



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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 3, 2021

DATE: May 24, 2021

RE: Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 165 - Unit 7, 170 Cortina Drive, pursuant to CDC Section 17.4.11.

Project Overview

PROJECT GEOGRAPHY

Legal Description: UNIT 7 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NO 370697

Address: 170 Cortina Drive
Applicant/Agent: Jamie Daugaard, Centre Sky Architecture
Owner: Silver Glade Development Company
Zoning: Multi-Family
Existing Use: Vacant
Proposed Use: Detached Condominium
Lot Size: 0.42 Acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Case Summary: Jamie Daugaard of Centre Sky Architecture (Applicant), working on behalf of the Silver Glade Development Company (Owner), is requesting the Design Review Board (DRB) approval of an Final Architecture Review (FAR) Application for a new single-family detached condominium at Lot 165, Unit 7 – 170 Cortina Drive. The Lot is approximately 0.42 acres and is zoned Multi-Family (Detached Condominium) with the overall square footage of the home being approximately 7,962 gross square feet. The applicant has provided all the required materials for the FAR for the proposed home.

History and Existing Conditions: Lot 165-7 is located within the Cortina Land Condominiums (Cortina) along San Joaquin Road between the existing Cassidy Ridge and Winterleaf developments. When approved, a total of 22 Condominium Units and 3 Parcels (A, B, and C) originally designated as a General Common Element of the land condos were approved by the Town. Subsequent to the creation of the common interest community, Units 18 and 19 were replatted into Unit 18R to allow for the development of a Multi-family project. This replat also affected Units 17R, 18R, 20, and Parcel A (later identified as Unit 23). The remainder of the Lots within Cortina are designated for single-family detached homes. A large number of the Units within Cortina face topographical issues such as steep forested slopes with difficult access.

Unit 7 is entirely forested and contains slopes over 30%. Units 5 and 6 were originally accessed by a driveway easement established when Cortina was created. This easement was later modified and expanded to allow additional access for Units 7 and 8. The units at Cortina do not have General Easements, but they do have established building envelopes and in some cases pedestrian/skier easements.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable)	39.78'
Maximum Avg. Building Height	35' (gable)	33.12'
Maximum Lot Coverage	40% Maximum	32.6%
General Easement Setbacks	16 Foot Setback (No GE)	See Section 17.3.14 Below
Roof Pitch		
Primary		5½:12
Secondary		6:12, 1:12, 2:12
Exterior Material**		
Stone	35% minimum	37%
Windows/Doors	40% maximum	28%
Parking	2 spaces	2

Design Review Board Specific Approval:

- 1) Setback Encroachments (Irrigation, Grading and Drainage)

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a mixture of primary gabled roof forms and is limited by a maximum building height of 40 feet. The maximum average height must be at or below 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Based on the heights provided as part of the submittal documents, the maximum building height as proposed is 39.78 feet from the highest ridge to the grade below and the maximum average building height is shown at 33.12 feet. As part of the height analysis, the applicant has provided a parallel plane analysis demonstrating that no portion of the home penetrates the 40-foot parallel slope height allowance for gabled roof forms. The design does well in its incorporation of stepped massing as the topography of the site slopes down to the north and west. If the DRB concurs with the staff's height analysis, then there shall be a condition of approval that shall require a height survey to occur prior to framing inspections in order to demonstrate compliance with maximum heights.

17.3.14: General Easement Setbacks

Lot 165 Unit 7 does not have a General Easement and is instead burdened by a sixteen (16) foot setback that surrounds its building envelope. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Driveways, Ski Access, Utilities, Address Monuments, and Fire Mitigation.

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

- *Driveway: The front setback of the lot is encumbered by a driveway easement for Units 7 and 8. A small portion of Unit 7's setback does contain a portion of the driveway to be exclusively used by Unit 7.*
- *Utilities: Utilities will be required to cross the front setback area due to existing locations of Sewer, Water, and Shallow Utilities located in Cortina Drive as shown on the Utility Plan. It should be noted that the existing cable and electric boxes will be required to be lowered approximately 2 feet.*
- *Fire Mitigation: The applicant will be required to provide tree removal for fire mitigation in the Setback. This will be discussed in more detail within the environmental standards section below.*

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

- *Drainage: On page C1-01, the civil drawings show a small portion of a trench drain that crosses the setback area. It appears that this encroachment is below grade.*

At the Initial Review, the DRB expressed that this encroachment was in their view acceptable.

- *Landscaping: Due to the steepness of the lot, the applicant has proposed some grading to occur within the setbacks surrounding the home. The applicant has also addressed landscaping plantings in their updated materials and it appears that the majority of vegetation in the Setback areas are existing and will not require irrigation. There is some irrigation located in the*
- *Construction Mitigation (Parking and Grading): The applicants have revised their plans for construction mitigation to utilize a portion of the GE and Unit 6 for parking and construction staging. Staff does not take issue with this proposal but any areas of the GE utilized for construction must be returned to their pre-existing conditions unless the construction of Unit 6 commences prior to the issuance of a Certificate of Occupancy for Unit 7.*

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

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The CDC provides design theme characteristics that attempt to link existing and new architecture throughout the Mountain Village. The home at Unit 7 can be categorized as a contemporary mountain modern design, incorporating gabled roof forms, and stepped architectural massing with traditional materials such as stone, metal, wood, and timber accents. The applicant appears to address compliance with these provisions through the building's location, mature tree preservation, building materials, and overall form.

It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding Cortina community, as well as the overall modern mountain vernacular.

17.5.5: Building Siting Design

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

Staff: Lot 165, Unit 7 is 0.42-acres and slopes from a high point along Cortina Drive down to a benched area towards the middle of the unit before beginning to slope steeply towards Lot SS 165AB-R (Cassidy Ridge). As shown in the attached survey work, a large portion

of the unit consists of slopes greater than 30%, and in order to develop the site, it appears impossible to not disturb some of these areas. With that, staff believes that the applicant has located the home in what appears to be the most logical location of the site – the flat bench area outside of these steep slopes. The stepped massing of the home along with existing mature landscaping help to blend the home into the existing landforms and vegetation as required by the CDC.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a horizontal rectangular cut 2" Winsor Stone Veneer that generally surrounds the foundation of the home. Metal and Timber accents link the strong stone base vertically with the gabled roof forms in a way that complement the home well. The design calls for horizontal 2x10" shiplap wood siding with a driftwood color similar to the stone in the renderings, but that contrasts with the metal and roof elements of the home.

A prominent feature of the home is the outdoor living spaces to the rear of the Unit on both the main floor and upper levels. These spaces allow the occupants to enjoy views to the north but do not appear to overpower the form of the home. The home's exterior palette as shown in the materials sheet of the submission appears to blend well, providing some contrast between the stone, metal, and wood. The garage door material has been specified in the plan set based on comments at the Initial Review and consists of architectural glass and metal. Prior to final, the applicant shall provide additional details on the stone recess for the garage door. The applicant is proposing a zinc standing seam roof which is a permitted roof type in the CDC.

The applicant's plans have been updated to demonstrate areas of snowmelt and is currently proposing 2836 square feet. Due to the amount, this will require additional REMP fees or energy off-sets such as PV solar.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan provided by Alpine Land Consulting, LLC. The proposal provides positive drainage for the residence as well as delineating disturbed areas including the driveway and areas surrounding the home. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less, and these criteria appear to be met. Due to the steepness of the site, most areas surrounding the home will be disturbed and require grading. Based on comments from the Initial Review related to Grading and Drainage but also Construction Mitigation, the applicant has revised their plans to include staging areas on Unit 6 (same ownership), which will require some grading to occur off site of Unit 7. Staff recommends that the DRB allow for this but condition that if the construction of Unit 6 does not commence prior to the issuance of a CO for Unit 7, then any areas of disturbance on Unit 6 be revegetated to its originally pre-disturbed condition.

In areas where drainage swales are created to direct run-off, erosion-control blankets shall be used to slow the velocity of run-off, decrease erosion, and promote quick revegetation.

17.5.8: Parking Regulations

Staff: The CDC requires all detached condominium developments to provide two parking spaces. The applicant revised their plans for Final Review and all references to exterior parking were removed from the plans, eliminating the previous required tandem parking request.

17.5.9: Landscaping Regulations

The applicant has provided an updated landscaping plan for Final Review – as such the plan addresses the forestry provisions of the CDC along with specific landscaping and planting to occur on the site. It should be noted that the native seed mix identified on the plans does not meet the requirements of the CDC and shall be updated prior to the issuance of a building permit. The plan has also been updated to include information of the Forestry provisions of the CDC concerning Wildfire Mitigation Zones. Prior to issuance of a building permit, the applicant shall contact the Town Forester for a Tree Permit and marking of all trees for removal.

17.5.11: Utilities

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

17.5.12: Lighting Regulations

Staff: The applicant has provided a lighting plan for Final Review, but staff is concerned that it does not meet the requirements of the CDC. A photometric study was not provided at the time of drafting this memo, and it does not appear to document all fixtures that are proposed such as the LED strip light for the hot tub and address monument. Staff is recommending that the DRB discuss the proposed plan at the Final Review but maintain a condition that the final lighting plan, cut sheets, and photometric study be a provided to staff and a member of the DRB for final review before issuance of building permit.

17.5.13: Sign Regulations

Staff: The applicant has provided an updated address monument schematic to address staff concerns for Final Review related to dimensions of the monument as well as the proposed lighting.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Staff has received an updated mitigation plan for the site but is recommending that all fir trees located to the southwest of the driveway and in Zone 1 be identified for removal as part of the Tree Removal Permit process with the Town Forester.

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

17.6.6: Roads and Driveway Standards

Staff: Because of the location of the home and the nature of the shared drive for Units 6, 7, and 8 – the actual driveway area for Unit 7 is quite small. Based on the Initial Review, the applicant has provided some additional driveway grade plans that demonstrate the grades of both the access easement as well as the actual driveway. There are portions of the access easement shown at approximately 12% grade but the portion of the road in that location is pre-existing.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a Construction Mitigation Plan as part of the FAR. Based on preliminary staff concerns presented at the Initial Review the applicant has addressed parking and staging on the adjacent Unit 6 as discussed in previous portions of this memo. Staff would like to ensure as a condition that the construction fencing for the project be extended to ensure all portions of the site are fenced. Additionally, any use of off-site staging will require revegetation of the disturbed areas to a pre-disturbed condition.

PROPOSED MOTIONS

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

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 165, Unit 7, 170 Cortina Drive.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 7 based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Setback Encroachments as documented within this Memo.

And with the following conditions:

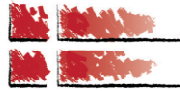
- 1) Prior to the issuance of a building permit, the applicant shall revise and resubmit the lighting plan and photometric study for approval by Town Staff and a Member of the Design Review Board.
- 2) Prior to the issuance of a building permit, the landscaping plan shall be revised to include the Native Seed Mix ratio as outlined in the CDC.
- 3) Prior to the issuance of a building permit, the Town Forester shall issue a Tree Removal Permit for all trees to be removed prior to construction and shall mark the trees in the field.
- 4) Prior to the issuance of a building permit the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

- 6) 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.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm

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406.995.7572
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T7 Project Narrative:

Located in Mountain Village, Unit 7 is a down sloping site off of Cortina Drive. The lot is accessed through a driveway easement across unit 6. The lot is heavily covered with fir, spruce and aspen trees. Unit 7 has views of Mountain Village, and various peaks to the north & north east. Unit 7 is a ski-in ski-out lot.

The proposed mountain modern design for Unit 7 will be finished with an exterior material palette that includes horizontal grey wood siding, a linear stone layup, zinc metal paneling, black window frames, and a grey zinc standing seam roof. Public spaces of the Great Room and Grand Patio are pushed to the North side of the site to take advantage of views. The Great Room, Grand Patio, Dining room, and Lower patio are oriented to enjoy the summer sunset views to the west. The ski room is located on the lowest level, providing ski in, ski out access to the west. The garage is located closest to Cortina to allow for a functional access to the home. A lower level includes bedrooms, ski room, and family room that opens to the west & overlooks the lower level patio. An upper level master suite takes advantage of the higher viewpoint with a large expanse of glazing that provides endless views to the north.

The owner of Unit 7 also owns unit 6. Due to the small size & limited access of Unit 7, we plan to use Unit 6 for additional construction staging & a vehicle hammerhead turnaround. Once construction is complete, this area will either be finished into a permanent hammerhead for Unit 7 or be developed into the driveway for Unit 6.

Landscape plans have been developed with the Forester's guidance & have been reviewed by the Forester. The Fire Mitigation Notes on the Landscape Plan give specific direction to each zone buffer requirements.

Sincerely,

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

Jamie Daugaard, AIA, NCARB, LEED ap

Principal Architect-Centre Sky Architecture

TELLURIDE #7

MOUNTAIN VILLAGE, CO 81435



NOTE:
RENDERINGS MAY DIFFER FROM CONSTRUCTION PLANS.
CONSTRUCTION PLANS ARE DEEMED TO BE ACCURATE.



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TELLURIDE #7

MOUNTAIN VILLAGE, CO 81435

■ CENTRE SKY ARCHITECTURE, LTD.

FINBRO CONSTRUCTION ■

CENTRE SKY ARCHITECTURE, LTD.

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ARCHITECTURE

MICHAEL TALBOTT

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Cell: (502) 415-2280
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CLIENT

FINBRO CONSTRUCTION

70 Pilot Knob Lane
Telluride, CO 81435

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

LUX WEST PROPERTIES

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

CLIENT REPRESENTATIVE

ALPINE LAND CONSULTING, LLC.

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E-mail: gregg@alpinelandconsulting.com
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CIVIL ENGINEER

GEOTECHNICAL ENGINEER

LUX WEST INTERIORS

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E-mail: barbara@luxwest.com

INTERIOR DESIGN

■ FINAL DRB SUBMITTAL

■ MAY 13, 2021

CODE ANALYSIS

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

ZONING DISTRICT	LOT COVERAGE	MAXIMUM BUILDING HEIGHT	AVERAGE BUILDING HEIGHT	PARKING SPACES
REQUIRED	< 60% OF LOT	40' - 0" (GABLE)	35' - 0" (GABLE)	2
ACTUAL	32.6%	39.78'	33.12' (GABLE)	2

AREA ANALYSIS

PROJECT SQUARE FOOTAGE		EXTERIOR SQUARE FOOTAGE	
NAME	AREA	NAME	AREA
LOWER LEVEL	3191.1 SF	LOWER LEVEL PATIO	1458.0 SF
MAIN LEVEL	2619.9 SF	ENTRY PATIO	146.1 SF
UPPER LEVEL	1132.2 SF	MAIN LEVEL PATIO	1139.1 SF
HABITABLE	6943.2 SF	MASTER PATIO	92.2 SF
MECHANICAL	381.8 SF	MASTER DECK	40.0 SF
GARAGE	637.0 SF	TOTAL EXTERIOR	2876.0 SF
NON HABITABLE	1018.8 SF		
GROSS SQUARE FOOT	7961.9 SF		

SITE INFORMATION

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

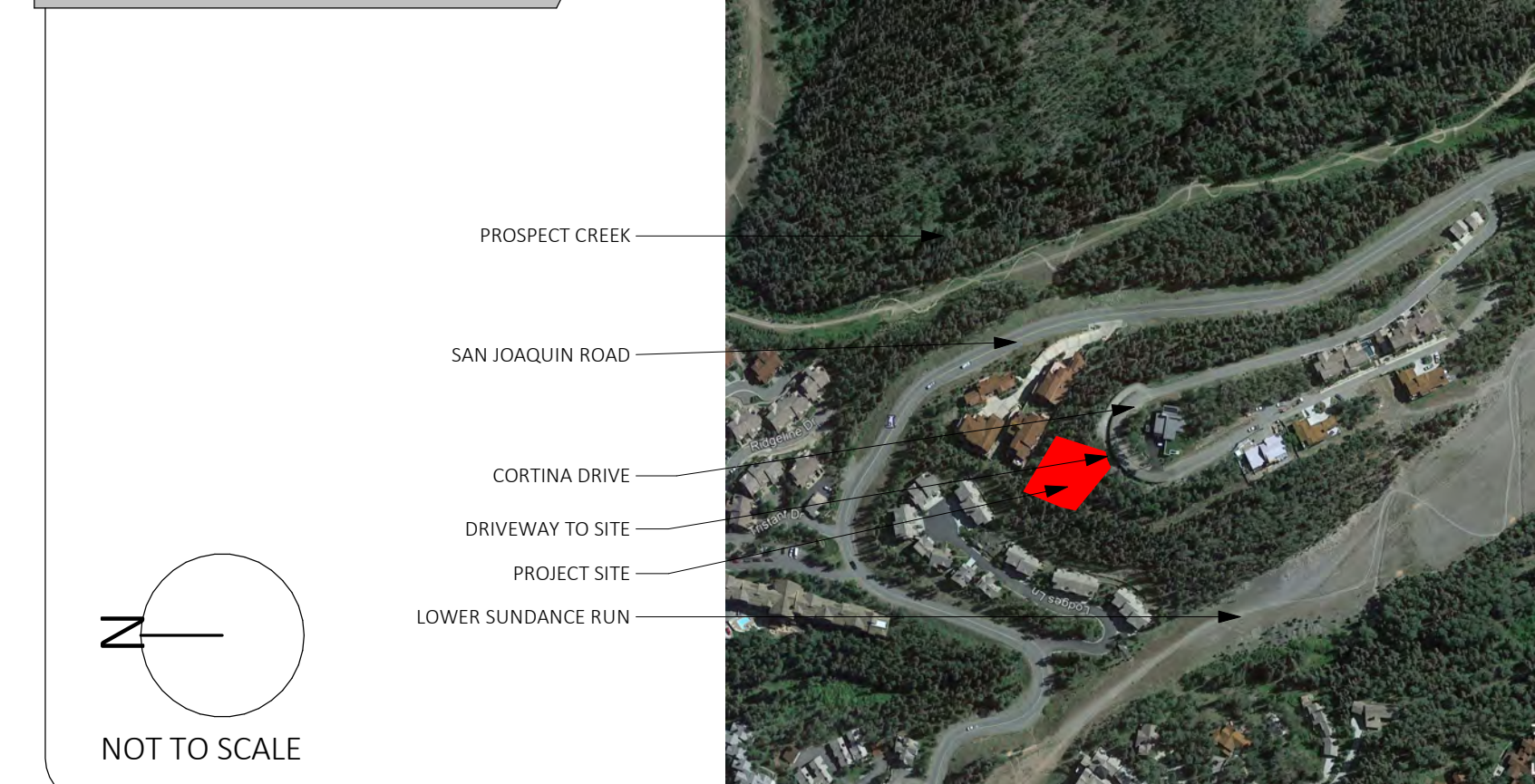
DESIGN CRITERIA

BASIC WIND SPEED: 115 MPH 3 SEC. GUST - EXPOSURE C (VERIFY W/ STRUCTURAL ENG.)
SEISMIC DESIGN CATEGORY: "D" (VERIFY WITH STRUCTURAL ENG.)
MINIMUM 48" BELOW FINISH GRADE
ROOF: 145 PSF (VERIFY WITH STRUCTURAL ENGINEER)
REFER TO STRUCTURAL DRAWINGS, GENERAL NOTES & FOUNDATION DETAILS.
FOUNDATION STANDARD:

ABBREVIATIONS

AB	anchor bolt	DWG	drawing	HT	height	PC	pumice-crete	STN	stone
ABV	above	DWR	drawer	HTG	heating	PERF	perforate	STIFF	stiffener
AAC	autoclaved aerated concrete	E	east, egress	HWV	hardwood	PERM	perimeter	STD	storage
ADJ	adjacent	EA	each	ID	inside diameter	PL	plaster	STR	structural
AF	above finished floor	EHD	electric hand dryer	INCL	include (d) (ing)	PLAM	plastic laminate	SUSP	suspended
AGG	aggregate	EJ	expansion joint	INSUL	insulate (d) (ion)	PLAS	plastic	SW	stacked ovens
ALUM	aluminum	EL	elevation	INT	interior	PLF	pounds per lineal feet	T	tread
ALT	alternate	ELEC	electric (al)	IRC	international residential code	PLT	plate	TR	terra cotta
ARCH	architect (ural)	EPDM	elastomeric membrane	IRV	invert	PNT	panel (ed)	TEL	telephone
ASPH	asphalt	EQ	equipment	JST	joist	PR	pair	TO	top of
A/C	air conditioning	ESBT	electric water cooler	JT	joint	PSF	pounds per square foot	TOC	top of concrete
AVG	average	EXIST	existing	KIT	kitchen	PSI	pounds per square inch	TOS	top of steel
BD	board	EXT	exterior	KO	knockout	PTD	paper towel dispenser	TOW	top of wall
BLDG	building	FC	faucet	L	length, angle	PTN	partition	TPD	toilet paper dispenser
BK	block	FD	floor drain	LAB	laboratory	PVC	polyvinyl chloride	TPH	trash compactor
BKLG	blocking	FE	fire extinguisher	LAM	laminate (d)	PVMT	pavement	TV	television
BO	bottom	FF	factory finish	LAV	lavatory	PWD	plywood	TS	typical
BOF	bottom of foundation	FFE	finished floor elevation	LB	pound	QIT	quarry tile	T&G	torque and groove
BR	bedroom	FIN	finish	LFL	lineal feet	R	riser, radius	TR	trash compactor
BRG	bearing	FLG	flashing	LL	live load	R/A	return air	TV	television
BSMT	basement	FLR	floor (ing)	LT	light	RB	rubber base	UBC	uniform building code
BUR	built up roofing	FLR	fluorescent	LWC	lightweight concrete	RCP	reflective ceiling plan	UE	underground electric
		FND	feminine napkin dispenser	MAS	masonry	RD	roof drain	UL	underwriters laboratory
		FNV	face of concrete	MATL	material (s)	RE	reference	UNO	unless noted otherwise
		FOC	face of finish	MAX	maximum	RG	range	VCT	vinyl composition tile
		FOM	face of masonry	MCH	mechanic (al)	REG	register	VERT	vertical
		FOS	face of stud	MECH	mechanic (al)	REIN	reinforce (d) (ing)	VR	vapor retarder
		FRM	framing	MTL	metal	REV	revision (s), revised	W	west, wide, width
		FRG	foot	MFR	manufacture (r)	RFG	roofing	W/	with
		FT	fastening	MH	manhole	RM	room	WC	watercloset
		FTG	future	MIN	minimum	RO	rough opening	WD	wood
		GAL	gauge, gauge	MISC	miscellaneous	ROW	right of way	W/D	waterproof (ing)
		GAL	gallon	MISC	miscellaneous	RS	rough sawn	WF	wide flange
		GB	grab bar	MISC	miscellaneous	RD	rough sawn	WG	wire glass
		GC	general contract	MISC	miscellaneous	RUB	rubber	WI	wrought iron
		GCO	garage door opener	MISC	miscellaneous	RW	refrigerator drawers	W/O	without
		GI	galvanized iron	MISC	miscellaneous	S	south	W/P	waterproof (ing)
		GL	glass, glazing	MISC	miscellaneous	SA	smoke alarm	WR	warning drawer
		GWB	gypsum wall board	MISC	miscellaneous	S/A	supply air	WS	water supply
		GYP	gypsum	MISC	miscellaneous	SAG	suspended acoustic grid	WWF	welded wire fabric
		HAS	headed anchor stud	MISC	miscellaneous	SC	solid core		
		HB	hose bib	MISC	miscellaneous	SCH	schedule		
		HBD	hardboard	MISC	miscellaneous	SD	storm drain		
		HC	hollow core	MISC	miscellaneous	SECT	section		
		HCP	handicap (ped)	MISC	miscellaneous	SHT	sheet		
		HDR	header	MISC	miscellaneous	SHTG	sheathing		
		HDW	hardware	MISC	miscellaneous	SIM	similar		
		HM	hollow metal	MISC	miscellaneous	SN	sink		
		HOR	horizontal	MISC	miscellaneous	SPD	soap dispenser		
		HP	horsepower	MISC	miscellaneous	SPR	specification		
				MISC	miscellaneous	SPR	speaker		
				MISC	miscellaneous	SQ	square		
				MISC	miscellaneous	SS	service sink		
				MISC	miscellaneous	ST	steel		
				MISC	miscellaneous	STD	standard		

VICINITY MAP



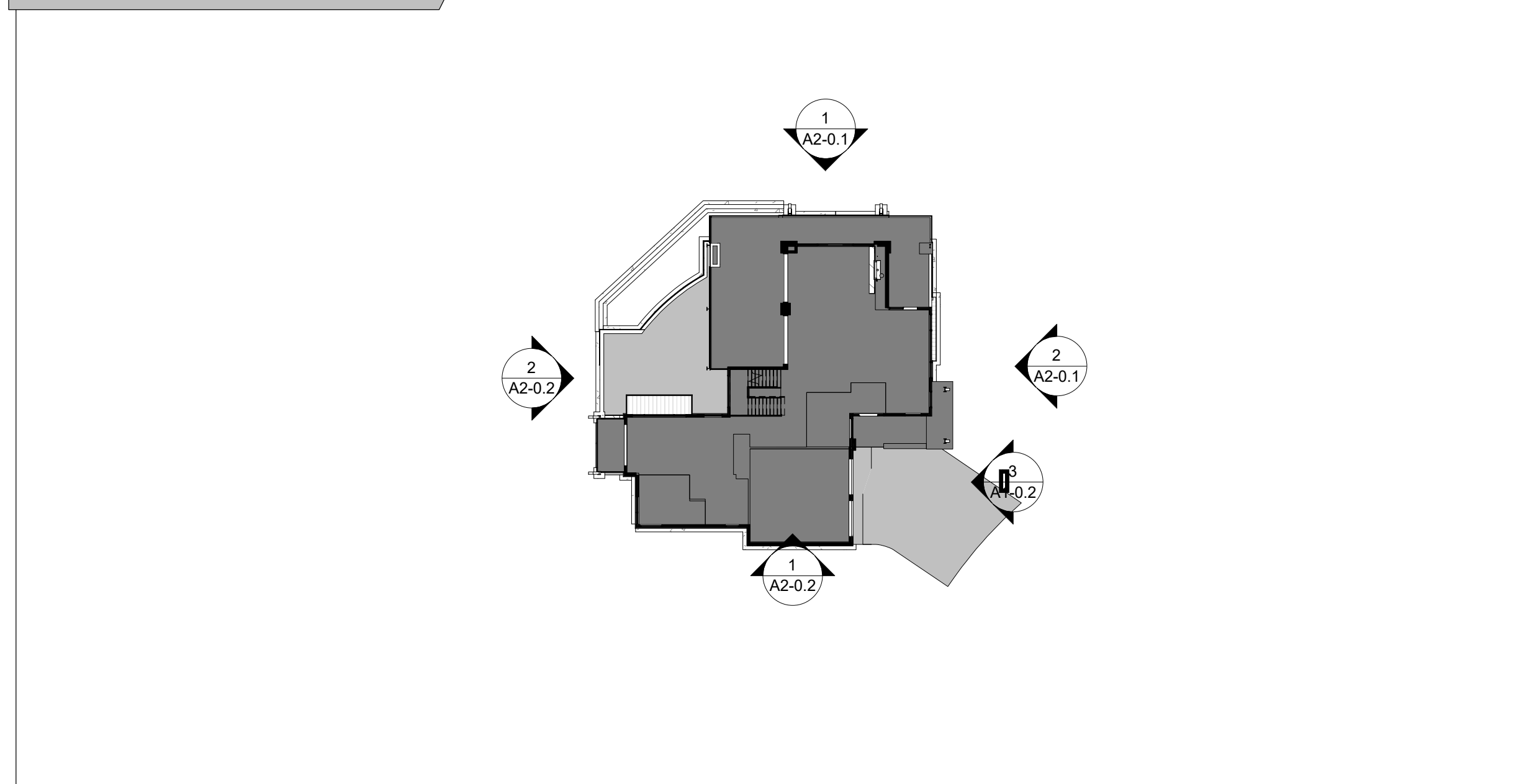
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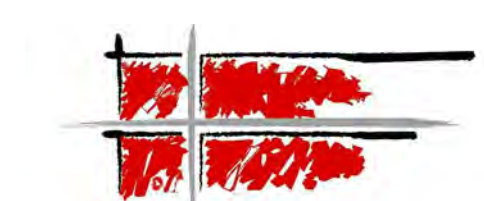
GRAPHIC SYMBOLS

100' - 0" T.O. CONC.	POINT ELEVATION POINT ELEVATION DESCRIPTION	---	LINE OF ELEMENT ABOVE OR HIDDEN
0 / A0-0.0	EXTERIOR ELEVATION MARKER	1	TITLE SCALE
0 / A0-0.0	BUILDING SECTION & SECTION DETAIL MARKER	0 / A0-0.0	DETAIL INDICATOR
1 / A0-0.0	INTERIOR WALL ELEVATION MARKER	0 / A0-0.0	SECTION DETAIL INDICATOR
ROOM [100]	ROOM NAME ROOM NUMBER	△	REVISION MARKER
100	DOOR INDICATOR		
X	WINDOW TYPE		
X	WALL TYPE		
●	DATUM POINT		
---	BREAK LINE		
●	NEW CONCRETE	●	PUMICE-CRETE
●	RAMMED EARTH	●	RASTRA PANELS
●	TIMBER OR LOG ELEMENT	●	INSULATION
●	EARTH	●	ASPHALT
●	WALL TO BE REMOVED	●	EXISTING WALL TO REMAIN
●	NEW WALL		

KEY PLAN



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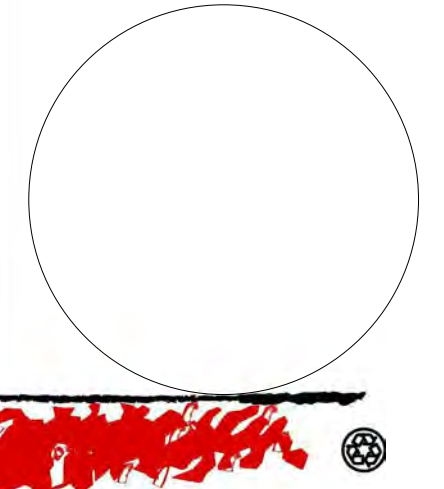
MONTANA: P.O. BOX 161488 11 LONE PEAK DR., UNIT 206 BIG SKY, MONTANA 59716 P.406.995.7572

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

www.centresky.com

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NOT FOR CONSTRUCTION



Issued For	Date
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Pricing #	-
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ARC Final Review	05/13/2021
100% C.D.	-
REV. #	-

Drawn By S. D'AGOSTINO
Date 05/13/2021
Project # 2021.00
Phase FINAL DRB
Sheet

A0-0.0
TITLE SHEET

GENERAL NOTES

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

- ALL CONSTRUCTION INCLUDED UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, STANDARDS, REGULATIONS, ORDINANCES, SPECIFICATIONS AND ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ON-SITE REVIEWS BY BOTH THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER AT THE APPROPRIATE CONSTRUCTION PHASES AS SET FORTH BY EACH SPECIALTY.
- GENERAL CONTRACTOR/CONSTRUCTION MANAGER AS WELL AS SUB-CONTRACTORS SHALL BE FAMILIAR WITH & COMPLY TO ALL PROCEDURES SET FORTH BY FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES IN THE CONSTRUCTION OF THIS PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL AFFIDAVITS, CERTIFICATES, & REPORTS THAT MAY BE REQUIRED BY ANY & ALL AGENCIES INCLUDING ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES UPON REQUEST.
- ALL CONSTRUCTION DOCUMENTS ARE BASED ON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS, AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR REMEDIATION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE WITH A MINIMUM OF 72 HOURS PRIOR NOTICE. THESE SERVICE INTERRUPTIONS INCLUDE BUT ARE NOT LIMITED TO: WATER, POWER, SANITARY SEWER, GAS, TELEPHONE, CABLE, ETC.
- CONTRACTORS SHALL COMPLY WITH ALL CONSTRUCTION DOCUMENTS, INCLUDING OUTLINE SPECIFICATIONS. DO NOT SCALE DRAWINGS! FOLLOW DIMENSIONS AS PER PLANS. NOTIFY ARCHITECT OF ANY CONFLICTS.
- SPECIFICATIONS AND DRAWINGS INCLUDE FINISHED SURFACES. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONTRACTORS AND SUB-CONTRACTORS SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. THEY SHALL NOTIFY AND RECEIVE CLARIFICATION FROM ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
- PRIOR TO MATERIAL FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR CONFORMANCE TO DESIGN. REFER TO NOTES BELOW ON "SHOP DRAWINGS" AS WELL AS STRUCTURAL ENGINEER'S GENERAL NOTES FOR FURTHER INFORMATION. THE CHECKING OF SHOP DRAWINGS BY THE ARCHITECT OR ENGINEER IN NO WAY RELIEVES THE CONTRACTOR OF FULL RESPONSIBILITY FOR ACCURATE COMPLETION OF THE WORK AS DRAWN AND SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WALL TYPES CONFORM TO STRUCTURAL SHEAR WALL REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- PREVENT SCREEN WALL AT ALL EXTERIOR MECHANICAL EQUIPMENT. SCREEN WALL TO BE AT A MIN. HEIGHT OF 3'-0" ABOVE THE MECHANICAL EQUIPMENT, UNLESS NOTED OTHERWISE.
- A RADON MITIGATION SYSTEM SHALL BE INSTALLED UNDER ALL CONCRETE SLABS.
- GUARDRAILS ARE REQUIRED AT ANY LOCATION HAVING A VERTICAL DROP GREATER THAN 30 INCHES AND ARE TO BE 36" MINIMUM IN HEIGHT.
- OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- INSTALL HANDRAILS AT ALL STAIRS HAVING MORE THAN TWO RISERS, UNLESS SHOWN OTHERWISE. HANDRAILS TO BE NOT LESS THAN 34 INCHES, NOR MORE THAN 38 INCHES ABOVE NOSING OF TREADS.
- CONCRETE SIDEWALKS TO HAVE 3/4" TOLLED JOINTS AT 3'-0" O.C. UNLESS NOTED OTHERWISE.
- ALL CONCRETE SLABS ON GRADE TO HAVE SIP SHEETS INSTALLED BETWEEN SLAB AND SUBGRADE.
- EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSIONS IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT FOR A RESOLUTION.
- PREPARE INSULATION AS FOLLOWS IN COMPLIANCE WITH 2012 IECC, SEE TABLE 402.1.1 FOR FULL DETAILS.
 - CEILING - R-49 MIN.
 - WOOD FRAME WALL - R-13 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME; OR IF MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL, R-19 MIN. CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
 - FLOOR - R-30 MIN.
 - BASEMENT WALL - R-15 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME; OR IF MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL, R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
 - SLAB - R-10 MIN. @ 4" DEPTH. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
 - CRAWL SPACE WALL - R-10 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- THERMAL IMAGING TEST IS REQUIRED ONCE ALL INSULATION IS INSTALLED AND BEFORE DRYWALL OR OTHER WALL SURFACES ARE PLACED. TEST RESULTS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.
- BLOWER DOOR TEST IS REQUIRED ONCE ALL DOORS AND WINDOWS ARE INSTALLED. TEST RESULTS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW. ACH50 TEST IS REQUIRED AND IS DEFINED AS THE NUMBER OF TIME THE AIR VOLUME IN A BUILDING CHANGES PER HOUR AT 50 Pascals OF PRESSURE.
 - < 1.5 - VERY TIGHT (REQUIRES MECHANICAL VENTILATION)
 - 1.5 TO 3 - TIGHT (REQUIRES MECHANICAL VENTILATION)
 - 3 TO 6 - TYPICAL RANGE FOR NEW CONSTRUCTION (MAY REQUIRE MECHANICAL VENTILATION)
 - 6 TO 10 - LEAKY
 - 10 TO 20 - VERY LEAKY
- MECHANICAL CONTRACTOR TO SUBMIT MECHANICAL EQUIPMENT LAYOUTS TO ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION.
- THE REVIEW OF PLANS BY THE ARCHITECTURAL REVIEW COMMITTEE DOES NOT IMPLY THAT COMPLIANCE WITH FEDERAL, STATE AND LOCAL CODES HAS BEEN MET. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE COMPLIANCE WITH ANY AND ALL LAWS GOVERNING THE DEVELOPMENT OF PROPERTY.
- G.C. SHALL SUBMIT WEEKLY DIGITAL PHOTOS OF THE PROJECT AT THE END OF EACH WEEK TO ARCHITECT & OWNER.
- G.C. SHALL SUBMIT TO ARCHITECT AND OWNER AND OPERATIONS AND MAINTENANCE INCLUDING BUT NOT LIMITED TO: TABLE OF CONTENTS, LIST OF CONTRACTORS AND SUB CONTRACTORS, SYSTEMS AND EQUIPMENT, AND EQUIPMENT AND OVERALL MAINTENANCE PROCEDURES.
- ALL PROPOSED ROOF PENETRATIONS SHALL BE COORDINATED BY GENERAL CONTRACTOR AND SUBMITTED TO ARCHITECT BEFORE INSTALLATION.
- CO DETECTORS SHOULD BE LOCATED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE RESIDENCE, INCLUDING BASEMENTS AS APPLICABLE.
- A BENCH MARK OF 100" SHALL BE ESTABLISHED AT CONSTRUCTION SITE.
- HEADS OF SCREWS TO ALIGN VERTICALLY ON DOOR HARDWARE, ELECTRICAL OUTLET COVERS, ETC.
- PRO-VENT OR SIMILAR PRODUCT TO BE ADDED TO EXPOSED DUCT INTAKES IMMEDIATELY AFTER THEY ARE INSTALLED.
- IN WOOD FLOORING INSTALLATION OVER RADIANT HEAT, MODERATE SURFACE CHECKING, SHRINKAGE, SHRINKAGE, GAPPING BETWEEN PLANKS, AND SLIGHT CURVING ARE ALL TO BE EXPECTED AND DO NOT CONSTITUTE A PRODUCT DEFECT
- ALL DIFFUSERS TO BE FLUSH WITH WOOD FLOORS
- PRIOR TO PROJECT HAND OFF, ALL WATER SENSORS ARE TO BE TESTED

MECHANICAL SPECIFICATIONS

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

SITE MANAGEMENT NOTES

GENERAL NOTES

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

UTILITIES

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

EXCAVATION

- ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
- FINISH GRADE SHALL BE A MINIMUM OF 6 INCHES BELOW WOOD FLOOR FINISH GRADE AT BUILDING EXTERIOR.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHERWISE. GEOTECHNICAL REPORT TO SUPPLEMENT ANY FURTHER CONFLICTS.
- THERE SHALL BE AN EYE-BURIED AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
- THE UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED, AND ALL CRAWL SPACES SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS BEFORE STRUCTURE IS OCCUPIED.

FIRE SUPPRESSION

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

STAGING NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN.
- THE CONTRACTOR TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
- ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CURBVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPER.
- GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2" OF 3/4" SCREENED ROCK TO COVER ALL DRIVEWAYS, PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF (8") MINUS 3" PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC.
- ANY USE OR ANY FIRE HAZARD IS PROHIBITED FOR USE BY ANY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
- ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF A PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
- GENERAL CONTRACTOR IS TO PROVIDE ONE LOCATION FOR CONCRETE TRUCK WASHOUT. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
- PIVOT OR SIMILAR PRODUCT TO BE ADDED TO EXPOSED DUCT INTAKES IMMEDIATELY AFTER THEY ARE INSTALLED.
- IT IS RECOMMENDED TO USE A HEPA VACUUM FOR CLEANING PURPOSES, NOT SWEEPING WITH A BROOM.
- EXISTING LIGHT FIXTURES TO REMAIN WALL BE SEALED OFF WITH PLASTIC AND TAPE.
- ONCE CARPET OR WOOD FLOORING IS REMOVED, MAKE SURE FLYWOOD SUBFLOOR IS SECURELY ATTACHED TO PREVENT SQUEAKS.
- IT IS RECOMMENDED TO PERFORM AS MUCH OF THE WORK OUTSIDE AS POSSIBLE.
- IT IS RECOMMENDED THAT ALL SMOKE ALARMS BE TAPED AND COVERED AFTER INSTALL.

G.C. SUBMITTALS TO ARCHITECT

- PROJECT SCHEDULE
- PROJECT BUDGET
- RADON MITIGATION PLAN AND DETAILS
- FIRE SUPPRESSION DESIGN AND LAYOUT, IF REQUIRED.
 - A. DOCUMENTATION OF FIRE SUPPRESSION ENGINEERS SITE REVIEW
 - B. MECHANICAL ROOM EQUIPMENT LAYOUT.
 - C. ROOF PENETRATION PLAN.
 - D. MATERIAL SAMPLES AND MOCKUPS AS REQUIRED - SEE MATERIAL LEGEND.
- STEEL SHOP DRAWINGS.
- TIMBER SHOP DRAWINGS.
- DOOR AND WINDOW MFR. SUBMITTALS AND SHOP DRAWINGS
- ROUGH OPENING WALK THROUGH REQUIRED. COORD W/ ARCH.
- PRE-MANUFACTURED TRUSS SHOP DRAWINGS, AS APPLICABLE.
- VAPOR BARRIER SPECS AND SUBMITTAL SHEETS.
- INSULATION SPECS AND SUBMITTAL SHEETS.
- REWORK SLAB INSULATION WALK THROUGH REVIEW, & APPROVAL REQUIRED. COORD W/ ARCH.
- MECHANICAL DESIGN AND SHOP DRAWINGS WHERE MECHANICAL DESIGN IS NOT PROVIDED AS PART OF ARCHITECTS SCOPE.
- ELECTRICAL WALK THROUGH REQUIRED. COORD W/ ARCH. ID, OWNER
- SNOW GUARD AND GUTTER SUBMITTALS AND SHOP DRAWINGS
- DOCUMENTATION OF SITE INSPECTIONS FROM STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER AS OUTLINED BY EACH ENTITY.
- BLOWER DOOR TEST RESULTS
- THERMAL IMAGING TEST RESULTS (REVIN BUOD: 406.581.2096)
- CONTRACT W/ RECYCLING COMPANY COORD. INFORMATION W/ ARCHITECT.
- OPERATIONS AND MAINTENANCE MANUAL
- 3D HOUSE SCAN BY 3D BODESMAN, LLC. SCAN TAKEN BEFORE DRYWALL IS INSTALLED. ANOTHER OPTIONAL SCAN AFTER HOUSE IS COMPLETED.
- WEEKLY OR BI-WEEKLY CONSTRUCTION REPORTS AND PHOTOS DESCRIBING ALL WORK PERFORMED, ANY BUDGET ITEMS, AND UP COMING SCHEDULE DEADLINES.
- UNDERGROUND UTILITIES RECORD DRAWINGS.
- TILE LAYOUT TO BE REVIEWED BY ARCHITECT OR ID

EROSION CONTROL AND BMP'S

- STORM WATER DETENTION POND(S) ARE REQUIRED TO MINIMIZE SEDIMENT RUNOFF. SEE SITE PLAN AND SITE DETAILS FOR FURTHER INFORMATION.
- STORM WATER DETENTION POND(S) SHOULD BE LOCATED ON SITE TO MAXIMIZE THE COLLECTION OF SURFACE RUNOFF WATER, IN ADDITION TO COLLECTING ROOF DRAINS AND DRAINAGE DRAIN IN ALL AREAS OF DEVELOPMENT.
- GENERAL CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL FENCE AND/OR SEDIMENT STOP AS INDICATED ON SITE PLAN BEFORE START OF CONSTRUCTION.
- CONTRACTORS SHALL CONDUCT THEIR WORK IN SUCH A MANNER THAT ALL SOIL, FILLS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SANITARY SEWAGE, AND OTHER HARMFUL MATERIALS ARE CONTAINED WITHIN THE PROJECT LIMITS AND PREVENTED FROM ENTERING STORMWATER COURSES, WATER COURSES, RIVERS, LAKES OR RESERVOIRS.
- THE CONTRACTOR SHALL PLACE A FILTER OR BARRIER COMPOSED OF STRAW, STONE, FILTER FABRIC, OR DRAINAGE STRUCTURE GRATES OR OTHER APPROVED MATERIAL AROUND ALL DRAINAGE COURSES TO PREVENT SEDIMENTATION IN THESE AREAS. AFTER THE CONSTRUCTION OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL REMOVE THESE FILTERS AND CLEAN UP ALL THE SEDIMENT AND DEBRIS FROM THE CATCH BASINS OR OTHER DRAINAGE STRUCTURES.
- THE COST OF THIS WORK AND OTHER CONTROL MEASURES, WHICH MAY BE REQUIRED, WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE COVERED UNDER THE SCOPE OF THIS PROJECT.
- SEE DETAIL 111(A)-Q.2 FOR RECOMMENDED SEDIMENT STOP INSTALLATION
- WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.
- INTRODUCED DRAINAGE FEATURES SHALL BE NATURAL APPEARING, DESIGNED TO EMULATE INDIGENOUS SWALES AND WASHES AND SHALL CONFORM TO ALL DRAINAGE EASEMENTS.
- A "STORM WATER POLLUTION PROTECTION PLAN" (SWPPP) AND PERMIT IS REQUIRED FOR ANY PROJECT WHICH THE AREA OF DISTURBANCE IS GREATER THAN 1 ACRE. FURTHERMORE, THE GOVERNING DEVELOPMENT MAY REQUIRE A SWPPP REGARDLESS OF SIZE OF AREA OF DISTURBANCE.

DRIVEWAY REQUIREMENTS

- ANY DRIVEWAY THAT SHALL SERVE AS A "FIRE LANE" AS INDICATED ON THE ARCHITECTURAL LOT DIAGRAM, SHEET A1-Q-1, SHALL CONFORM TO THE FOLLOWING:
 - A. A YEAR ROUND DRIVABLE SURFACE CAPABLE TO SUSTAIN ANY IMPOSED LOADS OF FIRE APPARATUS (30 TONS).
 - B. AN UNSTRUCTURED DRIVABLE WIDTH OF NOT LESS THAN 18'-0" AND A MAXIMUM PAVED WIDTH OF 14'-0".
 - C. AN UNSTRUCTURED HEIGHT CLEARANCE OF NOT LESS THAN 13'-0".
 - D. A MAXIMUM SLOPE OF 12% AT ANY STRAIGHT RUN AND RECOMMENDED MAXIMUM SLOPE 05% AT ANY TURN LOCATION.
 - E. MINIMUM INSIDE TURNING RADIUS OF 30'-0", AND MINIMUM OUTSIDE TURNING RADIUS OF 50'-0".
- MINIMUM TURNING RADIUS FOR ANY DRIVEWAY THAT IS NOT PART OF A "FIRE LANE" SHALL NOT BE LESS 10'.
- DRIVEWAY SHALL HAVE A NORMAL GRADE NOT TO EXCEED 10% EXCEPT FOR THE FIRST AND LAST 20' OF DRIVEWAY WHICH IS NOT TO EXCEED 4%.
- A MAXIMUM OF 5% GRADE IS STRONGLY RECOMMENDED AT ANY AND ALL TURNING LOCATIONS.
- SEE DETAILS FOR DRIVEWAY SECTION DETAILS

LANDSCAPING

- LANDSCAPE CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT PRIOR TO INSTALLATION. COPIES OF REPORT AVAILABLE UPON REQUEST. REFER TO ARCHITECT GENERAL CONTRACTOR GENERAL NOTES FOR FURTHER INFORMATION.
- REFERENCE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE NOTES.

REMODEL - DUST CONTROL

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

STANDARD PUNCH LIST ITEMS

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

- BRING OPERATIONS & MAINTENANCE MANUAL - BINDER TO BE PROVIDED BY GC
- CLEAN UP - GENERAL EXTERIOR AND INTERIOR CONSTRUCTION CLEAN UP
- CLEAN UP OF CONDUIT
- REMOVE OR CLEAN UP PAINT - EXTERIOR AND INTERIOR PAINT SMEARED ON TRIM OR OTHER MATERIALS
- PUTTY - APPLY PUTTY TO ALL INTERIOR FINISH NAIL HOLES
- PAINT/TAB - APPLY PAINT OR STAIN TO PUTTED NAIL HOLES OR WOOD THAT HAS BEEN CHIPPED
- STAIN - STAIN ALL WOOD FACES IF UNFINISHED
- SEALANT OR CAULK APPLIED WHERE APPLICABLE
- DRYWALL MUD & PAINT
- RECTIFY SCUFF
- REMOVE TAPE
- REMOVE EXISTING STRIKE PLAT BLACK THROUGHOUT
- ORIENT EXTERIOR THRESHOLDS
- CLEAN PLUMBING FITTURE HANDLES 90 DEGREES TO FLOOR OR COUNTER
- REMOVE LIGHT DUST & MATERIAL DROPPINGS FROM FLOOR BEFORE FAD & CARPET ARE ADDED
- WOOD FLOOR FILLER
- CLEAN WINDOW SASH
- CABINET DOOR BUMPERS APPLIED
- ALL DRAWERS TO BE ADJUSTED SO THERE IS NO MOVEMENT AND NO RUBBING
- PAINT FLOOR MECHANICAL VENTS FLAT BLACK
- CLEAN ALL VENTS OF ANY CONSTRUCTION DEBRIS

MOISTURE CONTROL

- SLOPE PATIO SLABS, WALLS AND DRIVEWAYS A MINIMUM OF 1/8" PER FT. AWAY FROM U.N.N. TRAMP BACK FILL IN 6" LAYERS TO PREVENT SETTLING, AN SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A RATE AS PRESCRIBED BY THE GEOTECHNICAL ENGINEER.
- INSTALL PROTECTED DRAINAGE AT ALL LOCATIONS, PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING DRAIN SYSTEM.
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION OR IN TO AN APPROVED SEWER SYSTEM. PROVIDE SEALED (GASKET) SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROTECT CAPILLARY RISES BENEATH CONCRETE SLABS, INCLUDING BASEMENT FOUNDATION WALLS.
- DAMP PROOF OR WATER PROOF ALL EXTERIOR SURFACES OF BELOW-GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE STRUCTURE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATERAL PIPING THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE A MINIMUM OF 30 FT. FROM THE FOUNDATION. ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROOF BED WITH WATERPROOF UNDER DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM (NOT CONNECTED TO THE FOUNDATION DRAIN SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 30 FT. FROM THE FOUNDATION. RAINWATER HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PREVENT OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIAL AND MOISTURE PROTECTIVE SYSTEMS IN VULNERABLE AREAS TO PREVENT THE GROWTH OF MOLD. INSTALL WATER-RESISTANT HARD-SURFACE FLOORING IN KITCHEN, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT MATERIAL, CEMENT BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACED BOARD) BEHIND TUB AND SHOWER ENCLOSURES.
- INSTALL ALL CONDENSATE DISCHARGE ACCORDING TO IFC SECTION M141.3.
- INSULATE PIPING INSTALLED IN UNHEATED AREAS.
- DO NOT INSTALL CONTINGENT VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE A CONDENSATION POTENTIAL (E.G., BELOW-GRADE EXTERIOR WALLS IN MOST CLIMATES AND ABOVE-GRADE EXTERIOR WALLS IN HUMID CLIMATES). EXCEPT FOR INTERIOR WALLS, ALL EXTERIOR WALLS SHOULD BE ERECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL, FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOIL-FACED PAPER, POLYETHYLENE FILM OR VINYL WALL PAPER ON ITS INTERIOR SURFACE. WATER VAPOR PASSING FROM THE DAMP EARTH THROUGH THE BELOW-GRADE CONCRETE OR CMU WALL WILL PASS EASILY THROUGH THE INSULATION MATERIALS, BUT ACCUMULATE ON MICROCLIMATE USING MATERIALS OF 2 PERMS OF MORE ON THE INTERIOR OF THE WALLS ALLOWING IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) IF EITHER THE FRAMING MEMBERS OR INSULATION HAS A HIGH MOISTURE CONTENT. FOR WET-APPLIED INSULATION, FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS. LUMBER SHOULD NOT EXCEED 19% MOISTURE CONTENT.
- GARAGE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN INTO LANDSCAPED/VEGETATED HOLDINGS POUNDS TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP & EPA REQUIREMENTS.

GEOTECHNICAL REPORT NOTES

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

A FULL GEOTECHNICAL ANALYSIS AND REPORT HAS BEEN PREPARED FOR THE PROPERTY BY TRAILHEAD GEOTECH. GC IS RESPONSIBLE FOR CONTACTING GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO OBTAIN COMPLETE, CURRENT REPORT AND ANY ADDENDUMS.

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

RECYCLING

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

THE FOLLOWING RECYCLING CONTRACTORS ARE TO BE CONSIDERED:

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

RADON SYSTEMS

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

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

RADON MITIGATION - CRAWLSPACE POSITIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

- FOUNDATION WALL - ALL CONTROL JOINTS, ISOLATION JOINTS & OTHER JOINTS SHOULD BE CAULKED WITH AN ELECTROMETRIC SEALANT SUCH AS POLYURETHANE CAULK, DAMP PROOF FOUNDATION WALL AND SEAL ANY PENETRATIONS THROUGH THE WALL.
- CRAWLSPACE SHEETING TO BE HIGH-DENSITY CROSS-LAMINATED POLYETHYLENE. COLOR TO BE WHITE. OVERLAY W/ EPDM RUBBERIZED ROOFING MEMBRANE AT HIGH TRAFFIC AREAS.
- INSTALL PROTECTED DRAINAGE AT ALL LOCATIONS, PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING DRAIN SYSTEM.
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION OR IN TO AN APPROVED SEWER SYSTEM. PROVIDE SEALED (GASKET) SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROTECT CAPILLARY RISES BENEATH CONCRETE SLABS, INCLUDING BASEMENT FOUNDATION WALLS.
- DAMP PROOF OR WATER PROOF ALL EXTERIOR SURFACES OF BELOW-GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE STRUCTURE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATERAL PIPING THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE A MINIMUM OF 30 FT. FROM THE FOUNDATION. ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROOF BED WITH WATERPROOF UNDER DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM (NOT CONNECTED TO THE FOUNDATION DRAIN SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 30 FT. FROM THE FOUNDATION. RAINWATER HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PREVENT OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIAL AND MOISTURE PROTECTIVE SYSTEMS IN VULNERABLE AREAS TO PREVENT THE GROWTH OF MOLD. INSTALL WATER-RESISTANT HARD-SURFACE FLOORING IN KITCHEN, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT MATERIAL, CEMENT BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACED BOARD) BEHIND TUB AND SHOWER ENCLOSURES.
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- DO NOT INSTALL CONTINGENT VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE A CONDENSATION POTENTIAL (E.G., BELOW-GRADE EXTERIOR WALLS IN MOST CLIMATES AND ABOVE-GRADE EXTERIOR WALLS IN HUMID CLIMATES). EXCEPT FOR INTERIOR WALLS, ALL EXTERIOR WALLS SHOULD BE ERECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL, FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOIL-FACED PAPER, POLYETHYLENE FILM OR VINYL WALL PAPER ON ITS INTERIOR SURFACE. WATER VAPOR PASSING FROM THE DAMP EARTH THROUGH THE BELOW-GRADE CONCRETE OR CMU WALL WILL PASS EASILY THROUGH THE INSULATION MATERIALS, BUT ACCUMULATE ON MICROCLIMATE USING MATERIALS OF 2 PERMS OF MORE ON THE INTERIOR OF THE WALLS ALLOWING IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) IF EITHER THE FRAMING MEMBERS OR INSULATION HAS A HIGH MOISTURE CONTENT. FOR WET-APPLIED INSULATION, FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS. LUMBER SHOULD NOT EXCEED 19% MOISTURE CONTENT.
- GARAGE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN INTO LANDSCAPED/VEGETATED HOLDINGS POUNDS TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP & EPA REQUIREMENTS.

RADON MITIGATION - ACTIVE SUB-SLAB SYSTEM

- PLACE A UNIFORM LAYER OF CLEAN AGGREGATE UNDER ALL CONCRETE SLABS OF FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND AND ARE WITHIN THE WALLS OF THE LIVING SPACES. USE A MINIMUM 4" THICK LAYER 1/2" TO 3/4" IN SIZE. UNLESS GEOTECHNICAL RECOMMENDATIONS ARE MORE STRINGENT.
- PLACE A 4" TIE FITTING AT THE LOCATION THE RISER WILL EXTEND THROUGH THE SLAB. CONNECT SHORT STUB AT LEAST 8" OF 3/4" PVC VERTICALLY INTO THE TIE. LAY 4" PERFORATED AND CORRUGATED PIPE (MINIMUM LENGTH OF 10 FEET) IN THE GRAVEL AND CONNECT IT TO THE RADON VENT RISER TIE FITTING. AN ELBOW FITTING MAY BE USED IN PLACE OF A TIE FITTING WHEN USING ADDITIONAL PIPING IN THE GRAVEL. MAKE SURE THE CONCRETE DOES NOT PLUS UP THE PIPE DURING POUR.
- PRIOR TO POURING THE SLAB

MATERIAL SPECIFICATIONS

EXTERIOR MATERIALS LEGEND

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

ZINC ROOFING
STANDING SEAM, 2" MECH. RIB
COLOR: QUARTZ - ZINC
NOTE: ON SLOPES < 1/2" - 1/2" MECH FASTENED
ALT: PAINTED DARK GREY METAL

HORIZONTAL WOOD SIDING
2x10 HM SPRUCE, HORIZONTAL SHIP LAP
COLOR: DRIFTWOOD
MFR: VINTAGE WOODS
RE:

STONE MASONRY VENEER
2" RECTANGULAR CUT
COLOR: WINDSOR
MFR: QUARRY WORKS
RE:

METAL SIDING
ZINC PANELS
COLOR: QUARTZ ZINC
MFR: TBD
ALT: PAINTED DARK GREY METAL

CEILING MATERIALS LEGEND

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

CEILING FINISH - PAINT
5/8" GNB TYPE 'C' WITH PAINTED FINISH
REFERENCE INTERIOR FINISH SPECIFICATIONS FOR COLOR, (TYP.)

SOFFIT FINISH - WOOD
1x8 WIRE BRUSHED SPRUCE T & G
STAIN: DRIFTWOOD
MFR: VINTAGE WOODS
RE:

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

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

EXTERIOR MATERIAL QUANTITIES

MATERIAL	ELEVATION (SF/%)				TOTAL
	NORTH	EAST	SOUTH	WEST	
STONE	924/34	714/39	634/35	1174/38	3,446/37
METAL	520/19	257/14	267/15	387/13	1,431/15
WOOD	345/13	320/17	712/39	541/18	1,918/20
FENESTRATION	930/34	540/30	202/11	927/31	2,599/28

ALL SAMPLES TO BE SUBMITTED TO ARCHITECT FOR FINAL APPROVAL

MATERIAL BOARD



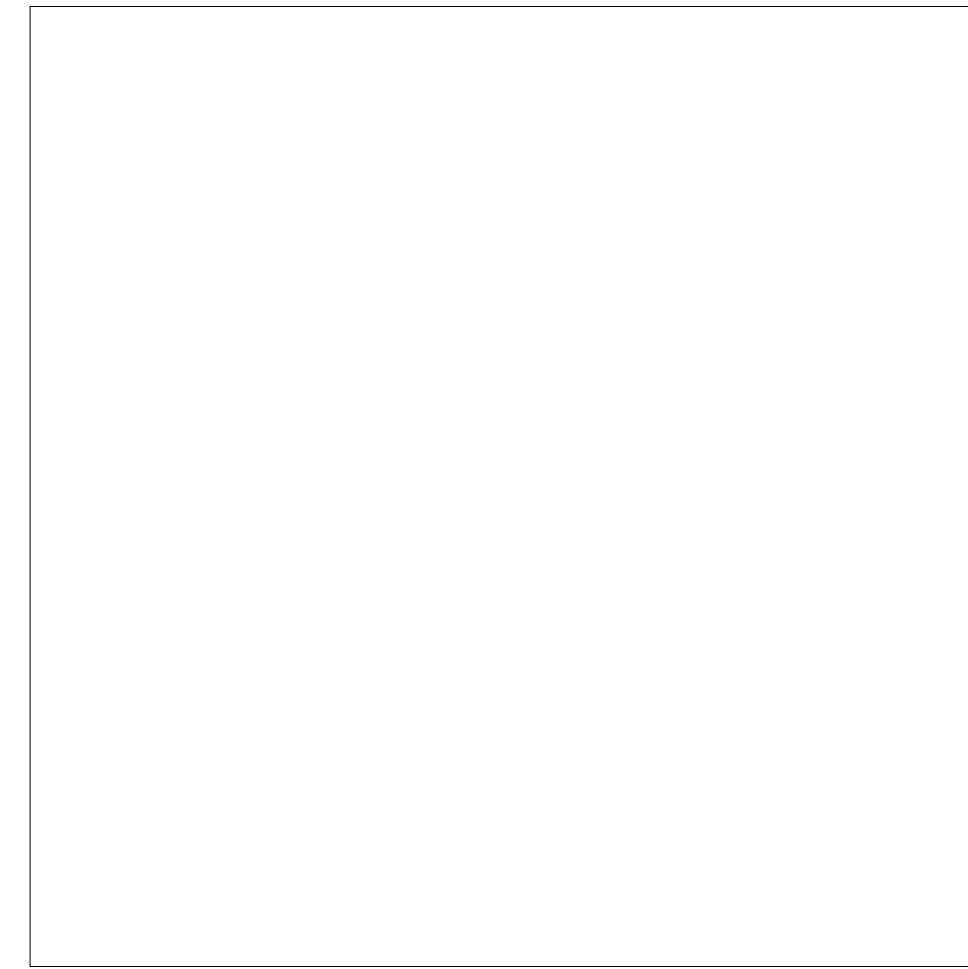
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WOOD TYPE A
TIMBER BEAMS & POSTS



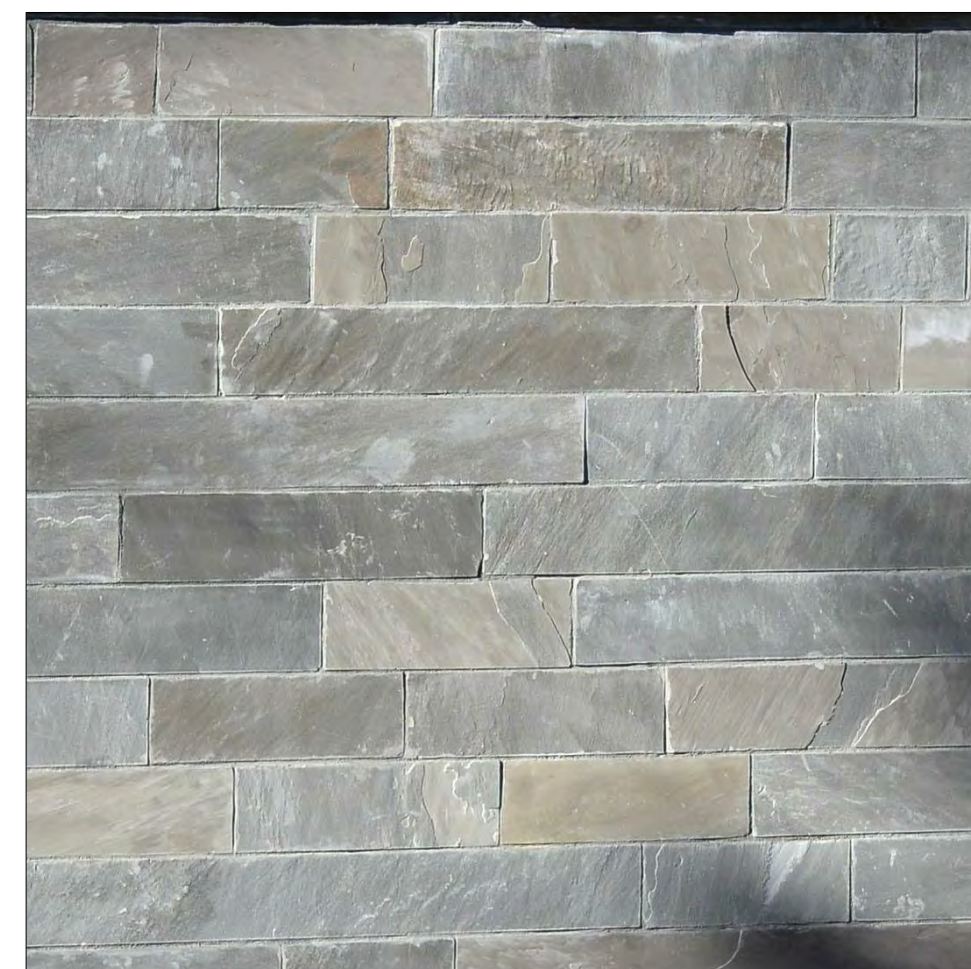
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FASCIA



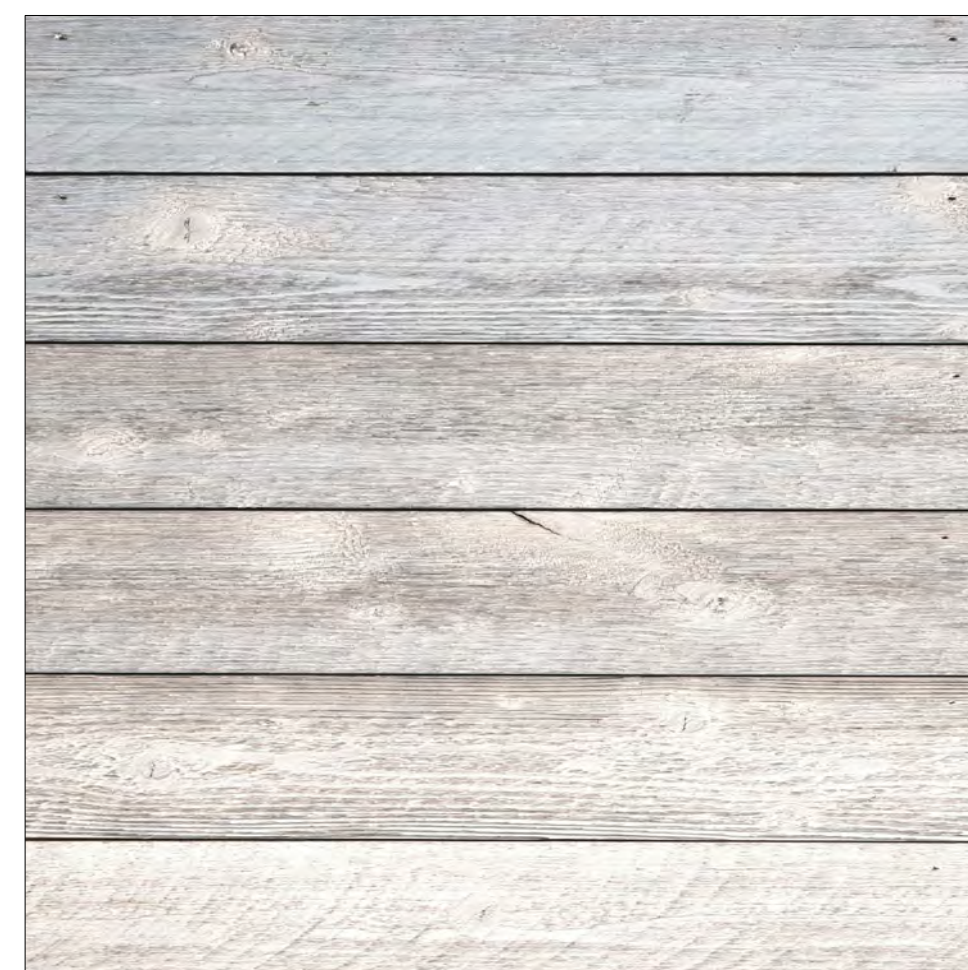
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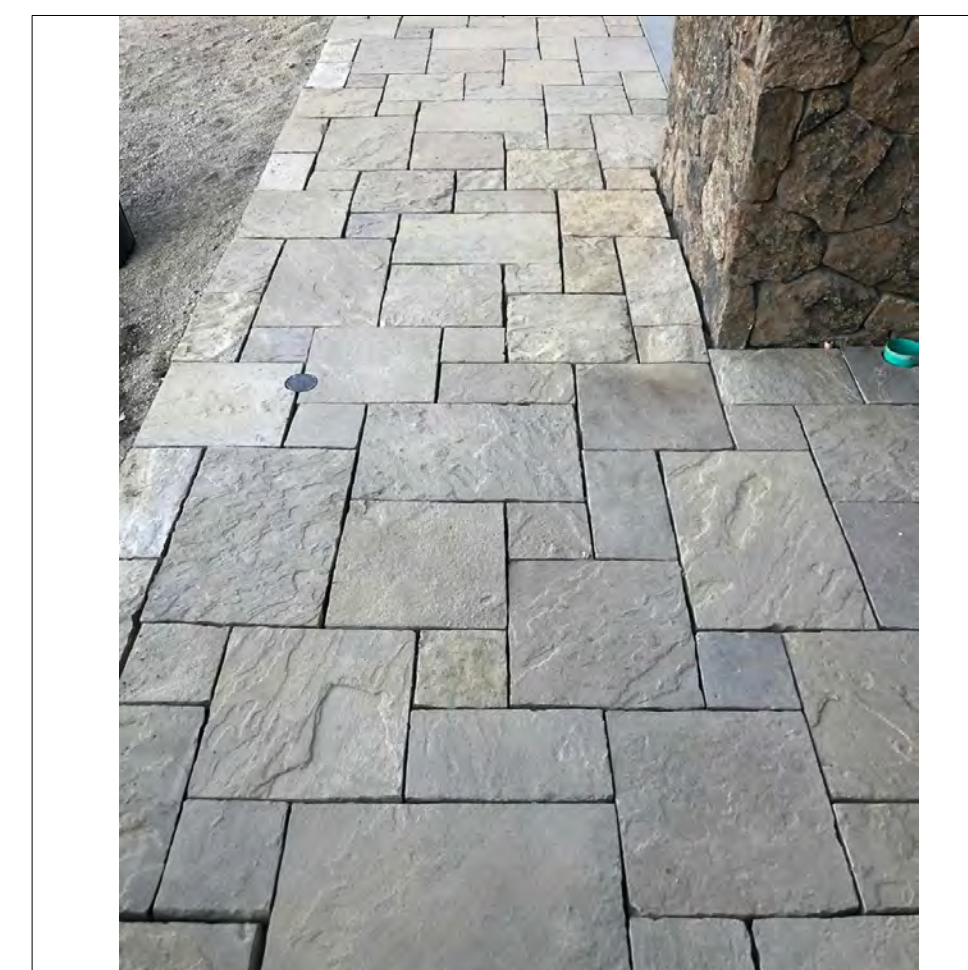
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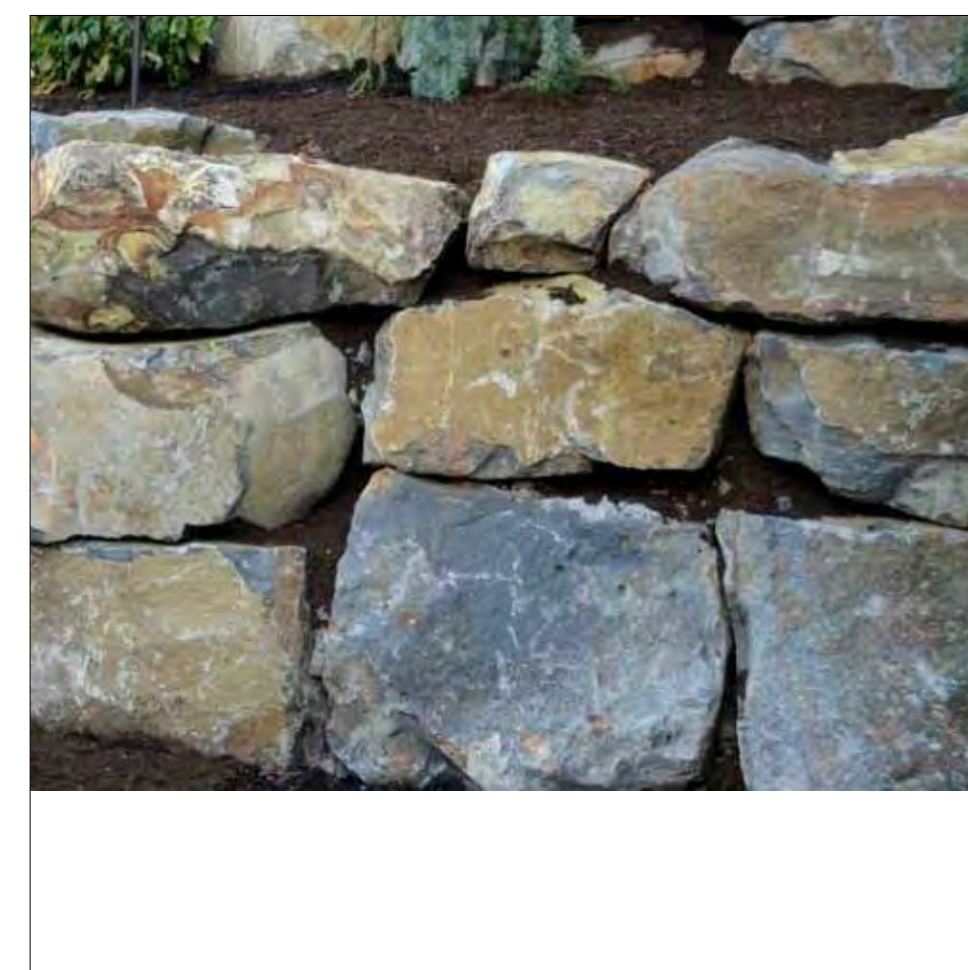
C2



WINDOWS
RE: WINDOW SCHEDULE FOR SUPPLIER & DETAILS



STONE TYPE C
EXTERIOR PATIO FLAGSTONE



STONE TYPE D
EXTERIOR BOULDERS

MATERIAL TYPE SCHEDULE

SCHEDULE	MATERIAL	APPLICATION	MFR.	SPECIES/TYPE	TEXTURE	COLOR/FINISH	COMMENTS
TYPE 'A'	FLASHING	T.B.D.	-	-	-	MATCH #1	-
TYPE 'B'	EXPOSED STRUCTURAL STEEL	T.B.D.	-	PER STRUCTURAL	-	PAINTED BLACK	-
TYPE 'C'	DECORATIVE	T.B.D.	-	-	-	PAINTED BLACK	-
TYPE 'D'	WALL PANELING	T.B.D.	-	ZINC	-	QUARTZ ZINC	-
WOOD							
TYPE 'A'	TIMBER BEAMS & POSTS	VINTAGE WOODS	NEW DOUGLAS FIR	WIRE BRUSHED	LIGHT TOBACCO BROWN	-	UPPER FASCIA TO BE METAL TYPE A
TYPE 'B'	FASCIA	VINTAGE WOODS	CEDAR	WIRE BRUSHED	LIGHT TOBACCO BROWN	-	EXTERIOR TRIM TO BE METAL TYPE A
TYPE 'C'	EXTERIOR TRIM	T.B.D.	-	-	-	-	-
TYPE 'D'	INTERIOR TRIM	T.B.D.	SPRUCE	SMOOTH	T.B.D.	-	-
STONE							
TYPE 'A'	PRIMARY WALL VENEER	QUARRY WORKS	WINDSOR	-	-	GREY	-
TYPE 'B'	CAP STONE	QUARRY WORKS	WINDSOR	-	-	GREY	-
TYPE 'C'	EXTERIOR PATIO FLAGSTONE	QUARRY WORKS	FRONTIER	-	-	TANS	-
TYPE 'D'	EXTERIOR BOULDERS	QUARRY WORKS	WINDSOR	-	-	GREY	-

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

INSULATION SPECIFICATIONS

CAVITY	R-VALUE		PROJECT SPECIFIC	
	MINIMUM	PROJECT SPECIFIC		
ROOFS OVER HEATED SPACES	R-49	R-51	8.5" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION	
EXTERIOR WALLS	R-20	R-24	4" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION	
INTERIOR WALLS	-	R-15	RECOMMENDED 4" BLOWN IN CELLULOSE - DAMP SPRAYED OR EQUIVALENT ROCK WOOL BATT INSULATION	
FLOORS OVER UNHEATED SPACES	R-30	R-36	6" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION	
FLOORS OVER HEATED SPACES	-	-	3.5" MINERAL FIBER BATT INSULATION IN FLOORS OVER HEATED SPACES FOR SOUND INSULATION	
BASEMENT WALL	R-15/19	R-19	R-19 BATT INSULATION - WHERE STUD BAY EXISTS 3.5"-2" POLYURETHANE TAPER ELSEWHERE	
CRAWL SPACE	LID WALL R-20	R-24	4" SPRAY POLYURETHANE INSULATION OR EQ.	
	WALL	R-15/19	R-21	3.5" SPRAY POLYURETHANE
UNDER CONC. SLAB	R-10/13	R-14	2" OF DOW STYROFOAM BRAND SM' INSULATION	
EXTERIOR RAKES & EAVES	-	R-18	ALL EXTERIOR EAVES AND RAKES TO RECEIVE MIN. OF 3" (MEASURED FROM EXT SIDE OF STUD WALL) BLOWN IN POLYURETHANE INSULATION UNLESS NOTED OTHERWISE.	

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

AV SYSTEMS

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

MECH. SYSTEMS

FORCED AIR HEATING SYSTEM - RADIANT HEAT - IN GARAGE	-	
HEAT RECOVERY VENTILATION SYSTEM - HUMIDIFIER UNIT	-	
FORCED AIR COOLING - VISIBLE THERMOSTAT - REMOTE THERMOSTAT -	-	
WATER FILTRATION - WATER SOFTENER - REVERSE OSMOSIS -	-	
OXYGEN - BACK UP POWER - BATTERY GENERATOR	-	
ACTIVE RADON MITIGATION - PROPANE - SNOW MELT -	YES	
CRAWLSPACE EXHAUST FAN	-	
PROPANE DETECTION SYSTEM	-	
GARAGE EXHAUST FAN - BATHROOM EXHAUST FANS - KITCHEN MAKE UP AIR SYSTEM - GARAGE UNIT HEATER - DOMESTIC HOT WATER RECIRCULATION PUMP -	YES	
TOILET	HEATED WALL MOUNTED SEAT CLEANING BIDET	YES/NO

FIREPLACE SPEC.

001 FAMILY ROOM	GAS INSERT, FLARE FF-70 DOUBLE SAFE TOUCH GLASS/NO SAFETY SCREEN PAINTED BLACK FIREBACK	-
101 GREAT ROOM	GAS FIREPLACE, BURNTECH TFS 69 ASH FIREBRICK, SPLIT RUNNING BOND ARIZONA WEATHERED OAK	-
116 GRAND PATIO	OUTDOOR ROOMS 6" LINEAR TO FINISH FIRE PIT TABLE BASE WARMING TRENDS 54" LINEAR GAS BURNER REMOTE CONTROL STARTER, WITH VARIABLE FLAME CONTROL STAINLESS STEEL COVER	-

NOTE: SEE FIREPLACE DETAIL SHEETS A3-2-1 FOR FINISHES AND ADDITIONAL NOTES

ELECTRICAL SPEC.

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

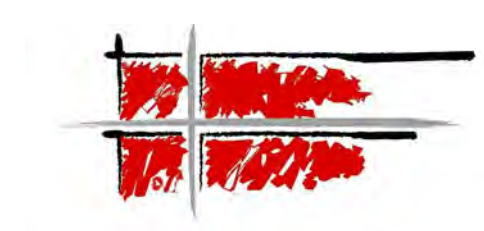
APPLIANCE SPEC.

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

SUSTAINABLE SPEC.

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

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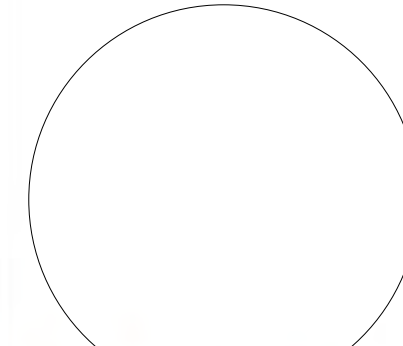
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A0-0.2
MATERIAL SPECIFICATIONS



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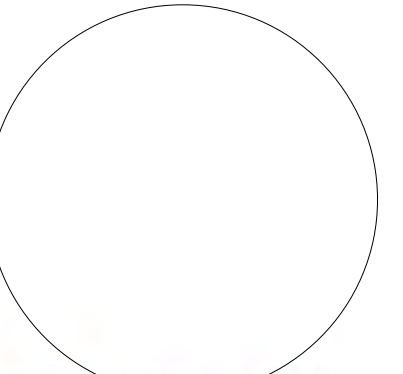
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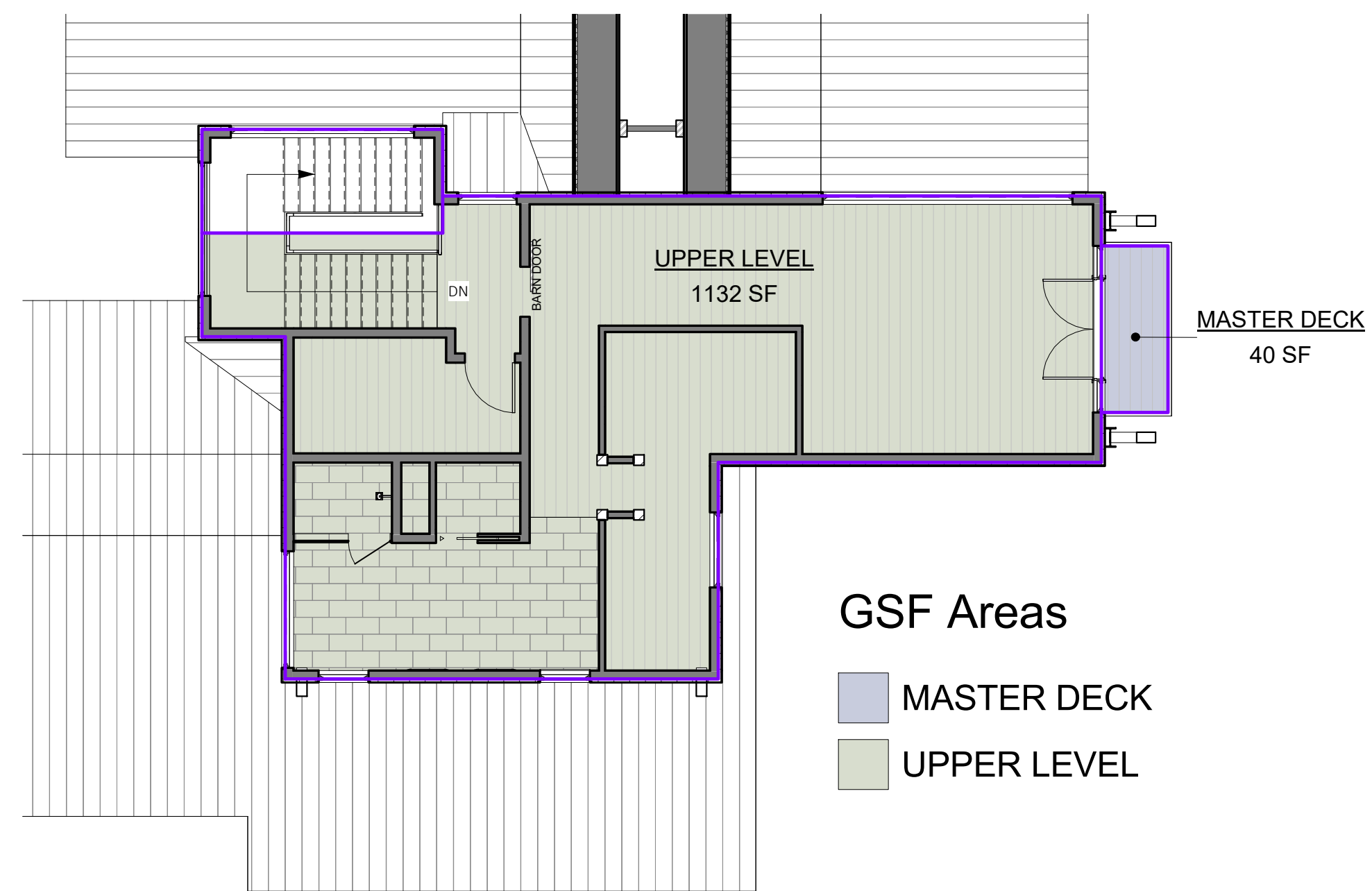
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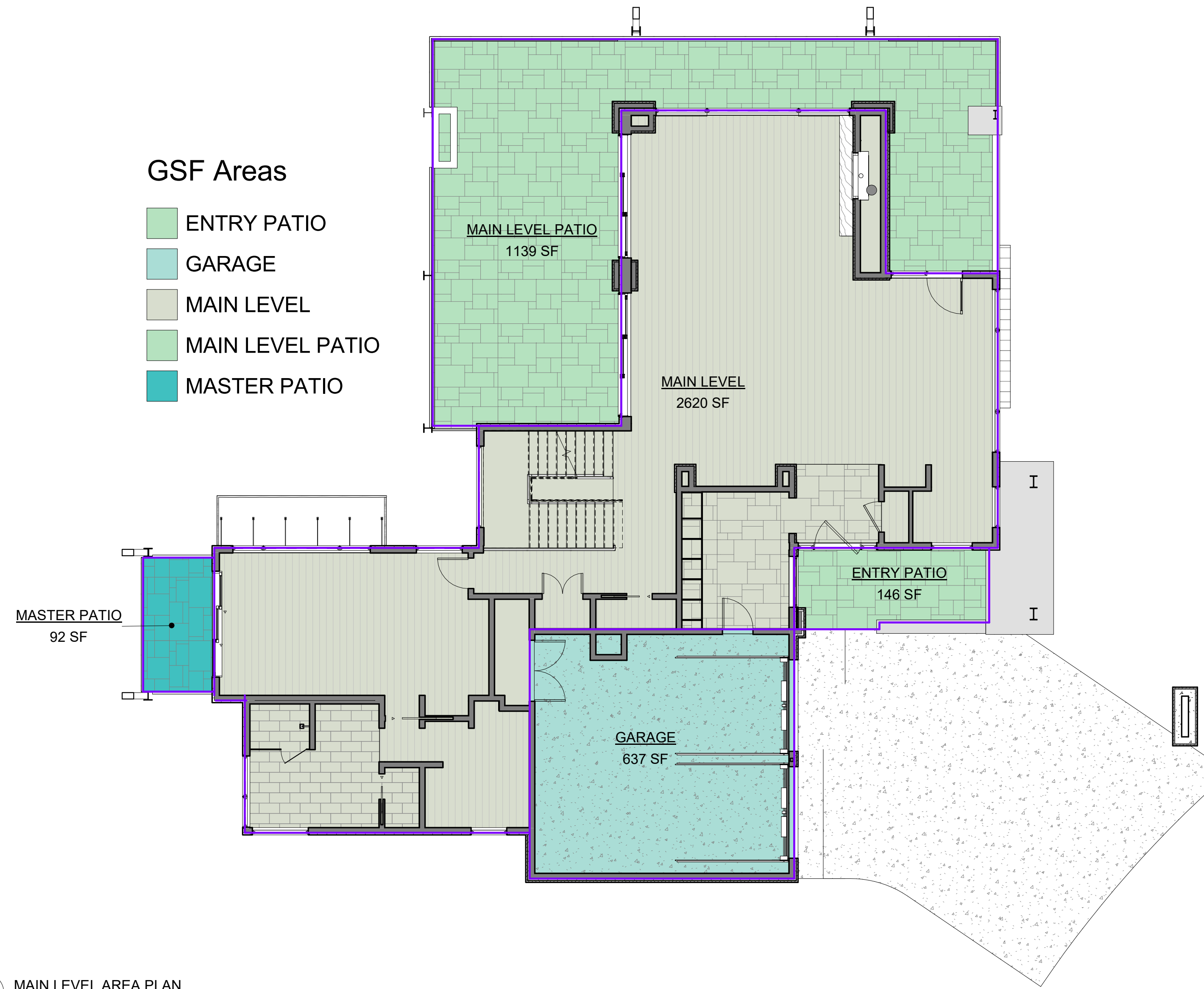
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A0-0.3
AREA PLANS



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



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

AREA ANALYSIS

DEFINITIONS:

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

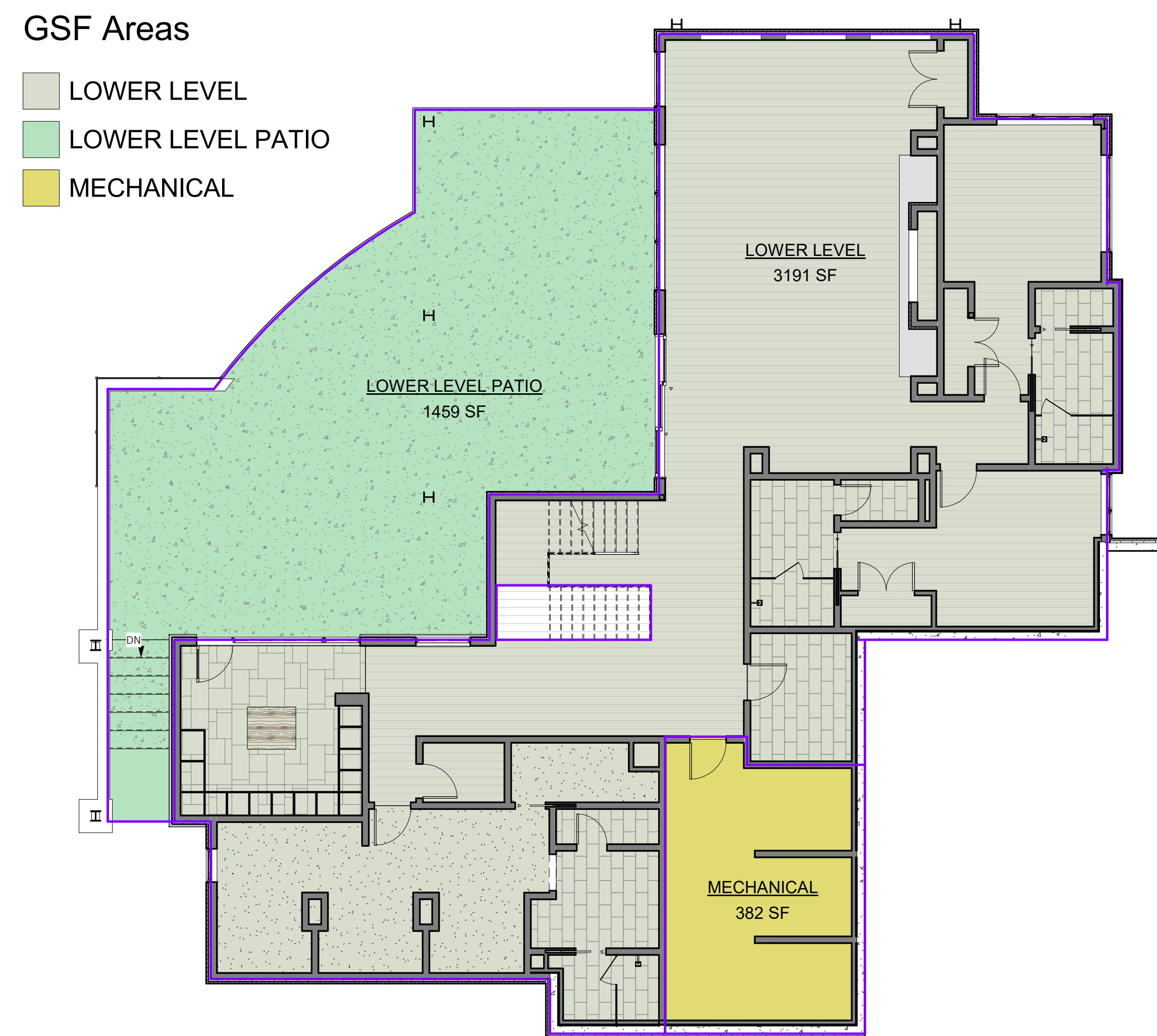
GROSS SQUARE FOOT: TOTAL BUILDING AREA AS MEASURED FROM EXTERIOR DIMENSIONS INCLUDING THICKNESS OF ALL WALLS, INTERIOR AND EXTERIOR (EXCLUDING EXTERIOR FINISHES), MECHANICAL SPACES, GARAGE SPACES, AND ACCESSIBLE UNFINISHED SPACE; DOES NOT INCLUDE CRAWL SPACES, PATIOS AND DECKS.

PROJECT SQUARE FOOTAGE

NAME	AREA
LOWER LEVEL	3191.1 SF
MAIN LEVEL	2619.9 SF
UPPER LEVEL	1132.2 SF
HABITABLE	6943.2 SF
MECHANICAL	381.8 SF
GARAGE	637.0 SF
NON HABITABLE	1018.8 SF
GROSS SQUARE FOOT	7961.9 SF

EXTERIOR SQUARE FOOTAGE

NAME	AREA
LOWER LEVEL PATIO	1458.6 SF
ENTRY PATIO	146.1 SF
MAIN LEVEL PATIO	1139.1 SF
MASTER PATIO	92.2 SF
MASTER DECK	40.0 SF
TOTAL EXTERIOR	2876.0 SF



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



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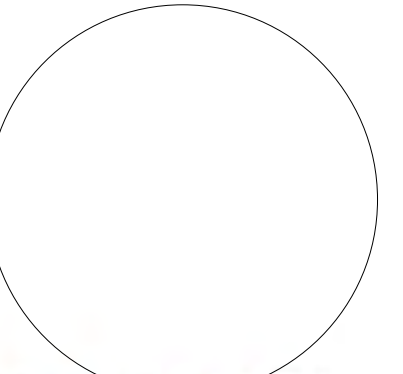
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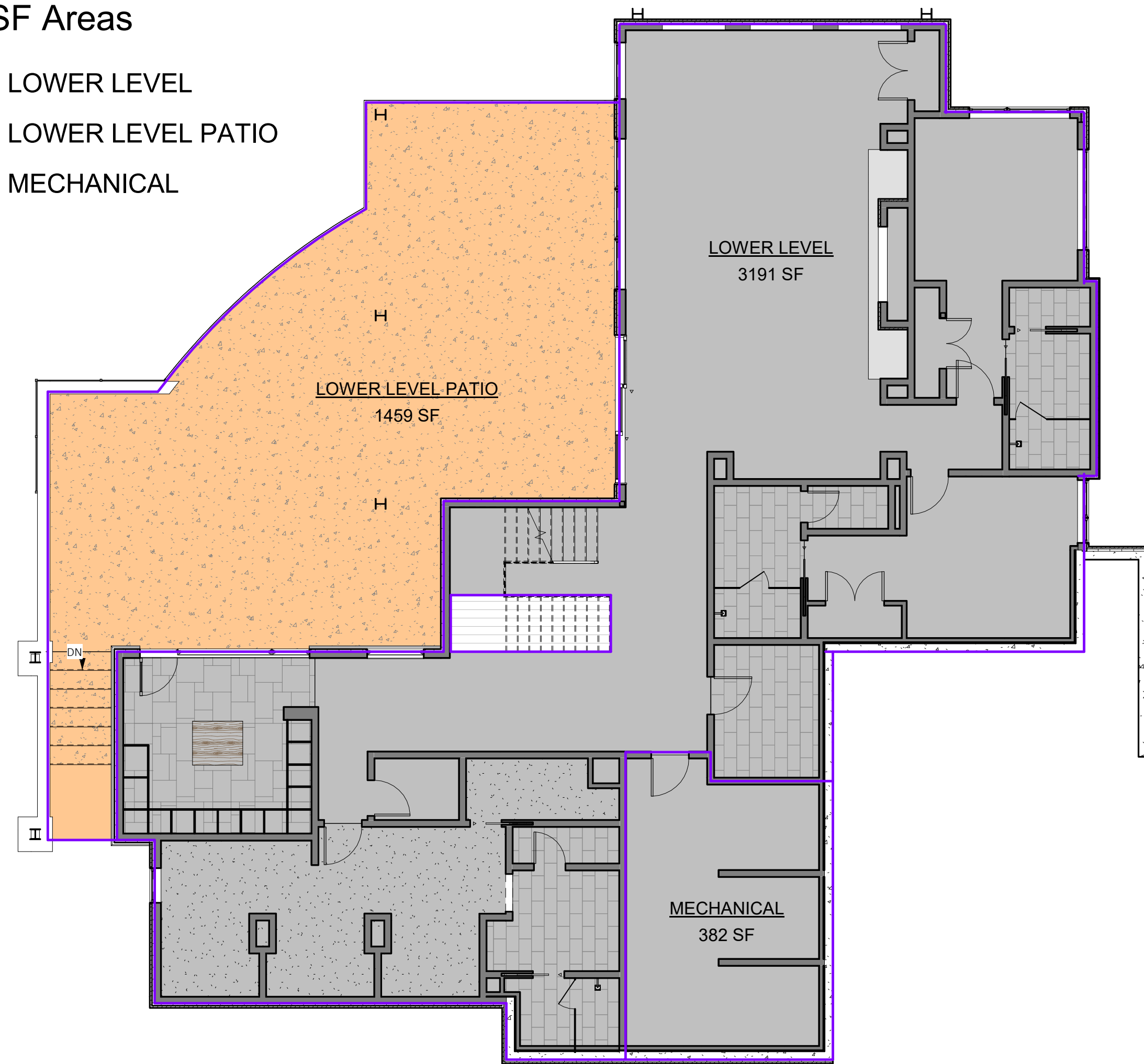
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A0-0.4
SNOW MELT

GSF Areas

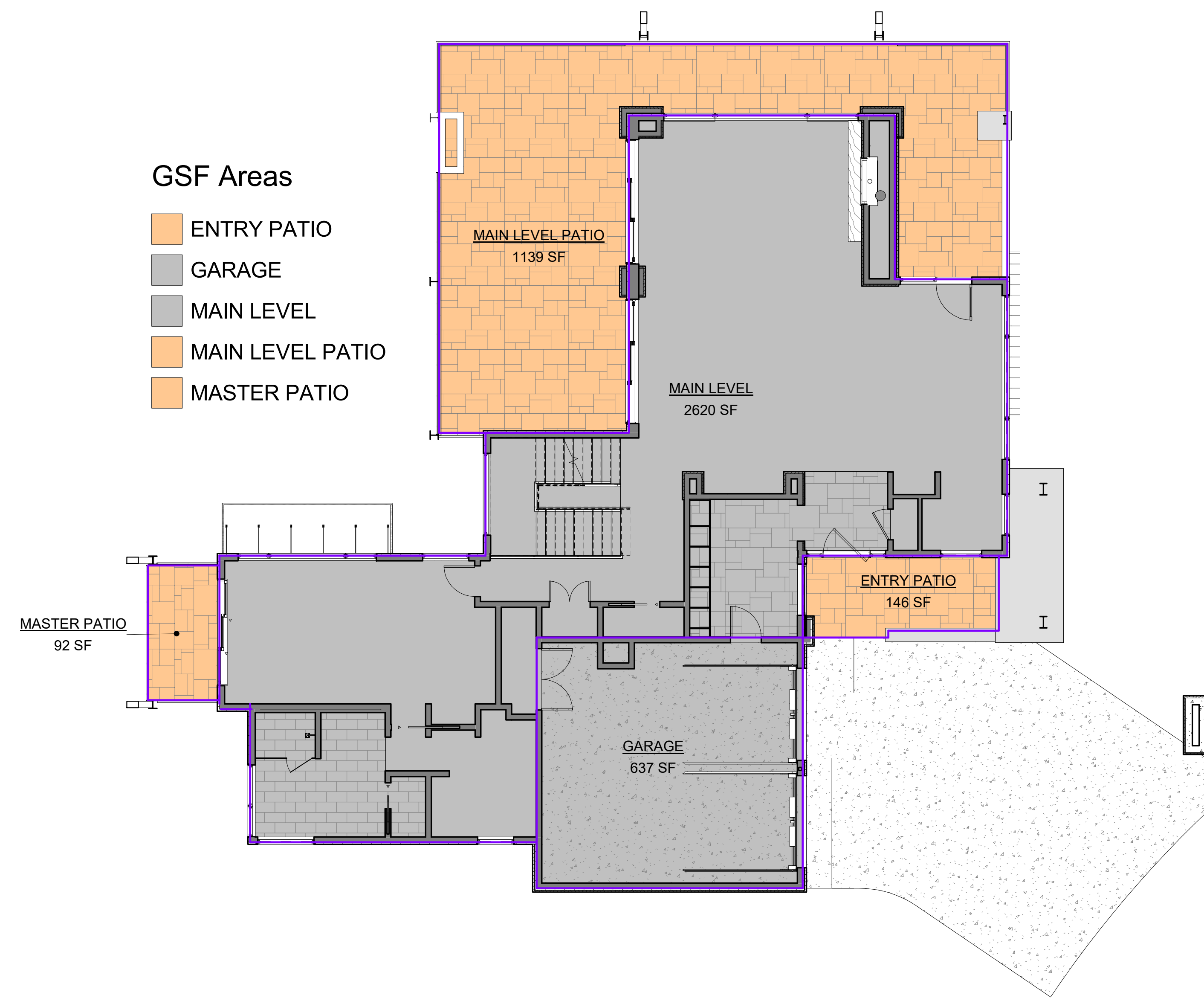
- LOWER LEVEL
- LOWER LEVEL PATIO
- MECHANICAL



1 SNOW MELT - LOWER LEVEL
1/8" = 1'-0"

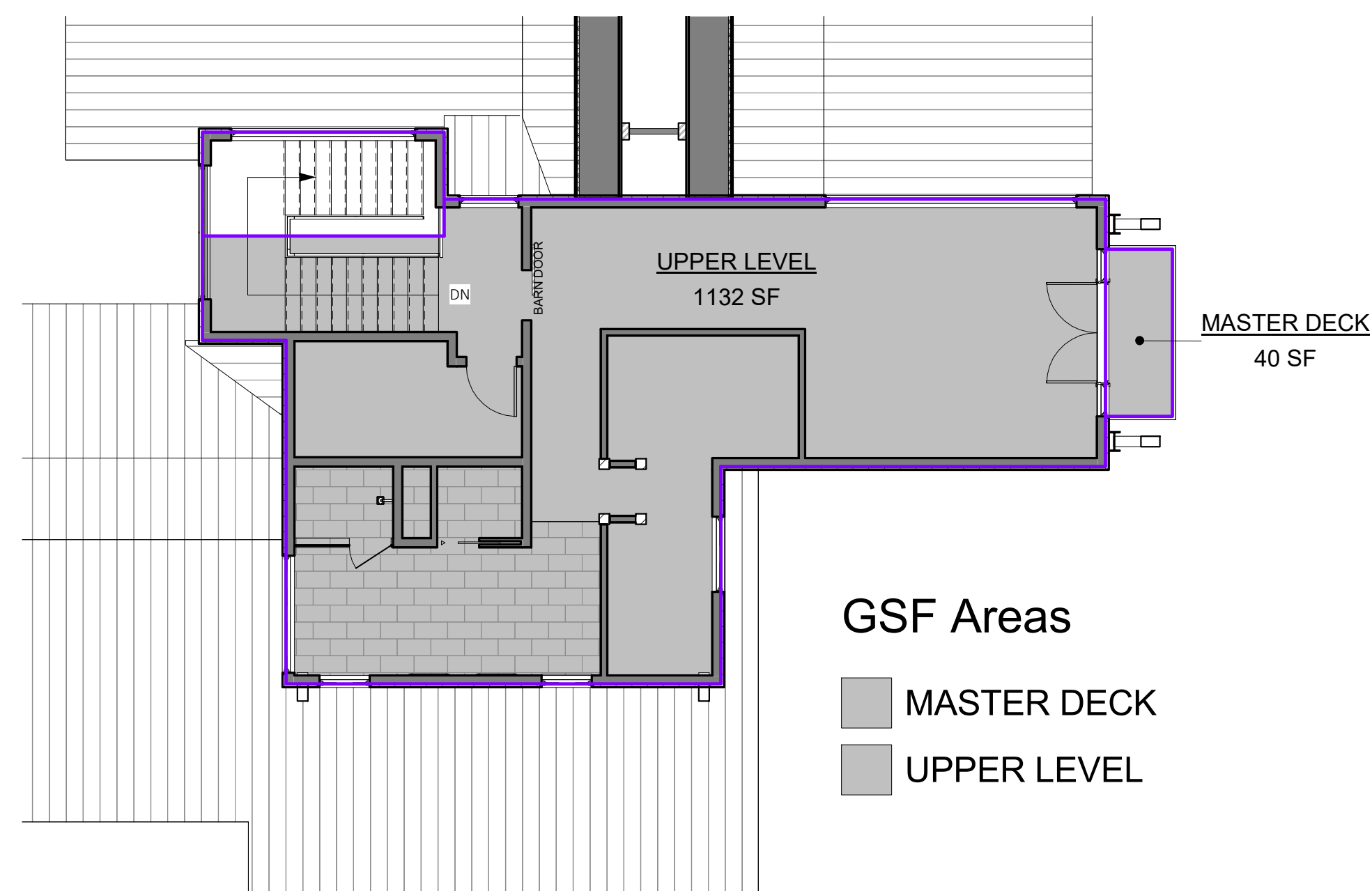
GSF Areas

- ENTRY PATIO
- GARAGE
- MAIN LEVEL
- MAIN LEVEL PATIO
- MASTER PATIO



2 SNOW MELT - MAIN LEVEL
1/8" = 1'-0"

SNOW MELT SQUARE FOOTAGE		
NAME	AREA	SNOWMELT
LOWER LEVEL PATIO	1458.6 SF	Yes
ENTRY PATIO	146.1 SF	Yes
MAIN LEVEL PATIO	1139.1 SF	Yes
MASTER PATIO	92.2 SF	Yes
TOTAL EXTERIOR	2836.0 SF	



GSF Areas

- MASTER DECK
- UPPER LEVEL

3 SNOW MELT - UPPER LEVEL
1/8" = 1'-0"



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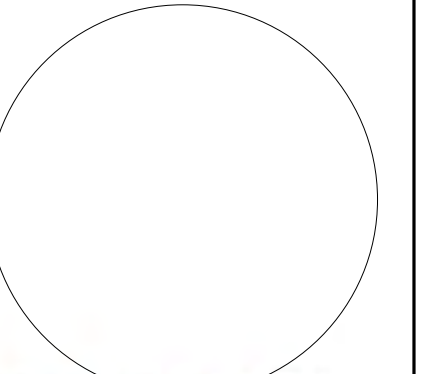
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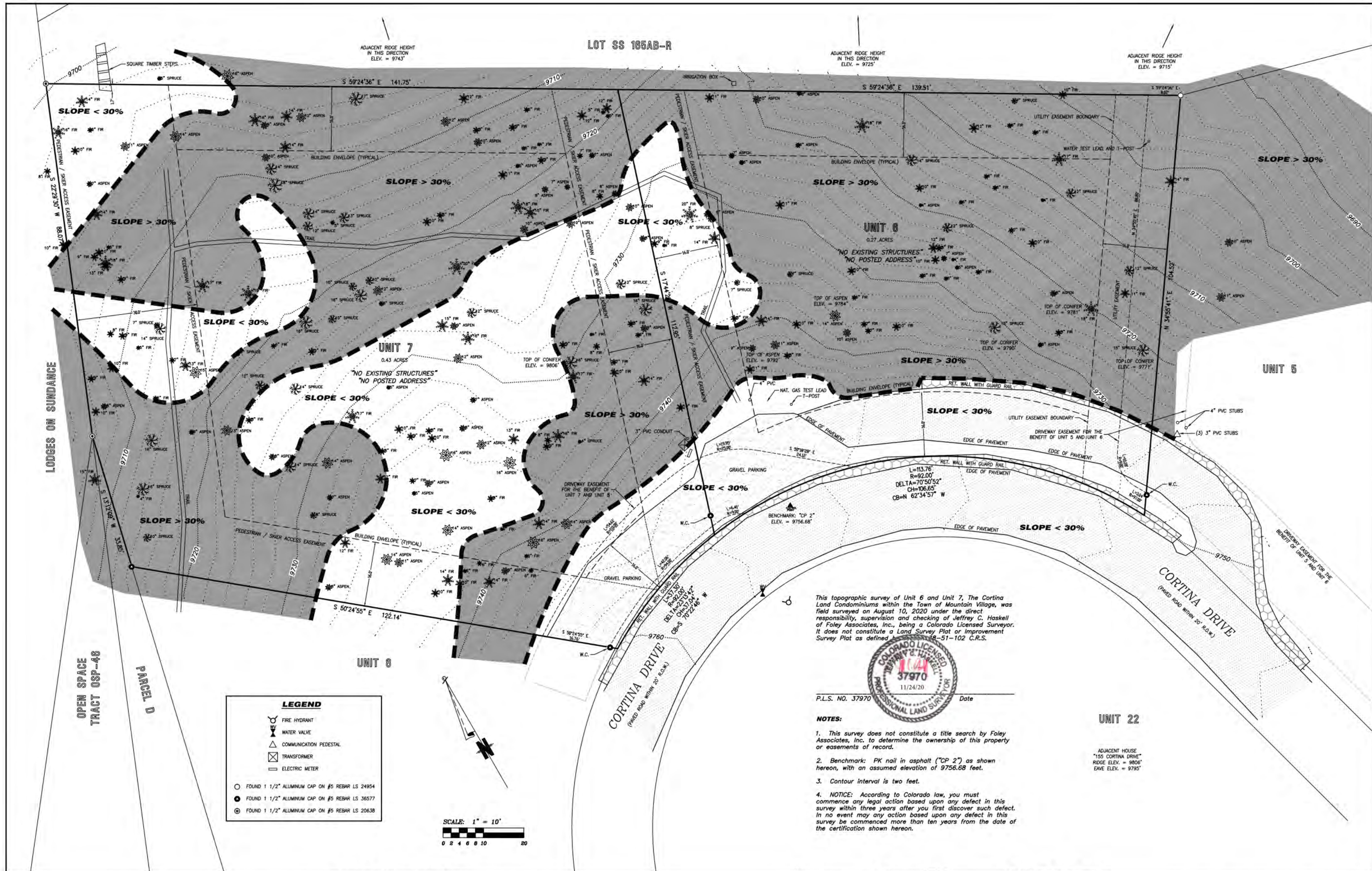
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C1-0.0
SURVEY



This topographic survey of Unit 6 and Unit 7, The Cortina Land Condominiums within the Town of Mountain Village, was field surveyed on August 10, 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined in §§ 18-51-102 C.R.S.

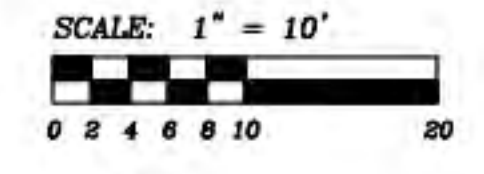


P.L.S. NO. 37970 Date

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

LEGEND

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



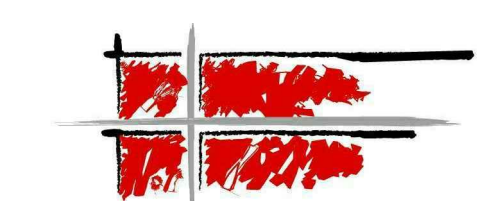
TOPOGRAPHIC SURVEY
Unit 6 and Unit 7, The Cortina Land Condominiums, Town of Mountain Village
Located within Section 3, T. 42 N., R. 9 W., N.M.P.M., San Miguel County, Colorado

Project Mgr.	JH	DATE	BY
Technician	FO		
Technician			
Checked by	OC		
Start date	08 / 2020		

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ENGINEERING, PLANNING, SURVEYING

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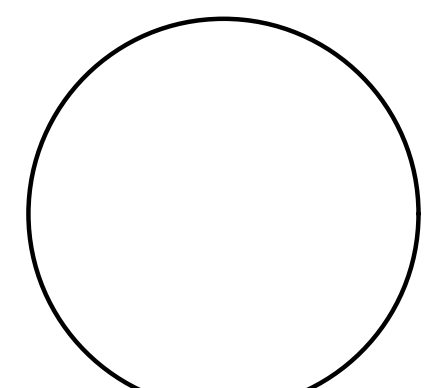
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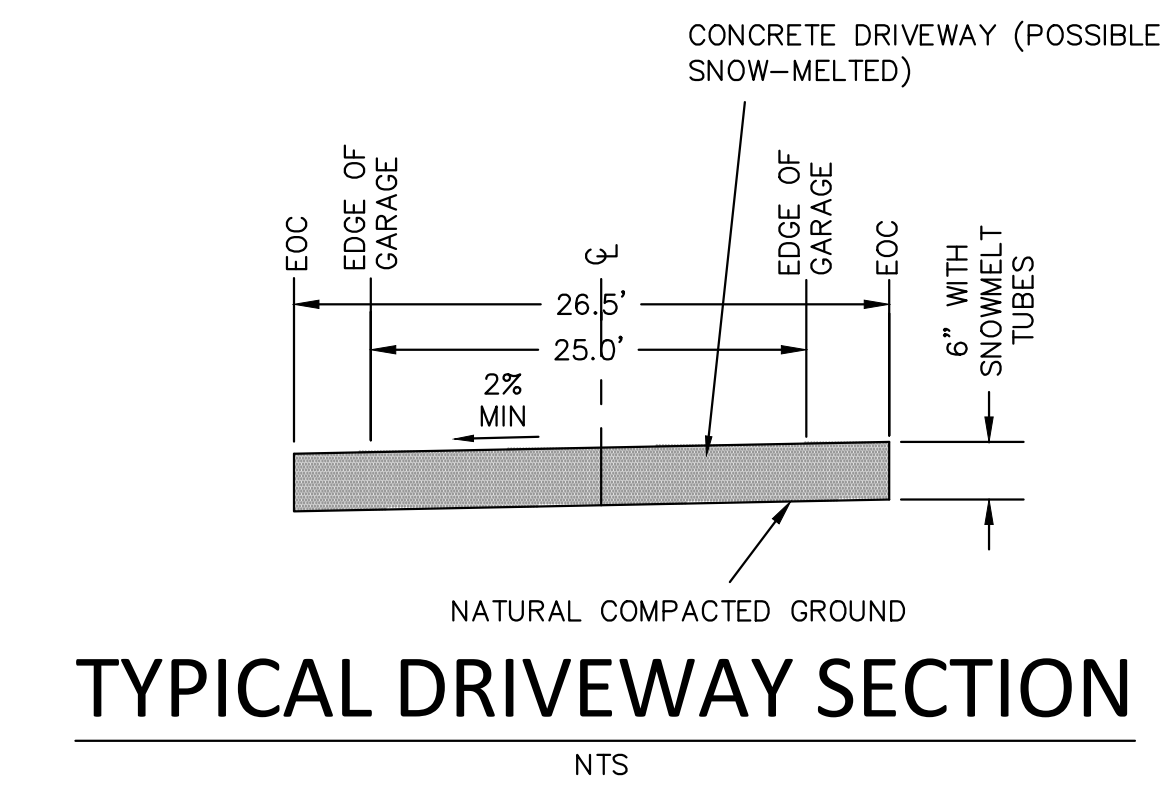
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C1-0.1
DRB GRADING

NOTES

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



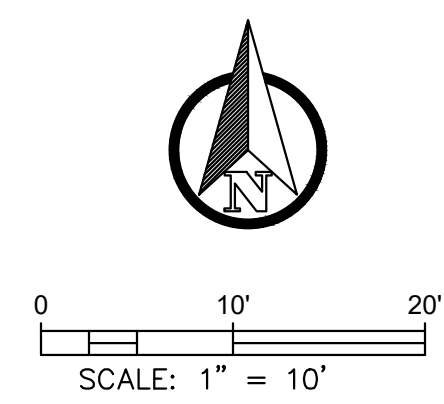
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CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 OR
811
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.

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



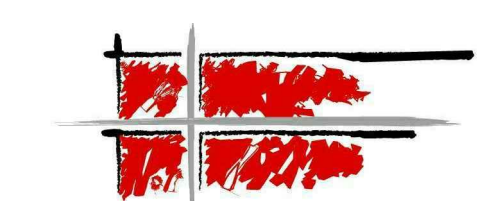
GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736



EXPOSE MAX 3' OF EXISTING BOTTOM OF RETAINING WALL. TO BE COORDINATED WITH STRUCTURAL AND GEOTECHNICAL ENGINEER AS PART OF CONSTRUCTION PLANS

PROPOSED EDGE OF PAVEMENT SAWCUT LINE (TYP)

CORTINA DRIVE
 (PAVED ROAD, WITHIN 20' R.O.W.)



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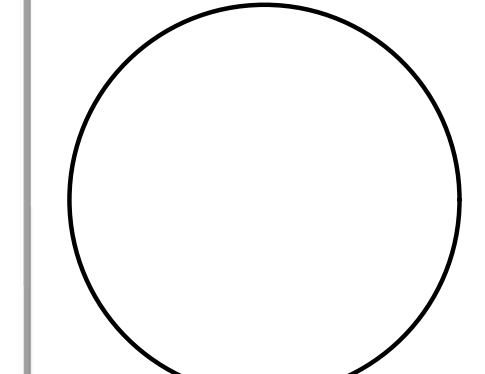
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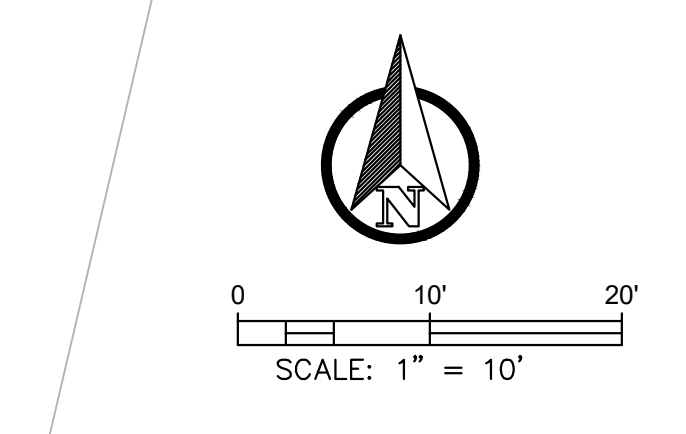
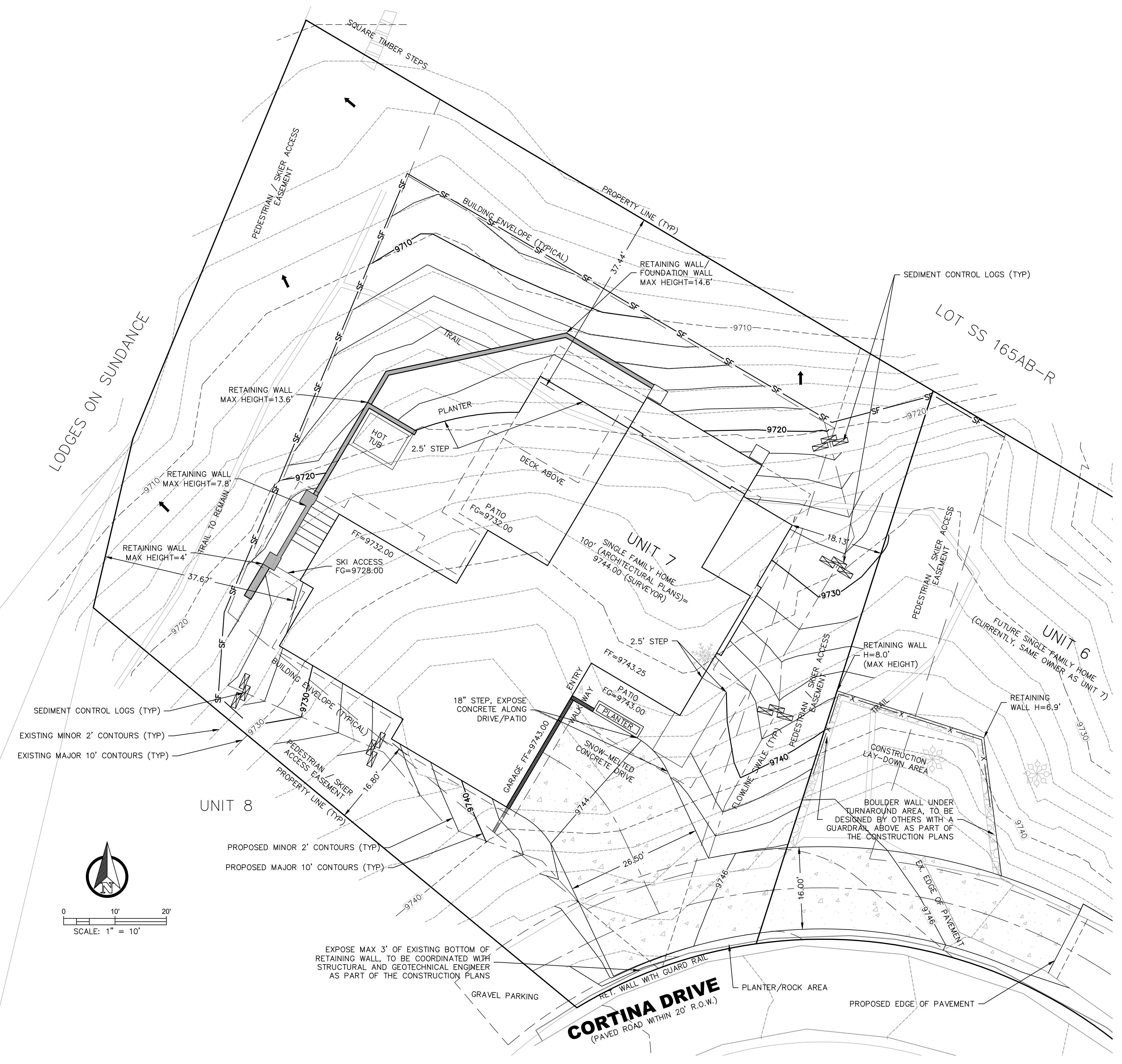
C1-0.2
 DRB DRAINAGE

NOTES

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4. ALL RETAINING WALL HEIGHTS AREA FINISHED GRADE TO FINISHED GRADE (RETAINED HEIGHT) AND DO NOT INCLUDE FOUNDATIONS OR CAP (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).
5. RETAINING WALLS WITH PEDESTRIAN ACCESS REQUIRE HARD RAILS FOR ALL RETAINED HEIGHT OVER 2.5' (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).
6. NO DETENTION PROPOSED AS THIS SITE IS PART OF CONDOMINIUM SUBDIVISION AND HAS EXISTING DRAINAGE FACILITIES.

LEGEND

- FLOW DIRECTION
- SF — SF — SILT FENCE
- SEDIMENT CONTROL LOGS OR STRAW BALE BARRIERS

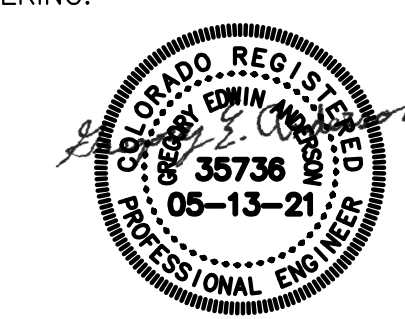


DRB DRAINAGE AND EROSION CONTROL PLAN

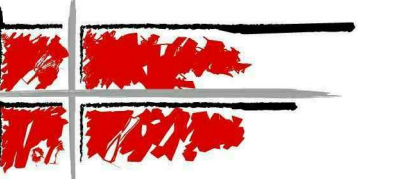
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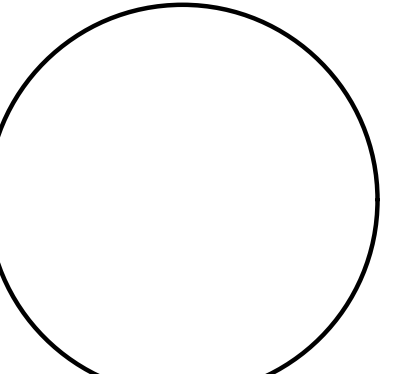
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C1-0.3
DRB UTILITY

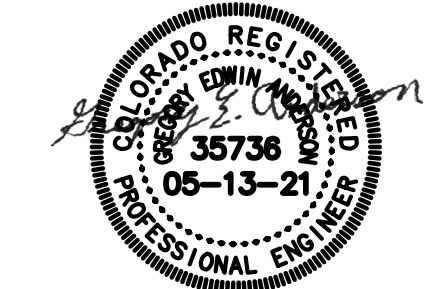
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3. ALL UTILITY LOCATES TO BE PERFORMED PRIOR TO FINAL DESIGN. IT IS RECOMMEND THAT THE SEWER TAP IS POT HOLED PRIOR TO FINAL DESIGN IN ORDER TO DETERMINE IF THE SEWER REQUIRES A PUMP IN THE MECHANICAL ROOM.

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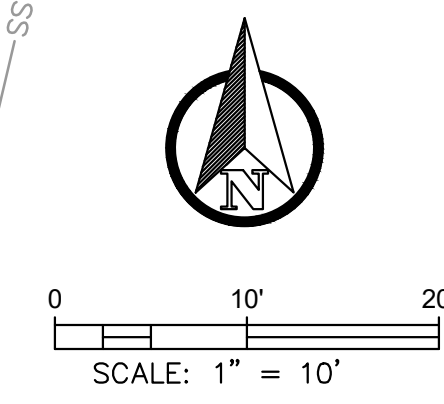
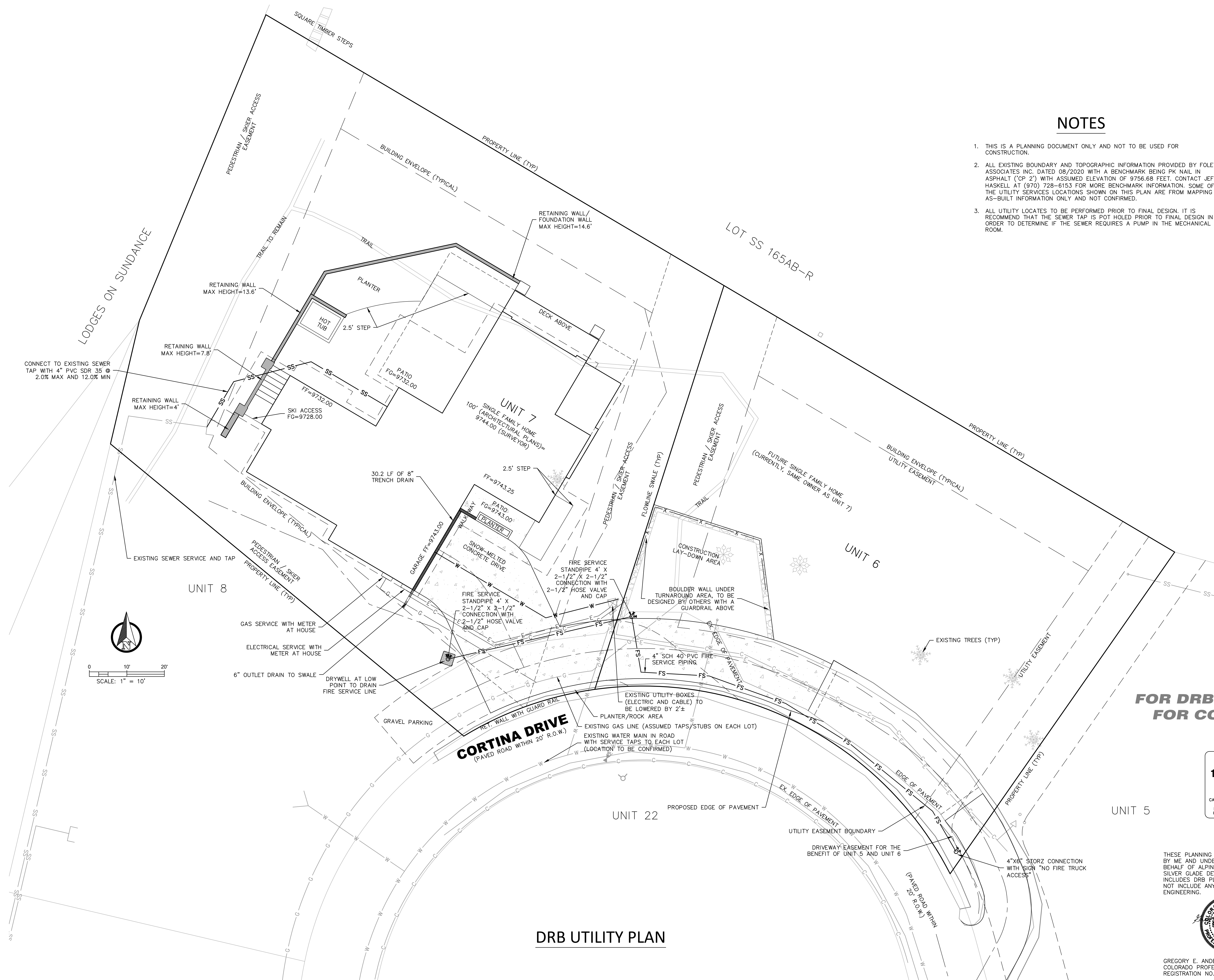
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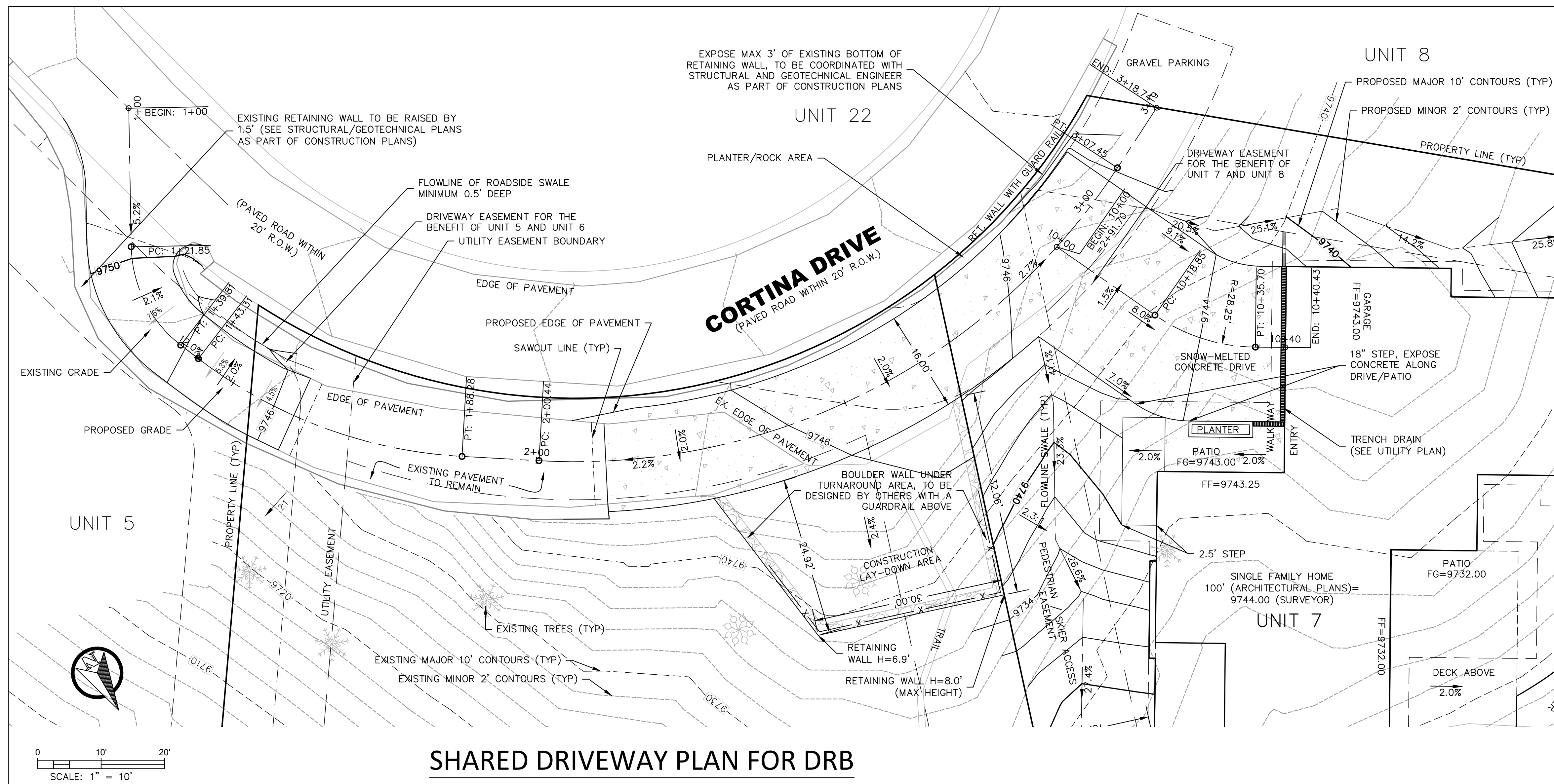
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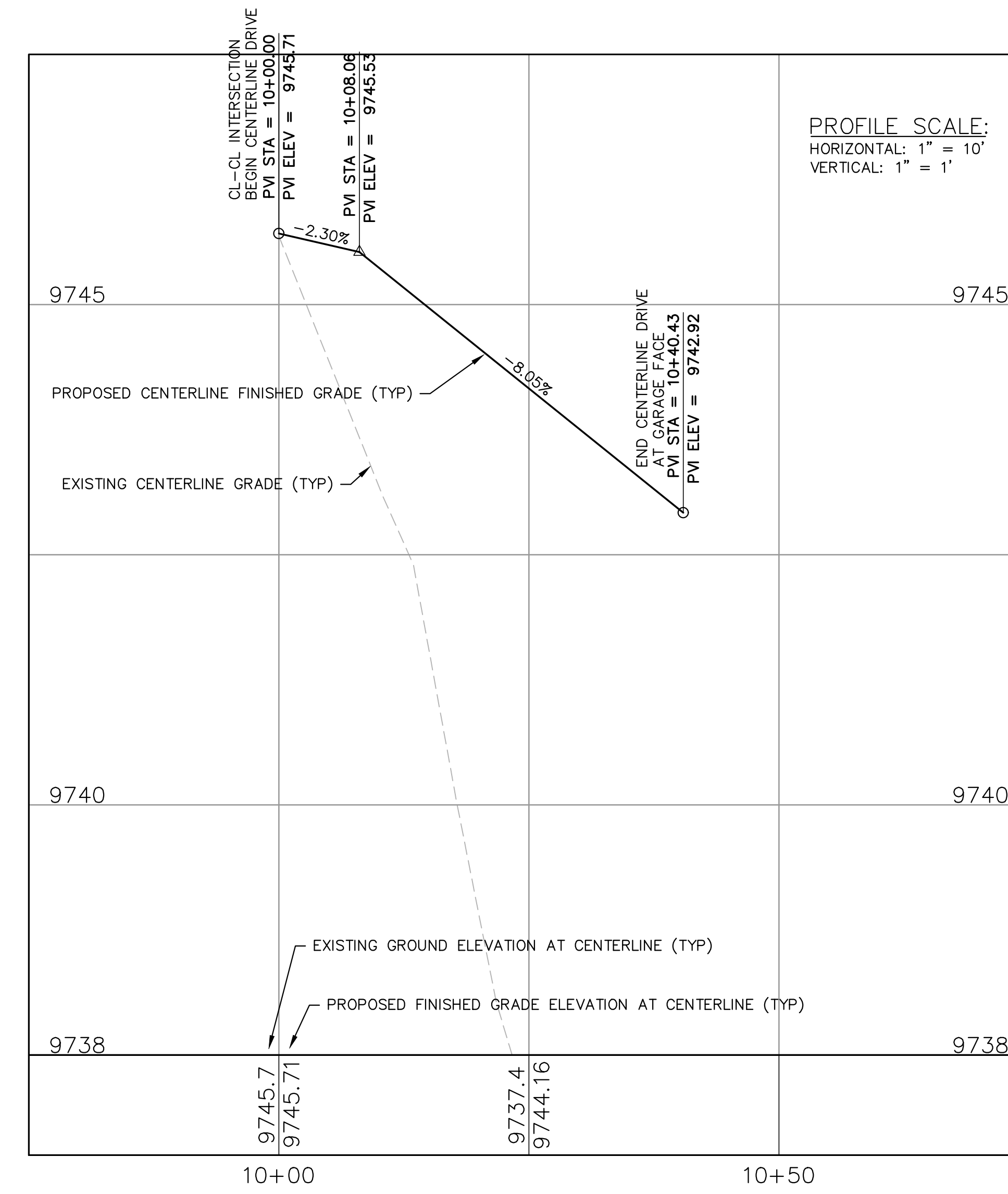
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DRB UTILITY PLAN

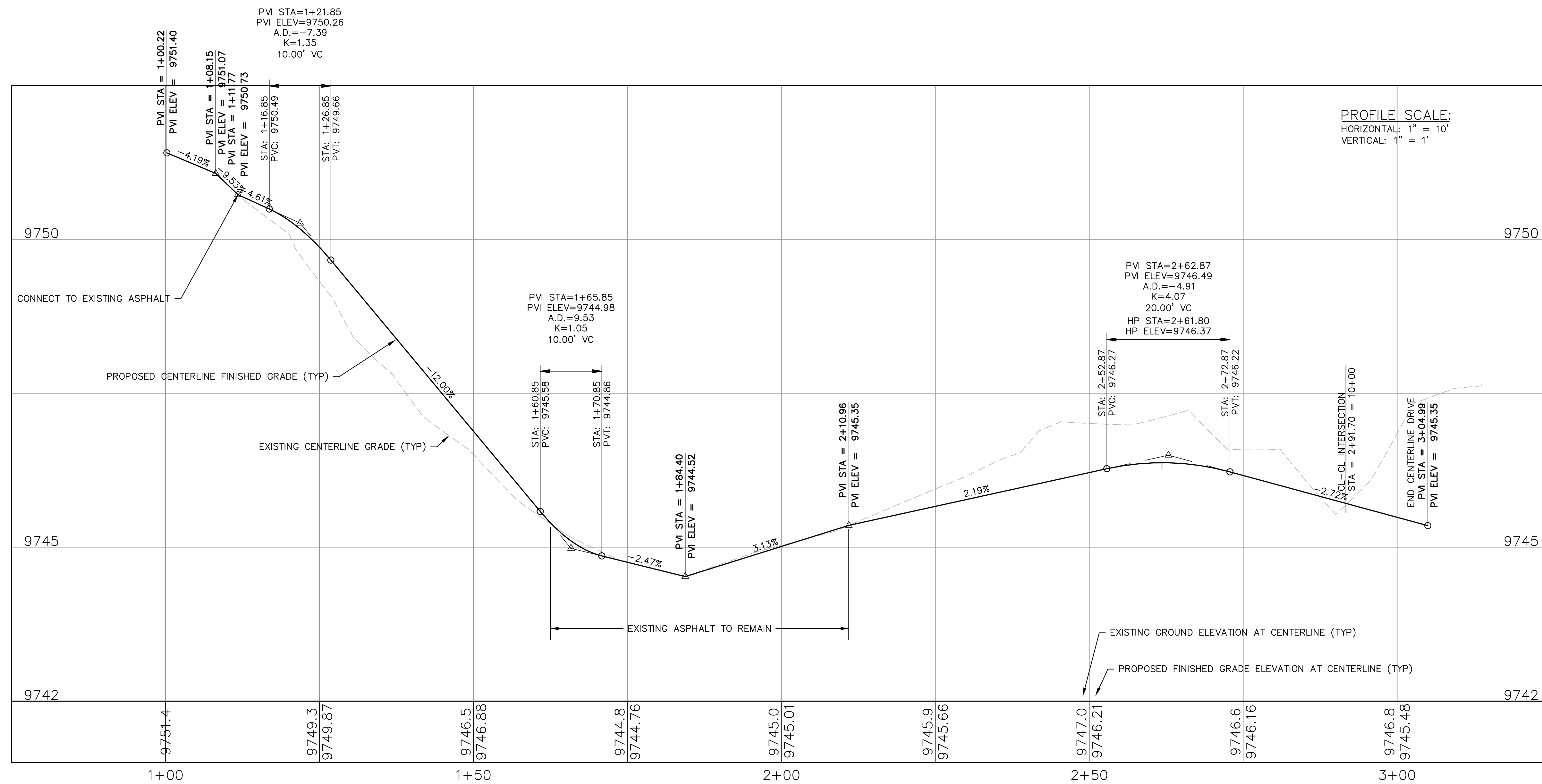




SHARED DRIVEWAY PLAN FOR DRB



UNIT 7 DRIVEWAY PROFILE FOR DRB



SHARED DRIVEWAY PROFILE FOR DRB

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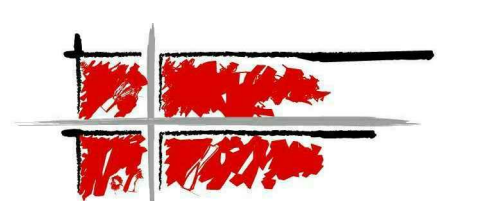
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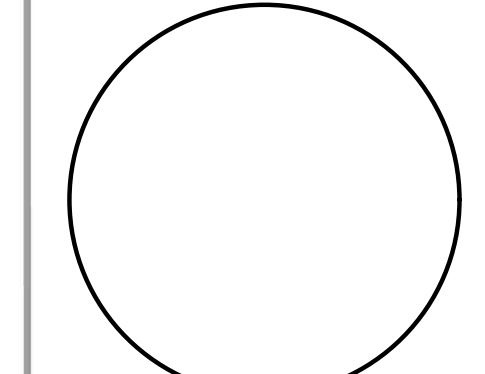
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DRB DRIVE PLAN AND PROFILE



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PLANT SCHEDULE

Image	ID	Qty	Latin Name	Common Name	Scheduled Size
	Anuv	54	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 GALLON
	Bogr	7	<i>Bouteloua gracilis</i>	Bouteloua grass	2 GALLON
	Coac	3	<i>Calamagrostis x acutiflora</i> "Karl Foetstler"	Karl Foetstler Feather Reed Grass	2 GALLON
	Coae	7	<i>Cornus sericea</i> "Bailey"	Red Twigged Dogwood	20 GALLON
	Hyas	8	<i>Populus tremulocoides</i>	Quaking aspen	MINIMUM 3" CALIPER DBH
	Phop	5	<i>Physocarpus opulifolius</i>	Ninebark	5 GALLON
	Plar	6	<i>Pinus aristata</i>	Bristlecone pine	4" B&B
	Prvi	13	<i>Prunus virginiana</i>	Native Chokecherry	20 GALLON
	Scas	12	<i>Scabiosa columbiana</i> "Butterfly Blue"	Butterfly Blue Pincushion Flower	1 GALLON
	Syot	7	<i>Symphoricarpos oreophilus</i>	Mountain Snowberry	5 GALLON

FIRE MITIGATION NOTES

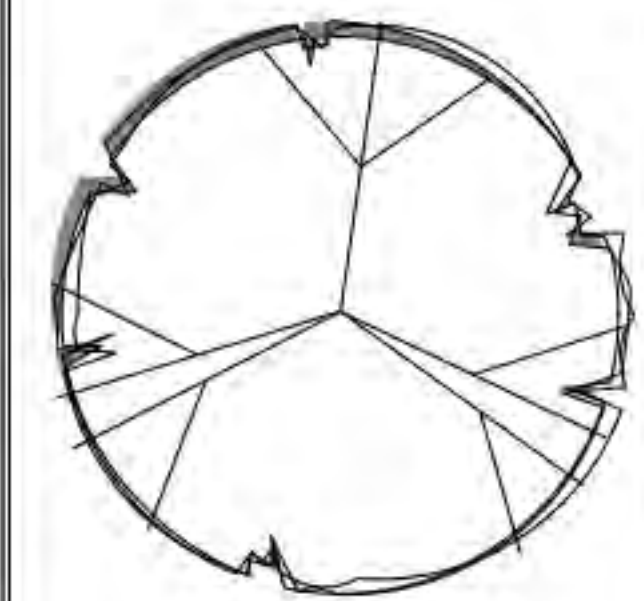
- ALL TREES AND SHRUBS LOCATED IN ZONE 1 TO BE REMOVED WITH THE FOLLOWING EXCEPTIONS:
 - THOSE THAT CREATE A VISUAL SCREEN TO NEIGHBORING LOTS/ STRUCTURES.
 - THOSE THAT ARE INTEGRAL IN SLOPE STABILIZATION.
- ANY NEW TREES TO BE PLANTED INSIDE OF ZONE 1 TO BE OF FIREWISE SPECIES PER CSU EXTENSION FIREWISE PLANT MATERIALS 6.305.
- NEW ASPENS TO BE PLANTED IN ZONE 1 TO BE CLUSTERED FOR BETTER AESTHETICS AS WELL AS TO ALLOW TREES TO DEFEND THEMSELVES AGAINST WIND.
- ANY CONIFER TO BE PLANTED IN ZONE 2 MUST HAVE A 10' SEPARATION BETWEEN CROWNS AND IF PLANTED IN CLUSTERS EACH CLUSTER MUST HAVE A 10' SEPARATION BETWEEN CLUSTERS.
- LIVE TREES IN ZONE 2 WITH A DBH GREATER THAN 4" MUST HAVE A 10' CROWN TO CROWN SEPARATION WITH THE EXCEPTION OF:
 - GROUPINGS OF TREES AND SHRUBS IN ZONE 2 TO BE THINNED SUCH THAT A 10' CROWN TO CROWN SPACING EXISTS BETWEEN GROUPINGS. ALL LADDER FUELS TO BE REMOVED BETWEEN GROUPINGS.
 - FIREWISE SPECIES PER CSU FIREWISE PLANT MATERIALS 6.305 MAY BE PLANTED AT A CROWN SPACING LESS THAN 10' SEPARATION.

