

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
REVISED (2) AGENDA
THURSDAY JULY 1, 2021 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
TO BE HELD IN PERSON / HYBRID ZOOM:**

<https://us02web.zoom.us/j/87468963043?pwd=OVNqOXVabUZhMTd4OEtqRENhM2l0QT09>

	Time	Min.	Presenter	Type	
1.	9:15	45	n/a	Site Visit	Site Visit to Lot 226BR, 242 Benchmark Drive: Meet at Lot 226BR (Meet at Intersection of Benchmark Drive and Palmyra Drive). Site Visit to be In-Person Only.
2.	10:00		Chair		Call to Order
3.	10:00	30	Wisor	Executive Session	Executive Session for the Purpose of Receiving Legal Advice Regarding Review of Design Review Board Provisions Under the Municipal Code Pursuant to Section 24-6-402(b), C.R.S.
4.	10:30	5	Ward	Action	Reading and Approval of the June 3, 2021, Regular Meeting and the June 10, 2021 Special Design Review Board Meeting Minutes.
5.	10:35	30	Miller/ Applicant	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. This item was continued from the June 3, 2021 Regular DRB Meeting.
6.	11:05	5	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 214A, 209 Benchmark Drive, pursuant to CDC Section 17.4.11. This item is being continued to the August 5, 2021 DRB Meeting
7.	11:10	30	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 510, 131 Russell Drive, pursuant to CDC Section 17.4.11.
8.	11:40	30	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 729R-7, 131 Russell Drive, pursuant to CDC Section 17.4.11. Lot 729R-7. This item was continued from the June 3, 2021 Regular DRB Meeting.
9.	12:10	10		Chair	Working Lunch
10.	12:20	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot AR59, 129 Adams Way, pursuant to CDC Section 17.4.11. This item was continued from the June 10, 2021 Special DRB Meeting.
11.	1:05	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums; Concurrent Review

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 JULY 1 , 2021**

					and Recommendation to Town Council for a Density Transfer and Rezone to increase the condominium density on the site from nine, (9), Condominium Units and two (2), employee condominiums to sixteen (16) Condominiums units and three (3) employee condominiums. This item was continued from the May 6, 2021 DRB Meeting.
12.	1:50	5	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 166AR-2, 2 Stonegate Drive, pursuant to CDC Section 17.4.11. This item is being continued to the August 5, 2021 DRB Meeting
13.	1:55	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 151R-2, 223 Country Club Drive, pursuant to CDC Section 17.4.11.
14.	2:40	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Multi Family Condominium Development on Lot 600A, Elkstone Expansion, pursuant to CDC Section 17.4.11.
15.	3:10	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review for a Multi-Family Development at Lot 615-1CR, TBD Lawson Overlook, consisting of Three (3) Detached Condominium Units; Concurrent Review and Recommendation to Town Council for a variance request for Building Height, pursuant to CDC Section 17.4.16.
16.	3:55	5	Chair		Consideration of a Design Review: Initial Architectural and Site Review for a new single-family home on Lot 79R-6, 89 Pennington Place, pursuant to CDC Section 17.4.11. This item is being continued to the August 5, 2021 DRB Meeting
17.			Chair		Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/87468963043?pwd=OVNqOXVabUZhMTd4OEtqRENhM2lOQT09>

+1 346 248 7799 US (Houston)

Find your local number: <https://us02web.zoom.us/j/87468963043?pwd=OVNqOXVabUZhMTd4OEtqRENhM2lOQT09>

Meeting ID: 874 6896 3043

Passcode: 880970

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**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JUNE 3, 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 10:01 AM on JUNE 3, 2021, held remotely via ZOOM
<https://us02web.zoom.us/j/88055559299?pwd=eXBXUEpkeG11ZXdaNIBESXIQUEF6QT09>

Attendance

The following Board members were present and acting:

Banks Brown
Greer Garner
David Craige
Cath Jett
Ellen Kramer
Liz Caton

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

The following Board members were absent:

Adam Miller

Town Staff in attendance:

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

Public in attendance:

Douglas Tooley
Dan Sylvester
Amarillis Moran
Diane Liovsky
Tommy Hein
Bruce MacIntire
Beth Bailis

Item 2. Reading and Approval of the May 6, 2021 Regular Design Review Board Meeting Minutes.

On a **MOTION** by **Kramer** and seconded by **Garner** the DRB voted unanimously to approve the minutes from the May 6, 2021 Meeting.

Scott Bennett was in attendance

Item 3 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.

On a motion by **Craige** and seconded by **Jett** DRB voted unanimously to continue the item to the August 5, 2021 Regular Meeting..

Item 4. Consideration of a Design Review: Final Architectural Review for a new Single-Family Residence 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.

On a motion by **Craige** and seconded by **Jett** DRB voted unanimously to continue this item to the July 1, 2021 Regular Meeting.

Item 5. 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.

On a motion by **Craige** and seconded by **Jett** DRB voted unanimously to continue this item to the July 1, 2021 Regular Meeting.

Item 6. 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.

On a motion by **Garner** and seconded by **Bennett** DRB voted unanimously to continue this item to the June 10, 2021 Regular Meeting.

Item 7. Consideration of a Design Review: Final Architecture Review for a Single-Family home at Lot BC110R, 105 Lawson Overlook, pursuant to CDC section 17.4.11

Amy Ward presented on behalf of staff
Kristine Perpar, Shift Architects, presented as applicant with David Ballode

Public Comment: None

On a motion by **Kramer** and seconded by **Garner** DRB voted 6-1 (Jett opposed - roofline should be a combination of multiple forms and step with the topography of the site) to 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 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

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.

Item 8. 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.

Amy Ward presented on behalf of staff

Kristine Perpar, Shift Architects, presented as applicant

Public Comment: None

On a motion by **Bennett** and seconded by **Caton** DRB voted 5-2 (Craig and Kramer opposed due to disagreement with primary roof from interpretation) 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 and chair 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 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
- 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.

Item 9. 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.

John Miller presented on behalf of staff

Chris Hawkins, of Alpine Planning, presented as applicant with Jay Leggett, Lighting Design Solutions

Public Comment: There was public comment submitted via email for initial review, no additional comment at this time.

On a **MOTION** by **Garner** and seconded by **Caton** the DRB voted 5-2 Kramer opposed to tall wall in GE, David is opposed to bumpout in GE, garage could be moved, opposed to board form) 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. Add step lights at driveway, eliminate ????
- 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 fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Item 10. 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.

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

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Jett** the DRB voted unanimously 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) Prior to the issuance of a building permit, the applicant shall revise the access road to have a 20' paved surface with two 2' shoulders.
- 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.

Item 11. Recess.

The meeting reconvened at 12:43 pm

Item 12. 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.

Amy Ward presented on behalf of staff

Chris Hawkins, Alpine Planning, presented as applicant with Mark Gray and David Ballode

Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted unanimously 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 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.

Item 13. Consideration of a Design Review: Final 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 Daugard, of Centre Sky Architecture, presented as applicant with Sara D'Agostino

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Kramer** the DRB voted unanimously to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 7 based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Setback Encroachments as documented within this Memo.

And with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall revise and resubmit the lighting plan and photometric study for approval by Town Staff and a Member of the Design Review Board.
- 2) Prior to the issuance of a building permit, the landscaping plan shall be revised to include the Native Seed Mix ratio as outlined in the CDC.
- 3) Prior to the issuance of a building permit, the Town Forester shall issue a Tree Removal Permit for all trees to be removed prior to construction and shall mark the trees in the field.
- 4) Prior to the issuance of a building permit the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building

height.

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

9) Prior to the Building Division conducting the required framing inspection, a 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

9) the disturbance on unit 6 should be revegetated and a bond

Item 14. 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

Amy Ward presented on behalf of staff

Michael Carrier, Alpenglow Design, presented as applicant

Public Comment:

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 628-H, based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following design variations and DRB specific approvals:

Design variations:

1) Road and Driveway Standards

3) Lighting

DRB Specific Approvals:

1) Exterior parking waiver

And, with the following conditions:

1) Prior to issuance of building permit, the applicant shall revise the location of the address monument to move it at least 10' from edge of pavement and shall present a lighting specification for the LED to staff for compliance review.

2) Prior to issuance of building permit, the applicant shall revise the landscape plan to specify grass seed mix that is in compliance with the landscape regulations and to move the proposed annual flower bed on the north side of the drive to be at least 10' from edge of pavement and bring to staff for review.

3) Prior to issuance of a building permit, the applicant shall revise the fire mitigation plan to show compliance with all of the fire mitigation and forestry management standards in 17.6.1.

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

5) Prior to issuance of building permit, the applicant shall work with staff and one member of DRB to specify a dimmer system for fixture B.

6) Prior to issuance of building permit, the applicant shall provide staff a detail of the garage door showing that its' recess meets the requirements of the CDC.

7) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.

8) Prior to issuance of a CO, a road right of way encroachment agreement will be

- entered into with the town to capture all road right of way encroachments.
- 9) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition.
 - 10) Prior to issuance of CO, all disturbances in the road right of way caused by construction will be re-graded and re-vegetated to its pre-disturbed condition.
 - 11) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
 - 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
 - 13) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
 - 14) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
 - 15) Any Town-owned utilities required to be relocated due to the development of this Unit, shall be relocated solely at the cost of the property owner. Prior to relocation, these modifications must be approved by the Public Works Director and any other relevant agencies.
 - 16) lighting dimmer
 - 17) Remove architectural fixture b staff and drb approval

Item 15. 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

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

Public Comment: None

On a **MOTION** by **Jett** and seconded by **Caton** the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 163RC, 105 Prospect Creek Drive, based on the evidence provided within the Staff Report of record dated May 21, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variations:

17.5.6: Building Design: Roof Material

Design Review Board Specific Approvals:

GE Encroachment – Landscaping

And, with the following conditions:

- 1) Prior to issuance of a building permit, the applicant shall provide staff with and amended lighting plan including specifications for the LED strip light to be used in the address monument.

- 2) Prior to the issuance of a building permit, the applicant shall revise the construction mitigation plan to better clarify all construction fencing locations, as they relate to the jobsite, the wetlands and erosion control measures.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 8) Prior to the Building Division conducting the required framing inspection, a 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 June 3, 2021 meeting at 2:50 pm.

Prepared and Submitted by,

Amy Ward
Planner

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JUNE 10, 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 10:01 AM on JUNE 10, 2021, held remotely via ZOOM
<https://us02web.zoom.us/j/87580234046?pwd=VWE2eEhLaStCUk95UVBjTEc5ODhEQT09>

Attendance

The following Board members were present and acting:

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

Shane Jordan (2nd alternate)

The following Board members were absent:

David Craige
Scott Bennett (1st alternate)

Town Staff in attendance:

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

Public in attendance:

Peter Scheu 101 Palmyra Drive
Brian Hattendorf
Gigi Gerlach
12144985753
Diane Lipovsky
Susan Conger
Kathleen Jensen
Stephen Betz
Lorrie Denesik
Sam Moody

Item 2. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot AR59, 129 Adams Way, pursuant to CDC Section 17.4.11. Staff is requesting that this item be continued to the July 1, 2021 Regular DRB Meeting.

On a motion by **Garner** and seconded by **Kramer** DRB voted unanimously to continue the item to the July 1, 2021 Regular Meeting..

Item 3. Consideration of a Design Review: Final Architectural Review for a new Single-Family Residence on Lot 226BR, 242 Benchmark Drive, pursuant to CDC section 17.4.11. This item was continued from the 4.22.2021 and 6.3.2021 Regular Meeting.

John Miller presented on behalf of staff

Michael Donohue, Stillwater Architecture, presented as applicant

Public Comment:

Gigi Gerlach would like to see the garage enclosed with four closed bays, would like to request a site review with story poles. Brian Hattendorf moving the driveway as far north as possible would save trees, he would like as many trees as possible saved, would like details on proposed trees for driveway buffer within the access parcel.

On a motion by **Kramer** and seconded by **Jett** DRB voted unanimously to to approve the Initial Architectural and Site Review for a new single-family home located at Lot 226BR, 242 Benchmark Drive, based on the evidence provided within the Staff Report of record dated June 1, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variation

1) *Exterior Wall Materials – Stone Percentage (not recommended by staff)*

Design Review Board Specific Approvals:

1) *General Easement Encroachment - Irrigation*

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise material calculations to increase the stone percentage to 35% minimum.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall revise plans so that any area of fenestration within the stone façade shall be recessed and the recessed detail provided. Other proposed materials shall be updated to include specific details on the chimney cap, stone type, stain type, etc.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall provide area calculations for snowmelt.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping and fire mitigation plan based on the comments within this report.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall revise the location of the address monument so that it is within the RROW rather than Lot 226AR, or otherwise provide documentation that the access easement permits the construction of an address monument.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a revised lighting plan, to include locations, fixture types, and cut sheets, as well as a photometric study of the home.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.

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

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

12) Prior to the Building Division conducting the required framing inspection, a 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.

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) The driveway as proposed will be staked for a site visit.

Item 4. Consideration of a Design Review: Final Architecture 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 3.4.2021 Regular Meeting.

John Miller presented as staff

Chris Hawkins, Alpine Planning, presented as applicant with Kim - RSA

Public comment: No additional comment since the November 2020 meeting

On a motion by **Kramer** and seconded by **Miller** DRB voted Jett opposed due to lighting plan to approve the Final Architecture Review for a Class 3 Residential Addition located at Lot 424, 121 Touchdown Drive, based on the evidence provided within the Staff Memo of record dated May 26, 2021, with the following specific approval:

- 1) Board form concrete

And, with the following conditions:

- 1) Prior to issuance of a Building Permit, the applicant shall revise their CMP to include stormwater and erosion control devices on the downhill sides of the area of disturbance.
- 2) Prior to issuance of a Building Permit, the applicant shall revise their lighting plan for approval by staff and a member of the DRB, to demonstrate that the noncompliant lighting fixtures have been revised to meet the current lighting requirements of the CDC.
- 3) Prior to the issuance of a building permit, the applicant shall revise the landscaping plan per the comments within this staff memo of record. This plan shall be reviewed by the Town Forester for compliance with the CDC, and the Town Forester will be required to issue a tree removal permit for any trees to be removed as part of the approved landscaping plan.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code)

approved products.

5) Prior to the submittal for Building Permit, the applicant shall verify cumulative square footage of all areas of external snowmelt with the Building Department– if applicable.

6) The applicant shall revegetate any disturbed areas of the General Easement to its pre-disturbed condition prior to the finalization of the Building Permit.

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 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.

11) To add a railing on the lower deck

Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 214A, 209 Benchmark Drive, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff
Ron Bercovitz, Bercovitz Design presented as applicant

Public Comment: One email comment was received prior to the meeting and shared with DRB members.

On a motion by **Garner** and seconded by **Caton** DRB voted unanimously (ellen was absent for the vote) to approve the Initial Architectural and Site Review for a new single-family home located at Lot 214A, based on the evidence provided within the Staff Report of record dated June 2, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Tandem Parking
- 2) Exterior material – hardie Board

DRB Specific Approval:

- 1) GE encroachment for hammerhead, hardscaping and grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to remove all new plantings from the eastern GE, to increase variety of species and to clarify what species of shrub is to be planted .

- 2) Prior to final review, the applicant shall revise the proposed exterior materials to meet the 35% minimum requirement and to provide an alternative fascia material.
- 3) Prior to final review, the applicant shall revise the construction mitigation plan to extend the construction fencing around the perimeter of the project and add information regarding excavation amounts to be removed and/or a stockpiling plan.
- 4) Prior to final review, the applicant shall revise the lighting plan to provide specifications for the proposed recess lighting and the address monument and shall provide a photometric study.
- 5) Prior to final review, the applicant will revise the address monument to meet all specifications of the CDC.
- 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 of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 8) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 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 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 Single-Family detached condominium at Lot AR52R, 123 Adams Way, pursuant to CDC section 17.4.11

Amy Ward presented on behalf of staff
Peter Lundeen, Fuse Architects, presented as applicant

Public Comment: None

On a motion by **Caton** and seconded by **Jett** DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium located at Unit AR-52R Timber Ridge, based on the evidence provided within the Staff Report of record dated May 31, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) GE encroachment for grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional tree plants to increase variety of species.
- 2) Prior to final review, the applicant shall revise the construction mitigation plan to

- include tree protection and material stockpile storage areas and/or removal plan.
- 3) Prior to final review, the applicant will give additional lighting specifications that verify that all fixtures meet the lighting requirements of the CDC and shall provide a photometric study.
 - 4) Prior to final review, the applicant will revise the monument location to be better seen from either direction and will specify monument materials.
 - 5) Prior to final review, the applicant shall revise the drainage plan to include details about the swale to the east of the home.
 - 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
 - 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
 - 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
 - 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
 - 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.

Item 7. Consideration of a Design Review: Initial Architecture Review for a new Single-Family home on Lot 510, 131 Russell Drive, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff
Joe Kelleher, Kelleher Contracting, presented as applicant with CTF and David Ballode and Craig Spring (lighting)

Public Comment: One email comment was received and provided to DRB members prior to the meeting. Gordon Jensen discussed groundwater and the drainage area that is a running creek for a portion of the year. He supports the stepped retaining wall encroaching in the GE versus a higher retaining wall. The stepped foundation as peoposed is visually obtrusive, would like to see stone veneer. Thinks the CMP parking as proposed is aggressive. Would like recessed steplighting on exterior stairs.

On a motion by **Caton** and seconded by **Kramer** DRB voted to approve the Initial Architectural and Site Review for a new single-family home located at Lot 510, 131 Russell Drive, based on the evidence provided within the Staff Report of record dated May 26, 2021, with the following and Specific Approvals:

Design Review Board Specific Approvals:

1. *GE Encroachments*
2. *Parking Waiver*

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the exterior elevations to remove all exposed concrete such as the foundation elements and the deck footers. These concrete elements must be faced or receive DRB specific approval for board form.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan and the Wildfire Mitigation per the comments from this memo of record and submit to the Town Forester for review.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional details related to the proposed stone, wood siding, and rear patio paver stones.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement and Road Right of Way Encroachment Agreement, as applicable, with the Town of Mountain Village for any encroachments approved.
- 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 GE.
- 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.
- 12) lighting
- 13) landscaping

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the June 10, 2021 meeting at 1:24 pm.

Prepared and Submitted by,

Amy Ward
Planner

DRAFT



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; July 1, 2021

DATE: June 22, 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.

Project Overview

PROJECT GEOGRAPHY

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

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

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Michael B. Donohue of Stillwater Architecture (Applicant), working on behalf of JW RANLAN, LLC (Owner), is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home on Lot 226BR, 242 Benchmark Drive. The Lot is approximately 0.60 acres and is zoned Single-Family. The overall square footage of the home is approximately 6,321.55 gross square feet (5,438.06 Livable). The property is unique in that it does not have lot frontage on Benchmark Drive, and rather relies on an access easement crossing the southern General Easement (GE) of Lot 226AR. The lot is generally forested with a gentle slope, bordering the Galloping Goose Ski Run – Tract OS18. At the June 10, 2021, Special DRB Meeting, the DRB requested a site visit to better understand the driveway grades for the access easement. The applicant has indicated that the survey staking for the driveway can be available for viewing at the July 1, 2021, DRB Meeting and this site visit has been scheduled. The applicant, working with the Fire Marshall, has revised the driveway in a way that meets access requirements for fire but also reduces the wall height as requested.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	28'-0"
Maximum Avg. Building Height	30' (shed) Maximum	24.89'
Maximum Lot Coverage	40% Maximum	18.9%
General Easement Setbacks	16' GE	Retaining wall encroachment
Roof Pitch		
Primary		1:12
Secondary		N/a
Exterior Material**		
Stone	35% minimum	53.18%
Windows/Doors	40% maximum	14.08%
Parking	2 enclosed / 2 surface	2/2

Design Review Board Design Variations

1. Road and Driveway Standards – retaining wall heights

Design Review Board Specific Approvals:

1. General Easement Encroachment

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a 1:12 shed roof form. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The maximum average height must be at or below 30 feet for shed roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around

the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: As part of this application, the applicant has provided both a Maximum Building Height and Average Building Height analysis. Based on the heights provided, the maximum building height is 28 feet from the highest ridge to the grade below. The maximum average height is 24.89 feet. Both of these heights comply with the CDC requirements. Additionally, the applicant has provided a parallel plane analysis demonstrating that no portion of roof forms penetrates the 35-foot parallel slope height allowance. The limited height of this home at 28 feet (-7ft) reduces the overall impacts to surrounding neighbors in comparison to a 40 foot gabled home.

17.3.14: General Easement Setbacks

Lot 226BR is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter with the exception of the northwest property line. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from the Benchmark Drive Right of Way (ROW) and traverses along a 25-foot access easement crossing Lot 226AR. Due to the grade of the site and the narrowness of the access easement, the driveway necessitates a retaining wall on either side that will also be located with the GE or Lot 226BR.*
- *Utilities: The majority of the utility connections are shown coming from Benchmark Drive, across the access easement for Lot 226AR and into Lot 226BR, with the exception of the Sewer service which is shown connecting into an existing main within the Galloping Goose Ski Run or Tract OS18.*
- *Landscaping: Since the initial review, the applicant has increased landscaping in the GE to provide additional screening as requested by the neighboring property owners. Although not located within the GE, the applicant should review the access easement language and if possible to provide additional screening within the easement if possible. The applicant has indicated that the trees will be irrigated with temporary irrigation to establish the plantings but will not require a GE encroachment for these temporary systems.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

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

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

17.5.5: Building Siting Design

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

Staff: The building siting for the proposed design is largely driven by the access easement for the site. Generally speaking, the site is relatively flat but the minor grade changes and the access easement development requirements do seem to necessitate somewhat of a driveway/parking pedestal. Visually, the impacts from this will be limited given the location of the Lot and the extensive mature forest. It should be noted that this was discussed at the IASR, and the applicant did reduce the driveway retaining wall heights which further limit the appearance of the home sitting on a plinth.

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

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. To accomplish this, the applicant is proposing what appears to be a Telluride gold stone in a random rectangular arrangement. The proposed siding and soffit materials are shiplap-stained siding 8" in width. In addition to the siding, a prominent element of the home is the Glu-Lam Beams described above. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing.

It should be noted that since the IASR in April, the applicant has revised the material calculations and the stone percentage now above the required 35% at 53%. Window and door trim are proposed as black-clad wood windows, and the applicant has provided additional garage details which has been designed with black stiles and rails to match with frosted glass panels. The proposed roofing material is a black standing seam product, and the fascia of the home appears to the siding described above. The CDC allows for Black and Grey standing seam roofing materials and this appears to meet that requirement. It should be noted that the applicant has not shown snow fencing on the roof plan which is a requirement of the CDC but it's unclear to staff if this will be necessary given the slopes of the roof. Additionally, there is a chimney shown on the elevations and staff assumes this will necessitate a chimney cap, but this information has not been provided at this time. The civil drawings do show limited heated slabs with snowmelt, but the total square

footage of this area has not been identified. With that, it appears to be well under the 1000 square feet allowed without mitigation fees.

Staff requests that any approval condition that as part of the building permit submittal the chimney cap design is included for staff review, as applicable.

17.5.7: Grading and Drainage Design

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

17.5.8: Parking Regulations

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

17.5.9: Landscaping Regulations

The applicant has provided an updated landscaping plan for final review. At initial review, staff provided the following comments to the application for revision:

1. Due to the number of notes on the plan page A1.3, staff recommends separating the landscaping and fire mitigation plans into two separate documents – **revised**.
2. Additional shrub plantings should be provided in addition to the trees identified – **revised**.
3. The applicant could potentially work with neighboring owners to provide additional landscaping buffer along driveway retaining walls – **revised**, but staff should note that additional plantings within the access easement could provide additional screening depending on neighboring property permissions or specific language within the access easement legal documents. The Applicant should explore this possibility as a condition of any approval.
4. Native Seed Mix per the CDC requirements must be identified and any area of disturbance on the site must be identified for revegetation – the applicant did not provide specific native seed mix specifications within the updated landscaping plan but will be required to revegetate all areas with the CDC required mixture.
5. Existing trees on-site to remain shall be identified. If within proximity to construction, they should be protected, and the protection method should be detailed – **revised**.
6. Irrigation notes related to flow usage, backflow preventer, etc. shall be added – irrigation is proposed as temporary, the applicant should verify with the building official as to requirements for backflow preventers for temporary irrigation.

Overall, a revised landscaping plan should be submitted as part of the building permit submittal documents for staff verification of compliance with the CDC requirements outlined above.

17.5.11: Utilities

Staff: The majority of utilities are currently located within Benchmark Drive ROW and will only require connections from the road to the home. The exception to this is the Sanitary Sewer connection which will require a tie-in to the existing Sanitary Sewer main located in the Galloping Goose Ski Run. The applicant should work with TSG prior to the installation

of this sewer connection. In addition, the applicant shall work with the Public Works Director before the issuance of a building permit to determine the specific locations of the connections for the home as these locations are conceptual only. It should be noted that the utility plan currently shows the utility meters in locations that appear to be screened.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan for final review including lighting locations, cut sheets, and photometric study. As noted at the initial review, the LED strip does not appear to meet CDC requirements for lumen output. The DRB should discuss this fixture and determine if it should be revised with less illumination. The BLE fixture does appear to be able to be modifiable in a way that would meet the CDC requirements of lighting.

17.5.13: Sign Regulations

Staff: The address monument as proposed is a natural boulder approximately 6' tall and 16" in depth. Due to the location of the home and the access easement across Lot 226AR, the address monument will need to be located off-site and adjacent to Benchmark Drive. The applicant has proposed a 6' metal black numbering. The address monument has been modified since the Initial Review to meet the requirements of the CDC. Additionally, the monument has been shifted slightly from the initial review so that it is now located within town ROW per staff request. This will require the owner to enter into a ROW Encroachment Agreement with the Town for the monument.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicants have provided a fire mitigation plan and made modifications since the initial review to more clearly provide the notes within the plans separate from the landscaping plan. Staff is recommending that the owner and contractor work with the Town Forester for the implementation of the fire mitigation plan for tree removal on site prior to the issuance of a building permit.

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

17.6.6: Roads and Driveway Standards

Staff: The civil plans provided indicate that the driveway from the edge of road pavement to the garage is approximately 226 feet. With that, the CDC requires a 16-foot paved surface. In order to accomplish this, the applicant has provided for 14 feet of asphalt, with an additional 2-foot concrete v-pan for drainage.

In the IASR in April, several concerns were raised by the neighbors related to the height of the retaining walls associated with the driveway. To mitigate these concerns, the applicant has reduced the overall heights of these walls with the majority of these walls at 1-5.5 feet in height. In the provided rendering, the walls are shown as a stone veneer wall matching the stonework of the house.

In addition, because of the retaining wall changes, the grade of the driveway was required to become steeper. Because of the size of the home, sprinklers are required, and the sprinkler system allows the driveway to be permitted as shown with a maximum grade of 11.90%.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home includes fireplaces and are shown as manufactured fireplaces that typically operate on natural gas. Unless the owner otherwise acquires a fireplace permit, then these must operate as gas fixtures.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a construction mitigation plan in accordance with the requirements of the CDC. Given the extensive driveway construction that will be required to access the site, the applicant is requesting on-street parking for the initial portion of the project. This is more difficult given that the Lot itself does not have road frontage and will require parking in or near the proposed access. It may be preferable for the applicant to work with the Building Department and Public Works Department to better determine the most appropriate on-street parking locations as part of the building permitting process. It's unclear if the project will require a crane at this time. Generally speaking, the applicant is meeting the requirements of stormwater mitigation and fencing. It will be very important to limit the impacts of construction within the access easement given the proximity of neighbors. Staff is recommending that the applicant work through these details with the neighbors prior to construction.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 226BR, 242 Benchmark Drive.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 226BR, 242 Benchmark Drive, based on the evidence provided within the Staff Report of record dated June 17, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variations:
Road and Driveway Standards

Design Review Board Specific Approvals:
General Easement Encroachment

And, with the following conditions:

- 1) Prior to submittal for a building permit, the applicant shall provide staff with written authorization from the property owner of OS18 for disturbances related to sewer connections from the home. The owner will be required to revegetate any areas of disturbance associated with this offsite work.
- 2) As part of the building permit submittal, the applicant shall revise plans to include specific details on the chimney cap, as applicable.
- 3) As part of the building permit submittal, the applicant shall revise the landscaping plan based on the comments within this report. Prior to this revision, the applicant should explore additional tree plantings within the Access easement to provide additional screening to adjacent properties if possible.

- 4) As part of the building permit submittal, the applicant shall revise the LED strip proposed for the address monument to comply with the Lumen requirements of the CDC.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) Prior to issuance of a CO, the property owner will enter into a Road Right of Way Encroachment Agreement and/or General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the RROW and general easement encroachments approved.
- 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.

/jjm

Lot 226BR Project Narrative

General Description:

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

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

Materials:

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

Special Requests:

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

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

Stillwater Architecture, LLC

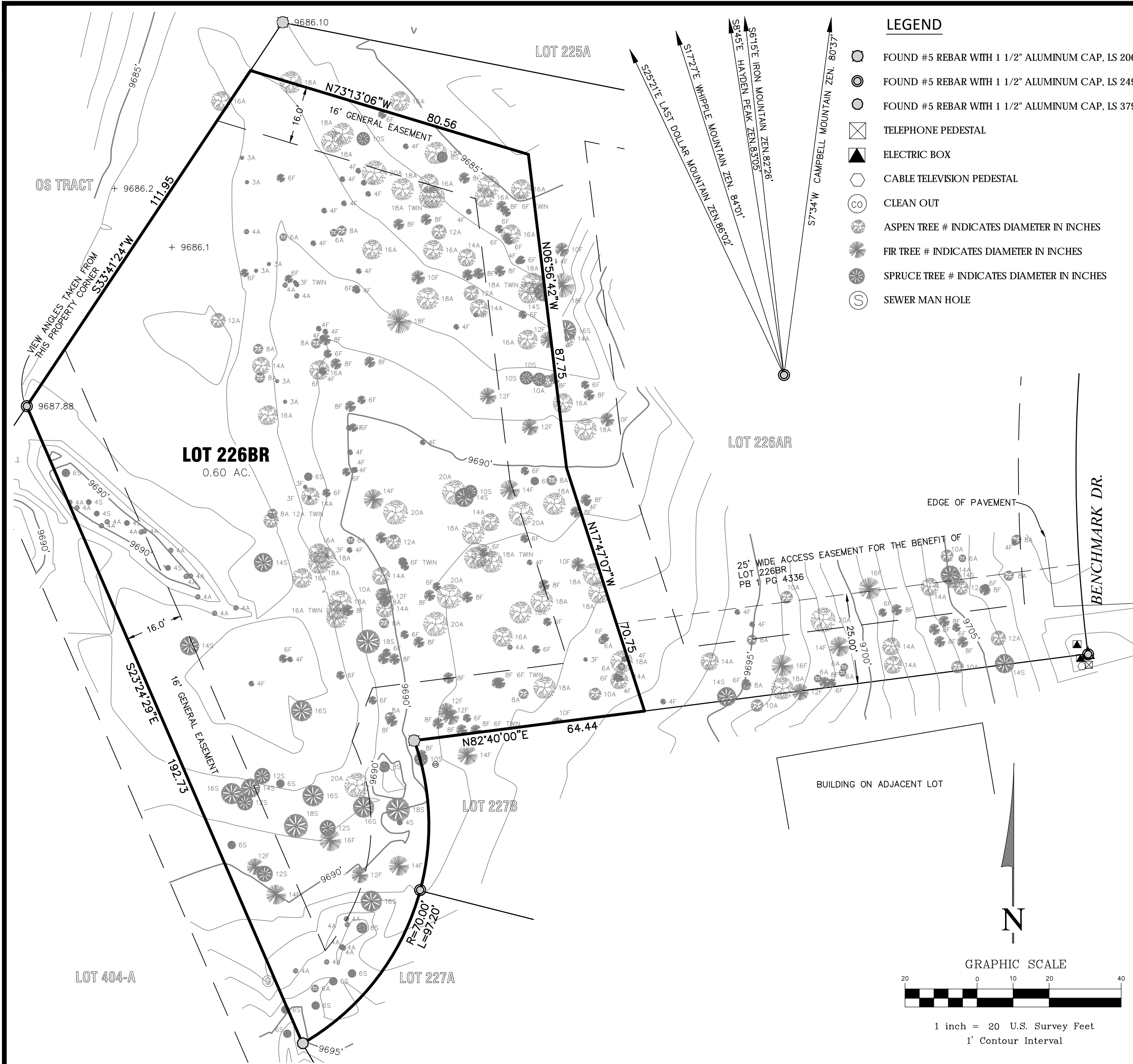
Michael B. Donohue
312-655-0940

1657 N. Rockwell
Chicago, IL 60647

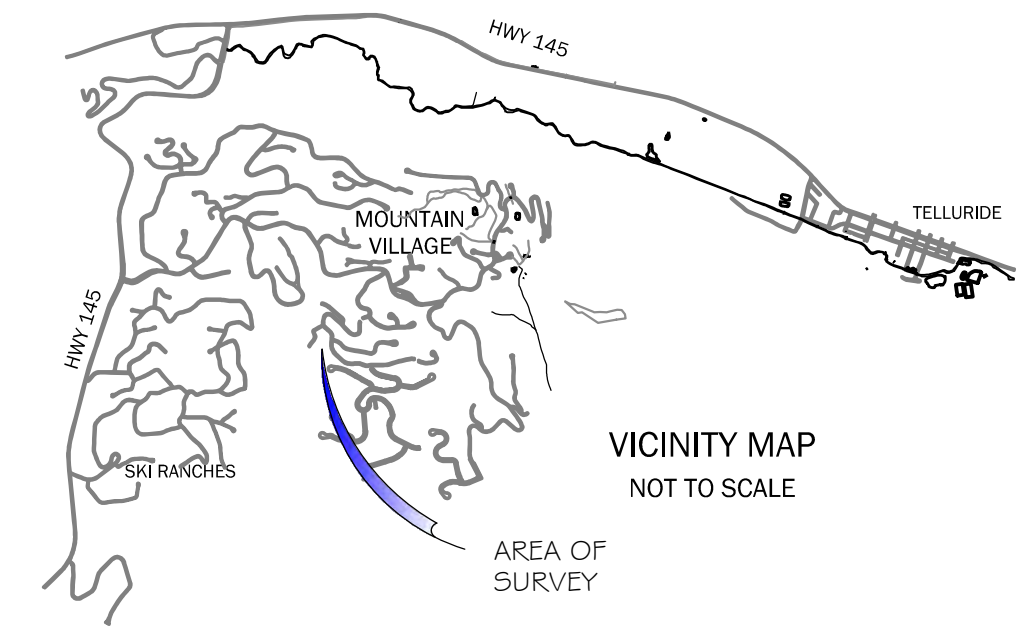
25 Lone Mountain Trail
Big Sky, MT 59716

P.O. Box 1742
Boulder, CO 80306

mdonohue@stillwaterarchitecture.com
www.stillwaterarchitecture.com



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



NOTICE:

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

NOTES:

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

PROPERTY DESCRIPTION:

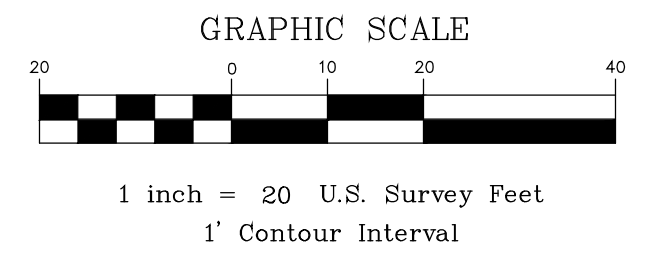
Lot 226BR, as shown on the Plat of Lot 226AR, Lot 226BR, & Lot 404-R, A Replat of Lots 226A, 226B, and 404, Town of Mountain Village, Recorded April 30, 2010, in Plat Book 1 at page 4335.

County of San Miguel,
State of Colorado.

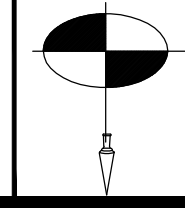
SURVEYOR'S CERTIFICATE:

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

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



TOPOGRAPHIC SURVEY
LOT 226BR, TOWN OF MOUNTAIN VILLAGE



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

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

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN 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.

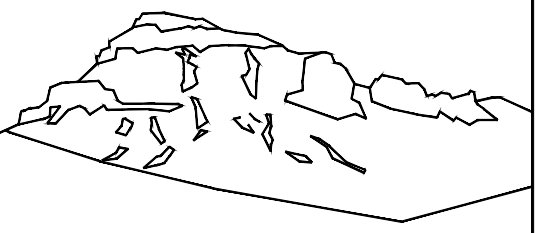
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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	2020-07-25
Revised Driveway through Easement	2021-05-25

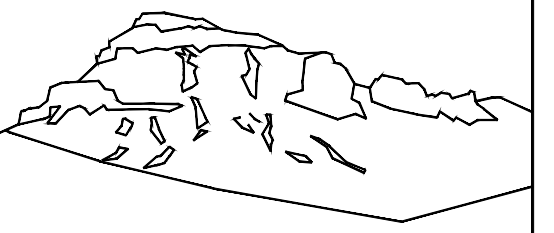
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village



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

Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB 2020-07-25
Revised Driveway through Easement 2021-05-25

Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village

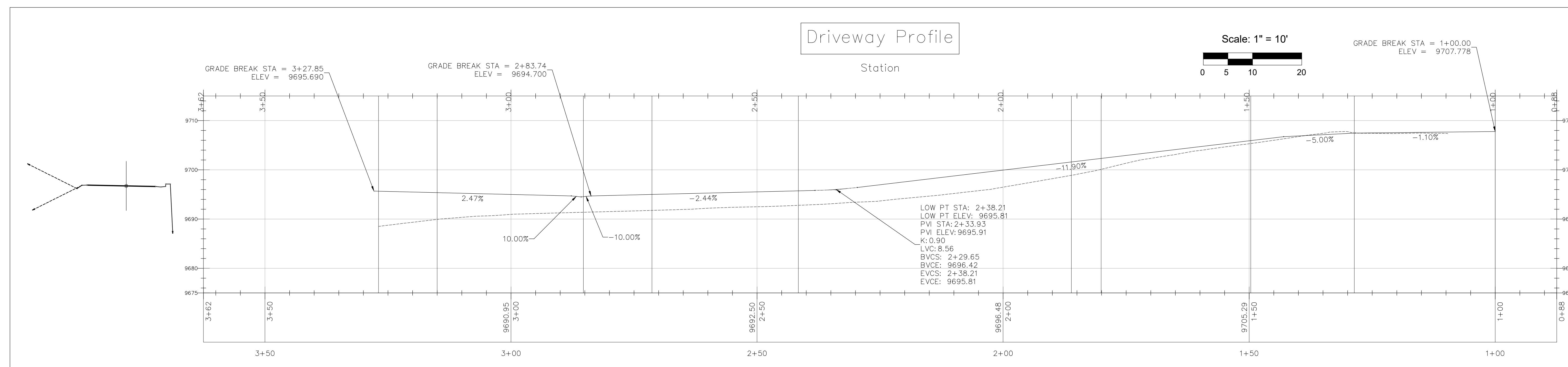
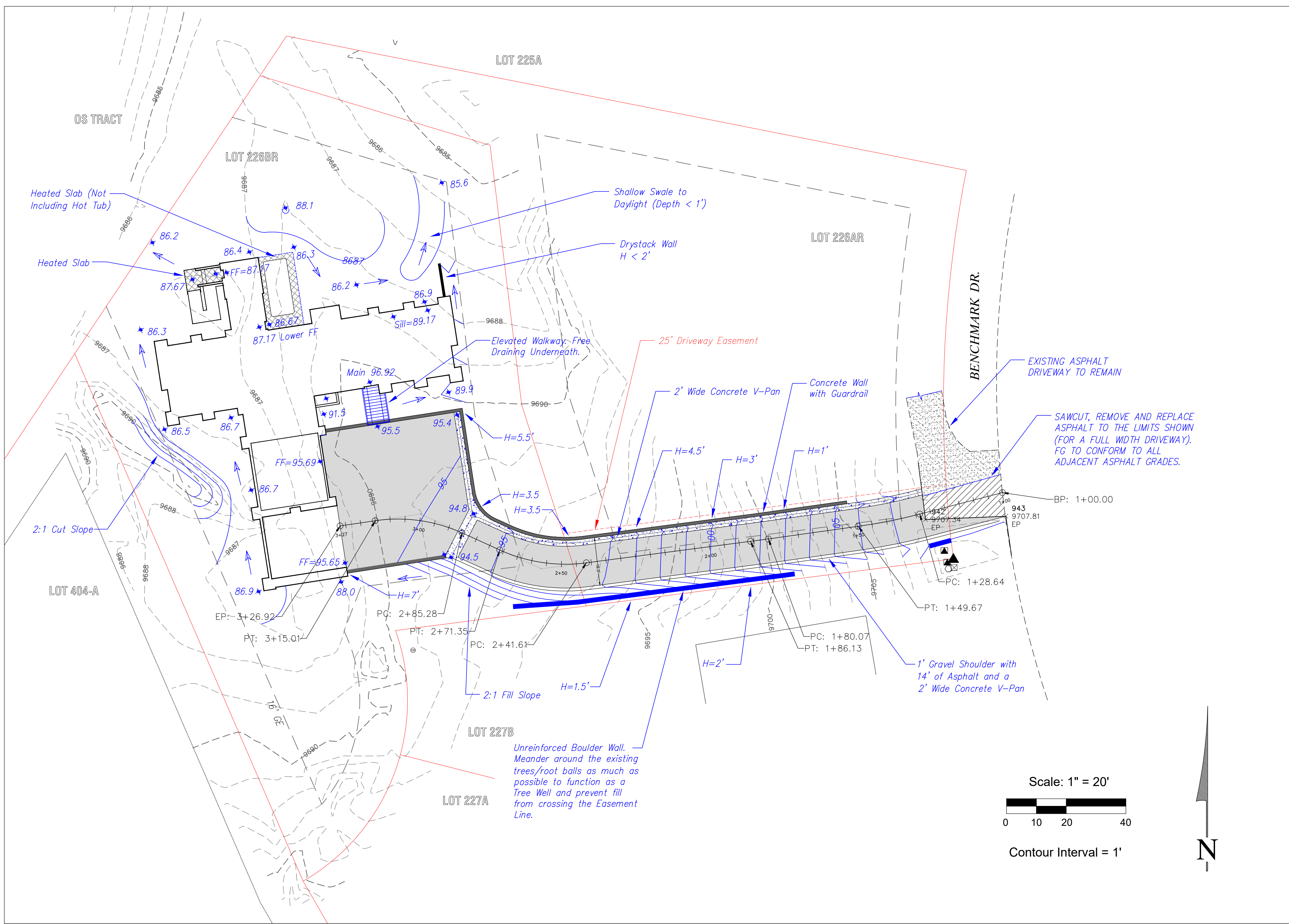


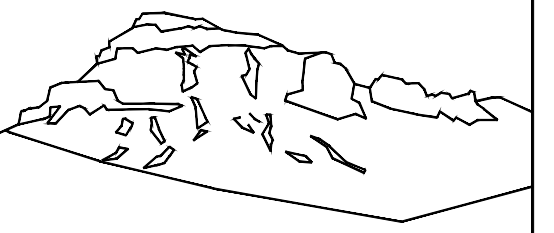
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading and Drainage with Driveway Plan and Profile

No Trees

C2.1





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB 2020-07-25
Revised Driveway through Easement 2021-05-25

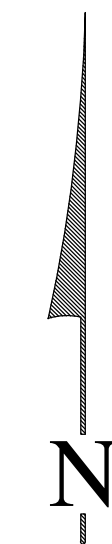
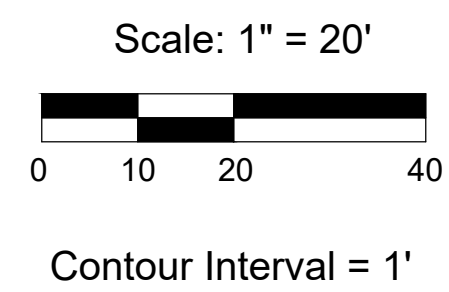
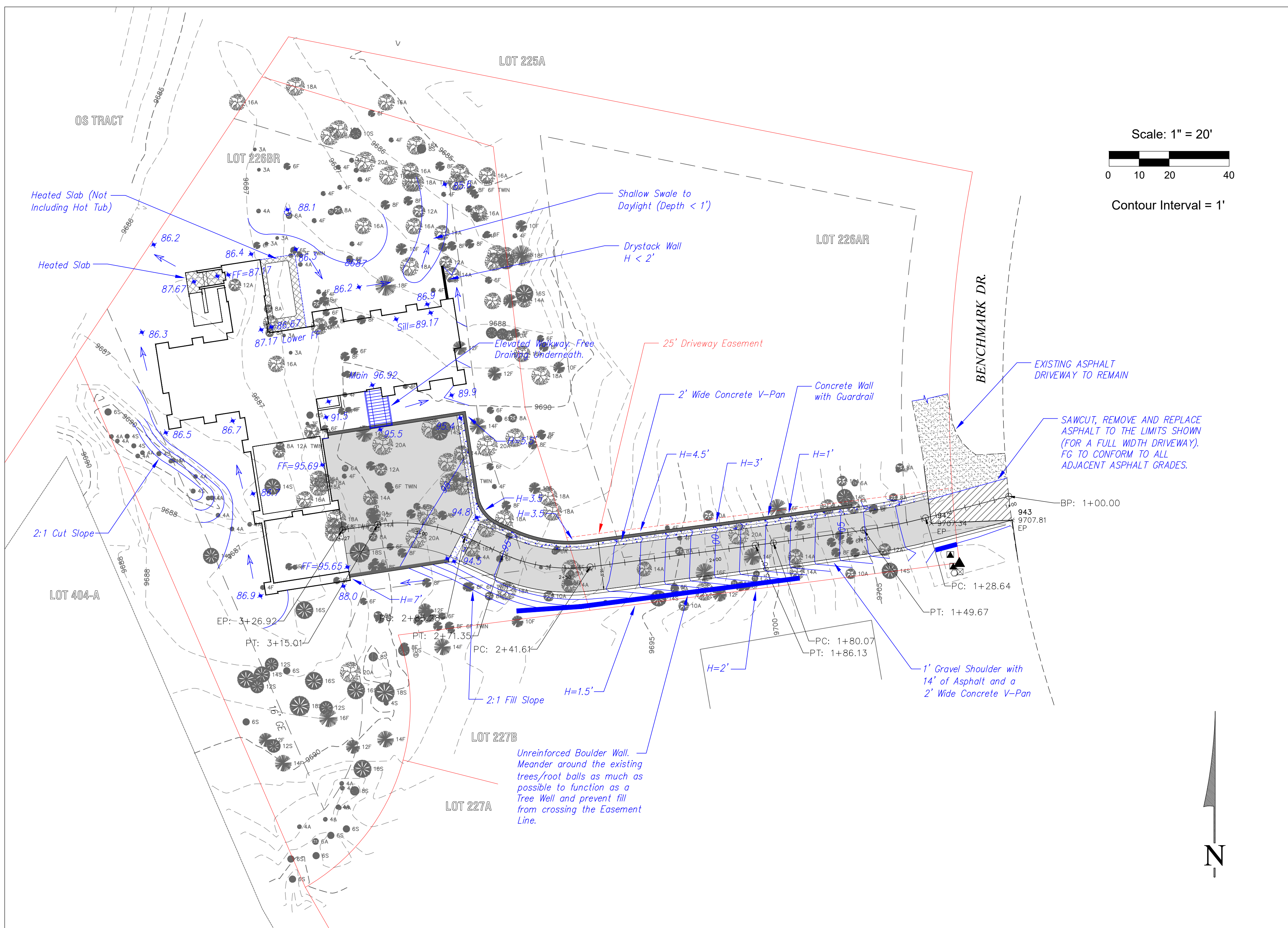
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village



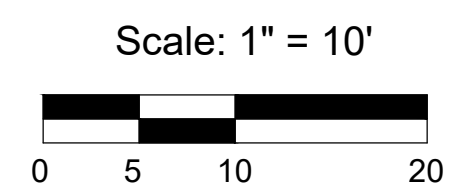
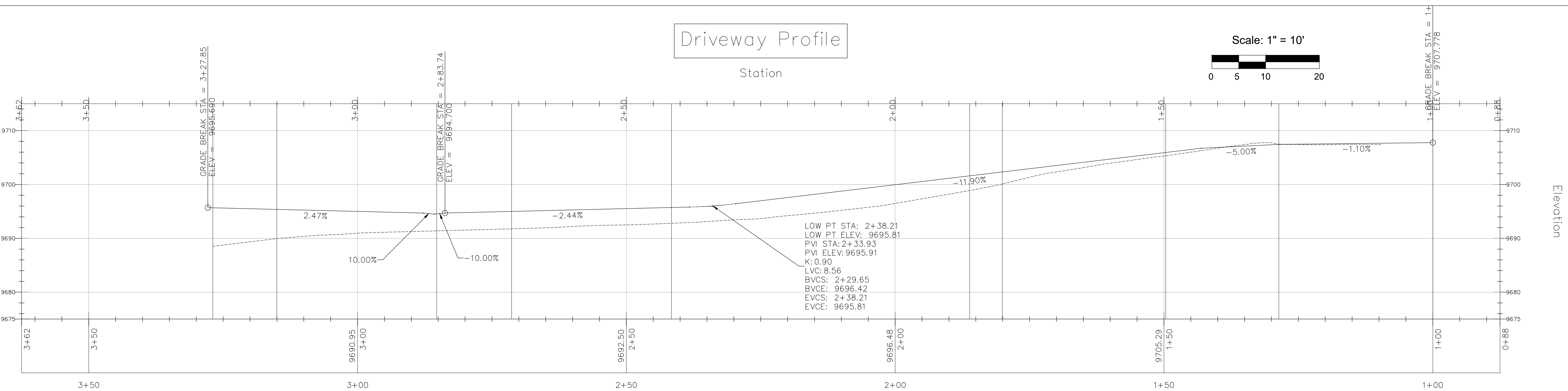
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

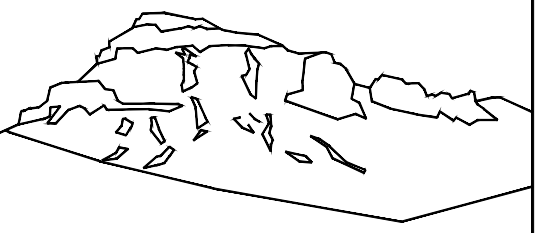
Grading and Drainage with Driveway Plan and Profile with Trees

C2.5



Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB	2020-07-25
Revised Driveway through Easement	2021-05-25

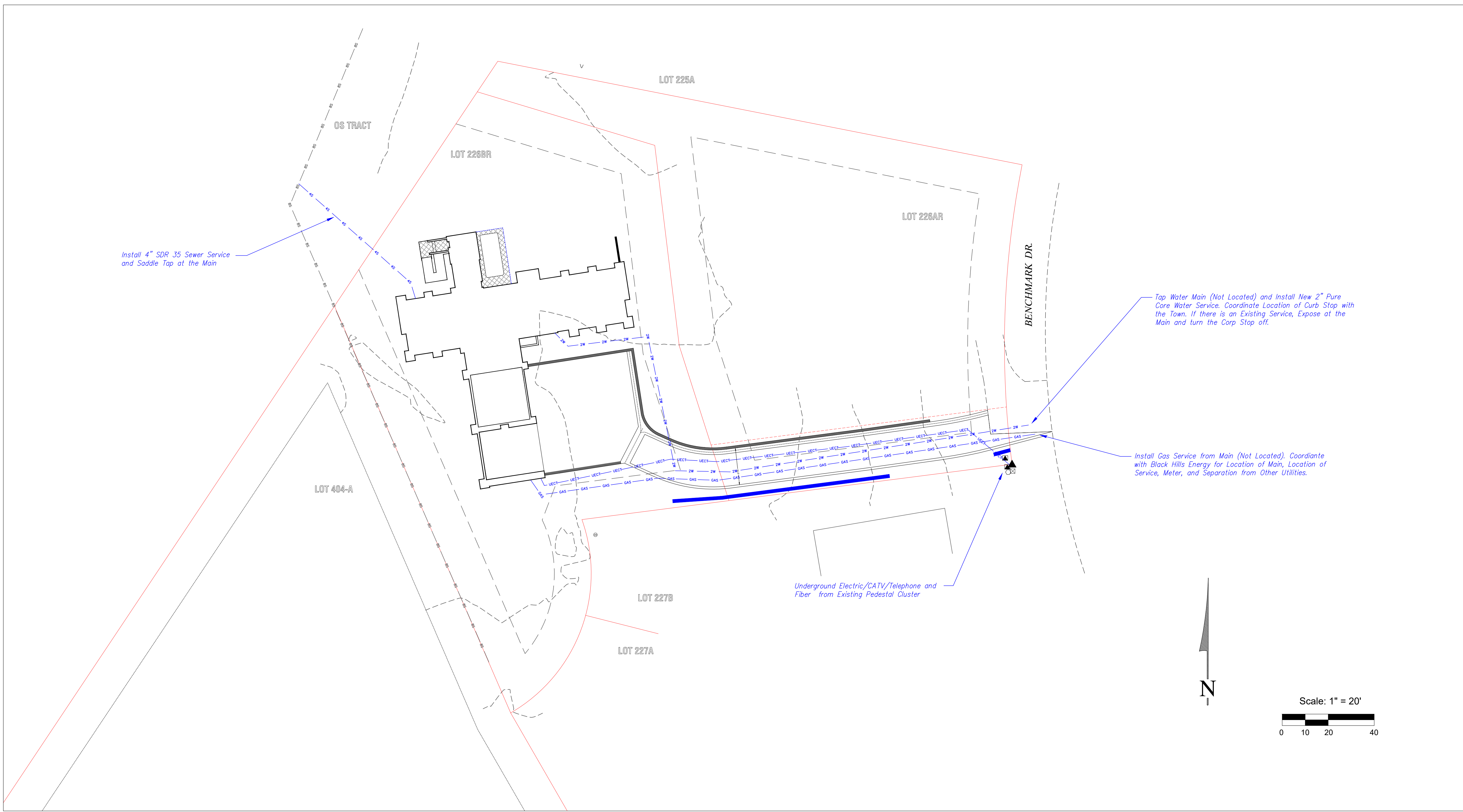
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village



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

Utilities

C3

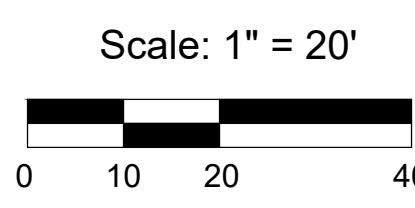
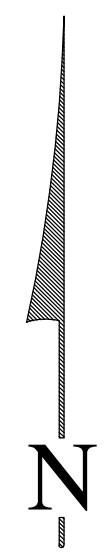


Install 4" SDR 35 Sewer Service and Saddle Tap at the Main

Tap Water Main (Not Located) and Install New 2" Pure Core Water Service. Coordinate Location of Curb Stop with the Town. If there is an Existing Service, Expose at the Main and turn the Corp Stop off.

Install Gas Service from Main (Not Located). Coordinate with Black Hills Energy for Location of Main, Location of Service, Meter, and Separation from Other Utilities.

Underground Electric/CATV/Telephone and Fiber from Existing Pedestal Cluster



PROPOSED DEVELOPMENT CONDITIONS	
LOT AREA	25,967 SQ. FT.
ZONING	SINGLE FAMILY RESIDENTIAL
PARKING	(2) ENCLOSED SPACES, (2) EXTERIOR SPACES
FLOOR AREA	164454 SQ. FT. (GROSS CONDITIONED/GARAGE/COVERED PARKING/PATIOS/ DECK SQUARE FOOTAGE)
LOT COVERAGE	6252 SQ. FT. (INCLUDES ALL AREAS TO THE DRIP LINE)
BLDG. HT.	29'-6" (32'-4" AT T/ CHIMNEY)
	GROSS SQUARE FOOTAGES (INCLUDES ALL CONDITIONED SPACE, GARAGE, 4 BUTTRESSED STONE DETAILS)
LOWER LEVEL	326171 SQ. FT.
MAIN LEVEL	305984 SQ. FT.
TOTAL	632155 SQ. FT.
AREA CALC'S	
	CONDITIONED SPACE
MAIN LEVEL	2,486.83 SQ. FT.
LOWER LEVEL	2,951.23 SQ. FT.
TOTAL	5,438.06 SQ. FT.
	EXTERIOR PATIOS & DECKS
MAIN LEVEL	815.41 SQ. FT.
LOWER LEVEL	347.13 SQ. FT.
TOTAL	1,162.54 SQ. FT.
	GARAGE AND COVERED PARKING
GARAGE	573.01 SQ. FT.
COV'd PRKG.	548.88 SQ. FT.
	SNOW MELT AREAS
WINDOW WELL	82.33 SQ. FT.
PATIOS	347.13 SQ. FT.
MST. DECKS	130.81 SQ. FT.
TOTAL	560.27 SQ. FT.
MATERIALS	
WINDOWS	1038 SQ. FT. / 14.08%
STONE	4148 SQ. FT. / 53.18% (DOES NOT INCLUDE DRIVEWAY)
WOOD	2116 SQ. FT. / 27.13%
METAL	437 SQ. FT. / 5.6%
TOTAL	7800 SQ. FT. / 100%

- 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.
- 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.
- 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. 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.
- A MONUMENTED LAND SURVEY OF THE FOOTERS WILL BE PROVIDED PRIOR TO POURING CONCRETE TO DETERMINE THERE ARE NO ADDITIONAL ENCROACHMENTS INTO THE GE.

PROJECT TEAM	
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JOHN, KELLY, & WILLIAM RANTE	
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406.414.0220	
levi@waattiengineering.com	
HERS. CONSULTANT	
TO BE DETERMINED	

- PRIOR TO THE BUILDING DIVISION CONDUCTING THE REQUIRED FRAMING INSPECTION, A
 - (4') BY EIGHT-FOOT (8') MATERIALS BOARD WILL BE ERECTED ON SITE CONSISTENT WITH THE REVIEW AUTHORITY APPROVAL TO SHOW:
 - THE STONE, SETTING PATTERN, AND ANY GROUTING WITH THE MINIMUM SIZE OF FOUR FEET (4') BY FOUR FEET (4')±
 - WOOD THAT IS STAINED IN THE APPROVED COLOR(S):
 - ANY APPROVED METAL EXTERIOR MATERIAL ±
 - ROOFING MATERIAL(S)± AND
 - ANY OTHER APPROVED EXTERIOR MATERIALS.
- IT IS INCUMBENT UPON AN OWNER TO UNDERSTAND WHETHER ABOVE GRADE UTILITIES AND TOWN INFRASTRUCTURE (FIRE HYDRANTS, ELECTRIC UTILITY BOXES) WHETHER PLACED IN THE RIGHT OF WAY OR GENERAL EASEMENT, ARE PLACED IN AN AREA THAT MAY ENCUMBER ACCESS TO THEIR LOT. RELOCATION OF SUCH ABOVE GRADE INFRASTRUCTURE APPURTENANCES WILL OCCUR AT THE OWNER'S SOLE EXPENSE AND IN COORDINATION WITH THE APPROPRIATE ENTITY (FIRE DEPARTMENT, SMPA, TOWN OF MOUNTAIN VILLAGE) SO THAT THE RELOCATED POSITION IS SATISFACTORY.
- THE DRIVEWAY AS PROPOSED WILL BE STAKED FOR A SITE VIST.

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

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



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DRB - SUBMITTAL I		
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	3	TIMBER / STEEL FRAMING ELEVATIONS
	4	TIMBER / STEEL FRAMING ELEVATIONS

Project:
LOT 226BR RESIDENCE

 LOT 226BR
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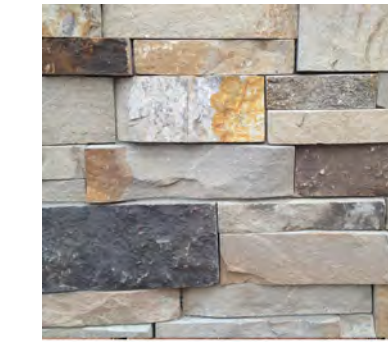
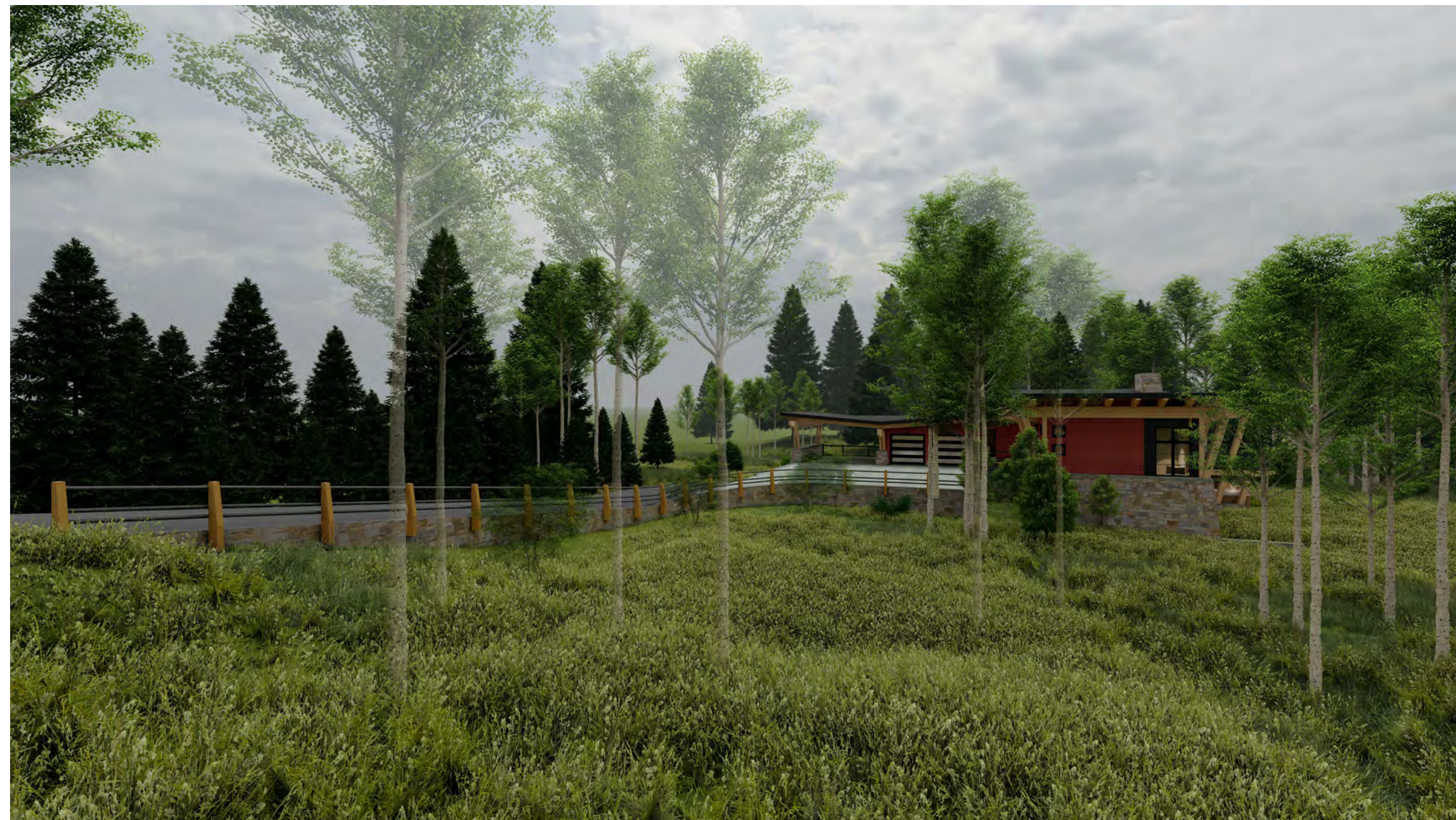
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A0.I



EXTERIOR STONE



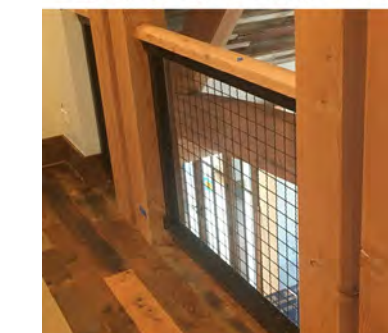
EXTERIOR SIDING



EXTERIOR BEAMS/COL'S



EXT. ROOFING/METAL



EXTERIOR RAILING



EXTERIOR DECKING



EXT. WIN/DR. CLADDING



EXT. STAIR TREADS

Rante Telluride Residence
 Lot 226BR
 Mountain Village, CO



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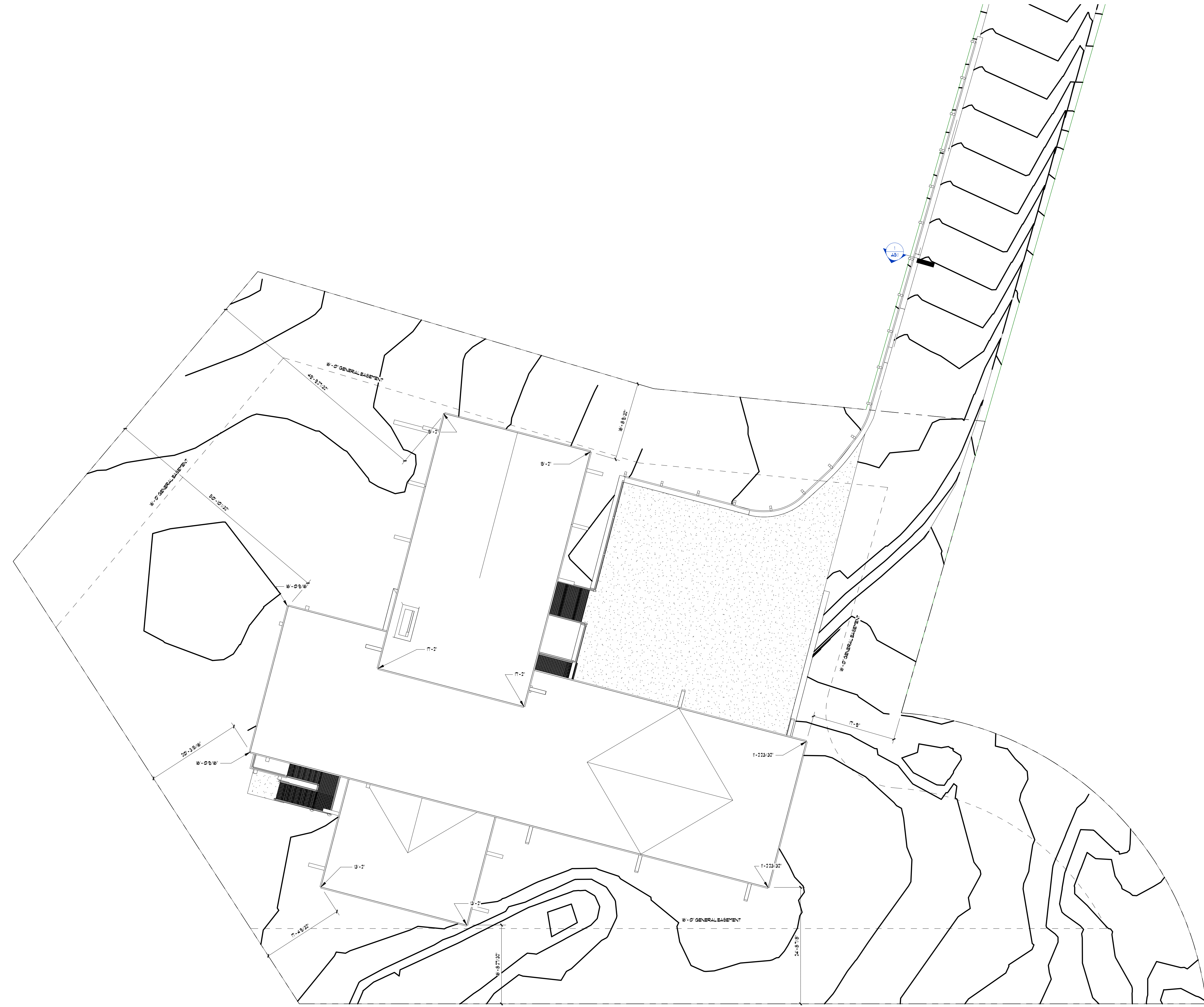
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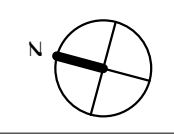
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 Drawn By: Mark
 Checked By: Checker

AI.O

Building Height Calculations		
Roof	Grade	Height
16.05	-11.78	27.83
16.05	-10.90	26.95
17.17	-10.83	28.00
15.17	-10.83	26.00
15.17	-8.30	23.47
17.17	-8.30	25.47
11.89	-8.99	20.87
11.89	-10.83	22.72
13.17	-9.87	23.03
13.17	-11.35	24.52
Average:		24.89



Site Plan
1" = 10'-0"



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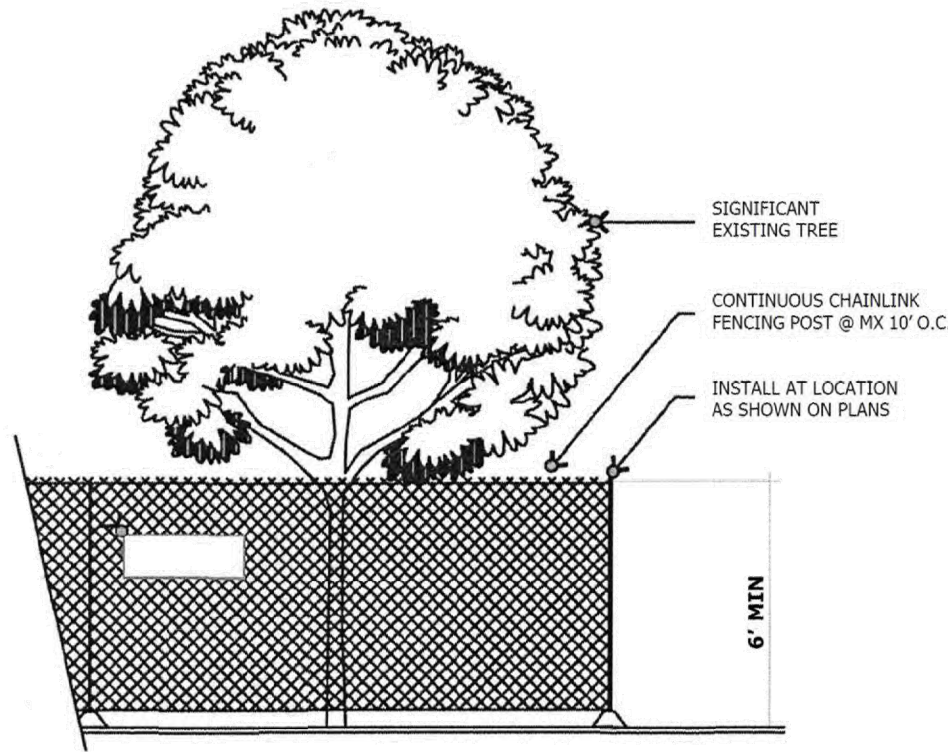
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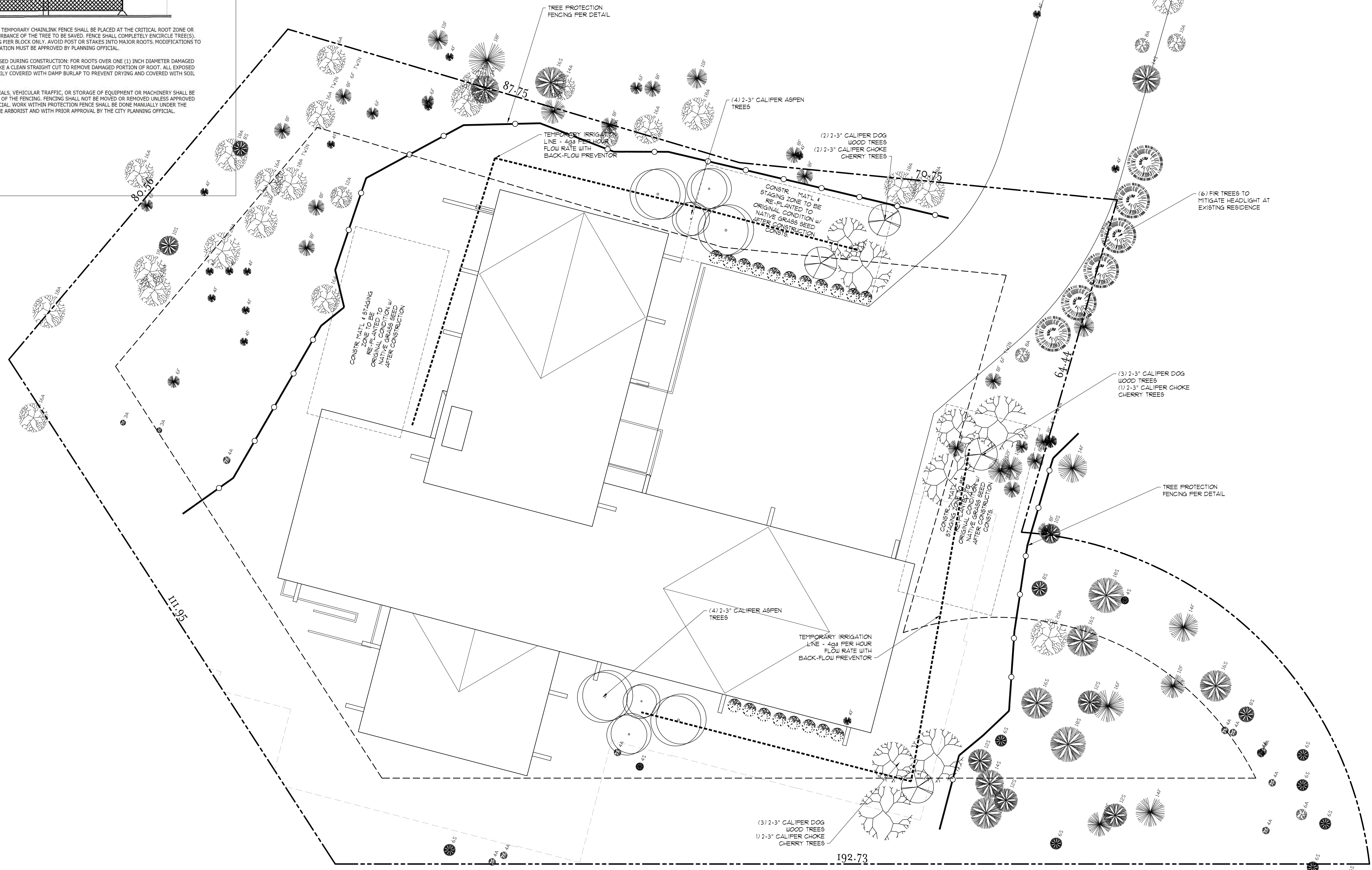
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Project No. Project
Drawn By: DWB
Checked By: Checker





1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

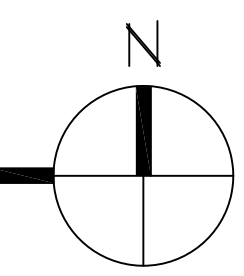


LANDSCAPE LEGEND

- ASPEN TREES
- DOGWOOD TREE
- CHOKE CHERRY TREE
- FIR TREE (HEADLIGHT MITIGATION)
- ROCKY MTN. ELDER SHRUB
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN
- TEMPORARY IRRIGATION LINE TO ESTABLISH NEW TREES

LANDSCAPE PLAN

1" = 10'-0"



Project: LOT 226BR RESIDENCE

LOT 226BR MOUNTAIN VILLAGE, CO

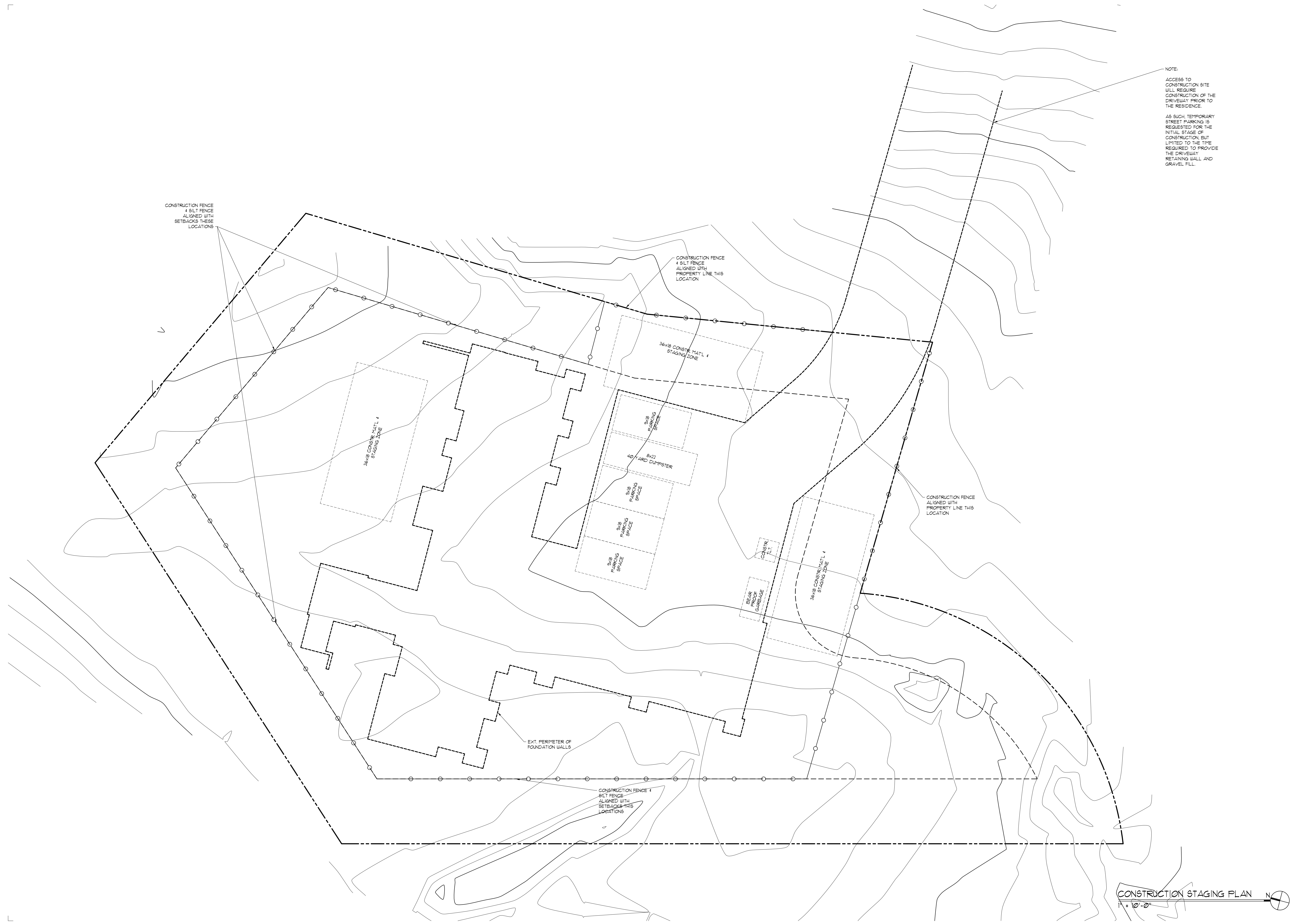
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AI.3



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

CONSTRUCTION FENCE & SILT FENCE ALIGNED WITH SETBACKS THESE LOCATIONS

CONSTRUCTION FENCE & SILT FENCE ALIGNED WITH PROPERTY LINE THIS LOCATION

CONSTRUCTION FENCE ALIGNED WITH PROPERTY LINE THIS LOCATION

CONSTRUCTION FENCE & SILT FENCE ALIGNED WITH SETBACKS THIS LOCATIONS

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

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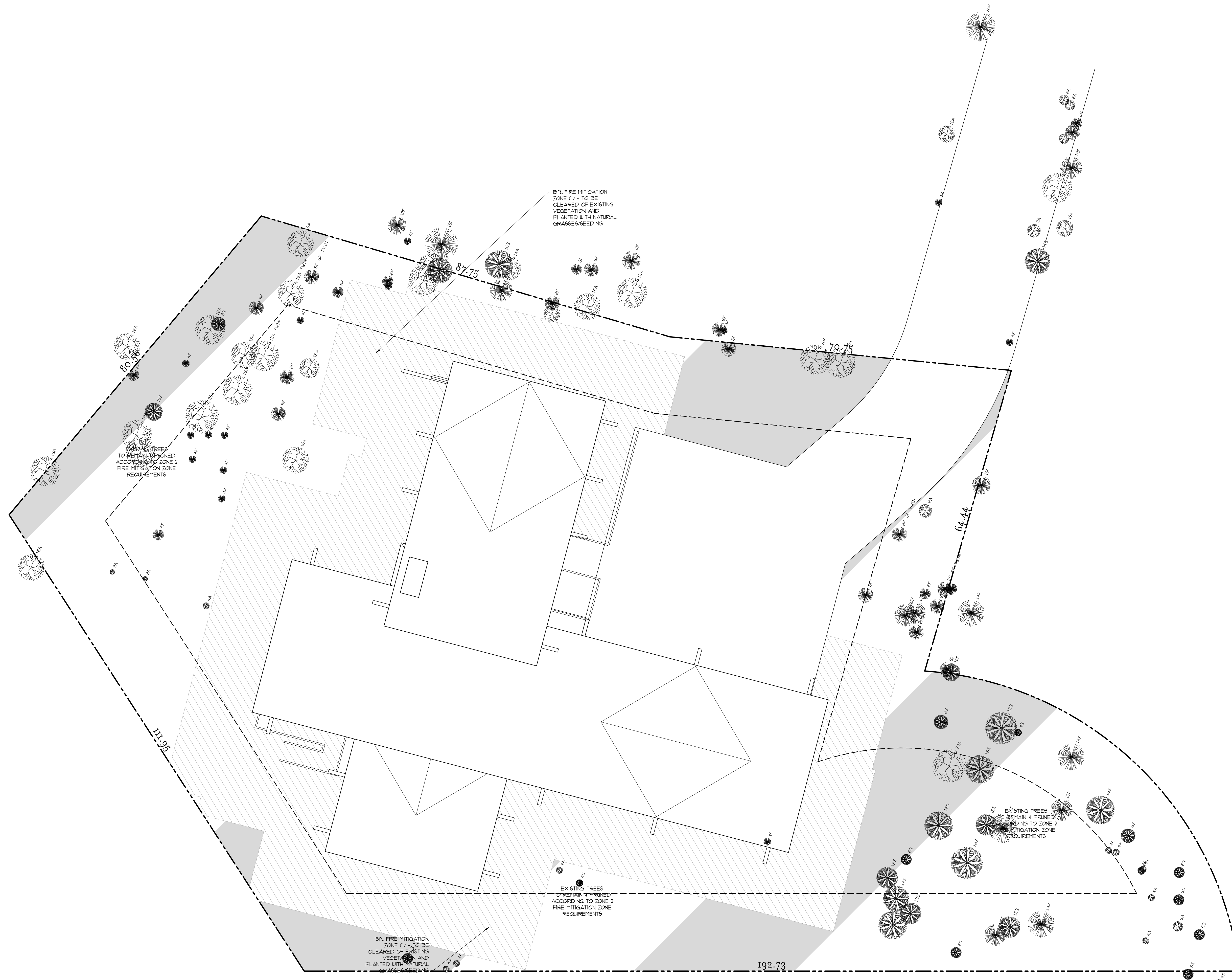
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CONSTRUCTION STAGING PLAN
 1" = 10'-0"

AI.4

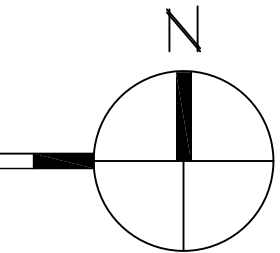


FIRE ZONE MITIGATION LEGEND

FIRE MITIGATION ZONE 1

FIRE MITIGATION ZONE 2

FIRE MITIGATION PLAN
1" = 10'-0"



Project: **LOT 226BR RESIDENCE**
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A1.5

Wildfire Mitigation Plan:

Zone 1 is the area that consists of fifteen feet (15') around the building as measured from the outside edge of the building's dripline, including decks, planters or patios attached to the building.

The following provisions shall apply in Zone 1:

- All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
- All trees and shrubs located within Zone 1 shall be removed.
- The following exceptions apply to Zone 1:
 - o 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.

o 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.

- In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.

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

The following provisions shall apply in Zone 2:

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

The following exceptions apply to Zone 2:

- Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to-crown or from edge of shrub to any trees or shrubs outside of such grouping.
- 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.
- Closer spacing of any trees may be allowed by staff upon a determination that the required ten-foot (10') crown-to-crown spacing would put the remaining trees at undue risk of wind-throw or snow breakage.
- Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.
 - o (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:

- Aspen trees± and
- Isolated spruce and fir trees.
 - o 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.

o Chipped wood and small timber may be spread throughout either Zone 2 or Zone 3 provided the wood chips have a maximum depth of two to three inches (2" - 3") and small timber has a diameter of three inches (3") or less and is cut up into lengths that are three feet (3') or less.

- Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.

o For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.

Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:

- Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.
- Outdoor storage shall only occur in the rear yard.
- Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.
- Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty-foot (30') distance from the structure.
- Outdoor firewood storage shall be screened from view from surrounding lots.

Prior to the issuance of any certificate of occupancy or 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.

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

Tree Preservation and Removal Policy

- Subject to review and approval by the review authority trees shall only be removed from a lot for:
 - o Approved development as permitted by the CDC±
 - o Approved fire mitigation±
 - o Approved forest management±
 - o View corridors from windows provided the removal of such trees is minimized±
 - o Utilities provided it is not practical for the utilities to follow the driveway or other corridors where trees are being removed as allowed by this section±
 - o Renewable energy systems provided it is not possible to locate such on the buildings allowed on the lot, or within areas where trees are already being removed as allowed by this section±
 - o Ski area access as may be permitted by the review authority±
 - o Potential damage to a structure or other constructed improvement on a lot, such as a utility line or utility meter, tramway or snowmaking equipment± and/or
 - o Protection of the public health, safety or welfare.
- No tree four inches (4") or greater dbh located on any lot within the town may be removed or materially altered without the prior written approval of the review authority.
 - o All dead or live trees with a diameter of four inches (4") or greater shall be preserved on the site unless the review authority has approved the removal of such trees as a part of the required development application process.
- A tree removal development application must be submitted to the Town prior to the removal or material alteration of any dead or living tree greater than four inches (4") dbh. Such development application shall include the information and plans as required by this section. d. Trees, living or dead, to be removed from the general easement or open space must be marked and field inspected prior to removal.
 - o Trees removed by the ski resort operator in the ordinary operation of the ski area or golf course, including without limitation trees removed for utility and snow making installation, are exempt from the requirements of this section provided notice and information is provided to the Planning Division and it determines that the tree removal is part of the ordinary operation of the ski area or golf course. Other tree removal that is deemed by the Planning Division to not be a part of the ordinary operation of the ski or golf course operations requires the submission of an tree removal development application pursuant to the requirements of this section and the CDC.

o The Town has the right to remove any trees on Town-owned lot for forest health or fire mitigation provided the trees to be removed have been marked and staff inspects and approves the proposed tree removal.

- Any tree deemed by staff to be a hazard to any building, structure, public facility, roadway, adjacent lot, gas line, well head, telephone and/or electrical box shall be removed by the owner of the lot or the affected utility agency within a reasonable amount of time (as determined by the Town base on the nature of the hazard) after notification. Documentation of the hazard and the Town's approval of the tree removal shall be provided prior to the removal of the hazard tree.
 - o In cases of an emergency, a hazard trees may be removed without prior approval if photo documentation of the hazard is provided to the Town that clearly shows the emergency nature of the tree removal. Such emergency tree removal shall be reported, and the required documentation provided within forty-eight (48) hours of the tree removal.
- All development shall use the following best management practices to protect and preserve trees that will be retained on a project site:
 - o All dead or live trees with a dbh of four inches (4") or greater that are to be saved that may be affected by construction shall be protected by placing and maintaining fencing at the tree's dripline.
 - The Building Regulations' required construction mitigation plan shall show the location of all required fencing to protect trees in close proximity to grading or other construction activity.
 - o Developers shall use extreme care during grading and excavation to avoid damage or removal of existing trees and shrubs to be retained on a project site and to preserve their root structures.
 - No vehicles shall be parked within the dripline of a tree or shrub to be retained.
 - No accessway shall be constructed within the driplines of tree to be retained.
 - No grading shall occur on a site until approved fencing is placed at the dripline of trees and shrubs to be retained on the project site.
 - All trees to be retained shall be clearly marked on the project site to ensure such trees are not removed.
- Timber and slash generated during development shall be removed from the site within thirty (30) days of cutting. No burning of wood or any other material is permitted.

Project: LOT 226BR RESIDENCE

LOT 226BR MOUNTAIN VILLAGE, CO

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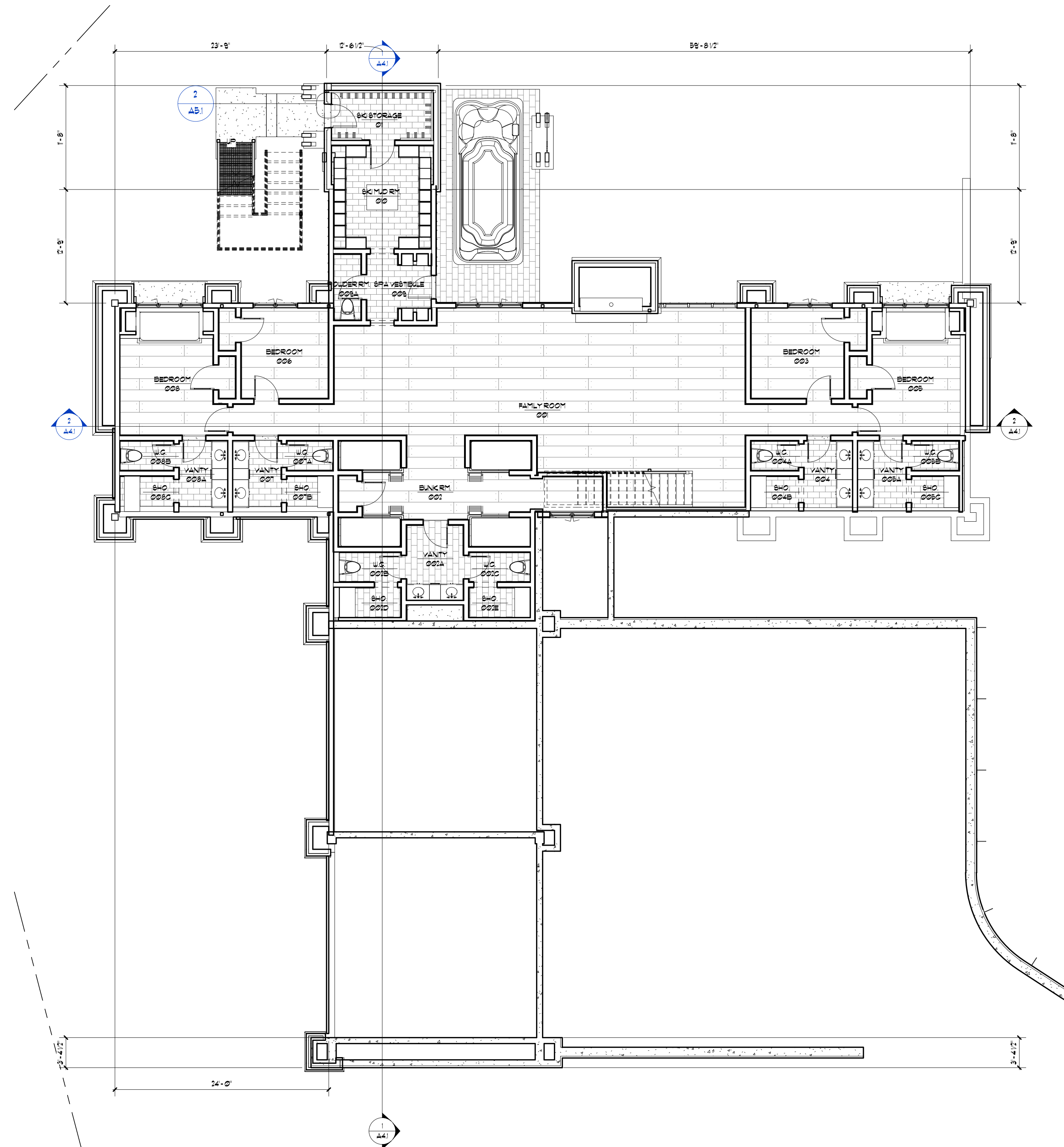
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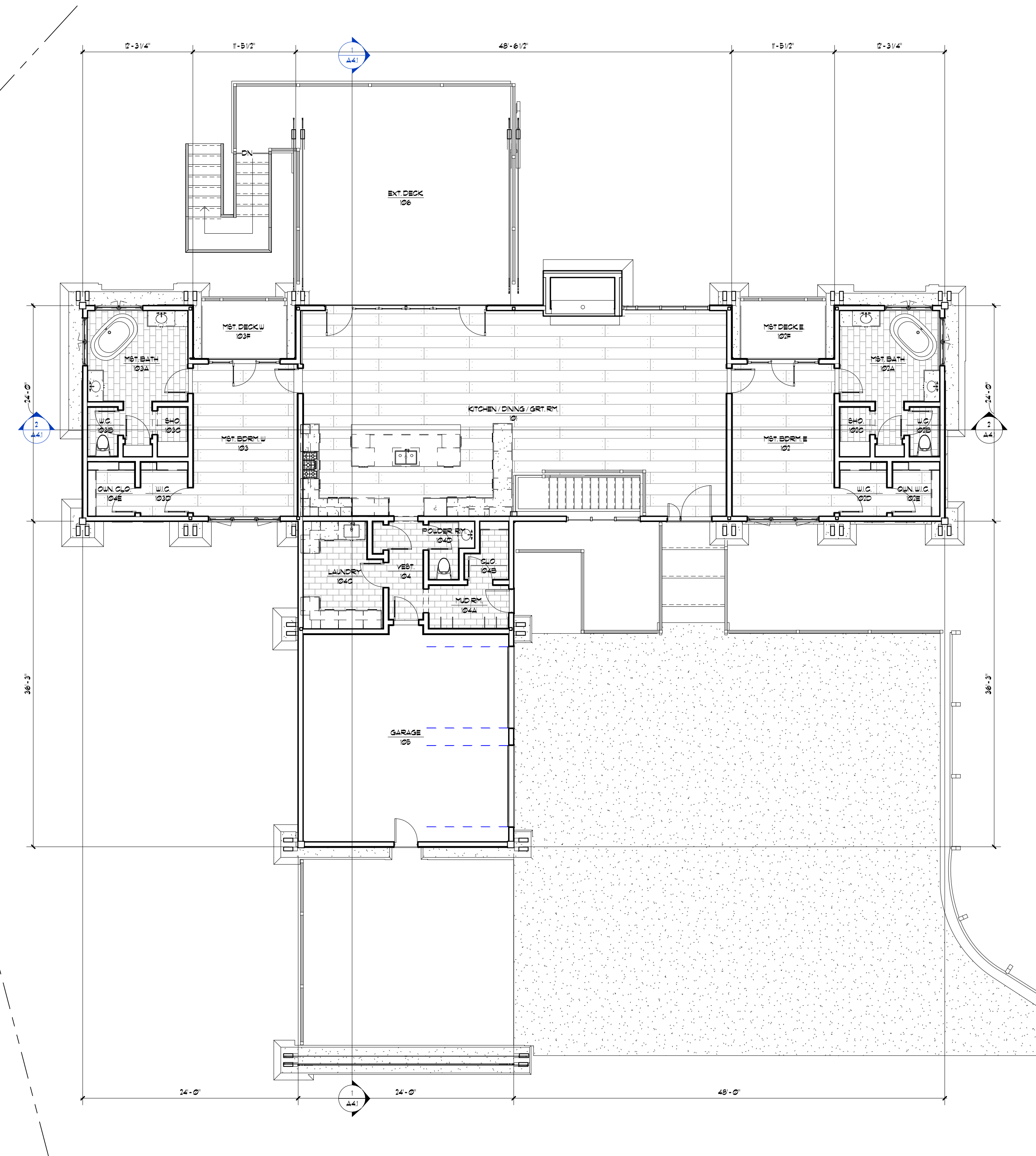
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FIRE MITIGATION NOTES
NO SCALE

A1.6



Lower Level Floor Plan
 1/8" = 1'-0"



Main Level Floor Plan
 1/8" = 1'-0"

Rante Telluride Residence
 Lot 226BR
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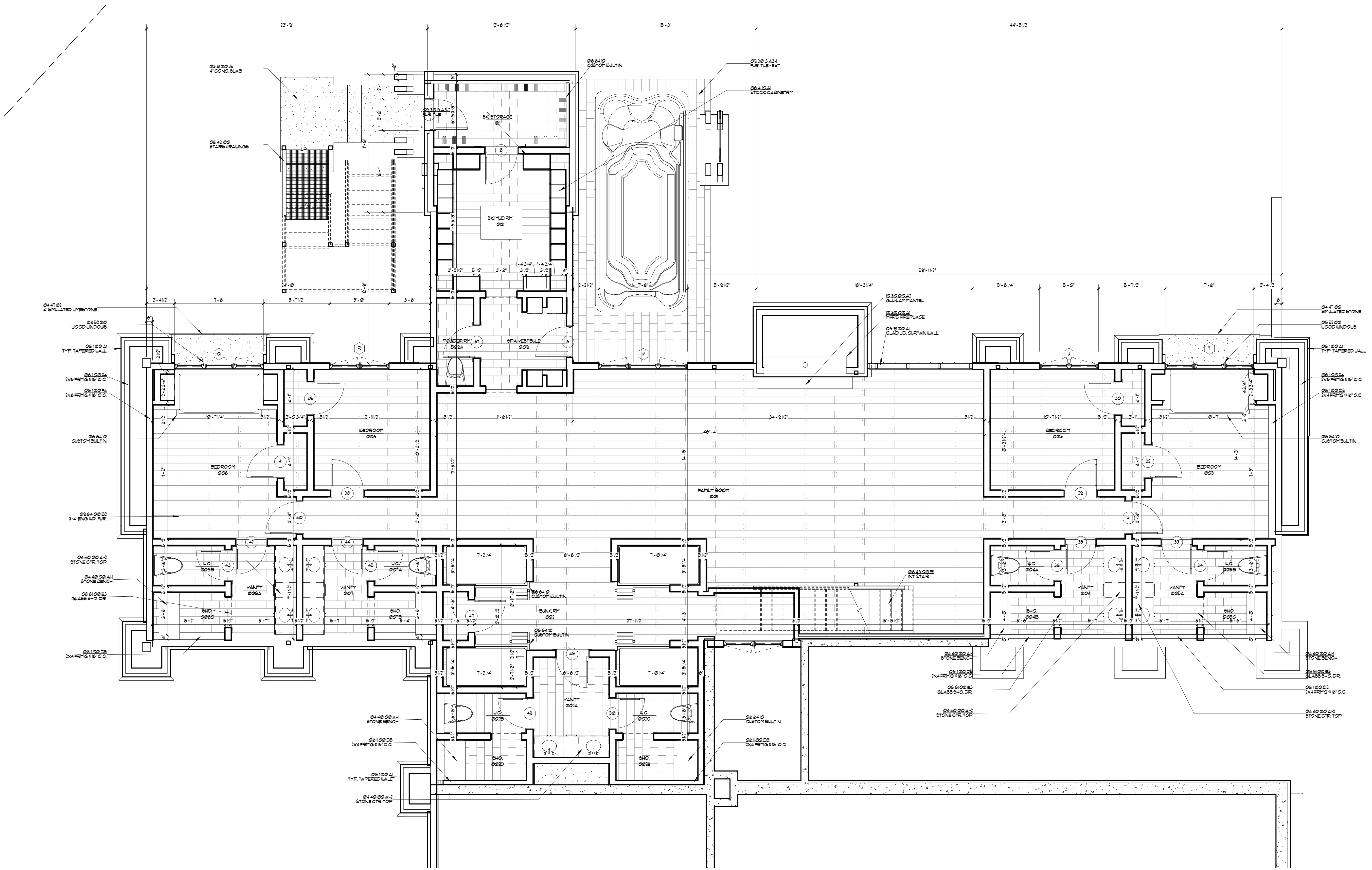
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Lower Level Floor Plan - North
1/4" = 1'-0"

Rante Telluride Residence
 Lot 226BR
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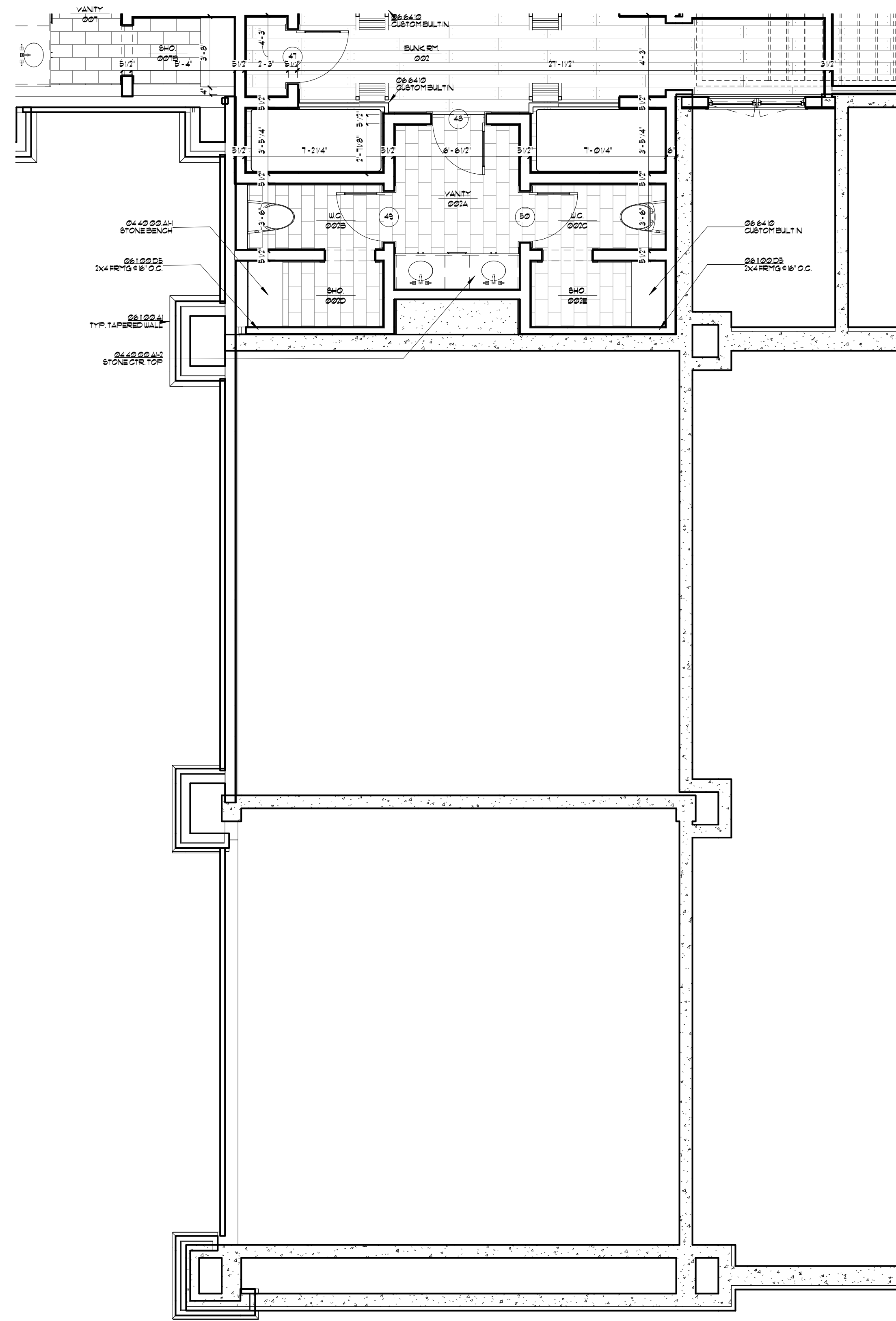
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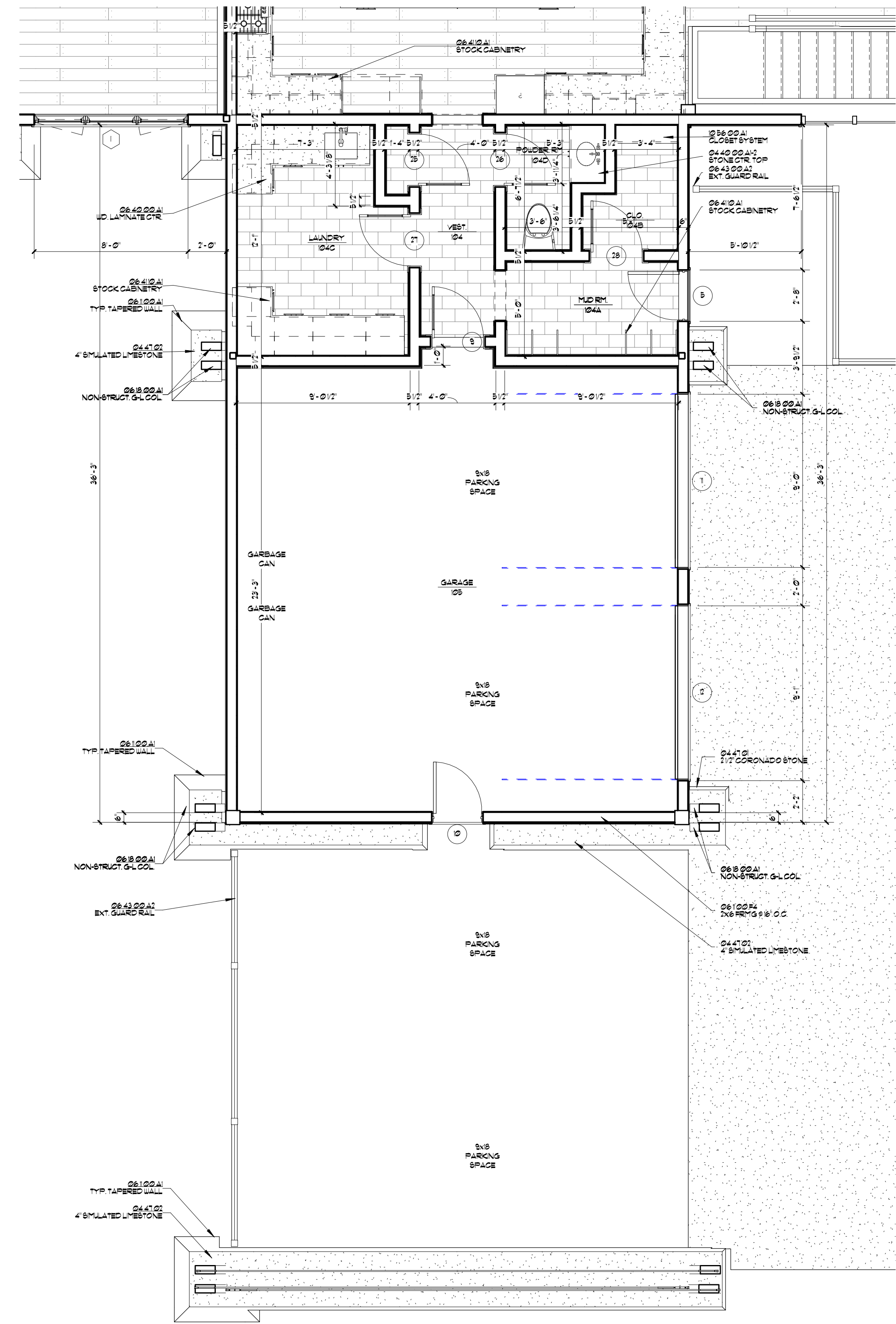
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A2.I



Lower Level Floor Plan - South
1/4" = 1'-0"



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

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Lot 226BR
Mountain Village, CO

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720-441-7446

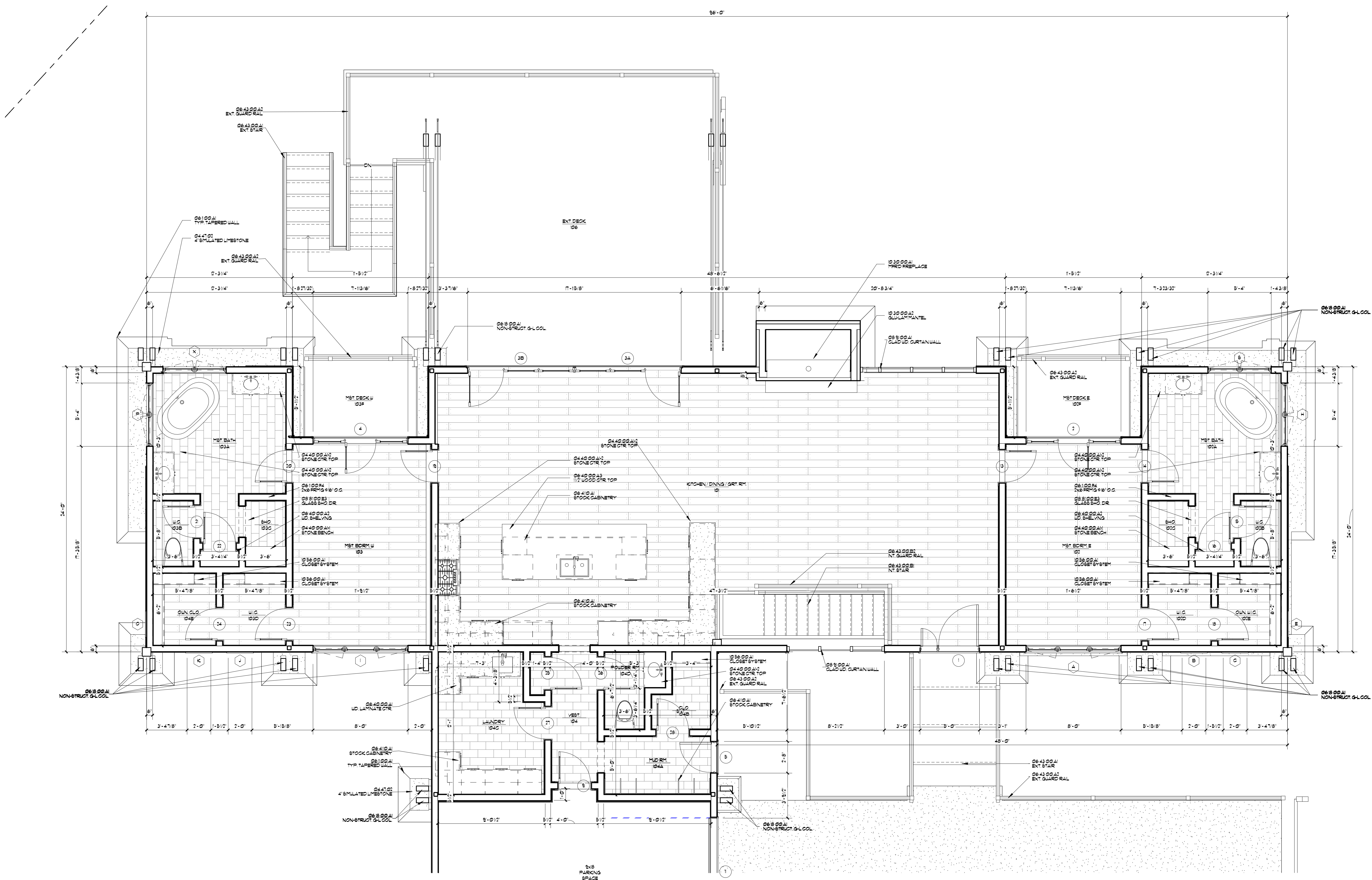
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No.	Date

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

A2.2



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

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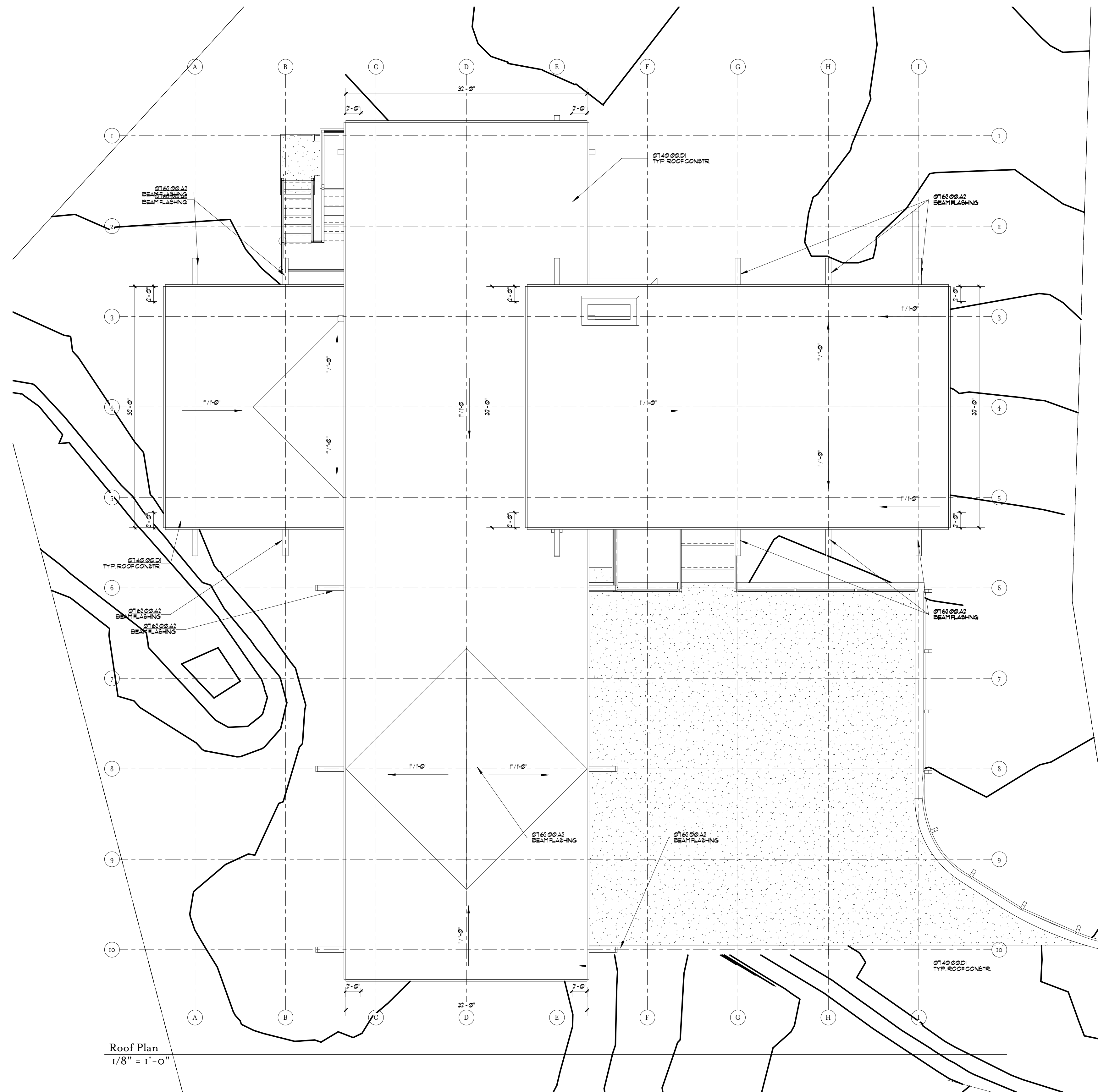
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No.	Date

Project No:
 Drawn By: **MJP/BFB**
 Checked By: **Checker**

A2.3



Roof Plan
 1/8" = 1'-0"

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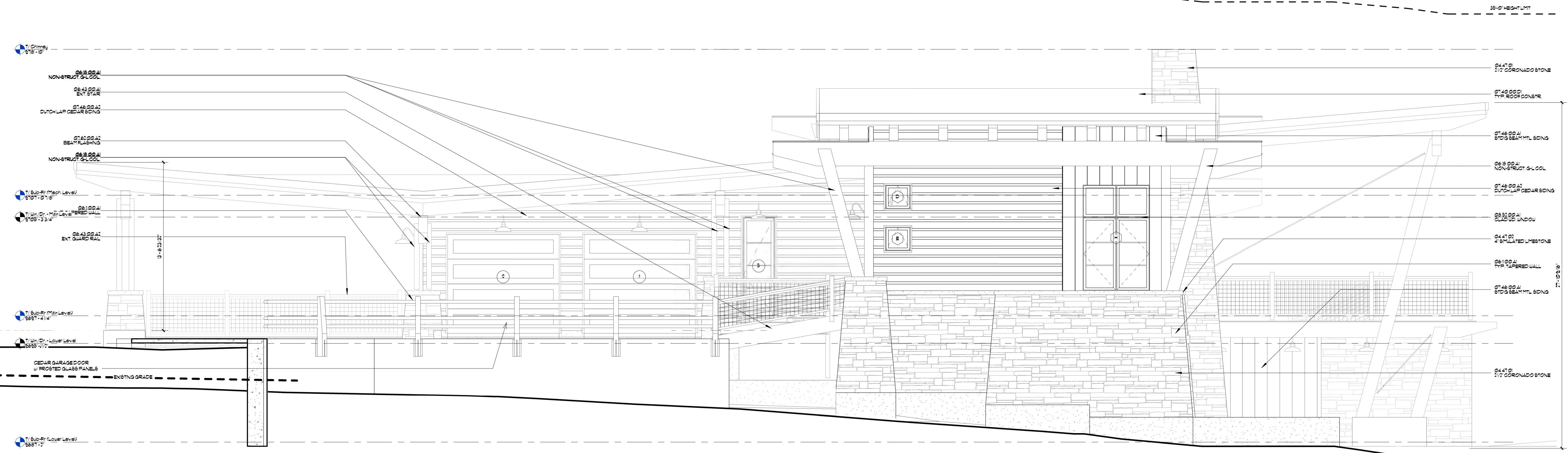
No.	Date

Project No. Project
 Drawn By: JWP/BJF
 Checked By: Checker

A2.4



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



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

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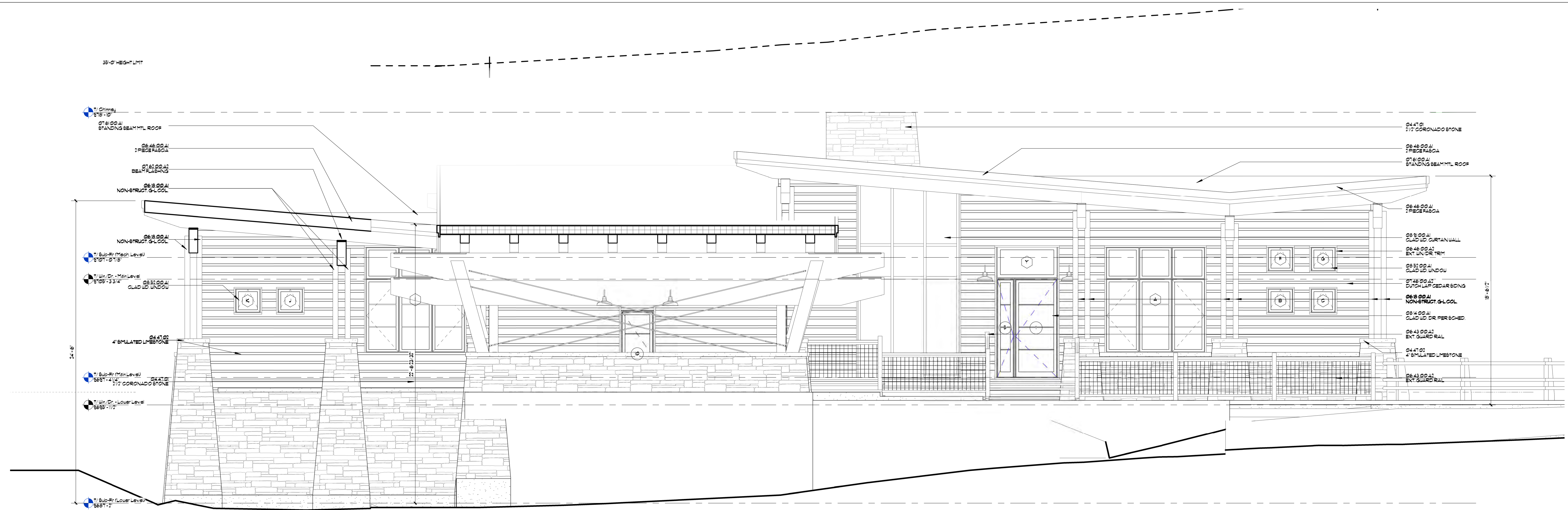
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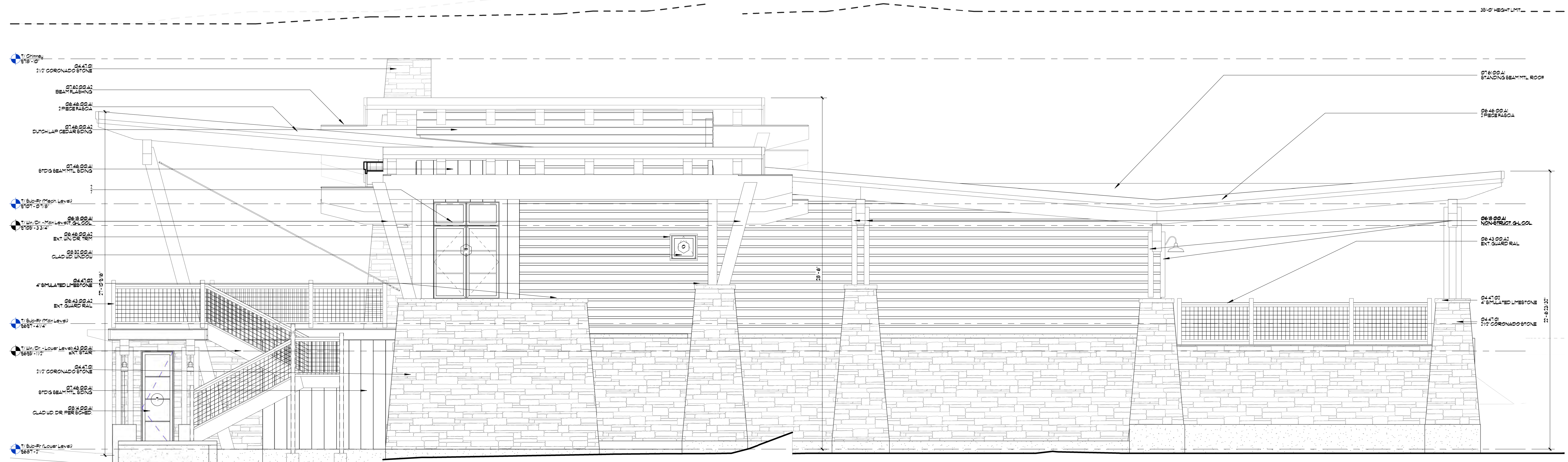
No.	Date

Project No:
Drawn By:
Checked By:
Project:
Date:
Checked By:

A3.1



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



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

Rante Telluride Residence
 Lot 226BR
 Mountain Village, CO

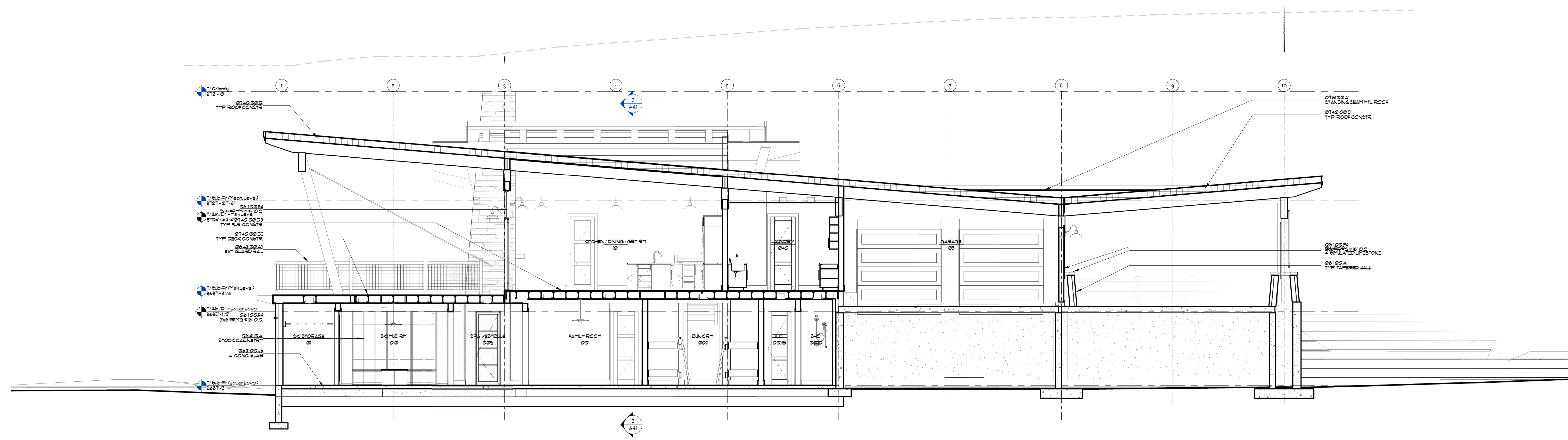
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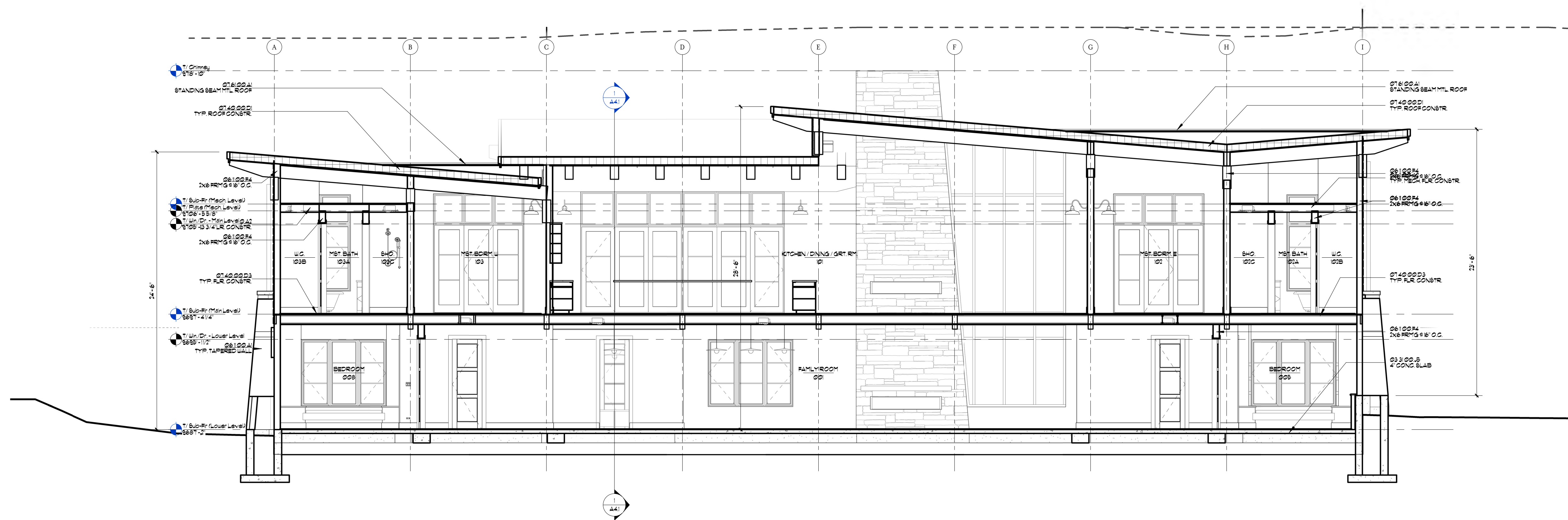
No.	Date

Project No. _____
 Drawn By: MRP
 Checked By: _____

A3.2



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



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

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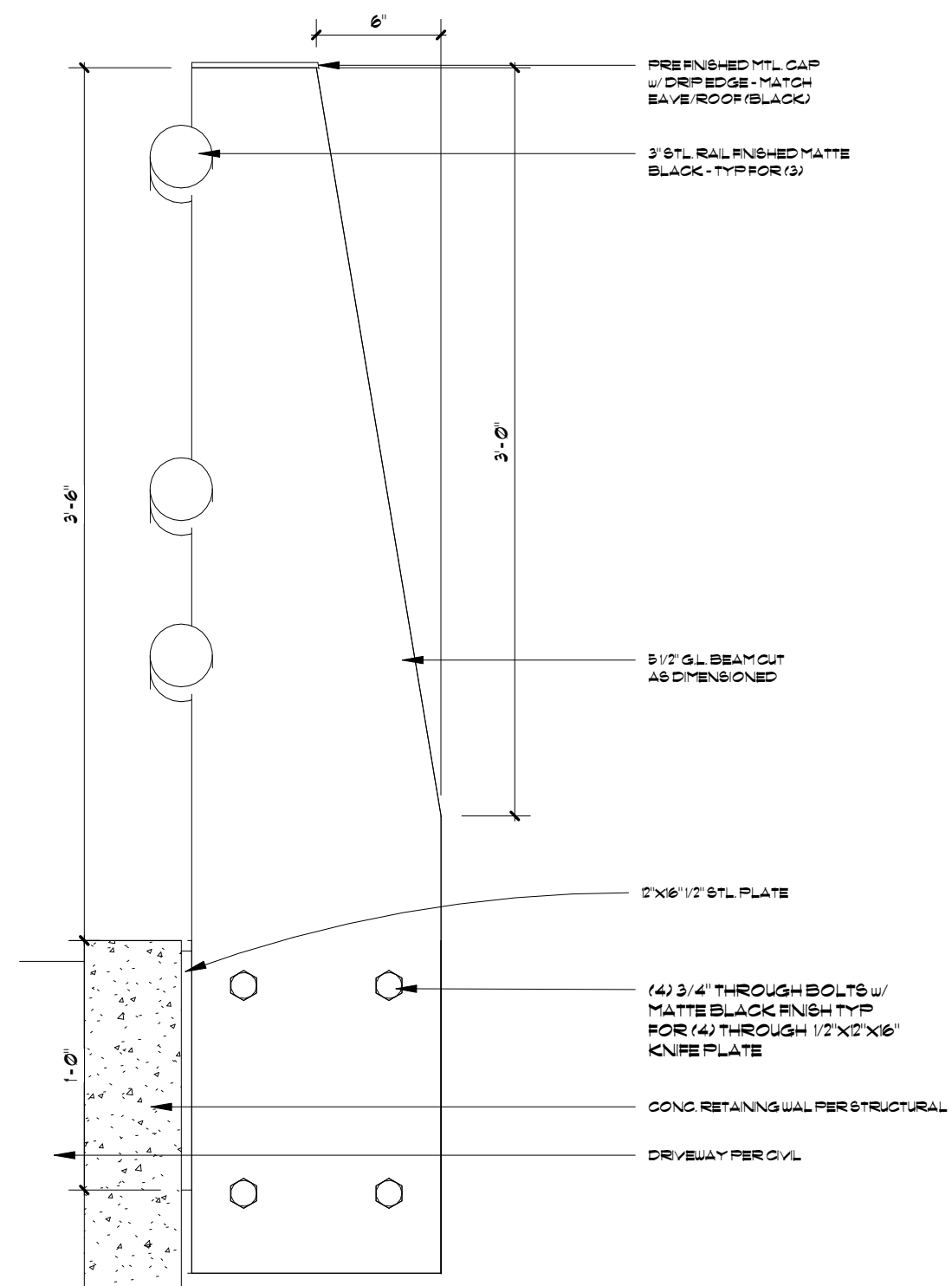
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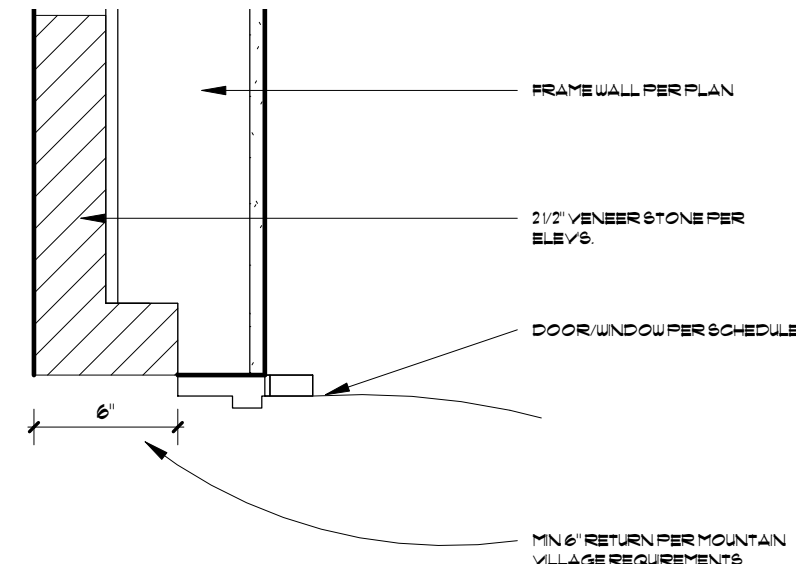
No.	Date

Project No. _____
 Drawn By: **JWR/SJF**
 Checked By: _____
 Project _____
 Checker _____

A4.I



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



WINDOW/DOOR @ STONE RECESS
 1 1/2" = 1'-0"

Door Schedule

SYM	MFR	MODEL#	ROU	ROH	THCK	EXT FIN	GLAZNG	INT FIN	LGTH AREA
1	TBD	VL9636	3'-6 1/2"	8'-0 1/2"		Clad Alum-Black		Pne	
2	TBD	CJPD8980	8'-0 3/8"	10'-9"	13/4"		Lou Ew/Argon		84 SF
3A	TBD	JPD8980	8'-0 3/8"	10'-9 1/2"	13/4"		Lou Ew/Argon		84 SF
3B	TBD	JPD8980	8'-0 3/8"	10'-9 1/2"	13/4"		Lou Ew/Argon		84 SF
4	TBD	CJPD8980	8'-0 3/8"	10'-9"	13/4"		Lou Ew/Argon		84 SF
5	TBD	VL9636	1'-6 1/2"	8'-0 1/2"		Clad Alum-Black		wood-Pne	
6	TBD	VL9636	2'-8 1/2"	8'-0 1/2"		Clad Alum-Black		wood-Pne	
7	TBD	VL9636	2'-8 1/2"	8'-0 1/2"		Clad Alum-Black		wood-Pne	
8	TBD	FRENCH 4 PANEL	3'-4"	8'-4"	13/8"			wood-Pne	
9	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
10	TBD	VL9636	2'-8 1/2"	7'-0 1/2"		Clad Alum-Black		wood-Pne	
11	TBD		8'-2"	8'-7"	1 1/2"				
12	TBD		8'-2"	8'-7"	1 1/2"				
13	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
14	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
15	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
16	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
17	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
18	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
19	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
20	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
21	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
22	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
23	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
24	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
25	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
26	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
27	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
28	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
29	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
30	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
31	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
32	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
33	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
34	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
35	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
36	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
37	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
38	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
39	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
40	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
41	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
42	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
43	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
44	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
45	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
46	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
47	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
48	TBD	3-PANEL	3'-4"	8'-4"	13/8"				
49	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
50	TBD	3-PANEL	3'-2"	8'-4"	13/8"				
14	TBD	VL9636	3'-6 1/2"	8'-0 1/2"		Clad Alum-Black		Pne	
28	TBD	VL9636	1'-6 1/2"	8'-0 1/2"		Clad Alum-Black		wood-Pne	

Window Schedule

SYM	MFR	MODEL#	TYPE	H	W	ROU	ROH	EXT	INT	Divided Lites	LGTH	VENT
A	TBD	UGA3786	CSMT			8'-7"	8'-8 3/4"				48 SF	23 SF
B	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
C	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
D	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
E	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
F	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
G	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
H	TBD	UGA3786	CSMT			8'-5"	8'-6 3/4"				33 SF	23 SF
I	TBD	UGA3786	CSMT			8'-7"	8'-8 3/4"				48 SF	23 SF
J	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
K	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
L	TBD	UUA424	AWN	2'-0"	2'-0"	2'-7"	1'-15/8"				16 SF	16 SF
M	TBD	UGA3786	CSMT			8'-5"	8'-6 3/4"				33 SF	23 SF
N	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
O	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
P	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
Q	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
R	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
S	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
T	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
U	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
V	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
W	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
X	TBD	UGA3786	CSMT			8'-0"	8'-15/8"				33 SF	23 SF
Y	Kolbe + Kolbe Millwork Co. Inc	VL75064				8'-0 1/2"	2'-8 1/2"	Clad Alum-Black	Wood-Pne	Yes		

Rante Telluride Residence
 Lot 226BR
 Mountain Village, CO

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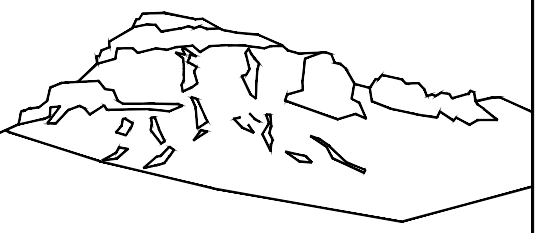
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 Drawn By: *MARBF*
 Checked By: _____

A5.1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB 2020-07-25
Revised Driveway through Easement 2021-05-25

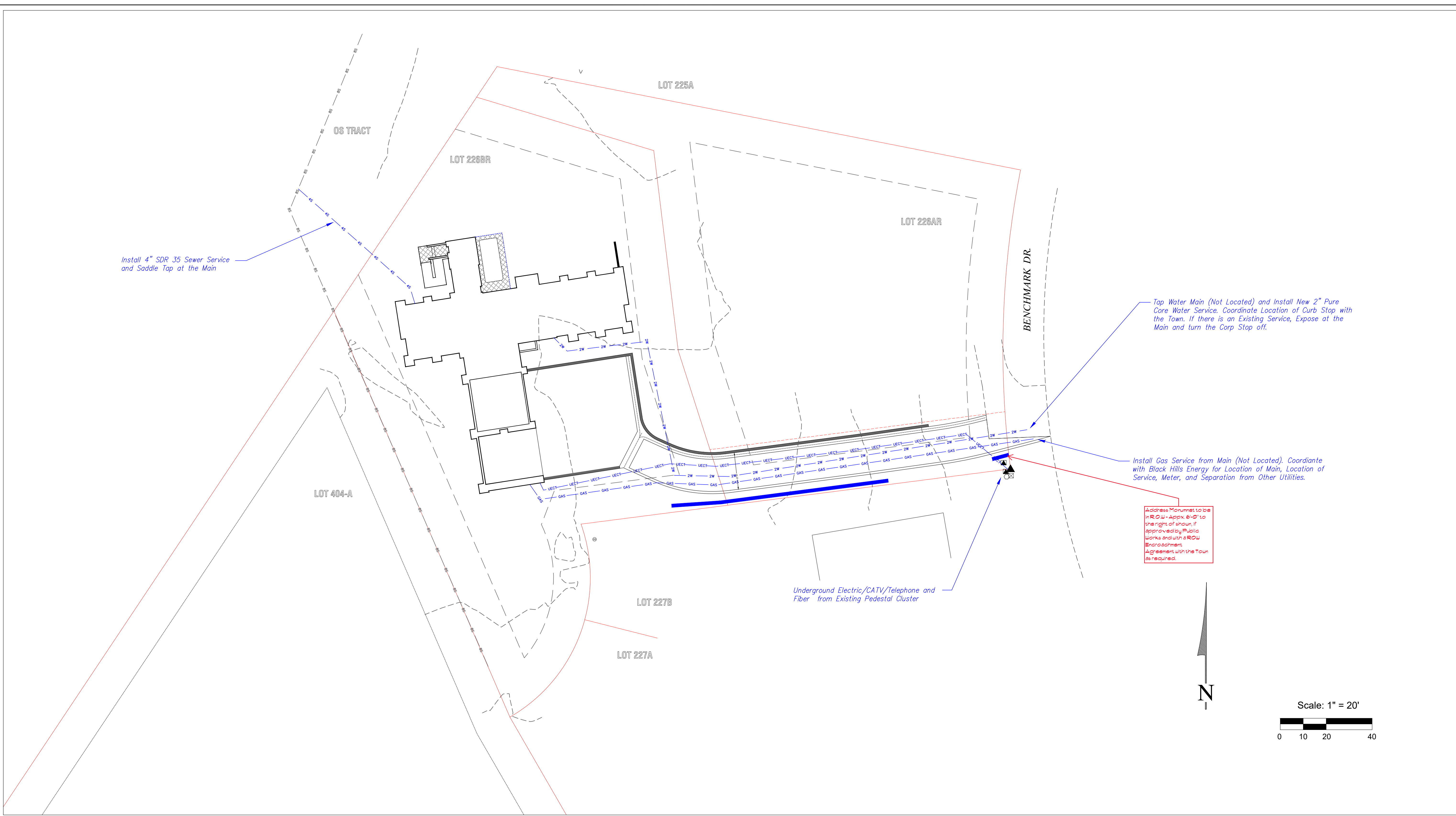
Rante Residence
Lot 226BR
Benchmark Dr.
Mtn. Village



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

Utilities

C3



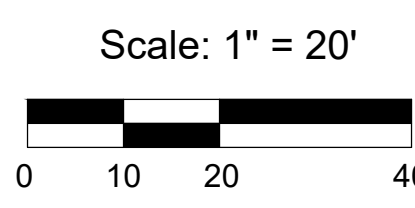
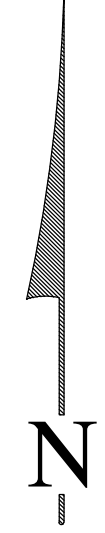
Install 4" SDR 35 Sewer Service and Saddle Tap at the Main

Tap Water Main (Not Located) and Install New 2" Pure Core Water Service. Coordinate Location of Curb Stop with the Town. If there is an Existing Service, Expose at the Main and turn the Corp Stop off.

