridefire.com

Agenda Item 7
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; May 6, 2021

DATE: April 26, 2021

RE: Staff Memo - Initial Architectural and Site Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge; Concurrent Review and Recommendation to Town Council for a Density Transfer and Rezone

PROJECT GEOGRAPHY

Legal Description: *LOT 30 TELLURIDE MOUNTAIN VILLAGE FILING 1 PLAT BK 1 PG 1208 REPLAT BK 1 PG 2139 REC 10 16 96 AND PLAT BK 1 PG 860 AND 5 29 2002 AT 349360 DEANNEXATION AMENDMENT TO AMEND AND RESTATE DECS.*

Address: 98 Aspen Ridge
Owner: AVVENTURA LLC
Zoning: Multi-Family Zone District / Commercial, Condo, Employee Apartment
Existing Uses: Commercial/Employee Apartment
Proposed Uses: Condominium/Employee Condominium
Lot Size: 0.60 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Referral and Public Comments
- Exhibit D: Resolution 2018-0215-04

Figure 1: Vicinity Map

CASE SUMMARY: Timothy Losa of Zehren and Associates (Applicant), acting on behalf of Avventura, LLC (Owner) is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new multi-family development located at Lot 30, 98 Aspen Ridge. The applicant has also requested a concurrent DRB review and recommendation to Town Council for a Density Transfer and Rezone to increase the condominium density on Lot 30 from nine condominium units and two employee apartment units, to sixteen condominium units and three employee condominium units. Lot 30 is currently vacant except for a mixed-use building (Building 100) located at its southwest corner that houses commercial space and an employee apartment. The remainder of Lot 30 carries a unique "Building Footprint" (TF) designation and allows for the development of a structure to lot lines provided that the Building Code setbacks are met, adequate fire access is provided, and the applicable requirements of the CDC are met.

The proposed multi-family development is approximately 46,000 net square feet, a figure which includes proposed common area amenities such as a concierge, lounge, ski and bike lockers, hot tub, and exercise area – which are housed in a 3,215 sq ft. clubhouse facility. It should be noted that the applicant is requesting that the Town of Mountain Village create one unit of Employee Condominium Density and assign it to Lot 30 as part of the Density Transfer request. The existing commercial space and employee apartment at Building 100 would be rezoned to two employee condominiums as part of this proposal.

History of Lot 30:

- 2018: The Town Comprehensive Plan was amended (Resolution No. 2018-0215-04) to allow for the development of Lot 30 independently from the OS1AR-3 portion of Parcel M, and provided Town Council with the sole discretion to determine if any proposed scenario other than the by-right development scenario of Lot 30, is in the best interest of the community.

- 2019: Approximately 700 sq ft. of Lot 30, Building 100 was rezoned from Commercial to Employee Apartment. The remaining 1,680 sq ft. remained commercial.

- 2020: A work session was held on September 17, 2020. At this meeting, the applicant and owner received feedback from both Town Council and adjacent properties as it related to heights, massing, and density of the proposal. During this 2020 work session, the applicant proposed to transfer 8 units of condominium density to Lot 30. Based on Council feedback, this was revised to 7 units of condominium density to be transferred from the density bank and one unit of employee condominium density to be created by the Town of Mountain Village.

- **2020: A second work session was held on October 15, 2020 [insert follow up items here]**

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.*

I. Design Review Criteria and Staff Notes:

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	48'+5' (53' gabled roof)	52.9 feet
Maximum Average Height	48'+5' (53' gabled roof)	39.4 feet
Maximum Lot Coverage	up to 100% *	n/a
General Easement Setbacks	No GE	n/a
Roof Pitch		
Primary		8:12
Secondary		Multiple
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	15%
Stucco	No requirement	29%
Wood	No requirement	21%
Parking	29.5 (1.5 per unit)	29 Garage
	1-5 HOA	4 Surface

*Lot 30 carries a footprint lot (TF) designation and 100% site coverage is allowed.

Design Review Board Specific Approvals:
Tandem Parking

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. Gable roof forms in the Multi-Family zone district are permitted a maximum building height and maximum average building height of 53 feet above the most restrictive grade.

Staff: The Maximum Building Height and Average Building Height analysis has been provided on pages A1.7 and A1.8 of the submitted plan set and shown above in Table 1. With a Maximum Height of 52.9 feet and a Max Average Height of 39.4 feet, the proposed complies with the CDC requirements for building height. The applicant has also provided a parallel plane analysis in accordance with CDC requirements. It should be noted that any approval should condition a height survey to be required prior to the issuance of a framing inspection to verify that the heights comply with any DRB approved plan.

17.3.14: General Easement Setbacks
Lot 30 is not burdened by any General Easements or Setbacks.

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: Lot 30 is unique in that it serves as a transitional area between the Village Center Zone District and the Multi-Family Zone District to its South and West. As such, the design and context of the architecture should be appropriate for this transitional area and reflect massing that complements the massing and densities of the Village Center but that also is respectful of the less imposing Aspen Ridge development directly adjacent. The applicant has indicated that the design attempts to break up the massing of the structure with varied roof forms and vertical planes, along with decks, balconies, and bay windows along the exterior elevations. In order to demonstrate the site context, the 3-D renderings have been provided within the submittal for the approximately 46,000 gross square foot development as it relates to both Granita and Aspen Ridge. The DRB and ultimately Town Council must determine if the proposed massing and density of the development meets this contextual sensitivity discussed in the CDC and this memo. Staff will generally note that the public comment received in preparation for this memo was most concerned with impacts related to massing and view corridors from both individual adjacent units and the streetscape.

The materials are discussed below in more detail as it relates to the requirements of Section 17.5.6.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: As briefly mentioned above, Lot 30 has up to 100% site coverage provided that the Building Code setbacks are met, adequate fire access and egress is provided, and the applicable requirements of the CDC are met. With that, the entirety of Lot 30 is contemplated for development by this project. Generally speaking, the proposal does step with the existing landscape, but given its prominence along Mountain Village Boulevard, it's difficult to determine that the structure blends into the existing landforms and vegetation entirely. Existing vegetation on OS1AR-3 could help in maintaining some visual screening to adjacent uses.

17.5.6: Building Design
Staff: The design incorporates traditional alpine design elements such as gabled roof forms and materials as stone, wood, and metal – but has also incorporated stucco as a primary material. Within the applicant's narrative, they provide that "the use of stucco [has] been incorporated to better transition the Village Center structures located north and east of the building site". While staff supports the use of stucco, the CDC only allows the use of stucco outside of the Village Center as a subordinate exterior material and therefore the applicant shall either revise their application to reflect a Design Variation request for stucco as a primary exterior material and address the specific Design Variation criteria of the CDC or revise their exterior design so that stucco is a subordinate material to the proposed wood and stone. In addition, regardless of the percentage of stucco, additional clarity should be provided as to the specific treatment of the stucco. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavily grounded foundation. Overall, the design does appear very grounded, utilizing a heavy stone base with portions of the stone façade extending upwards in a way that further grounds the multiple-level structure. The exterior palette contrasts and blends well between the darker stone, vertical wood elements, and the lighter colored stucco. The CDC allows for black and grey metal standing seam and bonderized roofing materials, and while the renderings appear to meet this requirement, additional details on the standing seam roof should be provided prior to the final review. Specific information should also be provided for all other material selections such as the specific stone type, wood size, and stain, standing seam roof specifics, door schedules, etc.

The applicant has indicated that there will be areas of snowmelt within the drive, but it is unclear at this time the total amount. The CDC allows for a total of 1000 square feet and an additional 50 square feet per unit of snowmelt to be exempt from mitigation requirements. Specific areas of snowmelt should be demonstrated prior to final review. Where roofs drip onto pedestrian areas, the project shall provide a system of gutters and downspouts to channel roof runoff into the project's landscaping areas.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a Grading and Drainage plan in accordance with the requirements of the CDC. Section 17.5.8: Parking Regulations requires that sand and oil traps shall be provided in all parking garage drainage systems, and the drainage plan should be revised to reflect such. The applicant has indicated that there is no detention system proposed and is instead proposing to release stormwater generated from Lot 30 onto the adjacent Tract OS1AR3. This will require permissions to be granted by the owner of the tract.

As shown on this plan, the applicant is proposing to access Lot 30 from an exiting access easement across Tract OS1AR3. As designed, the proposed access will require the easement to shift slightly to the west of its current location – this also must be granted by the owner of the tract.

It's unclear to staff at this time how the grading and construction of Lot 30 can be accomplished without better understanding the impacts to Tract OS1AR3. There will be grading impacts during construction that must be captured on the Grading Plan. Staff is recommending that the Grading plan be updated prior to final review to better reflect overall impacts of the project on the adjacent tract including any grading to occur on this tract throughout construction.

17.5.8: Parking Regulations

The applicants have met the overall requirement for the number of parking spaces required but additional details are being requested by staff prior to Final Review. Condominium Units in the Multi-Family Zone District and Employee Condominium Units are required to have 1.5 parking spaces per unit – for a total of 24 required spaces. As currently proposed, the applicant has indicated that there will be a total of 34 total parking spaces, 29 within enclosed garages, and 4 additional outdoor spaces to be used for HOA use and short-term parking.

The following items should be noted:

1. *Tandem Parking: The applicant has requested Tandem Parking for 20 of the enclosed garage spaces and has indicated each tandem garage would be allocated to one unit. The CDC requires that zoning designations requiring 1.5 spaces per unit be pooled together and designated as a GCE and not assigned or conveyed for individual unit owner use. This becomes more difficult to accomplish given each garage is enclosed and individually accessed. The DRB must approve this Tandem Parking request.*

2. *Loading / Unloading Area: Multi-Family development shall provide unloading areas on the premises. Spaces shall be a minimum of 12'W x 55'L. These areas shall be designed so that vehicles shall be able to maneuver safely to and from the public ROW so that they can be unloaded without interfering or obstructing with any public ROW, parking space, or parking lot aisle. Staff is unsure how this provision can be met given the spatial constraints of the access and interior motor court.*
3. *Sand and Oil Traps: required in all parking garage drainage systems, to be maintained by the HOA and memorialized in any declarations.*

17.5.9: Landscaping Regulations
The applicant has not provided a landscape plan at this time. This plan shall be provided prior to final review and shall indicate all trees to be removed as part of the project, as well as the specific planting locations and schedules for new landscaping, irrigation details, and any specific agreements with adjacent property owners for landscaping proposed to occur outside of the boundaries of Lot 30. It should also be noted that the CDC requires that multi-family development occurring adjacent to pedestrian paths and/or hiking and biking trails provide linkages to those trails as part of their landscaping plan. Finally, the applicant will be required to provide financial guarantees as part of the landscaping plan prior to the issuance of a CO.

17.5.10: Trash, Recycling, and General Storage Areas
The applicant has provided a common trash enclosure of 225 square feet, meeting the requirements of the CDC for multi-family trash enclosures.

17.5.11: Utilities
Staff: All utilities are currently located within proximity to the Lot 30 in Aspen Ridge. The applicant shall work with the Public Works Director before the final review to verify the specific locations of the connections for the project. 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 submitted a lighting plan at this time but will be required to do so for final review.

17.5.13: Sign Regulations
Staff: The applicant has not provided details on the address monument/location at this time but will be required to do so for final review.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: The majority of the vegetation on Lot 30 will be removed as part of the site preparation. As such, staff is suggesting that the owner of Lot 30 and the owner of OS1AR3 coordinate for fire mitigation work to occur within OS1AR3. Otherwise, the provisions of this section do not apply with the exception of any proposed landscaping meeting the requirements for fire resistance.

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

17.6.6: Roads and Driveway Standards
Staff: The minimum driveway width for a multi-family development is 20 feet in width with 2-foot v-pan curbs for a total of 24 feet minimum width. The proposed design meets this standard.

17.6.8: Solid Fuel Burning Device Regulations

Staff: Although the plans do not specify fireplaces explicitly, it appears from the floor plan that fireplaces are proposed. The applicant should revise the plans prior to final review so that they are indicated as natural gas burning fireplaces.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The applicant has not provided details on Construction Mitigation at this time but will be required to do so for final review. Given the unique nature of the footprint lot and the surrounding land ownership, this plan will be very important in order to better understand the constraints for construction on this site. Given the size of this project, the applicant should address staff concerns related to parking along Aspen Ridge, location of any required crane and its swing radius, location of construction fencing and areas of disturbance, silt fencing locations, and any other requirements of the CDC. Given the visibility of this site, the details of this plan should be very well coordinated.

II. Density Transfer and Rezone Criteria and Staff Notes:

As per the Community Development Code (CDC), the density transfer and rezoning processes are being processed as concurrent development applications.

Table 1: Existing and Proposed Zoning/Densities

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
30	0.60	Multi-Family	Condominium	9	3	27
			Employee Apartment	2	3	6
			Commercial	1		
Total Zoned Density:				11		33
Proposed Density			Condominium	16	3	48
			Employee Condominium	3	3	9
Total Density after Transfer and Rezone				19		57

Staff Note: The proposal will result in an increase in density of 24 person equivalents. The applicant is requesting that the existing Building 100 be rezoned from Commercial and Employee Apartment designations to two Employee Condominium Designations. The applicant is requesting that the Town create the remaining employee condominium unit in accordance with Section 17.3.7. As commercial density does not have any per person equivalent, there is no net effect to density limitations from the removal of the unit. The density transfer and rezone application however also facilitates tracking on the reduction of the commercial area which is important for TMVOA dues purposes, the town's commercial square footage inventory, and the town's workforce housing inventory.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision for the board to evaluate a rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve a rezoning application:

17.4.9: Rezoning Process
(***)

3. Criteria for Decision: (***)

a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
Staff Finding: In August of 2017, the Comprehensive Plan was amended in order to address the overall development of Lot 30 and OS-1A-R3, identified as Parcel M in the Comprehensive Plan (Comp Plan).

The 2017 amendment to the Comp Plan provided that "the owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion after receiving a recommendation from the Design Review Board, pursuant to the [CDC] to determine if any proposed development scenario other than a by-right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 or requires the incorporation of the whole or part of the Parcel M property. The Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.".

The Comprehensive Plan also provides guidance and considerations related to both the creation of deed-restricted housing opportunities consistent with the proposal. Although there are no site-specific policies related to Parcel M, Lot 30 as shown on pages 58 and 59 of the Comprehensive Plan, the proposed density transfer and rezone would allow an additional unit of employee condominium density which would help meets the communities needs directly adjacent to the Village Center.

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. The Multi-Family Zone is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing, and similar uses. Given the request for additional density, and its impact on the overall development, the DRB and Town Council must determine if the increased density meets the intent of the Zoning and Land Use Regulations.

c. The proposed rezoning meets the Comprehensive Plan project standards;
Staff Finding: See staff discussion above under 3(a).

d. 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;
Staff Finding: The project is located within an area identified for future development but the DRB and Council must determine that this proposal is consistent with the public health, safety, and welfare of the surrounding community. While additional residential units in this area may be beneficial to the overall vibrancy of the village center, there could be impacts from the proposed development in the form of

impacts to existing viewsheds and overall massing along Mountain Village Boulevard. At the Town Council Work Session, these impacts were discussed at length, and the applicant must demonstrate that any impacts are consistent with this standard.

e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
Staff Finding: Due to the high-density development within the Village Core and its juxtaposition with the multi-family zoning of Aspen Ridge, the future development of Lot 30 will serve as a transitional area between the two. Specific policies within the Comprehensive Plan as amended in 2017 contemplate this transitional development pattern but specifies that Town Council at its sole discretion must make this determination.

f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: Given Lot 30's location, there doesn't appear to be any required utility extensions to the site and staff anticipates the impact to be minimal on public facilities and services.

g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Staff Finding: The rezoning does not appear to create vehicular or pedestrian circulation hazards. The parking requirements for delivery areas should be addressed in order for this criterion to be better addressed as currently, there are very limited areas for this to occur outside of Aspen Ridge ROW. It may be beneficial for the applicant to include pedestrian improvements along Aspen Ridge and Mountain Village Boulevard, but to do so would require consent from the owner of Tract OS1AR3.

Access is proposed from Aspen Ridge rather than Mountain Village Boulevard with no concern expressed via referral comments to public works.

h. The proposed rezoning meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards as addressed within this memo.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
Staff Finding: The applicant has met the criteria for decision for rezoning as provided above.

b. The density transfer meets the density transfer and density bank policies; and

Staff Finding: The application meets all applicable density transfer and density bank policies. The owner of Lot 30 owns all of the required density necessary for this proposal.

c. The proposed density transfer meets all applicable Town regulations and standards. *Staff Finding: The application meets all applicable regulations and standards.*

Section 17.3.8 Density Transfer and density Bank Policies.
Section 17.3.8 states the following:

> "If all of the density assigned to a lot is not utilized as a part of a subdivision, rezoning, design review or other process as provided for in the CDC, such unused density shall be transferred to the density bank except for workforce housing density that must be built on a site as provided for in the workforce housing requirements set forth below."

Staff recommends a timeframe be established to assure that the third employee condominium is constructed within a reasonable timeframe such as three-five years after the initial Certificate Of Occupancy for the project as worforce housing density cannot be transferred into the density bank but rather must be built onsite.

RECOMMENDATION: Staff recommends the DRB consider this request in relation to the CDC provisions listed above to determine if the proposal is substantially complying with these provisions. If it's determined that the proposal does comply with these provisions, then staff recommends approval of the IASR and recommendation of approval of the density transfer and rezone, but if it's determined that these provisions are not being met then the item should be continued, and the applicant should revise the plans accordingly.

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

I move to approve the Initial Architectural and Site Review for a new multi-family condominium located at Lot 30, 98 Aspen Ridge, based on the evidence provided within the Staff Memo of record dated April 26, 2021, with the following Specific Approvals:

1) Design Review Board Specific Approvals:
   Tandem Parking

and, with the following conditions:

1) Prior to final review, the applicant shall revise the plans to indicate that all fireplaces are natural gas-burning.
2) Prior to final review, the applicant shall revise the plans to include specific details related to the proposed material finishes for all exterior materials proposed.
3) Prior to final review, the applicant shall revise the plans to indicate specific areas of snowmelt and their total area proposed.
4) Prior to final review, the applicant shall revise the civil plans in conjunction with the engineer to provide additional grading details for open space areas surrounding Lot 30 that will be impacted by development.
5) Prior to final review, the applicant shall revise the parking plan to address concerns within the Staff Memo of record.

6) Prior to final review, the applicant shall revise the landscaping plan to address concerns within the Staff Memo of record.
7) Prior to the issuance of a building permit, the applicant shall receive approval from the Town Forester for the proposed landscaping plan, in order to verify it meets all requirements of the CDC.
8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments outside of Lot 30.
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 material.
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.

Additionally, I move to recommend to Town Council, an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, rezoning the existing uses on Lot 30 to Employee Condominium, and increasing the total density on the site from 9 condominium units, two employee apartments, and commercial space, to 16 condominium units and 3 employee condominiums, based on the evidence provided within the Staff Report of record dated April 26, 2021, and with the following conditions:

1. The Resolution shall indicate the change in commercial space and the size of the converted employee condominium in square feet.

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 Lot list shall be updated to reflect one built employee condominium, 2 unbuilt employee condominiums, and 16 unbuilt condominiums assigned to the Lot.

4. Town of Mountain Village Deed Restrictions shall be executed upon completion of the development and recorded for the newly created employee condominiums.

5. The employee condominium density created an not contemplated for construction with the initial design review provided to the town must be constructed within a five year timeframe after the initial Certificate of Occupancy is issued by the town.

This motion is based on the evidence and testimony provided at a public hearing held on May 6, 2021, with notice of such hearing as required by the Community Development Code.

ZEHREN
AND ASSOCIATES, INC.

April 27, 2021

John Miller
Senior Planner
Town of Mountain Village
Via Electronic Mail: JohnMiller@mtnvillage.org

Re: Lot 30 Development Narrative
Design Review Application

John:

Lot 30 is owned by Avventura, LLC, a Colorado limited liability company. The principal of Avventura, LLC is Dr. Louis C. Alaia. Dr. Alaia has owned property in Mountain Village since the inception of the Telluride Ski Area in 1972. In 2007, Dr. Alaia developed the Tramontana project which is located across Aspen Ridge Drive from Lot 30 on Lot 31.

Avventura has submitted concurrent applications for both Class 4 Density Bank Transfer and Class 3 Design Review for the development of a multi-family project consisting of sixteen (16) Condominium units, one (1) additional deed restricted employee unit, conversion of existing commercial space into one (1) additional deed restricted employee unit, and common area amenities including a concierge station, lounge, ski and bike lockers, hot tub and exercise area in a 3,460 square foot club house facility for the benefit of the Lot 30 unit owners. The proposed development is in addition to the existing building located on Lot 30 at 98 Aspen Ridge Drive which includes one Employee unit of approximately 687 square feet and approximately 1,681 square feet of Commercial space. The total number of Employee Condominiums that would be located within the fully constructed Lot 30 project will be three (3) units.