REVEGETATION AND PLANTING NOTES

- PLANTS WILL BE SELECTED FOR THE LANDSCAPE PROVIDING THE ESTIMATED TOTAL WATER USE IN THE LANDSCAPE AREA DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE.
- EACH HYDROZONE SHALL HAVE PLANT MATERIALS WITH SIMILAR WATER USE.
- PLANTS SHALL BE SELECTED AND PLANTED BASED UPON THEIR APPROPRIATENESS TO THE CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE.
- ALL SHRUBS AND TREES TO BE BACKFILLED WITH A MIX OF 50% NATIVE SOIL 25% IMPORTED SCREENED TOPSOIL AND 25% ORGANIC COMPOST ALONG WITH AN ECTOMYCORRHIZAL FUNGI INOCULANT.
- BROADCASTING OF SEED SHALL BE DONE WITHIN FOURTEEN DAYS AFTER TOPSOIL HAS BEEN APPLIED TO MINIMIZE EROSION AND WEED ESTABLISHMENT IN ALL DISTURBED AREAS AND UTILITY EASEMENTS.
- A MINIMUM OF 4" - 6" OF SCREENED TOPSOIL TO BE SPREAD BY GENERAL CONTRACTOR BEFORE SEEDING. ALL CONSTRUCTION DEBRIS TO BE REMOVED FROM SITE BEFORE TOPSOIL IS SPREAD.
- POST CONSTRUCTION SOIL SURFACE TO BE ADEQUATELY TREATED WITH COMPOST EXTRACT BEFORE TOPSOIL IS SPREAD TO ESTABLISH HEALTHY BIOLOGY ONTO ALL COMPACTED AREAS DISTURBED FROM CONSTRUCTION. TILLING WILL ONLY CONTRIBUTE TO EROSION AND CREATE A DEEPER COMPACTION LAYER AND SHOULD BE AVOIDED. LANDSCAPE DESIGNER TO SOURCE EXTRACT.
- SLOPES 3:1 OR GREATER TO BE NETTED WITH NON-NYLON 100% BIO/PHOTO DEGRADABLE CERTIFIED WEED FREE STRAW BLANKETS SUCH AS AEC PREMIER STRAW DOUBLE OR SINGLE NET FIBRENET.
- SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEED MIX AT A RATE OF 10 PLS POUNDS PER 1,000 SF (SEED MIX TO BE APPROVED BY TMV):
 - Bromus marginatus Mountain brome 5%
 - Deschampsia caespitosa Tufted hairgrass 10%
 - Festuca arizonica Arizona fescue 5%
 - Festuca saximontana Rocky Mountain Fescue 15%
 - Festuca thurberii Thurber's fescue 15%
 - Koeleria macrantha Junegrass 10%
 - Muhlenberia montana Mountain muhly 10%
 - Poa palustris Fowl bluegrass 15%
 - Schizachyrium scoparium Little bluestem 15%
- LANDOWNER TO MAINTAIN PROPER WEED CONTROL ESPECIALLY DURING THE EARLY PHASES OF REVEGETATION TO PREVENT NOXIOUS WEED INFESTATION. DO NOT LET WEEDS GO TO SEED.
- LANDSCAPE PLAN TO COMPLY WITH SECTION 17.5.9(g) OF THE CDC LANDSCAPE DESIGN REGULATION REGARDING NOXIOUS WEEDS.
- PHASING OF LANDSCAPE INSTALLATION TO COMPLY WITH APPROPRIATE WATERING REGULATIONS IN PLACE AT THE TIME OF PLANTING. ADDITIONAL WATERING BEYOND RESTRICTIONS MAY BE REQUESTED TO ENCOURAGE ROOT HAIR GROWTH ESPECIALLY IF PLANTING OCCURS AFTER AUGUST 1ST.
- NEW TREES TO BE STAKED FOR THREE FULL GROWING SEASONS AT WHICH TIME THE STAKES WILL BE REMOVED FOR THE HEALTH OF THE TREES.
- ALL TREES AND SHRUBS TO BE FIELD LOCATED BY LANDSCAPE DESIGNER.
- ALL SHRUBS AND TREES TO BE MULCHED 2" IN DEPTH WITH A PRE-COMPOSTED BARK MULCH SUCH AS BACK TO EARTH COMPOSTED COTTON BURR MULCH, OR SIMILAR. MULCH TO BE APPROVED BY LANDSCAPE DESIGNER. NO WOOD CHIPS OR BARK NUGGETS ALLOWED.
- ALL NEW TREE AND SHRUB PLANTINGS DEPENDENT UPON SEVERITY OF SLOPE, SPACE AVAILABLE AND THE DESIRE OF THE CLIENT TO KEEP VIEWS OPEN.



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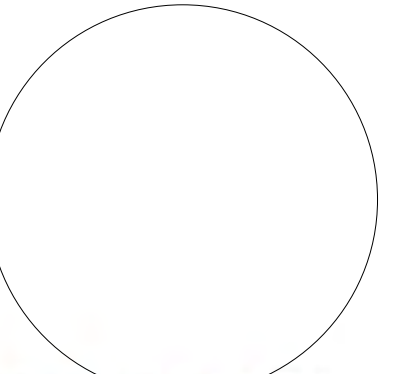
Grassroots Landscape Design, LLC
970.729.1657
grassrootstelluride@gmail.com

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Drawn By: jm
DATE: 5.13.21



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LS - 1
LANDSCAPE PLAN



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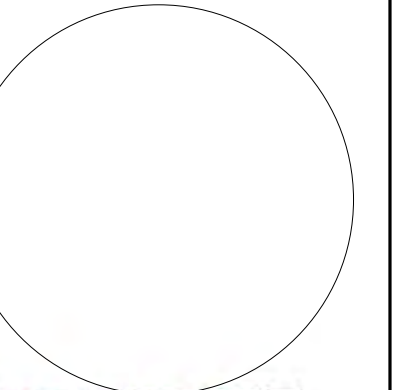
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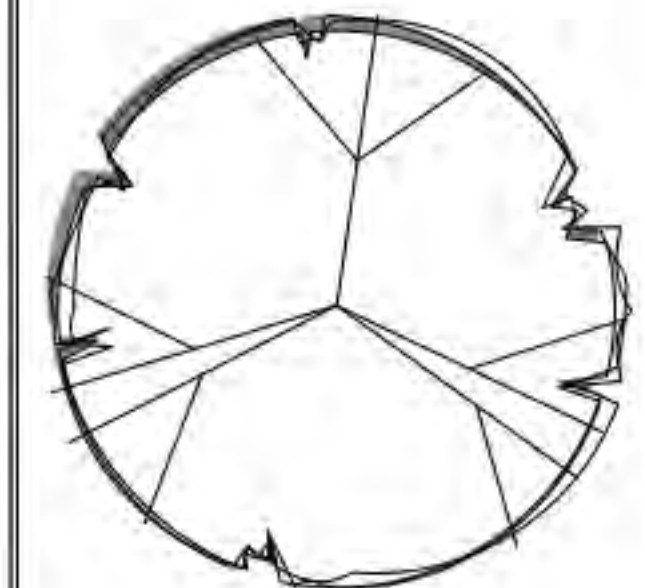
LS - 2
IRRIGATION PLAN



MATT STEEN - TELLURIDE IRRIGATION
PO BOX 2771 TELLURIDE, CO
970.596.0408 tellurideirrigation@mac.com



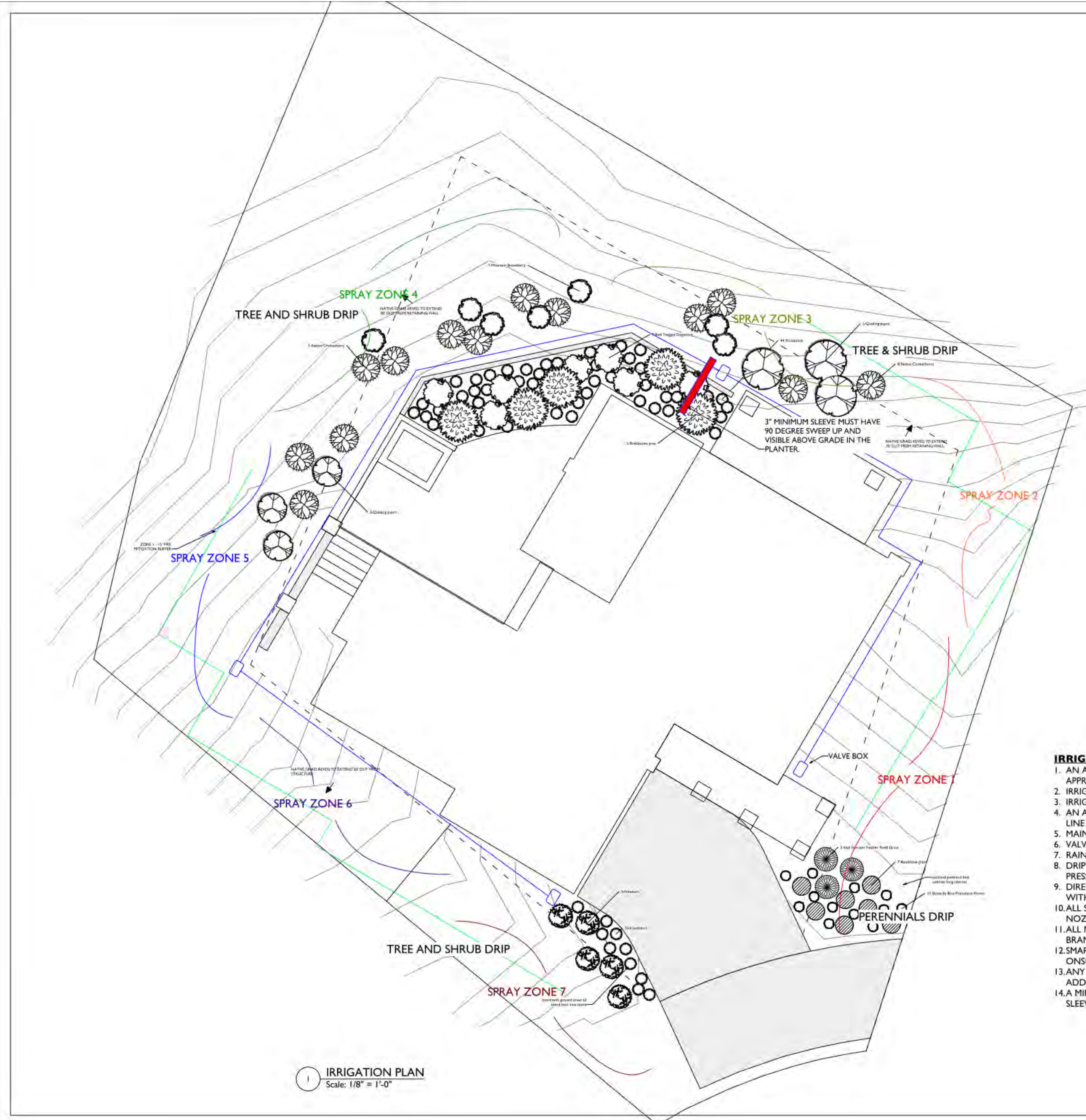
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970.729.1657
grassrootstelluride@gmail.com

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DATE: 5.13.21



- IRRIGATION NOTES**
1. AN APPROVED RPZ BACKFLOW ASSEMBLY TO BE INSTALLED INSIDE MECHANICAL ROOM WITH APPROPRIATELY SIZED DRAIN BY CERTIFIED PLUMBING CONTRACTOR.
 2. IRRIGATION MAINLINE TO BE SCH 40 PVC AND BE BURIED 8-10" BELOW FINAL GRADE.
 3. IRRIGATION LATERAL LINES TO BE POLYETHYLENE 200 PSI RATED PIPE.
 4. AN APPROPRIATELY SIZED MASTER VALVE TO BE LOCATED DIRECTLY AFTER IRRIGATION WATER LINE EXITS HOUSE.
 5. MAINLINE WILL EXTEND AROUND THE PROPERTY (APPROXIMATELY SHOWN).
 6. VALVE BOXES TO BE BURIED FLUSH TO GRADE.
 7. RAINBIRD OR HUNTER BRAND 1" IRRIGATION VALVES TO BE INSTALLED.
 8. DRIP ZONE VALVES INSTALLED ARE 1" RAINBIRD XERIGATION CONTROL ZONE KITS WITH PRESSURE REGULATION AND 200 MESH FILTERS.
 9. DIRECT BURIAL ELECTRICAL COMMUNICATION WIRE TO EACH VALVE BOX WILL BE INSTALLED WITH EXTRA COMMUNICATION FEEDS FOR FUTURE EXPANSION.
 10. ALL SPRAY ZONES LABELED ARE HUNTER PRO SPRAY 6" TO 12" POP UP HEADS WITH MP ROTATOR NOZZLES SPRAYING 20' - 30' FROM HOUSE.
 11. ALL NEWLY PLANTED TREES AND SHRUBS WILL BE DRIP IRRIGATED WITH RAINBIRD OR HUNTER BRAND EMISSION ON THEIR OWN SPECIFIC ZONE VALVES.
 12. SMART IRRIGATION TECHNOLOGY CONTROLLER WILL BE INSTALLED WITH WIFI CAPABILITIES. NO ONSITE WEATHER STATION REQUIRED.
 13. ANY ADDITIONAL PLANTING/SEEDING AREAS THAT EXTEND BEYOND THIS PLAN MAY REQUIRE ADDITIONAL ZONE VALVES.
 14. A MINIMUM 3" SLEEVE TO BE INSTALLED (APPROXIMATELY) WHERE INDICATED ON THE PLAN. THIS SLEEVE MUST BE A SWEEPING 90 DEGREE LINE VISIBLE ABOVE FINAL GRADE IN THE PLANTER.

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

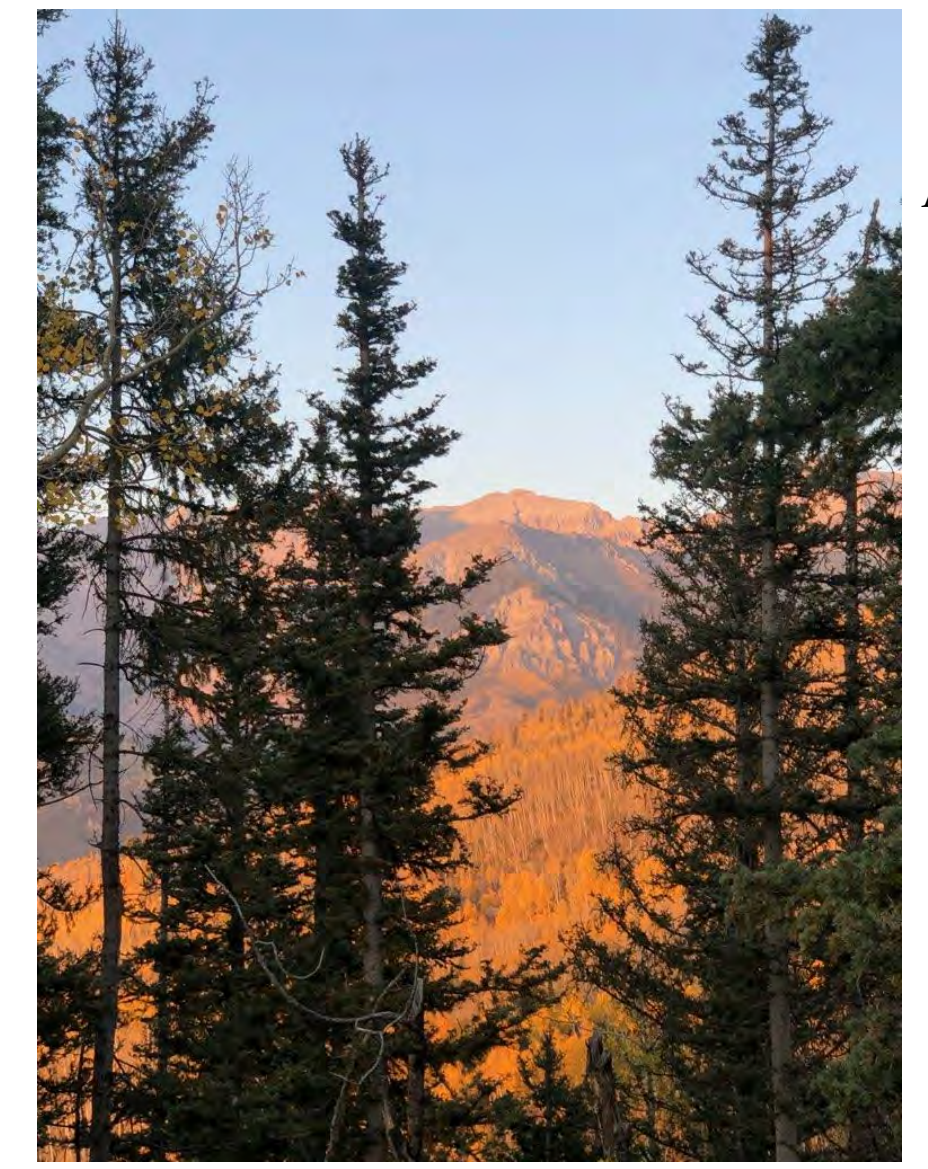
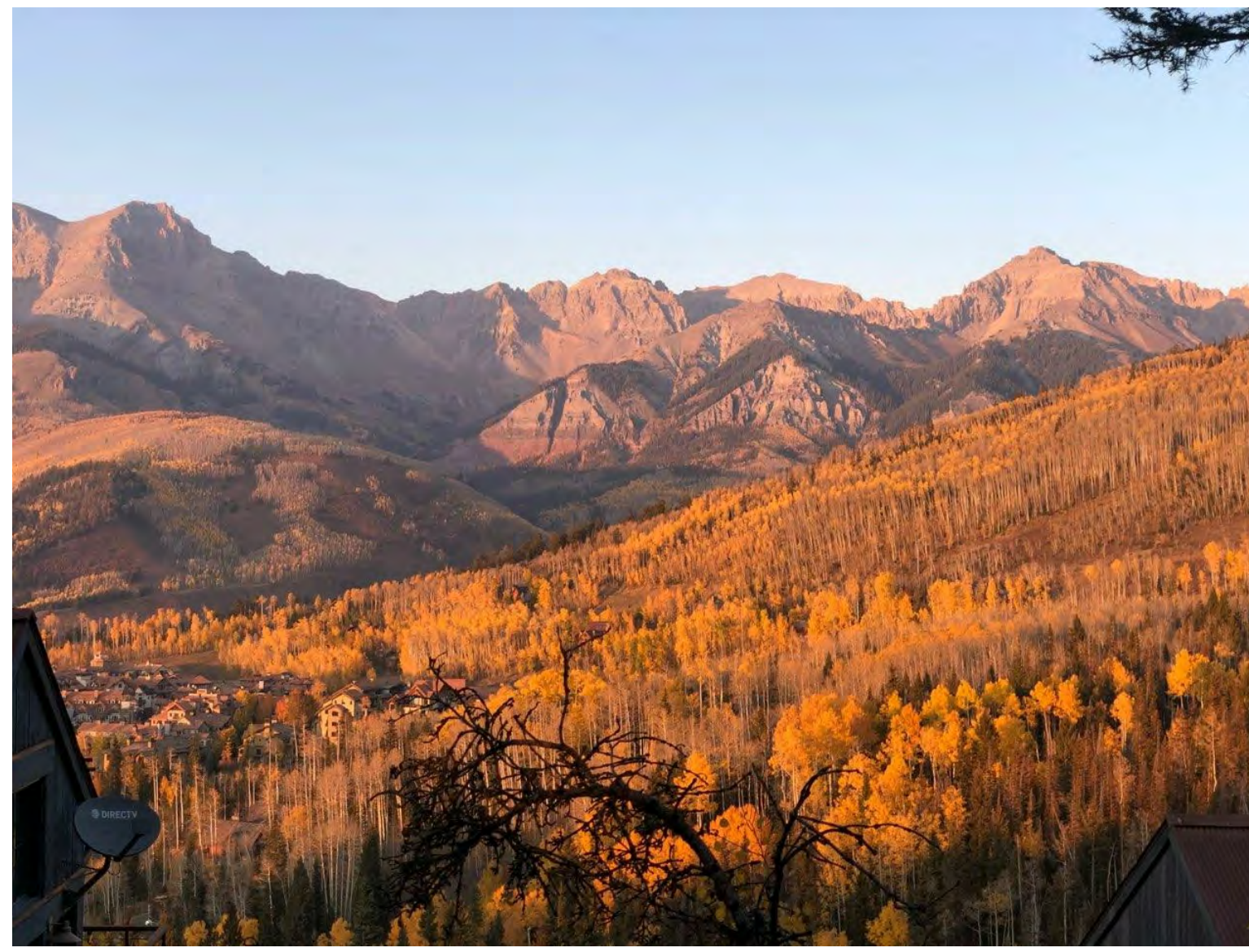


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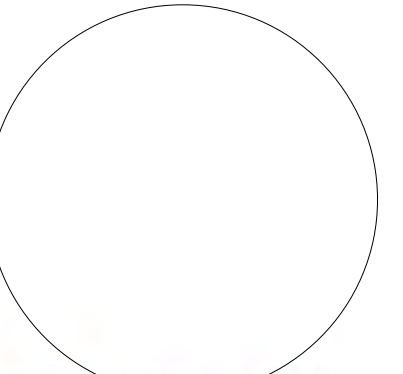
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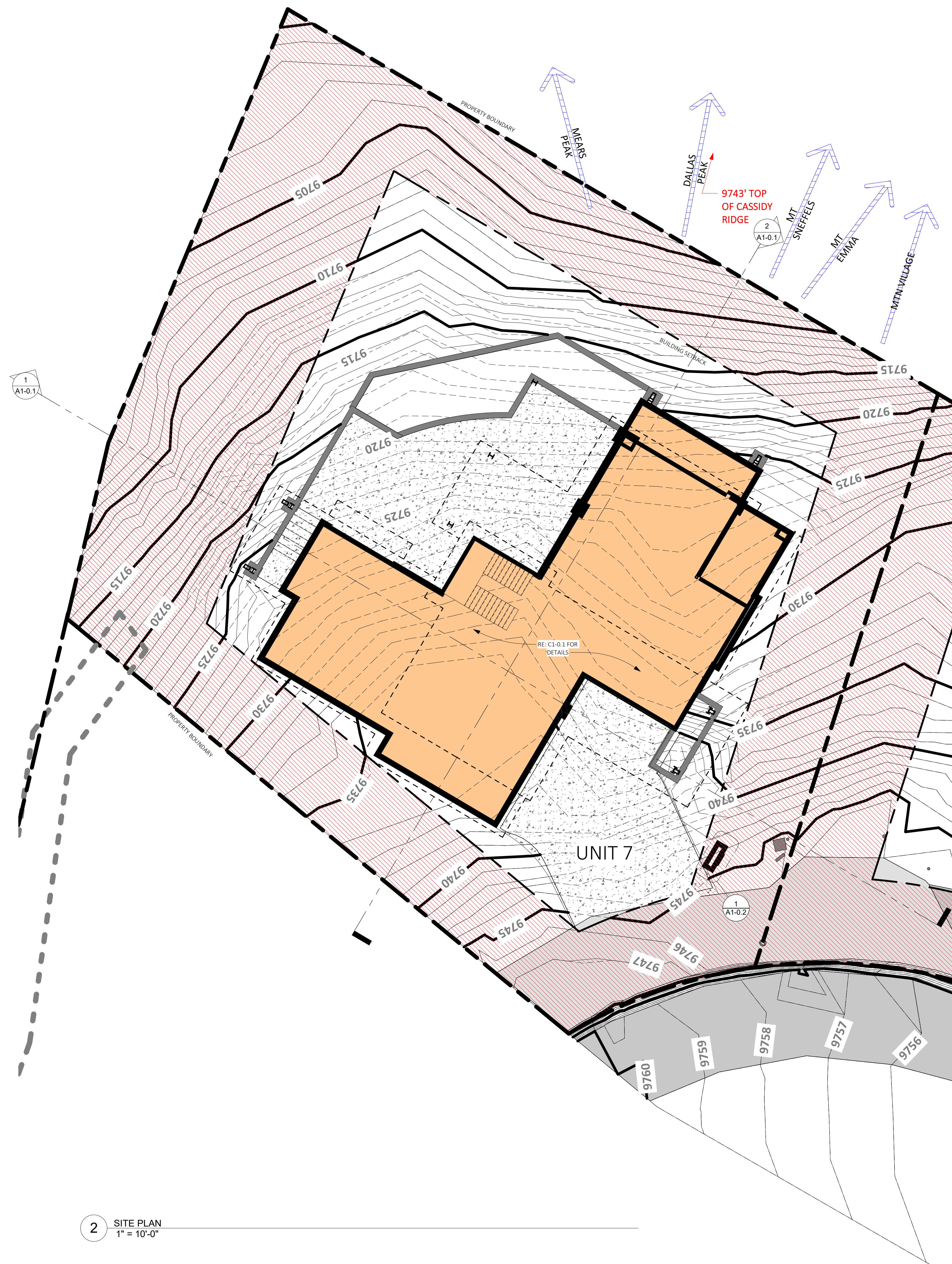
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A1-0.0
 ARCHITECTURAL
 SITE PLAN



SITE PLAN LEGEND

-----	DRAINAGE	[Pattern]	SNOW MELT LOCATIONS
-----	LIMITS OF CONSTRUCTION	[Pattern]	ASPHALT
-----	EROSION CONTROL	[Pattern]	CONCRETE
-----	NEW GRADE LINE	[Pattern]	SNOW STORAGE
-----	PREVIOUS GRADE LINE	[Pattern]	SNOW SHED
W-W-W-W	NEW WATER LINE	[Pattern]	INTERIOR BUILDING AREA
G-G-G-G	NEW GAS LINE	---	DRAINTILE
S-S-S-S	NEW SEWER LINE		
E-E-E-E	NEW ELECTRICAL LINE		

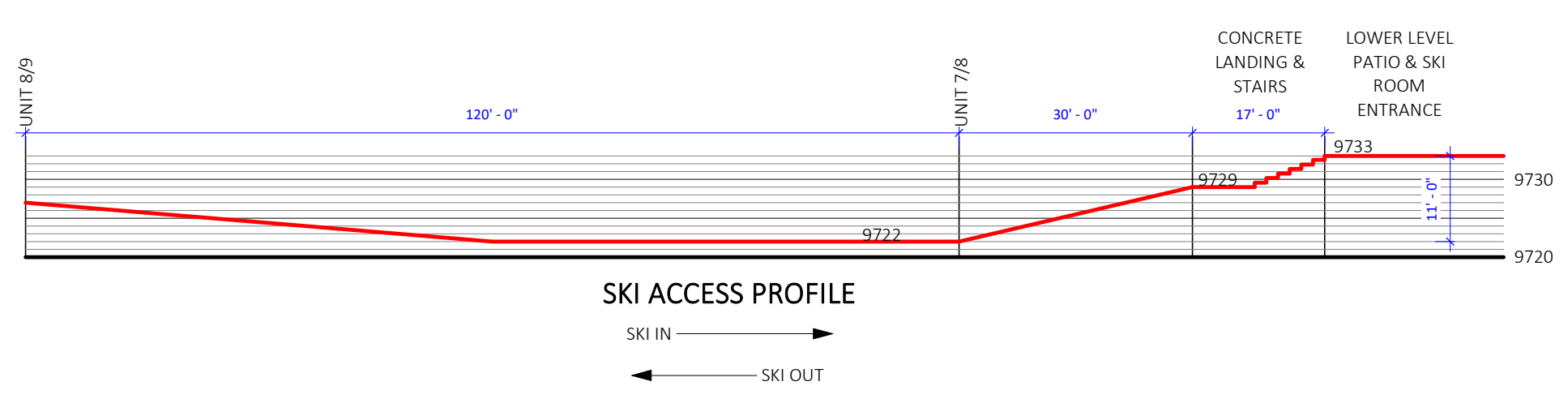
STRUCTURAL ELEVATIONS

T.O. SLAB @ LOWER LEVEL	89'-0" = 9732'
T.O. SLAB @ GARAGE	99'-0" = 9742' 0"
T.O. SUBFLOOR @ MAIN LEVEL	100'-0" = 9743'
T.O. SUBFLOOR @ UPPER LEVEL	112'-0" = 9755'

- NOTES:**
- SEE CIVIL PLANS FOR GRADING AND ADDITIONAL SITE DETAILS
 - ALL PERIMETER FOUNDATION DRAINS TO EXIT TO DAYLIGHT
 - STORM WATER DETENTION POND SHOULD BE LOCATED ON SITE TO MAXIMIZE THE COLLECTION OF SURFACE RUNOFF WATER, IN ADDITION TO COLLECTING ROOF DRAINS AND FOUNDATION DRAIN IF APPLICABLE
 - ALL CONCRETE WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
 - EXCESS SOIL FROM CONSTRUCTION TO BE RELOCATED ON SITE W/ GEOTECHNICAL ENGINEER APPROVAL.
 - ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE AC SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR
 - ALL DRIVEWAYS, PARKING, AND LAYDOWN AREAS ARE COVERED WITH AT LEAST TWO INCHES OR 3/4" SCREENED ROCK. RECOMMENDED TO DO A MINIMUM OF 8" OF 3" MINUS PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC.
 - ALL CONNECTIONS TO WATER SYSTEM SHOULD HAVE PRESSURE REDUCING VALVES INSTALLED ON BOTH THE DOMESTIC AND FIRE SUPPLY LINES.



2 SITE PLAN
 1" = 10'-0"



1 SKI ACCESS SECTION
 1" = 20'-0"



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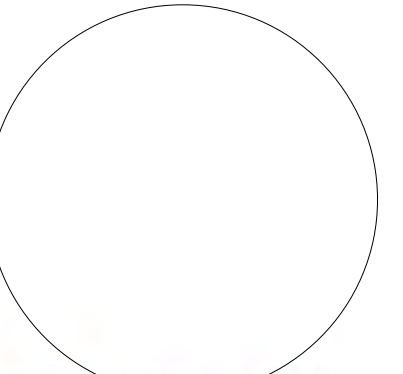
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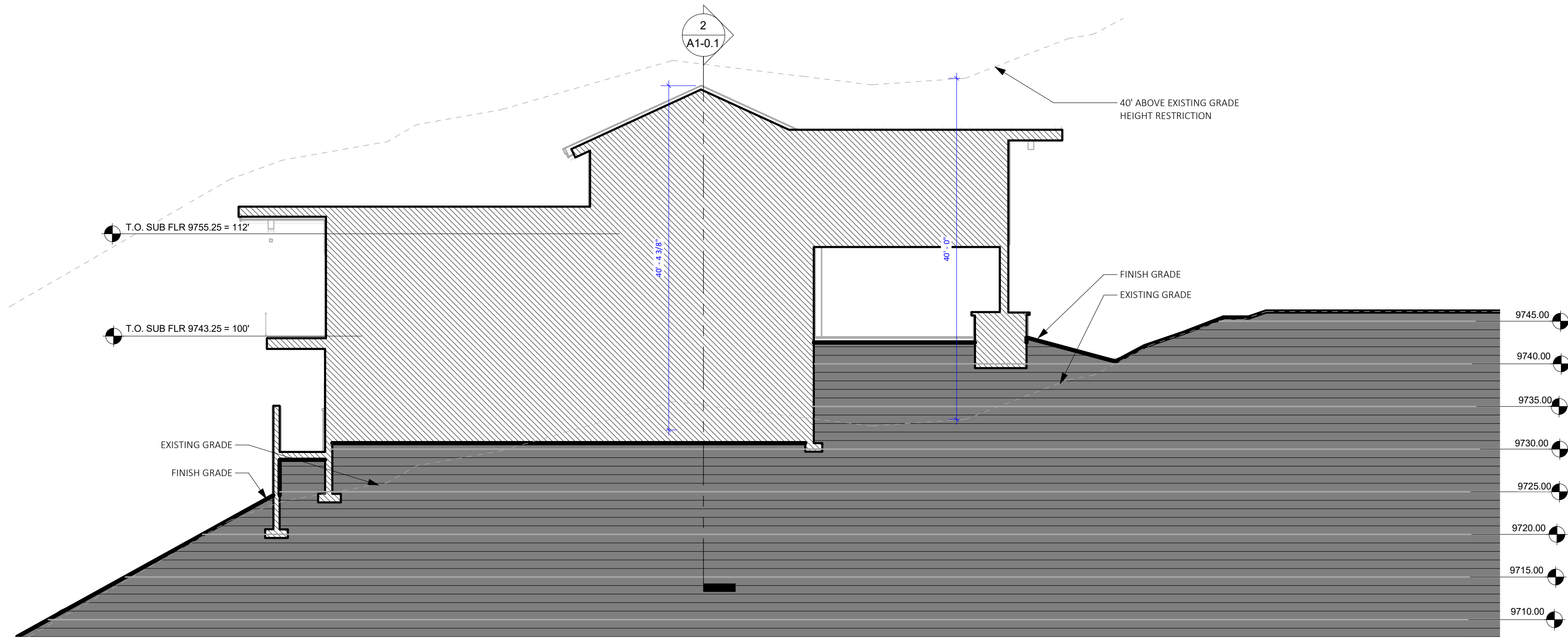
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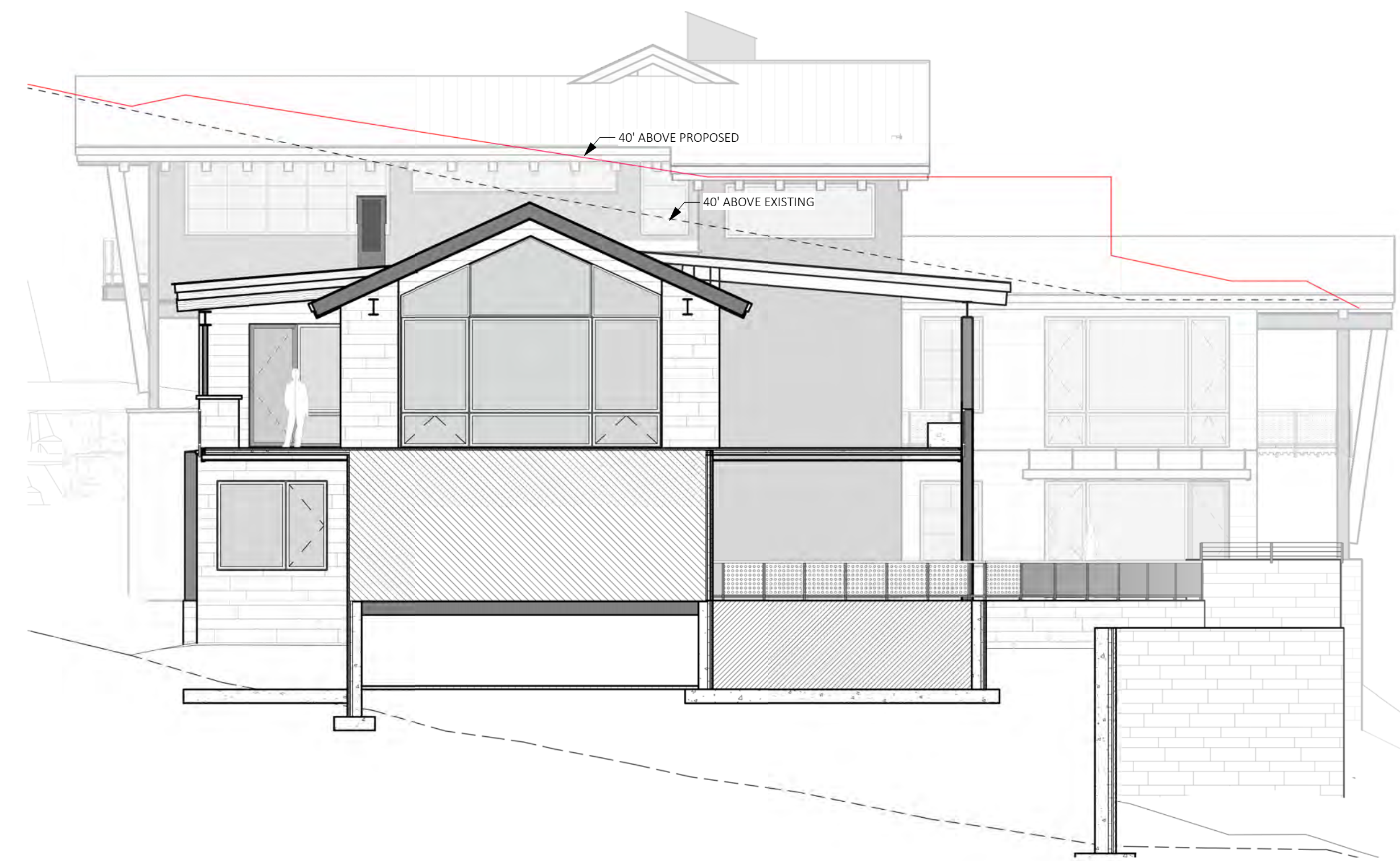
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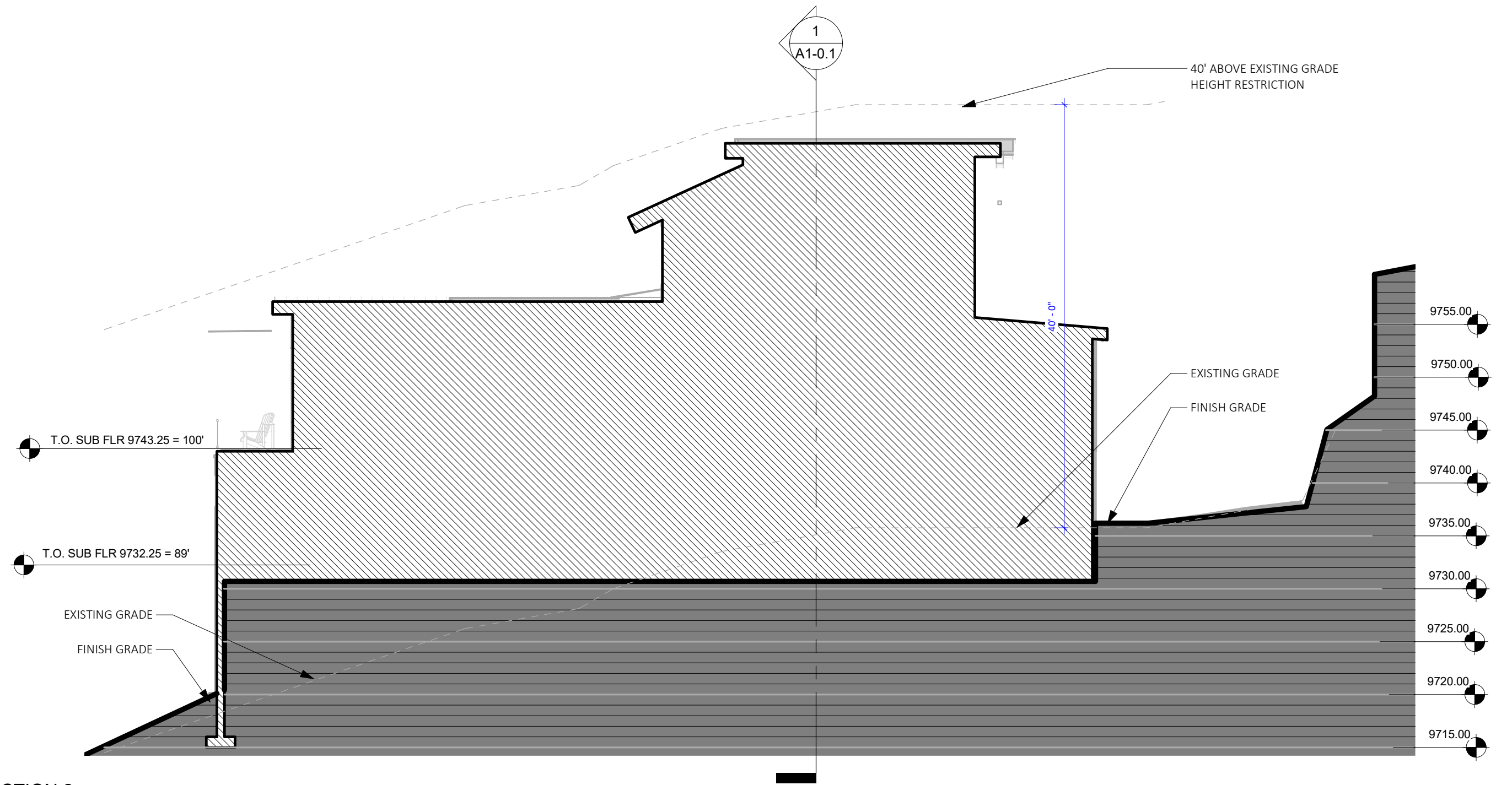
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ARCHITECTURAL
HEIGHT STUDIES



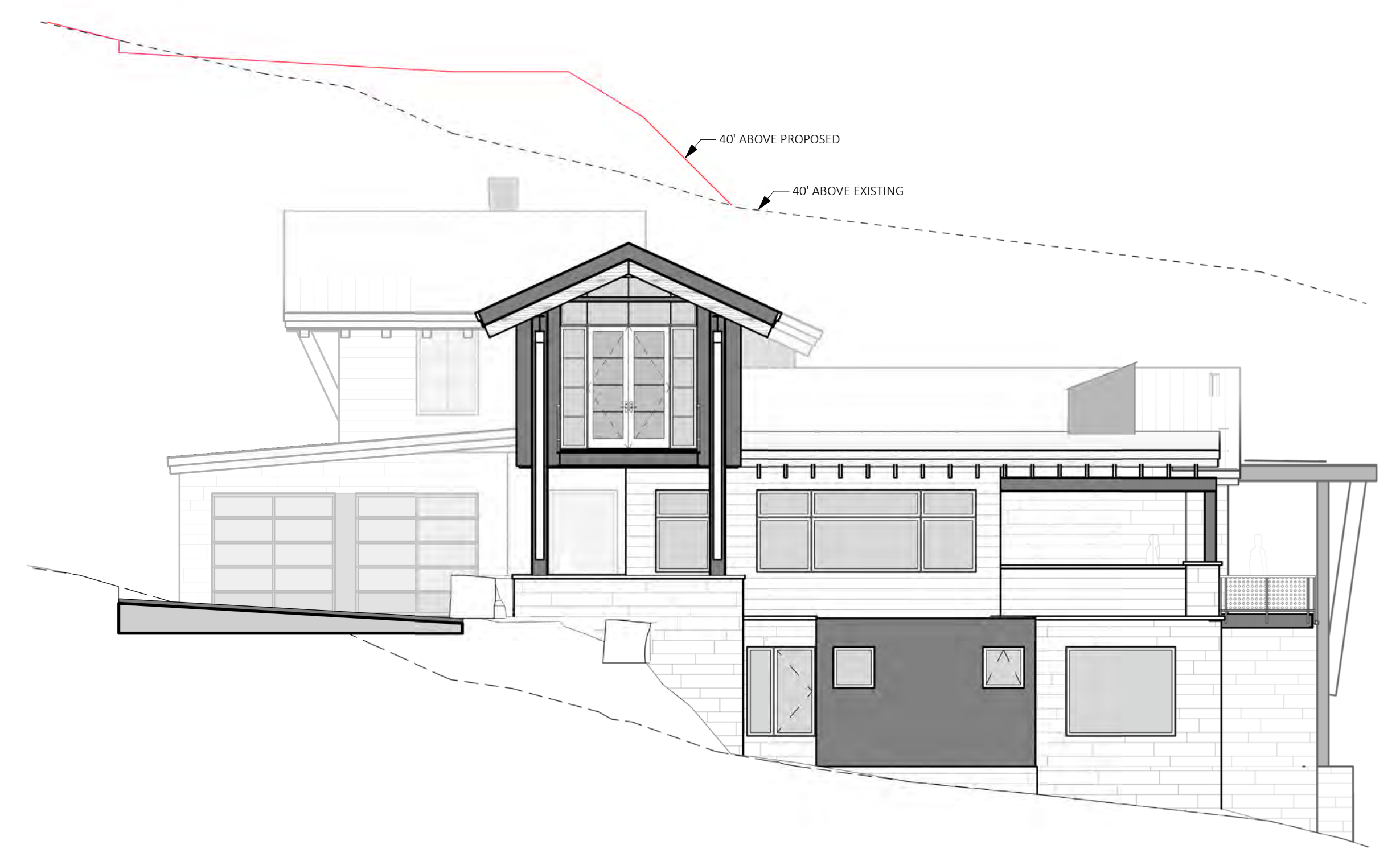
1 SITE SECTION 1
1" = 10'-0"



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



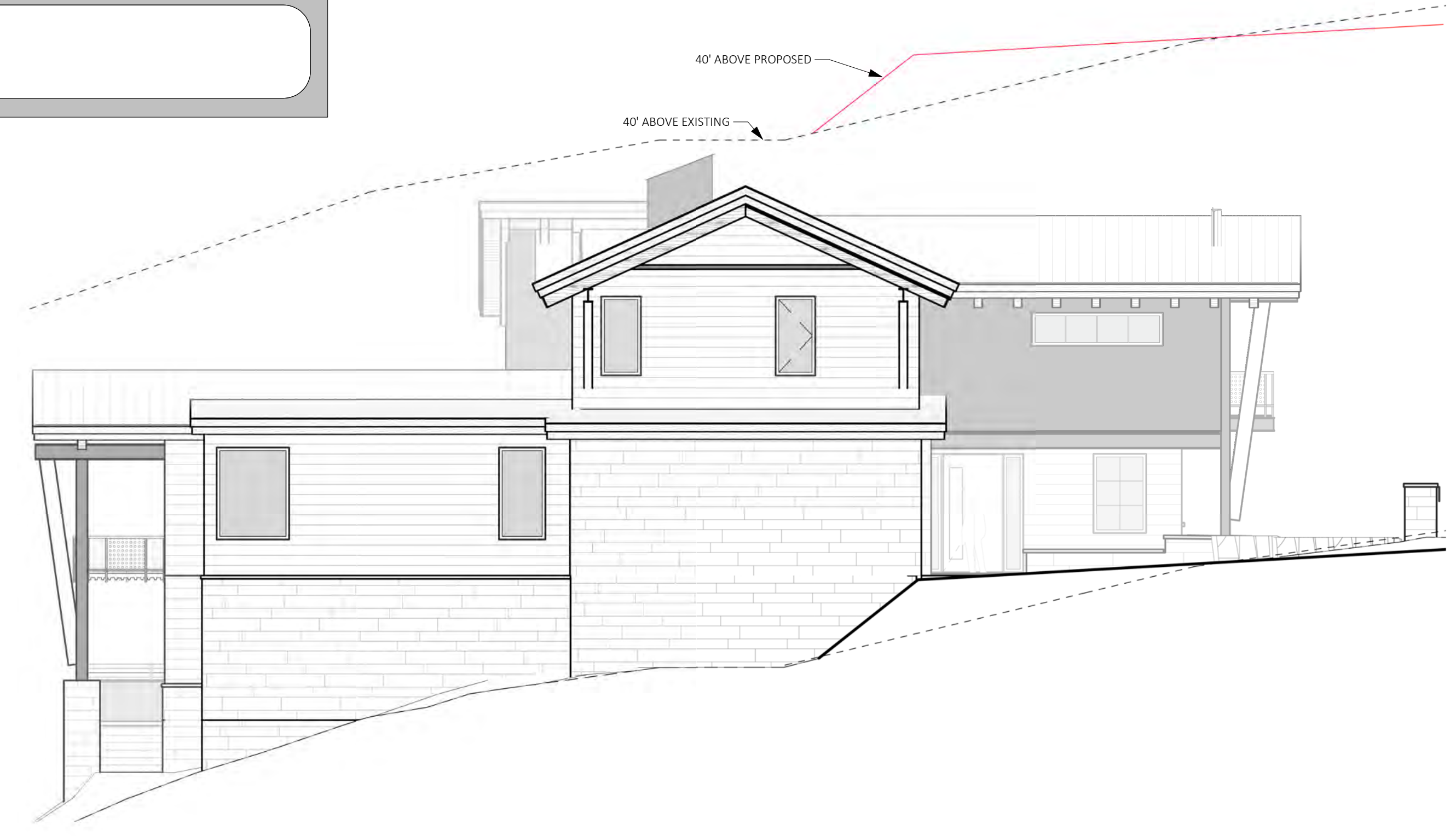
2 SITE SECTION 2
1" = 10'-0"



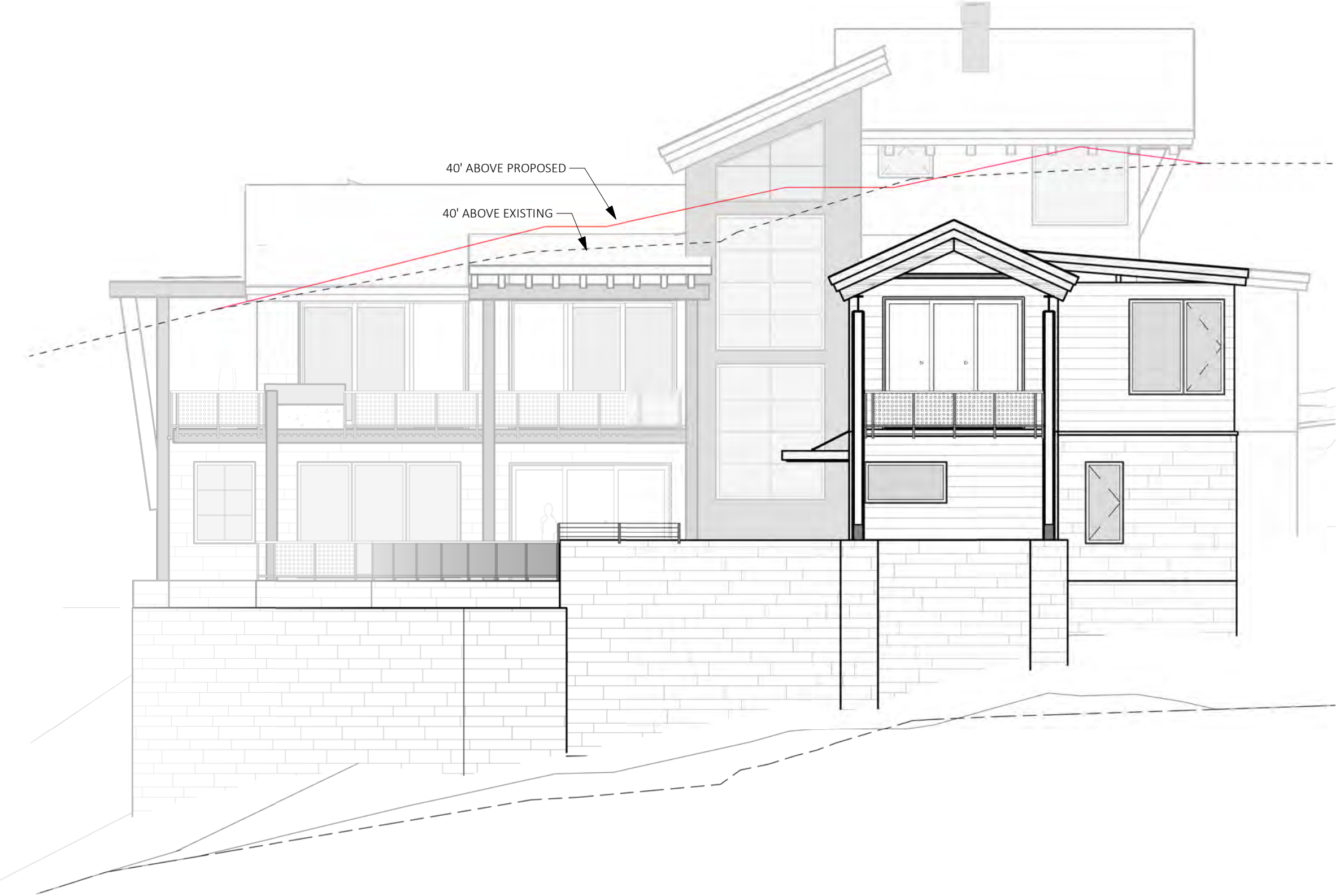
4 EAST ELEVATION
1/8" = 1'-0"

STRUCTURAL ELEVATIONS

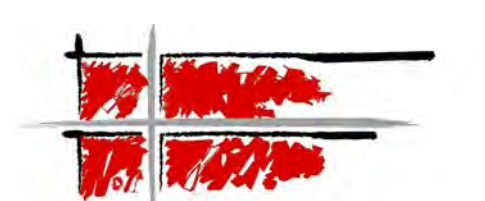
T.O. SLAB @ LOWER LEVEL	89'-0" = 9732'
T.O. SLAB @ GARAGE	99'-0" = 9742' 0"
T.O. SUBFLOOR @ MAIN LEVEL	100'-0" = 9743'
T.O. SUBFLOOR @ UPPER LEVEL	112'-0" = 9755'



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



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



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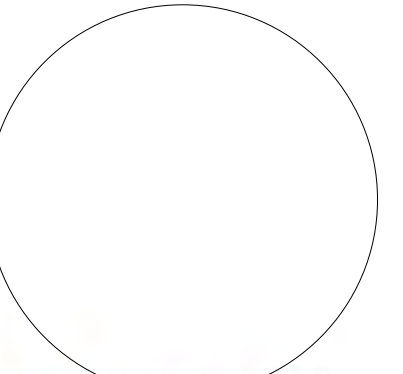
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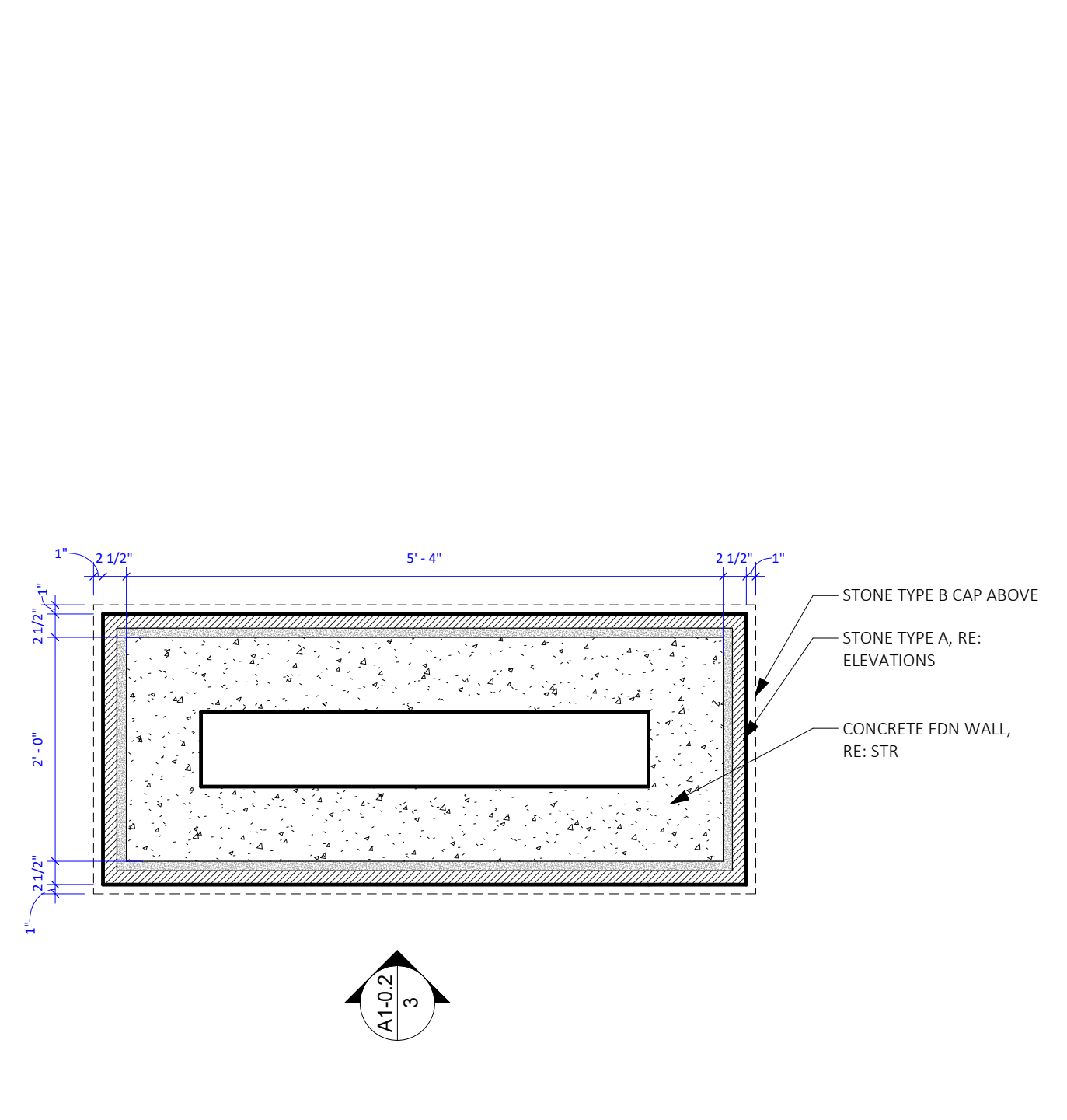
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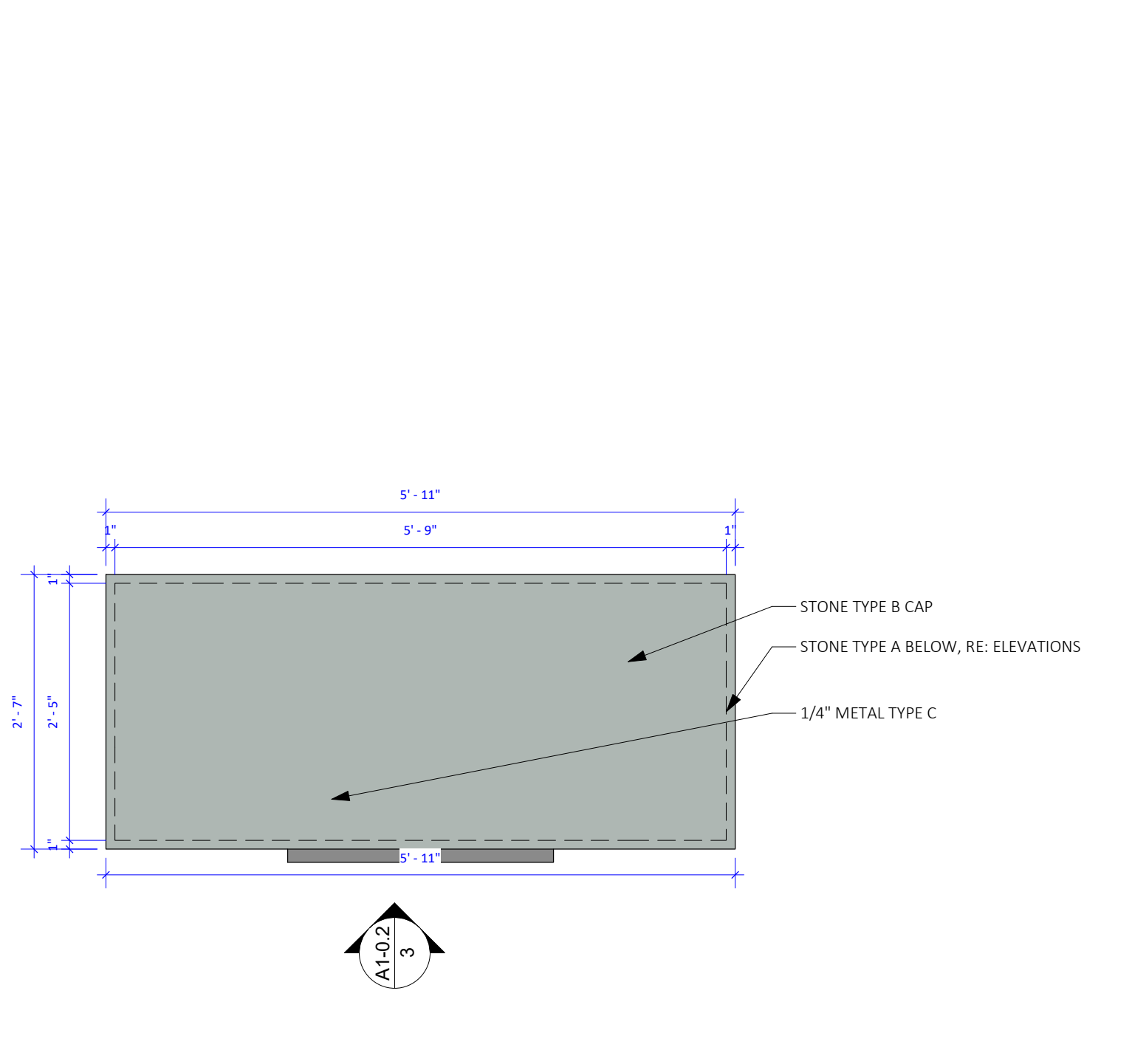
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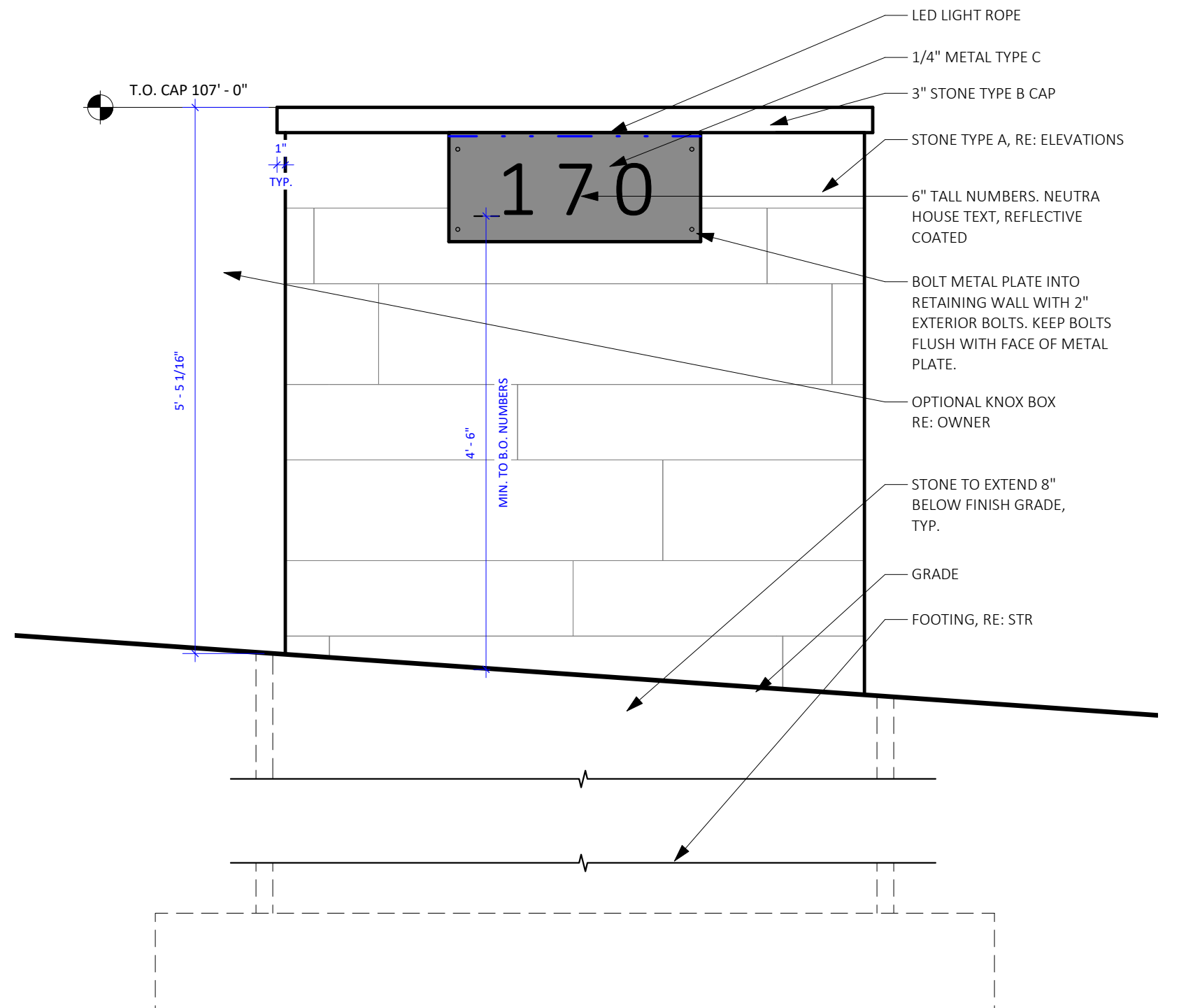
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ARCHITECTURAL
SITE DETAILS



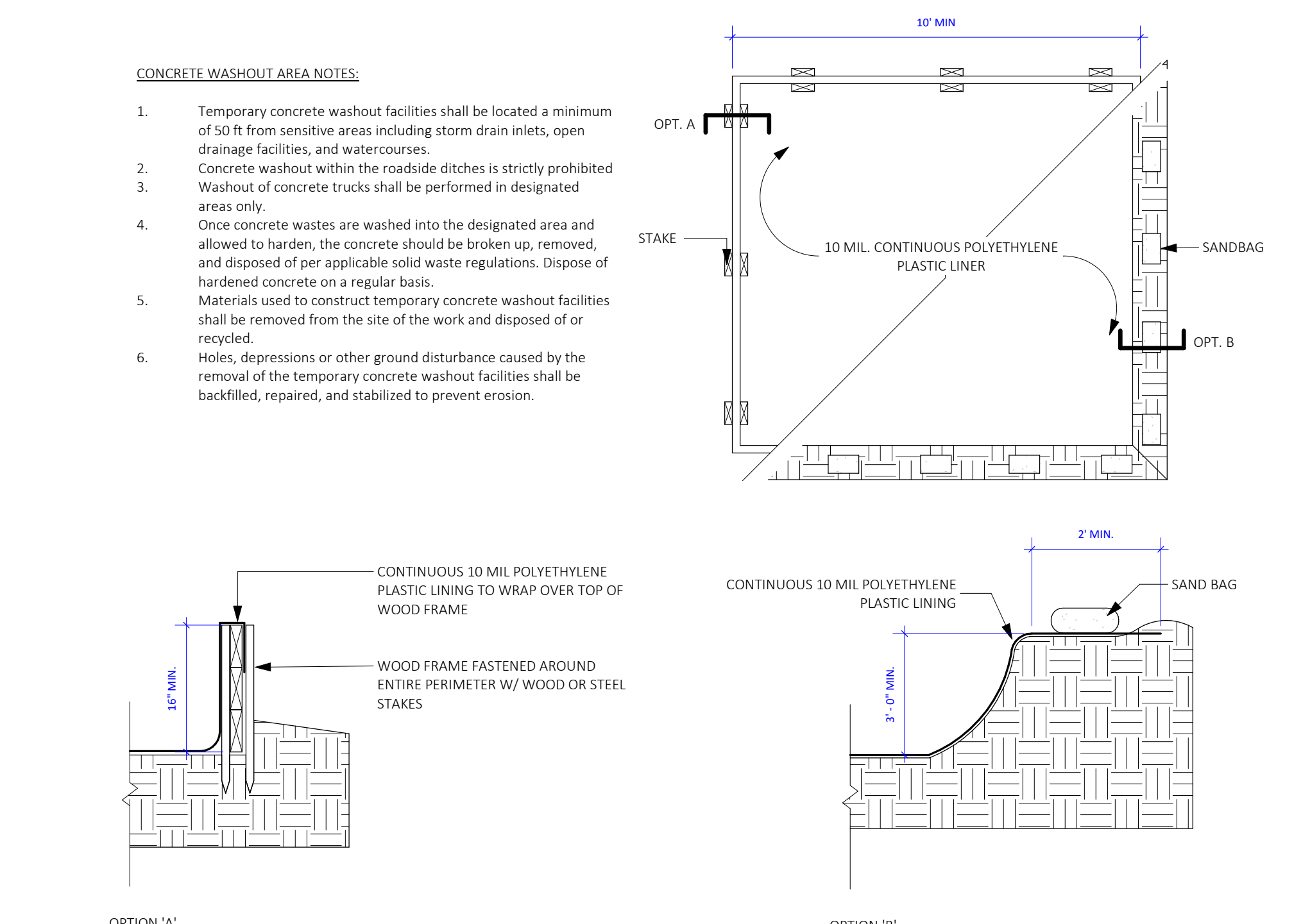
1 ADDRESS MONUMENT PLAN
3/4" = 1'-0"



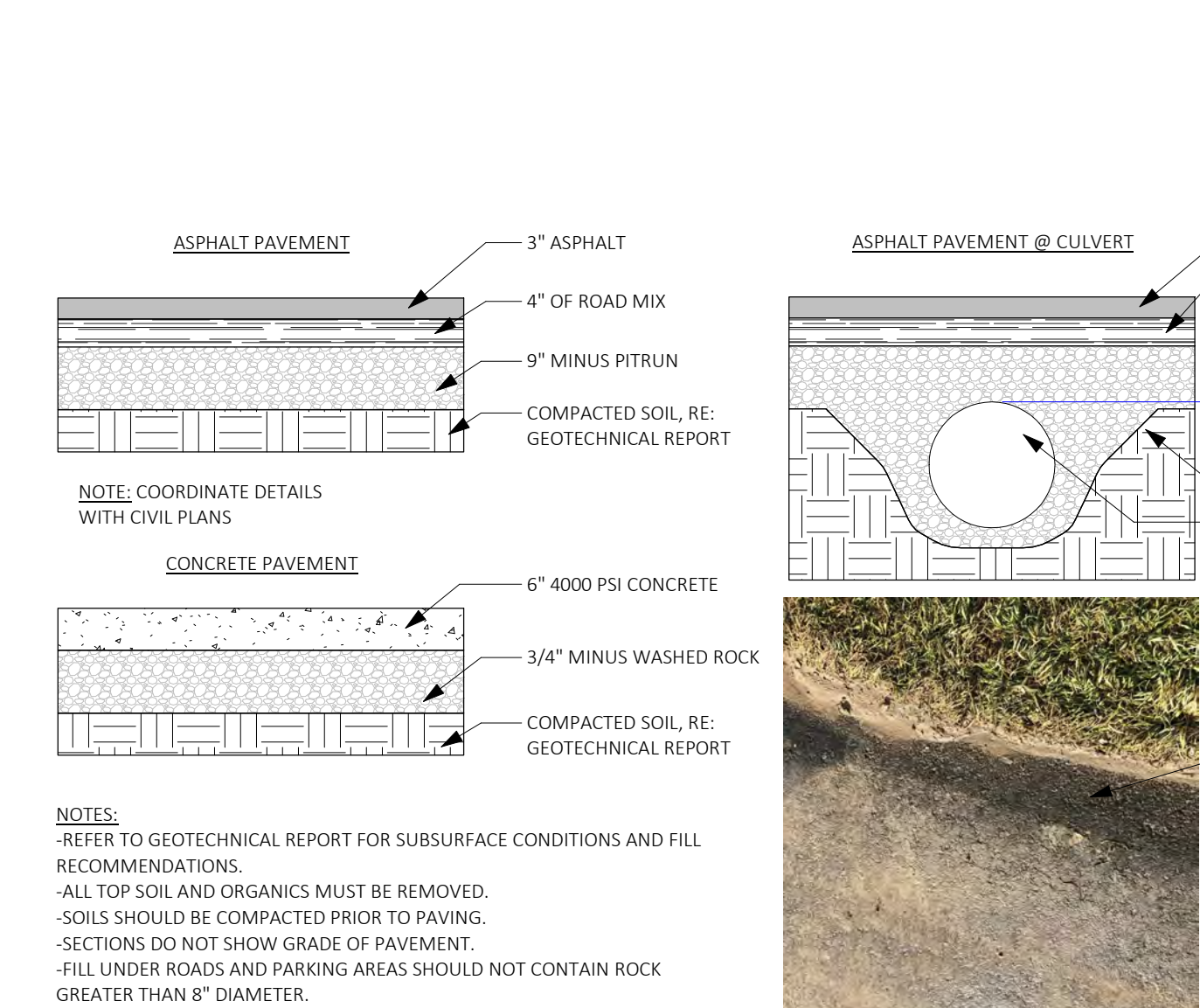
2 ADDRESS MONUMENT PLAN
3/4" = 1'-0"



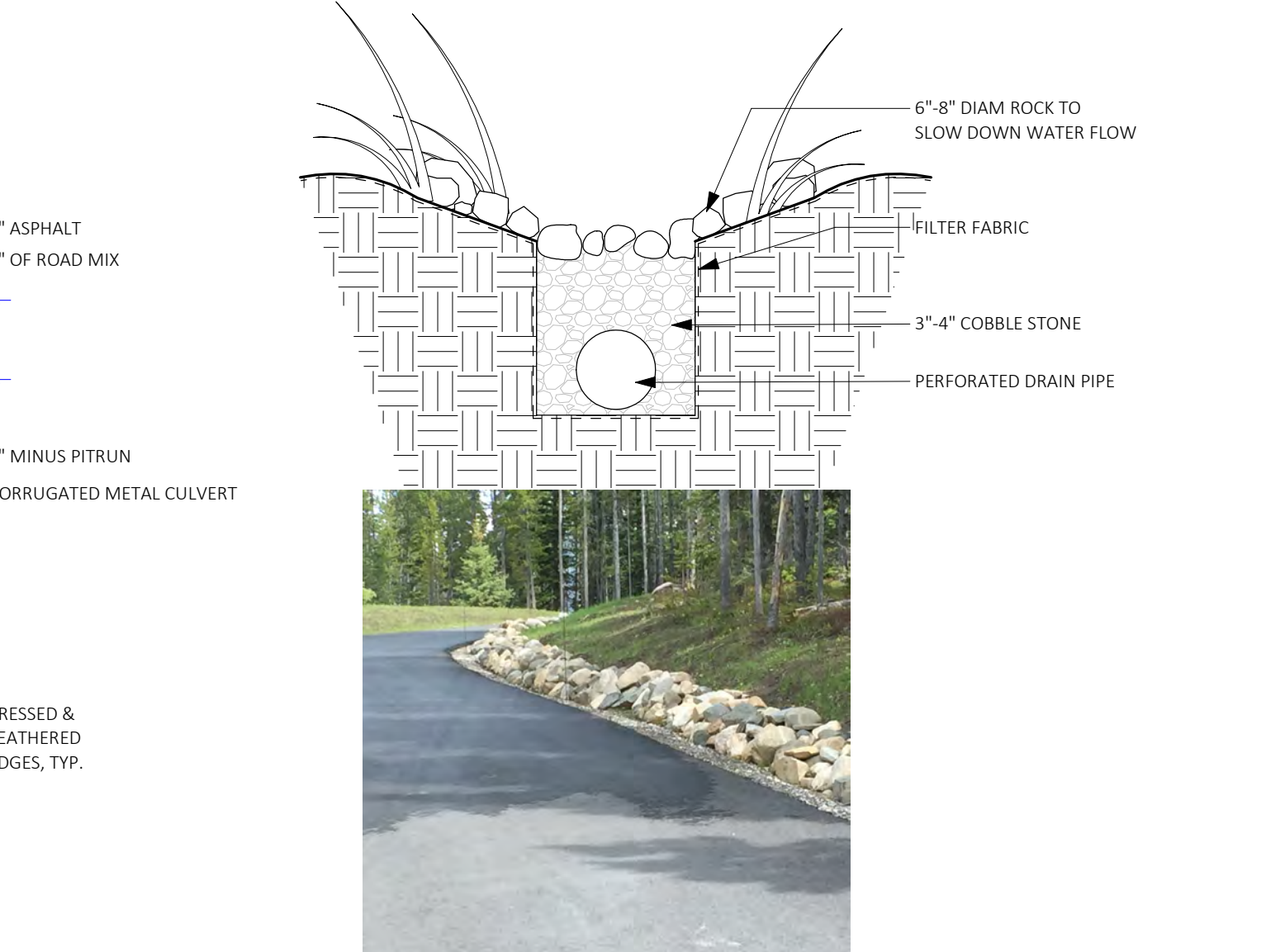
3 ADDRESS MONUMENT
3/4" = 1'-0"



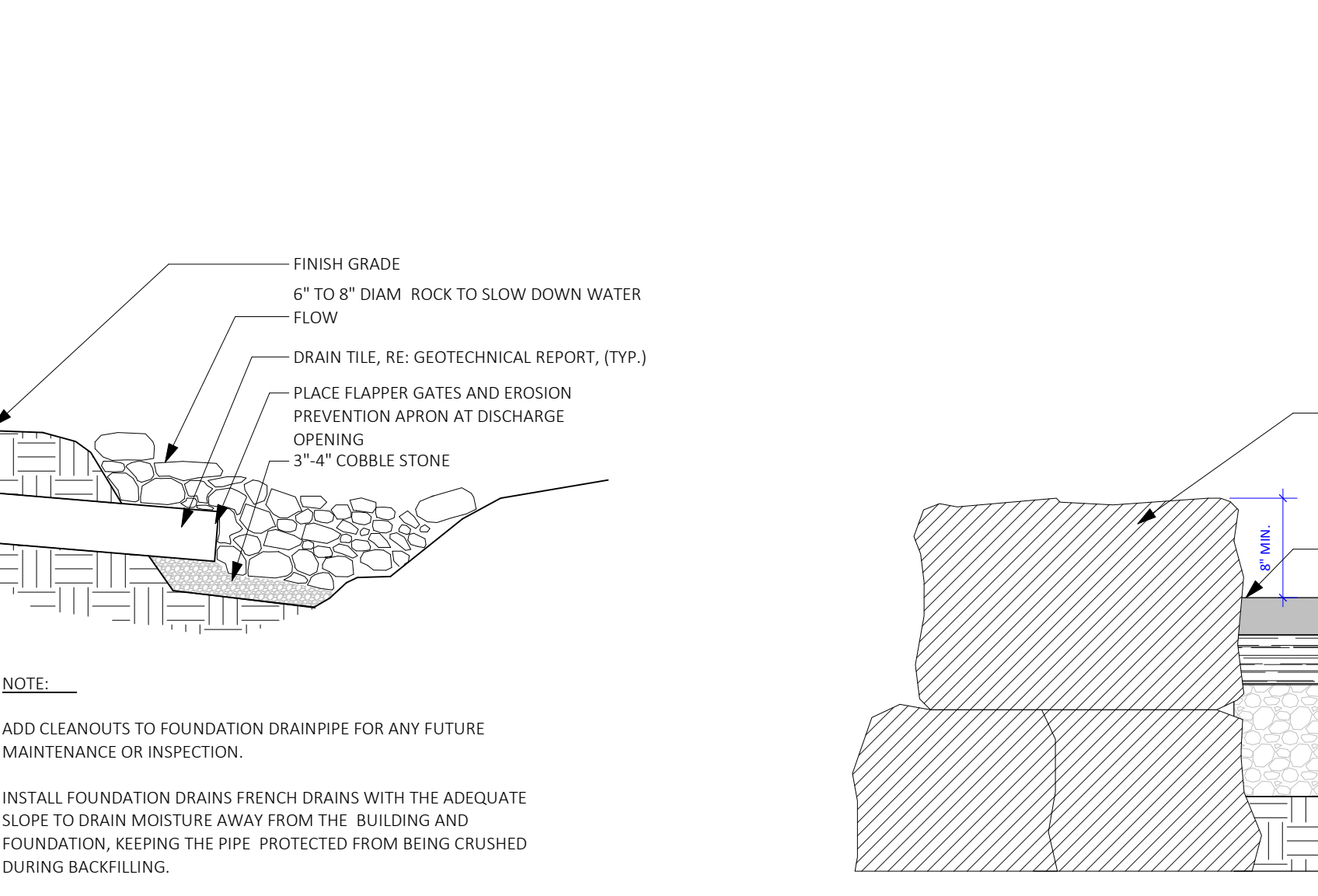
4 CONCRETE WASHOUT AREA
3/4" = 1'-0"



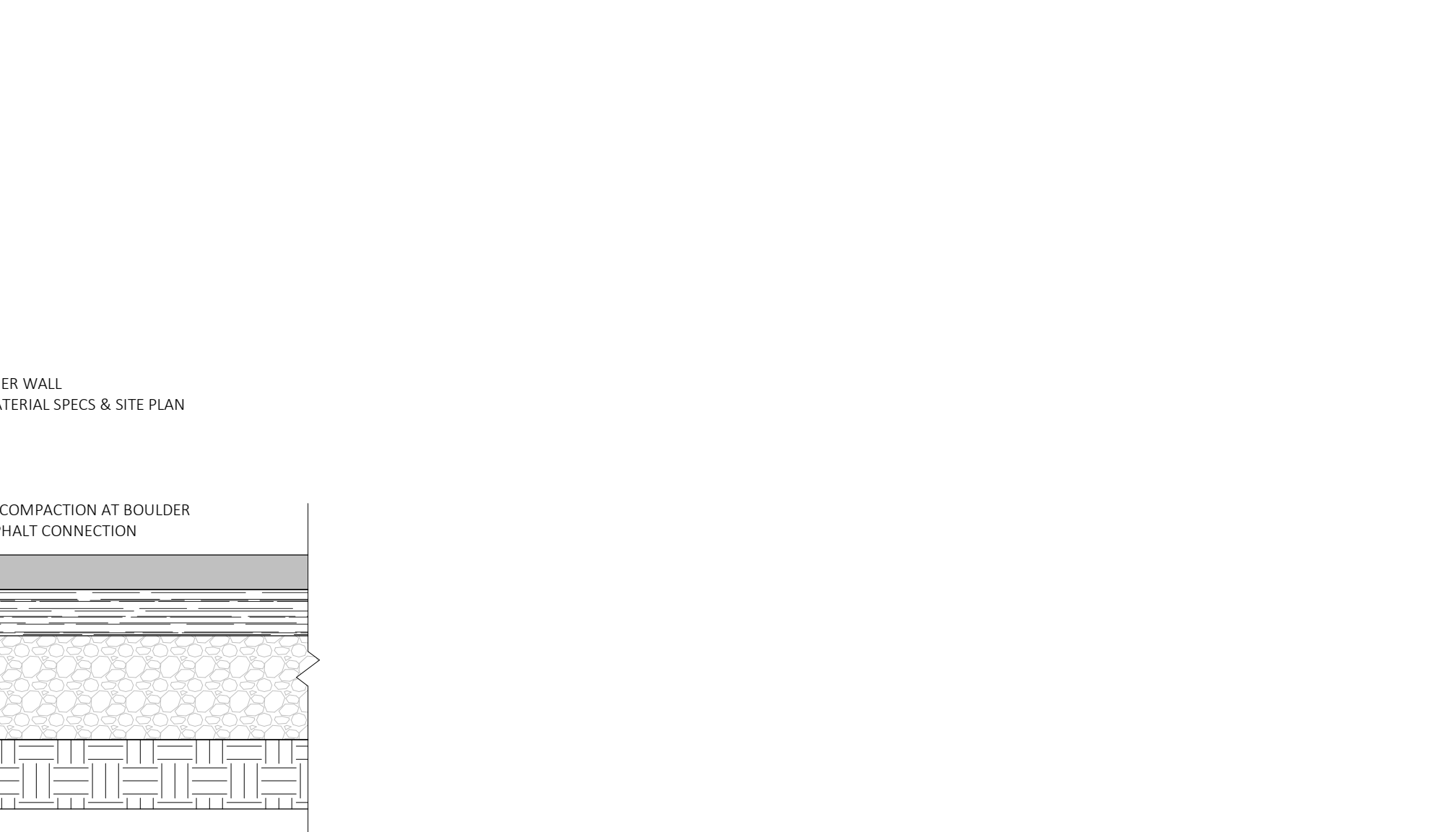
5 SITE PAVING DETAILS
1/2" = 1'-0"



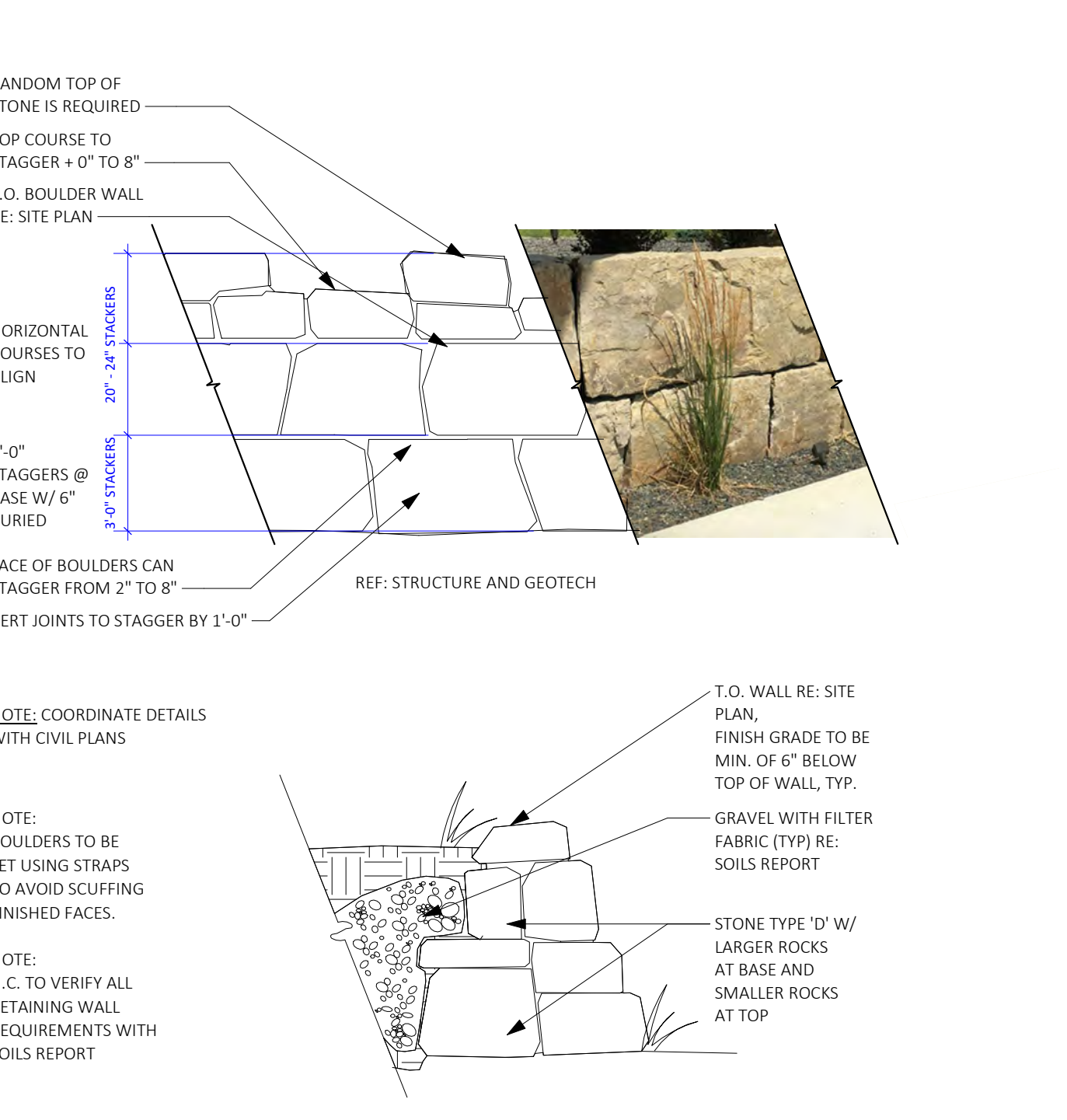
6 DRAINAGE SWALE
1" = 1'-0"



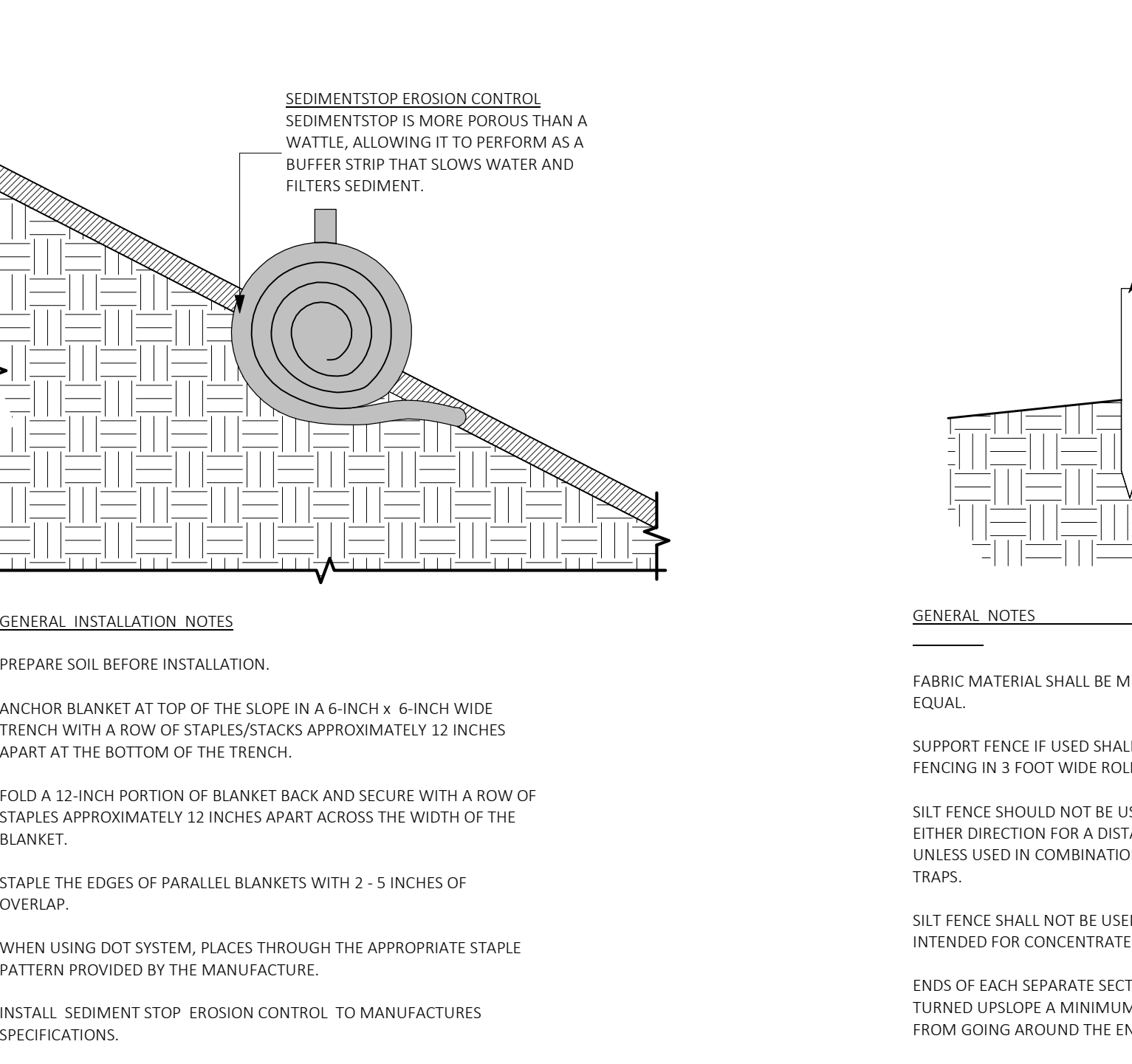
7 DRAIN TILE RUNOUT DETAIL
1/4" = 1'-0"



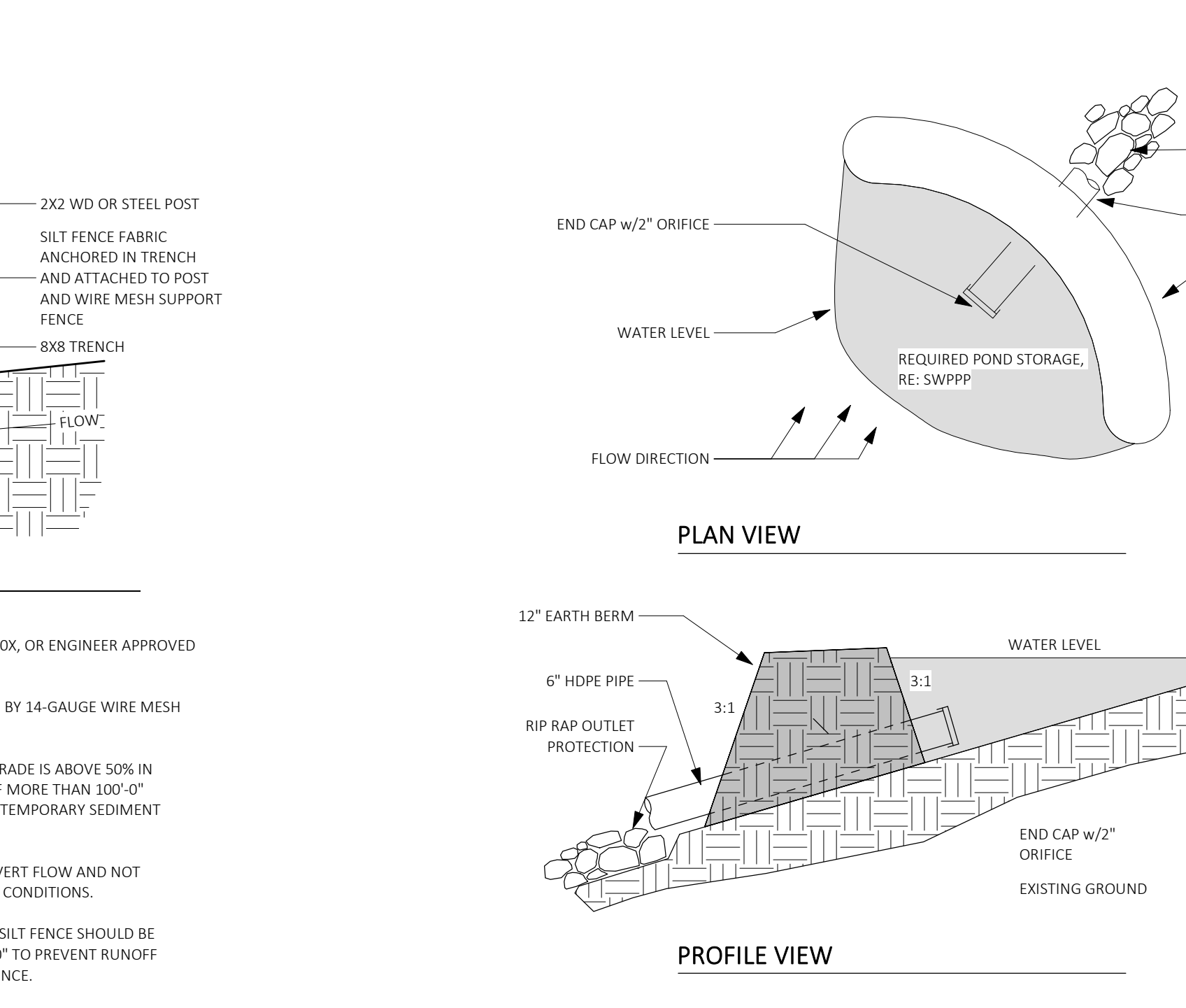
8 DRIVEWAY CURB DETAIL
1" = 1'-0"



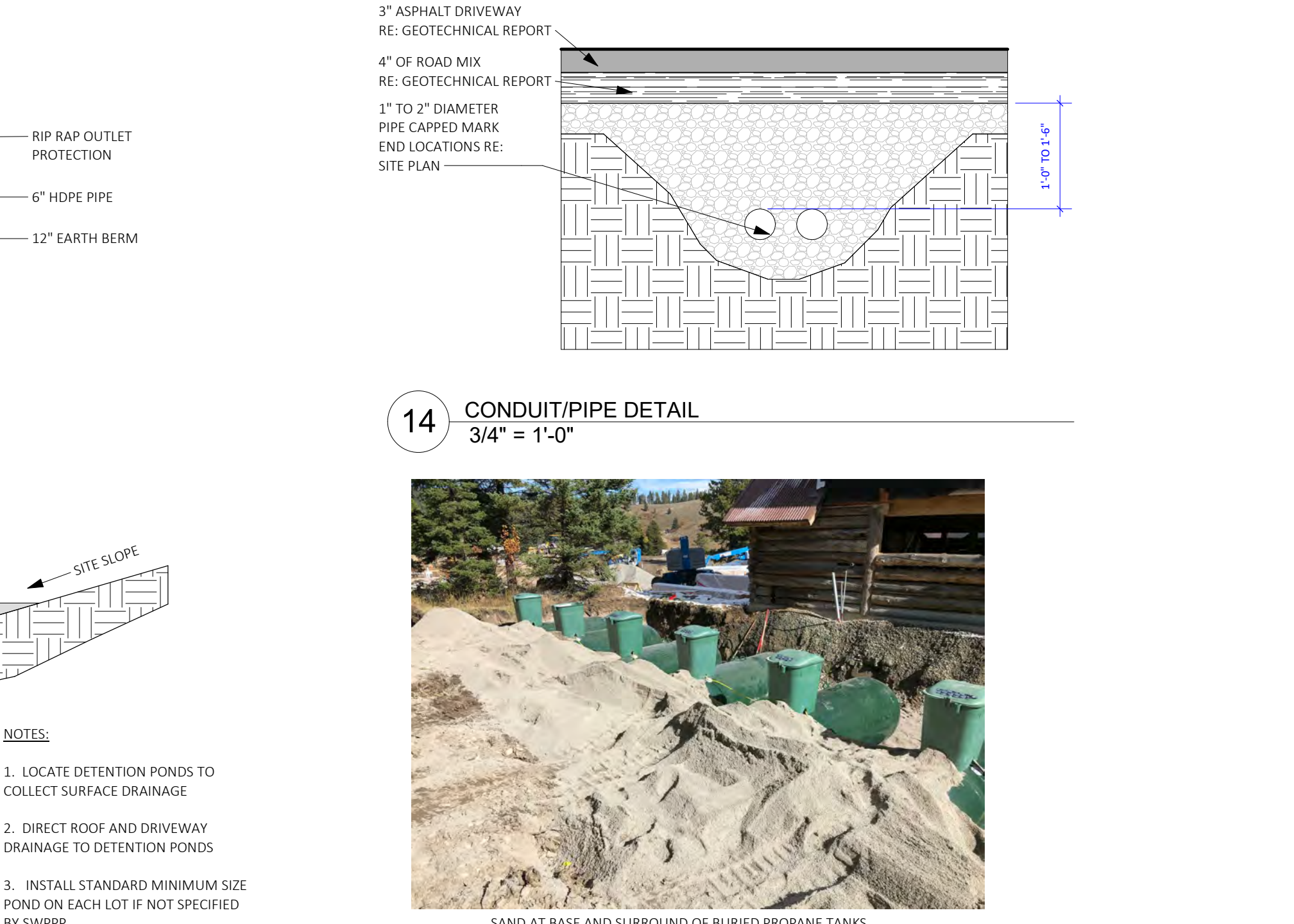
10 TYPICAL BOULDER WALL DETAIL
1/2" = 1'-0"



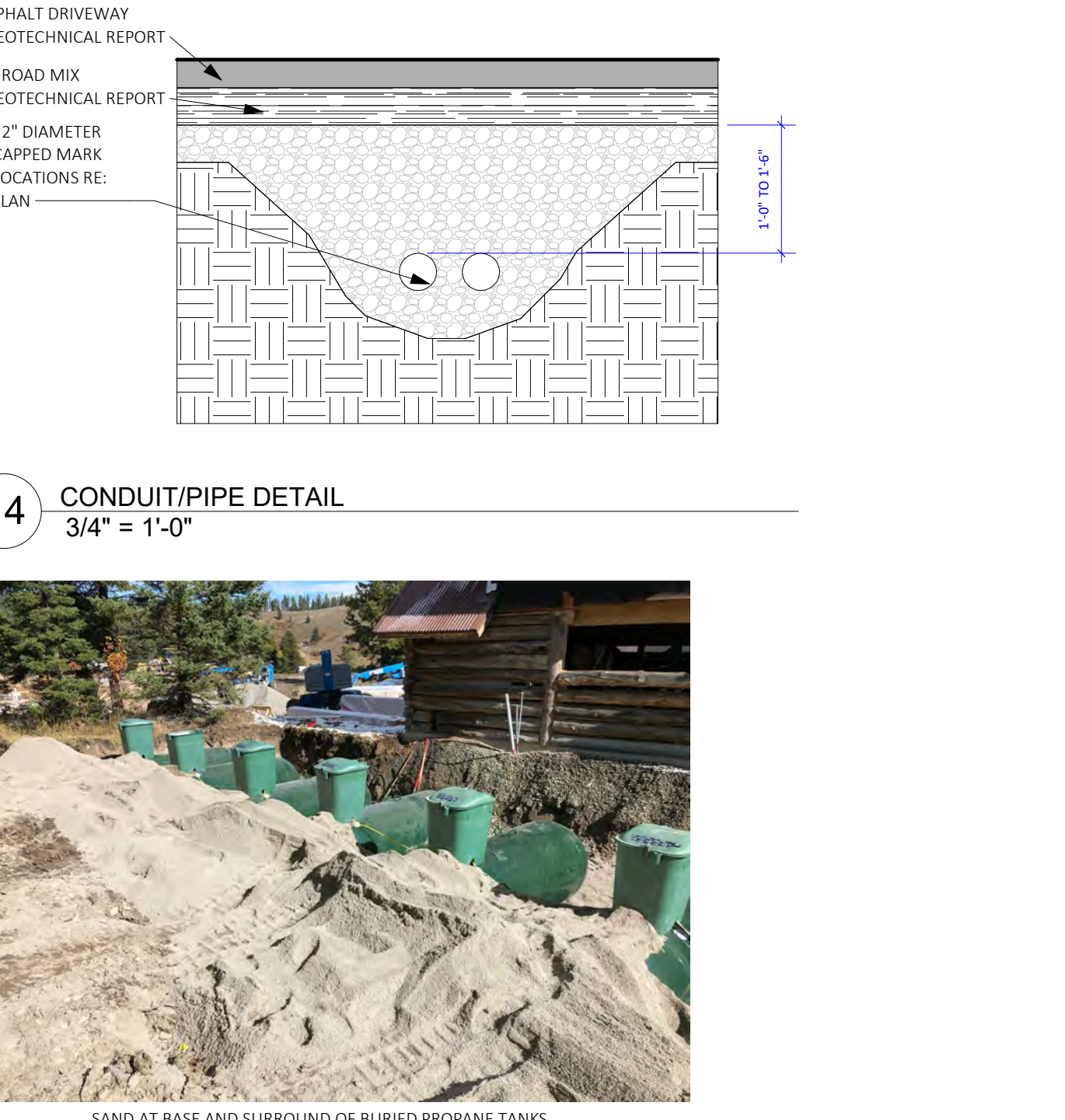
11 EROSION CONTROL DETAIL
1/4" = 1'-0"



12 SILT FENCE DETAIL
1/4" = 1'-0"



13 RETENTION POND
1/2" = 1'-0"



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



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

SITE PLAN LEGEND

	DRAINAGE		SNOW MELT LOCATIONS
	LIMITS OF CONSTRUCTION		ASPHALT
	EROSION CONTROL		CONCRETE
	NEW GRADE LINE		SNOW STORAGE
	PREVIOUS GRADE LINE		SNOW SHED
	NEW WATER LINE		INTERIOR BUILDING AREA
	NEW GAS LINE		DRAINTILE
	NEW SEWER LINE		
	NEW ELECTRICAL LINE		

STRUCTURAL ELEVATIONS

T.O SLAB @ LOWER LEVEL	89'-0" = 9732'
T.O SLAB @ GARAGE	99'-9" = 9742' 9"
T.O SUBFLOOR @ MAIN LEVEL	100'-0" = 9743'
T.O SUBFLOOR @ UPPER LEVEL	112'-0" = 9755'

- CONSTRUCTION STAGING NOTES:**
- INSTALL CONSTRUCTION FENCING AT ENTIRE LIMITS OF CONSTRUCTION. PERIMETER FENCING SHALL BE SUPPORTED BY METAL "T" POSTS AT AN AVERAGE SPACING OF 20'.
 - REFERENCE GEO-TECH REPORT FOR EROSION CONTROL.
 - GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO ROAD DURING THE COURSE OF CONSTRUCTION.
 - IT IS RECOMMENDED THAT NO CHAINS BE USED ON CONST. EQUIP. TO MITIGATE DAMAGE TO EXISTING ROADWAY.

- NOTES:**
- SEE CIVIL PLANS FOR GRADING AND ADDITIONAL SITE DETAILS.
 - ALL PERIMETER FOUNDATION DRAINS TO EXIT TO DAYLIGHT.
 - STORM WATER RETENTION POND SHOULD BE LOCATED ON SITE TO MAXIMIZE THE COLLECTION OF SURFACE RUNOFF WATER, IN ADDITION TO COLLECTING ROOF DRAINS AND FOUNDATION DRAIN IF APPLICABLE.
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 - ALL DRIVEWAYS, PARKING, AND LAYDOWN AREAS ARE COVERED WITH AT LEAST TWO INCHES OF 3/4" SCREENED ROCK. RECOMMENDED TO DO A MINIMUM OF 8" OR 3" MINUS PITCH OVER A GEOTECHNICAL SEPARATION FABRIC.
 - ALL CONNECTIONS TO WATER SYSTEM SHOULD HAVE PRESSURE REDUCING VALVES INSTALLED ON BOTH THE DOMESTIC AND FIRE SUPPLY LINES.



ILLUSTRATION OF TREE PROTECTION.
NOTE: ALL TREES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AS ILLUSTRATED ABOVE.

EROSION CONTROL
RE: 11 / A1-0.2



3 STANDARD SITE PRACTICES
3/4" = 1'-0"

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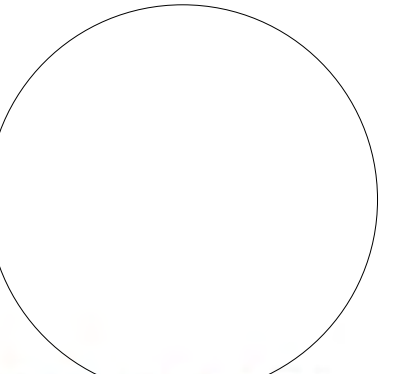
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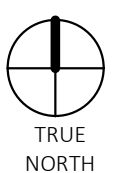
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A1-0.3
CONSTRUCTION
MANAGEMENT
PLAN



1 CONSTRUCTION MANAGEMENT PLAN
1" = 10'-0"



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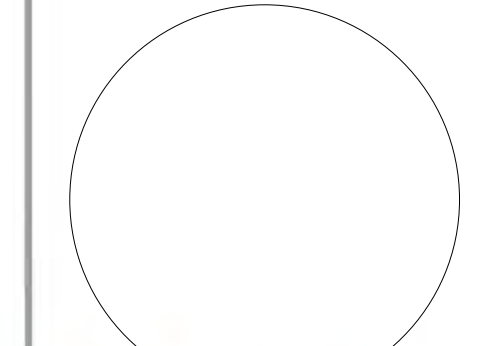
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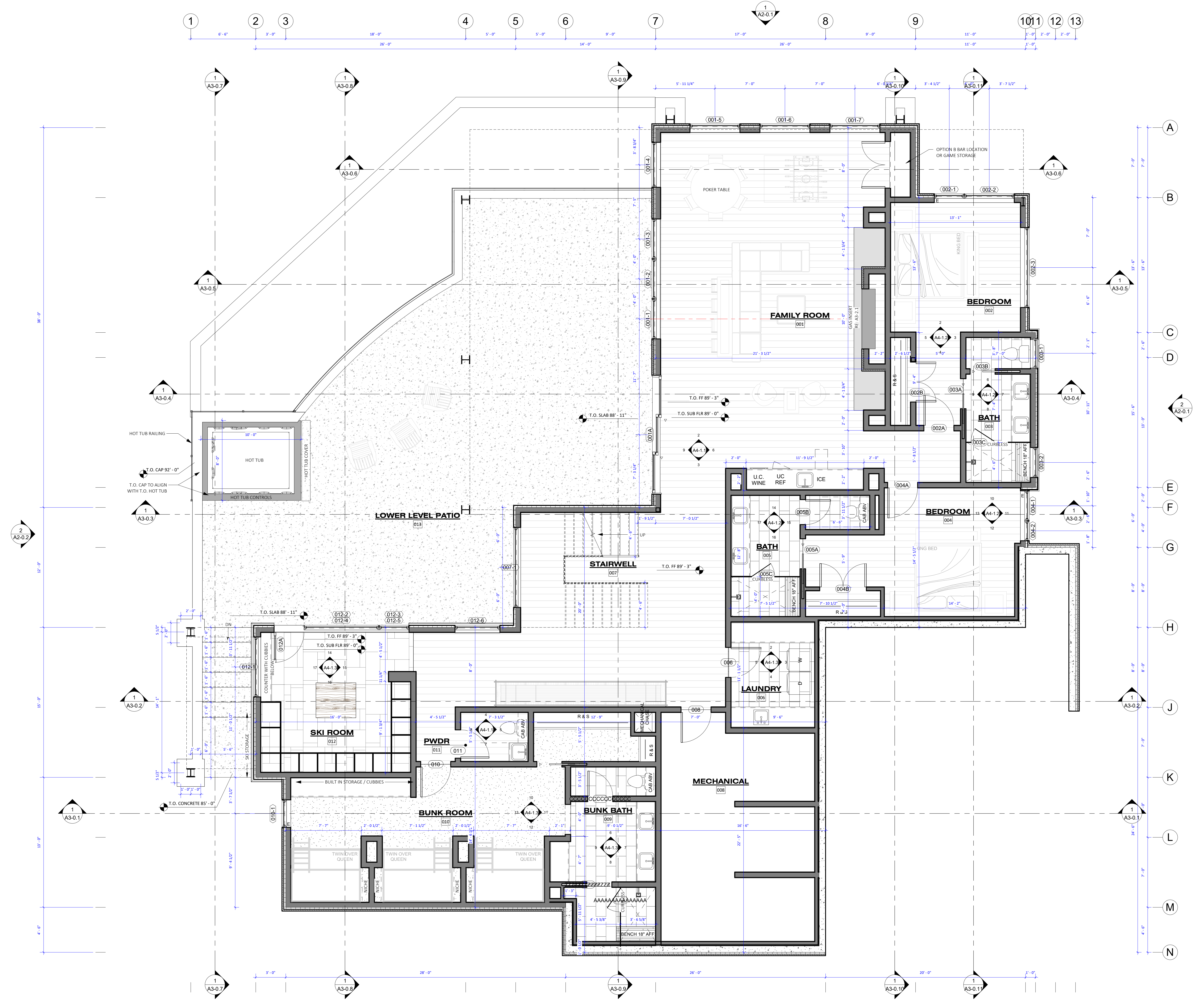
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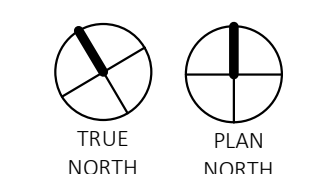
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A1-1.0
 LOWER LEVEL PLAN



PROJECT SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL	3191.8 SF
MAIN LEVEL	2619.9 SF
UPPER LEVEL	1132.2 SF
HABITABLE	6943.2 SF
MECHANICAL	381.8 SF
GARAGE	637.0 SF
NON HABITABLE	1018.8 SF
GROSS SQUARE FOOT	7961.9 SF

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL PATIO	1458.6 SF
ENTRY PATIO	146.1 SF
MAIN LEVEL PATIO	1139.1 SF
MASTER PATIO	92.2 SF
MASTER DECK	40.0 SF
TOTAL EXTERIOR	2876.0 SF



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



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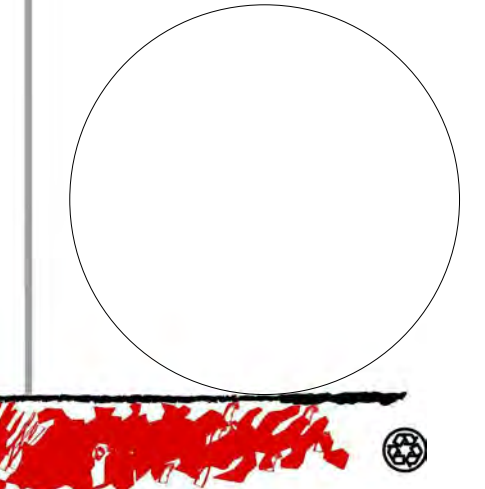
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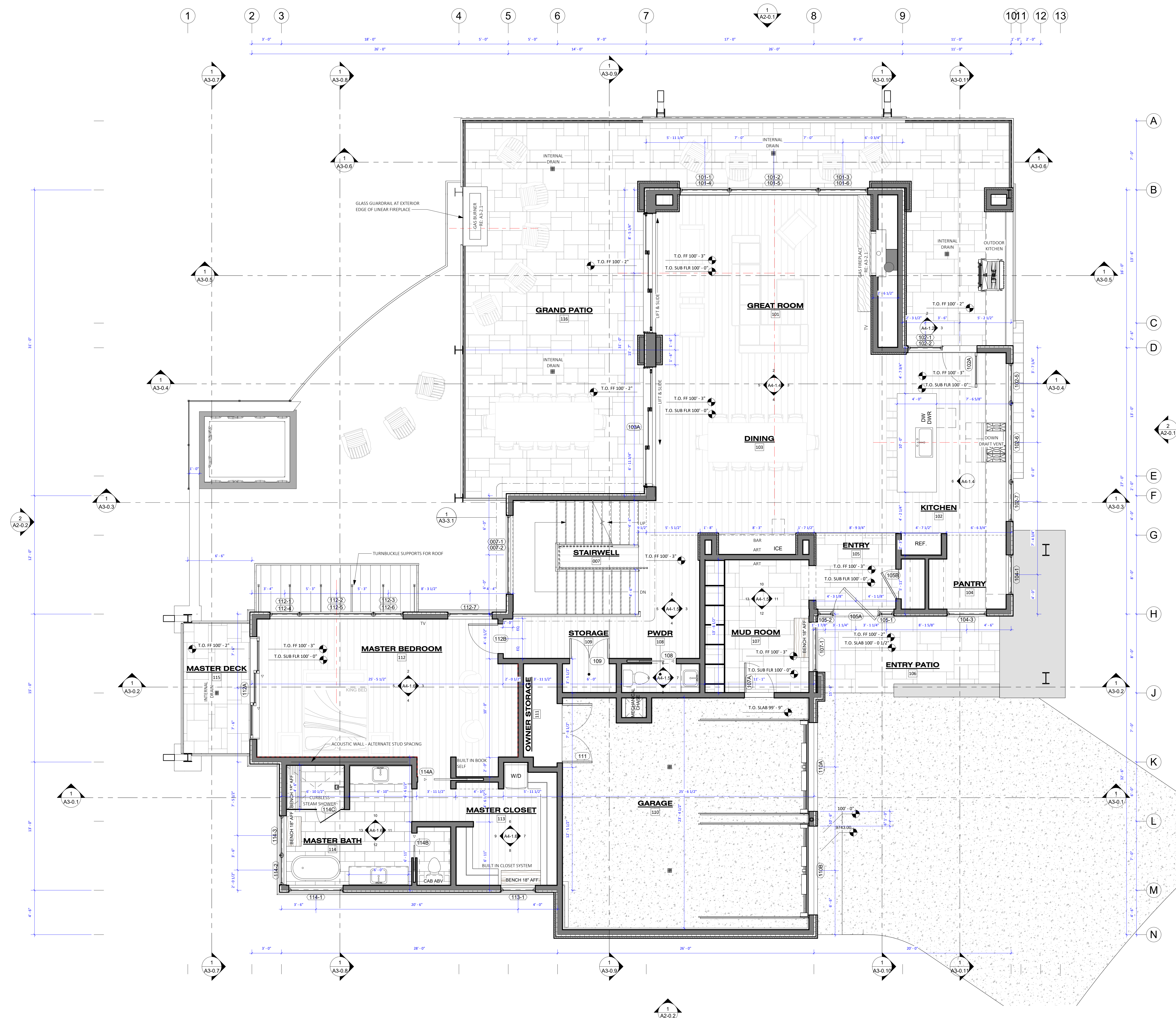
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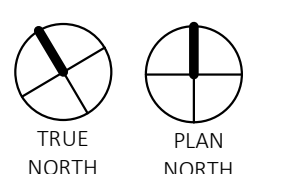
A1-1.1
 MAIN LEVEL PLAN



PROJECT SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL	3191.1 SF
MAIN LEVEL	2619.9 SF
UPPER LEVEL	1132.2 SF
HABITABLE	6943.2 SF
MECHANICAL	381.8 SF
GARAGE	637.0 SF
NON HABITABLE	1018.8 SF
GROSS SQUARE FOOT	7861.9 SF

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL PATIO	1458.6 SF
ENTRY PATIO	146.1 SF
MAIN LEVEL PATIO	1139.1 SF
MASTER PATIO	92.2 SF
MASTER DECK	40.0 SF
TOTAL EXTERIOR	2876.0 SF

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





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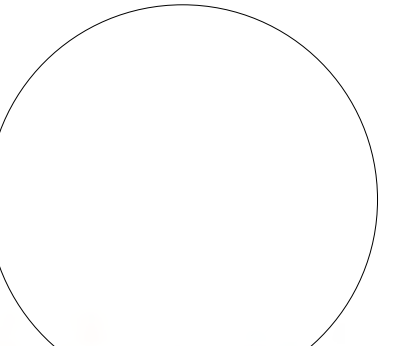
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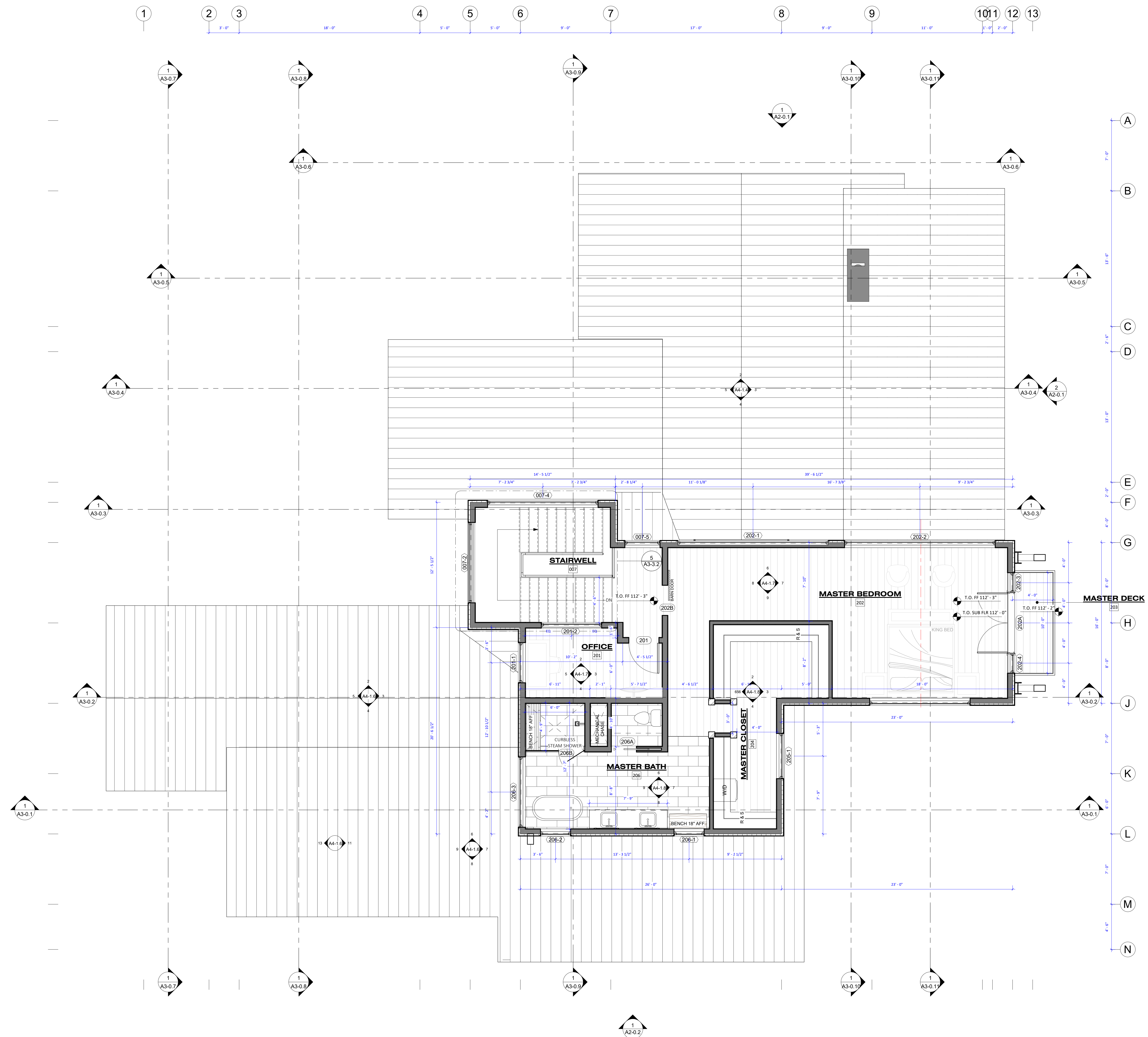
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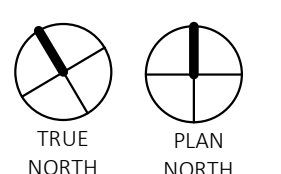
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A1-1.2
 UPPER LEVEL PLAN



PROJECT SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL	9191.1 SF
MAIN LEVEL	2619.9 SF
UPPER LEVEL	1132.2 SF
HABITABLE	6943.2 SF
MECHANICAL	581.8 SF
GARAGE	637.0 SF
NON HABITABLE	1018.8 SF
GROSS SQUARE FOOT	7861.9 SF

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL PATIO	1458.6 SF
ENTRY PATIO	146.1 SF
MAIN LEVEL PATIO	1139.1 SF
MASTER PATIO	92.2 SF
MASTER DECK	40.0 SF
TOTAL EXTERIOR	2876.0 SF



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



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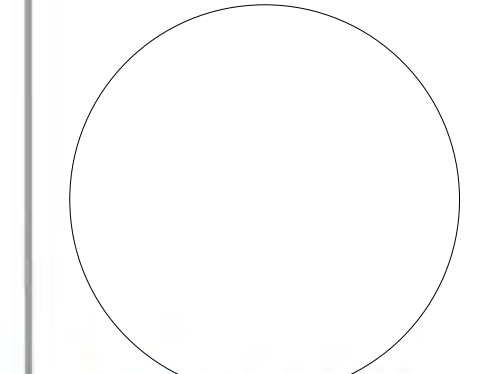
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- NOTES:**
1. CEILING HEIGHTS ARE LABELED AS FROM T.O. SUB FLOOR OR CONCRETE SLAB TO B.O. FRAMING OF CEILING.
 2. DROPPED CEILING LOCATIONS ARE NOTED AS SUCH. FIRE SUPPRESSION SYSTEM IS REQUIRED. SPRINKLER SYSTEM DESIGN SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
 3. ALL SHOWERS SHALL HAVE 5/8" WATER RESISTANT GYPSUM WALL BOARD ABOVE.

BEAM LEGEND	
-X- RE STR	STRUCTURAL BEAM, VERIFY WITH STRUCTURAL DRAWINGS, TYP.
-X-	ARCHITECTURAL BEAM OR TRUSS

NOTE:

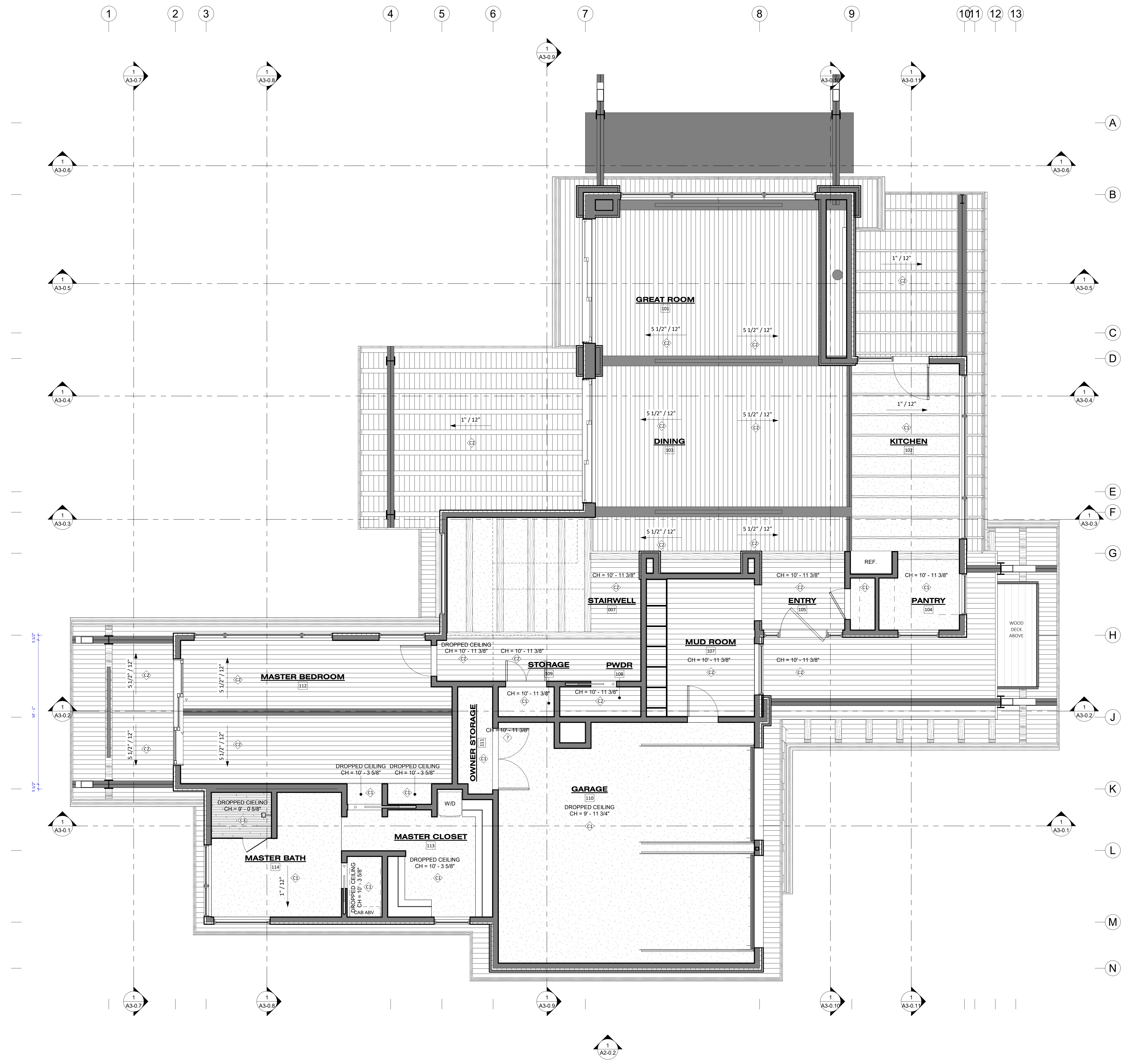
1. ALL TIMBER TRUSSES, RIDGE BEAMS AND PURLIN BEAMS, SHALL BE ASSUMED AS WOOD TYPE 'A' U.N.O.
2. SEE SHEET AD-0.1 FOR MATERIAL TYPE DEFINITIONS.

