

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

THURSDAY JUNE 3, 2021 10:00 AM

MOUNTAIN VILLAGE TOWN HALL

455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO

TO BE HELD <https://us02web.zoom.us/j/88055559299?pwd=eXBXUEpkeG11ZXdaNIBESXIQUEF6QT09>

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	2	Ward	Action	Reading and Approval of the May 6, 2021, Regular Design Review Board Meeting Minutes.
3.	10:02	2	Miller	Quasi-Judicial	Consideration of a Design Review: Final Architectural Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums pursuant to CDC Section 17.4.11. Staff is requesting that this item be continued to the August 5, 2021 Regular Meeting. The Initial Architectural and Site Review was continued to the July 1, 2021 Regular Meeting.
4.	10:04	2	Miller	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11. Staff is requesting that this item be continued to the July 1, 2021 Regular Meeting.
5.	10:06	2	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11. Staff is requesting that this item be continued to the July 1, 2021 Regular Meeting.
6.	10:08	2	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11. This item was continued from the 4.22.2021 Regular Meeting to the June 3, 2021 Regular Meeting. Staff is requesting that this item be continued to the June 10, 2021 Special Meeting.
7.	10:10	30	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot BC110R, 105 Lawson Overlook, pursuant to CDC Section 17.4.11.
8.	10:40	30	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 430, 129 Touchdown Drive, pursuant to CDC Section 17.4.11.
9.	11:10	30	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot AR-26, 122 Singletree Way, pursuant to CDC Section 17.4.11.

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

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

**DESIGN REVIEW BOARD MEETING
AGENDA FOR June 3, 2021**

10.	11:40	30	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 167R-4, 162 San Joaquin Rd., pursuant to CDC Section 17.4.11.
11.	12:10	20	Chair		Recess (Lunch)
12.	12:30	30	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 325, 430 Benchmark Drive, pursuant to CDC Section 17.4.11.
13.	1:00	30	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Detached Condominium residence on Lot 165, Unit 7, 170 Cortina Drive, pursuant to CDC section 17.4.11.
14.	1:30	30	Ward Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot 628-H, 116 Double Eagle Way, pursuant to CDC Section 17.4.11
15.	2:00	30	Miller Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 163RC, 105 Prospect Creek, pursuant to CDC Section 17.4.11
16.	2:30		Chair		Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/88055559299?pwd=eXBXUEpkeG11ZXdaNIBESXIQUEF6QT09>

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Meeting ID: 880 5555 9299

Passcode: 069087

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
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**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MAY 6, 2021**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:03 AM on MAY 6, 2021, held remotely via ZOOM

<https://us02web.zoom.us/j/89671543295?pwd=Sjg3bUdVSWdvWkpEbFc3VTdHV3JSdz09>

Attendance

The following Board members were present and acting:

Banks Brown
Liz Caton
Adam Miller
Greer Garner
David Craig
Cath Jett
Ellen Kramer

Shane Jordan (2nd alternate)

The following Board members were absent:

Scott Bennett (1st alternate)

Town Staff in attendance:

John Miller, Senior Planner
Amy Ward, Planner
Paul Wisor, Attorney

Public in attendance:

Alexis Cassidy
Sandy Gilbert
Thomas West
Bohdan Iwanetz
4809489200
Jgard
Yvette Rauff
Peter Zehnder
Sue Berg
Grayson Wafford
John Tarbox, attorney for Thomas West Aspen Ridge 27
Mark Gray
Tyler Gibbs
Marc Alaia
Peak Property
Ken Alexander
Joseph Solomon
Egilbert
Paul Dahlke
9707285440

Item 2. Reading and Approval of the April 22, 2021 Special Design Review Board Meeting Minutes.

Correction - Item 3 Greer Garner is temp chair not Liz Caton

On a **MOTION** by **Jett** and seconded by **Kramer** the DRB voted unanimously to approve the minutes from the April 22, 2021 Meeting.

Item 3. Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 161-D, Unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC Section 17.4.11. This item has been requested to be tabled by the applicant.

On a motion by **Kramer** and seconded by **Jett** DRB voted unanimously to table the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 17.

Item 4. Consideration of a Design Review: Final Architectural Review for a new Single-Family Residence on Lot 424, 121 Touchdown Drive, pursuant to CDC section 17.4.11. This item was continued from the 11.5.2020, 1.7.2021 and 3.4.2021 public hearing. Staff is requesting that this item be continued to the June 10, 2021 Special Meeting.

On a motion by **Craige** and seconded by **Garner** DRB voted unanimously to continue, the consideration of a Final Architectural Design Review for a class 3 addition to an existing Single-Family residence on Lot 424, 121 Touchdown Drive to the June 10, 2021 Design Review Board meeting.

Item 5. Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 161D-1, Unit 19, 1 La Sal Lane (The Ridge), pursuant to CDC Section 17.4.11 This item was continued from the 3.25.2021 public hearing.

John Miller presented on behalf of staff

Steve Morton, Morton Architects, presented as applicant , with Craig Spring lighting designer

Public Comment: None

On a motion by **Garner** and seconded by **Miller** DRB voted 6-1 (Kramer opposed due to the 8' retaining wall) to approve the Final Architecture Review for a new single-family detached condominium located at Lot 161D-1, Unit 19, based on the evidence provided within the Staff Memo of record dated April 26, 2021, with the following Design Variations;

1) Road and Driveway Standards

And, with the following conditions:

2) Prior to issuance of a building permit, the applicant shall revise the address monument so that the lowest portion of the numbering is a minimum of 54" in height.

3) Prior to the issuance of a building permit, the applicant shall revise the lighting plan per the comments in this report and obtain approval from Town Staff and a member

of the DRB.

4) Prior to the issuance of a building permit, the applicant shall receive approval from the Town Forester for the proposed landscaping plan, in order to verify it meets all requirements of the CDC.

5) Prior to issuance of a building permit, the applicant shall revise the construction mitigation plan to include construction fencing for all areas of the site to be disturbed.

6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the common open space.

10) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');

b. Wood that is stained in the approved color(s);

c. Any approved metal exterior material;

d. Roofing material(s); and

e. Any other approved exterior materials

11) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 325, 430 Benchmark Drive, pursuant to CDC Section 17.4.11.

Amy Ward, presented on behalf of staff

Chris Hawkins, Alpine Planning, presented as applicant with Chris Dauwe and Grayson Wafford

David Craig recuses himself for conflict of interest

Public Comment: None

On a motion by **Caton** and seconded by **Garner** DRB voted unanimously (Craig abstains) to approve the Initial Architecture and Site Review for a new single-family home located at Lot 325, based on the evidence provided within the Staff Report of record dated April 27, 2021, with the following design variations and specific approvals:

Design Review Board Design variations:

1) Lighting

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) Board Form Concrete

And, with the following conditions:

- 1) Prior to final review, applicant shall call out all fireplaces and indicate their fuel source.
- 2) Prior to final review, the applicant shall revise the address monument to ensure compliance with all regulations of the CDC.
- 3) Prior to final review, the applicant shall provide dimmer switch specifications to be used with the non-compliant AX light fixture and shall provide a photometric study.
- 4) Prior to final review the applicant shall provide a parallel plane analysis to further illustrate height compliance.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
- 7) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 12) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 13) Prior to final review, applicant shall revise the grading and drainage plan to indicate all finished slopes

Item 7. Consideration of a Design Review: Initial Architectural and Site Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums; Concurrent Review and Recommendation to Town Council for a Density Transfer and Rezone to increase the condominium density on the site from nine, (9), Condominium Units and two (2), employee condominiums to sixteen (16) Condominium units and three (3) employee condominiums.

John Miller presented on behalf of staff
Timothy Losa of Zehren and Associates (Applicant), acting on behalf of Avventura, LLC (Owner) with Stephanie Fanos and Dr. Louis Alaia

Public Comment:

Bo Iwanetz
Yvette Rauff
Ken Alexander
Joseph Solomon
Thomas West
John Tarbox
Peter Zehnder
Larissa Iwanetz

On a motion by **Jett** and seconded by **Caton** DRB voted unanimously to continue the Initial Architectural and Site Review for a new multi-family condominium located at Lot 30, 98 Aspen Ridge, to the July 1, 2021 DRB Meeting.

Item 8. Recess.

The meeting reconvened at 12:32 p.m.

Item 9.

Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 628-H, 116 Double Eagle Way, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff
Michael Carrier, Alpenglow Design, presented as the applicant

Public Comment: No additional comments

On a motion by **Garner** and seconded by **Jett** DRB to approve the Initial Architecture and Site Review for a new single-family home located at Lot 628-H, based on the evidence provided within the Staff Report of record dated April 26, 2021, with the following design variations and specific approvals:

Design variations:

1) Road and Driveway Standards

DRB Specific Approval:

1) GE Encroachment for Parking

And, with the following conditions:

1) Prior to final review the applicant shall provide an updated existing conditions survey that provides all of the information required on the design review application.

2) Prior to final review, the applicant shall revise the parking to remove it entirely from

the road right of way and assure consistency between the civil drawings and the site plan.

- 3) Prior to final review, the applicant shall revise the address monument to ensure compliance with all regulations of the CDC.
- 4) Prior to final review, the applicant shall revise the lighting plan to demonstrate that all fixtures meet the lighting requirements of the CDC and shall provide a photometric study.
- 5) Prior to final review, applicant shall revise the roof plan to include snow fencing.
- 6) Prior to final review the applicant shall revise the drawings to clearly demonstrate average height compliance and provide a parallel plane analysis to further illustrate height compliance.
- 7) Prior to final review, the applicant shall provide finish slopes on the grading plan.
- 8) Prior to final review, the applicant shall revise exterior materials to replace areas of wood siding where it meets the grade with a more durable material option.
- 9) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 10) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
- 11) 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.
- 12) 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
- 13) 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.
- 14) 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.
- 15) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 16) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 17) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Detached Condominium residence on Lot 165, Unit 7, 170 Cortina Drive, pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Jamie Daugaard, of Centre Sky Architecture presented as applicant with Lauren Mitro

Public Comment: No public comment

On a **MOTION** by **Jett** and seconded by **Kramer** the DRB voted unanimously to to approve the Initial Architectural and Site Review for a new detached condominium located at Lots 165, Unit 7 based on the evidence provided within the Staff Report of record dated April 27, 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 Final Architecture Review, the applicant shall provide details on the garage door materials.
- 2) Prior to the Final Architecture Review, the applicant shall demonstrate all exterior areas of snowmelt.
- 3) Prior to the Final Architecture Review, the applicant shall demonstrate that all pedestrian areas and decks are shielded from snow with roof fencing.
- 4) Prior to the Final Architecture Review, the applicant shall update the Civil Grading Plans as documented in this memo, to include a profile view of driveway grade.
- 5) Prior to the Final Architecture Review, the applicant shall update the proposed address monument as documented in this memo.
- 6) Prior to the Final Architecture Review, the applicant shall coordinate with the Town Forester on the Landscaping and Fire Mitigation Plan.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) 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.
- 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and

e. Any other approved exterior materials

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 163RC, 105 Prospect Creek, pursuant to CDC Section 17.4.11

John Miller presented on behalf of staff
Jake Wright, Turkel Designs with Paul Dahlke

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Bennett** the DRB voted unanimously to approve the Initial Architectural and Site 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 April 27, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variations:

17.5.6: Building Design: Roof Material pending samples

Design Review Board Specific Approvals:

GE Encroachment – Landscaping

And, with the following conditions:

- 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.
- 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.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall provide a full door and garage door schedule.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of the proposed snowmelt.
- 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.
- 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.
- 8) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study.
- 9) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 10) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 11) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for

the general easement encroachments approved.

12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

13) 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.

14) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the May 6, 2021 meeting at 4:18 pm.

Prepared and Submitted by,

Amy Ward
Planner



Agenda Item No. 3
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Meeting; June 3, 2021
DATE: May 26, 2021
RE: Consideration of a Design Review: Final Architectural Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums pursuant to CDC Section 17.4.11.

BACKGROUND: At the May 6, 2021 Design Review Board (DRB) Meeting, the DRB continued the Initial Architectural and Site Review and the Review and Recommendation for the Density Transfer and Rezone to the July 1, 2021 Regular DRB Meeting.

Staff is requesting based on this continuation, that this item also be continued by Design Review Board to the August 5, 2021 Regular Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the August meeting date.

DRB also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

RECOMMENDED MOTION: I move to continue, the consideration of a Design Review: Final Architectural Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums pursuant to CDC Section 17.4.11.to the Regular Design Review Board Meeting on August 5, 2021.

/JJM



Agenda Item No. 4
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Meeting; June 3, 2021
DATE: May 26, 2021
RE: Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11.

BACKGROUND: At the April 22, 2021 Design Review Board (DRB) Meeting, the DRB continued the Initial Architectural and Site Review to the June 3, 2021 Regular DRB Meeting.

Staff is requesting based on this continuation, that this Final Review item also be continued by Design Review Board to the July 1, 2021 Regular Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the August meeting date.

DRB also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

RECOMMENDED MOTION: I move to continue, the consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11 to the Regular Design Review Board Meeting on July 1, 2021.

/JJM



Agenda Item No. 7
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Meeting; June 3, 2021

DATE: May 26, 2021

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

BACKGROUND: At the May 6, 2021 DRB Meeting, the DRB approved the Initial Review for Lot 729R-7 with conditions. The additional required submittals for Final Review were not able to be finalized prior to the packet going to print and therefore, staff is requesting that this item be continued to the July 1, 2021 Regular DRB Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular July 1 meeting date.

DRB also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

RECOMMENDED MOTION: I move to continue, the consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11 - to the Regular Design Review Board Meeting on July 1, 2021.

/JJM



Agenda Item No. 6
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Meeting; June 3, 2021

DATE: May 26, 2021

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

BACKGROUND: At the April 22, 2021 Design Review Board (DRB) Meeting, the DRB continued the Initial Architectural and Site Review to the June 3, 2021 Regular DRB Meeting. Due to time constraints, the concerns of the DRB and neighboring properties were not able to be addressed prior to the printing of packet materials. Due to this, Staff is requesting a continuation of the Initial Architectural and Site Review to the June 10, 2021 Special Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Special June 10 meeting date.

DRB also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

RECOMMENDED MOTION: I move to continue, the consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11.to the Special Design Review Board Meeting on June 10, 2021.

/JJM



AGENDA ITEM 7
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

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

DATE: May 20, 2021

RE: Staff Memo – Final Architecture Review (FAR) Lot BC110R, 105 Lawson Overlook

APPLICATION OVERVIEW: New Single-Family Home on Lot BC110R

PROJECT GEOGRAPHY

Legal Description: LOTS BC110RR, TELLURIDE MOUNTAIN VILLAGE, ACC TO REPLAT OF LOT BC110R REC 11 6 2012 INPLAT BK1 PG 4548, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 105 Lawson Overlook

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: Robert and Michelena Howl

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-family

Lot Size: 0.79 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Kristine Perpar of Shift Architectures, Applicant for Lot BC110R is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot BC110R, 105 Lawson Overlook. The Lot is approximately 0.79 acres and is zoned Single-family. The overall square footage of the home is approximately 5,590 gross square feet and provides 2 interior parking spaces within the proposed garage and 2 exterior parking space.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	40' (gable) Maximum	34' – 0 5/8"
Maximum Avg. Building Height	35' (gable) Maximum	24.4"
Maximum Lot Coverage	40% (13,765 s.f.)	7% (4938 s.f.)
General Easement Setbacks	No encroachment	None
Roof Pitch		
Primary		12:12
Secondary		2:12
Exterior Material		
Stone	35% minimum	39.7%
Windows/Doors	40% maximum	23.7%
Parking	2 enclosed / 2 exterior	2/2

Design Review Board Design Variations:

1. Lighting
2. Road and Driveway Standards

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

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

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has demonstrated compliance with max heights on their plan set for both Maximum and Maximum Average heights. In addition, the applicant has provided a parallel plane analysis demonstrating compliance with the most restrictive grades.

17.3.14: General Easement Setbacks

Lot BC110R, is bound on all sides by a 16' General Easement (GE). 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 ISP indicates two GE encroachments that already exist on the property, there is an existing retaining wall on the north side of the lot as well as a double track road.

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 Lawson Overlook and crosses the General Easement to the homesite.*
- *Utilities: Given Lot BC110R's location and the location of the existing utilities, the GE will need to be crossed on the North GE, accessing utilities within Lawson Overlook.*
- *Landscaping: The landscape plan shows some minimal encroachment.*

17.3.4 Specific Zone District Requirements

Lots that are greater than 0.75 acres may develop an accessory dwelling unit that is detached from the main single-family dwelling unit

Staff: Although there are no plans for an accessory dwelling unit indicated on this plan, at .79 acres, this property would be eligible to build a detached ADU. Staff strongly encourages the applicant to consider adding one to the property.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The proposed home is simple in form and will not compete with the landscape surrounding it. The long gable roof is reminiscent of a barn structure and seems compatible with idea of the historic ranches that were originally part of the Mountain Village. Contemporary materials of whitewashed wood and light stone will contrast with the dark roof and window cladding as well as the darker wood louvers and contemporize the form a bit.

The applicant has amended the design to indicate that the guardrail at the driveway will be steel and cable, not glass as originally indicated, Staff no longer has a safety concern about this guardrail.

17.5.5: Building Siting Design

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

Staff: The proposed home utilizes an existing east/west ridge to orient the home. By utilizing the natural slope of the site, the lower level and garage basically recede into the hillside and the home appears mostly as a one to one-and-a-half story home. There are some rather high retaining walls facing Lawson Overlook, the applicant has proposed some additional landscaping as a buffer to help soften the visual impact of these walls and help to further settle the home into the existing landform. The buffer proposed is a linear planting along the wall, staff believes that a more natural layout of clumped tree plantings or even a cascading vine might better tie the wall into the natural landscape. Many of the existing trees to the east and west of the home will be retained and staff finds that the home should blend nicely into the existing vegetation.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The stone clad lower level, in addition to the stone clad retainage at the driveway will serve to anchor the home to the site. As discussed above, the siting of the home has allowed for the home to be subordinate to the landscape around it by incorporating the design into the hillside. This adds to the grounded feel given the amount of subgrade living space.

17.5.7: Grading and Drainage Design

Staff: The grading plan appears to create positive drainage away from the home. Because of the east/west ridge on the lot, run-off has the potential to flow both north towards Lawson Overlook and south and west towards the wetland area. There is stormwater mitigation/silt fencing indicated on the CMP. This will be especially important to prevent silt and run-off from the SW corner of the lot from entering the wetlands area until vegetation on disturbed areas has been reestablished.

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 the required two interior spaces, and two exterior spaces. Garage Back-Out space appears to meet the 25' required by code, but this should also be noted on the plan.

17.5.9: Landscaping Regulations

The landscaping plan consists of mostly buffalo juniper used to soften the transitions from retaining walls into the natural landscape. Buffalo juniper is a highly flammable plant and not recommended for use within Zone 1. There is a small area of sod to the south of the home. The lot is treed and the applicant plans to keep as much natural vegetation as allowable. The Town Forester has indicated that the diversity of tree plantings has not been met. DRB should decide whether they would like the applicant to amend the landscape plan or if they are willing to grant a Design Variation. Staff recommends granting the Design Variation for landscaping diversity but also recommends a condition of approval requiring the landscaping plan be revised to remove and replace all instances of juniper with a firewise plant species with final review and approval by the Town Forester.

17.5.11: Utilities

Staff: Gas and electric run along the proposed driveway and the access points at the house should be fairly hidden from view along the east side of the garage. Water and sanitary service have a more direct route from Lawson Overlook to the north side of the home. The applicant shall work with the Public Works Director and all other utilities to verify all access points before the issuance of a building permit.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications, as well as a photometric study. Fixture E-3, the recessed light, exceeds the maximum luminosity of 850 allowable per the CDC lighting regulations. DRB should decide whether they are comfortable allowing a design variation for lighting if the approval is conditioned on the addition of programmable dimmer switches which would cap lumen output or if they would prefer the applicant work with staff to find a suitable replacement for these fixtures prior to building permit.

17.5.13: Sign Regulations

Staff: The milled steel address marker is on the east side of the drive and appears to be clearly visible from the street. The dimensions as shown meet those required by the CDC. The numbering is illuminated by LED lighting which has been indicated as downlit.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that meets the Forestry provisions of the CDC, however the Town Forester notes that in general Buffalo Juniper would not be allowed in Zone 1 due to its' flammability.. There is a Zone 2 indicated on the plan with the note that they will follow our forestry provisions for fire mitigation – the applicant should work with the Town Forester to identify necessary areas of thinning and pruning.

There is a delineated wetland on the SW corner that just crosses into the GE, but not into the building area of Lot BC110R. It should be noted that the wetland delineation is not current and needs to be updated after spring melt. Wetland delineations need to be dated within six years. This should be done prior to the issuance of a building permit.

17.6.6: Roads and Driveway Standards

Staff: : At Initial there was extensive proposed retainage all around the home that exceeded the 4' mazimum allowable per the CDC. The applicant has revised the grading plan since initial to reduce many of these wall heights. The retaining walls to the south of the driveway are now stepped and all under the 4' max. The wall on the northwest corner of the drive now shows as a maximum of 5', but the landscape plan does indicate buffering with landscaping and there is a guard rail planned for safety. DRB needs to decide if stepping the walls to meet the code and extending the disturbance over more of the site is preferable to allowing the taller wall and softening it with landscaping. There is an additional retaining wall shown at 8', but because this wall is not part of the driveway, the 4' maximum does not apply.

Retaining walls over 4' require a design variation of the road and driveway standards, if members of DRB find the retaining walls appropriate as proposed, then this design variation should be granted.

The driveway grade varies from 2.5% to 5% and the drive appears to meet the standards in relation to both grades and width.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, parking and a port a toilet. The plan has been amended to have parking on site. The construction fencing and silt fencing seems to accurately represent the limits of disturbance, and the applicant has amended their CMP to extend the silt fencing where the driveway meets Lawson Overlook. Straw wattles have been added to the ditch area on either side of the driveway culvert which will help with storm run off. They have indicated tree protection for any remaining trees that are close to the home site and likely to be impacted by construction. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane radius doesn't impede the roadway.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot BC110R, 105 Lawson Overlook. 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 BC110R, based on the evidence provided within the Staff Report of record dated May 20, 2021, with the following design variations and specific approvals:

Design Variations:

- 1) Lighting
- 2) Road and Driveway Standards

And, with the following conditions:

- 1) Prior to issuance of a building permit, the applicant shall provide staff a revised landscape plan showing alternative plantings to replace the juniper.
- 2) Prior to issuance of building permit, the applicant shall work with the Town Forester to create a Zone 2 Fire Mitigation Plan showing which trees are to be removed.
- 3) Prior to the issuance of a building permit, the applicant shall provide staff with a revised lighting plan demonstrating that dimmer switches have been provided for the fixtures identified within this Staff Memo of record dated May 20, 2021.
- 4) Prior to the issuance of a building permit, the applicant shall provide staff with an updated wetland delineation demonstrating that no portion of the development encroaches into any wetlands.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

- 6) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) A monumented land survey 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
- 2) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

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 NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:

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

CODE COMPLIANCE:

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

INTENT:

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

COORDINATION:

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

SUBSTITUTIONS:

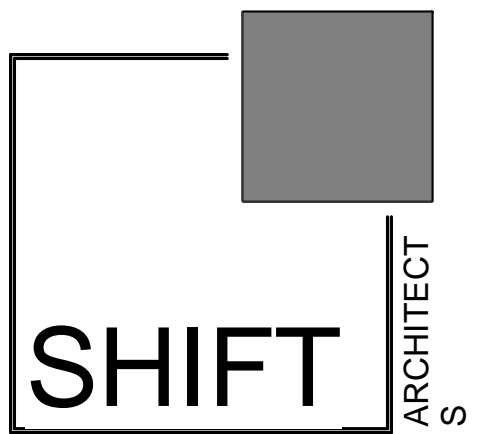
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



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

DATE:
05.21.21
FINAL
SUBMITTAL

PROJECT CODE INFORMATION

ZONING	(SF) SINGLE FAMILY - R3 OCCUPANCY
BUILDING CODE	2018 IRC
DESCRIPTION	TWO STORY RESIDENTIAL DWELLING

PROJECT INFORMATION

SCOPE OF WORK NEW 2 STY SINGLE FAMILY DWELLING w/ COV'D PATIO & RETAINING WALLS AS DESCRIBED.

LOT COVERAGE	
SITE	34,412 S.F.
BUILDING FOOTPRINT	3,355.00 S.F.
PATIO & TERRACE	915.00 S.F.
TOTAL ALLOWABLE	(40%) 13,764.8 S.F.
TOTAL PROPOSED	(12.41%) 4,270 S.F.

MAX BUILDING HEIGHT	35.00 FT.
PROPOSED HEIGHT	34.05 FT.

REQUIRED PARKING	2 ENCLOSED, 2 EXTERIOR
PROPOSED PARKING	2 ENCLOSED, 2 EXTERIOR

FLOOR AREA	
1ST FLOOR W/ GAR.	2,907.30 S.F.
2ND FLOOR	2,682.37 S.F.
TOTAL ALLOWABLE	
TOTAL PROPOSED	5,589.67 S.F.

SHEET INDEX

G1.1	COVER SHEET
0	SURVEY
C.1	GENERAL NOTES
C.2	DRIVEWAY PLAN
C.3	UTILITY PLAN
C.5	CONSTRUCTION MITIGATION PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATION HEIGHT CALCS
A5.1	PERSPECTIVES
A8.1	SCHEDULES
E1.1	EXT. LIGHTING PLANS
E1.2	EXT. LIGHTING PLAN

VICINITY MAP



PROJECT TEAM

OWNER:

ROBERT AND MICHELENA HOWL
5611 COVEHAVEN DR
DALLAS TX 752524936
Phone 1 214 600 4778
roberthowl@gmail.com

ARCHITECT:

SHIFT ARCHITECTS
100 W COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

TBD

STRUCTURAL:

MIKE ARBANEY P.E.
COLORADO STRUCTURALS, INC
P. 970.349.5922
F. 970.349.5926
MIKE@COLORADOSTRUCTURAL.COM

SURVEYOR:

FOLEY ASSOCIATE INC.
125 W PACIFIC AVE STE B-1
TELLURIDE, CO 81435
P. 970.728.6153
F. 970.728.6050

HOWL RESIDENCE

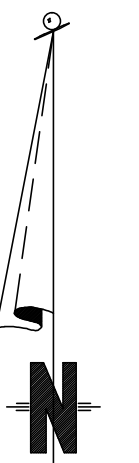
TBD LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

COVER SHEET

SHEET NUMBER

G1.1

SCALE: 1"=16'
0 4 8 12 16 32



LAWSON OVERLOOK
(90' R.O.W.)
(ACCESS TRACT 21-ARR, PER PLAT BOOK 1, PAGE 2729)

L=29.53'
R=775.00'
DELTA=2°10'59"
CH=29.53'
CB=N 80°01'03" W

L=154.58'
R=325.00'
DELTA=27°15'06"
CH=153.13'
CB=N 87°26'54" E

L=56.32'
R=225.00'
DELTA=14°20'30"
CH=56.17'
CB=S 80°59'36" W

TRACT OS-615D
(TSG ASSET HOLDINGS LLC)
(ACTIVE OPEN SPACE)

TRACT 513C
(GENESEE PROPERTIES INC)
(ACTIVE OPEN SPACE)

LOT BC110RR
0.79 ACRES

LOT 615-3ARR
(GARNER, BRETT L AND HICKS, WILLIAM H)
(RECEPTION No. 385704)

DELINEATED WETLAND AS PROVIDED TO FOLEY ASSOCIATES, INC. BY TOWN OF MOUNTAIN VILLAGE (2004)

WETLANDS FLAGGING AS DELINEATED BY CHRIS HAZEN AND LOCATED BY FOLEY ASSOC. IN JUNE, 2012.

OPEN SPACE-B
SUSAN AND MICHAEL JHIN
(RECEPTION No. 324600)

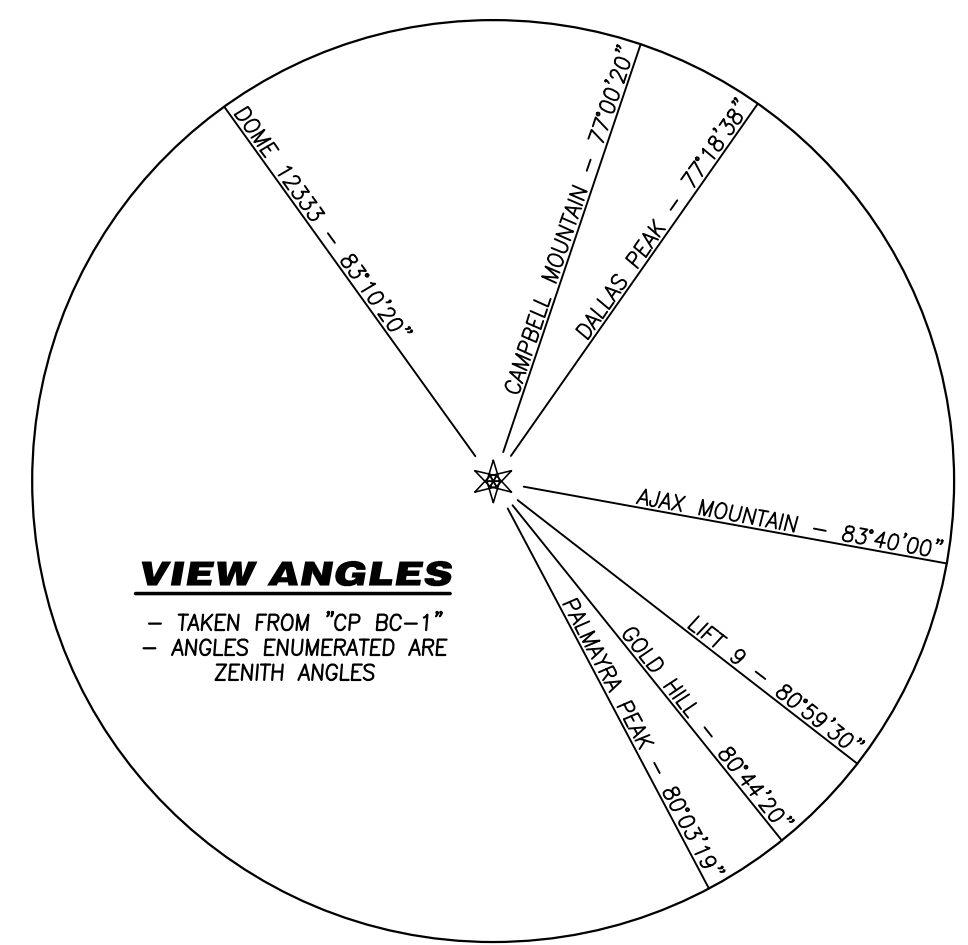
This Topographic Survey of Lot BC110R, Town of Mountain Village, was field surveyed on November 02, 2011 and updated in January 21, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey or Improvement Survey Plat as defined by section 38-51-10.



P.L.S. NO. 37970 Date

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86010798, dated November 09, 2020 at 5:00 P.M.
- Benchmark: Control point "CP BC-1", as shown hereon, with an elevation of 9050.02 feet.
- Contour interval is 2 feet.
- Per Plat Book 1 at page 4548, "General Easement/Wetlands Setback No Soil Disturbance Zone restrictions:
 - Minor earth disturbance in this area up to a maximum of three (3) feet shall be permitted, with a requirement that a chain link fence be installed at this three foot limit.
 - A hand dug and hand graded ditch to catch water draining from the road and direct such away from the wetland area is allowed.
 - An alternate driveway location located elsewhere on the lot is allowed pursuant to Town laws provided the full extent of the western 16 foot General Easement is not disturbed and appropriate landscaping buffers are provided to the wetland area."
- Per Plat Book 1 at page 4548, "Area of Lot BC110R formerly known as Old Highway Road has been deeded to the Lot BC110R owner pursuant to Quit Claim recorded at Reception No. 425066.
- There exists a Grant of Access Easements recorded June 07, 2000 under Reception No. 334706.
- The tree diameters listed were not updated as part of this survey.
- 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			
	WATER VALVE		FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 27663
	TRANSFORMER		FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 24954
	TELEPHONE PEDESTAL		FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 37662
	CABLE TV PEDESTAL		FOUND 3" PIPE AND 3-1/4" BRASS CAP, BUREAU OF LAND MANAGEMENT
	GAS STUB		CURB STOP
			FIRE HYDRANT
			SEWER MANHOLE
			SEWER STUB

Topographic Survey
Lot BC110R, Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC / FO				
Checked by:					
Start date:	01 / 2021				



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

F:\016 W\016\005200A\04111\dwg\04111 Topo update 01-21.dwg, 1/28/2021, 11:04:54 AM, PCL4

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

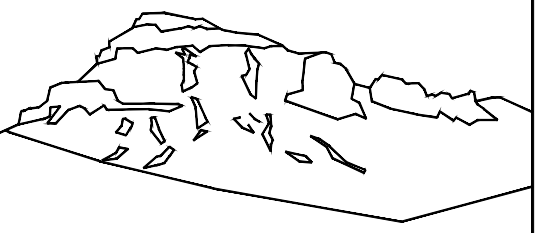
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2021-02-16
Revised Floor Elevs and Driveway	2021-05-17

Lot BC110 RR
Lawson Overlook
Mtn. Village, CO

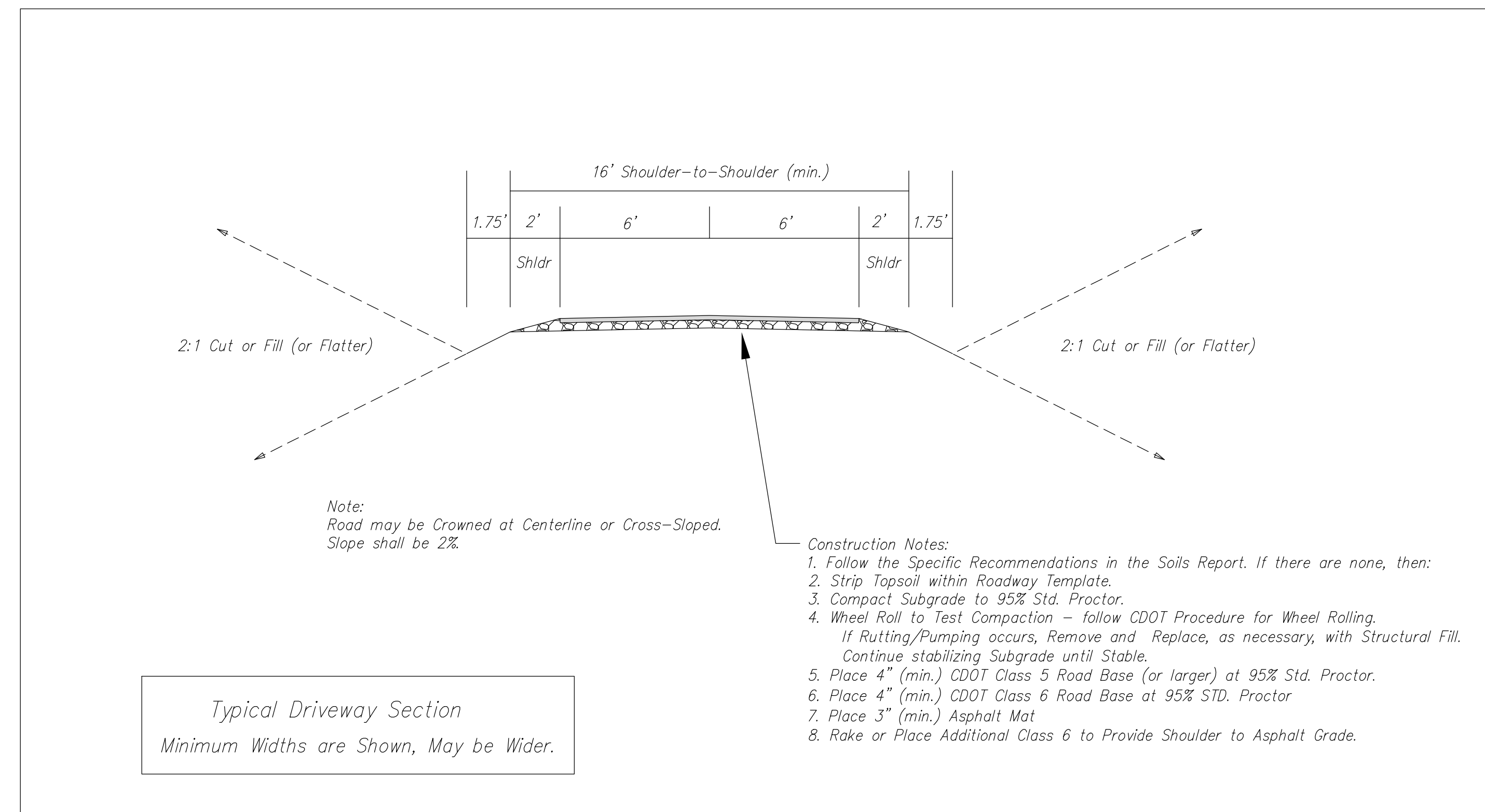


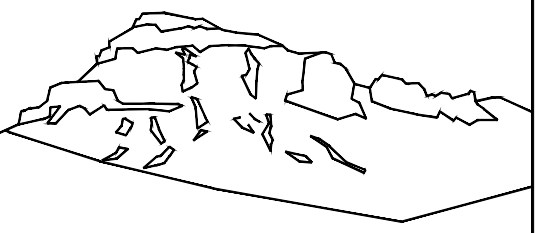
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General
Notes

C1





Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-02-16
Revised Floor Elevs and Driveway 2021-05-17

Lot BC110 RR
Lawson Overlook
Mtn. Village, CO

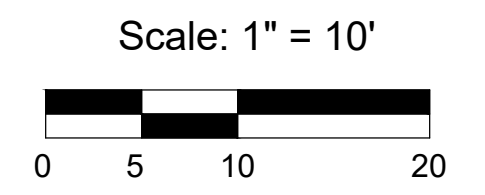
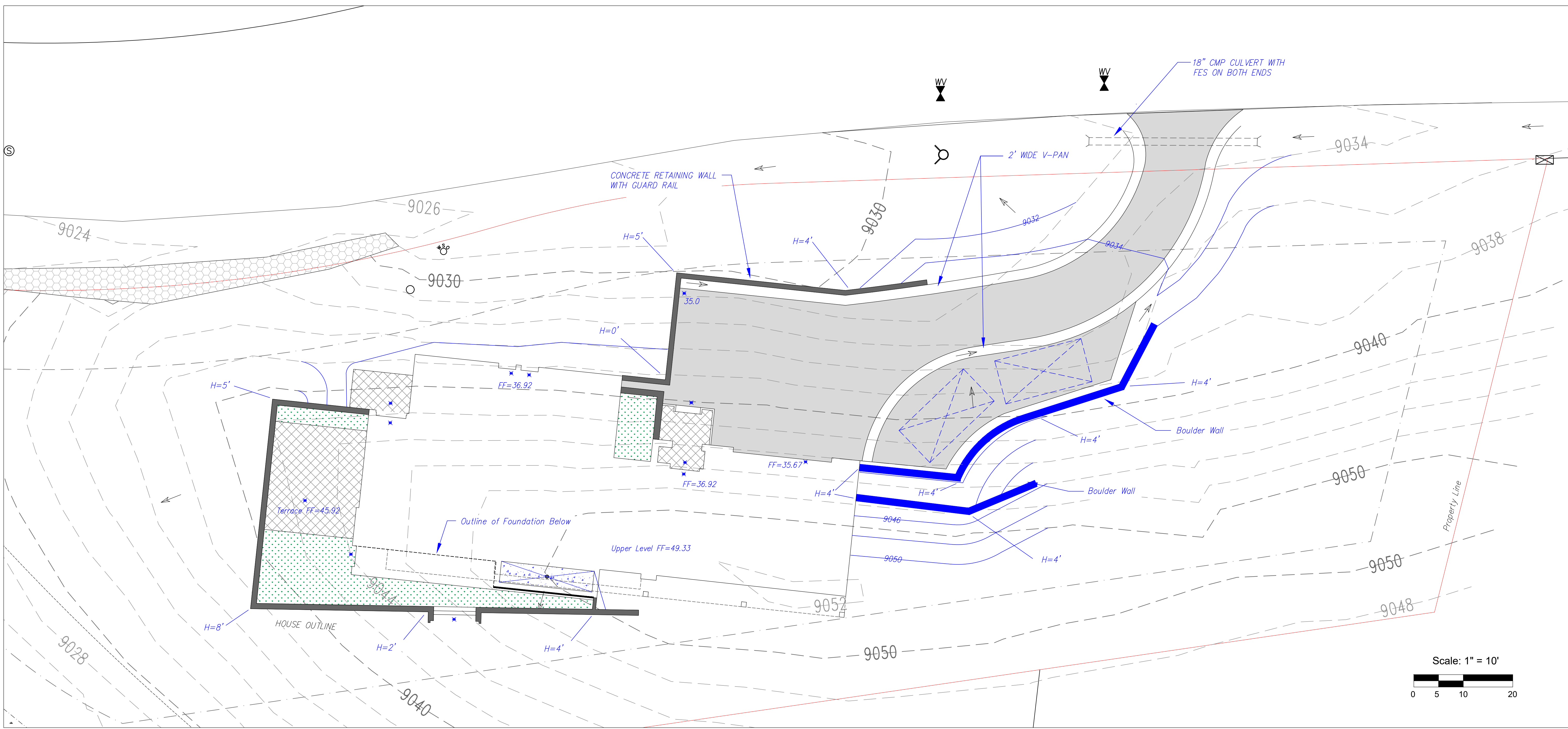


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading and Drainage

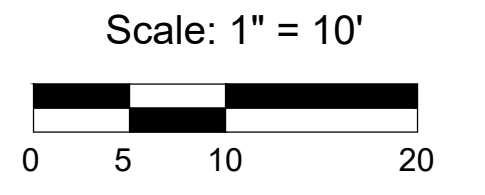
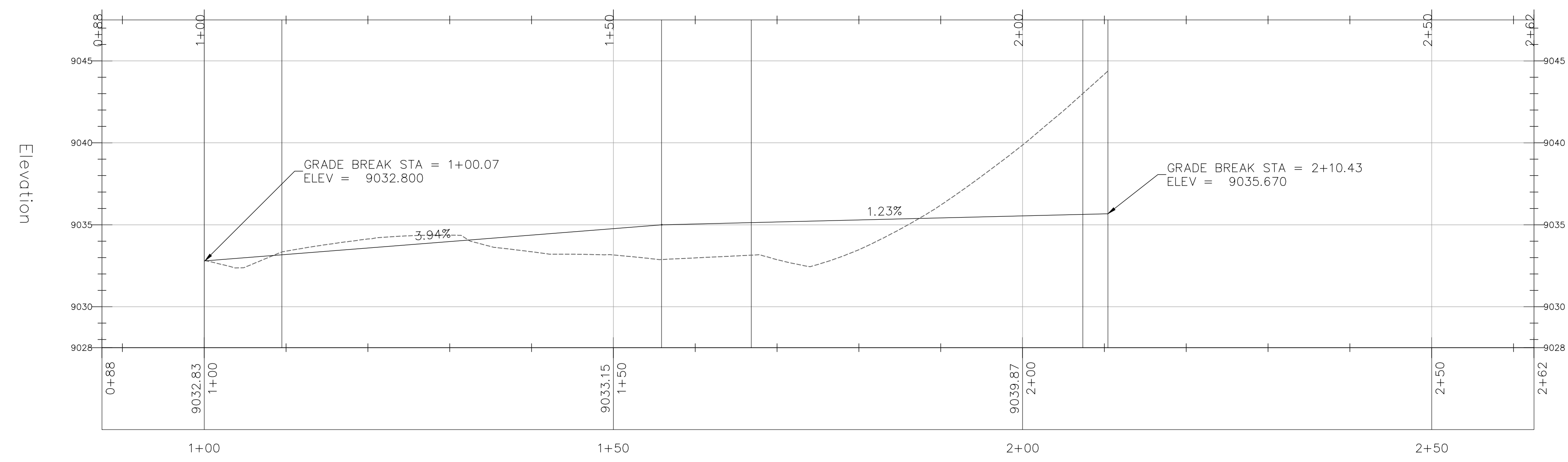
with Driveway Profile

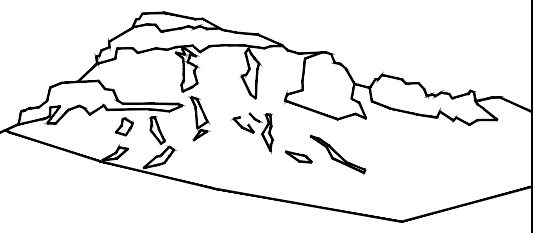
C2.1



Driveway Profile

Station





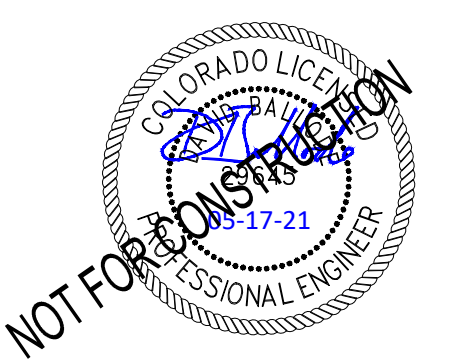
Uncompahgre
Engineering, LLC

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970-729-0683

SUBMISSIONS:

SUBMITTAL 2021-02-16
Revised Floor Elevs
and Driveway 2021-05-17

Lot BC110 RR
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Mtn. Village, CO



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

**Construction
Mitigation
Plan**

C5

Scale: 1" = 10'
0 5 10 20

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

Construction Parking
will be On-Site

Open and Close Panels at
Access at the Beginning and
End of Each Work Day

Straw Wattles

Part-a-John Toilet

Construction Dumpster

Bear Proof Poly-Cart

Material Storage

HOUSE OUTLINE

No Stationary Crane is being contemplated at this time.

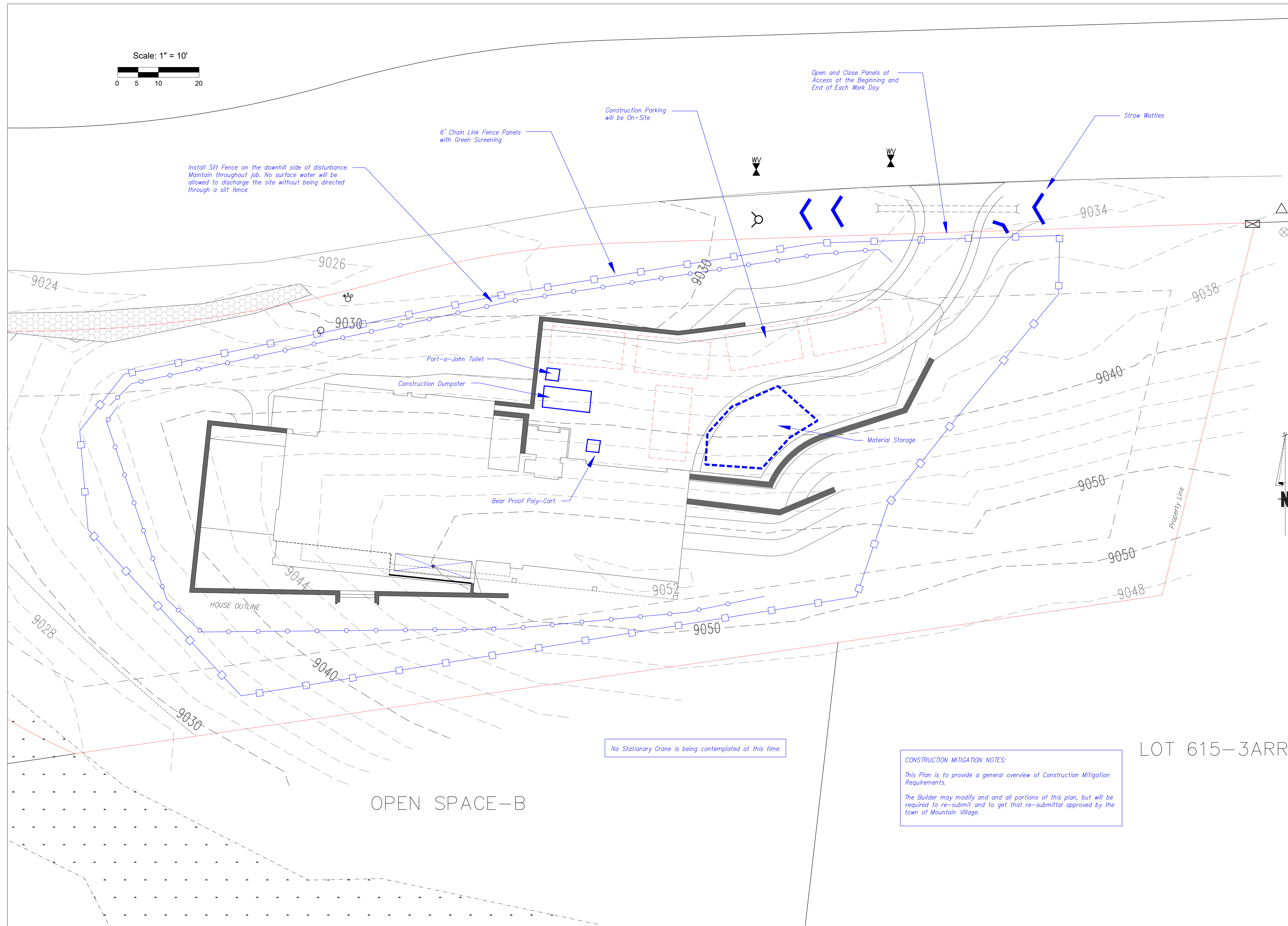
CONSTRUCTION MITIGATION NOTES:

This Plan is to provide a general overview of Construction Mitigation
Requirements.

The Builder may modify and amend all portions of this plan, but will be
required to re-submit and to get that re-submittal approved by the
town of Mountain Village.

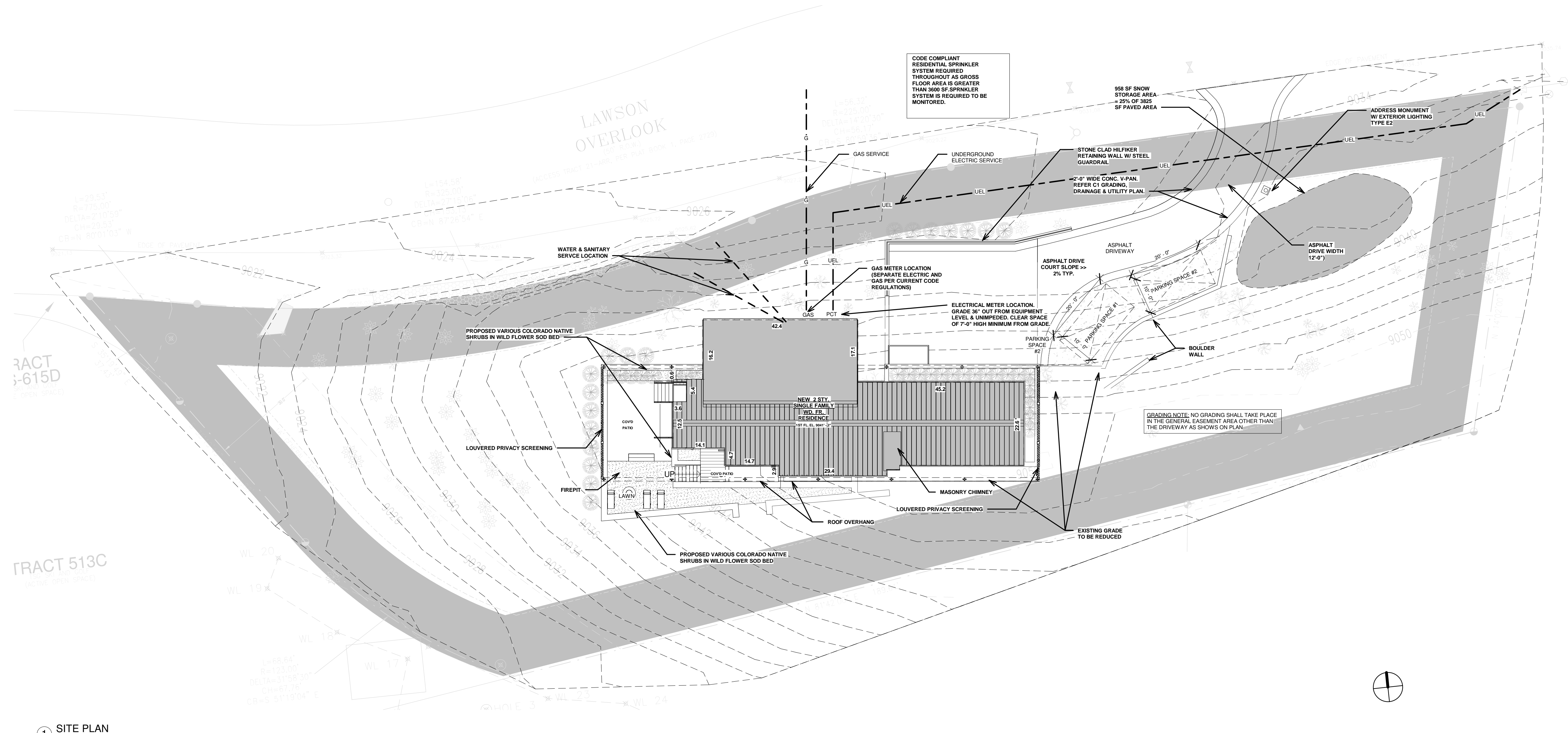
OPEN SPACE-B

LOT 615-3ARR



Revision Schedule

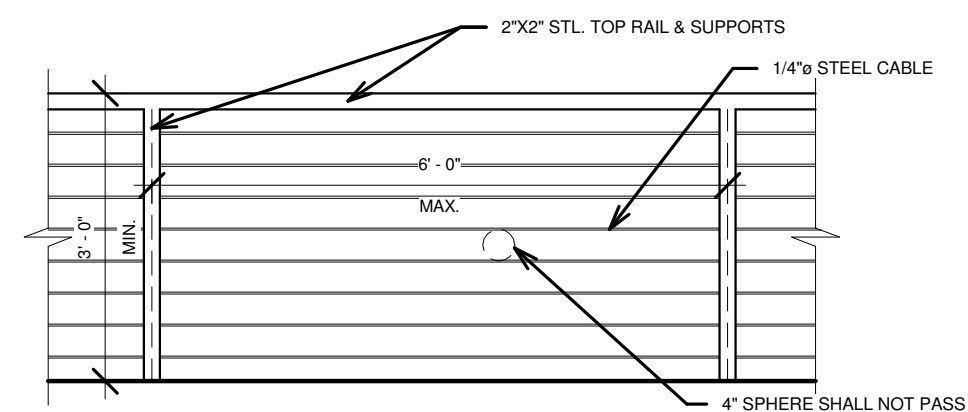
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 SITE PLAN
1/16" = 1'-0"

GENERAL SITE NOTES

1. ANY TREE THINNING AS MAY BE INDICATED ON THE PLAN IS TO BE FIELD INSPECTED AND VERIFIED BY THE BUILDING INSPECTOR TO ENSURE NO MORE TREES ARE REMOVED THAN WHAT IS NECESSARY AND THAT THE AREA IS NOT CLEAR CUT.
2. DISTURBANCE IN THE GENERAL EASEMENT AND ROAD RIGHT OF WAY FOR UTILITY INSTALLATION TO BE KEPT AT A MINIMUM AND REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
3. SPECIFIED STONE AS PARGED GRAY GROUT W/ CHIEF JOSEPH W/ RED SANDSTONE ACCENTS.



2 GUARD RAIL DETAIL
1/2" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

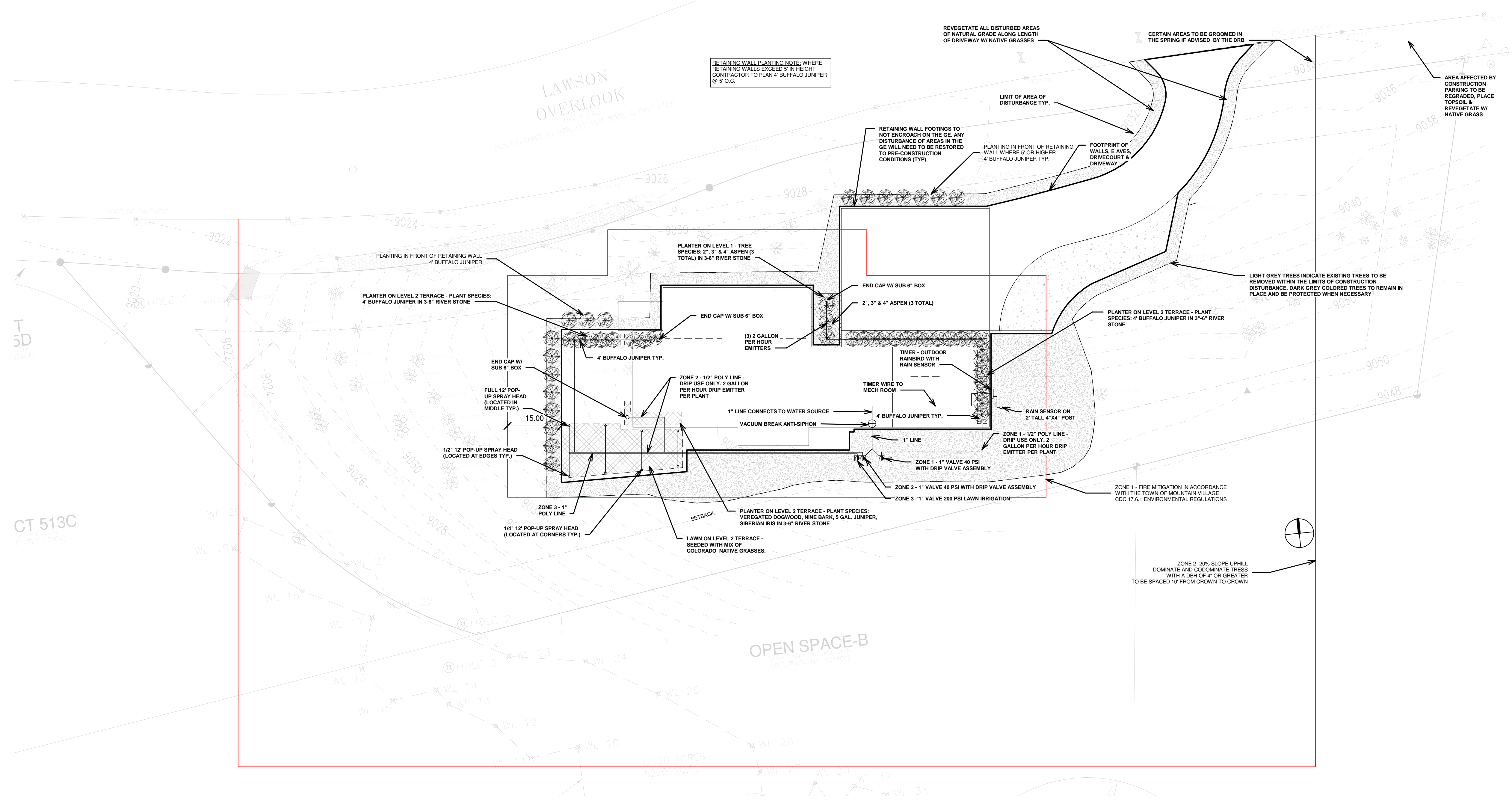
SITE PLAN

SHEET NUMBER

A1.1

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



1 LANDSCAPE & IRRIGATION PLAN
1/16" = 1'-0"

- WILD FLOWER SOD
- NATIVE GRASS REVEGETATION
- BLUE GRASS SOD

SEED 'WILD FLOWER SEED' AREAS WITH APPLEWOOD SEED COMPANY'S MOUNTAIN MIX AT A RATE IF 12 LBS PER ACRE.

WILD FLOWERS MAY INCLUDE:
AQUILEGIA CAERULEA
ERIGERON SPECIOSUS
ESCHSCHOLZIA CALIFORNICA
GALLARDIA ARISTATA
HERPIS MATRONALIS
LINUM PERENNE LEWIS
LUPINUS ARGENTEUS
MYOSOTIS SYLVATICA
PENSTEMON STRUCTUS
RUDBECKIA HIRTA
SILENE ARMENIA

NOTE: ALL DISTURBED AREAS SHALL BE SEEDDED WITH ALL 'NATIVE GRASS' EXCEPT WHERE GROUNDCOVERS ARE INDICATED AND REVEG. AREAS WITH THE FOLLOWING MIX:

TYPE	LBS PURE LIVE SEED / ACRE
ANNUAL RYEGRASS	3
CANADA BLUEGRASS (REUBENS)	2
KENTUCKY BLUEGRASS (PARK)	2
MOUNTAIN BROME (BROMAR)	10
ORCHID GRASS (POTOMAC)	2
TIMOTHY GRASS	2
SLENDER WHEATGRASS	4
PERENNIAL RYEGRASS	3
TOTAL PURE LIVE SEED PER ACRE	29

GENERAL LANDSCAPE NOTES

- PROTECT ALL REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING.
- THE GENERAL CONTRACTOR'S LANDSCAPING SUBCONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN AND SHOP DRAWINGS TO THE OWNER, ARCHITECT AND MOUNTAIN VILLAGE DRB AND BUILDING DEPARTMENT, IF APPLICABLE.
- ALL TREE AND SHRUB LOCATIONS, SPECIES AND QUALITY SHALL BE FIELD VERIFIED PRIOR TO PLANTING AND SHALL BE OF SIZE AND TYPE SPECIFIED IN TOMV CDC SECTION 17.5.9 TABLE 5.4.
- ALL TREE AND SHRUB PLANTINGS SHALL BE BACK-FILLED WITH TOPSOIL, ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO. PROPOSED SOIL AMENDMENTS SELECTED BY LANDSCAPE CONTRACTOR SHALL BE APPROVED PRIOR TO USAGE BY LANDSCAPE ARCHITECT.
- ALL TREES GREATER THAN 6'-0" IN HEIGHT SHALL BE STAKED WITH METAL T-POSTS AND OR DUCKBILL ANCHORING SYSTEMS. TREES SHALL BE SUYED WITH 12 GA. GALVANIZED WIRE AND POLYPROPYLENE TREE BRACE STRAPS. DECIDUOUS TREES SHALL REQUIRE A MINIMUM OF TWO STRAPPING SYSTEMS WHILE EVERGREEN TREES SHALL REQUIRE A MINIMUM OF THREE. STAKING AND STRAPS SHALL BE REMOVED AFTER TWO GROWING SEASONS.
- PERENNIAL PLANTING BED AND SOD AREA SOILS SHALL BE TILLED TO A 6" DEPTH AND MIXED WITH ORGANIC SOIL AMENDMENT MIXTURE AT A 2:1 RATIO.
- PERENNIAL GROUND COVERS SHALL BE PLANTED 9-12" ON VENTER, ONLY PERENNIALS INDIGENOUS TO THIS AREA (SEE PLANT LIST IN THE TOWN OF MOUNTAIN VILLAGE LAND USE ORDINANCE) SHALL BE USED.
- ALL PLANT MATERIAL SHALL MEET THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS FOR NURSERY STOCK, PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO.
- ALL TOPSOIL TO BE AFFECTED BY FOOTPRINT OF RESIDENCE TO BE STRIPPED AND STORED ON SITE, TOPSOIL TO BE REUSED IN REVEGETATED AREAS.

REVEGETATION NOTES

- SUB-SOIL SURFACE SHALL BE TILLED TO A 6" DEPTH IN NON-FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED.
- BROADCASTING OF SEED AND MULCHING SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED TO MINIMIZE EROSION AND WEED INFESTATION. LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 TOMV DESIGN REGULATIONS RE: NOXIOUS WEEDS.
- SEED SHALL BE HAND RAKED OR DRILL SEEDDED INTO THE TOP 1" OF SOIL. STRAW OR SEEDLESS HAY SHALL BE UNFORMALLY APPLIED OVER SEEDDED AREAS AT A DEPTH OF 1/2" TO 1".
- EROSION CONTROL BLANKETING SHALL BE INSTALLED OVER SEED AREAS EXCEEDING 3:1 SLOPE.
- PROPERTY OWNER PROVIDES TOMV DRB A 2 YEAR PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THIS LANDSCAPE PLAN.

TREE PROTECTION

- AVOID COMPACTION OF EARTH WITHIN THE CROWN OF THE TREE.
- WHERE SPECIFICALLY NOTED, MAXIMUM TREE PROTECTION SHALL BE AS FOLLOWS:
 - A. NO GRADING ADJUSTMENTS MAY OCCUR WITHIN TREE DRIPLINE.
 - B. AVOID ROOT EXPOSURE DURING ROAD EXCAVATION, IMMEDIATELY BACKFILL AREA AROUND TREE AFTER INITIAL EXCAVATION.
 - C. STEEL CABLE ON METAL FENCE POSTS TO BE PLACED 2'-0" OUTSIDE DRIPLINE OF TREE.
 - D. HAY BALES TO BE PLACED AROUND FENCE.
- PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING AS REQUIRED.
- PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AROUND TREE PERIMETER AND WRAP TREE TRUNK WITH 2X6'S SECURED WITH 12 GA. WIRE OR EQUAL PROTECTIVE DEVICE.

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

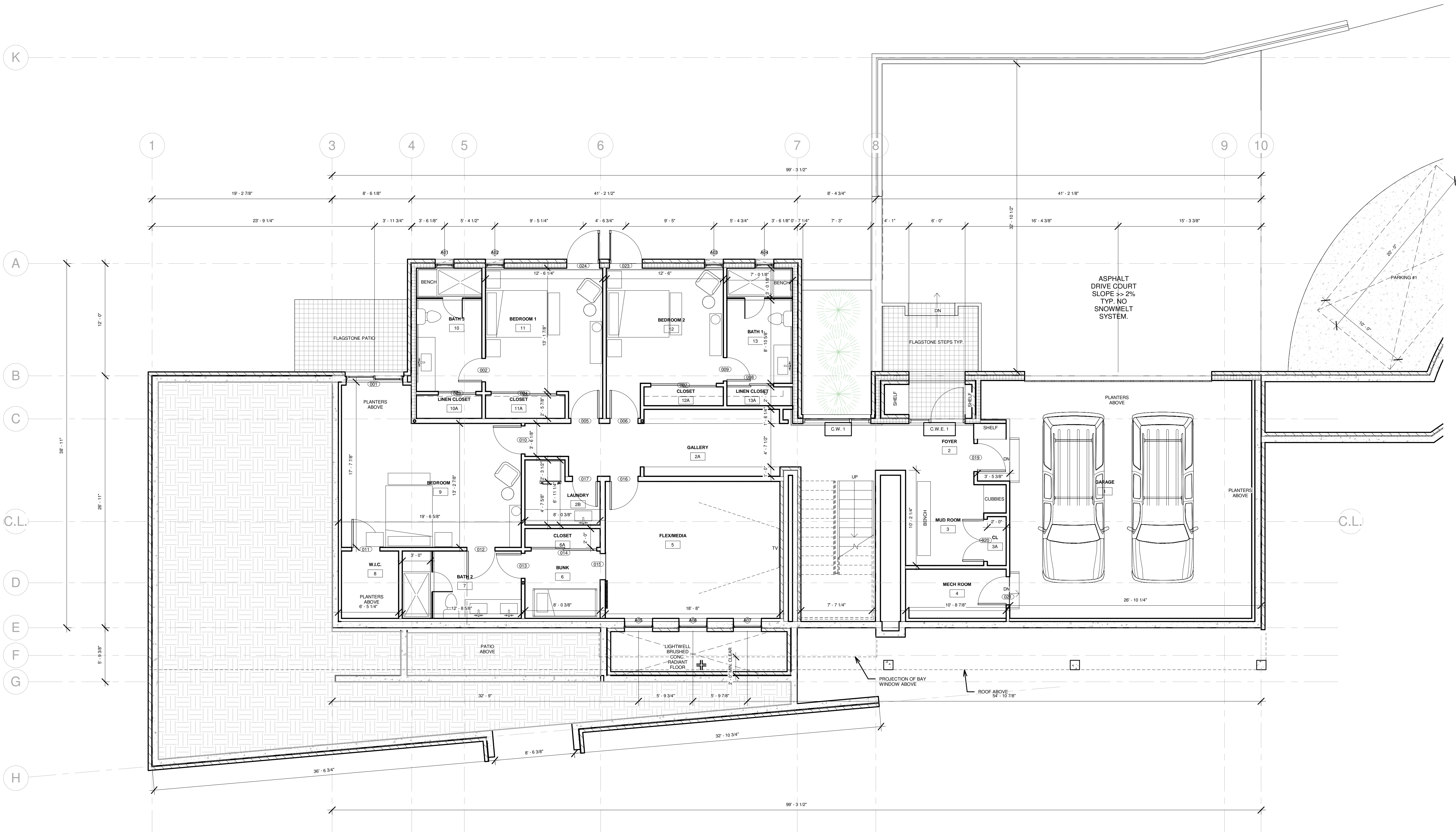
LANDSCAPE PLAN

SHEET NUMBER

A1.2

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



② LEVEL 1
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

FLOOR PLANS

SHEET NUMBER

Revision Schedule

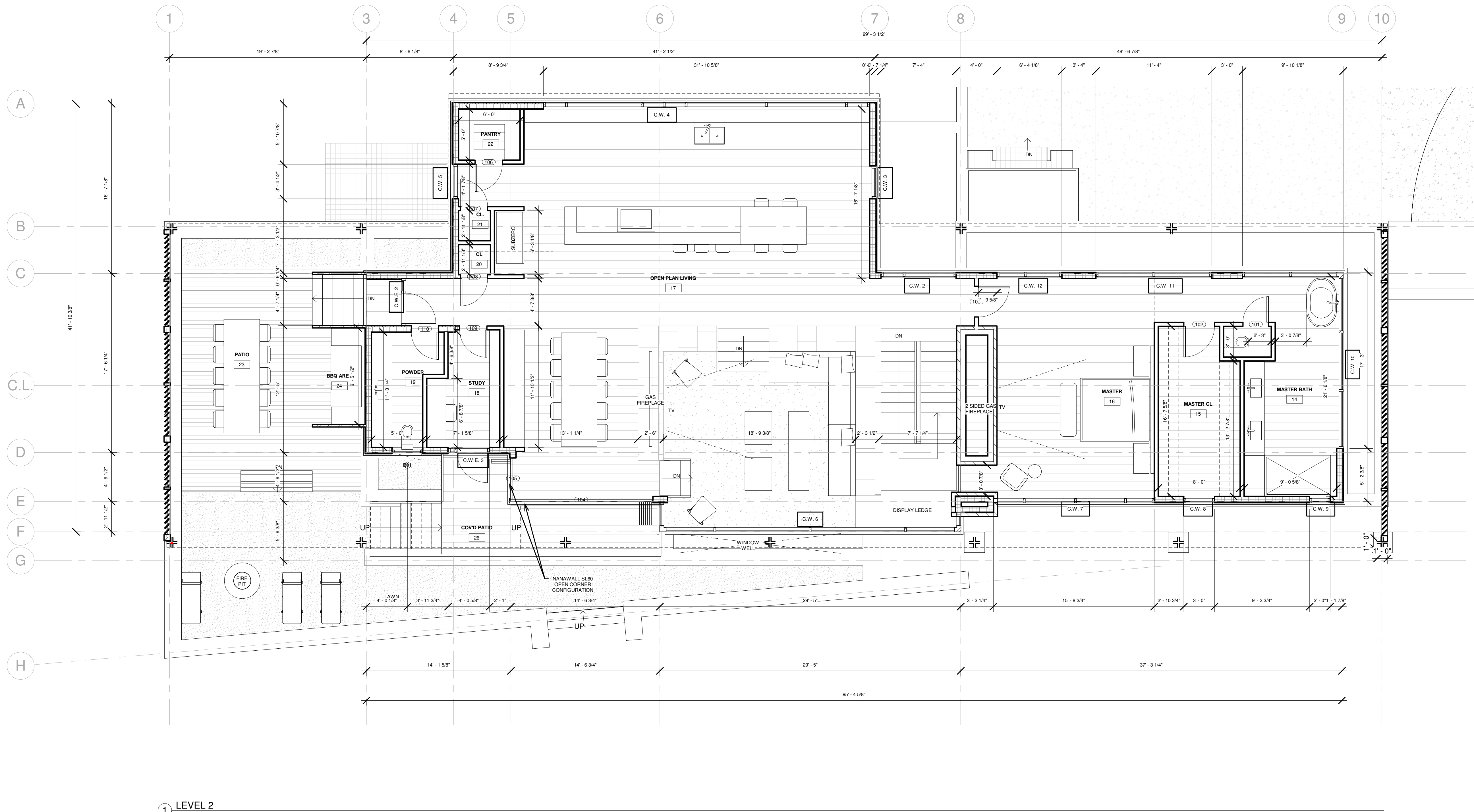
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

FLOOR PLANS

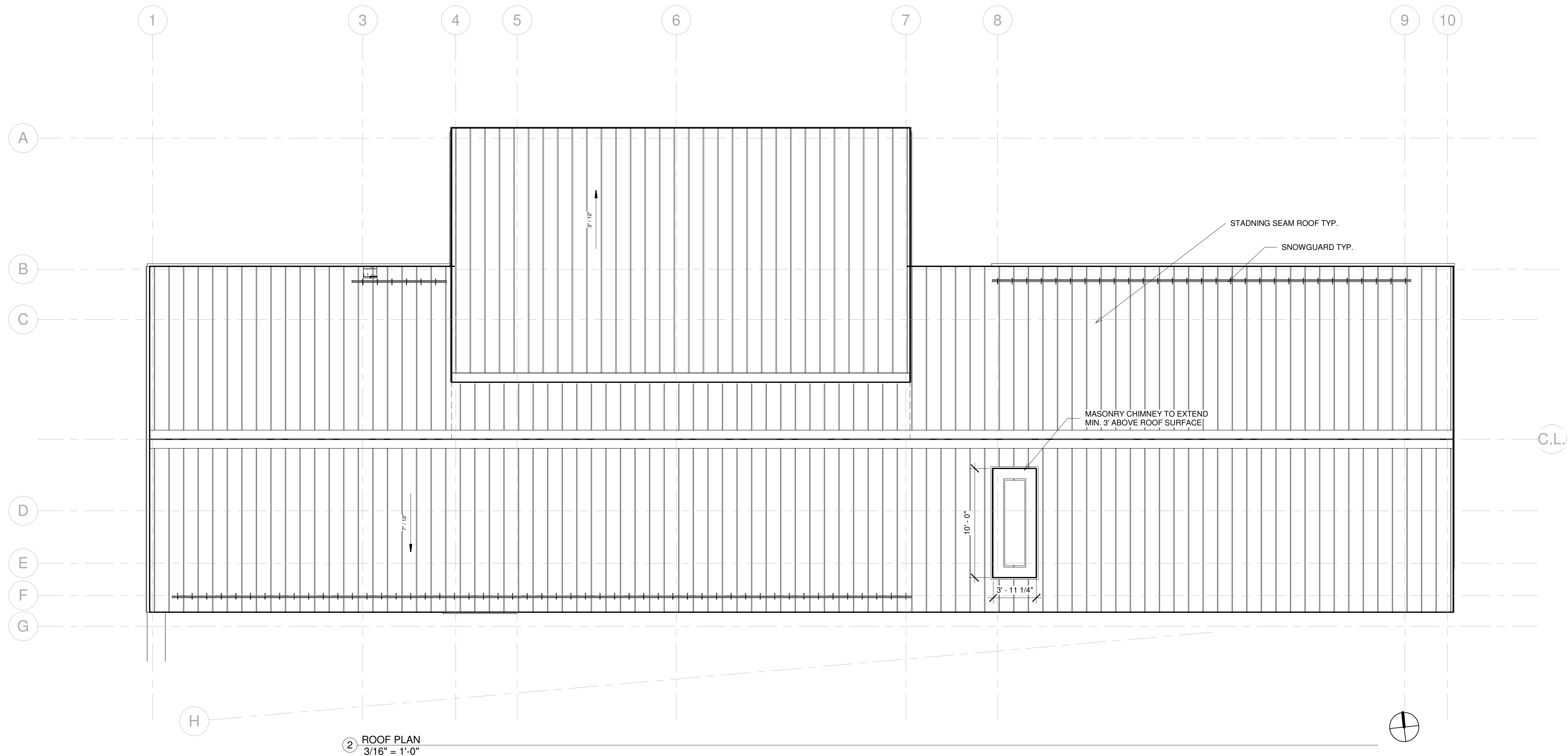
SHEET NUMBER



① LEVEL 2
 3/16" = 1'-0"

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



② ROOF PLAN
 3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

ROOF PLAN

SHEET NUMBER

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



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

DOOR & WINDOW SPECIFICATIONS:

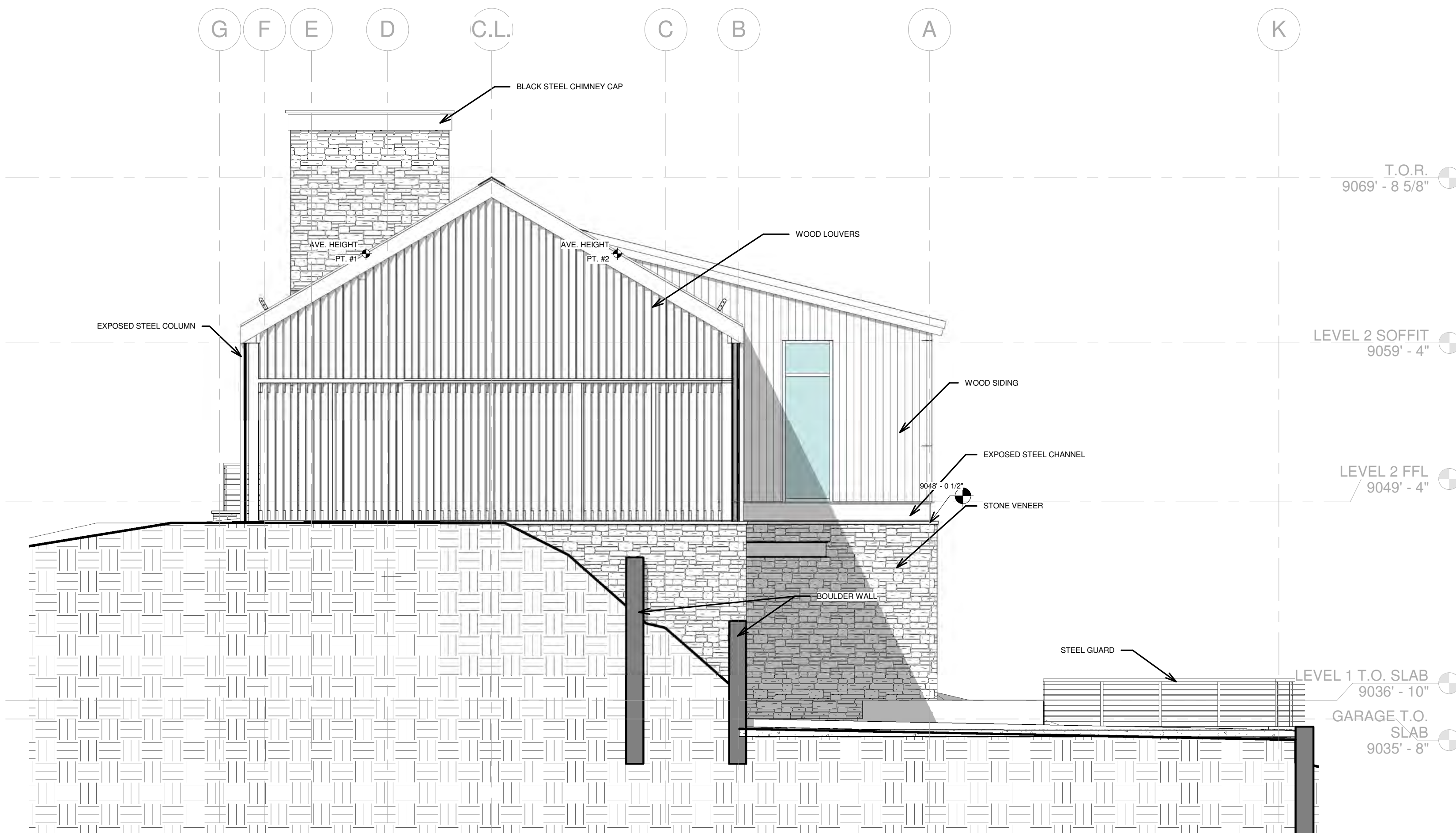
NOTES:
1. ALL EXTERIOR WINDOWS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR DOORS SHALL BE ASSUMED TYPE 'A' UNLESS NOTED OTHERWISE.

WINDOW TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEELARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

DOOR TYPE 'A':
MFR: DYNAMIC
STYLE: 'STEELARTE' WITH L-STOP GLAZING STOP
GLASS: TRIPLE GLAZED CARDINAL 366 W/ EDGE TECH SPACER
U VALUE: 0.28

ELEVATION	GLASS	WOOD	STONE	ACCENT
WEST	95.46	388.52	735.55	226.05
NORTH	690.93	471.47	905.39	443.88
SOUTH	625.73	241.73	533.06	230.71
EAST	188.48	384.29	512.92	85.46
TOTAL AREA	1601	1486	2687	986
TOTAL %	23.7	22	39.7	14.6

TOTAL AREA OF EXTERIOR WALL: 6760



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



STONE VENEER



WOOD SIDING



BLACK FRAME WINDOWS



WOOD LOUVERS



BLACK STANDING SEAM ROOF

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

ELEVATIONS

SHEET NUMBER

A3.1

DATE:
05.21.21 FINAL SUBMITTAL

Revision Schedule

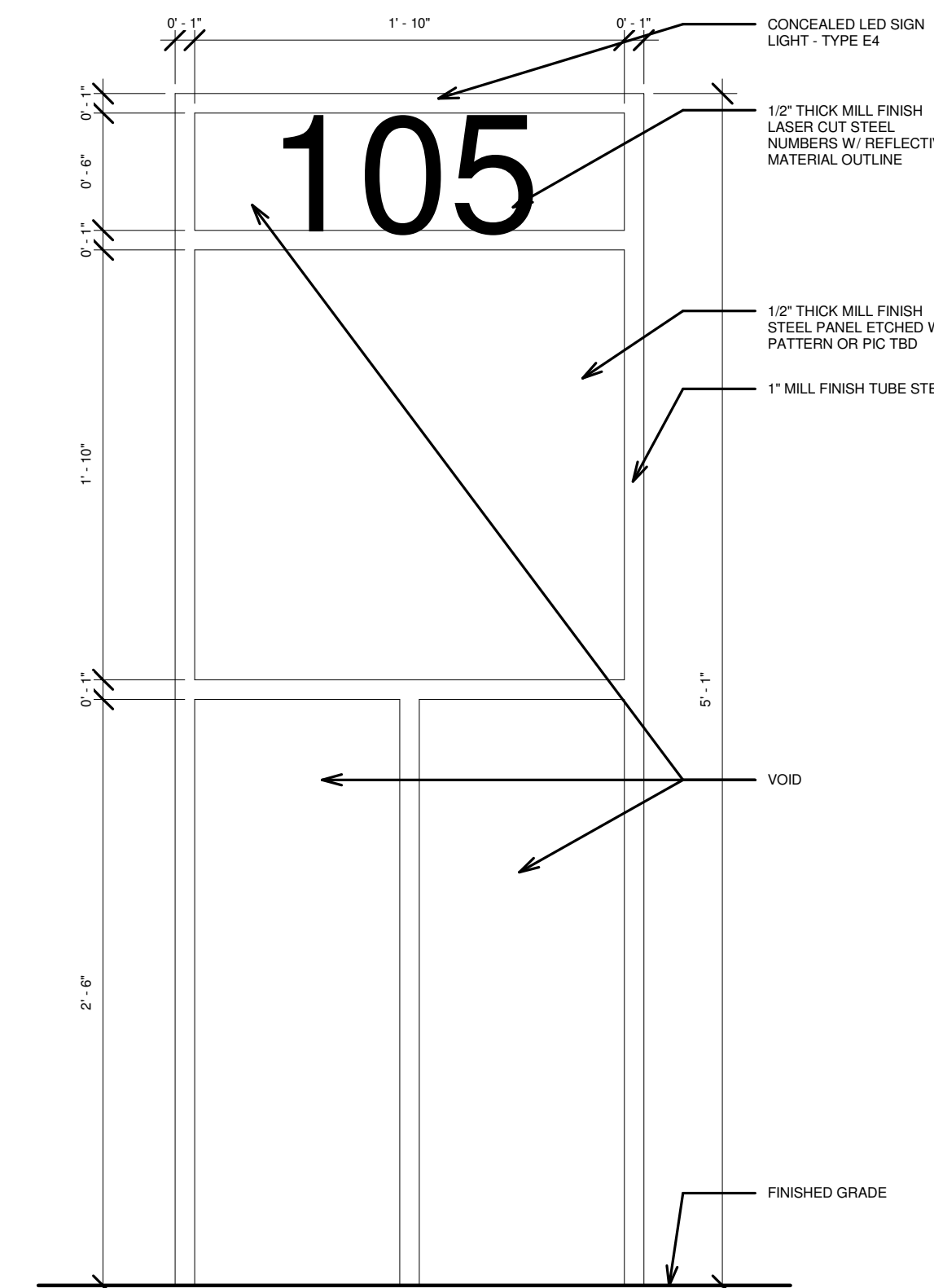
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



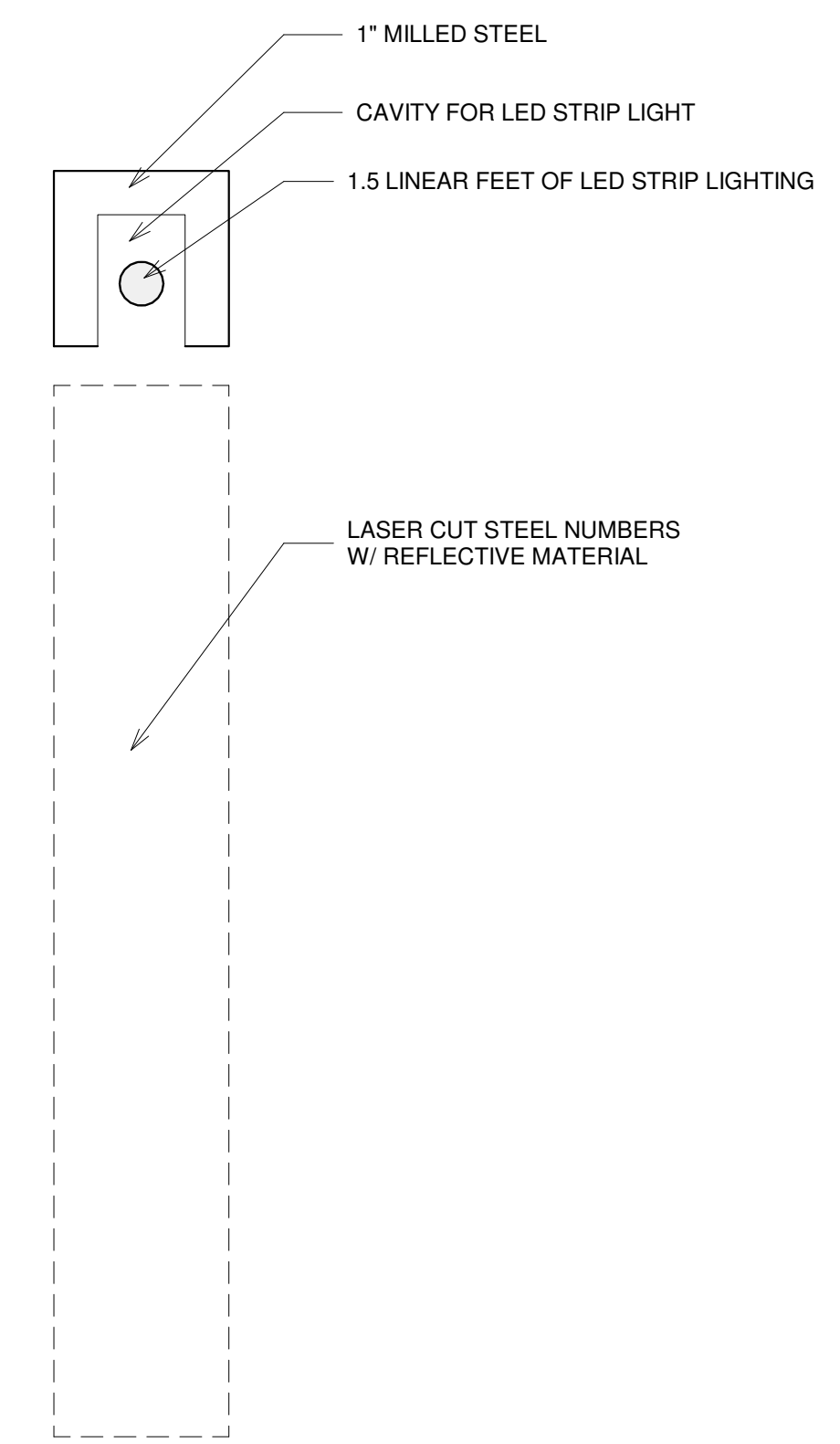
1 SOUTH ELEVATION
3/16" = 1'-0"



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



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



4 RECESSED LED MONUMENT LIGHT
DETAIL
12" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

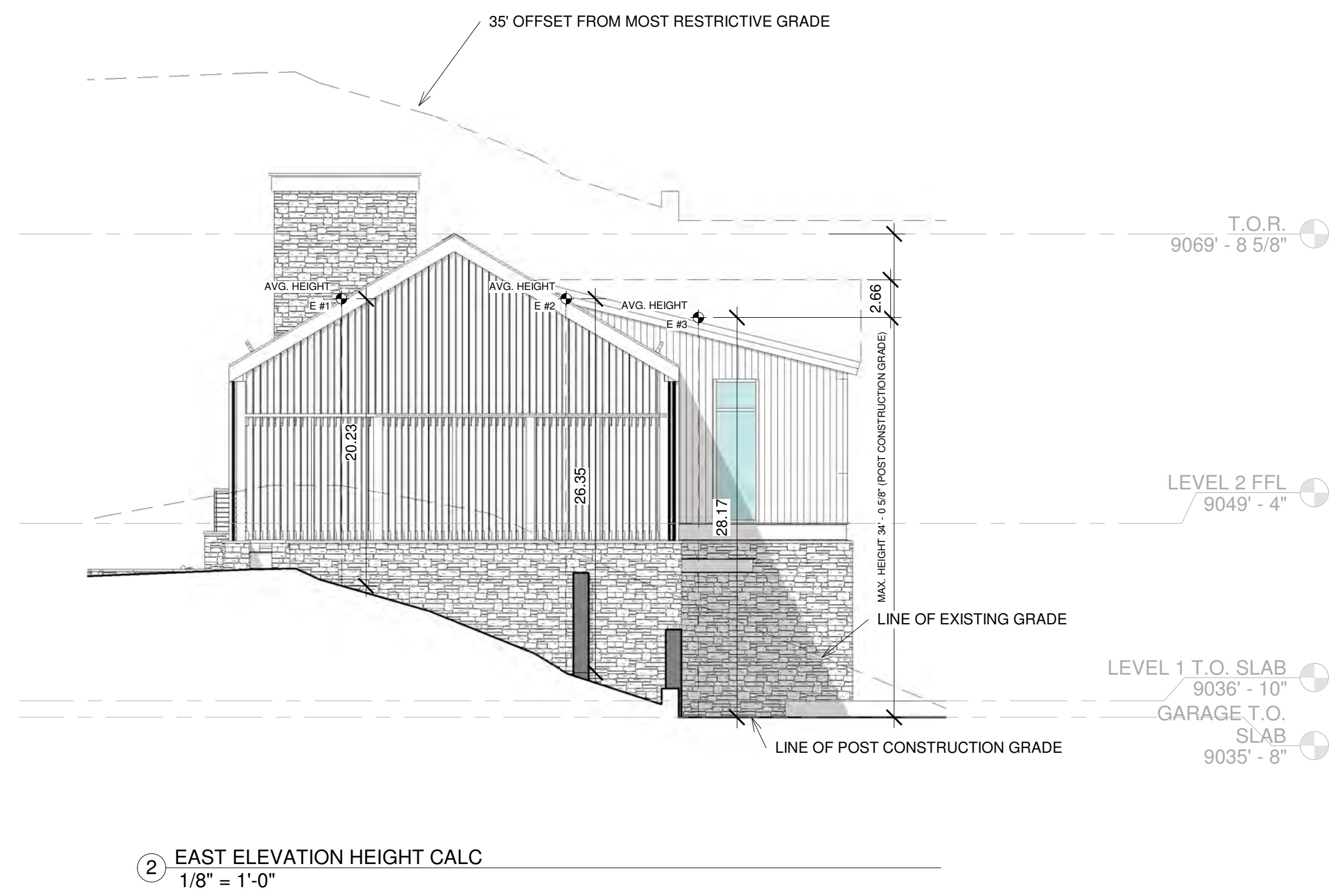
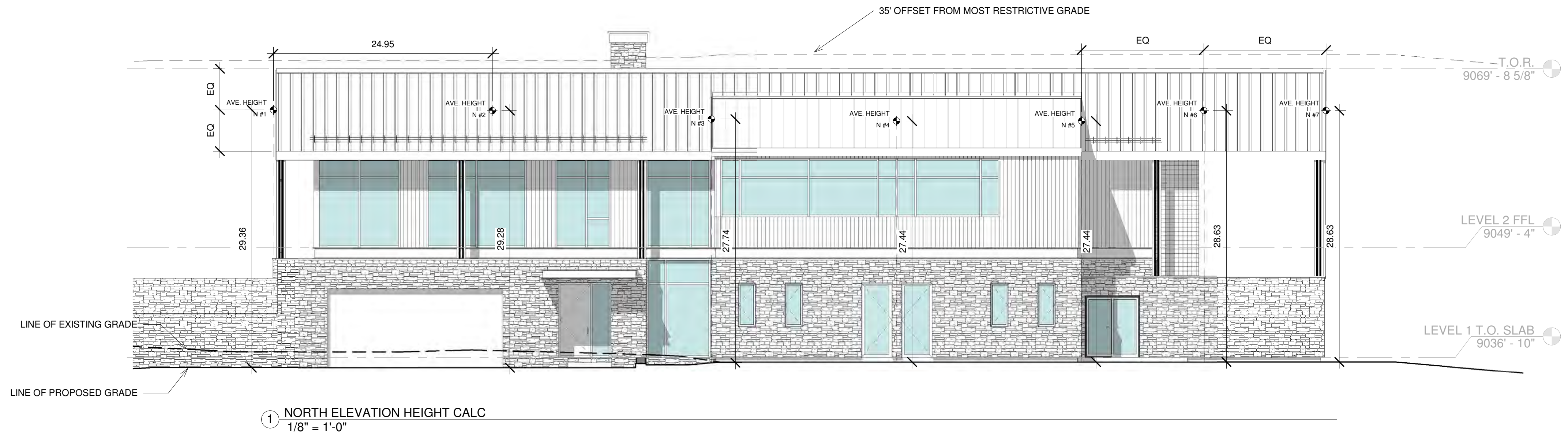
ELEVATIONS

SHEET NUMBER

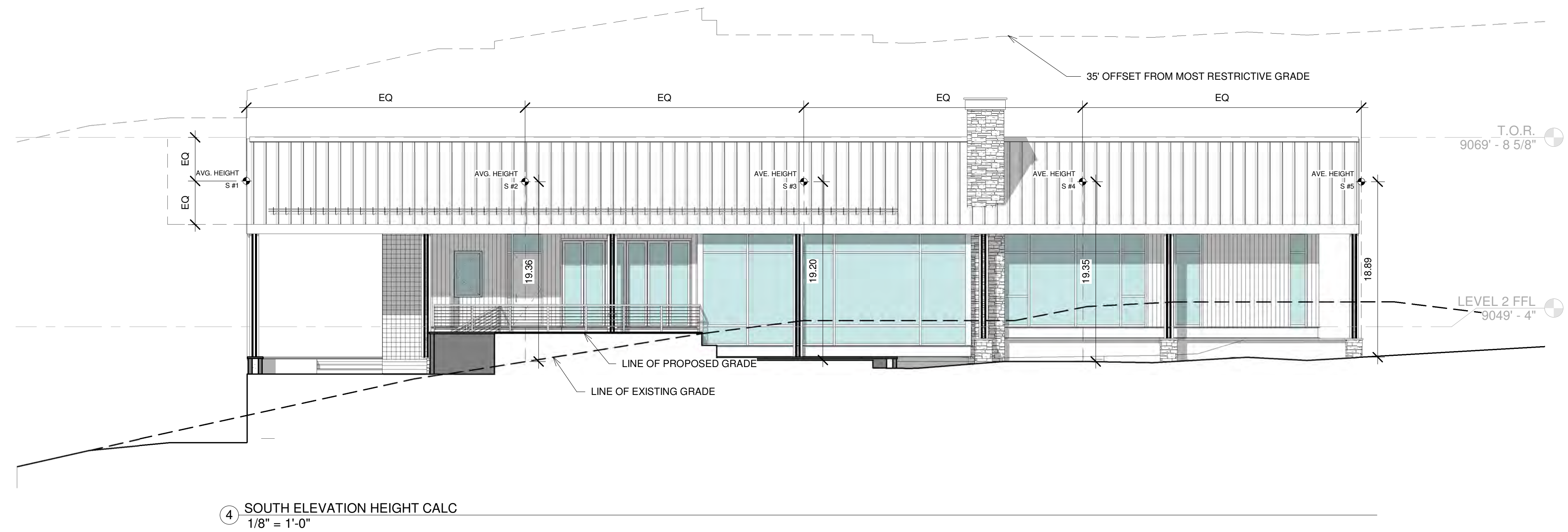
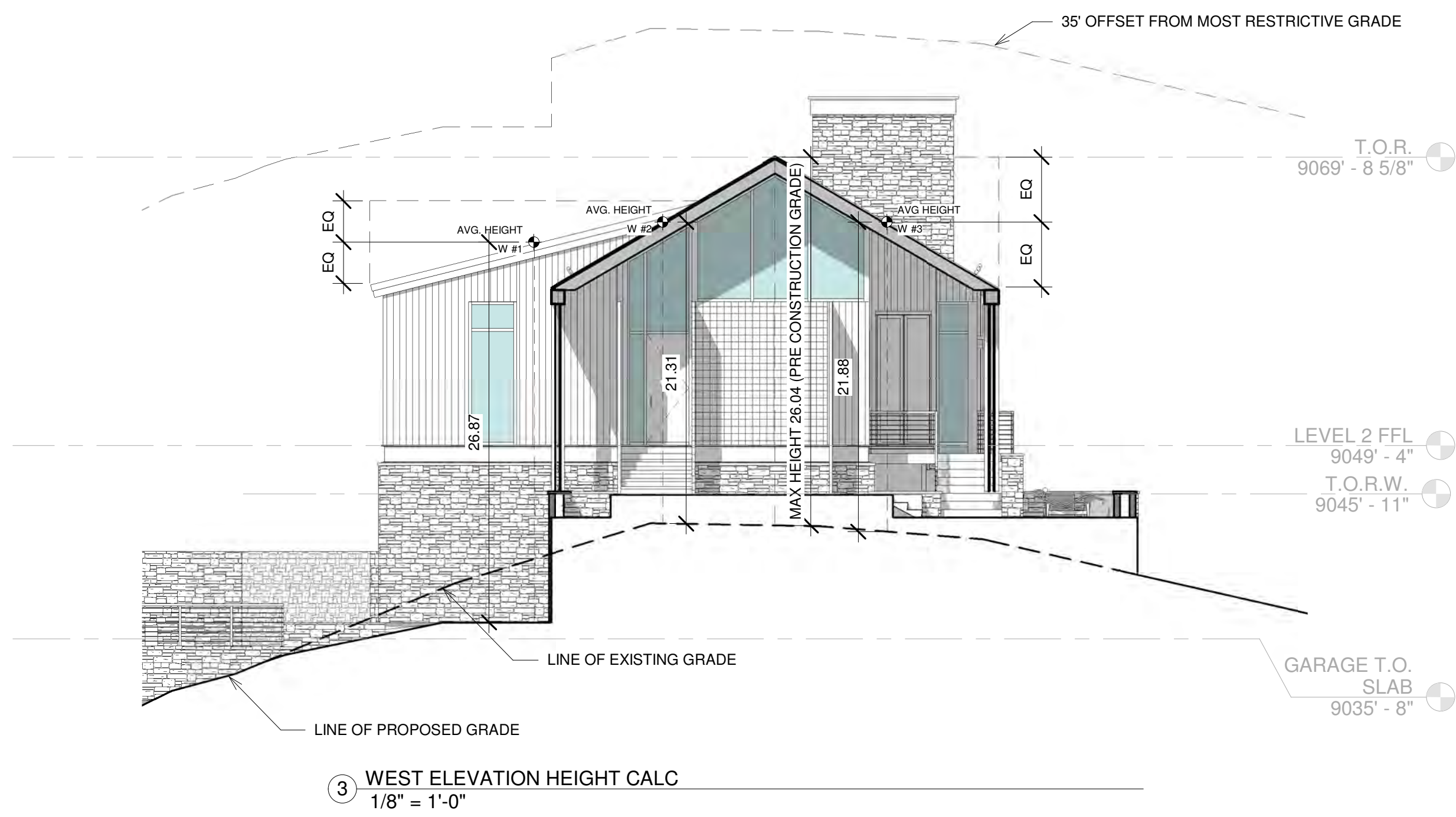
A3.2

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



AVERAGE HEIGHT CALCULATION	
POINT	HEIGHT
N #1	29.36
N #2	29.28
N #3	27.74
N #4	27.44
N #5	27.44
N #6	28.63
N #7	28.63
NORTH AVG.	28.36'
E #1	20.23
E #2	26.35
E #3	28.06
EAST AVG.	24.88'
S #1	28.19
S #2	19.36
S #3	19.20
S #4	19.35
S #5	18.89
SOUTH AVG.	21.00
W #1	26.87
W #2	21.31
W #3	21.88
WEST AVG.	23.35
TOTAL AVG.	24.40
AS PER SEC 17.3.11	



HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

ELEVATION HEIGHT CALCUS

SHEET NUMBER

DATE:
 05.21.21 FINAL SUBMITTAL

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



① FROM DRIVEWAY



② FROM SOUTH EAST



③ FROM SOUTH WEST



④ FROM NORTH WEST

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
 MOUNTAIN VILLAGE, CO

PERSPECTIVES

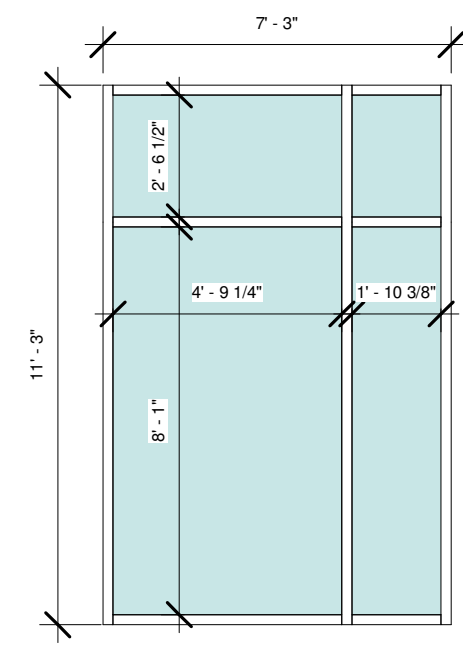
SHEET NUMBER

A5.1

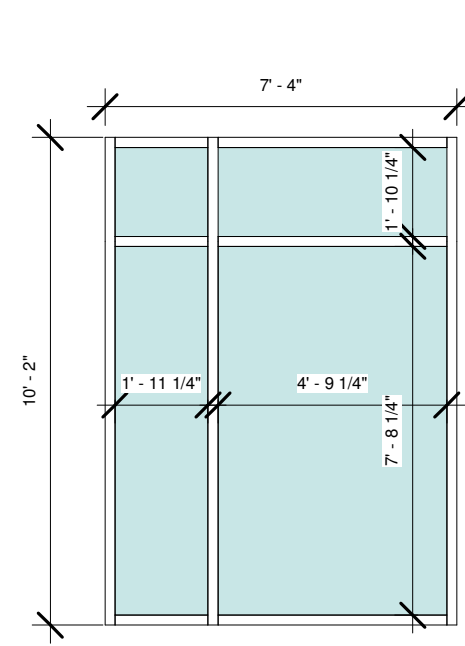
5/21/2021 11:08:08 AM

Window Schedule				
Family	Type	Mark	Width	Height
CASEMENT	2-0 X 5-0	A01	2' - 0"	5' - 0"
CASEMENT	2-0 X 5-0	A02	2' - 0"	5' - 0"
CASEMENT	2-0 X 5-0	A03	2' - 0"	5' - 0"
CASEMENT	2-0 X 5-0	A04	2' - 0"	5' - 0"
CASEMENT	3-0 X 5-0	B01	3' - 0"	5' - 0"
FIXED	4-0 X 6-0	A05	3' - 0"	4' - 0"
FIXED	4-0 X 6-0	A06	3' - 0"	4' - 0"
FIXED	4-0 X 6-0	A07	3' - 0"	4' - 0"

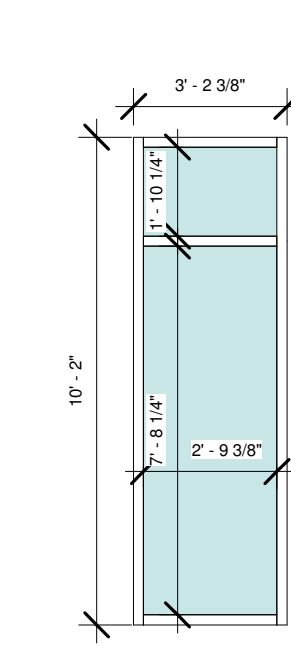
Door Schedule				
Family	Type	Mark	Width	Height
Opening_262	6-0 X 8-6	1	6' - 0"	8' - 6"
SLIDING GLASS	6-0 7-0	001	6' - 0 5/8"	6' - 11 1/2"
Overhead-Sectional	9'0" x 20'	2	20' - 0"	9' - 0"
Single-Flush	2-6 X 7-0	002	2' - 6"	7' - 0"
Sliding-Closet	4-0 X 7-0	003	4' - 0"	7' - 0"
Sliding-Closet	7-0 X 7-0	004	7' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	005	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	006	3' - 0"	7' - 0"
Sliding-Closet	7-0 X 7-0	007	7' - 0"	7' - 0"
Sliding-Closet	5-0 X 7-0	008	5' - 0"	7' - 0"
Single-Flush	2-6 X 7-0	009	2' - 6"	7' - 0"
Single-Flush	3-0 X 7-0	010	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	011	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	012	3' - 0"	7' - 0"
Single-Flush	2-8 X 7-0	013	2' - 8"	7' - 0"
Sliding-Closet	7-0 X 7-0	014	7' - 0"	7' - 0"
Door_Barn_Authentic	3-0 X 7-0	015	0' - 0"	0' - 0"
Single-Flush	3-0 X 7-0	016	3' - 0"	7' - 0"
Single-Flush	2-8 X 7-0	017	2' - 8"	7' - 0"
Single-Flush	3-0 X 7-0	019	3' - 0"	7' - 0"
Double-Flush	4-6 X 7-0	020	4' - 6"	7' - 0"
Single-Flush	3-0 X 7-0	021	3' - 0"	7' - 0"
Single-Glass 1	3-6 X 8-6	023	3' - 6"	8' - 6"
Single-Glass 1	3-6 X 8-6	024	3' - 6"	8' - 6"
Single-Flush	2-6 X 6-8	101	2' - 6"	6' - 8"
Single-Flush	3-0 X 7-0	102	3' - 0"	7' - 0"
Single-Flush	3-0 X 7-0	103	3' - 0"	7' - 0"
Door-NanaWall-SL-60-1	9-6 X 14-0	104	14' - 0"	9' - 6"
Door-NanaWall-SL-60-1	4-0 X 9-6	105	4' - 0"	9' - 6"
Single-Flush	2-8 X 7-0	106	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	107	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	108	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	109	2' - 8"	7' - 0"
Single-Flush	2-8 X 7-0	110	2' - 8"	7' - 0"



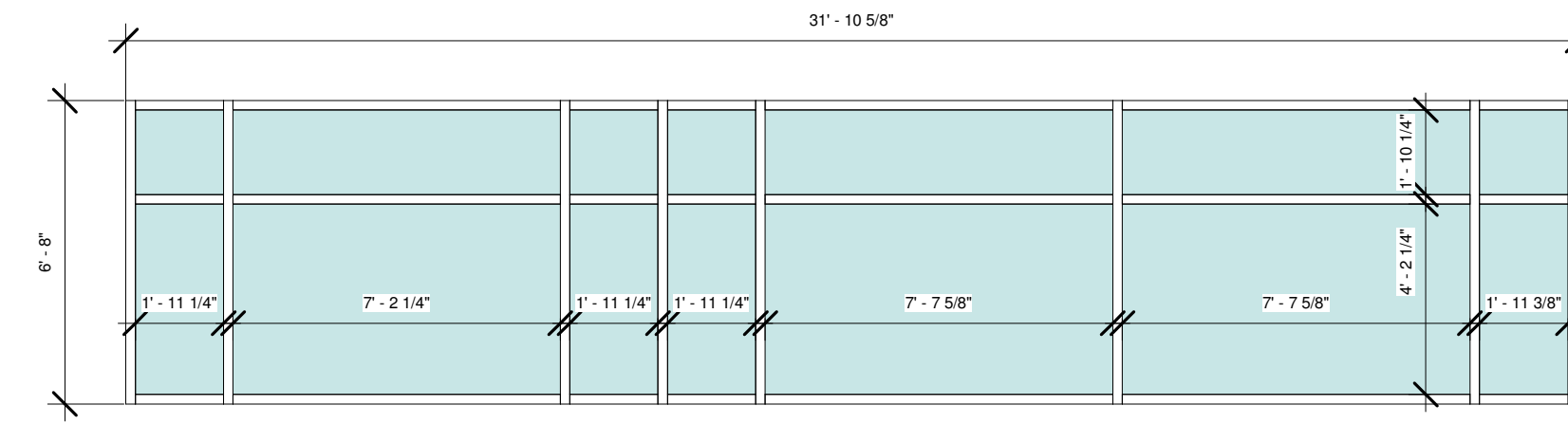
1 CURTAIN WALL 1
1/4" = 1'-0"



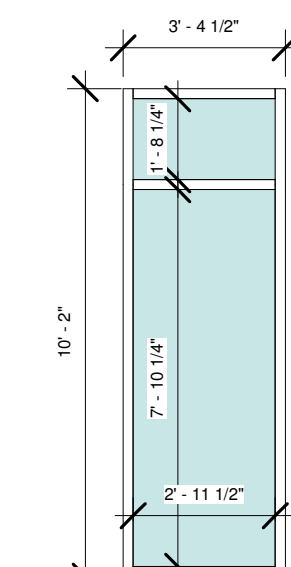
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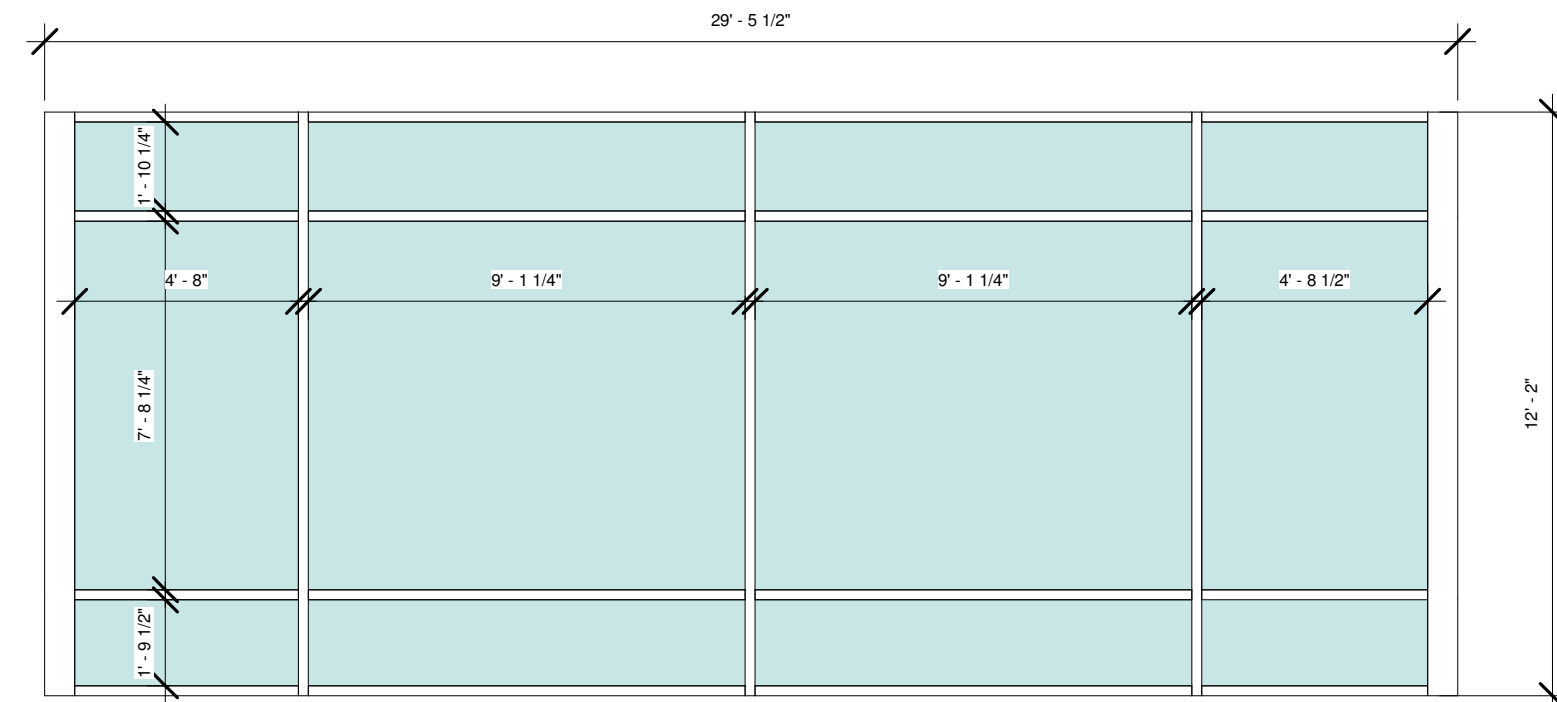
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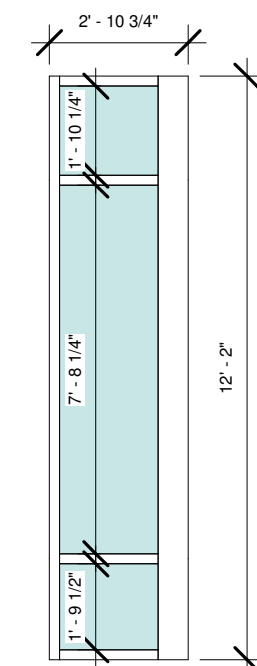
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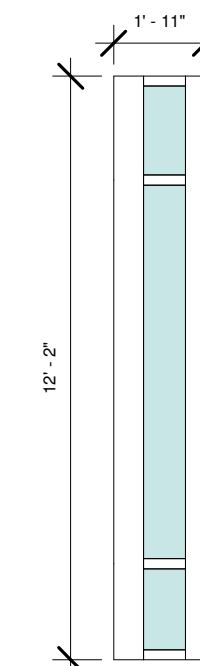
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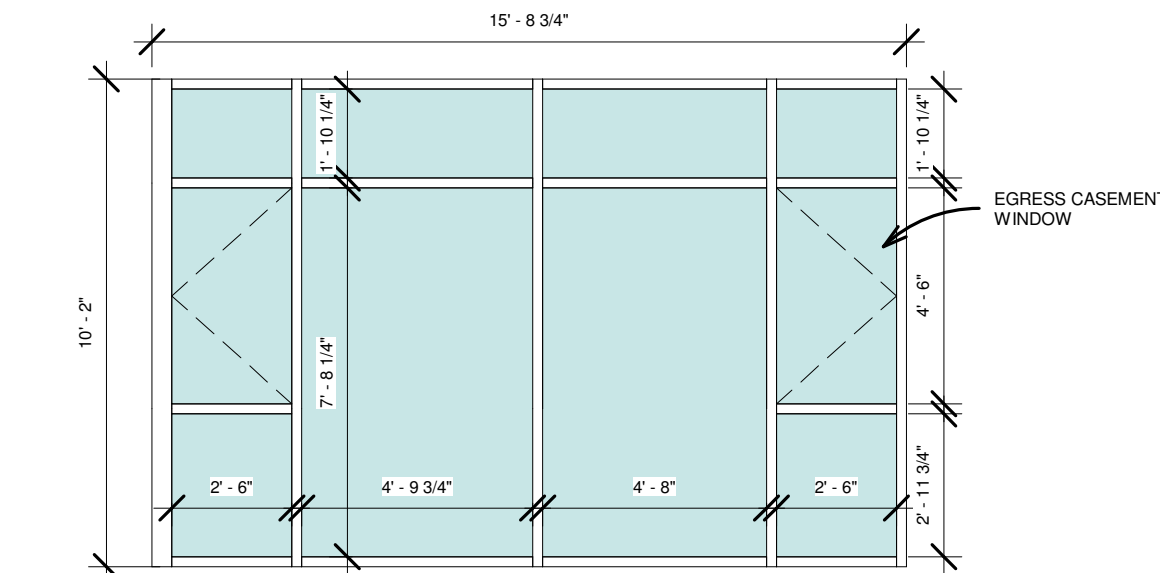
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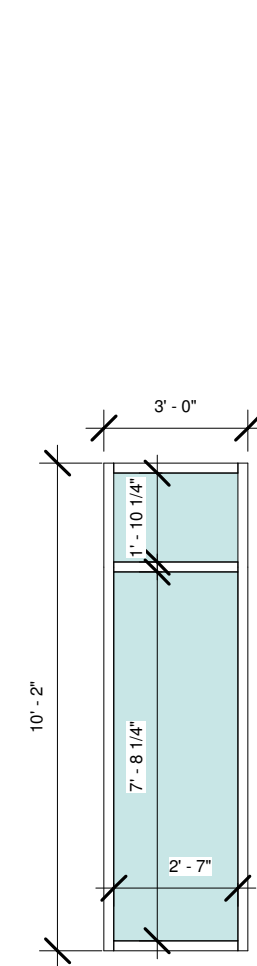
7 CURTAIN WALL 6 WEST
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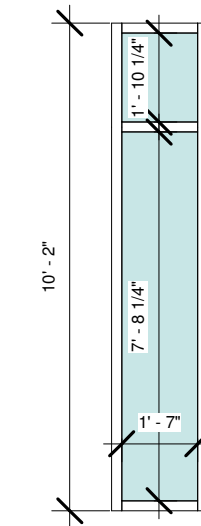
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1/4" = 1'-0"



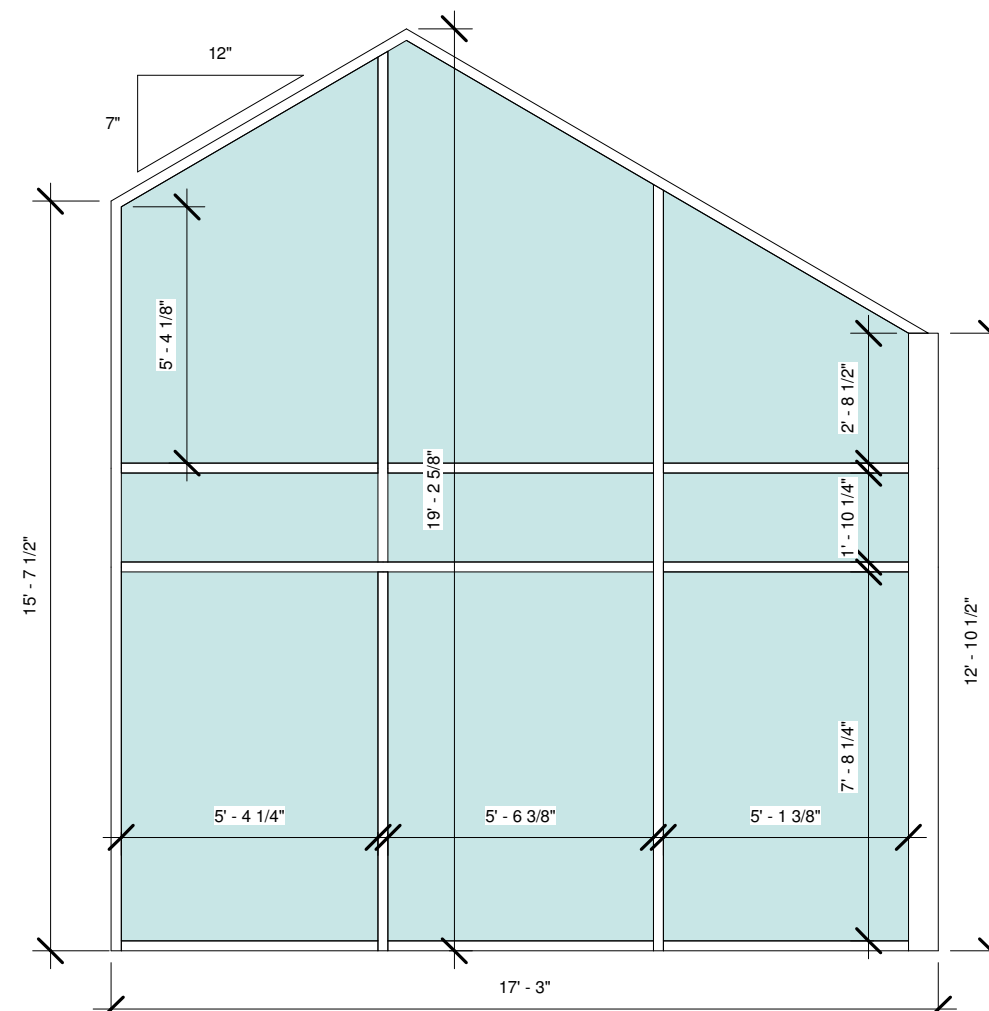
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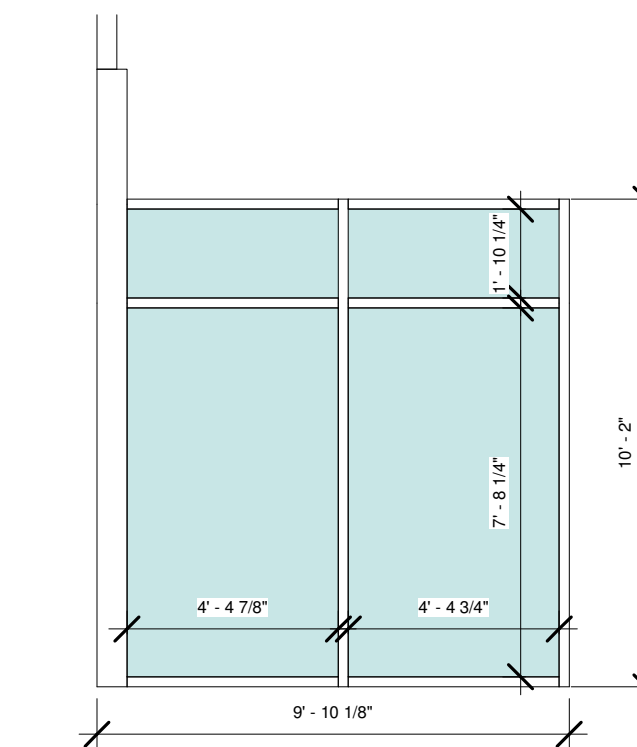
10 CURTAIN WALL 8
1/4" = 1'-0"



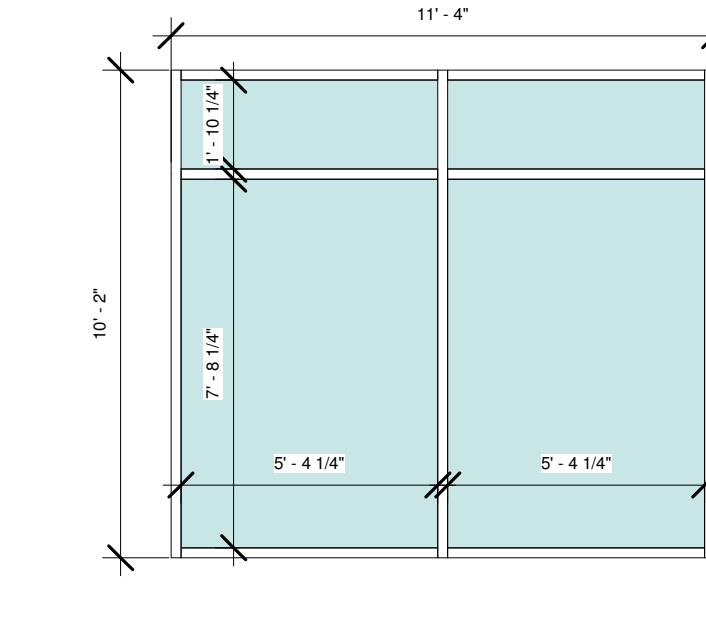
11 CURTAIN WALL 9
1/4" = 1'-0"



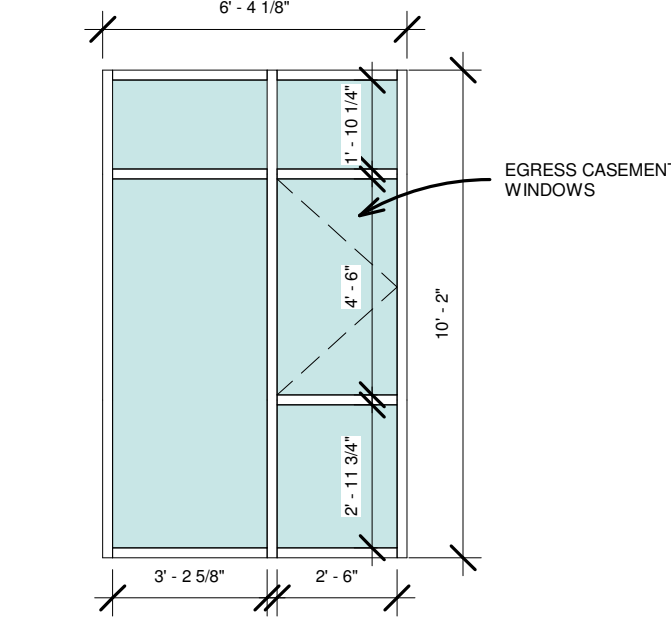
12 CURTAIN WALL 10 EAST
1/4" = 1'-0"



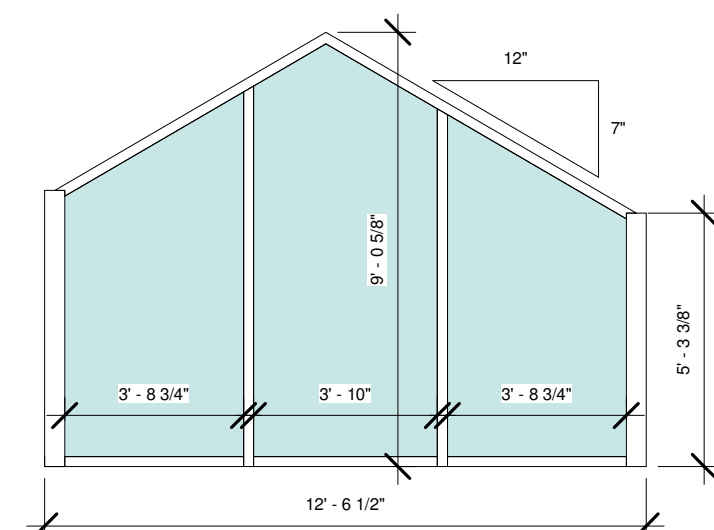
13 CURTAIN WALL 10 SOUTH
1/4" = 1'-0"



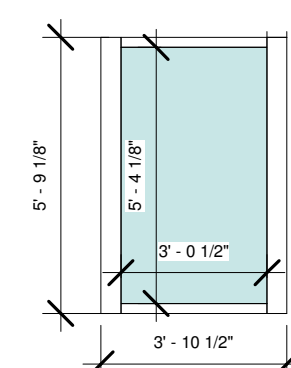
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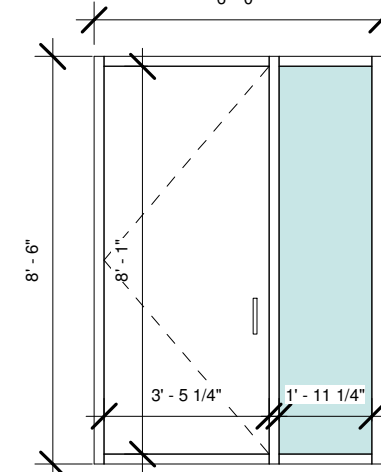
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1/4" = 1'-0"



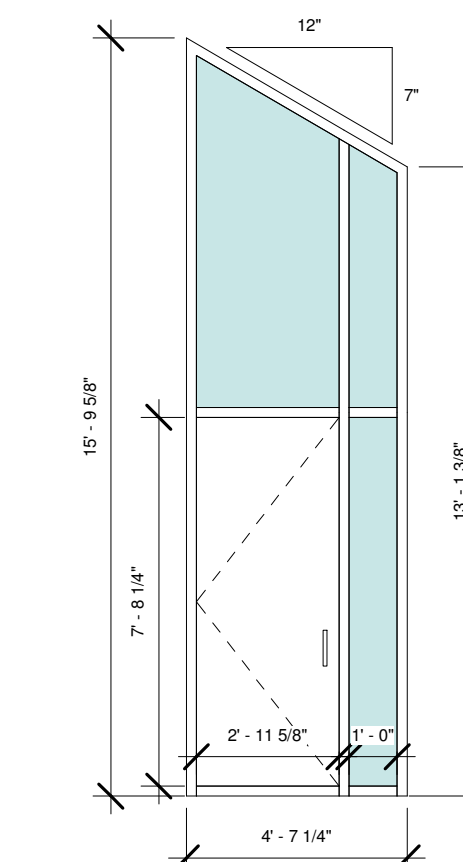
16 WEST GABLE CURTAIN WALL WEST
1/4" = 1'-0"



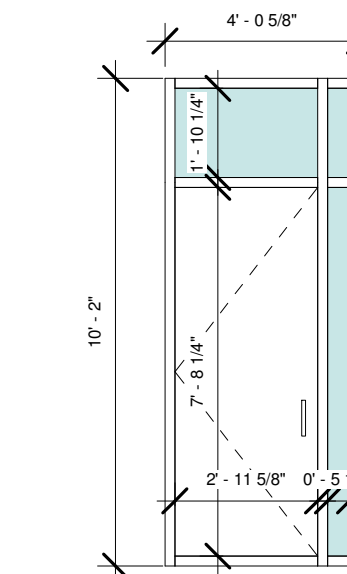
17 WEST GABLE CURTAIN WALL NORTH
1/4" = 1'-0"



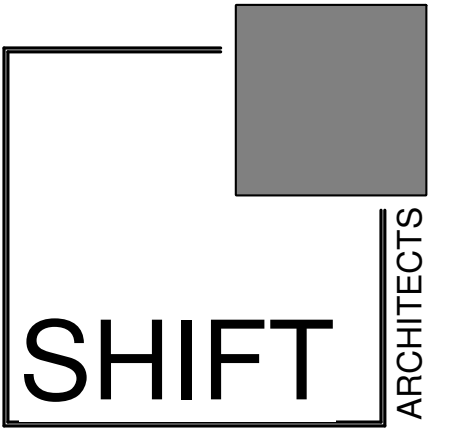
18 CURTAIN WALL ENTRY 1
1/4" = 1'-0"



19 CURTAIN WALL ENTRY 2
1/4" = 1'-0"



20 CURTAIN WALL ENTRY 3
1/4" = 1'-0"



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DATE:
05.21.21 FINAL SUBMITTAL

Revision Schedule		
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

SCHEDULES

SHEET NUMBER



EXTERIOR FIXTURE E-1:

OUTDOOR WALL LIGHT

VEX	
SATIN BLACK	
MANUFACTURER	TECH LIGHTING
ITEM	700QWVEX93020BDOUNV
MATERIAL	ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.6"
HEIGHT	12"
DEPTH	4"
LAMP TYPE	LED
BULB TYPE	18.9W
LUMENS	557
COLOR TEMPERATURE	3000K
CRI	90
RATED LIFE	70,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

○ LIGHTING FIXTURE E-1
12" = 1'-0"



BK- Black Finish

○ LIGHTING FIXTURE E-2
12" = 1'-0"

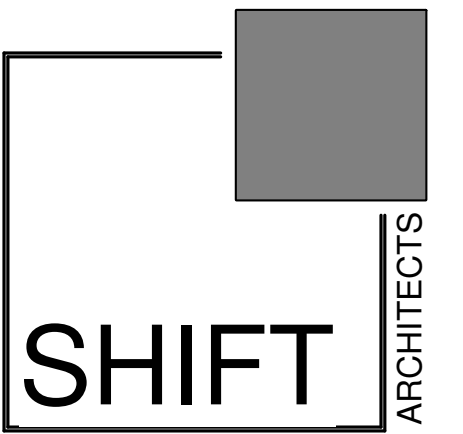
EXTERIOR E-2:

EXTERIOR STEP AND WALL LIGHT

WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	31
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	40,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

LIGHTING NOTES:

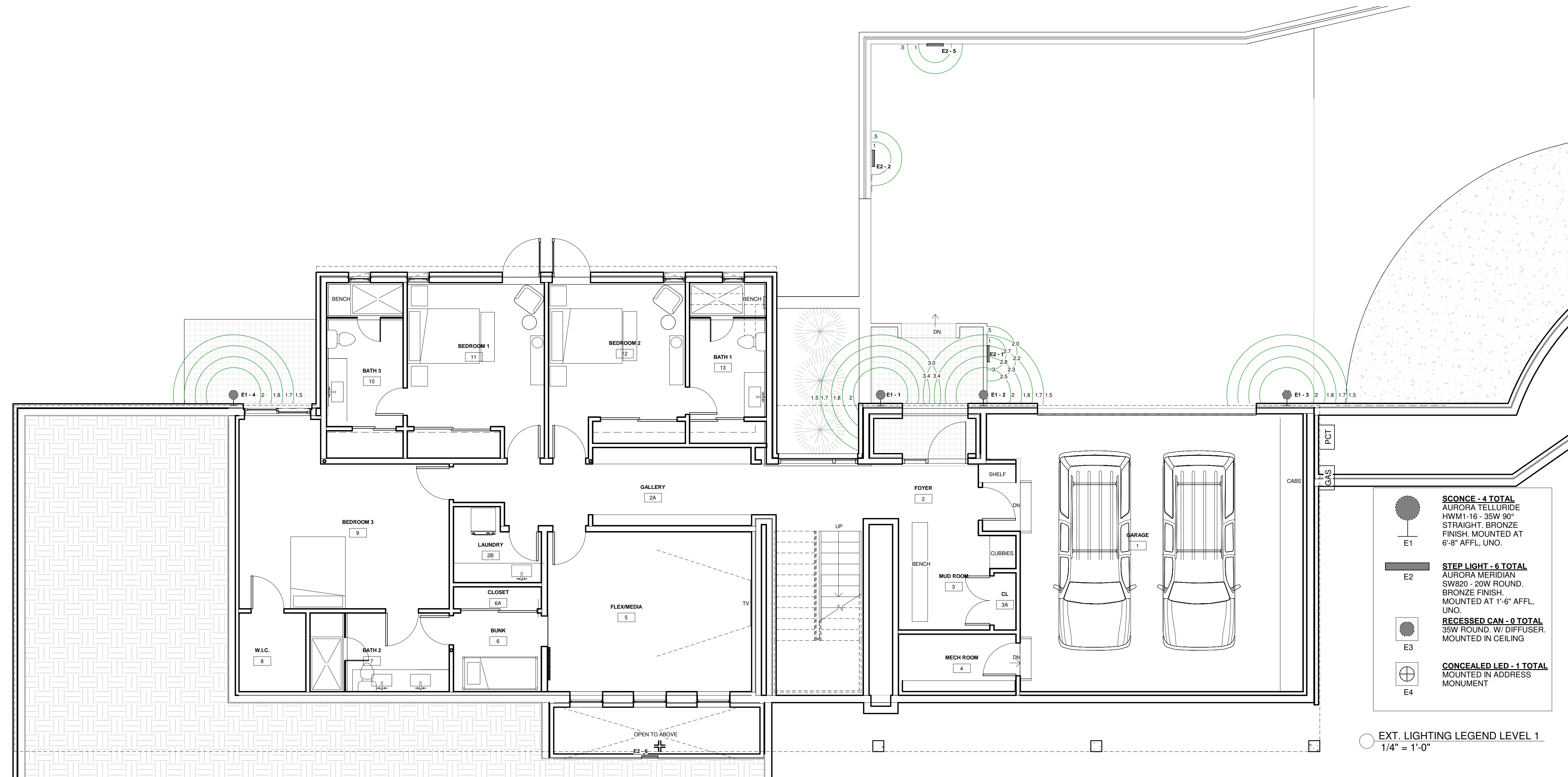
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE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



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DATE:
05.21.21 FINAL SUBMITTAL

Revision Schedule		
Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED



HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC10RR
MOUNTAIN VILLAGE, CO

EXT. LIGHTING PLANS

SHEET NUMBER

5/21/2021 11:06:11 AM

E1.1

Revision Schedule

Number	Date	Revision Description
01	01-26-21	DRB DRAFT
02	02-03-21	REVISED

EXTERIOR E-3:

EXTERIOR RECESSED ADJUSTABLE LIGHT



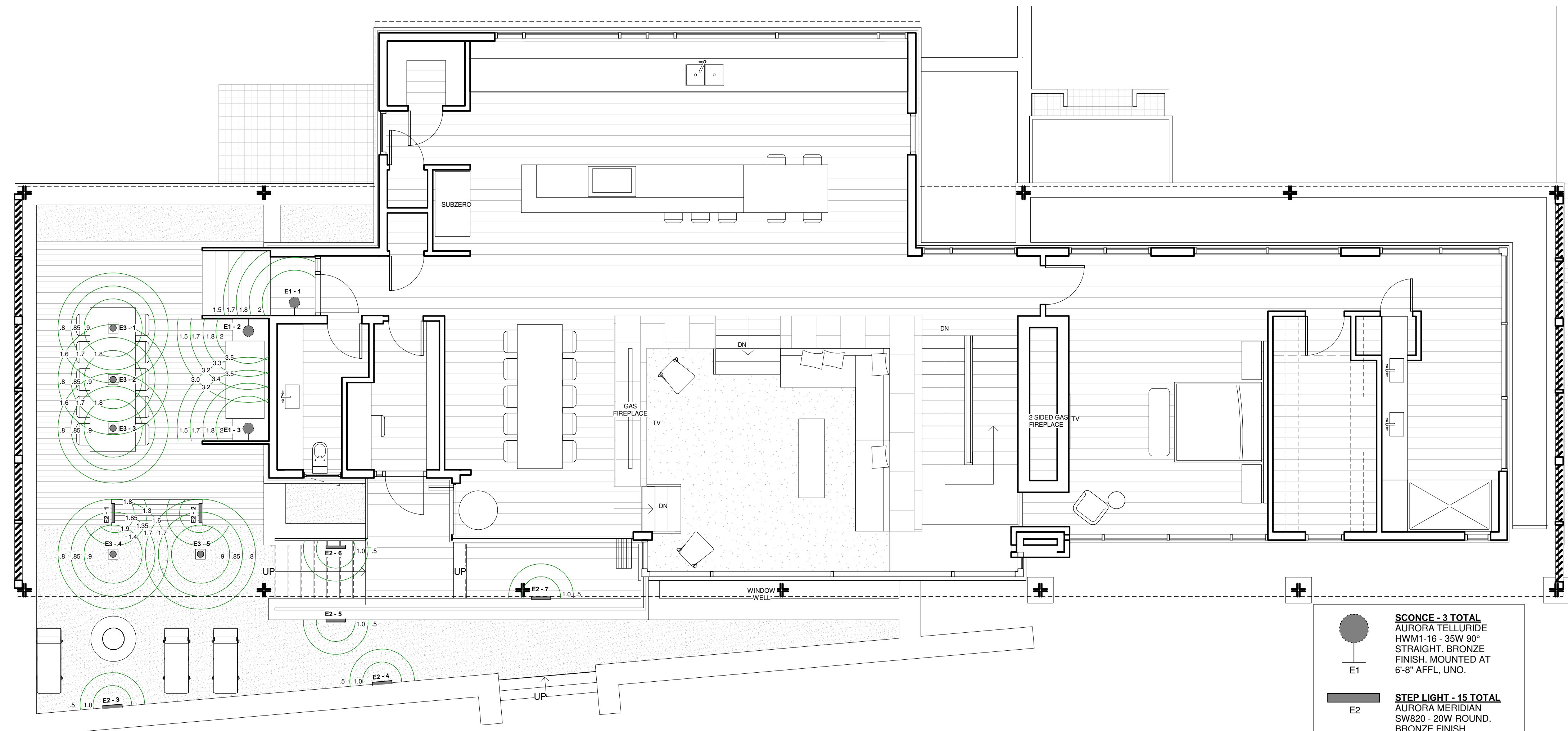
VOLTA 4.5 INCH	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WAC854186
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.5"
HEIGHT	4.5"
DEPTH	6.88"
LAMP TYPE	LED
BULB TYPE	22W
LUMENS	1140
COLOR TEMPERATURE	3000K
CRI	90
RATED LIFE	2,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

EXTERIOR E-4:

LED STRIP LIGHTING	
MEGALUX HD	
FINISH: WARM WHITE	
MANUFACTURER	RIBON STAR
ITEM	RL-DX-MGL-WW-10
MATERIAL	TAPE
GLASS	N/A
LENGTH	1.5'
LAMP TYPE	LED
LUMENS	1317 / FT
COLOR TEMPERATURE	3000K
RATED LIFE	50,000 HRS
CERTIFICATION	CE, RoHS, ETL LISTED
DARK SKY	YES
VOLTAGE	24 VDC

○ LIGHTING FIXTURE E-3
12" = 1'-0"

○ LIGHTING FIXTURE E-4
12" = 1'-0"



SCONCE - 3 TOTAL
AURORA TELLURIDE
HWM1-16 - 35W 90°
STRAIGHT, BRONZE
FINISH, MOUNTED AT
6'-8" AFFL, UNO.

STEP LIGHT - 15 TOTAL
AURORA MERIDIAN
SW820 - 20W ROUND,
BRONZE FINISH.

RECESSED CAN - 5 TOTAL
35W ROUND, W/ DIFFUSER,
MOUNTED IN CEILING

○ EXT. LIGHTING LEGEND LEVEL 2
1/4" = 1'-0"

① LEVEL 2 - OUTDOOR LIGHTING PLAN
3/16" = 1'-0"

HOWL RESIDENCE

TED LAWSON OVERLOOK LOT BC110RR
MOUNTAIN VILLAGE, CO

EXT. LIGHTING
PLAN

SHEET NUMBER



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 430, (TBD) 129 Touchdown Drive

APPLICATION OVERVIEW: New Single-Family Home on Lot 430

PROJECT GEOGRAPHY

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

Address: (TBD) 129 Touchdown Drive

Applicant/Agent: Kristine Perpar, Shift Architects

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

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-family

Lot Size: 1.707 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



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

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

Table 1

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

Design Review Board Specific Approvals:

1. *Metal fascia*

Design Review Board Design Variations:

1. *Landscaping – diversity of plantings*

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 primary gabled roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has demonstrated compliance with max heights on their plan set for both Maximum and Maximum Average heights. Additional height measurements have been provided for the chimney showing that its' height complies with the CDC. The applicant did provide a parallel plane analysis, demonstrating overall compliance.

17.3.14: General Easement Setbacks

Lot 430 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from Touchdown Drive (access Tract 12-B) and crosses the General Easement to the homesite.*
- *Utilities: Given Lot 430's location and the location of the existing utilities, the GE will need to be crossed on both the East and West GE's, accessing utilities within Touchdown Drive and Access Tract 12-B.*
- *Landscaping: There is some proposed new planting in the GE in the north and east GE where the driveway meets the access tract. The address monument is just to the north of the drive in the GE as well. A General Encroachment Agreement should be created to capture both the landscaping and the monument.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

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

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

17.5.5: Building Siting Design

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

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

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The applicant is proposing the use of a cut-honed limestone in a random pattern on the lower levels that will help to ground the home visually, and the overall form does portray a structure that seems substantial and strong. Based on the plans provided the applicant is meeting all materials requirements for Stone and Glazing.

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

The applicant has not proposed any snowmelt at this time.