Install Gas Service from Main (Not Located). Coordinate with Black Hills Energy for Location of Main, Location of Service, Meter, and Separation from Other Utilities.

Address Markers to be in R.O.W. - Approx. 6'-0" to the right of shown. If approved by Public Works and with a ROW Encroachment Agreement with the Town is required.

Underground Electric/CATV/Telephone and Fiber from Existing Pedestal Cluster



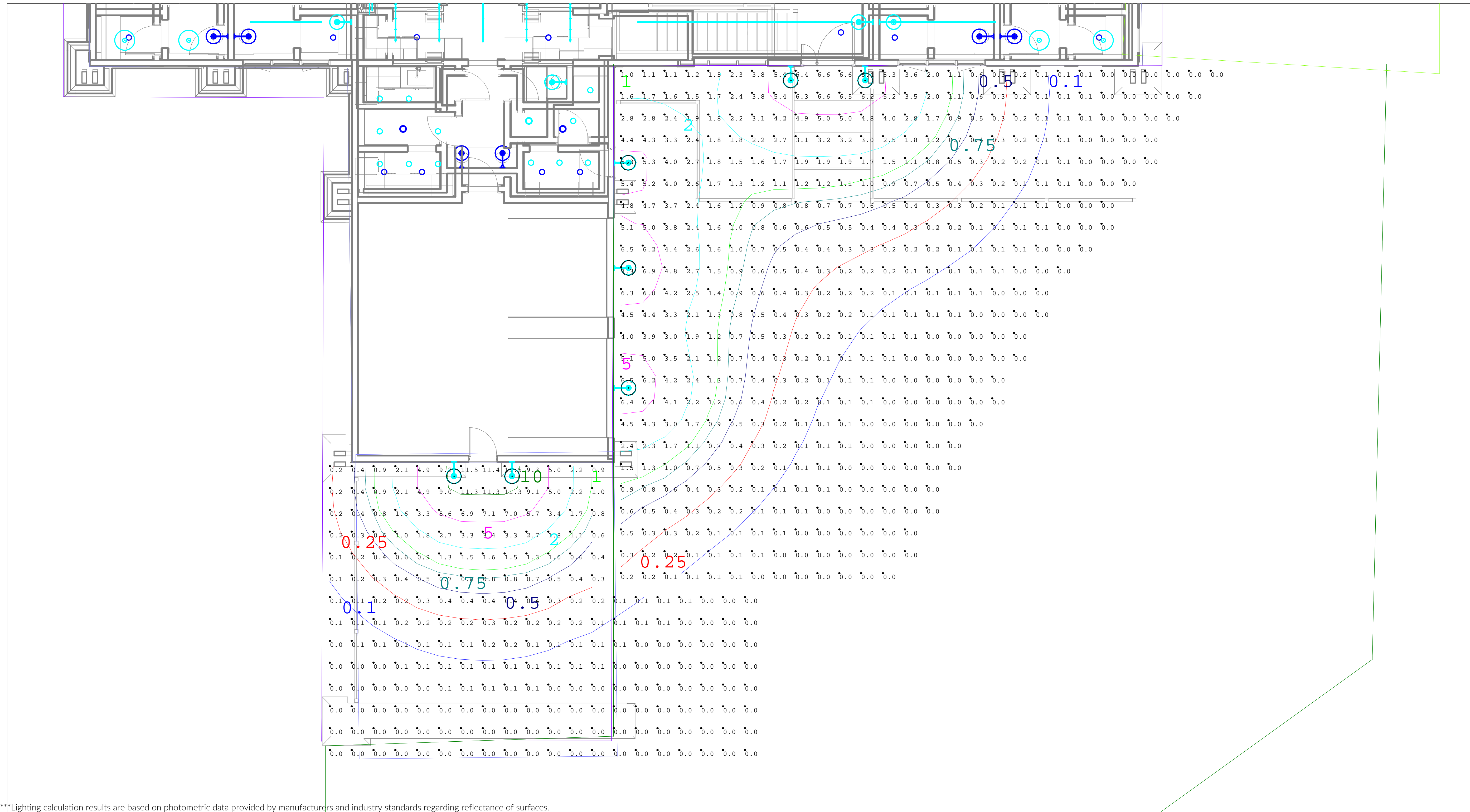
RANTE RESIDENCE
 LIGHTING CALCULATIONS: Exterior Lighting Entry Level

Calculation
 Date: 12/2/2020
 Filename: Rante_Exterior Lighting Front_V2.AGI
 CALCULATION BY: AC/CS

ROOM CHARACTERISTICS
 CEILING HEIGHT:
 CEILING REFLECTANCE:
 WALL REFLECTANCE:
 FLOOR REFLECTANCE:
 OTHER IMPORTANT INFORMATION:

Luminaire Schedule								
Symbol	Qty	Label	Tag	Lumens/Lamp	LLD	LDD	BF	LLF
⊙	20	WHS14-1250LM - FLAT		N.A.	1,000	1,000	1,000	0,500
⊙	8	LULF30K705		N.A.	1,000	1,000	1,000	0,800

Numeric Summary										
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Carport	Carport exterior ground level	Illuminance	Fc	0.98	11.5	0.0	N.A.	N.A.		
Entry Level Exteri	Entry level / garage entry gro	Illuminance	Fc	1.13	7.3	0.0	N.A.	N.A.		
Lower Level Exteri	Lower level/back exterior grou	Illuminance	Fc	1.23	16.9	0.0	N.A.	N.A.		



**Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.

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

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25 Lone Mountain Trail
 Big Sky, MT 59716
 406-223-3009
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 Boulder, CO 80506
 Ph. 720-441-7450
 1657 North Rockwell St.
 Chicago, IL 60647
 Ph. 312-655-0940
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ISSUE	DATE
Lighting Calculation	12.5.2020

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E2.3

RANTE RESIDENCE

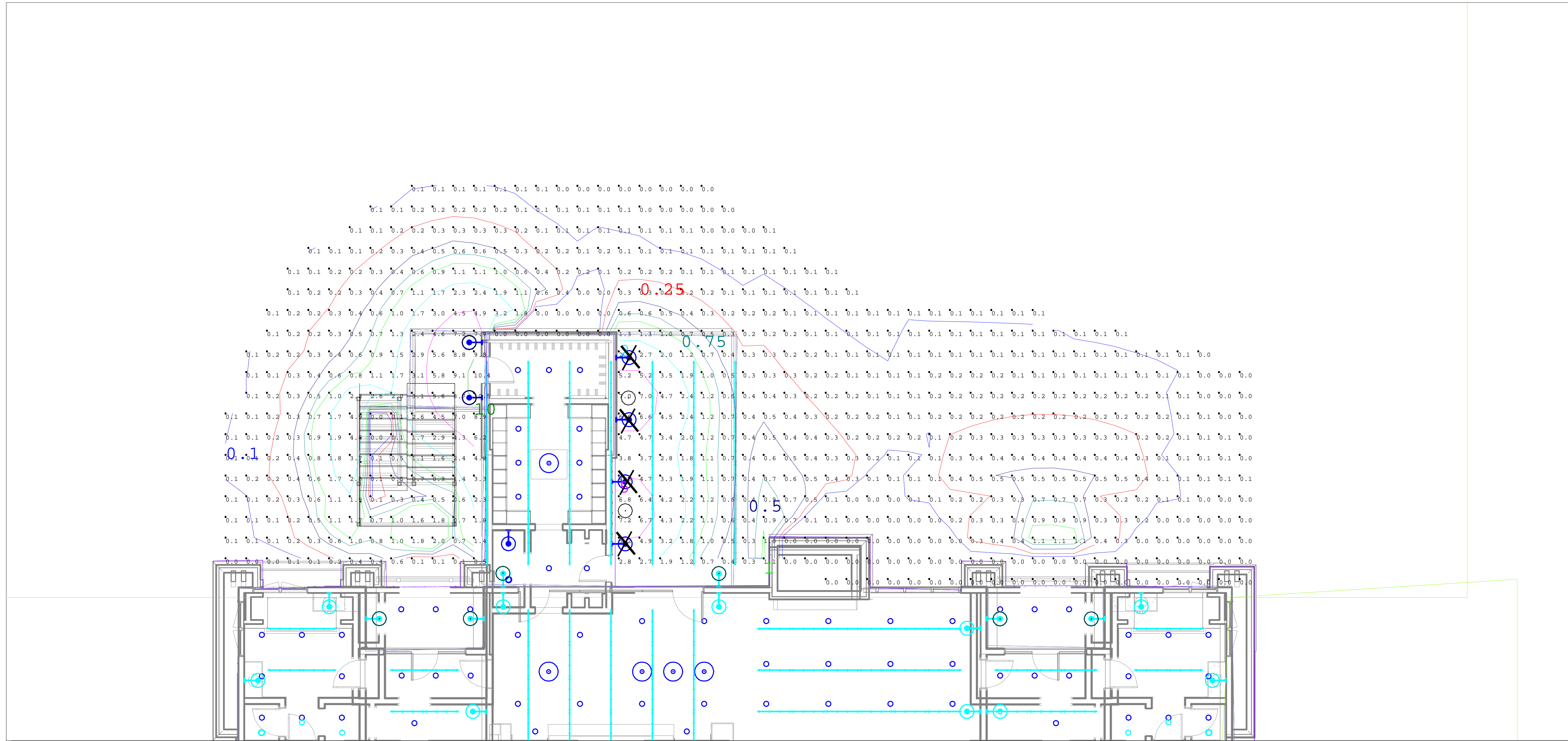
LIGHTING CALCULATIONS: Exterior Lighting Lower Level Calculation

Date: 12/2/2020
 Filename: Rante_Exterior Lighting Lower Level_V2 - OPT 2 Hot Tub.AGI
 CALCULATION BY: AC/CS

CALCULATION DETAILS
 WALL REFLECTANCE: 20% (STONE) / 30% (WOOD)
 LUMINAIRE LUMENS /LLF: LLF WERE ADJUSTED TO
 ACCOUNT FOR 0.75 LLF AND ACTUAL LUMINAIRE LUMENS.

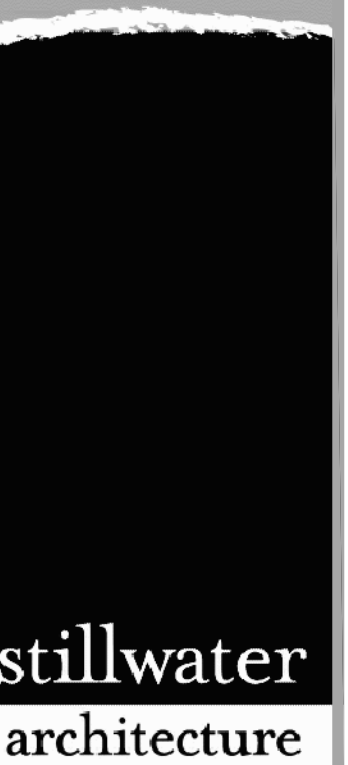
Luminaire Schedule								
Symbol	Qty	Label	Tag	Lumens/Lamp	LLD	LDD	BF	LLF
⊙	17	WHS14-1250LM - FLAT		N.A.	1.000	1.000	1.000	0.500
⊙	8	LULF30K705		N.A.	1.000	1.000	1.000	0.800

Numeric Summary										
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Carport	Carport exterior ground level	Illuminance	Fc	0.97	11.4	0.0	N.A.	N.A.		
Entry Level Exteri	Entry level / garage entry gro	Illuminance	Fc	1.13	7.2	0.0	N.A.	N.A.		
Lower Level Exteri	Lower level/back exterior grou	Illuminance	Fc	0.79	10.5	0.0	N.A.	N.A.		



***Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.

Project:
LOT 226BR RESIDENCE
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Lighting Calculation	12.5.2020

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 CHECKED BY: CS
 JOB No.: 1109

E2.4

RANTE RESIDENCE

LIGHTING CALCULATIONS: Exterior Lighting Calculation- Upper

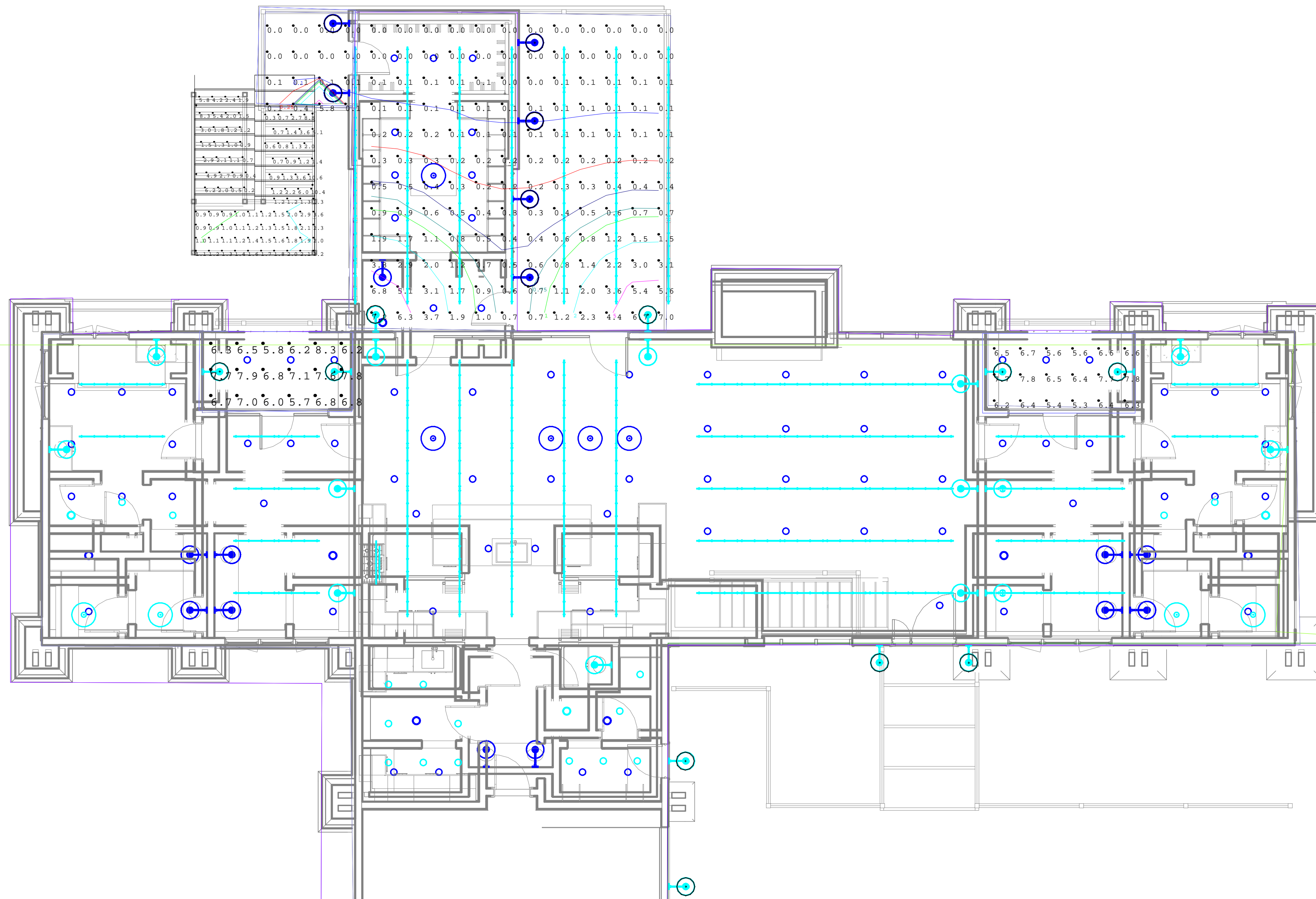
Date: 11/25/2020
 Filename: Rante_Exterior Lighting_V2_2nd level.AGI
 CALCULATION BY: AC/CS

CALCULATION DETAILS

WALL REFLECTANCE: 20% (STONE) / 30% (WOOD)
 LUMINAIRE LUMENS /LLF: LLF WERE ADJUSTED TO
 ACCOUNT FOR 0.75 LLF AND ACTUAL LUMINAIRE LUMENS.

Symbol	Qty	Label	Tag	Lumens/Lamp	LLD	LDD	BF	LLF
⊙	20	WHS14-1250LM - FLAT		N.A.	1,000	1,000	1,000	0.500
⊙	4	LULF30K705		N.A.	1,000	1,000	1,000	0.800

Numeric Summary									
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Calculation Deck	Exterior Patio Deck	Illuminance	Fc	0.87	7.2	0.0	N.A.	N.A.	
Mst Dec E	East master bedroom deck	Illuminance	Fc	6.53	7.8	5.3	1.23	1.47	
Mst Deck W	West master bedroom deck	Illuminance	Fc	6.84	8.3	5.7	1.20	1.46	
Stair_Ground	Stair landing ground level	Illuminance	Fc	3.58	5.8	1.9	1.88	3.05	
Stair 1	Stair tread 1 from top	Illuminance	Fc	2.70	5.1	0.7	3.86	7.29	
Stair 2	Stair tread 2 from top	Illuminance	Fc	1.18	2.0	0.6	1.97	3.33	
Stair 4	Stair tread 4 from top	Illuminance	Fc	4.10	10.6	0.9	4.56	11.78	
Stair 7	Stair tread 7 from top	Illuminance	Fc	2.23	4.9	0.4	5.58	12.25	
Stair 8	Stair tread 8 from top	Illuminance	Fc	1.70	2.9	0.7	2.43	4.14	
Stair Landing	Stair landing area	Illuminance	Fc	1.50	3.6	0.9	1.67	4.00	
Stair Top	Stair top	Illuminance	Fc	3.13	8.8	0.3	10.43	29.33	
Stairs 10	Stair tread 10 from top	Illuminance	Fc	1.80	3.0	1.2	1.50	2.50	
Stairs 11	Stair tread 11 from top	Illuminance	Fc	4.30	8.3	1.5	2.87	5.53	
Stairs 3	Stair tread 3 from top	Illuminance	Fc	1.05	1.4	0.7	1.50	2.00	
stairs 5	Stair tread 5 from top	Illuminance	Fc	4.95	10.4	1.2	4.13	8.67	
Stairs 6	Stair tread 6 from top	Illuminance	Fc	2.23	6.2	0.2	11.15	31.00	
Stairs 9	Stair tread 9 from top	Illuminance	Fc	1.18	1.5	0.9	1.31	1.67	



**Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.

Project:
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 LOT 226BR
 MOUNTAIN VILLAGE, CO

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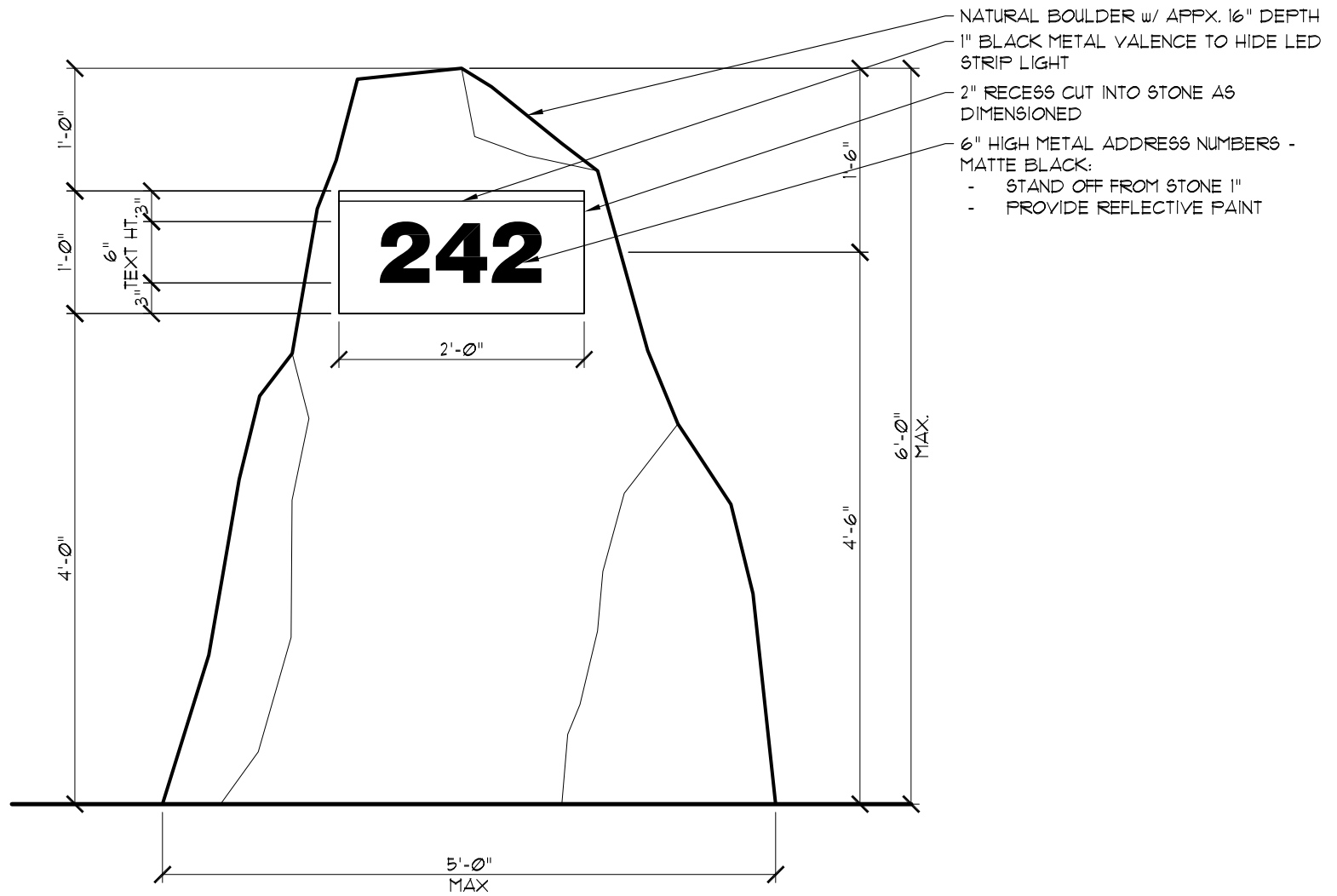
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ISSUE	DATE
Lighting Calculation	12.5.2020

DRAWN BY: AC
 CHECKED BY: CS
 JOB No.: 1109

E2.5



LOT 226BR ADDRESS MONUMENT

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

Vaya Free Form Tunable White

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

Uniform, slim, flexible luminaire with tunable white light

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



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

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

COLORKINETICS
vaya series

Specifications

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

Output

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

Electrical

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

Control

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

Lumen Maintenance

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

Physical

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

Maximum Run Length

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

Certification and Safety

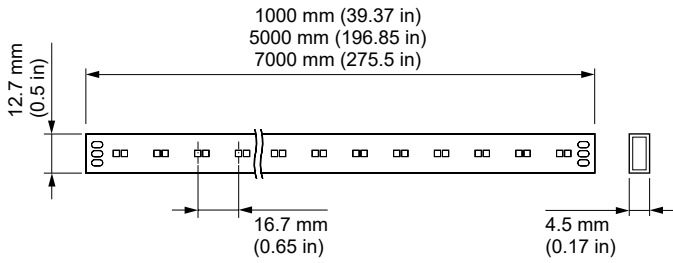
Approbation	UL/cUL, CE, CQC
Environment	Damp Location, IP40



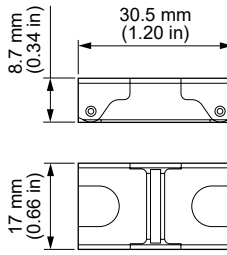
† 0.3 m (1 ft) lumen output measurements comply with IES LM-79-08 testing procedures. 5 m (15 ft) and 10 m (30 ft) measurements are estimated based on the 0.3 m (1 ft) measurements.

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

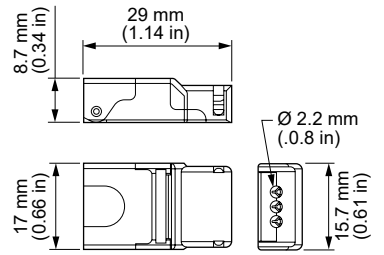
Dimensions



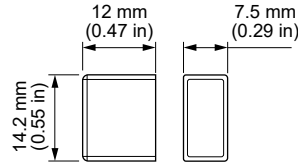
Strip Connector



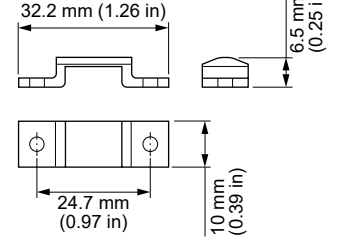
Cable Connector



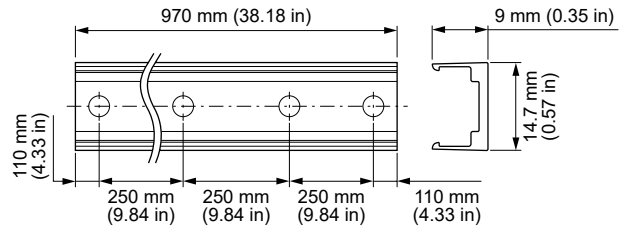
End Cap



Mounting Clip



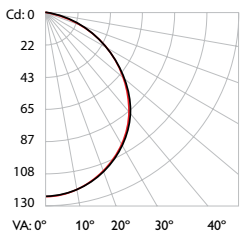
Mounting Track



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

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

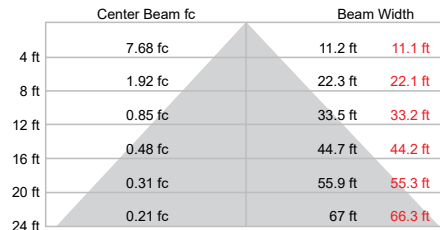
Polar Candela Distribution



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

■ - 0° H ■ - 90° H

Illuminance at Distance



11.1 ft (3.4 m)
1 fc maximum distance

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

Luminaire and Accessories

Use Item Number when ordering in North America

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

COLORKINETICS vayaseries

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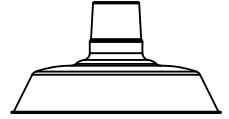
Color Kinetics
www.colorkinetics.com/global/products/vaya/free-form-tunable/



SPS-0448 REV B

THE ORIGINAL™ INTEGRATED LED SERIES

JOB NAME: _____ FIXTURE TYPE: _____



BLE - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

A **B** **C** **D** **E** **F** **G**

 _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

H **I** **J** **K** **L**

Order Example: BLE - G - WHS16 - 600 - G22 - 980 - NA - ACR - 600 - NA - LED38 - 2700K - DL

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount
G	Gooseneck
S	Stem Mount

B - SHADE SIZE

THE ORIGINAL™:

WHS12 ¹⁰	WHS20 ¹
WHS14	WHS24 ^{1,2,6,10}
WHS16	WHS28 ^{1,2,6,10}
WHS18	

C - SHADE FINISHPORCELAIN FINISHES³:

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES⁴:

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy
710	Cobalt Blue
715	Delphite Blue

C - SHADE FINISH (CONTINUED)POWDER COAT FINISHES⁴:

790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS⁹:

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

Please Note: If Flush Mount [F] is selected in Section A, please select NA

NA	Not Applicable
-----------	----------------

CSA LISTED CORDS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

CHAIN MOUNT OPTIONS:

CN36	3' of Chain ¹
CN48	4' of Chain ¹
CN60	5' of Chain ¹
CN72	6' of Chain ¹

GOOSENECK OPTIONS:

G1	G11	G26
G2	G12	G32
G3 ^{1,11}	G13	G34
G4 ¹¹	G14	G35
G5	G15	G36
G6	G16	G64
G7	G17	G65
G8	G22	
G9	G24	
G10	G25	

D - MOUNTING (CONTINUED)

STEM MOUNT OPTIONS:

ST506	.5" Stem Mount, 6" ¹
ST512	.5" Stem Mount, 12" ¹
ST518	.5" Stem Mount, 18" ¹
ST524	.5" Stem Mount, 24" ¹
ST536	.5" Stem Mount, 36" ¹
ST548	.5" Stem Mount, 48" ¹
ST706	.75" Stem Mount, 6" ¹
ST712	.75" Stem Mount, 12" ¹
ST718	.75" Stem Mount, 18" ¹
ST724	.75" Stem Mount, 24" ¹
ST736	.75" Stem Mount, 36" ¹
ST748	.75" Stem Mount, 48" ¹

E - MOUNTING FINISH

Please Note: See Section C for Finish Options. 980-Brushed Aluminum is also available for Gooseneck and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish

(I) If Cord Hung [C], selection identifies canopy finish

(II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable

(III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish

(IV) If Flush Mount [F] Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

980	Brushed Aluminum
------------	------------------

F - CORDS⁷

NA	Not Applicable
-----------	----------------

Please Note: See Section D for all applicable CSA Listed Cord Options

G - SHADE ACCESSORIES

NA	None
WC	Wire Cage ^{1,12}
ACR	Acrylic Diffuser ⁵

H - SHADE ACCESSORY FINISH

Please Note: See Section C for Finish Options. Natural Metals not applicable with Acrylic Diffuser or Wire Cage. If Porcelain Finish is selected, accessory will be powder coat painted-to-match

NA	Not Applicable
-----------	----------------

I - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

NA	None/Not Applicable
HSC	Hang Straight Canopy ¹⁹
LDBPC	LED Decorative Backing Plate Cover ¹³
LDCHX	LED Decorative Backing Plate Cover & Hex Cover ¹³

J - LIGHT SOURCE

LED11	850 Lumen, 11W LED
LED16	1250 Lumen, 16W LED
LED27	2000 Lumen, 27W LED
LED38	3000 Lumen, 38W LED
LED43	4000 Lumen, 43W LED ¹⁰

K - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

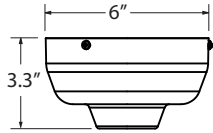
L - LED LENS

DL	Domed Lens
FL	Flat Lens

IMPORTANT: (1) Not available in Natural Metals (2) Not available in Porcelain Enamel (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Acrylic Diffuser limits the maximum lumen selection as well as reduces lumens delivered and LPW. Selection Limits: 2000 Max for 12" and 14" shades; 3000 Max for 16" through 28" shades (6) Wire Cage not available with select size (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (9) Only applicable if Stem Mounting Style is selected in Section A (10) Not available with Acrylic Diffuser shade accessory (11) Not compatible with 16" shade size and larger (12) Wire Cage not available for 24" & 28" shade sizes (13) Not available with G36 Gooseneck option

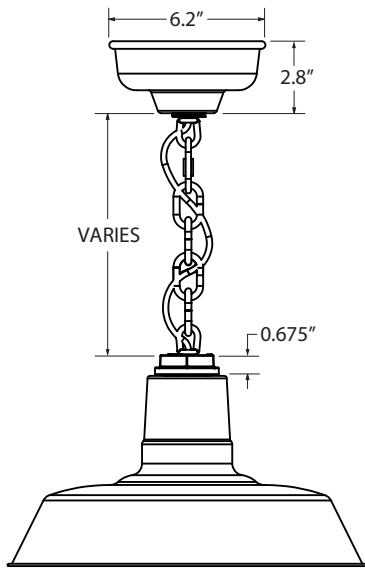
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



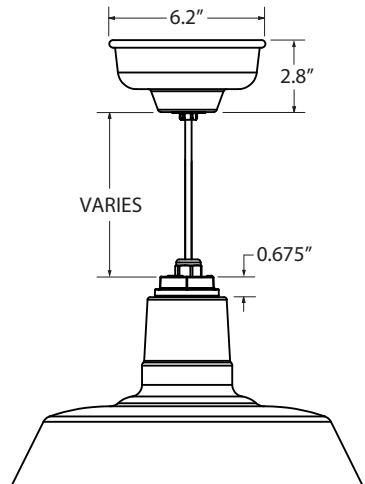
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



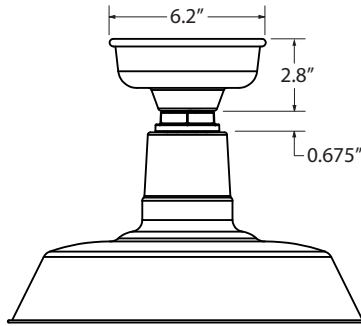
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



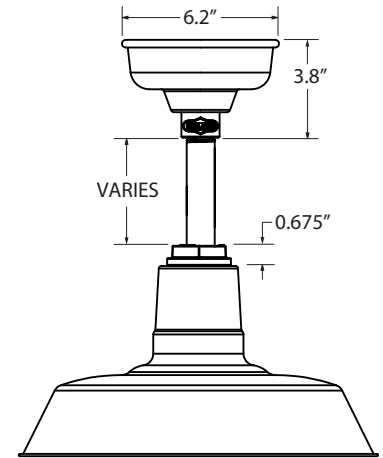
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



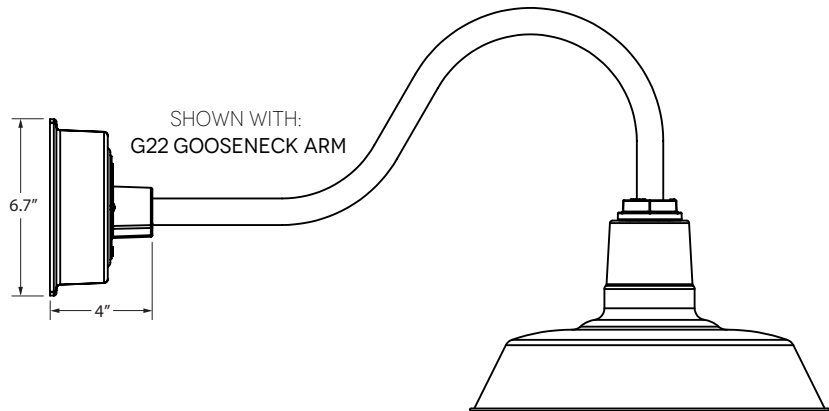
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

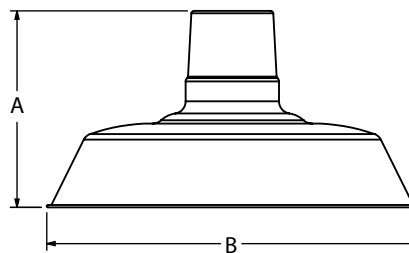


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



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

LIGHT SOURCE

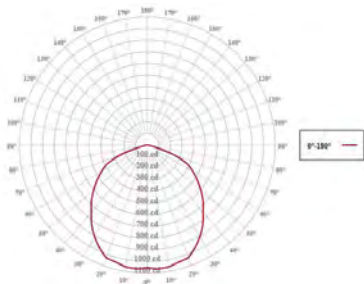
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the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

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

*Acrylic Diffuser option reduces lumens delivered and LPW

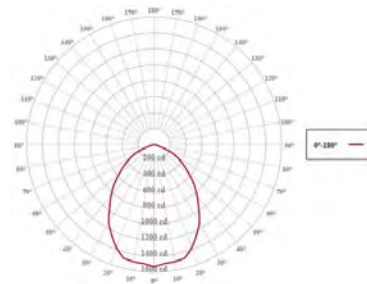
LIGHT DISTRIBUTION

DOMED LENS (DL)

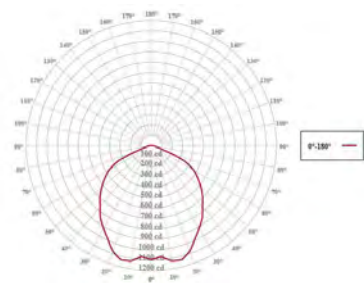


Shown above with 16" Shade (WHS16), White Interior (200-White) and 3000 Lumen (LED38)

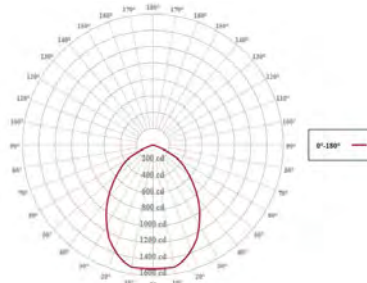
FLAT LENS (FL)



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



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



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

SPECIFICATIONS

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

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

DIMMING

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

LED 27, 38, 43 ELECTRICAL/LED DRIVER

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

CERTIFICATIONS, LISTINGS & WARRANTY

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

LED 11, 16 ELECTRICAL/LED DRIVER

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

SHADE & FINISHES

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

MOUNTING

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



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: Lot 226 BR
Mountain Village, CO 81435

Architect: Stillwater Architecture

- 1) Transitional sections may be allowed a maximum grade of up to 12%, providing all structures served by the access road are equipped with a monitored sprinkler system meeting the requirements of NFPA 13, 13D or 13R determined by the occupancy.
- 2) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.
- 3) TFPD recommends the installation of a Knox Box for access during emergency situations.

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: GiGi Gerlach <gigi@prideandjoypropmgmt.com>
Sent: Friday, April 16, 2021 9:44 AM
To: John A. Miller
Cc: Tom Rastin; Karen Wright; Kurt Schisler; Bret Jones; PJPM Office Manager
Subject: Proposed Development Lot

Dear Mr. Miller,

Please find attached the owners of 284 Benchmark Drive response to the proposed development of MV Lot226BR. We request the opportunity for this to be submitted with the DRB packets.

Sincerely,

GiGi Gerlach

President

Pride & Joy Property Management, Inc.

P.O. Box 3214

Telluride, CO 81435-3214

[\(970\) 728-9637](tel:(970)728-9637)

[\(970\) 728-8644](tel:(970)728-8644) fax

[\(970\) 729-0559](tel:(970)729-0559) cell

gigi@prideandjoypropmgmt.com



From: Tom Rastin <tomrastin@hotmail.com>
Sent: Friday, April 16, 2021 9:29 AM
To: GiGi Gerlach <gigi@prideandjoypropmgmt.com>
Cc: Karen Wright <kwright@arielcorp.com>; George Harvey <george@theharveyteam.net>; Kurt Schisler <Kurt@hfmltd.com>; Bret Jones <bret@prideandjoypropmgmt.com>; PJPM Office Manager <office@prideandjoypropmgmt.com>
Subject: Re: please review II for 284 benchmark!

Hi Gigi,

Looks good, let's proceed and thank you for having our back.

Tom

TomRastin@Hotmail.com

Join The Empowerment Alliance

www.empoweringamerica.org

On Apr 16, 2021, at 11:12 AM, GiGi Gerlach <gigi@prideandjoypropmgmt.com> wrote:

To Whom It May Concern of Mountain Village Design and Review Board:

On behalf of Karen Wright, Tom Rastin and their an incredibly close knit family of fourteen members who enjoy the peace and solitude of their private Halcyon Mountain home, which resides at 284 Benchmark Drive. Your acceptance for input is greatly appreciated and we trust that this Initial Hearing will be one of many to address the neighborhood concerns. Having been their sole property managers for 11 years, they have requested a letter communicating their concerns for the proposed development of Lot 226BR (242 Benchmark Drive). There are serious considerations on multiple fronts of this dynamic proposed project.

To begin with the fundamentals of Benchmark Drive addresses, as you may be aware of, the addresses of 248, 252, 280 and 284 Benchmark are on a spur which is privately maintained. These four addresses are not in numeric order for Benchmark, as they come after 246 Benchmark yet before 250 Benchmark. Packages, shuttles, furniture deliveries are lost or delayed constantly. Deliveries from further up Benchmark are also made to our homes when delivery agents are unfamiliar with the road lack of sequence. Many cars turn on this spur and turn around in all of these driveway, including across Halcyon Mountains private bridge, into our privacy simply because the addresses routinely confound so many people. Other cars and trucks simply use this entrance to the spur, as an easy access area to turn around, some backing up blind onto Benchmark to correct their course.

The proposed development of 242 Benchmark is also not in the proper order, as the proposal of the driveway is to come between 244 and 246 Benchmark. This will put an undo strain on our privately maintained road, without the municipalities support to repair the asphalt or clear the snow, this burden falls on 280 and 284 Benchmark, as it is understood. Please consider the driveway easement to be relocated to the north of 244 Benchmark to reduce the unwarranted use of driveways and private roads being torn up by more befuddled souls. This section of Benchmark is already chaotic and this lower address placed between two higher sequenced homes will further compound the matter in such a short distance.

Regarding the proposed design, the gravest concern is related to the covered parking that is exposed on three sides with a roof design that mimics a covered open air stage, creating an amphitheater effect on all of the homes that reside uphill (246, 248, 252, 280 and 284 Benchmark). Simply having a car running or doors closing will echo up through the denuded building site on to our patios and in through our windows. The open air parking noise also has nowhere to go other than out to this home and others. This noise will easily join the acoustics of the carport and may also radiate out and might include 244 and 246 Benchmark even more.

Additionally, the carport opening to the ski run will not only resemble that of a parking garage but will allow head lights to cross over the landscape, including the Galloping Goose ski run and illuminating the night landscape and sky from our main living areas and bedrooms. It appears that the home across the way, which we believe to be 110 Snowdrift will be directly impacted by the car head lights and thus appear nightly in Halcyon Mountains views whenever someone uses the carport and parking at Lots 226BR.

Finally the elevated drive and parking area will have little landscape or buffer to reduce the noise of people, motors and tires from radiating out off of this hardscape of the rigid walls that surround it on two sides. The elevational application of lights will also be much higher, impacting the neighboring view corridor, being masked by little as it permeates the surrounding properties, especially in the winter months.

Please understand new neighbors are a welcome gift to the community. By highlighting these matters now, we trust a responsible, respectful and reduced impact to the neighboring homes, views and roadways may be reached. If you have any questions related to these points, please feel free to contact me at the information list below. Thank you for your time

Sincerely,
GiGi Gerlach
President
Pride & Joy Property Management, Inc.
P.O. Box 3214
Telluride, CO 81435-3214
[\(970\) 728-9637](tel:(970)728-9637)
[\(970\) 728-8644](tel:(970)728-8644) fax
[\(970\) 729-0559](tel:(970)729-0559) cell
gigi@prideandjoypropmgmt.com



John A. Miller

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

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

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

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

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

Regards,
Olga

--

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

John A. Miller

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

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

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

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

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

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

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

Steve Rosenblatt

Cell/Office 609 922 1482

Members of the Design and Review Board:

My name is Casey Cates and I write to you representing the interests of 246 Benchmark Drive, Mountain Village. I want to, first, thank all of you for your time and consideration in addressing our concerns regarding the proposed development at 242 Benchmark Drive (Lot 226BR), Mountain Village. Our first notice of the proposed development was received just 2 days ago; therefore, we feel we have much to learn regarding the proposed development and respectfully reserve the right to addend this document and our concerns as we obtain more information. That being said, we have enough information to raise serious concerns about the development at 242 Benchmark Drive (Lot 226BR).

Before articulating our concerns about the actual structure proposed and construction involved to build said property, I am curious to know the following:

1. If the address for proposed house is 242 Benchmark Drive, why isn't the proposed driveway north of 244 Benchmark Drive? It is logical to assume the developers of Mountain Village intended for the driveway for Lot 226BR to be between 240 Benchmark Drive and 244 Benchmark Drive considering it has the address of 242 Benchmark Drive.
2. Is there a previous history of proposed development on Lot 226BR? If so, what were the reasons for the development not coming to fruition and/or being denied by previous Design and Review Boards? Are those same reasons still pertinent and present today?

The remainder of our concerns will focus on the negative impact the proposed property has on 246 Benchmark Drive. These concerns are based on the architectural and engineering plans for the proposed property.

Aesthetics

- the carport and accompanying driveway are elevated and require a 5' retaining wall along the entire length of our home and much of our property
- the enormous carport looks like a parking lot and is contrary to a "mountain feel"
- the location and design of their carport has no consideration to minimize the "eyesore" on surrounding neighbors
- the required removal of mature trees will destroy the current feeling of being in a forest while enjoying our property

Privacy

- the required removal, and likely loss of trees on our property will have serious deleterious effects on our privacy in 4/6 of our bedrooms
- our entire outdoor living area will be affected (the current deck was a \$250,000 recent addition)
- due to the raised carport and driveway, privacy while in our hot tub is essentially destroyed

Noise and Light Pollution

- the carport design creates an amphitheater that will project all noise (vehicle and people) directly at our home and outdoor living area
- the curve and elevation of the driveway/carport causes headlights exiting the property to project directly at our outdoor living area and 4/6 bedrooms
- the positioning of the home/carport on the lot maximizes the negative impact of lighting on our home and outdoor living area

Safety

- due to the raised, curved driveway and proximity to our house, any vehicle accidentally driving off the driveway has the potential to launch directly into our bedrooms on the north side of our home
- due to the raised driveway and proximity to our house and outdoor living area, snow/pea gravel removal is a concern for our safety when outside and for our windows (the entire driveway needs to be heated to avoid this danger)

Construction

- how long is the proposed project going to take?
- who is responsible for keeping area neat and clean?
- are the owners prepared to compensate us for lost trees on our property from construction of driveway in such close proximity to our home? (we will have an arborist advise us on the potential impact and replacement cost)
- the replacement of destroyed trees cannot occur on the ski path (where are they going to plant them?)

As members of the Design and Review Board, I am sure our concerns are not unique or new to you. Our hope is that our concerns will be properly addressed and a solution to each of them offered and executed with our input. Although we are not opposed to the building of the home on Lot 226BR, we are adamantly opposed to the current design of the driveway, carport and positioning of the house on the lot. The design is so flawed they are asking for a special request from the DRB to exempt them from the 4'-0" maximum stepped wall requirement. We look forward to hearing your thoughts on our concerns and working with you to resolve any and all issues regarding this proposed development.

Sincerely,

The Cates and Hattendorf family



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: Amy Ward, Planner
FOR: Design Review Board Meeting; July 1, 2021
DATE: June 23, 2021
RE: Consideration of a Design Review: Final Architecture Review for a new Single-Family Residence on Lot 214A, 209 Benchmark Drive, pursuant to CDC Section 17.4.11.

BACKGROUND: Staff is requesting a continuation of the Final Architectural Review 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 Regular August 5 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 214A, 209 Benchmark Drive, pursuant to CDC Section 17.4.11.to the Regular Design Review Board Meeting on August 5, 2021.

/AW



TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; July 1, 2021
DATE: June 23, 2021
RE: Staff Memo – Final Architecture Review, Lot 510, 131 Russell Dr.

Work Session Overview

PROJECT GEOGRAPHY

Legal Description: LOT 510 TELLURIDE MTN VILLAGE FILING 2 SF PLAT BK 1 PG 702 0.687 ACRES

Address: 131 Russel Drive
Applicant/Agent: Joe Kelleher, Kelleher Contracting
Owner: Samantha Moody
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 0.687 Acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Joe Kelleher of Kelleher Contracting (Applicant), working on behalf of Samantha Moody (Owner), is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home on Lot 510, 131 Russell Drive. The Lot is approximately 0.0687 acres and is zoned Single-Family. The overall square footage of the home is approximately 5,972 gross square feet and provides 3 interior parking spaces within the proposed garage.

The property is located between Lone Fir Lane and Double Eagle Drive on the north side of Russell Drive and consists of a grass-covered parcel containing a small area of existing slopes over 30%. In addition, the lot borders TSG open space along the Golf Course.

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	35.37'
Maximum Avg. Building Height	35' (gable) Maximum	30.18'
Maximum Lot Coverage	40% Maximum	11.65%
General Easement Setbacks	16' GE	See GE Section Below
Roof Pitch		
Primary		7:12
Secondary		3:12, 4:12, 6:12
Exterior Material**		
Stone	35% minimum	35.03%
Windows/Doors	40% maximum	20.17%
Parking	2 enclosed / 2 surface	3 enclosed

Design Review Board Specific Approvals:

1. *GE Encroachments*
2. *Parking Waiver*

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates Gabled roof forms which 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 applicant is 35.37 feet from the highest ridge to the grade below on the gabled portion of the home. Additionally, the applicant has provided a parallel plane analysis demonstrating that no portion of any roof penetrates the 40-foot parallel slope height allowance.

17.3.14: General Easement Setbacks

Lot 510 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from Russell Drive and crosses the southern GE perpendicularly.*
- *Utilities: The shallow utilities connections are currently located within the Russell Drive ROW directly adjacent to the southern GE of Lot 510. The applicant has proposed connecting to those services and trenching them across the driveway to the home. The water is also located within Russell Drive and the applicant is proposing to connect to this service near the front of the home. It appears based on the civil drawings that the western and northern GE will also need to be disturbed to accommodate the gas line and sanitary sewer.*

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

- *Grading: Due to the topography of the site and necessary retainage for the parking areas, the applicant has proposed a retaining wall to be located outside of the GE but this wall will necessitate excavation and layback to occur within the southern and western GE. At the Initial Review, the DRB provided feedback that it was preferable to reduce the height of the wall and increase the GE encroachment.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The home appears to blend well into the existing design theme of the Mountain Village given its strong material palette of stone, timbers, cedar siding, and metal accents. With that, staff would like to follow up on based on the discussion at Initial Review.

- *Exposed Concrete – The applicant has revised the elevations to remove the exposed concrete near the ground level that was previously discussed.*

17.5.5: Building Siting Design

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

Staff: Given the topographical site constraints for Lot 510, staff believes that the applicant has logically sited the home. Because of the elevation change between the Lot and Russell Drive, the home has been built somewhat into the hillside which helps it to be more subdued on the lot as seen from Russell Drive. According to the Town Wetland maps, this site does not contain delineated wetlands but it should be noted that there does appear to be an ephemeral spring or drainage located on the northeast portion of the lot as identified in the image below.



The applicant has contracted with a Wetland Specialist to delineate the above wetland area and has indicated that this area would be protected from all disturbances. With that, staff is maintaining the recommendation that the DRB place a condition of any final approval requiring a wetland delineation to occur before the issuance of any building permit.

Given these constraints, staff does find that the proposed home has been sited correctly on the lot and overall it blends 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. In order to accomplish this, the applicant is proposing a light-colored "sage ledgestone" in a random rectangular arrangement. The applicant has revised the application to clarify that the stone is proposed as dry-stacked per the request of staff. The remaining materials selections have also been clarified to specify the wood type and all dimensions and can be reviewed on pages A3.5 and A3.6. A prominent element of the home is the exposed timber frame utilized on most elevations which accent the front and rear elevations framing the fenestration of the home. These timbers are carried throughout the other elevations of the home on the porches and underneath the roof eaves. The fascia and soffits are proposed as douglas fir tongue and groove.

Overall, the contrast of the wood and the arrangement of the stone appear to complement the design. Based on the plans provided, the applicant is meeting all materials requirements for Stone and Glazing.

Window and door trim are proposed as steel matte black product, and requested details have been provided since Initial Review demonstrating the recess details for the windows, doors, and garage door. In addition, the material sheet of the packet has been revised specifying the roofing material as a black matte standing seam product that is permissible by the CDC. Any roof areas directly above pedestrian walkways must provide snow retention devices – which has been noted on the plans and updated to show design details. Staff would note that the proposed chimney cap has been revised from concrete and is now a flagstone chimney cap.

Due to the slope of the driveway, the applicant has proposed 3,318 square feet of snowmelt area which will require mitigation for any areas over 1,000 square feet.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan in accordance with the CDC requirements. Due to the size of the lot, the majority of the lot is shown as requiring grading but it does appear that the grading to the rear and more sensitive area of the lot has been limited. Based on the outcome of any required wetland delineation, the grading plans may be required to be revised slightly to limit disturbance in any wetland areas. Otherwise, the grading and drainage plan demonstrates positive drainage away from the home.

The majority of the grading occurs to the south of the home as required to create access and provide retainage for the auto court.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family developments provide two interior and two surface parking spaces. The applicant has shown a total of 3 interior spaces and 1 surface space. At the Initial Review, the DRB granted a parking waiver for the home and the surface spot appears to be a holdover from those design plans.

These provisions are intended and allowed for smaller lots less than 0.75 acres with unique site conditions such as steep slopes and unique shaped lots.

17.5.9: Landscaping Regulations

The applicant has provided a revised landscaping plan for Final Review. This plan demonstrates planting and irrigation locations, revegetation notes, and other general requirements. It should be noted that no landscaping is located within the GE. At Initial Review, staff requested additional details on the rear patio area and the proposed paver materials – this information was not provided but the CDC does require these pavers to be of high quality. The plan was revised based on neighbor feedback to shift the location of trees, but the diversity of planting requirements do not appear to be met at this time. Staff recommends that the landscaping plan be reviewed by staff prior to issuance of a building permit to verify that these items have been addressed per the CDC requirements.

17.5.11: Utilities

Staff: All utilities except for sanitary sewer are currently located within the ROW and will only require connections from the road to the home. The sewer is located to the north of the home and will require that the applicant ties into the sewer line on TSG open space. This will require proper private agreements prior to construction. The applicant shall obtain TSG permissions and shall coordinate with the Public Works Director before issuance of

a building permit to determine the specific locations of the connections for the home as these locations are conceptual only.

17.5.12: Lighting Regulations

Staff: The applicant has provided a revised lighting plan per the Initial Review discussion, reducing the overall fixture count and reducing lumen amounts. During the Initial Review, the applicant proposed limiting the output of these fixtures to 85% so that they meet the lumen output requirements. The DRB should again discuss overall light and lighting design and determine if it is appropriate.

17.5.13: Sign Regulations

Staff: The applicant has provided details on the address monument and the monument appears to meet all requirements of the CDC. The design of the monument matches the design of the home and has been revised to no longer be designed with natural wood due to potential longevity issues. The monument has maintained the original design but the wood has been replaced with aluminum paneling imitating wood. The DRB should discuss this change and determine if it is appropriate. The location of the monument is located within Town road ROW, and prior to the issuance of a certificate of occupancy, the applicant will be required to enter into a non-revocable ROW encroachment agreement as a condition of approval.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The site is largely devoid of any vegetation with the exception of grasses, and some small diameter trees located within the GE and shown on the tree survey. Staff does recognize the need for screening given the close proximity of existing homes on either side of the lot and recommends that the applicant provide a specific fire mitigation plan that includes any required screening within the dripline of the home. This allows for the site to be screened but meets the wildfire provisions as well. The applicant has addressed the fire mitigation requirements but staff recommends maintaining a condition that the Town Forester approve any Final Fire Mitigation Plan prior to issuance of a building permit.

Wetland Regulation: Any development application for a Lot that contains wetlands or is in close proximity of wetlands on adjoining lots shall, as part of the development application submit a wetland delineation performed by an UASCE qualified consultant. This should be required by the DRB as part of any final condition of approval.

Steep Slopes: The building site does contain limited steep slopes and it should be noted that these areas will be disturbed as part of this proposed development. Given the small size of the lot as the sensitive areas to the rear of the home, staff does not object to the limited disturbance of these areas.

17.6.6: Roads and Driveway Standards

Staff: The driveway as shown meets the CDC standards with 12 feet width and 2-foot shoulders on each side. The maximum grade of the driveway appears to be approximately -7.9%. The civil drawings demonstrate approximately 43.5 feet of backup space within the auto court.

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has submitted a construction mitigation plan for this project and staff has the following comments as it relates to the CMP:

- 1. The temporary office shown on Russel Dr. ROW must be located entirely within Lot 510's boundary – this has been revised and is now removed from the CMP.*
- 2. Construction fencing should be adjusted to limit impacts within the GE where possible. Where not possible to limit these impacts, the GE must be revegetated and returned to its pre-existing condition. Based on any wetland delineation, the fencing and erosion control may be required to be adjusted – revised, the applicant has increased stormwater protection and has demonstrated fencing and reveg areas.*
- 3. Although not required, staff would note the crane radius and the proximity to existing homes. Staff suggests working with these neighbors to ensure any issues are addressed.*

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 510, 131 Russell Dr.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 510, 131 Russell Drive, based on the evidence provided within the Staff Report of record dated June 23, 2021, with the following and Specific Approvals:

Design Review Board Specific Approvals:

- 1. GE Encroachments*
- 2. Parking Waiver*

And, with the following conditions:

- 1) Prior to submittal for a Building Permit, the applicant shall revise the landscaping plan and the Wildfire Mitigation per the comments from this memo of record and submit to the Town Forester for review.
- 2) Prior to issuance of a building permit, the applicant shall provide the town a wetland delineation prepared by a qualified consultant to determine that there are no impacts to the existing ephemeral spring.
- 3) Prior to issuance of a Building Permit, the applicant must provide written approval from the owner of Tract OSP-28 for sewer connections, and shall revegetate all disturbed areas per the requirements of the CDC.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be

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

/jjm



June 23, 2021

Updates made to the DRB Submittal include the following:

17.5.4: Exposed Concrete. We have changed our foundation design to create a below grade stone ledge completely deleting the visible concrete. The same details will be used at all spot footers and retaining walls.

17.5.5: Building Siting Design. We have overlaid the known wetland area onto the site plan to create a water mitigation plan. To complete the plan we have hired a UASCE consultant, Chris Hazen, to do a water delineation plan which he will complete at the start of July. Our current design and landscape concept was created with the intent of not encroaching on this area in any way. If the delineation survey creates a conflict we will adjust our plans accordingly prior to permitting the site.

17.5.6: Building Design.

1. All Stone will be drystacked.
2. Wood siding types and details have been included.
3. The openings for doors, windows and garage doors have been clarified to meet the intent of the CDC.
4. The Roof will be standing seam metal roof by Berridge, Matte Black.
5. The Chimney cap will be a 3” natural stone, a photo is included in the color chart.
6. The Moody’s do want to include snow melt for the entire driveway surface due to the steep slope. They would also like to have the entry sidewalks and a two foot strip along the house. This results in a total square footage of 3,318. The areas and square footage totals are now included. They will be requesting to utilize the Renewable Energy Credit to offset their energy usage.
7. We have added the product data for the snow guards and the locations are called out on the drawings.



17.5.9: Landscaping Regulations. A revised landscape plan is included. The trees in the back were relocated to the front of the house to screen Russell Drive and all trees were located 15' from the dripline and 10' apart for fire mitigation purposes. I have just received the fire mitigation plans and will submit them to the Town Forester for approval prior to the meeting.

17.5.11: Utilities. We are preparing to meet with the Public Works Director to finalize locations of utilities as a part of our building permitting process.

17.5.12: Lighting Regulations. A new lighting plan has been included to reduce the lumens and light fixture count as requested.

17.5.13: Sign Regulations. A new monument sign design is included. The wood has been replaced with an aluminum wood print product.

17.6.1: Environmental Regulations.

1. The landscape/fire mitigation plans will be submitted to the Town Forester immediately. We received those this morning from the consultant and they are included in the submittal.
2. We have hired Chris Hazen, a UASCE Certified consultant to do the water delineation plan. He will do the work July 1st and we will plot the results on the water mitigation plan that is included in the submittal. Care has been taken to prevent any construction activity in this area and no landscape activities will be done there. Once the delineation is complete we will make any design adjustments required to maintain the area in it's natural state.

17.6.8: Solid Fuel Burning Device Regulations. Both fireplaces will be natural gas.

17.7.19: Construction Mitigation.

1. The temporary office will be located entirely within lot 510's boundary.
2. The fence will be kept out of the GE except at the SW corner along the garage retaining wall and at the driveway entrance.
3. We will make an outreach to the effected neighbors to discuss the crane swing radius and attempt to alleviate any concerns expressed. At no time will our crane radius extend above the adjacent properties.





PERMIT

PROJECT NO:
2153

SHEET NAME:
TITLE SHEET

DATE: **6/23/2021**

SHEET NO:

T1.1

SCALE:

MOODY RESIDENCE

RUSSEL DRIVE
 MOUNTAIN VILLAGE, CO

OWNER:
MOODY

ARCHITECT
KRAAI DESIGN ARCHITECTURE

417 MONUMENT RD., SUITE 7
 GRAND JUNCTION, CO 81507
 T: 970.712.5045
 www.kraaidesign.com

CIVIL	LANDSCAPE	STRUCTURAL	GOVERNMENT
UNCOMPAGHRE ENGINEERING LLC PO BOX 3945 TELLURIDE, CO 81435 T: 970.729.0683	LANDSCAPES BY LANCE T: 970.728.1302	--	SAN MIGUEL COUNTY BUILDING DEPARTMENT 333 W. COLORADO AVE. TELLURIDE, CO 81435 T: 970.728.3923
MEP	GEOTECHNICAL	CONTRACTOR	
--	--	KELLEHER CONTRACTING, LLC 22993 6875 RD. MONTROSE, CO 81403 T: 970.596.6130	

SHEET INDEX		SHEET INDEX	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
COVER			
T1.1	TITLE SHEET		
ARCHITECTURE			
A0.1	MOODY RESIDENCE	A3.1	FRONT & REAR ELEVATIONS
A1.1	PROPOSED SITE PLAN	A3.2	SIDE ELEVATIONS
		A3.3	GARAGE FRONT & REAR ELEVATIONS
		A3.4	GARAGE SIDE ELEVATION
		A3.5	MATERIAL & COLOR SAMPLE BOARD
		A3.6	MATERIAL & COLOR SAMPLE BOARD
		A4.1	NORTH PERSPECTIVE
		A4.2	SOUTH PERSPECTIVE
		A4.3	EAST PERSPECTIVE
		A4.4	WEST PERSPECTIVE
		A4.5	SOUTHEAST PERSPECTIVE
		A4.6	SOUTHWEST PERSPECTIVE
		A4.7	NORTHEAST PERSPECTIVE
		A4.8	NORTHWEST PERSPECTIVE
		A5.1	BUILDING HEIGHT PERIMETER INTERVAL PLAN
		A5.2	BUILDING HEIGHT ELEVATION
		A5.3	BUILDING HEIGHT ELEVATION
		A5.4	BUILDING HEIGHT ELEVATION
		A5.5	BUILDING HEIGHT ELEVATION
		A5.6	BUILDING HEIGHT ELEVATION
		A5.7	BUILDING HEIGHT ELEVATION
		A5.8	BUILDING HEIGHT ELEVATION
		A6.1	WALL AREAS
		A6.2	WALL AREAS
		A6.3	WALL AREAS
		A6.4	WALL AREAS
		A6.5	WALL AREAS
		A6.6	WALL AREAS
		A7.1	WINDOW & DOOR SCHEDULE & DETAILS
CIVIL			
C2.1	CIVIL ENGINEERING SITE PLAN		
LANDSCAPE			
L1	LANDSCAPE PLAN		
ARCHITECTURE			
A1.5	EXISTING SURVEY		
A1.6	IMPROVEMENT SURVEY PLAT		
A1.7	ADDRESS MONUMENT		
A2.1	BASEMENT FLOOR PLAN		
A2.2	MAIN FLOOR PLAN		
A2.3	SECOND FLOOR PLAN		
A2.4	ROOF PLAN		
LIGHTING			
L1.0	LOWER LEVEL LIGHTING PLAN		
L1.1	MAIN LEVEL LIGHTING PLAN		
L1.2	EXTERIOR LIGHTING PLAN		
L1.3	LIGHTING SCHEDULE		

VICINITY MAP

GENERAL NOTES

- CONTRACTOR SHALL PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.

FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.

CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING WITH WORK.

ALL DIMENSIONS ON PLANS ARE TO CENTERLINE OF WALLS AND COLUMNS, AND FACE OF FINISH (FOF) OR FACE OF MASONRY (FOM), UNLESS NOTED OTHERWISE.
 - ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, REFER TO PROJECT DATA, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
 - CONTRACTOR SHALL REPORT TO THE OWNER ANY ERRORS, OMISSIONS, OR INCONSISTENCIES HE MAY DISCOVER ON THE SPECIFICATIONS OR DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE OWNER, AT THE CONTRACTOR'S EXPENSE. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE OWNER.
 - THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.

ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
 - ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION ON FILE WITH THE APPROPRIATE AGENCIES. INSURANCE REQUIREMENT MUST BE MET PER LEASE AGREEMENT.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
 - CONTRACTOR SHALL PROVIDE TEMPORARY FIELD OFFICE, TELEPHONES, FAX MACHINE, TEMPORARY SECURITY FENCE, WATER, POWER, AND TOILET FACILITIES. COORDINATE LOCATIONS WITH ALL APPROPRIATE AGENCIES. FIELD OFFICE SHALL ALSO CONTAIN CURRENT COPIES OF ALL GOVERNING BUILDING CODES AND AMENDMENTS.
 - CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE (1) COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS UNTIL WORK IS COMPLETE.
 - CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN BROOM-CLEAN CONDITION AT ALL TIMES. CONTRACTOR SHALL LOCATE AND MAINTAIN A TRASH BIN AT THE SITE. SUCH BIN SHALL BE OF ADEQUATE DIMENSION TO KEEP SITE CLEAN AT ALL TIMES. DUST RESULTING FROM SALVAGE, DEMOLITION AND RENOVATION WORK SHALL BE CONTROLLED TO PREVENT THE IMPOSITION OF A NUISANCE OR HAZARDOUS CONDITION TO THE ADJOINING PORTION OF THE PROJECT. THE USE OF WATER WILL NOT BE PERMITTED WHEN SUCH USE WOULD RESULT IN HAZARDOUS, OR OTHERWISE OBJECTIONABLE CONDITIONS.
 - CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
 - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
- INTERIOR WALL AND CEILING FINISHES FOR DINING, AND WAITING AREAS SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
 - NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, OR OTHER PENETRATIONS, EXCEPT AS DETAILED OR SPECIFIED HEREIN.
 - GYPSON BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
 - ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (47 FR, 13516 TITLE NO. 16, CHAPTER 11, PART 1201).
 - CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.

LEGEND

REVISION

ELEVATION

TOP OF WALL
 100' 0"

COLUMN GRID LOCATION

DOOR NUMBER

WINDOW TYPE

CENTER LINE

LINE OF WALL ABOVE OR HIDDEN LINE

BREAK LINE

MATCH LINE

ROOM NAME
 ROOM NUMBER

INTERIOR WALL ELEVATION
 REFERENCE DRAWING

REFERENCED SECTION
 NUMBER SHEET NUMBER

BASIC WALL TYPE

REFERENCED DETAIL
 NUMBER SHEET NUMBER

KEYNOTE TAGS

ABBREVIATION SYMBOL

ANGLE

DIAMETER

PERPENDICULAR

PLATE

PLUS OR MINUS

FLOOR DRAIN

FIRE EXTINGUISHER

W west, wide, width

W/ with

WB wood base

WC watercloset

WD wood

WDW window

WF wide flange

WG wire glass

W/O without

WP waterproof (ing)

WR waste receptacle

WRB weather resistive barrier

WWM welded wire mesh

T tread

TB towel bar

TBD to be determined

TEL telephone

T.O. top of

TOC top of concrete

TOS top of steel

TOW top of wall

TIPW toilet paper dispenser

TS tube steel

TYP typical

T&G tongue and groove

UNO unless noted otherwise

VB vapor barrier

VCT vinyl composition tile

VERT vertical

VIF verify in field

VM vending machine

VNL vinyl sheet

VTR vent through roof

ABBREVIATIONS

ABV above

ACC accessories

ADJ adjacent

AFB above finished floor

ALT alternate

AL aluminum

APC acoustical panel ceiling

ARCH architect (ural)

ASP asphalt

A/C air conditioning

B/C baby changing station

BD board

BLDG building

BLKG blocking

B.O. bottom of bearing

BRG bearing

CBU cemelitious backer unit

CG corner guard

CJ control joint

CLG ceiling

CLR clear (ance)

CMU concrete masonry unit

COL column

CONC concrete

CONT continuous or continue

CORR corridor

CPT carpet (ed)

CSMT casement

CT ceramic tile

CTR center

CWOG center wall on grid

DBL double

DEMO demolish / demolition

DF drinking fountain

DIM dimension (s)

DIR direction

DISP dispenser

DN down

DR door

DS downspout

DTL detail

DWG drawing

DWR drawer

E east

EA each

EC evaporative cooler

EG etched glass/glazing

EIFS exterior insul finish sys

EJ expansion joint

EL elevation

ELEC electric (al)

EM emergency

EWC electric water cooler

EWG end wall corner guard

EQ equal

EXG existing

EXH exhaust

EXP exposed

EXT exterior

FBO furnished by owner

FD floor drain

FN foundation

FE fire extinguisher

FEC fire extinguisher cabinet

FEP finished end panel

FFE finished floor elevation

FIN finish

FLG flashing

FLR floor (ing)

FLUR fluorescent

FC face of

FOF face of finish

FRMG framing

FRP fiber reinforced plastic

FT foot (feet)

FG footing

GAL gage, gauge

GALV galvanized

GB grab bar

GC general contractor

GL glass, glazing

GWB gypsum wallboard

GYP gypsum

HAS headed anchor stud

HB hose bibb

HCP handicap (ed)

HDR header

HDW hardware

HM hollow metal

HCR hollow structural sections

HSS hollow structural sections

HT height

HVAC heating /ventilation / air conditioning

HW wood

INCL include (d) (ing)

INSUL insulate (d) (ing)

INT interior

INV invert

JST joist

JT joint

L length, angle

LAM laminate (d)

LAV lavatory

LB pound

LF lineal foot

LG laminated glass, glazing

LIN linoleum

LT light

MA match

MAS masonry

MATL material

MAX maximum

MB marker board

MECH mechanic (al)

MFR manufacture (r) (d)

MH manhole

MIN minimum

MISC miscellaneous

MLD molding, moulding

MO masonry opening

MT mount (ed) (ing)

MTL metal

N north

N/A not applicable

NIC not in contract

NDM normal

NTS not to scale

NECY necessary

OC on center (s)

OD outside diameter

OFCI owner furnished, contractor installed

OFD overflow drain

OFOI owner furnished, owner installed

OH overhead

OPG opening

OPH opposite hand

OPP opposite

OST oriented strand board

OTS open to structure

PB particle board

PERF perforate (d)

PERIM perimeter

PLAM plastic laminate

PLG plate

PML panel

PNT paint (ed)

PR pair

PROJ projector, projection

PSF pounds per square foot

PSI pounds per square inch

PTD paper treated

PTD paper towel dispenser

PTN partition

PVC polyvinyl chloride

PVM pavement

PWD plywood

QT quarry tile

R riser, radius

RB rubber base

REC recycling

RCMD recommend (ed) (ations)

RE reference

REF refrigerator

REIN reinforce (d) (ing)

REQ'D required

RQMT(S) requirement(s)

REV revision (s), revised

RD roof drain

RFG roofing

RH robe hook

RM room

RO rough opening

ROW right of way

RR restroom

RTU roof top unit

RUB rubber

S south

SAG susp acoustic grid

SC shower curtain rod & hooks

SCH schedule

SD soap dispenser

SHT sheet

SHTG sheathing

SIM similar

SND sanitary napkin dispenser

SNV sanitary napkin vendor

SPEC specification

SPKR speaker

SQ square

SS solid surface

SST stainless steel

STD standard

STL steel

STOR storage

STR structural

SUSP suspended



P.O. BOX 1665
 GOLDEN, BRITISH COLUMBIA, CANADA
 V0A 1H0

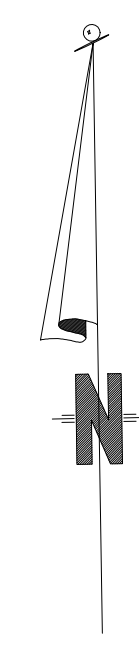
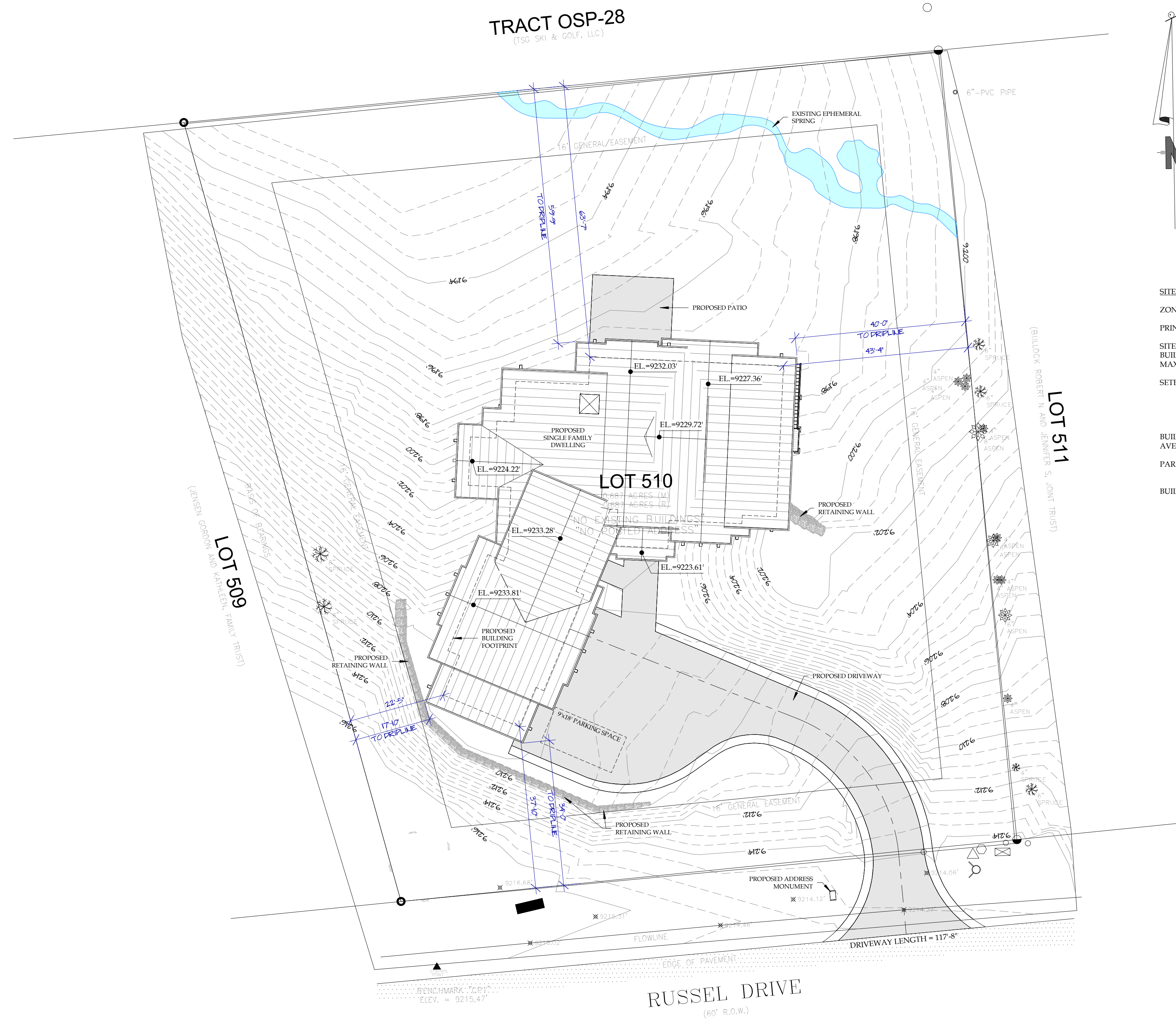
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MOODY RESIDENCE

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A-0.1
 ISSUED FOR: DRB REVIEW



SITE INFORMATION

ZONE DISTRICT: SINGLE FAMILY
 PRINCIPAL USE: SINGLE FAMILY DWELLING

SITE AREA: 0.687 ACRES
 BUILDING AREA: 3487.49 S.F.
 MAXIMUM LOT COVERAGE: 40% PROPOSED: 11.65%

SETBACKS:

MINIMUM FRONT YARD:	16'	PROPOSED:	37'-10"
MINIMUM REAR YARD:	16'	PROPOSED:	63'-7"
MINIMUM SIDE YARD:	16'	PROPOSED:	WEST SIDE: 22'-5" EAST SIDE: 43'-4"

BUILDING HEIGHT:

MAXIMUM:	35'+5" (40')	PROPOSED:	35.37'
AVERAGE BUILDING HEIGHT:	MAXIMUM: 30'	PROPOSED:	30.18'

PARKING:

REQUIRED: 2 ENCLOSED SPACES & 2 SURFACE PARKING SPACES
 PROVIDED: 3 ENCLOSED SPACES & 1 SURFACE PARKING SPACE

BUILDING GFA

BASEMENT:	2344 S.F.
MAIN FLOOR:	2163 S.F.
LOT OVER GARAGE:	420 S.F.
HOUSE TOTAL:	5127 S.F.
GARAGE:	845 S.F.
HOUSE w/GARAGE:	5972 S.F.

1 SITE PLAN-PROPOSED GRADE
 1" = 16'-0"



PROPOSED SITE PLAN

P.O. BOX 1665
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A-1.1



1 SITE PLAN-PROPOSED SNOWMELT AREA
1" = 16'-0"



PROPOSED SNOWMELT AREA

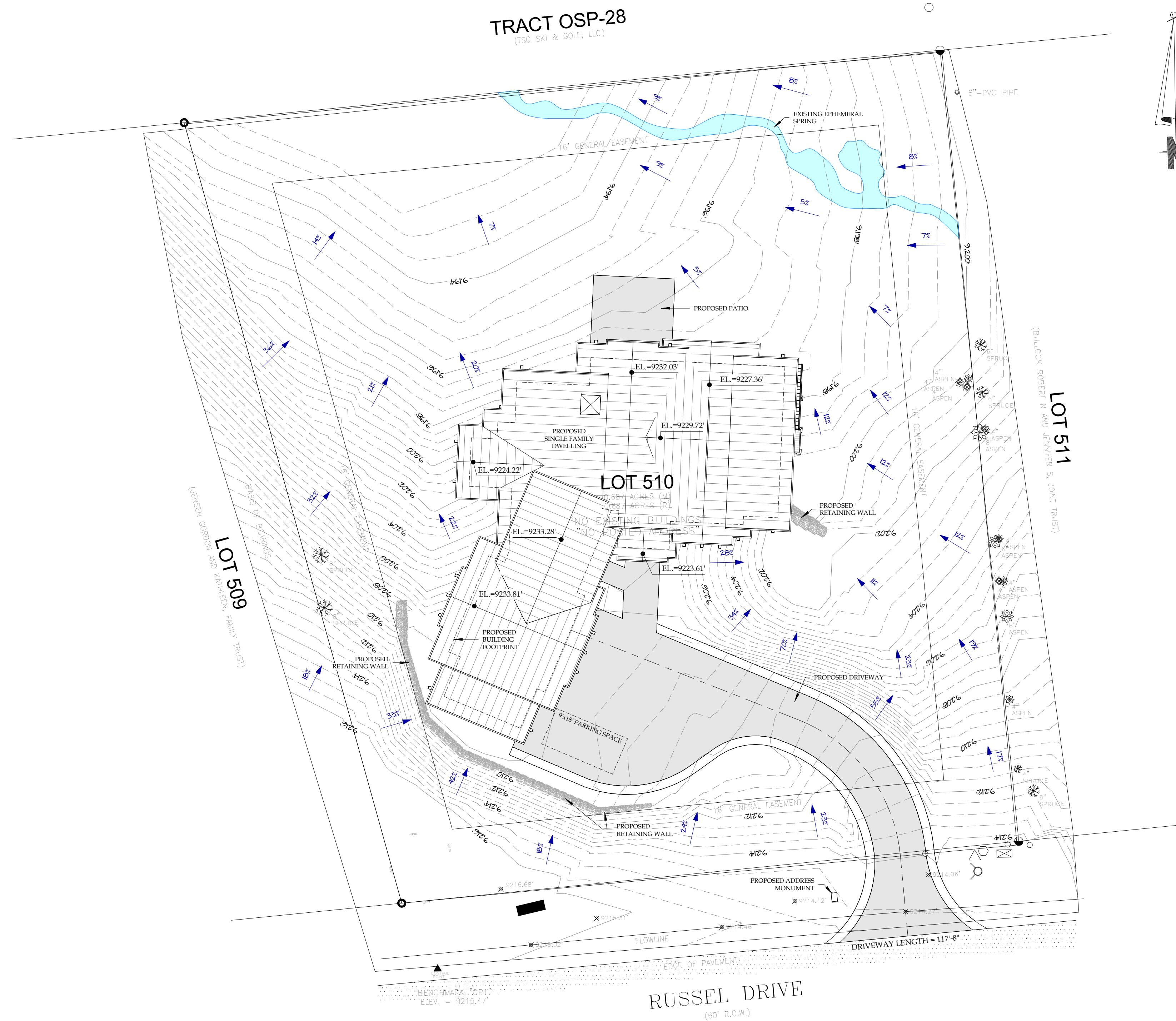
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V0A 1H0

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A-1.2



1 SITE PLAN-WATER MITIGATION
 1" = 16'-0"



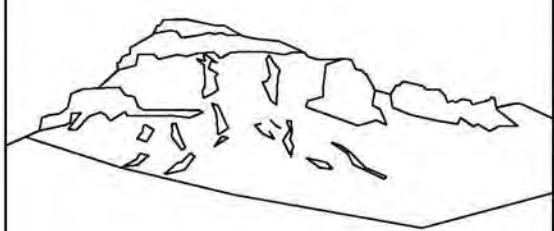
WATER MITIGATION PLAN

P.O. BOX 1665
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 V0A 1H0

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Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2021-04-21
DRB Revisions 2021-05-10

Moody Residence
Lot 510
Russell Drive
Mtn. Village, CO



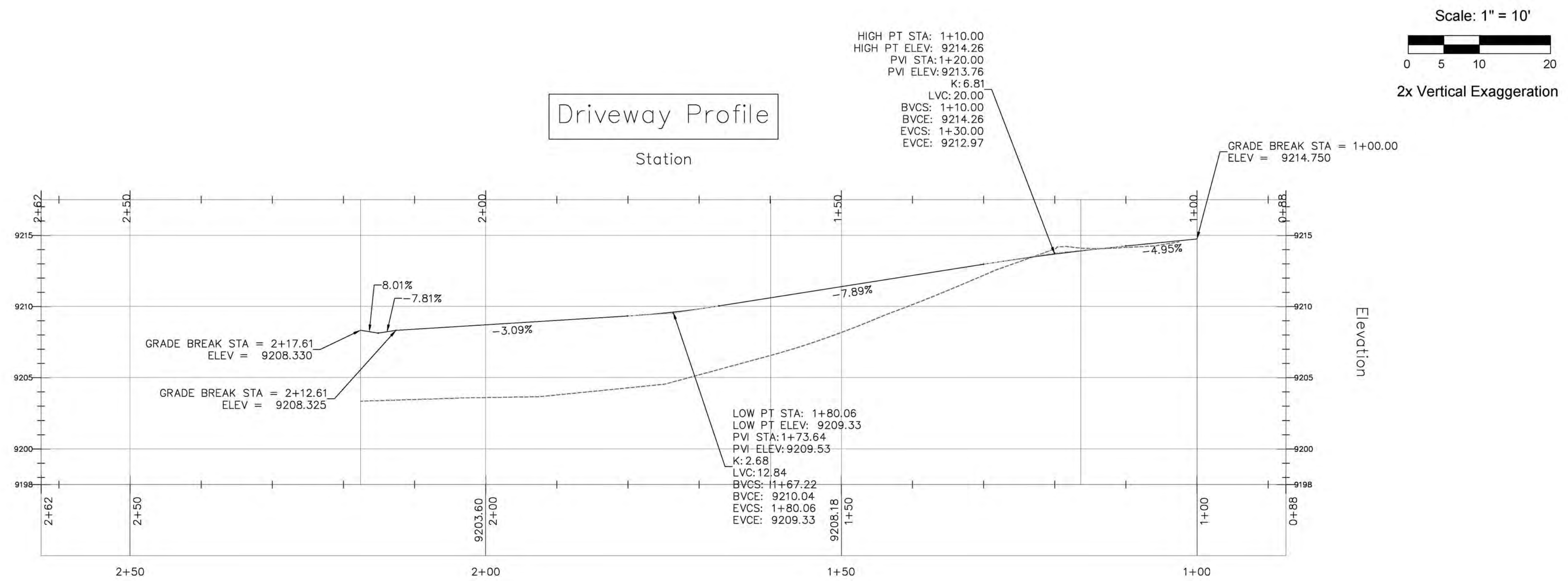
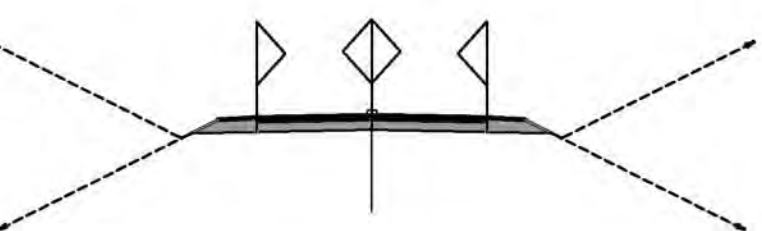
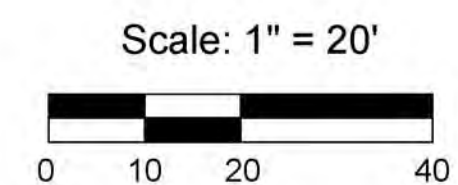
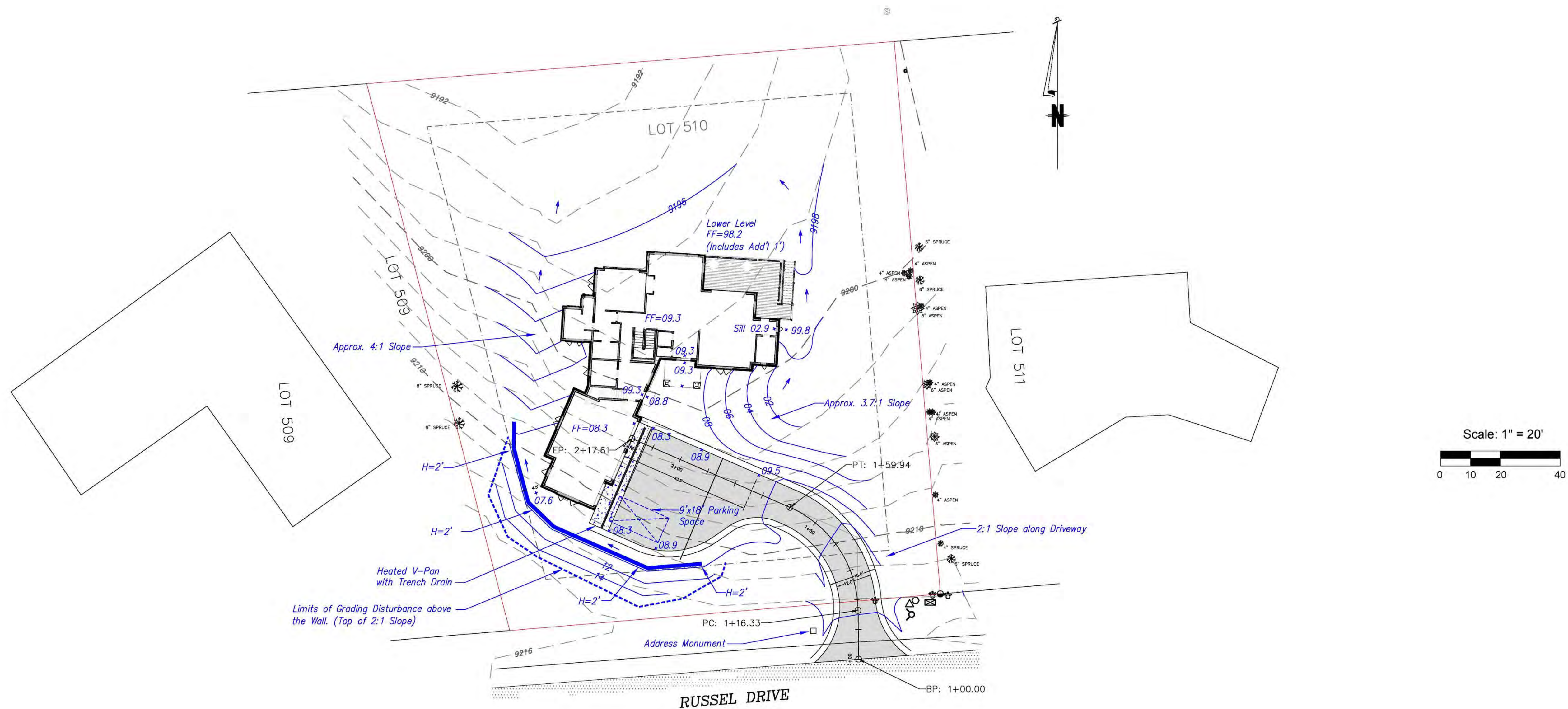
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

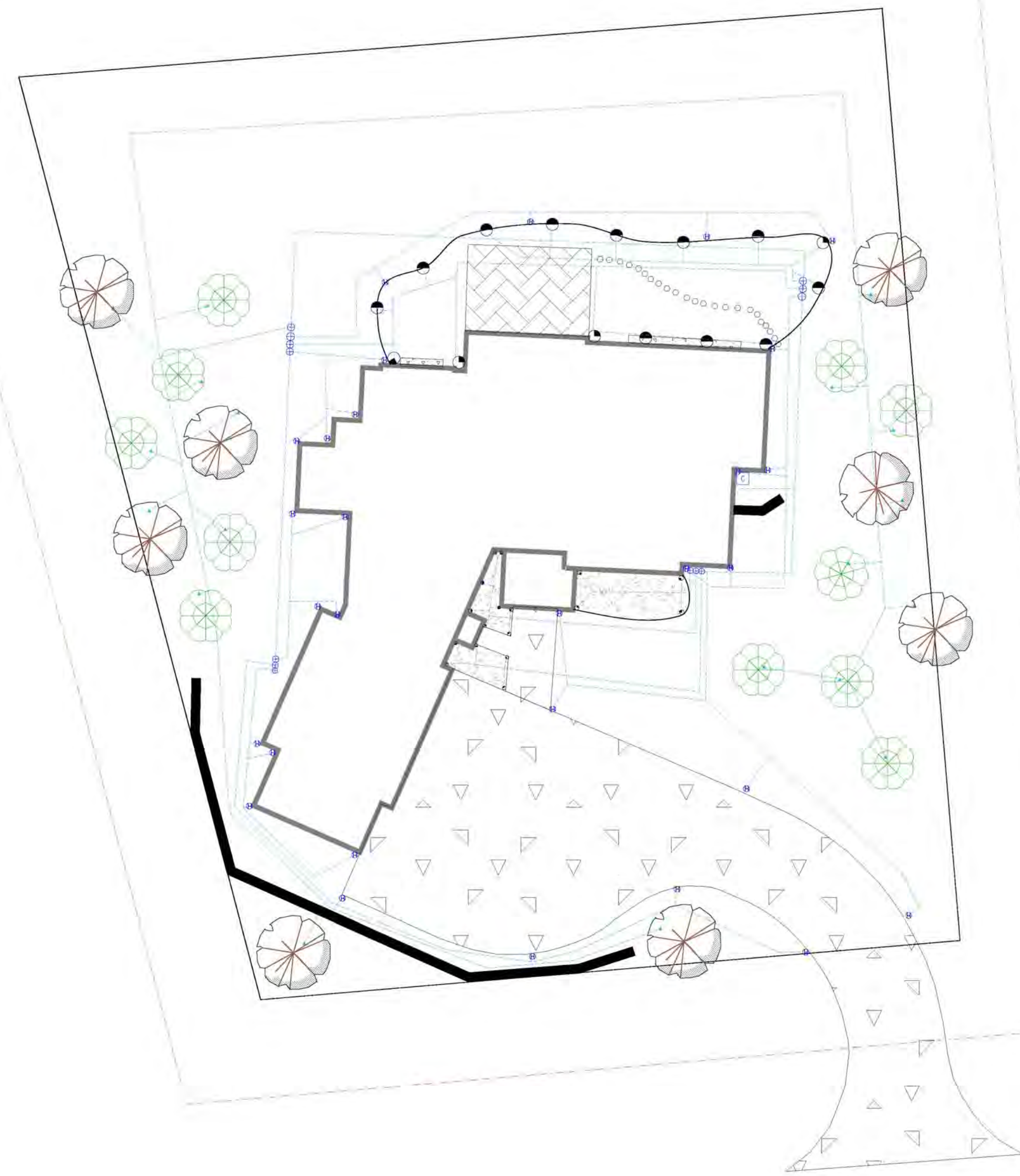
Civil Engineering
Site Plan

with

Driveway
Profile

C2.1





GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN DOCUMENTS.
2. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS AND INSPECTIONS RELATED TO SCOPE OF WORK.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE OF REQUESTED SITE VISITS OR INSPECTIONS SEVEN (7) DAYS IN ADVANCE OF WORK.
5. DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS PROVIDED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION.
6. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES OR UNKNOWN CONDITIONS ARE ENCOUNTERED. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED.
7. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER DISCIPLINES AND TRADES.
8. LIMITS OF WORK INDICATED ON DRAWINGS, IF ANY, ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT.
9. REFERENCE TO "OWNER'S REPRESENTATIVE" IS MADE IN THESE DOCUMENTS, AND REFERS TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. IN ADDITION TO THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO SCOPE OF WORK.
10. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPLINE OF EXISTING TREES.

REVEGETATION NOTES

- ALL DISTURBED AREAS WILL BE REVEGED
1. SUBSOIL SURFACE SHALL BE TILLER TO 6" DEPTH ON NON-FILL AREAS.
 2. TOPSOIL SHALL BE SPREAD TO A 4" MINIMUM DEPTH OVER ALL AREAS TO BE REVEGETATED EXCEPT ON SLOPES GREATER THAN 3:1.
 3. BROADCAST SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED TO MINIMIZE EROSION AND WEEDS.
 4. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING (AGED PROPERLY), HYDRO MULCH, OR STRAW 2 BALES PER 1000 SF.
 5. SEED ALL AREAS LABELED "NATIVE GRASS WITH WILDFLOWERS" AT A RATE OF 1.5-2 POUNDS PER 1000 SF.
 6. SEED ALL AREAS LABELED "CUSTOM WILDFLOWER MIX" AT A RATE OF 1.5-2 POUNDS PER 1000 SF.
 7. SEED ALL AREAS LABELED "NATIVE GRASS" AT A RATE OF 2-3 POUNDS PER 1000 SF.
 8. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET PINNED IN PLACE, OF HYDRO MULCH WITH ADDED TACTIFIER SHALL BE APPLIED.
 9. REVEGETATION SEED MIX TO BE USED:
 NATIVE GRASS SEED MIX (GENERAL REVEGETATION)
 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%

PLANTING NOTES:

1. ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING AND BED LINES ARE DIAGRAMMATIC AND SHALL BE SCALED FROM DRAWINGS.
2. STAKE ALL PROPOSED TREE LOCATIONS ON FINISH GRADE WITH DIFFERENT COLOR FLAGS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO TREE LOCATIONS PRIOR TO EXCAVATION.
3. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINISH GRADE FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE SHALL RESERVE THE RIGHT TO MAKE MINOR ADJUSTMENTS TO LAYOUT OF PLANTING AREAS PRIOR TO EXCAVATION.
4. TREES SHALL BE PLANTED NO CLOSER THAN 4' TO PAVEMENT, CURB, EDGING, WALL OR UTILITIES UNLESS NOTED OTHERWISE.
5. TREES SHALL BE PLANTED NO CLOSER THAN 10' TO ANY STRUCTURE OR OVERHEAD UTILITY.
6. TREES OVERHANGING PEDESTRIAN AND VEHICULAR PAVEMENTS ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 7' AT MATURITY.
7. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHTS-OF-WAY ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 9' AT MATURITY.
8. ALL TREES, LAWN AND PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE FROM AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS NOTED OTHERWISE.
9. FINISH GRADE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
10. ANY QUANTITIES PROVIDED ON PLANS OR SCHEDULES ARE FOR INFORMATION AND CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITY TAKE-OFFS AND SHALL PROVIDE FULL COVERAGE OF PLANTING AREAS AS INDICATED IN DRAWINGS.
11. ALL PLANTS SHALL MEET SIZE AND QUALITY SPECIFICATIONS AS INDICATED IN DOCUMENTS AND SHALL BE OF TOP QUALITY, VIGOROUS, HEALTHY CONDITION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANTS NOT MEETING SPECIFICATIONS.
12. ALL NEW PLANTS AND LAWNS SHALL BE FERTILIZED ACCORDING TO SOIL ANALYSIS RECOMMENDATIONS, SUPPLIER RECOMMENDATIONS, AS INDICATED IN DOCUMENTS OR AS APPROVED BY OWNER'S REPRESENTATIVE.
13. COORDINATE PLANTING WITH OTHER SECTIONS OF LANDSCAPE DOCUMENTS AND WITH WORK OF OTHER DISCIPLINES.

FORREST MANAGEMENT PLAN

1. CUTTING AND/OR REMOVING DEAD AND DECLINING TREES (LEAVING 1 TO 2 WILDLIFE SNAGS PER ACRE) USING A VARIETY OF SILVICULTURAL METHODS;
2. REMOVING INDIVIDUAL HAZARD TREES TO MINIMIZE RISK OF FALLING TREES TO THE PUBLIC AND TOWN/RESORT INFRASTRUCTURE;
3. REMOVING HAZARD TREES AS A SANITATION/SALVAGE TREATMENT WHERE APPROPRIATE, FOR INSTANCE WITHIN A 50-FOOT BUFFER ZONE FROM THE EDGE OF ROADWAYS, TRAILS AND LIFT CORRIDORS;
4. CREATION OF DEFENSIBLE SPACE AROUND ALL HOMES AND INFRASTRUCTURE;
5. PLANTING SEEDLINGS OR TRANSPLANTS TO SPEED UP REGROWTH IN KEY AREAS;
6. PREVENTING INSECT ATTACKS OF HIGH VALUE TREES, WHICH ARE OFTEN LARGER SPECIMENS AND POTENTIAL OLD GROWTH THAT ARE LOCATED CLOSE TO HOMES OR TOWN/RESORT INFRASTRUCTURE;
7. BARK BEETLE ATTACKS (AFFECTING SUB-ALPINE FIR, SPRUCE OR DOUGLAS FIR) MAY BE MITIGATED BY APPLYING AN INDUSTRY APPROVED INSECTICIDE OR ANTI-AGGREGATION PHEROMONE PRIOR TO BEETLE EMERGENCE EACH YEAR UNTIL THE THREAT OF INFESTATION IS OVER, SEE APPENDIX C FOR A LIST OF APPROVED INSECTICIDES AND ANTI-AGGREGATE PHEROMONES;
8. IN THE CASE OF SPRUCE BARK BEETLE INFESTATION, MITIGATION COULD INCLUDE TREATING BEETLE INFESTED TREES BY FELLING AND PEELING, CHIPPING OR REMOVAL OF THE INFESTED TREES;
9. PURE ASPEN STANDS SHOWING SIGNS OF SUDDEN ASPEN DECLINE WILL HAVE THE OVERSTORY REMOVED OVER SEVERAL YEARS AND 25% OF THE AREA WILL BE SCARIFIED TO STIMULATE ASPEN REGENERATION;
10. SPRUCE/FIR STANDS WILL HAVE SMALL (<5 ACRES) IRREGULAR PATCH CUTS MADE TO FACILITATE SPRUCE REGENERATION AND AGE CLASS DIVERSITY, AND
11. SLASH TREATMENTS MAY INCLUDE REMOVING LOGGING-GENERATED SLASH TO REDUCE FUEL LOADS AND TO STIMULATE ASPEN REGENERATION, USE OF AN AIR CURTAIN BURNER TO BURN SLASH ON SITE, LOP AND SCATTER OF SLASH TO DISTRIBUTE CONIFER SEED SOURCE OR CHIPPING AND SCATTERING SLASH USING EITHER A CHIPPER OR HYDRO-AXE

LEGEND

COMMON NAME	BOTANICAL NAME	SIZE
TREE, DECIDUOUS		
ASPEN, QUAKING	POPULUS TREMULOIDES	3"
ASPEN, QUAKING	POPULUS TREMULOIDES	3"
TREE, EVERGREEN		
SPRUCE, COLORADO BLUE	PICEA PUNGENS	10'
SPRUCE, COLORADO BLUE	PICEA PUNGENS	12'
SPRUCE, COLORADO BLUE	PICEA PUNGENS	8'
OTHER		
KENTUCKY BLUEGRASS		
PLANTER BEDS		
IRRIGATION		
IRRIGATION CLOCK		
RAINBIRD DVF VALVE		
POP-UP 30 DEGREE		
POP-UP 180 DEGREE		
POP-UP 270 DEGREE		
HUNTER ROTOR HEAD		
DRIP EMMITER		

Revision #: 00002

Date: 6/23/2021

Scale:

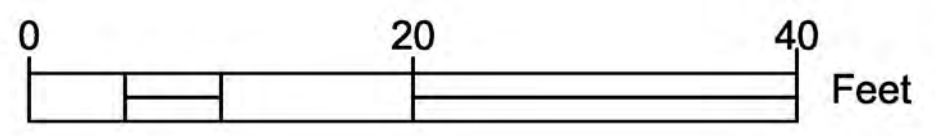
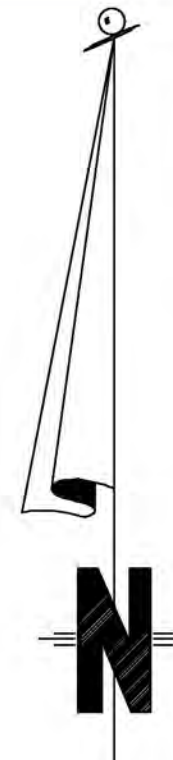
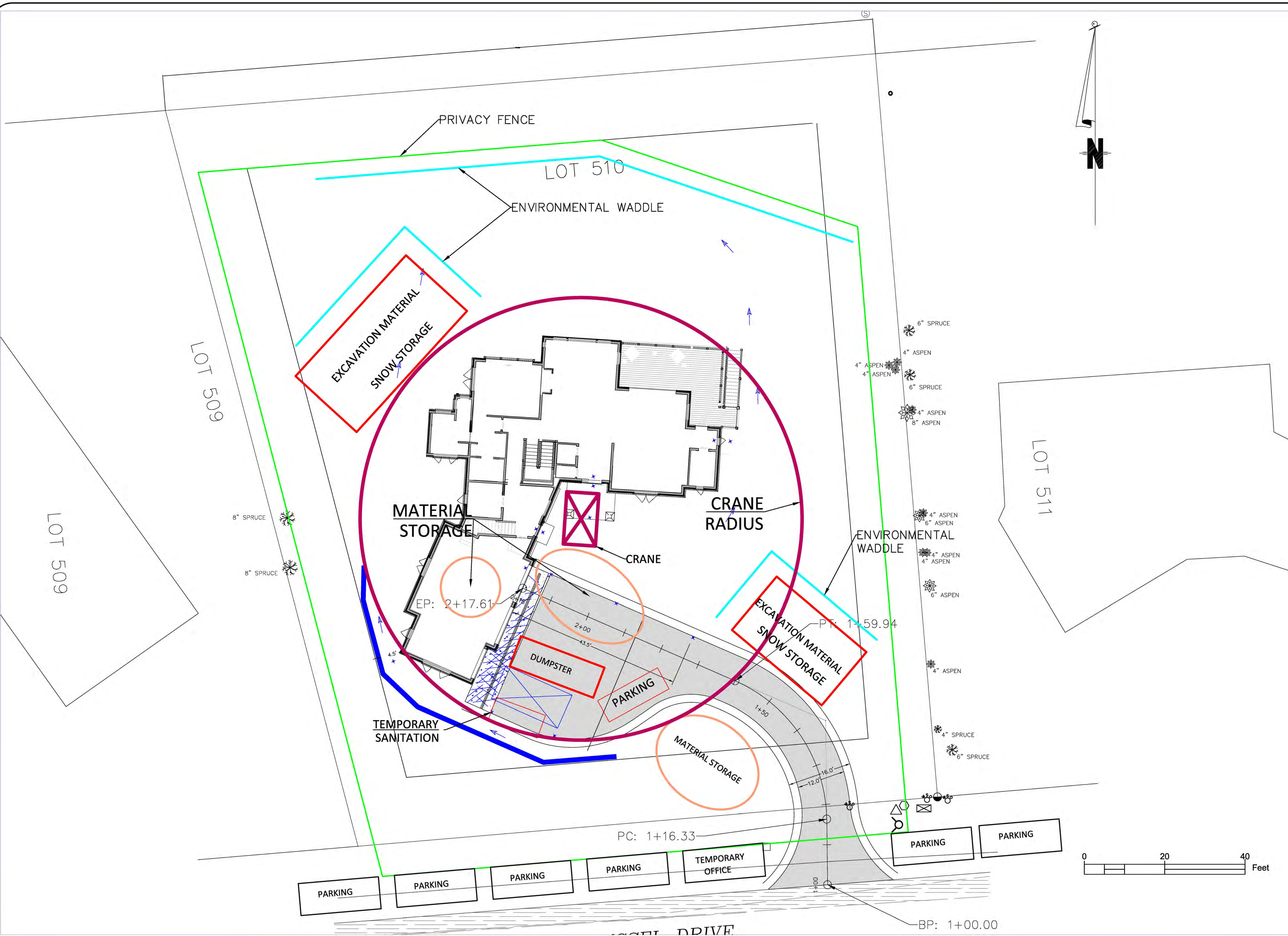
3/32" = 1'

LANDSCAPE & FIRE MITIGATION PLAN

Moody

Landscape Design by: GarrettLBL

Landscapes by Lance

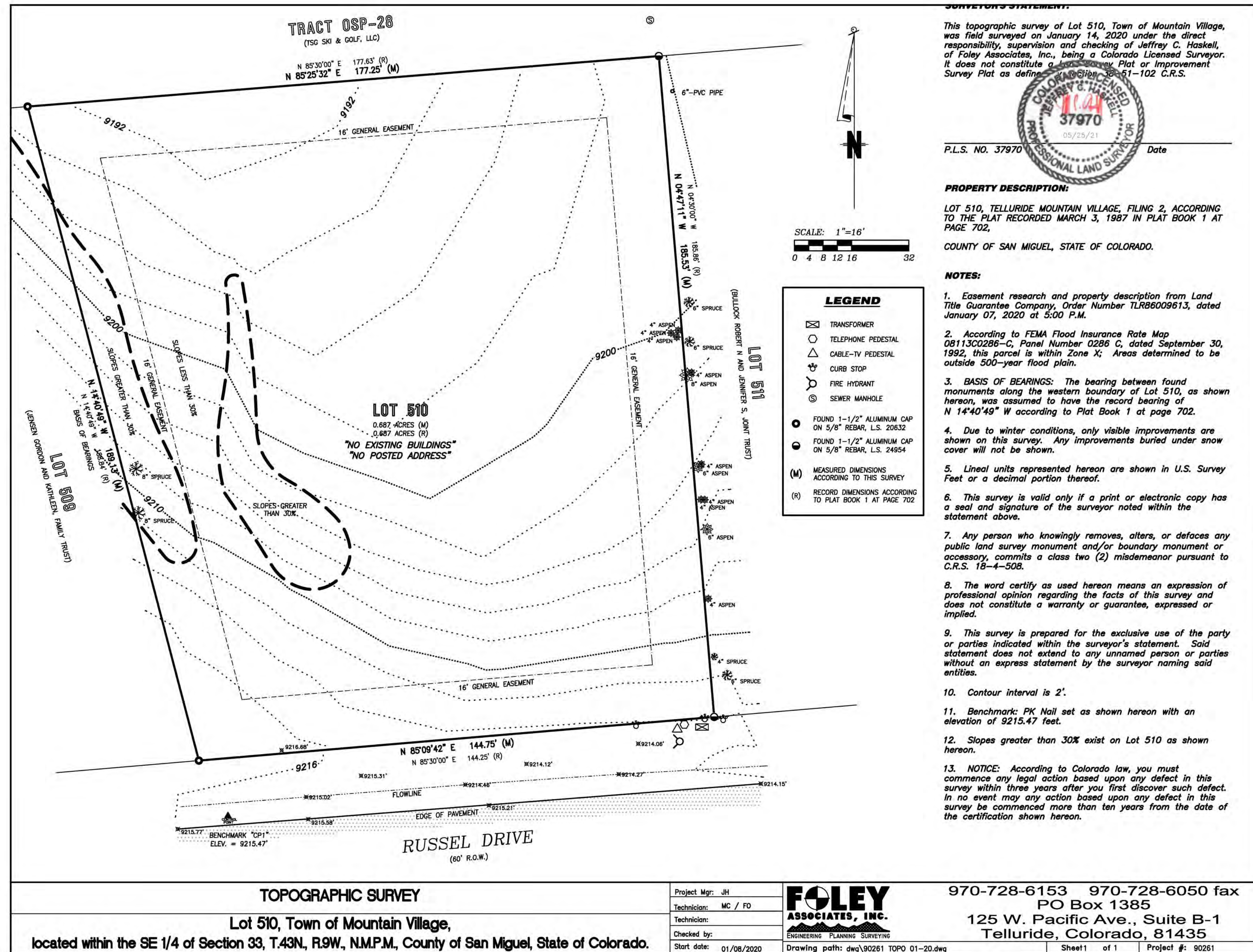


STAGING AREA

Firm Name and Address
 Kent S. DuCray
 208 31 Road
 Grand Junction, CO 81503
 970.260.7596
 kdacray@aol.com

Project Name and Address
 Lot 510 Topo.dwg

Drafter	KSD	Sheet	1	OF	1
Date	05/15/2021				
Scale	1"=10'-0"				



SURVEYOR'S STATEMENT:
 This topographic survey of Lot 510, Town of Mountain Village, was field surveyed on January 14, 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Survey Plat or Improvement Survey Plat as defined in C.R.S. 38-61-102 C.R.S.



P.L.S. NO. 37970 Date

PROPERTY DESCRIPTION:
 LOT 510, TELLURIDE MOUNTAIN VILLAGE, FILING 2, ACCORDING TO THE PLAT RECORDED MARCH 3, 1987 IN PLAT BOOK 1 AT PAGE 702,
 COUNTY OF SAN MIGUEL, STATE OF COLORADO.

- NOTES:**
- Easement research and property description from Land Title Guarantee Company, Order Number TLR86009613, dated January 07, 2020 at 5:00 P.M.
 - According to FEMA Flood Insurance Rate Map 08113C0286-C, Panel Number 0286 C, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
 - BASIS OF BEARINGS:** The bearing between found monuments along the western boundary of Lot 510, as shown hereon, was assumed to have the record bearing of N 14°40'49" W according to Plat Book 1 at page 702.
 - Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.
 - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
 - This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
 - Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
 - The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
 - This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
 - Contour interval is 2'.
 - Benchmark: PK Nail set as shown hereon with an elevation of 9215.47 feet.
 - Slopes greater than 30% exist on Lot 510 as shown hereon.
 - NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TOPOGRAPHIC SURVEY		Project Mgr: JH	FOLEY ASSOCIATES, INC. ENGINEERING PLANNING SURVEYING	970-728-6153 970-728-6050 fax		
Lot 510, Town of Mountain Village, located within the SE 1/4 of Section 33, T.43N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.		Technician: MC / FO		PO Box 1385		
		Checked by:		125 W. Pacific Ave., Suite B-1		
		Start date: 01/08/2020		Telluride, Colorado, 81435		
			Drawing path: dwg\90261 TOPO 01-20.dwg	Sheet 1 of 1	Project #: 90261	

1 EXISTING SURVEY
 1/16" = 1'-0"



EXISTING SURVEY

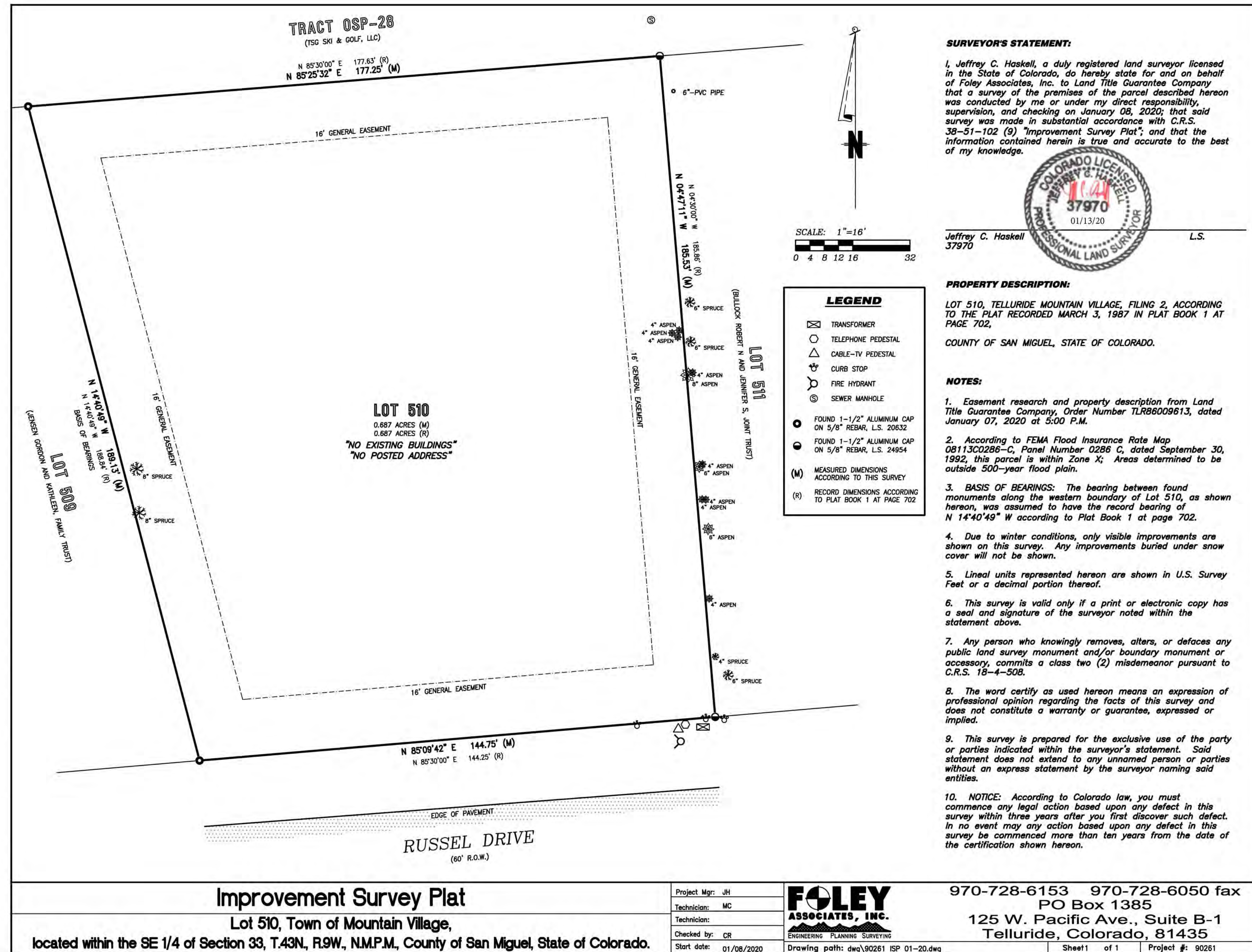
P.O. BOX 1665
 GOLDEN, BRITISH COLUMBIA, CANADA
 V0A 1H0
 OFFICE: (250) 348-2231
 FAX: (250) 348-2244
 WEB: WWW.CANADIANTIMBERFRAMES.COM

MOODY RESIDENCE
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 2021-06-23 9:33:18 AM

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A-1.7



SURVEYOR'S STATEMENT:

I, Jeffrey C. Haskell, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on January 08, 2020; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.