CEILING MATERIALS LEGEND	
	CEILING FINISH - PAINT S/8" GRID TYPE 'X' WITH PAINTED FINISH REFERENCE INTERIOR FINISH SPECIFICATIONS FOR COLOR, (TYP.)
	SOFFIT FINISH - WOOD 3/8" WIRE BRUSHED SPRUCE T & G STAIN: DRIFTWOOD MFR: VINTAGE WOODS RE:
	CEILING FINISH - TILE COORDINATE TYPE AND LAYOUT WITH ID, (TYP.)
	CEILING FINISH - CELOTEX TILE 24" X 24" RE: MFR FOR SPECIFICATIONS

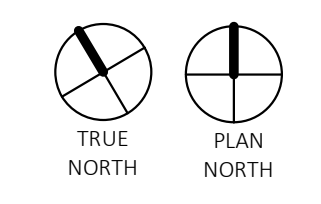
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A1-2.1
 MAIN LEVEL RCP



1 MAIN LEVEL RCP
 1/4" = 1'-0"





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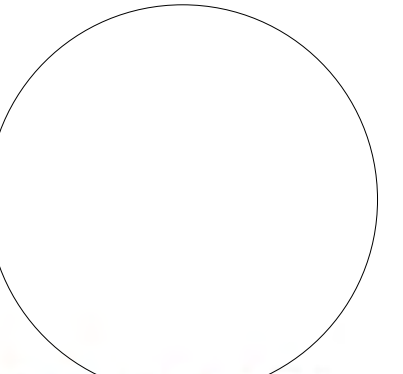
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- NOTES:**
1. CEILING HEIGHTS ARE LABELED AS FROM T.O. SUB FLOOR OR CONCRETE SLAB TO B.O. FRAMING OF CEILING.
 2. DROPPED CEILING LOCATIONS ARE NOTED AS SUCH.
 3. FIRE SUPPRESSION SYSTEM IS REQUIRED. SPRINKLER SYSTEM DESIGN SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
 4. ALL SHOWERS SHALL HAVE 5/8" WATER RESISTANT GYPSUM WALL BOARD ABOVE.

BEAM LEGEND	
-X- RE STR	STRUCTURAL BEAM, VERIFY WITH STRUCTURAL DRAWINGS, TYP
-X-	ARCHITECTURAL BEAM OR TRUSS

NOTE:

1. ALL TIMBER TRUSSES, RIDGE BEAMS AND PURLIN BEAMS, SHALL BE ASSUMED AS WOOD TYPE 'A' U.N.O. SEE SHEET AD-0.1 FOR MATERIAL TYPE DEFINITIONS.

CEILING MATERIALS LEGEND	
	CEILING FINISH - PAINT 5/8" GWB TYPE 'X' WITH PAINTED FINISH REFERENCE INTERIOR FINISH SPECIFICATIONS FOR COLOR, (TYP.)
	SOFFIT FINISH - WOOD 3/8 WIRE BRUSHED SPRUCE T & G STAIN: DRIFTWOOD MFR: VINTAGE WOODS RE:
	CEILING FINISH - TILE COORDINATE TYPE AND LAYOUT WITH ID, (TYP.)
	CEILING FINISH - CELOTEX TILE 24" X 24" RE: MFR FOR SPECIFICATIONS

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A1-2.2
 UPPER LEVEL RCP



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A1-3.1
 ROOF PLAN

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

ROOF PLAN LEGEND

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

ZINC ROOFINGS
 STANDING SEAM, 2" MECH. RIB
 COLOR: QUARTZ-ZINC
 NOTE: ON SLOPES < 1/2" / 12" MECH FASTENED
 A1: PREFINISHED GREEN

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

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

SNOW SHED LOCATION

ROOF PLAN GENERAL NOTES

- ALL ROOFS TO ACHIEVE A CLASS 'A' FIRE RATING BY INSTALLING REQUIRED ROOFING UNDERLAYMENT AT ALL LOCATIONS WHERE PRIMARY ROOF MATERIAL DOES NOT ACHIEVE CLASS 'A' RATING. GC TO VERIFY COMPLIANCE, TYP.
- IT IS RECOMMENDED THAT ALL ROOFS RECEIVE BUILD-UP FOR VENTILATED DOUBLE COLD ROOF, COVER BASE LAYER AND TOP LAYER OF PWD WITH SINGLE LAYER OF SELF-ADHERING UNDERLAYMENT AS SPECIFIED. RE: PROJECT SPECIFICATIONS.
- ALL RAKE AND EAVE DIMENSIONS TO BE HORIZONTAL DIMENSIONS, NOT ALONG THE PITCH.
- COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS WHERE APPLICABLE. SEE REFLECTED CEILING PLAN FOR LOCATIONS, (TYP.)
- PROVIDE ELEC. ROUGH IN FOR HEAT TAPE IN ALL VALLEYS, RE: ELEC. FOR FURTHER DETAIL.
- VERIFY ALL GUTTER & DOWNSPOUT LOCATIONS AND TYPES WITH ARCHITECT PRIOR TO INSTALLATION.
- LIGHTNING PROTECTION IS RECOMMENDED, REFER TO MANUFACTURER FOR LIGHTNING ROD AND GROUND ROD LOCATIONS AS IMPLEMENTED.
- PROVIDE ELECTRICAL HEAT TAPE AT ALL HARD PIPED GUTTERS & DOWNSPOUTS (TYP.)
- ALL ROOF PENETRATION LOCATIONS INCLUDING, BUT NOT LIMITED TO: FUELS, VENTILATION PIPES AND STACKS SHALL BE SUBMITTED TO ARCHITECT AND ROOFING MFR. FOR REVIEW. (NOTE: NOT ALL ROOF PENETRATIONS MAY BE SHOWN ON PLAN)
- DWELLER FLASHING SHALL BE INSTALLED WHERE A LOWER SLOPED ROOF TERMINATES AGAINST A VERTICAL WALL, CHIMNEY CHASE, OR FRAMED COLUMN.
- FLASHING AT PLUMBING VENTS TO MATCH ROOF MATERIAL. RE: A1-3.3
- GENERAL CONTRACTOR TO COORDINATE ALL SUBS THAT WILL PERFORM WORK ON OR MANIPULATE WORK OF THE ROOF. ANY CUTTING, PATCHING, DRILLING, SCREW PENETRATION AND PROTECTION NEED TO BE COORDINATED WITH THE ROOFER.

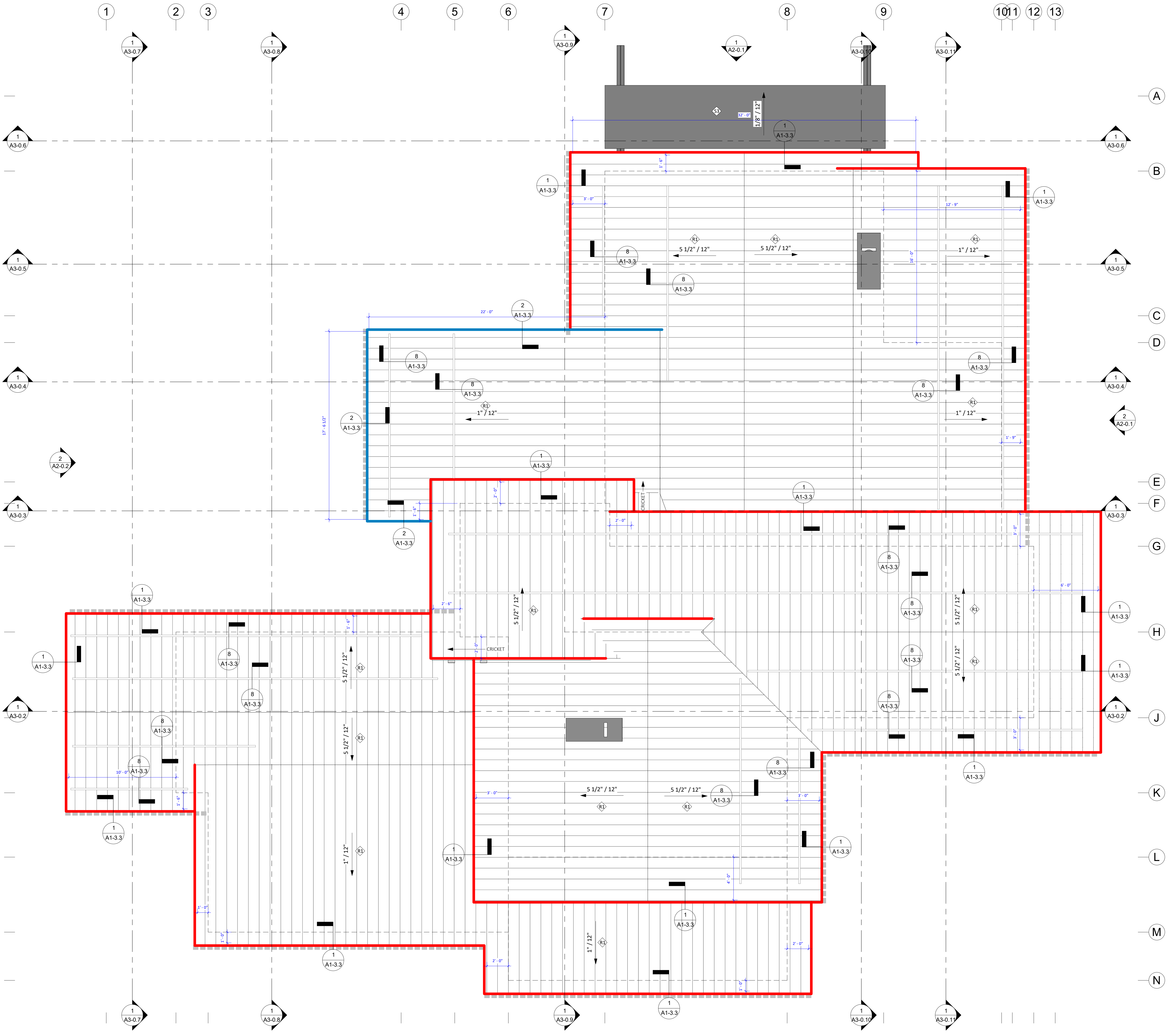
METAL ROOFS: INSTALL SLIP SHEET AS SPECIFIED ON TOP OF SINGLE LAYER "MIRADRI" HIGH TEMP. ICE & WATER UNDERLAYMENT. DUAL LAYER TO EXTEND 6" UP FROM BOTTOM ON LOW SLOPE ROOFS. COVER ALL PWD SHEATHING WHERE METAL ROOF IS LOCATED. LAP OVER HIPPS, RIDGES, AND THROUGH VALLEYS, TYP. UNDERLAYMENT SHALL BE LAPPED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

SHINGLE ROOFS: INSTALL SINGLE LAYER OF SLOPESHIELD OVER "MIRADRI" ICE & WATER UNDERLAYMENT OR EG. TO COVER ALL PWD SHEATHING WHERE SHINGLE ROOFS ARE LOCATED. LAP OVER HIPPS, RIDGES, AND THROUGH VALLEYS, TYP. UNDERLAYMENT SHALL BE LAPPED 6" VERTICALLY (END OR SIDE LAP) AND 2" HORIZONTALLY (HEAD LAP).

INSTALL SINGLE LAYER OF 15# MIN. FELT PAPER AT EVERY COARSE SHINGLE COARSE, TYP.

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

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



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



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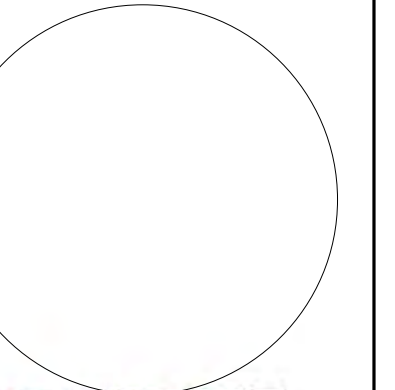
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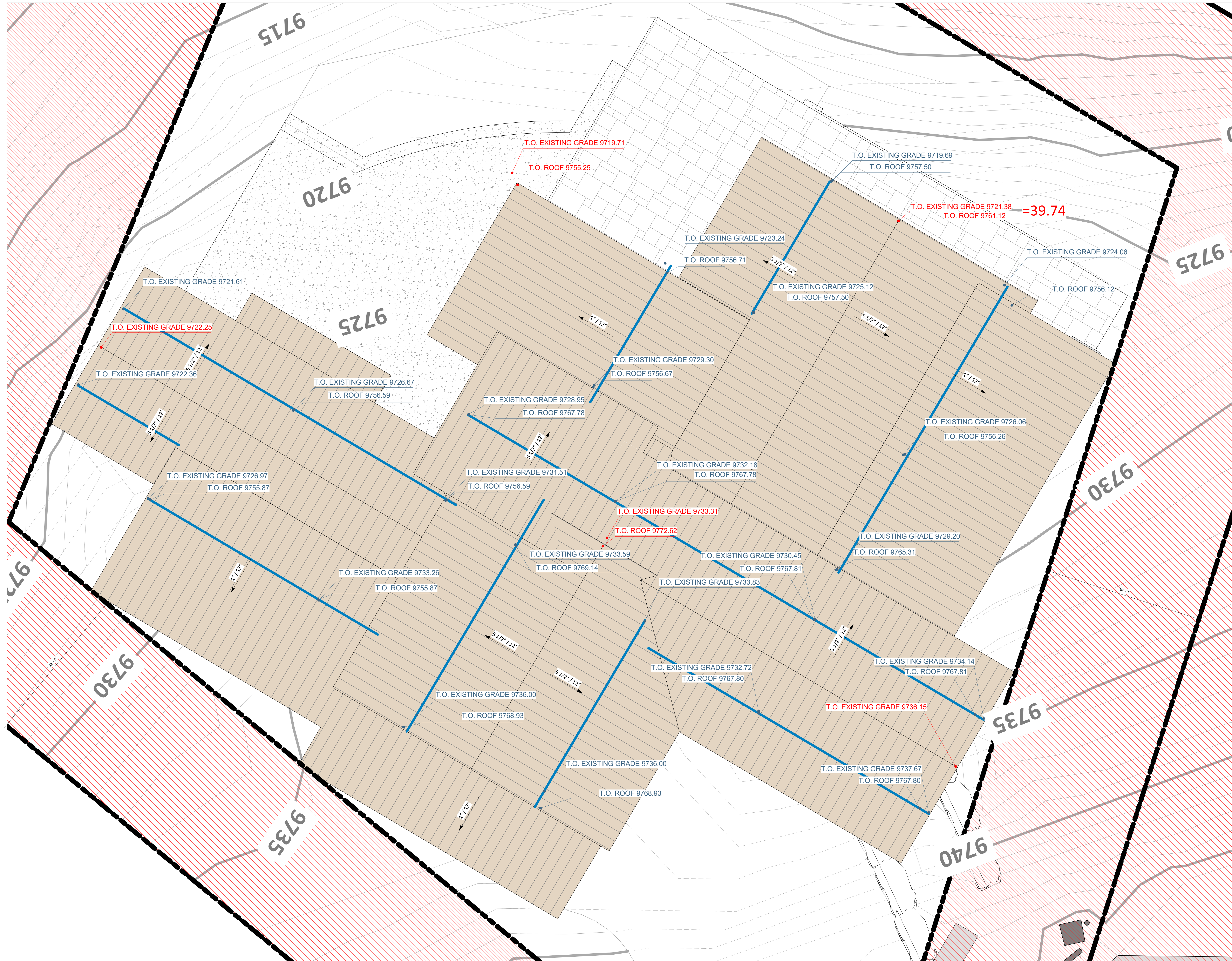
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A1-3.2
ROOF PLAN & TOPO
SURVEY



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

LOT COVERAGE - MOUNTAIN VILLAGE DEFINITION

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

LOT COVERAGE = 6,106 SF
LOT SIZE = 18,731 SF
LOT COVERAGE = 32.6%
MAXIMUM LOT COVERAGE ALLOWED = 65%

AVERAGE ROOF HEIGHT - MOUNTAIN VILLAGE DEFINITION

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

AVERAGE BUILDING HEIGHT = 33.12'

MAX BUILDING HEIGHT - MOUNTAIN VILLAGE DEFINITION

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

MAX BUILDING HEIGHT = 39.74'



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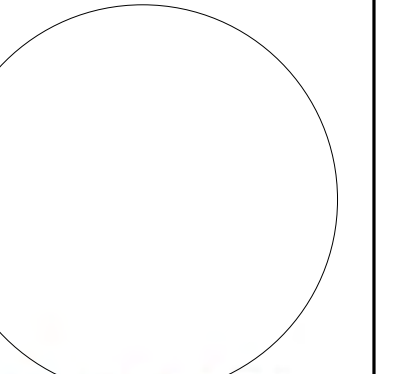
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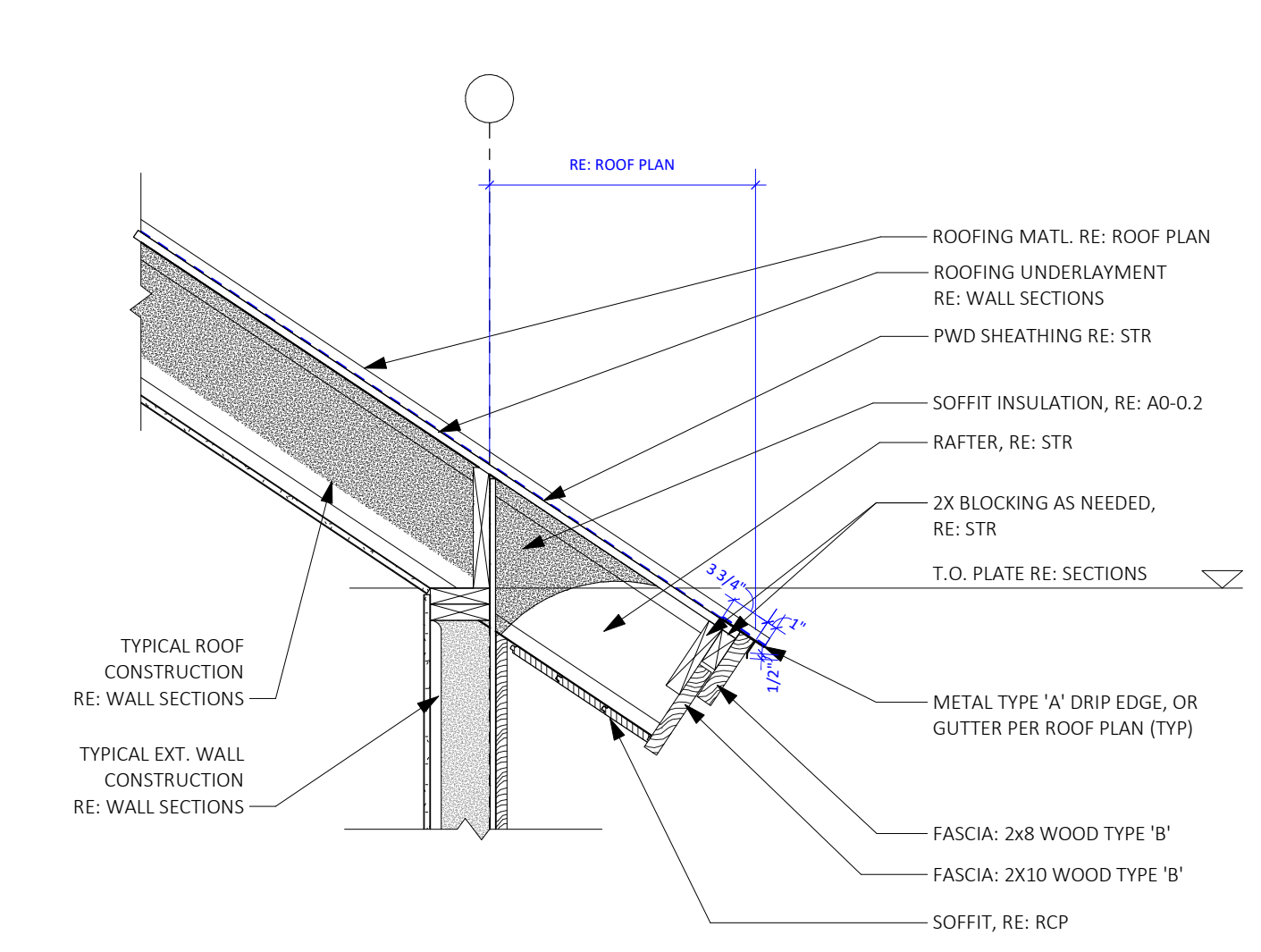
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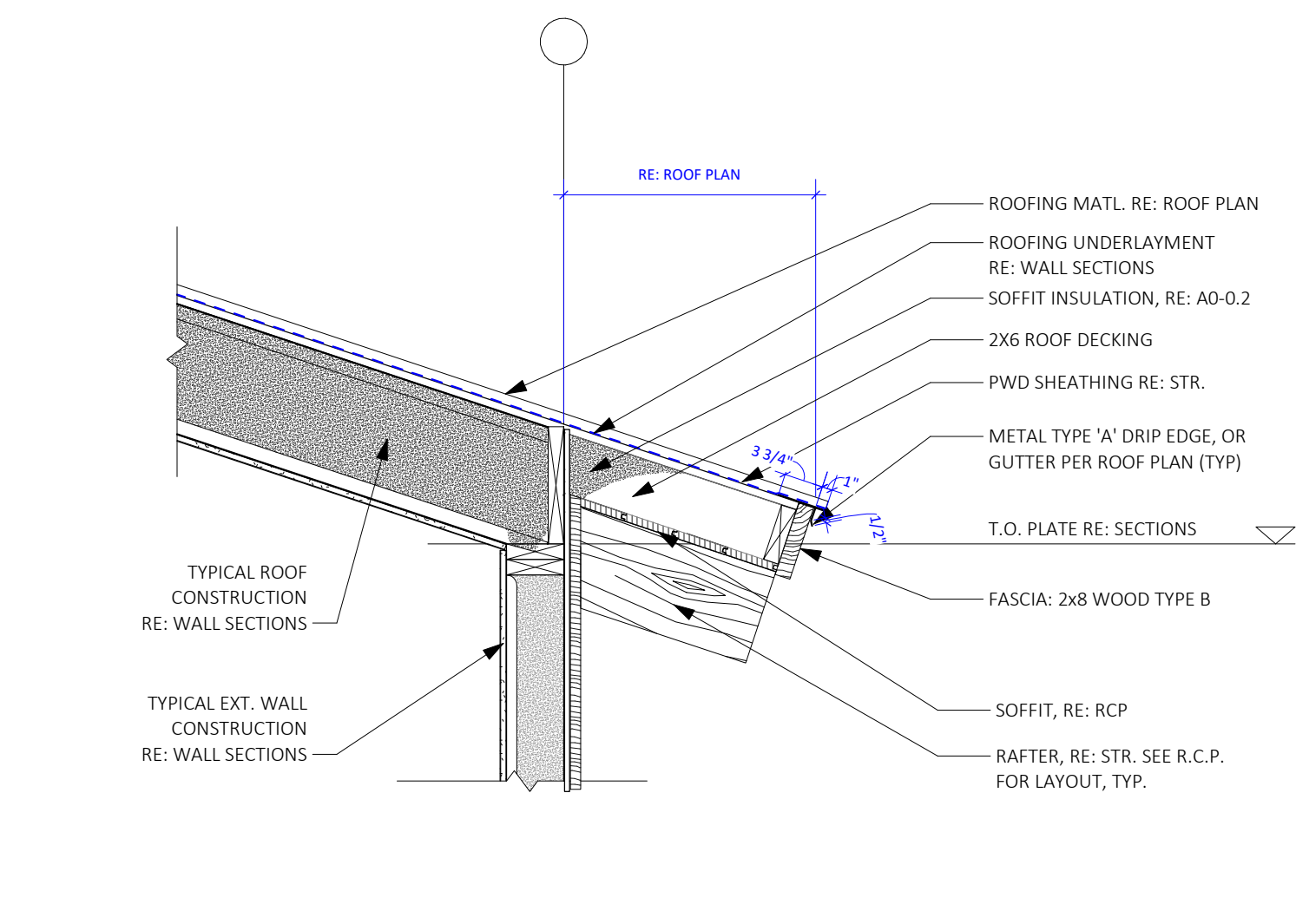
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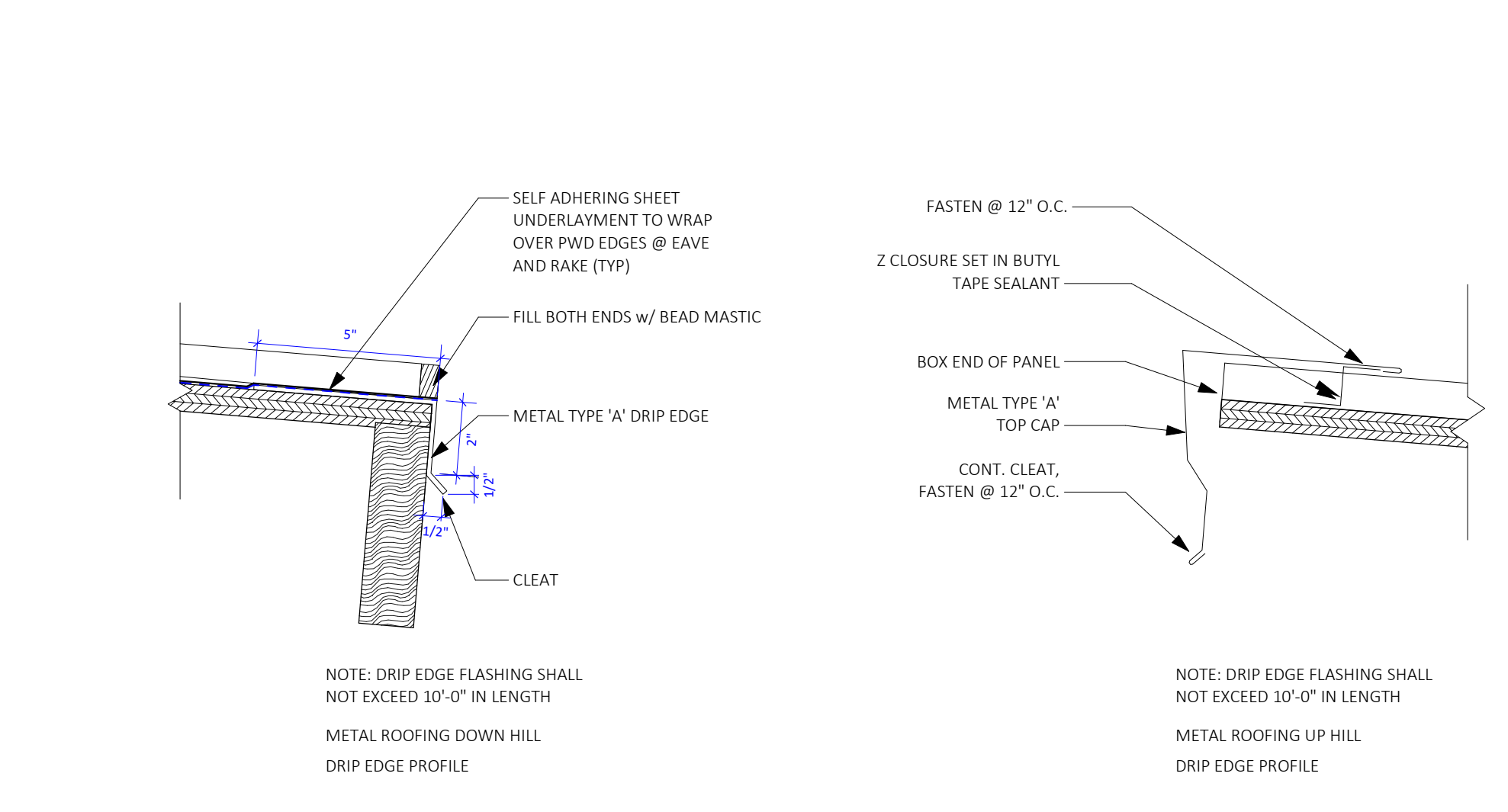
A1-3.3
ROOF DETAILS



1 EAVE DETAIL @ STICK FRAMED ROOF
3/4" = 1'-0"



2 EAVE DETAIL W/ EXPOSED RAFTER DETAIL
3/4" = 1'-0"

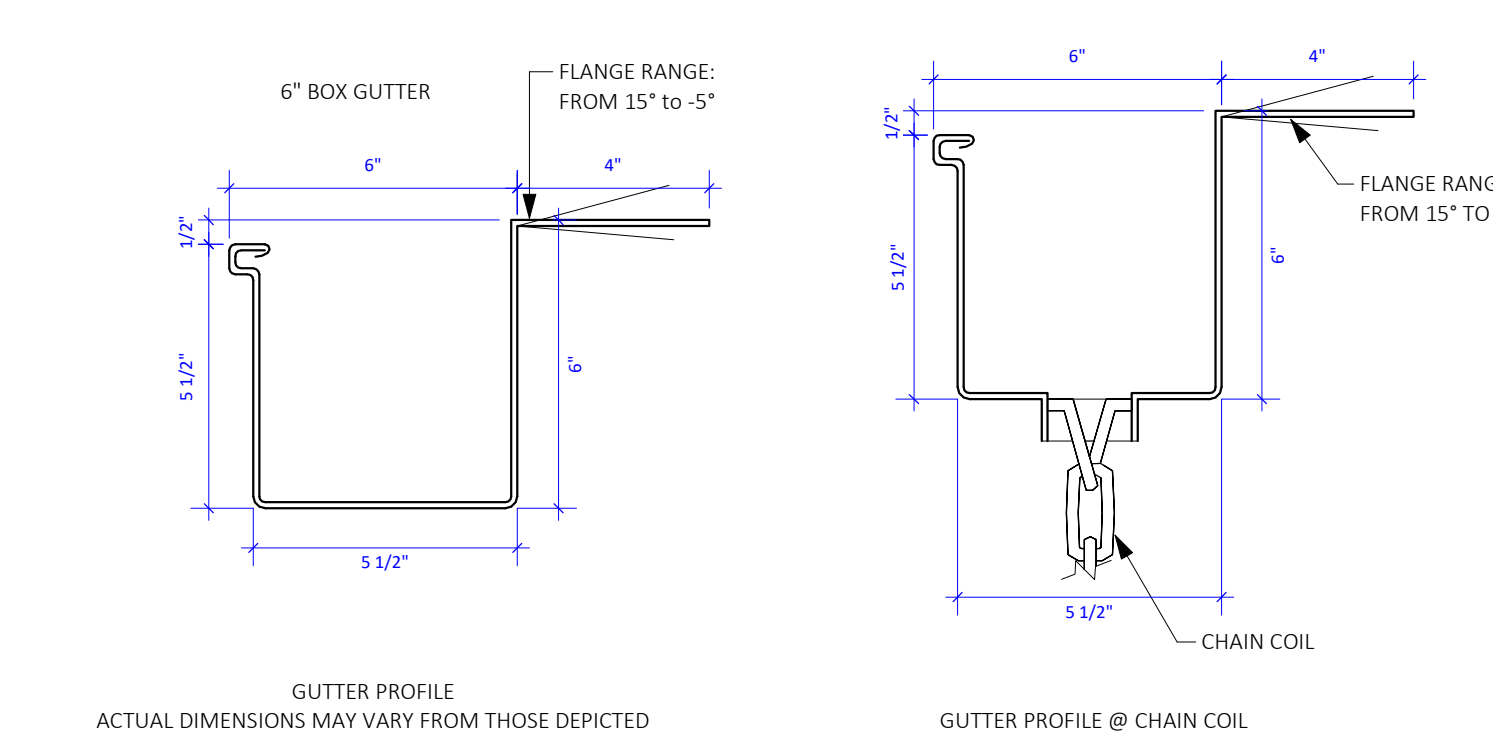


3 METAL TYPE A DRIP EDGE PROFILES
3" = 1'-0"

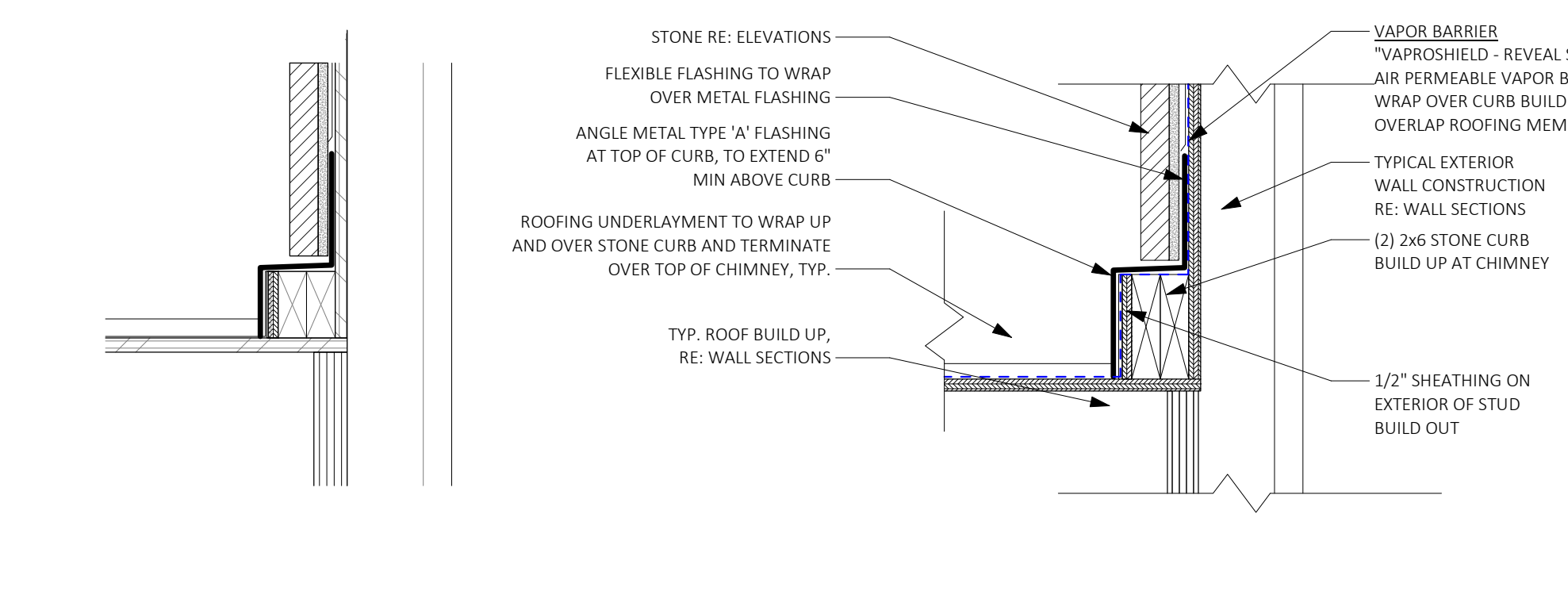


ALL ROOF PENETRATIONS TO BE CLAD TO MATCH ROOFING
FLASHING AT BASE & OVER PVC PIPE TO MATCH ROOFING MATERIAL, TYP.

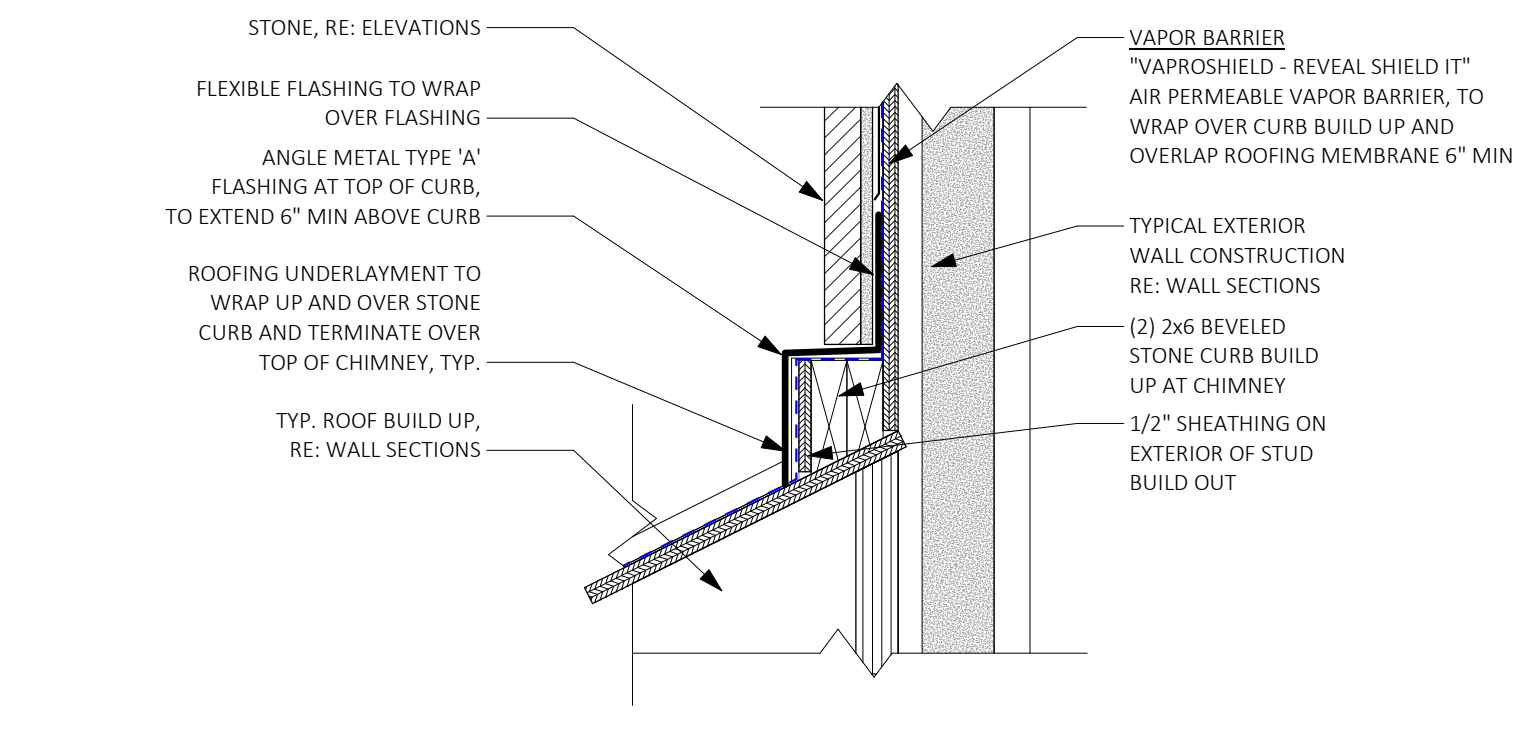
4 FLASHING @ PLUMBING VENTS
3" = 1'-0"



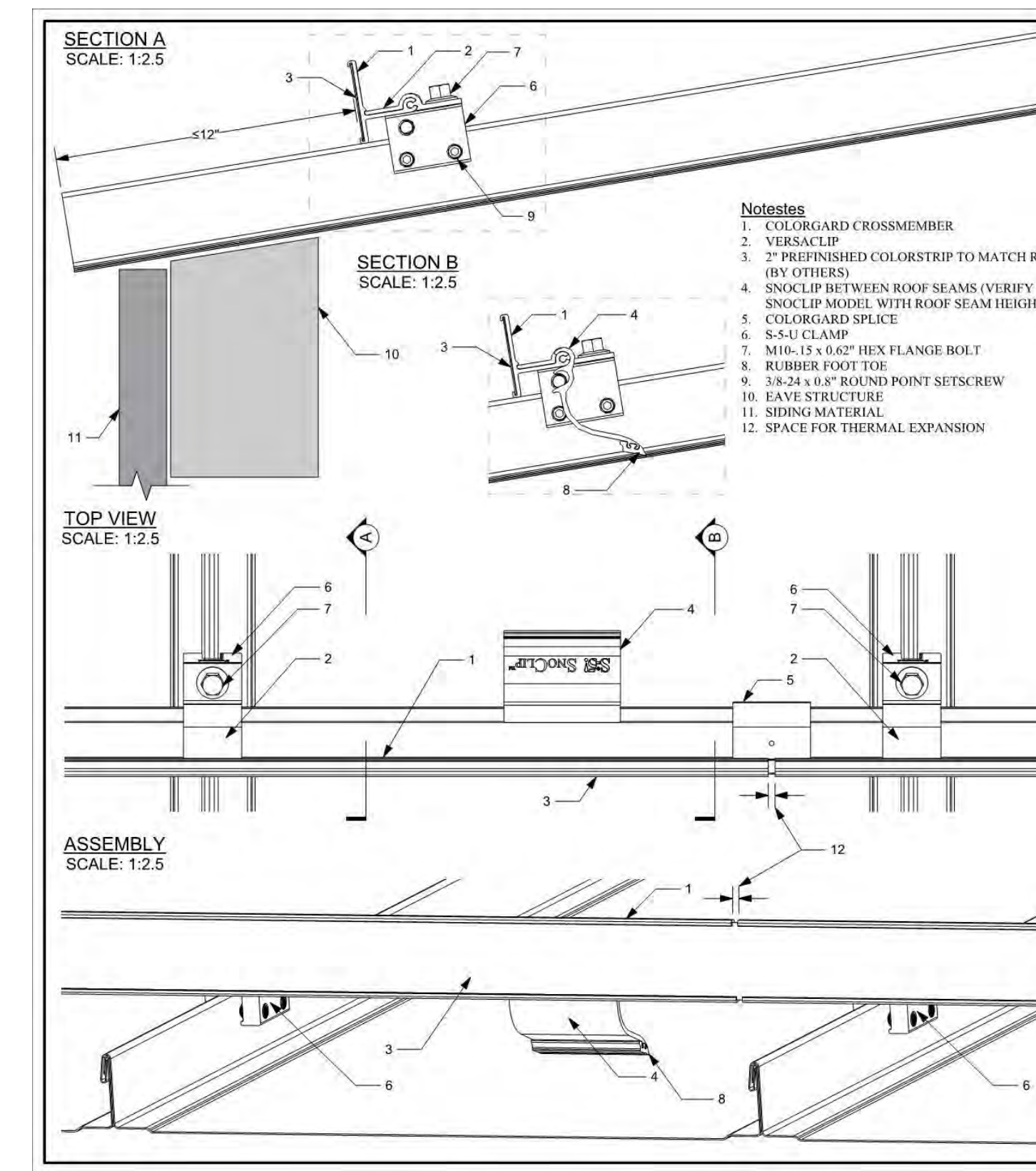
5 METAL TYPE A GUTTER PROFILES
3" = 1'-0"



6 STONE CURB AT RAKE SIDE WALLS OF CHIMNEY
1 1/2" = 1'-0"



7 STONE CURB AT GABLE SIDE WALLS OF CHIMNEY
1 1/2" = 1'-0"



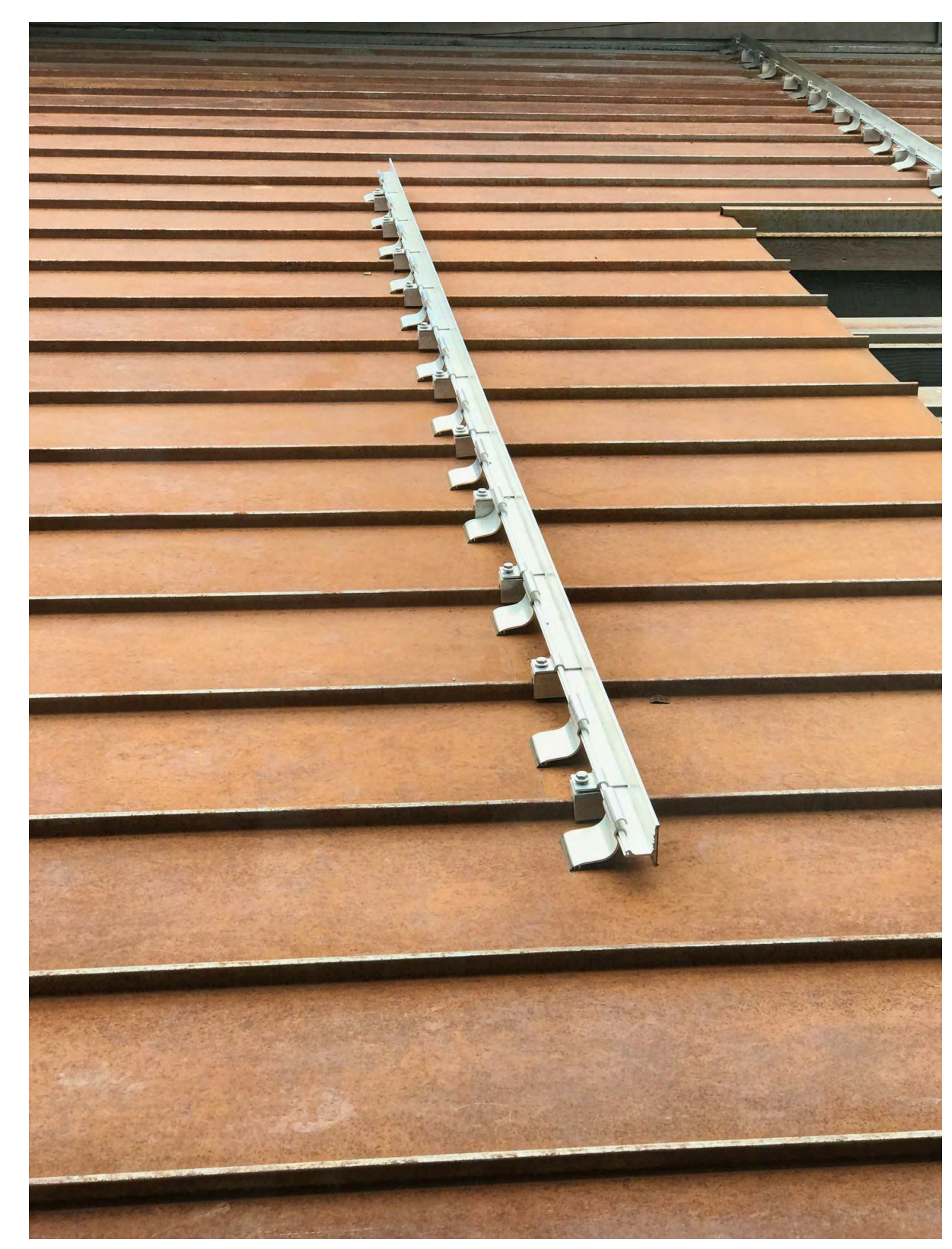
COMPONENTS
SCALE: 1:2

S-5!
The Right Way!

S-5-U
ColorGard Assembly

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DRIVER MEMBER	Uppercut ColorGard	DRIVER MEMBER (S-5-U)	989-799-8100	DRIVER MEMBER (S-5-U)	989-799-8100
CALCULATOR	Calculator	CALCULATOR (S-5-U)	989-799-8100	CALCULATOR (S-5-U)	989-799-8100

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8 SNOW GUARD - METAL
12" = 1'-0"

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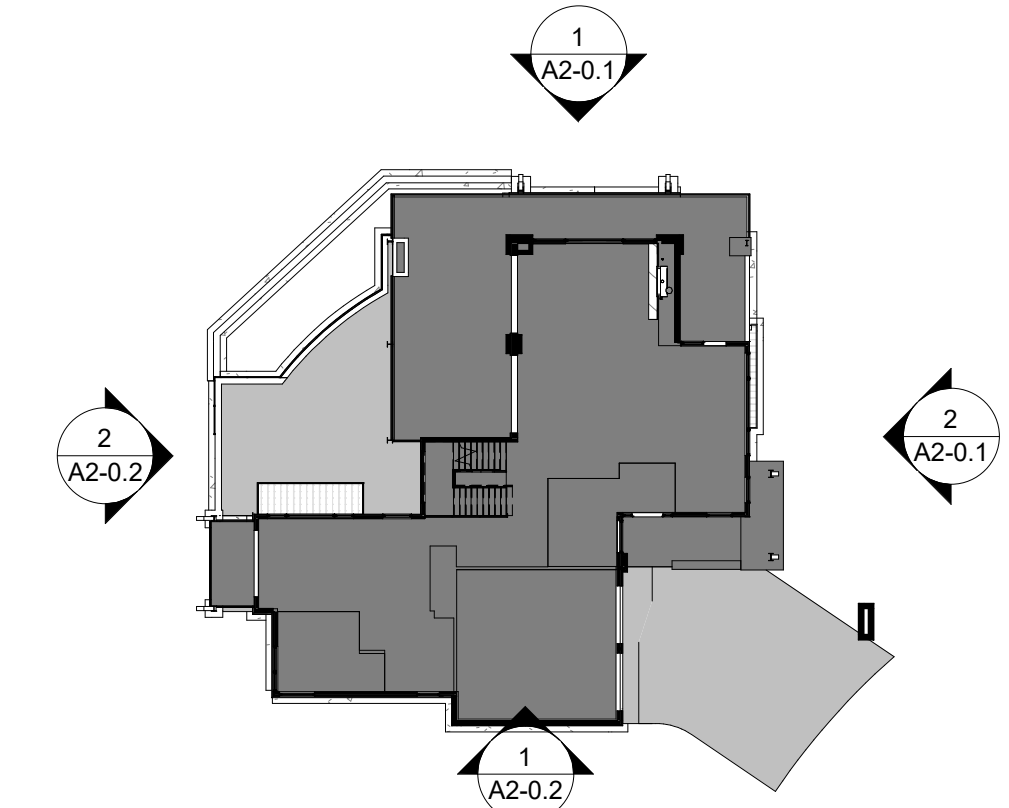


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3 KEY PLAN
1" = 30'-0"



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

EXTERIOR MATERIALS LEGEND

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

- ZINC ROOFING
STANDING SEAM, 2" MECH. RIB
COLOR: QUARTZ-ZINC
NOTE: ON SLOPES < 1/2"=12 MECH FASTENED
ALT: PREFINISHED GREY
- HORIZONTAL WOOD SIDING
2x10 HM SPRUCE, HORIZONTAL SHIP LAP
COLOR: DRIFTWOOD
MFR: VINTAGE WOODS
RE:
- STONE MASONRY VENEER
2" RECTANGULAR CUT
COLOR: WINDSOR
MFR: QUARRY WORKS
RE:
- METAL SIDING
ZINC PANELS
COLOR: QUARTZ ZINC
MFR: TBO
ALT: PAINTED DARK GREY METAL

EXTERIOR MATERIAL QUANTITIES

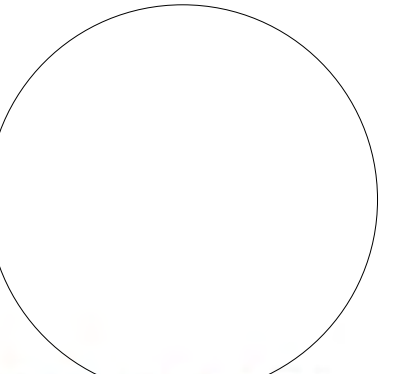
MATERIAL	ELEVATION (SF/SQ)				TOTAL
	NORTH	EAST	SOUTH	WEST	
STONE	924/34	714/39	634/35	1174/88	3,446/97
METAL	520/19	257/14	267/15	387/13	1,431/15
WOOD	345/13	320/17	712/39	541/18	1,918/20
REINFORCEMENT	930/34	540/30	202/11	927/31	2,599/28



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

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A2-0.1
EXTERIOR ELEVATIONS



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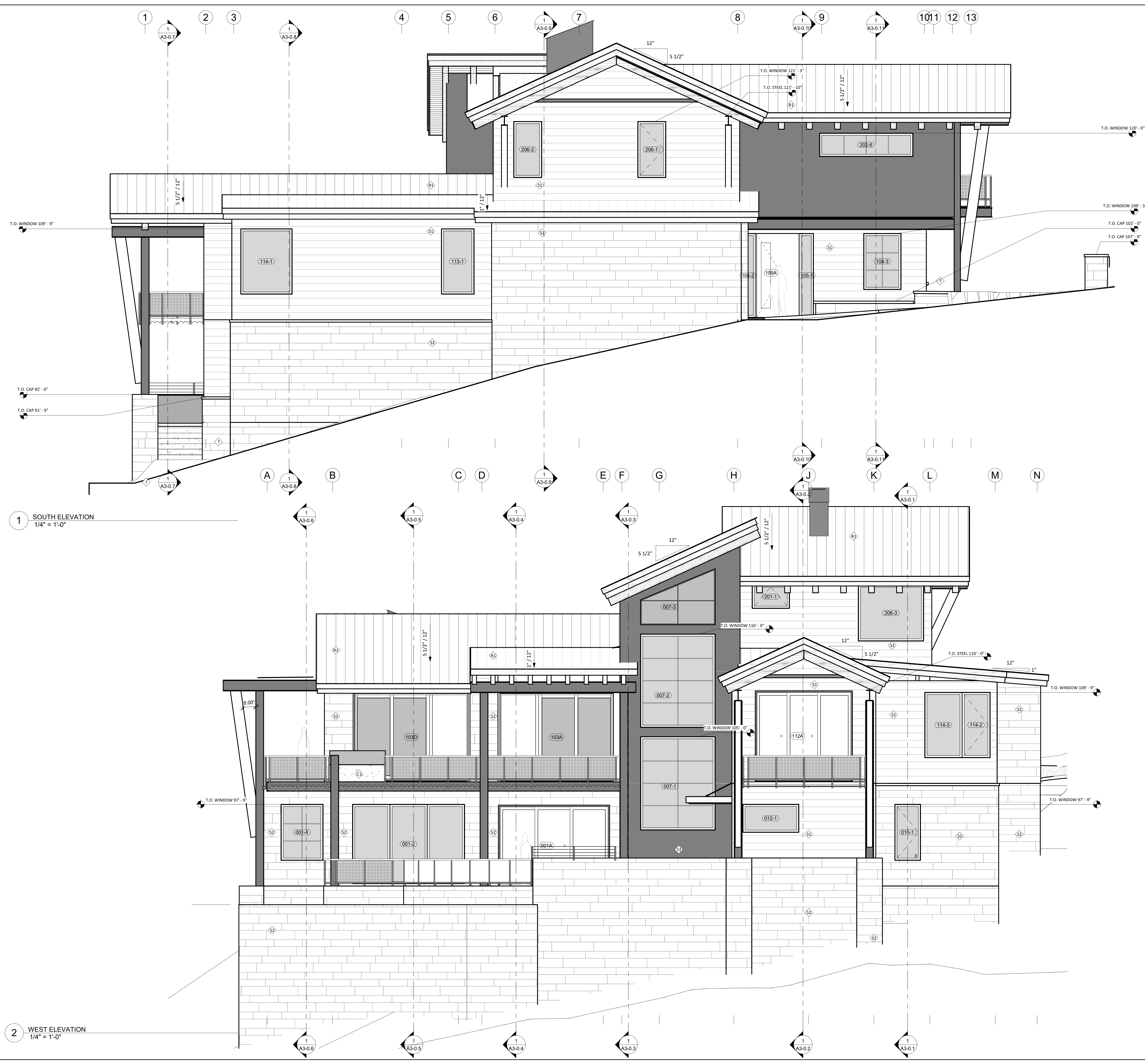
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A2-0.2
 EXTERIOR
 ELEVATIONS



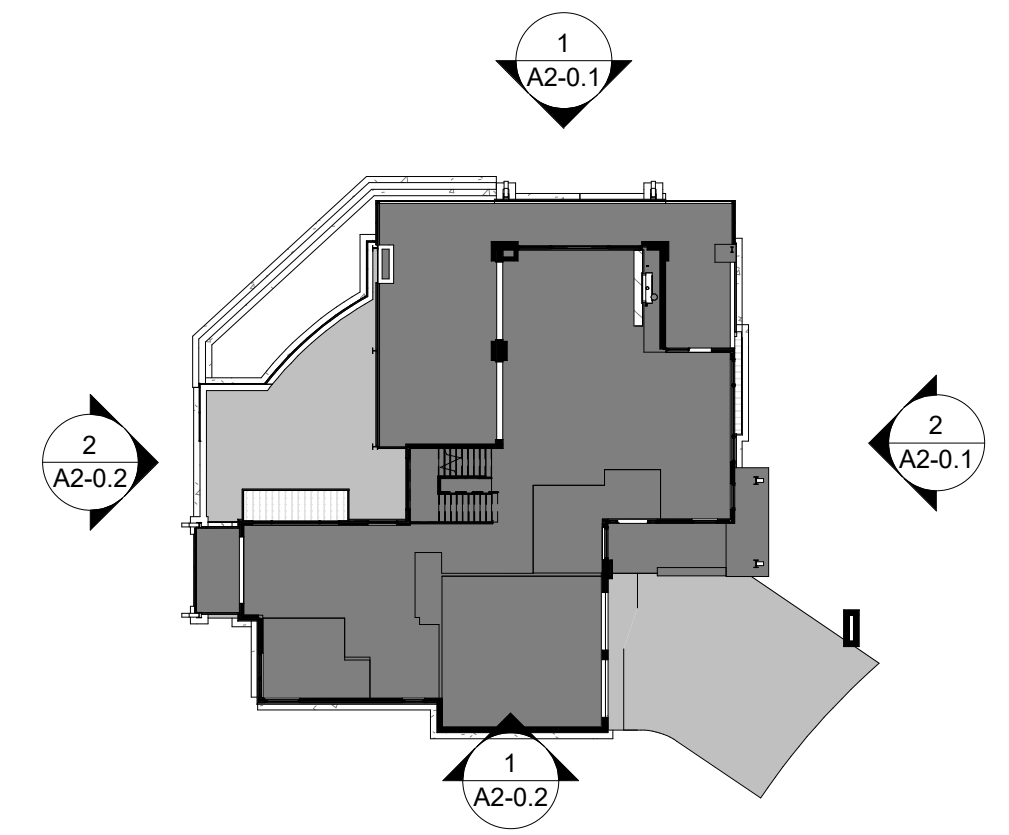
EXTERIOR MATERIALS LEGEND

NOTE:
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	ZINC ROOFING STANDING SEAM, 2" MECH. RIB COLOR: QUARTZ - ZINC NOTE: ON SLOPES < 1:12 - 12 MECH FASTENED ALT: PREFINISHED GREY
	HORIZONTAL WOOD SIDING 2X10 H&S SPLICE, HORIZONTAL SHIP LAP COLOR: DRIFTWOOD MFR: VINTAGE WOODS RE:
	STONE MASONRY VENEER 2" RECTANGULAR CUT COLOR: WINDSOR MFR: QUARRY WORKS RE:
	METAL SIDING ZINC PANELS COLOR: QUARTZ ZINC MFR: TBD ALT: PAINTED DARK GREY METAL

EXTERIOR MATERIAL QUANTITIES

MATERIAL	ELEVATION (SF/%)			TOTAL
	NORTH	EAST	SOUTH	
STONE	924/34	714/39	634/35	1174/38 3,446/37
METAL	520/19	257/14	267/15	387/13 1,431/15
WOOD	345/13	320/17	712/39	541/18 1,918/20
FENESTRATION	930/34	540/30	202/11	927/31 2,599/28



3 KEY PLAN
 1" = 30'-0"

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

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



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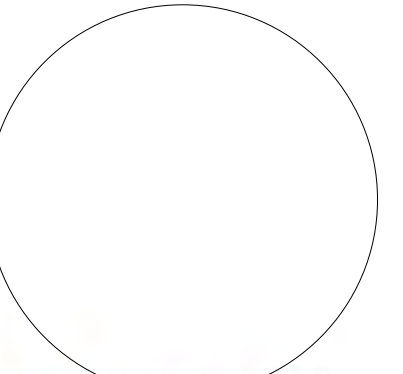
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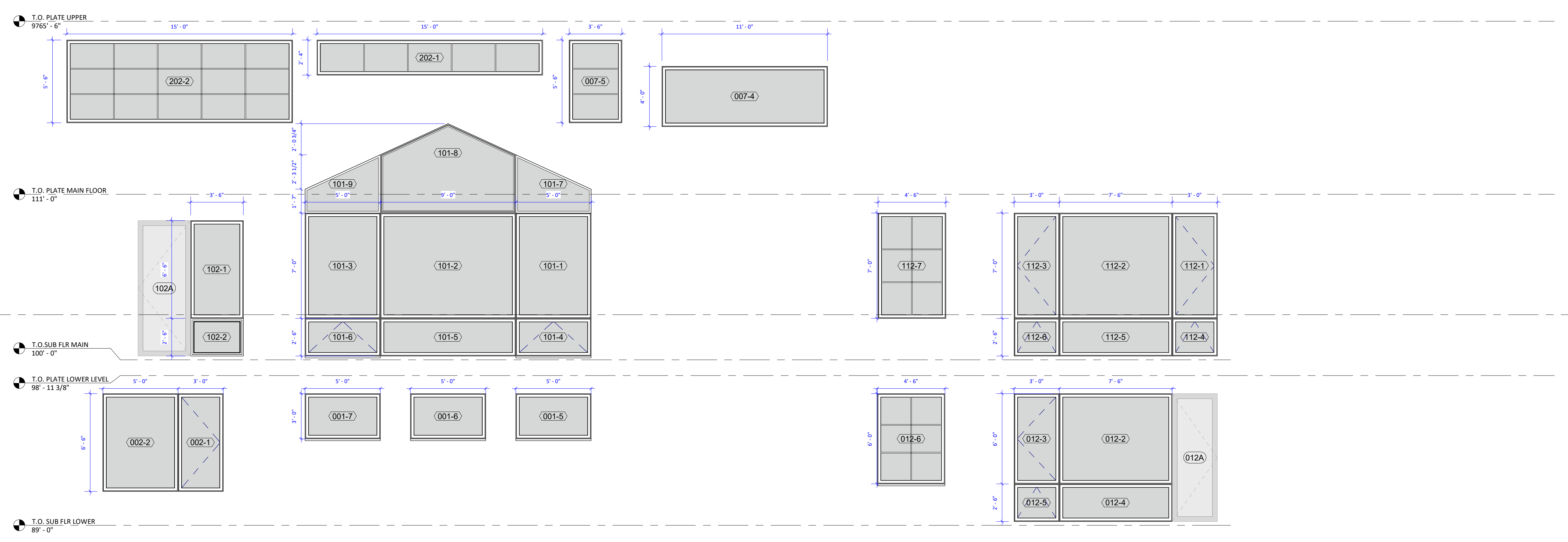
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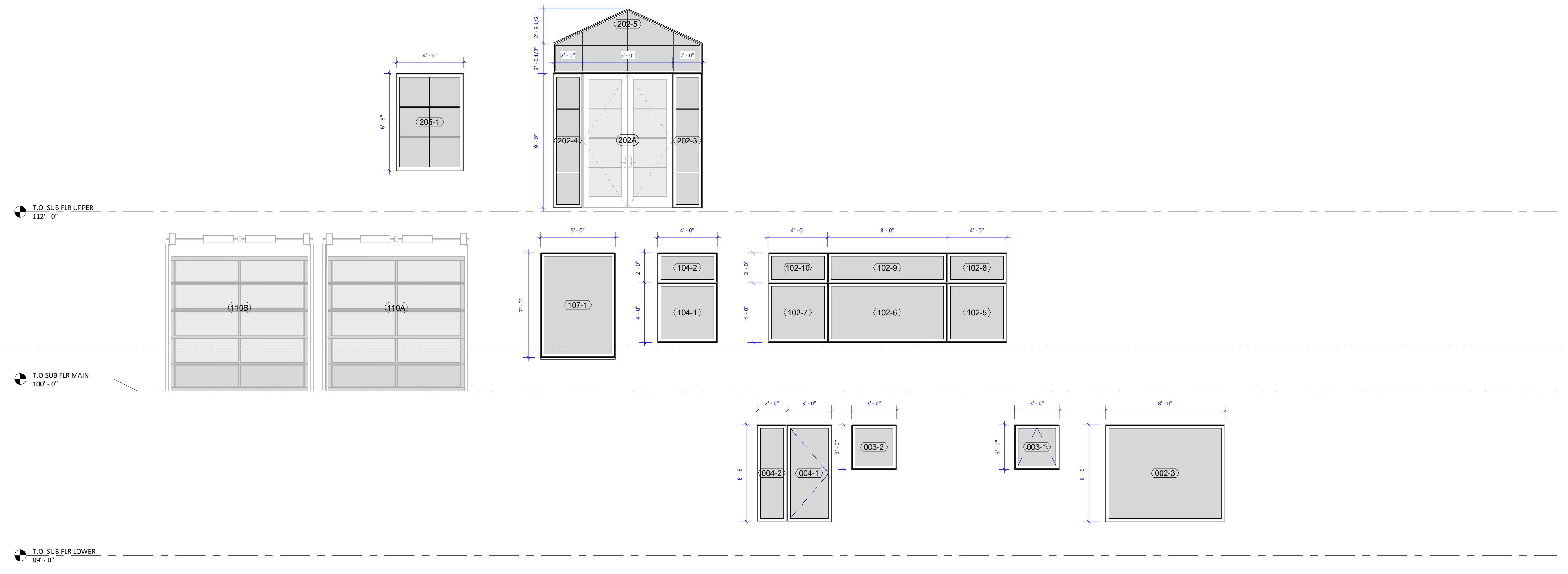
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A6-1.1
 WINDOW
 ELEVATIONS



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



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



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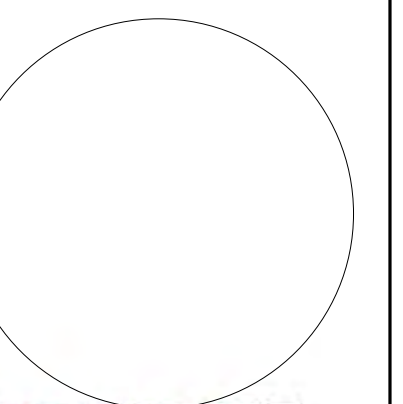
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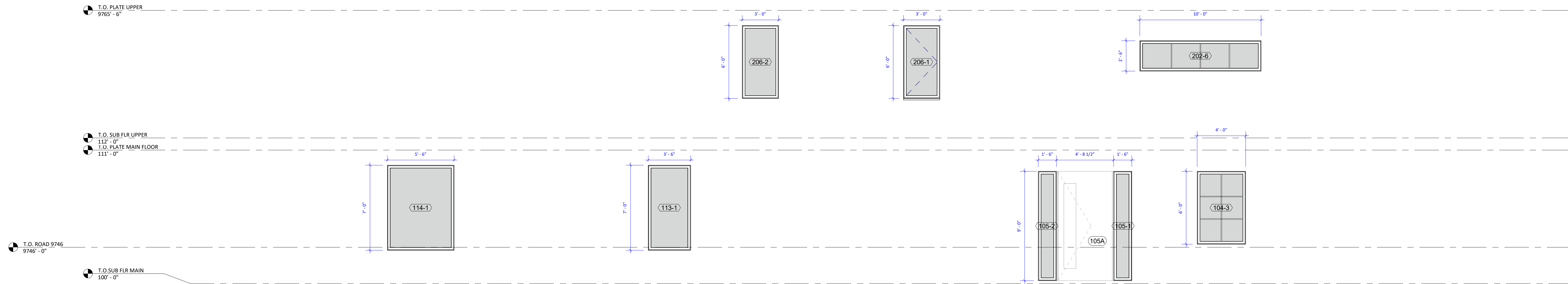
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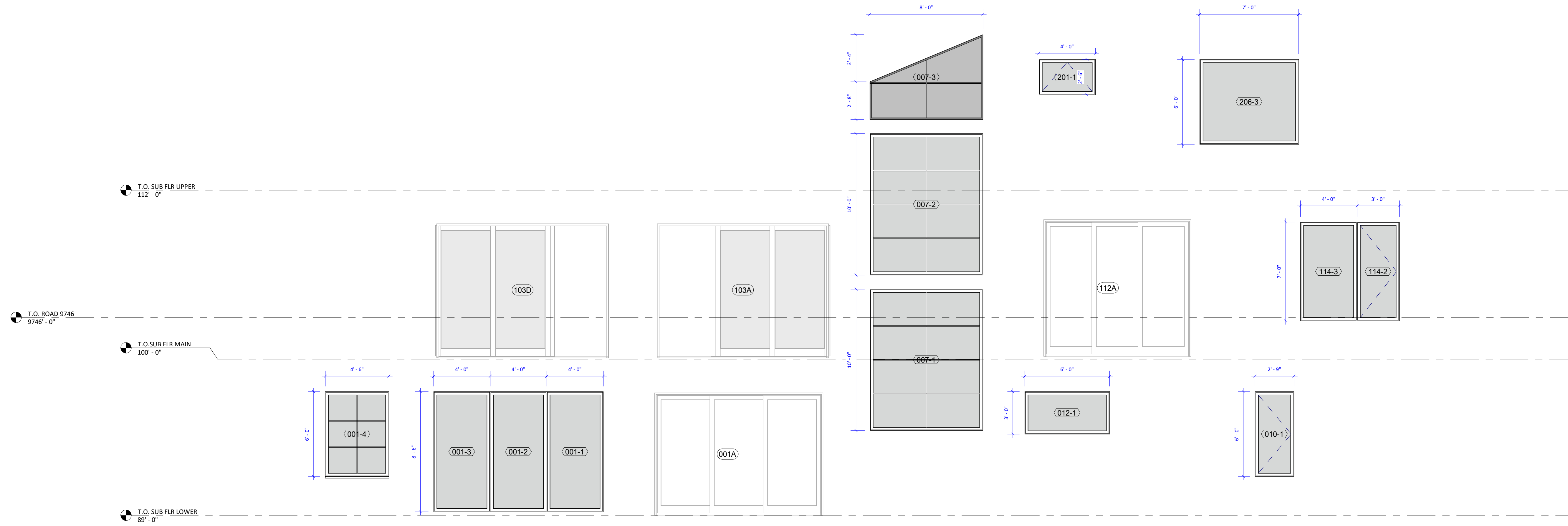
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• 100% S.D.	03/19/2021
• Pricing #	-
• ARC Sketch Review	04/06/2021
• 100% D.D.	05/14/2021
• ARC Final Review	05/13/2021
• 100% C.D.	-
• REV. #	-

Drawn By L. MITRO
 Date 05/13/2021
 Project # 2021.00
 Phase FINAL DRB
 Sheet

A6-1.2
 WINDOW
 ELEVATIONS



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



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



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

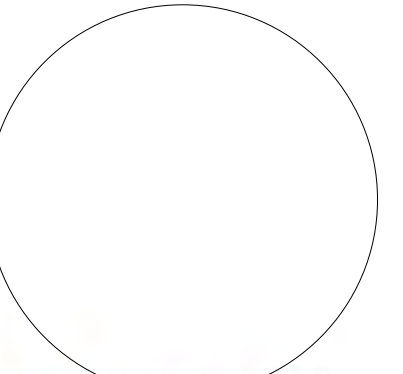
MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572

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

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TELLURIDE #7
MOUNTAIN VILLAGE, CO 81435

NOT FOR
CONSTRUCTION



Issued For	Date
• 100% S.D.	03/19/2021
• Pricing #	-
• ARC Sketch Review	04/06/2021
• 100% D.D.	05/14/2021
• ARC Final Review	05/13/2021
• 100% C.D.	-
• REV. #	-

Drawn By S. D'AGOSTINO
Date 05/13/2021
Project # 2021.00
Phase FINAL DRB
Sheet

A6-1.3
WINDOW & DOOR
SCHEDULES

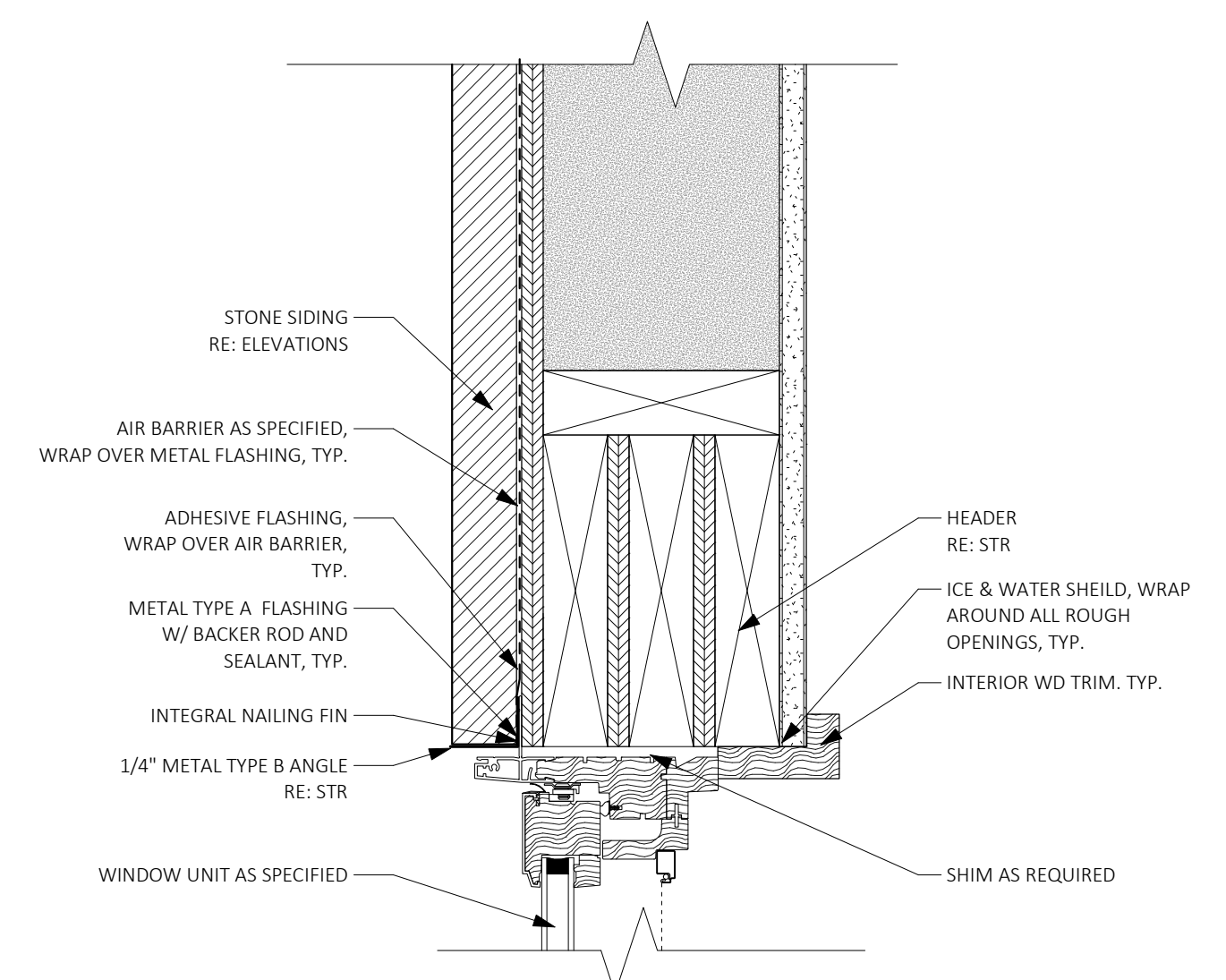
WINDOW SCHEDULE			
WINDOW #	SIZE		OPERATION
	WIDTH	HEIGHT	
T.O. SUB FLR LOWER			
010-1	2'-9"	6'-0"	CASEMENT
012-2	7'-6"	6'-0"	FIXED
012-4	7'-6"	2'-6"	FIXED
002-2	5'-0"	6'-6"	FIXED
012-1	6'-0"	3'-0"	FIXED
002-3	8'-0"	6'-6"	FIXED
002-1	3'-0"	6'-6"	CASEMENT
001-5	5'-0"	3'-0"	FIXED
001-7	5'-0"	3'-0"	FIXED
001-6	5'-0"	3'-0"	FIXED
001-4	4'-6"	6'-0"	FIXED
003-1	3'-0"	3'-0"	AWNING
003-2	3'-0"	3'-0"	FIXED
004-1	3'-0"	6'-6"	CASEMENT
004-2	2'-0"	6'-6"	FIXED
001-3	4'-0"	8'-6"	FIXED
001-2	4'-0"	8'-6"	FIXED
001-1	4'-0"	8'-6"	FIXED
012-6	4'-6"	6'-0"	FIXED
012-3	3'-0"	6'-0"	CASEMENT
012-5	3'-0"	2'-6"	AWNING
T.O. SUB FLR MAIN			
112-1	3'-0"	7'-0"	CASEMENT
112-2	7'-6"	7'-0"	FIXED
112-5	7'-6"	2'-6"	FIXED
112-6	3'-0"	2'-6"	AWNING
007-1	8'-0"	10'-0"	FIXED
101-5	5'-0"	2'-6"	AWNING
101-4	5'-0"	2'-6"	AWNING
101-5	9'-0"	2'-6"	FIXED
101-8	9'-0"	8'-0"	FIXED TRAP.
101-3	5'-0"	7'-0"	FIXED
101-1	5'-0"	7'-0"	FIXED
101-2	9'-0"	7'-0"	FIXED
102-2	3'-6"	2'-6"	FIXED
102-1	3'-6"	6'-6"	FIXED
114-1	5'-6"	7'-0"	FIXED
113-1	3'-6"	7'-0"	FIXED
105-1	1'-6"	9'-0"	FIXED
105-2	1'-6"	9'-0"	FIXED
114-3	4'-0"	7'-0"	FIXED
104-1	4'-0"	4'-0"	FIXED
102-7	4'-0"	4'-0"	FIXED
102-10	4'-0"	4'-0"	FIXED
102-6	8'-0"	4'-0"	FIXED
102-9	8'-0"	2'-0"	FIXED
102-5	4'-0"	4'-0"	FIXED
102-8	4'-0"	2'-0"	FIXED
007-2	8'-0"	10'-0"	FIXED
112-7	4'-6"	7'-0"	FIXED
114-2	3'-0"	7'-0"	CASEMENT
112-1	3'-0"	7'-0"	CASEMENT
112-4	3'-0"	2'-6"	AWNING
104-3	4'-0"	6'-0"	FIXED
107-1	5'-0"	7'-0"	FIXED
104-2	4'-0"	2'-0"	FIXED
T.O. SUB FLR UPPER			
101-9	5'-0"	3'-10 1/2"	FIXED TRAP.
101-7	5'-0"	3'-10 1/2"	FIXED TRAP.
201-1	4'-0"	2'-6"	AWNING
206-3	7'-0"	6'-0"	FIXED
007-4	11'-0"	4'-0"	FIXED
206-1	3'-0"	6'-0"	CASEMENT
206-2	3'-0"	6'-0"	FIXED
205-1	4'-6"	6'-6"	FIXED
202-4	2'-0"	9'-0"	FIXED
202-3	2'-0"	9'-0"	FIXED
202-5	10'-0"	6'-7 1/2"	FIXED TRAP.
007-5	3'-6"	5'-6"	FIXED
202-2	15'-0"	5'-6"	FIXED
202-1	15'-0"	2'-4"	FIXED
007-3	8'-0"	6'-0"	FIXED TRAP.
202-6	10'-0"	2'-6"	FIXED
201-2	6'-0"	2'-6"	FIXED

WINDOW GENERAL NOTES

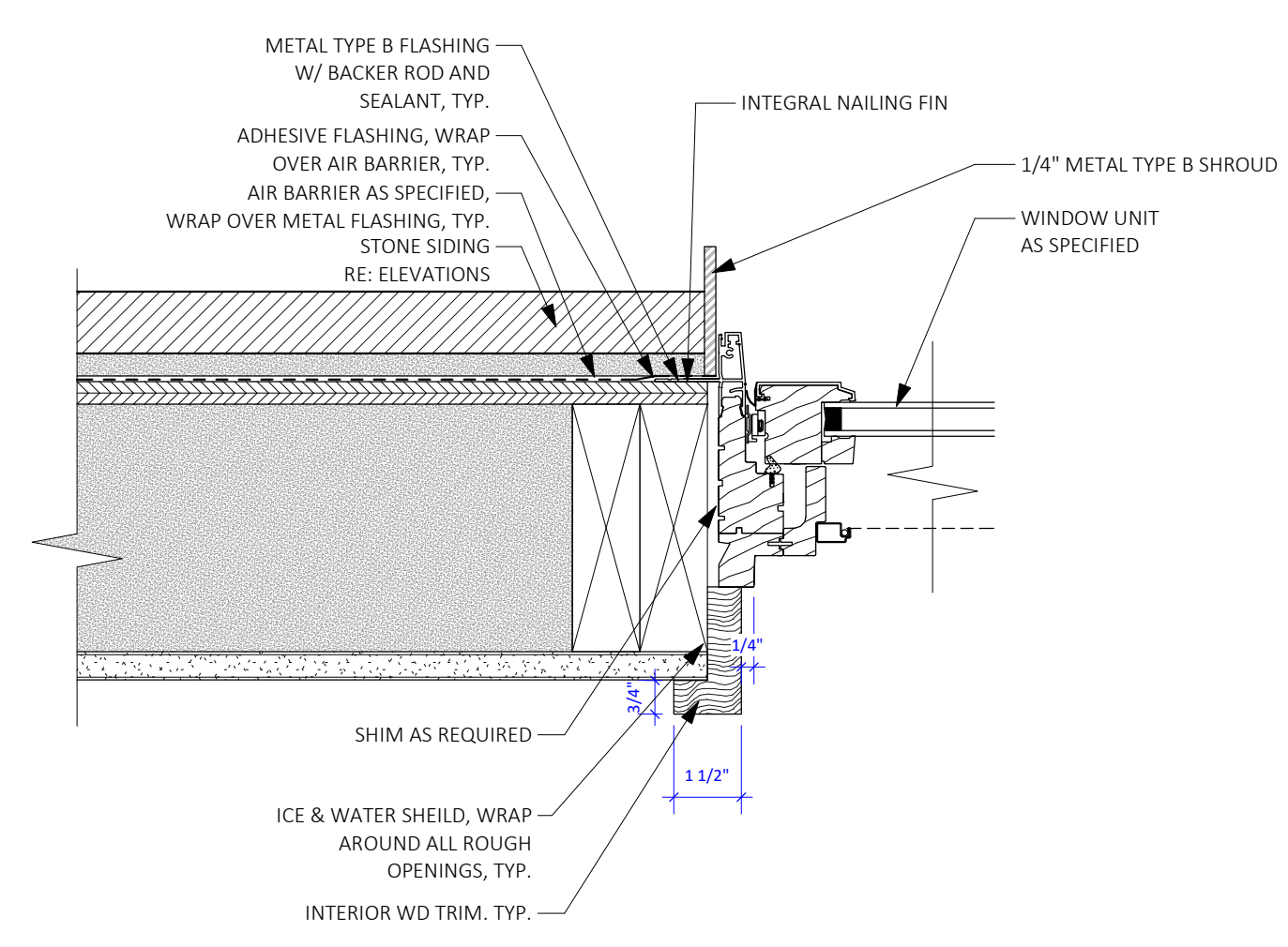
- REFER TO EXTERIOR ELEVATIONS AND WINDOW SCHEDULE FOR DIRECTION OF OPERABLE WINDOW SWING.
- REFER TO PLANS & EXTERIOR ELEVATIONS FOR EGRESS WINDOW LOCATIONS.
- WINDOW MANUFACTURER TO VERIFY THAT ALL EGRESS WINDOWS MEET EGRESS REQUIREMENTS IN ACCORDANCE TP 2012 IRC AND ADVISE ARCHITECT OF ANY CONFLICTS.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

SIERRA PACIFIC URBAN

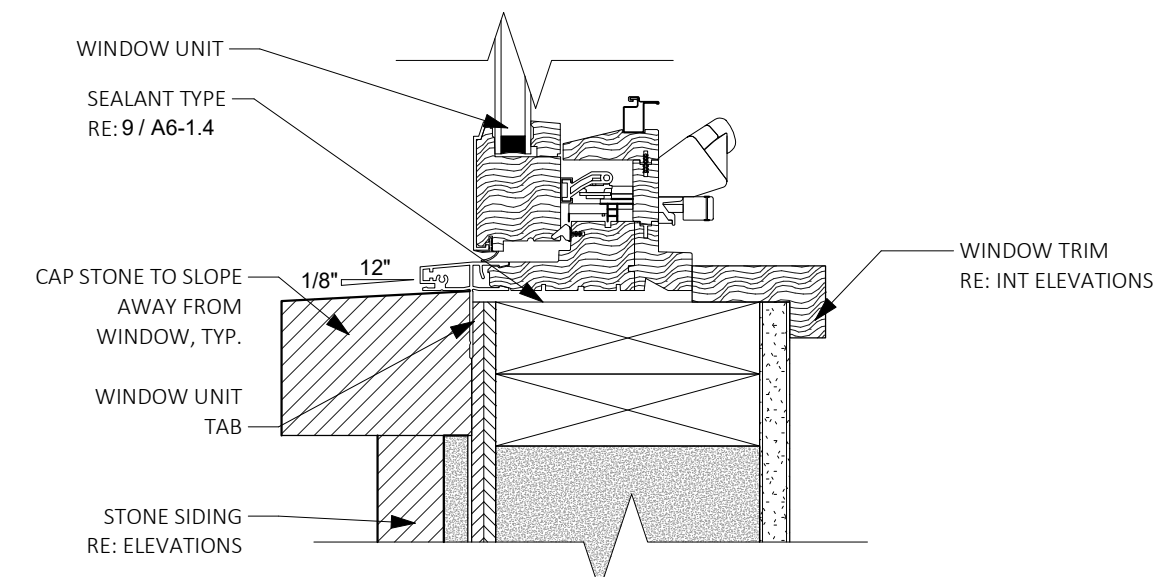
ALTERNATE: GLO, OR JELDWEN
DOUBLE PANE. (SPACERS BLACK)



1 TYP WINDOW HEAD @ STONE SIDING
3\"/>



2 TYP WINDOW JAMB @ STONE SIDING
3\"/>

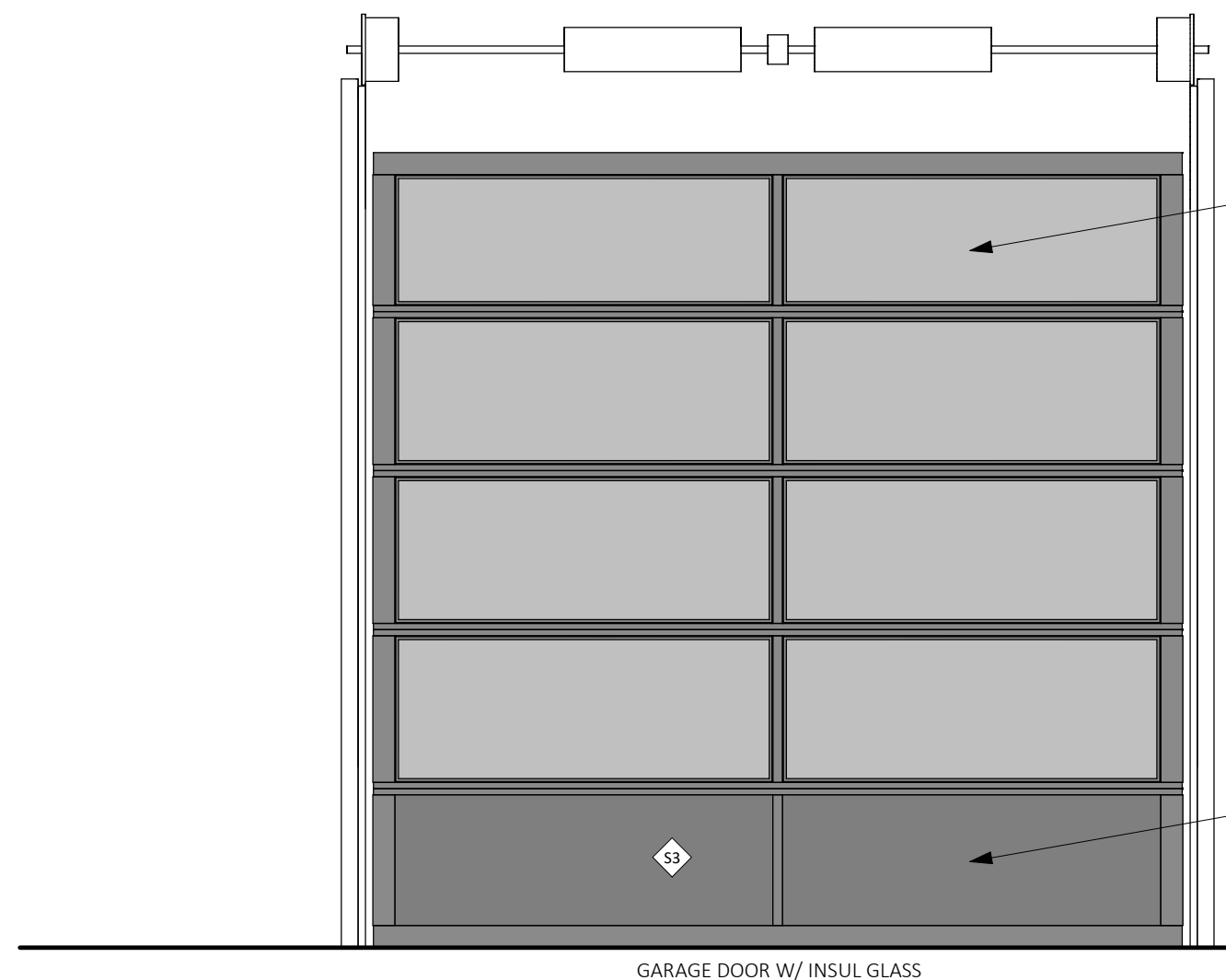


3 TYP WINDOW SILL @ STONE SIDING
3\"/>

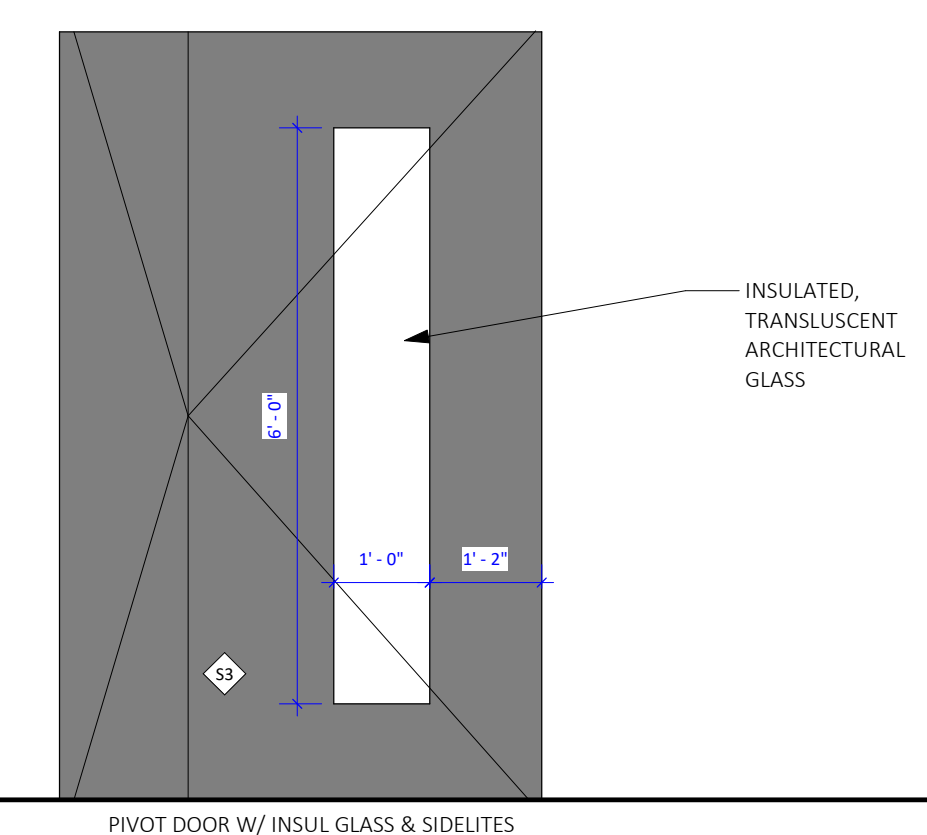
EXTERIOR DOOR SCHEDULE			
DOOR #	DOOR SIZE		
	W	H	T
T.O. SUB FLR LOWER			
001A	11'-10 15/16"	8'-6"	0'-2 3/4"
012A	3'-0"	8'-6"	0'-2 1/4"
T.O. SUB FLR MAIN			
103A	3'-6"	9'-0"	0'-2 1/4"
103B	12'-1 3/4"	9'-6"	0'-2 1/4"
103D	12'-1 3/4"	9'-6"	0'-2 1/4"
105A	4'-6"	9'-0"	0'-2 1/4"
110A	9'-0"	9'-0"	0'-2 3/8"
110B	9'-0"	9'-0"	0'-2 1/8"
112A	10'-4 15/16"	9'-6"	0'-2 3/4"
T.O. SUB FLR UPPER			
202A	6'-0"	9'-0"	0'-1 3/8"

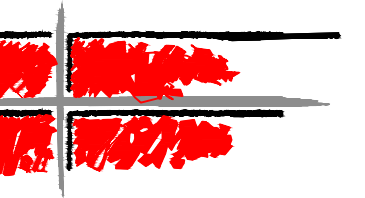
DOOR GENERAL NOTES

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



EXTERIOR DOOR ELEVATIONS
1/2\"/>



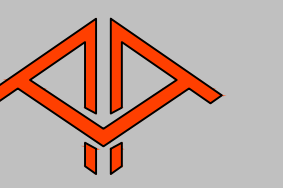


■ COLORADO:
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TELLURIDE T7
MOUNTAIN VILLAGE
CO 81455



AMBIANCE

406.585.2276 office
406.585.2415 fax

204 Graves Trail Suite E,
Bozeman, MT 59718

architects of automation

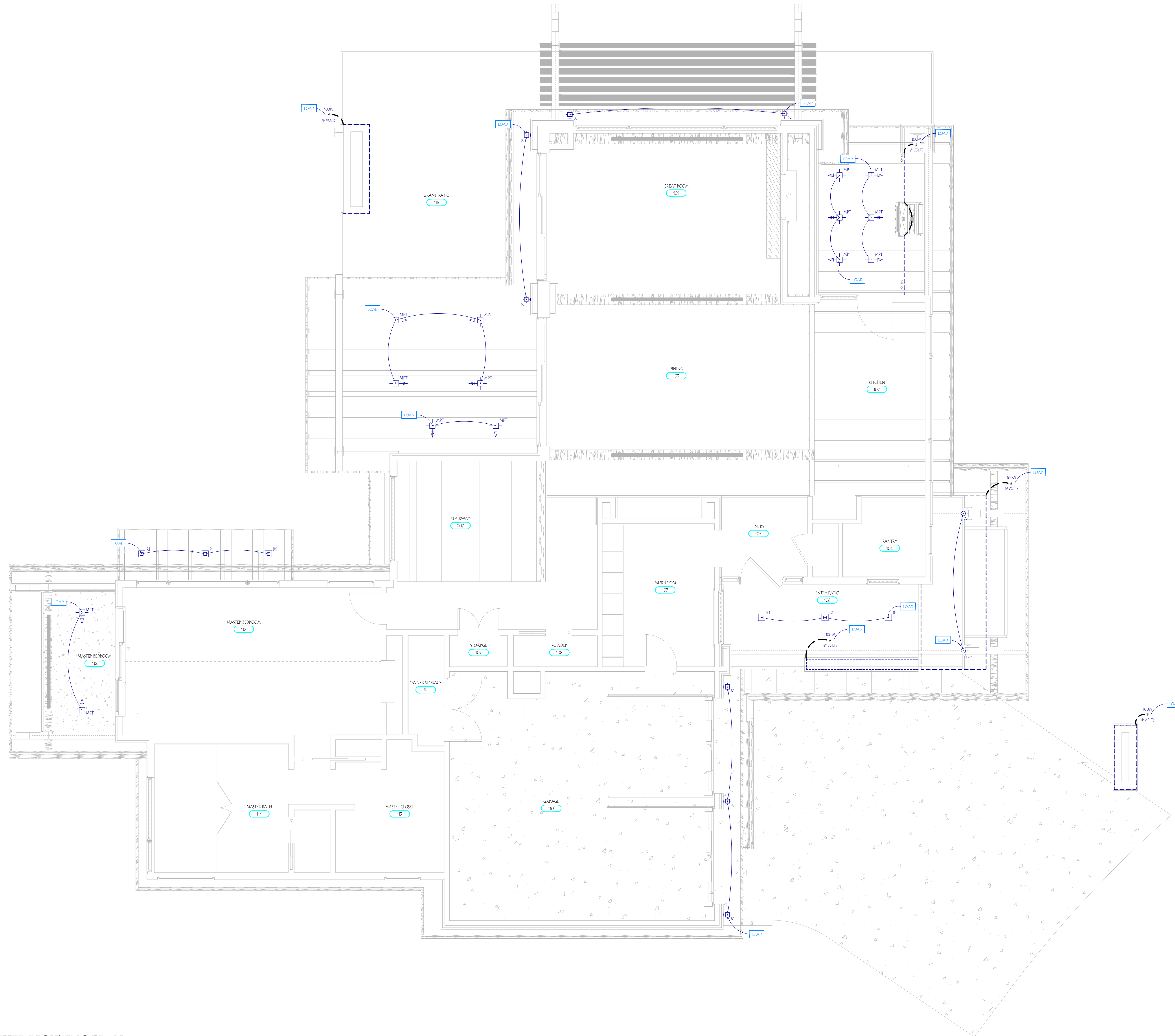
WWW.AMBIANCE.LIFE

REV.	DATE
DRAFT SET	7.21.2020

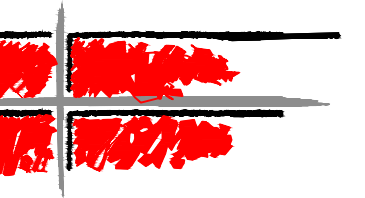
DATE ISSUED: TUESDAY, MAY 11, 2021
DESIGN DEVELOPMENT DOCUMENTS
FOR REVIEW ONLY

E2.1
MAIN LEVEL LIGHTING PLAN

SCALE 1/4" = 1'-0"



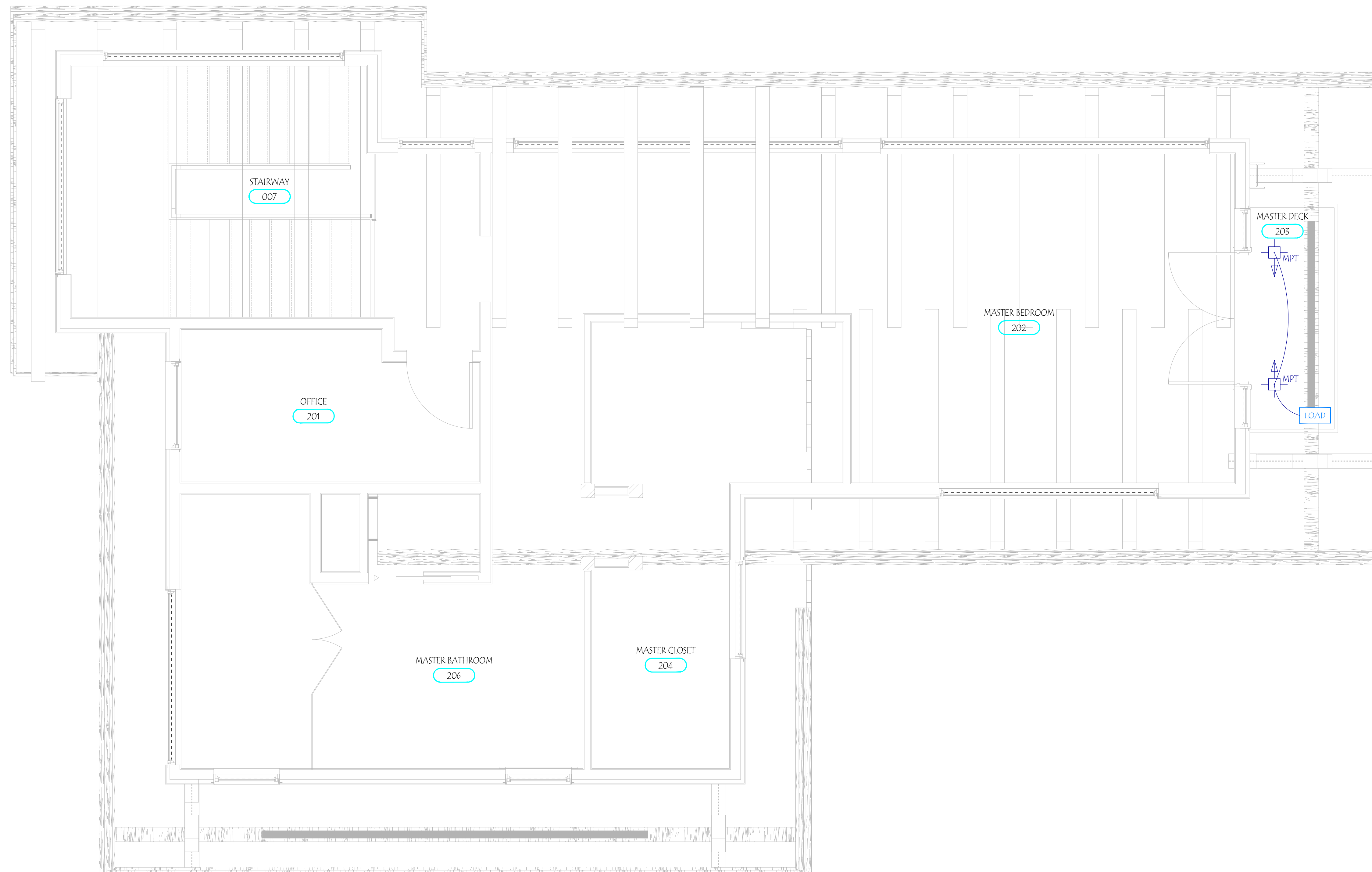
2.1 MAIN LEVEL LIGHTING PLAN
SCALE: 1/4" = 1'-0"



■ COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

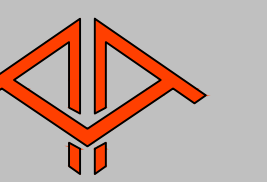
■ MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
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2.2 UPPER LEVEL LIGHTING PLAN
SCALE: 3/8" = 1'-0"

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406.585.2276 office
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REV.	DATE
DRAFT SET	7.21.2020

DATE ISSUED: TUESDAY, MAY 11, 2021
DESIGN DEVELOPMENT DOCUMENTS
FOR REVIEW ONLY

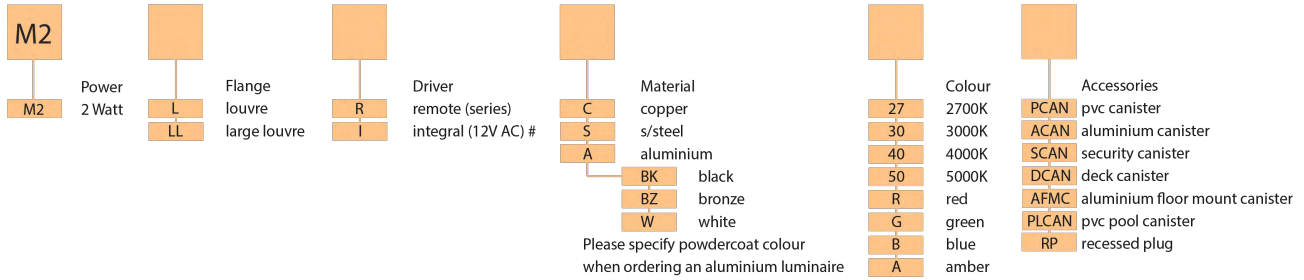
E2.2

UPPER LEVEL LIGHTING PLAN

SCALE: 3/8" = 1'-0"

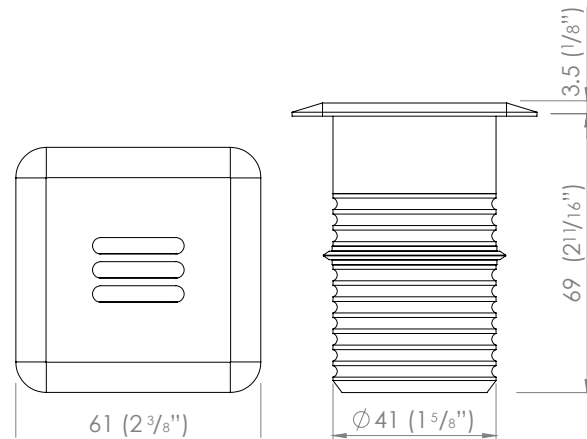
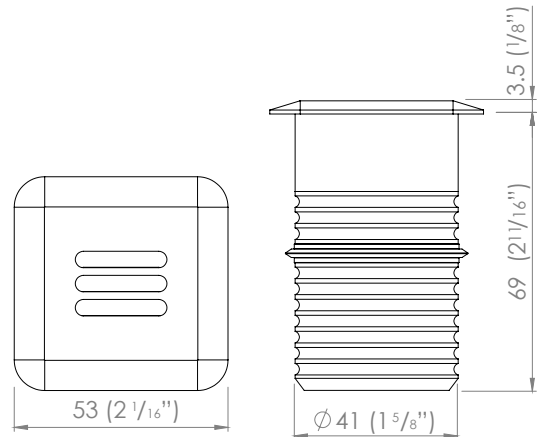
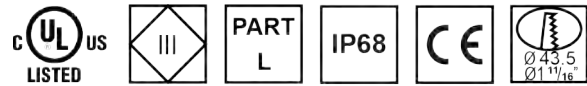


M2 LOUVRE CONFIGURATION



SPECIFICATIONS

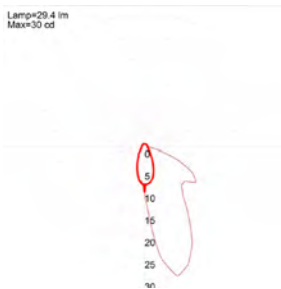
Power	2 Watt
Ingress Protection Rating	IP68
Cable	H05RN-F 1m Included
Material	- Black/ White/Bronze Powdercoated - Natural Copper - 316 Stainless Steel
Removable Light Engine	Pin Mounted 2W Cree XPG-3 Chip
Colour Temperature	Warm White - 2700K and 3000K Neutral White - 4000k Cool White - 5000k Red, Green, Blue, Amber
CRI	90+ CRI
Efficiency	85lm/w - Delivered from Luminaire with unobstructed beam
Input	700mA Constant current (Remote) 12V AC (Integral)
Warranty	Electronics Warranty 5 Years
Body Warranty	5 years Aluminium. 10 years Copper and Stainless Steel
Load Rating	Stainless Steel 5000kg/11000lbs Copper 5000kg/11000lbs Aluminium 5000kg/11000lbs
LED Shield	LED Bypass Shunt LED Reverse Polarity Protection



ACCESSORIES

Recessed mounting canisters
(Please refer to the canister spec sheets for more information)

BEAM ANGLES



Asymmetric Beam

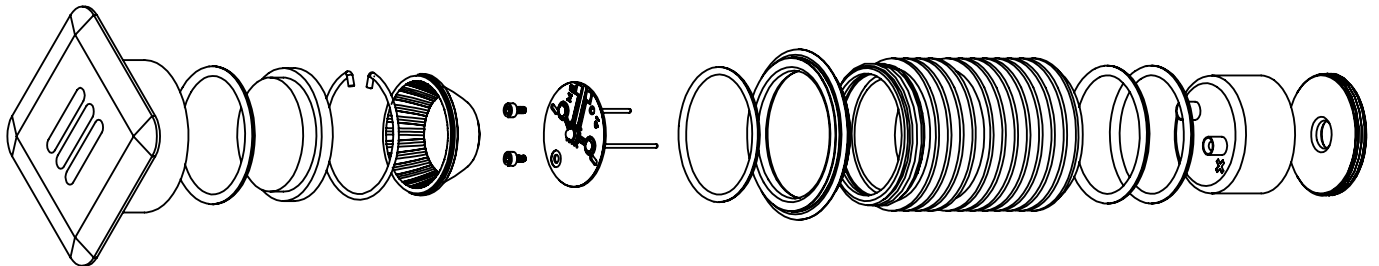


RECOMMENDATIONS

Using the mounting canisters will make recessed installation of this product simple. Core a hole in an existing wall or cast the canister in. Once in place, simply push the fitting into the canister. The luminaire will be retained by a silicon wiper seal.

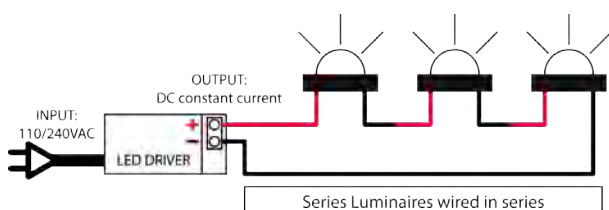
REPLACING COMPONENTS

Firstly remove the luminaire from its recessed location. Unscrew the flange paying close attention to the assembly order or refer to the diagram below. Locate the item that needs to be replaced, it is imperative you replace the component with factory LuxR parts to ensure correct operation of the luminaire. When reassembling make sure all the components are in their correct order to ensure water tightness and correct light output.



REMOTE DRIVER WIRED IN SERIES

Often referred to as series wiring the current in a series circuit follows one path from start-to-finish with the positive of the second LED connected to the negative of the first. Series wiring allows a single driver to be mounted remotely, powering a number of series fittings. Often the most simplest of wiring schemes as each fitting is connected to the next in a daisy chain. It removes the need for a smaller 12 volt driver in each fitting.



M2 LOUVRE

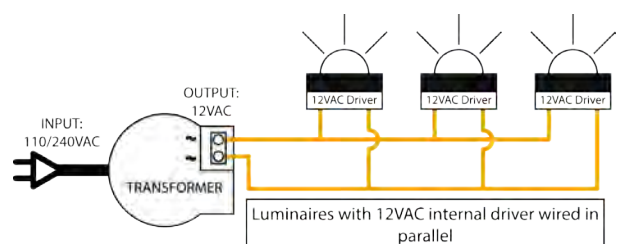
The M2 luminaire range is powered by a 2 watt LuxR light engine that offers a wide choice of LED colours. The luminaire was developed to meet the challenge of delivering high quality practical accent lighting with maximum energy efficiency and a long, maintenance-free life.

All LuxR luminaires offer a replaceable LED system using Cree LED chips for maximum performance and long life. Precise LED binning by Cree ensure the same colour temperature across all our luminaires which allows LuxR products to be situated close to one another without the fear of colour variance in the colours.

This luminaire is extremely tough, durable and waterproof, making it ideal for installation in public spaces, large-scale projects and residential areas.

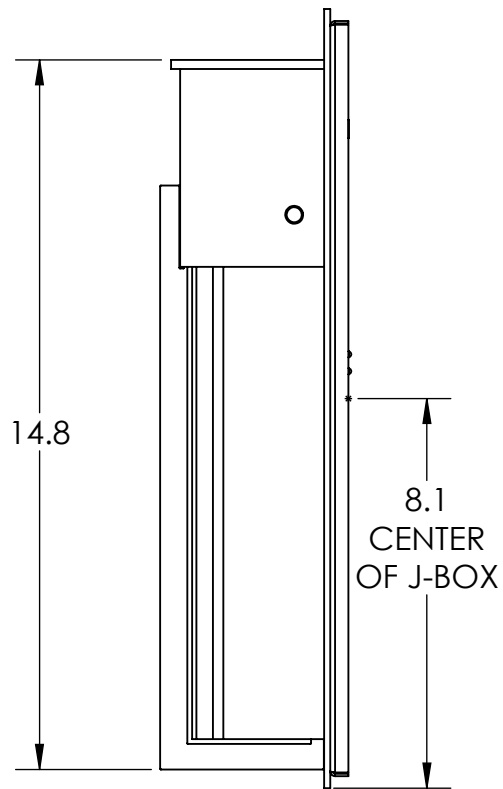
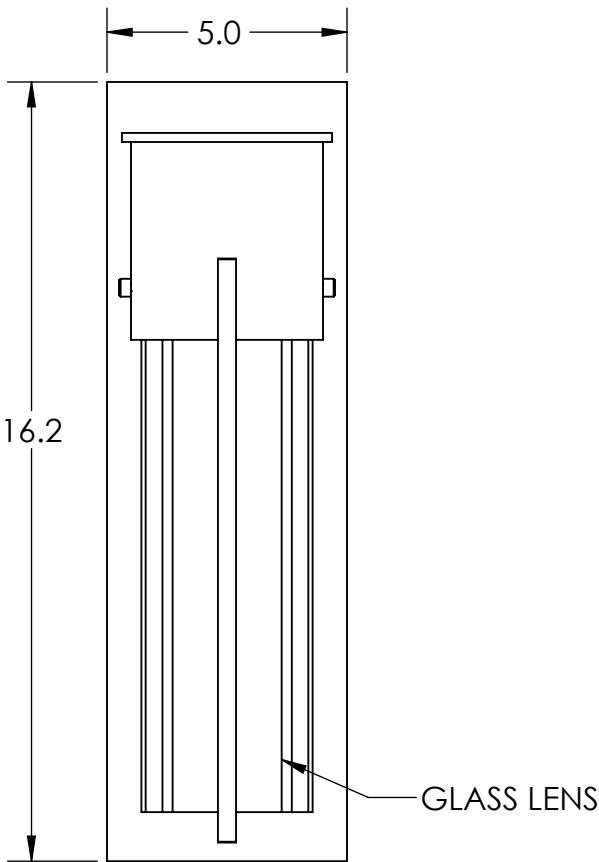
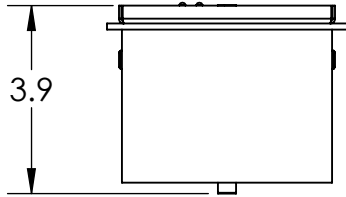
INTEGRAL DRIVER + TRANSFORMER

In a parallel circuit all the positive connections are tied together and back to the positive output of the LED driver and all the negative connections are tied together and back to the negative output of the driver. The integral driver option allows LuxR fittings to be wired in parallel to existing or new installations where a wire wound or magnetic transformer is being used.



Collection: OUTDOOR

Product #: ODB0055-16



Bulbs Not Included

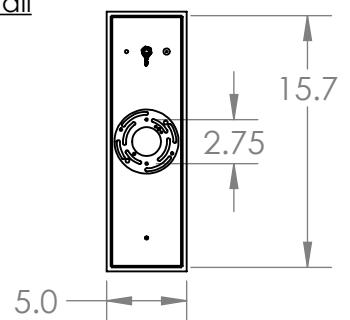
Visit hammertonstudio.com for product options and specifications.

12/7/2017 (A)

Mounting Packet: U	Electrical Type: HALOGEN/LED RETRO
Approximate lbs.: 10	Bulb Qty: 1 Bulb Type: MR16
Finish: SEE WEB SITE FOR OPTIONS	Wattage: 35 Voltage: 120
Top Diffuser: CLOSED METAL	Socket Type: GU10
Bottom Diffuser: OPEN	UL Location: WET

Mounting Detail

MOUNTS DIRECTLY TO J-BOX



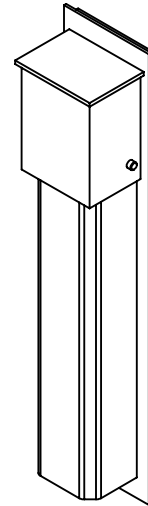
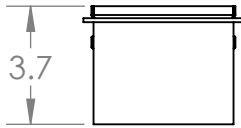
All fixtures created by Hammerton are handcrafted by artisans. Dimensions may vary up to 7/8".

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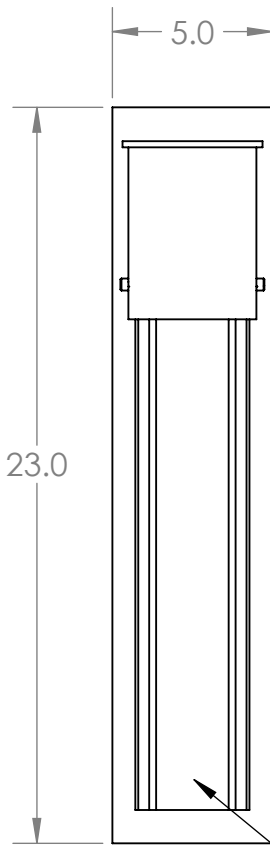
Hammerton Inc. 217 Wright Brothers Dr. Salt Lake City, UT 84116 (801)973-8095

Collection: OUTDOOR

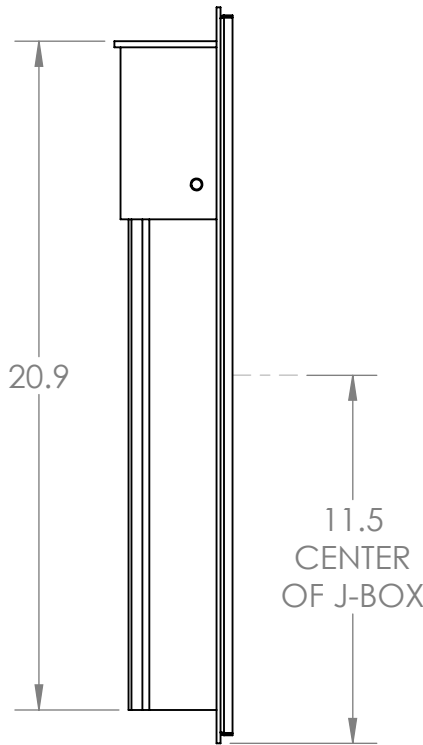
Product #: ODB0040-23-L2



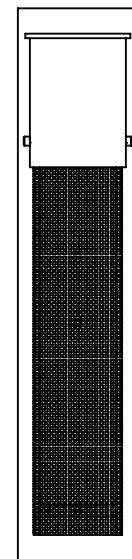
GLASS LENS



LENS



11.5
CENTER
OF J-BOX



MEDIUM
MESH LENS



Bulbs Not Included

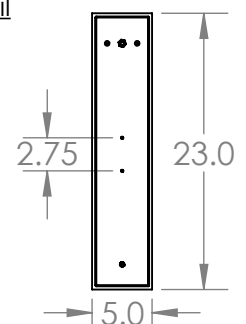
Visit hammertonstudio.com for product options and specifications.

9/30/2019 (B)

Mounting Packet: U	Weight (lbs): 20	Electrical Type: LED	CCT: 3000 K
UL Location: WET	Elec. Qty: 1	Wattage: 4.5	Voltage: 120
Finish: SEE WEB SITE FOR OPTIONS	Source Lumens: Up: N/A	Down: 400	
Top Diffuser: CLOSED METAL	Dimmable: ELV Dimmable		
Bottom Diffuser: OPEN	CRI: 90+	Power Factor: >0.9	

Mounting Detail

MOUNTS
DIRECTLY
TO J-BOX



All fixtures created by Hammerton are handcrafted by artisans. Dimensions may vary up to 7/8".

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Hammerton Inc. 217 Wright Brothers Dr. Salt Lake City, UT 84116 (801)973-8095

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: 165-7, 170 Cortina Drive
Mountain Village, CO 81435

Architect: Centre Sky Architecture, LTD.

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The address numbers shall be minimum 4'6" from grade to the bottom of the 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.

John A. Miller

From: Finn KJome
Sent: Monday, April 19, 2021 9:37 AM
To: John A. Miller
Subject: RE: Lot 165-7, 170 Cortina Drive Referral Packet for May 6 DRB

Hi John,
No issues looks good.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, April 16, 2021 1:40 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 165-7, 170 Cortina Drive Referral Packet for May 6 DRB

Good Afternoon All –

Please find the following referral for a Single Family Home located at Lot 165-7, 170 Cortina Drive. This item will be heard by the DRB at the May 6 hearing.

1. New Single-Family Home, 170 Cortina Dr: https://townofmountainvillage.com/site/assets/files/34872/lot_165-7_website_and_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





TO: Mountain Village Design Review Board
FROM: Amy Ward, Planner
FOR: Design Review Board Public Hearing; June 3, 2021
DATE: May 24, 2021
RE: Staff Memo – Final Architecture Review (FAR) Lot 628-H, 116 Double Eagle Way

APPLICATION OVERVIEW: New Single-Family Home on Lot 628-H

PROJECT GEOGRAPHY

Legal Description: LOT 628-H, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FINAL REPLAT OF LOTS 628, 635 AND 636, FILING 4, AND LOT 641, FILING 9, AND A PORTION OF THE OPEN SPACE, RECORDED AUGUST 21, 1991 IN PLAT BOOK 1 AT PAGE 1159, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 116 Double Eagle Way

Applicant/Agent: Michael Carrier, Alpenglow Design

Owner: EDWARD D.W. SPARROW AND CYNTHIA ANNE SPARROW

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-family

Lot Size: .376 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Michael Carrier of Alpenglow Design, Applicant for Lot 628-H is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 628-H, 116 Double Eagle Way. The Lot is approximately 0.376 acres and is zoned Single-family. The overall square footage of the home is approximately 6,701 gross square feet and provides 2 interior parking spaces within the proposed garage.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) / 40' (gable) Maximum	34'8"
Maximum Avg. Building Height	30' (shed) / 35' (gable) Maximum	13.7"
Maximum Lot Coverage	40% (6551.2 s.f.)	21.3% (3493 s.f.)
General Easement Setbacks	No encroachment	Landscaping
Roof Pitch		
Primary		10:12
Secondary		8:12, various
Exterior Material		
Stone	35% minimum	34%
Windows/Doors	40% maximum	25%
Parking	2 enclosed / 2 exterior	2 interior*

*applicant is requesting waiver of the two exterior parking spots due to difficult site conditions.

Design Variations:

1. **Road and Driveway Standards**
2. **Exterior Materials**
3. **Lighting**

DRB Specific approvals:

1. **Exterior parking waiver**

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 form. 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 34.67' and an average height of 19'. The applicant has included a parallel plane analysis to better demonstrate overall height compliance. Staff believes the home meets all of the height requirements of the CDC.

17.3.14: General Easement Setbacks

Lot 628-H 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.

Additionally, Lot 628-H is burdened by a building setback easement area that runs from the northeast lot corner to the southwest lot corner. "This building setback easement area is for the purpose of preserving the building setback easement area as an open and undeveloped area; consequently, no improvements other than subsurface utilities, golf cart accessways and landscaping... may be constructed"

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 Double Eagle Way and crosses the General Easement to the homesite.*
- *Utilities: Existing utility pedestals are located in the road right of way, and the sewer access is within the GE. The GE will need to be crossed on both the North and West GE's, accessing utilities within Double Eagle Way.*
- *Landscaping: There is some landscaping within the GE, including a flagstone pathway.*

The proposal also includes some encroachments in the road right of way:

- *Address monument: given the distance from edge of pavement to the property line, locating the address monument in the road right of way is necessary, however the location as presented seems too close to the road and in a likely snow storage area. Applicant should work with Public Works staff to finalize monument location so that it won't suffer damage from snow clearing activities.*
- *Landscaping: there is a proposed flower bed in the road right of way that comes almost to edge of pavement at Double Eagle Drive. Applicant should revise the landscape plan to maintain at least 10' from edge of pavement to any landscaping.*
- *The applicant shall enter into a road right of way encroachment agreement with the town to capture any ROW encroachments.*

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 predominantly gabled roof form of the home portray a traditional alpine style. The trestle wood siding, rough cedar soffit and fascia and timber accents will give the home a bit of rustic mountain feel, while the steel rails, dark grey standing seam roof and black clad contemporary profile windows will give the home some modern flair. The neighboring homes along Double Eagle Way are more traditional in form than some other neighborhoods within Mountain Village, this home should relate to the neighboring properties well.

17.5.5: Building Siting Design

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

Staff: Lot 628-H slopes down gently to the south away from Double Eagle Way and the home is sited so that the flattest part of the lot is utilized for the front entry. The home does step down slightly with the lot, and the use of shed roofs as connectors between the primary roof forms emphasizes this sloping to the south. Given the small size of the Lot at .37 Acres, and the limits of the site ranging from topographic limitations to encumbrances, the home appears to be quite limited in siting options. With that, staff finds that the home should blend well into the existing landforms and vegetation of the site.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The home will be grounded with stone veneer at much of the base, however it should be noted that the applicant has proposed 34% stone cladding where they are required to have 35% stone cladding per the CDC. If DRB finds this percentage of stone appropriate then a design variation should be granted. In the past, the DRB has allowed for slight variations to stone percentages when the final design product results in an aesthetically pleasing home.

Window and door trim are proposed as black-clad windows, and a full window and door schedule has been provided. The appropriate recess of doors and windows in areas with stone veneer has been noted on the plans, however, the applicant has not provided a detail of the recess at the garage doors and this should be done as part of the construction drawings prior to building permit. The proposed roofing material is a dark gray standing seam product, and the fascia of the home is rough cedar. The CDC allows for Black and Grey standing seam roofing materials and this appears to meet that requirement. The applicant has added appropriate snow fencing on the roofs where snowfall is a potential hazard.

The applicant has not proposed any snowmelt at this time.

17.5.7: Grading and Drainage Design

Staff: The applicant has proposed minimal grading/site disturbance and there appears to be positive drainage away from the home. The grading and drainage design incorporates

the slope of the hillside and the transition area from the roadway into the design of the home in a way that limits overall disturbance areas and results in limited finish grading that will be required. The plans demonstrate finished slope and overall staff feels that the plan is meeting the requirements of the CDC.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two interior and two exterior parking spaces. The applicant has shown two interior spaces and no exterior spaces. At the Initial Architectural and Site Review, the DRB discussed the parking at Lot 628-H in-depth with discussion centering on the exterior parking areas. It seemed that based on that conversation, that the DRB was generally comfortable with the parking waiver request for the exterior parking spaces based on the following provisions of the CDC:

According to the CDC:

“For single-family, the review authority may allow for tandem spaces as the two (2) surface spaces for smaller lots less than 0.75 acre where non-tandem parking is not feasible due to unique site conditions such as steep slopes, wetlands and unique shaped lots, and may waive the two (2) surface spaces for smaller lots when tandem parking is not feasible.”

The applicant is requesting that the two exterior spaces be waived. Because of the unique difficulties of this particular lot, staff finds that this waiver is appropriate. Because of the non-build area to the rear of the lot and the large area of road right of way at the front of the lot, accommodating parking without encroaching in the road right of way doesn't seem feasible.

17.5.9: Landscaping Regulations

The landscape plan primarily focuses on saving existing trees on the site, there are a few areas shown as annual flower beds. No additional tree plantings are proposed at this time. The grass seed mix indicated does not meet current landscape regulations. The planting bed closest to double eagle drive will likely be damaged by snow clearing activities. The applicant should revise the plan to relocate any new plantings at least 10' from edge of pavement. Staff requests that this item be conditioned for approval by staff prior to issuance of a building permit.

17.5.11: Utilities

Staff: The civil plans do show utility connections and 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. Staff had not received a photometric study at the time of this memo writing, however it is anticipated that the plan will be provided prior to printing of the DRB packet. The recessed light (fixture b) appears to exceed the maximum lumens allowable. It also comes in various choices for warmth, some of which meet the CDC requirements, but none was specified. DRB should decide whether they are comfortable with allowing this fixture on a dimmer system. If allowable, staff suggests that the applicant work with staff and one member of DRB to specify a dimming system that would cap lumen output. Fixture a, the wall sconce, appears to meet the regulations of the CDC. As noted below, additional information about the address monument LED has not been provided to staff and must be provided.

17.5.13: Sign Regulations

Staff: The address marker is located within the road right of way to the west of the driveway. This location in the road right of way is appropriate due to the distance between edge of paved surface and the lot line, however staff believes that it should be located further from edge of pavement to avoid damage and/or burial from snow plowing. A right of way encroachment agreement will be required. The dimensions appear to meet the requirements of the CDC. LED lighting is indicated; however, no fixture has been specified.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan; however, it appears to deal more with firefighting (hose length and fire truck access). The applicant should work with the Town Forester to create a fire mitigation plan based on our forestry standards – indicating zones 1 and 2 as well as specific treatments to occur in each zone compliant with CDC requirements.