17.5.7: Grading and Drainage Design

Staff: The drainage plan generally shows positive drainage away from the home. There is a 2:1 steep section that slopes towards Touchdown Drive, and with that there are some concerns related to stormwater mitigation that will be discussed below in more detail.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two interior and two exterior parking spaces. The applicant has shown two interior spaces, and two exterior spaces, in accordance with the requirements of the CDC.

17.5.9: Landscaping Regulations

Lot 430 has extensive existing tree cover. The applicant has provided a fairly simple landscaping plan to cover some of the areas immediately adjacent to the house and driveway. The landscape plan as presented does not meet the diversity of tree plantings clause. Staff recommends granting a design variation for landscaping.

17.5.11: Utilities

Staff: The civil plans do show some utility connections, but gas sewer and electric connections were not verified on site. Prior to issuance of a building permit, the applicant shall work with the Public Works Director and all other utilities to verify all locations for connections.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications and a photometric study. The applicant appears to be meeting all of the lighting regulations of the CDC.

17.5.13: Sign Regulations

Staff: The address of the site on the official Town of Mountain Village address map is shown as 129 Touchdown Drive, however, there seem to be some inconsistencies with other existing properties on the street. A new address will be assigned to the property at CO.

The address marker is on the east side of the drive and should be visible from the street. The design has been revised to include downlighting for the numerals, however without a side elevation, it is difficult to determine exactly how this is being accomplished. Prior to building permit, the applicant should provide a revised drawing, including a side elevation, to staff clearly demonstrating the structure of the proposed monument and lighting.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that indicates appropriate removal of trees in Zone 1, Zone 2 is indicated on the plan and has a note indicating appropriate thinning and pruning, but no tree removal plan has been provided. The applicant shall work with the Town Forester to finalize a plan by marking all trees to be removed prior to issuance of the building permit.

17.6.6: Roads and Driveway Standards

Staff: The driveway grade varies from 3.6% to 8% which meets the grade requirements of the CDC. The driveway width has been amended and is now shown as 16' with two 2' shoulders. The drive now appears to be in compliance with CDC road and driveway standards. All retaining walls shown appear to meet the max height requirement of 5'.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, parking, and a porta toilet. The construction fencing seems to accurately represent the limits of disturbance. They have indicated tree protection for any remaining trees that are close to the home site and likely to be impacted by construction. A crane is indicated on the CMP, the applicant shall work with town staff to make sure the crane radius doesn't impede the roadway. The applicant has amended their CMP to include silt fencing in areas downhill of ground disturbances, as well as straw wattles where the drive meets the access tract. Staff believes this plan should be sufficient to handle stormwater run-off.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 430, 129 Touchdown Drive, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 430, based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following design variations and specific approvals:

DRB Specific Approval:

- 1) Metal fascia

DRB Design Variations:

- 1) Landscaping Diversity

And, with the following conditions:

- 1) Prior to issuance of building permit, the applicant shall work with the Town Forester to create an appropriate fire mitigation plan for Zone 2 areas.
- 2) Prior to the issuance of building permit, the applicant shall provide a revised drawing of the address monument per the comments of this staff memo dated May 24, 2021.
- 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) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to their pre-disturbed condition.
- 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) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 7) 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
- 8) 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

GENERAL NOTES:

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

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

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

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

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

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

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

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



PROJECT CODE INFORMATION

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

PROJECT INFORMATION

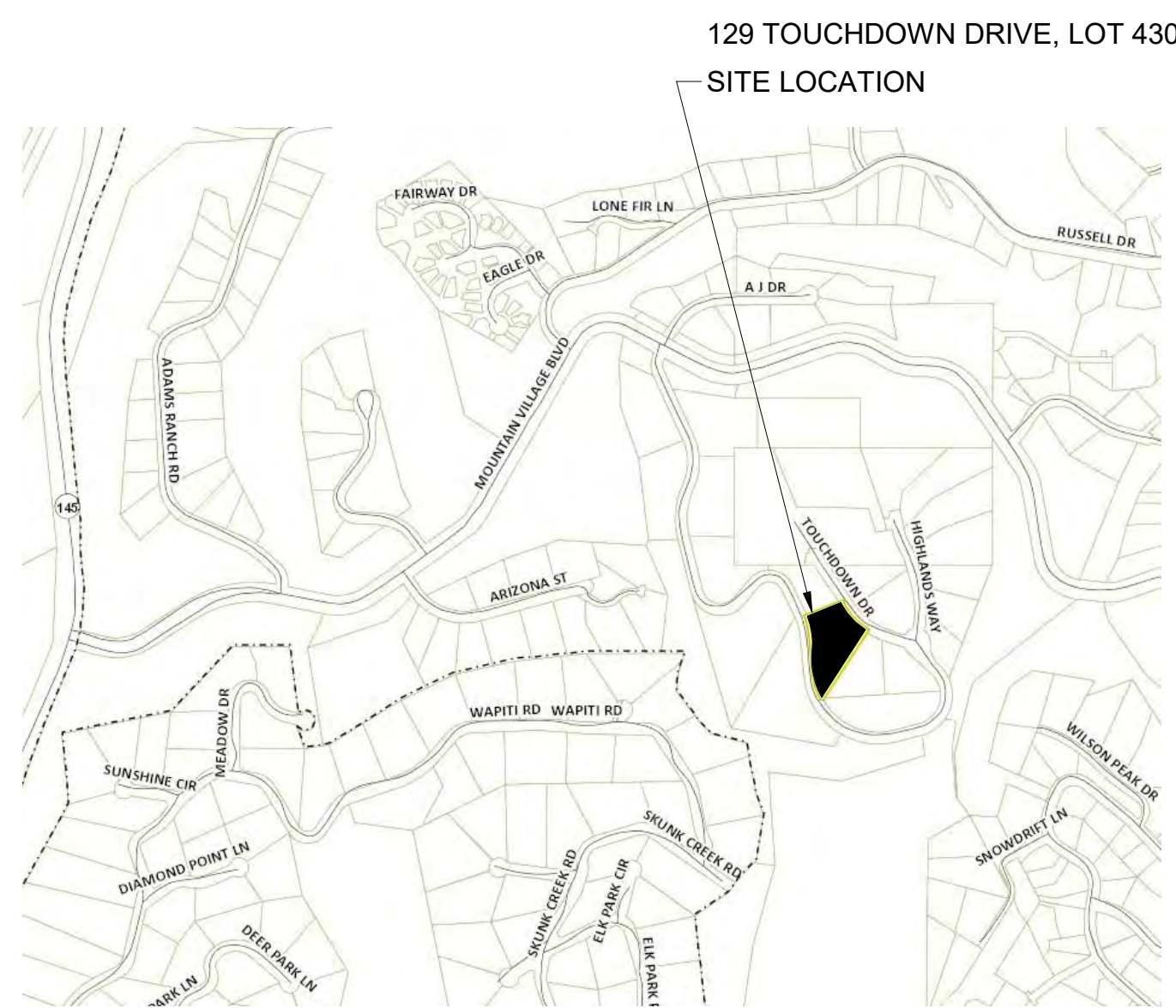
TYPE OF UNIT:	SINGLE FAMILY RESIDENCE	MAX BUILDING HEIGHT:	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA:		ALLOWABLE	39'-11 1/2"
LIVING		PROPOSED	
LOWER LEVEL	2,161.57 SF	MAX AVERAGE HEIGHT:	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	3,253.09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

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

SHEET INDEX

- GENERAL**
 G1.0 COVER SHEET
 G1.1 ABBREVIATIONS AND LEGENDS
- CIVIL**
 C1 NOTES
 C2 SITE PLAN AND DRIVEWAY PROFILE
 C3 UTILITY PLAN
 C5 CONSTRUCTION MITIGATION PLAN
- SURVEY / MAPPING**
 0 TOPOGRAPHIC MAP
 0.0 IMPROVEMENT SURVEY PLAT
- ARCHITECTURAL**
 A1.1 ARCHITECTURAL SITE PLAN
 A1.2 LANDSCAPE PLAN
 A1.4 FIRE MITIGATION PLAN
 A2.1 MAX BUILDING HEIGHT / LOT COVERAGE CALCULATIONS
 A2.2 MATERIAL CALCULATIONS
 A2.3 MATERIAL CALCULATIONS
 A3.1 FLOOR PLANS
 A3.2 FLOOR PLANS
 A3.3 FLOOR PLANS
 A3.4 ROOF PLAN
 A4.1 EXTERIOR ELEVATIONS
 A4.2 EXTERIOR ELEVATIONS
 A4.3 EXTERIOR ELEVATIONS
 A4.4 PRESENTATION ELEVATIONS
 A4.5 PRESENTATION ELEVATIONS
 A8.1 DOOR SCHEDULE
 A8.2 WINDOW SCHEDULE
- LTG1.1 LIGHTING PLAN
 LTG1.2 LIGHTING PLAN
 LTG1.3 LIGHTING PLAN

VICINITY MAP



PROJECT TEAM

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

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

GENERAL CONTRACTOR:
 RIVERBEND DEVELOPMENT
 JOE LYNCH
 75 LIBERTY STREET
 MADISON, CT 06443
 P. 203.530.1037
 jlynchrivervend@gmail.com

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

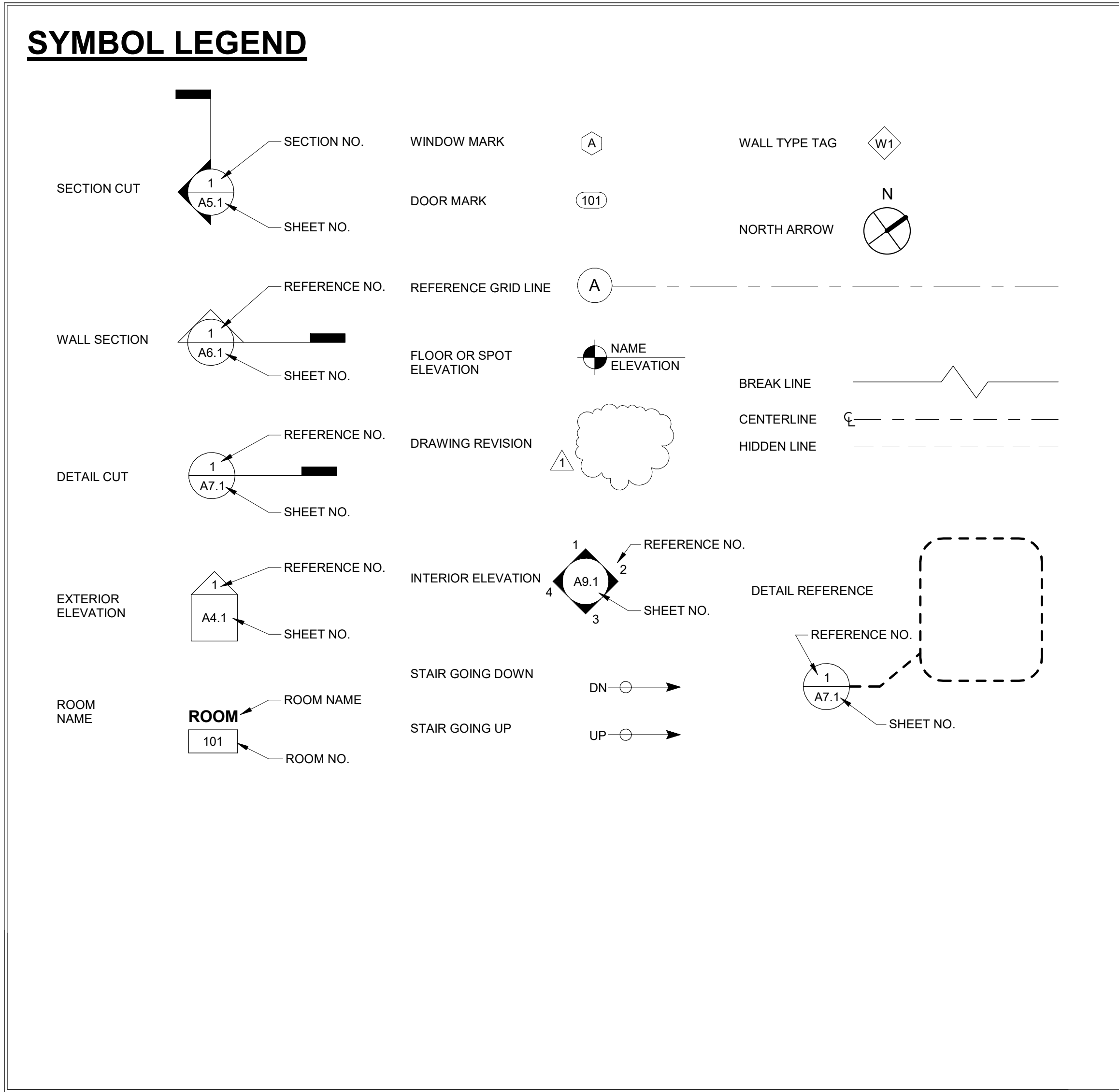
CIVIL:
 UNCOMPAGRE ENGINEERING LLC
 DAVID BALLODE P.E.
 PO BOX 3945
 TELLURIDE, CO 81435
 P. 970.729.0683
 dbalode@msn.com

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

MECHANICAL:
 HUGHES CONSULTING ENGINEERING, PA
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 dimitri@hce-pa.com

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

SYMBOL LEGEND



SECTION CUT
SECTION NO. WINDOW MARK
SHEET NO. DOOR MARK

WALL SECTION
REFERENCE NO. REFERENCE GRID LINE
SHEET NO. FLOOR OR SPOT ELEVATION

DETAIL CUT
REFERENCE NO. DRAWING REVISION
SHEET NO.

EXTERIOR ELEVATION
REFERENCE NO. INTERIOR ELEVATION
SHEET NO.

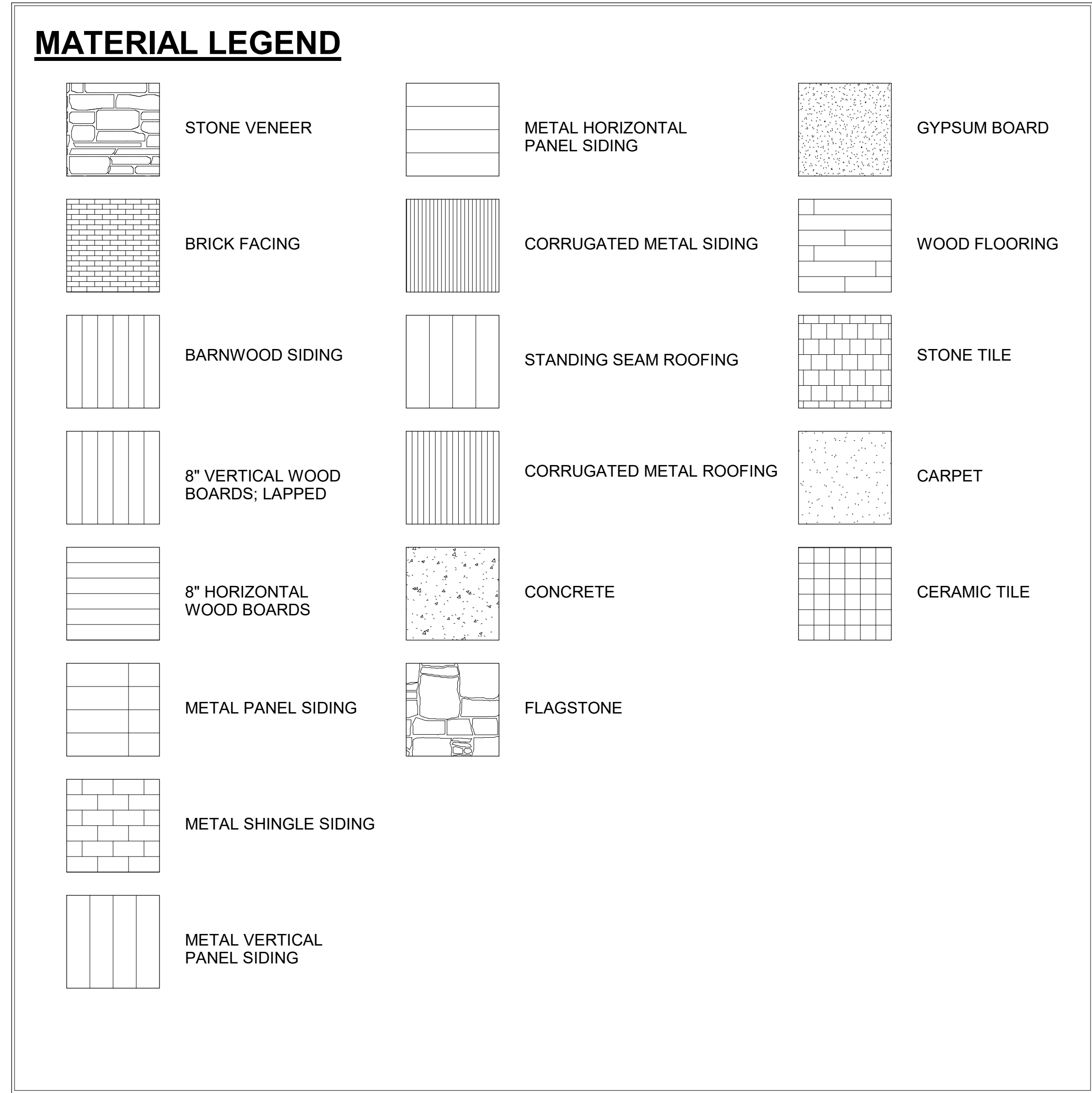
ROOM NAME
ROOM NAME
ROOM NO.

WALL TYPE TAG W1
NORTH ARROW N
BREAK LINE
CENTERLINE
HIDDEN LINE

STAIR GOING DOWN DN
STAIR GOING UP UP

DETAIL REFERENCE
REFERENCE NO.
SHEET NO.

MATERIAL LEGEND



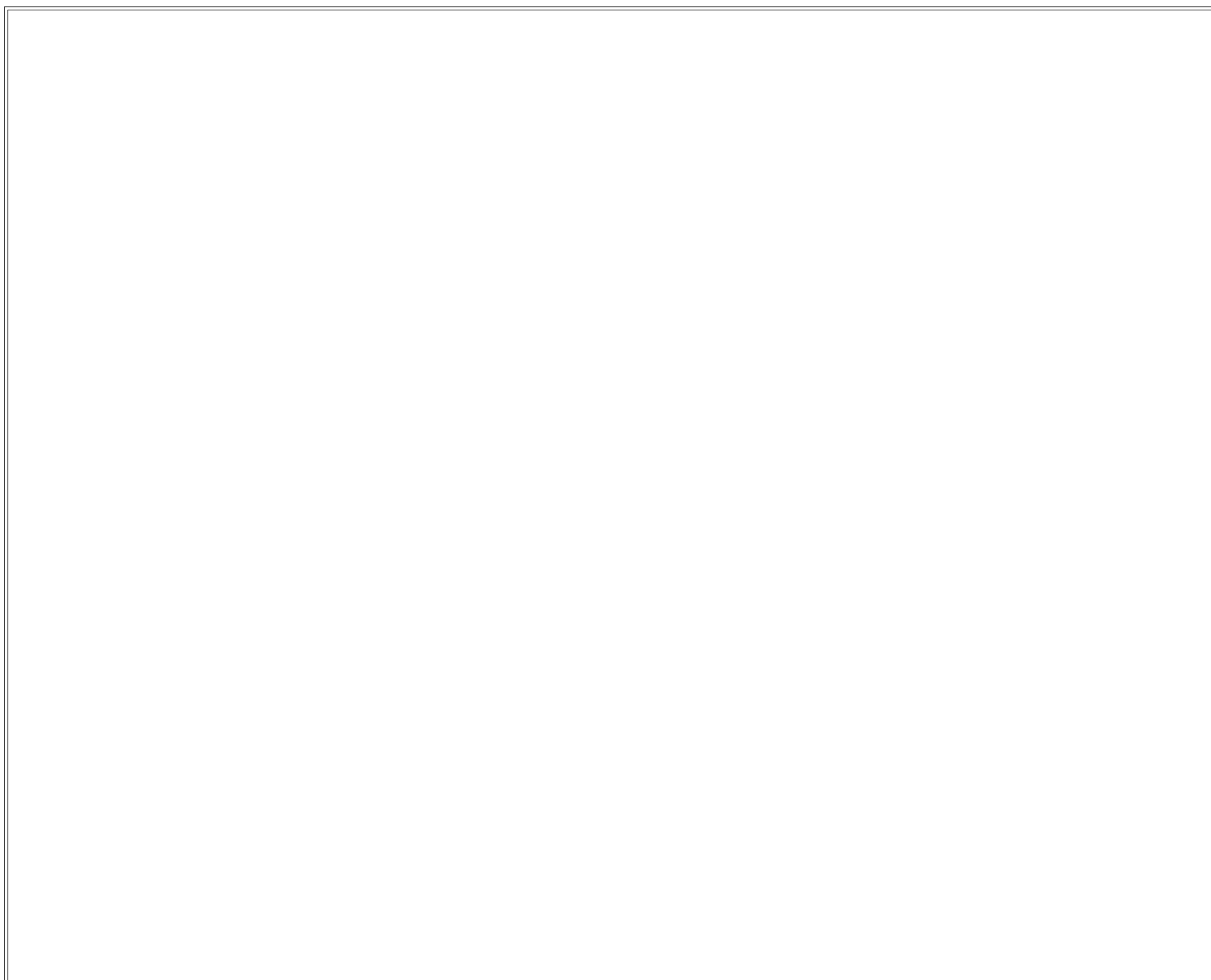
STONE VENEER
BRICK FACING
BARNWOOD SIDING
8" VERTICAL WOOD BOARDS; LAPPED
8" HORIZONTAL WOOD BOARDS
METAL PANEL SIDING
METAL SHINGLE SIDING
METAL VERTICAL PANEL SIDING

METAL HORIZONTAL PANEL SIDING
CORRUGATED METAL SIDING
STANDING SEAM ROOFING
CORRUGATED METAL ROOFING
CONCRETE
FLAGSTONE

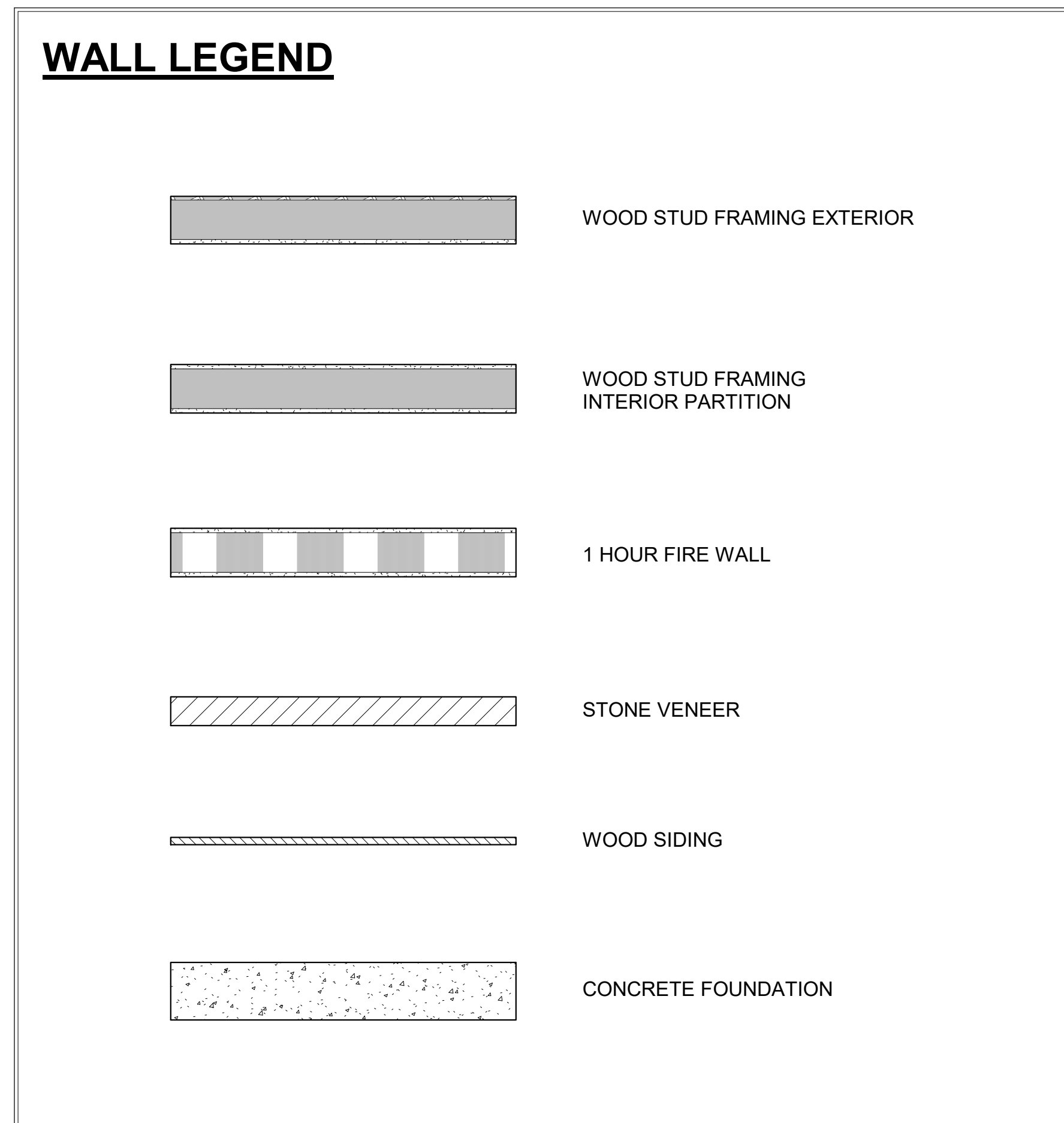
GYPSUM BOARD
WOOD FLOORING
STONE TILE
CARPET
CERAMIC TILE

ABBREVIATIONS

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



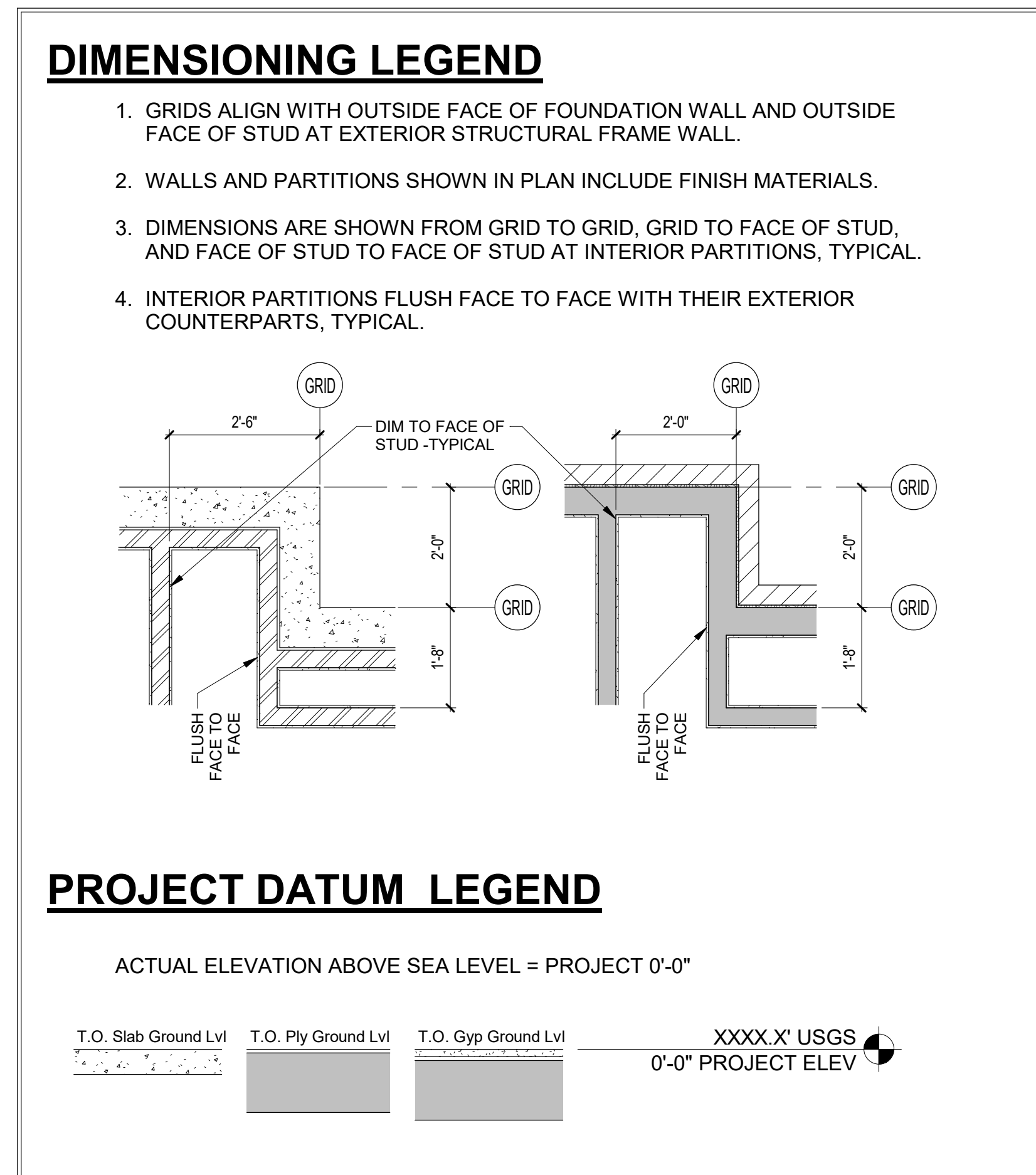
WALL LEGEND



WOOD STUD FRAMING EXTERIOR
WOOD STUD FRAMING INTERIOR PARTITION
1 HOUR FIRE WALL
STONE VENEER
WOOD SIDING
CONCRETE FOUNDATION

DIMENSIONING LEGEND

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



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

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

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

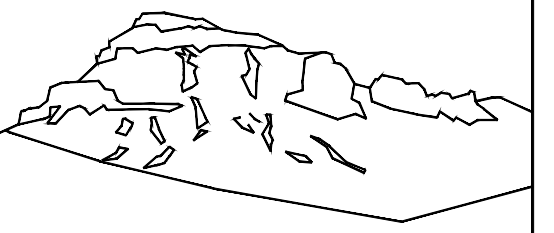
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

Pre-Planning	2021-02-11
DRB	2021-03-16
DRB	2021-05-20

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

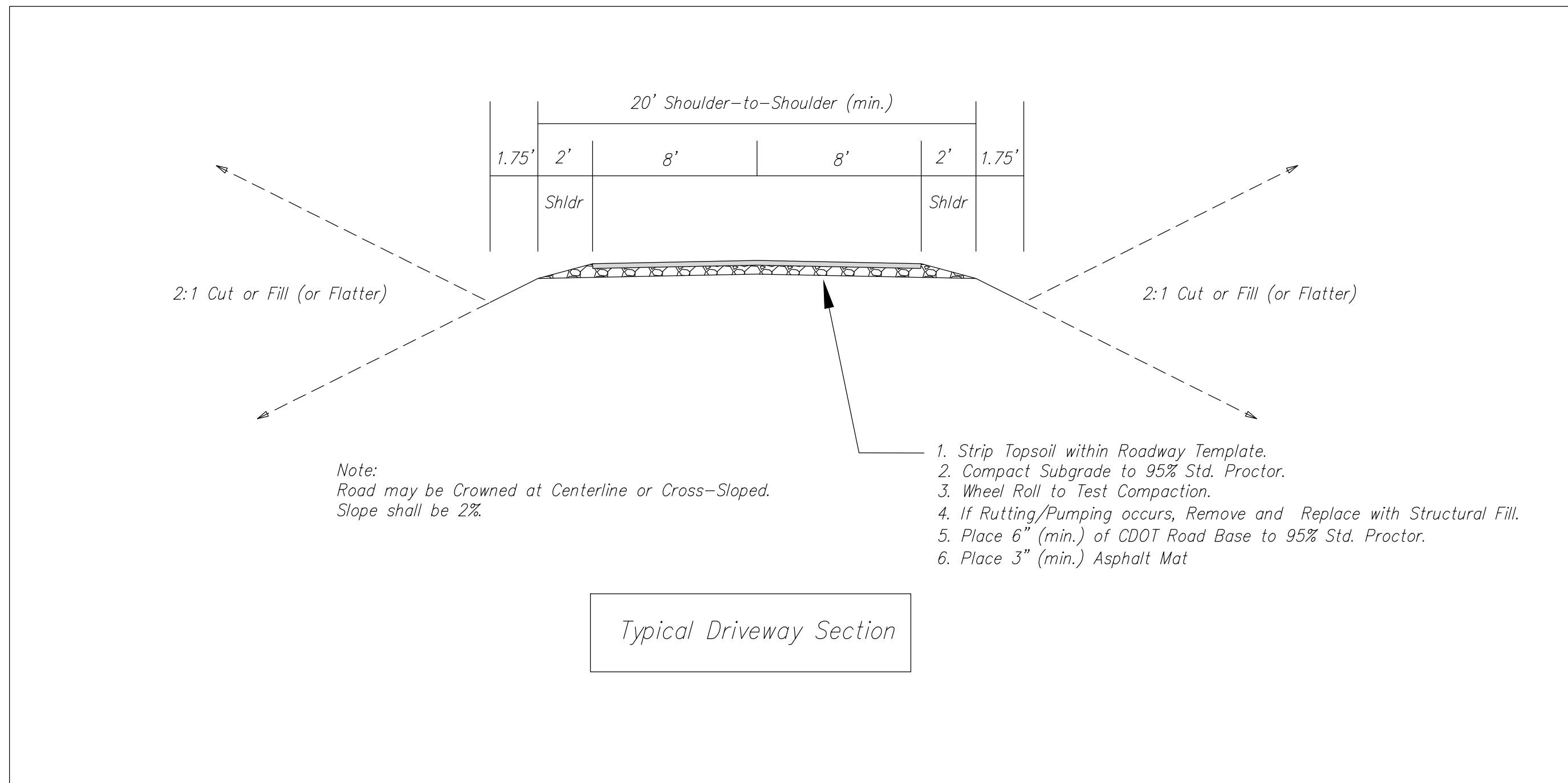


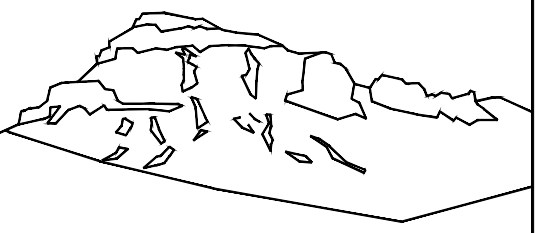
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil Engineering

General
Notes

C1





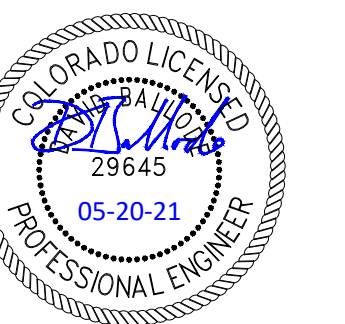
Uncompahgre
Engineering, LLC

P.O. Box 3945
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970-729-0683

SUBMISSIONS:

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DRB	2021-05-20

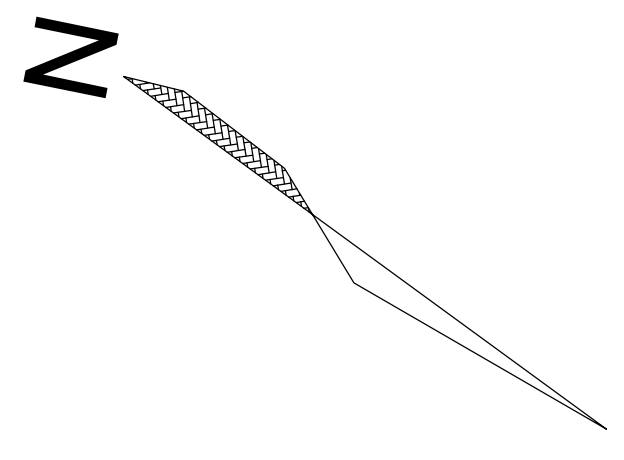
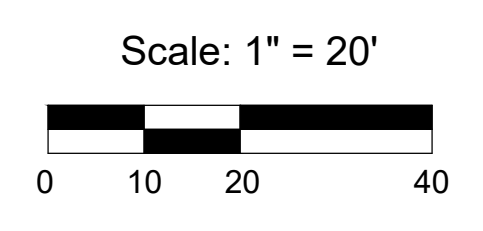
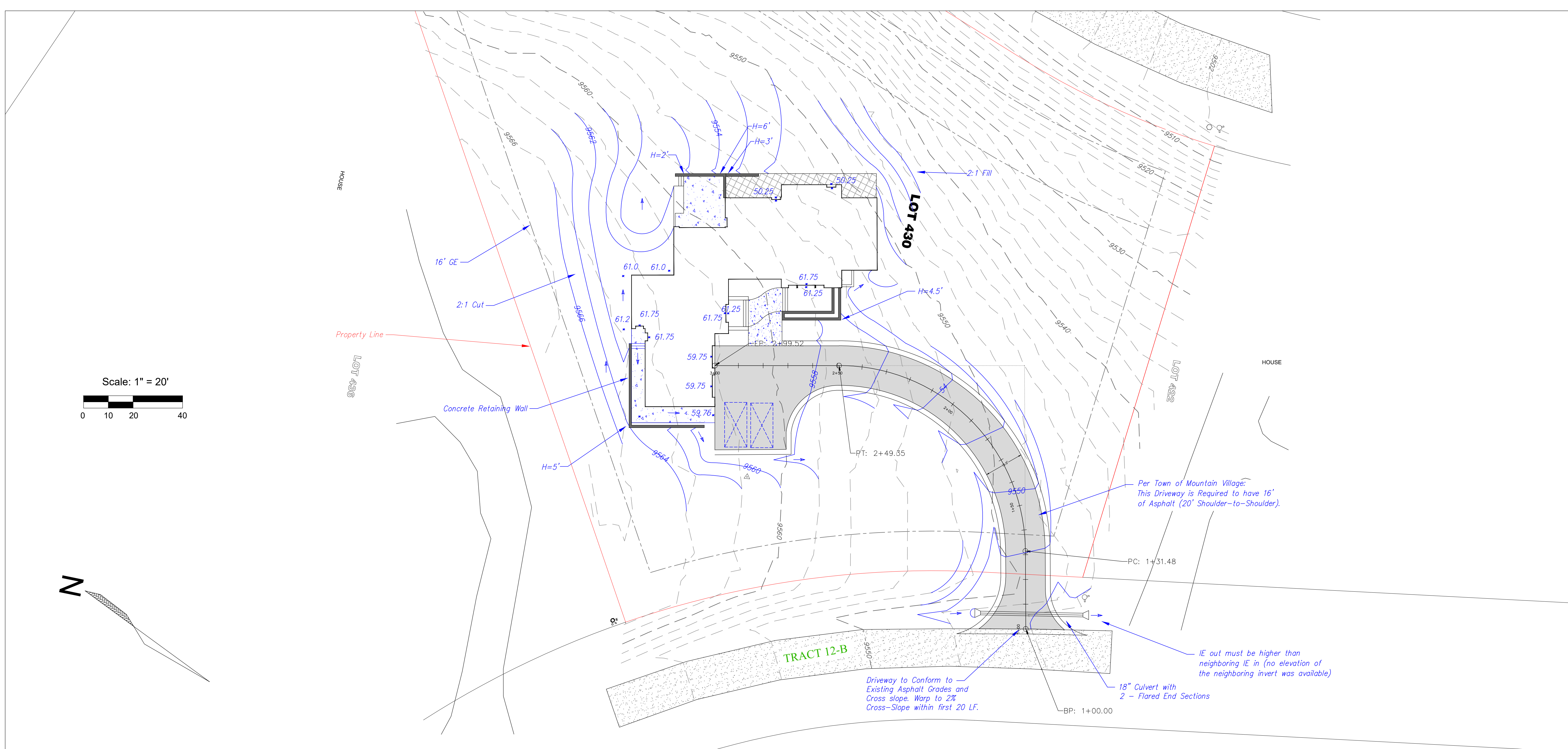
Lewis Residence
Lot 430
129 Touchdown Drive
Mtn. Village, CO



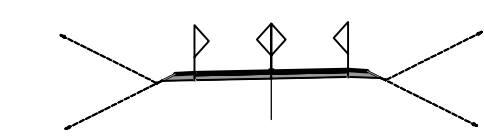
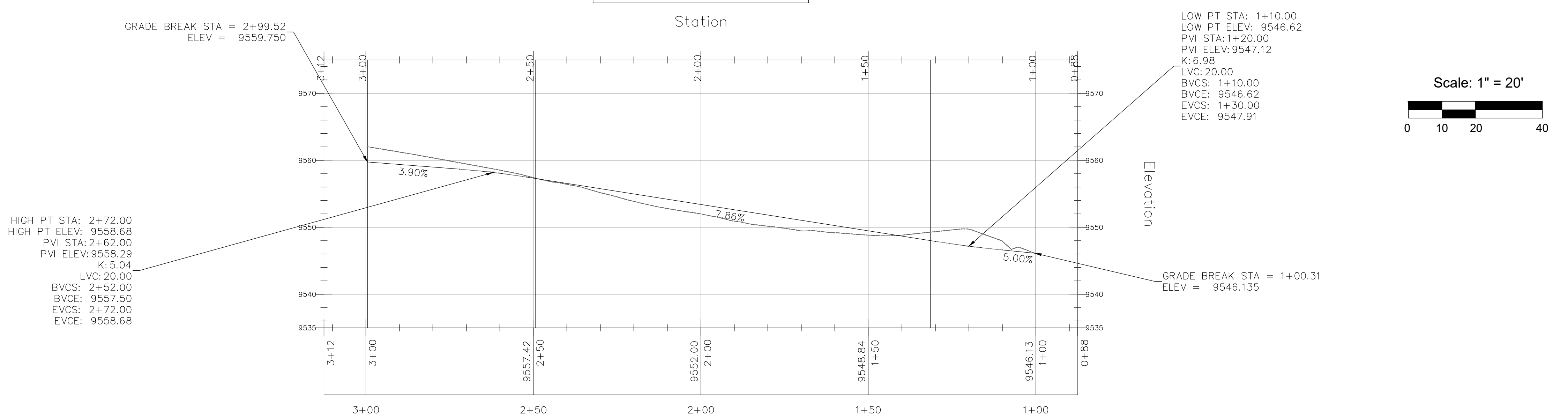
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AND REPORT ANY DISCREPANCIES TO THE
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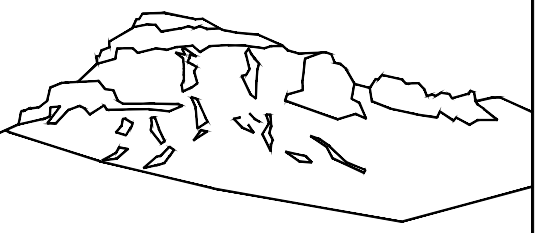
Site Plan
and
Driveway Profile

C2



Driveway Profile





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Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

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DRB	2021-05-20

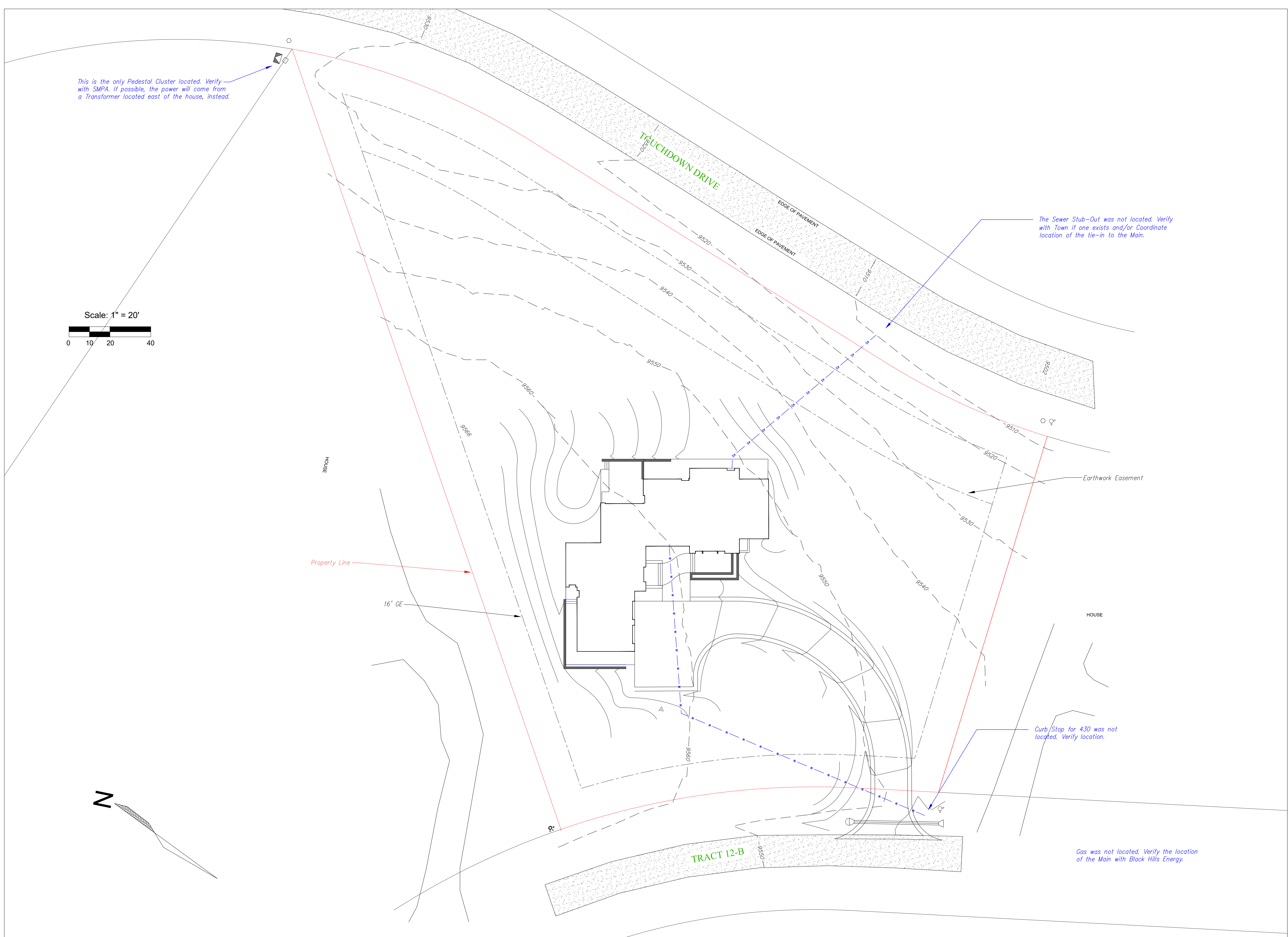
Lewis Residence
Lot 430
129 Touchdown Drive
Mtn. Village, CO



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

Utilities

C3

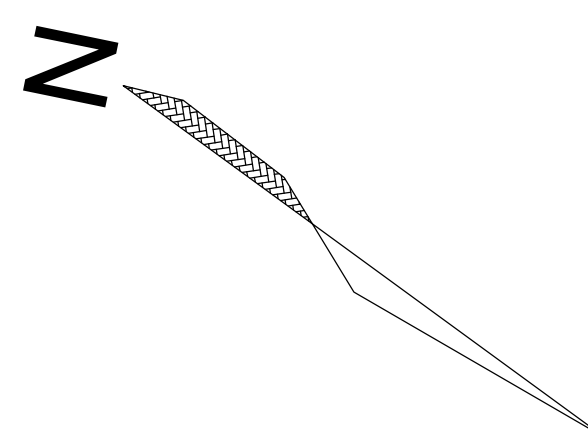
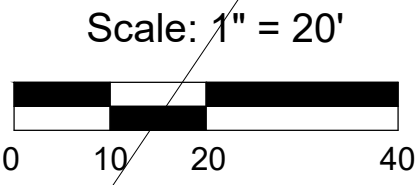


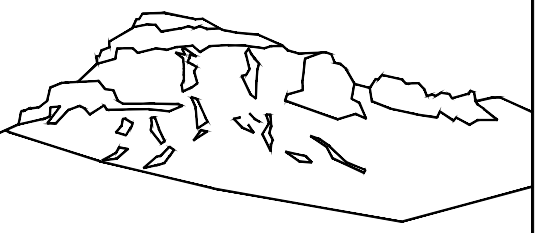
This is the only Pedestal Cluster located. Verify with SMPA. If possible, the power will come from a Transformer located east of the house, instead.

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

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

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





Uncompahgre
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Telluride, CO 81435
970-729-0683

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DRB	2021-05-20

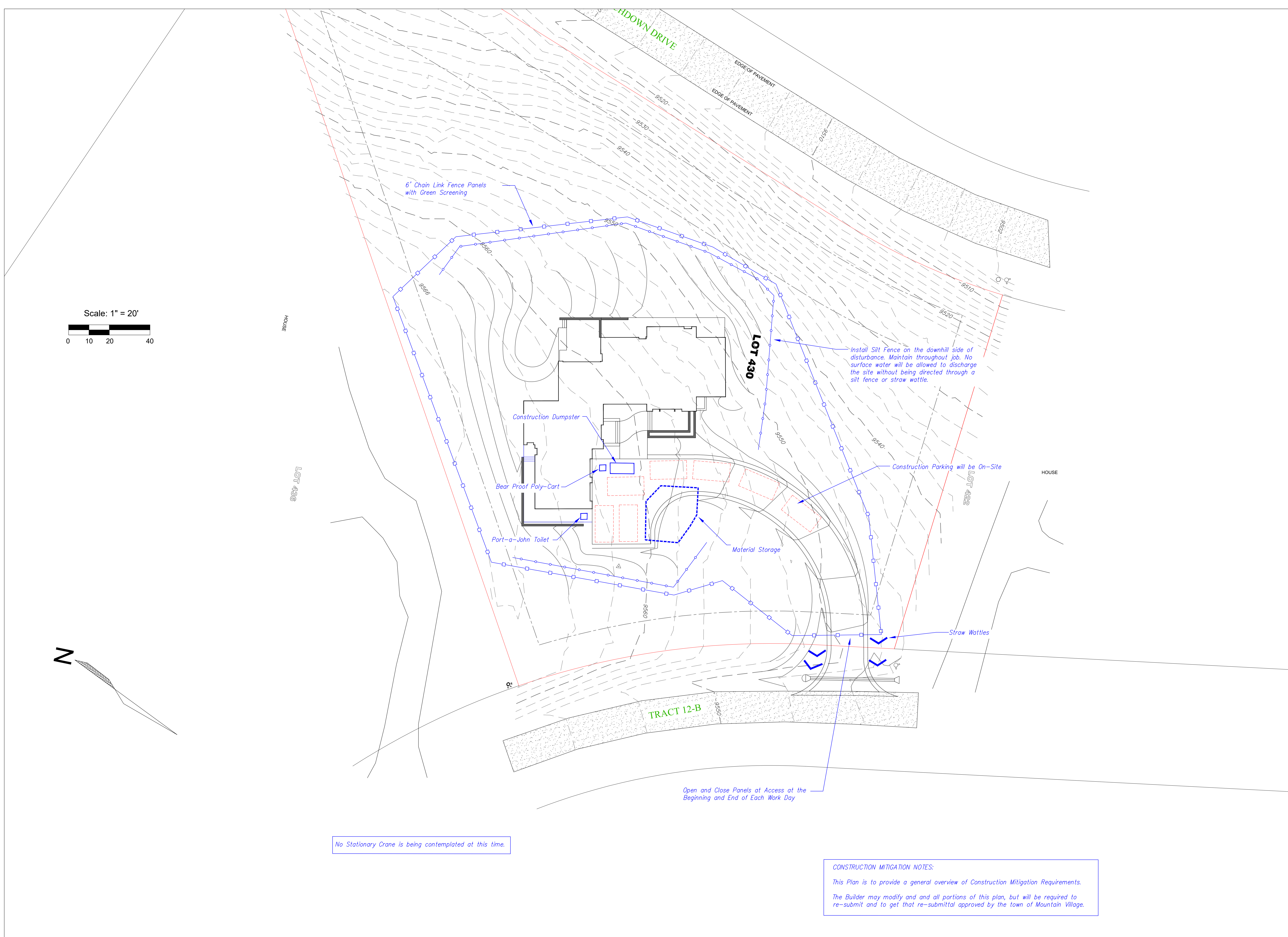
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129 Touchdown Drive
Mtn. Village, CO



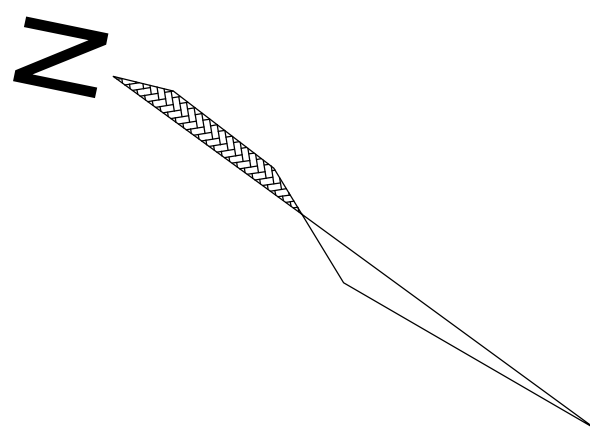
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**Construction
Mitigation
Plan**

C5



Scale: 1" = 20'
0 10 20 40



6" Chain Link Fence Panels
with Green Screening

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 or straw wattle.

Construction Dumpster

Bear Proof Poly-Cart

Port-a-John Toilet

Material Storage

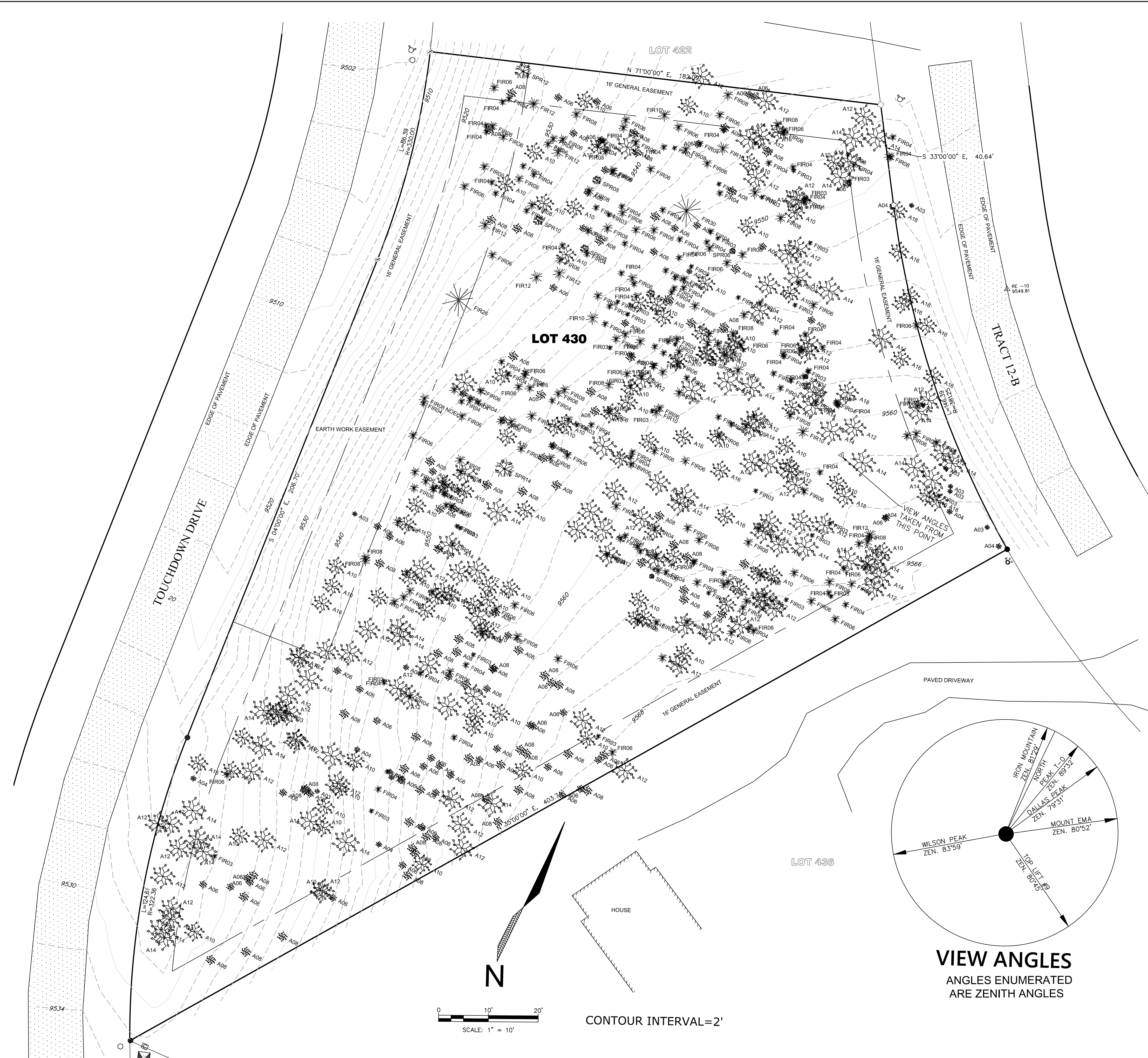
Construction Parking will be On-Site

Straw Wattles

Open and Close Panels at Access at the
Beginning and End of Each Work Day

No Stationary Crane is being contemplated at this time.

CONSTRUCTION MITIGATION NOTES:
This Plan is to provide a general overview of Construction Mitigation Requirements.
The Builder may modify and all portions of this plan, but will be required to
re-submit and to get that re-submittal approved by the town of Mountain Village.

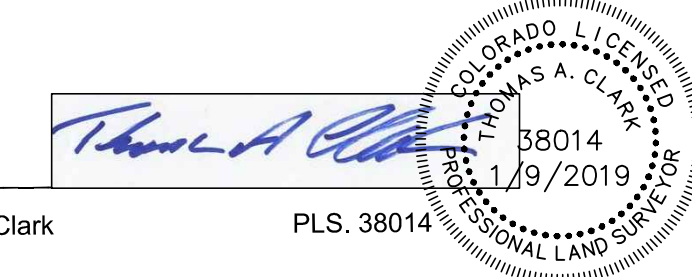


PROPERTY DESCRIPTION:

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

SURVEYOR'S CERTIFICATE:

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

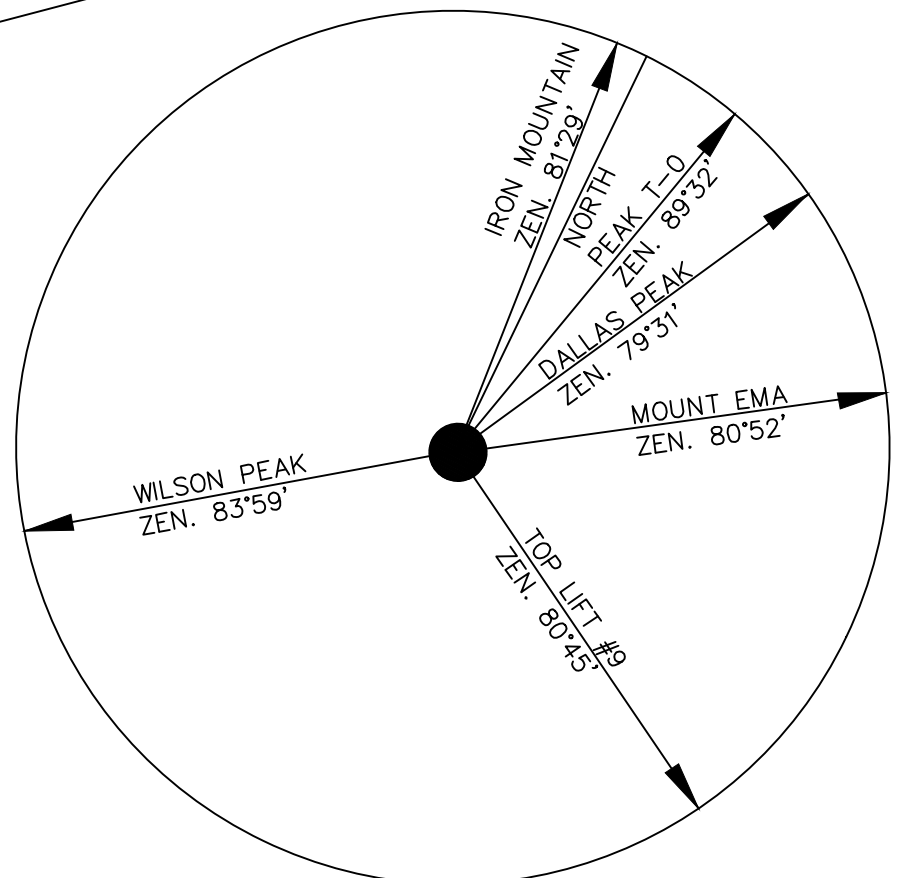


NOTES:

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

LEGEND:

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

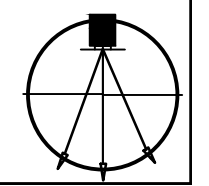


VIEW ANGLES
 ANGLES ENUMERATED
 ARE ZENITH ANGLES

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

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

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



LOT 439

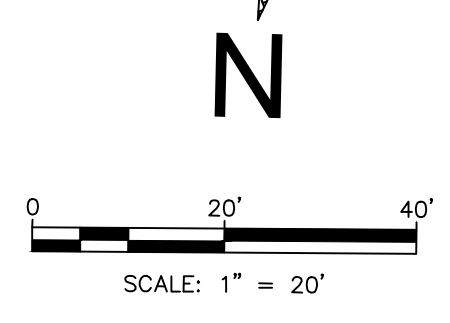
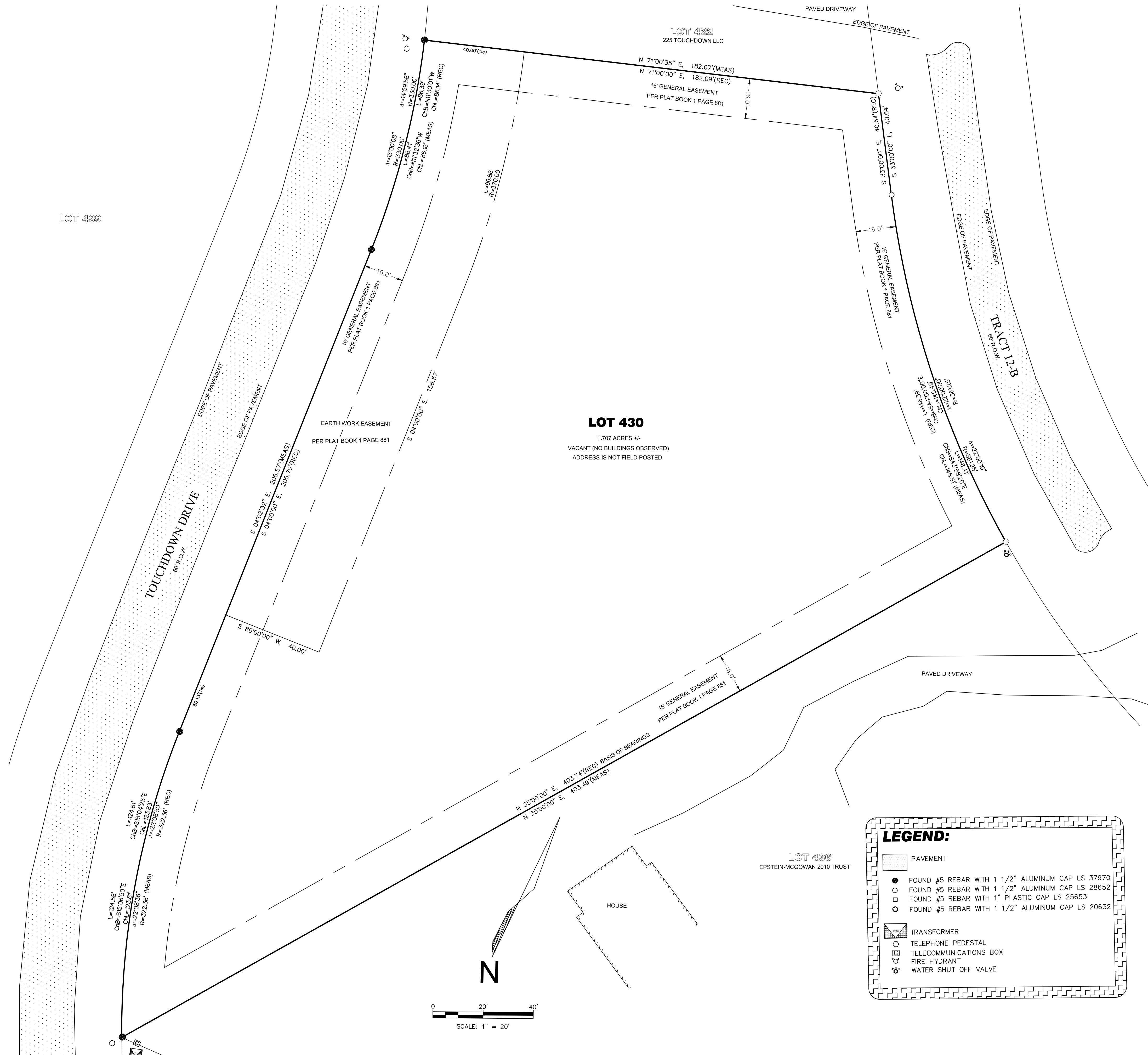
LOT 422
225 TOUCHDOWN LLC

LOT 430

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

LOT 436
EPSTEIN-MCGOWAN 2010 TRUST

TRACT 12-B



LEGEND:

- PAVEMENT
- FOUND #5 REBAR WITH 1 1/2\"/>
- FOUND #5 REBAR WITH 1 1/2\"/>
- FOUND #5 REBAR WITH 1\"/>
- TRANSFORMER
- TELEPHONE PEDESTAL
- TELECOMMUNICATIONS BOX
- FIRE HYDRANT
- WATER SHUT OFF VALVE

PROPERTY DESCRIPTION:

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

COUNTY OF SAN MIGUEL,

STATE OF COLORADO.

LAND SURVEYORS CERTIFICATE:

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

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

Thomas A. Clark
PLS. 38014

NOTES:

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

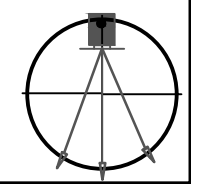
RECORDER'S CERTIFICATE:

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

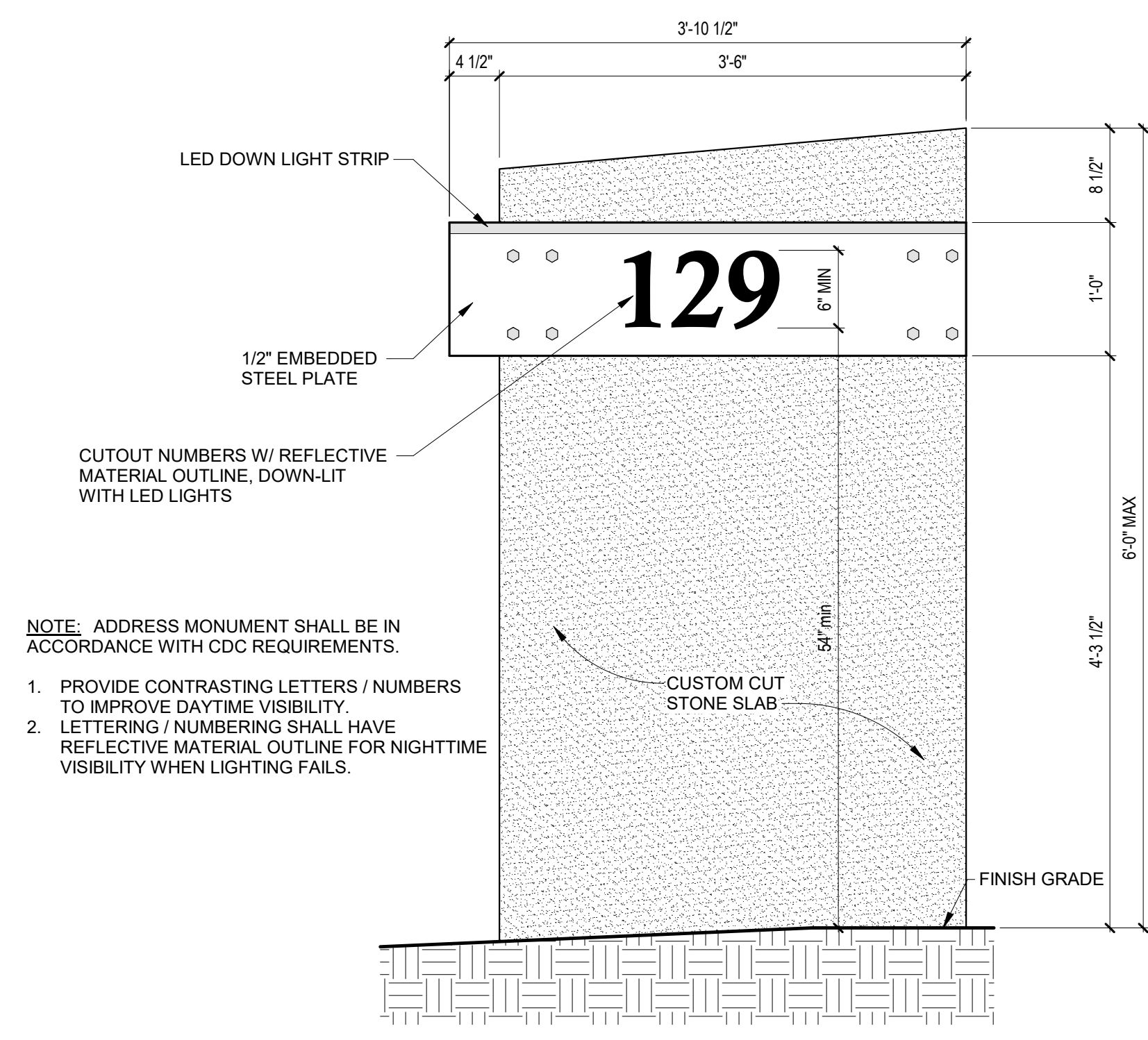
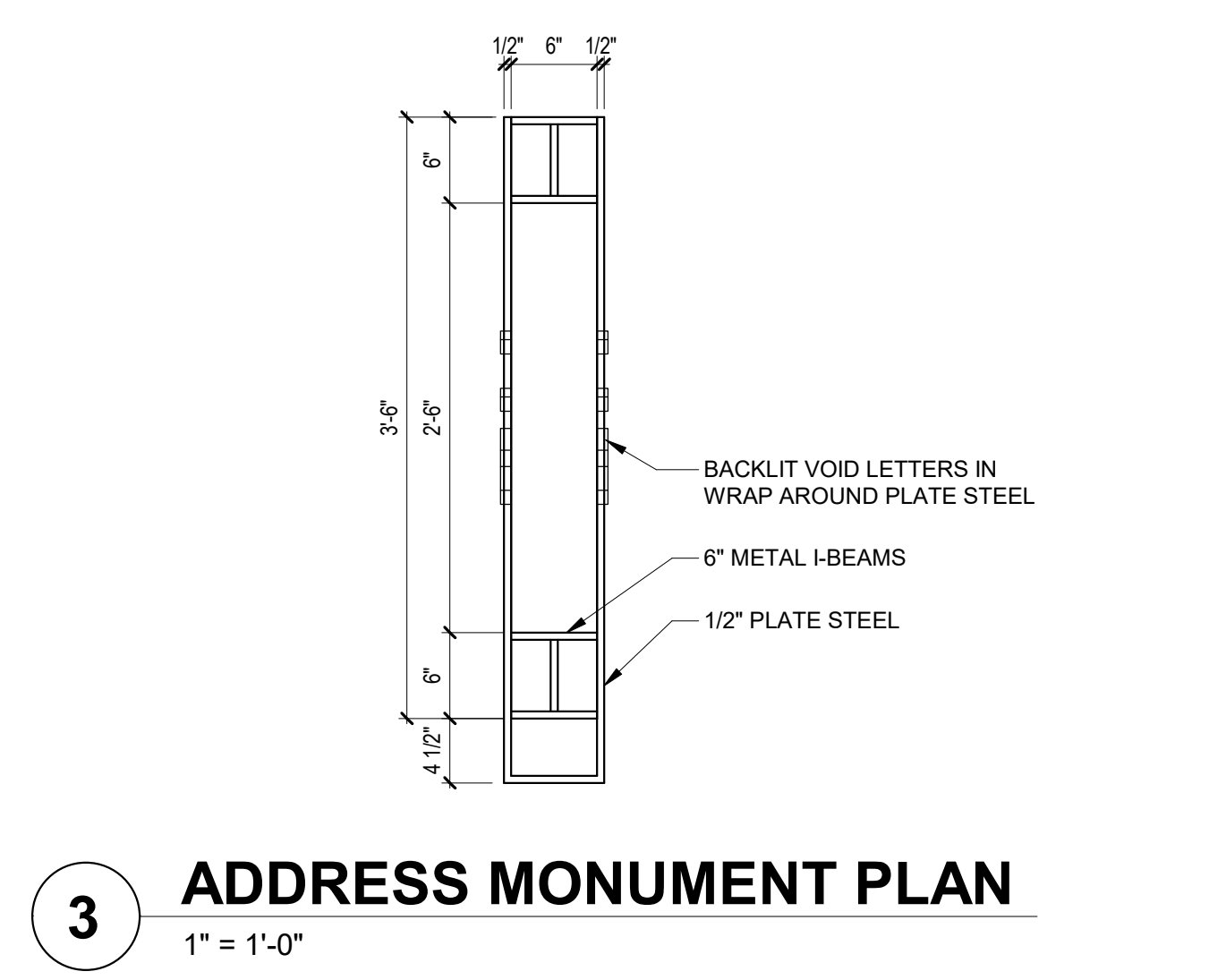
IMPROVEMENT SURVEY PLAT OF LOT 430, FILING 12, LOCATED IN THE NE 1/4 OF SECTION 4 T42N, R9W, N.M.P.M.
TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

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

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



NO.	DATE	DESC.
4	05.10.21	Revised address monument lighting
8	05.10.21	Parking requirements
16	05.21.21	Revised driveway width w/ shoulders



GENERAL NOTES:

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

NOXIOUS WEEDS:

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

LANDSCAPE MAINTENANCE NOTES:

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

REVEGETATION NOTES:

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

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

LEGEND

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

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	15 EA
PICEA PUNGENS	SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	8 EA
SHRUBS (PRUNUS VIRGINIANA MELANOCARPA)	NATIVE CHOKECHERRY	5 GAL.	6 EA
PERENNIALS			201 SF

IRRIGATION SCHEDULE

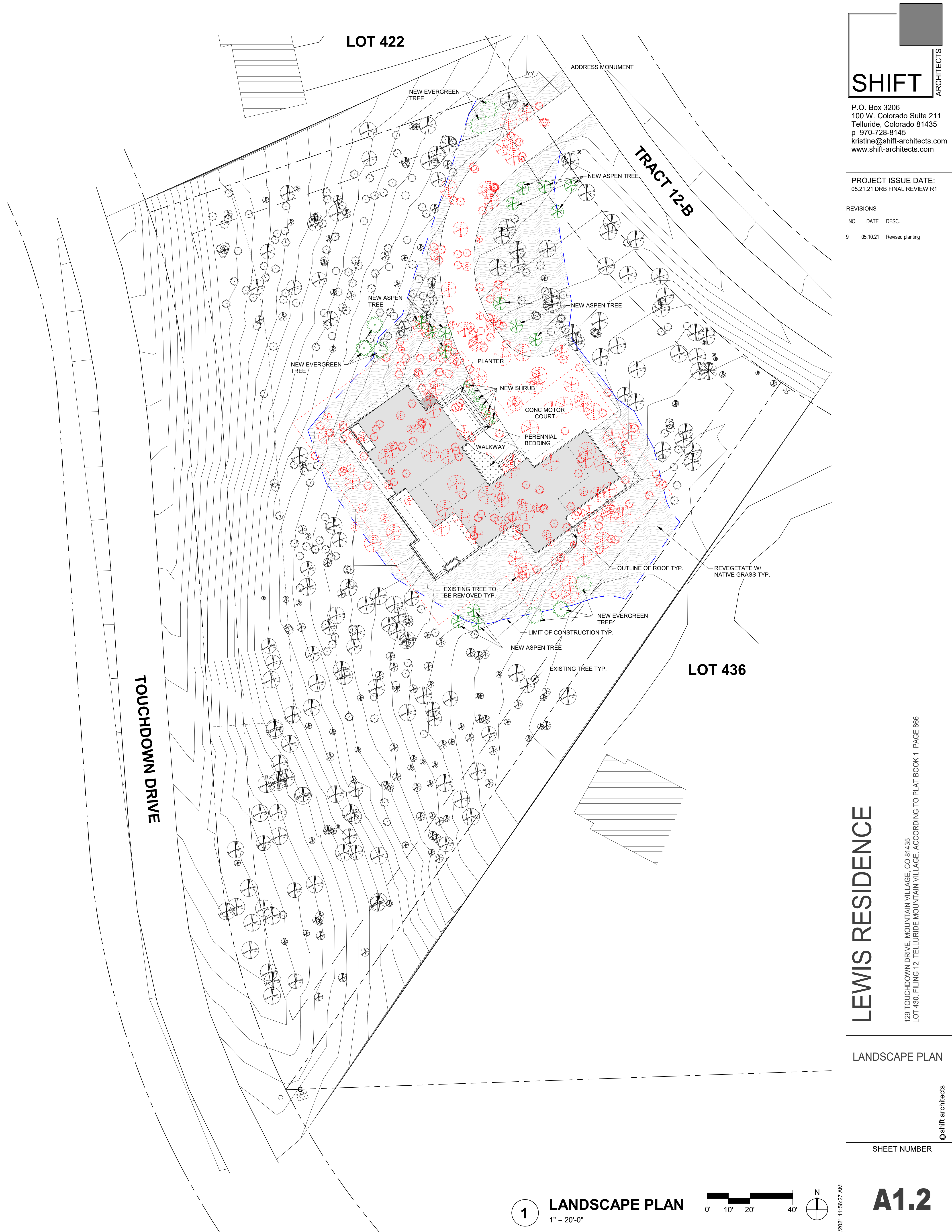
ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS SOUTH	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

IRRIGATION NOTES

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

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	13,247	26,494 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	201	502.5
ASPENS	10 GAL / EA	15	150
SPRUCE	10 GAL / EA	8	80
NATIVE SHRUBS	2 GAL / EA	6	12
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			27,238.5 GAL
(POST ESTABLISHMENT)			744.5 GAL



SHIFT ARCHITECTS

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

PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS

NO.	DATE	DESC.
9	05.10.21	Revised planting

LEWIS RESIDENCE

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

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

© shift architects

SHEET NUMBER

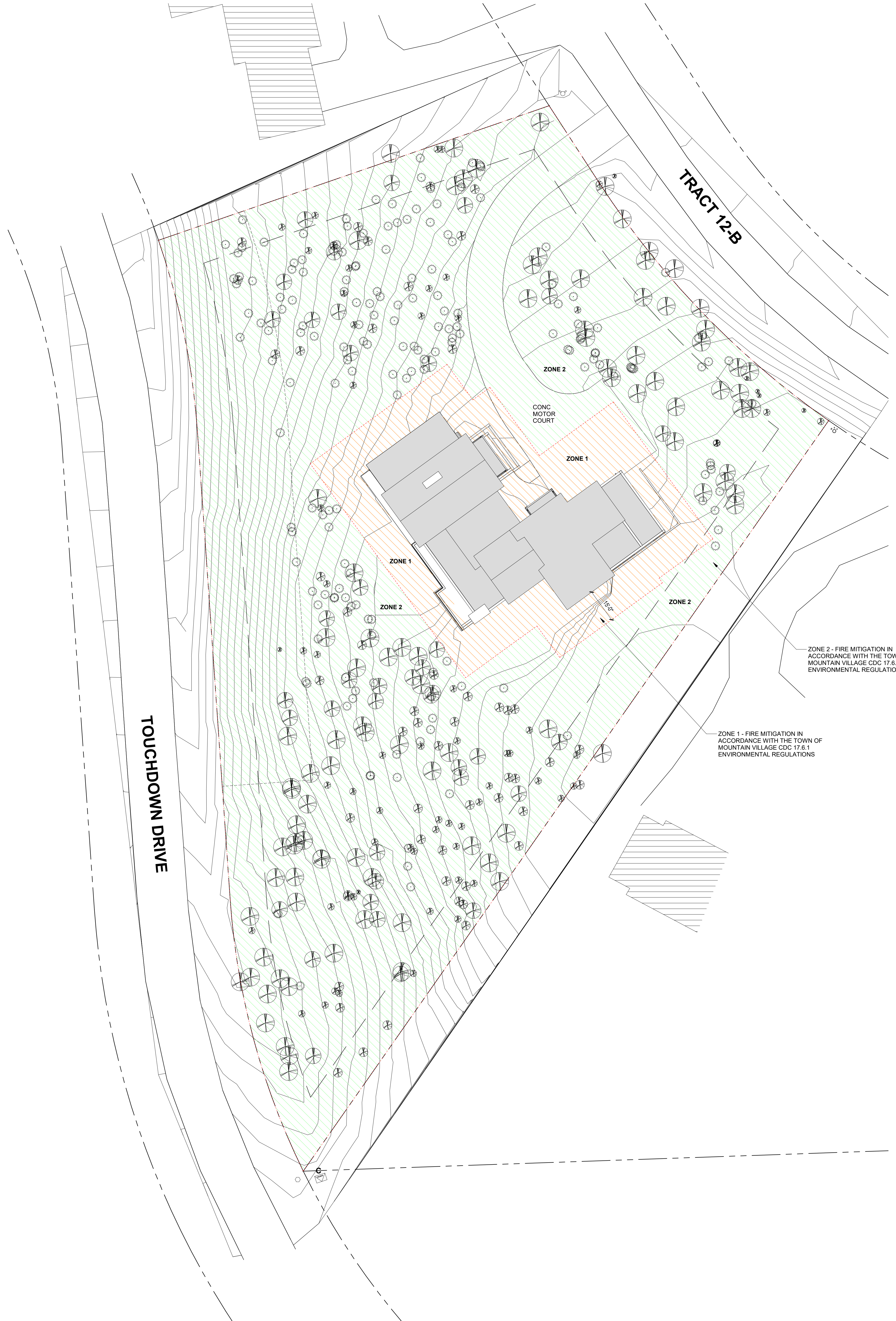
1 LANDSCAPE PLAN

1" = 20'-0"

0' 10' 20' 40'

A1.2

5/21/2021 11:56:27 AM



FIRE MITIGATION LEGEND

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

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

PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS		
NO.	DATE	DESC.
11	05.10.21	Fire mitigation zone 2

ZONE 2 - FIRE MITIGATION IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE CDC 17.6.1 ENVIRONMENTAL REGULATIONS

ZONE 1 - FIRE MITIGATION IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE CDC 17.6.1 ENVIRONMENTAL REGULATIONS

LEWIS RESIDENCE

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

FIRE MITIGATION PLAN

SHEET NUMBER

1

FIRE MITIGATION PLAN

1" = 20'-0"

5/21/2021 11:56:29 AM

A1.4

NOT FOR CONSTRUCTION

©shift architects

REVISIONS

NO.	DATE	DESC.
12	05.10.21	Revised max lot coverage calculation
14	05.21.21	Max chimney height

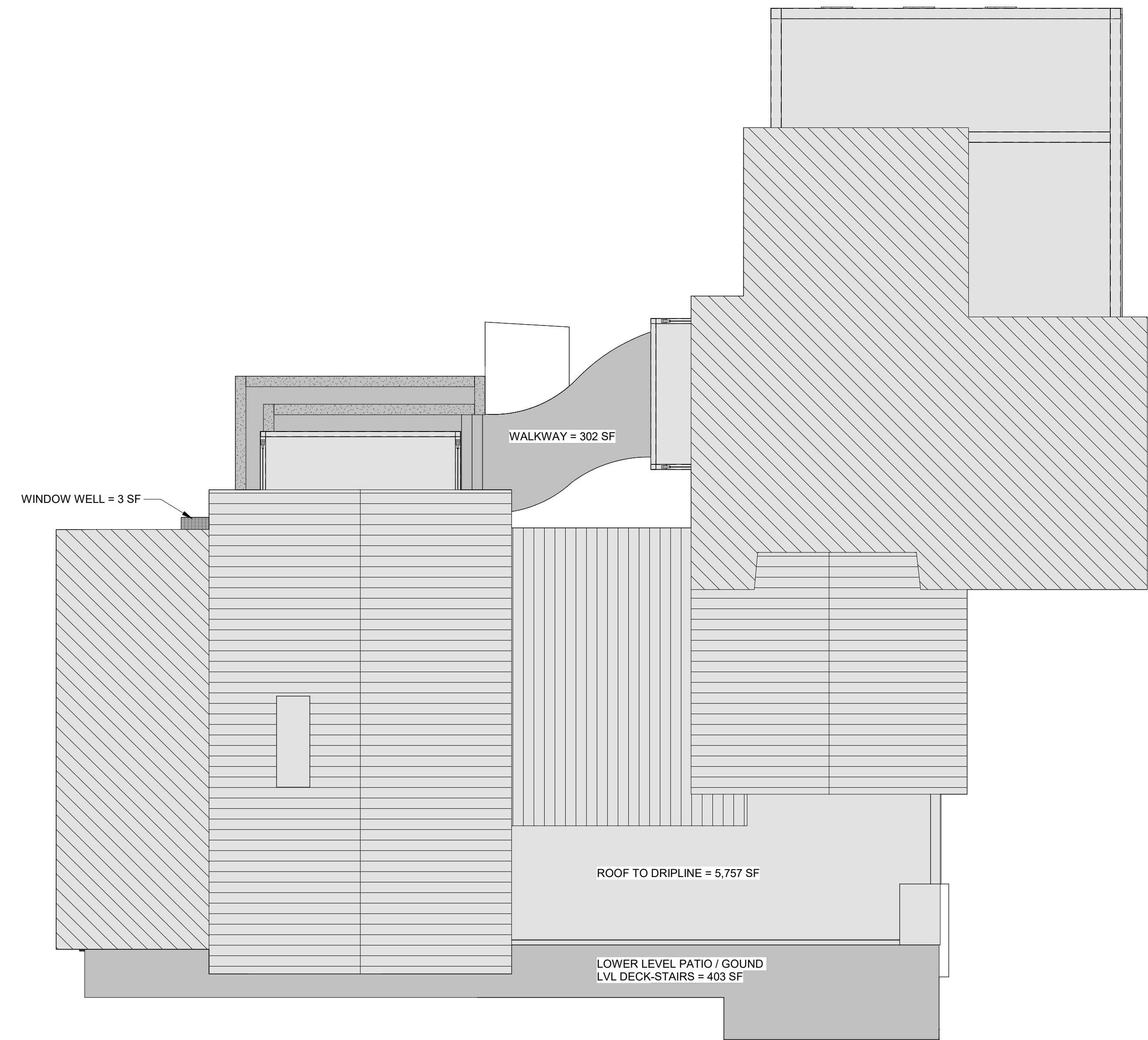


1 NORTH ELEVATION
 1/8" = 1'-0"

AVG ROOF HT :

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

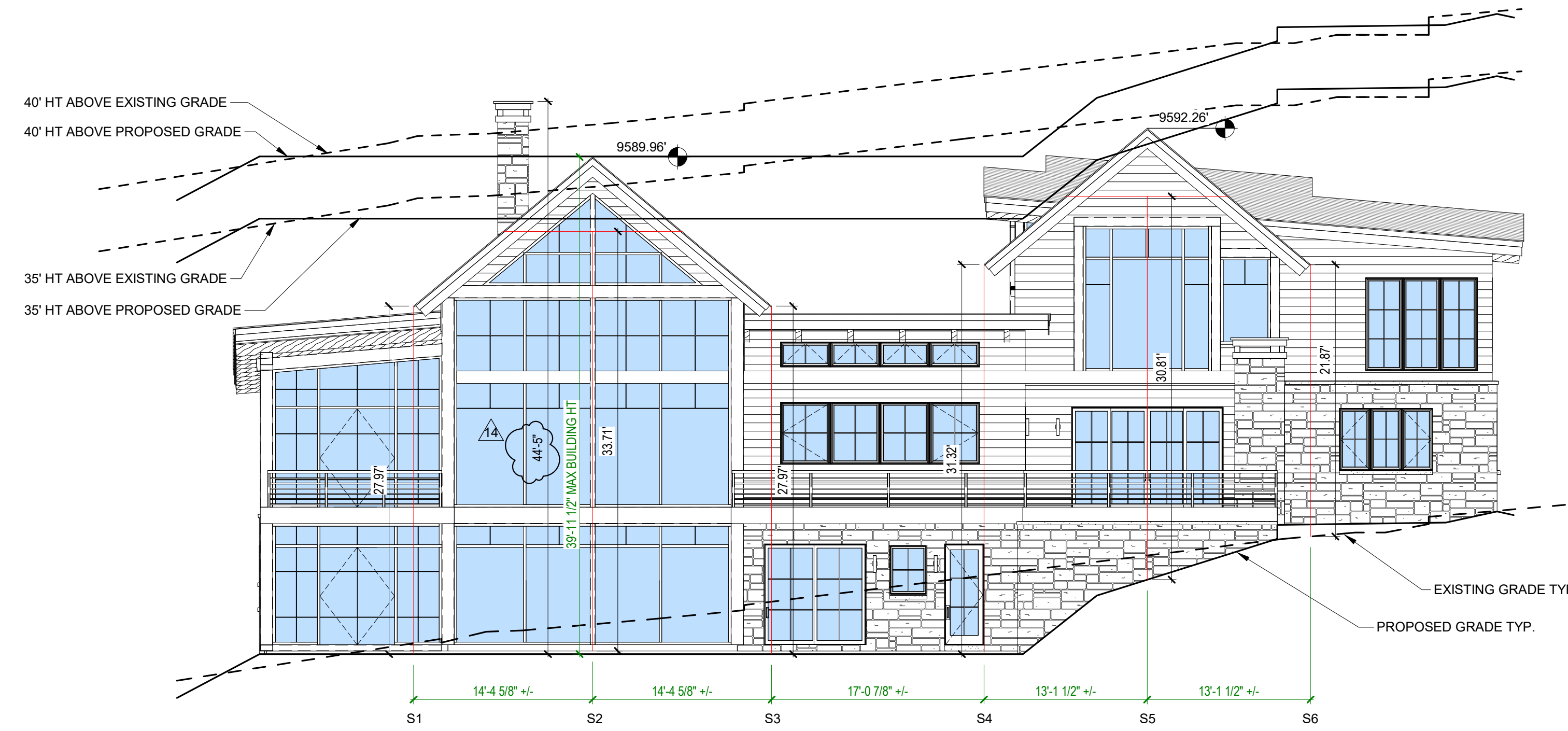
TOTAL: 813.61'
 NUMBER OF LOCATIONS: 25
 AVERAGE: 32.5'



MAX LOT COVERAGE:

HOUSE (TO ROOF OVERHANG DRIP LINE)	5,757 SF
LOWER LEVEL PATIO / GROUND LVL DECK-STAIRS	403 SF
WALKWAY	302 SF
WINDOW WELL	3 SF
TOTAL:	6,465 SF

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



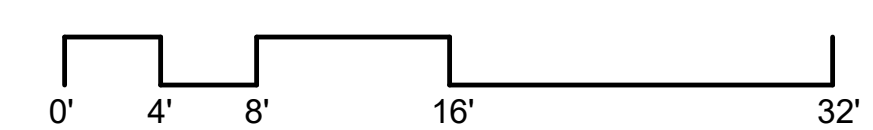
2 SOUTH ELEVATION
 1/8" = 1'-0"

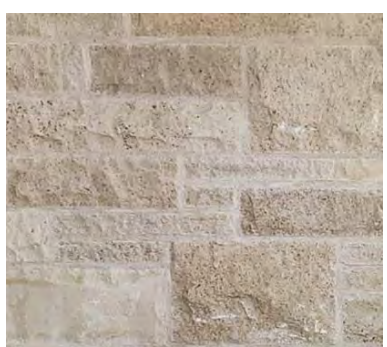


3 EAST ELEVATION
 1/8" = 1'-0"



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





US STONE
KANSAS LIMESTONE
COTTONWOOD HONED
FULL STONE VENEER



HORIZ WOOD SIDING:
8" CEDAR
MITERED CORNERS
GRAY STAIN

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

SOFFIT:
1X4 PINE SOFFIT
SATIN NATURAL STAIN

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

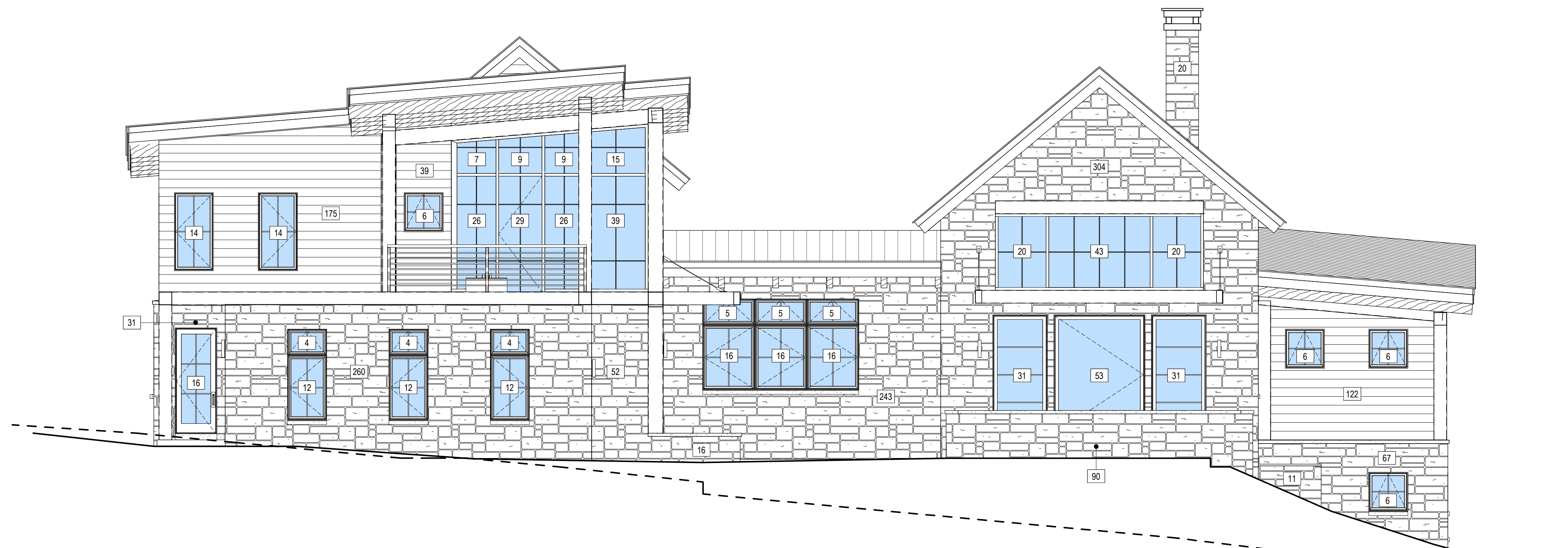


ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING, MATTE BLACK



WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK

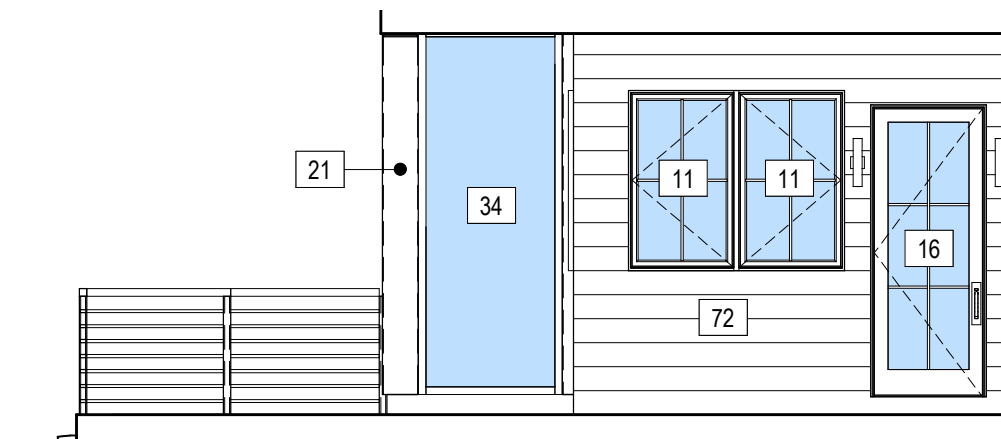
EXTERIOR MATERIALS
12" = 1'-0"



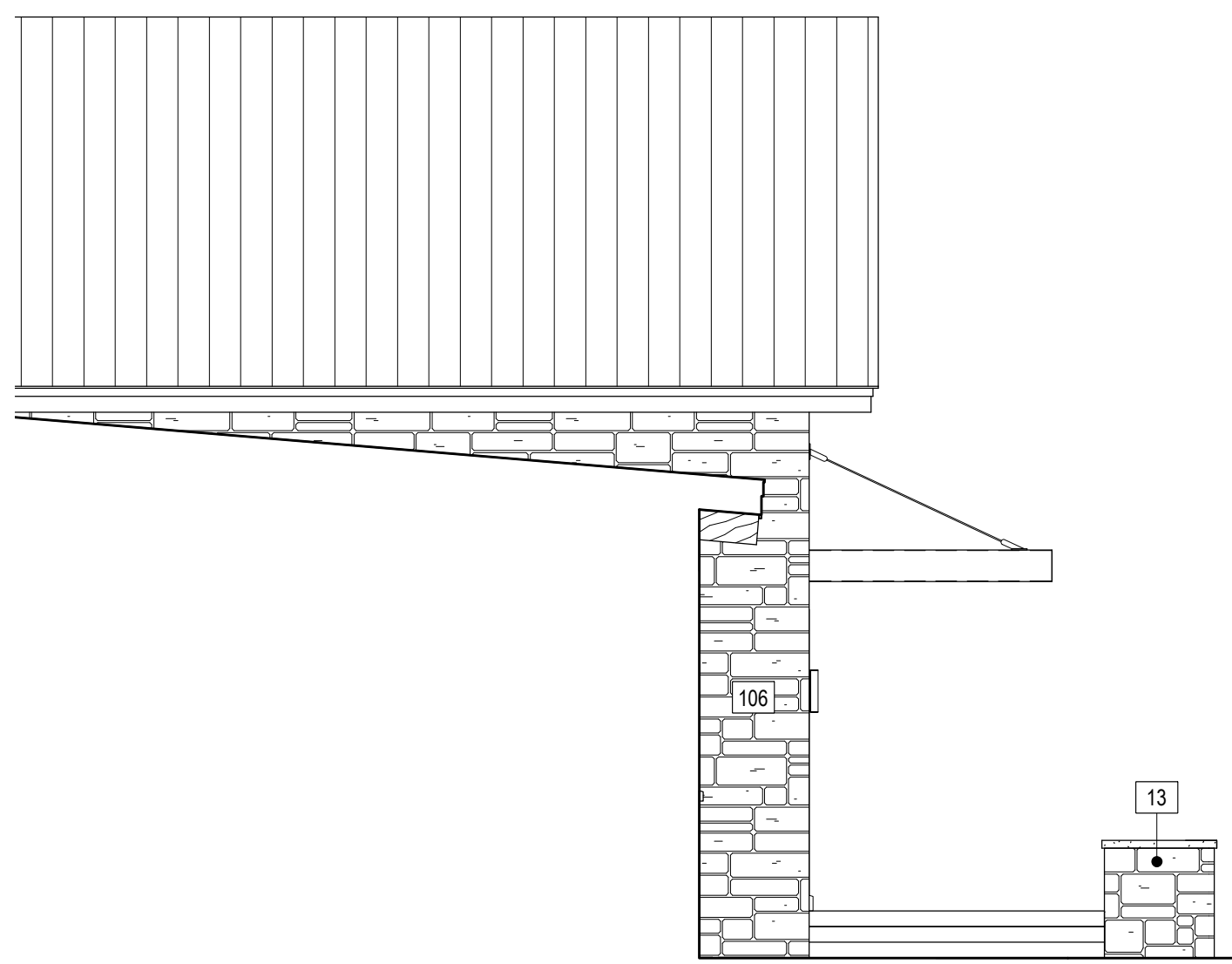
1 NORTH ELEVATION
3/16" = 1'-0"



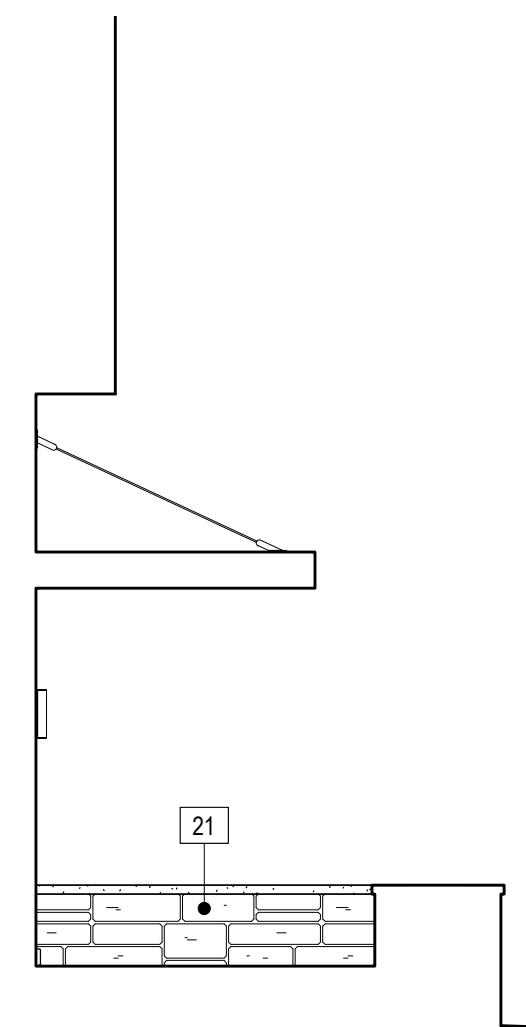
2 SOUTH ELEVATION
3/16" = 1'-0"



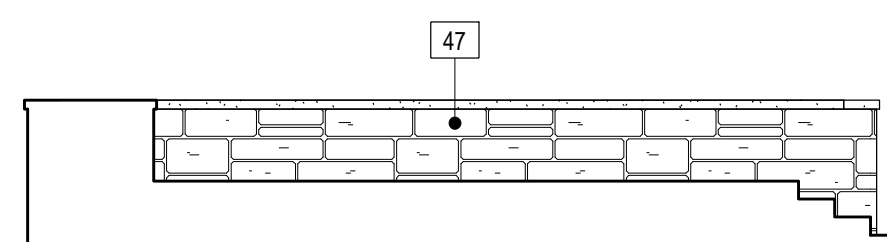
9 GROUND LEVEL DECK EAST
3/16" = 1'-0"



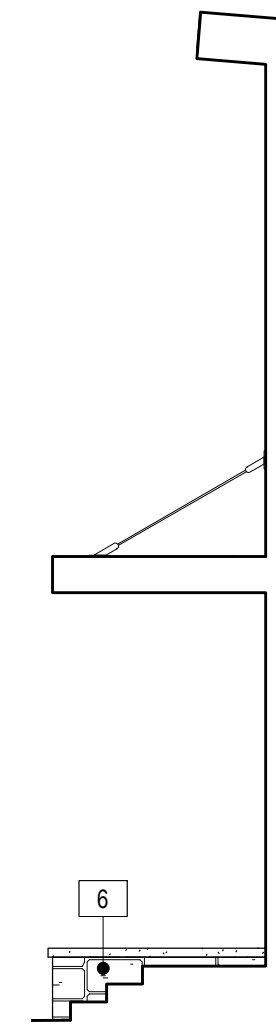
3 EAST ELEVATION AT ENTRY
3/16" = 1'-0"



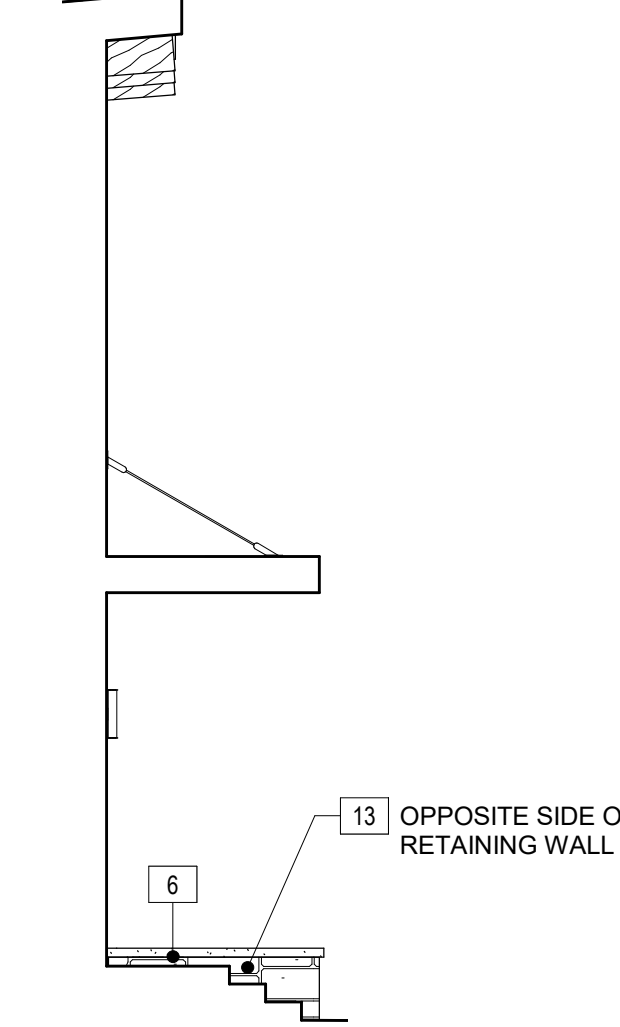
4 ENTRY PORCH EAST
3/16" = 1'-0"



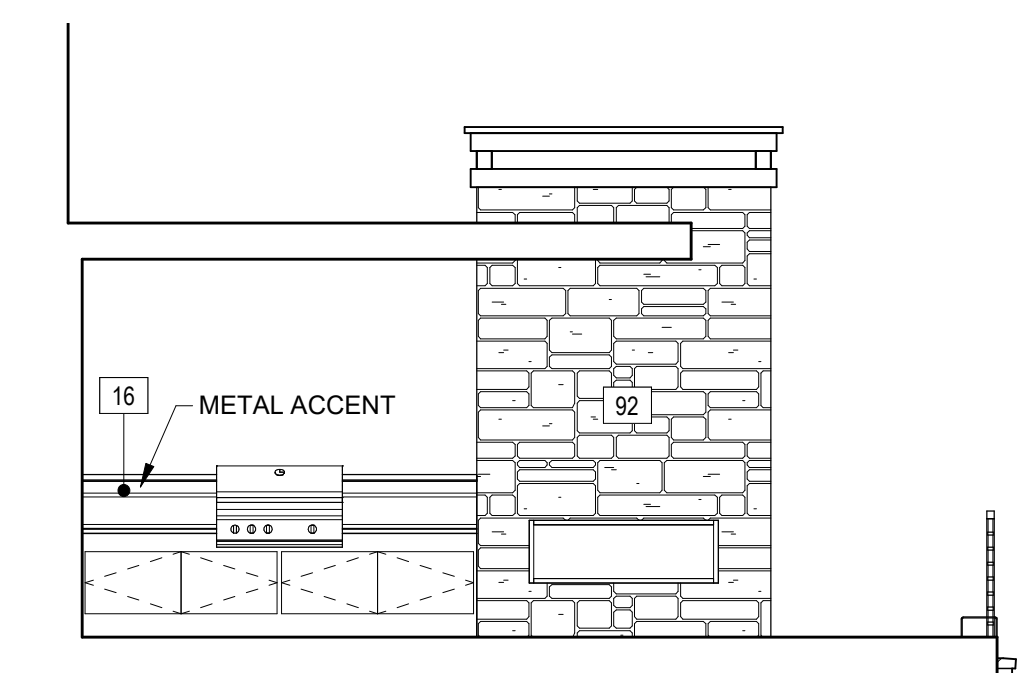
5 ENTRY PORCH NORTH
3/16" = 1'-0"



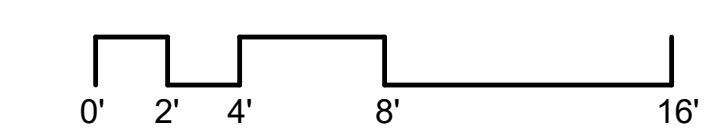
6 MUDROOM PORCH NORTH
3/16" = 1'-0"



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



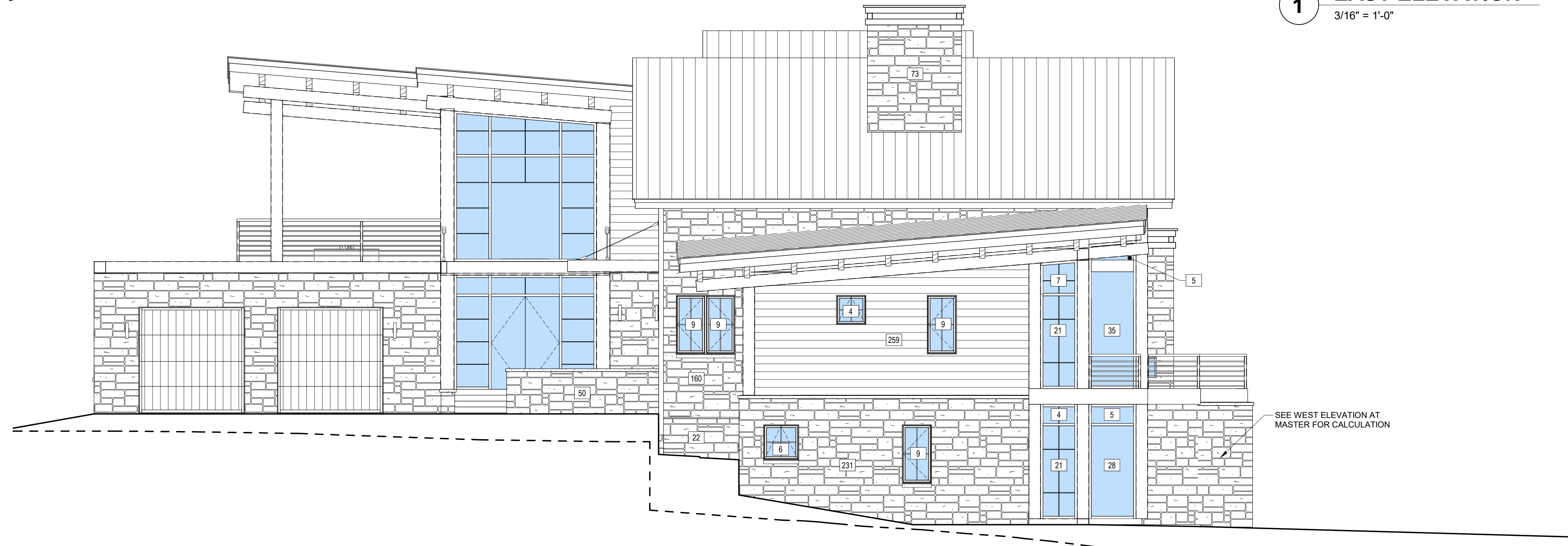
8 FIREPLACE / GRILL ELEVATION
3/16" = 1'-0"



MATERIAL CALCULATIONS	
NORTH	
STONE	988 SF
STONE @ RETAINING WALL	106 SF
WOOD SIDING	336 SF
WINDOW/DOOR GLAZING	484 SF
SOUTH	
STONE	528 SF
STONE @ RETAINING WALL	615 SF
WOOD SIDING	1,285 SF
WINDOW/DOOR GLAZING	1,285 SF
EAST	
STONE	860 SF
STONE @ RETAINING WALL	352 SF
WOOD SIDING	151 SF
STEEL SIDING	66 SF
WEST	
STONE	486 SF
STONE @ RETAINING WALL	50 SF
WOOD SIDING	259 SF
WINDOW/DOOR GLAZING	167 SF
WEST AT MASTER BEDROOM	
STONE	433 SF
STONE @ RETAINING WALL	6 SF
WOOD SIDING	213 SF
WINDOW/DOOR GLAZING	235 SF
WOOD DOOR	162 SF
DECK EAST / FIREPLACE	
STONE	96 SF
WOOD SIDING	93 SF
WINDOW/DOOR GLAZING	72 SF
STEEL SIDING	16 SF
MUDROOM PORCH	
STONE @ RETAINING WALL	25 SF
ENTRY PORCH	
STONE	106 SF
STONE @ RETAINING WALL / PLANTER	81 SF
TOTALS	
STONE	3,497 SF
STONE @ RETAINING WALL	268 SF
WOOD SIDING	1,868 SF
WINDOW/DOOR GLAZING	2,394 SF
WOOD DOOR	162 SF
STEEL SIDING	82 SF
TOTAL:	8,271 SF
PERCENTAGES	
STONE	42 %
STONE @ RETAINING WALL	3 %
WOOD SIDING	23 %
WINDOW/DOOR GLAZING	29 %
WOOD DOOR	2 %
STEEL SIDING	1 %
TOTAL:	100 %



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

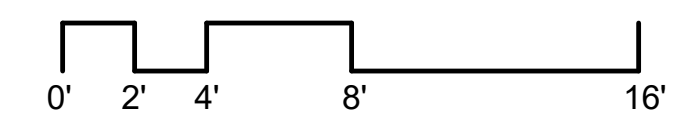


2 WEST ELEVATION
 3/16" = 1'-0"

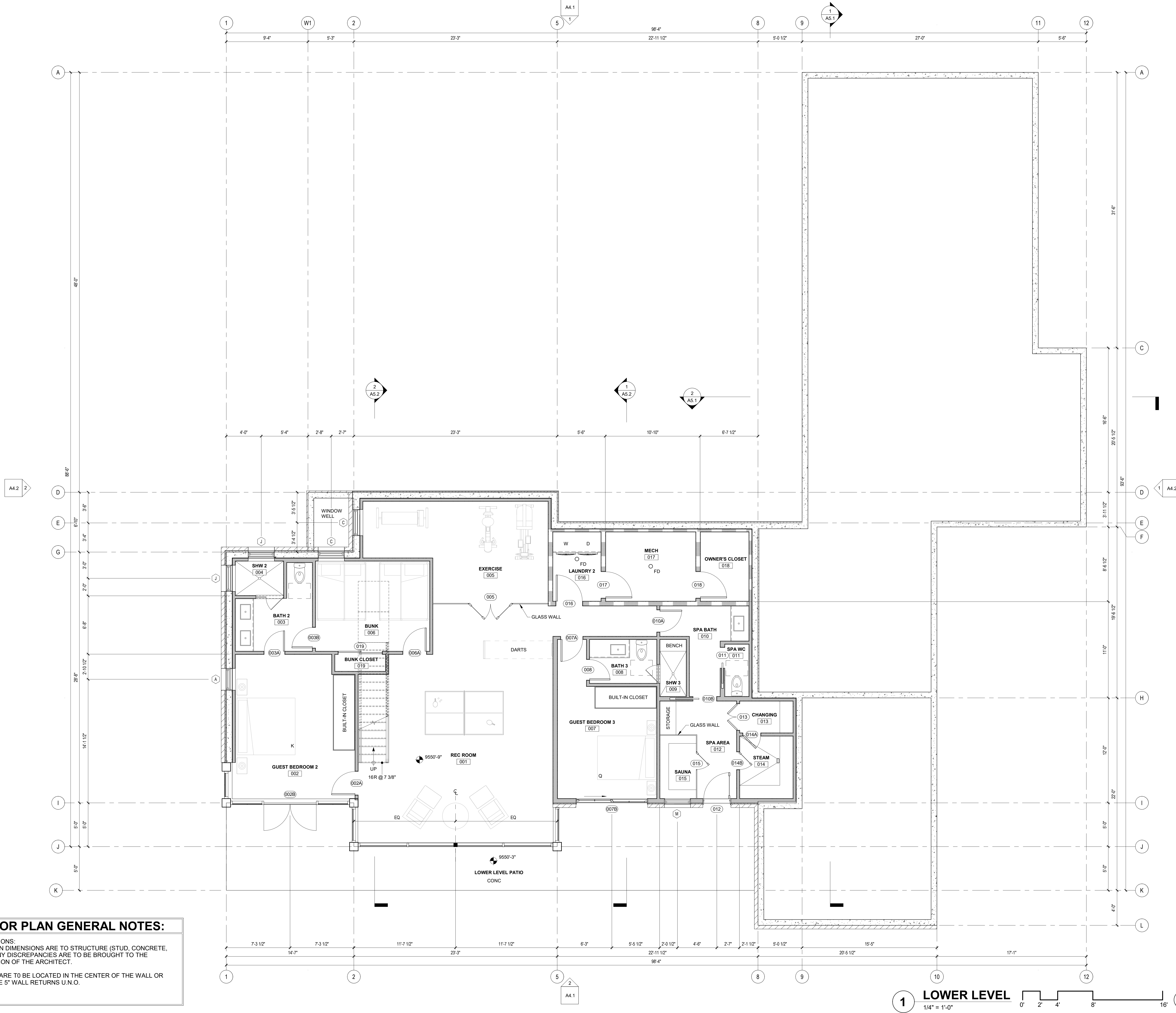


3 WEST ELEVATION AT MASTER
 3/16" = 1'-0"

MATERIAL CALCULATIONS	
NORTH	
STONE	988 SF
STONE @ RETAINING WALL	106 SF
WOOD SIDING	336 SF
WINDOW/DOOR GLAZING	484 SF
SOUTH	
STONE	528 SF
STONE @ RETAINING WALL	615 SF
WOOD SIDING	1,285 SF
WINDOW/DOOR GLAZING	
EAST	
STONE	860 SF
STONE @ RETAINING WALL	352 SF
WOOD SIDING	151 SF
WINDOW/DOOR GLAZING	66 SF
WEST	
STONE	486 SF
STONE @ RETAINING WALL	50 SF
WOOD SIDING	259 SF
WINDOW/DOOR GLAZING	167 SF
WEST AT MASTER BEDROOM	
STONE	433 SF
STONE @ RETAINING WALL	6 SF
WOOD SIDING	213 SF
WINDOW/DOOR GLAZING	235 SF
WOOD DOOR	162 SF
DECK EAST / FIREPLACE	
STONE	96 SF
WOOD SIDING	93 SF
WINDOW/DOOR GLAZING	72 SF
STEEL SIDING	16 SF
MUDROOM PORCH	
STONE @ RETAINING WALL	25 SF
ENTRY PORCH	
STONE	106 SF
STONE @ RETAINING WALL / PLANTER	81 SF
TOTALS	
STONE	3,497 SF
STONE @ RETAINING WALL	268 SF
WOOD SIDING	1,888 SF
WINDOW/DOOR GLAZING	2,394 SF
WOOD DOOR	162 SF
STEEL SIDING	82 SF
TOTAL	8,271 SF
PERCENTAGES	
STONE	42 %
STONE @ RETAINING WALL	3 %
WOOD SIDING	23 %
WINDOW/DOOR GLAZING	29 %
WOOD DOOR	2 %
STEEL SIDING	1 %
TOTAL	100 %



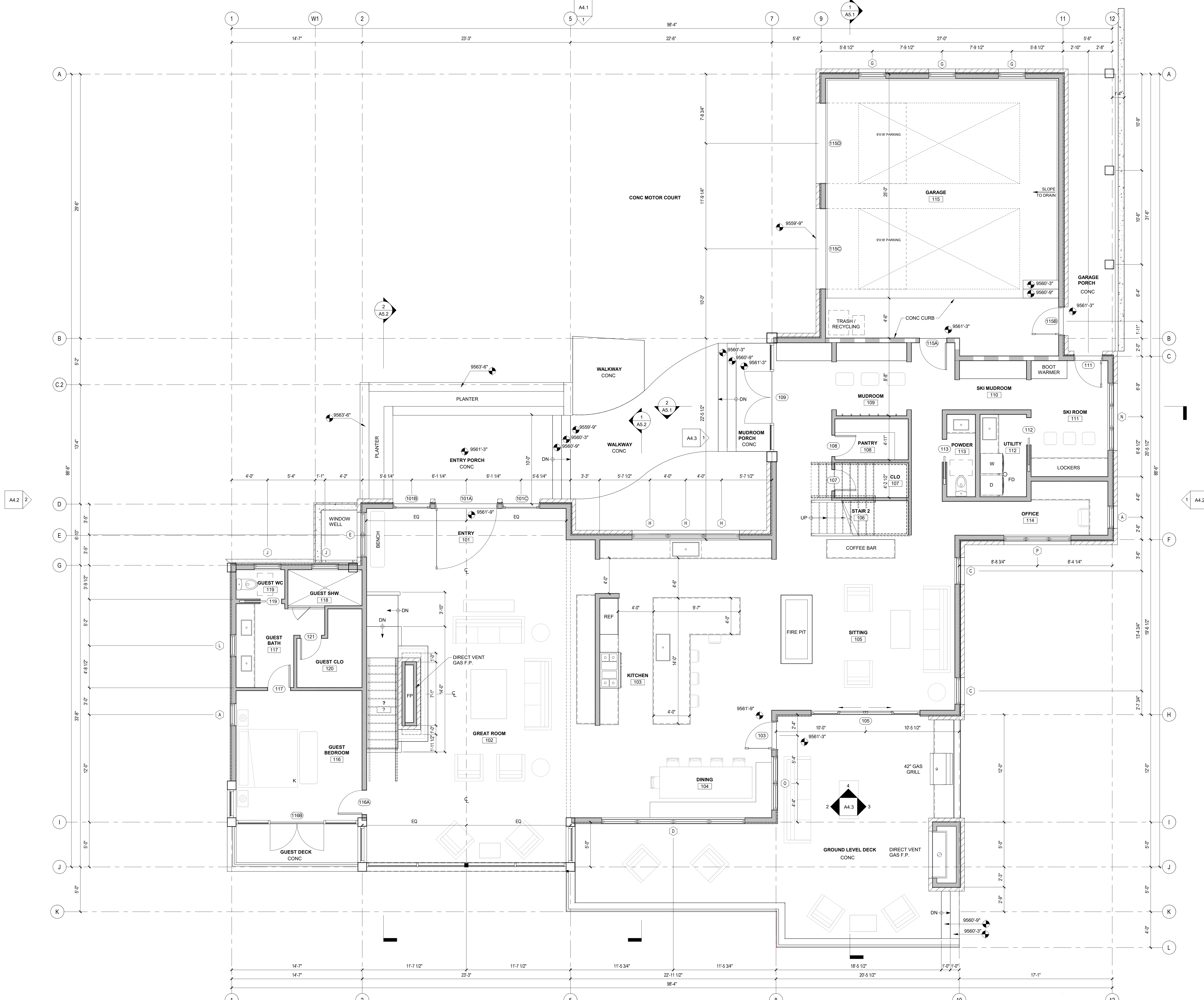
FLOOR PLAN GENERAL NOTES:
 DIMENSIONS:
 ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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

REVISIONS

NO.	DATE	DESC.
10	05.10.21	Add 4'0" to deck
13	05.10.21	New planter



LEWIS RESIDENCE

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

FLOOR PLANS

SHEET NUMBER

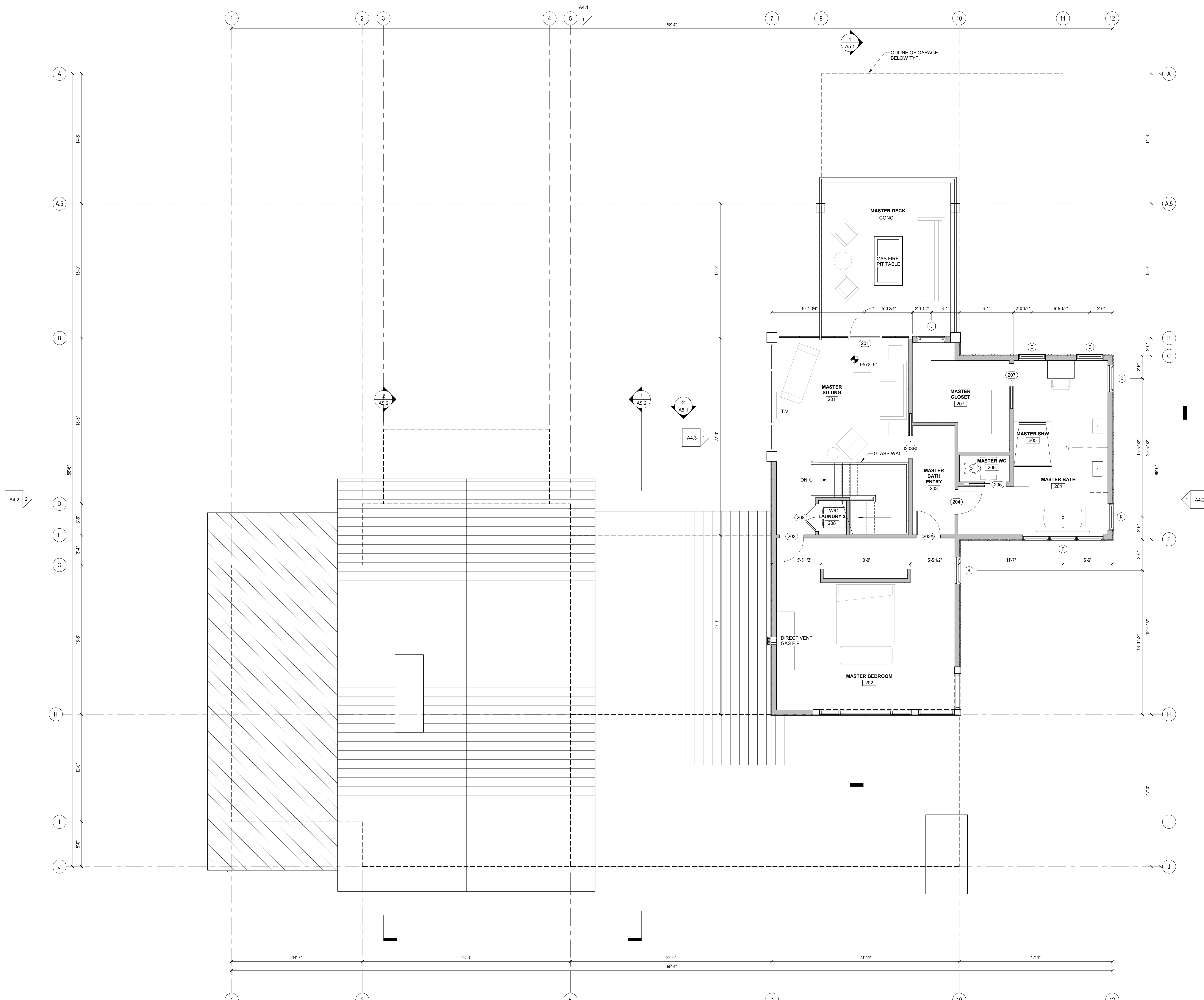
A3.2

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

NOT FOR CONSTRUCTION

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

FLOOR PLANS

A3.3

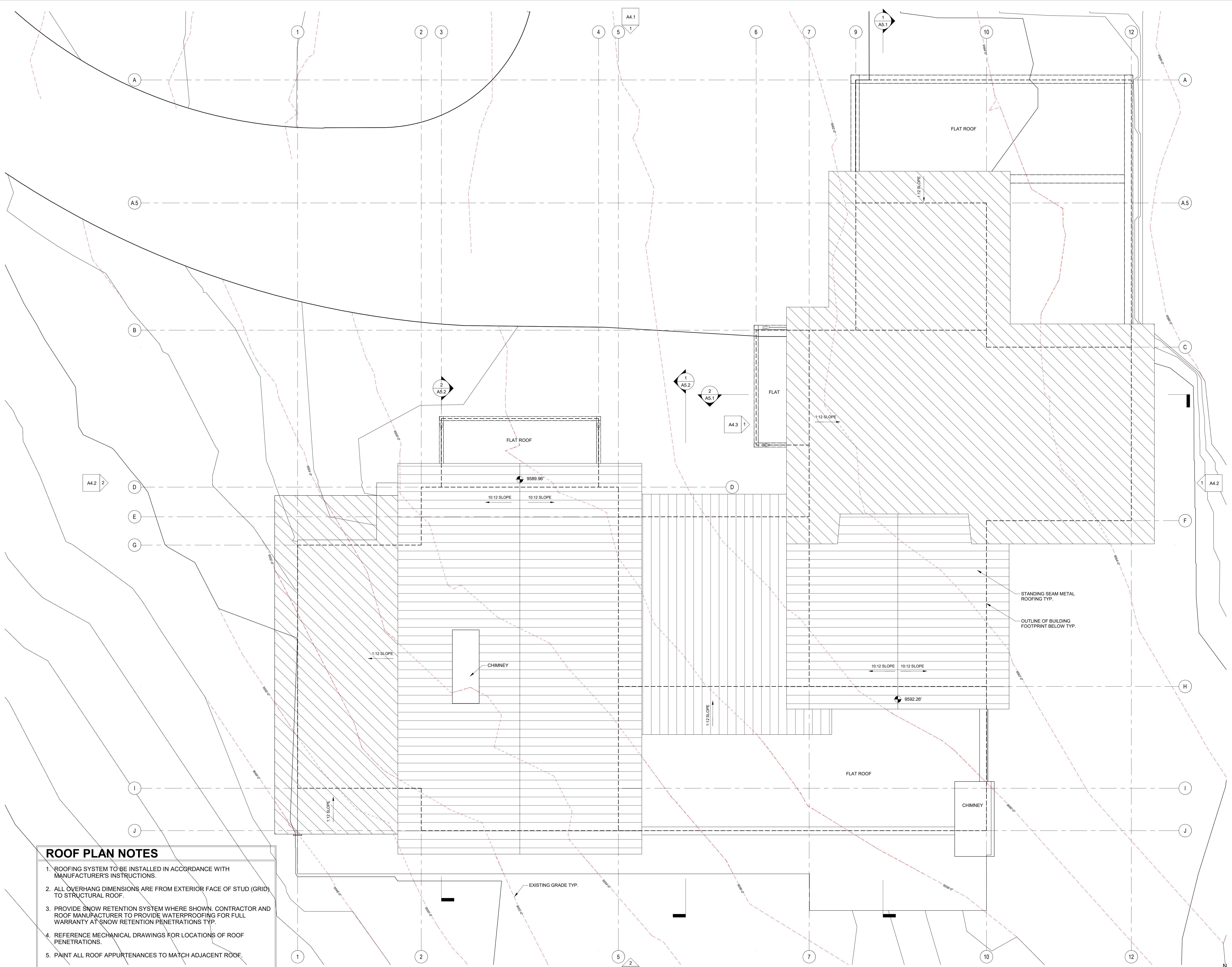
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1 UPPER LEVEL
 1/4" = 1'-0"

5/21/2021 11:56:39 AM

SHEET NUMBER

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

LEWIS RESIDENCE

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

ROOF PLAN

SHEET NUMBER

A3.4

NOT FOR CONSTRUCTION

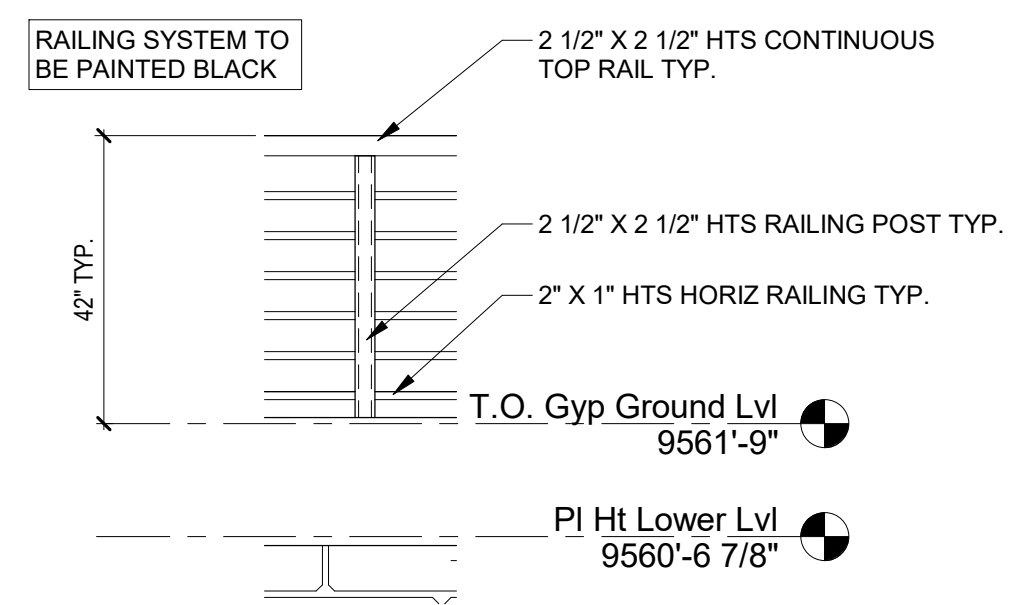
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NO.	DATE	DESC.
2	05.10.21	Revised window



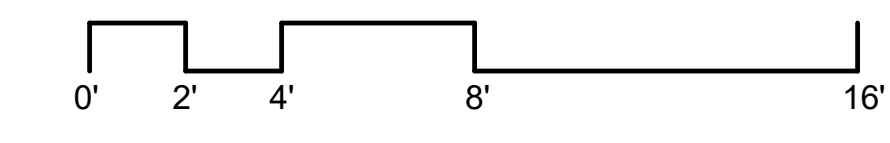
1 NORTH ELEVATION
1/4" = 1'-0"



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



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



LEWIS RESIDENCE

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

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.1

5/21/2021 11:56:42 AM

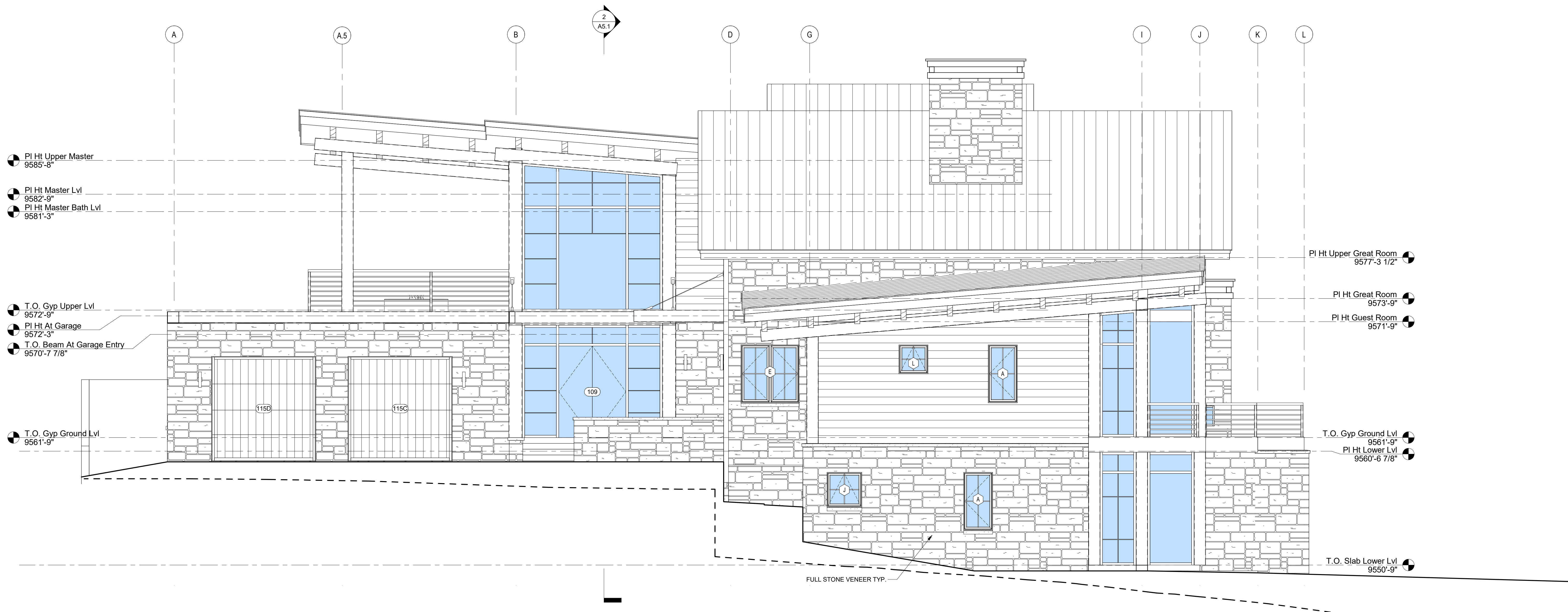
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REVISIONS

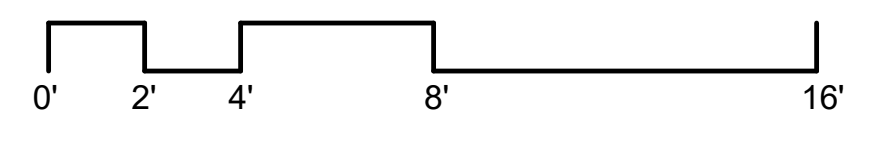
NO.	DATE	DESC.
1	05.10.21	New window
3	05.10.21	Remove window



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



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



LEWIS RESIDENCE

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

EXTERIOR ELEVATIONS

SHEET NUMBER

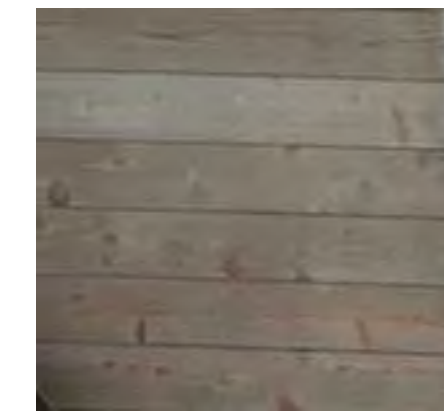
A4.2

NOT FOR CONSTRUCTION

NO.	DATE	DESC.
1	05.10.21	New window



US STONE
KANSAS LIMESTONE
COTTONWOOD HONED
FULL STONE VENEER



HORIZ WOOD SIDING:
8" CEDAR
MITERED CORNERS
GRAY STAIN

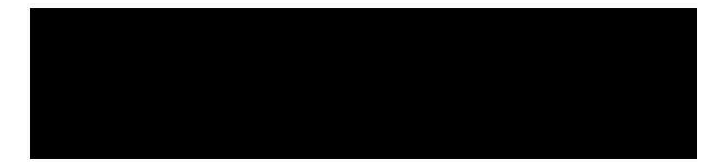
FASCIA AT PITCHED ROOF:
2X8 DOUG FIR FASCIA W/ 2X6 RAFTER TAIL
SATIN NATURAL STAIN

SOFFIT:
1X4 PINE SOFFIT
SATIN NATURAL STAIN

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

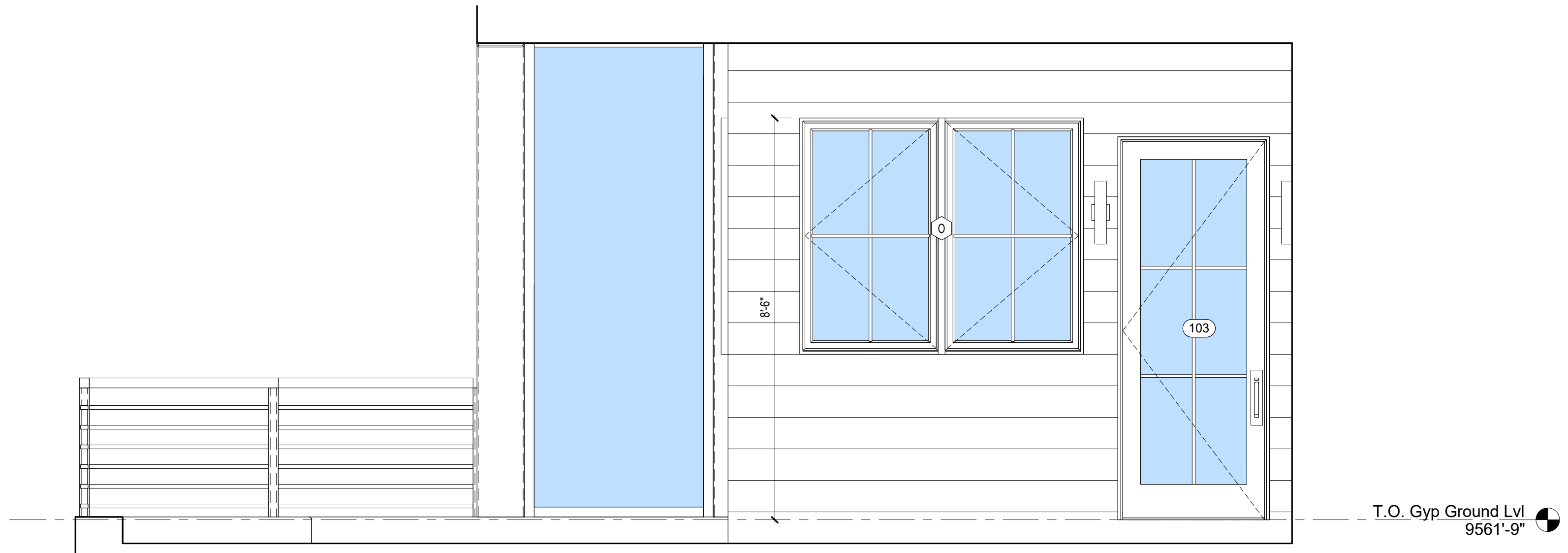


ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING, MATTE BLACK

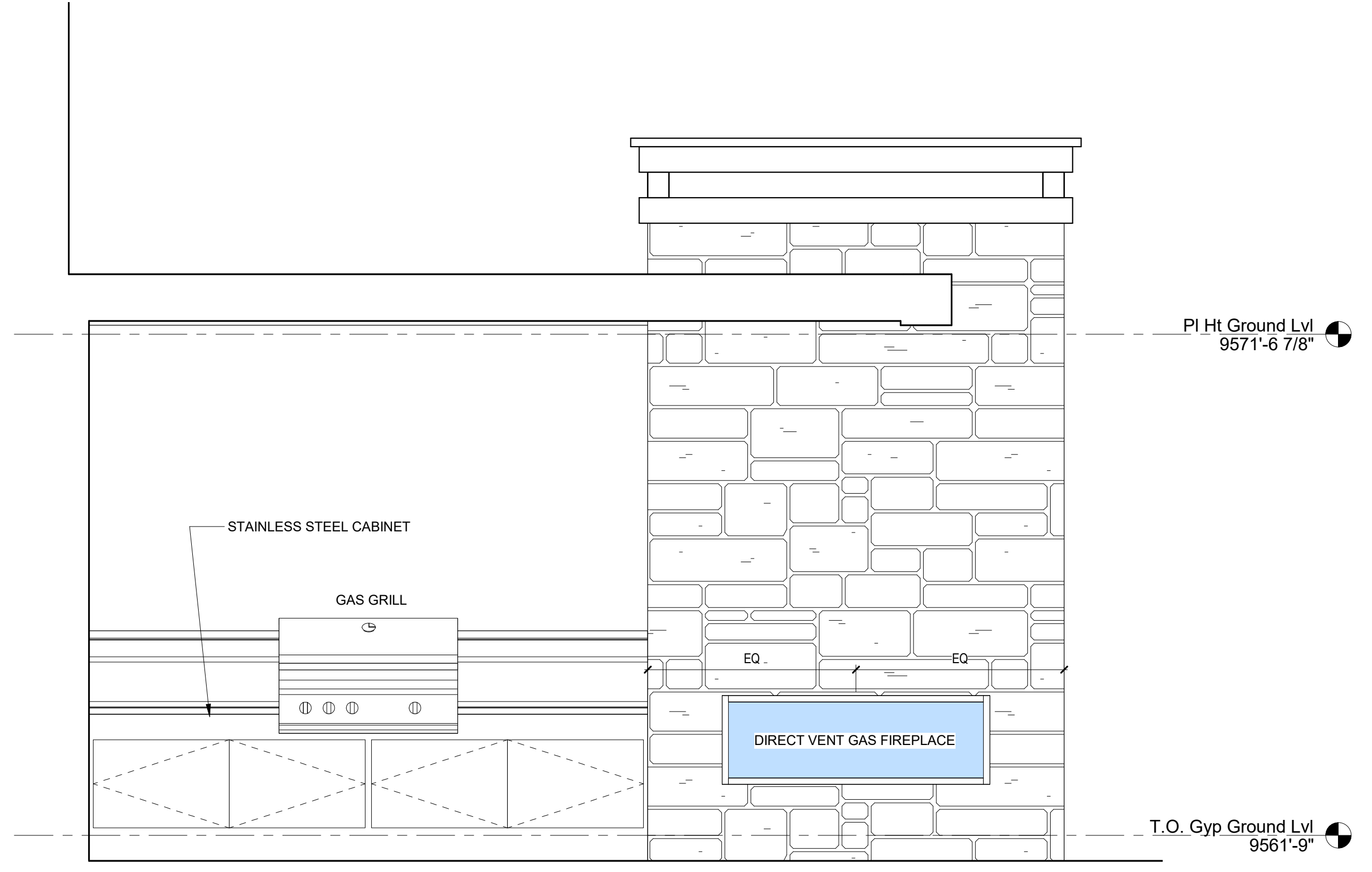


WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK

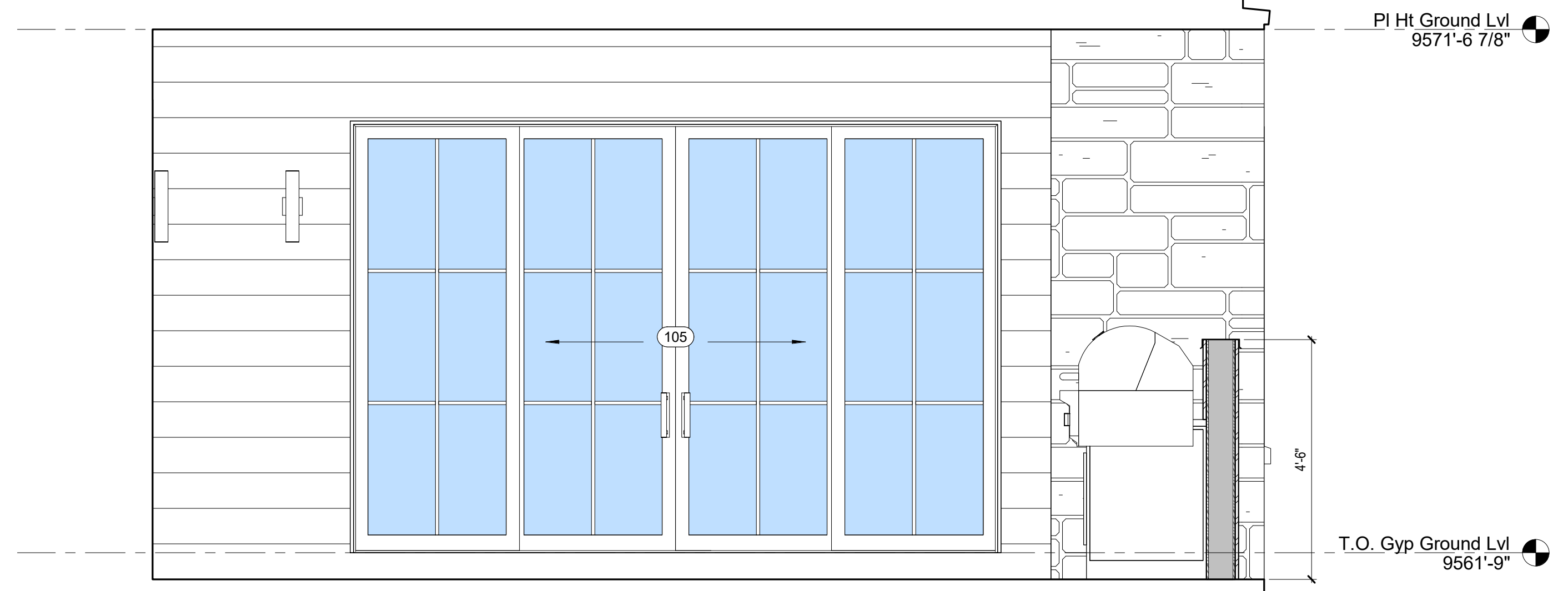
EXTERIOR MATERIALS
12" = 1'-0"