A brief analysis of the how the Lot 30 project meets key requirements of the Community Development Code is noted as follows:

Background

Lot 30 is currently zoned as Multi-Family and also carries a "TF" or "Building Footprint" designation, and currently is allocated nine (9) Condominium units and two (2) Employee apartment units of density.

Lot 30 and Lot 11 were re-platted in 1996 to incorporate a building that was originally constructed in connection with the Aspen Ridge development located on Lot 11 within the reconfigured boundaries of Lot 30.

Lot 30 is referenced in the Town's Comprehensive Plan under Parcel M, which included Lot 30 and portions of open space owned by TSG. The Town's Comprehensive Plan was amended in 2018 to provide that Lot 30 could be developed separate and apart from surrounding Open Space Parcel OS1AR-3.

Density (CDC 17.3.7; CDC 17.3.8)

The applicant is proposing to the increase the density on Lot 30 from nine (9) Condominium Units and two (2), employee apartments to sixteen (16) Condominiums units and three (3) employee apartments by transferring density currently held in the Density Bank by Avventura.

- Twenty-One, (21), persons of density, which equates to seven (7) Condominium units, will be transferred to Lot 30 from the Density Bank through the rezoning/density transfer application process.

Existing Density			
Unit Type	**Number of Units**	**Person Equivalent/Unit**	**Total Person Equivalent**
Condominium	9.0	3.0	27.0
Employee Apartment	2.0	3.0	6.0
Total	**11.0**	**3**	**33.0**

Proposed Density			
Unit Type	**Number of Units**	**Person Equivalent/Unit**	**Total Person Equivalent**
Condominium	16.0	3.0	48.0
Employee Condominium*	3.0	3.0	9.0
Total	**19.0**	**3**	**57.0**

Condominium Density to be Transferred from Density Bank (Owned by Avventura)			
Certificate Number Unit Type	**Number of Units**	**Person Equivalent/Unit**	**Total Person Equivalent**
054 Single Family	0.5	4.0	2.0
055 Single Family	1.0	4.0	4.0
056 Single Family	1.0	4.0	4.0
057 Single Family	1.0	4.0	4.0
058 Single Family	1.0	4.0	4.0
(Huscke)Condominium	1.0	3.0	3.0
Employee Condominium*	1.0	3.0	3.0
Sub-Total	**5.5**		**24.0**
Existing Density	11.0		33.0
Total	**16.5**		**57.0**

- Employee Condominium Density shall be transferred from The Town of Mountain Village to Lot 30

Uses (CDC 17.3.4.D)

The Multifamily Zone district allows for development of Condominiums and Employee units as Permitted Uses. The current building located on Lot 30 was constructed by the developer of the Aspen Ridge project with approximately 2,448 square feet of Commercial space. In 2019, Avventura rezoned approximately 687 square feet of the Commercial Space within the building to create one (1) Employee Unit. The remaining space within the building continues to be zoned as Commercial and is currently used as office space.

Workforce Housing (CDC 17.3.9)

Lot 30 is required to construct two (2) employee apartment units. One (1) Employee unit was created by Avventura in 2019 and is located within the existing building on Lot 30. That employee unit is currently occupied in compliance with the Town of Mountain Village Employee Housing Deed Restriction.

- Avventura is proposing to convert the existing commercial space into one (1) additional employee unit within the existing building on Lot 30.
- Avventura is also proposing to construct one (1) additional employee unit within the new construction proposed for Lot 30.
- Avventura proposes that all Employee units to be located on Lot 30 be zoned as "Employee Condominium."

Building Height Limits (CDC 17.3.11 and 17.3.12)

The CDC limits the maximum and maximum average building height on Multi-Family lots to 48 feet. However, the ridge of a gable, hip, gambrel, or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit.

- The proposed development is in compliance with both the maximum and average height limits for Multi-Family lots.

Maximum Lot Coverage (CDC 17.3.13)

Lot 30 is designated as a "TF" or "Building Footprint Lot". As such, lot coverage is interpreted to be 100% provided building code, setbacks, fire access, and applicable requirements of the CDC are met.

- The proposed structure has fire access from Aspen Way, Mountain Village Boulevard and Aspen Ridge Drive, and complies with provisions of adopted building codes related to distances to property lines.

General Easement Setbacks (CDC 17.3.13)

There is no general easement setback on Lot 30 as the lot is designated as a "Building Footprint Lot" allowing development of structures to the lot line.

Building Design (CDC 17.5.6)

Although the building is outside the Village Center zone, it occupies an important location given its adjacency within the Village Center as a visual "gateway" or transition between Village Center structures along Mountain Village Boulevard and Multi-Family structures which have been constructed to the south and west of Lot 30. As such, minor deviations from CDC design requirements, including the use of stucco, have been incorporated to better transition to the Village Center structures located north and east of the building site from the multi-family structures to the west and south and of the site.

The structure complies with design requirements related to:

- Grounding the building to the site with the use of a stone base and minimal retaining walls.
- Utilizing stepped roof forms that emphasize sloped planes, varied ridgelines, vertical offsets, as well as a combination of shed and gabled dormers to add visual interest.
- Decks, balconies, and bay windows have been used to create variety, visual interest, and detail on the exterior elevations to break up the perceived mass.
- The use of exterior materials and colors that harmonize with surrounding buildings and the landscape while providing variety and a unique identity for the project.

Grading and Drainage Design (CDC 17.5.7)

No slopes over 30 percent, wetlands or drainages are located within the proposed development site.

Preliminary grading has been designed to blend with the surrounding infrastructure and the existing landscape on Lot OS1AR-3 while generally maintaining existing drainage patterns.

- Boulder retaining walls are provided at the northwest and northeast corners of the site to allow for egress and range in height from approximately 12 inches to 42 inches.
- A structural planter wall is proposed along the west property line varying in height from approximately 24 inches to 42 inches.
- The proposed access drive complies with grading requirements indicated in the CDC and does not exceed 5% for the first 20 feet along Aspen Ridge Road, and 10% thereafter.

Parking Regulations (CDC 17.5.8)

A total of thirty-four (34) spaces have been provided as part of the proposed project. Twentynine and one half (29.5) spaces are required under the CDC regulations for areas outside of the Village Center.

- Twenty-four, (24), parking places are required to satisfy residential requirements for the 16 proposed Condominium Units.
- Four and one half, (4.5), are required to satisfy residential requirements for the 3 Employee Units at a rate of 1.5 spaces/unit.
- One, (1), parking place is required to satisfy short-term service needs.
- Twenty-nine, (29), residential parking spaces are provided in enclosed garages.
- Four, (4), outdoor spaces are provided for short-term parking.
- The project proposes three, (3), parking spaces over and above the number of parking spaces required for the development under the CDC.
- Twenty, (20), of the parking spaces are provided in a tandem configuration with provision of a 24-hour valet and/or a key lockbox as permitted within the CDC.

Loading/Unloading Area (CDC 17.5.8.C.10)

In accordance with CDC section 17.5.8, Alternative Parking Requirement, the developer would propose to eliminate any requirement for an enclosed loading area, twelve feet (12') in width by fifty-five feet (55') in length, with fourteen feet (14') of overhead clearance from street level; as is required by the CDC for any multifamily development with three (3) or more units.

- *The lack of an enclosed loading bay is consistent with other multi-family residential condominiums of similar size and similar number of units within the Town of Mountain Village.*

- *The intended use is solely limited to individually owned or leased residential condominiums; there are no hospitality, restaurant, commercial, or retail uses proposed as part of the development.*
- *Residential trash storage is accommodated in accordance with CDC 17.5.10, as would not require a compactor or dumpster.*
- *The project directly adjacent to the Blue Mesa Delivery and (short term) Parking Zone, which is designed to accommodate a WB-50 design vehicle, (55-foot semi-trailer).*
- *As any proposed loading space cannot interfere with parking access, at least one additional curb cut would be required on either Mountain Village Boulevard and/or Aspen Ridge Drive if a loading space is to be provided.*
- *Given a WB-50 design vehicle requires a 17 foot inside and 45 foot outside turn radius, the proximity of the second, (and possibly third), curb-cut to the Mountain Village Boulevard/Aspen Ridge Drive intersection and/or Granita garage entry could present a challenge with regard to roadway engineering regulations and standards.*

For these reasons, the developer believes the elimination of the loading space requirement would not be detrimental to the public health, safety, and welfare.

Landscaping (CDC 17.5.9)

Landscaping will be addressed in detail as part of the second Design Review Submission and Meeting.

- It is anticipated that 525 square feet of formal landscaping will be provided within two structured planting beds.
- All other areas disturbed by construction activities will be revegetated with natural materials to blend with the existing landscape.

Trash, Recycling and General Storage Areas (CDC 17.5.10)

Deeded general storage, as well as common bicycle and ski storage is indicated at ground levels for each unit either at the end of each parking space or within common storage areas.

A common trash enclosure of approximately 225 square feet with a ceiling height of ten feet is provided adjacent to the snow-melted drive at the south west corner of the site.

- A minimum enclosure of 120 square feet is required for multifamily projects of greater than four units under CDC regulations.
- *As the building contains less than 25 units, trash compaction units or dumpsters are not required or anticipated. Trash and Recycling with be stored within standard, bear proof 96-gallon residential poly-carts as provided by the local waste management service.*

Utilities (CDC 17.5.11)

Existing utilities and proposed utility routing are addressed in accordance with Design Review Requirements.

Lighting (CDC 17.5.12)

Lighting will be addressed prior to submission for the second meeting in accordance with Design Review Requirements.

Sign Regulations (CDC 17.5.13)

Monument signage will be addressed in greater detail prior to the second meeting and/or under a separate joint application with adjacent property owners.

Please do not hesitate to contact me with any questions or concerns regarding the materials submitted.

Timothy Losa, AIA, NCARB

CC: Louis Alaia
Stephanie Fanos
Sue Berg

Enclosures

ZEHREN
AND ASSOCIATES, INC.

Appendix A – Rezoning Review Criteria (Density Transfer)

The primary criteria of a rezoning- density transfer application is conformance with the Comprehensive Plan. In 2018 the Town Council adopted by Resolution an amendment to the Comprehensive Plan specific to Lot 30 that gave broader development authority. If Lot 30 is developed independent of the overall Parcel M, it could be developed in the following ways:

- *Consistent with the underlying zoning,*
- *Pursuant to a rezone and density transfer application approved by Town Council, and*
- *Not subject to the Unit mix shown as Table 7 in the Comprehensive Plan (and a flagship hotel site).*

In response to article 17.4.9 of the Community Development Code, the following criteria have been met for the review authority to approve the proposed rezoning development application related to the transfer of density to Lot 30:

a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan.

The proposed rezoning generally complies with the goals, policies, and provisions of the Comprehensive plan in that it offers:

- *An additional, sustainable resort bed base of over 100 "pillows".*
- *Common amenities, on-site management, and a front desk/reception area to support second homeowners who choose to lease their properties on a long or short-term basis.*
- *A "high-quality" project that provides "a desirable place to live" for potential full-time residents.*
- *"Integrated", deed restricted housing, beyond that required under the current density allocation.*
- *Adequate, effective, and efficient vehicular access and parking.*
- *Pedestrian connectivity to transit, commercial centers, and recreational opportunities.*
- *An appropriately scaled transition between the higher density Village Center, less dense outlying areas, and the natural alpine setting.*

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations.

- *As demonstrated in the development narrative and supporting documentation, the rezoning is consistent with Zoning and Land Use Regulations with specific regard to allowable uses, height, setbacks, site coverage, grading, access, parking, as well as "objective" portions of building design standards.*

c. *The proposed rezoning meets the Comprehensive Plan project standards.*

- *The Comprehensive Plan does not provide for specific development "standards" and The Mountain Village Center Sub-Area Plan references "no site-specific policies."*

d. *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.*

- *The proposed development of existing parcels is identified in the comprehensive plan as being "beneficial to Mountain Village and its environment by reserving development to areas that are most optimal for development and preserving those areas that are most appropriate for passive recreation and conservation", and as such, the density increase, as applied within the underlying zoning requirements related to height, site coverage and setbacks, should be seen as an efficient and economical use of land while having little or no impact on the health, safety, or welfare of surrounding properties.*

e. *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.*

- *The Village Center Sub-Area Plan anticipates significant increases in density from the underlying density assigned to the lot, recognizing that existing roadways and other infrastructure can accommodate the proposed density increase.*

f. *Adequate public facilities and services are available to serve the intended land uses.*

- *Adequate public facilities and services exist to serve the proposed residential uses as indicated within the engineered Utility Plan, submitted as part of this application.*

g. *The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash, or service delivery congestion.*

- *The proposed development accommodates all anticipated vehicular and service needs within the site boundaries accessed by way of a single driveway curb cut on Aspen Ridge Drive. The proposed density increase would not require any revisions to vehicular access, parking, pedestrian circulation, and/or trash standards beyond which the underlying density would have required. Additionally, there are no centralized service deliveries associated with the proposed residential uses.*

h. *The proposed rezoning meets all applicable Town regulations and standards.*

- *As stated in the attached correspondence and demonstrated in the accompanying documentation, the proposed project meets all applicable regulations and standards as adopted in the Community Development Code by the Town of Mountain Village, as interpreted by the development team.*

In consideration of the above noted criteria, and as stated in the Comprehensive Plan and associated Amendment, the Town Council should take into consideration the following:

- *"The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision making for each required development review application."*

- *"The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination."*

- *"Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning 131 exclusive of any inclusion of the OS lAR-3 portion of Parcel M) scenario or a Parcel M development scenario." Town Council should provide feedback related to these comprehensive plan policies.*

20192733
04/28/2021
DR 1

MOUNTAIN VILLAGE - LOT 30

IN

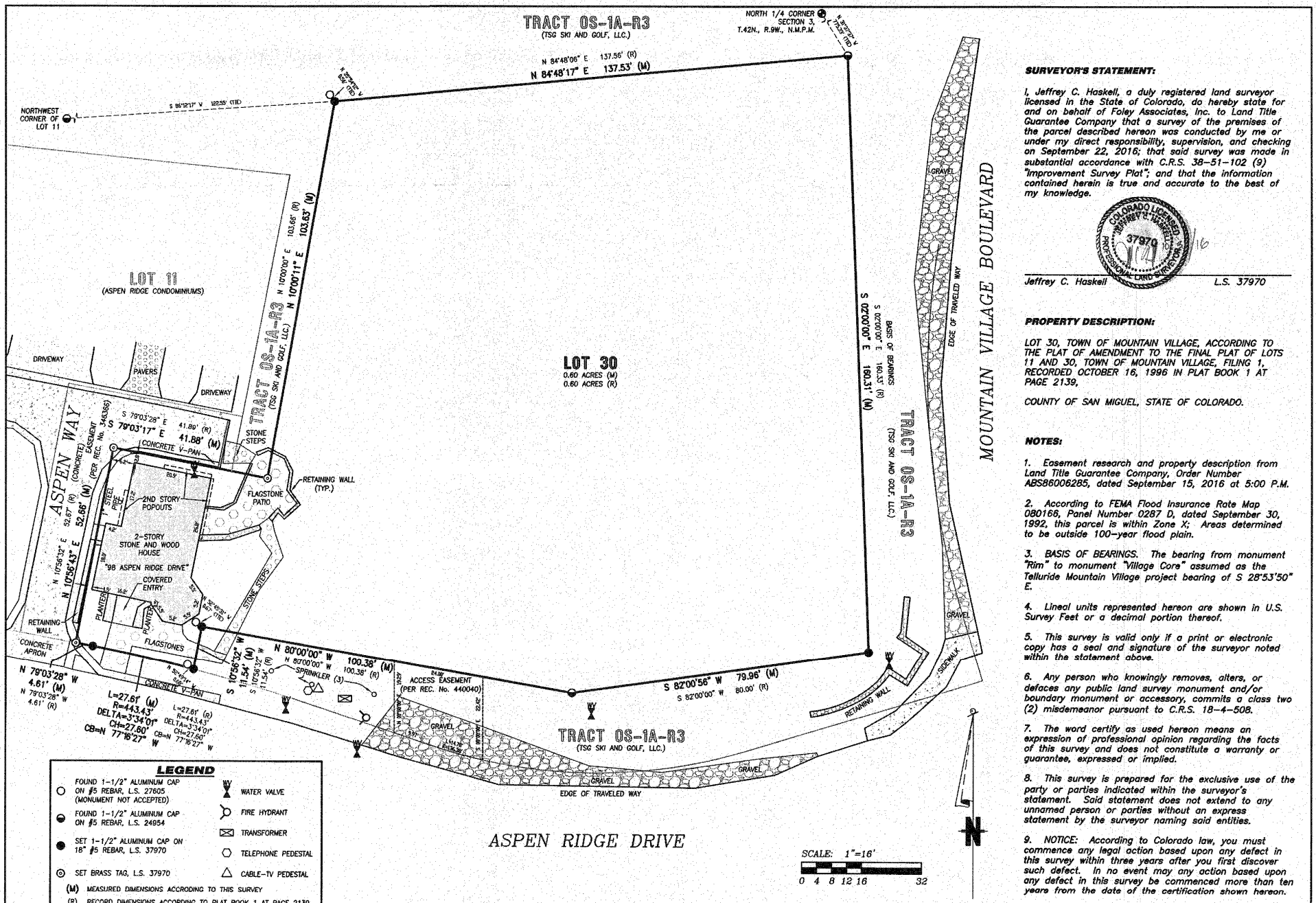
MOUNTAIN VILLAGE, CO

DESIGN REVIEW SUBMITTAL

APRIL 28th, 2021

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE

48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080



LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 27605 (MONUMENT NOT ACCEPTED)
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
- SET 1-1/2" ALUMINUM CAP ON 18" #5 REBAR, L.S. 37970
- SET BRASS TAG, L.S. 37970
- (M) MEASURED DIMENSIONS ACCRODING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 2139
- WATER VALVE
- FIRE HYDRANT
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL

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 that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on September 22, 2016; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.

COLORADO LICENSED
JEFFREY C. HASKELL
37970
PROFESSIONAL LAND SURVEYOR

Jeffrey C. Haskell *L.S. 37970*

PROPERTY DESCRIPTION:

LOT 30, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF AMENDMENT TO THE FINAL PLAT OF LOTS 11 AND 30, TOWN OF MOUNTAIN VILLAGE, FILING 1, RECORDED OCTOBER 16, 1996 IN PLAT BOOK 1 AT PAGE 2139,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *Easement research and property description from Land Title Guarantee Company, Order Number ABS86006285, dated September 15, 2016 at 5:00 P.M.*
2. *According to FEMA Flood Insurance Rate Map 080166, Panel Number 0287 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 100-year flood plain.*
3. *BASIS OF BEARINGS. The bearing from monument "Rim" to monument "Village Core" assumed as the Telluride Mountain Village project bearing of S 28°53'50" E.*
4. *Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.*
5. *This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.*
6. *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.*
7. *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.*
8. *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.*
9. *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.*

Improvement Survey Plat

Lot 30, Town of Mountain Village,

located within the NE 1/4 of Section 3, T.42N., R.9W., N.M.P.M., San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	
Start date:	09/22/2016

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING
970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Drawing path: dwg\96004 ISP 09-16.dwg | Sheet1 of 1 | Project #: 96004

This Topographic survey of a portion of Lot 30, Mountian Village, Filing No. 1 was field surveyed in June of 2008 under the direct responsibility, supervision and checking of Joshua J. Casselberry, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JOSHUA J. CASSELBERRY
37903

P.L.S. NO.37903 *Date*

NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.

2. Benchmark: Control Point "WORM-1", an 8" spike set flush to the natural ground, as shown hereon, having an elevation of 9528.04 feet.