17.6.6: Roads and Driveway Standards

Staff: The driveway grade is 2.6% which meets the grade requirements of the CDC. The driveway width appears to be 19', though this dimension should be called out on the plan. The hammerhead as proposed at initial has been removed, and they do not meet the required 25' garage back out space. Because of the constraints on the site staff recommends that DRB allow a design variation to the road and driveway standards for this.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and that they are to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows appropriate trash, material storage, toilets and parking. Silt fencing and limits of disturbance fencing seem appropriate, however do encroach into the GE on all sides. The applicant has indicated the GE disturbances will be revegetated, however the seed mix indicated does not meet our landscaping regulations. There are also construction parking spots indicated in the road right of way, staff believes this is appropriate, however the applicant should be required to revegetate the road right of way as well.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 628-H, 116 Double Eagle Way, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 628-H, based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following design variations and DRB specific approvals:

Design variations:

- 1) Road and Driveway Standards
- 2) Exterior Materials
- 3) Lighting

DRB Specific Approvals:

- 1) Exterior parking waiver

And, with the following conditions:

- 1) Prior to issuance of building permit, the applicant shall revise the location of the address monument to move it at least 10' from edge of pavement and shall present a lighting specification for the LED to staff for compliance review.
- 2) Prior to issuance of building permit, the applicant shall revise the landscape plan to specify grass seed mix that is in compliance with the landscape regulations and to move the proposed annual flower bed on the north side of the drive to be at least 10' from edge of pavement and bring to staff for review.
- 3) Prior to issuance of a building permit, the applicant shall revise the fire mitigation plan to show compliance with all of the fire mitigation and forestry management standards in 17.6.1.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Prior to issuance of building permit, the applicant shall work with staff and one member of DRB to specify a dimmer system for fixture B.
- 6) Prior to issuance of building permit, the applicant shall provide staff a detail of the garage door showing that its' recess meets the requirements of the CDC.
- 7) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
- 8) Prior to issuance of a CO, a road right of way encroachment agreement will be entered into with the town to capture all road right of way encroachments.
- 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) Prior to issuance of CO, all disturbances in the road right of way caused by construction will be re-graded and re-vegetated to its pre-disturbed condition.
- 11) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 13) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 14) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and

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

/aw

RESIDENCE AT LOT 628-H TELLURIDE MOUNTAIN VILLAGE, COLORADO

FINAL DRB SET 05/18/2021

A ASHER
CUSTOM HOMES
TIMELESS DESIGN & FINE CRAFTSMANSHIP

110 W. 11th STREET
DURANGO, CO 81301

(970) 259-1095
FAX (970) 375-9092

WWW.ASHERCUSTOMHOMES.COM

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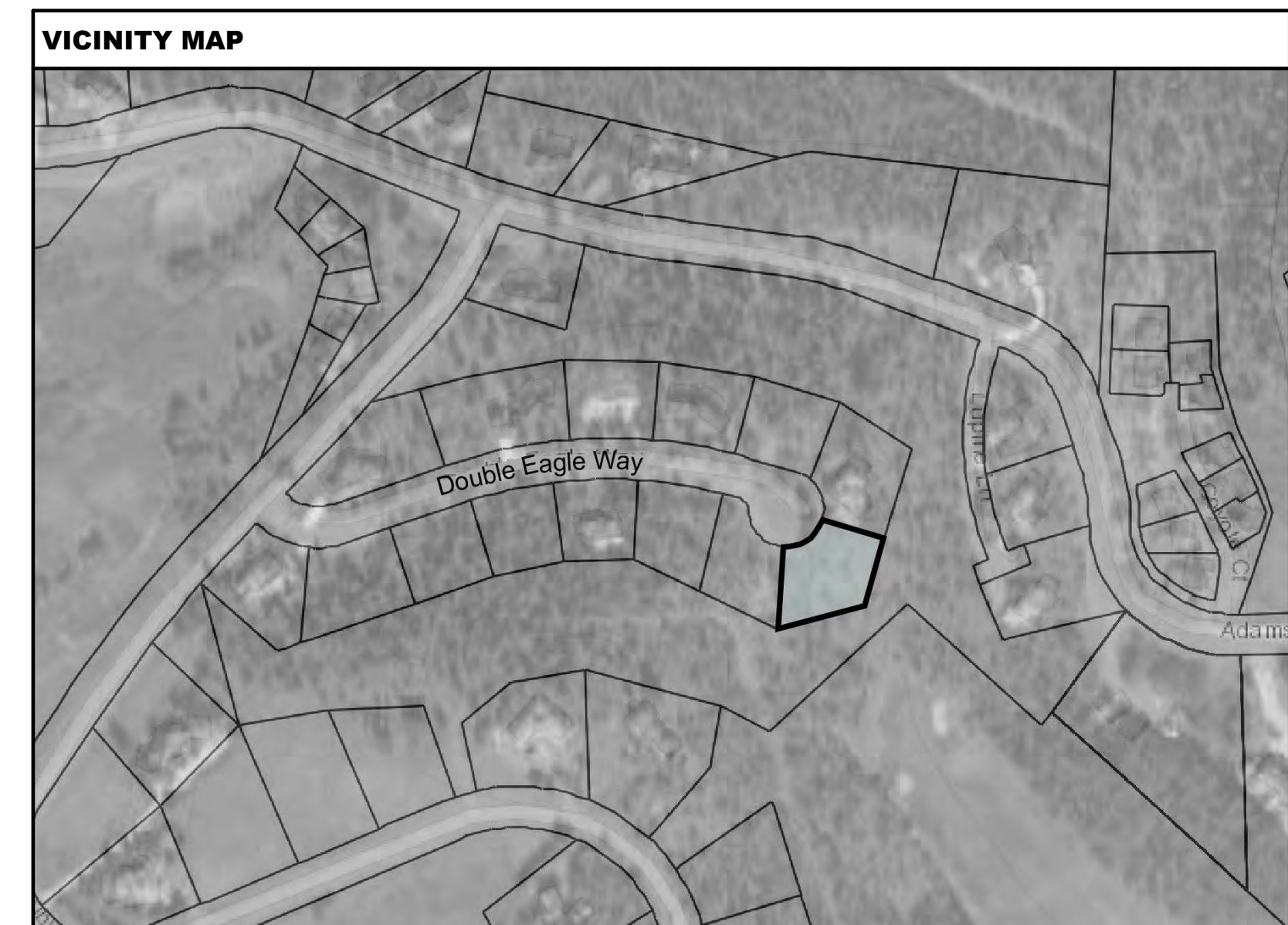
1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE



3 SIDE PERSPECTIVE



VICINITY MAP

ARCHITECT/DESIGNER:

ALPENGLow DESIGN
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BERCOVITZ DESIGN
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SURVEYOR:

FOLEY ASSOCIATES, INC.
JEFF HASKELL
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(970) 728-6153

SHEET LIST

NUMBER	NAME
A0.0	COVER SHEET
A0.1	ARIAL VIEWS
A0.2	EXISTING CONDITIONS PLAN
C1	CIVIL ENGINEERING WITH GENERAL NOTES
C2	SITE GRADING WITH DRIVEWAY PROFILE
C3	UTILITY PLAN
C4	CONSTRUCTION MITIGATION PLAN
A1.0	FIRE MITIGATION PLAN
A1.1	LANDSCAPE PLAN
A1.2	SITE PLAN
A1.3	FLOOR PLAN - UPPER LEVEL
A1.4	FLOOR PLAN - LOWER LEVEL
A1.5	ROOF PLAN
A1.6	SNOW RETENTION SPECIFICATIONS
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	ADDRESS MONUMENT
A3.0	EXTERIOR MATERIAL PALETTE
A3.1	ENLARGED PLANS
A4.0	BUILDING SECTIONS
A5.0	SCHEDULES
A5.1	EXTERIOR MATERIAL CALCULATIONS
A5.2	BUILDING HEIGHT COMPLIANCE
E1.0	ELECTRICAL - PLANS
E1.1	EXTERIOR LIGHTING SPECIFICATIONS
E1.2	PHOTOMETRIC STUDY

AREA SUMMARY

TYPE	AREA (SF)
LIVING AREA - UPPER LEVEL	2,566
LIVING AREA - LOWER LEVEL	1,436
GARAGE	573
COVERED PORCH - FRONT	70
REAR DECK - MAIN	380
REAR DECK - OFFICE/BEDROOM 1	82
CRAWL SPACE 1	637
CRAWL SPACE 2	131
MECHANICAL	108
TOTAL	5,983
TOTAL CONDITIONED:	3,906
TOTAL UNCONDITIONED:	1,545
TOTAL OUTDOOR:	532

PROJECT SUMMARY:

LOT SIZE:
.076 AC OR 16,378 SF

LOT COVERAGE:
3493 SF/16,378 SF = 21.3%

ZONING:
SINGLE FAMILY RESIDENTIAL

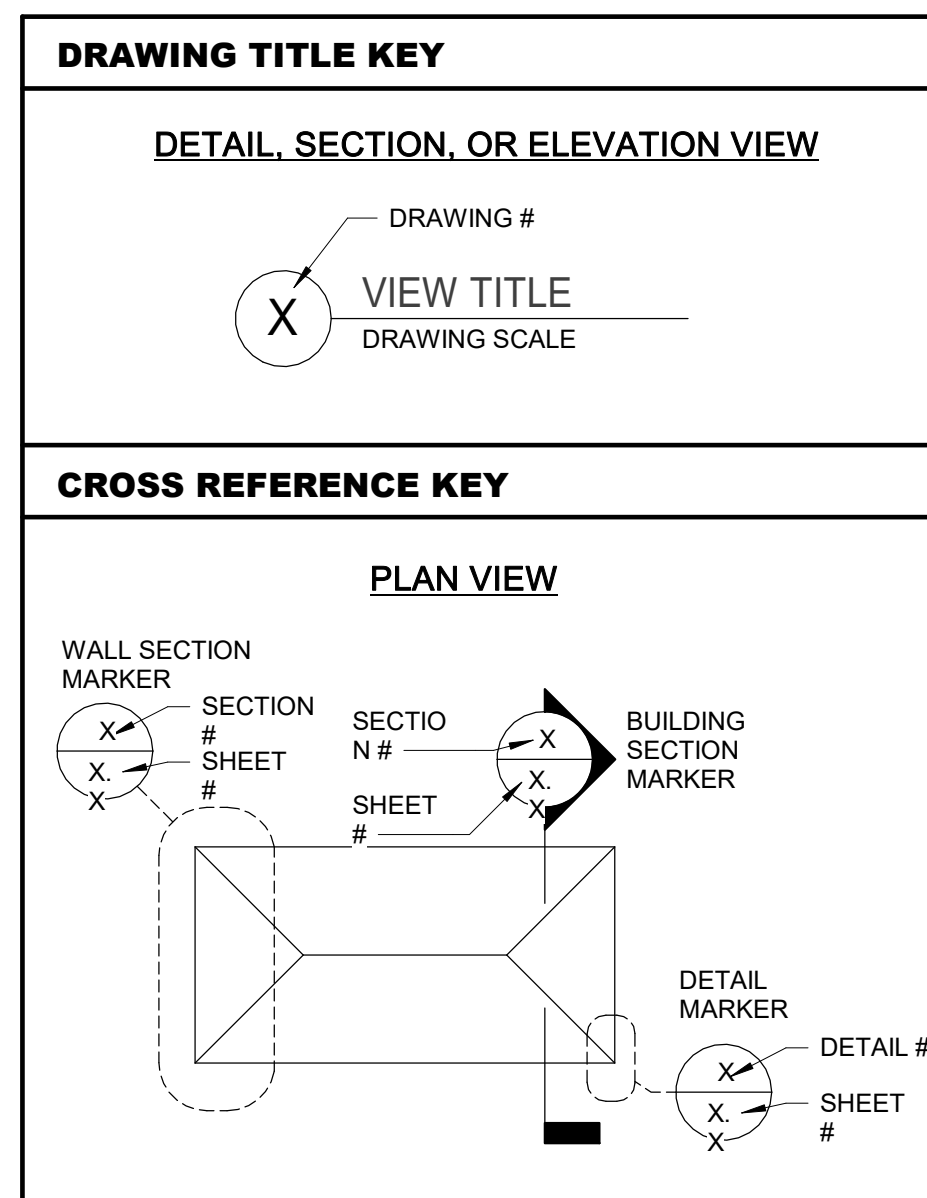
MAX BUILDING HEIGHT:
29' - 0"

AVERAGE BUILDING HEIGHT:
19' - 0"

PARKING:
INSIDE: 2 SPACES

ABBREVIATIONS

A.B.	ANCHOR BOLT	ELEVE	ELEVATION	MAX	MAXIMUM
A.C.T.	ACOUSTICAL CEILING TILE	ELEC	ELECTRICAL	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	ENCL	ENCLOSURE	MFGMFR	MANUFACTURER
ALT.	ALTERNATE	EQ	EQUAL	MIN	MINIMUM
APRX	APPROXIMATE	EQUIP	EQUIPMENT	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	EXT	EXTERIOR	MTL	METAL
BD	BOARD	EXIST	EXISTING	NC	NOT IN CONTRACT
BLDG	BUILDING	E.W.	EACH WAY	NA	NOT APPLICABLE
BLK	BLOCK	EXP	EXPANSION	NTS	NOT TO SCALE
BLKG	BLOCKING	EXT	EXTERIOR		
BM	BEAM	F.A.	FIRE ALARM	O.C.	ON CENTER
B.O.	BOTTOM OF	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BTM	BOTTOM	FDN	FOUNDATION	OVHD	OVERHEAD
BTWN	BETWEEN	FDN	FOUNDATION	OPP.	OPPOSITE
B.W.	BOTH WAYS	F.F.	FINISH FLOOR	PL	PLATE
C.J.	CONTROL JOINT	FR	FINISH	PLY	PLYWOOD
C.L.	CENTER LINE	FLR	FLOOR	PREFAB	PREFABRICATED
CLOS.	CLOSET	F.O.B.	FACE OF BRICK		
CLG	CEILING	F.O.C.	FACE OF CONCRETE	REFG	REFRIGERATOR
CLG	CEILING	FT	FIREPLACE	REFR	REFINISHED / REINFORCING
CLGK	CEILING	FT	FOOT / FEET	REGD	REQUIRED
CLR	CLEAR	FTG	FOOTING	R.O.	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT	FURR	FURRING	RM	ROOM
COL	COLUMN	GA	GAUGE	R.O.	ROUGH OPENING
CONC	CONCRETE	GALV	GALVANIZED	SF	SQUARE FEET
CONN	CONNECTION	GC	GENERAL CONTRACTOR	SHF	SHEET
CONSTR	CONSTRUCTION	GLS	GLASS	SM	SIMILAR
CONT	CONTINUOUS	GLB	GLULAM BEAM	SPEC	SPECIFICATION
C.T.	CERAMIC TILE	GYP	GYP-SUM	SQ	SQUARE
		GWB	GYP-SUM WALL BOARD	STD	STANDARD
DETDTL	DETAIL	H.B.	HOLE BIBB	STRUC	STRUCTURAL
DIA	DIAMETER	H.C.	HANDICAPPED	T & B	TOP AND BOTTOM
DIAG	DIAGONAL	HD	HEAD	TAG	TONGUE & GROOVE
DM	DIMENSION	HWWD	HARDWOOD	T.O.	TOP OF
DN	DOWN	HORIZ	HORIZONTAL	TS	TUBE STEEL
DS	DOWNSPOUT	HT	HEIGHT	TV	TELEVISION
DW	DISHWASHER	I.D.	INSIDE DIAMETER	TYP	TYPICAL
DWG	DRAWING	INSUL	INSULATION	UC	UNDERCOUNTER
DWGS	DRAWINGS	INT	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
(E)	EXISTING	LAM	LAMINATE	VERT	VERTICAL
EA	EACH	LAV	LAVATORY	VFY	VERIFY
E.J.	EXPANSION JOINT	LDY	LAUNDRY	VF	VERIFY IN FIELD
EFIS	EXTERIOR INSULATION AND FINISH SYSTEM			W/	WITH
				W/O	WITHOUT
				WC	WATER CLOSET
				WP	WATERPROOF
				WD	WOOD



GRAPHIC SYMBOLS LEGEND

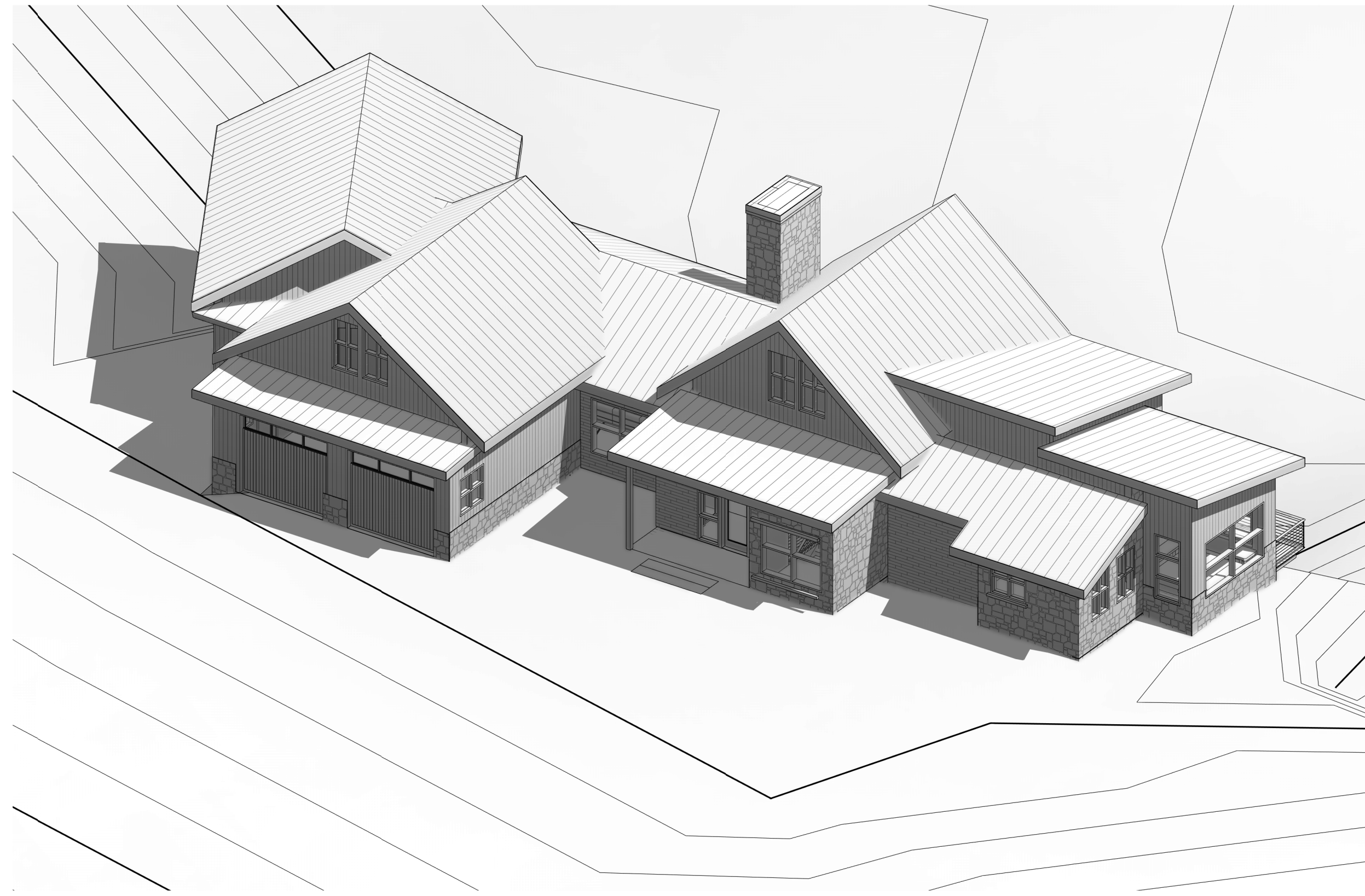
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[Symbol]	STONE VENEER
[Symbol]	CONCRETE MASONRY UNIT
[Symbol]	GRAVEL
[Symbol]	METAL
[Symbol]	RIGID INSULATION
[Symbol]	SPRAY FOAM INSULATION
[Symbol]	BATT INSULATION / BLOWN - IN
[Symbol]	WOOD - ROUGH
[Symbol]	WOOD - FINISH
[Symbol]	EARTH
[Symbol]	DOOR TAG
[Symbol]	WINDOW TAG
[Symbol]	ELEVATION TARGET
[Symbol]	GRID LINE

DRB SET FOR APPROVAL

LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
Drawn by GH
Checked by MC

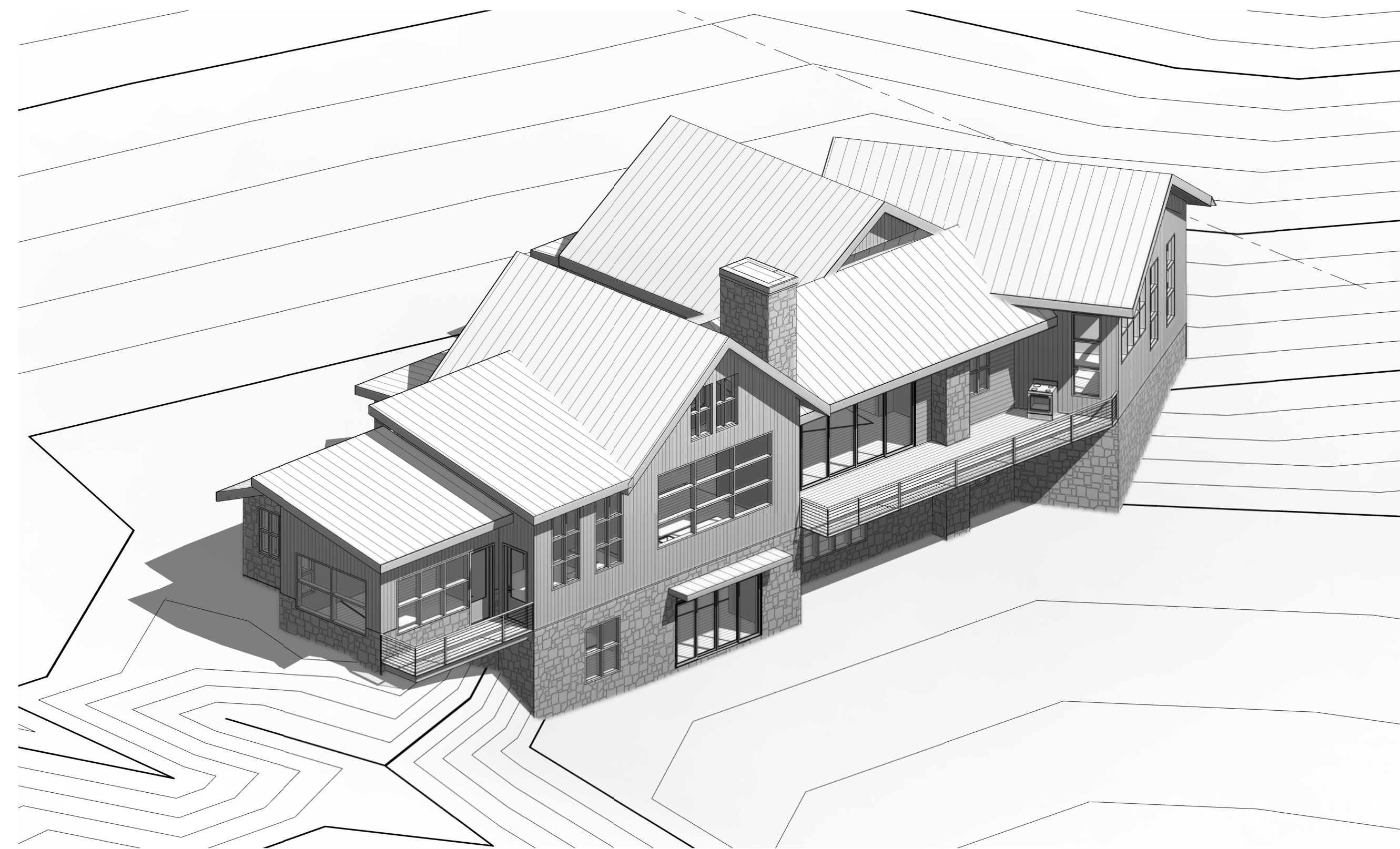
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COVER SHEET



1 AERIAL VIEW- WEST



2 AERIAL VIEW- NORTH



3 AERIAL VIEW- SOUTH

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DRB SET FOR APPROVAL

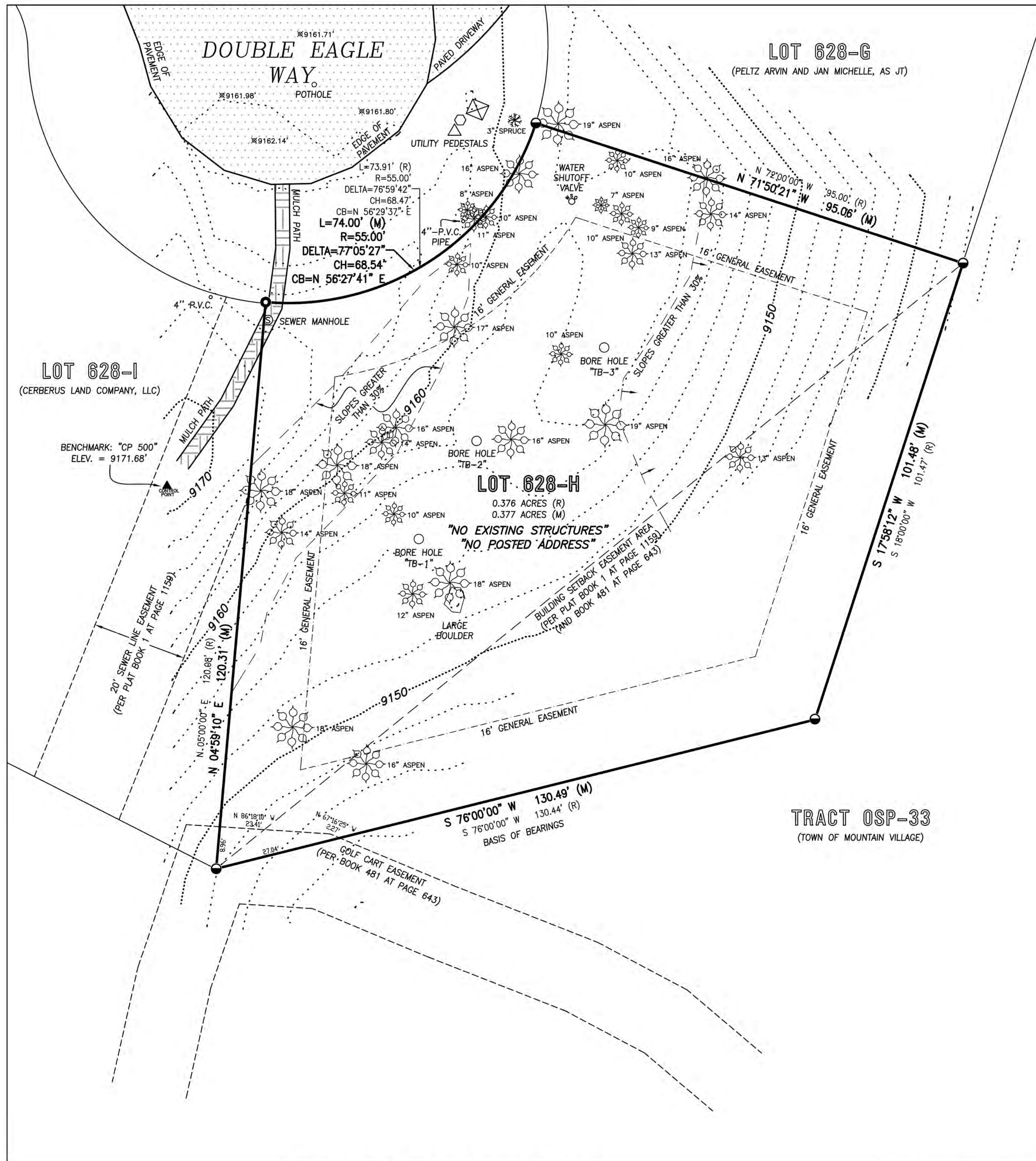
LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021

Drawn by GH

Checked by MC

A0.1
AERIAL VIEWS



LEGEND

- ⊙ MANHOLE
- ⊠ TRANSFORMER
- △ CABLE-TV PEDESTAL
- ⬡ TELEPHONE PEDESTAL
- ⊕ CURB STOP
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 28652
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 1023

SCALE: 1"=16'

0 4 8 12 16 32

This Existing Conditions Plan of a portion of Lot 628-H, Town of Mountain Village, was field surveyed on November 19, 2019 and updated in May of 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.S.



P.L.S. NO. 37970

Date

LEGAL DESCRIPTION:

LOT 628-H, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FINAL REPLAT OF LOTS 628, 635 AND 636, FILING 4, AND LOT 641, FILING 9, AND A PORTION OF THE OPEN SPACE, RECORDED AUGUST 21, 1991 IN PLAT BOOK 1 AT PAGE 1159,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR86009099, dated July 11, 2019 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood zone.
3. BASIS OF BEARINGS: Bearings for this survey based on found monuments located along the Southern boundary of Lot 628-H, as shown hereon, assumed to have the recorded bearing of S 76°00'00" W according to Plat Book 1 page 1159.
4. Benchmark: Control Point "CP 500", as shown hereon, with an elevation of 9171.68 feet.
5. Contour interval is two feet.
6. There are slopes 30% or greater on this lot, as shown hereon.
7. There are no known underground utilities located on this lot. Utility locates should be performed by respective providers before any construction.
8. There are no known wetland areas on this lot.
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.

Existing Conditions Plan		Project Mgr: JH	FOLEY ASSOCIATES, INC. ENGINEERING PLANNING SURVEYING	970-728-6153 970-728-6050 fax	
LOT 628-H, TOWN OF MOUNTAIN VILLAGE		Technician: FO		PO Box 1385	
located within Section 33, T.43N., R.9W., N.M.P.M., County of San Miguel, State of Colorado		Technician: update 05/2021 mc		125 W. Pacific Ave., Suite B-1	
		Checked by:		Telluride, Colorado, 81435	
		Start date: 07/16/2019		Drawing path: dwg\00026 ISP 07-19.dwg	Sheet1 of 1

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN 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.

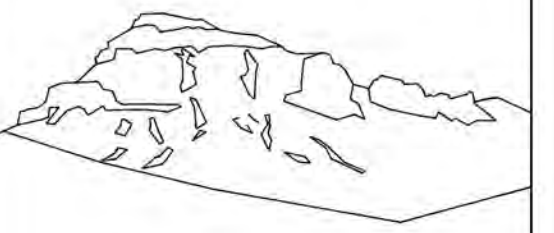
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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 1 SUBMITTAL 2021-03-05
DRB 2 SUBMITTAL 2021-05-18

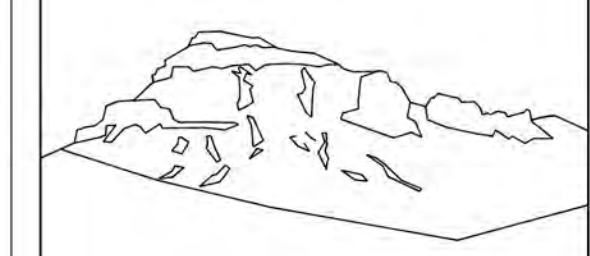
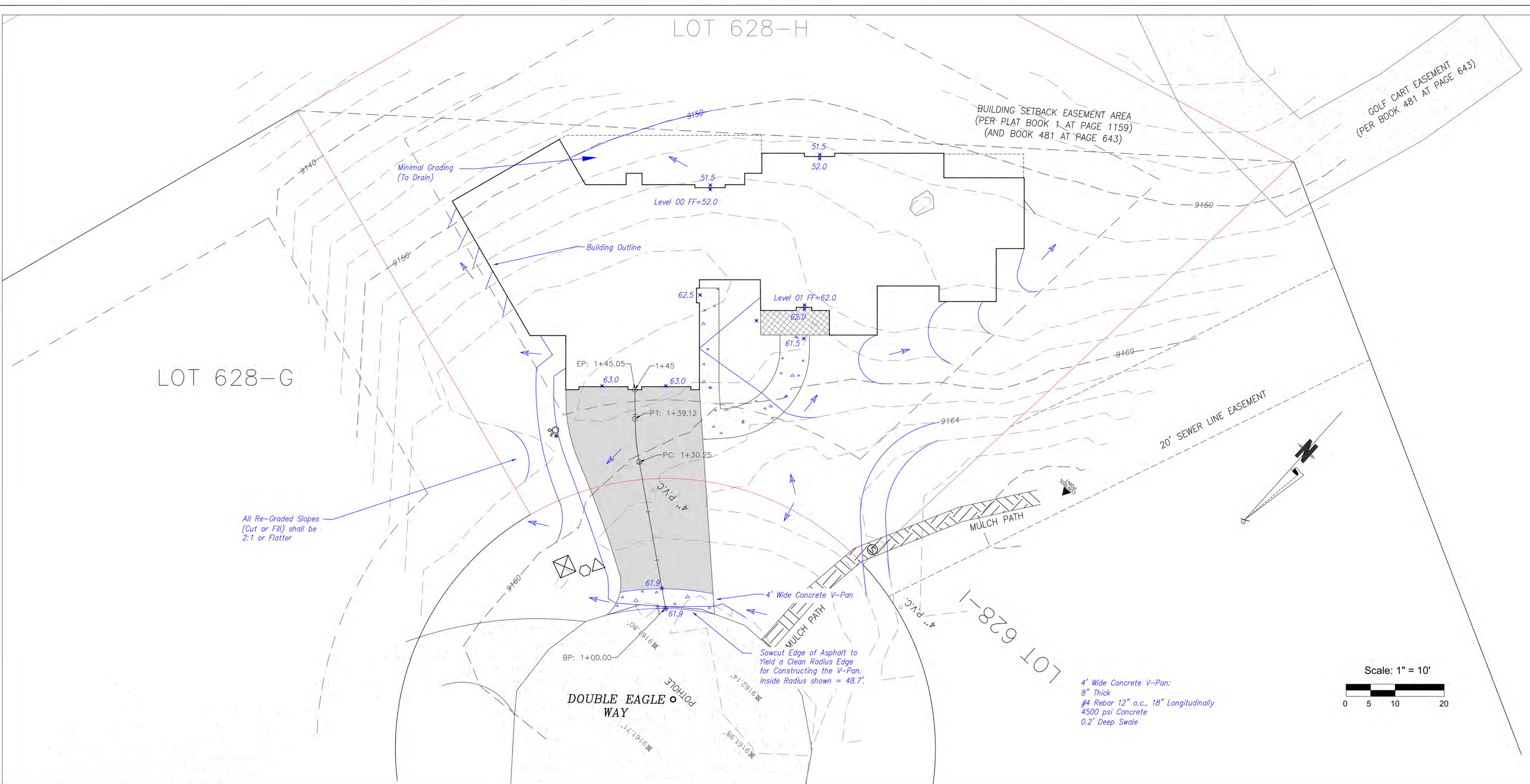
Lot 628-H
Double Eagle Way
Mtn. Village, CO



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

Civil
Engineering
General Notes

C1



**Uncompahgre
Engineering, LLC**

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

SUBMISSIONS:
DRB 1 SUBMITTAL 2021-03-05
DRB 2 SUBMITTAL 2021-05-18

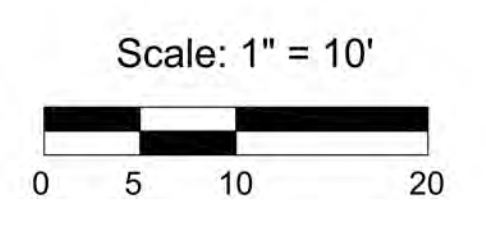
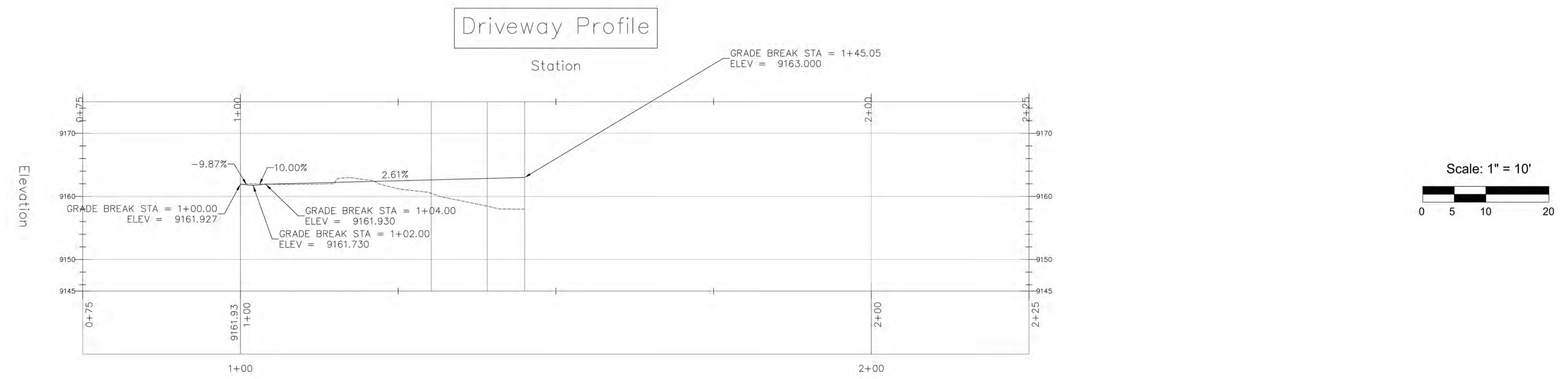
Lot 628-H
Double Eagle Way
Mtn. Village, CO

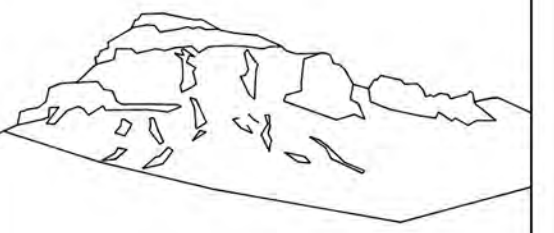


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Site
Grading
with
Driveway
Profile

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 1 2021-03-05
DRB SUBMITTAL 2 2021-05-19

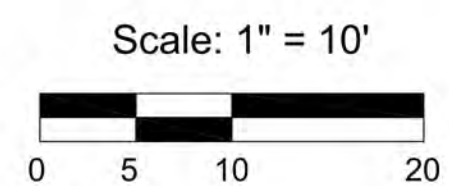
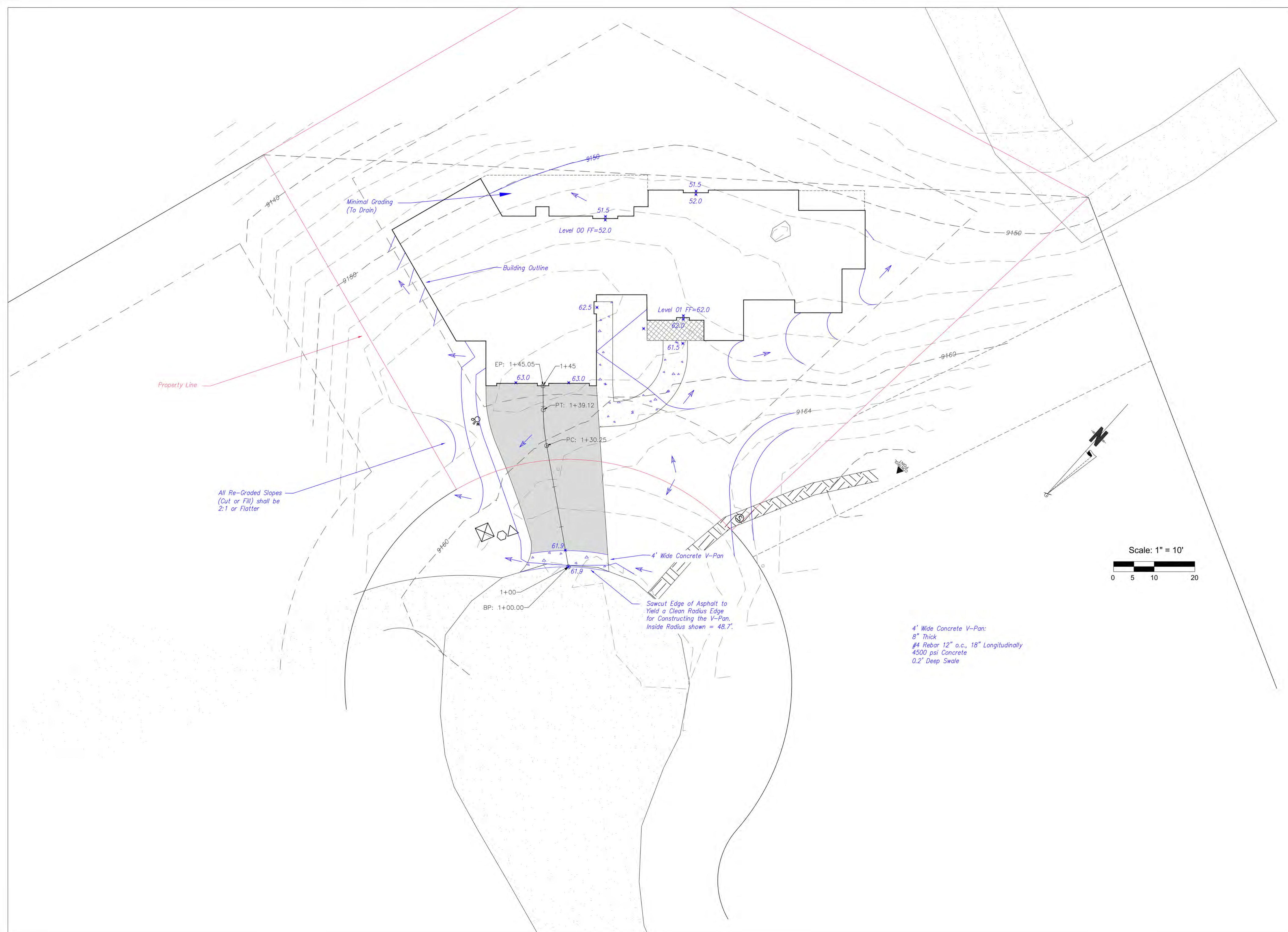
Lot 628-H
Double Eagle Way
Mtn. Village, CO



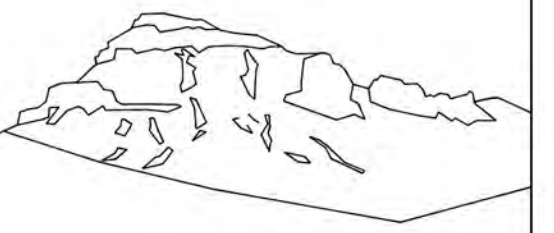
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Utility
Plan

C3



4' Wide Concrete V-Pan:
8" Thick
#4 Rebar 12" o.c., 18" Longitudinally
4500 psi Concrete
0.2' Deep Swale



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Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 1 2021-03-05
DRB SUBMITTAL 2 2021-05-19

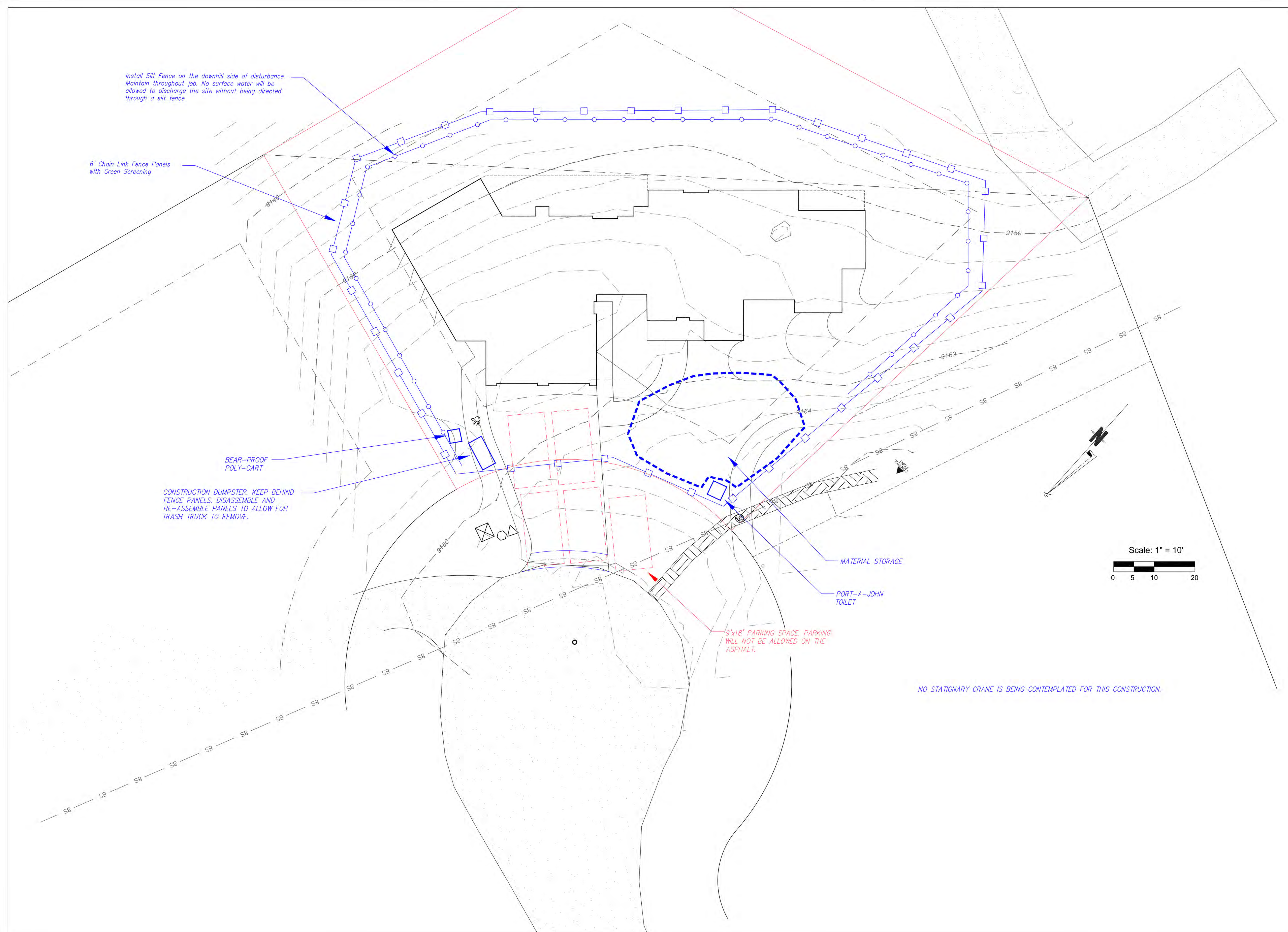
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Construction
Mitigation
Plan

C4



Install Silt Fence on the downhill side of disturbance.
Maintain throughout job. No surface water will be
allowed to discharge the site without being directed
through a silt fence

6' Chain Link Fence Panels
with Green Screening

BEAR-PROOF
POLY-CART

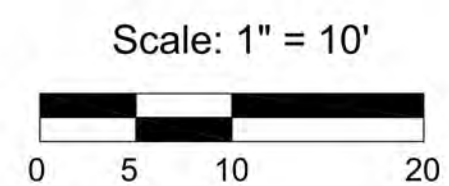
CONSTRUCTION DUMPSTER. KEEP BEHIND
FENCE PANELS. DISASSEMBLE AND
RE-ASSEMBLE PANELS TO ALLOW FOR
TRASH TRUCK TO REMOVE.

MATERIAL STORAGE

PORT-A-JOHN
TOILET

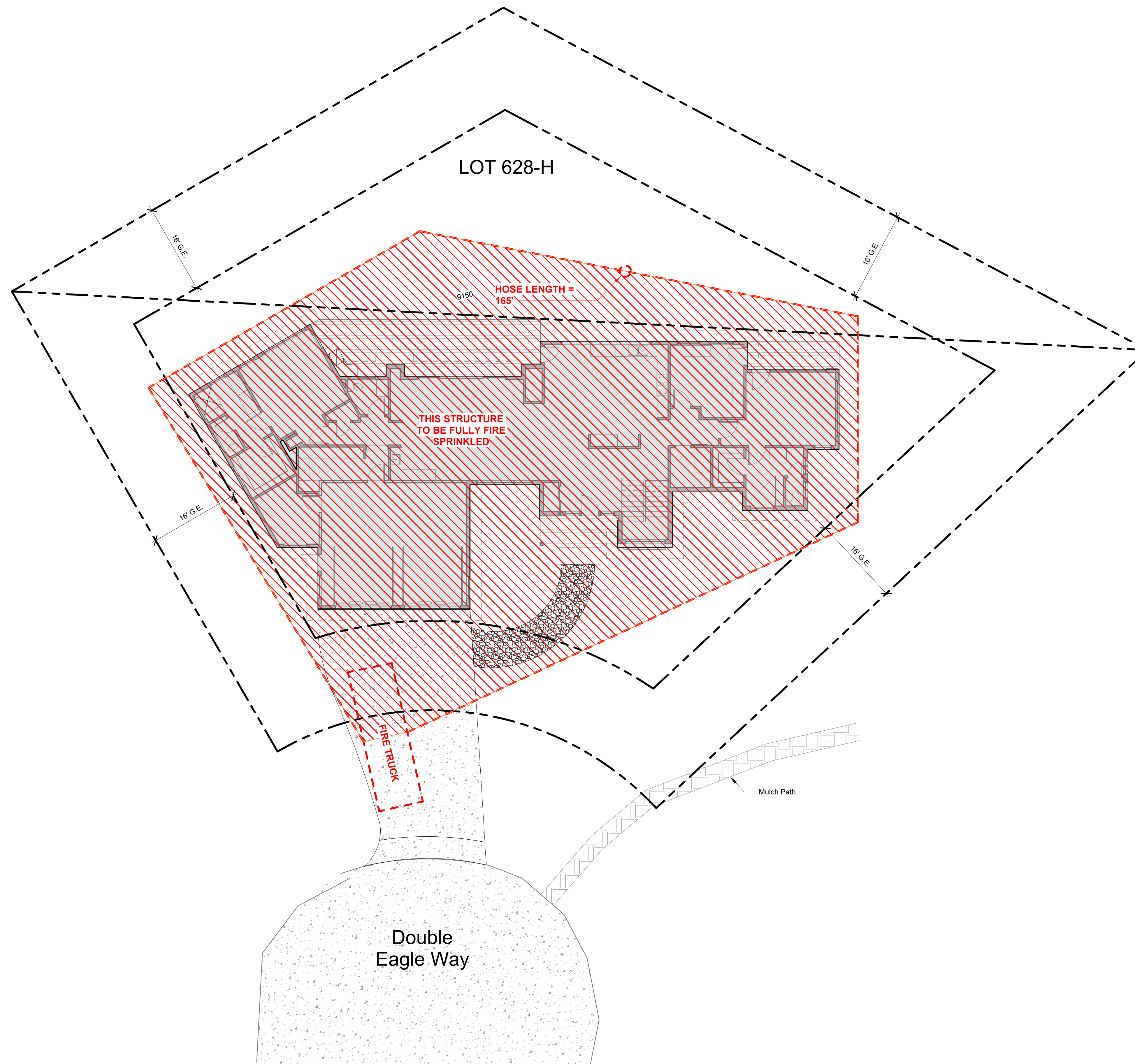
9'x18' PARKING SPACE PARKING
WILL NOT BE ALLOWED ON THE
ASPHALT.

NO STATIONARY CRANE IS BEING CONTEMPLATED FOR THIS CONSTRUCTION.



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LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

① **FIRE MITIGATION PLAN**
1" = 10'-0"

Date 05/19/2021

Drawn by GH

Checked by Checker

A1.0
FIRE MITIGATION

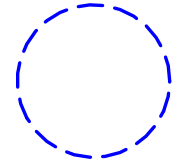
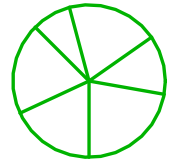
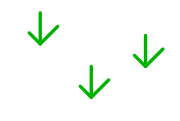
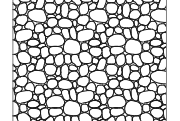
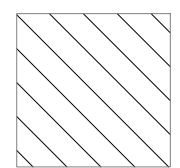
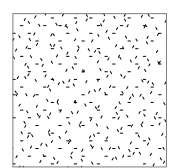
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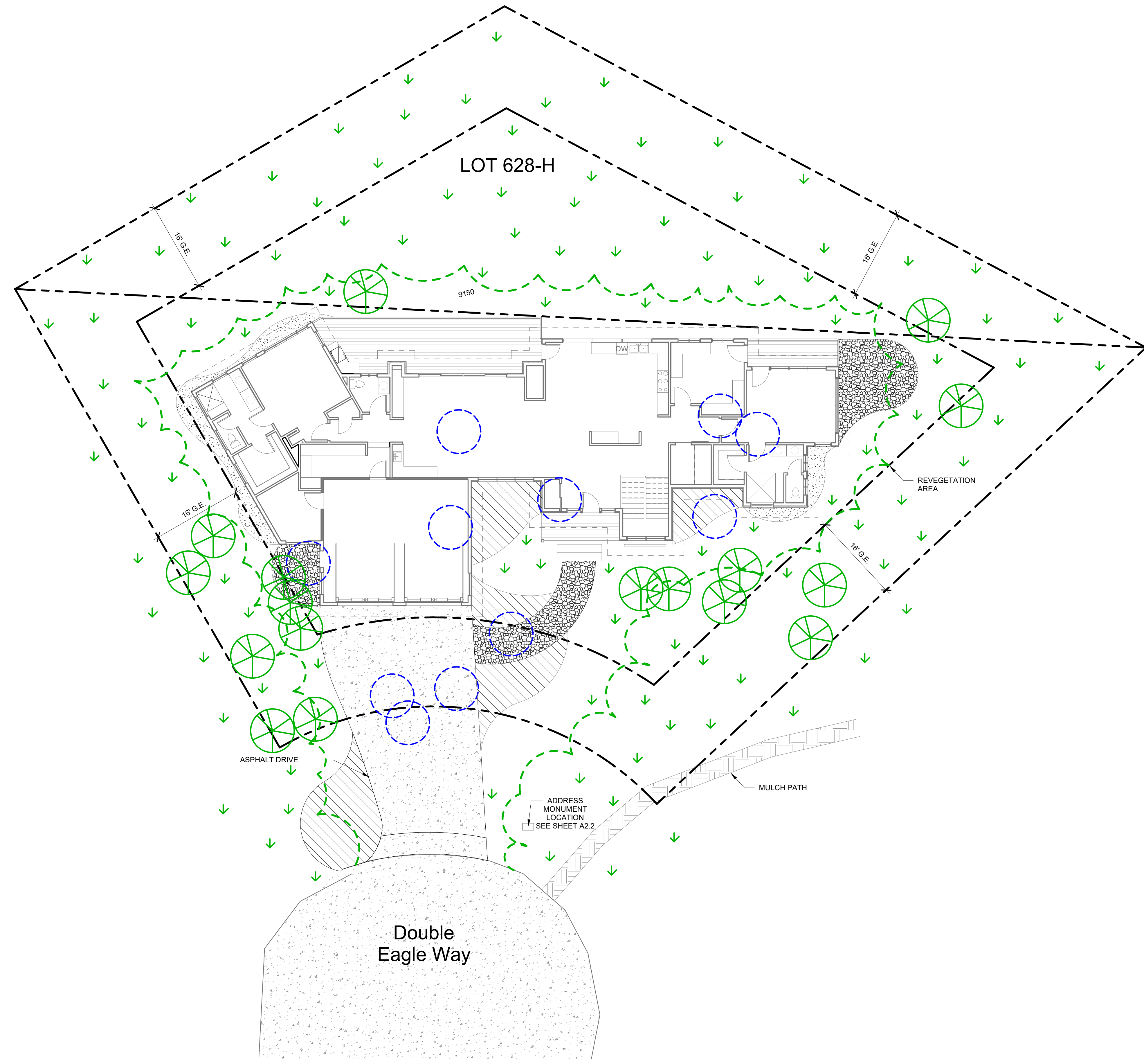
PLANT SCHEDULE				
BOTANICAL	NAME	COMMON NAME	SIZE	QTY
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	7"	1
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	9"	1
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	10"	2
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	11"	1
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	13"	1
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	14"	3
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	16"	4
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	18"	3
POTR	POPULUS TREMULOIDES	QUAKING ASPEN	19"	1

- REVEGETATION NOTES**
- SUBSOIL SURFACE SHALL BE TILLED TO A 6" DEPTH ON NON-FILL AREAS.
 - TOPSOIL SHALL BE SPREAD AT A MIN. DEPTH OF 4" OVER-ALL AREAS TO BE REVEGETATED.
 - BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED TO MINIMIZE EROSION AND WEEDS.
 - SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING LOW GROW NATIVE MIX:

IDAHO FESCUE	25%
SANDBERG BLUEGRASS	25%
ROCKY MOUNTAIN FESCUE	25%
CANBY BLUEGRASS	25%
 - SEED MIX TO BE VERIFIED WITH THE BUILDING DEPARTMENT AS AN APPROVED MIX.

- LANDSCAPE GENERAL NOTES**
- GENERAL EASEMENT IF DISTURBED TO BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
 - DISTURBANCE IN EASEMENT/ROAD RIGHT OF WAY TO BE KEPT TO A MINIMUM.
 - GC TO CONFIRM WITH ARCHITECT RE: ALL NEC. APPROVALS BEFORE PLANTING TREES IN THE GENERAL EASEMENT ALONG OPEN SPACE ADJACENT TO PROPERTY.
 - PHASING OF LANDSCAPING TO COMPLY WITH APPROPRIATE LANDSCAPING AND WATERING REGULATIONS IN PLACE AT TIME OF CONSTRUCTION.
 - LANDSCAPE PLAN TO COMPLY WITH SECTION 9-109 OF THE DESIGN REGULATION REGARDING NOXIOUS WEEDS.
 - PROPERTY OWNER TO PROVIDE A 2-YR GUARANTEE ON ALL PLANT MATERIALS.
 - ALL EXISTING TREES TO REMAIN UNLESS THEIR REMOVAL IS NECESSARY TO COMPLETE CONSTRUCTION. ALL PROPOSED TREES TO BE REMOVED ARE TO BE FLAGGED BY THE GC AND ONLY REMOVED UPON APPROVAL FROM THE BUILDING DEPARTMENT. REMOVED TREES WILL BE REPLACED WITH EQUAL BIOMASS, SUBJECT TO APPROVAL.

LANDSCAPE LEGEND	
EXISTING TREE TO BE REMOVED (SEE TREE SURVEY FOR SPECIES AND SIZE) 	EXISTING TREE TO REMAIN (SEE TREE SURVEY FOR SPECIES AND SIZE) 
NATIVE GRASS 	FLAGSTONE 
ANNUAL FLOWER BEDS 	2-3" DIA. RIVER COBBLE 



1 LANDSCAPE PLAN
1" = 10'-0"

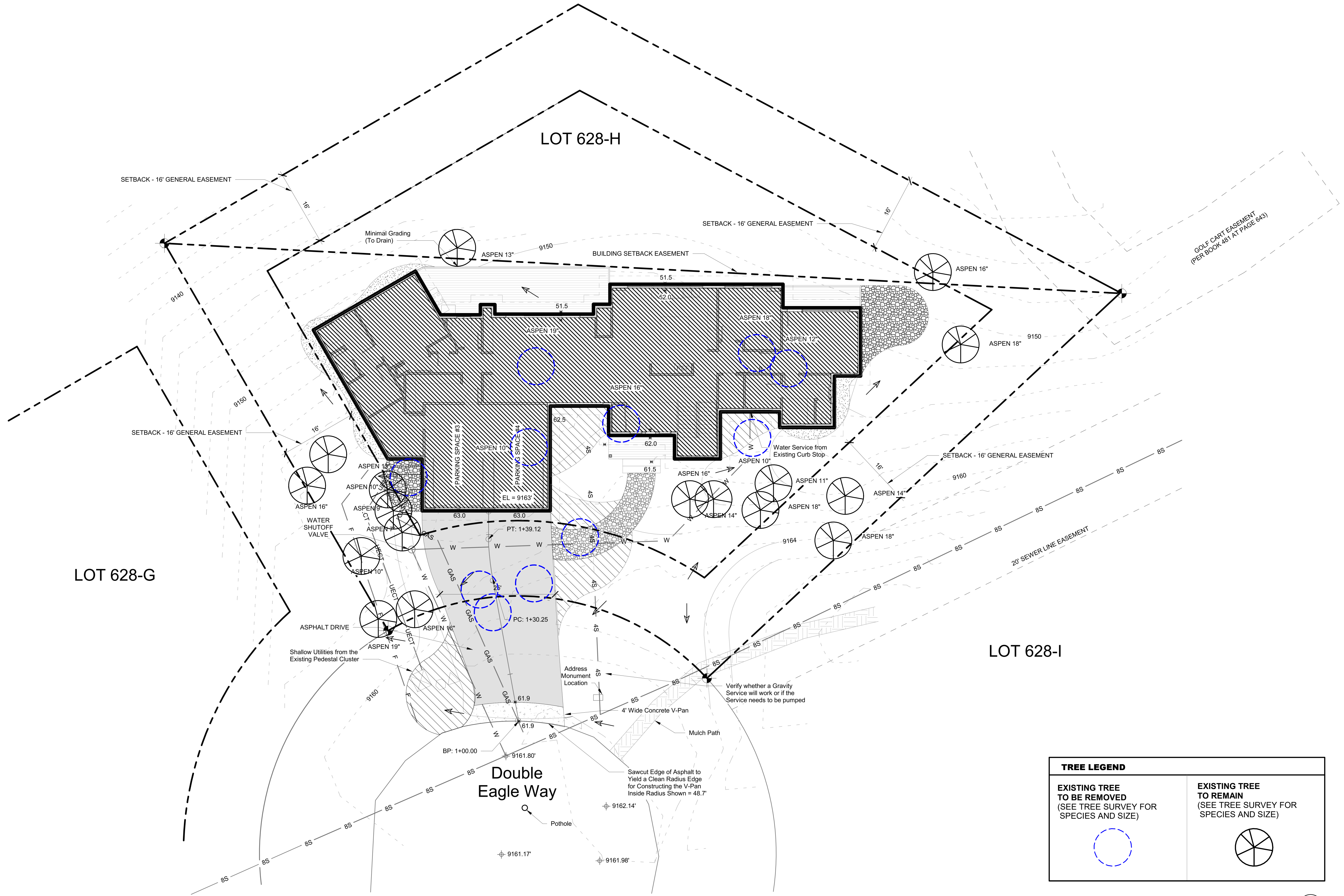
DRB SET FOR APPROVAL

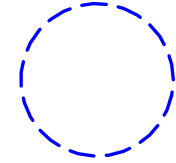
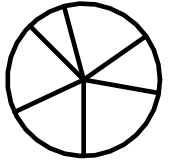
LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
Drawn by GH
Checked by MC

A1.1
LANDSCAPE PLAN

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TREE LEGEND	
<p>EXISTING TREE TO BE REMOVED (SEE TREE SURVEY FOR SPECIES AND SIZE)</p> 	<p>EXISTING TREE TO REMAIN (SEE TREE SURVEY FOR SPECIES AND SIZE)</p> 

1 SITE PLAN
1" = 10'-0"

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LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
Drawn by GH
Checked by MC

A1.2
SITE PLAN

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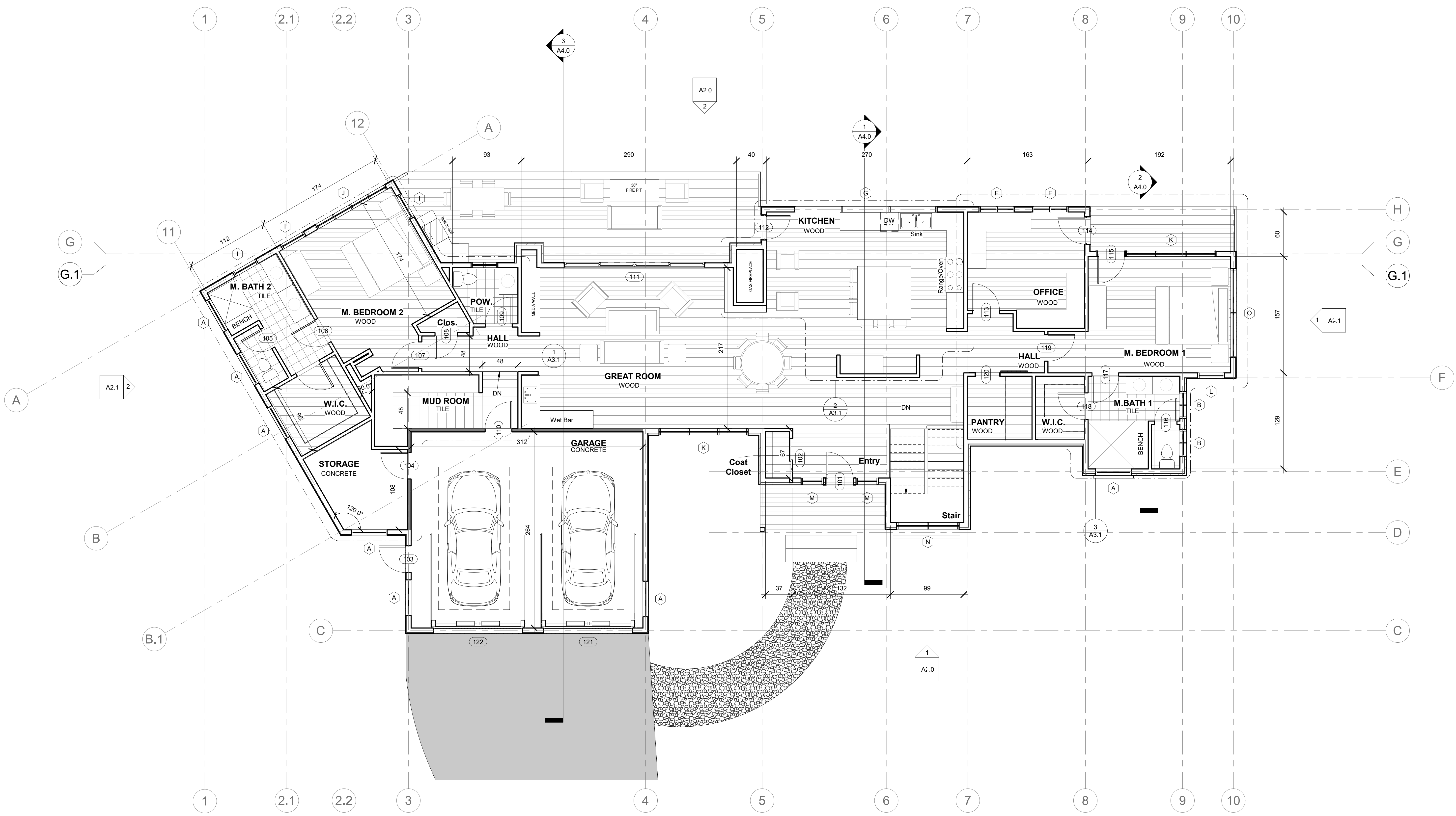
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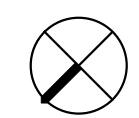
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MOUNTAIN VILLAGE, CO

Date 05/19/2021
 Drawn by GH
 Checked by MC

A1.3
 FLOOR PLAN - UPPER LEVEL



1 UPPER LEVEL FLOOR
 3/16" = 1'-0"



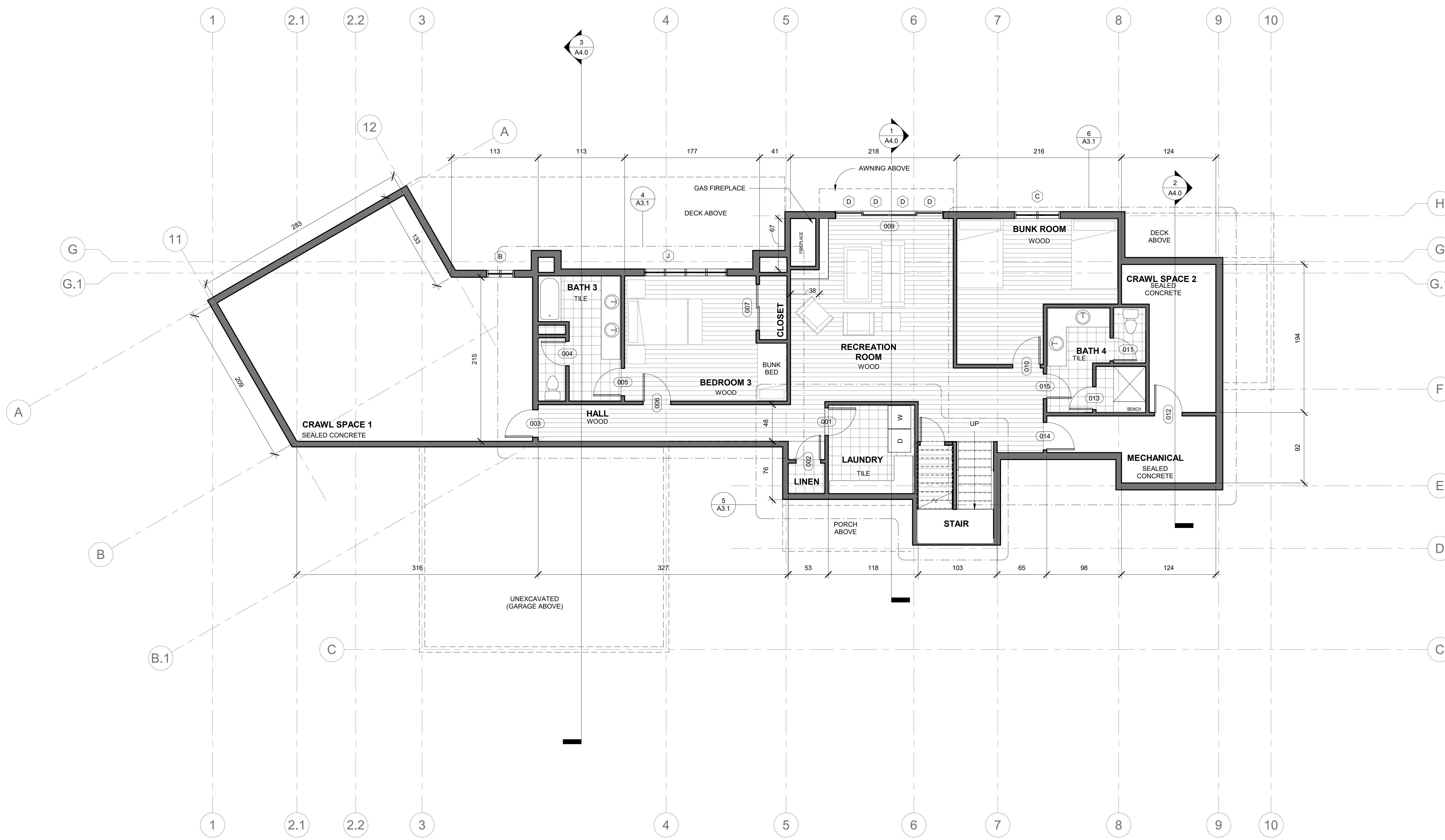
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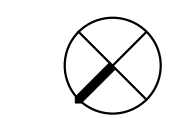
LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
Drawn by GH
Checked by MC

A1.4
FLOOR PLAN - LOWER LEVEL



1 LOWER LEVEL FLOOR
3/16" = 1'-0"



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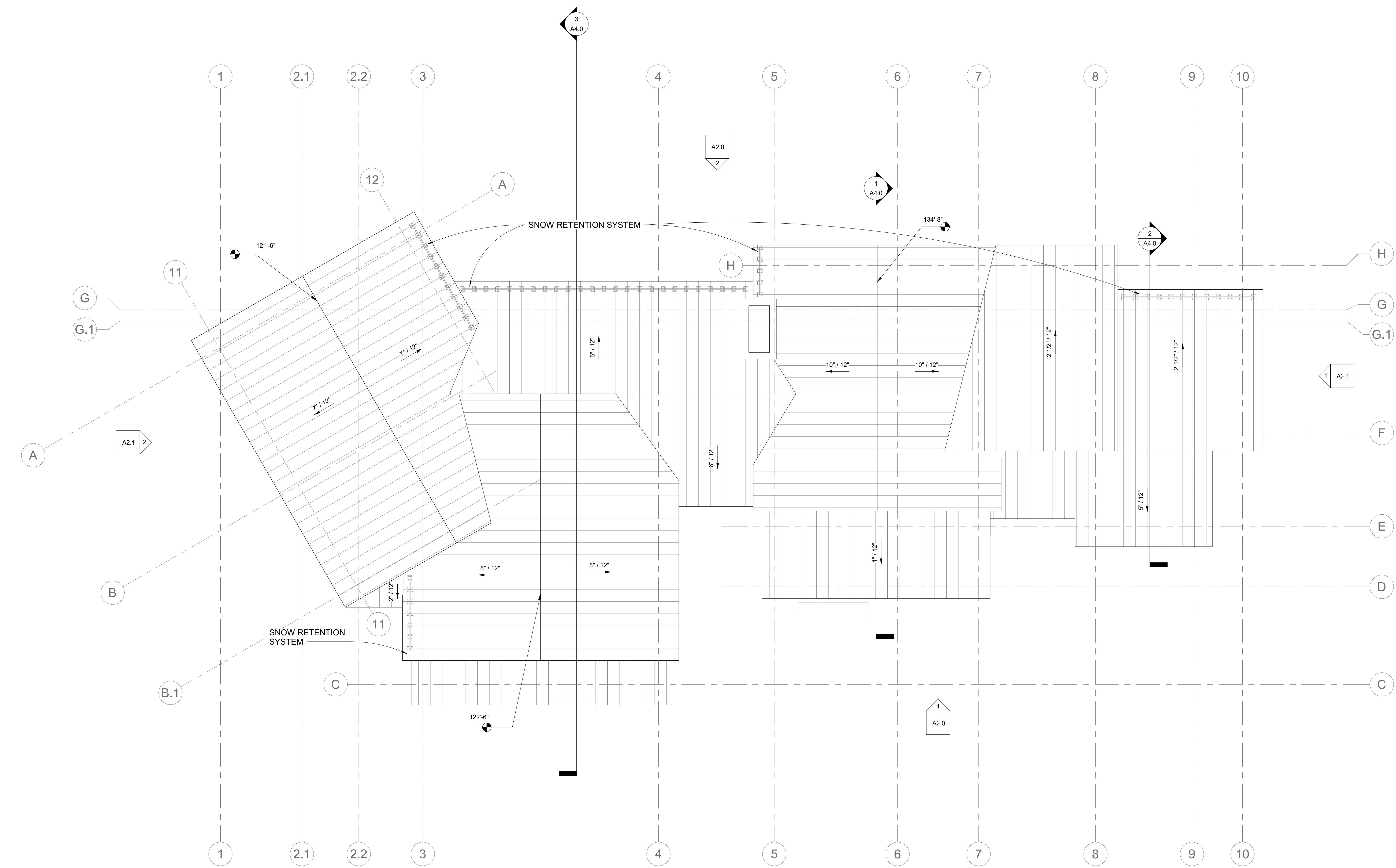
LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021

Drawn by EM

Checked by MC

A1.5
ROOF PLAN



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

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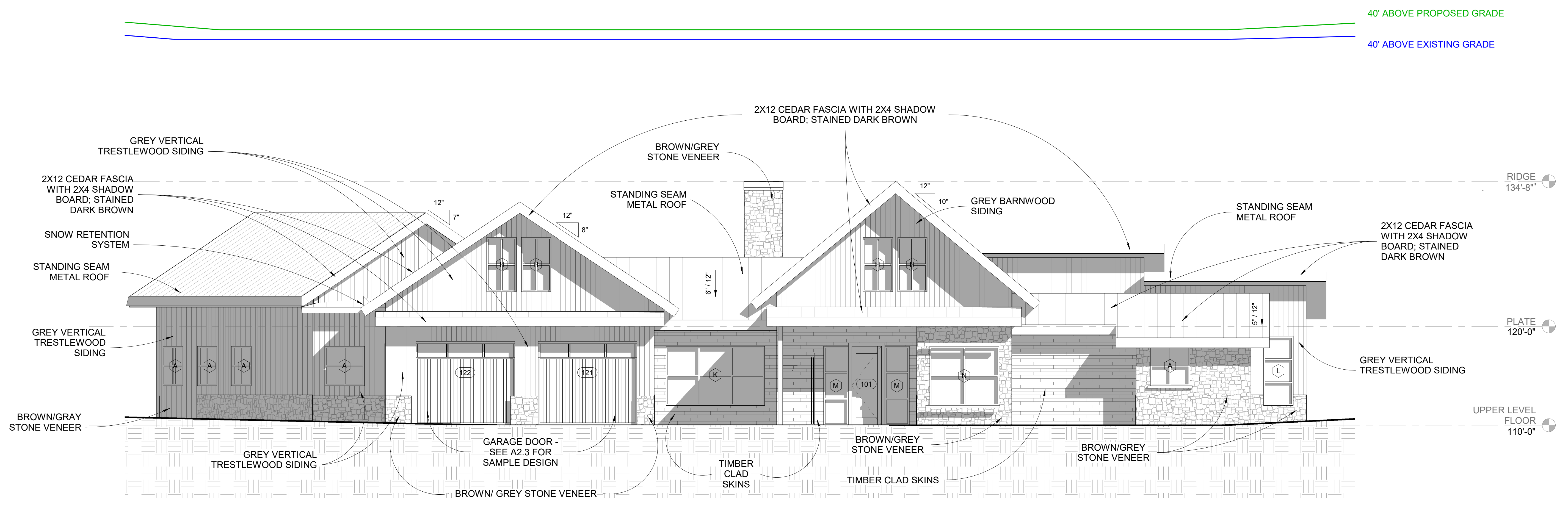
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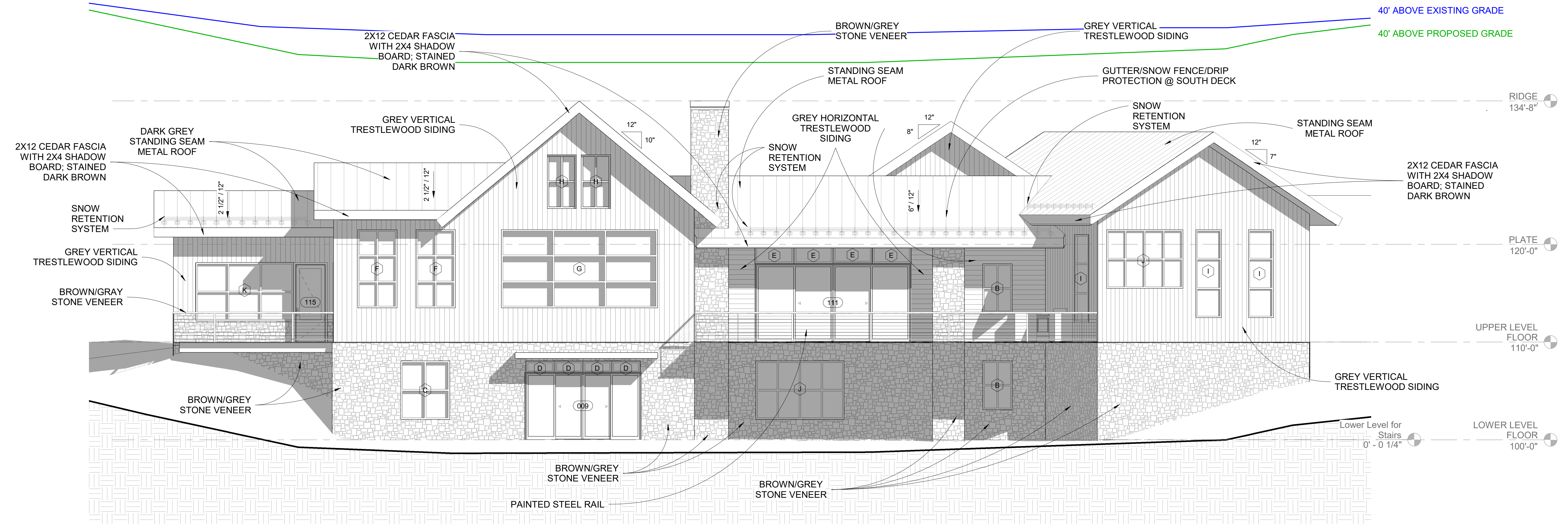
LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
Drawn by EM
Checked by MC

A2.0
ELEVATIONS



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



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

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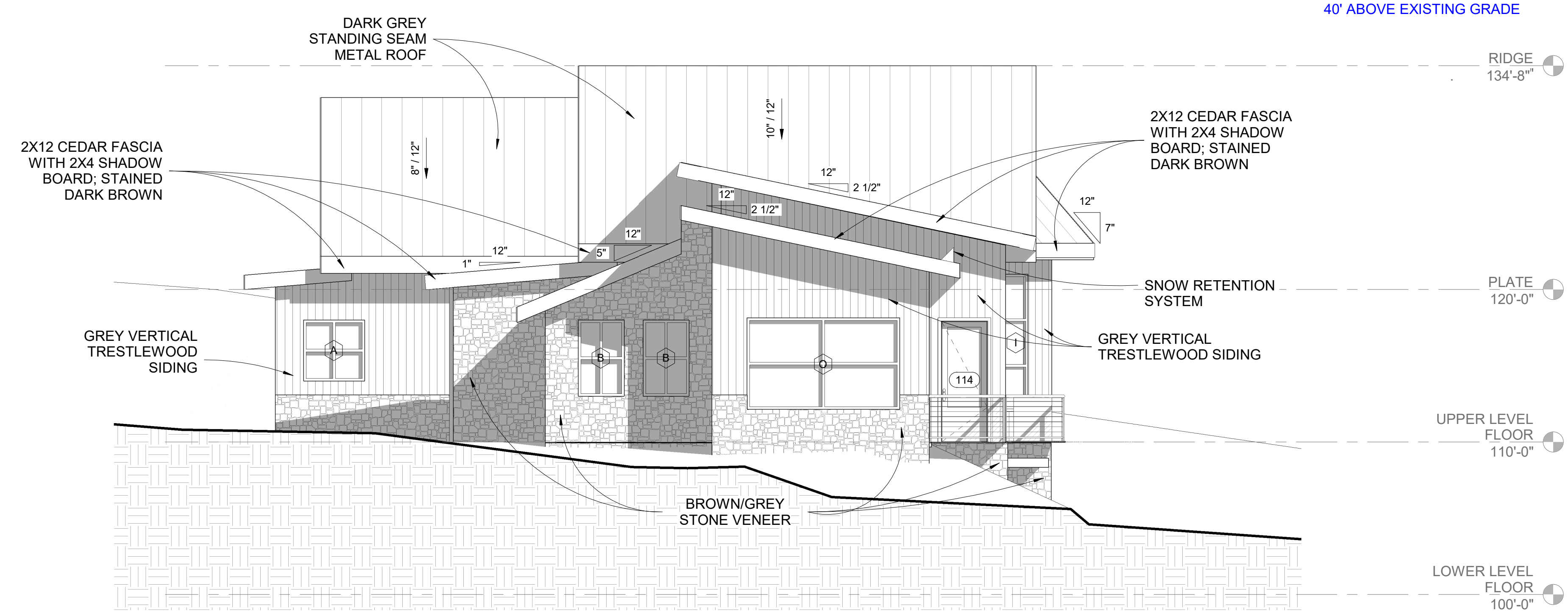
DRB SET FOR APPROVAL

LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

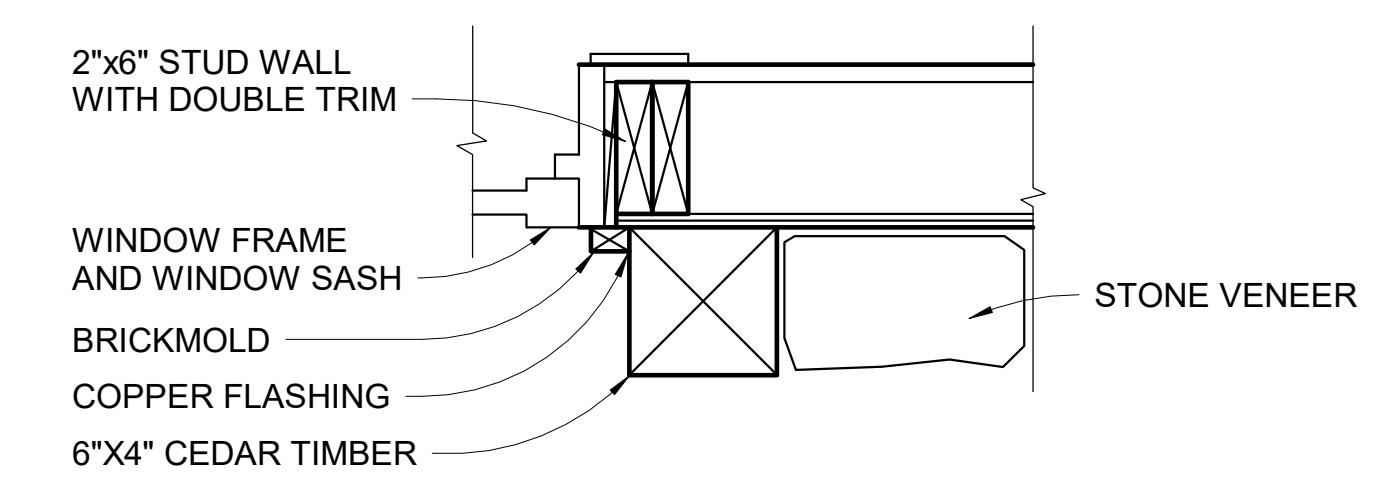
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A2.1
ELEVATIONS

40' ABOVE PROPOSED GRADE
40' ABOVE EXISTING GRADE

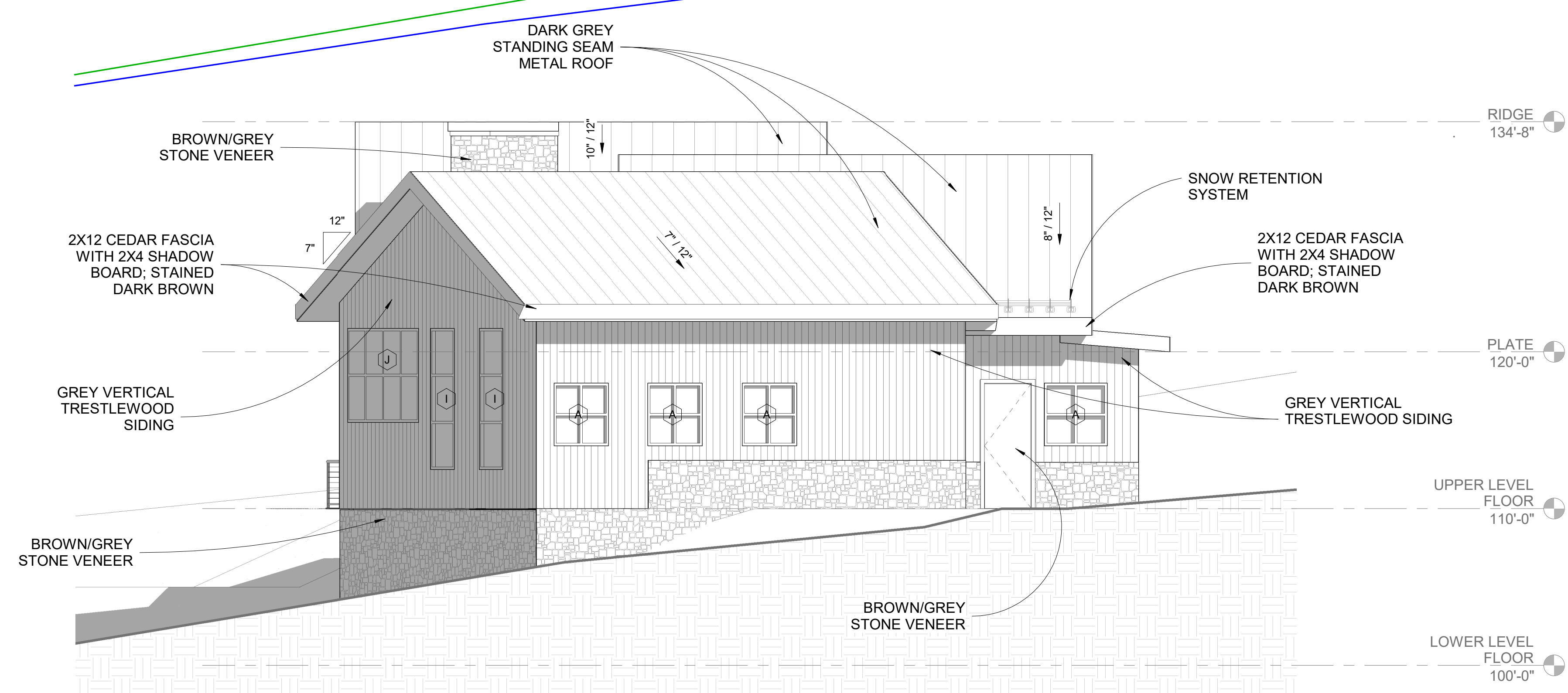


1 WEST ELEVATION
3/16" = 1'-0"

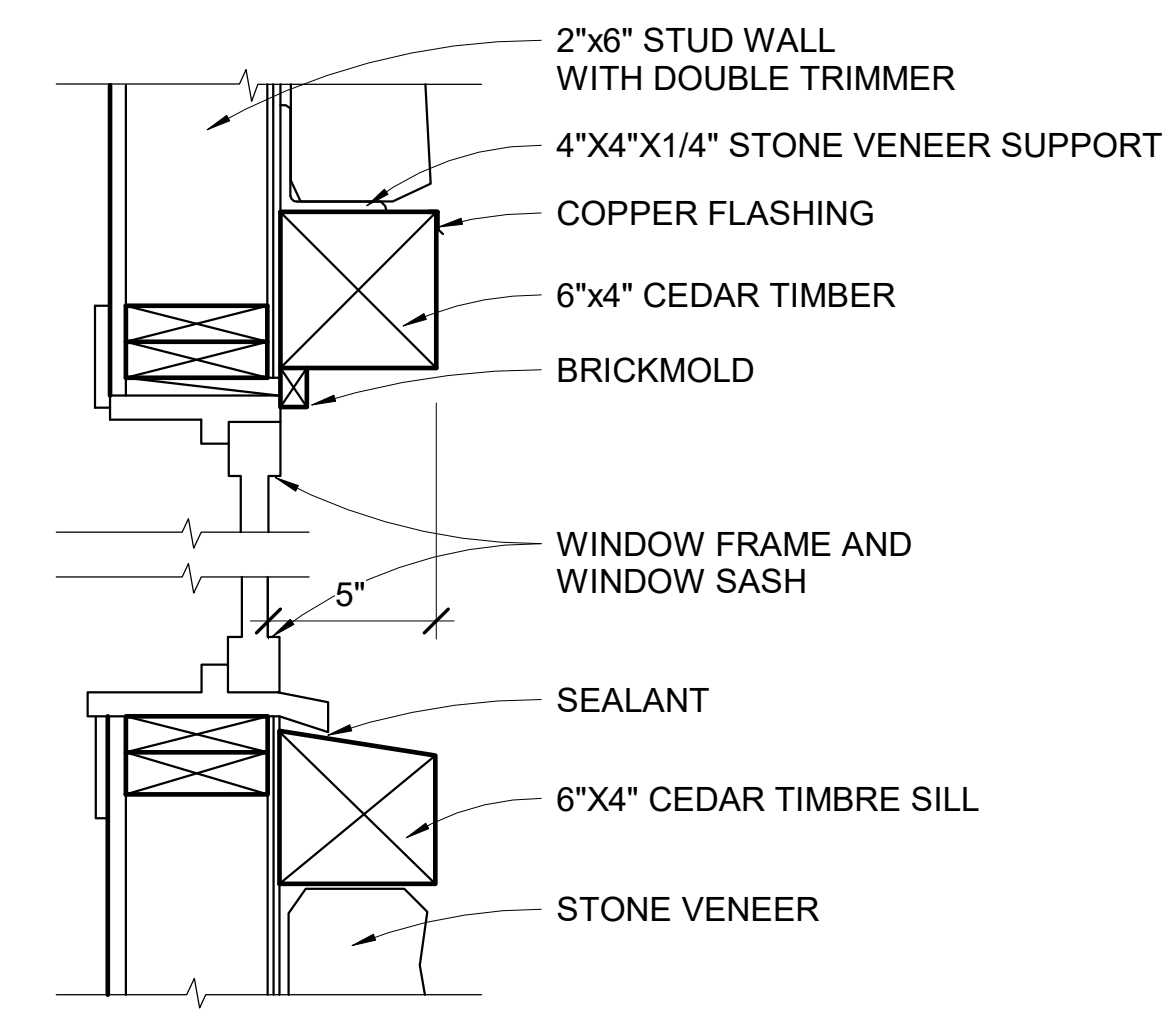


3 DOOR JAMB DETAIL
1 1/2" = 1'-0"

40' ABOVE PROPOSED GRADE
40' ABOVE EXISTING GRADE



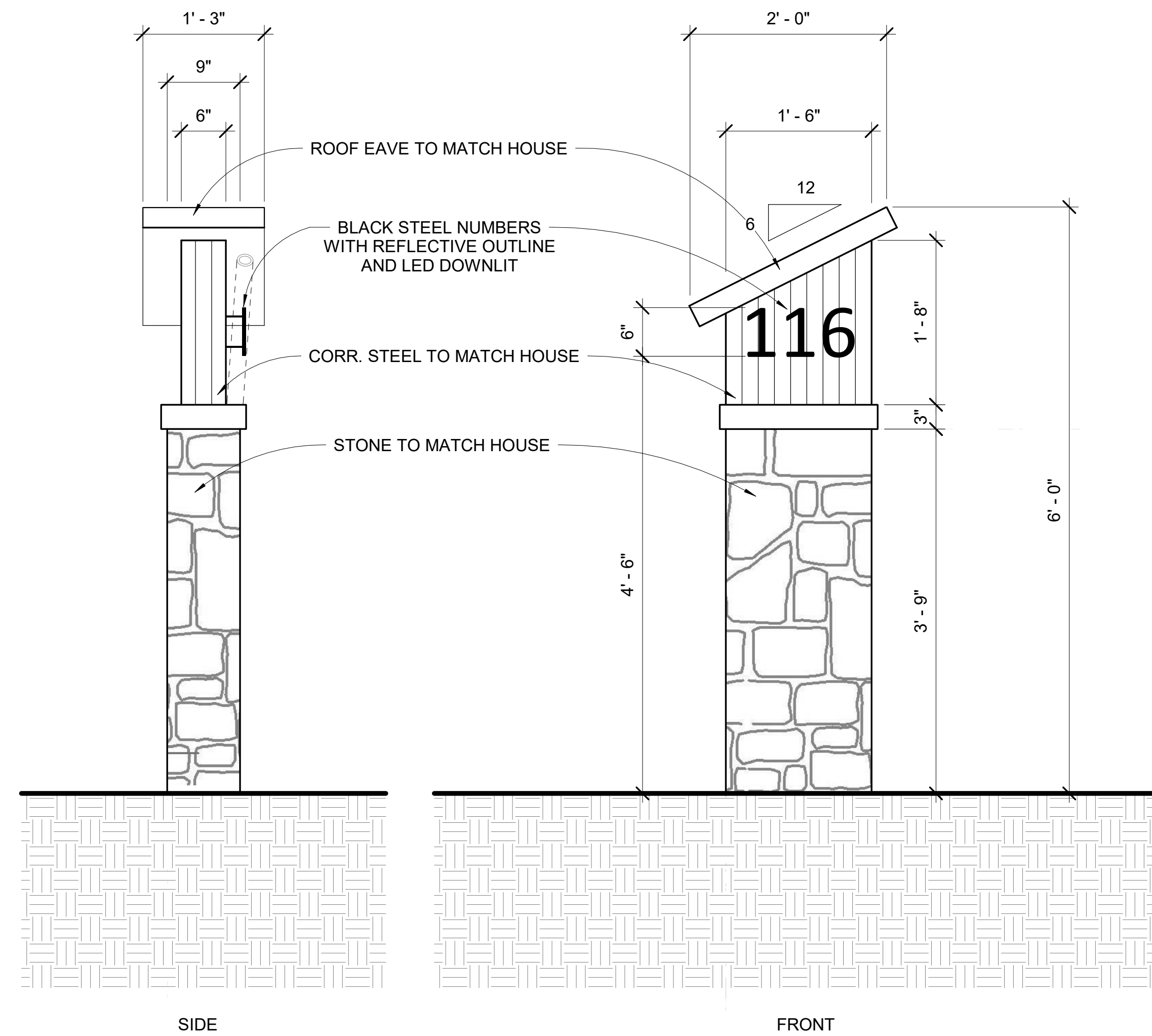
2 EAST ELEVATION
3/16" = 1'-0"



4 WINDOW HEAD/SILL DETAIL
1 1/2" = 1'-0"

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① ADDRESS MONUMENT
1" = 1'-0"

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LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
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A2.2
ADDRESS MONUMENT

BUILDING MATERIAL PALETTE



TRESTLEWOOD SIDING



ALUMINUM WINDOW CLADDING



ROUGH CEDAR FASCIA/SHADOWBOARD



STONE



TIMBER ACCENT



ROUGH CEDAR SOFFIT AND PORCH LIDS



TYPICAL WINDOW AND TIMBER SKIN EXAMPLE



TRESTLEWOOD SIDING BUILDING EXAMPLE



KOLBE VISTA LUXE WINDOW



KOLBE VISTA LUXE DOOR



TYPICAL SLIDER DOOR



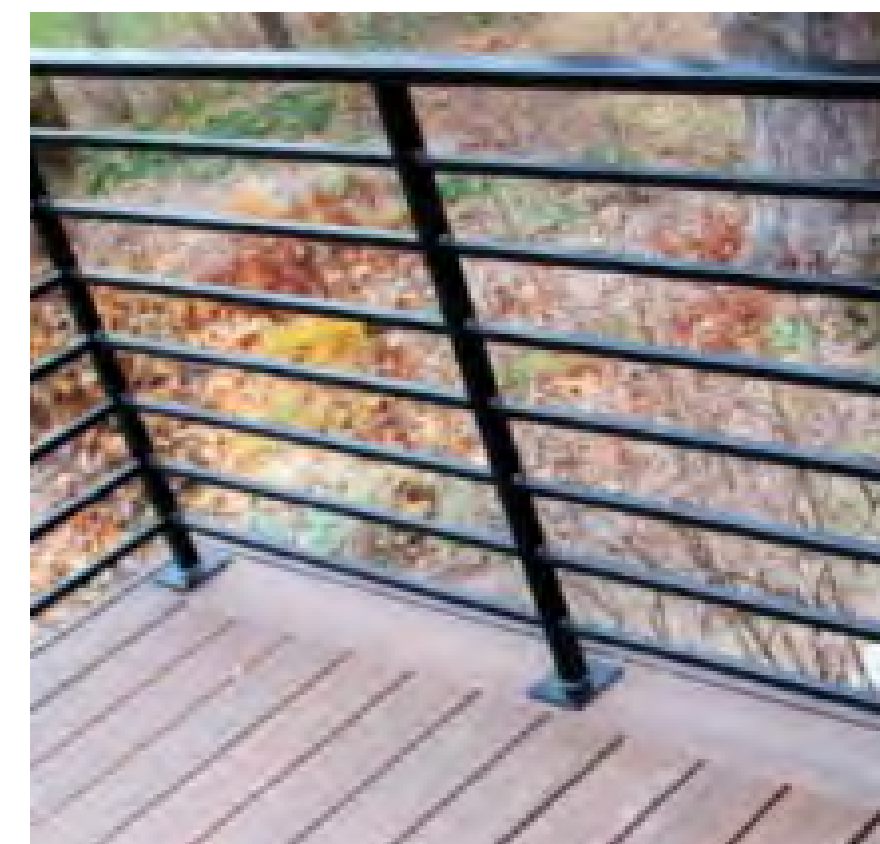
TYPICAL GARAGE DOOR EXAMPLE



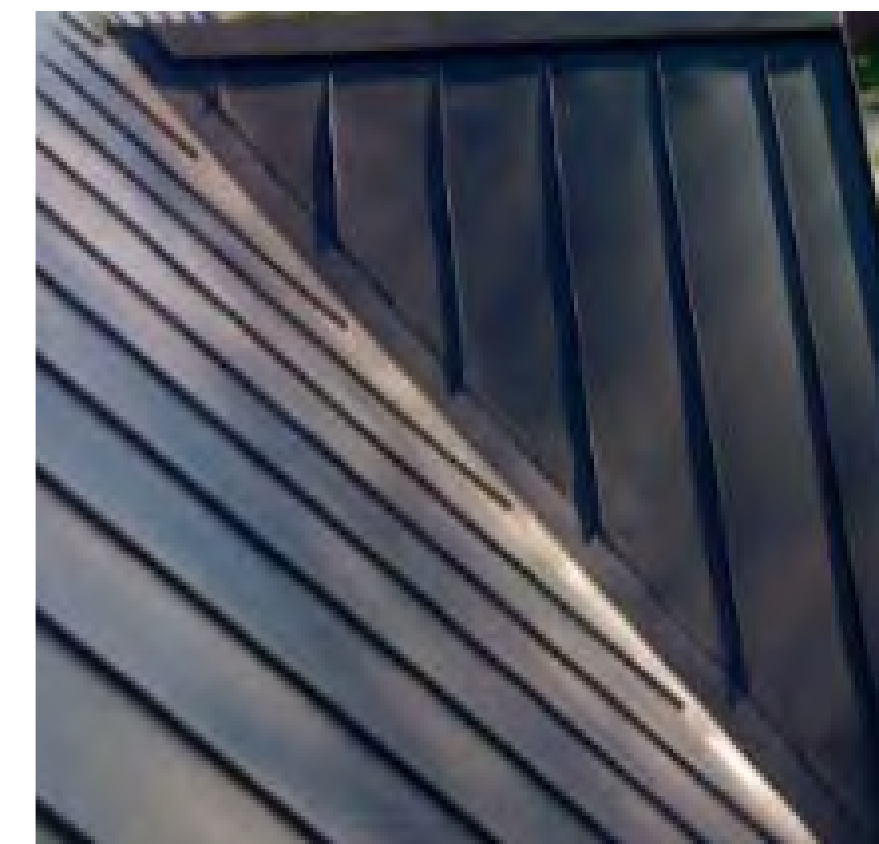
TRESTLEWOOD SIDING BUILDING EXAMPLE



PAINTED STEEL RAILING



DARK GRAY STANDING SEAM METAL ROOF



COMPOSITE DECKING EXAMPLE



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**LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO**

Date 05/19/2021
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A3.0
EXTERIOR MATERIAL PALETTE

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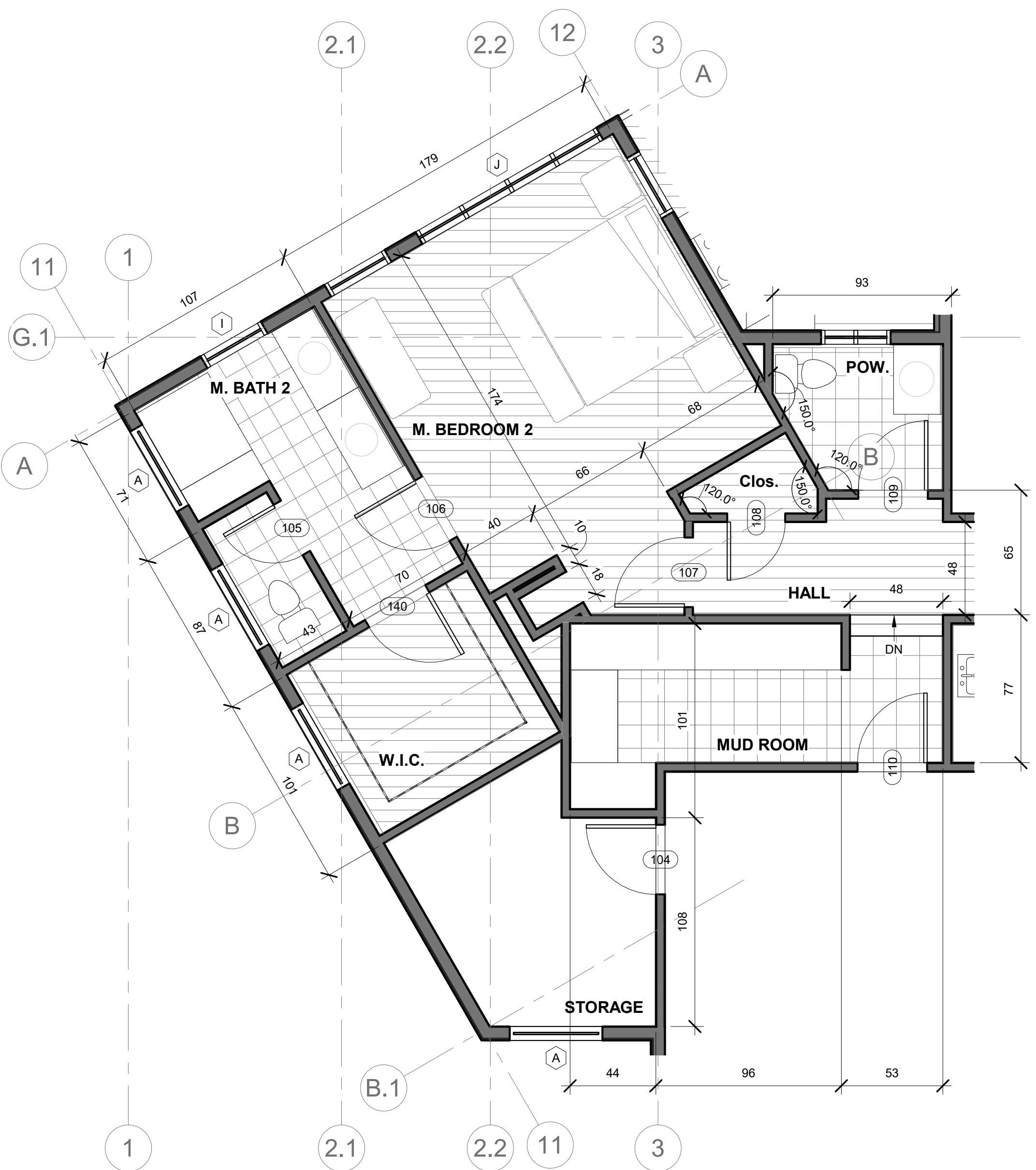
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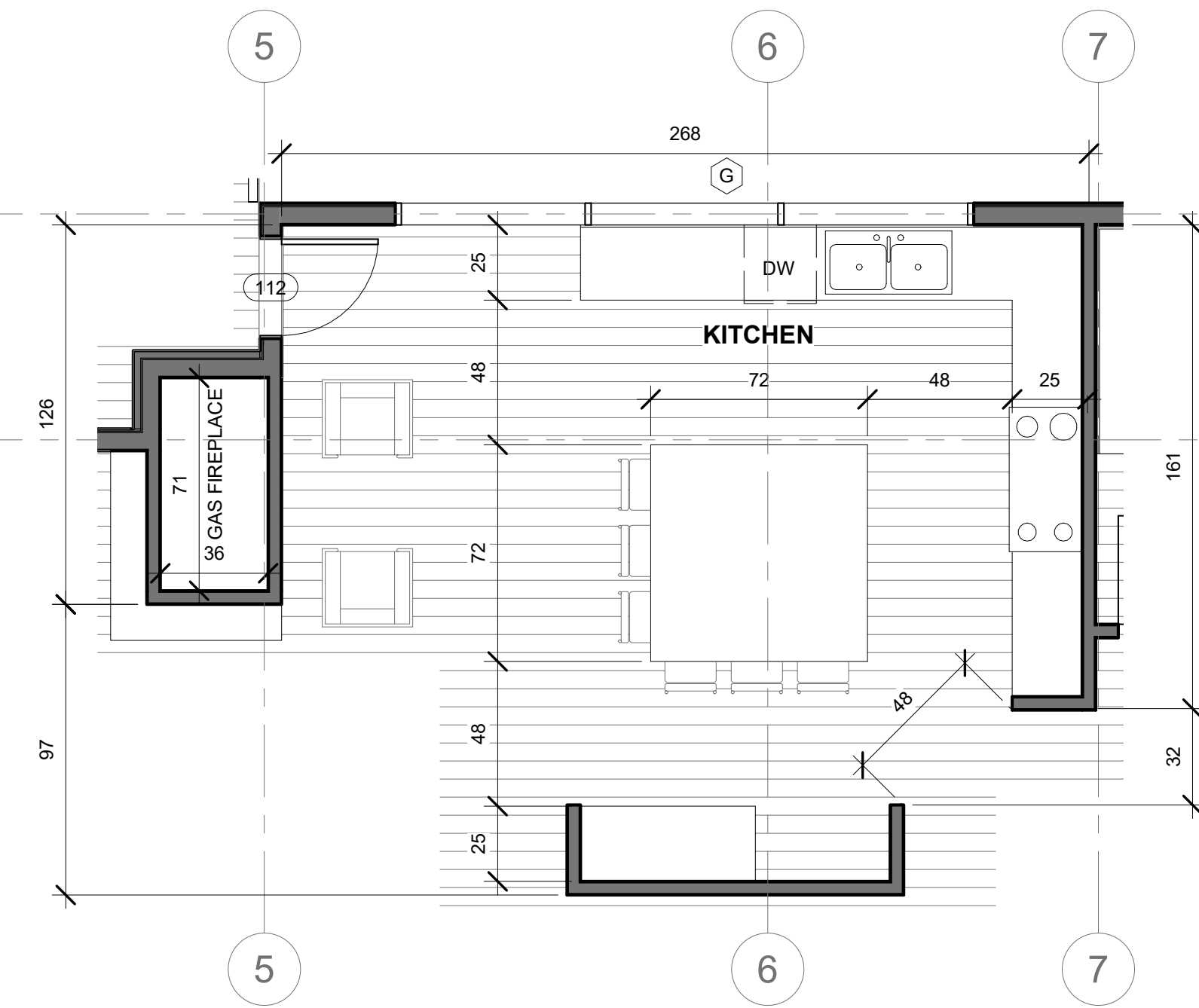
LOT 628-H
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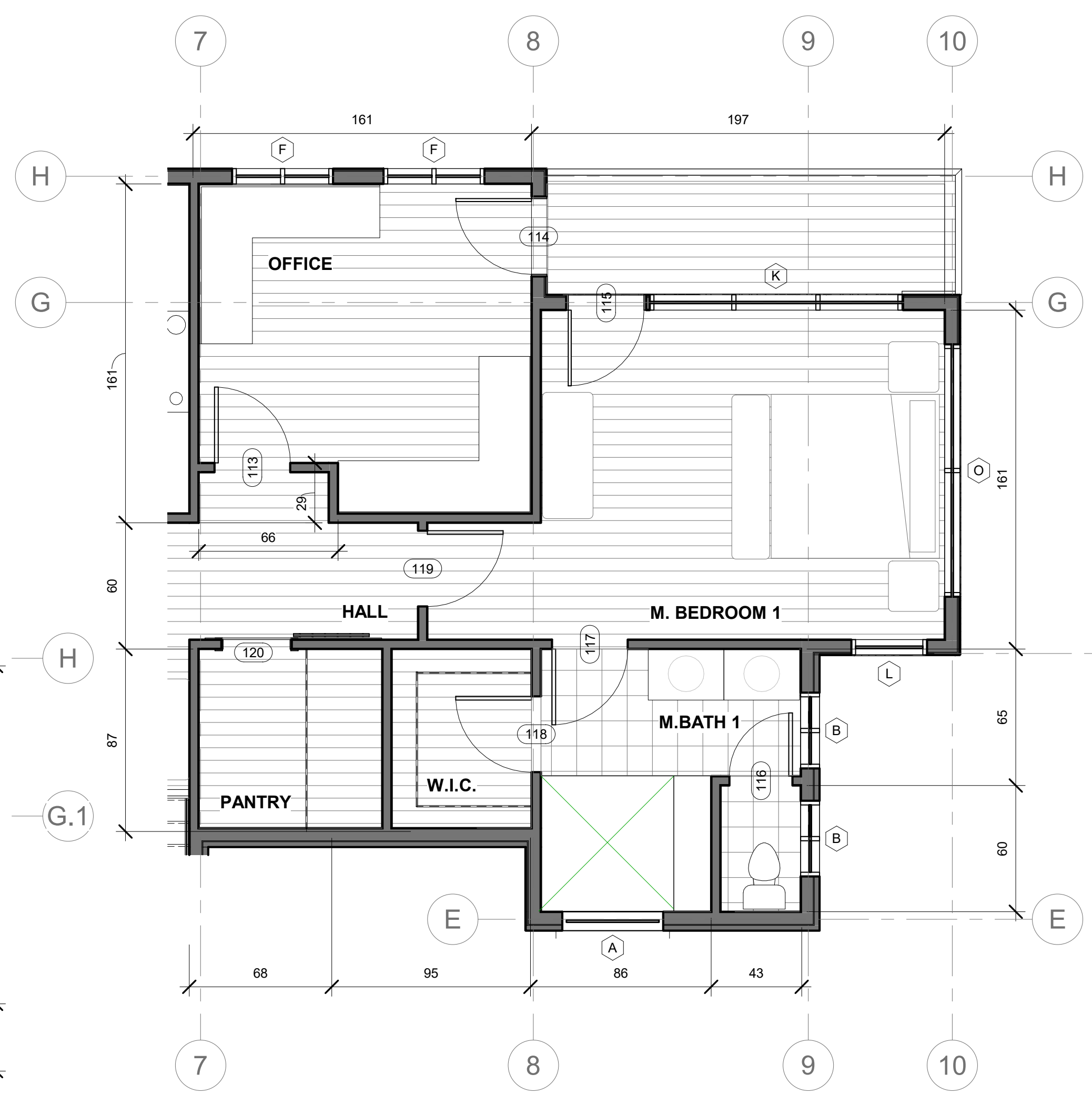
A3.1
 ENLARGED PLANS



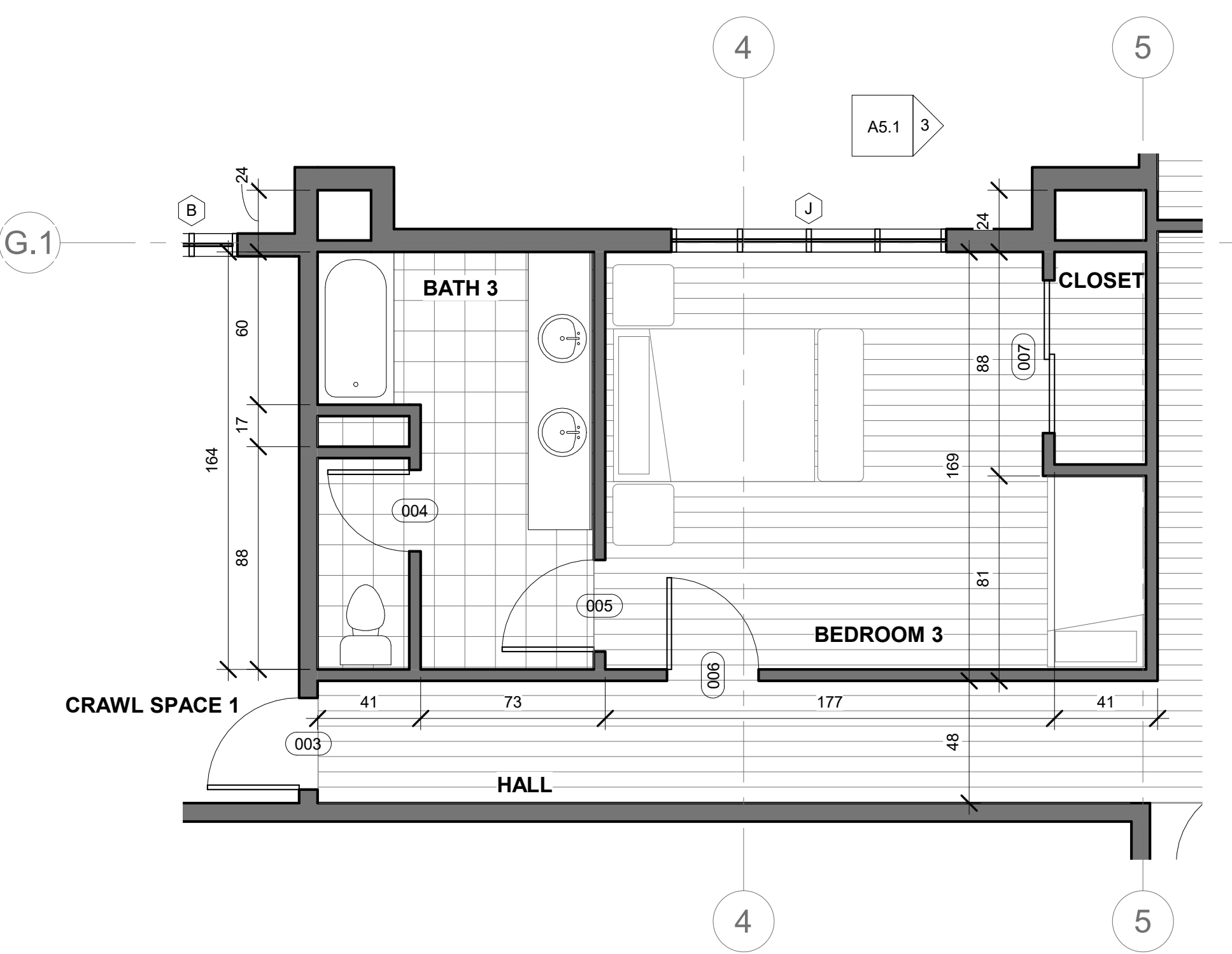
1 MASTER BEDROOM 2 AREA
 1/4" = 1'-0"



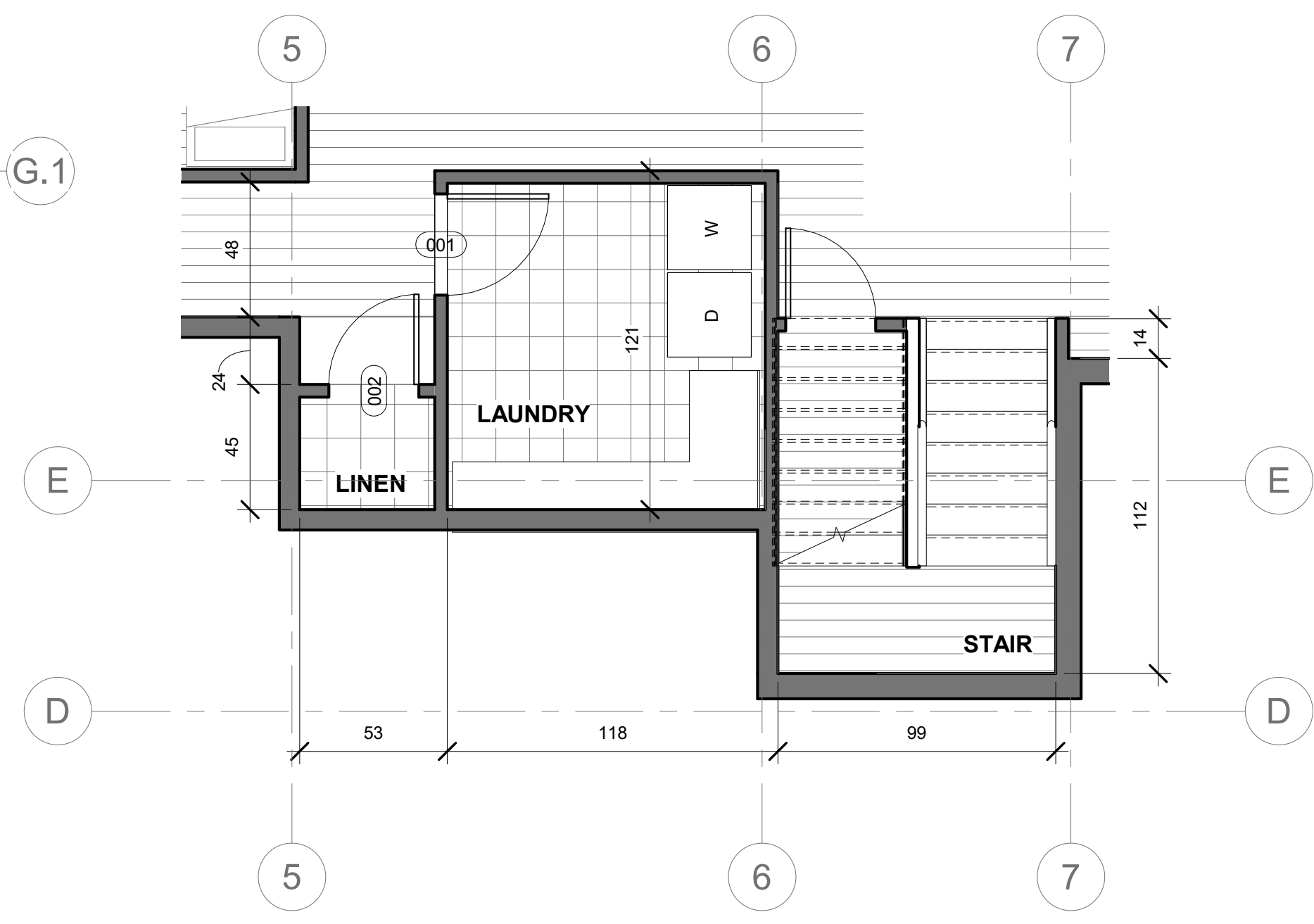
2 ENLARGED PLAN- KITCHEN
 1/4" = 1'-0"



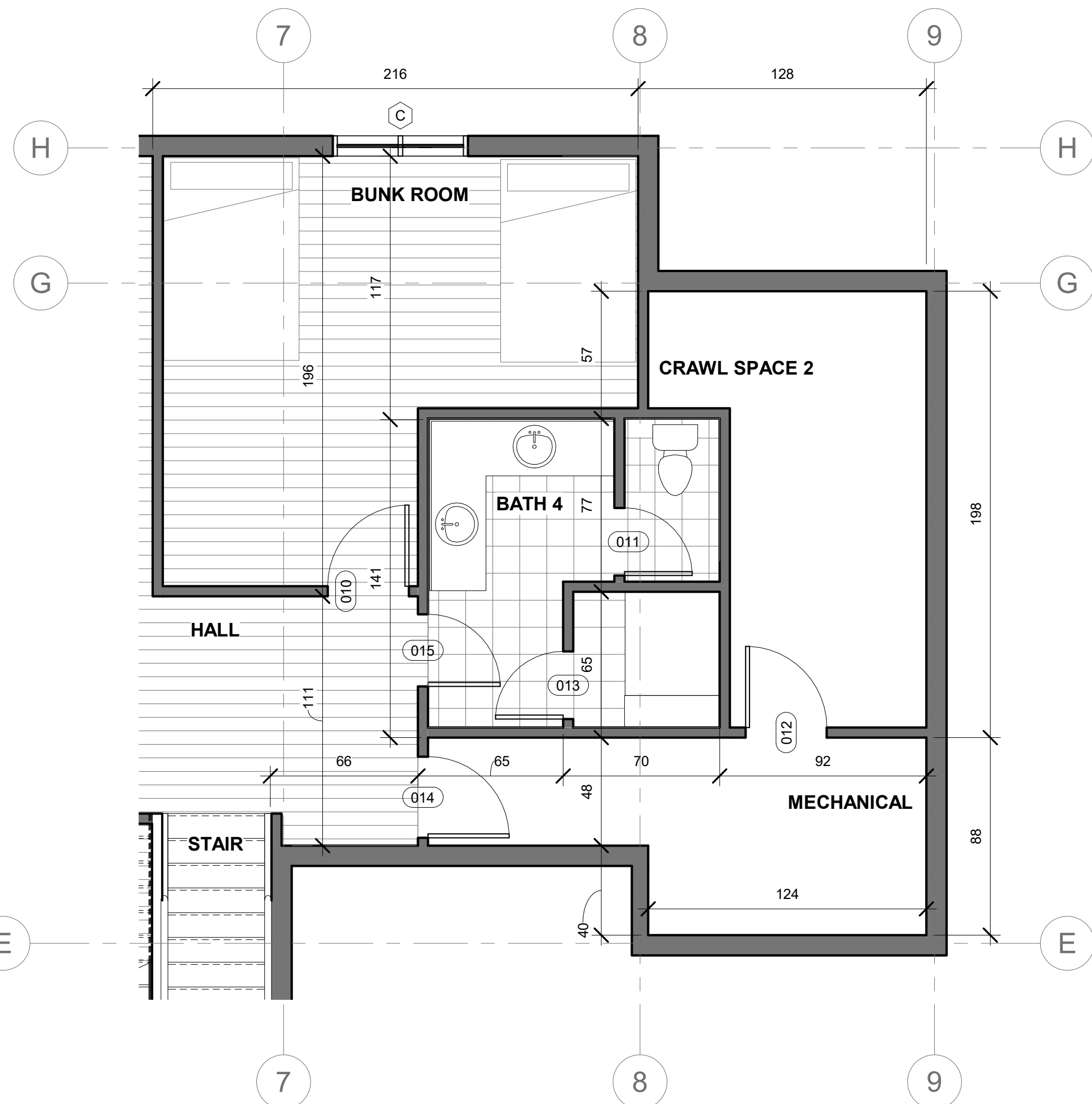
3 MASTER BEDROOM 1 AREA
 1/4" = 1'-0"



4 BATHROOM 3 AND BATH 3
 1/4" = 1'-0"



5 LAUNDRY ROOM AREA
 1/4" = 1'-0"



6 BUNK ROOM AREA
 1/4" = 1'-0"

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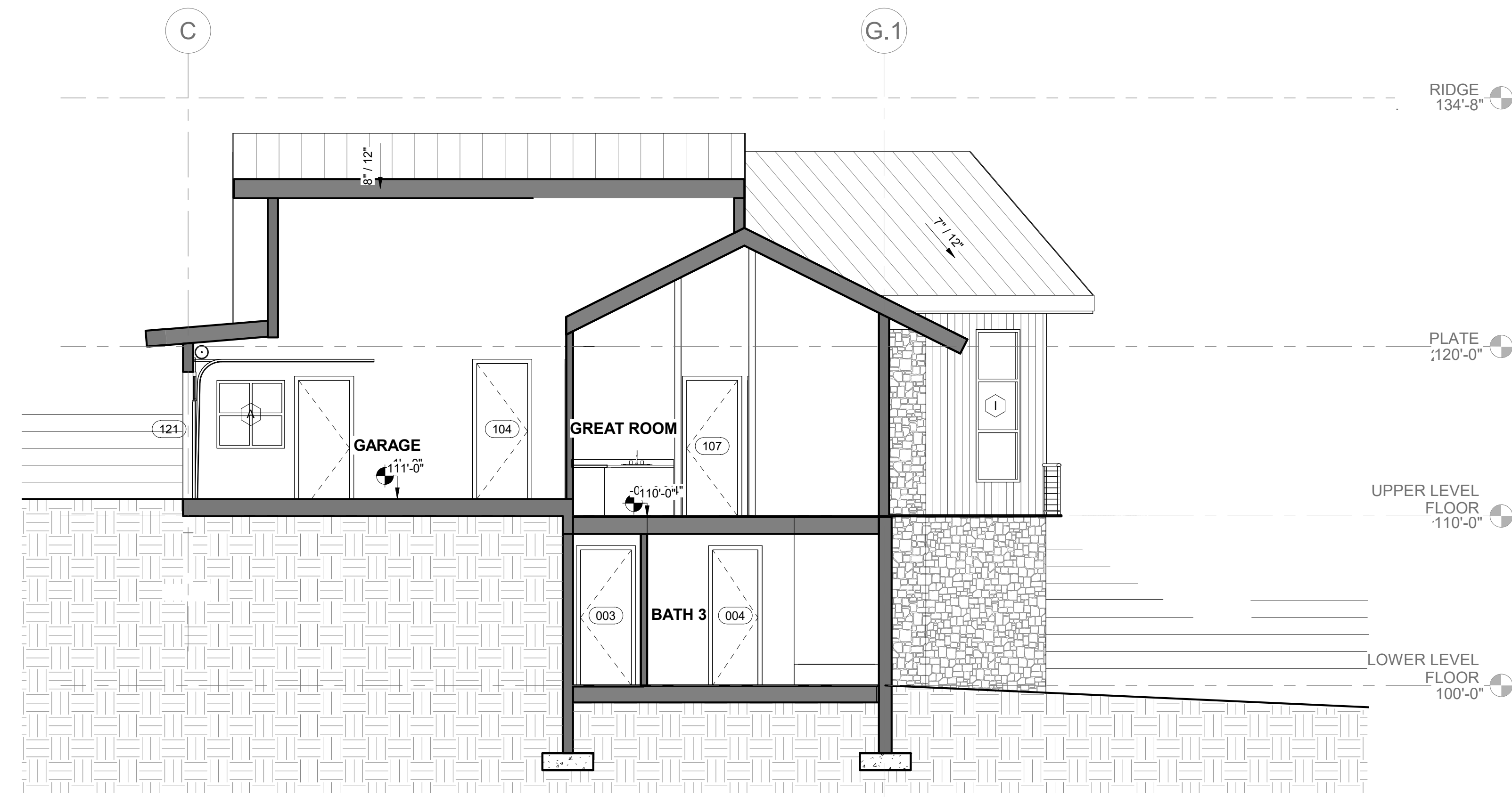
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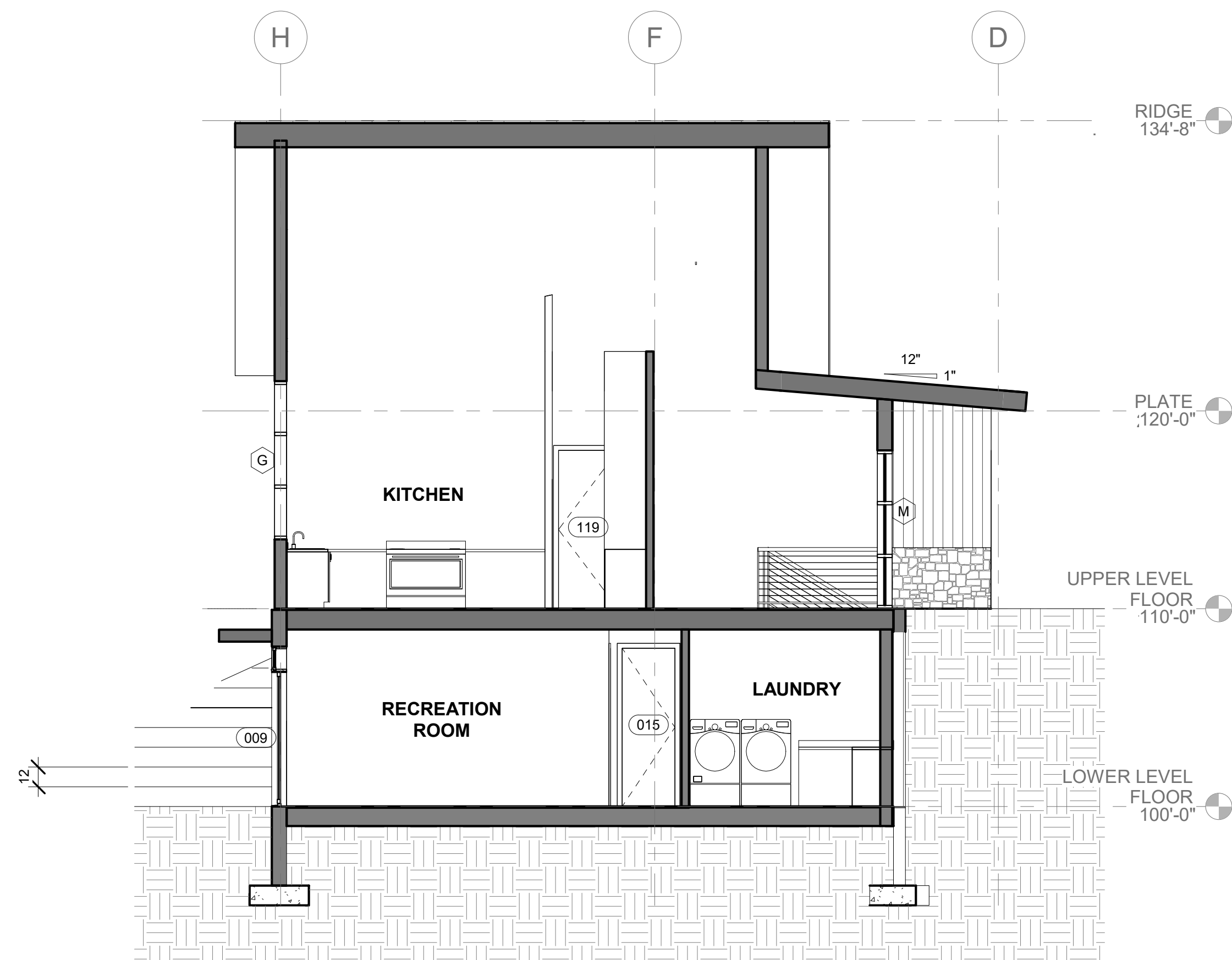
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116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

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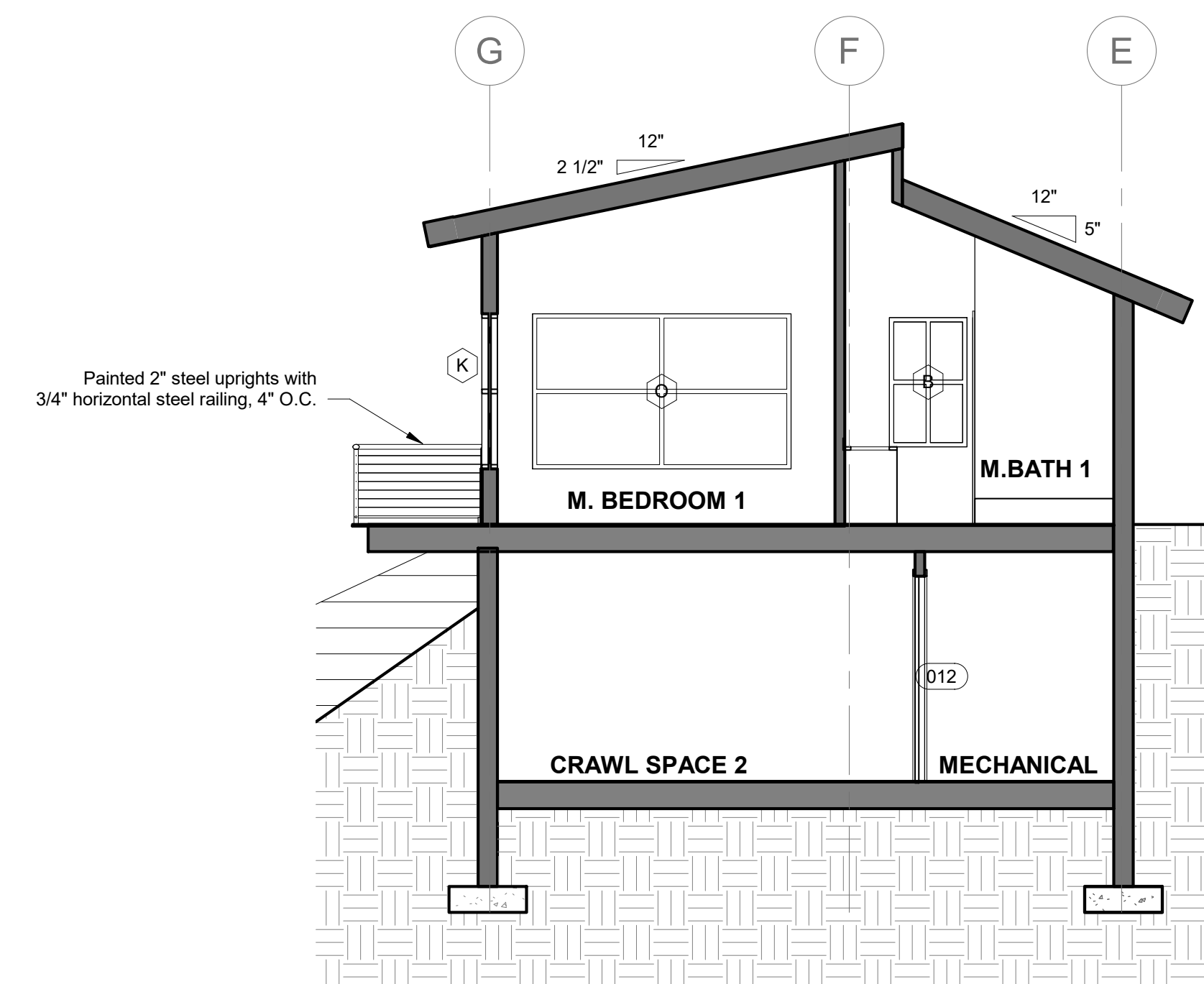
A4.0
BUILDING SECTIONS



3 GREAT ROOM SECTION
3/16" = 1'-0"



1 KITCHEN SECTION
3/16" = 1'-0"



2 MASTER BEDROOM SECTION
3/16" = 1'-0"

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LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
Drawn by GH
Checked by MC

A5.0
SCHEDULES

Door Schedule

Door Number	Width	Height	Finish
001	3' - 0"	8' - 0"	KOLBE VISTA LUXE
002	2' - 8"	8' - 0"	KOLBE VISTA LUXE
003	3' - 0"	8' - 0"	KOLBE VISTA LUXE
004	2' - 8"	8' - 0"	KOLBE VISTA LUXE
005	3' - 0"	8' - 0"	KOLBE VISTA LUXE
006	3' - 0"	8' - 0"	KOLBE VISTA LUXE
007	5' - 0"	6' - 8"	KOLBE VISTA LUXE
009	11' - 9"	6' - 10"	KOLBE VISTA LUXE
010	3' - 0"	8' - 0"	KOLBE VISTA LUXE
011	2' - 6"	8' - 0"	KOLBE VISTA LUXE
012	3' - 0"	8' - 0"	KOLBE VISTA LUXE
013	2' - 6"	8' - 0"	KOLBE VISTA LUXE
014	3' - 0"	8' - 0"	KOLBE VISTA LUXE
015	2' - 8"	8' - 0"	KOLBE VISTA LUXE
101	3' - 0"	8' - 0"	KOLBE VISTA LUXE
102	5' - 0"	7' - 0"	KOLBE VISTA LUXE
103	3' - 0"	8' - 0"	KOLBE VISTA LUXE
104	3' - 0"	8' - 0"	KOLBE VISTA LUXE
105	2' - 6"	8' - 0"	KOLBE VISTA LUXE
106	3' - 0"	8' - 0"	KOLBE VISTA LUXE
107	3' - 0"	8' - 0"	KOLBE VISTA LUXE
108	2' - 6"	8' - 0"	KOLBE VISTA LUXE
109	3' - 0"	8' - 0"	KOLBE VISTA LUXE
110	3' - 0"	8' - 0"	KOLBE VISTA LUXE
111	15' - 9"	7' - 11 1/2"	KOLBE VISTA LUXE
112	2' - 8"	8' - 0"	KOLBE VISTA LUXE
113	3' - 0"	8' - 0"	KOLBE VISTA LUXE
114	3' - 0"	7' - 11"	KOLBE VISTA LUXE
115	3' - 0"	7' - 11"	KOLBE VISTA LUXE
116	2' - 6"	8' - 0"	KOLBE VISTA LUXE
117	3' - 0"	8' - 0"	KOLBE VISTA LUXE
118	3' - 0"	8' - 0"	KOLBE VISTA LUXE
119	3' - 0"	8' - 0"	KOLBE VISTA LUXE
120	0' - 0"	0' - 0"	KOLBE VISTA LUXE
121	10' - 0"	8' - 6"	KOLBE VISTA LUXE
122	10' - 0"	8' - 6"	KOLBE VISTA LUXE
123	2' - 8"	8' - 0"	KOLBE VISTA LUXE
140	3' - 0"	6' - 8"	KOLBE VISTA LUXE

Window Schedule

Type Mark	Count	Rough Opening		Head Height	Finish
		Width	Height		
A	7	4' - 0"	4' - 0"	8' - 0"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
B	4	3' - 0"	5' - 0"		KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
C	1	5' - 0"	6' - 0"	8' - 1"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
D	4	2' - 11 1/4"	1' - 3"	8' - 1"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
E	4	4' - 0"	2' - 0"		KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
F	2	4' - 0"	8' - 0"	11' - 6"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
G	1	16' - 0"	8' - 0"	21' - 6"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
H	6	3' - 0"	5' - 6"		KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
I	3	3' - 0"	9' - 0"		KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
J	2	9' - 0"	6' - 0"		KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
K	2	10' - 0"	6' - 0"		KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
L	1	3' - 0"	7' - 0"	9' - 0"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
M	2	2' - 6"	8' - 0"	8' - 0"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
N	1	7' - 0"	6' - 0"	8' - 0"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES
O	1	10' - 0"	6' - 0"	8' - 1 3/4"	KOLBE VISTA LUXE WOOD CLAD W/ SIMULATED DIVIDED LITES