Jeffrey C. Haskell
37970 L.S.

PROPERTY DESCRIPTION:

LOT 510, TELLURIDE MOUNTAIN VILLAGE, FILING 2, ACCORDING TO THE PLAT RECORDED MARCH 3, 1987 IN PLAT BOOK 1 AT PAGE 702.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Improvement Survey Plat

Lot 510, Town of Mountain Village,
located within the SE 1/4 of Section 33, T.43N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr: JH
Technician: MC
Checked by: CR
Start date: 01/08/2020



970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Sheet 1 of 1 Project #: 90261

1 IMPROVEMENT SURVEY PLAT
1/16" = 1'-0"



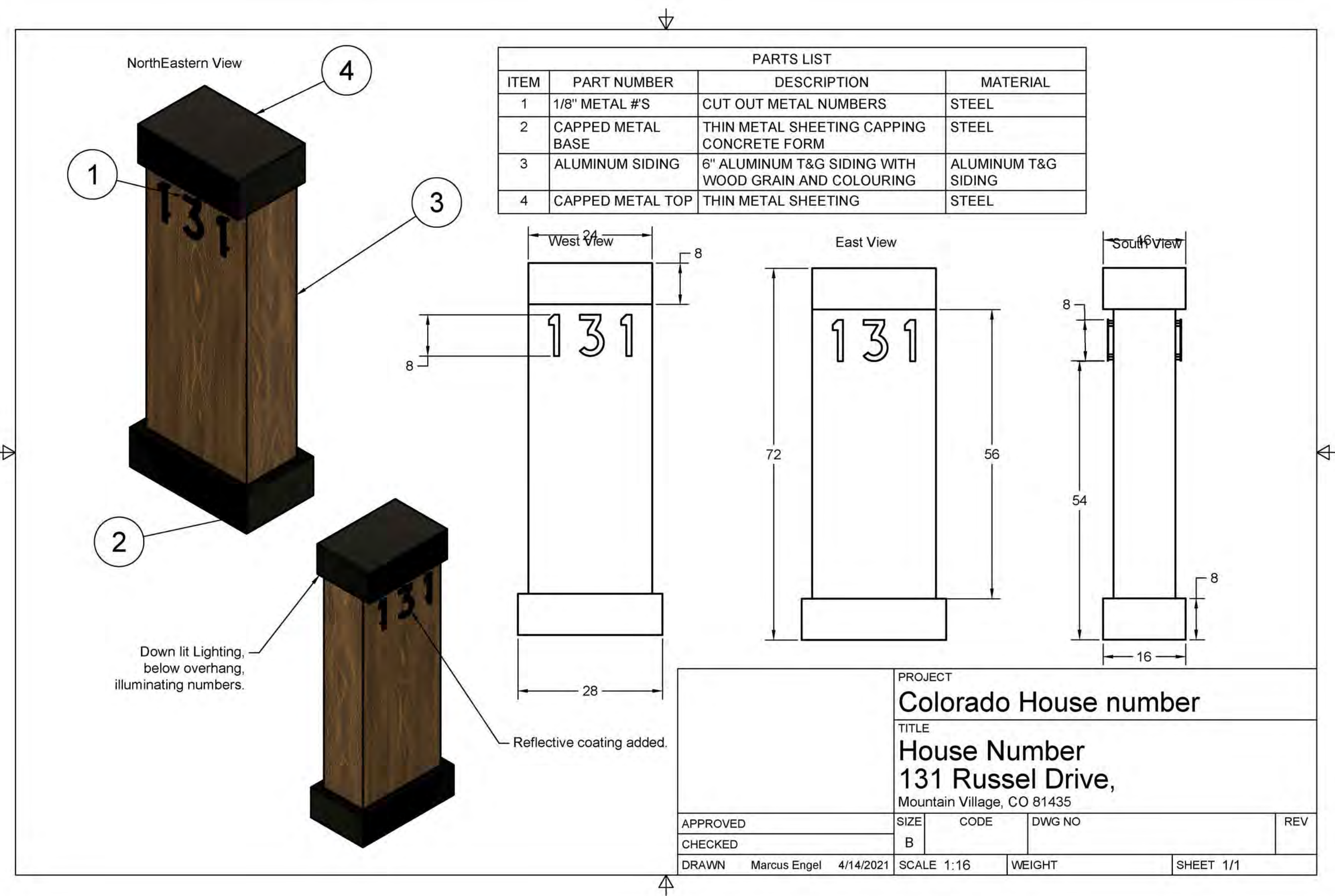
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IMPROVEMENT SURVEY PLAT

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HOUSE NUMBER - NORTH WEST VIEW



HOUSE NUMBER - SOUTH EAST VIEW



HOUSE NUMBER - WEST VIEW



ADDRESS MONUMENT ALUMINUM SIDING MATERIAL



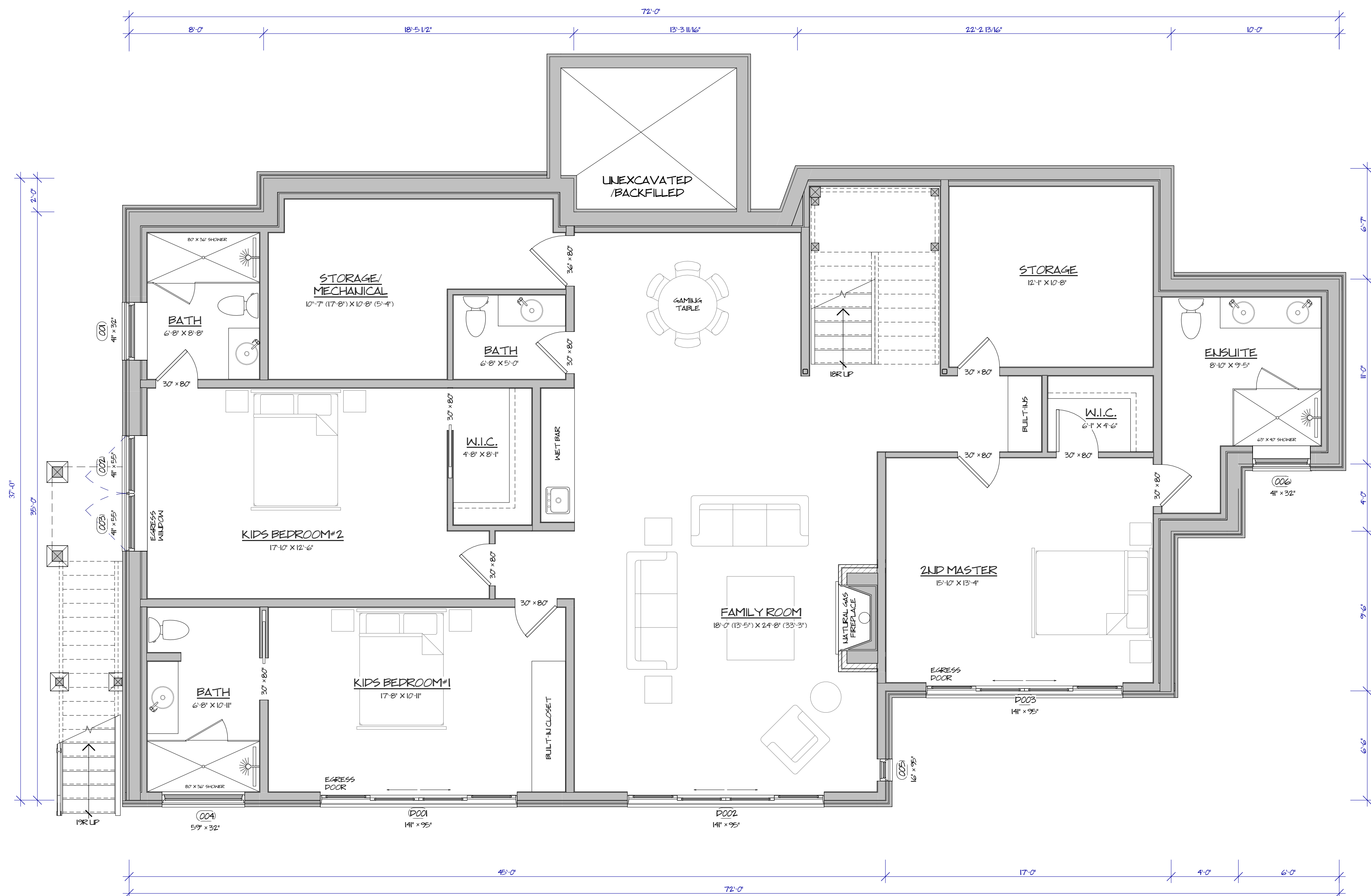
ADDRESS MONUMENT

P.O. BOX 1665
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1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

BASEMENT	2344 SF
MAIN FLOOR	2163 SF
SECOND FLOOR	620 SF
GROSS FLOOR AREA	5127 SF

GARAGE	845 SF
TOTAL GARAGE AREA	845 SF



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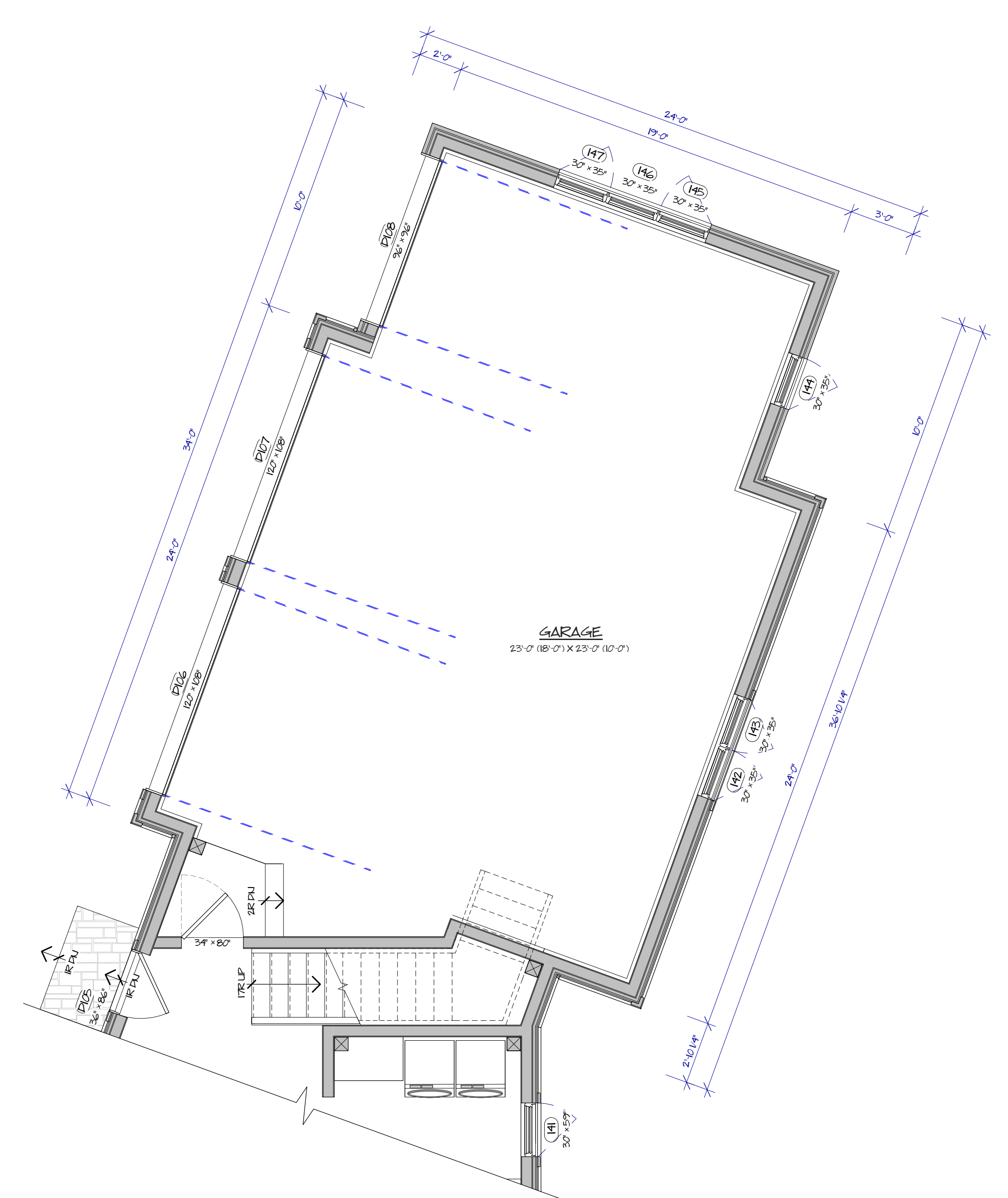
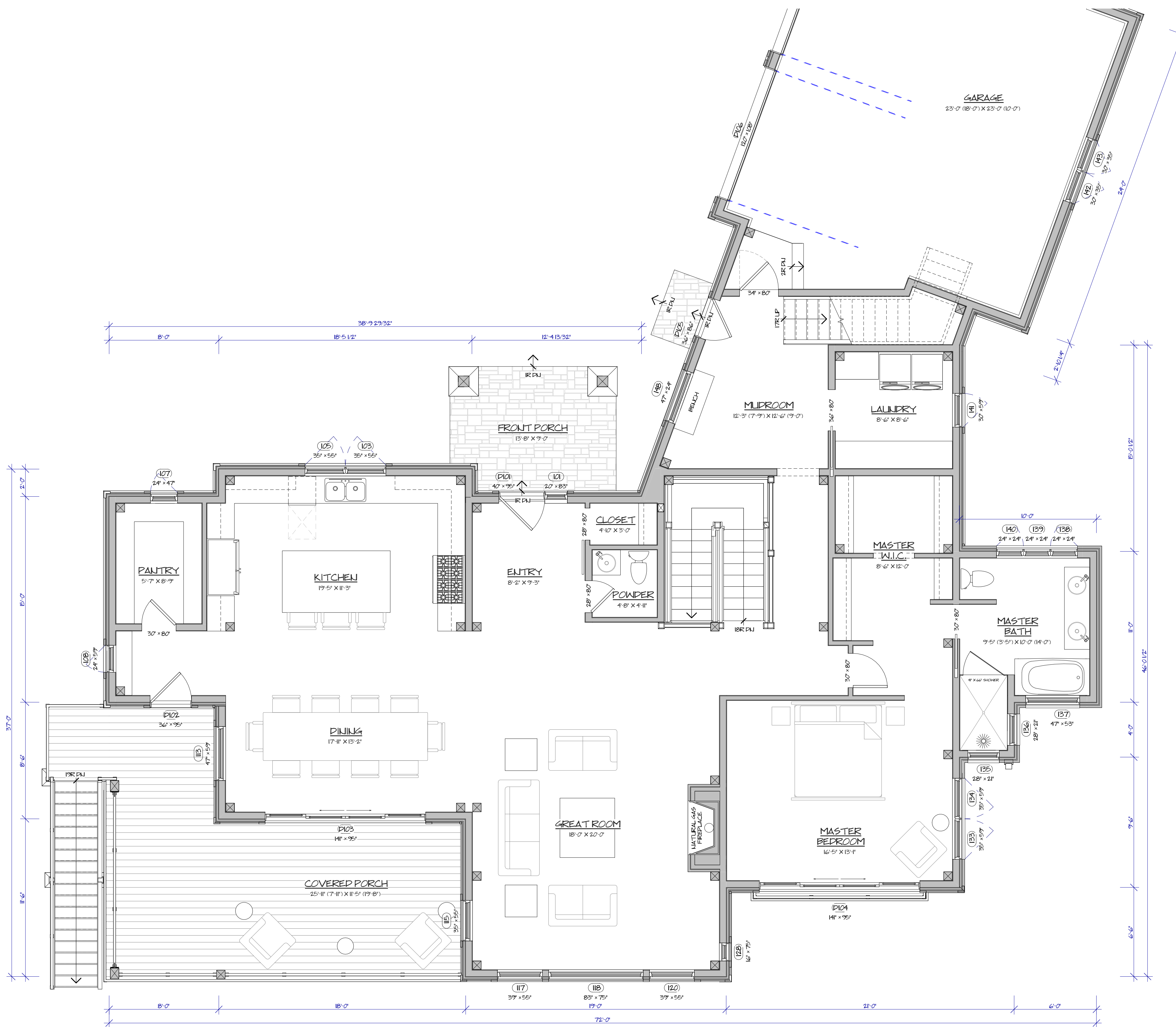
BASEMENT FLOOR PLAN

MOODY RESIDENCE
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A-2.1



BASEMENT	2344 SF
MAIN FLOOR	2163 SF
SECOND FLOOR	620 SF
GROSS FLOOR AREA	5127 SF
GARAGE	845 SF
TOTAL GARAGE AREA	845 SF



MAIN FLOOR PLAN

P.O. BOX 1665
GOLDEN, BRITISH COLUMBIA, CANADA
V0A 1H0

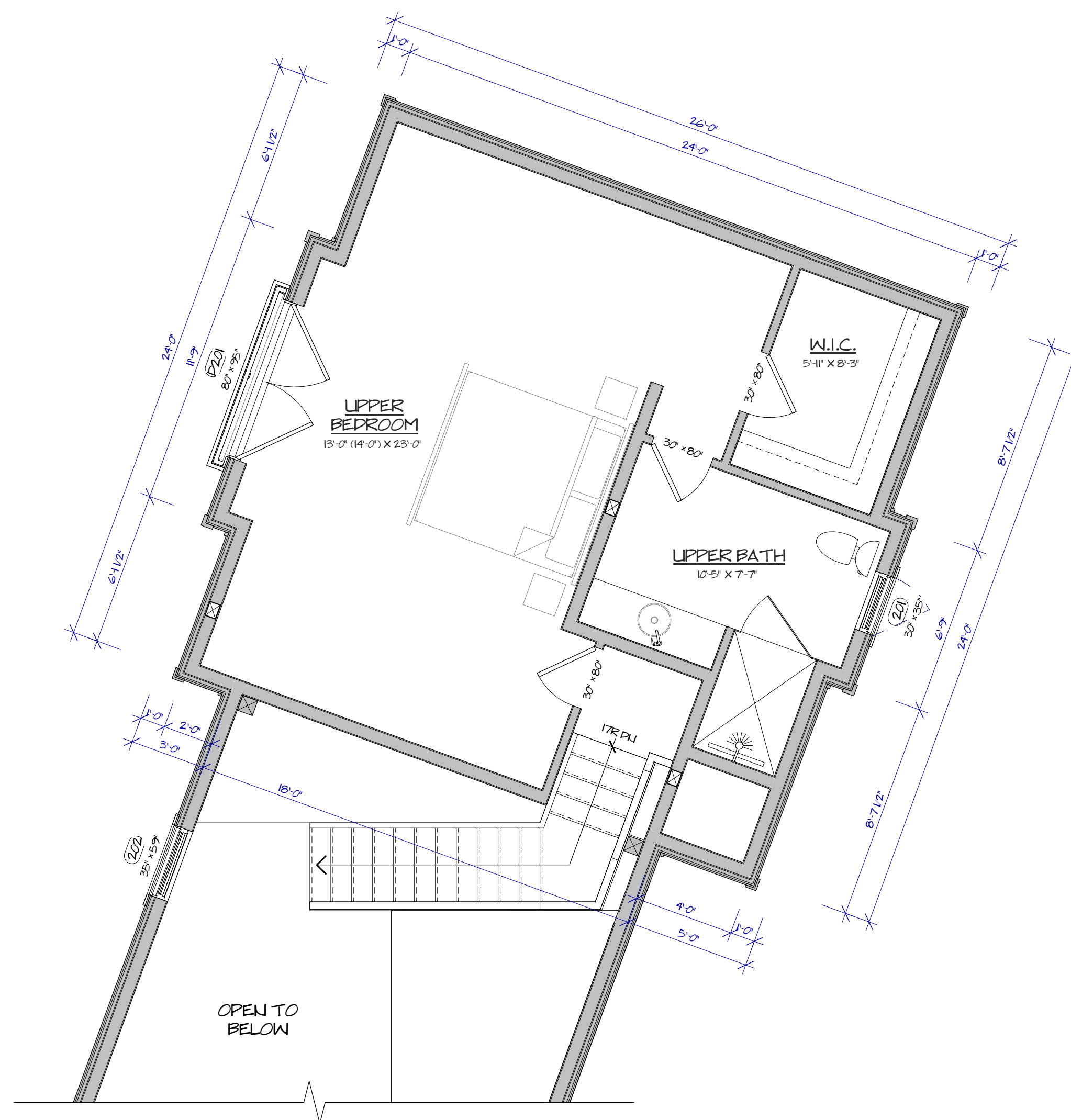
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A-2.2



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

BASEMENT	2344 SF
MAIN FLOOR	2163 SF
SECOND FLOOR	620 SF
GROSS FLOOR AREA	5127 SF
GARAGE	845 SF
TOTAL GARAGE AREA	845 SF



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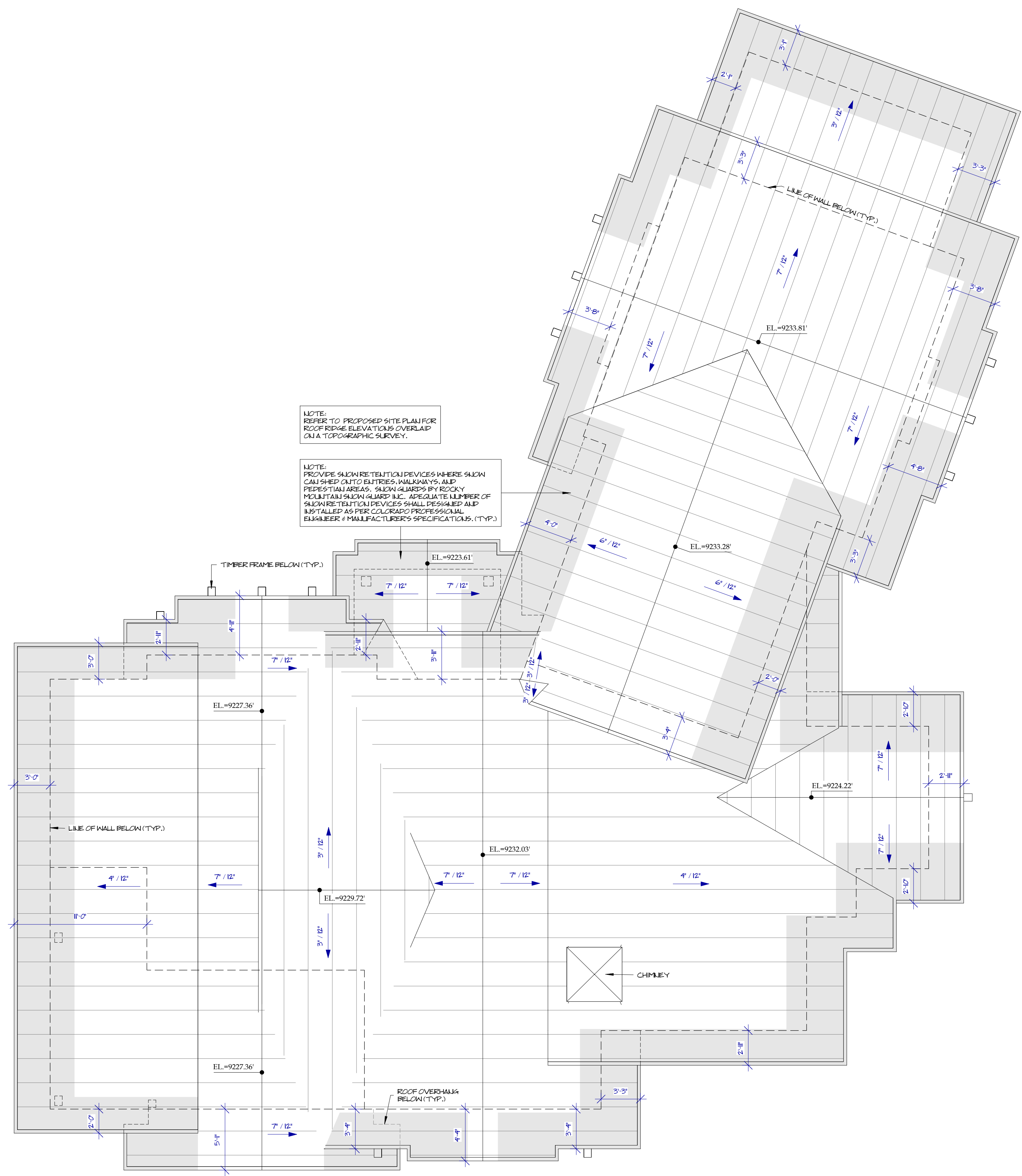
SECOND FLOOR PLAN

MOODY RESIDENCE
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A-2.3



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



**Rocky Mountain
Snow Guards Inc**

ROCKY MOUNTAIN SNOW GUARDS
2055 S RARITAN STREET, UNIT B
DENVER, CO 80223
PHONE: (720) 379-7756
FAX: (720) 387-8361
www.rockymountainsnowguards.com

SELECT DESIRED SSI MINI CLAMP:

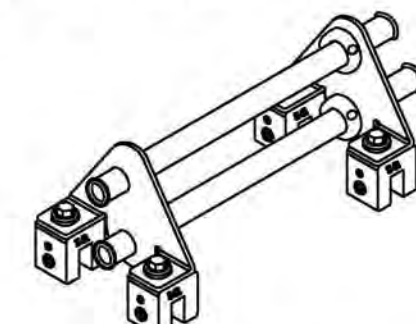
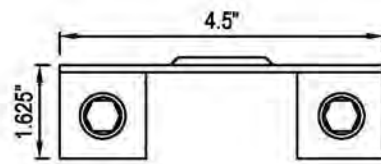
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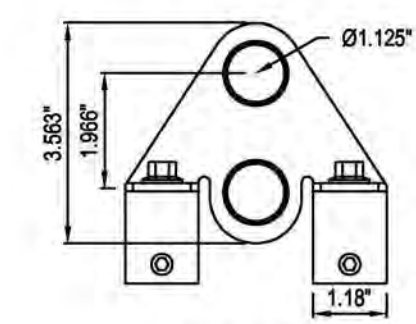
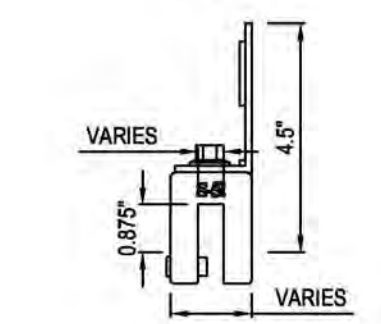
S-S-U

S-S-E

S-S-S

S-S-V

ISOMETRIC VIEW
FRONT VIEW

TOP VIEW
SIDE VIEW

SPECIFICATIONS
MATERIAL: ALUMINUM WITH STAINLESS STEEL HARDWARE.
MANUFACTURER NOTES:
1. CONTACT MANUFACTURER FOR SELECTED LAYOUT.
2. FOR CUSTOM MATERIALS CONTACT MANUFACTURER.
3. OTHER SIZES ARE AVAILABLE ON A CUSTOM BASIS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5281-031

SNOW FENCE BRACKETS
BLIZZARD II 2 PIPE CLAMP-TO-SEAM SNOW FENCE BRACKET

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ROOF PLAN

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ARCHITECTURAL LIGHTING



ARCHITECTURAL LIGHTING DESIGN SERVICES : DRAWING SCHEDULE

- L0.0 COVER SHEET + LIGHTING DRAWING INDEX
+ LEGEND + GENERAL NOTES
- L1.0 LOWER LEVEL LIGHTING PLAN
- L1.1 MAIN LEVEL LIGHTING PLAN
- L1.2 EXTERIOR LIGHTING CALCULATION

GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO INSTALL AND PROGRAM LIGHTING CONTROL SYSTEM. EC TO UTILIZE CONTROL OVERVIEW SPREADSHEET IN INITIAL PROGRAMMING OF THE SYSTEM, AND REVIEW FINAL LEVELS WITH LIGHTING DESIGNER ONSITE DURING NIGHTTIME AIMING SESSIONS.
2. PROVIDE PRICING FOR LUTRON RADIO SYSTEM WITH DESIGNER SERIES KEYPADS OR CRESTRON PYNG SYSTEM WITH SIMILAR KEYPADS.
3. PROVIDE ALL SWITCHES AND DIMMERS AS SMART SWITCHES AND DIMMERS FOR THE SYSTEM ALL OFF FUNCTION/FEATURE.
4. PROVIDE FIXTURE, COMPATIBLE DIMMING DRIVER, ALL NECESSARY COMPONENTS AND CONNECTIONS, TO PROVIDE A SYSTEM OF SMOOTH DIMMING WITHOUT FLICKER AT ALL LEVELS OF DIMMING.

LIGHTING SYMBOLS

□/□□	REC ADJ DOUBLE DOWNLIGHT
←○	SURF MNTD CLG MONOPOINT
□/○	RECESSED ADJ DOWNLIGHT
□/○	RECESSED ADJ DOWNLIGHT. WET RATED.
◆	SURF MNTD CLG FIXT. STEAM RATED.
◇	SURF MTD CLG FIXT
—	SURF MNTD LINEAR LED FIXT
⊕	CEILING MOUNTED PENDANT
□	CEILING MOUNTED FIXT
⊕	WALL MOUNTED SCONCE
—	WALL MOUNTED LINEAR FIXT
·	VERT MOUNTED LED EXTRUSION
■	STEP LIGHT
⊕	SWITCH - SINGLE POLE
⊕ _D	SWITCH - DIMMER
⊕ ₃	SWITCH - THREE WAY
⊕ _{3D}	SWITCH - THREE WAY DIMMER
J	SWITCH - DOOR JAMB
K	SWITCH - CONTROL SYSTEM KEYPAD
T	SWITCH - TIMER
⊕	SWITCH - DUPLEX RECEPTACLE
⊕	DUPLEX RECEPTACLE
⊕	SWITCHED - DUPLEX RECT FLUSH IN FLOOR
⊕	DUPLEX RECEPTACLE FLUSH IN FLOOR
⊕	EXHAUST FAN
⊕	JUNCTION BOX
⊕	REMOTE TRANSFORMER
⊕	REMOTE DRIVER - LED POWER SUPPLY

CONSULTANTS

Architect

MORTON ARCHITECTS
 221 S. Pine St.
 PO Box 3561
 Telluride, CO 81435
 970.738.2246

Interior Architect

STUDIO FRANK
 118 S. Spruce St #100
 Telluride, CO 81435
 970.728.9522

Landscape Architect

TBD

General Contractor

TBD

Electrical Contractor

TBD

REVISIONS

△	DATE	DESCRIPTION
△	05.05.2021	DRB SUBMISSION
△	06.22.2021	DRB FINAL SUBMISSION

PROJECT

MOODY RESIDENCE
 131 RUSSEL DR.
 MOUNTAIN VILLAGE, CO

SITE ORIENTATION

DRAWING TITLE

COVER SHEET

DRAWING ISSUE

ISSUE: DRB FINAL SUBMISSION
 DATE: 22 JUNE 2021
 DRAWING: ARCH D - 24 X 36
 SCALE: AS NOTED ON DRAWING
 JOB #: NA
 DRAWN BY: AC
 CHECKED BY: CS

DRAWING NO.

L0.0

CONSULTANTS

Architect
TBD

Interior Architect
TBD

Landscape Architect
TBD

General Contractor
TBD

Electrical Contractor
TBD

REVISIONS

DATE	DESCRIPTION
05.12.2021	DRB SUBMISSION
06.22.2021	DRB FINAL SUBMISSION

PROJECT

MOODY RESIDENCE
131 RUSSEL DRIVE
MOUNTAIN VILLAGE, CO 81435

SITE ORIENTATION

DRAWING TITLE

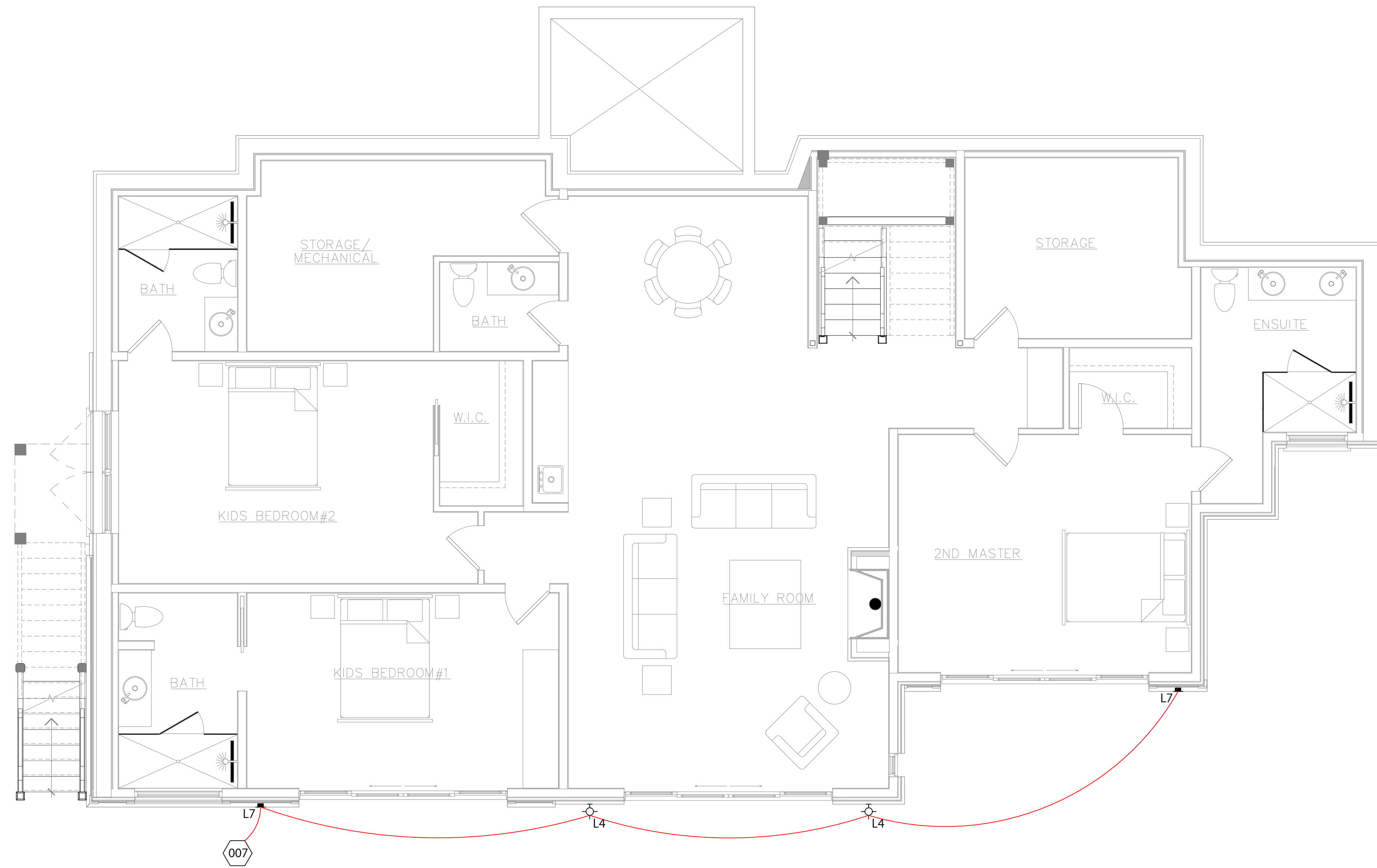
LOWER LEVEL
LIGHTING PLAN

DRAWING ISSUE

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DATE:	22 JUNE 2021
DRAWING:	ARCH D - 24 X 36
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JOB #:	NA
DRAWN BY:	AC
CHECKED BY:	CS

DRAWING NO.

L1.0

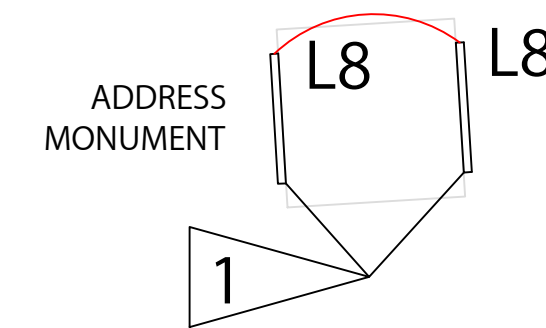


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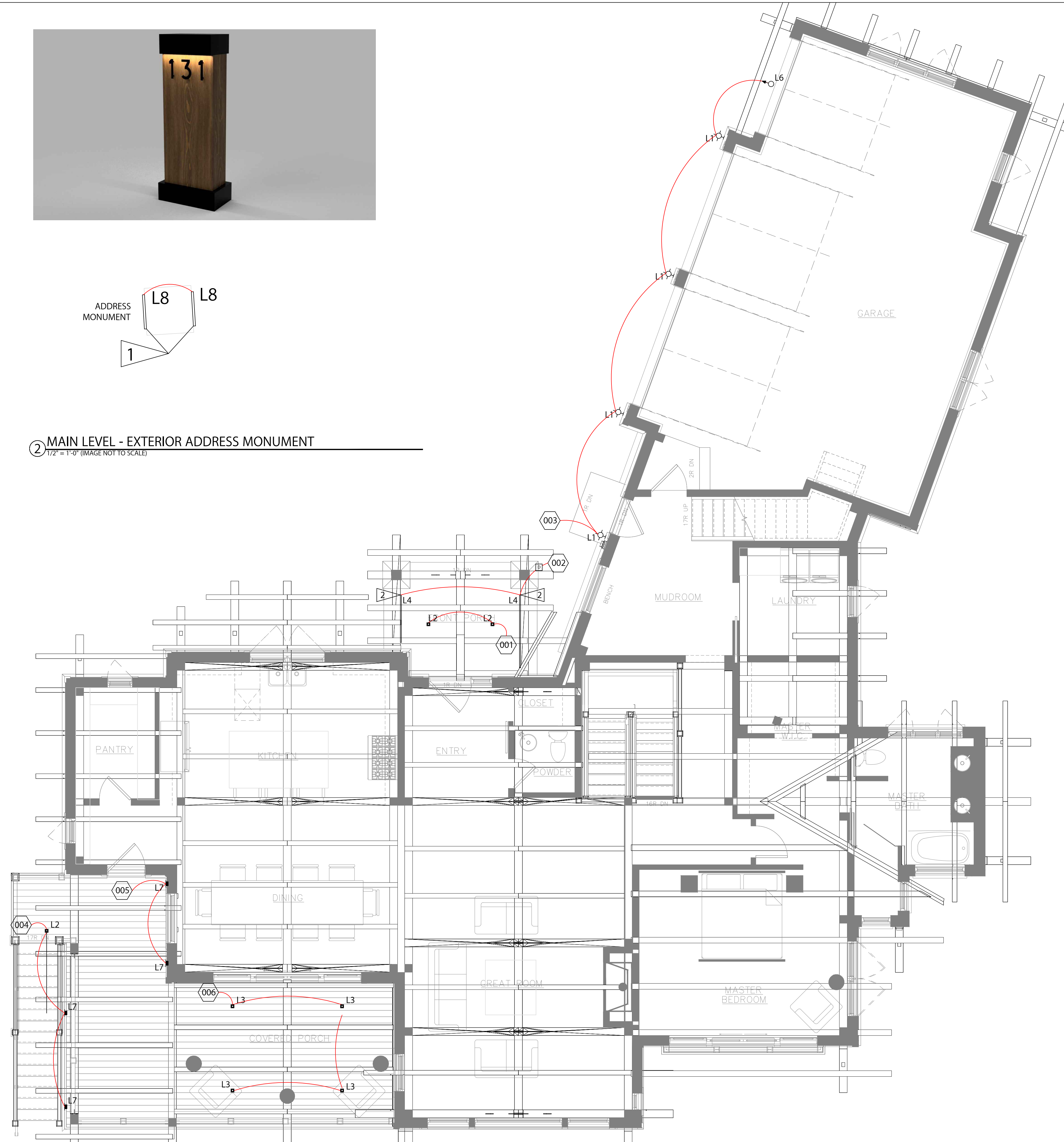
1 CONTROL TYPE L8 - ADDRESS MONUMENT LIGHTING WITH ASTRONOMICAL TIME CLOCK.

2

3



2 MAIN LEVEL - EXTERIOR ADDRESS MONUMENT
1/2" = 1'-0" (IMAGE NOT TO SCALE)



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

CONSULTANTS

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Interior Architect

Landscape Architect

General Contractor

Electrical Contractor

REVISIONS

DATE	DESCRIPTION
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PROJECT

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MOUNTAIN VILLAGE, CO 81435

SITE ORIENTATION

DRAWING TITLE

MAIN LEVEL
LIGHTING PLAN

DRAWING ISSUE

ISSUE:	DRB FINAL SUBMISSION
DATE:	22 JUNE 2021
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
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L1.1

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EXTERIOR LIGHTING CALCULATIONS

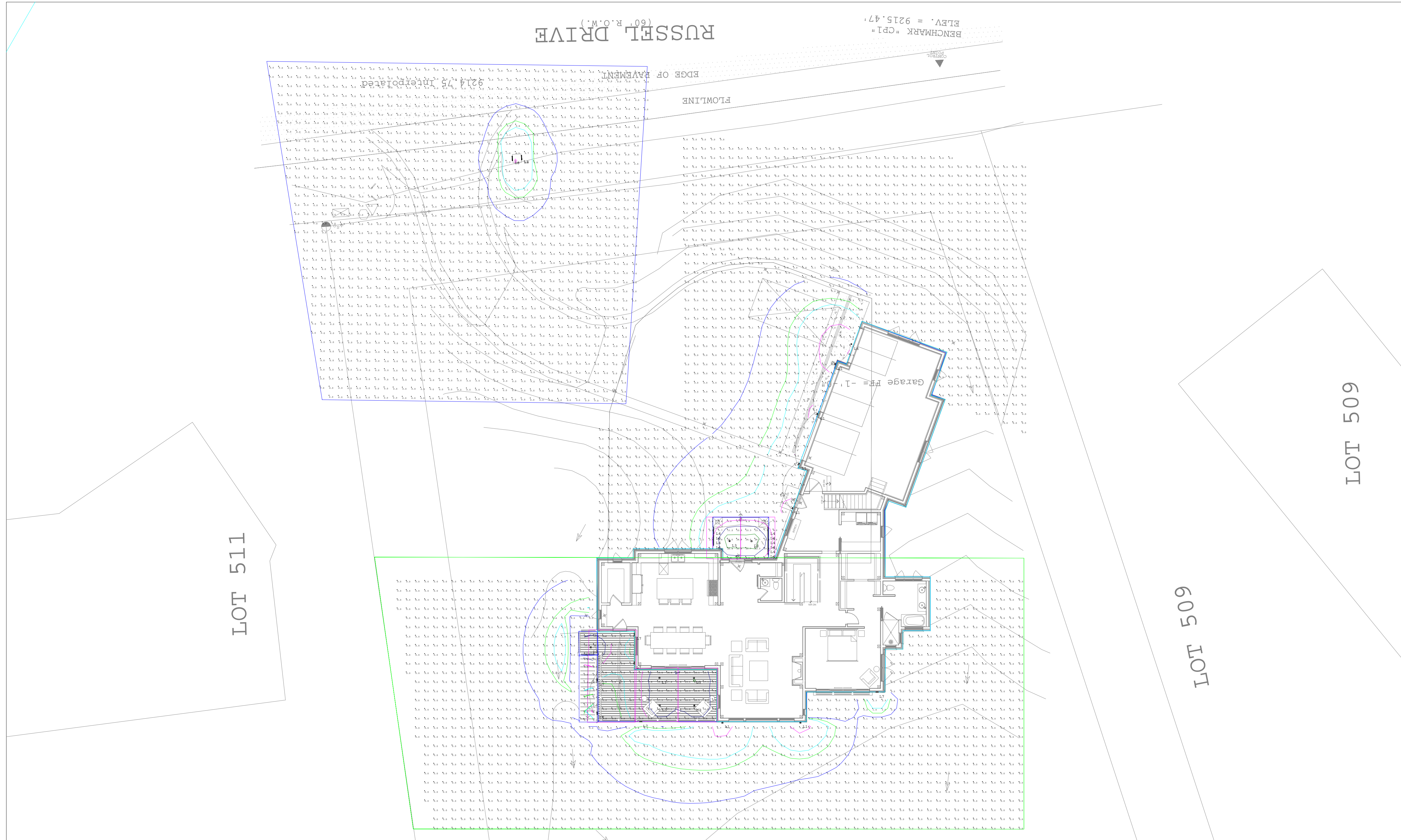
Date: 6/23/2021
 Filename: MAin Level Ext Calc_V1.AGI
 CALCULATION BY: AC / CS

ROOM CHARACTERISTICS

CEILING HEIGHT:
 CEILING REFLECTANCE: 0.3
 WALL REFLECTANCE: 0.3
 FLOOR REFLECTANCE: 0.2
 OTHER IMPORTANT INFORMATION:
 FIXTURES NOTED WITH A CIRCUIT NUMBER WILL BE PART OF A CONTROL SYSTEM.
 ALL LUMEN OUTPUTS ARE ADJUSTED AS NOTED IN FIXTURE SCHEDULE.

Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Tag
⊕	6	49278AZTLED	Westley LED Ext Sconce	N.A.	0.560	L1
□	1	102171228CHI-097 GB EN35-LO93	40 Deg Adj DL	N.A.	0.850	L2
□	6	102171228CHI-098 GB EN35-LO93	20 Deg Adj DL	N.A.	0.850	L3
⊙	1	IES E16-11W-FL	48 Deg Adj Cyl	N.A.	1.000	L6
⊥	6	WL-LED100-C-BK	LED Step Light	30.8	1.000	L7
—	2	TORQ-05-SW-3_0-30-WET-40D-ST	40 Deg Linear LED	271	0.480	L4
—	2	TORQ-04-SW-3_0-30-WET-GZR-ST	12 Deg Linear LED	294	0.550	L8

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Driveway Entry_Planar	Fc	0.05	5.1	0.0	N.A.	N.A.
Entry	Fc	1.82	26.7	0.0	N.A.	N.A.
Garage	Fc	0.86	9.1	0.0	N.A.	N.A.
Lower Level	Fc	0.17	7.5	0.0	N.A.	N.A.
Main Deck	Fc	7.86	20.6	0.2	39.30	103.00
Property NE Edge	Fc	0.00	0.2	0.0	N.A.	N.A.
Stairs_Planar	Fc	2.95	12.2	0.2	14.75	61.00



***Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.

CONSULTANTS

Architect

TBD

Interior Architect

TBD

Landscape Architect

TBD

General Contractor

TBD

Electrical Contractor

TBD

REVISIONS

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PROJECT

MOODY RESIDENCE
 131 RUSSEL DRIVE
 MOUNTAIN VILLAGE, CO 81435

SITE ORIENTATION

DRAWING TITLE



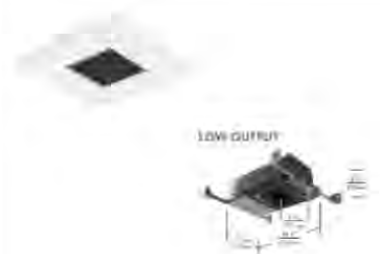


EXTERIOR LIGHTING
 CALCULATION

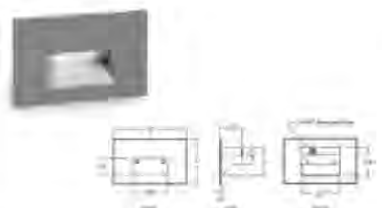

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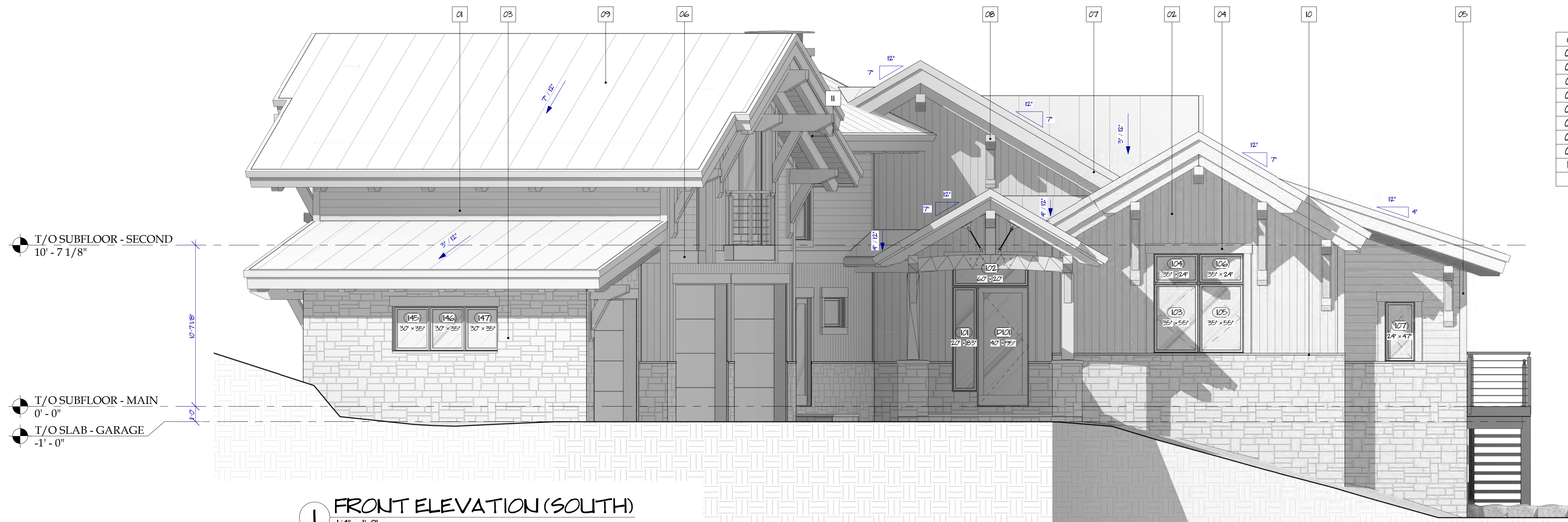
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DATE:	22 JUNE 2021
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
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CHECKED BY:	CS

DRAWING NO.

L1.2

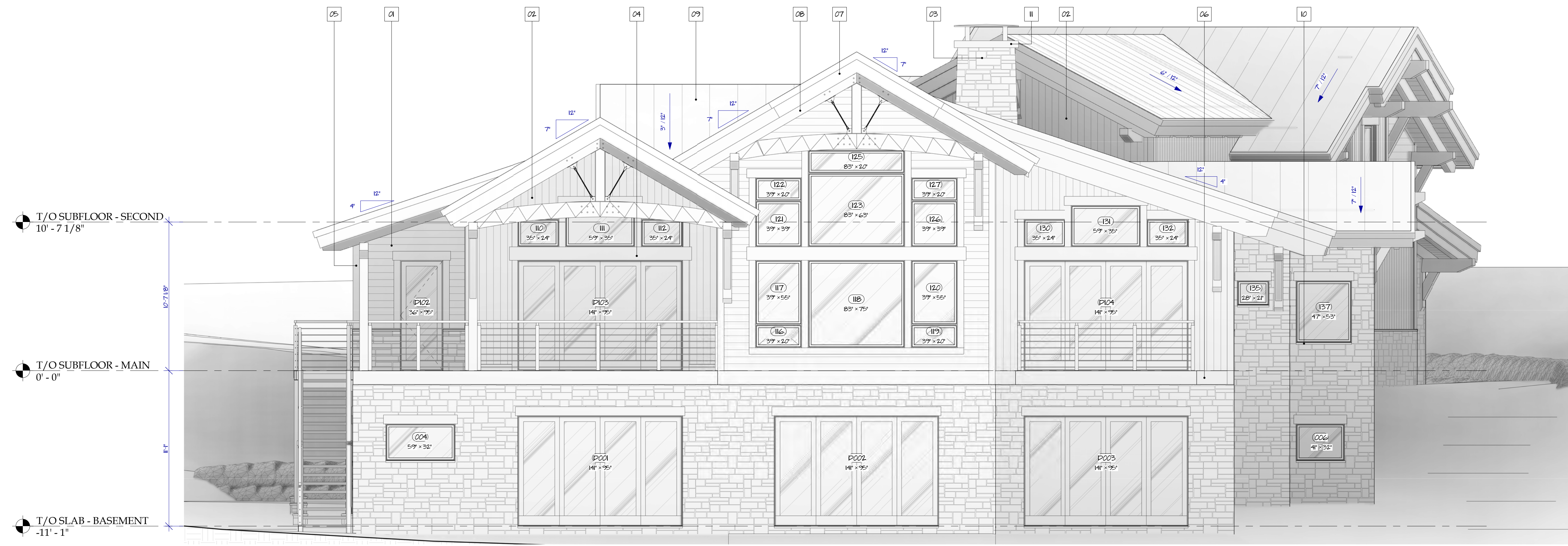
FXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	ACCESSORIES	NOTES	LOCATION	
L1		Exterior Sconce Light	Kichler	Wesley	4927BAZTLED	3000K, 8 Watts, 450 Lumens, 90 CRI	7"	120V	ELV	Line Voltage	8		Bronze / Wet Location	7"W X 7.5"T X 4"D		Bronze, TBC	Exterior Sconce Lights	
L2		3" Adjustable Recessed Downlight	Element	Entra	Housing: EN5-LOR27AA Trim: EN5-FF-G-W	2700K, 980 Lumens, 12 Watts, 90 CRI Fixture to be dimmed to 55% at minimum to reduce lumen level to below 850 lumens.		120V-277V	ELV	Integral Power Supply	12.0		White / Damp Location	Housing: 7.3"W X 12.2"L X 3.5"T Trim: 4.6"W		Use 40 degree beam spread optic. White (to be painted onsite, color tbc), Flanged, Flat Trim.	Exterior Recessed Downlights	
L3		3" Adjustable Recessed Downlight	Element	Entra	Housing: EN5-LOR27AA Trim: EN5-FF-G-W	2700K, 980 Lumens, 12 Watts, 90 CRI Fixture to be dimmed to 55% at minimum to reduce lumen level to below 850 lumens.		120V-277V	ELV	Integral Power Supply	12.0		White / Damp Location	Housing: 7.3"W X 12.2"L X 3.5"T Trim: 4.6"W		Use 20 degree beam spread optic. White (to be painted onsite, color tbc), Flanged, Flat Trim.	Exterior Recessed Downlights	
L4		3.0V Static White LED Linear	Qbran		Extrusion: TORQ BK MG 40DEG XX LEDs: SW24/13.0WET 30 XX	2700K, 230 Lumens/ft, 3.0 Watts/ft, 96 CRI		24VDC	MLV	Remote Power Supply	3.0		Black / Wet Location	0.81"W X 0.98"FT with magnet clip	Connectors: Provide RS to tape jumper cables and end caps as required.	Tora Extrusion, 40 Degree Beam Spread	Exterior LED Linear Graze Lighting - Exterior Canopy Lighting	
L5	NOT USED																	
L6		LED Adjustable Cylinder	Beach Side Lighting	E16	E16, 111WFL-2700K BCSF-HL-CM-M1 + HL1(A) + QTY (1) RT - Rectilinear Spread Lens	2700K, 11W, 777 Lumens, 80+CRI		12V			11.0		TBD / Wet Location	2.4"W X 4.9"W		48 Degree Beam Spread	Exterior Surface Mount Adjustable Spot	

FXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	ACCESSORIES	NOTES	LOCATION
L7		Interior Step Light	WAC Lighting	WL-LED100-C-BK	WL-LED100-C-BK	2700K, 3.9W, 30+ Lumens	5"	120V	ELV	Line Voltage	3.9W		TBD / IP66	5"W X 3"T X 0.1875"D		Black	Exterior Step Lights
L8		1.5W Static White LED Linear	Qbran		Extrusion: TORQ BK MG 12DEG XX LEDs: SW24/1.5 WET 27 XX	2700K, 163 Lumens/ft, 1.5 Watts/ft, 96 CRI		24VDC	MLV	Remote Power Supply	3.0		Black / Wet Location	0.81"W X 0.98"FT with magnet clip	Connectors: Provide RS to tape jumper cables and end caps as required.	Tora Extrusion, 12 Degree Beam Spread	Exterior LED Linear Graze Lighting - Address Mount



01	CTF 8\"/>
----	-----------

1 FRONT ELEVATION (SOUTH)
1/4\"/>



2 REAR ELEVATION (NORTH)
1/4\"/>



FRONT & REAR ELEVATIONS

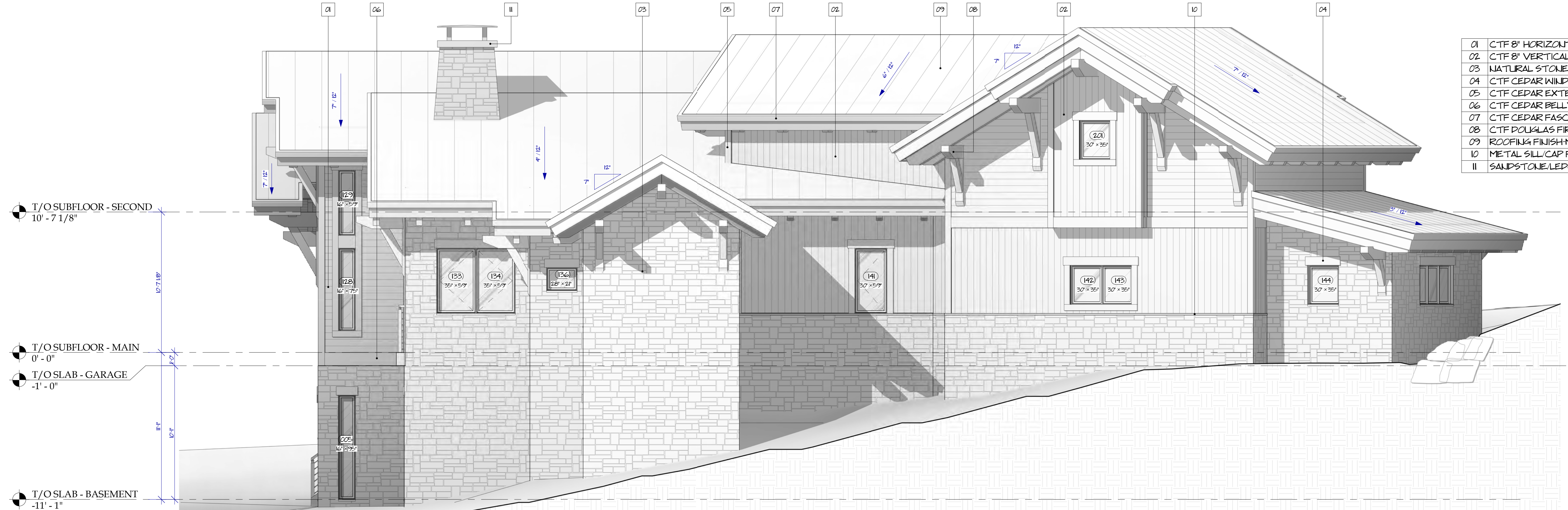
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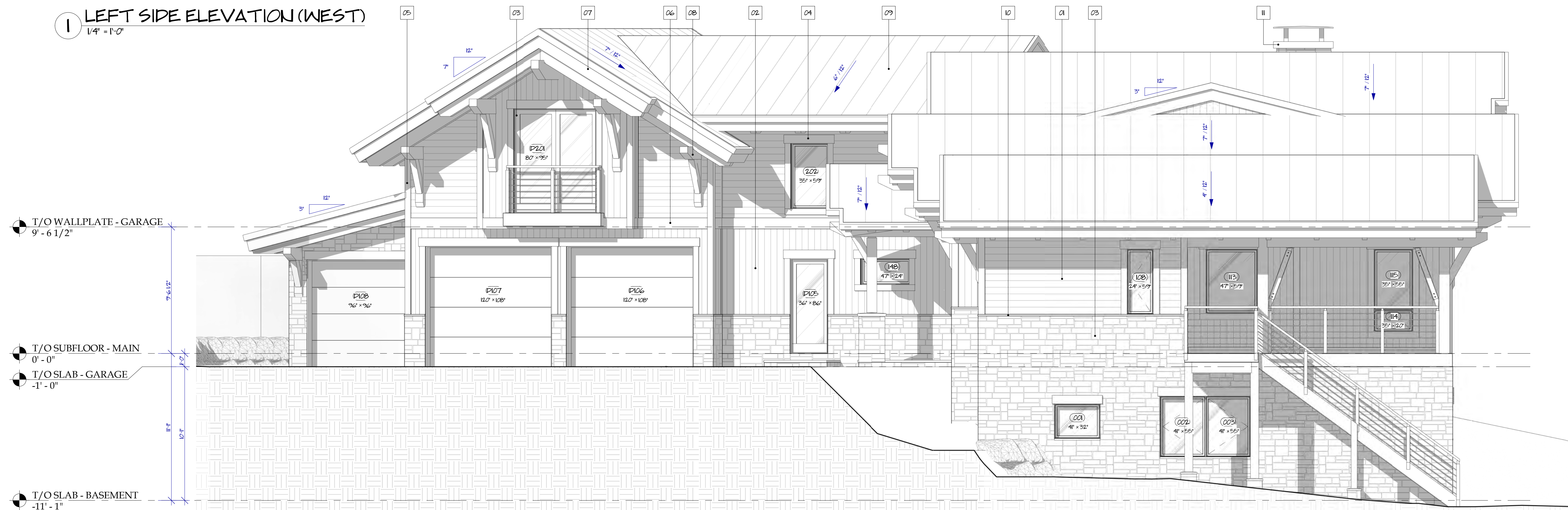
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01	CTF 8" HORIZONTAL CHANNEL SIDING
02	CTF 8" VERTICAL CHANNEL SIDING
03	NATURAL STONE VENEER-DRY STACKED
04	CTF CEDAR WINDOW/DOOR TRIM
05	CTF CEDAR EXTERIOR CORNER TRIM
06	CTF CEDAR BELLY BAND
07	CTF CEDAR FASCIA
08	CTF DOUGLAS FIR TIMBERFRAME
09	ROOFING FINISH-METAL STANDING SEAM
10	METAL SILL/CAP FLASHING
11	SANDSTONE/LEDGESTONE CAP



1 LEFT SIDE ELEVATION (WEST)
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION (EAST)
1/4" = 1'-0"

SIDE ELEVATIONS



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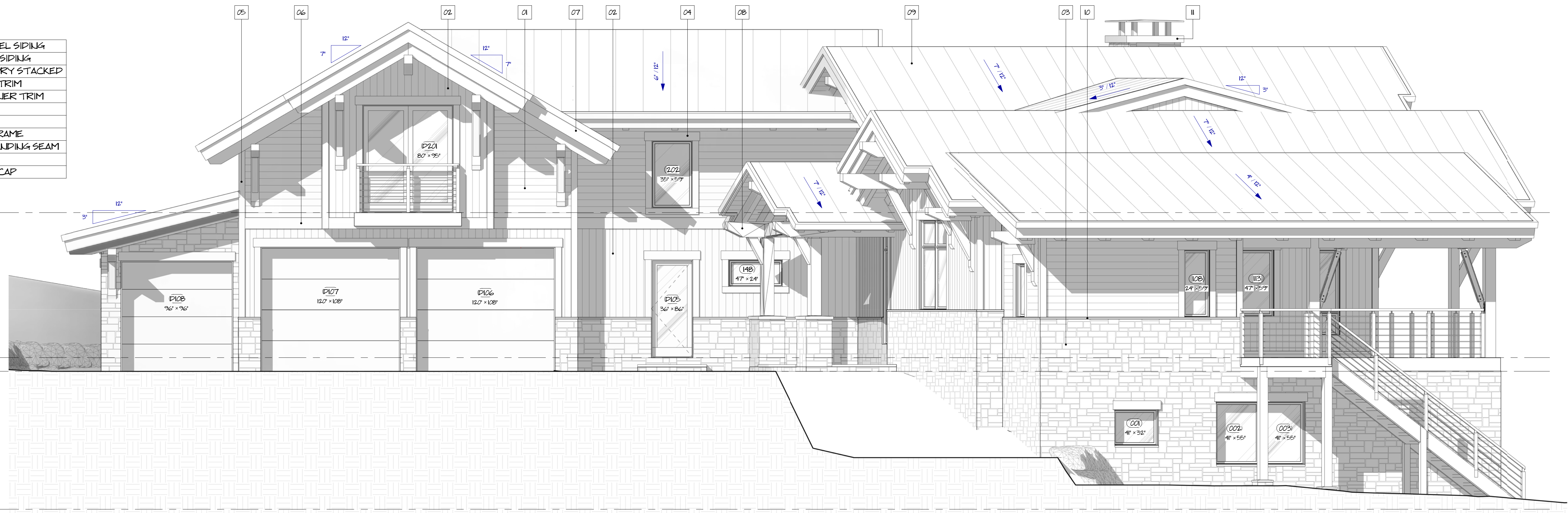
A-3.2

01	CTF 8" HORIZONTAL CHANNEL SIDING
02	CTF 8" VERTICAL CHANNEL SIDING
03	NATURAL STONE VENEER-DRY STACKED
04	CTF CEDAR WINDOW/DOOR TRIM
05	CTF CEDAR EXTERIOR CORNER TRIM
06	CTF CEDAR BELLY BAND
07	CTF CEDAR FASCIA
08	CTF DOUGLAS FIR TIMBERFRAME
09	ROOFING FINISH-METAL STANDING SEAM
10	METAL SILL/CAP FLASHING
11	SANDSTONE/LEDGESTONE CAP

I/O SUBFLOOR - SECOND
 10' - 71/8"

 I/O SUBFLOOR - MAIN
 0' - 0"
 I/O SLAB - GARAGE
 -1' - 0"

 I/O SLAB - BASEMENT
 -11' - 1"

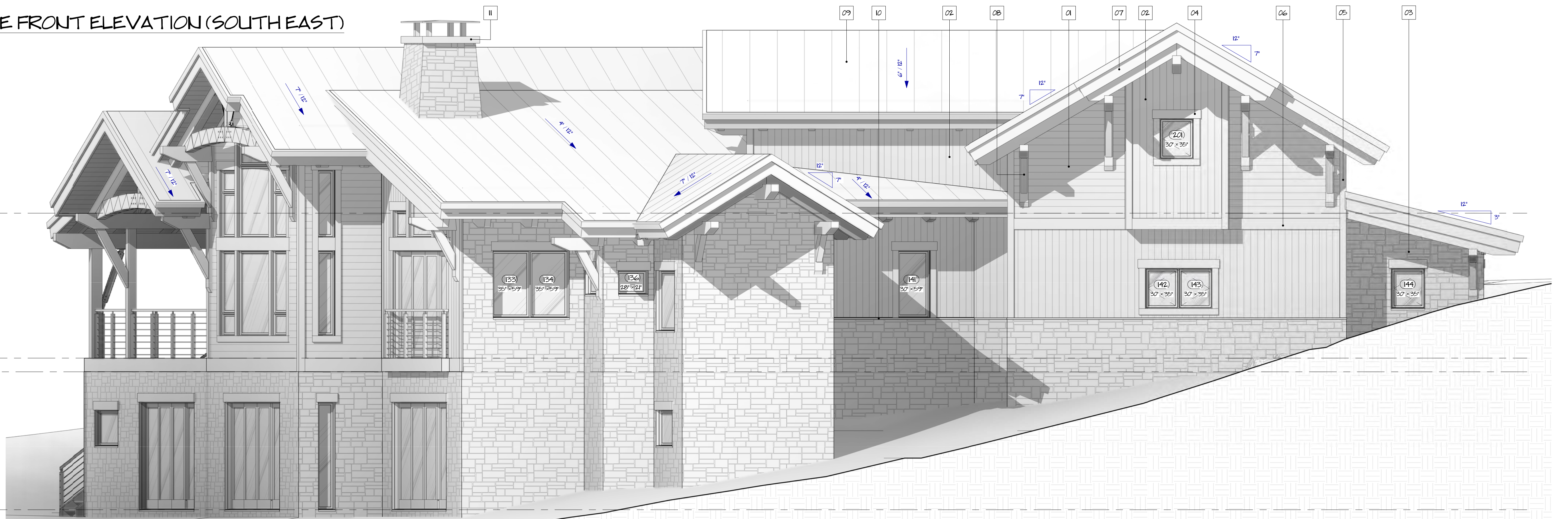


1 GARAGE FRONT ELEVATION (SOUTH EAST)
1/4" = 1'-0"

I/O SUBFLOOR - SECOND
 10' - 71/8"

 I/O SUBFLOOR - MAIN
 0' - 0"
 I/O SLAB - GARAGE
 -1' - 0"

 I/O SLAB - BASEMENT
 -11' - 1"



2 GARAGE REAR ELEVATION (NORTH WEST)
1/4" = 1'-0"



GARAGE FRONT & REAR ELEVATIONS

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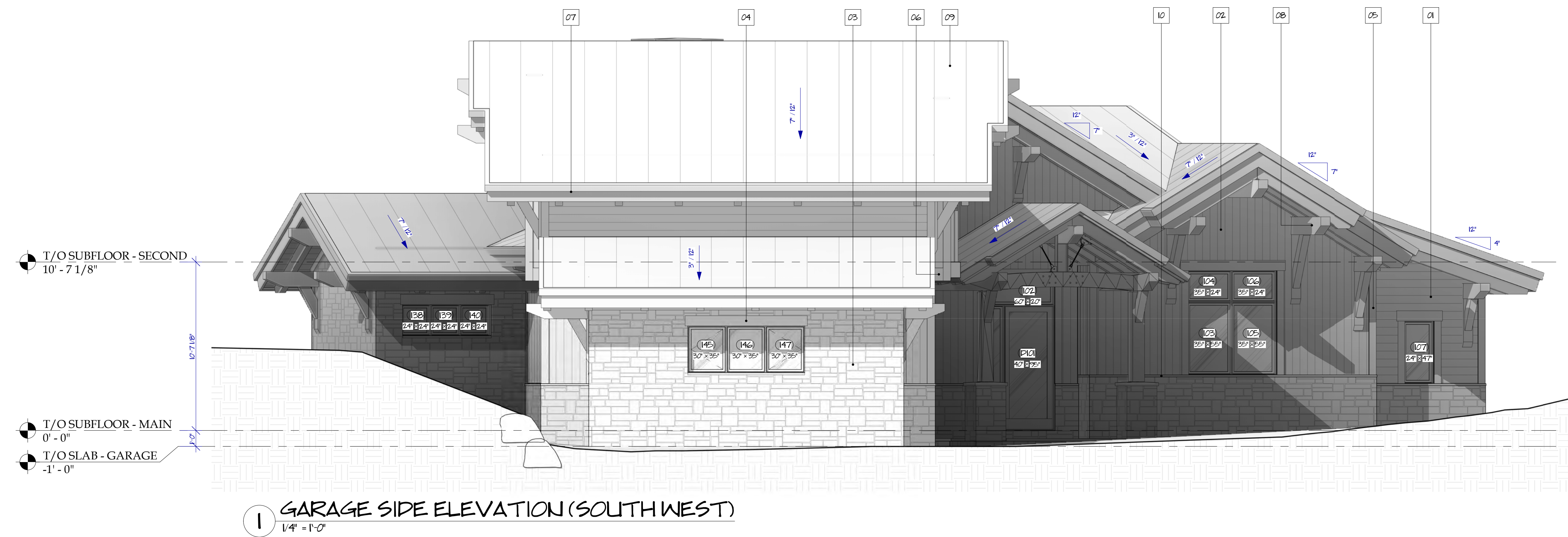
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01	CTF 8" HORIZONTAL CHANNEL SIDING
02	CTF 8" VERTICAL CHANNEL SIDING
03	NATURAL STONE VENEER-DRY STACKED
04	CTF CEDAR WINDOW/DOOR TRIM
05	CTF CEDAR EXTERIOR CORNER TRIM
06	CTF CEDAR BELLY BAND
07	CTF CEDAR FASCIA
08	CTF DOUGLAS FIR TIMBERFRAME
09	ROOFING FINISH METAL STANDING SEAM
10	METAL SILL/CAP FLASHING
11	SANDSTONE/LEDGESTONE CAP



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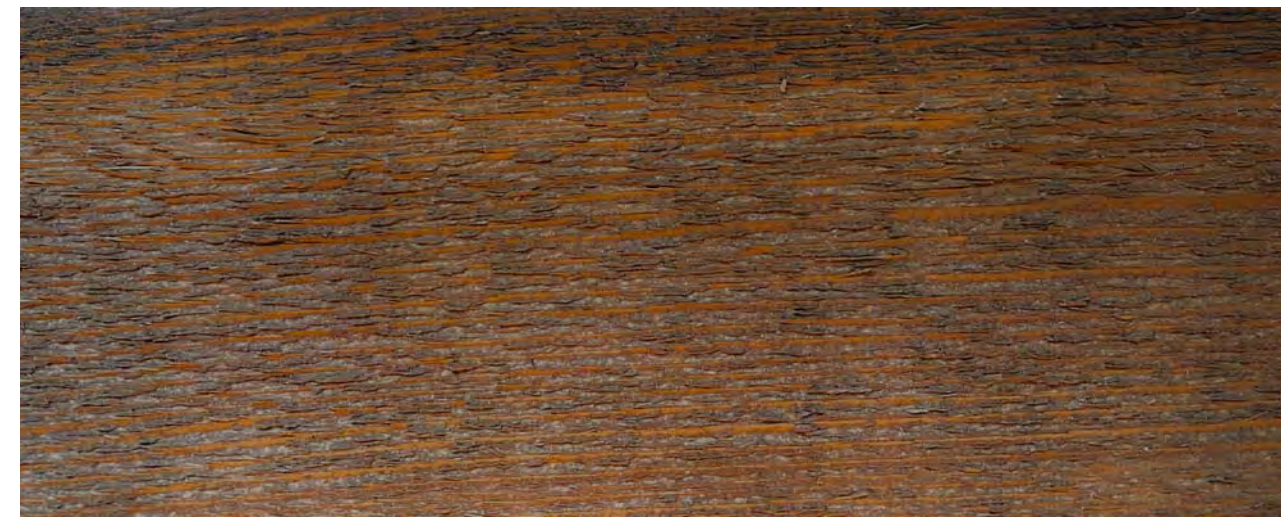
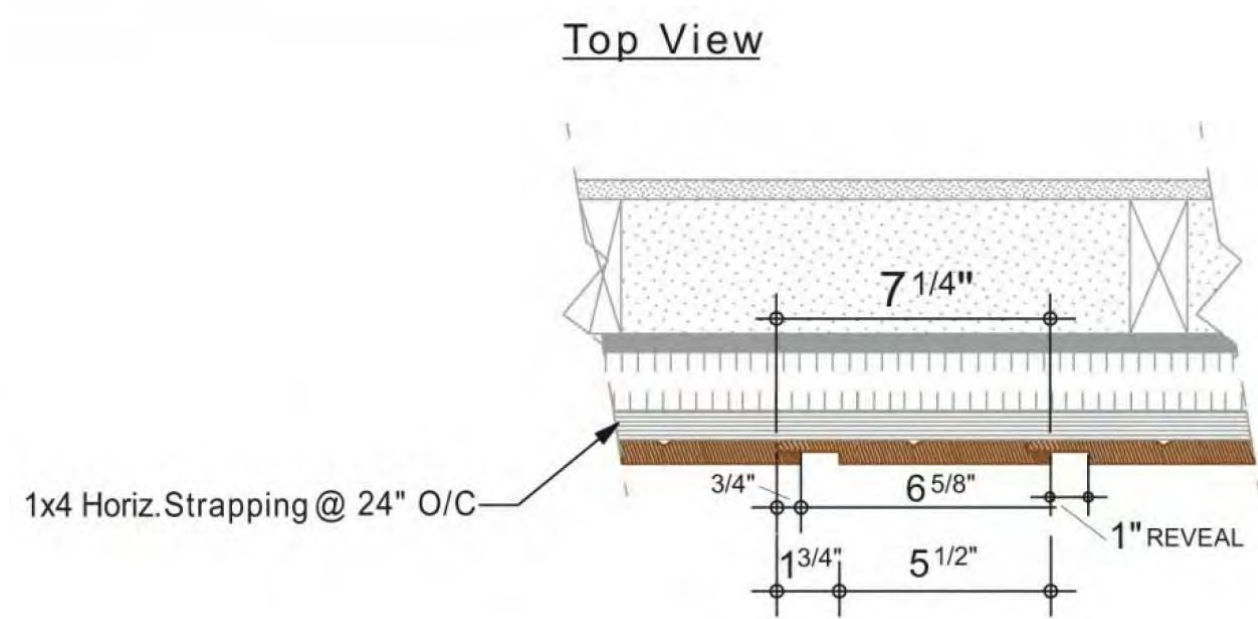
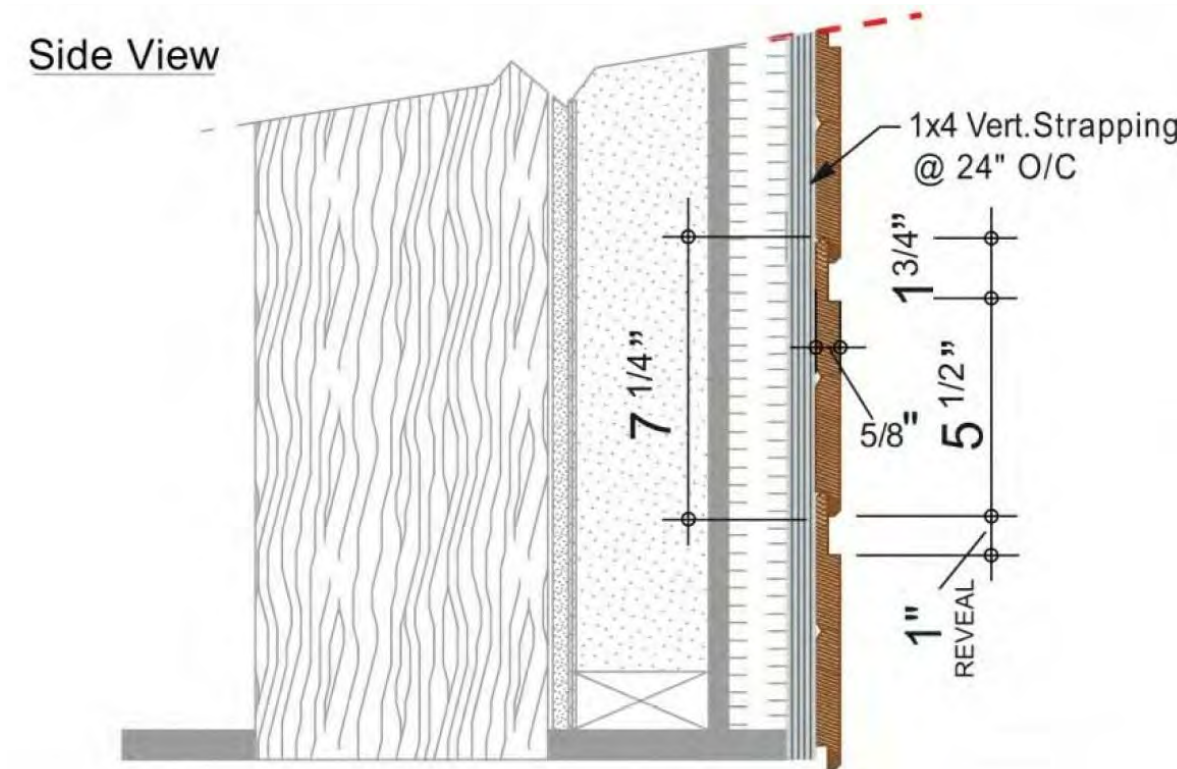
GARAGE SIDE ELEVATION

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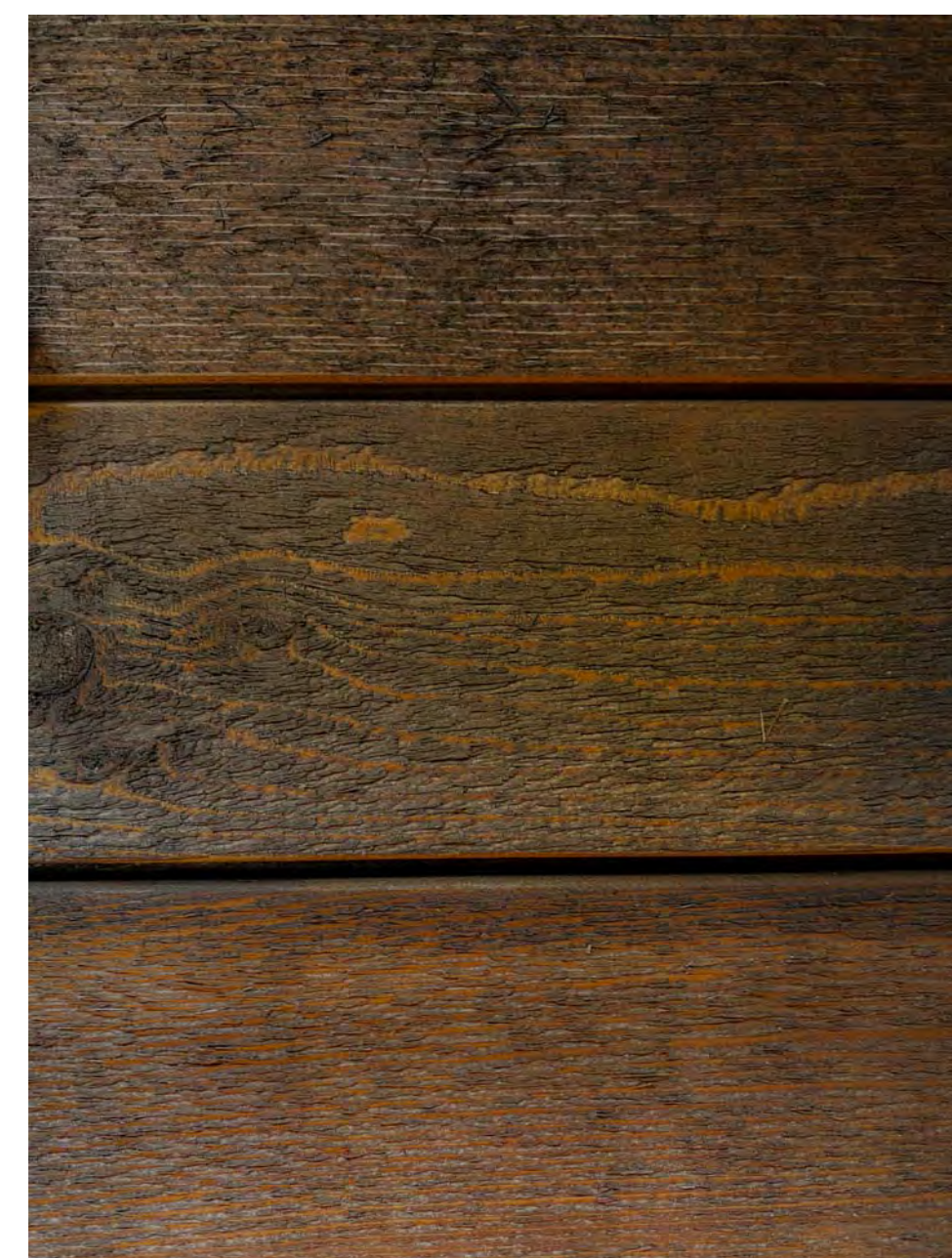
A-3.4



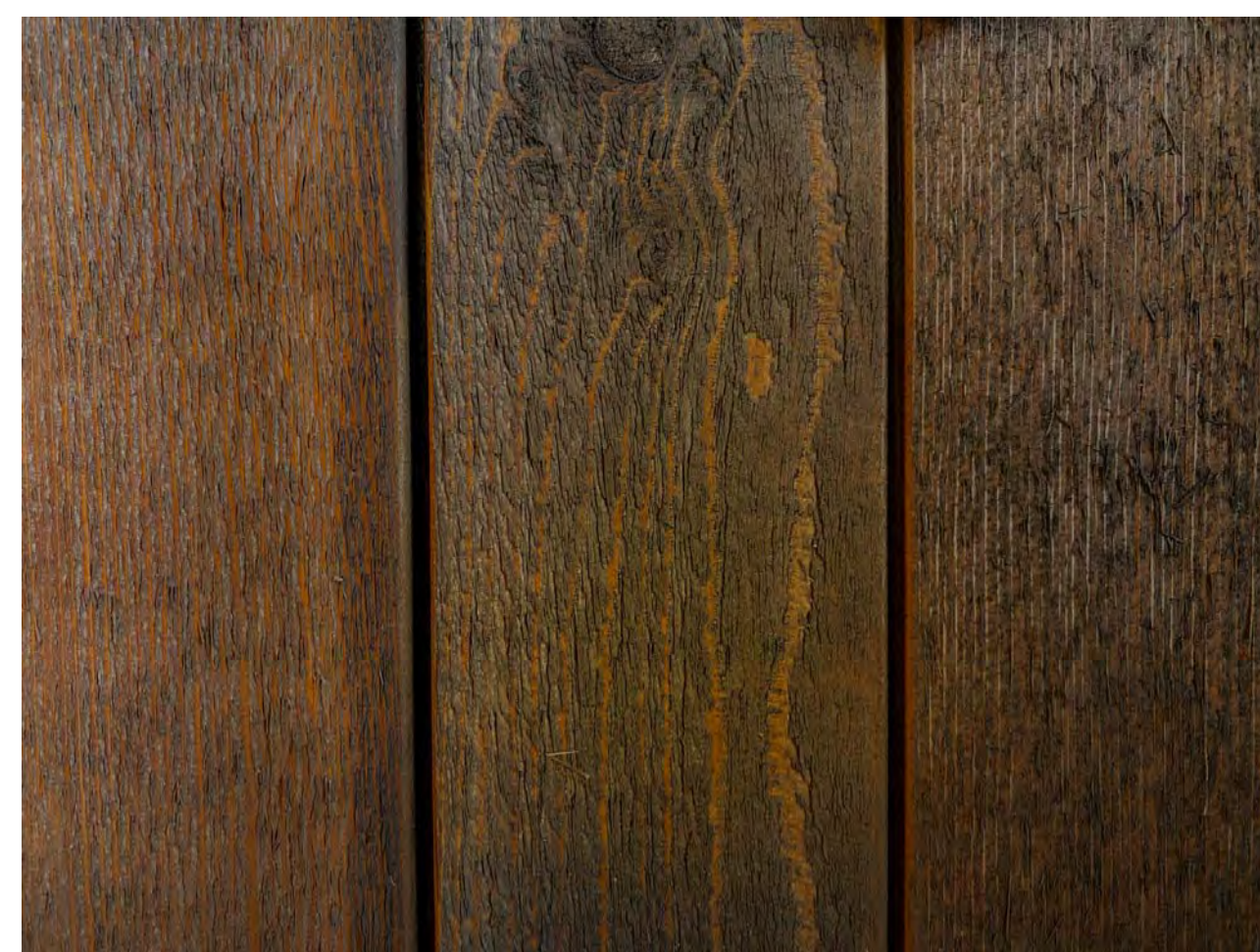
CTF CEDAR TRIM & FASCIA
WESTERN RED CEDAR
COLOR - ACORN 25



CTF DOUGLAS FIR T&G SOFFIT
2X8 WITH 1/8" FINELINE
COLOR - RUSSET BROWN



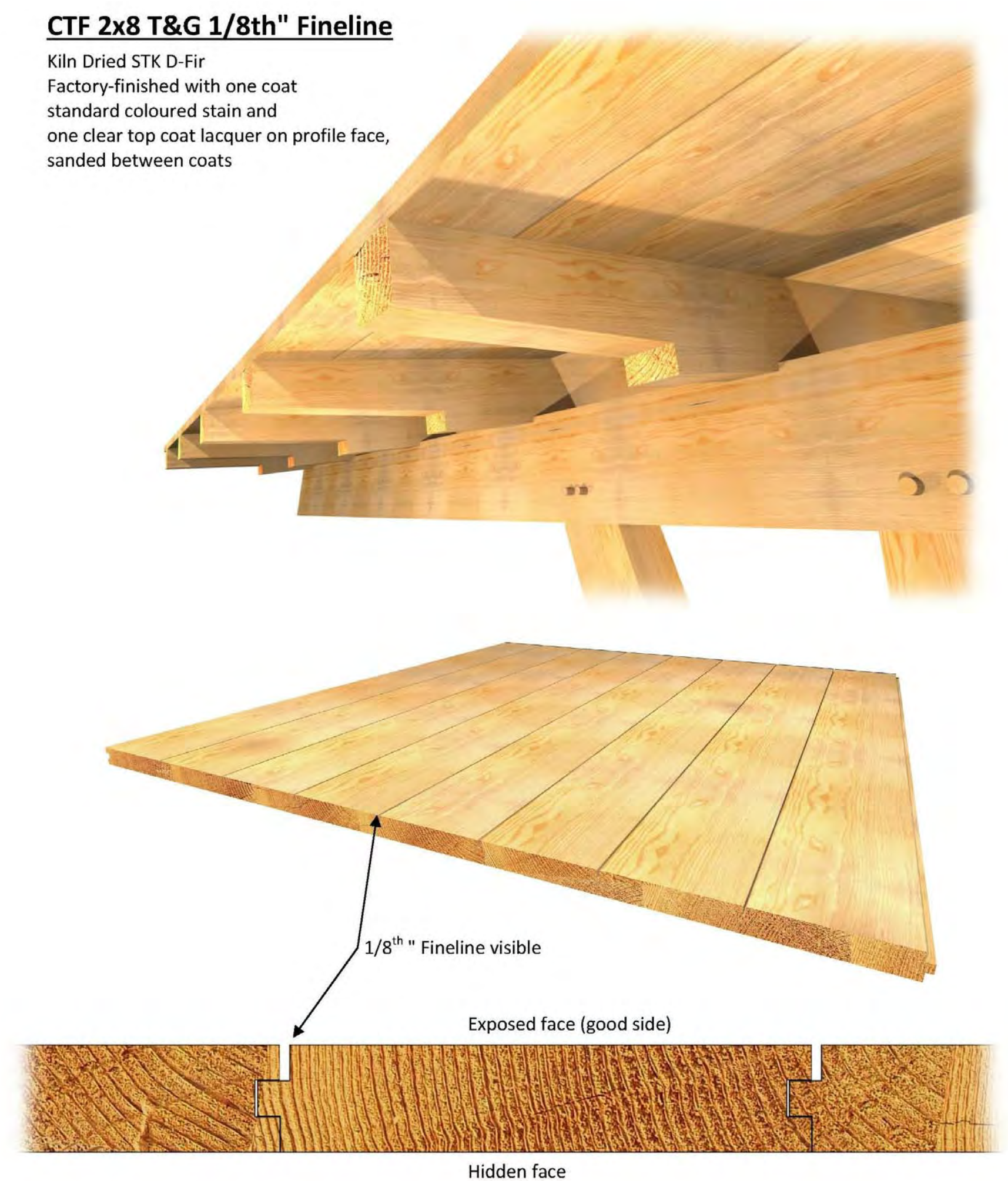
CTF 8" HORIZONTAL
CHANNEL SIDING
WESTERN RED CEDAR
COLOR - ACORN 25



CTF 8" VERTICAL CHANNEL SIDING
WESTERN RED CEDAR
COLOR - ACORN 25



COMPONENTS					
(A)	(B)	(C)	(D)	(E)	(F)
Fascia Board 1 3/4" x 11 3/4"	Stepped Fascia Board 1 3/4" x 5 1/2"	Frieze Board 1 3/4" x 5 1/2"	Fascia Board Low Profile 1 3/4" x 3 3/4"	Corner Board #1 1 3/4" x 5 1/2"	Corner Board #2 1 3/4" x 3 3/4"
(G)	(H)	(I)	(J)	(K)	(L)
Inside Corner Block 1 3/4" x 1 3/4"	Belly Band/ Fascia Board 1 3/4" x 9 3/4"	Kicker Trim 1 3/4" x 5 1/2"	Vertical Trim Board 1 3/4" x 5 1/2"	Sill Trim 1 3/4" x 5 1/2"	Header Trim 1 3/4" x 7 3/4"



CTF 2x8 T&G 1/8th" Fineline

Kiln Dried STK D-Fir
Factory-finished with one coat
standard coloured stain and
one clear top coat lacquer on profile face,
sanded between coats



MATERIAL & COLOR SAMPLE BOARD

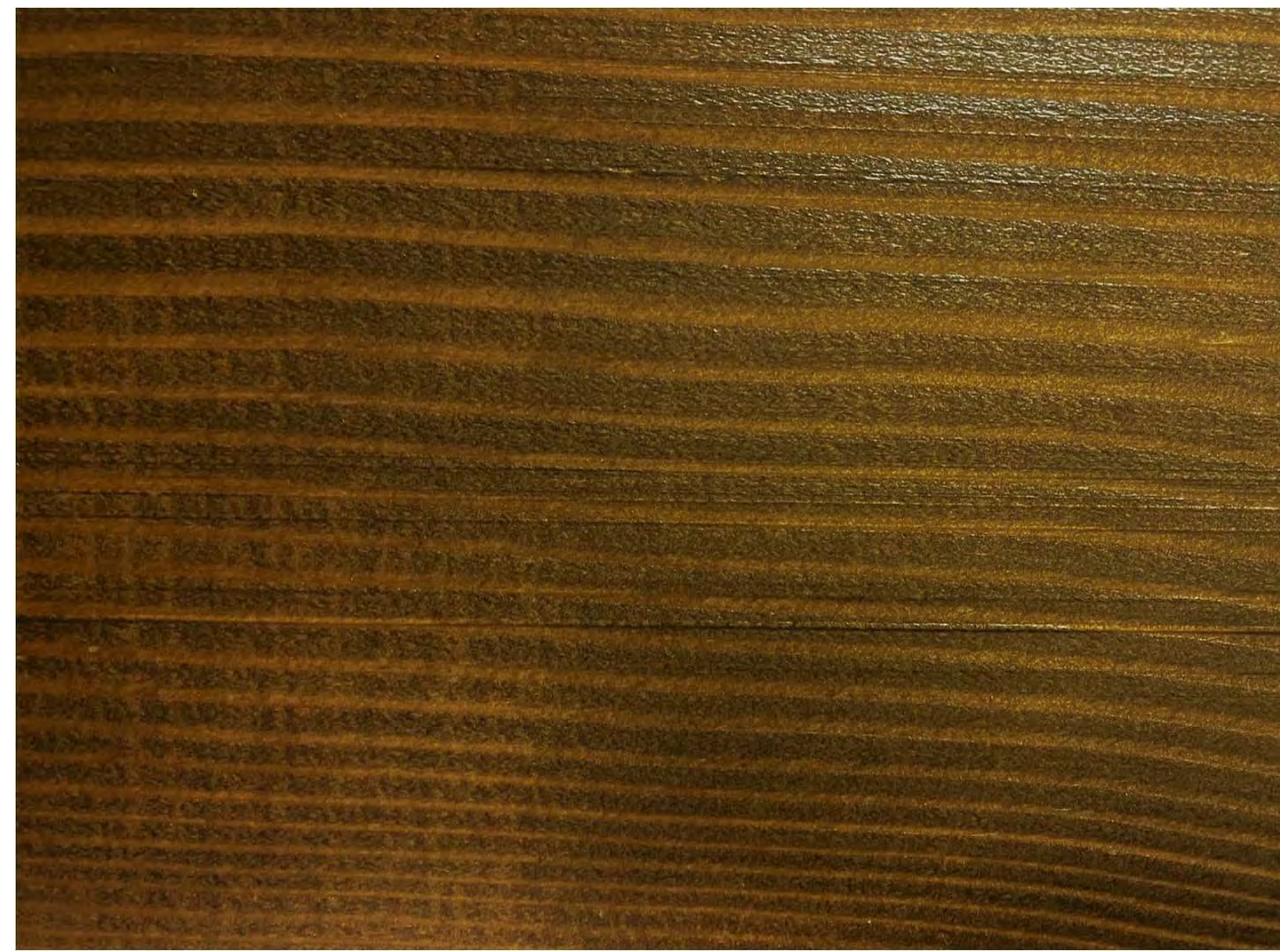
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A-3.5



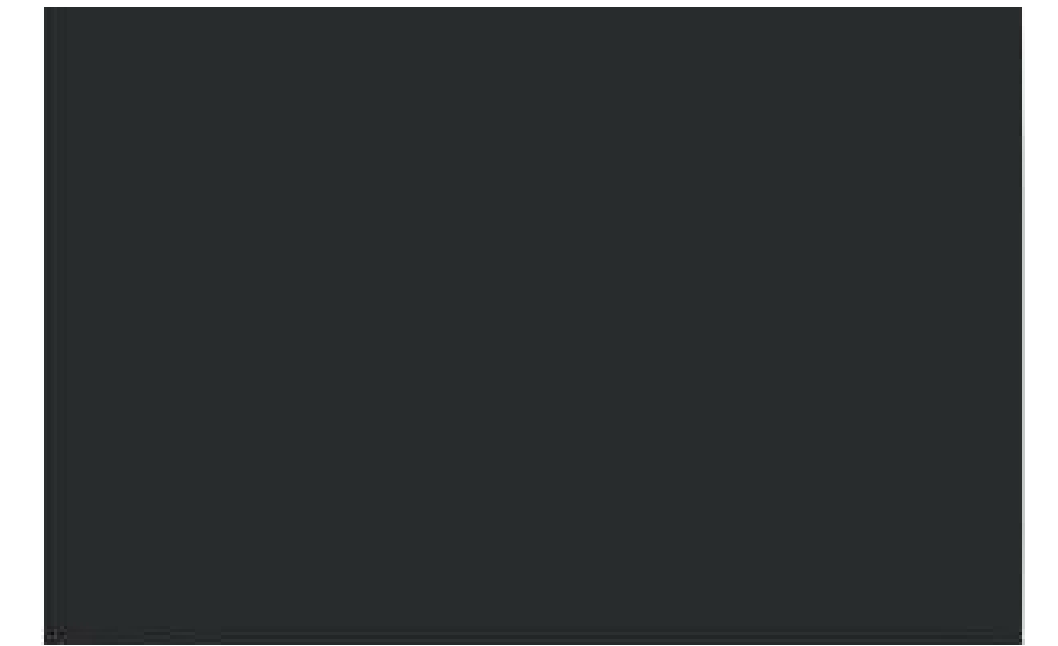
CTF TIMBERFRAME
DOUGLAS FIR - PLANED
COLOR - SANSIN TEAK TRIPPLE TINT
(#2021-004)



CTF TIMBERFRAME ACCENT METAL
COLOR - SOLAR BLACK (044/80060)



STONE VENEER
TELLURIDE STONE COMPANY
COLOR - SAGE LEDGESTONE
(DRY STACKED)



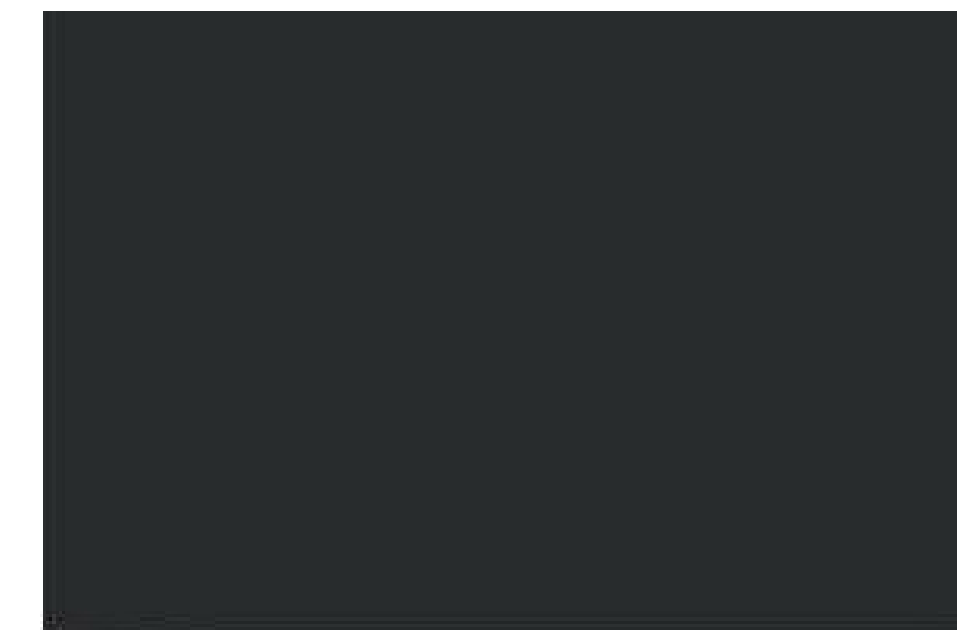
ROOFING FINISH -
METAL STANDING SEAM
BERRIGATE MANUFACTURING
COMPANY
COLOR - MATTE BLACK



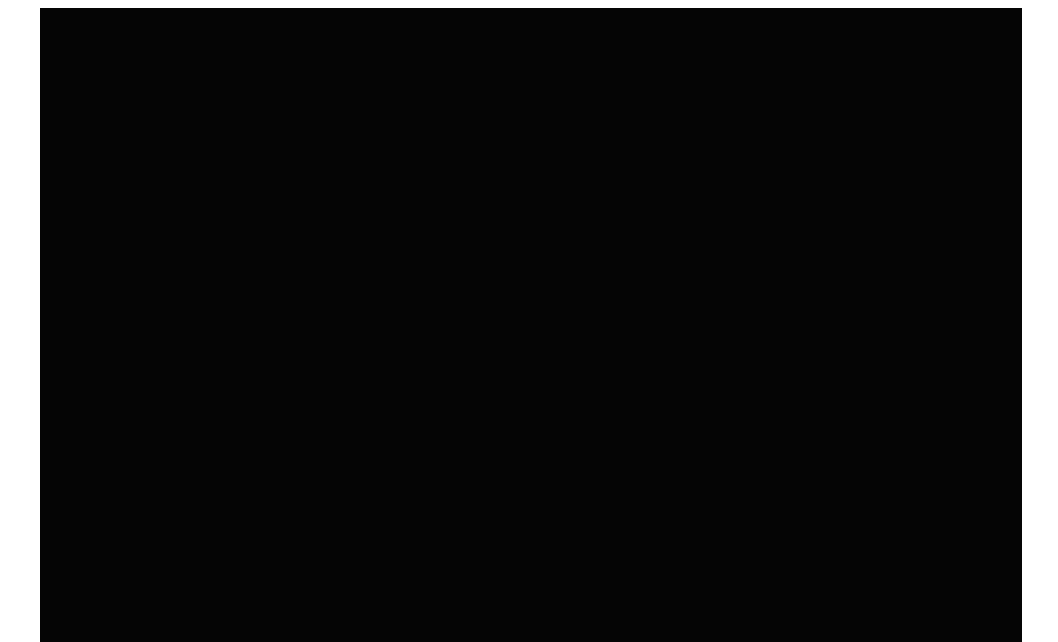
METAL GARAGE DOOR STYLE
COLOR - STEEL MATTE BLACK



EXTERIOR METAL RAILING STYLE
COLOR - MATTE BLACK



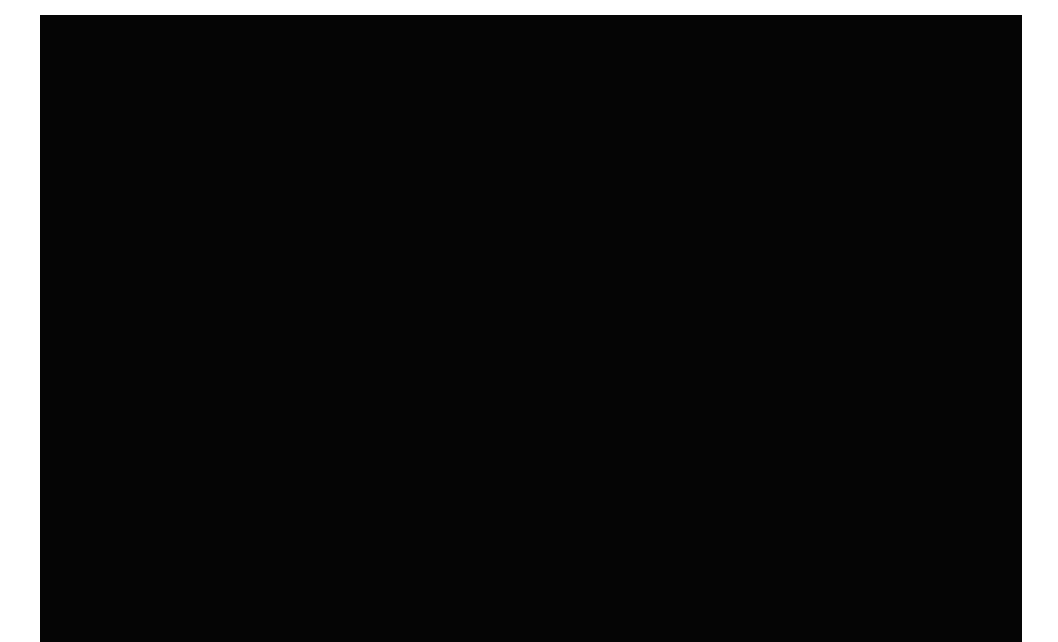
UPPER METAL CHIMNEY CAP
COLOR - BERRIGATE MATTE BLACK



WINDOW/DOOR FRAME
COLOR - LOEWEN STEEL
MATTE BLACK



LOWER CHIMNEY CAP
MATERIAL - SANDSTONE/FLAGSTONE



METAL SILL/CAP FLASHING
COLOR - STEEL MATTE BLACK



MATERIAL & COLOR SAMPLE BOARD

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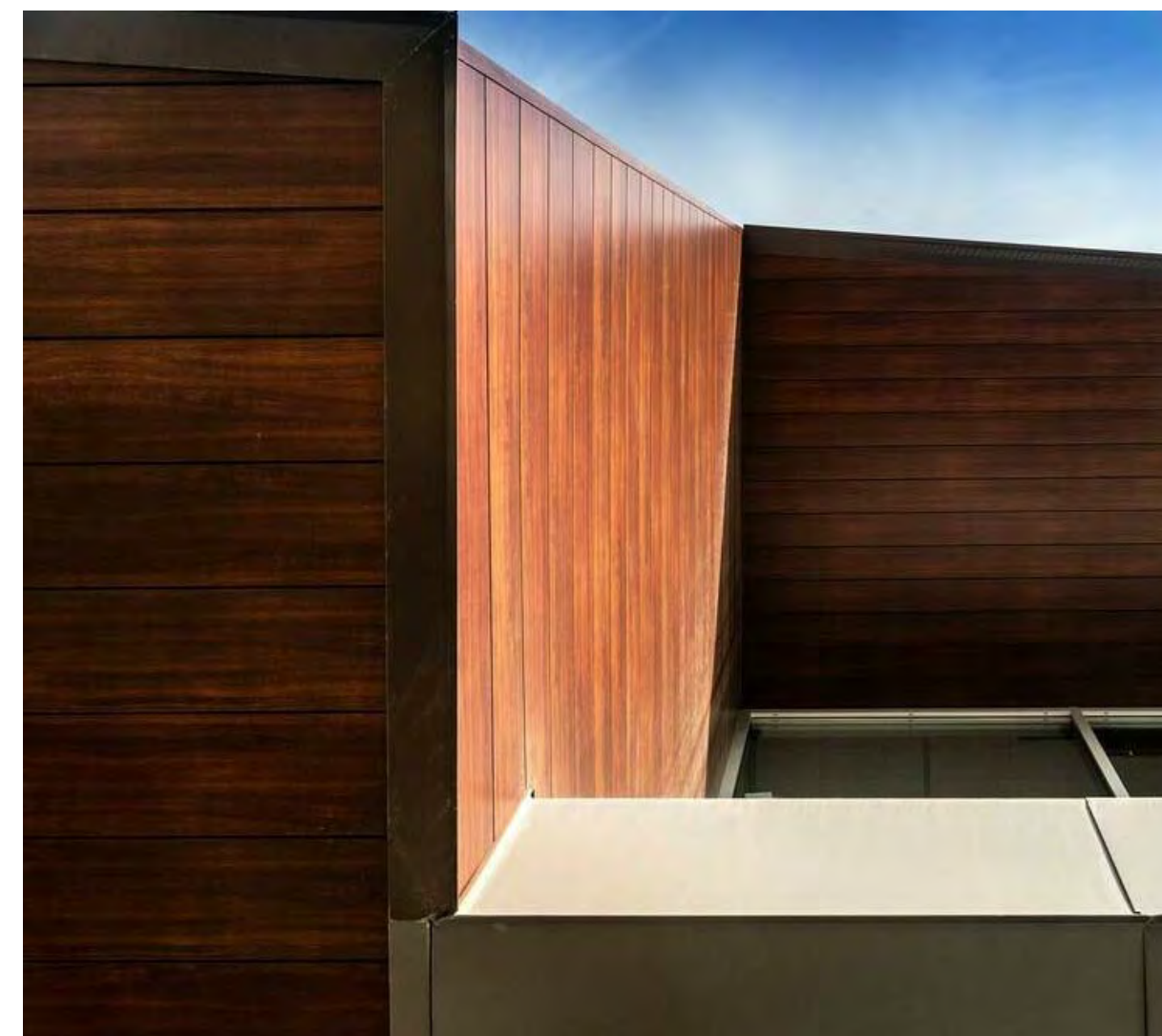
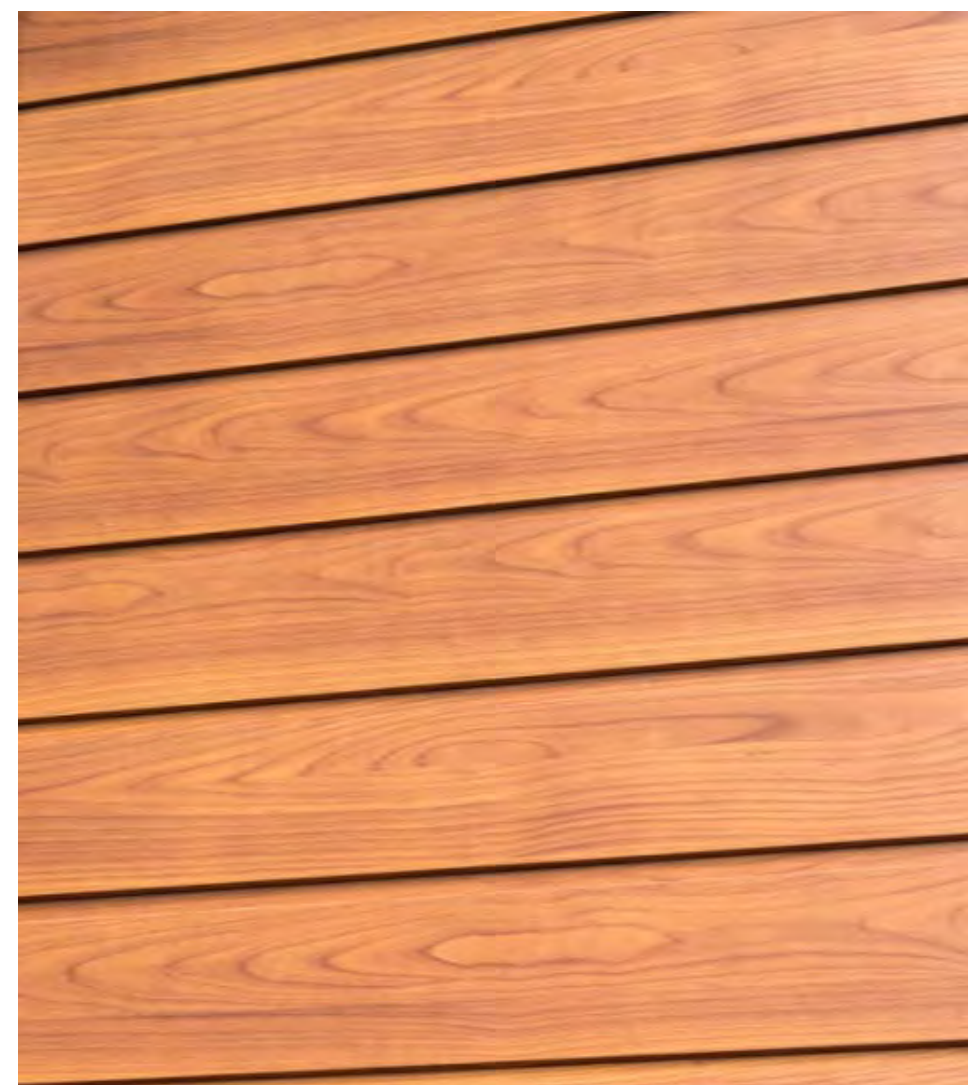
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DECK MATERIAL - (WUI) WILDLAND URBAN INTERFACE RATED
 FIBERON - GOOD LIFE SERIES
 COLOR - BUNGALOW
 MATERIAL - COMPOSITE DECKING - POLYETHYLENE AND
 WOOD COMPOSITE CORE.



PATIO AND PORCH MATERIAL
 MATERIAL - FLAG STONE




ADDRESS MONUMENT ALUMINUM SIDING MATERIAL





**Rocky Mountain
Snow Guards Inc**


ROCKY MOUNTAIN SNOW GUARDS
 2055 S RARITAN STREET, UNIT B
 DENVER, CO 80223
 PHONE: (720) 379-7756
 FAX: (720) 367-5361
 www.rockymountainsnowguards.com


SELECT DESIRED SSI MINI CLAMP:

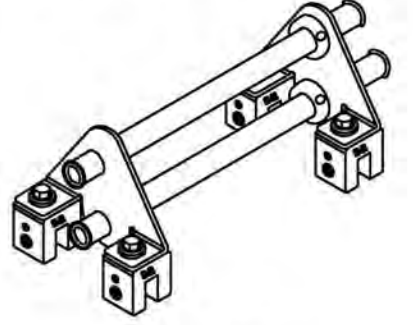
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S-S-U 

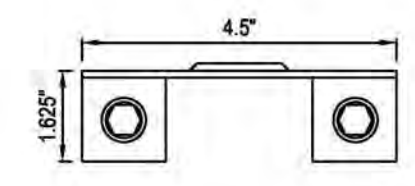
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S-S-S 

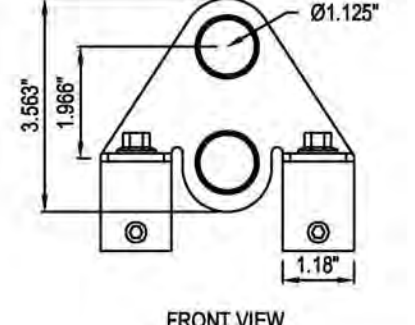
S-S-V 



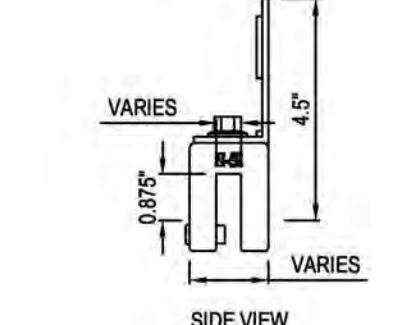
ISOMETRIC VIEW



TOP VIEW



FRONT VIEW



SIDE VIEW

SPECIFICATIONS
 MATERIAL: ALUMINUM WITH STAINLESS STEEL HARDWARE.

MANUFACTURER NOTES:

- CONTACT MANUFACTURER FOR SELECTED LAYOUT.
- FOR CUSTOM MATERIALS CONTACT MANUFACTURER.
- OTHER SIZES ARE AVAILABLE ON A CUSTOM BASIS.