View Angles

Taken from Control Point 'Worm 1' (Angles enumerated are Zenith angles)

CAMPBELL 78°33'
DALIAS 78°22'
EMMA 79°34'
GOLDHILL 79°02'
PALMYRA 79°17'

LOT 10
LOT 11
LOT 30

N 84°48'06" E 137.56'
N 10°00'00" E 103.66'
S 00°00'20" E 160.33'
N 80°00'00" W 100.38'
S 82°00'00" W 80.00'
S 79°03'28" E 32.20'
41.89'
9.69'
4.61'
S 10°56'32" W 11.54'
N 10°56'32" E 52.57'
S 10°56'32" E 67.67'
R=443.43'
L=27.61'
Δ=03°34'01"
CH=27.60'
CB=S 77°16'27" E

"CP WORM-1"
ELEVATION= 9528.04

RETAINING WALL
STONE STEPS
FLAGSTONE PATIO
RETAINING WALL
2 STORY STONE/WOOD HOUSE
1" STEEL PIP
STONE WALL
STONE WALL
FLAGSTONE
STONE STEPS
RETAINING WALL

DRIVEWAY
PAVERS
DRIVEWAY
PAVERS
DRIVEWAY
V-PAN
EDGE OF TRAVELED WAY
FLOWLINE
APPROXIMATE CENTERLINE OF ROAD
EDGE OF TRAVELED WAY
FLOWLINE
V-PAN
4" PVC
4" PVC
CONCRETE
CONCRETE
FLOWLINE
V-PAN
EDGE OF TRAVELED WAY
FLOWLINE
V-PAN
ASPEN WAY
FLOWLINE
V-PAN
APPROXIMATE CENTERLINE OF ROAD
ASPEN RIDGE
APPROXIMATE CENTERLINE OF ROAD
EDGE OF TRAVELED WAY

SPRINKLER
SPRINKLER
TELEPHONE PEDESTAL
CATV
SPRINKLER
TRANSFORMER
FIRE HYDRANT
WATER VALVE

GRAVEL
GRAVEL
GRAVEL
GRAVEL
GRAVEL
EDGE OF TRAVELED WAY
MOUNTAIN VILLAGE BOULEVARD
APPROXIMATE CENTERLINE OF ROAD
SIDEWALK
PAVERS SIDEWALK
RETAINING WALL
PAVERS SIDEWALK
V-PAN
FLOWLINE
V-PAN

Legend

- ASPEN 2" TO 6"
- ASPEN 8" TO 12"
- ASPEN 14" TO 18"
- FIR 3" TO 6"
- FIR 8" TO 12"
- FIR 14" TO 20"
- SPRUCE 3" TO 6"
- SPRUCE 8" TO 12"
- SPRUCE 14" TO 20"
- WATER VALVE

N

SCALE: 1" = 10'
0 2 4 6 8 10 20

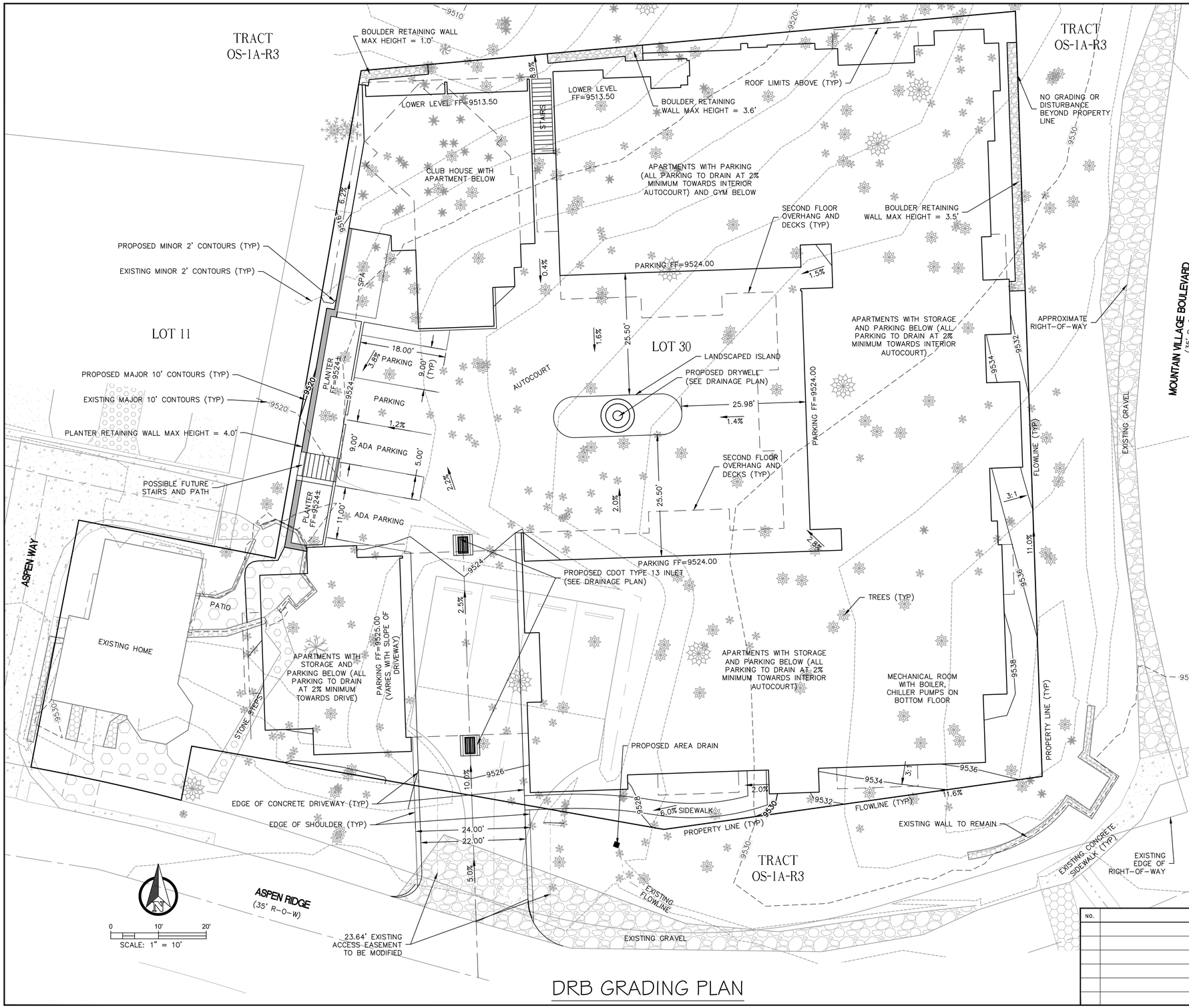
TOPOGRAPHIC SURVEY
LOT 30, FILING 1, MOUNTAIN VILLAGE

Project Mgr:	JC
Technician:	SS
Technician:	
Checked by:	
Start date:	6/4/08

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: W:\JOBS\96004\TOPO-TREES-05-08 | Sheet1 of 1 | Project #: 96004

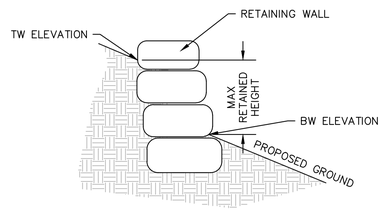


DRB GRADING PLAN

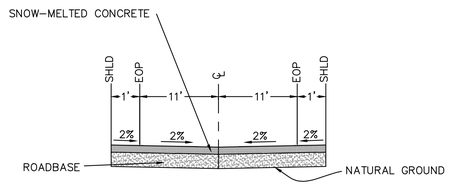
NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC AND WAS COMBINED WITH THE PARKING LOT DESIGN THAT WAS CONSTRUCTED IN 2019.
3. MAXIMUM SLOPE GRADING TO BE 2.5(H):1(V).
4. ACCESS EASEMENT TO BE RELOCATED TO INCORPORATE THE DRIVEWAY EXTENTS.
5. RETAINING WALL HEIGHTS DO NOT INCLUDE CAP OR FOUNDATION.

LEGEND



3:1 PROPOSED SLOPE (H:V)



TYPICAL DRIVEWAY CONCRETE SECTION WITH SNOWMELT

NTS

FOR DRB ONLY AND NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

COLORADO REGISTERED GREGORY E. ANDERSON 35736 04-26-21 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

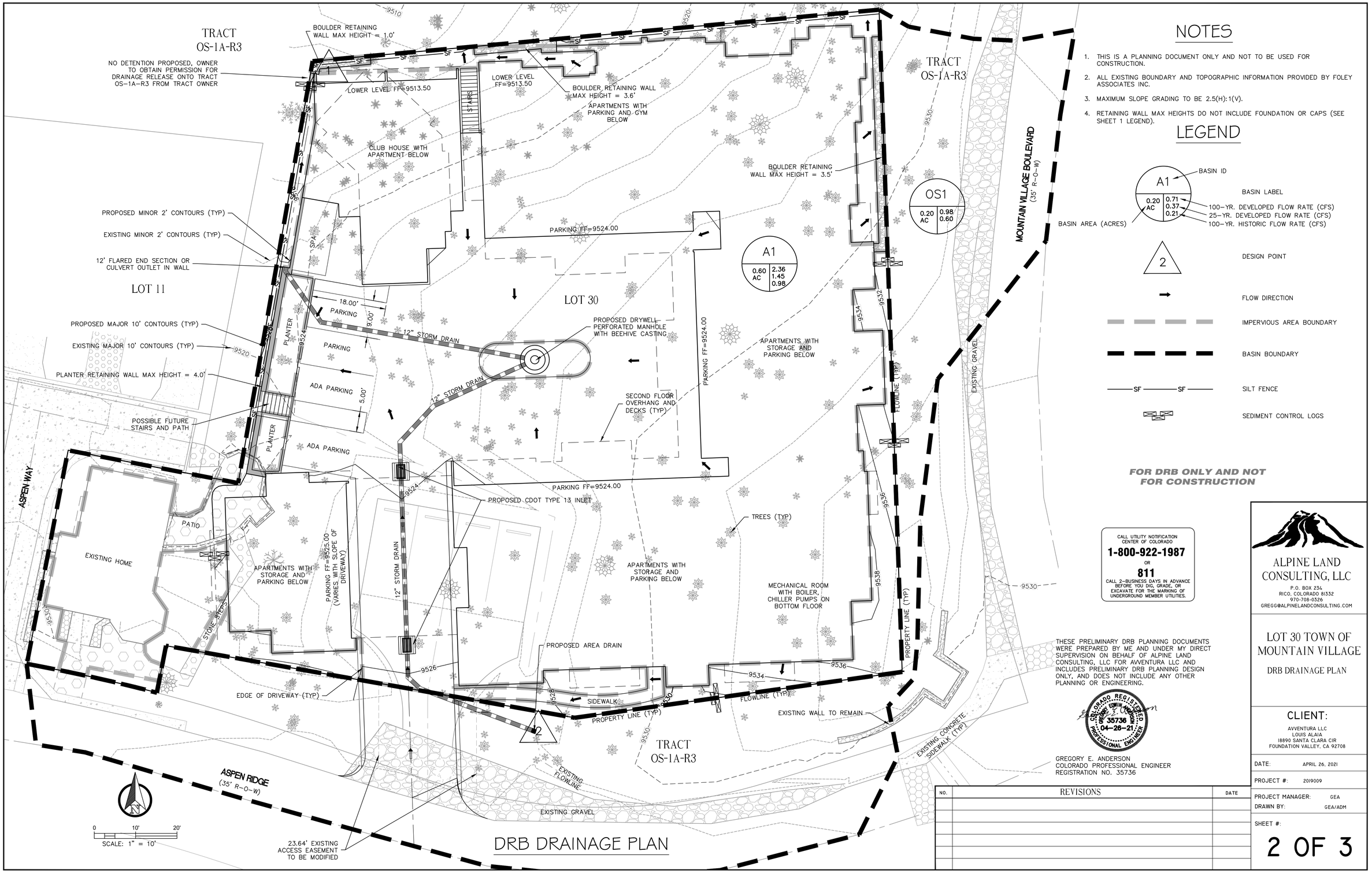
ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT 30 TOWN OF MOUNTAIN VILLAGE

DRB GRADING PLAN

CLIENT:
AVVENTURA LLC
LOUIS ALAIA
18890 SANTA CLARA CIR
FOUNDATION VALLEY, CA 92708

DATE: APRIL 26, 2021
PROJECT #: 2019009
PROJECT MANAGER: GEA
DRAWN BY: GEA/ADM
SHEET #:



NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC.
3. MAXIMUM SLOPE GRADING TO BE 2.5(H):1(V).
4. RETAINING WALL MAX HEIGHTS DO NOT INCLUDE FOUNDATION OR CAPS (SEE SHEET 1 LEGEND).

LEGEND

- A1 — BASIN ID
- 0.20 AC — BASIN AREA (ACRES)
- 0.71 — 100-YR. DEVELOPED FLOW RATE (CFS)
- 0.37 — 25-YR. DEVELOPED FLOW RATE (CFS)
- 0.21 — 100-YR. HISTORIC FLOW RATE (CFS)
- BASIN LABEL
- 2 — DESIGN POINT
- FLOW DIRECTION
- IMPERVIOUS AREA BOUNDARY
- BASIN BOUNDARY
- SF — SF — SILT FENCE
- SEDIMENT CONTROL LOGS

FOR DRB ONLY AND NOT FOR CONSTRUCTION

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

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

COLORADO REGISTERED GREGORY E. ANDERSON 35736 04-26-21 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

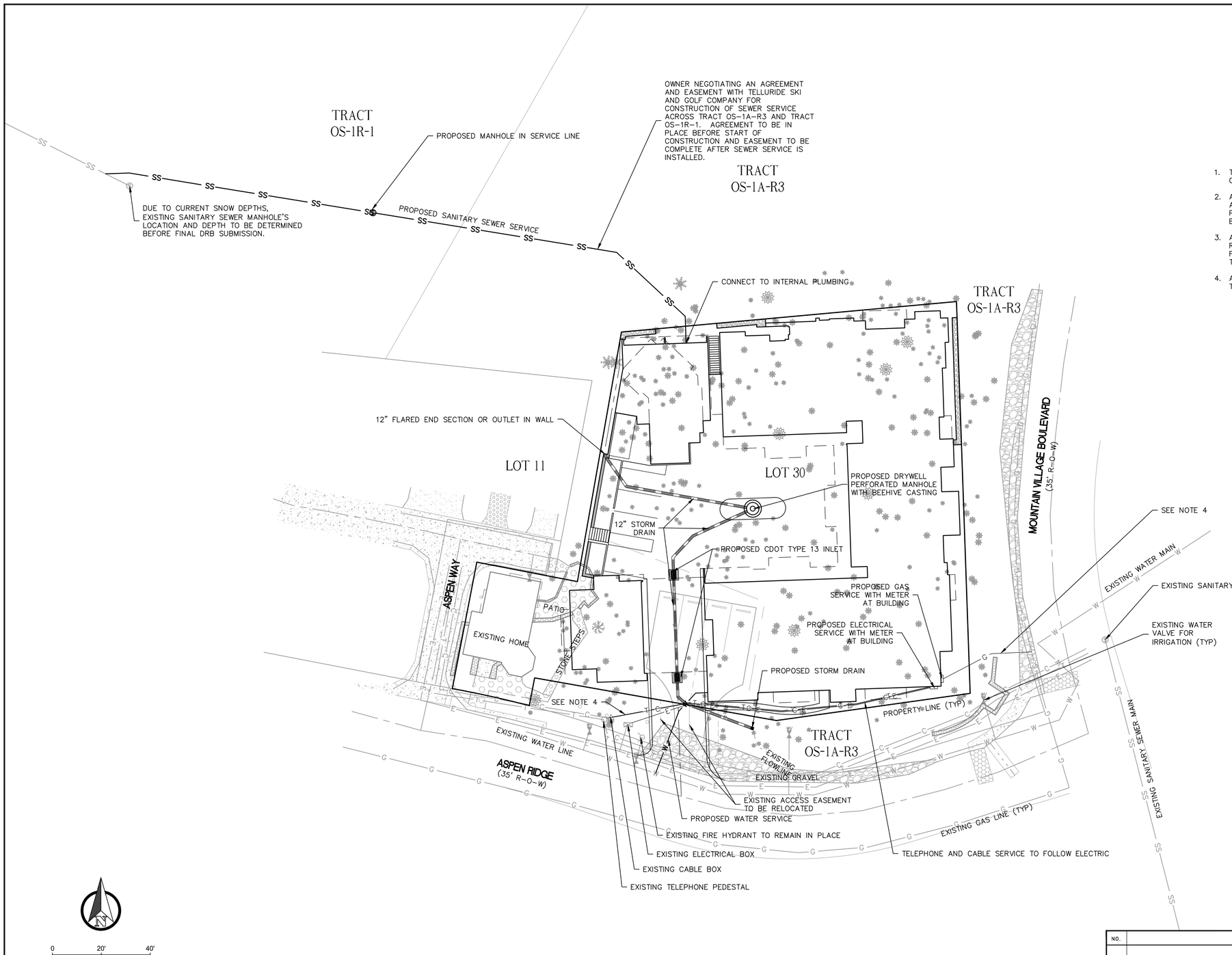
ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT 30 TOWN OF MOUNTAIN VILLAGE

DRB DRAINAGE PLAN

CLIENT:
AVVENTURA LLC
LOUIS ALAIA
18890 SANTA CLARA CIR
FOUNDATION VALLEY, CA 92708

DATE: APRIL 26, 2021
PROJECT #: 2019009
PROJECT MANAGER: GEA
DRAWN BY: GEA/ADM
SHEET #:



NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC. SOME OF THE UTILITY SERVICES LOCATIONS SHOWN ON THIS PLAN ARE FROM MAPPING AS-BUILT INFORMATION ONLY AND NOT CONFIRMED BY FIELD SURVEY DUE TO WINTER CONDITIONS.
3. ALL UTILITY LOCATES TO BE PERFORMED PRIOR TO FINAL DESIGN. IT IS RECOMMEND THAT THE SEWER MANHOLE INVERT ELEVATIONS ARE DETERMINED FOR ALL THREE SURROUNDING MANHOLES PRIOR TO FINAL DESIGN IN ORDER TO DETERMINE IF THE SEWER REQUIRES A PUMP IN THE MECHANICAL ROOM.
4. AN EASEMENT WILL HAVE TO BE ESTABLISHED FOR ALL UTILITY SERVICES THROUGH ANY OPEN SPACE.

FOR DRB ONLY AND NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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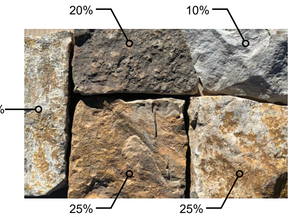
LOT 30 TOWN OF MOUNTAIN VILLAGE

DRB UTILITY PLAN

CLIENT:
AVVENTURA LLC
LOUIS ALAIA
18890 SANTA CLARA CIR
FOUNDATION VALLEY, CA 92708

DATE: APRIL 26, 2021
PROJECT #: 2019009
PROJECT MANAGER: GEA
DRAWN BY: GEA/ADM
SHEET #: 3 OF 3

DRB UTILITY PLAN



1 Stone
Aspen Blend
Supplier: Gallegos Corporation

2 Stucco
Color: Sudan Sand
Manufacturer: PPG Paints

3 Wood Fascia
Color: Butternut
Manufacturer: PPG Paints

4 Windows
Exterior Color: Dark Bronze
Manufacturer: Sierra Pacific

5 Pavers
Exterior Color: Victorian
Series: Moduline
Manufacturer: Belgard

6 Standing Seam Metal Roof
2" Mechanical Lock
Finish: Old Zinc Gray
Manufacturer: Bridger Steel

7 Exposed Steel Guard Rails
Finish: Penetrol with Laquer Top Coat

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
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101 El Paseo
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102
CIVIL
MECHANICAL
STRUCTURAL
ELECTRICAL

SEAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT

PROPOSED EXTERIOR MATERIALS

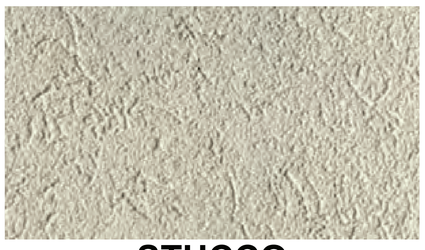
PROJECT No.	DATE
192733.00	03/16/2021

DRAWN BY	CHK BY	TRV BY

SHEET No.

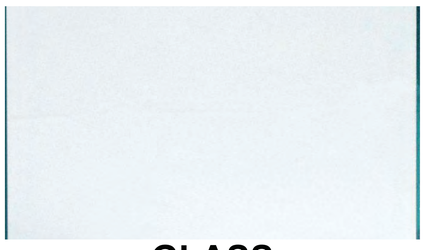
SCALE: AS SHOWN

STONE
35%



STUCCO
29%

WOOD SIDING
21%



GLASS
15%

ZEHREN AND ASSOCIATES, INC.
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LANDSCAPE ARCHITECTURE
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CIVIL
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STRUCTURAL
ELECTRICAL

SEAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT

EXTERIOR MATERIALS PERCENTAGES

PROJECT No.	DATE
192733.00	03/16/2021

DRAWN BY	CHK BY	TRV BY

SHEET No.

SCALE: AS SHOWN

1 ELEVATION - A (EAST)
A2.1 1/8"=1'-0"

1 ELEVATION - H (SOUTH)
A2.1 1/8"=1'-0"

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
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Santa Barbara, California 93101
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P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080

CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL

SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT

RENDERED EXTERIOR ELEVATIONS

PROJECT No.	DATE	
192733.00	03/16/2021	
DRAWN BY	CHK BY	TRV BY

SHEET No.

SCALE: AS SHOWN

LOCATION PLAN

PROJECT No. 192733.00
DATE 03/16/2021
DRAWN BY
CHK BY
TRV BY

SCALE AS SHOWN
SHEET No.