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



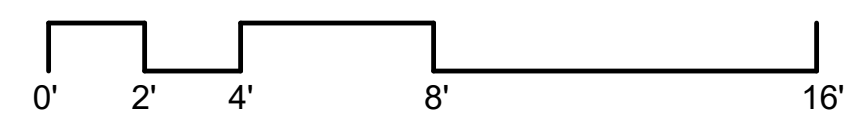
3 FIREPLACE ELEVATION
1/2" = 1'-0"



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

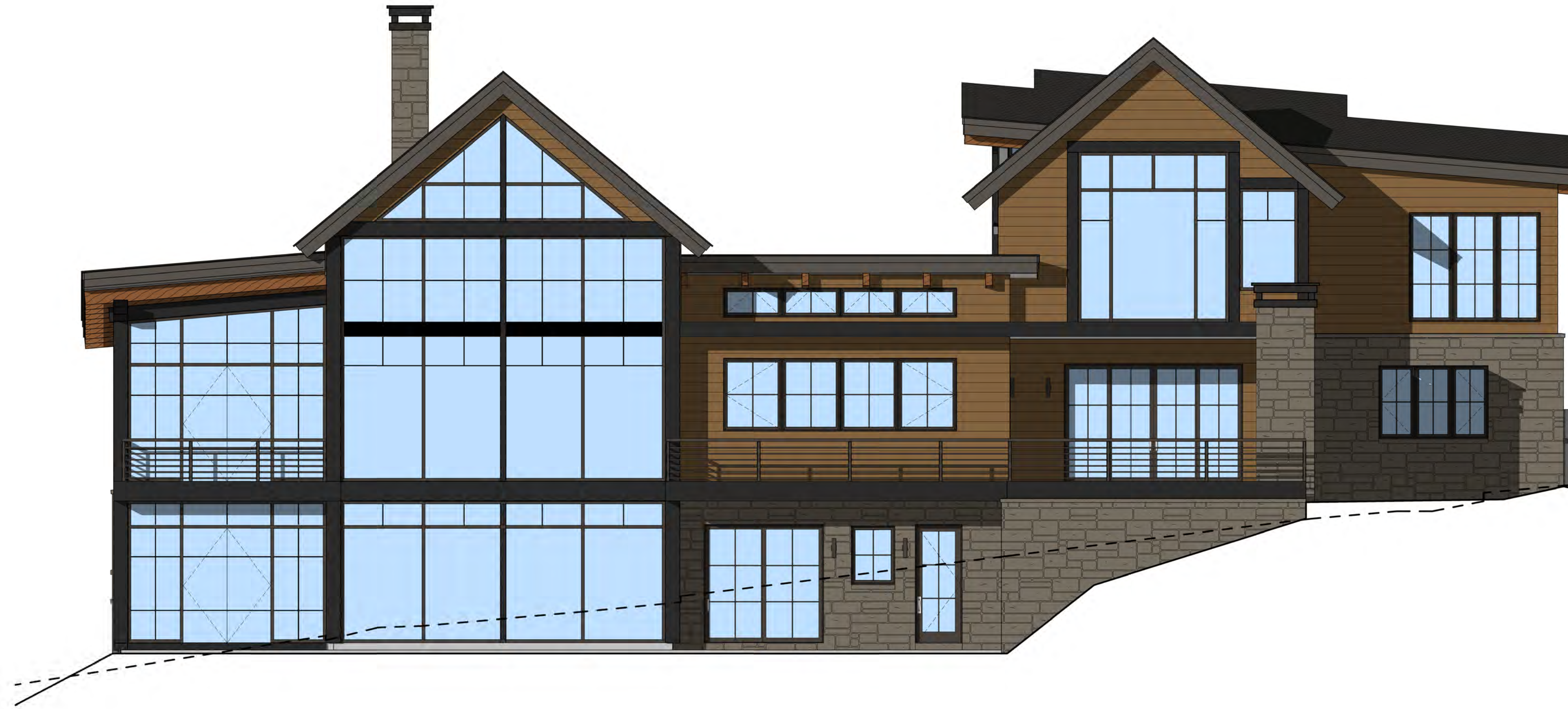


1 WEST ELEVATION AT MASTER
1/4" = 1'-0"





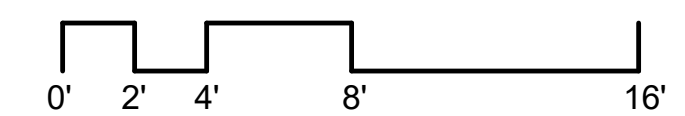
1 NORTH ELEVATION
 3/16" = 1'-0"



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



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



LEWIS RESIDENCE

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

PRESENTATION
 ELEVATIONS

SHEET NUMBER

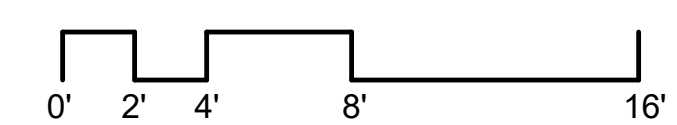
A4.4



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



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



LEWIS RESIDENCE

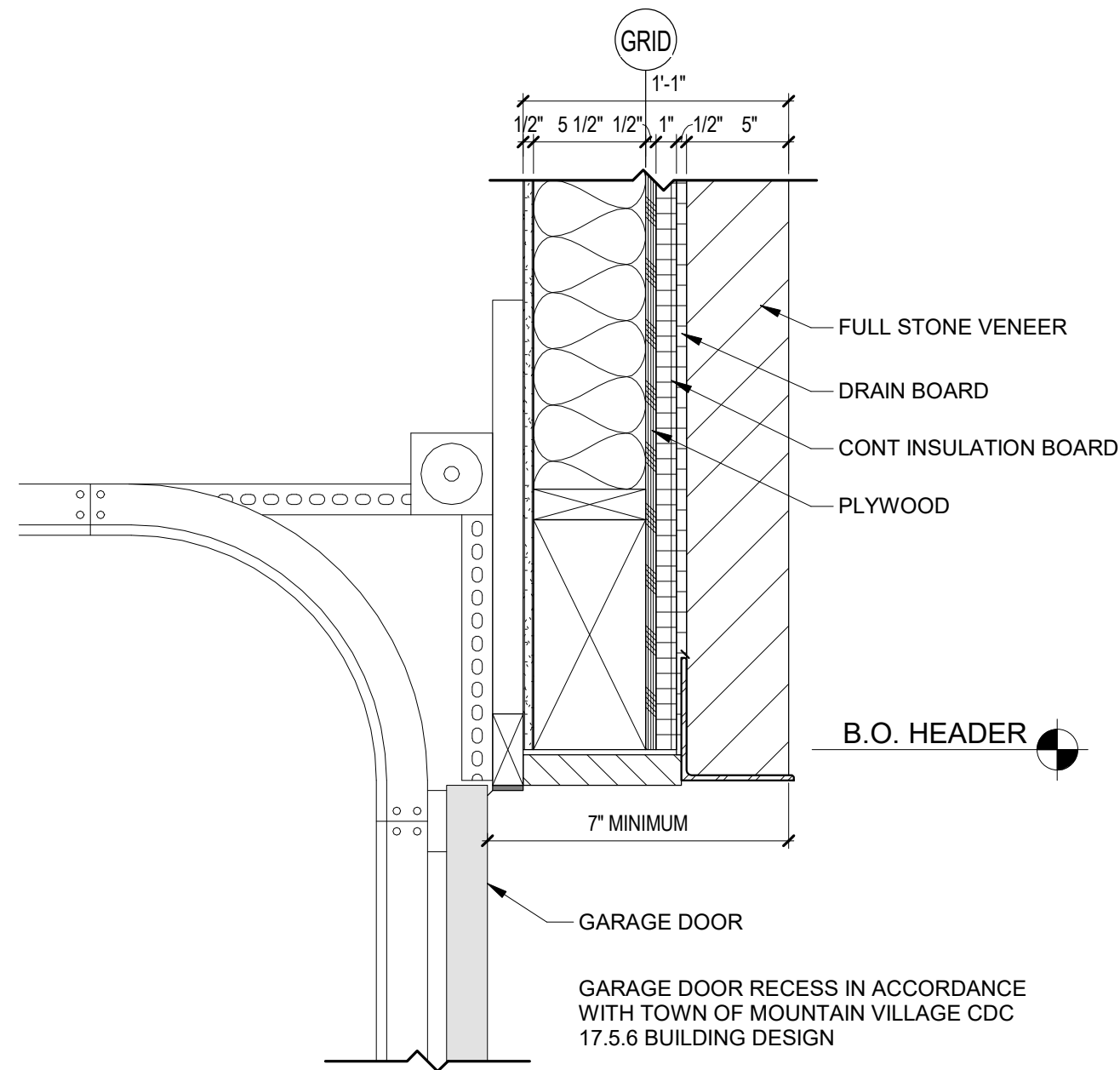
129 TOUCHDOWN DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 430, FILING 12, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO PLAT BOOK 1 PAGE 866

PRESENTATION
 ELEVATIONS

SHEET NUMBER

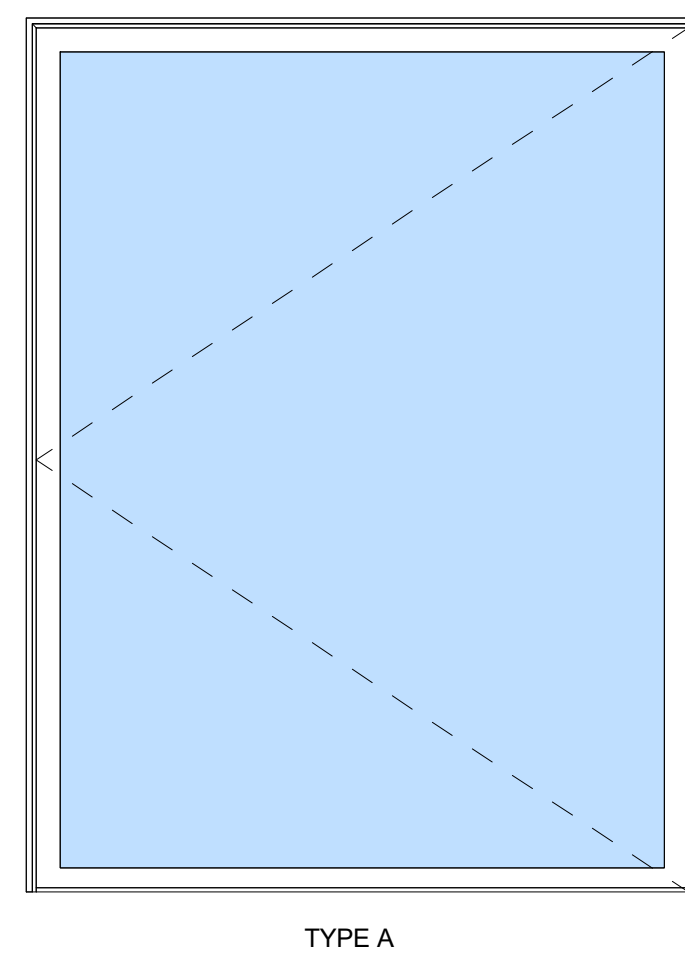
A4.5

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

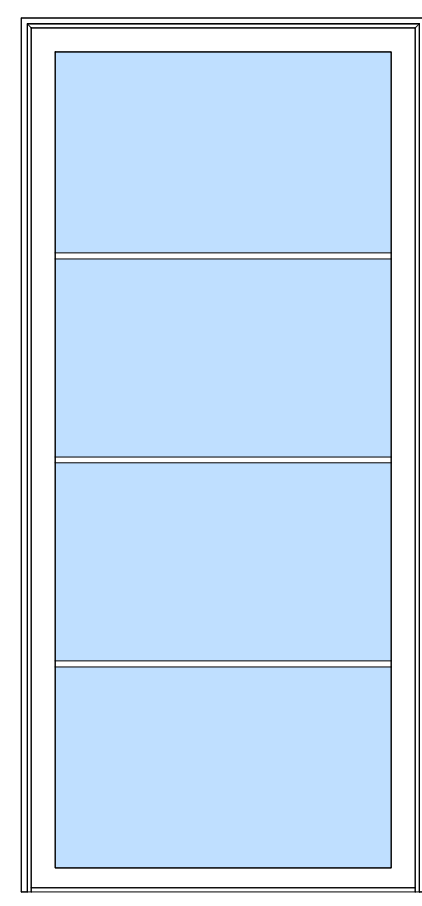


1 GARAGE DOOR @ STONE VENEER
1 1/2" = 1'-0"

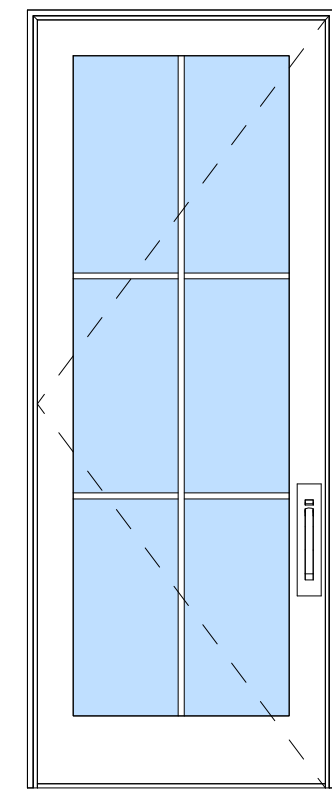
DOOR SCHEDULE								
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	LOCATION	MANUFACTURER	COMMENTS
002B	GUEST BEDROOM 2		6'-0"	7'-10"	DOUBLE SWING (6 LITE)	EXTERIOR		
007B	GUEST BEDROOM 3	D	8'-0"	8'-0"	SLIDING PATIO (6 LITE)	EXTERIOR	LOEWEN ALUMN CLAD WOOD; BLACK	
012	SPA AREA	C	3'-0"	8'-0"	SWING (6 LITE)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



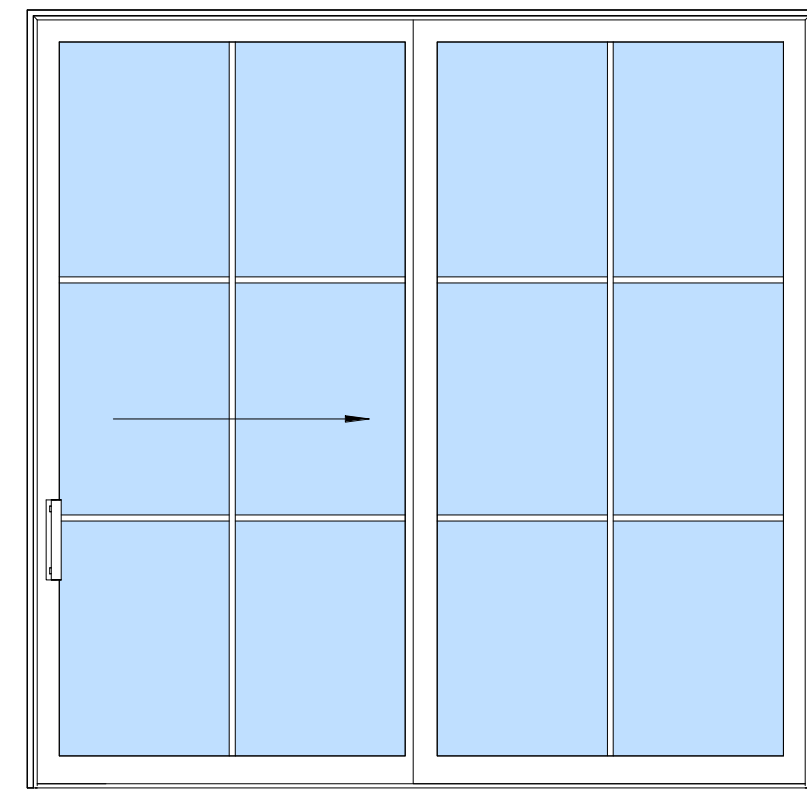
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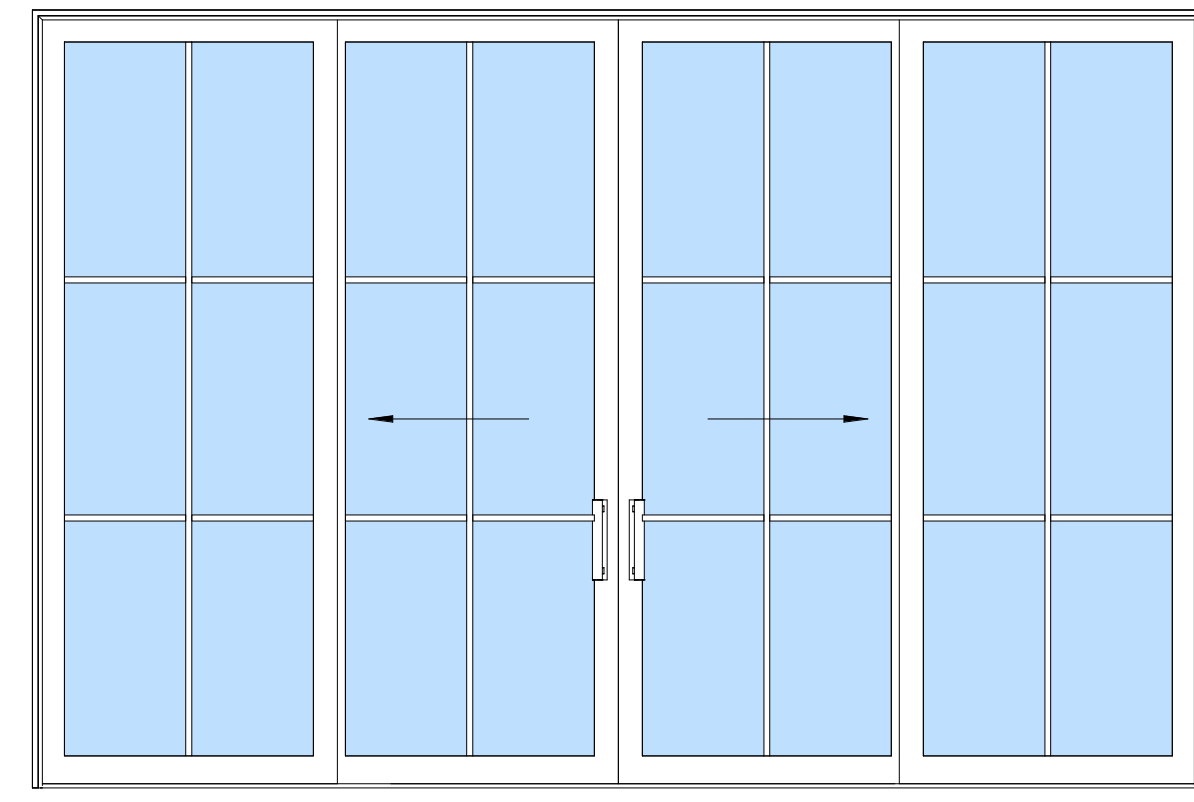
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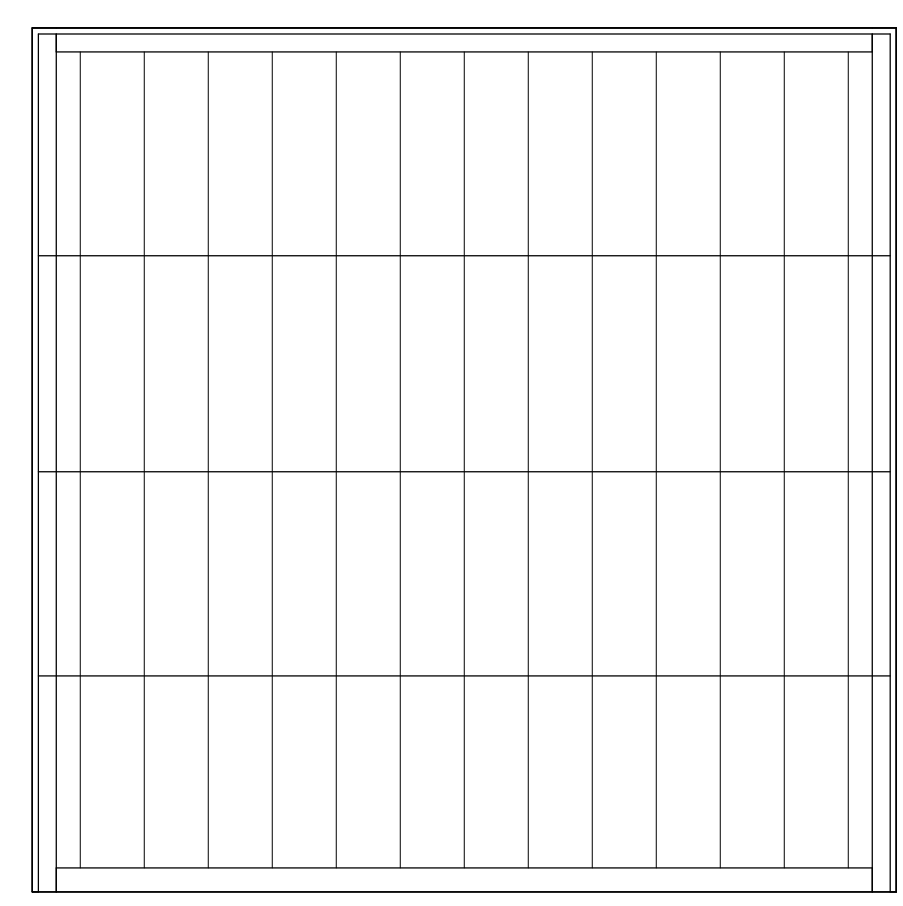
TYPE C



TYPE D

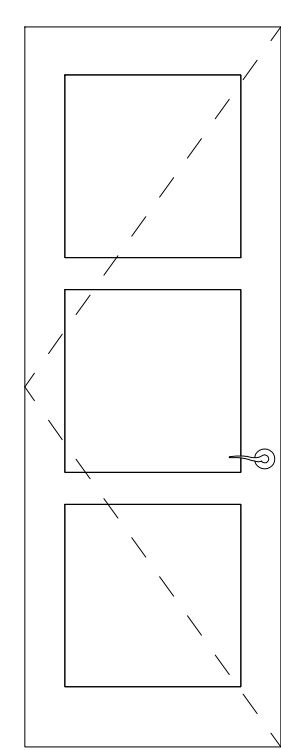


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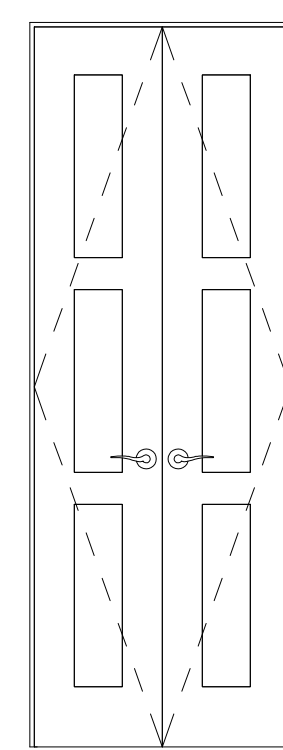


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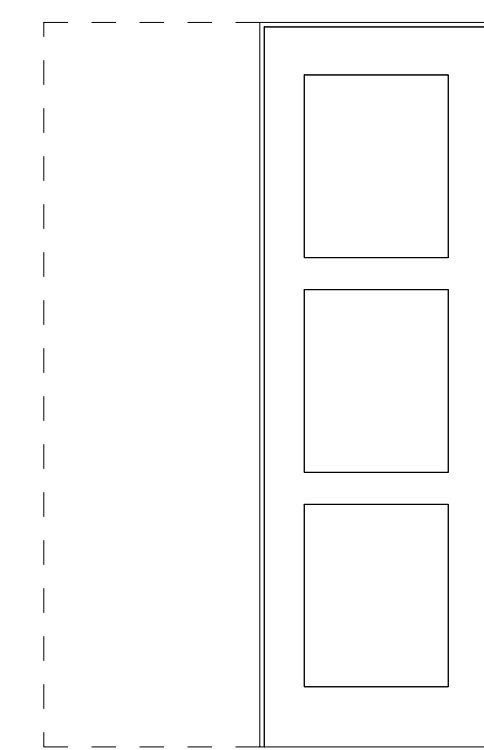
EXTERIOR DOOR TYPES



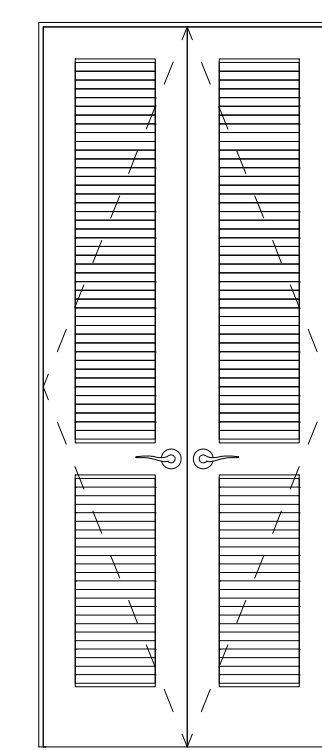
TYPE H



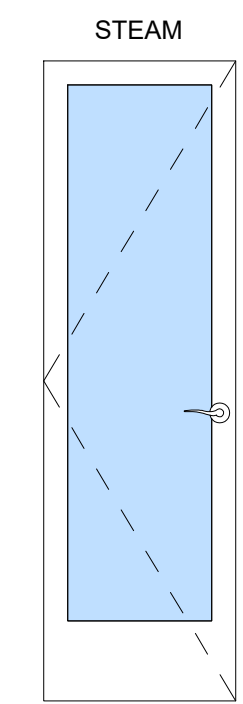
TYPE I



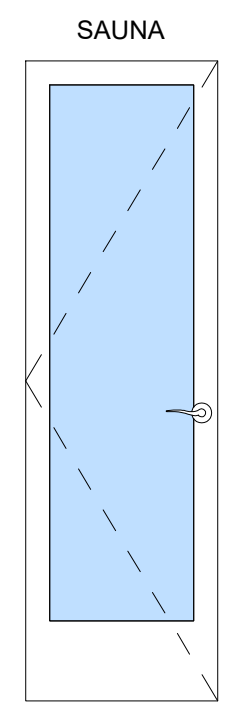
TYPE J



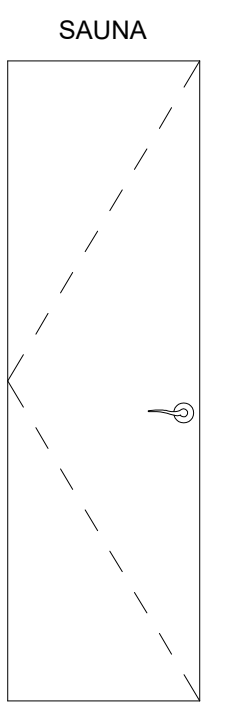
TYPE K



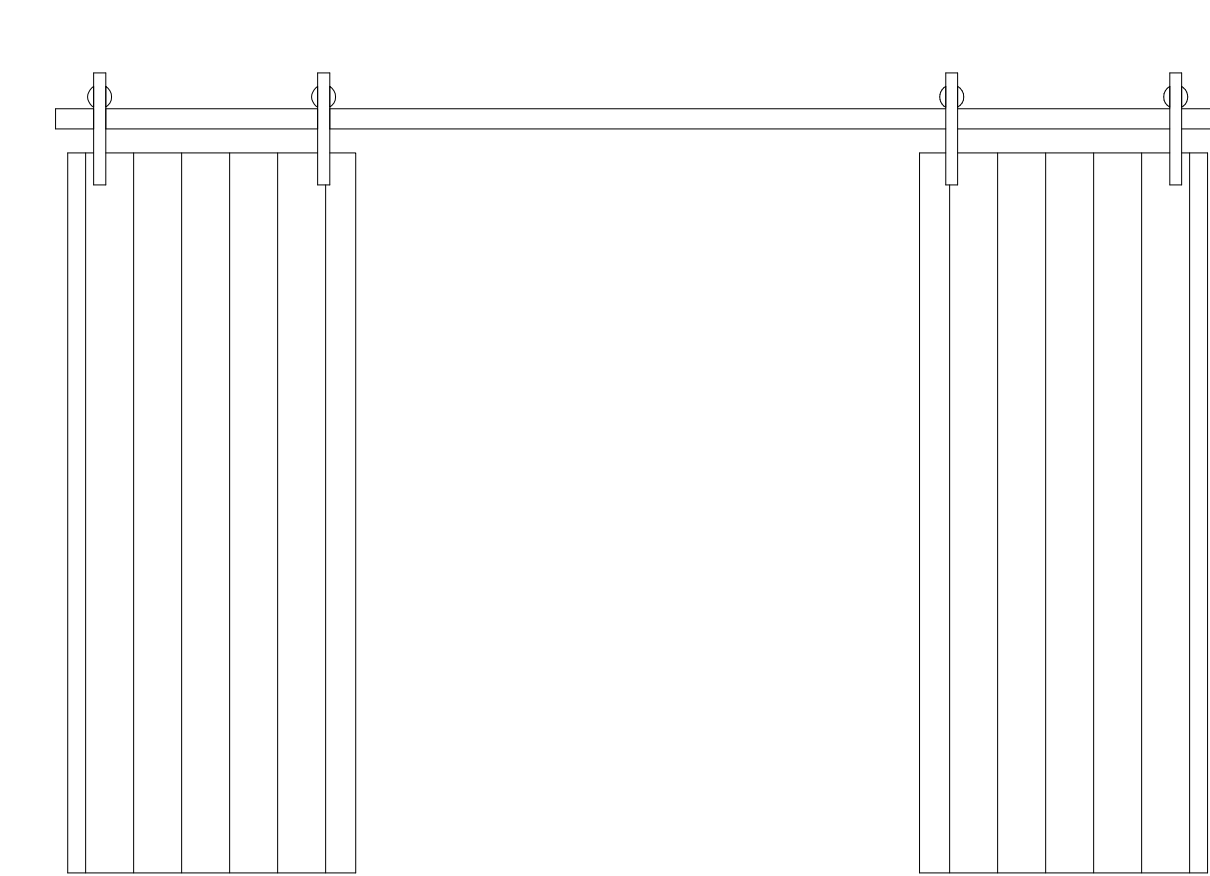
TYPE L



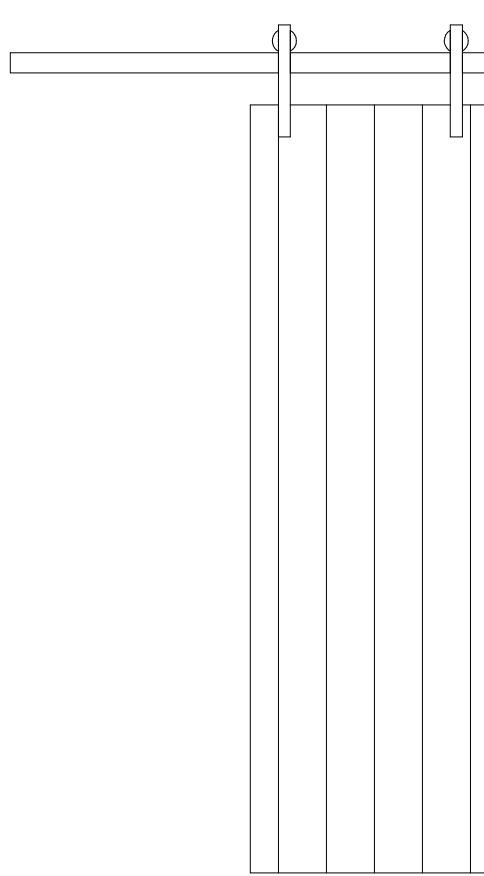
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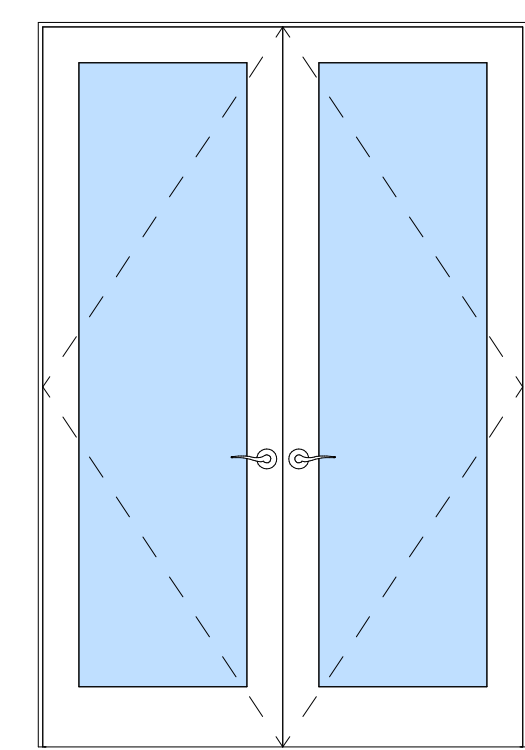
TYPE N



TYPE O



TYPE P



TYPE Q

INTERIOR DOOR TYPES

LEWIS RESIDENCE

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

DOOR SCHEDULE

SHEET NUMBER

A8.1

NOT FOR CONSTRUCTION

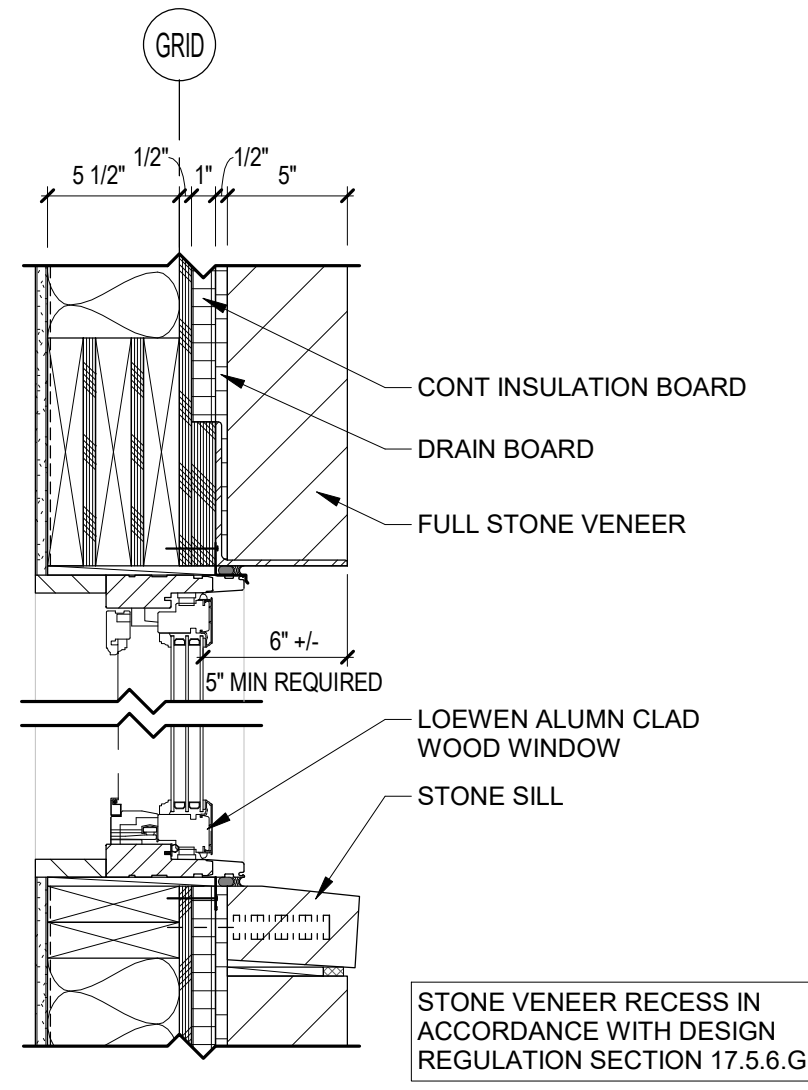
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PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

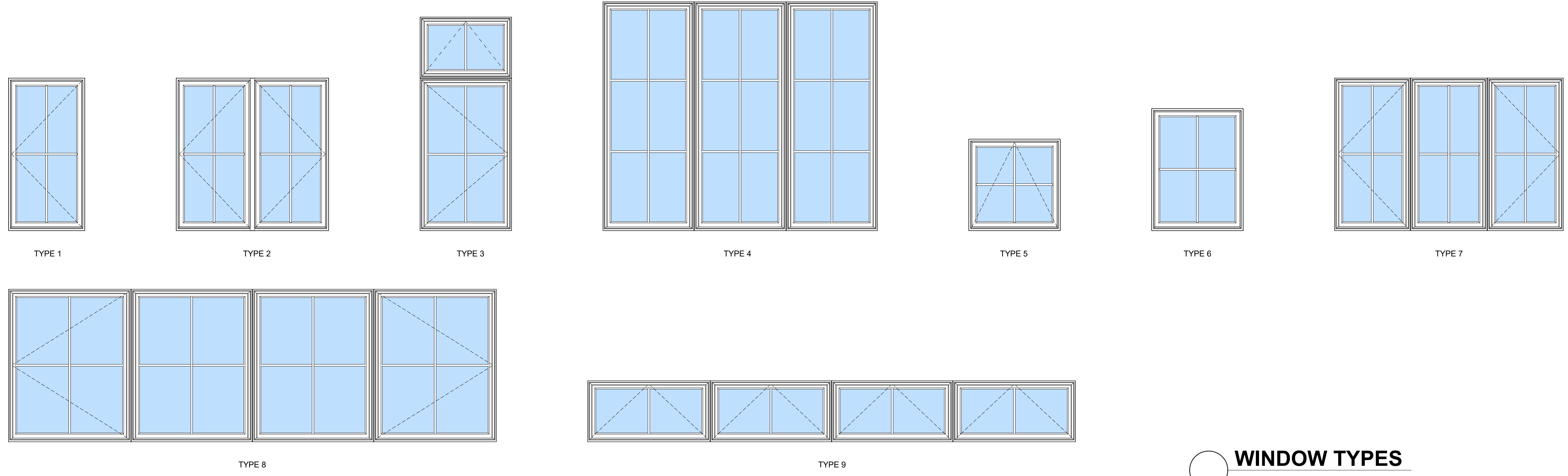
REVISIONS
NO. DATE DESC

- WINDOW NOTES:**
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
 3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
 4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
 5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
 6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
 7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.
 8. WINDOWS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.G GLAZING).



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

WINDOW SCHEDULE								
ROOM NUMBER	ROOM NAME	MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
002	GUEST BEDROOM 2	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
004	SHW 2	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
004	SHW 2	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
005	EXERCISE	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
006	BUNK	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
015	SAUNA	M	3'-0"	4'-0"	6	PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
101	ENTRY	E	5'-0"	5'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	KITCHEN	H	4'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	KITCHEN	H	4'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	KITCHEN	H	4'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	KITCHEN	I	16'-0"	2'-0"	9	AWNING (4 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
104	DINING	D	16'-0"	5'-0"	8	CASEMENT (4 WIDE OXO)	LOEWEN ALUMN CLAD WOOD; BLACK	
104	DINING	O	6'-0"	5'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
105	SITTING	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
105	SITTING	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
111	SKI ROOM	N	7'-6"	5'-0"	7	CASEMENT (3 WIDE OXO)	LOEWEN ALUMN CLAD WOOD; BLACK	
114	OFFICE	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
114	OFFICE	P	7'-6"	5'-0"	7	CASEMENT (3 WIDE OXO)	LOEWEN ALUMN CLAD WOOD; BLACK	
115	GARAGE	G	3'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
115	GARAGE	G	3'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
115	GARAGE	G	3'-0"	7'-0"	3	AWNING / CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
116	GUEST BEDROOM	A	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
117	GUEST BATH	L	2'-6"	2'-6"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
118	GUEST SHW	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
119	GUEST WC	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
202	MASTER BEDROOM	B	3'-0"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
204	MASTER BATH	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
204	MASTER BATH	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
204	MASTER BATH	C	3'-0"	6'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
204	MASTER BATH	F	9'-0"	7'-6"	4	PICTURE (3 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
204	MASTER BATH	K	3'-0"	7'-6"	6	PICTURE (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
207	MASTER CLOSET	J	3'-0"	3'-0"	5	AWNING (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	



WINDOW TYPES

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

PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS
NO. DATE DESC

LEWIS RESIDENCE

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

WINDOW SCHEDULE

SHEET NUMBER

A8.2

NOT FOR CONSTRUCTION

5/21/2021 11:57:08 AM

REVISIONS		
NO.	DATE	DESC.
5	05.10.21	New lighting
6	05.10.21	New exterior fixture A
7	05.10.21	Additional lighting note
15	05.21.21	Revised lighting

EXTERIOR FIXTURE A:

LED OUTDOOR WALL LIGHT

VEX 12 (7000WVEX93012BDOUNV)

BLACK FINISH	
MANUFACTURER	TECH LIGHTING
SIZE	SMALL / DOWNLIGHT ONLY
MATERIAL	POWDER COAT / ALUMINUM
WIDTH	4.6"
HEIGHT	12"
DEPTH	4"
CRI	90+
PRIMARY BULB	LED BUILT-IN
TOTAL LUMENS	199 (DOWN ONLY)
COLOR TEMPERATURE	3000 SOFT WHITE
TOTAL WATTAGE	18.4 (DOWN ONLY)
RATED LIFE	70,000 HOURS
DIMMING	YES W/LED COMPATIBLE ELV & TRIAC DIMMERS
CERTIFICATION	IP66, UL & GUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120 / 277 VOLT



LIGHTING NOTES:

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

LIGHTING LEGEND

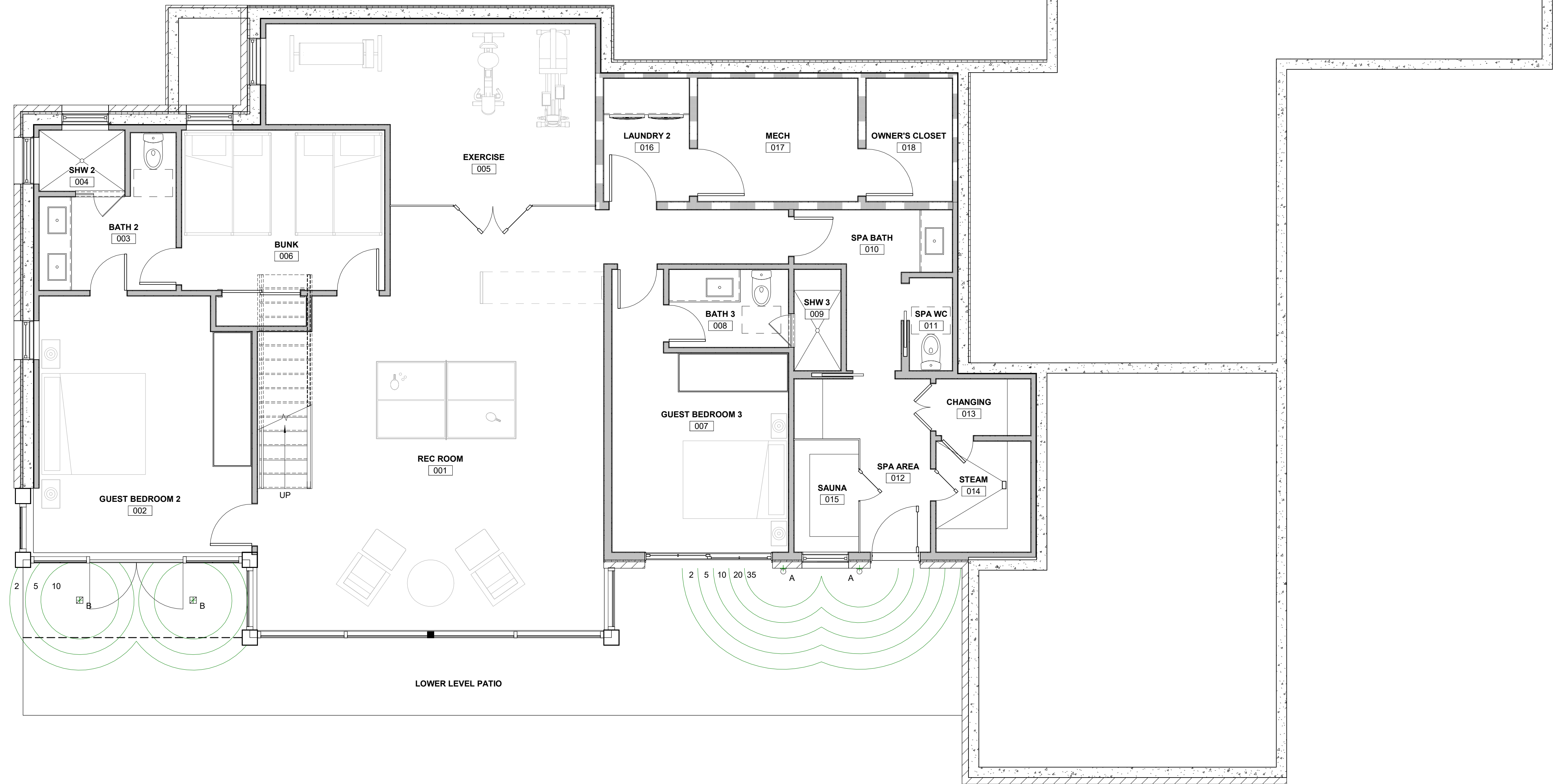
C1	RECESSED CAN	MS	DOUBLE HEADED MONO POINT
C2	RECESSED CAN; DIRECTIONAL	M	MOTION SENSOR
C3	RECESSED CAN; WET LOCATIONS	P	PENDANT
EX	RECESSED CAN; EXTERIOR	PD	UNDER CABINET LED STRIP
X	CEILING FAN	R	RECESSED LED LIGHT
C	2' LINEAR CLOSET FIXTURE	TL	TABLE LAMP RECEPTACLE
FN	EXHAUST FAN	FL	FLOOR LAMP RECEPTACLE
FN	EXHAUST FAN WITH LIGHT	S	WALL MOUNTED SCNCE
F	CEILING MOUNT FLUORESCENT LIGHT	ST	STEP LIGHT
S	SURFACE MOUNT FIXTURE	S2	TWO WAY SWITCH
CH	CHANDELIER	S3	THREE WAY SWITCH
M	MONO POINT FIXTURE	TV	TV OUTLET
		WG	WALL GRAZING
		X	EXTERIOR SCNCE
		---	FIXTURE LAYOUT GRID

EXTERIOR FIXTURE B:

AETHER LED MODULE ADJUSTABLE TRIM

R3ASAT-S930-BKWT

FINISH: BLACK / WHITE	
MANUFACTURER	WAC LIGHTING
ITEM	R3ASAT-S930-BKWT
MATERIAL	DIE-CAST ALUMINUM
GLASS	TEXTURED GLASS LENS
WIDTH	5.13"
HEIGHT	3.5"
LENGTH	3.13"
LAMP TYPE	LED
PRIMARY BULB	1 X 22.50 WATTS LED MODULE
CRI	90
COLOR TEMPERATURE	3000
TOTAL LUMENS	760
WATTAGE	22.50W
DIMMABLE	SMOOTH AND CONTINUOUS DIMMING TO 1 WITH AN ELECTRONIC LOW VOLTAGE DIMMER OR 0-10V DIMMER
RATED LIFE	70,000 HOURS
CERTIFICATION	ETL & ETL DAMP
VOLTAGE	120V, DIRECT WIRING



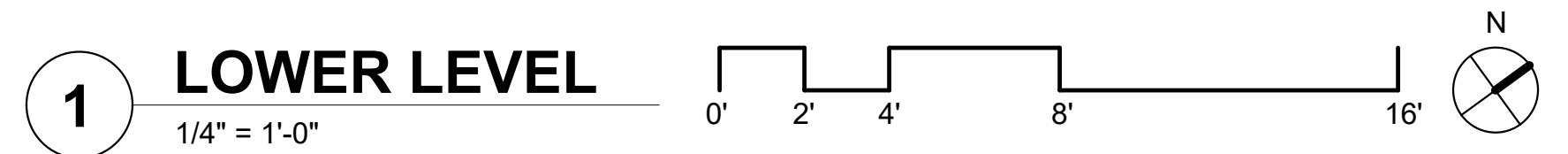
LEWIS RESIDENCE

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

LIGHTING PLAN

SHEET NUMBER

LTG1.1



NOT FOR CONSTRUCTION

EXTERIOR FIXTURE A:

LED OUTDOOR WALL LIGHT

VEX 12 (700QWVEX93012BDOUNV)

BLACK FINISH	
MANUFACTURER	TECH LIGHTING
SIZE	SMALL / DOWNLIGHT ONLY
MATERIAL	POWDER COAT / ALUMINUM
WIDTH	4.6"
HEIGHT	12"
DEPTH	4"
CRI	90+
PRIMARY BULB	LED BUILT-IN
TOTAL LUMENS	199 (DOWN ONLY)
COLOR TEMPERATURE	3000 SOFT WHITE
TOTAL WATTAGE	18.4 (DOWN ONLY)
RATED LIFE	70,000 HOURS
DIMMING	YES WLED COMPATIBLE ELV & TRIAC DIMMERS
CERTIFICATION	IP66, UL & eUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120 / 277 VOLT



Black finish / Small size

EXTERIOR FIXTURE B:

AETHER LED MODULE ADJUSTABLE TRIM

R3ASAT-S930-BKWT

FINISH: BLACK / WHITE	
MANUFACTURER	WAC LIGHTING
ITEM	R3ASAT-S930-BKWT
MATERIAL	DIE-CAST ALUMINUM
GLASS	TEXTURED GLASS LENS
WIDTH	5.13"
HEIGHT	3.5"
LENGTH	3.13"
LAMP TYPE	LED
PRIMARY BULB	1 X 22.50 WATTS LED MODULE
CRI	90
COLOR TEMPERATURE	3000
TOTAL LUMENS	760
WATTAGE	22.50W
DIMMABLE	SMOOTH AND CONTINUOUS DIMMING TO 1 WITH AN ELECTRONIC LOW VOLTAGE DIMMER OR 0-10V DIMMER
RATED LIFE	70,000 HOURS
CERTIFICATION	ETL/ETL DAMP
VOLTAGE	120V, DIRECT WIRING



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

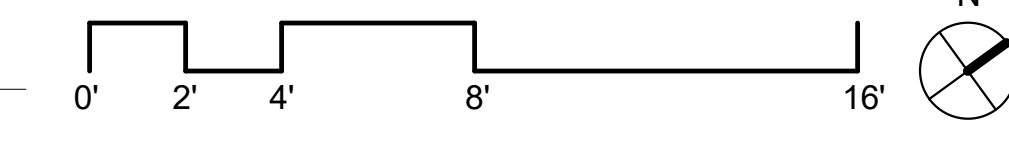
⊙ C1	RECESSED CAN	⊙ MS	DOUBLE HEADED MONO POINT
⊙ C2	RECESSED CAN; DIRECTIONAL	⊙ P	MOTION SENSOR
⊙ C3	RECESSED CAN; WET LOCATIONS	— PD	PENDANT
⊙ EX	RECESSED CAN; EXTERIOR	— R	UNDER CABINET LED STRIP
⊗	CEILING FAN	⊙ TL	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	⊙ FL	TABLE LAMP RECEPTACLE
⊙ FN	EXHAUST FAN	⊙ S	FLOOR LAMP RECEPTACLE
⊙ FN	EXHAUST FAN WITH LIGHT	— ST	WALL MOUNTED SCENCE
⊙ F	CEILING MOUNT FLUORESCENT LIGHT	⊙ S2	STEP LIGHT
⊙ CH	SURFACE MOUNT FIXTURE	⊙ S3	TWO WAY SWITCH
⊙	CHANDELIER	— WG	THREE WAY SWITCH
⊙	MONO POINT FIXTURE	⊙ X	TV OUTLET
		—	WALL GRAZING
		—	EXTERIOR SCENCE
		—	FIXTURE LAYOUT GRID



1

GROUND LEVEL

1/4" = 1'-0"



5/21/2021 11:57:23 AM

LTG1.2

SHEET NUMBER

LIGHTING PLAN

LEWIS RESIDENCE

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

NOT FOR CONSTRUCTION

©shift architects

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PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS		
NO.	DATE	DESC.
5	05.10.21	New lighting

EXTERIOR FIXTURE A:

LED OUTDOOR WALL LIGHT

VEX 12 (7000WVEX93012BDOUNV)	
BLACK FINISH	
MANUFACTURER	TECH LIGHTING
SIZE	SMALL / DOWNLIGHT ONLY
MATERIAL	POWDER COAT / ALUMINUM
WIDTH	4.6"
HEIGHT	12"
DEPTH	4"
CRI	90+
PRIMARY BULB	LED BUILT-IN
TOTAL LUMENS	199 (DOWN ONLY)
COLOR TEMPERATURE	3000 SOFT WHITE
TOTAL WATTAGE	18.4 (DOWN ONLY)
RATED LIFE	70,000 HOURS
DIMMING	YES WLED COMPATIBLE ELV & TRIAC DIMMERS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120 / 277 VOLT



Black Body / Small Size

LIGHTING NOTES:

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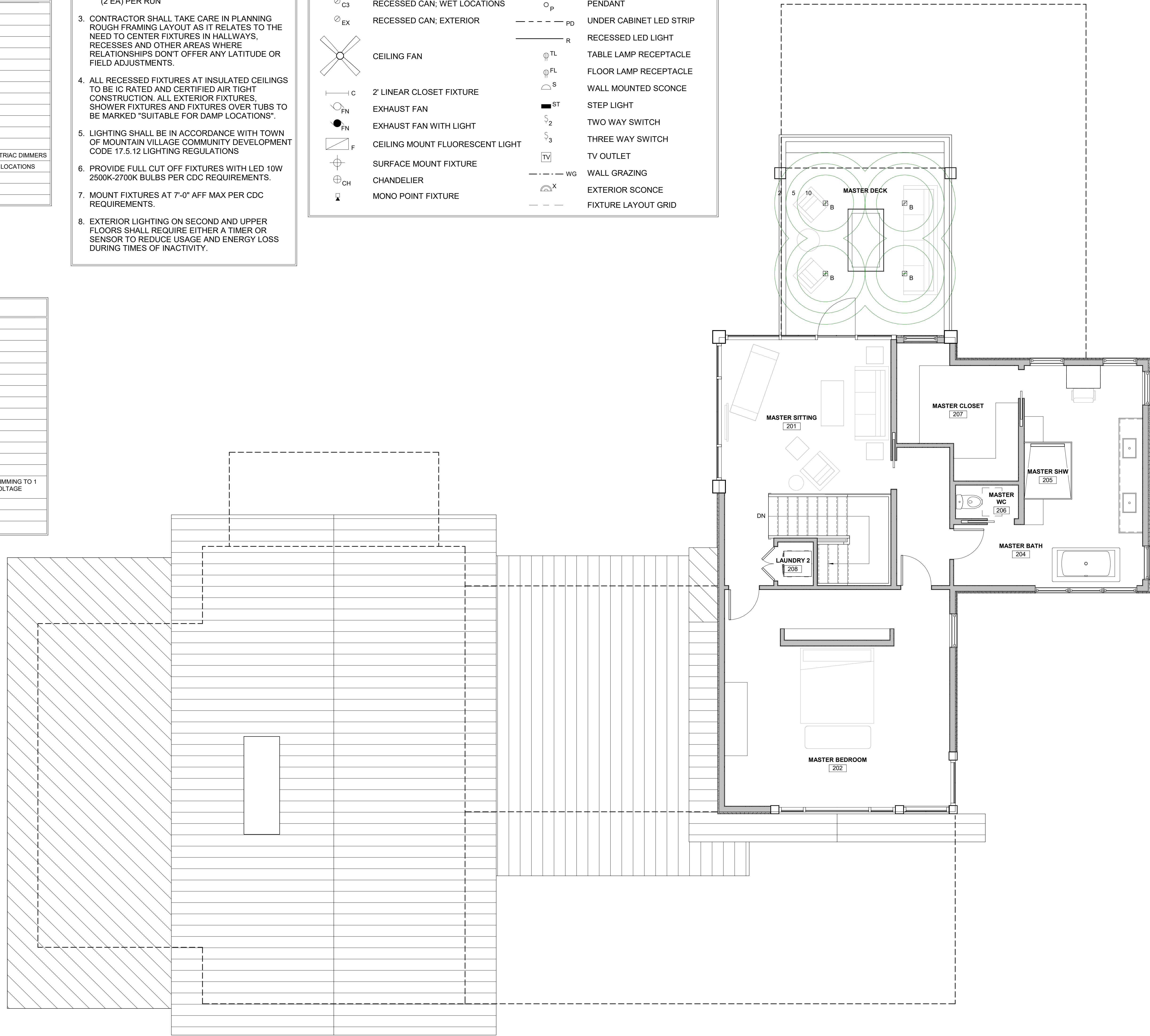
LIGHTING LEGEND

⊙ C1	RECESSED CAN	⌂	DOUBLE HEADED MONO POINT
⊙ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
⊙ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
⊙ EX	RECESSED CAN; EXTERIOR	--- PD	UNDER CABINET LED STRIP
⊗	CEILING FAN	--- R	RECESSED LED LIGHT
--- C	2' LINEAR CLOSET FIXTURE	⊕ TL	TABLE LAMP RECEPTACLE
⊖ FN	EXHAUST FAN	⊕ FL	FLOOR LAMP RECEPTACLE
⊖ FN	EXHAUST FAN WITH LIGHT	⊖ S	WALL MOUNTED SCNCE
⊖ F	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
⊖ CH	SURFACE MOUNT FIXTURE	S2	TWO WAY SWITCH
⊖ CH	CHANDELIER	S3	THREE WAY SWITCH
⊖	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		--- X	EXTERIOR SCNCE
		---	FIXTURE LAYOUT GRID

EXTERIOR FIXTURE B:

AETHER LED MODULE ADJUSTABLE TRIM

R3ASAT-S930-BKWT	
FINISH: BLACK / WHITE	
MANUFACTURER	WAC LIGHTING
ITEM	R3ASAT-S930-BKWT
MATERIAL	DIE-CAST ALUMINUM
GLASS	TEXTURED GLASS LENS
WIDTH	5.13"
HEIGHT	3.5"
LENGTH	3.13"
LAMP TYPE	LED
PRIMARY BULB	1 X 22.50 WATTS LED MODULE
CRI	90
COLOR TEMPERATURE	3000
TOTAL LUMENS	760
WATTAGE	22.50W
DIMMABLE	SMOOTH AND CONTINUOUS DIMMING TO 1 WITH AN ELECTRONIC LOW VOLTAGE DIMMER OR 0-10V DIMMER
RATED LIFE	70,000 HOURS
CERTIFICATION	ETL:cETL DAMP
VOLTAGE	120V, DIRECT WIRING





AGENDA ITEM 9
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 home on Lot AR-26, 122 Singletree Way, pursuant to CDC Section 17.4.11.

Project Overview

PROJECT GEOGRAPHY

Legal Description: LOT AR 26 ADAMS RANCH AT TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN SEC 33 T43N R9W NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 2570 AND 1ST AMEND DECS RECP 326892

Address: 122 Singletree Way
Applicant/Agent: Chris Hawkins, Alpine Planning
Owner: Roxana Popovici
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 1.05 Acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Chris Hawkins of Alpine Planning (Applicant), working on behalf of Roxana Popovici (Owner), is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home on Lot AR-26, 122 Singletree Way. The Lot is approximately 1.05 acres and is zoned Single-Family. The overall square footage of the home is approximately 6,945 gross square feet (6627 livable). The property is located near the terminus of Singletree Way and consists of a partially forested area to the rear of the lot, with some areas of the Lot over 30% that will be required to be disturbed as part of the design proposal.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	33.78'
Maximum Avg. Building Height	35' (gable) Maximum	16.69'
Maximum Lot Coverage	40% Maximum	12.48%
General Easement Setbacks	16' GE	Driveway Retainage
Roof Pitch		
Primary		4:12
Secondary		6:12 / 12:12
Exterior Material**		
Stone	35% minimum	35.7%
Windows/Doors	40% maximum	22.4%
Parking	2 enclosed / 2 surface	2/2

Design Review Board Design Variations:

1. Road and Driveway Standards – Retaining Wall Heights
2. Architectural Lighting

Design Review Board Specific Approvals:

3. Metal Fascia
4. GE Encroachment for Driveway
5. Board Form Concrete

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 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 gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the maximum building height is 33.78 feet from the highest ridge to the grade below. The maximum average height is 16.60 feet. Both of these heights comply with the CDC requirements. Additionally, the applicant has provided a parallel plane analysis demonstrating that no portion of roof forms penetrates the 40-foot parallel slope height allowance.

17.3.14: General Easement Setbacks

Lot AR-26 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 Driveways, Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from the Singletree Way Right of Way (ROW). Due to the grade of the site, the driveway necessitates a retaining wall that will also be located with the GE.*
- *Address Monument: The address monument appears to be integrated into the retaining wall described above.*
- *Utilities: The shallow utility connections are currently located within the GE of Lot AR-26 along the Singletree Way ROW. The proposed locations are conceptual at this time, but generally speaking, only the front GE will be disturbed with these connections.*
- *Landscaping: The proposed landscaping is within the GE surrounding the home. While natural landscaping is permitted, any associated irrigation must be approved by the DRB and any irrigation within the GE must be included in the GE Encroachment Agreement.*

There are also minor encroachments into the GE that fall into the category of prohibited without DRB approval, including the followings:

- *Irrigation: Landscaping and new plantings are located within the GE, and with that there will be associated Irrigation as shown on page L3.0 of the plans.*
- *Retaining Walls for Parking Turn Around: Based on feedback from Initial Review, the applicants have revised their parking plan to eliminate the request for tandem parking due to the size of the Lot. In order to resolve the parking as well as back out turn radius issues, the applicant has revised the plan so that a portion of the GE has been utilized as a turnaround area for cars located in the motor court.*

The DRB will need to approve both of the above requests for utilization of the GE. The applicant has addressed the parking request in their updated narrative and feel that this proposal is the best solution to accommodate parking on the site.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The home appears to blend well into the existing design theme of the Mountain Village given its strong material palette of buff sandstone, burnt cypress siding, and metal accents. The darker materials of the metal and burnt cypress contrast well with the lighter buff stone. Overall, it appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular. Staff discussed the following items at initial review:

- *Cantilevered Wing with Terraced Roof: Due to the steep slopes of the site (approx. 55% in rear), the applicant has proposed a unique solution to possibly limit site disturbance – a cantilevered wing with a terraced roof without any piers or columns supporting. At Initial Review, the DRB expressed general comfort with this design given the limited cantilever area as well as the limited visibility of the elevated portion of the home.*
- *Exposed wood siding at or near grade: The applicant has revised the elevations to remove exposed wood siding at or near grade. This is no longer a staff concerns.*
- *Board Form Concrete – Since the Initial Review, the applicant has revised the plans to include portions of board form concrete which can be best viewed on Page A1.6 of the updated plan set. Staff is not opposed to the use of this material but it will require the specific approval from the DRB.*

17.5.5: Building Siting Design

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

Staff: The building siting for the proposed design is largely driven by both the narrowness and topography of the lot. Lot AR-26 is located on a geographical ridge with the front of the lot sloping upwards to the crest on this ridge then dramatically falling to the northeast with portions of the lot over 50% slope. With this in mind, the applicant has been successful in limiting any impacts to the General Easement surrounding the home with the exception of the items discussed above. In terms of the project blending into the landscape and vegetation, it appears that the front of the home does blend well into the hillside given the sunken nature of the courtyard area, but the rear of the home is cantilevered and does appear to float above the ground in a way that makes it difficult for staff to determine that this portion of the home blends into the existing landforms. With that being said, it does appear that the existing mature landscaping will generally screen this area of the home

from any view. Also, the cantilevered nature of this wing does limit the extensive excavation that would be required if this home was built into a 50% slope.

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 Colorado buff sandstone in a random rectangular arrangement. The proposed siding and soffit materials are burnt cypress in different widths (4" and 6") and arrangements, that appear to have been wire brushed to accentuate the grain of the wood. In addition to the siding, a prominent element of the home is the 1'x2' dark patina steel panels. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing.

Window and door trim are proposed as painted aluminum charcoal black product. At the Initial Review, Staff requested a full window and door schedule which was provided. The garage door will be faced in metal matching the rest of the home design. The proposed roofing material is a bonderized grey product, and the fascia of the home appears to match. According to the CDC, the use of metal fascia is a specific approval and the DRB will need to grant this approval as part of this application. The CDC allows for bonderized standing seam roofing materials and this appears to meet that requirement. It should be noted that the applicant has not shown snow fencing on the roof plan but did provide notes within the roof plan referencing that all show sheds will be mitigated by roof snow fences.

The applicant has not proposed any snowmelt at this time.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan in accordance with the CDC requirements. The location and design of the home have enabled the project to minimize grading impacts on the steepest portion of the lot, but it should be noted that the project will require a large amount of excavation and material export. The grading plan demonstrates final grades and that the home does generally have positive drainage.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments to provide two interior and two surface parking spaces. The applicant is currently meeting this requirement based on the revision provided prior to Final Review. At Initial Review, the DRB requested that the tandem parking be removed and that all parking per the CDC be accommodated on the site. In order to accomplish this given the grades of the site, the applicant shifted the exterior parking, and this required some additional retainage changes discussed above. If the DRB agrees with the GE encroachment for retaining walls associated with the backup area, then staff supports this design.

17.5.9: Landscaping Regulations

The applicant has provided an updated landscaping plan for Final Review. This plan demonstrates planting locations, revegetation notes, and other general requirements. The applicant revised these plans to include all irrigation details as requested, and has also modified the planting list to better account for diversity of species and fire mitigation on the site.

17.5.11: Utilities

Staff: All utilities are currently located within Singletree Way ROW and will only require connections from the road to the home. The applicant shall work with the Public Works Director before the final review to determine the specific locations of the connections for

the home as these locations are conceptual only. It should be noted that the utility plan currently shows the location of the meters at the front of the home, and these must be screened and/or relocated to a more discrete location. This was referenced at Initial Review and staff has not seen an updated location for the meters for Final Review. Any approval shall condition that these meters be relocated to the side of the home.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan for Final Review. It appears, based on the light cut sheets that the proposed fixtures are meeting the requirements of the CDC for lumens, CCT, etc – but the DRB should discuss if they feel that the proposed exterior lighting constitutes architectural lighting. If the DRB determines the lighting to be architectural, then there are two options discussed below:

- 1. Allow for architectural lighting by issuing a Design Variation to Lighting, or*
- 2. Require as a condition of approval that the lighting be revised and submitted to staff and a member of the DRB for approval – to occur prior to issuance of a building permit.*
- 3. A mixture of both options.*

Staff recommends allowing the architectural lighting as a design variation in the interior courtyard, but staff recommends that the applicant revise the plan otherwise and remove the architectural lighting outside of the garage as a condition of approval.

As an additional note – a photometric study was provided on Page LT1.0 but it fails to demonstrate footcandle levels outside of the courtyard and motor court area. This plan should demonstrate the full photometric for the Lot.

17.5.13: Sign Regulations

Staff: The applicant has provided updated architectural details for the address monument demonstrating that the dimensions of the monument are meeting the requirements of the CDC. In addition, the design appears to blend well with the home and retaining walls. Staff as a condition of approval, recommends that the numbering and illumination match on the opposite side of the monument, so that the numbering can be seen as you travel on singletree way in either direction.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicants have provided a fire mitigation plan meeting the requirements of the CDC.

Steep Slopes: The building site does contain steep slopes and the applicant has intentionally designed the home to limit the impacts to those areas. The majority of the development does not occur on areas of steep slopes.

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. It should be noted that instead of 2-foot shoulders, the applicants are proposing 3-foot concrete v-pans. Staff does not take issue with this proposal given the drainage needs for the driveway. The driveway grade is demonstrated on page C2, and the majority of the driveway is 10% grade. The CDC allows for this grade on transitional sections of the driveway.

Additionally, there is a retaining wall associated with the driveway that appears to be over 4 feet in height. By requiring the wall to be stepped, there would be additional GE impacts, and it may be preferable to DRB to grant a design variation for this requirement as well.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include fireplaces and unless the owners procure a fireplace permit, these must operate on natural gas. Staff requested that this be amended prior to final but at the time of drafting this memo, this was not addressed. Staff does feel comfortable with requiring this as a condition of approval.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a construction mitigation plan for this project for Final Review. The applicant has attempted to address the public comments from Lot AR-33 as it relates to parking and it appears that has been accomplished. It will be important to understand as we progress to construction drawings if a Crane will be required and if so, any future CMP submitted as part of the building permit shall document that crane radius as applicable. In addition, due to the steepness of the site, it will be equally important to update this plan to better capture the construction and silt fencing/erosion control for the site. Staff is requesting this be provided as a condition of approval prior to the issuance of a building permit. It will also be important to better understand material export for this project given the limited area for storage.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot AR-26, 122 Singletree Way.

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 AR-26, 122 Singletree Way, based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variations:

- 1. Road and Driveway Standards – Retaining Wall Heights*
- 2. Architectural Lighting*

Design Review Board Specific Approvals:

- 3. Metal Fascia*
- 4. GE Encroachment for Driveway*
- 5. Board Form Concrete*

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall revise the Utility Plan to demonstrate that the locations of the meters are on the side of the home.
- 2) Prior to the issuance of a building permit, the Construction Mitigation Plan will be revised per the comments of this staff memo.

- 3) Prior to the issuance of a building permit, the applicant shall revise the design of the address monument so that it demonstrates that the numbering is visible from both travel directions on Singletree Way.
- 4) Prior to the issuance of a building permit the applicant shall revise the lighting plan details as noted in this Staff Memo – and provide to staff and a member of the DRB for final approval.
- 5) Prior to the issuance of a building permit, the applicant shall provide a solid fuel burning device permit for all fireplaces not identified as natural gas burning.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 10) Any Town or Utility owned facilities required to be relocated due to the development of this Lot shall be relocated solely at the cost of the property owner. Prior to relocation, these modifications must be approved by the Public Works Director and any other relevant agencies.
- 11) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

/jjm

FOX



Lot AR-26 Final Architectural Review

Tommy Hein
ARCHITECTS



Uncompahgre
Engineering, LLC



Final Architectural Review

The DRB approved the Initial Architectural and Site Review (“**IAR**”) at the April 22nd special meeting subject to conditions that are discussed below. The redesign of the autocourt to provide two non-tandem parking spaces as required by Condition No. 4 showed that there was not enough space for car backing movements from the garage to allow for vehicles to exit the site driving forward. The only solution was to provide for a backing areas in the 16-foot eastern General Easement (“**GE**”) that is discussed below.

General Easement Encroachment

Community Development Code (“**CDC**”) Section 17.3.14(E) states that:

The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
 - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
 - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.

We believe that driveways with backing areas from garages and associated grading, including retaining walls, are part of the permitted accessways in the GE. That said, we understand some may take a different opinion on what constitutes permitted accessways and improvements in the GE and are providing a more robust analysis for Town staff and DRB consideration.

It is not possible to avoid locating the driveway backing area, which is part of the overall accessway to the site, in the eastern GE. Lot AR-26 is a very unique shaped lot with an approximate 112 foot width. The 32 feet in GEs reduced the buildable area to 80 feet with a 26 foot deep garage leaving 54 feet outside of the GEs.

The driveway must come in on the eastern side of the Property to provide roof for a proper turning radius into the garage as shown on the civil plans, which means cars backing out of the garage have to back past the driveway to turn out facing forward heading down the 10% driveway grade.

The home cannot be pushed further to the north due to the steep slopes on the site and the owner’s desire to have an lawn amenity area on the property in the sunken courtyard that can only be located on the southern side of the home due to the steep slopes and also to provide solar access to this wonderful space that is wrapped on three sides by the home.

There will not be any unreasonable or negative impacts to the surrounding properties due to the driveway backing area and associated grading, including retainage, being located in the eastern GE. The landscaping plan mitigates any impacts to surrounding properties. Driveways, including backing areas and associated grading, including retaining walls, are very common improvements in the GE with the CDC expressly allowing for accessways.

DRB Conditions

The DRB IAR approval conditions that had to be met prior to Final Architectural Review have been addressed as follows, with compliance comments shown with *italics*:

1. Prior to submittal for a Final Architectural Review, the applicant shall revise the parallel plane analysis to demonstrate both existing and finished grade projections. *The analysis has been revised as shown on Sheet A1.5.*
2. Prior to submittal for a Final Architectural Review, the applicant shall provide a full window, door, and garage schedule. Any areas of fenestration within the stone facade shall be recessed and the recessed detail provided. *The window and door schedule is shown in the plan set.*
3. Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of snowmelt within the driveway areas over 8% grade. *This condition was removed because no snowmelt is required for the driveway as designed.*
4. Prior to submittal for a Final Architectural Review, the applicant shall revise the motor court to provide exterior parking spaces that are not in a tandem configuration. *The revised motor court design is shown on Sheets A1.1 and C2, with two non-tandem parking spaces shown.*
5. Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation location details to determine the extent of the GE encroachments. Additionally, the applicant shall revise the landscaping plan based on referral comments from the Town Forester. *The revised landscaping plan is shown on Sheets L1.0 through L5.0.*
6. Prior to submittal for a Final Architectural Review, the applicant shall revise the design and location details for the address monument so that it meets the requirements of the CDC. *The address monument location is shown on Sheet A1.1 with the design of the monument shown on Sheet A3.1.*
7. Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study, and shall replace fixture BX with a CDC compliant fixture. *The lighting plan is shown on Sheets LT1.0 through LT1.2.*

GENERAL NOTES

CONTRACT DOCUMENTS

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

ORGANIZATION

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: PLANNING & REGULATORY (A SHEETS) CIVIL DRAWINGS (C SHEETS) LANDSCAPE DRAWINGS (L SHEETS) ARCHITECTURAL DRAWINGS (A SHEETS) INTERIOR DRAWINGS (I SHEETS) STRUCTURAL DRAWINGS (S SHEETS) MECHANICAL DRAWINGS (M SHEETS) ELECTRICAL (E SHEETS) AUDIOVISUAL DRAWINGS (LV SHEETS) LIGHTING DRAWINGS (LP 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

REGULATORY COMPLIANCE

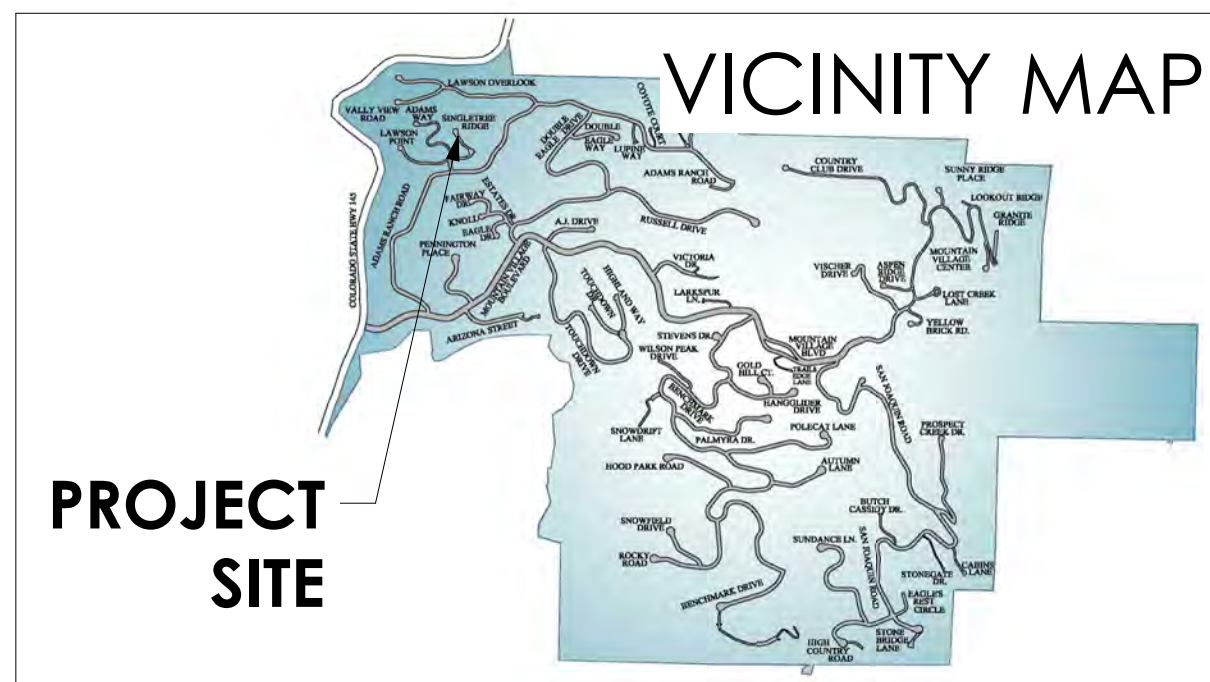
THE CONTRACTOR SHALL ENSURE THAT THE WORK AND CONSTRUCTION ADMINISTRATION PROCESSES COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND PRIVATE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF TELLURIDE LAND USE CODE (LUC), DESIGN GUIDELINES, HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) CONDITIONS,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

INTENT

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

COORDINATION

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS OF 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, ELECTRICAL, PLUMBING, AUDIO/VISUAL AND LIGHTING DRAWINGS.



LOT COVERAGE & FLOOR AREA CALCULATIONS

STANDARDS	ALLOWED	PROPOSED
LOT COVERAGE		
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	1.05 ACRES= 45,738.04 SF MAX COVERAGE= 13,721.41 SF COVERAGE SF= 5700.20 SF COVERAGE %= 12.48 % (12.48% IS BELOW THE ALLOWABLE 30% COVERAGE)
LOT COVERAGE	< 30%	
FLOOR AREA CALCULATIONS		
		SEE SHEET A1.3 FOR ALL AREA CALCULATIONS
MISC REQUIREMENTS		
BUILDING SETBACKS	16'	N=120'-6" S=58'-10" E=20'-0" W=17'-9"
BUILDING HEIGHT		
- MAXIMUM	- 35'	- 29'-6" +/-
- AVERAGE	- 30'	- 15.03'
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2 ENCLOSED	- 2 ENCLOSED
- SURFACE	- 2 SURFACE	- 2 SURFACE
SNOWMELT AREA	- TBD S.F.	- TBD SF
EXTERIOR MATERIALS	- SEE A1.3, 1.3A, A3 SERIES	- SEE A1.7 & A3 SERIES

CODE SUMMARY

ZONING - SINGLE FAMILY RESIDENTIAL
 BUILDING CODE - IRC-2012
 DESCRIPTION - 3.0 STORY
 OCCUPANCY CLASSIFICATION - IRC 1&2
 AUTOMATIC FIRE SPRINKLERS - NFPA 13D- SPRINKLERED GREATER THAN 3,600 S.F.
 FIRE RESISTIVE RATING SHAFT ENCLOSURES - 1 HR.
 EXIT ENCLOSURE RATING 1 HR.
 ELEVATOR SHAFT N/A



Sheet List		
Sheet Number	Sheet Name	PHASE
A0.0	COVER SHEET	DRB
A0.1	SITE PHOTOS	DRB
A0.2	SITE SURVEY & SLOPE STUDY	DRB
A0.3	OVERALL BUILDING VIEWS	DRB
A0.4	EXTERIOR RENDERINGS	DRB
C1	CIVIL GENERAL NOTES	DRB
C2	DRIVEWAY PLAN & PROFILE	DRB
C3	UTILITIES	DRB
L1.0	LANDSCAPE ILLUSTRATIVE PLAN	DRB
L2.0	LANDSCAPE PLANTING PLAN	DRB
L3.0	IRRIGATION PLAN	DRB
L4.0	WILDFIRE MITIGATION PLAN	DRB
L5.0	LANDSCAPE ILLUSTRATIVE IMAGERY	DRB
A1.0	SITE PLAN	DRB
A1.1	CONSTRUCTION MITIGATION PLAN	DRB
A1.2	SITE COVERAGE DIAGRAM	DRB
A1.3	FLOOR AREA SUMMARY & SCHEDULES	DRB
A1.5	BUILDING HEIGHT CALCS.	DRB
A1.6	EXTERIOR MATERIAL CALCS.	DRB
A2.0	ENTRY & MAIN LIVING LEVELS	DRB
A2.1	MASTER SUITE LEVEL & ROOF PLAN	DRB
A2.2	LEVEL 00 & 01 - GARAGE & ENTRY PLAN	DRB
A2.3	LEVEL 01 - LOWER LIVING PLAN	DRB
A2.4	LEVEL 02 - MAIN LIVING PLAN	DRB
A2.5	LEVEL 03 - MASTER SUITE PLAN	DRB
A3.0	EXTERIOR MATERIALS	DRB
A3.1	EXTERIOR ELEVATIONS	DRB
A3.2	EXTERIOR ELEVATIONS	DRB
A3.3	EXTERIOR COURTYARD ELEVATIONS	DRB
A4.0	OVERALL SECTIONS	DRB
LT1.4	EXTERIOR LIGHTING CALC	DRB
LT1.1	EXTERIOR LIGHTING CALC	DRB
LT1.2	EXTERIOR LIGHTING CALC	DRB
LT1.3	EXTERIOR LIGHTING CALC	DRB

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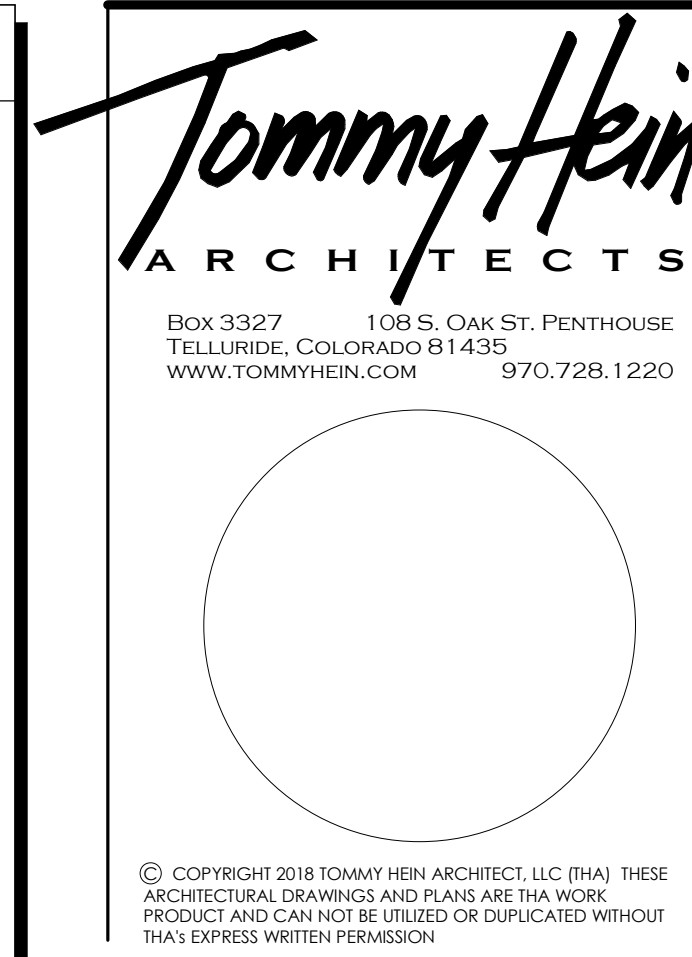
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REGULATORY COMPLIANCE
 THE CONTRACTOR SHALL ENSURE THAT THE WORK AND CONSTRUCTION ADMINISTRATION PROCESSES COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND PRIVATE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF TELLURIDE LAND USE CODE (LUC), DESIGN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



Submissions

DRIVE & MASSING STUDIES	2020.11.25
SCHEME C HOA REVIEW	2020.12.04
SCHEME B.2 HOA REVIEW	2021.01.26
SCHEME B.3 HOA REVIEW	2021.02.01
DRB INITIAL REVIEW	2021.02.25
VE SET 1	2021.03.31
VE SET 1	2021.04.06
VE SET 2	2021.04.30
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19



122 SINGLETREE WAY
 THE TOWN OF
 MOUNTAIN VILLAGE,
 CO 81435

COVER SHEET

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

A0.0



PANORAMA LOOKING SOUTH



PANORAMA LOOKING SOUTHWEST



PANORAMA FROM EAST PROPERTY LINE, LOOKING NORTH



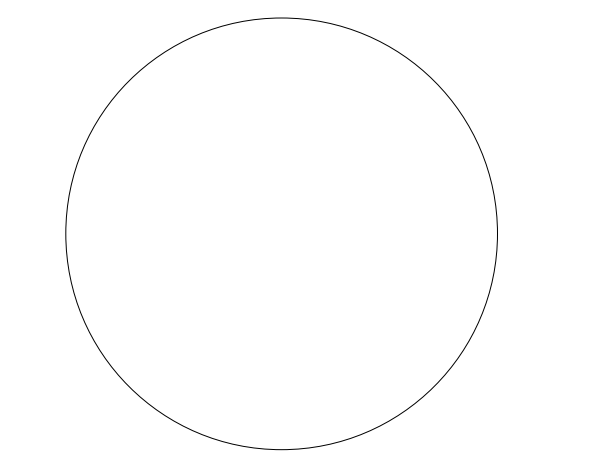
VIEW FROM RIDGE LOOKING NORTHEAST



NORTHEAST VIEW THROUGH TREES

Tommy Hein
ARCHITECTS

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Submissions

DRIVE & MASSING STUDIES	2020.11.25
SCHEME C HOA REVIEW	2020.12.04
SCHEME B.2 HOA REVIEW	2021.01.26
SCHEME B.3 HOA REVIEW	2021.02.01
DRB INITIAL REVIEW	2021.02.25
VE SET 1	2021.03.31
VE SET 1	2021.04.06
VE SET 2	2021.04.30
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19

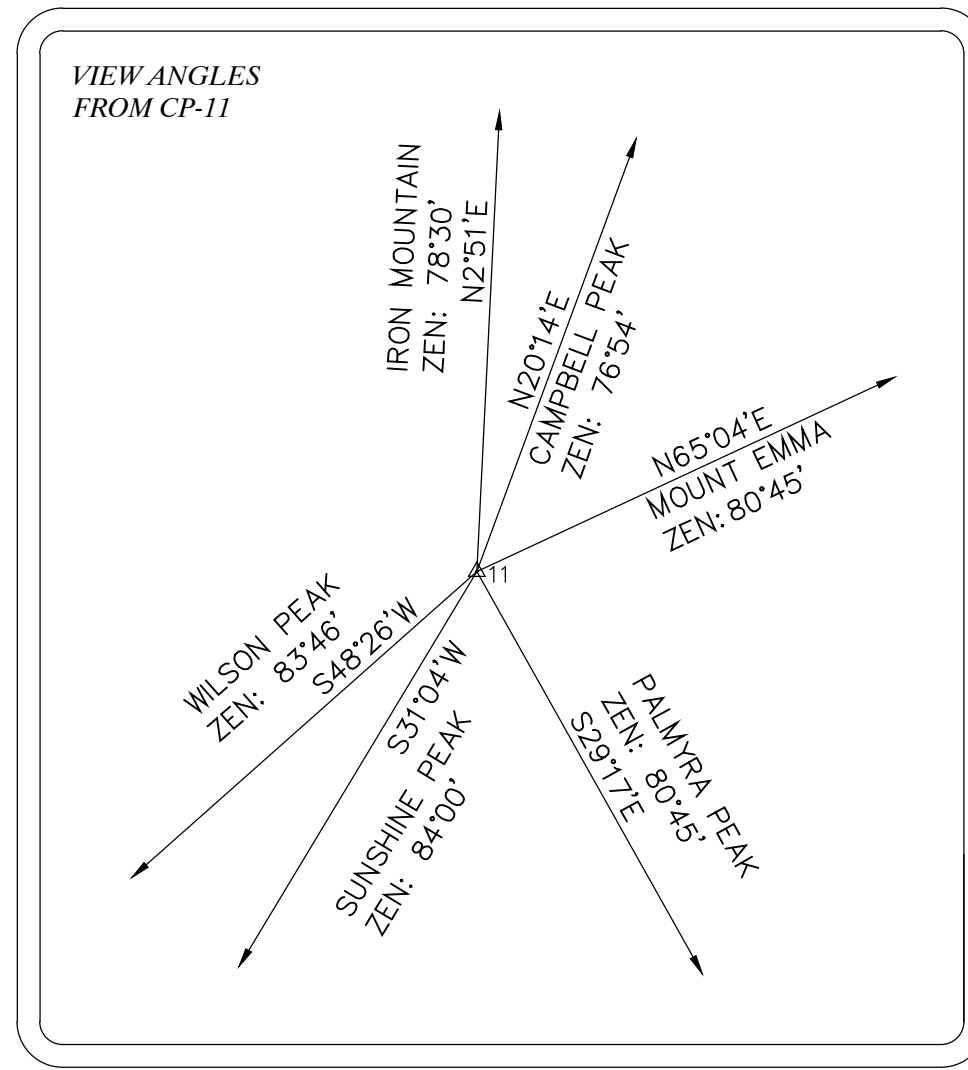
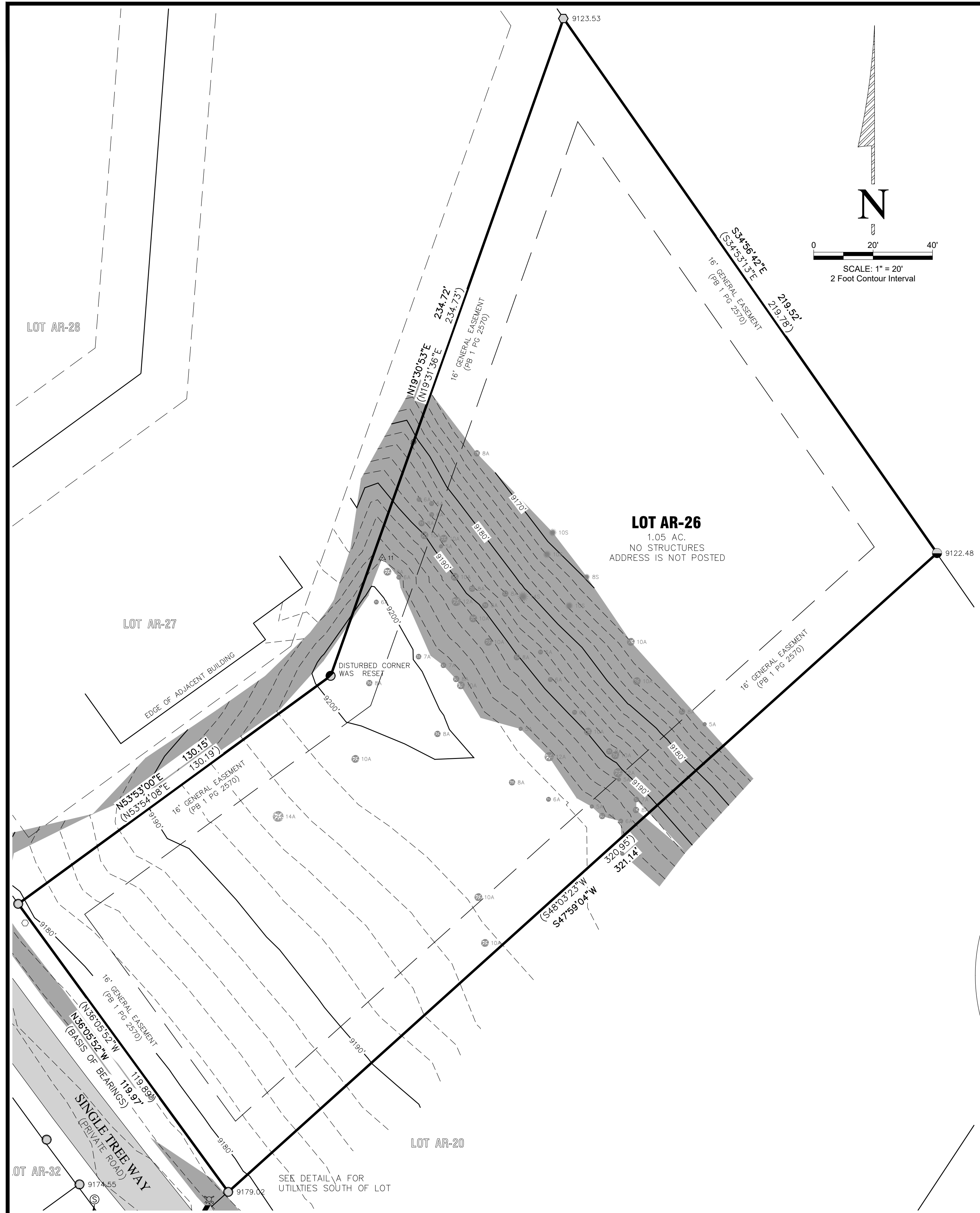
FOX

122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

SITE PHOTOS

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

A0.1



LEGEND

- FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 17509
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 37970
- SET 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- CABLE PEDESTAL
- ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- PVC CLEANOUT
- ⊕ SEWER MANHOLE
- ASPEN TREE, NUMBER INDICATES CALIPER
- SPRUCE TREE, NUMBER INDICATES CALIPER
- SLOPES GREATER THAN 30%

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

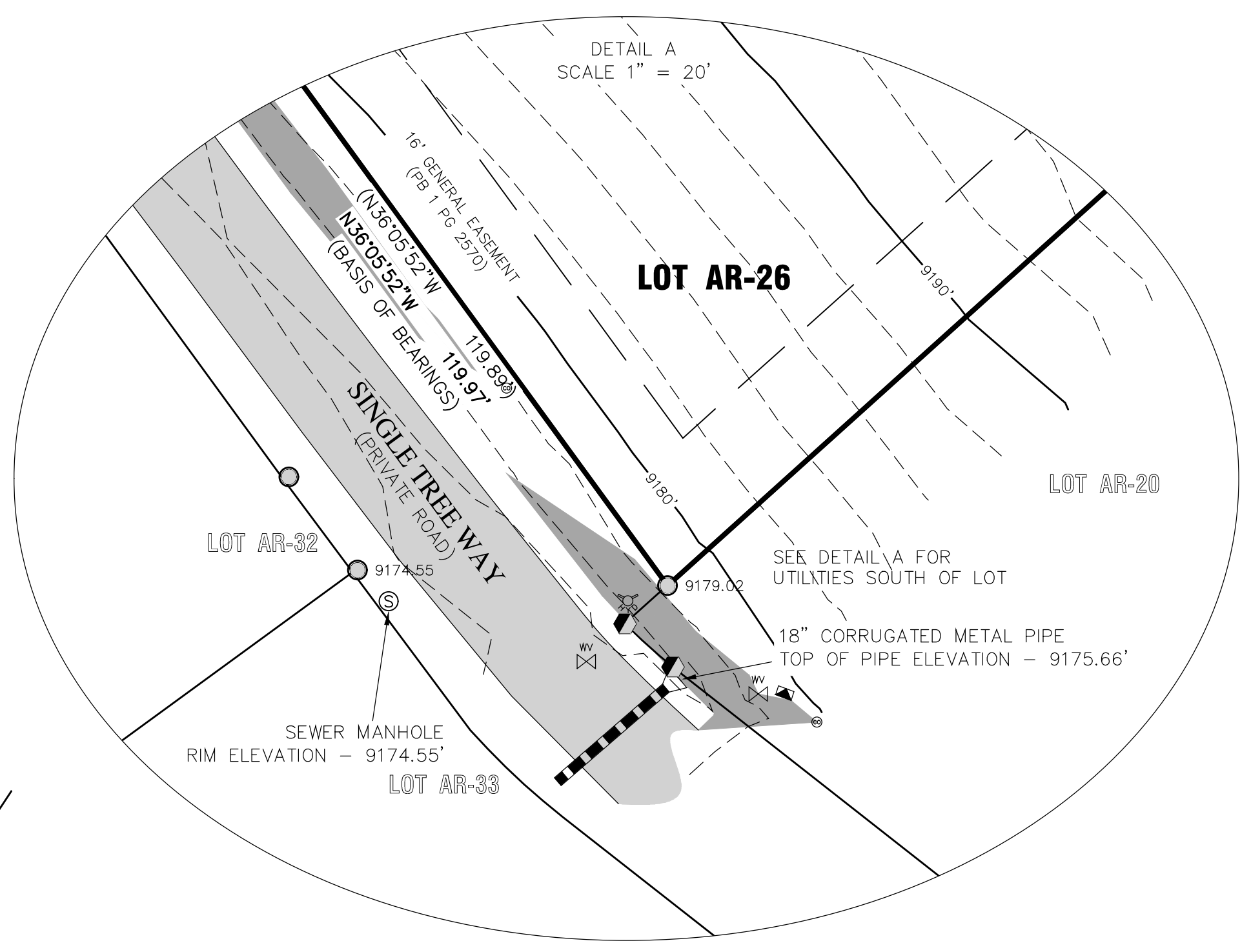
- NOTES:**
- According to Flood Insurance Rate Map 08113C0286 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
 - Easement research from Land Title Guarantee Company, Commitment No. TLR86010584, Effective Date 09/14/2020 at 05:00 PM.
 - Vertical datum is based on the found South corner of Lot AR-26, an Aluminum Cap Rebar, LS 24954, having an elevation of 9179.02 feet NAVD88, as depicted. Elevations were determined by a GPS static observation, reduced by NGS Opus website.
 - Fieldwork was performed September 23, 2020.
 - Bearings and distances within parenthesis represent record bearings and distances from Plat Book 1 at Page 2570. Bold bearings and distances represent field measurements.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
Lot AR-26, Adams Ranch at Town of Mountain Village, According to the Plat recorded June 1, 1999 in Plat Book 1 at page 2570, and according to the Community Plat/Map Amendment for the Adams Ranch Community recorded June 1, 1999 in Plat Book 1 at page 2573.

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:
The Basis of Bearings for this Improvement Survey Plat is the Single Tree Way frontage of Lot AR-26 being the bearing of N 38°05'52" W, according to the plat of Adams Ranch at Town of Mountain Village recorded in Plat Book 1 at page 2570.

SURVEYOR'S CERTIFICATE:
I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Roxana Popovici, and John A. Parker was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.



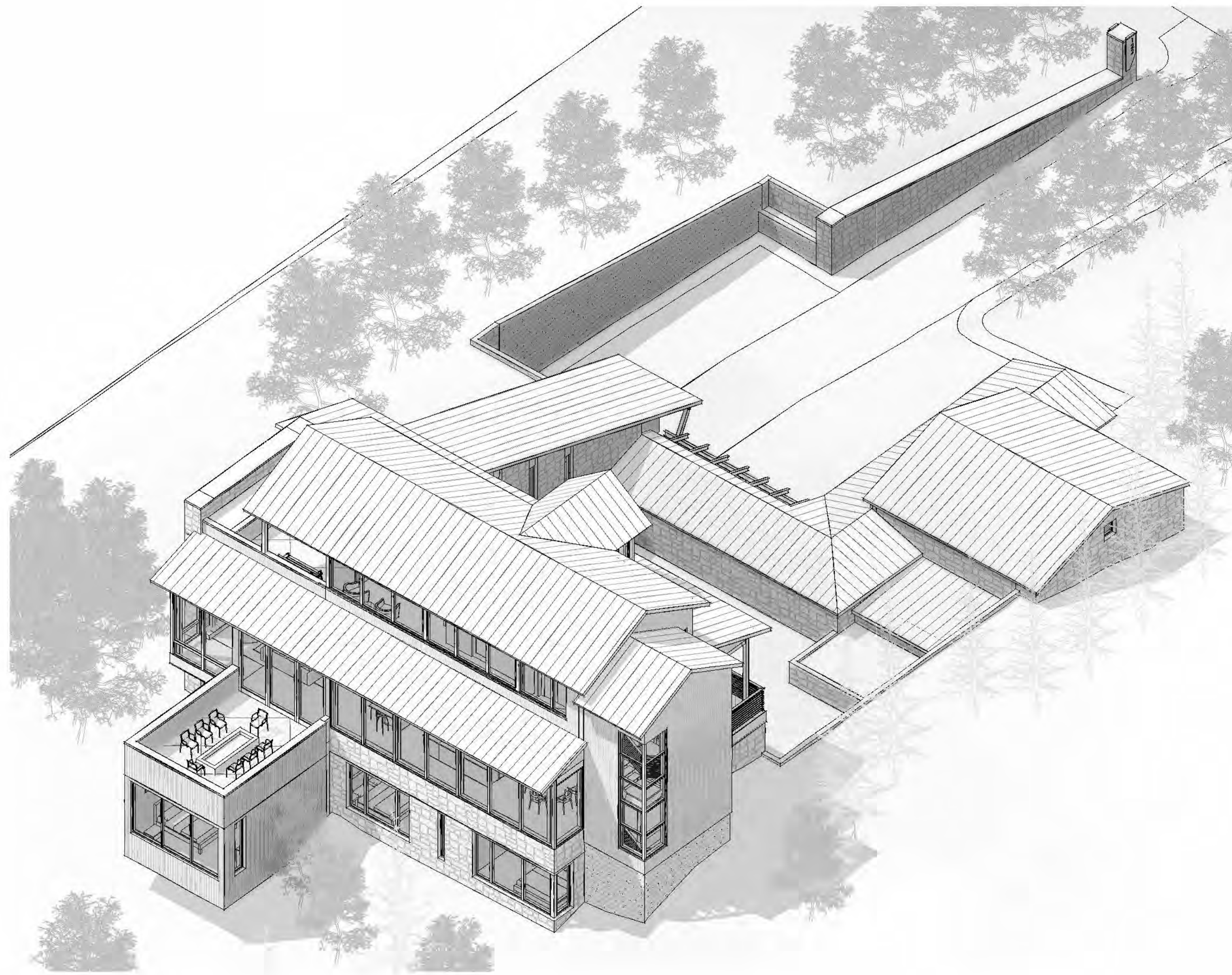
IMPROVEMENT SURVEY PLAT

LOT AR-26, ADAMS RANCH AT TOWN OF MOUNTAIN VILLAGE

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

DATE:	9/25/2020
JOB:	20029
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

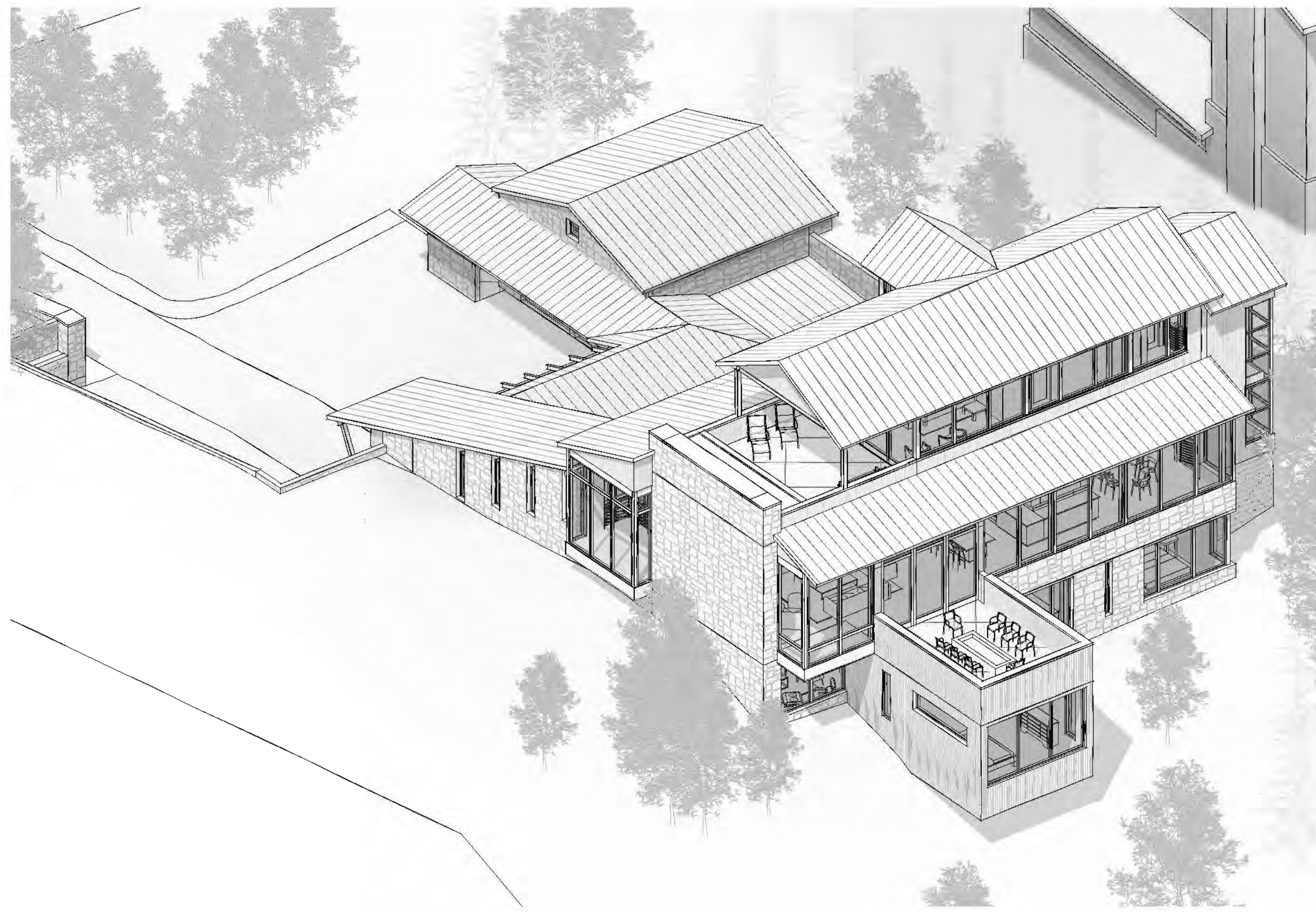
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
09/25/2020



4 OVERALL VIEW LOOKING SOUTH



1 OVERALL VIEW LOOKING EAST



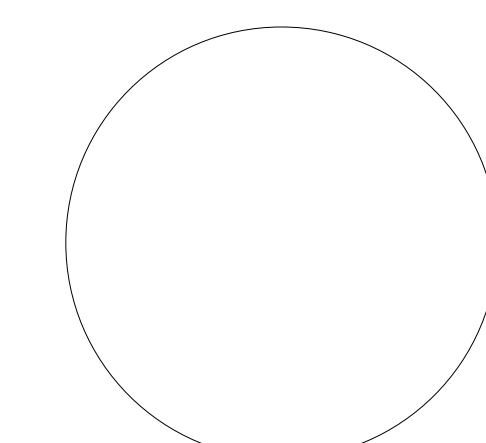
3 OVERALL VIEW LOOKING WEST



2 OVERALL VIEW LOOKING NORTH

Tommy Hein
ARCHITECTS

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



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Submissions

DRIVE & MASSING STUDIES	2020.11.25
SCHEME C HOA REVIEW	2020.12.04
SCHEME B.2 HOA REVIEW	2021.01.26
SCHEME B.3 HOA REVIEW	2021.02.01
DRB INITIAL REVIEW	2021.02.25
VE SET 1	2021.03.31
VE SET 1	2021.04.06
VE SET 2	2021.04.30
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19

FOX

122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

**OVERALL
BUILDING
VIEWS**

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

A0.3

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.

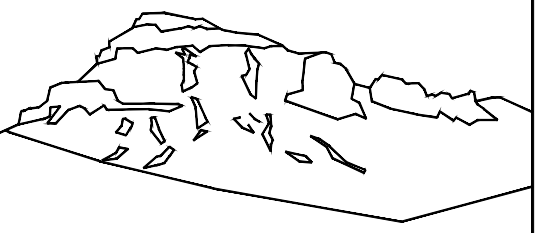
22. ALL DISTURBED GROUND SHALL BE RE-SEEDING WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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 2021-02-24
DRB 2 2021-05-20

AR 26
Lawson Overlook
Mtn. Village, CO

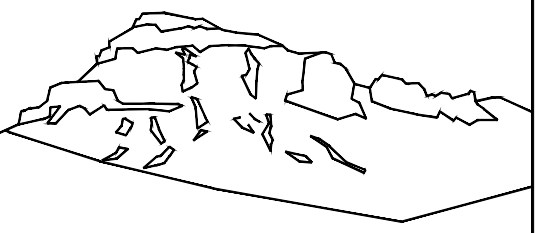


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General
Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB 1 2021-02-24
DRB 2 2021-05-20

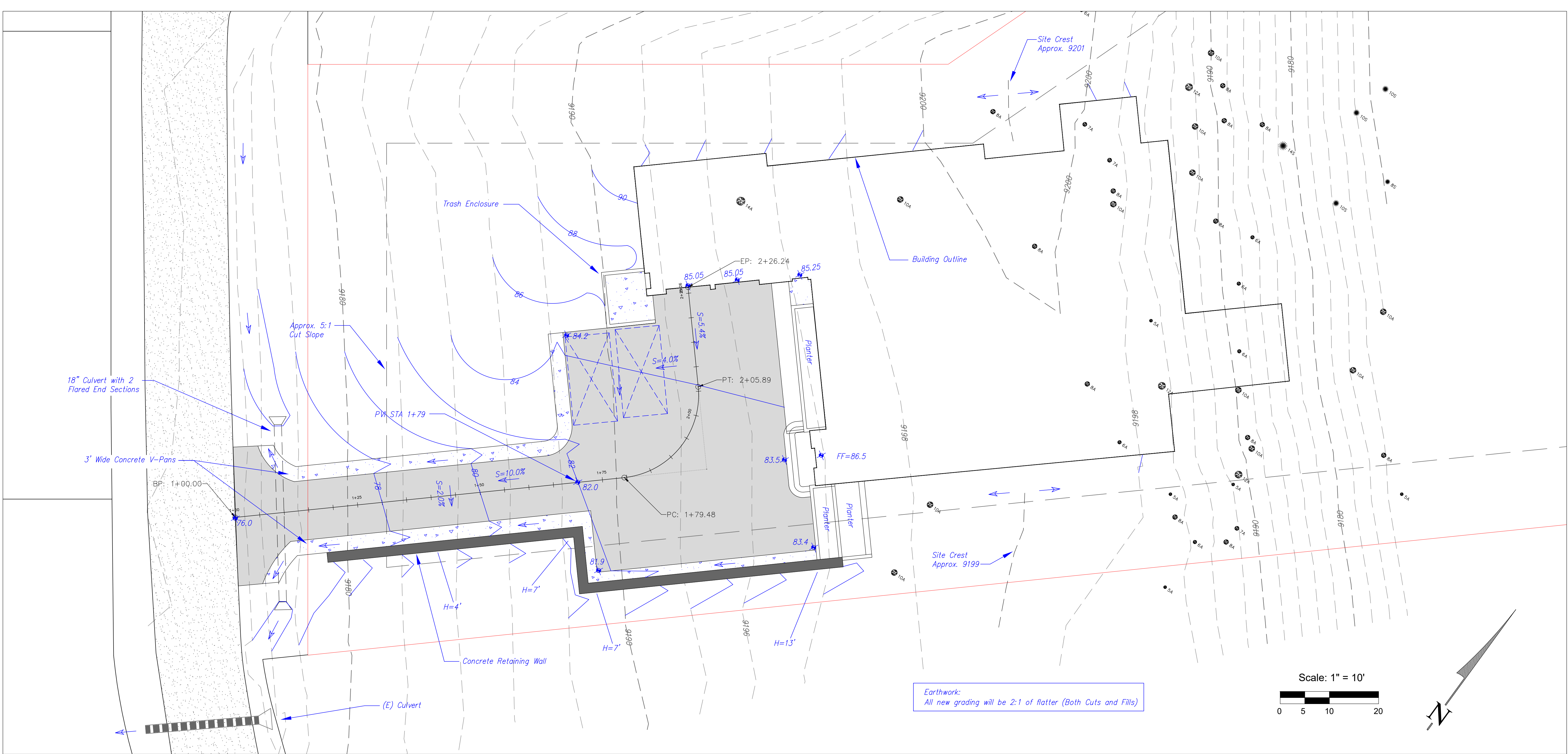
AR 26
Lawson Overlook
Mtn. Village, CO



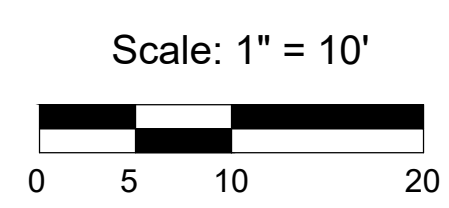
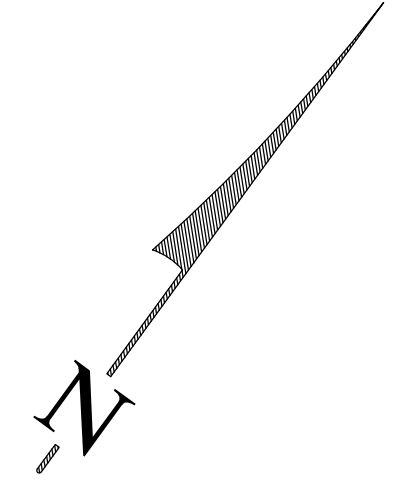
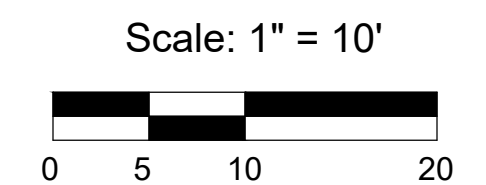
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway
Plan
and
Profile

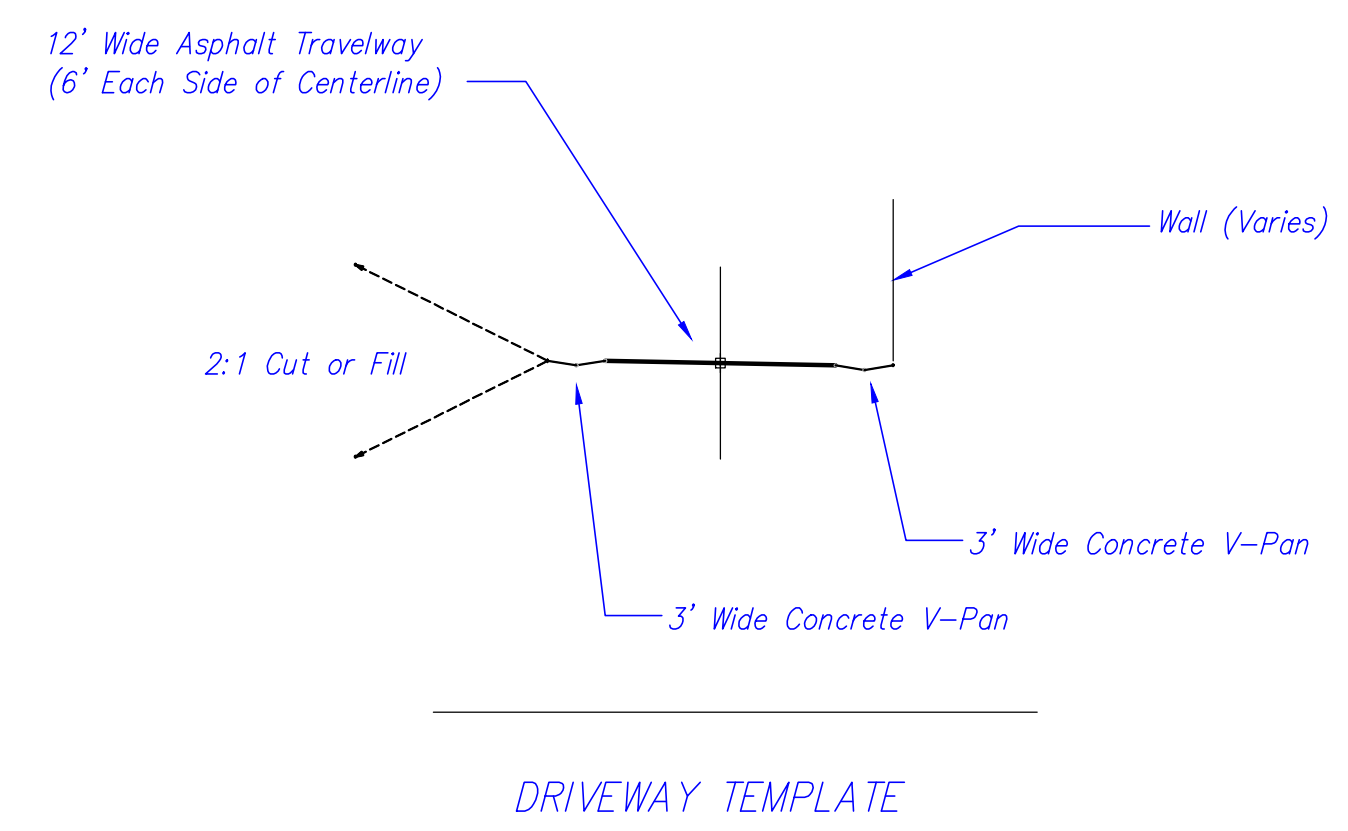
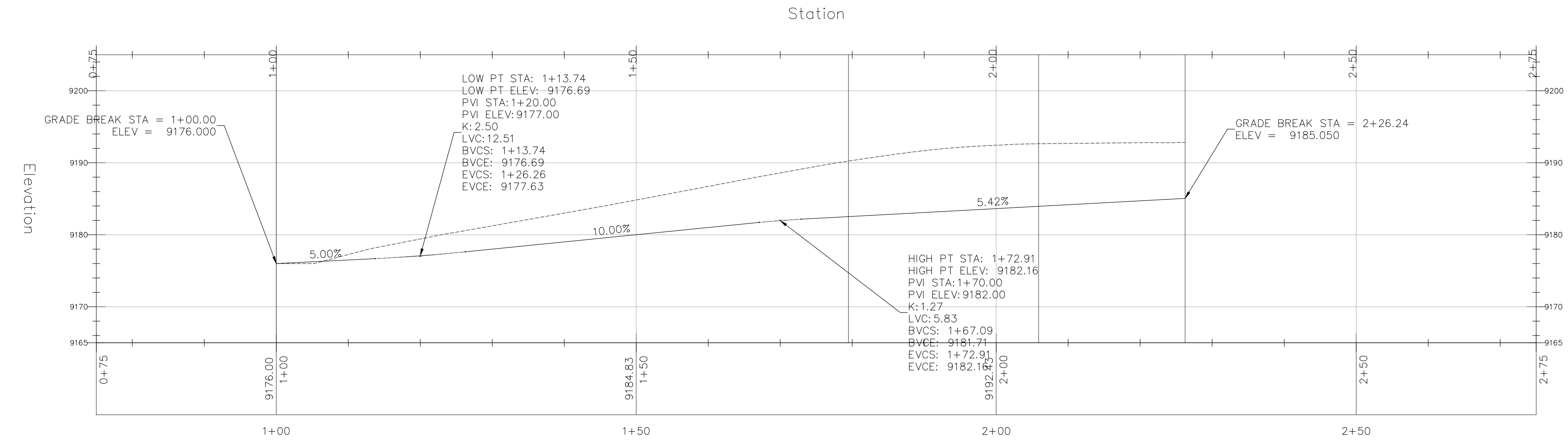
C2



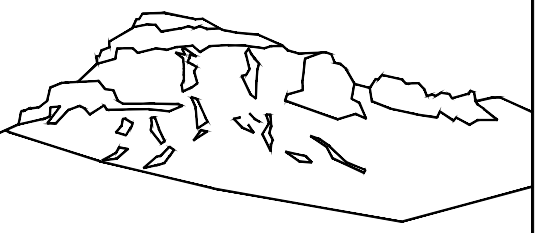
Earthwork:
All new grading will be 2:1 of flatter (Both Cuts and Fills)



Driveway Profile



DRIVEWAY TEMPLATE



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 1 2021-02-24
DRB 2 2021-05-20

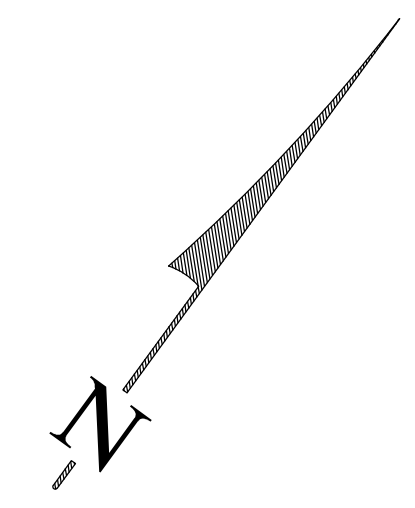
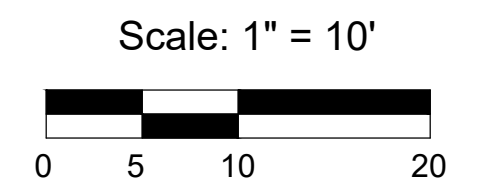
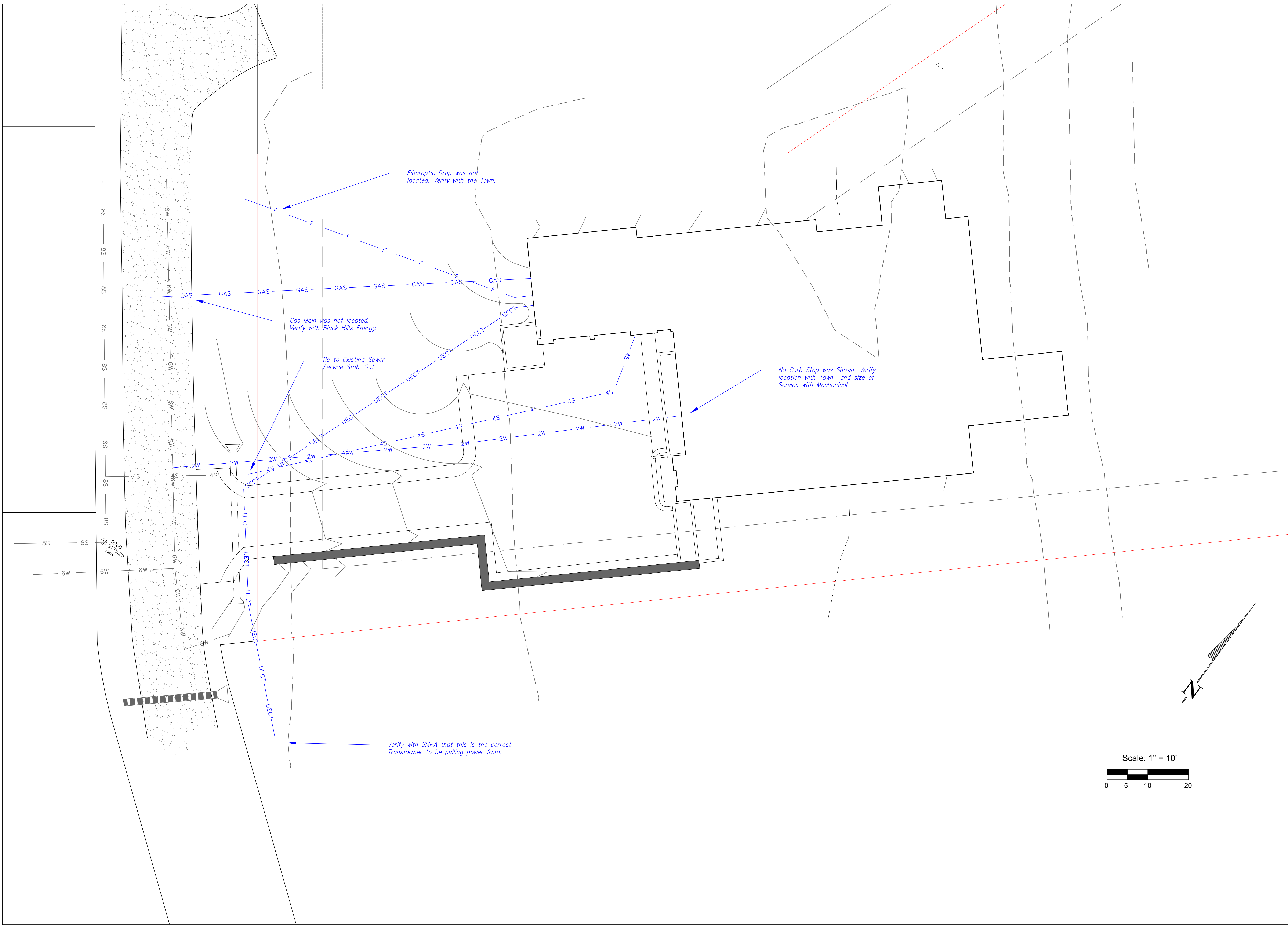
AR 26
Lawson Overlook
Mtn. Village, CO



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

Utilities

C3



ILLUSTRATIVE LANDSCAPE PLAN

ADAMS RANCH LOT 26 | MOUNTAIN VILLAGE, CO

LANDSCAPE SHEET INDEX

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

LANDSCAPE NARRATIVE

MOUNTAIN PATERRE
The landscape concept accentuates the formality of level outdoor living spaces created by the terraced building architecture and marries that with the native aspen forest surroundings. Referencing historical parterre gardens, the design introduces formal new aspen plantings, shrubs and perennials but with a distinctly mountain palette. Additional pine trees on the north side provide screening from the neighboring property. Mountain views to the east and west are maximized through planting placement. A central sunken courtyard features crisp lines, a spa terrace and simple gathering space that allow protected outdoor enjoyment throughout the seasons.



2 OVERALL VIEW LOOKING NORTH



L1.0 Landscape Site Plan-ROXMV.dwg

SUPERBLOOM

23 Lincoln Street, Suite 200
Denver, Colorado 80203
214.288.1517

Submissions

DRB SKETCH	2021.02.25
DRB FINAL	2021.05.19

NOT FOR
CONSTRUCTION

ROX

ADAMS RANCH
LOT 26
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE
ILLUSTRATIVE
PLAN

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

L1.0

PLANTING SCHEDULE

SYMBOL KEY COMMON NAME BOTANICAL NAME SIZE SPACING TYPE #

DECIDUOUS TREES (Minimum 2.5" dbh for Multi-Stem, 3" dbh for Single-Stem)

POA	Narrowleaf Cottonwood	<i>Populus angustifolia</i>	3" dbh	as shown	B & B	1
POT	Quaking Aspen (single-stem)	<i>Populus Tremuloides</i>	3" dbh	as shown	B & B	34
	Exiting Tree to Remain					

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

PIF	Limber Pine	<i>Pinus Flexilis</i>	10'-20' height	as shown	B & B	11
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SHRUBS

SYMBOL KEY COMMON NAME BOTANICAL NAME SIZE SPACING #

CST	Redosier Dogwood	<i>Cornus stolonifera</i>	5 gal.	as shown		42
ARC	Common bearberry, Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	5 gal.	4' O.C.		24

SEEDED GRASSES, PERENNIALS + SODDED TURF

SYMBOL KEY COMMON NAME BOTANICAL NAME SIZE SEED RATE

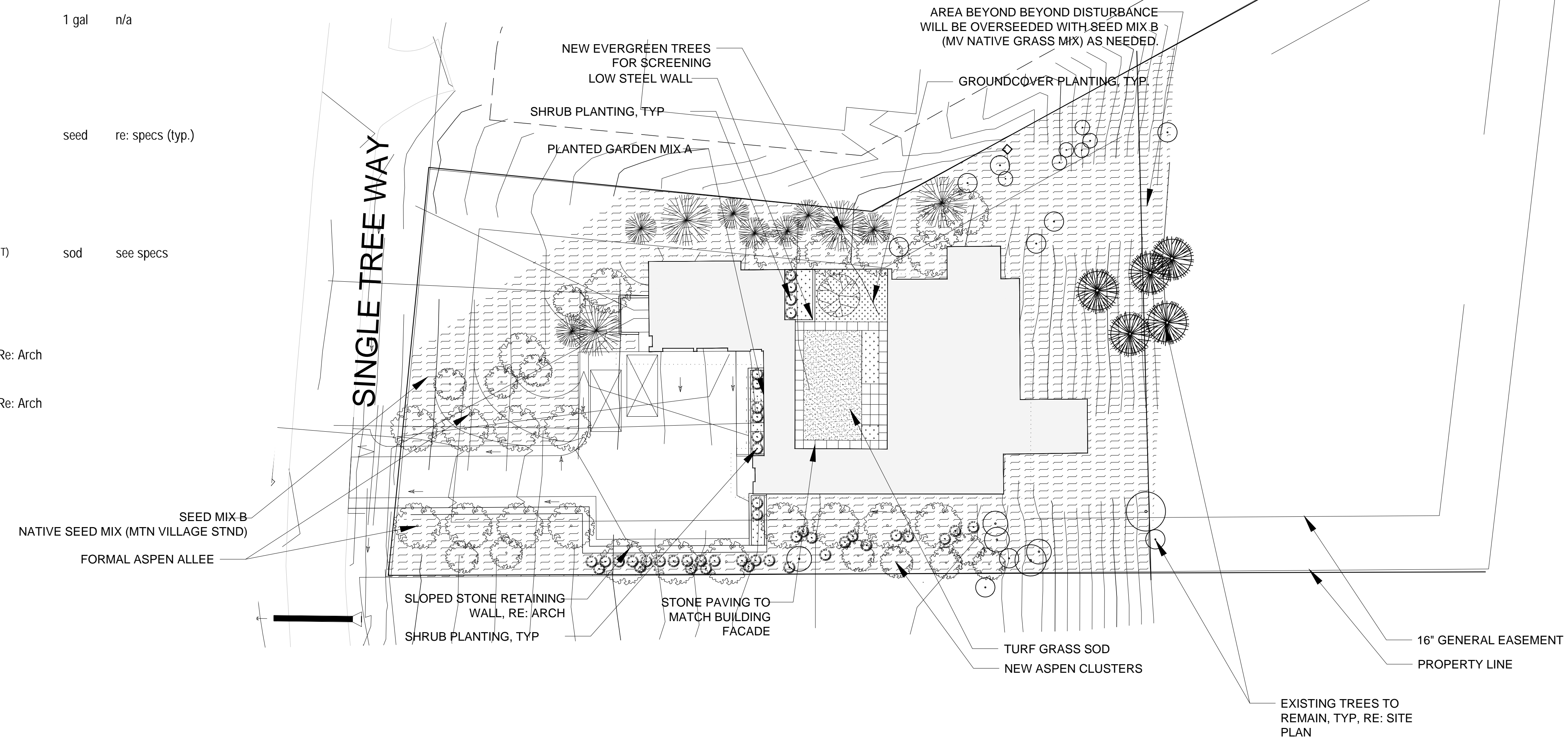
MIX A	PLANTED GARDEN MIX	-	1 gal	n/a
MIX B	NATIVE GRASS SEED MIX (Per Mountain Village CDC p. 143)	-	seed	re: specs (typ.)
SOD	FESCUE TURF MIX	FESTUCA RUBRA (OR EQUIVALENT)	sod	see specs

MATERIALS

Stone Paving	Colorado Buff Sandstone to Match Architecture	Re: Arch
Low Steel Wall	3/8" Steel Wall to Match Architecture with concrete footing	Re: Arch
Gravel	TBD: 1-2" grey stone gravel	

LANDSCAPE GENERAL NOTES:

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



SUPERBLOOM

23 Lincoln Street, Suite 200
Denver, Colorado 80203
214.288.1517

Submissions

DRB SKETCH	2021.02.
DRB FINAL	2021.05.

NOT FOR CONSTRUCTION

ROX

ADAMS RANCH
LOT 26
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE PLANTING PLAN

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



L2.0

SCALE 1" = 20'-0"

IRRIGATION SYSTEM NOTES

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

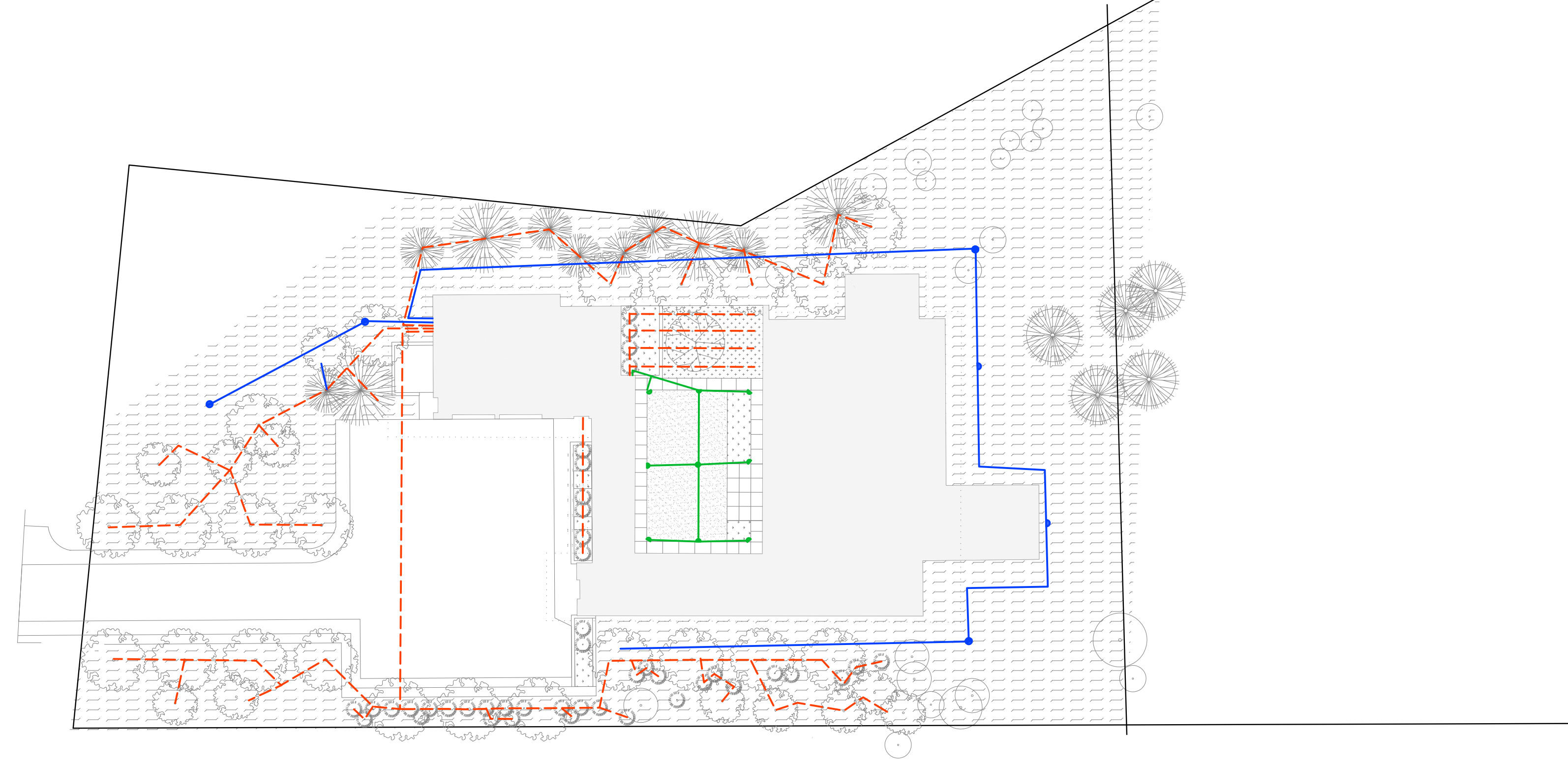
IRRIGATION LEGEND

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

IRRIGATION USE CHART

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

(APPROXIMATE MONTHLY USAGE)



SUPERBLOOM

23 Lincoln Street, Suite 200
Denver, Colorado 80203
314.296.1517

Submissions

DRB SKETCH	2021.02.25
DRB FINAL	2021.05.19

**NOT FOR
CONSTRUCTION**

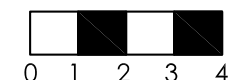
ROX

ADAMS RANCH
LOT 26
MOUNTAIN VILLAGE,
CO | 81435





IRRIGATION
PLAN

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

L3.0

SCALE  1" = 20'-0"

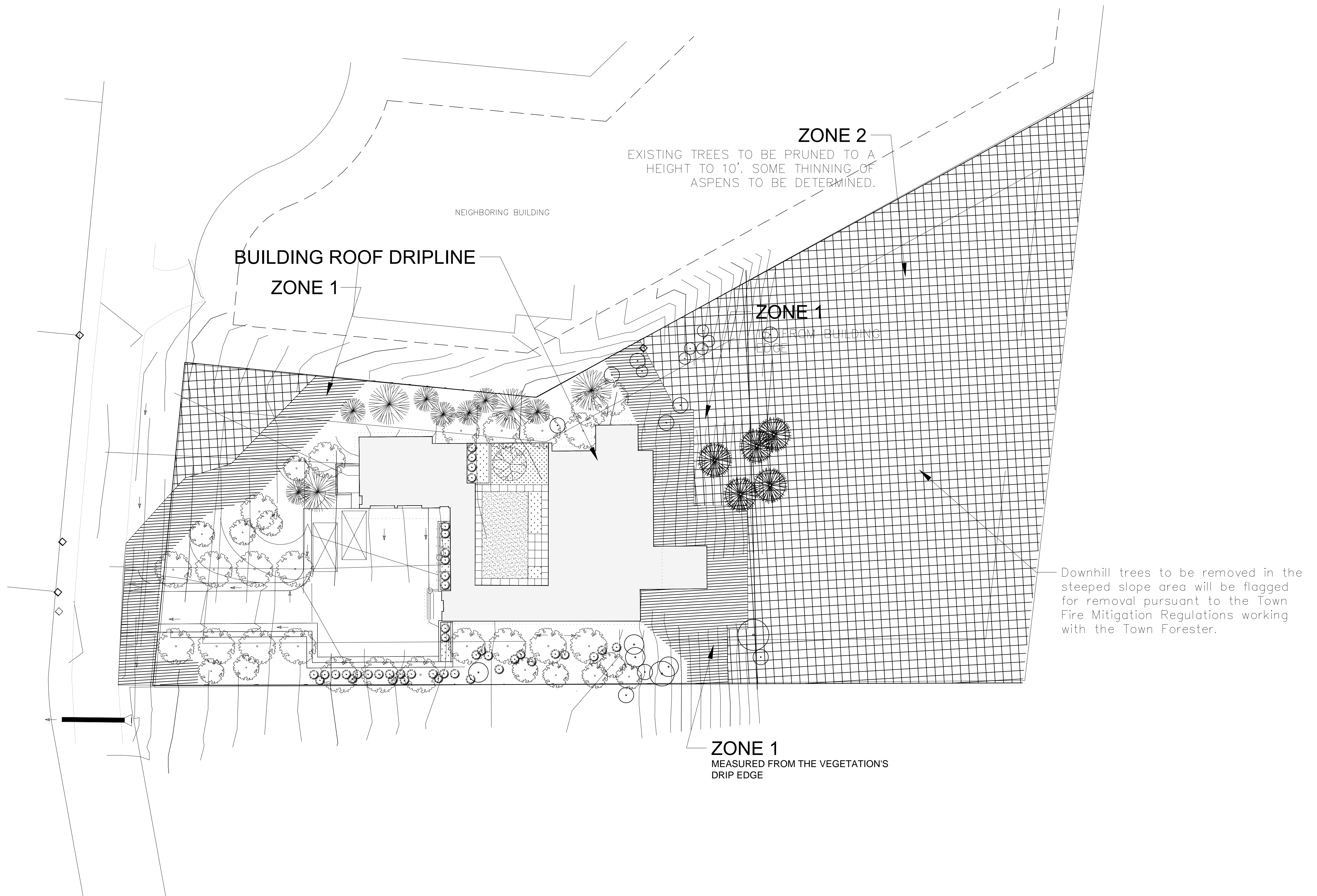
LEGEND

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

WILDFIRE MITIGATION NOTES

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

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



SUPERBLOOM

23 Lincoln Street, Suite 200
 Denver, Colorado 80203
 214.288.1517

Submissions

DRB SKETCH	2021.02.25
DRB FINAL	2021.05.19

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ROX

ADAMS RANCH
 LOT 26
 MOUNTAIN VILLAGE,
 CO | 81435

WILDFIRE MITIGATION PLAN

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L4.0

SCALE  1" = 20'-0"

L1.0 Landscape Site Plan-ROXMV.dwg

PLANTING PRECEDENT IMAGES



SUPERBLOOM

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Denver, Colorado 80203
214.288.1517

Submissions

DRB SKETCH 2021.02.25
DRB FINAL 2021.05.19

NOT FOR
CONSTRUCTION

ROX

ADAMS RANCH
LOT 26
MOUNTAIN VILLAGE,
CO | 81435

LANDSCAPE
ILLUSTRATIVE
IMAGERY

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L5.0

L1.0 Landscape Site Plan-ROXMV.dwg

STONE WALL EXAMPLE

Stone to match architecture



LAWN AND STONE EXAMPLE



GENERAL NOTES

1. ANY SIGN WILL COMPLY WITH THE SIGN CODE AND IS SUBJECT TO OBTAINING A SIGN PERMIT.
2. EXISTING RIGHT OF WAY IMPROVEMENTS MUST BE PROTECTED. IF DAMAGE OCCURS, IT MUST BE REPAIRED PRIOR TO C.O.
3. CONTRACTOR TO CONFIRM WATER AND WASTEWATER MAIN LINE ELEVATIONS AND VERIFY THEIR SIZE, LOCATIONS & SUITABILITY.
4. GUTTERS, DOWNSPOUTS AND VALLEYS TO BE HEATED.