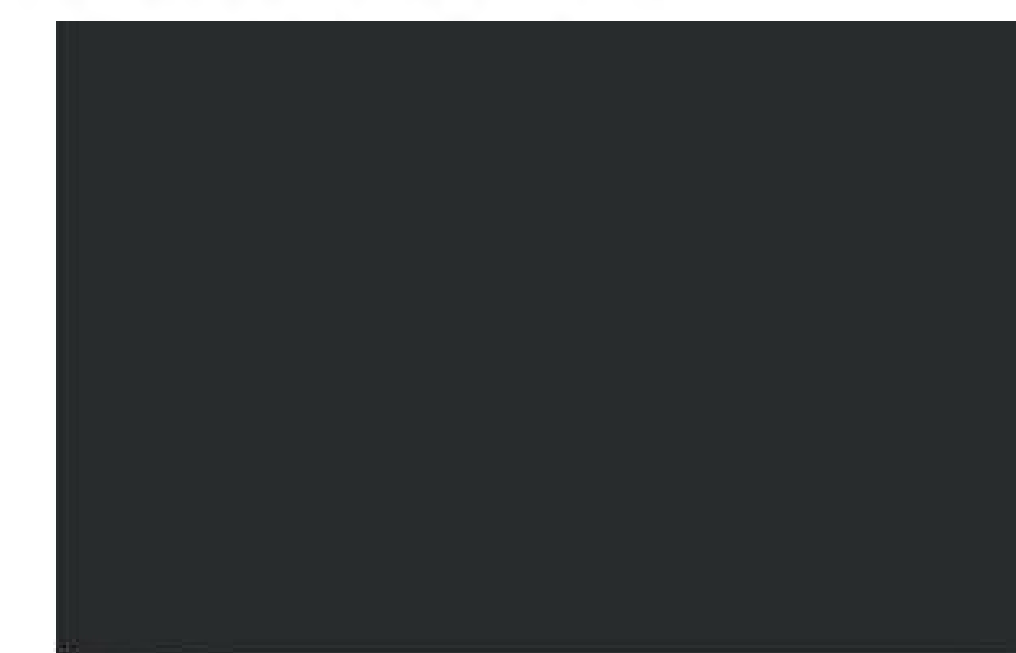
NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5281-031

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SNOW FENCE BRACKETS
 BLIZZARD II 2 PIPE CLAMP-TO-SEAM SNOW FENCE BRACKET

REVISION DATE 19/02/2020
 CADdetails.com



ROOF SNOW GUARDS
 ROCKY MOUNTAIN SNOW GUARDS INC.
 COLOR - MATTE BLACK TO MATCH ROOF FINISH



MATERIAL & COLOR SAMPLE BOARD

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NORTH PERSPECTIVE

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SOUTH PERSPECTIVE

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EAST PERSPECTIVE

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WEST PERSPECTIVE

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SOUTH EAST PERSPECTIVE

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SOUTH WEST PERSPECTIVE

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A-4.6



NORTH EAST PERSPECTIVE

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NORTH WEST PERSPECTIVE

MOODY RESIDENCE
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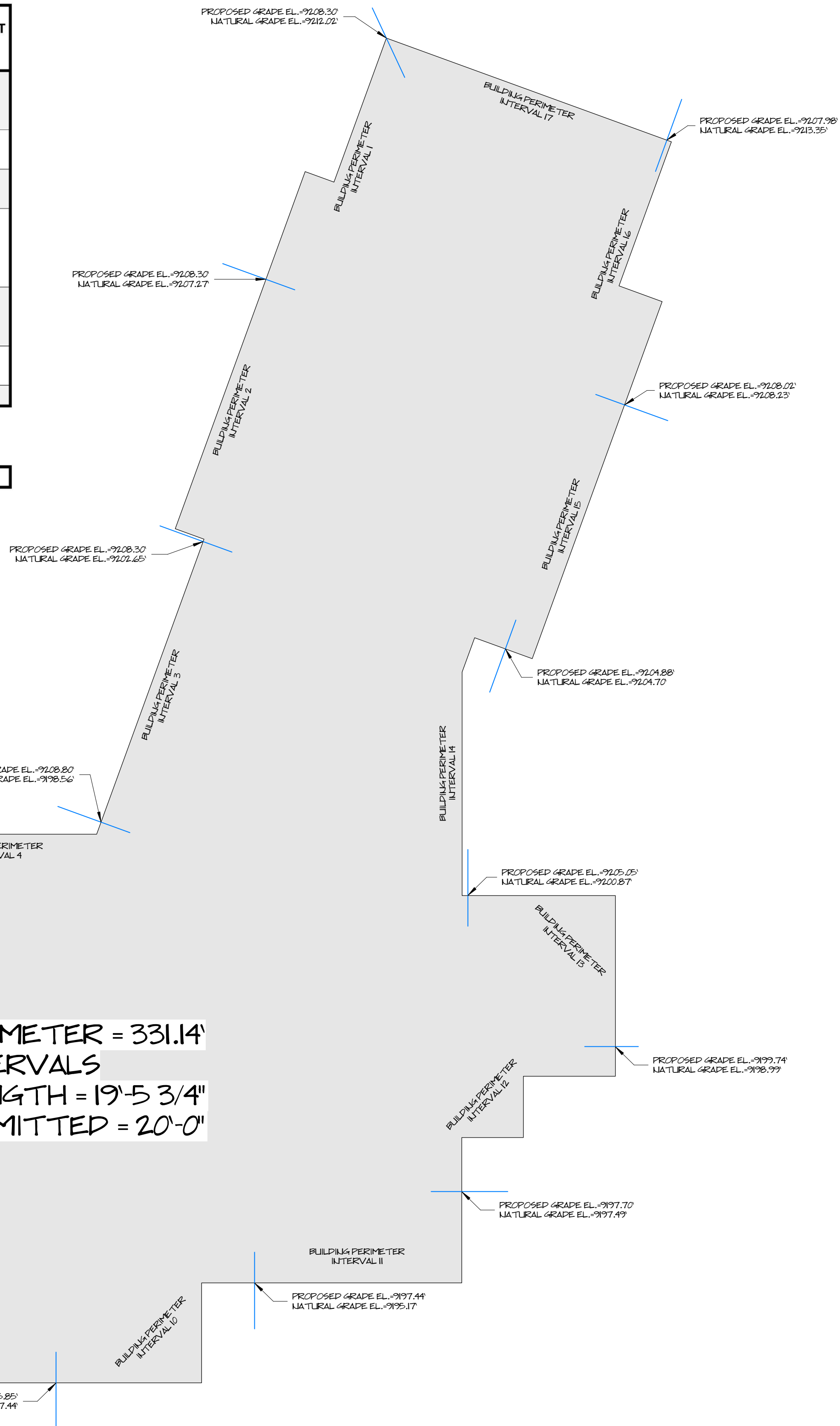
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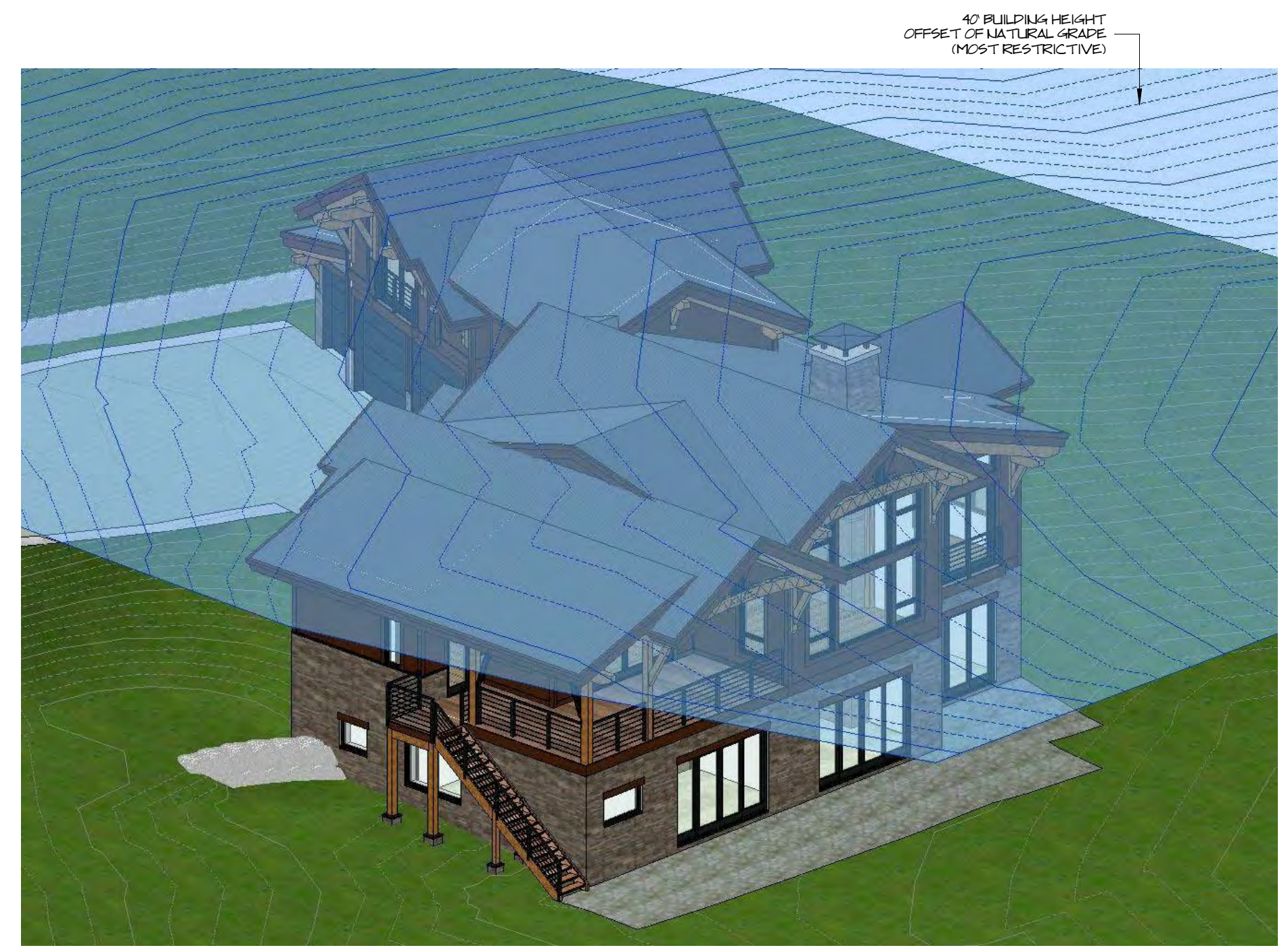
A-4.8

BUILDING PERIMETER INTERVAL LENGTH = 19'-5 3/4"	ELEV.	BUILDING PERIMETER INTERVAL	AVERAGE HEIGHT (FEET)	AVERAGE BUILDING HEIGHT (MAX. 30')	BUILDING HEIGHT (MAX. 40')
1		1	20.97	26.02	
		2	23.80	28.85	27.93
		3	28.71	32.31	
2		4	27.45	31.65	
		5	26.18	28.85	31.54
3		6	27.39	31.81	
		7	28.84	33.26	34.21
		8	26.19	30.04	
4		9	30.86	35.18	
		10	31.43	35.75	35.37
		11	27.87	30.61	
5		12	25.26	30.65	
		13	23.57	28.96	32.73
		14	26.89	30.50	
6		15	23.42	28.47	
		16	19.36	24.41	26.85
7		17	20.61	25.66	

AVERAGE HEIGHT = **25.81**
 AVERAGE BUILDING HEIGHT = **30.18**
 BUILDING HEIGHT = **35.37**



BUILDING PERIMETER = 331.14'
 17 INTERVALS
 INTERVAL LENGTH = 19'-5 3/4"
 MAXIMUM PERMITTED = 20'-0"



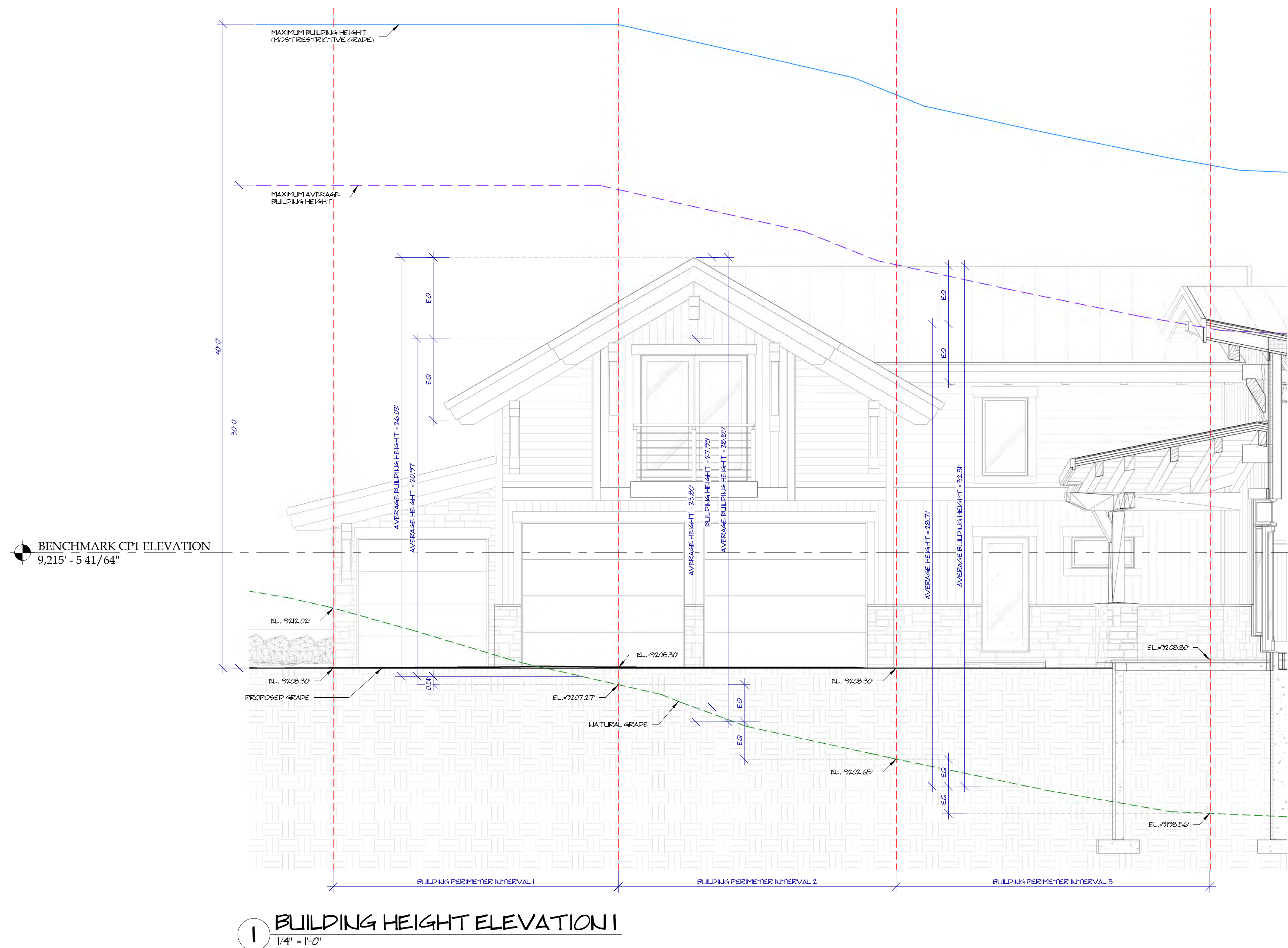
BUILDING HEIGHT PERIMETER INTERVAL PLAN

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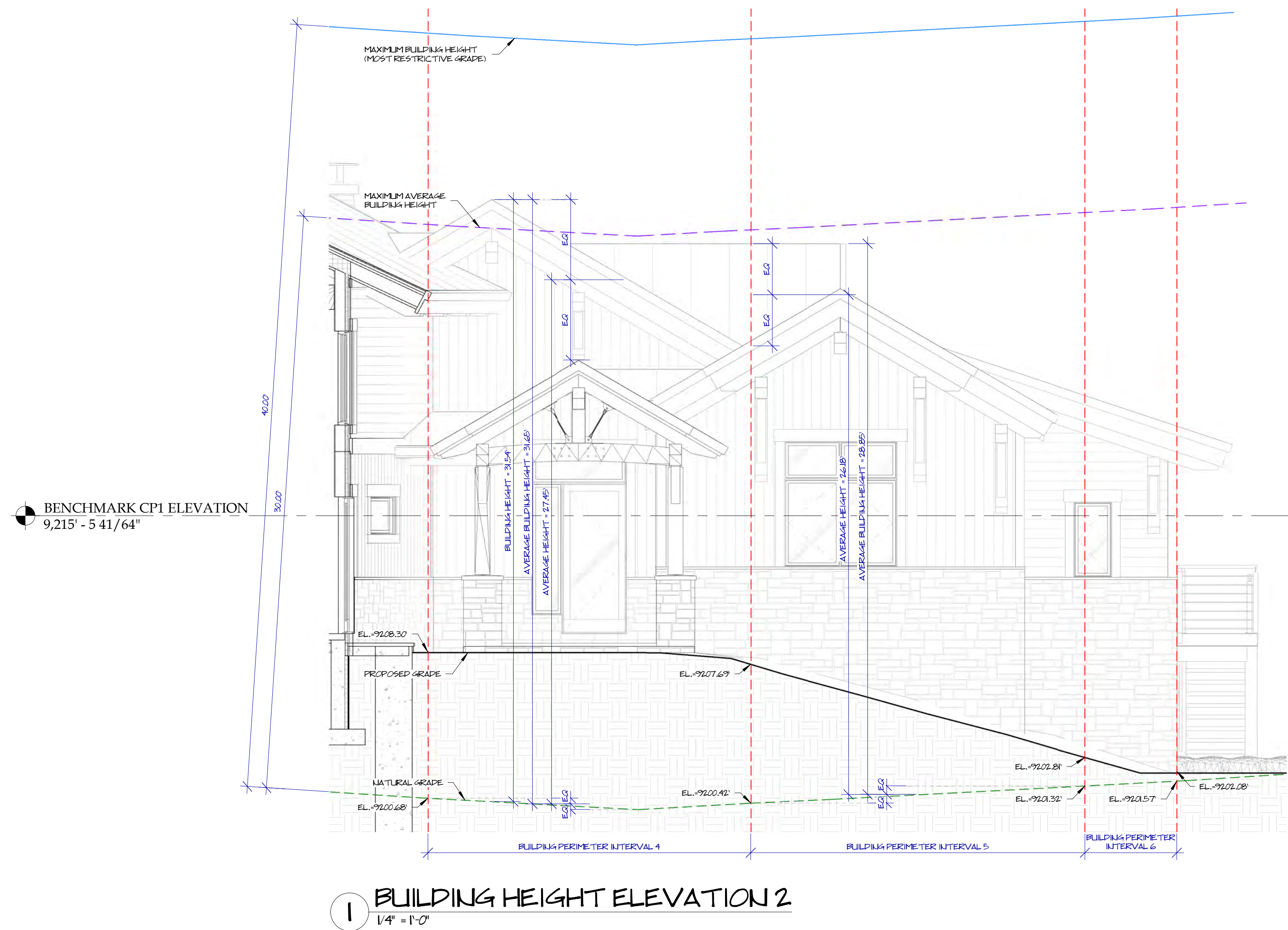
BUILDING HEIGHT ELEVATION

MOODY RESIDENCE
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A-5.2



1 BUILDING HEIGHT ELEVATION 2
1/4" = 1'-0"



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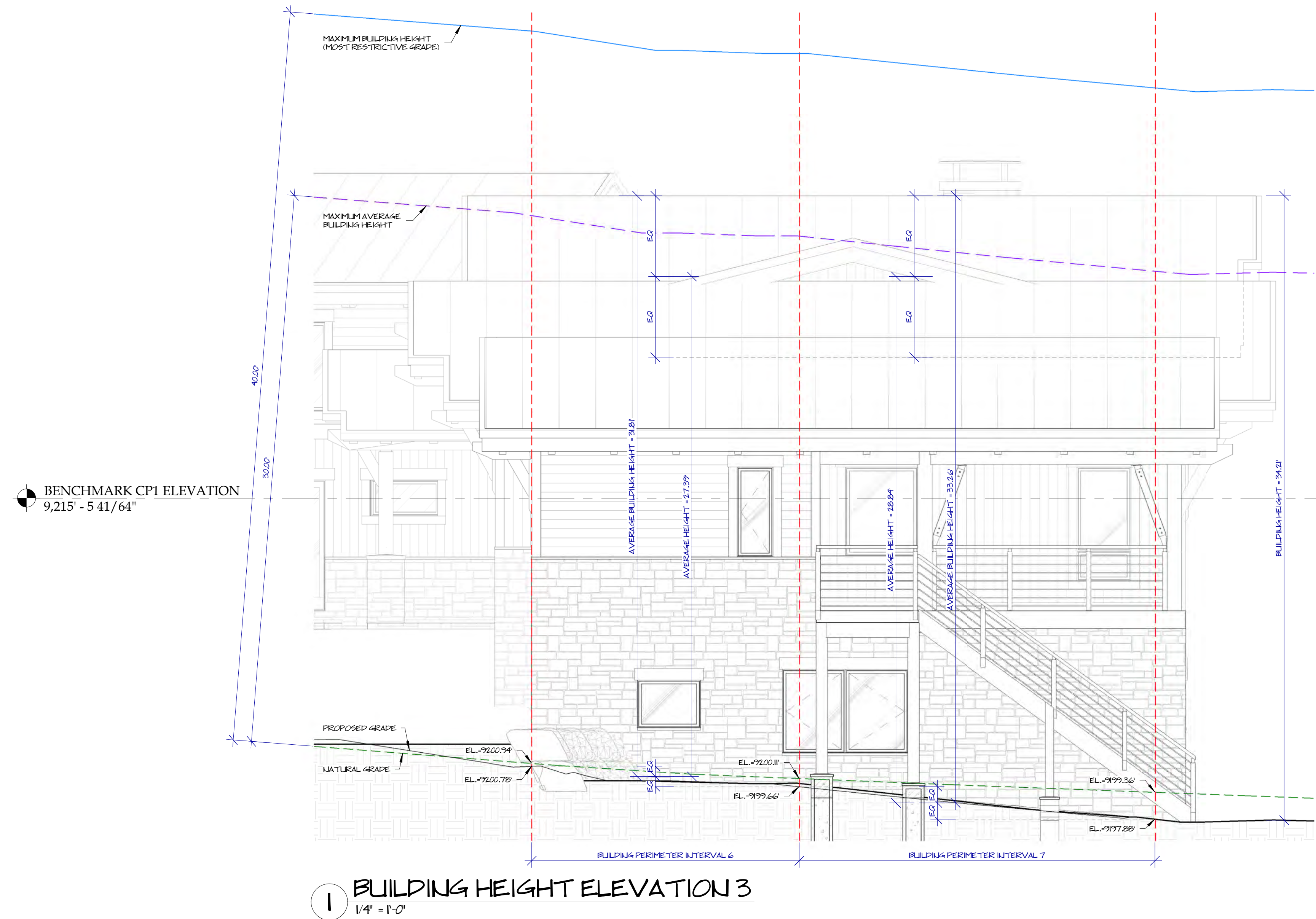
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BUILDING HEIGHT ELEVATION

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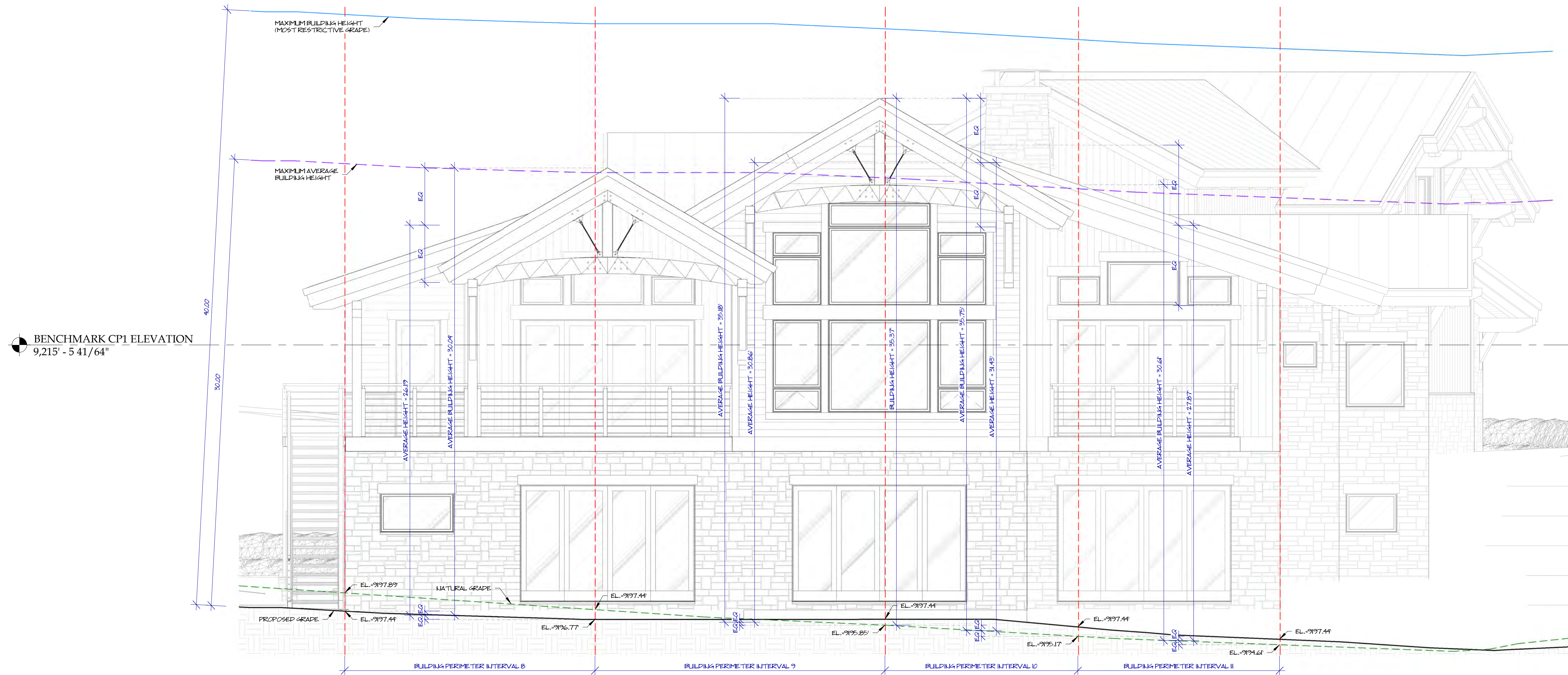
BUILDING HEIGHT ELEVATION

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BENCHMARK CPI ELEVATION
9,215' - 5 41/64"

1 BUILDING HEIGHT ELEVATION 4
1/4" = 1'-0"



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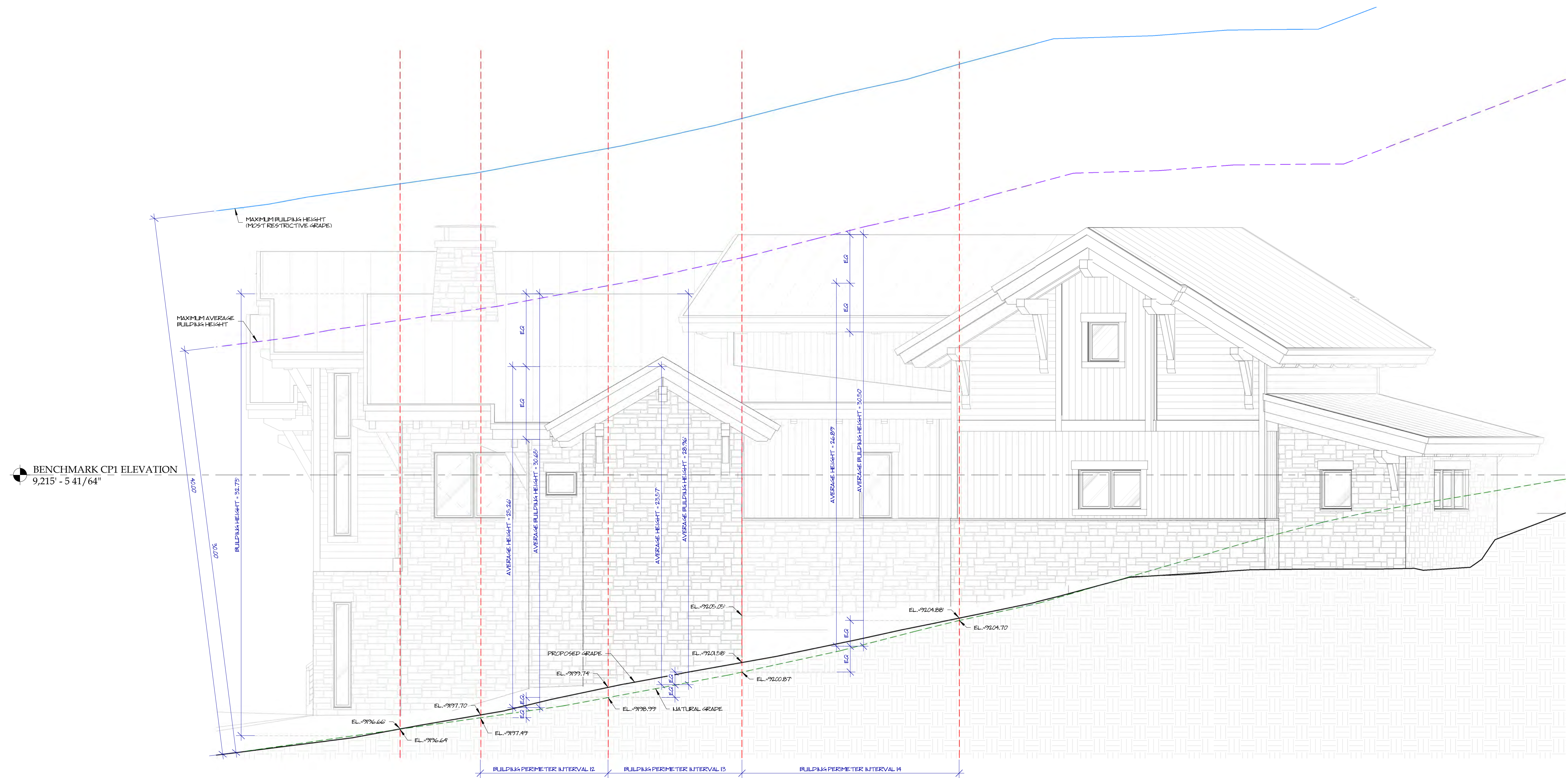
BUILDING HEIGHT ELEVATION

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1 BUILDING HEIGHT ELEVATIONS
1/4" = 1'-0"



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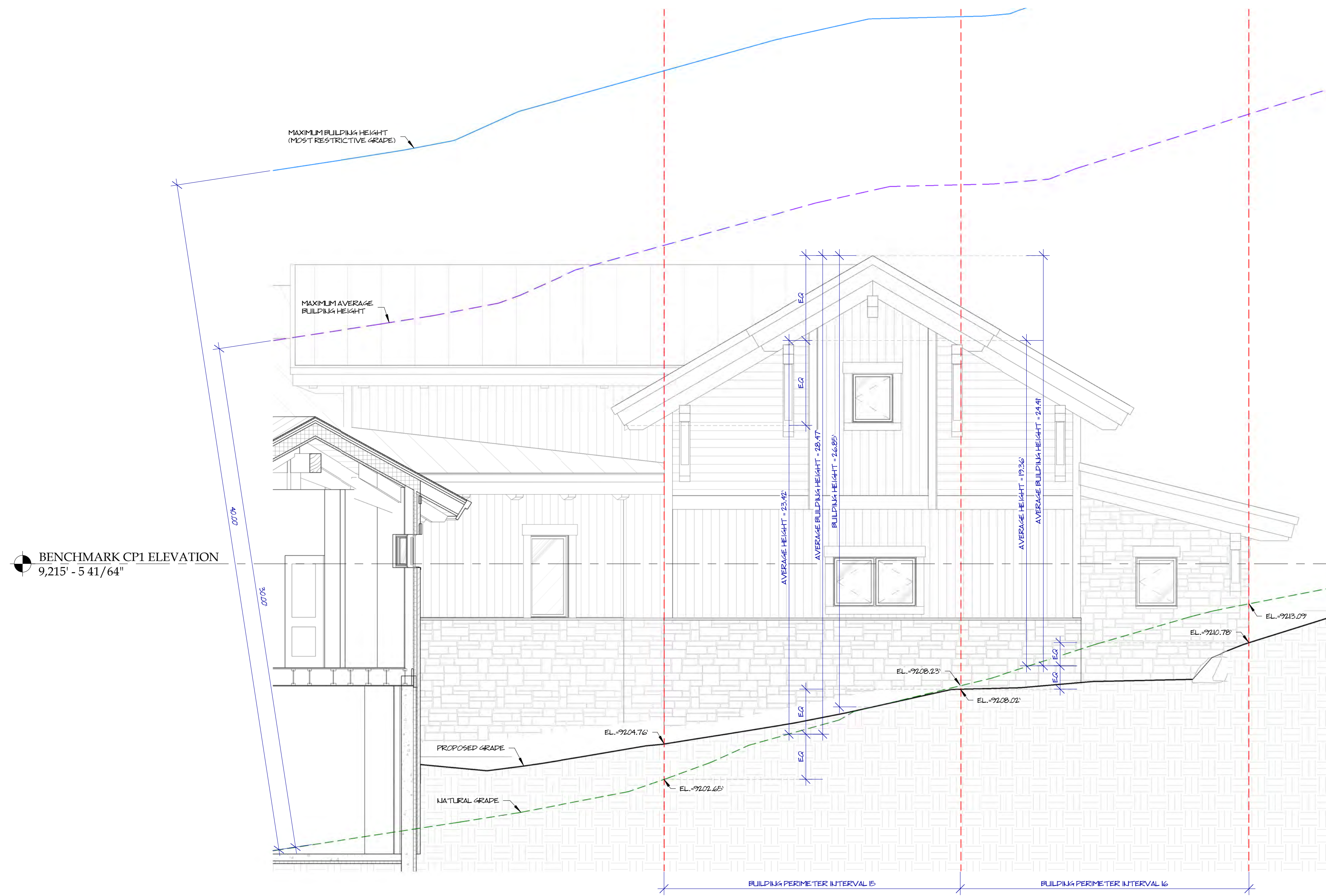
BUILDING HEIGHT ELEVATION

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1 BUILDING HEIGHT ELEVATION 6
1/4" = 1'-0"



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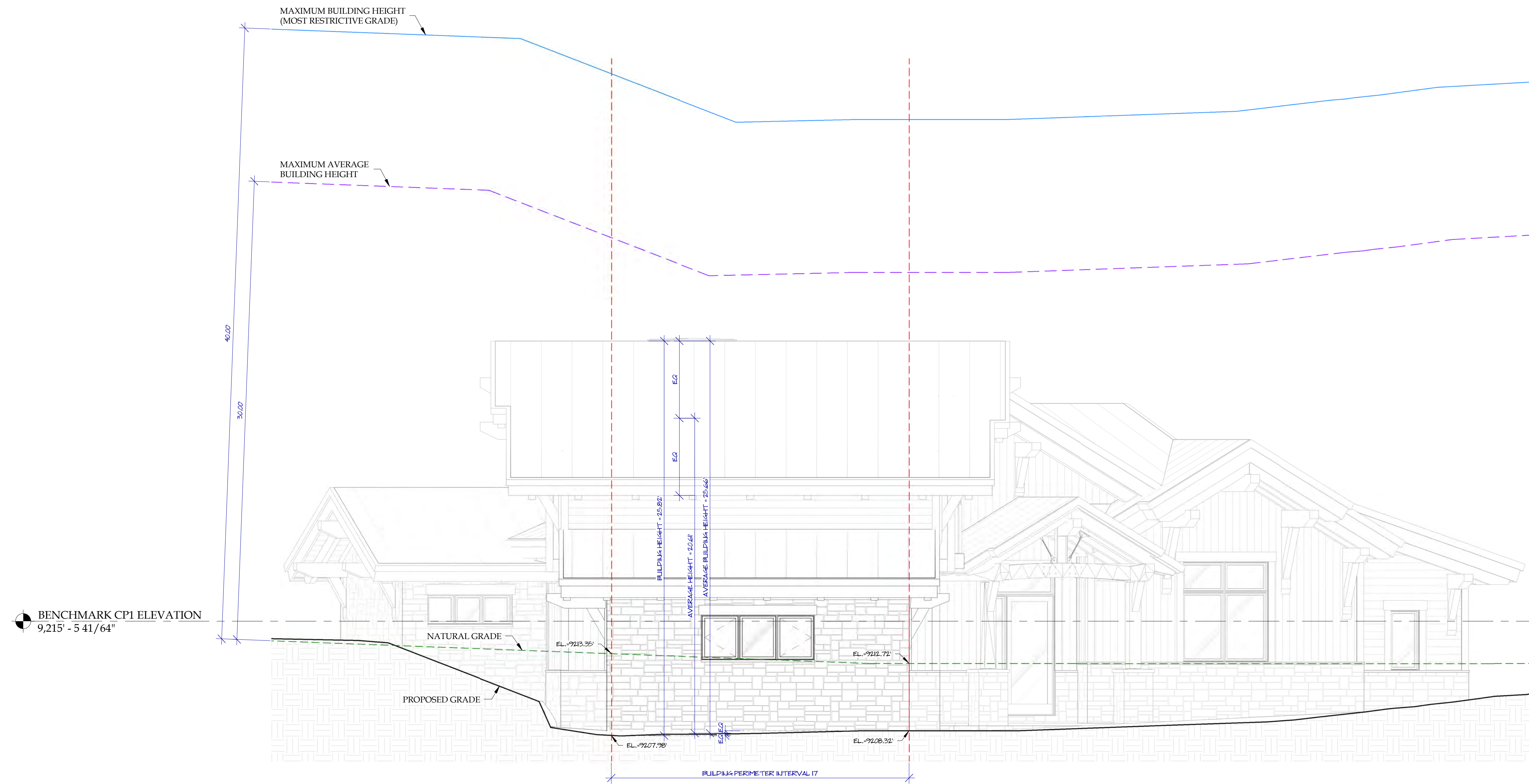
BUILDING HEIGHT ELEVATION

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1 BUILDING HEIGHT ELEVATION 7
1/4" = 1'-0"



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BUILDING HEIGHT ELEVATION

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A-5.8

FRONT ELEVATION (SOUTH)

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	874.14			874.14	100.00%
Stone	441.45			441.45	50.50%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		272.38	31.16%
	40.53	231.85			
Accent Material	Timber	Cedar Trim	Metal Sill	111.82	12.79%
	55.91	46.74	9.17		
Fenestration	104.05			104.05	11.90%

RIGHT SIDE ELEVATION (EAST)

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	884.71			884.71	100.00%
Stone	389.16			389.16	43.99%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		302.82	34.23%
	77.19	225.63			
Accent Material	Timber	Cedar Trim	Metal Sill	103.97	11.75%
	0.00	100.19	3.78		
Fenestration	88.10			88.10	9.96%

LEFT SIDE ELEVATION (WEST)

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	949.53			949.53	100.00%
Stone	660.46			660.46	69.56%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		157.36	16.57%
	62.44	94.92			
Accent Material	Timber	Cedar Trim	Metal Sill	61.29	6.45%
	5.56	52.88	2.85		
Fenestration	70.15			70.15	7.39%

REAR ELEVATION (SOUTH)

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	1892.87			1892.87	100.00%
Stone	555.51			555.51	29.35%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		300.25	15.86%
	150.41	149.84			
Accent Material	Timber	Cedar Trim	Metal Sill	313.70	16.57%
	34.67	272.19	6.84		
Fenestration	744.16			744.16	39.31%

TOTAL BUILDING

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	6935.94			6935.94	100.00%
Stone	2587.31			2587.31	37.30%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		2131.76	30.73%
	772.74	1359.02			
Accent Material	Timber	Cedar Trim	Metal Sill	986.31	14.22%
	144.25	795.75	46.31		
Fenestration	1397.71			1397.71	20.15%

GARAGE FRONT ELEVATION (SOUTH EAST)

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	1023.52			1023.52	100.00%
Stone	117.36			117.36	11.47%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		383.43	37.46%
	216.63	166.80			
Accent Material	Timber	Cedar Trim	Metal Sill	182.47	17.83%
	15.77	149.06	17.64		
Fenestration	340.43			340.43	33.26%

GARAGE SIDE ELEVATION (SOUTH WEST)

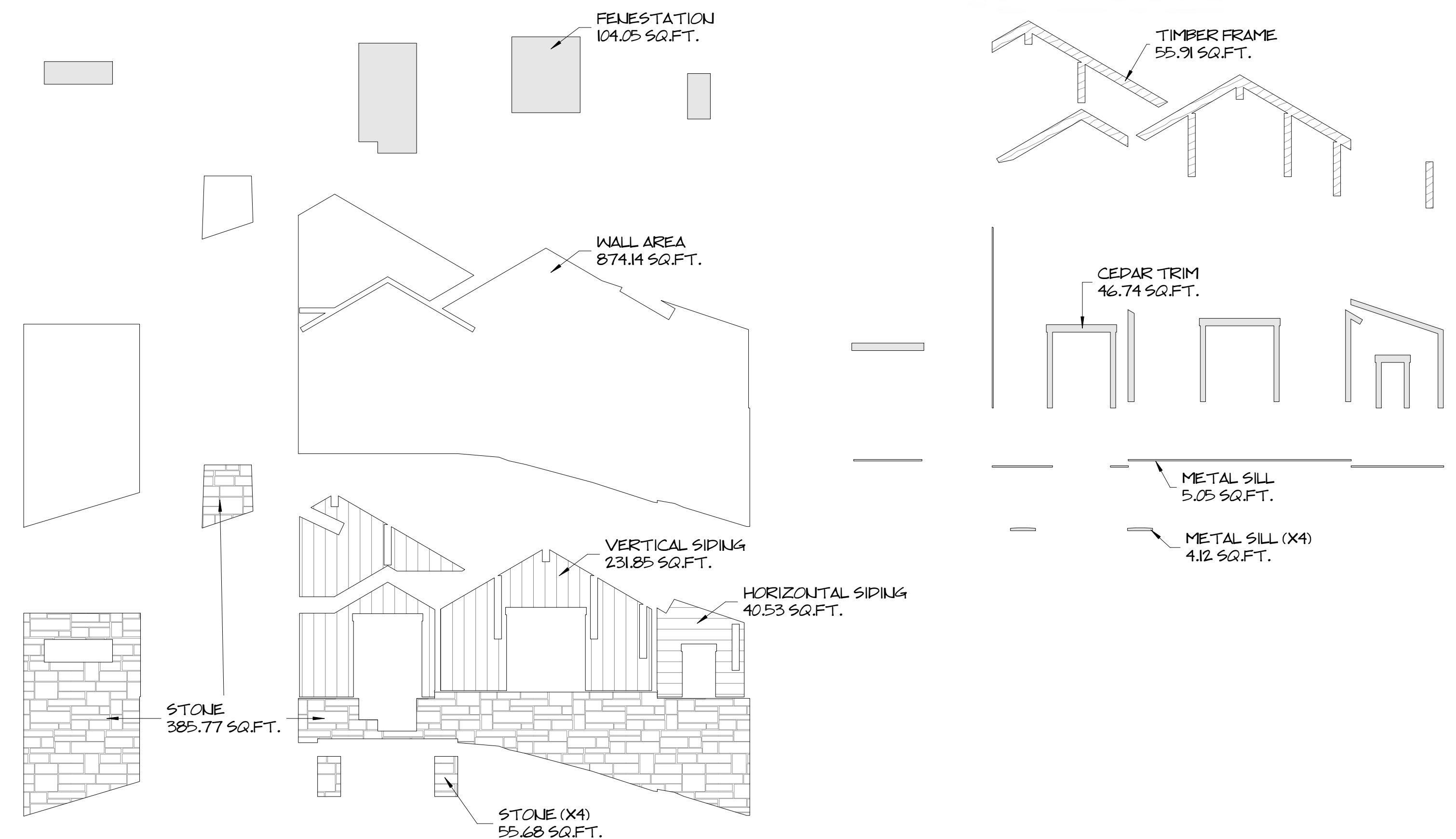
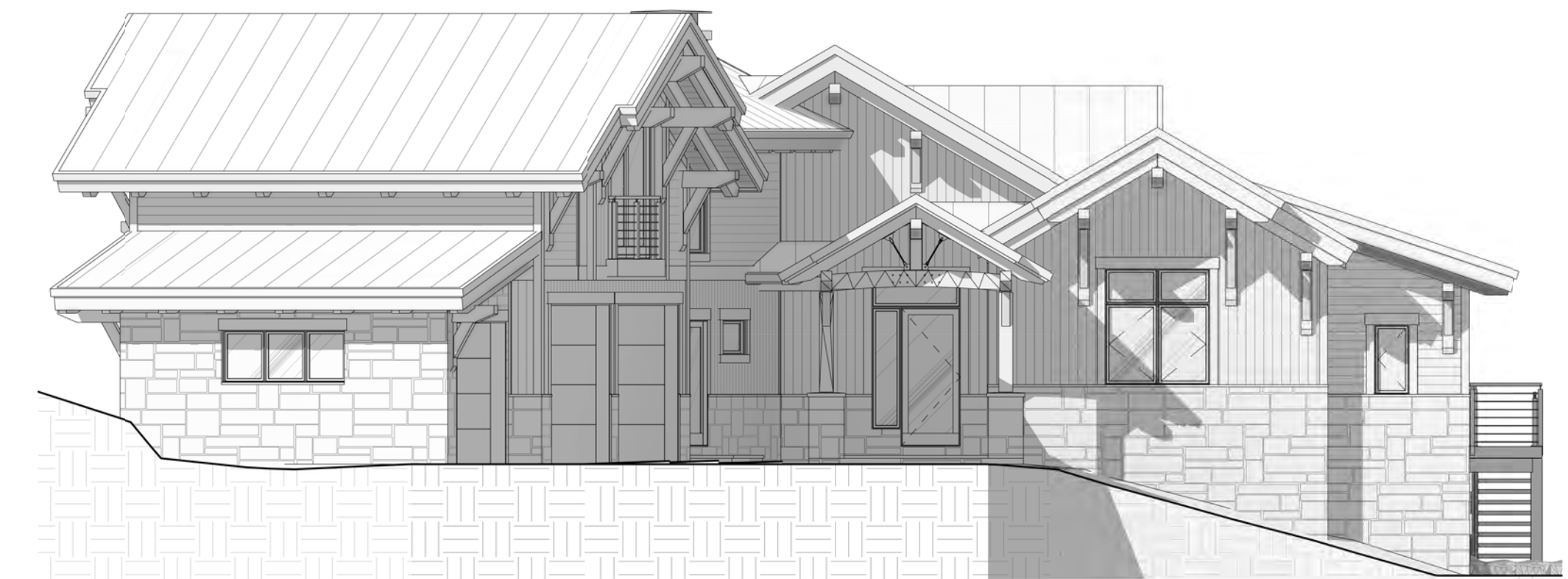
Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	359.10			359.10	100.00%
Stone	167.19			167.19	46.56%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		198.48	55.27%
	80.94	117.54			
Accent Material	Timber	Cedar Trim	Metal Sill	59.59	16.59%
	13.61	44.43	1.55		
Fenestration	21.78			21.78	6.07%

GARAGE SIDE ELEVATION (NORTH EAST)

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	198.63			198.63	100.00%
Stone	32.67			32.67	16.45%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		118.97	59.90%
	29.51	89.46			
Accent Material	Timber	Cedar Trim	Metal Sill	49.93	25.14%
	3.02	46.14	0.77		
Fenestration	0.00			0.00	0.00%

GARAGE REAR ELEVATION (NORTH WEST)

Component	Total Square Footage			Total Sq. Ft.	%
Exterior Wall	753.44			753.44	100.00%
Stone	223.51			223.51	29.67%
Stucco	0.00			0.00	0.00%
Wood Siding	Horizontal Siding	Vertical Siding		398.07	52.83%
	115.09	282.98			
Accent Material	Timber	Cedar Trim	Metal Sill	103.54	13.74%
	15.71	84.12	3.71		
Fenestration	29.04			29.04	3.85%



1 WALL AREAS - FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



WALL AREAS

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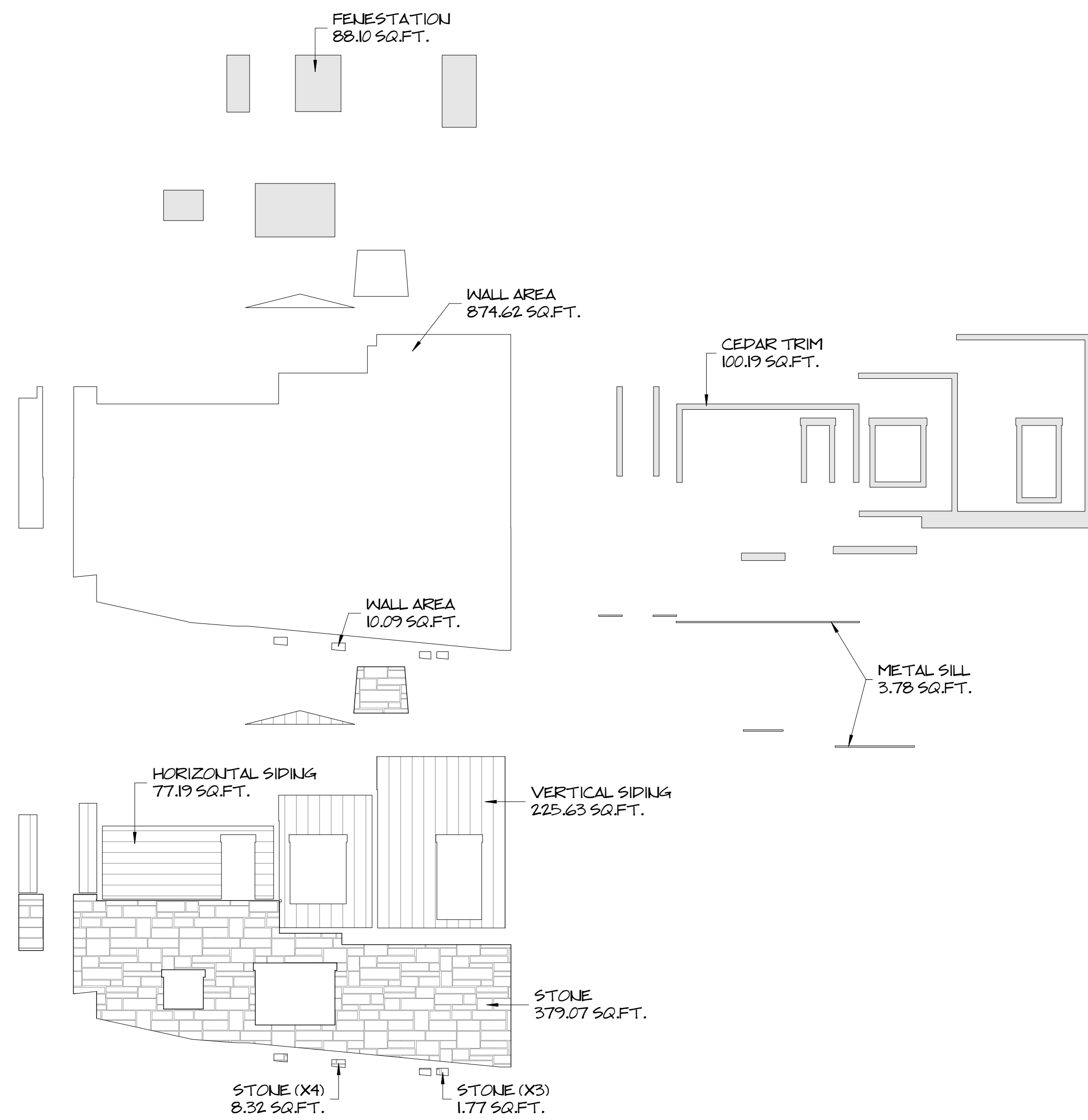
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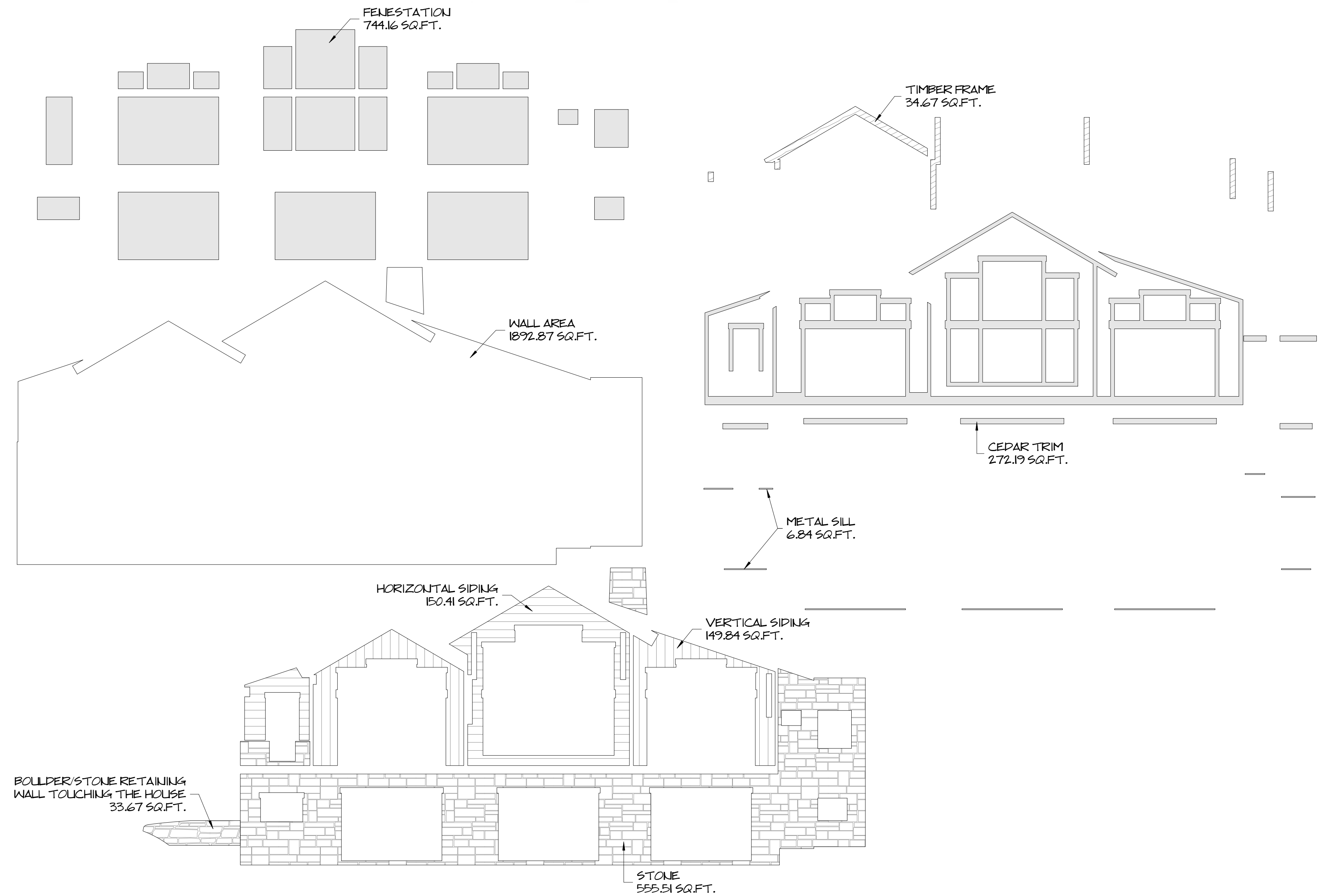
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A-6.1



1 WALL AREAS - RIGHT SIDE (EAST) ELEVATION
1/8" = 1'-0"



2 WALL AREAS - REAR (NORTH) ELEVATION
1/8" = 1'-0"



WALL AREAS

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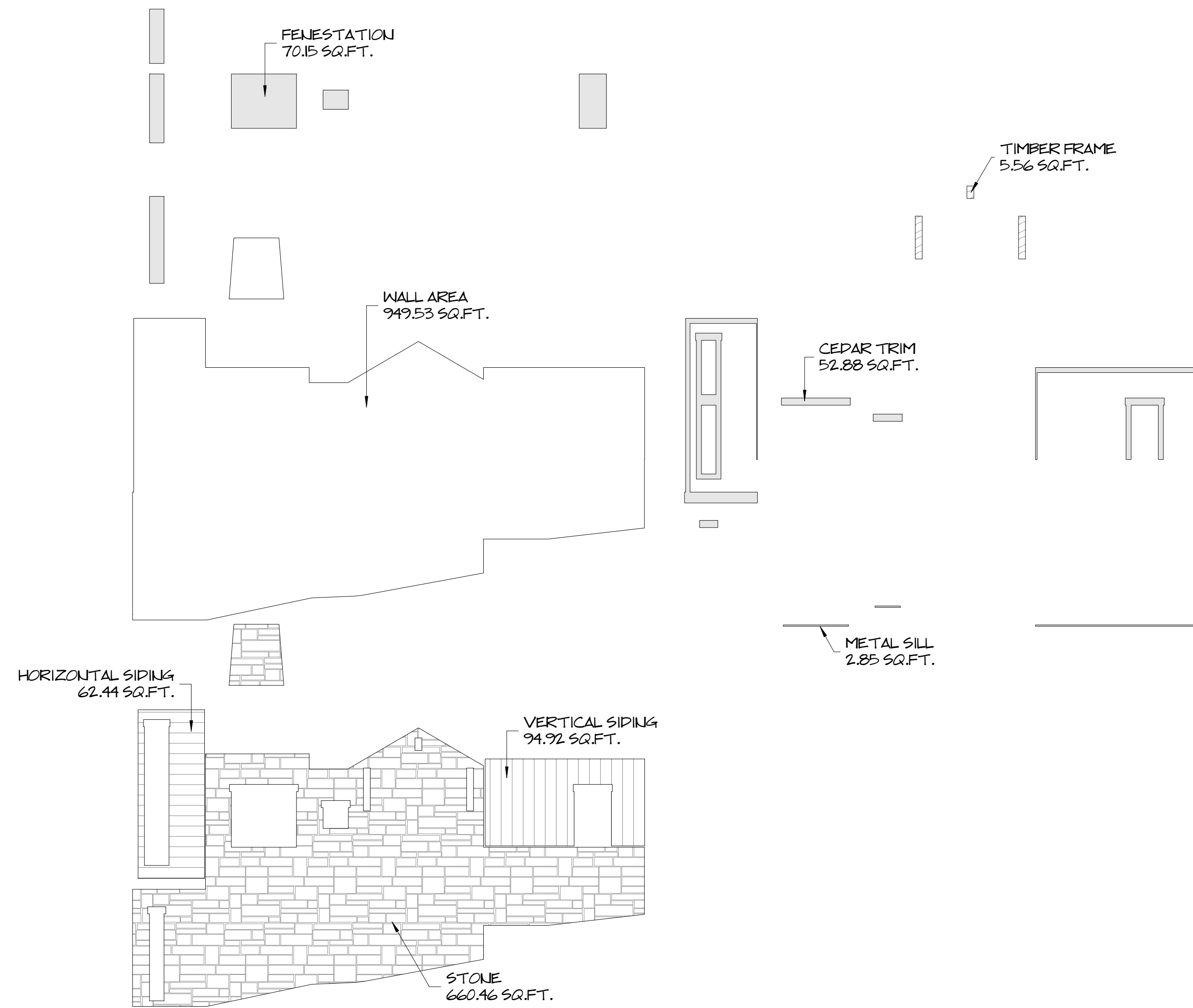
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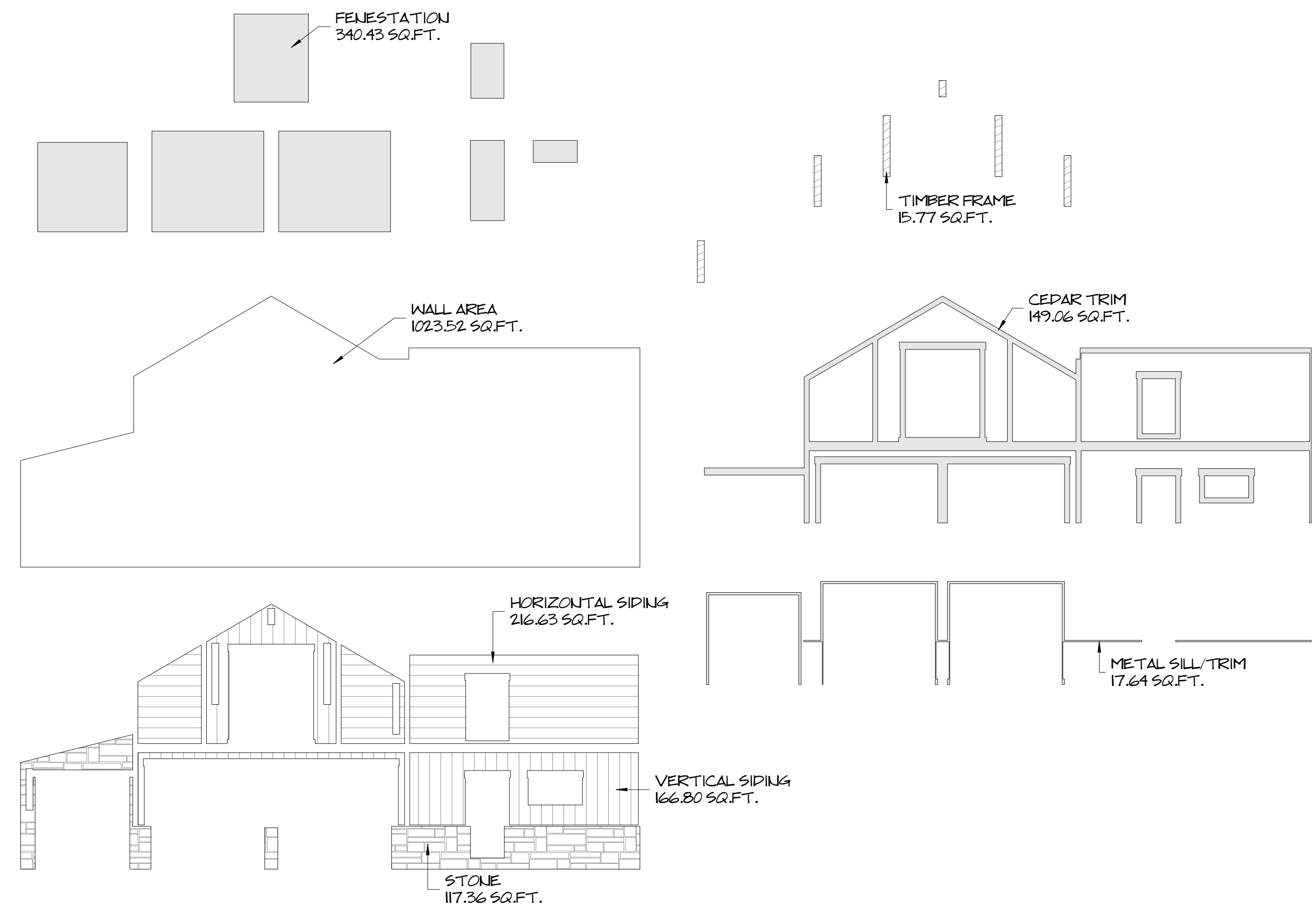
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A-6.2



1 WALL AREAS - LEFT SIDE (WEST) ELEVATION
1/8" = 1'-0"



2 WALL AREAS - GARAGE FRONT (SOUTHEAST) ELEVATION
1/8" = 1'-0"



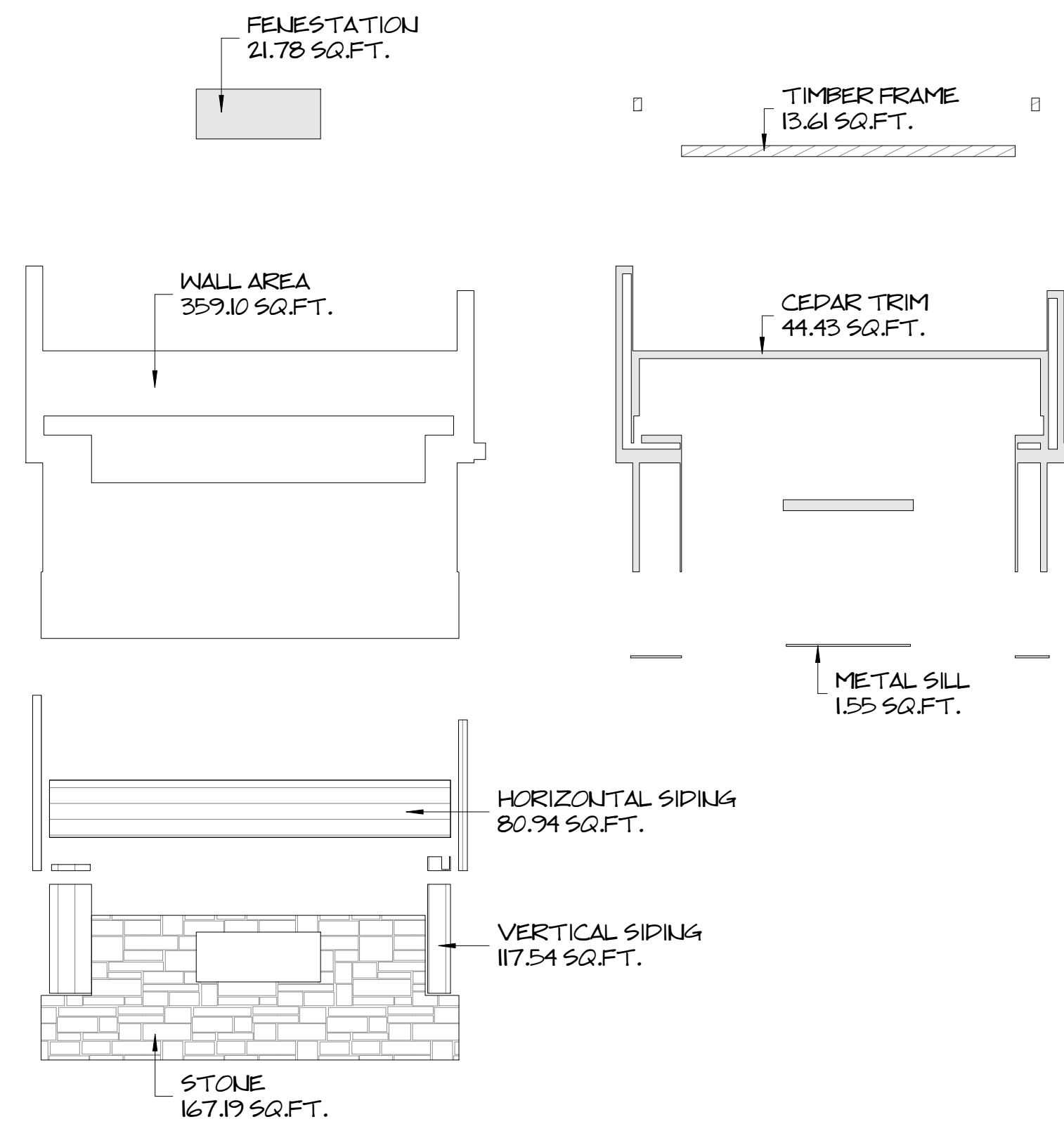
WALL AREAS

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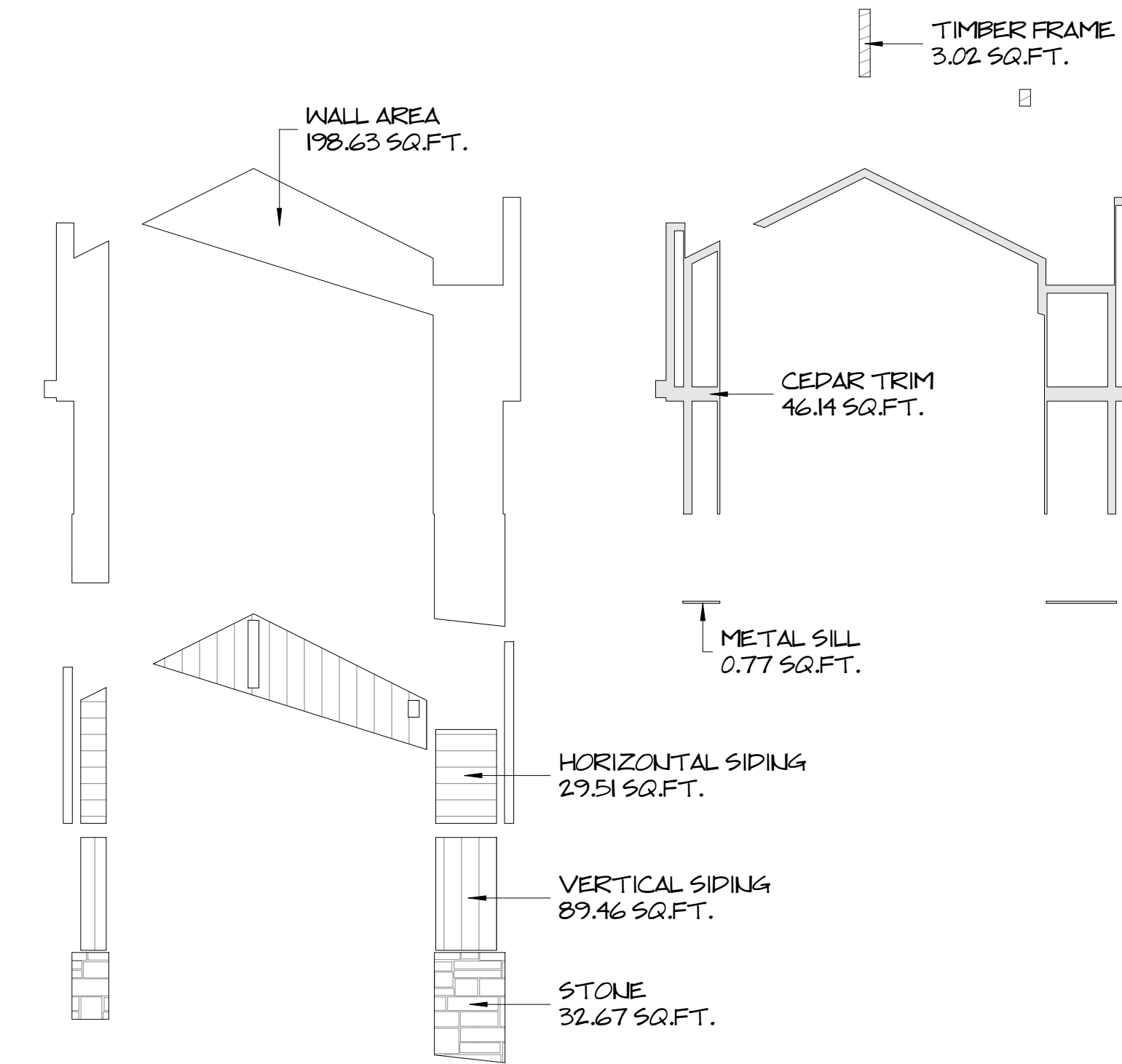
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1 WALL AREAS - GARAGE SIDE (SOUTH WEST) ELEVATION
1/8" = 1'-0"



2 WALL AREAS - GARAGE SIDE (NORTH EAST) ELEVATION
1/8" = 1'-0"



WALL AREAS

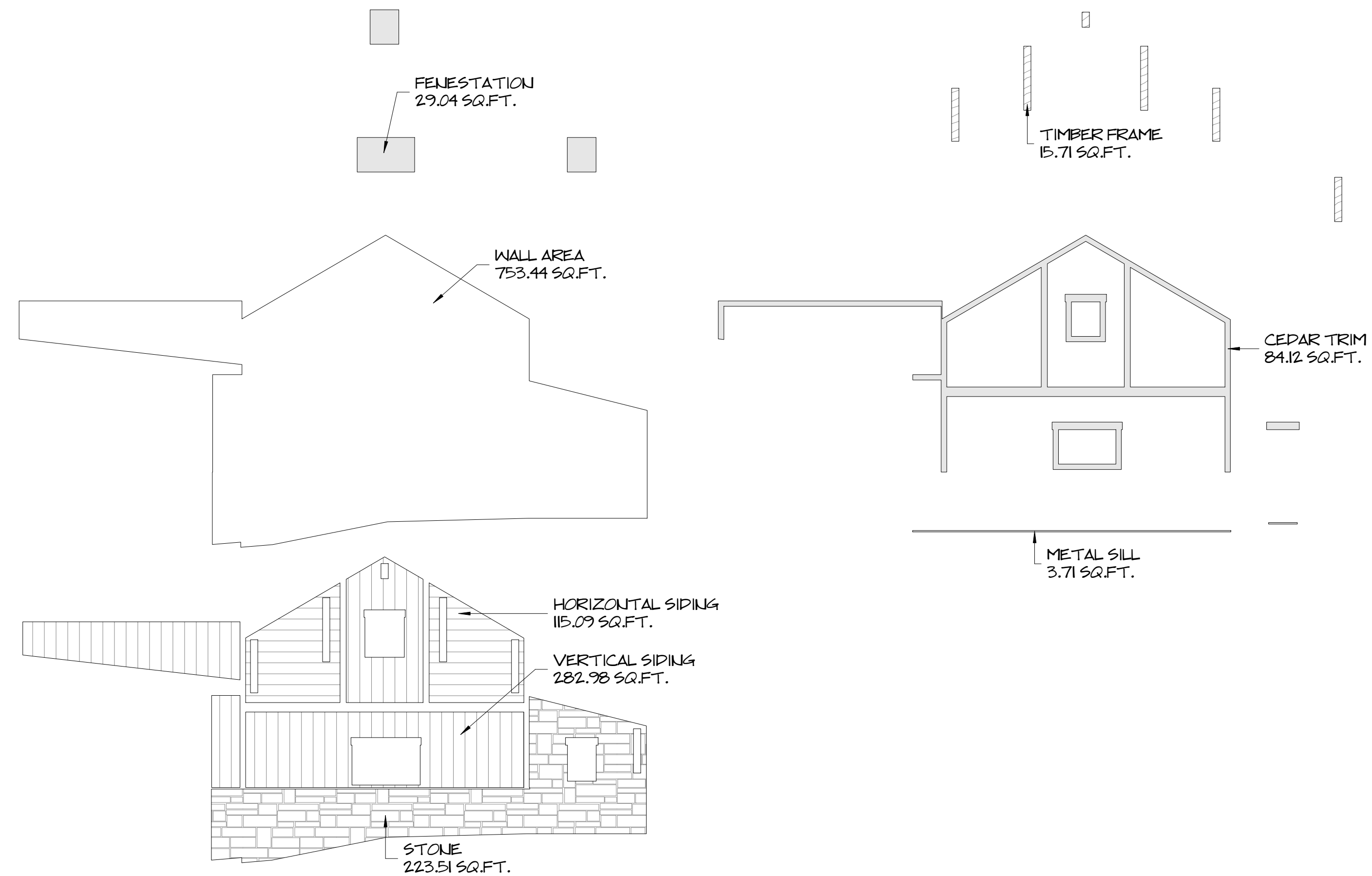
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1 WALL AREAS - GARAGE REAR (NORTH WEST)
 ELEVATION
 1/8" = 1'-0"



WALL AREAS

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 V0A 1H0

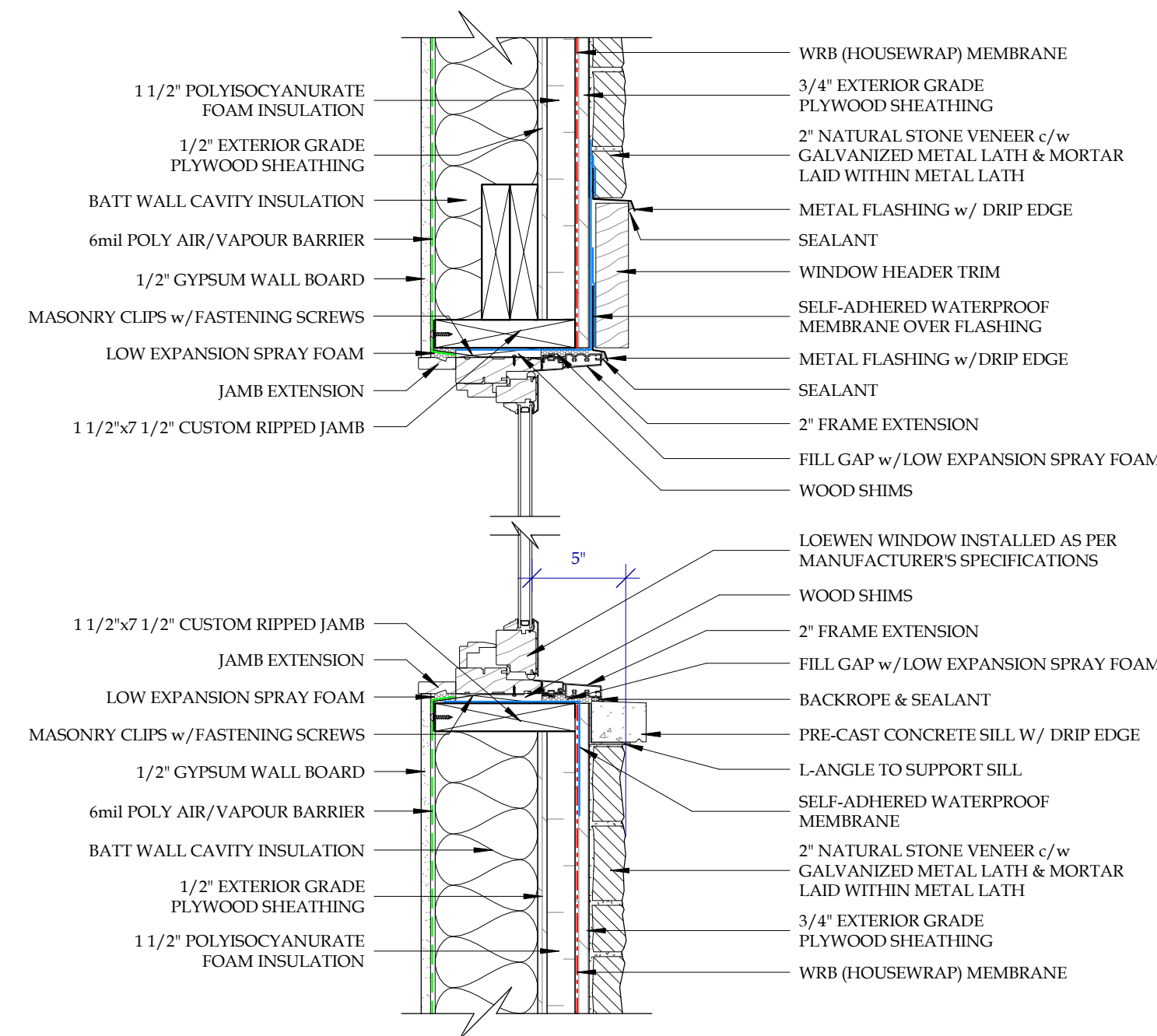
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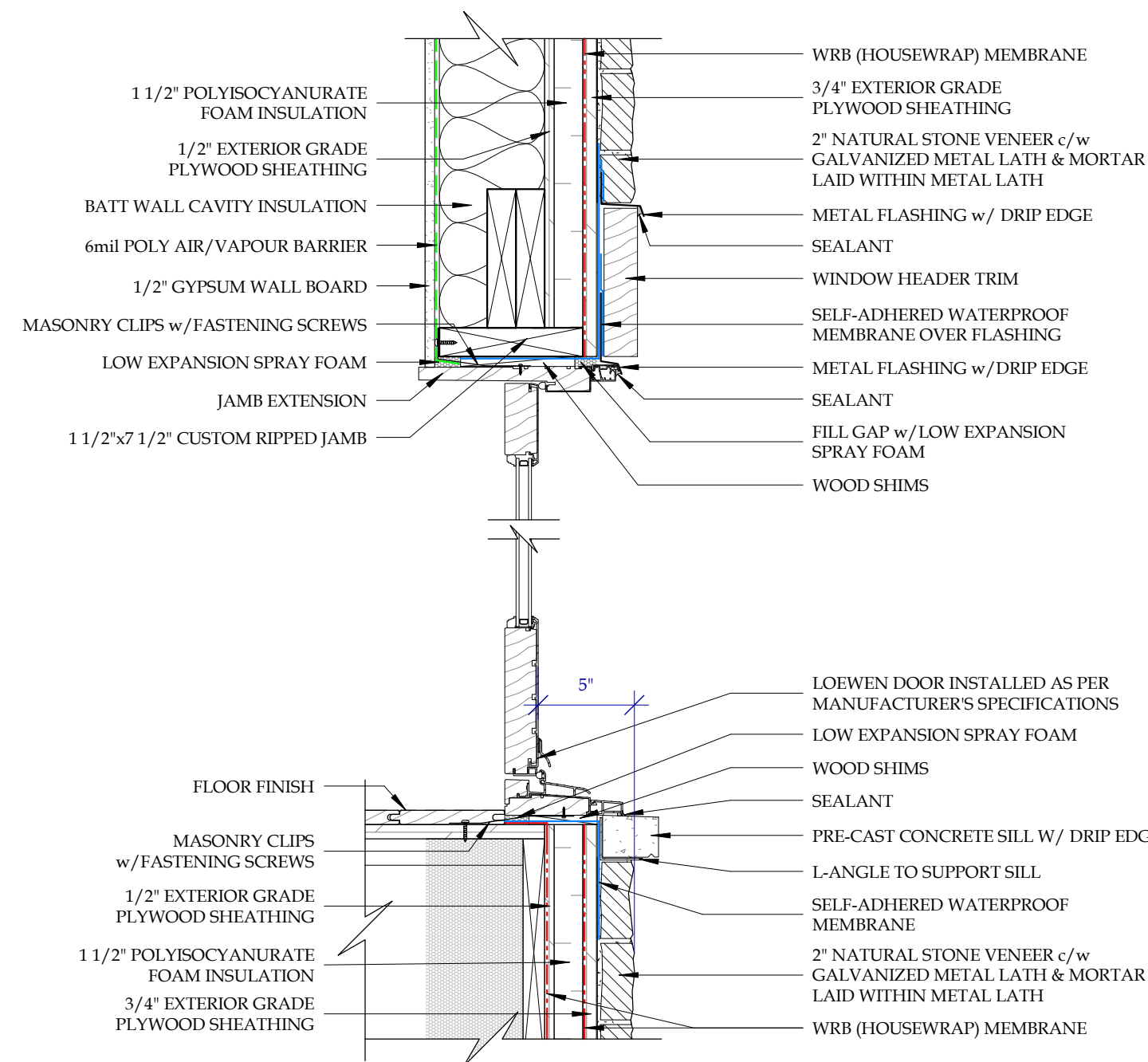
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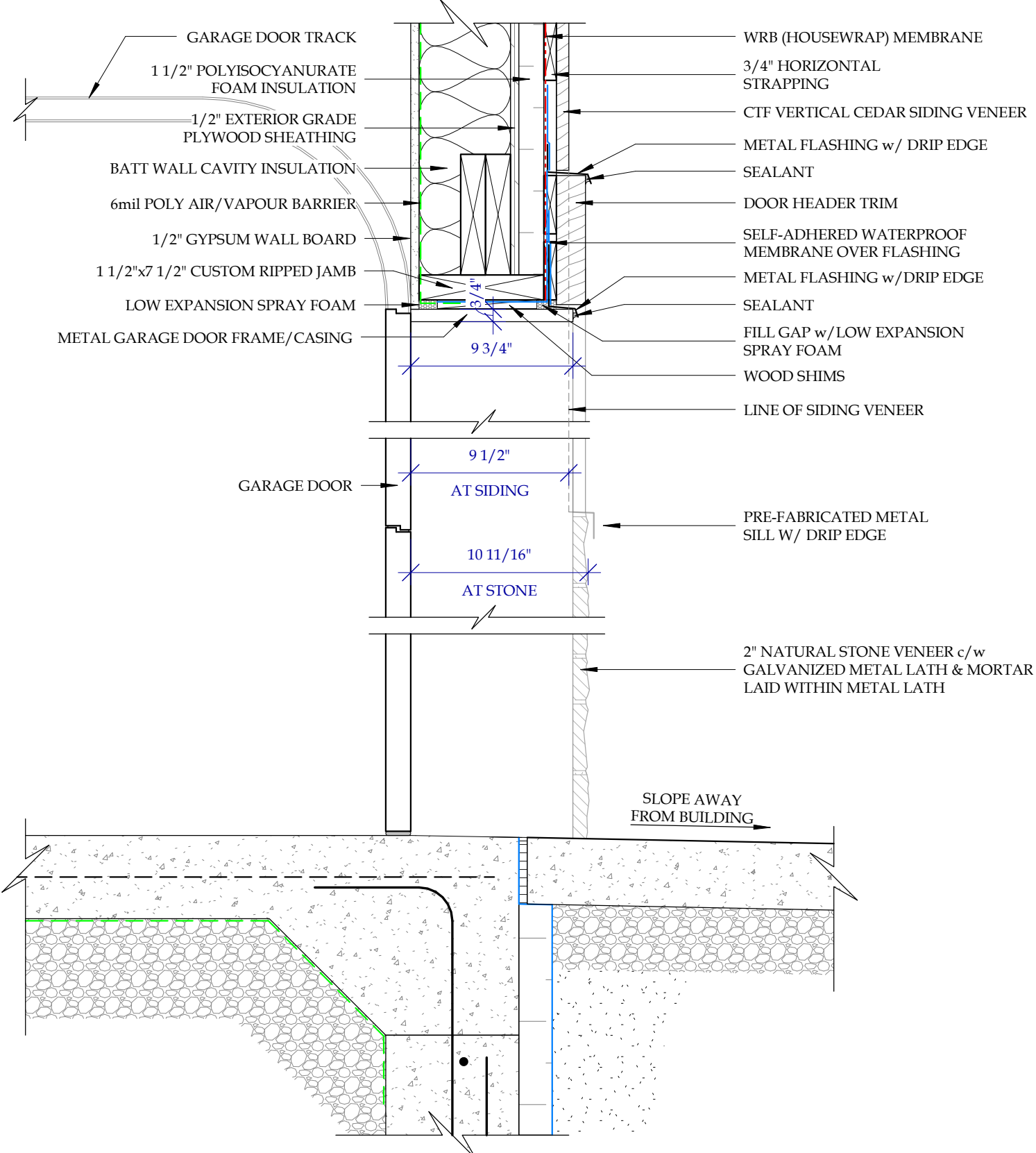
A-6.5



WINDOW SILL & HEADER DETAIL
AT 2" STONE VENEER



DOOR SILL & HEADER DETAIL
AT 2" STONE VENEER



GARAGE DOOR SILL & HEADER DETAIL
AT SIDING & 2" STONE VENEER

EXTERIOR DOOR SCHEDULE

TAG	TYPE	FRAME WIDTH	FRAME HEIGHT	R.O. WIDTH	R.O. HEIGHT	SILL HEIGHT	HEAD HEIGHT	LEVEL	MANUFACTURER	ROOM NAME	ROOM #
D001	SLIDING DOOR	11'-8 1/2"	7'-10 1/2"	11'-9 1/4"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SLAB - BASEMENT	Loewen	KIDS BEDROOM#1	006
D002	SLIDING DOOR	11'-8 1/2"	7'-10 1/2"	11'-9 1/4"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SLAB - BASEMENT	Loewen	FAMILY ROOM	003
D003	SLIDING DOOR	11'-8 1/2"	7'-10 1/2"	11'-9 1/4"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SLAB - BASEMENT	Loewen	2ND MASTER	001
D101	SINGLE DOOR	3'-4 5/16"	7'-10 1/2"	3'-5 1/16"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	ENTRY	101
D102	SINGLE DOOR	3'-0 3/8"	7'-10 1/2"	3'-1 1/8"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	COVERED PORCH	114
D103	SLIDING DOOR	11'-8 1/2"	7'-10 1/2"	11'-9 1/4"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	DINING	103
D104	SLIDING DOOR	11'-8 1/2"	7'-10 1/2"	11'-9 1/4"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	MASTER BEDROOM	106
D105	SINGLE DOOR	3'-0 3/8"	7'-2"	3'-1 1/8"	7'-2 3/8"	0'-0"	7'-2"	T/O SUBFLOOR - MAIN	Loewen	MUDROOM	109
D106	O.H. GARAGE DOOR	10'-0"	9'-0"	10'-2"	9'-1"	0'-0"	9'-0"	T/O SLAB - GARAGE	Loewen	GARAGE	113
D107	O.H. GARAGE DOOR	10'-0"	9'-0"	10'-2"	9'-1"	0'-0"	9'-0"	T/O SLAB - GARAGE	Loewen	GARAGE	113
D108	O.H. GARAGE DOOR	8'-0"	8'-0"	8'-2"	8'-1"	0'-0"	8'-0"	T/O SLAB - GARAGE	Loewen	GARAGE	113
D201	SLIDING DOOR	6'-7 7/8"	7'-10 1/2"	6'-8 5/8"	7'-10 7/8"	0'-0"	7'-10 1/2"	T/O SUBFLOOR - SECOND	Loewen	UPPER BEDROOM	201

EXTERIOR WINDOW SCHEDULE

TAG	TYPE	FRAME WIDTH	FRAME HEIGHT	R.O. WIDTH	R.O. HEIGHT	SILL HEIGHT	HEAD HEIGHT	LEVEL	MANUFACTURER	ROOM NAME	ROOM #
001	Fixed	3'-5 1/4"	2'-7 1/2"	3'-6"	2'-8 1/4"	4'-8"	7'-3 1/2"	T/O SLAB - BASEMENT	Loewen	BATH	126
002	Casement	3'-5 1/4"	4'-7 1/8"	3'-6"	4'-7 7/8"	3'-3 3/8"	7'-10 1/2"	T/O SLAB - BASEMENT	Loewen	KIDS BEDROOM#2	008
003	Casement	3'-5 1/4"	4'-7 1/8"	3'-6"	4'-7 7/8"	3'-3 3/8"	7'-10 1/2"	T/O SLAB - BASEMENT	Loewen	KIDS BEDROOM#2	008
004	Fixed	4'-11 1/16"	2'-7 1/2"	4'-11 13/16"	2'-8 1/4"	4'-8"	7'-3 1/2"	T/O SLAB - BASEMENT	Loewen	BATH	120
005	Fixed	1'-3 3/4"	7'-10 1/2"	1'-4 1/2"	7'-11 1/4"	0'-0"	7'-10 1/2"	T/O SLAB - BASEMENT	Loewen	FAMILY ROOM	003
006	Fixed	3'-5 1/4"	2'-7 1/2"	3'-6"	2'-8 1/4"	4'-8"	7'-3 1/2"	T/O SLAB - BASEMENT	Loewen	ENSUITE	122
101	Fixed	1'-7 11/16"	6'-10 11/16"	1'-8 7/16"	6'-11 7/16"	0'-11 13/16"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	ENTRY	101
102	Fixed	5'-0"	1'-7 11/16"	5'-0 3/4"	1'-8 7/16"	7'-10 1/2"	9'-6 3/16"	T/O SUBFLOOR - MAIN	Loewen	ENTRY	101
103	Casement	2'-11 7/16"	4'-7 1/8"	3'-0 3/16"	4'-7 7/8"	3'-6"	8'-1 1/8"	T/O SUBFLOOR - MAIN	Loewen	KITCHEN	104
104	Fixed	2'-11 7/16"	1'-11 5/8"	3'-0 3/16"	2'-0 3/8"	8'-11 1/8"	10'-0 3/4"	T/O SUBFLOOR - MAIN	Loewen	KITCHEN	104
105	Casement	2'-11 7/16"	4'-7 1/8"	3'-0 3/16"	4'-7 7/8"	3'-6"	8'-1 1/8"	T/O SUBFLOOR - MAIN	Loewen	KITCHEN	104
106	Fixed	2'-11 7/16"	1'-11 5/8"	3'-0 3/16"	2'-0 3/8"	8'-11 1/8"	10'-0 3/4"	T/O SUBFLOOR - MAIN	Loewen	KITCHEN	104
107	Casement	1'-11 5/8"	3'-11 1/4"	2'-0 3/8"	4'-0"	2'-11 7/16"	6'-10 11/16"	T/O SUBFLOOR - MAIN	Loewen	PANTRY	105
108	Casement	1'-11 5/8"	4'-11 1/16"	2'-0 3/8"	4'-11 13/16"	2'-11 7/16"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	DINING	103
110	Fixed	2'-11 7/32"	1'-11 5/8"	2'-11 31/32"	2'-0 3/8"	8'-10"	10'-9 5/8"	T/O SUBFLOOR - MAIN	Loewen	DINING	103
111	Fixed	4'-11 1/16"	2'-11 7/16"	4'-11 13/16"	3'-0 3/16"	8'-10"	11'-9 7/16"	T/O SUBFLOOR - MAIN	Loewen	DINING	103
112	Fixed	2'-11 7/32"	1'-11 5/8"	2'-11 31/32"	2'-0 3/8"	8'-10"	10'-9 5/8"	T/O SUBFLOOR - MAIN	Loewen	DINING	103
113	Fixed	3'-11 1/4"	4'-10 1/2"	4'-0"	4'-11 1/4"	3'-0"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	DINING	103
114	Awning	2'-11 7/16"	1'-7 11/16"	3'-0 3/16"	1'-8 7/16"	1'-7 11/16"	3'-3 3/8"	T/O SUBFLOOR - MAIN	Loewen	COVERED PORCH	114
115	Fixed	2'-11 7/16"	4'-7 1/8"	3'-0 3/16"	4'-7 7/8"	3'-3 3/8"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	COVERED PORCH	114
116	Awning	3'-3 3/8"	1'-7 11/16"	3'-4 1/8"	1'-8 7/16"	1'-7 11/16"	3'-3 3/8"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
117	Fixed	3'-3 3/8"	4'-7 1/8"	3'-4 1/8"	4'-7 7/8"	3'-3 3/8"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
118	Fixed	6'-10 11/16"	6'-2 13/16"	6'-11 7/16"	6'-3 9/16"	1'-7 11/16"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
119	Awning	3'-3 3/8"	1'-7 11/16"	3'-4 1/8"	1'-8 7/16"	1'-7 11/16"	3'-3 3/8"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
120	Fixed	3'-3 3/8"	4'-7 1/8"	3'-4 1/8"	4'-7 7/8"	3'-3 3/8"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
121	Fixed	3'-3 3/8"	3'-3 3/8"	3'-4 1/8"	3'-4 1/8"	8'-10"	12'-1 3/8"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
122	Fixed	3'-3 3/8"	1'-7 11/16"	3'-4 1/8"	1'-8 7/16"	12'-1 3/8"	13'-9 1/16"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
123	Fixed	6'-10 11/16"	5'-3"	6'-11 7/16"	5'-3 3/4"	8'-10"	14'-1"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
125	Fixed	6'-10 11/16"	1'-7 11/16"	6'-11 7/16"	1'-8 7/16"	14'-1"	15'-8 11/16"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
126	Fixed	3'-3 3/8"	3'-3 3/8"	3'-4 1/8"	3'-4 1/8"	8'-10"	12'-1 3/8"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
127	Fixed	3'-3 3/8"	1'-7 11/16"	3'-4 1/8"	1'-8 7/16"	12'-1 3/8"	13'-9 1/16"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
128	Fixed	1'-3 3/4"	6'-2 13/16"	1'-4 1/2"	6'-3 9/16"	1'-7 11/16"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
129	Fixed	1'-3 3/4"	4'-11 1/16"	1'-4 1/2"	4'-11 13/16"	8'-10"	13'-9 1/16"	T/O SUBFLOOR - MAIN	Loewen	GREAT ROOM	102
130	Fixed	2'-11 7/32"	1'-11 5/8"	2'-11 31/32"	2'-0 3/8"	8'-10"	10'-9 5/8"	T/O SUBFLOOR - MAIN	Loewen	MASTER BEDROOM	106
131	Fixed	4'-11 1/16"	2'-11 7/16"	4'-11 13/16"	3'-0 3/16"	8'-10"	11'-9 7/16"	T/O SUBFLOOR - MAIN	Loewen	MASTER BEDROOM	106
132	Fixed	2'-11 7/32"	1'-11 5/8"	2'-11 31/32"	2'-0 3/8"	8'-10"	10'-9 5/8"	T/O SUBFLOOR - MAIN	Loewen	MASTER BEDROOM	106
133	Casement	2'-11 7/16"	4'-11 1/16"	3'-0 3/16"	4'-11 13/16"	2'-11 7/16"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	MASTER BEDROOM	106
134	Casement	2'-11 7/16"	4'-11 1/16"	3'-0 3/16"	4'-11 13/16"	2'-11 7/16"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	MASTER BEDROOM	106
135	Fixed	2'-3 9/16"	1'-9"	2'-4 5/16"	1'-9 3/4"	4'-8"	6'-5"	T/O SUBFLOOR - MAIN	Loewen	MASTER BATH	107
136	Fixed	2'-3 9/16"	1'-9"	2'-4 5/16"	1'-9 3/4"	4'-8"	6'-5"	T/O SUBFLOOR - MAIN	Loewen	MASTER BATH	107
137	Fixed	3'-11 1/4"	4'-5"	4'-0"	4'-5 3/4"	2'-0"	6'-5"	T/O SUBFLOOR - MAIN	Loewen	MASTER BATH	107
138	Casement	1'-11 5/8"	1'-11 5/8"	2'-0 3/8"	2'-0 3/8"	5'-11 7/16"	7'-11 1/16"	T/O SUBFLOOR - MAIN	Loewen	MASTER BATH	107
139	Fixed	1'-11 5/8"	1'-11 5/8"	2'-0 3/8"	2'-0 3/8"	5'-11 7/16"	7'-11 1/16"	T/O SUBFLOOR - MAIN	Loewen	MASTER BATH	107
140	Casement	1'-11 5/8"	1'-11 5/8"	2'-0 3/8"	2'-0 3/8"	5'-11 7/16"	7'-11 1/16"	T/O SUBFLOOR - MAIN	Loewen	MASTER BATH	107
141	Casement	2'-5 1/2"	4'-11 1/16"	2'-6 1/4"	4'-11 13/16"	2'-11 7/16"	7'-10 1/2"	T/O SUBFLOOR - MAIN	Loewen	LAUNDRY	123
142	Casement	2'-5 1/2"	2'-11 7/16"	2'-6 1/4"	3'-0 3/16"	4'-7 9/16"	7'-7"	T/O SLAB - GARAGE	Loewen	GARAGE	113
143	Casement	2'-5 1/2"	2'-11 7/16"	2'-6 1/4"	3'-0 3/16"	4'-7 9/16"	7'-7"	T/O SLAB - GARAGE	Loewen	GARAGE	113
144	Casement	2'-5 1/2"	2'-11 7/16"	2'-6 1/4"	3'-0 3/16"	4'-7 9/16"	7'-7"	T/O SLAB - GARAGE	Loewen	GARAGE	113
145	Casement	2'-5 1/2"	2'-11 7/16"	2'-6 1/4"	3'-0 3/16"	4'-7 9/16"	7'-7"	T/O SLAB - GARAGE	Loewen	GARAGE	113
146	Fixed	2'-5 1/2"	2'-11 7/16"	2'-6 1/4"	3'-0 3/16"	4'-7 9/16"	7'-7"	T/O SLAB - GARAGE	Loewen	GARAGE	113
147	Casement	2'-5 1/2"	2'-11 7/16"	2'-6 1/4"	3'-0 3/16"	4'-7 9/16"	7'-7"	T/O SLAB - GARAGE	Loewen	GARAGE	113
148	Fixed	3'-11 1/4"	1'-11 5/8"	4'-0"	2'-0 3/8"	5'-23 5/8"	7'-2"	T/O SUBFLOOR - MAIN	Loewen	MUDROOM	109
201	Casement	2'-5 1/2"	2'-11 7/16"	2'-6 1/4"	3'-0 3/16"	3'-11 5/8"	6'-11 1/16"	T/O SUBFLOOR - SECOND	Loewen	UPPER BATH	202
202	Fixed	2'-11 7/16"	4'-11 1/16"	3'-0 3/16"	4'-11 13/16"	0'-4"	5'-3 1/16"	T/O SUBFLOOR - SECOND	Loewen	MUDROOM	109



WINDOW & DOOR SCHEDULE & DETAILS

P.O. BOX 1665
GOLDEN, BRITISH COLUMBIA, CANADA
V0A 1H0
OFFICE: (250) 348-2231
FAX: (250) 348-2244
WEB: WWW.CANADIANTIMBERFRAMES.COM

MOODY RESIDENCE
20130
2021-06-23 9:28:13 AM

ISSUED FOR: DRB REVIEW

THESE DRAWINGS ARE THE PROPERTY OF CANADIAN TIMBERFRAMES LTD. AND MAY NOT BE REPRODUCED OR COPIED WITHOUT OUR WRITTEN CONSENT. ALL DESIGNS, IDEAS, AND CONCEPTS DEVELOPED IN THIS DRAWING SHALL REMAIN AT ALL TIMES THE SOLE PROPERTY OF CANADIAN TIMBERFRAMES LTD.

A-7.1



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: 129 Adams Way
Mountain Village, CO 81435

Architect: Architects Collaborative

- 1) 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.
- 2) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.
- 3) TFPD recommends the installation of a Knox Box for access during emergency situations.

John A. Miller

From: Gordon E. Jensen <gordonj@cox.net>
Sent: Wednesday, June 9, 2021 12:48 PM
To: John A. Miller
Cc: jennifersullivan45@att.net
Subject: LOT 510 DRB

John;

We spoke a while back regarding the subject application. I understand that it is on the agenda for tomorrow.

The past week I have been recovering from surgery and missed the fact that written comment was due 48 hours prior to meeting. Accordingly, I hope to be up to participating in the log in/call in component tomorrow. No real objections but a couple of comments that might keep both the proposer and myself happier in the long run.

Trees at NW corner of lot will unnecessarily impact both the proposer's and neighbors' views. Perhaps more between the houses and some along the road to conceal drive would be a better approach.

Special attention should be given to waterproofing on the southern and southeastern portions of the subgrade "basement" level. Drainage scheme at footings as well. There are various levels at which groundwater from the manmade wetlands on the 15th hole present on the north side of Russell at certain times of the year.

The sample board does not present the order of magnitude, color, or type of rock to be used in the proposed retaining wall at and encroaching on the TS&G general easement. Are these large boulders? Will they match the Telluride Stone on the house?

Guessing just a few minutes to mention these items.

Thanks.

Gordon & Kathleen Jensen Family Trust (Owner of Lot 509) Gordon E. Jensen, Trustee gordonj@cox.net
(602)513-9150 Cell



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

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; July 1, 2021

DATE: June 18, 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.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

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

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

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

ATTACHMENTS

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



Figure 1: Vicinity Map

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

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

Table 1

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

Design Review Board Specific Approvals:

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

Design Review Board Design Variation:

1. **Road and Driveway Standards**

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates flat roof forms which are limited to 35 feet. The maximum average height must be at or below 30 feet for flat roof forms. The average height is an average of measurements from a point halfway between the parapet and the roof surface. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Based on the heights provided as part of the submittal documents, the maximum building height as proposed is 25'-7" from the highest ridge to the grade below and the maximum average building height is shown at 18'-2". As part of the height analysis, the applicant has provided a parallel plane analysis demonstrating that no portion of the home

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

17.3.14: General Easement Setbacks

Lot 729R-7 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: Discussed below.*
- *Utilities: Gas, Water, Cable, Electric, and Phone are already located within Pennington Place and will require crossing the GE to the home. Within the Pennington Place right of way, there are also sewer connections, but due to topography, the applicant may choose to access the sewer main to the West of the property on OS-28. This connection may require that the applicant work with Telluride Ski and Golf to obtain access if there is not currently legal access for this connection.*
- *Landscaping: There is landscaping proposed in the majority of the GE areas surrounding the home. At initial review, Staff requested more information regarding irrigation locations which have been provided as part of the FAR plan set. It should be noted that a small area of irrigation as shown is located in Town Right of Way, and prior to submittal for Building permit, must be shown and located within Lot 729R-7.*

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

- *Driveway: The driveway crosses the GE from Pennington Place to access the Lot. While driveways are permitted within the GE, the aim is for the drive to cross the GE in a way that limits overall impacts such as a perpendicular crossing. In this case, the driveway crosses and travels near and/or within the southern GE to*

access the garage on the southwest side of the home. The DRB discussed this design at initial review, and was generally comfortable with the driveway as shown.

- *Retaining Walls: Due to the topography of the site along with its narrowness, the applicants are proposing a series of retaining walls associated with the driveway within the Southern GE. It should be noted that due to the topography of the site, this retaining wall will not be seen from Mountain Village Blvd. The DRB discussed this at initial and requested additional renderings of the driveway and parking area to make a final determination. The applicant has provided this as part of the updated application materials.*
- *Landscaping: At initial review, the applicant requested that a small area of what appeared to be a stone pathway be constructed in the northern GE. This request is no longer shown on the landscaping plans and no longer needs approval.*

It should be noted that regardless of the encroachment, the DRB can waive the GE setback or other setbacks and allow for prohibited activities if it is determined that the applicant has demonstrated hardship and mitigated off-site impacts. The applicants have addressed these criteria as part of their provided narrative. It should be noted that any foundation walls that are within 5' of the GE will require a footer survey prior to pouring concrete to ensure there are no additional encroachments into the GE area.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The CDC provides design theme characteristics that attempt to link existing and new architecture throughout the Mountain Village. Although we have a broad spectrum of architectural mountain vernaculars, the link typically is accomplished through the use of strong material palettes of stone, metal, and wood.

The home, although very modern with its flat roof design has done well at incorporating this material palette in a way that links the design to existing homes in the Mountain Village. While the design is modern in form and massing, staff believes that the applicant has been responsive to the specific site constraints in order to limit overall site disturbance and comply with the restrictive height covenant that is unique to the Lot. It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular.

17.5.5: Building Siting Design

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

Staff: Lot 729R-7 is a 0.648-acre lot that slopes from a high point at its northeast corner along Pennington Place, down to the low point at its southwest corner bordering OS Tract

28. The applicant has indicated that the site is entirely free of trees and generally is vegetated with grasses only. Although sloped, no area of the Lot has slopes over 30%.

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

17.5.6: Building Design

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a material mixture of what appears to be a light-colored rough cut veneer (Rough Stone) in a rectangular pattern, similarly light-colored honed stone panels, and grey board form concrete. These materials wrap the home entirely and contrast very nicely with the proposed metal elements of the façade. The DRB will need to grant specific approval for the use of board form concrete as well as the metal fascia. The use of wood is limited to the soffit of the home and is proposed as a stained tongue and groove soffit.

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

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

A condition of initial review was to detail snowmelt areas, and this has been updated for final – calling out 248 sq ft of snowmelt as shown on page A2.0.

17.5.7: Grading and Drainage Design

Staff: The applicant provided an updated grading and drainage plan for final review meeting the requirements of the CDC. The plan shows areas of grading and disturbance, as well as finished slope calculations and areas of retainage. Due to the size of the lot and the home, there is grading proposed within the GE as well as a retaining wall associated with the driveway. The plan does demonstrate the positive drainage away from the home in accordance with CDC requirements.

17.5.8: Parking Regulations

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

1. The applicant is requesting the DRB approve the request for tandem parking. The CDC allows for the DRB to grant this request for Lots smaller than 0.75 acres.

Tandem parking has been requested for both the enclosed tandem space as well as the surface spaces. Due to the size and narrowness of this Lot, staff does not take issue with this request.

17.5.9: Landscaping Regulations

The applicant has provided an updated landscaping plan for final review that was revised to include the following items addressing staff's initial concerns:

- 1. Increased the diversity of plants and provided a specific planting schedule.*
- 2. Provided updated native grass mixture specs.*
- 3. Included specific irrigation notes and locations. Irrigation shown within the GE will require specific DRB approval and a GE encroachment agreement.*

Staff will note that the landscaping plan includes cedar mulch in the planting beds, which could present a wildfire issue and would be better suited as a non-flammable material.

17.5.11: Utilities

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

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan for final review. This plan included the proposed fixtures for the home and lot, as well as cut-sheet materials, and photometrics for the site. I would note that although the proposed fixtures A and B do not meet the lumen requirements of the CDC but the applicant has indicated that all lighting is to be incorporated into the home lighting control system. This should allow the proposed lighting to meet the CDC requirements. The DRB should discuss this and determine if this is appropriate. If not, then the applicant shall revise fixtures A and B. In addition, there is a large amount of lighting within the landscaping plan that appears to be in excess and/or potentially landscaping lighting. Staff recommends removing all bollards from the plan, but otherwise does not take issue with lighting within the retaining wall to aid with parking safety.

17.5.13: Sign Regulations

Staff: The applicant has provided details for the address monument of the home. It appears that the monument's design generally meets the requirements of the CDC. Since initial review, the applicant has provided additional details requested by staff to demonstrate that the proposed method of illumination is meeting the requirements of the CDC. The location of the monument seems logical and visible as shown in the GE. The owner will be required to enter into a GE encroachment agreement with the Town for the address monument.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: As part of the landscaping plan, the applicant did include information related to fire mitigation for the Lot. Given that the lot is completely free of trees, the Fire Mitigation Plan should focus on how the proposed landscaping for the home does not create a fire danger. Staff does not take issue with the conifers located along Pennington Place as they create additional screening, and otherwise the plantings are all listed on the CSU Firewise planting list. As mentioned above, the flammable mulch should be revised to a material more suitable for a wildfire zone.

17.6.6: Roads and Driveway Standards

Staff: The CDC requires driveways under 150 feet in length have a minimum paved surface of 12 feet width and 2-foot shoulders on each side and as shown the applicant is meeting that requirement.

The maximum grade of the driveway appears to be approximately 8% and overall, it ranges from 4-8% grade. The applicant revised driveway grades as requested at initial review and are now meeting the grade requirements of the CDC. The retaining walls on the south side of the driveway do not meet the requirements of the CDC as shown for heights of retaining walls associated with driveway and parking areas –requiring a design variation.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has revised the floorplans since initial review to specify that all fireplaces are gas burning.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has provided a CMP as part of the revised submittal addressing the majority of the requirements of the CDC. As part of the building permit submittal, this plan should be slightly revised to provide additional stormwater protections along Pennington Place to ensure that no silt inadvertently leaves the site in the roadway swale, as well as addressing on-street parking needs which staff assumes will be required during the initial excavation of the site.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 729R-7, 87 Pennington Place based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 729R-7, based on the evidence provided within the Staff Report of record dated June 18, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

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

Design Review Board Design Variation:

- 1) Road and Driveway Standards

And, with the following conditions:

- 1) As part of the Building Permit submittal, the applicant shall update the landscape plan and fire mitigation plan to remove flammable mulch products from zone 1.
- 2) As part of the Building Permit submittal, the applicant shall revise the exterior lighting plan to include remove the landscaping bollards from the Lot in their entirety.
- 3) As part of the Building Permit submittal, the applicant shall revise the construction mitigation plan to include additional silt fencing along Pennington Place, as well as include additional on-street parking requests.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the west of the home or submit a revised utility plan to the public works director that provides access from Pennington Place.
- 6) 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) 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.
- 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) 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



LOT 729R-7 FINAL ARCHITECTURE & SITE REVIEW



DRB INITIAL REVIEW

The DRB approved the Initial Architecture and Site Review on February 22, 2021 subject to the following conditions (our responses shown in *italics*):

1. Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate all exterior snowmelt areas.
There is only one exterior snowmelt area at the "Outdoor Lounge" which contains 248 sf of radiant in-floor heat. This can be seen on sheet A2.0
2. Prior to the submittal for a Final Architectural Review, the applicant shall revise the Civil Engineering drawings to provide final slope calculations.
This condition has been met. Please refer to the Civil drawings.
3. Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan and fire mitigation plan to address the concerns of this report.
This condition has been met. Please refer to the landscaping plans.
4. Prior to the submittal for a Final Architectural Review, the applicant shall provide an exterior lighting plan to include specific fixture cut sheets, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
This condition has been met.
5. Prior to the submittal for a Final Architectural Review, the applicant shall revise the driveway widths and overall grades to comply with the CDC requirements.
This condition has been met.
6. Prior to the submittal for a Final Architectural Review, the applicant shall provide a construction mitigation plan.
This condition has been met.
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.
This condition should carry forward and will be included in the Final Plan approval. Current shown location of utility connections have been advised through the consultation of public works.
8. Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the west of the home or submit a revised utility plan to the public works director that provides access from Pennington Place.
This condition should carry forward and will be included in the Final Plan approval.
9. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-

combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

This condition should carry forward. Notation has been added to relevant plan and elevation sheets regarding non-combustible construction.

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

This condition is understood by the applicant.

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.

This condition should carry forward and be included in the Final Plan approval.

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.

This condition should carry forward and be included in the Final Plan approval.

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

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

This condition should carry forward and be included in the Final Plan approval.

SPECIFIC DESIGN APPROVALS

We are seeking four (4) specific design approvals as follows:

1. Variation to 17.5.6(E)(3) to allow for the use of metal as a material for the fascia.
2. Variation to 17.3.14(F) to allow for a General Easement Encroachment.
3. Variation to 17.5.6(E)(7)(b) to allow for the use of board form concrete as an accent material to a few exterior elements.
4. Variation to 17.5.8(A)(2) for the use of tandem parking.

CDC Section 17.5.6(E)(3) states that metal fascia material requires a specific approval. We are using a thin dark bronze metal that is bonded to a substrate as our fascia material on all our flat roof overhangs. This material is meant to strengthen the horizontal nature of the architecture and will match the window and door frames.

CDC Section 17.3.14(F) states that the DRB may waive the general easement setback. In our Initial DRB meeting, the board was in general agreement that we had a justifiable reason to allow a portion of the driveway and the accompanying retaining wall to encroach into the GE. Our initial responses to the CDC guidelines are provided below (with our responses in blue):

- 1.** The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
 - Lot 729R-7 has a number of unique attributes and constraints that have driven the current design of the residence.
The site is graced with ample views from the northwest to the northeast. Any well designed house in The Mountain Village would take advantage of these views. To maximize this asset, we placed the entrance on the southern side, allowing the occupants to take advantage of these views from the moment they step into the house. We also placed the garage and accompanying auto court to the southern side. This creates advantages for both the occupants and the surrounding community. For the occupants, this keeps any driveway and connecting hardscape out of the primary north views, allowing a yard and landscaping to compliment the view side of the house. The driveway and autocourt are located on the southern side of the residence where there is the most sun exposure to melt off snow accumulation. For the community, the most attractive parts of the house are exposed, while the driveway and parking areas are almost completely hidden by the house and retaining wall.
The small size and relatively narrow shape of the property reduces the width of the lot, especially toward the southwestern end. The private covenant height restriction imposed on the property practically prohibits the residence from having an upper level. Even with flat roofs, the only way for an appropriately designed and sized program to work would be to spread out a main level with a walkout basement.
To be able to design an appropriately sized and programmed house, take advantage of the site features and minimize the impact to the community under these constraints, our driveway needs to be able to run along the southern property edge.
- 2.** The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
 - The size, shape and sloping grade of the site create a limited number of options for siting the programmatic elements of the residence. The private height restriction,

combined with the program requirements, create the need for the driveway to encroach into the easement.

3. No unreasonable negative impacts result to the surrounding properties;
 - One of the main reasons we justified encroaching into the General Easement was the fact that the property is adjacent to an Open Space Tract. The encroachment occurs on the southeastern side of the property that is adjacent to this open space. Private property is unaffected by our encroachment. Also, since our driveway would be lower than the natural grade, the public would not be able to see any evidence of this encroachment from the street.
4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
 - Any disturbance to the general easement, where our driveway and retaining wall is not present, will be returned to the natural state.
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
 - The Public Works Department has made no comment regarding our GE encroachment.
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
 - We agree to entering into an encroachment agreement
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.
 - From the Open Space Tract, all vegetation will be returned to a natural state. There will only be an approximate 6" protrusion of the top of the retaining wall visible. From Pennington Place, the point at which the driveway and retaining wall enter into the GE, landscaping will be strategically placed to screen from public view.

CDC Section 17.5.6(E)(7)(b) states that concrete can only be used as an exterior material for structural elements, or as board formed concrete. Our design uses board form concrete sparingly, as an exterior accent material to highlight specific vertical elements.

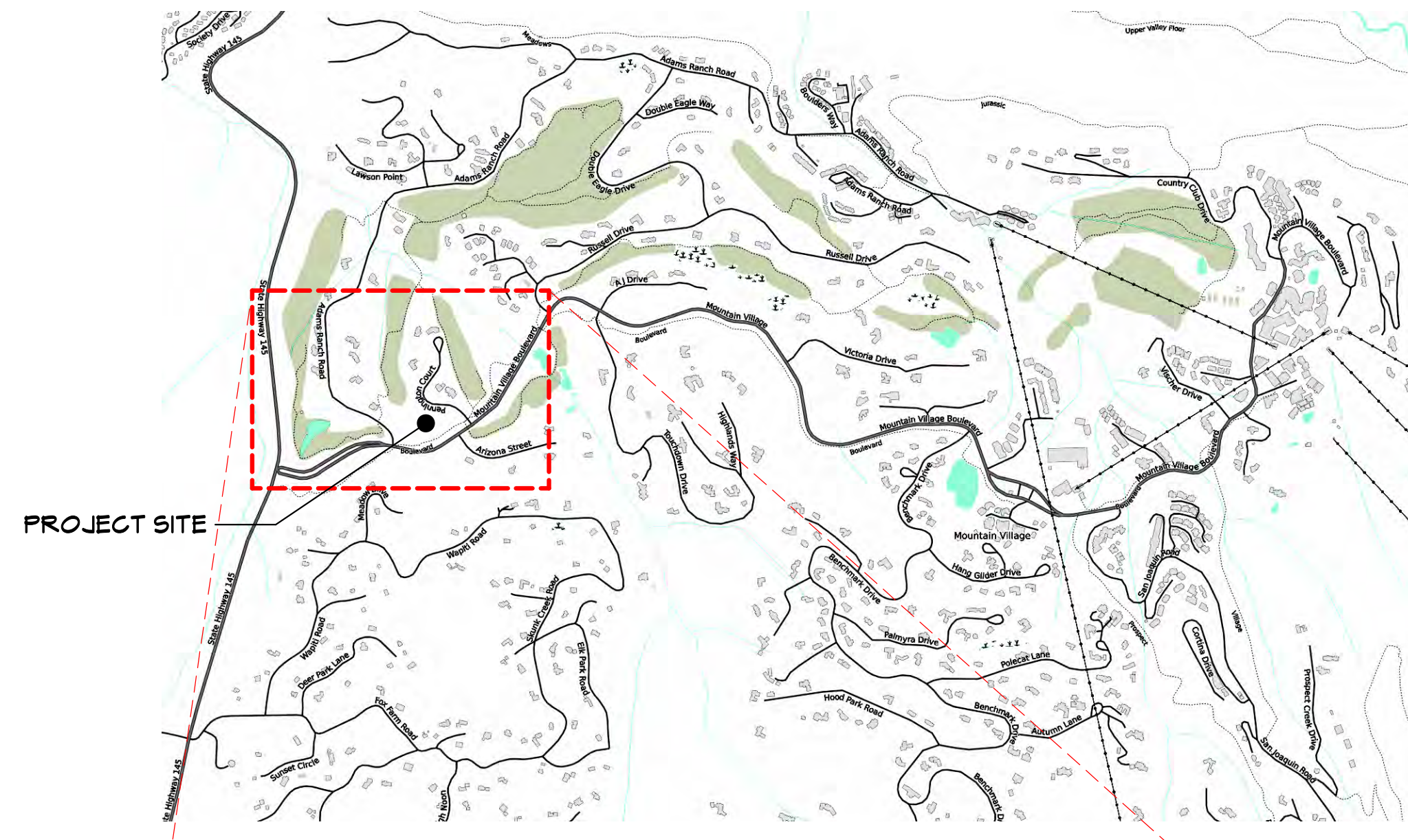
CDC Section 17.5.8(A)(2) states that the review authority may allow for tandem spaces as the two (2) surface spaces. We are showing two (2) standard parking spaces with an additional tandem space for extra car storage and feel that this design request does not apply.

RETAINING WALL

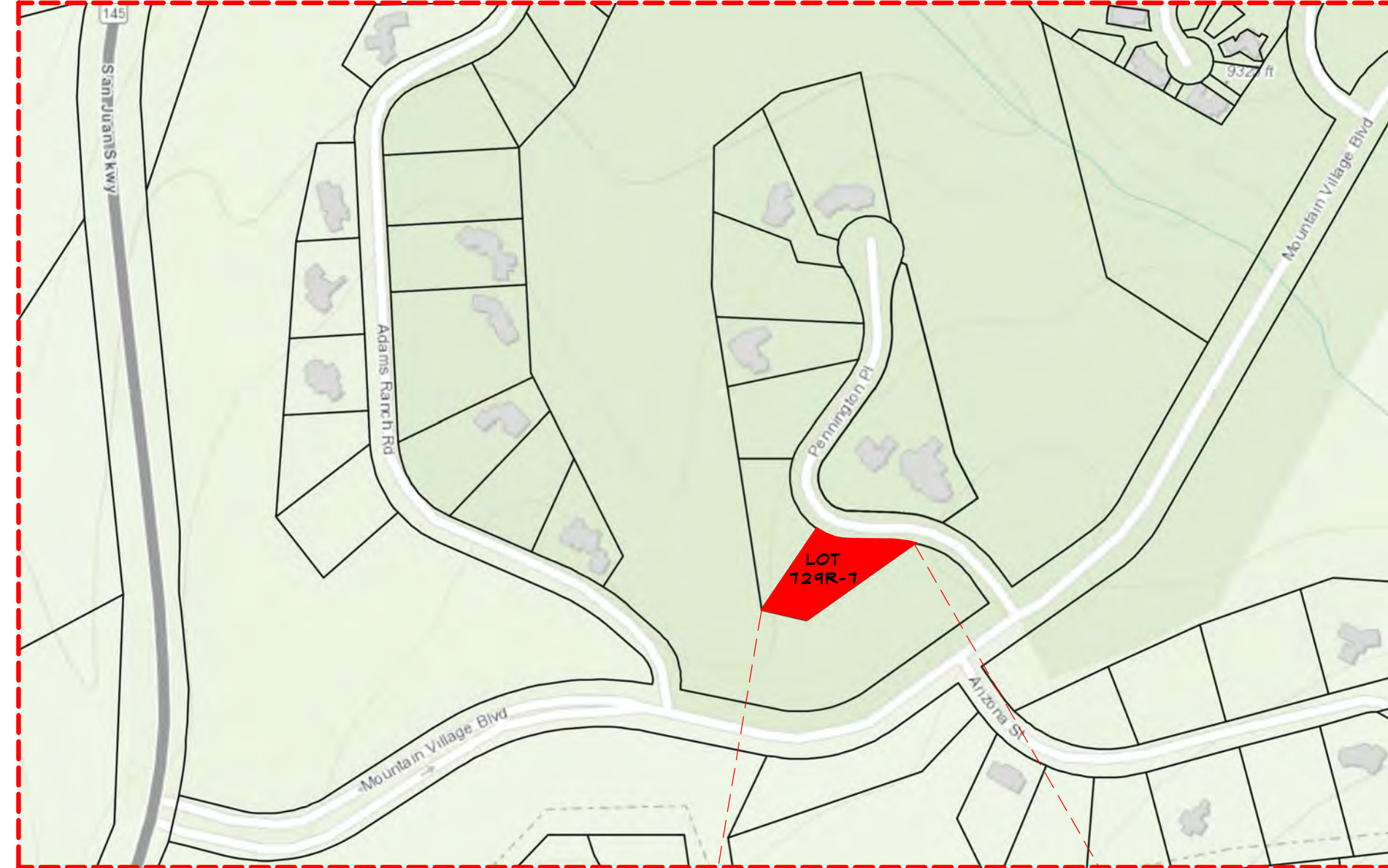
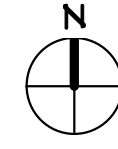
During the Initial Design Review, it was requested that we show an image looking at the retaining wall as seen from the front entry.



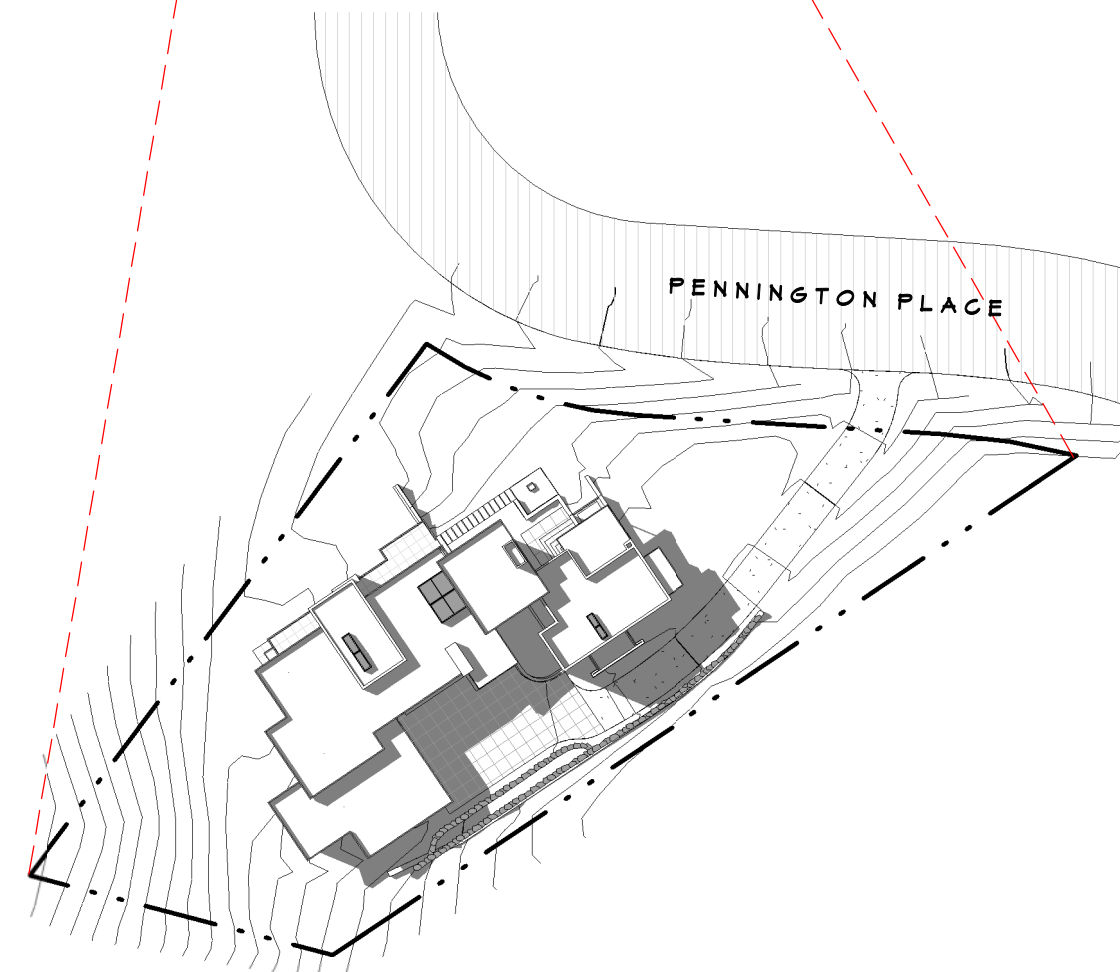
This image hopefully illustrates how we intend to lessen the impact of the 9' high structural concrete retaining wall. The concrete wall will be faced with the same rough stone used on the house. A lower dry-stacked landscape wall



VICINITY MAP



PLAT MAP



LOT 729R-7



SHEET INDEX

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A0.5	PRIVATE COVENANT HEIGHT LIMIT
A0.6	FIRE MITIGATION PLAN

A1	LOWER FLOOR PLAN
A2.0	MAIN FLOOR PLAN
A2.1	MAIN FLOOR PLAN - MSTR
A3.0	ROOF PLAN
A3.1	ROOF PLAN - MSTR / DETAILS
A4.0	ELEVATIONS @ 1/8"=1'
A4.1	ELEVATIONS @ 1/4"=1'
A4.2	ELEVATIONS @ 1/4"=1'
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A5.0	EXTERIOR MATERIAL CALCS
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A5.2	EXTERIOR RENDERS
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L1.1	OUTDOOR LIGHTING PLAN
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C1	CIVIL ENGINEERING NOTES
C2.2	GRADING AND DRIVEWAY PROFILE
C3	UTILITIES
G4	CONSTRUCTION MITIGATION PLAN
1	LANDSCAPE PLAN
2	IRRIGATION PLAN
3	OUTDOOR PATHWAY LIGHTING PLAN

PROJECT DIRECTORY

ARCHITECT:	TKP ARCHITECTS 1809 WASHINGTON AVE GOLDEN, CO 80401 303.278.8840
CONTRACTOR:	CODY ABBOTT TOP NOTCH CONSTRUCTION 970.546.1014
SURVEYOR:	FOLEY ASSOCIATES, INC 125 W PACIFIC AVE, SUITE B-1 TELLURIDE, CO 81435 970.728.6153
STRUCTURAL:	DAVE BENNING SOP PARTNERSHIP 1809 WASHINGTON AVE GOLDEN, CO 80401 303.278.8840
CIVIL:	DAVID BALLODE UNCOMPANRE ENGINEERING 118 LOST CREEK LANE, SUITE D MOUNTAIN VILLAGE, CO 81435 970.728.0693
LANDSCAPE:	DESIGNSCAPES COLORADO 15440 EAST FREMONT DRIVE CENTENNIAL, CO 80112 303.755.7040

LEGAL DESCRIPTION

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

FLOOR AREAS

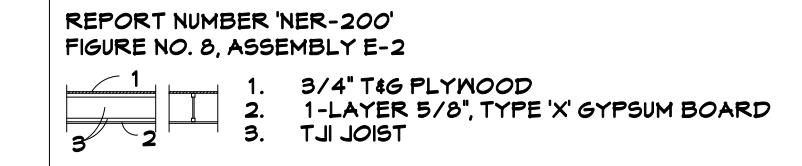
FINISHED SPACES	AREA S.F.
MAIN FLOOR	3354
LOWER FLOOR	1412
TOTAL FINISHED	5391
UNFINISHED SPACES	
GARAGE	492
STORAGE / MECH	384
TOTAL UNFINISHED	1921
TOTAL BUILDING	6652
OUTDOOR SPACES	
OUTDOOR ROOM	248
DECK	595
PATIOS ON GRADE	+/- 802
AUTO COURT	+/- 1650
DRIVEWAY	+/- 1150

BUILDING ELEVATIONS

MAIN FLOOR @ ENTRY	4246'-0"
FLOOR LEVEL @ MSTR	4244'-0"
GARAGE SLAB @ DOORS	4245'-4"
LOWER FLOOR	4234'-0"
T.O. ROOF @ MAIN FLOOR	4258'-0"
T.O. ROOF @ MSTR	4264'-0"
T.O. ROOF @ GREAT ROOM	4267'-0"
T.O. ROOF @ KITCHEN	4259'-6"
T.O. ROOF @ GARAGE	4256'-0"

GENERAL PROJECT NOTES (2012 IRC)

- ALL CONSTRUCTION TO BE COMPLETED PER GOVERNING CODES BELOW:
2012 INTERNATIONAL RESIDENTIAL CODE (IRC) w/ LOCAL AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE (IPC) w/ LOCAL AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE (IMC) w/ LOCAL AMENDMENTS
2012 INTERNATIONAL FUEL GAS CODE w/ LOCAL AMENDMENTS
2011 NATIONAL ELECTRICAL CODE
- DO NOT SCALE BLUEPRINTS. WRITTEN DIMENSIONS TAKE PRECEDENCE IN ALL CASES.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL and STRUCTURAL PLANS (RE: 2012 IRC, SECTION R602.2)
- ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL and STRUCTURAL PLANS. (RE: 2012 IRC, SECTION R602.2)
- ALL WINDOW SIZES NOTED ON THESE ARCHITECTURAL PLANS ARE GENERIC DIMENSIONS. TO BE READ AS "FEET - INCHES". (A WINDOW SIZE OF "1'-6 3/4" DENOTES "1'-6" WIDE BY 3'-0" HIGH). CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT IF WINDOW MANUFACTURER'S SPECIFIC WINDOW SIZES DO NOT MATCH THE GENERIC WINDOW DESIGNATIONS ON THESE PLANS.
- ALL GLASS IN HAZARDOUS LOCATIONS AS DEFINED BY THE 2012 IRC, SECTION R308.4, SHALL MEET THE GOVERNING CODE REQUIREMENT FOR SAFETY GLAZING.
- FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODES (2012 IRC, SECTION R1001) AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL GUARDRAILS SHALL COMPLY WITH THE 2012 IRC, SECTION R312.
- ALL HANDRAILS SHALL COMPLY WITH THE 2012 IRC, SECTION R311.1.8.
- PROVIDE BLOCKING AT ALL CLOSET ROD, SHELF and BRACKET LOCATIONS and at ALL HANDRAILS, SHOWER DOOR and TUB ENCLOSURE LOCATIONS.
- INSTALL "DUROCK" OR EQUIVALENT CONCRETE BACKING BOARD at SHOWER / TUB ENCLOSURES, SHOWER BENCHES, TUB DECKS and LOCATIONS TO RECEIVE TILE FINISHES.
- TOP OF ALL SHOWER BENCHES and LEDGES SHALL BE SLOPED TO DRAIN at 1/4" PER FOOT MINIMUM.
- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL NOTES, MEMBER SIZES and DETAILS.
- TRUSS MANUFACTURER IS TO PROVIDE TRUSS LAYOUT and PROFILES TO THE STRUCTURAL ENGINEER and ARCHITECT FOR REVIEW. SUCH WORK SHALL BE BASED BOTH ON THE ARCHITECTURAL TRUSS DIAGRAMS and STRUCTURAL DRAWINGS. DIMENSIONS SHOWN FOR TRUSSES ON THE TRUSS DIAGRAMS ARE TO BE USED AS GENERAL GUIDES and SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
- PROVIDE 1-HOUR FIRE PROTECTION at USEABLE SPACE UNDER STAIRS BY CONSTRUCTING THE WALLS and UNDERSIDE OF STAIR WITH 5/8" TYPE X GYPSUM WALLBOARD.
- ALL DOORS BETWEEN DWELLING and GARAGE AREAS MUST MEET THE REQUIREMENTS OF THE 2012 IRC, SECTION R302.5.
- PROVIDE 5/8" TYPE X GYPSUM WALLBOARD at GARAGE WALLS and CEILING ADJACENT TO LIVING AREAS. AT GARAGE CEILING, REFER TO THE NATIONAL EVALUATION SERVICE, INC. REPORT NUMBER NER-2007, SECTION 3.5.2. ALL EXPOSED BEAMS TO BE WRAPPED.



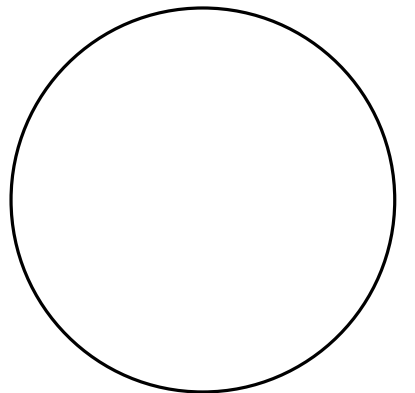
- PROVIDE 26 GA. FLASHING BETWEEN EXTERNAL CONCRETE SLABS and WOOD FRAMING.
- PROVIDE ROOF and ATTIC VENTILATION IN ACCORDANCE WITH THE 2012 IRC, SECTION R806.
- GUTTERS, WHERE PROVIDED at HORIZONTAL FASCIAS, SHALL HAVE ONE DOWNSPOUT EVERY 25'-0" MAX.
- DOWNSPOUTS, WHERE PROVIDED, SHALL DISCHARGE OUTWARD BEYOND THE LIMITS OF THE FOUNDATION BACKFILL.
- ALL EXPOSED ROOF VENTS and STACKS ARE TO BE PAINTED TO MATCH THE ADJACENT ROOF MATERIAL. LOCATE ALL VENTS and STACKS TO THE REAR OF THE RIDGE IF POSSIBLE.
- PROVIDE FLASHING at ALL ROOF TO ROOF CONNECTIONS, ROOF TO WALL CONNECTIONS and ALL ROOF PENETRATIONS AS REQUIRED BY GOVERNING CODE.
- PROVIDE FLASHING at ALL WINDOWS and DOORS and at ALL BUILDING MATERIAL CONNECTIONS.
- BUILDER TO VERIFY and COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, and ALL METER LOCATIONS.
- ICE and WATER SHIELD TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS (SEE SECTION FOR NOTE.)
- INSTALL A CONTINUOUS 2x4 WOOD CANT STRIP at ALL ROOF PITCH CHANGES TO PROVIDE CONTINUOUS BACKING BEHIND ICE and WATER SHIELD.

ENERGY REQUIREMENTS

PER "RES-CHECK" OR PRESCRIPTIVE PACKAGE AS FOLLOWS FOR ALL NEW CONSTRUCTION:
U-VALUE FOR ALL PENETRATION GLAZING SHALL BE 0.32 (MAX.)
U-VALUE FOR ALL SKYLIGHT GLAZING SHALL BE 0.55 (MAX.)
PROVIDE R-49 (MIN) INSULATION IN ALL EXTERIOR ROOFS
PROVIDE R-20 + 5 or R-19 + 10* (MIN) INSULATION IN ALL EXTERIOR WALLS
PROVIDE R-30 (MIN) INSULATION IN ALL FLOORS OVER UNHEATED SPACES & CANTILEVERS
PROVIDE R-10 (MIN) SLAB INSULATION FOR A DEPTH OF 4'-0"
PROVIDE R-15/14* (MIN) INSULATION FOR ALL GRAYIL SPACE WALLS
PROVIDE R-15/14* (MIN) INSULATION FOR ALL UNFINISHED BASEMENT FOUNDATION WALLS
* FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION.
* R-15/14 DENOTES R-15 CONTINUOUS OR R-14 CAVITY INSULATION, PER 2012 IECC
IN ADDITION TO THE ABOVE INSULATION and GLAZING STANDARDS, THE CONSTRUCTION OF THIS HOUSE MUST CONFORM TO ALL OTHER PROVISIONS OF THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE.