ISSUED FOR:

No.	DATE	COMMENT

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

SEAL

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE

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Santa Barbara, California 93101
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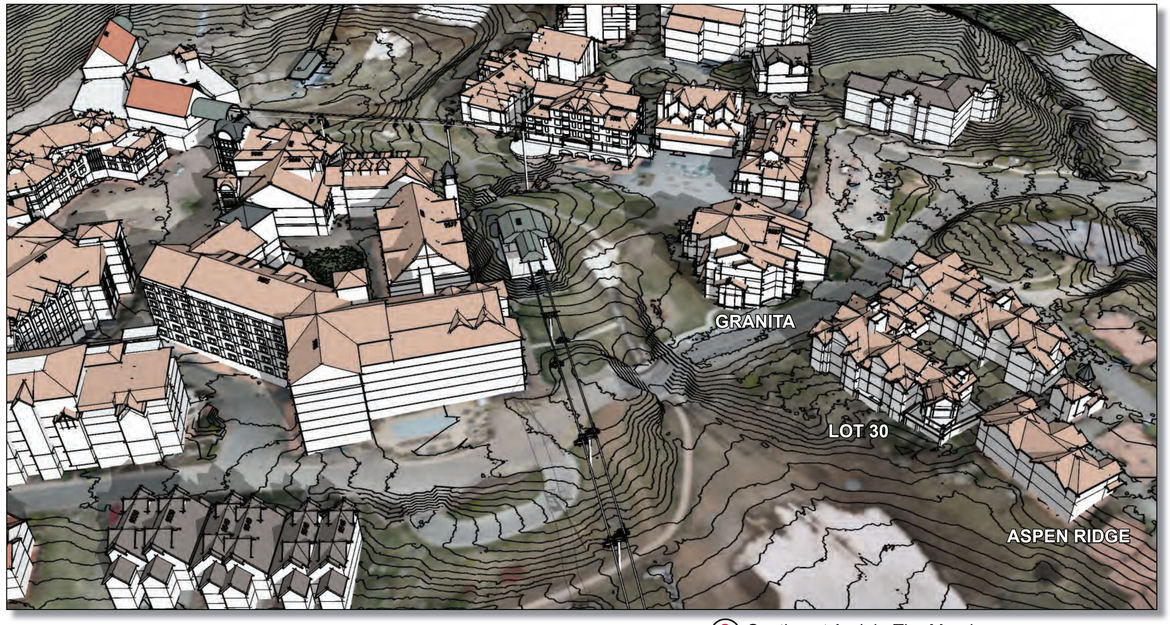
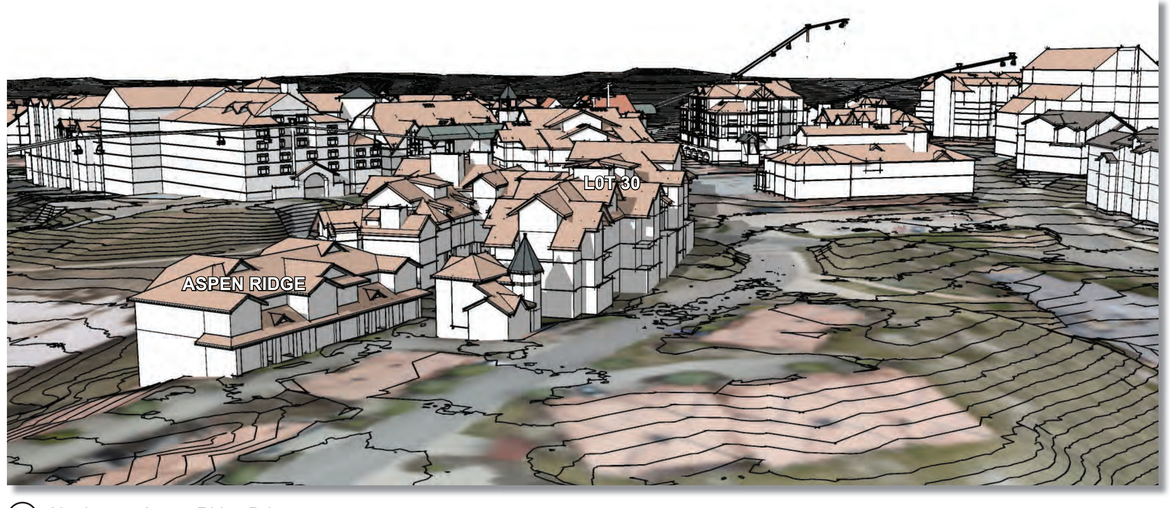
CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL

3 Northwest Aerial - Lost Creek Lane



2 Southeast Aerial - The Meadows



1 Northwest- Aspen Ridge Drive

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080
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Santa Barbara, California 93101
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CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL

SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT

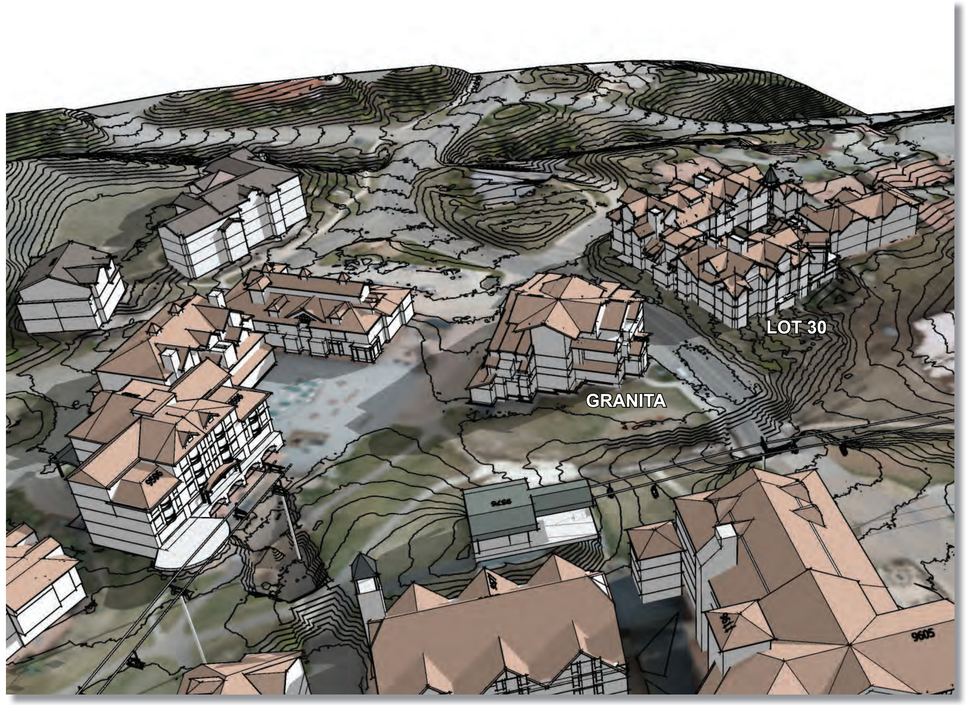
VILLAGE CONTEXT

PROJECT No.	DATE	
192733.00	03/16/2021	
DRAWN BY	CHK BY	TRV BY

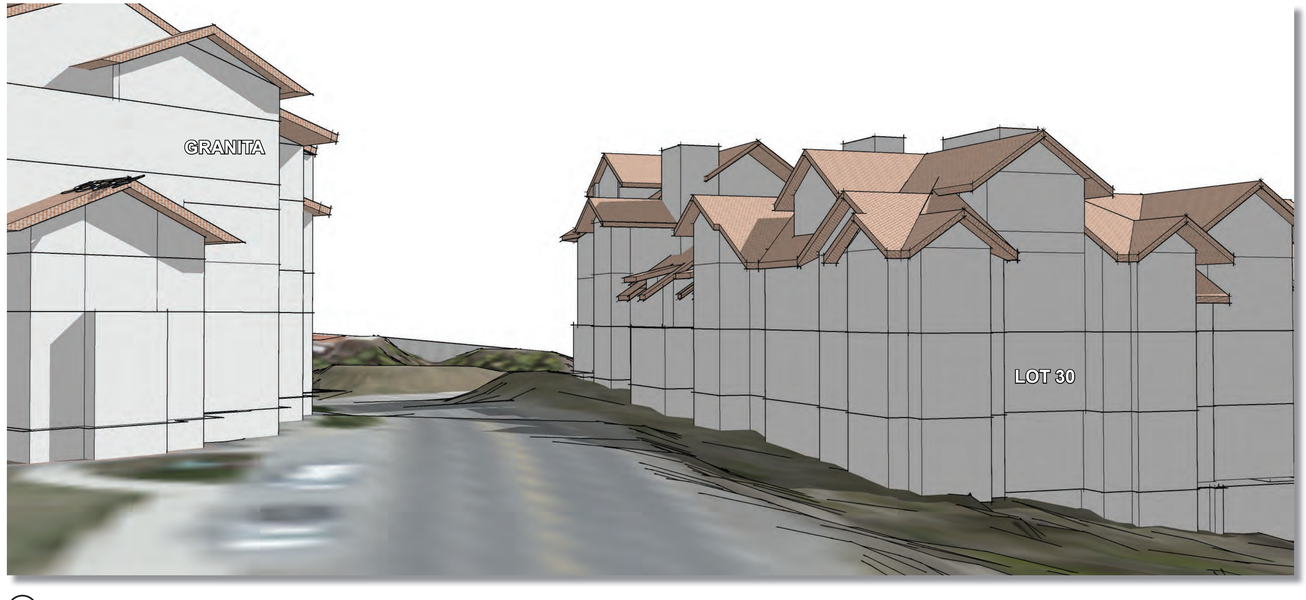
SHEET No.

SCALE: AS SHOWN

5 North - Mountain Village Boulevard



6 Southwest Aerial - Madeline



4 South - Mountain Village Boulevard

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
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Santa Barbara, California 93101
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CIVIL
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ELECTRICAL

SEAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

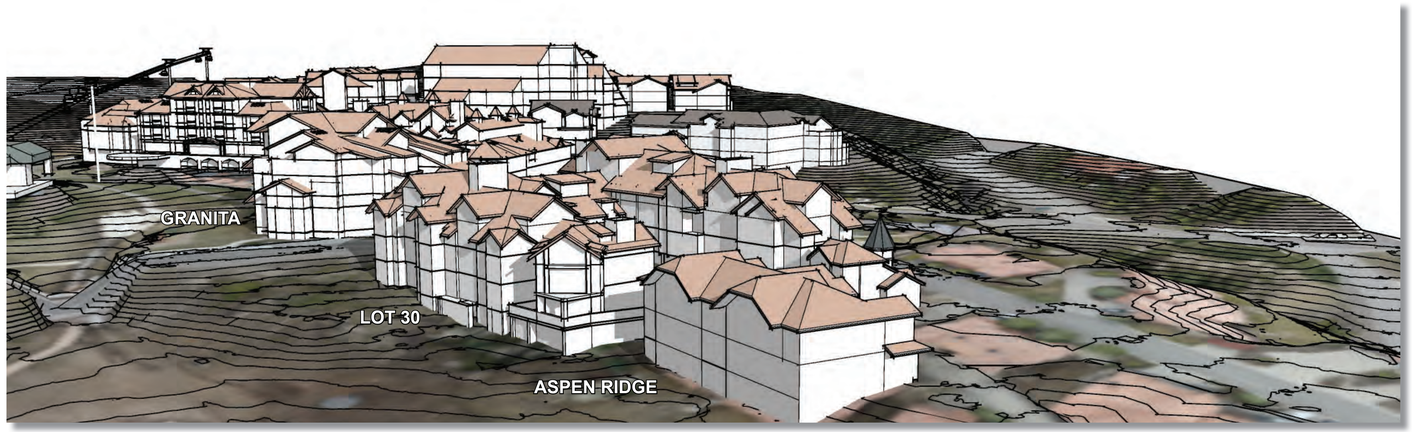
No.	DATE	COMMENT

VILLAGE CONTEXT

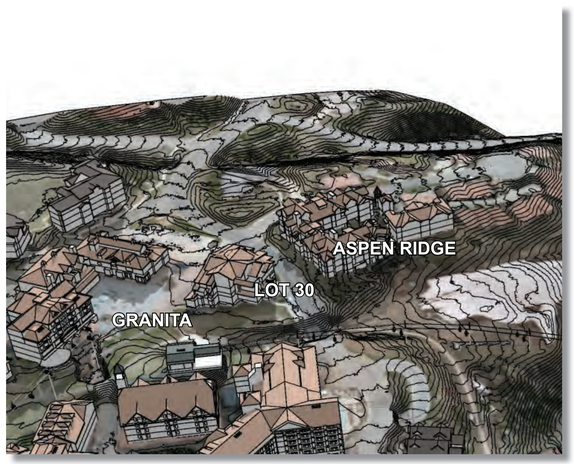
PROJECT No.	DATE	
192733.00	03/16/2021	
DRAWN BY	CHK BY	TRV BY

SHEET No.

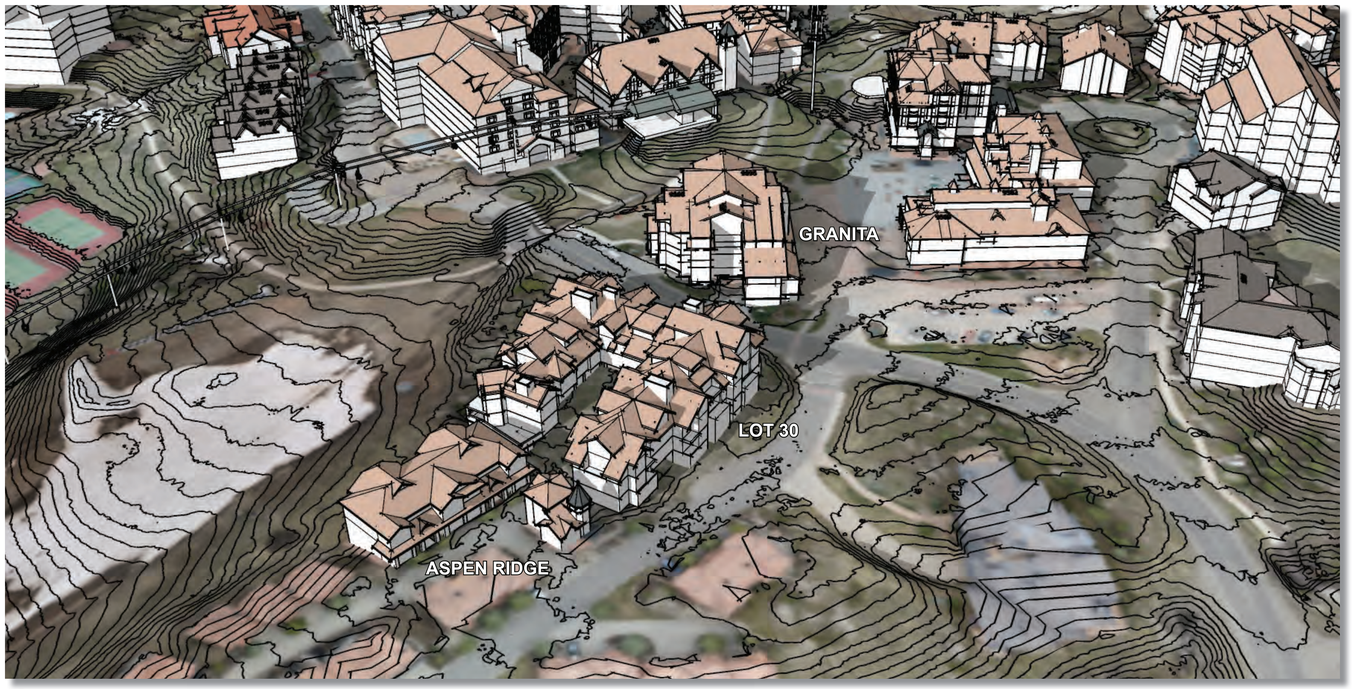
SCALE: AS SHOWN



7 Southeast - The Meadows



8 Southwest Aerial - Madeline



9 Northeast Aerial - Aspen Ridge Drive

ZEHREN AND ASSOCIATES, INC.
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LANDSCAPE ARCHITECTURE
101 El Paseo
Santa Barbara, California 93101
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48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080
CIVIL
MECHANICAL
STRUCTURAL
ELECTRICAL

SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT

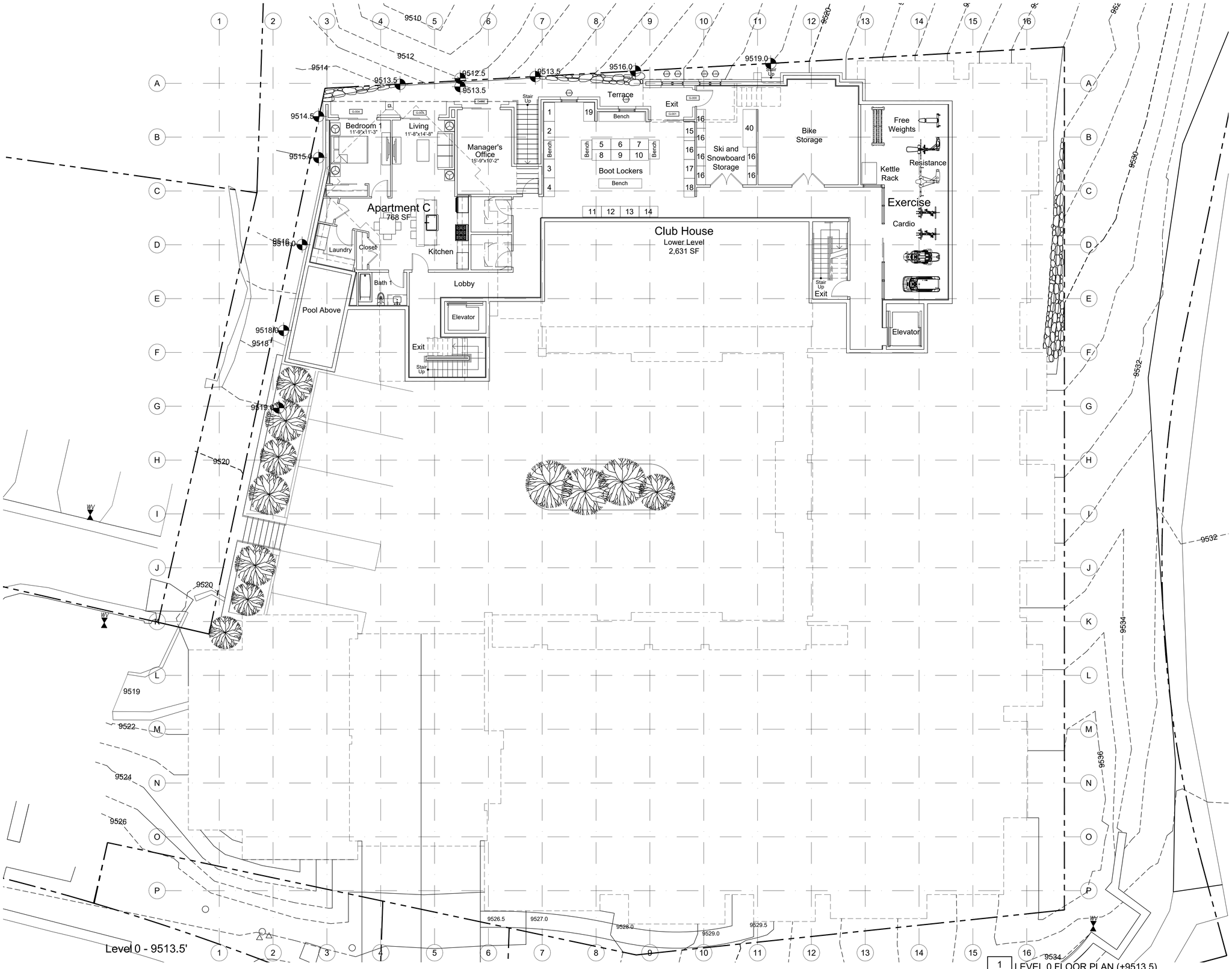
VILLAGE CONTEXT

PROJECT No.	DATE
192733.00	03/16/2021

DRAWN BY	CHK BY	TRV BY

SHEET No.