LIGHTING GENERAL NOTES

1. SEE LIGHTING PLANS & SPEC SHEETS FOR LIGHTING CUT SHEETS, LOCATION, TYPE, AND ALL OTHER LIGHTING INFORMATION.
2. ALL EXTERIOR LIGHTING NOT TO EXCEED 40 WATT MAX., TYP.

SHORING GENERAL NOTES

1. LAYBACK REQUIREMENTS FOUND IN SOILS REPORT TO TAKE PRECEDENT OVER OSHA DIAGRAM.
2. NEIGHBOR AGREEMENT REQUIRED TO LAYBACK INTO NEIGHBORING PROPERTY.
3. SHORING AT WELLS TO BE LOCATED SO AS NOT TO INFRINGE ON WELL OR WITHIN 2' OF PROPERTY LINE.

REVEGETATION GENERAL NOTES

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

SNOW RETENTION & DRAINAGE NOTES

1. ALL SNOW SHED IS MITIGATED BY ROOF SNOWFENCES AND DRIP EDGES ROUTED TO THE SITE DRYWELLS.
2. ALL SITE DRAINAGE FOLLOWS THE NATURAL TOPOGRAPHY FROM THE NORTH TO THE SOUTH AND ROUTED TO THE EAST AND WEST DRYWELLS - TYP.
3. ALL EXISTING DRAINAGE TO BE RETAINED IN NEW WORK



DASHED LINE INDICATES ORIGINAL CANTILEVER LENGTH

8'-0" SETBACK VARIANCE REQUEST FOR RETAINING WALL

ADDRESS MONUMENT VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. SEE ELEVATION DETAIL FOR MORE INFORMATION

1 SITE PLAN
SCALE 1/16" = 1'-0"

Tommy Hein
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Submissions

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SCHEME B.2 HOA REVIEW	2021.01.26
SCHEME B.3 HOA REVIEW	2021.02.01
DRB INITIAL REVIEW	2021.02.25
VE SET 1	2021.03.31
VE SET 1	2021.04.06
VE SET 2	2021.04.30
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19



122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

SITE PLAN

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

A1.0

STAGING NOTES

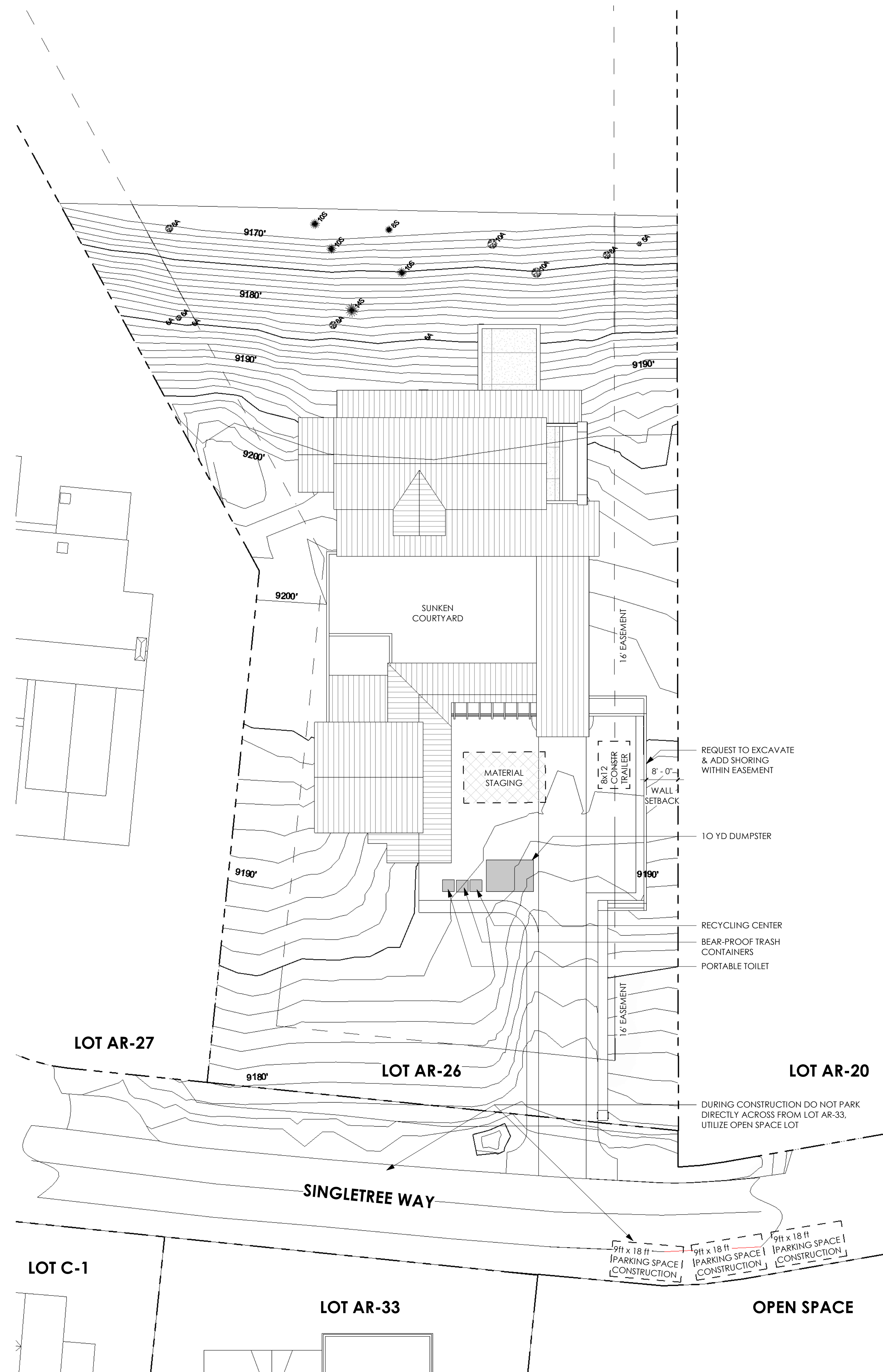
1. CONTOUR INTERVAL IS 2'-0".
2. CUT AND SLASH TO BE REMOVED FROM SITE.
3. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
4. RECYCLING CONTAINERS TO BE PROVIDED FOR ALL RECYCLABLE MATERIALS.
5. LIMIT OF TREE REMOVAL TO BE WITHIN THE INDICATED AREA EXCEPT WHERE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

SOIL PROTECTION NOTES

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

EROSION CONTROL NOTES

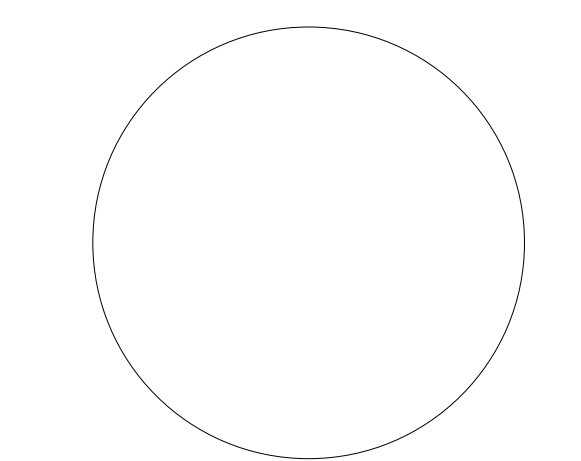
1. TO THE EXTENT PRACTICAL, DISTURBED AREAS SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
2. UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
3. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
4. IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED)
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING.
6. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2.



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

Tommy Hein
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VE SET 2	2021.04.30
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19

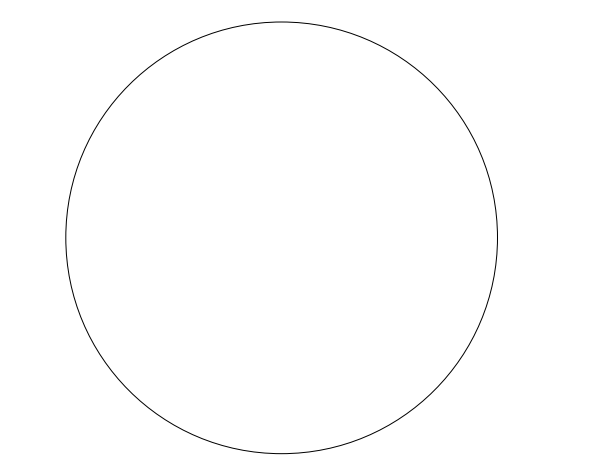
FOX

122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

CONSTRUCTION MITIGATION PLAN

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

A1.1



Submissions

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DRB REVIEW #2 PRELIM	2021.05.19

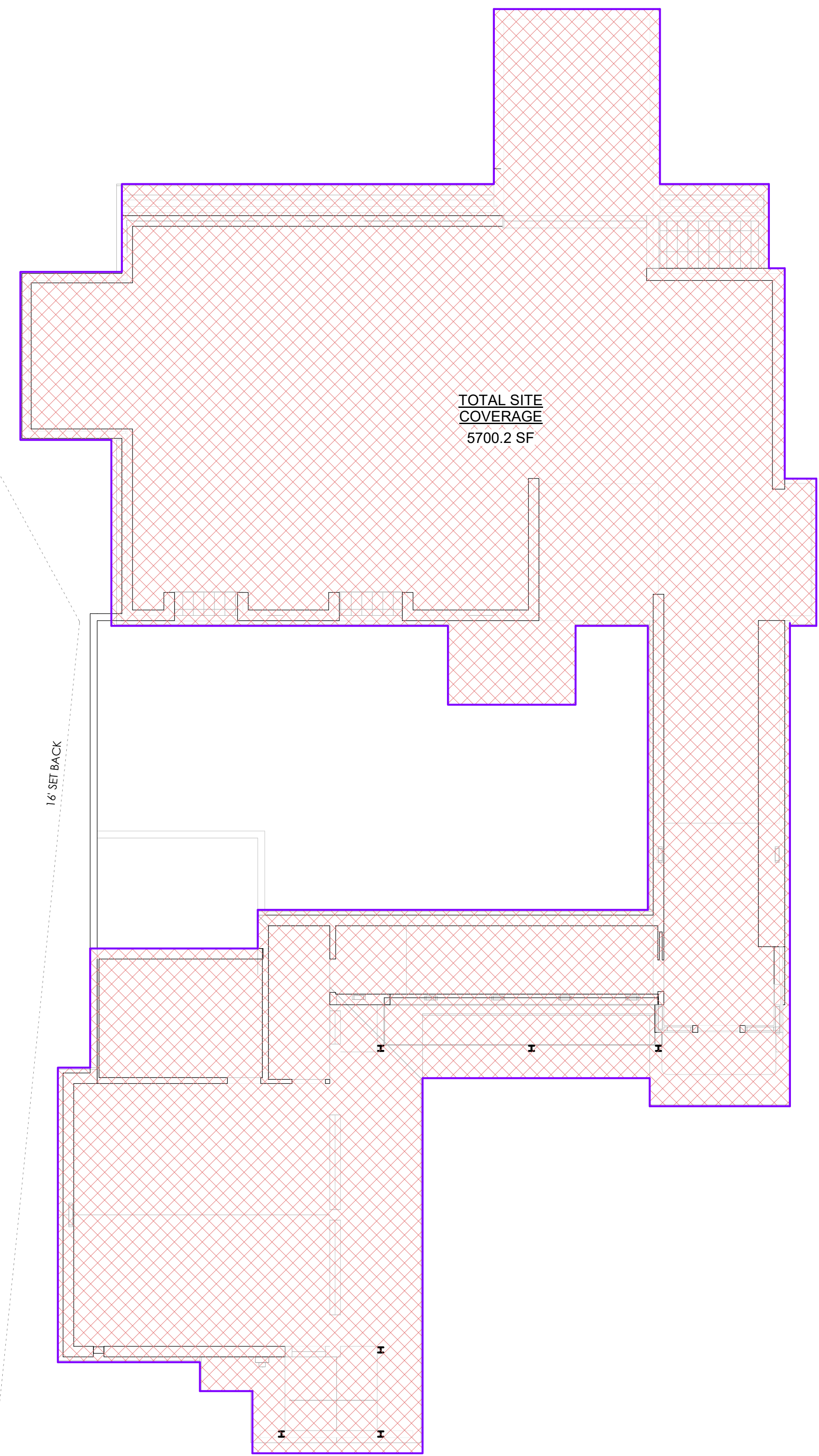


122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

**SITE
COVERAGE
DIAGRAM**

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

A1.2

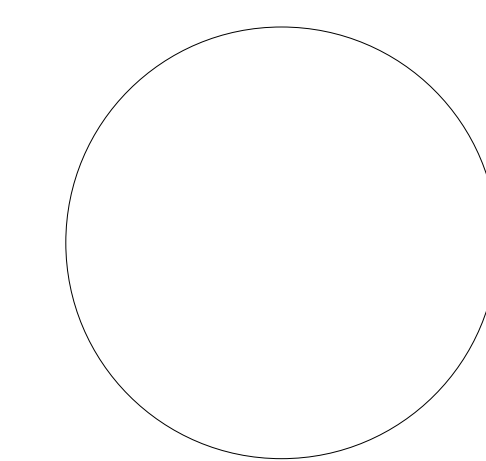


SITE COVERAGE : LOT AR-26
MAX. LOT COVERAGE FOR - SINGLE FAMILY WITH LOTS > 1 TO 5 ACRES = 30%
LOT SIZE = 1.05 ACRES or 45,738.04 SF
SITE COVERAGE = 5700.20 SF OR 12.48%
12.48% IS BELOW THE ALLOWABLE 30% COVERAGE

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

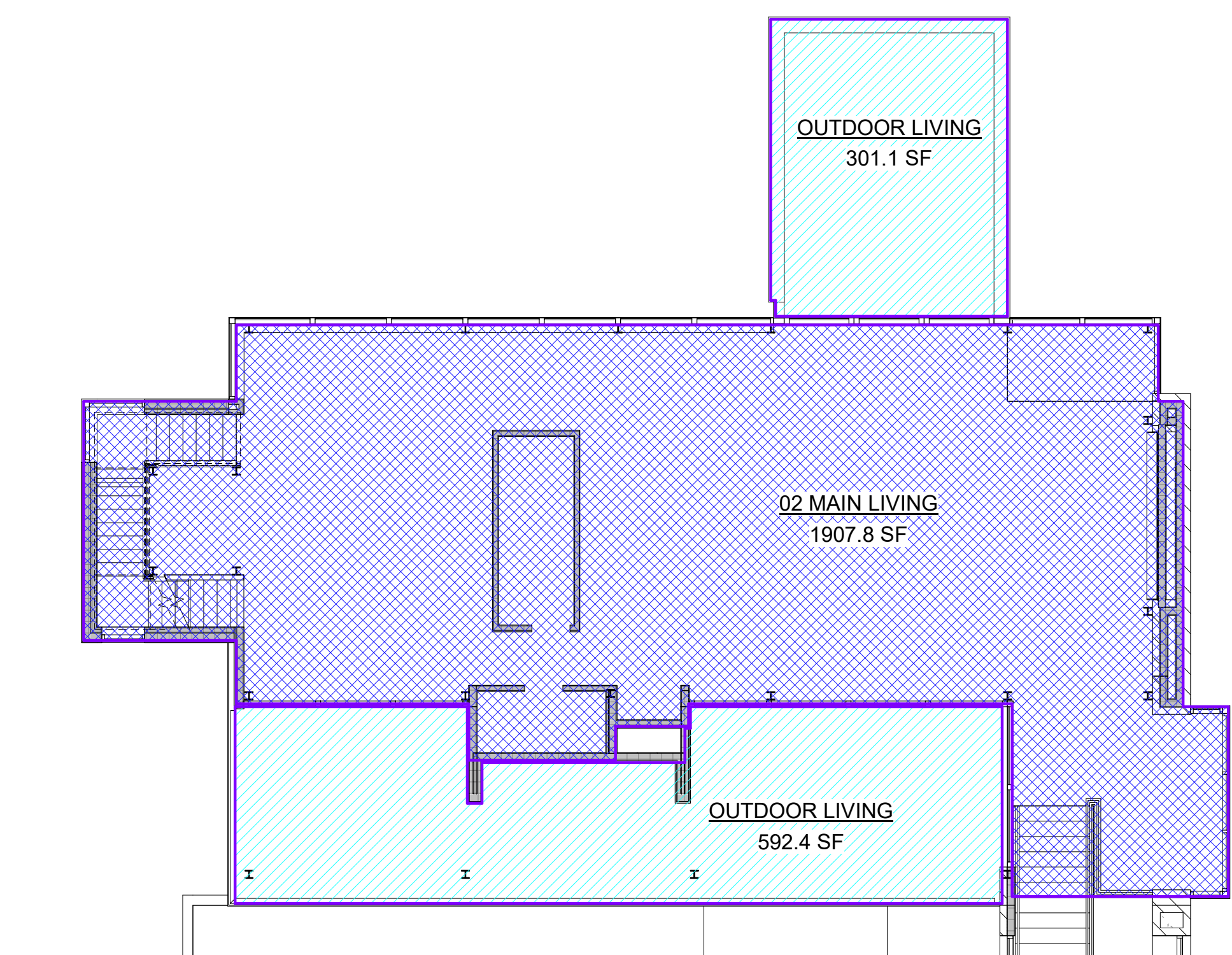
MV CDC SITE COVERAGE DEFINITION:
THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE DRIPLINES OF BUILDINGS AND FROM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

1 SITE COVERAGE DIAGRAM
SCALE 1/8" = 1'-0"
0 1 2 4 8



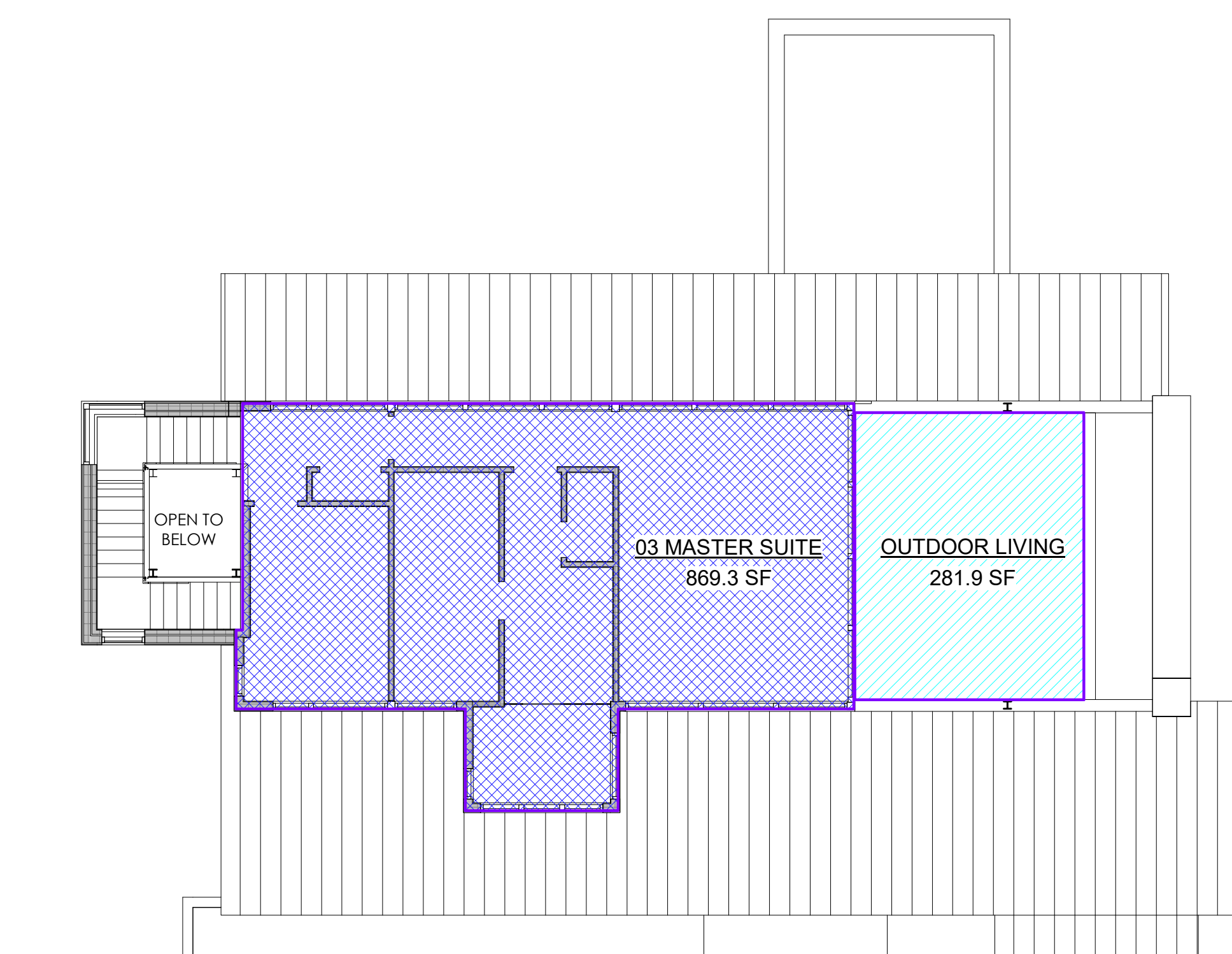
Submissions

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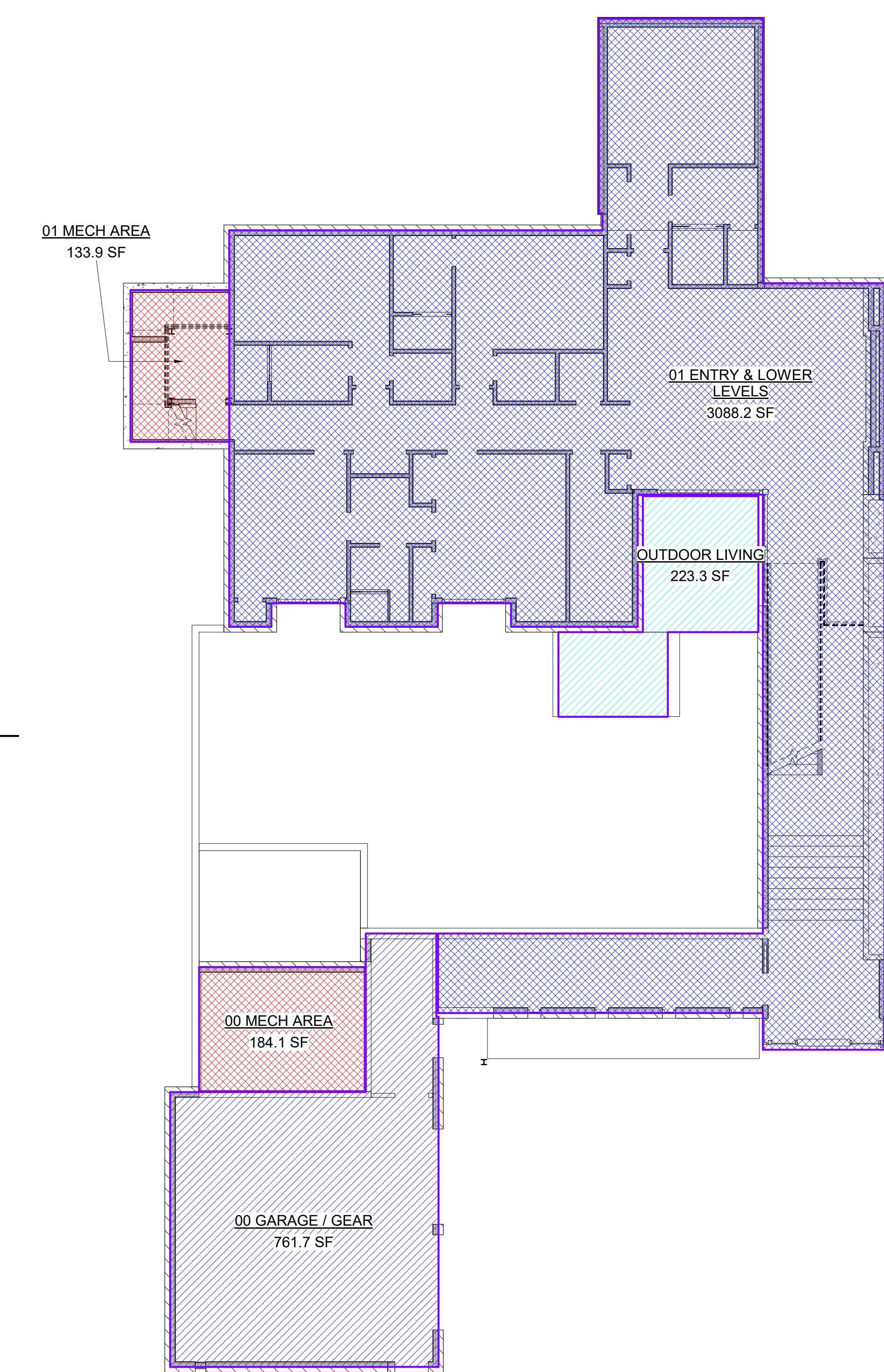
2 LEVEL 02 - MAIN LIVING AREA

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



3 LEVEL 03 - MASTER SUITE AREA

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



1 LEVEL 00 & 01 - ENTRY & LOWER LIVING AREA

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

- 00 GARAGE / GEAR
- 00 MECH AREA
- 01 ENTRY & LOWER LEVELS
- 01 MECH AREA
- OUTDOOR LIVING

OUTDOOR LIVING AREA	
NAME	AREA
OUTDOOR LIVING	223.3 SF
OUTDOOR LIVING	592.4 SF
OUTDOOR LIVING	281.9 SF
OUTDOOR LIVING	301.1 SF
Grand total: 4	1398.8 SF

LIVABLE FLOOR AREA	
NAME	AREA
00 GARAGE / GEAR	761.7 SF
01 ENTRY & LOWER LEVELS	3088.2 SF
02 MAIN LIVING	1907.8 SF
03 MASTER SUITE	869.3 SF
Grand total: 4	6627.0 SF

GROSS FLOOR AREA	
NAME	AREA
00 GARAGE / GEAR	761.7 SF
00 MECH AREA	184.1 SF
01 ENTRY & LOWER LEVELS	3088.2 SF
01 MECH AREA	133.9 SF
02 MAIN LIVING	1907.8 SF
03 MASTER SUITE	869.3 SF
Grand total: 6	6945.0 SF

MV CDC - FLOOR AREA DEFINITION

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



122 SINGLETREE WAY
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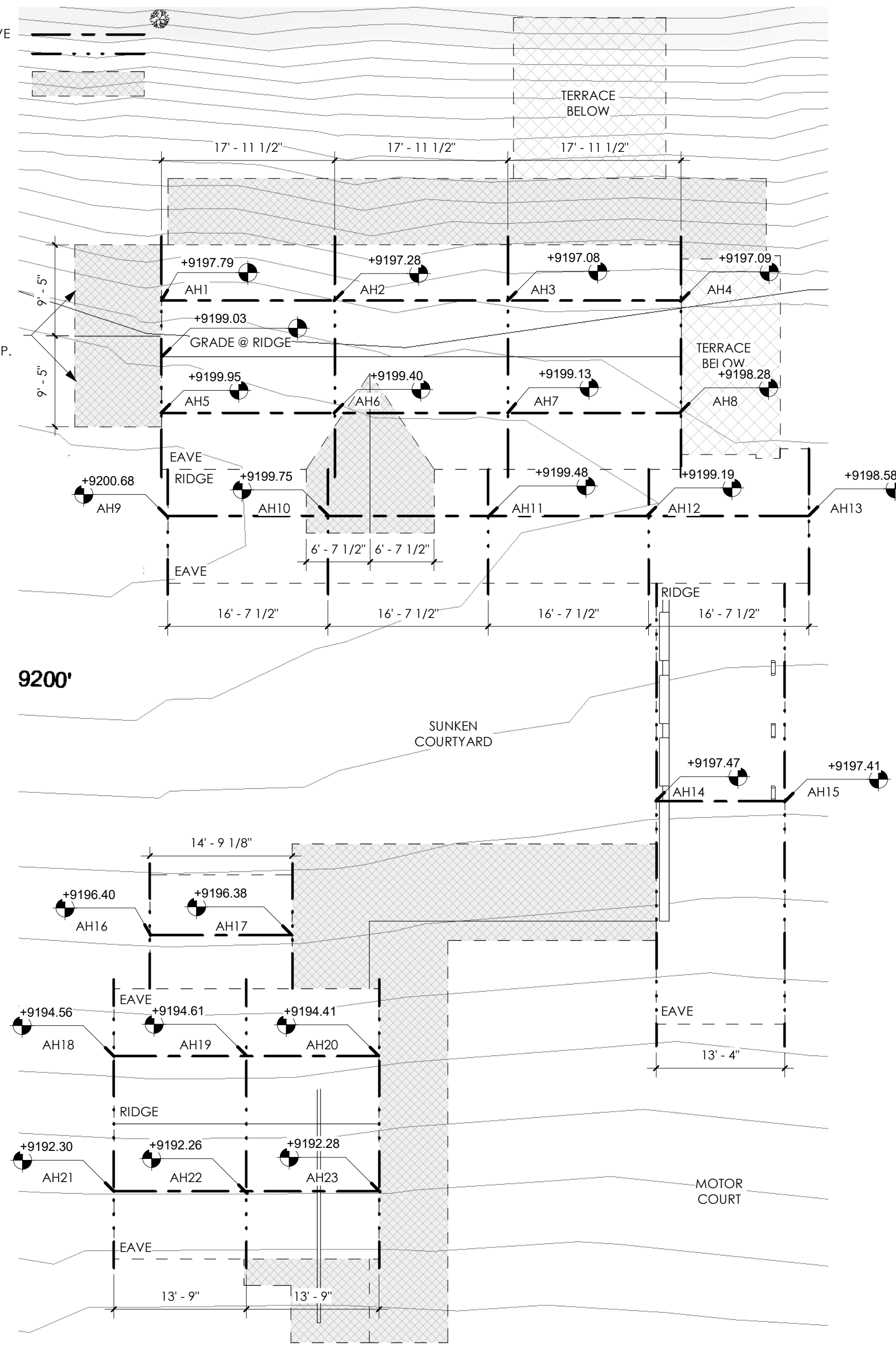
FLOOR AREA SUMMARY & SCHEDULES

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

A1.3

MIDPT. BETWEEN RIDGE & EAVE
INTERVALS (20 FT MAXIMUM)
ROOF AREAS W/ < 10FT
HORIZONTAL PROJECTION

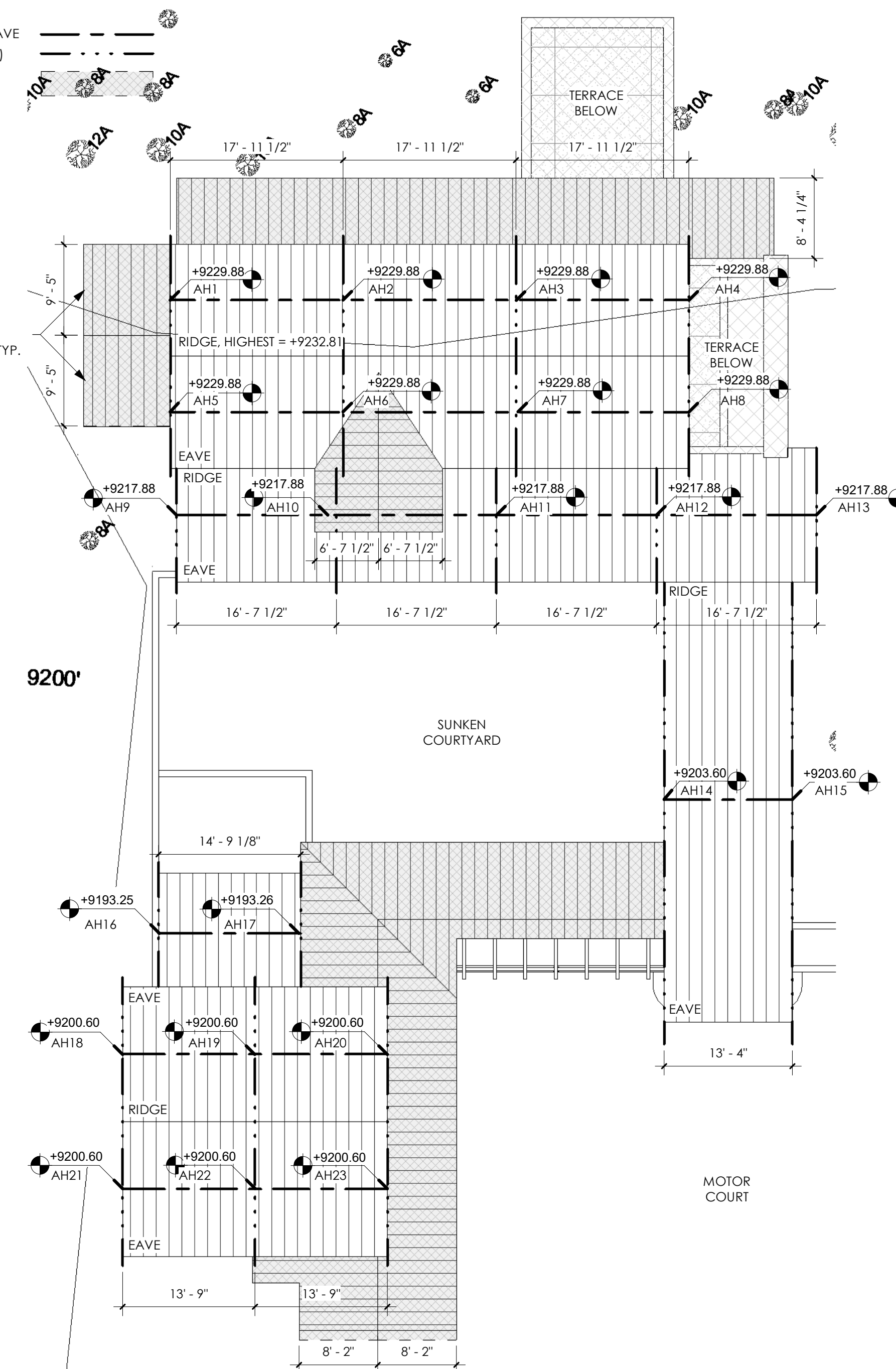
SHADED AREAS INDICATE
ROOFS WITH LESS THAN 10FT
HORIZONTAL PROJECTION, TYP.



2 MAX. AVE. HEIGHT - GRADE PLAN

MIDPT. BETWEEN RIDGE & EAVE
INTERVALS (20 FT MAXIMUM)
ROOF AREAS W/ < 10FT
HORIZONTAL PROJECTION

SHADED AREAS INDICATE
ROOFS WITH LESS THAN 10FT
HORIZONTAL PROJECTION, TYP.



1 MAX. AVE. HEIGHT - ROOF PLAN

SCALE 1" = 10'-0"

CDC MAXIMUM AVERAGE HEIGHT DEFINITION

- C. Maximum Average Height
- Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the cave and 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 twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the cave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

MEASURED PT	ROOF PT (FT)	GRADE PT (FT)	HEIGHT (FT)
AH1	9229.88	9197.79	32.09
AH2	9229.88	9197.28	32.60
AH3	9229.88	9197.08	32.80
AH4	9229.88	9197.09	32.79
AH5	9229.88	9199.95	29.93
AH6	9229.88	9199.40	30.48
AH7	9229.88	9199.13	30.75
AH8	9229.88	9198.28	31.60
AH9	9217.88	9200.68	17.20
AH10	9217.88	9199.75	18.13
AH11	9217.88	9199.48	18.40
AH12	9217.88	9199.19	18.69
AH13	9217.88	9198.58	19.30
AH14	9203.60	9197.49	6.11
AH15	9203.60	9197.41	6.19
AH16	9193.26	9196.40	-3.14
AH17	9183.26	9196.38	-13.12
AH18	9200.60	9194.56	6.04
AH19	9200.60	9194.61	5.99
AH20	9200.60	9194.41	6.19
AH21	9200.60	9192.30	8.30
AH22	9200.60	9192.26	8.34
AH23	9200.60	9192.28	8.32
OVERALL AVERAGE HEIGHT			16.69
MAX. AVERAGE ALLOWABLE HEIGHT			30.00
COMPLIANT BY			13.31
MAXIMUM BUILDING HEIGHT PER CDC			
HIGHEST RIDGE			9232.81
GRADE BELOW HIGHEST RIDGE			9199.03
MAX. HEIGHT AT MOST RESTRICTIVE GRADE			33.78
MAX. HEIGHT ALLOWABLE			40FT (35FT + 5FT)
COMPLIANT BY			6.22

Tommy Hein
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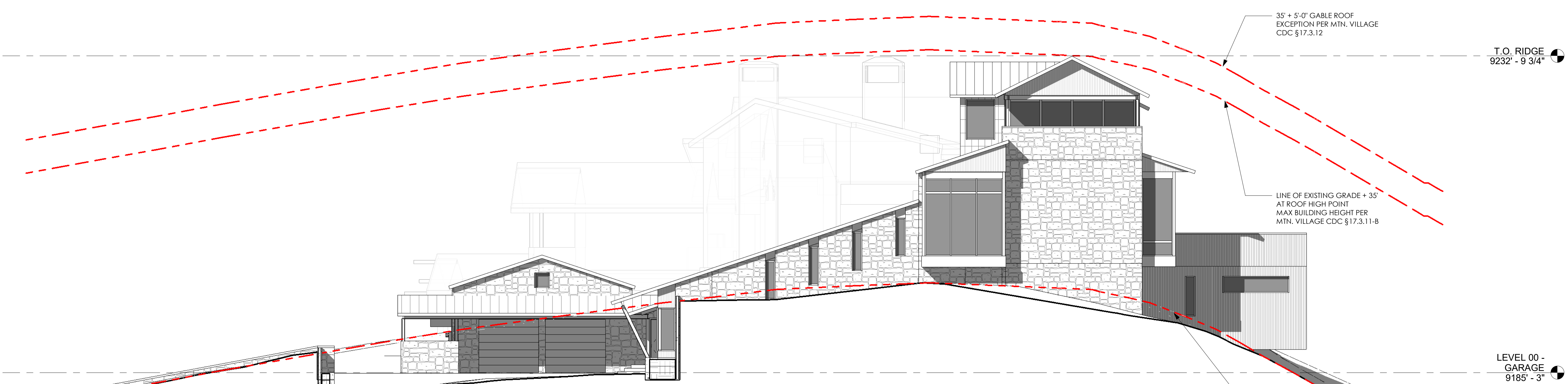


122 SINGLETREE WAY
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**BUILDING
HEIGHT
CALCS.**

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A1.5



3 EAST ELEVATION W/ 35 FT SLOPE

SCALE 1/8" = 1'-0"

BIM 360://AR-26 ROXY/2021 05 13 - AR-26 ROXY_DBR.rvt
Plot Time 2021-05-19 16:37:22

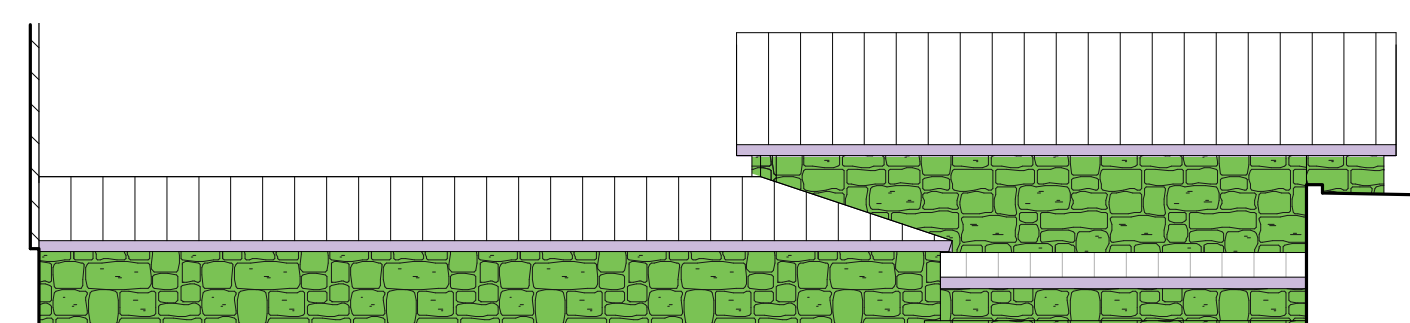
Submissions

DRIVE & MASSING STUDIES	2020.11.25
SCHEME C HOA REVIEW	2020.12.04
SCHEME B.2 HOA REVIEW	2021.01.26
SCHEME B.3 HOA REVIEW	2021.02.01
DRB INITIAL REVIEW	2021.02.25
VE SET 1	2021.03.31
VE SET 1	2021.04.06
VE SET 2	2021.04.30
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19

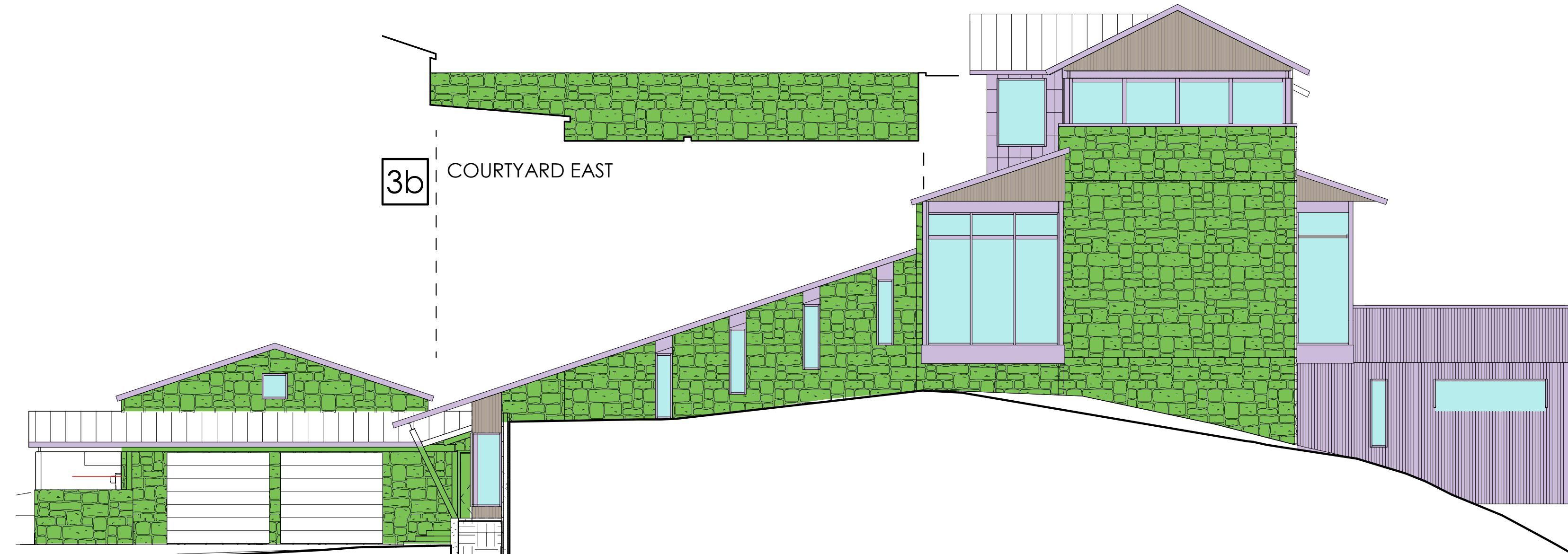


4 NORTH ELEVATION - MATERIAL CALCS.

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



4b COURTYARD NORTH



3 EAST ELEVATION - MATERIAL CALCS.

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

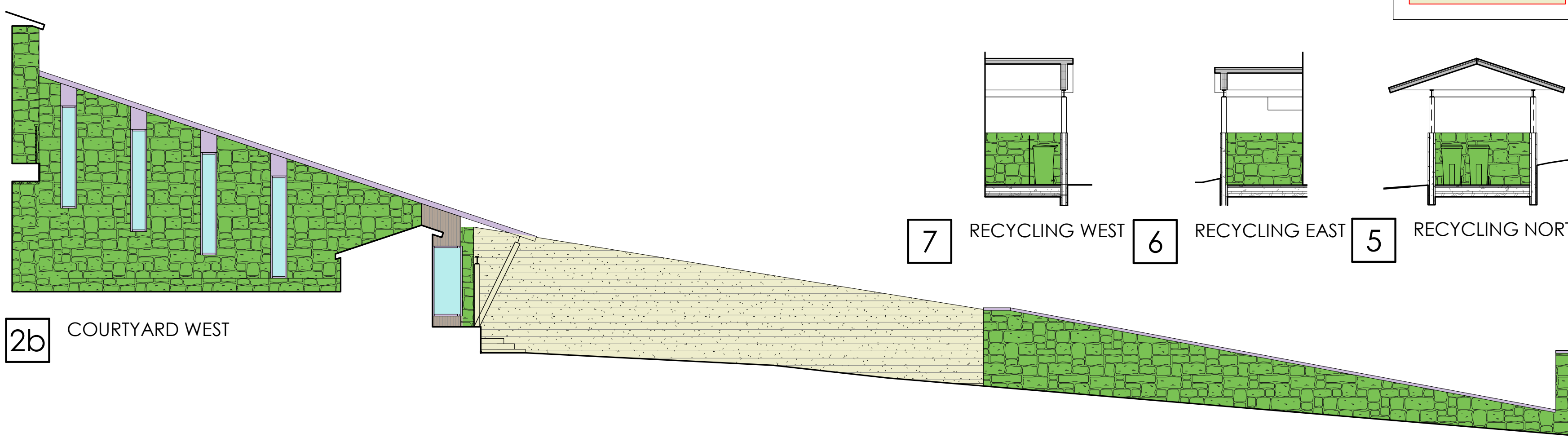
MATERIAL HATCHES:

GLASS
STONE
WOOD
METAL
CONCRETE



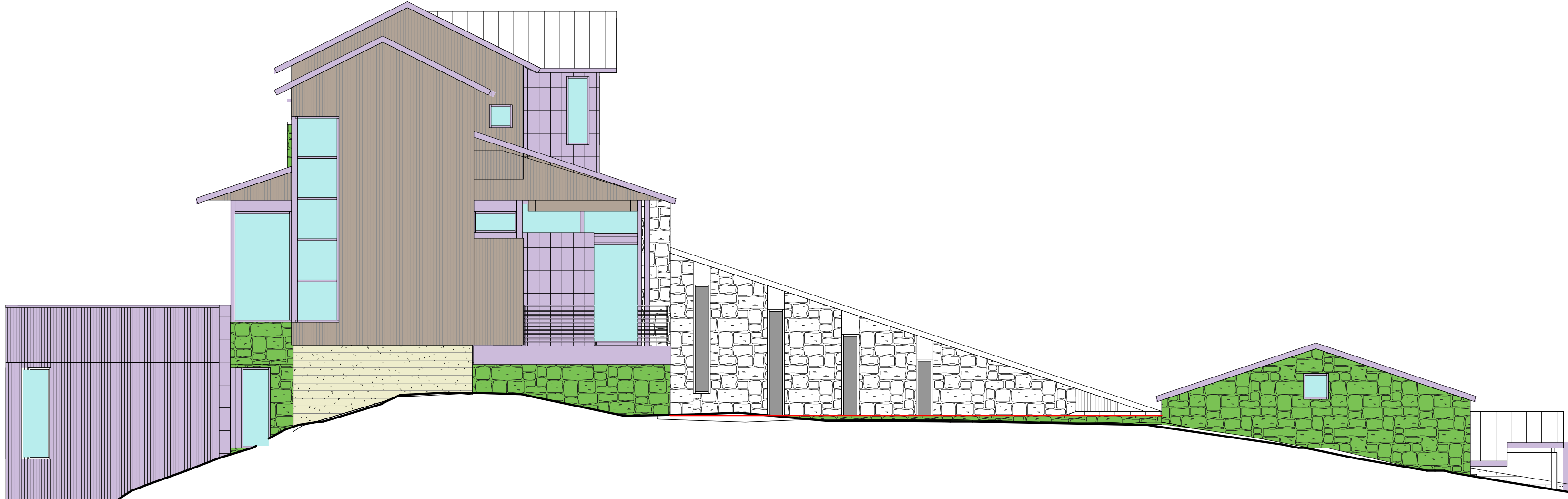
1 SOUTH ELEVATION - MATERIAL CALCS.

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



2b COURTYARD WEST

7 RECYCLING WEST 6 RECYCLING EAST 5 RECYCLING NORTH



2 WEST ELEVATION - MATERIAL CALCS.

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

EXTERIOR MATERIAL TOTALS : LOT AR-26

MAX. ALLOWED GLASS % ≤ 40%
MIN. ALLOWED STONE % ≥ 35%

TOTAL EXTERIOR MATERIAL AREA = 10474.7 SF
TOTAL GLASS AREA = 2474.6 SF OR 22.4%
TOTAL STONE AREA = 3938.8 SF OR 35.7%

22.4% GLASS IS BELOW MAX. ALLOWABLE 40%
35.7% STONE IS OVER MIN. ALLOWABLE 35%

EXT. CONCRETE CALC.

MATERIAL	AREA
CONCRETE	81.8 SF
CONCRETE	83.2 SF
CONCRETE	124.4 SF
CONCRETE	425.8 SF
Total Area	715.3 SF

EXT. WOOD CALC.

MATERIAL	AREA
WOOD	14.1 SF
WOOD	14.4 SF
WOOD	101.5 SF
WOOD	236.4 SF
WOOD	275.7 SF
WOOD	383.7 SF
WOOD	485.6 SF
Total Area	1511.3 SF

EXT. METAL CALC.

MATERIAL	AREA
METAL	38.5 SF
METAL	66.4 SF
METAL	117.0 SF
METAL	494.7 SF
METAL	523.0 SF
METAL	571.5 SF
METAL	596.3 SF
Total Area	2407.4 SF

EXT. GLASS CALC.

MATERIAL	AREA
GLASS	57.8 SF
GLASS	186.8 SF
GLASS	206.9 SF
GLASS	329.9 SF
GLASS	626.2 SF
GLASS	1067.1 SF
Total Area	2474.6 SF

EXT. STONE CALC.

MATERIAL	AREA
STONE	38.4 SF
STONE	42.4 SF
STONE	43.5 SF
STONE	223.2 SF
STONE	226.8 SF
STONE	293.8 SF
STONE	305.3 SF
STONE	365.6 SF
STONE	592.3 SF
STONE	755.6 SF
STONE	1052.1 SF
Total Area	3938.8 SF

EXT. MATERIAL CALCS

MATERIAL	AREA
CONCRETE	81.8 SF
METAL	494.7 SF
CONCRETE	124.4 SF
CONCRETE	425.8 SF
GLASS	57.8 SF
GLASS	186.8 SF
GLASS	206.9 SF
GLASS	329.9 SF
GLASS	626.2 SF
GLASS	1067.1 SF
METAL	38.5 SF
METAL	66.4 SF

EXT. MATERIAL CALCS

MATERIAL	AREA
METAL	117.0 SF
METAL	494.7 SF
METAL	523.0 SF
METAL	571.5 SF
METAL	596.3 SF
STONE	38.4 SF
STONE	42.4 SF
STONE	43.5 SF
STONE	223.2 SF
STONE	226.8 SF
STONE	293.8 SF
STONE	305.3 SF
Total Area	11047.4 SF

EXT. MATERIAL CALCS

MATERIAL	AREA
STONE	365.6 SF
STONE	592.3 SF
STONE	755.6 SF
STONE	1052.1 SF
WOOD	14.1 SF
WOOD	14.4 SF
WOOD	101.5 SF
WOOD	236.4 SF
WOOD	275.7 SF
WOOD	383.7 SF
WOOD	485.6 SF
Total Area	11047.4 SF

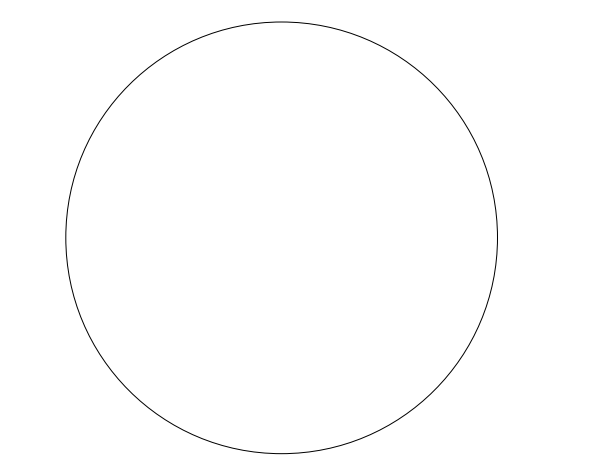


122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

EXTERIOR MATERIAL CALCS.

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

A1.6



Submissions

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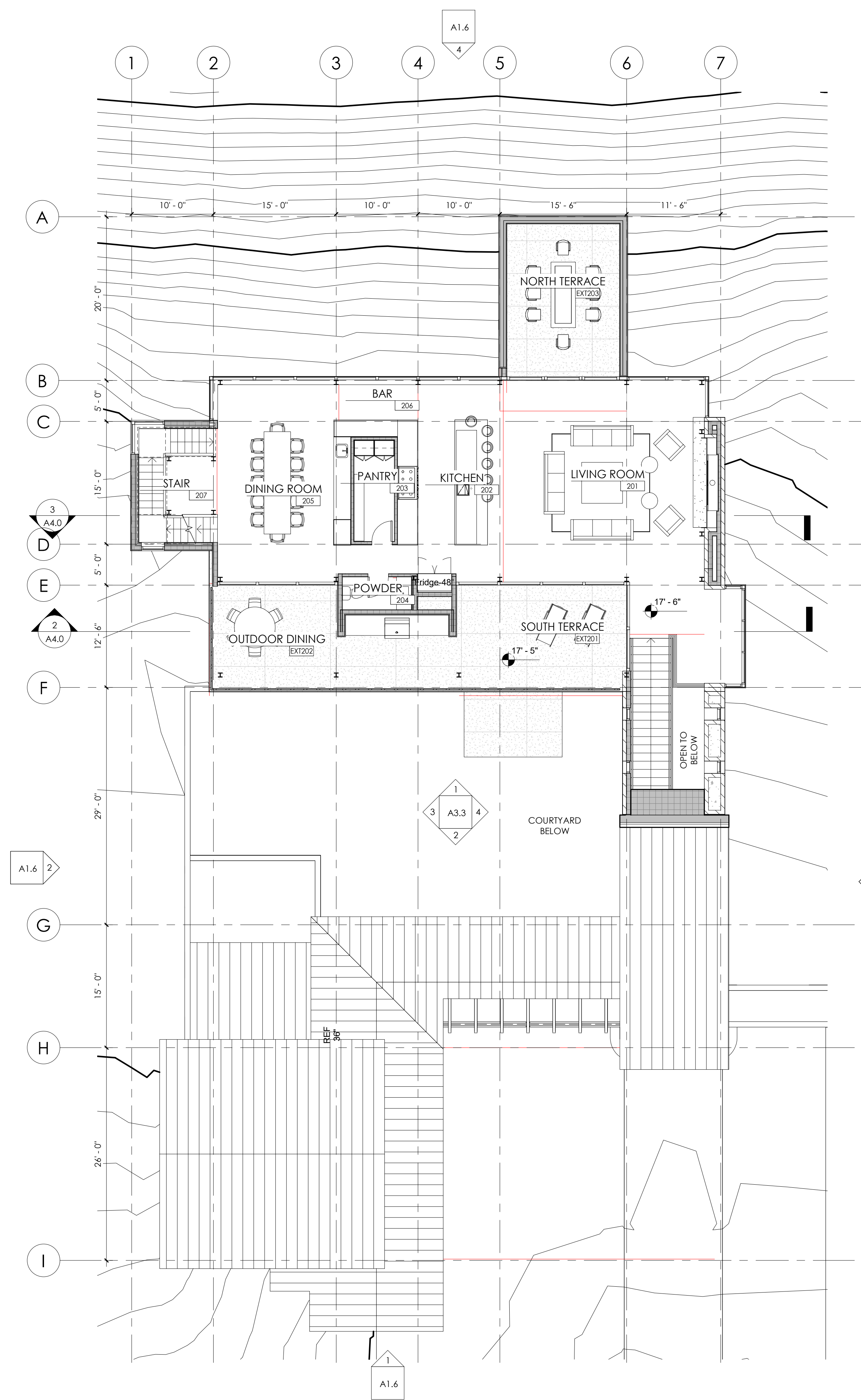


122 SINGLETREE WAY
THE TOWN OF
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CO 81435

ENTRY & MAIN LIVING LEVELS

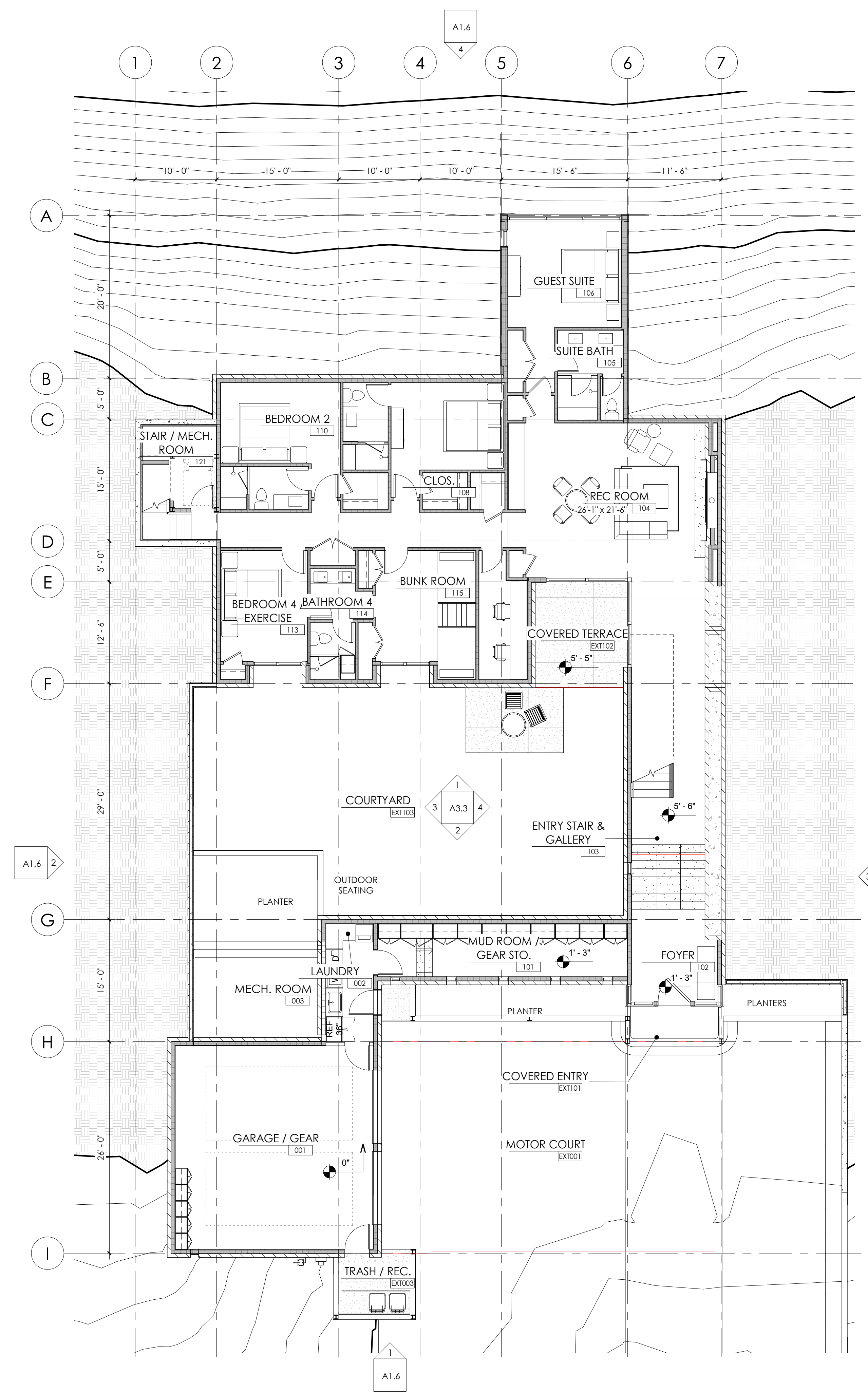
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A2.0



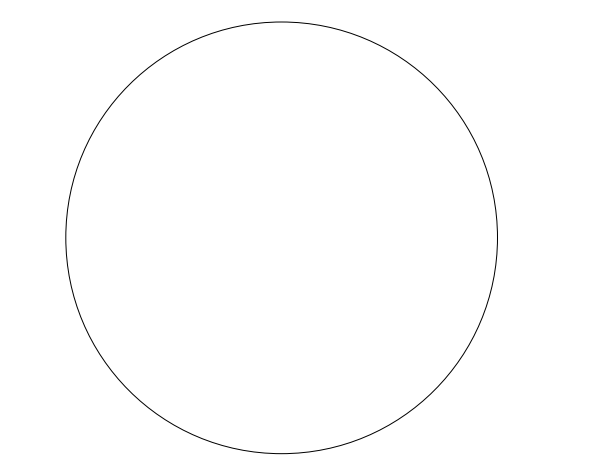
2 LEVEL 02 - MAIN LIVING OVERALL

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



1 LEVEL 01 - LOWER LEVELS OVERALL

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



Submissions

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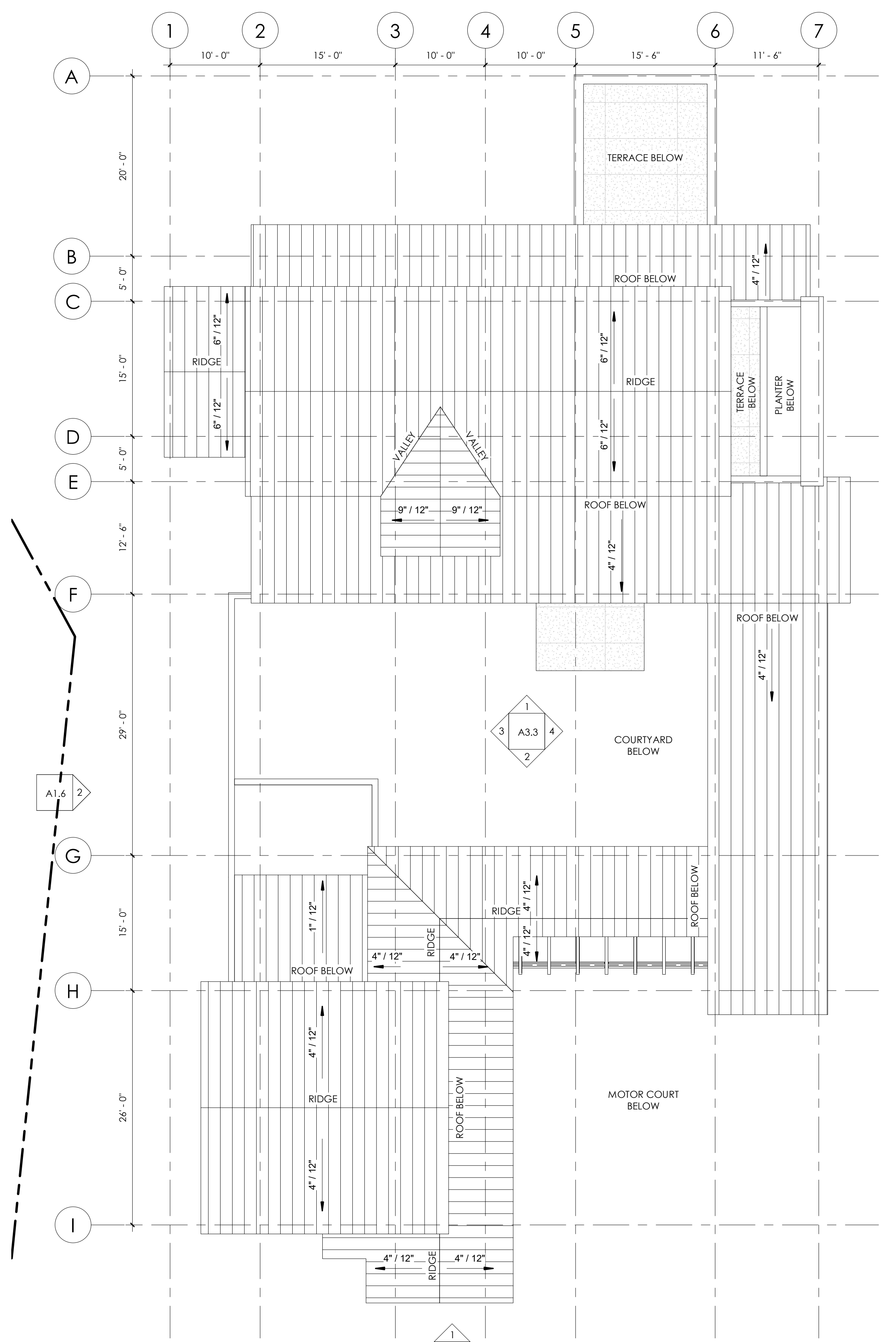


122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

**MASTER SUITE
LEVEL & ROOF
PLAN**

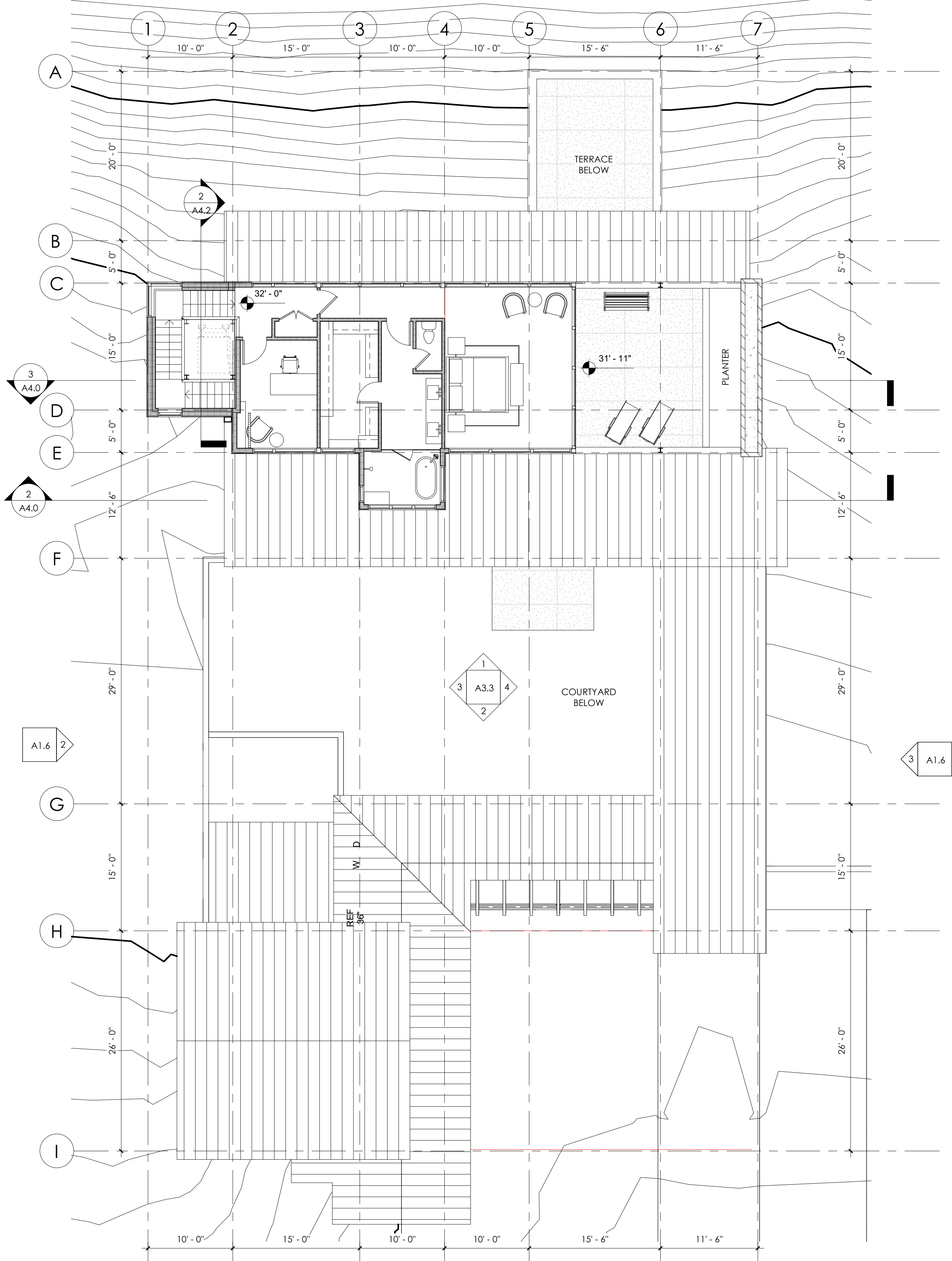
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A2.1



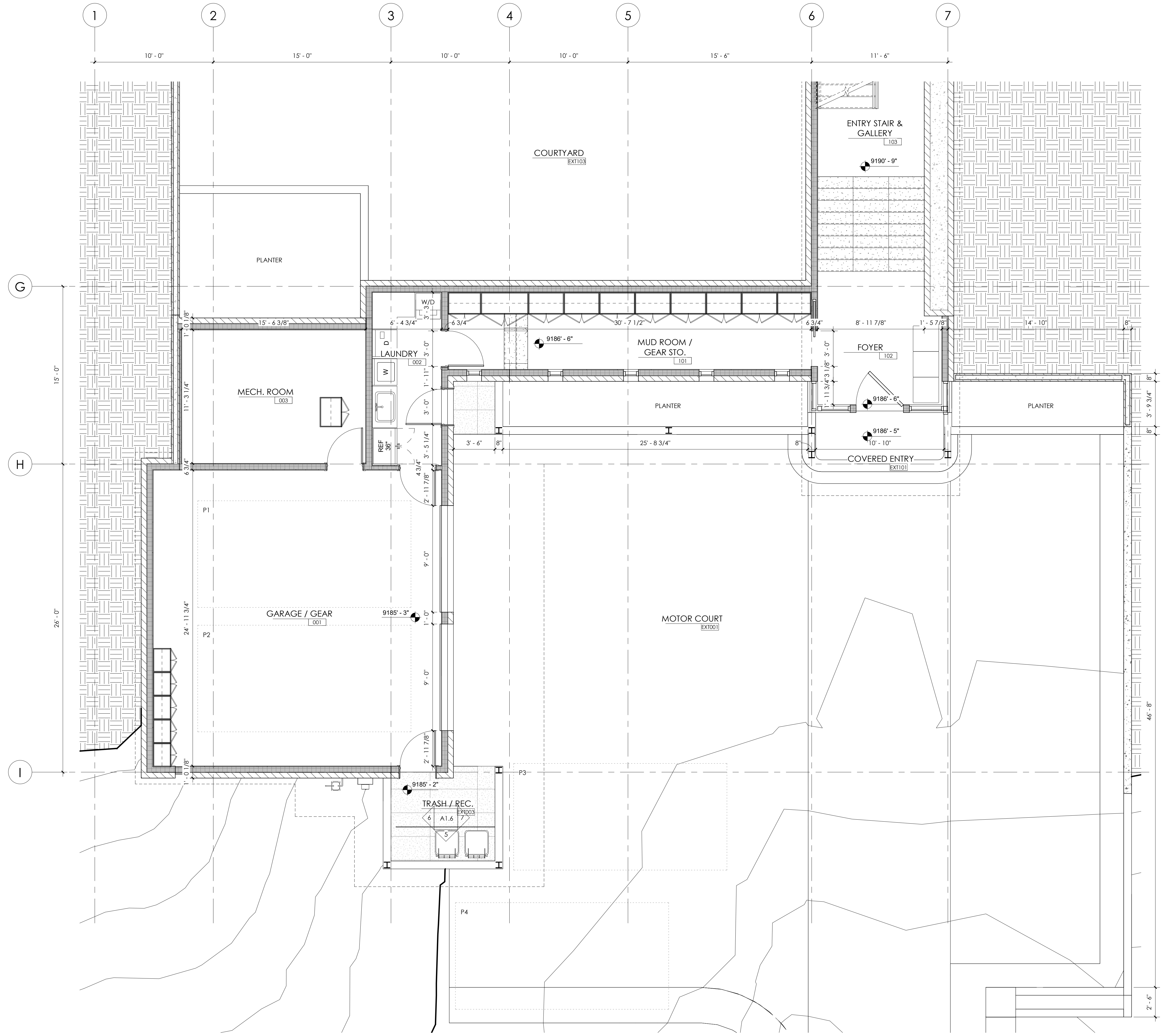
2 ROOF PLAN

SCALE 1/8" = 1'-0"



1 LEVEL 03 - MASTER SUITE OVERALL

SCALE 1/8" = 1'-0"



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 5. BLOCKING SHALL BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES - SEE INTERIOR DESIGN SERIES SHEETS FOR CABINET AND INTERIOR DETAIL INFORMATION.
 6. TYPE 'X' GYPSUM WALL BOARD IS REQUIRED AT ALL MECHANICAL LOCATIONS AND AT GARAGES IF ADJACENT TO LIVING SPACE.
 7. ALL FLOOR JOIST LAYOUTS SHALL FOLLOW THE STRUCTURAL PLANS. HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL SYSTEMS.
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 14. ALL EXTERIOR CONCRETE FLAT-WORK SHALL BE SLOPED AWAY FROM THE BUILDING, TYPICAL.
 15. ALL EXTERIOR TERRACES OVER INTERIOR SPACE BELOW SHALL BE WATERPROOFED TO THE HIGHEST SYSTEM STANDARD AVAILABLE.

Tommy Hein
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE
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WWW.TOMMYHEIN.COM 970.728.1220

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Submissions

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DRB CHECK SET	2021.05.13
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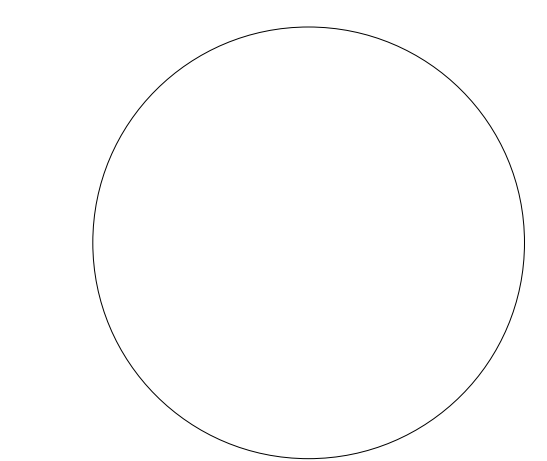
122 SINGLETREE WAY
THE TOWN OF
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CO 81435

**LEVEL 00 & 01 -
GARAGE &
ENTRY PLAN**

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

A2.2

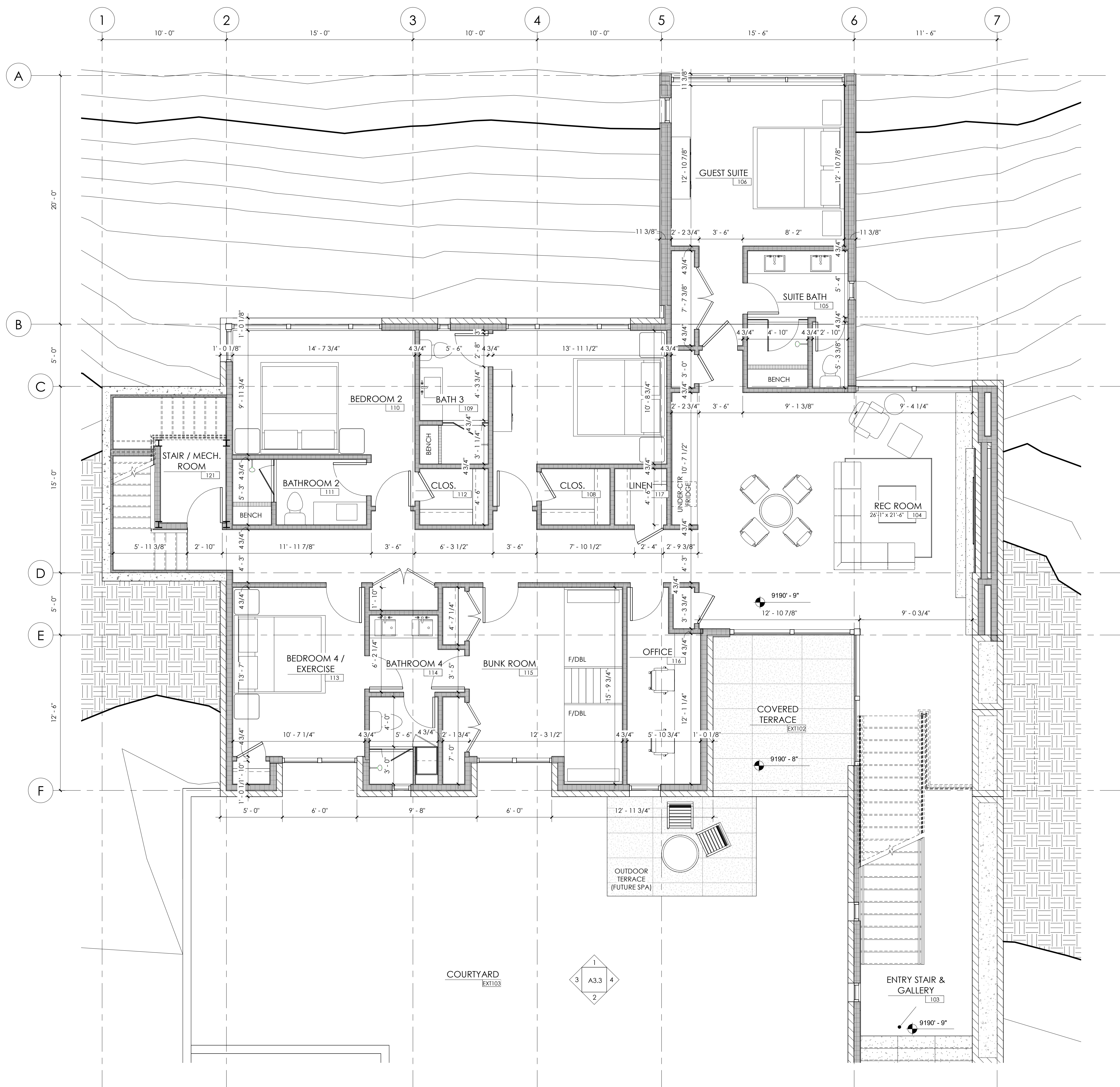
1 LEVEL 00 & 01 - GARAGE & ENTRY PLAN
SCALE 1/4" = 1'-0"



Submissions

DRIVE & MASSING STUDIES	2020.11.25
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1 LEVEL 01 - LOWER LEVEL LIVING PLAN
SCALE 1/4" = 1'-0"

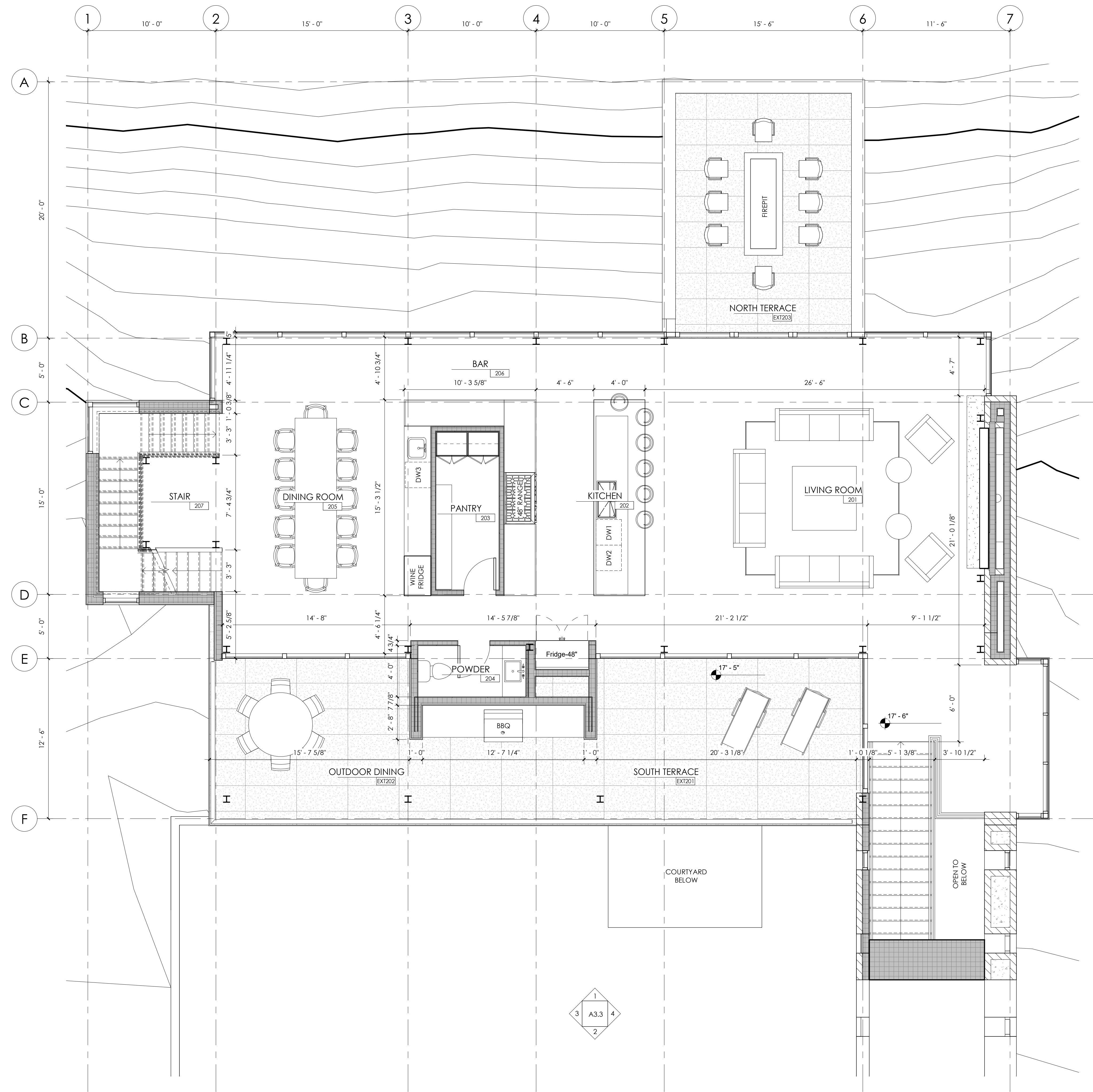


122 SINGLETREE WAY
THE TOWN OF
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**LEVEL 01 -
LOWER LIVING
PLAN**

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A2.3



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Submissions

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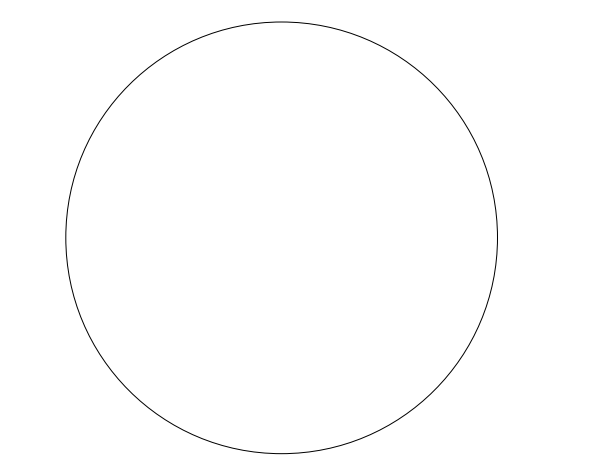
122 SINGLETREE WAY
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**LEVEL 02 -
MAIN LIVING
PLAN**

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

A2.4

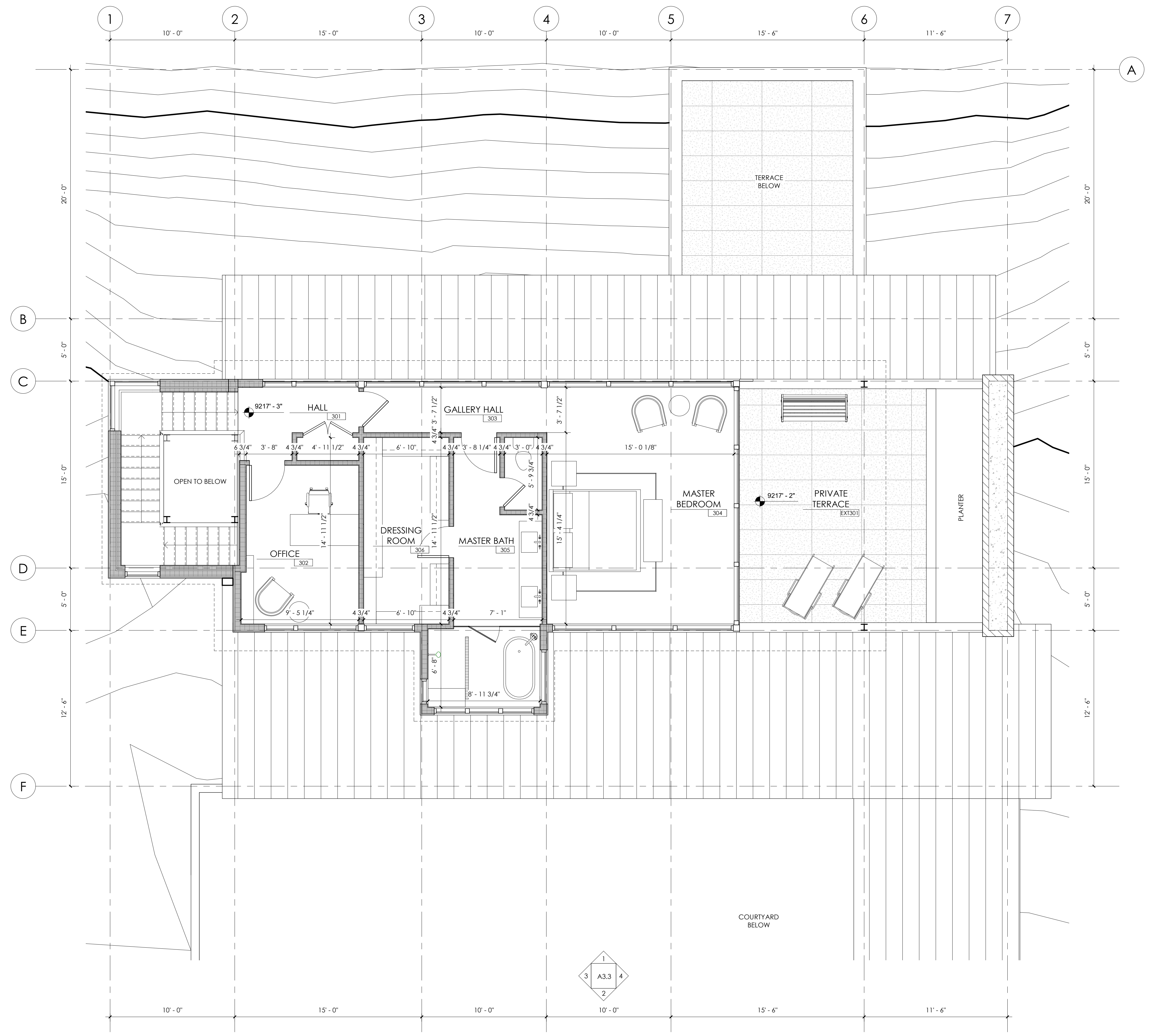
1 LEVEL 02 - MAIN LIVING PLAN
SCALE 1/4" = 1'-0"



Submissions

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DRB REVIEW #2 PRELIM	2021.05.19

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1 LEVEL 03 - MASTER SUITE PLAN

SCALE 1/4" = 1'-0"

Plot Time 2021-05-19 16:37:45 BIM 360://AR-26 ROXY/2021 05 19 - AR-26 ROXY_DRB.rvt

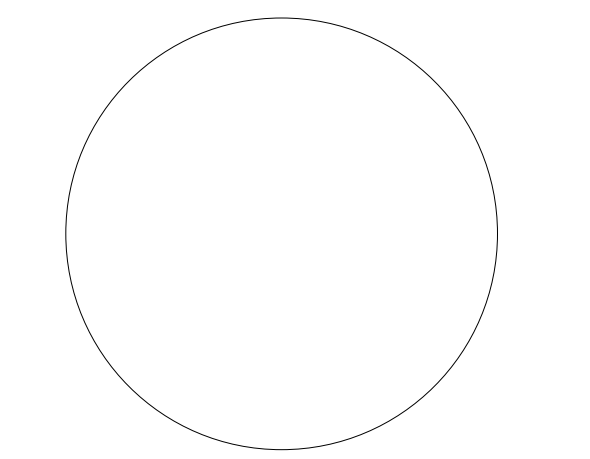


122 SINGLETREE WAY
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**LEVEL 03 -
MASTER SUITE
PLAN**

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A2.5



Submissions

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DRB REVIEW #2 PRELIM	2021.05.19

EXTERIOR MATERIALS

				 
<p>BURNT CYPRESS SHOU-SUGI-BAN</p> <p>NATURAL - ROUGH</p> <p>VERTICAL SIDING AND SOFFITS - 4" BOARDS</p> <p>HORIZONTAL SIDING - 6" BOARDS</p> <p>MILLED, BUTT JOINTS, 1/4" DARK STAIN REVEAL</p>	<p>ROOFING & ACCENT SIDING</p> <p>STEEL - BONDERIZED GREY</p> <p>STANDING SEAM - 16" RIMS O.C.</p> <p>FASCIA TO MATCH ROOF METAL</p>	<p>STONE VENEER</p> <p>COLORADO BUFF SANDSTONE</p> <p>4-5" THICK</p> <p>WARM BUFF</p> <p>LARGE BLOCK PATTERN</p>	<p>EXPOSED STEEL STRUCTURE</p> <p>W, C, OR 3/16 BENT PLATE STEEL, PAINTED CHARCOAL GREY FINISH FOR EXTERIOR</p>	<p>ALUMINUM WINDOWS & DOORS</p> <p>PAINTED CHARCOAL BLACK</p> <p>PER SCHEDULE</p> <p>DYNAMIC OR CLAD LOEWEN</p>

EXTERIOR MATERIALS

				
<p>STEEL PANELS - 1' X 2'</p> <p>DARK PATINA</p> <p>VERTICAL SIDING</p>				

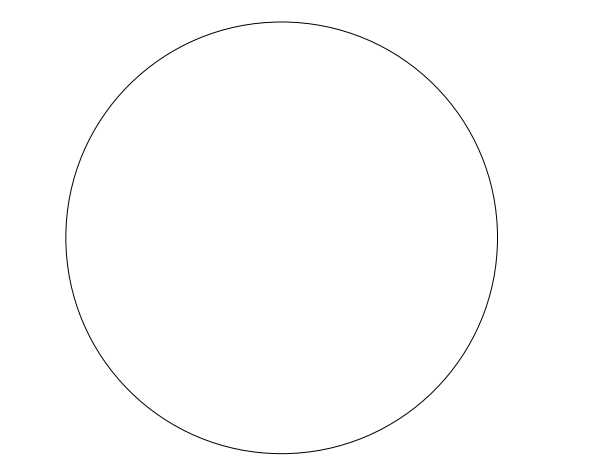


122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

EXTERIOR MATERIALS

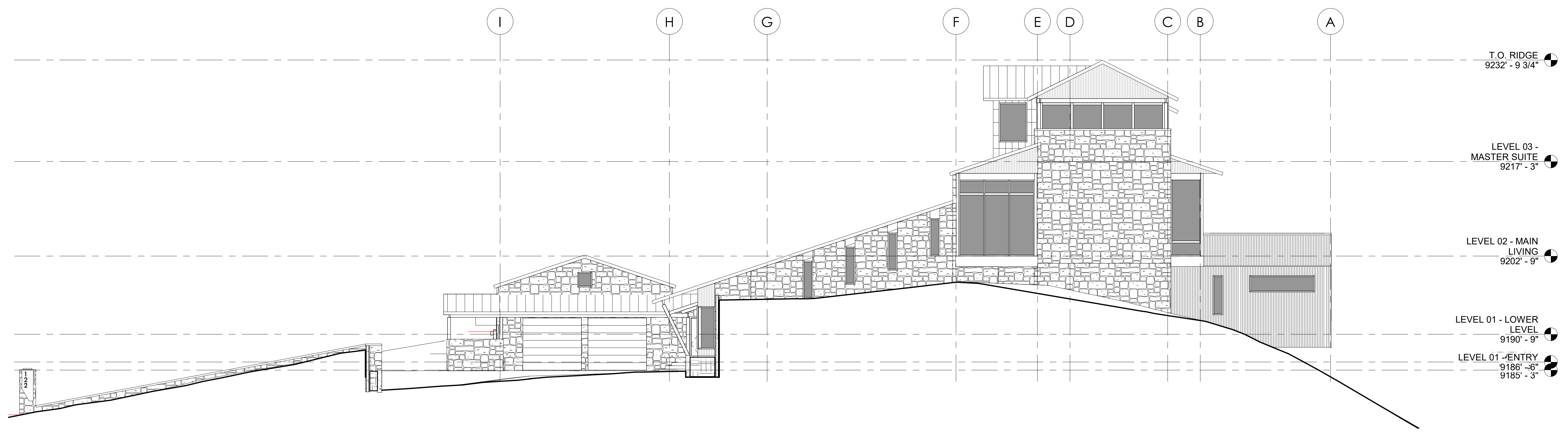
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

A3.0



Submissions

DRIVE & MASSING STUDIES	2020.11.25
SCHEME C HOA REVIEW	2020.12.04
SCHEME B.2 HOA REVIEW	2021.01.26
SCHEME B.3 HOA REVIEW	2021.02.01
DRB INITIAL REVIEW	2021.02.25
VE SET 1	2021.03.31
VE SET 2	2021.04.06
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19



T.O. RIDGE
9232' - 9 3/4"

LEVEL 03 -
MASTER SUITE
9217' - 3"

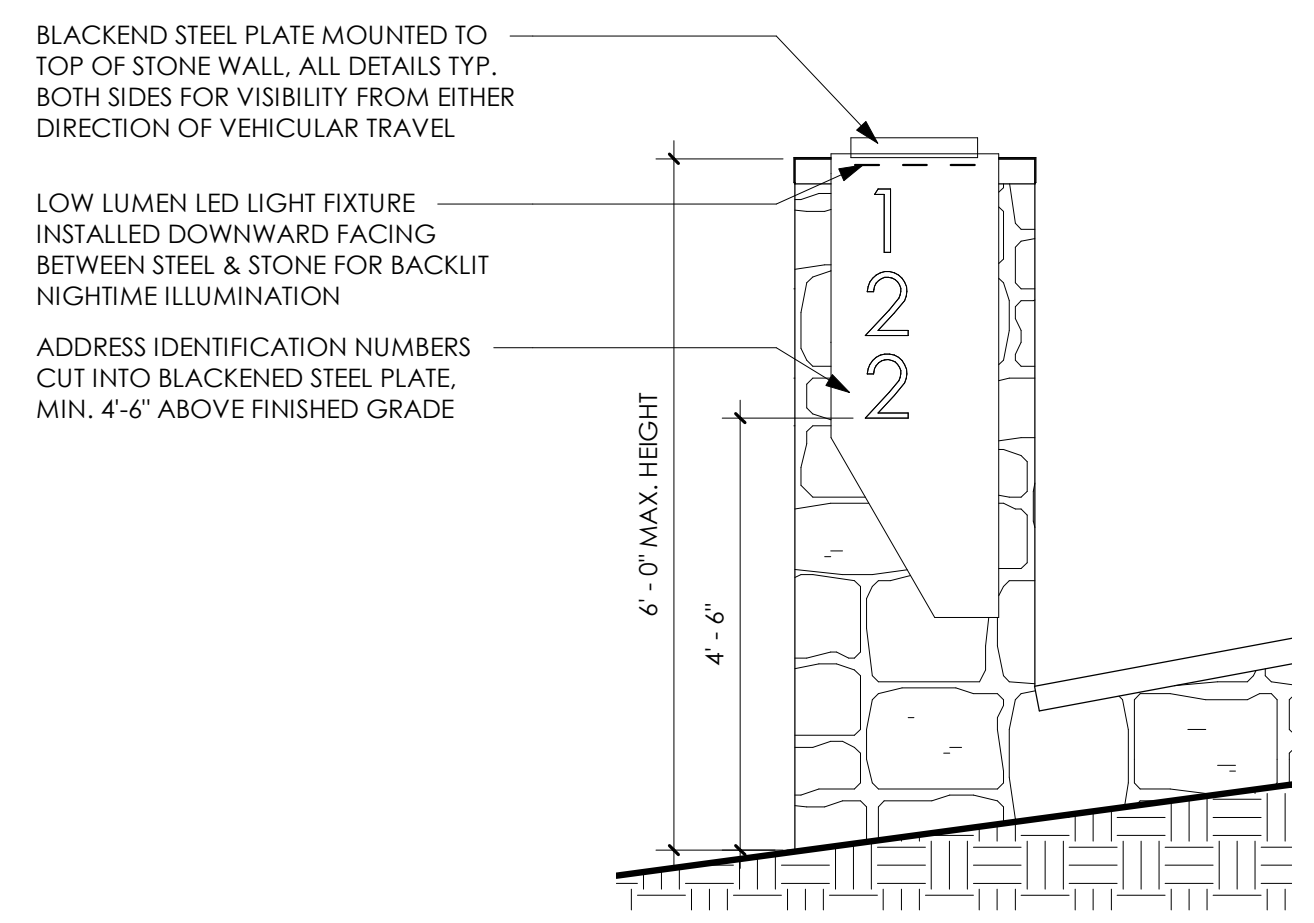
LEVEL 02 - MAIN
LIVING
9202' - 9"

LEVEL 01 - LOWER
LEVEL
9190' - 9"

LEVEL 01 - ENTRY
9186' - 6"
9185' - 3"

2 EAST ELEVATION

SCALE 1/8" = 1'-0"



BLACKENED STEEL PLATE MOUNTED TO TOP OF STONE WALL. ALL DETAILS TYP. BOTH SIDES FOR VISIBILITY FROM EITHER DIRECTION OF VEHICULAR TRAVEL

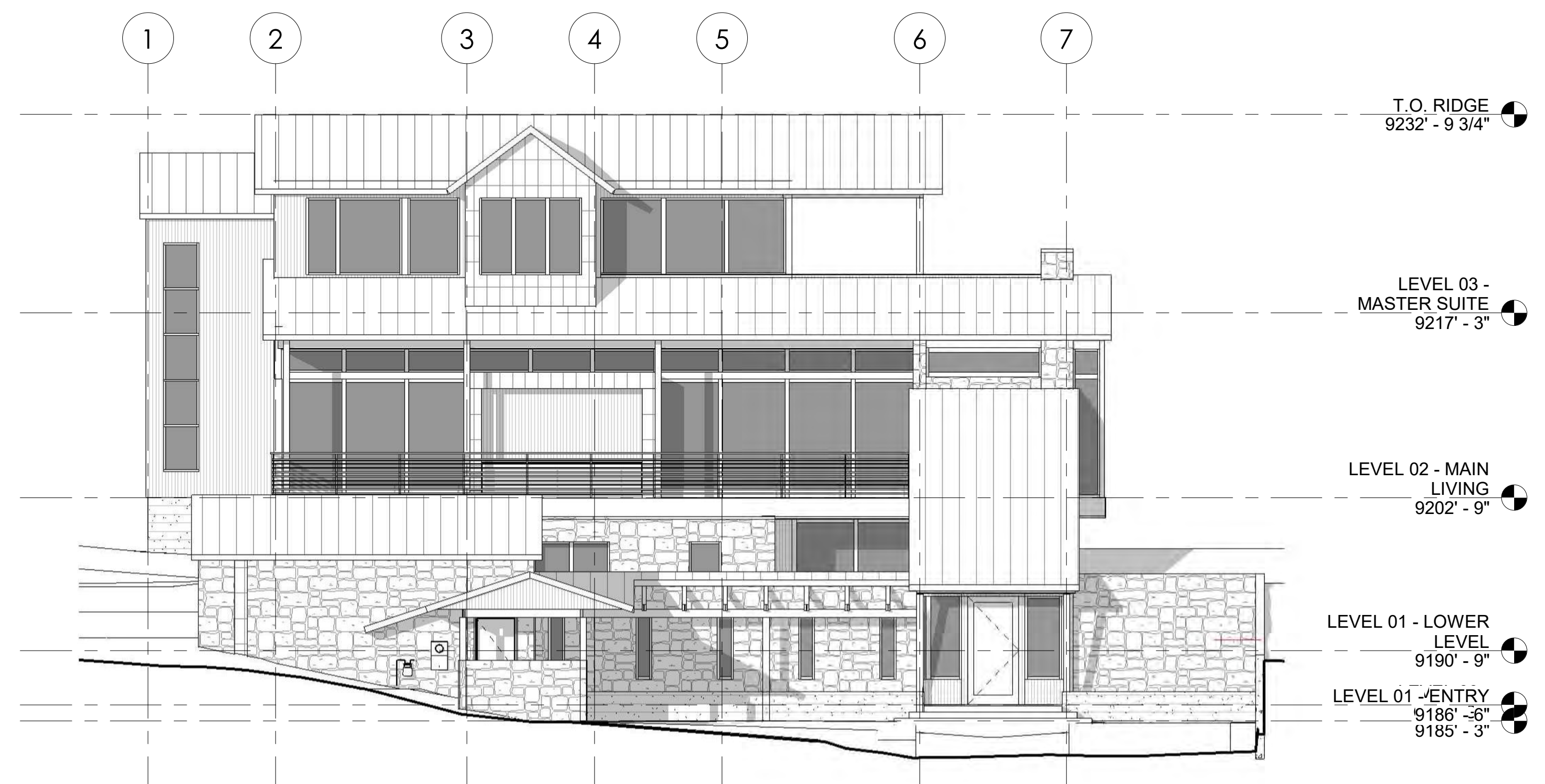
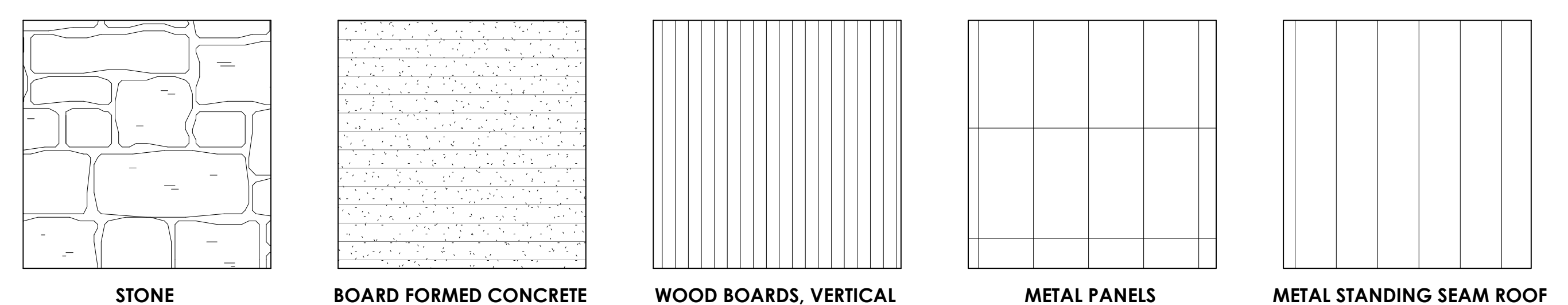
LOW LUMEN LED LIGHT FIXTURE INSTALLED DOWNWARD FACING BETWEEN STEEL & STONE FOR BACKLIT NIGHTTIME ILLUMINATION

ADDRESS IDENTIFICATION NUMBERS CUT INTO BLACKENED STEEL PLATE. MIN. 4'-6" ABOVE FINISHED GRADE

3 ADDRESS MONUMENT ELEV.

SCALE 1/2" = 1'-0"

MATERIAL LEGEND



T.O. RIDGE
9232' - 9 3/4"

LEVEL 03 -
MASTER SUITE
9217' - 3"

LEVEL 02 - MAIN
LIVING
9202' - 9"

LEVEL 01 - LOWER
LEVEL
9190' - 9"

LEVEL 01 - ENTRY
9186' - 6"
9185' - 3"

1 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

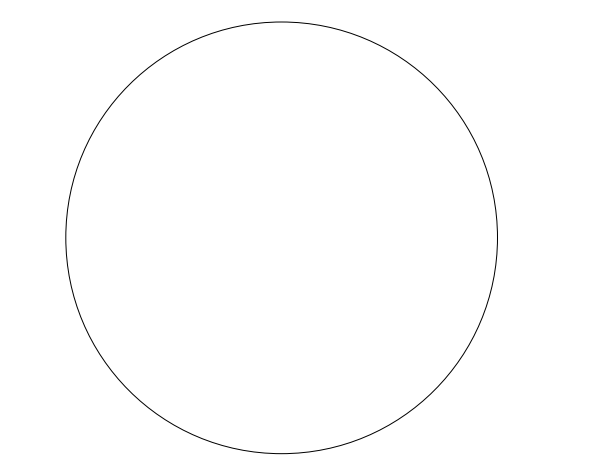


122 SINGLETREE WAY
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CO 81435

EXTERIOR ELEVATIONS

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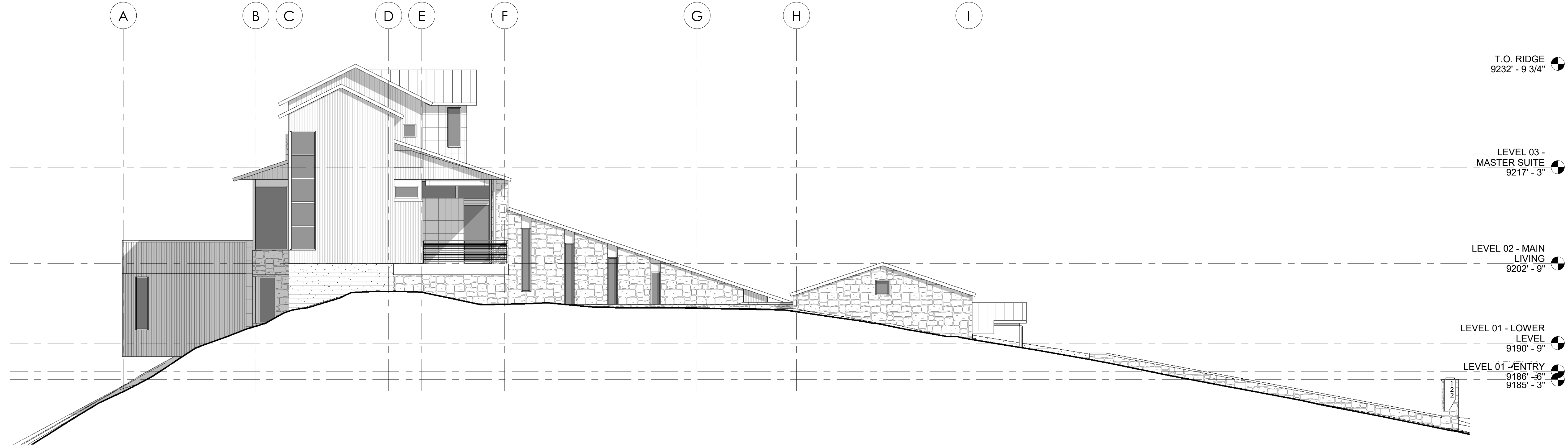
A3.1



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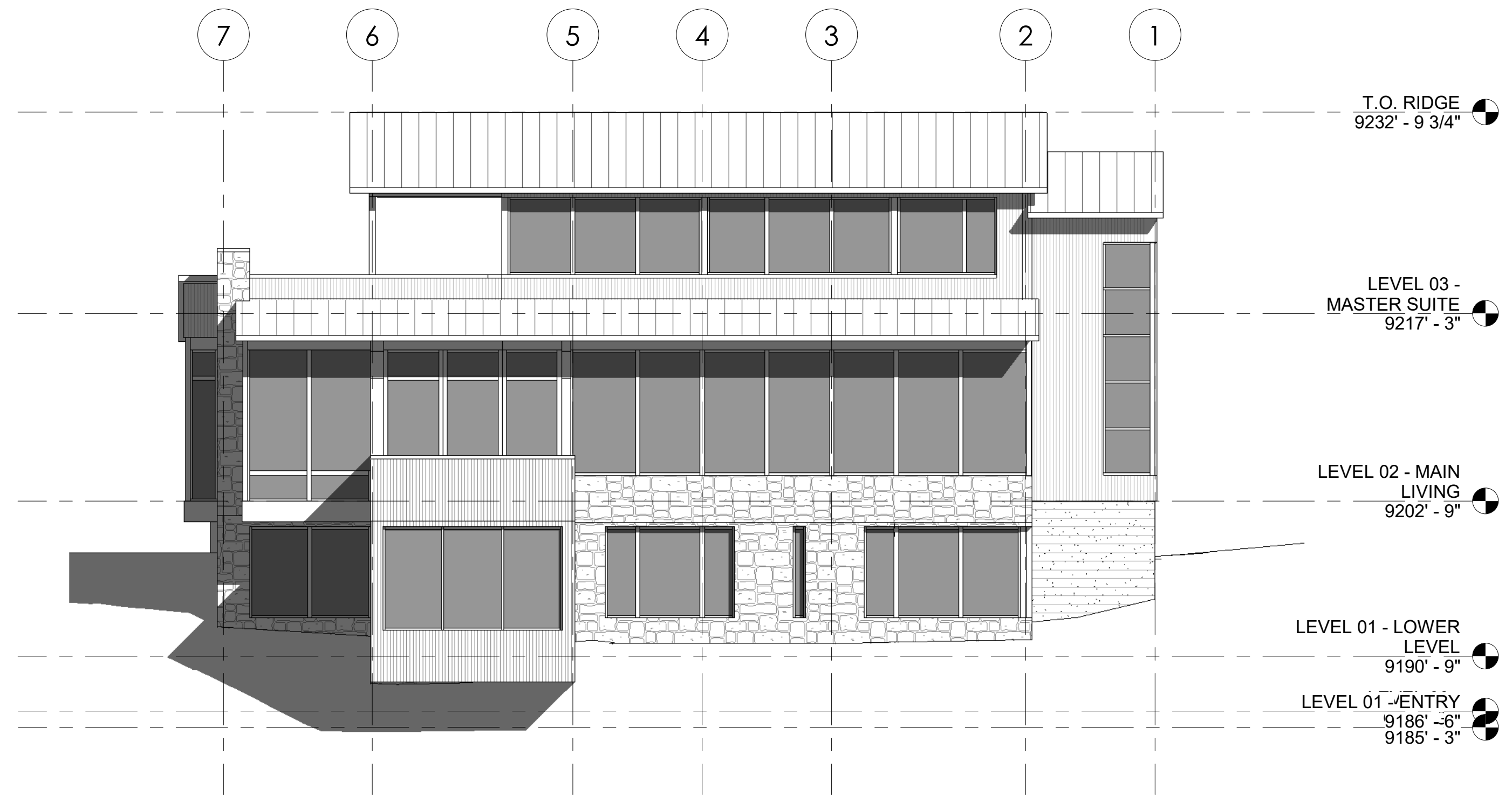
Submissions

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DRB REVIEW #2 PRELIM	2021.05.19



2 WEST ELEVATION

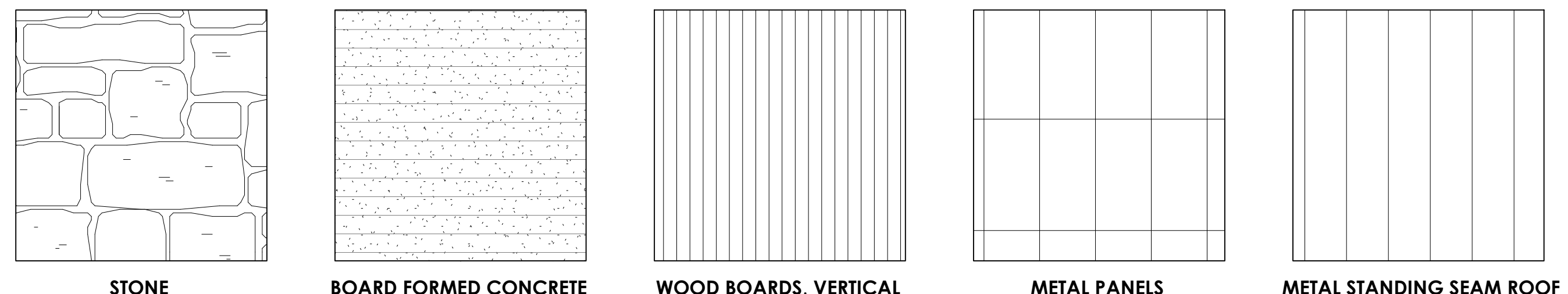
SCALE 0 1 2 4 8 1/8" = 1'-0"



1 NORTH ELEVATION

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

MATERIAL LEGEND

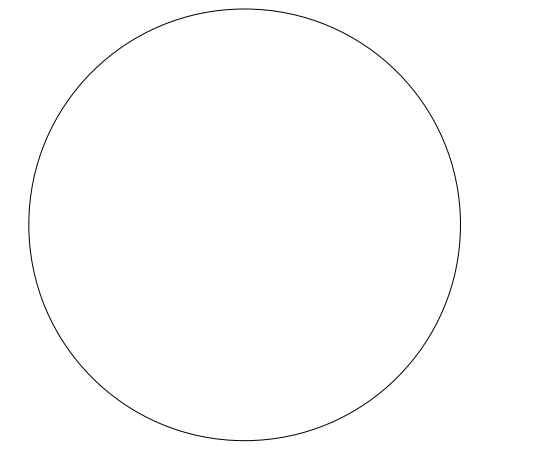


122 SINGLETREE WAY
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CO 81435

EXTERIOR ELEVATIONS

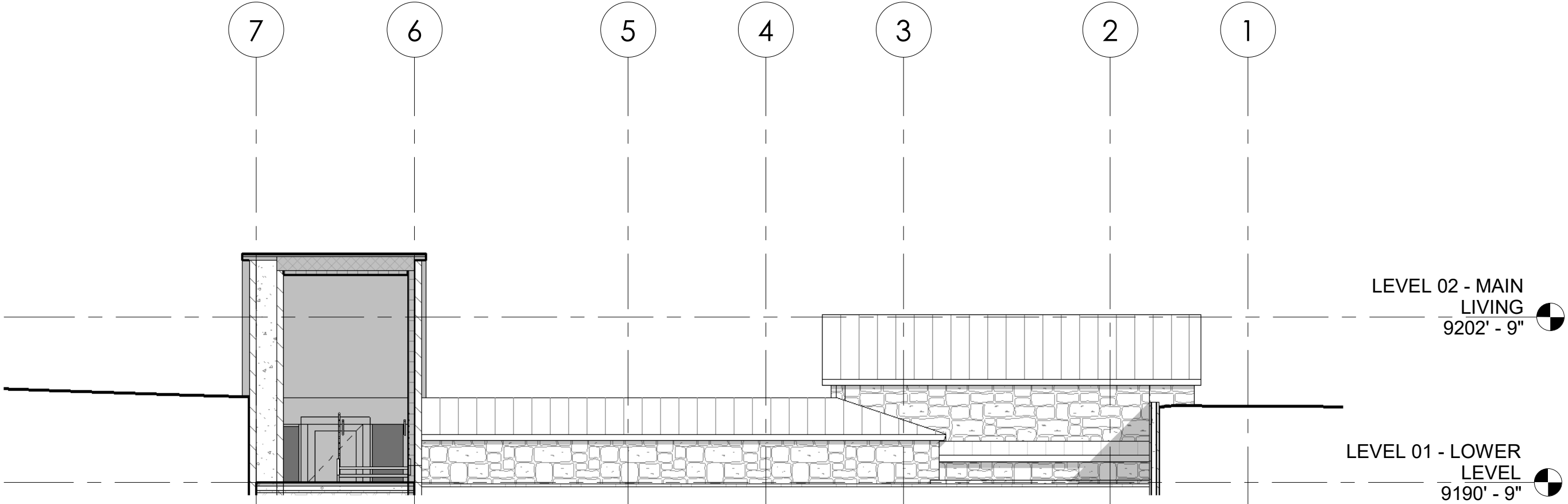
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A3.2



Submissions

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SCHEME B.3 HOA REVIEW	2021.02.01
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DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19



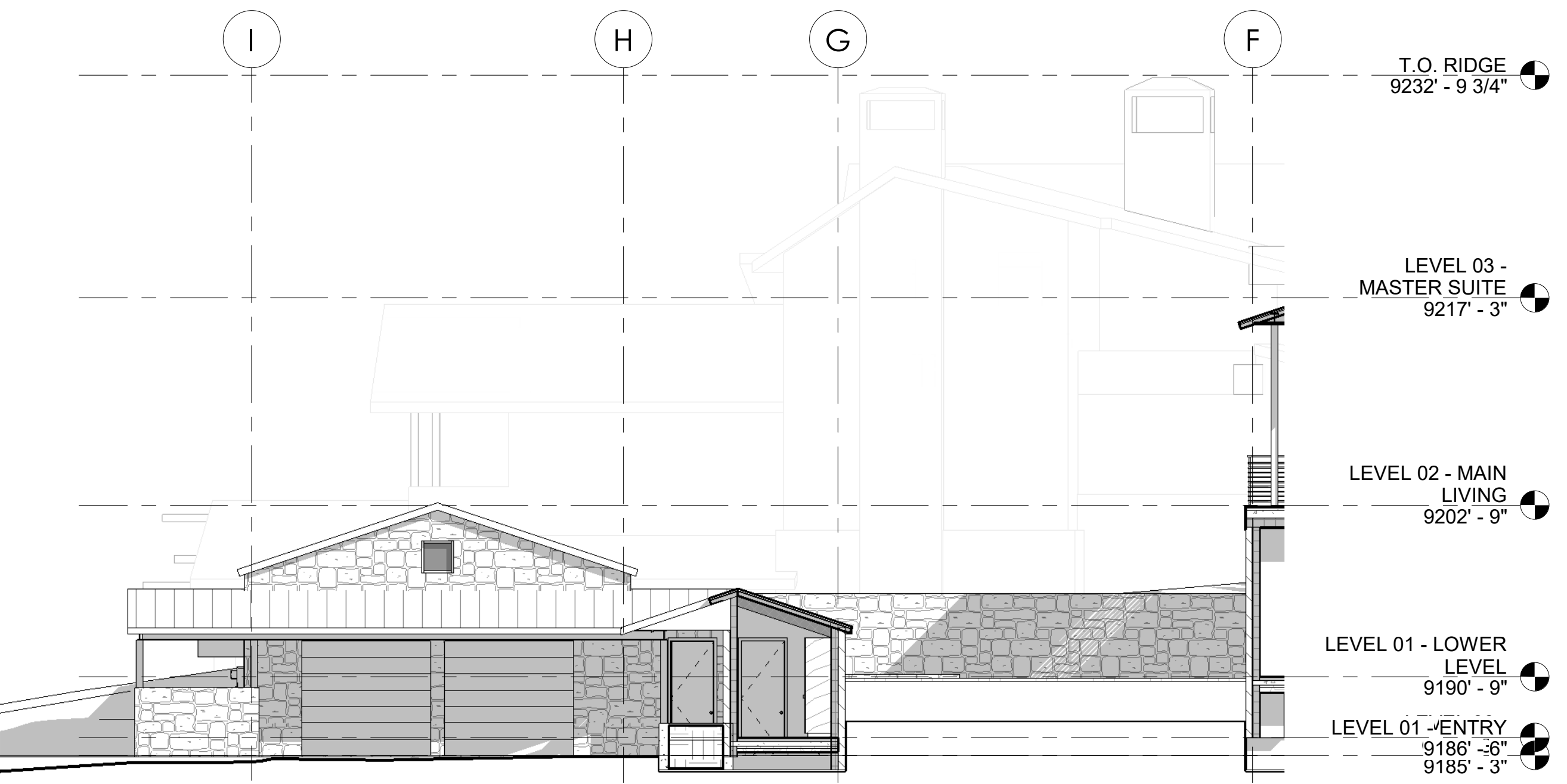
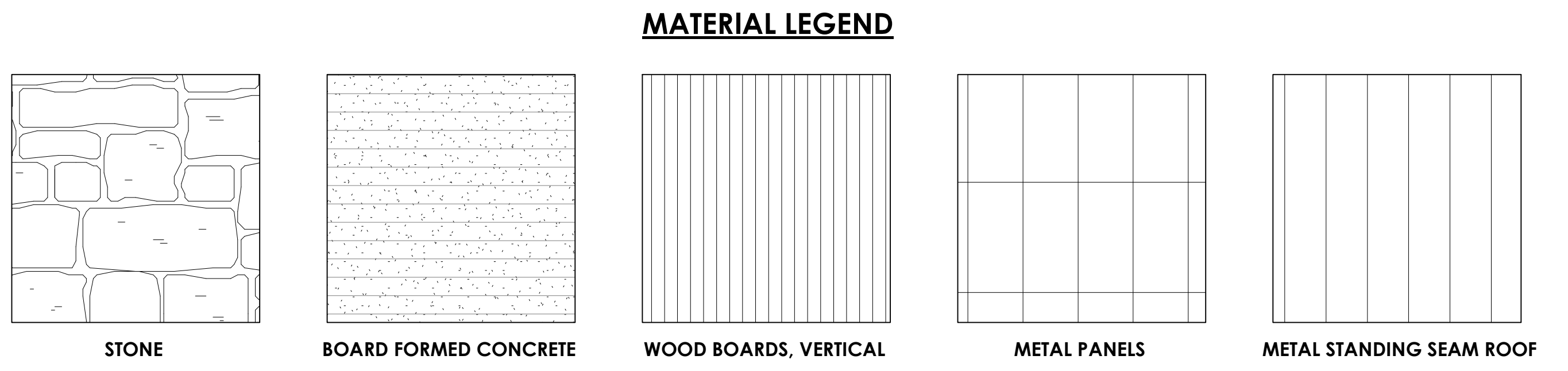
2 COURTYARD NORTH ELEVATION

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



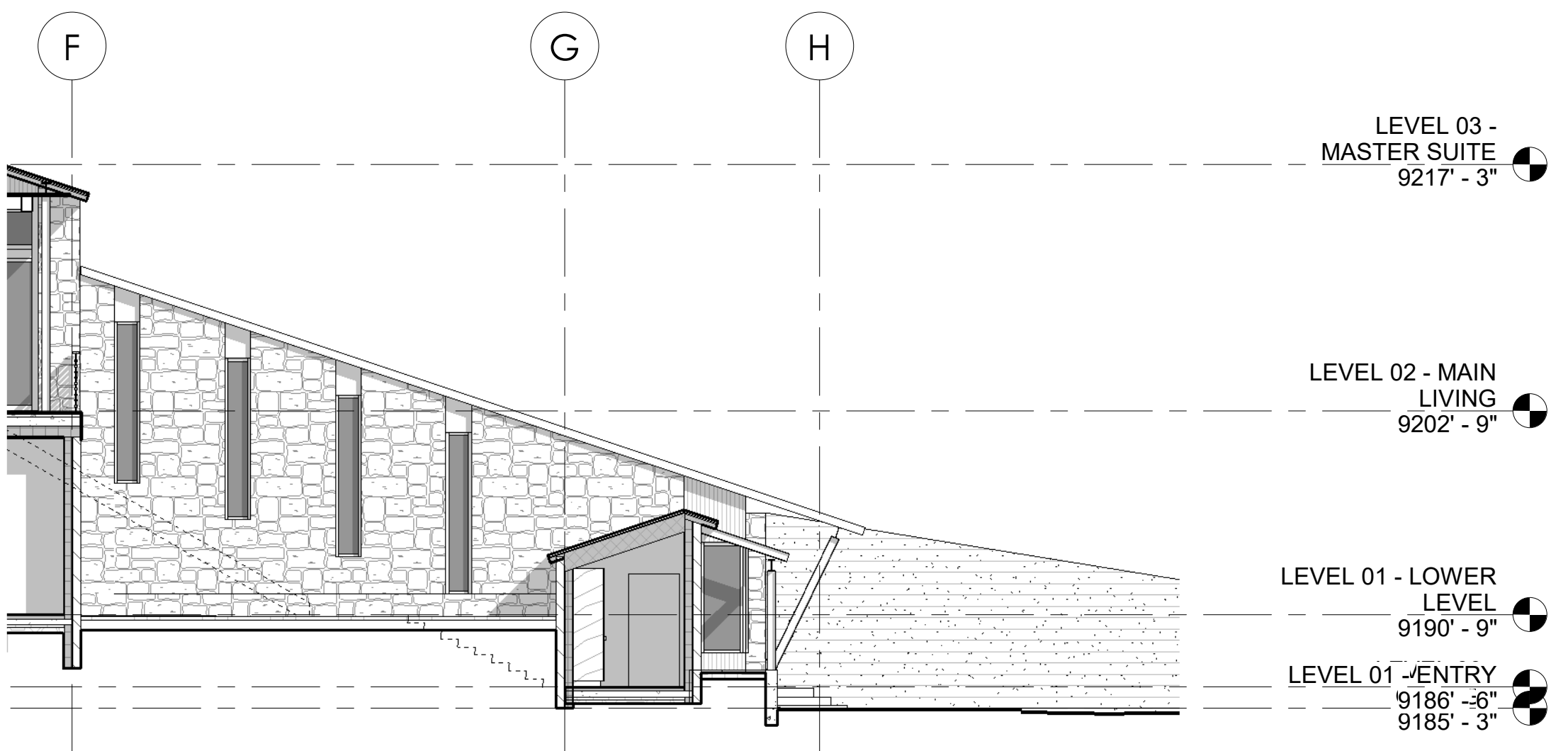
1 COURTYARD SOUTH ELEVATION

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



3 COURTYARD EAST ELEVATION

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



4 COURTYARD WEST ELEVATION

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

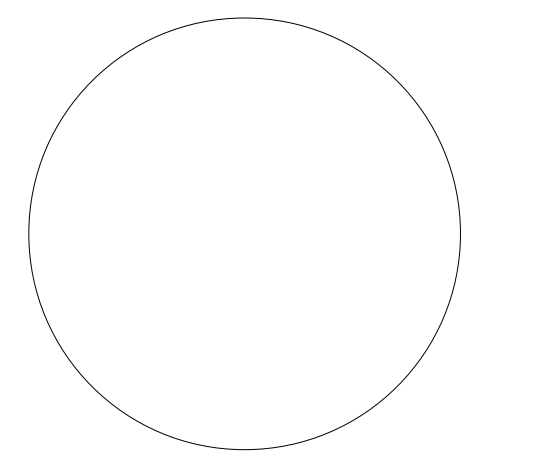


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CO 81435

**EXTERIOR
COURTYARD
ELEVATIONS**

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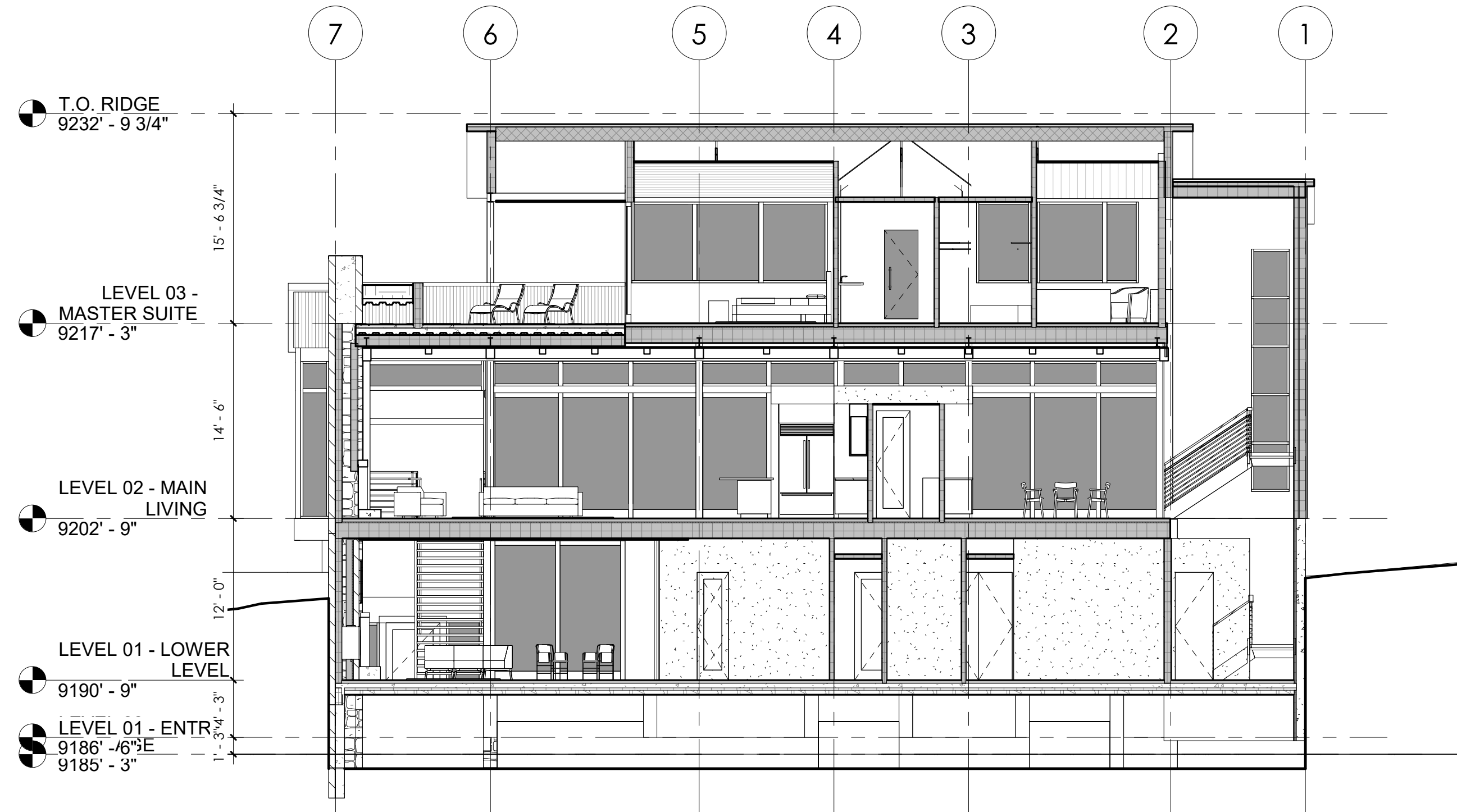
A3.3



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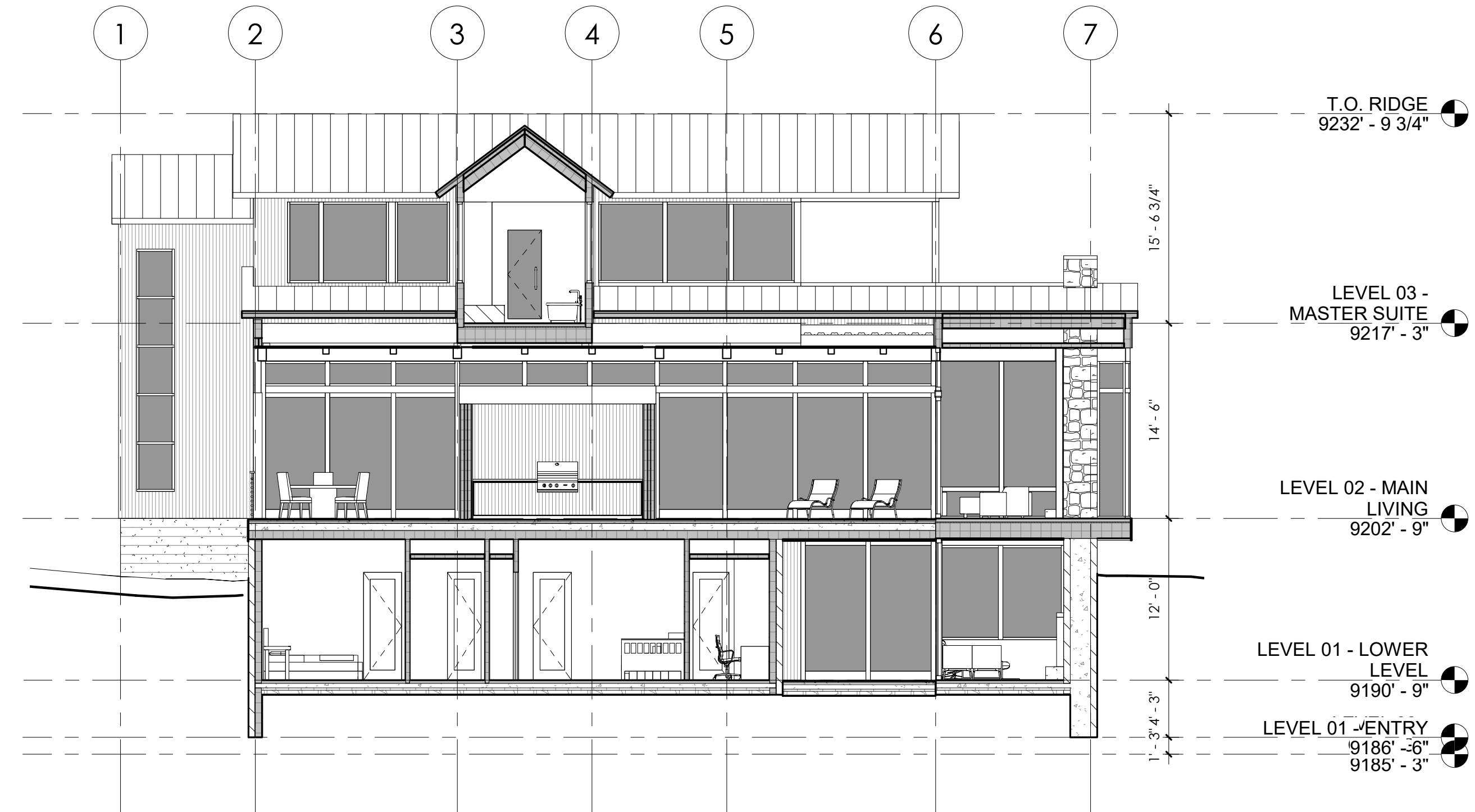
Submissions

DRIVE & MASSING STUDIES	2020.11.25
SCHEME C HOA REVIEW	2020.12.04
SCHEME B.2 HOA REVIEW	2021.01.26
SCHEME B.3 HOA REVIEW	2021.02.01
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VE SET 1	2021.04.06
VE SET 2	2021.04.30
DRB CHECK SET	2021.05.13
DRB REVIEW #2 PRELIM	2021.05.19



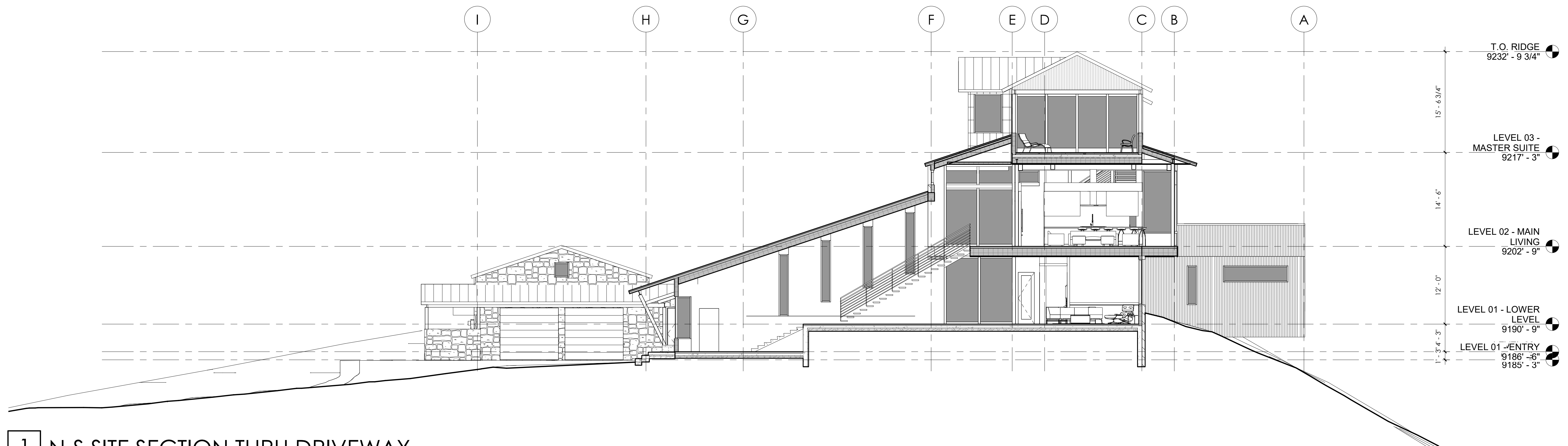
3 E-W SECTION THRU LIVING & MASTER

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



2 E-W SECTION THRU GUEST BED & TERRACE

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



1 N-S SITE SECTION THRU DRIVEWAY

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



122 SINGLETREE WAY
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OVERALL SECTIONS

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

A4.0

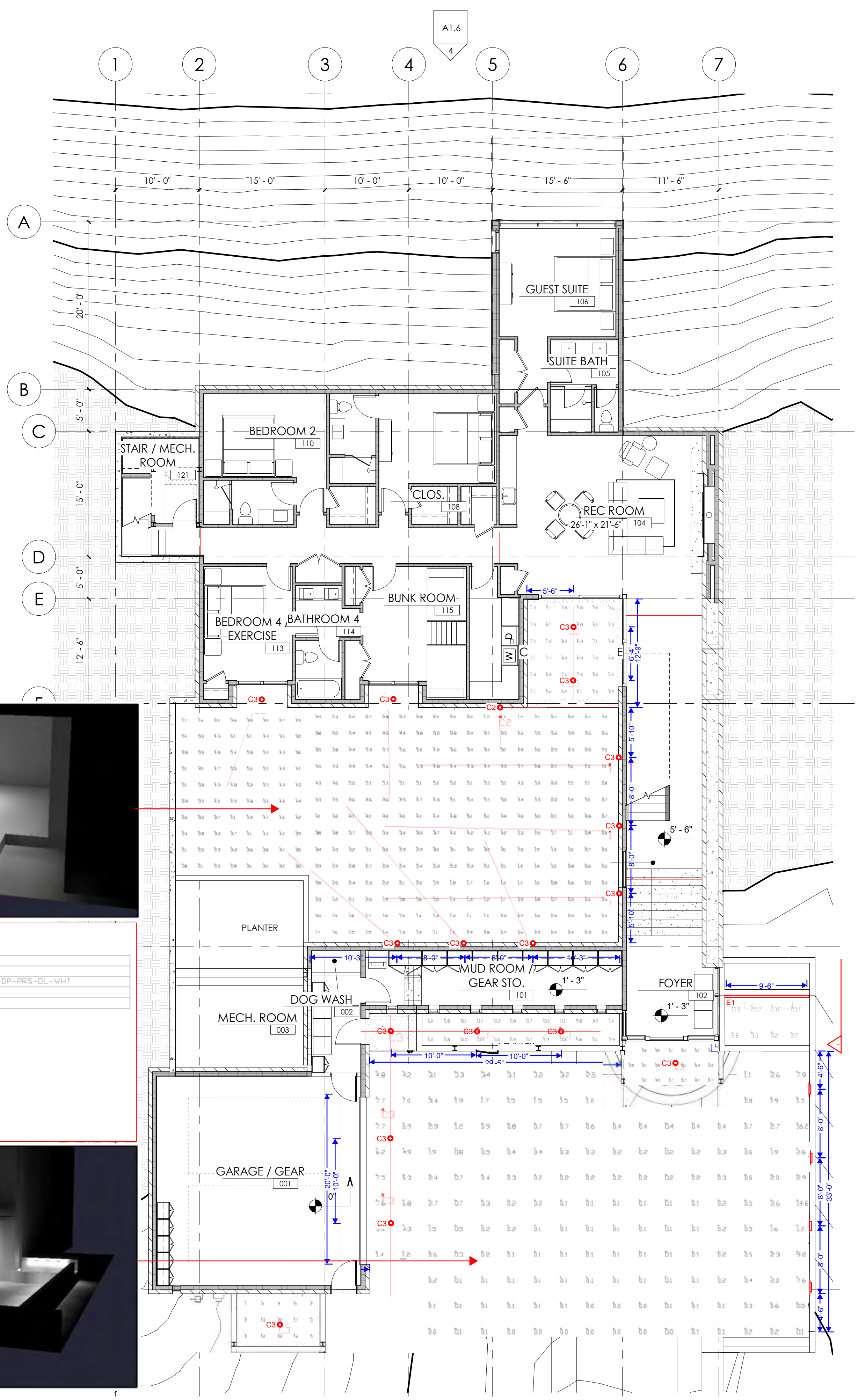
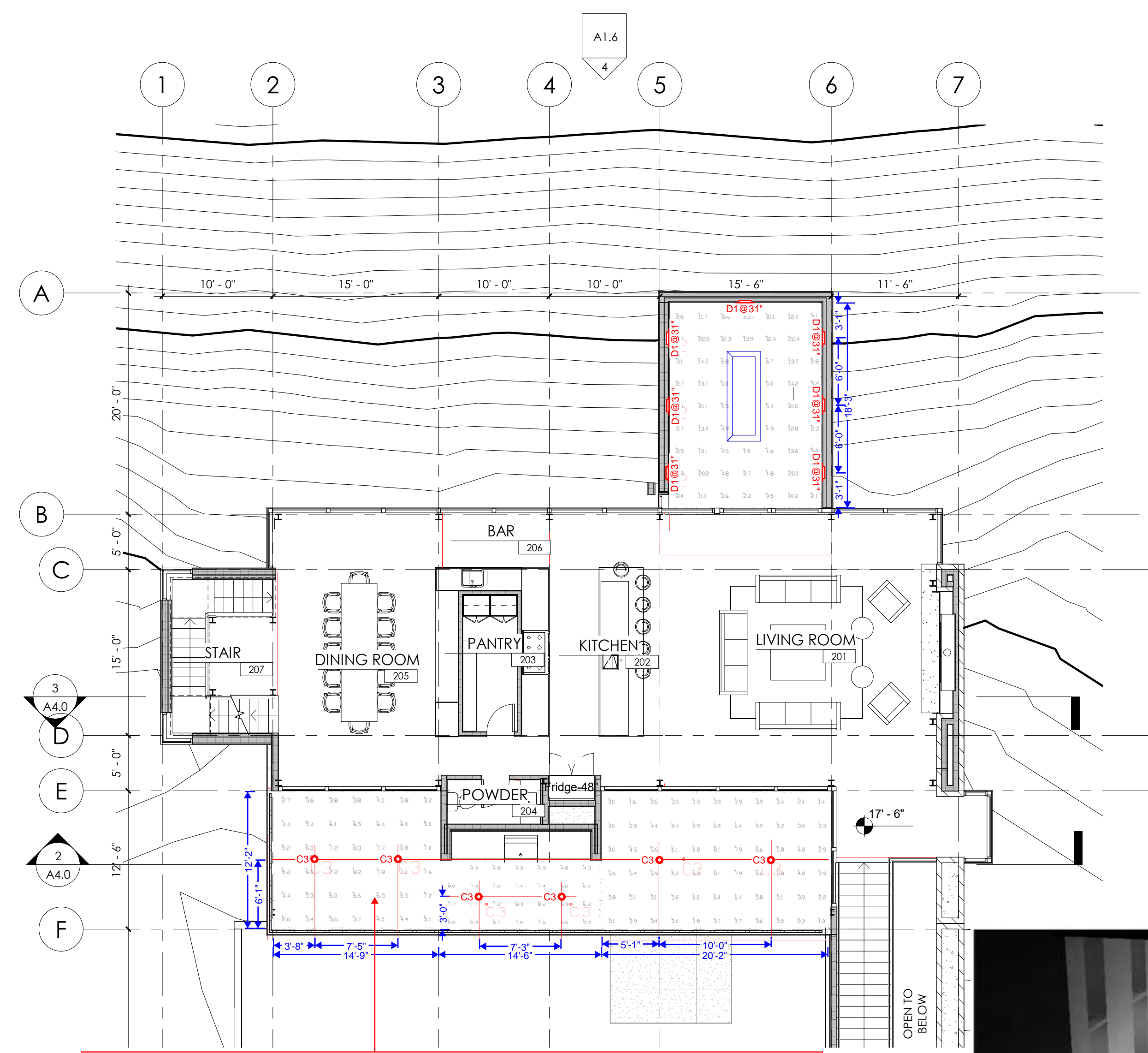
SD - 19 MAY 2021 - JL

FOX

122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

EXTERIOR LIGHTING CALC

LT1.0



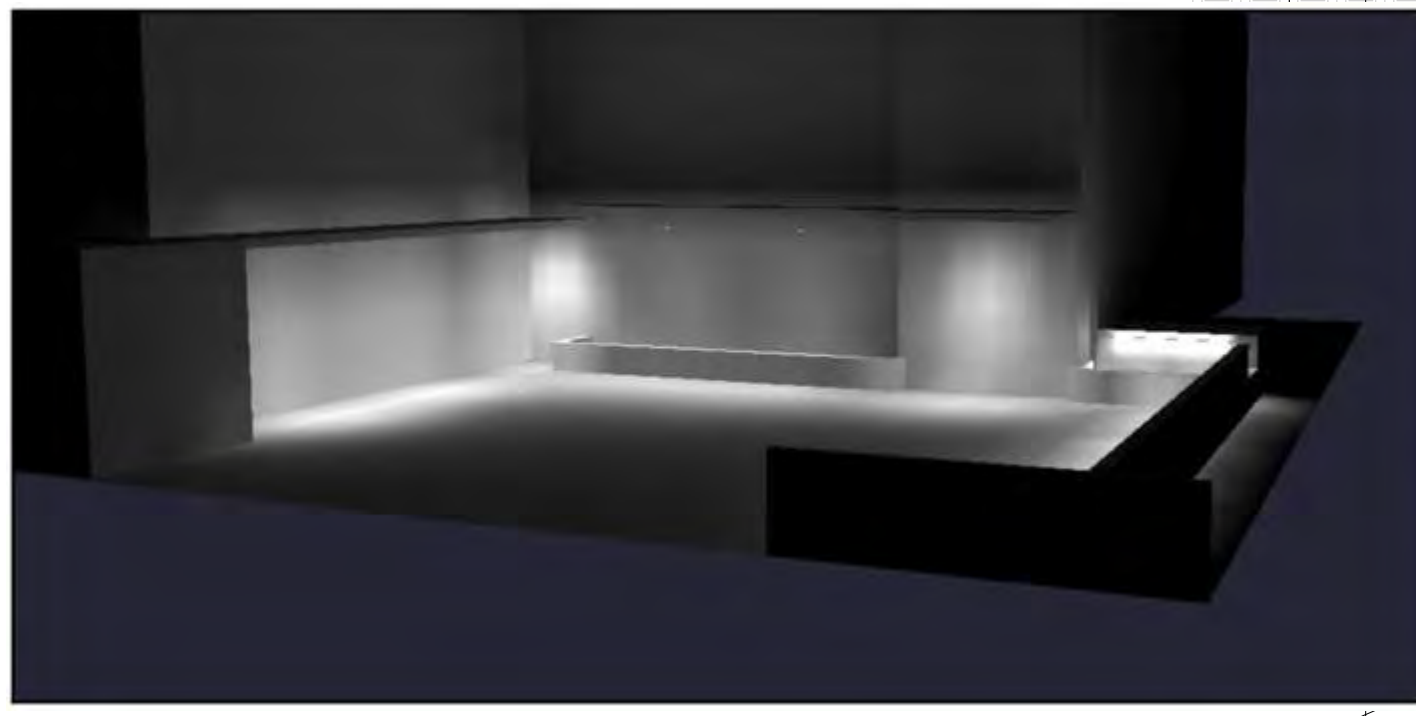
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
7	BP	SINGLE	438	0.950	Ligman URA-40692-11WLED-V27-06-120/277v	
6	C3	SINGLE	738	0.830	Edison Price w2-CLT-DL60B-L10H27K + LP-W2-BP-	

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Terrace - Grnd Lvl	Illuminance	Fc	8.7	25.7	1.9	4.50	13.53
South Terrace - Grnd Lvl	Illuminance	Fc	5.2	8.3	0.0	NA	NA

Step lights mounting height 31' AFF
Downlight mounting heights 10' AFF

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
10	C3	SINGLE	738	0.830	Edison Price w2-CLT-DL60B-L10H27K + LP-W2-BP-PRS-BL-WHT	
23	B1	SINGLE	275	0.950	Ligman URA-40581-11WLED-V27-06	
2	E1	SINGLE	944	0.350	Diese DI-24V-BLX3-27-V010 + DI-002-24V96v	

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard - Grnd Lvl	Illuminance	Fc	3.9	31.0	0.2	19.50	19.50
Covered Entry - Grnd Lvl	Illuminance	Fc	8.9	12.7	4.3	2.07	2.95
Covered Terrace - Grnd Lvl	Illuminance	Fc	6.4	9.3	3.5	1.84	2.66
Motor Court - Grnd Lvl	Illuminance	Fc	1.6	20.5	0.0	NA	NA
Planter 1	Illuminance	Fc	7.7	11.1	1.4	5.50	7.93
Planter 2	Illuminance	Fc	3.0	3.2	0.7	4.21	7.43
Trash - Grnd Lvl	Illuminance	Fc	7.7	10.5	4.5	1.71	2.33



1 LEVEL 01 - LOWER LEVELS OVERALL

COURTYARD LAYOUT OPTION 2 - RECESSED LED DOWNLIGHTS AT 25'

SCALE 1/8" = 1'-0"

WAFER/2 AA
recessed shallow LED accent light

FEATURES

- WAFER/2 AA is a 2" aperture LED accent light with an overall depth of 4" (bearing depth of 2" plus 1" froth)
- Luminaire provides 360° rotation and 0-20° angle adjustment. Once locked, adjustment may be locked by a lever on a dimmer out.
- Luminaire employs an internal spring-loaded lens to protect an internal lens assembly of either 12", 20" or 30". To allow beamspread to be changed in installed luminaire, internal lens may be removed by the user.
- Luminaire is powered by use of a number of Cree Chip on board LEDs. See below for wattage and efficacy.
- Luminaire is available with two lens options:
 - with a 2" aperture and 0-20° angle
 - with a 2" aperture and 0-20° angle and a 1" AP
 - with a 2" aperture and 0-20° angle and a 1" AP
- Lighting lens with white froth included. Custom color froth available on special order.
- Optional mounting design for residential installation in wood (not ratings) 1/8"
- WAFER/2 AA includes a pair of mounting tabs (3/4" x 2" C channel). Specialty lens for wood and floor installation are also available.
- For more information, visit us.