PROJECT DATA

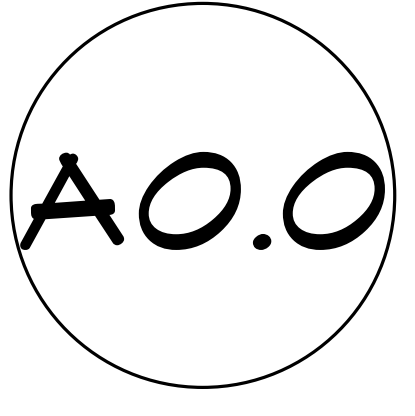
LOT INFO	
LOT NAME	LOT 729R-7
ZONING	SINGLE FAMILY RESIDENTIAL
LOT SIZE	100% = .648 ACRES = 28,246 SF
MAX LOT COVERAGE	40% = .259 ACRES = 11,298 SF
LOT COVERAGE	18% = .114 ACRES = 4,976 SF
BUILDING INFO	
DESCRIPTION	1.0 STORY w/ WALKOUT BASEMENT
BUILDING HEIGHT	ALLOWED* ACTUAL
MAXIMUM	35' 25' +/-
AVERAGE	30' 18' - 2' +/-
LOT SPECIFIC COVENANT RESTRICTIONS*	
PARKING SPACES	REQUIRED ACTUAL
ENCLOSED	2 2 + 1 TANDEM
SURFACE	2 3
* LOT 729R-7 HAS A RESTRICTIVE COVENANT AGREEMENT LIMITING BUILDING STRUCTURE HEIGHT. THE LIMITS IMPOSED ARE REPRESENTED ON THE SITE PLAN AS MAX ELEVATION LINES. THESE LINES WERE INTENDED TO BE THE MAX HEIGHT OF THE ROOF RIDGES. SINCE THE PROPOSED STRUCTURE USES FLAT ROOFS, THE PARAPET IS KEPT BELOW THE COVENANT HEIGHT RESTRICTIONS. (SEE ATTACHED COVENANT ON SHEET A0.5 FOR FURTHER INFORMATION)	



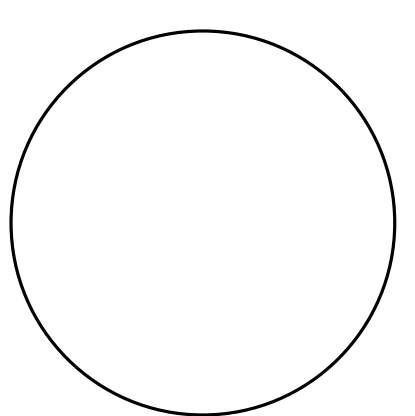
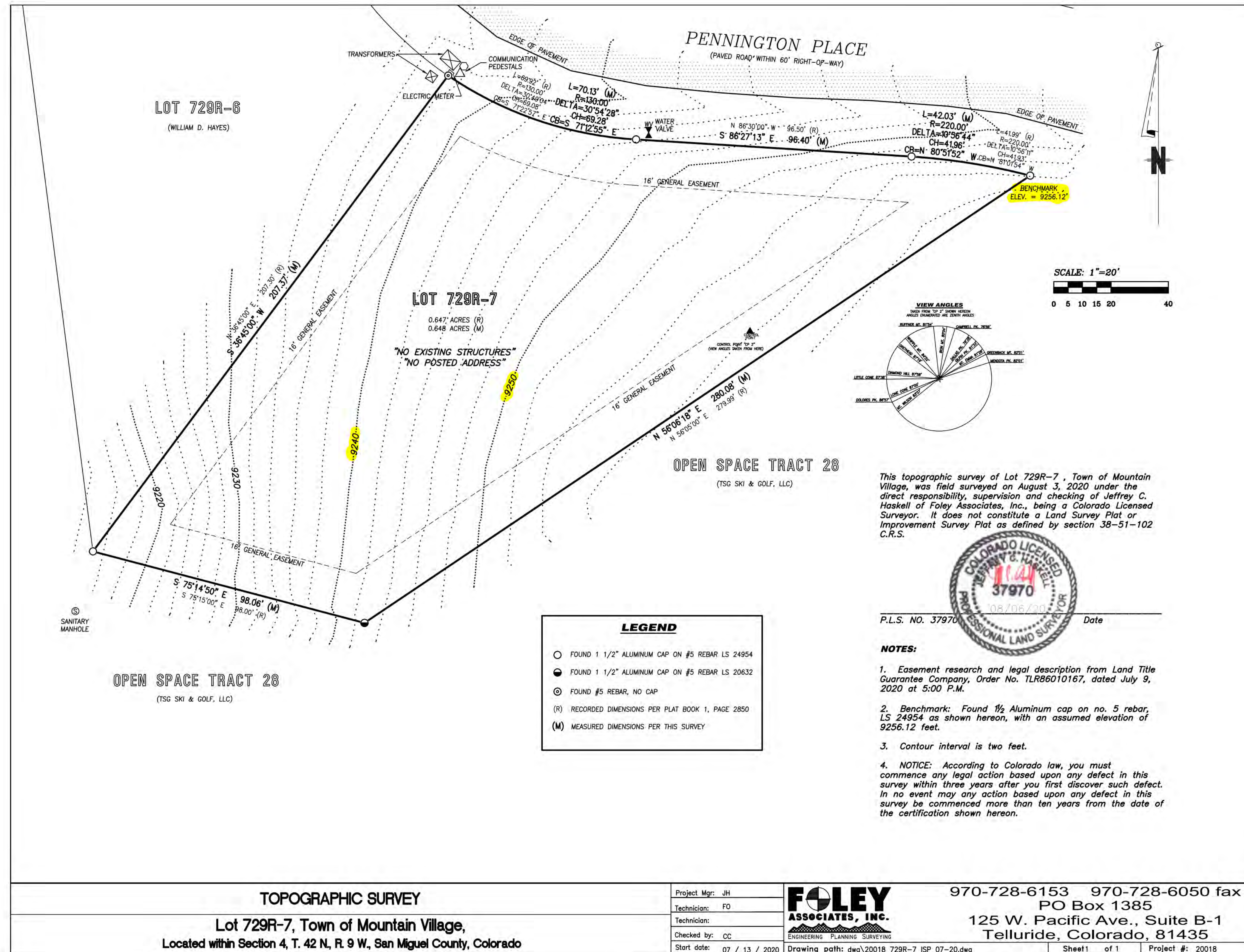
NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the Owner, his Contractor, and the Architect. Design and construction are complex. Although the Architect and the consultants have performed their services with due diligence, they cannot guarantee perfection. Communication is important; any discovery by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences. Any changes proposed and shall require the Architect and Owner of such responsibility for all consequences arising out of such changes.

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

SUBMISSIONS	
DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Reissued to DRB	04/01/2021
Issued for FAR	06/16/2021



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

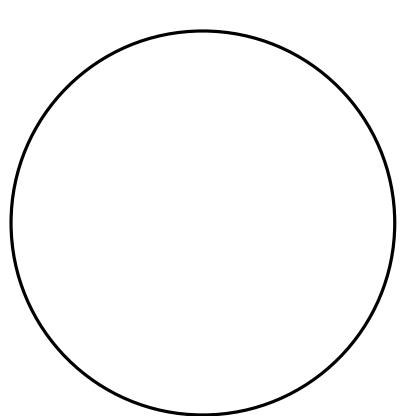
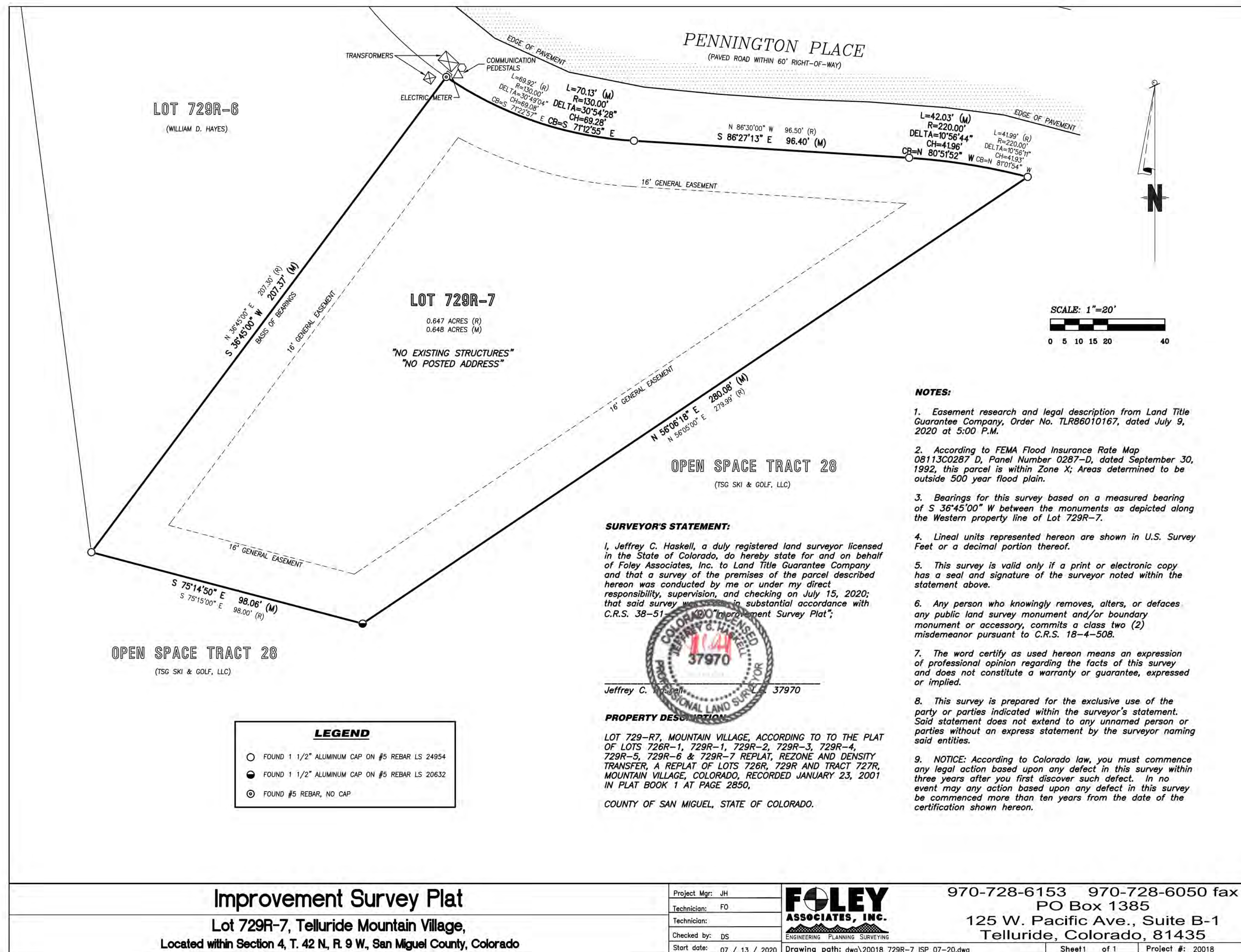
SUBMISSIONS

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Revised to DRB	04/01/2021
Issued for FAR	06/16/2021

AO.1

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Project Mgr: JH		970-728-6153 970-728-6050 fax	
Technician: FO		PO Box 1385	
Checked by: CC		125 W. Pacific Ave., Suite B-1	
Start date: 07 / 13 / 2020		Engineering Planning Surveying	Telluride, Colorado, 81435
Drawing path: dwg\20018 729R-7 ISP 07-20.dwg		Sheet1 of 1	Project #: 20018



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MOUNTAIN VILLAGE, CO 81435
SAN MIGUEL COUNTY

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NORTHWEST

1" = 20'-0"



SOUTHEAST

1" = 20'-0"



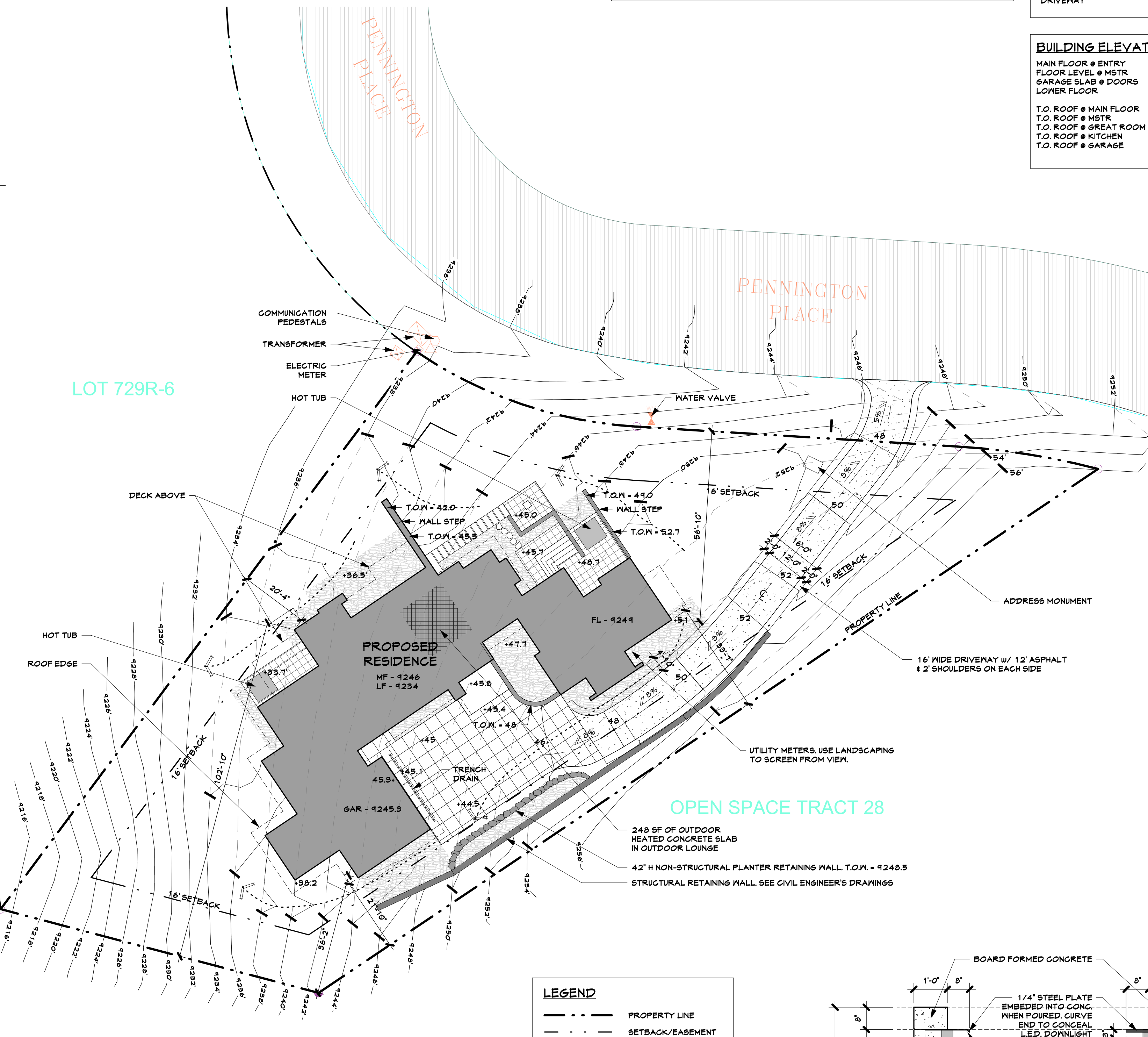
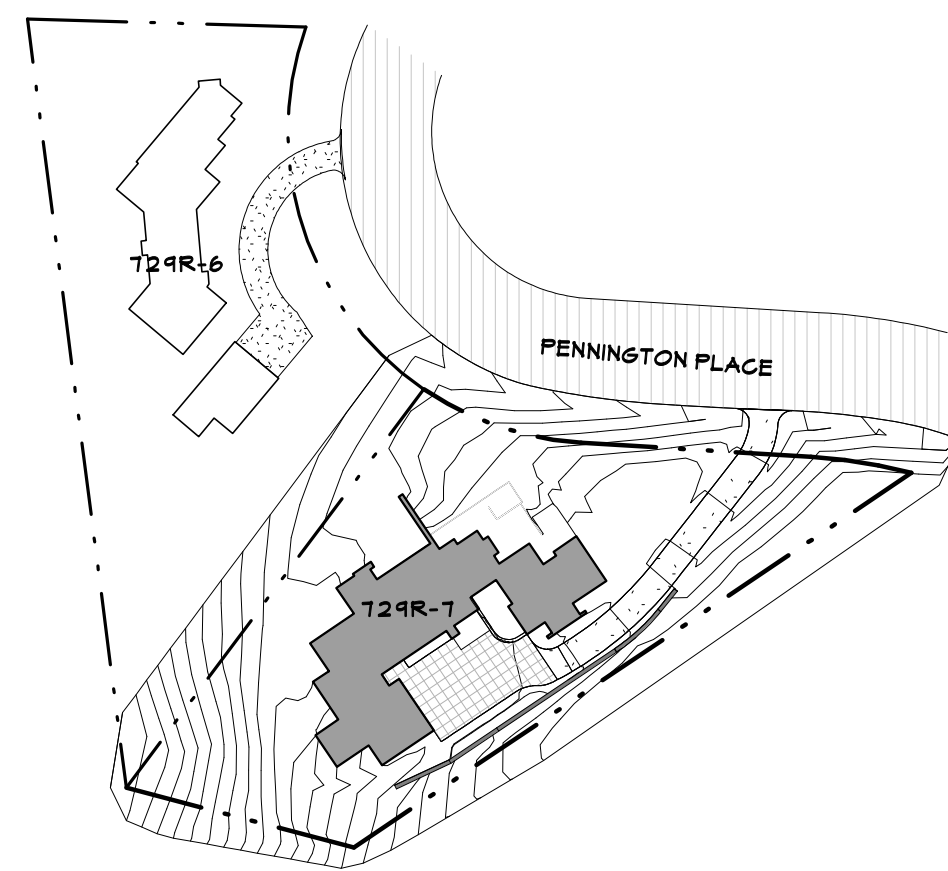
NORTHEAST

1" = 20'-0"



SOUTHWEST

1" = 20'-0"



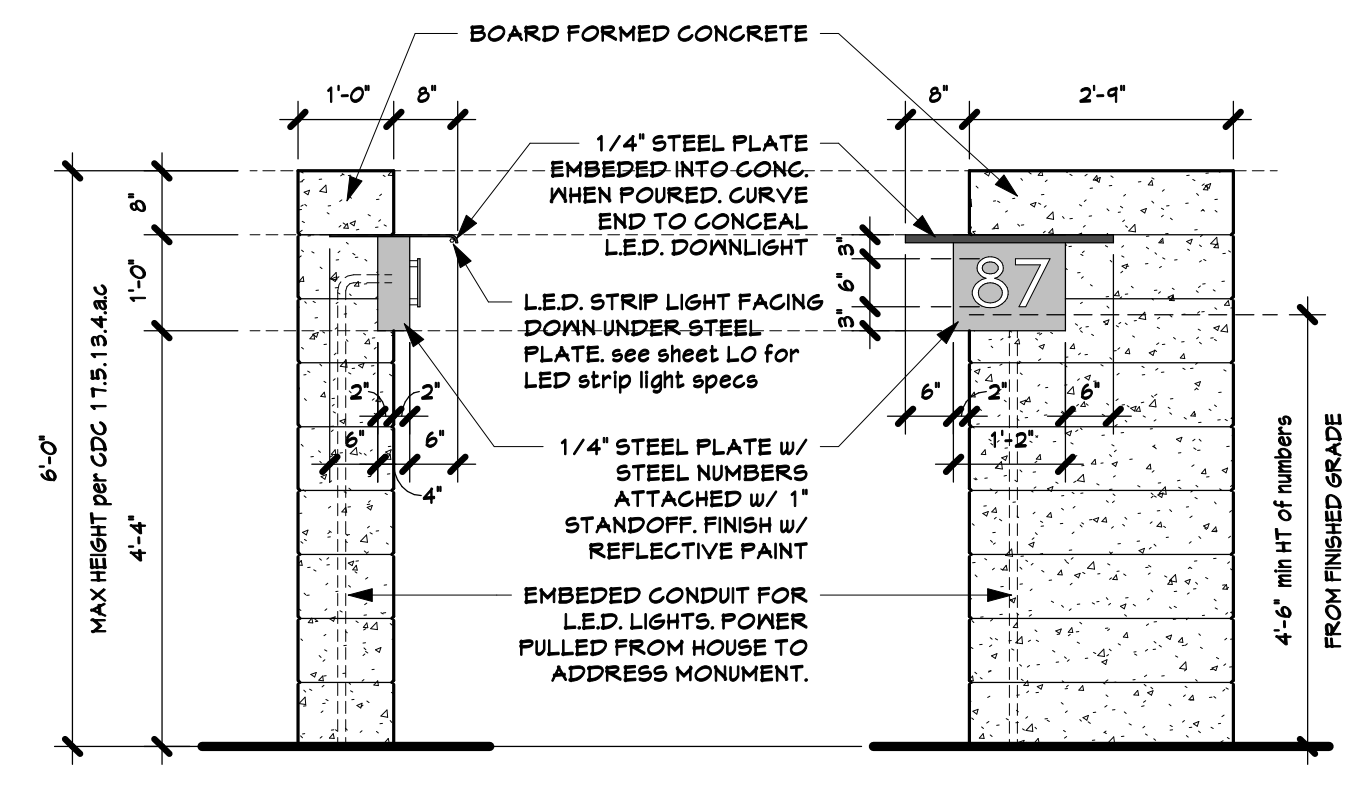
OPEN SPACE TRACT 28

SITE PLAN

1" = 20'-0"

LEGEND

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



ADDRESS MONUMENT

1/2" = 1'-0"

SITE PLAN NOTE

CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION OF SEWER STUB-OUT BEFORE FOUNDATION EXCAVATION AND CONSTRUCTION. ARCHITECT MUST BE NOTIFIED IMMEDIATELY IF SEWER LINE FROM HOUSE CANNOT BE TIED INTO SEWER STUB OUT. ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED, INCLUDING FEES FOR REVISIONS TO SITE PLAN, BASED ON FAILURE OF CONTRACTOR TO PROVIDE TIMELY NOTIFICATION OF SEWER ELEVATION OR LOCATION DISCREPANCIES.

CONTRACTOR SHALL STRIP AND FILE TOP SOIL WITHIN GRADING BOUNDARIES FOR RE-DISTRIBUTION UPON COMPLETION OF SITE GRADING.

BUILDER NOTE

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

LEGAL DESCRIPTION

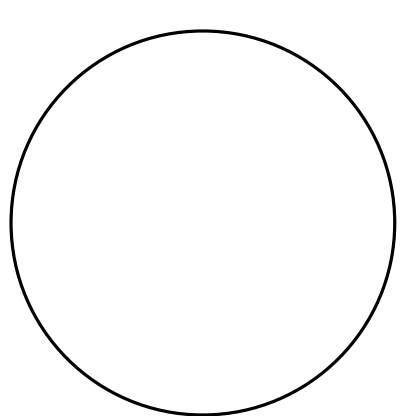
LOT 124R-1, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42 N. R. 4 W, SAN MIGUEL COUNTY, COLORADO

FLOOR AREAS

FINISHED SPACES	AREA S.F.
MAIN FLOOR	935.4
LOWER FLOOR	147.2
TOTAL FINISHED	539.1
UNFINISHED SPACES	
GARAGE	49.2
STORAGE / MECH	30.4
TOTAL UNFINISHED	192.1
TOTAL BUILDING	665.2
OUTDOOR ROOM	
DECK	24.0
PATIOS ON GRADE	5.95
AUTO COURT	16.50
DRIVENWAY	11.50

BUILDING ELEVATIONS

MAIN FLOOR @ ENTRY	9246'-0"
FLOOR LEVEL @ MSTR	9244'-0"
GARAGE SLAB @ DOORS	9234'-0"
LOWER FLOOR	9234'-0"
T.O. ROOF @ MAIN FLOOR	
T.O. ROOF @ MSTR	9256'-0"
T.O. ROOF @ GREAT ROOM	9261'-0"
T.O. ROOF @ KITCHEN	9254'-6"
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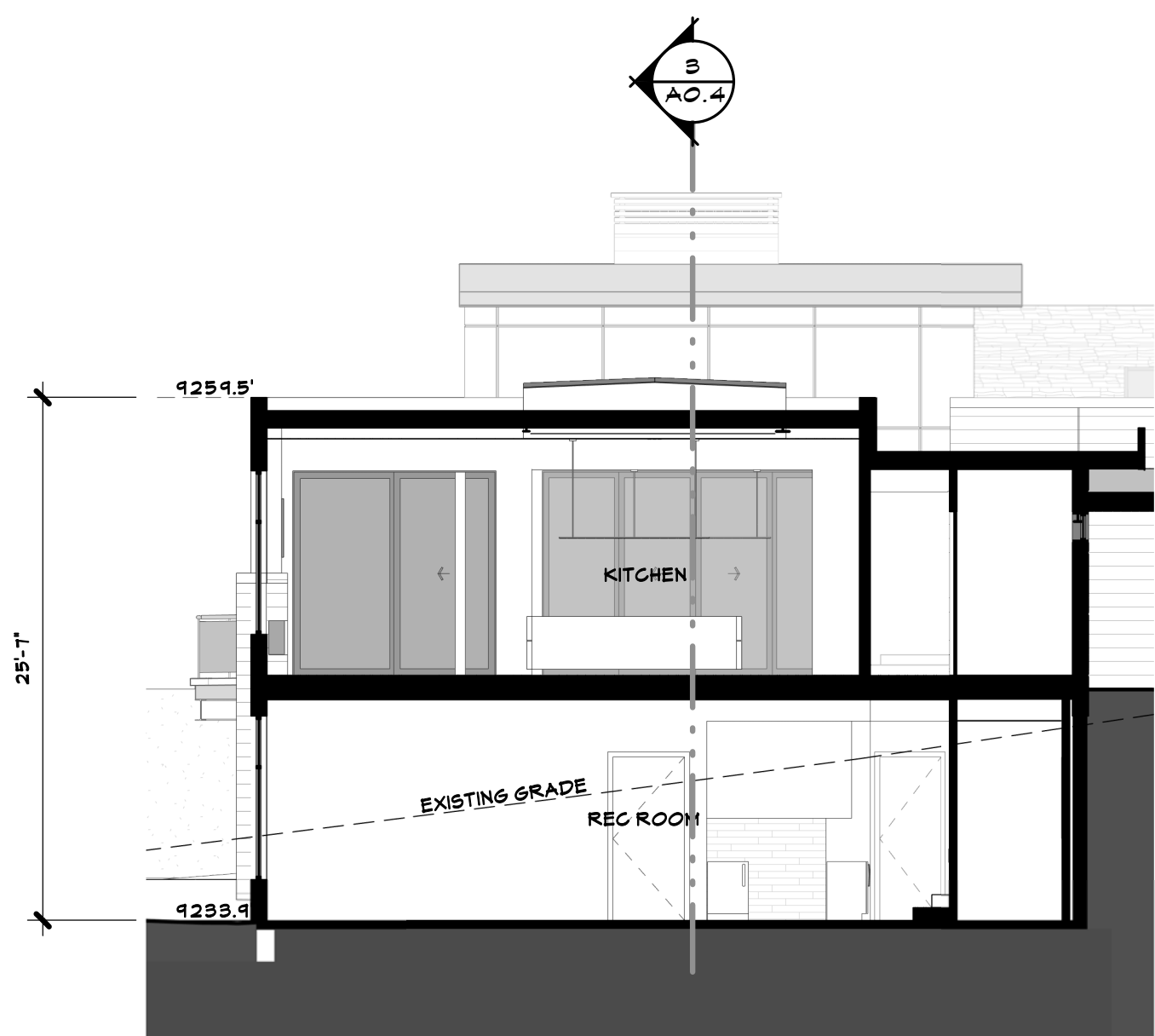
CUSTOM RESIDENCE
87 PENNINGTON PLACE
MOUNTAIN VILLAGE, CO 81435
SAN MIGUEL COUNTY

SUBMISSIONS

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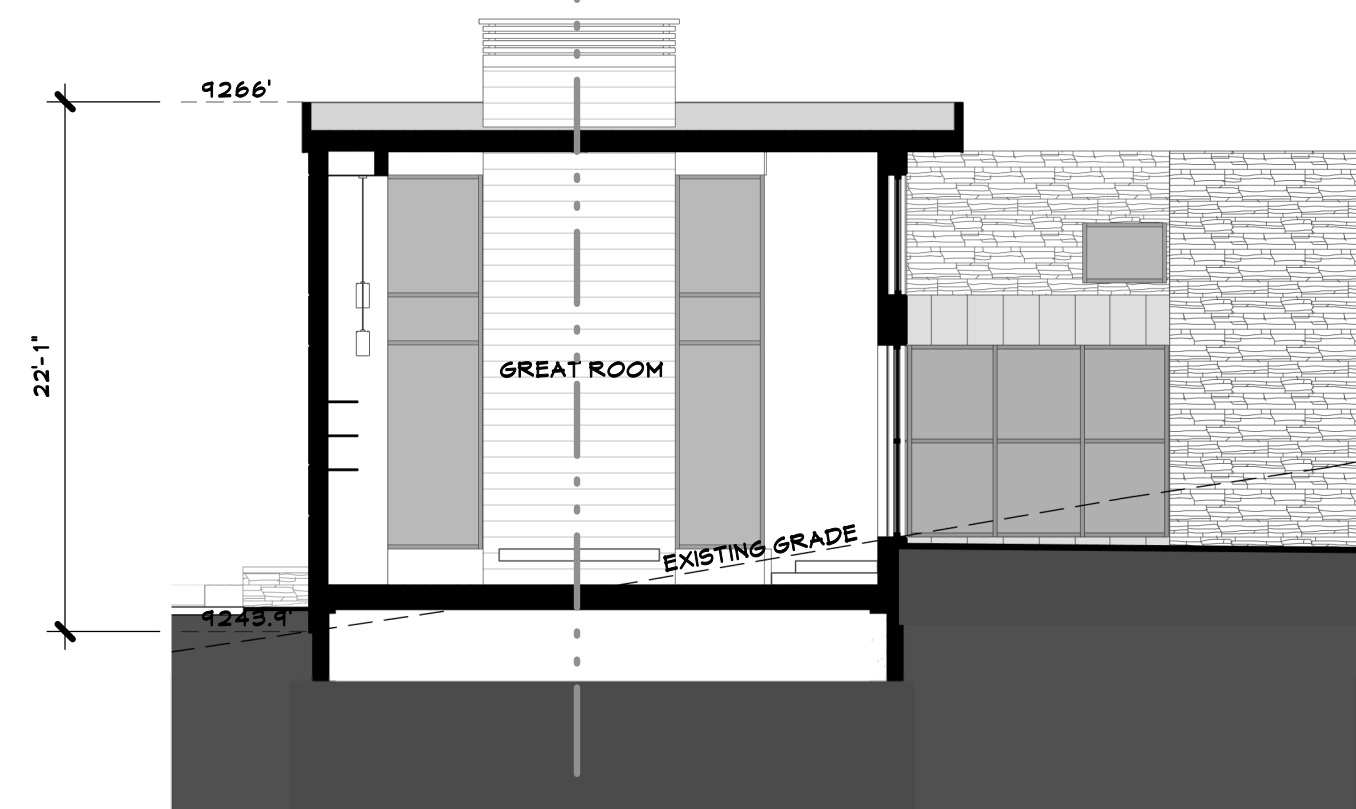
A0.3

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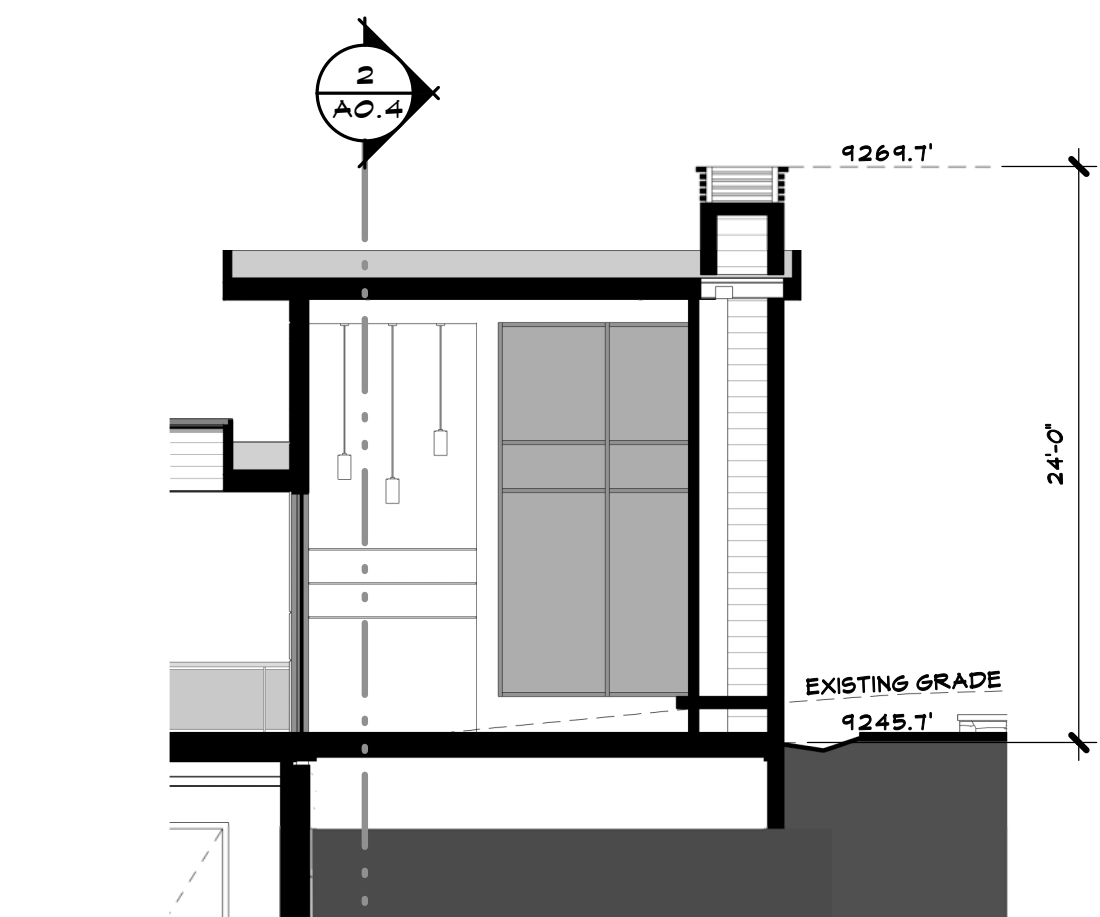
Section 1

1/8" = 1'-0"



Section 2

1/8" = 1'-0"



Section 3

1/8" = 1'-0"

MEASURING BUILDING HEIGHT

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

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

MAXIMUM BUILDING HEIGHT CALCULATIONS

SECTION 1 REPRESENTS THE HIGHEST RIDGE OVER GRADE	
RIDGE ELEVATION	4259.5'
MOST RESTRICTIVE GRADE BELOW	4239.9'
MAXIMUM BUILDING HEIGHT	25.6'
MAX BUILDING HEIGHT ALLOWABLE	35'
COMPLIANT BY	4.4'

SECTION 2 REPRESENTS THE HIGHEST US65 RIDGE ELEVATION	
RIDGE ELEVATION	4266.0'
MOST RESTRICTIVE GRADE BELOW	4249.9'
MAXIMUM BUILDING HEIGHT	22.1'
MAX BUILDING HEIGHT ALLOWABLE	35'
COMPLIANT BY	12.9'

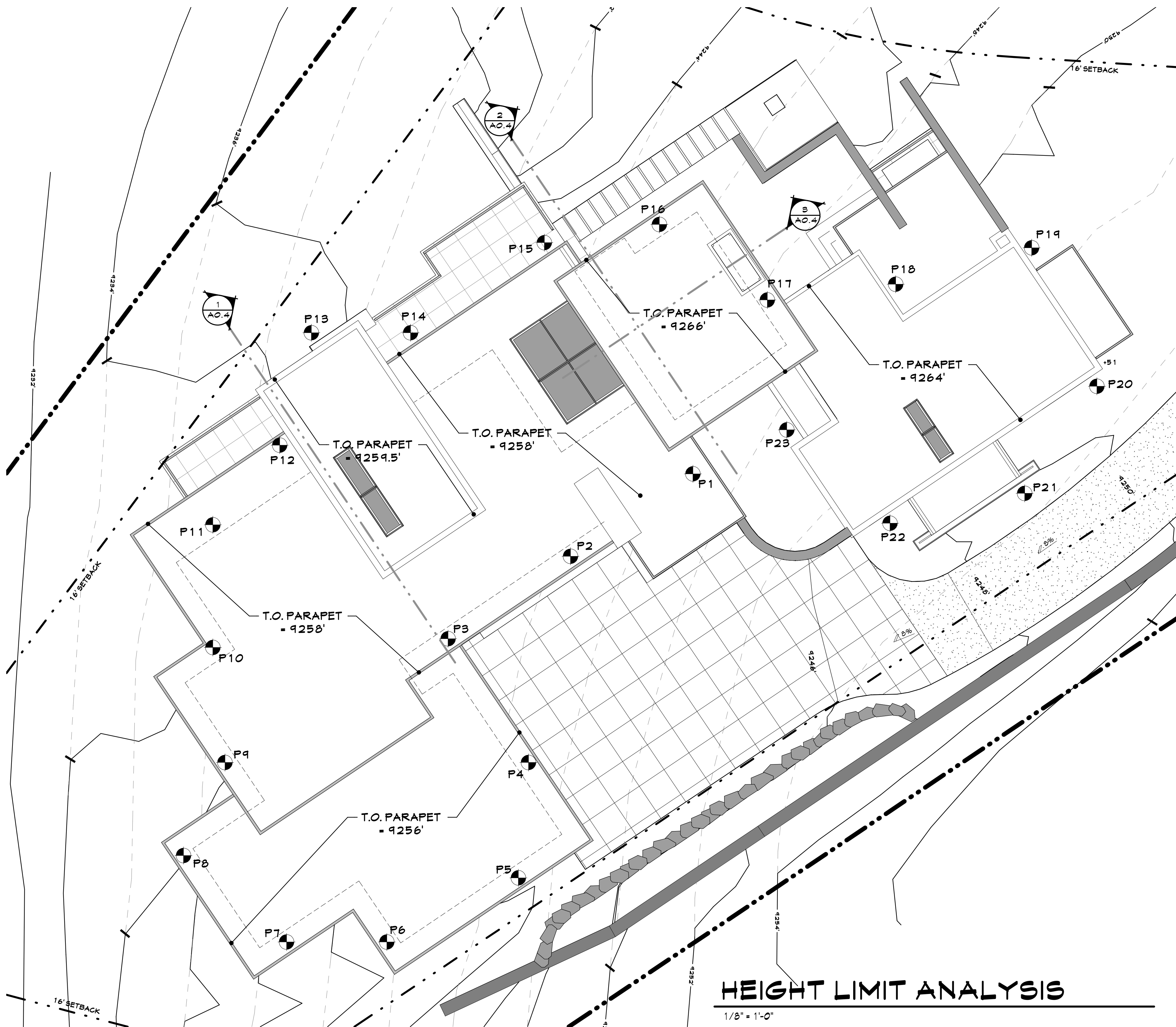
SECTION 3 REPRESENTS THE MAXIMUM CHIMNEY HEIGHT	
HIGHEST POINT (INCLUDING CAP)	4264.7'
MOST RESTRICTIVE GRADE BELOW	4245.7'
MAX HEIGHT	24.0'
MAX HEIGHT ALLOWABLE	40'
COMPLIANT BY	16.0'

MAXIMUM AVERAGE HEIGHT

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

AVERAGE BUILDING HEIGHT CALCULATIONS

POINT LOCATION	MOST RESTRICTIVE GRADE	HEIGHT ABOVE
P1	4245.8'	12.2'
P2	4245.5'	12.5'
P3	4249.9'	14.1'
P4	4245.3'	10.7'
P5	4244.1'	11.9'
P6	4241.9'	14.1'
P7	4239.0'	17.0'
P8	4235.9'	20.1'
P9	4235.8'	22.2'
P10	4233.8'	24.2'
P11	4233.0'	24.2'
P12	4233.8'	24.2'
P13	4235.0'	24.5'
P14	4236.5'	27.5'
P15	4236.5'	27.5'
P16	4245.2'	20.8'
P17	4245.0'	20.2'
P18	4248.7'	15.3'
P19	4249.5'	14.5'
P20	4250.8'	13.2'
P21	4244.8'	14.2'
P22	4247.7'	16.3'
P23	4248.1'	15.9'
AVERAGE HEIGHT		18.17'
MAX AVERAGE HEIGHT ALLOWABLE		30'
COMPLIANT BY		11.83'



HEIGHT LIMIT ANALYSIS

1/8" = 1'-0"



Section 4 PARALLEL PLANE ANALYSIS

1" = 20'-0"



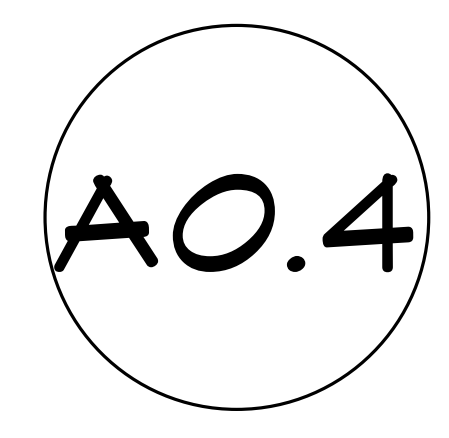
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SAN MIGUEL COUNTY

SUBMISSIONS

DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Reissued to DRB	04/01/2021
Issued for FAR	06/16/2021



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

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

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

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

Unit 2, Eagle's View Reserve, a Planned Community, according to the Declaration of Covenants, Conditions, Restrictions and Easements for Eagle's View Reserve, recorded at Reception No. 361476 and First Supplemental Declaration recorded at Reception No. 362328 in the records of the Clerk and Recorder for San Miguel County, Colorado, and the Common Interest Community Map for Eagle's View Reserve, recorded in Plat Book 1, at page 3206 and the First Supplemental Map recorded in Plat Book 1 at page 3342 in the records of the Clerk and Recorder for San Miguel County, Colorado ("Unit 2"); and

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

NOW THEREFORE, the parties agree as follows:

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

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

- This Agreement is and shall be perpetual and permanent and this Agreement may be terminated only upon recording in the records of San Miguel County of a termination notice executed by the parties, or their respective successors in title.
- This Agreement shall run with the land and bind the GFI and all future owners of Lot 729R-7 and inure to the benefit of the James and their successors-in-interest.
- If a dispute arises out of this Agreement, then the prevailing party will be entitled to recover its reasonable attorney fees and costs from the other party.
- A waiver of a breach of any term of this Agreement will not be considered (a) a waiver of a further breach of the same term, or (b) a waiver of a breach of any other term, or (c) a waiver of such waiving party's right to declare an immediate or a subsequent default.

- This Agreement will be governed by and construed in accordance with the laws of the State of Colorado and venue shall be in the San Miguel County District Court.
- Each provision of this Agreement must be interpreted in a way that is valid under applicable law. If any provision is held invalid, the rest of this Agreement will remain in effect.
- The parties may amend this Agreement only by a written document signed by both parties.

IN WITNESS WHEREOF, the undersigned have executed this Restrictive Covenant to be effective as of the 12th day of August 2004.

GFI Telluride, LLC, a Massachusetts limited liability company

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

STATE OF COLORADO }
 COUNTY OF SAN MIGUEL }

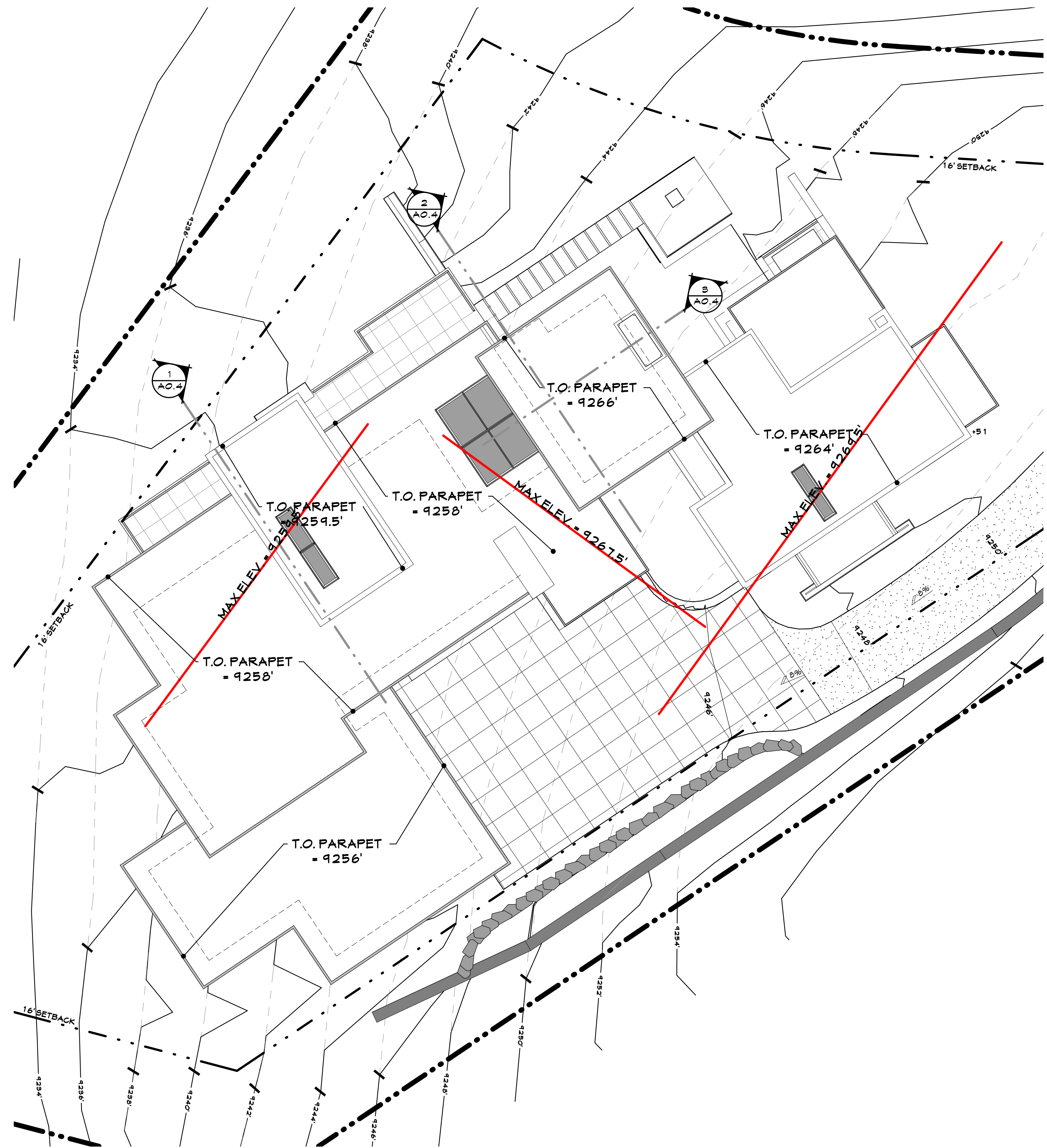
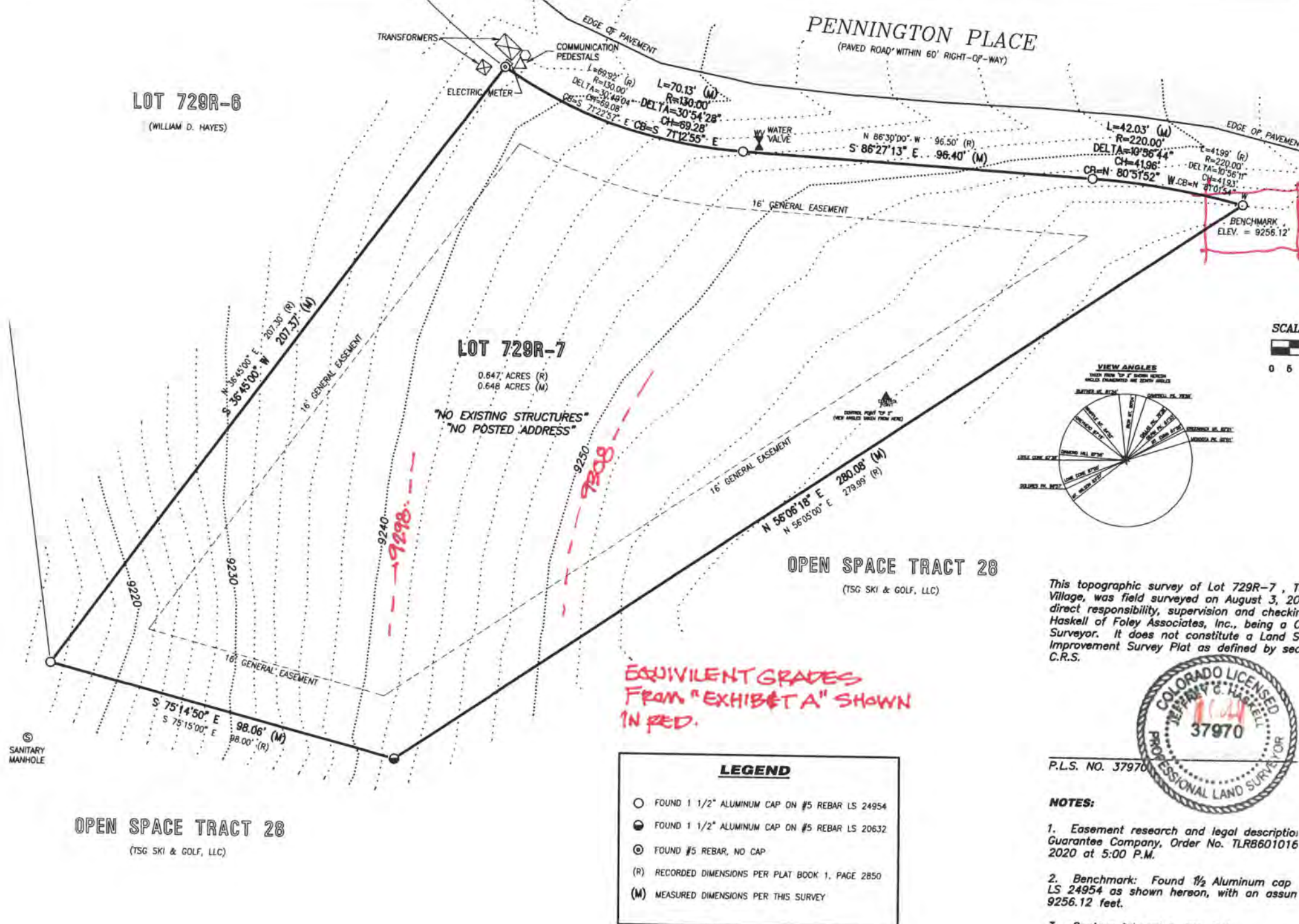
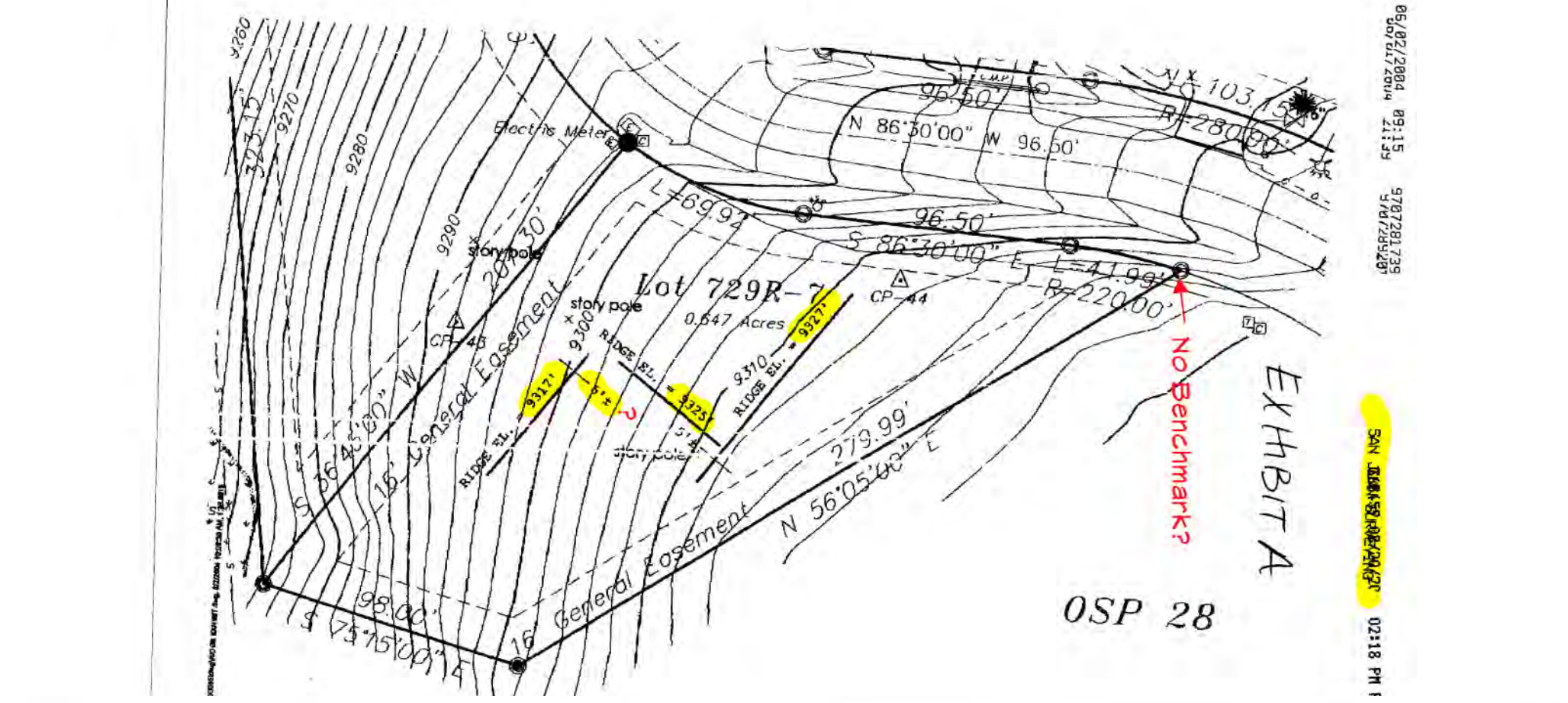
The foregoing document was acknowledged before me on the 12th day of August 2004, by Stephanie L. Fano, attorney-in-fact for Steven E. Goodman, Manager of GFI Telluride, LLC, a Massachusetts limited liability company.

My commission expires: _____

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

[Signature]
 Notary Public

053415A04
 16'



1 PRIVATE COVENANT HEIGHT ANALYSIS
 1" = 10'-0"



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Issued for FAR	06/16/2021

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FIRE MITIGATION NOTES
 AS REQUIRED BY SECTION 17.6.1, PARAGRAPH 3 OF THE C.D.C.

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

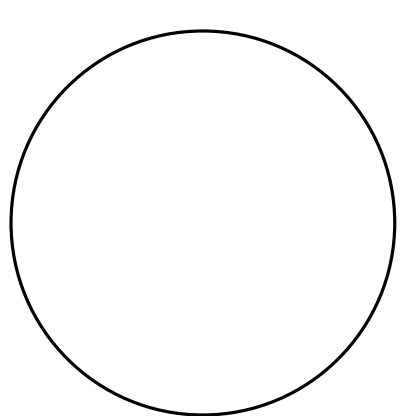
FIRE MITIGATION LEGEND

- ZONE 1
- ZONE 2

ZONE 1 - (15' OFFSET FROM THE BUILDING DRIFLINE) - THE SITE HAS NO TREES THAT NEED TO BE REMOVED. ALL FLAMMABLE SHRUBS AND SLASH TO 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 EGRESS WINDOWS OR NEAR FOUNDATION VENTS.

ZONE 2 - (THE REMAINING PORTION OF THE PROPERTY IS CONSIDERED ZONE 2)

FIRE MITIGATION PLAN
 1" = 10'-0"



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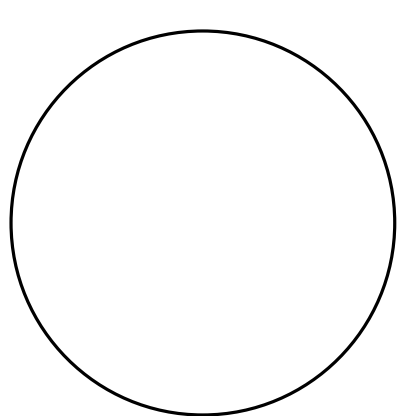
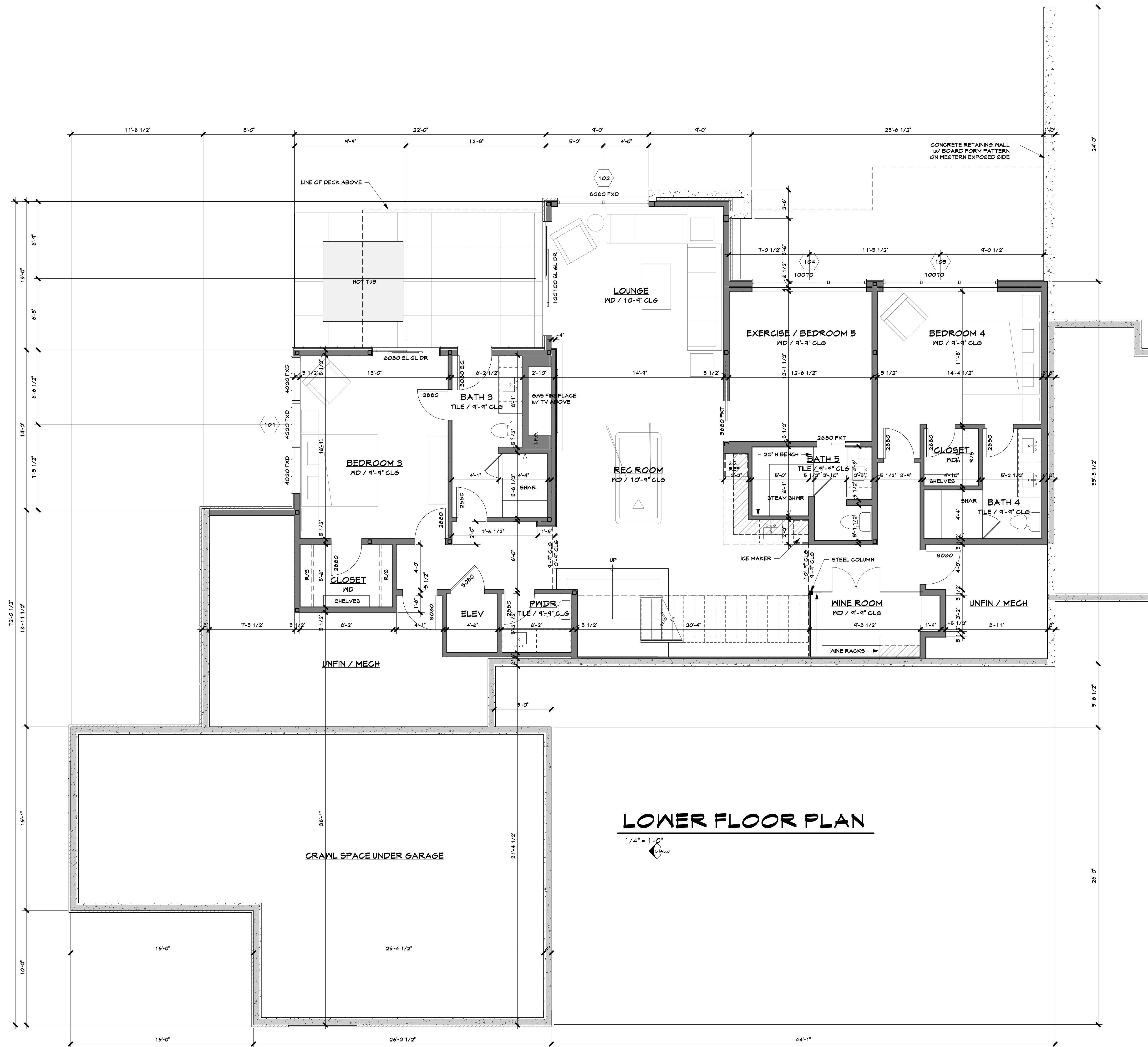
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DRB Feedback	02/02/2021
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A0.6

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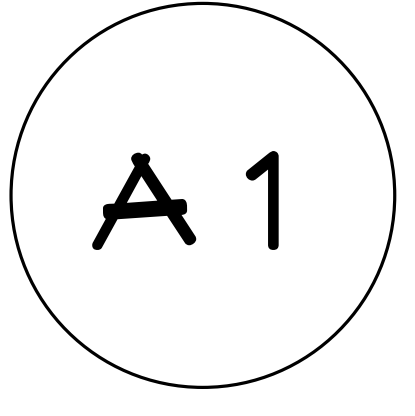
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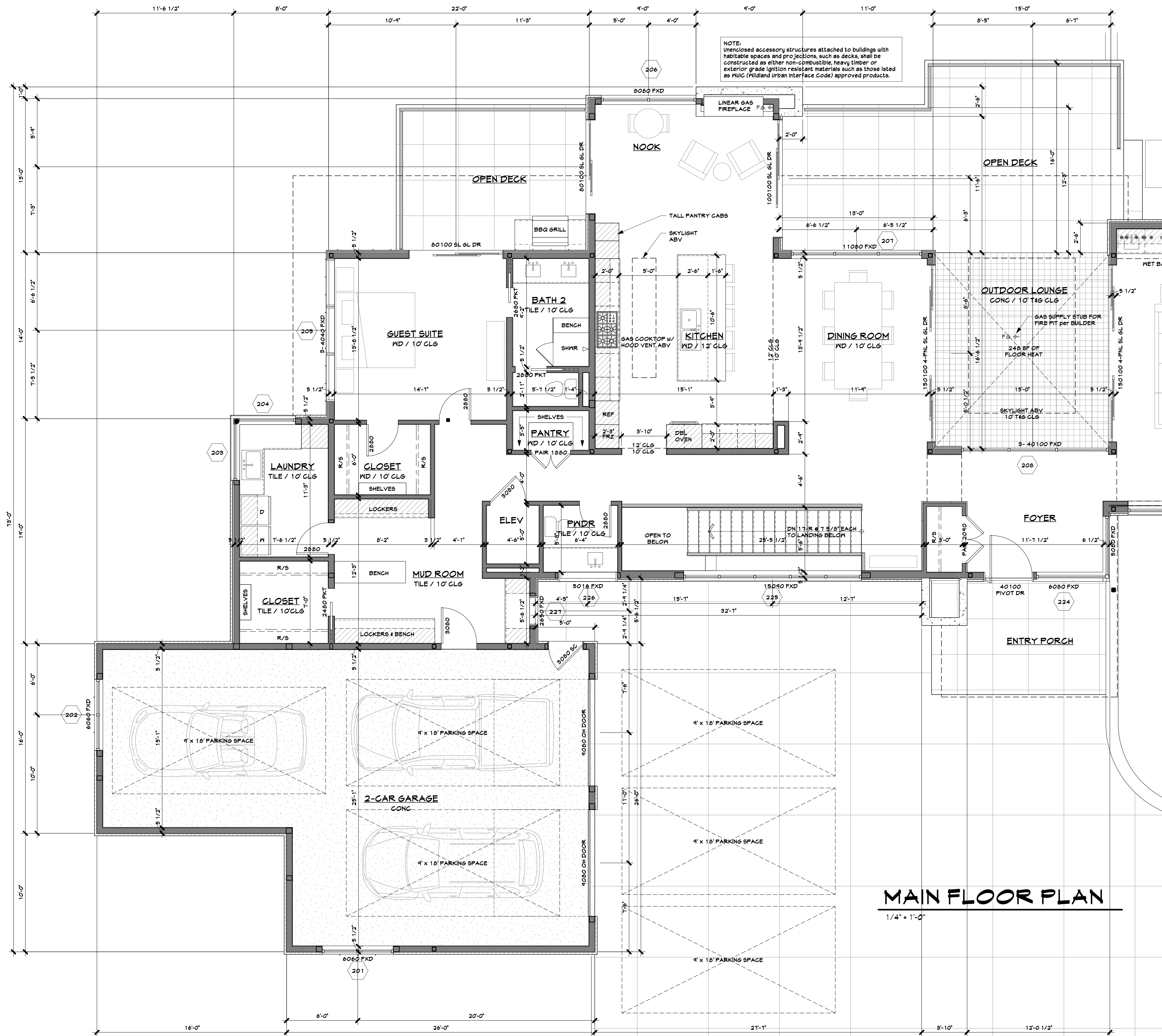
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Issued for FAR	05/02/2021

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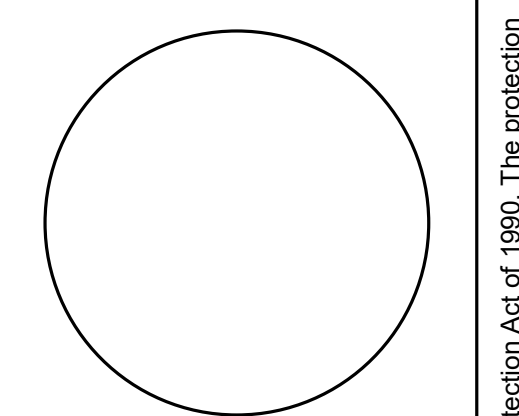


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MAIN FLOOR PLAN

1/4" = 1'-0"



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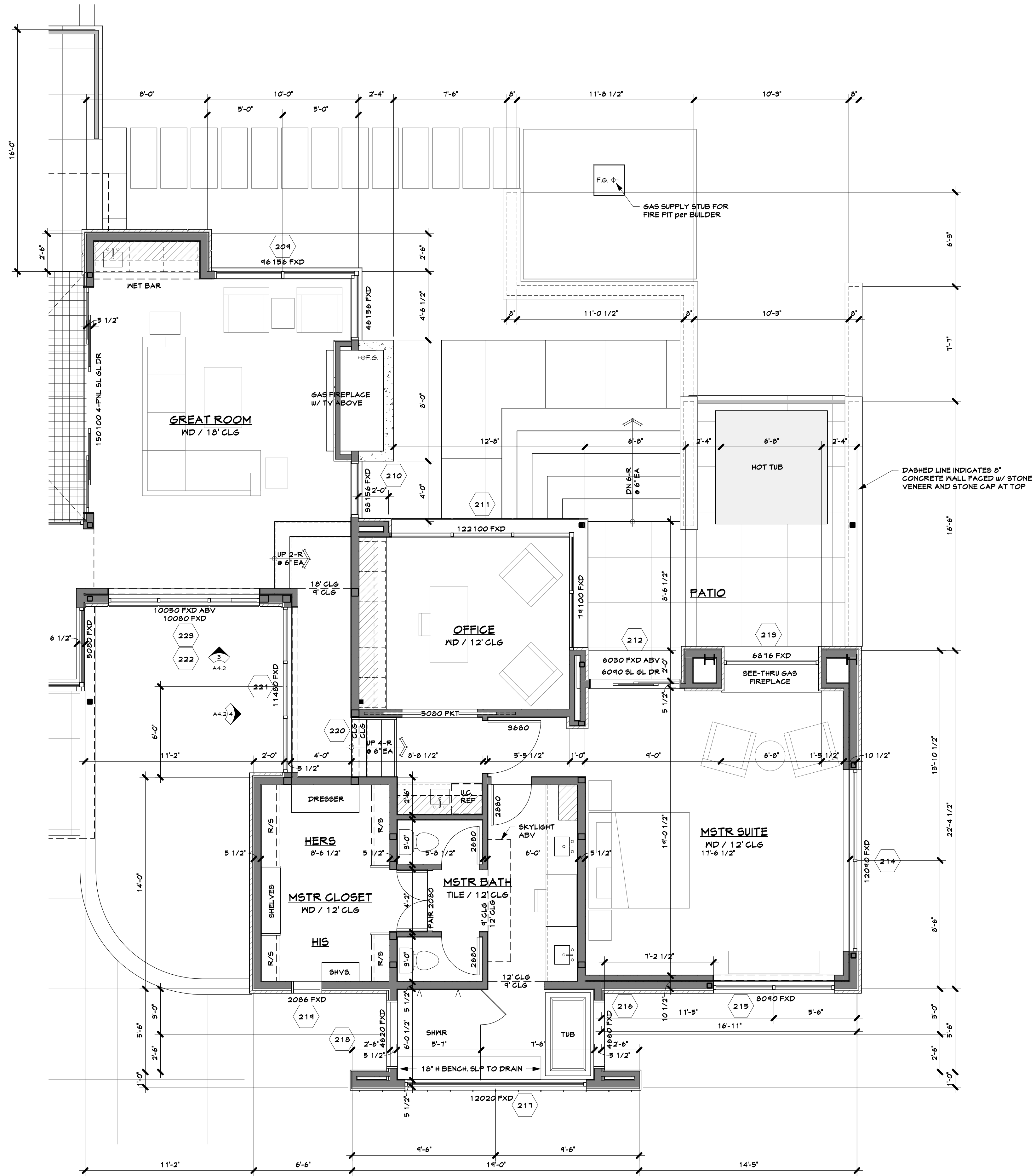
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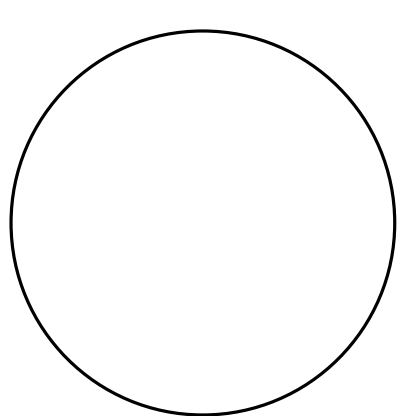
PROGRESS SET
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A2.0

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

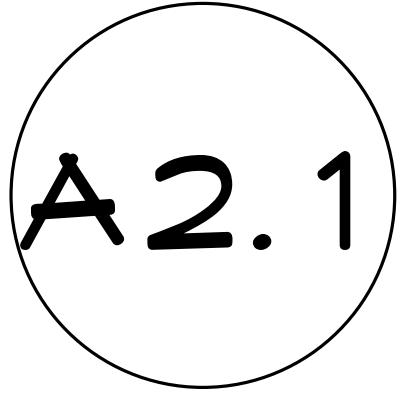


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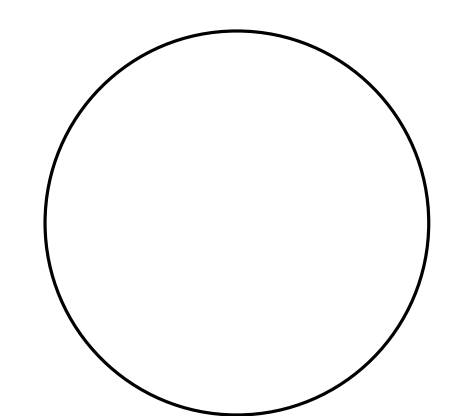
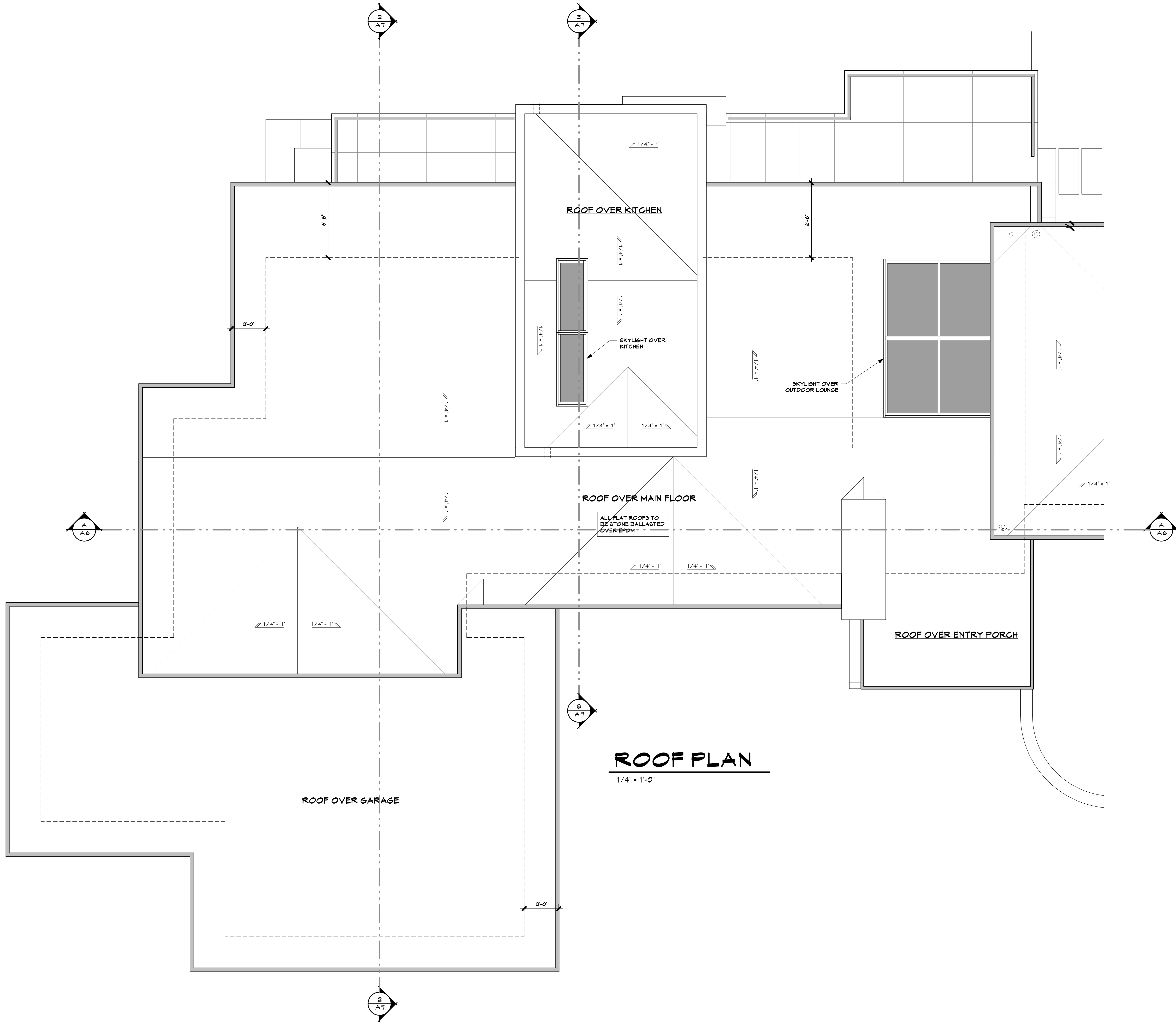
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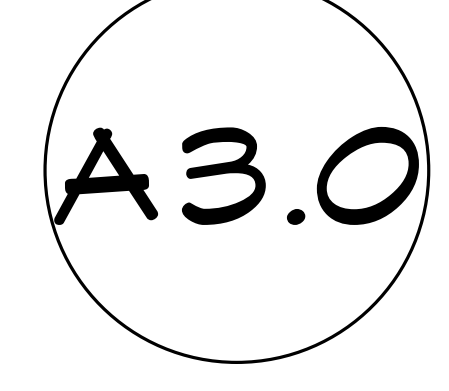


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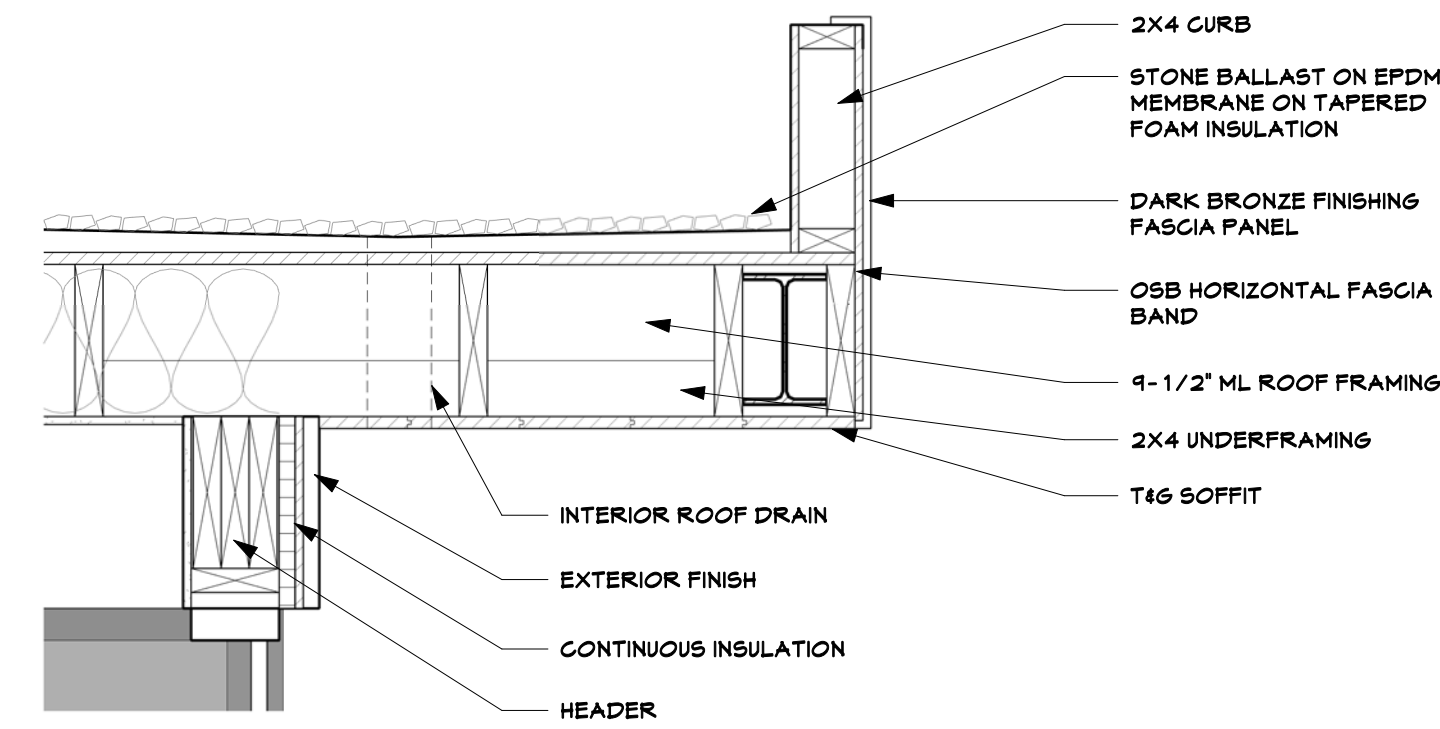
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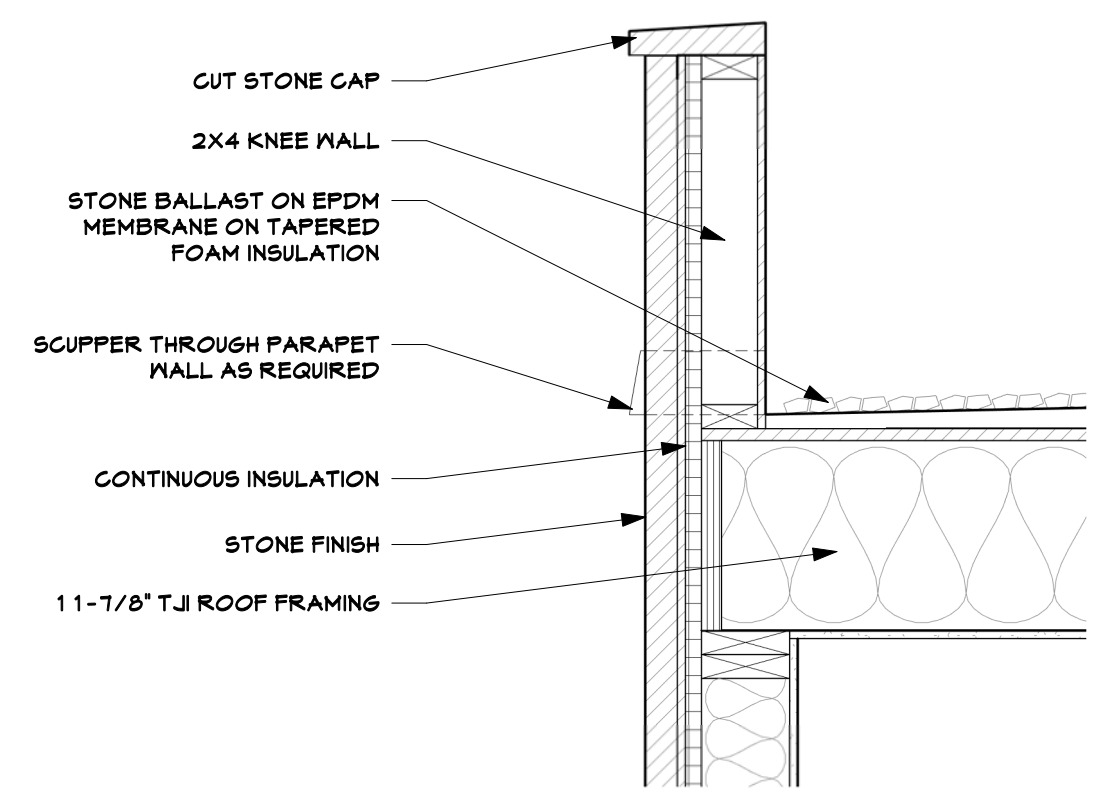
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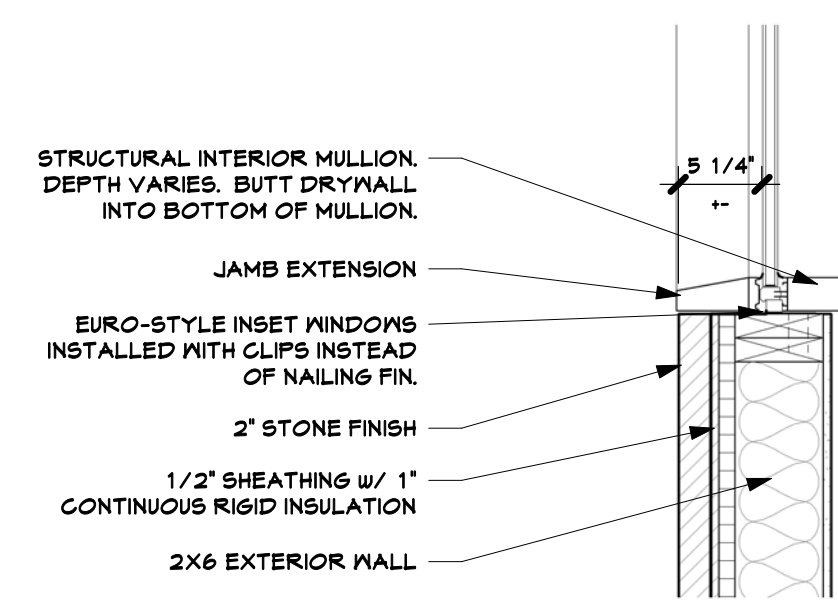
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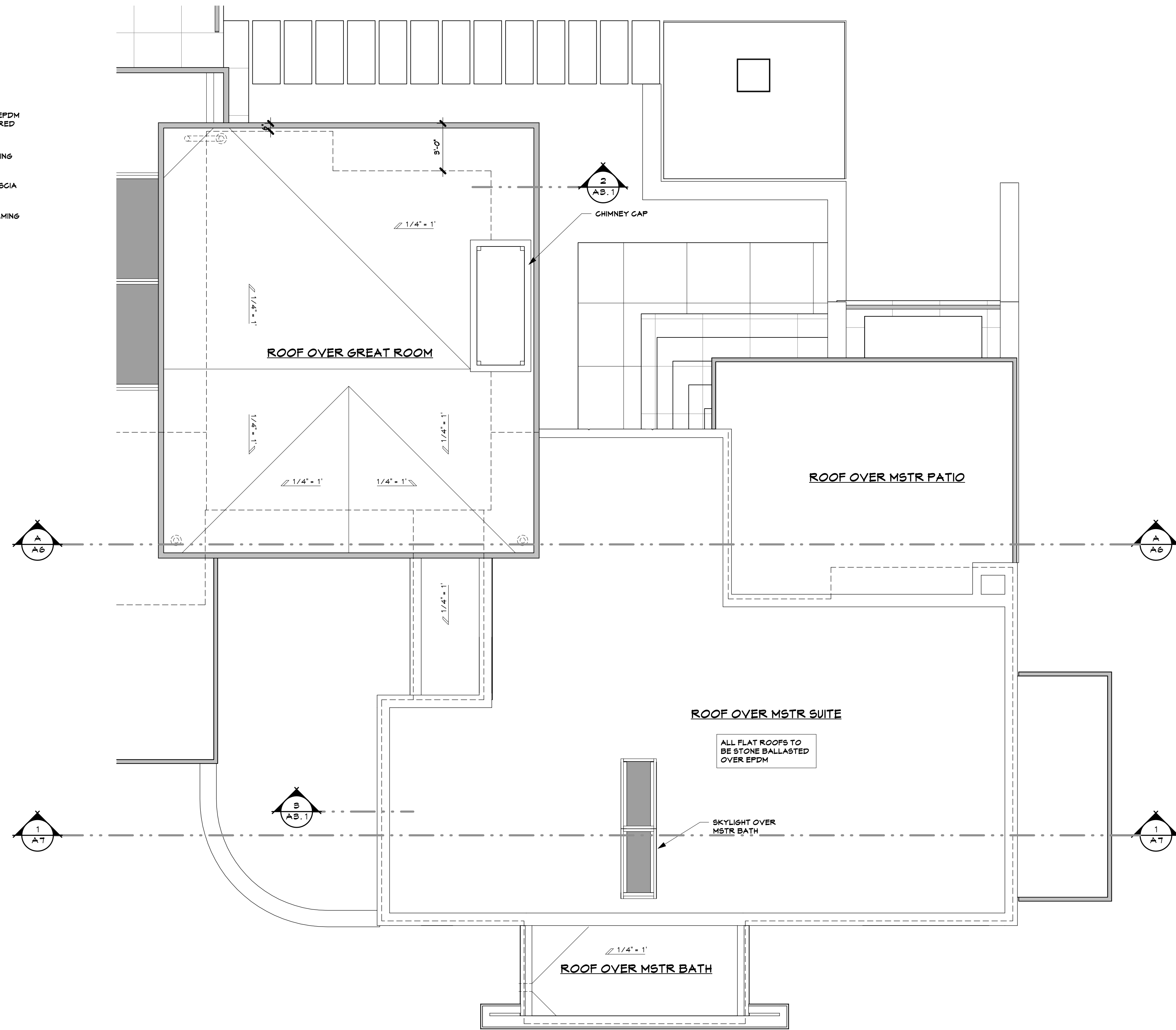
2 FLAT ROOF w/ OVERHANG
1" = 1'-0"



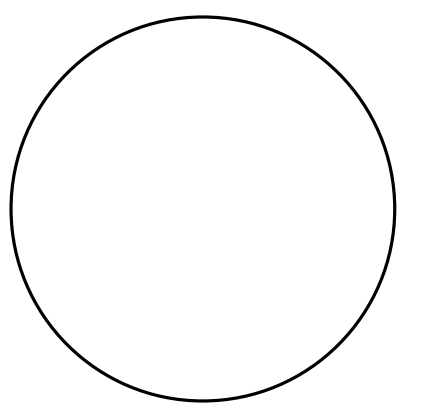
3 FLAT ROOF PARAPET
1" = 1'-0"



4 TYPICAL RECESSED WINDOW
1" = 1'-0"



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



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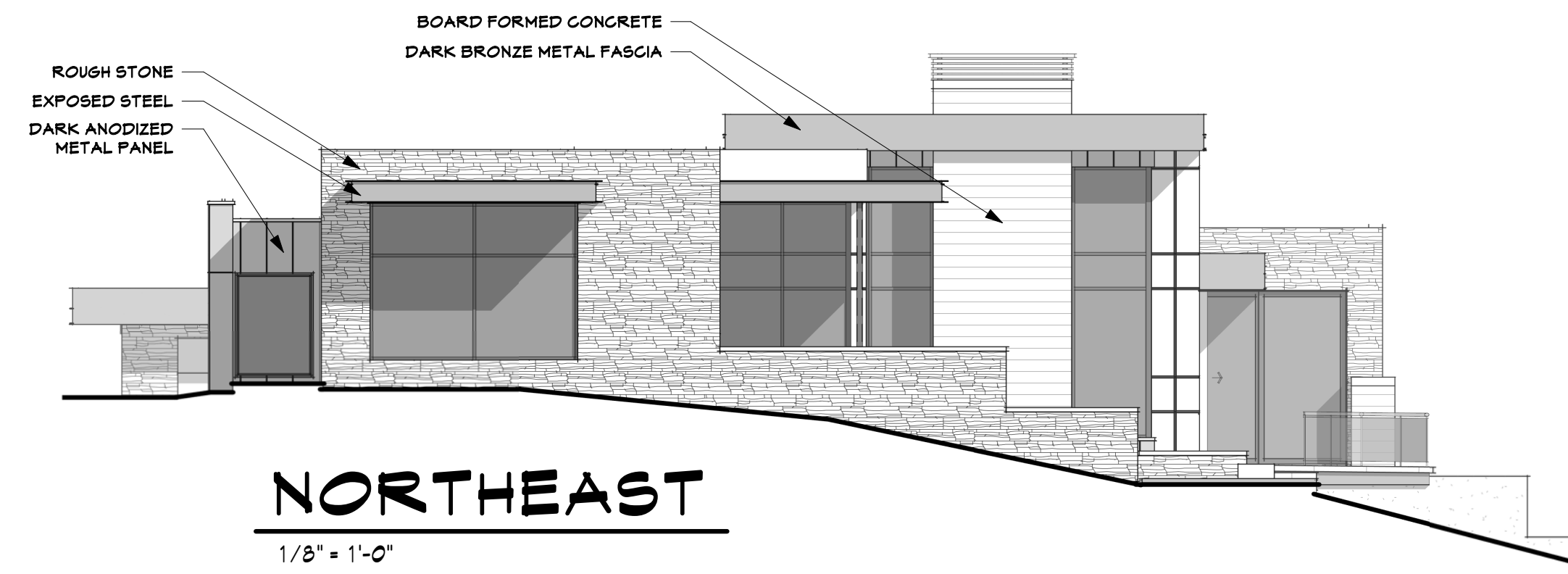
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A3.1

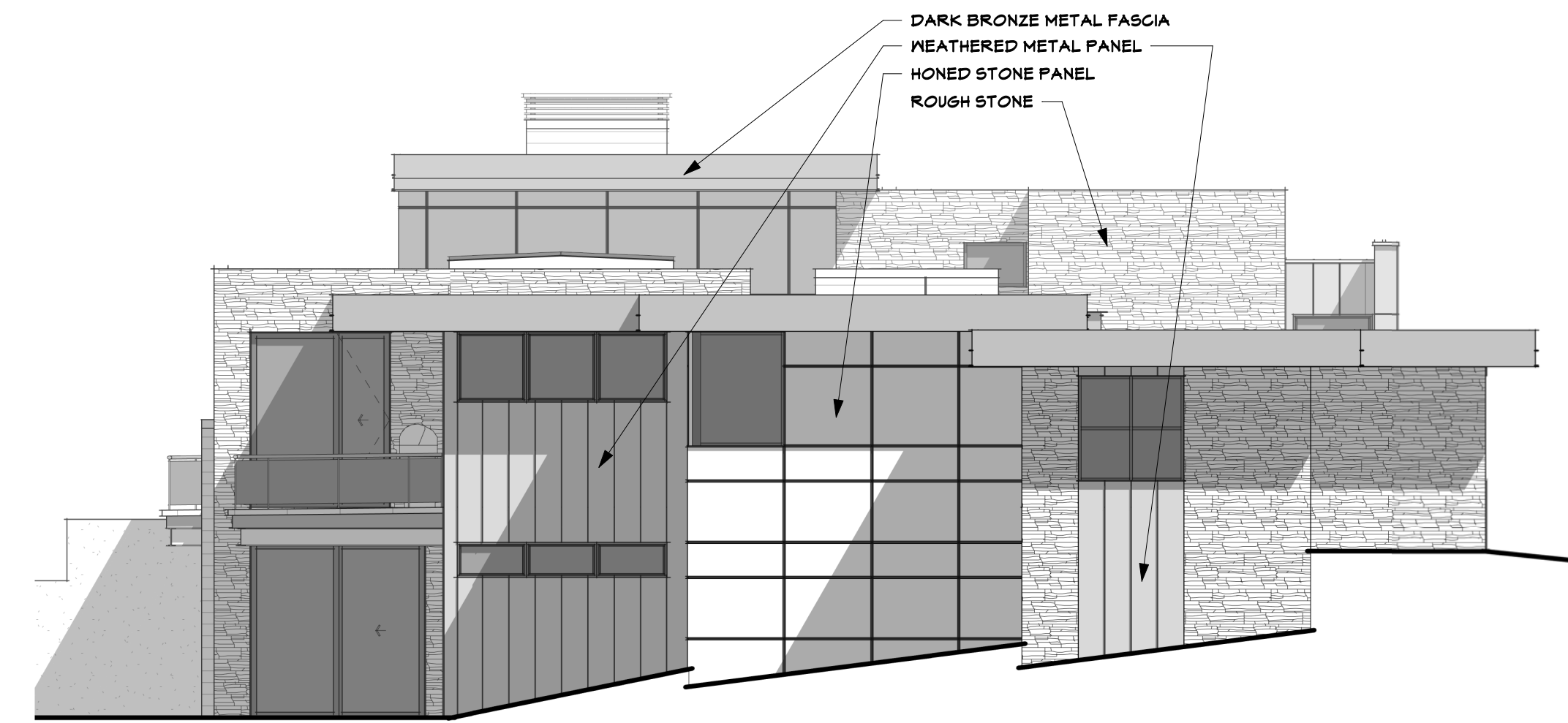
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ROUGH OPENING SCHEDULE			
NO.	WIDTH	HEIGHT	NOTES
101	12'-0"	2'-0"	
102	8'-0"	8'-0"	
103			NOT USED
104	10'-0"	7'-0"	
105	10'-0"	7'-0"	
201	6'-0"	6'-0"	
202	6'-0"	6'-0"	
203	4'-11"	6'-6"	
204	4'-11"	6'-6"	
205	12'-0"	4'-0"	
206	8'-0"	8'-0"	
207	11'-0"	8'-0"	
208	12'-0"	10'-0"	
209	14'-0"	15'-6"	Non-structural corner window
210	3'-8"	15'-6"	
211	19'-11"	10'-0"	Non-structural corner window
212	6'-0"	3'-0"	
213	6'-8"	7'-6"	
214	12'-0"	9'-0"	
215	8'-0"	9'-0"	
216	4'-6"	6'-0"	
217	12'-0"	2'-0"	
218	4'-6"	2'-0"	
219	2'-0"	8'-6"	
220	4'-4"	2'-6"	
221	11'-4"	8'-0"	
222	10'-0"	8'-0"	
223	10'-0"	5'-0"	
224	11'-0"	8'-0"	Non-structural corner window
225	15'-0"	9'-0"	
226	5'-0"	1'-6"	
227	2'-6"	5'-0"	



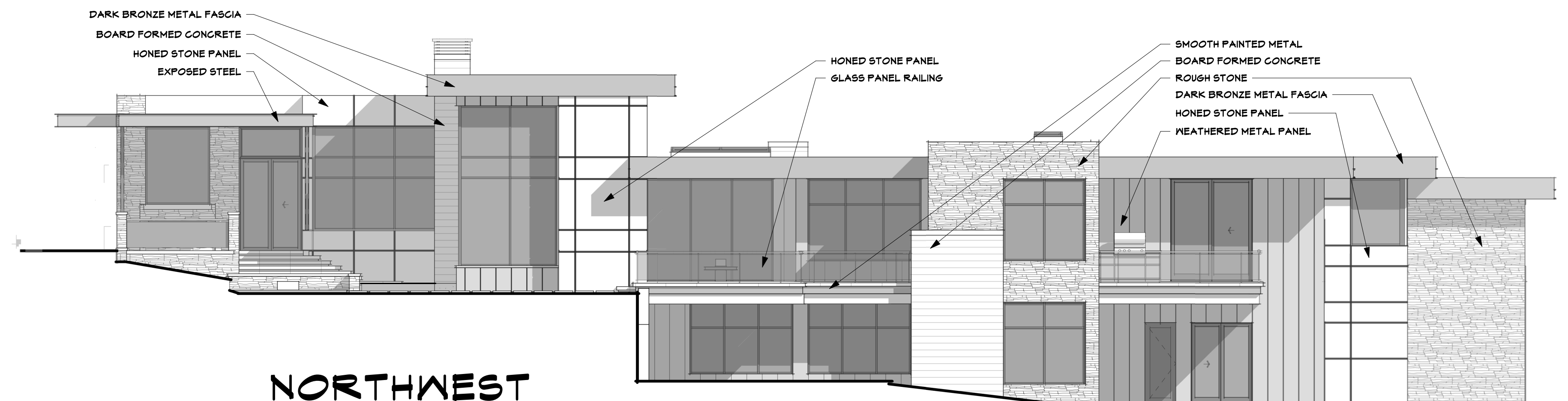
NORTHEAST

1/8" = 1'-0"



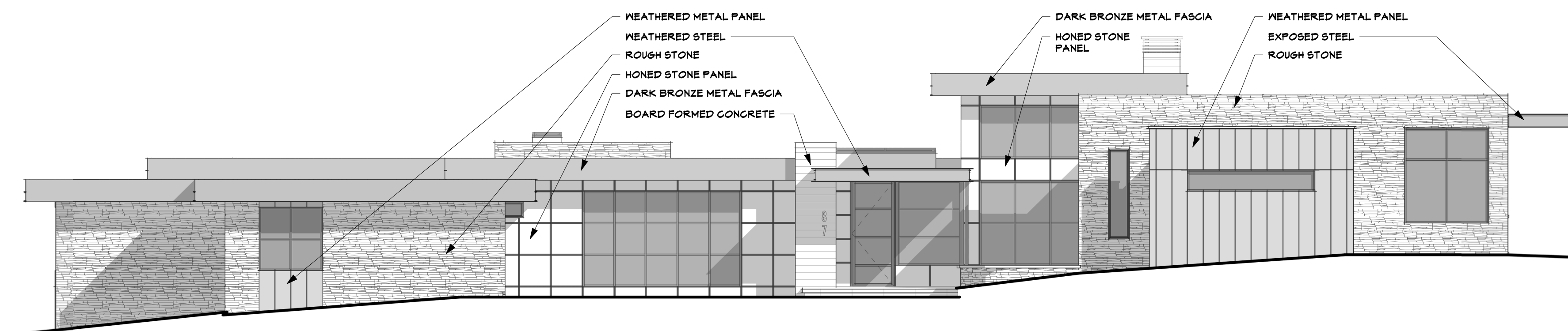
SOUTHWEST

1/8" = 1'-0"



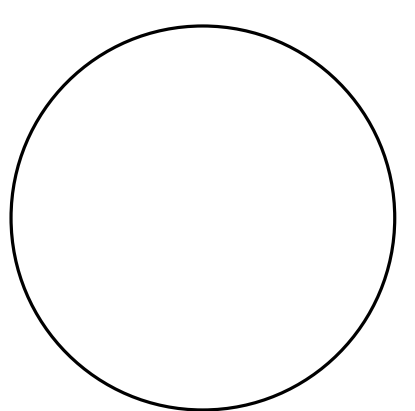
NORTHWEST

1/8" = 1'-0"



SOUTHEAST

1/8" = 1'-0"



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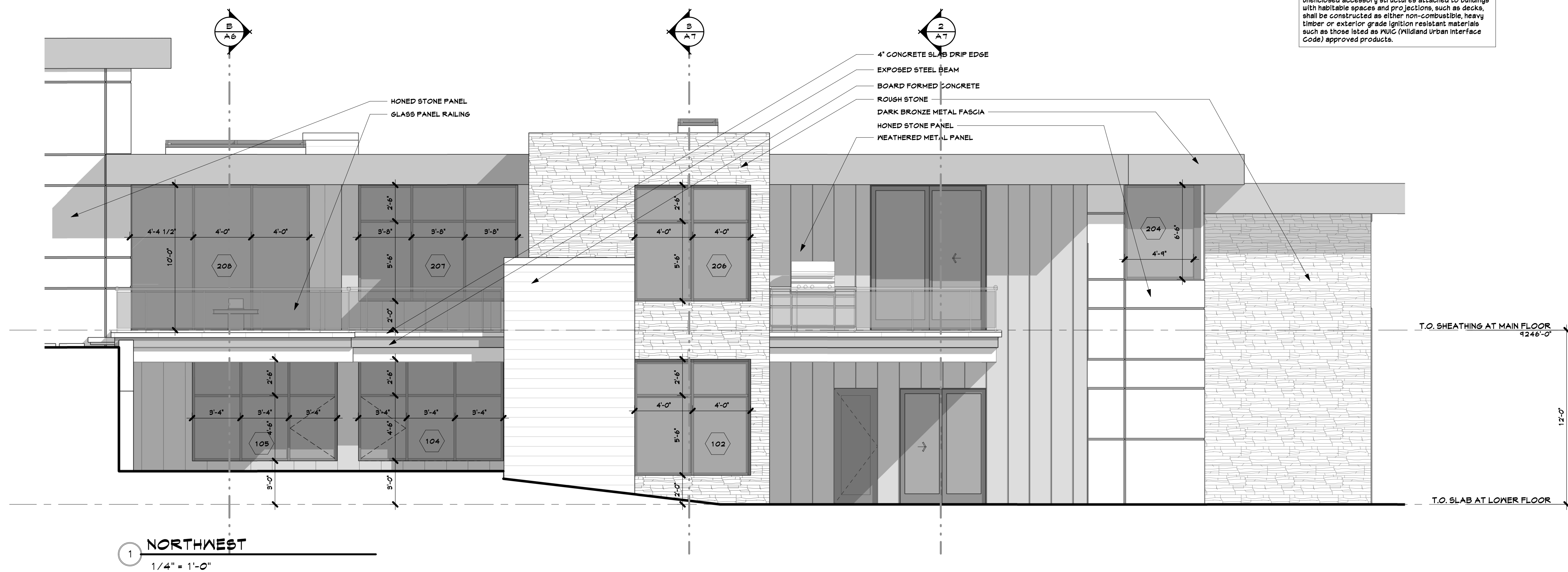
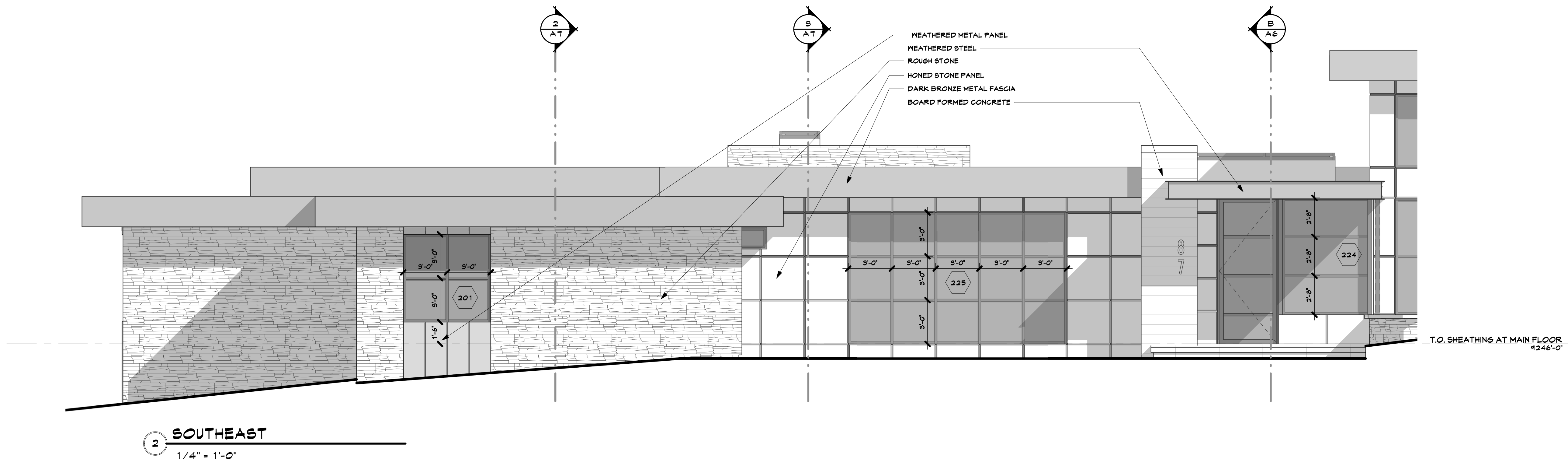
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 DRB Feedback 02/02/2021
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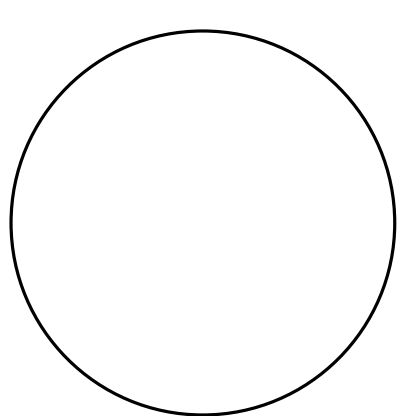
PROGRESS NOT FOR CONSTRUCTION

A4.0

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NOTE:
 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 MUIC (Wildland Urban Interface Code) approved products.



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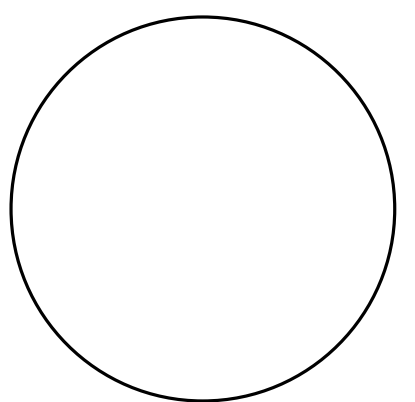
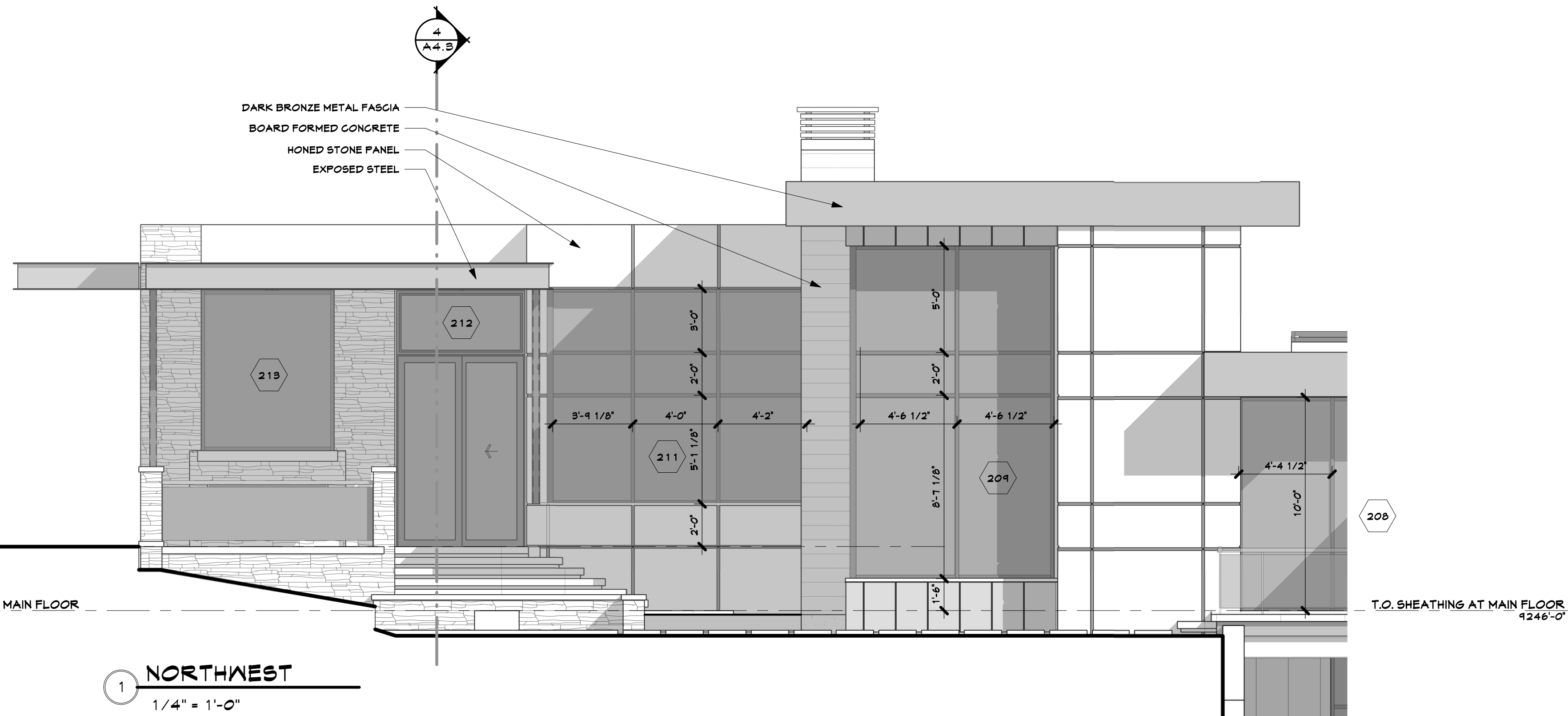
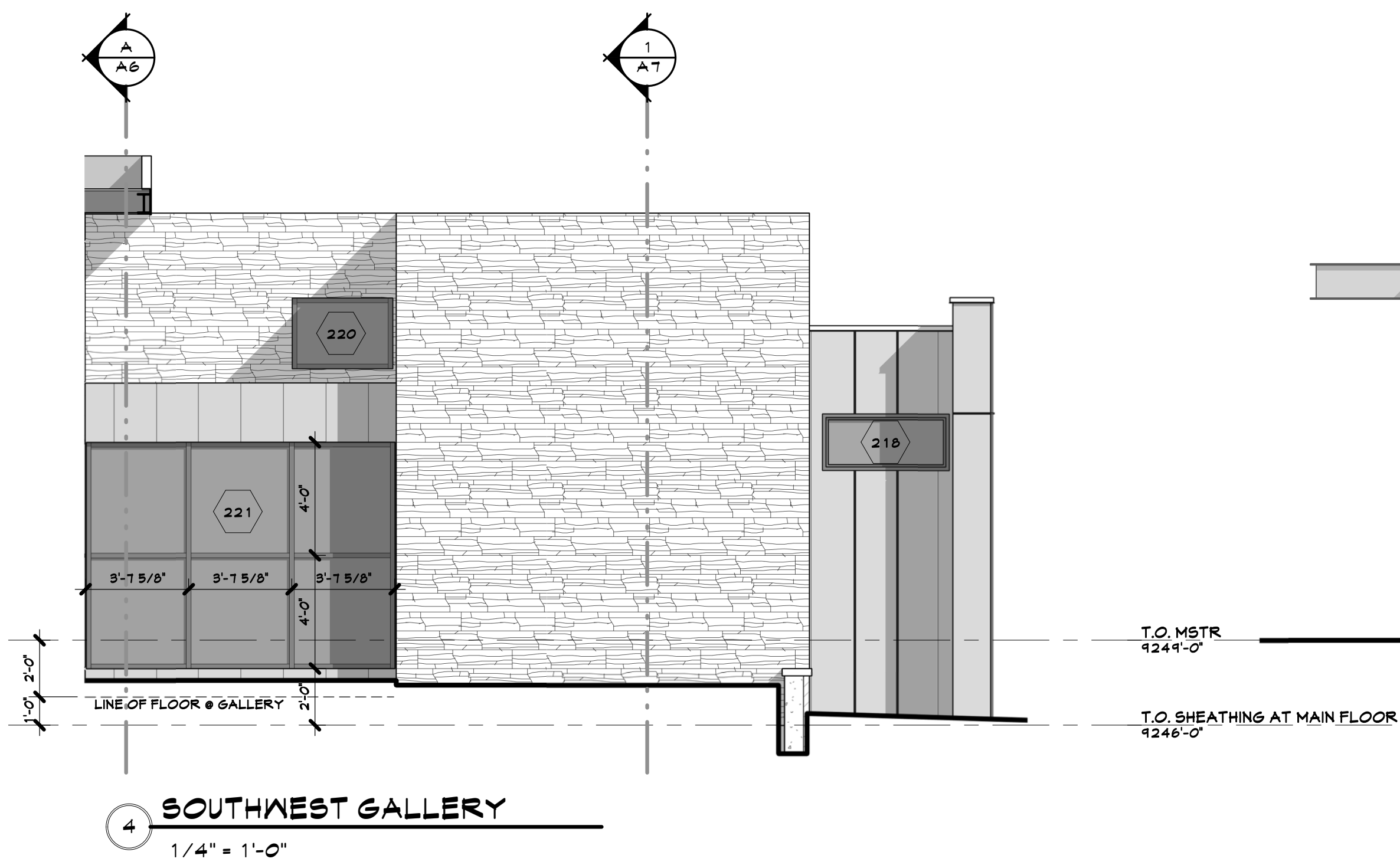
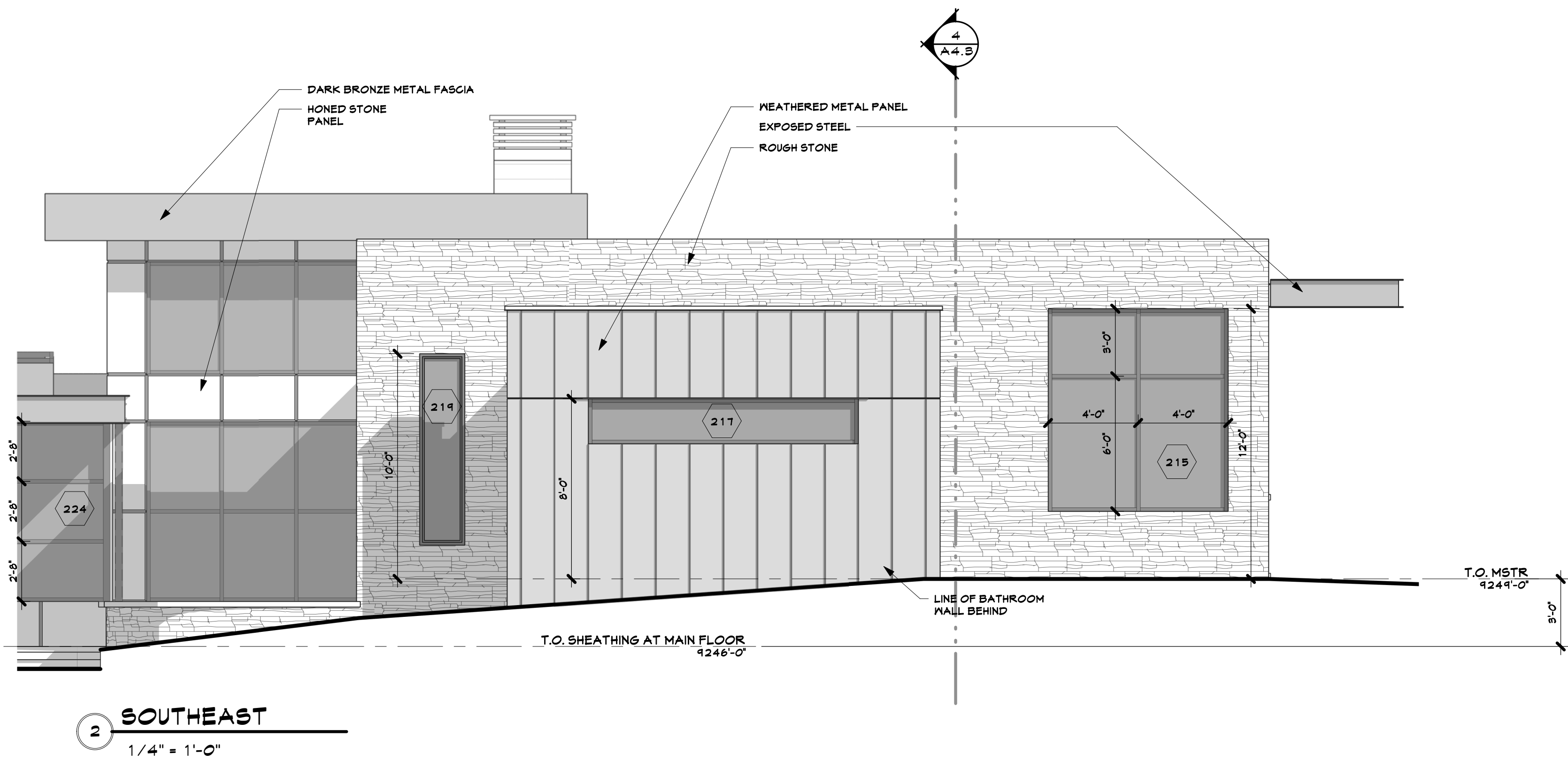
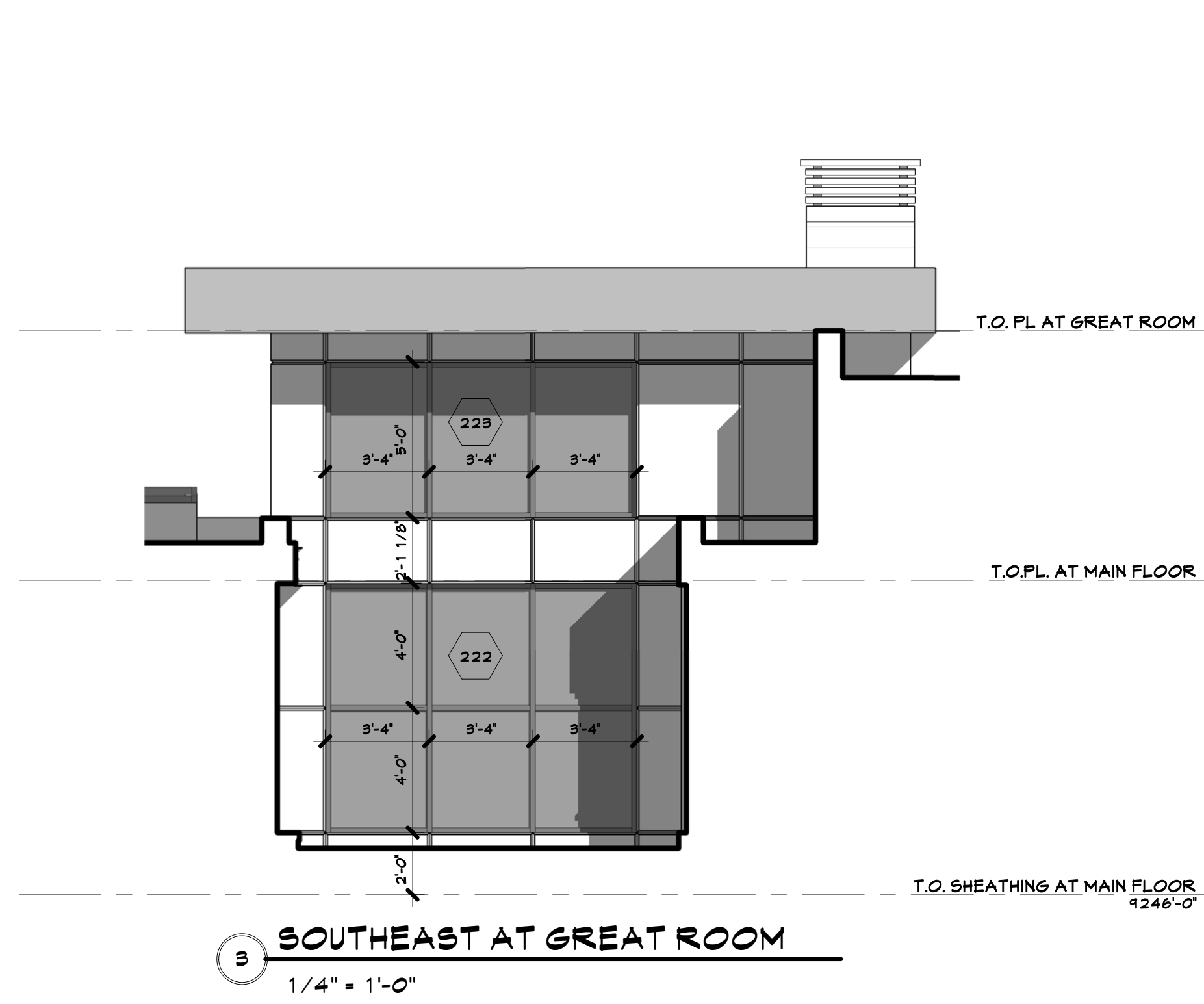
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SUBMISSIONS

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A4.1

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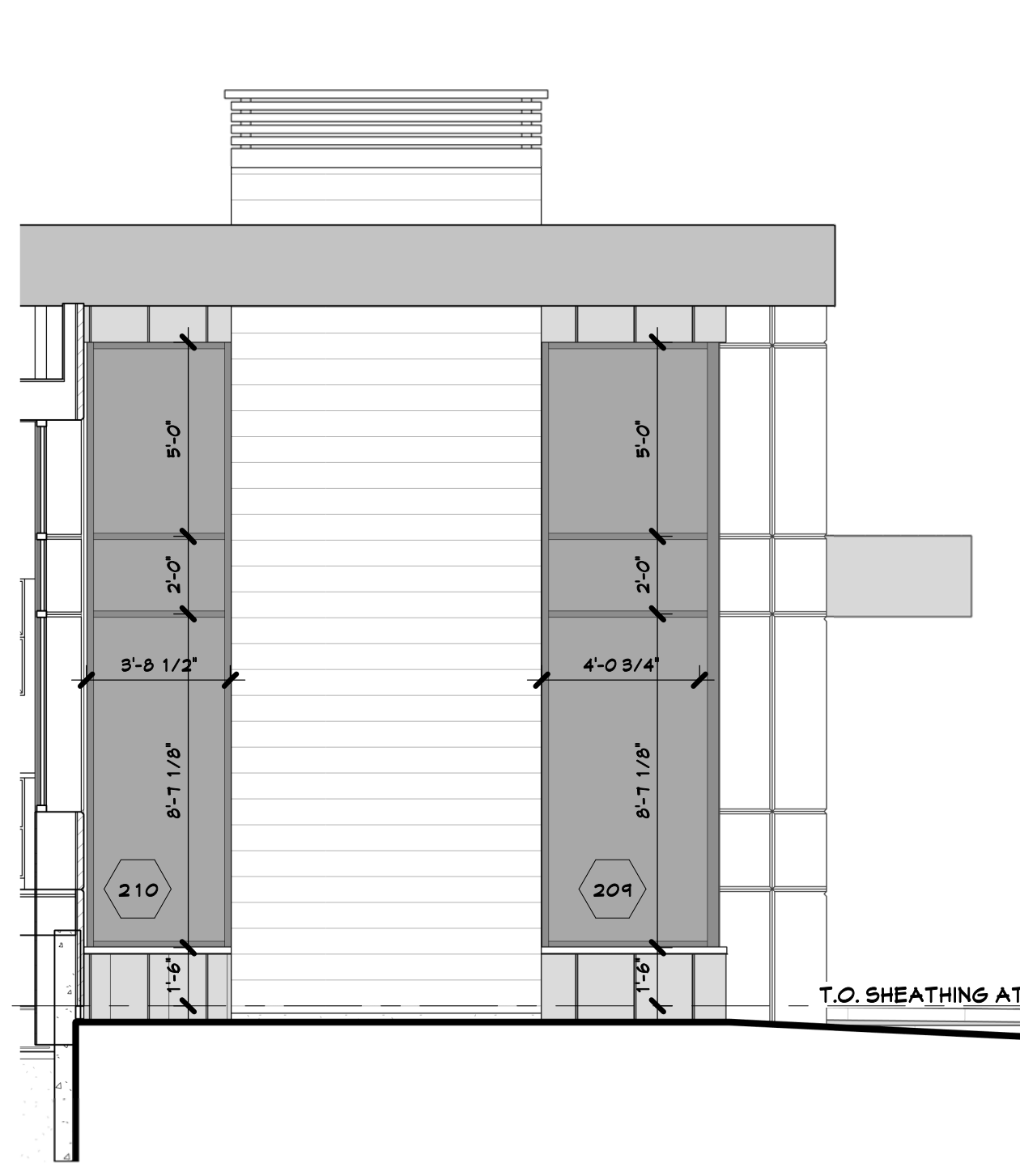
NOTICE: DUTY OF COOPERATION
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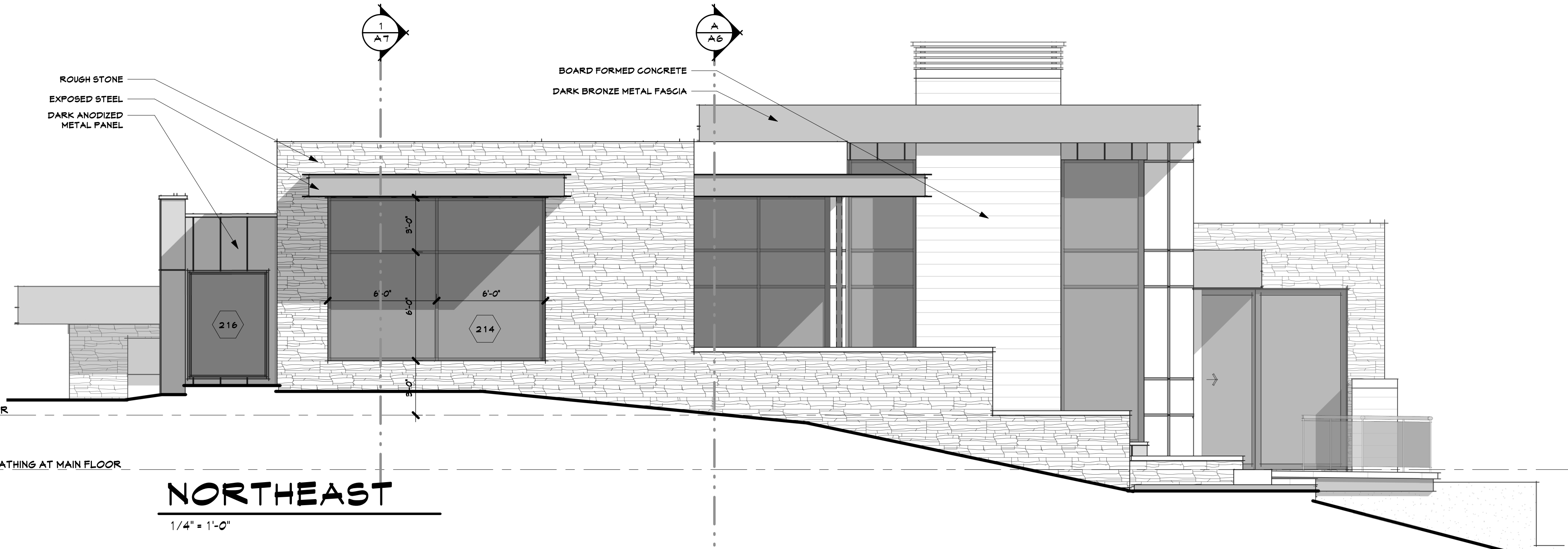
A4.2

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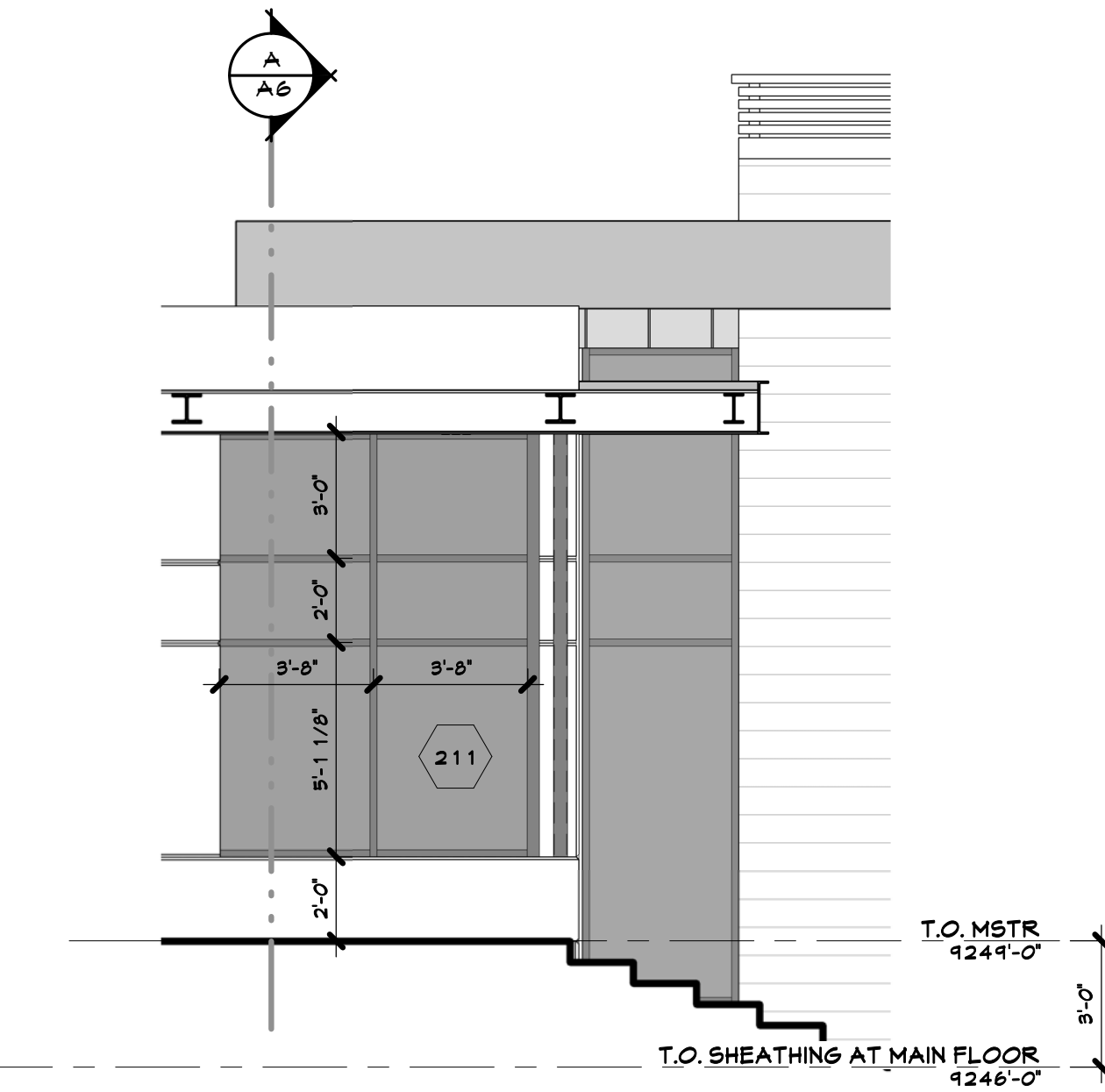
3 NORTHEAST GREAT ROOM