SCALE: AS SHOWN



1 LEVEL 0 FLOOR PLAN (+9513.5)
A1.1 1/8"=1'-0"

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SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

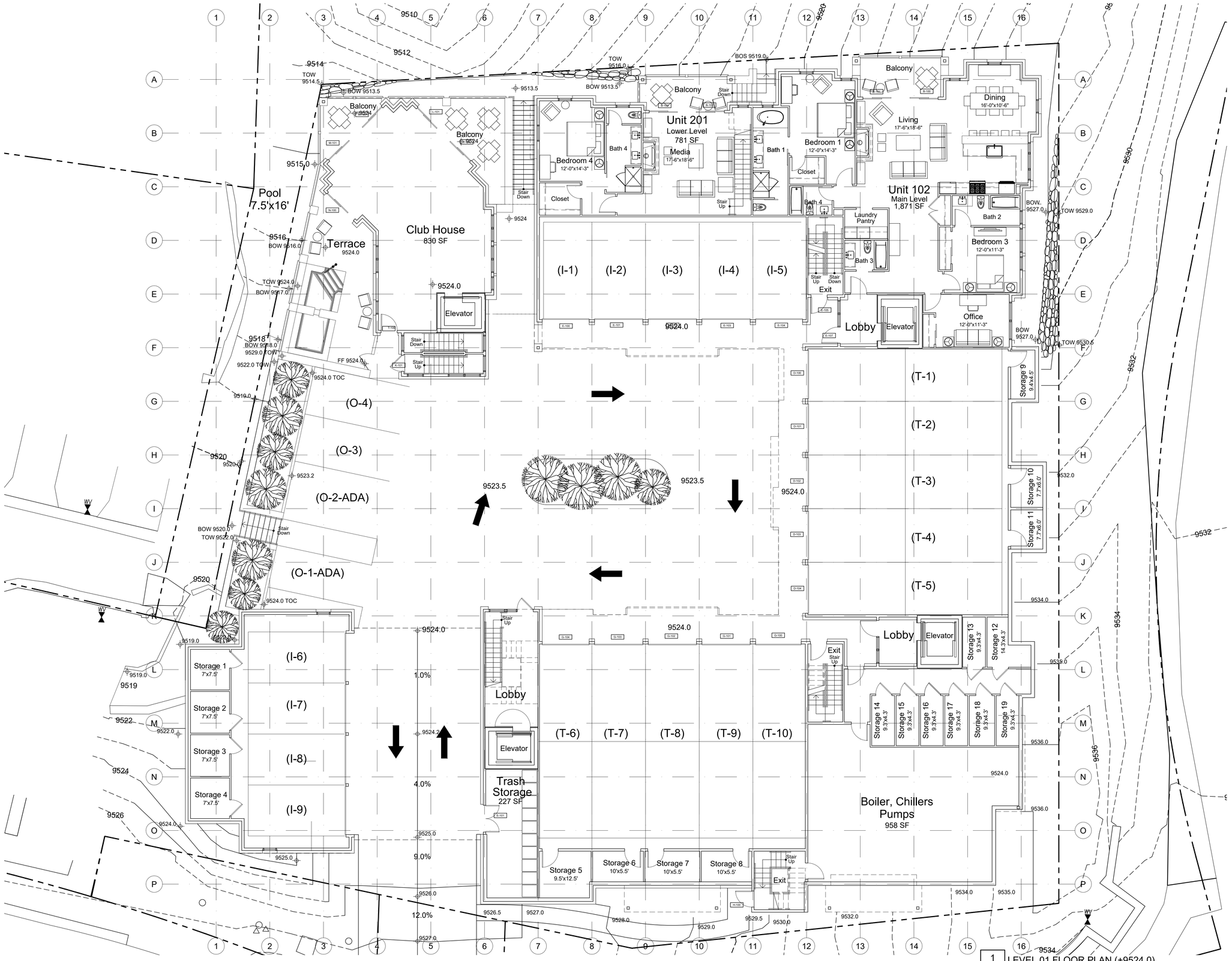
ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

LEVEL 0 FLOOR PLAN (+9513.5)

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A1.1
SCALE: AS SHOWN



1 LEVEL 01 FLOOR PLAN (+9524.0)
A1.2 1/8"=1'-0"

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MECHANICAL
ELECTRICAL
CIVIL
STRUCTURAL

SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

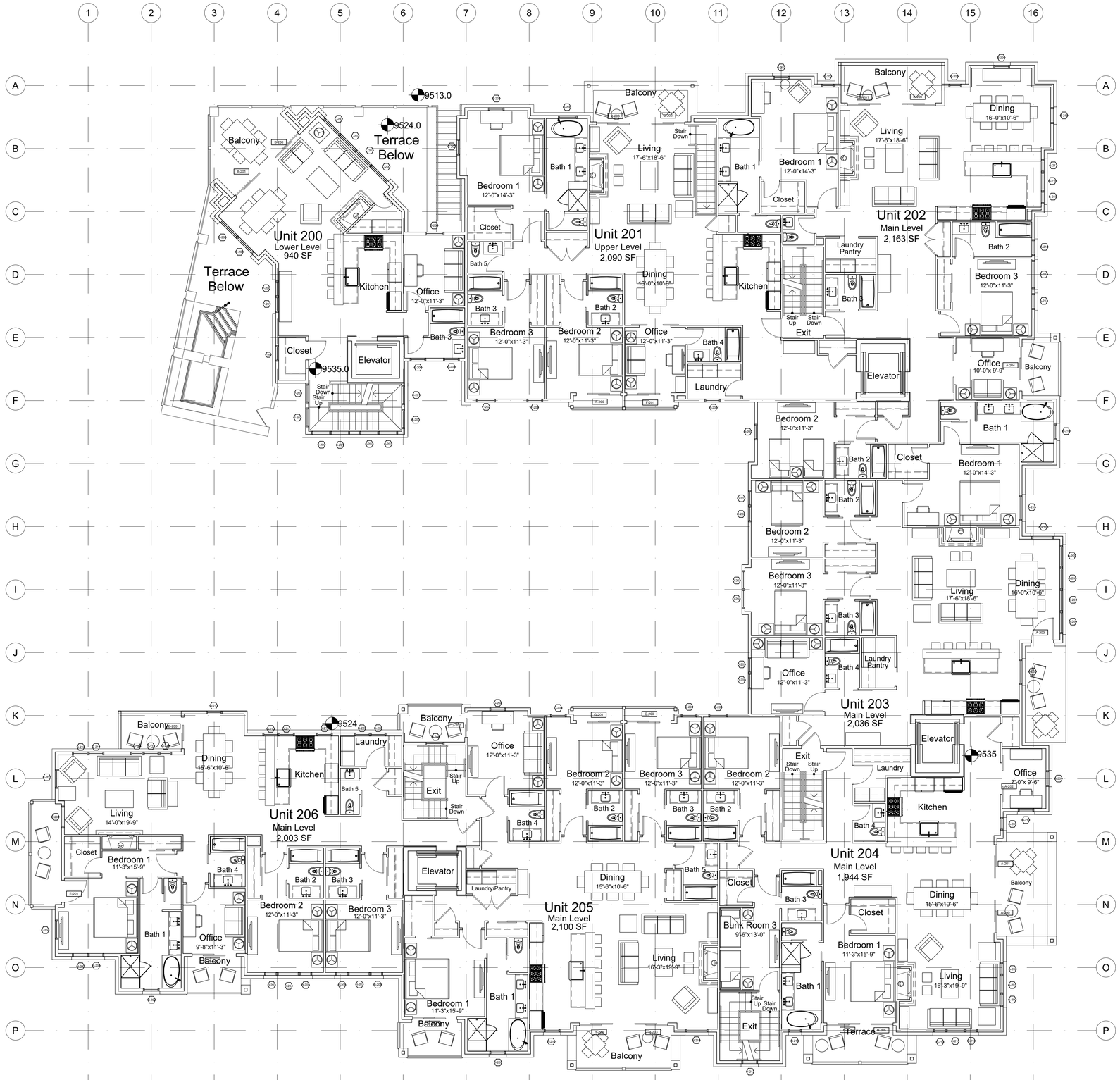
No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

LEVEL 01 FLOOR PLAN (+9524.0)

PROJECT No.	DATE
192733.00	03/23/2021

DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A1.2
SCALE: AS SHOWN



1 LEVEL 02 FLOOR PLAN (+9535.0)
A1.3 1/8"=1'-0"

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MECHANICAL

CIVIL

ELECTRICAL

STRUCTURAL

SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

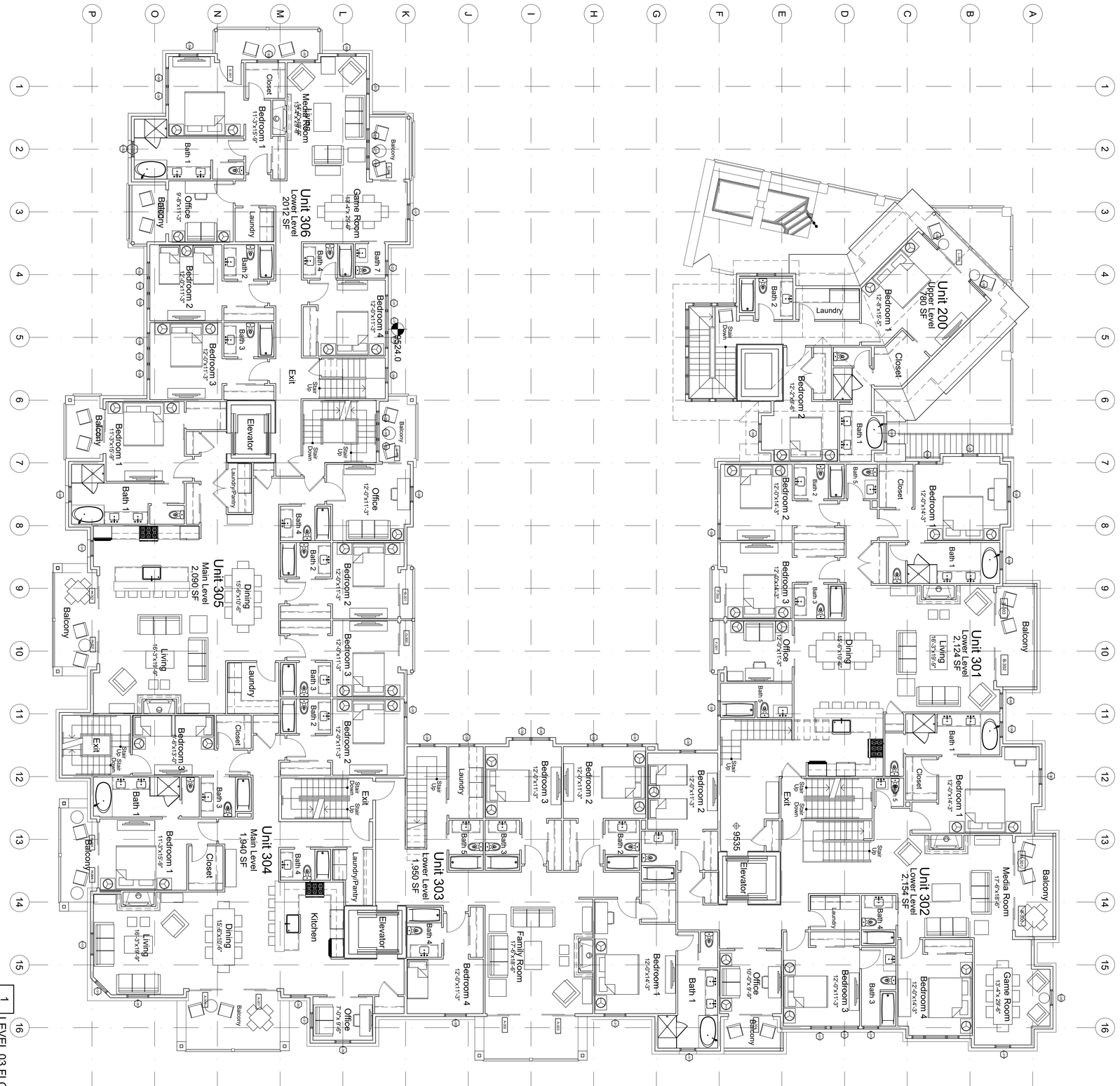
No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

LEVEL 02 FLOOR PLAN (+9535.0)

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A1.3

SCALE: AS SHOWN



1 LEVEL 03 FLOOR PLAN (+9546.0)
A1.4 1/8"=1'-0"

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:		
No.	DATE	COMMENT
A	02/22/2021	DESIGN REVIEW
B	03/09/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

LEVEL 04
FLOOR PLAN
(+9546.0)

PROJECT No. 1927.33.00 | DATE 03/23/2021
DRAWN BY X | CHK BY X | TRV BY X
SHEET No. A1.4
SCALE AS SHOWN

SEAL

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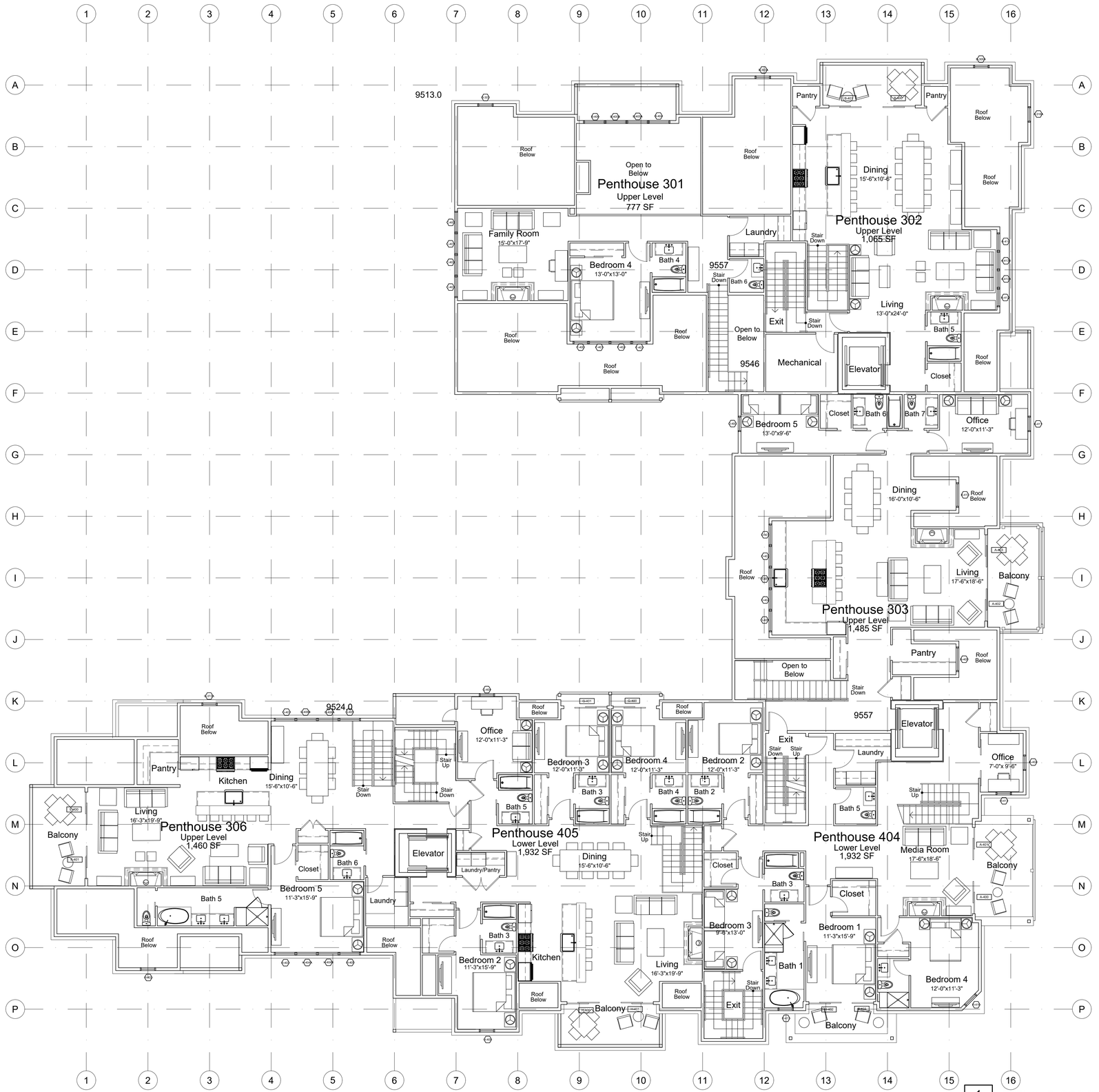
MECHANICAL
ELECTRICAL



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MECHANICAL
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MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

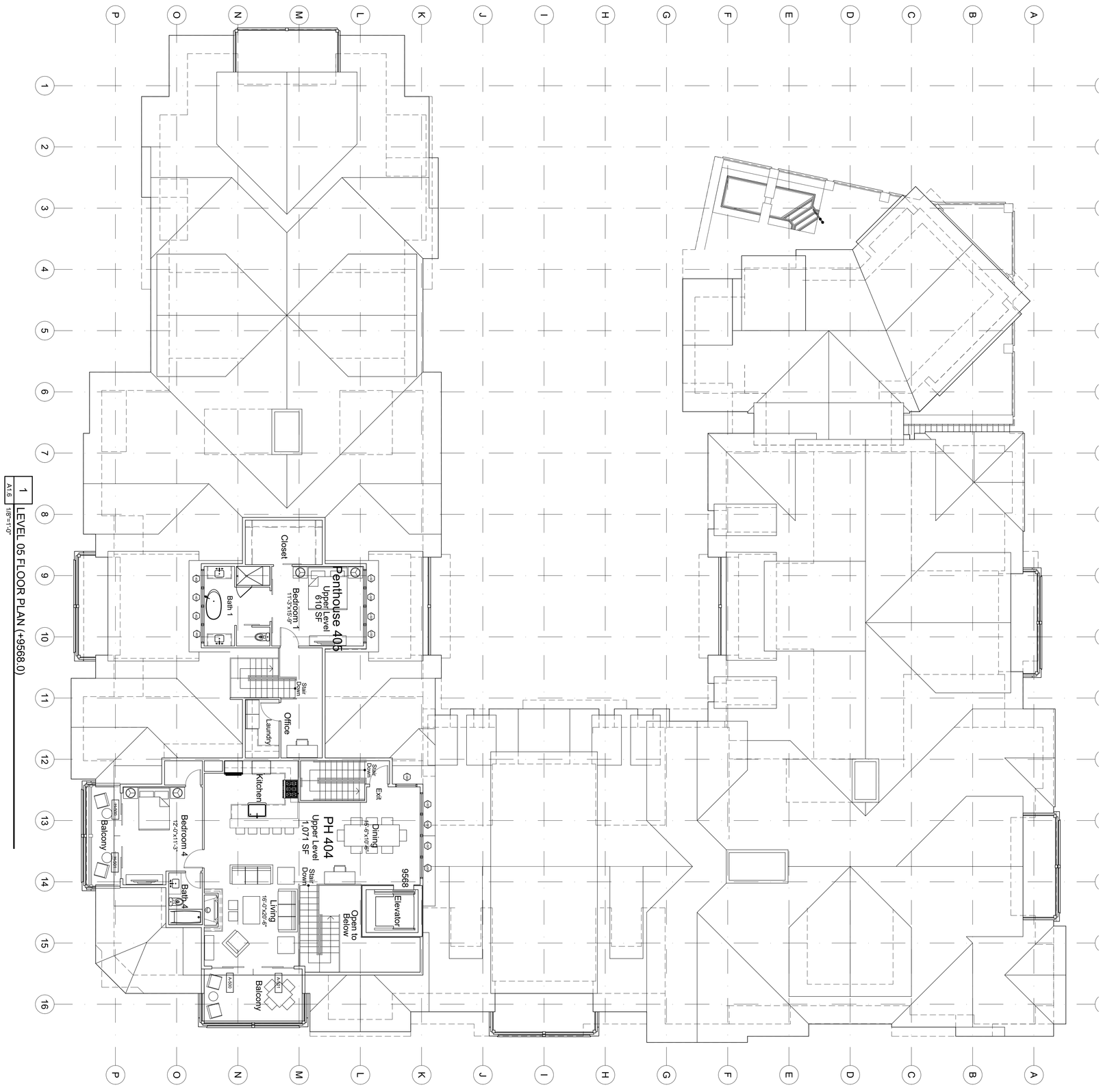
No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

LEVEL 04 FLOOR PLAN (+9557.0)

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A1.5

SCALE: AS SHOWN



1 A1.6 LEVEL 05 FLOOR PLAN (+9568.0)
1/8"=1'-0"

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

LEVEL 05 FLOOR PLAN (+9568)

SHEET No. A1.6
SCALE: AS SHOWN

PROJECT No. 1927.33.00
DATE 03/23/2021
DRAWN BY X
CHK BY X
TRV BY X

ISSUED FOR:		
No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

SCALE:

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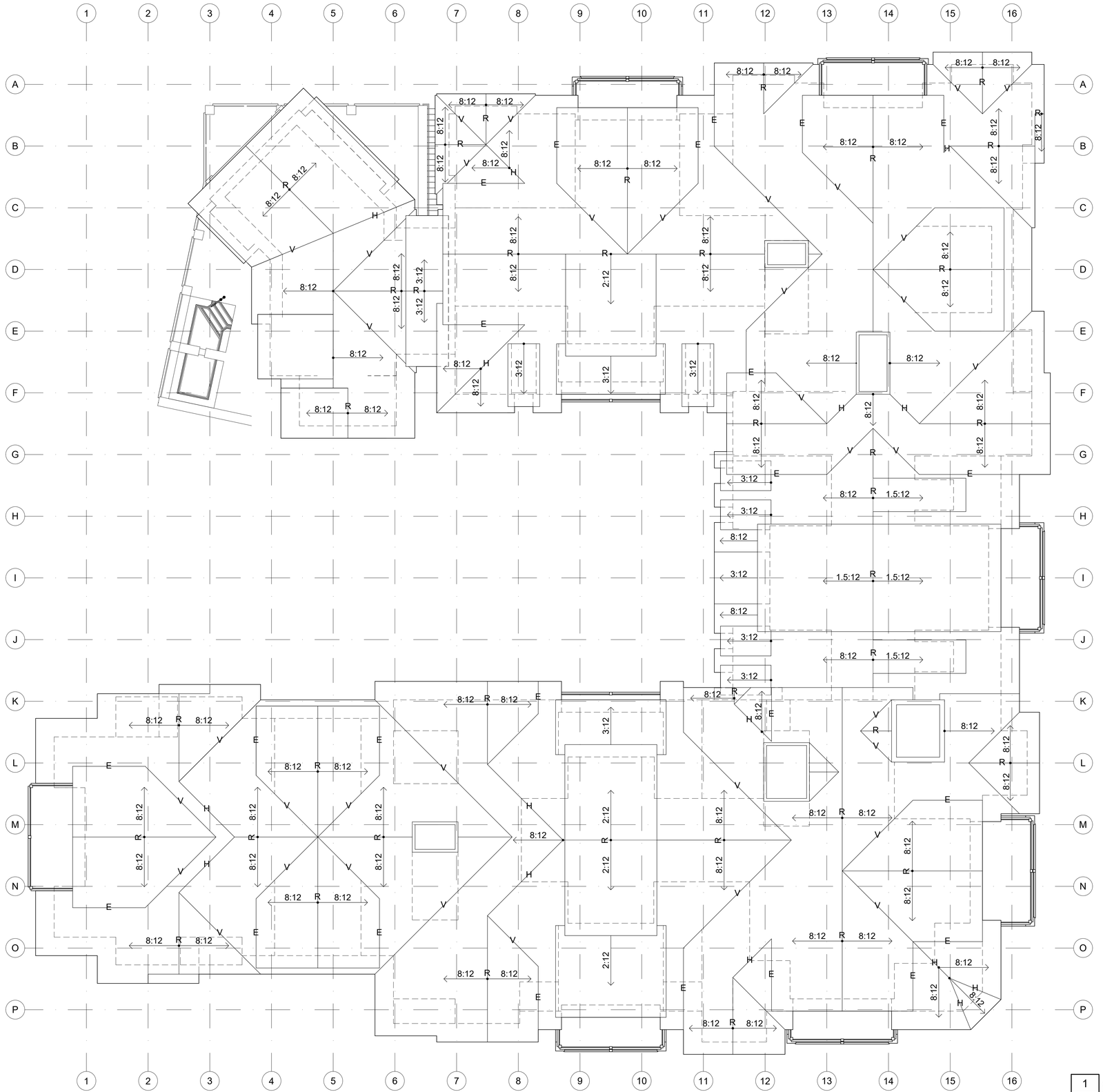

1 ROOF PLAN
A1.7 1/8"=1'-0"

Maximum Average Height			
Point (MA)	Roof Elevation	Grade Elevation	Roof Height
1	9554.5	9515.0	39.5
2	9565.8	9518.0	47.8
3	9565.8	9519.0	46.8
4	9560.0	9519.4	40.6
5	9560.0	9520.6	39.4
6	9570.6	9522.6	48.0
7	9570.6	9524.2	46.4
8	9560.0	9525.0	35.0
9	9560.0	9526.4	33.6
10	9560.0	9526.8	33.2
11	9560.0	9527.0	33.0
12	9561.6	9527.0	34.6
13	9571.1	9527.0	44.1
14	9571.1	9527.0	44.1
15	9560.7	9528.0	32.7
16	9566.7	9530.0	36.7
17	9566.7	9531.2	35.5
18	9566.6	9531.8	34.8
19	9566.1	9534.3	31.8
20	9571.1	9534.6	36.5
21	9571.1	9535.5	35.6
22	9581.7	9534.5	47.2
23	9581.7	9534.5	47.2
24	9568.5	9535.1	33.4
25	9581.7	9533.2	48.5
26	9581.7	9532.1	49.6
27	9571.0	9531.3	39.7
28	9571.0	9530.5	40.5
29	9567.7	9528.7	39.0
30	9569.0	9527.5	41.5
31	9569.0	9526.5	42.5
32	9563.0	9525.5	37.5
33	9571.2	9524.5	46.7
34	9571.2	9523.5	47.7
35	9564.0	9523.0	41.0
36	9562.4	9523.0	39.4
37	9562.4	9523.5	38.9
38	9556.3	9524.0	32.3
39	9568.6	9522.0	46.6
40	9568.6	9520.5	48.1
41	9556.3	9520.0	36.3
42	9564.0	9520.0	44.0
43	9562.4	9521.0	41.4
44	9562.4	9522.0	40.4
45	9571.2	9524.0	47.2
46	9571.2	9524.0	47.2
47	9563.0	9524.0	39.0
48	9569.0	9524.0	45.0
49	9567.5	9524.0	43.5
50	9555.5	9524.0	31.5
51	9555.0	9524.0	31.0
52	9555.5	9524.0	31.5
53	9566.8	9524.0	42.8
54	9556.7	9524.0	32.7
55	9551.8	9524.0	27.8
56	9554.2	9524.0	30.2
57	9554.2	9522.3	31.9
58	9550.0	9517.0	33.0
59	9554.2	9515.8	38.4
60	9554.2	9514.8	39.4
61	9554.5	9516.2	38.3
62	9554.5	9514.4	40.1
63	9554.5	9514.4	40.1
64	9545.4	9524.0	21.4
65	9565.2	9520.5	44.7
66	9565.2	9522.0	43.2
Maximum Average Height			39.4

Maximum Height			
Point (MH)	Roof Elevation	Grade Elevation	Roof Height
1	9569.0	9518.5	50.5
2	9569.0	9523.2	45.8
3	9573.0	9526.2	46.8
4	9574.5	9523.2	51.3
5	9574.5	9529.0	45.5
6	9579.0	9527.5	51.5
7	9569.0	9529.5	39.5
8	9569.5	9530.8	38.7
9	9573.8	9534.9	38.9
10	9584.0	9531.5	52.5
11	9584.0	9531.5	52.5
12	9584.0	9532.4	51.6
13	9580.0	9531.6	48.4
14	9585.5	9532.6	52.9
15	9585.5	9534.6	50.9
16	9585.5	9532.6	52.9
17	9573.8	9530.8	43.0
18	9580.0	9528.5	51.5
19	9574.5	9527.5	47.0
20	9578.0	9525.6	52.4
21	9574.5	9523.9	50.6
22	9574.5	9522.2	52.3
23	9572.5	9521.5	51.0
24	9574.5	9523.5	51.0
25	9569.7	9524.0	45.7
26	9569.7	9524.0	45.7
27	9556.8	9524.0	32.8
28	9557.5	9523.0	34.5
29	9559.0	9523.0	36.0
30	9560.0	9520.5	39.5
31	9560.0	9517.9	42.1
32	9560.0	9514.9	45.1
33	9569.0	9520.5	48.5

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MECHANICAL
ELECTRICAL
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SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

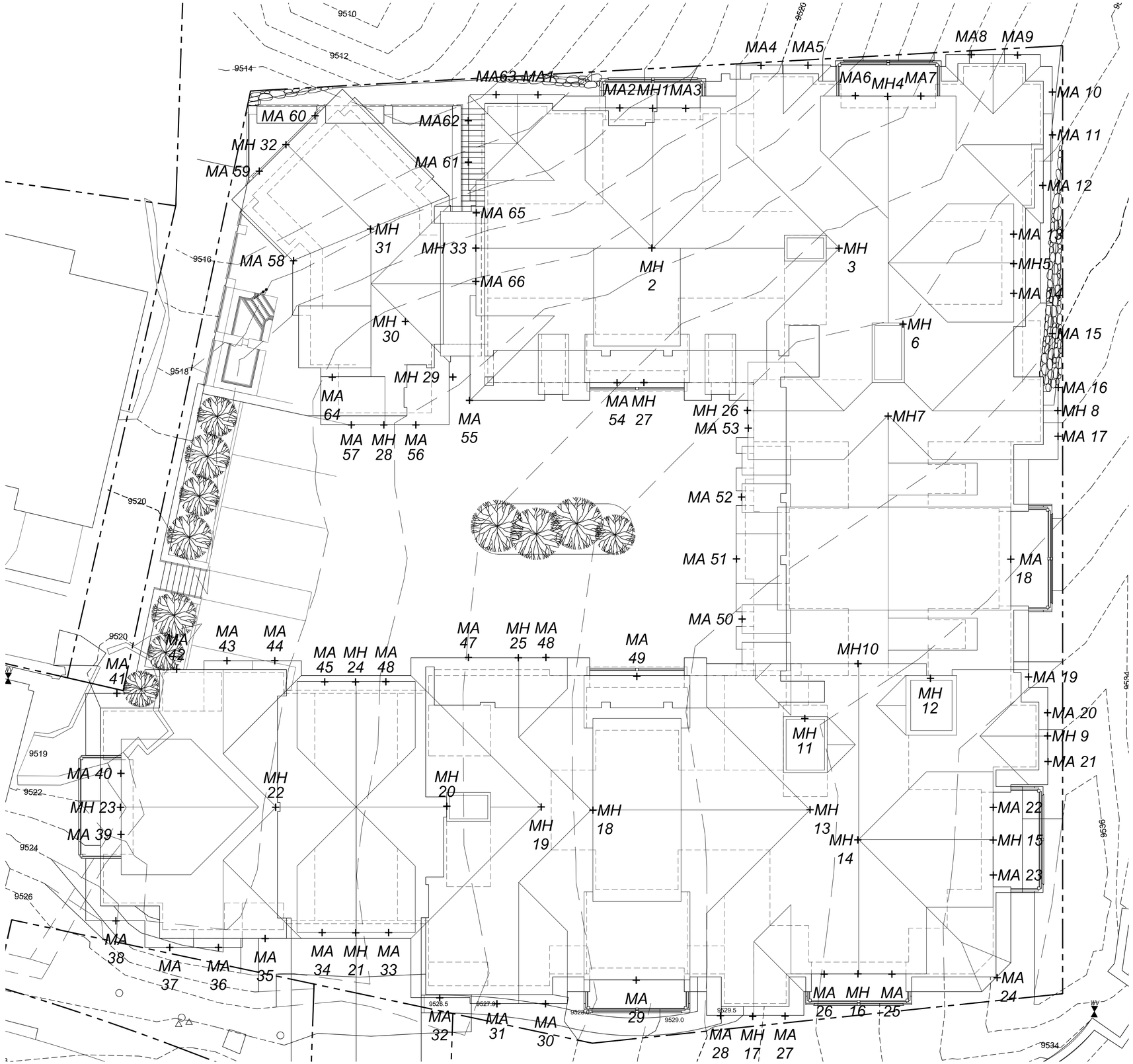
ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

ROOF PLAN

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A1.7
SCALE: AS SHOWN



Maximum Average Height			
Point (MA)	Roof Elevation	Grade Elevation	Roof Height
1	9554.5	9515.0	39.5
2	9565.8	9518.0	47.8
3	9565.8	9519.0	46.8
4	9560.0	9519.4	40.6
5	9560.0	9520.6	39.4
6	9570.6	9522.6	48.0
7	9570.6	9524.2	46.4
8	9560.0	9525.0	35.0
9	9560.0	9526.4	33.6
10	9560.0	9526.8	33.2
11	9560.0	9527.0	33.0
12	9561.6	9527.0	34.6
13	9571.1	9527.0	44.1
14	9571.1	9527.0	44.1
15	9560.7	9528.0	32.7
16	9566.7	9530.0	36.7
17	9566.7	9531.2	35.5
18	9566.6	9531.8	34.8
19	9566.1	9534.3	31.8
20	9571.1	9534.6	36.5
21	9571.1	9535.5	35.6
22	9581.7	9534.5	47.2
23	9581.7	9534.5	47.2
24	9568.5	9535.1	33.4
25	9581.7	9533.2	48.5
26	9581.7	9532.1	49.6
27	9571.0	9531.3	39.7
28	9571.0	9530.5	40.5
29	9567.7	9528.7	39.0
30	9569.0	9527.5	41.5
31	9569.0	9526.5	42.5
32	9563.0	9525.5	37.5
33	9571.2	9524.5	46.7
34	9571.2	9523.5	47.7
35	9564.0	9523.0	41.0
36	9562.4	9523.0	39.4
37	9562.4	9523.5	38.9
38	9556.3	9524.0	32.3
39	9568.6	9522.0	46.6
40	9568.6	9520.5	48.1
41	9556.3	9520.0	36.3
42	9564.0	9520.0	44.0
43	9562.4	9521.0	41.4
44	9562.4	9522.0	40.4
45	9571.2	9524.0	47.2
46	9571.2	9524.0	47.2
47	9563.0	9524.0	39.0
48	9569.0	9524.0	45.0
49	9567.5	9524.0	43.5
50	9555.5	9524.0	31.5
51	9555.0	9524.0	31.0
52	9555.5	9524.0	31.5
53	9566.8	9524.0	42.8
54	9556.7	9524.0	32.7
55	9551.8	9524.0	27.8
56	9554.2	9524.0	30.2
57	9554.2	9522.3	31.9
58	9550.0	9517.0	33.0
59	9554.2	9515.8	38.4
60	9554.2	9514.8	39.4
61	9554.5	9516.2	38.3
62	9554.5	9514.4	40.1
63	9554.5	9514.4	40.1
64	9545.4	9524.0	21.4
65	9565.2	9520.5	44.7
66	9565.2	9522.0	43.2
Maximum Average Height			39.4

Maximum Height			
Point (MH)	Roof Elevation	Grade Elevation	Roof Height
1	9569.0	9518.5	50.5
2	9569.0	9523.2	45.8
3	9573.0	9526.2	46.8
4	9574.5	9523.2	51.3
5	9574.5	9529.0	45.5
6	9579.0	9527.5	51.5
7	9569.0	9529.5	39.5
8	9569.5	9530.8	38.7
9	9573.8	9534.9	38.9
10	9584.0	9531.5	52.5
11	9584.0	9531.5	52.5
12	9584.0	9532.4	51.6
13	9580.0	9531.6	48.4
14	9585.5	9532.6	52.9
15	9585.5	9534.6	50.9
16	9585.5	9532.6	52.9
17	9573.8	9530.8	43.0
18	9580.0	9528.5	51.5
19	9574.5	9527.5	47.0
20	9578.0	9525.6	52.4
21	9574.5	9523.9	50.6
22	9574.5	9522.2	52.3
23	9572.5	9521.5	51.0
24	9574.5	9523.5	51.0
25	9569.7	9524.0	45.7
26	9569.7	9524.0	45.7
27	9556.8	9524.0	32.8
28	9557.5	9523.0	34.5
29	9559.0	9523.0	36.0
30	9560.0	9520.5	39.5
31	9560.0	9517.9	42.1
32	9560.0	9514.9	45.1
33	9569.0	9520.5	48.5

1 A1.8 ROOF PLAN
1/8"=1'-0"

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MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
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C	04/28/2021	DESIGN REVIEW - 1

OVERLAY ROOF PLAN

PROJECT No. 192733.00
DATE 03/23/2021
DRAWN BY X
CHK BY X
TRV BY X
SHEET No. A1.8
SCALE: AS SHOWN

2 ELEVATION - B (NORTH)
A2.1 1/8"=1'-0"

1 ELEVATION - A (EAST)
A2.1 1/8"=1'-0"

ZEHREN AND ASSOCIATES, INC.
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EXTERIOR ELEVATIONS

PROJECT No.	DATE
192733.00	03/23/2021

DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A2.1

SCALE: AS SHOWN

4 ELEVATION H (SOUTH)
A2.2 1/8"=1'-0"

3 ELEVATION - C (WEST)
A2.2 1/8"=1'-0"

2 ELEVATION - D (WEST)
A2.2 1/8"=1'-0"

1 ELEVATION - E (WEST)
A2.2 1/8"=1'-0"

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Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102
CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL

SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

EXTERIOR ELEVATIONS

PROJECT No.	DATE
192733.00	03/23/2021

DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A2.2
SCALE: AS SHOWN

North Elevation

2 ELEVATION - G (INTERIOR COURT SOUTH)
A2.3 1/8"=1'-0"

South Elevation

1 ELEVATION - F (INTERIOR COURTYARD NORTH)
A2.3 1/8"=1'-0"

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SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

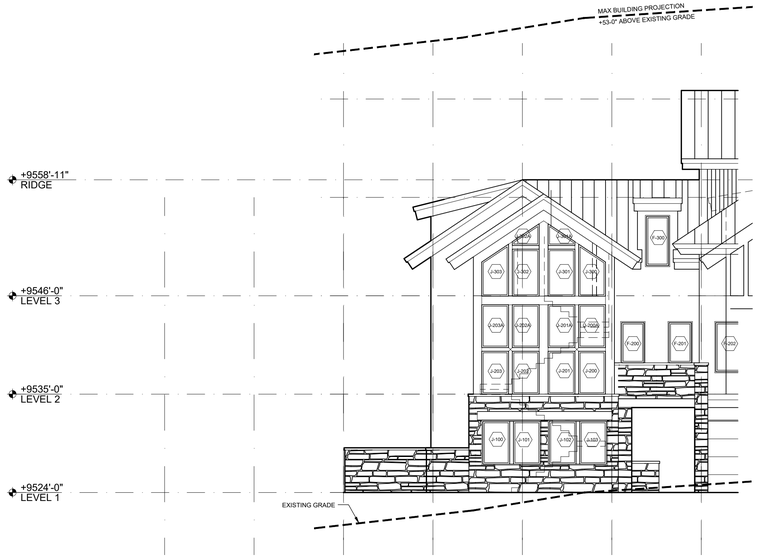
ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

EXTERIOR ELEVATIONS

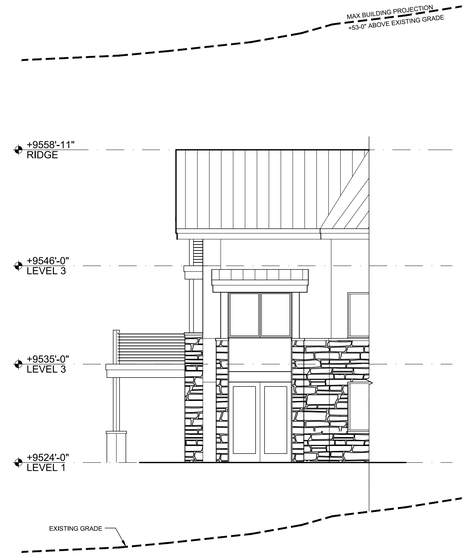
PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A2.3
SCALE: AS SHOWN

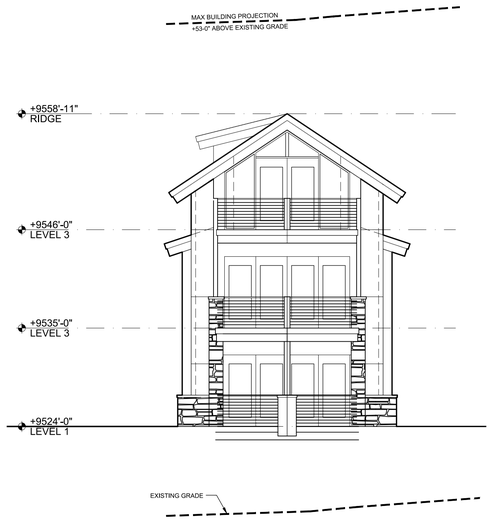


6 ELEVATION - J (SOUTH CLUBHOUSE)
A2.4 1/8"=1'-0"

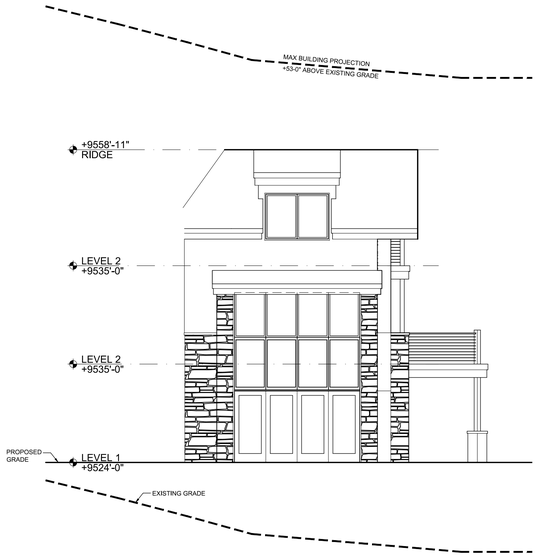
4 ELEVATION - P (EAST CLUBHOUSE)
A2.4 1/8"=1'-0"