APPLICATIONS

Luminaire is ideal as an intensively graduated luminaire for long lighting luminaire in a dimmed condition. It is suitable for use in the most striking. Removal of the external reflector allows access to the LED module and junction box.

PHOTOMETRIC CODES

PRODUCT CODES

PHYSICAL DATA

Length: 10.2"
Height: 3.6"
Weight: 3.1 lbs
IP65 - Suitable for Wet Locations
90+ Impact Resistant (Vandal Resistant)

ORDERING INFORMATION

Ordering Example: URA-40581-11w-W30-02-120/277v

PROJECT INFORMATION

PROJECT: [] DATE: [] QUANTITY: []
TYPE: [] NOTE: [] mounting height: []

URA-40581
Rado 5

PHYSICAL DATA

Length: 10.2"
Height: 3.6"
Weight: 3.1 lbs
IP65 - Suitable for Wet Locations
90+ Impact Resistant (Vandal Resistant)

ORDERING INFORMATION

Ordering Example: URA-40581-11w-W30-02-120/277v

PROJECT INFORMATION

PROJECT: [] DATE: [] QUANTITY: []
TYPE: [] NOTE: [] mounting height: []

WAFER/2 AA

STANDARD INSTALLATION DESIGN

RESIDENTIAL INSTALLATION DESIGN (R-18)

EXTERNAL REFLECTOR TAIL DETAILS

STANDARD DIMMER DRIVER INFORMATION

LIGHT OUTPUT MULTIPLIER

REFLECTOR COLOR

— photometrics continued below —

diode led™ BLAZE™ X 100/200/300 Wet Location LED Strip Light

SPECIFICATION SHEET

Voltage	12VDC	24VDC	12V-24V	24V-30V	24V-30V	24V-30V
Power	1.5W/ft	3.1W/ft	4.2W/ft	5.5W/ft	5.5W/ft	4.3W/ft
2400K	90lm/ft	203lm/ft	268lm/ft	350lm/ft	350lm/ft	285lm/ft
2700K	101lm/ft	199lm/ft	277lm/ft	368lm/ft	368lm/ft	304lm/ft
3000K	110lm/ft	211lm/ft	310lm/ft	411lm/ft	411lm/ft	321lm/ft
3500K	109lm/ft	217lm/ft	308lm/ft	416lm/ft	416lm/ft	320lm/ft
Cut Points	2 in.	1 in.	1 in.	4 in.	2 in.	2 in.
Max. Run† (Class 2)	37 ft.	22 ft.	20 ft.	70 ft.	45 ft.	40 ft.
LED Chips	18/ft.	36/ft.	18/ft.	36/ft.	36/ft.	36/ft.
Color Temperature	2400K	2700K	3000K	3500K		
CR1	95+					
Dimmable	Yes					
Dimensions	0.39 x 0.18 in. (W x H)					
Environment†	Outdoor / Wet Location					
Certification	UL Listed 2108					
Warranty	12-Year Warranty					

SKU Builder

DI - 24v - BLX3 - 27 - custom - CHANNEL

WAFER/2 AA

PHOTOMETRIC REPORT with 12" lens (based per IESNA LM-79-2008)

PHOTOMETRIC REPORT with 20" lens (based per IESNA LM-79-2008)

PHOTOMETRIC REPORT with 30" lens (based per IESNA LM-79-2008)

CANDLEPOWER DISTRIBUTION

LUMINAIRE LIGHT OUTPUT AND EFFICACY

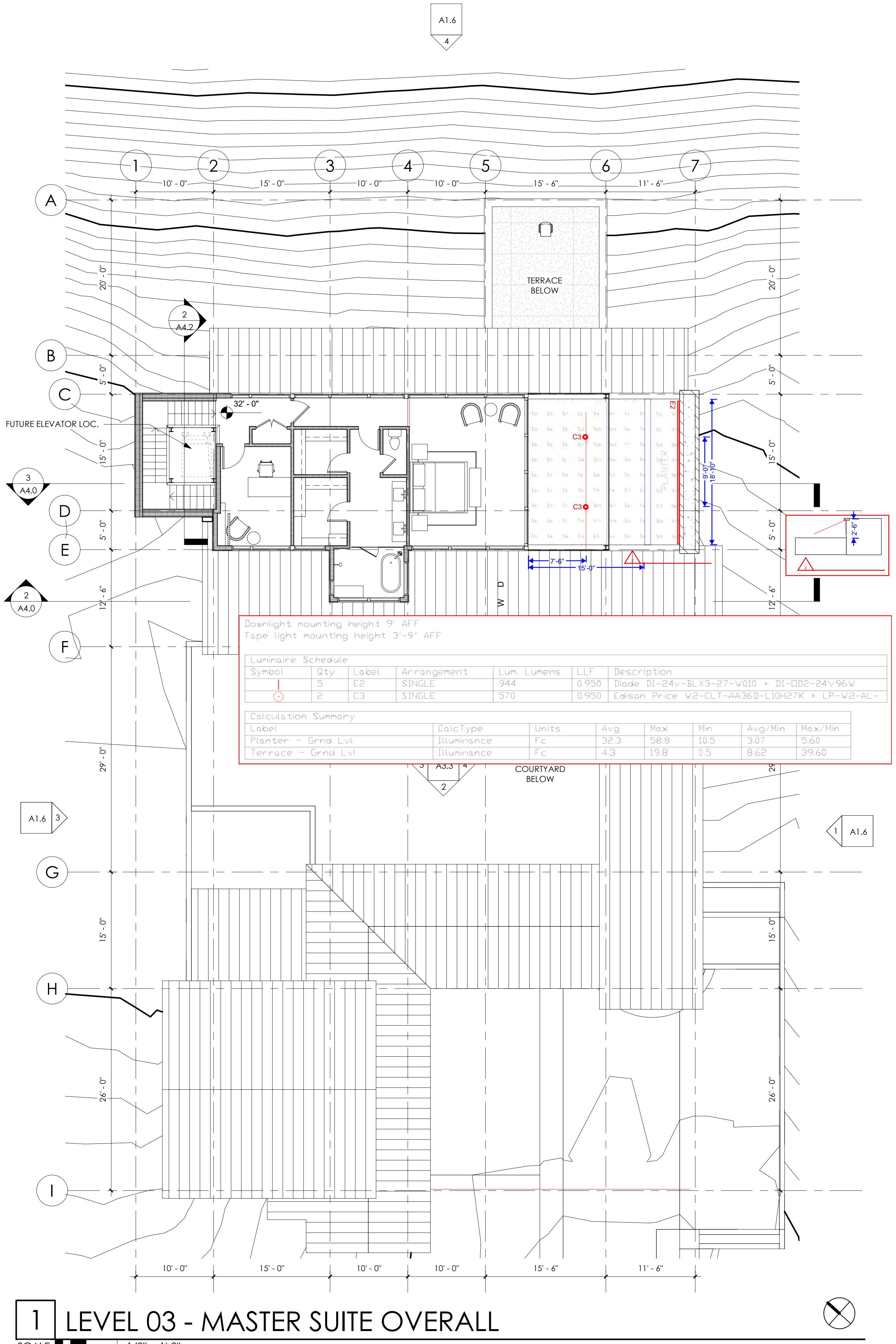
PHOTOMETRIC REPORT with 12" lens (based per IESNA LM-79-2008)

PHOTOMETRIC REPORT with 20" lens (based per IESNA LM-79-2008)

PHOTOMETRIC REPORT with 30" lens (based per IESNA LM-79-2008)

CANDLEPOWER DISTRIBUTION

LUMINAIRE LIGHT OUTPUT AND EFFICACY



1 LEVEL 03 - MASTER SUITE OVERALL
SCALE 1/8" = 1'-0"

Jay Leggett
713.459.0094
lightingdesignsolutions llc
jay@lightingdesign.pro • www.lightingdesign.pro

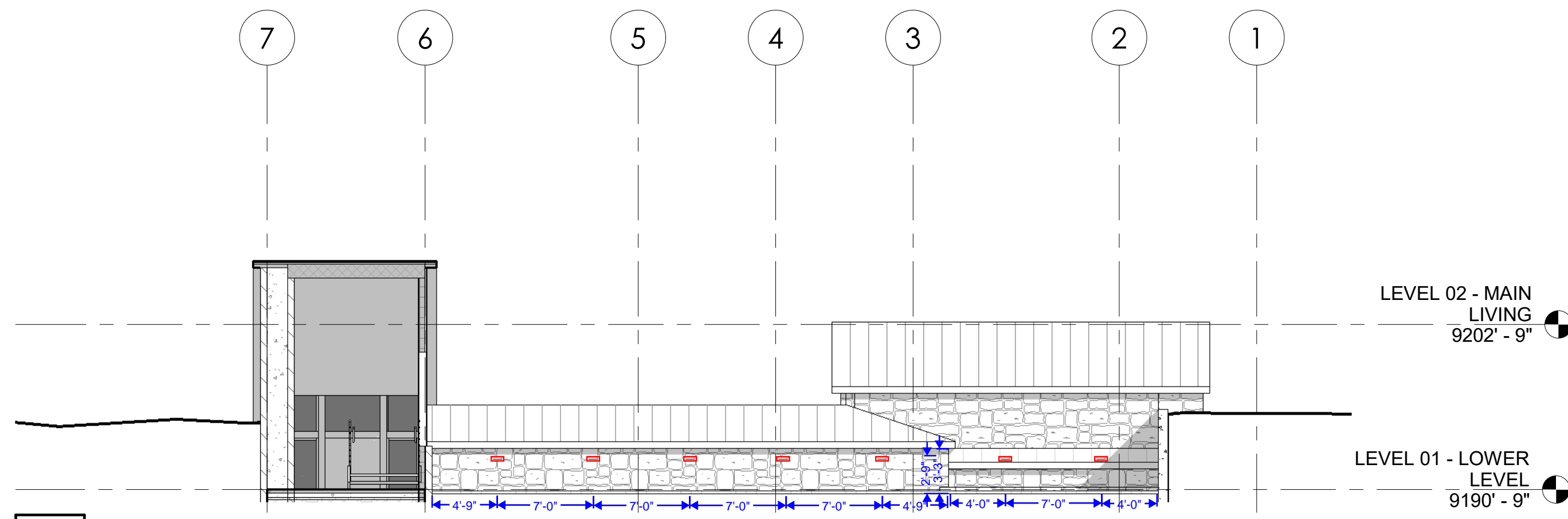
SD - 19 MAY 2021 - JL

FOX

122 SINGLETREE WAY
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CO 81435

EXTERIOR LIGHTING CALC

LT1.1



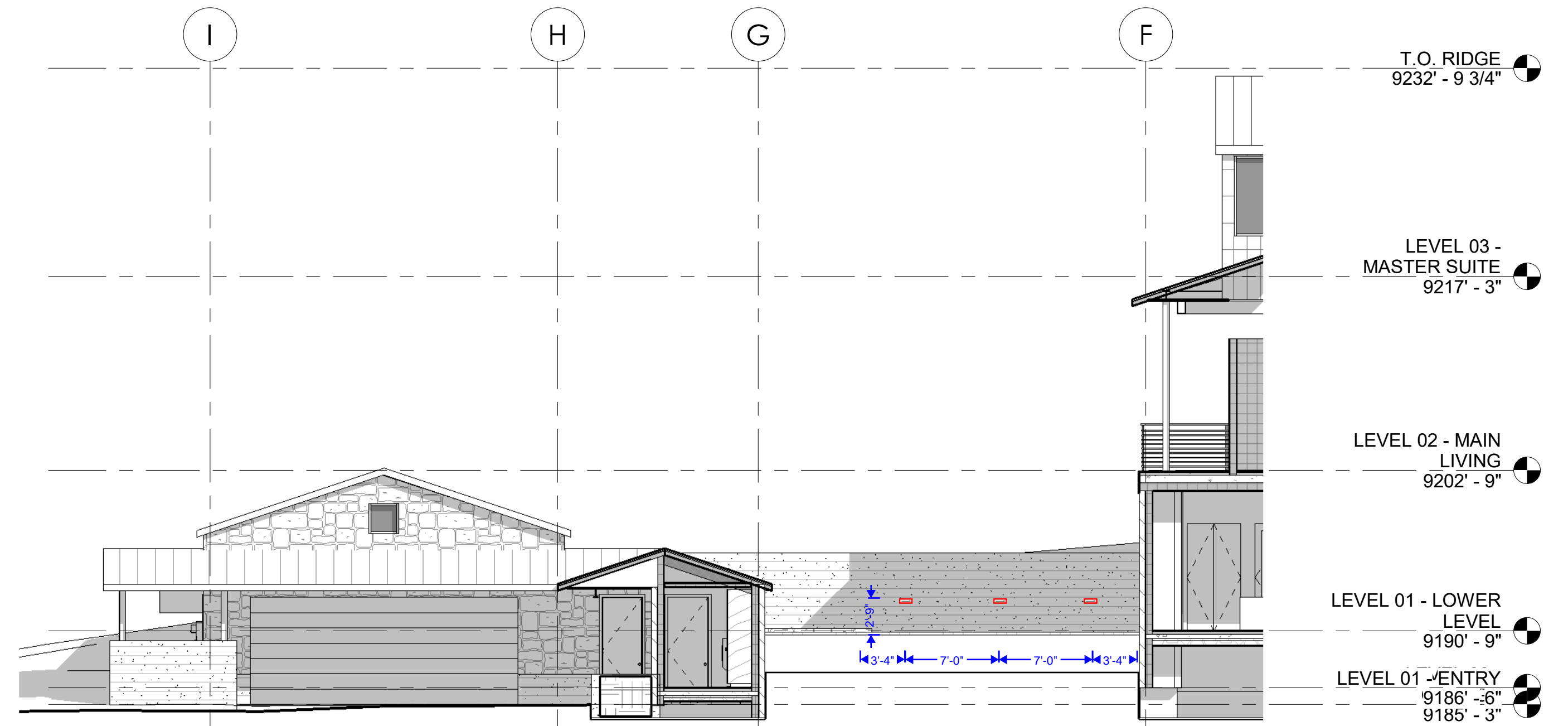
2 COURTYARD NORTH ELEVATION

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



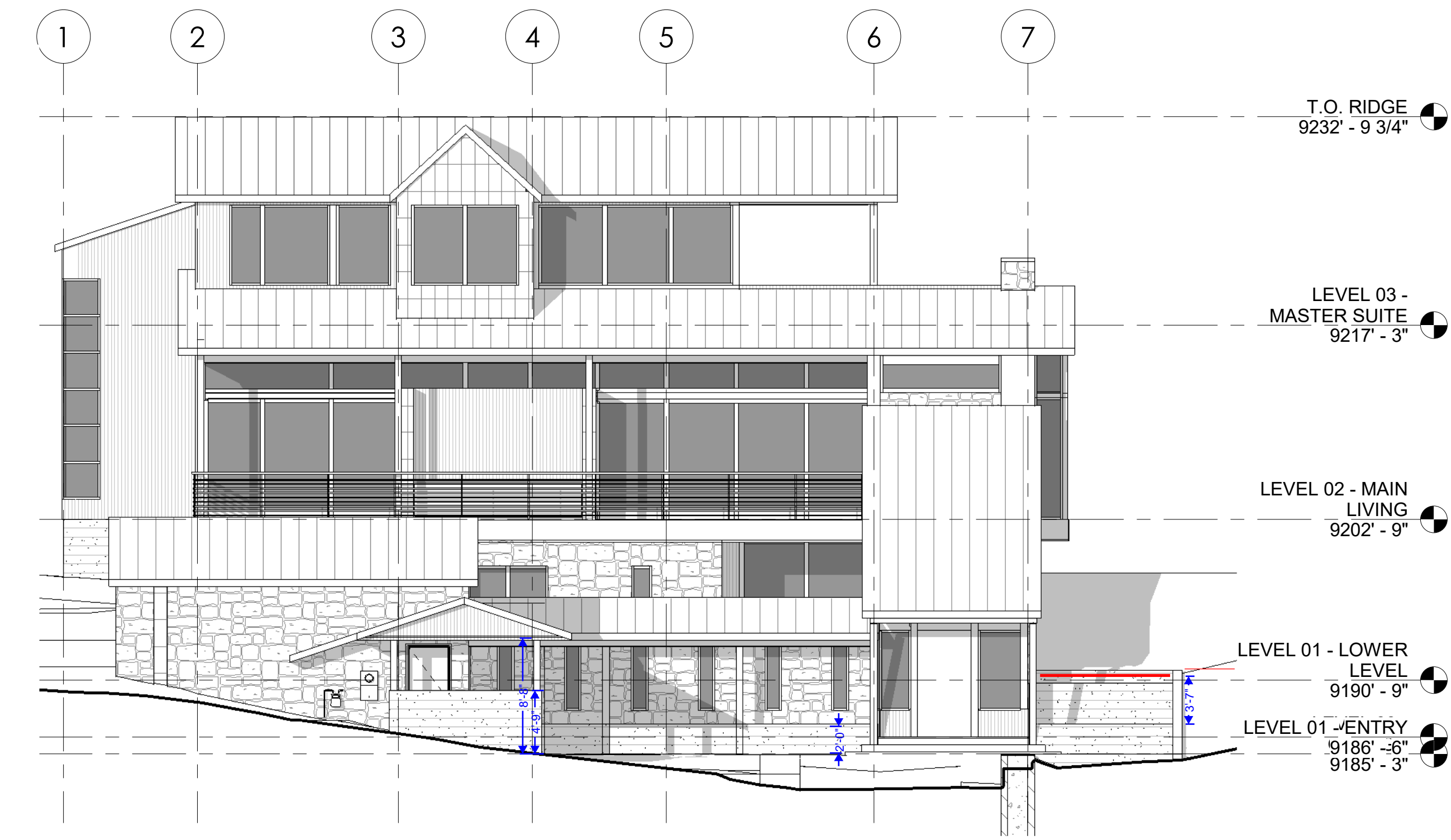
1 COURTYARD SOUTH ELEVATION

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



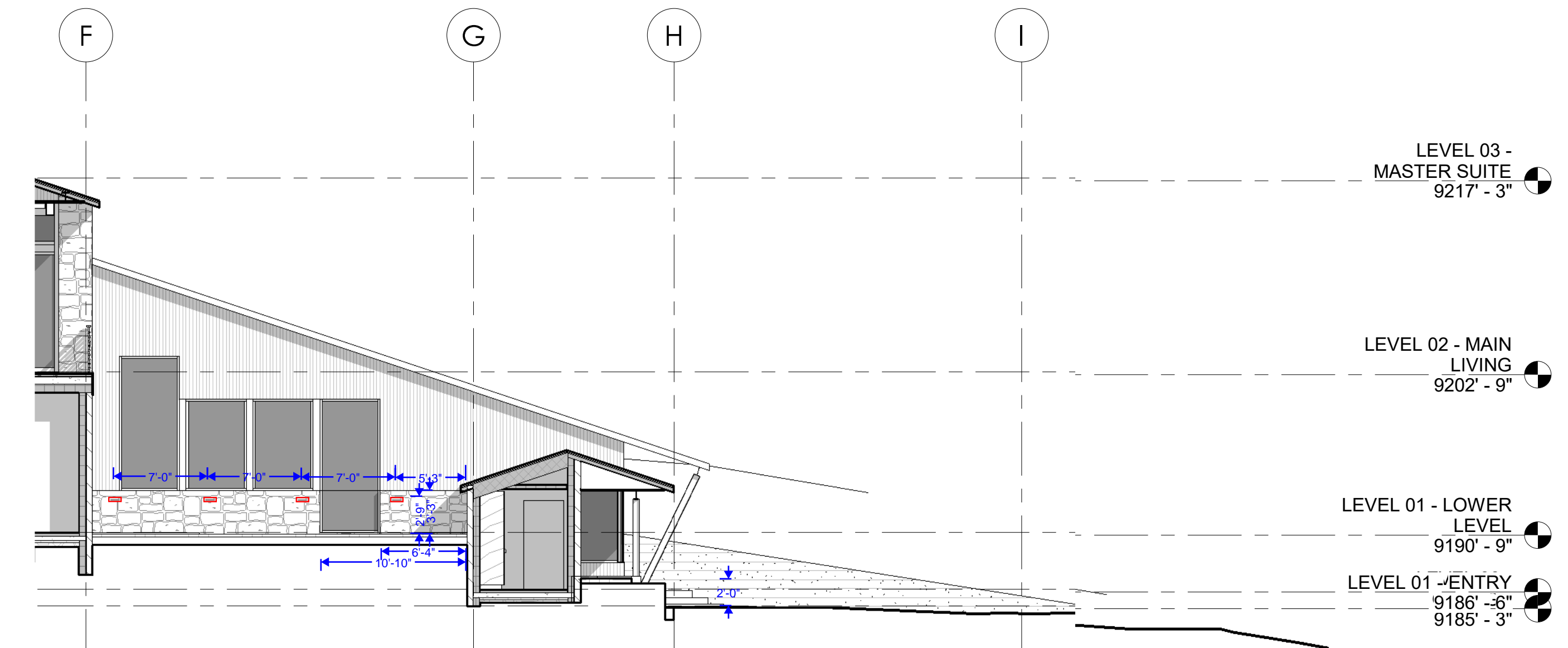
3 COURTYARD EAST ELEVATION

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



1 SOUTH ELEVATION

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



4 COURTYARD WEST ELEVATION

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

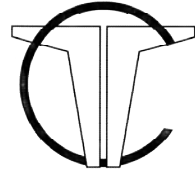
SD - 19 MAY 2021 - JL

FOX

122 SINGLETREE WAY
THE TOWN OF
MOUNTAIN VILLAGE,
CO 81435

EXTERIOR
LIGHTING
CALC

LT1.2



CONYERS-ARCHITECT.COM

THOMAS W. CONYERS, A.I.A.

PO BOX 3383 - TELLURIDE - CO 81435

970.369.0057 PHONE

**RE: April 22, 2021 DRB Meeting
Lot AR-26 Landscape Plan**

Dear Board Members,

I am representing Lance and Julie Markowitz, owners of Lot AR-20, the adjacent lot to the East of Lot AR-26. Lance and Julie are generally in support of the proposed design. However, they have expressed some concern over the sloping retaining wall and how it will be screened from view from their property. The proposed landscape plan notes a “formal aspen allee” with trees equally spaced along the driveway and retaining wall. We feel this may conflict with the CDC landscape regulations requiring large natural groupings or groves of trees and draw more attention to the driveway and retaining wall rather than screen the wall. The Markowitz’s preference would be to screen the retaining wall/structure with trees or shrubs where significant and visible and much less where it is not visible at the lower section of driveway.

CDC Landscape Regulations:

b. Naturalized Plantings

- i. Trees shall be planted in large natural groupings or groves.
- ii. On open lots with little or no existing vegetation, the review authority shall require several groupings of trees to help nestle the home into the site
- iii. In areas that are wooded, the review authority may require many groupings of trees, depending on the extent of the disturbance created by construction and the fire mitigation and forestry management regulations.

We would like to ask the board to please include this topic in the review and approvals of the proposed design for Lot AR-26.

Thank you,
Tom Conyers



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: 122 Single Tree Road
Mountain Village, CO 81435

Architect: Tommy Hein

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all weather driving surface.
- 3) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.

Review comments by TOMV staff forester, Michael Otto

1. New Single Family Home at 87 Pennington Place

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

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

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

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

2. New Single Family Home at 122 Singletree Road

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

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

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

3. New Single Family Home at 242 Benchmark Drive

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

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

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

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

John A. Miller

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

Here are my comments.
Finn

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

Good Afternoon All –

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

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

Please let me know if there are any questions or concerns.

Best,
J

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



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



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

TO: Mountain Village Design Review Board
FROM: Amy Ward, Planner
FOR: Design Review Board Public Hearing; June 3, 2021
DATE: May 20, 2021
RE: Staff Memo – Final Architecture Review (FAR) Lot 167, Unit 4, 162 San Joaquin Rd.

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

PROJECT GEOGRAPHY

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

Address: 162 San Joaquin Rd., Unit 4

Applicant/Agent: Kristine Perpar, Shift Architects

Owner: CHALETS MVE, LLC

Zoning: Multi-family

Existing Use: Vacant

Proposed Use: Detached Condominium

Lot Size: 5124 s.f.

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Case Summary: Kristine Perpar of Shift Architectures, Applicant for Lot 167, Unit 4 is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 167, Unit 4, 162 San Joaquin Rd. The

Unit is approximately 5124 s.f. and is zoned Multi-family. The overall square footage of the home is approximately 3,426 gross square feet and provides 1 interior parking space within the proposed garage and 1 exterior parking space.

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

Table 1

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

Design variations:

- 1) Road and Driveway Standards
- 2) Landscaping

DRB Specific Approval:

- 1) GE encroachment for grading
- 2) Tandem Parking

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates both a gable roof and shed roof forms, they are roughly equal in importance, making it difficult to determine which is the “primary” roof form. Staff’s initial impression is that this home reads as a gabled roof form but has asked that the applicant apply both shed and gable height restrictions to their elevations for DRB consideration. The maximum average height must be at or below 30 feet for shed roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Regardless of which roof form restriction is applied, the max average roof height is 28.09’ which complies with the more restrictive 30’ maximum for shed roof forms. The max height is in compliance with the 40’ maximum for gable roofs for the gabled portion of the home and in compliance with the 35’ maximum for shed roofs in the shed roof portion of the home.

Staff: the applicant meets all height requirements and has provided a parallel plane analysis showing compliance with most restrictive grade.

17.3.14: General Easement Setbacks

Lot 167, Unit 4 is platted as an “airspace unit” within the Mountain View Estates PUD. Between each “airspace unit” there is a portion of General Common Element that provides open space between the units. There is a 5’ offset required by the condominium association within the airspace unit. Within this “offset,” hardscaping, decks and patios are allowed. There is a 15’ general easement on the west side of the Unit.

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

Additionally, there is some retainage on both the north and south sides of the airspace unit that extends into the GCE. Though this is not a general easement issue, staff wanted to have some assurance that this type of encroachment was recognized and allowable by the HOA. The applicant has provided a letter from the HOA indicating that they have reviewed the most recent civil plans and have approved them as proposed.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The Units in Mountain View Estates are relatively small in comparison to other lots in Mountain Village. The applicant has designed the home in a way that provides some privacy from the neighboring unit while utilizing the natural contours of the lot to step the home down towards the road access. The materials palette of wood and stone ties visually to the older log homes that have already been built in the neighborhood and seem to fit within the overall vernacular of the Mountain Village. The stone veneer primarily at the base of the home gives it a sense of groundedness.

Although this unit is very similar to Unit 3 next door, the changes in exterior materials give it just enough of its own detail to maintain its individuality. Overall, it appears that the design is visually appealing and would fit within the existing Mountain Village Design Theme.

17.5.5: Building Siting Design

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

Staff: The proposed home steps down the site naturally. The home is sited to maximize potential views. Due to the small size of the lot, most existing trees will need to be removed during construction, but otherwise staff finds it does blend into the natural landforms and existing vegetation. The siting of this home was primarily pre-determined with the creation

of Mountain View Estates, Unit 167-4 was given a building envelope, and the home had to be built within that envelope.

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The building form follows the natural slope of the lot. The house settles into the hillside and appears very anchored with its' stone clad lower level. Overall, the home looks grounded, and the smaller elevated decks on the main and upper levels are not so large as to counteract this groundedness.

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

17.5.7: Grading and Drainage Design

Staff: There is extensive retainage all around the home, and proposed grading into the GE and GCE in an attempt to minimize retaining wall heights. The grading plan appears to create positive drainage away from the home. The applicant has added appropriate stormwater mitigation/silt fencing indicated on the CMP.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family common interest developments to provide one interior and one exterior parking space. The applicant has shown a total of 1 interior space and 1 exterior space that meet the required sizes of 9' x 18'. The spaces are configured in tandem, therefore the vehicle parked in the exterior space will need to be moved for the other vehicle to pull out of the garage. Tandem parking can be allowed on lots of less than .75 acres where non-tandem parking is not feasible due to unique site conditions. DRB will have to determine if this condition is met to allow for the tandem parking request.

Additionally, due to the constraints on the unit, the applicant is not meeting the CDC requirements of the Parking Area Design Standards, Garage Back-Out, which requires garages that are designed to have cars backing out have a minimum of 25 feet of backup space. Staff believes that a design variation to road and driveway standards to eliminate the mandated back out space is appropriate in this case as the driveway connects to an access road that will only be shared by a maximum of five homes at full build-out.

At the request of the HOA, the applicant has also created two parking spaces for general use on the access road.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan. The plan indicates the addition of aspen and spruce trees, as well as some shrubs and a perennial bed near the mudroom entry. The 40% diversity of plantings clause of the community development code is not met by the landscape plan. The town forester recommends waiving this requirement. If DRB finds this waiver is appropriate, then a design variation for landscaping should be granted.

17.5.11: Utilities

Staff: All utilities were stubbed in during the initial development but need to be field verified. Utilities will only require connections to the home. The applicant has indicated that the utility location at the home will be under the north deck, therefore primarily hidden from

view. The applicant shall work with the Public Works Director and all other utilities to locate access points before the issuance of a building permit.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications. A photometric study was also provided, even though due to the size of the home it is not required. The lighting plan includes only two kinds of fixtures. A wall mounted sconce with down light and a step light. Both of these fixtures appear to meet the overall regulations of the CDC.

17.5.13: Sign Regulations

Staff: The address marker is within the airspace unit on the north side of the driveway. It uses materials that match the home, and the indicated heights and lettering meet CDC guidelines. Numbers will be reflective. The applicant has revised the monument design to include a downlit LED light illuminating the numerals, it now appears to meet the lighting regulations of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that mostly meets the Forestry provisions of the CDC, however there is a spruce tree planned to be planted within zone 1 and below a deck. This should be removed from the landscape plan. The plans indicate that Zone 2 will follow fire mitigation regulations, however they haven't presented a detailed plan, applicant shall work with the town forester to assure all zone 2 fire mitigation regulations are met.

17.6.6: Roads and Driveway Standards

Staff: The owner of Unit 4 is also the owner of Unit 3 and Unit 5. The driveway access shown is actually two parts, the main access – which will serve units 3-5 when they are developed, and the designated Unit 4 driveway. It appears that the main access grade is between 3-6.5% and the driveway access grade is between 3 and 4.6%, both of which meet the grade requirements of the CDC. The driveway width has been amended to be 12' and now meets the requirements of the CDC. There is also no turn around area for cars backing out of the garage.

The main access is shown at 16' with a 2' shoulder on each side for a total width of 20.' Current requirements for driveways that provide access for three or more homes is 20' with 2' shoulders on either side. The fire marshal has indicated that the applicant could keep the width of the access road as proposed if they are willing to sprinkle and monitor both Units 4 and 5. Staff has added a condition to approval requiring the sprinkling and monitoring of the home.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, parking and a porta toilet. The construction fencing extends beyond the airspace unit, encompassing areas of the GCE and GE that will be disturbed due to grading. The applicant has amended their CMP to add appropriate stormwater runoff protection including silt fencing and wattles. Additional construction mitigation of the

area to the east of the main access road has been added to the CMP. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane radius doesn't impede the roadway.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 167, Unit 4, 162 San Joaquin Rd. based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architectural Review for a new detached condominium located at Lot 167, Unit 4, based on the evidence provided within the Staff Report of record dated May 20, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Road and Driveway Standards
- 2) Landscaping

DRB Specific Approval:

- 1) GE encroachment for grading
- 2) Tandem Parking

And, with the following conditions:

- 1) Prior to issuance of building permit, the applicant shall provide staff a modified landscaping plan that removes all spruce trees from Zone 1 fire mitigation areas.
- 2) Prior to issuance of building permit, the applicant shall work with the Town Forester to create a Zone 2 fire mitigation plan for his approval.
- 3) The home is required to be sprinkled and monitored.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition. Any disturbance on Unit 5 will be required to be brought back to its pre-disturbed condition. A development agreement may be required to assure that the work is completed.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

- 9) Prior to the Building Division conducting the required framing inspection, a 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
- 10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

GENERAL NOTES:

CONTRACT DOCUMENTS:

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

ORGANIZATION:

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

CODE COMPLIANCE:

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

INTENT:

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

COORDINATION:

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

SUBSTITUTIONS:

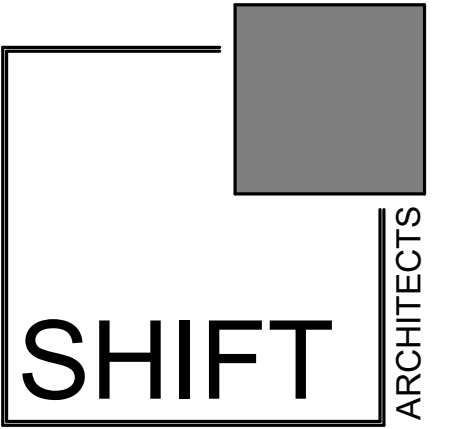
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

SHOP DRAWINGS:

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

SAFETY & PROTECTION OF WORK:

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



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p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS

NO.	DATE	DESC.
11	05.21.21	New sheet

MOUNTAIN VIEW ESTATES UNIT 4
 162 SAN JOAQUIN RD 4, MOUNTAIN VILLAGE, CO 81435
 UNIT 3, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791, AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

PROJECT CODE INFORMATION

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

PROJECT INFORMATION

MAX RESIDENCE SQUARE FOOTAGE: ALLOWABLE	3,780 SF	MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
PROPOSED RESIDENCE FLOOR AREA: LOWER LEVEL GROUND LEVEL UPPER LEVEL	844.19 SF 1,214.89 SF 951.23 SF	PROPOSED	39'-9 1/8"
TOTAL FLOOR AREA: GARAGE	3,010.31 SF 415.81 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
TOTAL:	3,426.12 SF	PROPOSED	28.09'
RESIDENCE BUILDING FOOTPRINT: ALLOWABLE PROPOSED	1,260 SF 1,260 SF	PARKING REQUIRED:	2 SPACES PROVIDED (2 REQUIRED) (1 ENCLOSED IN GARAGE) (1 SURFACE SPACE)

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT CALCULATION

SHEET INDEX

GENERAL

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

CIVIL

- C1 NOTES
- C2 GRADING AND DRAINAGE PLAN
- C3 UTILITY PLAN
- C4 CONSTRUCTION MITIGATION PLAN

SURVEY / MAPPING

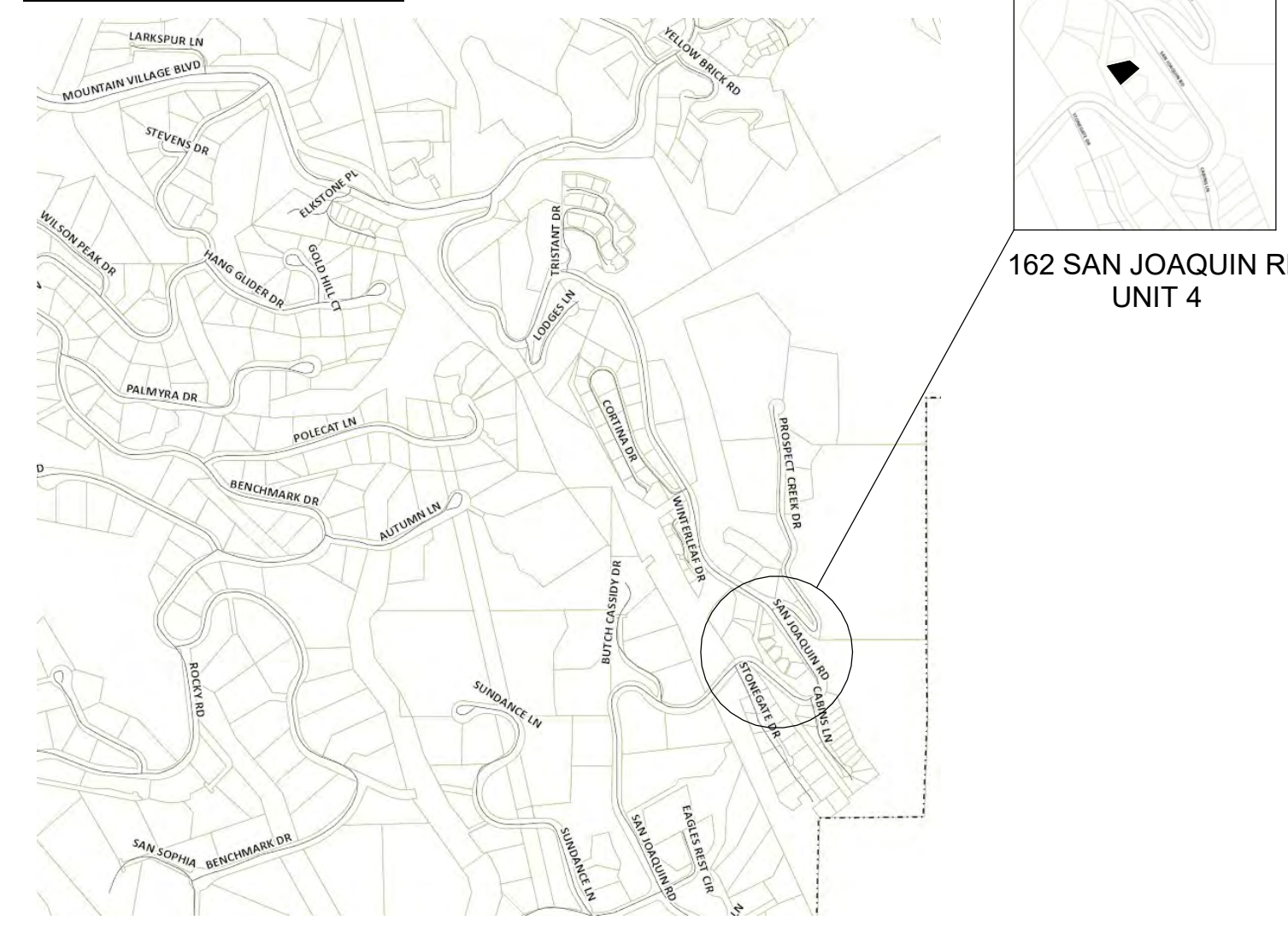
- 0 IMPROVEMENT SURVEY PLAT

ARCHITECTURAL

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

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

VICINITY MAP



PROJECT TEAM

OWNER:

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dbalode@msn.com

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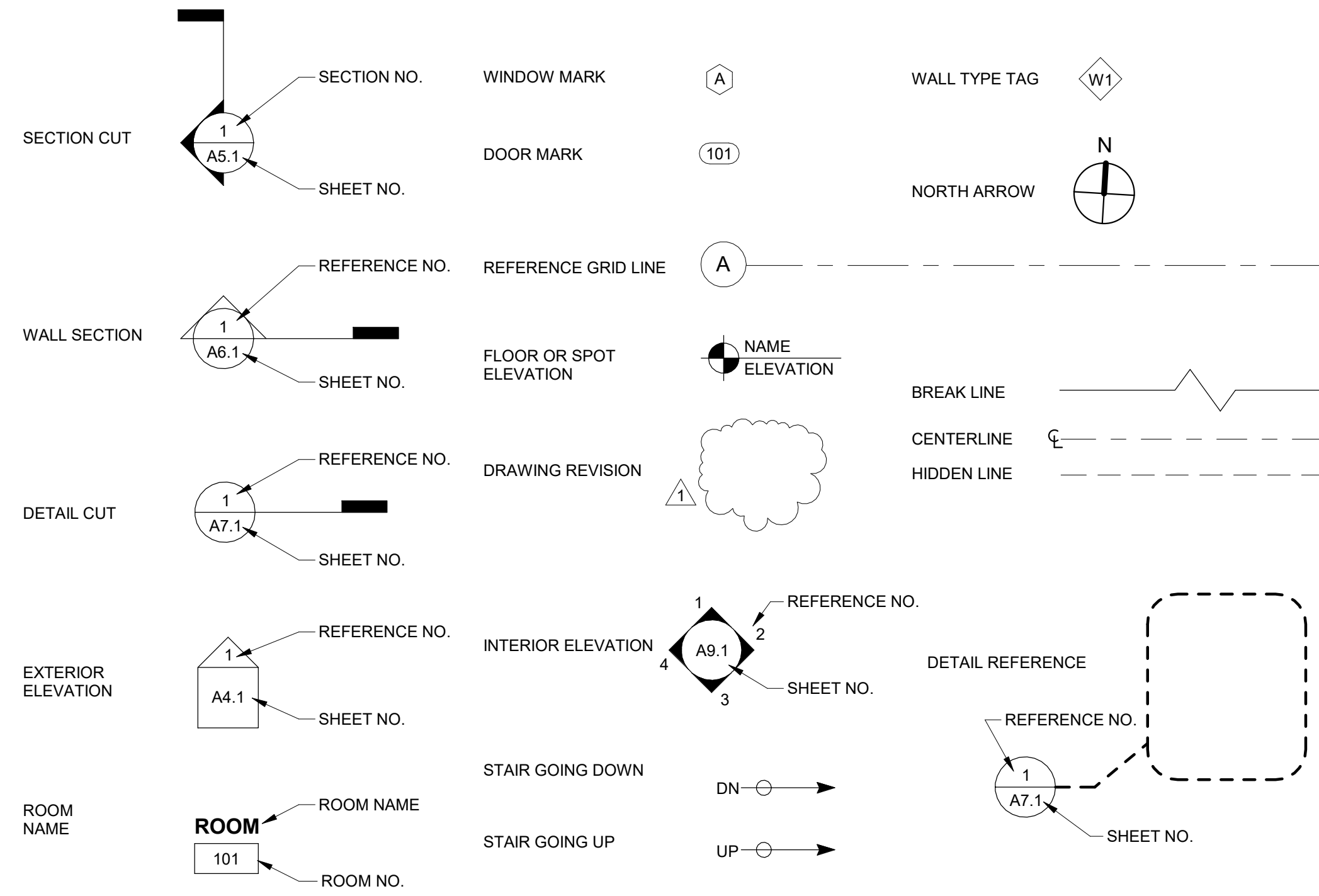
MECHANICAL:

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dimitri@hce-pa.com

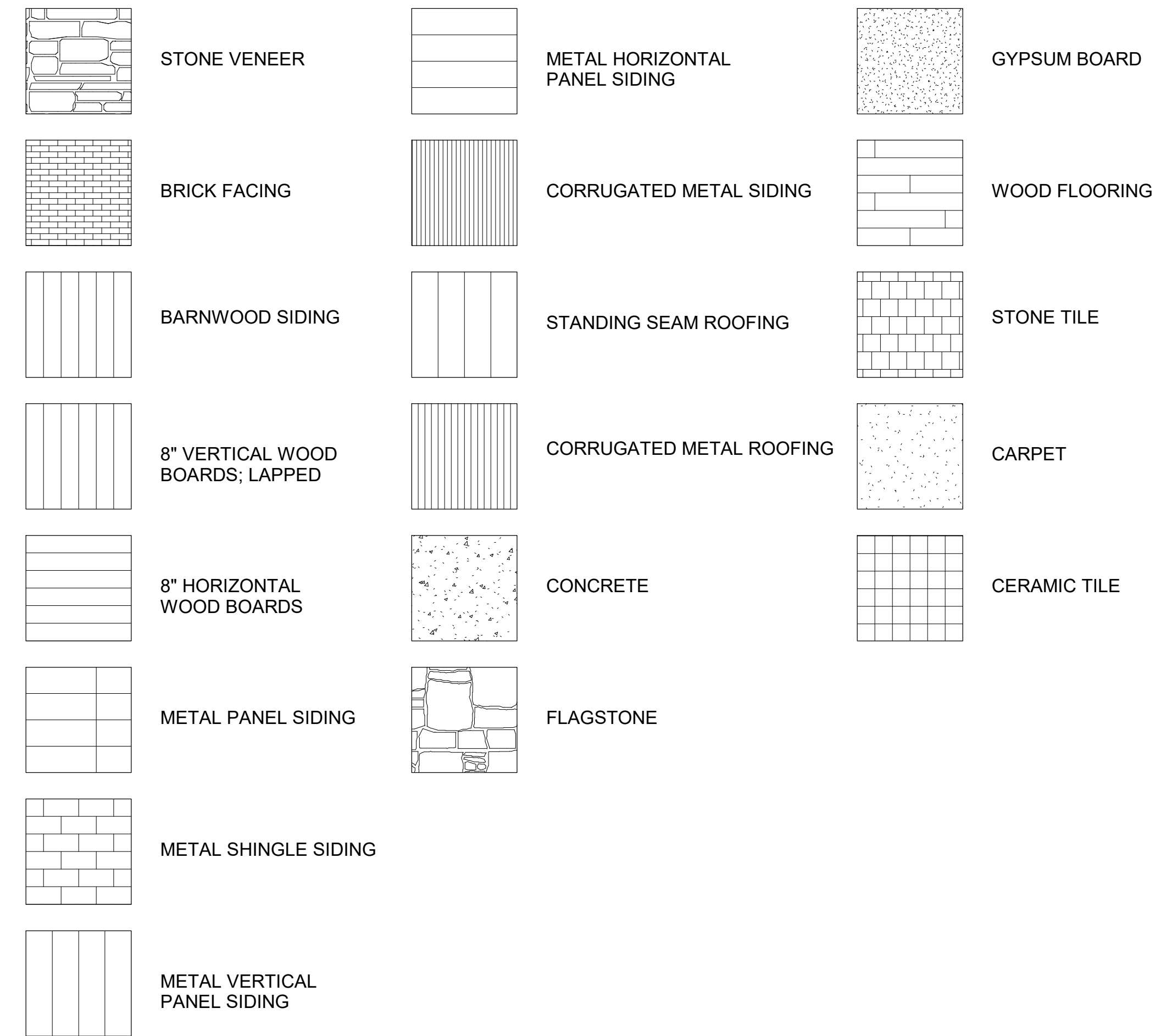
LANDSCAPING:

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kristine@shift-architects.com

SYMBOL LEGEND

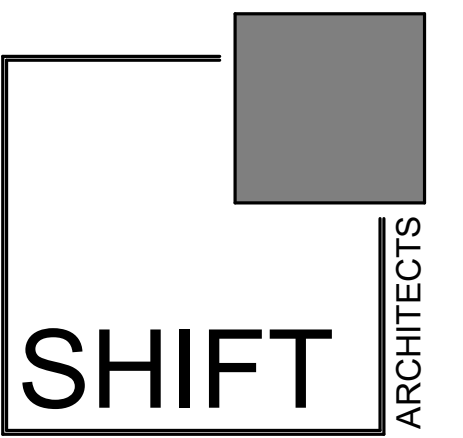


MATERIAL LEGEND



ABBREVIATIONS

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



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PROJECT ISSUE DATE:
 05.21.21 DRB FINAL REVIEW R1

REVISIONS
 NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 4
 162 SAN JOAQUIN RD 4, MOUNTAIN VIEW, CO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28,
 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR
 MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791, AND AS AMENDED BY INSTRUMENT RECORDED
 DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ABBREVIATIONS AND LEGENDS

SHEET NUMBER

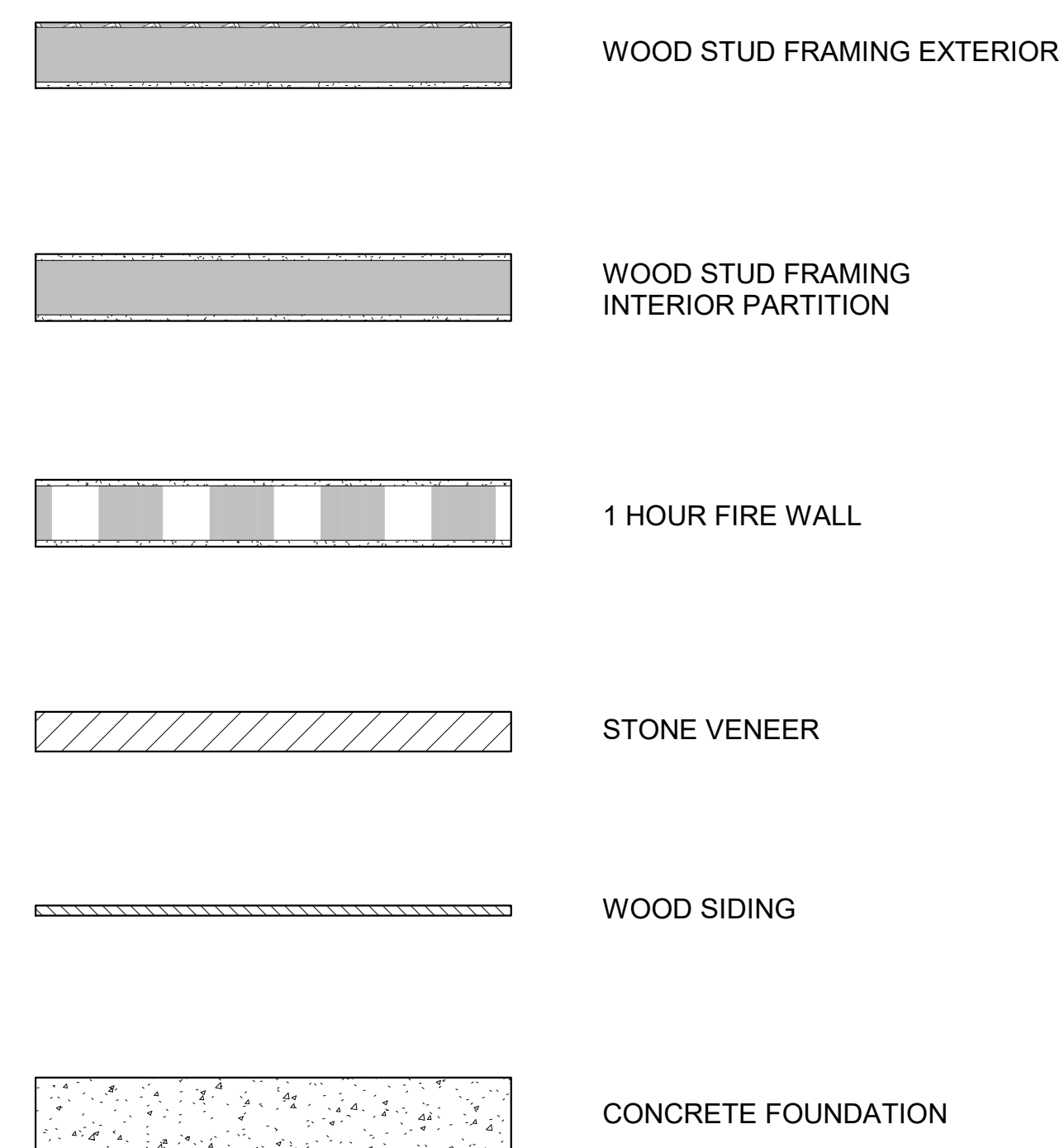
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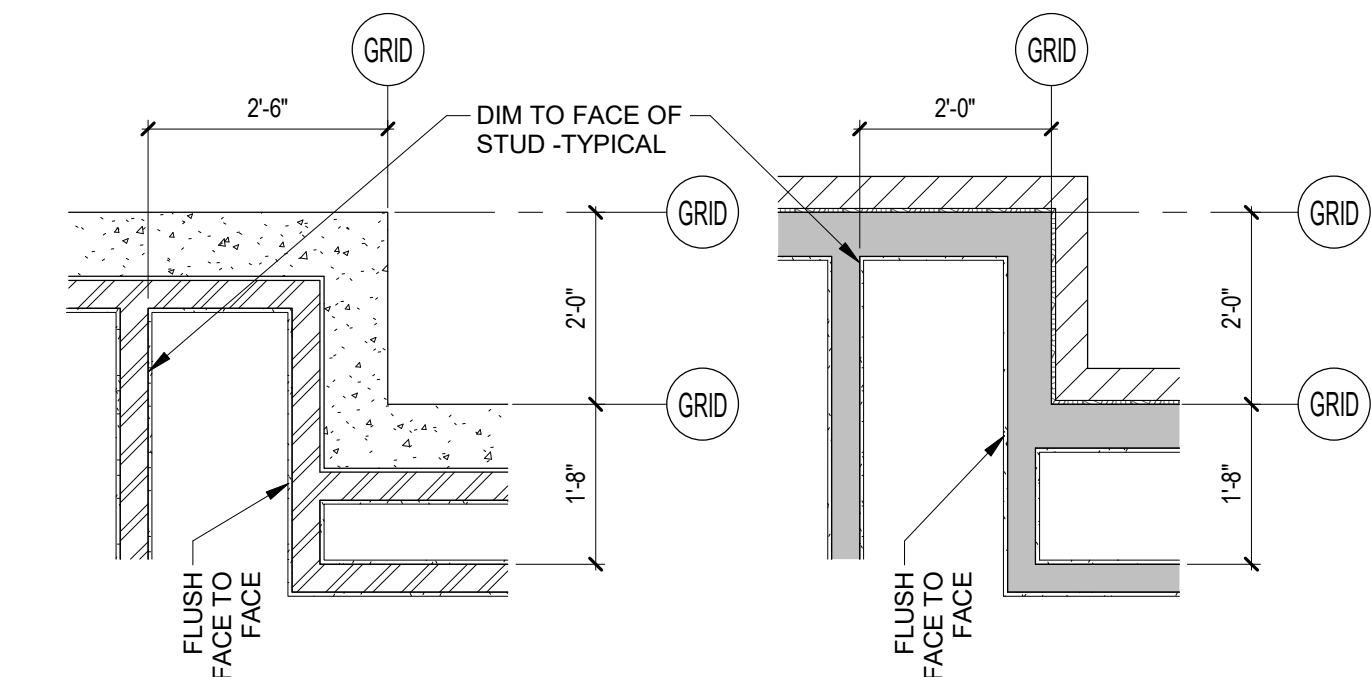
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WALL LEGEND



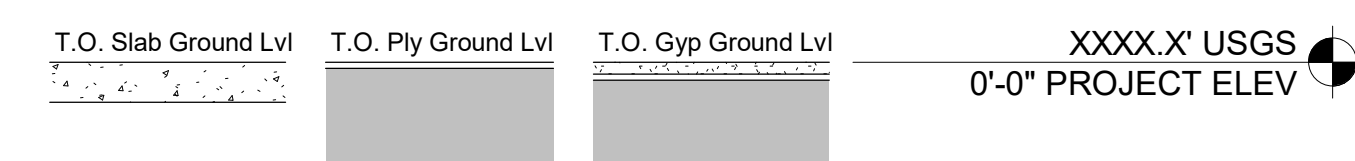
DIMENSIONING LEGEND

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



PROJECT DATUM LEGEND

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



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

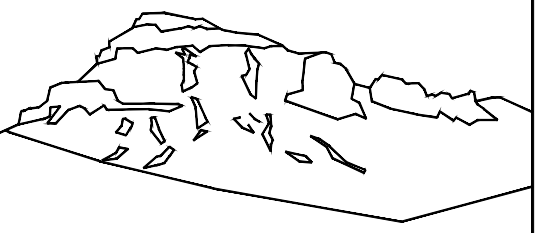
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB Submittal 2021-02-01

DRB MVE 4 Submittal 2021-03-17

DRB Submittal 2021-05-20

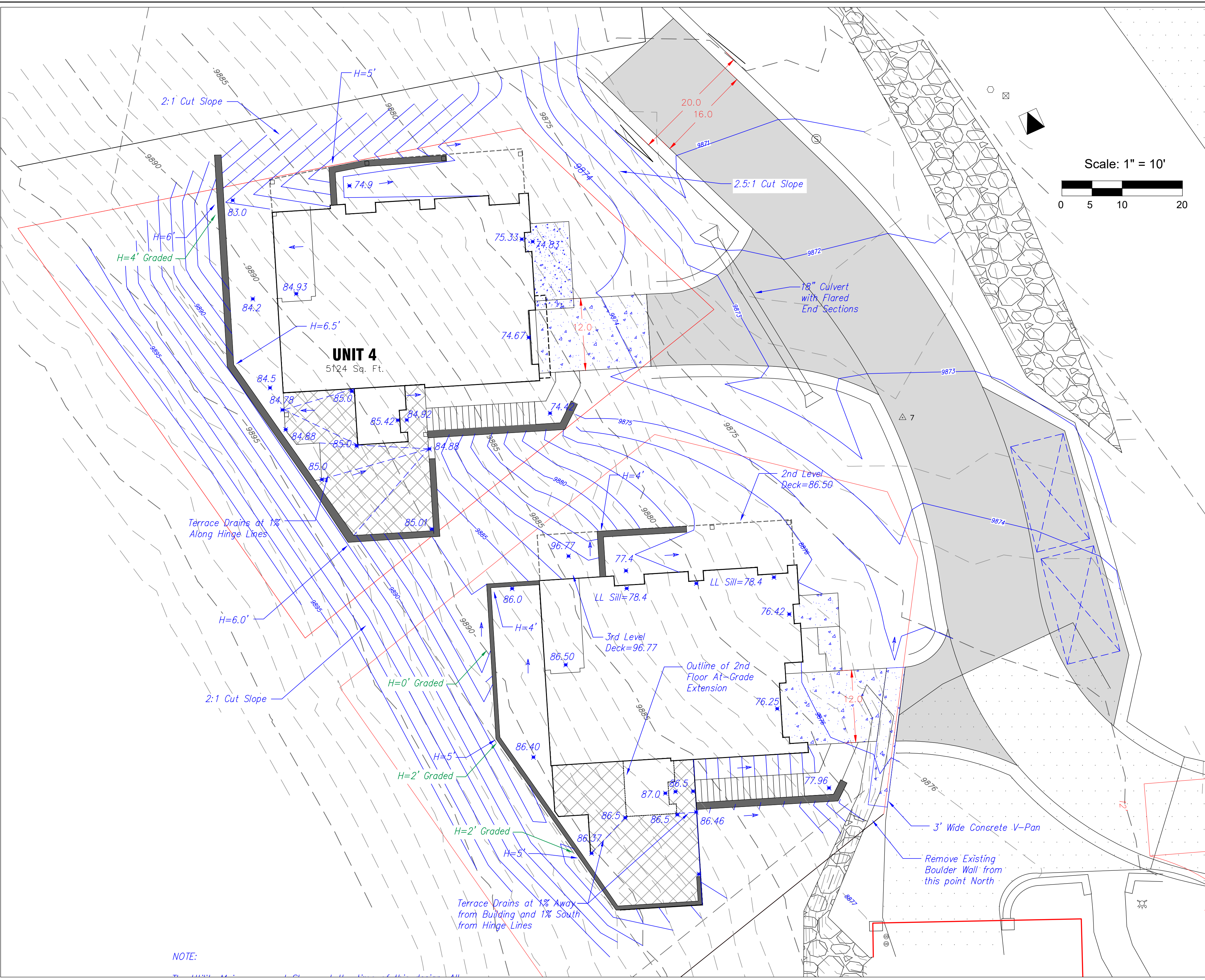
162 San Joaquin
Units 3 and 4
Mtn. Village, CO



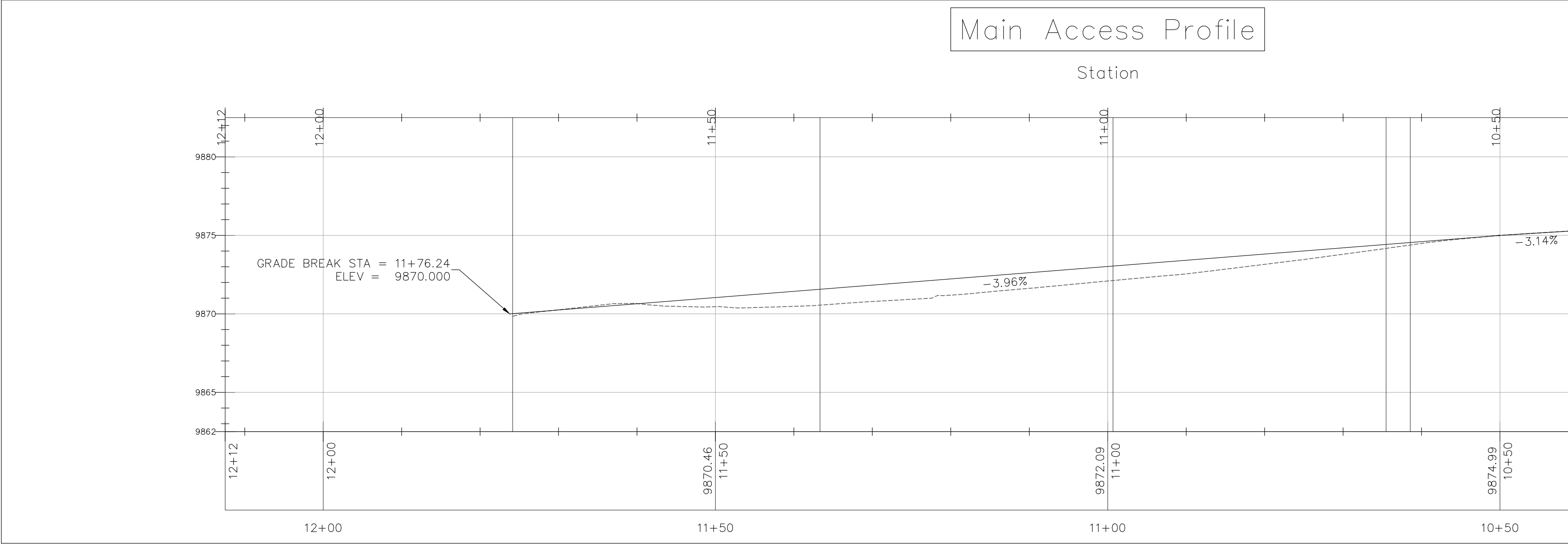
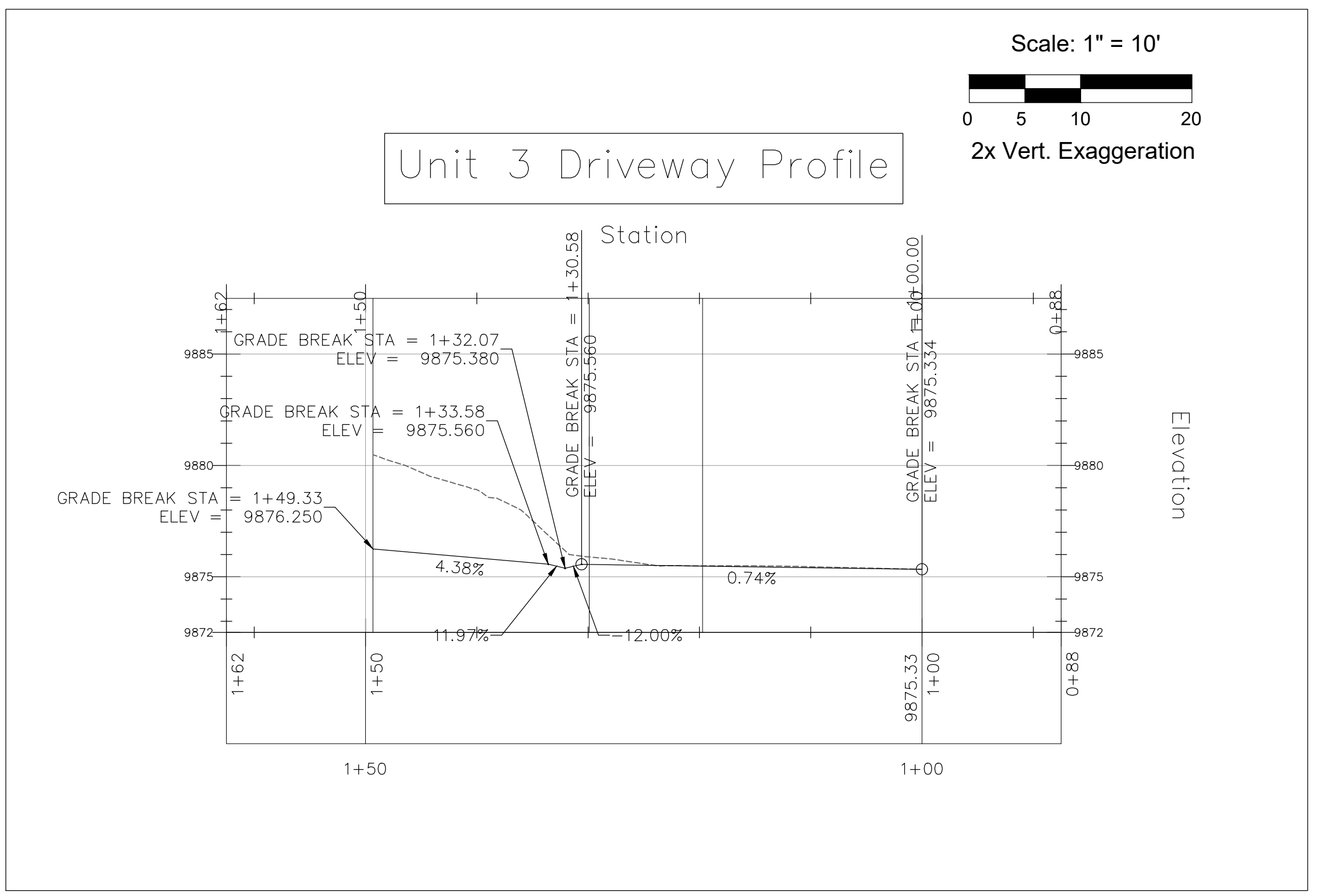
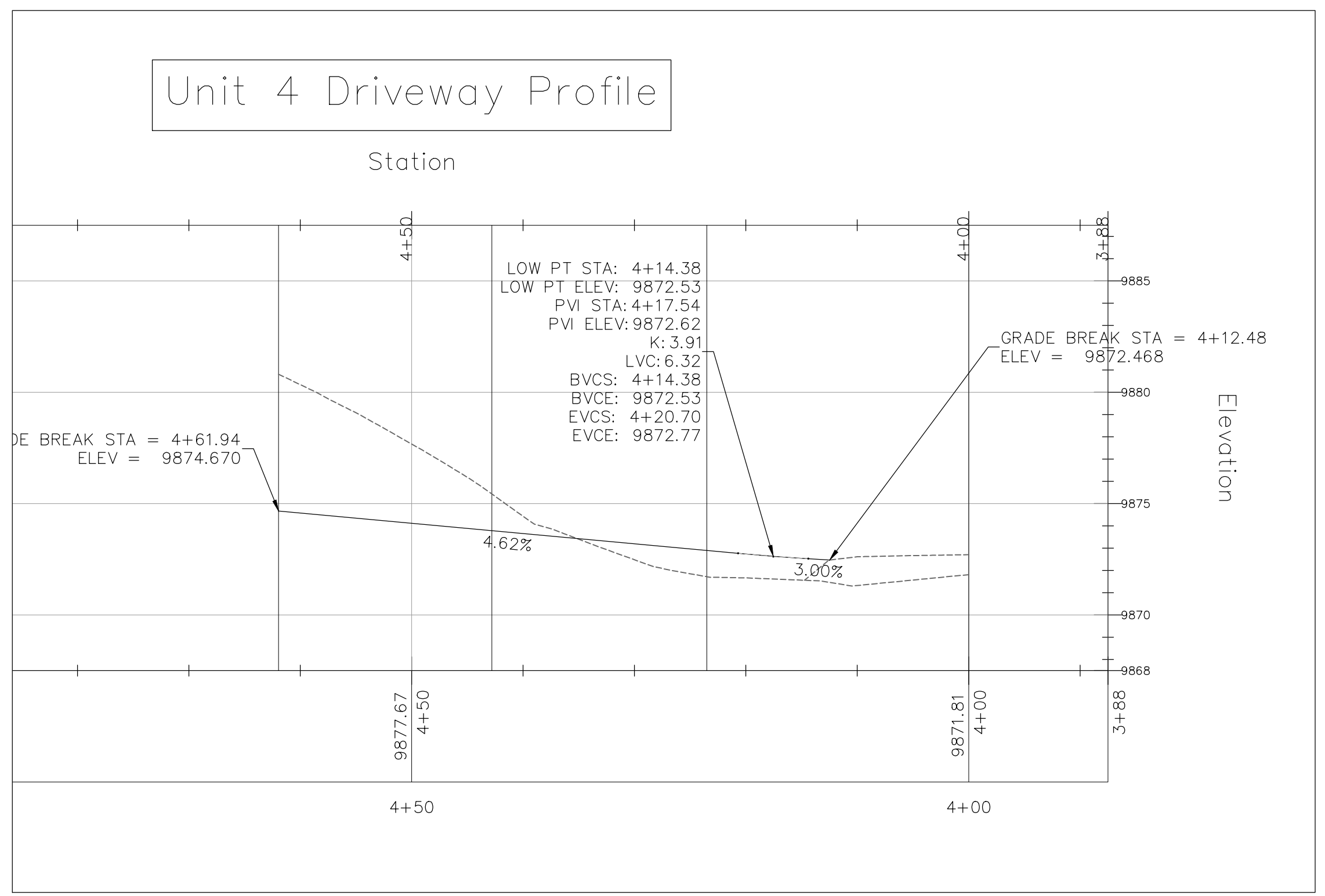
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1

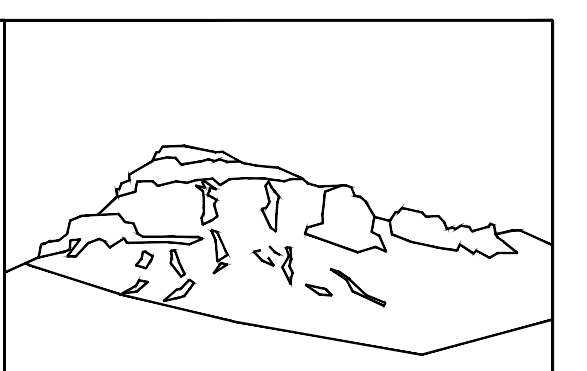


Scale: 1" = 10'



Scale: 1" = 10'

2x Vert. Exaggeration



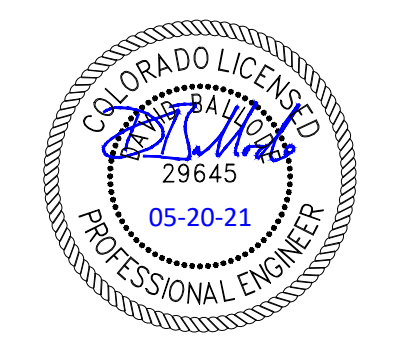
Uncompahgre Engineering, LLC

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

SUBMISSIONS:

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DRB MVE 4 Submittal	2021-03-17
DRB Submittal	2021-05-20

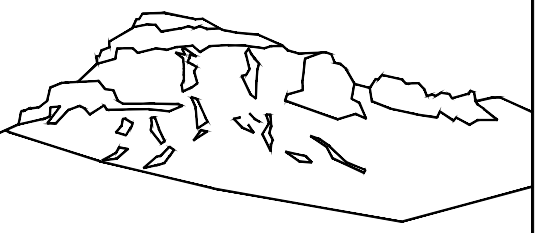
162 San Joaquin
 Unit 4
 Mtn. Village, CO



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

Grading and Drainage

C2



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Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB Submittal	2021-02-01
DRB MVE 4 Submittal	2021-03-17
DRB Submittal	2021-05-20

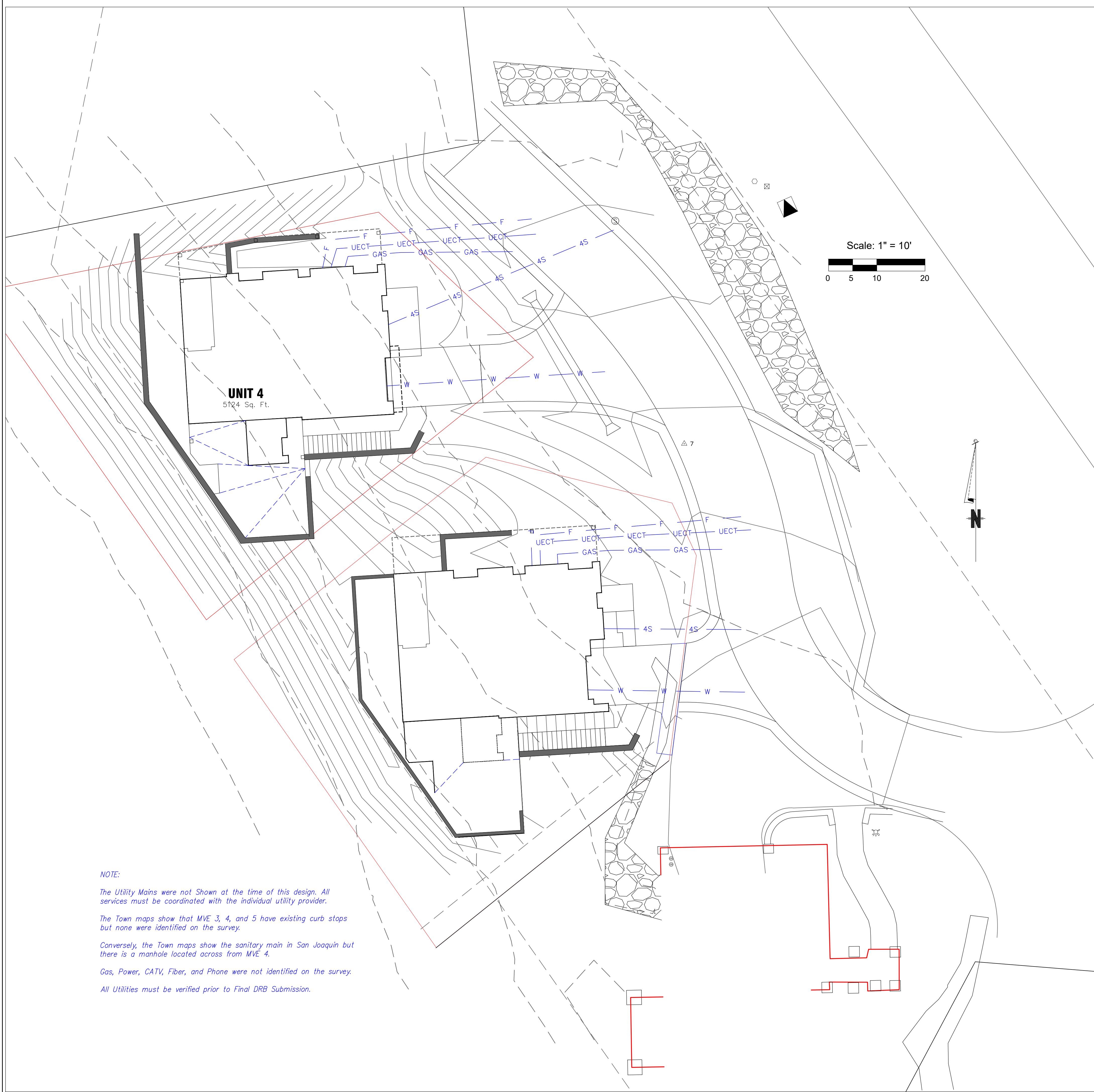
162 San Joaquin
Unit 4
Mtn. Village, CO



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

Utilities
(Conceptual)

C3



NOTE:

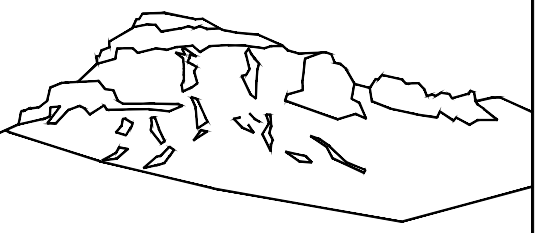
The Utility Mains were not shown at the time of this design. All services must be coordinated with the individual utility provider.

The Town maps show that MVE 3, 4, and 5 have existing curb stops but none were identified on the survey.

Conversely, the Town maps show the sanitary main in San Joaquin but there is a manhole located across from MVE 4.

Gas, Power, CATV, Fiber, and Phone were not identified on the survey.

All Utilities must be verified prior to Final DRB Submission.



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SUBMISSIONS:

DRB Submittal	2021-02-01
DRB MVE 4 Submittal	2021-03-17
DRB Submittal	2021-05-20

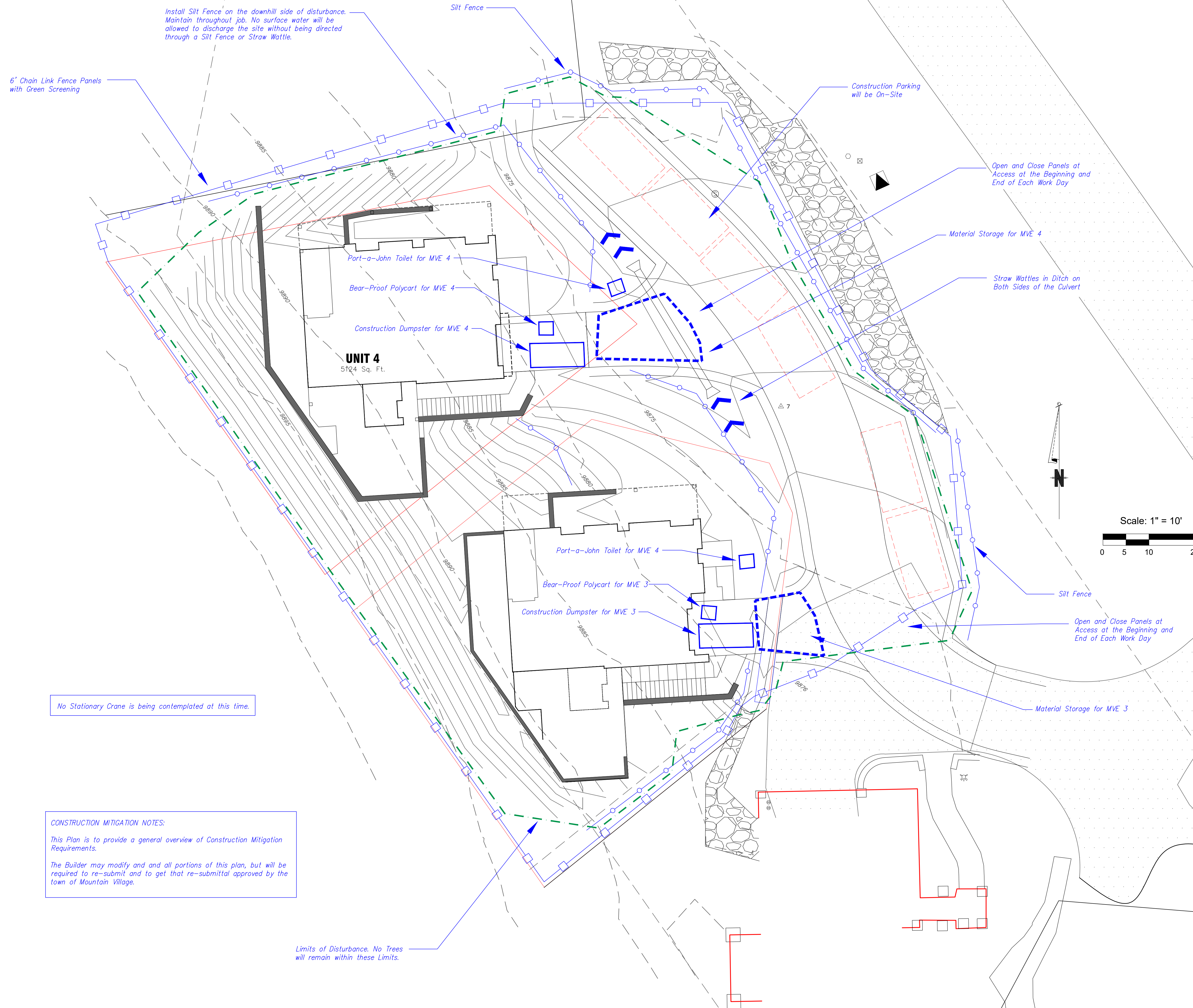
162 San Joaquin
Unit 4
Mtn. Village, CO



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

**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 or Straw Wattle.

6' Chain Link Fence Panels with Green Screening

UNIT 4
5124 Sq. Ft.

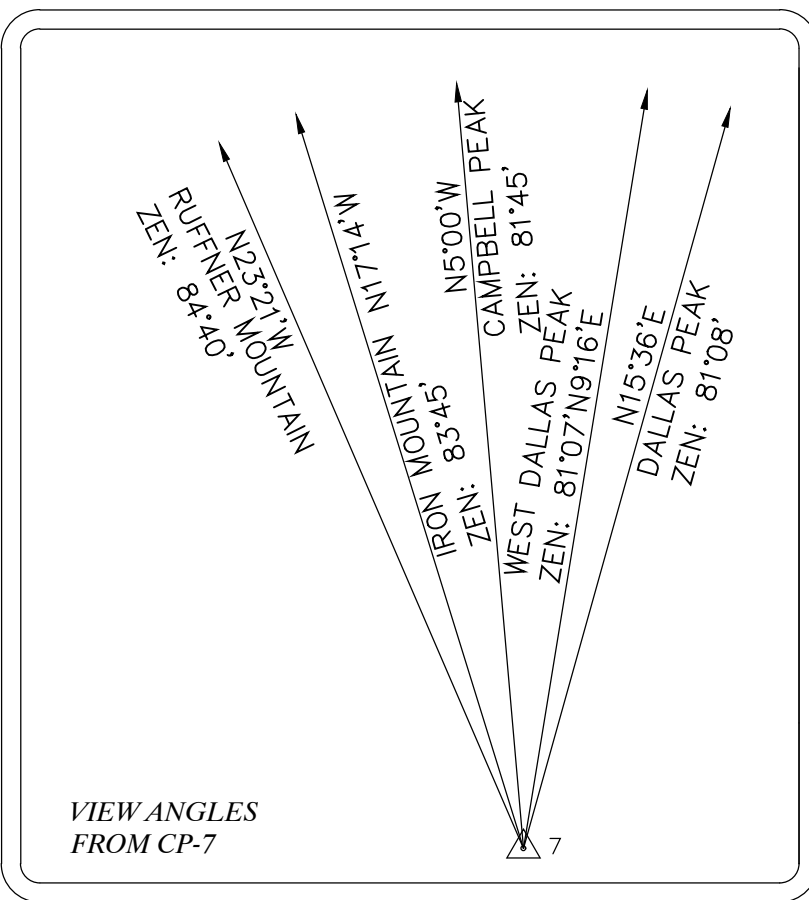
No Stationary Crane is being contemplated at this time.

CONSTRUCTION MITIGATION NOTES:
 This Plan is to provide a general overview of Construction Mitigation Requirements.
 The Builder may modify and and all portions of this plan, but will be required to re-submit and to get that re-submittal approved by the town of Mountain Village.

Limits of Disturbance. No Trees will remain within these Limits.

Scale: 1" = 10'
0 5 10 20

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



LEGEND

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

NOTICE:

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

NOTES:

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

PROPERTY DESCRIPTION:

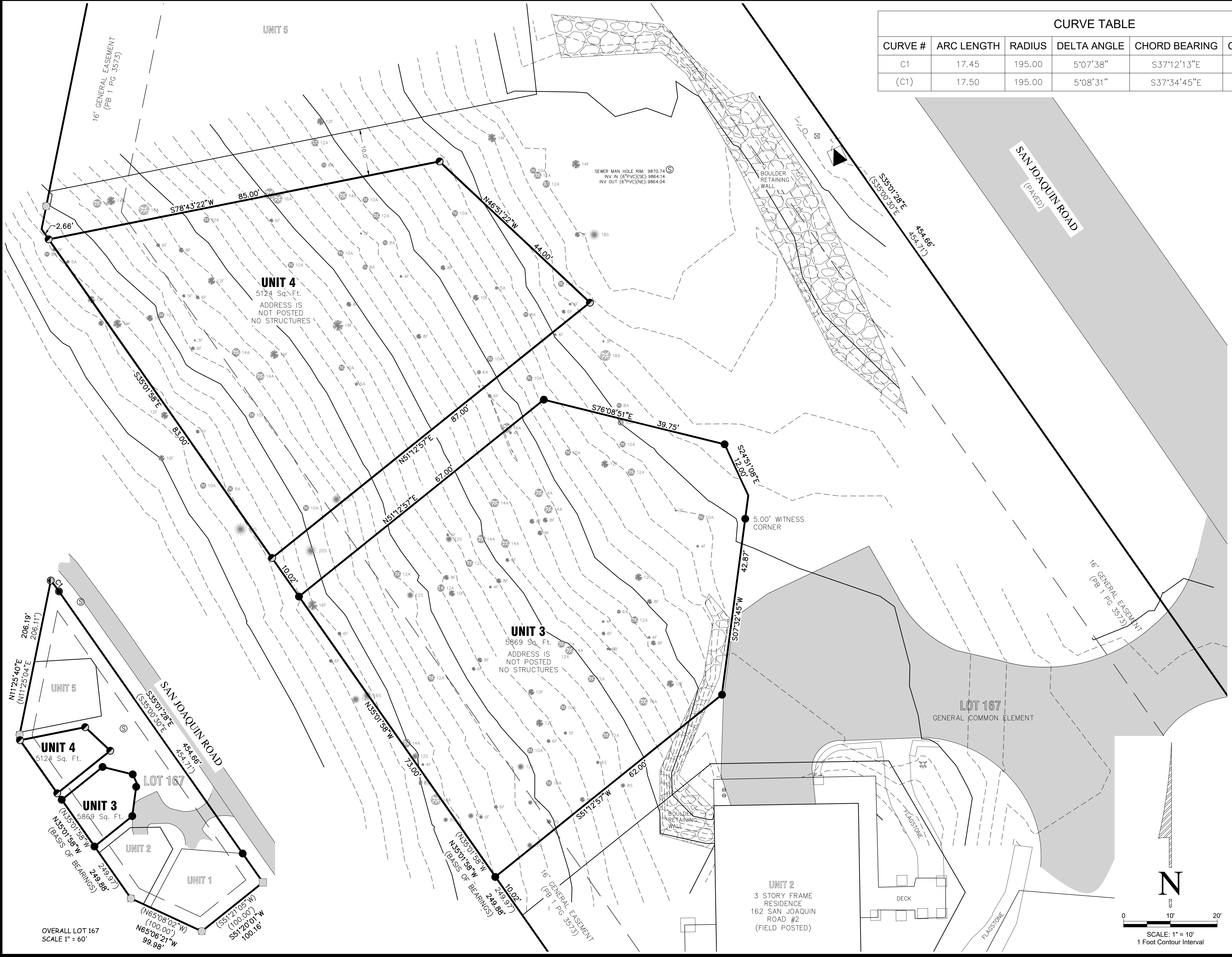
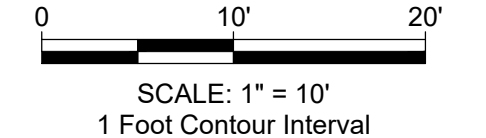
Airspace Unit 4, Mountain View Estates, Town of Mountain Village, San Miguel County, according to the Map recorded November 28, 2005 in Plat Book 1 at page 3573, and as defined and described in the declaration of Common Interest Community of Mountain View Estates, recorded November 28, 2005 under Reception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

County of San Miguel,
State of Colorado

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

County of San Miguel,
State of Colorado

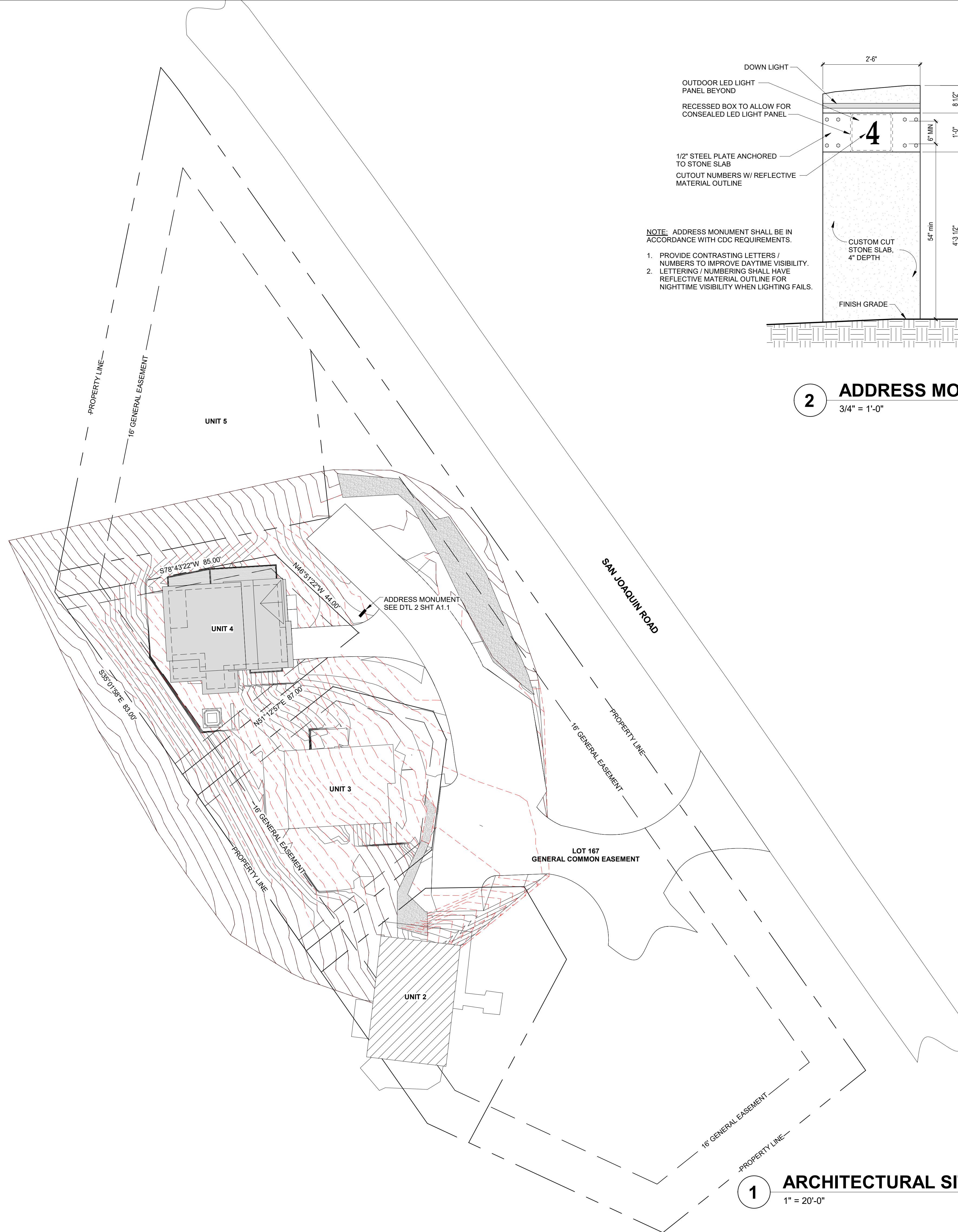
Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
02/10/2021
PROFESSIONAL LAND SURVEYOR



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

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

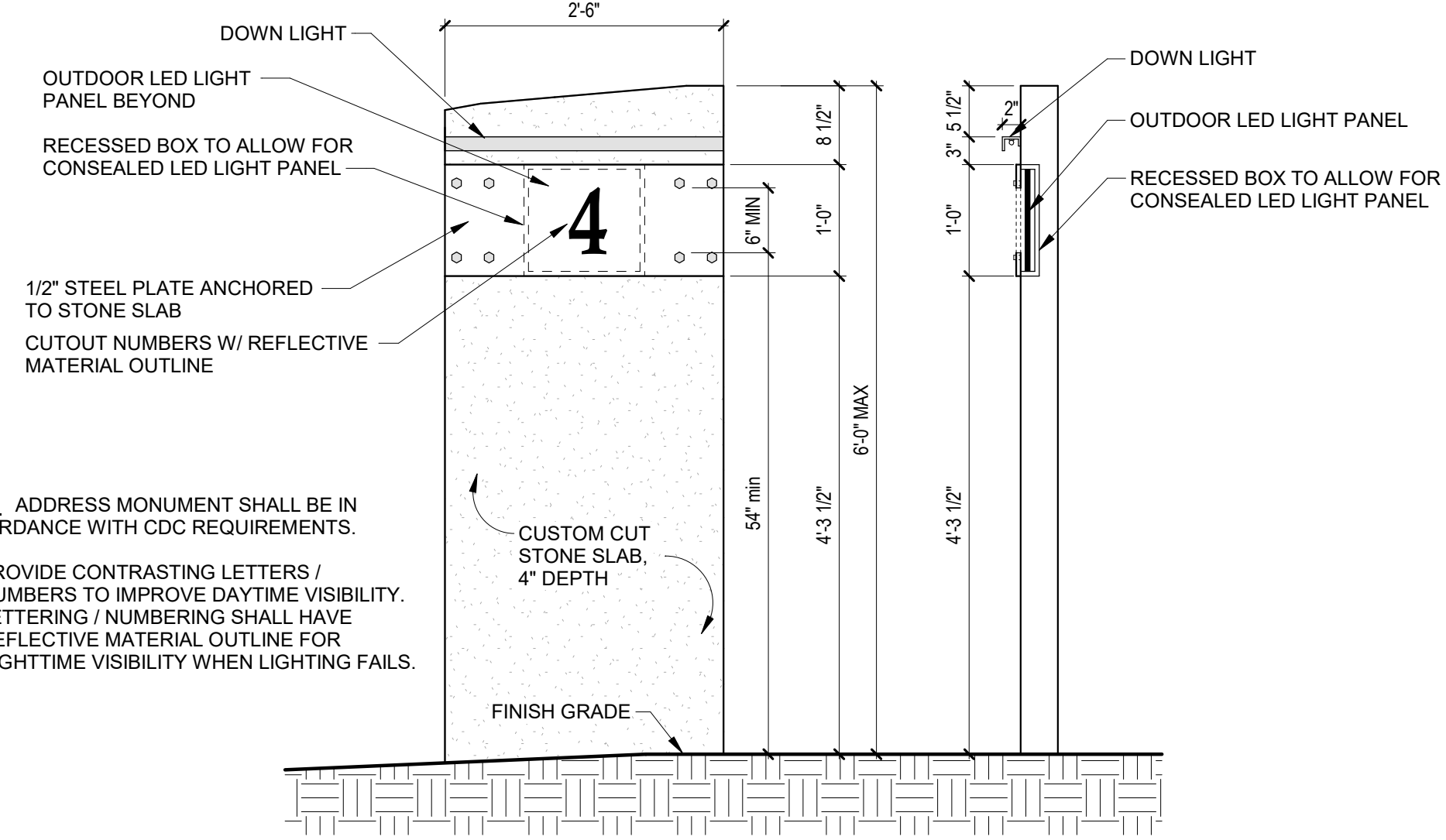
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DRAWN BY:	CRK
CHECKED BY:	KSK
REVISION DATES:	
SHEET:	1 OF 1



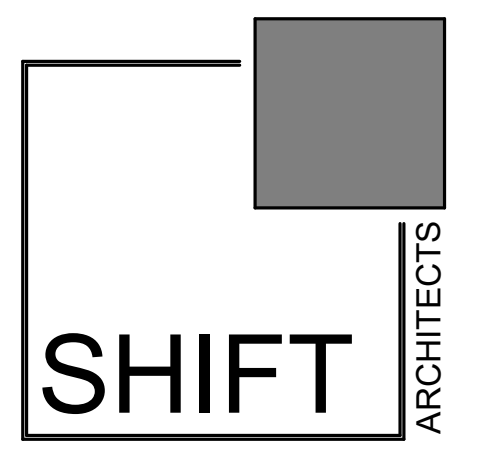
1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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

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



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



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www.shift-architects.com

PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS

NO.	DATE	DESC.
3	05.10.21	Revised address monument

MOUNTAIN VIEW ESTATES UNIT 4

162 SAN JOAQUIN RD 4, MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, CO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 378791, AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A1.1

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MOUNTAIN VIEW ESTATES UNIT 4

162 SAN JOAQUIN RD 4, MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO 81435
 2005 IN PLAT BOOK 1 AT PAGE 3573 AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR
 MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791 AND AS AMENDED BY INSTRUMENT RECORDED
 DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

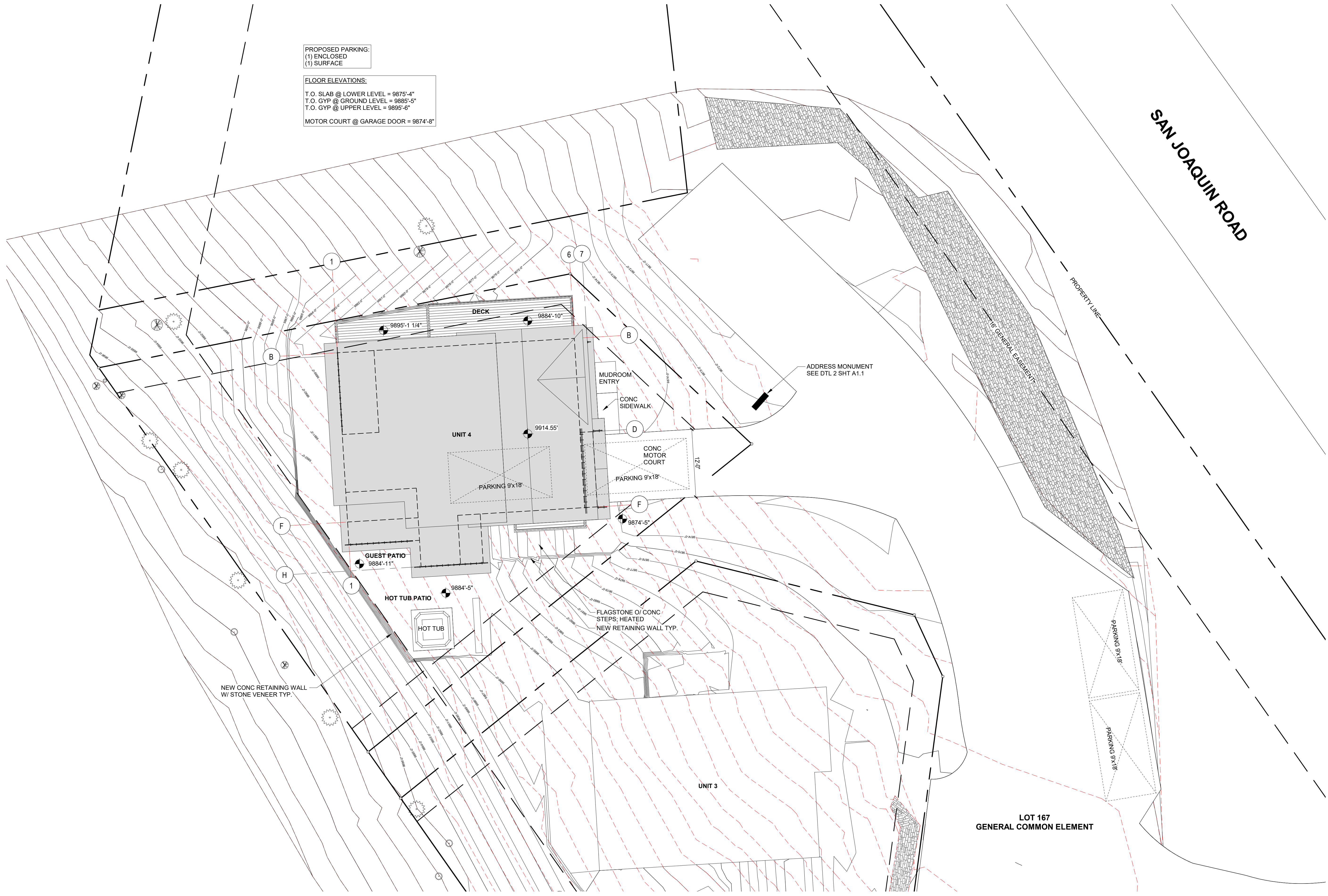
BUILDING SITE PLAN

SHEET NUMBER

A1.2

NOT FOR CONSTRUCTION

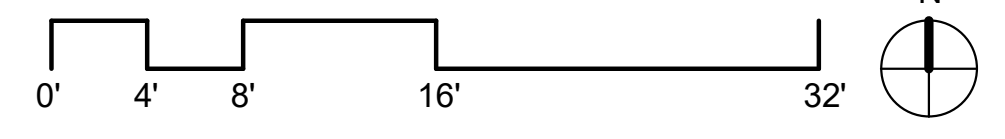
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PROPOSED PARKING:
 (1) ENCLOSED
 (1) SURFACE

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

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



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FIRE MITIGATION LEGEND

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

GENERAL NOTES:

- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
 - ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
 - NECESSARY TREES SHALL BE STAKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
 - PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
 - SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
 - MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
 - ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 - LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.
- NOXIOUS WEEDS:**
- ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.
- LANDSCAPE MAINTENANCE NOTES:**
- TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
 - NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
 - ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
 - IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

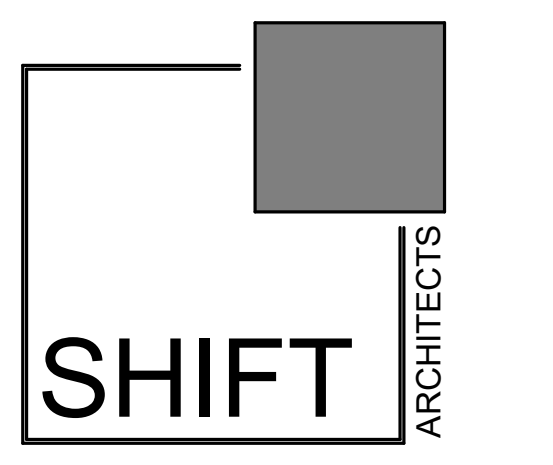
REVEGETATION NOTES:

- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 - TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED 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 ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
 - BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
 - ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
 - ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
 - SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
- | SPECIES | PURE LIVE SEED PER ACRE |
|---------------------|-------------------------|
| WESTERN YARROW | 5% |
| TALL FESCUE | 10% |
| ARIZONA FESCUE | 5% |
| HARD FESCUE | 5% |
| CREeping RED FESCUE | 10% |
| ALPINE BLUEGRASS | 15% |
| CANADA BLUEGRASS | 10% |
| PERENNIAL RYEGRASS | 15% |
| SLENDER WHEATGRASS | 10% |
| MOUNTAIN BROME | 15% |

LEGEND

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

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

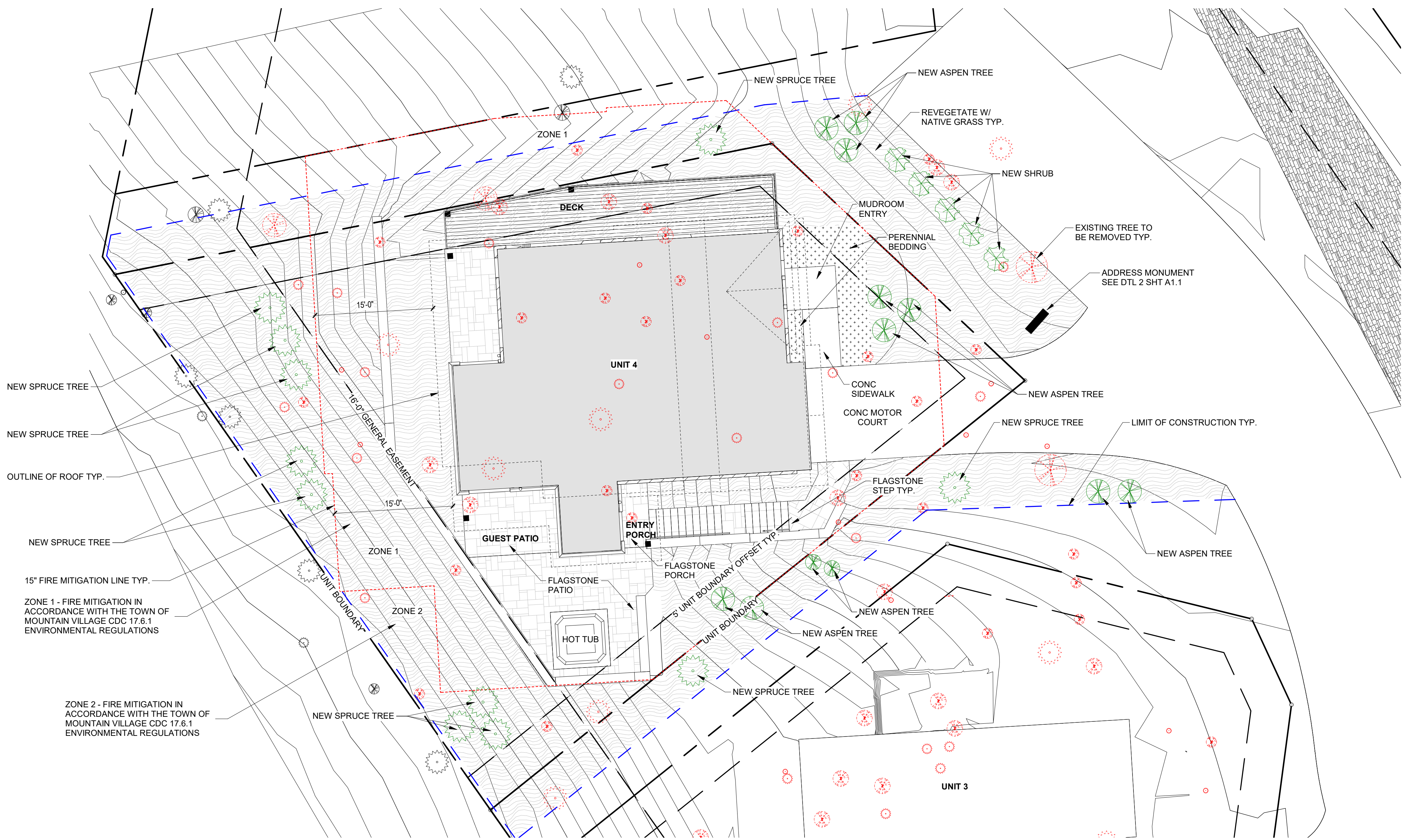


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PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS

NO.	DATE	DESC.
5	05.10.21	New tree
6	05.10.21	New shrub
7	05.10.21	Revised schedule / legend
10	05.10.21	Revised mitigation plan



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	12 EA
PICEA PUNGENS	COLORADO SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	11 EA
SHRUBS (PRUNUS VIRGINIANA MELANOCARPA)	NATIVE CHOKECHERRY	5 GAL.	5 EA
PERENNIALS			117 SF

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	4,002	8,004 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	117	292.5
ASPENS	10 GAL / EA	12	120
SPRUCE	10 GAL / EA	11	110
NATIVE SHRUBS	2 GAL / EA	5	10
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			8,536.5 GAL
			(POST ESTABLISHMENT) 532.5 GAL

IRRIGATION NOTES

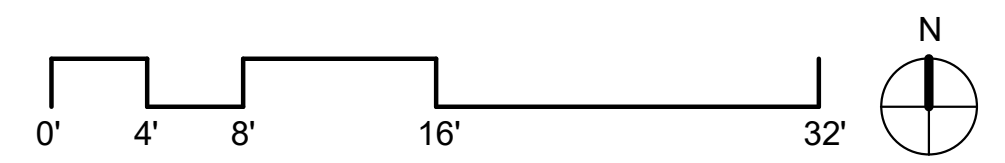
- TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER.
- RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER.
- 1.5" WILKINS MODEL 500 PRESSURE REGULATOR.
- RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE.
- CLASS 200 PVC MAINLINE 1 1/2".
- 1" 80NSF POLYLATERAL LINE.
- WATER SENSOR BY RAINBIRD.

IRRIGATION SCHEDULE

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

1 LANDSCAPE PLAN

1/8" = 1'-0"



MOUNTAIN VIEW ESTATES UNIT 4
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LANDSCAPE PLAN

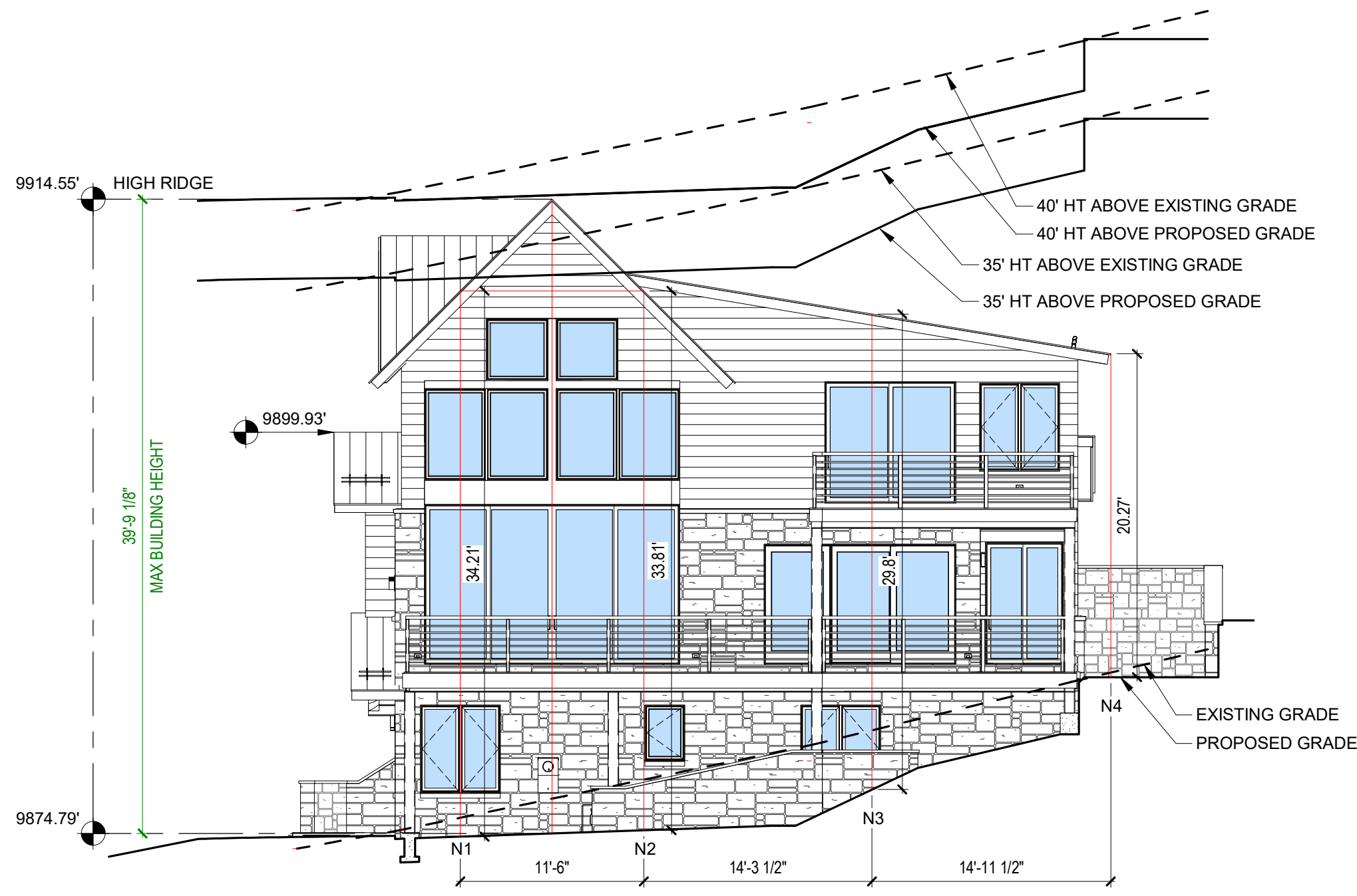
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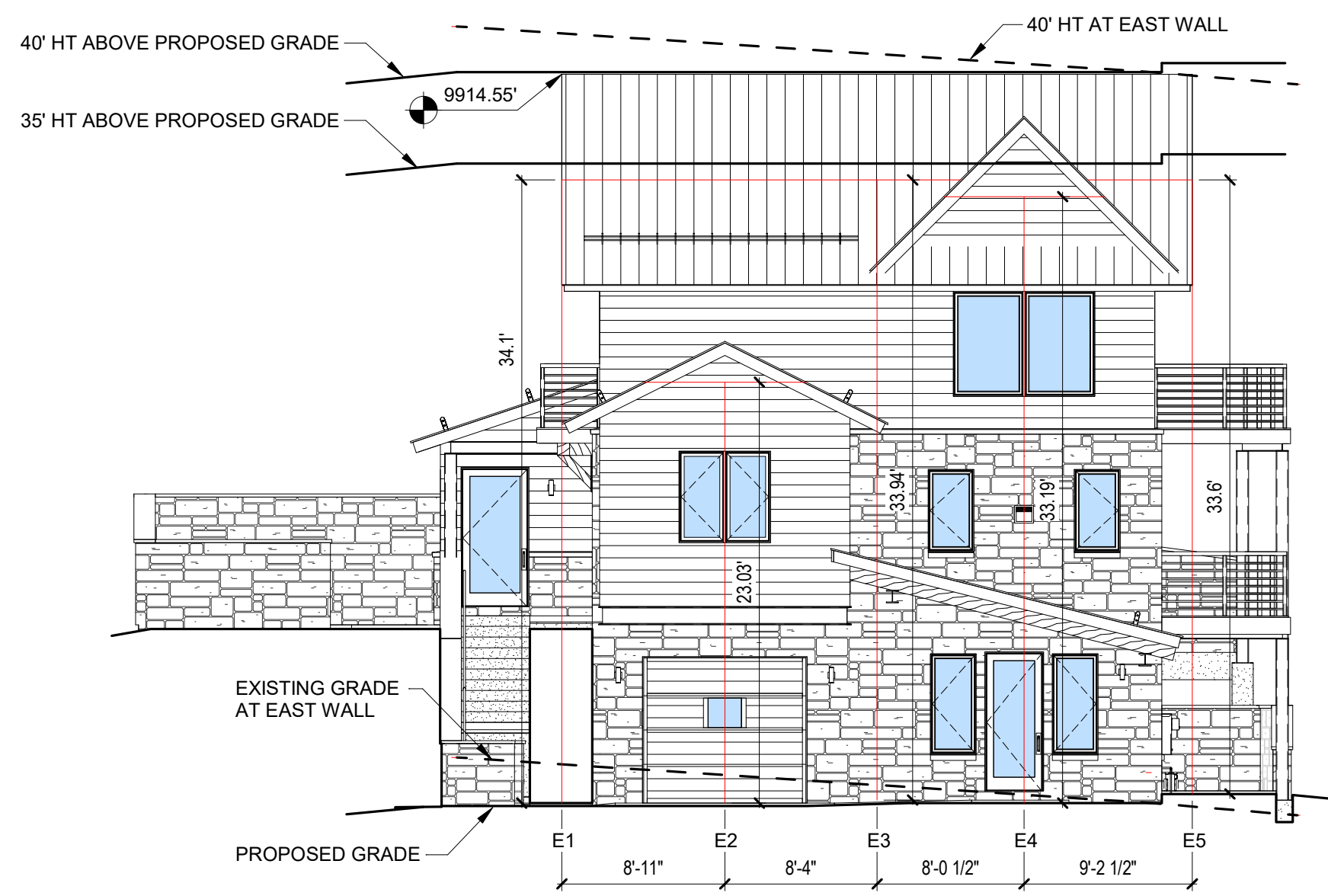
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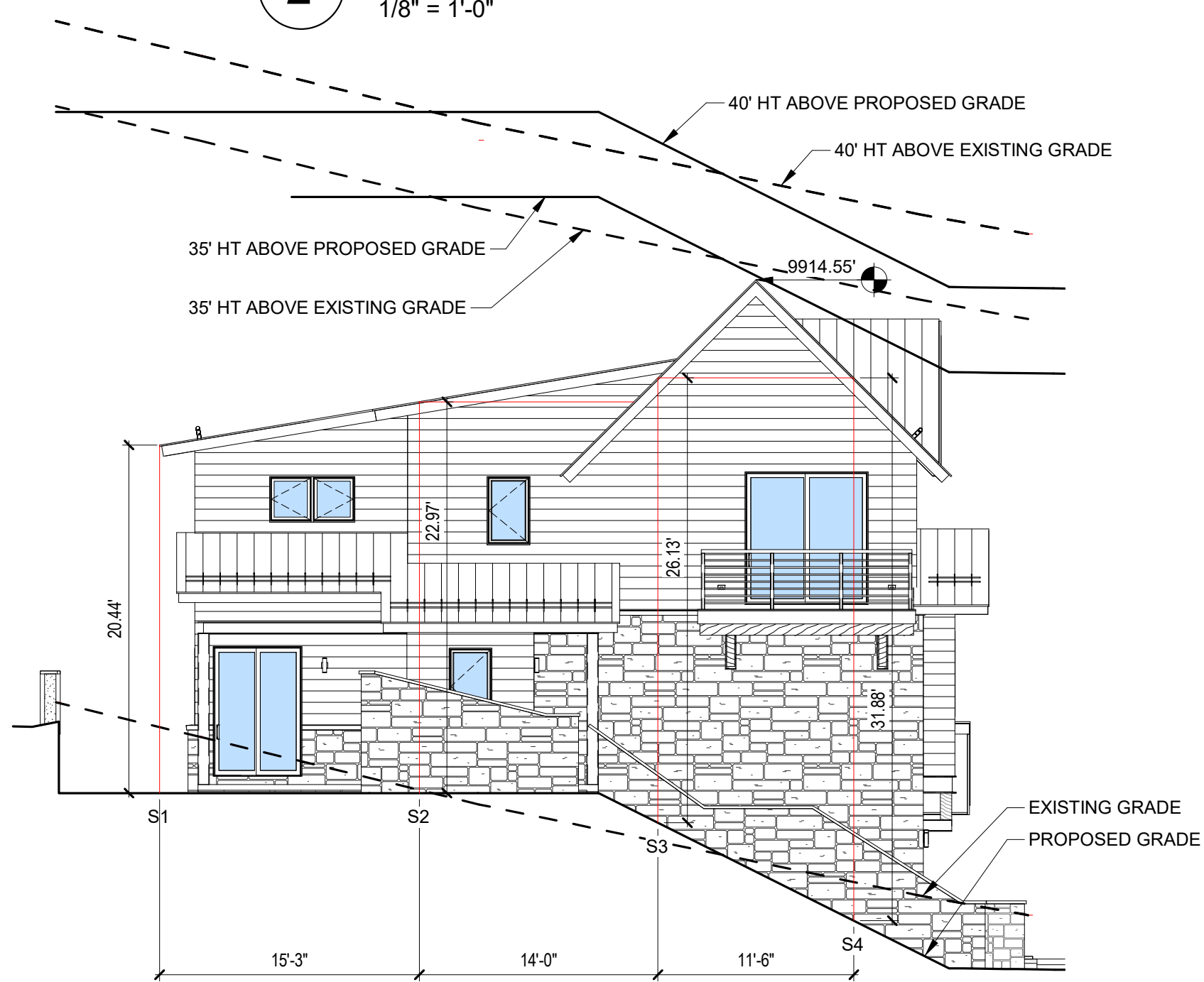
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1 NORTH ELEVATION
1/8" = 1'-0"

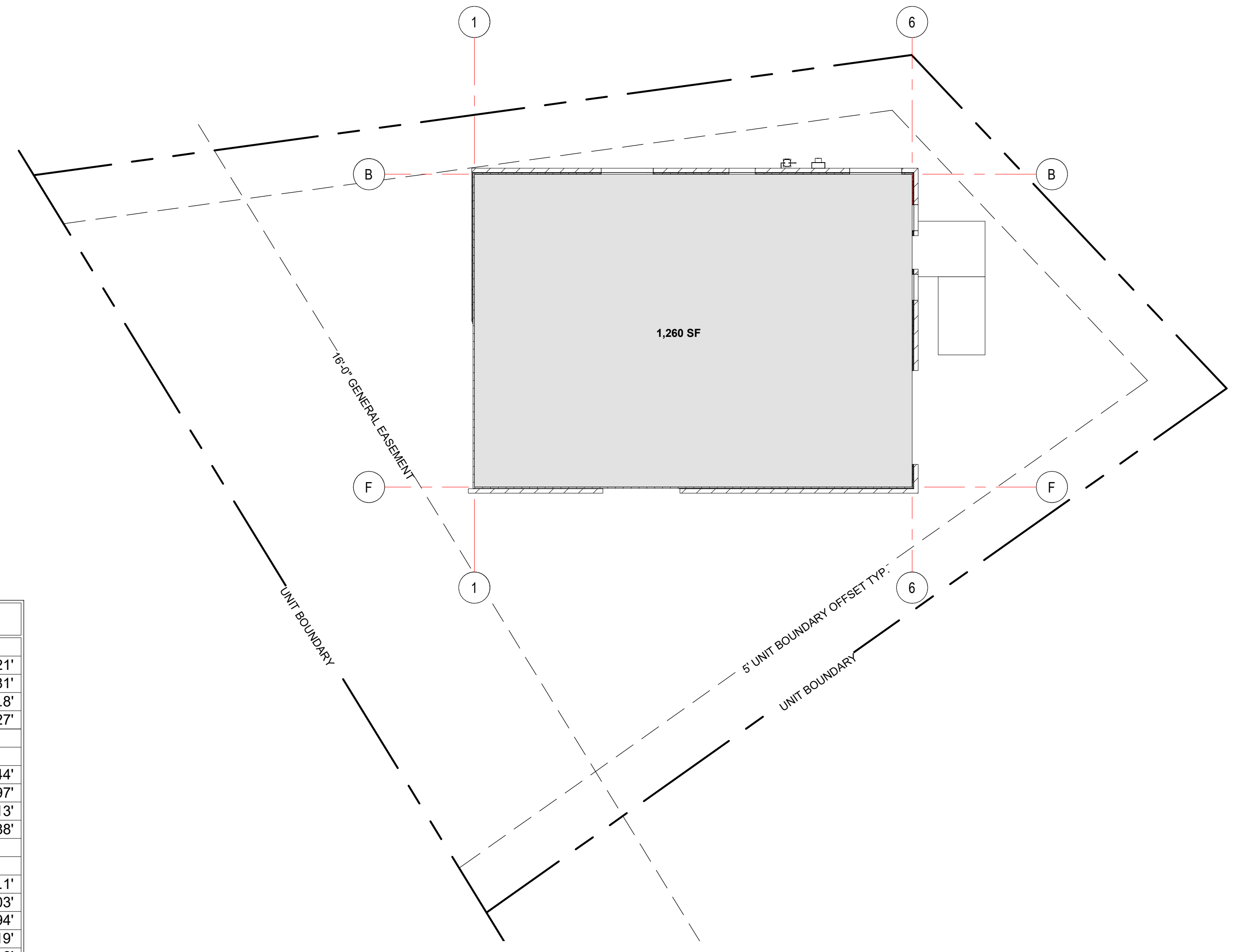


2 EAST ELEVATION
1/8" = 1'-0"

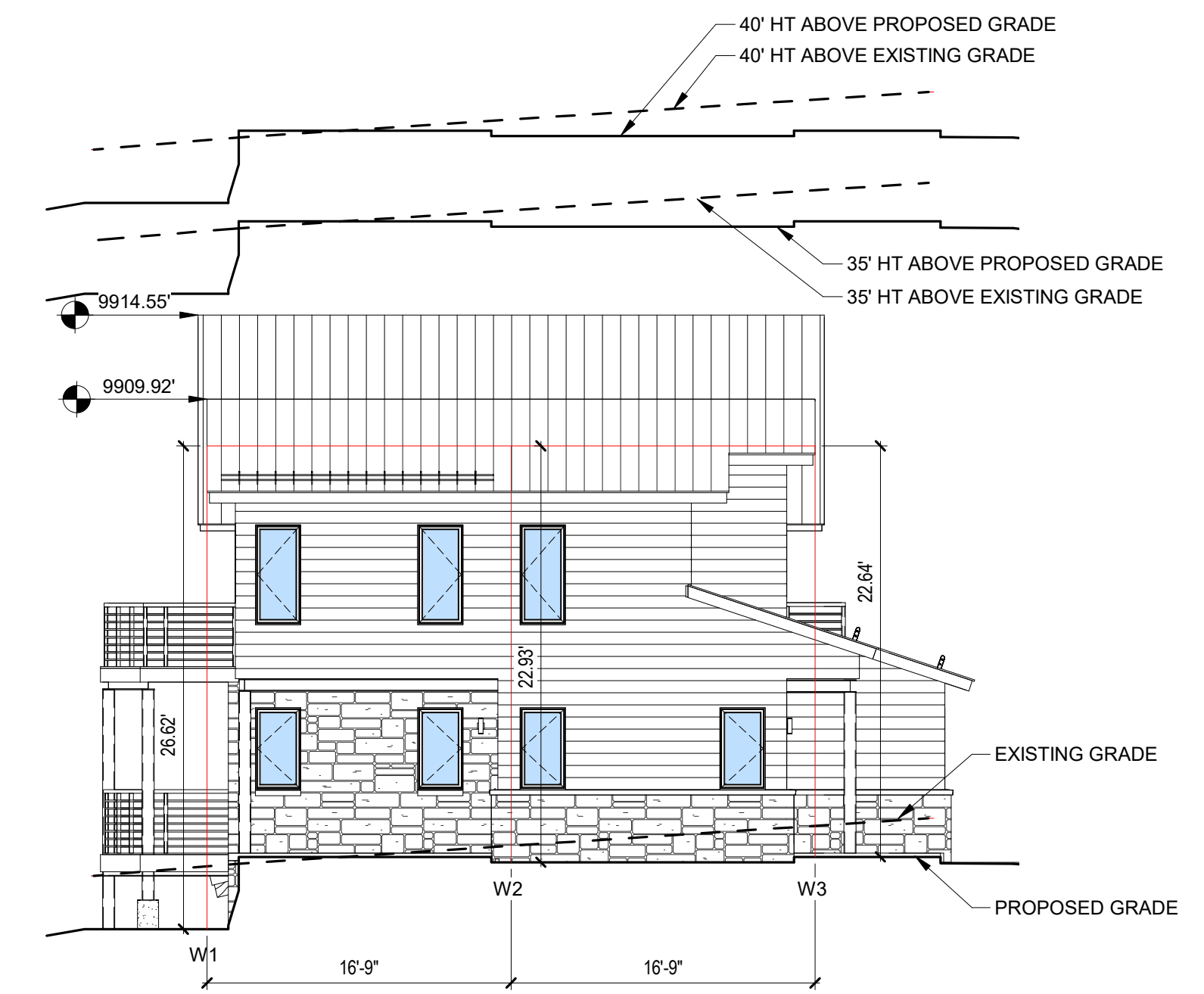


3 SOUTH ELEVATION
1/8" = 1'-0"

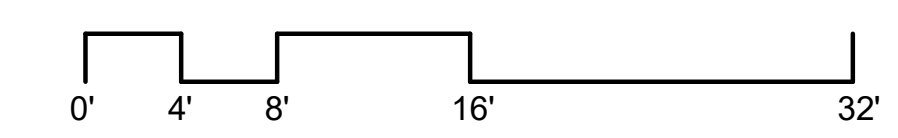
AVG ROOF HT :	
NORTH ELEVATION	
N1	34.21'
N2	33.81'
N3	29.8'
N4	20.27'
SOUTH ELEVATION	
S1	20.44'
S2	22.97'
S3	26.13'
S4	31.88'
EAST ELEVATION	
E1	34.1'
E2	23.03'
E3	33.94'
E4	33.19'
E5	33.6'
WEST ELEVATION	
W1	26.62'
W2	22.93'
W3	22.64'
TOTAL:	449.56'
NUMBER OF LOCATIONS:	16
AVERAGE:	28.09'



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



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



MATERIAL CALCULATIONS

NORTH	
STONE	409 SF
STONE @ RETAINING WALL	136 SF
WOOD SIDING	303 SF
WINDOW/DOOR GLAZING	569.5 SF
METAL ACCENT	29 SF

SOUTH	
STONE	481 SF
STONE @ RETAINING WALL	
WOOD SIDING	486 SF
WINDOW/DOOR GLAZING	127 SF
METAL ACCENT	

EAST	
STONE	369 SF
STONE @ RETAINING WALL	34 SF
WOOD SIDING	415 SF
WINDOW/DOOR GLAZING	169 SF
METAL ACCENT	
GARAGE DOOR	72 SF

WEST	
STONE	218 SF
STONE @ RETAINING WALL	
WOOD SIDING	417 SF
WINDOW/DOOR GLAZING	86 SF
METAL ACCENT	

TOTALS	
STONE	1,477 SF
STONE @ RETAINING WALL	170 SF
WOOD SIDING	1,621 SF
WINDOW/DOOR GLAZING	951.5 SF
METAL ACCENT	29 SF
GARAGE DOOR	72 SF
TOTAL:	4,320.5 SF

PERCENTAGES	
STONE	35 %
STONE @ RETAINING WALL	3 %
WOOD SIDING	37 %
WINDOW/DOOR GLAZING	22 %
METAL ACCENT	1 %
GARAGE DOOR	2 %
TOTAL:	100 %

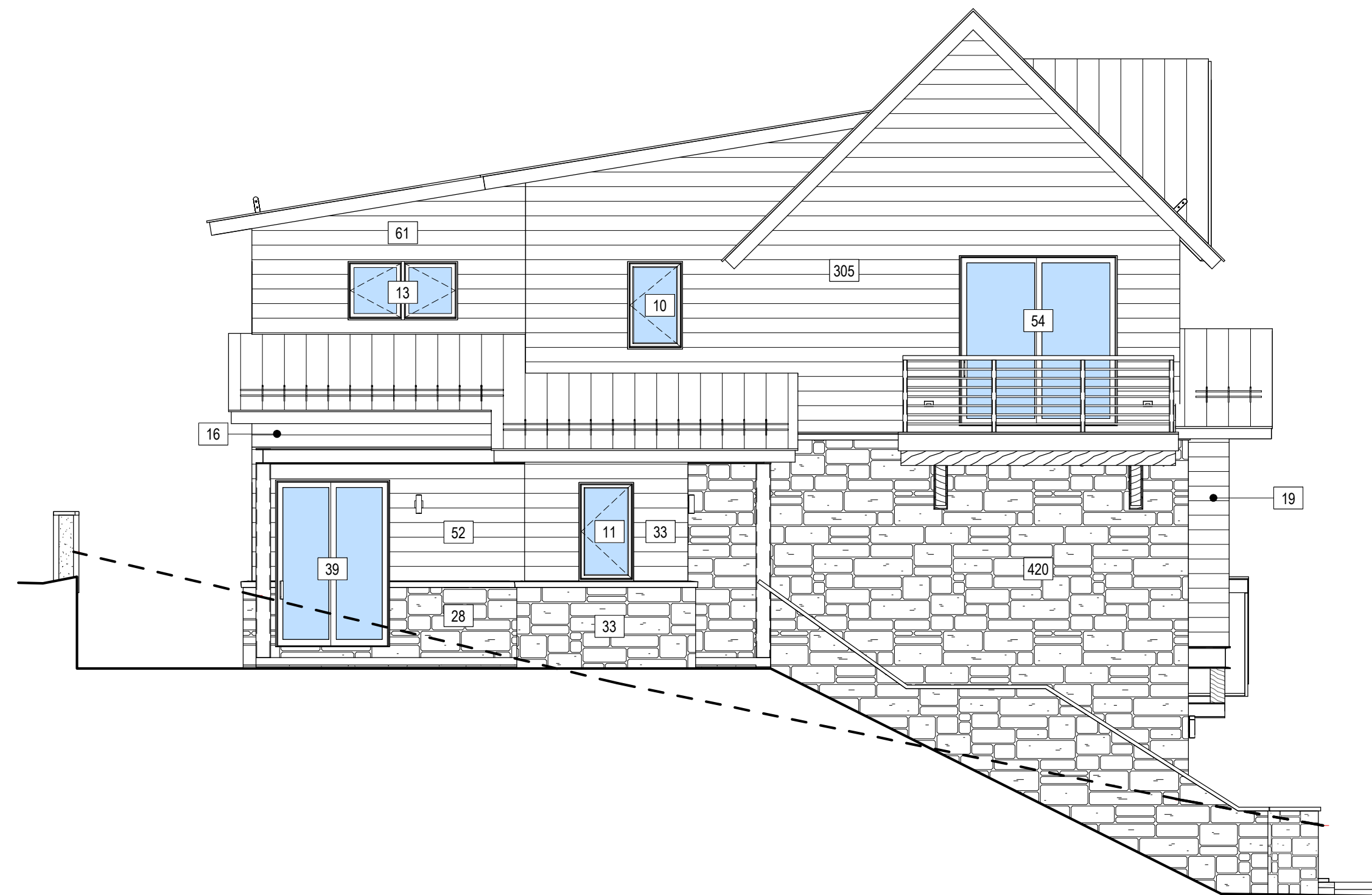
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1



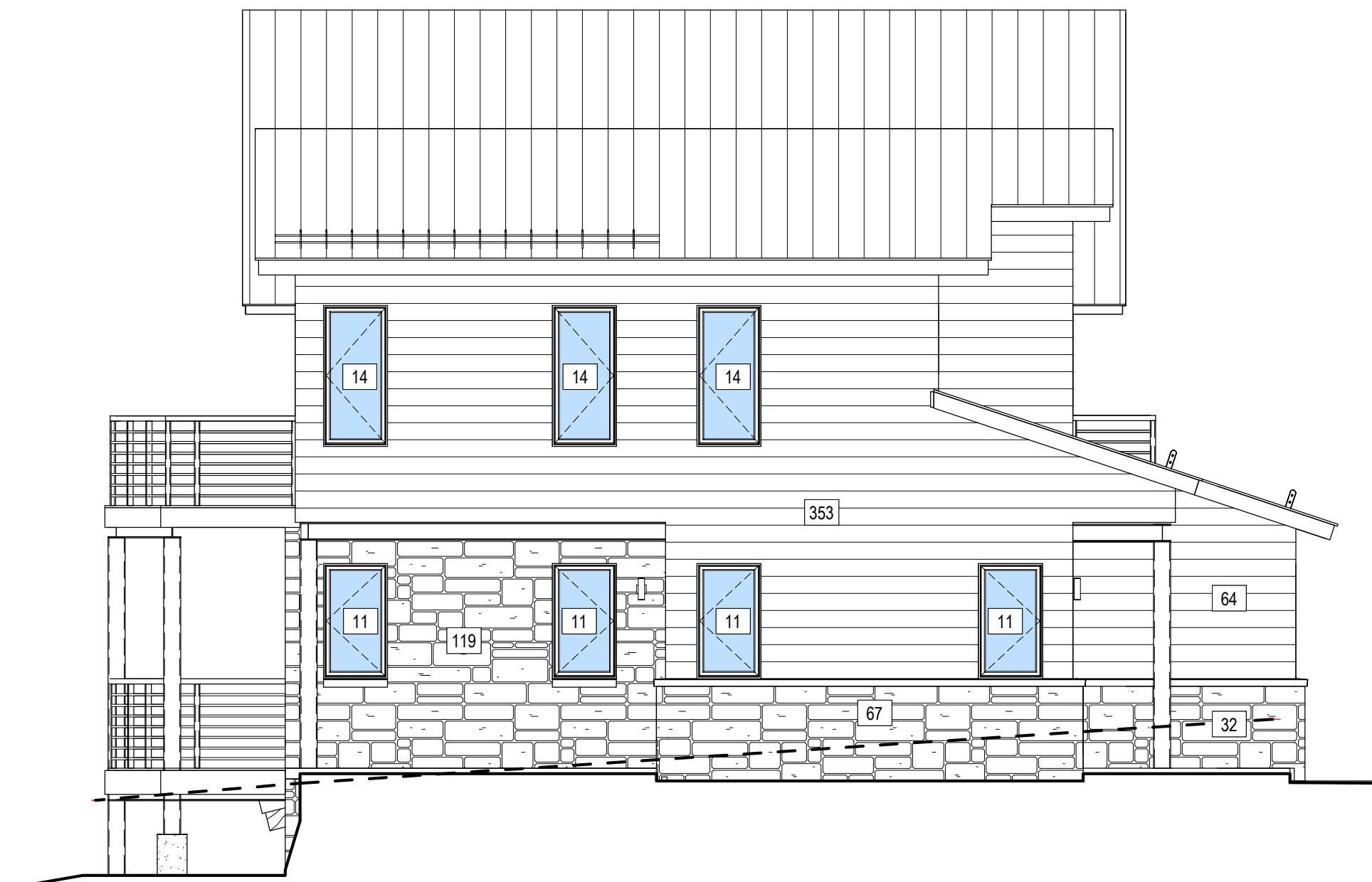
1 NORTH ELEVATION
3/16" = 1'-0"



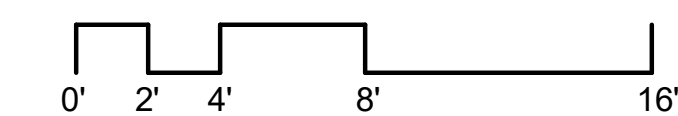
2 EAST ELEVATION
3/16" = 1'-0"



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



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

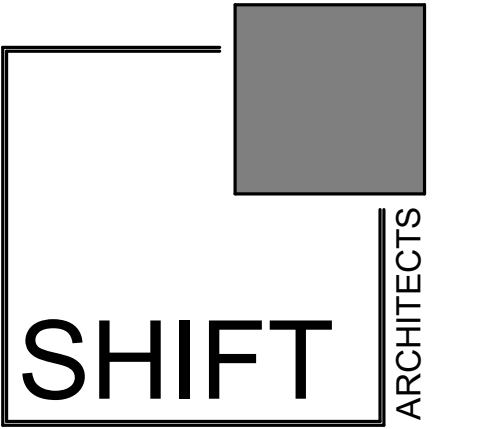


MOUNTAIN VIEW ESTATES UNIT 4
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MATERIAL CALCULATIONS

SHEET NUMBER

A2.2



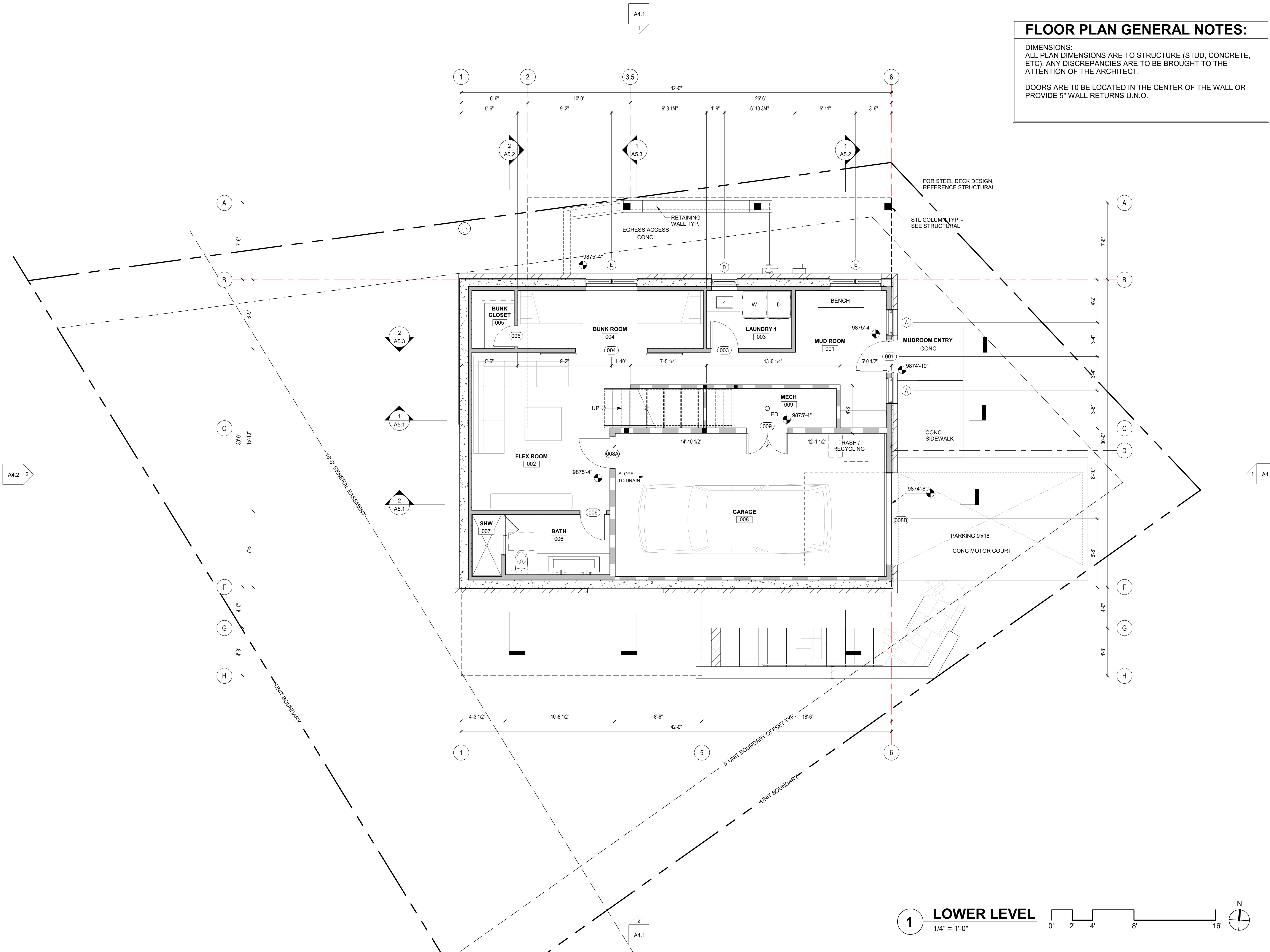
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kristine@shift-architects.com
www.shift-architects.com