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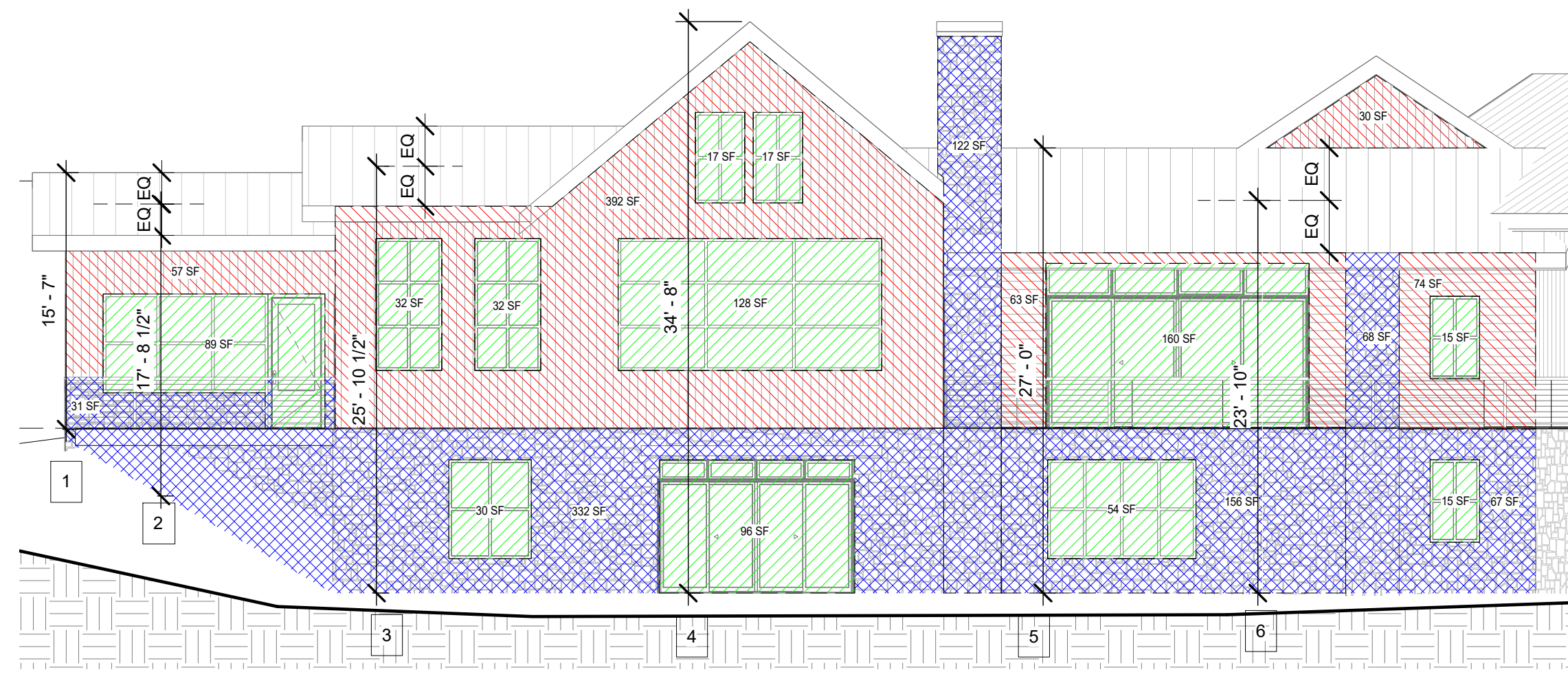
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LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

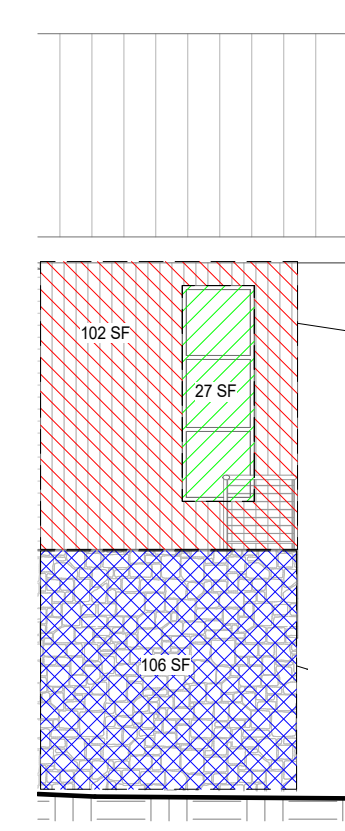
Date: 05/19/2021
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A5.1
EXTERIOR MATERIAL CALCULATIONS



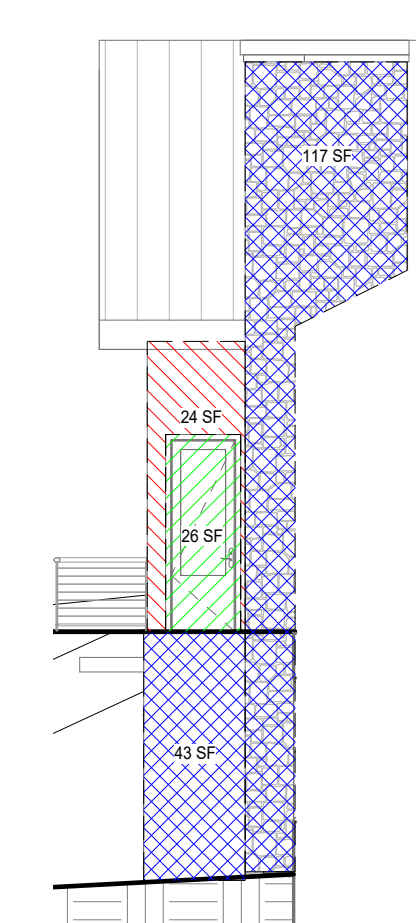
1 **CALC A**
1/8" = 1'-0"

CALC A	
MATERIAL	SF
SIDING:	616 SF
TIMBER SKIN:	0 SF
STONE:	776 SF
DOOR/WINDOW:	685 SF



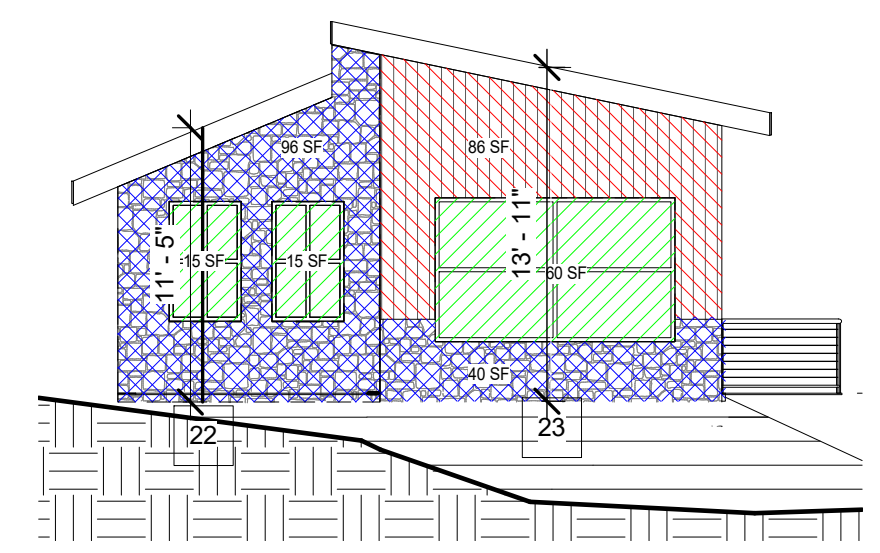
2 **CALC A.1**
1/8" = 1'-0"

CALC A.1	
MATERIAL	SF
SIDING:	102 SF
TIMBER SKIN:	0 SF
STONE:	106 SF
DOOR/WINDOW:	27 SF



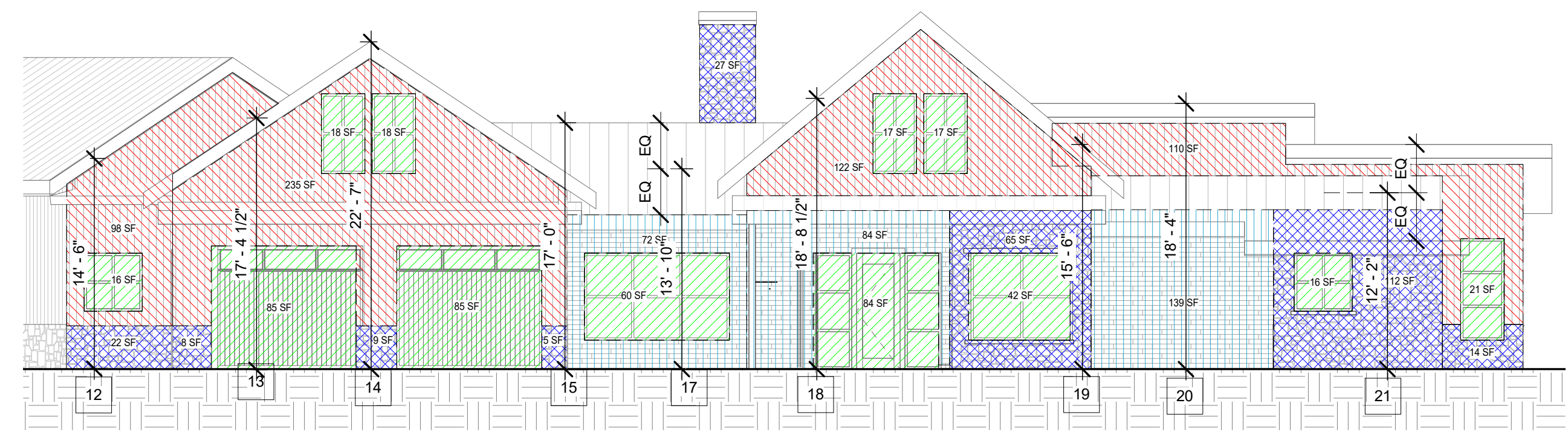
3 **CALC A.2**
1/8" = 1'-0"

CALC A.2	
MATERIAL	SF
SIDING:	24 SF
TIMBER SKIN:	0 SF
STONE:	160 SF
DOOR/WINDOW:	26 SF



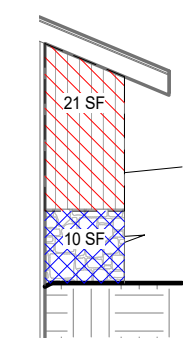
10 **CALC B**
1/8" = 1'-0"

CALC B	
MATERIAL	SF
SIDING:	86 SF
TIMBER SKIN:	0 SF
STONE:	136 SF
DOOR/WINDOW:	90 SF



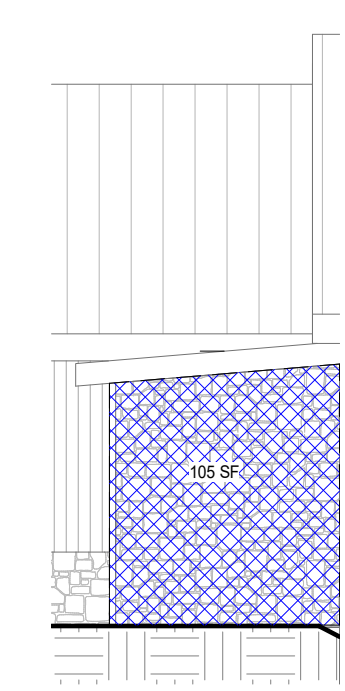
5 **CALC C**
1/8" = 1'-0"

CALC C	
MATERIAL	SF
SIDING:	565 SF
TIMBER SKIN:	295 SF
STONE:	262 SF
DOOR/WINDOW:	479 SF



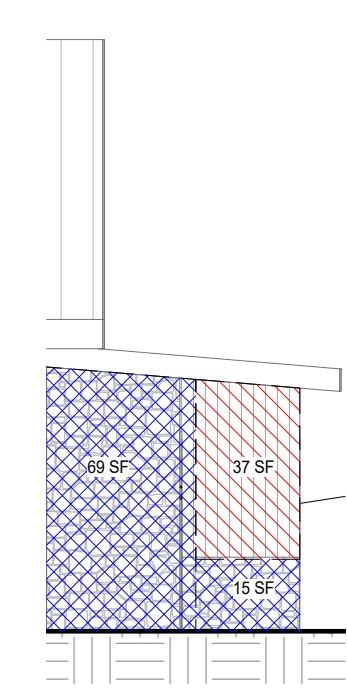
9 **CALC C.1**
1/8" = 1'-0"

CALC C.1	
MATERIAL	SF
SIDING:	21 SF
TIMBER SKIN:	0 SF
STONE:	10 SF
DOOR/WINDOW:	0 SF



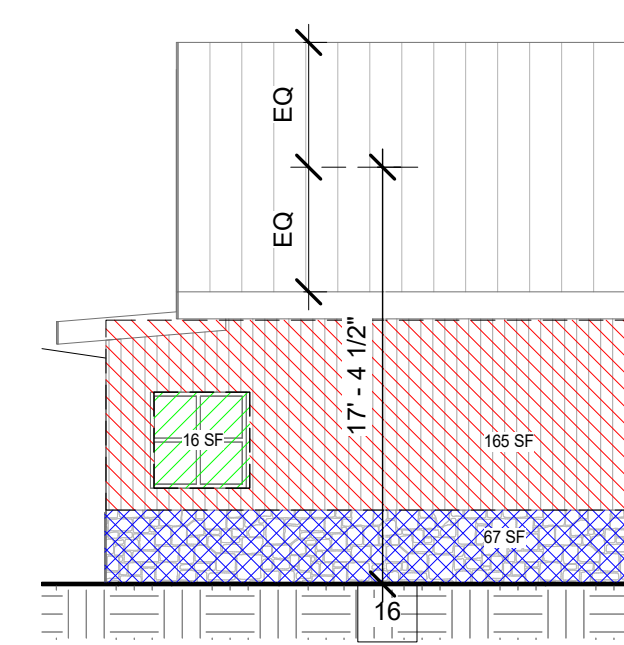
8 **CALC C.2**
1/8" = 1'-0"

CALC C.2	
MATERIAL	SF
SIDING:	0 SF
TIMBER SKIN:	0 SF
STONE:	105 SF
DOOR/WINDOW:	0 SF



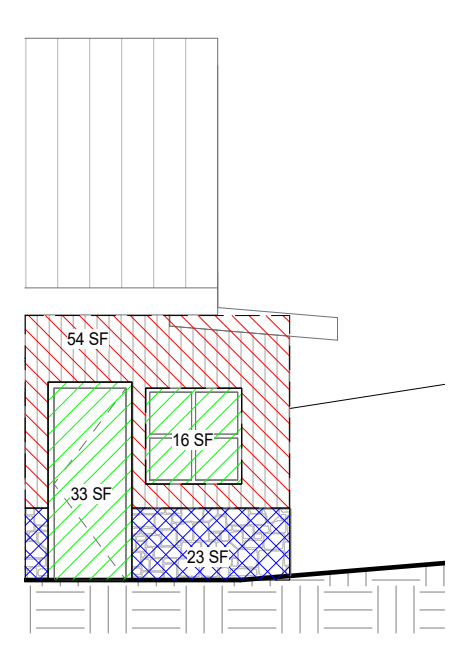
7 **CALC C.3**
1/8" = 1'-0"

CALC C.3	
MATERIAL	SF
SIDING:	37 SF
TIMBER SKIN:	0 SF
STONE:	84 SF
DOOR/WINDOW:	0 SF



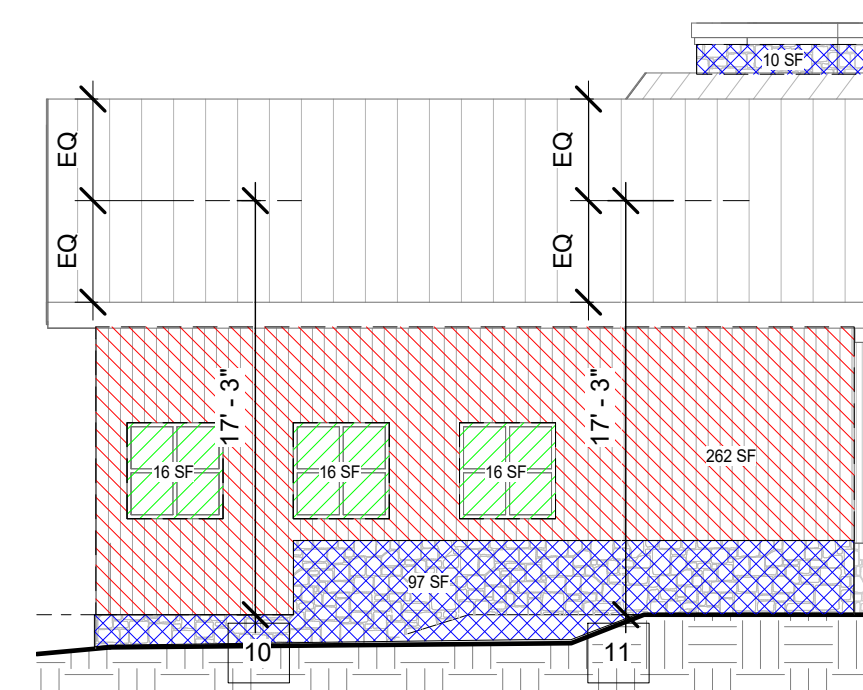
6 **CALC C.4**
1/8" = 1'-0"

CALC C.4	
MATERIAL	SF
SIDING:	165 SF
TIMBER SKIN:	0 SF
STONE:	67 SF
DOOR/WINDOW:	16 SF



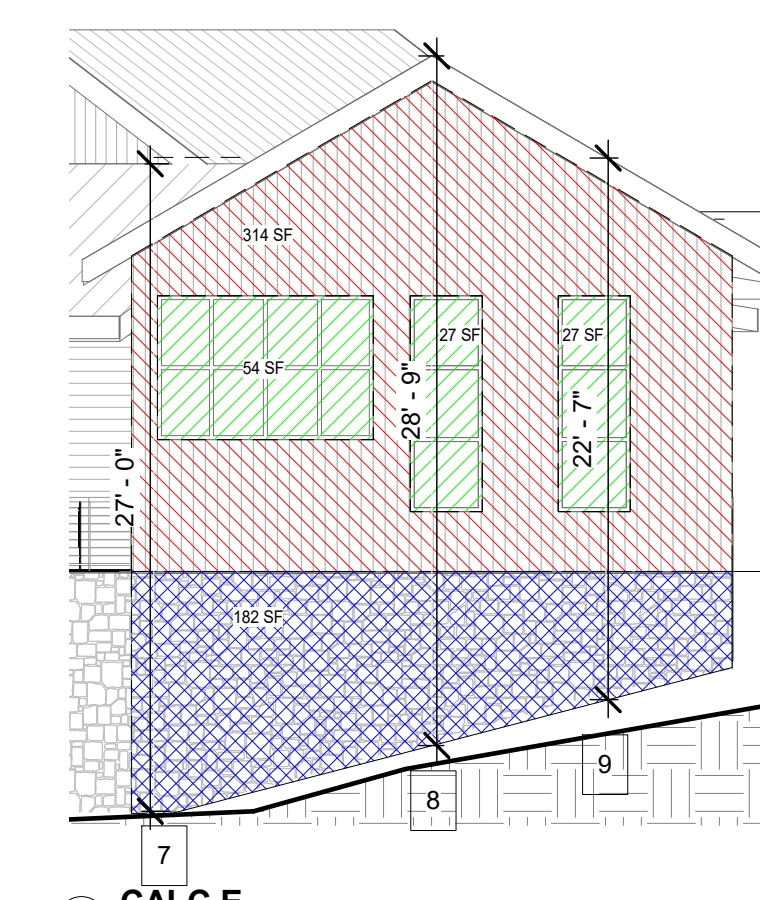
4 **CALC C.5**
1/8" = 1'-0"

CALC C.5	
MATERIAL	SF
SIDING:	54 SF
TIMBER SKIN:	0 SF
STONE:	23 SF
DOOR/WINDOW:	49 SF



11 **CALC D**
1/8" = 1'-0"

CALC D	
MATERIAL	SF
SIDING:	262 SF
TIMBER SKIN:	0 SF
STONE:	97 SF
DOOR/WINDOW:	48 SF



12 **CALC E**
1/8" = 1'-0"

CALC E	
MATERIAL	SF
SIDING:	314 SF
TIMBER SKIN:	0 SF
STONE:	182 SF
DOOR/WINDOW:	108 SF

LEGEND	
	SIDING
	TIMBER SKIN
	STONE
	DOOR/WINDOW

SIDING CALCULATIONS	
SIDING:	2,246 SF
TIMBER SKIN:	295 SF
STONE:	2,098 SF
DOOR/WINDOW:	1,528 SF
TOTAL:	6,167 SF
% OF STONE:	34%

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DRB SET FOR APPROVAL

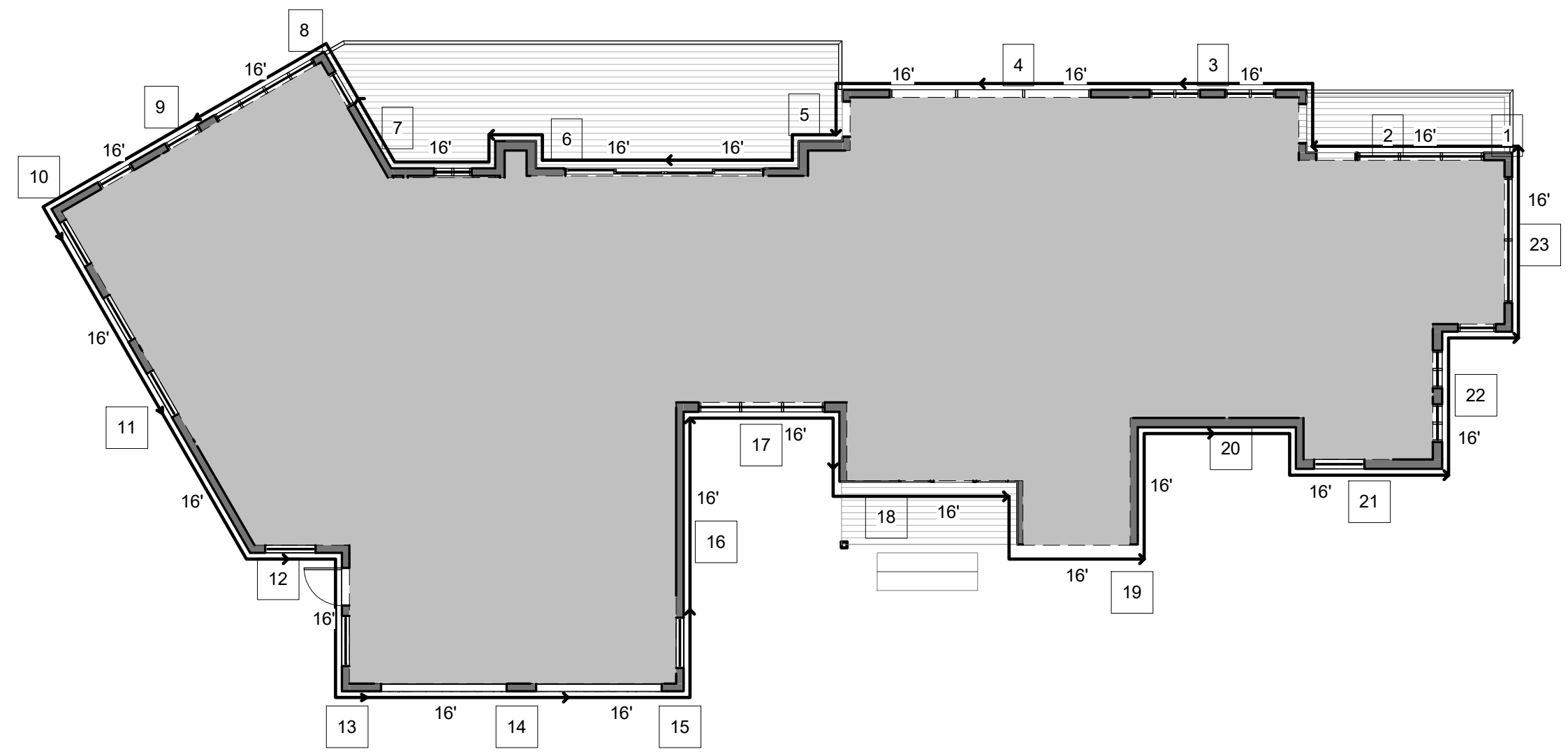
LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021
Drawn by GH
Checked by MC

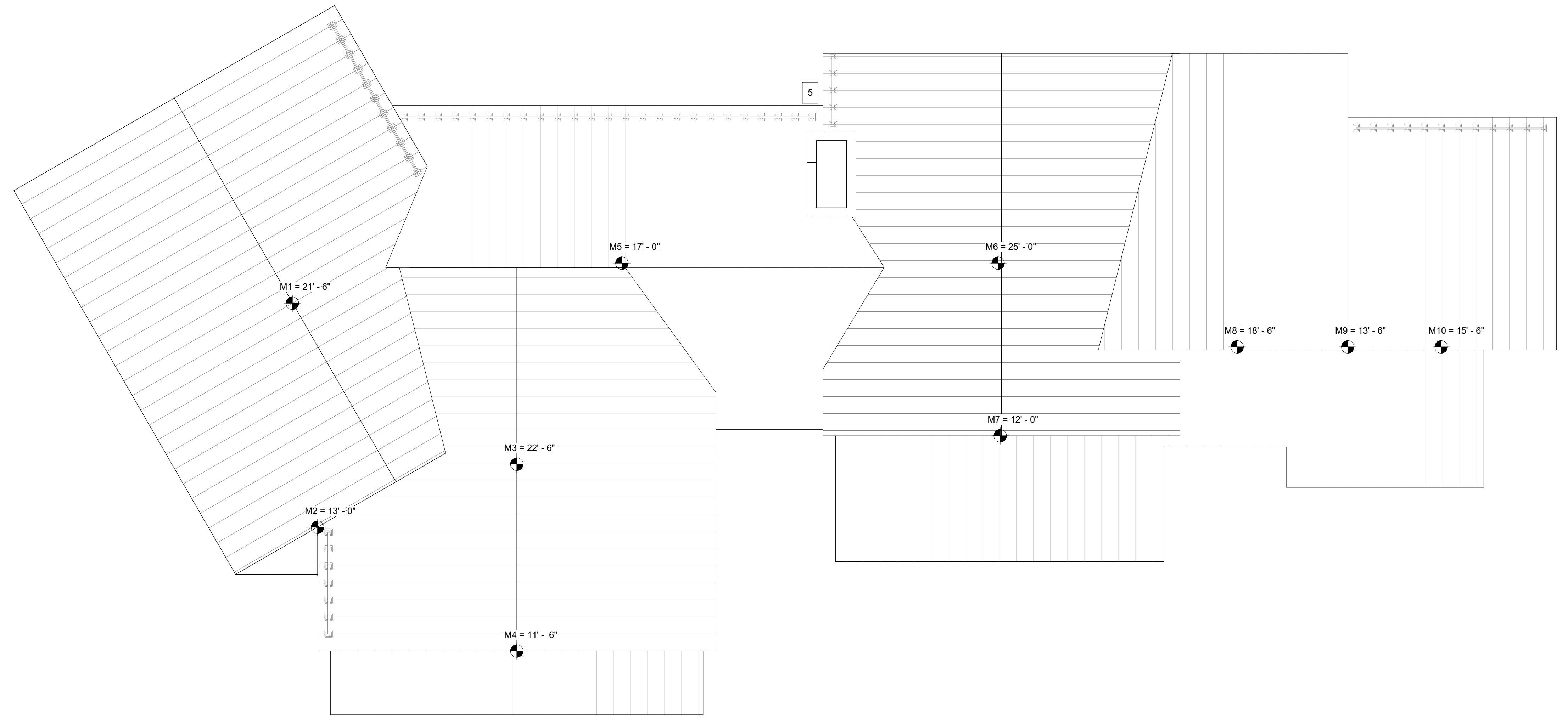
A5.2
BUILDING HEIGHT
COMPLIANCE

MAX HEIGHT				
ROOF POINT	EXISTING GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE EXISTING GRADE	PROPOSED GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE PROPOSED GRADE
M1	9154'	23' - 6"	9156'	21' - 6"
M2	9158'	15' - 0"	9160'	13' - 0"
M3	9158'	24' - 6"	9160'	22' - 6"
M4	9158'	15' - 6"	9162'	11' - 6"
M5	9156'	23' - 0"	9162'	17' - 0"
M6	9154'	29' - 0"	9162'	25' - 0"
M7	9154'	20' - 0"	9162'	12' - 0"
M8	9154'	24' - 6"	9160'	18' - 6"
M9	9152'	19' - 6"	9158'	13' - 6"
M10	9152'	19' - 6"	9156'	15' - 6"

MAXIMUM HEIGHT	
RIDGE HEIGHT:	9696.67'
LOWEST EXISTING GRADE:	9662.00'
ALLOWABLE HEIGHT:	40' - 0"
AVERAGE HEIGHT	
1	15'-7"
2	17'-9"
3	25'-11"
4	34'-8"
5	27'-0"
6	23'-10"
7	27'-0"
8	28'-9"
9	22'-7"
10	17'-3"
11	17'-3"
12	14'-6"
13	17'-5"
14	22'-7"
15	17'-0"
16	17'-5"
17	13'-10"
18	18'-9"
19	15'-6"
20	18'-4"
21	12'-2"
22	11'-5"
23	13'-11"
TOTAL=	450' 5"
AVERAGE HEIGHT =	19'

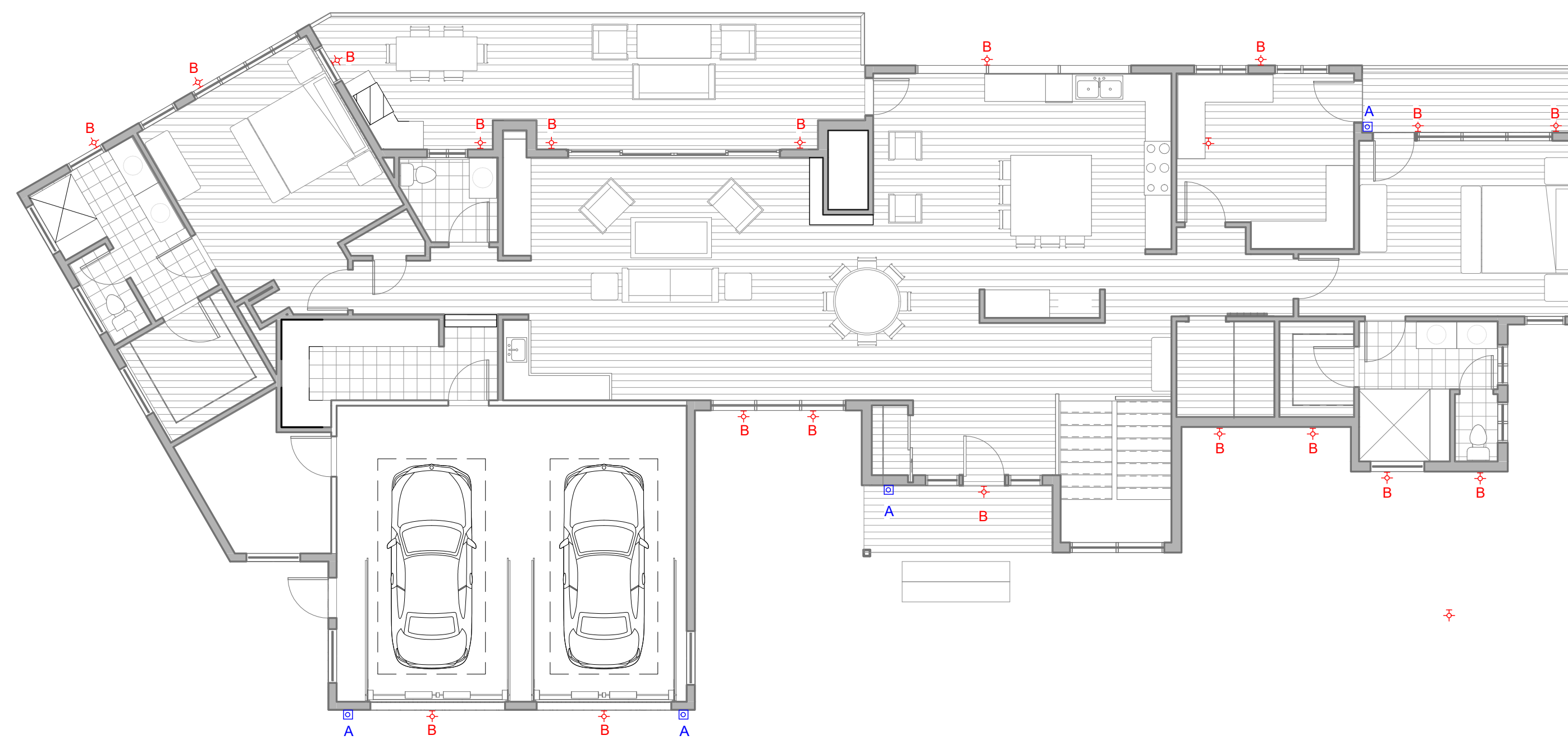


② KEY PLAN- HEIGHT CALCULATIONS
3/32" = 1'-0"

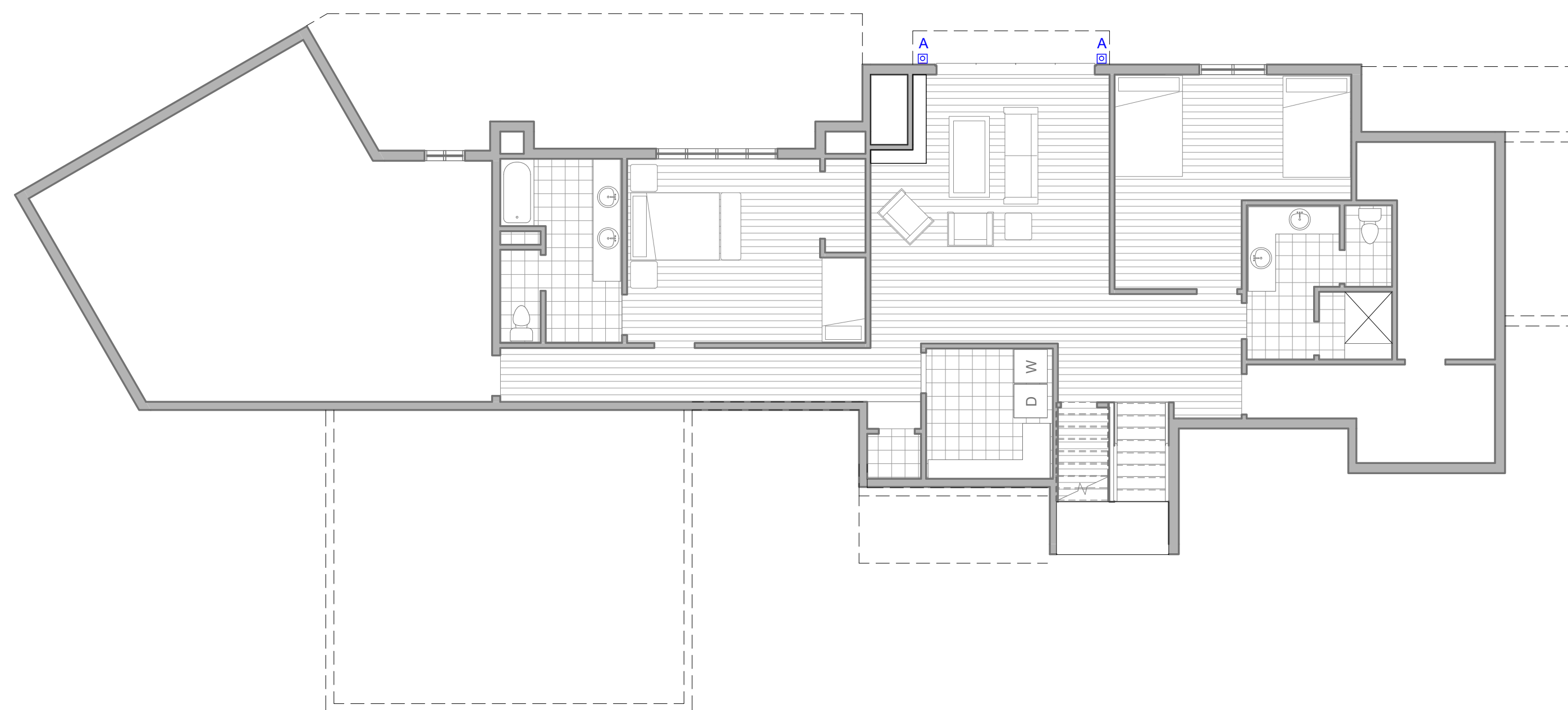


① AVERAGE ROOF HEIGHT AND MAX ROOF HEIGHT
3/16" = 1'-0"

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① Electrical Plan - Upper Level
1/8" = 1'-0"



② Electrical Plan - Lower Level
1/8" = 1'-0"

EXTERIOR LIGHT FIXTURE SCHEDULE		
SYMBOL		
MARK	A	B
TYPE	SCONCE	4" RECESSED CAN
MANUF.	PEAK	JUNO
MODEL	700WSPEAK	TC4AL
LAMP	LED	LED
WATT	14.5	TBD
LUMENS	850	850 MAX
TRIM	-	47L WHZBRZ
FINISH	Z BRONZE	-
NOTES	DIMMER 3000K MAX	DIMMER -

DRB SET FOR APPROVAL

LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO

Date 05/19/2021

Drawn by GH

Checked by MC

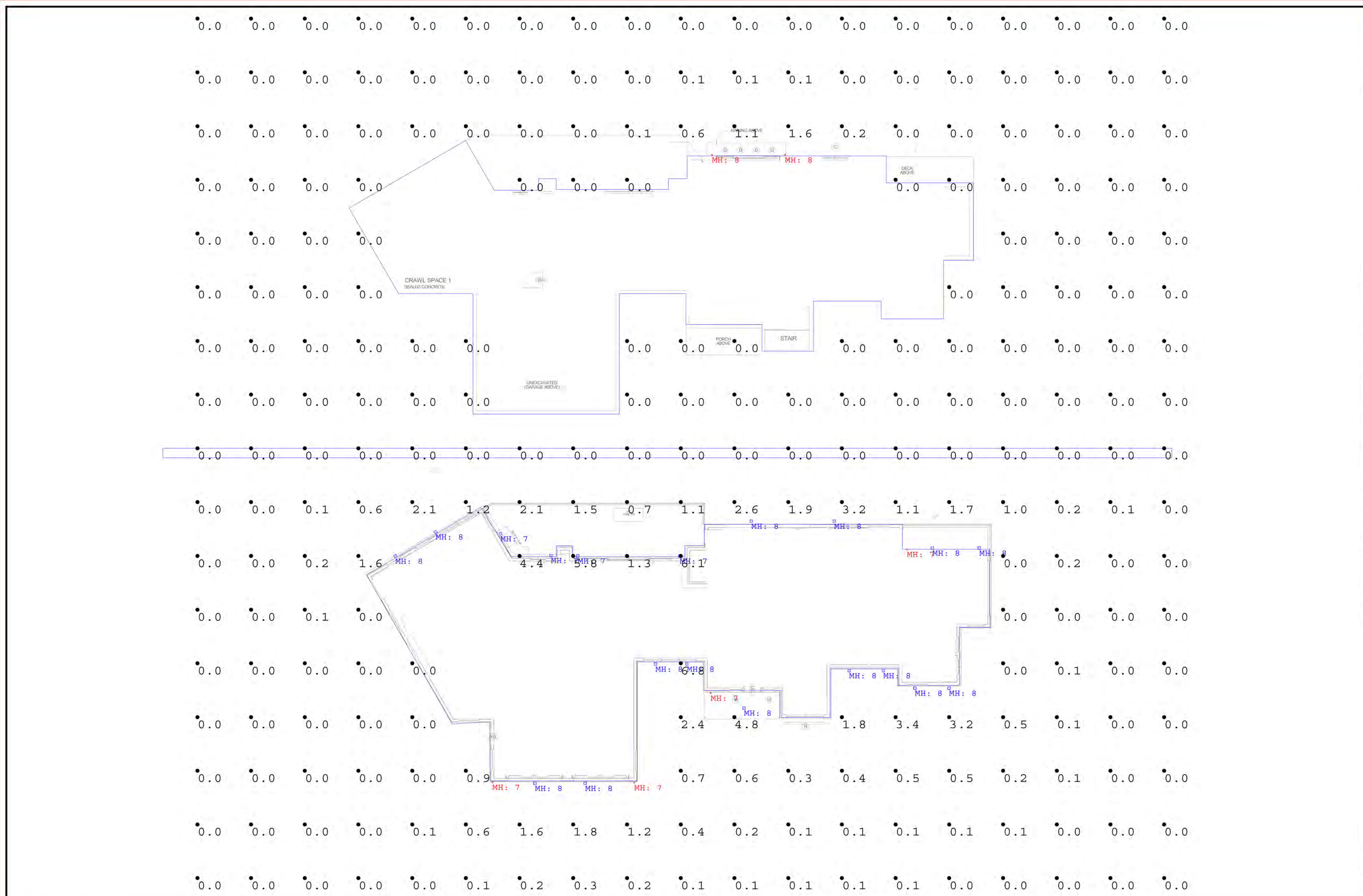
E1.0
ELECTRICAL - PLANS

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DRB SET FOR APPROVAL

LOT 628-H
116 DOUBLE EAGLE WAY
MOUNTAIN VILLAGE, CO



ILLUMINATION SYSTEMS

5 SOUTH KALAMATH STREET
DENVER, CO 80223
PHONE: 303.295.2900
FAX: 303.293.8337
WWW.ILLUMSYS.COM

LOT 628

DATE: 5/25/2021

PHOTOMETRICS ARE NOT TO SCALE
DRAWINGS ARE FOR ESTIMATING
PURPOSES ONLY.

FOOT-CANDLE VALUES ARE
PREDICTED AT HORIZONTAL
CALCULATIONS UNLESS SPECIFIED
OTHERWISE. ACTUAL
FOOT-CANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS
& CALCULATIONS ARE THE
RESPONSIBILITY OF A LICENSED
ARCHITECT OR ENGINEER.

REFLECTANCES:
N/A

CEILING HEIGHT:
N/A

MOUNTING HEIGHT:
SEE LABELS

CALCULATION SPACING:
10' - 0" x 10' - 0"

FOOTCANDLE CALC HEIGHT:
0' - 0" A.F.F.

ADDITIONAL NOTES:

CREATED BY:
JOHN ENGLISH

FOR PRICING AND
AVAILABILITY, CONTACT
ILLUMINATION SYSTEMS
AT 303.295.2900

DSC DESIGN, SUPPORT
& CONTROLS

M

Luminaire Schedule						
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
□	6	A	12	374	0.900	700WSPEAKI-LEDWD
□	19	B	9.5	790	0.900	SMD6R6930WH

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
site	illuminance	Fc	0.31	6.8	0.0	N.A.

Date 05/19/2021
Drawn by Author
Checked by Checker

E1.2
PHOTOMETRIC STUDY



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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 3, 2021

DATE: May 21, 2021

RE: Consideration of a Design Review: Final Architecture Review for a new Single-Family home on 163RC, 105 Prospect Creek, pursuant to CDC Section 17.4.11.

Project Overview

PROJECT GEOGRAPHY

Legal Description: LOT 163 RC TELLURIDE MOUNTAIN VILLAGE FILING 31 A REPLAT OF LOT 163R AND A PART OF SAN JOAQUIN RD AND PART OF TRACT OSP 48 PLAT OF TRACT OSP 48 AND OSP 50 TELLURIDE MOUNTAIN VILLAGE A PART OF SEC 3 T42N R9W NMPM COUNTY OF SAN MIGUEL COLORADO ACC TO PLAT BK 1 PG 3164 AND 3165 JUN 23 2003 AND RES AT 358643 REZONE DENSITY TRANSFER TRAIL AGREEMENT AND CONSERVATION EASEMENT

Address: 105 Prospect Creek Dr.
Applicant/Agent: Jake Wright, Turkel Designs
Owner: Damon and Aldona Spiegel
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 0.82 Acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Jake Wright of Turkel Designs (Applicant), working on behalf of Damon and Aldona Spiegel (Owners), is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home on Lot 163RC, 105 Prospect Creek Drive. The project was initially heard at the May 6, 2021, DRB Meeting – at which, the Initial Review was approved with conditions. The applicant has revised their narrative and design drawings to address the conditions of approval.

The Lot is approximately 0.82 acres and is zoned Single-Family. The overall square footage of the home is approximately 5,037 gross square feet. It should be noted that Lot 163RC does contain delineated wetlands and the development of the site should take into careful consideration how to avoid impacts to this area. Otherwise, outside of the wetland, the site has been largely cleared of vegetation during previous disturbance and the focus of the development of the Lot is within this area.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	25'-4"
Maximum Avg. Building Height	30' (shed) Maximum	22'-11"
Maximum Lot Coverage	40% Maximum	31.3%
General Easement Setbacks	16' GE	Landscaping Encroachments
Roof Pitch		
Primary		1:12
Secondary		¼:12
Exterior Material		
Stone	35% minimum	39.31%
Windows/Doors	40% maximum	35.65%
Parking	2 enclosed / 2 surface	2/2

Design Review Board Design Variations:

17.5.6: Building Design: Roof Material

Design Review Board Specific Approvals:

GE Encroachment – Landscaping (hardscape and irrigation)

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 is largely based on a shed/flat roof form. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The maximum average height must be at or below 30 feet for shed roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the maximum building height is 24'-5" from the highest ridge to the grade below. The maximum average height is 22'-11". Both of these heights comply with the CDC requirements. Additionally, the applicant has provided a parallel plane analysis demonstrating that no portion of roof forms penetrates the 35-foot parallel slope height allowance. At the Initial Review, staff requested that the parallel plane projection be modified to demonstrate both existing and proposed grades. The applicant has provided this update with the Final Submittal per the requirements of the CDC.

17.3.14: General Easement Setbacks

Lot 163RC 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 access for Lot 163RC is unique in that there is an existing wooden bridge and retaining wall that pre-exists this development proposal. The wooden bridge – because it serves as the driveway for the Lot it is a permissible encroachment.*
- *Address Monument: The address monument appears to be located directly adjacent to the bridge described above.*
- *Utilities: The shallow utility connections are currently located on the site along with the sewer, but the water service is located within the ROW of Prospect Creek Drive and will require crossing the GE of Lot 163RC. The proposed locations are conceptual at this time, but generally speaking, only the front GE will be disturbed with the water connection.*
- *Landscaping: The proposed landscaping is within the GE surrounding the home. While natural landscaping is permitted, any associated irrigation or hardscaping must be approved by the DRB and any approved encroachments within the GE must be memorialized in a GE Encroachment Agreement.*

The only encroachment in the GE that is not permitted by the CDC is the above-described landscaping improvements that do not fall into the natural category. These will require the DRB to determine their appropriateness. If not, then the applicant shall revise the plans to remove non-permitted GE encroachments.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie

the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: The proposed home at Lot 163RC is very modern in form compared to other homes in the Mountain Village, although flat roofs have become more common recently. While low slope shed and flat roof forms have not been a traditional high alpine architectural design, advances in technology and engineering have allowed for flat roof forms to be designed in a way that does appear to function in high snow areas that have been historically limited to steeper sloped roofs. The materials palette for the project appears to contrast well between the light hemlock siding, Telluride Montblanc stone base, metal accents, and the darker roof. The form of the building itself is unique in that its horizontally linear which is logical given the narrowness of the Lot, but the form appears to be augmented nicely through the vertical stone elements that project upwards as seen from different elevations within the plan set. The DRB was generally comfortable with the Glue Laminated Beams on previous projects and staff assumes that is the case moving forward unless otherwise noted.

17.5.5: Building Siting Design

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

Staff: Lot 163RC and the proposed building siting appear to be largely driven by the shape of the lot, the delineated wetland area, a town sewer easement, and an existing conservation easement that generally is approximately co-linear to the delineated wetland. From historic aerial imagery, it appears the site was largely cleared of vegetation prior to 2008, but staff is unsure at this time why the Lot was cleared absent a development proposal.

With the constraints listed above in mind, the applicant has been successful in limiting any impacts to the General Easement surrounding the home with the exception of some minor landscaping and hardscaping. The topography of the site is rather flat, but due to its location in the prospect creek drainage, the lot sits below the surrounding lots. The height of the project is quite subdued and appears to blend well into the topography of the site. The large trees that are currently remaining on the site have been identified to be protected and incorporated into the design of the landscaping. Overall, given the pre-disturbed nature of the site staff believes that the applicant has met the requirement that the development blend into the existing landforms and vegetation.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. To accomplish this, the applicant is proposing a Telluride Montblanc stone in a thin veneer pattern. At nearly 40%, staff does believe that the stone foundation of the home as proposed accomplishes this standard. As noted above, the vertical projections of stone help to complement the geometry and horizontal nature of the home. The wood cladding is proposed as a 1x6" T&G thermally modified hemlock that appears to be pre-finished in a light stain, and the proposed soffit and fascia material is a cocoa finish wood trim that contrasts nicely with the siding and roof materials. At almost 36% glazing, there could be some issues related to energy efficiency, but staff does not take issue with the proposed design given that the home is able to meet HERS. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing. It should be noted that there are small portions of the

home that are cantilevered and overhand the stone base, but staff does not feel that this minor overhang detracts from the home's being grounded.

Window and door trim are proposed as a painted aluminum bronze finish, and the applicant has provided additional details related to the garage and door schedules as requested by staff at Initial Review. Additionally, information regarding the window and door recesses has also been provided per staff request.

Given the low slope and flat roofs, the applicant has proposed an EPDM roof membrane which is described on edpmroofs.org as "an extremely durable synthetic rubber roofing membrane (ethylene propylene diene terpolymer) widely used in low-slope buildings in the United States and worldwide. Its two primary ingredients, ethylene and propylene, are derived from oil and natural gas. EPDM is available in both black and white, and is sold a broad variety of widths, ranging from 7.5 feet to fifty feet, and in two thicknesses, 45 and 60 mils. EPDM can be installed either fully adhered, mechanically attached or ballasted, with the seams of the roofing system sealed with liquid adhesives or specially formulated tape".

This material was discussed in length at the Initial Review and the DRB requested additional information from the applicant related to faux standing seam membrane attachments - and how this faux standing seam product would appear if utilized on this home. At initial, staff recommended that applicant revise to metal or synthetic class a roof material for the shed roof portion of the home, but based on the discussion no longer feels that this is an appropriate treatment if the faux standing seams are to be applied to the membrane. If the DRB determines that they do not like the membrane product, staff would maintain their original recommendation that the low slope roof with slopes of 1:12 be modified to a metal or synthetic Class A Roof Material, and the flat areas of the roof are treated with a ballasted material to disguise the EPDM roof.

Since Initial Review, the applicant has revised their plans to demonstrate areas of snowmelt on the home and it appears these areas are less than the 1000 square foot allowance.

17.5.7: Grading and Drainage Design

Staff: Given the generally flat nature of the site, staff's main concerns at Lot 163RC are related to the delineated wetland area to the south of the home. The applicant has provided an updated grading plan in accordance with the CDC requirements, addressing the concerns from initial listed below:

1. *Finished Grade / Final Slope Calculations* – the grading plan has been revised to demonstrate areas of grading to occur around the home, along with the proposed finished slope calculations of any disturbed area.
2. *Drainage* – the drainage adjacent to the wetlands has been addressed within the applicants narrative. It should be noted that staffs main concern related to drainage adjacent to wetlands is siltation during construction and revegetation. Additional comments within the Construction Mitigation portion of this memo.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two surface parking spaces. The applicant is currently meeting all CDC requirements for Parking Regulations.

17.5.9: Landscaping Regulations

The applicant has provided an updated landscaping plan for final review. This plan demonstrates planting locations, wetland and native seed revegetation notes, and other general requirements. The applicant has revised the plan to include the required irrigation notes and the impacts within the General Easement for those irrigation systems are minimal. There are some hardscape elements within the north GE of the home, but at the Initial Review the DRB expressed general comfort with these paver stones in the GE. The Public Works Director has requested that no landscaping be planted within the Sewer Easement.

17.5.11: Utilities

Staff: All utilities except the sanitary sewer are currently located within the Prospect Creek ROW or Lot 163RC and will only require connections to the home. The sewer traverses the lot and the connection point is to the north of the Lot. The Public Works Director expressed concerns related to the sewer easement at Initial Review but the plans have been revised to allow for access through the Lot to maintain the system.

The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for the home as these locations are conceptual only.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan for Final Review and it appears that the proposed locations and fixture types meet the requirements of the CDC. Generally speaking, the lighting appears to be subdued and generally provided in areas required by the CDC and building code. The lighting as proposed for the address monument has been modified from a backlit design to a down-lit design as requested by staff. Additionally, a photometric study has been provided showing that foot candle requirements have been met and that no light is trespassing within the delineated wetland areas.

17.5.13: Sign Regulations

Staff: The applicant has provided architectural details for the address monument and it does appear to meet the requirements of the CDC with the updated downlighting LED Strip. It should be noted that the LED strip proposed was not provided as part of these materials at the time of drafting this memo and details should be provided prior to issuance of a building permit.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicants have addressed staff's concerns related to fire mitigation on the property. Given the proximity of the existing recreational trail and the extensive wetland areas on the property, staff is requesting the DRB approve the plan as shown.

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

Wetland Regulations: Lot 163RC does contain a wetland that was delineated October of 2020. Given the delineation does not encroach on the proposed design of the home, the main focus will be ensuring that these wetlands are not inadvertently disturbed as part of the construction. This will require fencing, both construction, silt fencing, and potentially silt wattles to ensure that no sediment enters the wetland area and that it is not disturbed in any way.

17.6.6: Roads and Driveway Standards

Staff: The civil plans provided indicate that the driveway widths do meet the requirements of the code at 12 feet in width with two-foot shoulders. The driveway grade is demonstrated on page C1-10, and the majority of the driveway is 4-5% grade.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and they have been identified as natural gas devices.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a construction mitigation plan for this project. Based on the location and topography of the Lot, staff believes that the proposed CMP is logical and meets the requirements of the CDC as shown. Staff would request that prior to Building Permit, the applicant revise this plan to better demonstrate the areas of construction fencing and how those relate to the home, the wetlands, and the erosion controls. Some temporary parking may be required on Prospect Creek Drive but given the flatness of the site and the existing access bridge, the majority of the parking should be able to be accommodated on the site throughout the project. Any areas of the GE that are disturbed during construction are required to be returned to their pre-disturbed condition prior to issuance of a CO.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 163RC, 105 Prospect Creek Drive.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 163RC, 105 Prospect Creek Drive, based on the evidence provided within the Staff Report of record dated May 21, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variations:

17.5.6: Building Design: Roof Material

Design Review Board Specific Approvals:

GE Encroachment – Landscaping

And, with the following conditions:

- 1) Prior to issuance of a building permit, the applicant shall provide staff with specifications for the LED strip light to be used in the address monument.
- 2) Prior to the issuance of a building permit, the applicant shall revise the construction mitigation plan to better clarify all construction fencing locations, as they relate to the jobsite, the wetlands and erosion control measures.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) 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.
- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm

Town of Mountain Village Planning Division
455 Mountain Village Blvd.
Suite A
Mountain Village, CO 81435

May 18, 2021

To the members of the Design Review Board,

Regarding the Board's comments on our proposed single-family residence to be located on Lot 163R-C that were made during the May 6, 2021 hearing, we have compiled the following responses to the conditions for approval proposed by the Planning Division and documented in a memorandum from John Miller, dated April 27, 2021.

1. Prior to submittal for Final Architectural Review, the applicant shall revise pages A3-10 to A3-40 so that the parallel plane analysis demonstrates both existing and finished grade projections for the 35-foot height allowance.

Pages A3-10 to A3-40 have been modified as requested.

2. Prior to submittal for Final Architectural Review, the applicant shall revise the roof plan and materials per the comments of this Staff Memo of record.

Per the DRB comments made during the May 6, 2021 hearing, which implied an openness to approving the proposed ribbed TPO product pending a review of a material sample, we have sent a sample to the Planning Division (Carlisle Sure-Weld TPO, Contour Rib Profile, Medium Bronze color). The roof plan and materials legend have been revised to indicate that this material is proposed.

3. Prior to submittal for Final Architectural Review, the applicant shall revise the Civil Grading plan so that the finished grade is more clearly identified, and in a way that also demonstrates final slope and positive drainage away from the home.

Finished grades have been added to the grading plan, as well as slope indications. Due to the proximity and extent of the wetlands to the south-southwest of the house, it is not feasible to have positive surface drainage both away from the house and the wetlands. It should be noted that the proposed house location is an elevated area of the property which naturally drains toward the wetlands in its present, undisturbed condition. Final grading of this area is proposed to be nearly identical to the current existing drainage to minimize any disruption to the wetlands.

4. Prior to submittal for a Final Architectural Review, the applicant shall provide a full door and garage door schedule.

A door and garage door schedule has been included in the resubmission.

5. Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of the proposed snowmelt.

Areas of proposed snowmelt have been added to the landscape plan. The total area of proposed snowmelt is under the limit of 1,000 square feet total.

6. 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.

Irrigation details have been included in the updated landscape plan showing approximate heads and lateral lines within the GE. Additionally, any tree or shrub within the GE will have two drip emitters located at the rootball.

Proposed tree species have been revised to display species diversity as requested. New plant schedule shows 4 spruce trees, 3 white fir trees, and 6 bristlecone pine trees. The revegetation notes on sheet L1 indicate the specific wetland buffer zone species mix necessary for this site as well as the Native grass seed mix with species rates.

Zone 1 fire mitigation has been met per the landscape plan giving a minimum of 15' from either roof eave to nearest existing tree canopy, or allowing 15' from a planted tree canopy adjacent to the house to the nearest existing tree canopy. The landscape plan illustrates the boundary of the wetland shrubs and willows as a jagged line. This is not a tree canopy but rather a line defining the shrub edge of wetland, interpolated from aerial photography. Trees are proposed in zone II for screening from the very active biking and hiking trail along the north edge of the property line. These trees may or may not be within 10' of the existing tree canopy off our property on adjacent open space but the applicant feels these trees are quite necessary for screening and privacy reciprocal for trail users and homeowner. Please see Fire Mitigation Plan.

7. Prior to submittal for a Final Architectural Review, the applicant shall revise the address monument design and lighting plan so that the address monument numbering is down lit per the requirements of the CDC.

The address monument lighting has been revised so that the address numbers will be downlit via a concealed LED strip running along the top of the steel surface into which the numbers are cut.

8. Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study.

A photometric study has been included in the revised submission. Additionally, per the request made at the May 6, 2021 hearing, the downlight specification has been revised to substitute a flush lens fixture with a fixture with the light surface deeply recessed into the housing (Tech Lighting Entra CL 3" LED). The cutsheet for the fixture has been provided.

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.

The civil engineer has field-verified the existing utility locations shown on the drawings and has contacted the Public Works Director for input regarding same. Public Works responded with the requirement that access to the sewer manholes remain unobstructed to vehicular access within the easement associated with the sewer line. The driveway grading was subsequently revised to provide this access and is reflected on the grading and utility plans. Public Works had no input regarding the location of the individual utility meter locations or the point(s) of entry into the house.

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.

All roofs and overhangs will be protected by a Class A roof, with 5/8" DensGlass Gold (Type "X") sheathing at soffits, and supported by steel columns.

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.

The property owner will enter into the agreement specified.

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.

A survey will be provided of the footers as requested.

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.

The possibility of infrastructure relocation is understood.

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

A mockup will be provided on site as requested prior to the framing inspection.

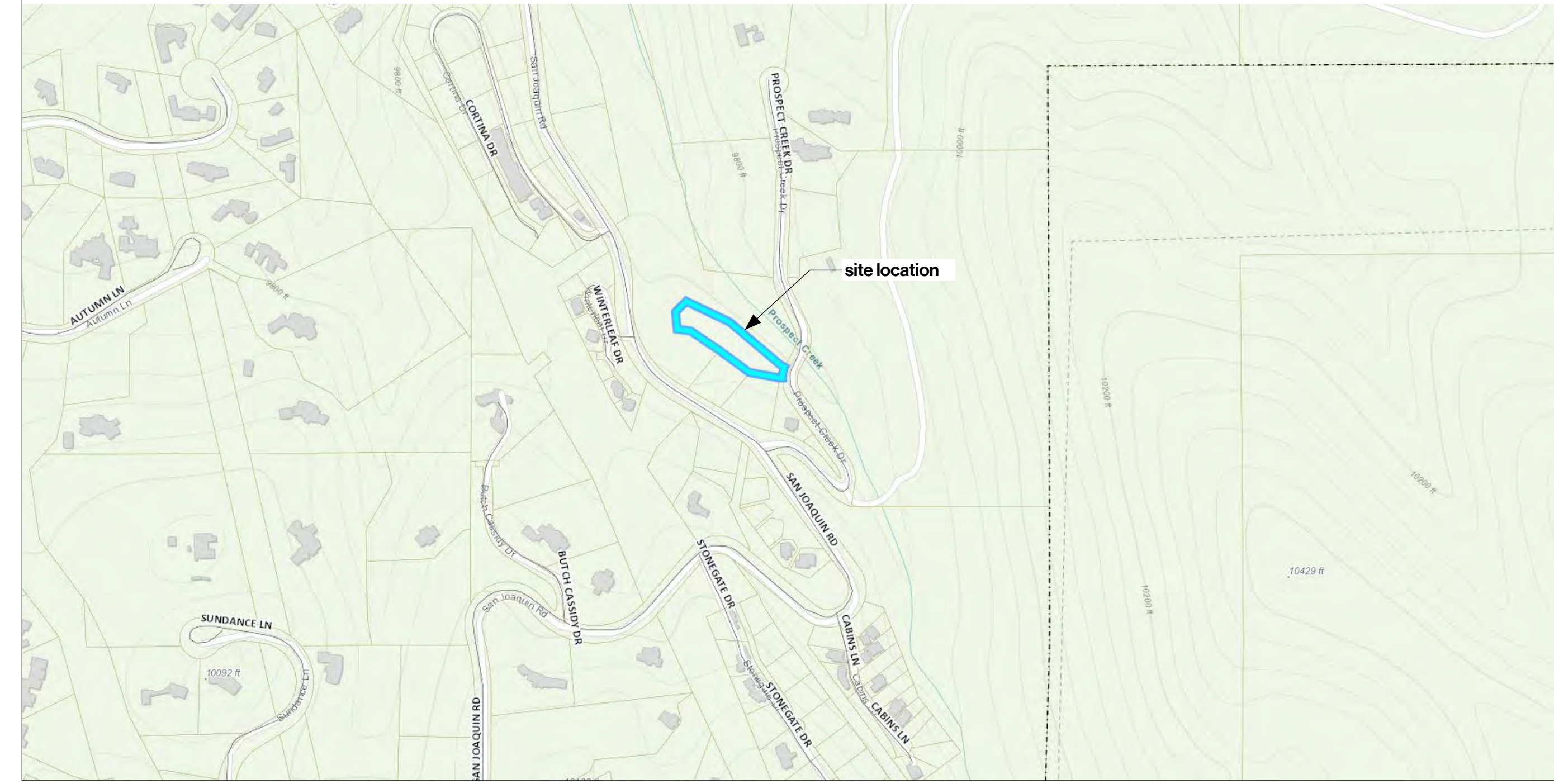
Thank you again for your comments. Please let us know if we can provide you with any additional submission materials for your review.

Sincerely,

Jake Wright
Partner
Turkel Design, LLC



VICINITY MAP



PROJECT INFORMATION

ZONING INFORMATION:

Zone: Single-Family (SF)
 Lot: 163R-C
 Tax Area: 108
 Lot Area: 0.82 acres (35,719.2 sf)
 Lot Coverage Allowable: 40%
 Setbacks: 16'-0" general easement (all lot boundaries)
 Maximum Building Height: 16'-0" general easement (all lot boundaries)
 Maximum Average Building Height: 40'-0" (35'-0" + 5'-0" gable ridge, CDC 17.3.12 Table 3-3, Footnote 1)
 Parking Required: 2 enclosed spaces in garage and 2 surface parking spaces (CDC 17.5.8 Table 5-2)
 Sprinklers: Per CDC 17.7.11, B., 15., an automatic residential fire sprinkler system will be installed (finished habitable space exceeds 3600 square feet)

AREA:

Garage: 625 SF
 Main Floor: 2,491 SF
 Upper Floor: 1,921 SF
Total: 5,037 SF

LOT COVERAGE:

House: 4,309 SF
 Terraces and Walkways: 2,035 SF
 Driveway: 4,848 SF
Total: 11,192 SF
Lot Coverage: 31.3%

PROJECT TEAM

OWNER:

ATTN: DAMON AND ALDONA SPIEGEL
 2727 BARBARA LN
 HOUSTON, TX 77005
 T: (832) 877-3369
 E: DAMON@SPIEGEL1.COM

CIVIL ENGINEER:

ATTN: JACK GARDNER, P.E.
 TELLURIDE ENGINEERING
 PO BOX 405
 TELLURIDE, CO 81435
 T: 970-728-5440
 E: JGARDNER.PE@GMAIL.COM

ARCHITECT OF RECORD:

ATTN: BRUCE HAMPTON, AIA, LEED AP
 ELTON + HAMPTON ARCHITECTS
 103 TERRACE ST
 ROXBURY, MA 02120
 T: 617-708-1071
 E: BRUCE@ELTONHAMPTONARCHITECTS.COM

LANDSCAPE ARCHITECT:

ATTN: BETH MOELLER BAILIS
 CARIBOU DESIGN ASSOCIATES
 PO BOX 3855
 TELLURIDE, CO 81435
 T: 970-708-1232
 E: CARIBOUDSIGN@GMAIL.COM

DESIGNER:

ATTN: PAUL DAHLKE
 TURKEL DESIGN
 840 SUMMER STREET, #104
 BOSTON, MA 02127
 T: (617) 868-1867 X116
 E: PAUL@TURKELDESIGN.COM

SURVEYOR:

ATTN: JEFF HASKELL
 FOLEY ASSOCIATES, INC.
 PO BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, CO 81435
 T: 970-728-6153
 E: JHASKELL@FOLEYASSOC.COM

SHEET INDEX

- G1-10 Cover Sheet
- G1-20 General Notes
- V1-10 Survey
- C1-10 Grading Plan
- C1-20 Utility Plan
- L1-10 Landscape Plan
- L1-20 Fire Mitigation Plan
- A1-10 Architectural Site Plan
- A1-20 Construction Mitigation Plan
- A2-10 Main Level Plan
- A2-20 Upper Level Plan
- A2-30 Roof Level Plan
- A3-10 Elevation
- A3-20 Elevation
- A3-30 Elevation
- A3-40 Elevation
- A4-10 Average Height Calculation
- A5-10 Material Calculations
- A6-10 Lighting Plan
- A6-11 Photometric Study
- A7-10 Axons
- A8-10 Window Schedule
- A9-10 Exterior Finish Details

TURKEL

617.868.1867
 TURKELDESIGN.COM

SPIEGEL RESIDENCE
 105 PROSPECT CREEK DRIVE
 MOUNTAIN VILLAGE, CO 81435
 LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

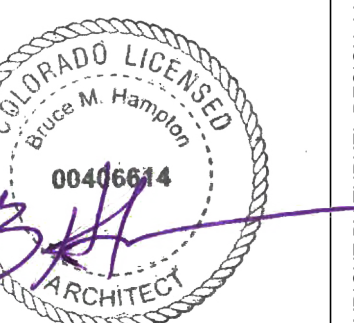
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



COVER SHEET

DRAWING NUMBER

G1-10

GENERAL NOTES

Contract Documents:

Contract documents consist of the agreement, general conditions, specifications, detail book and drawings, which are cooperative and continuous. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancies between the parts shall be reported to the architect prior to the commencement of work. These drawings are part of the contract documents for this project. These drawings are the graphic illustration of the work to be accomplished. All dimensions noted take precedence over scaled dimensions. Dimensions notes with "N.T.S." denotes not to scale.

Organization:

The drawings follow a logical, interdisciplinary format: architectural drawings (A sheets), civil drawings (C sheets), structural (S Sheets), mechanical and plumbing (M sheets), electrical (E sheets) and lighting (LTG sheets).

Code Compliance:

All work, materials and assemblies shall comply with applicable state and local codes, ordinances and regulations. The contractor, Subcontractors and journeymen of the appropriate trades shall perform work to the highest standards of craftsmanship and in accordance with AIA Document A201 - Section 3. The building inspector shall be notified by the contractor when there is need of inspection as required by the international building code or any local code or ordinance.

Applicable Codes:

International Building Code (2018)
National Electrical Code (2020)
International Fuel Gas Code (2018)
International Energy Conservation Code (2018)
International Existing Building Code (2018)
International Fire Code (2018)
International Mechanical Code (2018)
International Plumbing Code (2018)
International Residential Code (2018)

With amendments as indicated in Sections 17.7.10 through 17.7.19 in Title 17 of Town of Mountain Village Municipal Code, amended August 20, 2020.

Intent:

These documents are intended to include all labor, materials, equipment and services required to complete the work described herein.

Coordination:

The contractor shall carefully study and compare the documents, verify actual conditions and report any discrepancies, errors or omissions to the architect in a timely manner. The architect shall clarify or provide reasonable additional information required for successful execution. The contractor shall verify and coordinate all openings through floors, ceilings and walls with all architectural, interior, structural, mechanical and plumbing, electrical and lighting drawings. Contractor will assume responsibility of items requiring coordination and resolution during the bidding process.

Substitutions:

Any materials proposed for substitution of those specified or the called-out-by-trade-name in these documents shall be presented to the architect for review. The contractor shall submit samples when required by the architect and such samples shall be reviewed by the architect before the work is performed. Work must conform to the reviewed samples. Any work which does not conform shall be removed and replaced with work which conforms at the contractor's expense. Subcontractors shall submit requests for review through the general contractor when work is let through him or her. Required verification and submittals to be made in adequate time as not to delay work in progress.

Shop Drawings:

Shop drawings shall be submitted to the architect for his or her review where called for anywhere in these documents. Review shall be made by the architect before work is begun, and work shall conform to the reviewed shop drawings, subject to replacement as required in paragraph "substitutions" above.

Safety & Protection of Work:

The contractor shall be responsible for the safety and care of adjacent properties during construction for compliance with Federal and state O.S.H.A. Regulations, and for the protection of all work until it is delivered completed to the owner.

TUR
KEL

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

CLIENT SIGNATURE

SCALE

DRAWING CREATED
N/A

Revision Schedule

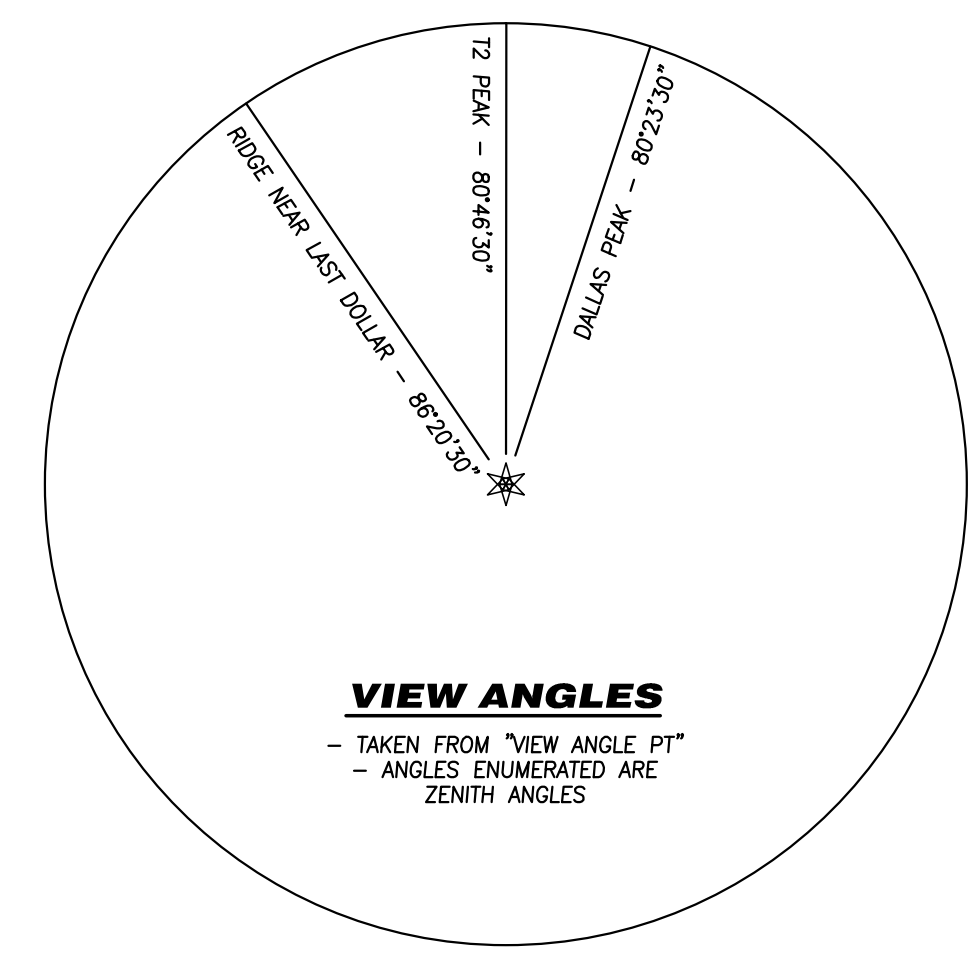
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2	05.19.21



GENERAL
NOTES

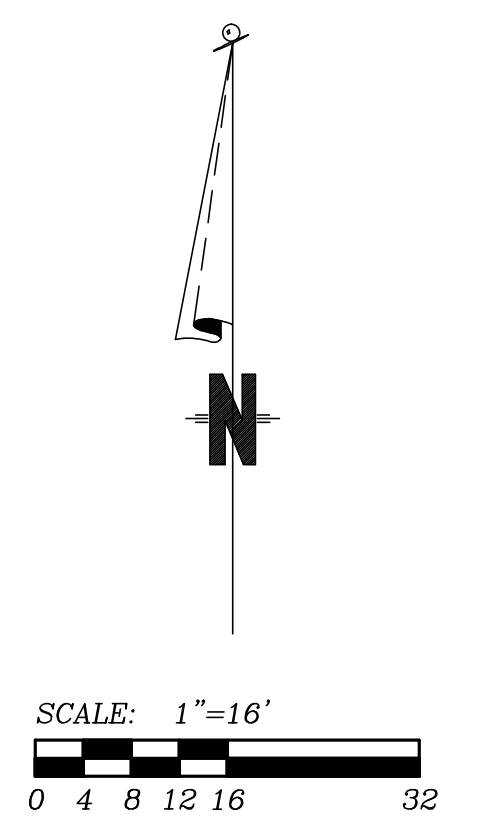
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G1-20

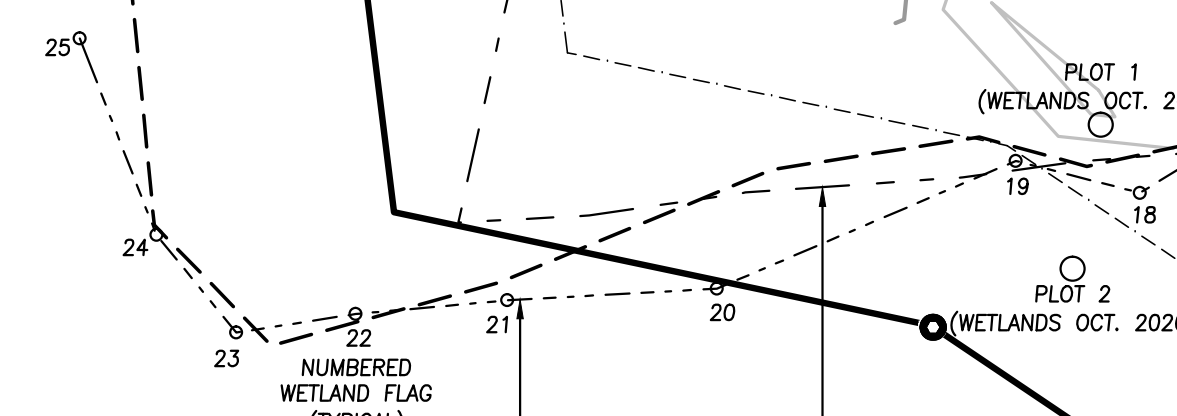


LEGEND

- WV WATER VALVE
- SM SEWER MANHOLE
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24966
- FOUND STEEL PIN WITH NO CAP



WETLANDS FLAGGING AS DETERMINED BY CHRIS HAZEN IN SEPT., 2006 AND LOCATED BY FOLEY ASSOC. ON 9-21-06



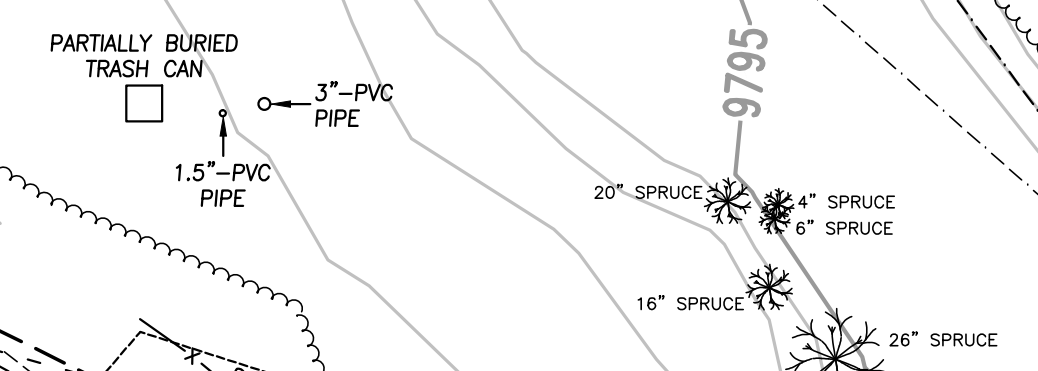
WETLANDS AS DELINEATED ON AMENDMENT TO THE FINAL PLAT OF LOT 163, FILING 31, TELLURIDE MOUNTAIN VILLAGE

WETLANDS FLAGGING AS DETERMINED BY CHRIS HAZEN IN OCT., 2020 AND LOCATED BY FOLEY ASSOC. ON 10-27-20

LOT 163-R-C
"NO EXISTING STRUCTURES"

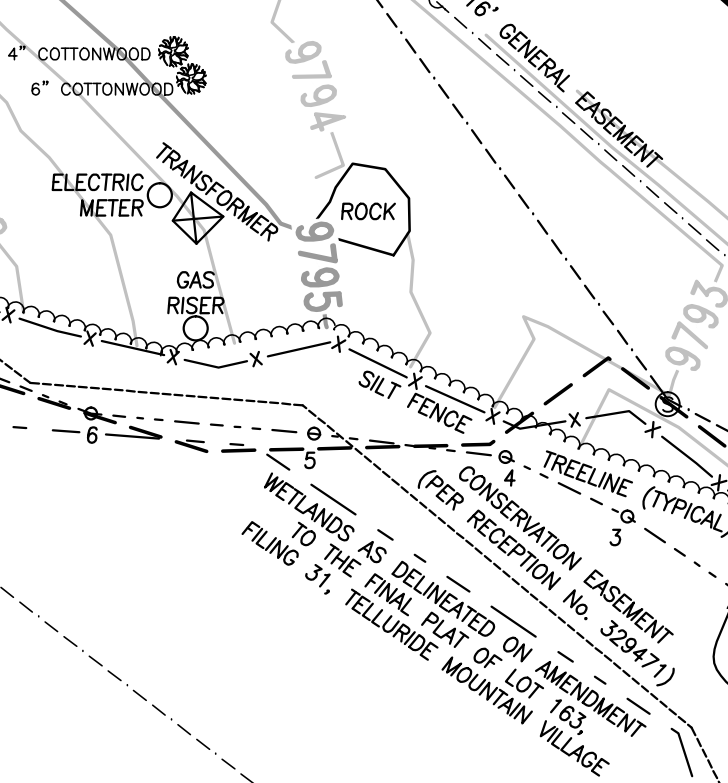
TRACT OSP-48

TRACT OSP-48



BENCHMARK "CP BASE WEST" ELEV.=9795.00'

TRACT OSP-48B

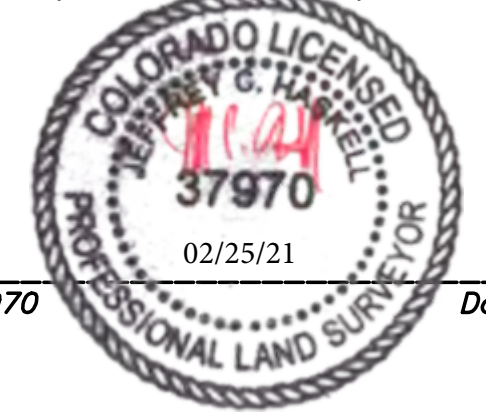


LOT 163-R-B

LOT 163-R-A

PROSPECT CREEK DRIVE

This topographic survey of Lot 163-R-C, Town of Mountain Village was field surveyed on May 16, 2017 and updated to include numbered wetland flags in October of 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 _____ Date

NOTES:

1. This survey does not constitute a title search by Foley associates, inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control Point "CP BASE WEST", as shown hereon, with an elevation of 9795.00 feet.
3. Contour interval is 1 foot.
4. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Topographic Survey
Lot 163-R-C, Telluride Mountain Village, Filing 31,
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV/NW
Start date:	05/16/2017



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

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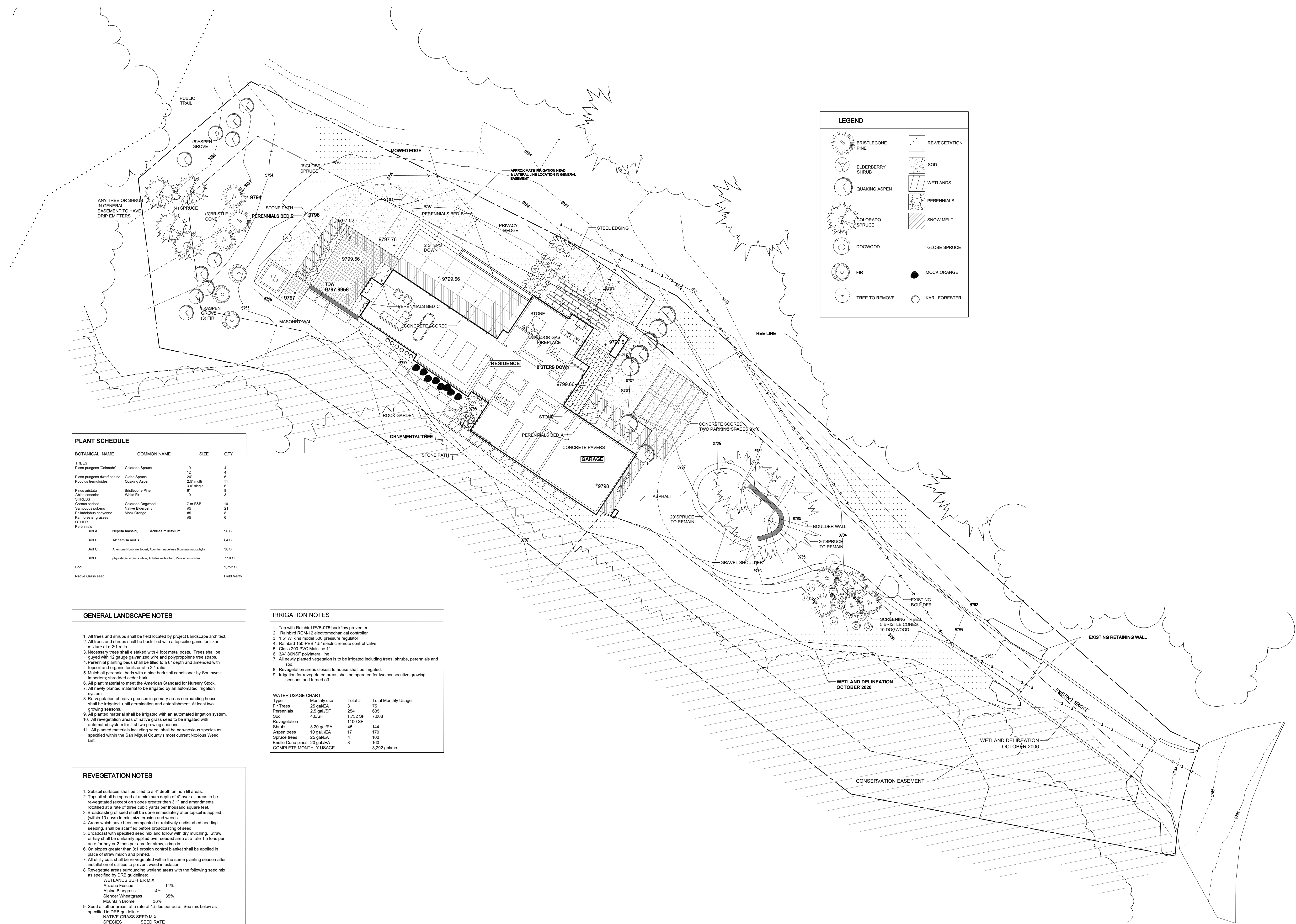
SPIEGEL RESIDENCE

Lot 163 RC
Mountain Village

THIS IS PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
ISSUE:
FINAL DRB SUBMITTAL

REVISION:
DATE:
MAY 19, 2021

LANDSCAPE PLAN
L1.0



LEGEND

(Symbol: Sunburst)	BRISTLE CONE PINE	(Symbol: Dotted)	RE-VEGETATION
(Symbol: Triangle)	ELDERBERRY SHRUB	(Symbol: Stippled)	SOD
(Symbol: Circle)	QUAKING ASPEN	(Symbol: Diagonal Lines)	WETLANDS
(Symbol: Starburst)	COLORADO SPRUCE	(Symbol: Horizontal Lines)	PERENNIALS
(Symbol: Circle with dot)	DOGWOOD	(Symbol: Vertical Lines)	SNOW MELT
(Symbol: Circle with cross)	FIR	(Symbol: Circle with dot)	GLOBE SPRUCE
(Symbol: Circle with X)	TREE TO REMOVE	(Symbol: Circle with dot)	MOCK ORANGE
		(Symbol: Circle with dot)	KARL FORESTER

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
<i>Picea pungens</i> 'Colorado'	Colorado Spruce	10'	4
<i>Picea canadensis</i>	White Fir	12'	4
<i>Populus tremuloides</i>	Quaking Aspen	2.5' multi	11
<i>Prunus arbuta</i>	Bristlecone Pine	3.0' single	6
<i>Pinus aristata</i>	White Fir	6"	8
<i>Abies concolor</i>	White Fir	10"	3
SHRUBS			
<i>Cornus sericea</i>	Colorado Dogwood	7" or 8&B	10
<i>Sambucus pubens</i>	Native Elderberry	#5	21
<i>Philadelphus chinensis</i>	Mock Orange	#5	8
<i>Rudbeckia hirta</i>	Black-eyed Susan	#5	8
OTHER			
Perennials			
Bed A	<i>Nepeta faassenii</i> , <i>Achillea millefolium</i>		96 SF
Bed B	<i>Alchemilla mollis</i>		64 SF
Bed C	<i>Anemone hortensis</i> , <i>Jacobaea reptans</i> , <i>Brunnica macrophylla</i>		30 SF
Bed E	<i>Physocarpus opulifolius</i> , <i>Achillea millefolium</i> , <i>Pandanus sibiricus</i>		110 SF
Sod			1,752 SF
Native Grass seed			Field Verify

- GENERAL LANDSCAPE NOTES**
- All trees and shrubs shall be field located by project Landscape architect.
 - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
 - Necessary trees shall be staked with 4 foot metal posts. Trees shall be girdled with 1/2" gauge galvanized wire and polypropylene tree straps.
 - Perennial planting beds shall be filled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
 - Match all perennial beds with a pre-bark soil conditioner by Southwest Importers; shredded cedar bark.
 - All plant material to meet the American Standard for Nursery Stock.
 - All newly planted material to be irrigated by an automated irrigation system.
 - Revegetation of native grasses in primary areas surrounding house shall be irrigated until germination and establishment. At least two growing seasons.
 - All planted material shall be irrigated with an automated irrigation system.
 - All revegetation areas of native grass seed to be irrigated with automated system for first two growing seasons.
 - All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.

IRRIGATION NOTES

- Tap with Rainbird PVB-075 backflow preventer
- Rainbird RCM-12 electromechanical controller
- 1.5" Wilco model 500 pressure regulator
- Rainbird 150-PEB 1.5" electric remote control valve
- Class 200 PVC Mainline 1"
- 3/4" 80NSF polybutyl line
- All newly planted vegetation is to be irrigated including trees, shrubs, perennials and sod.
- Revegetation areas closest to house shall be irrigated.
- Irrigation for revegetated areas shall be operated for two consecutive growing seasons and turned off.

WATER USAGE CHART

Type	Monthly use	Total #	Total Monthly Usage
Fir Trees	25 gal/EA	3	75
Perennials	2.5 gal/SF	254	635
Sod	4.0/SF	1,752 SF	7,008
Revegetation		1100 SF	
Shrubs	3.20 gal/EA	45	144
Aspen trees	10 gal/EA	17	170
Spruce trees	25 gal/EA	4	100
Bristle Cone pines	20 gal/EA	8	160
COMPLETE MONTHLY USAGE			8,292 gal/mo

REVEGETATION NOTES

- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1 and amendments redistributed at a rate of three cubic yards per thousand square feet).
- Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
- Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
- Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be re-vegetated within the same planting season after installation of utilities to prevent weed infiltration.
- Revegetate areas surrounding wetland areas with the following seed mix as specified by DRB guidelines:

WETLANDS BUFFER MIX

Arizona Fescue	14%
Alpine Bluegrass	14%
Slender Wheatgrass	35%
Mountain Brome	36%

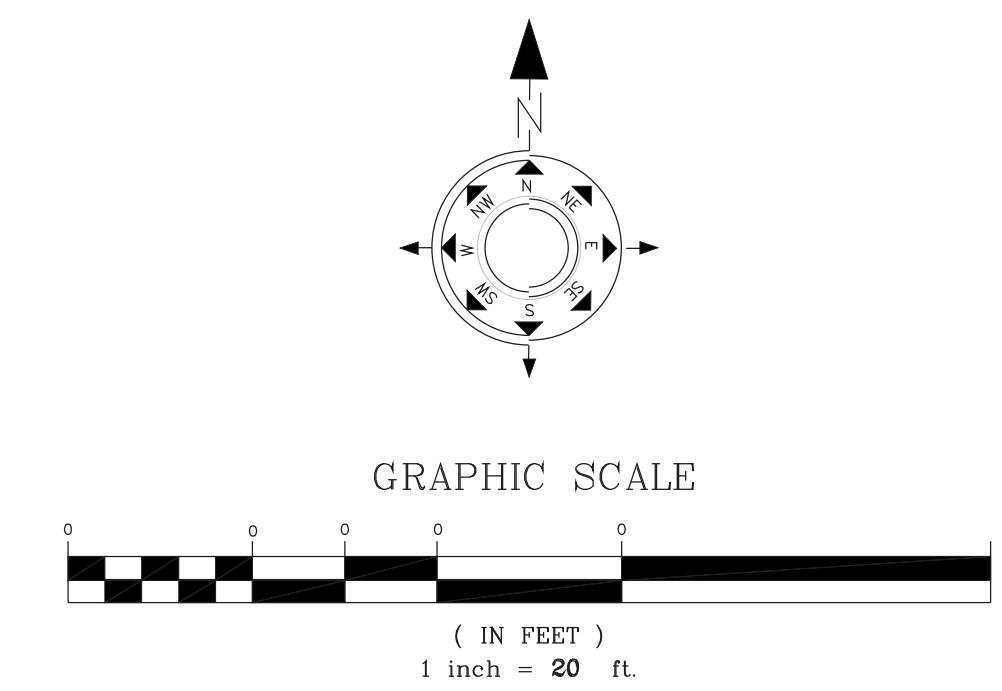
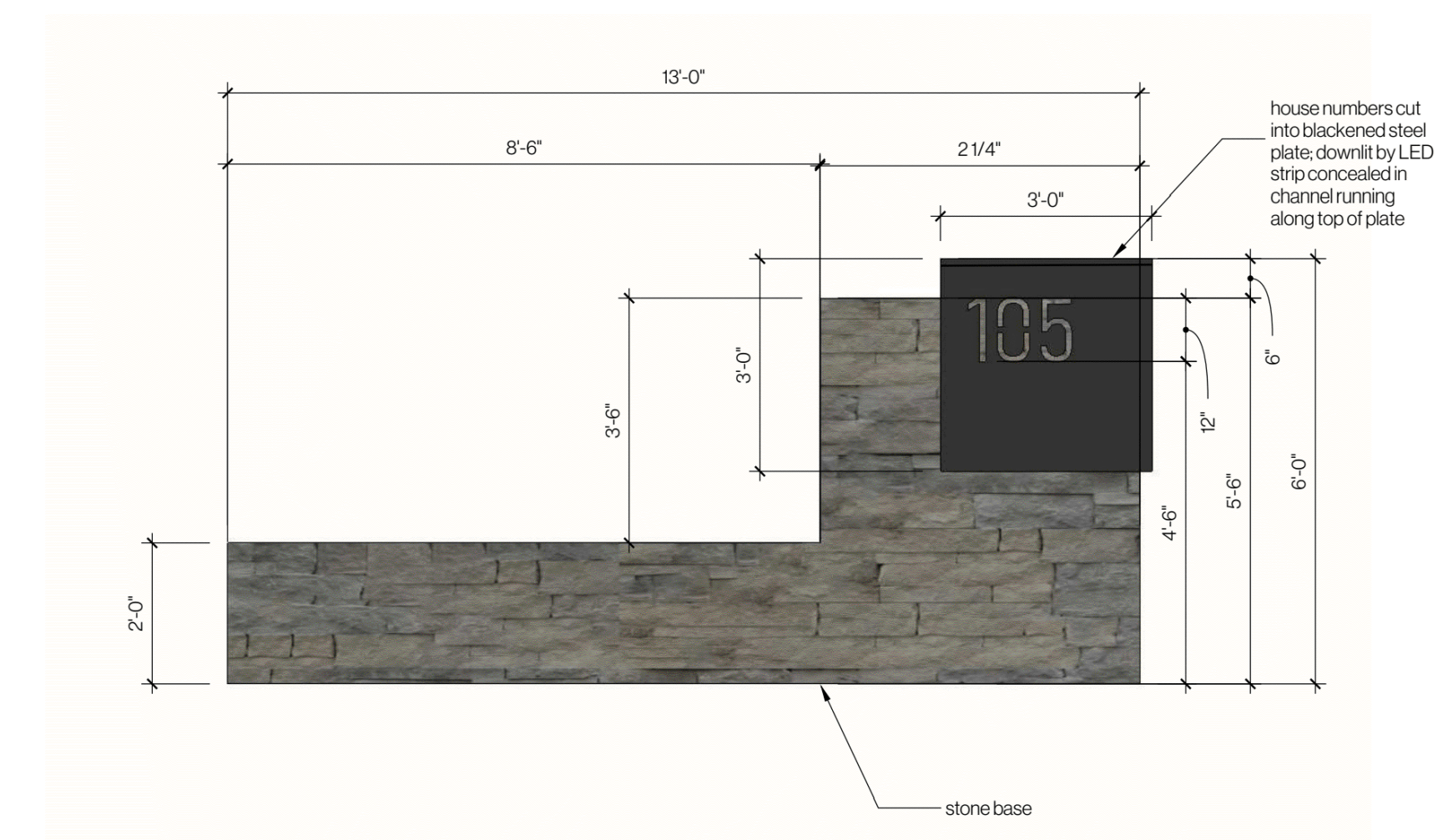
9. Seed all other areas at a rate of 1.5 lbs per acre. See mix below as specified in DRB guideline:

NATIVE GRASS SEED MIX

SPECIES	SEED RATE
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard Fescue	5%
Crescent Red Fescue	10%
Alpine Bluegrass	15%
Canada Bluegrass	10%
Perennial Ryegrass	15%
Slender Wheatgrass	10%

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

Number	Date
1	03.09.21
2	05.19.21



GENERAL NOTES

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:

- The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
- Wood that is stained in the approved color(s);
- Any approved metal exterior material;
- Roofing material(s); and
- Any other approved exterior material

1 Architectural Site Plan
Scale: 1"= 20'-0"

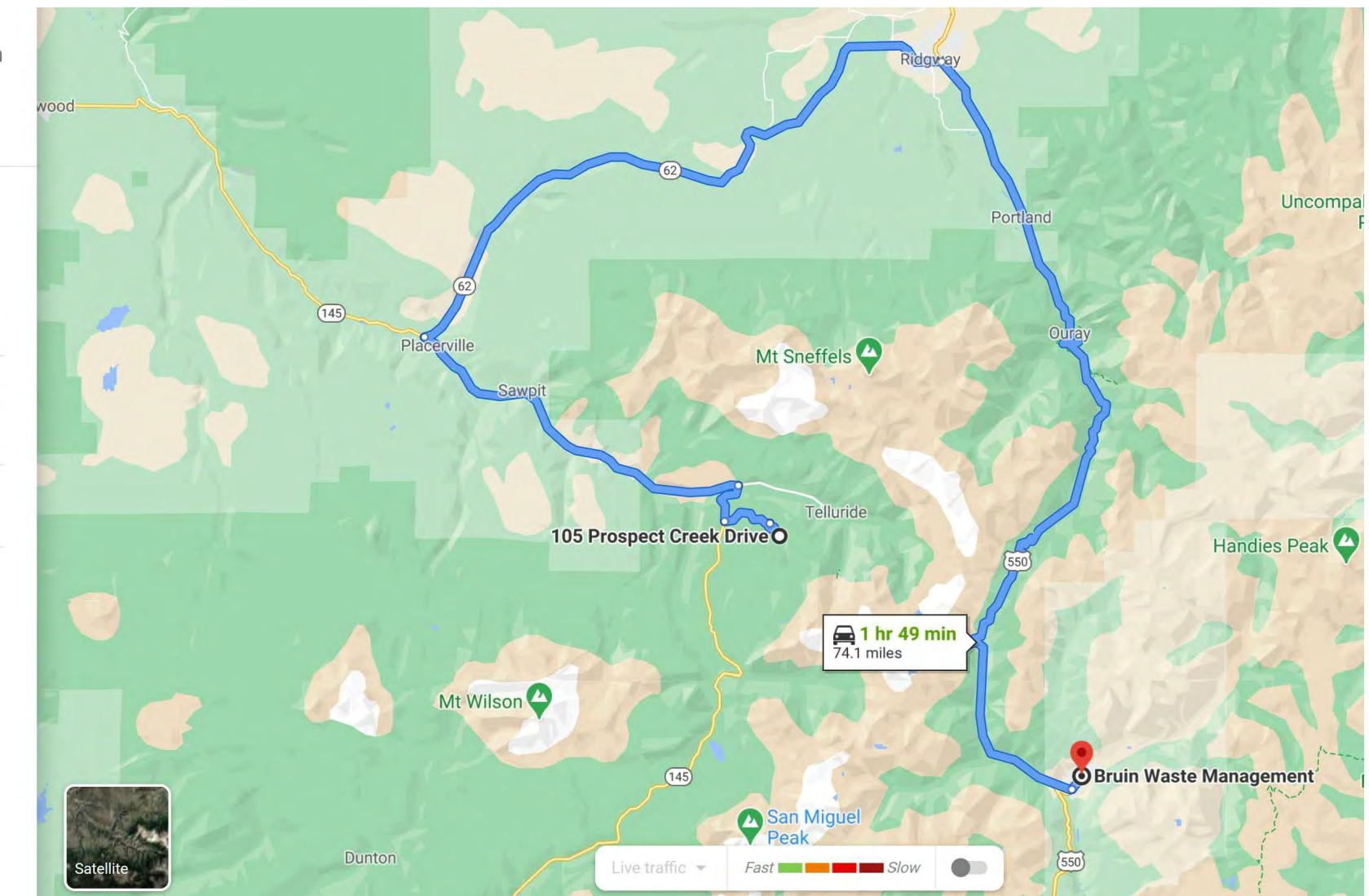
Construction Waste Hauling Route

1 hr 49 min (74.1 miles)
via CO-62 E/State Hwy 62 and US-550 S
Fastest route, the usual traffic

- 105 Prospect Creek Dr**
Mountain Village, CO 81435
- > Follow San Joaquin Rd and Mountain Village Blvd to CO-145 N
8 min (2.9 mi)
 - > Take CO-62 E/State Hwy 62 and US-550 S to Co Rd 2 in Silverton
1 hr 41 min (70.6 mi)
 - > Take Greene St to W 12th St
2 min (0.6 mi)

Bruin Waste Management
Silverton, CO 81433

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

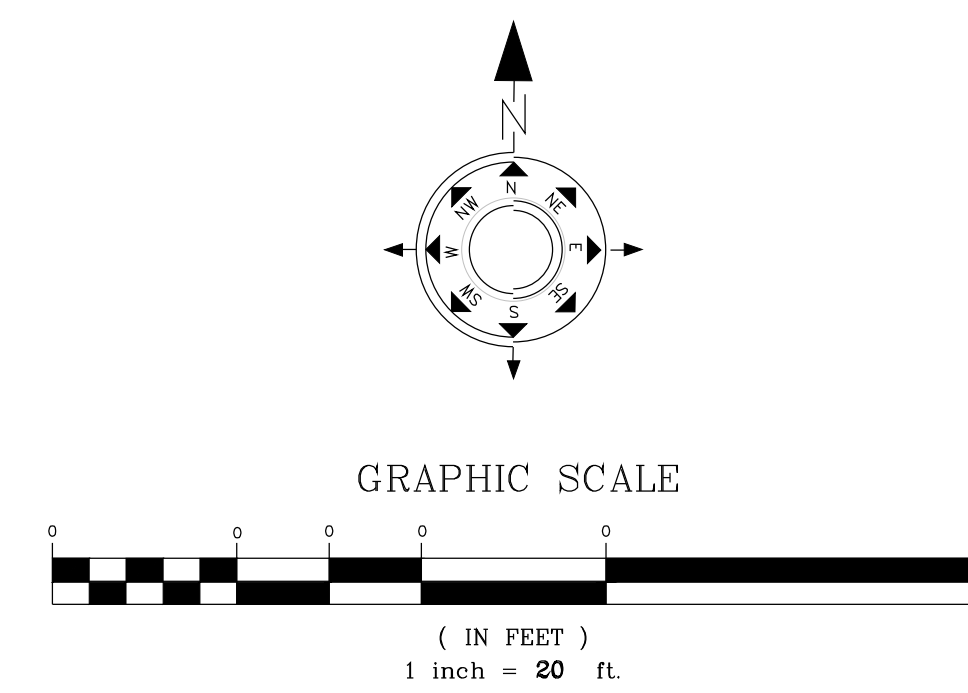


LEGEND

Construction Site Area per Plan

- Construction Site Plan**
- A. Proposed Residence
 - B. Parking / 5 Regular Pickup Trucks
 - C. Portable Toilets
 - D. Construction Trailer 8' x 20'
 - E. Dumpster 22' x 7.5' / 30 Cubic Yards
 - F. Bear Proof Container
 - G. Forklift, Gradall, Storage

1 Construction Mitigation Plan
Scale: 1" = 20'-0"



CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED N/A

Revision Schedule

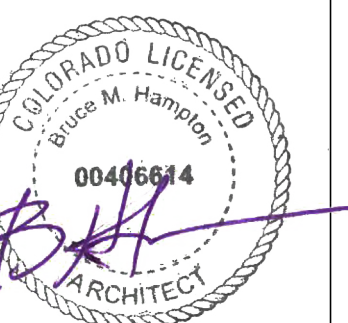
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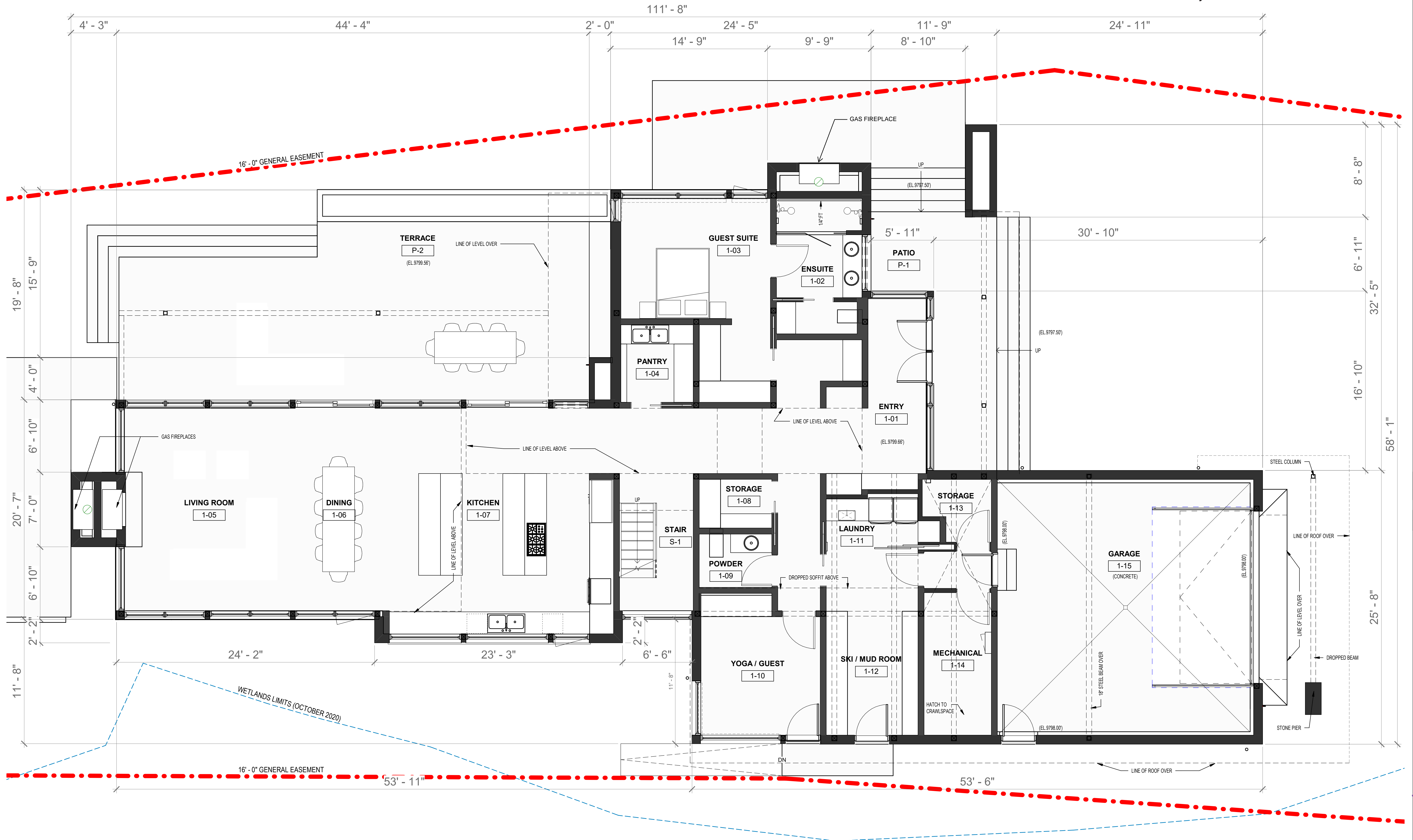
CONSTRUCTION MITIGATION PLAN

DRAWING NUMBER
A1-20

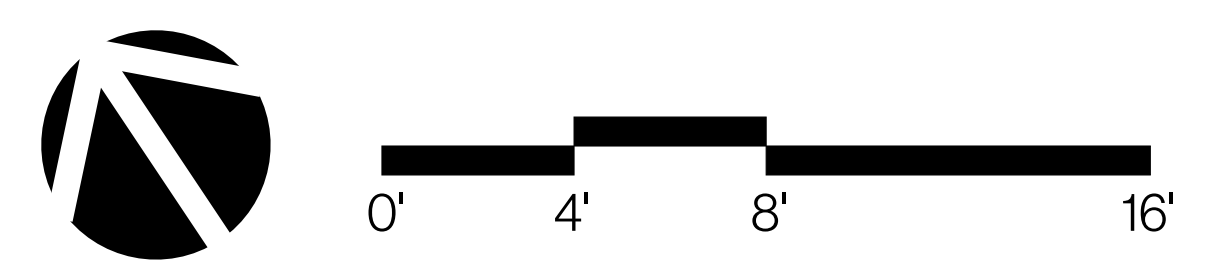
Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.



1 FIRST FLOOR PLAN
1/4" = 1'-0"



NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.

TURKEL

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

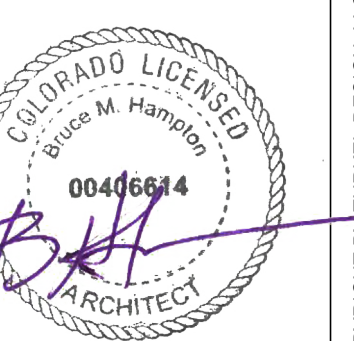
CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED N/A

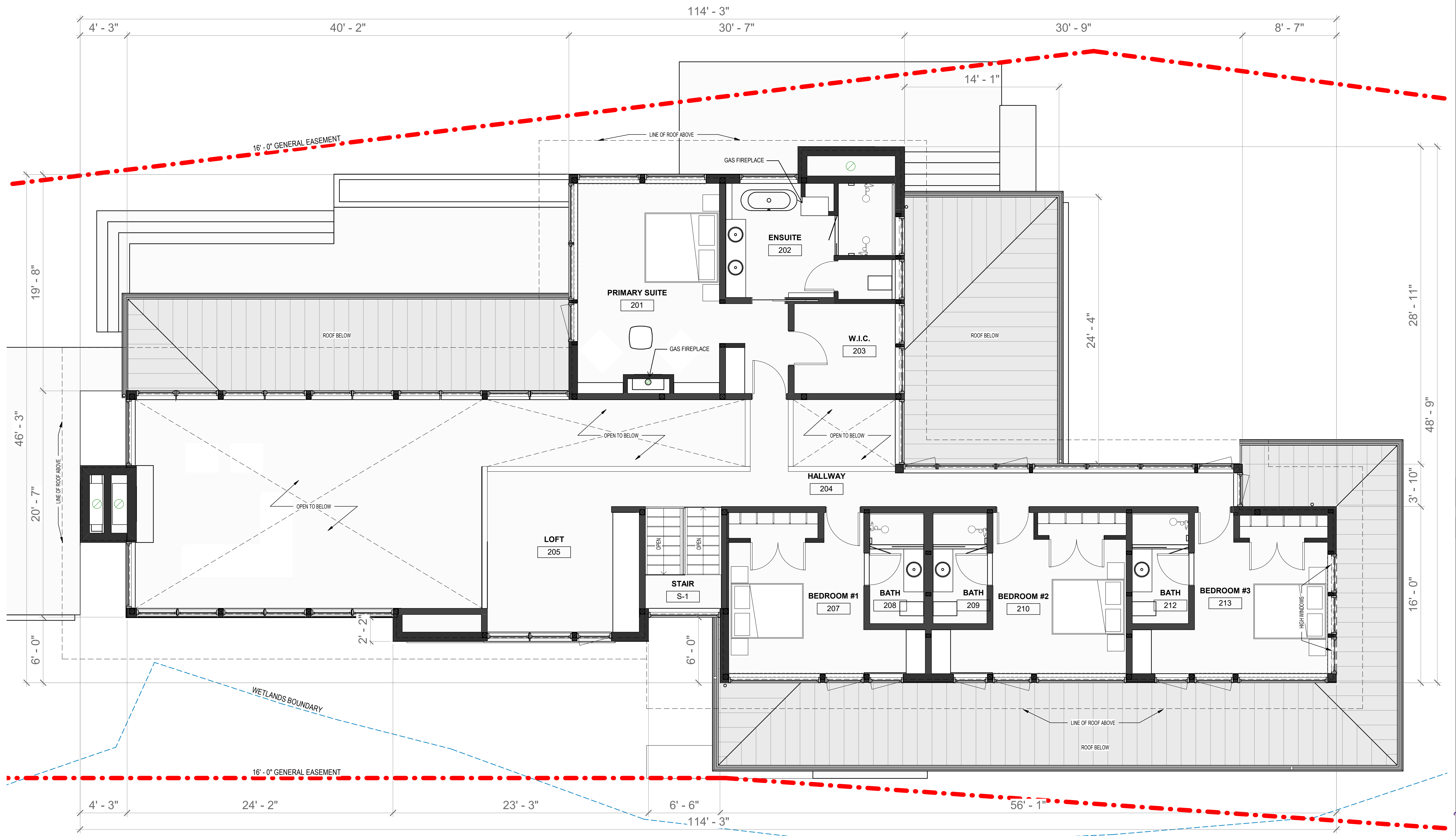
Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



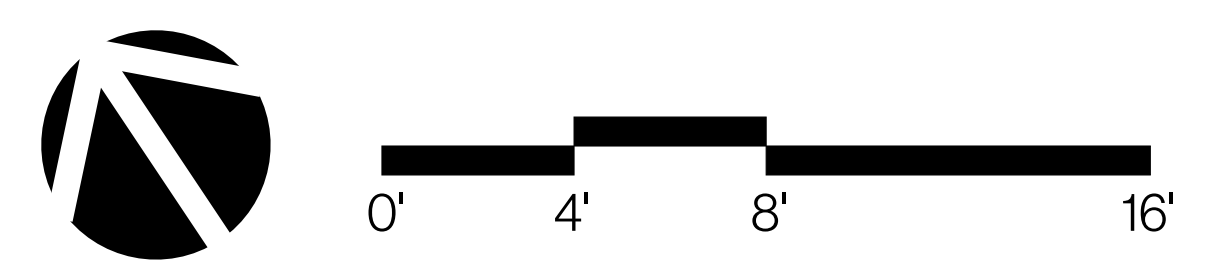
UPPERLEVEL PLAN

DRAWING NUMBER
A2-20

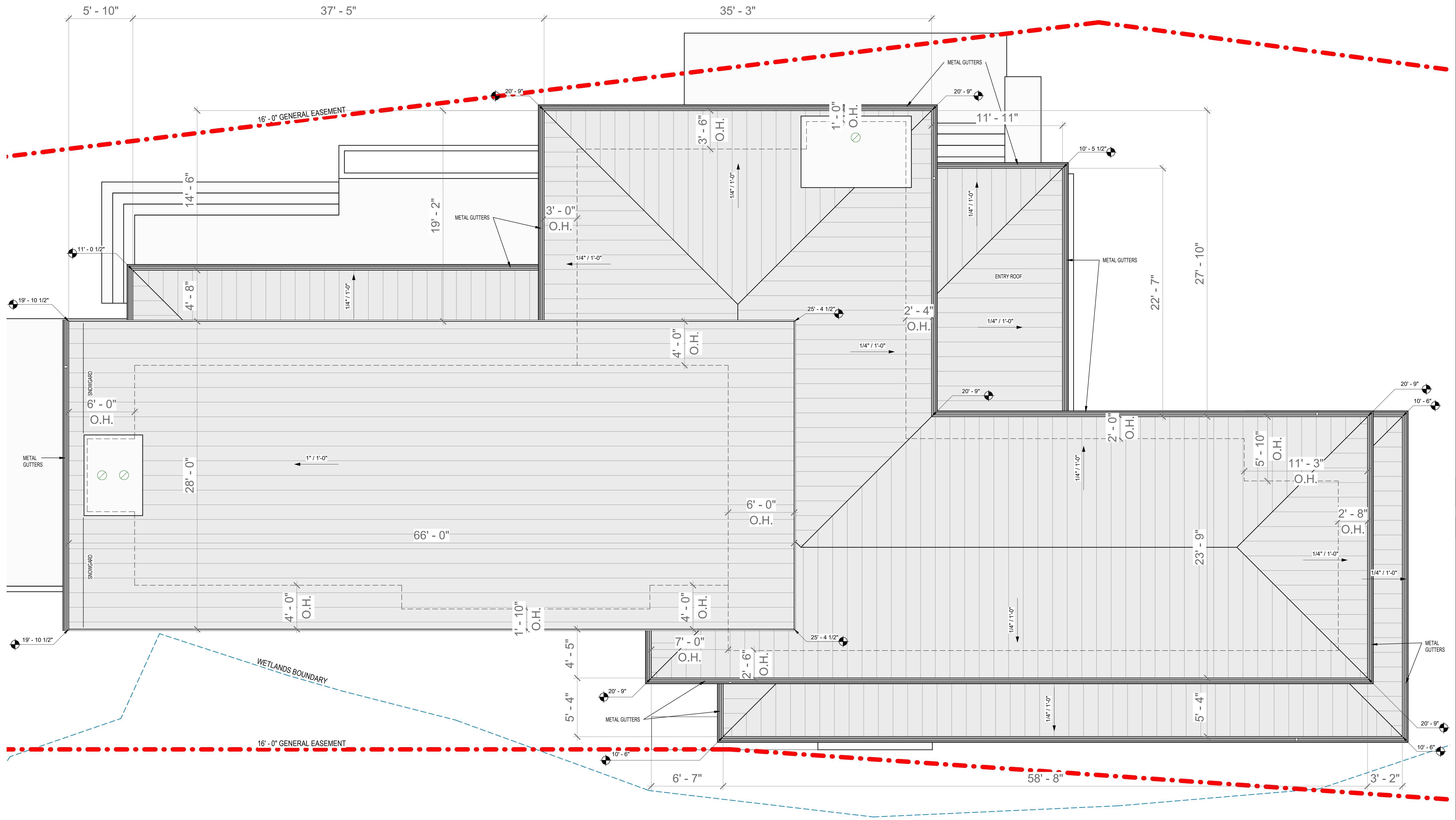
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1 SECOND FLOOR PLAN
1/4" = 1'-0"



NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.



CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

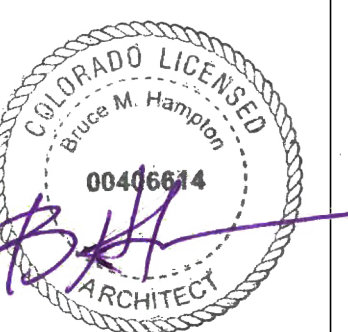
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



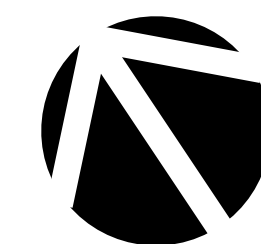
ROOF PLAN

DRAWING NUMBER

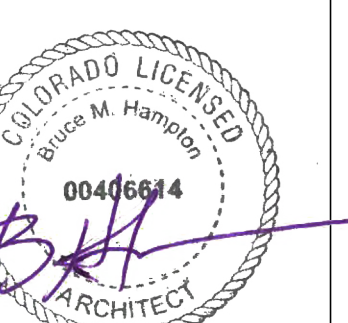
A2-30

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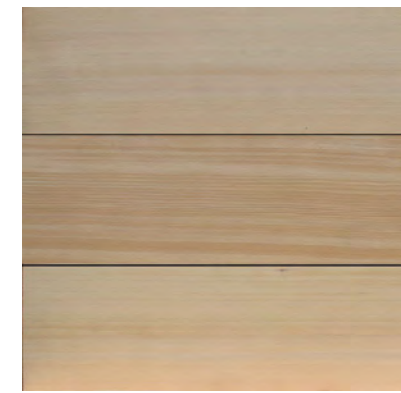
1 ROOF PLAN
1/4" = 1'-0"



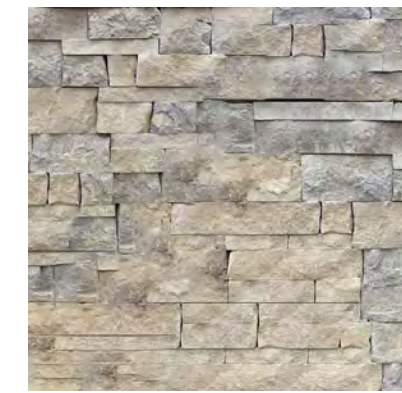
Number	Date
1	03.09.21
2	05.19.21



Average Height Calculations	SOUTH ELEVATION
Measurement 1	24' - 7"
Measurement 2	24' - 0"
Measurement 3	23' - 8"
Measurement 4	23' - 4"
Measurement 5	22' - 2"
Measurement 6	22' - 2"
Measurement 7	22' - 2"
Total	162' - 1"
Average	23' - 1"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



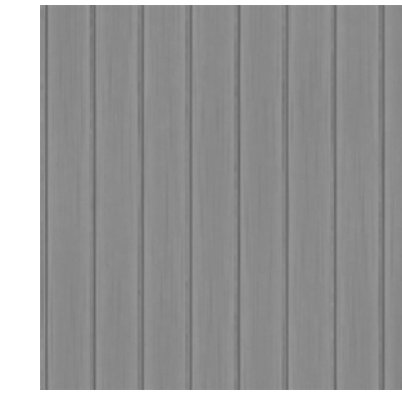
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



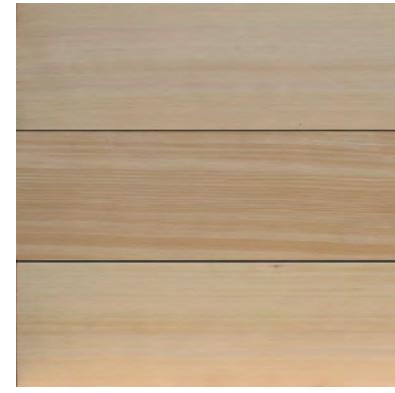
beams:
edge-matched glulam beams, clear finish



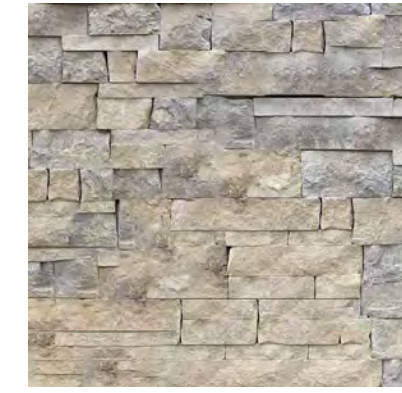
roof membrane:
ribbed TPO



1 **SOUTHWEST ELEVATION**
1/4" = 1'-0"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



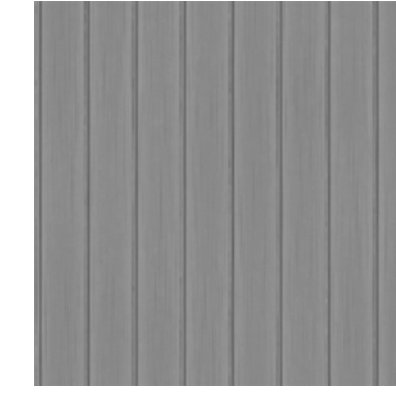
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO

Average Height Calculations	EAST ELEVATION
Measurement 1	11' - 11"
Measurement 2	26' - 9"
Measurement 3	22' - 10"
Measurement 4	24' - 10"
Total	86' - 4"
Average	22' - 7"



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

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SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

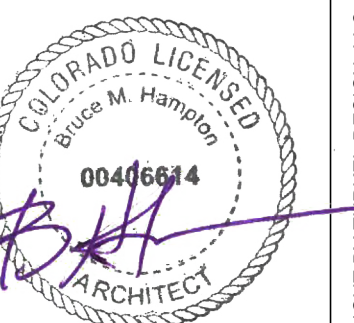
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21

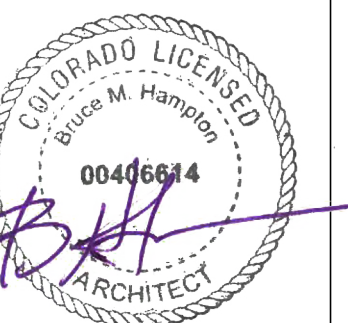


ELEVATION

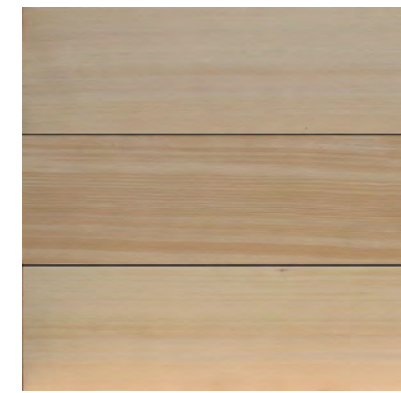
DRAWING NUMBER

A3-20

Number	Date
1	03.09.21
2	05.19.21



Average Height Calculations	NORTH ELEVATION
Measurement 1	24' - 9"
Measurement 2	24' - 3"
Measurement 3	23' - 2"
Measurement 4	25' - 0"
Measurement 5	25' - 0"
Measurement 6	25' - 0"
Measurement 7	25' - 7"
Total	172' - 9"
Average	25' - 10"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



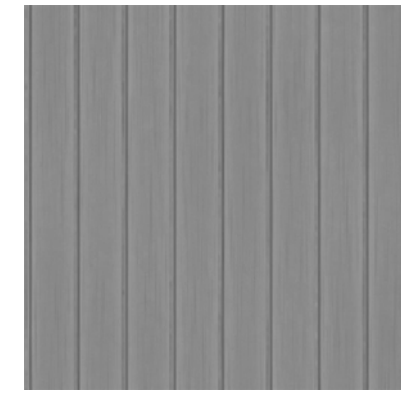
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



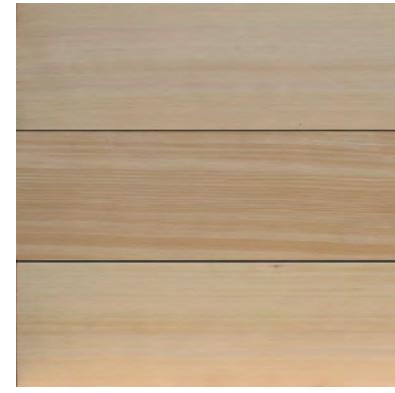
beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO



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



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 11/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



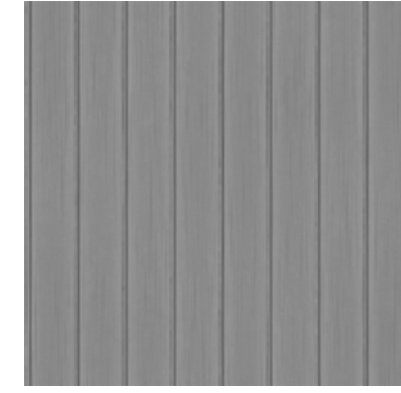
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO

Average Height Calculations	WEST ELEVATION
Measurement 1	22' - 8"
Measurement 2	22' - 3"
Measurement 3	26' - 11"
Measurement 4	13' - 2"
Total	85' - 0"
Average	21' - 3"



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

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105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

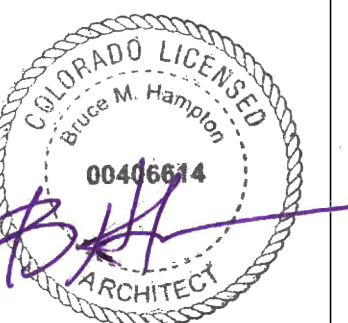
CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE

DRAWING CREATED N/A

Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



ELEVATION

DRAWING NUMBER
A3-40

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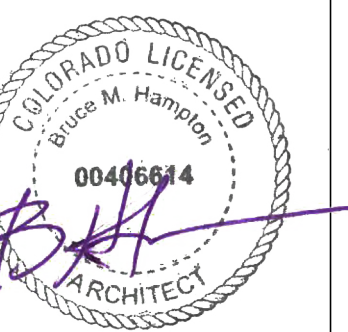
CLIENT SIGNATURE

SCALE

DRAWING CREATED
N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



AVERAGE
HEIGHT
CALCULATIONS

DRAWING NUMBER

A4-10

Average Height Calculations	NORTH ELEVATION
Measurement 1	24 ' - 9 "
Measurement 2	24 ' - 3 "
Measurement 3	23 ' - 2 "
Measurement 4	25 ' - 0 "
Measurement 5	25 ' - 0 "
Measurement 6	25 ' - 0 "
Measurement 7	25 ' - 7 "
Total	172 ' - 9 "
Average	25 ' - 10 "

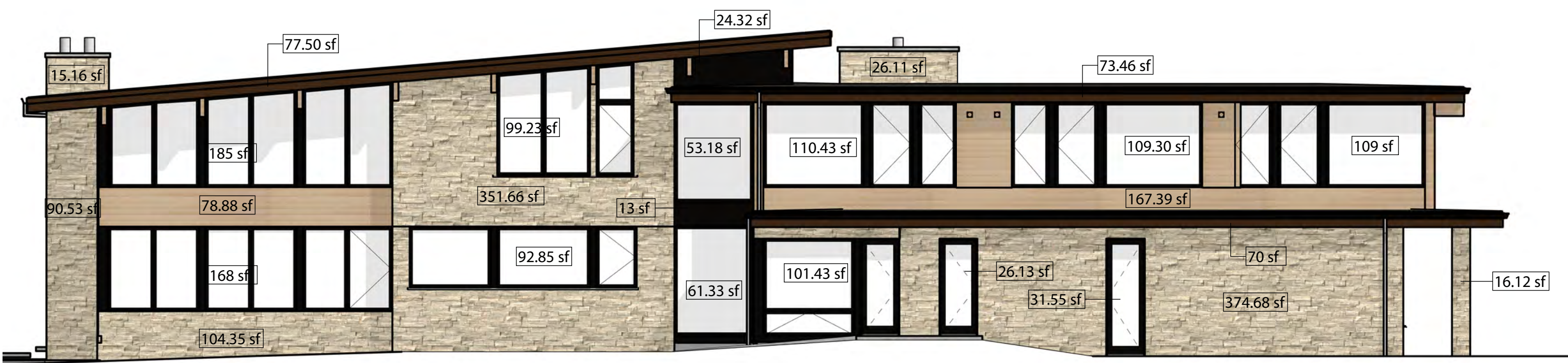
Average Height Calculations	SOUTH ELEVATION
Measurement 1	24 ' - 7 "
Measurement 2	24 ' - 0 "
Measurement 3	23 ' - 8 "
Measurement 4	23 ' - 4 "
Measurement 5	22 ' - 2 "
Measurement 6	22 ' - 2 "
Measurement 7	22 ' - 2 "
Total	162 ' - 1 "
Average	23 ' - 1 "

Average Height Calculations	EAST ELEVATION
Measurement 1	11 ' - 11 "
Measurement 2	26 ' - 9 "
Measurement 3	22 ' - 10 "
Measurement 4	24 ' - 10 "
Total	86 ' - 4 "
Average	22 ' - 7 "

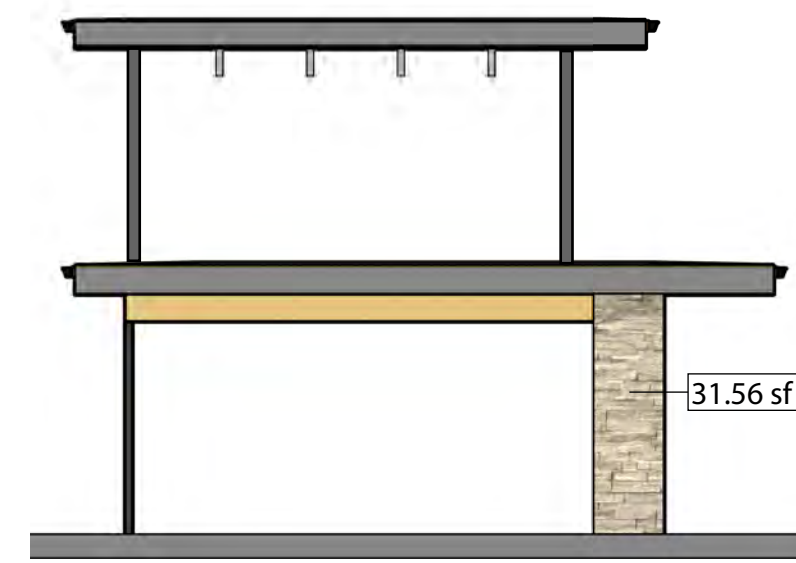
Average Height Calculations	WEST ELEVATION
Measurement 1	22 ' - 8 "
Measurement 2	22 ' - 3 "
Measurement 3	26 ' - 11 "
Measurement 4	13 ' - 2 "
Total	85 ' - 0 "
Average	21 ' - 3 "

Average Height Calculations	OVERALL
NORTH ELEVATION	25 ' - 10 "
SOUTH ELEVATION	23 ' - 1 "
EAST ELEVATION	22 ' - 7 "
WEST ELEVATION	21 ' - 3 "
Total	91 ' - 9 "
Average	22 ' - 11 "

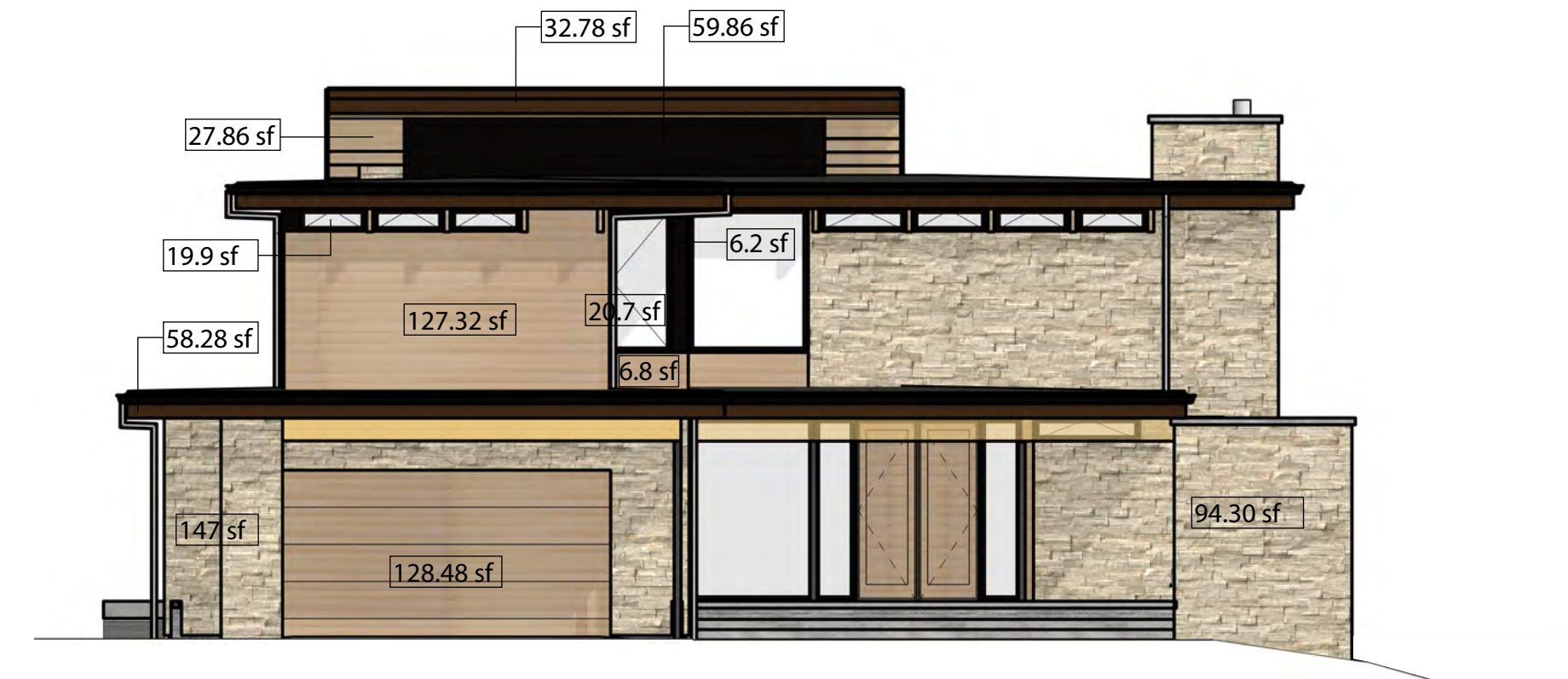
Material Calculations												
1. Southwest Elevation	2. Section A	3. Southeast Elevation	4. Section B	5. Section C	6. Northeast Elevation	7. Section D	8. Northwest Elevation	9. Section E	10. Section F	Totals	Percentage	
Stone: 978.61 sf	Stone: 31.56 sf	Stone: 241.30 sf	Stone: 321.53 sf	Stone: 45.9 sf	Stone: 486.93 sf	Stone: 332 sf	Stone: 230.26 sf	Stone: 315.60 sf	Stone: 98 sf	Stone: 3,081.56 sf	39.31%	
Wood: 246.27 sf		Wood: 290.46 sf	Wood: 64.70 sf		Wood: 164.10 sf	Wood: 153.78 sf	Wood: 46.40 sf	Wood: 131.26 sf		Wood: 1,096.97 sf	13.99%	
Glass: 1,147.44 sf		Glass: 40.60 sf	Glass: 155.21 sf		Glass: 860.56 sf	Glass: 215.80 sf	Glass: 167.00 sf	Glass: 153.52 sf		Glass: 2,794.13 sf	35.65%	
Wood Trim: 220.96 sf		Wood Trim: 149.34 sf			Wood Trim: 122.55 sf	Wood Trim: 115.55 sf	Wood Trim: 31.63 sf	Wood Trim: 39.69 sf		Wood Trim: 679.72 sf	8.67%	
Beams: 8.2 sf		Beams: 28.68 sf			Beams: 4.76 sf	Beams:	Beams: 21.76 sf			Beams: 63.40 sf	0.80%	
Fiber Cement Panels: 37.32 sf		Steel Column 8 sf s Fiber Cement Panels: 66.06 sf			Steel Column: 8.0 sf		Steel: 8.0 sf			Steel: 24 sf Fiber Cement Panels: 103.38 sf	0.30% 1.32%	
										Total: 7,837.33 sf		



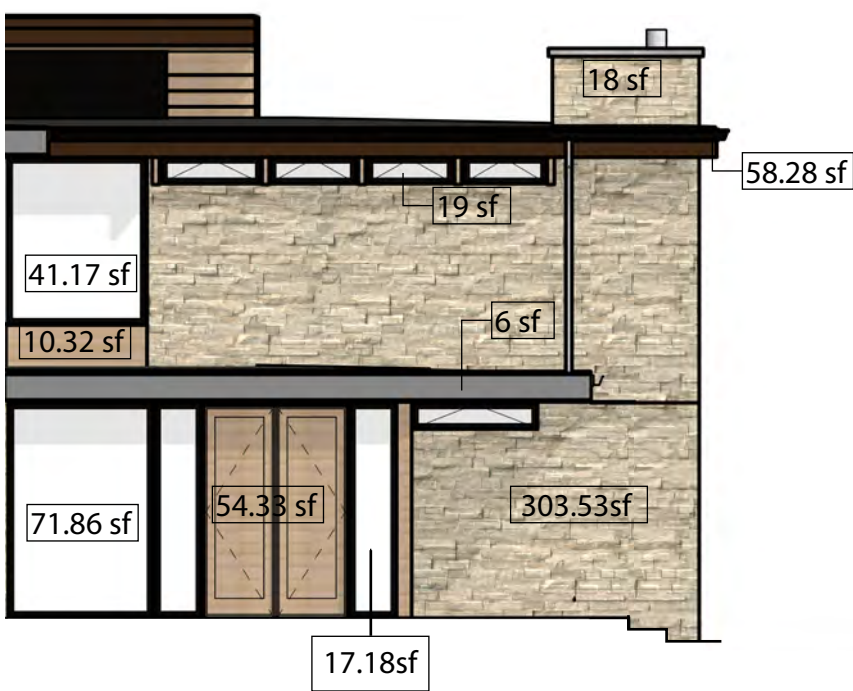
1 SOUTHWEST ELEVATION
1/8" = 1'-0"



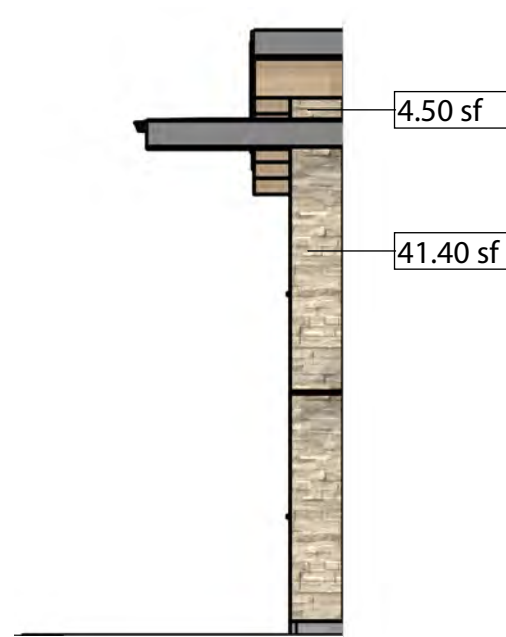
2 SECTION A
1/8" = 1'-0"



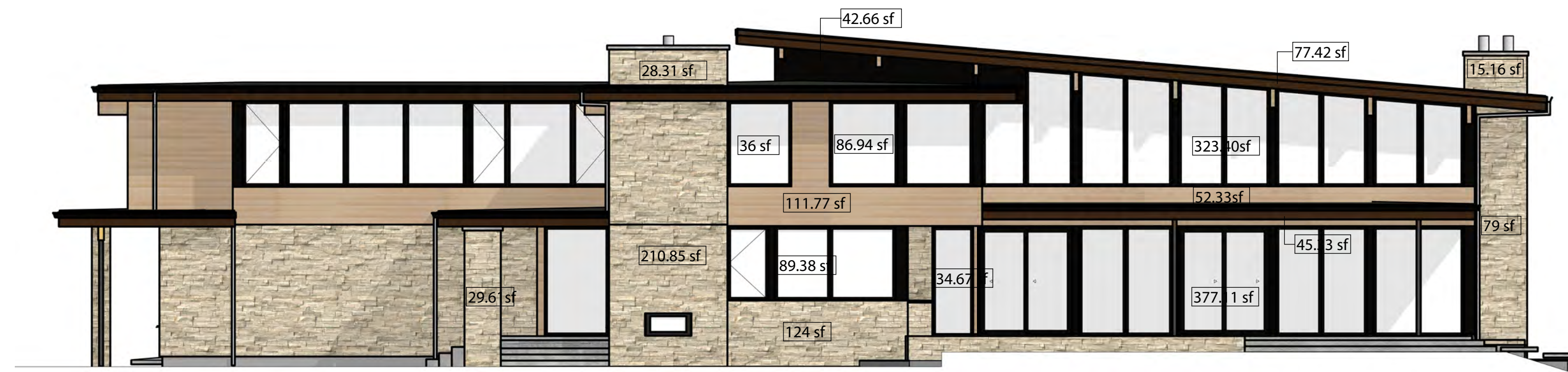
3 SOUTHEAST ELEVATION
1/8" = 1'-0"



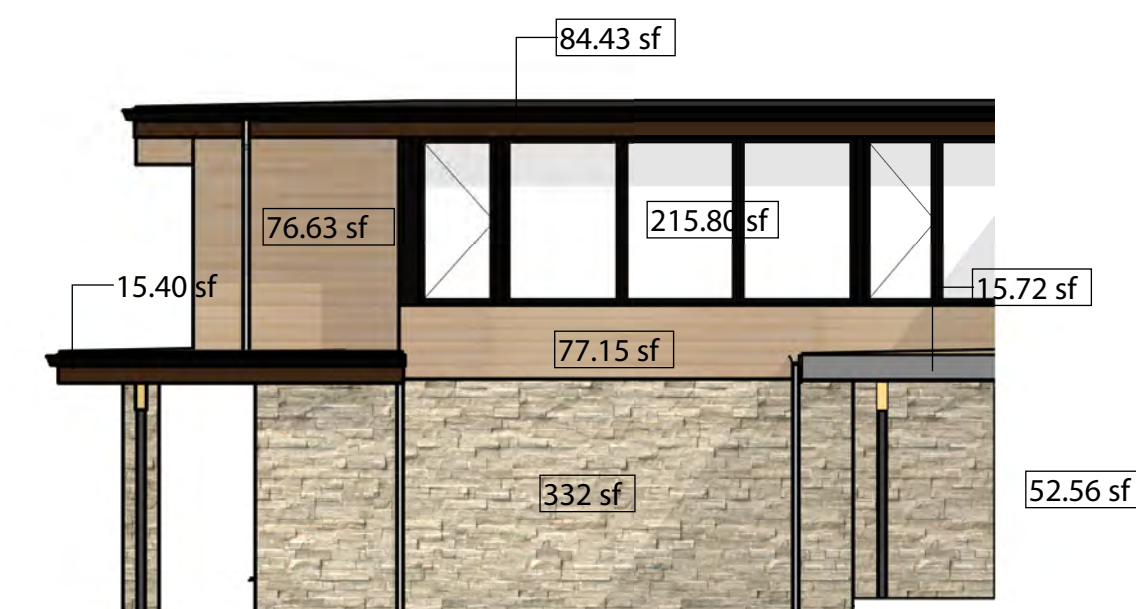
4 SECTION B
1/8" = 1'-0"



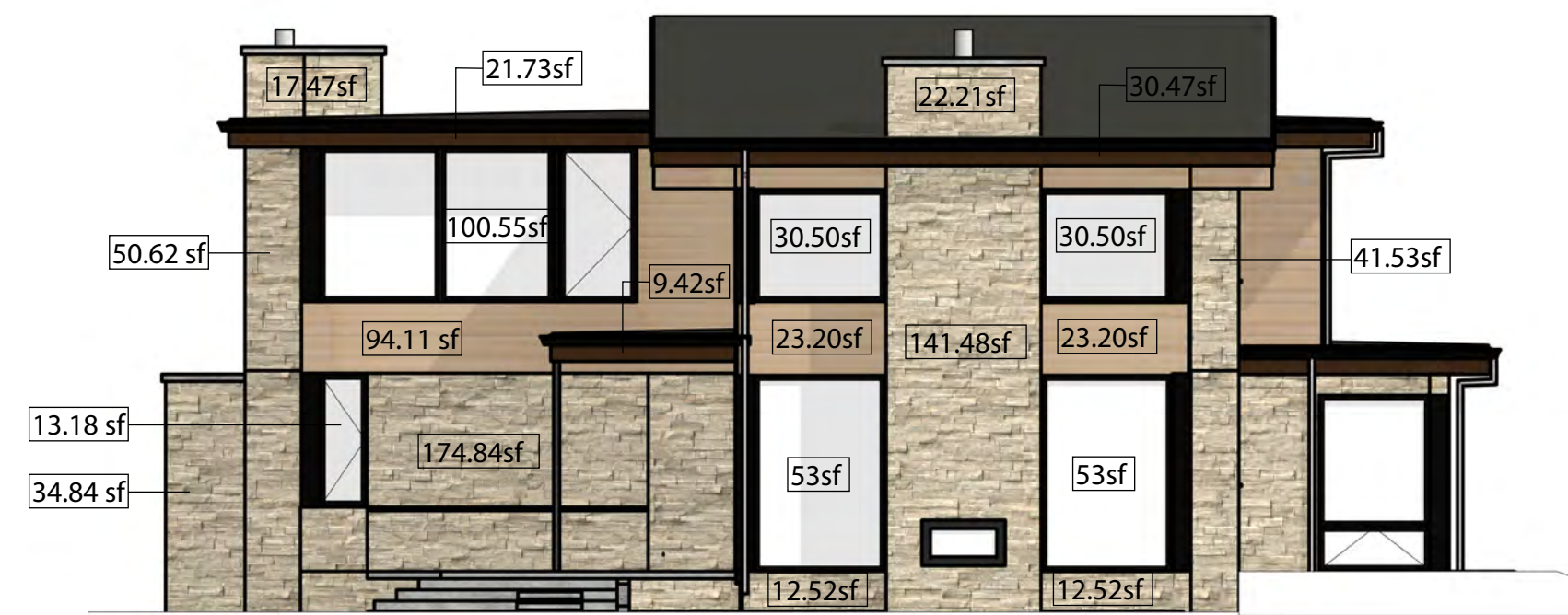
5 SECTION C
1/8" = 1'-0"



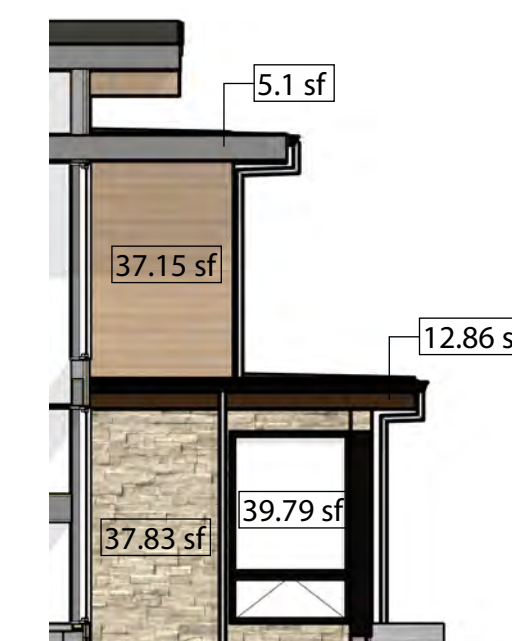
6 NORTH EAST ELEVATION
1/8" = 1'-0"



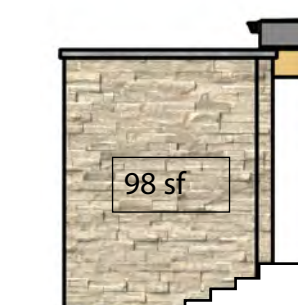
7 SECTION D
1/8" = 1'-0"



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



9 SECTION E
1/8" = 1'-0"



10 SECTION F
1/8" = 1'-0"

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SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

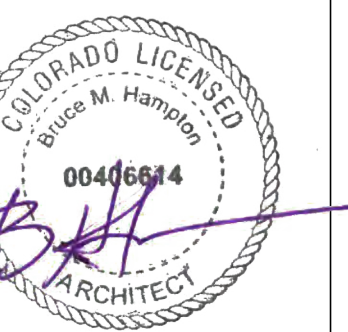
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21

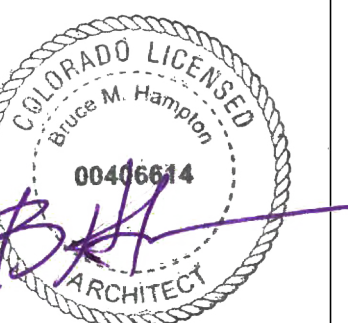


MATERIAL CALCULATIONS

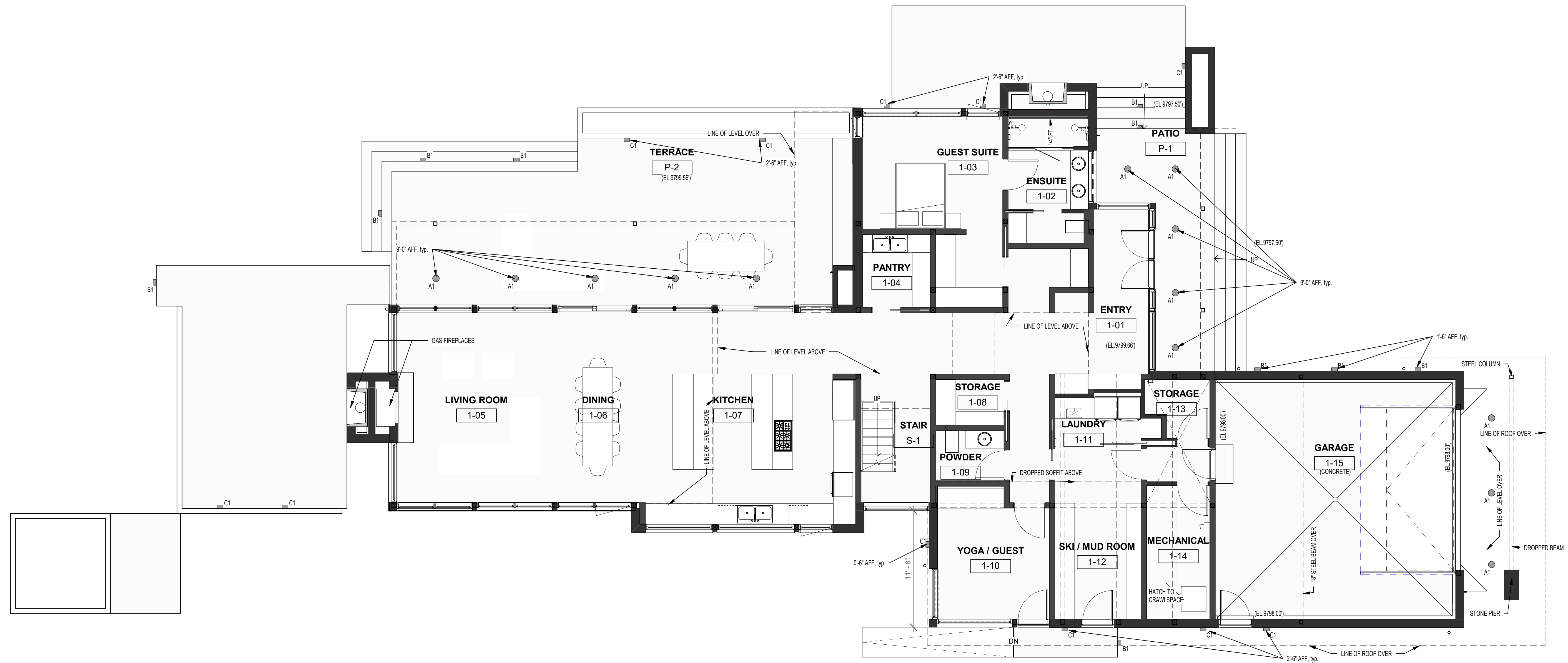
DRAWING NUMBER

A5-10

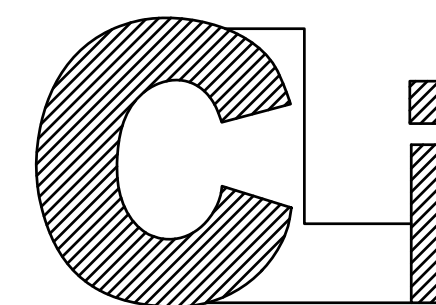
Number	Date
1	03.09.21
2	05.19.21



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
A1		Exterior Rated LED Downlight	ELV (5%)	CLI-OOSRA1	Integral LED, 3000K, 700Lm, 40°, 90CRI	120V	8	Mounted at 9'-0" AFF TYP.
B1		Exterior Rated LED Step Light	ELV (10%)	CLI-OOSRB1	Integral LED, 3000K, 250Lm, 90CRI	120V	3	Mounted at 1'-6" AFF TYP.
C1		Exterior Rated LED Wall Wash Sconce	ELV (10%)	CLI-OOSRC1	Integral LED, 3000K, 800Lm, 90CRI	120V	11	Mounted at 2'-6" AFF TYP.

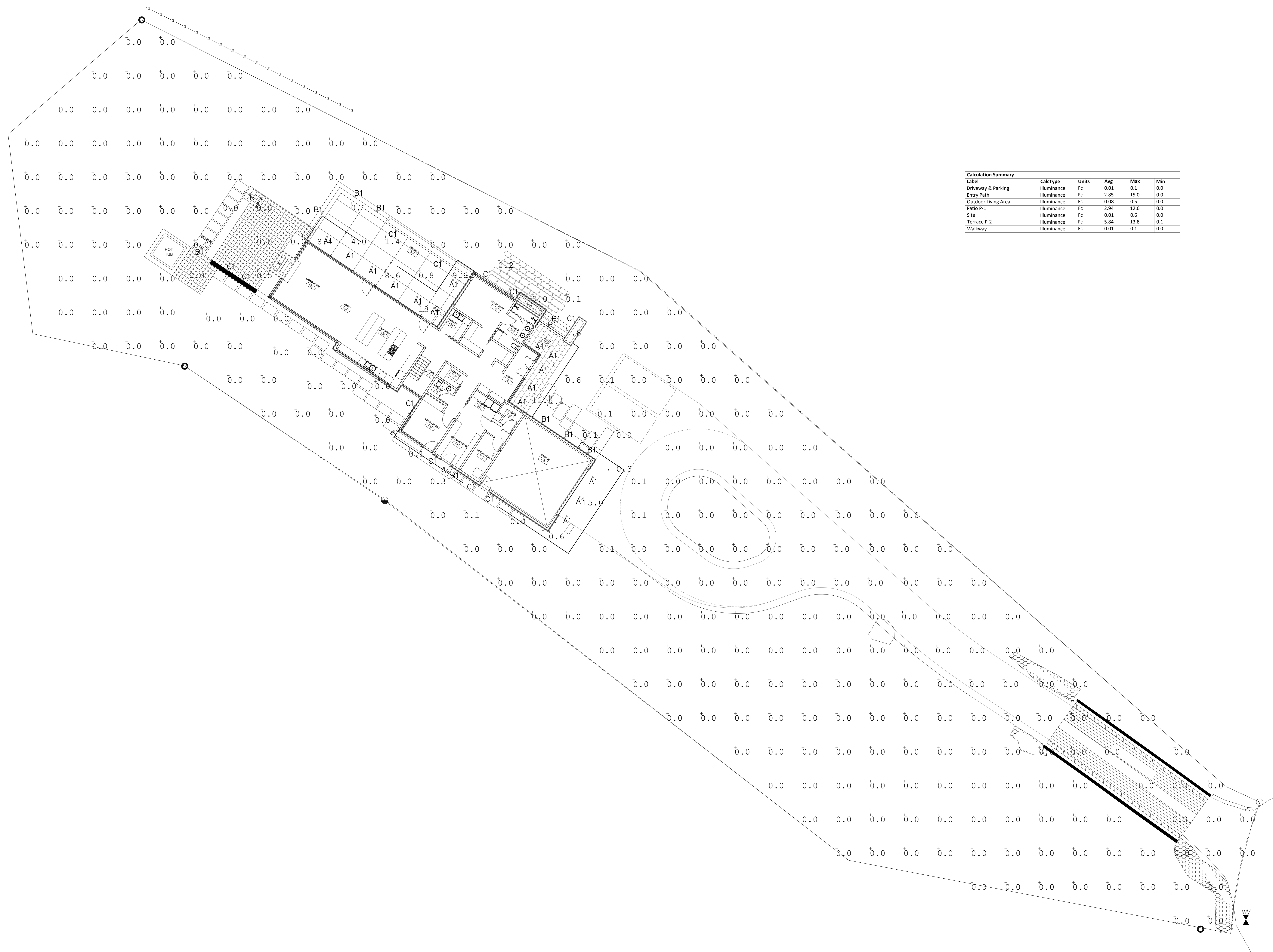


1 FIRST FLOOR LIGHTING PLAN
3/16" = 1'-0"



Commercial Lighting Industries
 81161 Indio Boulevard, Indio, CA 92201
 Tel: 800-755-0155 | Fax: 760-262-3940

No. Issue Date
 1. SUBMITTAL 05.18.2021



Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Driveway & Parking	Illuminance	Fc	0.01	0.1	0.0
Entry Path	Illuminance	Fc	2.85	15.0	0.0
Outdoor Living Area	Illuminance	Fc	0.08	0.5	0.0
Patio P-1	Illuminance	Fc	2.94	12.6	0.0
Site	Illuminance	Fc	0.01	0.6	0.0
Terrace P-2	Illuminance	Fc	5.84	13.8	0.1
Walkway	Illuminance	Fc	0.01	0.1	0.0

1 DRAWING / DETAIL / ELEVATION
 3/32" = 1'-0"

**SPIEGEL
 RESIDENCE**
 105 PROSPECT CREEK DRIVE
 MOUNTAIN VILLAGE, CO 81435

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
 COMMERCIAL LIGHTING INDUSTRIES. DO NOT SCALE DRAWINGS.
 ALL MEASUREMENTS MUST BE CHECKED ON SITE BY
 THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT
 TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title

**EXTERIOR LIGHTING
 CALCULATION**

Scale AS SHOWN Date 05.18.2021

Drawn By K.D. Checked By I.D.

Job No.

Sheet No.

LD6-11



1 SOUTHEAST AXON
NTS



2 NORTHWEST AXON
NTS



3 NORTHEAST AXON
NTS



4 SOUTHWEST AXON
NTS

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KEL**

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105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED
N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



AXONS

DRAWING NUMBER

A7-10

WINDOW SCHEDULE FIRST FLOOR							
Level	Mark	Type	Width	Height	Cladding Material	Interior Material	Glass Type
FIRST FLOOR	1-01A	Picture	6' - 0 1/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-01B	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02A	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02B	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-03A	Picture	5' - 2 1/2"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-04A	Awning	5' - 2 1/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-05A	Casement LH	3' - 3 1/2"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06A	Picture	4' - 6"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06B	Picture	5' - 3 7/8"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-07A	Casement RH	2' - 1"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-08A	Picture	3' - 3 1/2"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-10B	Picture	3' - 9 1/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-10D	Picture	3' - 9 1/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-13B	Picture	3' - 8 3/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-13D	Picture	3' - 8 3/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-14B	Picture	3' - 8 1/16"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-14D	Picture	3' - 8 1/16"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-15A	Picture	5' - 10 7/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-16A	Picture	5' - 10 7/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-17A	Picture	4' - 2 1/16"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-17B	Picture	3' - 1 1/16"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-18A	Picture	3' - 8 3/4"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-18B	Picture	3' - 8 3/4"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-19A	Picture	3' - 8 1/8"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-19B	Casement RH	3' - 8 1/8"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-20A	Picture	6' - 7 7/8"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-21A	Picture	7' - 7 3/4"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-22A	Casement RH	3' - 3 1/2"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-23A	Picture	6' - 5"	8' - 11 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-24A	Picture	5' - 0"	5' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-24B	Awning	5' - 0"	2' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-25A	Picture	7' - 5 1/4"	5' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-25B	Awning	7' - 5 1/4"	2' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes

WINDOW SCHEDULE SECOND FLOOR 1							
Level	Mark	Family and Type	Width	Height	Cladding Material	Interior Material	Glass Type
SECOND FLOOR	2-01A	Awning	3' - 2 5/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-02A	Awning	3' - 4 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-03A	Awning	3' - 4 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-04A	Casement LH	2' - 11 5/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-05A	Casement RH	3' - 2"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06A	Picture	4' - 10 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06B	Picture	4' - 10 7/16"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06C	Picture	4' - 10 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07A	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07B	Picture	5' - 3 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07C	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-08A	Picture	5' - 9 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-09A	Awning	4' - 1 5/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-10A	Awning	3' - 6 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-11A	Awning	3' - 6 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-12A	Awning	3' - 5 1/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-13A	Picture	5' - 2"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-14A	Picture	5' - 6"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-15A	Picture	5' - 6 7/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-16A	Picture	5' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-16B	Picture	5' - 0 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-17A	Casement RH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-18A	Picture	3' - 6 1/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-19A	Trapezoid: Picture	3' - 9 1/4"	9' - 3 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-19B	Trapezoid: Picture	3' - 9 3/4"	9' - 0 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-20A	Trapezoid: Picture	3' - 8 3/8"	8' - 7 11/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-20B	Trapezoid: Picture	3' - 8 3/8"	8' - 4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-21A	Trapezoid: Picture	3' - 8 3/4"	7' - 11 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-22B	Trapezoid: Picture	3' - 5 7/8"	6' - 11 9/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-23A	Picture	5' - 10 7/8"	5' - 0 3/4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-24A	Picture	5' - 10 7/8"	5' - 0 3/4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-25A	Trapezoid: Picture	3' - 8 1/16"	7' - 0 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-25B	Trapezoid: Picture	3' - 8 1/16"	7' - 3 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-26A	Trapezoid: Picture	3' - 8 3/4"	7' - 8 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-26B	Trapezoid: Picture	3' - 8 3/4"	7' - 11 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-27A	Trapezoid: Picture	3' - 8 3/8"	8' - 4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-27B	Trapezoid: Picture	3' - 8 3/8"	8' - 7 11/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-28A	Trapezoid: Picture	3' - 9 3/4"	8' - 8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-28B	Trapezoid: Picture	3' - 9 3/4"	9' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29A	Trapezoid: Picture	3' - 0 1/2"	9' - 3 3/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29B	Casement RH	3' - 0 1/2"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29D	Trapezoid: Picture	3' - 9 3/4"	9' - 7 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-30A	Picture	6' - 5"	8' - 2 1/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-31A	Picture	8' - 2 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-32A	Casement RH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-33A	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-34A	Casement LH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-35A	Casement LH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-36A	Picture	8' - 0 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-37A	Casement LH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-38A	Casement LH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes

DOOR SCHEDULE EXTERIOR				
Level	Mark	Height	Width	Glazing
GARAGE LEVEL	1-01	0' - 0"	0' - 0"	N/A
FIRST FLOOR	1-02A	8' - 10 1/4"	3' - 0"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02B	8' - 10 1/4"	3' - 0"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-03	8' - 11 3/8"	7' - 7 1/2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-04	8' - 11 3/8"	7' - 4 3/4"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-05	8' - 0"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06	8' - 0"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-07	9' - 8"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-08	7' - 0"	3' - 1 1/2"	Low-E2 W/ Breather Tubes

**TUR
KEL**

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

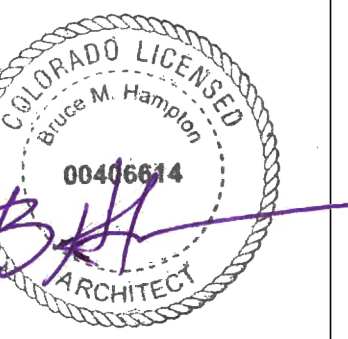
CLIENT SIGNATURE

SCALE

DRAWING CREATED
N/A

Revision Schedule

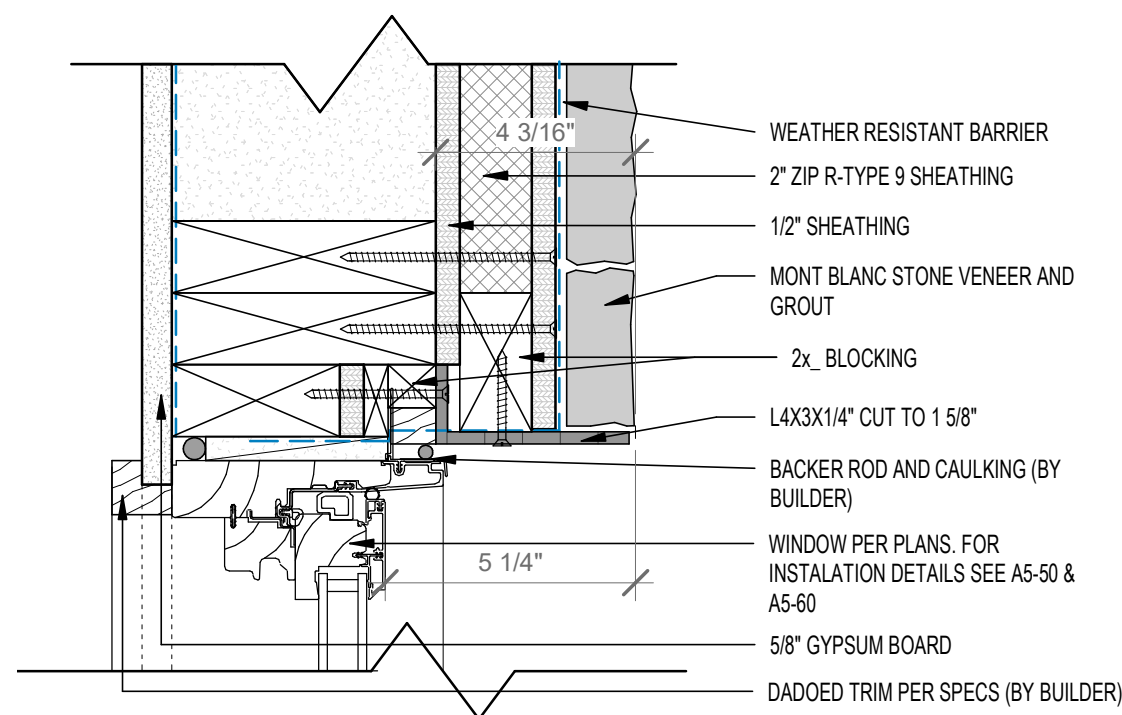
Number	Date
1	03.09.21
2	05.19.21



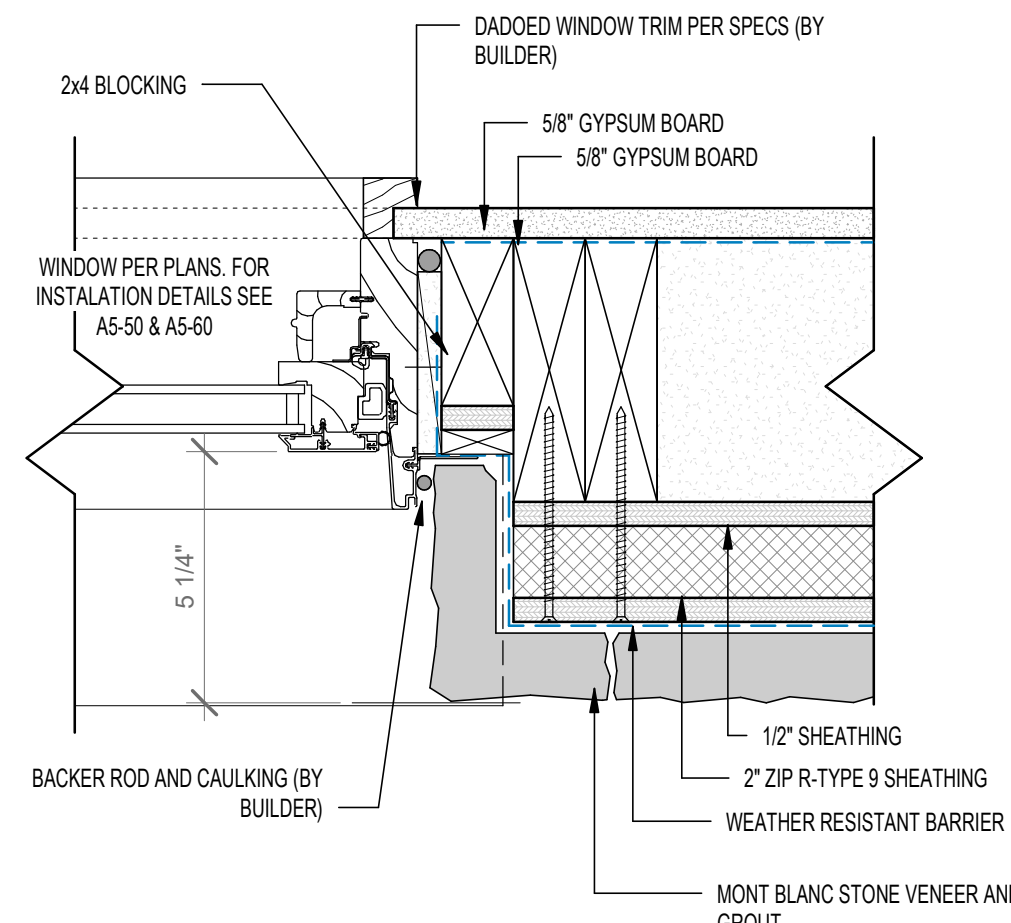
WINDOW
SCHEDULE

DRAWING NUMBER

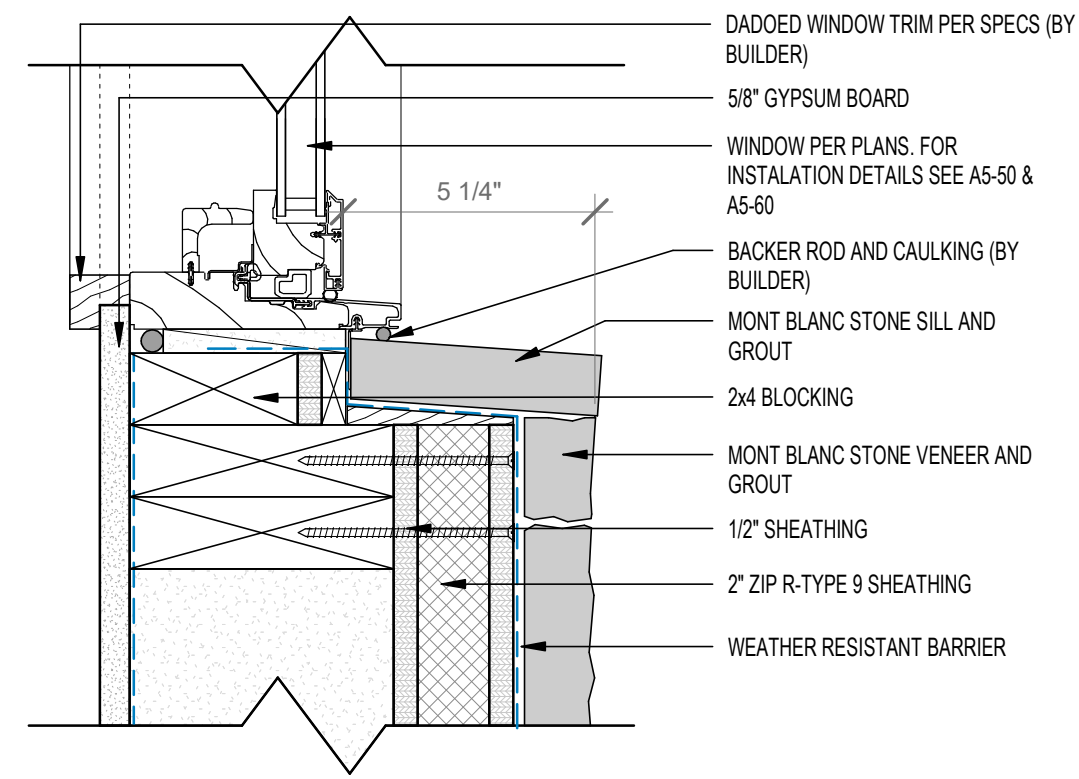
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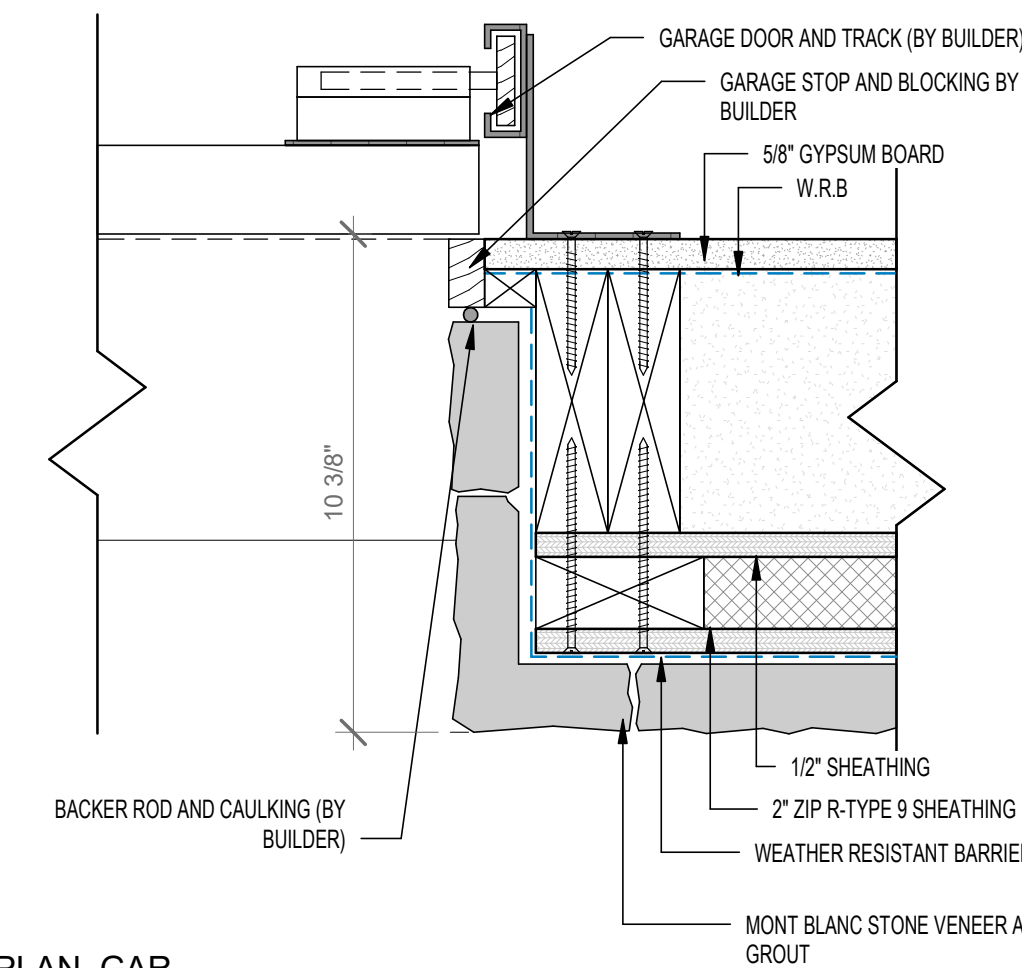
① PLAN WINDOW-STONE-WINDOW HEAD INSULATION
3" = 1'-0"



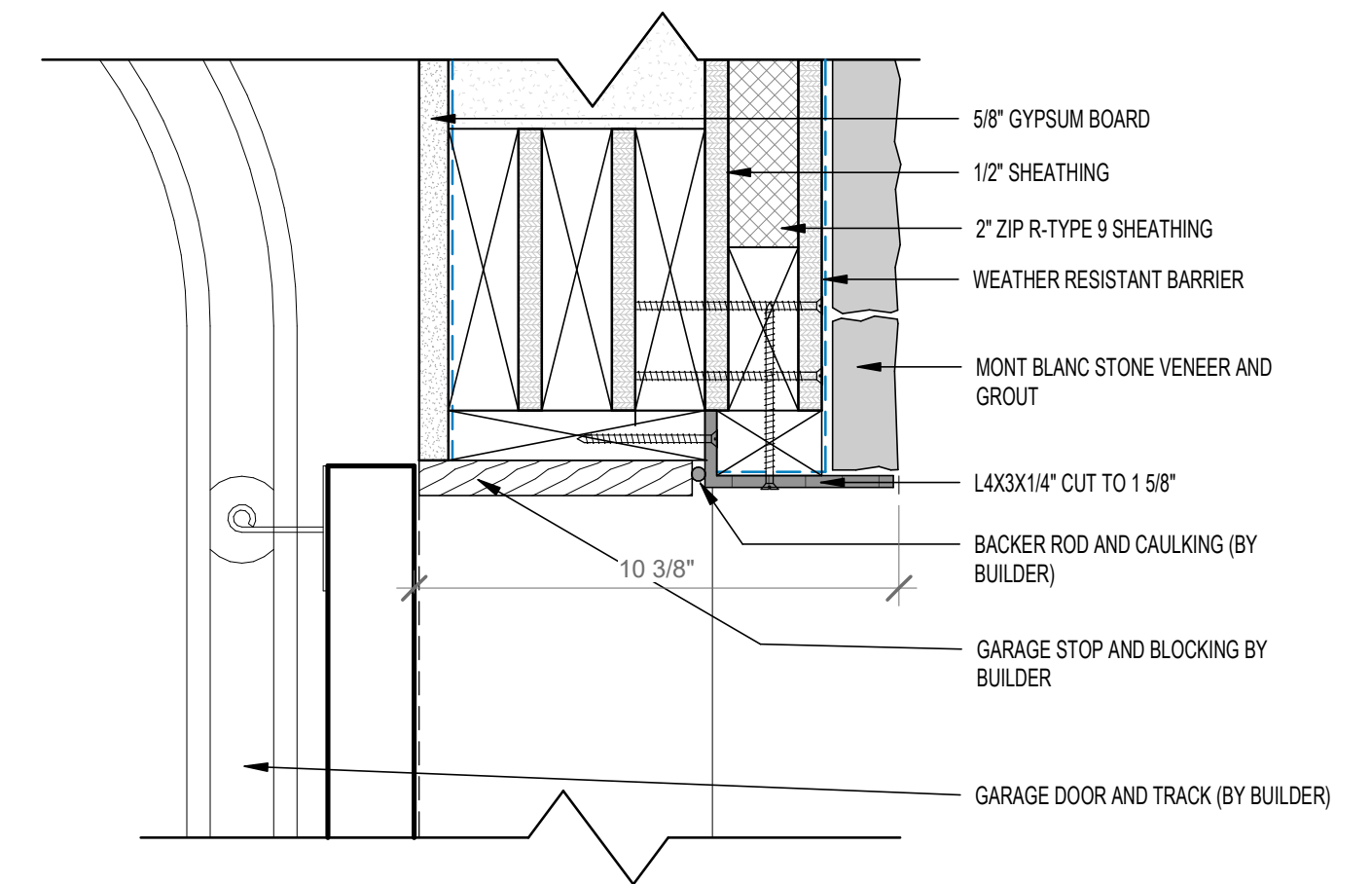
② PLAN WINDOW-STONE-WINDOW JAMB INSULATION
3" = 1'-0"



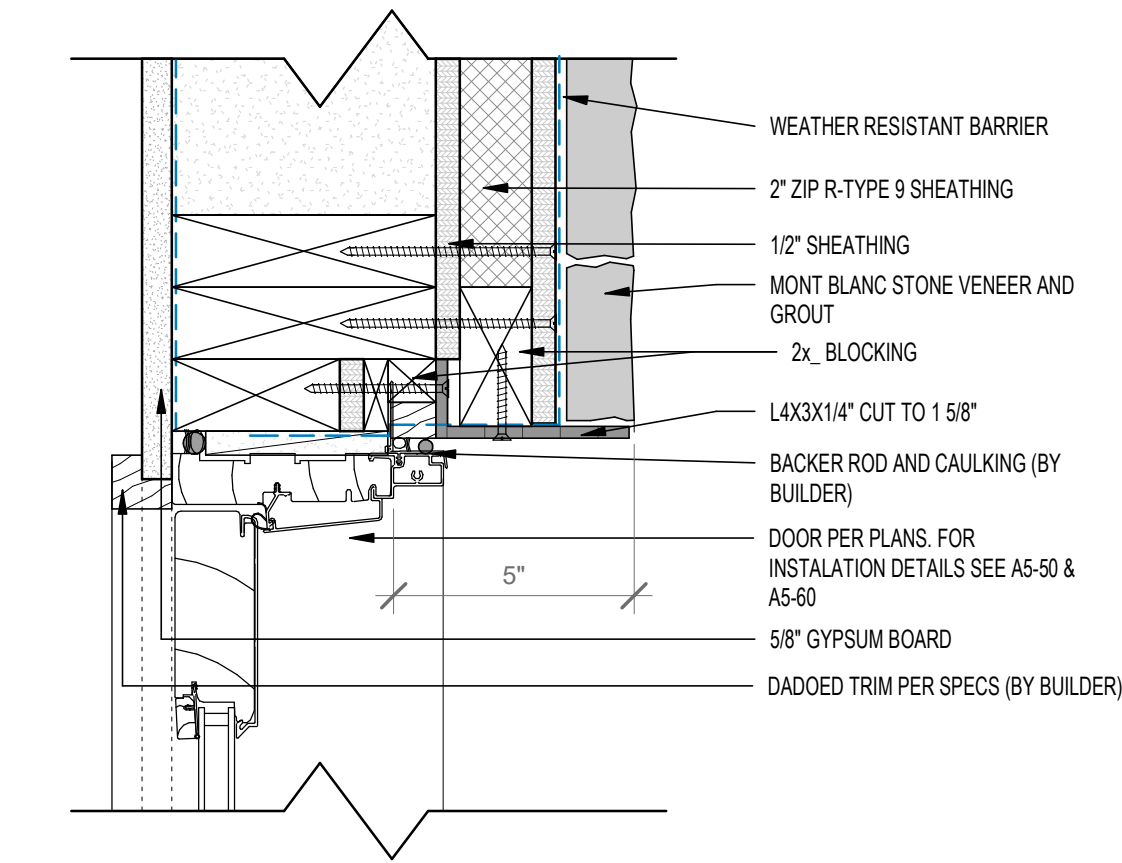
③ PLAN WINDOW-STONE-WINDOW SILL INSULATION
3" = 1'-0"



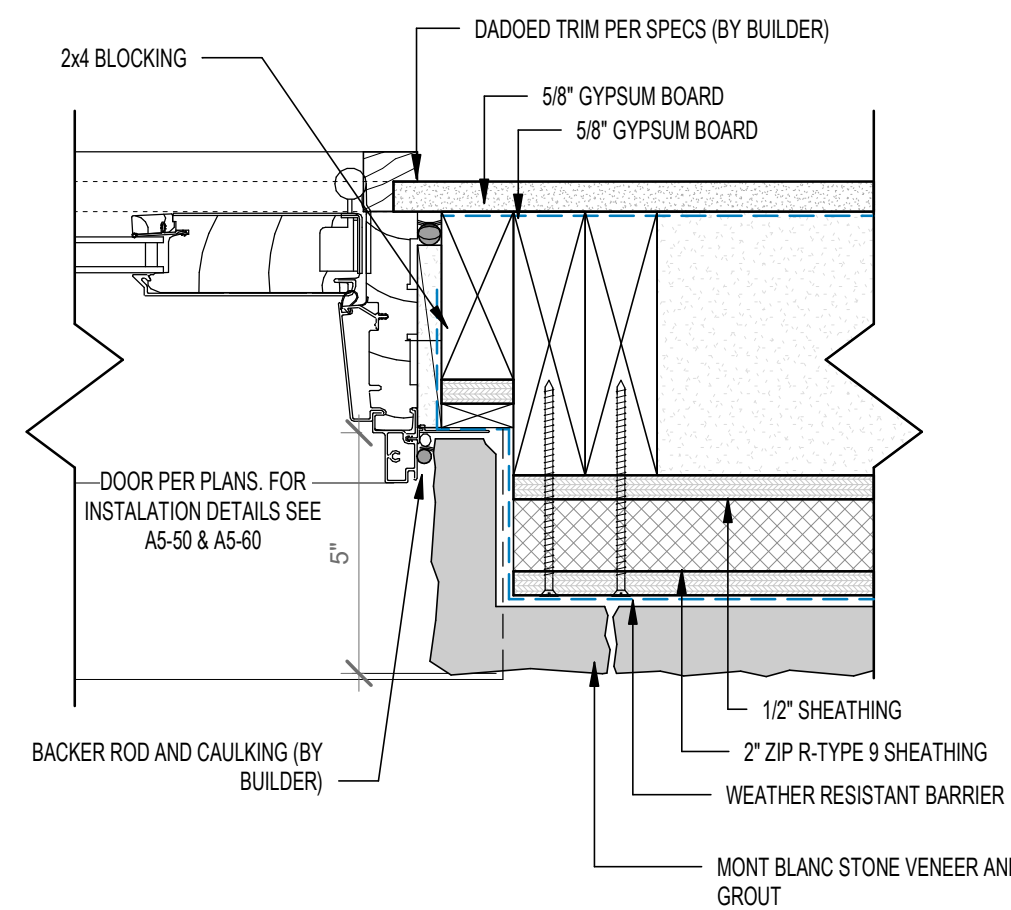
④ PLAN GAR DOOR-STONE-JAMB INSULATION
3" = 1'-0"



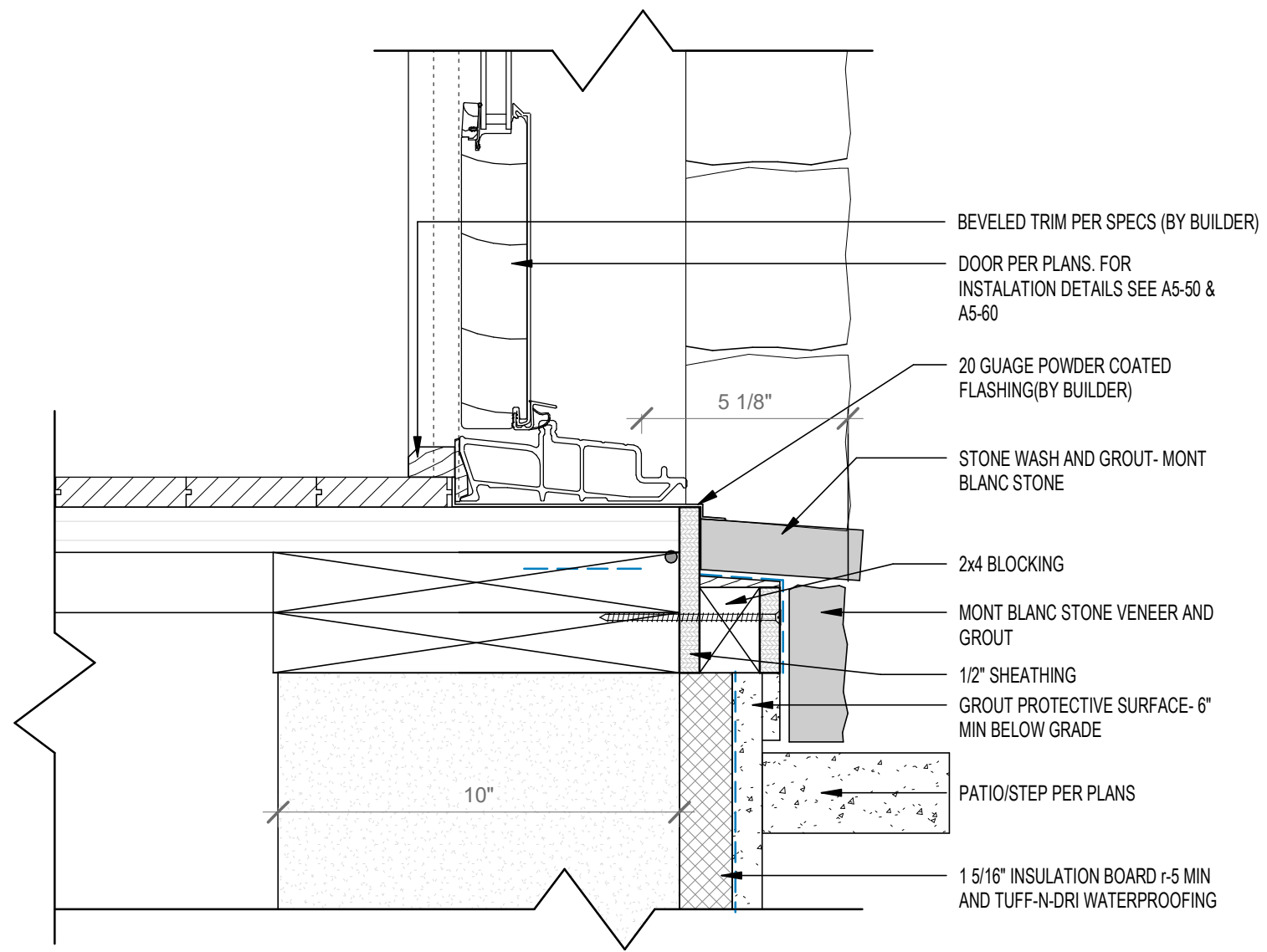
⑤ PLAN GAR DOOR-STONE-HEAD INSULATION
3" = 1'-0"



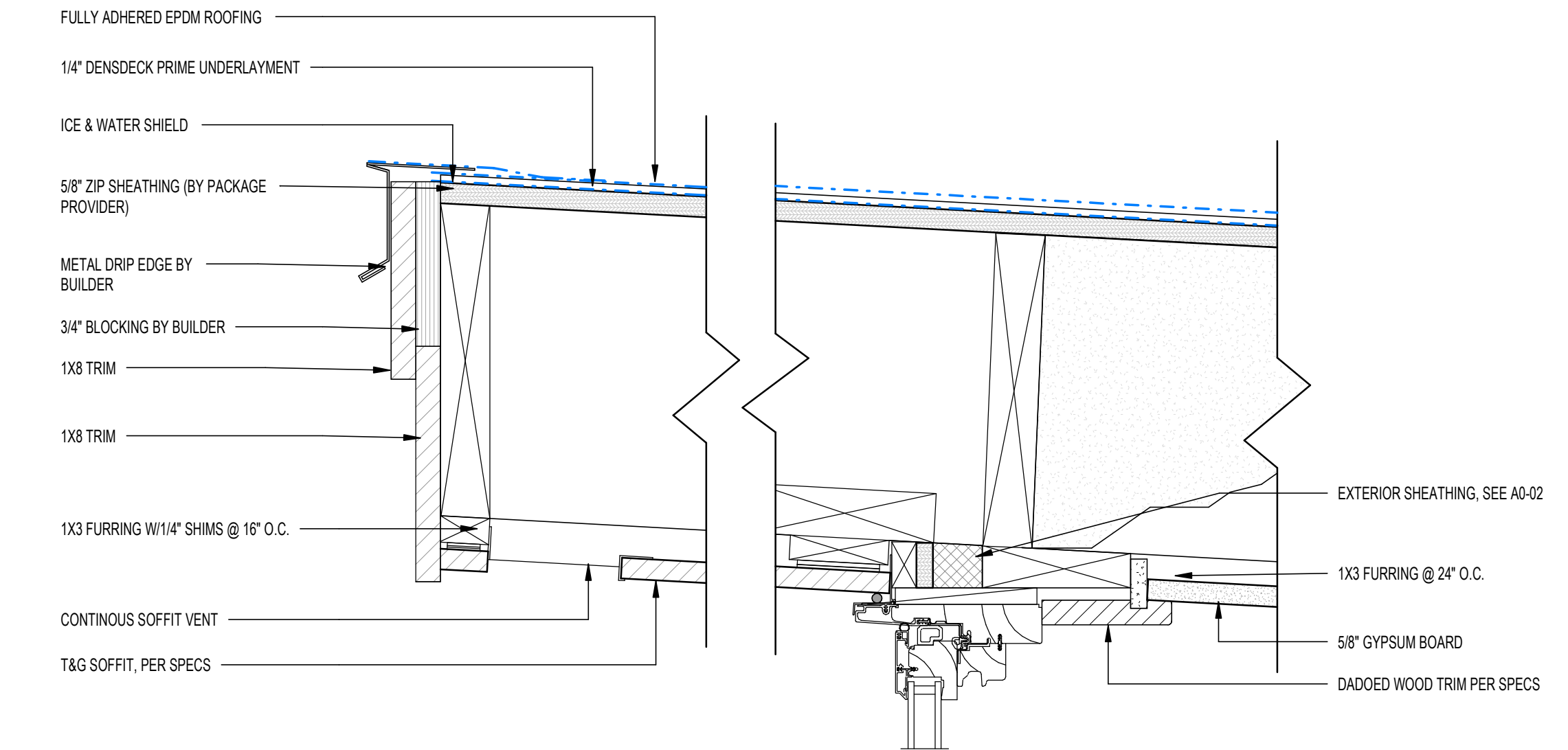
⑥ PLAN DOOR-STONE-WINDOW HEAD INSULATION
3" = 1'-0"



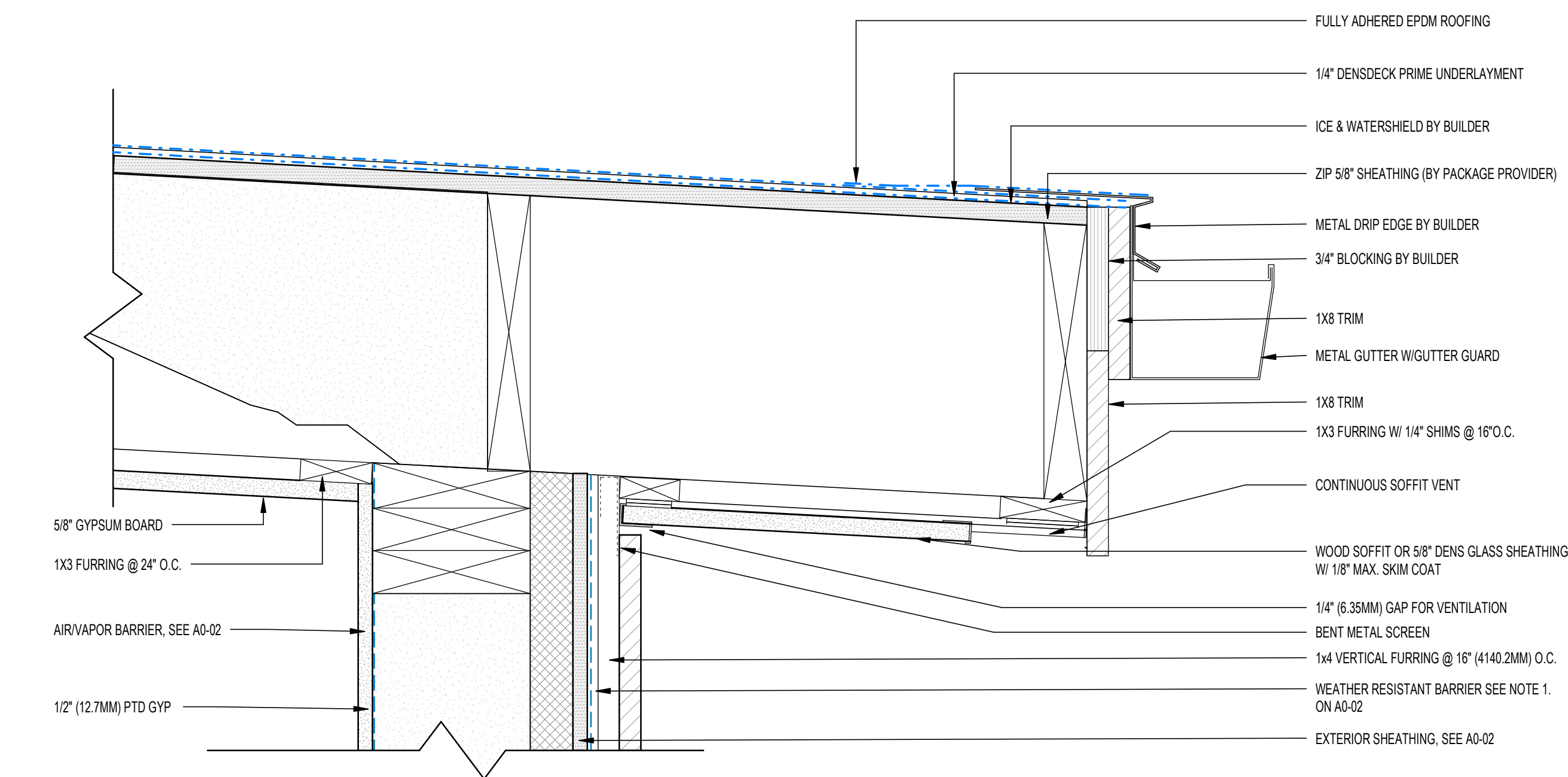
⑦ PLAN DOOR-STONE-WINDOW JAMB INSULATION
3" = 1'-0"



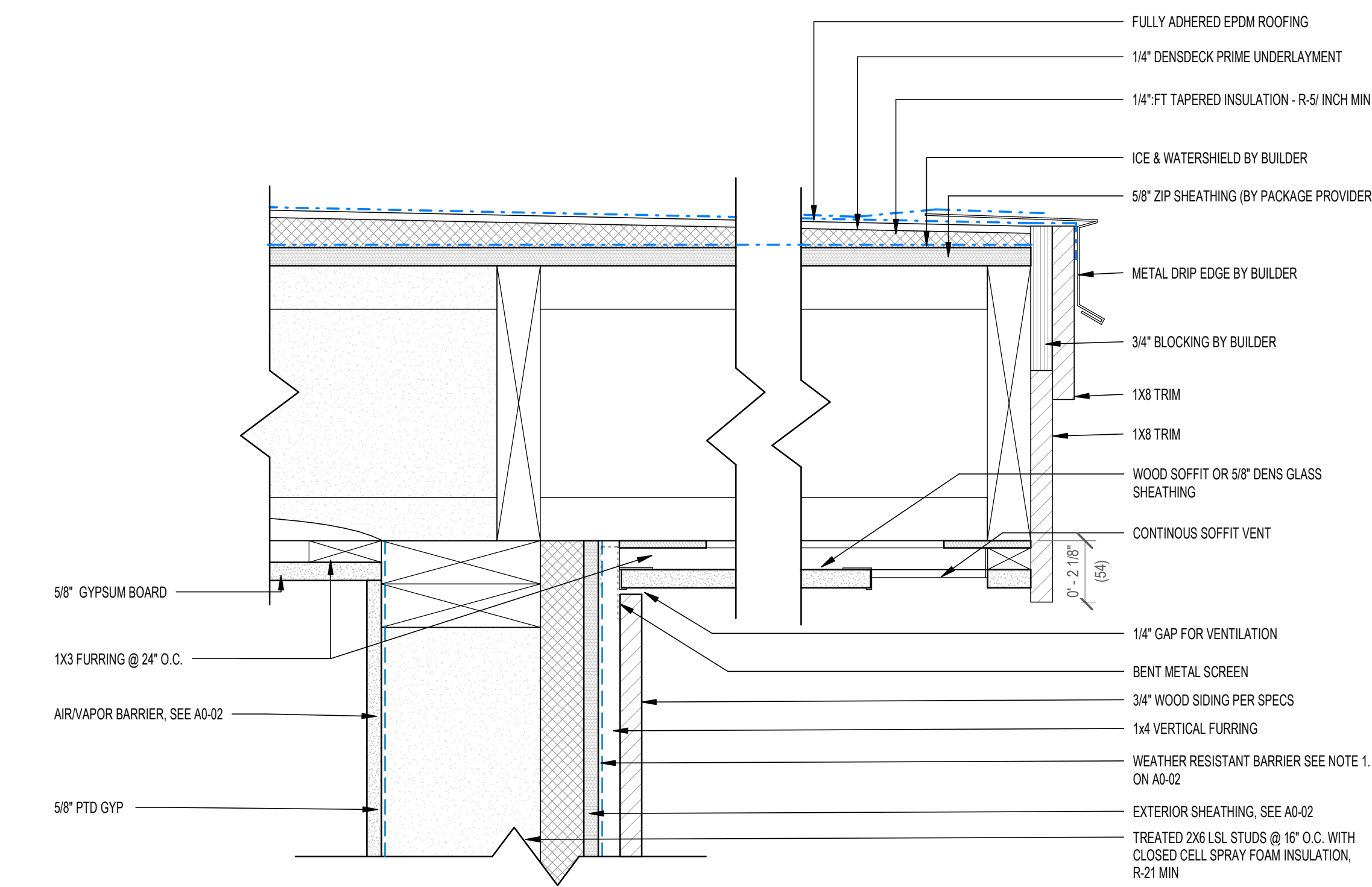
⑧ PLAN DOOR-STONE-SILL INSULATION
3" = 1'-0"



⑨ SECTION HIGH SIDE EAVE
3" = 1'-0"

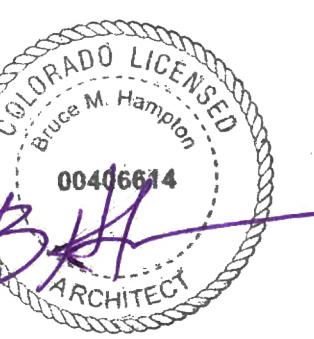


⑩ SECTION LOW SIDE EAVE
3" = 1'-0"



⑪ SECTION OVERHANG W/STUCCO SOFFIT
3" = 1'-0"

Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21





Job Name: Spiegel Residence - Mountain Village, CO

Catalog #: CLI-OOSRA1

Type:
A1

The ENTRA CL 3" LED Adjustable, Fixed, and Wall Wash Downlights offer a cost-effective alternative for residential, multi-family and hospitality applications without sacrificing architectural-grade aesthetic or quality. Custom engineered for high performance and reliability, ENTRA CL 3" is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Modules are available with three Static White CCT options, 3000K - 1800K warm color dimming, and four interchangeable optics (20°, 30°, 40° and 60°). Trim options include Flanged or Flangeless (includes mud plate), and Round or Square in Satin Silver, Champagne, Black or White finish. (White finish is field-paintable).

- Adjustable (35° tilt, 360° rotation), Fixed or Wall Wash options
- 2700, 3000K, 3500K or Warm Dim 3000K - 1800K
- Multiple output options
- Includes 40° optic; 20°, 30° and 60° optics can be ordered separately
- Flanged or Flangeless ceiling appearance



ADJUSTABLE



FIXED



WALL WASH

SPECIFICATIONS

DELIVERED LUMENS	STATIC WHITE		WARM DIM	
	Lumens	Efficacy	Lumens	Efficacy
8W	700	90	600	75
12W	1100	94	800	67
15W	1300	85	NA	NA
CRI	90+			
CCT OPTIONS	2700K, 3000K, 3500K		3000K - 1800K	
COLOR CONSISTENCY	3-step			
VOLTAGE	120V or 277V			
DIMMING¹	Standard phase dimming (down to 5%) 0-10V (down to 5%)			
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency			
OPTICS	Field changeable: Includes 40° optic. 20°, 30°, and 60° optics can be ordered separately.			
ADJUSTABILITY	Adjustable Module: 35° Tilt, 360° Rotation			
CEILING APPEARANCE	Flanged and Flangeless up to 2" ceiling thickness Note: Tilt may be restricted in thicker ceilings			
CEILING APERTURE	3-3/4" ceiling cutout			
HOUSING	IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation			
CONSTRUCTION	Housing: Galvanized Steel Trims and Reflectors: Die-Cast Aluminum			
FINISH	Reflector: White, Black, Champagne, Satin Silver (low-glare) Flange: White, Black Select finish options for Reflector and Flange separately			
GENERAL LISTING	ETL Listed. Fixed and Wall Wash Wet Listed. Adjustable Damp listed.			
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).			
L70	50,000 hours min			
WARRANTY²	5 years			

LUMEN MULTIPLIER (CRI/CCT)

CCT	90 CRI MULTIPLIER
2700K	0.95
3000K	1.00
3500K	1.05

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

Data in chart reflects 3000K/90CRI values unless noted.

Ordering grids available on page 2.

¹See ELEMENT-Lighting.com for dimmer compatibility.

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



ORDERING GRIDS

HOUSING

PRODUCT	CEILING APPEARANCE	OUTPUT	HOUSING RATING
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	-L08 8W (700 LMS)	I IC AIRTIGHT
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	-L12 12W (1100 LMS) -L15 15W (1300 LMS) ¹	C CHICAGO PLENUM
-			

Includes an LED driver with universal input 120V - 277V, dimmable by TRIAC, ELV or 0-10V controls.

See dimmer compatibility chart.

Trims are required and must be ordered separately.

¹L15 - Output not available with WD31 Warm Dim.

TRIM / LIGHT MODULE

PRODUCT	CEILING APPEARANCE	FUNCTION	CRI/CCT	REFLECTOR FINISH	FLANGE FINISH
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	A ADJUSTABLE	-927 90 CRI, 2700K, 3-STEP	W WHITE	FLANGELESS ONLY
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	D DOWNLIGHT	-930 90 CRI, 3000K, 3-STEP	B BLACK	(LEAVE BLANK)
		W WALL WASH	-935 90 CRI, 3500K, 3-STEP	S SATIN SILVER	-W WHITE
			-WD31 90 CRI, 3000K-1800K, WARM DIM, 3-STEP ¹	C CHAMPAGNE	-B BLACK
-					

Includes 40° optic. 20°, 30° and 60° optics can be ordered separately.

¹WD31 - Warm Dim not available with L15 output.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353LEDGATOPT	20 20°
	30 30°
	40 40°
	60 60°

LENSES / LOUVERS¹

PRODUCT	TYPE
MOC	GG PLAIN GLASS
	SF SOFT FOCUS
	LL LINEAR SPREAD
	EC EGGCRATE LOUVER

353LEDGATOPT

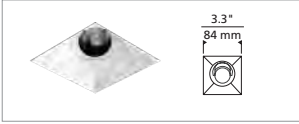
MOC

¹Lenses / louvers mounted to lamp assembly only (max 1).

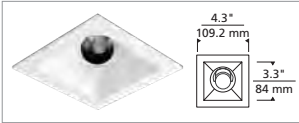


TRIMS

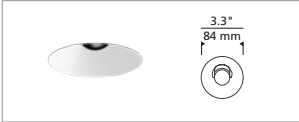
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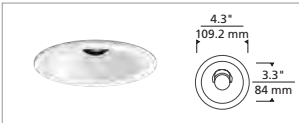
SQUARE FLANGELESS



SQUARE FLANGED

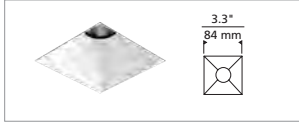


ROUND FLANGELESS

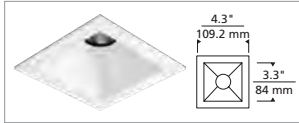


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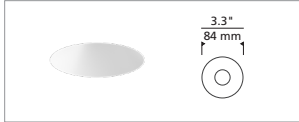
FIXED



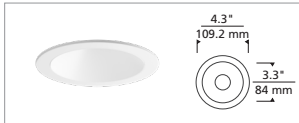
SQUARE FLANGELESS



SQUARE FLANGED

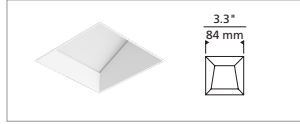


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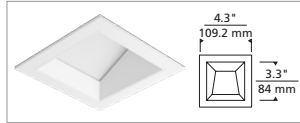


ROUND FLANGED

WALL WASH



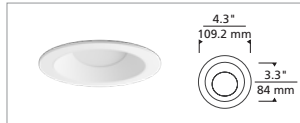
SQUARE FLANGELESS



SQUARE FLANGED



ROUND FLANGELESS



ROUND FLANGED

FINISH OPTIONS (ALL SHOWN AS ROUND, FLANGED, FIXED. REFLECTORS ARE DIE CAST.)

WHITE TRIM



WHITE TRIM, BLACK REFLECTOR



WHITE TRIM, WHITE REFLECTOR



WHITE TRIM, CHAMPAGNE REFLECTOR



WHITE TRIM, SILVER REFLECTOR

BLACK TRIM



BLACK TRIM, BLACK REFLECTOR



BLACK TRIM, WHITE REFLECTOR

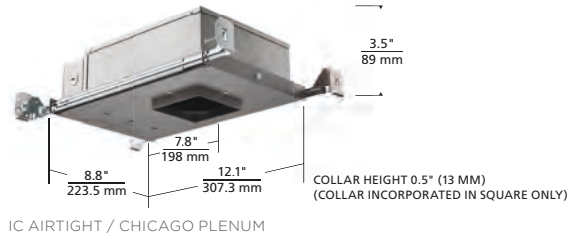


BLACK TRIM, CHAMPAGNE REFLECTOR



BLACK TRIM, SILVER REFLECTOR

HOUSING



PHOTOMETRICS

Description: 3" LED Module
20° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
20° 12W Output

Input Power (Watts): 11.69
Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 964
Lumen Efficacy (Lumens per Watt): 82.4

Description: 3" LED Module
30° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
30° 12W Output

Input Power (Watts): 11.7
Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 1097
Lumen Efficacy (Lumens per Watt): 93.8

Description: 3" LED Module
40° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
40° 12W Output

Input Power (Watts): 11.7
Input Power Factor: 0.98

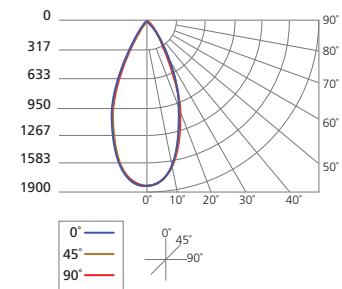
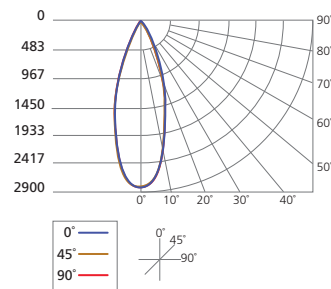
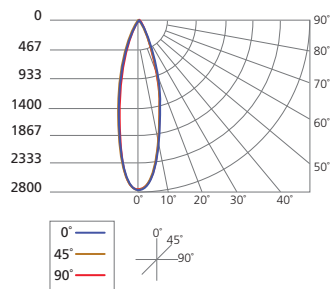
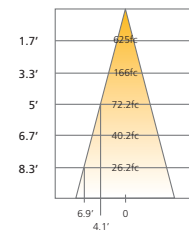
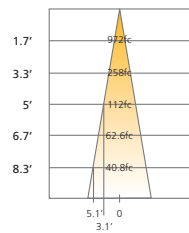
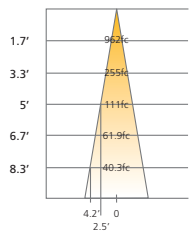
Absolute Luminous Flux (Lumens): 1036
Lumen Efficacy (Lumens per Watt): 88.6

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

ANGLE	0°	45°	90°
0°	2779	2779	2779
5°	2577	2502	2535
10°	1980	1892	1932
15°	1333	1260	1302
20°	857	805	838
25°	534	494	518
30°	316	287	305
35°	180	166	172
40°	72	62	68
45°	31	28	30
50°	9	8	8
55°	6	6	6
60°	4	4	4
65°	3	3	3
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	2809	2809	2809
5°	2694	2633	2678
10°	2285	2208	2291
15°	1656	1578	1675
20°	1042	981	1063
25°	580	536	591
30°	305	272	301
35°	157	136	149
40°	62	52	61
45°	26	20	22
50°	7	6	7
55°	4	4	4
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	1806	1806	1806
5°	1765	1738	1753
10°	1627	1603	1624
15°	1395	1370	1400
20°	1078	1046	1074
25°	734	681	711
30°	423	383	401
35°	229	196	207
40°	96	80	83
45°	36	29	30
50°	11	9	9
55°	5	4	5
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0



PHOTOMETRICS

Description: 3" LED Module
60° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
60° 12W Output

Input Power (Watts): 11.7

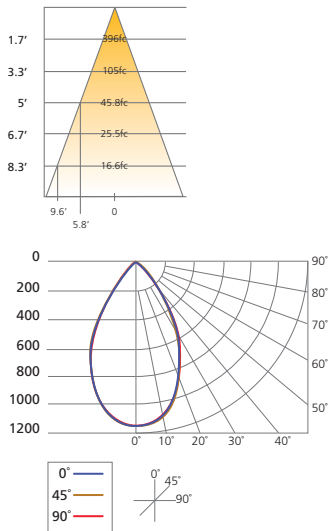
Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 1101

Lumen Efficacy (Lumens per Watt): 94.2

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

ANGLE	0°	45°	90°
0°	1144	1144	1144
5°	1137	1125	1124
10°	1093	1078	1080
15°	1011	996	1006
20°	900	879	902
25°	763	738	755
30°	605	574	585
35°	445	406	418
40°	287	251	263
45°	149	130	136
50°	81	71	71
55°	11	15	20
60°	8	8	8
65°	6	6	6
70°	5	4	5
75°	3	3	3
80°	2	2	2
85°	1	1	1
90°	0	0	0





Job Name: Spiegel Residence - Mountain Village, CO

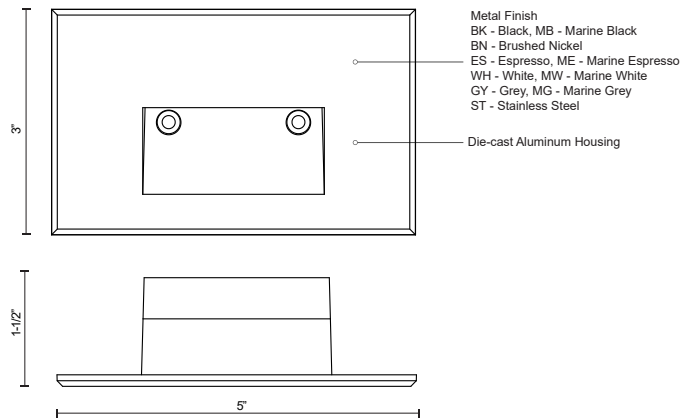
Type:
B1

Catalog #: CLI-OOSRB1



DESCRIPTION

A horizontal rectangle-shaped recessed light in matte black, white powder, or brushed nickel finish. The optically designed light control of Sonic's die cast Aluminum housing fully conceals the source. Ideal for step or courtesy light use. This fixture is rated for outdoor use but there is no reason it cannot be utilized indoors too. Fits into a single gang box.



SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W5" x H3" x E1-1/2"
Light Source	LED
Wattage	3W
Total Lumens	250lm
Delivered Lumens	BK-26lm; BN-24lm; WH-76lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Glass diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes



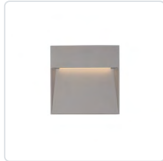
Job Name: Spiegel Residence - Mountain Village, CO

Type:
C1

Catalog #: CLI-OOSRC1



EW71305-BK
Black



EW71305-GY
Gray

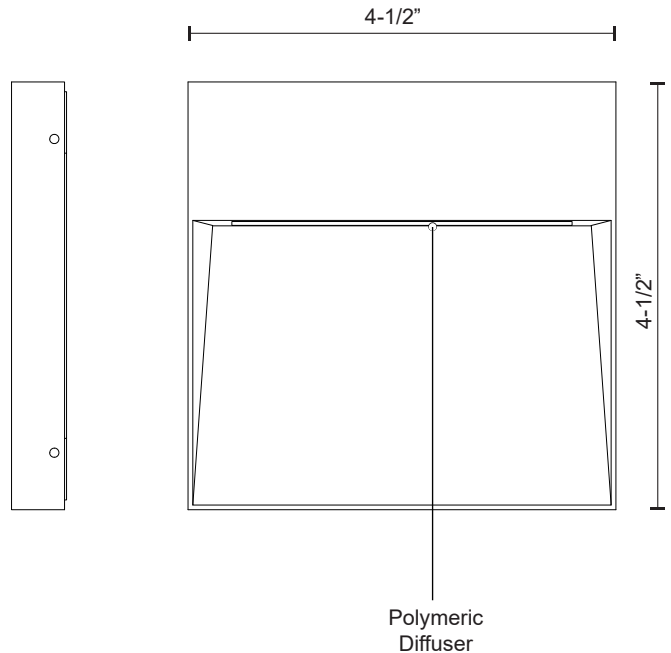
SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W4-1/2" x H4-1/2" x E1"
Light Source	LED
Wattage	11W
Total Lumens	800lm
Delivered Lumens	BK-136lm; GY-155lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes

DESCRIPTION

This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectilinear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting. Optional stone inlays offer additional opportunities for customizing to complement different wall surfaces.



Town of Mountain Village Planning Division
455 Mountain Village Blvd.
Suite A
Mountain Village, CO 81435

May 18, 2021

To the members of the Design Review Board,

Regarding the Board's comments on our proposed single-family residence to be located on Lot 163R-C that were made during the May 6, 2021 hearing, we have compiled the following responses to the conditions for approval proposed by the Planning Division and documented in a memorandum from John Miller, dated April 27, 2021.

1. Prior to submittal for Final Architectural Review, the applicant shall revise pages A3-10 to A3-40 so that the parallel plane analysis demonstrates both existing and finished grade projections for the 35-foot height allowance.

Pages A3-10 to A3-40 have been modified as requested.

2. Prior to submittal for Final Architectural Review, the applicant shall revise the roof plan and materials per the comments of this Staff Memo of record.

Per the DRB comments made during the May 6, 2021 hearing, which implied an openness to approving the proposed ribbed TPO product pending a review of a material sample, we have sent a sample to the Planning Division (Carlisle Sure-Weld TPO, Contour Rib Profile, Medium Bronze color). The roof plan and materials legend have been revised to indicate that this material is proposed.

3. Prior to submittal for Final Architectural Review, the applicant shall revise the Civil Grading plan so that the finished grade is more clearly identified, and in a way that also demonstrates final slope and positive drainage away from the home.

Finished grades have been added to the grading plan, as well as slope indications. Due to the proximity and extent of the wetlands to the south-southwest of the house, it is not feasible to have positive surface drainage both away from the house and the wetlands. It should be noted that the proposed house location is an elevated area of the property which naturally drains toward the wetlands in its present, undisturbed condition. Final grading of this area is proposed to be nearly identical to the current existing drainage to minimize any disruption to the wetlands.

4. Prior to submittal for a Final Architectural Review, the applicant shall provide a full door and garage door schedule.

A door and garage door schedule has been included in the resubmission.

5. Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of the proposed snowmelt.

Areas of proposed snowmelt have been added to the landscape plan. The total area of proposed snowmelt is under the limit of 1,000 square feet total.

6. 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.

Irrigation details have been included in the updated landscape plan showing approximate heads and lateral lines within the GE. Additionally, any tree or shrub within the GE will have two drip emitters located at the rootball.

Proposed tree species have been revised to display species diversity as requested. New plant schedule shows 4 spruce trees, 3 white fir trees, and 6 bristlecone pine trees. The revegetation notes on sheet L1 indicate the specific wetland buffer zone species mix necessary for this site as well as the Native grass seed mix with species rates.

Zone 1 fire mitigation has been met per the landscape plan giving a minimum of 15' from either roof eave to nearest existing tree canopy, or allowing 15' from a planted tree canopy adjacent to the house to the nearest existing tree canopy. The landscape plan illustrates the boundary of the wetland shrubs and willows as a jagged line. This is not a tree canopy but rather a line defining the shrub edge of wetland, interpolated from aerial photography. Trees are proposed in zone II for screening from the very active biking and hiking trail along the north edge of the property line. These trees may or may not be within 10' of the existing tree canopy off our property on adjacent open space but the applicant feels these trees are quite necessary for screening and privacy reciprocal for trail users and homeowner. Please see Fire Mitigation Plan.

7. Prior to submittal for a Final Architectural Review, the applicant shall revise the address monument design and lighting plan so that the address monument numbering is down lit per the requirements of the CDC.

The address monument lighting has been revised so that the address numbers will be downlit via a concealed LED strip running along the top of the steel surface into which the numbers are cut.

8. Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study.

A photometric study has been included in the revised submission. Additionally, per the request made at the May 6, 2021 hearing, the downlight specification has been revised to substitute a flush lens fixture with a fixture with the light surface deeply recessed into the housing (Tech Lighting Entra CL 3" LED). The cutsheet for the fixture has been provided.

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.

The civil engineer has field-verified the existing utility locations shown on the drawings and has contacted the Public Works Director for input regarding same. Public Works responded with the requirement that access to the sewer manholes remain unobstructed to vehicular access within the easement associated with the sewer line. The driveway grading was subsequently revised to provide this access and is reflected on the grading and utility plans. Public Works had no input regarding the location of the individual utility meter locations or the point(s) of entry into the house.

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.

All roofs and overhangs will be protected by a Class A roof, with 5/8" DensGlass Gold (Type "X") sheathing at soffits, and supported by steel columns.

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.

The property owner will enter into the agreement specified.

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.

A survey will be provided of the footers as requested.

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.

The possibility of infrastructure relocation is understood.

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

A mockup will be provided on site as requested prior to the framing inspection.

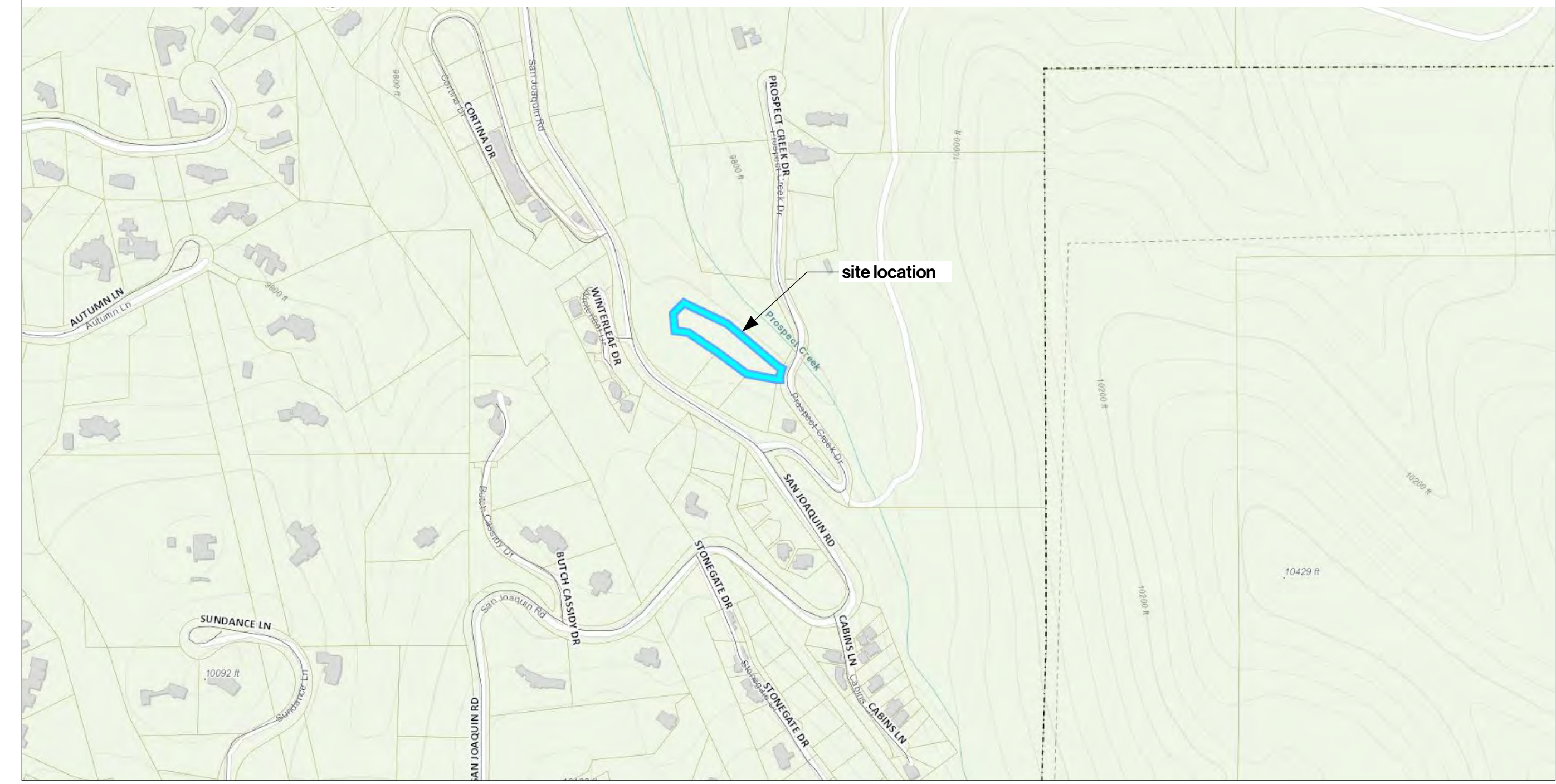
Thank you again for your comments. Please let us know if we can provide you with any additional submission materials for your review.

Sincerely,

Jake Wright
Partner
Turkel Design, LLC



VICINITY MAP



PROJECT INFORMATION

ZONING INFORMATION:

Zone: Single-Family (SF)
 Lot: 163R-C
 Tax Area: 108
 Lot Area: 0.82 acres (35,719.2 sf)
 Lot Coverage Allowable: 40%
 Setbacks: 16'-0" general easement (all lot boundaries)
 Maximum Building Height: 16'-0" general easement (all lot boundaries)
 Maximum Average Building Height: 40'-0" (35'-0" + 5'-0" gable ridge, CDC 17.3.12 Table 3-3, Footnote 1)
 Parking Required: 2 enclosed spaces in garage and 2 surface parking spaces (CDC 17.5.8 Table 5-2)
 Sprinklers: Per CDC 17.7.11, B., 15., an automatic residential fire sprinkler system will be installed (finished habitable space exceeds 3600 square feet)

AREA:

Garage: 625 SF
 Main Floor: 2,491 SF
 Upper Floor: 1,921 SF
Total: 5,037 SF

LOT COVERAGE:

House: 4,309 SF
 Terraces and Walkways: 2,035 SF
 Driveway: 4,848 SF
Total: 11,192 SF
Lot Coverage: 31.3%

PROJECT TEAM

OWNER:

ATTN: DAMON AND ALDONA SPIEGEL
 2727 BARBARA LN
 HOUSTON, TX 77005
 T: (832) 877-3369
 E: DAMON@SPIEGEL1.COM

CIVIL ENGINEER:

ATTN: JACK GARDNER, P.E.
 TELLURIDE ENGINEERING
 PO BOX 405
 TELLURIDE, CO 81435
 T: 970-728-5440
 E: JGARDNER.PE@GMAIL.COM

ARCHITECT OF RECORD:

ATTN: BRUCE HAMPTON, AIA, LEED AP
 ELTON + HAMPTON ARCHITECTS
 103 TERRACE ST
 ROXBURY, MA 02120
 T: 617-708-1071
 E: BRUCE@ELTONHAMPTONARCHITECTS.COM

LANDSCAPE ARCHITECT:

ATTN: BETH MOELLER BAILIS
 CARIBOU DESIGN ASSOCIATES
 PO BOX 3855
 TELLURIDE, CO 81435
 T: 970-708-1232
 E: CARIBOUDSIGN@GMAIL.COM

DESIGNER:

ATTN: PAUL DAHLKE
 TURKEL DESIGN
 840 SUMMER STREET, #104
 BOSTON, MA 02127
 T: (617) 868-1867 X116
 E: PAUL@TURKELDESIGN.COM

SURVEYOR:

ATTN: JEFF HASKELL
 FOLEY ASSOCIATES, INC.
 PO BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, CO 81435
 T: 970-728-6153
 E: JHASKELL@FOLEYASSOC.COM

SHEET INDEX

- G1-10 Cover Sheet
- G1-20 General Notes
- V1-10 Survey
- C1-10 Grading Plan
- C1-20 Utility Plan
- L1-10 Landscape Plan
- L1-20 Fire Mitigation Plan
- A1-10 Architectural Site Plan
- A1-20 Construction Mitigation Plan
- A2-10 Main Level Plan
- A2-20 Upper Level Plan
- A2-30 Roof Level Plan
- A3-10 Elevation
- A3-20 Elevation
- A3-30 Elevation
- A3-40 Elevation
- A4-10 Average Height Calculation
- A5-10 Material Calculations
- A6-10 Lighting Plan
- A6-11 Photometric Study
- A7-10 Axons
- A8-10 Window Schedule
- A9-10 Exterior Finish Details

TURKEL

617.868.1867
 TURKELDESIGN.COM

SPIEGEL RESIDENCE
 105 PROSPECT CREEK DRIVE
 MOUNTAIN VILLAGE, CO 81435
 LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

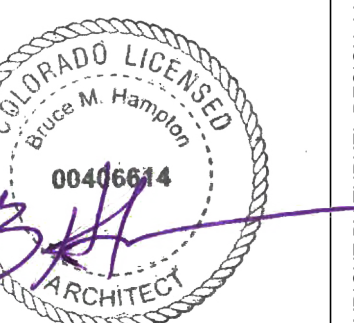
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



COVER SHEET

DRAWING NUMBER

G1-10

GENERAL NOTES

Contract Documents:

Contract documents consist of the agreement, general conditions, specifications, detail book and drawings, which are cooperative and continuous. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancies between the parts shall be reported to the architect prior to the commencement of work. These drawings are part of the contract documents for this project. These drawings are the graphic illustration of the work to be accomplished. All dimensions noted take precedence over scaled dimensions. Dimensions notes with "N.T.S." denotes not to scale.

Organization:

The drawings follow a logical, interdisciplinary format: architectural drawings (A sheets), civil drawings (C sheets), structural (S Sheets), mechanical and plumbing (M sheets), electrical (E sheets) and lighting (LTG sheets).

Code Compliance:

All work, materials and assemblies shall comply with applicable state and local codes, ordinances and regulations. The contractor, Subcontractors and journeymen of the appropriate trades shall perform work to the highest standards of craftsmanship and in accordance with AIA Document A201 - Section 3. The building inspector shall be notified by the contractor when there is need of inspection as required by the international building code or any local code or ordinance.

Applicable Codes:

International Building Code (2018)
National Electrical Code (2020)
International Fuel Gas Code (2018)
International Energy Conservation Code (2018)
International Existing Building Code (2018)
International Fire Code (2018)
International Mechanical Code (2018)
International Plumbing Code (2018)
International Residential Code (2018)

With amendments as indicated in Sections 17.7.10 through 17.7.19 in Title 17 of Town of Mountain Village Municipal Code, amended August 20, 2020.

Intent:

These documents are intended to include all labor, materials, equipment and services required to complete the work described herein.

Coordination:

The contractor shall carefully study and compare the documents, verify actual conditions and report any discrepancies, errors or omissions to the architect in a timely manner. The architect shall clarify or provide reasonable additional information required for successful execution. The contractor shall verify and coordinate all openings through floors, ceilings and walls with all architectural, interior, structural, mechanical and plumbing, electrical and lighting drawings. Contractor will assume responsibility of items requiring coordination and resolution during the bidding process.

Substitutions:

Any materials proposed for substitution of those specified or the called-out-by-trade-name in these documents shall be presented to the architect for review. The contractor shall submit samples when required by the architect and such samples shall be reviewed by the architect before the work is performed. Work must conform to the reviewed samples. Any work which does not conform shall be removed and replaced with work which conforms at the contractor's expense. Subcontractors shall submit requests for review through the general contractor when work is let through him or her. Required verification and submittals to be made in adequate time as not to delay work in progress.

Shop Drawings:

Shop drawings shall be submitted to the architect for his or her review where called for anywhere in these documents. Review shall be made by the architect before work is begun, and work shall conform to the reviewed shop drawings, subject to replacement as required in paragraph "substitutions" above.

Safety & Protection of Work:

The contractor shall be responsible for the safety and care of adjacent properties during construction for compliance with Federal and state O.S.H.A. Regulations, and for the protection of all work until it is delivered completed to the owner.

TUR
KEL

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

CLIENT SIGNATURE

SCALE

DRAWING CREATED
N/A

Revision Schedule

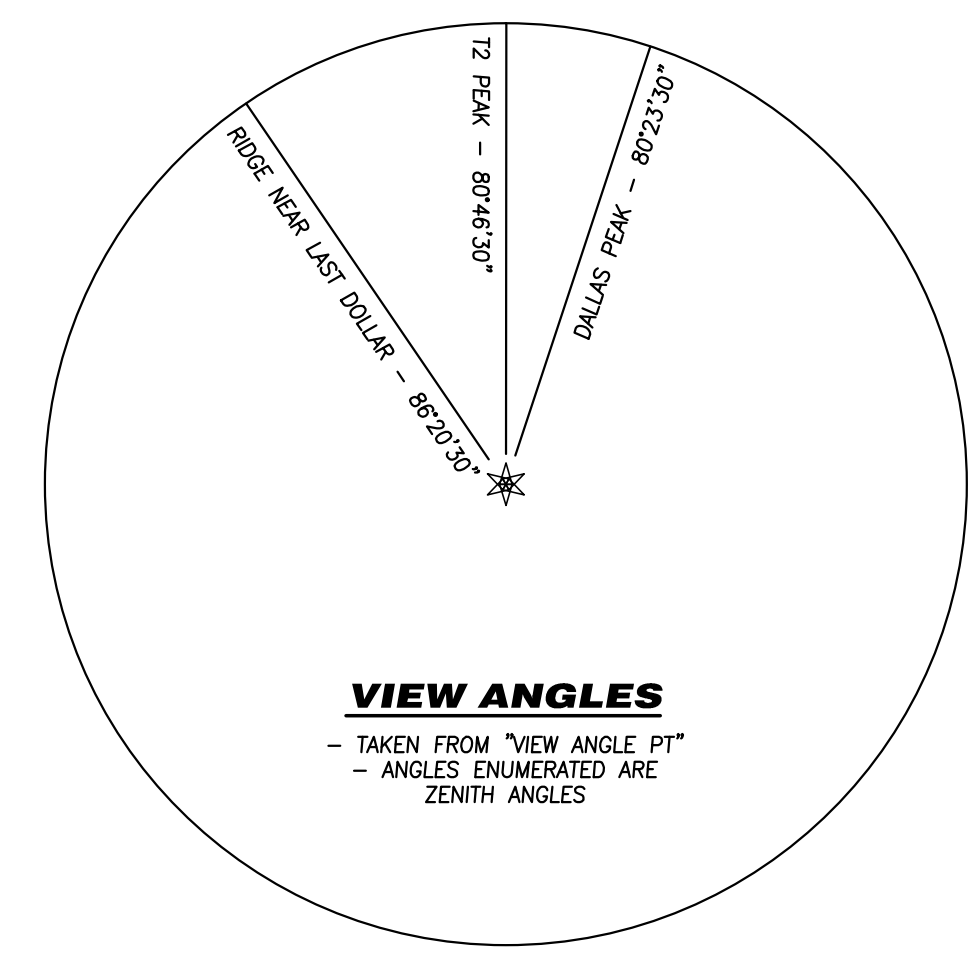
Number	Date
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2	05.19.21



GENERAL
NOTES

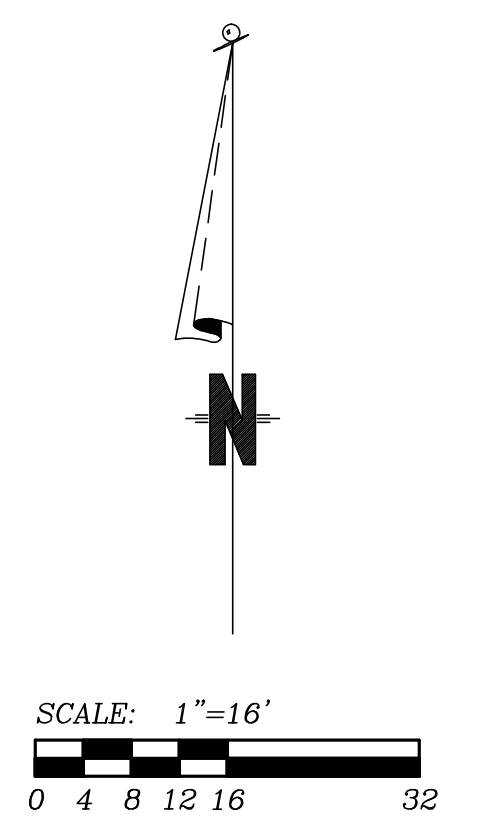
DRAWING NUMBER

G1-20

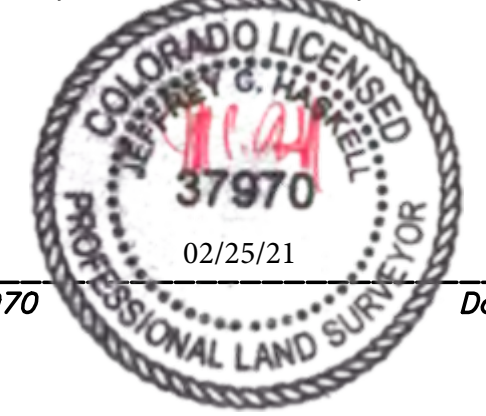


LEGEND

	WATER VALVE
	SEWER MANHOLE
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24966
	FOUND STEEL PIN WITH NO CAP



This topographic survey of Lot 163-R-C, Town of Mountain Village was field surveyed on May 16, 2017 and updated to include numbered wetland flags in October of 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 _____ Date

- NOTES:**
1. This survey does not constitute a title search by Foley associates, inc. to determine the ownership of this property or easements of record.
 2. Benchmark: Control Point "CP BASE WEST", as shown hereon, with an elevation of 9795.00 feet.
 3. Contour interval is 1 foot.
 4. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

WETLANDS FLAGGING AS DETERMINED BY CHRIS HAZEN IN SEPT., 2006 AND LOCATED BY FOLEY ASSOC. ON 9-21-06

WETLANDS FLAGGING AS DETERMINED BY CHRIS HAZEN IN OCT., 2020 AND LOCATED BY FOLEY ASSOC. ON 10-27-20

WETLANDS AS DELINEATED ON AMENDMENT TO THE FINAL PLAT OF LOT 163, FILING 31, TELLURIDE MOUNTAIN VILLAGE

TRACT OSP-48

TRACT OSP-48

LOT 163-R-C
"NO EXISTING STRUCTURES"

TRACT OSP-48B

LOT 163-R-B

LOT 163-R-A

PROSPECT CREEK DRIVE

Topographic Survey
Lot 163-R-C, Telluride Mountain Village, Filing 31,
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV/NW
Start date:	05/16/2017



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

F:\06 W\Users\j0652006\OneDrive\06064\Topo\update 05-17.dwg, 2/25/2021 10:01:59 AM, PC4

DRAWN BY:
 Sherab Kloppenburg
 sherab@sk4designs.com

ARCHITECT OF RECORD:
 TURKLEL
 617 868 1867
 TURKLEDESIGNS.COM

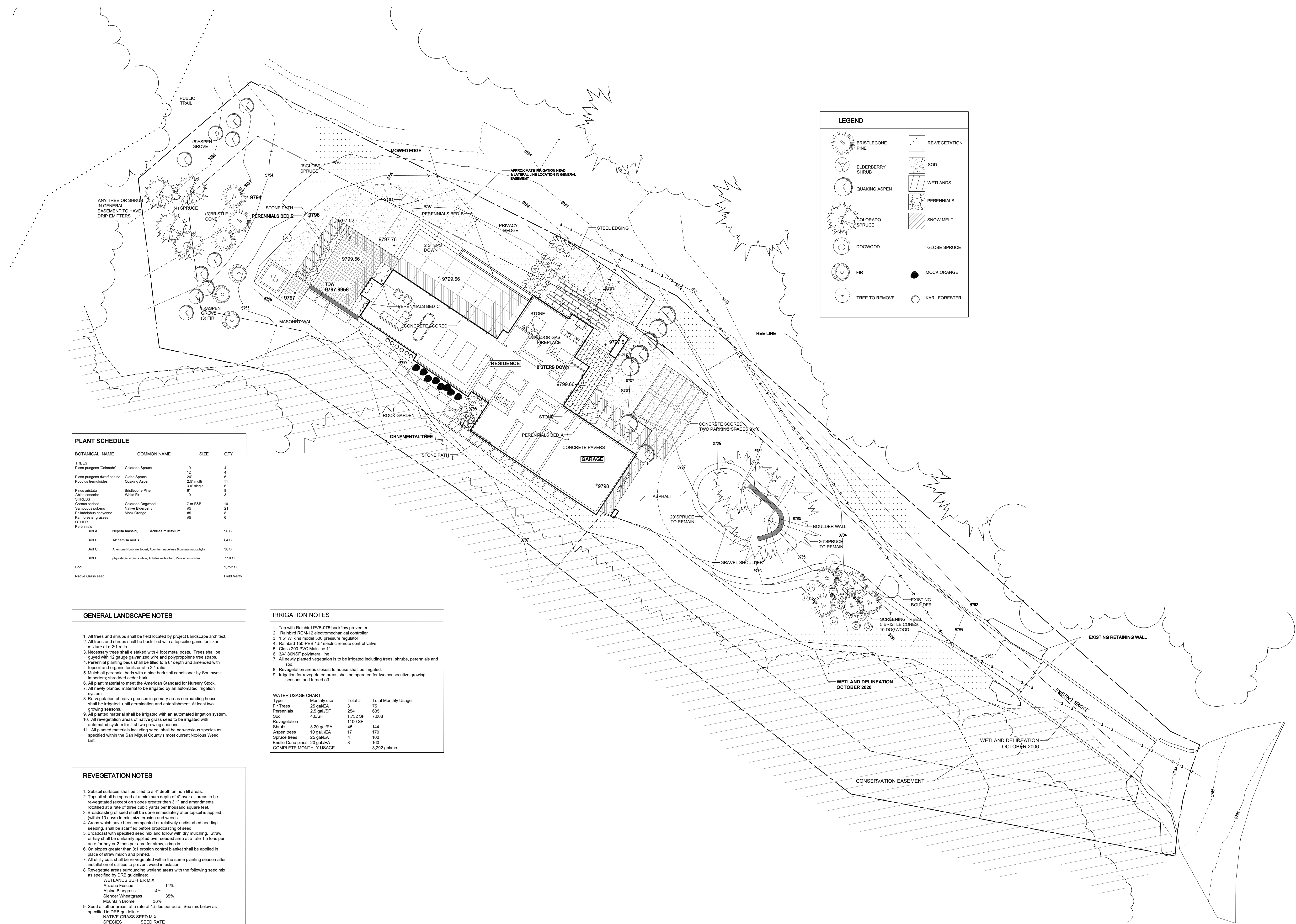
SPIEGEL RESIDENCE

Lot 163 RC
 Mountain Village

THIS IS PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION
ISSUE:
 FINAL DRB SUBMITTAL

REVISION:
DATE:
 MAY 19, 2021

LANDSCAPE PLAN
L1.0



LEGEND

	BRISTLECONE PINE		RE-VEGETATION
	ELDERBERRY SHRUB		SOD
	QUAKING ASPEN		WETLANDS
	COLORADO SPRUCE		PERENNIALS
	DOGWOOD		SNOW MELT
	FIR		GLOBE SPRUCE
	TREE TO REMOVE		MOCK ORANGE
			KARL FORESTER

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
<i>Picea pungens</i> 'Colorado'	Colorado Spruce	10'	4
<i>Picea canadensis</i>	White Spruce	12'	4
<i>Pinus strobus</i>	White Pine	24"	6
<i>Populus tremuloides</i>	Quaking Aspen	2.5' multi	11
<i>Prunus arbuta</i>	Bridal Veil	3.0' single	6
<i>Prunus arbuta</i>	Bridal Veil	6"	8
<i>Abies concolor</i>	White Fir	10'	3
SHRUBS			
<i>Cornus sericea</i>	Colorado Dogwood	7" or 8.5"	10
<i>Sambucus pubens</i>	Native Elderberry	#5	21
<i>Philadelphus chinensis</i>	Mock Orange	#5	8
<i>Rudbeckia hirta</i>	Black-eyed Susan	#5	8
OTHER			
Perennials			
Bed A	<i>Nepeta faassenii</i> , <i>Achillea millefolium</i>		96 SF
Bed B	<i>Alchemilla mollis</i>		64 SF
Bed C	<i>Anemone hortensis</i> , <i>Asarum canadense</i> , <i>Brunnica macrophylla</i>		30 SF
Bed E	<i>Physalis virginiana</i> , <i>White</i> , <i>Achillea millefolium</i> , <i>Pandanus siccus</i>		110 SF
Sod			1,752 SF
Native Grass seed			Field Verify

- GENERAL LANDSCAPE NOTES**
- All trees and shrubs shall be field located by project Landscape architect.
 - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
 - Necessary trees shall be staked with 4 foot metal posts. Trees shall be girdled with 1/2" gauge galvanized wire and polypropylene tree straps.
 - Perennial planting beds shall be filled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
 - Match all perennial beds with a pre-bark soil conditioner by Southwest Importers; shredded cedar bark.
 - All plant material to meet the American Standard for Nursery Stock.
 - All newly planted material to be irrigated by an automated irrigation system.
 - Revegetation of native grasses in primary areas surrounding house shall be irrigated until germination and establishment. At least two growing seasons.
 - All planted material shall be irrigated with an automated irrigation system.
 - All revegetation areas of native grass seed to be irrigated with automated system for first two growing seasons.
 - All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.

IRRIGATION NOTES

- Tap with Rainbird PVB-075 backflow preventer
- Rainbird RCM-12 electromechanical controller
- 1.5" Wilco model 500 pressure regulator
- Rainbird 150-PEB 1.5" electric remote control valve
- Class 200 PVC Mainline 1"
- 3/4" 80NSF polybutyl line
- All newly planted vegetation is to be irrigated including trees, shrubs, perennials and sod.
- Revegetation areas closest to house shall be irrigated.
- Irrigation for revegetated areas shall be operated for two consecutive growing seasons and turned off.

WATER USAGE CHART

Type	Monthly use	Total #	Total Monthly Usage
Fir Trees	25 gal/EA	3	75
Perennials	2.5 gal/SF	254	635
Sod	4.0/SF	1,752 SF	7,008
Revegetation		1100 SF	
Shrubs	3.20 gal/EA	45	144
Aspen trees	10 gal/EA	17	170
Spruce trees	25 gal/EA	4	100
Bristle Cone pines	20 gal/EA	8	160
COMPLETE MONTHLY USAGE			8,292 gal/mo

REVEGETATION NOTES

- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1 and amendments rolled) at a rate of three cubic yards per thousand square feet.
- Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
- Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
- Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be re-vegetated within the same planting season after installation of utilities to prevent weed infiltration.
- Revegetate areas surrounding wetland areas with the following seed mix as specified by DRB guidelines:

WETLANDS BUFFER MIX

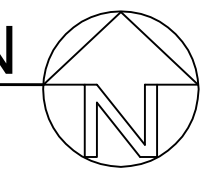
Arizona Fescue	14%
Alpine Bluegrass	14%
Slender Wheatgrass	35%
Mountain Brome	36%

9. Seed all other areas at a rate of 1.5 lbs per acre. See mix below as specified in DRB guideline.

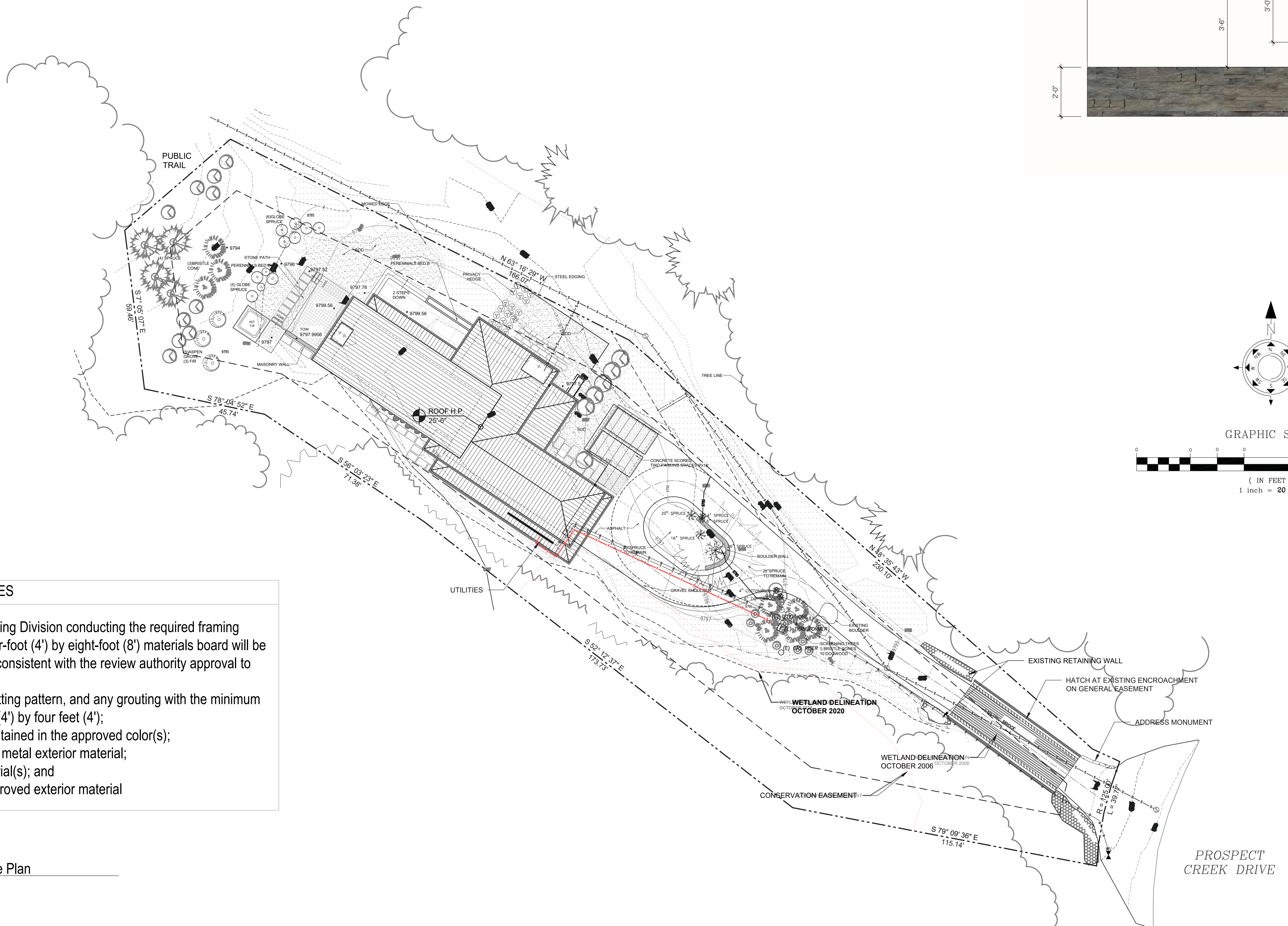
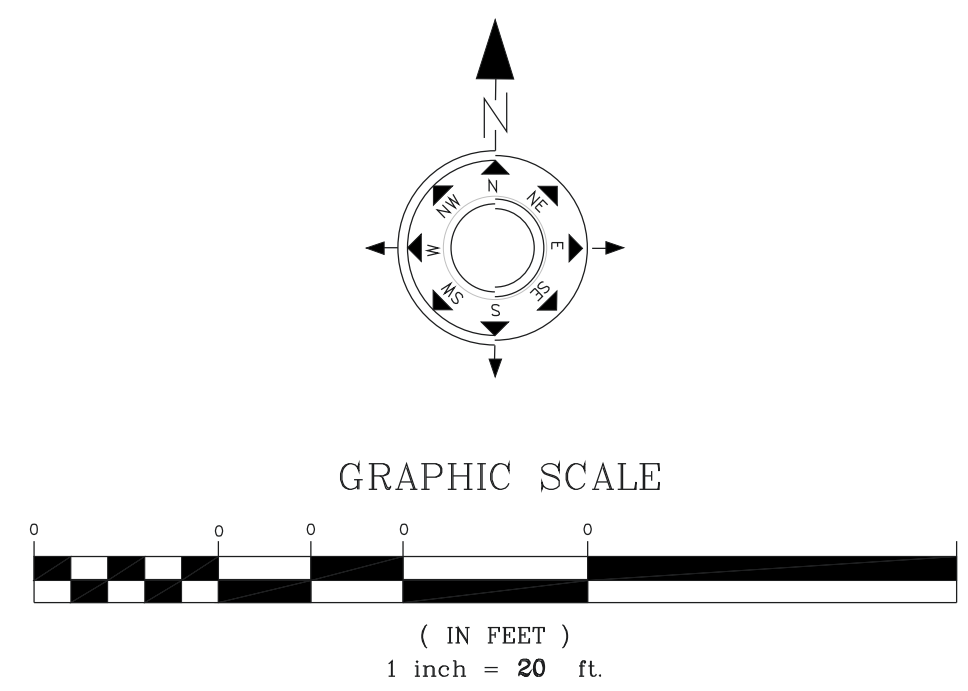
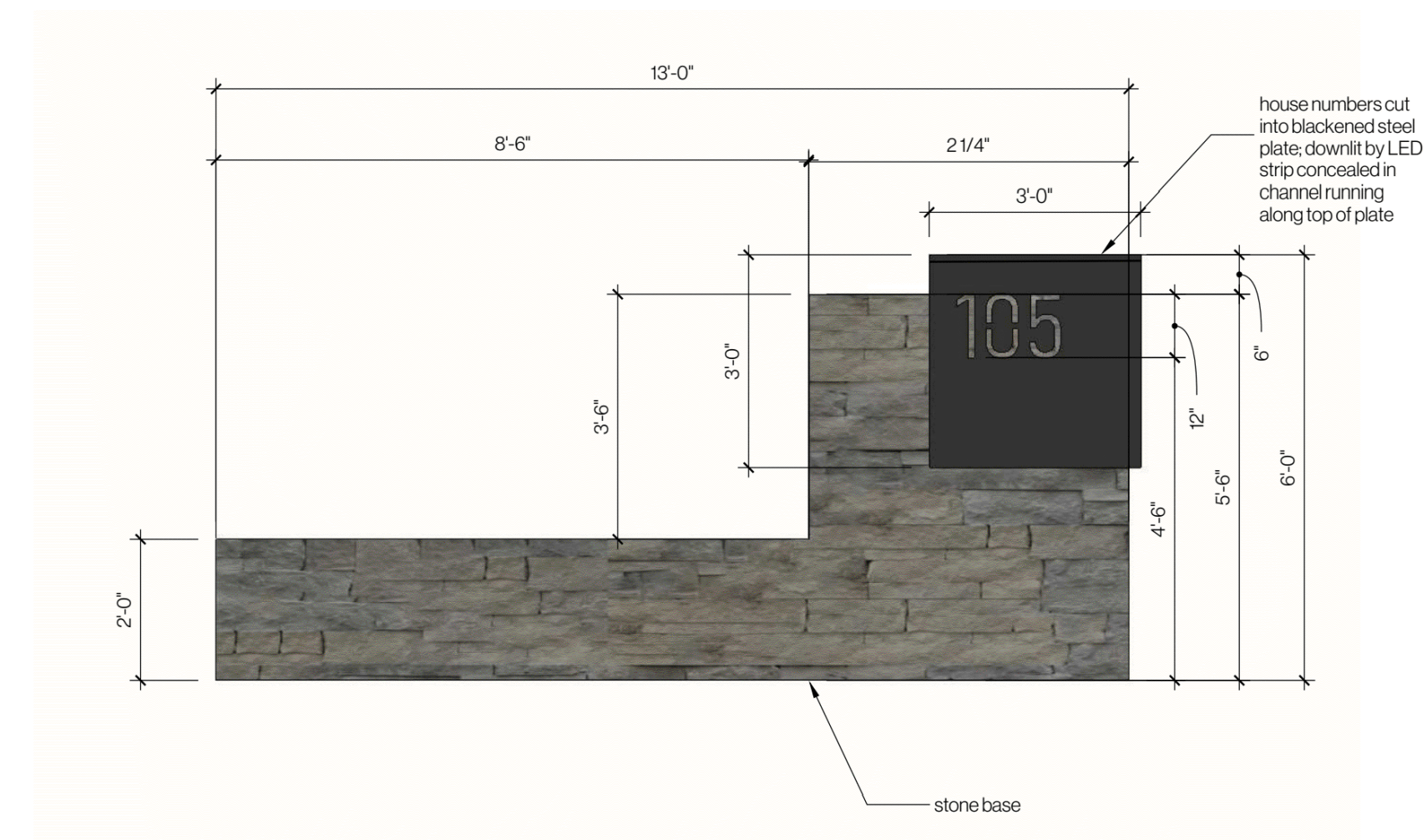
NATIVE GRASS SEED MIX

SPECIES	SEED RATE
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard Fescue	5%
Crescent Red Fescue	10%
Alpine Bluegrass	15%
Canada Bluegrass	10%
Perennial Ryegrass	15%
Slender Wheatgrass	10%

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



Number	Date
1	03.09.21
2	05.19.21



GENERAL NOTES

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:

- The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
- Wood that is stained in the approved color(s);
- Any approved metal exterior material;
- Roofing material(s); and
- Any other approved exterior material

1 Architectural Site Plan
Scale: 1"= 20'-0"

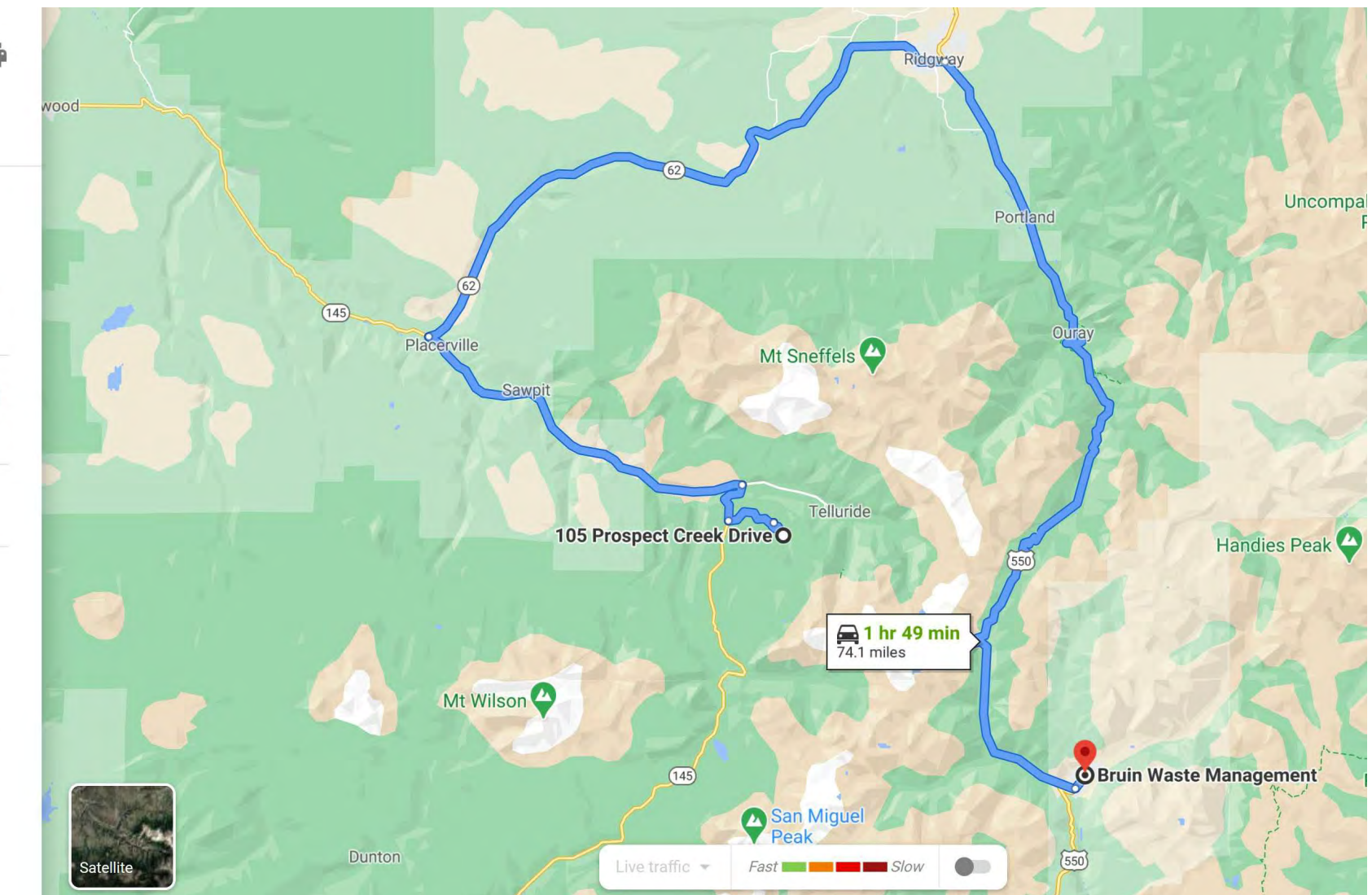
Construction Waste Hauling Route

1 hr 49 min (74.1 miles)
via CO-62 E/State Hwy 62 and US-550 S
Fastest route, the usual traffic

- 105 Prospect Creek Dr**
Mountain Village, CO 81435
- > Follow San Joaquin Rd and Mountain Village Blvd to CO-145 N
8 min (2.9 mi)
 - > Take CO-62 E/State Hwy 62 and US-550 S to Co Rd 2 in Silverton
1 hr 41 min (70.6 mi)
 - > Take Greene St to W 12th St
2 min (0.6 mi)

Bruin Waste Management
Silverton, CO 81433

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

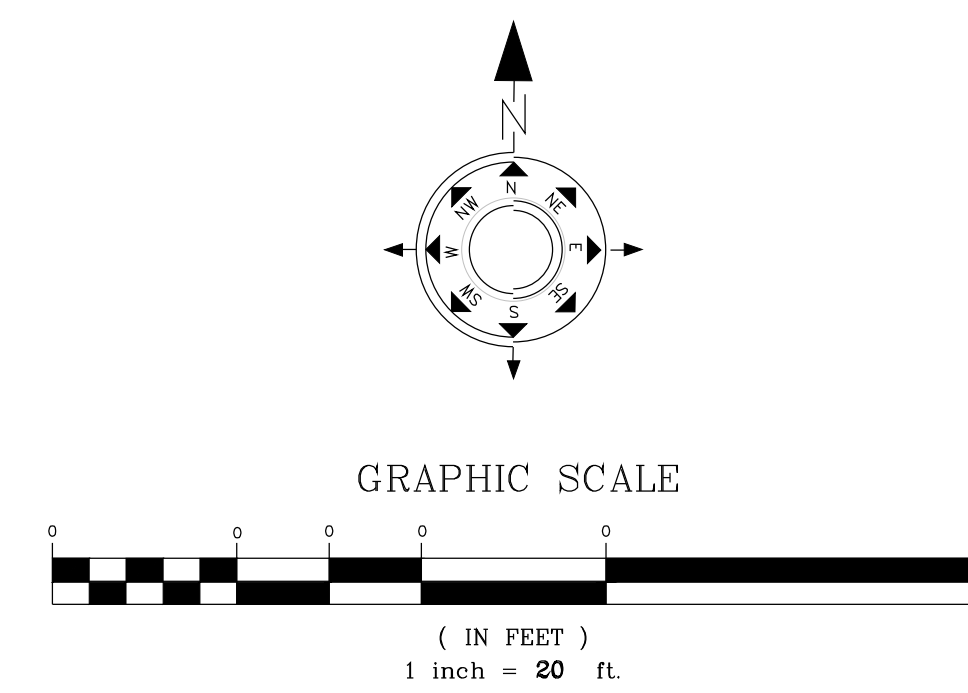


LEGEND

Construction Site Area per Plan

- Construction Site Plan**
- A. Proposed Residence
 - B. Parking / 5 Regular Pickup Trucks
 - C. Portable Toilets
 - D. Construction Trailer 8' x 20'
 - E. Dumpster 22' x 7.5' / 30 Cubic Yards
 - F. Bear Proof Container
 - G. Forklift, Gradall, Storage

1 Construction Mitigation Plan
Scale: 1" = 20'-0"



CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED N/A

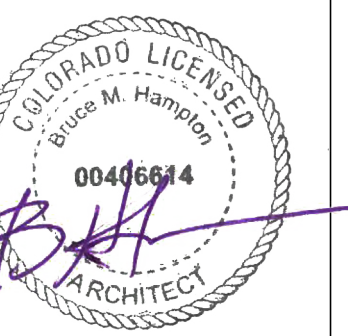
Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



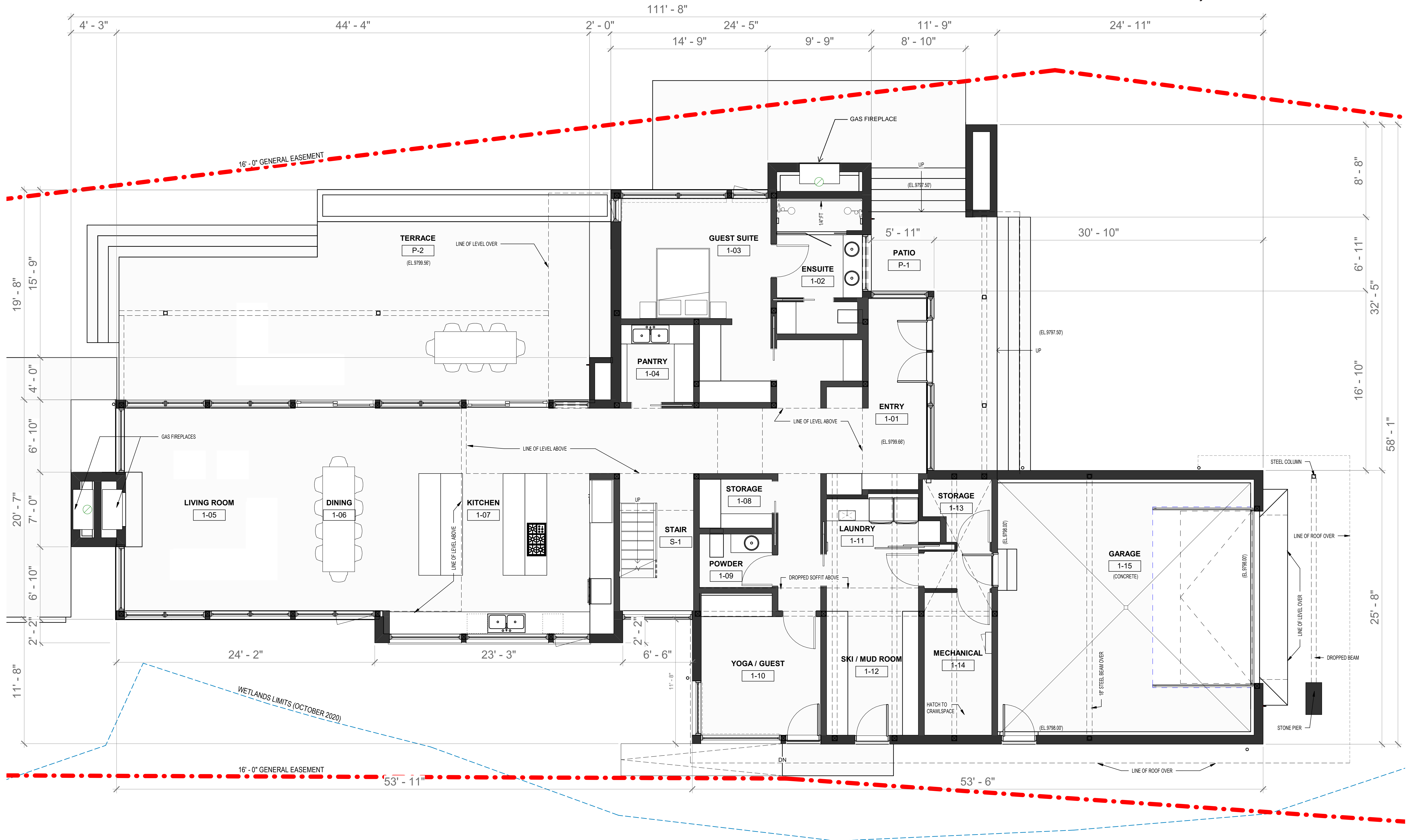
CONSTRUCTION MITIGATION PLAN

DRAWING NUMBER
A1-20

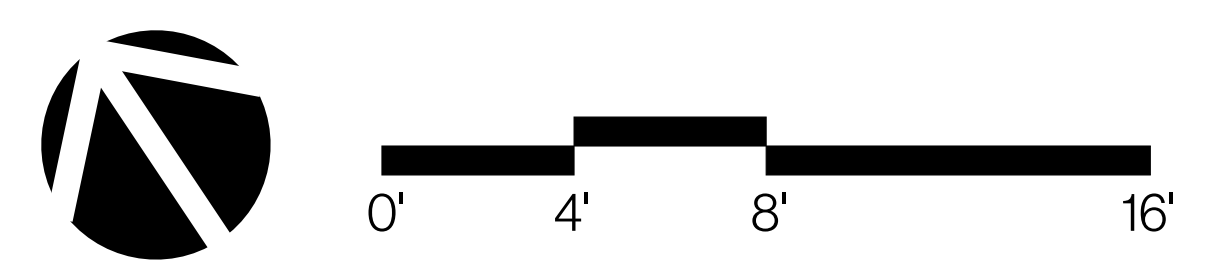
Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.