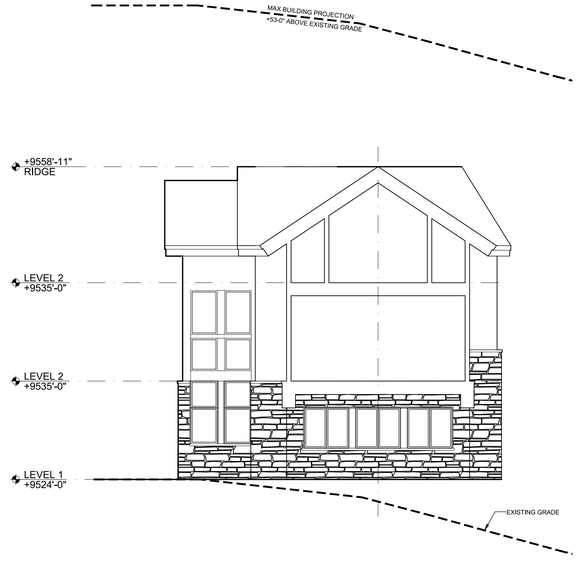
2 ELEVATION - N (SOUTHWEST CLUBHOUSE)
A2.4 1/8"=1'-0"



5 ELEVATION - M (NORTHWEST CLUBHOUSE)
A2.4 1/8"=1'-0"



3 ELEVATION - L (NORTHEAST CLUBHOUSE)
A2.4 1/8"=1'-0"



1 ELEVATION - K (EAST CLUBHOUSE)
A2.4 1/8"=1'-0"

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MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1

EXTERIOR ELEVATIONS

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

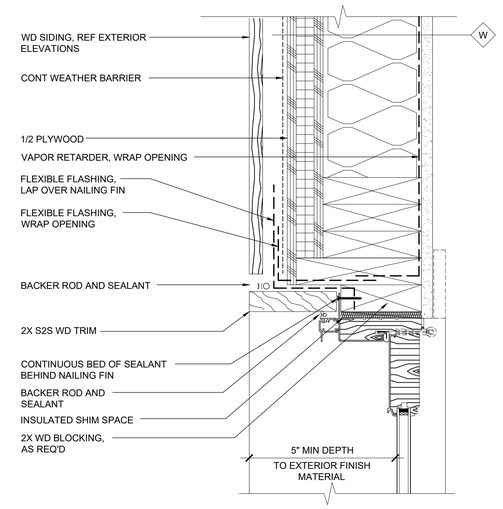
SHEET No. A2.4
SCALE: AS SHOWN

DOOR SCHEDULE GENERAL NOTES:

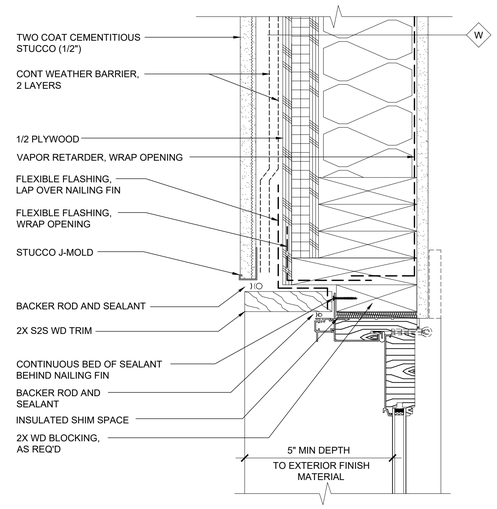
1. SIZE DETERMINED BY OVERALL SIZE OF DOOR, NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
2. RATINGS DESIGNATED IN MINUTES.
3. SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
4. SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.

DOOR DETAIL GENERAL NOTES:

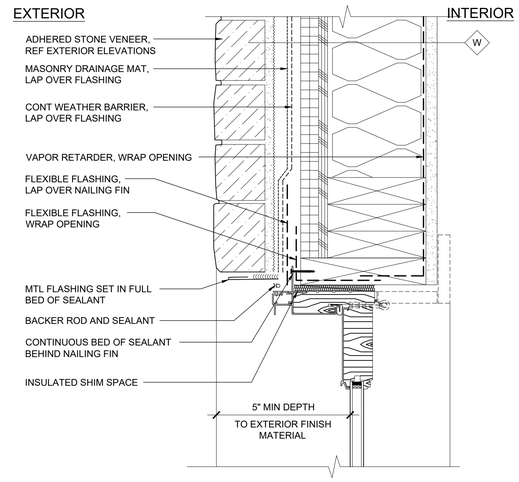
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



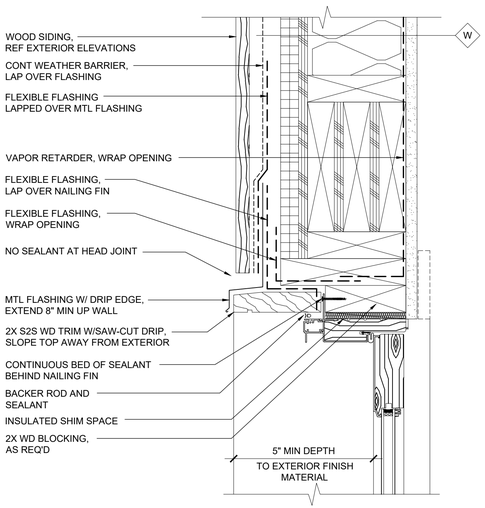
6 A5.6 DOOR JAMB AT WOOD SIDING
3"=1'-0"



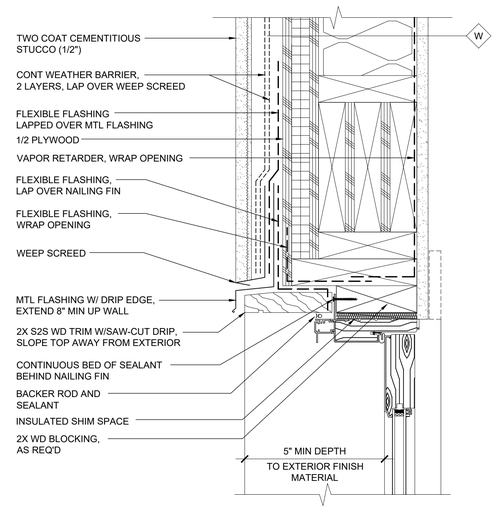
4 A5.6 DOOR JAMB AT CEMENTITIOUS STUCCO
3"=1'-0"



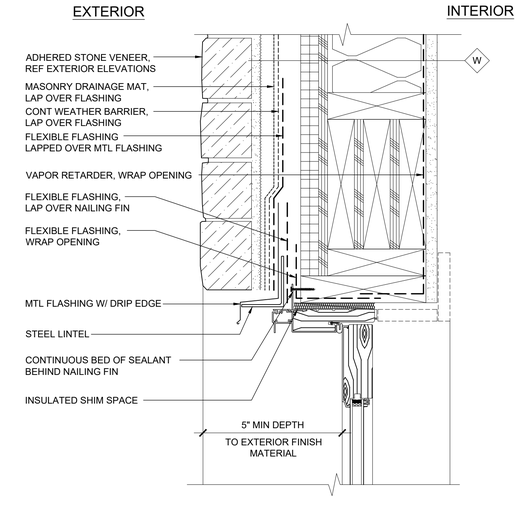
2 A5.6 DOOR JAMB AT STONE
3"=1'-0"



5 A5.6 DOOR HEAD AT WOOD SIDING
3"=1'-0"



3 A5.6 DOOR JAMB AT CEMENTITIOUS STUCCO
3"=1'-0"



1 A5.6 DOOR JAMB AT STONE
3"=1'-0"

ZEHREN AND ASSOCIATES, INC.
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SEAL

MOUNTAIN VILLAGE LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW

DOOR DETAILS

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A5.6
SCALE: AS SHOWN

WINDOW SCHEDULE GENERAL NOTES:

1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.

2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.

3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.

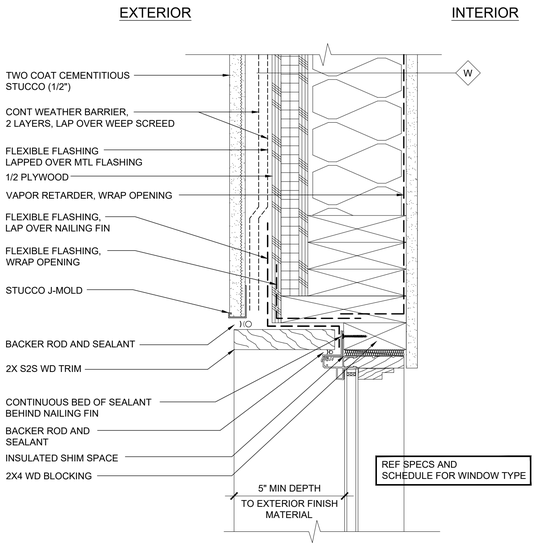
4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.

5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.

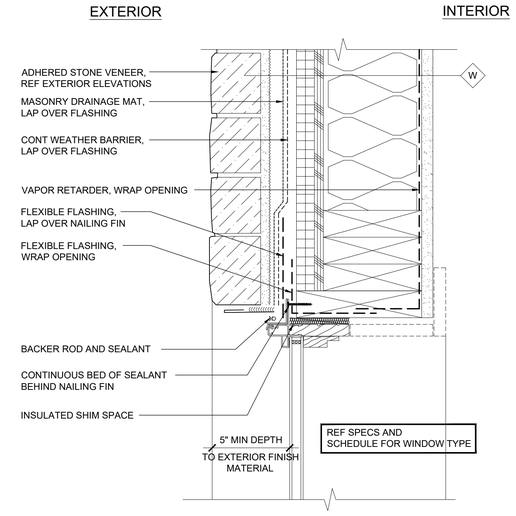
6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

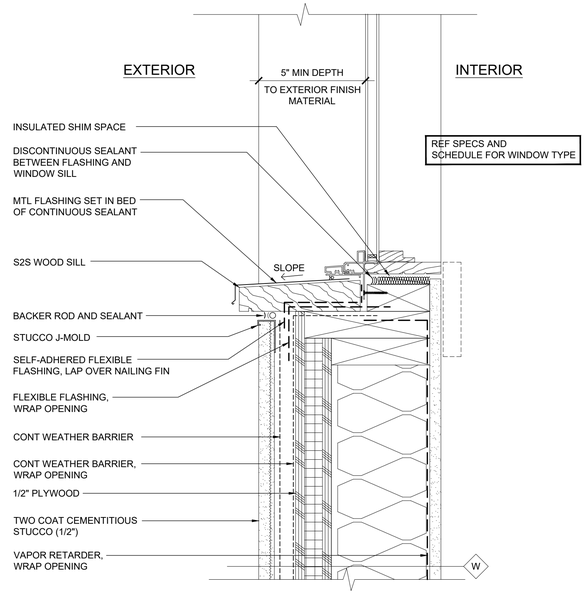
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



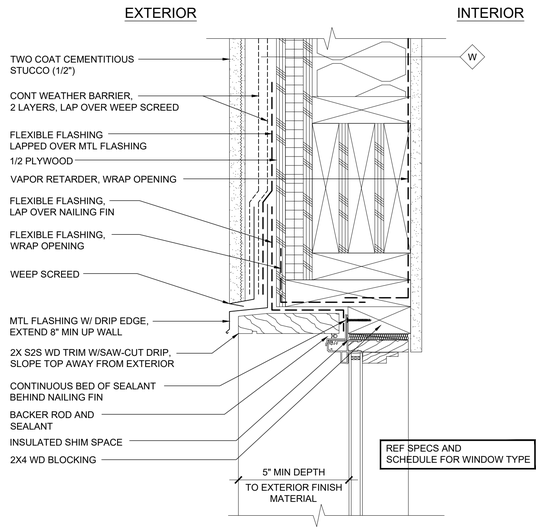
5 A5.7 WINDOW JAMB AT CEMENTITIOUS STUCCO
3"=1'-0"



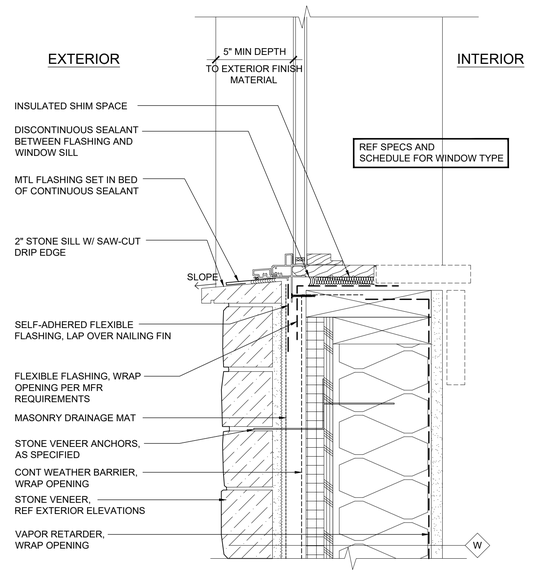
2 A5.7 WINDOW JAMB AT STONE
3"=1'-0"



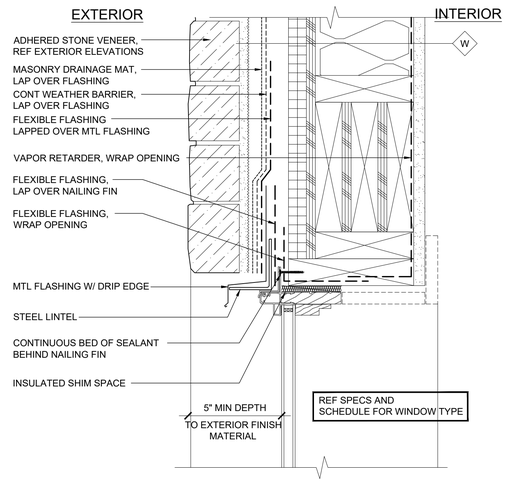
6 A5.7 WINDOW SILL AT CEMENTITIOUS STUCCO
3"=1'-0"



4 A5.7 WINDOW HEAD AT CEMENTITIOUS STUCCO
3"=1'-0"



3 A5.7 WINDOW SILL AT STONE
3"=1'-0"



1 A5.7 WINDOW HEAD AT STONE
3"=1'-0"

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MECHANICAL
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SEAL

MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW

WINDOW DETAILS

PROJECT No.	DATE
192733.00	03/23/2021

DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A5.7

SCALE: AS SHOWN

DOOR SCHEDULE GENERAL NOTES:

1. SIZE DETERMINED BY OVERALL SIZE OF DOOR, NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
2. RATINGS DESIGNATED IN MINUTES.
3. SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
4. SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.

DOOR DETAIL GENERAL NOTES:

1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL

DOOR SCHEDULE

			SIZE		DOOR		FRAME		DETAIL						
TAG	ROOM	TYPE	W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL	RATING	HW	GLAZING	REMARKS
B-100	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-101	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-102	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-103	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-100	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-101	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-102	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-103	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-104	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-100	--	--	8'-9" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-100	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-101	--	--	5'-0" x 6'-8"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-101	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-102	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-103	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-104	--	--	8'-9" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-105	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-106	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-107	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-100	--	--	8'-6" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-101	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-102	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-103	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-104	--	--	8'-9" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-100	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
K-100	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
K-101	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
L-100	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
L-101	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
M-100	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
M-101	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
N-100	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

2 / A5.62 LEVEL 1 DOOR SCHEDULE

DOOR SCHEDULE

			SIZE		DOOR		FRAME		DETAIL						
TAG	ROOM	TYPE	W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL	RATING	HW	GLAZING	REMARKS
G-000	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-001	--	--	6'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-002	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-003	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-004	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

1 / A5.62 LEVEL 0 DOOR SCHEDULE

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MECHANICAL

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SEAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW

DOOR SCHEDULE

PROJECT No. 192733.00
DATE 03/23/2021
DRAWN BY X
CHK BY X
TRV BY X

SHEET No. A5.62
SCALE: AS SHOWN

WINDOW SCHEDULE GENERAL NOTES:

1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.

2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.

3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.

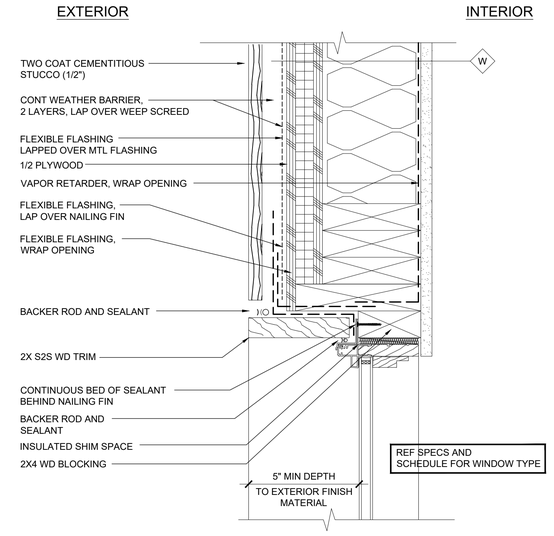
4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.

5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.

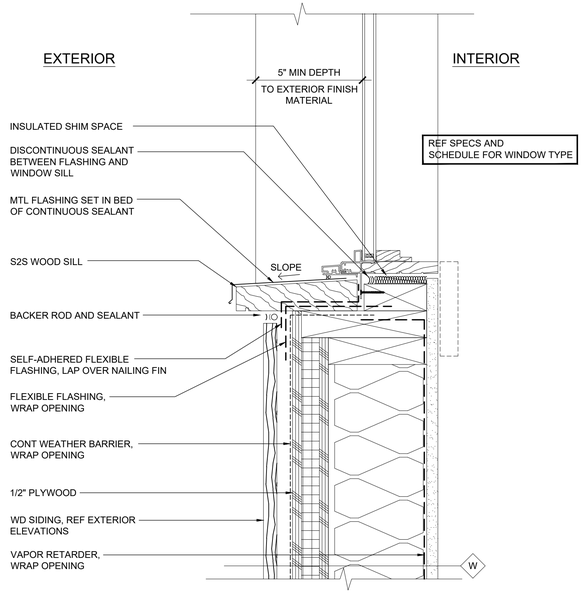
6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

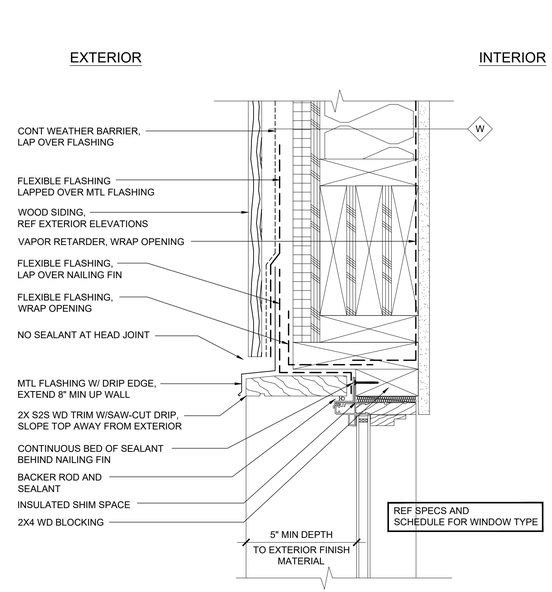
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



2 A5.71 WINDOW JAMB AT WOOD SIDING 3"=1'-0"



3 A5.71 WINDOW SILL AT WOOD SIDING 3"=1'-0"



1 A5.71 WINDOW HEAD AT WOOD SIDING 3"=1'-0"

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MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW

WINDOW DETAILS

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No. A5.71

SCALE: AS SHOWN

WINDOW SCHEDULE GENERAL NOTES:

1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.

2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.

3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.

4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.

5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.