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

PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS

NO.	DATE	DESC.
1	05.10.21	Steel / Fibron decking in accordance with WUIC



MOUNTAIN VIEW ESTATES UNIT 4

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FLOOR PLANS

SHEET NUMBER

A3.1

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

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REVISIONS

NO.	DATE	DESC.
1	05.10.21	Steel / Fiberon decking in accordance with WUIC
8	05.10.21	Revised retaining wall location

MOUNTAIN VIEW ESTATES UNIT 4
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FLOOR PLANS

SHEET NUMBER

A3.2

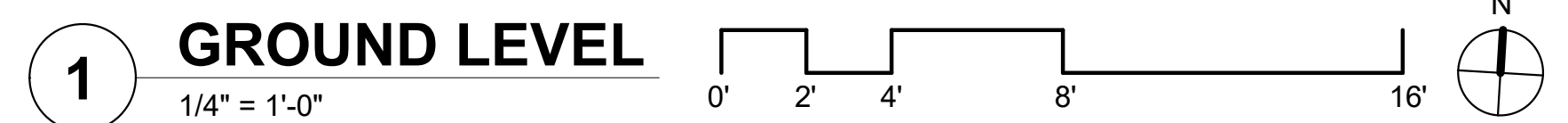
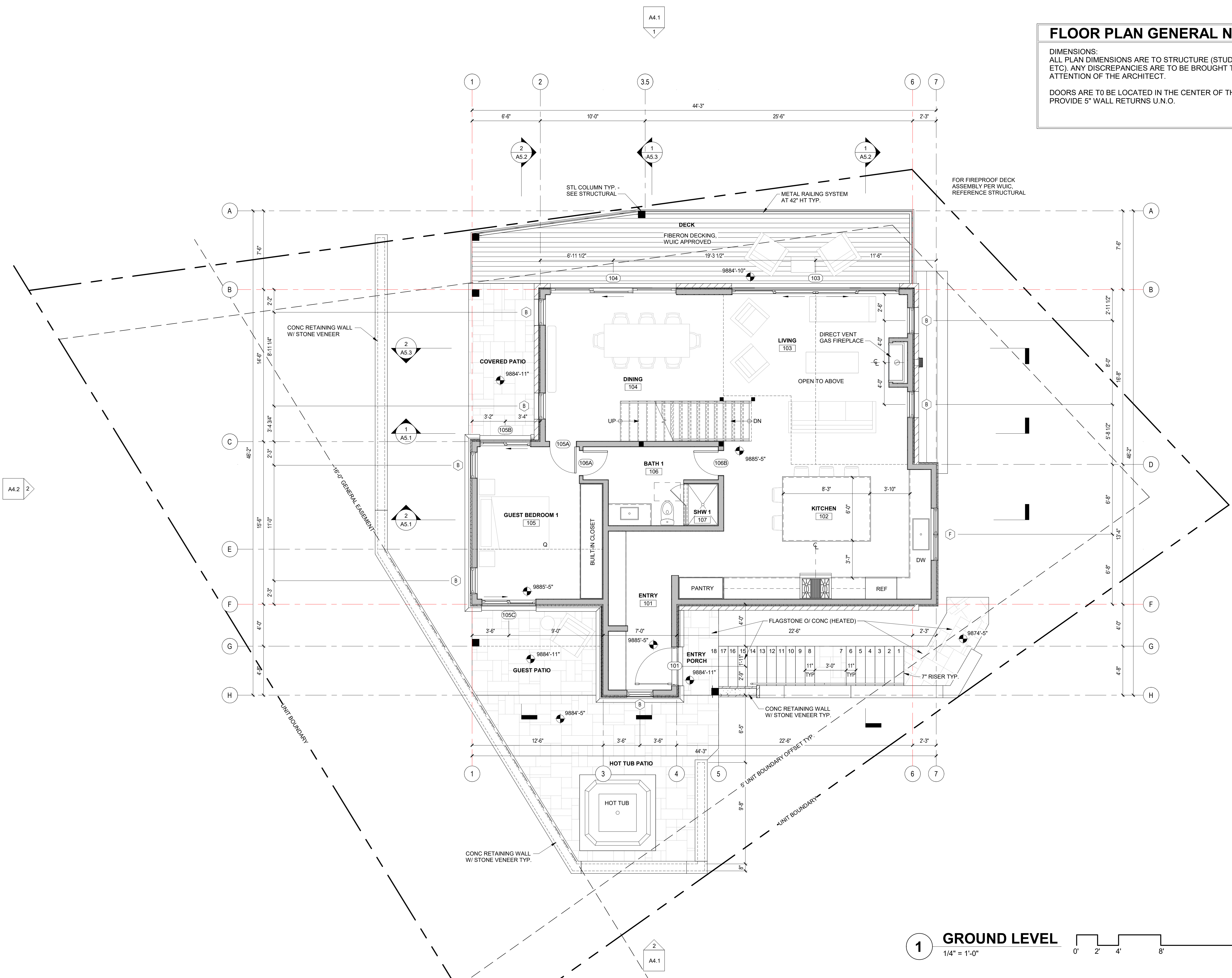
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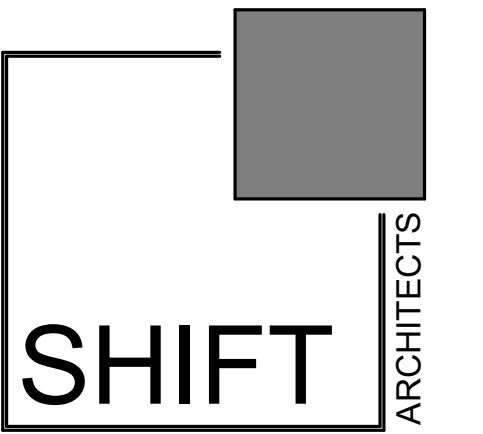
NOT FOR CONSTRUCTION

FLOOR PLAN GENERAL NOTES:

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



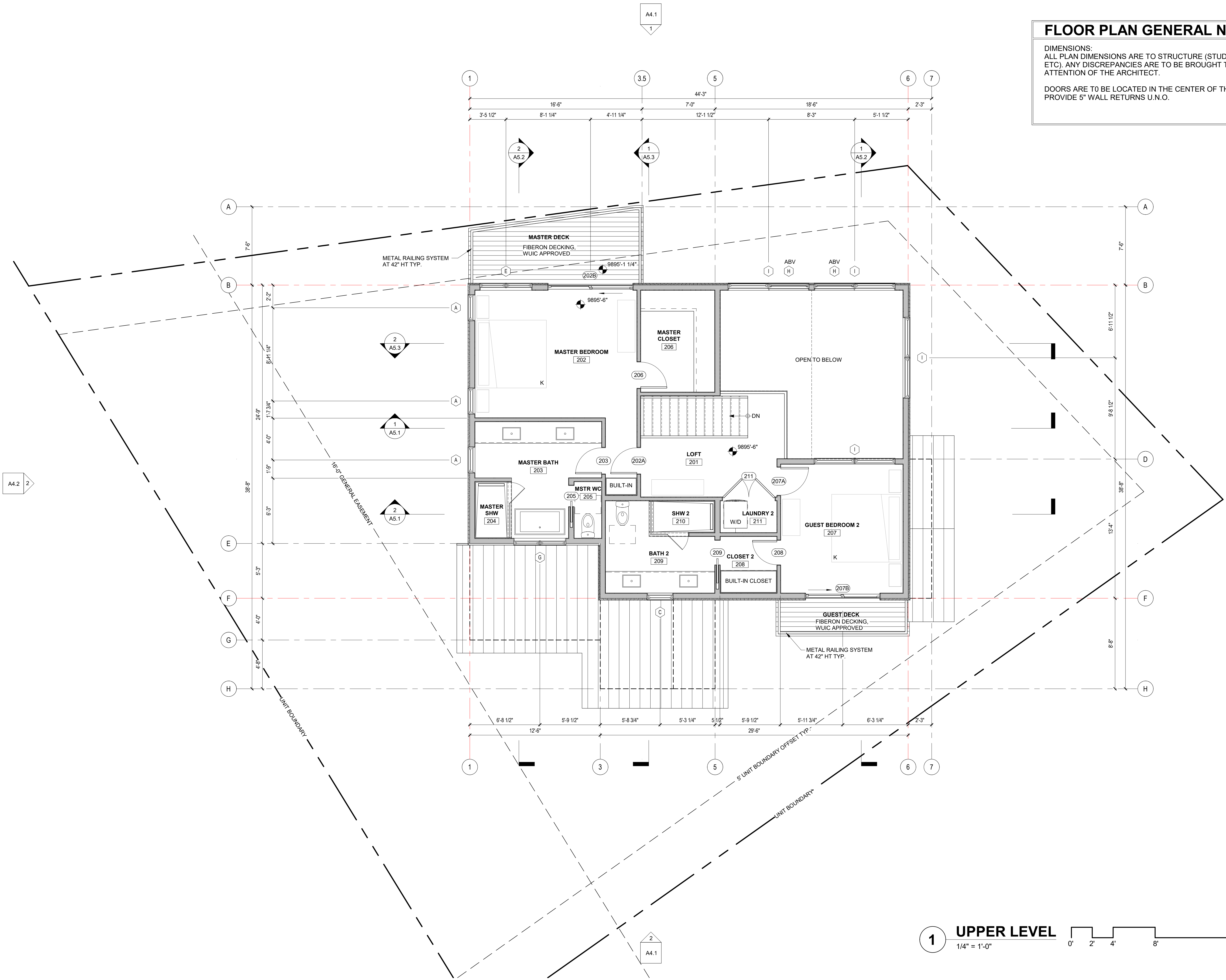


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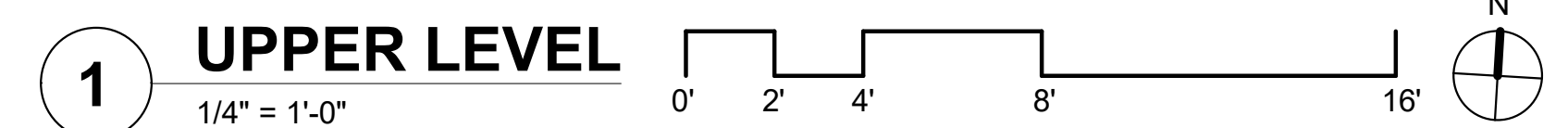
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FLOOR PLANS

SHEET NUMBER

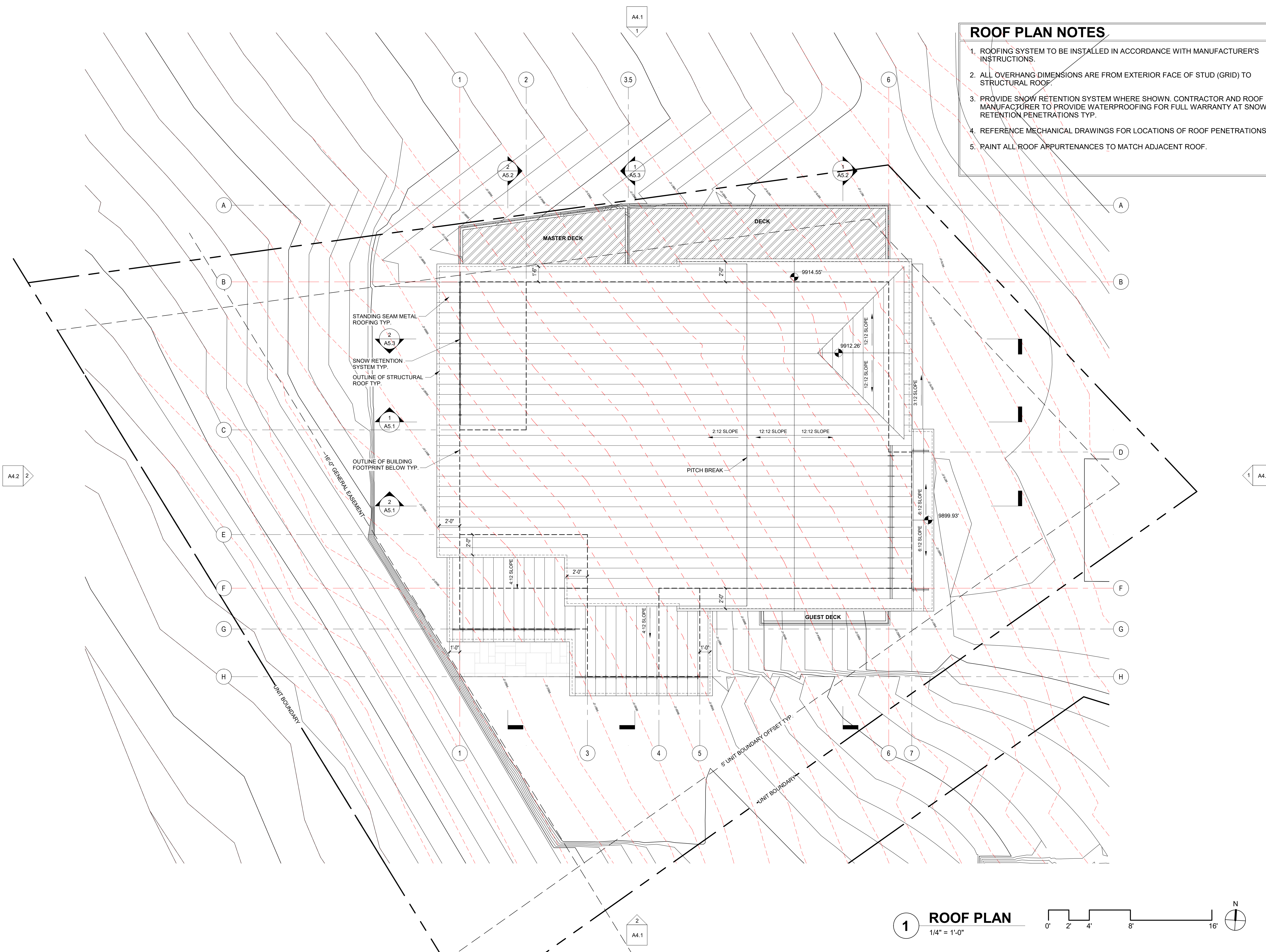
A3.3



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

SHIFT ARCHITECTS

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ROOF PLAN

SHEET NUMBER

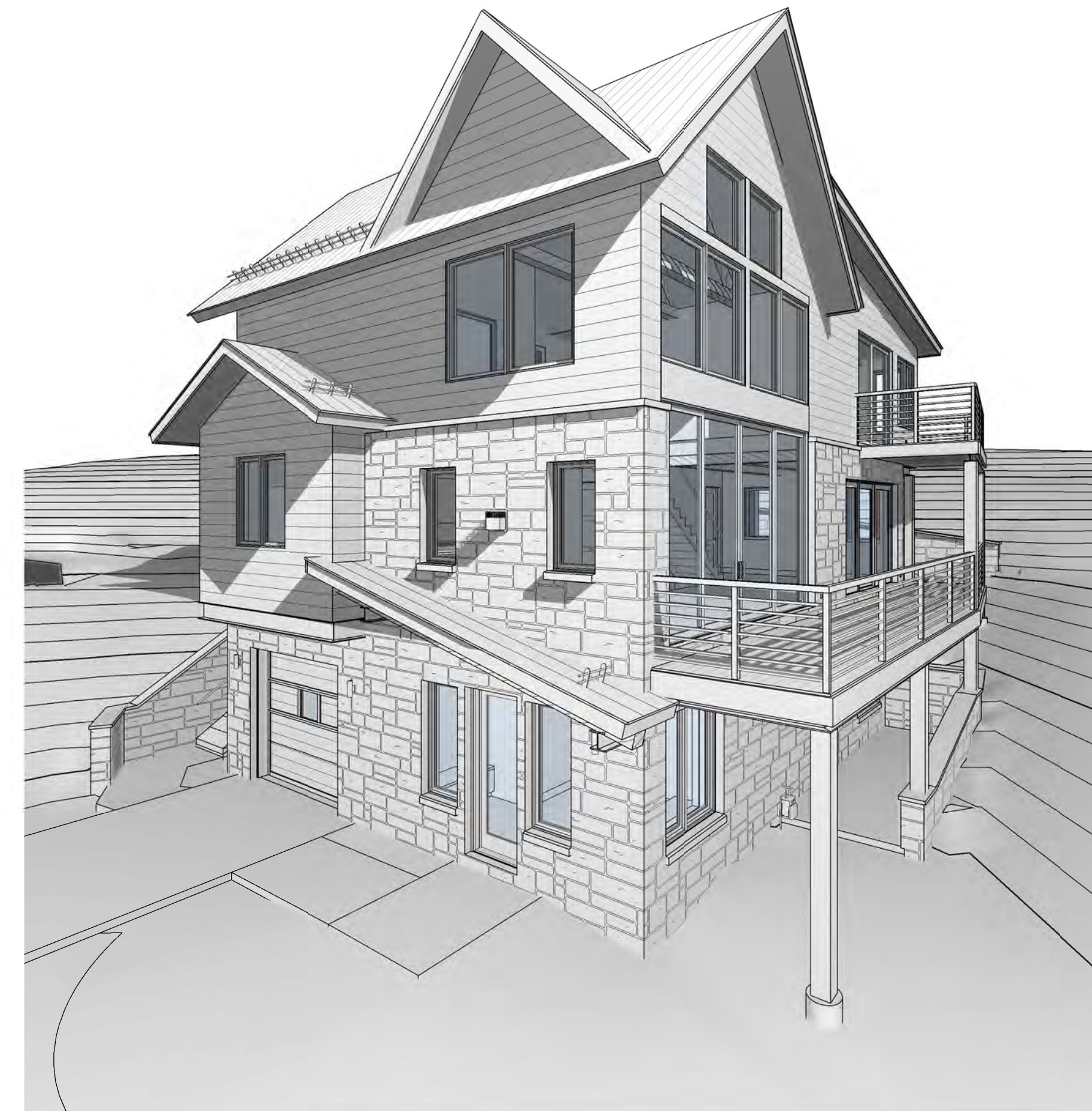
A3.4

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

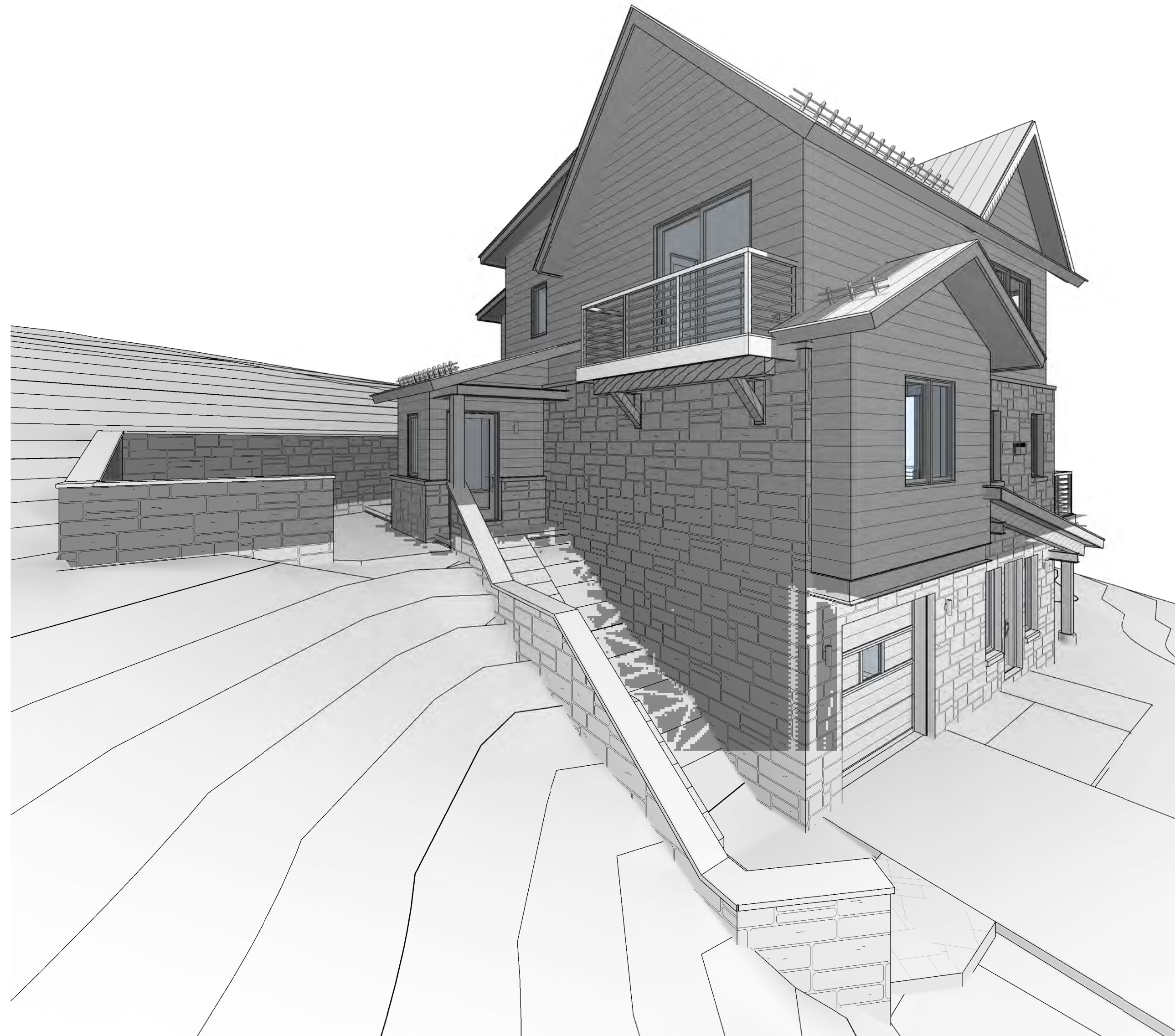
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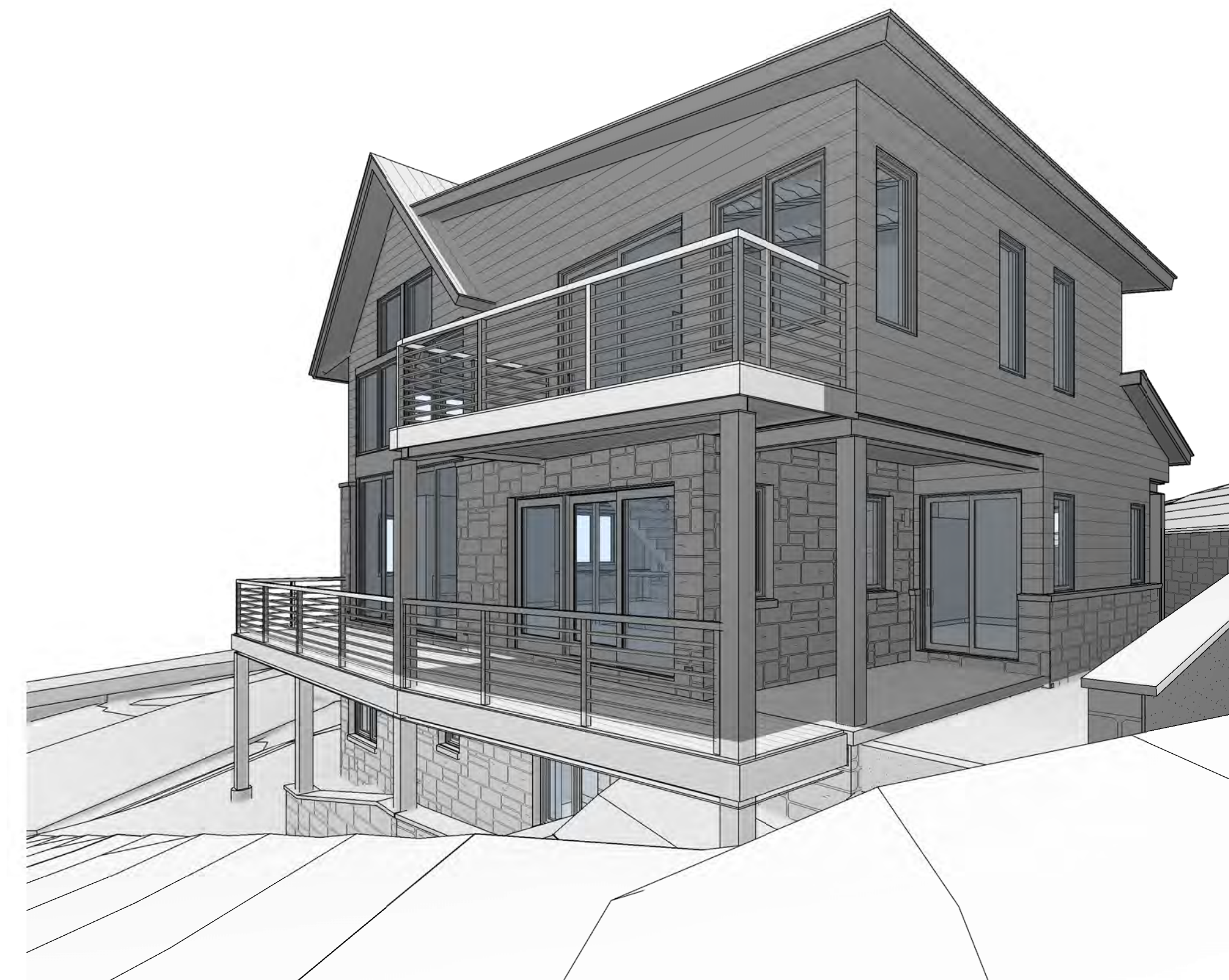
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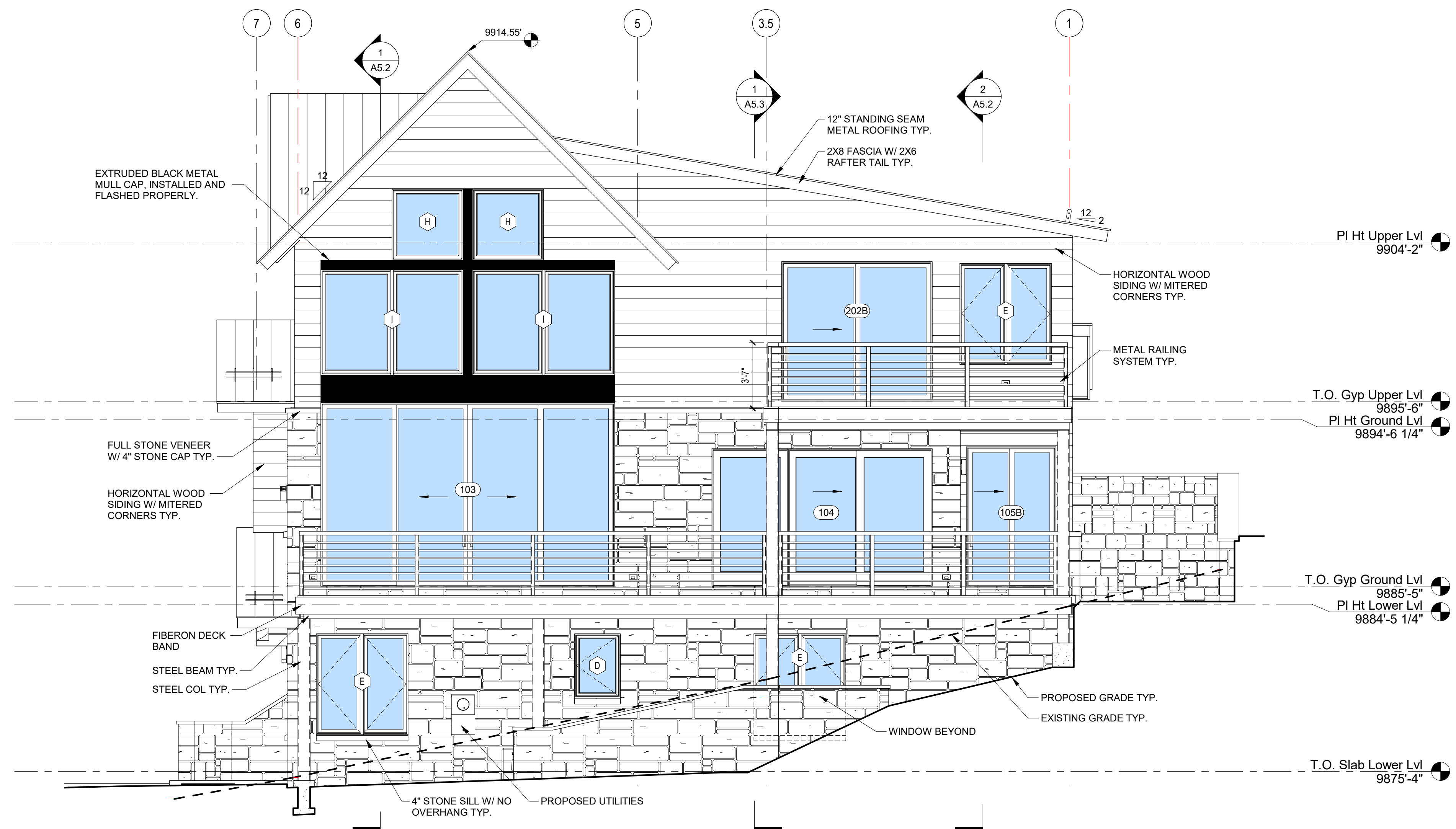
1 NORTHEAST



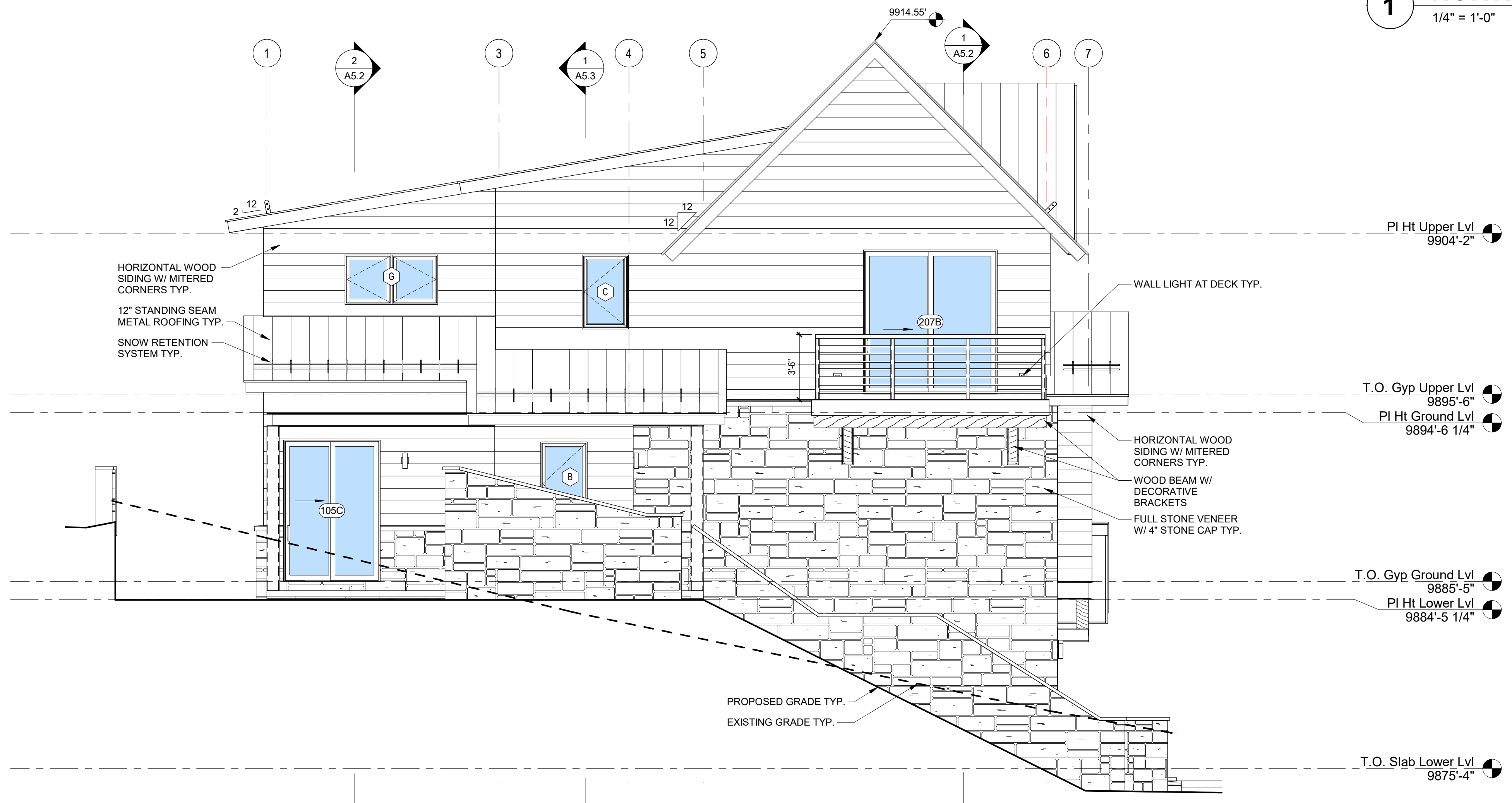
3 SOUTHEAST



2 NORTHWEST



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



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



TELLURIDE STONE GOLD COLLECTION SKYLINE FULL STONE VENEER



HORIZONTAL WOOD SIDING: 8\"/>



TYPICAL STAIN: CABOT CORDOVAN BROWN (SEMI-TRANSPARENT)

FINISH: TYPICAL STAIN

STEEL BEAMS / COLUMNS: FINISH: PAINTED BLACK

WOOD BEAMS: FINISH: TYPICAL STAIN

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

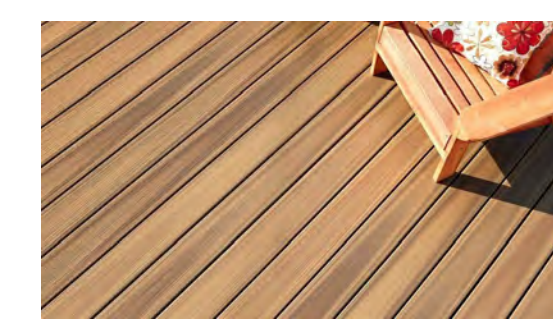
SOFFIT: 1X4 PINE FINISH: TYPICAL STAIN



ROOFING: PAC-CLAD 150 12\"/>

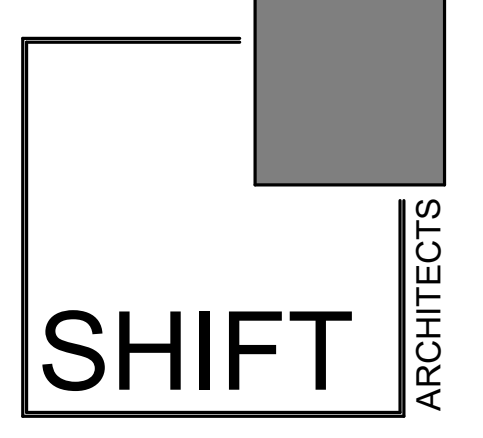


WINDOWS / DOORS: LOEWEN ALUMN CLAD WOOD; BLACK



EXTERIOR DECKING: FIBERON PARAMOUNT PVC; BROWNSTONE SQUARE EDGE PROFILE, 1 X 5.5 BOARD DIMENSIONS, WUI APPROVED (ALL ZONES)

EXTERIOR MATERIALS



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REVISIONS

NO.	DATE	DESC.
1	05.10.21	Steel / Fiberon decking in accordance with WUIC

MOUNTAIN VIEW ESTATES UNIT 4
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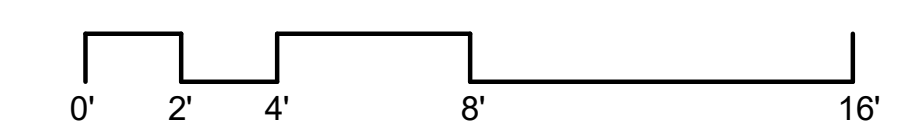
EXTERIOR ELEVATIONS

SHEET NUMBER

A4.1

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REVISIONS

NO.	DATE	DESC.
1	05.10.21	Steel / Fiberon decking in accordance with WUIC

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162 SAN JOAQUIN RD 4, MOUNTAIN VIEW, CO 81435
UNIT 3, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791, AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

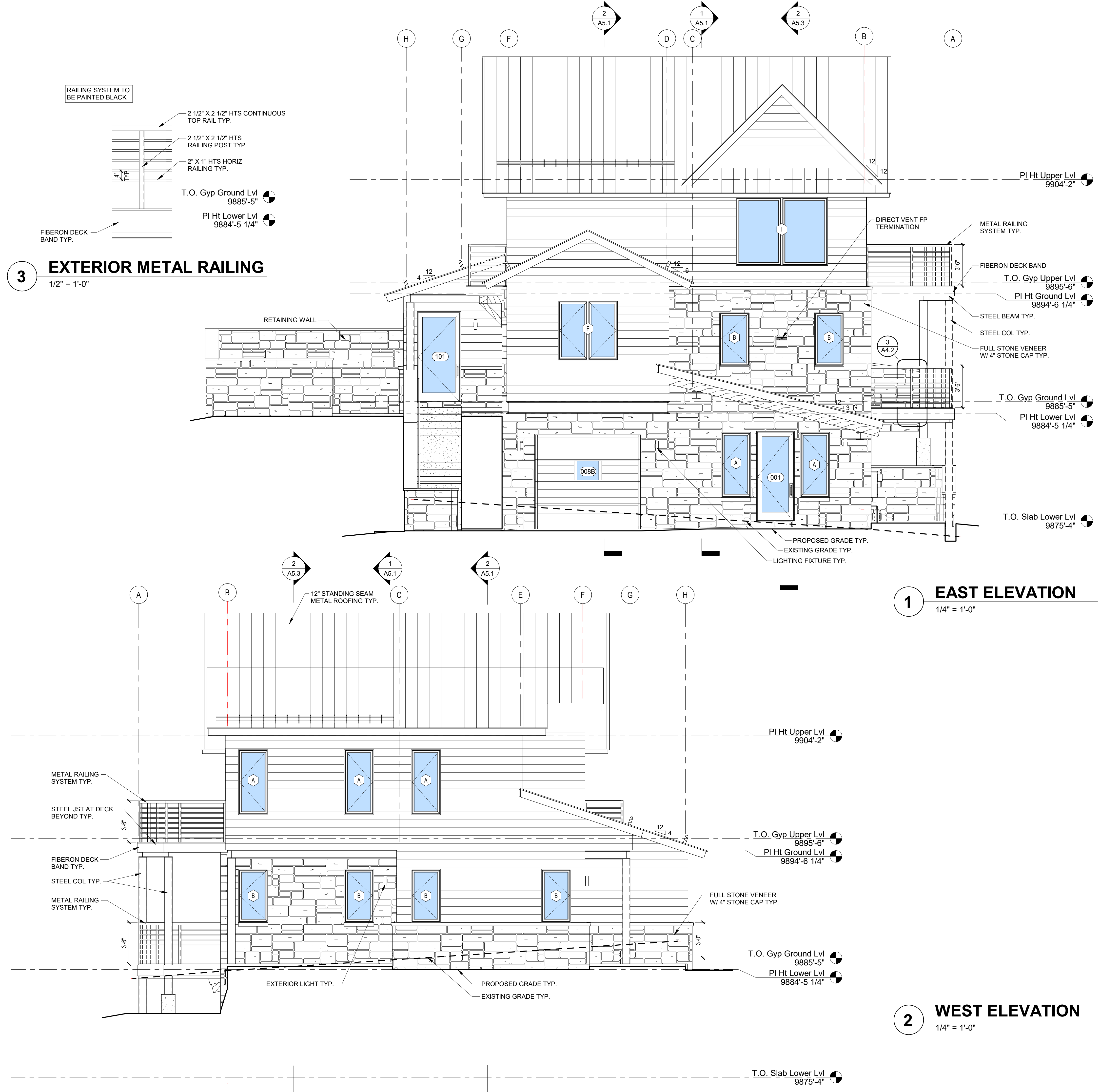
EXTERIOR ELEVATIONS

SHEET NUMBER

A4.2

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NOT FOR CONSTRUCTION



TELLURIDE STONE GOLD COLLECTION SKYLINE FULL STONE VENEER



HORIZONTAL WOOD SIDING: 8\"/>



TYPICAL STAIN: CABOT CORDOVAN BROWN (SEMI-TRANSPARENT)

FINISH: TYPICAL STAIN

STEEL BEAMS / COLUMNS:
FINISH: PAINTED BLACK

WOOD BEAMS:
FINISH: TYPICAL STAIN

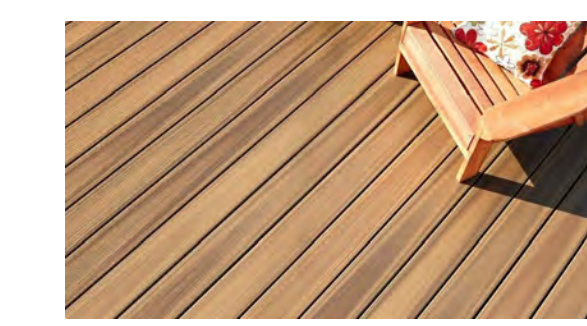
FASCIA:
2X8 DOUG FIR FASCIA W/ 2X6 RAFTER TAIL
FINISH: TYPICAL STAIN

SOFFIT:
1X4 PINE
FINISH: TYPICAL STAIN



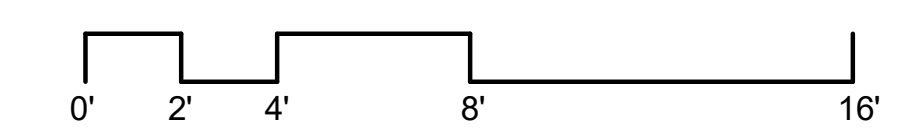
ROOFING:
PAC-CLAD 150 12\"/>

WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK



EXTERIOR DECKING:
FIBERON PARAMOUNT PVC; BROWNSTONE SQUARE EDGE PROFILE, 1 X 5.5 BOARD DIMENSIONS, WUI APPROVED (ALL ZONES)

EXTERIOR MATERIALS





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



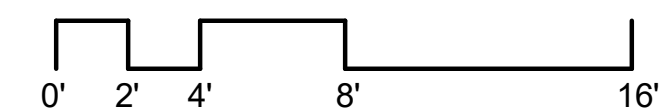
2 EAST ELEVATION
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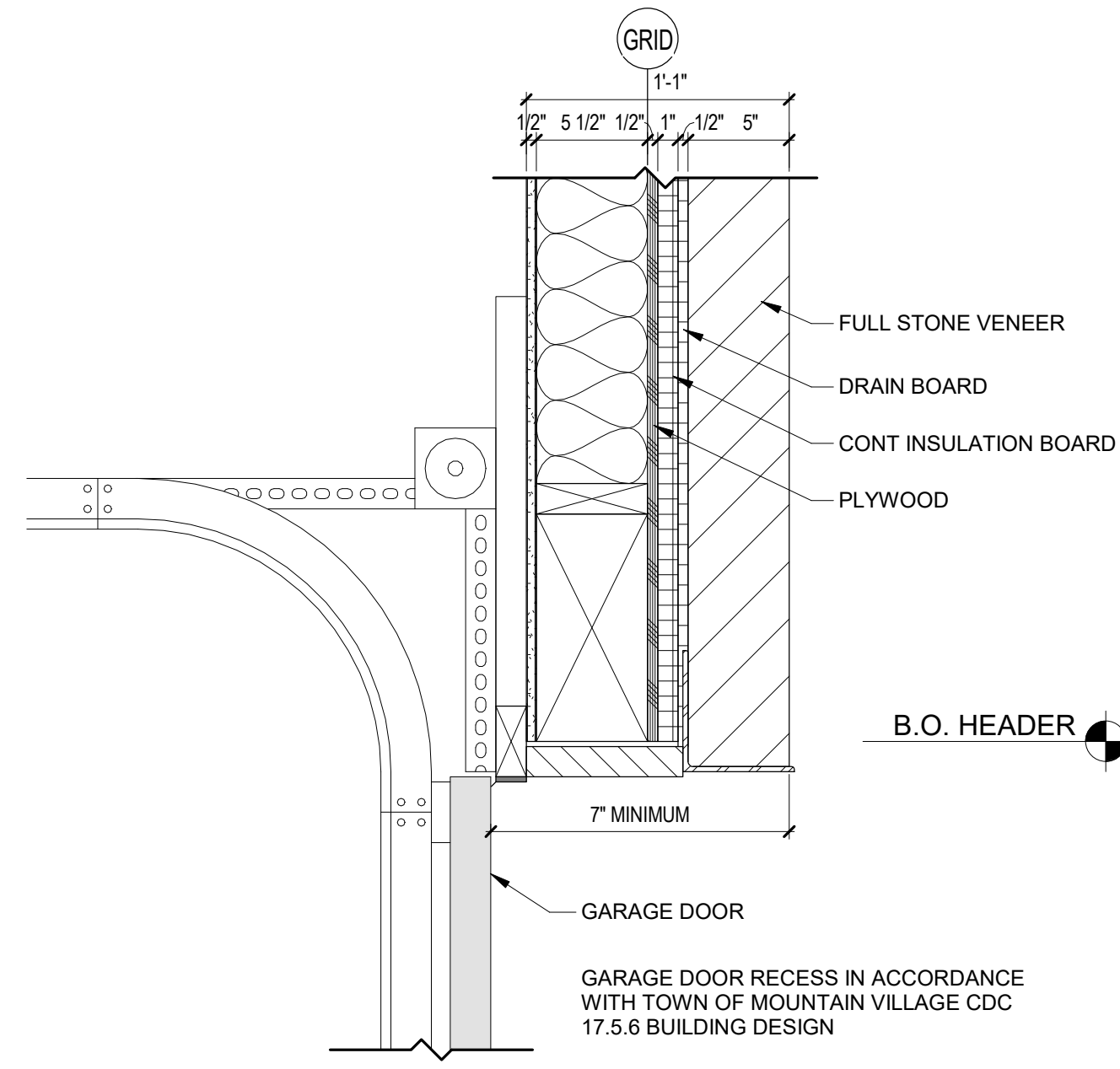


3 SOUTH ELEVATION
 3/16" = 1'-0"



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

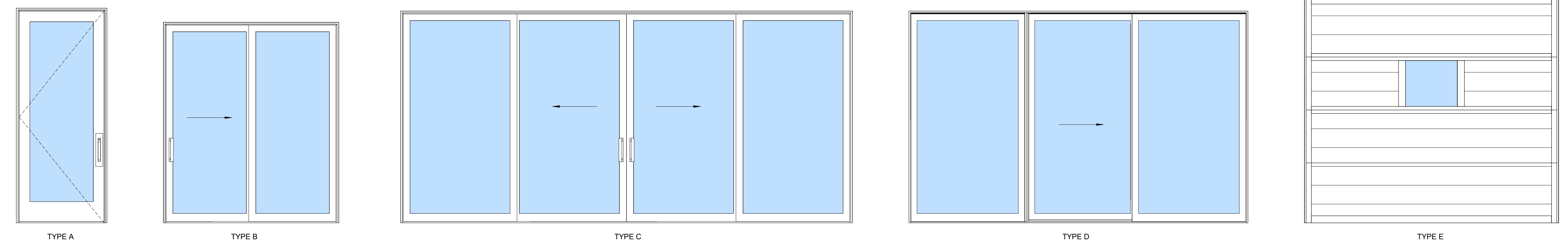




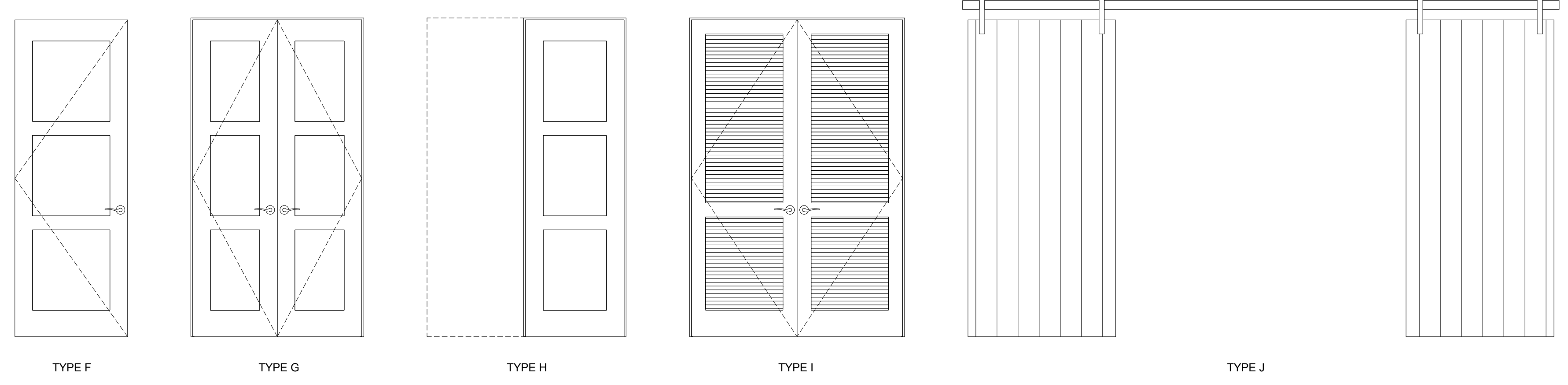
1 GARAGE DOOR RECESS
1 1/2" = 1'-0"

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

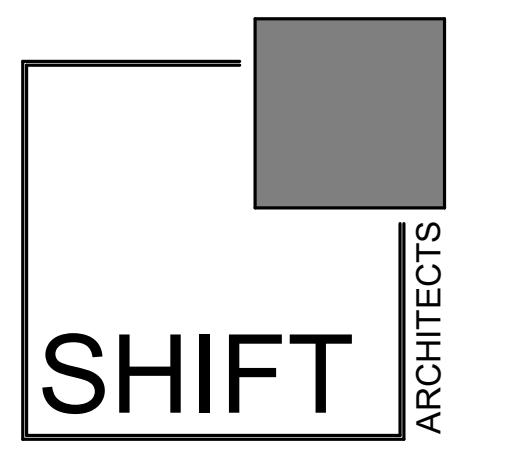
- DOOR NOTES:**
- DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - SEE ELEVATIONS FOR DOOR MULLION PATTERN.
 - DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
 - DOOR & WINDOW MANUFACTURER: LOEWEN ALUMN CLAD WOOD
 - VERIFY ROUGH OPENINGS WITH MANUFACTURER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



EXTERIOR DOOR TYPES



INTERIOR DOOR TYPES



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PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 4
 162 SAN JOAQUIN RD. 4, MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, UNIT 3, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 378791, AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

DOOR SCHEDULE

SHEET NUMBER

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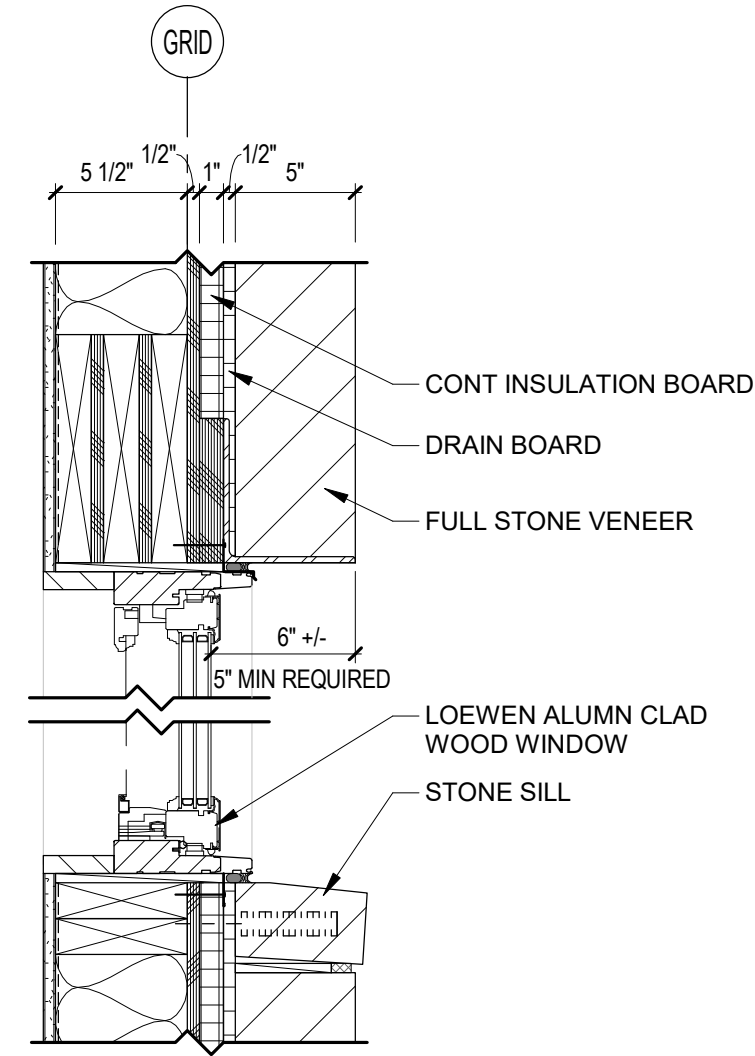
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WINDOW NOTES:

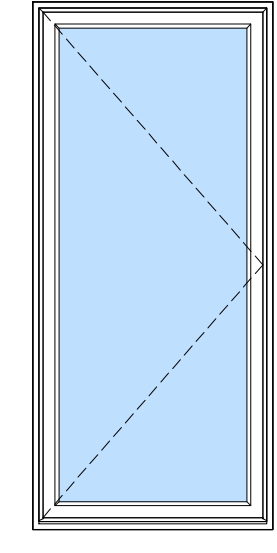
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
5. WINDOW MANUFACTURER TO VERIFY WINDOW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



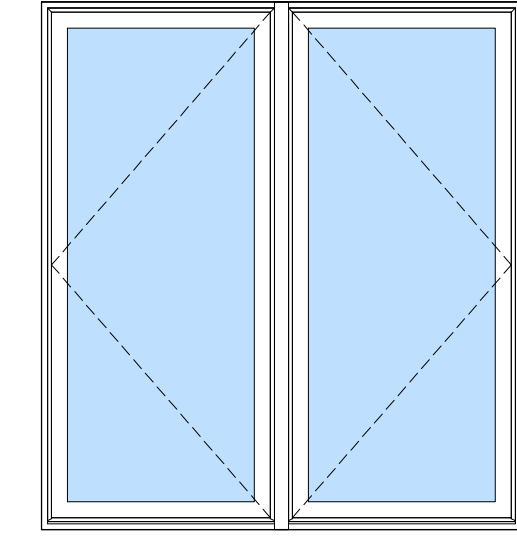
1 WINDOW HEAD/SILL STONE VENEER
1 1/2" = 1'-0"

WINDOW SCHEDULE

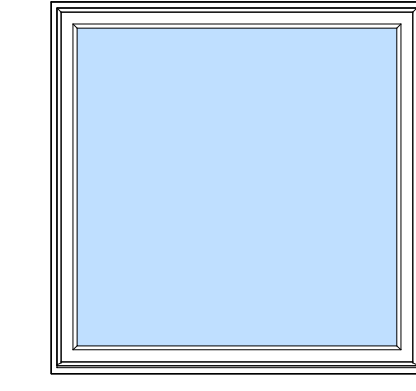
ROOM NUMBER	ROOM NAME	MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
001	MUD ROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
001	MUD ROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
001	MUD ROOM	E	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN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



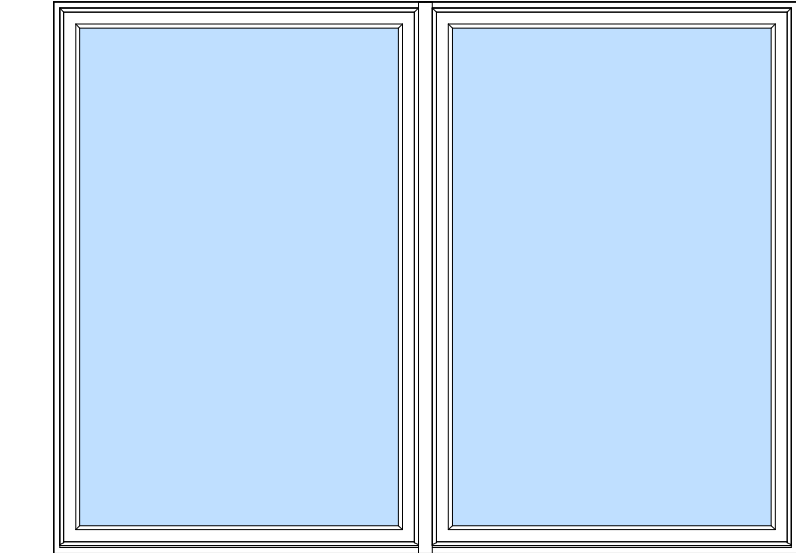
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TYPE 2

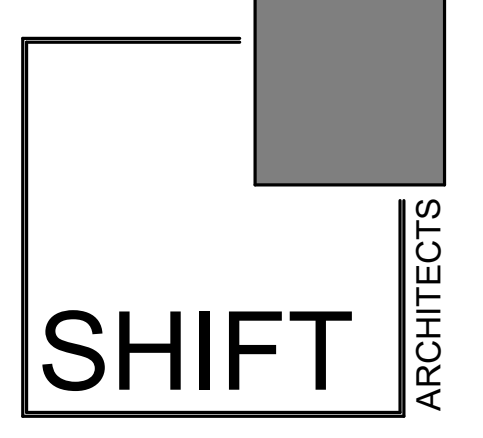


TYPE 3



TYPE 4

WINDOW TYPES



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PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 4
 162 SAN JOAQUIN RD 4, MOUNTAIN VILLAGE, CO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28,
 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR
 MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791, AND AS AMENDED BY INSTRUMENT RECORDED
 DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

WINDOW SCHEDULE

SHEET NUMBER

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EXTERIOR FIXTURE A:



LED OUTDOOR WALL LIGHT (6 TOTAL)

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

EXTERIOR FIXTURE B:



BK- Black Finish
EXTERIOR STEP AND WALL LIGHT (13 TOTAL)
(7 EA @ STEPS, 6 EA @ HOUSE)

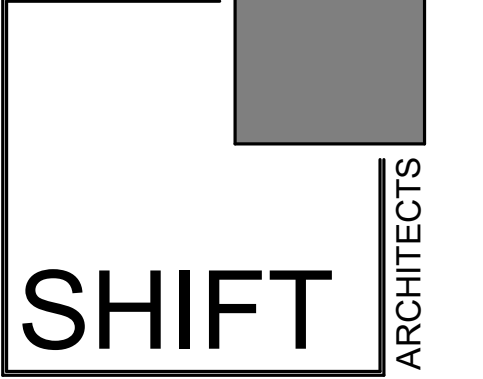
WL-LED 100	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WL-LED100-C-BK
MATERIAL	DIE-CAST ALUMINUM
GLASS	3000K
WIDTH	5"
HEIGHT	3"
LUMENS	68
EFFICACY (lm/W)	8
CRI	90
RATED LIFE	50,000 HOURS
WATTAGE	3.9W
DIMMABLE	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS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

LIGHTING NOTES:

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

LIGHTING LEGEND

○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	Ⓜ	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	---	UC UNDER CABINET LED STRIP
✳	CEILING FAN	---	R RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	Ⓣ	TL TABLE LAMP RECEPTACLE
Ⓜ	EXHAUST FAN	Ⓣ	FL FLOOR LAMP RECEPTACLE
Ⓜ	EXHAUST FAN WITH LIGHT	Ⓜ	S WALL MOUNTED SCONCE
Ⓜ	CEILING MOUNT FLUORESCENT LIGHT	— ST	STEP LIGHT
Ⓜ	SURFACE MOUNT FIXTURE	Ⓜ	2 TWO WAY SWITCH
Ⓜ	CHANDELIER	Ⓜ	3 THREE WAY SWITCH
Ⓜ	MONO POINT FIXTURE	Ⓜ	TV TV OUTLET
		---	WG WALL GRAZING
		---	X EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID



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PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

NO.	DATE	DESC.
2	05.10.21	Revised exterior light

MOUNTAIN VIEW ESTATES UNIT 4
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 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28,
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LIGHTING PLAN

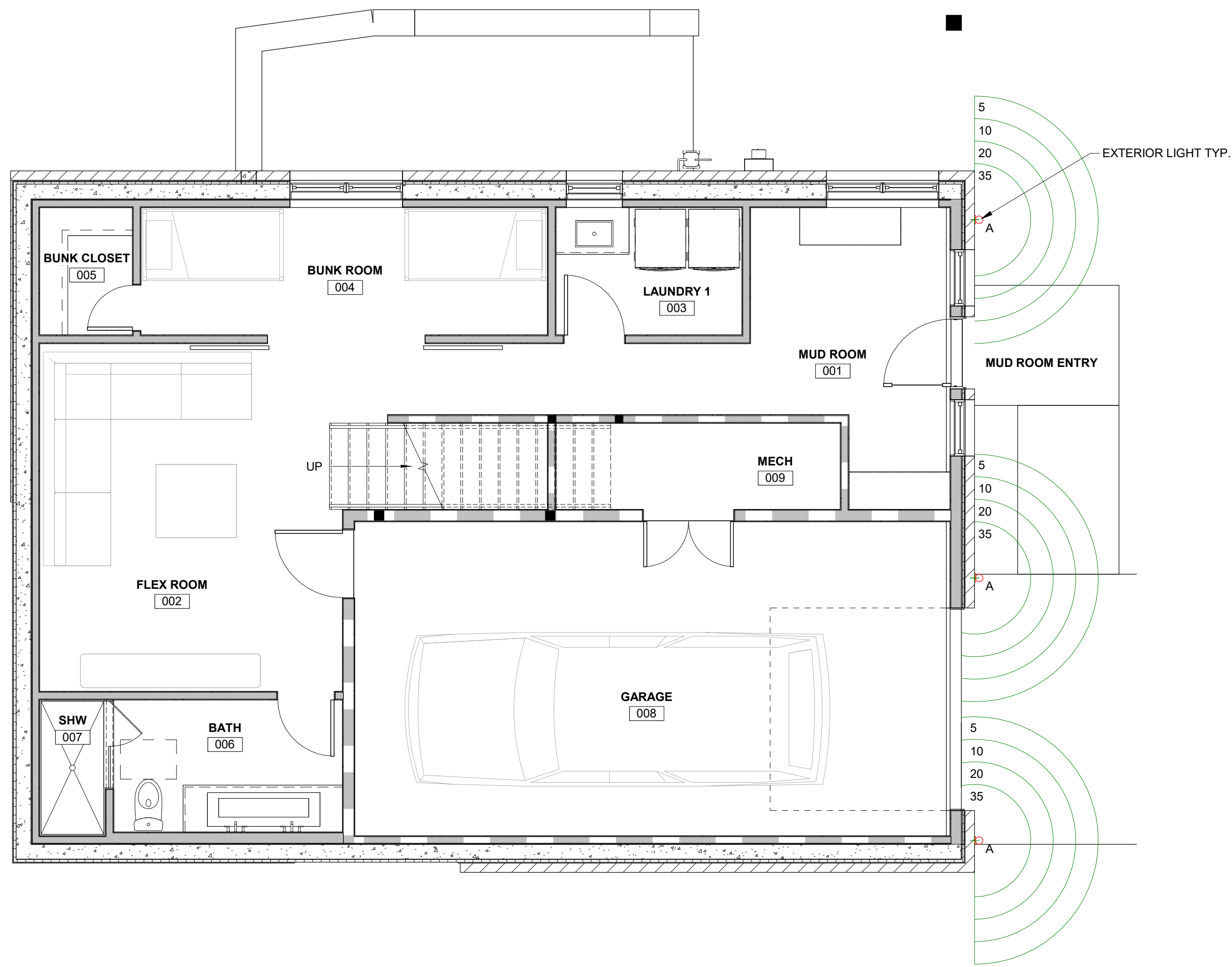
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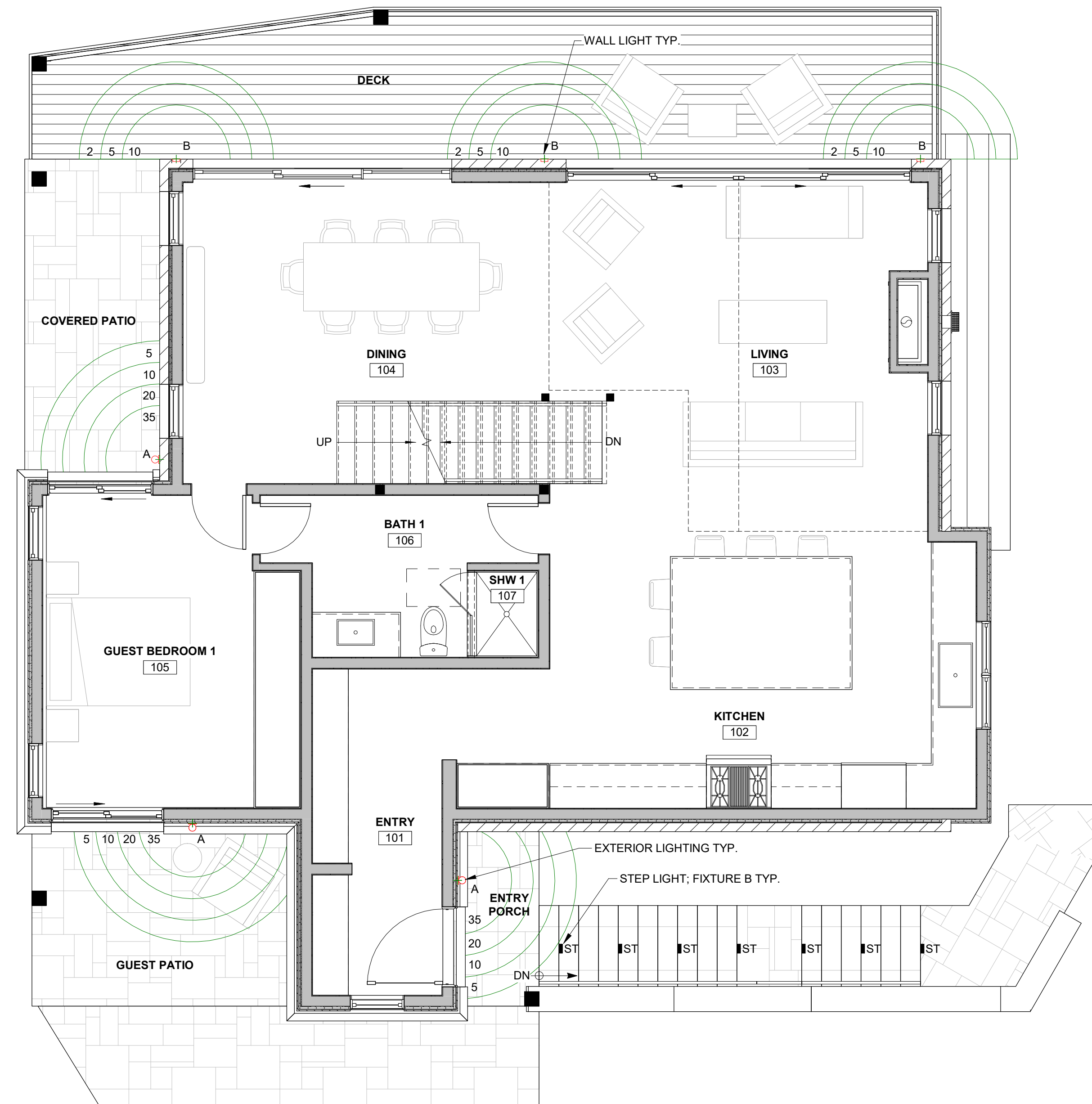
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NOT FOR CONSTRUCTION

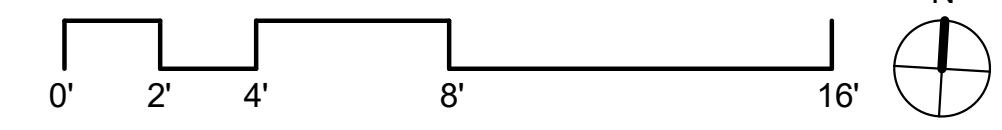
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1 LOWER LEVEL
1/4" = 1'-0"



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



EXTERIOR FIXTURE A:



LED OUTDOOR WALL LIGHT (6 TOTAL)

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

EXTERIOR FIXTURE B:



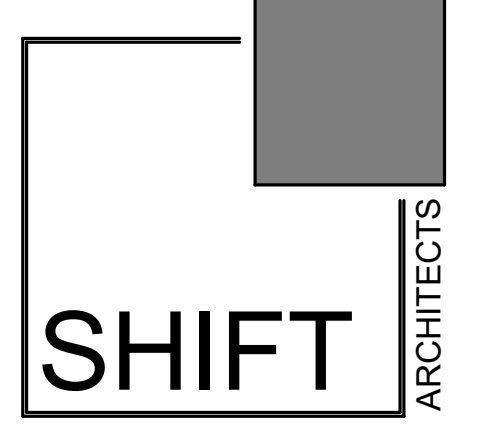
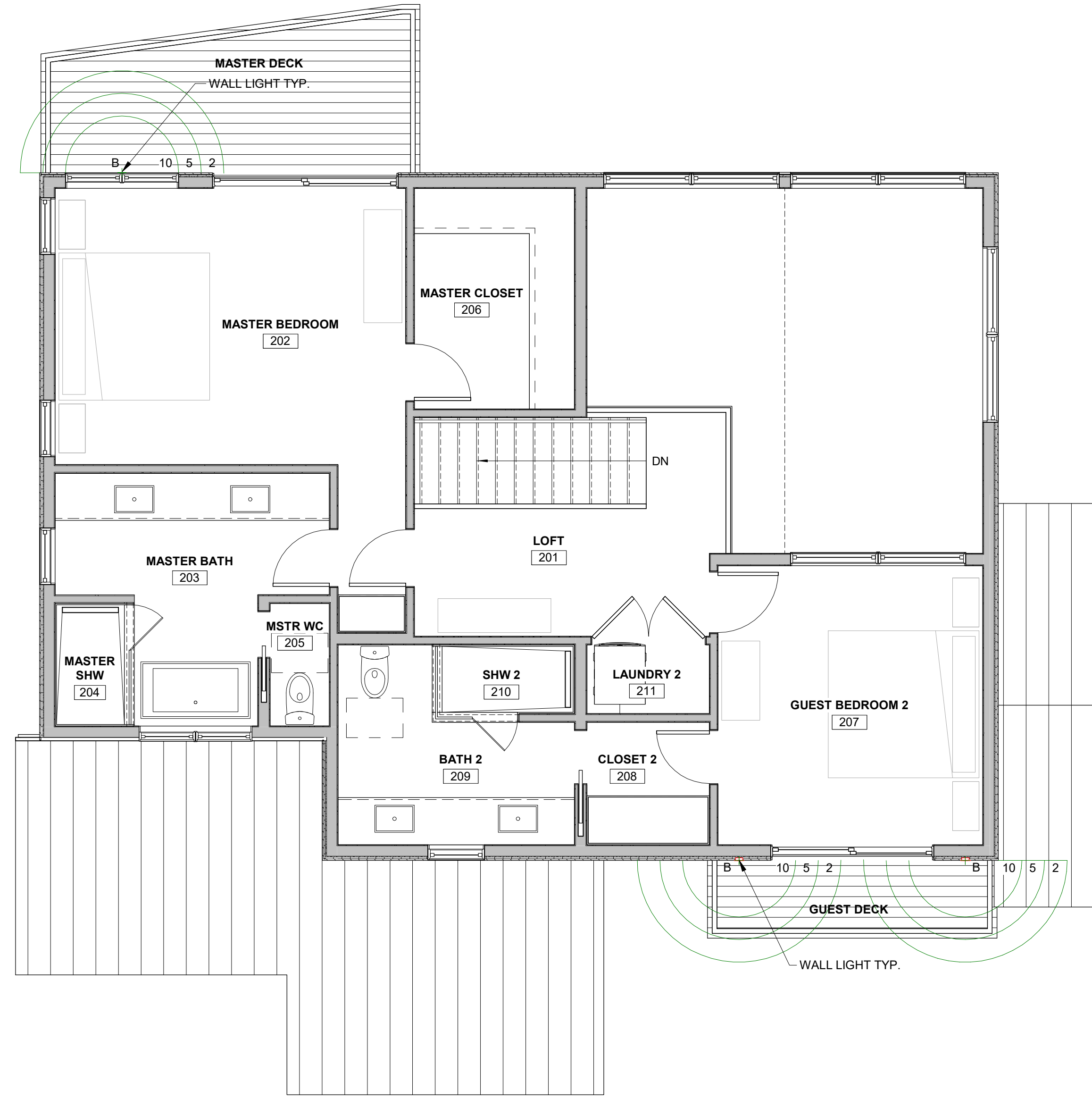
BK- Black Finish
EXTERIOR STEP AND WALL LIGHT (13 TOTAL)
(7 EA @ STEPS, 6 EA @ HOUSE)

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

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

LIGHTING LEGEND

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



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PROJECT ISSUE DATE:
05.21.21 DRB FINAL REVIEW R1

REVISIONS
NO. DATE DESC.

MOUNTAIN VIEW ESTATES UNIT 4
 162 SAN JOAQUIN RD 4, MOUNTAIN VILLAGE, CO 81435
 UNIT 3 MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005 IN PLAT BOOK 1 AT PAGE 3573, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COMMON INTEREST COMMUNITY FOR MOUNTAIN VIEW ESTATES, RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 379791, AND AS AMENDED BY INSTRUMENT RECORDED DECEMBER 5, 2018 UNDER RECEPTION NO. 456332, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LIGHTING PLAN

SHEET NUMBER

LTG1.2

5/21/2021 1:21:15 PM

NOT FOR CONSTRUCTION

©shift architects



AGENDA ITEM 12
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

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

DATE: May 25, 2021

RE: Staff Memo – Final Architecture Review (FAR) Lot 325, 430 Benchmark Drive

APPLICATION OVERVIEW: New Single-Family Home on Lot 325

PROJECT GEOGRAPHY

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

Address: 430 Benchmark Drive

Applicant/Agent: Chris Hawkins, Alpine Planning LLC

Owner: Trusswood 10K LLC

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-family

Lot Size: 1.976 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Case Summary: Chris Hawkins of Alpine Planning, Applicant for Lot 325 is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home with a detached garage/ADU on Lot 325, 430 Benchmark Drive. The Lot is approximately 1.976 acres and is zoned Single-family. The overall square footage of the home and garage/ADU is approximately 10,153 gross square feet and provides 3 interior parking spaces within the proposed garage and 2 exterior parking spaces.

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

Table 1

CDC Provision	Requirement	Proposed	
Maximum Building Height	40' (gable) Maximum	39.73'	
Maximum Avg. Building Height	35' (gable) Maximum	25.51'	
Maximum Lot Coverage	30% (25,822 s.f.)	10.93% (7,870s.f.)	
General Easement Setbacks	No encroachment	None outside of allowable	
Roof Pitch			
Primary		9:12	
Secondary		5:12, 1/2:12	
Exterior Material			
Stone	35% minimum	Main house 48%	ADU 38%
Windows/Doors	40% maximum	Main house 21%	ADU 8%
Parking	2 enclosed / 2 exterior	3/2	

Design Variations:

1. Lighting

Design Review Board Specific Approval:

1. Board form concrete
2. Metal fascia

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

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

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has indicated a maximum height of 39.73' and an average height of 25.51' and from this data it appears that they are meeting the height requirements of the CDC. The applicant has included a parallel plane analysis, however, it is unclear which grade (existing or proposed) is being projected up, therefore staff can't say that it is demonstrating overall height compliance. Because the height is within 5 feet of the maximum building height allowance, the applicant will be required to provide a height survey as a condition of approval that demonstrates that the maximum height of the home does not exceed the DRB approval prior to the framing inspection.

17.3.14: General Easement Setbacks

Lot 325 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

Staff: There are no prohibited encroachments as part of this request. The proposal does include several GE encroachments that fall into the above category of permitted GE development activity including the following:

- *Driveway: The Driveway as shown currently takes access from Benchmark Drive and crosses the General Easement to the homesite. In order to take access, the driveway will require extensive grading to occur in the GE and along the driveway's path to the home.*
- *Utilities: Proposed utilities will cross the GE on both the east and west side of the lot.*
- *Address monument: The location of the address monument is in the GE.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The gabled roofs and large stone chimneys are typical of alpine design; however the lack of roof overhang and louvered gable ends present a modern interpretation of such. The proposed home is simple in form and “steps with and grows from the natural topography”. The applicant has intentionally placed the home on the steeper and highest point of the lot, there are lower and flatter areas of the site that could potentially have allowed the home to blend into the landscape more seamlessly. However, in its proposed location the home has better access and can incorporate the hillside into its foundation design. Exterior materials of lighter limestone and natural wood in a silver patina should

blend with the natural landscape, while the darker metal will provide some contrast and visual interest. Stone and metal were chosen to withstand high alpine conditions and should harmonize with the natural landscape.

17.5.5: Building Siting Design

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

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

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. The home has a stone and metal base that will serve to visually ground most parts of the structure, however there is an elevated bridge area that connects the main entry to the kitchen through the living and dining areas. DRB members seemed to be generally comfortable with this element at Initial Review.

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

The applicant has proposed 985 s.f. of snowmelt which is allowable per CDC regulations.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided grading and drainage plan. The plan has been amended to include finished grades. There will be fairly extensive grading on both sides of the driveway. The slopes immediately adjacent to the drive are 2:1. The plan does show positive drainage away from the home.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two interior and two exterior parking spaces. The applicant has shown three interior spaces and two exterior spaces and therefore is meeting the parking requirements.

17.5.9: Landscaping Regulations

The landscaping plan centers primarily around the south side of the home at the entrance area and includes a large variety of different plant species. It does include both juniper and arborvitae, which according to the Town Forrester are highly combustible and not appropriate for planting in Zone 1 fire mitigation areas. The applicant should work with

town staff to revise the landscape plan and provide alternative species replacements for these plants.

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

17.5.11: Utilities

Staff: The applicant has included a utility plan. It appears the utilities will all come from Benchmark and will access the site from both the east and west GE. Prior to issuance of a building permit, the applicant shall work with the Public Works Director and all other utilities to verify all locations for connections.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with fixture specifications. Fixture AX is a recessed light that at 1000 lumens appears to exceed the allowable per the CDC. These high end recessed light fixtures are harder to find with 850 lumens or less, so staff recommends this fixture be allowed, but placed on a dimmer system that caps lumen output. Dimmer switches have been indicated on the current lighting plan. Additionally, Fixture EXT2 is shown on the detached ADU/garage upper-level lighting plan (LX3). It is understood that these fixtures are to be installed below the 7' height allowable per the CDC, however an updated plan verifying install height needs to be provided prior to building permit. A complete photometric study has been provided.

17.5.13: Sign Regulations

Staff: The address marker is located in the GE to the south of the driveway. A GE encroachment agreement will be required. The dimensions of the monument as drawn do not meet those required by the CDC. The numbers need to have a reflective coating applied in case of power outage; this is not indicated on the plans. A specification for the lighting was included by the lighting designer, but this was not indicated on the address monument design. Prior to building permit the applicant shall work with staff to revise the address monument design to meet all requirements of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that appears to meet all of the fire mitigation requirements of the CDC. This lot has extensive existing vegetation so it will be important for the applicant to work directly with the Town Forrester to identify on site the trees in Zone 2 and 3 that can be kept. It should be noted that in 2020, the previous owners of Lot 325 implemented a fuels reduction program on the site that removed the majority of coniferous trees as well as dead and diseased aspens. This work was done in anticipation of future development of the site and will limit the overall tree removal on the site that will be required to occur during construction.

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

17.6.6: Roads and Driveway Standards

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

17.6.8: Solid Fuel Burning Device Regulations

Staff: There are indications on the plan that the home does contain fireplaces, and that they are to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan provides the required parking, trash, toilets, materials storage, construction fencing and storm water mitigation (silt fencing and wattles). The smaller pockets of steep slope on the site have been addressed by the addition of silt fencing in areas of concern in addition to silt fencing at the south perimeter of the building site. It should be noted that most of the parking is indicated on the edge of the Town owned access tract on the east side of the property. This is an allowable use, however the neighboring lot 323 has utilized this access tract as an exclusive driveway until now, so some consideration should be given to trying to lessen the impacts on the neighbor. Any disturbance caused by such parking in the access tract or GE will need to be revegetated.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 325, 430 Benchmark Drive, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 325, based on the evidence provided within the Staff Report of record dated May 25, 2021, with the following design variations and specific approvals:

Design Review Board Design variations:

- 1) Lighting

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) Board Form Concrete

And, with the following conditions:

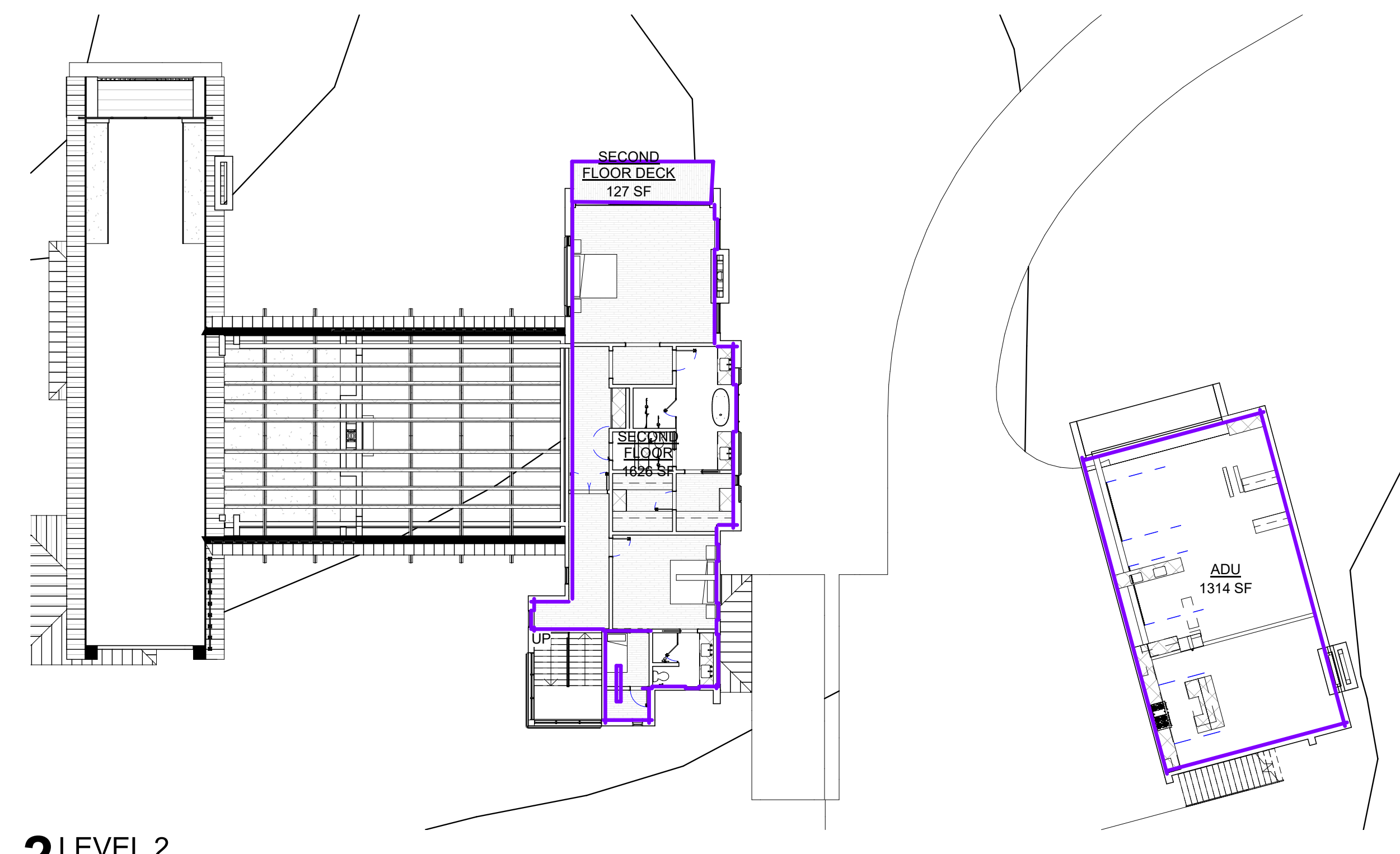
- 1) Prior to issuance of building permit, the applicant shall provide staff with an updated plan showing the install height of fixture EXT2 on the garage/ADU.
- 2) Prior to issuance of building permit, the applicant shall provide staff with a detail of the window, door, and garage door recesses in instances where these are to be set in stone.
- 3) Prior to issuance of building permit, the applicant shall provide staff with a revised landscape plan that removes all instances of juniper and arborvitae and substitutes them with a fire-wise species.

- 4) Prior to issuance of a tree permit, the applicant will work with the Town Forrester to identify trees to be removed and kept in Zones 2 and 3 of the property.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
- 7) Prior to issuance of CO, all disturbances in the GE and the access tract caused by construction will be re-graded and re-vegetated to its pre-disturbed condition.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 12) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

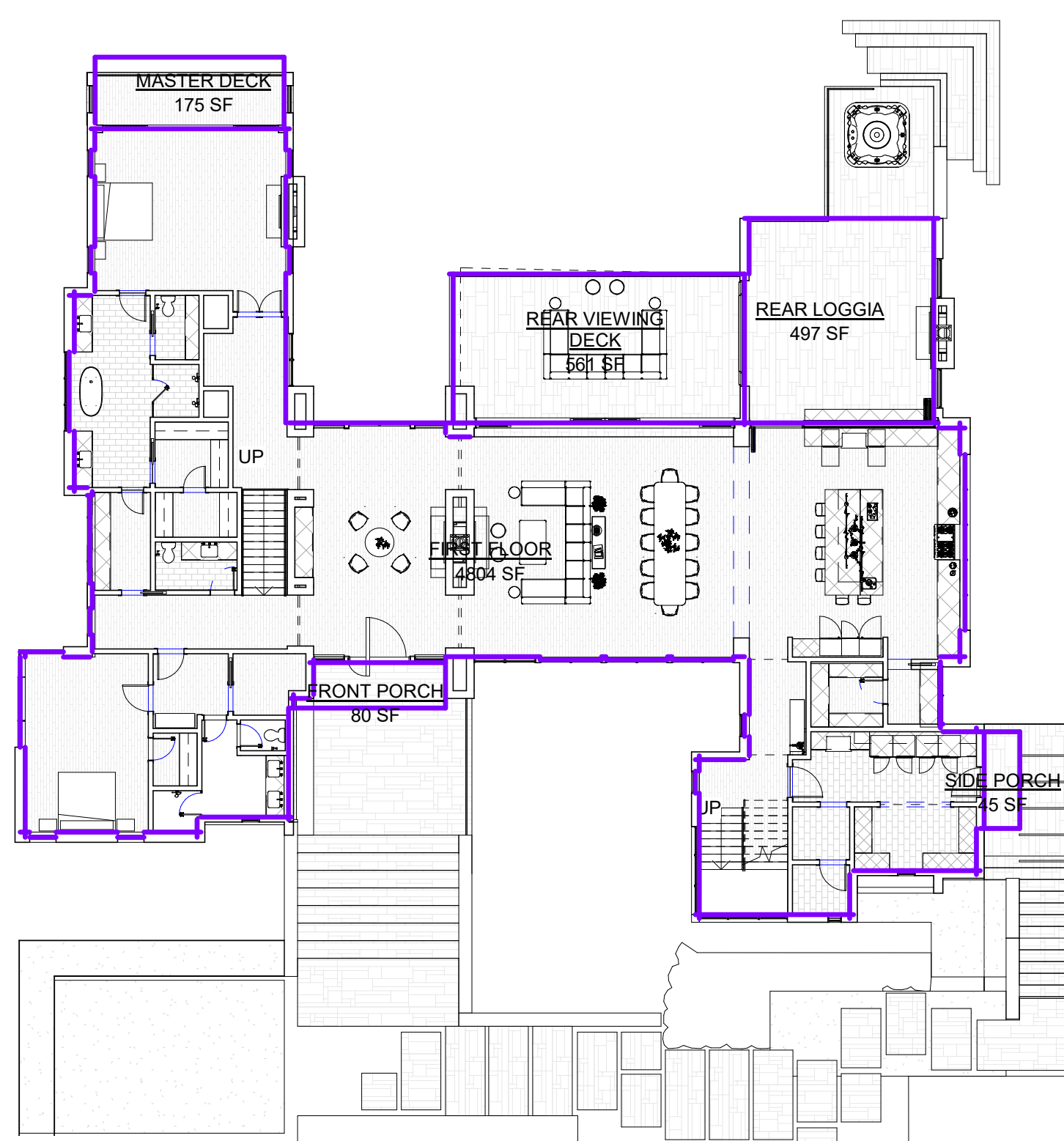
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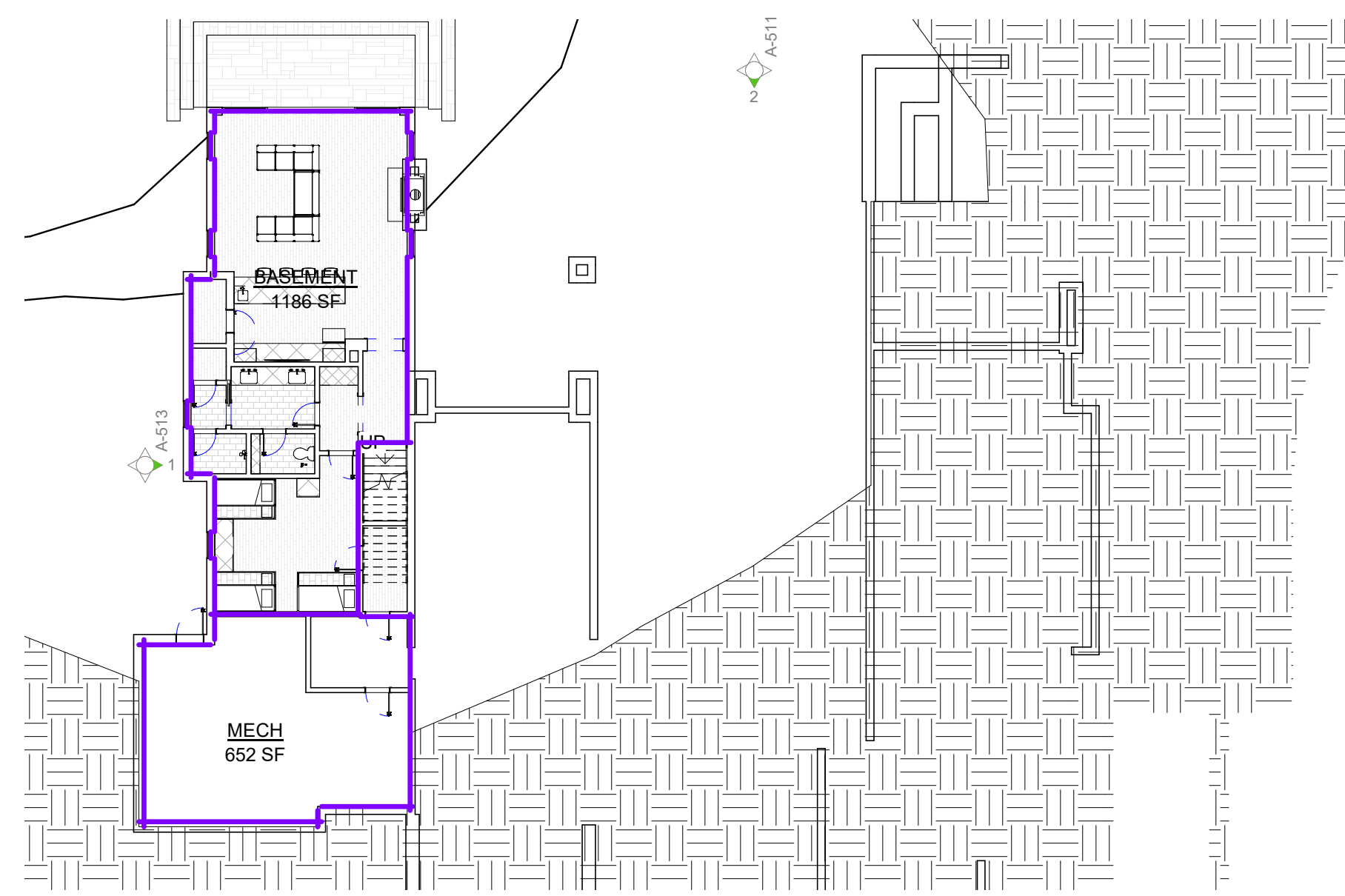
BUILDING AREA			
Level	Name	Area	Comments
BASEMENT	BASEMENT	1186 SF	AC
LEVEL 1	FIRST FLOOR	4804 SF	AC
LEVEL 2	SECOND FLOOR	1626 SF	AC
AC		7616 SF	
LEVEL 2	ADU	1314 SF	AC ADU
AC ADU		1314 SF	
BASEMENT	MECH	652 SF	NON AC
LEVEL 1	2 CAR GARAGE	1314 SF	NON AC
LEVEL 1	REAR LOGGIA	497 SF	NON AC
LEVEL 1	FRONT PORCH	80 SF	NON AC
LEVEL 1	REAR VIEWING DECK	561 SF	NON AC
LEVEL 1	MASTER DECK	175 SF	NON AC
LEVEL 1	SIDE PORCH	45 SF	NON AC
LEVEL 2	SECOND FLOOR DECK	127 SF	NON AC
NON AC		3451 SF	
TOTAL UNDER ROOF:		12380 SF	



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



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



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

LOT COVERAGE

MAXIMUM COVERAGE ALLOWED
40 % OF THE LOT - LOT EQUALS 86,074.56 SQFT OR 34,429 sqft ALLOWED
ACTUAL COVERAGE 9% - 7,870 sqft INCLUDING ADU - IN COMPLIANCE

FLOOR AREA CALCULATIONS

SEE TABLE ON A-001

MISC REQUIREMENTS

BUILDING SET BACKS
16' WITH EASEMENTS - SEE SHEET A-100

BUILDING HEIGHT
MAXIMUM HEIGHT 35' OR 40' WITH GABLE - SEE SHEET A-310
AVERAGE HEIGHT 39' ALLOWED
MAX HEIGHT 38.73' - IN COMPLIANCE
AVERAGE HEIGHT 25.51' - IN COMPLIANCE

MAIN STRUCTURE AREA 7,860 sqft (AC)
ACCESSORY DWELLING UNIT 1,245 sqft

PARKING 3 ENCLOSED SPACES AND 2 SURFACE SPACES

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

EXTERIOR MATERIALS AND CALCULATIONS - SEE SHEET A-500

PROJECT DIRECTORY

OWNER - TRUSSWOOD 10K, LLC

ARCHITECT - MGRAY ARCHITECTURE - MAURIE GRAY AIA MARK GRAY
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MGRAY@M-GRAY.COM
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PLANNER - ALPINE PLANNING - CHRIS HAWKINS
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LIGHTING - DAVID CRAIG LIGHTING DESIGN, LLC - DAVID CRAIG
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DNCRAIG@ME.COM
970.729.1403

SURVEYOR - ALL POINTS LAND SURVEY - THOMAS CLARK
P.O. BOX 754 OPHIR, COLORADO 81426
ALLPOINTSLANDSURVEY@GMAIL.COM
970.708.9894

Sheet List			
SHEET DISCIPLINE	Sheet Number	Sheet Name	Sheet Issue Date
ARCHITECTURAL	A-000	COVER	05/25/21
ARCHITECTURAL	A-001	INDEX AND AREAS	05/25/21
ARCHITECTURAL	A-002	SITE PHOTOS	05/25/21
ARCHITECTURAL	A-003	SLOPE STUDY	05/25/21
ARCHITECTURAL	A-004	TOPO MAP	05/25/21
ARCHITECTURAL	A-100	SITE EXISTING	05/25/21
ARCHITECTURAL	A-101	SITE NEW WORK	05/25/21
ARCHITECTURAL	A-200	LEVEL 0	05/25/21
ARCHITECTURAL	A-201	LEVEL 1 PLAN	05/25/21
ARCHITECTURAL	A-202	LEVEL 2 PLAN	05/25/21
ARCHITECTURAL	A-210	GARAGE / ADU PLAN	05/25/21
ARCHITECTURAL	A-301	LEVEL 1 CEILING PLAN	not for issue
ARCHITECTURAL	A-302	LEVEL 2 CEILING PLAN	not for issue
ARCHITECTURAL	A-310	BUILDING HEIGHT COMPLIANCE	05/25/21
ARCHITECTURAL	A-311	HEIGHT PLANE	05/25/21
ARCHITECTURAL	A-312	ROOF PLAN	05/25/21
ARCHITECTURAL	A-400	SCHEDULES	05/25/21
ARCHITECTURAL	A-500	EXTERIOR MATERIALS	05/25/21
ARCHITECTURAL	A-501	RENDERINGS	05/25/21
ARCHITECTURAL	A-502	RENDERINGS	05/25/21
ARCHITECTURAL	A-511	EXTERIOR ELEVATIONS	05/25/21
ARCHITECTURAL	A-512	EXTERIOR ELEVATIONS	05/25/21
ARCHITECTURAL	A-513	EXTERIOR ELEVATIONS	05/25/21
ARCHITECTURAL	A-520	GARAGE / ADU ELEVATIONS	05/25/21
ARCHITECTURAL	A-600	ISOMETRICS	not for issue
CIVIL	C1	CIVIL ENGINEERING NOTES	05/25/21
CIVIL	C2	GRADING AND DRAINAGE	05/25/21
CIVIL	C3	UTILITIES	05/25/21
CIVIL	C4	FIRE MITIGATION AND FORESTRY PLAN	05/25/21
LANDSCAPE	L1	LANDSCAPE ILLUSTRATIVE PLAN	05/25/21

PLAN NOTES

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

ARCHITECTURAL ROOM TAG		RCP ROOM TAG	
ROOM NAME	ROOM NUMBER	ROOM NAME	ROOM NUMBER
150 SF Floor Finish	150 SF	150 SF Ceiling Finish	150 SF
150 SF Interior SQFT		150 SF Interior SQFT	

GENERAL NOTES

- A certified/approved third party inspection (if applicable) representative will be required to perform an energy inspection/final prior to the building final.
- Electrical, plumbing and Mechanical penetrations (and similar penetrations) in the top-plates of non-fire rated walls are required to be sealed (e.g. poly sealed), draft-stop.
- Fire-blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fire blocking shall be provided in wood-frame construction in the following locations: (IRC, Section R502.13, R302.11)
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet.
- In concealed spaces of stud walls and partitions, including furled spaces and parallel rows (e.g. arch openings) of studs or staggered studs, as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet.
- All interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
- For the fire-blocking of chimneys and fireplaces, see Section R1003.19.
- Fire-blocking of comices of a two-family dwelling is required at the line of dwelling unit separation.
- Design/contractor to provide and maintain the minimum working clearances/spaces around electrical panels, electrical-disconnects electrical equipment, etc., as required by the 2017 NEC, article 110.26.
- The 2018 IRC requires all duct work to be insulated and sealed with approved materials. IRC Section M1601.4.1 requires all longitudinal and transverse seams, and connections in ductwork to be securely fastened and sealed with seals, gaskets, mastic (solventless), mastic-plus-embedded-fabric system tapes.
- All flex-duct shall be supported/installed in accordance to it manufacturer's installation standards (provide copy on job-site at time of inspection).
- HVAC (attic evaporators) appliances shall be supported/installed/clearance in accordance to their manufacturer's installation standards (provide copy on job-site at time of inspection).
- Section R403.2 Ducts of the 2018 International Energy Conservation Code states: 403.2.1 Insulation (Prescriptive). Supply ducts in attics shall be insulated to a minimum of R-6. Exception: Ducts of gas or oil-fired boilers located completely inside the building thermal envelope. Any request to use the "Simulated Performance Alternative in Section 405 will require prior approval of the Building Official and the submittal of a report prepared by a design approved professional addressing all requirements in section 405 with the submittal of the design professional's applicable credentials deemed necessary to complete the report as outlined in ICC Section 405.
- New mechanical systems installed (e.g. duct sizes, heat load calculations, materials, methods, etc.) shall comply with the 2018 International Residential Code (design professional to confirm).
- Any/all electrical lighting fixtures will be required to comply with the 2018 IRC (e.g. Air tight).
- Electrical receptacles within 6-foot of all sinks will be required to be GFCI type.
- New electrical systems installed (e.g. wire sizes, materials, conduit methods, etc.) shall comply with the 2017 National Electrical Code (design professional to confirm).
- All electrical sub-panels must have neutral and ground wires isolated in accordance with the 2017 NEC.
- All electrical branch circuits installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit as required in 2017 NEC; Section 210.12.
- Recessed electrical lighting fixtures shall be an approved air-tight/IC rated fixture to comply with the 2018 IRC.
- Electrical lighting fixtures installed in wet and damp locations (e.g. above tub or showers, outside, etc.) shall be marked "suitable for wet locations" (2017 NEC, section 410.10), design professional/contractor to confirm.
- Light fixtures in clothes closets shall comply with the clearances in 2017 National Electrical Code Section 410.16, design professional/contractor to confirm.
- Electrical receptacle placement (e.g. kitchen counter, wall spacing, floor receptacles, GFCI-requirements) shall comply with the 2017 National Electrical Code, Article 210, design-professional/contractor to confirm.
- Ceiling fans that do not exceed 35 pounds in weight shall be permitted to be supported by outlet boxes identified for such use. Ceiling fans that exceed 35 pounds shall be independently supported of the outlet box. (2014 NEC, Section 314.27), design professional/contractor to confirm.
- At least one GFCI receptacle shall be required in the garage, (2017 NEC, Section 210.52-5).
- At least one receptacle shall be required in hallways of 10 feet or more in length, (2017 NEC, Section 210.52-H).
- All electrical fixtures that terminate in metal J-boxes must be grounded/bonded to the box with an approved grounding screw or clip.
- Electrical branch circuits to ranges and clothes dryers shall comply with 2017 NEC, Section 250-140 (e.g. 4-wire, 2-hots, a neutral and separate grounding conductor).
- Electrical wiring installed within 6-feet of an attic access opening must be protected by substantial guard strips that are at least as high as the wiring-cable (refer to 2017 NEC, section 330.23 and 330.22).
- Hot storage type water heater(s) when part of a closed system shall require the installation of an expansion tank. Tank-less type water heaters shall comply with their manufacturers' installation instruction.
- Toilet rooms and bathrooms shall be ventilated in accordance with 2018 IRC, section M1506 (e.g. 50 cfm). Duct materials shall be minimum class I duct as required in chapter 16 of the IRC.
- Water heater temperature and pressure relief valves must terminate outside in an approved location.
- New gas systems installed (e.g. pipe sizes, materials, methods, etc.) shall comply with the 2012 International Residential Code (design professional to confirm).
- The 2018 IRC requires a sediment trap that shall be installed down-stream of the equipment shut-off valve as close to the inlet of the equipment as practical. Exceptions: illuminating appliances, ranges, clothes dryers, and outdoor grills need not be so equipped (Section G2419.4).
- The minimum size domestic water service (branch line to space) shall comply with the IRC Chapter 29.
- Water heaters shall have an approved drain pan installed underneath the water heaters.
- New plumbing systems installed (e.g. fixture spacing IRC 307) shall comply with the 2018 International Residential Code (design professional to confirm).
- All fuel-burning appliances shall be provided with combustion air in accordance with IRC, chapter 17 (e.g. furnaces).
- Smoke alarms & Carbon Monoxide shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke alarms shall be tested and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72 (IRC, Section R 314 & 315).
- Safety glazing (e.g. windows, etc.) glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface shall be safety glazing when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface (IRC, Section R508.4.10). Safety glazing is also required in areas adjacent to stairways 60 inches horizontally of the bottom head of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread (IRC, Section R508.4.11).
- Skylights and sloped glazing (if applicable) shall comply with the 2018 International Residential Code Section 308.6.
- Safety glazing (e.g. tub and shower enclosures): glazing in doors and enclosures (e.g. stairways) for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers shall require safety glazing in any part of a building wall enclosing the aforementioned compartments where the bottom exposed edge of the glass is less than 60 inches measured vertically above any standing or walking surface.
- Drywall installed in wet and damp locations (e.g. above tub or showers, outside, etc.) shall be marked "suitable for wet locations", design professional/contractor to confirm.
- Wall framing (stud notching and boring):
 - Bearing and exterior walls; maximum notching 25%, maximum boring 40%.
 - Bearing and exterior walls; maximum boring 50% if studs are doubled and not more than two consecutive studs are bored.
 - Non-bearing walls; maximum notching 40%, maximum boring 50%.
 - Boring holes in stud walls; no closer than 5/8" to face of studs.



ISSUE FOR FINAL SUBMISSION | 05/25/2021
PROJECT ADDRESS | 430 BENCHMARK | TELLURIDE | COLORADO
OWNER | TRUSSWOOD 10K

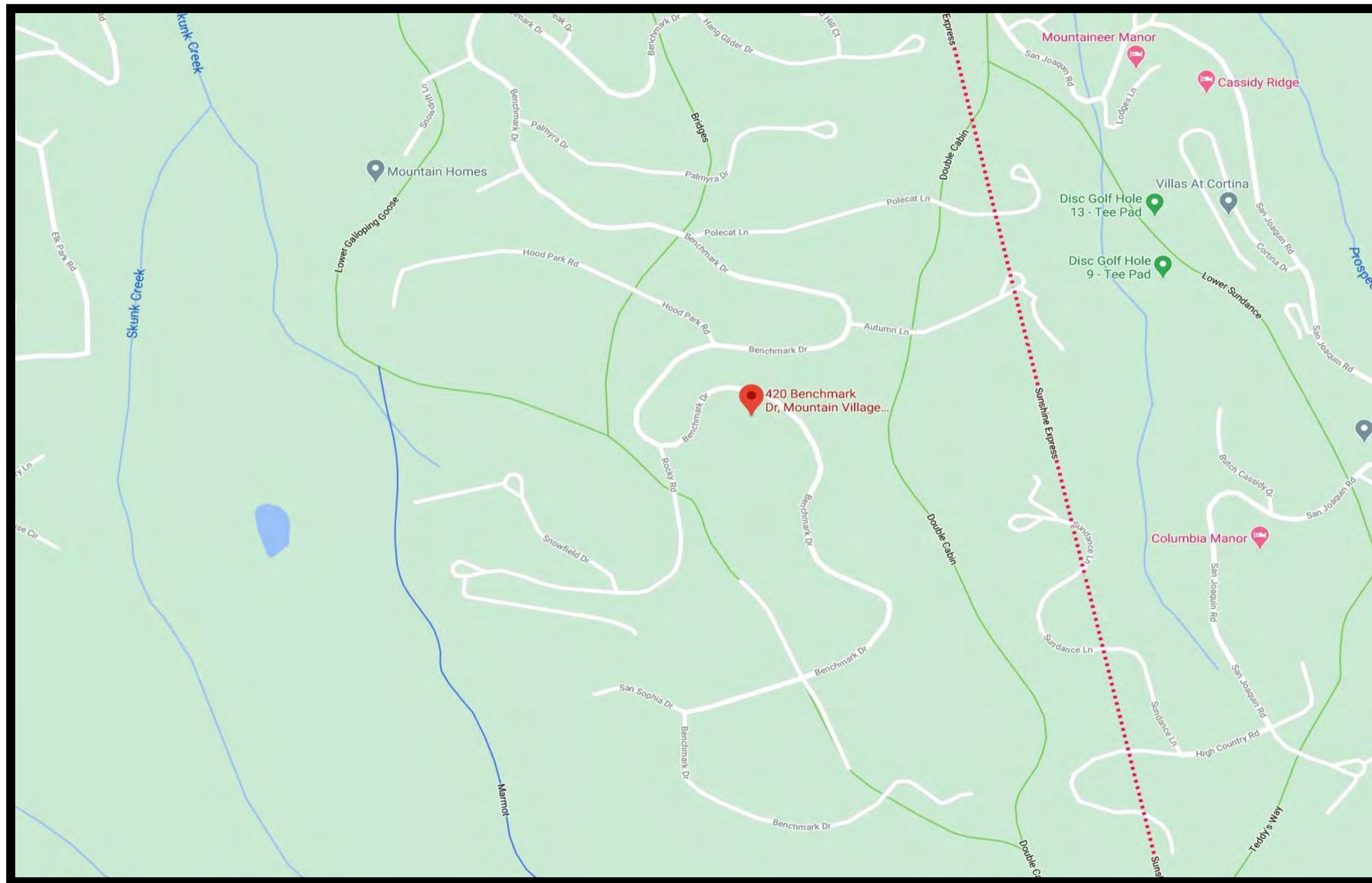
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SCALE: As indicated

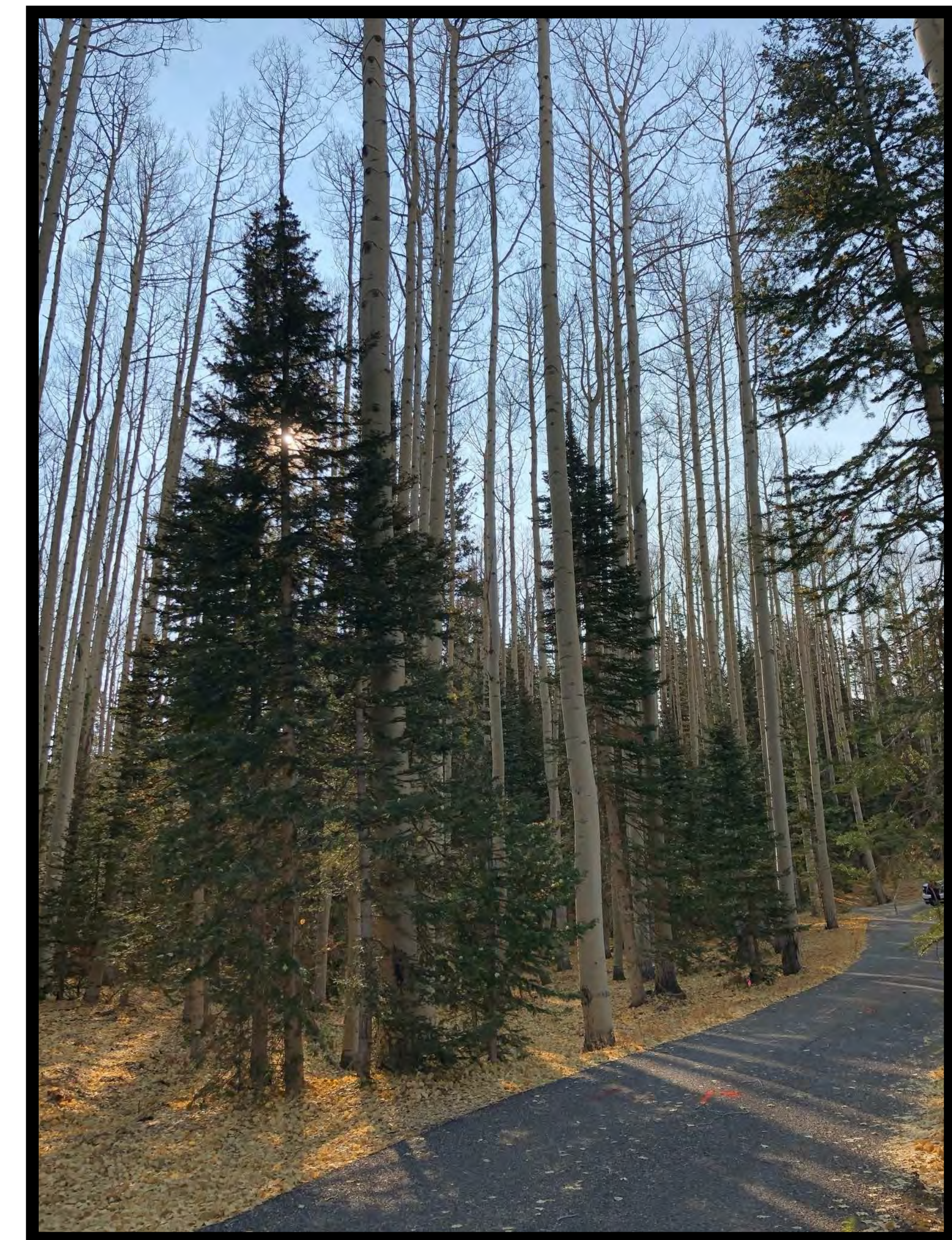
INDEX AND AREAS

A-001

SHEET SIZE 30"x42" PRINTED FULL SIZE



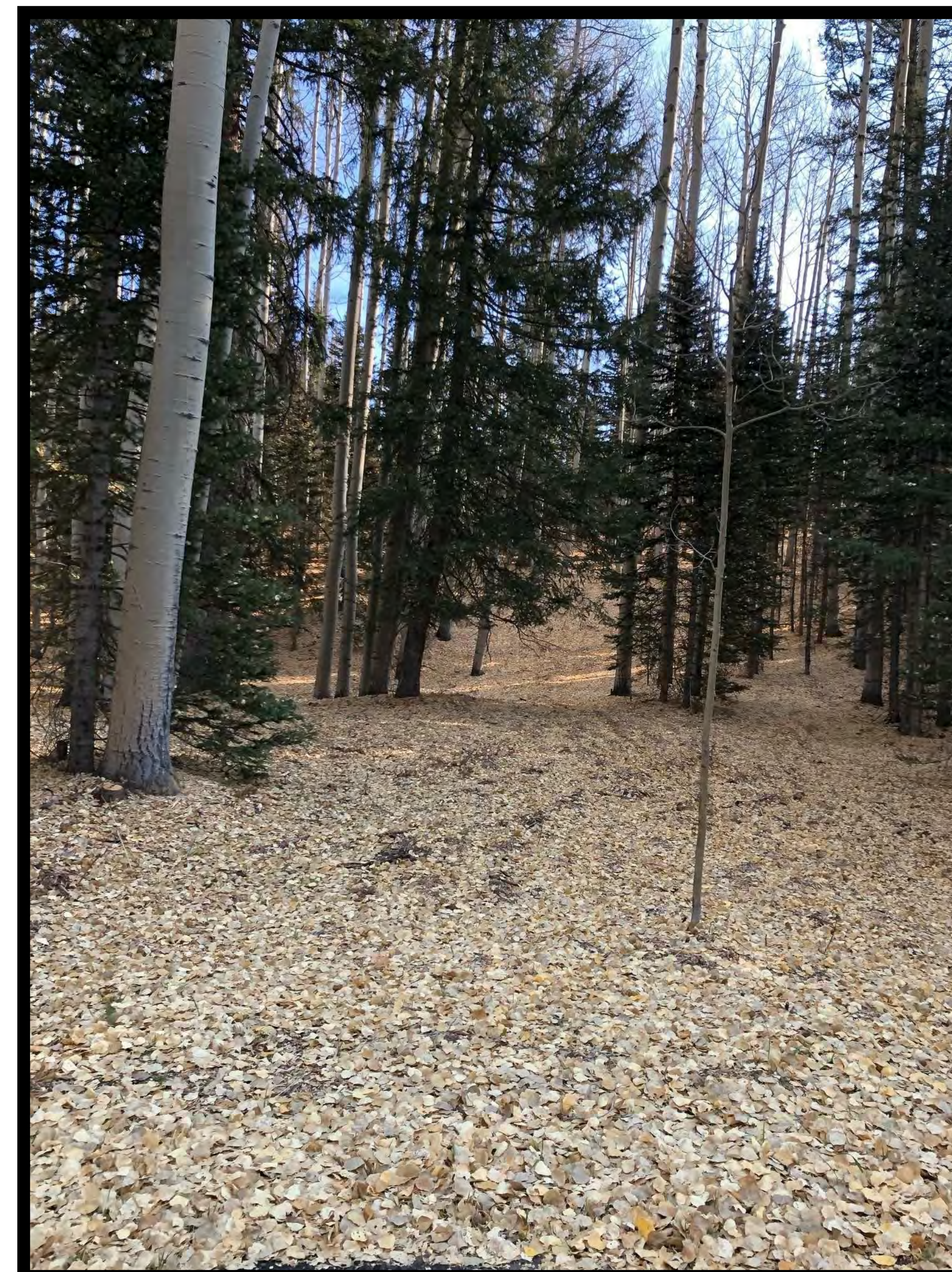
VICINITY MAP



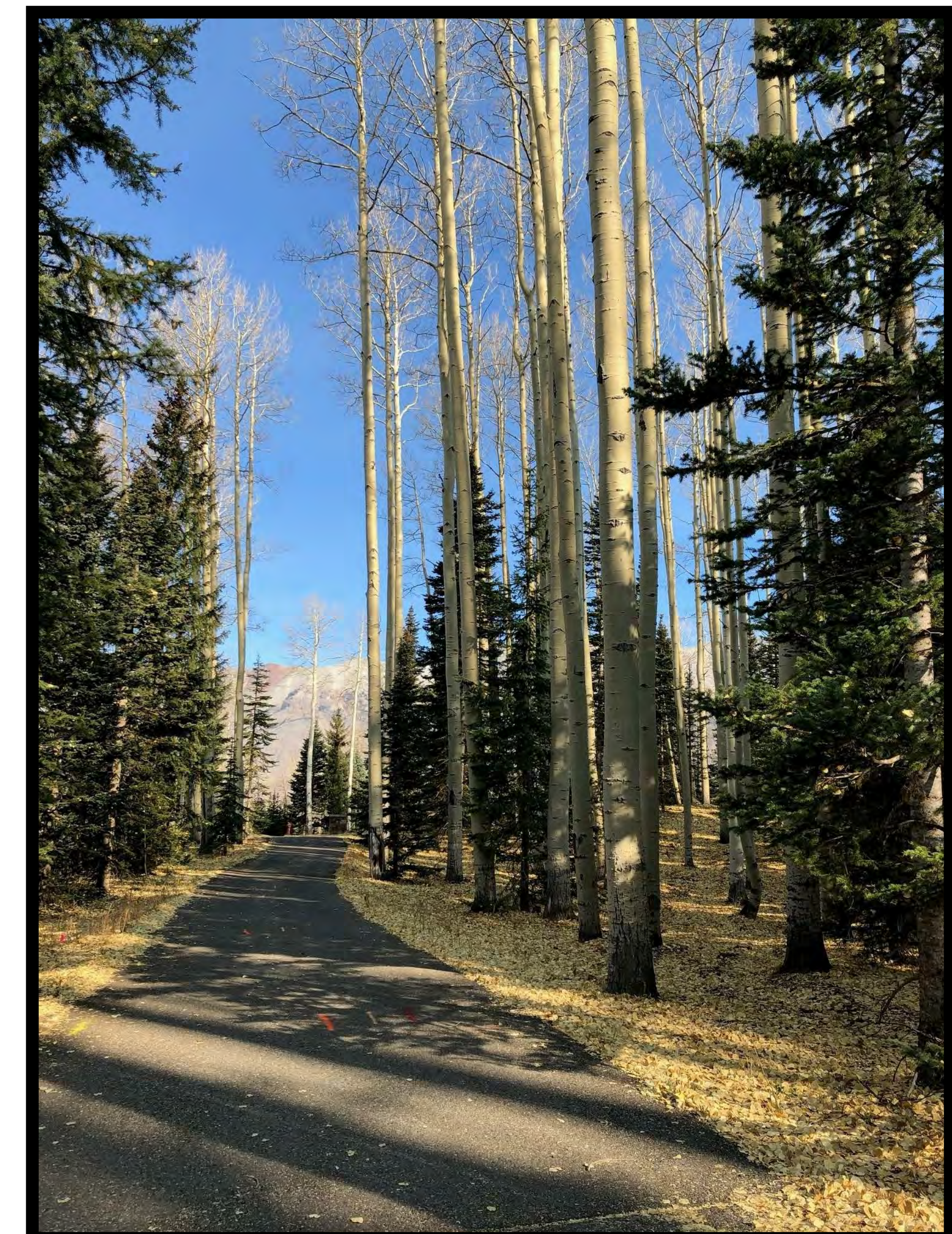
EXISTING SITE



EXISTING SITE



EXISTING SITE



EXISTING SITE

ISSUE FOR DRB FINAL | 05/25/2021
 PROJECT ADDRESS | 430 BENCHMARK | TELLURIDE | COLORADO
OWNER | TELLURIDE, INC.

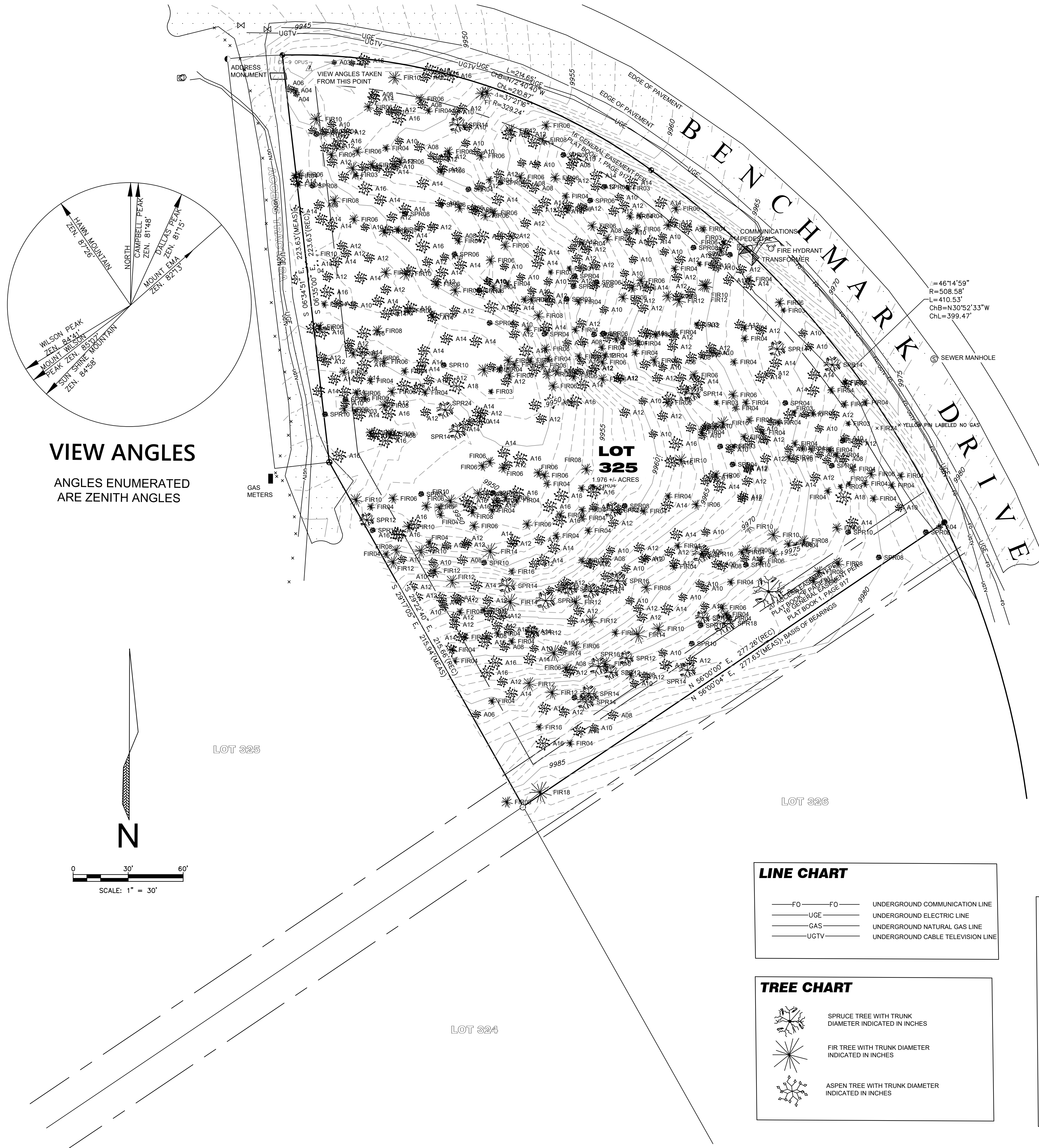
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SCALE 1" = 10'

SITE PHOTOS

A-002

SHEET SIZE 30"x42" PRINTED FULL SIZE



PROPERTY DESCRIPTION:

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

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 325, Filing 18, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



Thomas A. Clark PLS. 38014

NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86010780 effective on 10/27/2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed in November 2020.
- Elevation datum for this survey is based on Global Positioning Systems (GPS) observation and OPUS solution (NAVD 88) benchmark "CP 9 OPUS" that elevation being 9951.32.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Bearings for this survey are based on found monuments on the south property line of Lot 325, as recorded in Plat Book 1, at Page 913.
- No wetlands were observed on this property.
- Utilities located per Confirmation Request 2021-04-29 TicketA111901482-OOA

LINE CHART

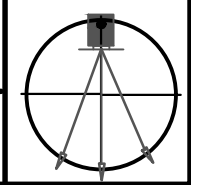
FO	FO	UNDERGROUND COMMUNICATION LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
GAS	GAS	UNDERGROUND NATURAL GAS LINE
UGTV	UGTV	UNDERGROUND CABLE TELEVISION LINE

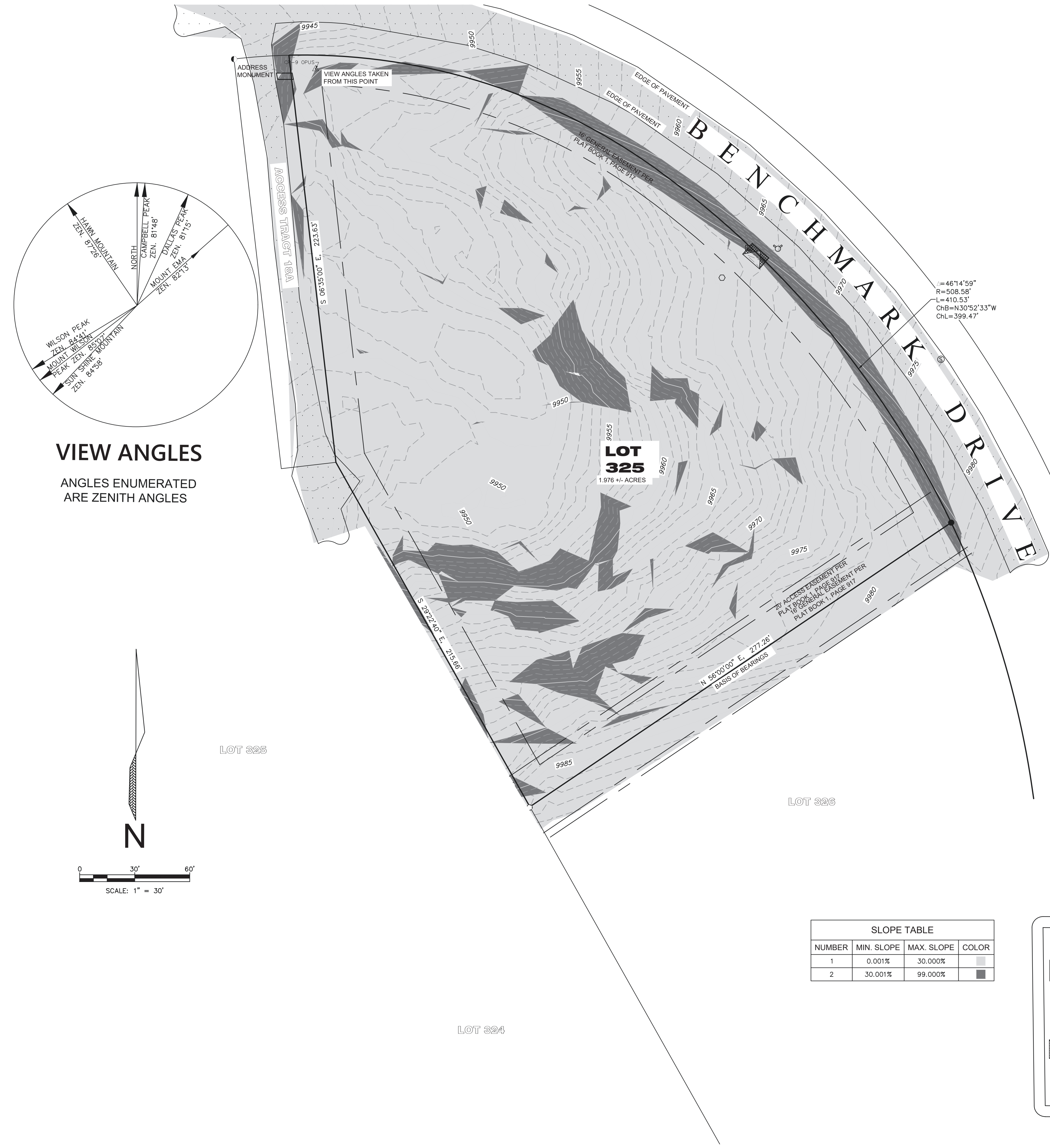
TREE CHART

	SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES
	FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES
	ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES

LEGEND:

	PAVED DRIVING SURFACE
	SET #5 REBAR 18" LONG WITH 1 1/2" ALUMINUM CAP LS 38014
	SET MAG NAIL WITH 1" BRASS TAG LS 38014
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 28652
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
	SURVEY CONTROL POINT
	TRANSFORMER
	TELEPHONE PEDESTAL
	COMMUNICATIONS PEDESTAL
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
(REC)	INDICATES RECORD BEARING AND DISTANCE
(MEAS)	INDICATES FIELD MEASURED BEARING AND DISTANCE



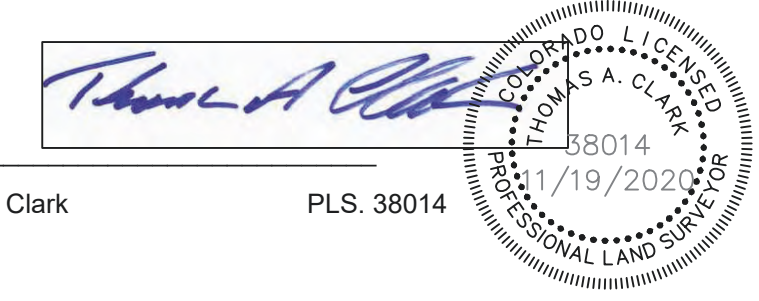


PROPERTY DESCRIPTION:

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

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 325, Filing 18, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



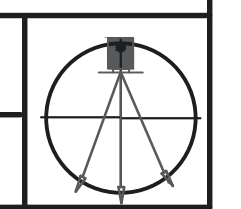
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- No wetlands were observed on this property.

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

LEGEND:

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





ISSUE FOR DRB FINAL | 05/25/2021
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SCALE 1" = 20'-0"

SITE EXISTING
A-100

SHEET SIZE 30"x42" PRINTED FULL SIZE



430 BENCHMARK DRIVE
 MOUNTAIN VILLAGE, CO 81435

NOT FOR CONSTRUCTION

DRAWING DATE

05.20.2021 DRB SUBMITTAL

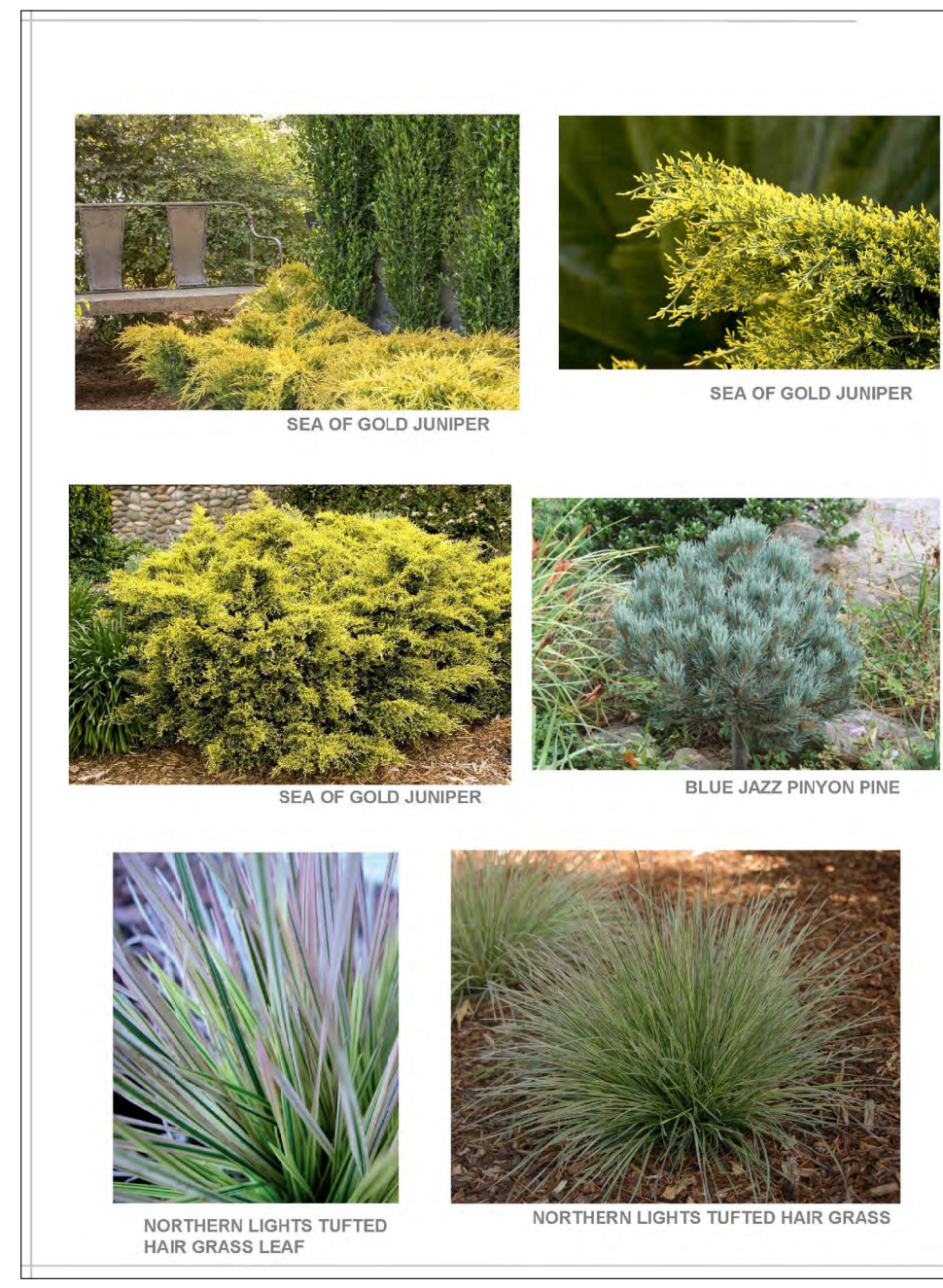
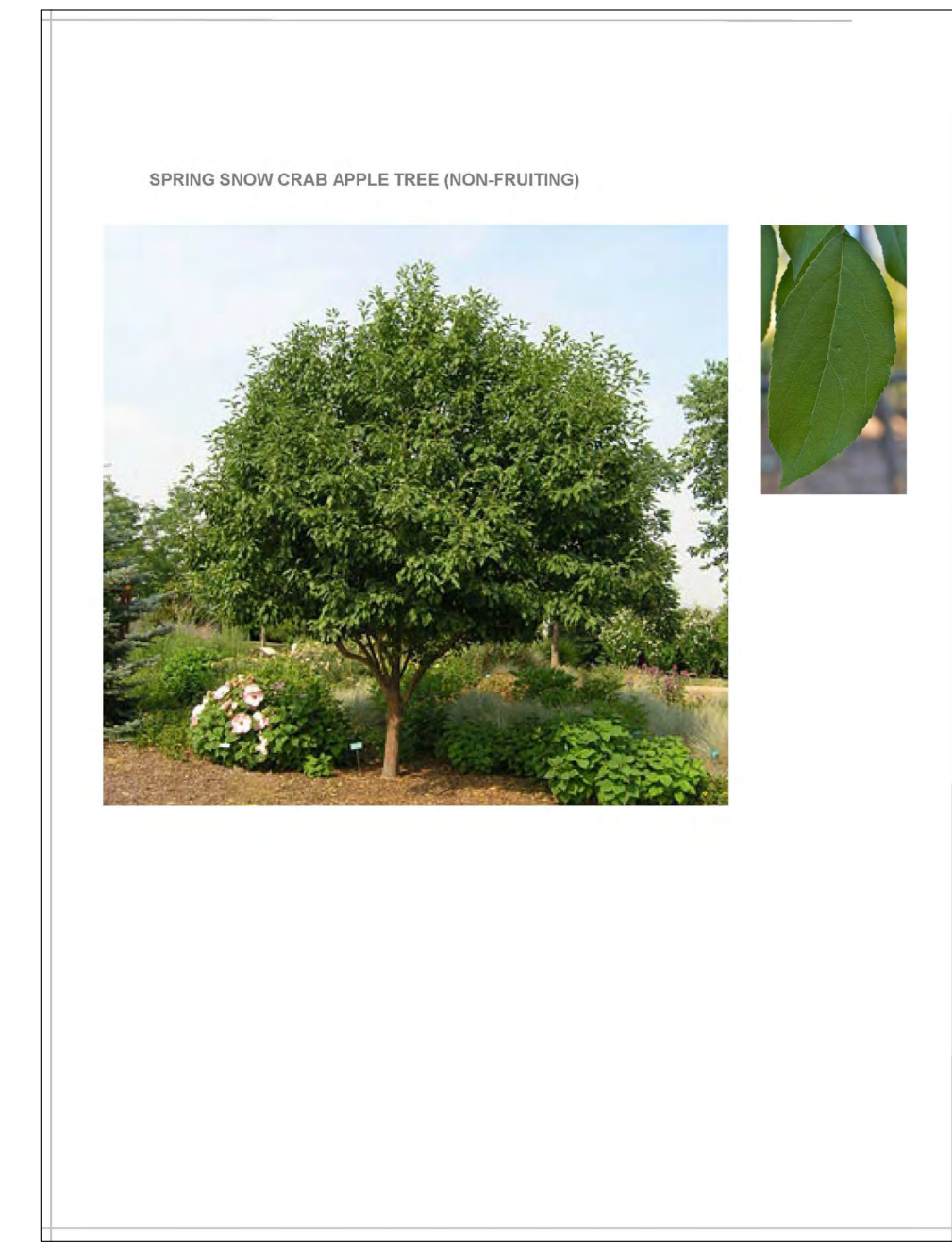
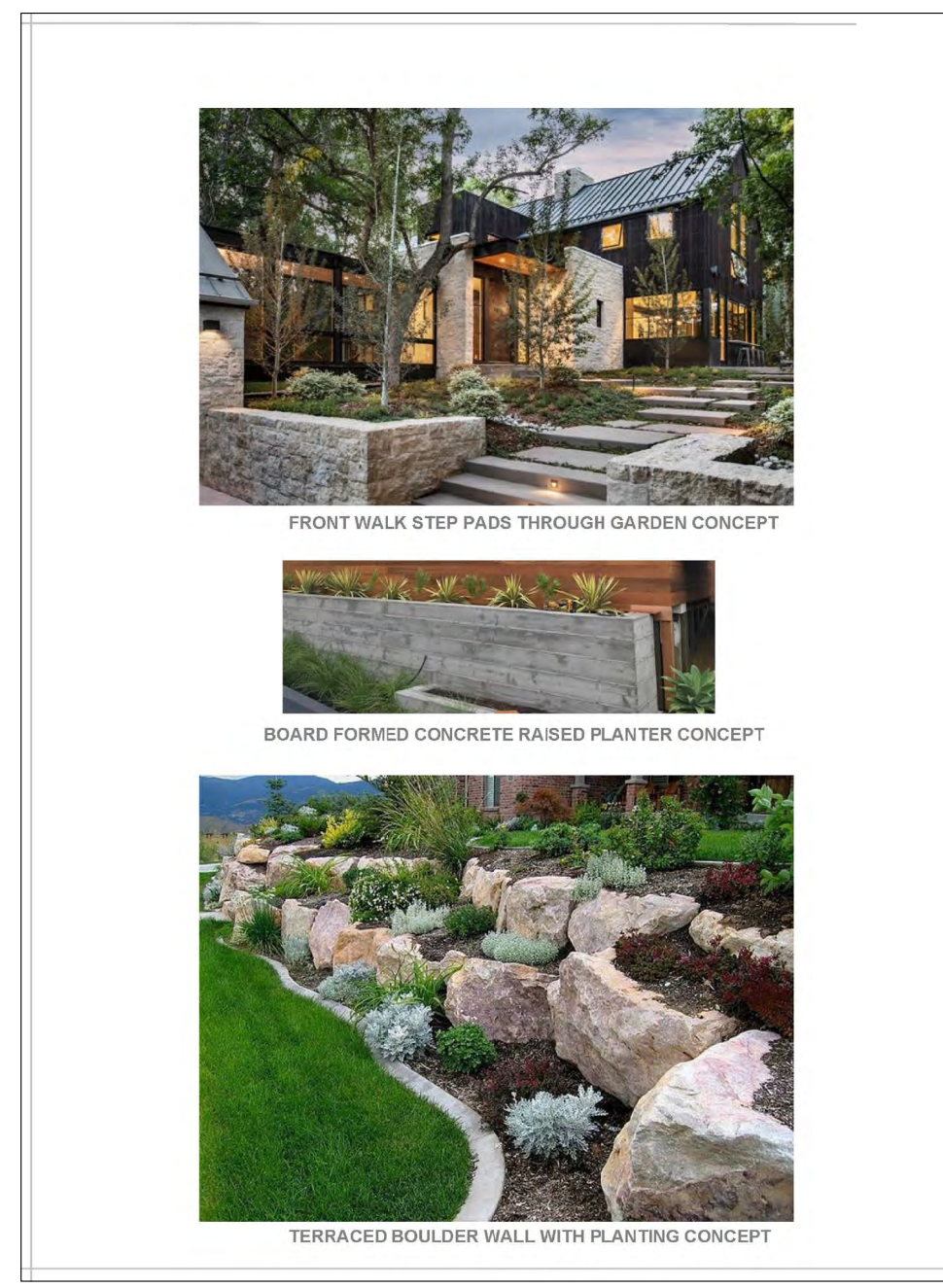
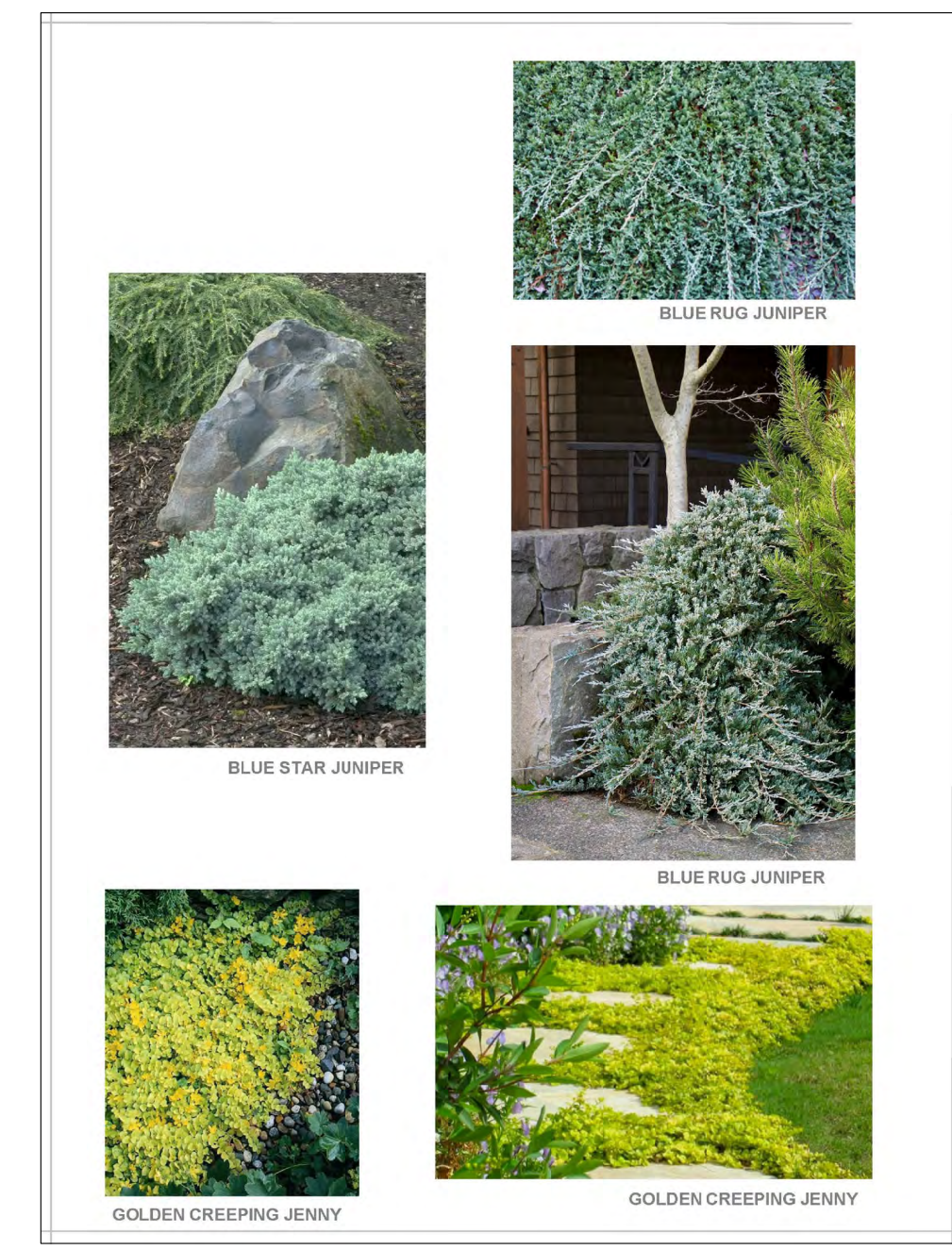
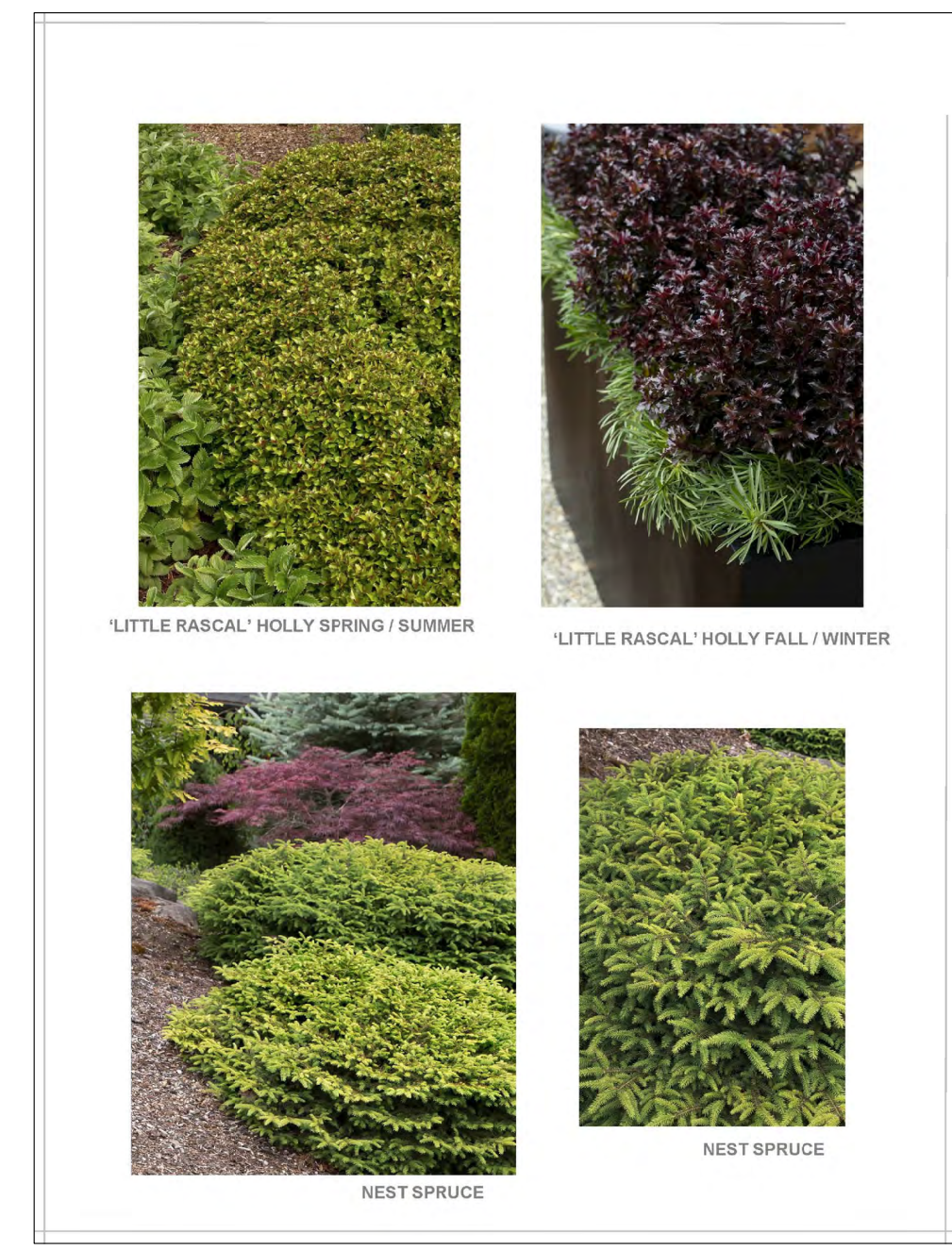
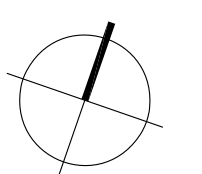
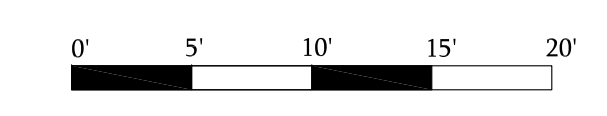
N.T.S.