1 FIRST FLOOR PLAN
1/4" = 1'-0"



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NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.

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TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

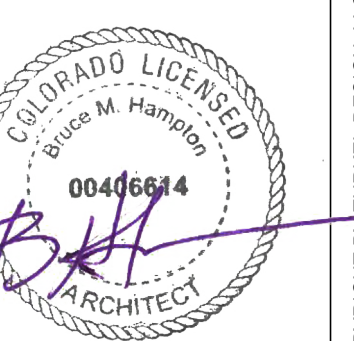
CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED N/A

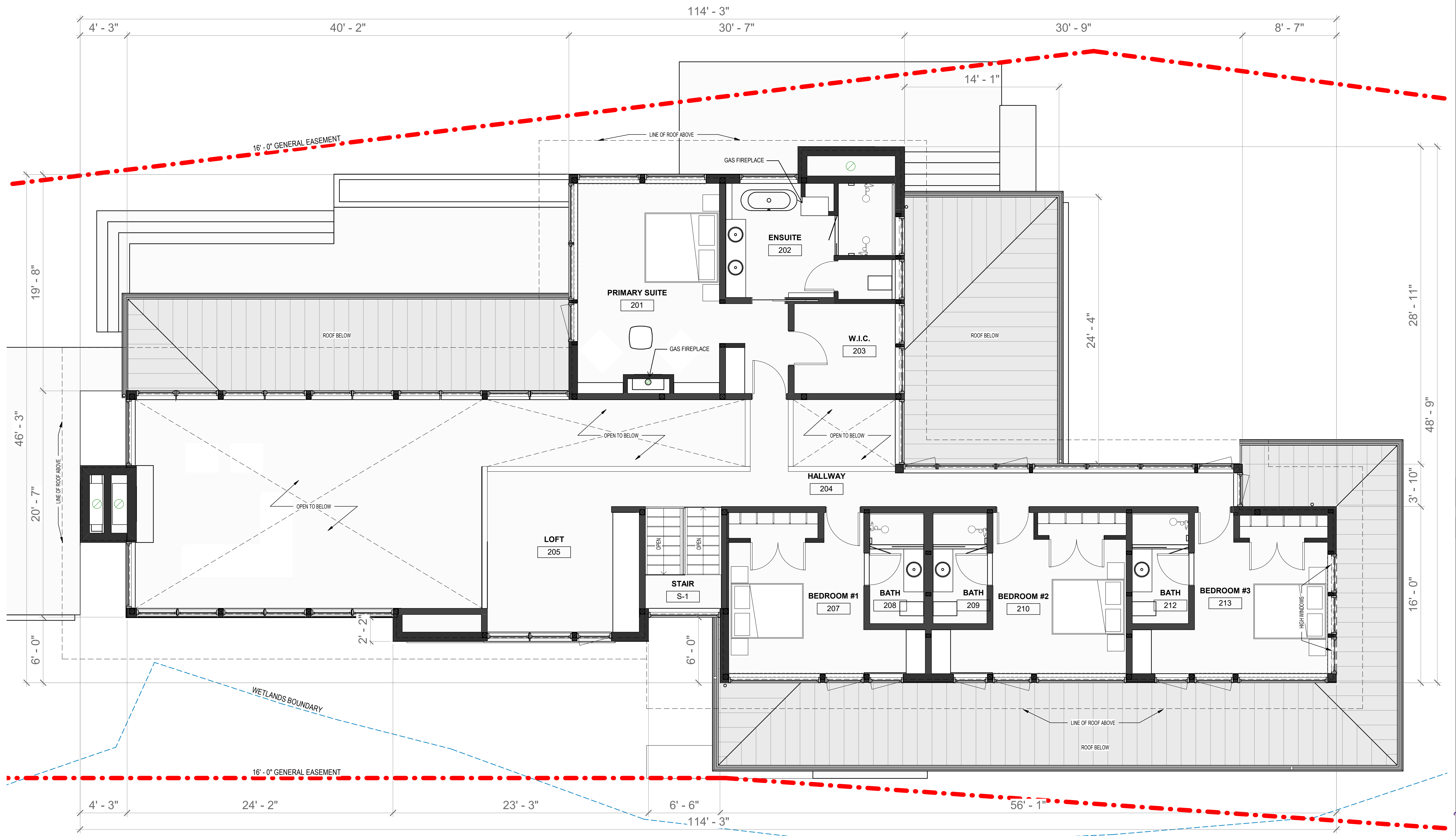
Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



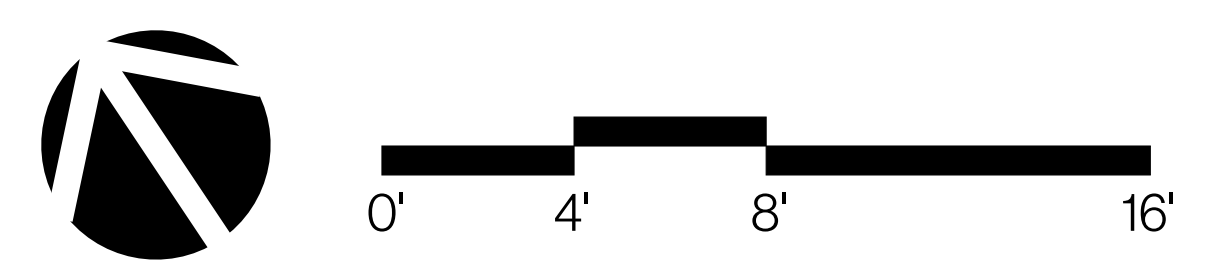
UPPERLEVEL PLAN

DRAWING NUMBER
A2-20

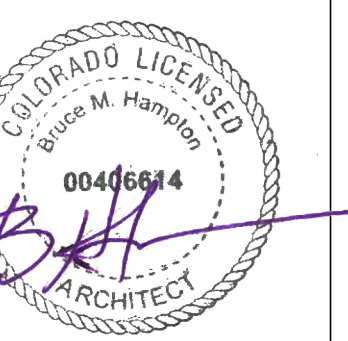
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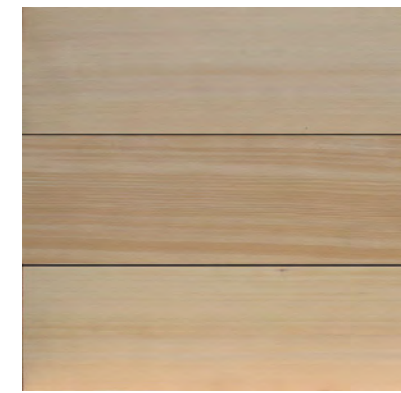
1 SECOND FLOOR PLAN
1/4" = 1'-0"



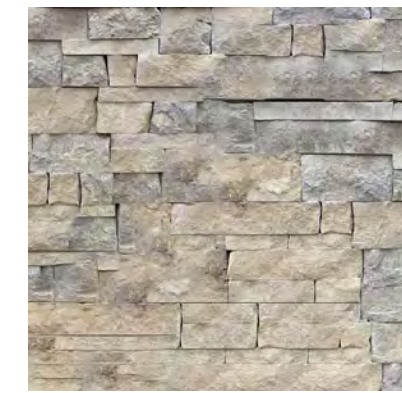
Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



Average Height Calculations	SOUTH ELEVATION
Measurement 1	24' - 7"
Measurement 2	24' - 0"
Measurement 3	23' - 8"
Measurement 4	23' - 4"
Measurement 5	22' - 2"
Measurement 6	22' - 2"
Measurement 7	22' - 2"
Total	162' - 1"
Average	23' - 1"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



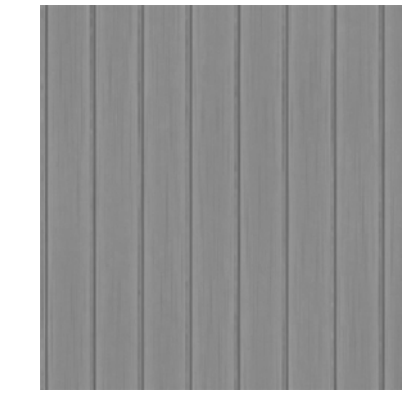
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



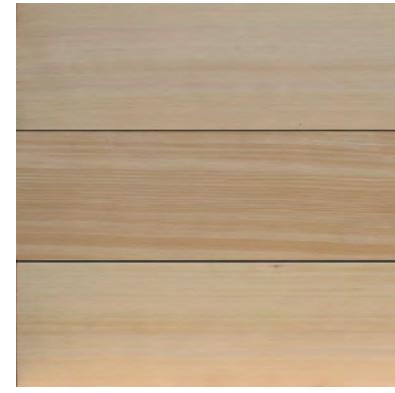
beams:
edge-matched glulam beams, clear finish



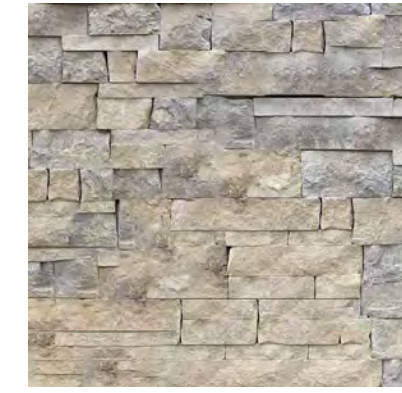
roof membrane:
ribbed TPO



1 **SOUTHWEST ELEVATION**
1/4" = 1'-0"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



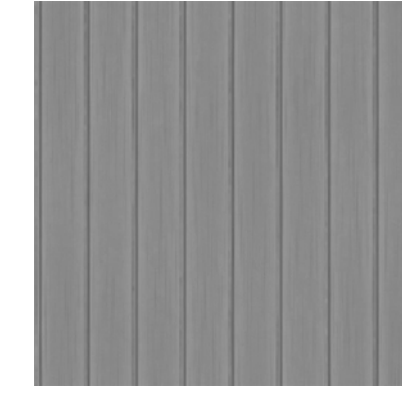
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO

Average Height Calculations	EAST ELEVATION
Measurement 1	11' - 11"
Measurement 2	26' - 9"
Measurement 3	22' - 10"
Measurement 4	24' - 10"
Total	86' - 4"
Average	22' - 7"



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

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SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

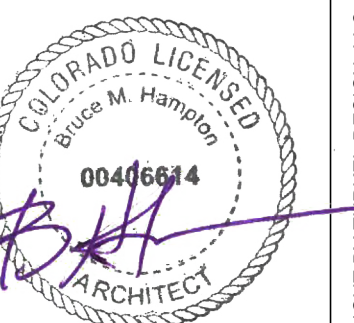
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



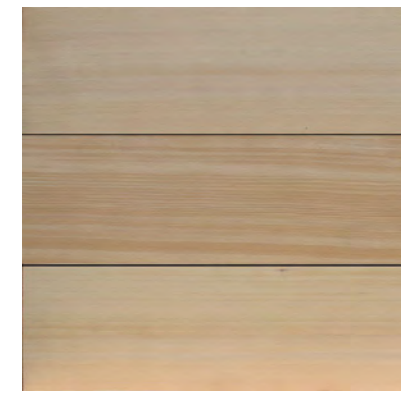
ELEVATION

DRAWING NUMBER

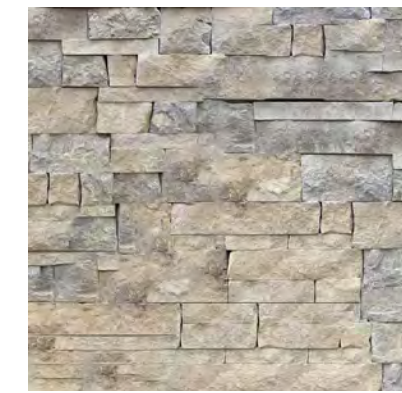
A3-20

Number	Date
1	03.09.21
2	05.19.21

Average Height Calculations	NORTH ELEVATION
Measurement 1	24' - 9"
Measurement 2	24' - 3"
Measurement 3	23' - 2"
Measurement 4	25' - 0"
Measurement 5	25' - 0"
Measurement 6	25' - 0"
Measurement 7	25' - 7"
Total	172' - 9"
Average	25' - 10"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



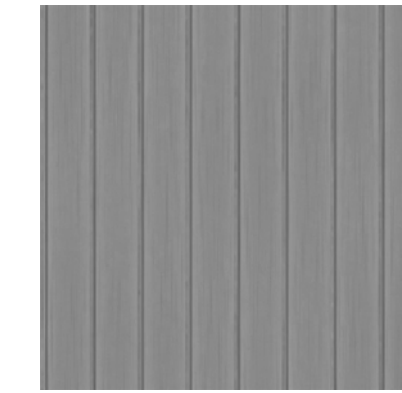
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



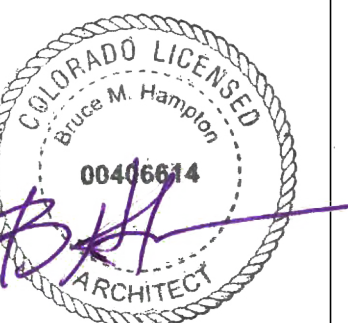
beams:
edge-matched glulam beams, clear finish

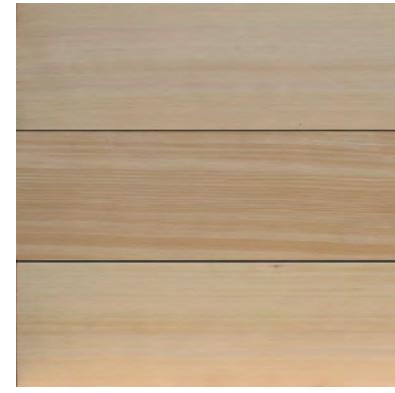


roof membrane:
ribbed TPO



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





wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 11/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



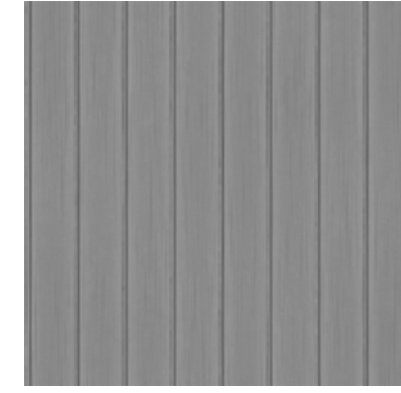
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO

Average Height Calculations	WEST ELEVATION
Measurement 1	22' - 8"
Measurement 2	22' - 3"
Measurement 3	26' - 11"
Measurement 4	13' - 2"
Total	85' - 0"
Average	21' - 3"



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

TURKEL

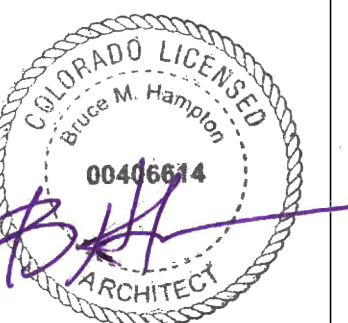
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SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)
CLIENT SIGNATURE _____ DATE _____
SCALE

DRAWING CREATED N/A

Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



ELEVATION

DRAWING NUMBER
A3-40

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

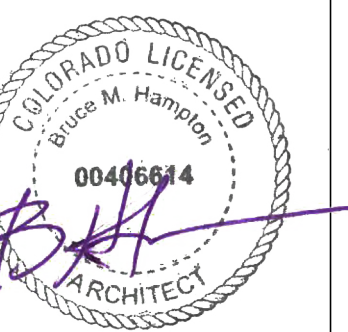
CLIENT SIGNATURE

SCALE

DRAWING CREATED
N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



AVERAGE
HEIGHT
CALCULATIONS

DRAWING NUMBER

A4-10

Average Height Calculations	NORTH ELEVATION
Measurement 1	24 ' - 9 "
Measurement 2	24 ' - 3 "
Measurement 3	23 ' - 2 "
Measurement 4	25 ' - 0 "
Measurement 5	25 ' - 0 "
Measurement 6	25 ' - 0 "
Measurement 7	25 ' - 7 "
Total	172 ' - 9 "
Average	25 ' - 10 "

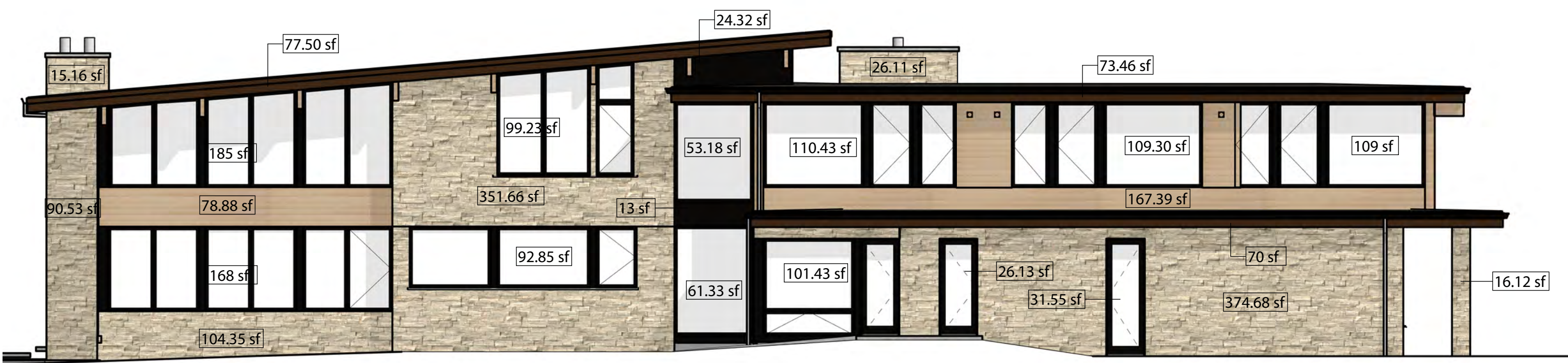
Average Height Calculations	SOUTH ELEVATION
Measurement 1	24 ' - 7 "
Measurement 2	24 ' - 0 "
Measurement 3	23 ' - 8 "
Measurement 4	23 ' - 4 "
Measurement 5	22 ' - 2 "
Measurement 6	22 ' - 2 "
Measurement 7	22 ' - 2 "
Total	162 ' - 1 "
Average	23 ' - 1 "

Average Height Calculations	EAST ELEVATION
Measurement 1	11 ' - 11 "
Measurement 2	26 ' - 9 "
Measurement 3	22 ' - 10 "
Measurement 4	24 ' - 10 "
Total	86 ' - 4 "
Average	22 ' - 7 "

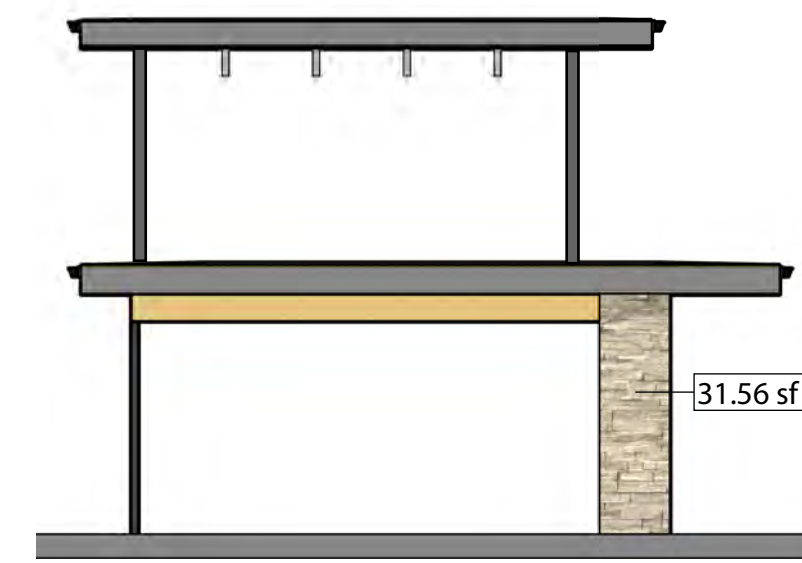
Average Height Calculations	WEST ELEVATION
Measurement 1	22 ' - 8 "
Measurement 2	22 ' - 3 "
Measurement 3	26 ' - 11 "
Measurement 4	13 ' - 2 "
Total	85 ' - 0 "
Average	21 ' - 3 "

Average Height Calculations	OVERALL
NORTH ELEVATION	25 ' - 10 "
SOUTH ELEVATION	23 ' - 1 "
EAST ELEVATION	22 ' - 7 "
WEST ELEVATION	21 ' - 3 "
Total	91 ' - 9 "
Average	22 ' - 11 "

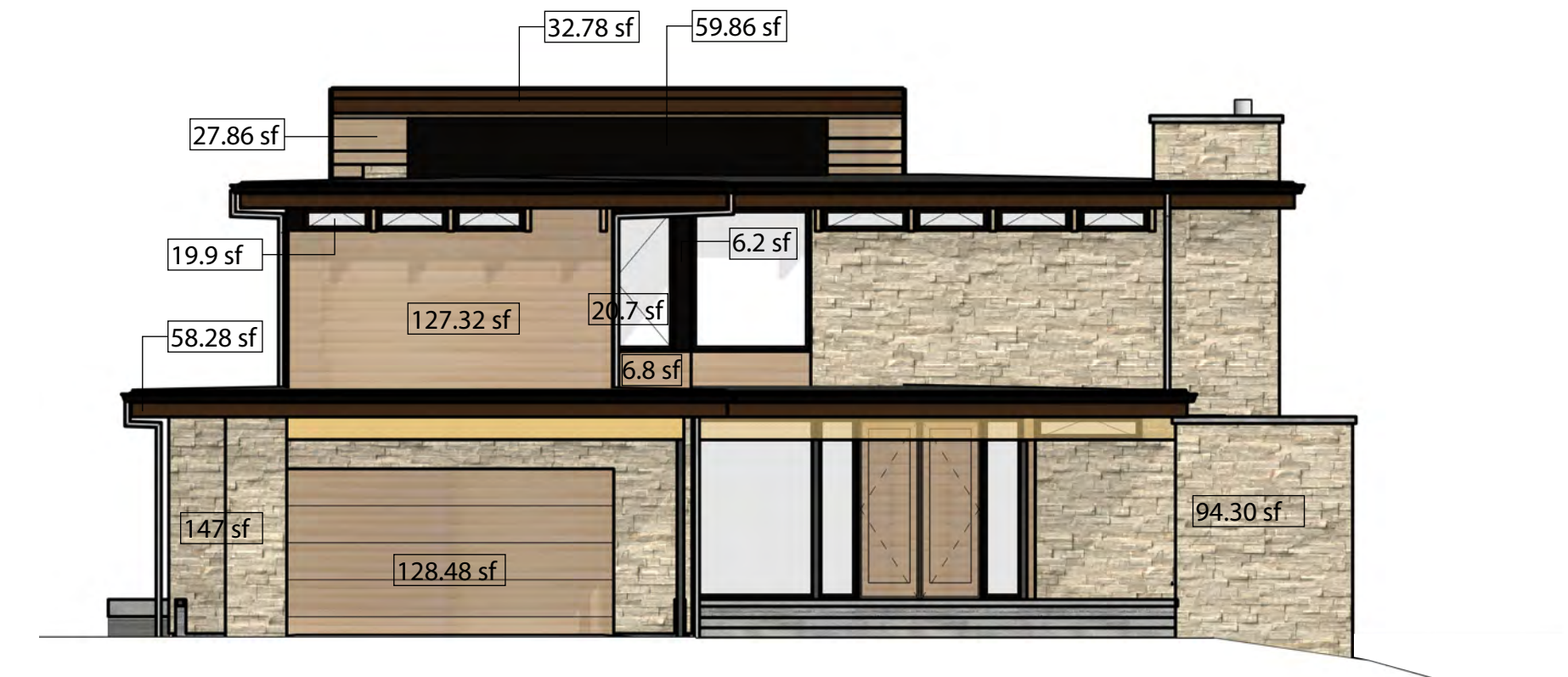
Material Calculations												
1. Southwest Elevation	2. Section A	3. Southeast Elevation	4. Section B	5. Section C	6. Northeast Elevation	7. Section D	8. Northwest Elevation	9. Section E	10. Section F	Totals	Percentage	
Stone: 978.61 sf	Stone: 31.56 sf	Stone: 241.30 sf	Stone: 321.53 sf	Stone: 45.9 sf	Stone: 486.93 sf	Stone: 332 sf	Stone: 230.26 sf	Stone: 315.60 sf	Stone: 98 sf	Stone: 3,081.56 sf	39.31%	
Wood: 246.27 sf		Wood: 290.46 sf	Wood: 64.70 sf		Wood: 164.10 sf	Wood: 153.78 sf	Wood: 46.40 sf	Wood: 131.26 sf		Wood: 1,096.97 sf	13.99%	
Glass: 1,147.44 sf		Glass: 40.60 sf	Glass: 155.21 sf		Glass: 860.56 sf	Glass: 215.80 sf	Glass: 167.00 sf	Glass: 153.52 sf		Glass: 2,794.13 sf	35.65%	
Wood Trim: 220.96 sf		Wood Trim: 149.34 sf			Wood Trim: 122.55 sf	Wood Trim: 115.55 sf	Wood Trim: 31.63 sf	Wood Trim: 39.69 sf		Wood Trim: 679.72 sf	8.67%	
Beams: 8.2 sf		Beams: 28.68 sf			Beams: 4.76 sf	Beams:	Beams: 21.76 sf			Beams: 63.40 sf	0.80%	
Fiber Cement Panels: 37.32 sf		Steel Column 8 sf s Fiber Cement Panels: 66.06 sf			Steel Column: 8.0 sf		Steel: 8.0 sf			Steel: 24 sf Fiber Cement Panels: 103.38 sf	0.30% 1.32%	
										Total: 7,837.33 sf		



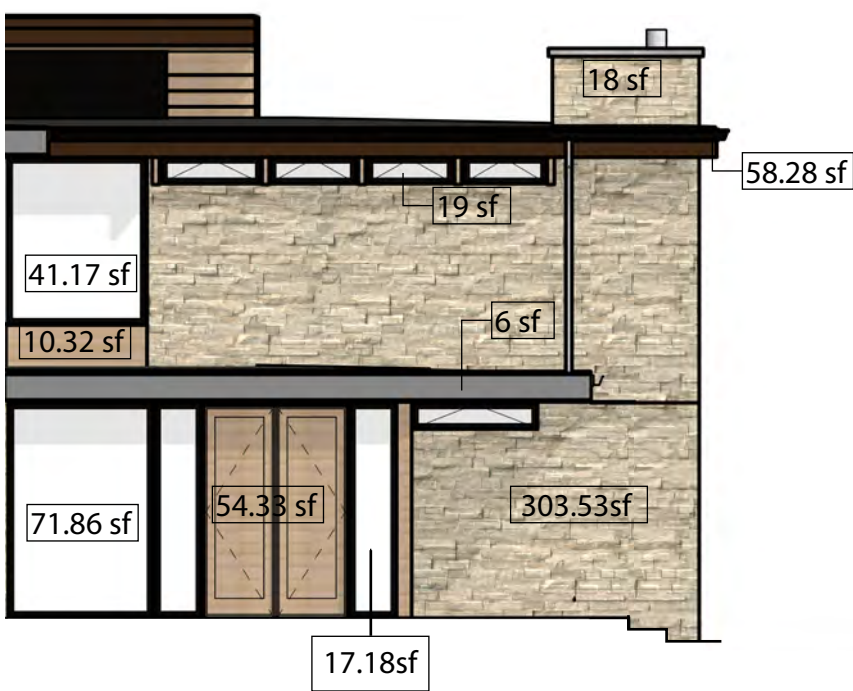
1 SOUTHWEST ELEVATION
1/8" = 1'-0"



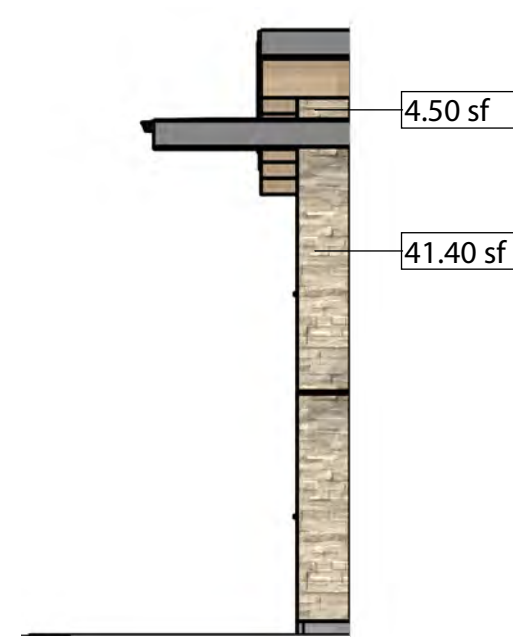
2 SECTION A
1/8" = 1'-0"



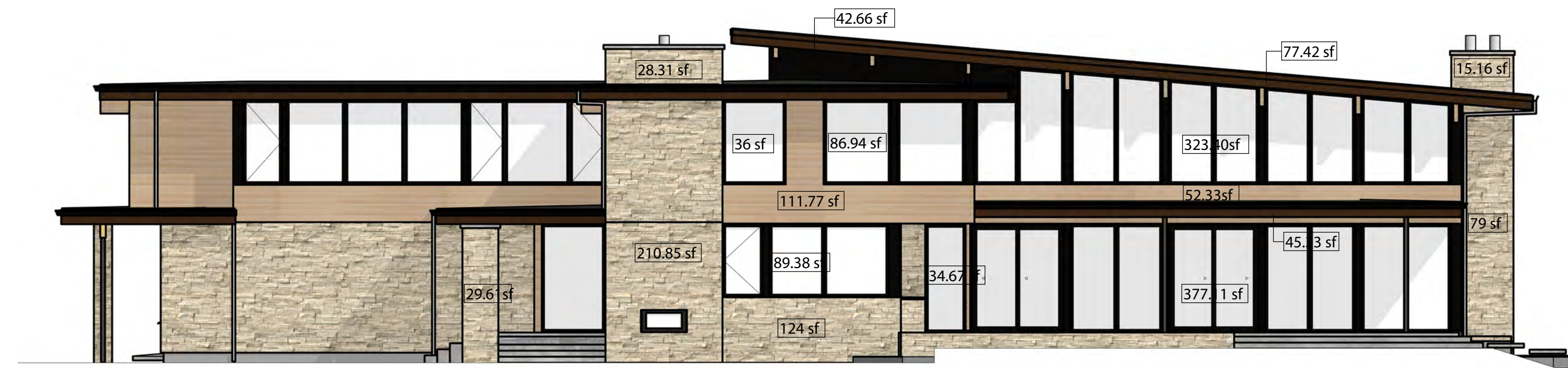
3 SOUTHEAST ELEVATION
1/8" = 1'-0"



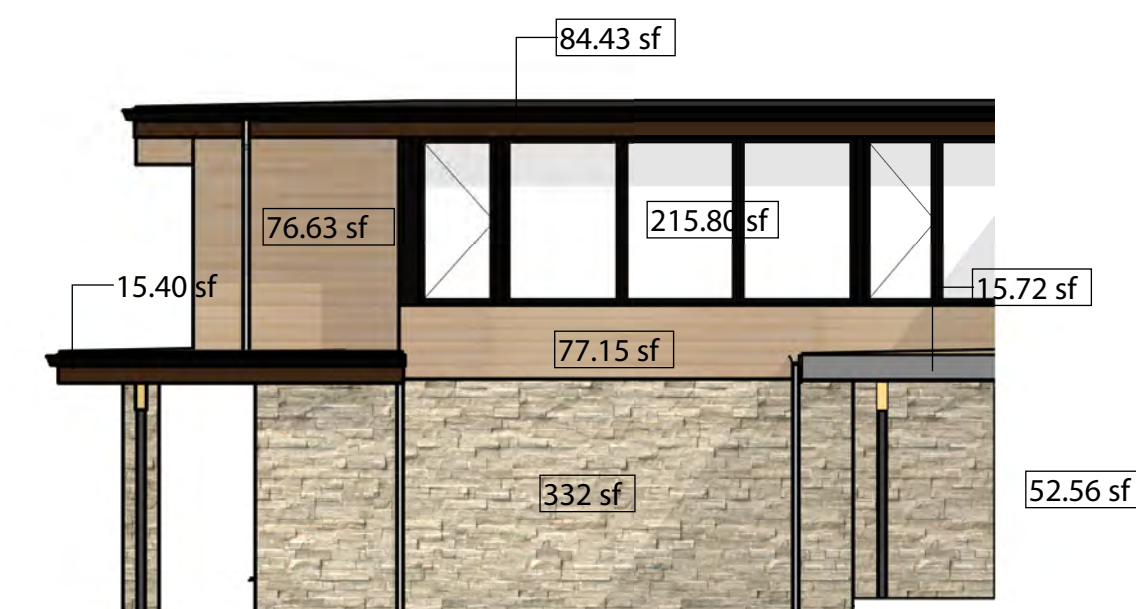
4 SECTION B
1/8" = 1'-0"



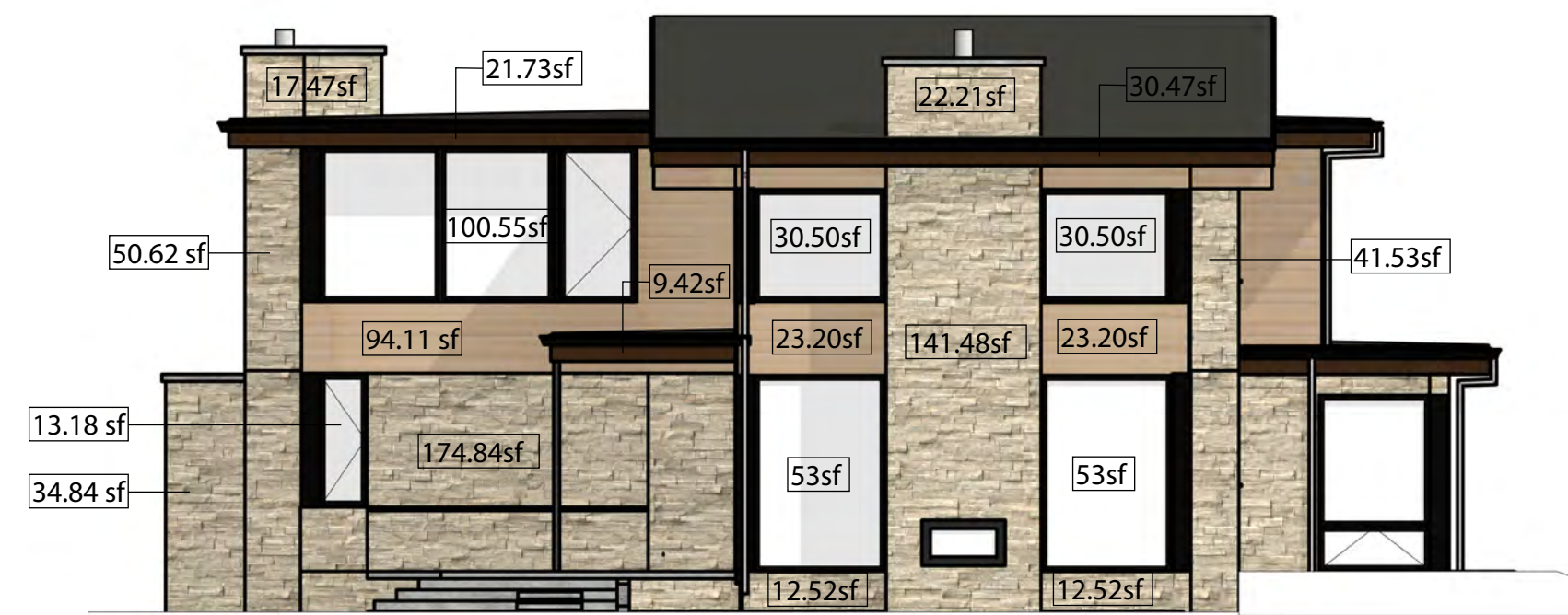
5 SECTION C
1/8" = 1'-0"



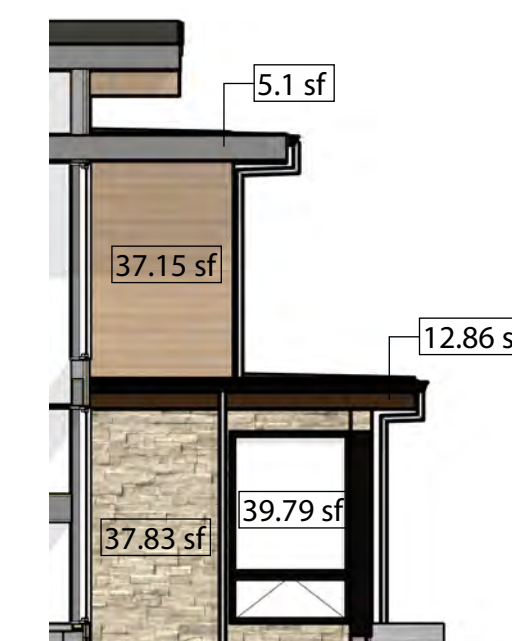
6 NORTH EAST ELEVATION
1/8" = 1'-0"



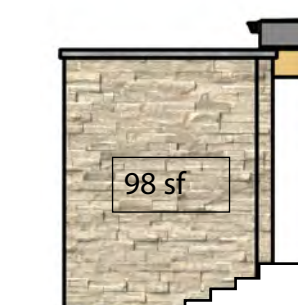
7 SECTION D
1/8" = 1'-0"



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



9 SECTION E
1/8" = 1'-0"



10 SECTION F
1/8" = 1'-0"

TURKEL

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

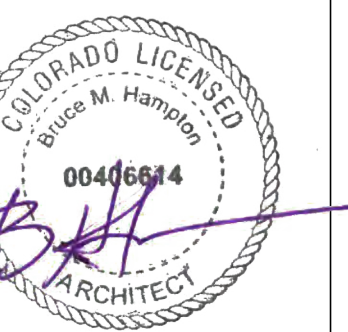
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21

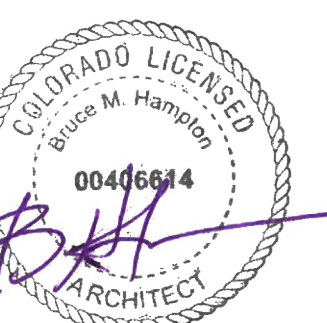


MATERIAL CALCULATIONS

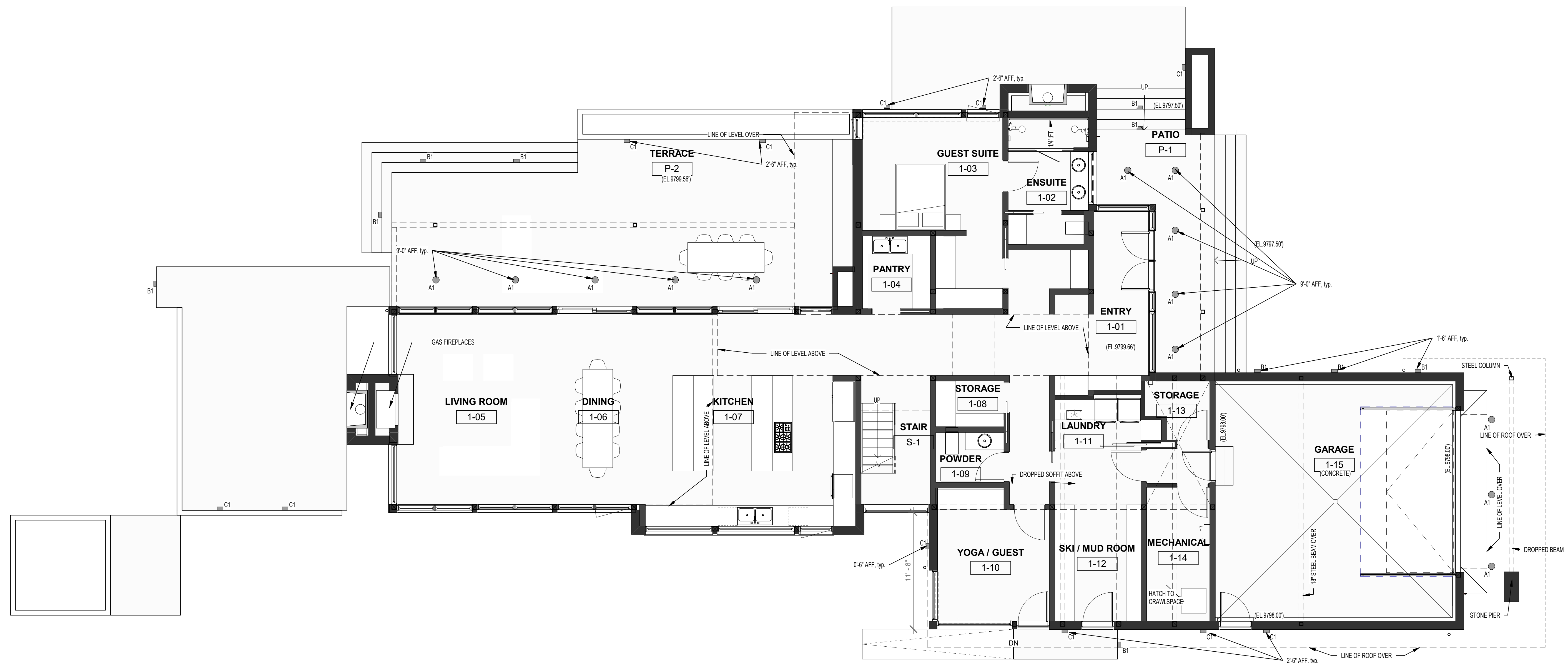
DRAWING NUMBER

A5-10

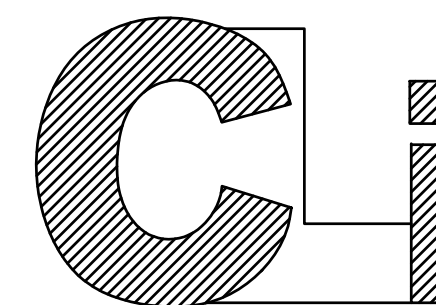
Number	Date
1	03.09.21
2	05.19.21



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
A1		Exterior Rated LED Downlight	ELV (5%)	CLI-OOSRA1	Integral LED, 3000K, 700Lm, 40°, 90CRI	120V	8	Mounted at 9'-0" AFF TYP.
B1		Exterior Rated LED Step Light	ELV (10%)	CLI-OOSRB1	Integral LED, 3000K, 250Lm, 90CRI	120V	3	Mounted at 1'-6" AFF TYP.
C1		Exterior Rated LED Wall Wash Sconce	ELV (10%)	CLI-OOSRC1	Integral LED, 3000K, 800Lm, 90CRI	120V	11	Mounted at 2'-6" AFF TYP.

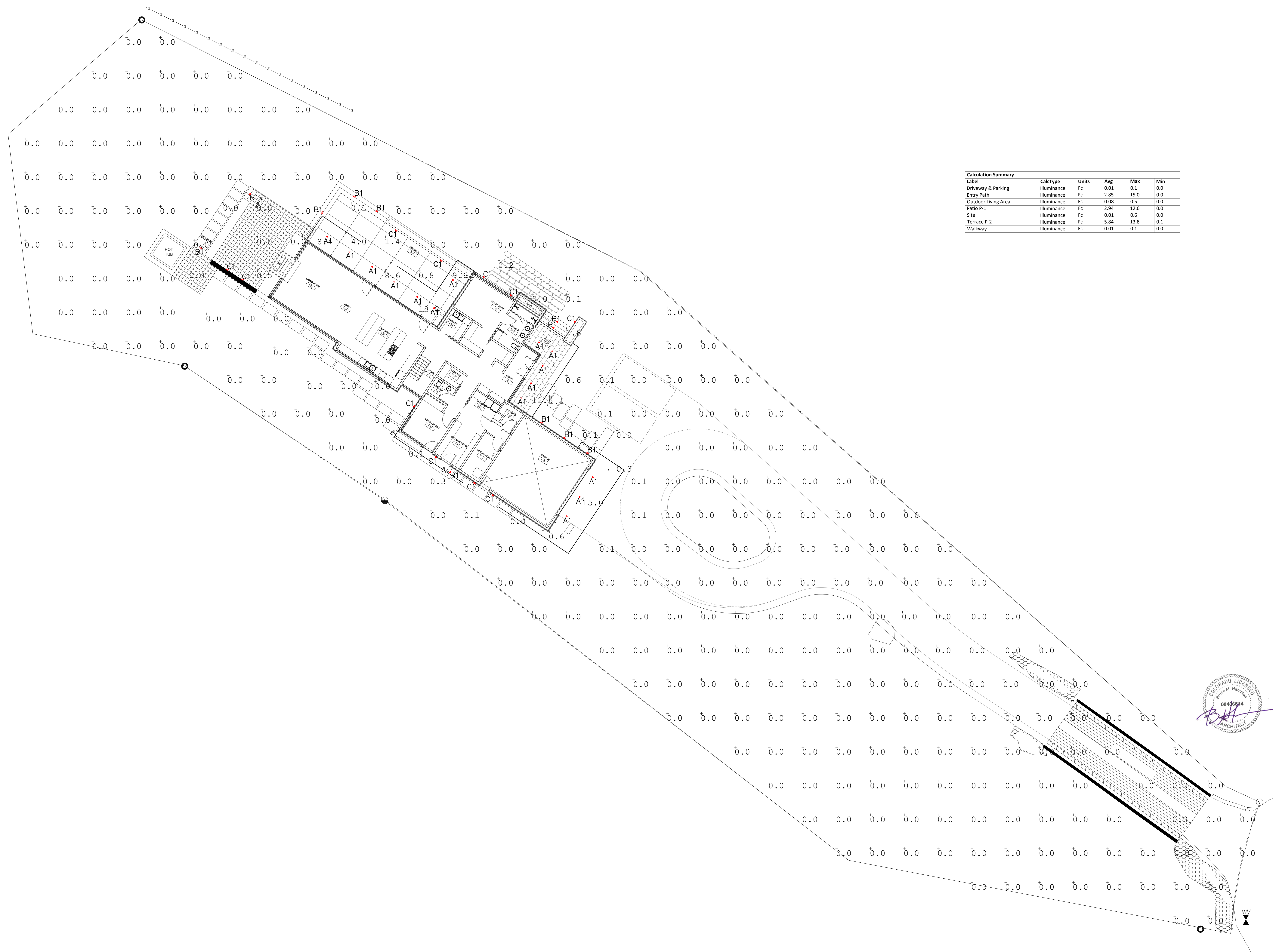


1 FIRST FLOOR LIGHTING PLAN
3/16" = 1'-0"



Commercial Lighting Industries
 81161 Indio Boulevard, Indio, CA 92201
 Tel: 800-755-0155 | Fax: 760-262-3940

No. Issue Date
 1. SUBMITTAL 05.18.2021



Label	CalcType	Units	Avg	Max	Min
Driveway & Parking	Illuminance	Fc	0.01	0.1	0.0
Entry Path	Illuminance	Fc	2.85	15.0	0.0
Outdoor Living Area	Illuminance	Fc	0.08	0.5	0.0
Patio P-1	Illuminance	Fc	2.94	12.6	0.0
Site	Illuminance	Fc	0.01	0.6	0.0
Terrace P-2	Illuminance	Fc	5.84	13.8	0.1
Walkway	Illuminance	Fc	0.01	0.1	0.0



1 DRAWING / DETAIL / ELEVATION
 3/32" = 1'-0"

**SPIEGEL
 RESIDENCE**
 105 PROSPECT CREEK DRIVE
 MOUNTAIN VILLAGE, CO 81435

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
 COMMERCIAL LIGHTING INDUSTRIES. DO NOT SCALE DRAWINGS.
 ALL MEASUREMENTS MUST BE CHECKED ON SITE BY
 THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT
 TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title
**EXTERIOR LIGHTING
 CALCULATION**

Scale AS SHOWN Date 05.18.2021

Drawn By K.D. Checked By I.D.

Job No. Sheet No.

LD6-11



1 SOUTHEAST AXON
NTS



2 NORTHWEST AXON
NTS



3 NORTHEAST AXON
NTS



4 SOUTHWEST AXON
NTS

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KEL**

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED
N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



AXONS

DRAWING NUMBER

A7-10

WINDOW SCHEDULE FIRST FLOOR							
Level	Mark	Type	Width	Height	Cladding Material	Interior Material	Glass Type
FIRST FLOOR	1-01A	Picture	6' - 0 1/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-01B	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02A	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02B	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-03A	Picture	5' - 2 1/2"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-04A	Awning	5' - 2 1/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-05A	Casement LH	3' - 3 1/2"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06A	Picture	4' - 6"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06B	Picture	5' - 3 7/8"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-07A	Casement RH	2' - 1"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-08A	Picture	3' - 3 1/2"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-10B	Picture	3' - 9 1/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-10D	Picture	3' - 9 1/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-13B	Picture	3' - 8 3/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-13D	Picture	3' - 8 3/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-14B	Picture	3' - 8 1/16"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-14D	Picture	3' - 8 1/16"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-15A	Picture	5' - 10 7/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-16A	Picture	5' - 10 7/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-17A	Picture	4' - 2 1/16"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-17B	Picture	3' - 1 1/16"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-18A	Picture	3' - 8 3/4"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-18B	Picture	3' - 8 3/4"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-19A	Picture	3' - 8 1/8"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-19B	Casement RH	3' - 8 1/8"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-20A	Picture	6' - 7 7/8"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-21A	Picture	7' - 7 3/4"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-22A	Casement RH	3' - 3 1/2"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-23A	Picture	6' - 5"	8' - 11 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-24A	Picture	5' - 0"	5' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-24B	Awning	5' - 0"	2' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-25A	Picture	7' - 5 1/4"	5' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-25B	Awning	7' - 5 1/4"	2' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes

WINDOW SCHEDULE SECOND FLOOR 1							
Level	Mark	Family and Type	Width	Height	Cladding Material	Interior Material	Glass Type
SECOND FLOOR	2-01A	Awning	3' - 2 5/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-02A	Awning	3' - 4 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-03A	Awning	3' - 4 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-04A	Casement LH	2' - 11 5/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-05A	Casement RH	3' - 2"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06A	Picture	4' - 10 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06B	Picture	4' - 10 7/16"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06C	Picture	4' - 10 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07A	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07B	Picture	5' - 3 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07C	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-08A	Picture	5' - 9 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-09A	Awning	4' - 1 5/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-10A	Awning	3' - 6 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-11A	Awning	3' - 6 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-12A	Awning	3' - 5 1/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-13A	Picture	5' - 2"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-14A	Picture	5' - 6"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-15A	Picture	5' - 6 7/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-16A	Picture	5' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-16B	Picture	5' - 0 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-17A	Casement RH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-18A	Picture	3' - 6 1/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-19A	Trapezoid: Picture	3' - 9 1/4"	9' - 3 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-19B	Trapezoid: Picture	3' - 9 3/4"	9' - 0 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-20A	Trapezoid: Picture	3' - 8 3/8"	8' - 7 11/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-20B	Trapezoid: Picture	3' - 8 3/8"	8' - 4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-21A	Trapezoid: Picture	3' - 8 3/4"	7' - 11 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-22B	Trapezoid: Picture	3' - 5 7/8"	6' - 11 9/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-23A	Picture	5' - 10 7/8"	5' - 0 3/4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-24A	Picture	5' - 10 7/8"	5' - 0 3/4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-25A	Trapezoid: Picture	3' - 8 1/16"	7' - 0 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-25B	Trapezoid: Picture	3' - 8 1/16"	7' - 3 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-26A	Trapezoid: Picture	3' - 8 3/4"	7' - 8 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-26B	Trapezoid: Picture	3' - 8 3/4"	7' - 11 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-27A	Trapezoid: Picture	3' - 8 3/8"	8' - 4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-27B	Trapezoid: Picture	3' - 8 3/8"	8' - 7 11/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-28A	Trapezoid: Picture	3' - 9 3/4"	8' - 8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-28B	Trapezoid: Picture	3' - 9 3/4"	9' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29A	Trapezoid: Picture	3' - 0 1/2"	9' - 3 3/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29B	Casement RH	3' - 0 1/2"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29D	Trapezoid: Picture	3' - 9 3/4"	9' - 7 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-30A	Picture	6' - 5"	8' - 2 1/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-31A	Picture	8' - 2 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-32A	Casement RH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-33A	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-34A	Casement LH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-35A	Casement LH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-36A	Picture	8' - 0 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-37A	Casement LH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-38A	Casement LH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes

DOOR SCHEDULE EXTERIOR				
Level	Mark	Height	Width	Glazing
GARAGE LEVEL	1-01	0' - 0"	0' - 0"	N/A
FIRST FLOOR	1-02A	8' - 10 1/4"	3' - 0"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02B	8' - 10 1/4"	3' - 0"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-03	8' - 11 3/8"	7' - 7 1/2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-04	8' - 11 3/8"	7' - 4 3/4"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-05	8' - 0"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06	8' - 0"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-07	9' - 8"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-08	7' - 0"	3' - 1 1/2"	Low-E2 W/ Breather Tubes

TURKEL

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

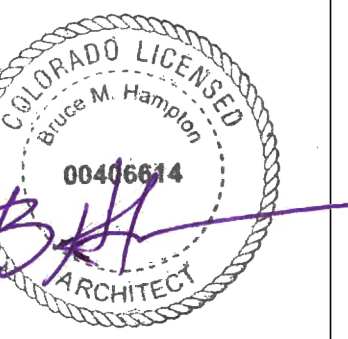
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

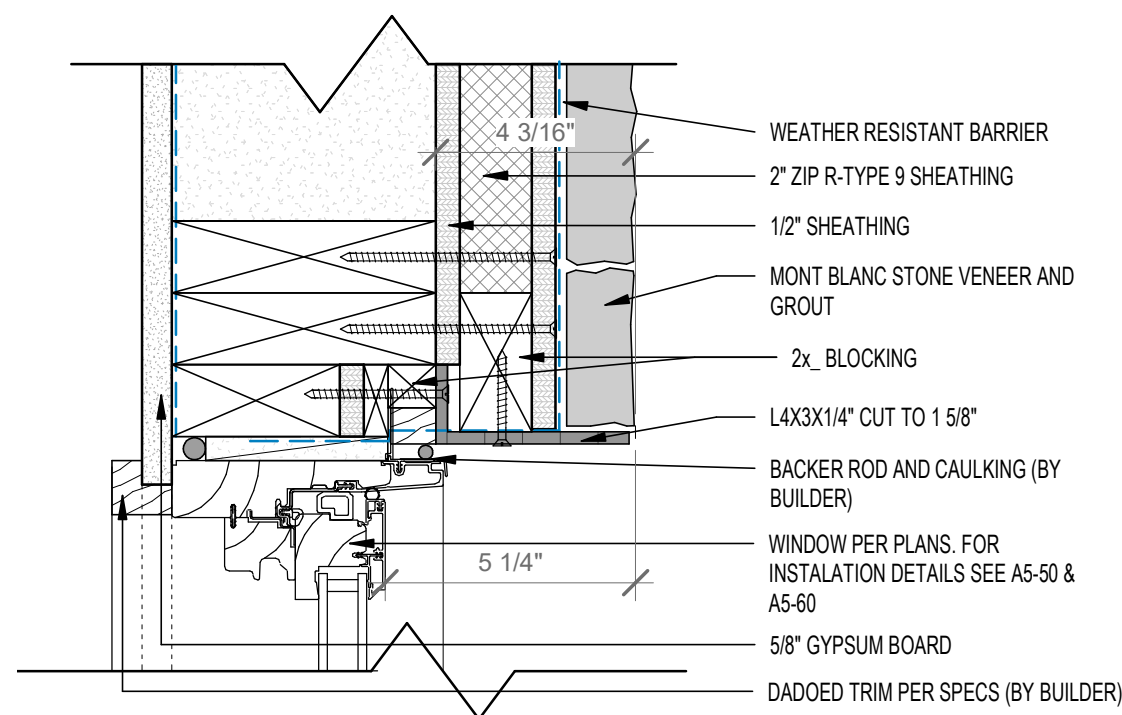
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2	05.19.21



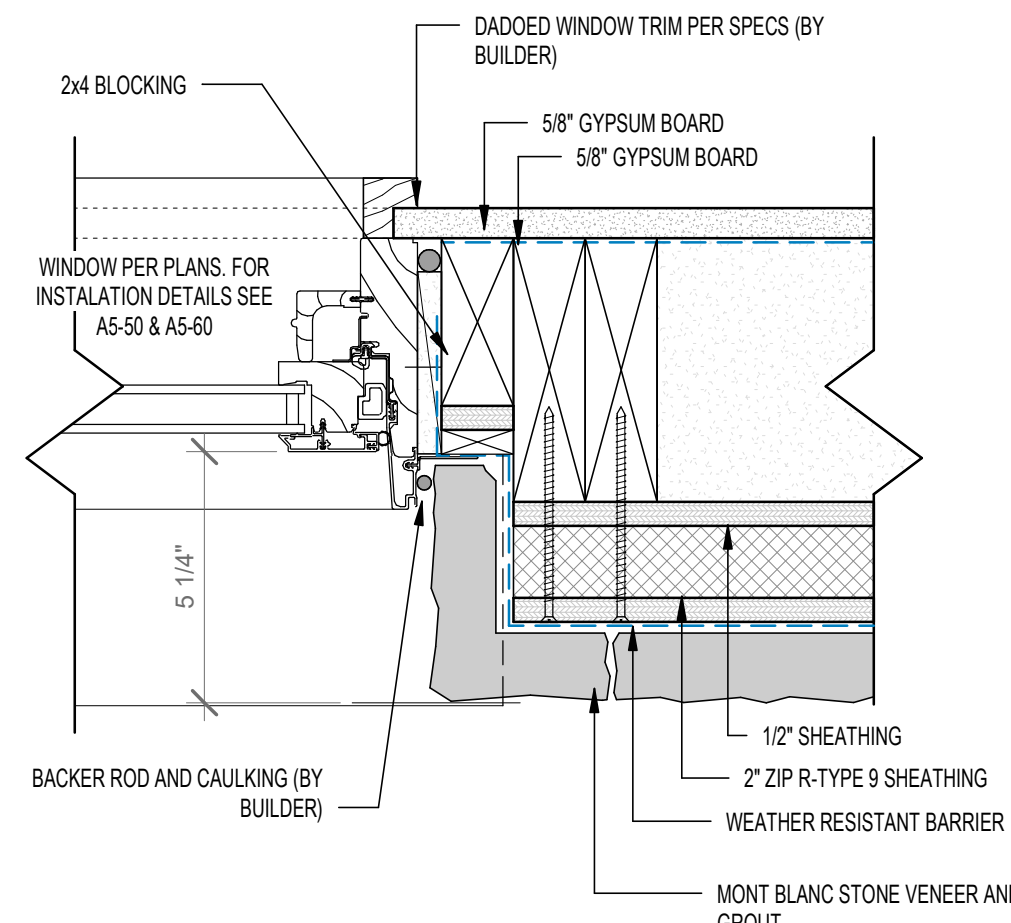
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DRAWING NUMBER

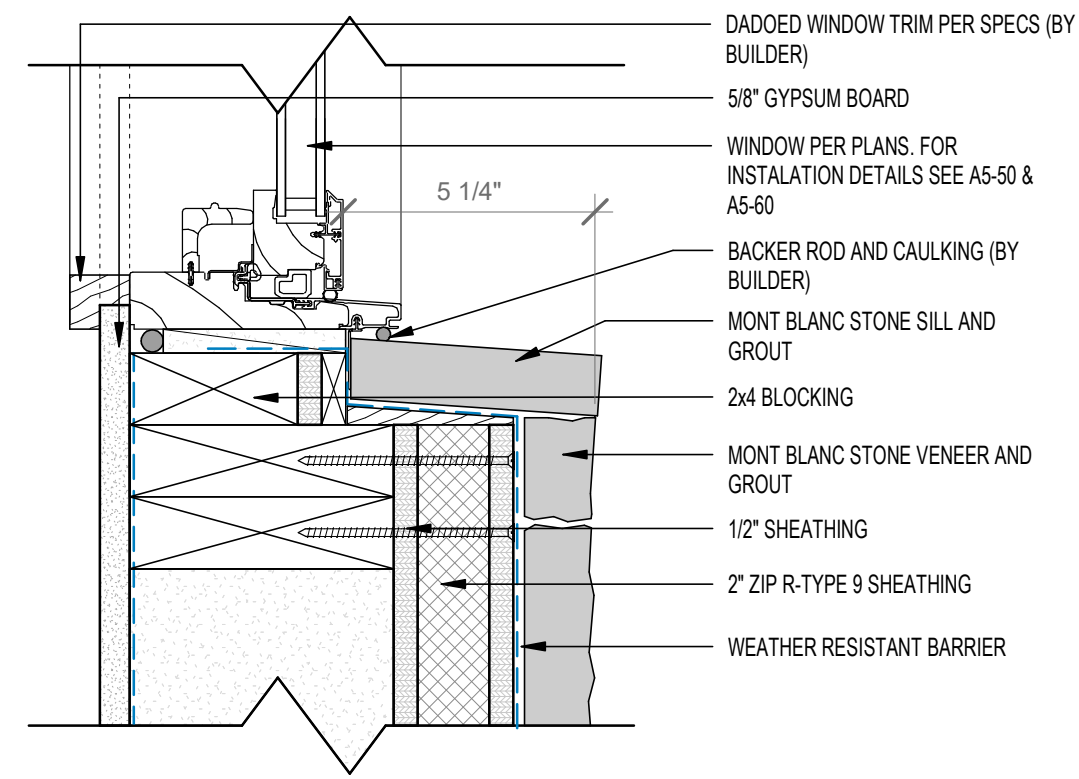
A8-10



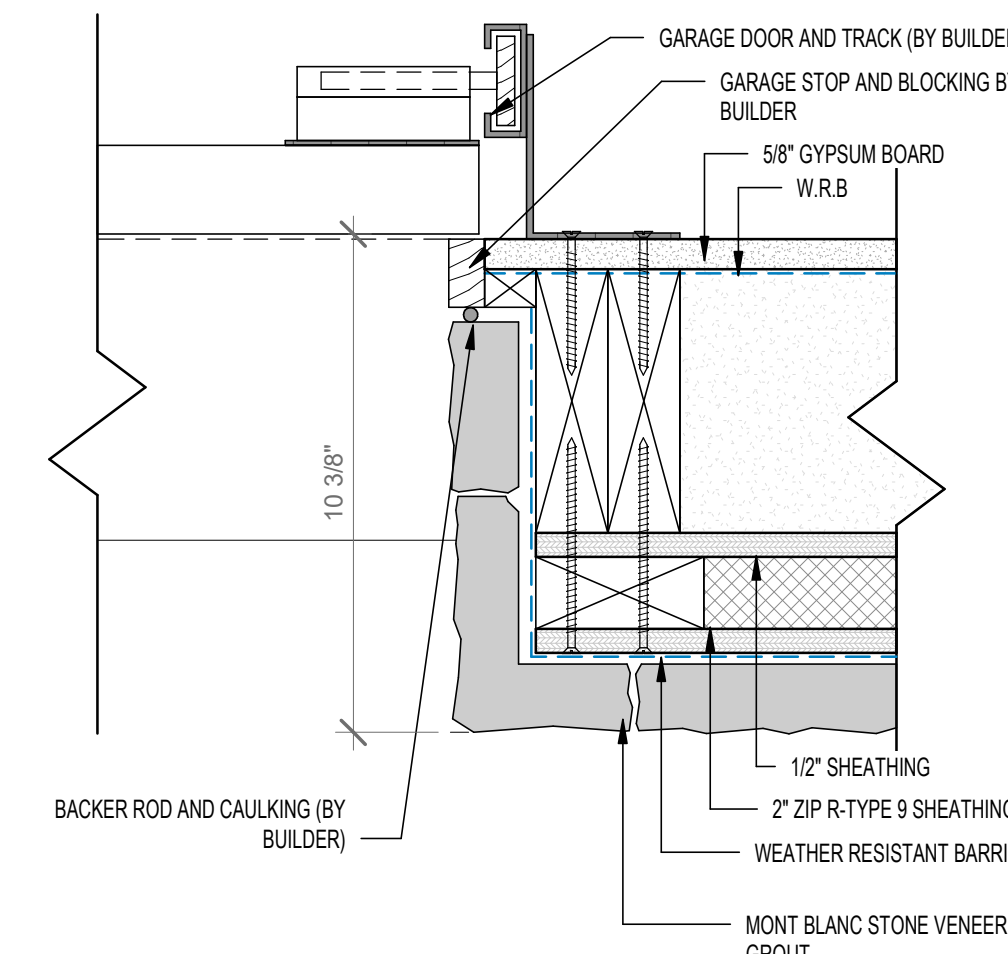
① PLAN WINDOW-STONE-WINDOW HEAD INSULATION
3" = 1'-0"



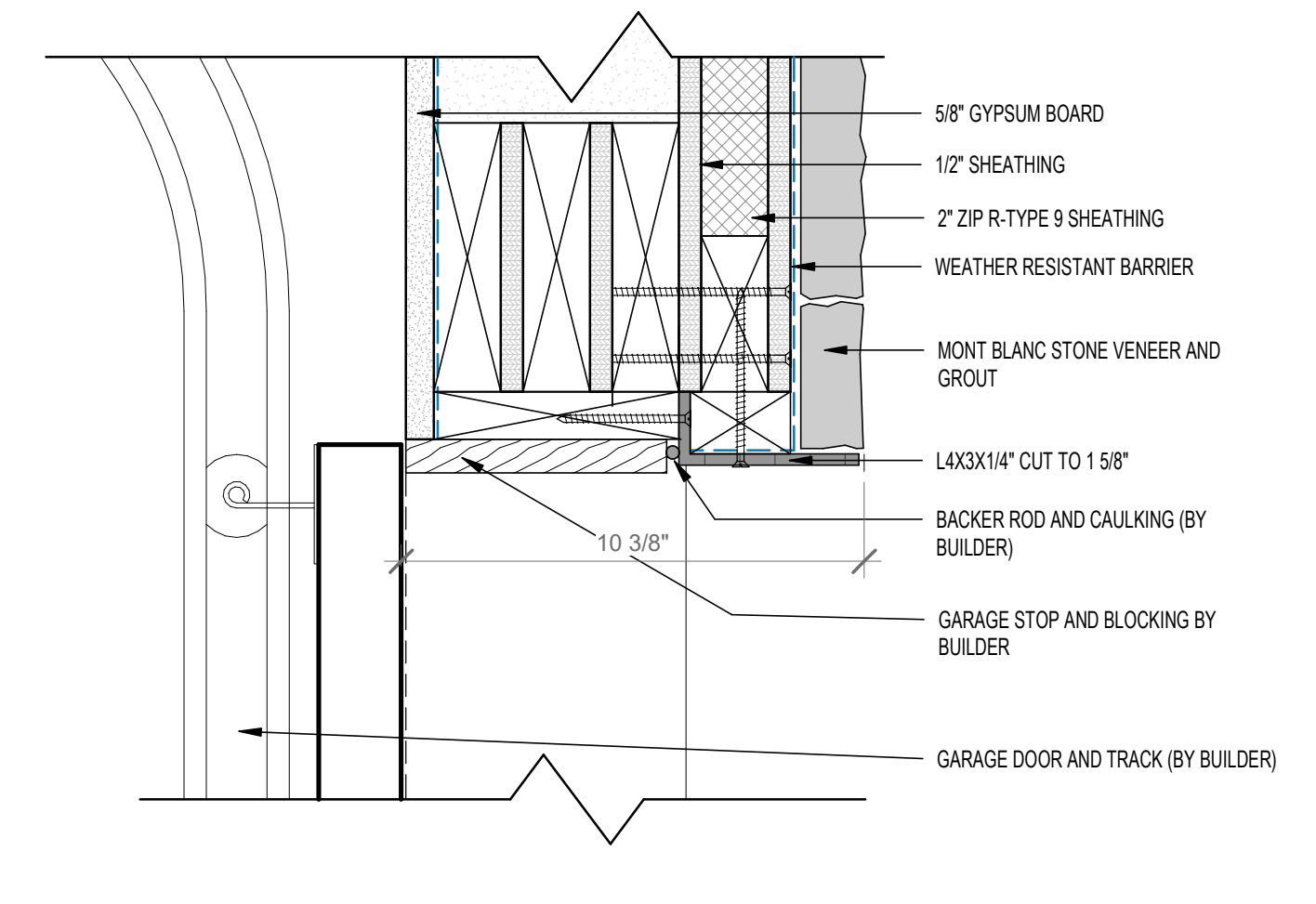
② PLAN WINDOW-STONE-WINDOW JAMB INSULATION
3" = 1'-0"



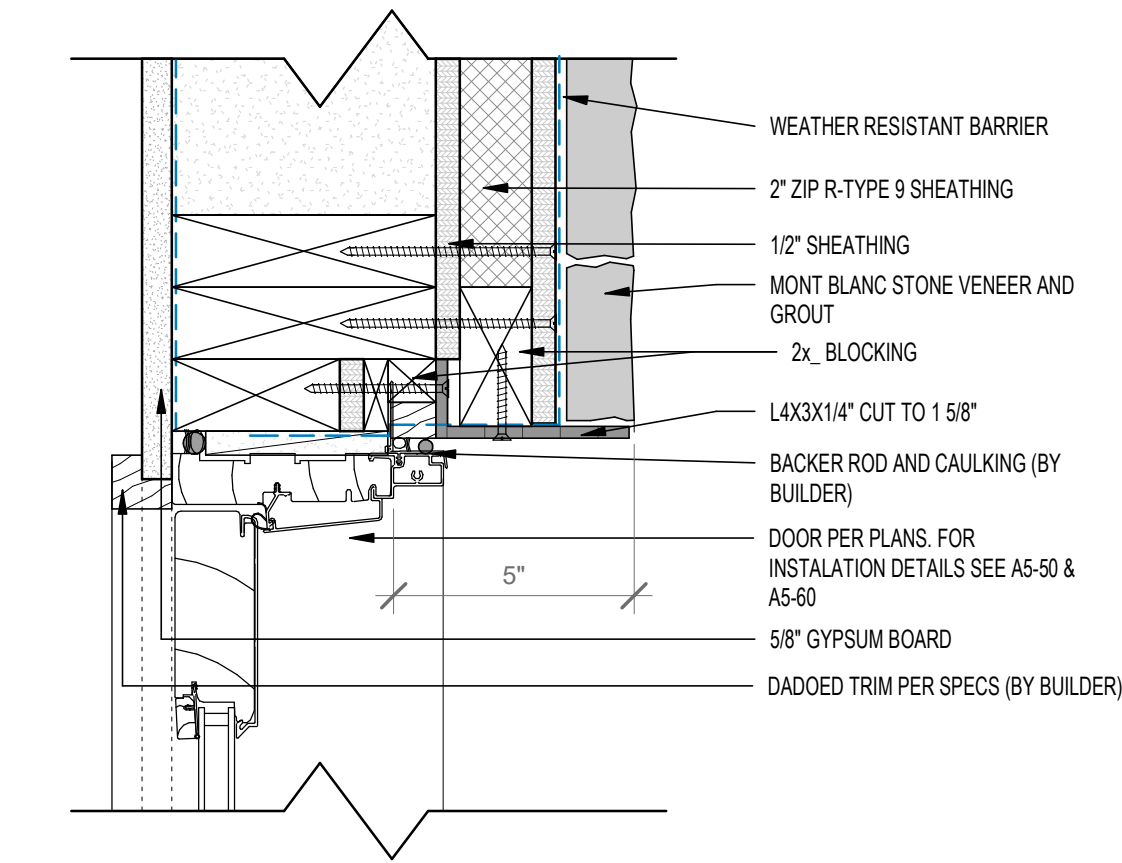
③ PLAN WINDOW-STONE-WINDOW SILL INSULATION
3" = 1'-0"



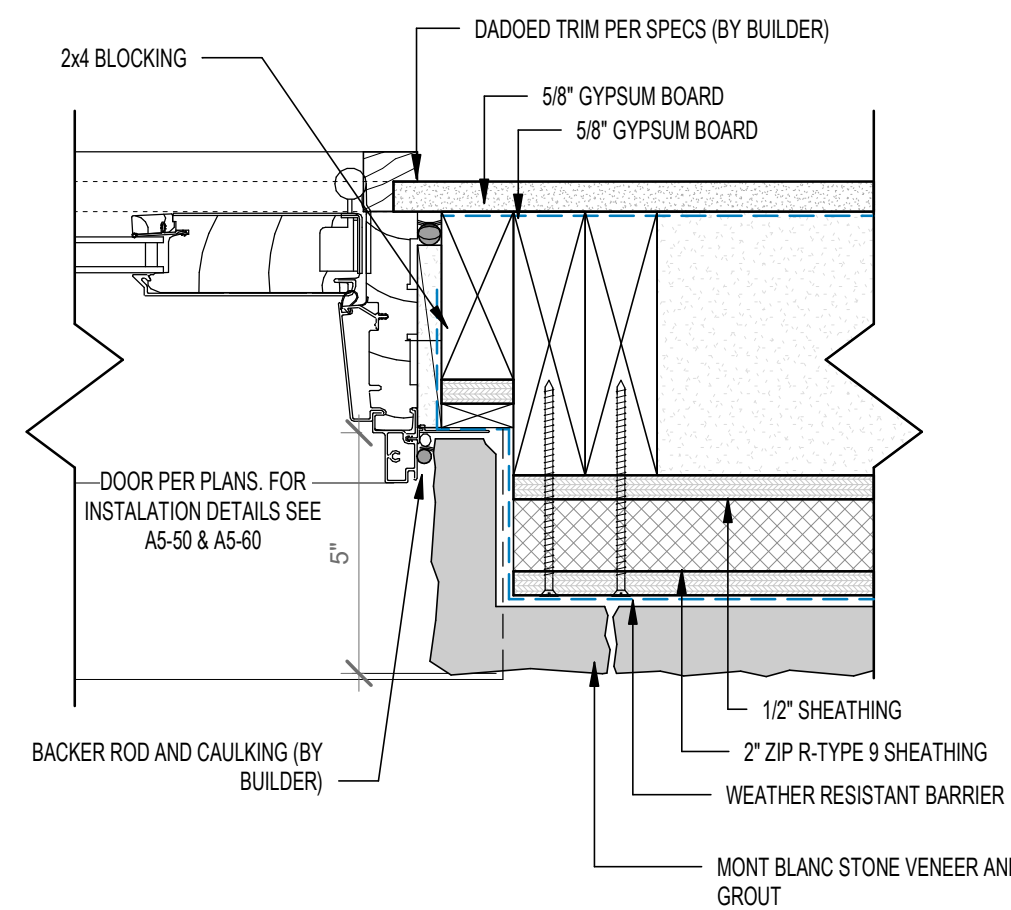
④ PLAN GAR DOOR-STONE-JAMB INSULATION
3" = 1'-0"



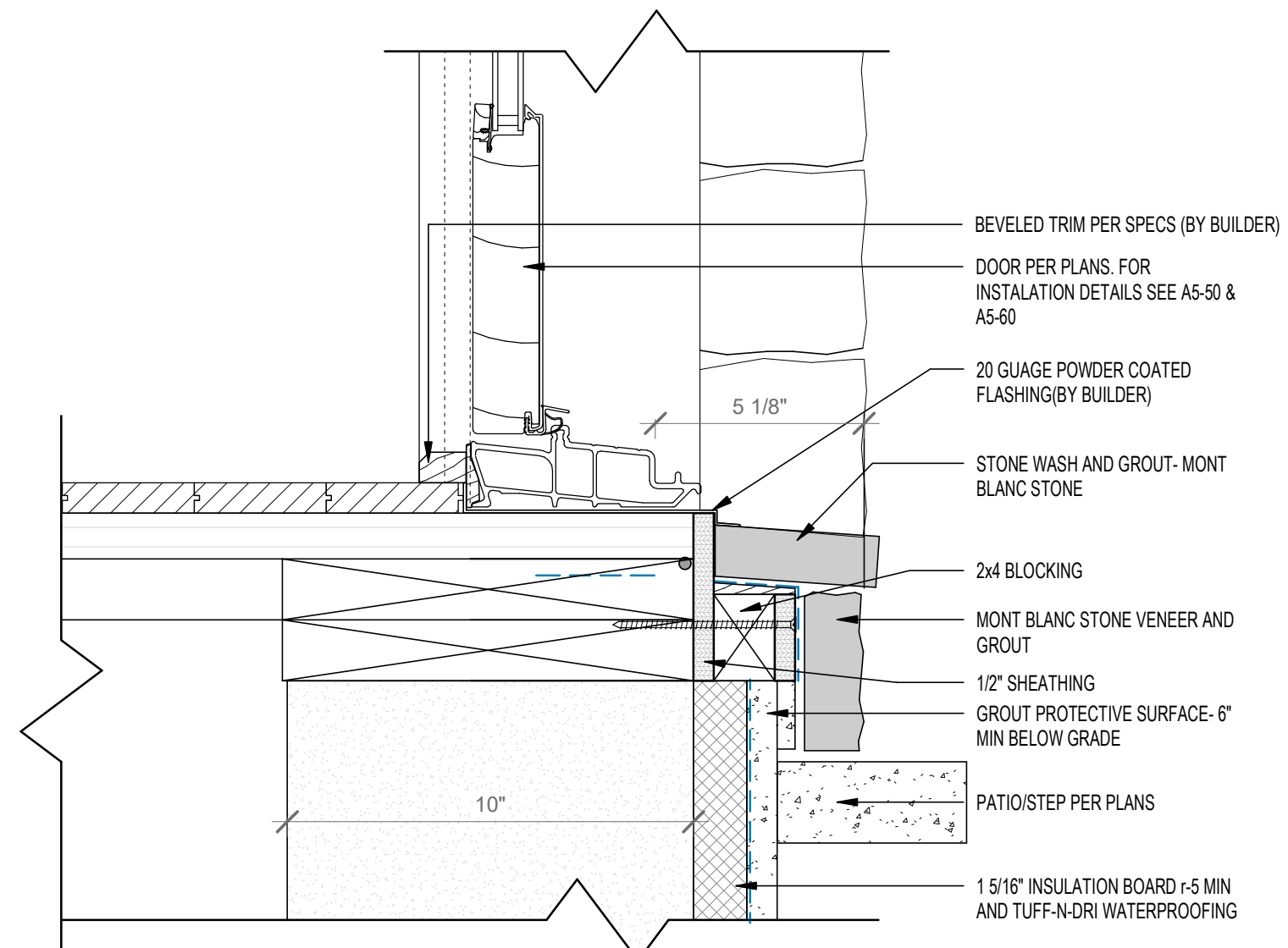
⑤ PLAN GAR DOOR-STONE-HEAD INSULATION
3" = 1'-0"



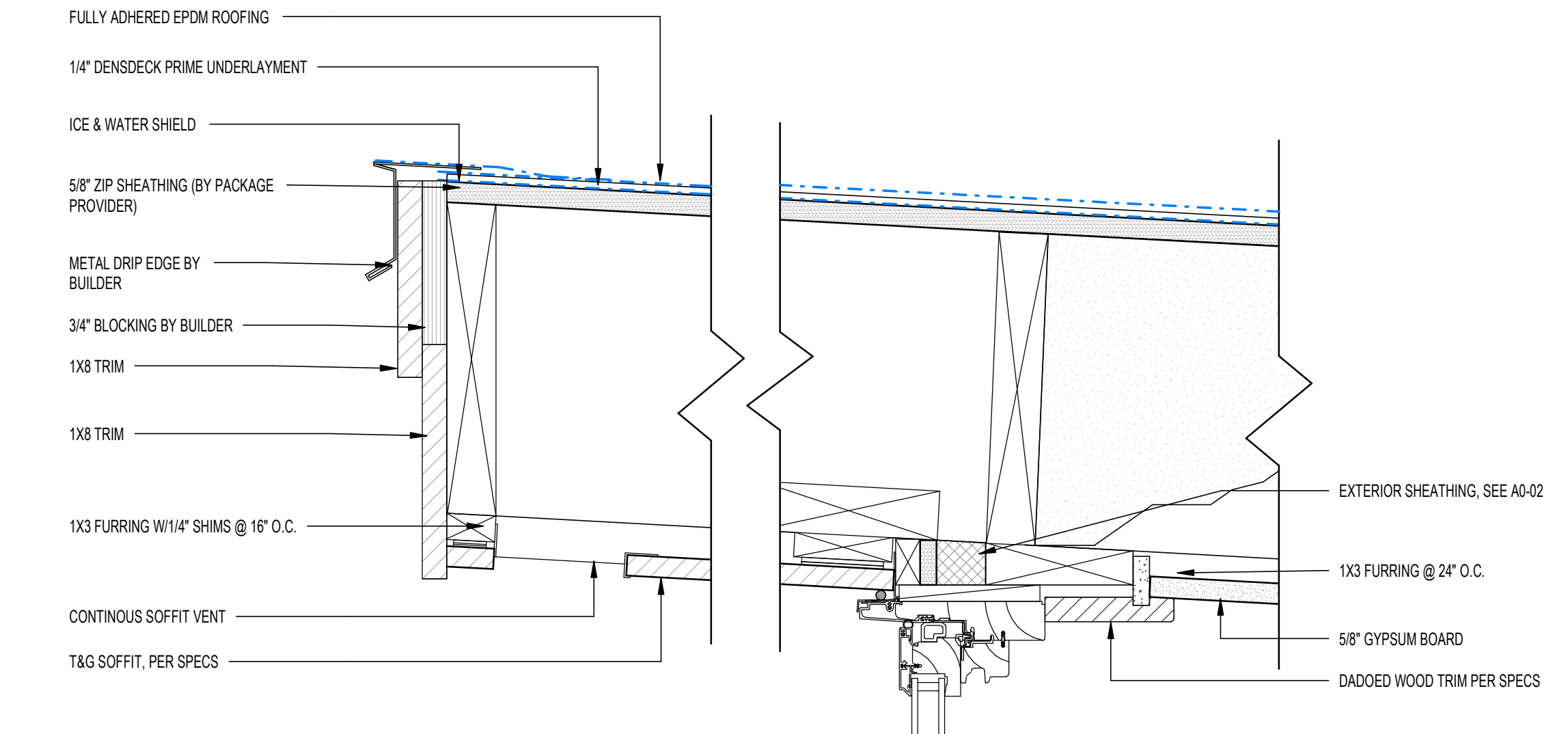
⑥ PLAN DOOR-STONE-WINDOW HEAD INSULATION
3" = 1'-0"



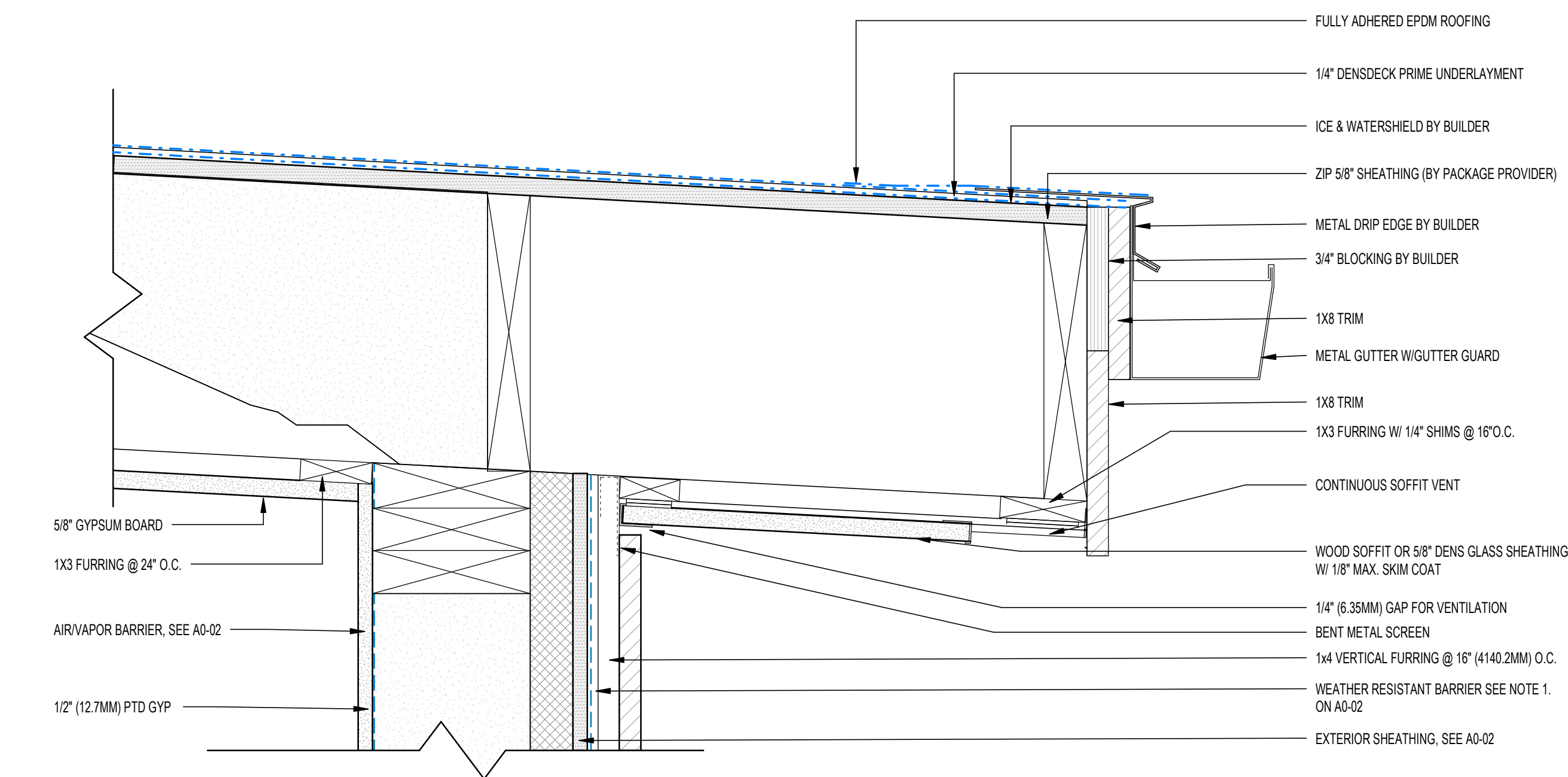
⑦ PLAN DOOR-STONE-WINDOW JAMB INSULATION
3" = 1'-0"



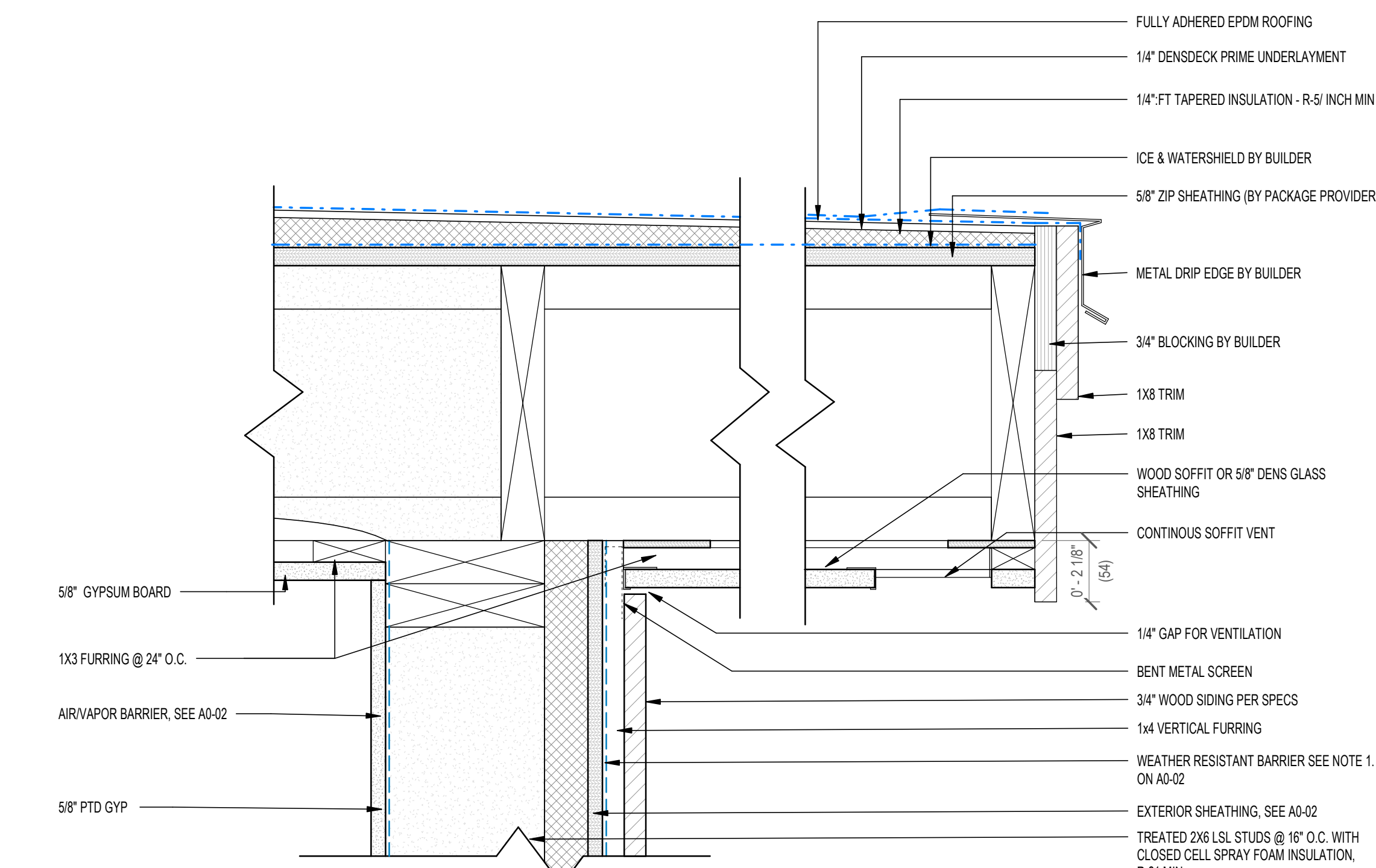
⑧ PLAN DOOR-STONE-SILL INSULATION
3" = 1'-0"



⑨ SECTION HIGH SIDE EAVE
3" = 1'-0"



⑩ SECTION LOW SIDE EAVE
3" = 1'-0"



⑪ SECTION OVERHANG W/STUCCO SOFFIT
3" = 1'-0"

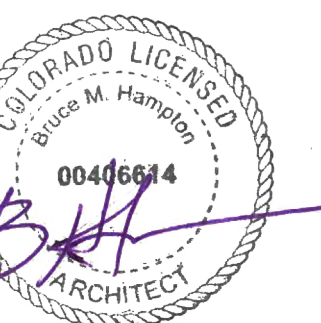
CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE	DATE
SCALE	

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



EXTERIOR
FINISH
DETAILS

DRAWING NUMBER

A9-10



Job Name: Spiegel Residence - Mountain Village, CO

Catalog #: CLI-OOSRA1

Type:
A1

The ENTRA CL 3" LED Adjustable, Fixed, and Wall Wash Downlights offer a cost-effective alternative for residential, multi-family and hospitality applications without sacrificing architectural-grade aesthetic or quality. Custom engineered for high performance and reliability, ENTRA CL 3" is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Modules are available with three Static White CCT options, 3000K - 1800K warm color dimming, and four interchangeable optics (20°, 30°, 40° and 60°). Trim options include Flanged or Flangeless (includes mud plate), and Round or Square in Satin Silver, Champagne, Black or White finish. (White finish is field-paintable).

- Adjustable (35° tilt, 360° rotation), Fixed or Wall Wash options
- 2700, 3000K, 3500K or Warm Dim 3000K - 1800K
- Multiple output options
- Includes 40° optic; 20°, 30° and 60° optics can be ordered separately
- Flanged or Flangeless ceiling appearance



ADJUSTABLE



FIXED



WALL WASH

SPECIFICATIONS

DELIVERED LUMENS	STATIC WHITE		WARM DIM	
	Lumens	Efficacy	Lumens	Efficacy
8W	700	90	600	75
12W	1100	94	800	67
15W	1300	85	NA	NA
CRI	90+			
CCT OPTIONS	2700K, 3000K, 3500K		3000K - 1800K	
COLOR CONSISTENCY	3-step			
VOLTAGE	120V or 277V			
DIMMING¹	Standard phase dimming (down to 5%) 0-10V (down to 5%)			
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency			
OPTICS	Field changeable: Includes 40° optic. 20°, 30°, and 60° optics can be ordered separately.			
ADJUSTABILITY	Adjustable Module: 35° Tilt, 360° Rotation			
CEILING APPEARANCE	Flanged and Flangeless up to 2" ceiling thickness Note: Tilt may be restricted in thicker ceilings			
CEILING APERTURE	3-3/4" ceiling cutout			
HOUSING	IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation			
CONSTRUCTION	Housing: Galvanized Steel Trims and Reflectors: Die-Cast Aluminum			
FINISH	Reflector: White, Black, Champagne, Satin Silver (low-glare) Flange: White, Black Select finish options for Reflector and Flange separately			
GENERAL LISTING	ETL Listed. Fixed and Wall Wash Wet Listed. Adjustable Damp listed.			
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).			
L70	50,000 hours min			
WARRANTY²	5 years			

LUMEN MULTIPLIER (CRI/CCT)

CCT	90 CRI MULTIPLIER
2700K	0.95
3000K	1.00
3500K	1.05

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

Data in chart reflects 3000K/90CRI values unless noted.

Ordering grids available on page 2.

¹See ELEMENT-Lighting.com for dimmer compatibility.

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



ORDERING GRIDS

HOUSING

PRODUCT	CEILING APPEARANCE	OUTPUT	HOUSING RATING
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	-L08 8W (700 LMS)	I IC AIRTIGHT
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	-L12 12W (1100 LMS) -L15 15W (1300 LMS) ¹	C CHICAGO PLENUM
-			

Includes an LED driver with universal input 120V - 277V, dimmable by TRIAC, ELV or 0-10V controls.

See dimmer compatibility chart.

Trims are required and must be ordered separately.

¹L15 - Output not available with WD31 Warm Dim.

TRIM / LIGHT MODULE

PRODUCT	CEILING APPEARANCE	FUNCTION	CRI/CCT	REFLECTOR FINISH	FLANGE FINISH
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	A ADJUSTABLE	-927 90 CRI, 2700K, 3-STEP	W WHITE	FLANGELESS ONLY
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	D DOWNLIGHT	-930 90 CRI, 3000K, 3-STEP	B BLACK	(LEAVE BLANK)
		W WALL WASH	-935 90 CRI, 3500K, 3-STEP	S SATIN SILVER	-W WHITE
			-WD31 90 CRI, 3000K-1800K, WARM DIM, 3-STEP ¹	C CHAMPAGNE	-B BLACK
-					

Includes 40° optic. 20°, 30° and 60° optics can be ordered separately.

¹WD31 - Warm Dim not available with L15 output.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353LEDGATOPT	20 20°
	30 30°
	40 40°
	60 60°

LENSES / LOUVERS¹

PRODUCT	TYPE
MOC	GG PLAIN GLASS
	SF SOFT FOCUS
	LL LINEAR SPREAD
	EC EGGCRATE LOUVER

353LEDGATOPT

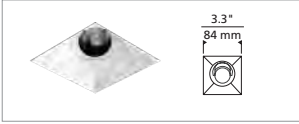
MOC

¹Lenses / louvers mounted to lamp assembly only (max 1).

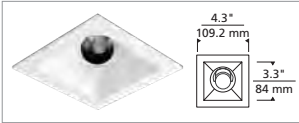


TRIMS

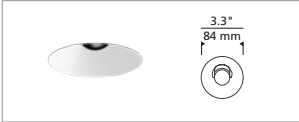
ADJUSTABLE



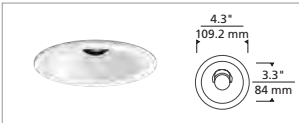
SQUARE FLANGELESS



SQUARE FLANGED

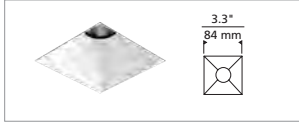


ROUND FLANGELESS

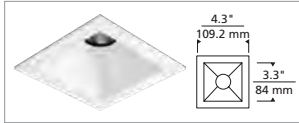


ROUND FLANGED

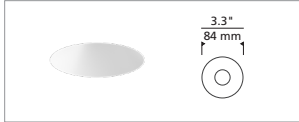
FIXED



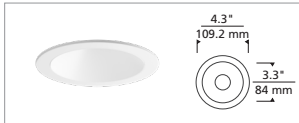
SQUARE FLANGELESS



SQUARE FLANGED

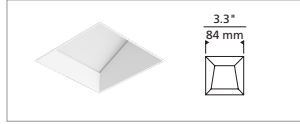


ROUND FLANGELESS

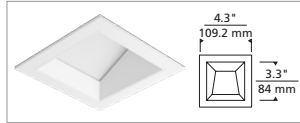


ROUND FLANGED

WALL WASH



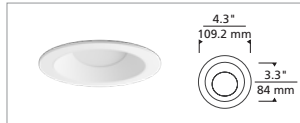
SQUARE FLANGELESS



SQUARE FLANGED



ROUND FLANGELESS



ROUND FLANGED

FINISH OPTIONS (ALL SHOWN AS ROUND, FLANGED, FIXED. REFLECTORS ARE DIE CAST.)

WHITE TRIM



WHITE TRIM, BLACK REFLECTOR



WHITE TRIM, WHITE REFLECTOR



WHITE TRIM, CHAMPAGNE REFLECTOR



WHITE TRIM, SILVER REFLECTOR

BLACK TRIM



BLACK TRIM, BLACK REFLECTOR



BLACK TRIM, WHITE REFLECTOR

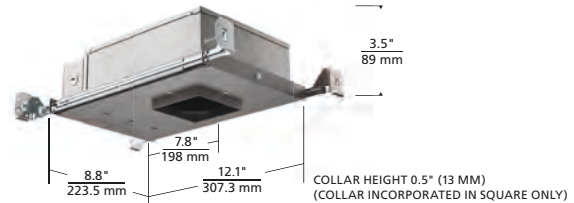


BLACK TRIM, CHAMPAGNE REFLECTOR



BLACK TRIM, SILVER REFLECTOR

HOUSING



IC AIRTIGHT / CHICAGO PLENUM

PHOTOMETRICS

Description: 3" LED Module
20° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
20° 12W Output

Input Power (Watts): 11.69

Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 964

Lumen Efficacy (Lumens per Watt): 82.4

Description: 3" LED Module
30° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
30° 12W Output

Input Power (Watts): 11.7

Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 1097

Lumen Efficacy (Lumens per Watt): 93.8

Description: 3" LED Module
40° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
40° 12W Output

Input Power (Watts): 11.7

Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 1036

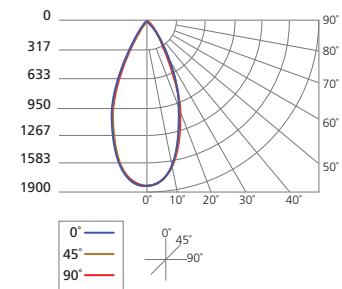
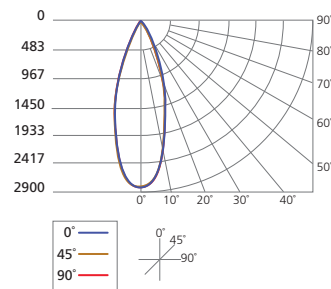
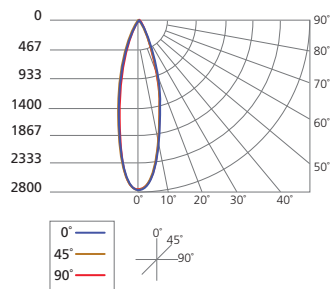
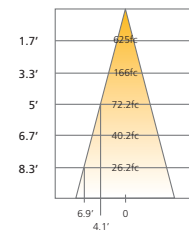
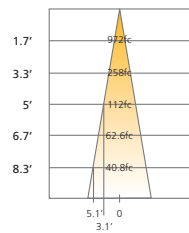
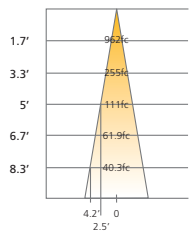
Lumen Efficacy (Lumens per Watt): 88.6

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

ANGLE	0°	45°	90°
0°	2779	2779	2779
5°	2577	2502	2535
10°	1980	1892	1932
15°	1333	1260	1302
20°	857	805	838
25°	534	494	518
30°	316	287	305
35°	180	166	172
40°	72	62	68
45°	31	28	30
50°	9	8	8
55°	6	6	6
60°	4	4	4
65°	3	3	3
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	2809	2809	2809
5°	2694	2633	2678
10°	2285	2208	2291
15°	1656	1578	1675
20°	1042	981	1063
25°	580	536	591
30°	305	272	301
35°	157	136	149
40°	62	52	61
45°	26	20	22
50°	7	6	7
55°	4	4	4
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	1806	1806	1806
5°	1765	1738	1753
10°	1627	1603	1624
15°	1395	1370	1400
20°	1078	1046	1074
25°	734	681	711
30°	423	383	401
35°	229	196	207
40°	96	80	83
45°	36	29	30
50°	11	9	9
55°	5	4	5
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0



PHOTOMETRICS

Description: 3" LED Module
60° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
60° 12W Output

Input Power (Watts): 11.7

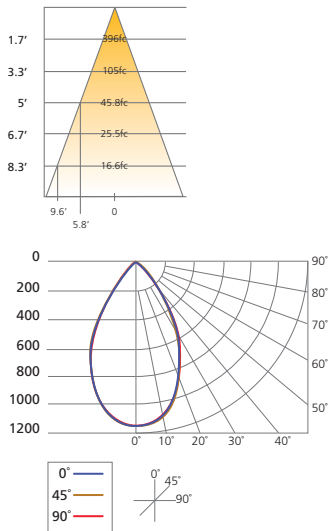
Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 1101

Lumen Efficacy (Lumens per Watt): 94.2

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

ANGLE	0°	45°	90°
0°	1144	1144	1144
5°	1137	1125	1124
10°	1093	1078	1080
15°	1011	996	1006
20°	900	879	902
25°	763	738	755
30°	605	574	585
35°	445	406	418
40°	287	251	263
45°	149	130	136
50°	81	71	71
55°	11	15	20
60°	8	8	8
65°	6	6	6
70°	5	4	5
75°	3	3	3
80°	2	2	2
85°	1	1	1
90°	0	0	0





Job Name: Spiegel Residence - Mountain Village, CO

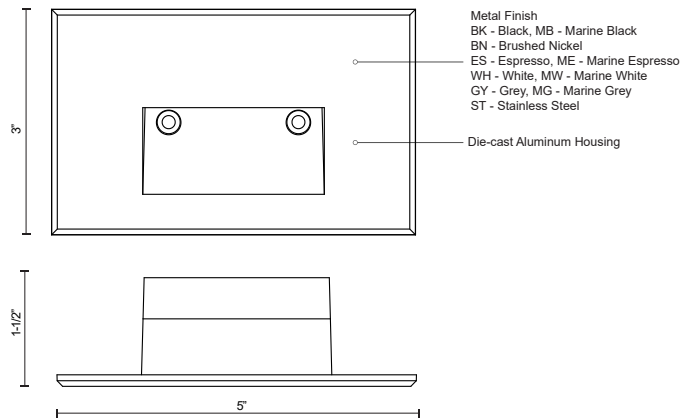
Type:
B1

Catalog #: CLI-OOSRB1



DESCRIPTION

A horizontal rectangle-shaped recessed light in matte black, white powder, or brushed nickel finish. The optically designed light control of Sonic's die cast Aluminum housing fully conceals the source. Ideal for step or courtesy light use. This fixture is rated for outdoor use but there is no reason it cannot be utilized indoors too. Fits into a single gang box.



SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W5" x H3" x E1-1/2"
Light Source	LED
Wattage	3W
Total Lumens	250lm
Delivered Lumens	BK-26lm; BN-24lm; WH-76lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Glass diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes





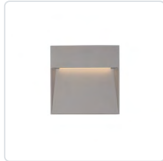
Job Name: Spiegel Residence - Mountain Village, CO

Type:
C1

Catalog #: CLI-OOSRC1



EW71305-BK
Black



EW71305-GY
Gray

SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W4-1/2" x H4-1/2" x E1"
Light Source	LED
Wattage	11W
Total Lumens	800lm
Delivered Lumens	BK-136lm; GY-155lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes

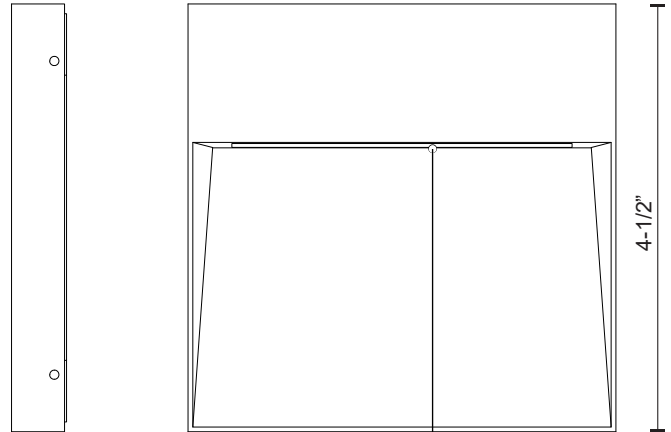
DESCRIPTION

This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectilinear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting. Optional stone inlays offer additional opportunities for customizing to complement different wall surfaces.

Metal Finish
BK - Black
GY - Gray



4-1/2"



Polymeric
Diffuser

Town of Mountain Village Planning Division
455 Mountain Village Blvd.
Suite A
Mountain Village, CO 81435

May 18, 2021

To the members of the Design Review Board,

Regarding the Board's comments on our proposed single-family residence to be located on Lot 163R-C that were made during the May 6, 2021 hearing, we have compiled the following responses to the conditions for approval proposed by the Planning Division and documented in a memorandum from John Miller, dated April 27, 2021.

1. Prior to submittal for Final Architectural Review, the applicant shall revise pages A3-10 to A3-40 so that the parallel plane analysis demonstrates both existing and finished grade projections for the 35-foot height allowance.

Pages A3-10 to A3-40 have been modified as requested.

2. Prior to submittal for Final Architectural Review, the applicant shall revise the roof plan and materials per the comments of this Staff Memo of record.

Per the DRB comments made during the May 6, 2021 hearing, which implied an openness to approving the proposed ribbed TPO product pending a review of a material sample, we have sent a sample to the Planning Division (Carlisle Sure-Weld TPO, Contour Rib Profile, Medium Bronze color). The roof plan and materials legend have been revised to indicate that this material is proposed.

3. Prior to submittal for Final Architectural Review, the applicant shall revise the Civil Grading plan so that the finished grade is more clearly identified, and in a way that also demonstrates final slope and positive drainage away from the home.

Finished grades have been added to the grading plan, as well as slope indications. Due to the proximity and extent of the wetlands to the south-southwest of the house, it is not feasible to have positive surface drainage both away from the house and the wetlands. It should be noted that the proposed house location is an elevated area of the property which naturally drains toward the wetlands in its present, undisturbed condition. Final grading of this area is proposed to be nearly identical to the current existing drainage to minimize any disruption to the wetlands.

4. Prior to submittal for a Final Architectural Review, the applicant shall provide a full door and garage door schedule.

A door and garage door schedule has been included in the resubmission.

5. Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of the proposed snowmelt.

Areas of proposed snowmelt have been added to the landscape plan. The total area of proposed snowmelt is under the limit of 1,000 square feet total.

6. 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.

Irrigation details have been included in the updated landscape plan showing approximate heads and lateral lines within the GE. Additionally, any tree or shrub within the GE will have two drip emitters located at the rootball.

Proposed tree species have been revised to display species diversity as requested. New plant schedule shows 4 spruce trees, 3 white fir trees, and 6 bristlecone pine trees. The revegetation notes on sheet L1 indicate the specific wetland buffer zone species mix necessary for this site as well as the Native grass seed mix with species rates.

Zone 1 fire mitigation has been met per the landscape plan giving a minimum of 15' from either roof eave to nearest existing tree canopy, or allowing 15' from a planted tree canopy adjacent to the house to the nearest existing tree canopy. The landscape plan illustrates the boundary of the wetland shrubs and willows as a jagged line. This is not a tree canopy but rather a line defining the shrub edge of wetland, interpolated from aerial photography. Trees are proposed in zone II for screening from the very active biking and hiking trail along the north edge of the property line. These trees may or may not be within 10' of the existing tree canopy off our property on adjacent open space but the applicant feels these trees are quite necessary for screening and privacy reciprocal for trail users and homeowner. Please see Fire Mitigation Plan.

7. Prior to submittal for a Final Architectural Review, the applicant shall revise the address monument design and lighting plan so that the address monument numbering is down lit per the requirements of the CDC.

The address monument lighting has been revised so that the address numbers will be downlit via a concealed LED strip running along the top of the steel surface into which the numbers are cut.

8. Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study.

A photometric study has been included in the revised submission. Additionally, per the request made at the May 6, 2021 hearing, the downlight specification has been revised to substitute a flush lens fixture with a fixture with the light surface deeply recessed into the housing (Tech Lighting Entra CL 3" LED). The cutsheet for the fixture has been provided.

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.

The civil engineer has field-verified the existing utility locations shown on the drawings and has contacted the Public Works Director for input regarding same. Public Works responded with the requirement that access to the sewer manholes remain unobstructed to vehicular access within the easement associated with the sewer line. The driveway grading was subsequently revised to provide this access and is reflected on the grading and utility plans. Public Works had no input regarding the location of the individual utility meter locations or the point(s) of entry into the house.

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.

All roofs and overhangs will be protected by a Class A roof, with 5/8" DensGlass Gold (Type "X") sheathing at soffits, and supported by steel columns.

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.

The property owner will enter into the agreement specified.

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.

A survey will be provided of the footers as requested.

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.

The possibility of infrastructure relocation is understood.

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

A mockup will be provided on site as requested prior to the framing inspection.

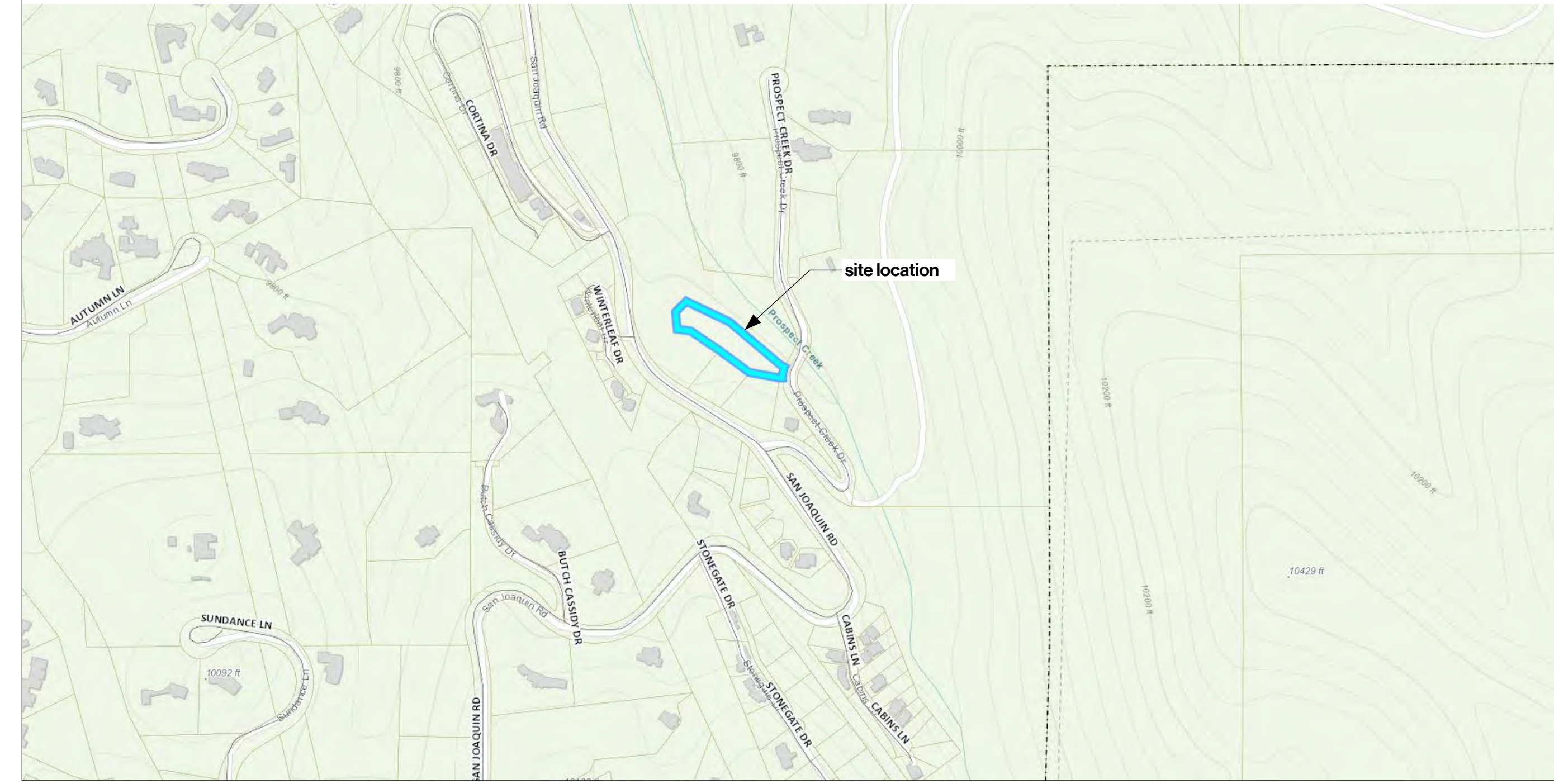
Thank you again for your comments. Please let us know if we can provide you with any additional submission materials for your review.

Sincerely,

Jake Wright
Partner
Turkel Design, LLC



VICINITY MAP



PROJECT INFORMATION

ZONING INFORMATION:

Zone: Single-Family (SF)
 Lot: 163R-C
 Tax Area: 108
 Lot Area: 0.82 acres (35,719.2 sf)
 Lot Coverage Allowable: 40%
 Setbacks: 16'-0" general easement (all lot boundaries)
 Maximum Building Height: 16'-0" general easement (all lot boundaries)
 Maximum Average Building Height: 40'-0" (35'-0" + 5'-0" gable ridge, CDC 17.3.12 Table 3-3, Footnote 1)
 Parking Required: 2 enclosed spaces in garage and 2 surface parking spaces (CDC 17.5.8 Table 5-2)
 Sprinklers: Per CDC 17.7.11, B., 15., an automatic residential fire sprinkler system will be installed (finished habitable space exceeds 3600 square feet)

AREA:

Garage: 625 SF
 Main Floor: 2,491 SF
 Upper Floor: 1,921 SF
Total: 5,037 SF

LOT COVERAGE:

House: 4,309 SF
 Terraces and Walkways: 2,035 SF
 Driveway: 4,848 SF
Total: 11,192 SF
Lot Coverage: 31.3%

PROJECT TEAM

OWNER:

ATTN: DAMON AND ALDONA SPIEGEL
 2727 BARBARA LN
 HOUSTON, TX 77005
 T: (832) 877-3369
 E: DAMON@SPIEGEL1.COM

CIVIL ENGINEER:

ATTN: JACK GARDNER, P.E.
 TELLURIDE ENGINEERING
 PO BOX 405
 TELLURIDE, CO 81435
 T: 970-728-5440
 E: JGARDNER.PE@GMAIL.COM

ARCHITECT OF RECORD:

ATTN: BRUCE HAMPTON, AIA, LEED AP
 ELTON + HAMPTON ARCHITECTS
 103 TERRACE ST
 ROXBURY, MA 02120
 T: 617-708-1071
 E: BRUCE@ELTONHAMPTONARCHITECTS.COM

LANDSCAPE ARCHITECT:

ATTN: BETH MOELLER BAILIS
 CARIBOU DESIGN ASSOCIATES
 PO BOX 3855
 TELLURIDE, CO 81435
 T: 970-708-1232
 E: CARIBOUDSIGN@GMAIL.COM

DESIGNER:

ATTN: PAUL DAHLKE
 TURKEL DESIGN
 840 SUMMER STREET, #104
 BOSTON, MA 02127
 T: (617) 868-1867 X116
 E: PAUL@TURKELDESIGN.COM

SURVEYOR:

ATTN: JEFF HASKELL
 FOLEY ASSOCIATES, INC.
 PO BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, CO 81435
 T: 970-728-6153
 E: JHASKELL@FOLEYASSOC.COM

SHEET INDEX

- G1-10 Cover Sheet
- G1-20 General Notes
- V1-10 Survey
- C1-10 Grading Plan
- C1-20 Utility Plan
- L1-10 Landscape Plan
- L1-20 Fire Mitigation Plan
- A1-10 Architectural Site Plan
- A1-20 Construction Mitigation Plan
- A2-10 Main Level Plan
- A2-20 Upper Level Plan
- A2-30 Roof Level Plan
- A3-10 Elevation
- A3-20 Elevation
- A3-30 Elevation
- A3-40 Elevation
- A4-10 Average Height Calculation
- A5-10 Material Calculations
- A6-10 Lighting Plan
- A6-11 Photometric Study
- A7-10 Axons
- A8-10 Window Schedule
- A9-10 Exterior Finish Details

TURKEL

617.868.1867
 TURKELDESIGN.COM

SPIEGEL RESIDENCE
 105 PROSPECT CREEK DRIVE
 MOUNTAIN VILLAGE, CO 81435
 LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

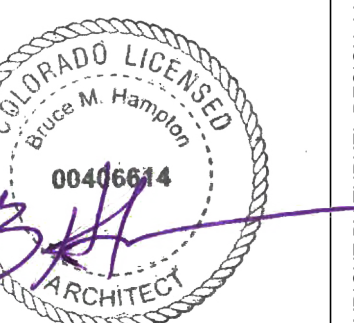
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



COVER SHEET

DRAWING NUMBER

G1-10

GENERAL NOTES

Contract Documents:

Contract documents consist of the agreement, general conditions, specifications, detail book and drawings, which are cooperative and continuous. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancies between the parts shall be reported to the architect prior to the commencement of work. These drawings are part of the contract documents for this project. These drawings are the graphic illustration of the work to be accomplished. All dimensions noted take precedence over scaled dimensions. Dimensions notes with "N.T.S." denotes not to scale.

Organization:

The drawings follow a logical, interdisciplinary format: architectural drawings (A sheets), civil drawings (C sheets), structural (S Sheets), mechanical and plumbing (M sheets), electrical (E sheets) and lighting (LTG sheets).

Code Compliance:

All work, materials and assemblies shall comply with applicable state and local codes, ordinances and regulations. The contractor, Subcontractors and journeymen of the appropriate trades shall perform work to the highest standards of craftsmanship and in accordance with AIA Document A201 - Section 3. The building inspector shall be notified by the contractor when there is need of inspection as required by the international building code or any local code or ordinance.

Applicable Codes:

International Building Code (2018)
National Electrical Code (2020)
International Fuel Gas Code (2018)
International Energy Conservation Code (2018)
International Existing Building Code (2018)
International Fire Code (2018)
International Mechanical Code (2018)
International Plumbing Code (2018)
International Residential Code (2018)

With amendments as indicated in Sections 17.7.10 through 17.7.19 in Title 17 of Town of Mountain Village Municipal Code, amended August 20, 2020.

Intent:

These documents are intended to include all labor, materials, equipment and services required to complete the work described herein.

Coordination:

The contractor shall carefully study and compare the documents, verify actual conditions and report any discrepancies, errors or omissions to the architect in a timely manner. The architect shall clarify or provide reasonable additional information required for successful execution. The contractor shall verify and coordinate all openings through floors, ceilings and walls with all architectural, interior, structural, mechanical and plumbing, electrical and lighting drawings. Contractor will assume responsibility of items requiring coordination and resolution during the bidding process.

Substitutions:

Any materials proposed for substitution of those specified or the called-out-by-trade-name in these documents shall be presented to the architect for review. The contractor shall submit samples when required by the architect and such samples shall be reviewed by the architect before the work is performed. Work must conform to the reviewed samples. Any work which does not conform shall be removed and replaced with work which conforms at the contractor's expense. Subcontractors shall submit requests for review through the general contractor when work is let through him or her. Required verification and submittals to be made in adequate time as not to delay work in progress.

Shop Drawings:

Shop drawings shall be submitted to the architect for his or her review where called for anywhere in these documents. Review shall be made by the architect before work is begun, and work shall conform to the reviewed shop drawings, subject to replacement as required in paragraph "substitutions" above.

Safety & Protection of Work:

The contractor shall be responsible for the safety and care of adjacent properties during construction for compliance with Federal and state O.S.H.A. Regulations, and for the protection of all work until it is delivered completed to the owner.

TUR
KEL

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

CLIENT SIGNATURE

SCALE

DRAWING CREATED
N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



GENERAL
NOTES

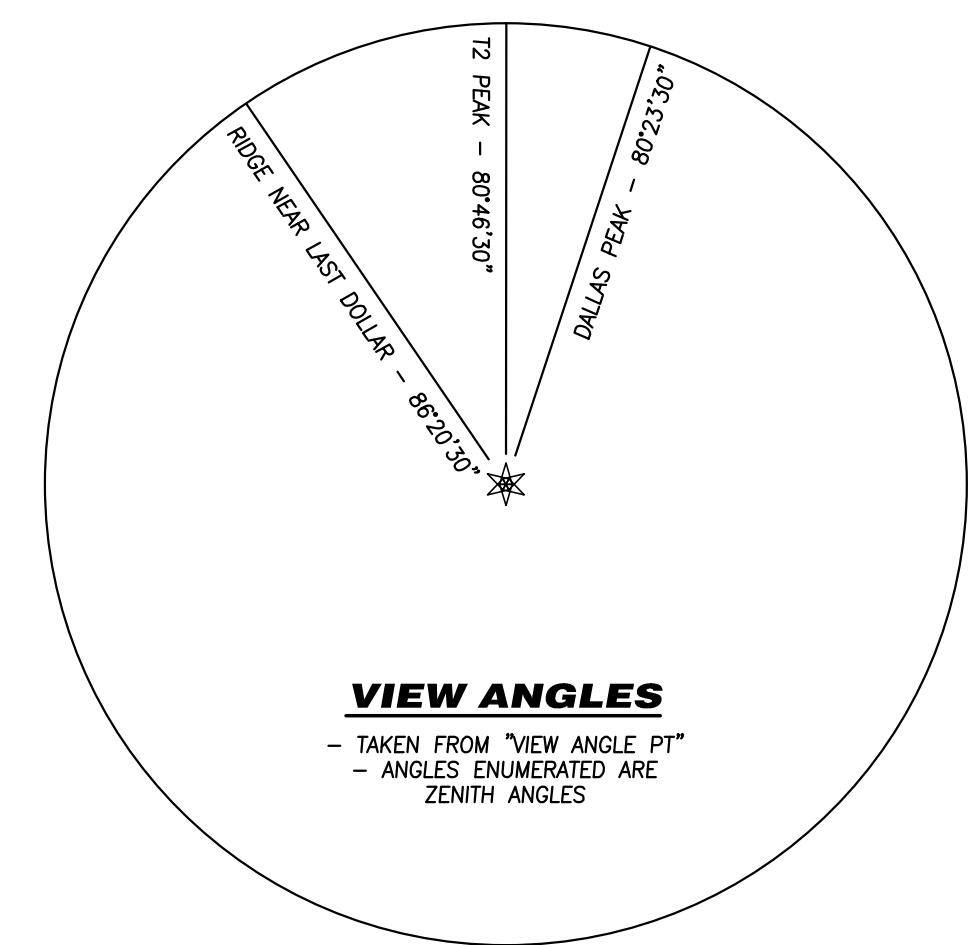
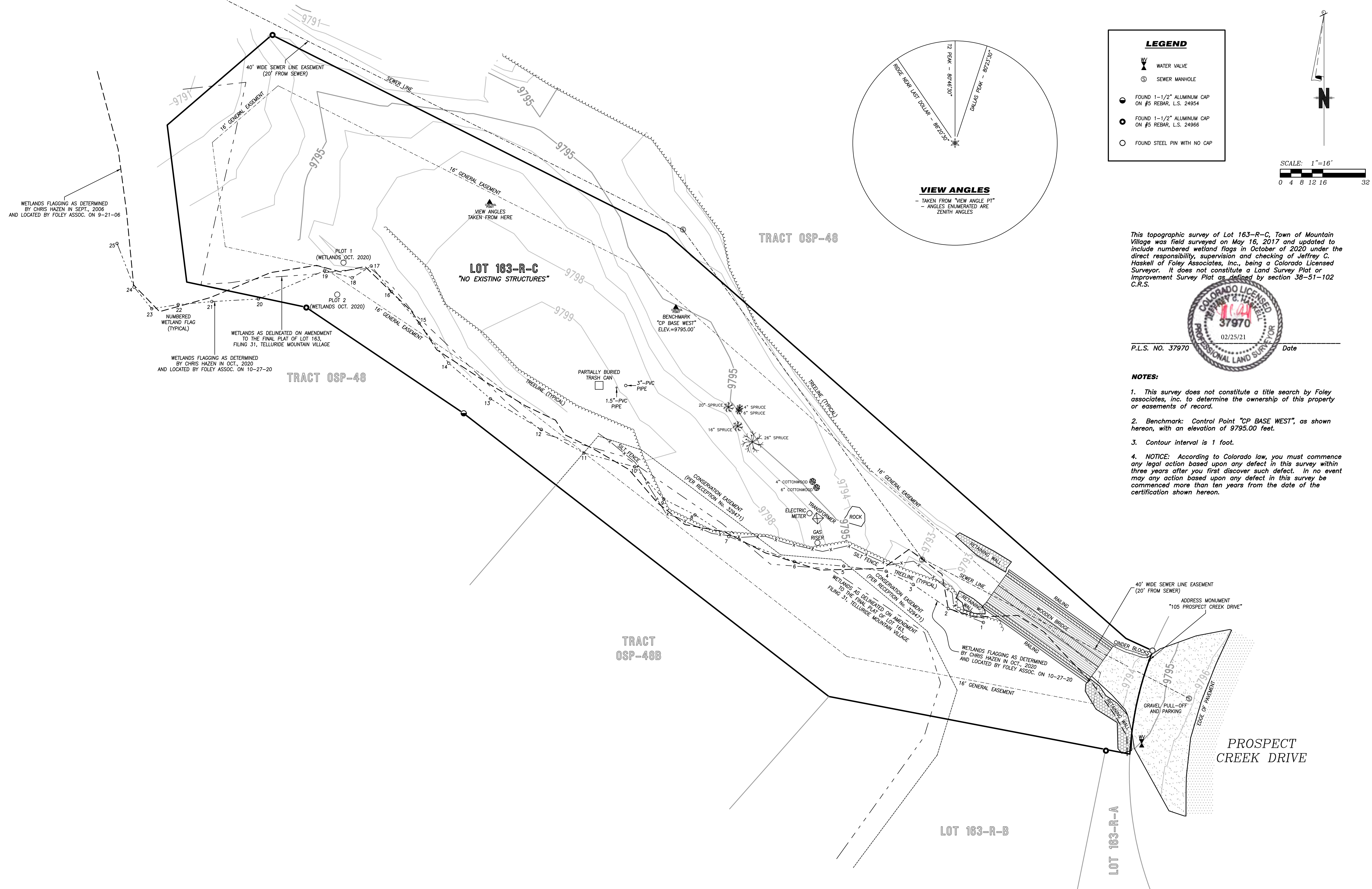
DRAWING NUMBER

G1-20

WETLANDS FLAGGING AS DETERMINED BY CHRIS HAZEN IN SEPT., 2006 AND LOCATED BY FOLEY ASSOC. ON 9-21-06

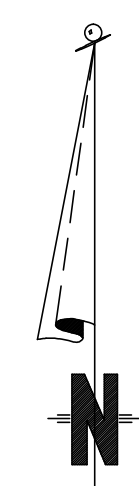
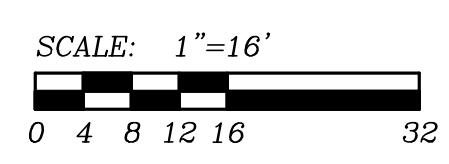
WETLANDS FLAGGING AS DETERMINED BY CHRIS HAZEN IN OCT., 2020 AND LOCATED BY FOLEY ASSOC. ON 10-27-20

WETLANDS AS DELINEATED ON AMENDMENT TO THE FINAL PLAT OF LOT 163, FILING 31, TELLURIDE MOUNTAIN VILLAGE

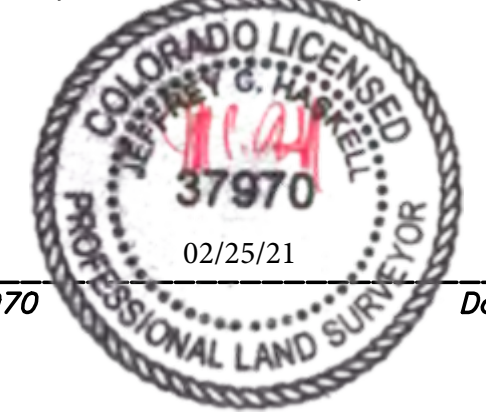


LEGEND

- WV WATER VALVE
- SM SEWER MANHOLE
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24966
- FOUND STEEL PIN WITH NO CAP



This topographic survey of Lot 163-R-C, Town of Mountain Village was field surveyed on May 16, 2017 and updated to include numbered wetland flags in October of 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 _____ Date

- NOTES:**
- This survey does not constitute a title search by Foley associates, inc. to determine the ownership of this property or easements of record.
 - Benchmark: Control Point "CP BASE WEST", as shown hereon, with an elevation of 9795.00 feet.
 - Contour interval is 1 foot.
 - 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.

Topographic Survey
 Lot 163-R-C, Telluride Mountain Village, Filing 31,
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV/NW
Start date:	05/16/2017



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

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SPIEGEL RESIDENCE

Lot 163 RC
Mountain Village

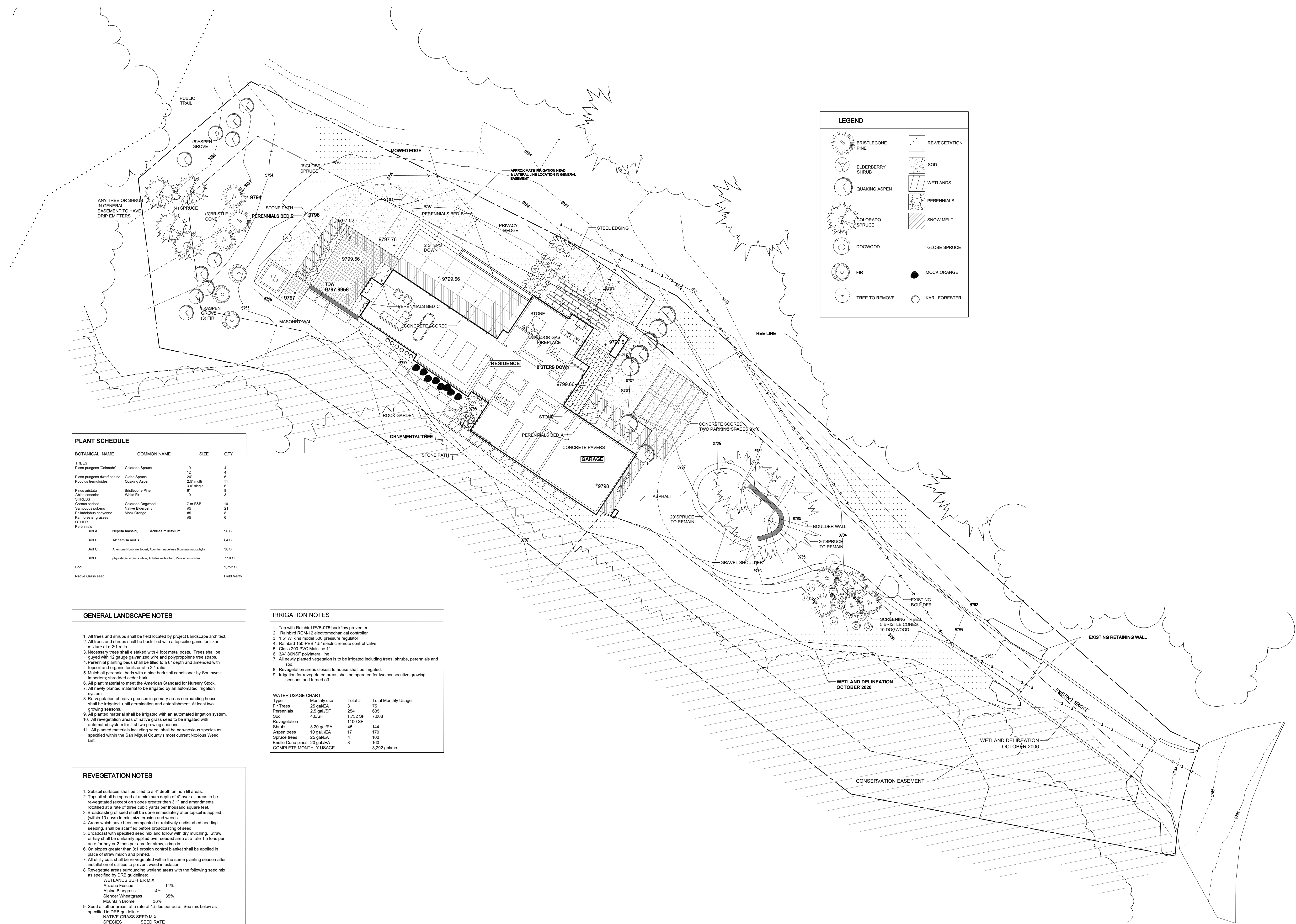
THIS IS PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
ISSUE:

FINAL DRB SUBMITTAL

REVISION:
DATE:

MAY 19, 2021

LANDSCAPE PLAN
L1.0



LEGEND

	BRISTLECONE PINE		RE-VEGETATION
	ELDERBERRY SHRUB		SOD
	QUAKING ASPEN		WETLANDS
	COLORADO SPRUCE		PERENNIALS
	DOGWOOD		SNOW MELT
	FIR		GLOBE SPRUCE
	TREE TO REMOVE		MOCK ORANGE
			KARL FORESTER

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
<i>Picea pungens</i> 'Colorado'	Colorado Spruce	10'	4
<i>Abies balsamea</i>	Blue Spruce	12'	4
<i>Populus tremuloides</i>	Quaking Aspen	2.5' multi	11
<i>Prunus arbuta</i>	Bristlecone Pine	3.0' single	6
<i>Pinus aristata</i>	White Fir	6'	8
<i>Abies concolor</i>	White Fir	10'	3
SHRUBS			
<i>Cornus sericea</i>	Colorado Dogwood	7' or 8&B	10
<i>Sambucus pubens</i>	Native Elderberry	#5	21
<i>Philadelphus chinensis</i>	Mock Orange	#5	8
<i>Rudbeckia hirta</i>	Black-eyed Susan	#5	6
OTHER			
Perennials			
Bed A	<i>Nepeta faassenii</i> , <i>Achillea millefolium</i>		96 SF
Bed B	<i>Alchemilla mollis</i>		64 SF
Bed C	<i>Anemone hortensis</i> , <i>Jacobaea maritima</i> , <i>Brunnica macrophylla</i>		30 SF
Bed E	<i>Physocarpus opulifolius</i> , <i>Achillea millefolium</i> , <i>Pandanus siccus</i>		110 SF
Sod			1,752 SF
Native Grass seed			Field Verify

- GENERAL LANDSCAPE NOTES**
- All trees and shrubs shall be field located by project Landscape architect.
 - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
 - Necessary trees shall be staked with 4 foot metal posts. Trees shall be girdled with 1/2" gauge galvanized wire and polypropylene tree straps.
 - Perennial planting beds shall be filled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
 - Match all perennial beds with a pre-bark soil conditioner by Southwest Importers; shredded cedar bark.
 - All plant material to meet the American Standard for Nursery Stock.
 - All newly planted material to be irrigated by an automated irrigation system.
 - Revegetation of native grasses in primary areas surrounding house shall be irrigated until germination and establishment. At least two growing seasons.
 - All planted material shall be irrigated with an automated irrigation system.
 - All revegetation areas of native grass seed to be irrigated with automated system for first two growing seasons.
 - All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.