6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL

WINDOW SCHEDULE

TAG	TYPE	OPERATOR	SIZE W	WDW CONST	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING	REMARKS
A-200	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-201	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
A-202	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-203	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-204	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-205	--	Casement	4'-0"	Metal Clad	-	-	-	Plate	None
A-206	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-207	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-208	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-209	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-210	--	Casement	4'-0"	Metal Clad	-	-	-	Plate	None
A-210A	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-211	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-212	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-213	--	Casement	4'-6"	Metal Clad	-	-	-	Plate	None
A-214	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-215	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-216	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
A-217	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-218	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-201	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-202	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-203	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-206	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
B-207	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-208	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
C-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-201	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-202	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-203	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-204	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-205	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-206	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
E-200	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
E-201	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
E-204	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-201	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-202	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-204	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-205	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-201	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
G-202	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-203	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-204	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-205	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-206	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-207	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-208	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-209	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-210	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-211	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-212	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-213	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-214	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-215	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-216	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-217	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-218	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-201	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-202	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None

4 A5.72 LEVEL 2 WINDOW SCHEDULE

TAG	TYPE	OPERATOR	SIZE W	WDW CONST	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING	REMARKS
H-203	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-204	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-205	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-206	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-207	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-208	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-209	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-210	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-211	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-212	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-213	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-214	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-215	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
H-216	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-217	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
J-200	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
J-201	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
J-202	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
J-203	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
K-200	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
K-201	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
L-200	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
L-201	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
L-202	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
L-203	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
N-200	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
N-201	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
P-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
P-201	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
P-202	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
P-203	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None

3 A5.72 LEVEL 2 WINDOW SCHEDULE (CONT.)

WINDOW SCHEDULE

TAG	TYPE	OPERATOR	SIZE W	WDW CONST	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING	REMARKS
B-100	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-101	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-102	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-103	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-104	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-105	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-106	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-107	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-105	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-106	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-107	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-113	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-102	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None

2 A5.72 LEVEL 1 WINDOW SCHEDULE

WINDOW SCHEDULE

TAG	TYPE	OPERATOR	SIZE W	WDW CONST	HEAD	JAMB	SILL	GLAZING	REMARKS
B-002	--	Fixed	2'-0"	Metal Clad	-	-	-	Plate	None
B-003	--	Fixed	2'-0"	Metal Clad	-	-	-	Plate	None
B-004	--	Fixed	2'-0"	Metal Clad	-	-	-	Plate	None
B-005	--	Fixed	2'-0"	Metal Clad	-	-	-	Plate	None
B-006	--	Fixed	3'-0"	Metal Clad	-	-	-	Plate	None
B-007	--	Fixed	3'-0"	Metal Clad	-	-	-	Plate	None

1 A5.72 LEVEL 0 WINDOW SCHEDULE

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
48 East Beaver Creek Blvd., Suite 303
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(970) 949-0257 FAX (970) 949-1080
101 El Paseo
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102
CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL

SEAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW

WINDOW SCHEDULE

PROJECT No. 192733.00
DATE 03/23/2021
DRAWN BY X
CHK BY X
TRV BY X

SHEET No. A5.72
SCALE: AS SHOWN

WINDOW SCHEDULE GENERAL NOTES:

1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.

2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.

3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.

4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.

5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.

6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL

WINDOW SCHEDULE

TAG	TYPE	OPERATOR	SIZE W	WDW CONST	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	GLAZING	REMARKS
A-301	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-303	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-305	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-310	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-311	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-312	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-313	--	Casement	4'-6"	Metal Clad	-	-	-	Plate	None
A-314	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-318	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-303	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-305	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-306	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
B-307	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-308	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
C-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
C-301	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-301	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-302	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-303	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-304	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-305	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-306	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
E-300	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
E-301	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
E-302	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
E-304	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-300	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-305	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-301	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-305	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-306	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-307	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-308	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-309	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-310	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-311	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-312	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-313	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-314	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-315	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-316	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-317	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-300	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
H-301	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
H-302	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-303	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-305	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-306	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-307	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-308	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-309	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-310	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-315	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-316	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-317	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
J-300	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
J-301	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
J-302	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
J-303	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
K-300	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
K-301	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
L-300	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
L-301	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
P-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
P-301	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
P-302	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
P-303	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None

2 A5.73 LEVEL 3 WINDOW SCHEDULE

1 A5.73 LEVEL 3 WINDOW SCHEDULE (CONT.)

ZEHREN AND ASSOCIATES, INC.
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MECHANICAL
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MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO

ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW

WINDOW SCHEDULE

PROJECT No. 192733.00
DATE 03/23/2021
DRAWN BY X
CHK BY X
TRV BY X

SHEET No. A5.73
SCALE: AS SHOWN

Review comments by TOMV staff forester, Michael Otto

New Single Family home located at Lot 163RC, 105 Prospect Creek.
https://townofmountainvillage.com/site/assets/files/34871/163rc_website_and_referral_packet.pdf

Diversity of planting clause is not met. 8 bristlecone pine of 35 trees = 22-23%.

New Multi-Family Condo Building located at Lot 30, 98 Aspen Ridge.
https://townofmountainvillage.com/site/assets/files/34830/lot_30_dr_and_dtrz_referral_packet.pdf

A landscaping plan is not provided. Landscaping will be addressed in detail as part of the second design review.

A wildfire mitigation plan has not yet been provided. Because of the size of construction related to the size of the lot, zone 1 designation would extend onto adjacent open space.

Single Family Home located at Lot 165-7, 170 Cortina Drive.
https://townofmountainvillage.com/site/assets/files/34872/lot_165-7_website_and_referral_packet.pdf

Wildfire mitigation plan and landscape plan are not included.

Single Family Home located at Lot 325, 430 Benchmark Drive.
https://townofmountainvillage.com/site/assets/files/34873/lot_325_website_and_referral_packet.pdf

A landscape plan is not yet provided. It will be submitted with the Final Architecture Review plan. Because the primary goal of the landscape plan is to retain as much existing vegetation as possible, I would recommend exempting live Aspen removal from Zone 1 requirements.

TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: Lot 30 98 Aspen Ridge
Mountain Village, CO 81435

Architect: Zehren and Associates, Inc.

1) The structure shall require a monitored sprinkler system in compliance with NFPA 13R.
2) A Fire Department Connection installed on one side of the porte cochere. 4.5" Storz fitting.
3) Porte cochere height shall meet IFC 503.2.1 Dimensions.
4) The address numbers shall be reflective coated or outlined with a reflective coating.
5) Knox Box installed 60" from grade above the FDC.

John A. Miller

From: Finn KJome
Sent: Monday, April 19, 2021 9:31 AM
To: John A. Miller
Subject: RE: Lot 30, 98 Aspen Ridge Referral Packet for May 6 DRB

John,
I don't see any interface between the project and Mountain Village Blvd. If that's the case great. If they are planning on access the road right of way with a side walk or something I would like to see it. Looks like a good project.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, April 16, 2021 1:32 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: Lot 30, 98 Aspen Ridge Referral Packet for May 6 DRB

Good Afternoon All –
Please find the following referral for a New Multi-Family Condo Building located at Lot 30, 98 Aspen Ridge. There is also a concurrent request to increase the density of the site for a total of 16 units and 2 employee units. This item will be heard by the DRB at the May 6 hearing with council hearings later in May and June.

1. Multi-Family, Lot 30: https://townofmountainvillage.com/site/assets/files/34830/lot_30_dr_and_dtrz_referral_packet.pdf

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

John A. Miller

From: Jim Loebe
Sent: Monday, April 19, 2021 7:23 AM
To: John A. Miller
Cc: Finn KJome
Subject: Re: Lot 30, 98 Aspen Ridge Referral Packet for May 6 DRB

Hey John,

I know there's a swath of TSG open space between lot 30 and the blvd, but we really want to make sure that we get a real sidewalk between Aspen Ridge Road and the bridge out of the developer. It would be great if we could tie into the trail down to the peaks too. This may already be addressed in the packet. I didn't go that deep.

Thanks!

Jim Loebe
Transit Director
Town of Mountain Village
jloebe@mtnvillage.org
W 970 369 8300
C 970 729 3434

> On Apr 16, 2021, at 3:31 PM, John A. Miller <JohnMiller@mtnvillage.org> wrote:
>
> Good Afternoon All –
> Please find the following referral for a New Multi-Family Condo Building located at Lot 30, 98 Aspen Ridge. There is also a concurrent request to increase the density of the site for a total of 16 units and 2 employee units. This item will be heard by the DRB at the May 6 hearing with council hearings later in May and June.
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> 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

To the Mountain Village Design Review Board concerning Lot 30:

I have been an owner in the AspenRidge 1 Development in unit 27 since 1997 and have served on its HOA board since it was organized in March 1999.

I have been traveling to Telluride and Mountain Village since 1988 to ski and vacation every year. My hope is to move to this area in retirement and make Colorado my home.

The proposed Lot 30 development next to my personal unit (physically the closes, 8 feet) and to the Aspen Ridge Drive neighborhood has me concerned "Personally" about specific problems affecting myself and multiple owners in Aspen Ridge 1, Aspen Ridge 2, and even Tramontana.

The Developer is asking to increase the density to 16 condominiums and 3 employee condominiums (17 in the new structure) for 57 Total Personal Equivalents and 34 parking spaces. All these personal vehicles, other servicing vehicles and pedestrians **can only enter and exit via the Tunnel driveway on Aspen Ridge Drive**. This in contrast to every other dwelling on that street where either 1 or 2 cars exit onto the street or Tramontana which has 5 or 6 condominiums exiting 1-2 cars each from an underground garage. This demonstrates the difference in existing density and the **Huge traffic problem** with people/cars on a **small dead end private street**. At night the car lights would especially affect our Duplex building #1-2 directly across from where the Tunnel driveway exits. If you assist on this density level **it should enter and exit off Mountain Village Boulevard** with construction of sidewalks to allow connection to paths already built along to the other large developments on that street such as Madeline , Peaks, etc.

The next serious concern I wish to bring up is the proposed Club House with outside decks and Pool/Hot tub area located on the west side property line of Avventura's current plans. This is directly below my kitchen/dining room windows and even level with my Master bedroom, there has been no effective attempt to shelter our development from the noise or activity caused by a **party room/pool for 57 people plus guests eight feet from my window.**.

In contrast eight of the Aspen Ridge Hot tubs are **indoors,** 1 outdoor tub used by AR unit 1 is 50+ feet from Tramontana's garage. Aspen Ridge 2 has hot tubs located on their balconies or private enclosed decks. We have had **very few or no** problems with noise for over 20+ years

I am sure an **indoor pool** and even some balcony hot tubs would be a better **more neighborly solution.**

Larissa my wife and I are not against growth in the Mountain Village community but we wish to comment at your May 6th DRB Zoom meeting and any follow up meetings concerning this subject.

Sincerely,

Bo and Larissa Iwanetz Unit 27B Aspen Ridge 1 Cell: 708-275-4911 biwanetz@sbcglobal.net

John A. Miller

From: Greg Nichols <rgnichols@me.com>
Sent: Tuesday, April 27, 2021 11:39 AM
To: cd
Cc: Tim Durham; Bohdan Iwanetz; Mike &Debbie Rutledge; Phil Gruszka; Julie REZNICEK; Laura Norwitch; Steve R; Marcy (Telluride)
Subject: Lot 30 Development

Attn: MV Planning Development

Our family first started skiing in Telluride in the mid-nineties and purchased our family townhouse in 2020 in Aspen Ridge. For over 20 plus years we have spent 10-15 weeks a year in MV and consider this our families 2nd home.

We purchased in the AR community as our HOA which is comprised of all AR owners was doing a great job then and continues to do so helping the AR neighborhood community remain one of the best in MV.

Another consideration was the development that would eventually go up on the Lot 30. We understood when we purchased that it was a low density area and we assumed we would never have to worry about a large condo development.

We never believed that MV would even consider approving a development this size on our block much less one that appears massive from the email plans I received.

Who believes that we should increase the units by 8 and allow 24 plus more people than originally zoned. After all, we all know that there will not be 57 people but closer to 70-80 when the units are full and everyone's friends, family, or group of renters show-up.

Parking will be a problem and feel sure unless MV police dept. are geared up for and do hourly drive-bys this will be an issue.

Many of us have grandchildren and small kids that are out and about in the neighborhood. The increase in the additional traffic down AR blvd. will certainly add an additional hazard that we have not faced. And as many of the new occupants will undoubtedly be renters, I feel sure they will all be lost and miss the driveway and head up-down our street.

Our AR HOA has worked hard to maintain building standards to help keep the noise level down in our community as most of us have our windows open 24/7 weather permitting. We never have party noise issues nor large outside gatherings. THAT there is a community center planned along with a spa/pool is unacceptable. As we all know, the more the booze flows the longer the party goes and louder it gets. Who is going to be in charge of shutting this problem down as we know" posted hours" are not working for some owners and young renters.

I have other concerns about the development as to how it will impact this area we have lived and vacationed in for 20 plus years. It is certainly not my/ours/MV problem that the developer can not make this a viable financial project with the current density zoning. Maybe they need to rescale the project or sell off Lot 30 to a developer that has no issues building within the existing MV zoning codes.

Thanks R Greg Nichols

John A. Miller

From: LES OMOTANI <lmo8337@gmail.com>
Sent: Monday, April 12, 2021 11:52 AM
To: Michelle Haynes; John A. Miller
Cc: Yvette Rauff; Sandy Van Gilbert; Les M. Omotani; Albert Roer
Subject: PROPOSED LOT 30 DEVELOPMENT = DENSITY AND HEIGHT

APRIL 12 2021

Hello Michelle and John,

Last summer the case was made by some to imply that owners of homes in the Granita Building did NOT have views to the south and west. Therefore the proposed new development would have a minimal impact upon existing sight lines.

Last week, we asked a friend to take a few photos from two of our rooms that are located on the third floor of the Granita building. It is obvious that we do indeed enjoy some great views throughout the winter and spring [and even the summer and fall.]. We continue to ask that the developer be required to CLEARLY mark the highest roof heights for the proposed building that will run the entire length parallel to Mountain Village Blvd. Obviously if the proposed construction will negatively affect the views from our Granita 304 condo then the impact upon Granita 303 and the units on the first and second floors will be SEVERE.

thanks for your consideration.

take care,

Les

GRANITA 304

Les Omotani, Ph. D.
LMO8337@gmail.com

8337 N Lee Trevino Drive
Tucson, Arizona 85742

516 652 6278

516 652 6278

John A. Miller

From: Riles, Thomas <Thomas.Riles@nyulangone.org>
Sent: Tuesday, April 27, 2021 9:20 AM
To: cd
Cc: Merideth Munn; rtimdurham@gmail.com; adriana riles
Subject: Proposed Development at Aspen Ridge lot 30

Dear Members of the Design Review Board,

As owners at Aspen Ridge for over 30 years, we are appalled at the most recent plan to expand the project at Lot 30 of Aspen Ridge to 19 units, as well as the plan to include a Community Center with the spa and pool as part of the development most adjacent to the Aspen Ridge homes.

Clearly Lot 30 is ideal for development. It is surprising that it had not been developed long ago. As we have watched Aspen Ridge and Mountain Village grow, it always seemed that an attractive structure between the Aspen Ridge homes and the Granita would complete a graceful transition between the Village and the residential properties.

Given the size of Lot 30, if new structures were to maintain the same density that currently exists in Aspen Ridge, we estimate the lot could host the equivalent of seven more AR units. The previous plan for 11 units on Lot 30 seemed excessively dense, but manageable if well designed and if vehicular access to most units were from Mountain Village Boulevard. Also, the human traffic associated with 11 residential units would be acceptable if use were limited to individual owners or renters.

The most recent plan of 19 units not only consumes virtually every available square foot of the lot but expands the human density to that which is more in line with a hotel. It far exceeds that of Aspen Ridge or the Granita which has spacious surroundings. Including a Community Center and Spa further adds to the traffic and undoubtedly brings a transient and potentially commercial aspect to an area that has been heretofore limited to residential use.

As proposed, this development would certainly not be a transitional unit between Aspen Ridge and the Village. It would be the insertion of huge, humanly dense structure that is designed to increase activity through the spa and community space. The proposed structure is out of place with its surroundings, not only with Aspen Ridge and The Granita, but also with other buildings around Sunset Plaza.

Equally concerning is the proposal to have the only vehicular access for the new development from Aspen Ridge Drive. ARD has always been a quiet lane that residents use to walk from their homes to Mountain Village. Placing access, even for a 11 unit complex on the Drive will be detrimental to the families and in particular children who now feel safe walking from their homes to the crosswalk to reach the Village. The impact to all who depend on the Drive to walk to the Plaza and Village will be significant, and potentially dangerous if vehicles and deliveries for 19 units (or even 11 units) are all funneled through the entrance to Aspen Ridge Drive.

As I stated at the beginning, we have enjoyed watching Mountain Village develop these past 30 years. For the most part (Peaks excepted) new buildings have been well designed with careful consideration to the impact on the Village proper, and with the focus of making Mountain Village and Telluride the most attractive resort

area in the United States. The fact that we and so many others return to Mountain Village year after year is the enduring natural beauty as well as the attractive and functional architecture of the developed areas. This proposal seems contrary to all that has previously been done to adhere to high standards that have guided development to date. Placing a structure that utilizes every available foot and pushes the limits of height will serve no purpose other than satisfying the greed of the developers.

We firmly oppose the plan being reviewed by the Design Review Board and urge to DRB to do the right thing - reject this proposal.

Respectfully,
Tom and Adriana Riles
Owners at Aspen Ridge unit 25

John A. Miller

From: tim durham <rtimdurham@gmail.com>
Sent: Tuesday, April 27, 2021 1:09 PM
To: cd
Cc: Tim Durham
Subject: Lot 30 Development Proposal

Dear MV Design Review Board,

We are 31 year Mountain Village property owners in the Aspen Ridge Condominium complex. We have loved being a part time MV resident and truly consider it our "Happy Place." To that end we are very concerned about the proposed condominium project being proposed for Lot 30, which is directly adjacent to our property and shares Aspen Ridge Blvd as common egress and ingress.

Given the size of Lot 30, the currently approved density plan for 11 units actually already seems excessively dense, and would need to be very carefully designed with vehicular access to most units from Mountain Village Boulevard to prevent excess traffic on Aspen Ridge Blvd, given the existing volume of pedestrian traffic from Aspen Ridge and the condo residents down the stairs from us. The people traffic associated with 11 additional residential units should not present a problem assuming use is limited to individual owners or renters.

The most recent proposed plan of an increase up to 19 units not only consumes virtually every available square foot of the lot, but expands the human density to that which is more in line with a hotel. It far exceeds that of Aspen Ridge or the Granita which have lots of green spaces surrounding them. Furthermore, adding a Community Center and outdoor spa/pool further adds potential noise and visual pollution to surrounding properties and would be unacceptable to most.

As proposed, the massive size of this proposed development would certainly not be a transitional unit between Aspen Ridge and the Village. It would be the insertion of a very large, view blocking structure that would create increased noise and activity through the spa and community center areas. This proposed structure is out of place with its surroundings, not only with Aspen Ridge and The Granita, but also with other buildings around Sunset Plaza.

Obviously we strongly object to this development as proposed.

We truly appreciate your serious consideration of the potential harm that this proposed development would have on our, and all the neighboring resident's, "Happy Place" and highly encourage you to reject this density increase proposal as designed.

Regards,

Tim Durham
Aspen Ridge #24 Owner
512-422-1237

John A. Miller

From: Sandra <svgnm@comcast.net>
Sent: Monday, April 12, 2021 2:22 PM
To: John A. Miller
Subject: Fwd: Views from Granita 303

John,
I sent this to an incorrect email address and they were kind enough to notify me of my error. Sorry for the lag time in getting this to you.

Sandra Gilbert / Granita 303
Sent from my iPhone

Begin forwarded message:

> **From:** Sandra <svgnm@comcast.net>
> **Date:** April 12, 2021 at 1:51:38 PM MDT
> **To:** MHaynes@mtnvillage.org
> **Cc:** albertroer@gmail.com, yvette.rauff@gmail.com, lmo8337@gmail.com, JohnMiller@mountainvillage.com
> **Subject: Views from Granita 303**
>
> Michelle and John,
> As a follow up to Les' email and photos I reiterate his remarks.
>
> The position of the minuscule red ties on the trees makes it clear that the massive proposed developer building will present a solid wall from Aspen Ridge road to the north. All views will be obliterated for Unit 303 and 203 and severely impact Unit 304.
>
> Additionally views will be obliterated for homeowners and visitors driving north on Mountain Village Blvd, severely disrupting the arrival experience and impacting the intrinsic essence of Mountain Village and the visual access of the stunning vistas that sets MV apart as a community that values the land and environment.
>
> Following are photos taken from Unit 303 last week.
>
> Van and Sandra Gilbert/ Granita 303

John A. Miller

From: Yorke Pharr <yorkepharr@gmail.com>
Sent: Monday, April 26, 2021 2:48 PM
To: cd
Subject: Lot 30 density change

I have been owner at Aspen Ridge unit 4 for nearly 20 years. I wish to strongly object to the new and nearly double density request for the lot 30 from 11 to 19 units and 33 to 57 person change. This is now totally out of character for Aspen Ridge and the across street development by same developer. I hope those in charge will value tradition and reason and reject this change. It will definitely do damage to what has been carefully developed in heart of Mt Village. Quality not quantity please!

J Yorke Pharr iii and family

Sent from my iPhone