L3

LANDSCAPE LEGEND:		
SYMBOL	PLANT COMMON NAME	PLANT SCIENTIFIC NAME
	SIoux BLUE INDIAN GRASS	<i>Sorghastrum nutans</i> 'Sioux Blue'
	'BLANCHE SANDMAN' CORAL HONEYSUCKLE VINE	<i>Lonicera sempervirens</i> 'Blanche Sandman'
	BLUE DART GRASS	<i>Helictotrichon sempervirens</i>
	GOLDEN GLOBE ARBOVITAE	<i>Thuja occidentalis</i> 'Golden Globe'
	'ARCTIC FIRE' RED TWIG DOGWOOD	<i>Cornus stolonifera</i> 'Farrow' PP #12,923
	SKY ROCKET JUNIPER	<i>Juniperus scopulorum</i> 'Skyrocket'
	'NORTH POLE' ARBOVITAE	<i>Thuja occidentalis</i> 'Art Bee' PP #22,274
	YOUNGSTOWN ANDORRA JUNIPER	<i>Thuja occidentalis</i> 'Art Bee' PP #22,274
	BLUE RUG JUNIPER	<i>Juniperus horizontalis</i> 'Wiltzwill'
	BLUE STAR JUNIPER	<i>Juniperus squarrosa</i> 'Blue Star'
	GOLDEN CREEPING JENNY MONEYWORT	<i>Lysimachia nummularia</i> 'Aurea'
	'LITTLE RASCAL' HOLLY (MALE)	<i>Ilex x meservei</i> 'Mondo'
	NEST SPRUCE	<i>Picea abies</i> 'Nidiformis'
	NATURAL PLANTING MIX FOR EQUILDER TERRACED WALL:	
	- COLORADO COLUMBINE	<i>Aquilegia canadensis</i>
	- DENVER GOLD COLUMBINE	<i>Aquilegia digynensis</i>
	- YOUNGSTOWN ANDORRA JUNIPER	<i>Juniperus horizontalis</i> 'Youngstown'
	- BLUE STAR JUNIPER	<i>Juniperus squarrosa</i> 'Blue Star'
	- SEA OF GOLD JUNIPER	<i>Juniperus horizontalis</i> 'Monsieur de la Selle'
	- BLUE JAZZ PINYON PINE	<i>Pinus monophylla</i> 'Blue Jazz'
	- NORTHERN LIGHTS TUFTED HAIR GRASS	<i>Panicum capillare</i> 'Northern Lights'
	- STANDING OVATION LITTLE BLUESTEM	<i>Schizobolus setosus</i> 'Standing Ovation' PP #25,202
	- AUTUMN AMBER THREE LEAF SUMAC	<i>Rhus trilobata</i> 'Autumn Amber'
	'SPRING SNOW' CRAB APPLE TREE	<i>Malus</i> 'Spring Snow'
	'FLAME' AMUR MAPLE TREE	<i>Aster ginnala</i> 'Flame'

LANDSCAPE NOTES:

- 14 GAUGE BLACK STEEL EDGING TO BE INSTALLED TO SEPARATE ALL BEDS FROM LAWN AND GRAVEL AREAS
- ALL PLANTING BEDS TO BE PREPARED WITH LANDSCAPE MIX TILLED INTO EXISTING SOIL
- ALL BEDS TO BE TOPPED WITH SHREDDED NATIVE HARDWOOD MULCH
- AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED / AMENDED TO PROVIDE ADEQUATE WATERING COVERAGE OF ALL NEW PLANTING, DRIP IRRIGATION TO BE SEPARATE ZONE FROM SPRAY IRRIGATION
- ALL CITY PERMITS TO BE PULLED AS REQUIRED
- SCALED PLANS INDICATE MINIMUM ESTIMATED PLANT SPACING AND COVERAGE, EXACT AND FINAL PLANTING COUNT AND LAYOUT TO BE DETERMINED ON SITE
- REVISIONS TO LANDSCAPE AND HARDSCAPE PLAN AND DESIGN COORDINATION BY LANDSCAPE DESIGNER MAY BE LIMITED
- LANDSCAPE DESIGNER IS NOT RESPONSIBLE FOR MANAGEMENT OF DESIGN COORDINATION OR INSTALL BY OTHERS
- CORRESPONDING INSTALL ESTIMATE SHOULD BE CONSIDERED FINAL SCOPE OF COSTS AND CLIENT WORK REQUESTS IN THE CASE OF ANY PLAN DISCREPANCIES
- IN ORDER TO EXPEDITE ESTIMATING AND INSTALLATION SCHEDULE, ADDITIONAL DESIGN REVISIONS MAY OCCUR IN FIELD / ON SITE PRIOR OR DURING INSTALLATION WHICH MAY NOT BE REFLECTED ON PLAN REVISIONS



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

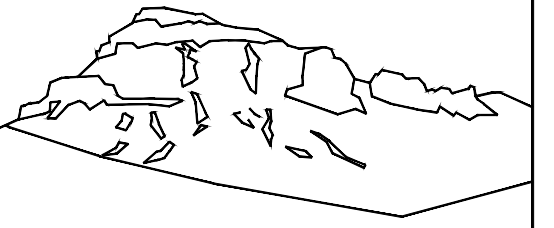
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-03-25

DRB SUBMITTAL 2021-05-20

420 Benchmark
Lot 325
Mtn. Village, CO

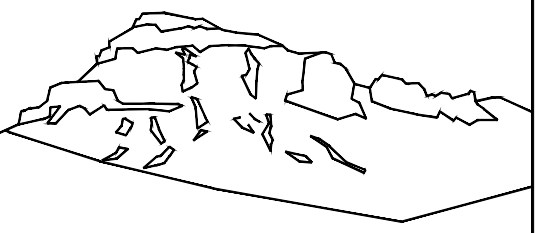


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-03-25
DRB SUBMITTAL 2021-05-20

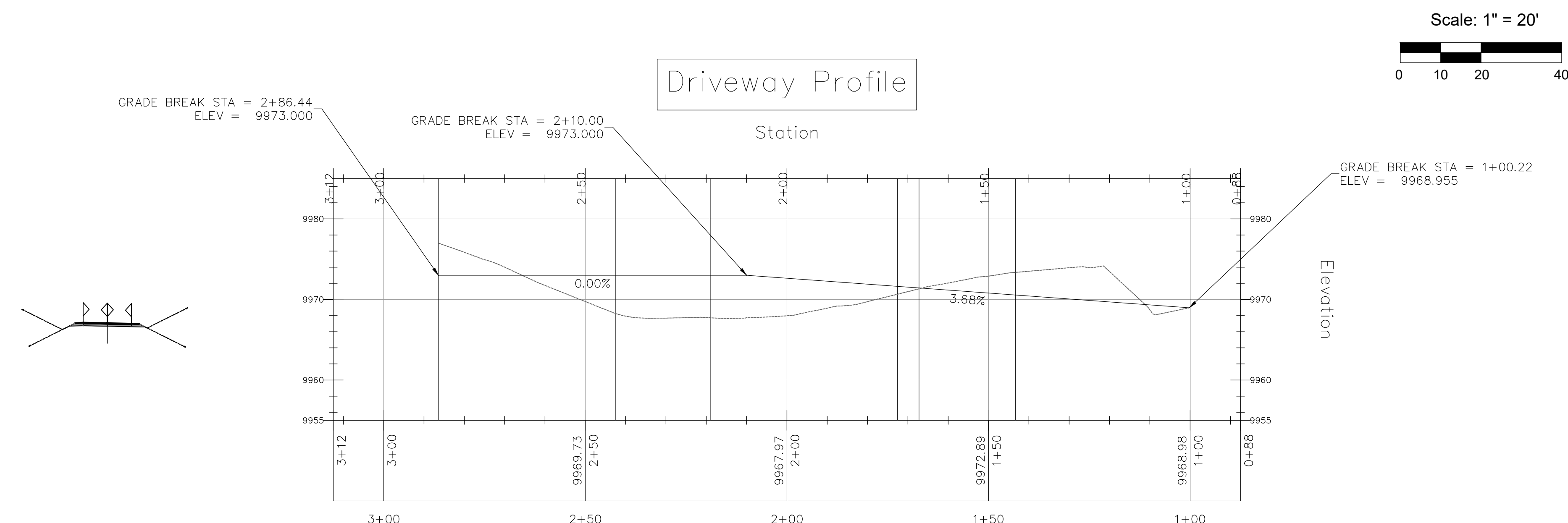
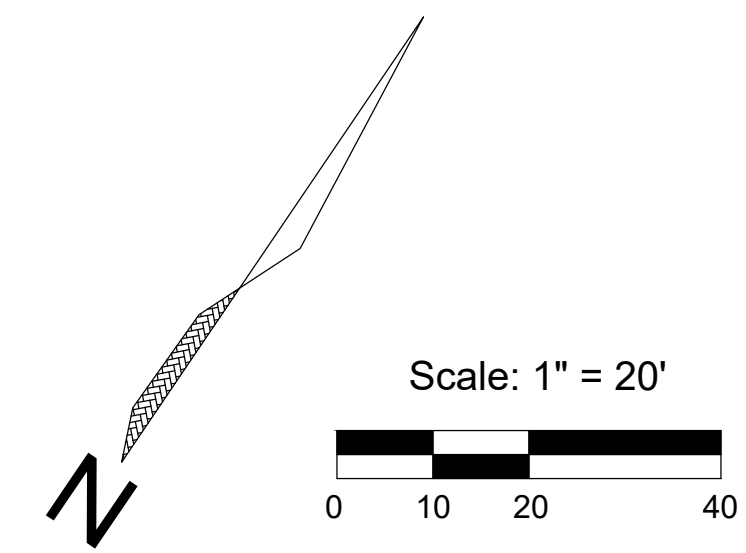
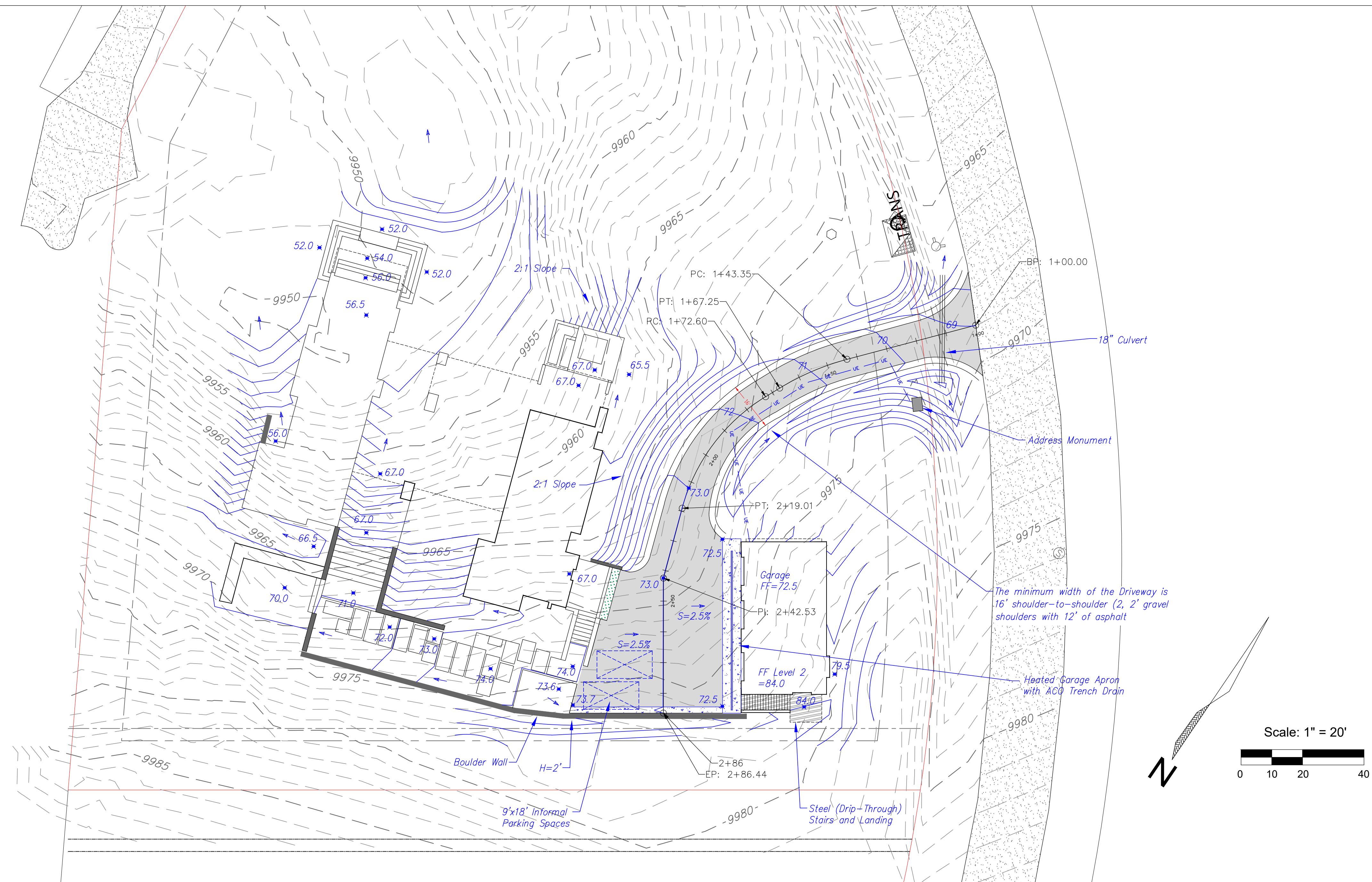
420 Benchmark
Lot 325
Mtn. Village, CO

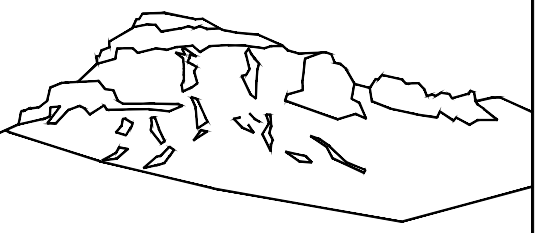


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway
Plan and Profile

C2.2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-03-25
DRB SUBMITTAL 2021-05-20

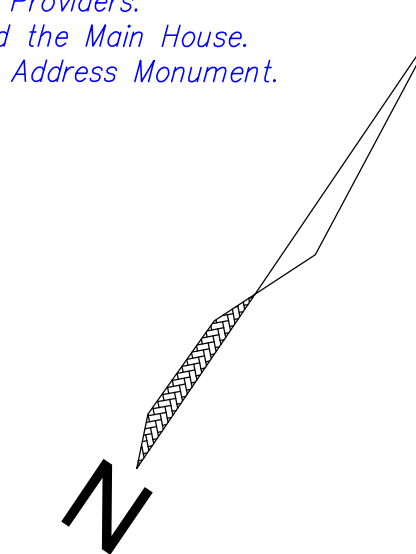
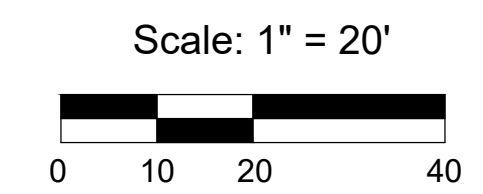
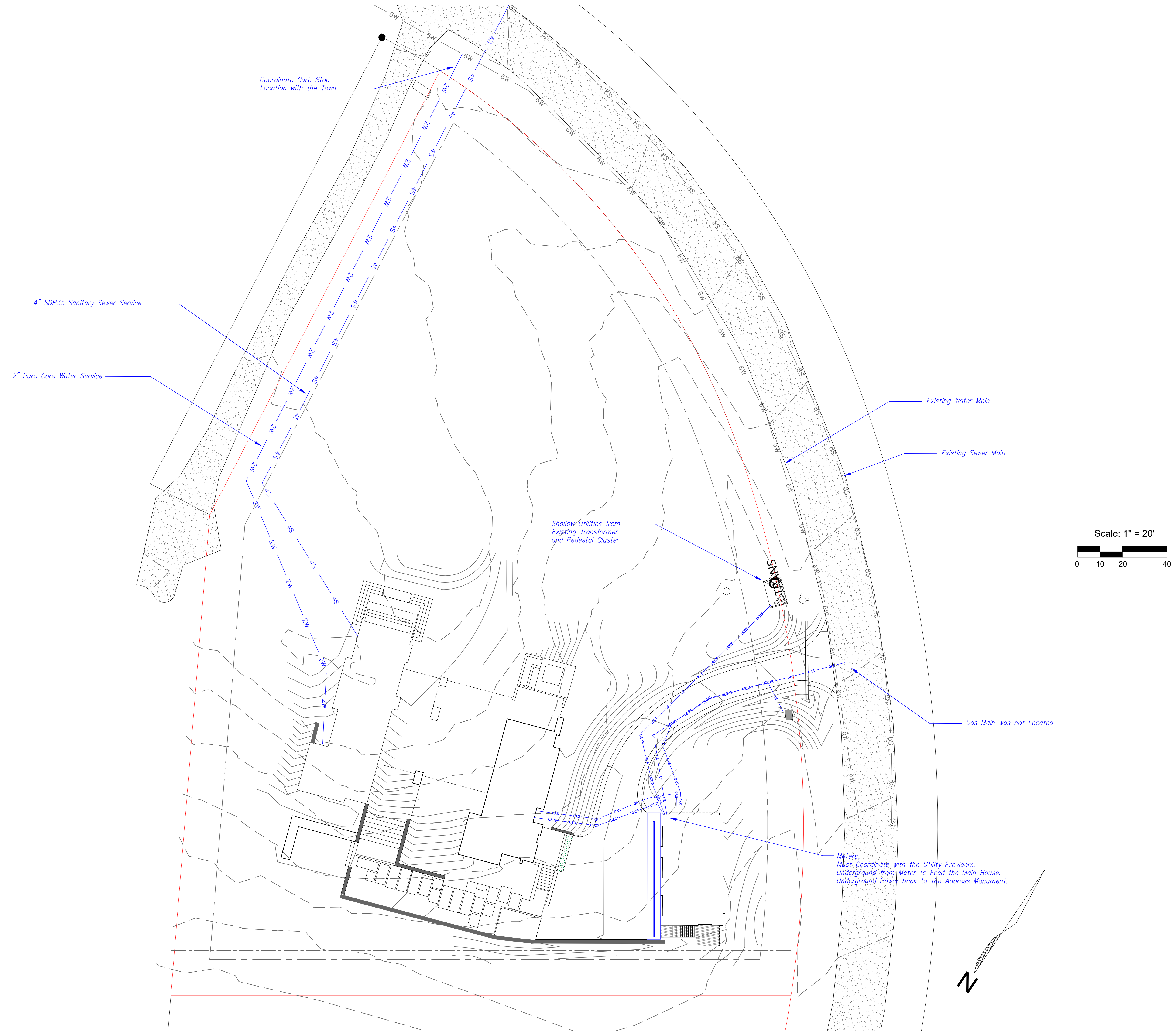
420 Benchmark
Lot 325
Mtn. Village, CO



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Utility
Plan

C3





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

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PROJECT ADDRESS | 430 BENCHMARK | TELLURIDE | COLORADO
OWNER | TELLURIDE, INC.

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SCALE 1" = 20'-0"

SITE NEW WORK
A-101

SHEET SIZE 30"x42" PRINTED FULL SIZE

Wildfire Mitigation Notes:

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

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

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

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

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

The following provisions shall apply in Zone 2:

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

(A) The following exceptions apply to Zone 2:

2.
 1. (i.) Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to-crown or from edge of shrub to any trees or shrubs outside of such grouping.
 2. (ii.) Aspens, narrowleaf cottonwoods, willows and other trees and shrubs listed in CSU Cooperative Extension Publication 6.305, Firewise Plant Materials as amended from time to time, may be spaced closer than the ten foot (10') crown-to-crown separation as approved by staff.
 3. (iii.) Closer spacing of any trees may be allowed by staff upon a determination that the required ten foot (10') crown-to-crown spacing would put the remaining trees at undue risk of wind-throw or snow breakage.
 4. (iv.) Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.
3. (c) Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10'), but notwithstanding said height requirement, branches need not be pruned to more than one-third (1/3) of the tree height with the following exceptions:

1. (i.) Aspen trees; and
2. (ii.) Isolated spruce and fir trees.

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

iii. Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.

(a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.

E. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:

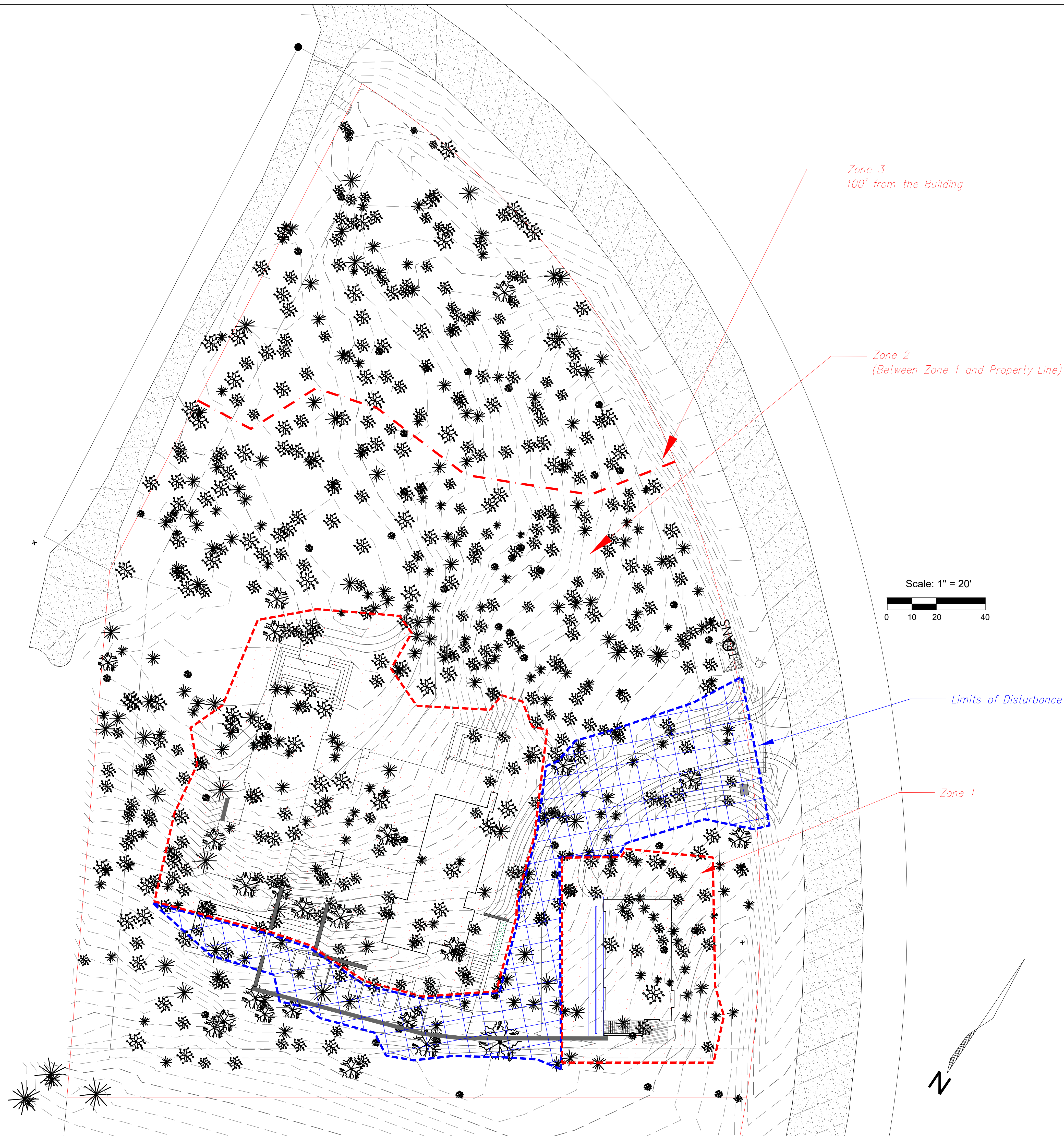
- i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.
- ii. Outdoor storage shall only occur in the rear yard.
- iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.
- iv. Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty foot (30') distance from the structure.
- v. Outdoor firewood storage shall be screened from view from surrounding lots

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

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

Limits of Disturbance:

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

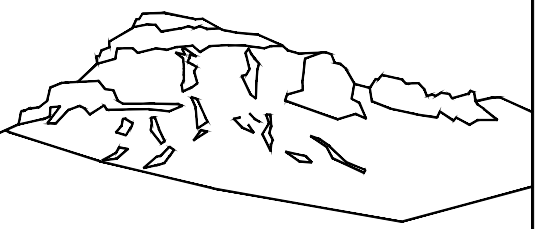
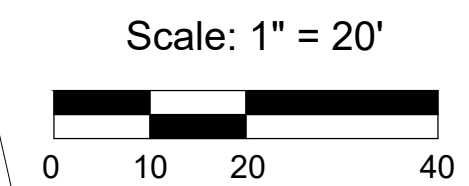


Zone 3
100' from the Building

Zone 2
(Between Zone 1 and Property Line)

Limits of Disturbance

Zone 1



Uncompahgre
Engineering, LLC

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970-729-0683

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DRB SUBMITTAL 2021-03-25
DRB SUBMITTAL 2021-05-20

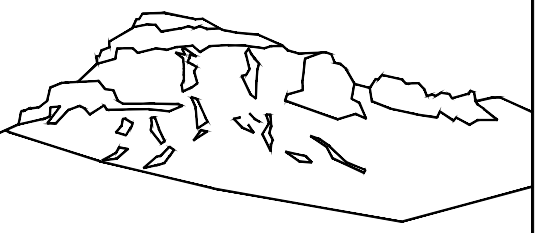
420 Benchmark
Lot 325
Mtn. Village, CO



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CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
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Wildfire Mitigation
Plan

C4



Uncompahgre
Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

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DRB SUBMITTAL 2021-05-20

420 Benchmark
Lot 325
Mtn. Village, CO



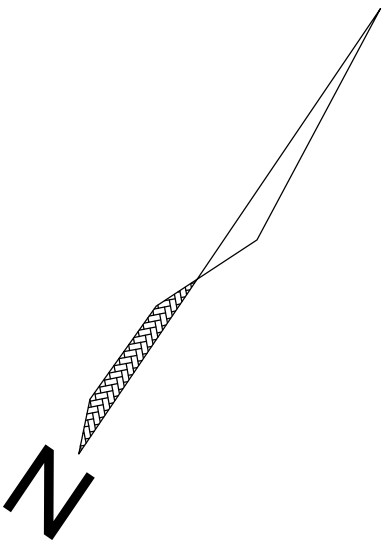
CONTRACTOR TO REVIEW AND COMPARE ALL
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Construction
Mitigation
Plan

C5



Scale: 1" = 20'



No Stationary Crane is being Contemplated for Construction.

6' Chain Link Fence Panels with Green Screening

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

Material Storage

Straw Wattles

PORT-A-JOHN TOILET

Material Storage

Construction Parking

Bear Proof Poly-Cart
Construction Dumpster

PLAN NOTES

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



ARCHITECTURAL ROOM TAG RCP ROOM TAG

ROOM NUMBER	ROOM NAME	ROOM NUMBER	ROOM NAME
150 SF	INTERIOR SQFT	150 SF	INTERIOR SQFT
Floor Finish	FLOOR FINISH	Ceiling Finish	CEILING FINISH

DOOR TAG

1	DOOR TYPE
H 1'-0"	DOOR HEIGHT
W 1'-0"	DOOR WIDTH

WINDOW TAG

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

ROOF TAG

11	ROOF TYPE
Area	ROOF AREA

CASEWORK TAG

1	CASEWORK TYPE
---	---------------



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

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SCALE: As indicated

LEVEL 0

A-200

SHEET SIZE 30"x42" PRINTED FULL SIZE

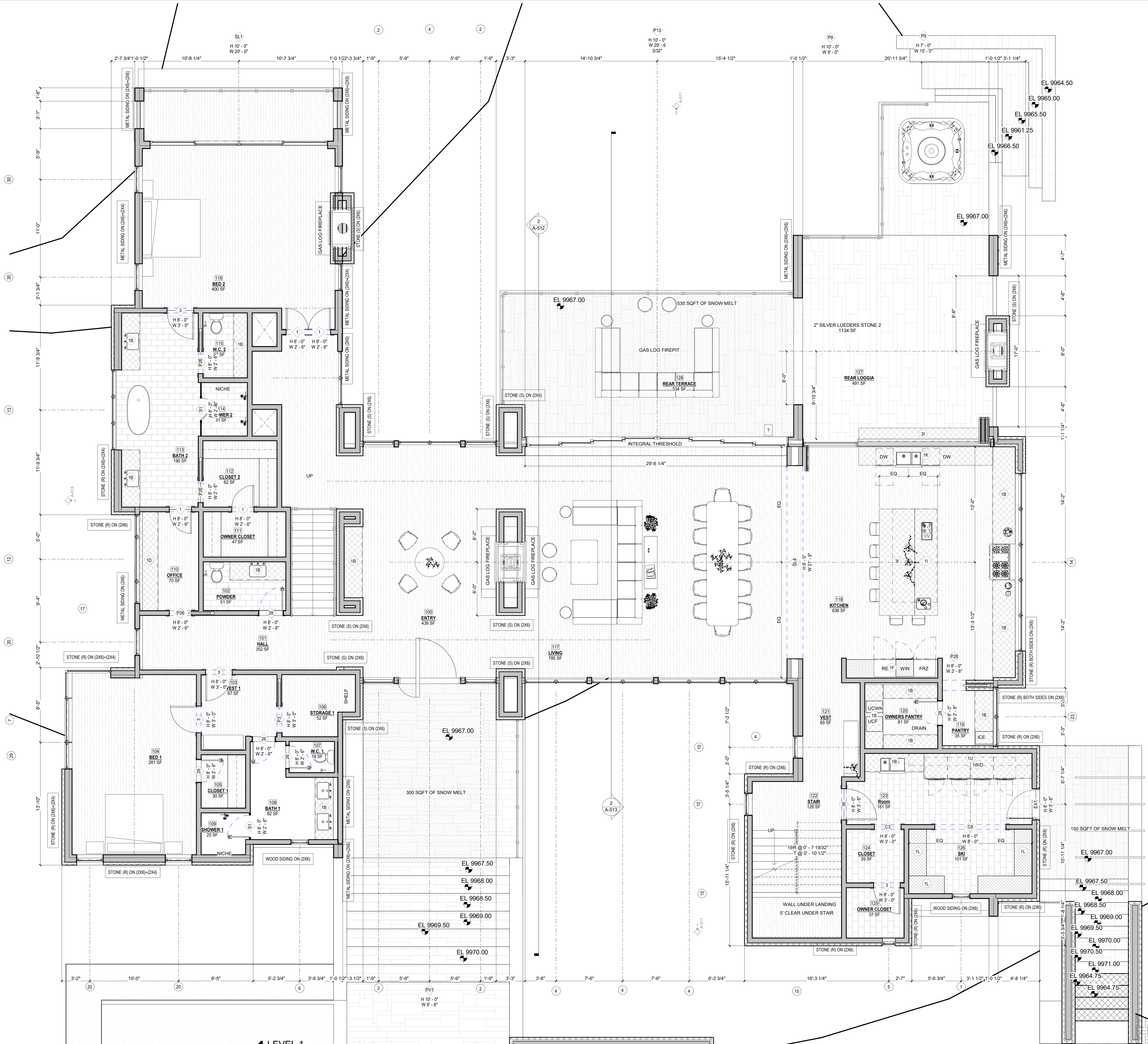
PLAN NOTES

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

ARCHITECTURAL ROOM TAG		RCP ROOM TAG	
ROOM NUMBER	ROOM NAME	ROOM NUMBER	ROOM NAME
150 SF	INTERIOR SQFT	150 SF	INTERIOR SQFT
Floor Finish	FLOOR FINISH	Ceiling Finish	CEILING FINISH

DOOR TAG		WINDOW TAG	
1	DOOR TYPE	1	WINDOW TYPE
H 1'-0"	DOOR HEIGHT	H 1'-0"	WINDOW HEIGHT
W 1'-0"	DOOR WIDTH	W 1'-0"	WINDOW WIDTH
		SLL 5/8" Height	WINDOW SILL HEIGHT
		HEAD 4"	WINDOW HEAD HEIGHT

ROOF TAG		CASEWORK TAG	
11	ROOF TYPE	1	CASEWORK TYPE
Area	ROOF AREA		



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 OWNER | TELURIDE/DRB

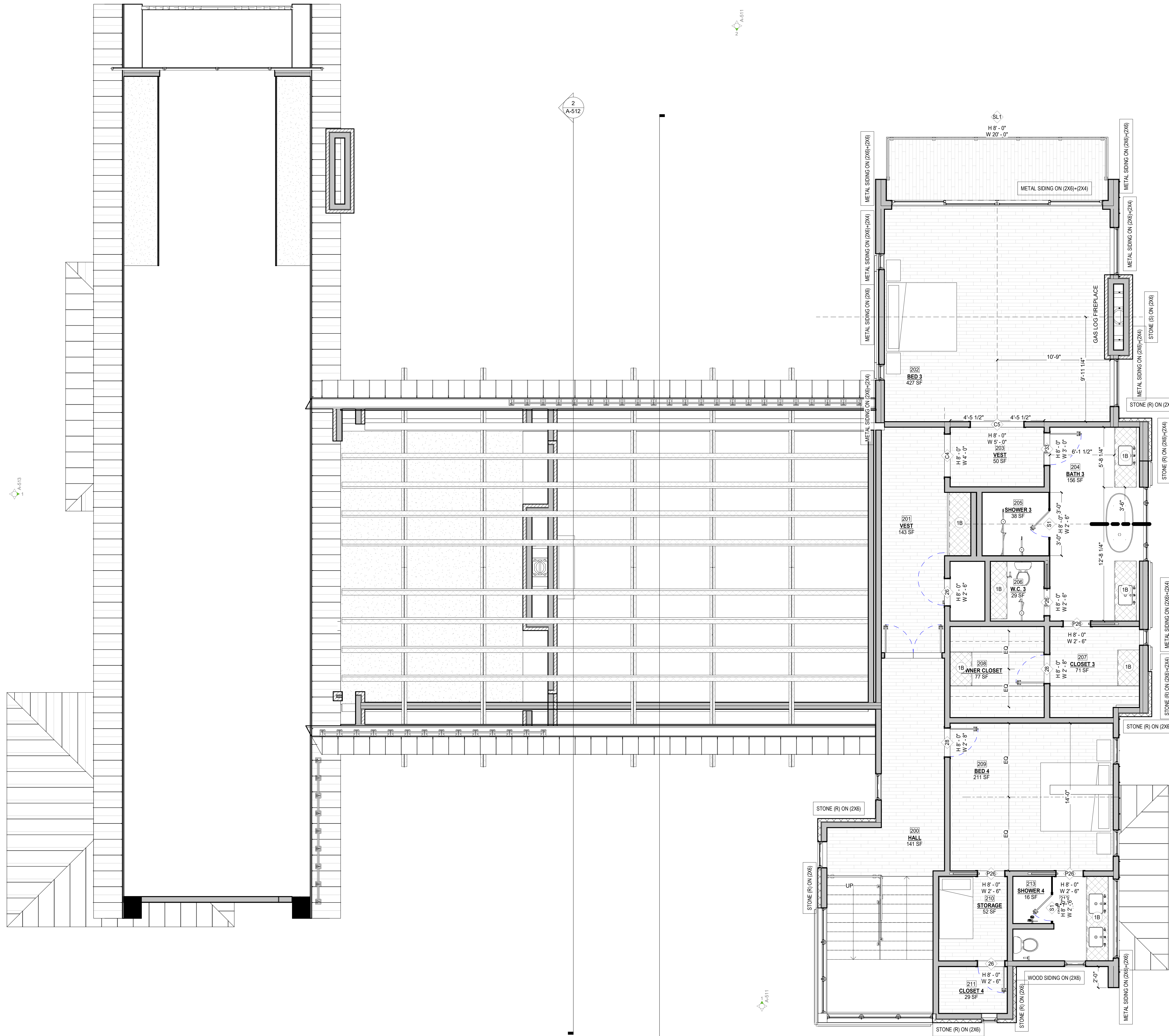
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SCALE: As indicated

LEVEL 1 PLAN
 A-201

SHEET SIZE 30"x42" PRINTED FULL SIZE

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



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

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

LEVEL 2 PLAN
A-202

SHEET SIZE 30"x42" PRINTED FULL SIZE

PLAN NOTES

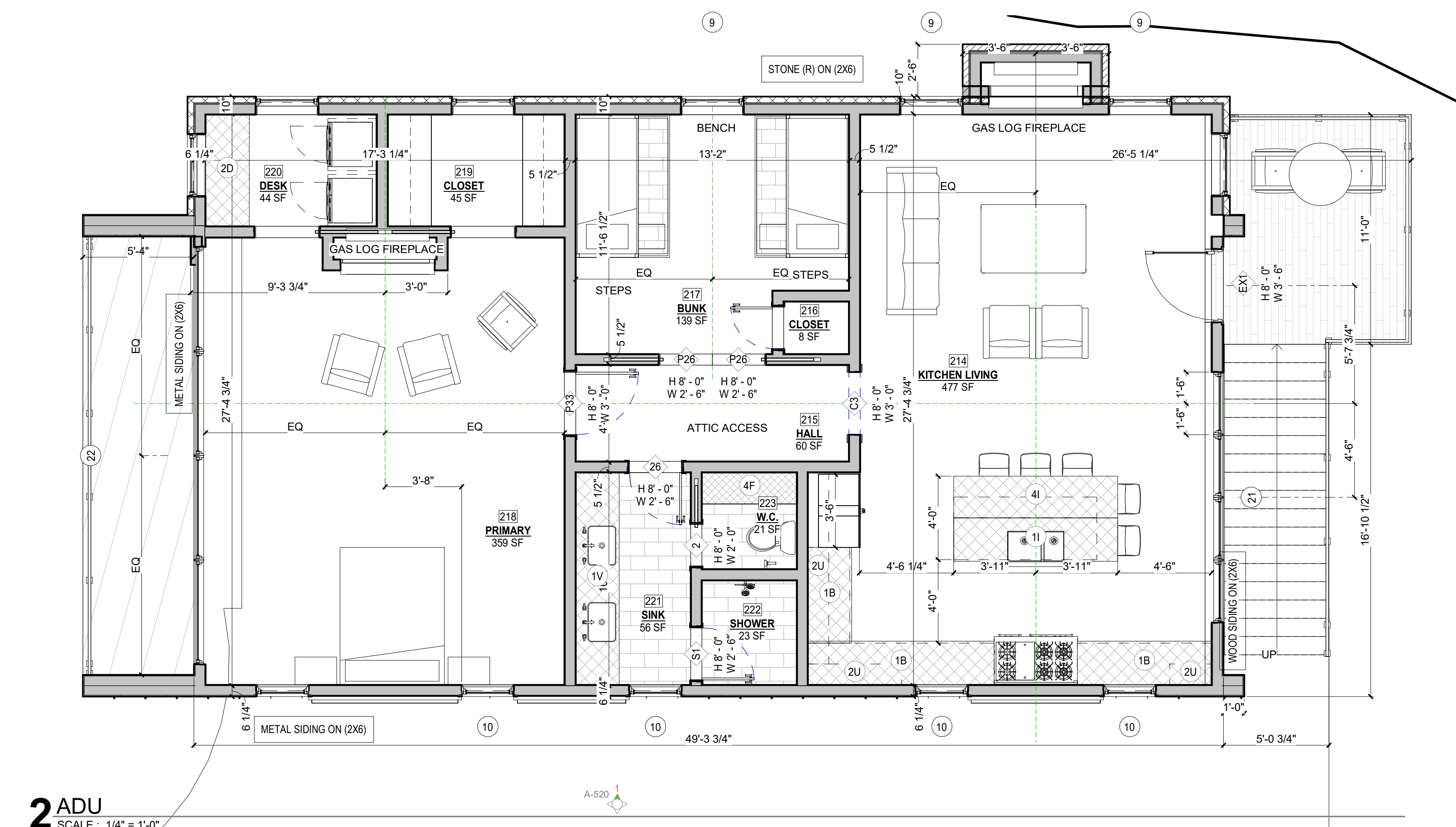
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2. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF FINISH
3. ARCHITECTURAL DIMENSION AND FLOOR PLAN REFERENCE A-200 SERIES
4. REFLECTED CEILING PLAN INDICATING CEILING HEIGHTS, DETAILS, LIGHTING AND ELECTRICAL INFORMATION REFERENCE A-300 SERIES
5. ROOF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



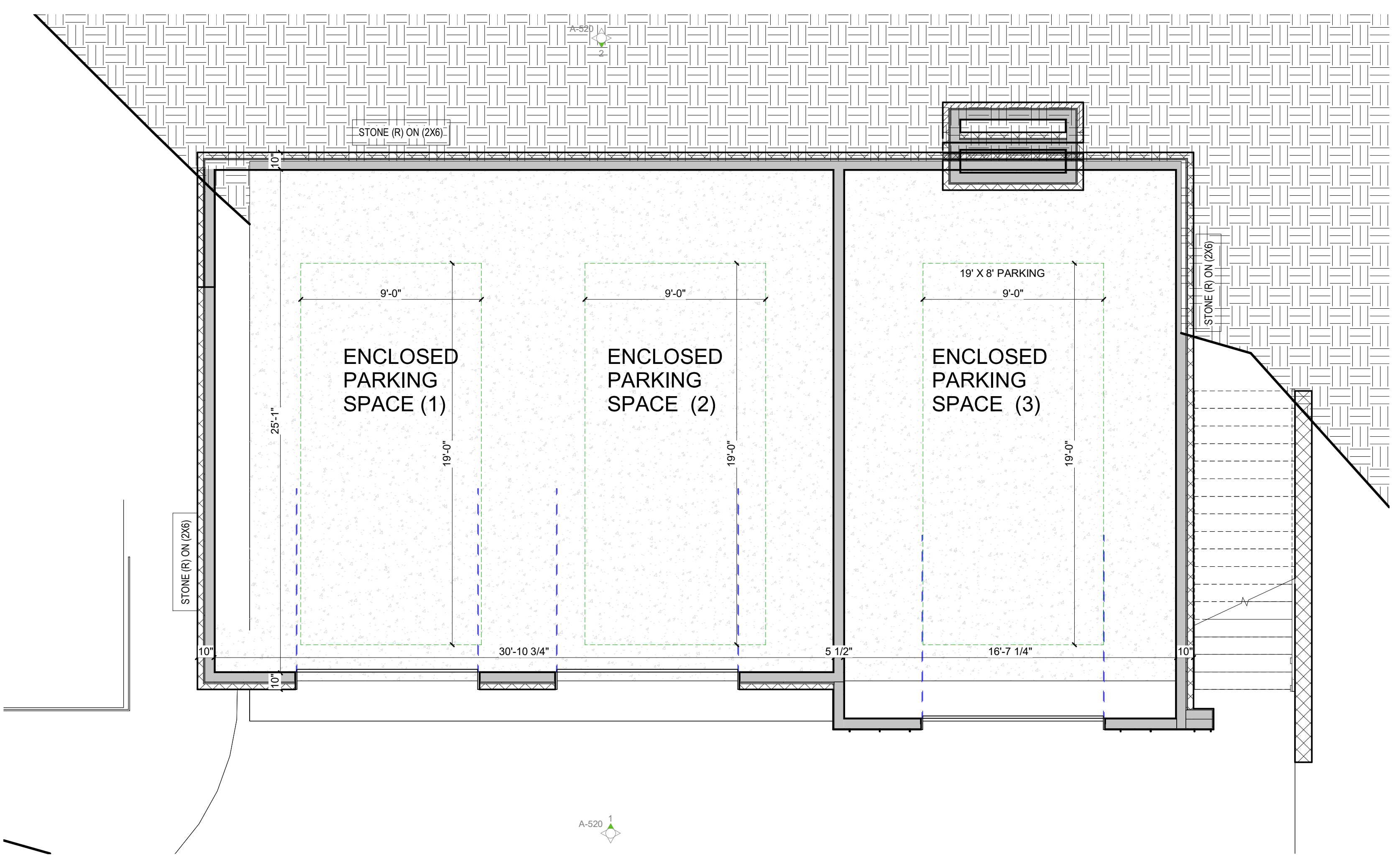
ARCHITECTURAL ROOM TAG		RCP ROOM TAG	
XX	ROOM NUMBER	XX	ROOM NUMBER
ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME
150 SF	INTERIOR SQFT	150 SF	INTERIOR SQFT
Floor Finish	FLOOR FINISH	Ceiling Finish	CEILING FINISH

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

ROOF TAG		CASEWORK TAG	
11	ROOF TYPE	1	CASEWORK TYPE
Area	ROOF AREA		



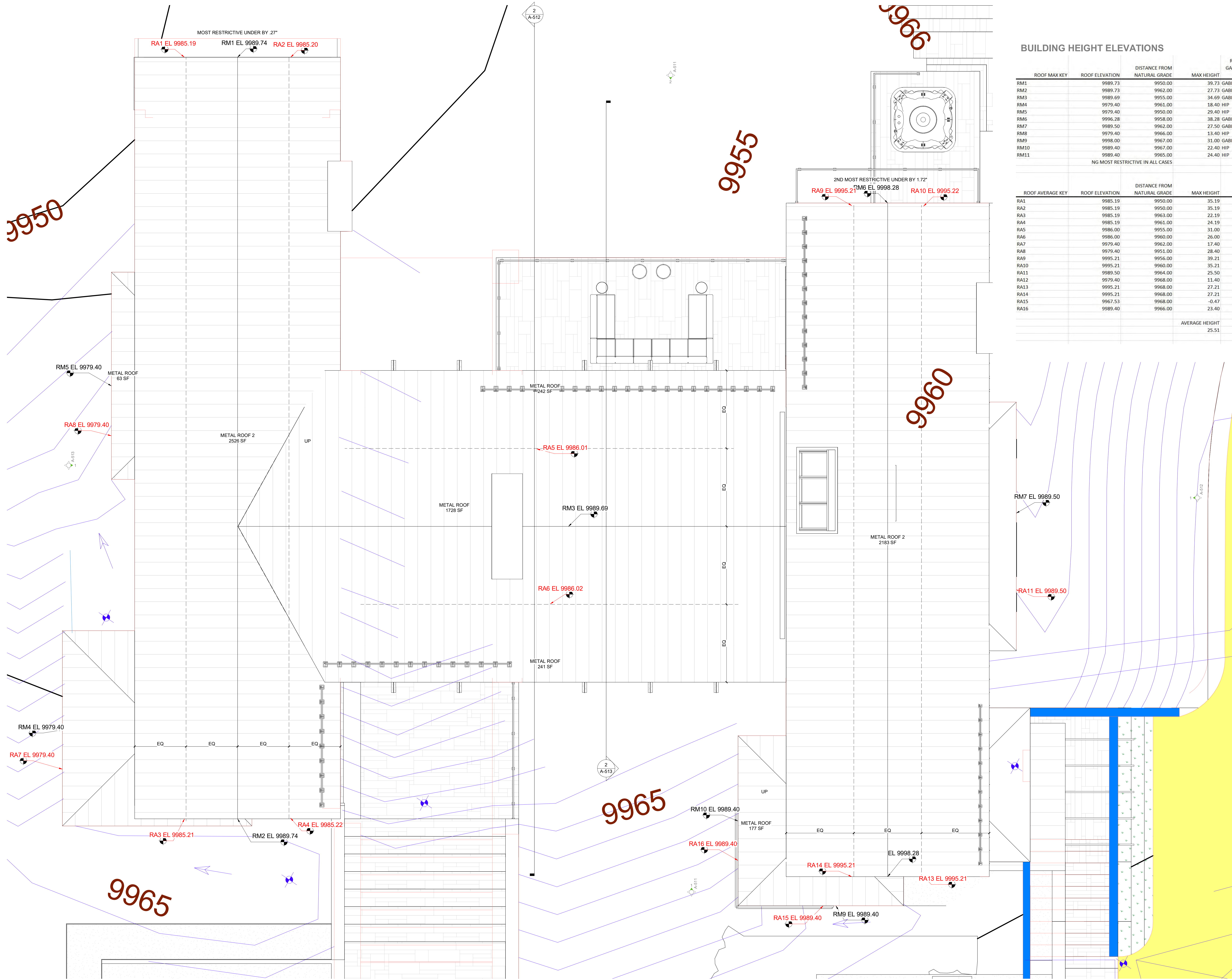
2 ADU
SCALE: 1/4" = 1'-0"



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

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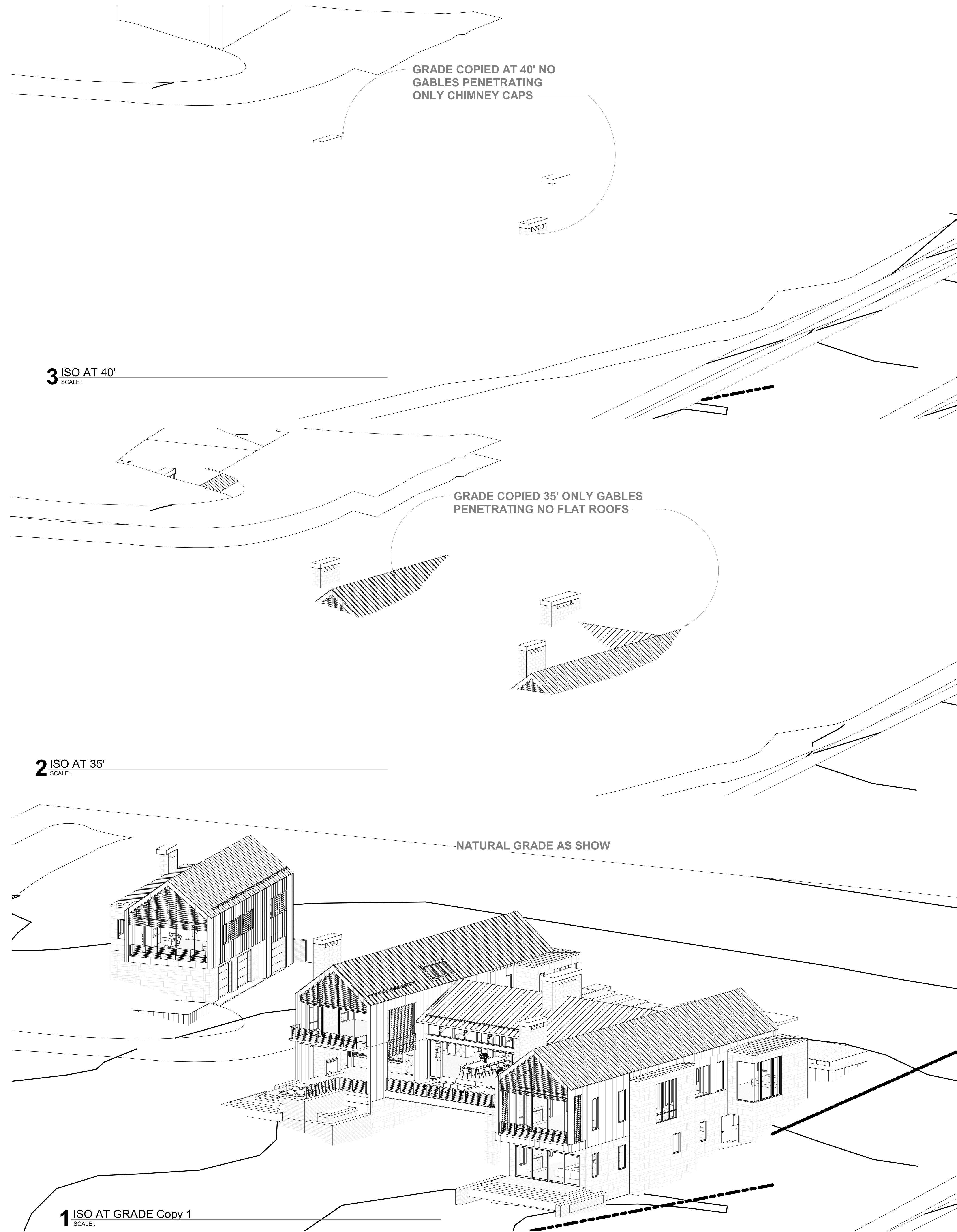
BUILDING HEIGHT ELEVATIONS

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

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

1 BUILDING HEIGHT COMPLIANCE

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



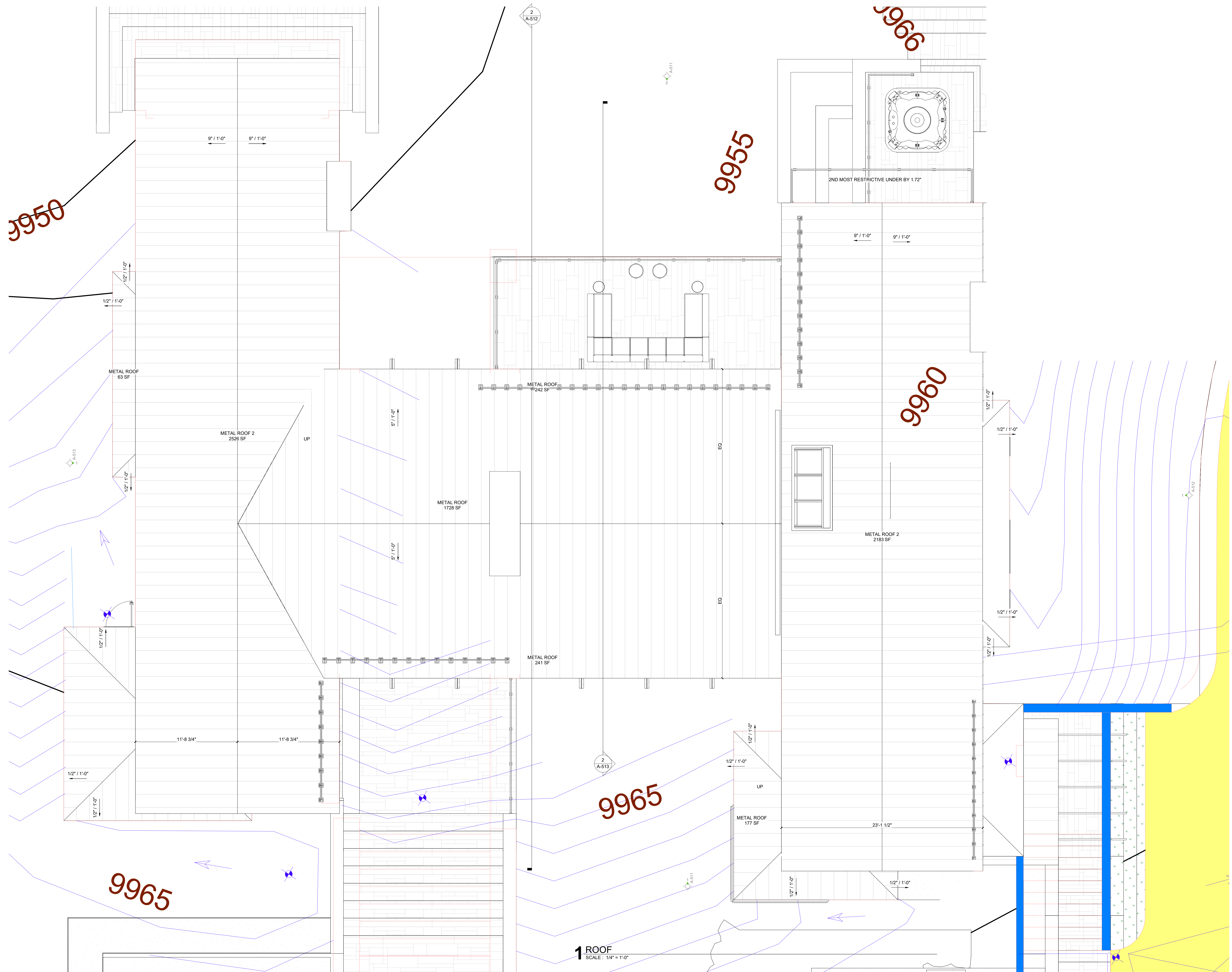
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OWNER | TELLURIDE, INC.

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SCALE

HEIGHT PLANE
A-311

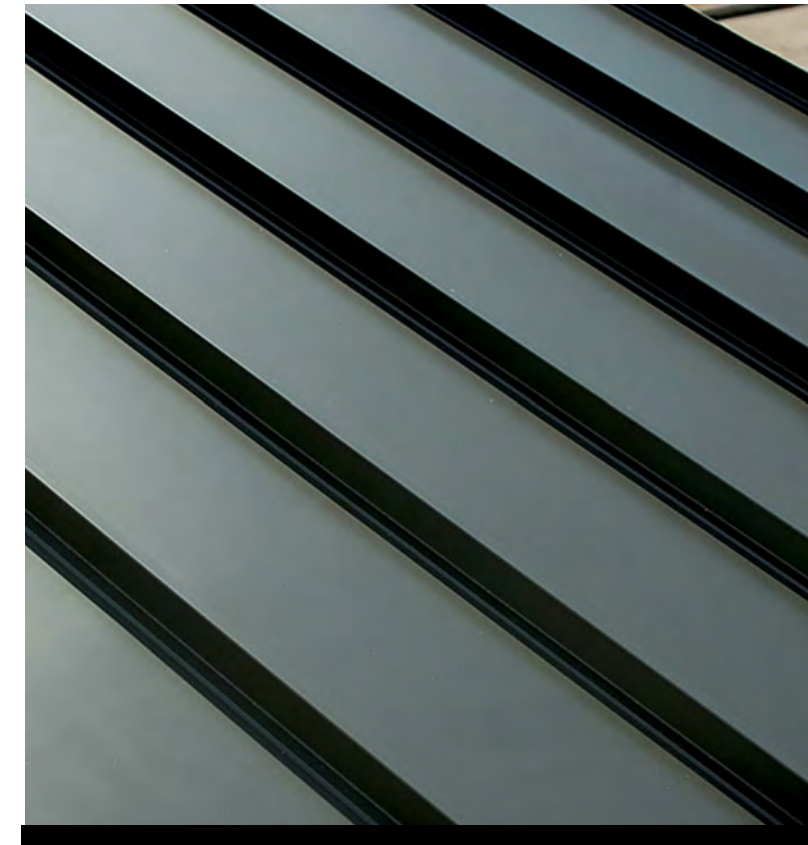
SHEET SIZE 30"x42" PRINTED FULL SIZE



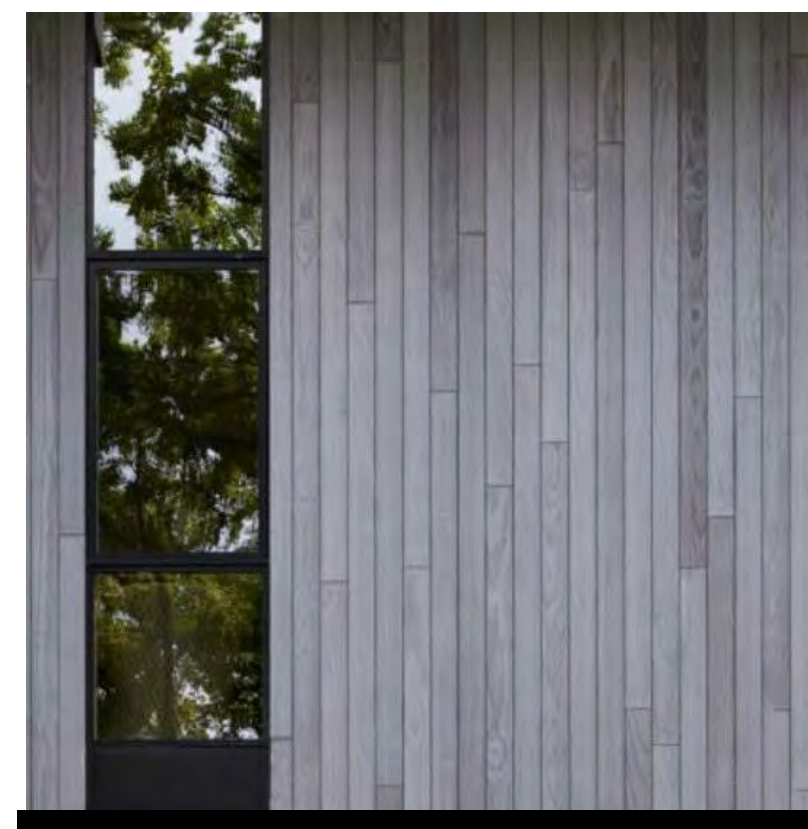
1 ROOF
SCALE: 1/4" = 1'-0"



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



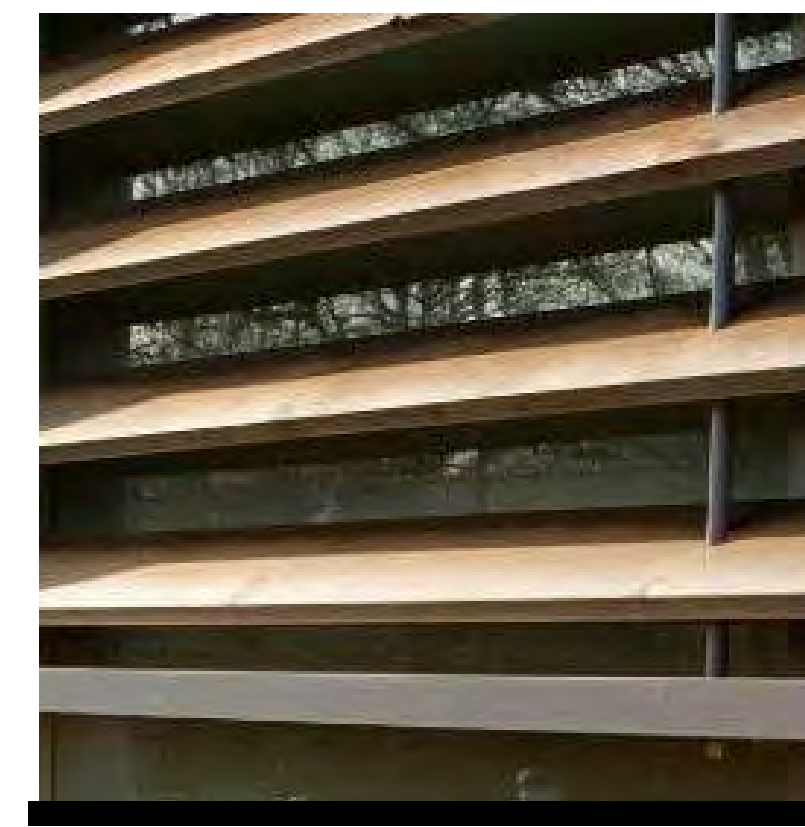
METAL ROOF - BLACK
STANDING SEAM METAL SIDING 16" O.C.



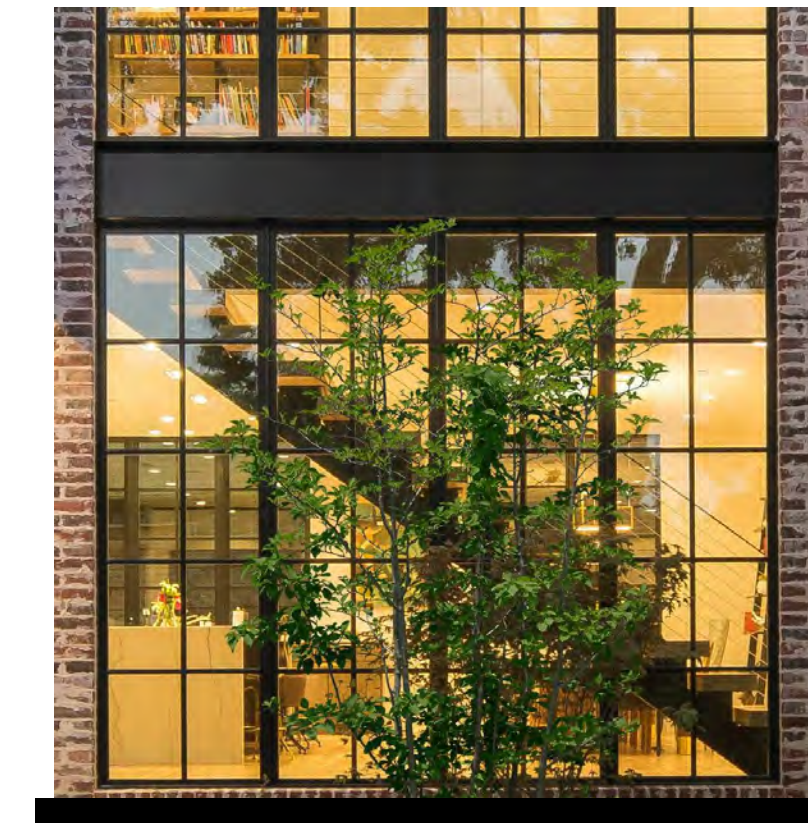
WOOD SIDING - SILVER PATINA
NATURAL UNFINISHED WOOD MEANT TO PATINA TO A SILVER GREY FINISH. INSTALLED IN VERTICAL PATTERN USING 4-6" WIDE BOARDS



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



BRISE SOLEIL - NATURAL
NATURAL UNFINISHED WOOD MEANT TO PATINA TO A SILVER GREY FINISH. STRUCTURAL SUPPORTS PAINTED BALK TO MATCH



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



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



EXPOSED METAL - BLACK
WH OR C CHANNEL BEAMS AND 3/16 BENT PLATE STEEL IN PENETROL PATINA FINISH OR PAINTED BLACK TO MATCH ROOF, WINDOWS AND DOORS



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



VIEW OF BASEMENT



VIEW OF MASTER WING



VIEW OF REAR LOGGIA



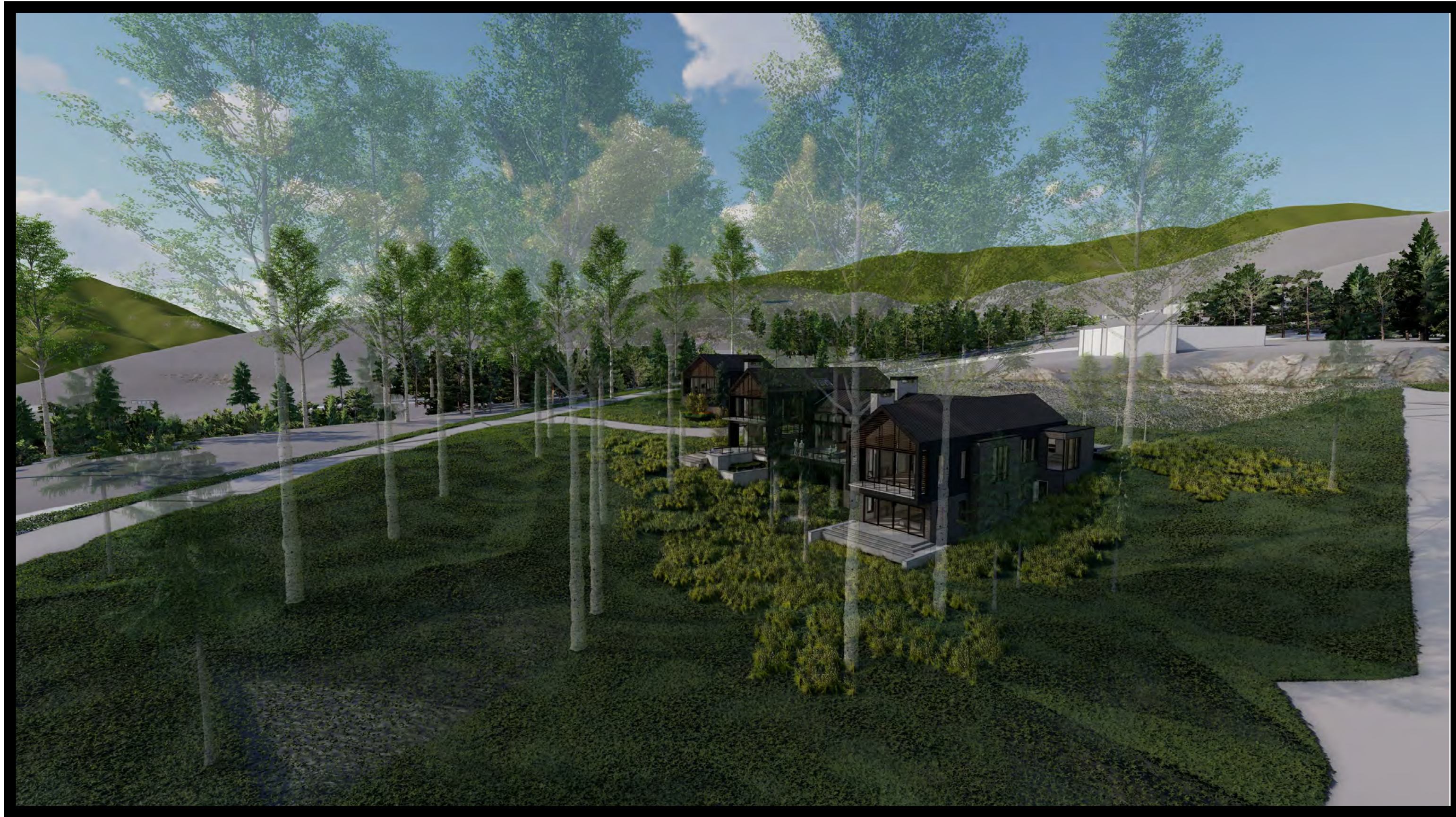
VIEW OF MAIN ENTRY



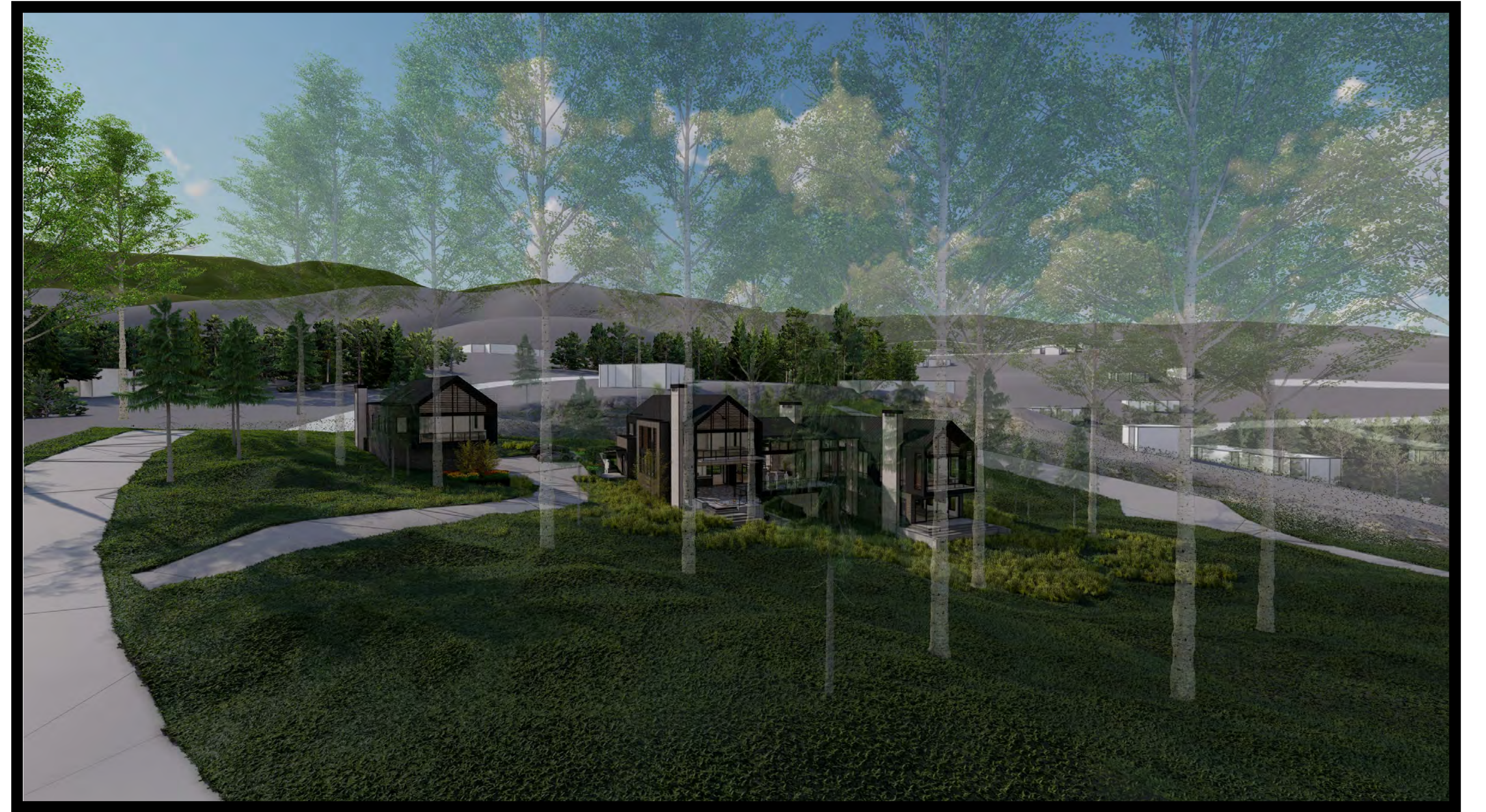
VIEW OF PARKING ENTRY



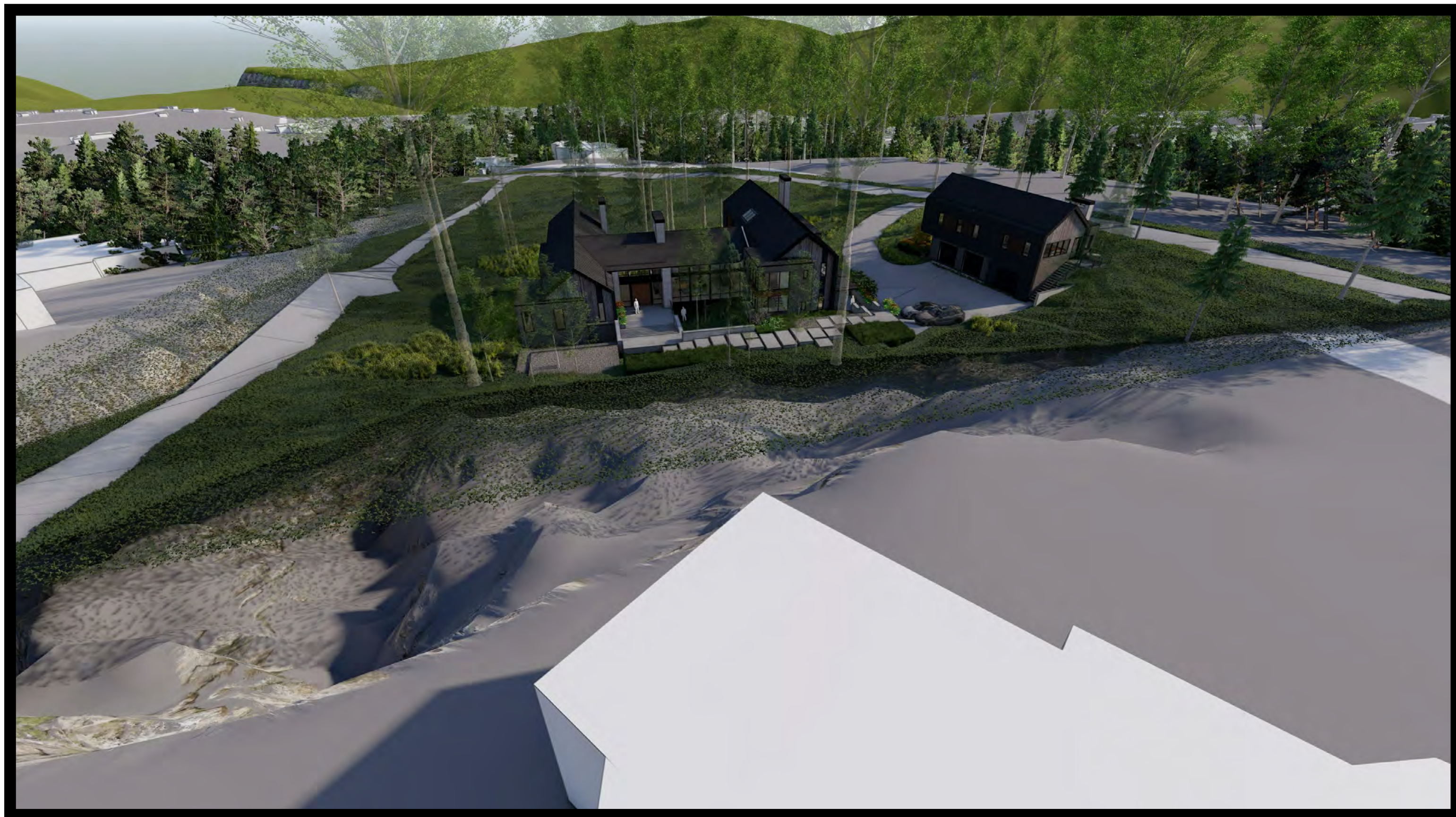
VIEW OF KITCHEN



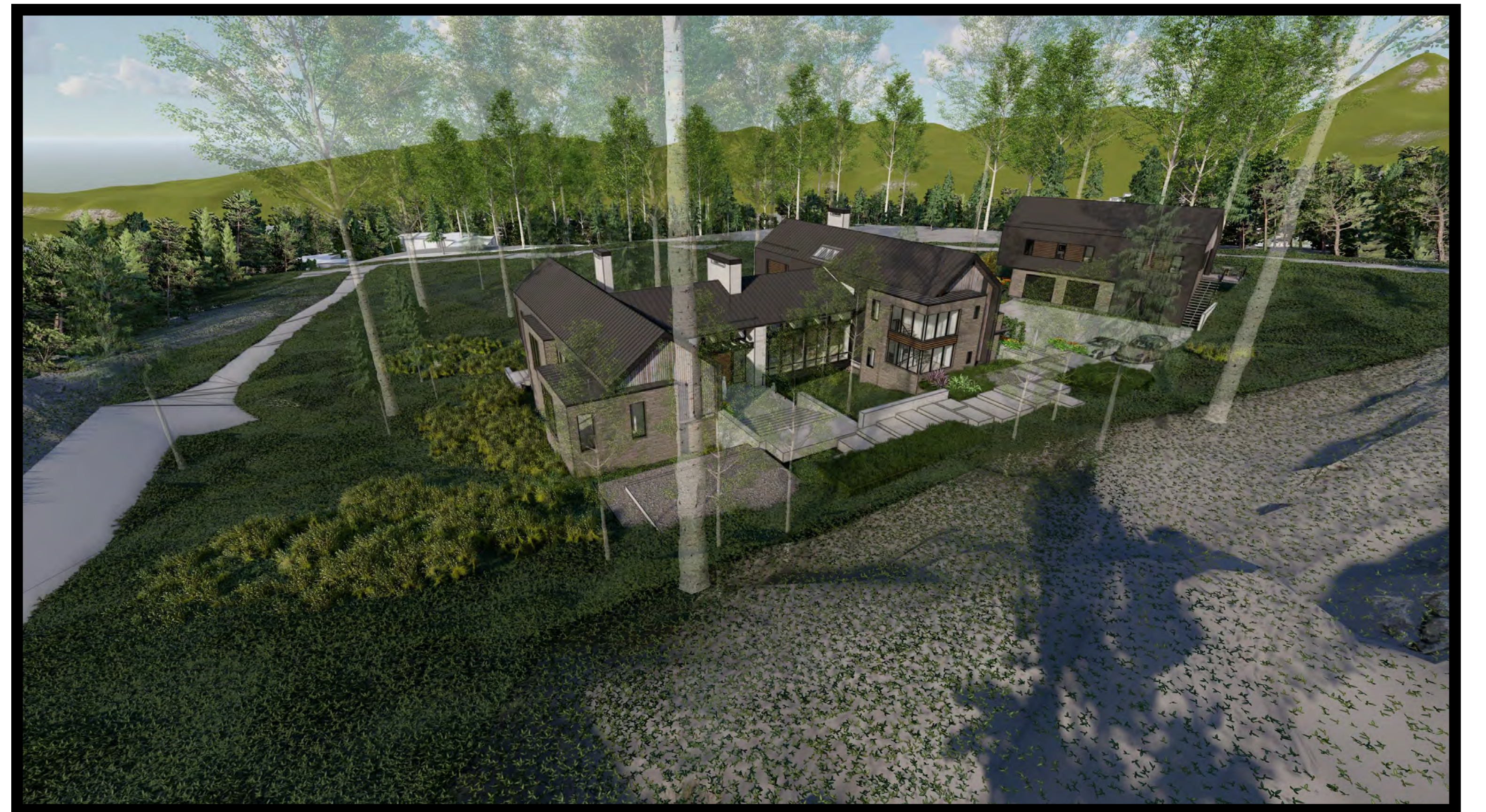
OVERVIEW LOOKING NORTH



OVERVIEW LOOKING EAST



OVERVIEW LOOKING SOUTH



OVERVIEW LOOKING WEST



SUNSET JULY 4th 9:05PM



LET IT SNOW !!!!!



VIEW FROM BENCH MARK



VIEW FROM BENCH MARK



VIEW FROM BENCH MARK



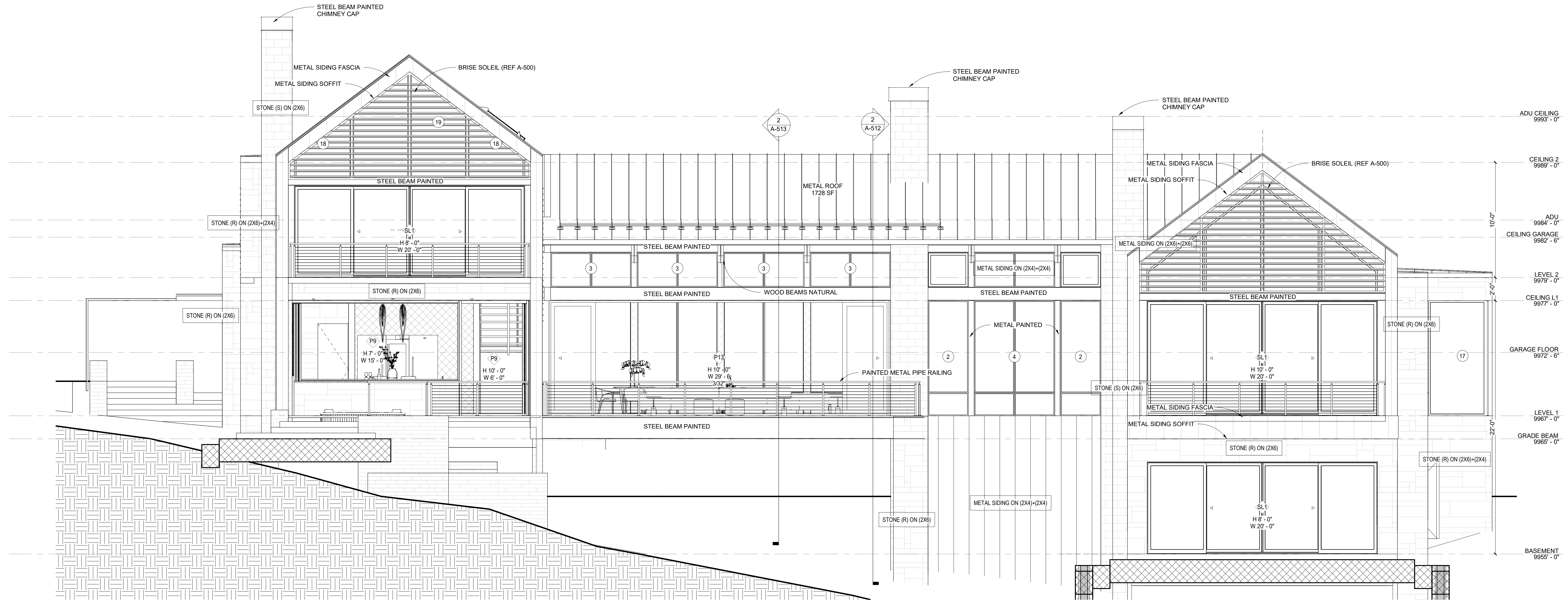
VIEW FROM DRIVEWAY



VIEW FROM KITCHEN

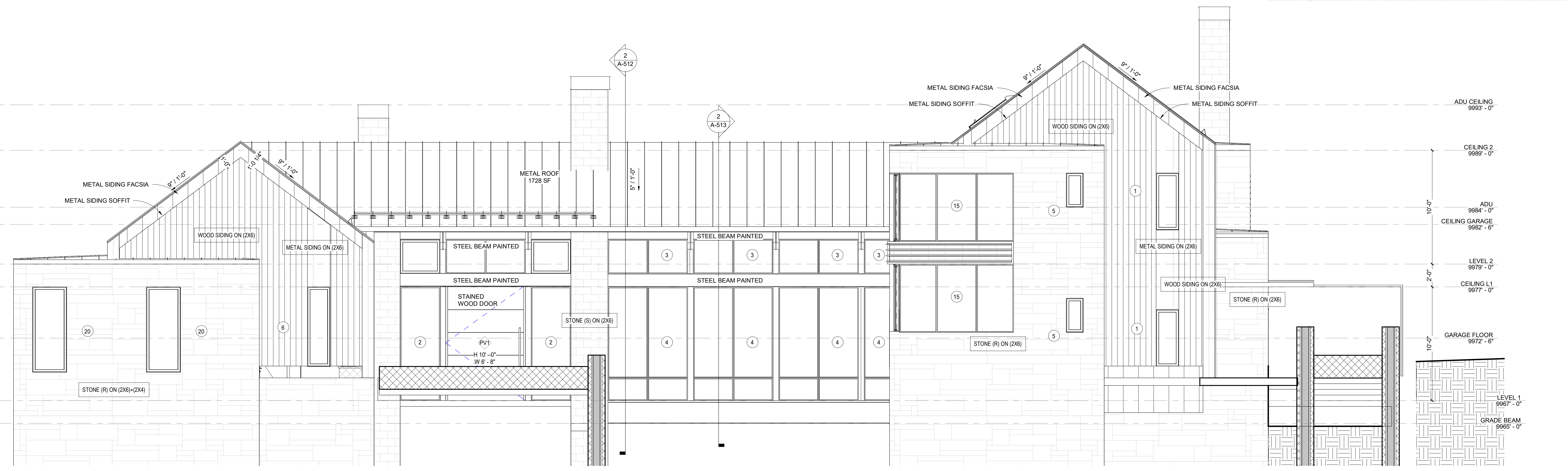


ADU



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

MAIN STRUCTURE		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
2 / A-501	REAR ELEVATION	2,866	1,236	43%
1 / A-501	FRONT ELEVATION	2,372	538	23%
1 / A-502	RIGHT ELEVATION	2,296	365	16%
1 / A-503	LEFT ELEVATION	2,247	355	16%
2 / A-502	LIVING SECTION	1,766	107	6%
2 / A-503	LIVING SECTION 2	1,833	185	10%
		13,380	2,786	21%
GARAGE / ADU		TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
1 / A-510	GARAGE WEST	983	34	3%
3 / A-510	GARAGE NORTH	648	60	9%
4 / A-510	GARAGE SOUTH	525	75	14%
	GARAGE EAST	683	56	8%
		2,839	225	8%



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

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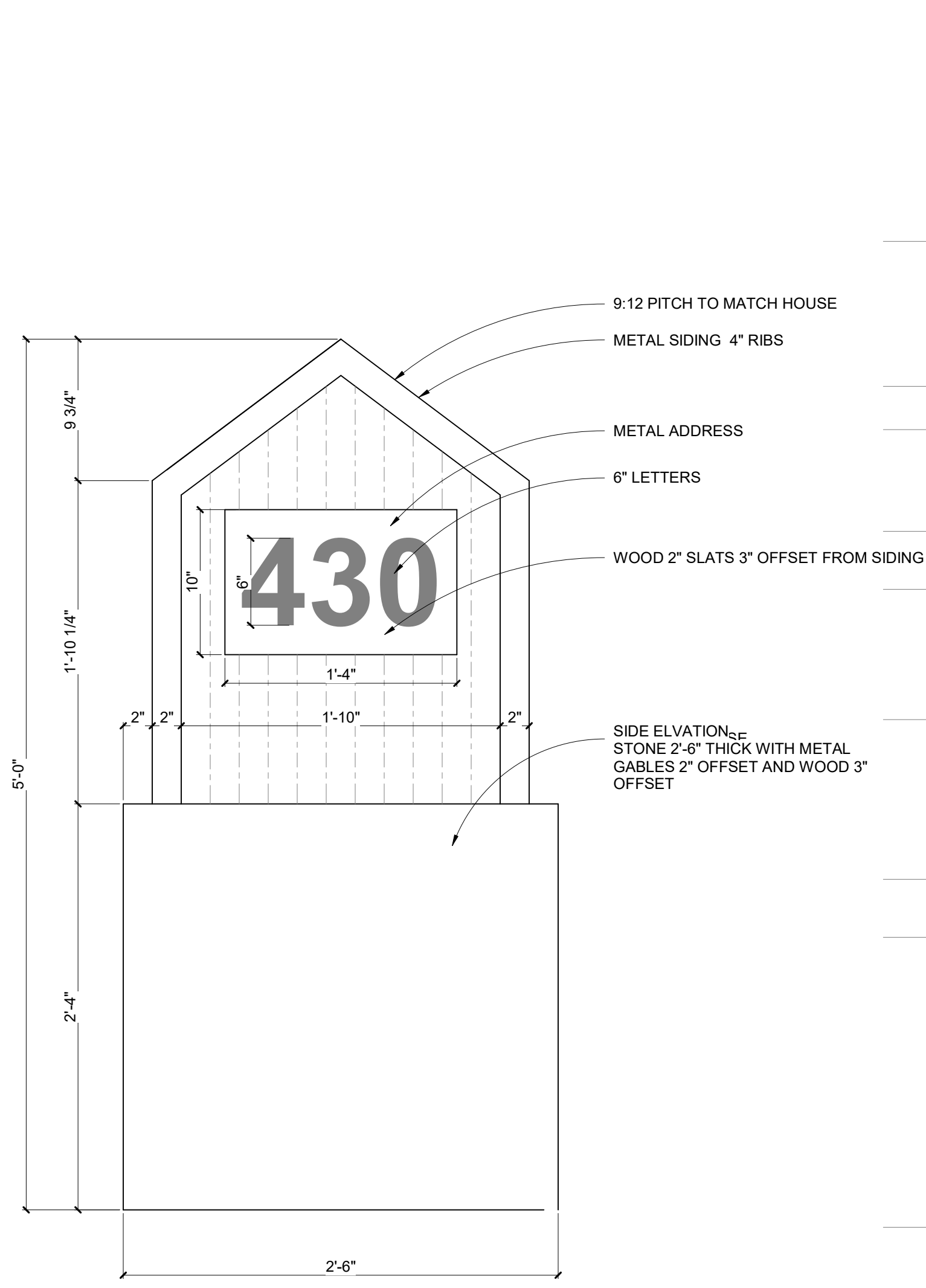
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SCALE: 1/4" = 1'-0"

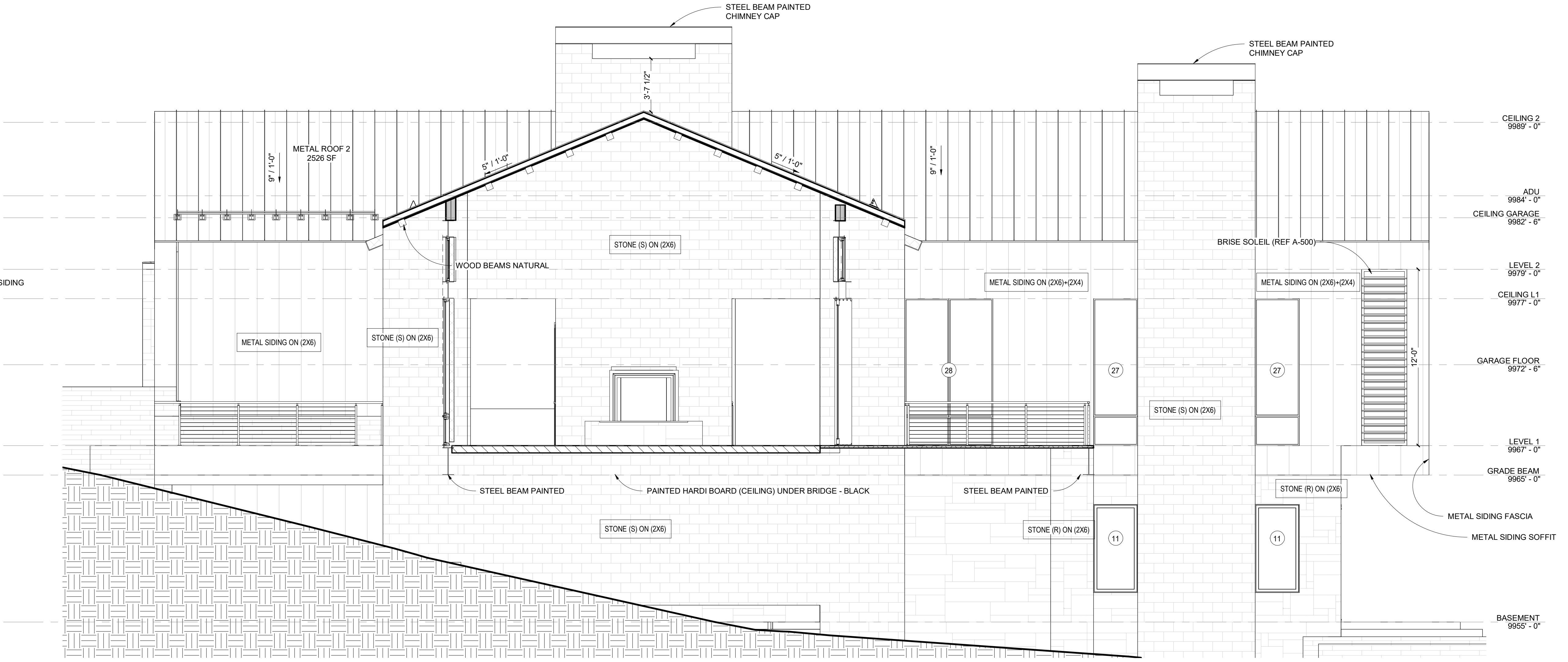
EXTERIOR ELEVATIONS

A-511

SHEET SIZE 30"x42" PRINTED FULL SIZE



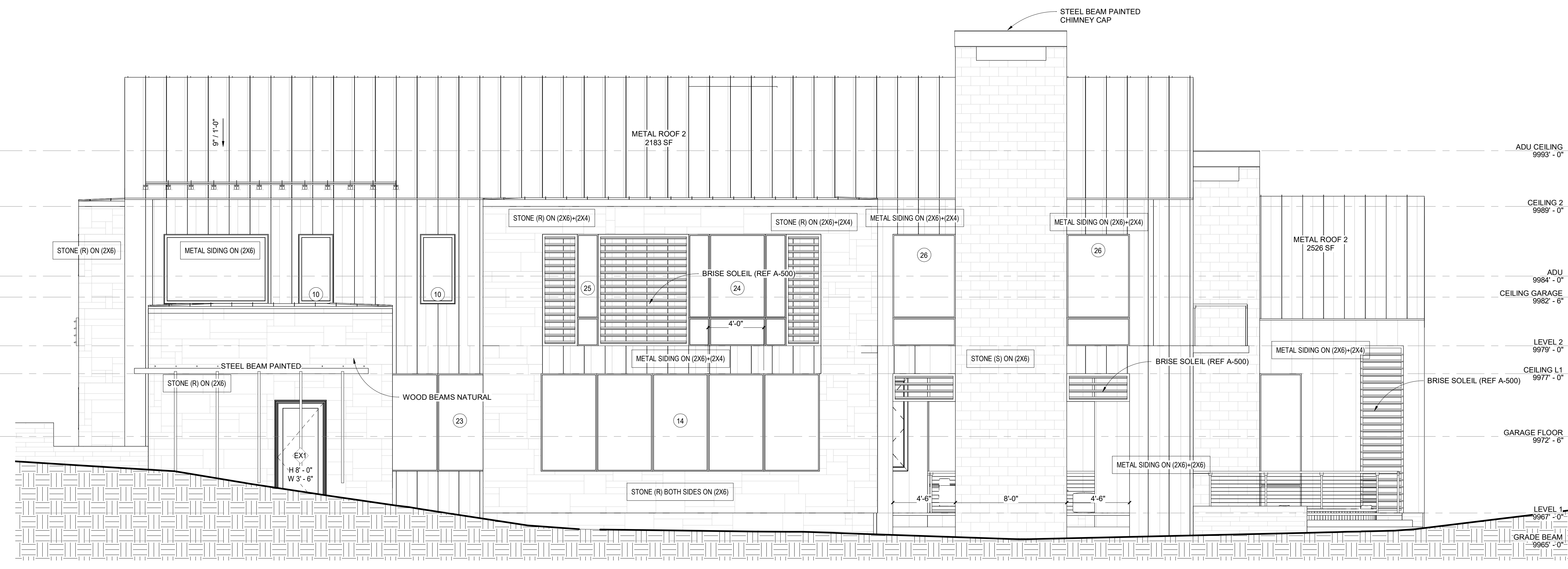
MONUMENT
SCALE: 1/12" = 1'-0"



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

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

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



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

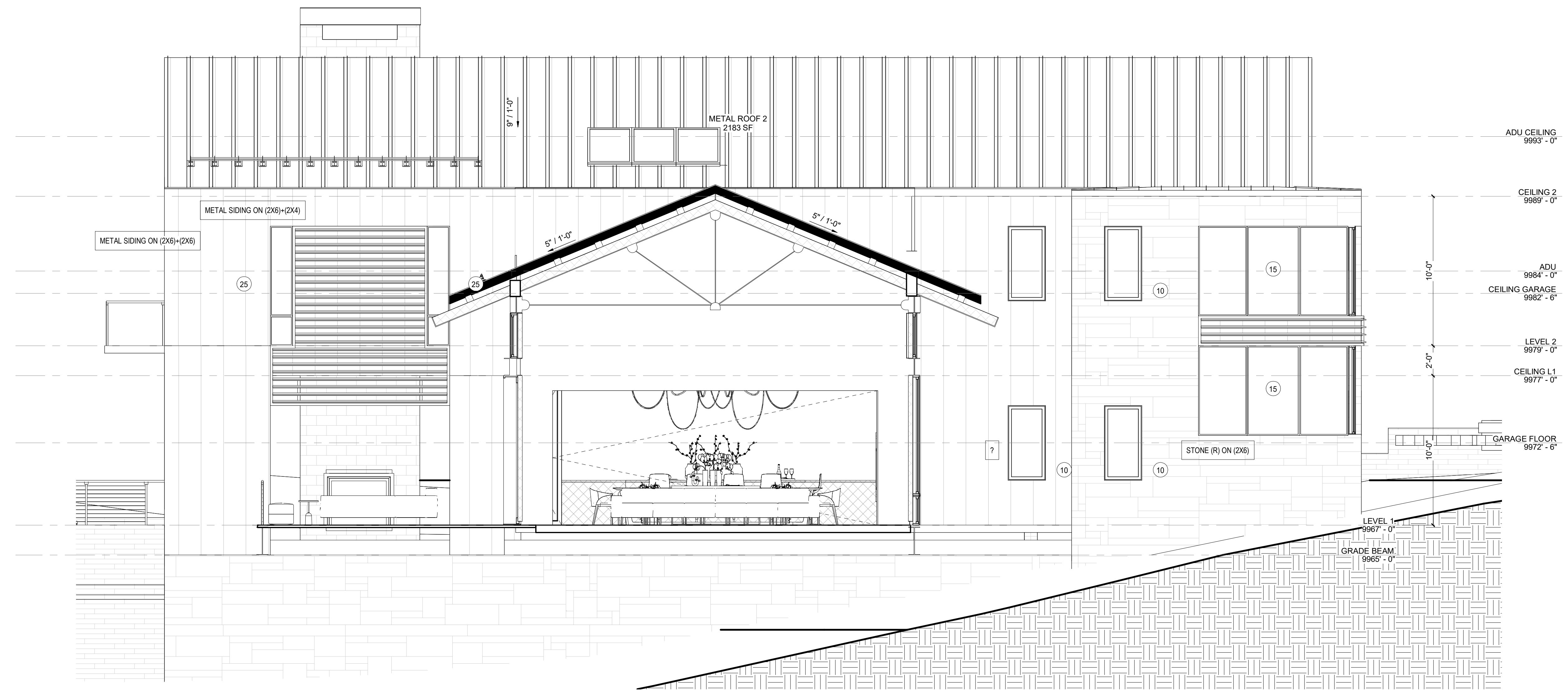
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SCALE: As indicated

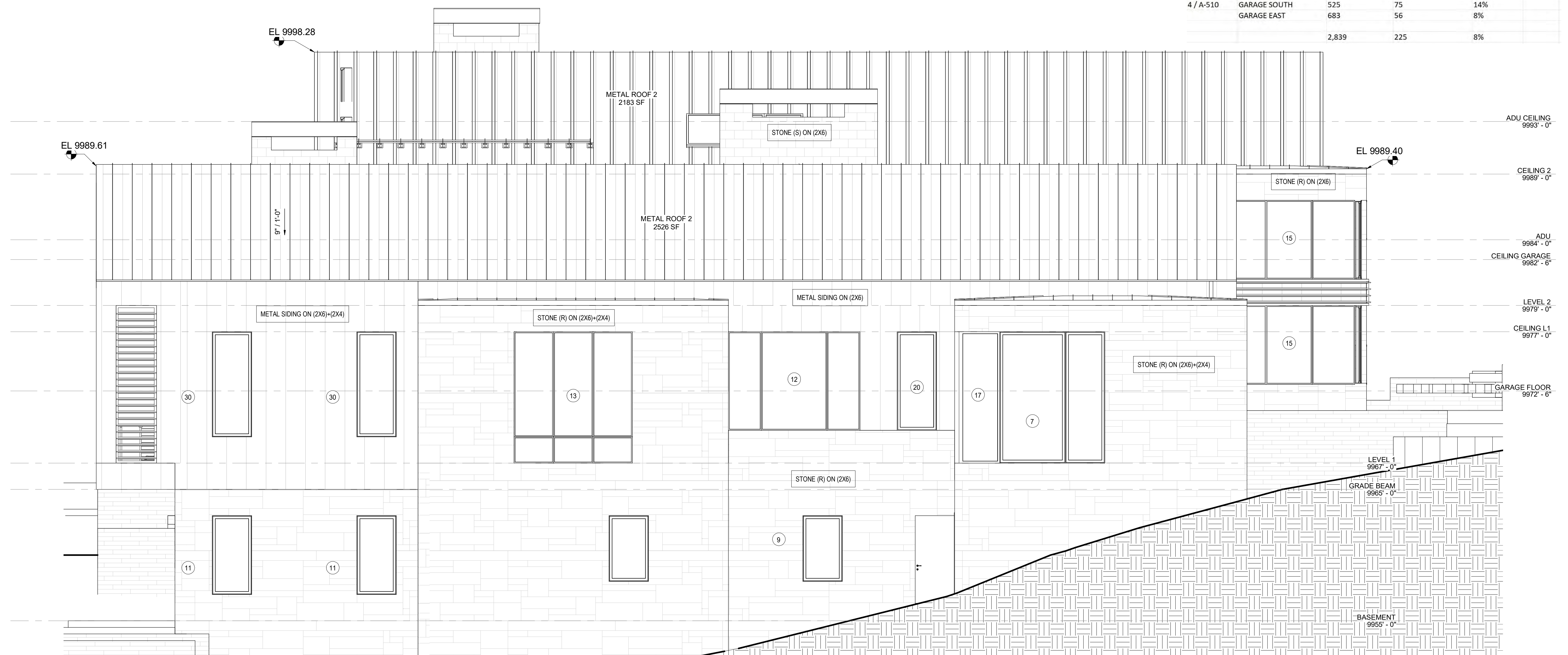
EXTERIOR ELEVATIONS
A-512

SHEET SIZE 30"x42" PRINTED FULL SIZE



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

MAIN STRUCTURE	TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
2 / A-501 REAR ELEVATION	2,866	1,236	43%
1 / A-501 FRONT ELEVATION	2,372	538	23%
1 / A-502 RIGHT ELEVATION	2,296	365	16%
1 / A-503 LEFT ELEVATION	2,247	355	16%
2 / A-502 LIVING SECTION	1,766	107	6%
2 / A-503 LIVING SECTION 2	1,833	185	10%
	13,380	2,786	21%
GARAGE / ADU	TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE
1 / A-510 GARAGE WEST	983	34	3%
3 / A-510 GARAGE NORTH	648	60	9%
4 / A-510 GARAGE SOUTH	525	75	14%
	683	56	8%
	2,839	225	8%



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

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

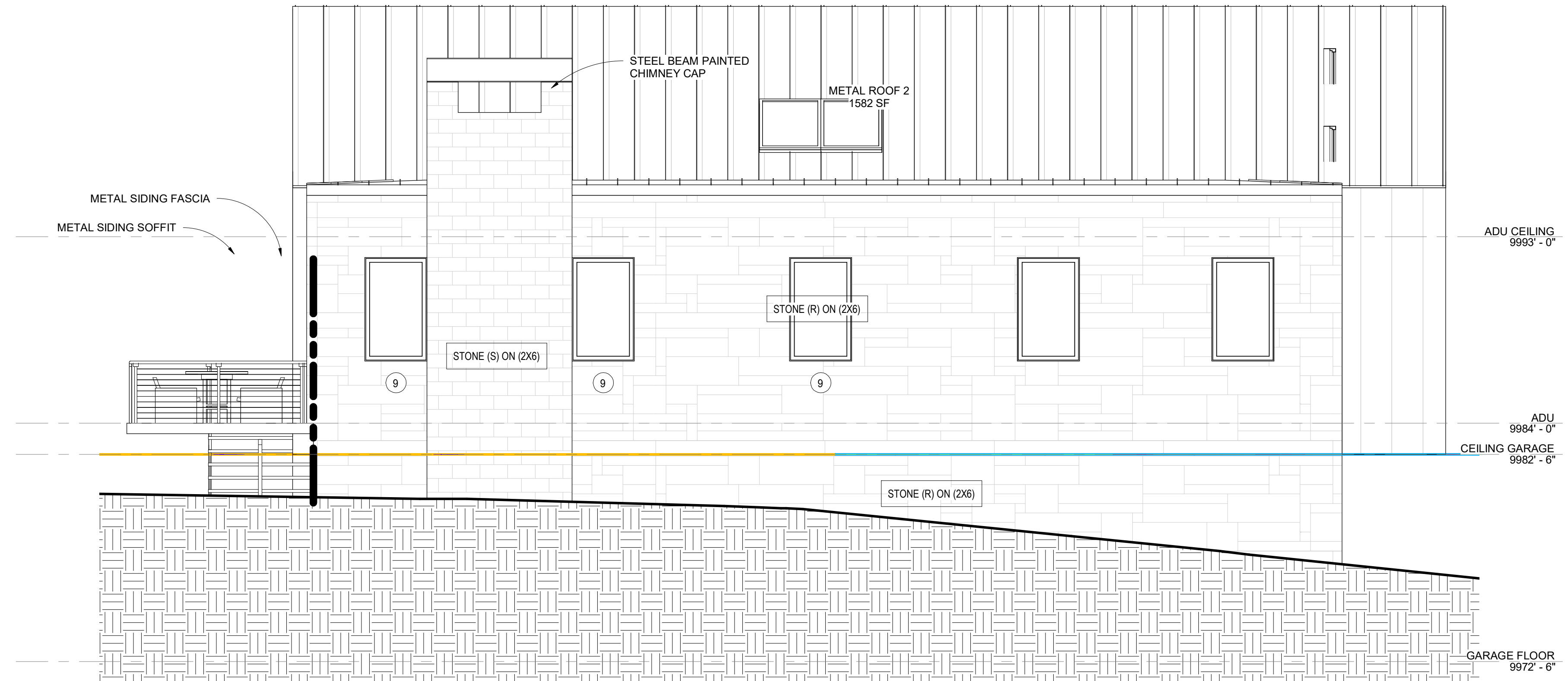
EXTERIOR
ELEVATIONS

A-513

SHEET SIZE 30"x42" PRINTED FULL SIZE

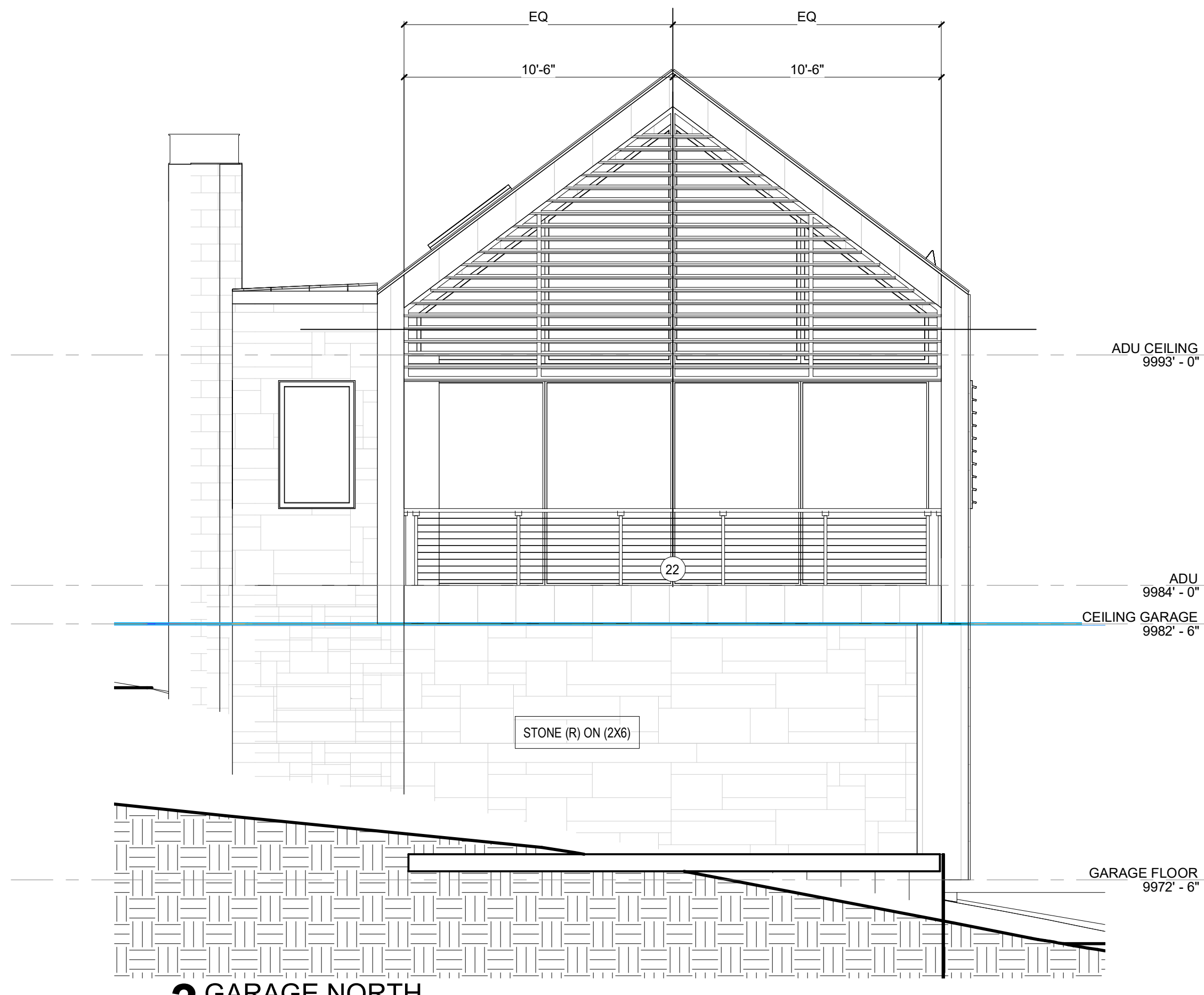


4 GARAGE SOUTH
SCALE: 1/4" = 1'-0"

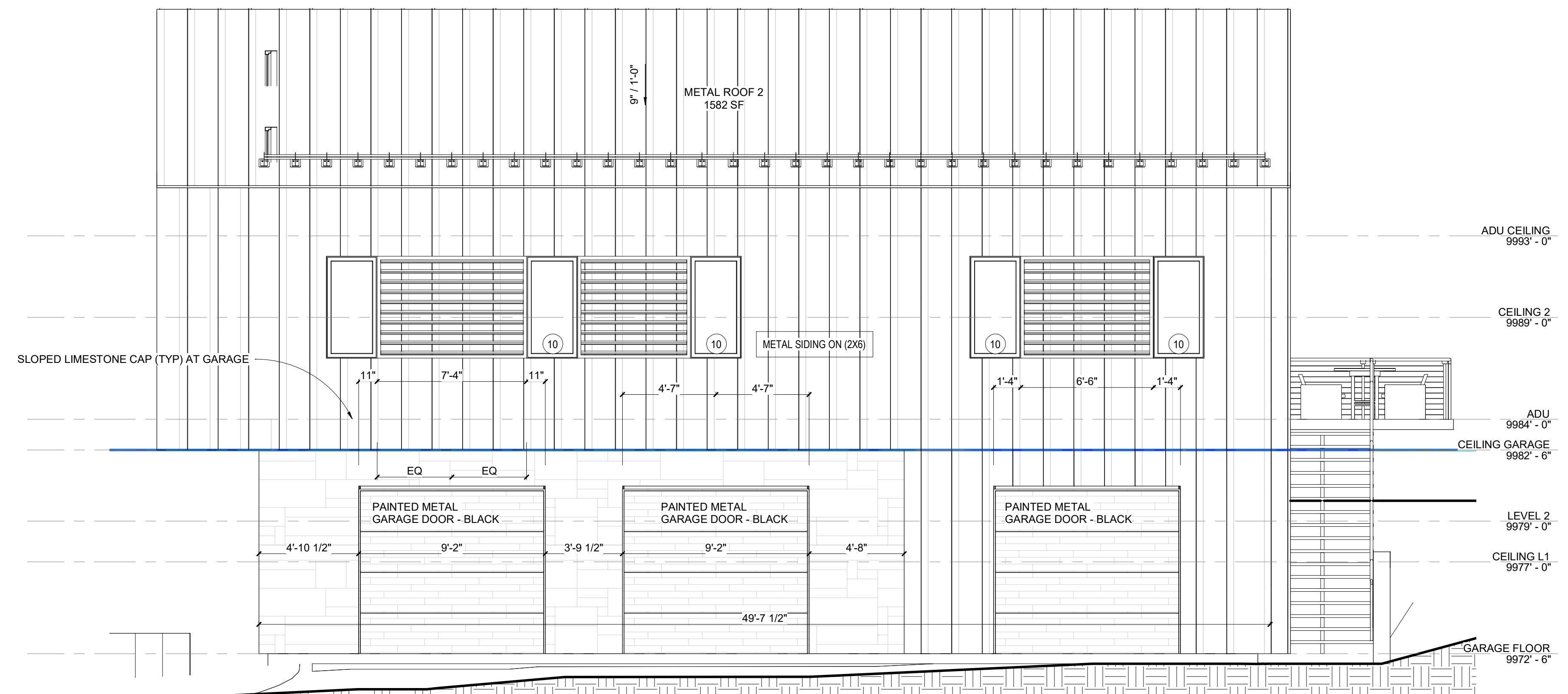


2 GARAGE EAST
SCALE: 1/4" = 1'-0"

MAIN STRUCTURE	TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE	STONE FOOTAGE	STONE PERCENTAGE
2 / A-501 REAR ELEVATION	2,866	1,236	43%	890	31%
1 / A-501 FRONT ELEVATION	2,372	538	23%	1,139	48%
1 / A-502 RIGHT ELEVATION	2,296	365	16%	923	40%
1 / A-503 LEFT ELEVATION	2,247	355	16%	1,512	67%
2 / A-502 LIVING SECTION	1,766	107	6%	1,053	60%
2 / A-503 LIVING SECTION 2	1,833	185	10%	949	52%
	13,380	2,786	21%	6,466	48%
GARAGE / ADU					
TOTAL FOOTAGE	GLAZING FOOTAGE	GLAZING PERCENTAGE	STONE FOOTAGE	STONE PERCENTAGE	
1 / A-510 GARAGE WEST	983	34	3%	356	36%
3 / A-510 GARAGE NORTH	648	60	9%	290	45%
4 / A-510 GARAGE SOUTH	525	75	14%	170	32%
GARAGE EAST	683	56	8%	254	37%
	2,839	225	8%	1,070	38%



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



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

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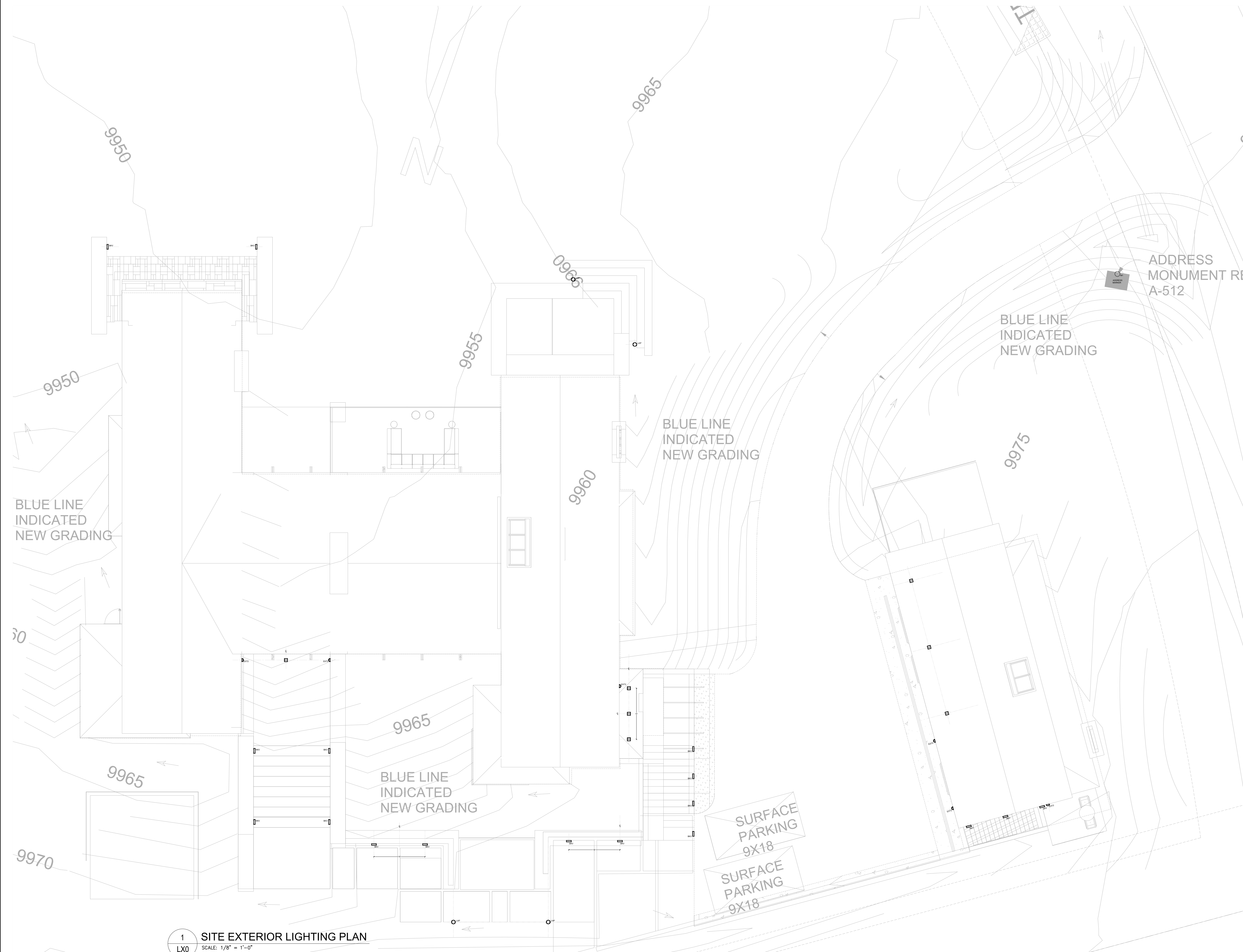
TRUSSWOOD, LLC

2021.03.24 EXTERIOR LIGHTING LAYOUT
2021.05.06 DRB SUBMITTAL
2021.05.12 M GRAY & CIVIL

- LX0 - SITE EXTERIOR LIGHTING PLAN
- LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
- LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
- LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

SITE EXTERIOR LIGHTING PLAN

LX0



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

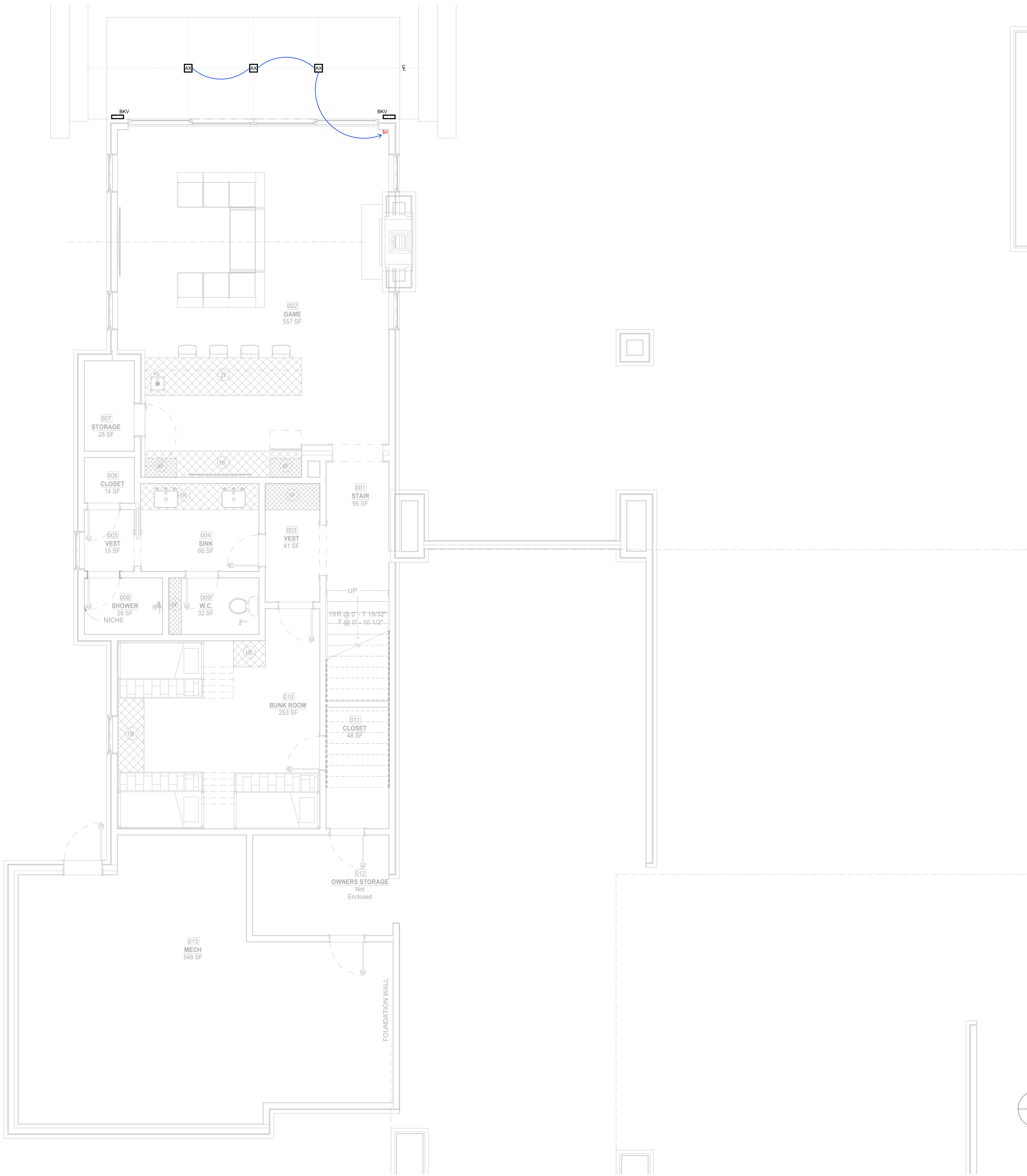
PROJECT

ADDRESS

SUBMITTAL

SHEET INDEX

DWG TITLE



1 LOWER LEVEL EXTERIOR LIGHTING PLAN
 LX1 SCALE: 1/4" = 1'-0"

- RECESSED CAN, VERIFY TRIM COLOR
- RECESSED CAN W/ LOW PROFILE HOUSING
- RECESSED CAN, 9:12 TO 12:12 SLOPE
- WALL GRAZE RECESSED CAN 6" OFF STONE
- RECESSED CAN, VERIFY TRIM COLOR
- BG SHOWER BENCH, WET RATED
- BKVBKH1 EXTERIOR STEP LIGHT
- BL UPLIGHT SCOSCE
- BW BOOT WARMERS
- BBQ BBQ LIGHT
- AC AIR CONDITIONING
- CLOCK RECEPTACLE
- RECESSED CAN
- RECESSED CAN WITH ELECTRONIC TRANSFORMER
- CAS ART LIGHTING POWERED BY CLOCK OUTLET
- CLD1 AND CLD2 CLOSET STORAGE
- CSL SURFACE MOUNTED UNDER CABINET
- D RECESSED NON IC CAN
- DP DRAPERY
- D2 RECESSED CAN DOUBLE
- D3 RECESSED CAN TRIPLE
- DX COLUMN UPLIGHT
- RECESSED CAN, SQUARE TRIMLESS
- RECESSED CAN, DUAL LAMP TRIMLESS
- EC VERGE CORNER
- ES STAIR HANDRAIL LED
- EW VERTICAL ARCHITECTURAL LED
- EW1 LED PANEL
- EW2 ARCHITECTURAL LED
- EXT2 EXTERIOR SCOSCE DARK SKY RATED
- EXT3 EXTERIOR PENDANT
- EXT4 HISTORIC EXTERIOR SCOSCE
- F1-2 2' CLOSET FIXTURE
- F1-4 4' CLOSET FIXTURE
- FLOOR RECEPTACLE
- LED / FLUORESCENT SURFACE MOUNT
- FAN CEILING FAN
- FX CEILING FAN LIGHT KIT
- FN EXHAUST FAN
- Fp FIREPLACE CONTROL
- FS FESTOON SUSPENDED BY CABLE
- GFI GROUND FAULT OUTLET
- GAS EXTERIOR GAS SCOSCE
- H RECESSED PUCK LIGHT
- H1 ADJUSTABLE PUCK LIGHT
- MIN RECESSED
- MT4 1500W ELECTRIC HEAT
- HX UNDER WATER
- IDF SEMI FLUSH DECORATIVE FIXTURE
- IDP HANGING FIXTURE
- IDS WALL MOUNTED DECORATIVE FIXTURE
- KA CABLE LIGHTING
- LK LANDSCAPE PATH
- EX# LANDSCAPE LOAD NUMBER
- # LOAD NUMBER
- S MOTORIZED SHADE
- SB MOTORIZED BLACK OUT SHADE
- DP MOTORIZED DRAPERY
- MM SINGLE HEAD MONOPOINT
- MM MAKEUP MIRROR
- MM2 DOUBLE HEADED MONOPOINT
- MS MOTION SENSOR
- ML MIRROR W/ INTEGRATED LIGHTING
- MTV TELEVISION
- MZ MEZZALUNA WALL
- P PENDANT
- PD LED STRIP W/ STRAIGHT CHANNEL
- PD VERTICAL LED STRIP
- PD1 WET RATED VERTICAL LED
- PD1 WET RATED LED STRIP
- PD45 LED IN 45 DEGREE CHANNEL
- PO FLOATING MIRROR
- FOR MINI LINEAR LED
- IDPT RECESS TROUGH
- PNL LIGHTING MODULE ENCLOSURE
- PROJ PROJECTOR (BY OTHERS)
- PX POOL LIGHT
- RMS SUSPENDED MAGNET
- RM RECESS MAGNET
- STW THIN WALL OUTLET / USB
- RU STEP LIGHT
- SA READING LIGHT
- SS SUSPENDERS
- rv1 TWV THIN WALL VERTICAL
- S1 JAMB SWITCH
- S SINGLE POLE SWITCH
- S3 THREE WAY SWITCH
- S3S THREE WAY WALL BOX DIMMER
- S4 SINGLE POLE WALL BOX DIMMER
- SF EXHAUST FAN SWITCH WITH TIME OUT
- Sm INTEGRATED WALL BOX SMART DIMMER SWITCHED OUTLET
- TRANSFORMER/DRIVER, WATTAGE TBD
- TWV WALL MOUNTED MONORAIL
- TWH THIN WALL HORIZONTAL
- Tc TIME CLOCK
- TL TABLE LAMP
- TS MONORAIL SYSTEMS
- IN GROUND UPLIGHT
- VA VANITY SCOSCE
- VAPOR PROOF FIXTURE
- VP1 VAPOR PROOF WALL MOUNT
- WW RECESS WALL WASHER
- X WALL SCOSCE W/ INTEGRAL SWITCH
- Z SURFACE MOUNTED CEILING W/ LENS



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TRUSSWOOD, LLC

2021.03.24 EXTERIOR LIGHTING LAYOUT
 2021.05.06 DRB SUBMITTAL
 2021.05.12 M GRAY & CIVIL

LX0 - SITE EXTERIOR LIGHTING PLAN
 LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
 LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
 LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

LOWER LEVEL EXTERIOR LIGHTING PLAN

LX1

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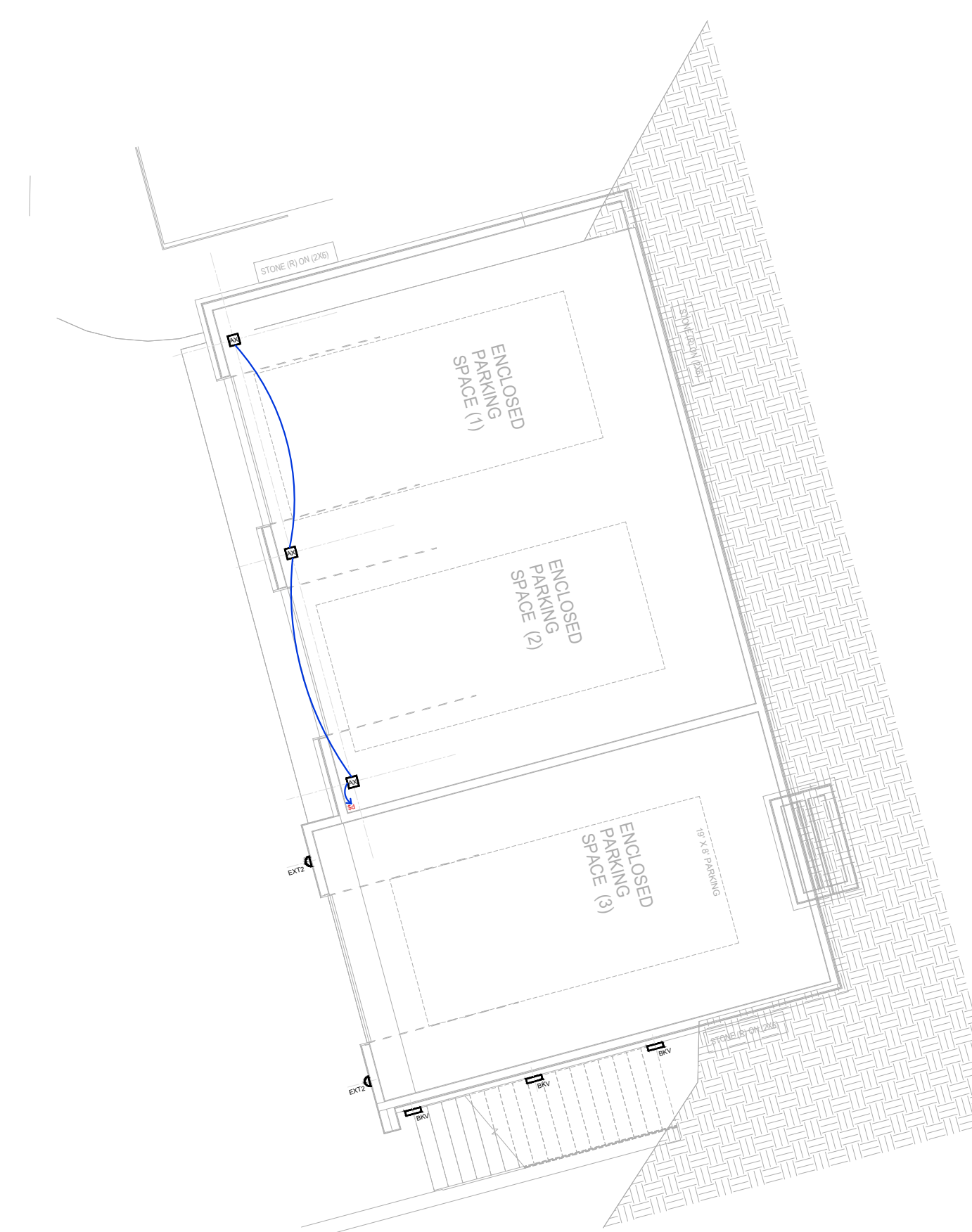
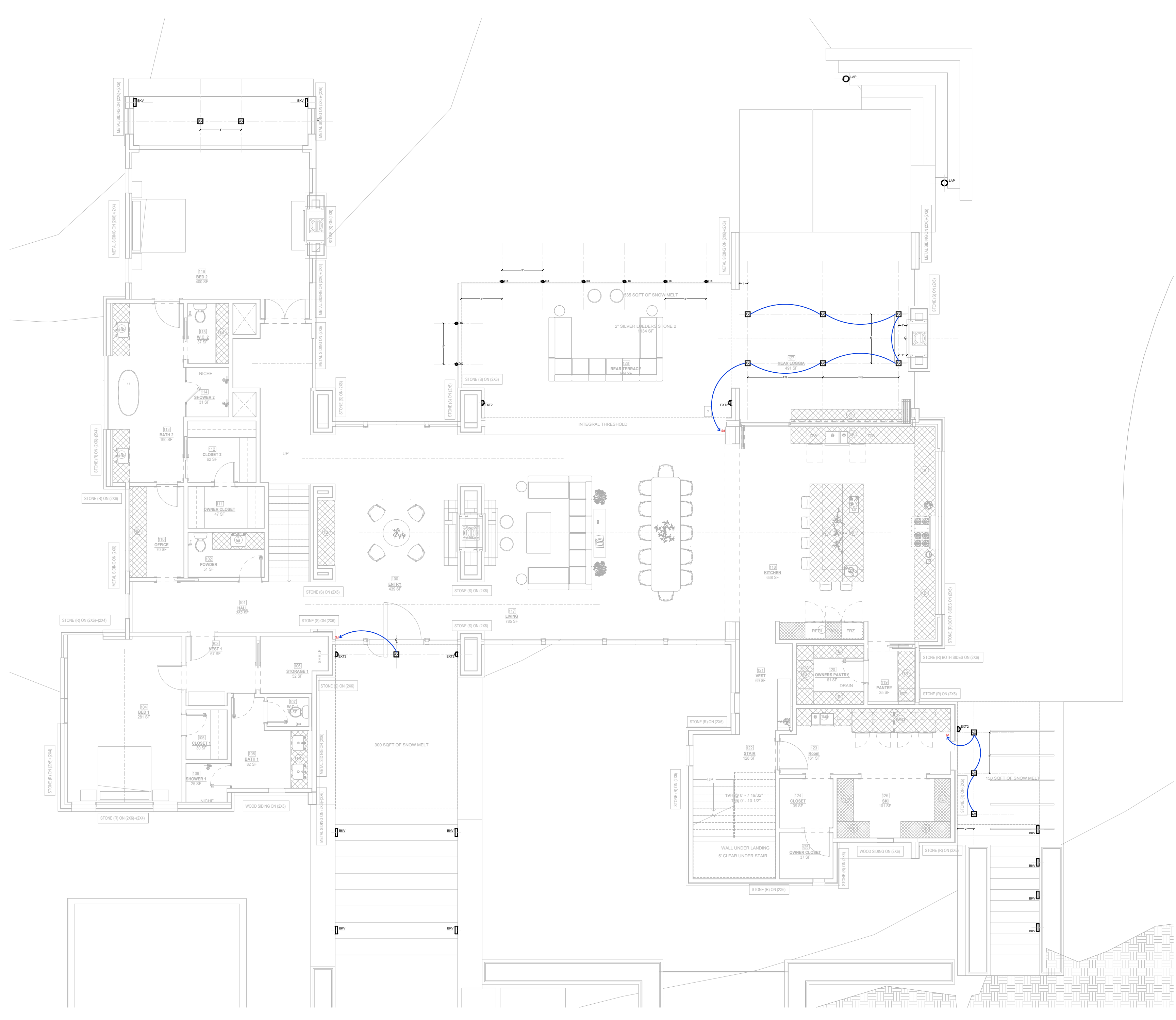
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 2021.05.06 DRB SUBMITTAL
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LX0 - SITE EXTERIOR LIGHTING PLAN
 LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
 LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
 LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