IRRIGATION NOTES

- Tap with Rainbird PVB-075 backflow preventer
- Rainbird RCM-12 electromechanical controller
- 1.5" Wilco model 500 pressure regulator
- Rainbird 150-PEB 1.5" electric remote control valve
- Class 200 PVC Mainline 1"
- 3/4" 80NSF polybutyl line
- All newly planted vegetation is to be irrigated including trees, shrubs, perennials and sod.
- Revegetation areas closest to house shall be irrigated.
- Irrigation for revegetated areas shall be operated for two consecutive growing seasons and turned off.

WATER USAGE CHART

Type	Monthly use	Total #	Total Monthly Usage
Fir Trees	25 gal/EA	3	75
Perennials	2.5 gal/SF	254	635
Sod	4.0/SF	1,752 SF	7,008
Revegetation		1100 SF	
Shrubs	3.20 gal/EA	45	144
Aspen trees	10 gal/EA	17	170
Spruce trees	25 gal/EA	4	100
Bristle Cone pines	20 gal/EA	8	160
COMPLETE MONTHLY USAGE			8,292 gal/mo

REVEGETATION NOTES

- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1 and amendments redistributed at a rate of three cubic yards per thousand square feet).
- Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
- Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
- Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be re-vegetated within the same planting season after installation of utilities to prevent weed infiltration.
- Revegetate areas surrounding wetland areas with the following seed mix as specified by DRB guidelines:

WETLANDS BUFFER MIX

Arizona Fescue	14%
Alpine Bluegrass	14%
Slender Wheatgrass	35%
Mountain Brome	36%

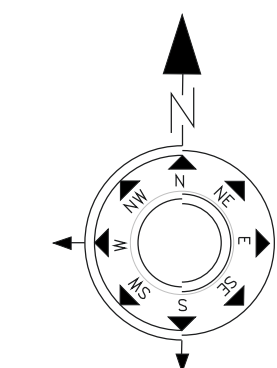
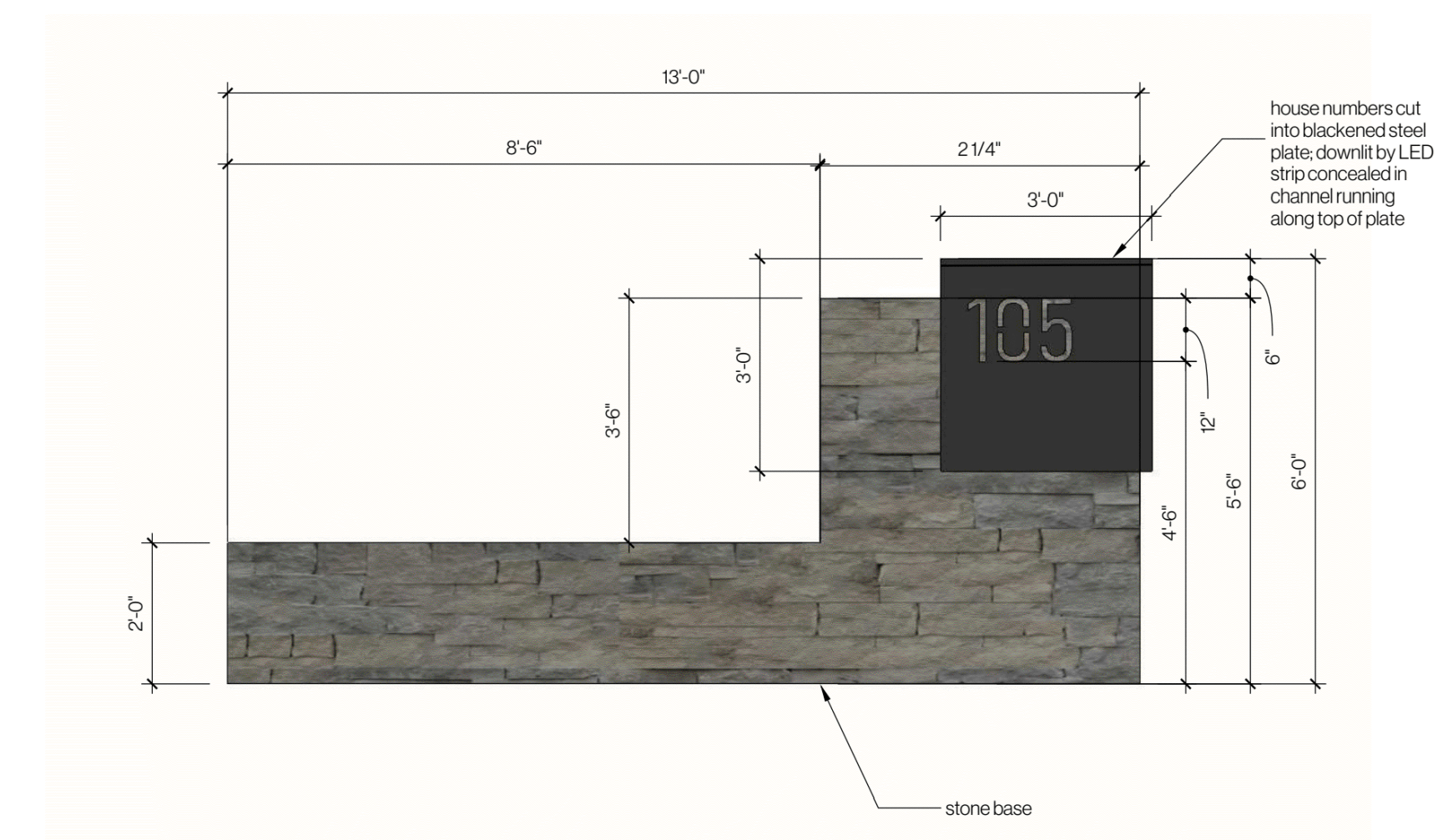
9. Seed all other areas at a rate of 1.5 lbs per acre. See mix below as specified in DRB guideline:

NATIVE GRASS SEED MIX

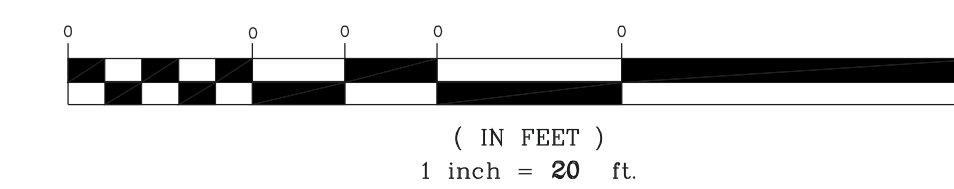
SPECIES	SEED RATE
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard Fescue	5%
Crescent Red Fescue	10%
Alpine Bluegrass	15%
Canada Bluegrass	10%
Perennial Ryegrass	15%
Slender Wheatgrass	10%

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

Number	Date
1	03.09.21
2	05.19.21



GRAPHIC SCALE



GENERAL NOTES

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

1 Architectural Site Plan
Scale: 1"= 20'-0"

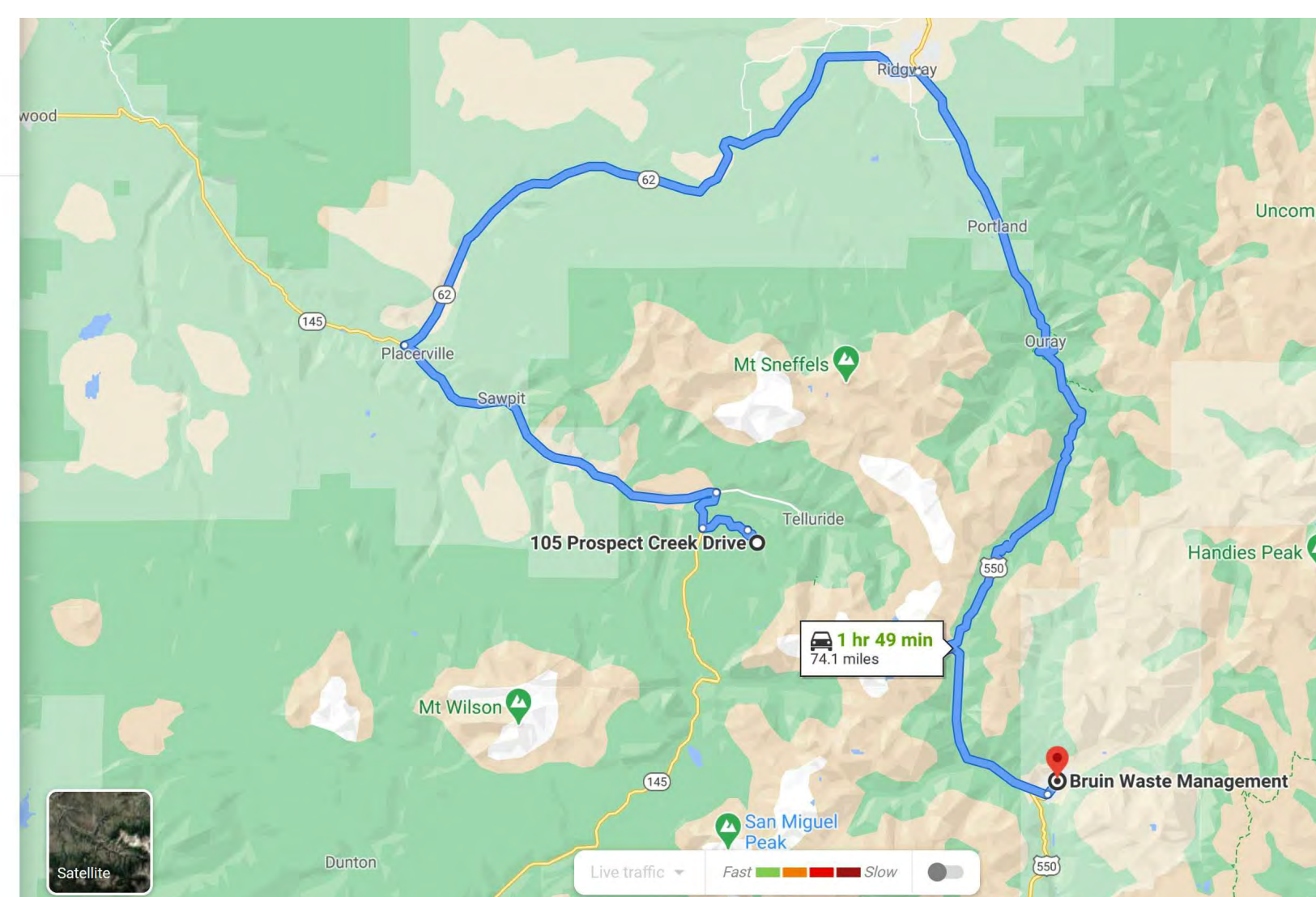
Construction Waste Hauling Route

1 hr 49 min (74.1 miles)
via CO-62 E/State Hwy 62 and US-550 S
Fastest route, the usual traffic

- 105 Prospect Creek Dr**
Mountain Village, CO 81435
- > Follow San Joaquin Rd and Mountain Village Blvd to CO-145 N
8 min (2.9 mi)
 - > Take CO-62 E/State Hwy 62 and US-550 S to Co Rd 2 in Silverton
1 hr 41 min (70.6 mi)
 - > Take Greene St to W 12th St
2 min (0.6 mi)

Bruin Waste Management
Silverton, CO 81433

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



LEGEND

Construction Site Area per Plan

- Construction Site Plan**
- A. Proposed Residence
 - B. Parking / 5 Regular Pickup Trucks
 - C. Portable Toilets
 - D. Construction Trailer 8' x 20'
 - E. Dumpster 22' x 7.5' / 30 Cubic Yards
 - F. Bear Proof Container
 - G. Forklift, Gradall, Storage

1 Construction Mitigation Plan
Scale: 1" = 20'-0"

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED N/A

Revision Schedule

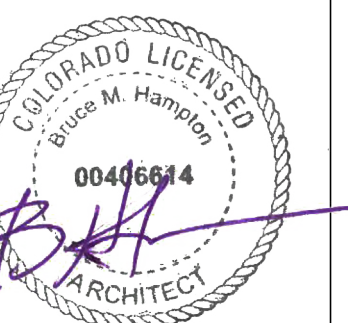
Number	Date
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2	05.19.21



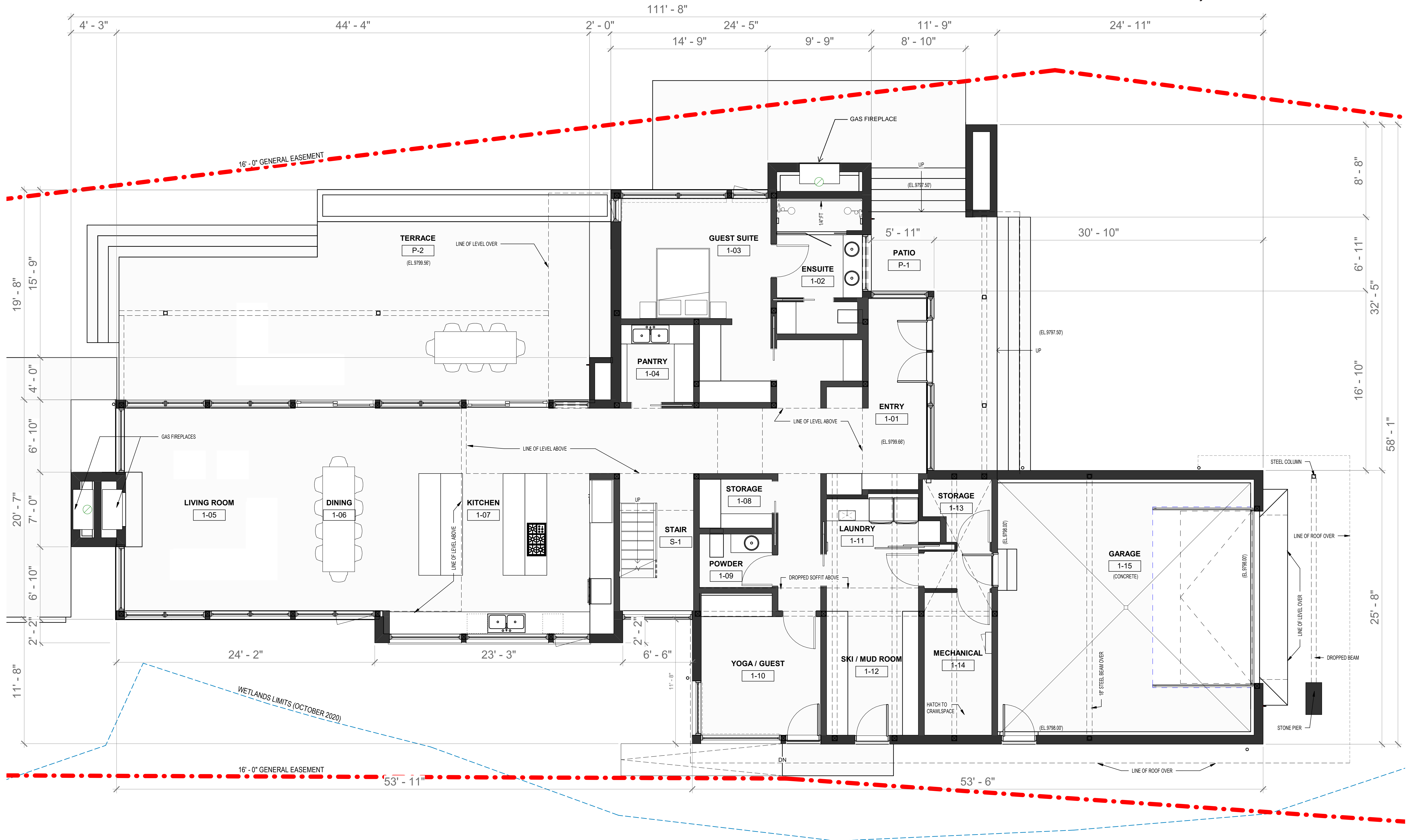
CONSTRUCTION MITIGATION PLAN

DRAWING NUMBER
A1-20

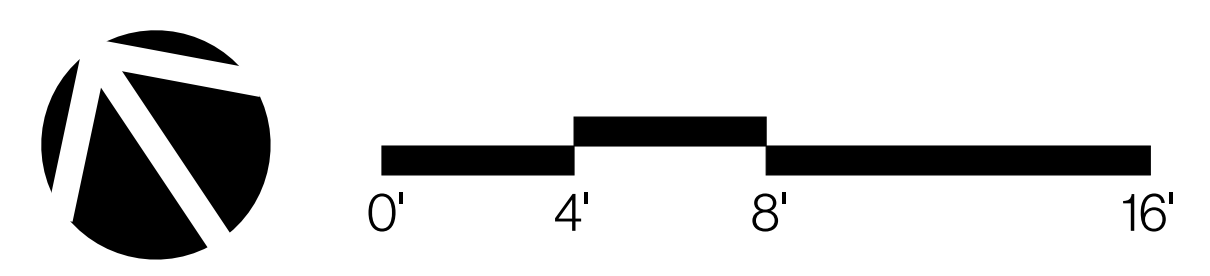
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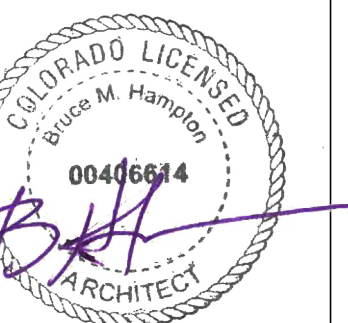
NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.



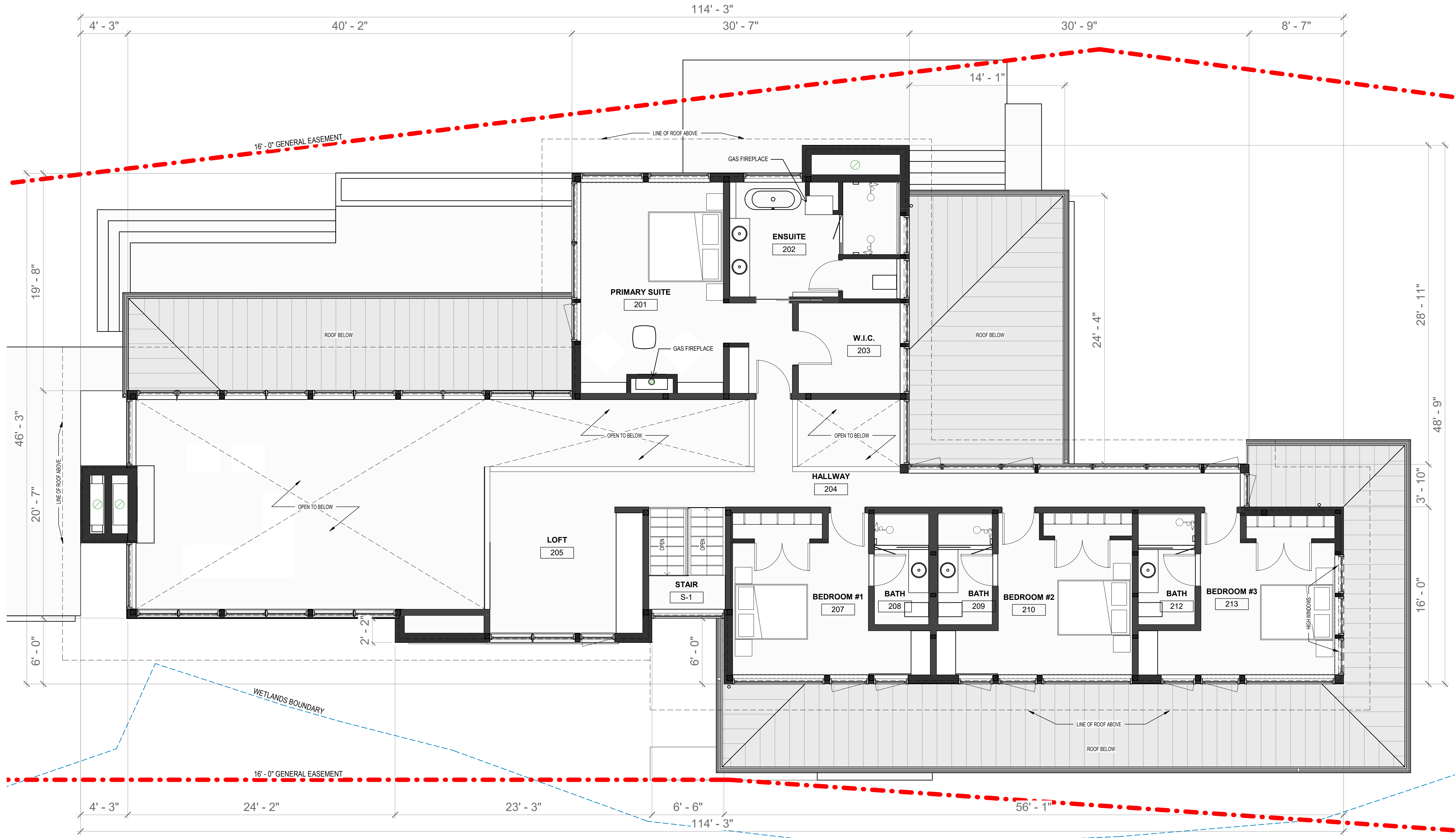
1 FIRST FLOOR PLAN
1/4" = 1'-0"



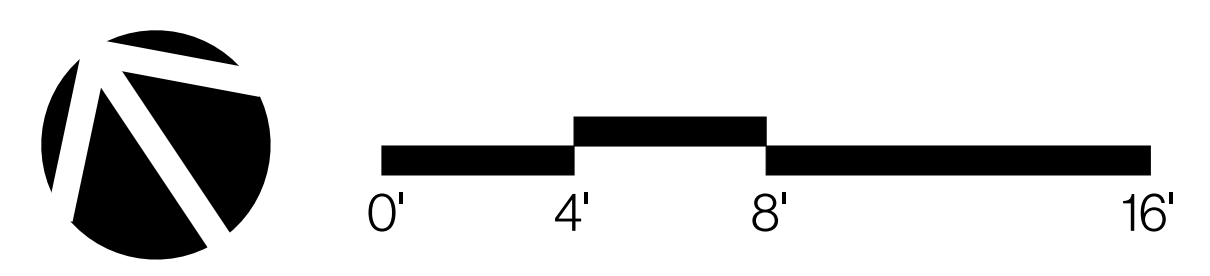
Number	Date
1	03.09.21
2	05.19.21



NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.

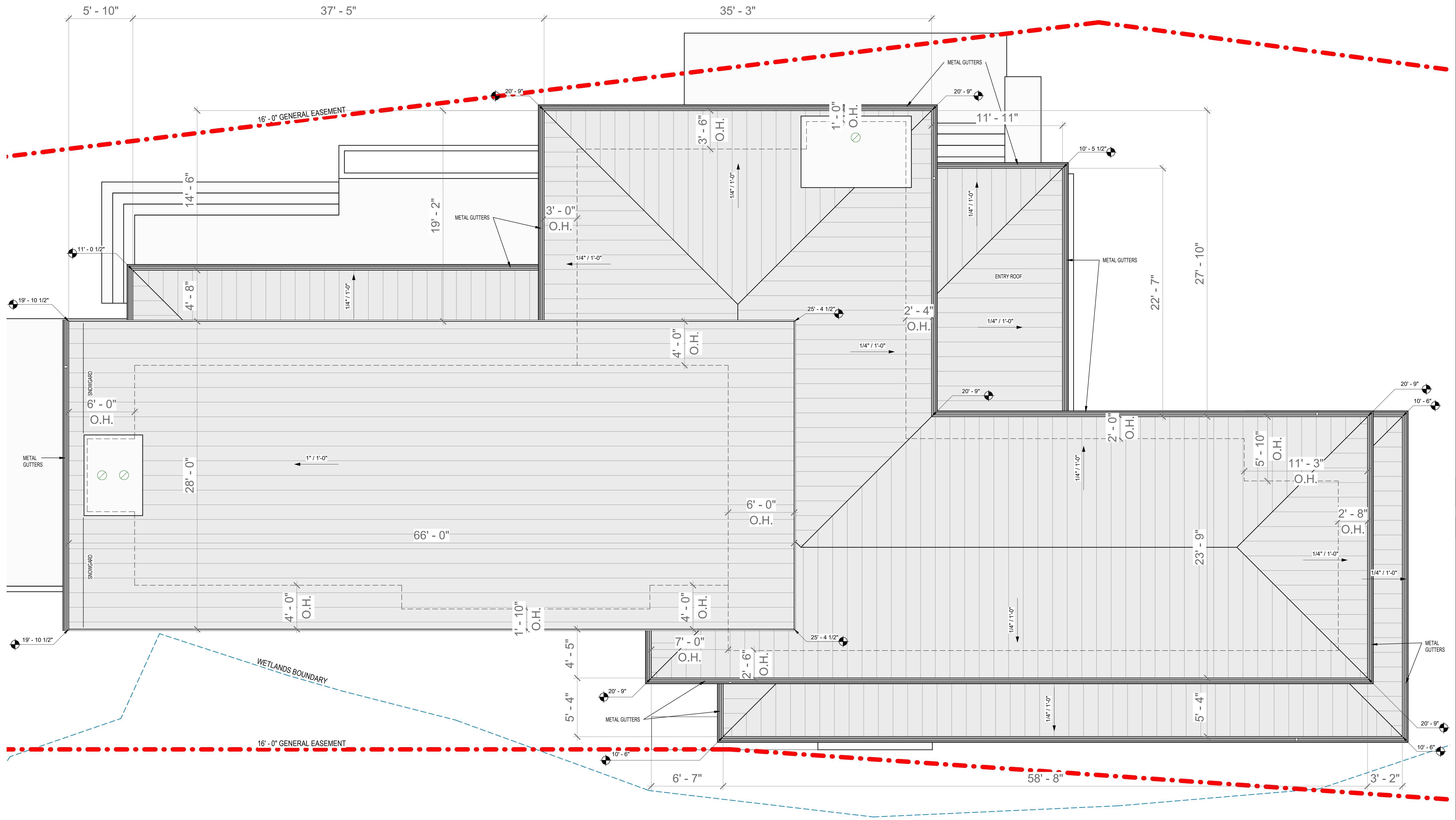


1 SECOND FLOOR PLAN
1/4" = 1'-0"



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NOTE:
The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R 313.3 or NFPA13D. (R313, 12.21A17 (d)). The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72.

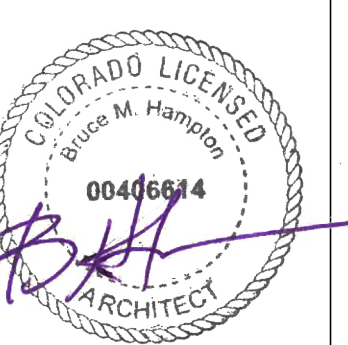


CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)
DATE
CLIENT SIGNATURE
SCALE

DRAWING CREATED N/A

Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21

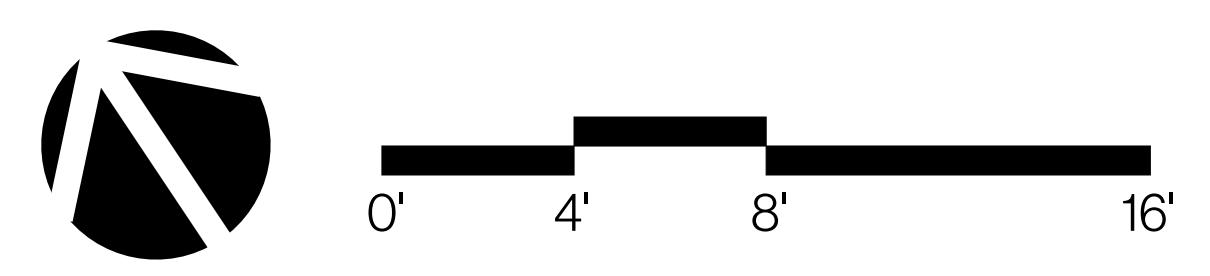
5/17/2021 4:06:38 PM



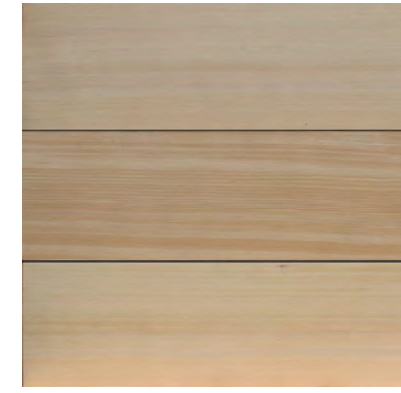
ROOF PLAN

DRAWING NUMBER
A2-30

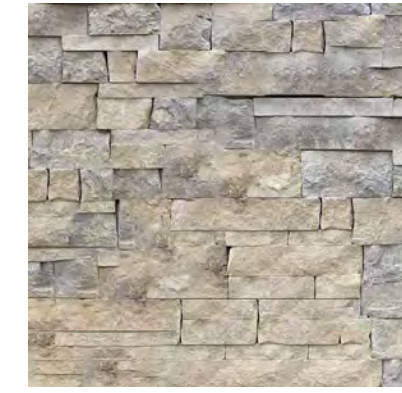
1 ROOF PLAN
1/4" = 1'-0"



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wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



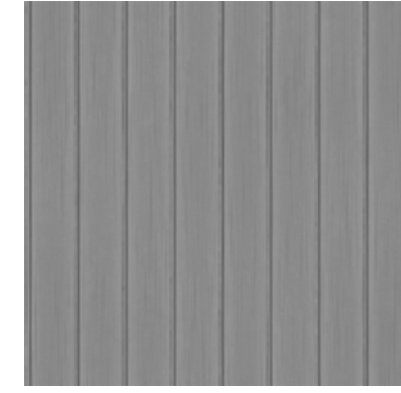
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO

Average Height Calculations	SOUTH ELEVATION
Measurement 1	24' - 7"
Measurement 2	24' - 0"
Measurement 3	23' - 8"
Measurement 4	23' - 4"
Measurement 5	22' - 2"
Measurement 6	22' - 2"
Measurement 7	22' - 2"
Total	162' - 1"
Average	23' - 1"

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TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21

SECOND FLOOR
10' - 5 3/8"

FIRST FLOOR
0' - 3"

GARAGE LEVEL
-1' - 5"

UPPER FLAT ROOF
20' - 8"

HIGH POINT OF ROOF
25' - 4"

PROPOSED GRADE

EXISTING GRADE

PROPOSED GRADE

EXISTING GRADE

40' - 0" HEIGHT LIMIT = MAXIMUM BUILDING HEIGHT LIMIT FOR GABLE, HIP, GAMBREL OR SIMILAR PITCHED ROOF

35' - 0" HEIGHT LIMIT = MAXIMUM BUILDING HEIGHT

SCALE

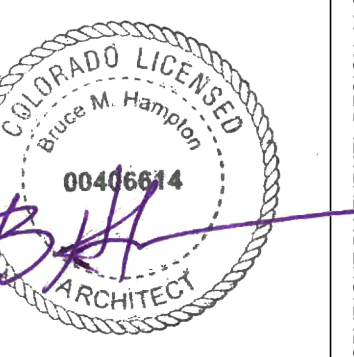
ELEVATION

DRAWING NUMBER

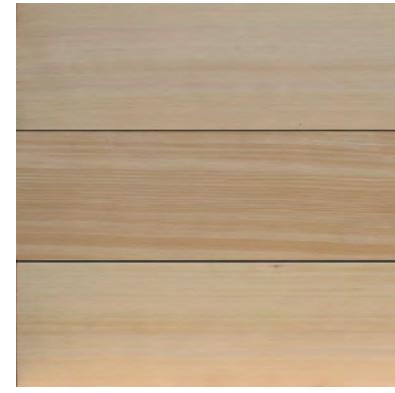
A3-10

5/17/2021 4:06:38 PM

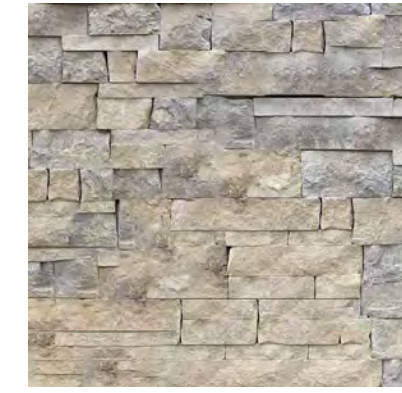
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1 SOUTHWEST ELEVATION
1/4" = 1'-0"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



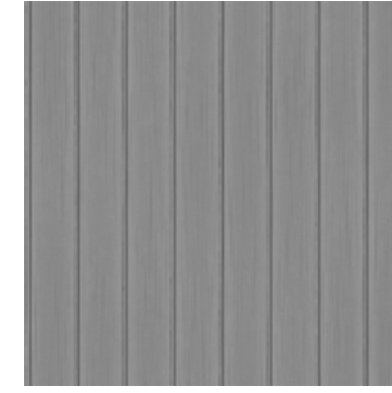
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO

Average Height Calculations	EAST ELEVATION
Measurement 1	11' - 11"
Measurement 2	26' - 9"
Measurement 3	22' - 10"
Measurement 4	24' - 10"
Total	86' - 4"
Average	22' - 7"



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

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105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

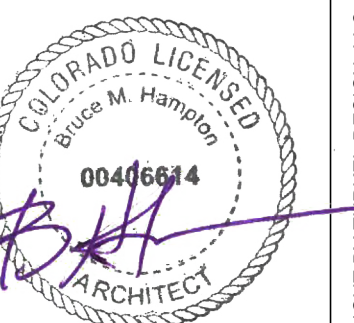
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21

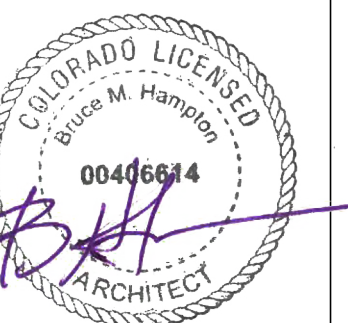


ELEVATION

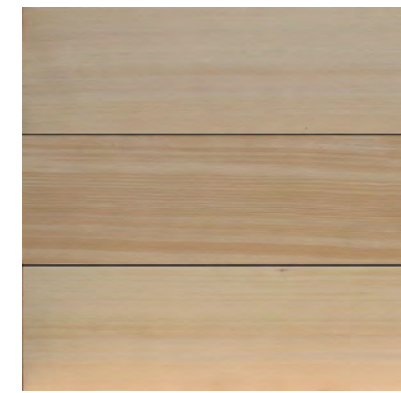
DRAWING NUMBER

A3-20

Number	Date
1	03.09.21
2	05.19.21



Average Height Calculations	NORTH ELEVATION
Measurement 1	24' - 9"
Measurement 2	24' - 3"
Measurement 3	23' - 2"
Measurement 4	25' - 0"
Measurement 5	25' - 0"
Measurement 6	25' - 0"
Measurement 7	25' - 7"
Total	172' - 9"
Average	25' - 10"



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 1 1/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



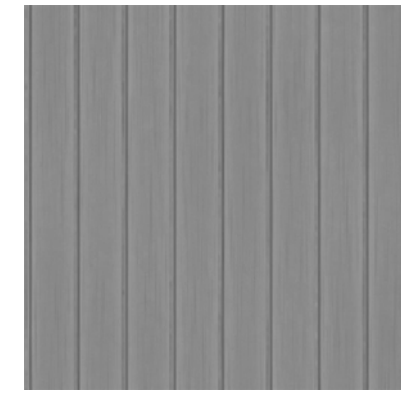
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



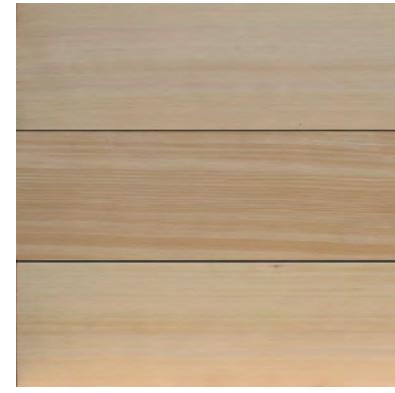
beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO



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



wood cladding:
1x6 tongue and groove thermally modified hemlock, prefinished



stone cladding:
telluride stone "mont blanc" (thin stone veneer) - 2/4" to 11/2" thickness



window cladding:
aluminum, bronze powder-coat finish



steel structure:
painted bronze finish



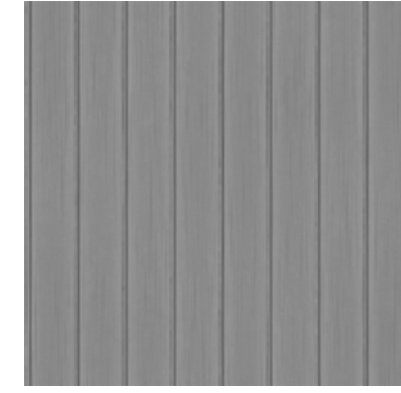
trim 1:
painted bronze finish



trim 2:
painted cocoa finish



beams:
edge-matched glulam beams, clear finish



roof membrane:
ribbed TPO

Average Height Calculations	WEST ELEVATION
Measurement 1	22' - 8"
Measurement 2	22' - 3"
Measurement 3	26' - 11"
Measurement 4	13' - 2"
Total	85' - 0"
Average	21' - 3"



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

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105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

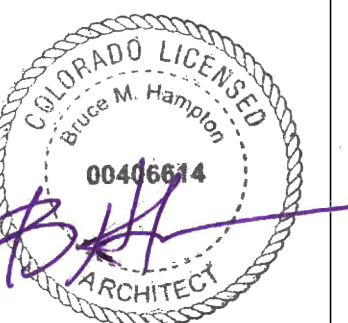
CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE

DRAWING CREATED N/A

Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



ELEVATION

DRAWING NUMBER
A3-40

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

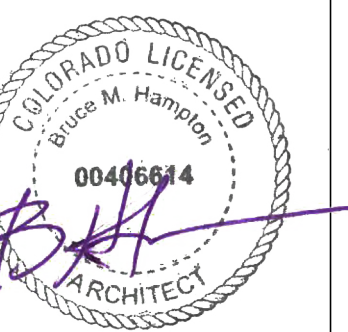
CLIENT SIGNATURE

SCALE

DRAWING CREATED
N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



AVERAGE
HEIGHT
CALCULATIONS

DRAWING NUMBER

A4-10

Average Height Calculations	NORTH ELEVATION
Measurement 1	24 ' - 9 "
Measurement 2	24 ' - 3 "
Measurement 3	23 ' - 2 "
Measurement 4	25 ' - 0 "
Measurement 5	25 ' - 0 "
Measurement 6	25 ' - 0 "
Measurement 7	25 ' - 7 "
Total	172 ' - 9 "
Average	25 ' - 10 "

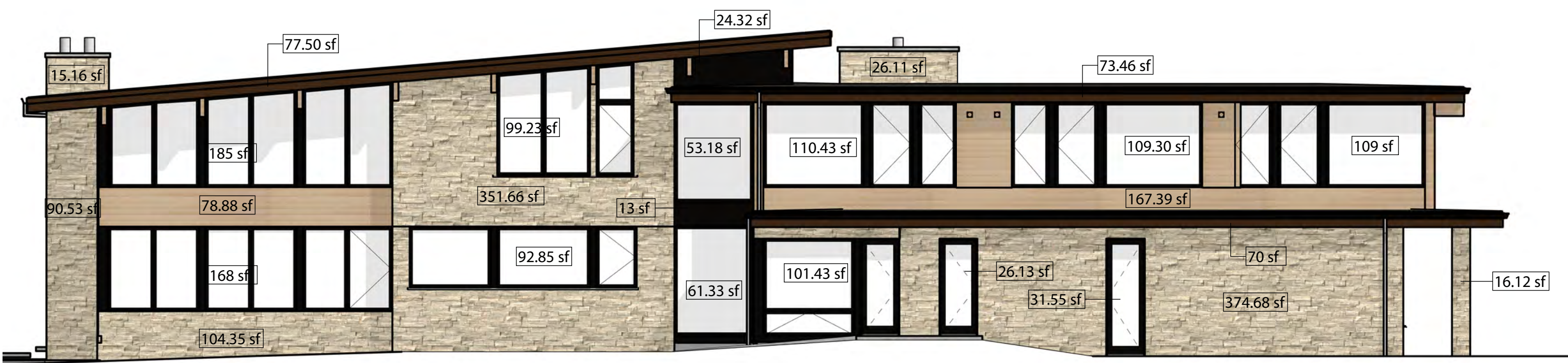
Average Height Calculations	SOUTH ELEVATION
Measurement 1	24 ' - 7 "
Measurement 2	24 ' - 0 "
Measurement 3	23 ' - 8 "
Measurement 4	23 ' - 4 "
Measurement 5	22 ' - 2 "
Measurement 6	22 ' - 2 "
Measurement 7	22 ' - 2 "
Total	162 ' - 1 "
Average	23 ' - 1 "

Average Height Calculations	EAST ELEVATION
Measurement 1	11 ' - 11 "
Measurement 2	26 ' - 9 "
Measurement 3	22 ' - 10 "
Measurement 4	24 ' - 10 "
Total	86 ' - 4 "
Average	22 ' - 7 "

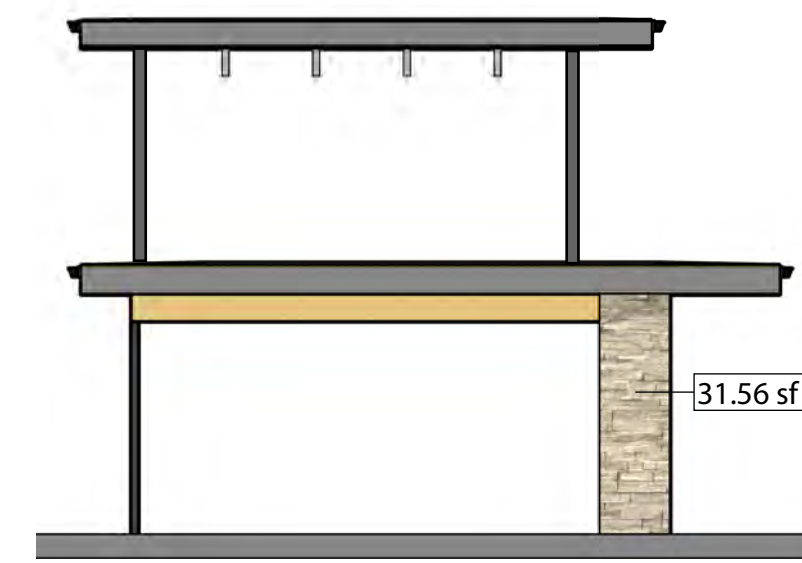
Average Height Calculations	WEST ELEVATION
Measurement 1	22 ' - 8 "
Measurement 2	22 ' - 3 "
Measurement 3	26 ' - 11 "
Measurement 4	13 ' - 2 "
Total	85 ' - 0 "
Average	21 ' - 3 "

Average Height Calculations	OVERALL
NORTH ELEVATION	25 ' - 10 "
SOUTH ELEVATION	23 ' - 1 "
EAST ELEVATION	22 ' - 7 "
WEST ELEVATION	21 ' - 3 "
Total	91 ' - 9 "
Average	22 ' - 11 "

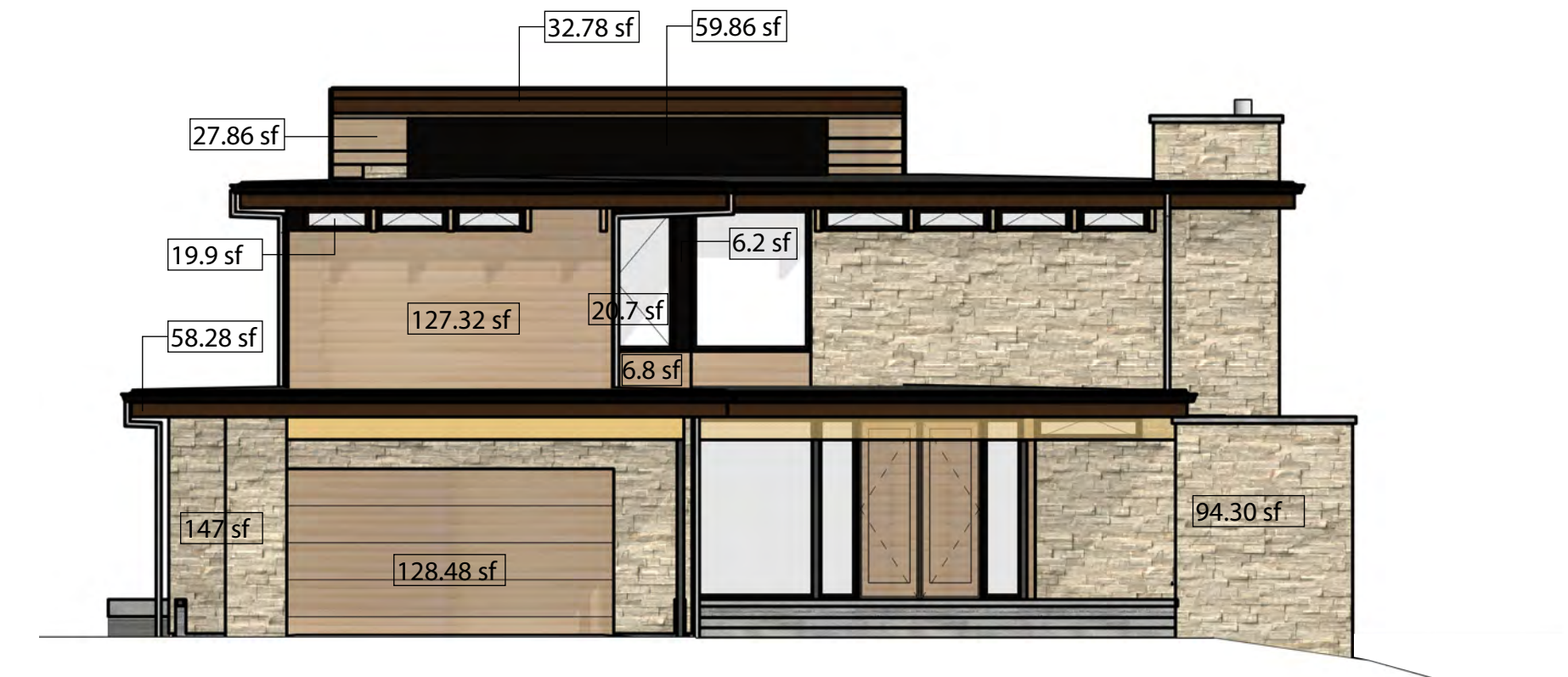
Material Calculations												
1. Southwest Elevation	2. Section A	3. Southeast Elevation	4. Section B	5. Section C	6. Northeast Elevation	7. Section D	8. Northwest Elevation	9. Section E	10. Section F	Totals	Percentage	
Stone: 978.61 sf	Stone: 31.56 sf	Stone: 241.30 sf	Stone: 321.53 sf	Stone: 45.9 sf	Stone: 486.93 sf	Stone: 332 sf	Stone: 230.26 sf	Stone: 315.60 sf	Stone: 98 sf	Stone: 3,081.56 sf	39.31%	
Wood: 246.27 sf		Wood: 290.46 sf	Wood: 64.70 sf		Wood: 164.10 sf	Wood: 153.78 sf	Wood: 46.40 sf	Wood: 131.26 sf		Wood: 1,096.97 sf	13.99%	
Glass: 1,147.44 sf		Glass: 40.60 sf	Glass: 155.21 sf		Glass: 860.56 sf	Glass: 215.80 sf	Glass: 167.00 sf	Glass: 153.52 sf		Glass: 2,794.13 sf	35.65%	
Wood Trim: 220.96 sf		Wood Trim: 149.34 sf			Wood Trim: 122.55 sf	Wood Trim: 115.55 sf	Wood Trim: 31.63 sf	Wood Trim: 39.69 sf		Wood Trim: 679.72 sf	8.67%	
Beams: 8.2 sf		Beams: 28.68 sf			Beams: 4.76 sf	Beams:	Beams: 21.76 sf			Beams: 63.40 sf	0.80%	
Fiber Cement Panels: 37.32 sf		Steel Column 8 sf s Fiber Cement Panels: 66.06 sf			Steel Column: 8.0 sf		Steel: 8.0 sf			Steel: 24 sf Fiber Cement Panels: 103.38 sf	0.30% 1.32%	
										Total: 7,837.33 sf		



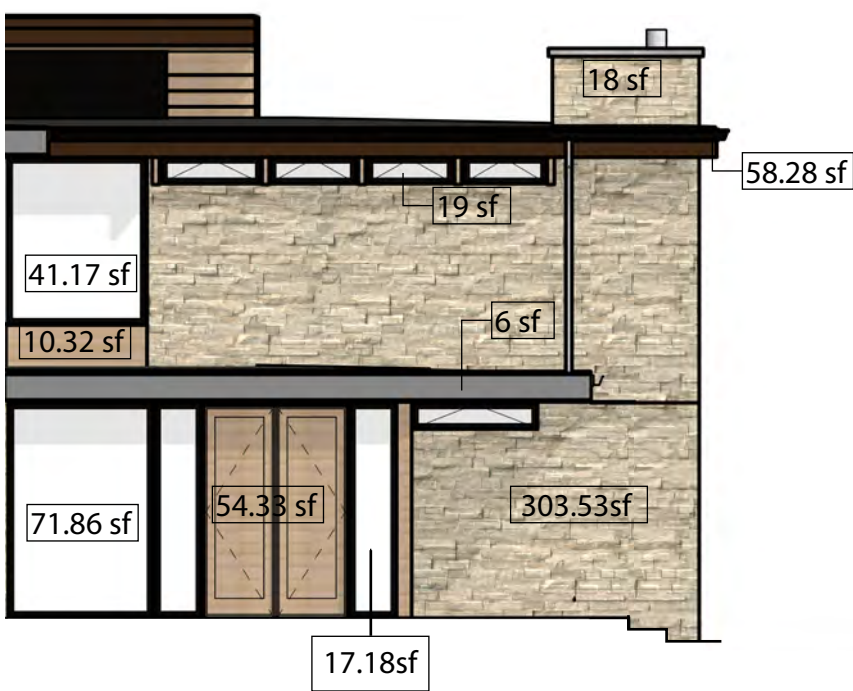
1 SOUTHWEST ELEVATION
1/8" = 1'-0"



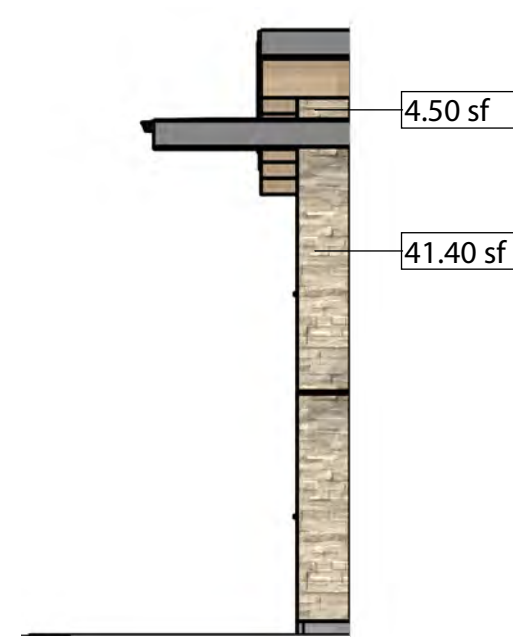
2 SECTION A
1/8" = 1'-0"



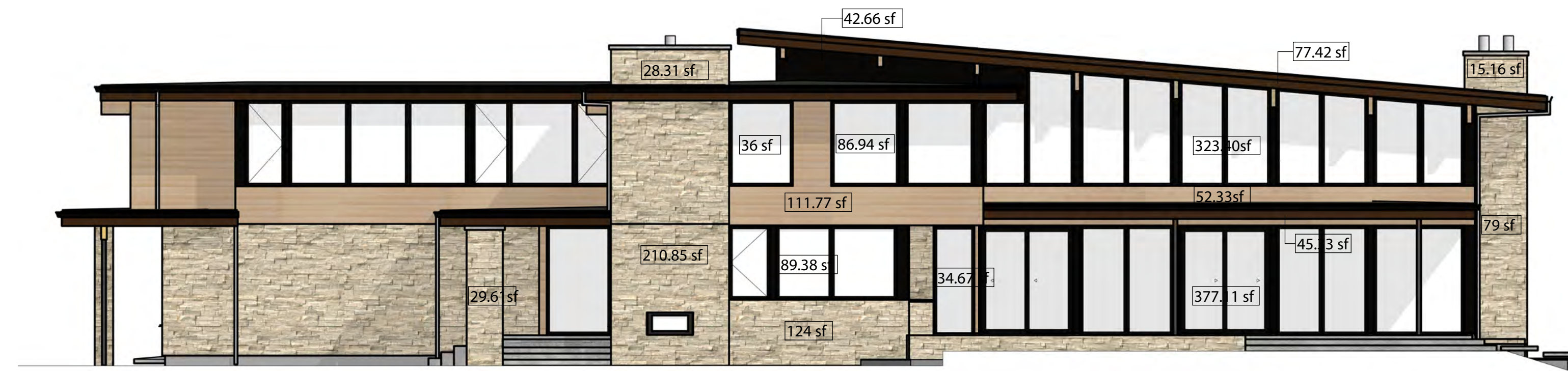
3 SOUTHEAST ELEVATION
1/8" = 1'-0"



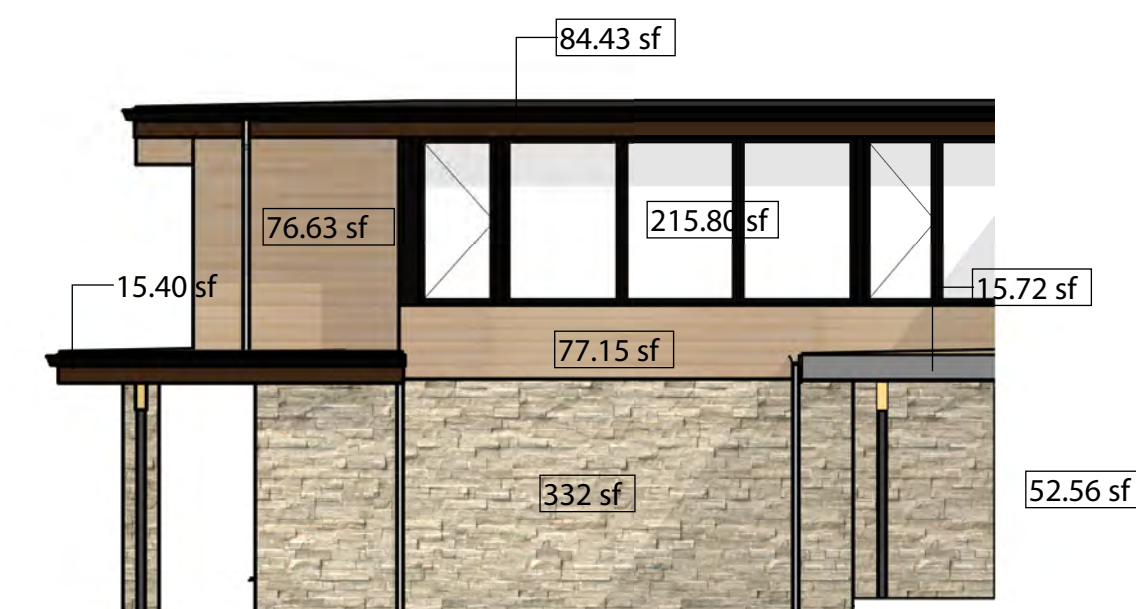
4 SECTION B
1/8" = 1'-0"



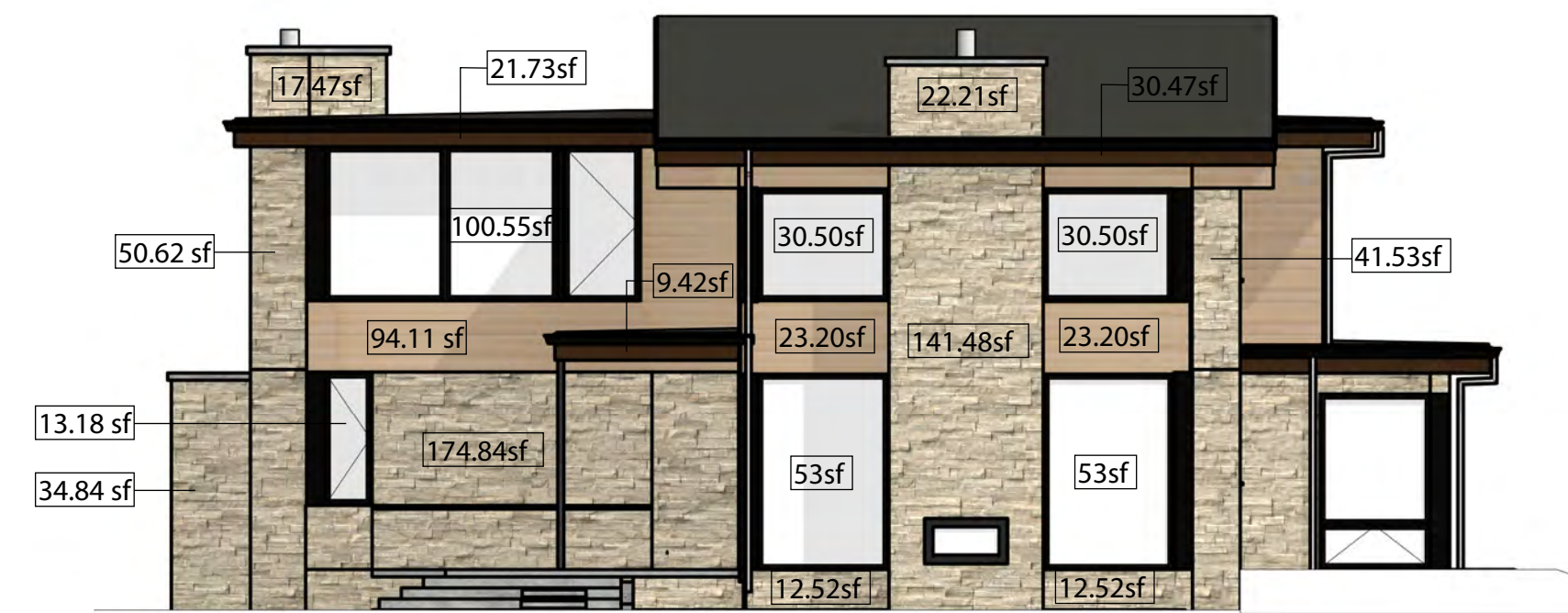
5 SECTION C
1/8" = 1'-0"



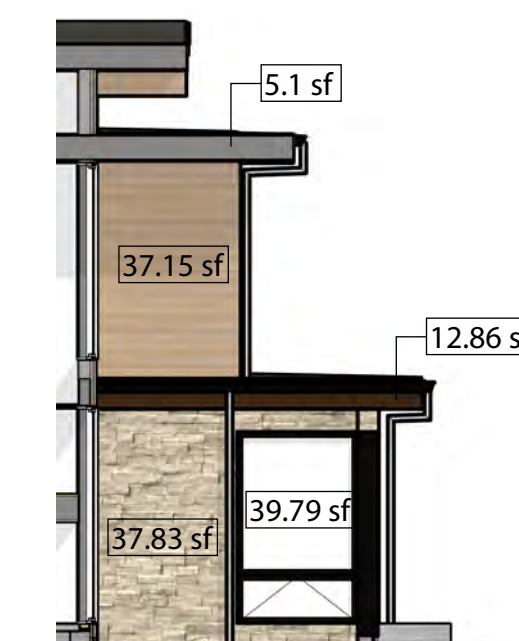
6 NORTH EAST ELEVATION
1/8" = 1'-0"



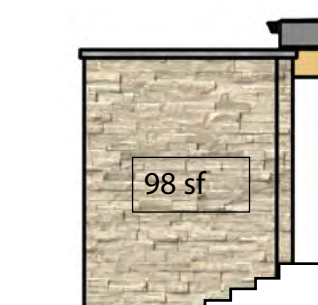
7 SECTION D
1/8" = 1'-0"



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



9 SECTION E
1/8" = 1'-0"



10 SECTION F
1/8" = 1'-0"

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SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

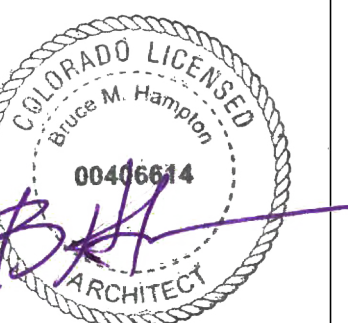
Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21



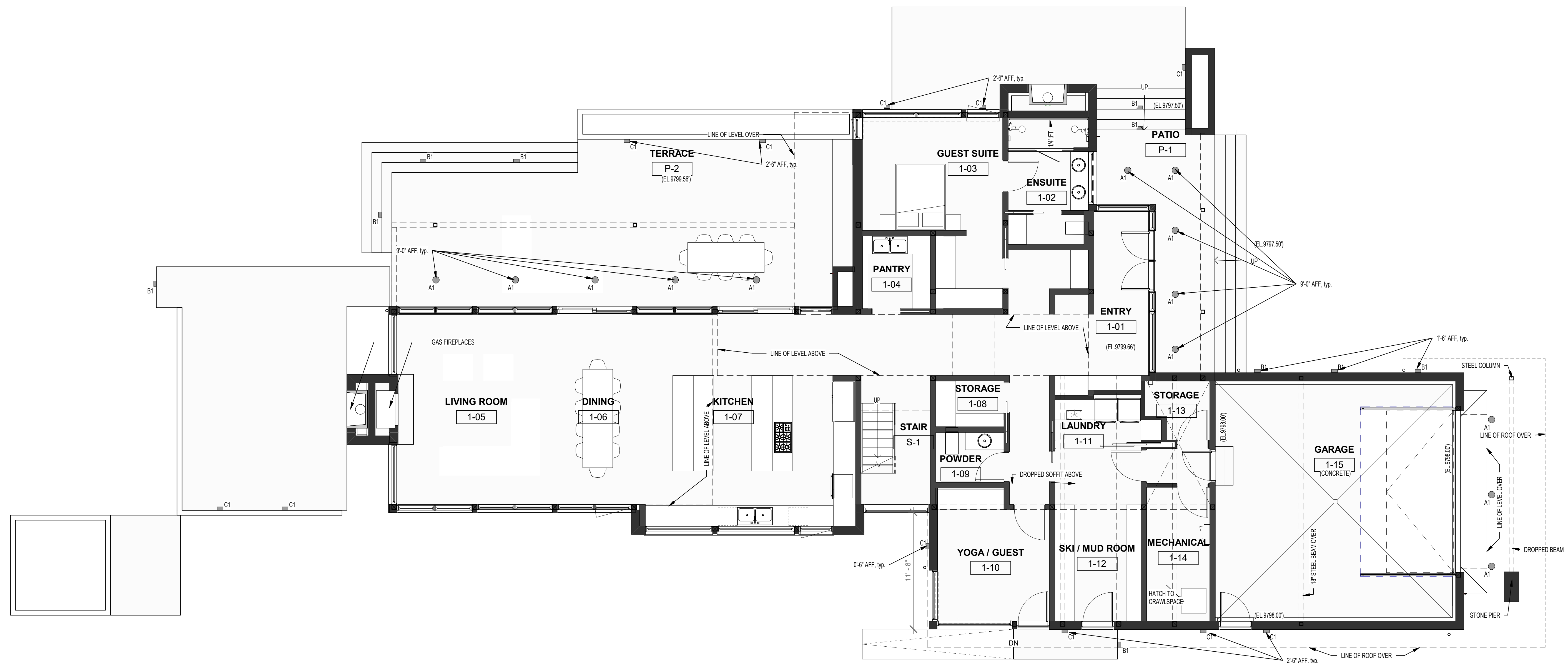
MATERIAL CALCULATIONS

DRAWING NUMBER
A5-10

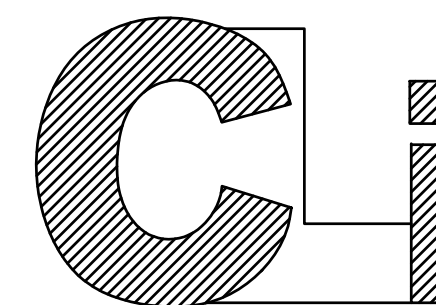
Number	Date
1	03.09.21
2	05.19.21



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
A1		Exterior Rated LED Downlight	ELV (5%)	CLI-OOSRA1	Integral LED, 3000K, 700Lm, 40°, 90CRI	120V	8	Mounted at 9'-0" AFF TYP.
B1		Exterior Rated LED Step Light	ELV (10%)	CLI-OOSRB1	Integral LED, 3000K, 250Lm, 90CRI	120V	3	Mounted at 1'-6" AFF TYP.
C1		Exterior Rated LED Wall Wash Sconce	ELV (10%)	CLI-OOSRC1	Integral LED, 3000K, 800Lm, 90CRI	120V	11	Mounted at 2'-6" AFF TYP.

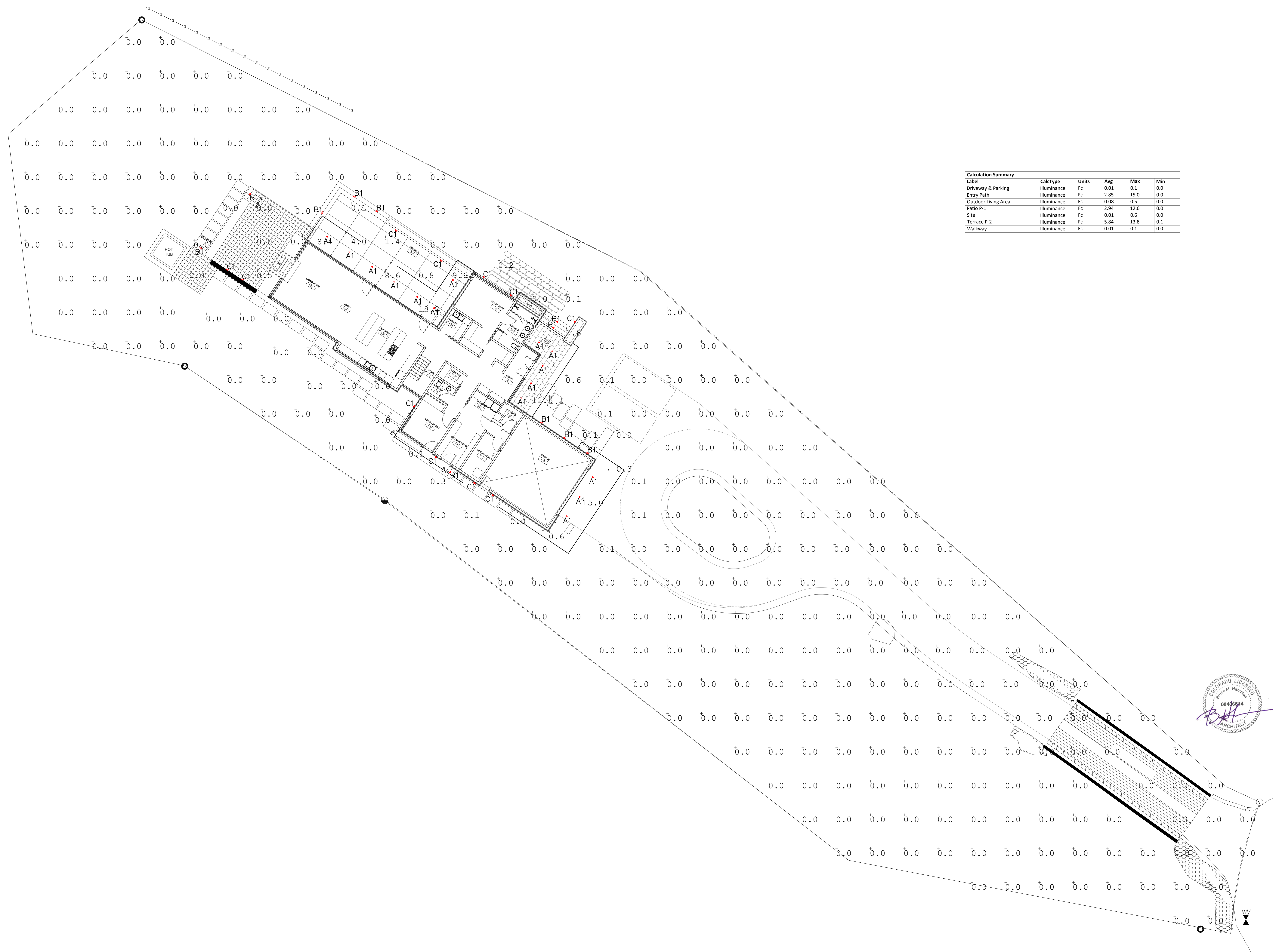


1 FIRST FLOOR LIGHTING PLAN
3/16" = 1'-0"



Commercial Lighting Industries
 81161 Indio Boulevard, Indio, CA 92201
 Tel: 800-755-0155 | Fax: 760-262-3940

No. Issue Date
 1. SUBMITTAL 05.18.2021



Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Driveway & Parking	Illuminance	Fc	0.01	0.1	0.0
Entry Path	Illuminance	Fc	2.85	15.0	0.0
Outdoor Living Area	Illuminance	Fc	0.08	0.5	0.0
Patio P-1	Illuminance	Fc	2.94	12.6	0.0
Site	Illuminance	Fc	0.01	0.6	0.0
Terrace P-2	Illuminance	Fc	5.84	13.8	0.1
Walkway	Illuminance	Fc	0.01	0.1	0.0



1 DRAWING / DETAIL / ELEVATION
 3/32" = 1'-0"

**SPIEGEL
 RESIDENCE**
 105 PROSPECT CREEK DRIVE
 MOUNTAIN VILLAGE, CO 81435

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
 COMMERCIAL LIGHTING INDUSTRIES. DO NOT SCALE DRAWINGS.
 ALL MEASUREMENTS MUST BE CHECKED ON SITE BY
 THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT
 TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title
**EXTERIOR LIGHTING
 CALCULATION**

Scale AS SHOWN Date 05.18.2021
 Drawn By K.D. Checked By I.D.
 Job No.

Sheet No.
 LD6-11



1 SOUTHEAST AXON
NTS



2 NORTHWEST AXON
NTS



3 NORTHEAST AXON
NTS



4 SOUTHWEST AXON
NTS

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KEL**

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SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

CLIENT SIGNATURE _____ DATE _____

SCALE _____

DRAWING CREATED
N/A

Revision Schedule

Number	Date
1	03.09.21
2	05.19.21



AXONS

DRAWING NUMBER

A7-10

WINDOW SCHEDULE FIRST FLOOR							
Level	Mark	Type	Width	Height	Cladding Material	Interior Material	Glass Type
FIRST FLOOR	1-01A	Picture	6' - 0 1/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-01B	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02A	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02B	Picture	1' - 11 3/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-03A	Picture	5' - 2 1/2"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-04A	Awning	5' - 2 1/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-05A	Casement LH	3' - 3 1/2"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06A	Picture	4' - 6"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06B	Picture	5' - 3 7/8"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-07A	Casement RH	2' - 1"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-08A	Picture	3' - 3 1/2"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-10B	Picture	3' - 9 1/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-10D	Picture	3' - 9 1/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-13B	Picture	3' - 8 3/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-13D	Picture	3' - 8 3/4"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-14B	Picture	3' - 8 1/16"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-14D	Picture	3' - 8 1/16"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-15A	Picture	5' - 10 7/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-16A	Picture	5' - 10 7/8"	8' - 10 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-17A	Picture	4' - 2 1/16"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-17B	Picture	3' - 1 1/16"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-18A	Picture	3' - 8 3/4"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-18B	Picture	3' - 8 3/4"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-19A	Picture	3' - 8 1/8"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-19B	Casement RH	3' - 8 1/8"	6' - 10 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-20A	Picture	6' - 7 7/8"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-21A	Picture	7' - 7 3/4"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-22A	Casement RH	3' - 3 1/2"	4' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-23A	Picture	6' - 5"	8' - 11 7/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-24A	Picture	5' - 0"	5' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-24B	Awning	5' - 0"	2' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-25A	Picture	7' - 5 1/4"	5' - 11 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-25B	Awning	7' - 5 1/4"	2' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes

WINDOW SCHEDULE SECOND FLOOR 1							
Level	Mark	Family and Type	Width	Height	Cladding Material	Interior Material	Glass Type
SECOND FLOOR	2-01A	Awning	3' - 2 5/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-02A	Awning	3' - 4 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-03A	Awning	3' - 4 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-04A	Casement LH	2' - 11 5/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-05A	Casement RH	3' - 2"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06A	Picture	4' - 10 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06B	Picture	4' - 10 7/16"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-06C	Picture	4' - 10 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07A	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07B	Picture	5' - 3 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-07C	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-08A	Picture	5' - 9 3/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-09A	Awning	4' - 1 5/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-10A	Awning	3' - 6 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-11A	Awning	3' - 6 3/4"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-12A	Awning	3' - 5 1/8"	1' - 1"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-13A	Picture	5' - 2"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-14A	Picture	5' - 6"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-15A	Picture	5' - 6 7/8"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-16A	Picture	5' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-16B	Picture	5' - 0 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-17A	Casement RH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-18A	Picture	3' - 6 1/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-19A	Trapezoid: Picture	3' - 9 1/4"	9' - 3 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-19B	Trapezoid: Picture	3' - 9 3/4"	9' - 0 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-20A	Trapezoid: Picture	3' - 8 3/8"	8' - 7 11/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-20B	Trapezoid: Picture	3' - 8 3/8"	8' - 4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-21A	Trapezoid: Picture	3' - 8 3/4"	7' - 11 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-22B	Trapezoid: Picture	3' - 5 7/8"	6' - 11 9/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-23A	Picture	5' - 10 7/8"	5' - 0 3/4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-24A	Picture	5' - 10 7/8"	5' - 0 3/4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-25A	Trapezoid: Picture	3' - 8 1/16"	7' - 0 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-25B	Trapezoid: Picture	3' - 8 1/16"	7' - 3 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-26A	Trapezoid: Picture	3' - 8 3/4"	7' - 8 1/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-26B	Trapezoid: Picture	3' - 8 3/4"	7' - 11 13/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-27A	Trapezoid: Picture	3' - 8 3/8"	8' - 4"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-27B	Trapezoid: Picture	3' - 8 3/8"	8' - 7 11/16"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-28A	Trapezoid: Picture	3' - 9 3/4"	8' - 8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-28B	Trapezoid: Picture	3' - 9 3/4"	9' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29A	Trapezoid: Picture	3' - 0 1/2"	9' - 3 3/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29B	Casement RH	3' - 0 1/2"	6' - 0"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-29D	Trapezoid: Picture	3' - 9 3/4"	9' - 7 1/2"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-30A	Picture	6' - 5"	8' - 2 1/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-31A	Picture	8' - 2 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-32A	Casement RH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-33A	Casement RH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-34A	Casement LH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-35A	Casement LH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-36A	Picture	8' - 0 3/4"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-37A	Casement LH	3' - 0"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes
SECOND FLOOR	2-38A	Casement LH	3' - 5"	6' - 11 5/8"	Aluminum-Marvin-Bronze	Wood-Marvin-Pine	Low-E2 W/ Breather Tubes

DOOR SCHEDULE EXTERIOR				
Level	Mark	Height	Width	Glazing
GARAGE LEVEL	1-01	0' - 0"	0' - 0"	N/A
FIRST FLOOR	1-02A	8' - 10 1/4"	3' - 0"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-02B	8' - 10 1/4"	3' - 0"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-03	8' - 11 3/8"	7' - 7 1/2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-04	8' - 11 3/8"	7' - 4 3/4"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-05	8' - 0"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-06	8' - 0"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-07	9' - 8"	3' - 2"	Low-E2 W/ Breather Tubes
FIRST FLOOR	1-08	7' - 0"	3' - 1 1/2"	Low-E2 W/ Breather Tubes

TURKEL

617.868.1867
TURKELDESIGN.COM

SPIEGEL RESIDENCE
105 PROSPECT CREEK DRIVE
MOUNTAIN VILLAGE, CO 81435
LOT 163R-C

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)

DATE

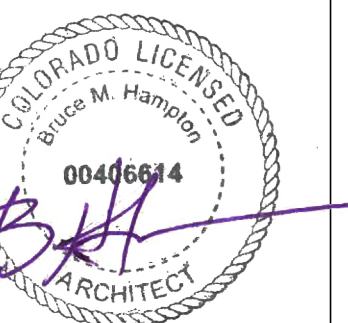
CLIENT SIGNATURE

SCALE

DRAWING CREATED N/A

Revision Schedule

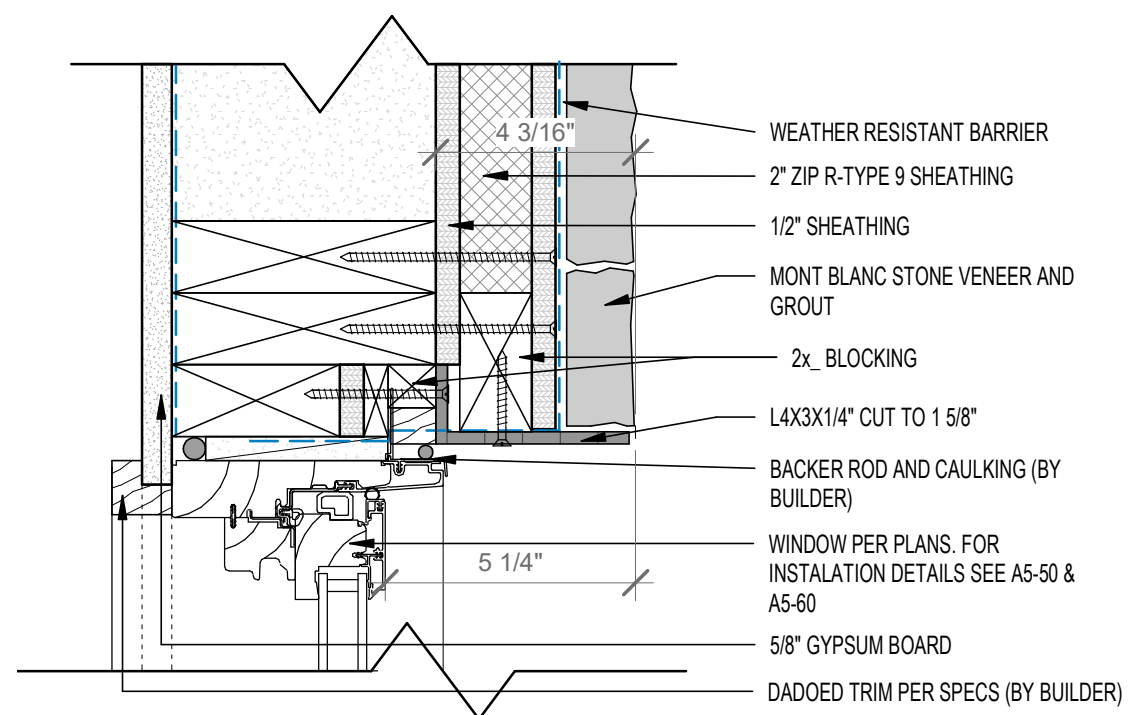
Number	Date
1	03.09.21
2	05.19.21



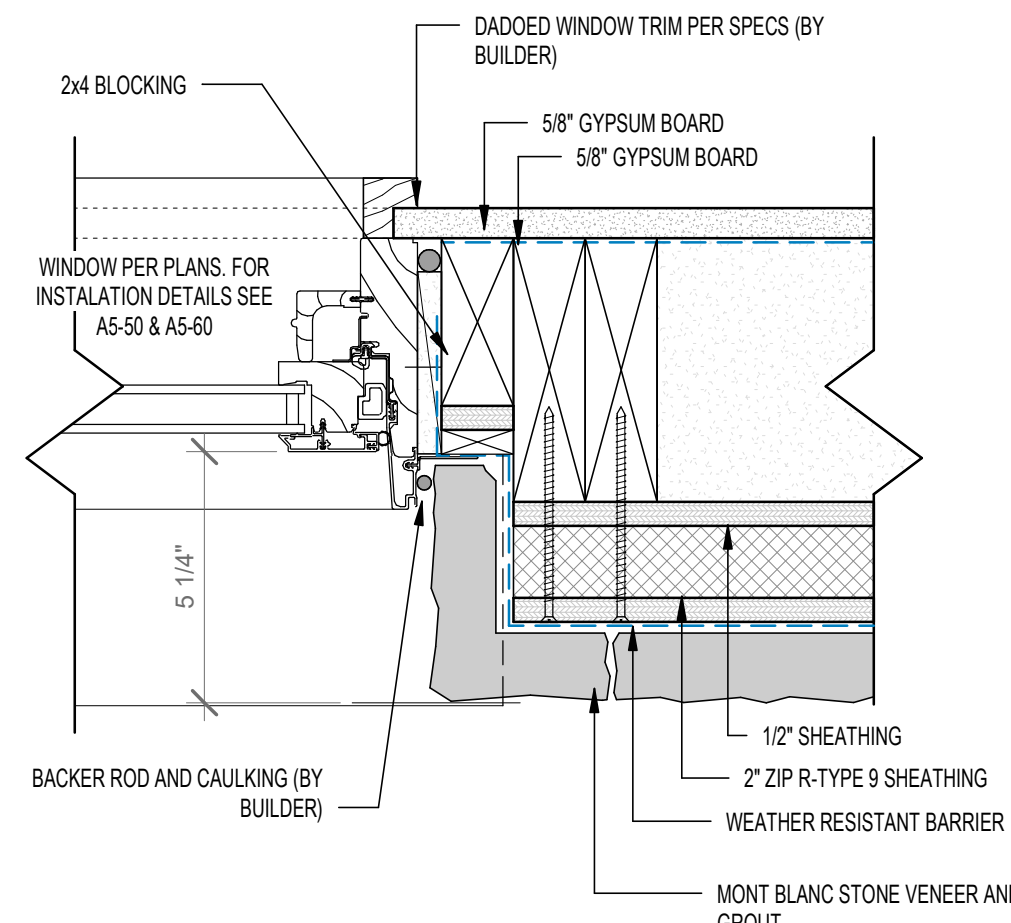
WINDOW SCHEDULE

DRAWING NUMBER

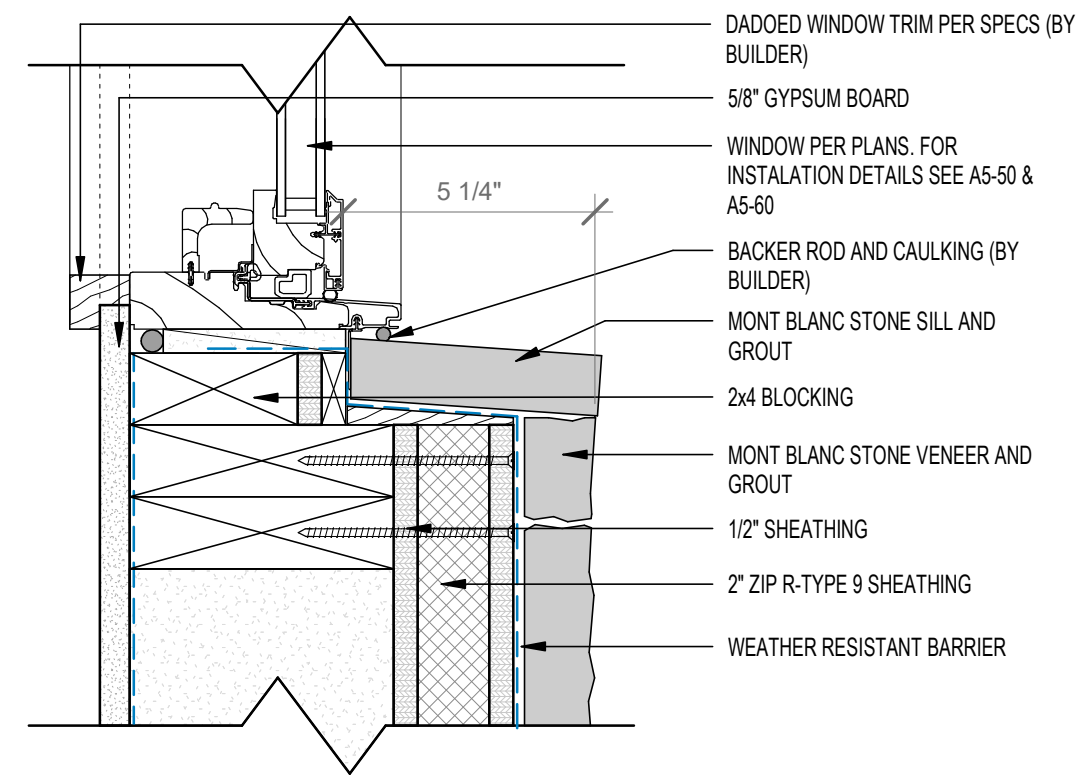
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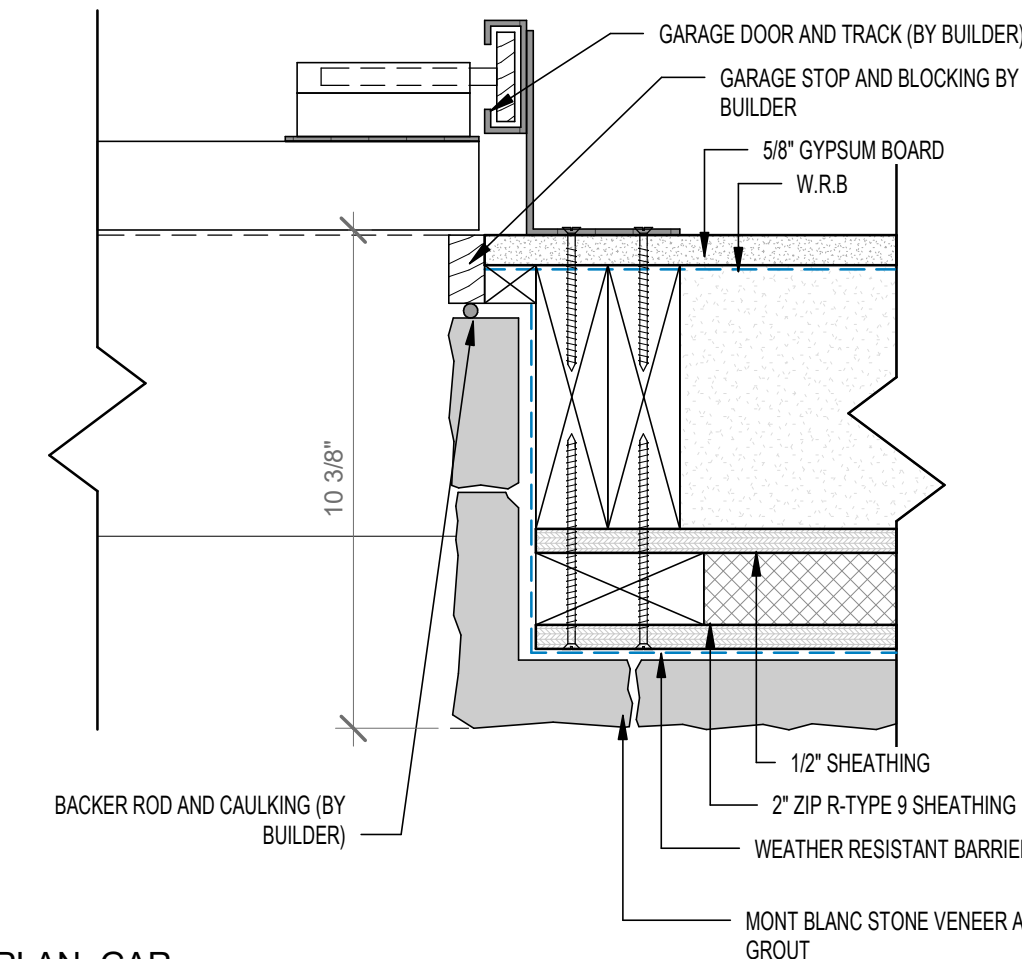
① PLAN WINDOW-STONE-WINDOW HEAD INSULATION
3" = 1'-0"



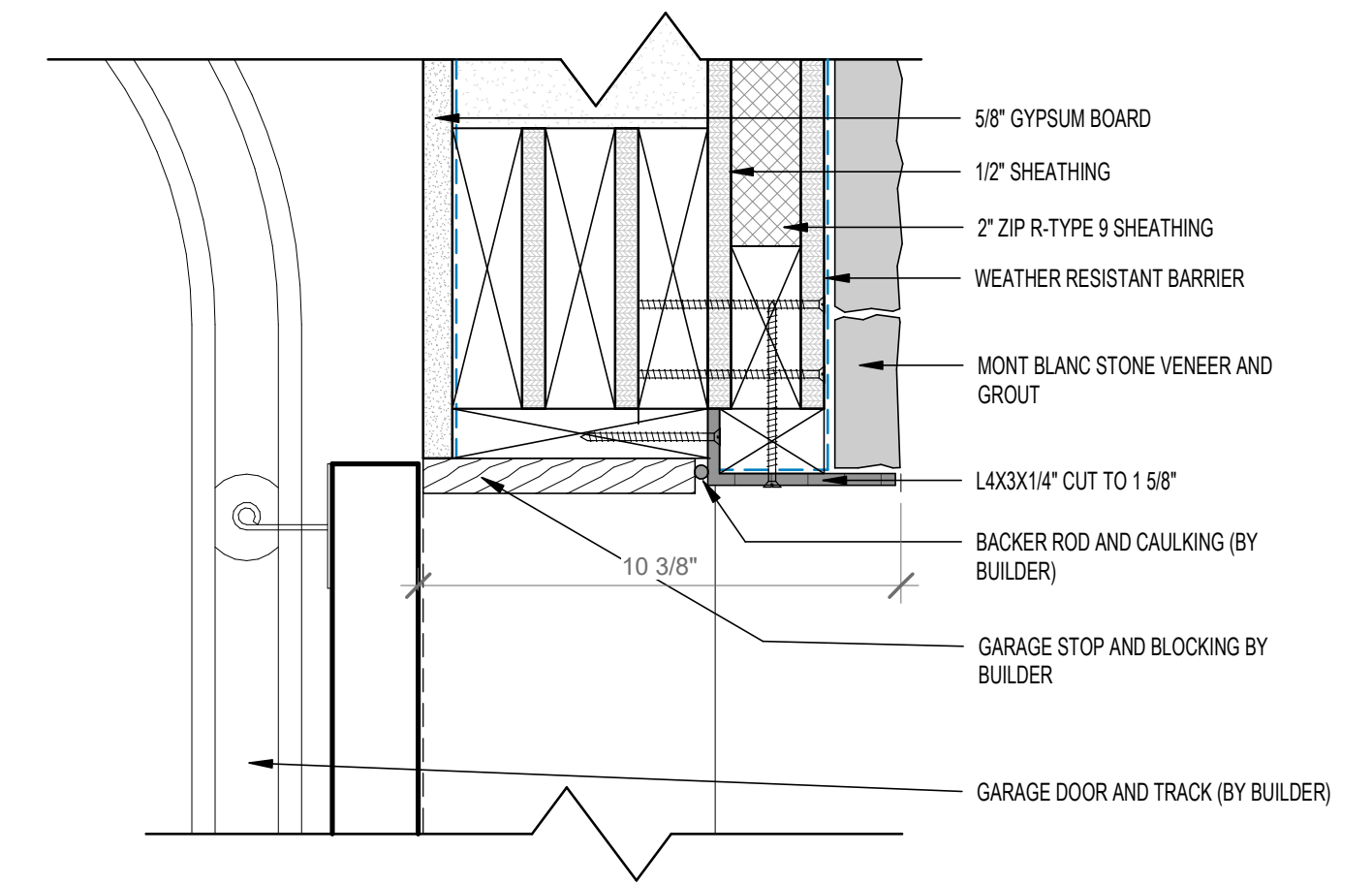
② PLAN WINDOW-STONE-WINDOW JAMB INSULATION
3" = 1'-0"



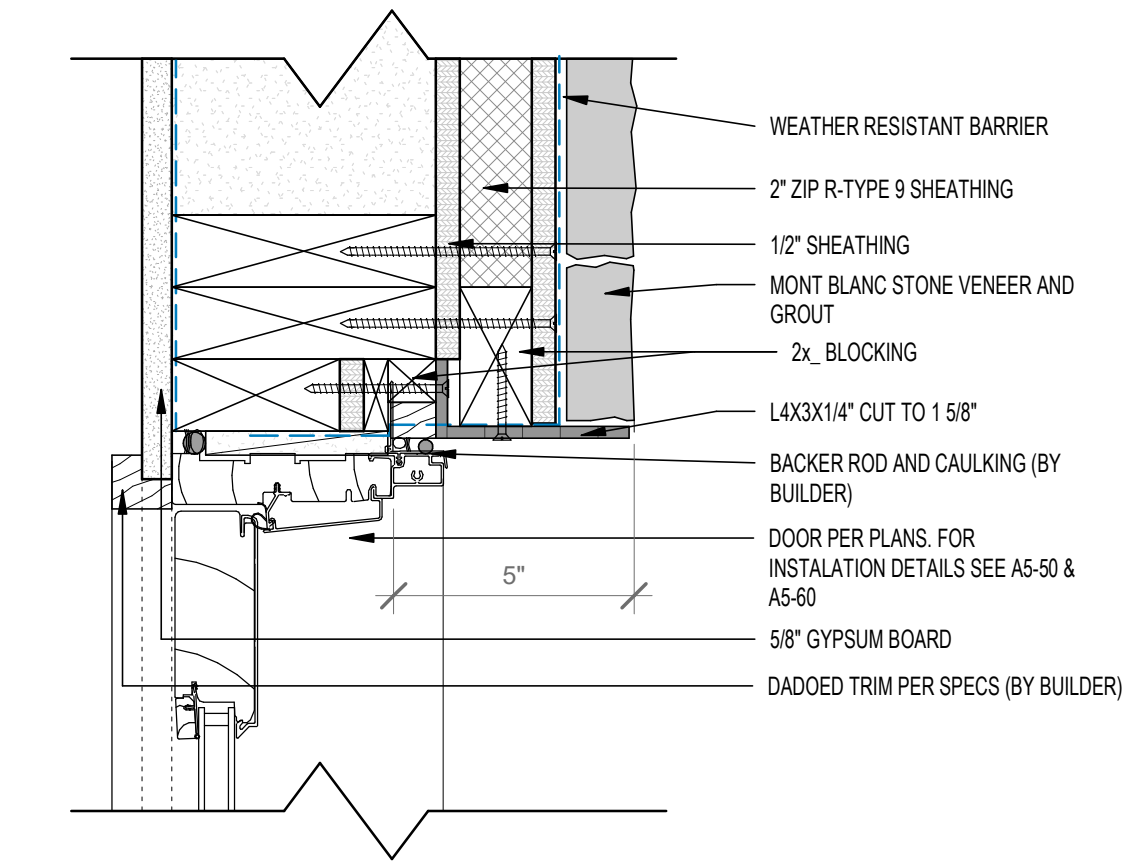
③ PLAN WINDOW-STONE-WINDOW SILL INSULATION
3" = 1'-0"



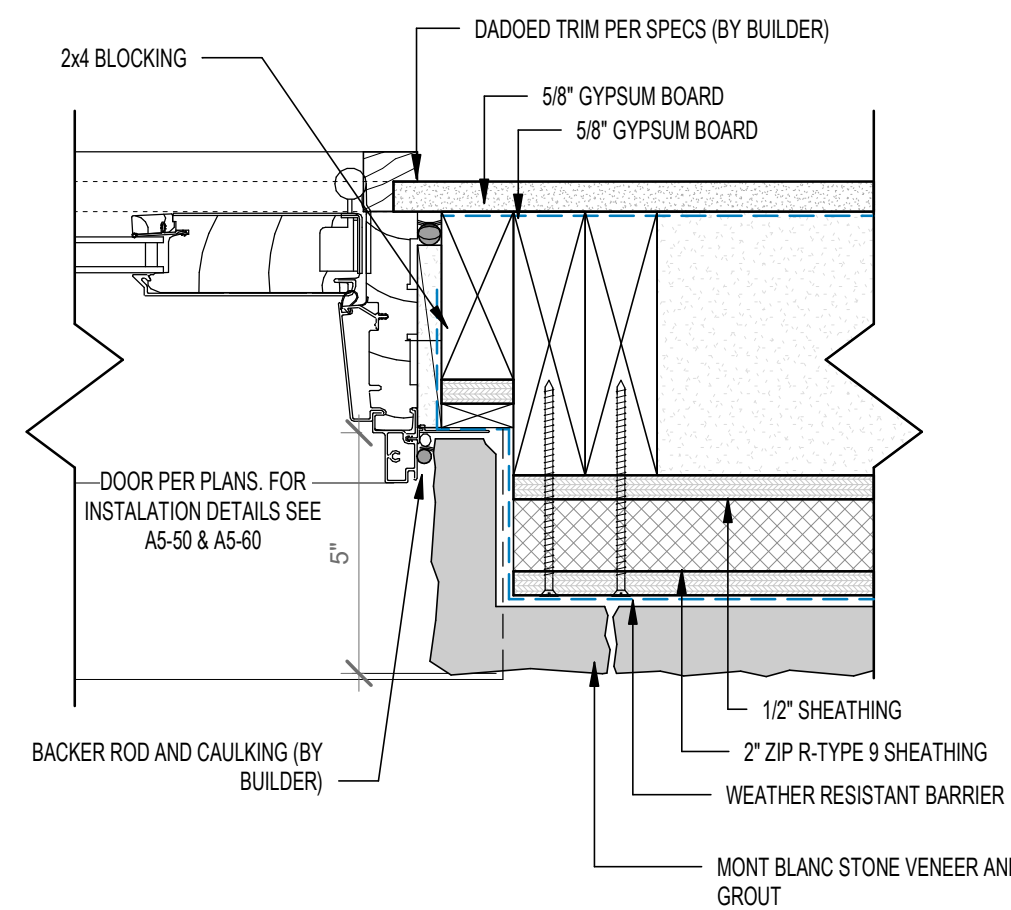
④ PLAN GAR DOOR-STONE-JAMB INSULATION
3" = 1'-0"



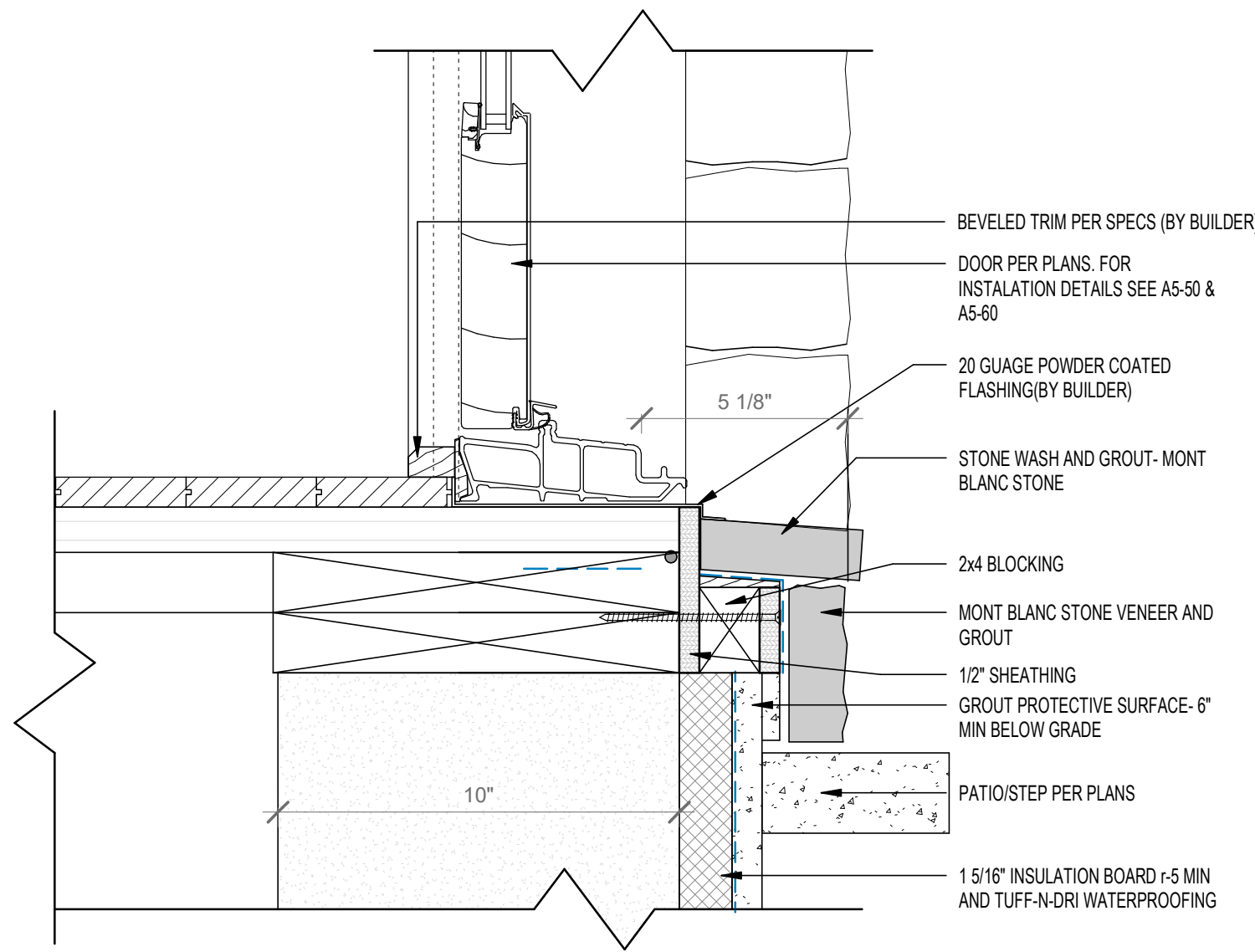
⑤ PLAN GAR DOOR-STONE-HEAD INSULATION
3" = 1'-0"



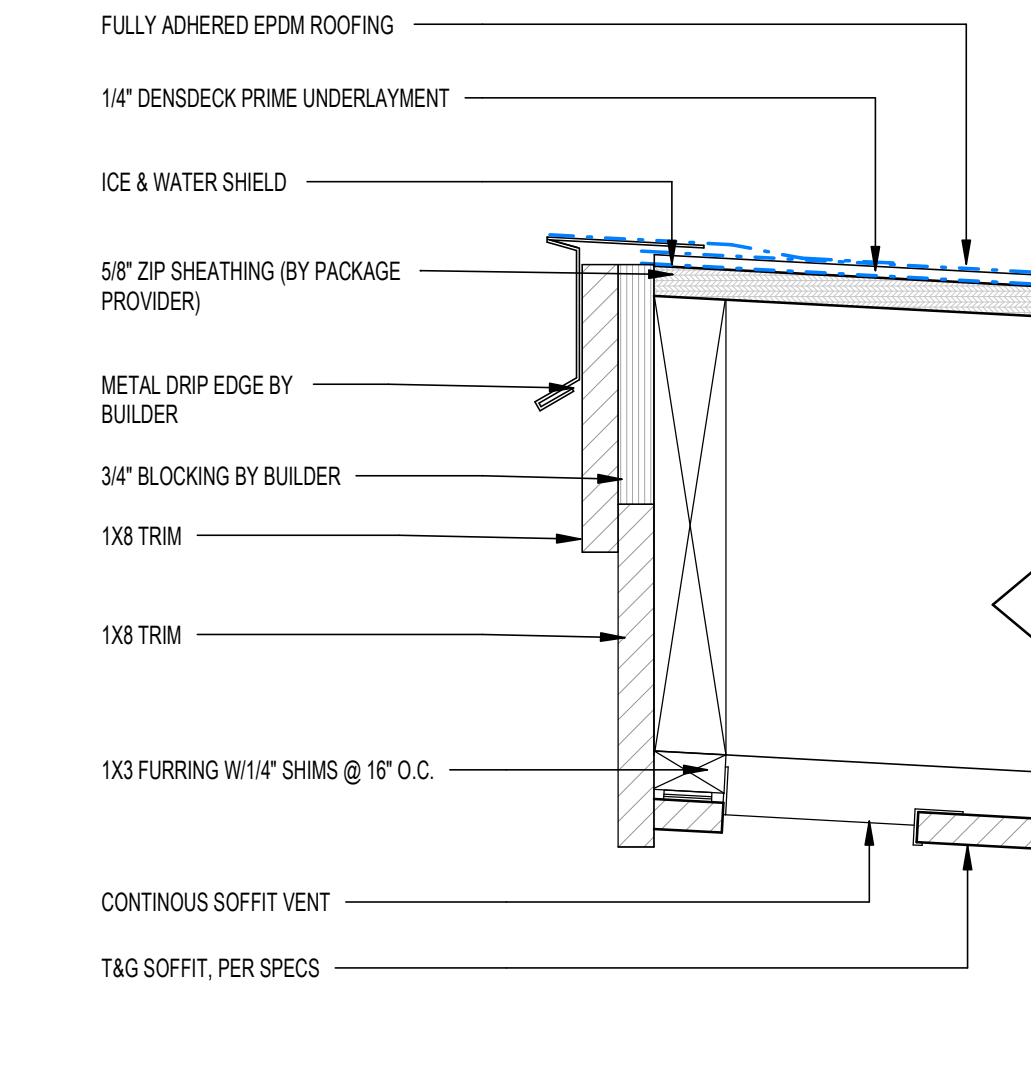
⑥ PLAN DOOR-STONE-WINDOW HEAD INSULATION
3" = 1'-0"



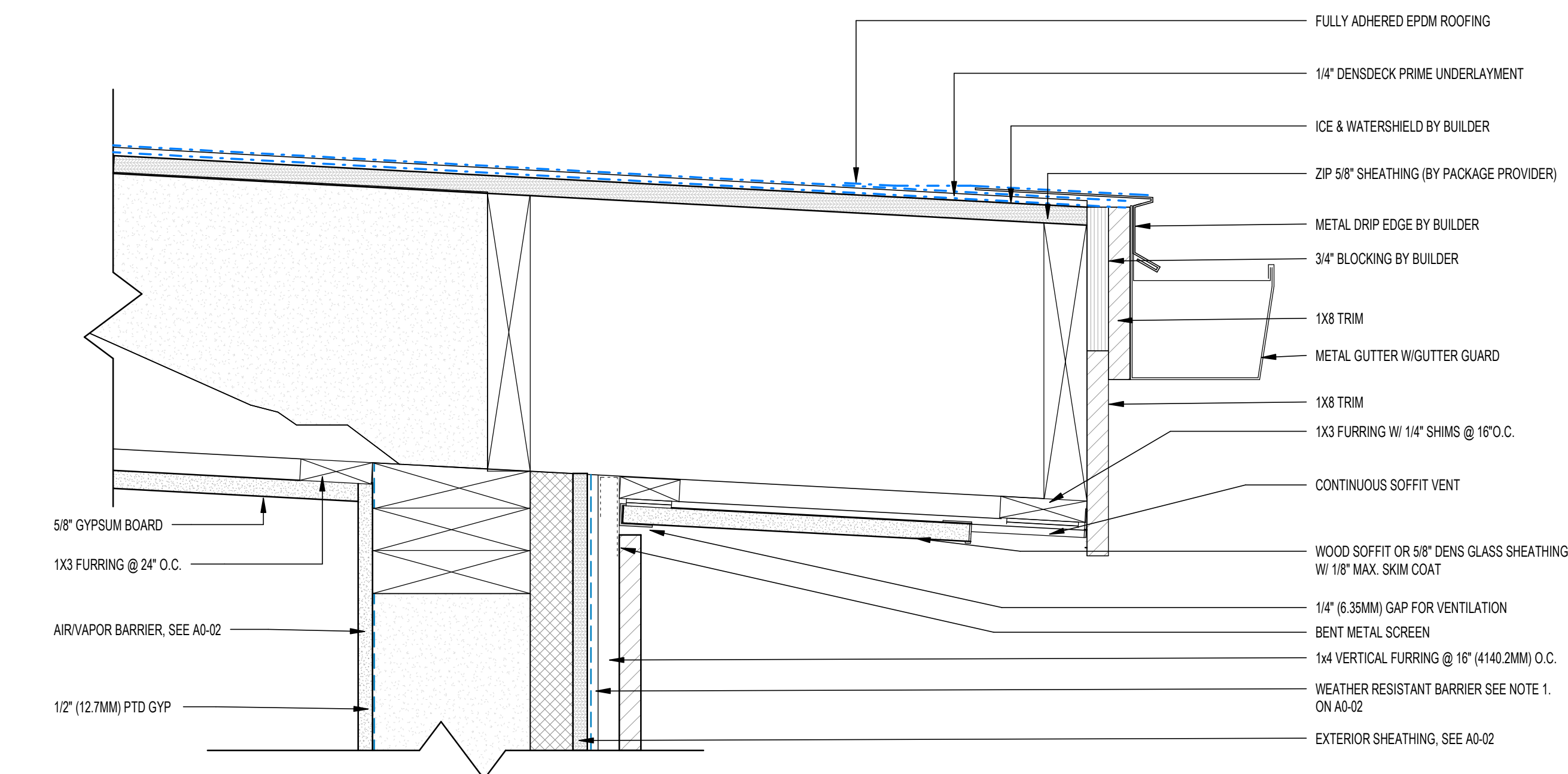
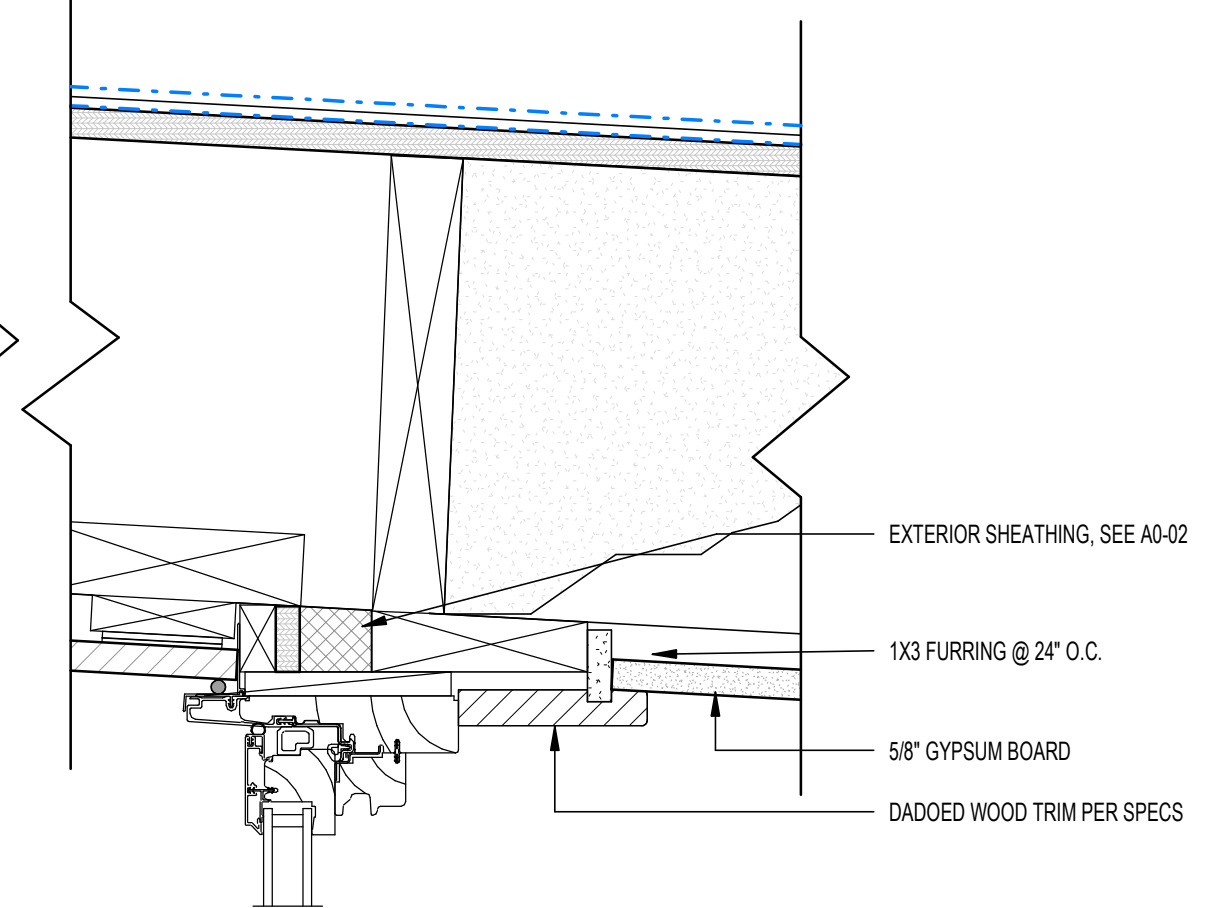
⑦ PLAN DOOR-STONE-WINDOW JAMB INSULATION
3" = 1'-0"



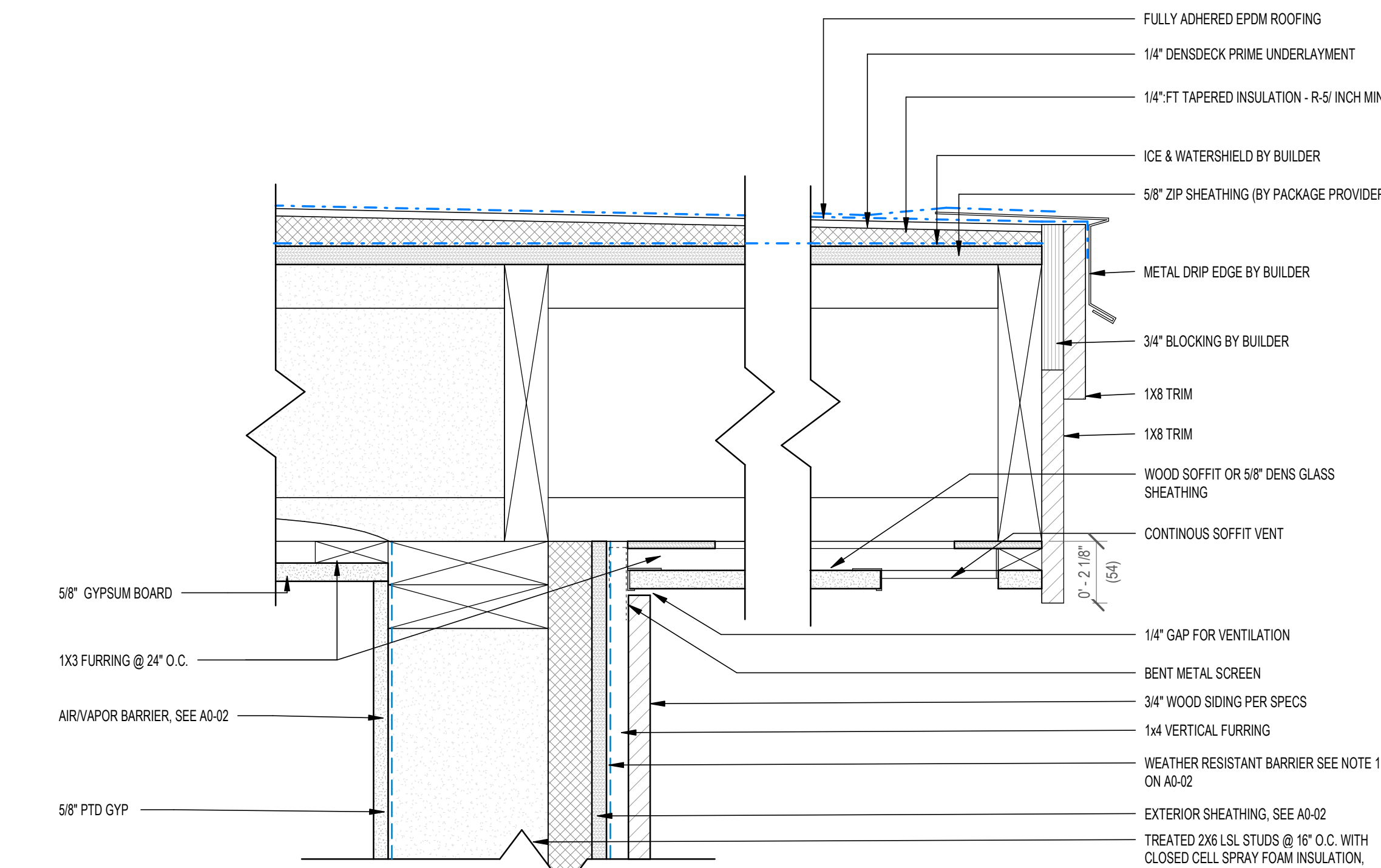
⑧ PLAN DOOR-STONE-SILL INSULATION
3" = 1'-0"



⑨ SECTION HIGH SIDE EAVE
3" = 1'-0"



⑩ SECTION LOW SIDE EAVE
3" = 1'-0"



⑪ SECTION OVERHANG W/STUCCO SOFFIT
3" = 1'-0"

Revision Schedule	
Number	Date
1	03.09.21
2	05.19.21





Job Name: Spiegel Residence - Mountain Village, CO

Catalog #: CLI-OOSRA1

Type:
A1

The ENTRA CL 3" LED Adjustable, Fixed, and Wall Wash Downlights offer a cost-effective alternative for residential, multi-family and hospitality applications without sacrificing architectural-grade aesthetic or quality. Custom engineered for high performance and reliability, ENTRA CL 3" is easy to configure with a complete feature set that offers flexibility without an overwhelming list of options. Modules are available with three Static White CCT options, 3000K - 1800K warm color dimming, and four interchangeable optics (20°, 30°, 40° and 60°). Trim options include Flanged or Flangeless (includes mud plate), and Round or Square in Satin Silver, Champagne, Black or White finish. (White finish is field-paintable).

- Adjustable (35° tilt, 360° rotation), Fixed or Wall Wash options
- 2700, 3000K, 3500K or Warm Dim 3000K - 1800K
- Multiple output options
- Includes 40° optic; 20°, 30° and 60° optics can be ordered separately
- Flanged or Flangeless ceiling appearance



ADJUSTABLE



FIXED



WALL WASH

SPECIFICATIONS

DELIVERED LUMENS	STATIC WHITE		WARM DIM	
	Lumens	Efficacy	Lumens	Efficacy
8W	700	90	600	75
12W	1100	94	800	67
15W	1300	85	NA	NA
CRI	90+			
CCT OPTIONS	2700K, 3000K, 3500K		3000K - 1800K	
COLOR CONSISTENCY	3-step			
VOLTAGE	120V or 277V			
DIMMING¹	Standard phase dimming (down to 5%) 0-10V (down to 5%)			
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency			
OPTICS	Field changeable: Includes 40° optic. 20°, 30°, and 60° optics can be ordered separately.			
ADJUSTABILITY	Adjustable Module: 35° Tilt, 360° Rotation			
CEILING APPEARANCE	Flanged and Flangeless up to 2" ceiling thickness Note: Tilt may be restricted in thicker ceilings			
CEILING APERTURE	3-3/4" ceiling cutout			
HOUSING	IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation			
CONSTRUCTION	Housing: Galvanized Steel Trims and Reflectors: Die-Cast Aluminum			
FINISH	Reflector: White, Black, Champagne, Satin Silver (low-glare) Flange: White, Black Select finish options for Reflector and Flange separately			
GENERAL LISTING	ETL Listed. Fixed and Wall Wash Wet Listed. Adjustable Damp listed.			
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).			
L70	50,000 hours min			
WARRANTY²	5 years			

LUMEN MULTIPLIER (CRI/CCT)

CCT	90 CRI MULTIPLIER
2700K	0.95
3000K	1.00
3500K	1.05

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

Data in chart reflects 3000K/90CRI values unless noted.

Ordering grids available on page 2.

¹See ELEMENT-Lighting.com for dimmer compatibility.

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



ORDERING GRIDS

HOUSING

PRODUCT	CEILING APPEARANCE	OUTPUT	HOUSING RATING
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	-L08 8W (700 LMS)	I IC AIRTIGHT
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	-L12 12W (1100 LMS) -L15 15W (1300 LMS) ¹	C CHICAGO PLENUM
-			

Includes an LED driver with universal input 120V - 277V, dimmable by TRIAC, ELV or 0-10V controls.

See dimmer compatibility chart.

Trims are required and must be ordered separately.

¹L15 - Output not available with WD31 Warm Dim.

TRIM / LIGHT MODULE

PRODUCT	CEILING APPEARANCE	FUNCTION	CRI/CCT	REFLECTOR FINISH	FLANGE FINISH
ENCL3R ENTRA CL 3" ROUND	L FLANGELESS	A ADJUSTABLE	-927 90 CRI, 2700K, 3-STEP	W WHITE	FLANGELESS ONLY
ENCL3S ENTRA CL 3" SQUARE	F FLANGED	D DOWNLIGHT	-930 90 CRI, 3000K, 3-STEP	B BLACK	(LEAVE BLANK)
		W WALL WASH	-935 90 CRI, 3500K, 3-STEP	S SATIN SILVER	-W WHITE
			-WD31 90 CRI, 3000K-1800K, WARM DIM, 3-STEP ¹	C CHAMPAGNE	-B BLACK
-					

Includes 40° optic. 20°, 30° and 60° optics can be ordered separately.

¹WD31 - Warm Dim not available with L15 output.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353LEDGATOPT	20 20° 30 30° 40 40° 60 60°
353LEDGATOPT	

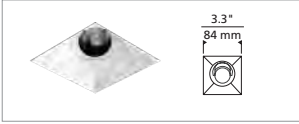
LENSES / LOUVERS¹

PRODUCT	TYPE
MOC	GG PLAIN GLASS SF SOFT FOCUS LL LINEAR SPREAD EC EGGCRATE LOUVER
MOC	

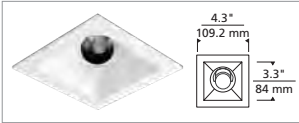
¹Lenses / louvers mounted to lamp assembly only (max 1).

TRIMS

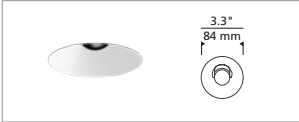
ADJUSTABLE



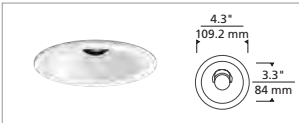
SQUARE FLANGELESS



SQUARE FLANGED

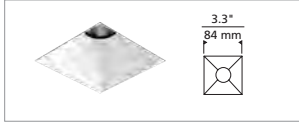


ROUND FLANGELESS

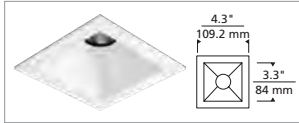


ROUND FLANGED

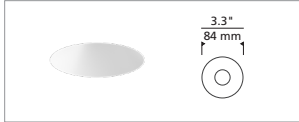
FIXED



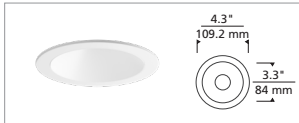
SQUARE FLANGELESS



SQUARE FLANGED

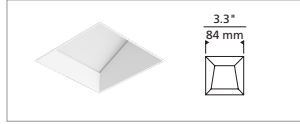


ROUND FLANGELESS

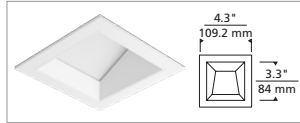


ROUND FLANGED

WALL WASH



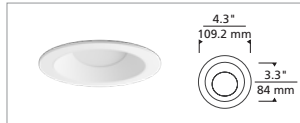
SQUARE FLANGELESS



SQUARE FLANGED



ROUND FLANGELESS



ROUND FLANGED

FINISH OPTIONS (ALL SHOWN AS ROUND, FLANGED, FIXED. REFLECTORS ARE DIE CAST.)

WHITE TRIM



WHITE TRIM, BLACK REFLECTOR



WHITE TRIM, WHITE REFLECTOR



WHITE TRIM, CHAMPAGNE REFLECTOR



WHITE TRIM, SILVER REFLECTOR

BLACK TRIM



BLACK TRIM, BLACK REFLECTOR



BLACK TRIM, WHITE REFLECTOR

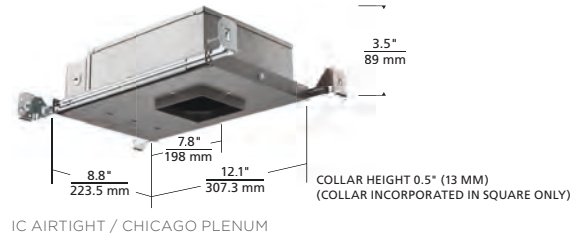


BLACK TRIM, CHAMPAGNE REFLECTOR



BLACK TRIM, SILVER REFLECTOR

HOUSING



PHOTOMETRICS

Description: 3" LED Module
20° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
20° 12W Output

Input Power (Watts): 11.69
Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 964
Lumen Efficacy (Lumens per Watt): 82.4

Description: 3" LED Module
30° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
30° 12W Output

Input Power (Watts): 11.7
Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 1097
Lumen Efficacy (Lumens per Watt): 93.8

Description: 3" LED Module
40° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
40° 12W Output

Input Power (Watts): 11.7
Input Power Factor: 0.98

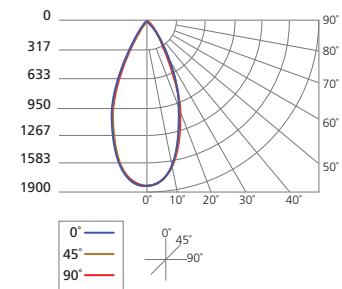
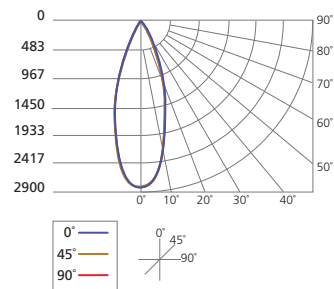
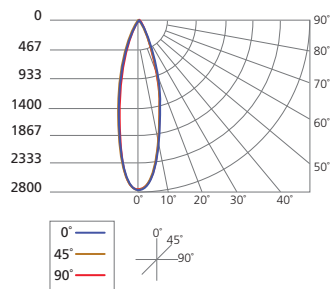
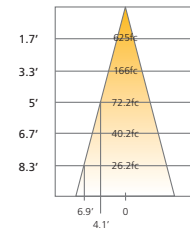
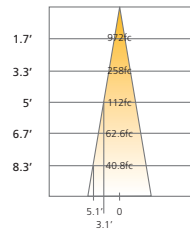
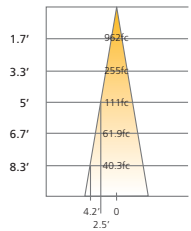
Absolute Luminous Flux (Lumens): 1036
Lumen Efficacy (Lumens per Watt): 88.6

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

ANGLE	0°	45°	90°
0°	2779	2779	2779
5°	2577	2502	2535
10°	1980	1892	1932
15°	1333	1260	1302
20°	857	805	838
25°	534	494	518
30°	316	287	305
35°	180	166	172
40°	72	62	68
45°	31	28	30
50°	9	8	8
55°	6	6	6
60°	4	4	4
65°	3	3	3
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	2809	2809	2809
5°	2694	2633	2678
10°	2285	2208	2291
15°	1656	1578	1675
20°	1042	981	1063
25°	580	536	591
30°	305	272	301
35°	157	136	149
40°	62	52	61
45°	26	20	22
50°	7	6	7
55°	4	4	4
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	1806	1806	1806
5°	1765	1738	1753
10°	1627	1603	1624
15°	1395	1370	1400
20°	1078	1046	1074
25°	734	681	711
30°	423	383	401
35°	229	196	207
40°	96	80	83
45°	36	29	30
50°	11	9	9
55°	5	4	5
60°	3	3	3
65°	2	2	2
70°	2	2	2
75°	1	1	1
80°	1	1	1
85°	0	0	0
90°	0	0	0



PHOTOMETRICS

Description: 3" LED Module
60° Beam - 0° Tilt, 3000K

Model: Entra CL 3" Fixed
60° 12W Output

Input Power (Watts): 11.7

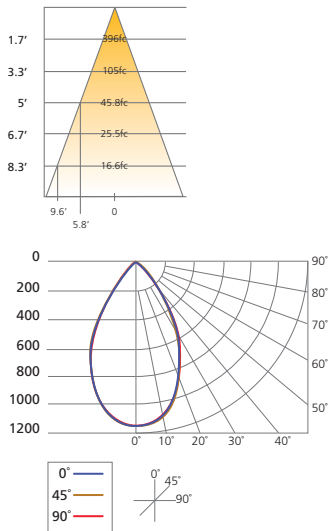
Input Power Factor: 0.98

Absolute Luminous Flux (Lumens): 1101

Lumen Efficacy (Lumens per Watt): 94.2

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

ANGLE	0°	45°	90°
0°	1144	1144	1144
5°	1137	1125	1124
10°	1093	1078	1080
15°	1011	996	1006
20°	900	879	902
25°	763	738	755
30°	605	574	585
35°	445	406	418
40°	287	251	263
45°	149	130	136
50°	81	71	71
55°	11	15	20
60°	8	8	8
65°	6	6	6
70°	5	4	5
75°	3	3	3
80°	2	2	2
85°	1	1	1
90°	0	0	0





Job Name: Spiegel Residence - Mountain Village, CO

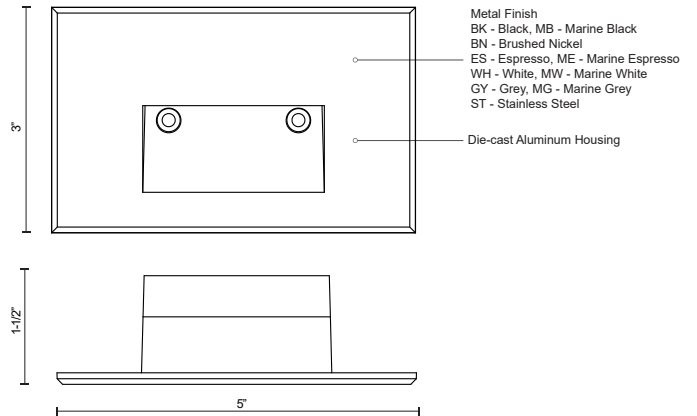
Type:
B1

Catalog #: CLI-OOSRB1



DESCRIPTION

A horizontal rectangle-shaped recessed light in matte black, white powder, or brushed nickel finish. The optically designed light control of Sonic's die cast Aluminum housing fully conceals the source. Ideal for step or courtesy light use. This fixture is rated for outdoor use but there is no reason it cannot be utilized indoors too. Fits into a single gang box.



SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W5" x H3" x E1-1/2"
Light Source	LED
Wattage	3W
Total Lumens	250lm
Delivered Lumens	BK-26lm; BN-24lm; WH-76lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Glass diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes





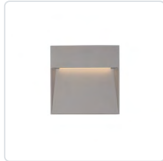
Job Name: Spiegel Residence - Mountain Village, CO

Type:
C1

Catalog #: CLI-OOSRC1



EW71305-BK
Black



EW71305-GY
Gray

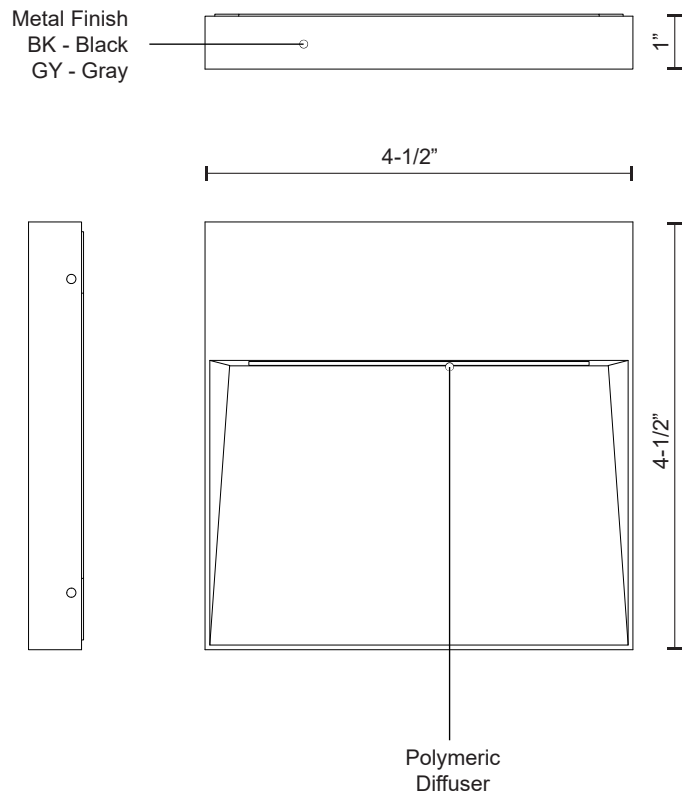
SPECIFICATION DETAILS

* For custom options, consult factory for details.

Fixture Dimensions	W4-1/2" x H4-1/2" x E1"
Light Source	LED
Wattage	11W
Total Lumens	800lm
Delivered Lumens	BK-136lm; GY-155lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes

DESCRIPTION

This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectilinear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting. Optional stone inlays offer additional opportunities for customizing to complement different wall surfaces.





View of Lot 163R-C from Prospect Creek Drive at entry bridge



View from Lot 163R-C entry towards the northwest



View towards the northwest from the center of Lot 163R-C



View towards entry from center of Lot 163R-C



Typical view of perimeter vegetation at Lot 163R-C



View towards existing clearing at the northeast corner Lot 163R-C

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 163R-C Spiegel Residence
Mountain Village, CO 81435

Architect: Turkel Design

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) A Fire Department connection (standpipe) shall be installed from the street side of the bridge to the structure. The installation of the standpipe is due to the bridge not rated to a 20 ton load limit any point, as well as no fire apparatus turn around within 150' on the driveway from the street. Standpipe – 2.5" wye inlet 2.5" wye outlet with 1.5" reducer and meets NFPA 14.
- 3) A sign with reflective 6" stroke letters that reads NO FIRE DEPARTMENT ACCESS shall be installed at the street side of the property.
- 4) The address monument numbers shall be reflective coated or outlined with a reflective coating.
- 5) TFPD recommends the installation of a Knox Box for access during emergency situations.

John A. Miller

From: Finn KJome
Sent: Monday, April 19, 2021 9:13 AM
To: John A. Miller
Subject: RE: Lot 163RC, 105 Prospect Creek Referral Packet for May 6 DRB

Hi John,

It appears that this project will block access down the sewer line. I don't have enough information but do see a retaining wall called out. Please confirm the Town has access to maintain the sewer mainline. I don't see a sewer line called out on the utility plan.

Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, April 16, 2021 1:28 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 163RC, 105 Prospect Creek Referral Packet for May 6 DRB

Good Afternoon All –

Please find the following referral for a New Single Family home located at Lot 163RC, 105 Prospect Creek. This item will be heard by the DRB at the May 6 hearing.

1. New Single Family Home at 105 Prospect
Creek: https://townofmountainvillage.com/site/assets/files/34871/163rc_website_and_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