1/4" = 1'-0"



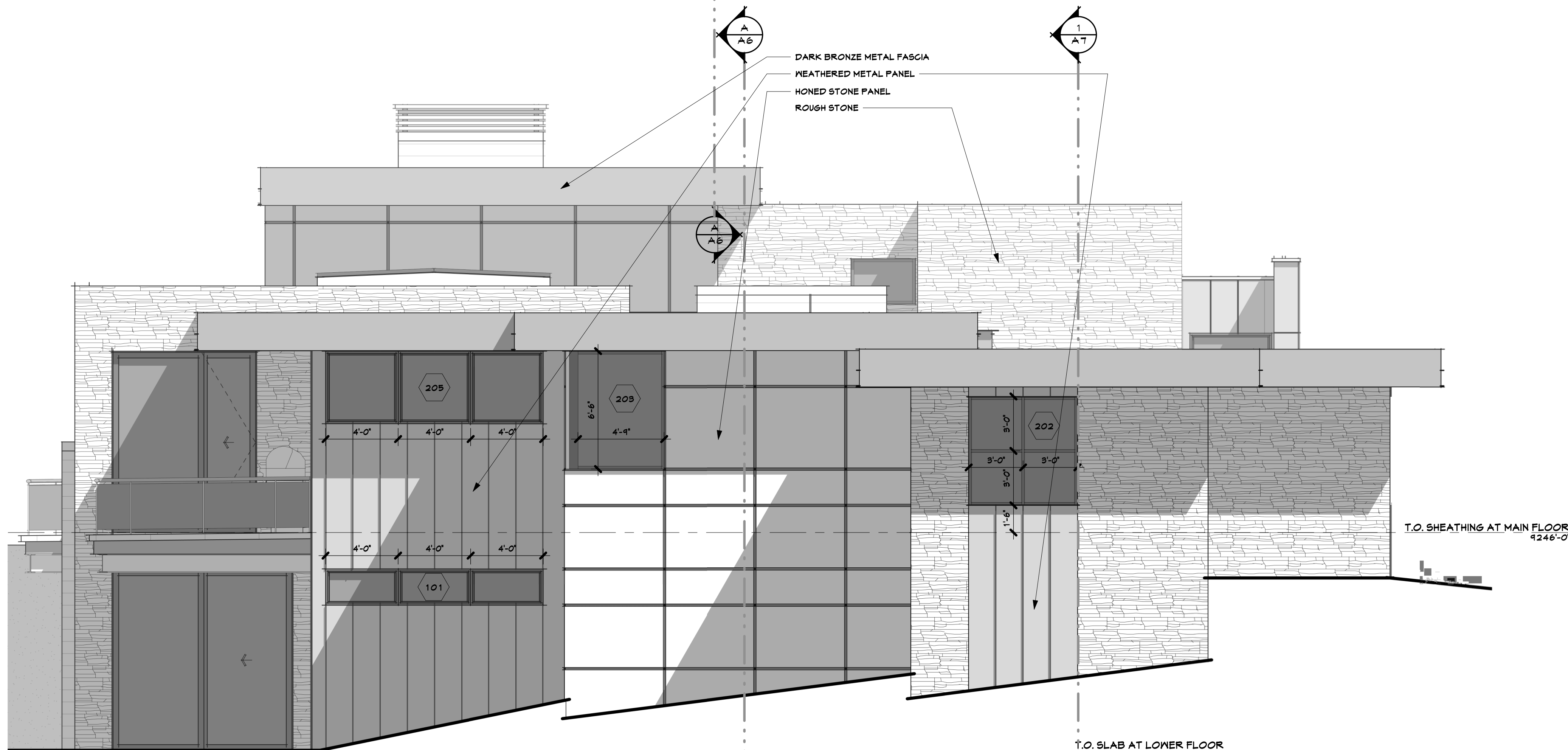
NORTHEAST

1/4" = 1'-0"



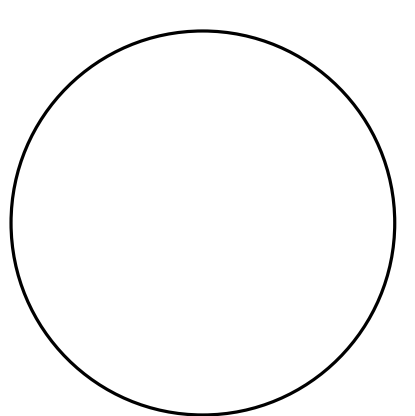
4 NORTHEAST STUDY

1/4" = 1'-0"



SOUTHWEST

1/4" = 1'-0"



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A4.3

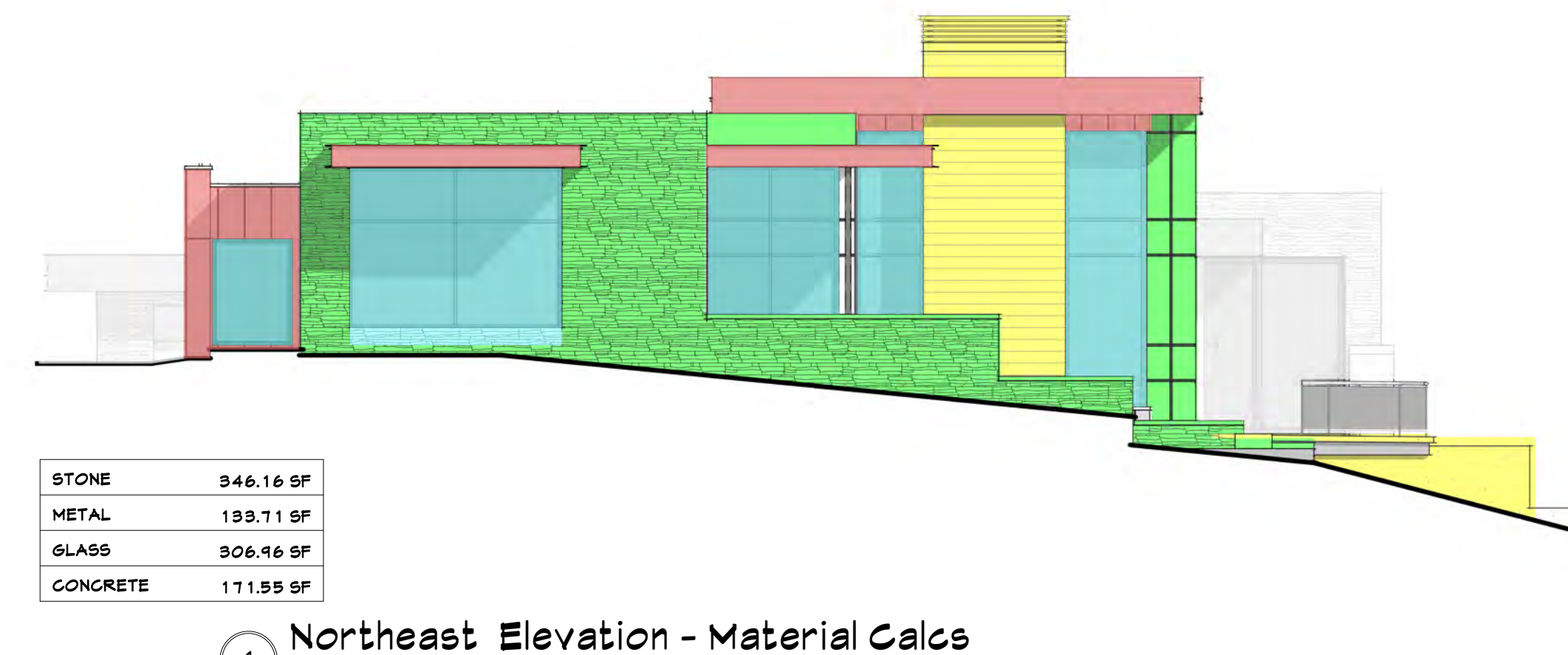
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STONE	456.84 SF
METAL	771.34 SF
GLASS	447.40 SF
CONCRETE	228.56 SF

2 Northwest Elevation - Material Calcs

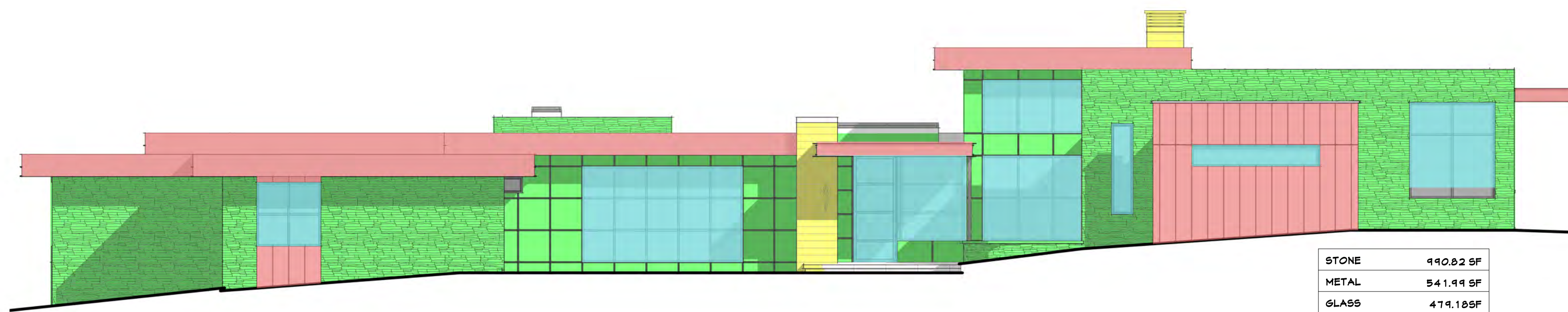
1/8" = 1'-0"



STONE	346.16 SF
METAL	133.71 SF
GLASS	306.46 SF
CONCRETE	171.55 SF

1 Northeast Elevation - Material Calcs

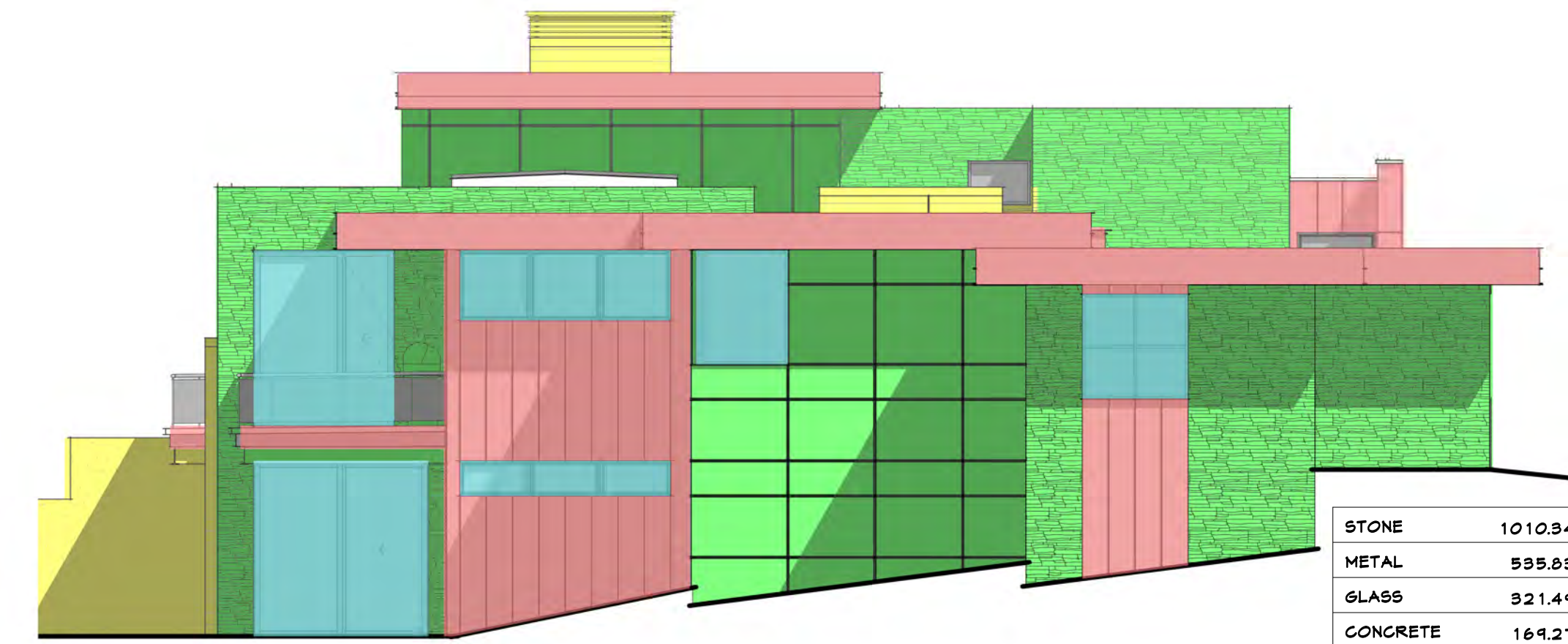
1/8" = 1'-0"



STONE	490.82 SF
METAL	541.99 SF
GLASS	474.18 SF
CONCRETE	63.44 SF

3 Southeast Elevation - Material Calcs

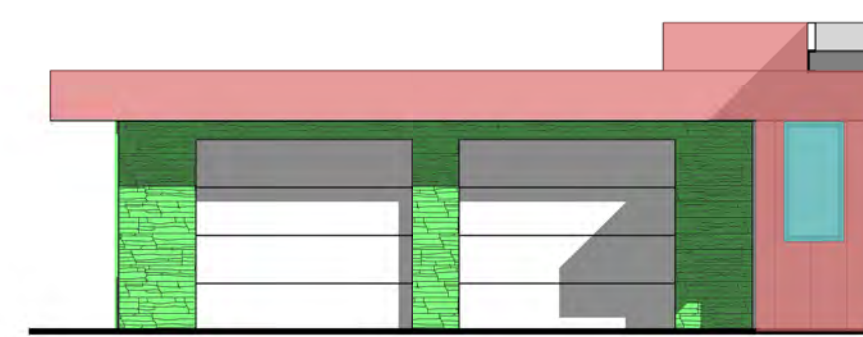
1/8" = 1'-0"



STONE	1010.34 SF
METAL	555.89 SF
GLASS	321.44 SF
CONCRETE	164.21 SF

4 Southwest Elevation - Material Calcs

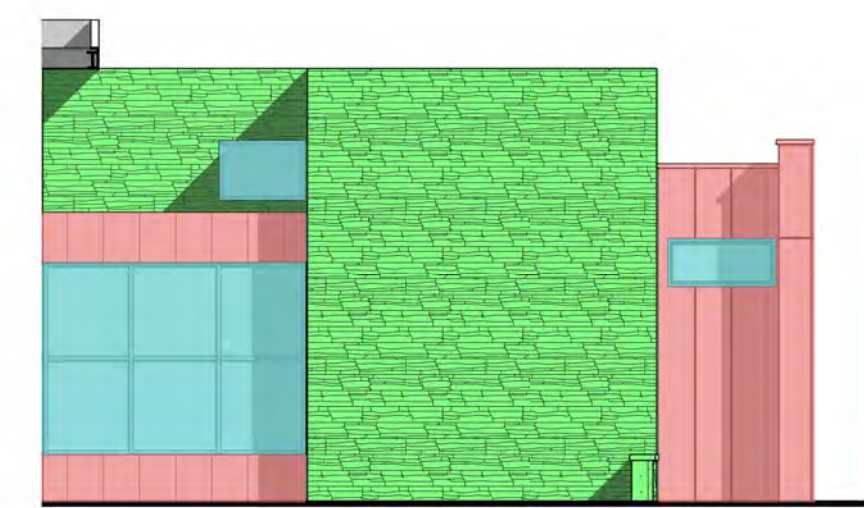
1/8" = 1'-0"



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

5 Garage Elevation - Material Calcs

1/8" = 1'-0"



STONE	327.05 SF
METAL	125.70 SF
GLASS	107.46 SF
CONCRETE	0.00 SF

6 West Elevation 2 - Material Calcs

1/8" = 1'-0"

MATERIALS

STONE
METAL
GLASS
CONCRETE

TOTAL BUILDING MATERIALS

STONE	4,125.01 SF	41.13%
METAL	2,364.26 SF	23.57%
GLASS	2,670.05 SF	26.70%
CONCRETE	862.42 SF	8.60%

STONE	243.76 SF
METAL	815.1 SF
GLASS	15.23 SF
CONCRETE	151.84 SF

10 Materials Unseen In Elevations

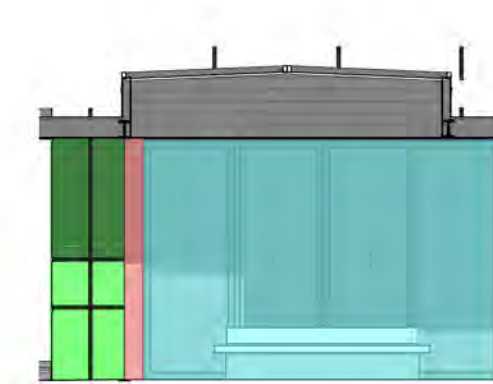
1/8" = 1'-0"



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

9 Entry Northeast Elevation - Material Calcs

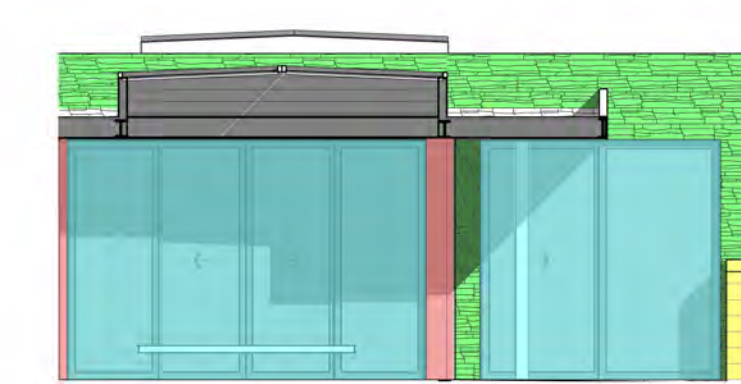
1/8" = 1'-0"



STONE	31.14 SF
METAL	11.40 SF
GLASS	150.00 SF
CONCRETE	0.00 SF

8 Outdoor Lounge West Elev - Material Calcs

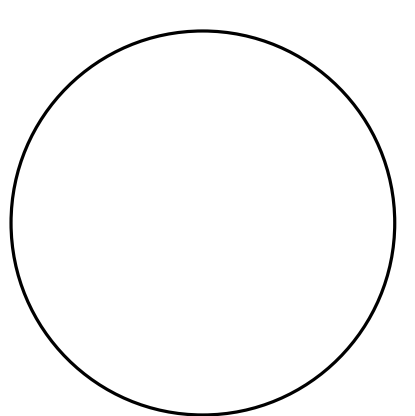
1/8" = 1'-0"



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

7 Outdoor Lounge East Elev - Material Calcs

1/8" = 1'-0"



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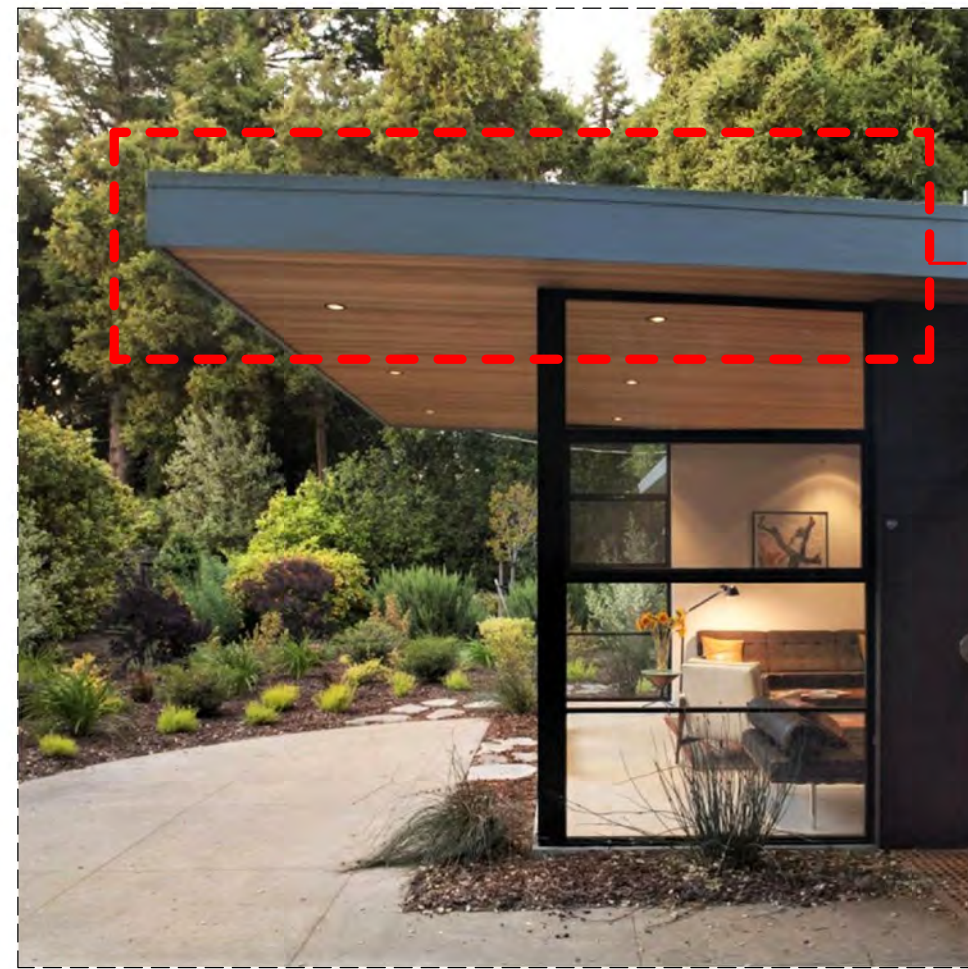
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DRB Feedback 02/02/2021
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Revised to DRB 04/01/2021
Issued for FAR 05/03/2021

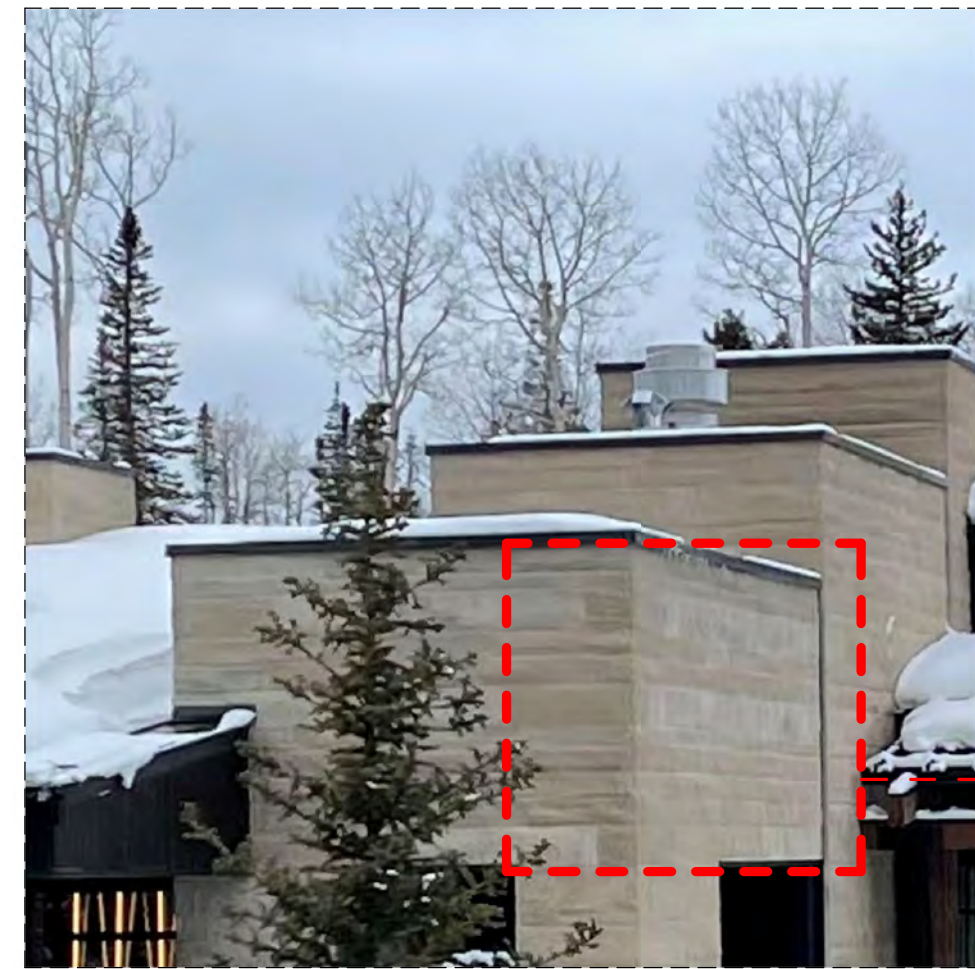
PROGRESS NOT FOR CONSTRUCTION

A5.0

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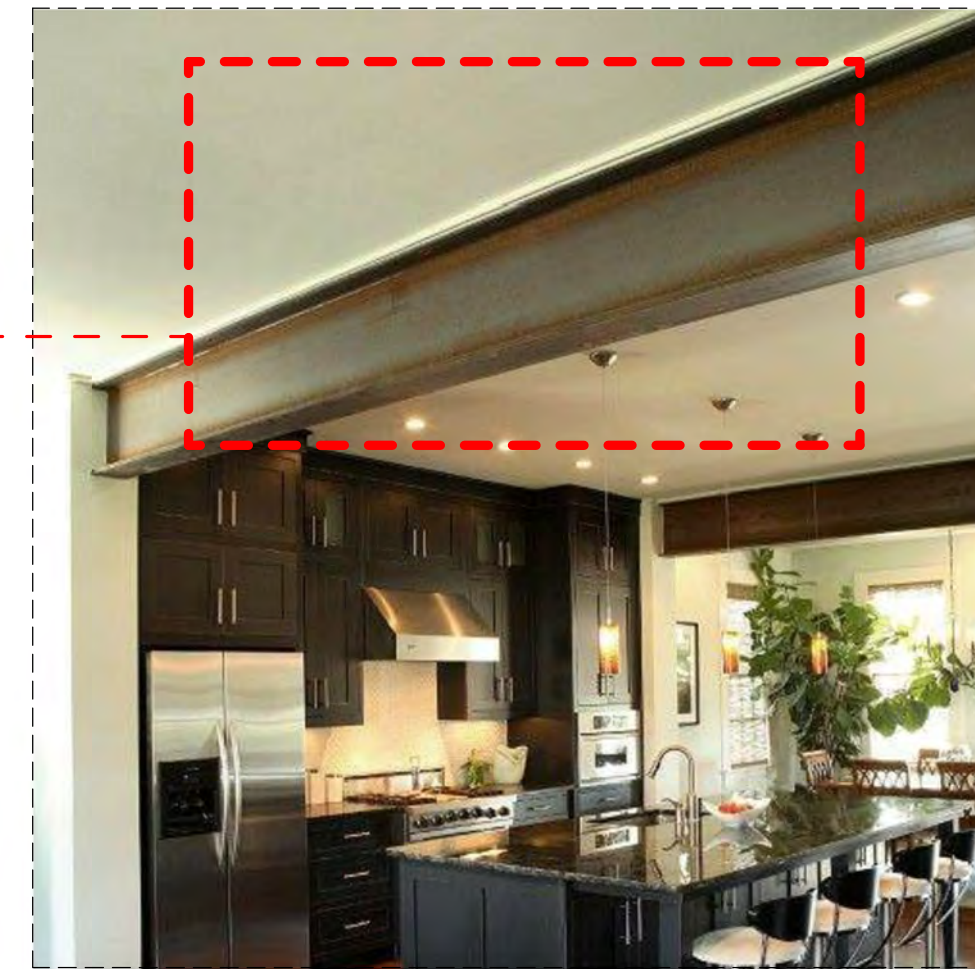
DARK BRONZE METAL FASCIA



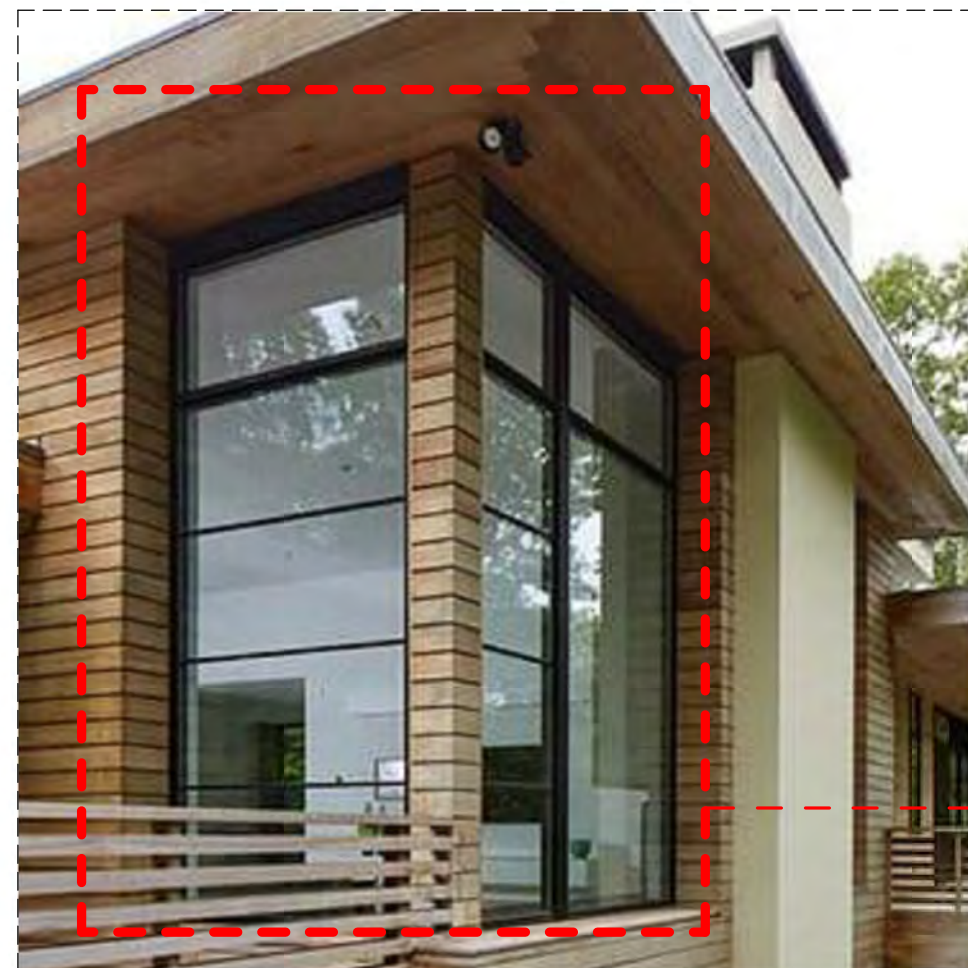
ROUGH STONE



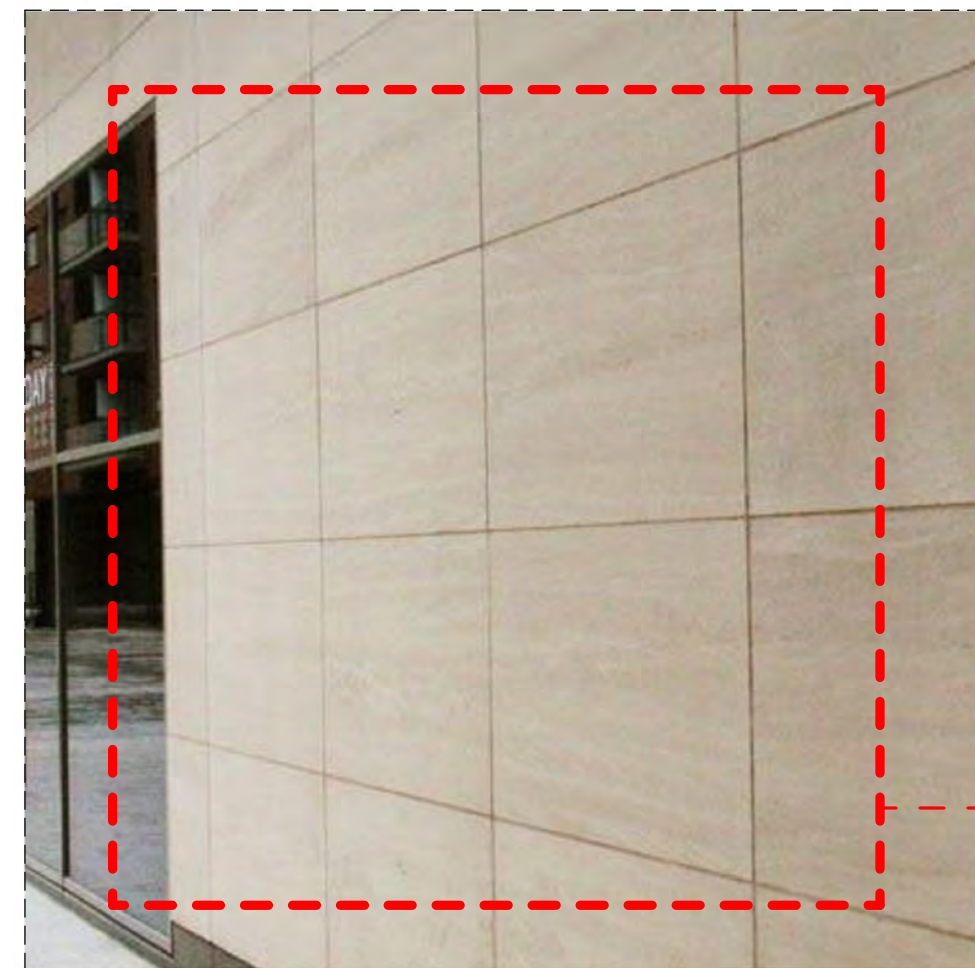
DARK ANODIZED METAL PANEL



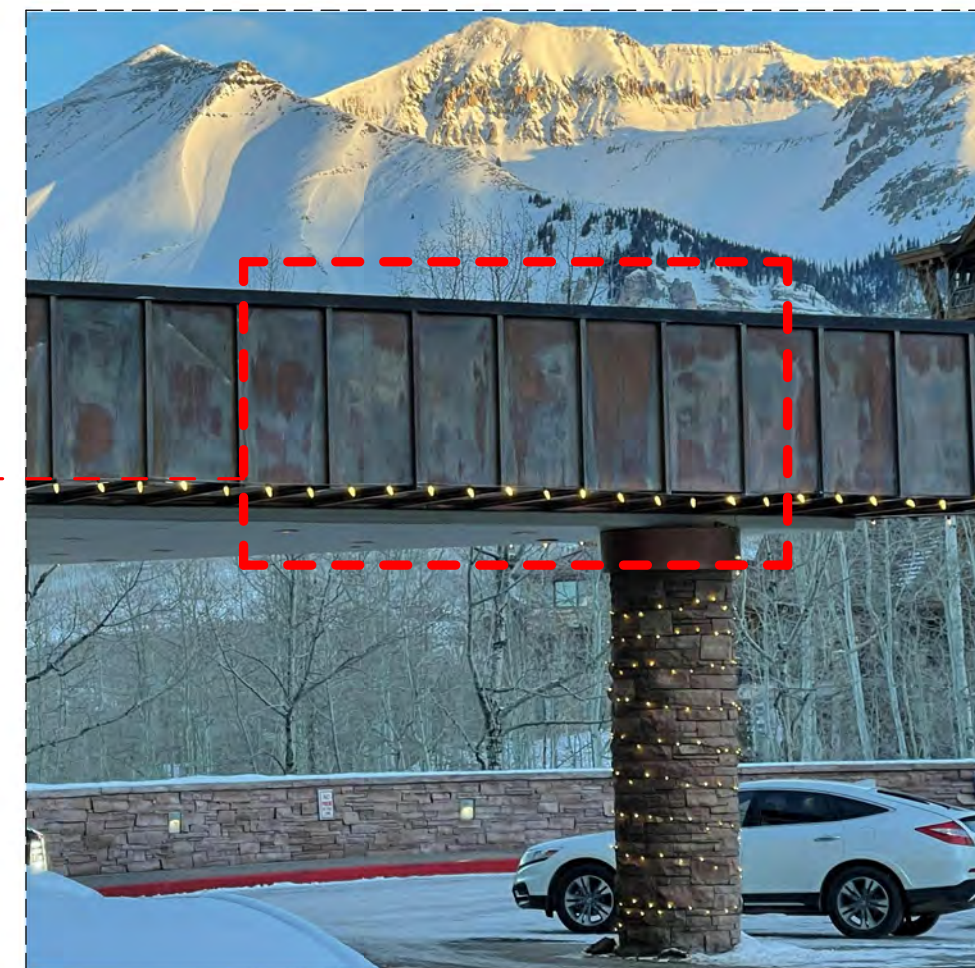
EXPOSED STEEL



DARK BRONZE WINDOW FRAME



HONED STONE PANELS



WEATHERED METAL PANELS



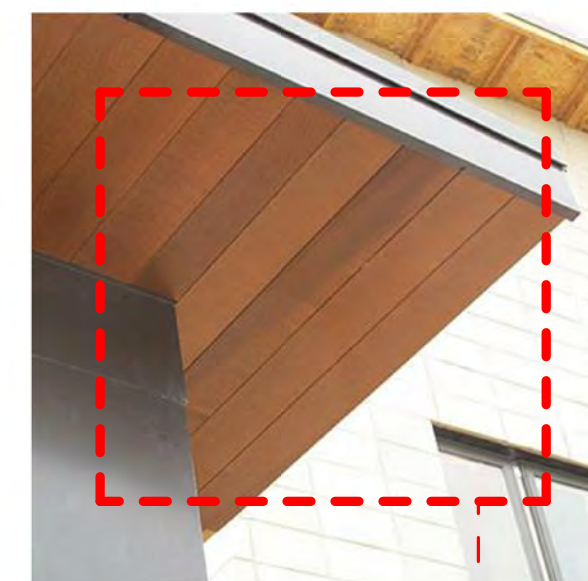
BOARD FORMED CONCRETE



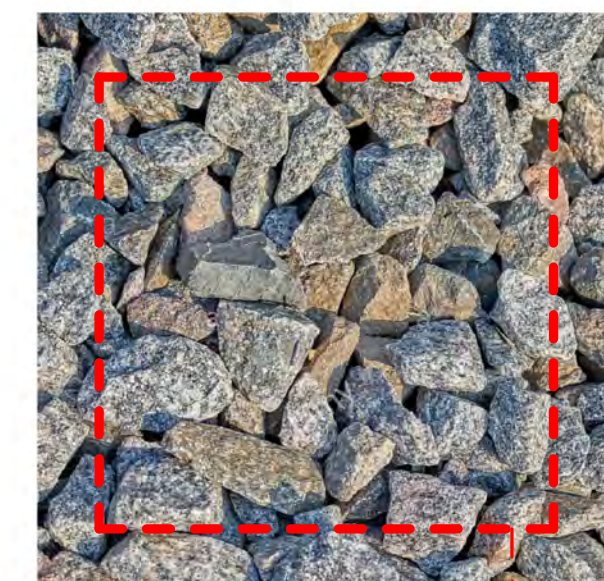
Dark Bronze Anodized



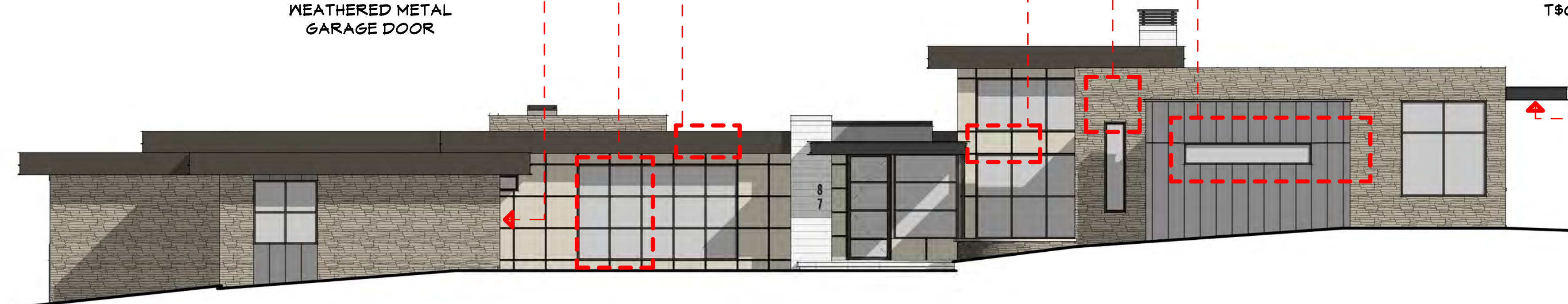
WEATHERED METAL GARAGE DOOR



T&G SOFFIT

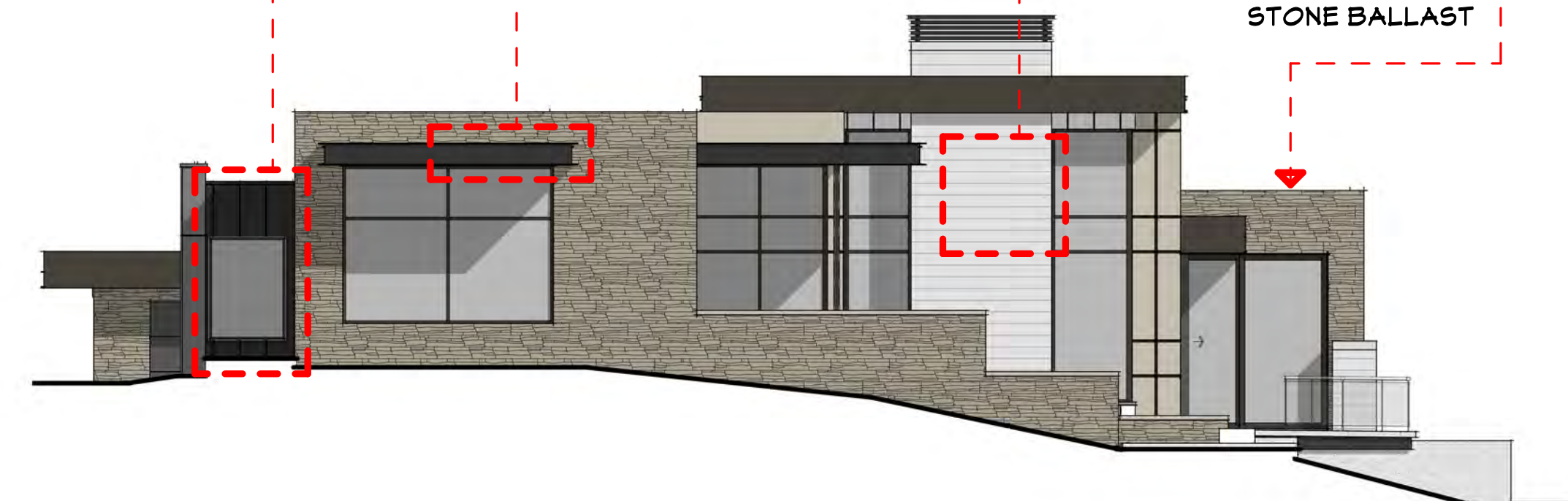


STONE BALLAST



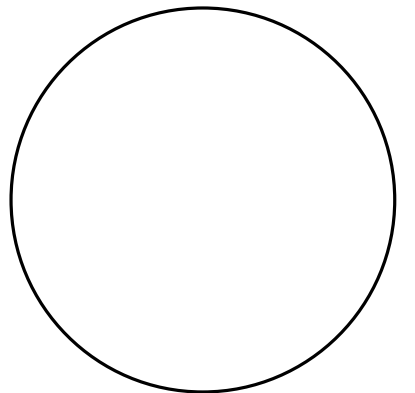
SOUTHEAST

1/8" = 1'-0"



NORTHEAST

1/8" = 1'-0"

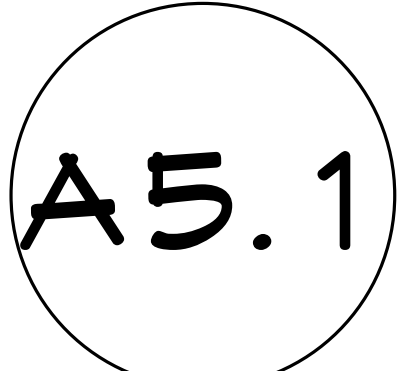


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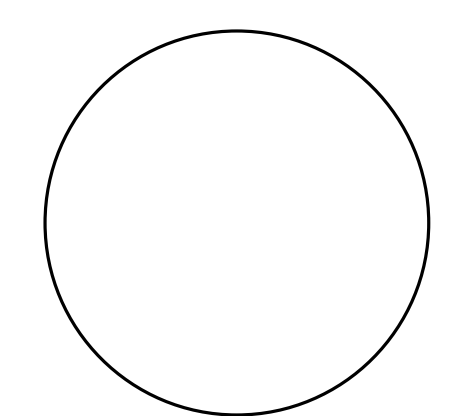
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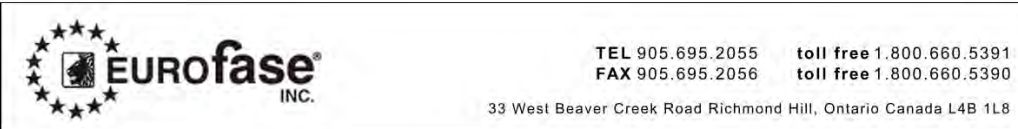
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A5.2

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EXTERIOR FIXTURE A



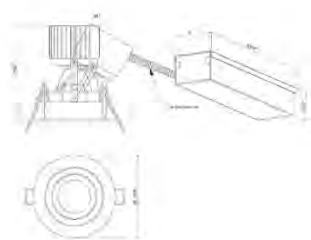
28720-30, AMIGO 3 1/4" ROUND TRIM GIMBAL, 15W LED

PRODUCT DETAILS	
No.	28720-30-010
Product Color	WHITE
Shade / Accent Colour	WHITE
Length	3.875"
Height	4.125"
Weight	1.58lb

LIGHT SOURCE DETAILS	
Light Source Type	INTEGRATED LED
Input Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Voltage	120V
Total Lumens	1200lm
CRI	90
Dimmable	Yes

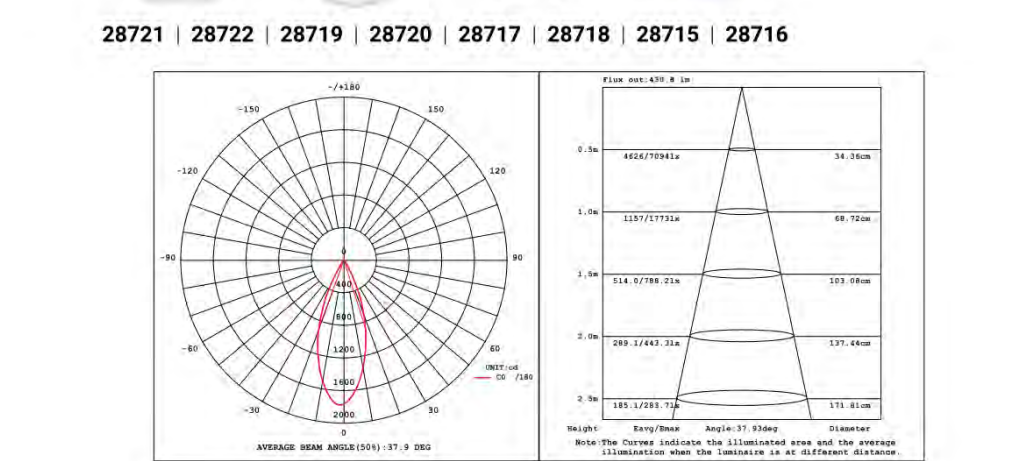
TECHNICAL DETAILS	
Light Direction	Down
Adjustable Lamp Head	Yes
Approval	DRY
Location	Indoor
Approval	UL
Typical Beam Angle	Yes
Cut Hole Diameter	3.25"

OPTIONS AVAILABLE		
ITEM NO.	FINISH	SHADE
28720-30-010	WHITE	WHITE
28720-30-021	BLACK	BLACK

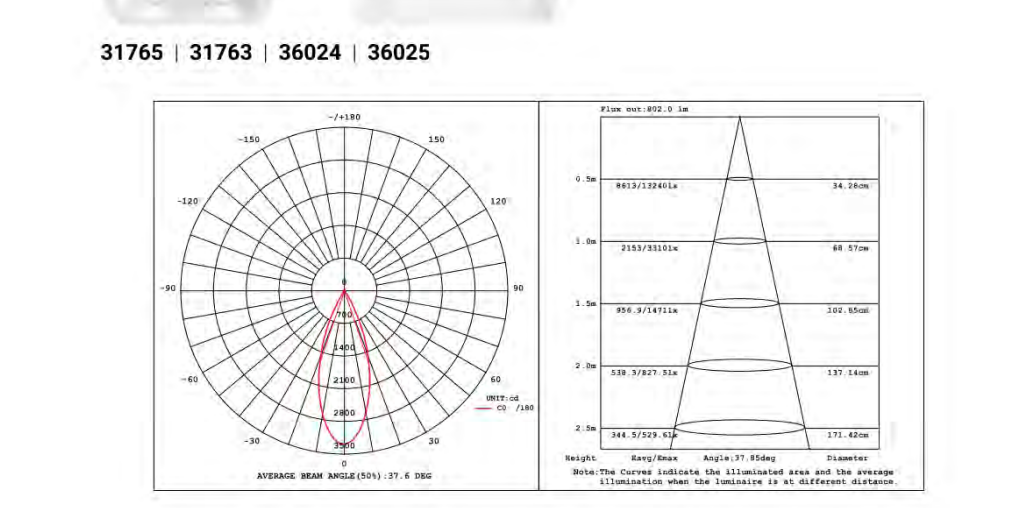


PHOTOMETRICS

EXTERIOR FIXTURE A



EXTERIOR FIXTURE B



LED STRIP LIGHT

LED STRIP LIGHT @ ADDRESS MONUMENT

PROJECT NAME: _____ DATE: _____ TYPE: _____

SPECIFIER: _____ PREPARED BY: _____

PRODUCT: _____

LED STRIP SERIES
TBD-DS72(W)
6.0W INDOOR/OUTDOOR LED STRIP

TBD-DS72(W) is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor commercial residential applications. With several LED color options and 120° beam spread, this LED strip is a superior option for general lighting zones, task, or vanity mirror. This strip, with high density, double-row LED spacing, which used with a deep channel and frosted lens, virtually eliminates all hot spots.

FEATURES:

- 6 Wires Per Foot
- 24V DC Constant Voltage
- 72 LED's Per Foot
- 480 Lumens Per Foot (3000K)
- Max. Span 16.4'
- 30, 36 CRI Options
- Beam Angle: 120°
- Frost-Resistant Design
- Indoor Rated With 0.15" Depth @ 0.07"
- IP65 (Not Rated With 0.07" Depth @ 0.15")
- Long Life: 50,000 Hours
- Conforms to UL Listing: Type 24, JAB
- 3M Adhesive Backing (Indoor Only)
- Requires Remote Dimmable ELV Power Supply
- Refer to Power Supply for Dimming Compatibility
- Approvals: ENEC, UL Free & IP Free
- Environmentally Friendly: Mercury Free & Lead Free

ACCESSORIES:

- TBD-AD: Adhesive (Not Recommended)
- TBD-MC: Max. Coating (Not Recommended)
- TBD-AD-36: 36" Adhesive (Not Recommended)
- TBD-DC-36: 36" Dimmer (Not Recommended)

ORDERING GUIDE:

ITEM #	DESCRIPTION	LENGTH	PRICE
TBD-DS72(W)	6.0W Indoor/Outdoor LED Strip	10.0'	\$1.00
TBD-AD-36	36" Adhesive	10.0'	\$1.00
TBD-MC	Max. Coating	10.0'	\$1.00

EXTERIOR FIXTURE B



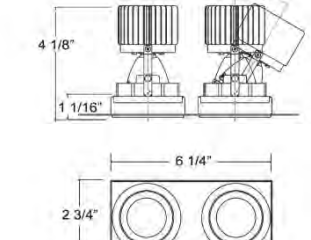
AMIGO, AMIGO 2-LIGHT GIMBAL TRIMLESS, 15W LED

PRODUCT DETAILS	
No.	36025-30-01
Product Color	BLACK
Shade / Accent Colour	BLACK
Length	6.25"
Width	2.75"
Height	4.125"
Weight	4lb

LIGHT SOURCE DETAILS	
Light Source Type	INTEGRATED LED
Input Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Voltage	120V
Total Lumens	2400lm
CRI	90
Dimmable	Yes

TECHNICAL DETAILS	
Light Direction	Down
Adjustable Lamp Head	Yes
Location	Indoor
Approval	UL
Typical Beam Angle	Yes
Cut Hole Diameter	4.0"

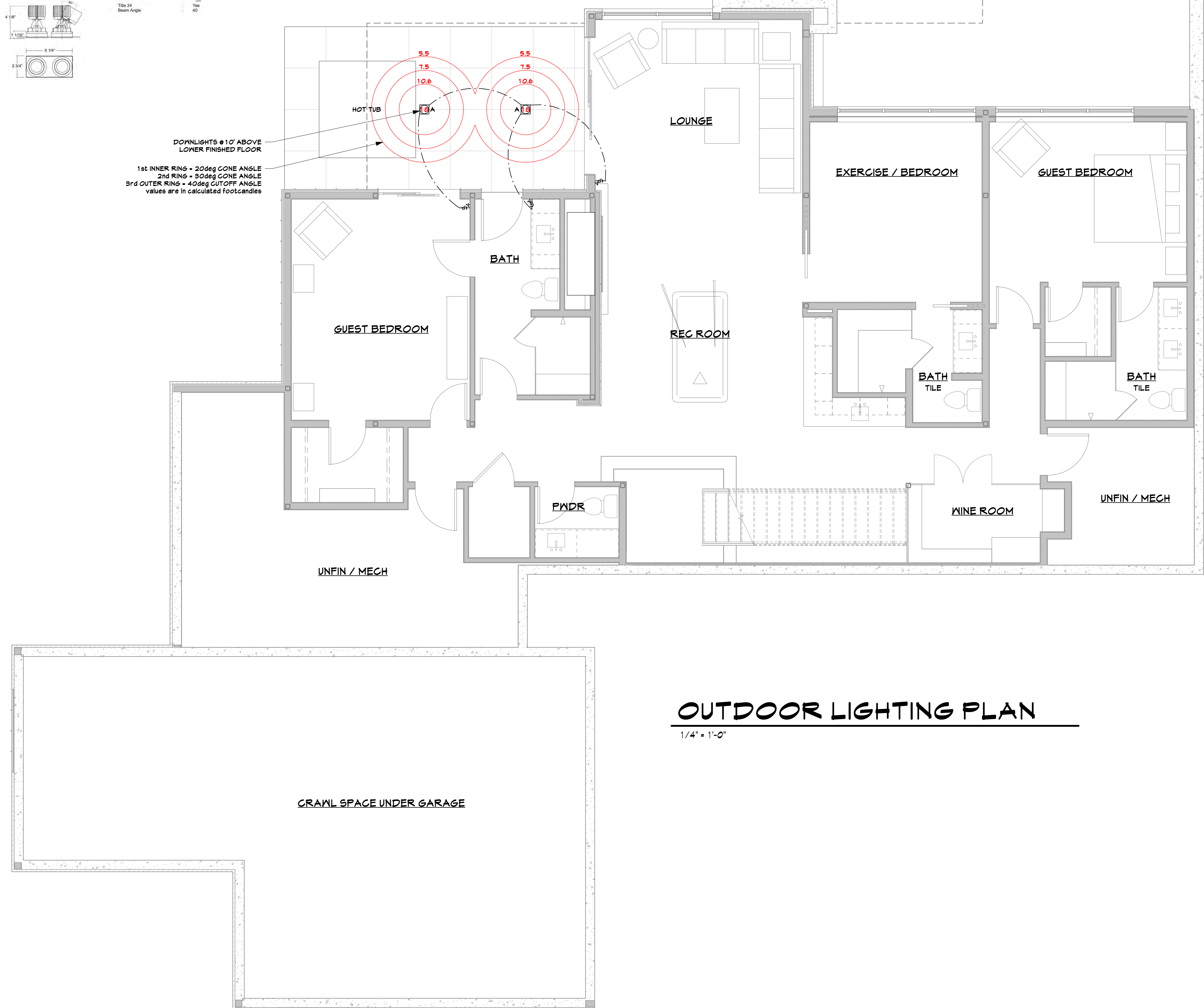
OPTIONS AVAILABLE		
ITEM NO.	FINISH	SHADE
36025-30-01	BLACK	BLACK
36025-30-02	WHITE	WHITE



- EXTERIOR LIGHTING NOTES**
1. EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.9.12 LIGHTING REGULATIONS.
 2. ALL NEW EXTERIOR LIGHTING TO BE TIED INTO HOME LIGHTING CONTROL SYSTEM TO LIMIT MAXIMUM LEVELS, SET EXTERIOR LIGHTING SCENES AND AUTOMATE OFF TIMES.
 3. ALL EXTERIOR LIGHT FIXTURES WILL BE FULL CUT-OFF DOWNLIGHTS THAT CREATE NO OFF-SITE GLARE.
 4. ALL EXTERIOR LIGHTS WILL BE LED LIGHTING WITH A MINIMUM COLOR TEMPERATURE OF 2400K AND A MAXIMUM COLOR TEMPERATURE OF 3000K.
 5. ALL WALL MOUNTED STEP LIGHTS TO BE MOUNTED NO HIGHER THAN 12-18" OFF THE GROUND SURFACE.

DOWNLIGHTS @ 10' ABOVE LOWER FINISHED FLOOR

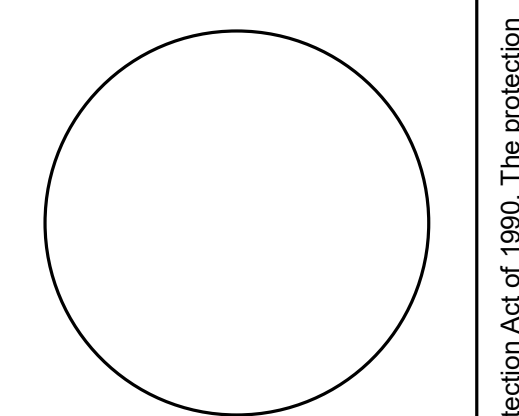
1st INNER RING = 20deg CONE ANGLE
2nd RING = 30deg CONE ANGLE
3rd OUTER RING = 40deg CUTOFF ANGLE
values are in calculated footcandles



OUTDOOR LIGHTING PLAN

1/4" = 1'-0"

CRAWL SPACE UNDER GARAGE



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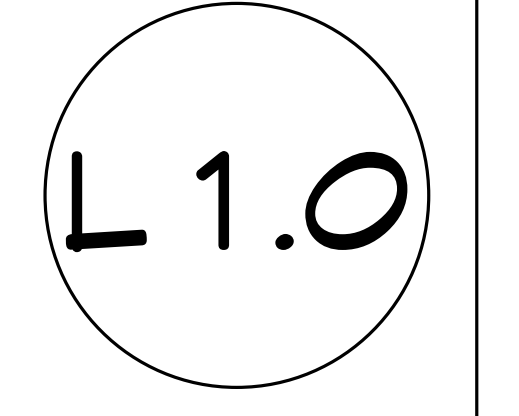
NOTICE: DUTY OF COOPERATION

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

SUBMISSIONS

DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Reissued to DRB	04/01/2021
Issued for FAR	06/16/2021



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EXTERIOR FIXTURE A



28720-30, AMIGO 3 1/4" ROUND TRIM GIMBAL, 15W LED

PRODUCT DETAILS

No. 28720-30-010
 Product Color WHITE
 Shade / Accent Colour WHITE
 Length 3.75"
 Height 1.50"
 Weight 1.50lb

LIGHT SOURCE DETAILS

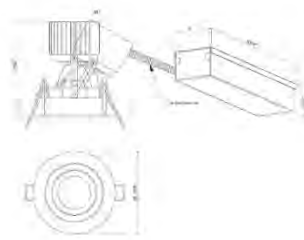
Light Source Type INTEGRATED LED
 Input Voltage 120V/277V
 Bulb Voltage 120V
 Socket Type E26
 Total Wattage 15W
 Total Lumens 1200lm
 Kelvin 3000K
 CRI 90
 Dimmable Yes

TECHNICAL DETAILS

Light Direction Down
 Adjustable Lamp Head Yes
 Location DRY
 Approval
 Title 24 Beam Angle 40
 Cut Hole Diameter 3.25"

OPTIONS AVAILABLE

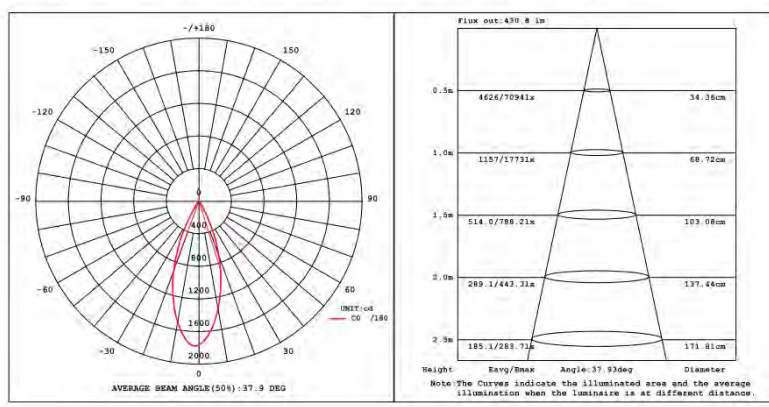
ITEM NO. FINISH SHADE
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 28720-30-021 BLACK BLACK



PHOTOMETRICS

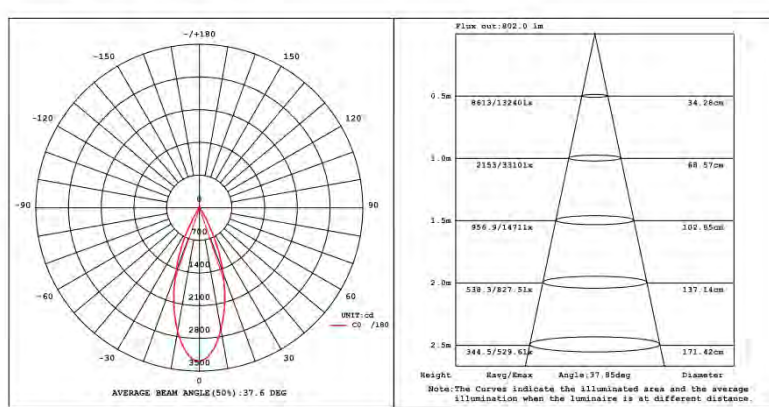
EXTERIOR FIXTURE A

28721 | 28722 | 28719 | 28720 | 28717 | 28718 | 28715 | 28716



EXTERIOR FIXTURE B

31765 | 31763 | 36024 | 36025



EXTERIOR LIGHTING NOTES

- EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS.
- ALL NEW EXTERIOR LIGHTING TO BE TIED INTO HOME LIGHTING CONTROL SYSTEM TO LIMIT MAXIMUM LEVELS. SET EXTERIOR LIGHTING SCENES AND AUTOMATE OFF TIMES.
- ALL EXTERIOR LIGHT FIXTURES WILL BE FULL CUT-OFF DOWNLIGHTS THAT CREATE NO OFF-SITE GLARE.
- ALL EXTERIOR LIGHTS WILL BE LED LIGHTING WITH A MINIMUM COLOR TEMPERATURE OF 2400K AND A MAXIMUM COLOR TEMPERATURE OF 3000K.
- ALL WALL MOUNTED STEP LIGHTS TO BE MOUNTED NO HIGHER THAN 12"-18" OFF THE GROUND SURFACE.

EXTERIOR FIXTURE B



AMIGO, AMIGO 2-LIGHT GIMBAL TRIMLESS, 15W LED

PRODUCT DETAILS

No. 36025-30-01
 Product Color BLACK
 Shade / Accent Colour WHITE
 Length 2.75"
 Height 4.125"
 Weight 4lb

LIGHT SOURCE DETAILS

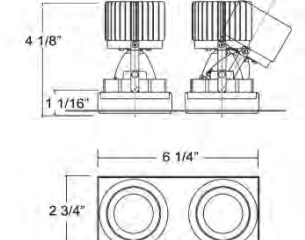
Light Source Type INTEGRATED LED
 Input Voltage 120V/277V
 Bulb Voltage 120V
 Socket Type E26
 Total Wattage 15W
 Total Lumens 1200lm
 Kelvin 3000K
 CRI 90
 Dimmable Yes

TECHNICAL DETAILS

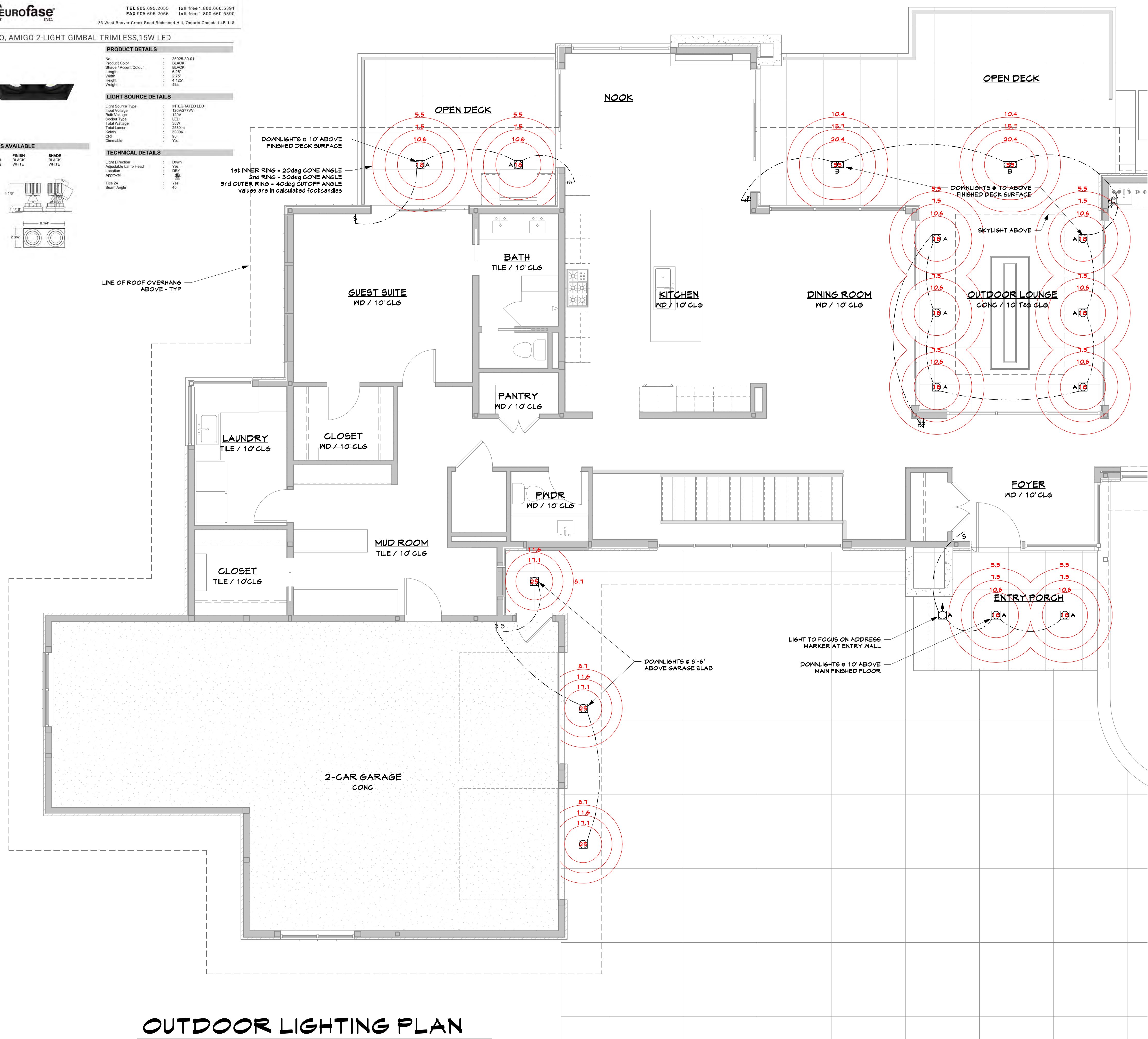
Light Direction Down
 Adjustable Lamp Head Yes
 Location DRY
 Approval
 Title 24 Beam Angle 40

OPTIONS AVAILABLE

ITEM NO. FINISH SHADE
 36025-30-01 BLACK BLACK
 36025-30-02 WHITE WHITE

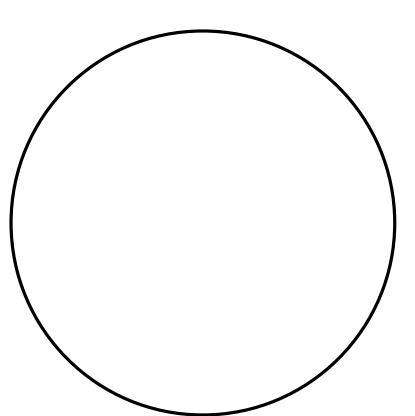


LINE OF ROOF OVERHANG ABOVE - TYP



OUTDOOR LIGHTING PLAN

1/4" = 1'-0"



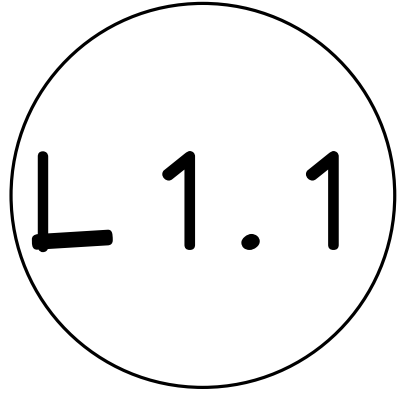
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CUSTOM RESIDENCE
 87 PENNINGTON PLACE
 MOUNTAIN VILLAGE, CO 81435
 SAN MIGUEL COUNTY

SUBMISSIONS

DRB Feedback	02/02/2021
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Reissued to DRB	04/01/2021
Issued for FAR	06/16/2021



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EXTERIOR FIXTURE A



28720-30, AMIGO 3 1/4" ROUND TRIM GIMBAL, 15W LED

PRODUCT DETAILS	
No.	28720-30-010
Product Color	WHITE
Shade / Accent Colour	WHITE
Length	3.875"
Height	4.125"
Weight	1.5lbs

LIGHT SOURCE DETAILS	
Light Source Type	INTEGRATED LED
Input Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Wattage	15W
Total Lumens	1200lm
Beam Angle	30°
Dimmable	Yes

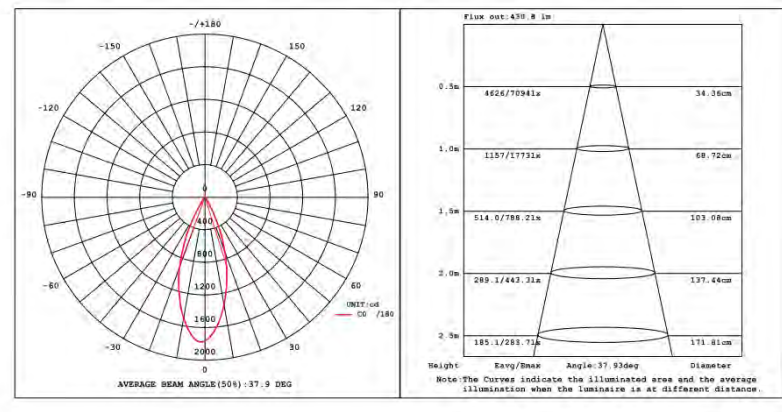
TECHNICAL DETAILS		
Light Direction	Down	Yes
Adjustable Lamp Head	Yes	Yes
Location	DRY	Yes
Approval	Yes	Yes
File #	24	Yes
Beam Angle	30°	Yes
Cut Hole Diameter	3.25"	Yes



PHOTOMETRICS

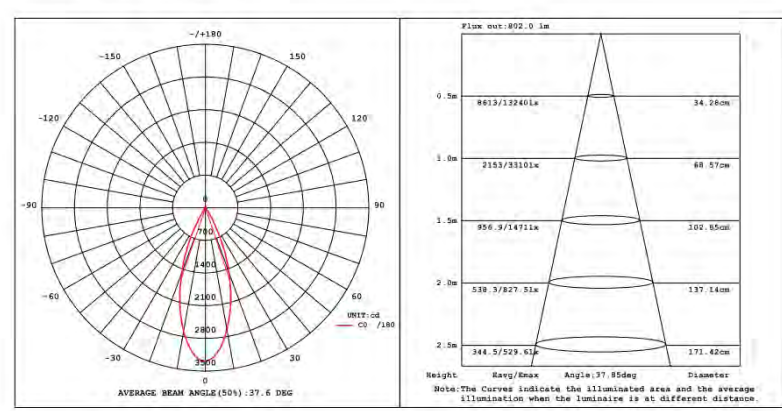
EXTERIOR FIXTURE A

28721 | 28722 | 28719 | 28720 | 28717 | 28718 | 28715 | 28716



EXTERIOR FIXTURE B

31765 | 31763 | 36024 | 36025



EXTERIOR LIGHTING NOTES

- EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS.
- ALL NEW EXTERIOR LIGHTING TO BE TIED INTO HOME LIGHTING CONTROL SYSTEM TO LIMIT MAXIMUM LEVELS. SET EXTERIOR LIGHTING SCENES AND AUTOMATE OFF TIMES.
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- ALL EXTERIOR LIGHTS WILL BE LED LIGHTING WITH A MINIMUM COLOR TEMPERATURE OF 2400K AND A MAXIMUM COLOR TEMPERATURE OF 3000K.
- ALL WALL MOUNTED STEP LIGHTS TO BE MOUNTED NO HIGHER THAN 12"-18" OFF THE GROUND SURFACE.

EXTERIOR FIXTURE B



AMIGO, AMIGO 2-LIGHT GIMBAL TRIMLESS, 15W LED

PRODUCT DETAILS	
No.	36025-30-01
Product Color	BLACK
Shade / Accent Colour	BLACK
Length	6.25"
Height	4.125"
Weight	4lbs

LIGHT SOURCE DETAILS	
Light Source Type	INTEGRATED LED
Input Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Wattage	30W
Total Lumens	2400lm
Beam Angle	30°
Dimmable	Yes

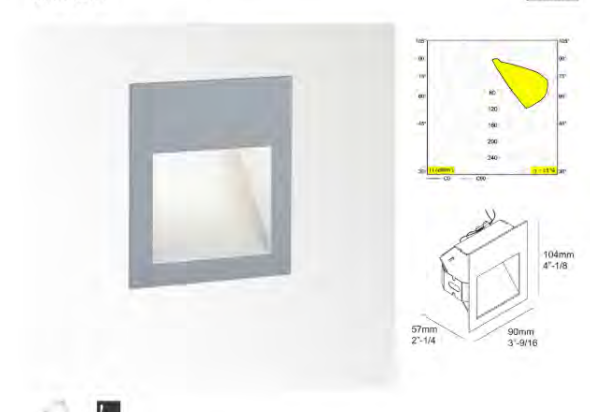
TECHNICAL DETAILS		
Light Direction	Down	Yes
Adjustable Lamp Head	Yes	Yes
Location	DRY	Yes
Approval	Yes	Yes
File #	24	Yes
Beam Angle	30°	Yes
Cut Hole Diameter	4.0"	Yes



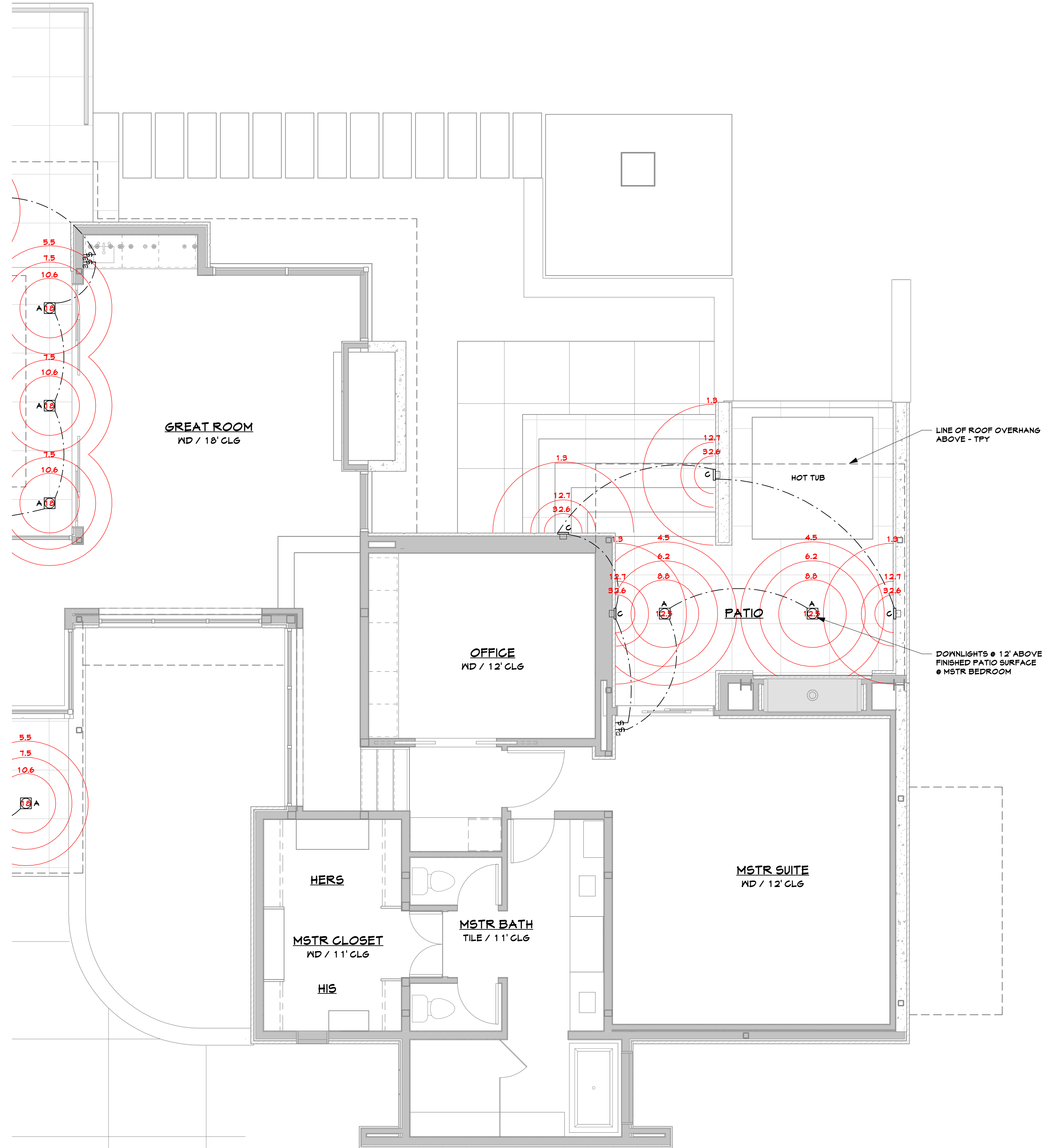
EXTERIOR FIXTURE C

Specifications Sheet

HELIX SCREEN LED WW
282 04 22



Color Temperature	1515K x 2771K
Recessed depth	2" 3/8"
Available colors	ALL GREY (R 002 04 22A) DARK GREY (S 202 04 22 N)
LED	LED 1.1W (2000K) x LED 1.1W (2700K) / 3000K / 120lm
EXCL. LED POWER SUPPLY 300mA DC	
For other CRI or KELVIN, contact factory	
LED Technical	Light source: 120lm (1.1W) / 122 lm (1.1W) Luminaire: 18 lm (1.2 W) / 9 lum.
Class 2	Yes
Abs	N/A
Weight	0.7 LBS
Position level	IP64 - suitable for wet locations
Minimum distance	n/a
Options	CONCRETE BOX 18"
Requirements	LED POWER SUPPLY 300mA DC DIM (Revised)
For additional information, please visit the website: www.eurofase.com	



OUTDOOR LIGHTING PLAN

1/4" = 1'-0"

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

SUBMISSIONS	
DRB Feedback	02/02/2021
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Issued for FAR	06/16/2021

L 1.2

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GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

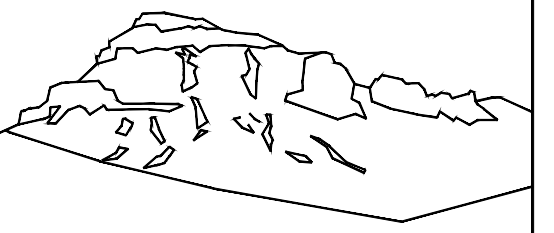
22. ALL DISTURBED GROUND SHALL BE RE-SEEDDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2021-01-29
DRB 2021-06-16

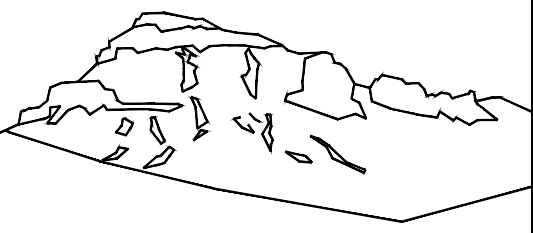
Lot 729R-7
Pennington Place
Mtn. Village, CO



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

Civil
Engineering
Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB 2021-01-29
DRB 2021-08-16

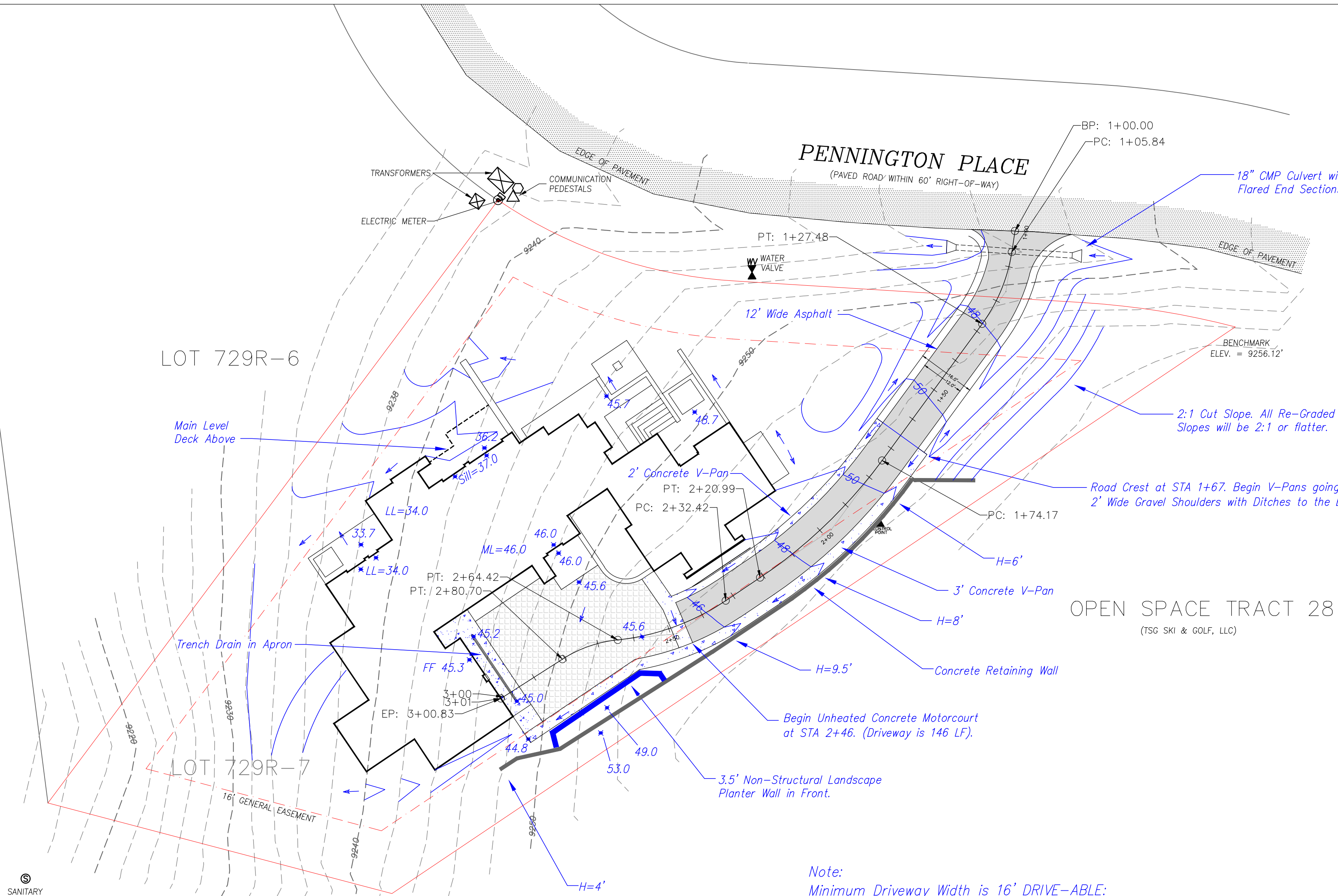
Lot 729R-7
Pennington Place
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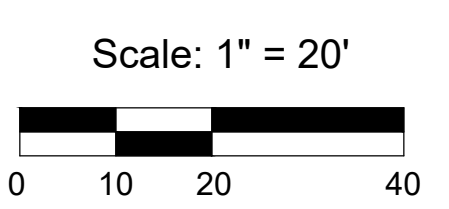
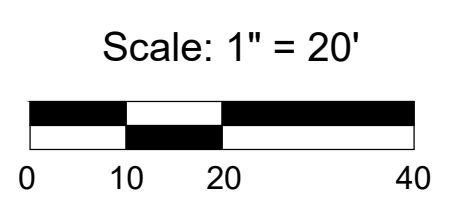
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Driveway
Plan
and
Profile

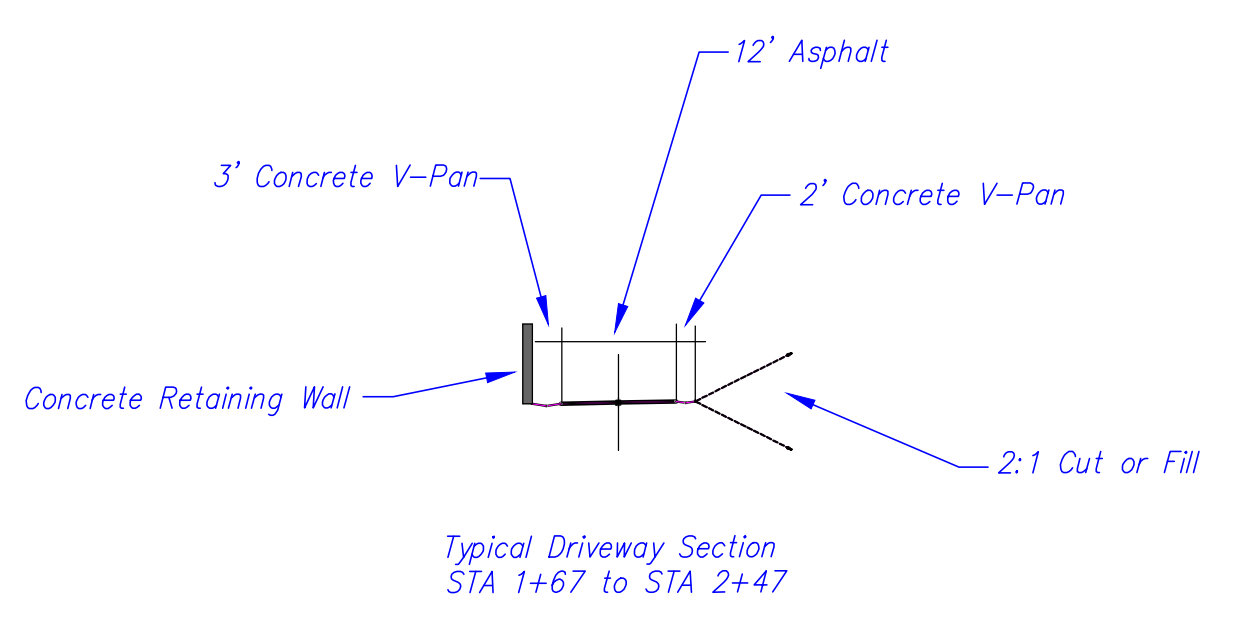
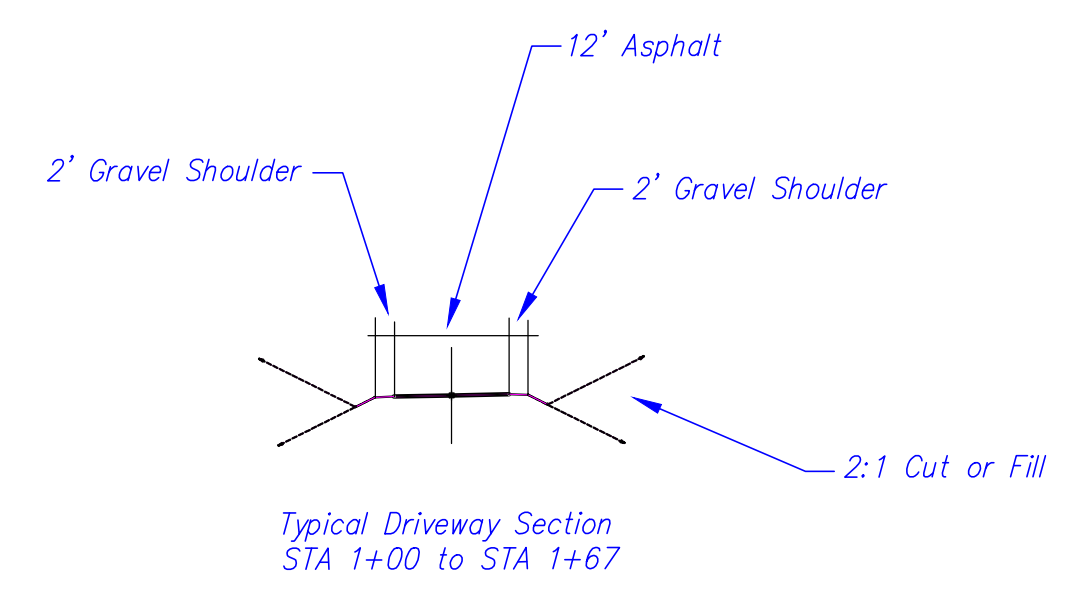
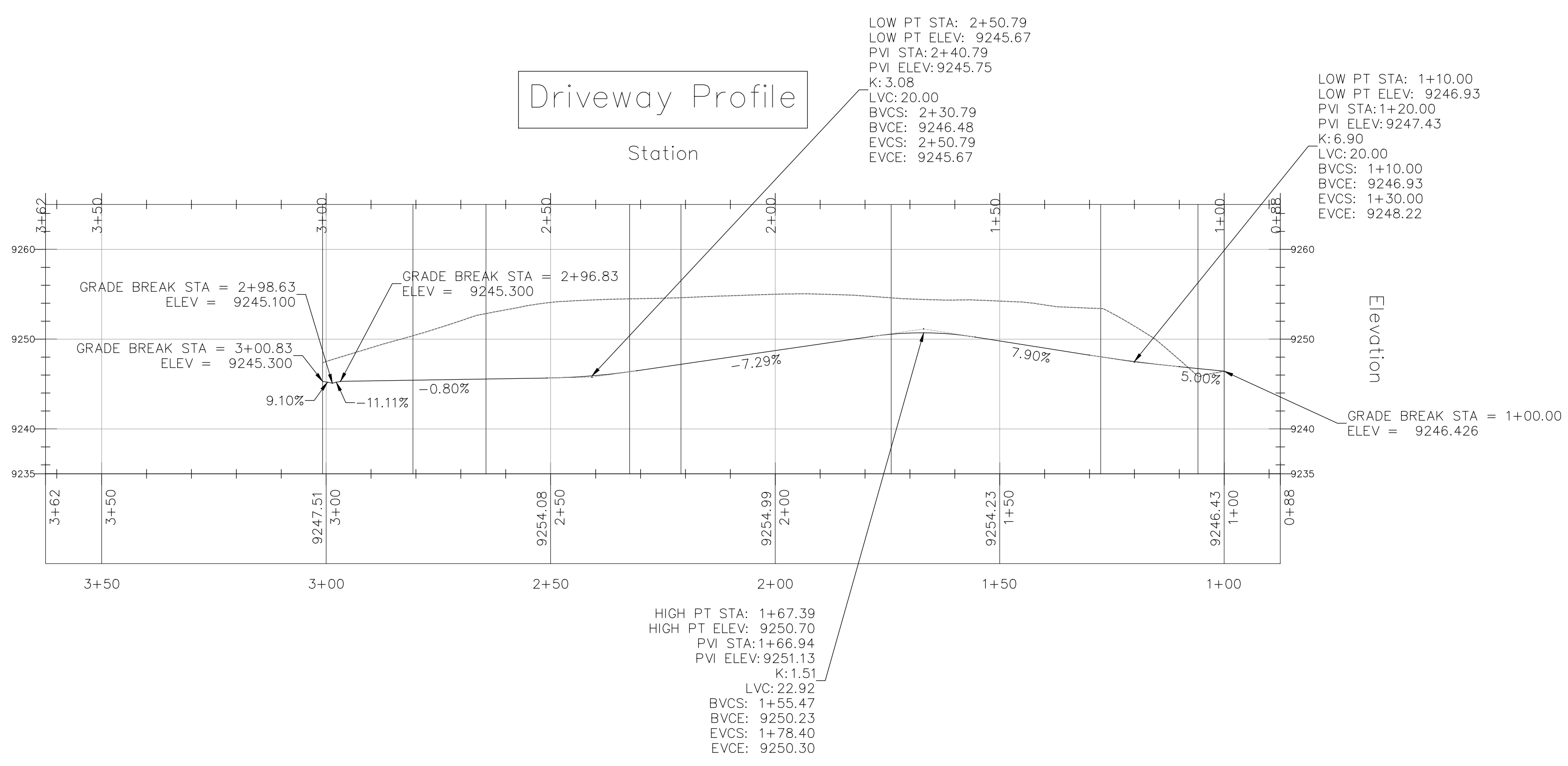
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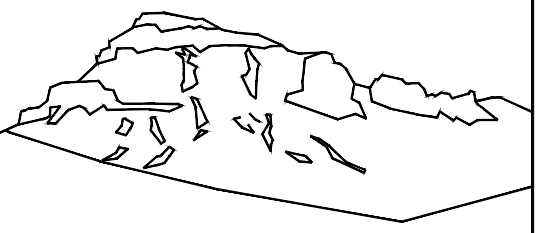


Note:
Minimum Driveway Width is 16' DRIVE-ABLE:
12' of Asphalt with 2-2' Concrete V-Pan
Shoulders.



Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2021-01-29
DRB 2021-06-16

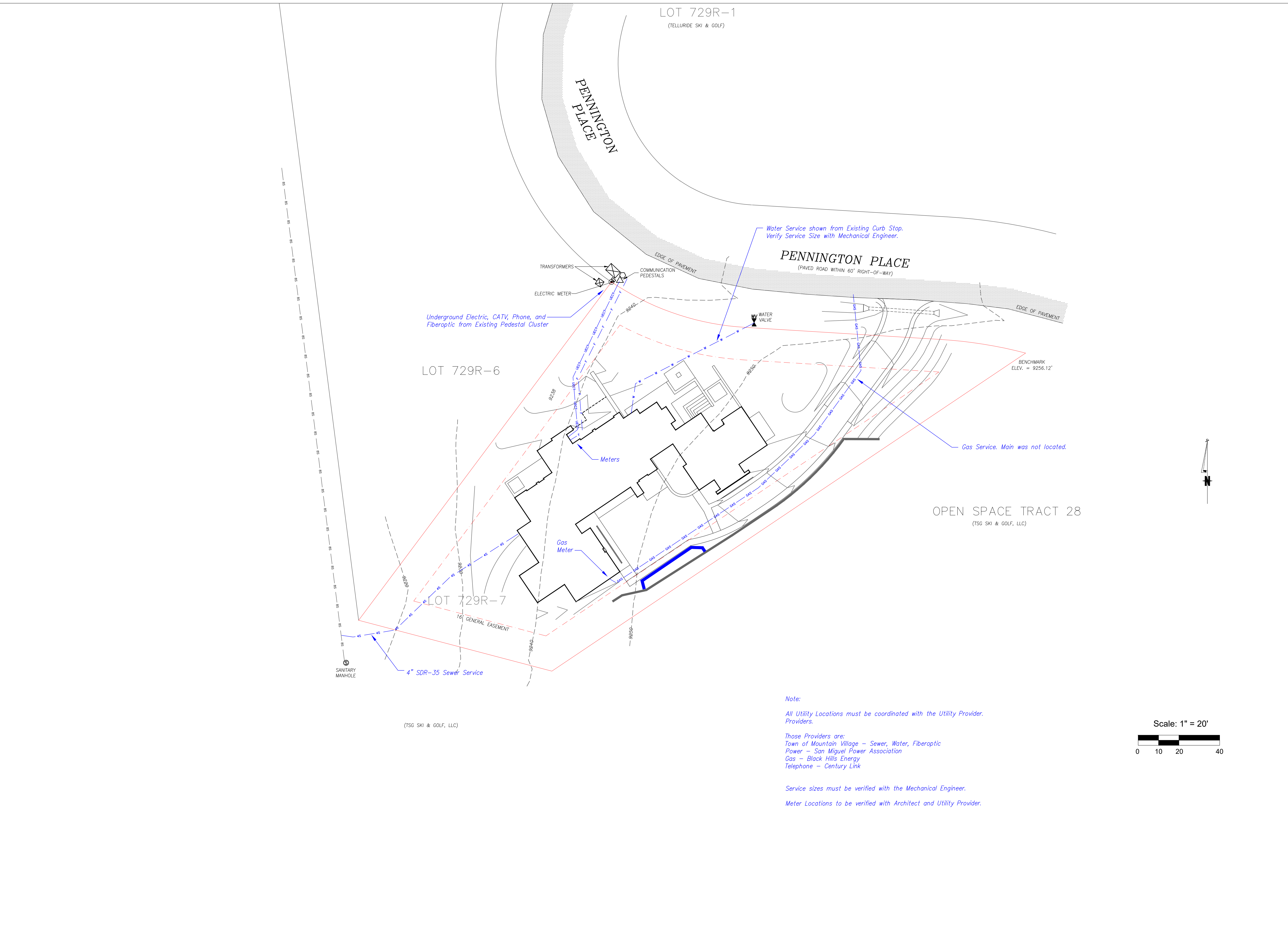
Lot 729R-7
Pennington Place
Mtn. Village, CO



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

Utilities

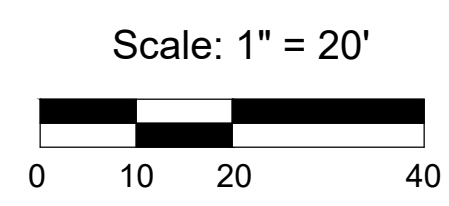
C3



Note:
All Utility Locations must be coordinated with the Utility Provider.
Providers.

Those Providers are:
Town of Mountain Village – Sewer, Water, Fiber optic
Power – San Miguel Power Association
Gas – Black Hills Energy
Telephone – Century Link

Service sizes must be verified with the Mechanical Engineer.
Meter Locations to be verified with Architect and Utility Provider.





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2021-01-29
DRB 2021-06-16

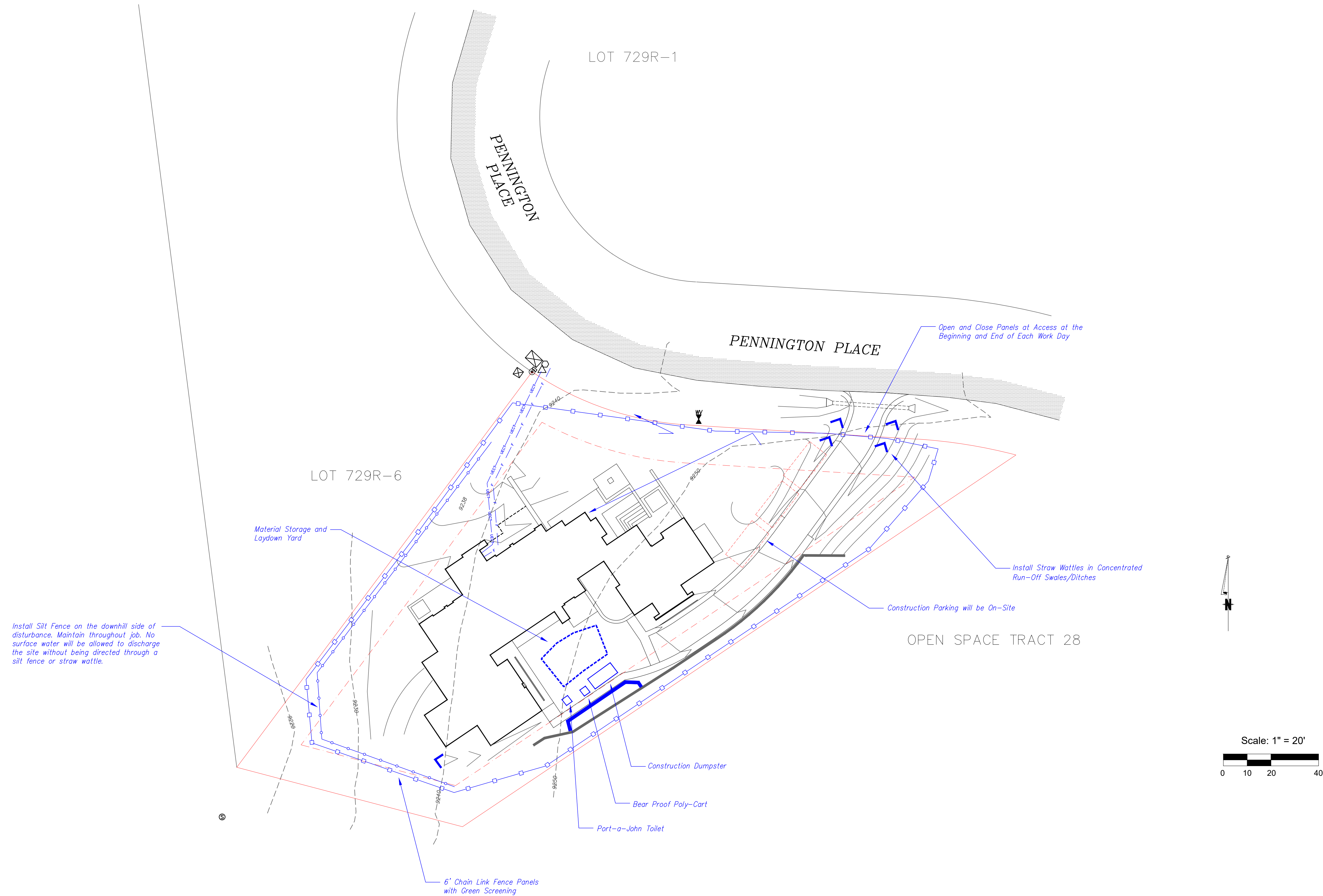
Lot 729R-7
Pennington Place
Mtn. Village, CO



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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



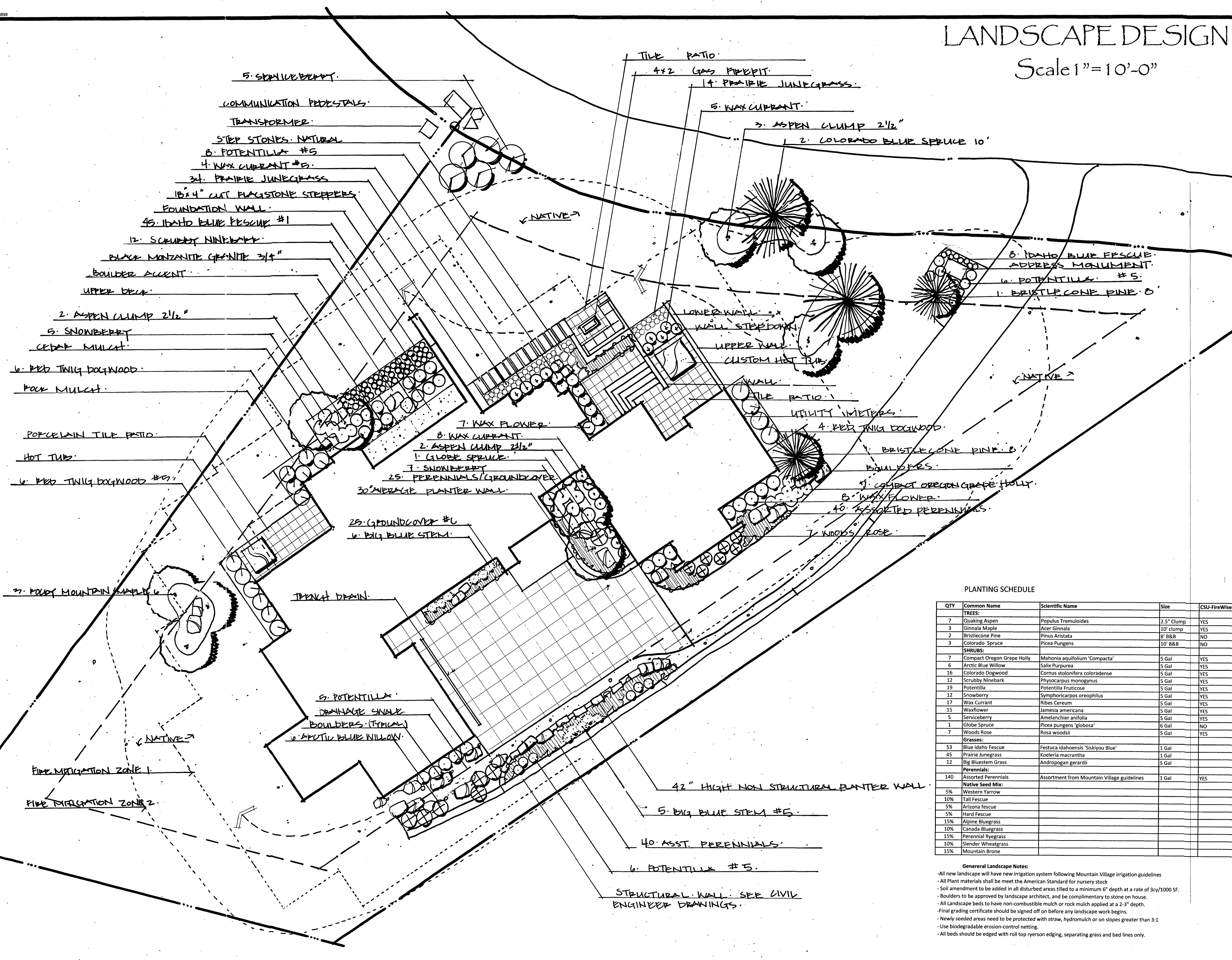
LANDSCAPE DESIGN

Scale 1" = 10'-0"



DESIGN · CONSTRUCTION · MAINTENANCE
15440 EAST FREMONT DRIVE
CENTENNIAL, CO 80112
(303) 721-9003 · FAX (303) 755-7040

Custom
Residence
87 Pennington Place
Mountain Village, Colorado



PLANTING SCHEDULE

QTY	Common Name	Scientific Name	Size	CSU-FireWise
TREES:				
7	Quaking Aspen	Populus Tremuloides	2.5" Clump	YES
3	Ginnala Maple	Acer Ginnala	10' clump	YES
2	Bristlecone Pine	Pinus Aristata	8' B&B	NO
3	Colorado Spruce	Picea Pungens	10' B&B	NO
SHRUBS:				
7	Compact Oregon Grape Holly	Mahonia aquifolium 'Compacta'	5 Gal	YES
6	Arctic Blue Willow	Salix Purpurea	5 Gal	YES
16	Colorado Dogwood	Cornus stolonifera coloradense	5 Gal	YES
12	Scrubby Ninebark	Physocarpus monogynus	5 Gal	YES
19	Potentilla	Potentilla Fruticosa	5 Gal	YES
12	Snowberry	Symphoricarpos oreophilus	5 Gal	YES
17	Wax Currant	Ribes Careum	5 Gal	YES
15	Waxflower	Jamesia americana	5 Gal	YES
5	Serviceberry	Amelanchier anifolia	5 Gal	YES
1	Globe Spruce	Picea pungens 'globosa'	6 Gal	NO
7	Woods Rose	Rosa woodii	5 Gal	YES
Grasses:				
53	Blue Idaho Fescue	Festuca idahoensis 'Siskiyou Blue'	1 Gal	
45	Prairie Junegrass	Koeleria macrantha	1 Gal	
12	Big Bluestem Grass	Andropogon gerardii	5 Gal	
Perennials:				
140	Assorted Perennials	Assortment from Mountain Village guidelines	1 Gal	YES
Native Seed Mix:				
5%	Western Yarrow			
10%	Tall Fescue			
5%	Arizona fescue			
5%	Hard Fescue			
15%	Alpine Bluegrass			
10%	Canada Bluegrass			
15%	Perennial Ryegrass			
10%	Slender Wheatgrass			
15%	Mountain Brone			

General Landscape Notes:
 - All new landscape will have new irrigation system following Mountain Village irrigation guidelines
 - All Plant materials shall be meet the American Standard for nursery stock
 - Soil amendment to be added in all disturbed areas tilled to a minimum 6" depth at a rate of 3cy/1000 SF.
 - Boulders to be approved by landscape architect, and be complimentary to stone on house.
 - All Landscape beds to have non-combustible mulch or rock mulch applied at a 2-3" depth.
 - Final grading certificate should be signed off on before any landscape work begins.
 - Newly seeded areas need to be protected with straw, hydromulch or on slopes greater than 3:1
 - Use biodegradable erosion-control netting.
 - All beds should be edged with roll top ryerson edging, separating grass and bed lines only.

DESIGNED BY: PLANTINGS: HOLLY TREMPER 5.2001
DATE:

REVISIONS:

SCALE: 1" = 10'-0"

LEGAL: PLANTING PLAN.

JOB SHEET: 1 OF 3

THIS PLAN IS PROPERTY OF DESIGNSCAPES COLORADO, INC. USE OF THIS PLAN OR THE IDEAS FOUND HERE ARE PROHIBITED WITHOUT PERMISSION OF DESIGNSCAPES COLORADO, INC.

LANDSCAPE DESIGN

Scale 1"=10'-0"



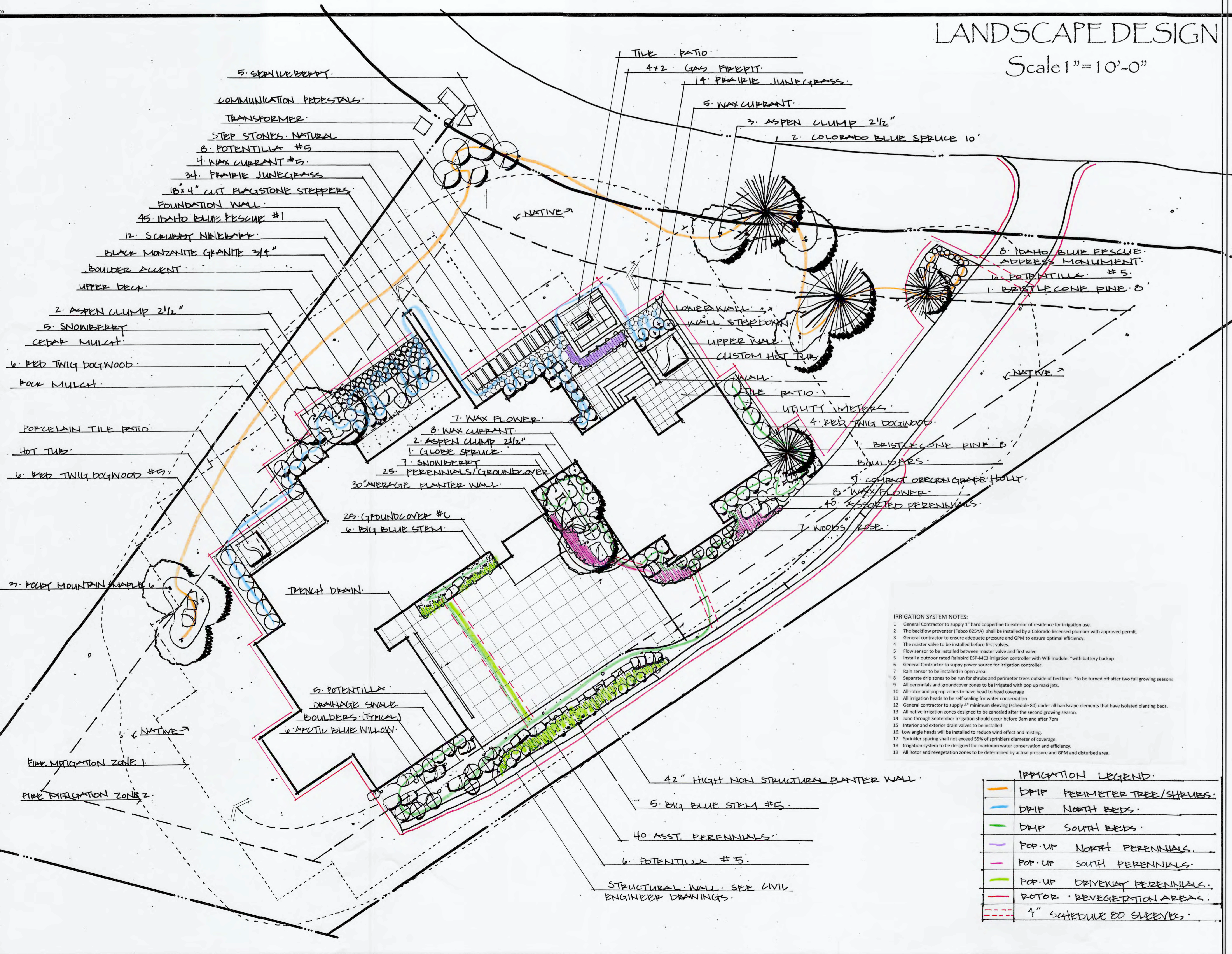
DESIGN · CONSTRUCTION · MAINTENANCE
15440 EAST FREMONT DRIVE
CENTENNIAL, CO 80112
(303) 721-9003 · FAX (303) 755-7040

Custom

Residence

87 Pennington Place

Mountain Village, Colorado



- IRRIGATION SYSTEM NOTES:
- General Contractor to supply 1" hard copperline to exterior of residence for irrigation use.
 - The backflow preventer (Febco 825YA) shall be installed by a Colorado licensed plumber with approved permit.
 - General contractor to ensure adequate pressure and GPM to ensure optimal efficiency.
 - The master valve to be installed before first valves.
 - Flow sensor to be installed between master valve and first valve.
 - Install an outdoor rated Rainbird ESP-ME3 irrigation controller with Wifi module. *with battery backup
 - General Contractor to supply power source for irrigation controller.
 - Rain sensor to be installed in open area.
 - Separate drip zones to be run for shrubs and perimeter trees outside of bed lines. *to be turned off after two full growing seasons
 - All perennials and groundcover zones to be irrigated with pop up max jets.
 - All rotor and pop-up zones to have head to head coverage
 - All irrigation heads to be self sealing for water conservation
 - General contractor to supply 4" minimum sleeving (schedule 80) under all hardscape elements that have isolated planting beds.
 - All native irrigation zones designed to be canceled after the second growing season.
 - June through September irrigation should occur before 9am and after 7pm
 - Interior and exterior drain valves to be installed
 - Low angle heads will be installed to reduce wind effect and misting.
 - Sprinkler spacing shall not exceed 55% of sprinklers diameter of coverage.
 - Irrigation system to be designed for maximum water conservation and efficiency.
 - All Rotor and revegetation zones to be determined by actual pressure and GPM and disturbed area.

IRRIGATION LEGEND:

	DROP PERIMETER TREE/SHRUBS
	DROP NORTH BEDS
	DROP SOUTH BEDS
	POP-UP NORTH PERENNIALS
	POP-UP SOUTH PERENNIALS
	POP-UP DRIVEWAY PERENNIALS
	ROTOR REVEGETATION AREAS
	4" SCHEDULE 80 SLEEVES

DESIGNED BY:	DATE:
PLANTINGS: HOLLY TRETT	5-2021
REVISIONS:	

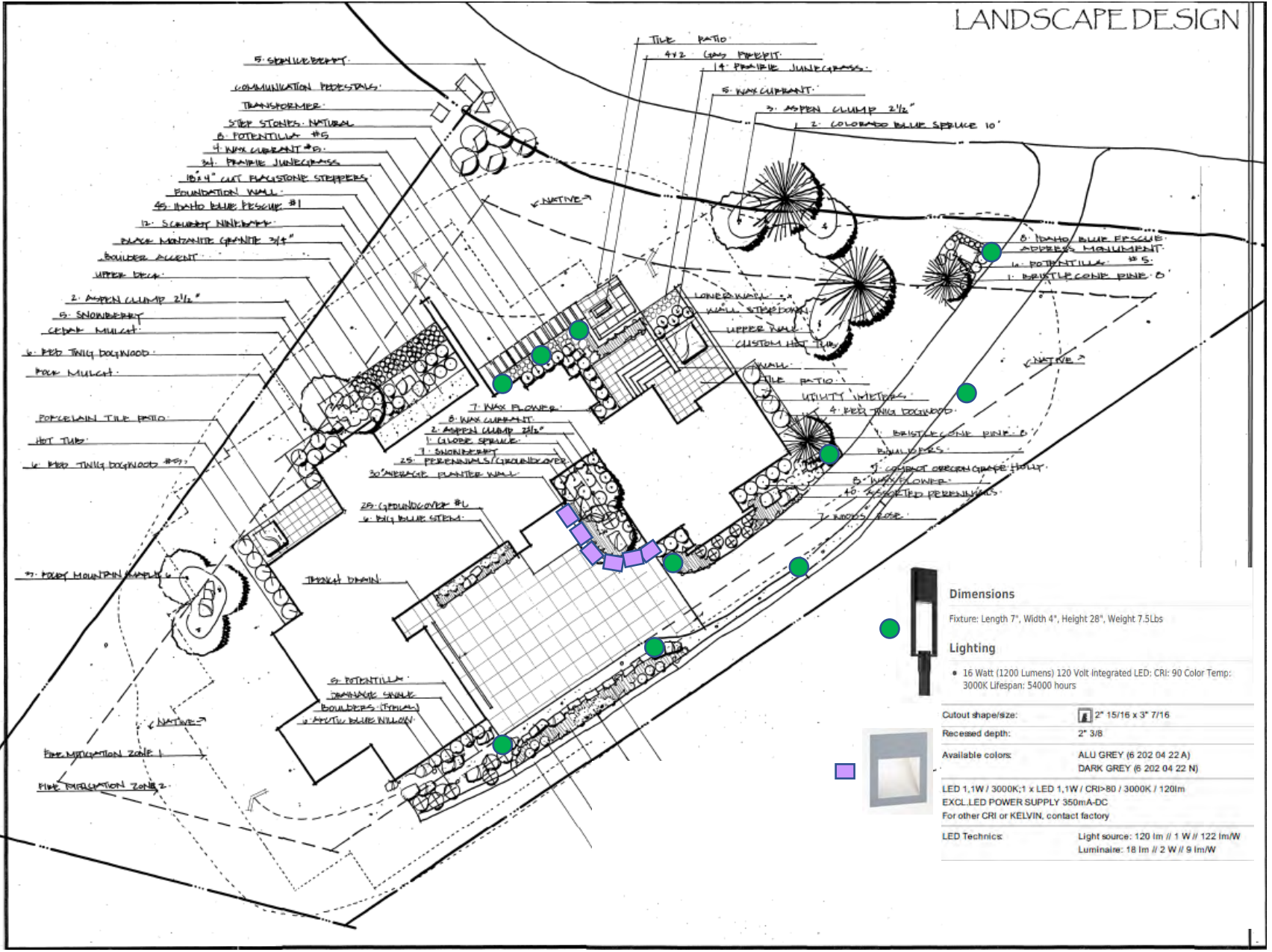
SCALE:	1"=10'-0"
LEGAL:	IRRIGATION PLAN
JOB	SHEET: 2 OF 3

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6/14/2021



- Bistro
- Lg Spot
- Med Spot
- Sm Spot
- Lg Well
- Med Well
- Path
- Lg Wash
- Med Wash
- Under-cap
- Recessed
- Water
- Down
- Transformer
- Hub
- Strip
- Low Voltage Sleeve



Drew DaHarb
 (303) 941-8799
ddaharb@designscapes.org
www.designscapescolorado.com
 Designscapes Colorado Confidential



Mountain View Window & Door

www.mtnview.us
Open M-F 7:30am - 4:30pm

Denver Showroom
815 S Jason St
Denver, CO 80223
303-649-2217
303-649-2218 fax
Grand Junction Showroom
571 25 Road
Grand Junction, CO 81505
970-314-2329
970-314-2619 fax

Estimate

Date	Quote #
5/20/2021	11770

Name / Address
Matt Shear 1509 Washington Ave Golden, CO 80401

Ship To
Spec 87 Pennington Pl Mountain Village, CO 81435

Customer Phone	Customer Fax	Customer E-mail	Rep	Project
305-710-4907		mattshear18@icloud.com	Adam	87 Pennington Pl - Spec

Description	Qty	Total
<p>Glo Windows & Doors A5 Windows, Curtain Wall, A7 Hinged Doors, Lift & Slide Doors.</p> <p>Glazing: All Units specified to meet or exceed weighted U-Value of 0.30 per 2018 IECC Residential U-Values for Climate Zone 6B.</p> <p>Structural stiffeners and frame depths TBD per structural engineering requirements, price subject to change with additional steel/stiffeners as required or desired for overall aesthetic.</p> <p>Assumptions: Glo will be able to drop 2 shipping containers, size TBD, on the job site. In the event the job site is not ready and or lot space is limited at time of delivery The Vault will need to coordinate a storage location for the product until product is needed on site, at The Vault's expense.</p>	1	\$314,167.28
<p>INSTALL</p> <p>Mountain View Window & Door will install this Glo Aluminum project as quoted per above line and as defined in progress set NOT FOR CONSTRUCTION, using AAMA Certified installation methods, with perimeter foam seal, caulking and flashing, and in adherence to all manufacturer guidelines.</p> <p>Installation as priced is in previously prepared, plumb, completely level, and square openings, and assumed Dupont Weather barrier products, other weather barrier products may incur additional cost. This price does NOT include any interior / exterior trim, painting staining, sill pans, hard flashings. The Vault is responsible for supplying house wrap and / or membrane to all openings in advance of the installation, and communicating with our Logistics Manager, both in advance and at the jobsite, how they desire MVWD to tie door & window flashing into that house wrap / membrane. If sill conditions in door openings require self-leveling Rockite to fill low spots, or the grinding / sanding of high spots, then additional fees for time and material will apply.</p> <p>Note: Pricing subject to change upon receipt of for construction sets and structural requirements.</p>	1	\$57,450.00
<p>Equipment Rental(s) for Install (1 Month Duration) 55' 10000 lb skylift w/outrigger Truss Jib Cup Machine Large MRT8</p>	1	\$11,241.10

<p>Smartlift</p> <p>***BASED ON REVIEW OF THE SCOPE AND JOBSITE CONDITIONS, THE LOGISTICS MANAGER MAY (AT HIS DISCRETION) SUBSTITUTE OTHER EQUIPMENT, SCAFFOLDING, OR MANPOWER TO FACILITATE THE SAFE AND EXPEDIENT COMPLETION OF THE INSTALLATION.</p>		
<p>Per Diem Billed as Time & Material (Placeholder Rate) Priced per GSA.Gov rates for Non-Peak season (APR-SEP 2021) 4 technicians x 15 days on site for the main install, Pre-Measure = 1 overnight Transit To and From Denver each week Price includes 10% profit margin for management/scheduling.</p> <p>***As we get closer to start we can look at VRBO & AirBnB options to reduce this overall cost. Peak Season Rate will incur additional costs, so depending on when this projects starts we will need to revisit this line item.</p>	1	\$19,836.67
<p>General Notes:</p> <p>Schedule & Proposed Man Power: Installation Project Manager will review scope and schedule with The Vault & Site Superintendent to solidify schedule. MVWD Install Crew = 4 Technicians</p> <p>Labor Rates: Project Manager = \$115/hr Lead Installer = \$75/hr Laborer = \$55/hr</p> <p>T&M Rates: 1. Labor - \$115/Man Hour 2. Materials - Cost+15%</p>	1	\$0.00
<p>PAYMENT TERMS: Product - No retainage accepted on product 10% deposit due for Glo Shop Drawings 40% payment to release product to production 50% payment due prior to release for shipping.</p> <p>Installation - MVWD will accept up to 5% retainage on labor 50% due at signing Remainder balance due upon completion of install and final punch</p> <p>If on draw schedule, please provide schedule, forms and direct contact for progress billing submittals.</p>	1	\$0.00
<p>SCREEN & TUNE: MVWD will warehouse screens and hardware until "ALL" trades are complete. At your request deliver and install</p> <p>Please provide MVWD 2 weeks notice to ensure we have availability to meet your requested date.</p>	1	\$500.00
<p>PAYMENT TERMS: Product - No retainage accepted on product 10% deposit due for Glo Shop Drawings 40% payment to release product to production 50% payment due prior to release for shipping.</p> <p>Installation - MVWD will accept up to 5% retainage on labor 50% due at signing Remainder balance due upon completion of install and final punch</p>	1	\$0.00

If on draw schedule, please provide schedule, forms and direct contact for progress billing submittals.

Quote Provided by Adam Sinclair 720-933-8578 adam@mntnview.us

CUSTOM MATERIALS:

This product(s) is a special order and cannot be cancelled or returned for credit. Customer recognizes and acknowledges that the product or materials supplied by Mountain View Window & Door (MVWD hereafter) are custom in nature and there is no ready market or value other than for the job for which the materials are manufactured and/or supplied.