MAIN LEVEL EXTERIOR LIGHTING PLAN

LX2



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

- RECESSED CAN, VERIFY TRIM COLOR
- RECESSED CAN W/ LOW PROFILE HOUSING
- RECESSED CAN, 9:12 TO 12:12 SLOPE
- WALL GRAZE RECESSED CAN 6" OFF STONE
- RECESSED CAN, VERIFY TRIM COLOR
- BG SHOWER BENCH, WET RATED
- BKVBKH EXTERIOR STEP LIGHT
- BL UPLIGHT SCENCE
- BW BOOT WARMERS
- BBQ BBQ LIGHT
- AC AIR CONDITIONING
- CLOCK RECEPTACLE
- RECESSED CAN
- RECESSED CAN WITH ELECTRONIC TRANSFORMER
- CAS ART LIGHTING POWERED BY CLOCK OUTLET
- CLD1 AND CLD2 CLOSET STORAGE
- CSL SURFACE MOUNTED UNDER CABINET
- D RECESSED NON IC CAN
- DP DRAPERY
- D2 RECESSED CAN DOUBLE
- D3 RECESSED CAN TRIPLE
- DX COLUMN UPLIGHT
- RECESSED CAN, SQUARE TRIMLESS
- RECESSED CAN, DUAL LAMP TRIMLESS
- EC VERGE CORNER
- ES STAIR HANDRAIL LED
- EW VERTICAL ARCHITECTURAL LED
- EW1 LED PANEL
- EW2 ARCHITECTURAL LED
- EXT2 EXTERIOR SCENCE DARK SKY RATED
- EXT3 EXTERIOR PENDANT
- EXT4 HISTORIC EXTERIOR SCENCE
- F1-2' 2' CLOSET FIXTURE
- F1-4' 4' CLOSET FIXTURE
- FLOOR RECEPTACLE
- LED / FLUORESCENT SURFACE MOUNT
- FAN CEILING FAN
- FX CEILING FAN LIGHT KIT
- FN EXHAUST FAN
- Fp FIREPLACE CONTROL
- FS FESTOON SUSPENDED BY CABLE
- GFI GROUND FAULT OUTLET
- GAS EXTERIOR GAS SCENCE
- H RECESSED PUCK LIGHT
- H1 ADJUSTABLE PUCK LIGHT
- MIN RECESSED
- MT4 1500W ELECTRIC HEAT
- HX UNDER WATER
- IDF SEMI FLUSH DECORATIVE FIXTURE
- IDP HANGING FIXTURE
- IDS WALL MOUNTED DECORATIVE FIXTURE
- KA CABLE LIGHTING
- LIGHTING / SHADING KEYPAD
- LK LANDSCAPE PATH
- EXR LANDSCAPE LOAD NUMBER
- # LOAD NUMBER
- S MOTORIZED SHADE
- SB MOTORIZED BLACK OUT SHADE
- DP MOTORIZED DRAPERY
- MV SINGLE HEAD MONOPOINT
- MM MAKEUP MIRROR
- MO2 DOUBLE HEADED MONOPOINT
- MS MOTION SENSOR
- ML MIRROR W/ INTEGRATED LIGHTING
- MTV TELEVISION
- MZ MEZZALUNA WALL
- P PENDANT
- PD LED STRIP W/ STRAIGHT CHANNEL
- PD VERTICAL LED STRIP
- PD1 WET RATED VERTICAL LED
- PD1 WET RATED LED STRIP
- PD4S LED IN 45 DEGREE CHANNEL
- PO FLOATING MIRROR
- FOR MINI LINEAR LED
- IDPT RECESS TROUGH
- PNL LIGHTING MODULE ENCLOSURE
- PROJ PROJECTOR (BY OTHERS)
- PX POOL LIGHT
- RMS SUSPENDED MAGNET
- RM RECESS MAGNET
- STW THIN WALL OUTLET / USB
- S STEP LIGHT
- SA READING LIGHT
- SS SUSPENDERS
- rv1 TWV THIN WALL VERTICAL
- sj JAMB SWITCH
- s SINGLE POLE SWITCH
- s3 THREE WAY SWITCH
- s3s THREE WAY WALL BOX DIMMER
- s4 SINGLE POLE WALL BOX DIMMER
- sf EXHAUST FAN SWITCH WITH TIME OUT
- sm INTEGRATED WALL BOX SMART DIMMER SWITCHED OUTLET
- TRANSFORMERDRIVER, WATTAGE TBD
- TWV WALL MOUNTED MONORAIL
- TWH THIN WALL HORIZONTAL
- Tc TIME CLOCK
- TL TABLE LAMP
- MONORAIL SYSTEMS
- IN GROUND UPLIGHT
- VA VANITY SCENCE
- VAPOR PROOF FIXTURE
- VP1 VAPOR PROOF WALL MOUNT
- WW RECESS WALL WASHER
- X WALL SCENCE W/ INTEGRAL SWITCH
- Z SURFACE MOUNTED CEILING W/ LENS

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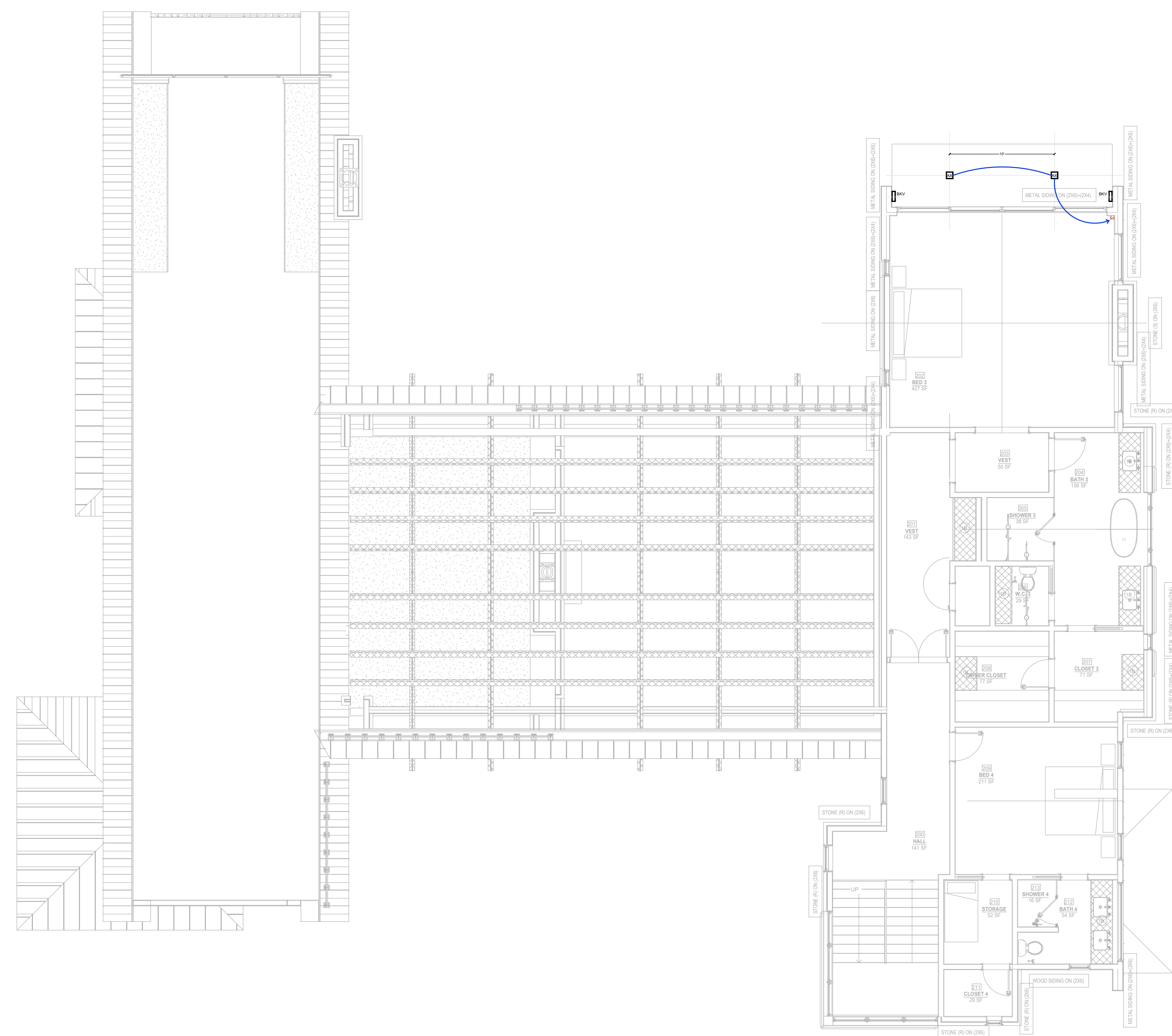
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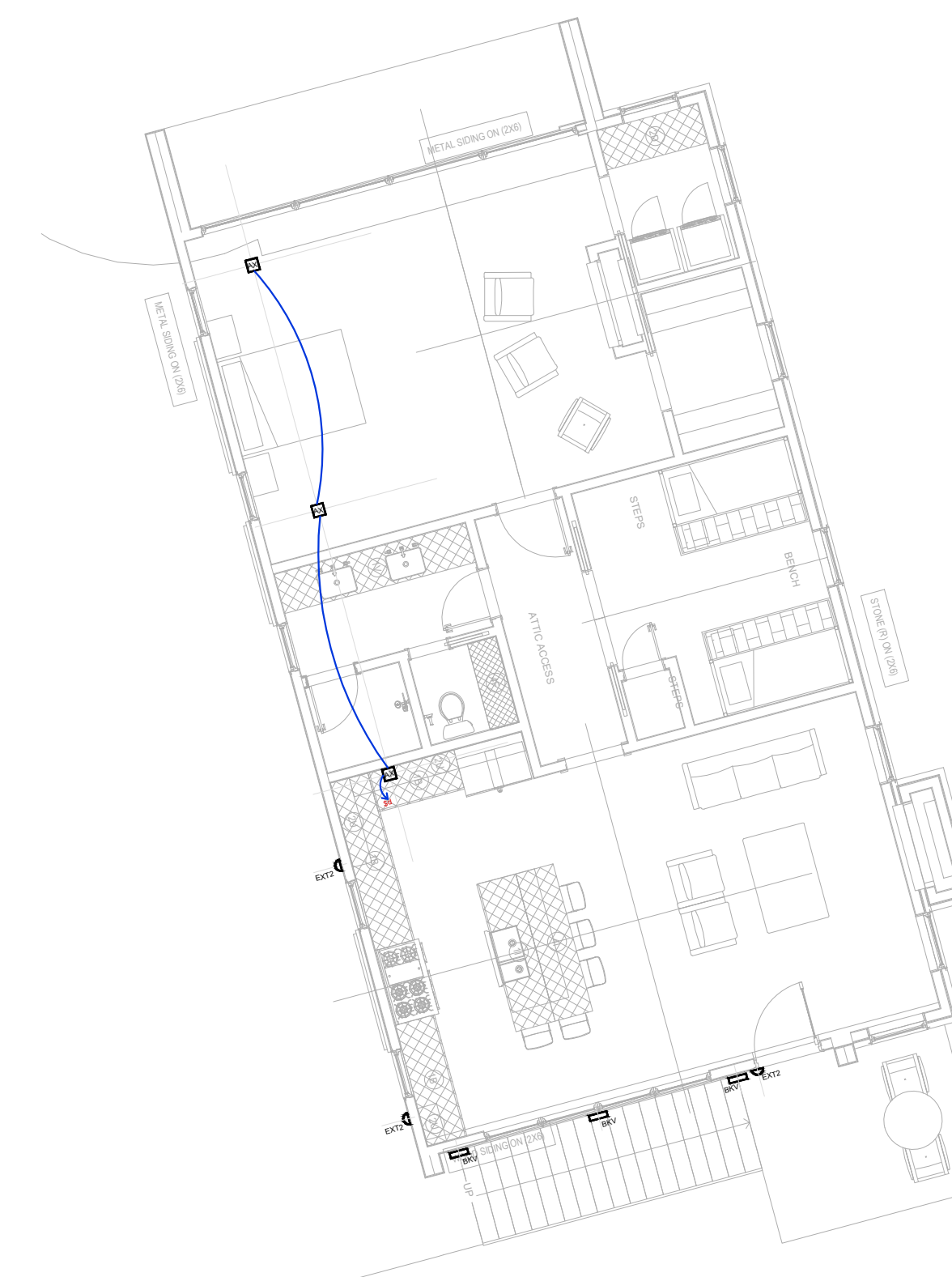
LX0 - SITE EXTERIOR LIGHTING PLAN
 LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
 LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
 LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

UPPER LEVEL EXTERIOR LIGHTING PLAN

LX3



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



- RECESSED CAN, VERIFY TRIM COLOR
- RECESSED CAN W/ LOW PROFILE HOUSING
- RECESSED CAN, 9:12 TO 12:12 SLOPE
- WALL GRAZE RECESSED CAN 6" OFF STONE
- RECESSED CAN, VERIFY TRIM COLOR
- BG SHOWER BENCH, WET RATED
- BK/BKH EXTERIOR STEP LIGHT
- BL UPLIGHT SCOSCE
- BW BOOT WARMERS
- BBQ BBQ LIGHT
- AC AIR CONDITIONING
- CLOCK RECEPTACLE
- RECESSED CAN
- RECESSED CAN WITH ELECTRONIC TRANSFORMER
- CAS ART LIGHTING POWERED BY CLOCK OUTLET
- CLD1 AND CLD2 CLOSET STORAGE
- CSL SURFACE MOUNTED UNDER CABINET
- D RECESSED NON IC CAN
- DP DRAPERY
- D2 RECESSED CAN DOUBLE
- D3 RECESSED CAN TRIPLE
- DX COLUMN UPLIGHT
- RECESSED CAN, SQUARE TRIMLESS
- RECESSED CAN, DUAL LAMP TRIMLESS
- EC VERGE CORNER
- ES STAIR HANDRAIL LED
- EW VERTICAL ARCHITECTURAL LED
- EW1 LED PANEL
- EW2 ARCHITECTURAL LED
- EXT2 EXTERIOR SCOSCE DARK SKY RATED
- EXT3 EXTERIOR PENDANT
- EXT4 HISTORIC EXTERIOR SCOSCE
- F1-2' 2' CLOSET FIXTURE
- F1-4' 4' CLOSET FIXTURE
- FLOOR RECEPTACLE
- LED / FLUORESCENT SURFACE MOUNT
- FAN CEILING FAN
- FX CEILING FAN LIGHT KIT
- FN EXHAUST FAN
- Fp FIREPLACE CONTROL
- FS FESTOON SUSPENDED BY CABLE
- GFI GROUND FAULT OUTLET
- GAS EXTERIOR GAS SCOSCE
- H RECESSED PUCK LIGHT
- H1 ADJUSTABLE PUCK LIGHT
- HM MINI RECESSED
- MT4 1500W ELECTRIC HEAT
- HX UNDER WATER
- IDF SEMI FLUSH DECORATIVE FIXTURE
- IDP HANGING FIXTURE
- IDS WALL MOUNTED DECORATIVE FIXTURE
- KA CABLE LIGHTING
- LK LANDSCAPE PATH
- EX# LANDSCAPE LOAD NUMBER
- # LOAD NUMBER
- S MOTORIZED SHADE
- SB MOTORIZED BLACK OUT SHADE
- DP MOTORIZED DRAPERY
- MV SINGLE HEAD MONOPOINT
- MM MAKEUP MIRROR
- MO2 DOUBLE HEADED MONOPOINT
- MS MOTION SENSOR
- ML MIRROR W/ INTEGRATED LIGHTING
- MTV TELEVISION
- MEZ MEZZALUNA WALL
- P PENDANT
- PD LED STRIP W/ STRAIGHT CHANNEL
- PD VERTICAL LED STRIP
- PD1 WET RATED VERTICAL LED
- PD1 WET RATED LED STRIP
- PD45 LED IN 45 DEGREE CHANNEL
- PO FLOATING MIRROR
- FOR MINI LINEAR LED
- IDPT RECESS TROUGH
- PNL LIGHTING MODULE ENCLOSURE
- PROJ PROJECTOR (BY OTHERS)
- PX POOL LIGHT
- RUS SUSPENDED MAGNET
- RMV RECESS MAGNET
- STW THIN WALL
- OUTLET / USB
- S STEP LIGHT
- SA READING LIGHT
- SS SUSPENDERS
- rv1 TWV THIN WALL VERTICAL
- sj JAMB SWITCH
- s SINGLE POLE SWITCH
- s3 THREE WAY SWITCH
- s3s THREE WAY WALL BOX DIMMER
- s4 SINGLE POLE WALL BOX DIMMER
- sf EXHAUST FAN SWITCH WITH TIME OUT
- sn INTEGRATED WALL BOX SMART DIMMER SWITCHED OUTLET
- TRANSFORMERDRIVER_WATTAGE TBD
- TWV WALL MOUNTED MONORAIL
- TWH THIN WALL HORIZONTAL
- Tc TIME CLOCK
- TL TABLE LAMP
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- VAPOR PROOF FIXTURE
- VP1 VAPOR PROOF WALL MOUNT
- WW RECESS WALL WASHER
- X WALL SCOSCE W/ INTEGRAL SWITCH
- Z SURFACE MOUNTED CEILING W/ LENS

PROJECT

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SUBMITTAL

SHEET INDEX

DWG TITLE

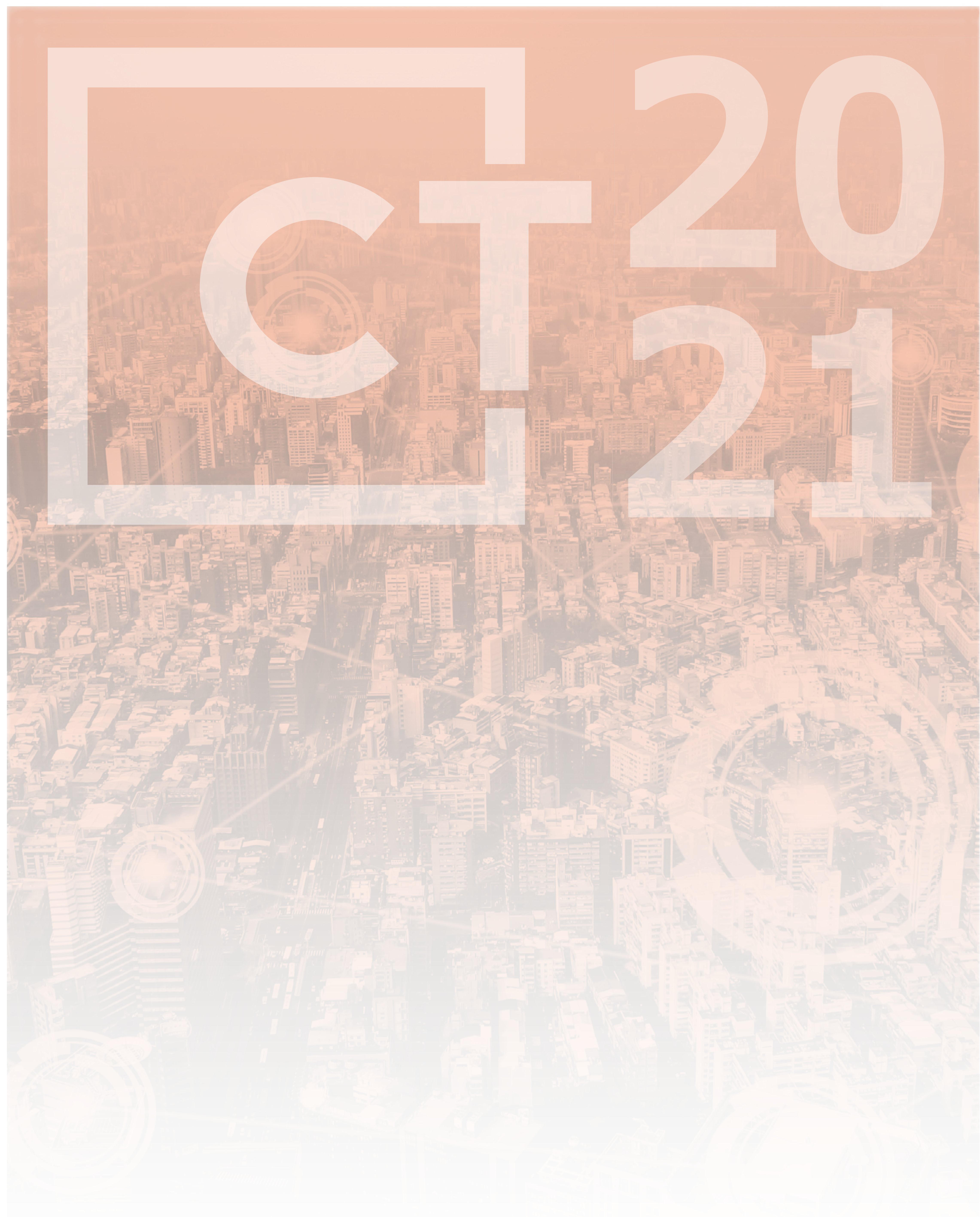


DENVER, CO OFFICE
 1210 SOUTH JASON ST.
 DENVER, CO. 80223
 303.762.3537

LAS VEGAS, NV OFFICE
 6445 W. SUNSET RD. SUITE 124
 LAS VEGAS, NV. 89118
 702.497.1753

BELGRADE, MT OFFICE
 528 N. RIVER ROCK DR.
 BELGRADE, MT. 59714
 406.690.1204

CONTACT NAME MATT COLLINS
CONTACT EMAIL MCOLLINS@CT-LC.COM
CONTACT PHONE 303.505.6297



PROJECT

430 BENCHMARK RESIDENCE



LTG SUBMITTER_{CR}

LOCATION

DATE 5.18.21

CTRL CONTACT

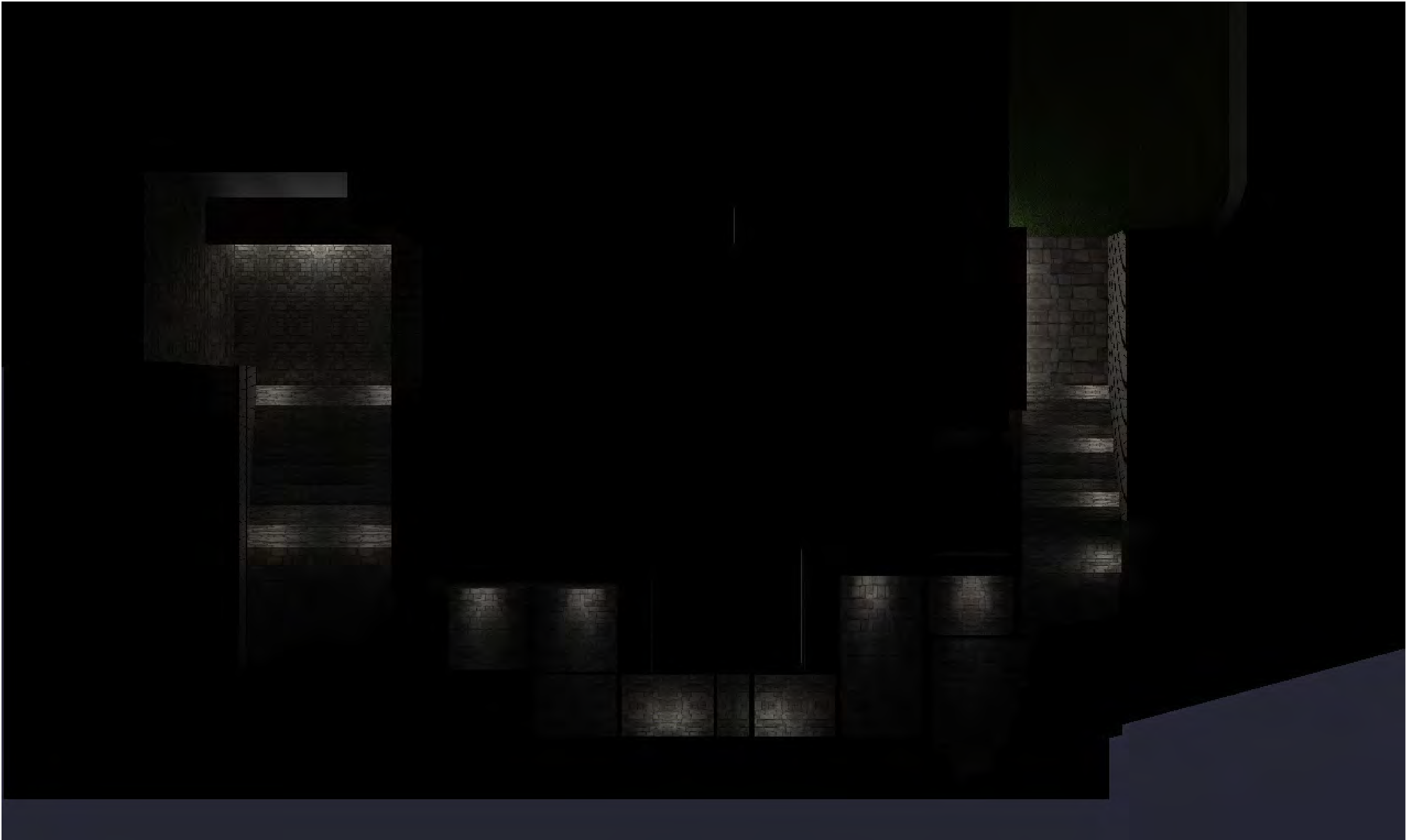
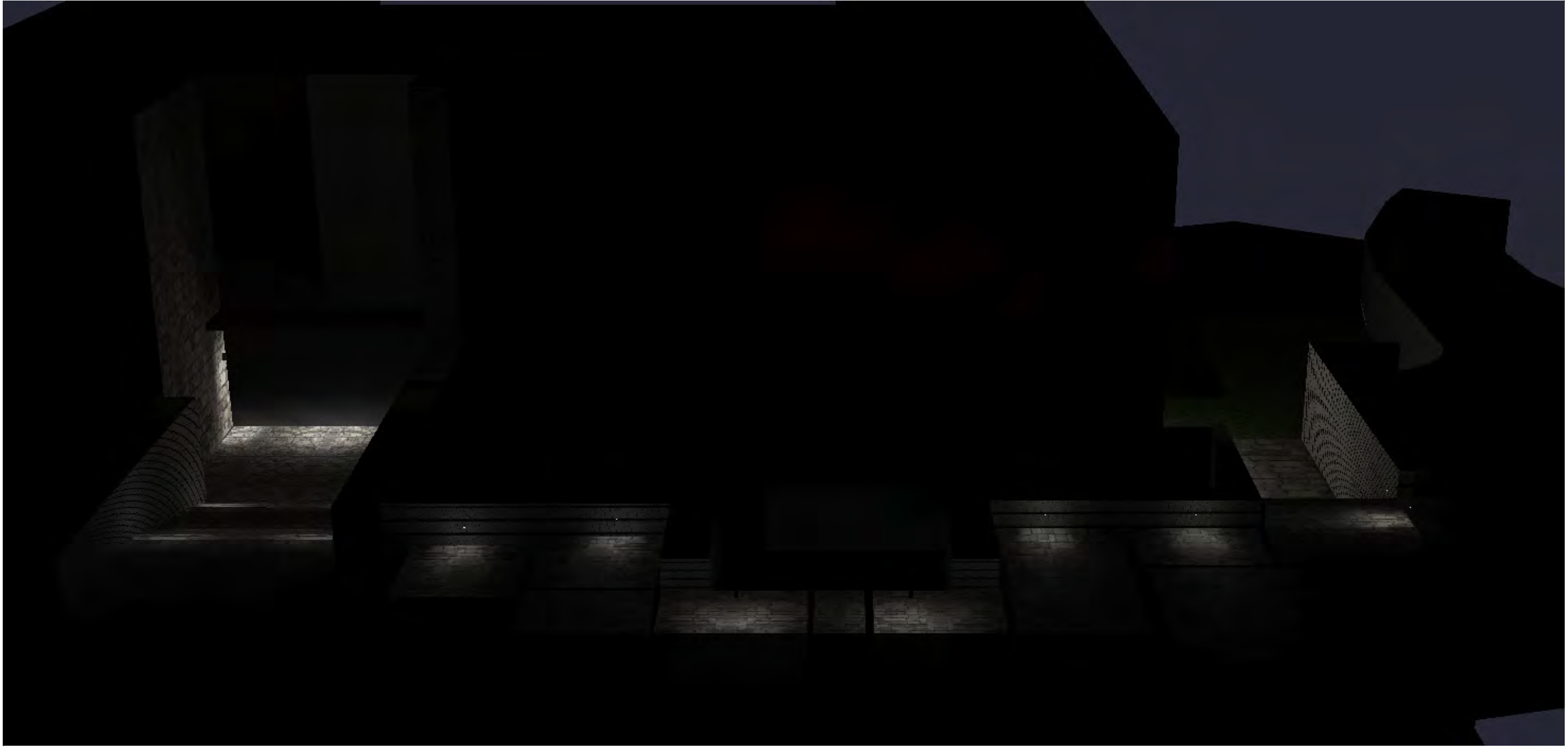
CONTACT MATT COLLINS

LX0 - RENDERINGS & SUMMARIES

Luminaire Schedule							
Label	Symbol	Qty	Description	Lum. Watts	No. Lamps	LLF	Lum. Lumens
AX		4	EDL-RM-27-5-LPD_30	13.1	1	0.800	1018
BKV		12	LSW8-WF-27 (60° OPTIC, 2700K)	1.23456	1	1.000	33
LAP		2	SSL1_80CRI_200LM_2700K	3.4	1	1.000	46
EXT2		3	SW2_DF2_90CRI_1300LM_WARMDIM 25deg	16	1	1.000	845

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Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
ground left_ground left	Fc	4.62	97.8	0.1	46.20	978.00	1	1
ground right_ground right	Fc	10.34	124.1	0.2	51.70	620.50	1	1
ground right_ground right	Fc	0.07	4.5	0.0	N.A.	N.A.	2	2
stair right_1_Top_1	Fc	0.71	2.5	0.2	3.55	12.50	1	1
stair right_10_Top_1	Fc	0.54	4.2	0.0	N.A.	N.A.	1	1
stair right_2_Top_1	Fc	0.28	0.5	0.2	1.40	2.50	1	1
stair right_3_Top_1	Fc	0.33	0.6	0.1	3.30	6.00	1	1
stair right_4_Top_1	Fc	1.55	5.3	0.1	15.50	53.00	1	1
stair right_5_Top_1	Fc	0.12	0.2	0.0	N.A.	N.A.	1	1
stair right_6_Top_1	Fc	0.09	0.1	0.0	N.A.	N.A.	1	1
stair right_7_Top_1	Fc	0.22	0.4	0.1	2.20	4.00	1	1
stair right_8_Top_1	Fc	0.00	0.0	0.0	N.A.	N.A.	2	2
stair right_8_Top_1	Fc	1.52	5.3	0.1	15.20	53.00	1	1
stair right_9_Top_1	Fc	0.07	0.2	0.0	N.A.	N.A.	1	1
stair right_Top_1	Fc	2.74	5.9	0.7	3.91	8.43	1	1
stair_1_Top_1	Fc	0.10	0.1	0.1	1.00	1.00	1	1
stair_2_Top_1	Fc	0.00	0.1	0.0	N.A.	N.A.	1	1
stair_3_Top_1	Fc	0.00	0.1	0.0	N.A.	N.A.	1	1
stair_4_Top_1	Fc	0.00	0.1	0.0	N.A.	N.A.	1	1
stair_5_Top_1	Fc	0.04	0.1	0.0	N.A.	N.A.	1	1
stair_6_Top_1	Fc	0.26	0.4	0.2	1.30	2.00	1	1
stair_7_Top_1	Fc	1.26	2.3	0.3	4.20	7.67	1	1
stair_Top_1	Fc	1.68	4.0	0.2	8.40	20.00	1	1
top stairs left_Top_1	Fc	0.02	0.3	0.0	N.A.	N.A.	1	1
walk way_1_Top_1	Fc	0.39	3.4	0.0	N.A.	N.A.	1	1
walk way_2_Top_1	Fc	0.39	3.3	0.0	N.A.	N.A.	1	1
walk way_3_Top_1	Fc	0.00	0.0	0.0	N.A.	N.A.	1	1
walk way_4_Top_1	Fc	0.00	0.0	0.0	N.A.	N.A.	2	2
walk way_4_Top_1	Fc	0.78	3.6	0.1	7.80	36.00	1	1
walk way_5_1_1_Top_1	Fc	0.00	0.0	0.0	N.A.	N.A.	2	2
walk way_5_1_1_Top_1	Fc	0.23	3.0	0.0	N.A.	N.A.	1	1
walk way_5_1_2_Top_1	Fc	0.54	3.4	0.0	N.A.	N.A.	1	1
walk way_5_1_Top_1	Fc	0.79	2.8	0.0	N.A.	N.A.	1	1
walk way_5_Top_1	Fc	0.18	0.5	0.0	N.A.	N.A.	1	1
walk way_6_Top	Fc	0.00	0.0	0.0	N.A.	N.A.	2	2
walk way_6_Top	Fc	0.00	0.1	0.0	N.A.	N.A.	1	1
walk way_7_Top	Fc	0.02	0.3	0.0	N.A.	N.A.	1	1
walk way_Top_1	Fc	0.00	0.0	0.0	N.A.	N.A.	1	1



PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

PG 2

LTG SUBMITTER CR

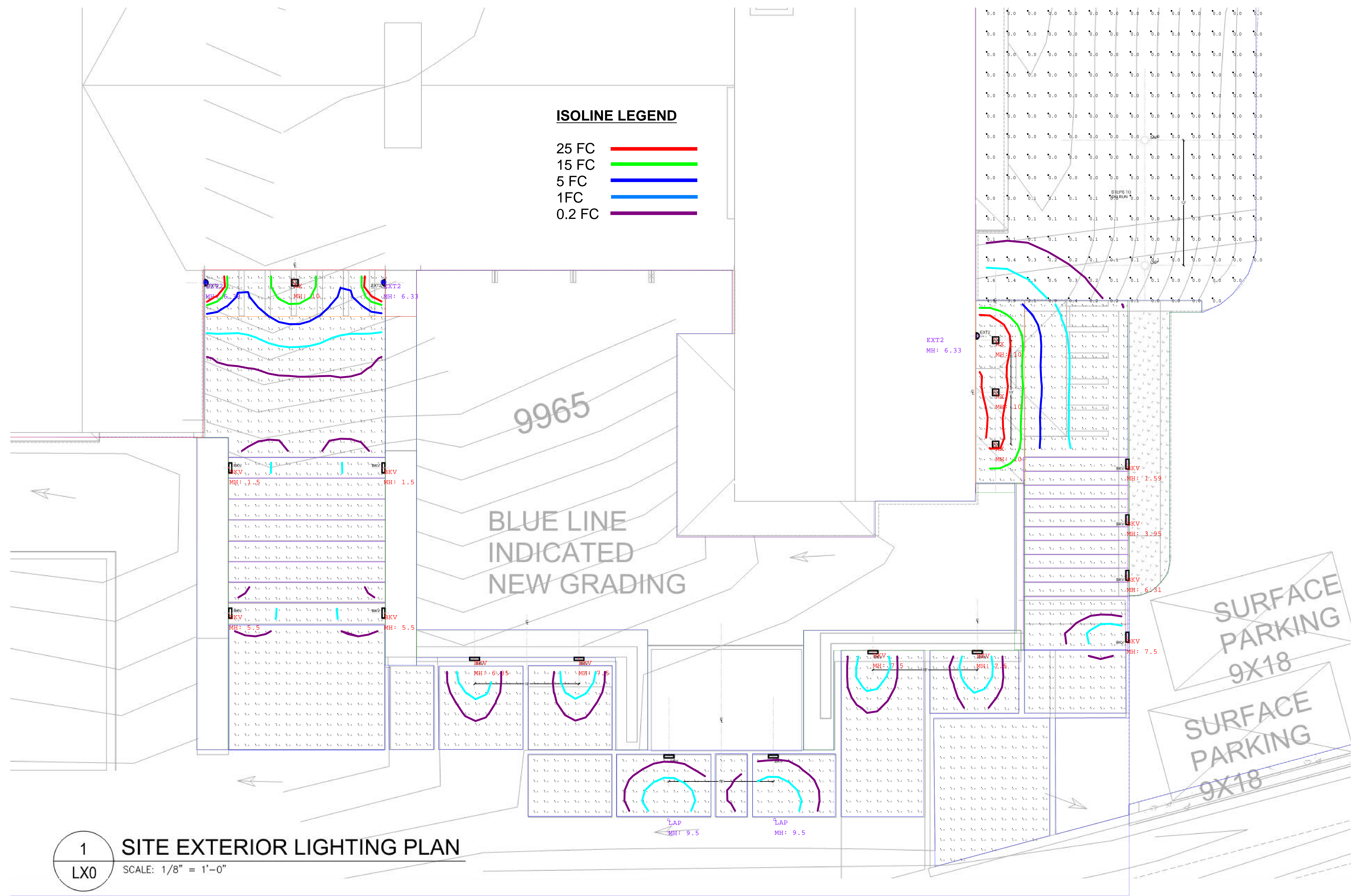
CTRL CONTACT

CONTACT MATT COLLINS

LX0 - ISOLINES & PHOTOMETRICS

ISOLINE LEGEND

- 25 FC —
- 15 FC —
- 5 FC —
- 1FC —
- 0.2 FC —



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



PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

PG 3

LTG SUBMITTER CR

CTRL CONTACT

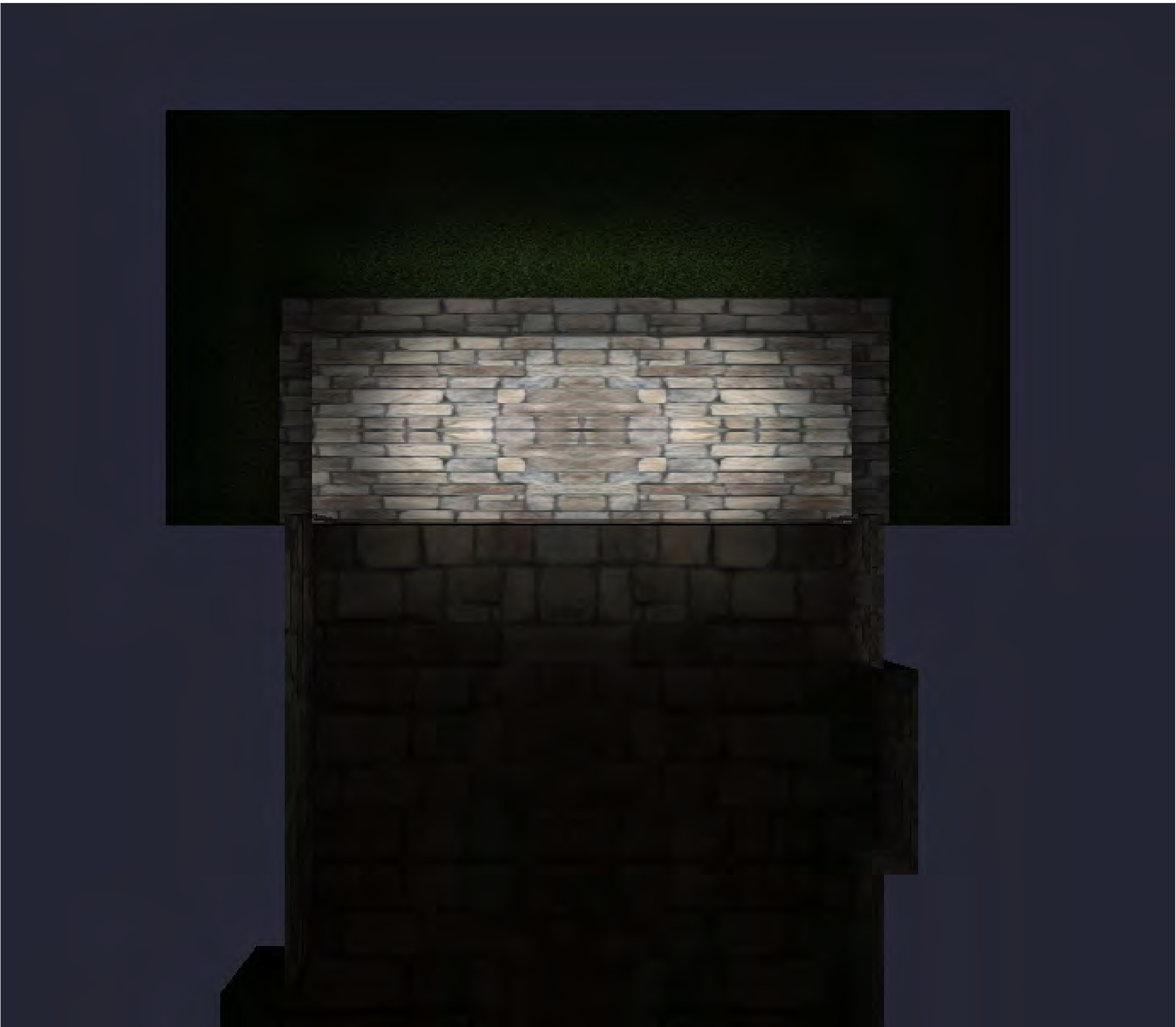
CONTACT MATT COLLINS

LX1 - RENDERINGS & SUMMARIES

Luminaire Schedule							
Label	Symbol	Qty	Description	Lum. Watts	No. Lamps	LLF	Lum. Lumens
AX		3	EDL-RM-27-5-LPD_30	13.1	1	0.850	1018
BKV		2	LSW8-W-27 (40° OPTIC, 2700K)	1.23481	1	1.000	32

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Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
ground_ground	Fc	0.10	0.8	0.0	N.A.	N.A.	2	2
PATIO_Top_3	Fc	12.79	28.1	0.9	14.21	31.22	1.5	1.5
step_Top	Fc	1.23	3.0	0.2	6.15	15.00	1.5	1.5



PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

PG 4

LTG SUBMITTER CR

CTRL CONTACT

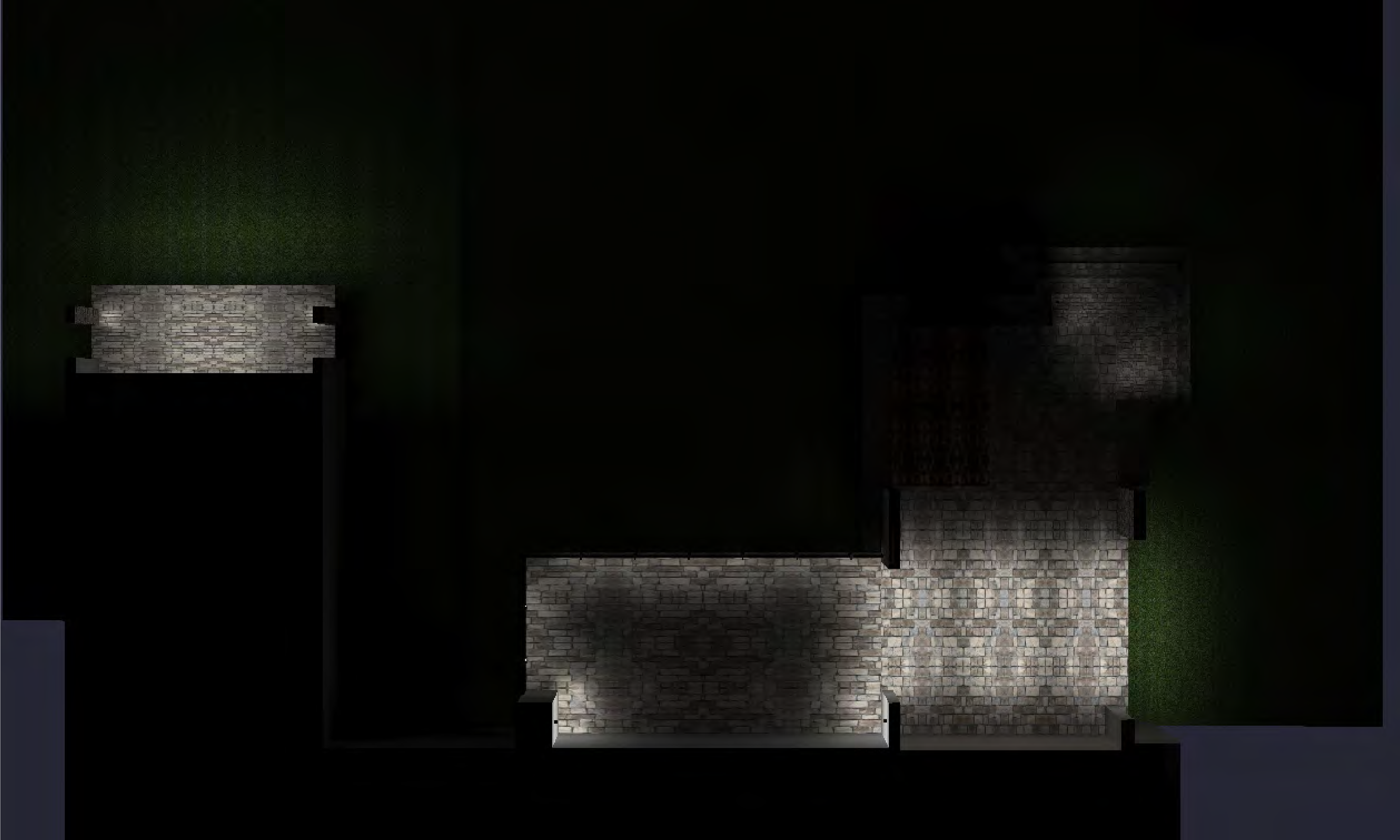
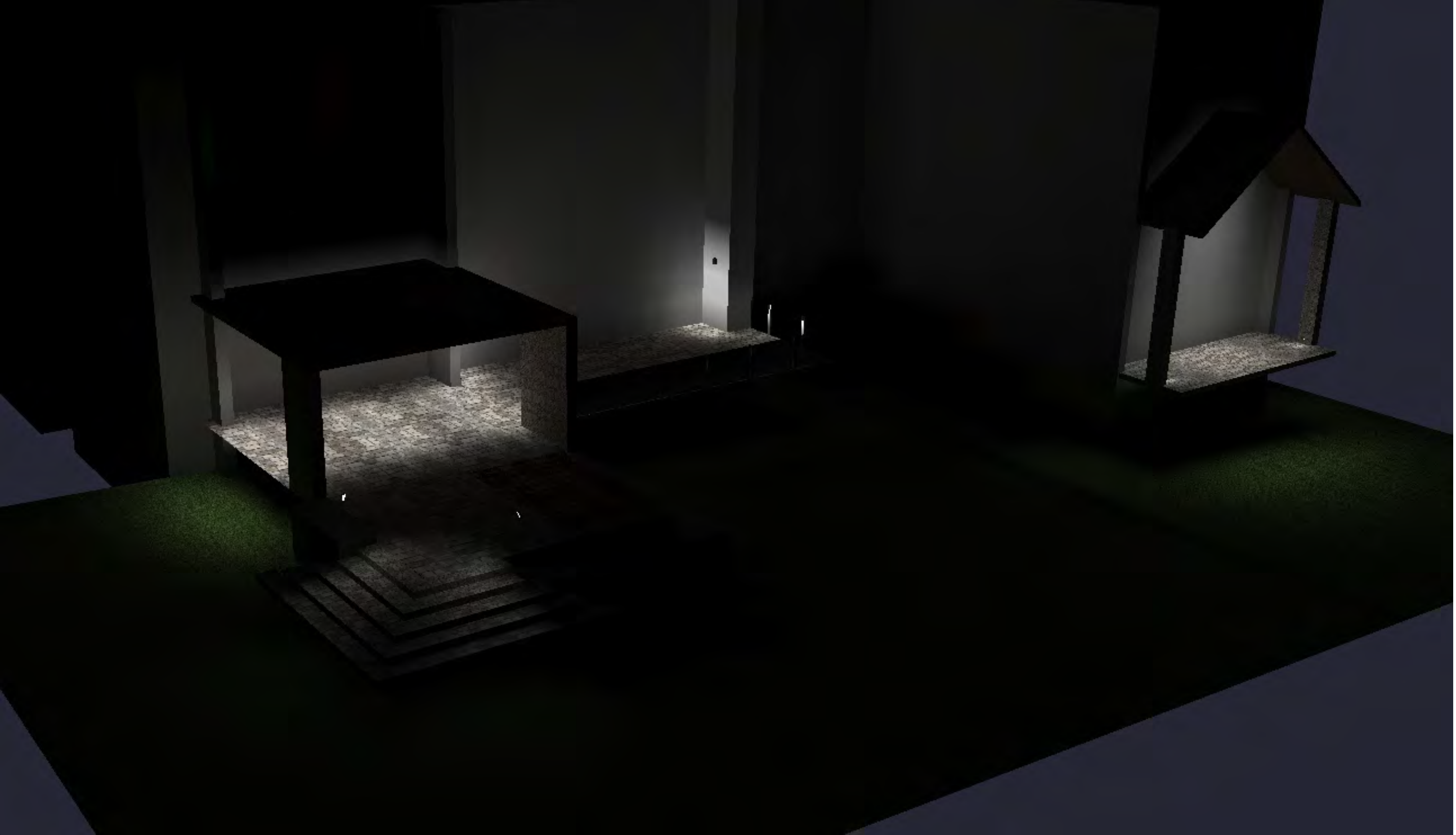
CONTACT MATT COLLINS

LX2 - RENDERINGS & SUMMARIES

Luminaire Schedule							
Label	Symbol	Qty	Description	Lum. Watts	No. Lamps	LLF	Lum. Lumens
AX		8	EDL-RM-27-5-LPD_30	13.1	1	0.800	1018
BKV		2	LSW8-WF-27 (60° OPTIC, 2700K)	1.23456	1	1.000	33
DX		8	DLED-129-12V-B-WET-DOWN-60	1.75	1	1.000	102
EXT2		2	SW2_DF2_90CRI_1300LM_WARM DIM 25deg	16	1	1.000	845
LAP		2	SSL1_80CRI_200LM_2700K	3.4	1	1.000	46

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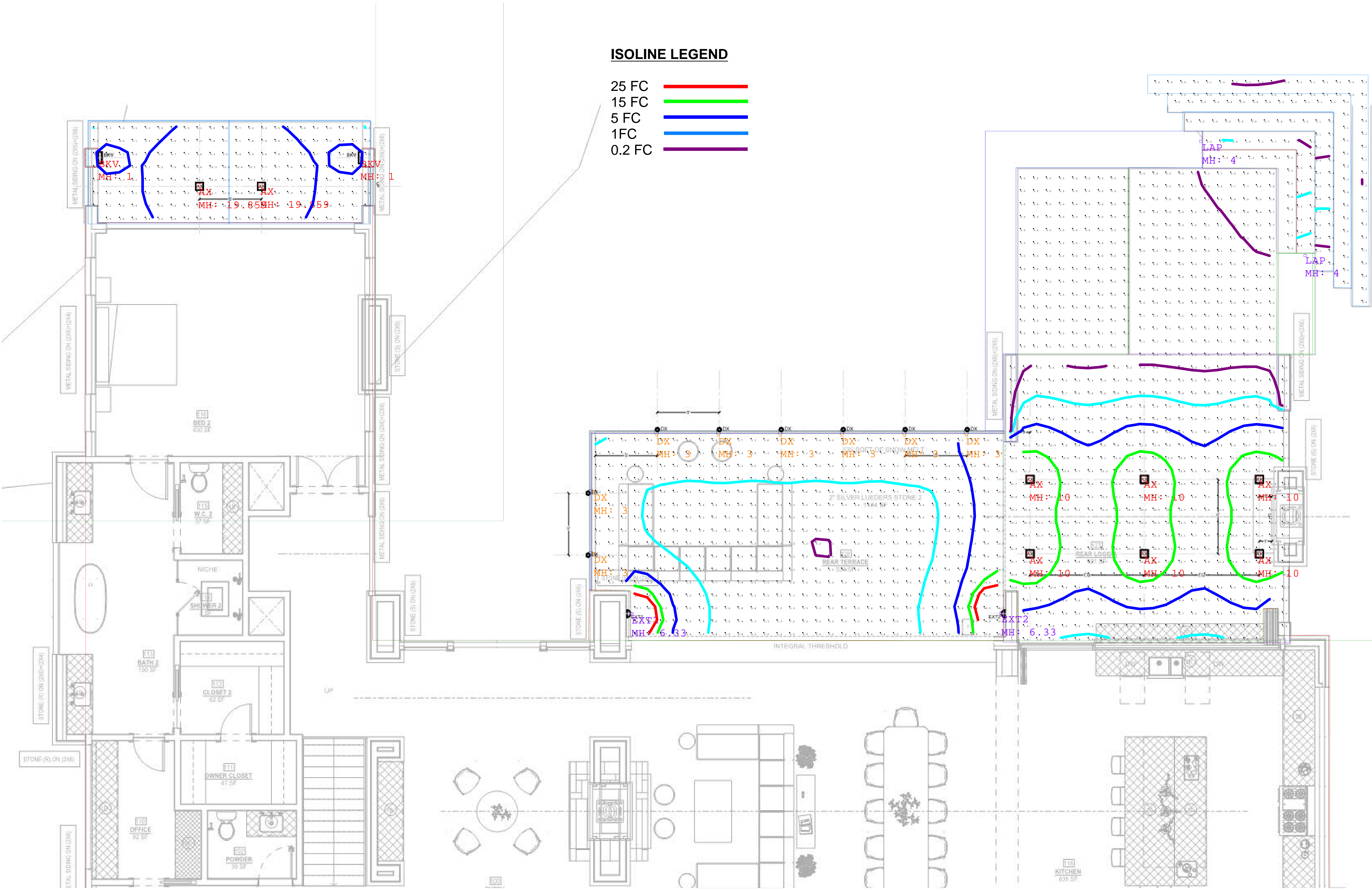
Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
BED 2 PATIO_Top	Fc	6.09	11.4	1.0	6.09	11.40	1	1
garden_Top_1	Fc	0.01	0.1	0.0	N.A.	N.A.	1	1
REAR LOGGIA_Planar	Fc	6.74	23.4	0.0	N.A.	N.A.	1	1
REAR TERRACE_Planar	Fc	3.57	73.7	0.2	17.85	368.50	1	1
STEP_1_Top	Fc	0.91	1.8	0.3	3.03	6.00	1	1
STEP_2_Top	Fc	0.80	1.6	0.2	4.00	8.00	1	1
STEP_3_Top	Fc	0.40	1.0	0.0	N.A.	N.A.	1	1
STEP_4_1_Top	Fc	0.08	0.3	0.0	N.A.	N.A.	1	1
STEP_4_Top	Fc	0.21	0.6	0.0	N.A.	N.A.	1	1



LX2 - ISOLINES & PHOTOMETRICS

ISOLINE LEGEND

- 25 FC —
- 15 FC —
- 5 FC —
- 1 FC —
- 0.2 FC —



PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

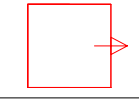
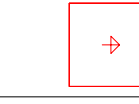
PG 7

LTG SUBMITTER CR

CTRL CONTACT

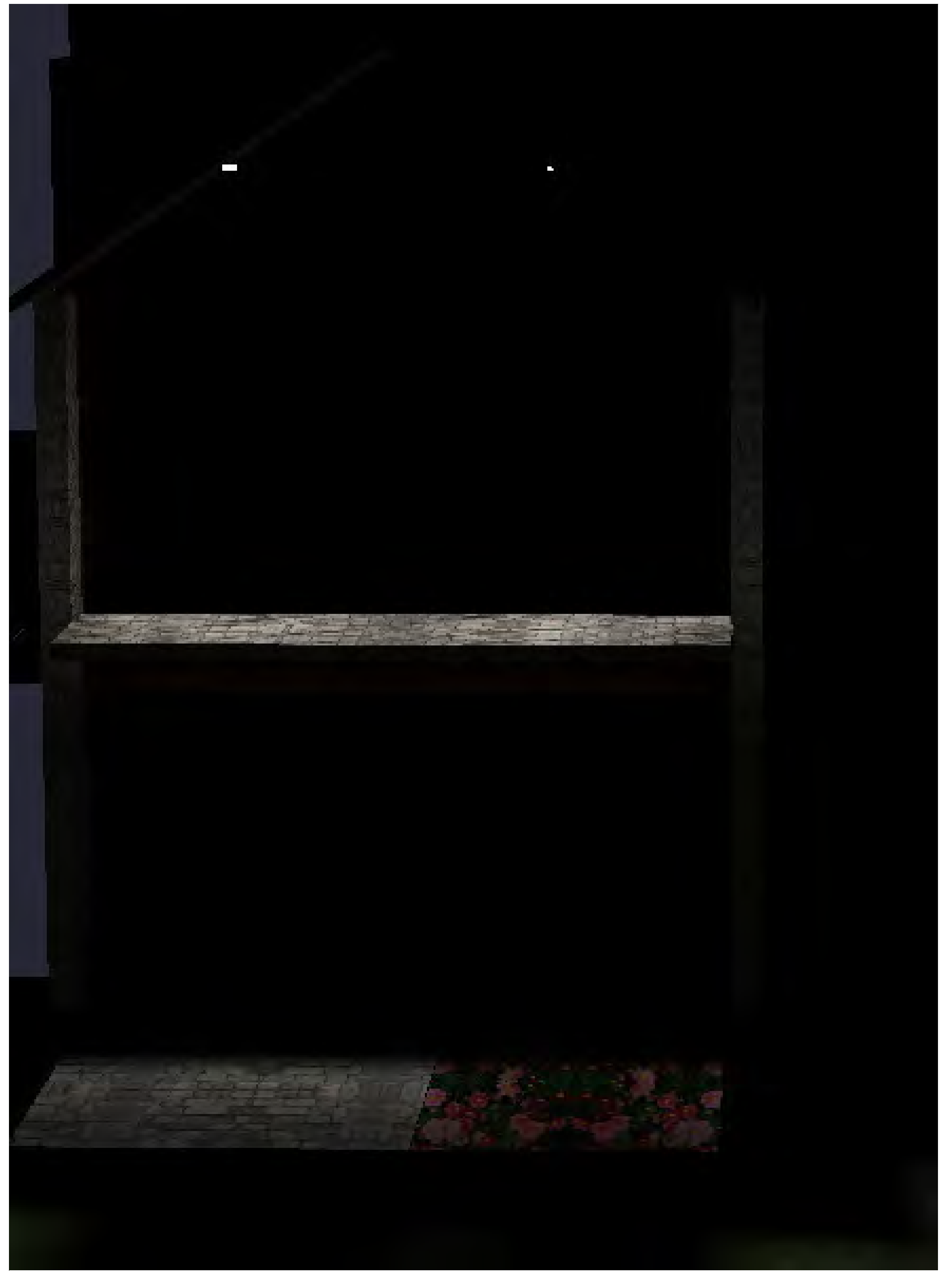
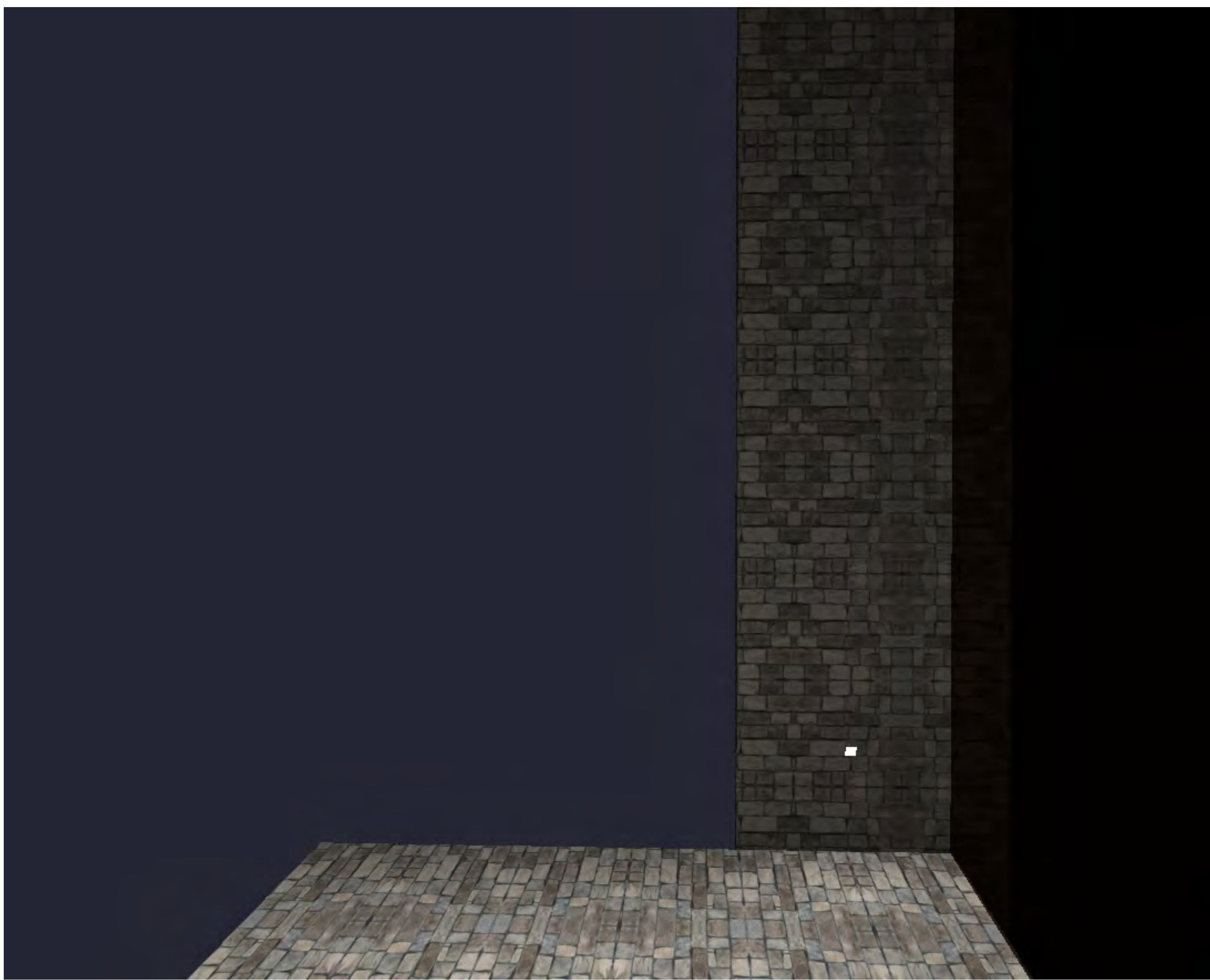
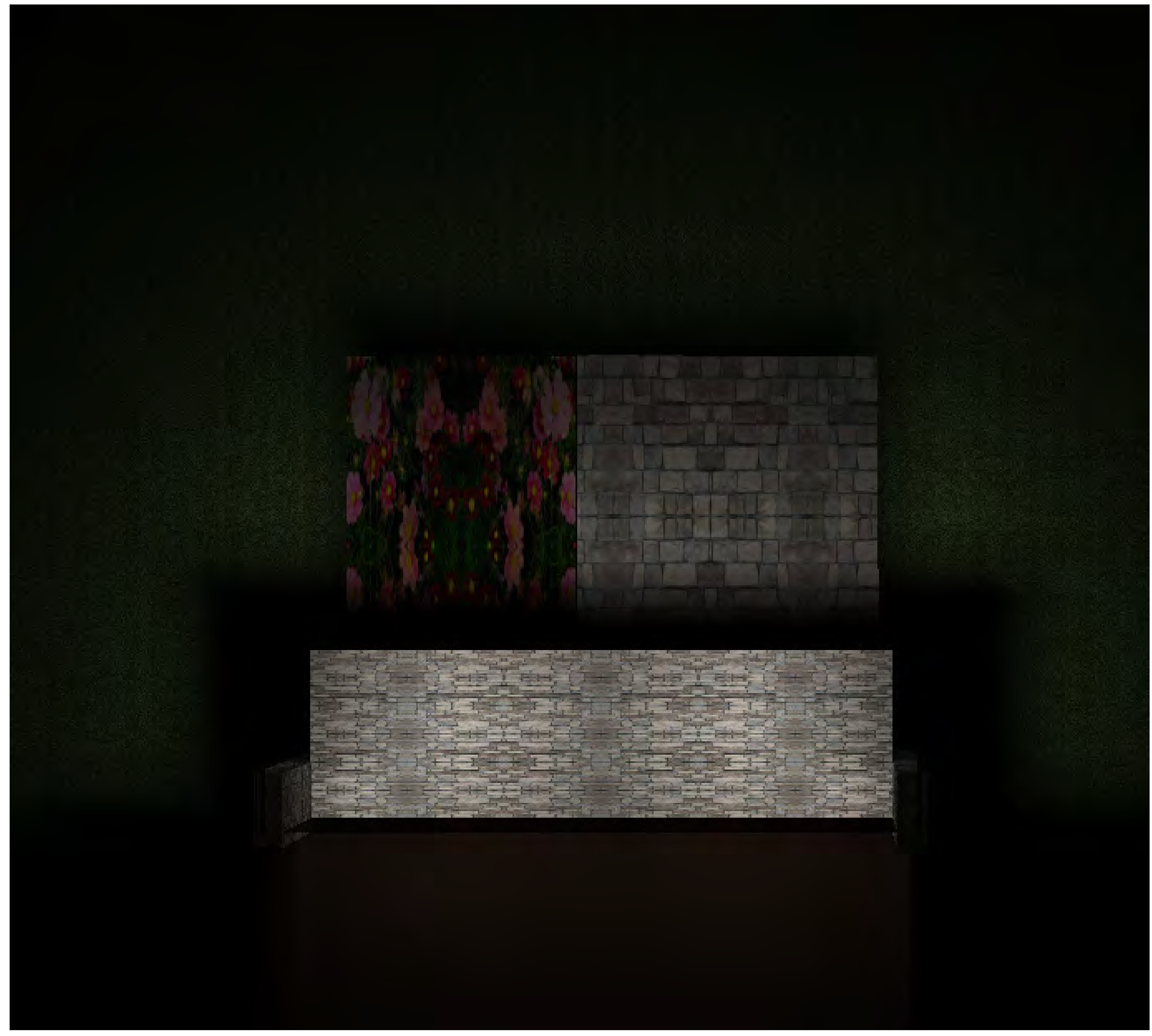
CONTACT MATT COLLINS

LX3 - RENDERINGS & SUMMARIES

Luminaire Schedule							
Label	Symbol	Qty	Description	Lum. Watts	No. Lamps	LLF	Lum. Lumens
BKV		2	LSW8-WF-27 (60° OPTIC, 2700K)	1.23456	1	1.000	33
AX		2	EDL-RM-27-5-LPD_30	13.1	1	0.800	1018

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	
BED 3 PATIO_2_1_Top_1	Fc	8.12	11.7	2.7	3.01	4.33	1	1	
garden_Top_1	Fc	0.56	1.4	0.0	N.A.	N.A.	1	1	
REAR LOGGIA_Planar	Fc	0.96	2.2	0.0	N.A.	N.A.	1	1	

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PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

PG 8

LTG SUBMITTER CR

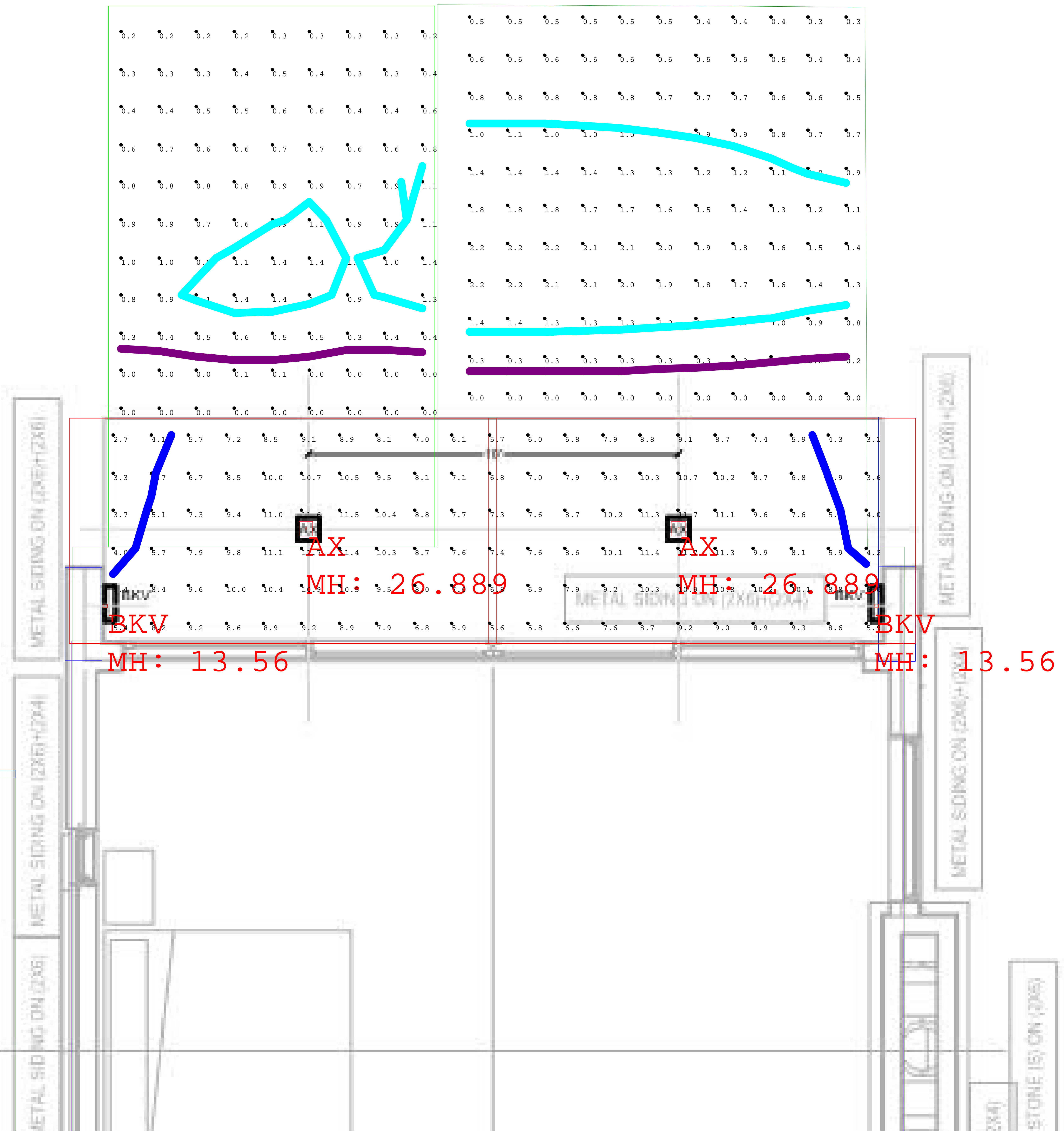
CTRL CONTACT

CONTACT MATT COLLINS

LX3 - ISOLINES & PHOTOMETRICS

ISOLINE LEGEND

- 25 FC —
- 15 FC —
- 5 FC —
- 1FC —
- 0.2 FC —



PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

PG 9

LTG SUBMITTER CR

CTRL CONTACT

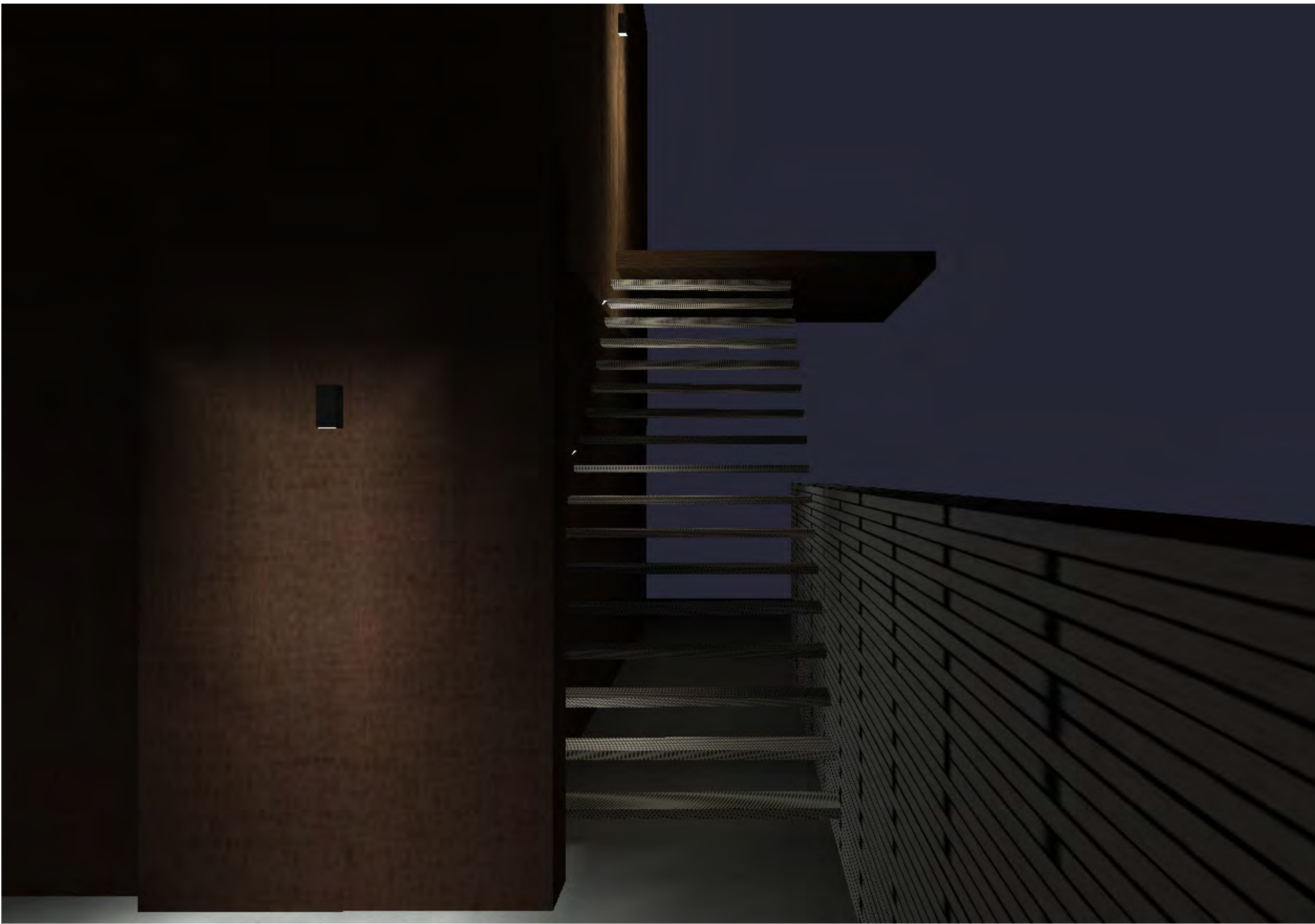
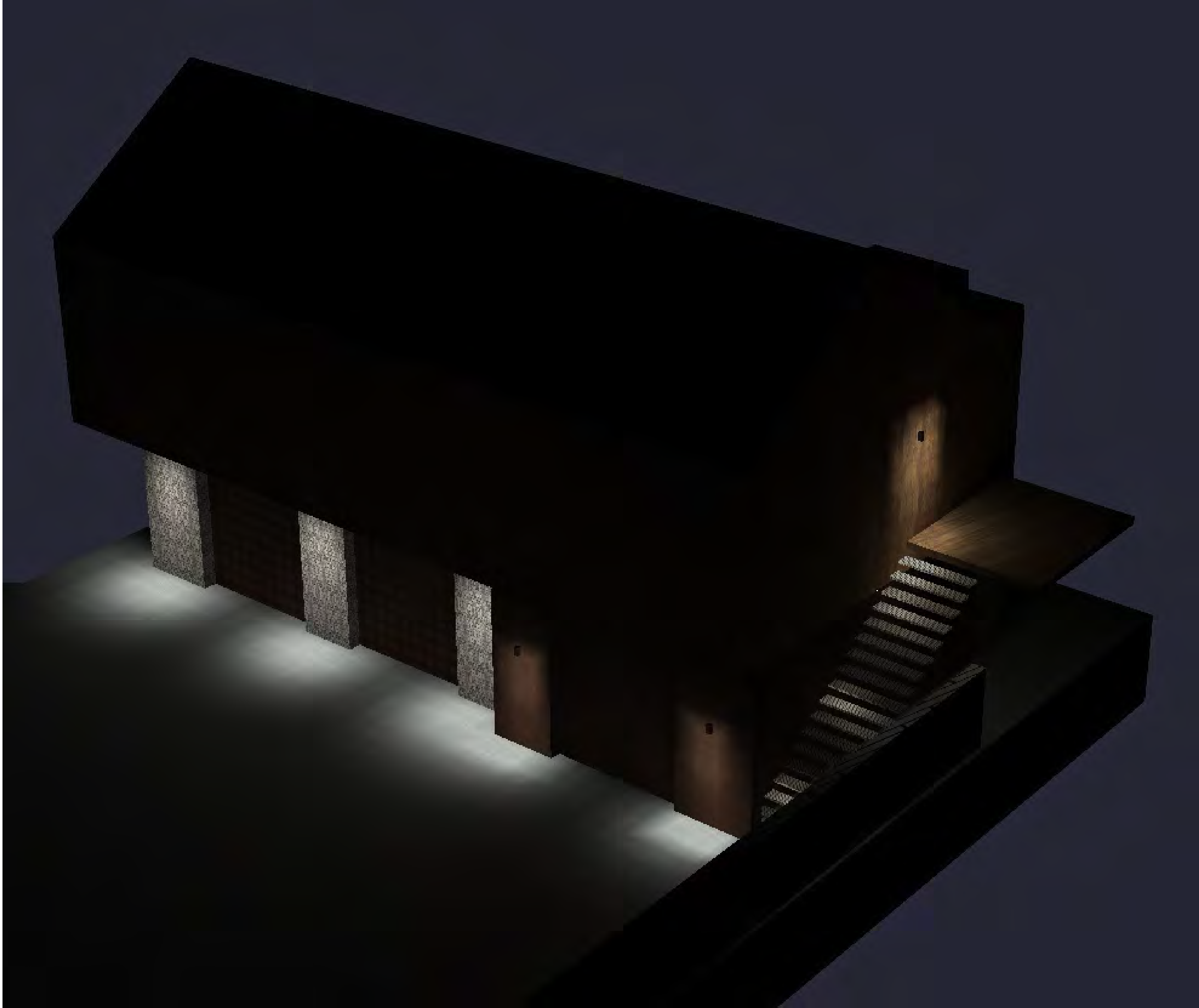
CONTACT MATT COLLINS

GARAGE - RENDERINGS & SUMMARIES

Luminaire Schedule							
Label	Symbol	Qty	Description	Lum. Watts	No. Lamps	LLF	Lum. Lumens
EXT2		3	SW2_DF2_90CRI_1300LM_WARMDIM 25deg	16	1	1.000	845
BKV		3	LSW8-WF-27 (60° OPTIC, 2700K)	1.23456	1	1.000	33
AX		3	EDL-RM-27-5-LPD_30	13.1	1	0.800	1018

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Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
garage patio_1_Top_1	Fc	3.40	88.6	0.0	N.A.	N.A.	1	1
parking_Top	Fc	0.56	27.5	0.0	N.A.	N.A.	1	1
stairs_1_Top_1	Fc	0.00	0.0	0.0	N.A.	N.A.	1	1
stairs_1_Top_1	Fc	4.08	8.1	1.4	2.91	5.79	1	1
stairs_2_Top_1	Fc	0.88	1.8	0.1	8.80	18.00	1	1
stairs_3_1_Top_1	Fc	0.10	0.1	0.1	1.00	1.00	1	1
stairs_3_10_Top_1	Fc	5.35	10.1	1.8	2.97	5.61	1	1
stairs_3_11_Top_1	Fc	4.45	7.7	1.4	3.18	5.50	1	1
stairs_3_12_Top_1	Fc	9.05	16.4	1.6	5.66	10.25	1	1
stairs_3_13_Top_1	Fc	19.40	40.3	1.7	11.41	23.71	1	1
stairs_3_2_Top_1	Fc	0.00	0.0	0.0	N.A.	N.A.	1	1
stairs_3_2_Top_1	Fc	0.30	0.4	0.2	1.50	2.00	1	1
stairs_3_3_Top_1	Fc	1.10	1.6	0.6	1.83	2.67	1	1
stairs_3_4_Top_1	Fc	4.13	8.6	0.9	4.59	9.56	1	1
stairs_3_5_Top_1	Fc	0.85	1.7	0.2	4.25	8.50	1	1
stairs_3_6_Top_1	Fc	0.23	0.3	0.2	1.15	1.50	1	1
stairs_3_7_Top_1	Fc	0.33	0.4	0.3	1.10	1.33	1	1
stairs_3_8_Top_1	Fc	0.63	0.7	0.6	1.05	1.17	1	1
stairs_3_9_Top_1	Fc	1.88	2.4	1.3	1.45	1.85	1	1
stairs_3_Top_1	Fc	0.13	0.2	0.1	1.30	2.00	1	1
stairs_Top_1	Fc	1.35	1.7	0.9	1.50	1.89	1	1



PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

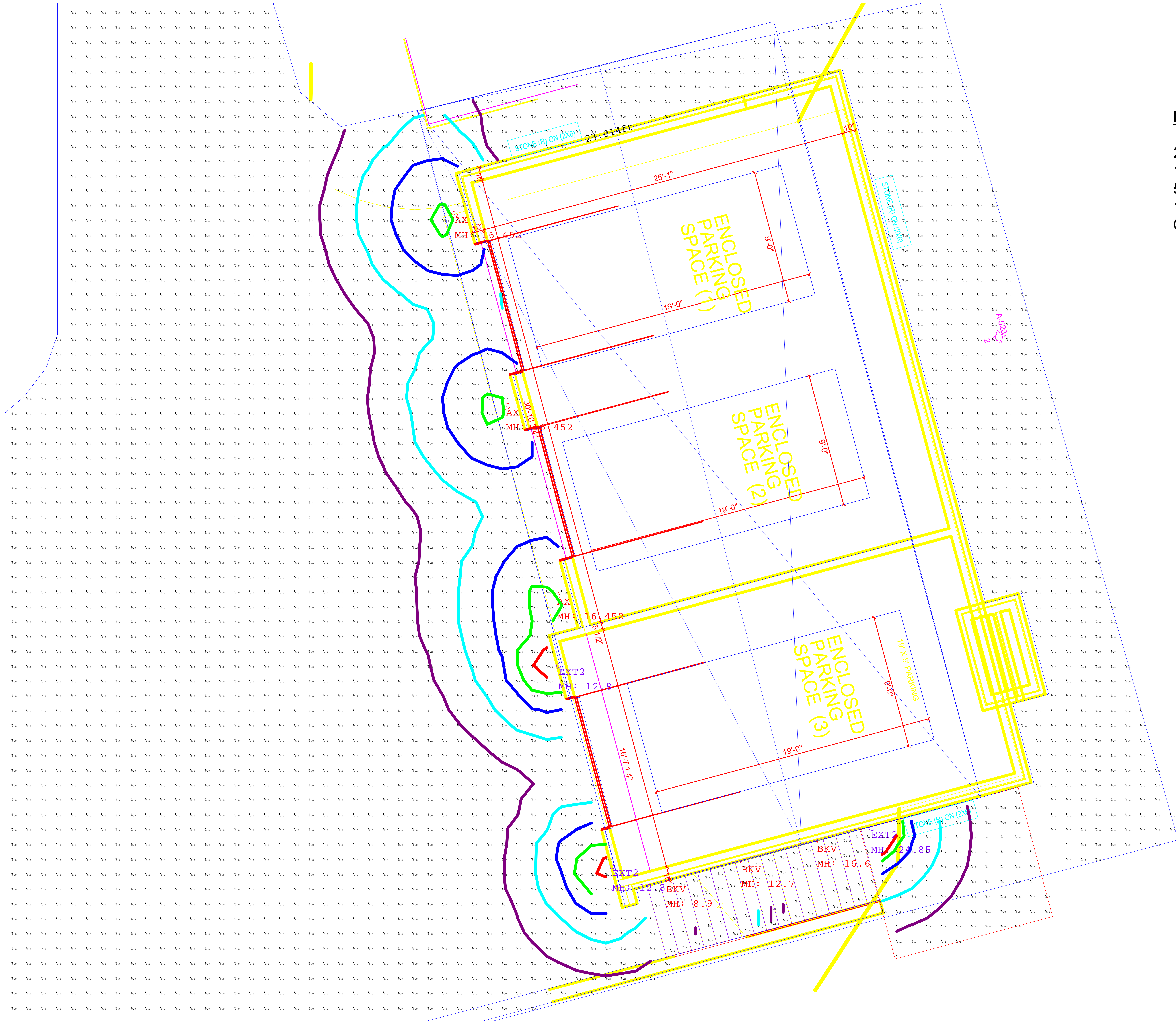
PG 10

LTG SUBMITTER CR

CTRL CONTACT

CONTACT MATT COLLINS

GARAGE - ISOLINES & PHOTOMETRICS



ISOLINE LEGEND

25 FC	—
15 FC	—
5 FC	—
1 FC	—
0.2 FC	—



PROJECT 430 BENCHMARK RESIDENCE

LOCATION

DATE 5.18.21

PG 11

LTG SUBMITTER CR

CTRL CONTACT

CONTACT MATT COLLINS

3" Eco-Downlight

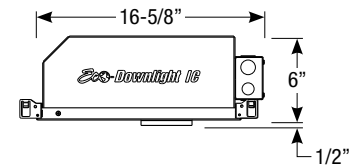
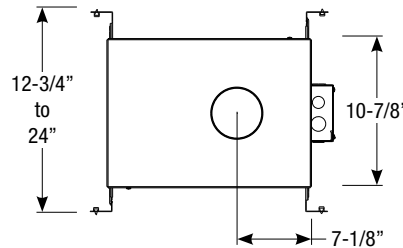
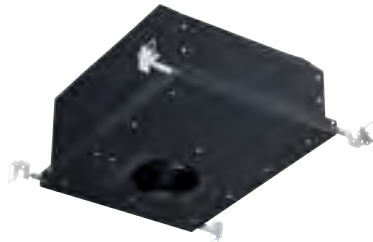
IC Air-Tight Adjustable New Construction Housing

Round or Square

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

Lumens will vary depending on optic, finish & trim type

Dimensions



Ceiling Cut-out: 3-7/8" Ø

LED Light Engine

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

Field Replaceable Dimming Driver

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

Optics

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

Adjustability

359° horizontal rotation and 45° tilt

Housing

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

Mounting

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

Trim

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

Accessories

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

Emergency

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

Listing/Warranty

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



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

Installation Type	CCT / CRI	Rev	Wattage / Driver
(IC)	<input type="checkbox"/> (2700K / 90 CRI)		<input type="checkbox"/> (blank) (21W / ERP, Universal Dim, Triac/ELV/0-10V 10% 120-277V)
	<input type="checkbox"/> -30 (3000K / 90 CRI)		<input type="checkbox"/> -LR1 (21W / Remote Lutron Hi-Lume® 2-Wire 1% 120V)
	<input type="checkbox"/> -35* (3500K / 90 CRI)		<input type="checkbox"/> (13W / ERP, Universal Dim, Triac/ELV 10% 120-277V)

1. Not available with 13W LPD driver

2. Available in 2700K and 3000K only

Accessories (Note: Media holder required)

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

Optics

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

Emergency

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

3" Eco-Downlight Adjustable Accent Reflector

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

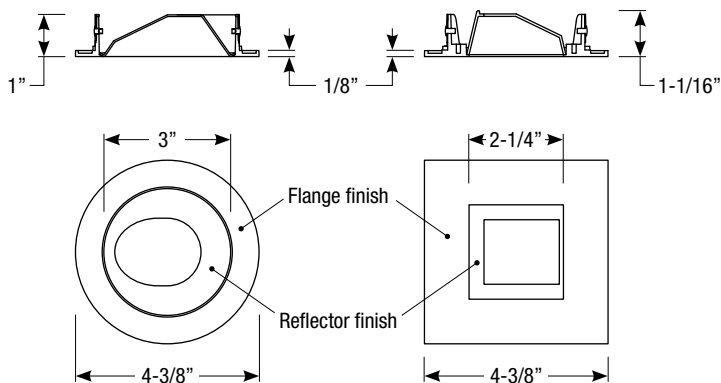
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1300 (Round / Clear Alzak Reflector / White Flange)	-4
	<input type="checkbox"/> -1301 (Round / Black Alzak Reflector / White Flange)	
	<input type="checkbox"/> -1302 (Round / Clear Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1303 (Round / Black Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1304 (Round / Haze Reflector / White Flange)	
	<input type="checkbox"/> -1305 (Round / Haze Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1306 (Round / White Reflector / White Flange)	
	<input type="checkbox"/> -1307 (Round / Bronze Reflector / Bronze Flange)	
	<input type="checkbox"/> -7000 ¹ (Round / White Reflector / Trimless)	
	<input type="checkbox"/> -7001 ¹ (Round / Satin Aluminum Reflector / Trimless)	
	<input type="checkbox"/> -7002 ¹ (Round / Bronze Reflector / Trimless)	
	<input type="checkbox"/> -7003 ¹ (Round / Black Reflector / Trimless)	
	<input type="checkbox"/> -1500 (Square / White Reflector / White Flange)	
	<input type="checkbox"/> -1501 (Square / Black Reflector / White Flange)	
	<input type="checkbox"/> -1502 (Square / Haze Reflector / White Flange)	
	<input type="checkbox"/> -1503 (Square / Black Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1504 (Square / Haze Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> Square / Bronze Reflector / Bronze Flange)	

1. Requires trimless mud plate, must specify

Dimensions



Note: Adjustable accent reflector allows full adjustability

Flush Mount Adapter

- EDL-RD-FMA (Round Flush Mount Adapter)
- (Square Flush Mount Adapter)

Trimless Mud Plate

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

EDL-1300-4
Clear Alzak Reflector
White Flange



EDL-1301-4
Black Alzak Reflector
White Flange



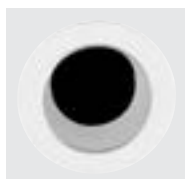
EDL-1302-4
Clear Alzak Reflector
Satin Aluminum Flange



EDL-1303-4
Black Alzak Reflector
Satin Aluminum Flange



EDL-1304-4
Haze Reflector
White Flange



EDL-1305-4
Haze Reflector
Satin Aluminum Flange



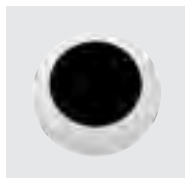
EDL-1306-4
White Reflector
White Flange



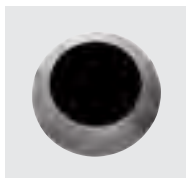
EDL-1307-4
Bronze Reflector
Bronze Flange



EDL-7000-4
White Reflector



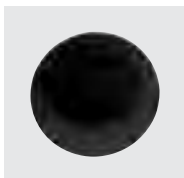
EDL-7001-4
Satin Aluminum Reflector



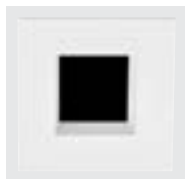
EDL-7002-4
Bronze Reflector



EDL-7003-4
Black Alzak Reflector



EDL-1500-4
White Reflector
White Flange



EDL-1501-4
Black Reflector
White Flange



EDL-1502-4
Haze Reflector
White Flange



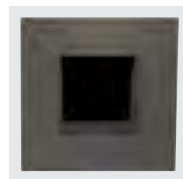
EDL-1503-4
Black Reflector
Satin Aluminum Flange



EDL-1504-4
Haze Reflector
Satin Aluminum Flange



Bronze Reflector
Bronze Flange



Revised 01/08/18

3" Eco-Downlight Open Reflector

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

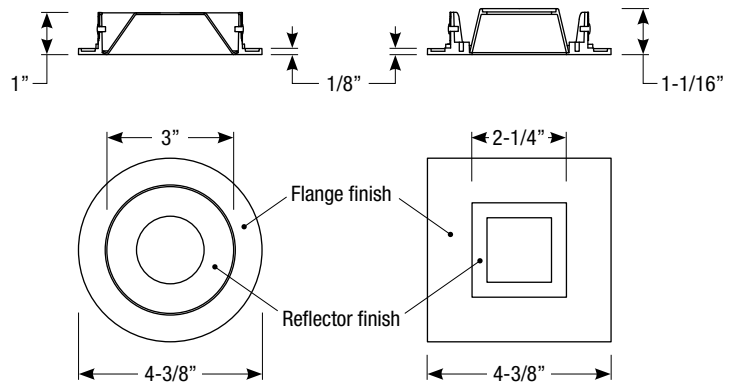
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1000 (Round / Clear Alzak Reflector / White Flange)	-4
	<input type="checkbox"/> -1001 (Round / Black Alzak Reflector / White Flange)	
	<input type="checkbox"/> -1002 (Round / Clear Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1003 (Round / Black Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1004 (Round / Haze Reflector / White Flange)	
	<input type="checkbox"/> -1005 (Round / Haze Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1006 (Round / White Reflector / White Flange)	
	<input type="checkbox"/> -1007 (Round / Bronze Reflector / Bronze Flange)	
	<input type="checkbox"/> -5000 ¹ (Round / White Reflector / Trimless)	
	<input type="checkbox"/> -5001 ¹ (Round / Satin Aluminum Reflector / Trimless)	
	<input type="checkbox"/> -5002 ¹ (Round / Bronze Reflector / Trimless)	
	<input type="checkbox"/> -5003 ¹ (Round / Black Reflector / Trimless)	
	<input type="checkbox"/> -2000 (Square / White Reflector / White Flange)	
	<input type="checkbox"/> -2001 (Square / Black Reflector / White Flange)	
	<input type="checkbox"/> -2002 (Square / Haze Reflector / White Flange)	
	<input type="checkbox"/> -2003 (Square / Black Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -2004 (Square / Haze Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -2005 (Square / Bronze Reflector / Bronze Flange)	

1. Requires trimless mud plate, must specify

Dimensions



Note: Open reflector does not allow adjustable mechanism to tilt

Flush Mount Adapter

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

Trimless Mud Plate

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

EDL-1000-4
Clear Alzak Reflector
White Flange



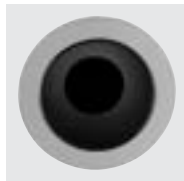
EDL-1001-4
Black Alzak Reflector
White Flange



EDL-1002-4
Clear Alzak Reflector
Satin Aluminum Flange



EDL-1003-4
Black Alzak Reflector
Satin Aluminum Flange



EDL-1004-4
Haze Reflector
White Flange



EDL-1005-4
Haze Reflector
Satin Aluminum Flange



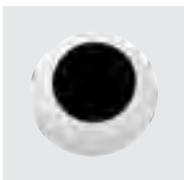
EDL-1006-4
White Reflector
White Flange



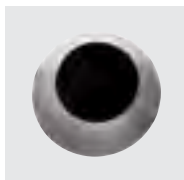
EDL-1007-4
Bronze Reflector
Bronze Flange



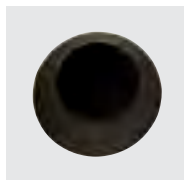
EDL-5000-4
White Reflector



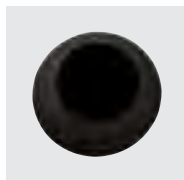
EDL-5001-4
Satin Aluminum Reflector



EDL-5002-4
Bronze Reflector



EDL-5003-4
Black Alzak Reflector



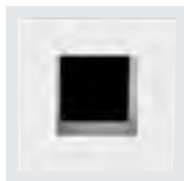
EDL-2000-4
White Reflector
White Flange



EDL-2001-4
Black Reflector
White Flange



EDL-2002-4
Haze Reflector
White Flange



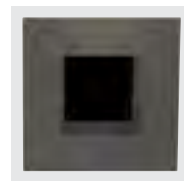
EDL-2003-4
Black Reflector
Satin Aluminum Flange



EDL-2004-4
Haze Reflector
Satin Aluminum Flange



EDL-2005-4
Bronze Reflector
Bronze Flange



Revised 01/08/18

3" Eco-Downlight Adjustable Baffle

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

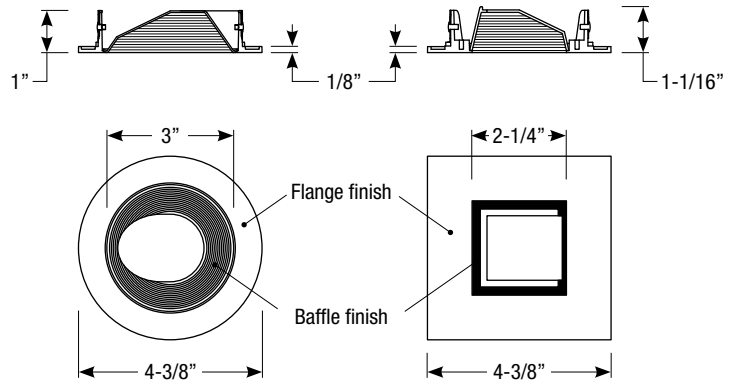
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1400 (Round / White Baffle / White Flange)	-4
	<input type="checkbox"/> -1401 (Round / Black Baffle / White Flange)	
	<input type="checkbox"/> -1402 (Round / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -1403 (Round / Bronze Baffle / Bronze Flange)	
	<input type="checkbox"/> -7100 ¹ (Round / White Baffle / Trimless)	
	<input type="checkbox"/> -7101 ¹ (Round / Satin Aluminum Baffle / Trimless)	
	<input type="checkbox"/> -7102 ¹ (Round / Bronze Baffle / Trimless)	
	<input type="checkbox"/> -7103 ¹ (Round / Black Baffle / Trimless)	
	<input type="checkbox"/> -1600 (Square / White Baffle / White Flange)	
	<input type="checkbox"/> -1601 (Square / Black Baffle / White Flange)	
	<input type="checkbox"/> -1602 (Square / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -1603 (Square / Bronze Baffle / Bronze Flange)	

1. Requires trimless mud plate, must specify

Dimensions



Flush Mount Adapter

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

Trimless Mud Plate

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

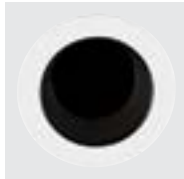
Note: Adjustable baffle allows full adjustability

Trim Finishes

EDL-1400-4
White Baffle
White Flange



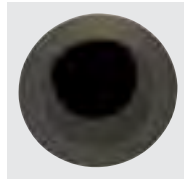
EDL-1401-4
Black Baffle
White Flange



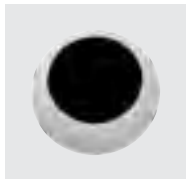
EDL-1402-4
Black Baffle
Satin Aluminum Flange



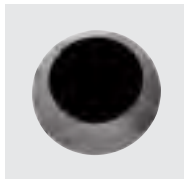
EDL-1403-4
Bronze Baffle
Bronze Flange



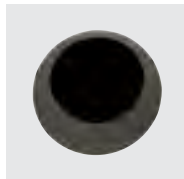
EDL-7100-4
White Baffle



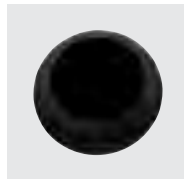
EDL-7101-4
Satin Aluminum Baffle



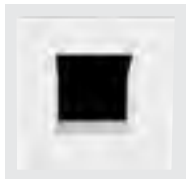
EDL-7102-4
Bronze Baffle



EDL-7103-4
Black Baffle



EDL-1600-4
White Baffle
White Flange



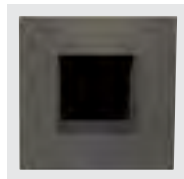
EDL-1601-4
Black Baffle
White Flange



EDL-1602-4
Black Baffle
Satin Aluminum Flange



EDL-1603-4
Bronze Baffle
Bronze Flange



Revised 01/08/18

3" Eco-Downlight Baffle Downlight

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

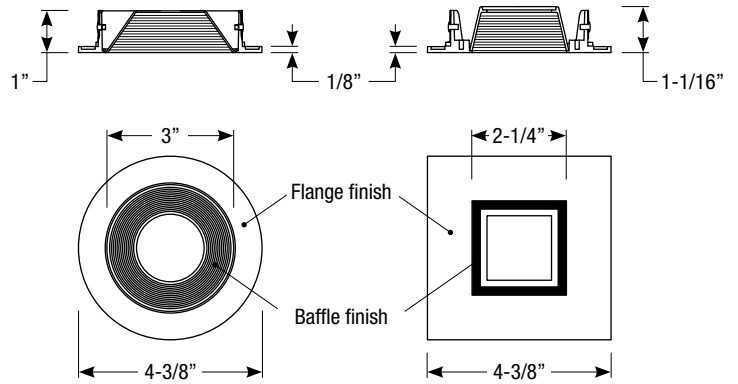
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1100 (Round / White Baffle / White Flange)	-4
	<input type="checkbox"/> -1101 (Round / Black Baffle / White Flange)	
	<input type="checkbox"/> -1102 (Round / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -1103 (Round / Bronze Baffle / Bronze Flange)	
	<input type="checkbox"/> -5100 ¹ (Round / White Baffle / Trimless)	
	<input type="checkbox"/> -5101 ¹ (Round / Satin Aluminum Baffle / Trimless)	
	<input type="checkbox"/> -5102 ¹ (Round / Bronze Baffle / Trimless)	
	<input type="checkbox"/> -5103 ¹ (Round / Black Baffle / Trimless)	
	<input type="checkbox"/> -2100 (Square / White Baffle / White Flange)	
	<input type="checkbox"/> -2101 (Square / Black Baffle / White Flange)	
	<input type="checkbox"/> -2102 (Square / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -2103 (Square / Bronze Baffle / Bronze Flange)	

1. Requires trimless mud plate, must specify

Dimensions



Note: Baffle downlight does not allow adjustable mechanism to tilt

Flush Mount Adapter

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

Trimless Mud Plate

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

Trim Finishes

EDL-1100-4
White Baffle
White Flange



EDL-1101-4
Black Baffle
White Flange



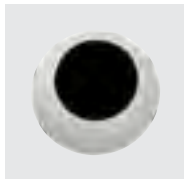
EDL-1102-4
Black Baffle
Satin Aluminum Flange



EDL-1103-4
Bronze Baffle
Bronze Flange



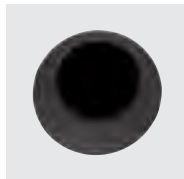
EDL-5100-4
White Baffle



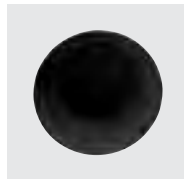
EDL-5101-4
Satin Aluminum Baffle



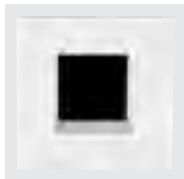
EDL-5102-4
Bronze Baffle



EDL-5103-4
Black Baffle



EDL-2100-4
White Baffle
White Flange



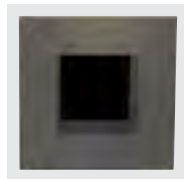
EDL-2101-4
Black Baffle
White Flange



EDL-2102-4
Black Baffle
Satin Aluminum Flange



EDL-2103-4
Bronze Baffle
Bronze Flange



Revised 01/08/18

3" Eco-Downlight Shower / Adjustable Shower

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

Notes:

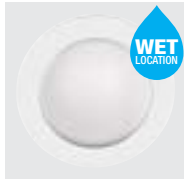
Shower Trim Order Matrix (Example: EDL-1201-4)

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1200 (Round Shower Trim / White Flange)	-4
	<input type="checkbox"/> -1201 (Round Shower Trim / Satin Aluminum Flange)	
	<input type="checkbox"/> -2200 (Square Shower Trim / White Flange)	
	<input type="checkbox"/> -2201 (Square Shower Trim / Satin Aluminum Flange)	

Flush Mount Adapter

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

EDL-1200-4
White Flange



EDL-1201-4
Satin Aluminum Flange



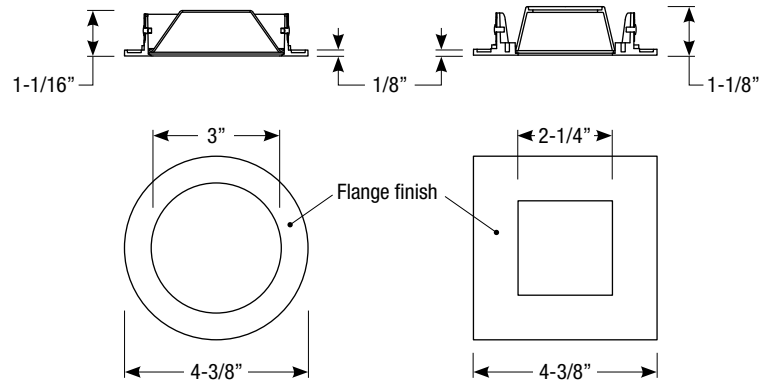
EDL-2200-4
White Flange



EDL-2201-4
Satin Aluminum Flange



Dimensions



Note: Shower trim does not allow adjustable mechanism to tilt

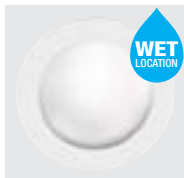
Adjustable Shower Trim Order Matrix (Example: EDL-3000-4)

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -3000 (Round Shower Trim / White Flange)	-4
	<input type="checkbox"/> -3001 (Round Shower Trim / Satin Aluminum Flange)	
	<input type="checkbox"/> -3002 (Round Shower Trim / Bronze Flange)	
	<input type="checkbox"/> -4000 (Square Shower Trim / White Flange)	
	<input type="checkbox"/> -4001 (Square Shower Trim / Satin Aluminum Flange)	
	<input type="checkbox"/> -4002 (Square Shower Trim / Bronze Flange)	

Flush Mount Adapter

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

EDL-3000-4
White Flange



EDL-3001-4
Satin Aluminum Flange



EDL-3002-4
Bronze Flange



EDL-4000-4
White Flange



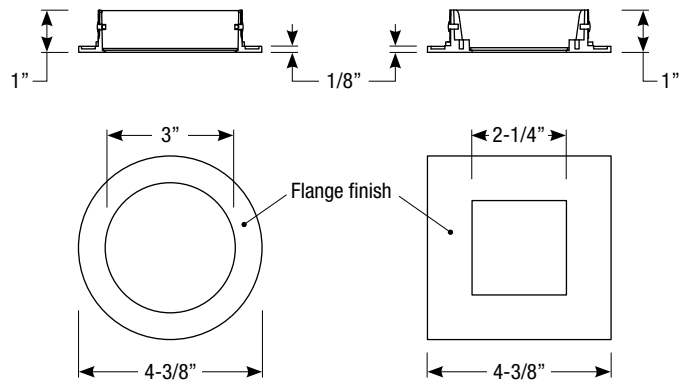
EDL-4001-4
Satin Aluminum Flange



EDL-4002-4
Bronze Flange



Dimensions



Note: Adjustable shower trim allows full adjustability

Revised 01/08/18

3" Eco-Downlight Wall Wash

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

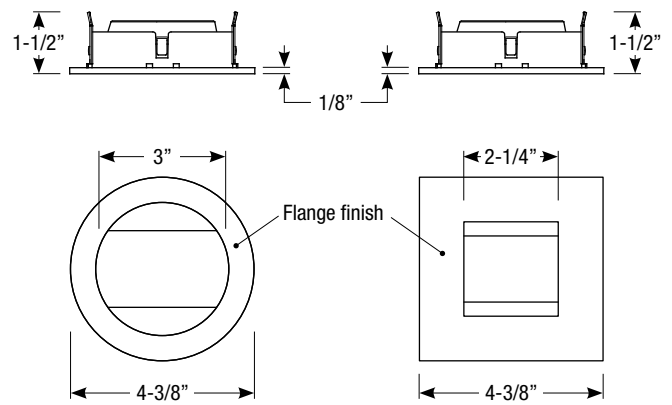
Date:

Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1700 (Round / Single Wall Wash / White Flange)	-4
	<input type="checkbox"/> -1701 (Round / Single Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -1702 (Round / Single Wall Wash / Bronze Flange)	
	<input type="checkbox"/> -1800 (Round / Double Wall Wash / White Flange)	
	<input type="checkbox"/> -1801 (Round / Double Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -1802 (Round / Double Wall Wash / Bronze Flange)	
	<input type="checkbox"/> -2300 (Square / Single Wall Wash / White Flange)	
	<input type="checkbox"/> -2301 (Square / Single Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -2302 (Square / Single Wall Wash / Bronze Flange)	
	<input type="checkbox"/> -2400 (Square / Double Wall Wash / White Flange)	
	<input type="checkbox"/> -2401 (Square / Double Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -2402 (Square / Double Wall Wash / Bronze Flange)	

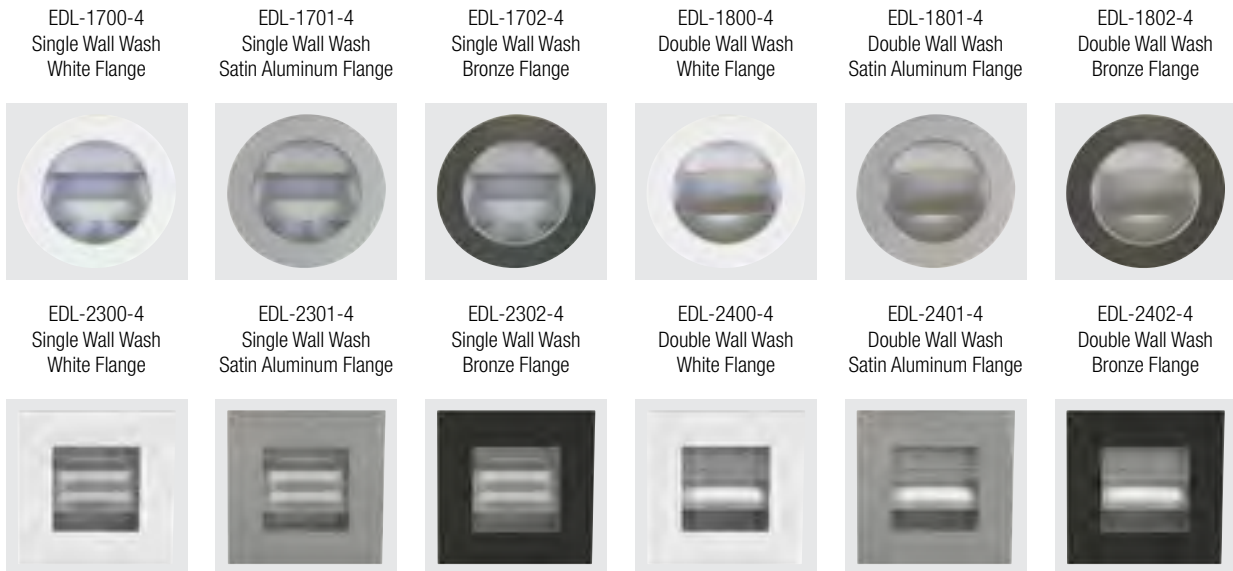
Dimensions



Flush Mount Adapter

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

Trim Finishes



Revised 01/08/18

SW820 MERIDIAN

12 VOLT
Remote
Transformer
Required



Brass Faceplate

The Meridian is a high performance halogen step light (wall light) powered by a 20 watt MR8 lamp. Measuring just 2 1/4" in diameter, it is the smallest luminaire of its type. The graceful design of the eyelid effectively shields against glare, while the small aperture and soft diffusion lens allow excellent forward projection of light with soft illumination side to side. The Meridian is machined entirely from copper and solid brass bar stock, and is sealed with four, high temperature silicone gaskets. Installation is simplified by the inclusion of a separate solid copper housing that can be pre-installed and fitted with the luminaire cartridge later. Unique features such as rotational adjustability, toolless relamping and unequalled performance put this unit in a class of its own. The Meridian is supplied with a 12 volt 20 watt MR8 lamp and 10' power cord. ADA compliant, UL listed for outdoor use in landscape areas; for building mounted or interior applications see LSW8, LED version. Manufactured exclusively in the USA by Auroralight and is backed by our Lifetime Warranty.



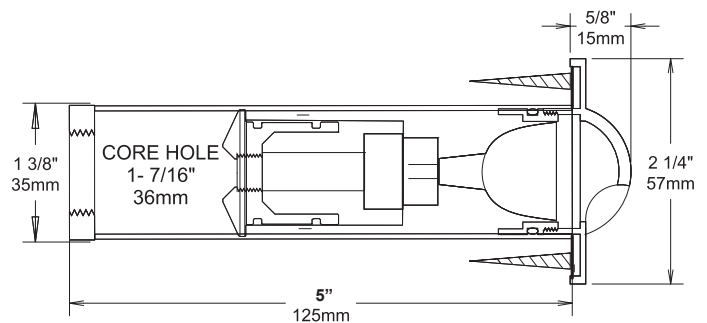
Square Brass Faceplate



Stainless Steel Faceplate



Copper Faceplate



*Note: [S] and [S-FM] Side Entry Dim. is 5 1/2"(140mm)

ORDERING GUIDE: SW820

SW (STEP/WALL LIGHT) 8 (MR8) 20 (20W)

RED INDICATES REQUIRED FIELD

FACEPLATE



- [BR] BRASS
- [SS] STAINLESS STEEL
- [CU] COPPER
- [SQ-BR] SQUARE BRASS

CONDUIT ENTRY



- [R] REAR CONDUIT ENTRY
- [S] SIDE CONDUIT ENTRY*
- [R-FM] FLUSH MOUNT, REAR CONDUIT ENTRY
- [S-FM] FLUSH MOUNT, SIDE CONDUIT ENTRY*

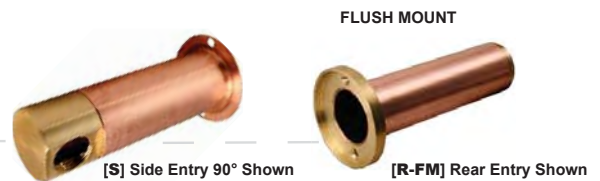
FINISH



- [NAT] NATURAL
- [BLP] BRONZE PATINA
- [NI] BRUSHED NICKEL PVD

EXAMPLE

SW820-BR-R



*Note: [S] and [S-FM] Side Entry Dim. is 5 1/2"(140mm)in length)



DLED-129-SSD Slim Nancy LED Path Illuminator

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

PROJECT	TYPE DX	CATALOG NUMBER
---------	-------------------	----------------

Fixture Description:

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

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

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

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

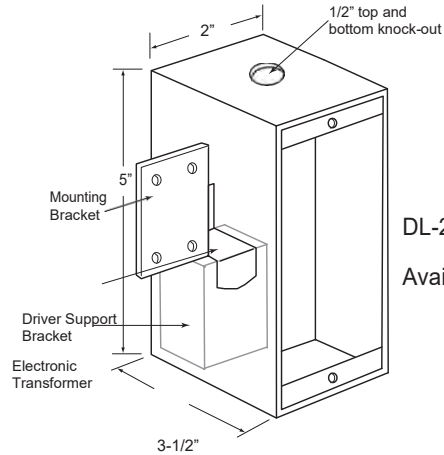
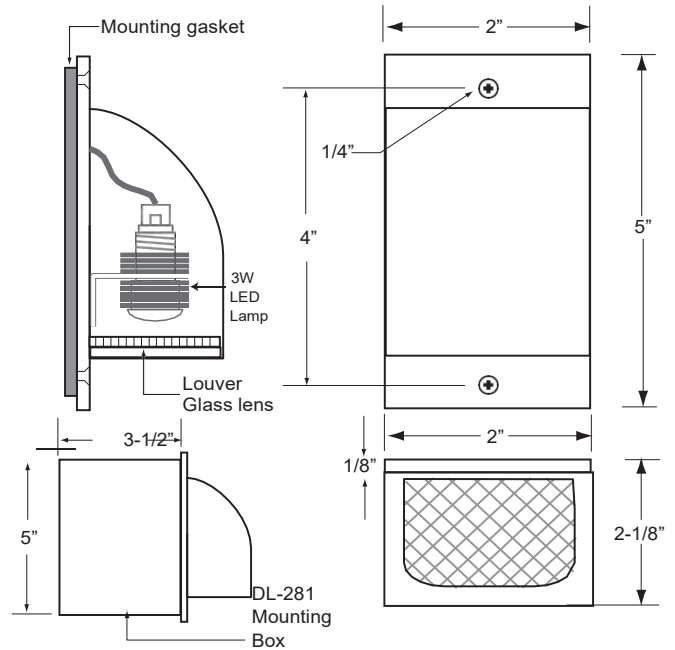
NOTE: Fixture may be mounted directly to surface without DL-281 Box and powered by a remote transformer.

Finishes:

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

*Powder Coat Finish.

Labels: ETL Listed



DL-281 Mounting Box
Available 2" x 5" Back Box

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

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

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

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

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Specifications are subject to change
Without notice.

5521 W. Washington Blvd.
Los Angeles, CA 90016

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

www.dreamscapelighting.com
info@dreamscapelighting.com



BOLLARD

STEALTH AND IMPACT®

PROJECT NAME:	TYPE:
---------------	-------



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

ORDERING INFORMATION AND DRAWINGS / DIMENSIONS - FIXTURE / BOLLARD

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

A BOLLARD

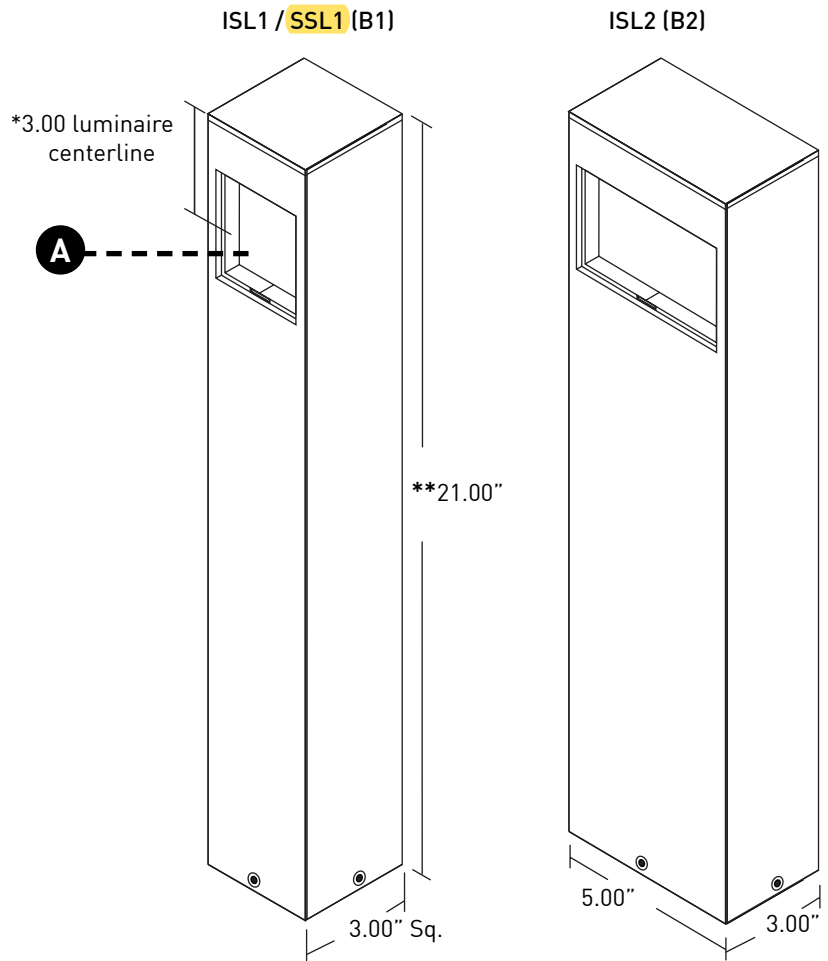
Freestanding mount for use with Stealth, Impact or Double Impact fixtures. Receives luminaire for flush installation.

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

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

PART NUMBER NOTES

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



REMOTE POWER SUPPLY OPTIONS

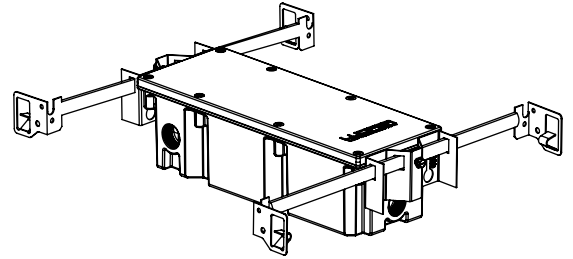
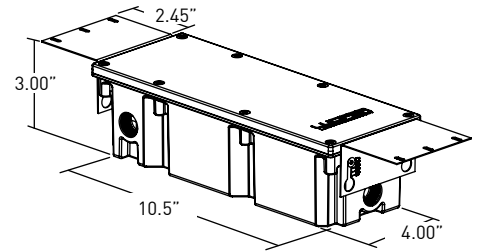
WET, DRY / DAMP LOCATION, OR CONCRETE POUR LOCATION

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

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

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

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



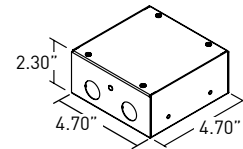
DRY / DAMP LOCATION

PSA-24V	POWERSUPPLY
POWER SUPPLY ASSEMBLY 24 VOLT OUTPUT	<p>40-1L22 40 Watt, 120VAC, Lutron 2-Wire, Forward Phase (SSL1 / ISL1 Supports 1 - 10 fixtures, ISL2 Supports 1 - 5 fixtures)</p> <p>60-1AT2 60 Watt, 120VAC, LTF 0-10V Analog and Leading / Trailing edge (SSL1 / ISL1 Supports 1 - 12 fixtures, ISL2 Supports 1 - 6 fixtures)</p> <p>60-3AT2 60 Watt, 277VAC, LTF 0-10V Analog and Leading / Trailing edge (SSL1 / ISL1 Supports 1 - 12 fixtures, ISL2 Supports 1 - 6 fixtures)</p> <p>66-UEx2 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DMX (SSL1 / ISL1 Supports 1 - 18 fixtures, ISL2 Supports 1 - 9 fixtures)</p> <p>66-UED3 66 Watt, 120 - 277VAC, eldoLED LINEARdrive, DALI (SSL1 / ISL1 Supports 1 - 18 fixtures, ISL2 Supports 1 - 9 fixtures)</p> <p>96-ULP1 96 Watt, 120 - 277VAC, Hi-lume Premier, EcoSystem / 3-wire (SSL1 / ISL1 Supports 1 - 26 fixtures, ISL2 Supports 1 - 13 fixtures)</p>

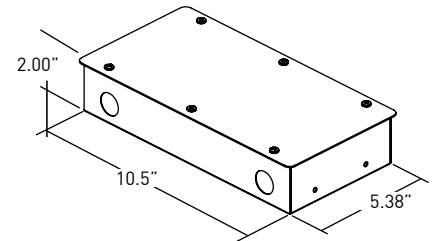
PSA-24V-XX-XXXX

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

PSA USED FOR AT2



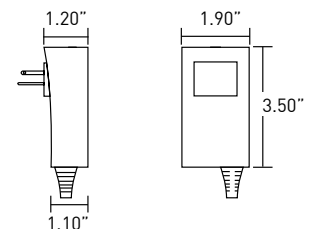
PSA USED FOR L22, EX2, ED3 & LP1



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

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

PSA-24V-25-1EL2



BOLLARD

DRAWINGS / DIMENSIONS - MOUNTING OPTIONS

B BOLT-DOWN (BD)

Base is bolted directly onto mounting surface with customer-furnished hardware. Bollard then attaches to base with supplied screws.

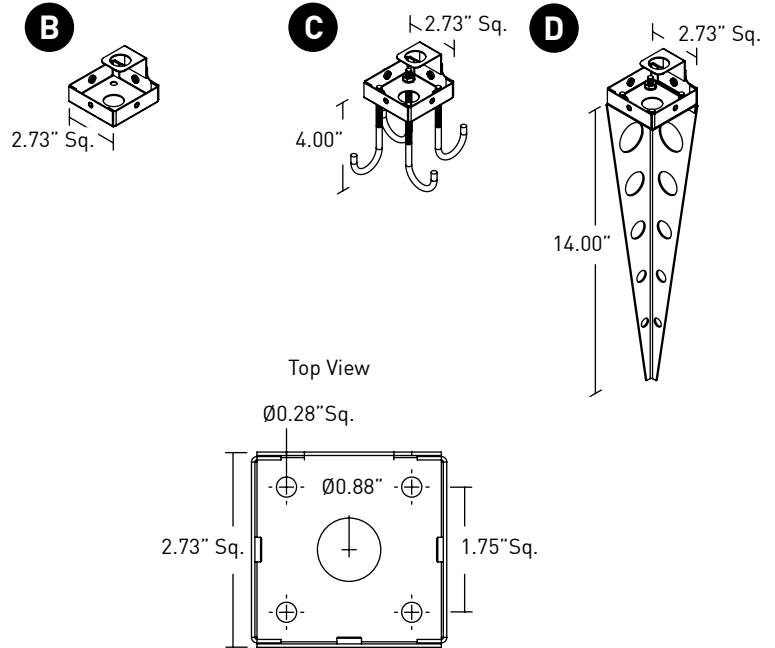
C CONCRETE POUR (CP)

Base features integral zinc-plated J-bolts for secure concrete pour mounting. Bollard then attaches to base with supplied screws.

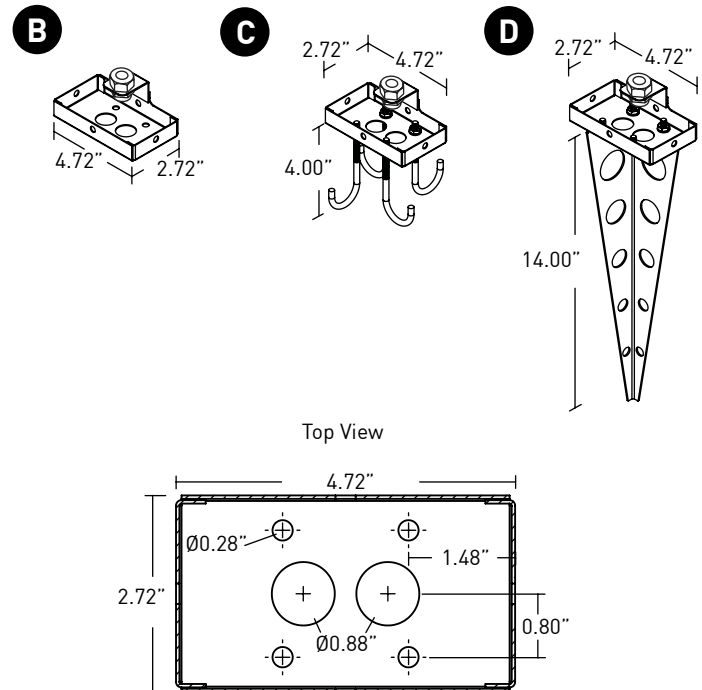
D STAKE-DOWN (SD)

Base is outfitted with stake and comes attached to Bollard for inserting into ground. Not recommended for integral power supply configurations.

ISL1 / SSL1 (B1)



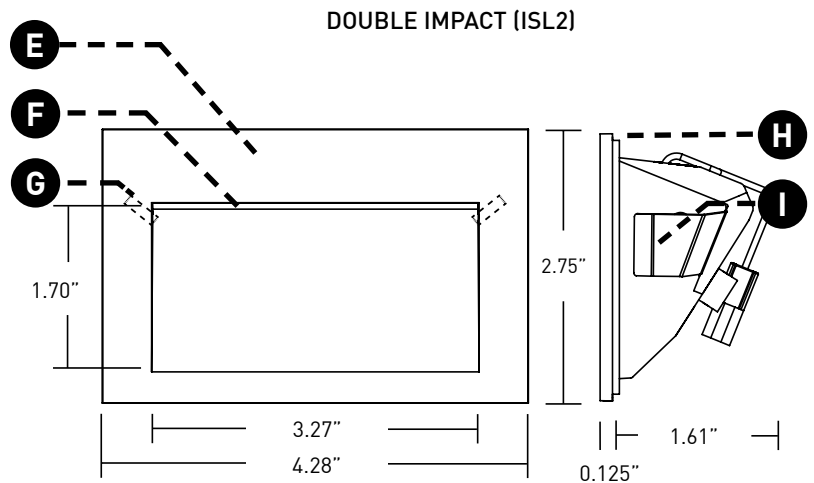
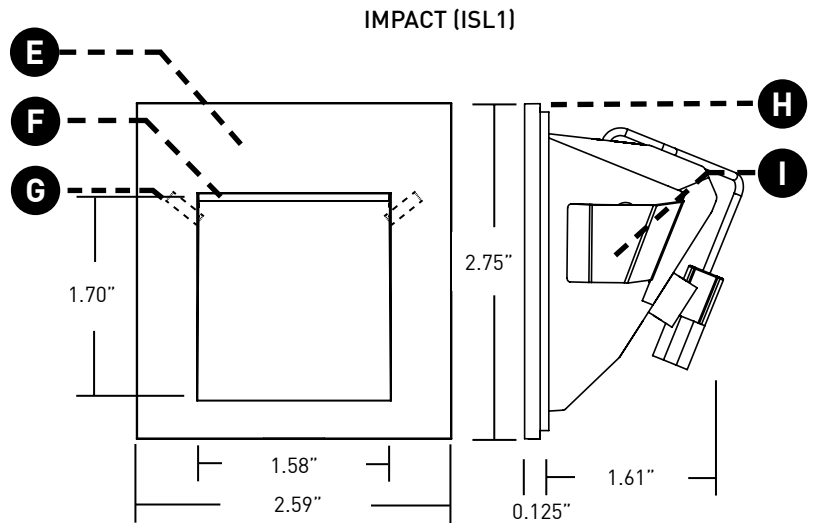
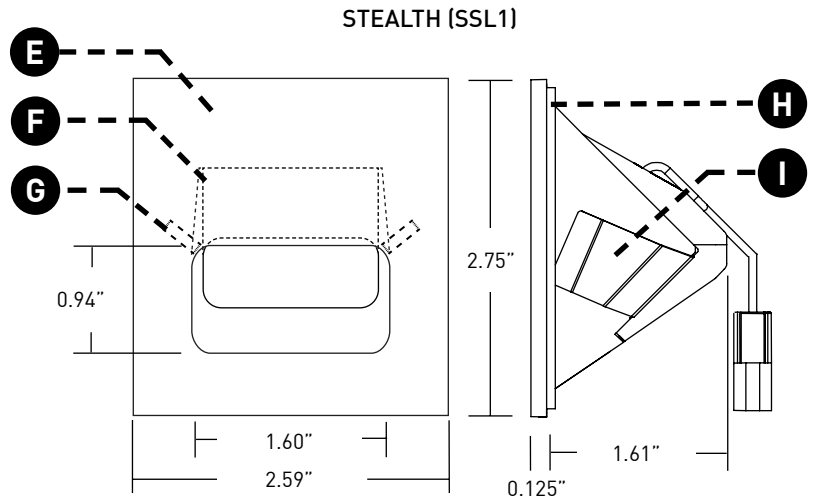
ISL2 (B2)



BOLLARD

DRAWINGS / DIMENSIONS - FIXTURE

- E LED**
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (SSL1 / ISL1) or 6.5W DC LED (ISL2) (dimming by power supply).
- F EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
- G LOCKING**
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
- H GASKET**
Foam gasket provided. Required for IP65 wet location applications only.
- I RETENTION**
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.



TECHNICAL

CONSTRUCTION

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

LED

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

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

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

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

RECOMMENDED SPACING

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

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

ELECTRICAL

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

LISTING

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

WARRANTY

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

CHANGE LOG

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

LUTRON DIMMING COMPATIBILITY

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

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

WALL SCONCE CYLINDER & SQUILINDER®

PROJECT NAME:	TYPE:
---------------	-------



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

ORDERING INFORMATION



JA8-2019 INDICATED BY SHADING

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	LUMEN PACKAGE	OCT	LOWER OPTIC	UPPER OPTIC	DRIVER	LOWER LENS	UPPER LENS
		2									
CW2 Cylinder	DF Downlight	2 Wet (IP65)	WH White	WH White	DOWNLIGHT (DF) STATIC WHITE 80C12A 80+ CRI, Delivered Lumens - 706 80C19A 80+ CRI, Delivered Lumens - 1092 80C23A 80+ CRI, Delivered Lumens - 1337 90C10A 90+ CRI, Delivered Lumens - 604 90C15A 90+ CRI, Delivered Lumens - 937 90C20A 90+ CRI, Delivered Lumens - 1140 97C09A 97+ CRI, Delivered Lumens - 543 97C14A 97+ CRI, Delivered Lumens - 835 97C18A 97+ CRI, Delivered Lumens - 1025	22 2200K* *Only available for 90+ CRI)	15 15° 25 25° 40 40° 60 60°	00 DF Only* *(Required with DF fixture)	DOWNLIGHT (DF) INTEGRAL RP1 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic REMOTE (120V) TR2 Philips, 2% Leading/Trailing/Triac* *(Only available with 80C19A, 90C15A and 97C14A)	3 Clear Glass Lens* *(Not available for Warm Dim) 4 Soft Focus Lens 5 Frosted Glass Lens 6 Frosted Soft Focus Lens 7 Frosted Linear Spread Lens* *(Not available for Squilinder)	9 Diffusion Lens* *(Required with UD fixture) LEAVE BLANK FOR DOWNLIGHT (DF)
SW2 Squilinder	UD Up / Downlight		BK Black	BK Black		DOWNLIGHT (DF) WARM DIM 90W11A 90+ CRI, Delivered Lumens - 844 Incandescent Profile 90W13A 90+ CRI, Delivered Lumens - 888 Halogen Profile *SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.	WL 2700K - 1800K WD 3200K - 1800K	25 25° 40 40° 60 60°			
			AB Architectural Bronze	AB Architectural Bronze	UP / DOWNLIGHT (UD) STATIC WHITE 80C12A 80+ CRI, 1200 Source Lumens (Delivered - 1,587) 90C10A 90+ CRI, 1000 Source Lumens (Delivered - 1,361) 97C09A 97+ CRI, 900 Source Lumens (Delivered - 1,220) *ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.	22 2200K* *Only available for 90C10A)	15 15° 25 25° 40 40° 60 60°	15 15° 40 40° 60 60°	DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V) L23 Lutron, Hi-Lume 1% 2-Wire REMOTE (120-277V) LH1 Lutron, Hi-Lume 1% Ecosystem AN4 Philips Titanium 1% 0-10V, LOG EA2 eldoLED, SOL0drive 0.1% 0-10V, LOG ED1 eldoLED, SOL0drive 0.1% DALI, LOG		
			AG Satin Silver	AG Satin Silver							
			AU Cashmere Gold	AU Cashmere Gold							
			BB Burnt Bronze	BB Burnt Bronze							
			CF Custom Finish* *(Consult Factory)	CF Custom Finish* *(Consult Factory)							



SPECIFICATION NOTES

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

WALL SCONCE

ACCESSORIES

CYLINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens.

Must specify baffle finish.

- RBA-CY2-**-CGL** Clear Glass Lens*

*(Not available for Warm Dim)

- RBA-CY2-**-SFL** Soft Focus Lens
- RBA-CY2-**-FGL** Frosted Glass Lens
- RBA-CY2-**-FSFL** Frosted Soft Focus Lens
- RBA-CY2-**-FSL** Frosted Linear Spread Lens

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

LOWER REPLACEMENT OPTIC

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

REPLACEMENT SUCTION TOOL

Included with each order [1 per 10 fixtures].

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

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

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

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

SQUILINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens.

Must specify baffle finish.

- RBA-SQ2-**-CGL-2** Clear Glass Lens*

*(Not available for Warm Dim)

- RBA-SQ2-**-SFL-2** Soft Focus Lens
- RBA-SQ2-**-FGL-2** Frosted Glass Lens
- RBA-SQ2-**-FSFL-2** Frosted Soft Focus Lens

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

UPPER REPLACEMENT OPTIC

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

STATIC WHITE PERFORMANCE - 3000K - SOFT FOCUS LENS

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

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

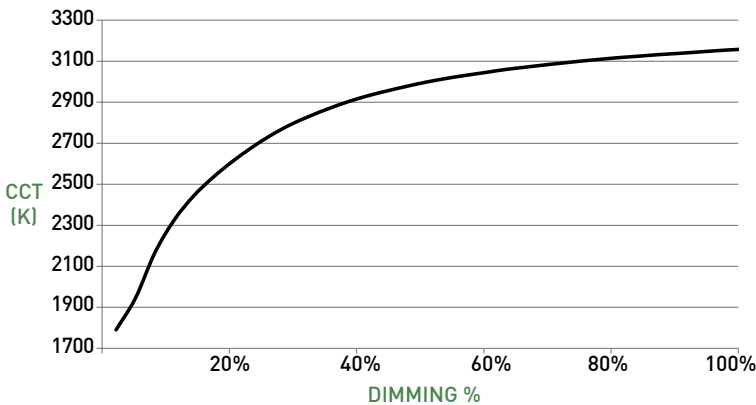
LIGHT LOSS FACTOR	
No Lens	1.05
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83

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

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC

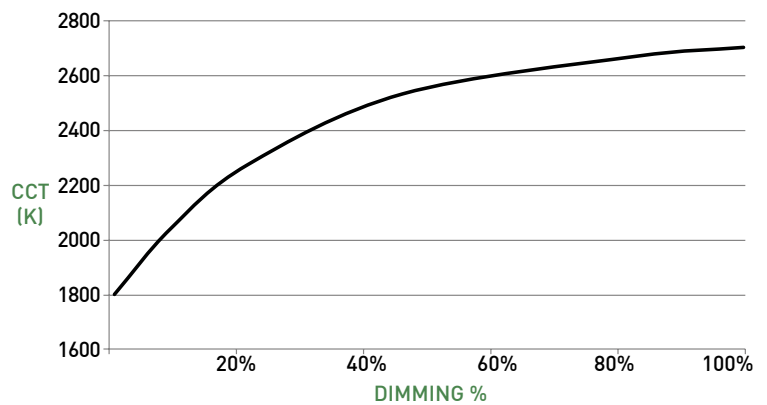
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

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



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

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

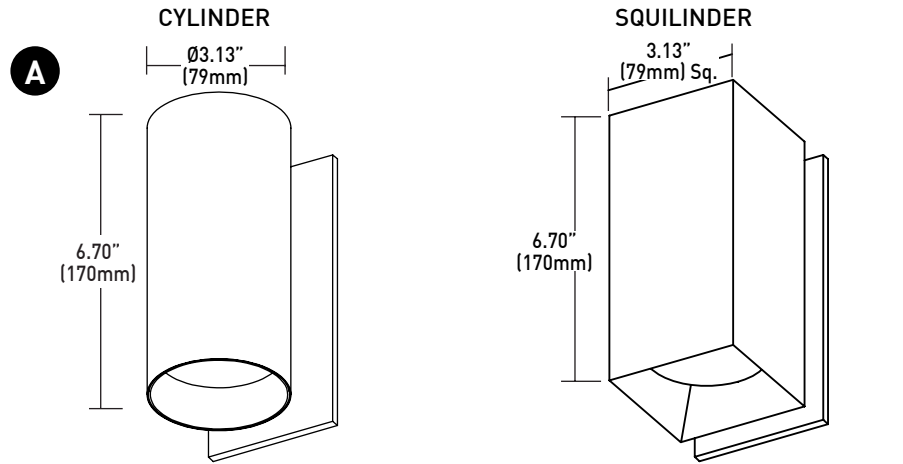


WALL SCONCE

CYLINDER

- A LUMINAIRE**
Machined aluminum body with integrated heat sink and LED; power supply may be integral or remote mount.
- B LOWER OPTIC**
Proprietary optics available in 15°, 25°, 40° & 60° beams.
- C LOWER EFFECTS DEVICES**
Cylinder baffle lens assembly can accept 1 lens sealed in place. Soft focus lens included as standard for lens. Suction tool provided for removal of baffle lens assembly.
- D UPPER EFFECTS DEVICES**
Cylinder assembly can accept 1 lens sealed in place. Diffusion lens included as standard for lens.
- E UPPER OPTIC**
Proprietary field-changeable optics available in 15°, 40° & 60° beams.

DIMENSIONS / DRAWINGS

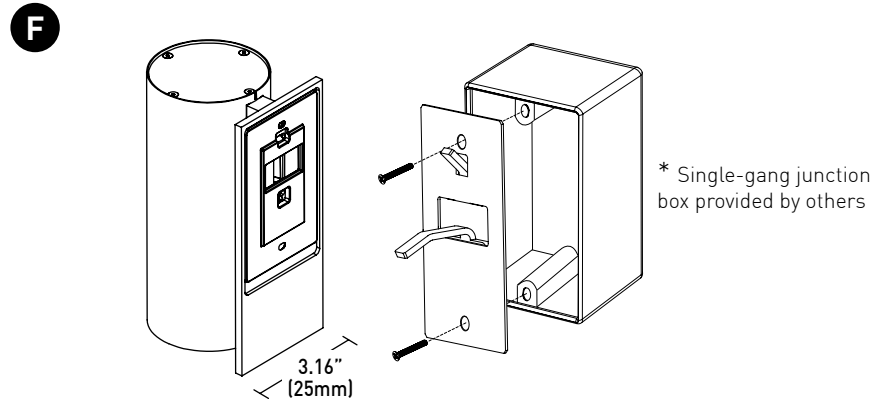
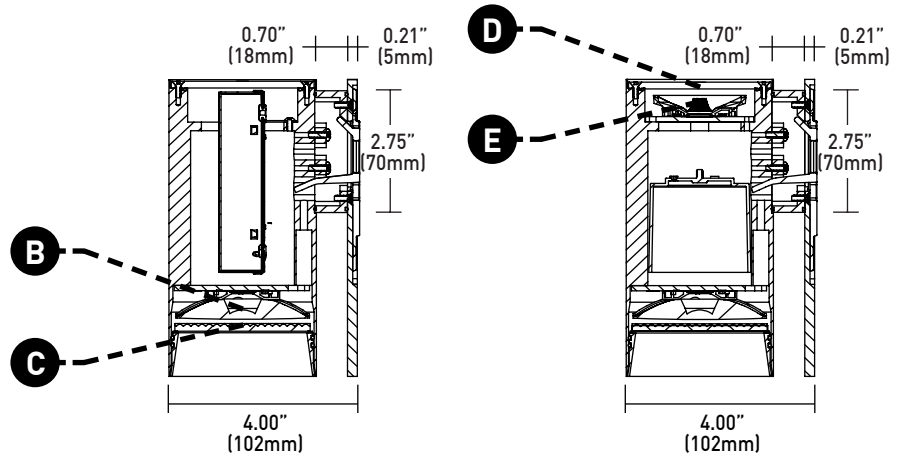


MOUNTING

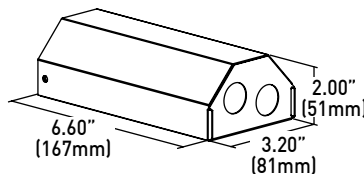
- F MOUNTING PLATE**
Mounting plate (concealed) with factory supplied hidden screws after wall is fully finished. Single-gang junction box required for mounting. Fixture to mount flush with minimalist transition to wall.

REMOTE POWER SUPPLY

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



- G PS-RMT weight - 1.40 lbs**



WALL SCONCE

TECHNICAL

CONSTRUCTION

Cylinder / Squilinder: Machined aluminum body; extruded aluminum internal heat-sink; painted finishes are granulated powder coat.

Remote Power Supply: 22 Gauge galvanized steel.

STATIC WHITE LED

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

WARM DIM LED

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

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

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

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

MOUNTING

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

OPERATING TEMPERATURE

Down Light: 104°F (40°C).

LISTING

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

WARRANTY

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

CHANGE LOG

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

WALL SCNCE

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

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

LUTRON DRIVER COMPATIBILITY

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

eldoLED DRIVER COMPATIBILITY

Power supply EA2	Family/Model #
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-A08
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1



TYPE:	M1
CAT. #:	LSL6

LSL6 CYCLOPS



Down Light
DL-BR-BLP
(Actual Size)

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

Features include:

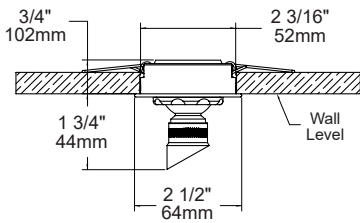
- 2 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated™, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC (Electronic or Magnetic Power Supply)
- Solid Copper and Brass Construction



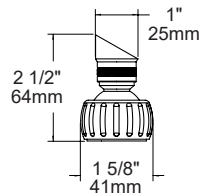
Surface Mount
SM-BR-BLP

Male Thread
1/2-BR-BLP

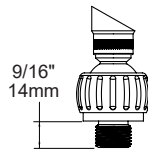
Flush Mount
FM-BR-BLP



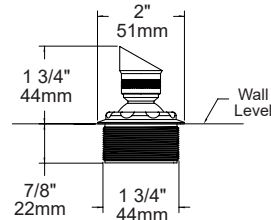
Down Light



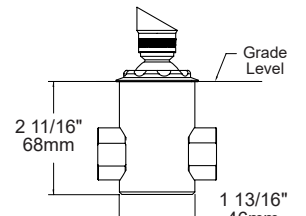
Surface Mount



Male Thread



Flush Mount



Flush Mount with optional Micro J-Box

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

RED INDICATES REQUIRED FIELD

CONFIGURATION	MATERIAL	SHROUD	OPTIC	LED	MOUNT (Category Options)	FINISH
[DL] Down Light	[BR] Brass	[60] 60° Angled	[N] 15° Narrow	[27D] 2700K	FM: FLUSH MOUNT OPTION	[NAT] Natural
[SM] Surface Mount	[CU] Copper*	[NS] No Shroud	[M] 25° Medium	[30D] 3000K	[MJB] Micro J-Box	[BLP] Bronze Living Patina
[1/2] Male Thread	*Shroud, ball and base remains Brass		[W] 40° Wide	[45D] 4500K	1/2: MALE THREAD MOUNTS	[PNI] Polished Nickel
[FM] Flush Mount			[EL] Elliptical	[D] = Dimmable	[G/S] Ground Stake	[BNI] Brushed Nickel
					[D/S-X] Deluxe Spike (9" or 12")	[PAU] PVD Gold
					[9x18] Telescopic Riser (Specify 5x10, 7x14, 9x18 or 11x22)	[BLK] PVD Black
					[T/S] Tree Strap	[PCR] PVD Chrome
					[CP4] 4" Cover Plate	
					[SM3] 3" Surface Mount	

[X] = Specify Length