TERMS OF PAYMENT:

Interest of two percent (2%) per month will be charged on all past due accounts. Customer agrees to pay all costs of collection including reasonable attorney's fees. This contract is deemed to have been entered into in the State of Colorado and Colorado Law shall govern its interpretation and enforcement, except for its conflict of laws provisions. All risk of loss or damage shall pass to customer upon delivery of materials. If customer or customer's agent directs MVWD to retain the products or materials, although available for delivery, the customer is responsible for payment in full when invoiced product arrives at MVWD.

TITLE:

Title, ownership and the right of possession of the product or material furnished or to be furnished by MVWD shall remain in MVWD until MVWD is paid in full. MVWD shall have the right to possession of the products or materials but is not obligated to repossess the materials in the event of non-payment. MVWD's right to repossess materials is in addition to, and not a limitation upon or a waiver of MVWD's other legal rights including the right to place a mechanic's lien against the real property for which materials were supplied. In the event MVWD elects to repossess any materials for which payment in full has not been made, customer shall be responsible for any damage to or loss of materials and their component parts including damage to the real property or other materials not supplied by MVWD.

WARRANTY:

ALL PRODUCTS PROVIDED BY MVWD ARE PROVIDED AS IS. MVWD WARRANTS THAT THE MATERIALS PROVIDED SHALL CONFORM IN ALL MATERIAL ASPECTS TO THE DOCUMENTATION IN THIS QUOTE. MVWD DISCLAIMS ALL OTHER WAIVERS, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. THIS DISCLAIMER DOES NOT COVER, VOID OR OTHERWISE ALTER ANY THIRD-PARTY OR MANUFACTURER'S WARRANTY. Should owner seek warranty service for services performed by MVWD, such warranty request must be made within one (1) year of substantial completion of MVWD' services. MVWD makes no warranties regarding third party modifications to deliverables, or regarding any third party products provided by MVWD. MVWD shall, to the extent it is reasonably able, cooperate with Owner in order to transfer any third party warranties to Owner.

AUTHORIZATION:

I or my authorized representative have verified all product attributes, handing, color and dimensions. By my signature or signature of my authorized representative, I agree to all terms as stated above and have given authorization to have MVWD order all products as specified in this quote/order.

Prevailing wage required on site?: No

Please review, initial/sign and date all highlighted items, then return ALL pages. Thank you for your business. We truly appreciate it!

Subtotal \$403,195.05

Sales Tax (8.65%) \$28,147.82

Total \$431,342.87

Quote good for 30 days

Signature _____

Date _____

We look forward to answering all your questions!



QUOTE PACKAGE



Customer Name: Mountain View Window & Door – Adam Sinclair

Project: 21108 MVWD – Pennington

Address: 87 Pennington Place, Mountain Village, CO 81435

VERSION: 01

ENCLOSED:

- Submittals
- How To Read Your Order
- Order Specifications

TOTAL PRODUCT PRICE: \$ 314,167.28
TAX @ 8.65%: \$ 23,938.40

GRAND TOTAL: \$ 338,105.68

Pricing includes delivery to project site via standard freight shipment

Prices valid until **06/19/2021**

Customer Approval: _____



WINDOW SERIES:
A5 Double Pane



WINDOW FRAME FINISH:
Powder-Coated; Ral9004



WINDOW HANDLE:
1852AL; Ral9004



WINDOW HINGES:
Concealed

Customer Approval: _____



WINDOW SCREENS:
Mosquito Nets on operable windows; Ral9004



WINDOW GLAZING SPACERS:
Black



WEEP HOLE:
Black



WINDOW ATTACHMENT:
Bent Clips

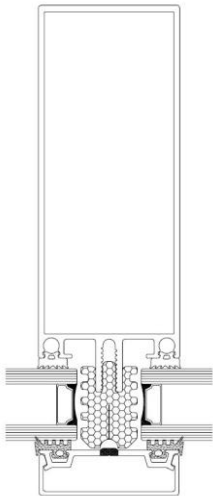
Customer Approval: _____



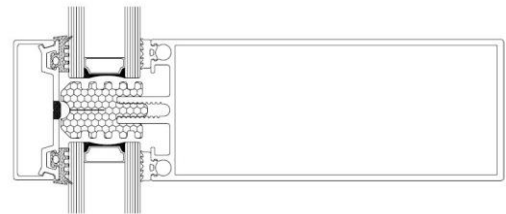
CURTAIN WALL SERIES:
CW Double Pane



CURTAIN WALL FRAME FINISH:
Powder-Coated; Ral9004



CURTAIN WALL VERTICAL PROFILES:
TBD



CURTAIN WALL HORIZONTAL PROFILES:
TBD

Customer Approval: _____



LIFT & SLIDE DOOR SERIES:
Ultra Double Pane

LIFT & SLIDE DOOR FRAME FINISH:
Powder-Coated; RAL9004

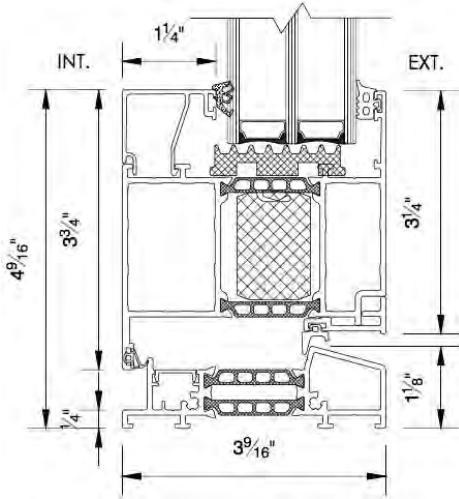


LIFT & SLIDE INTERIOR HANDLE:
74014CL; RAL9004



LIFT & SLIDE EXTERIOR HANDLE:
74004-2; RAL9004

Customer Approval: _____



SWING DOOR SERIES:
A7 Double Pane

SWING DOOR FRAME FINISH:
Powder-Coated; RAL9004



SWING DOOR HANDLES:
1808; Stainless Steel



SWING DOOR HINGES:
Roller-Band; RAL9004

Customer Approval: _____



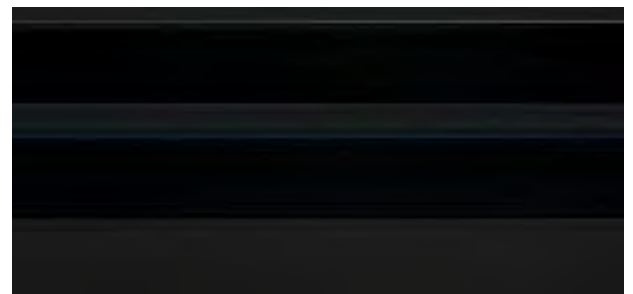
SWING DOOR LOCK:
Wilka Thumb Turn Lock with Knob; Stainless Steel
ALL DOORS KEYED ALIKE



SWING DOOR GLAZING SPACERS:
Black



SWING DOOR LOCK ROSETTE:
1823; Stainless Steel



DOOR THRESHOLD:
Black Anodized

Customer Approval: _____



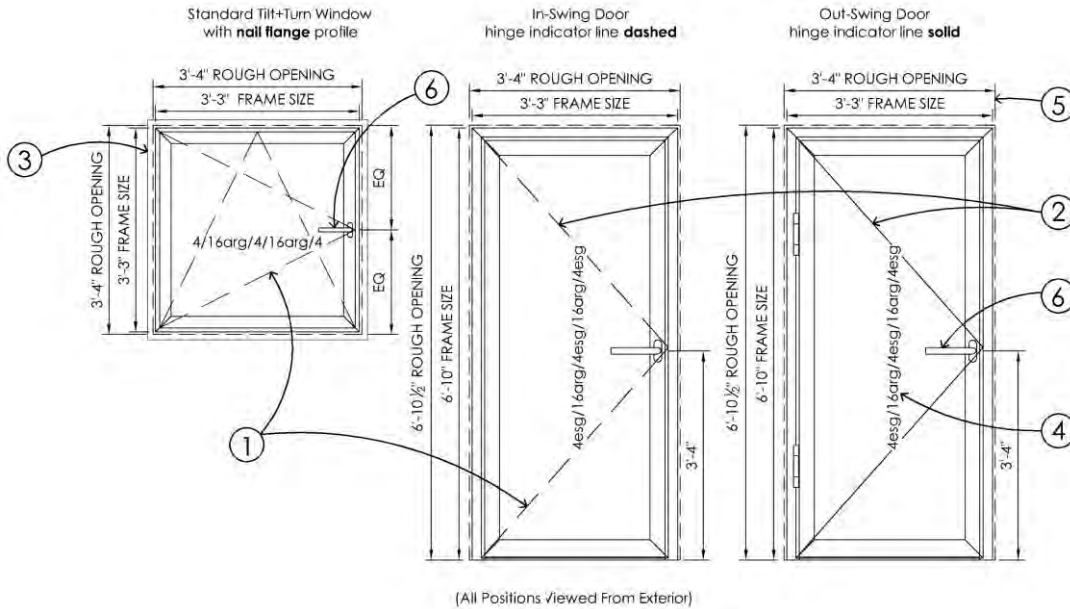
DOOR ATTACHMENT:

Lift & Slide Doors: Bent & Straight Clips
Swing Doors: Screwed Through Pre-Drilled Frame

Double Pane : Lower Gain Average Performance

Frame	Operation	U-Value	Solar Heat Gain Coefficient (SHGC)	Visible Light Transmission (VT)
Stand Alone IGU Performance Data		0.17	0.42	0.74
A5	Fixed	0.28	0.32	0.59
A5	Tilt Turn	0.30	0.28	0.51
A5	Entry Door	0.32	0.26	0.51
LS Ultra	Lift and Slide	0.31	0.27	0.49
CW	Curtain Wall	0.29	0.36	0.68

GLASS TYPE NOTATIONS | ISO HINGE + SWING INDICATIONS | ROUGH OPENING RECOMMENDATIONS



- 1 Glo European Windows utilizes the ISO standard for hinge indicators in our drawings. Note that this differs from the ANSI standard typically used in American construction documents as shown in the images above. Our drawings will show the hinge indicator pointing away from the hinge as opposed to the ANSI standard of pointing towards the hinge.
- 2 **Door swing direction is indicated by line type.** An in-swing door will be illustrated by a dashed hinge indicator while a solid line will indicate an out-swing door.
- 3 **Nail flange profiles are indicated with an extra line around the window frame.** This offset line shows the 1 9/16" extrusion beyond the dimensions of the window unit.
- 4 **Glass type is indicated on the glazing portion at each window position.** Different glass types may be required for specific project certifications, site elevations, code compliance, and decorative elements. Below are examples of how to determine what glass is included. A variety of additional coatings may be shown to indicate obscure, low-e, NFRC-rated, or other specialty glazing options.
 - 4 = 4mm glass
 - 6 = 6mm glass
 - 4esg = 4mm tempered glass
 - 6esg = 6mm tempered glass
 - 16arg = 16mm argon-filled spaced
- 5 **Recommended rough opening dimensions provide ½" between window or door frame and wall framing.** For typical windows this means the rough opening will be 1" larger than the window frame dimensions both horizontally and vertically. For typical doors this means the rough opening will be 1" larger than the door frame horizontally and ½" larger than the door frame vertically. Please note: rough opening does not account for floor or exterior finishes or heights for doors.
- 6 **Handles are placed in standard locations unless otherwise noted.** Window handles are located at the center of the operable sash. Door handles are located 40" above the bottom of frame.

ABOVE PROVISIONS HAVE BEEN READ AND UNDERSTOOD:

Position:

1

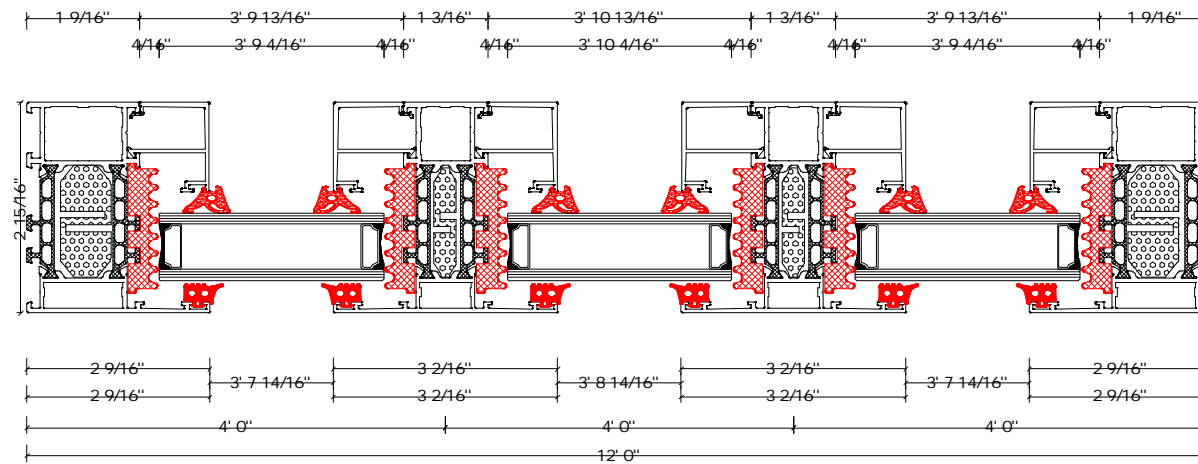
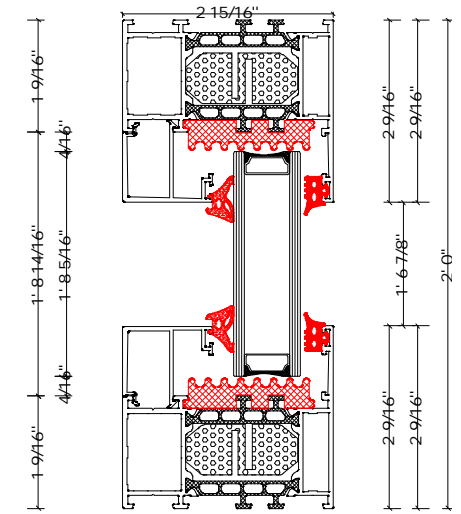
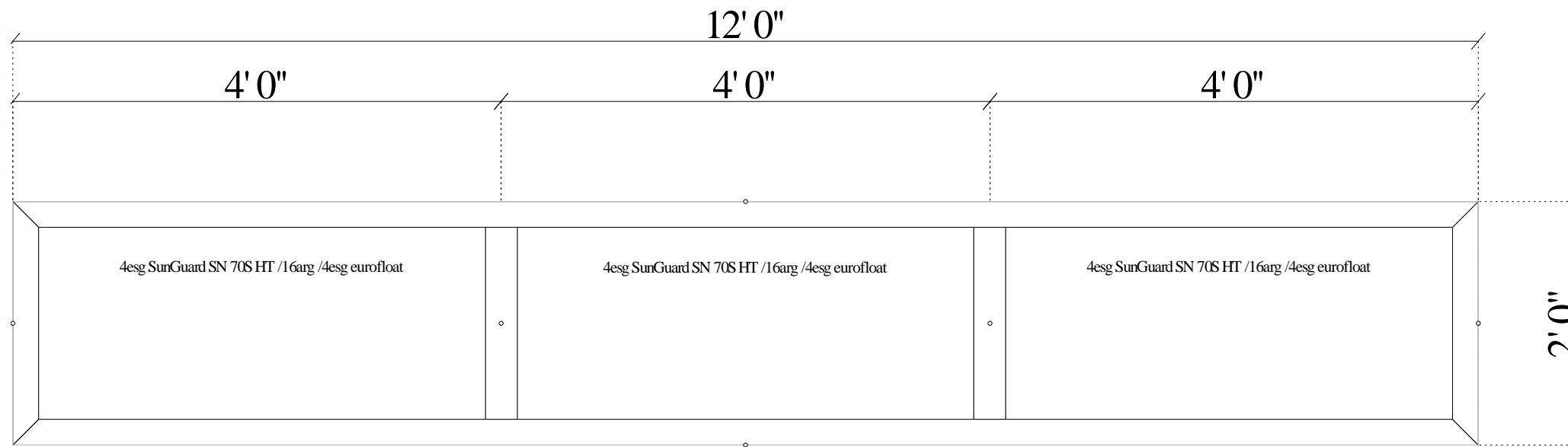
Constructions:

Window 101

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

2

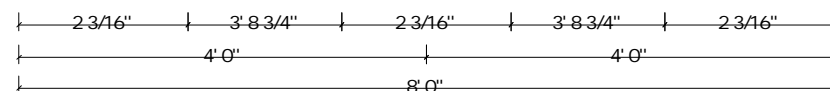
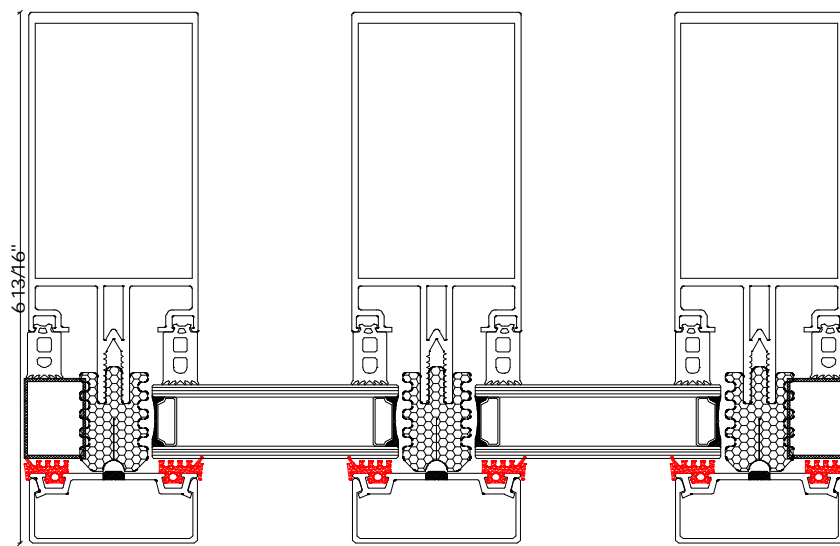
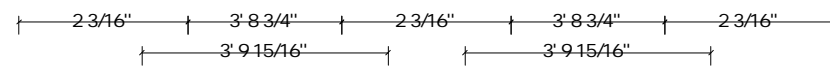
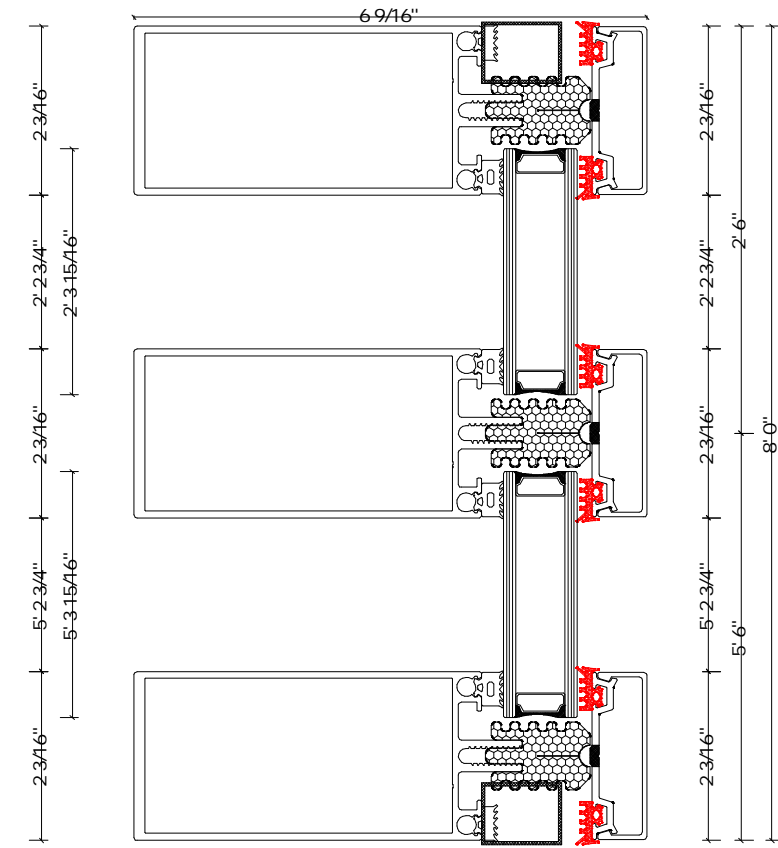
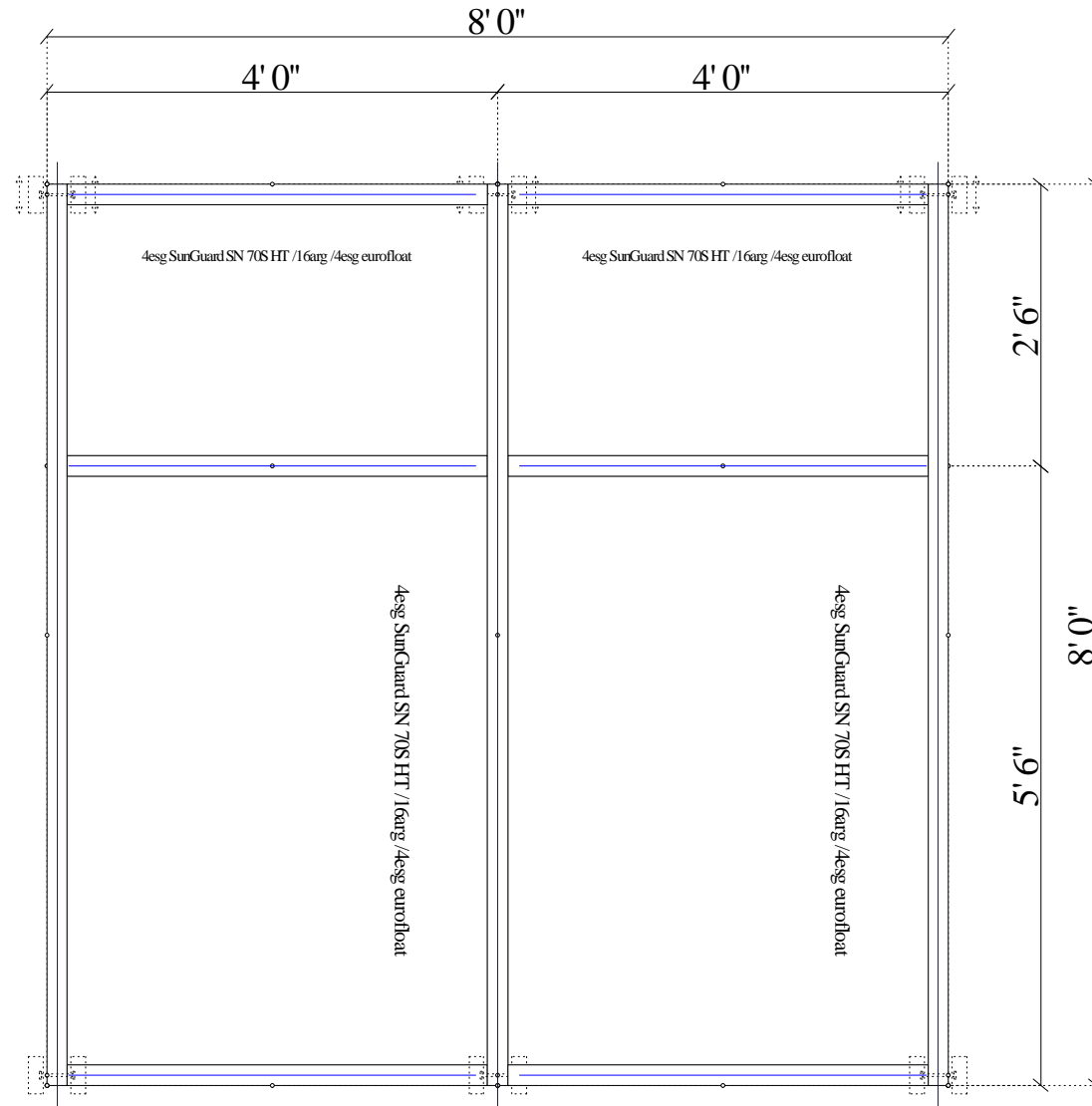
Constructions:

Window 102

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

3

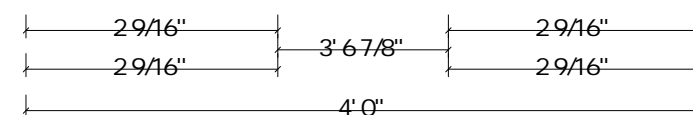
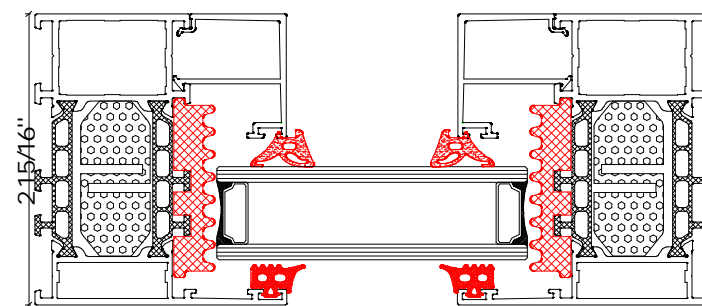
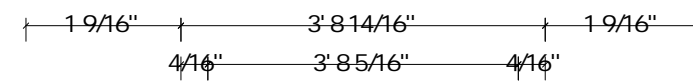
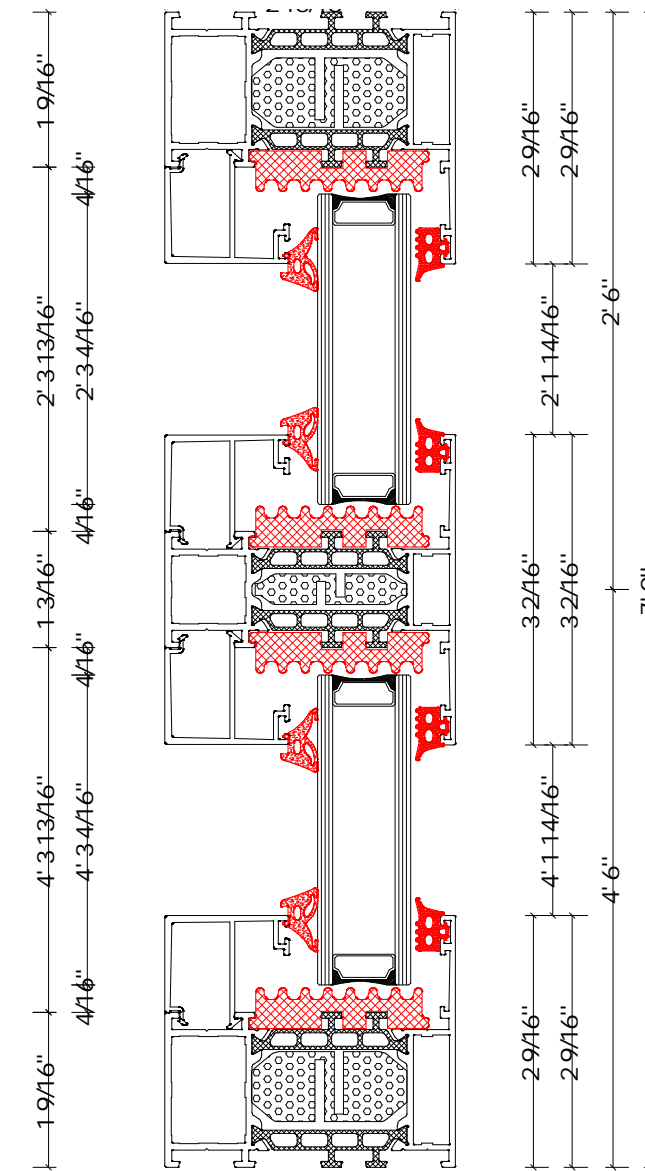
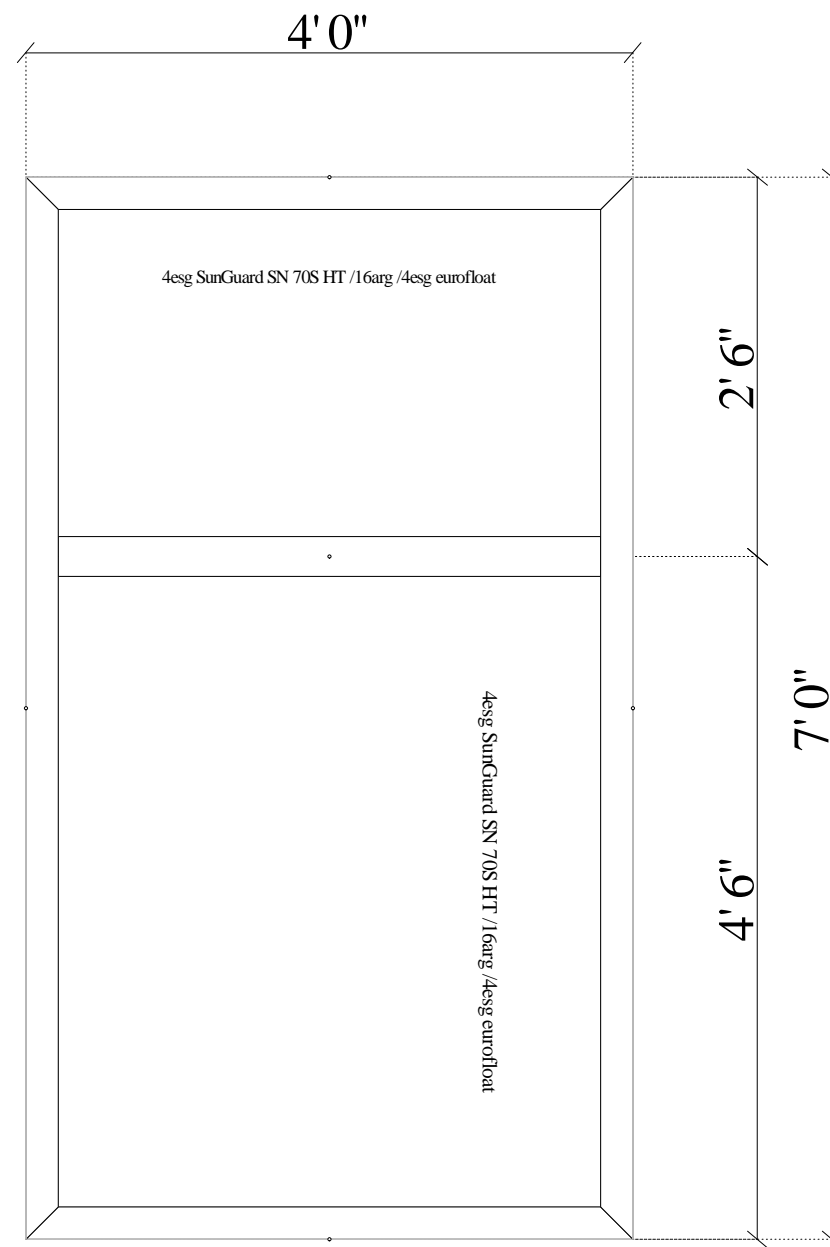
Constructions:

Window 103

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

4

Constructions:

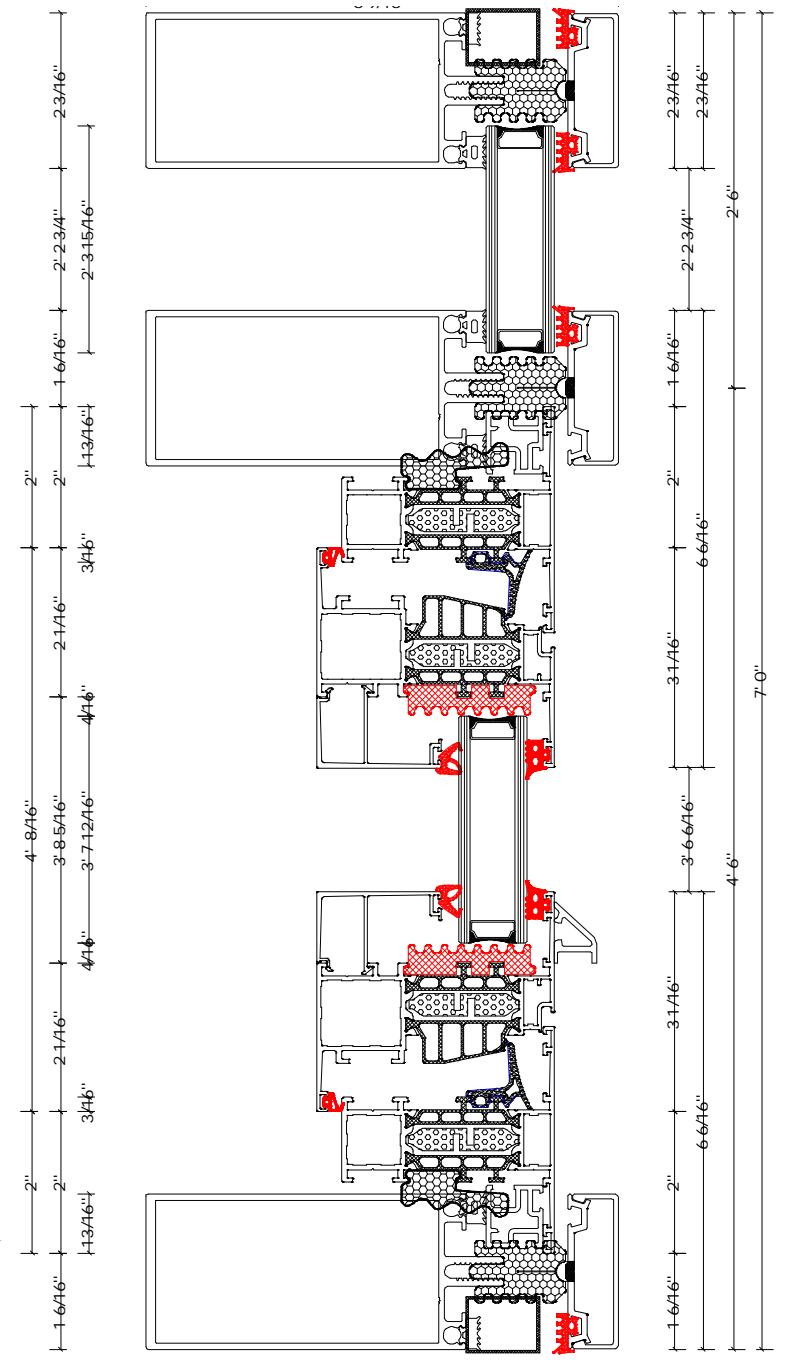
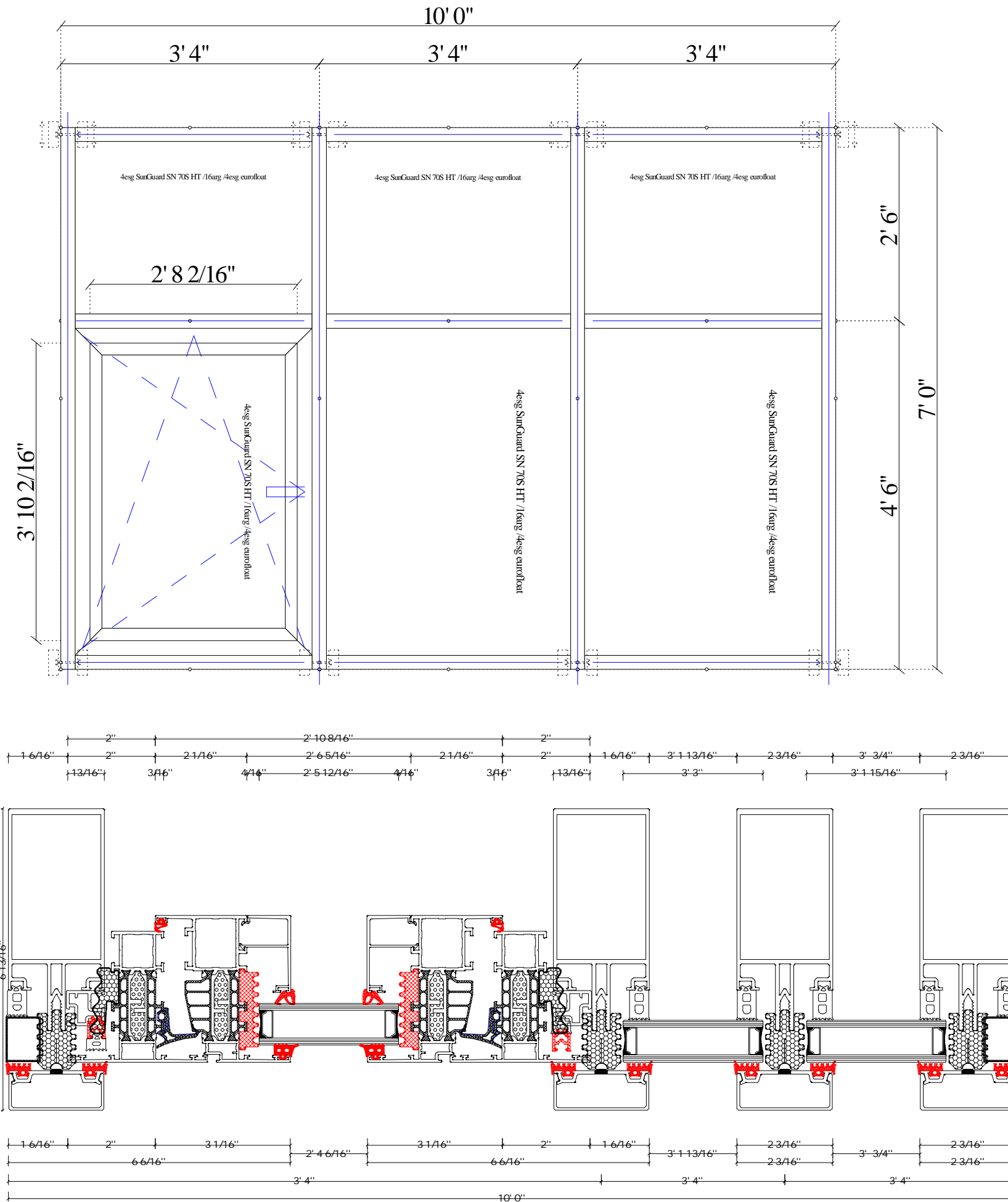
Window 104

Quantity:

1

Description:

Meets Egress: 10.2sqft
net clear opening



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

5

Constructions:

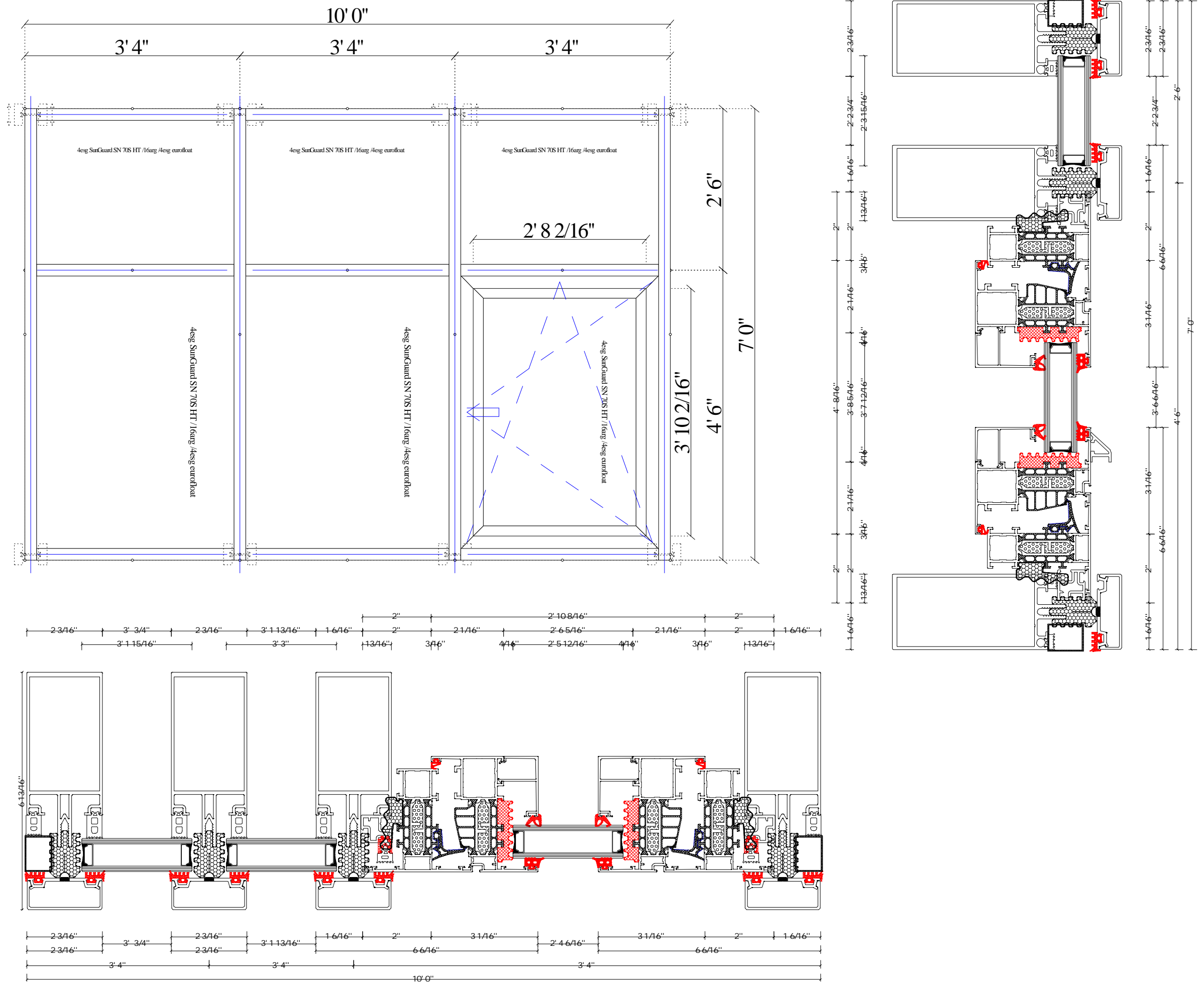
Window 105

Quantity:

1

Description:

Meets Egress: 10.2sqft
net clear opening



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

6

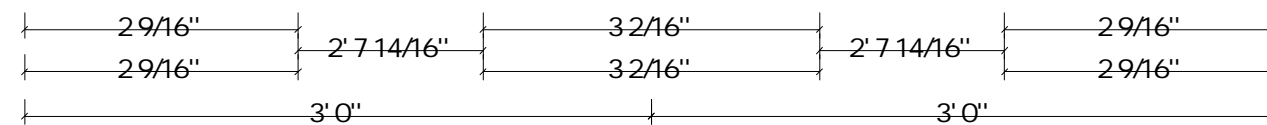
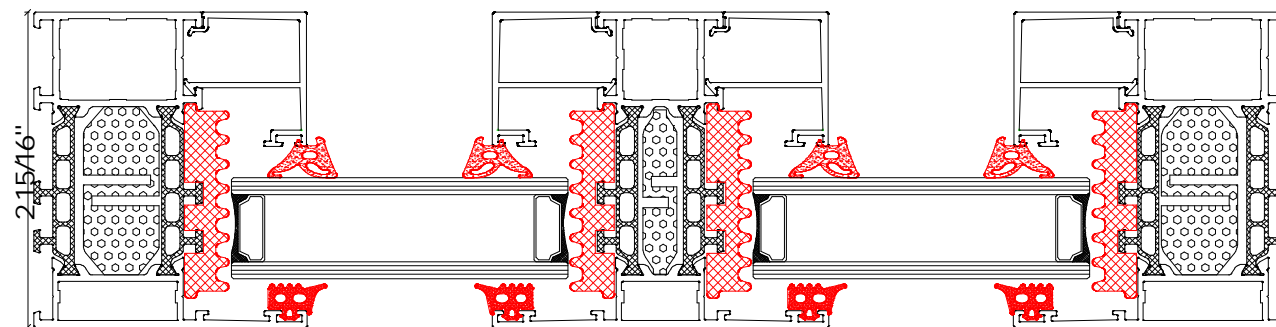
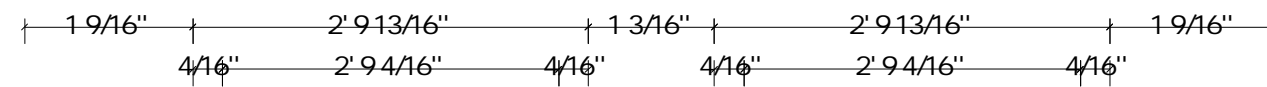
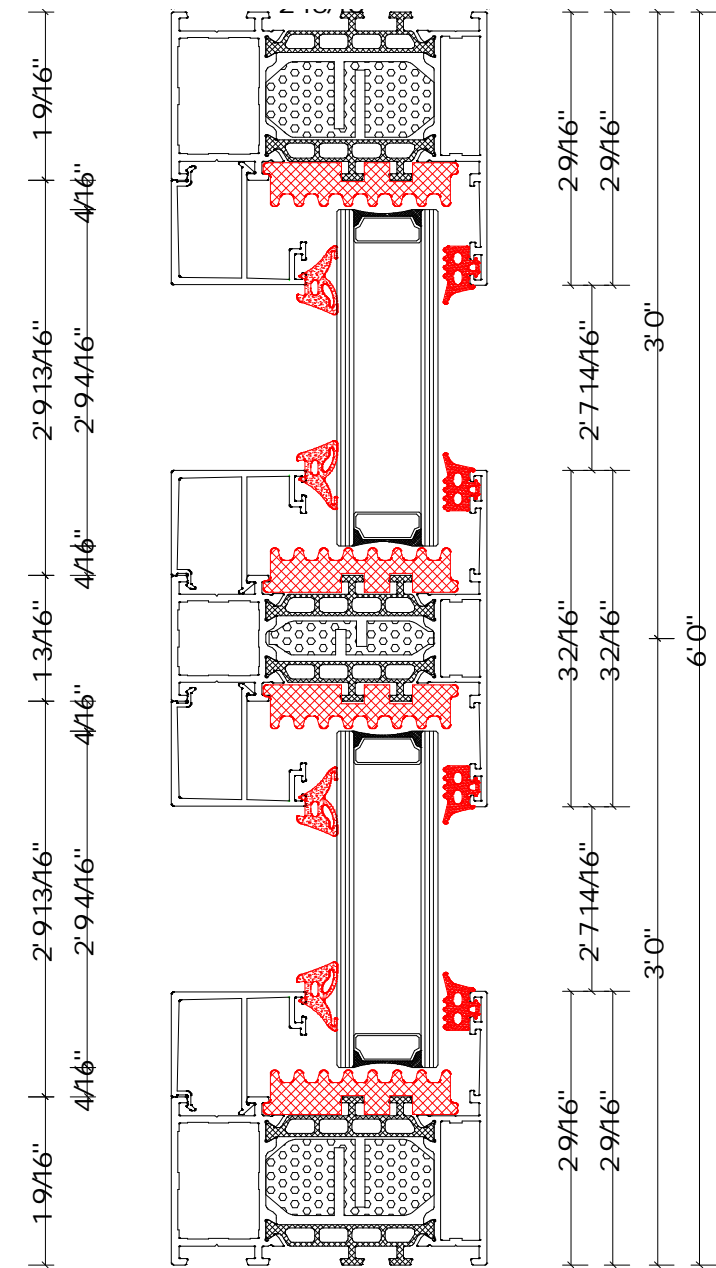
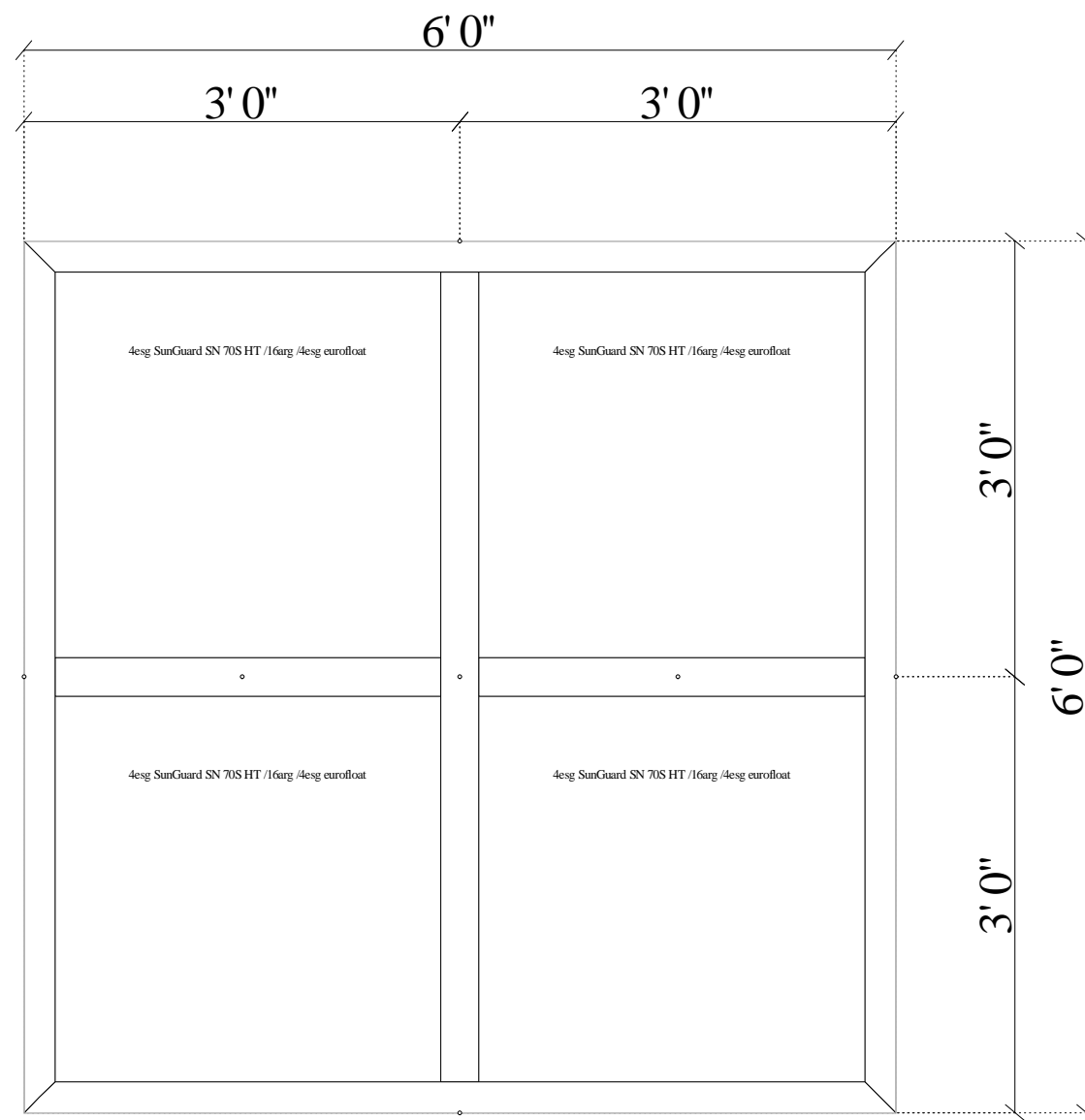
Constructions:

Window 201

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

7

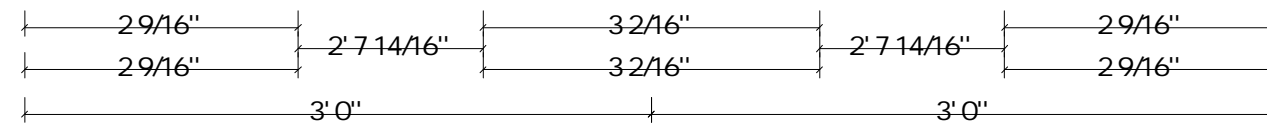
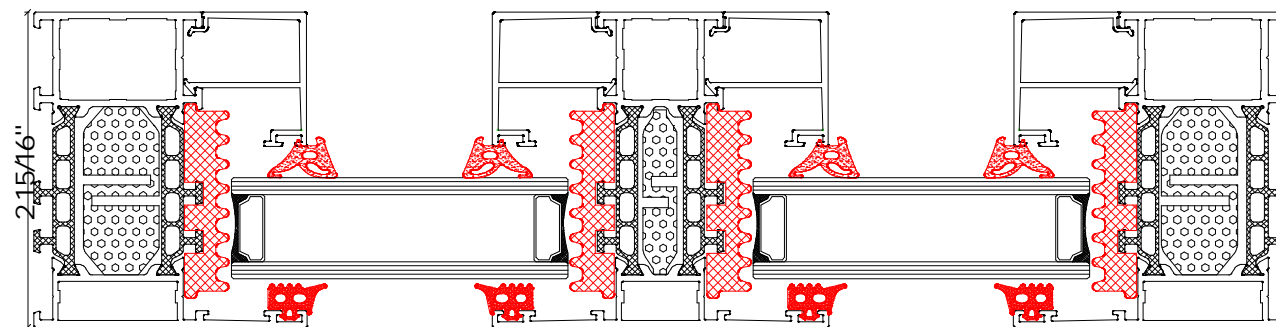
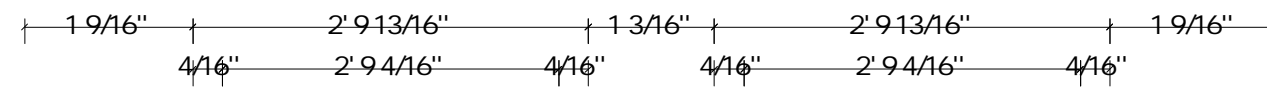
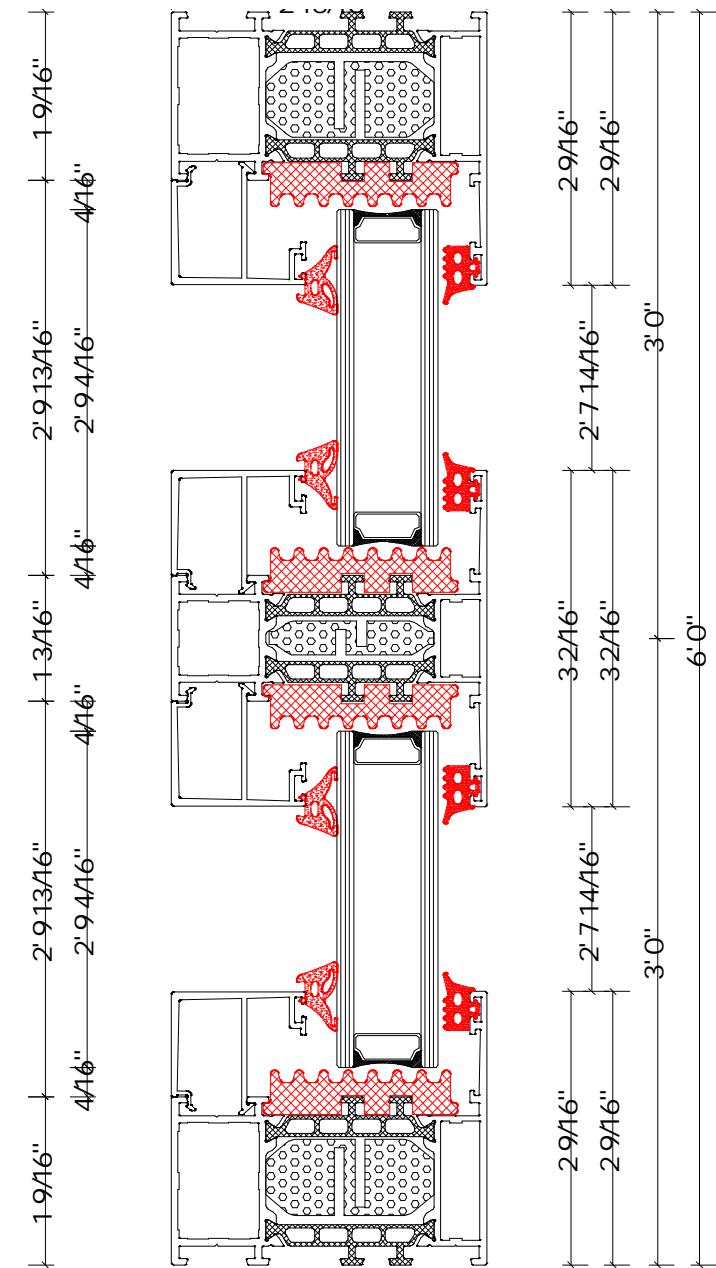
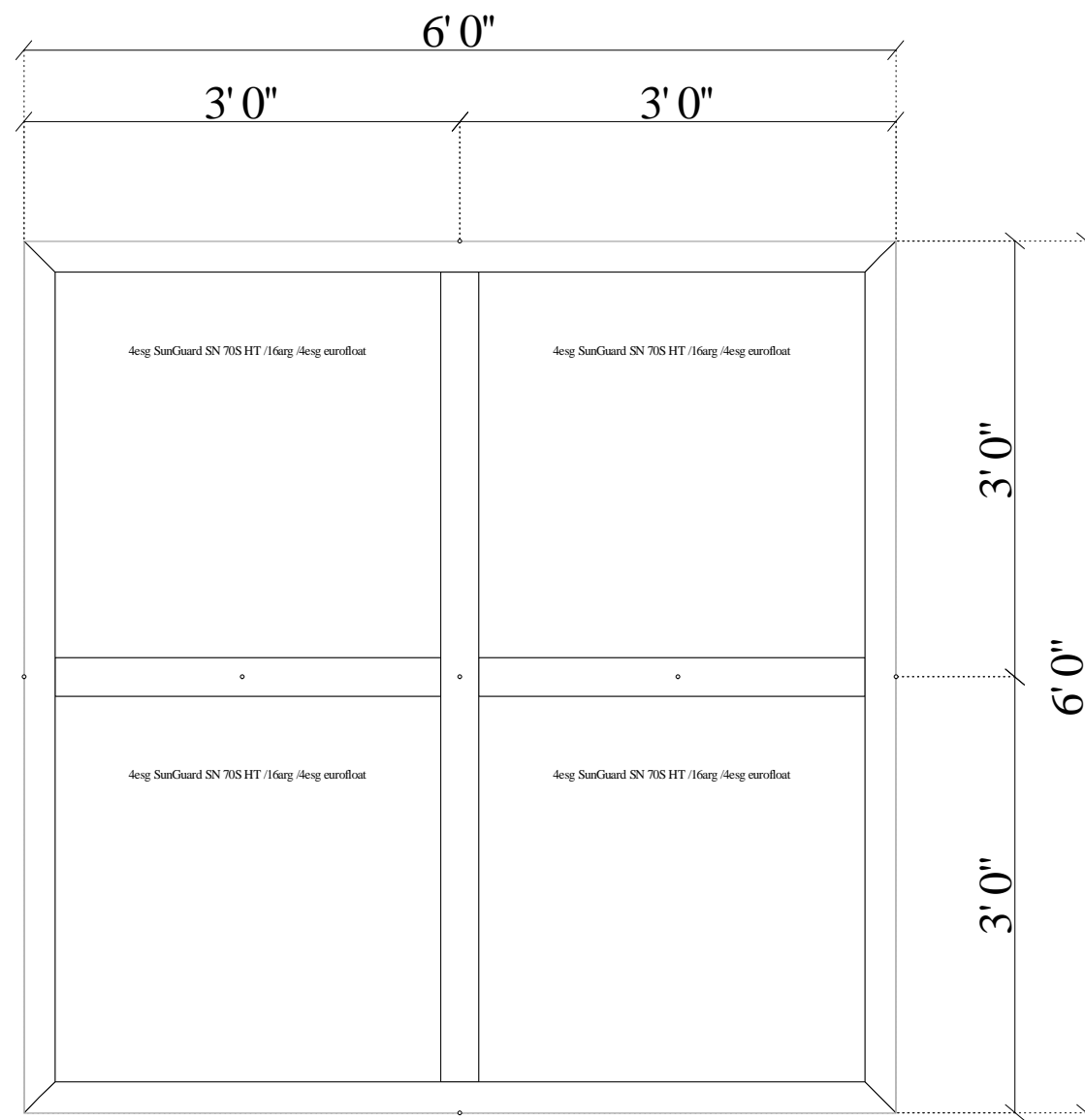
Constructions:

Window 202

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

8

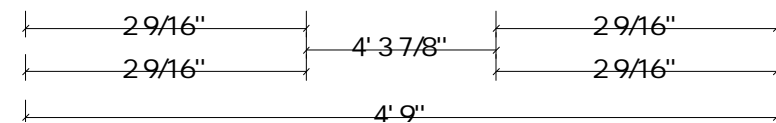
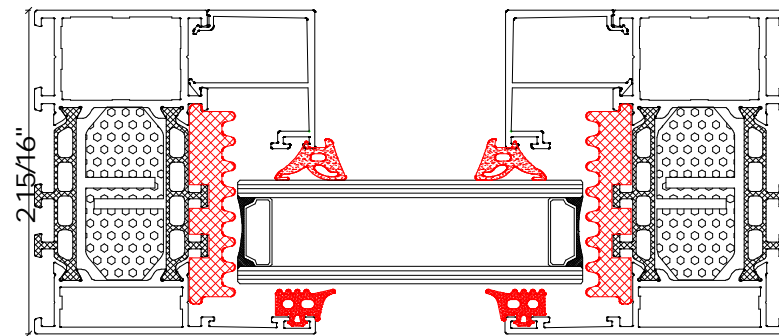
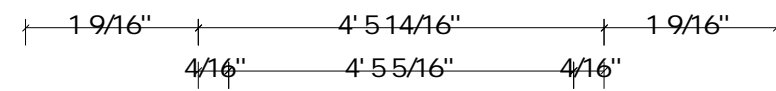
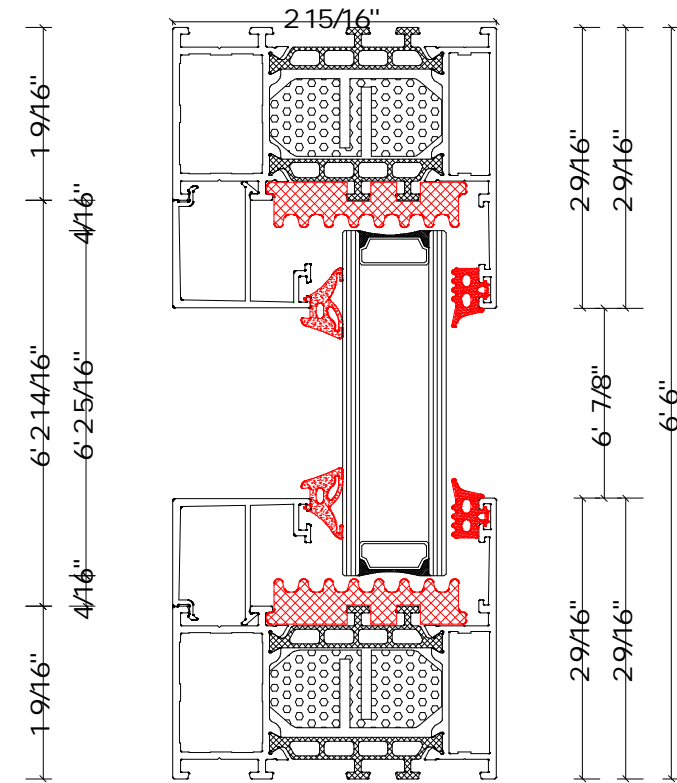
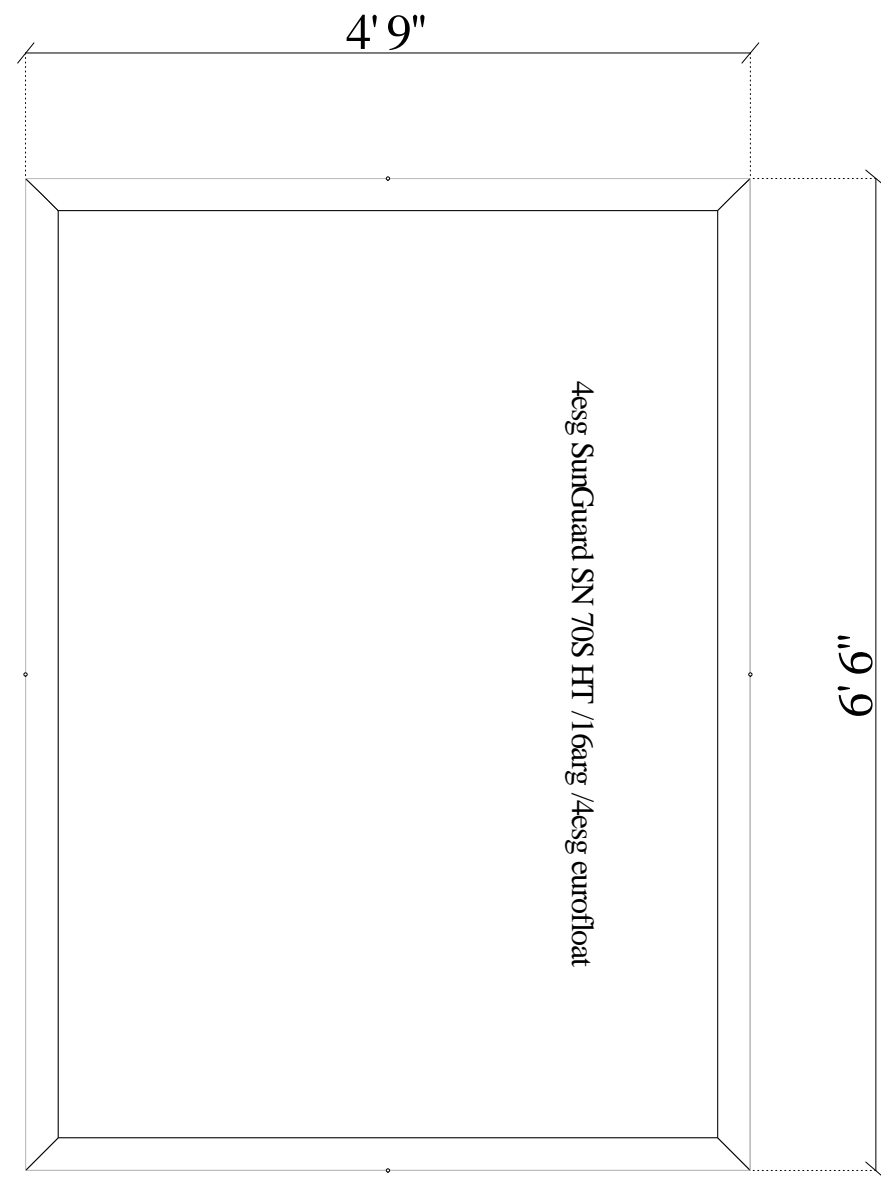
Constructions:

Window 203

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

9

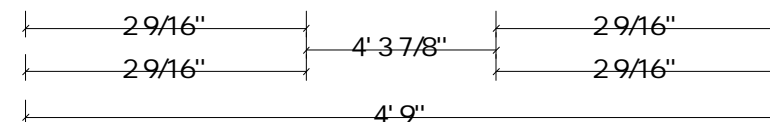
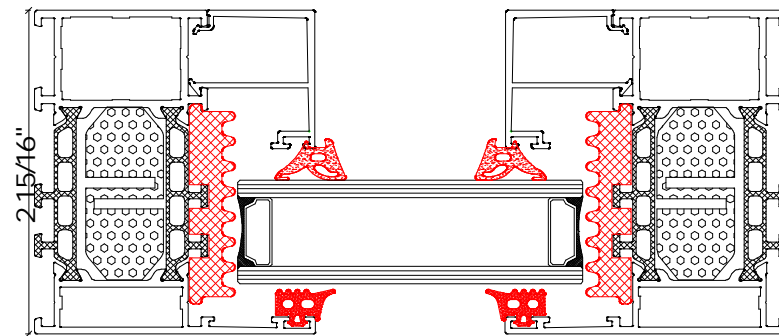
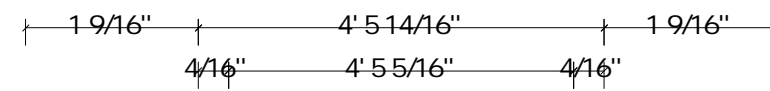
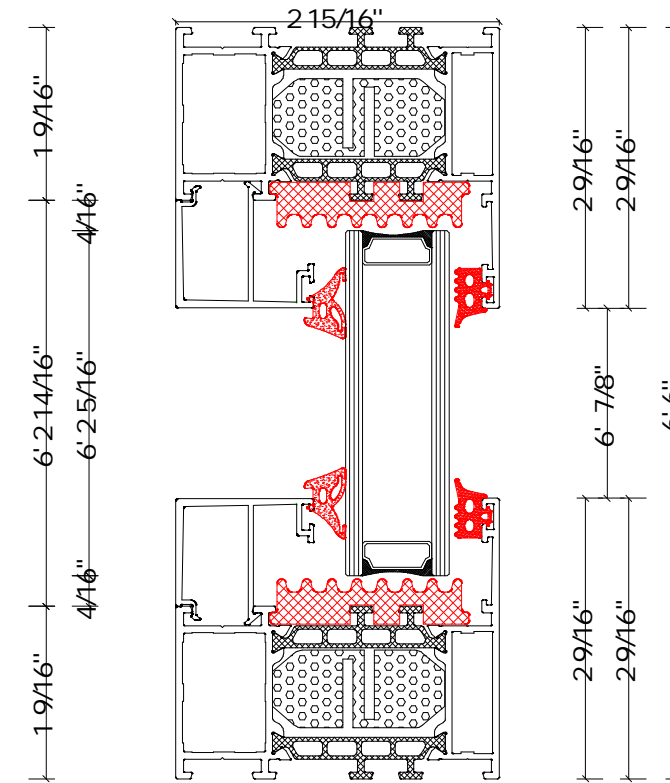
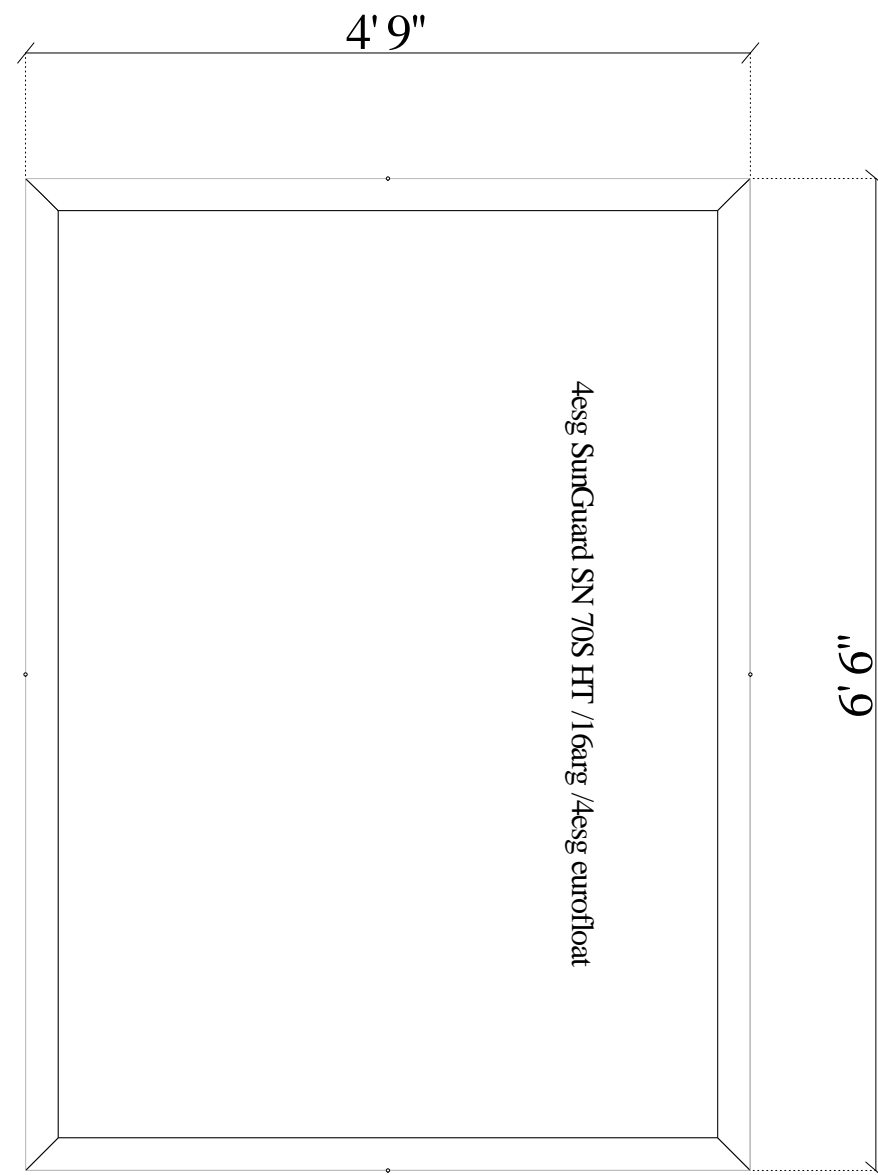
Constructions:

Window 204

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

10

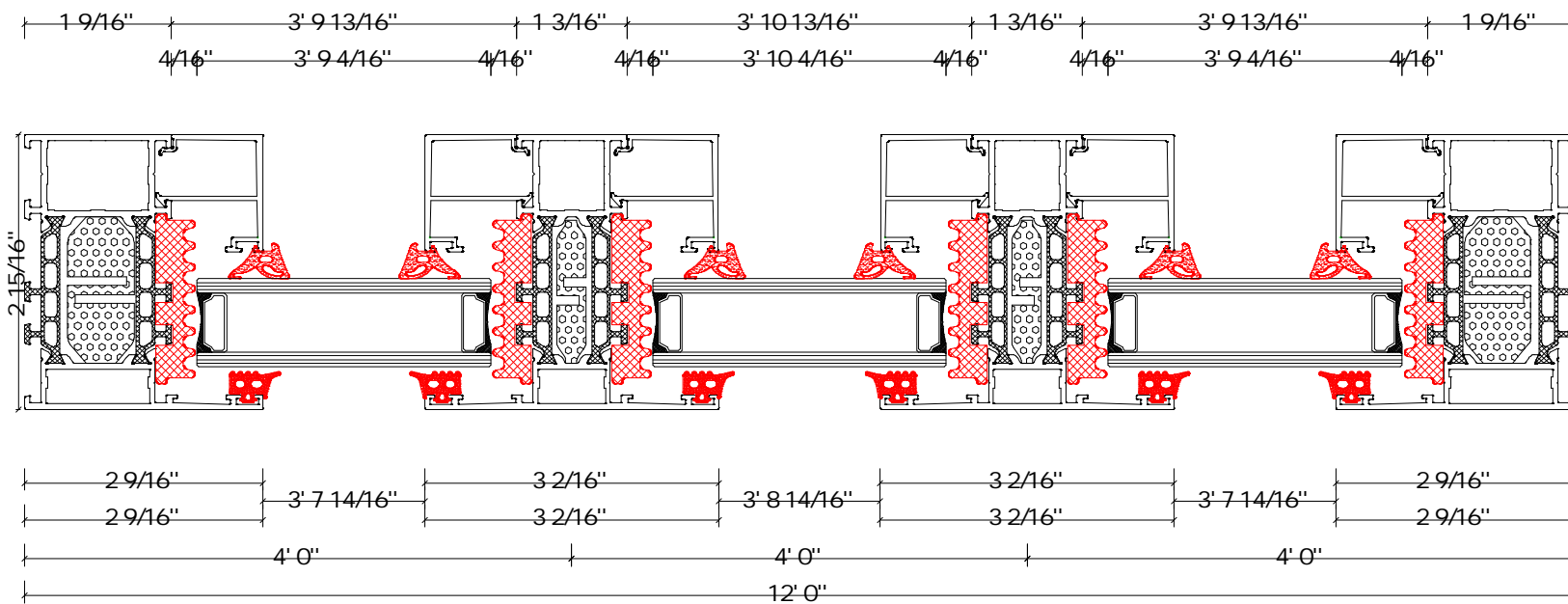
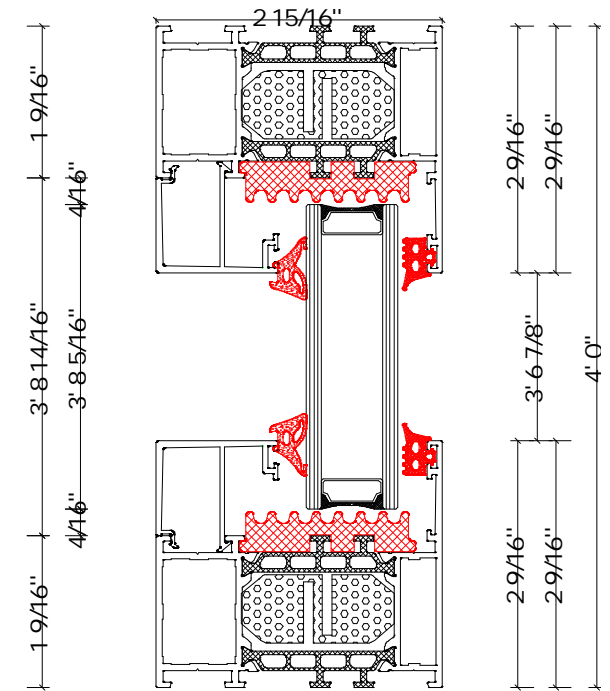
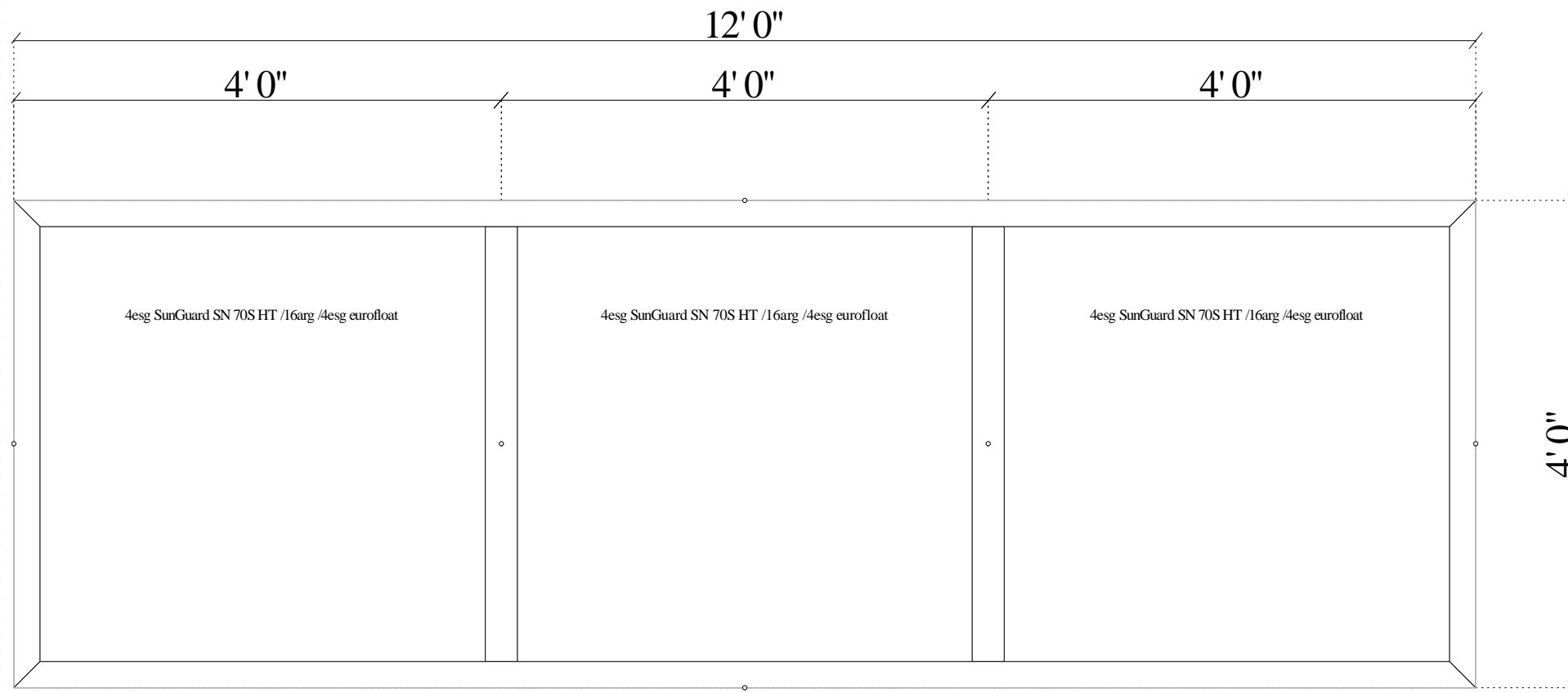
Constructions:

Window 205

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

11

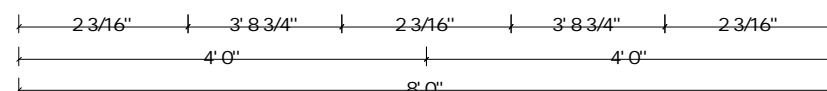
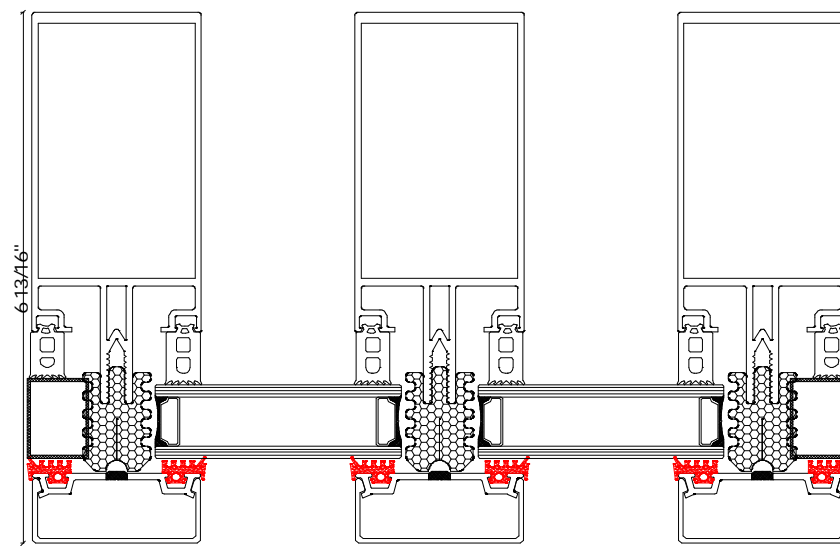
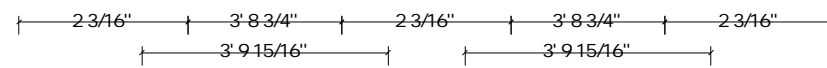
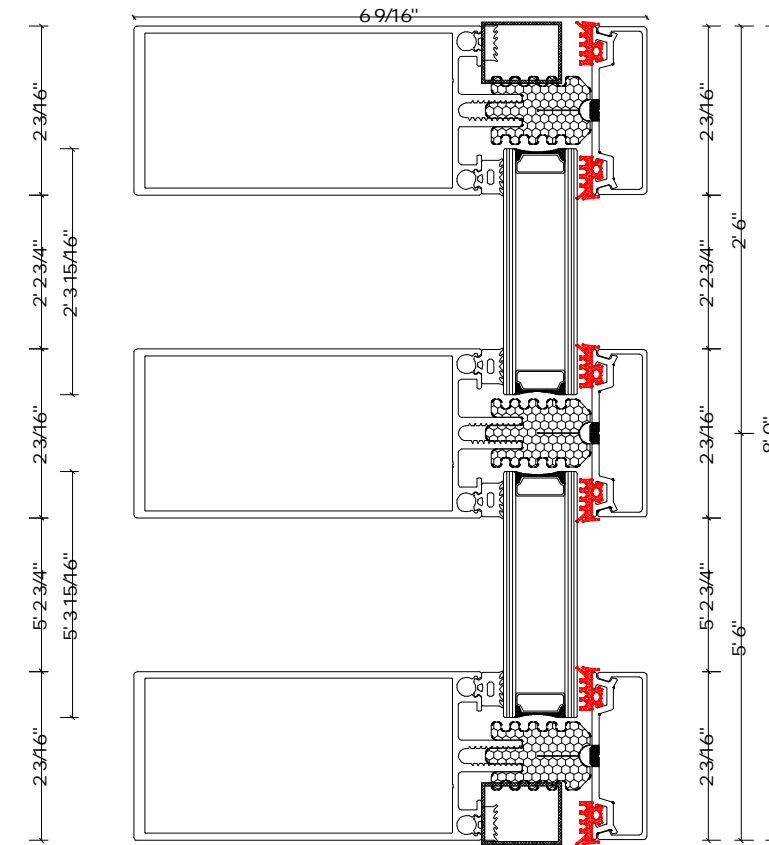
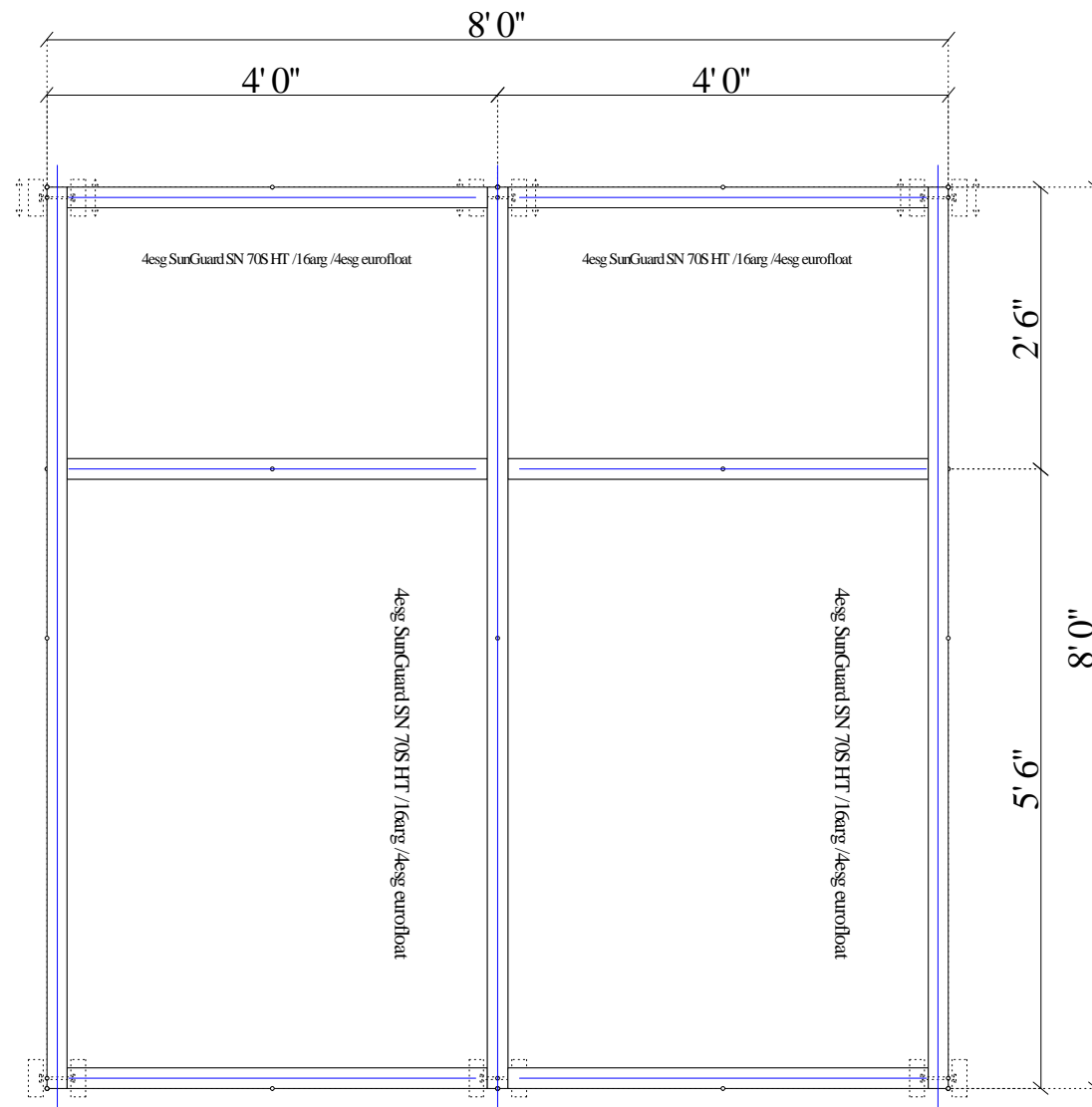
Constructions:

Window 206

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

12

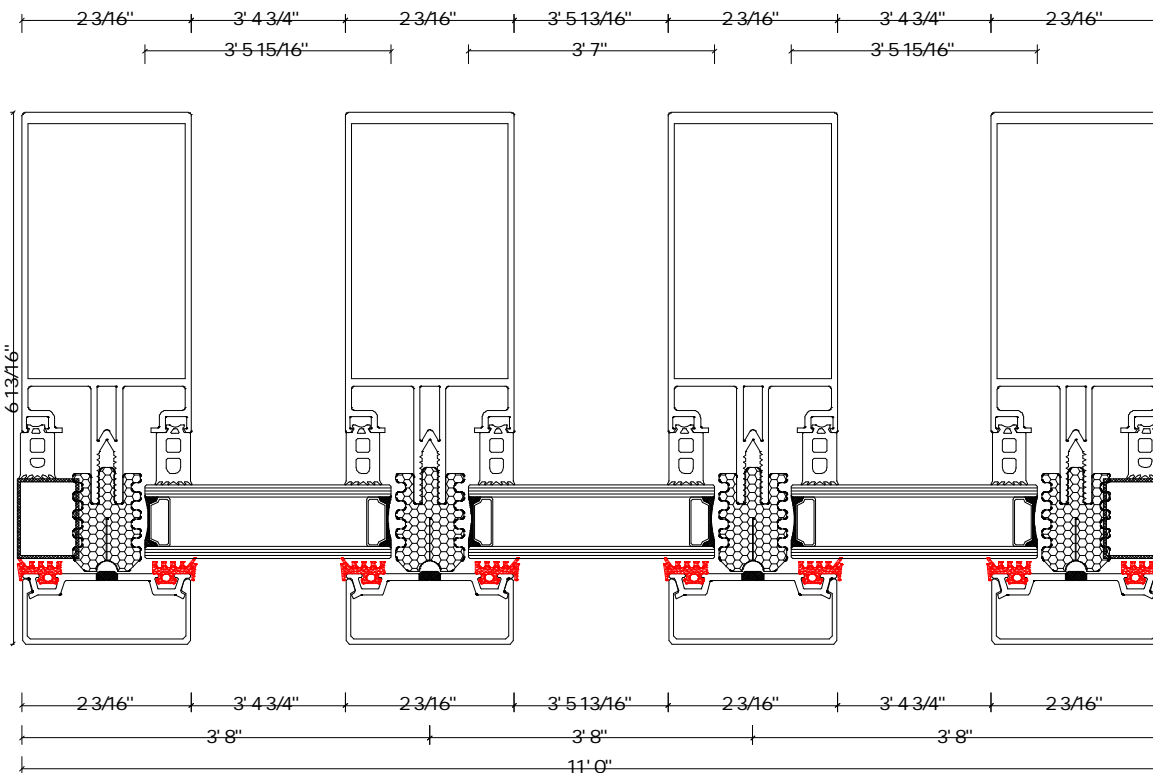
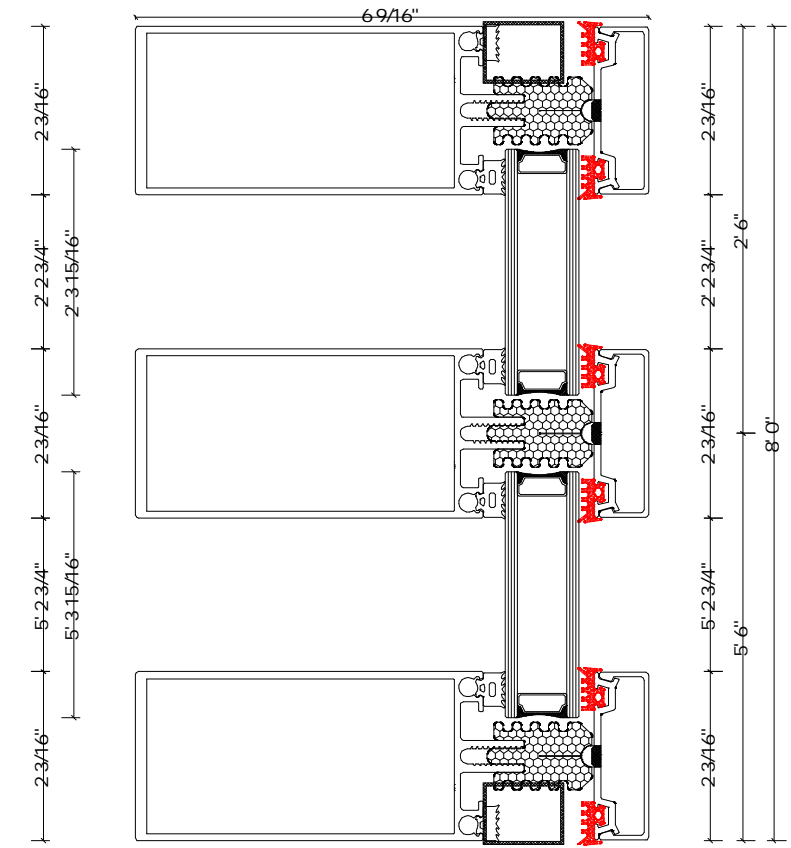
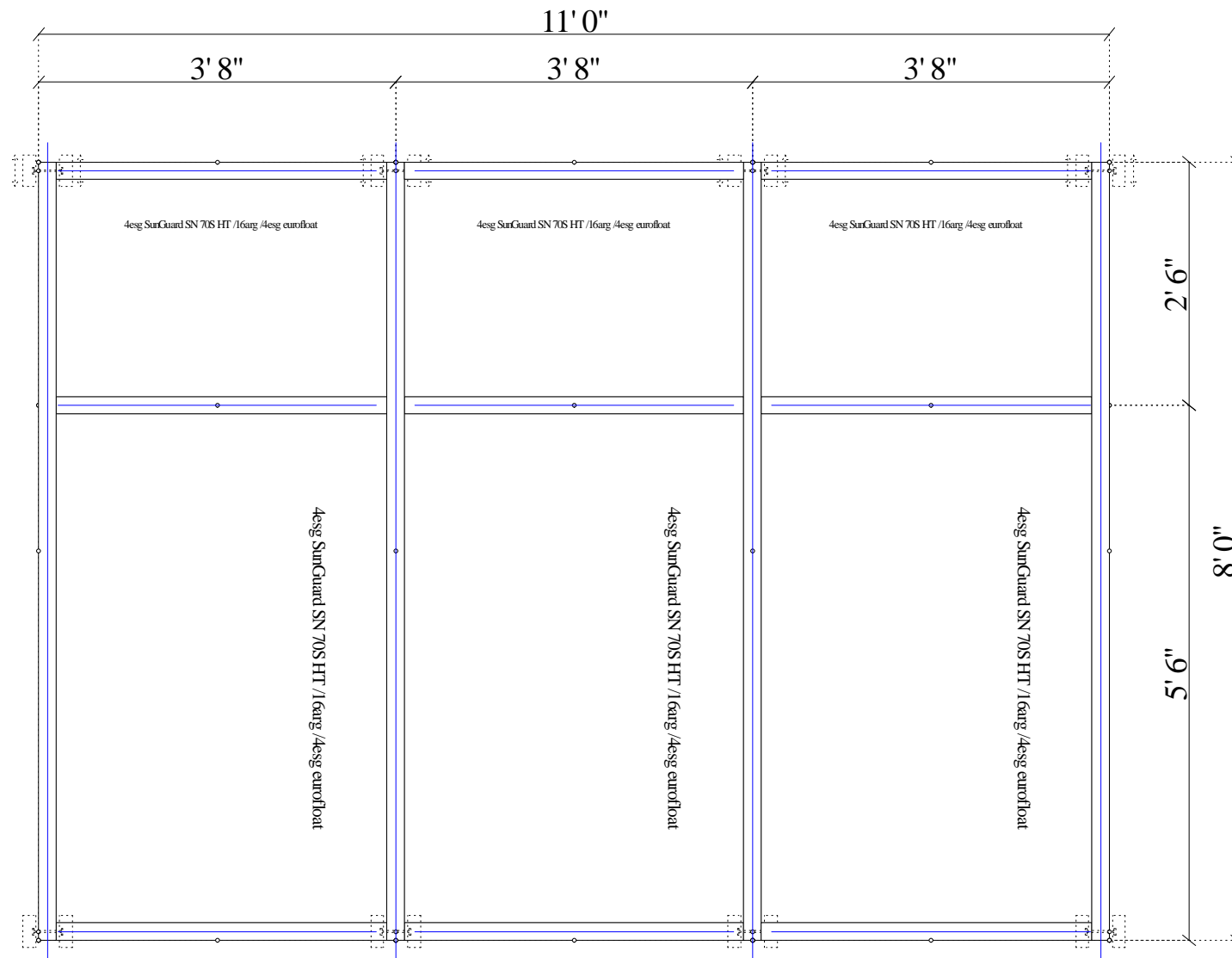
Constructions:

Window 207

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

13

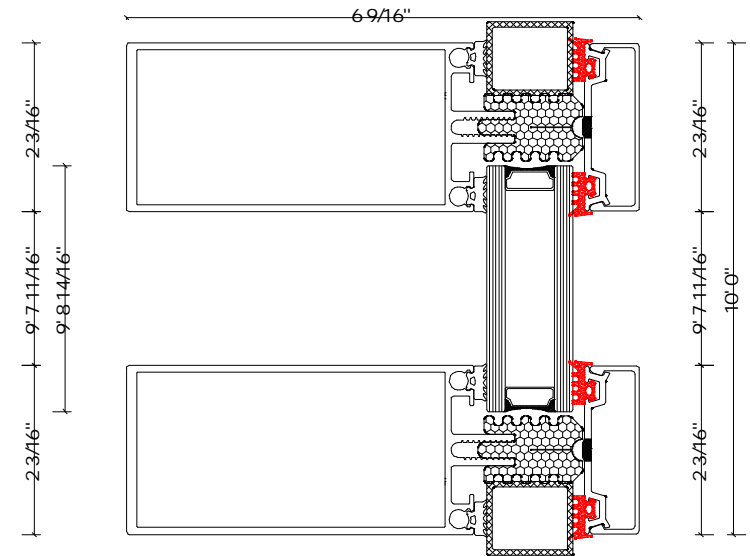
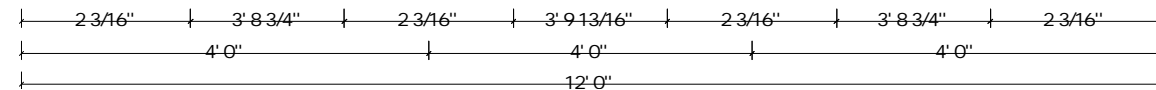
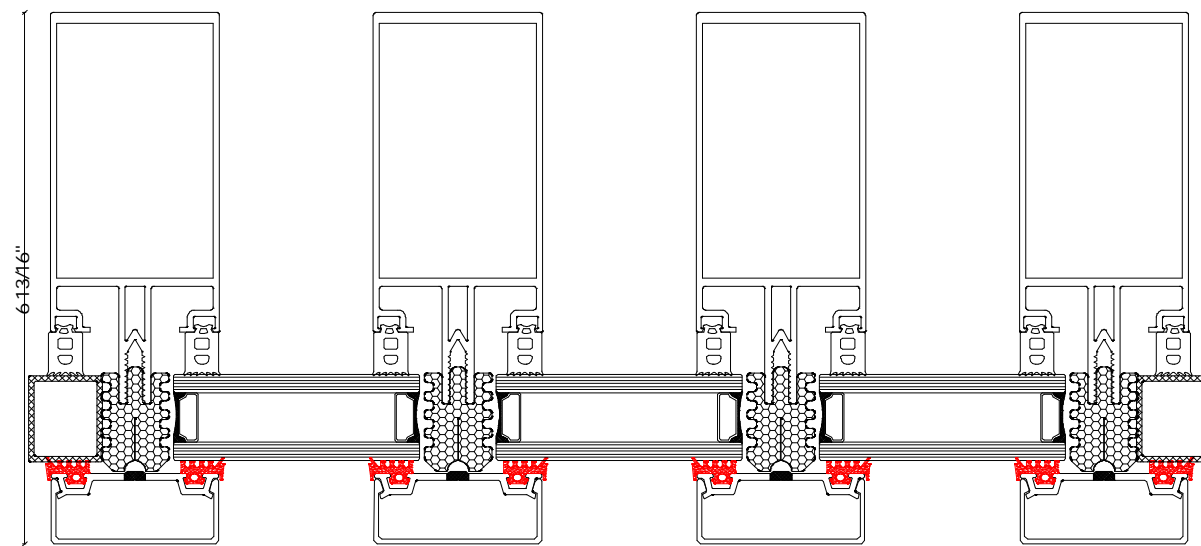
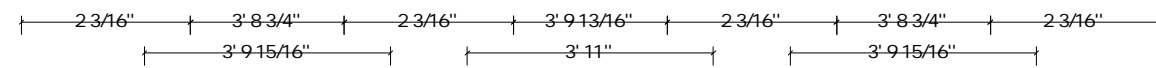
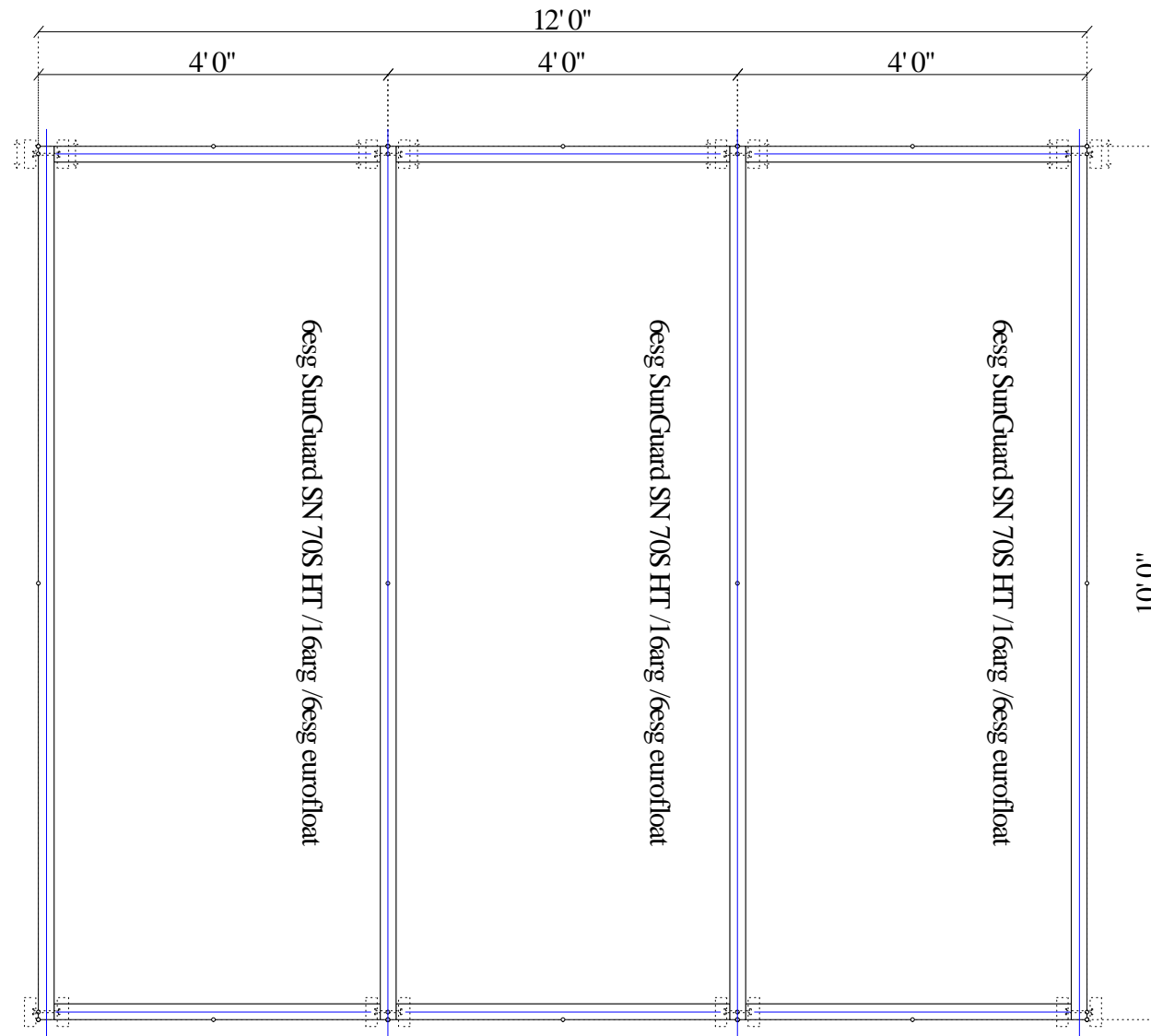
Constructions:

Window 208

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

14

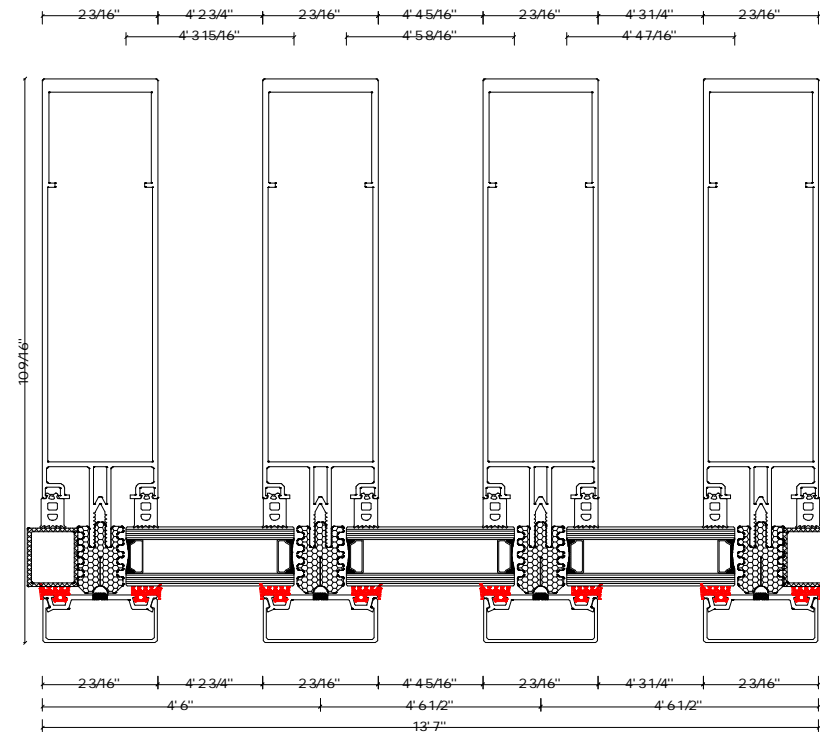
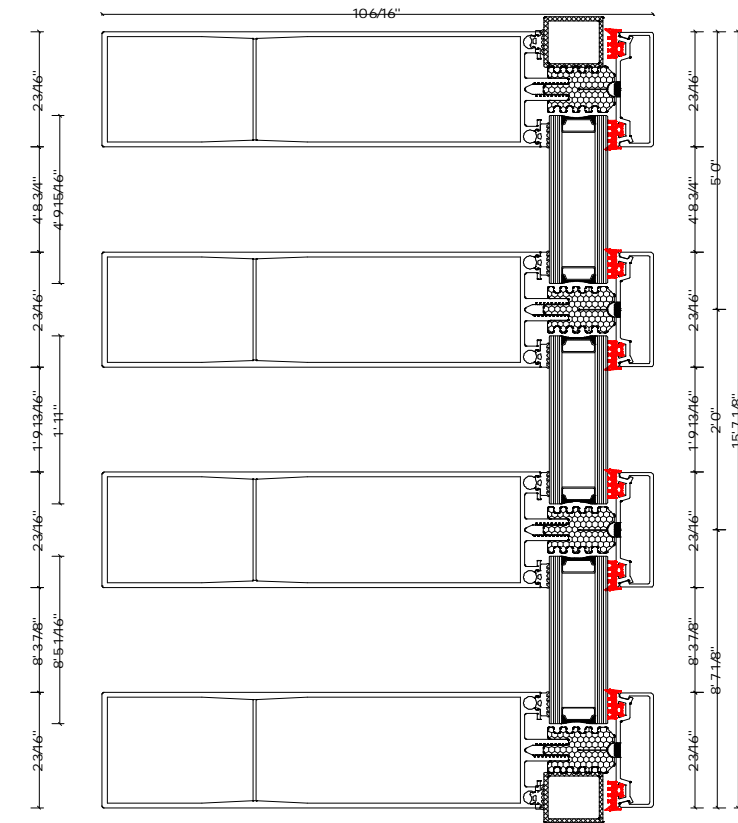
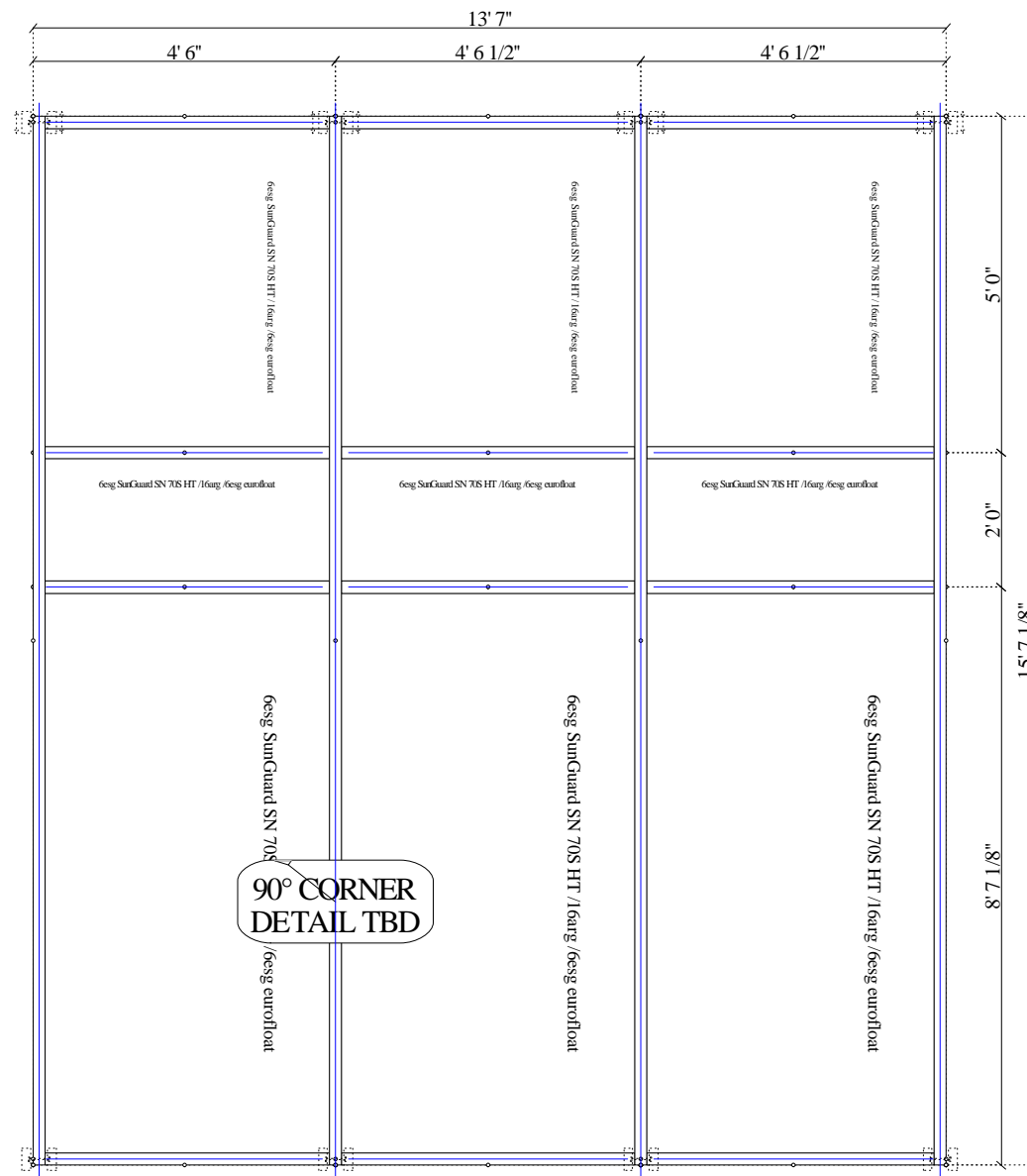
Constructions:

Window 209

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

15

Constructions:

Window 210

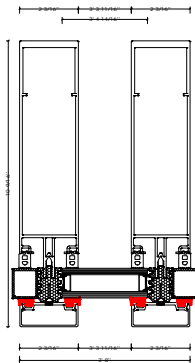
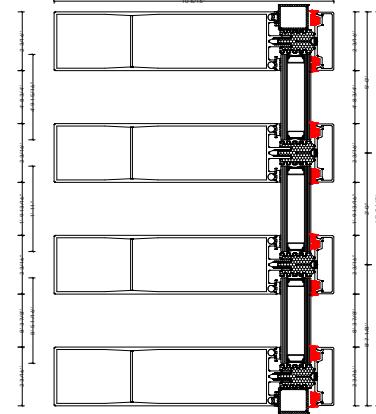
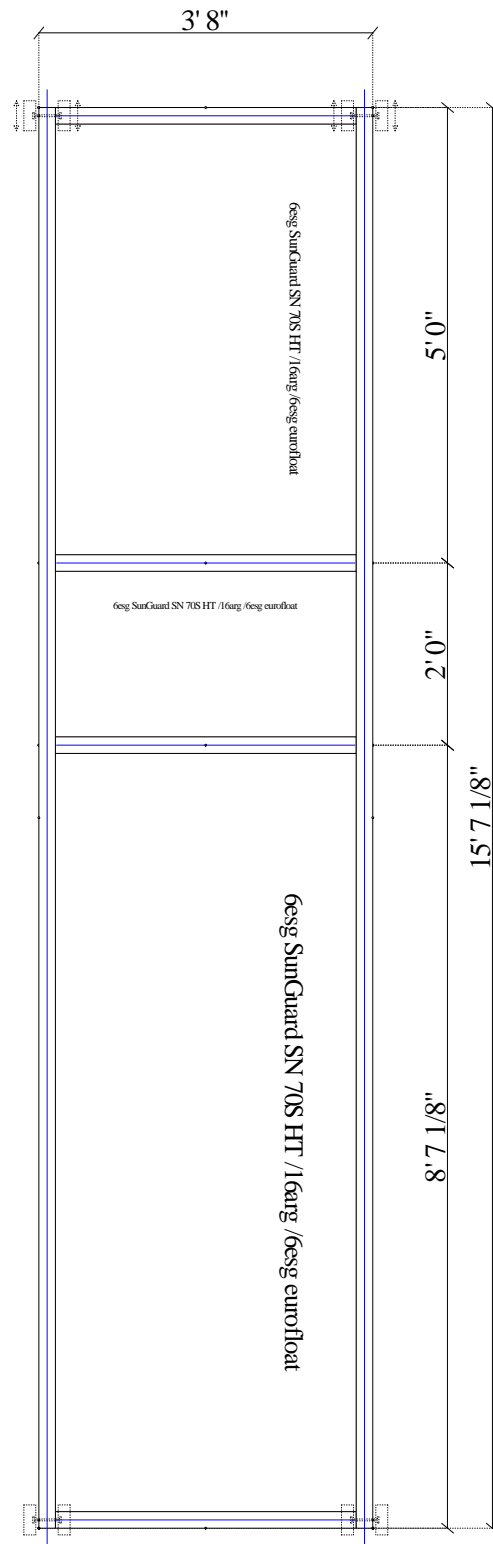
Quantity:

1

Description:

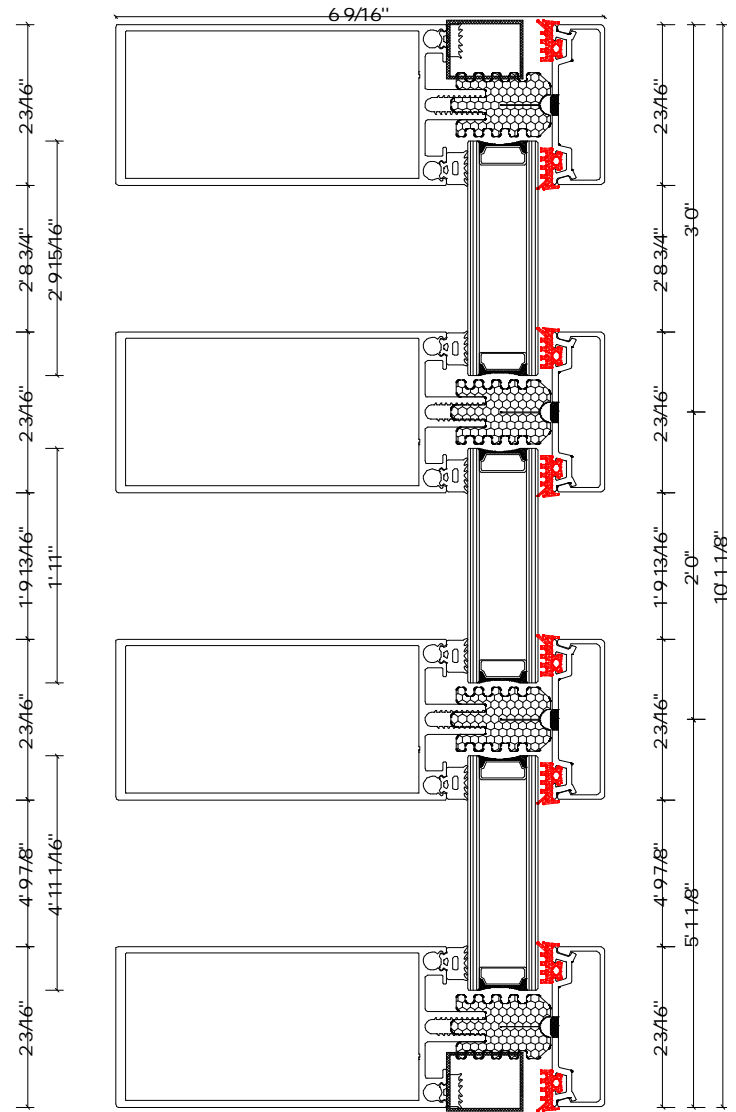
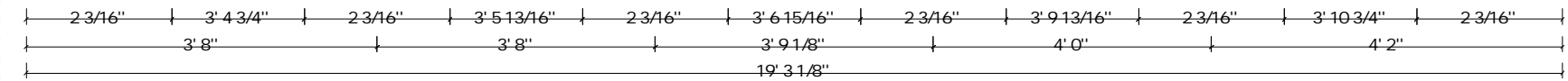
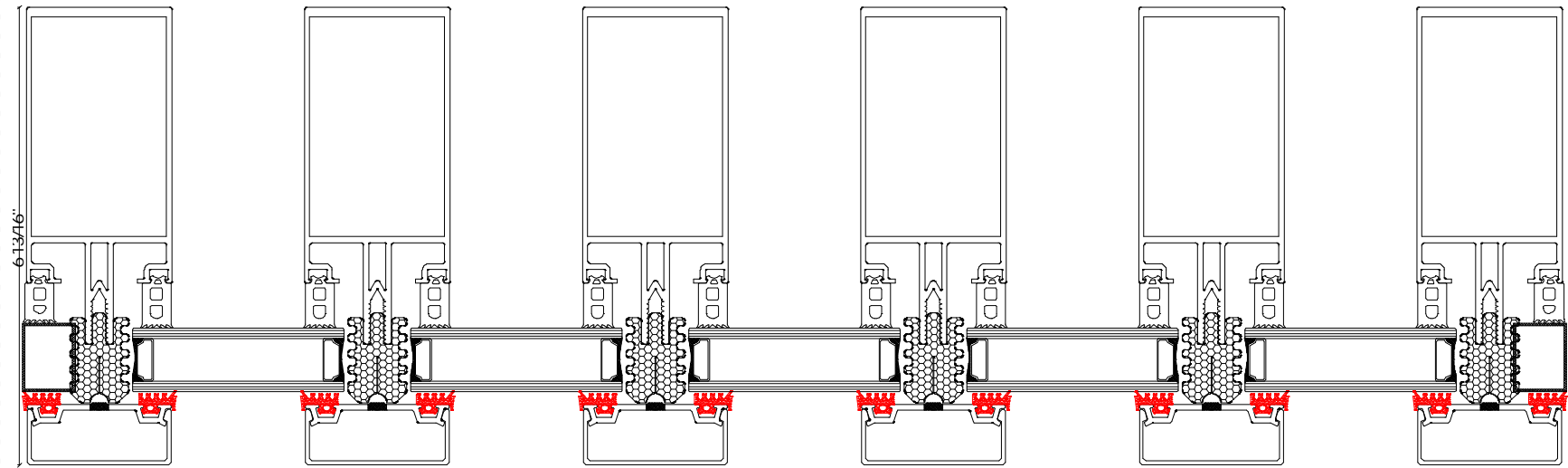
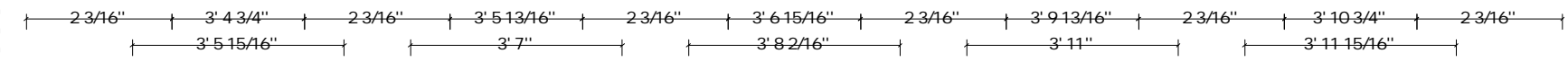
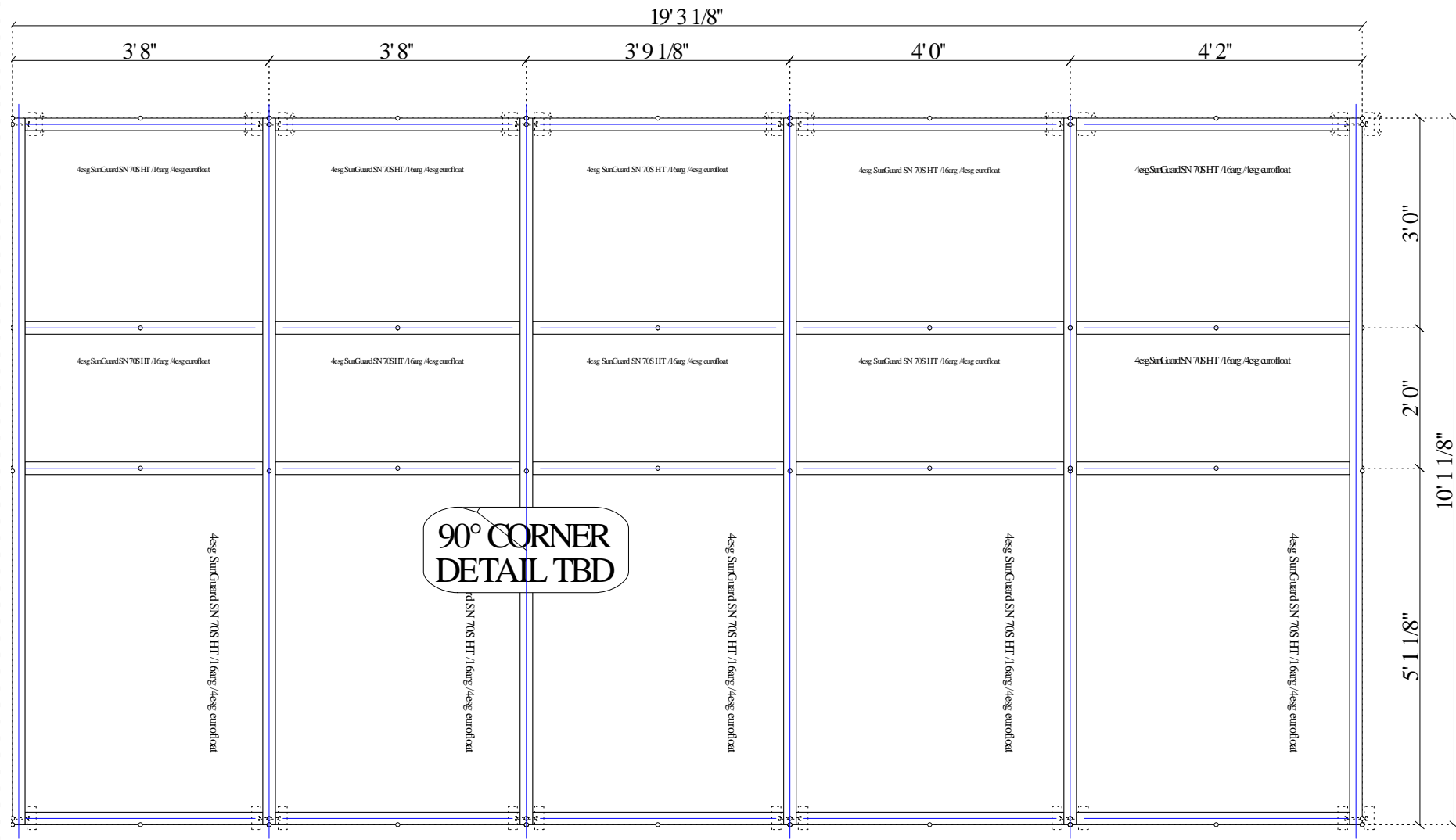
APPROVAL INITIALS:

All Positions Viewed
From Exterior



Position:
16
Constructions:
Window 211

Quantity:
1
Description:



APPROVAL INITIALS:

**All Positions Viewed
 From Exterior**

Position:

18

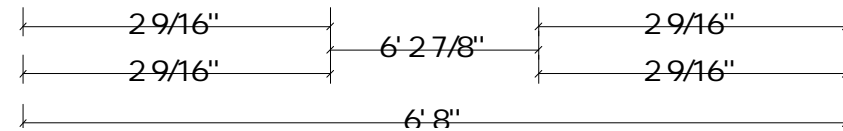
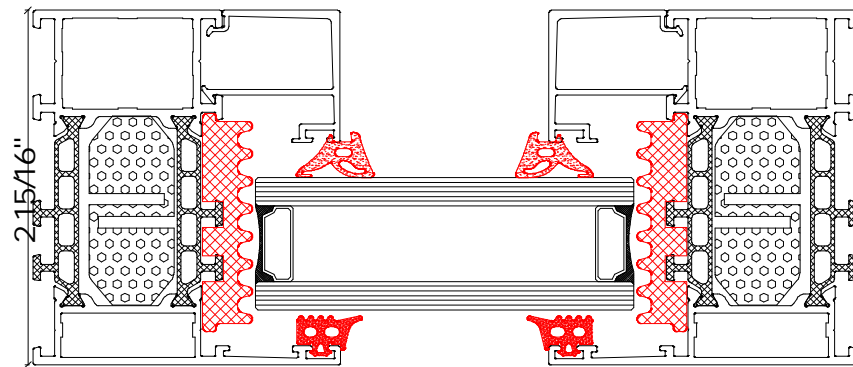
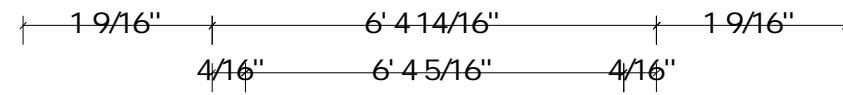
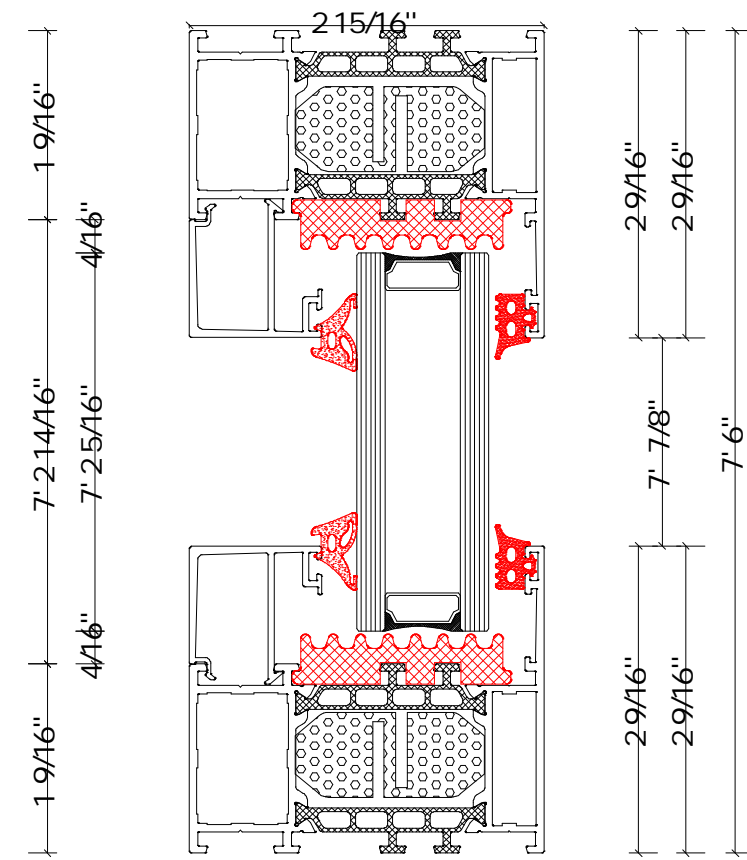
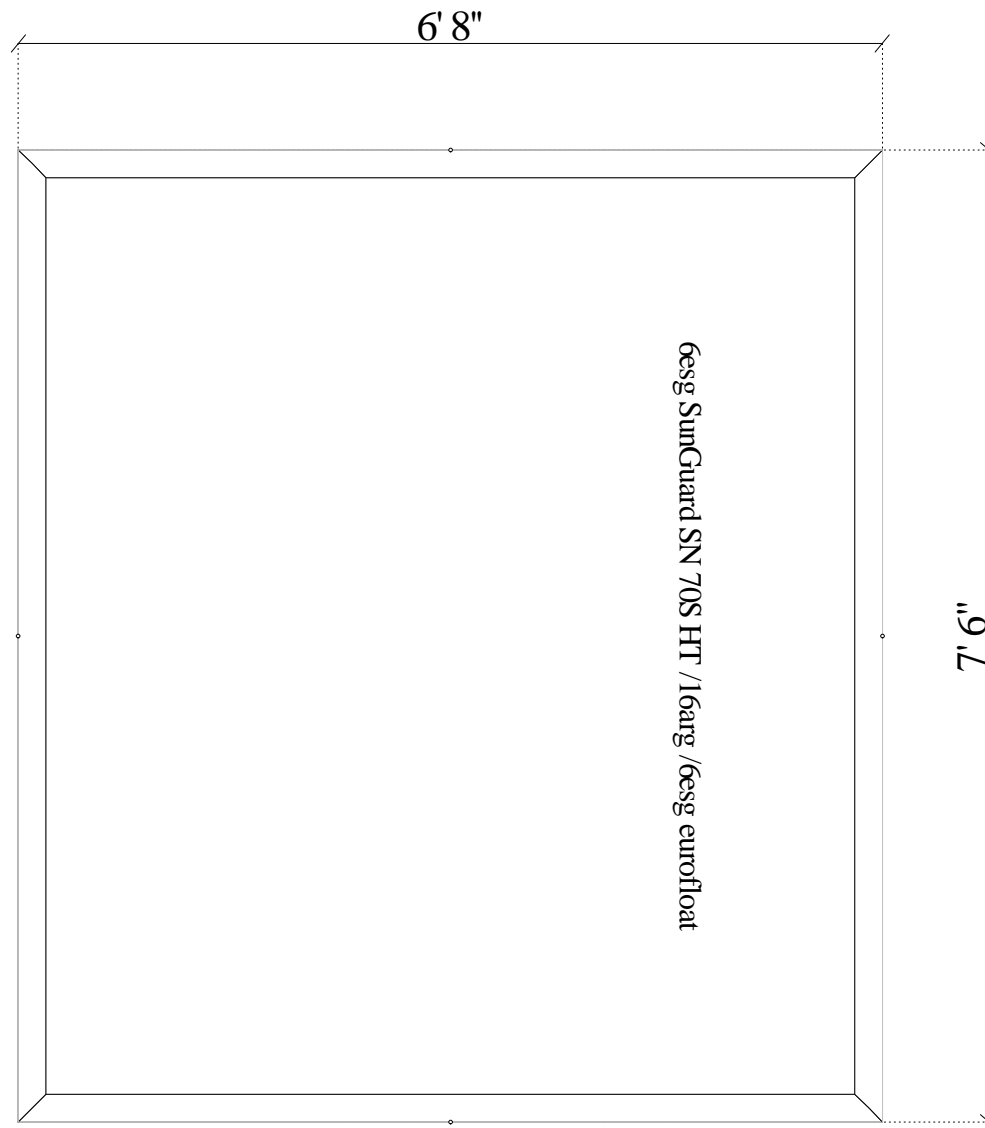
Constructions:

Window 213

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

19

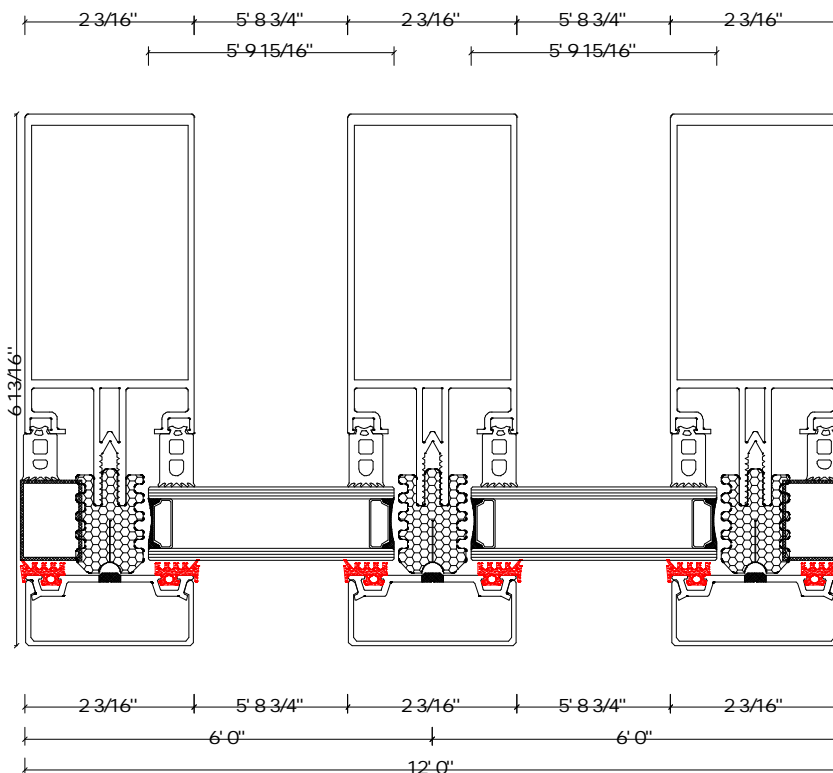
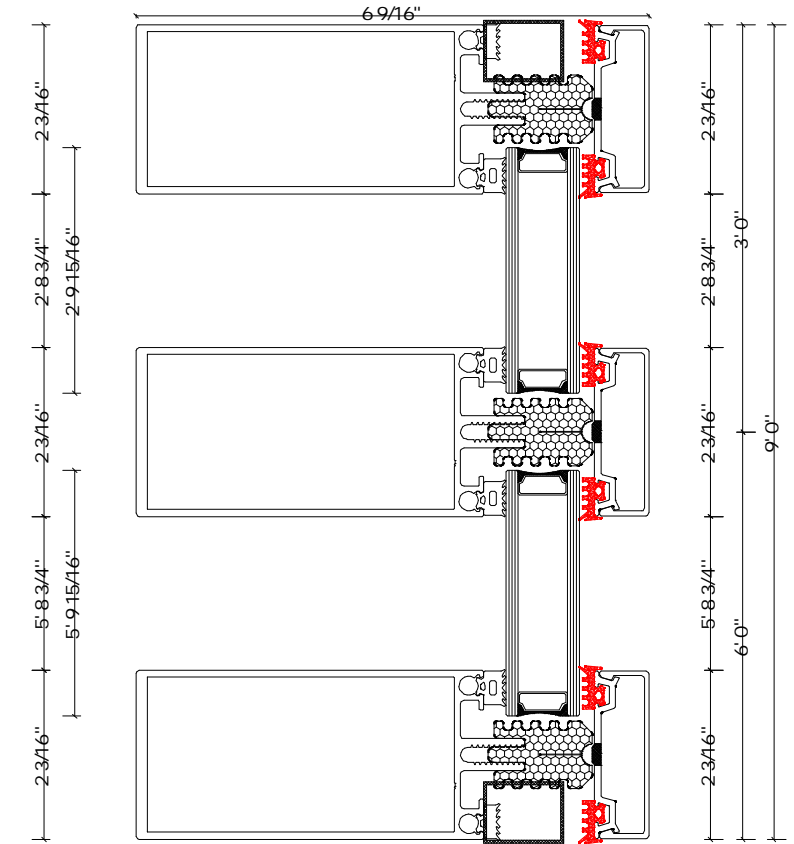
Constructions:

Window 214

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

20

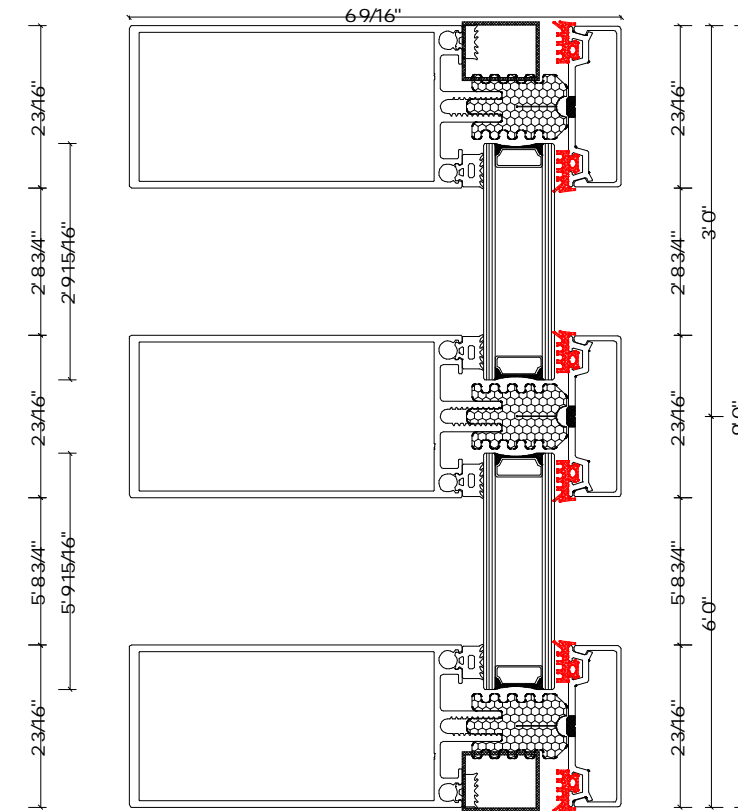
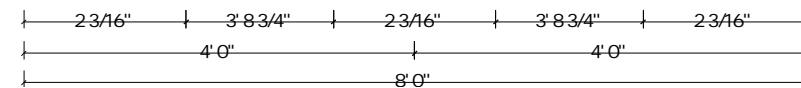
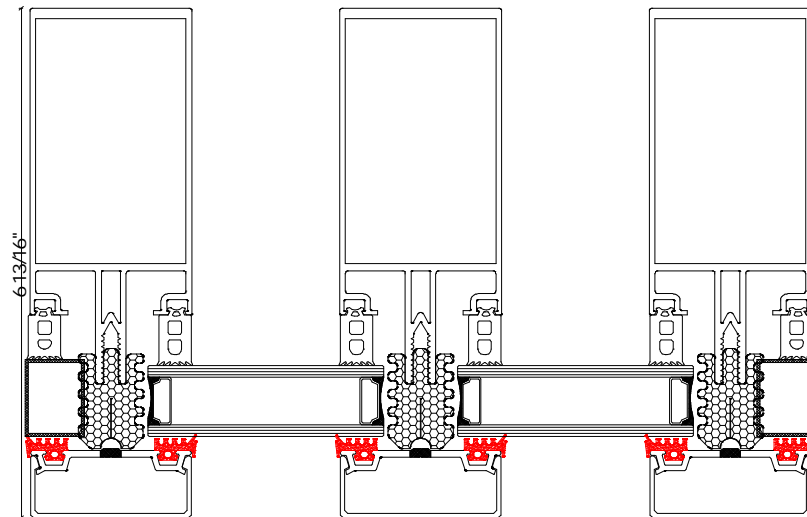
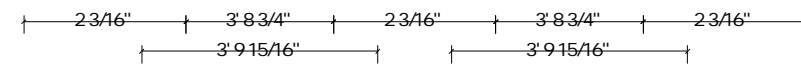
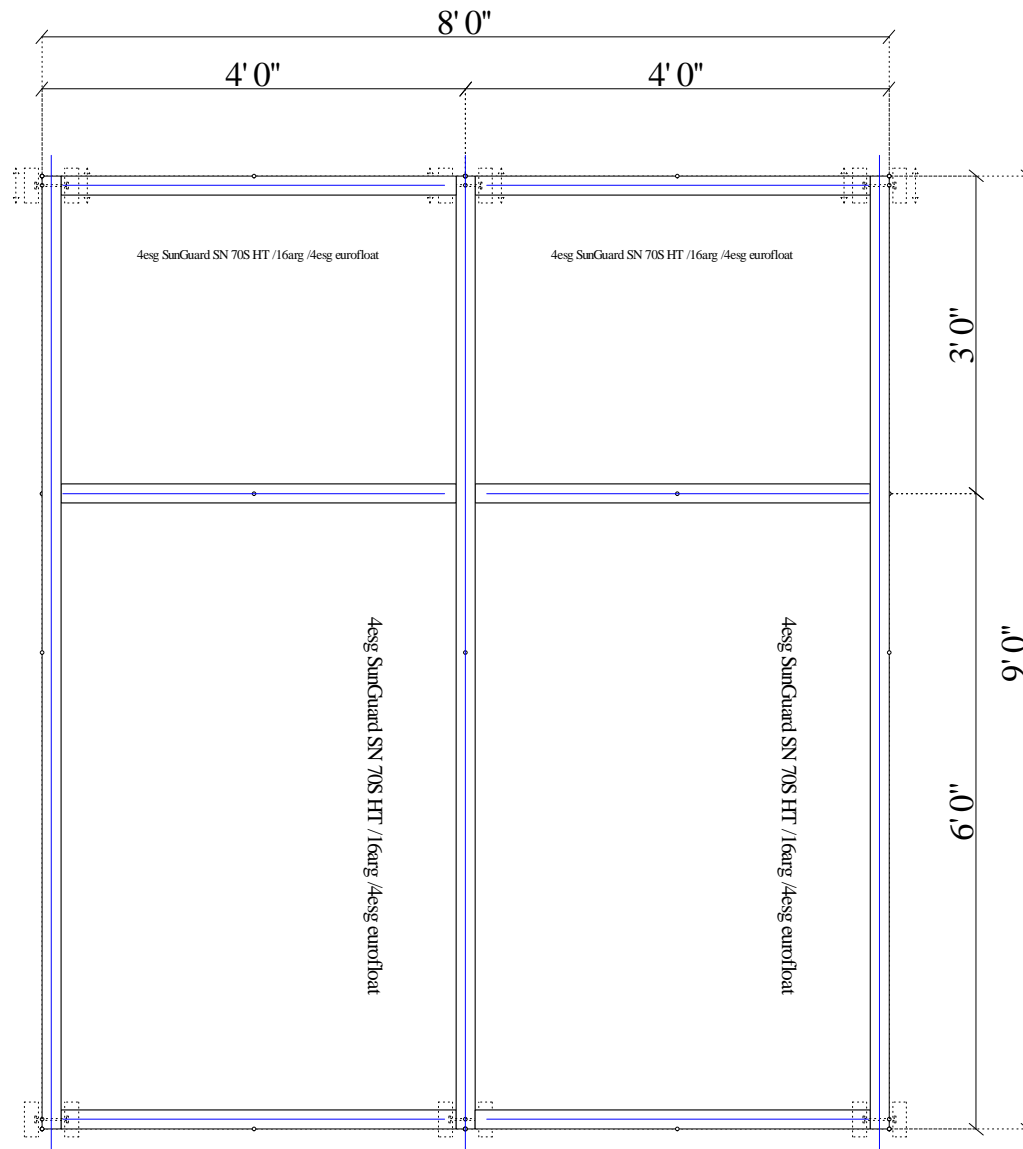
Constructions:

Window 215

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

21

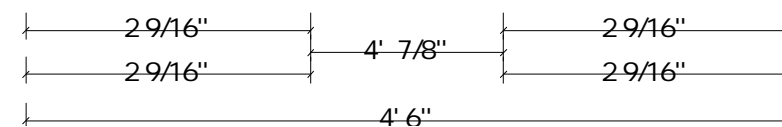
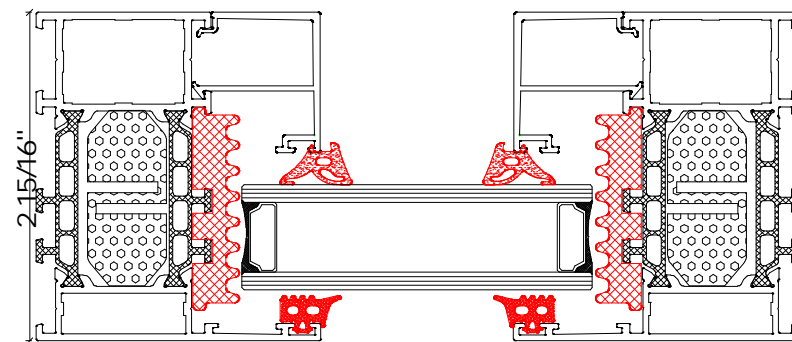
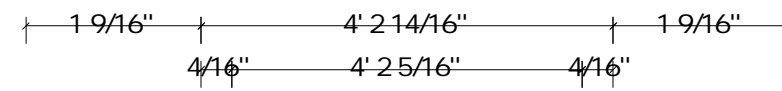
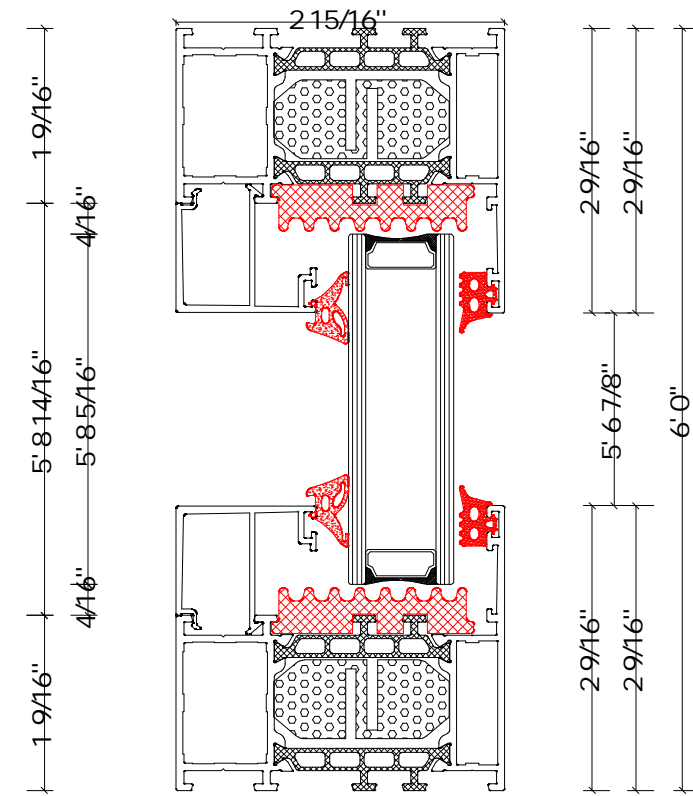
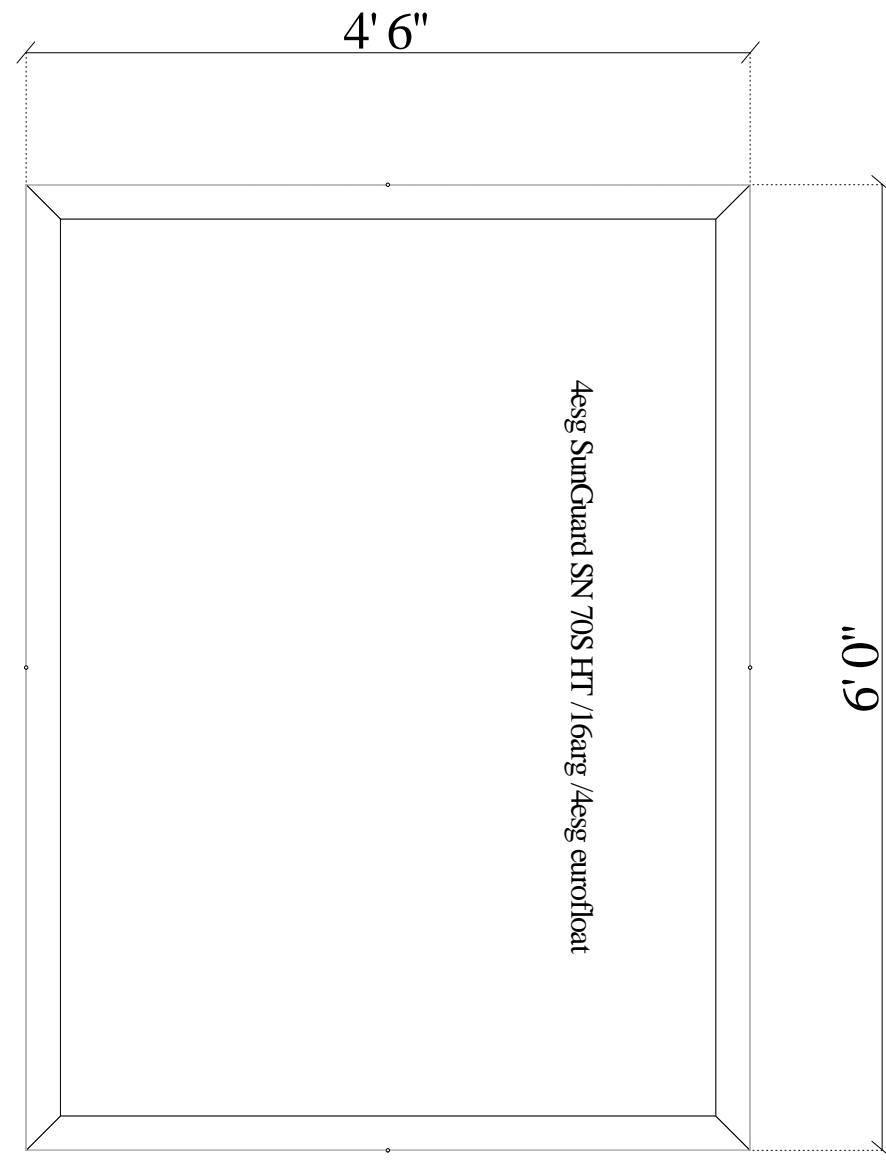
Constructions:

Window 216

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

22

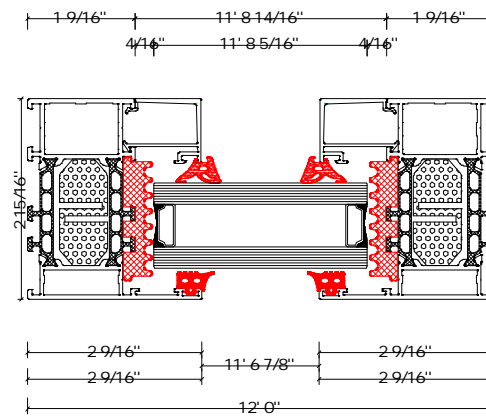
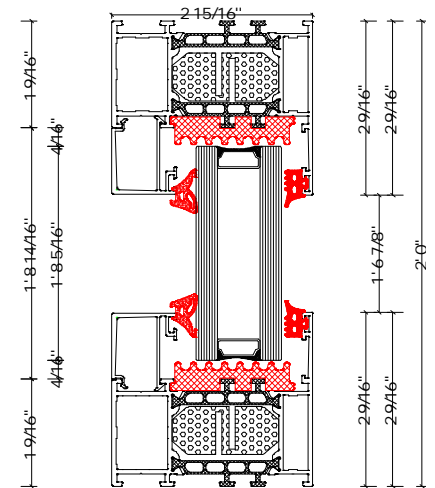
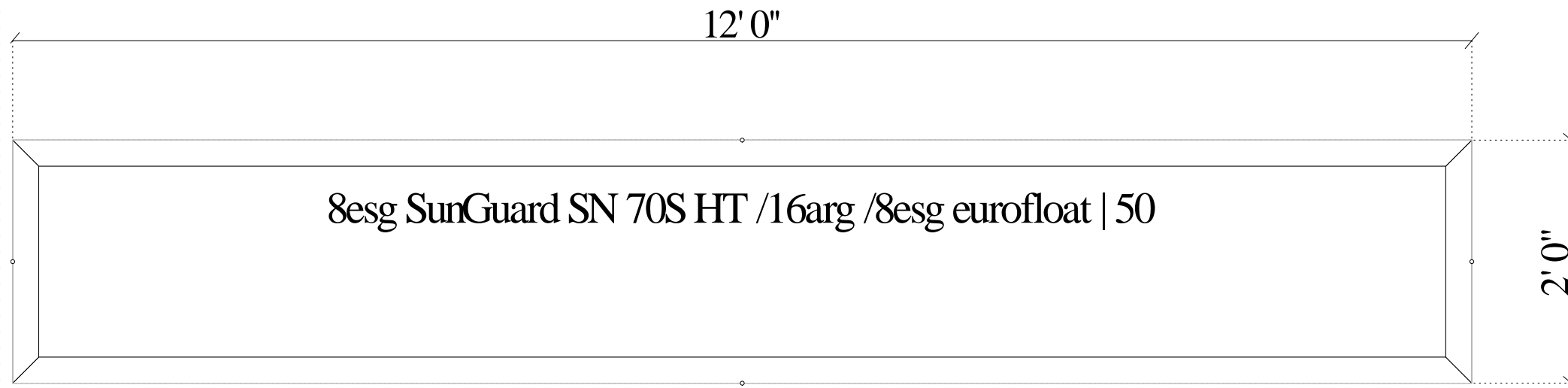
Constructions:

Window 217

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

23

Constructions:

Window 218

Quantity:

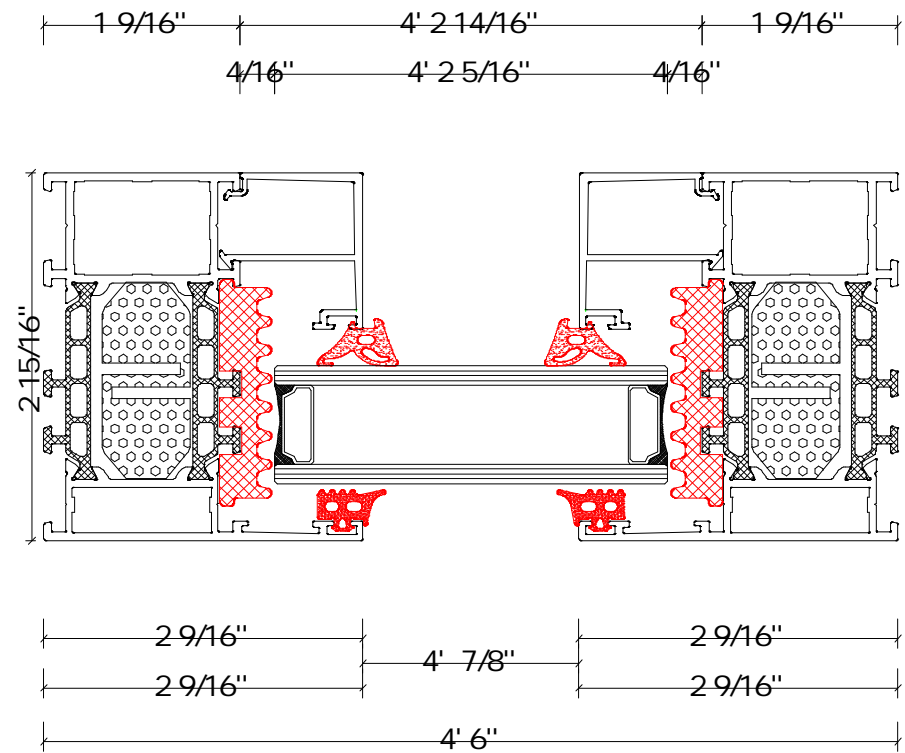
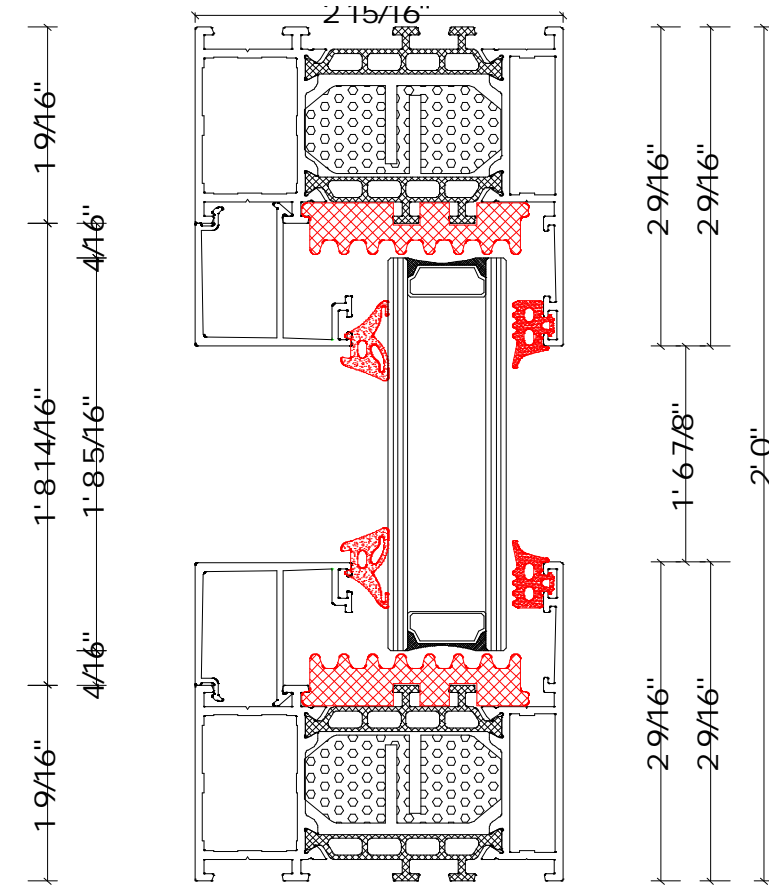
1

Description:

4esg SunGuard SN 70S HT /16arg /4esg eurofloat

4' 6"

2' 0"



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

24

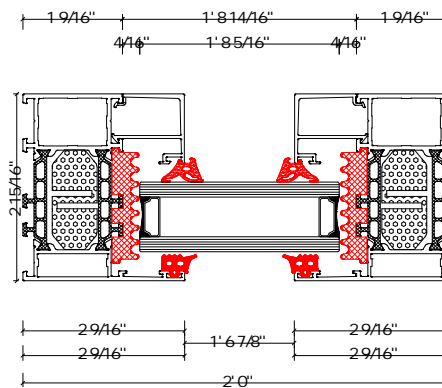
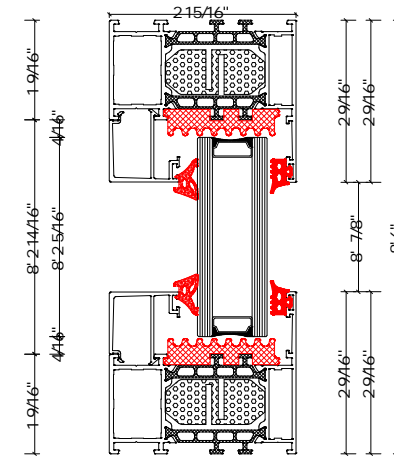
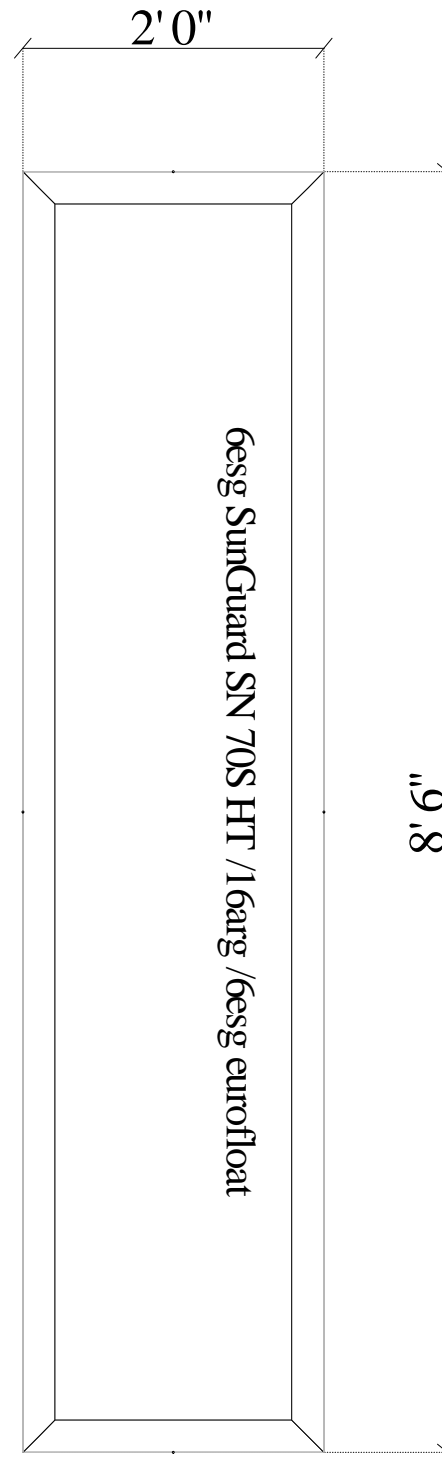
Constructions:

Window 219

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

25

Constructions:

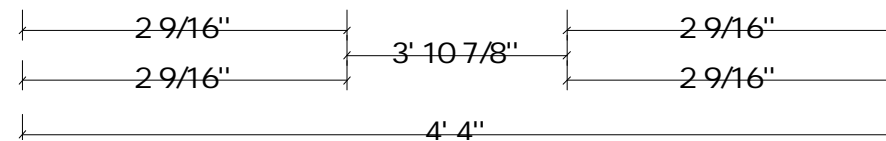
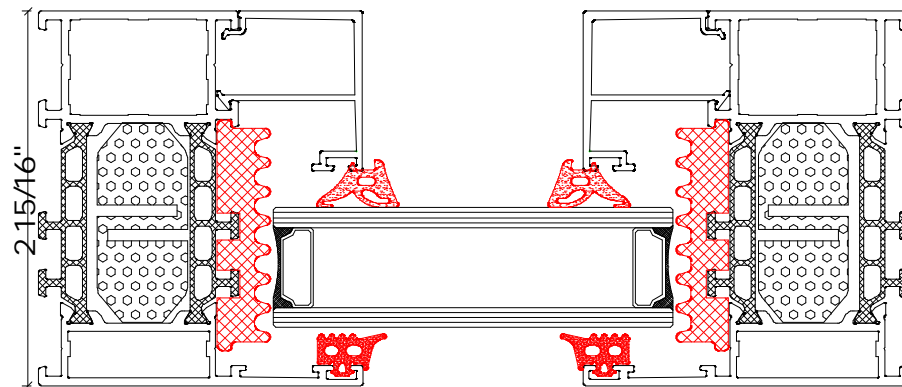
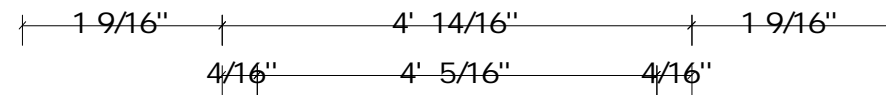
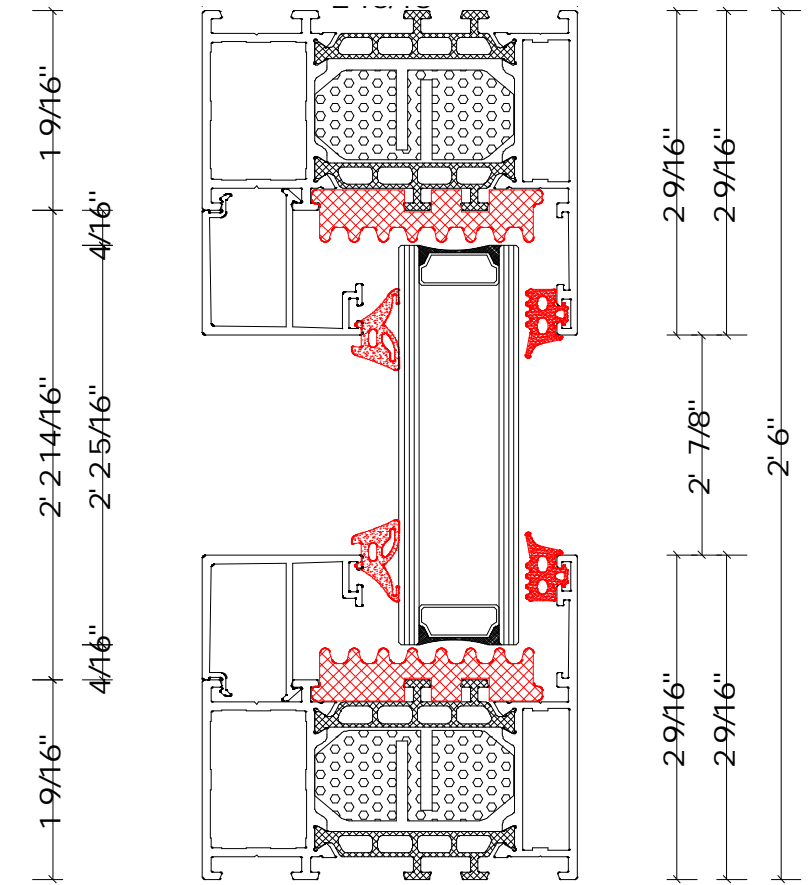
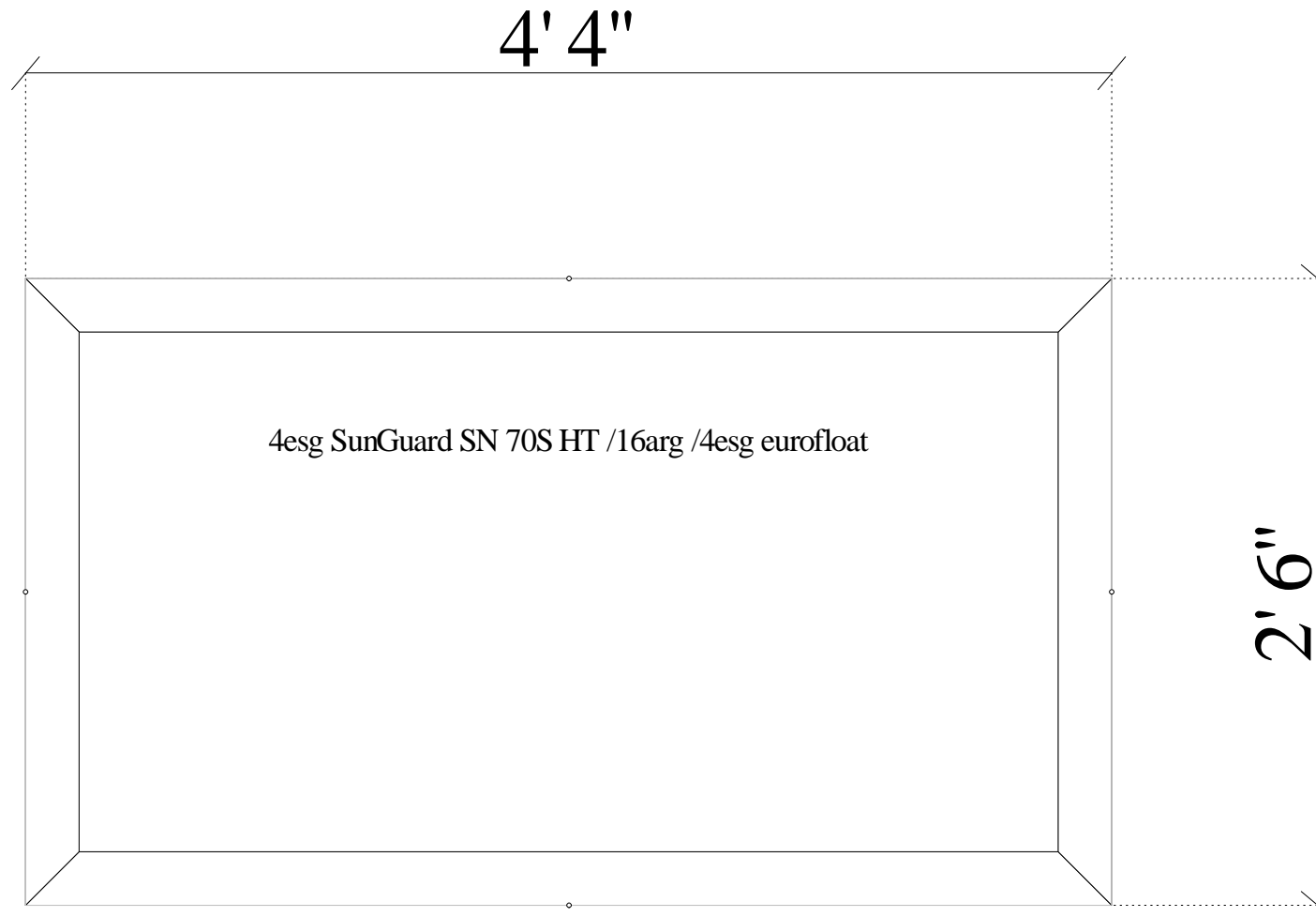
Window 220

Quantity:

1

Description:

4esg SunGuard SN 70S HT /16arg /4esg eurofloat



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

26

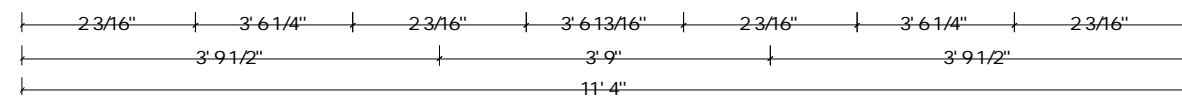
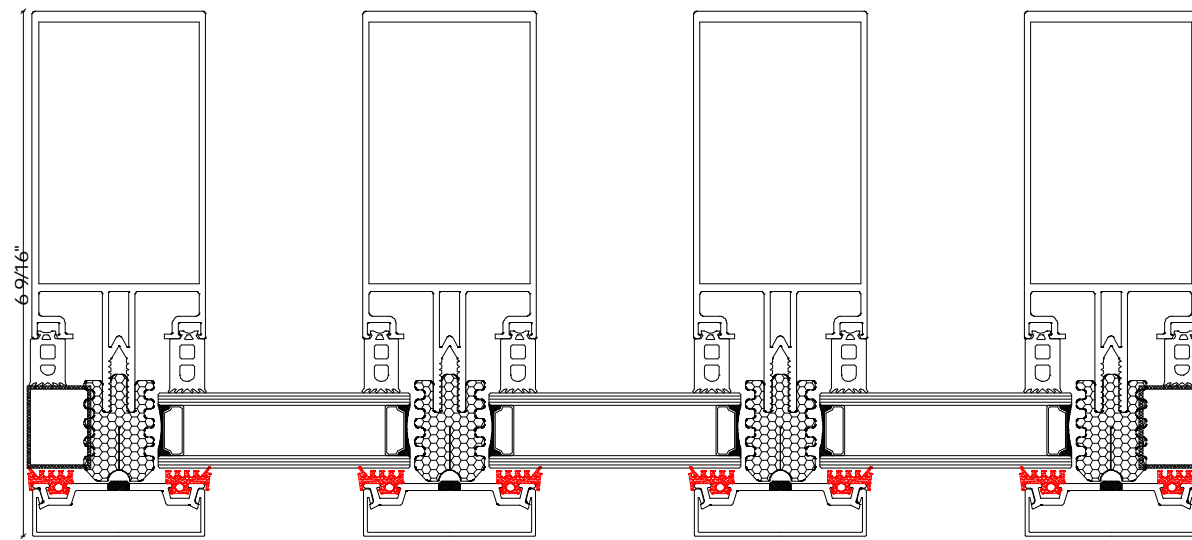
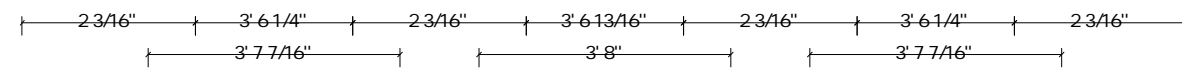
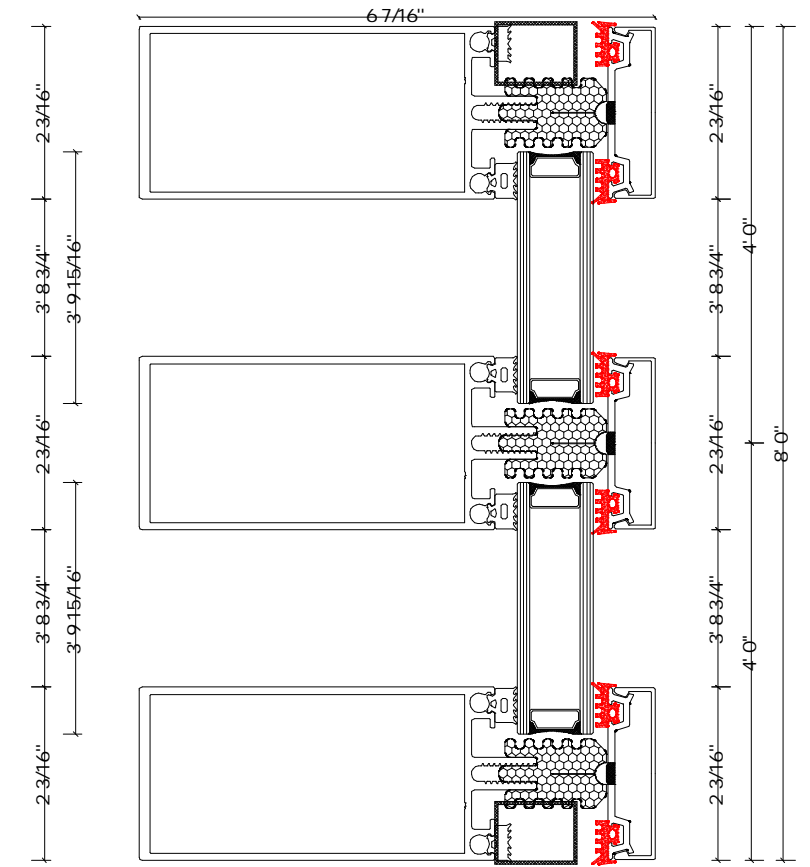
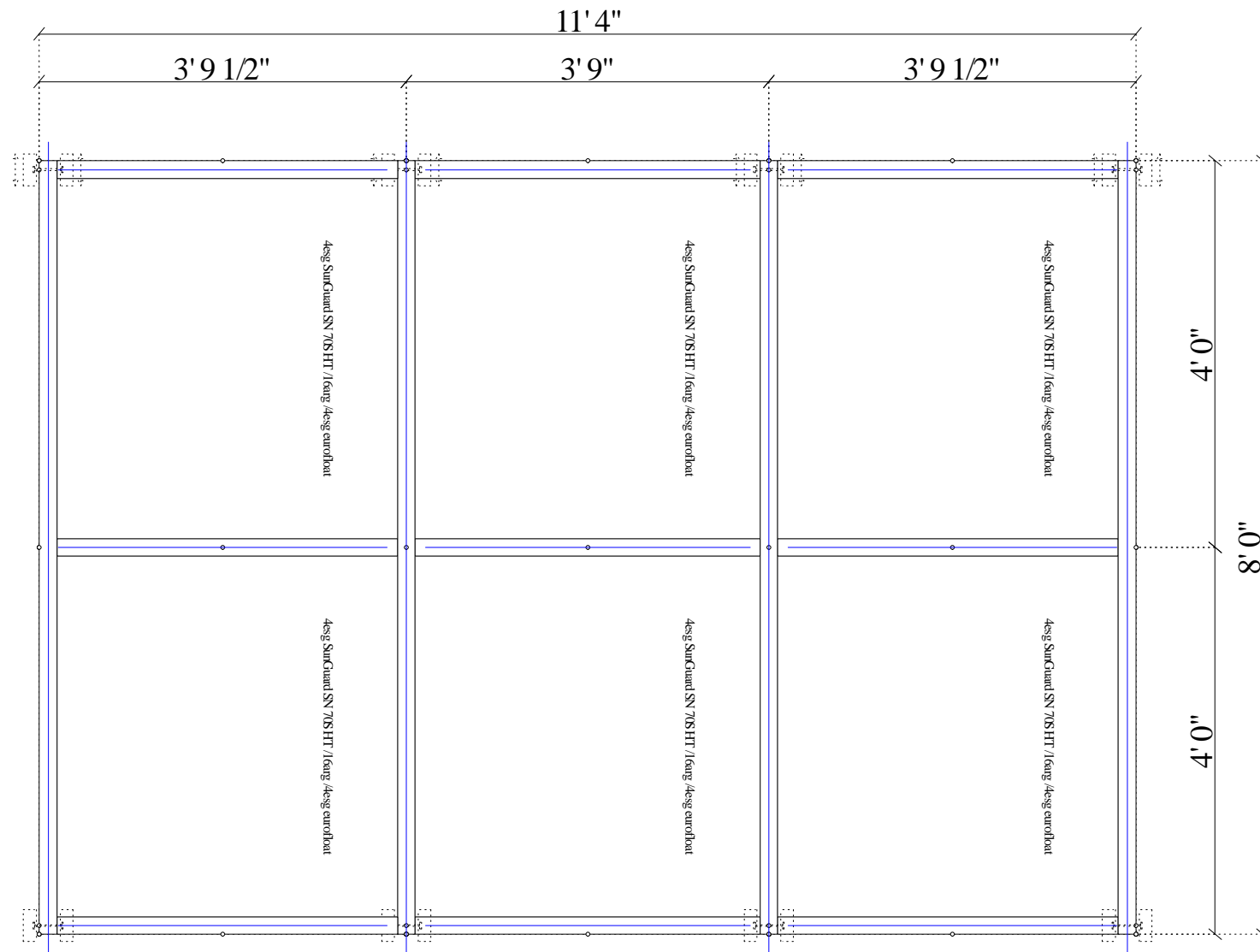
Constructions:

Window 221

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

27

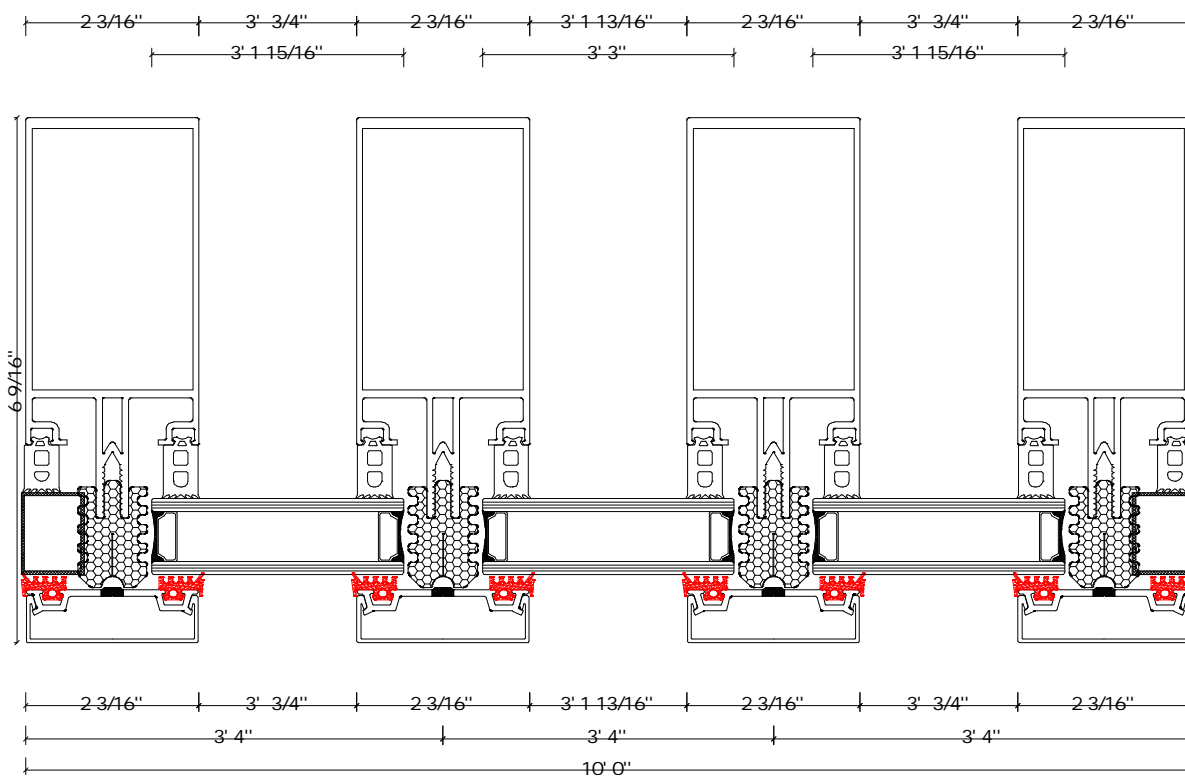
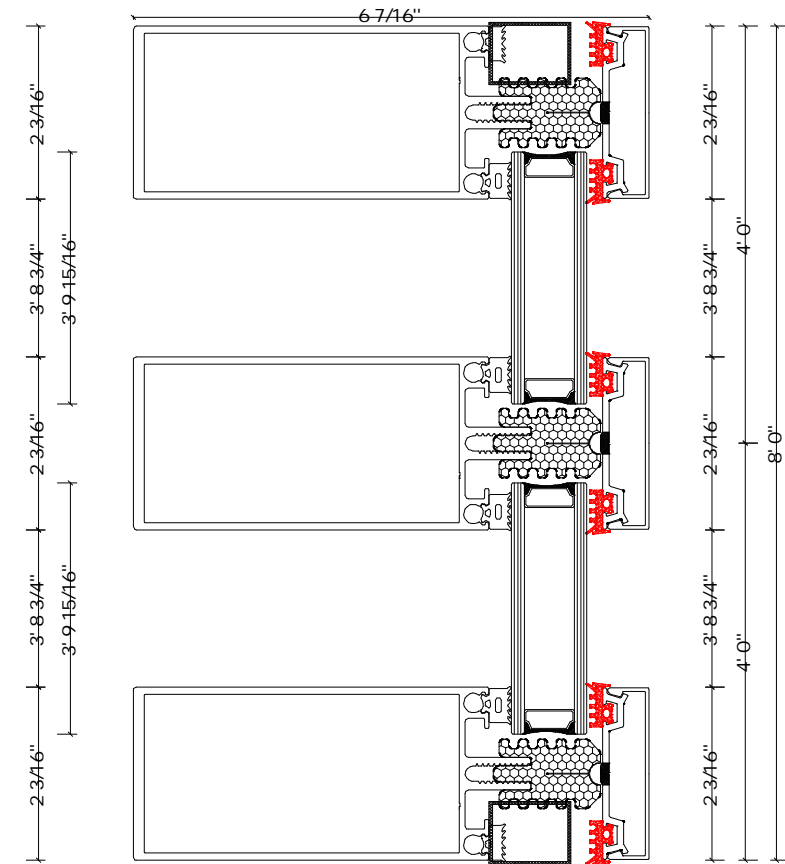
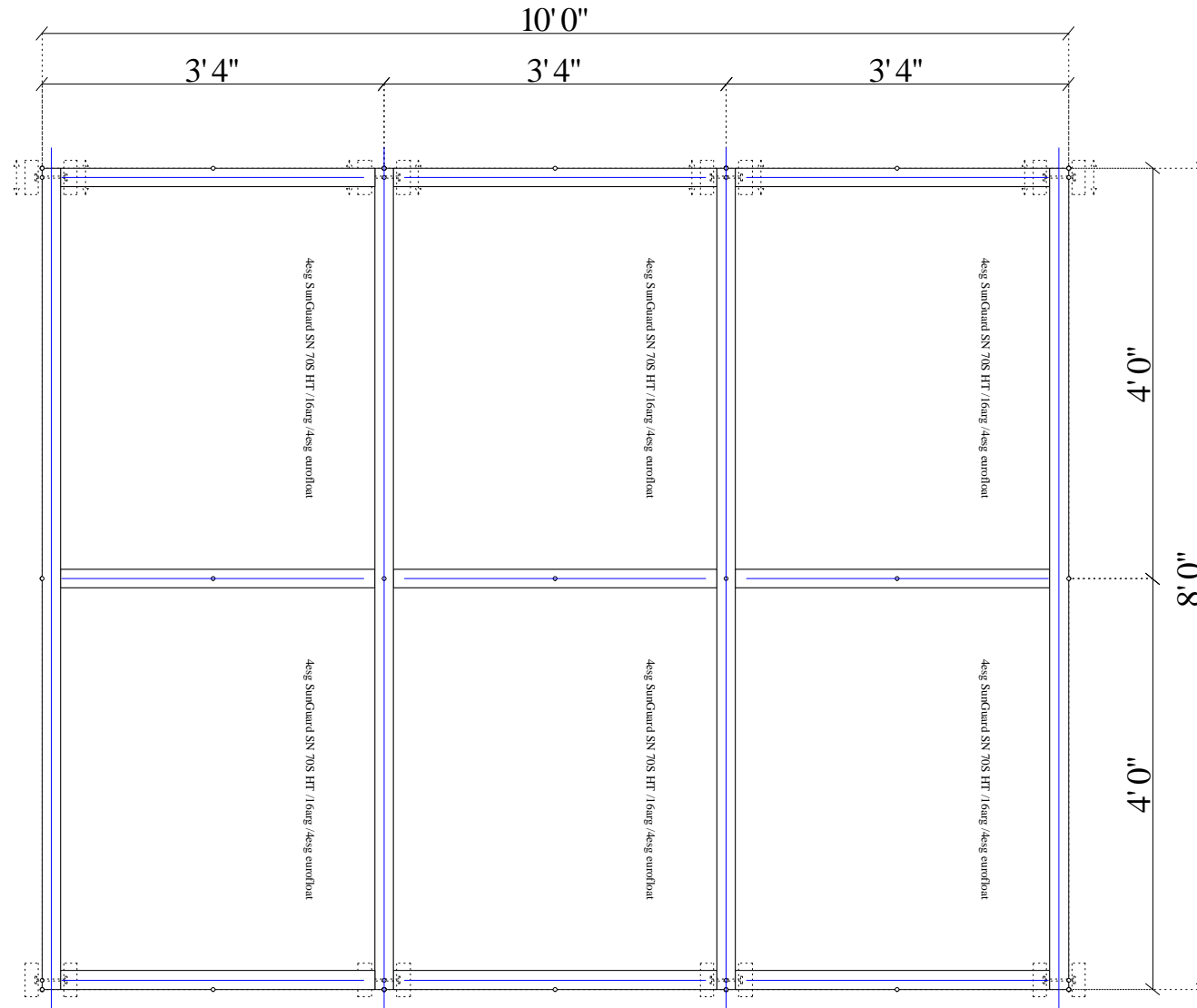
Constructions:

Window 222

Quantity:

1

Description:

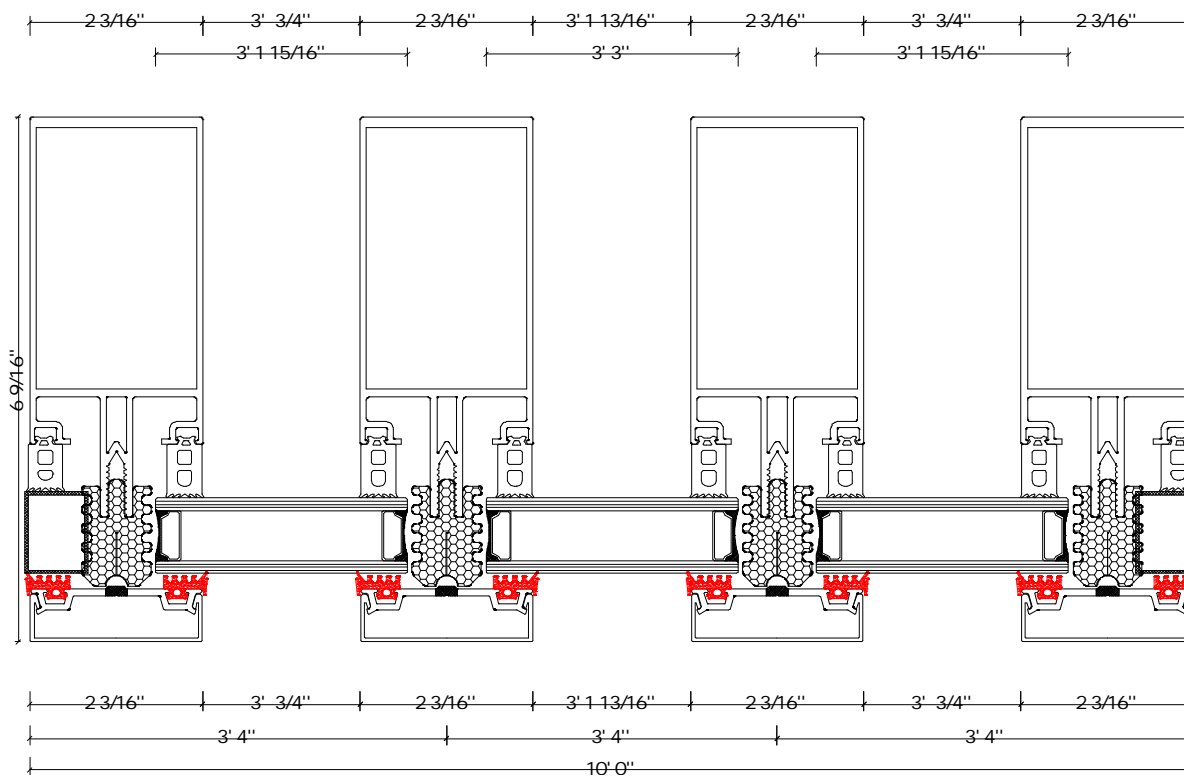
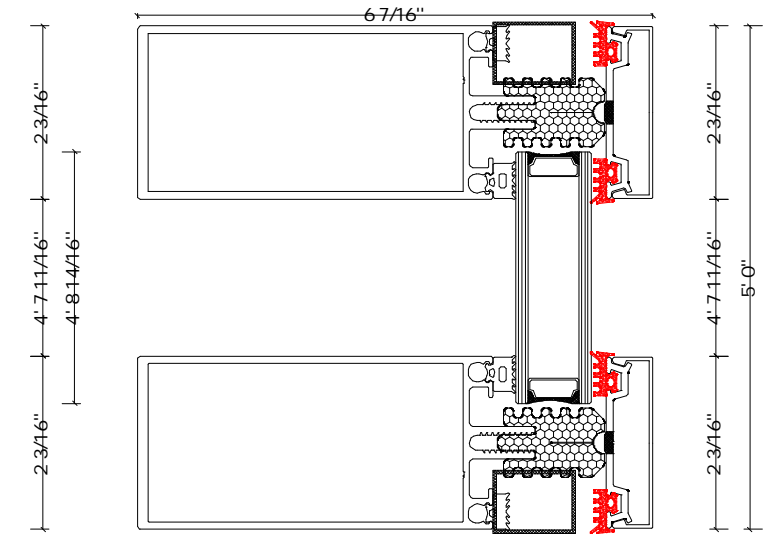
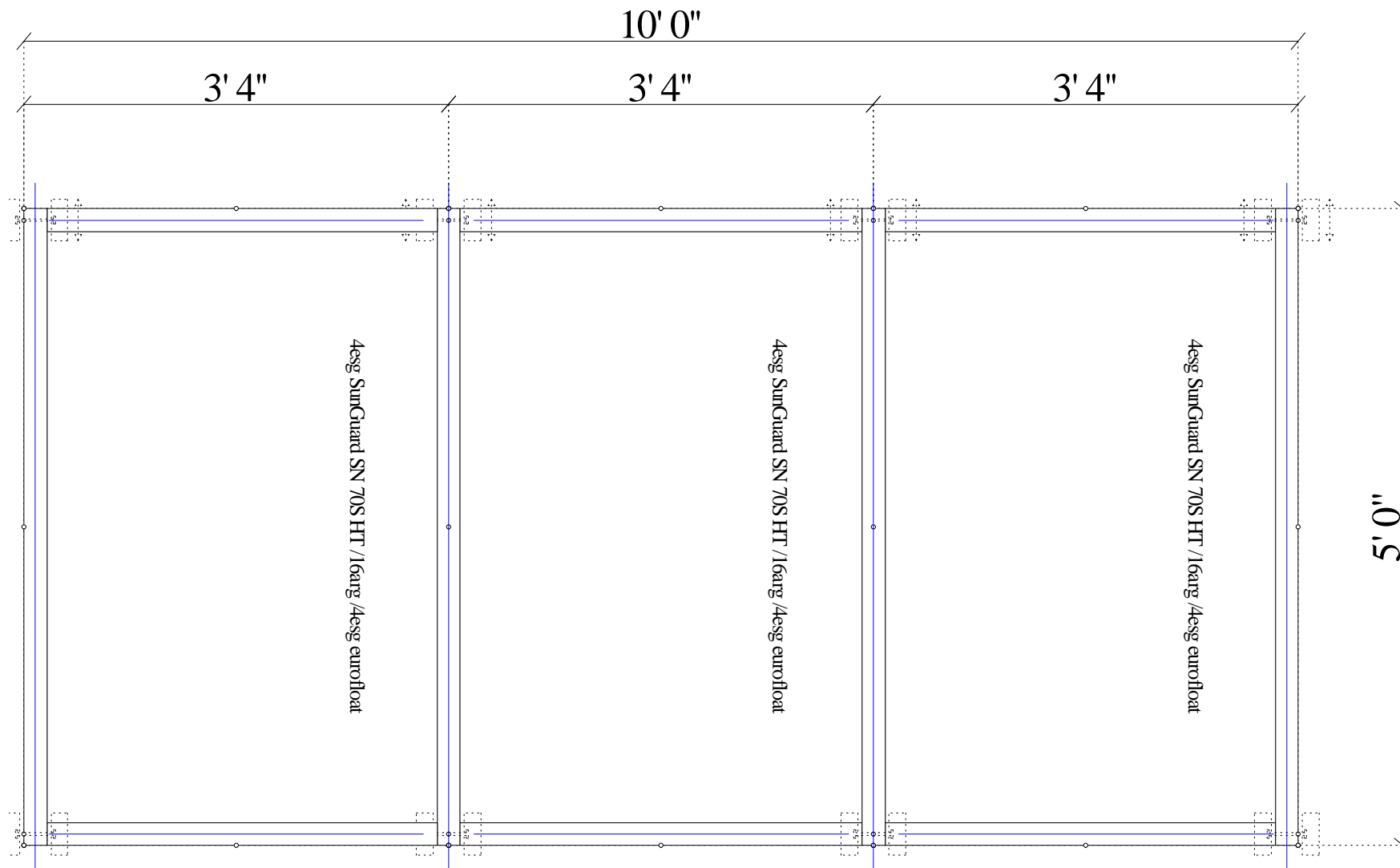


APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:
28
Constructions:
Window 223

Quantity:
1
Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

29

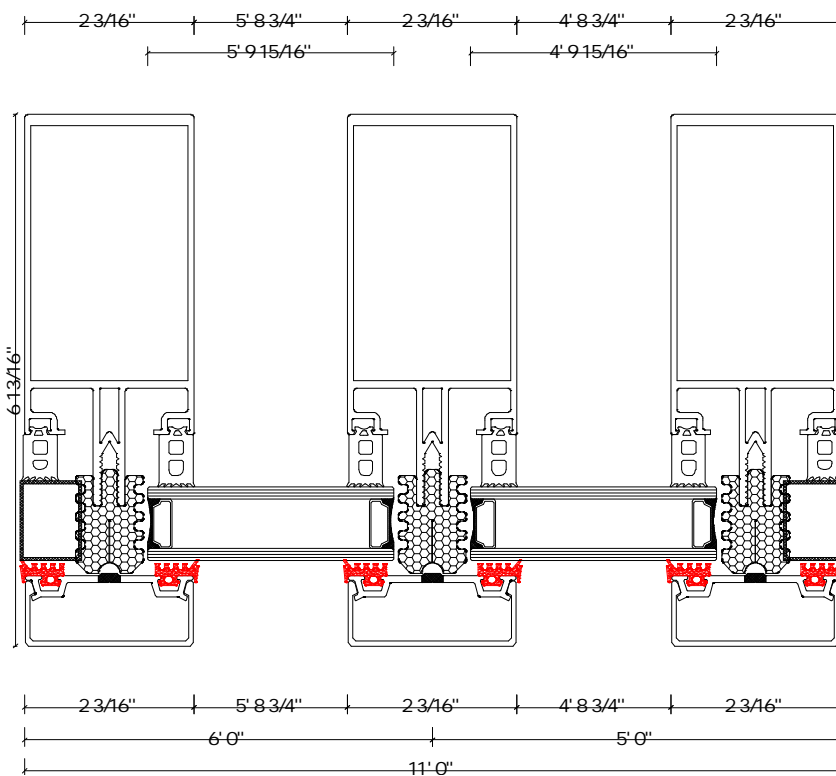
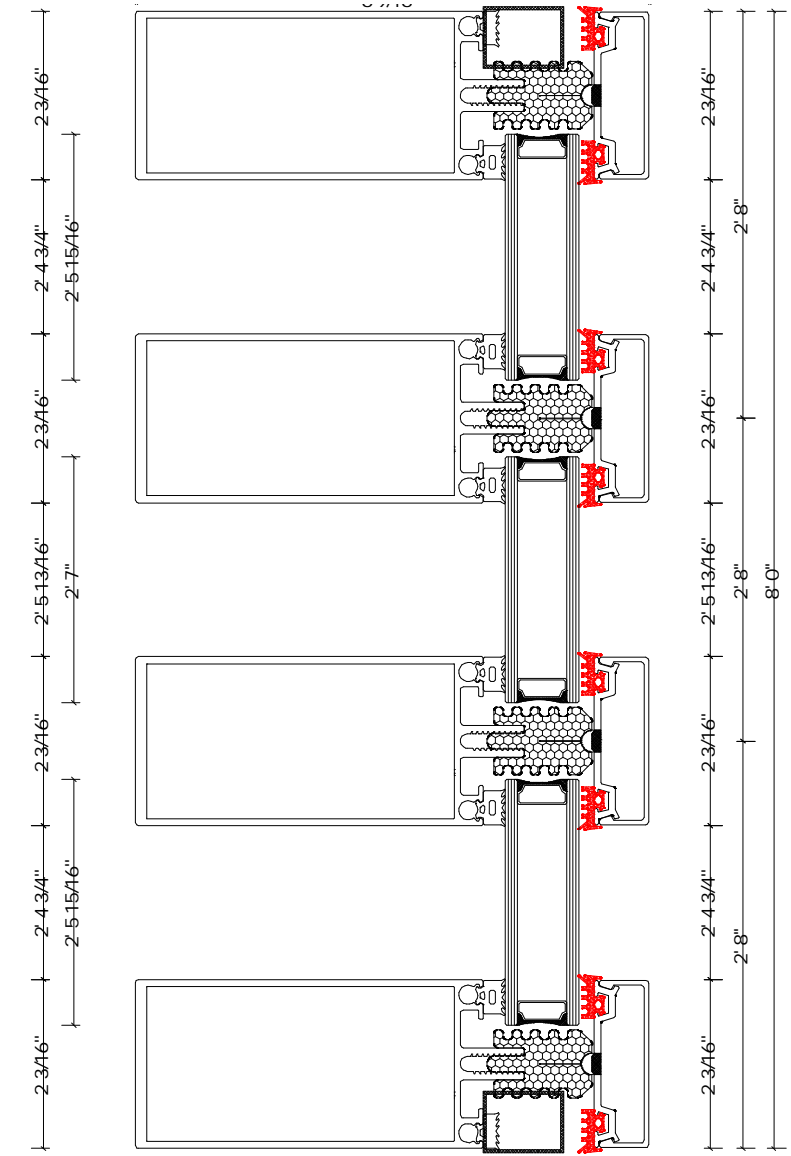
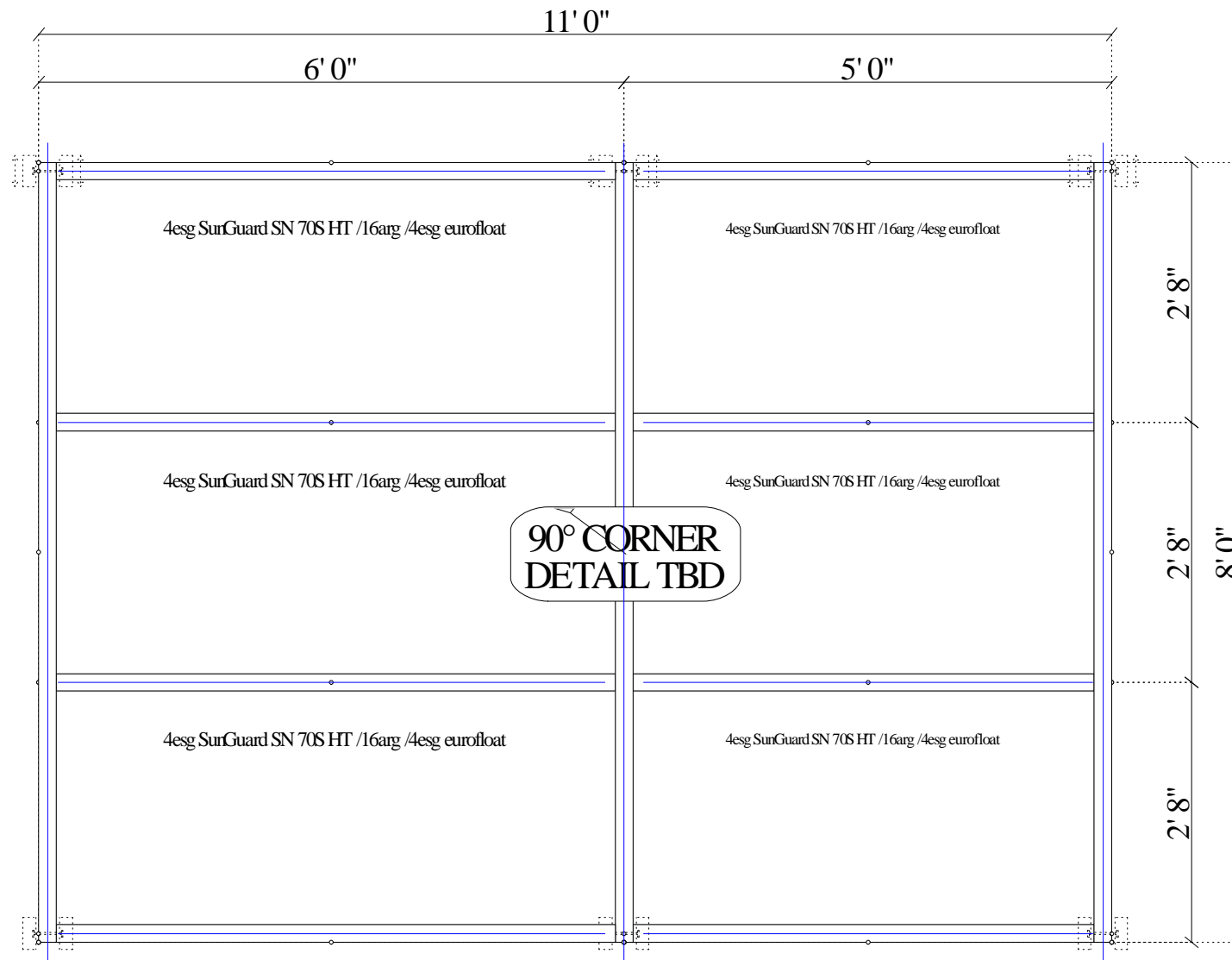
Constructions:

Window 224

Quantity:

1

Description:

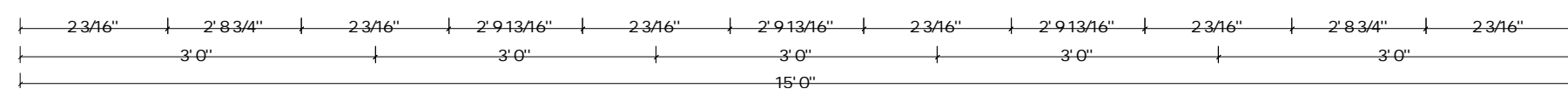
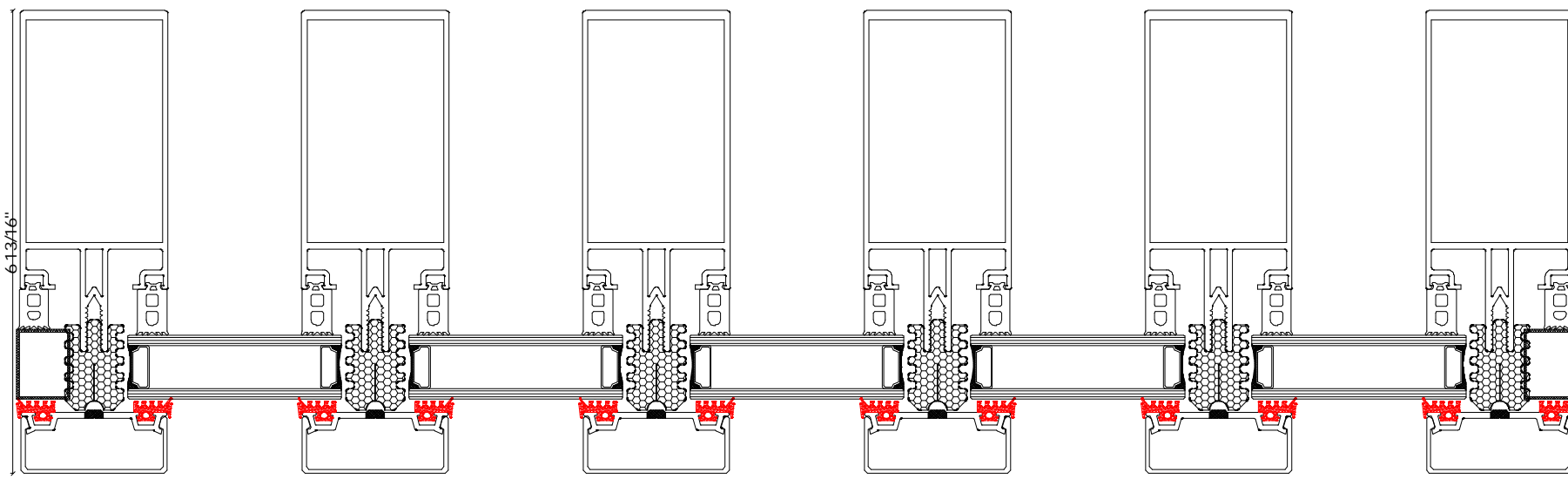
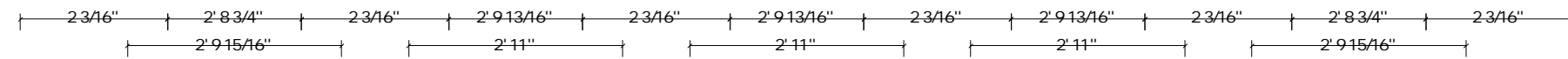
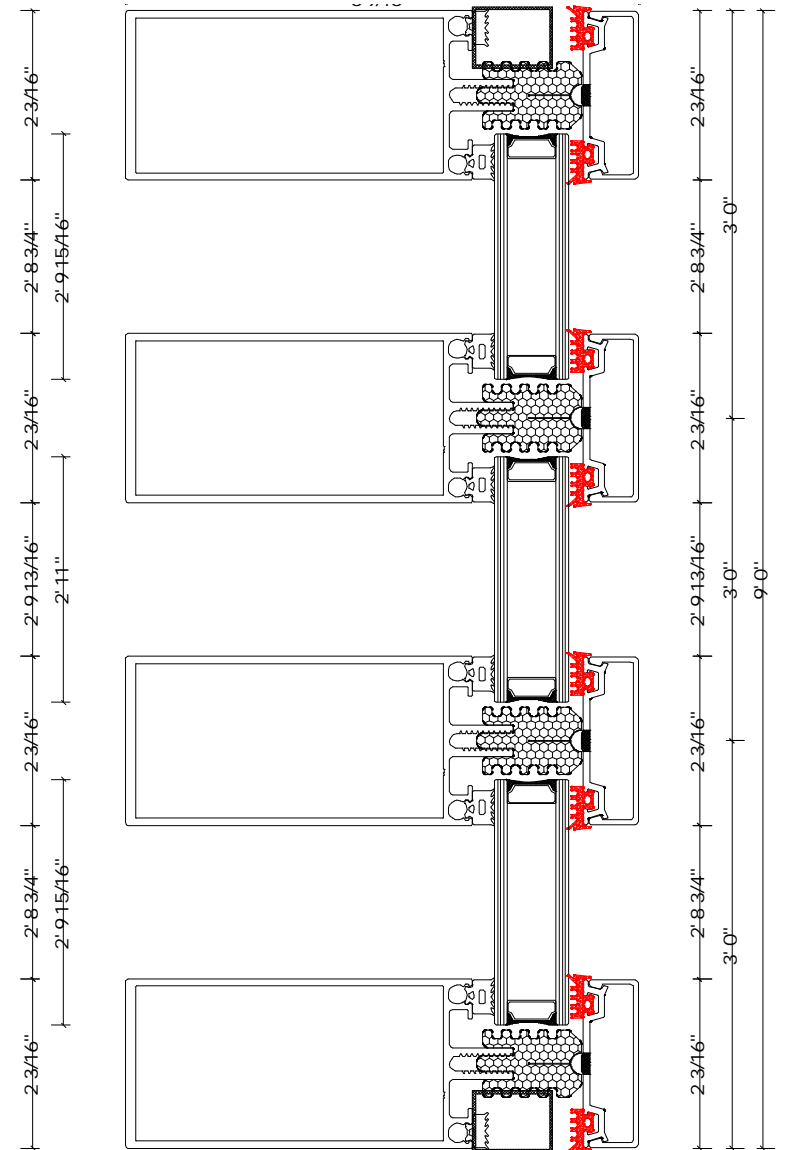
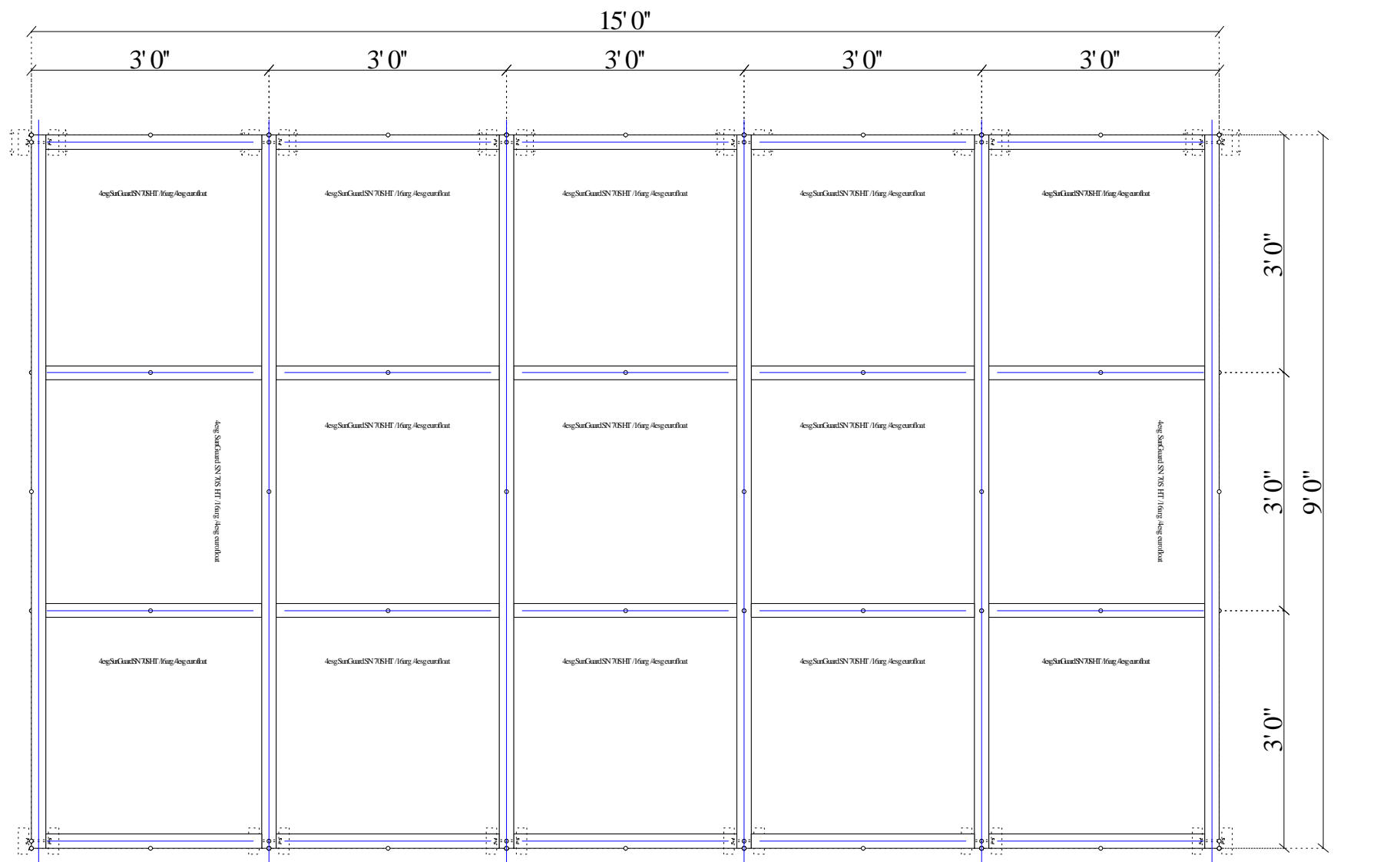


APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:
30
Constructions:
Window 225

Quantity:
1
Description:



APPROVAL INITIALS:

**All Positions Viewed
 From Exterior**

Position:

31

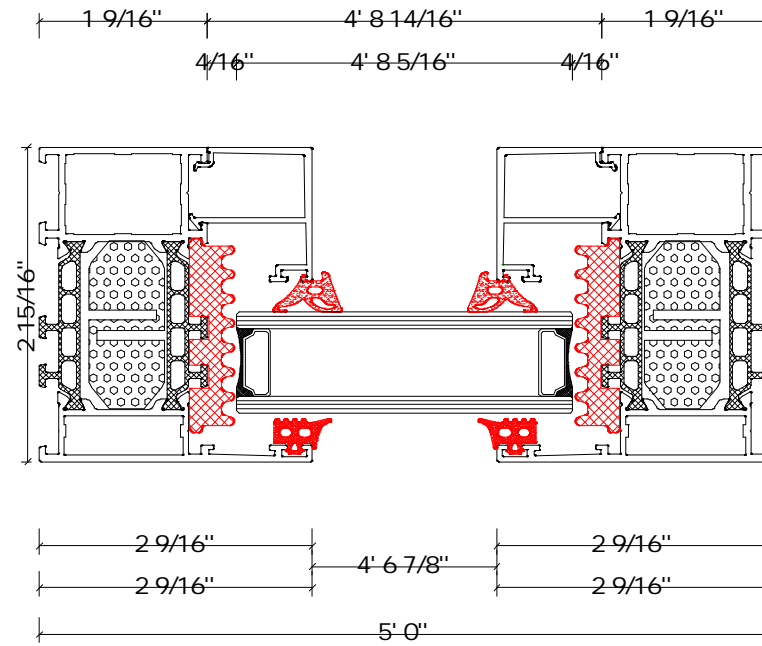
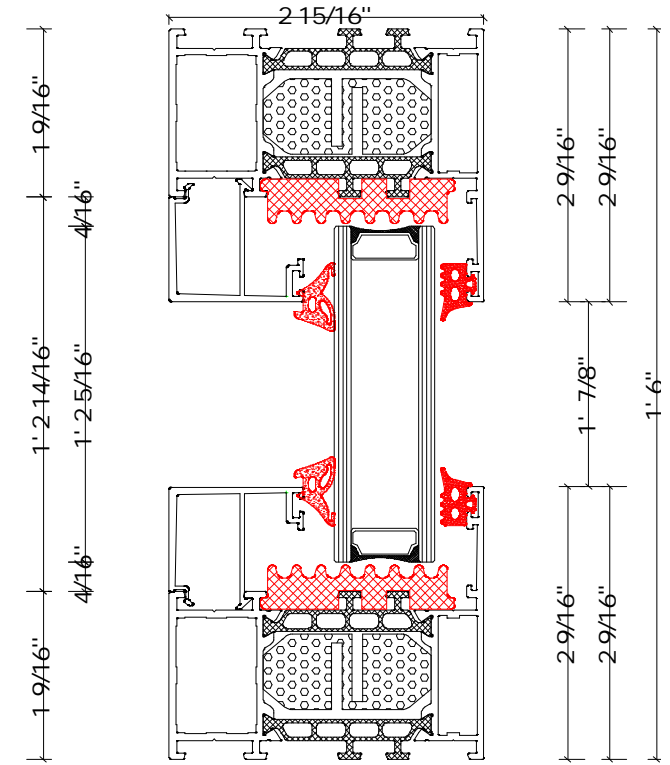
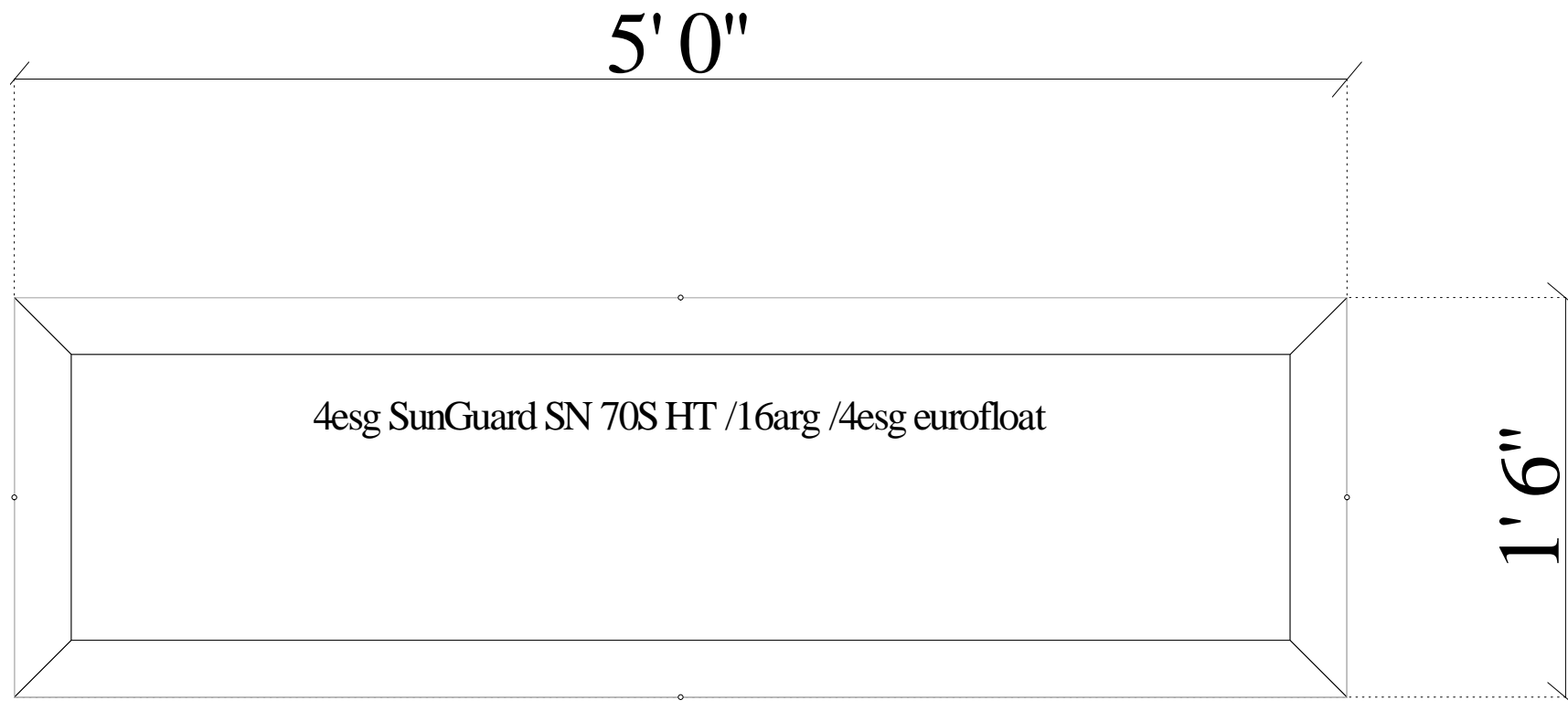
Constructions:

Window 226

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

32

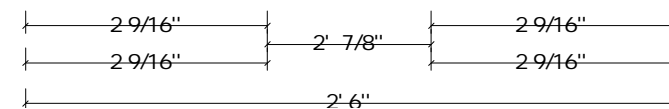
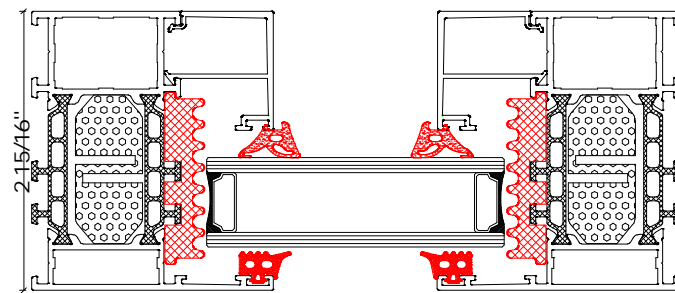
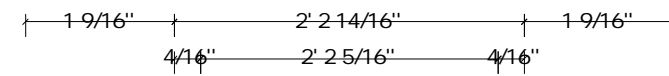
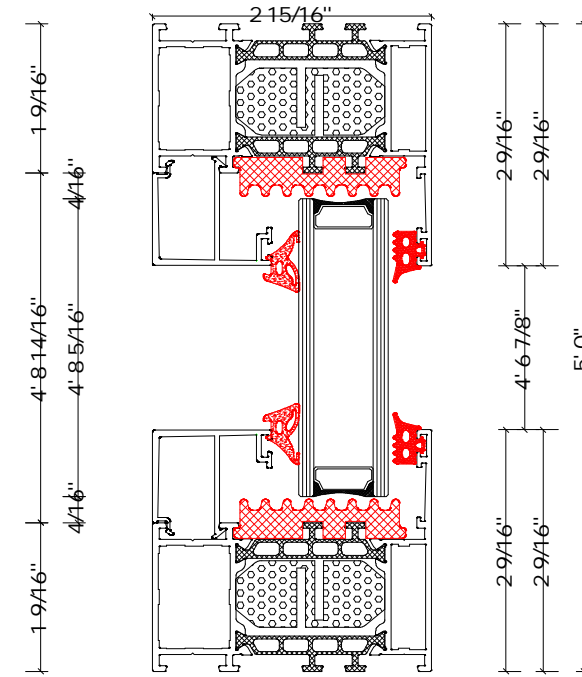
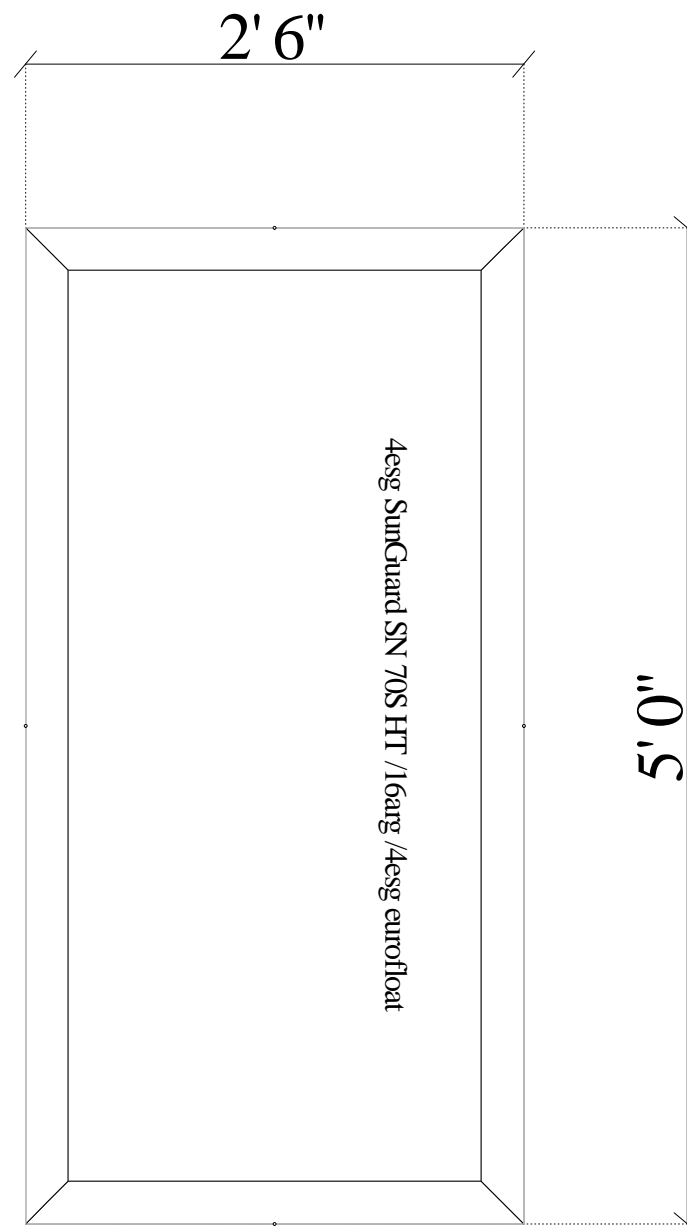
Constructions:

Window 227

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

33

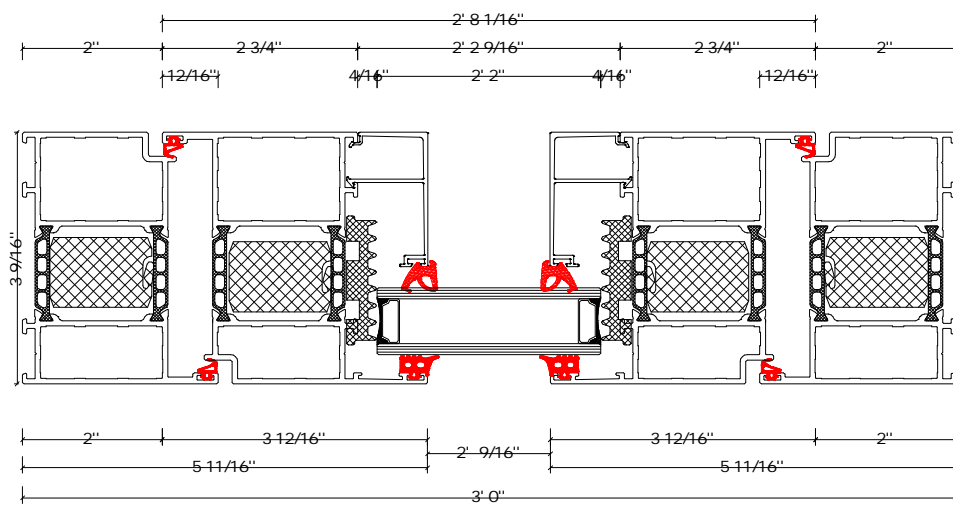
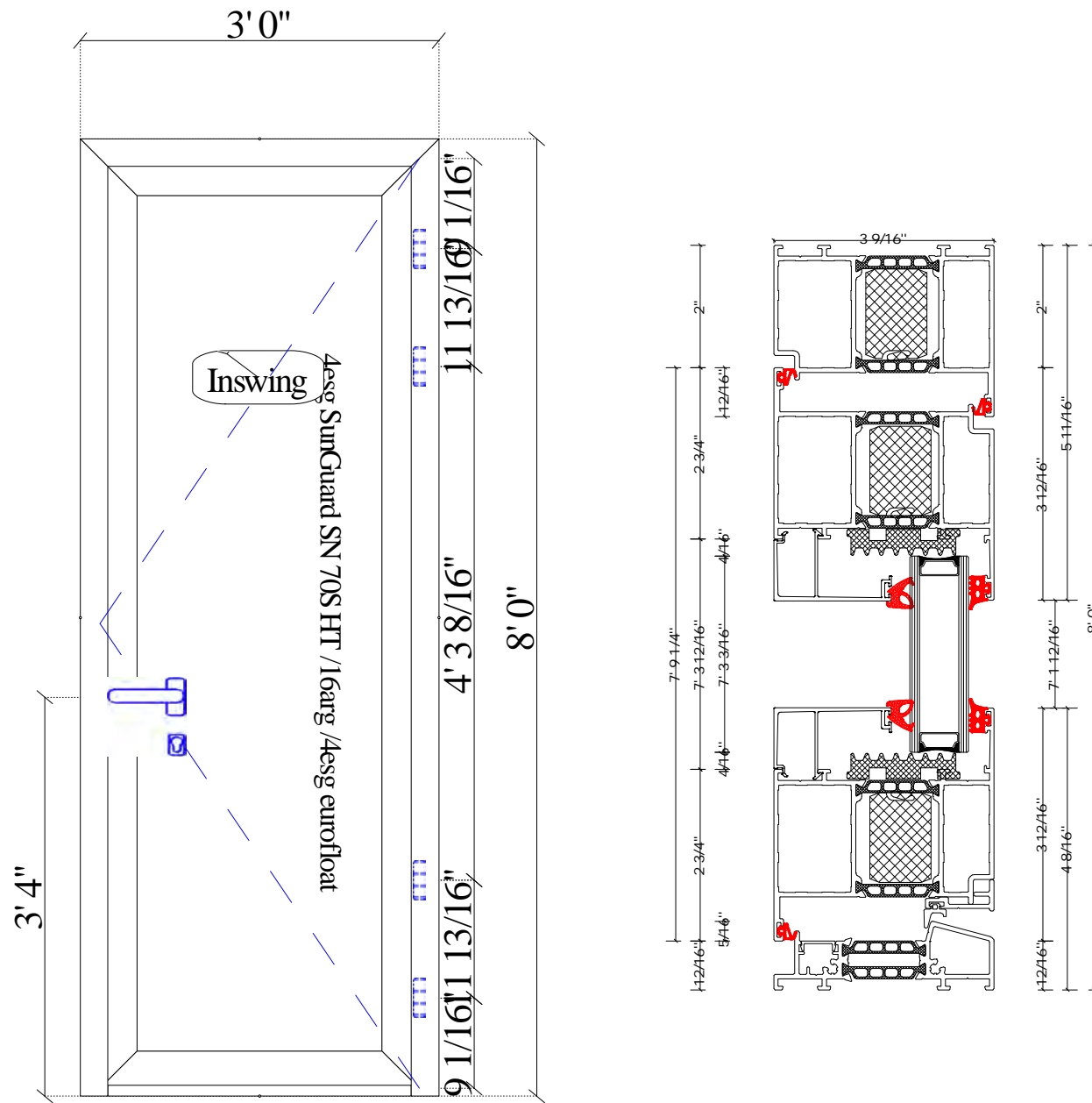
Constructions:

Door 01 - Downstairs
Bathroom

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

34

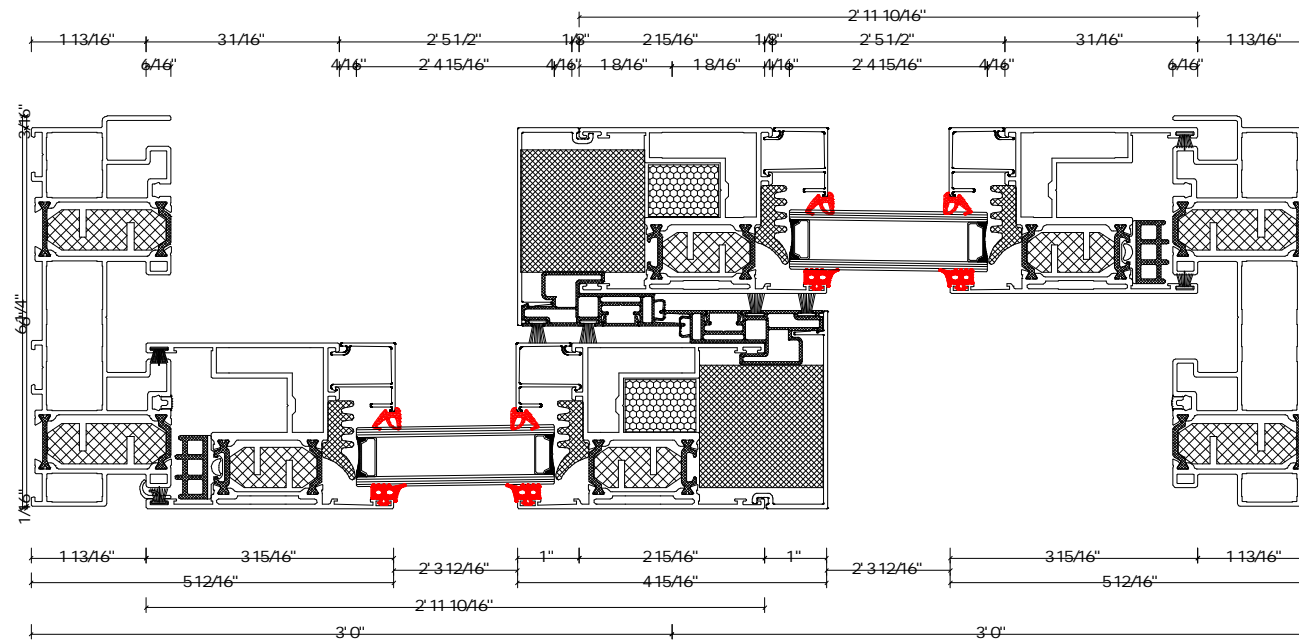
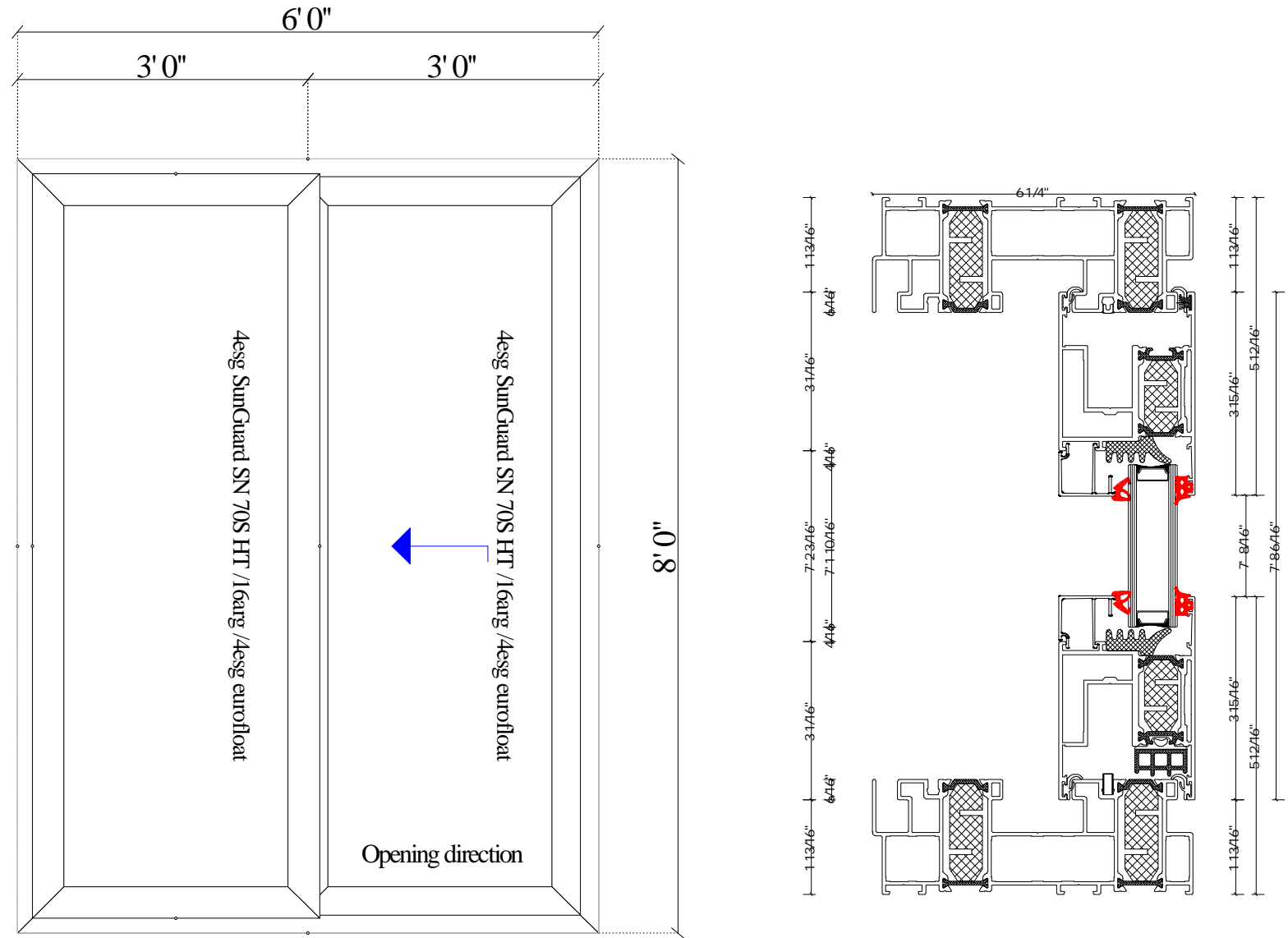
Constructions:

Door 02 - Guest
Bedroom

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

35

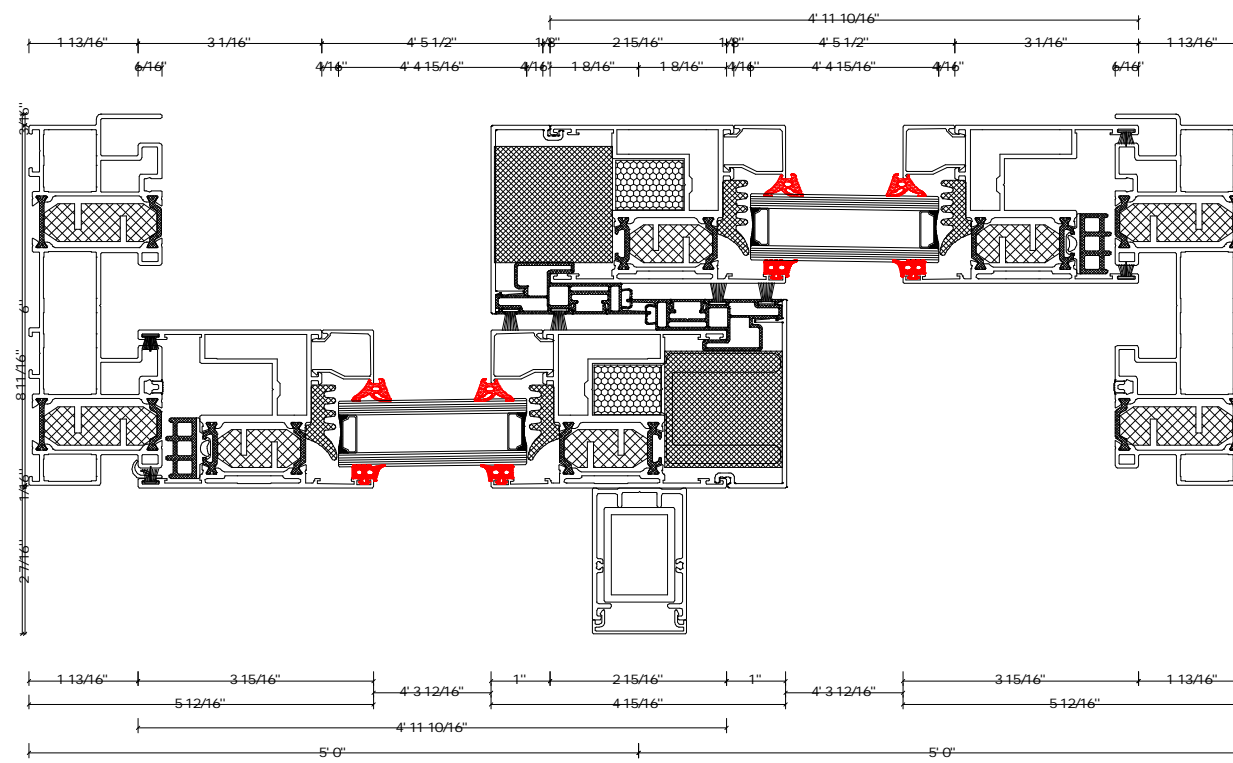
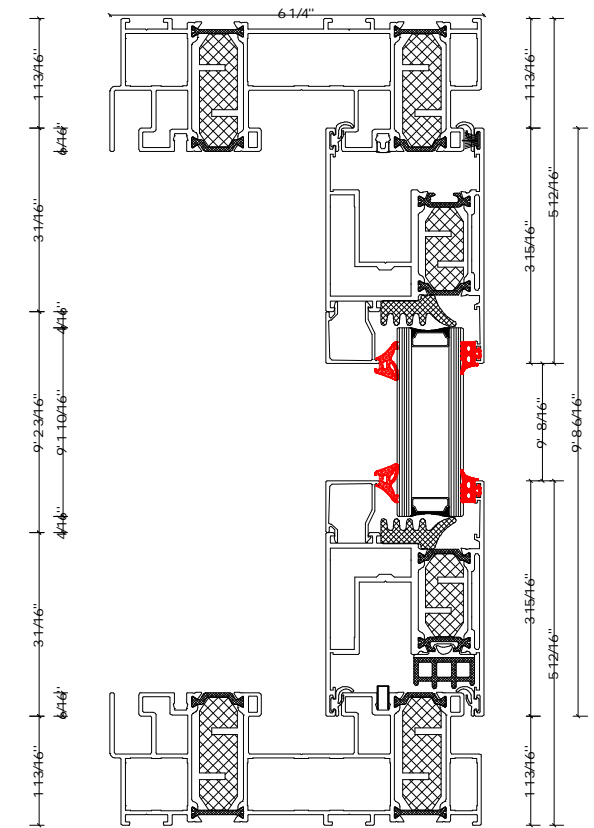
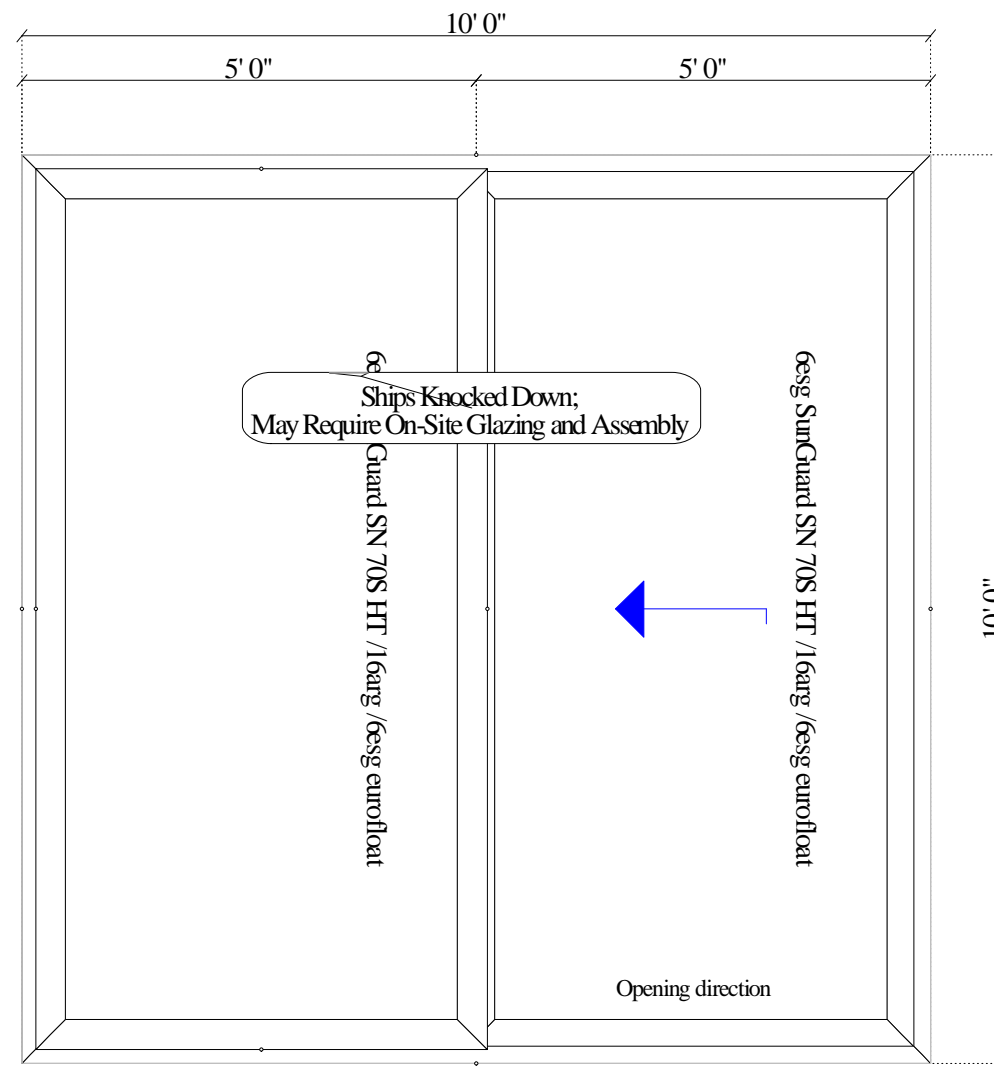
Constructions:

Door 03 - Lounge

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

37

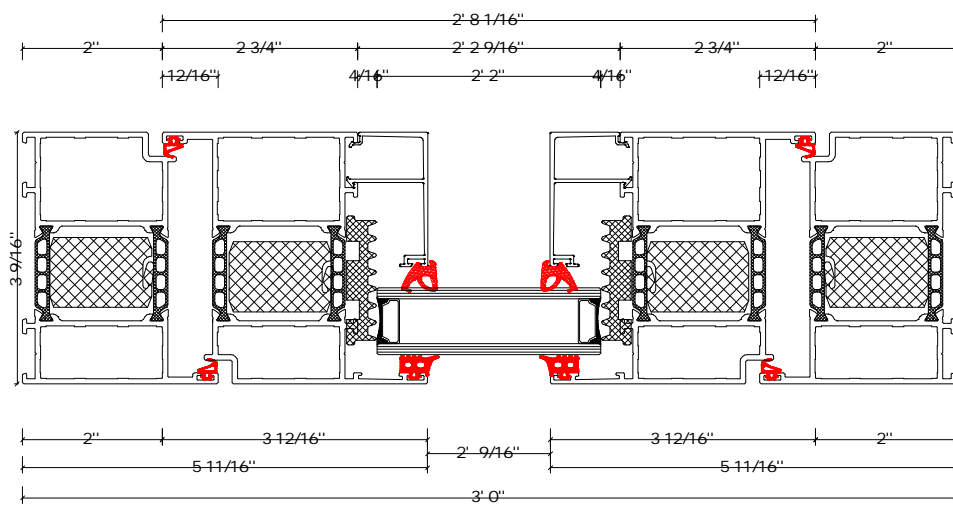
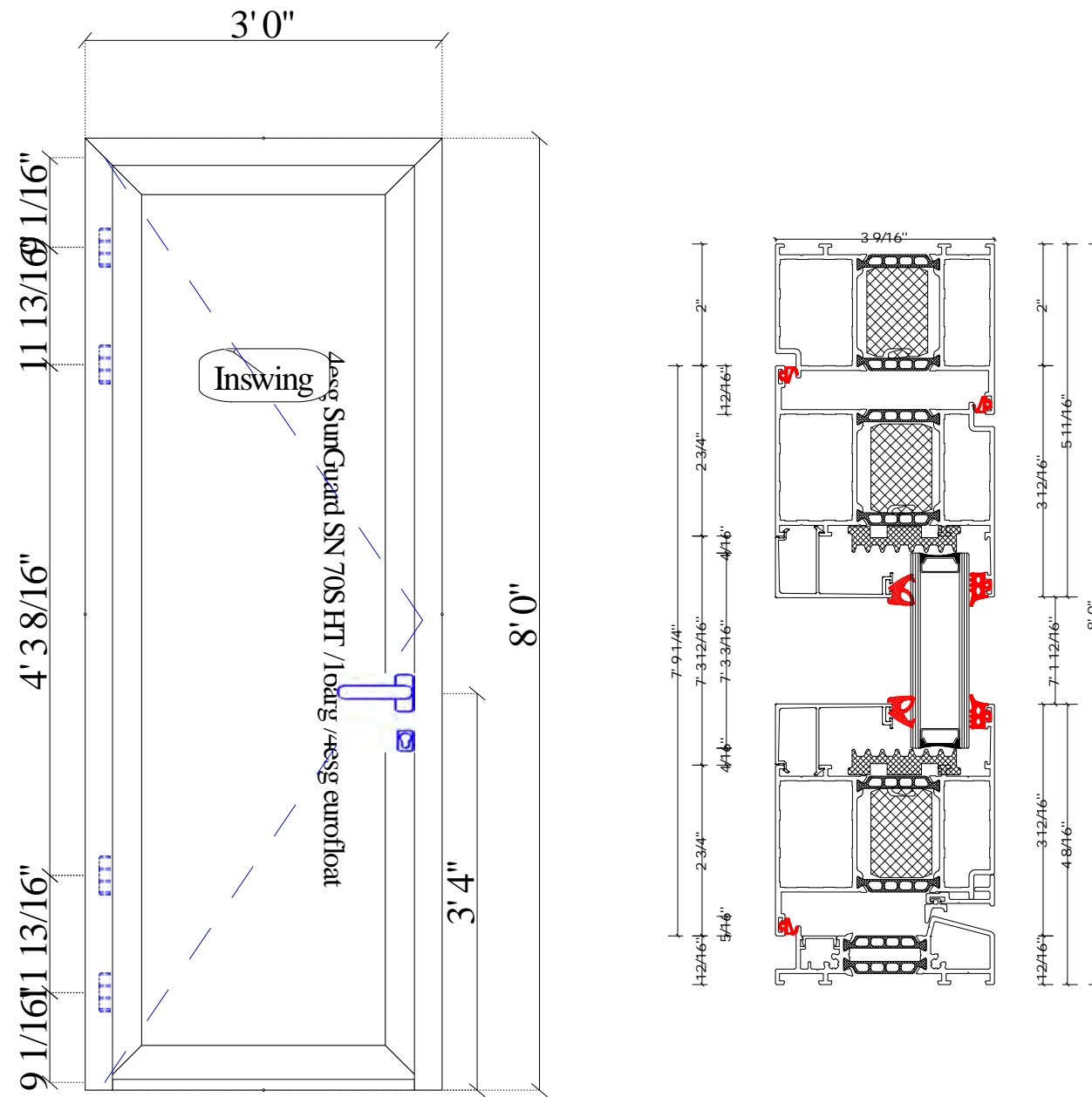
Constructions:

Door 05 - Garage

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

38

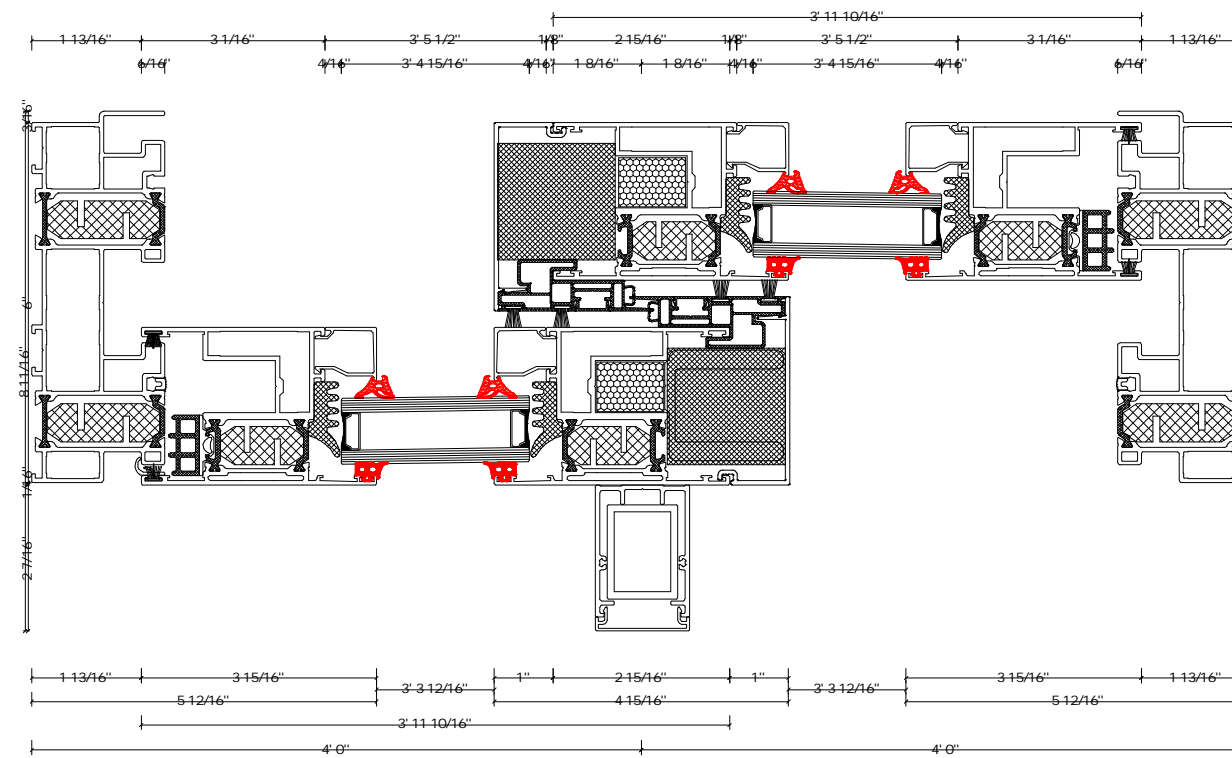
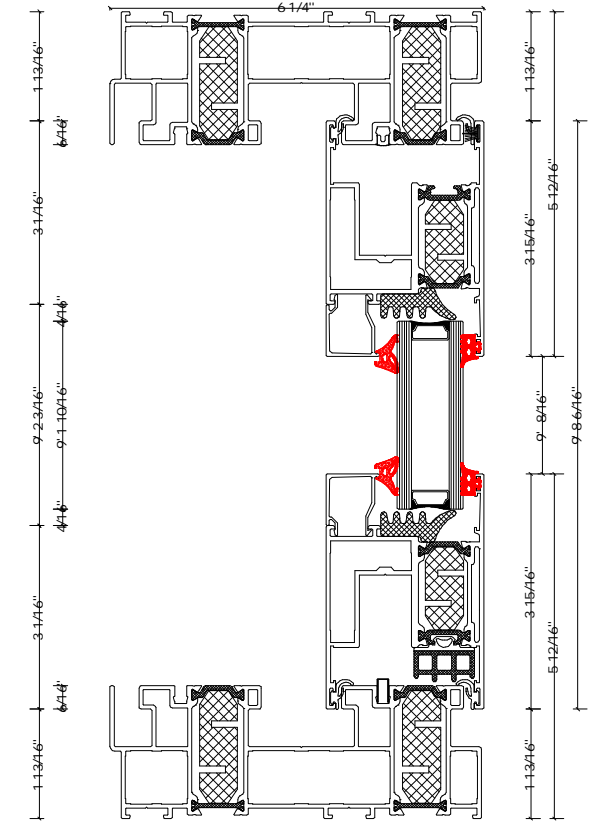
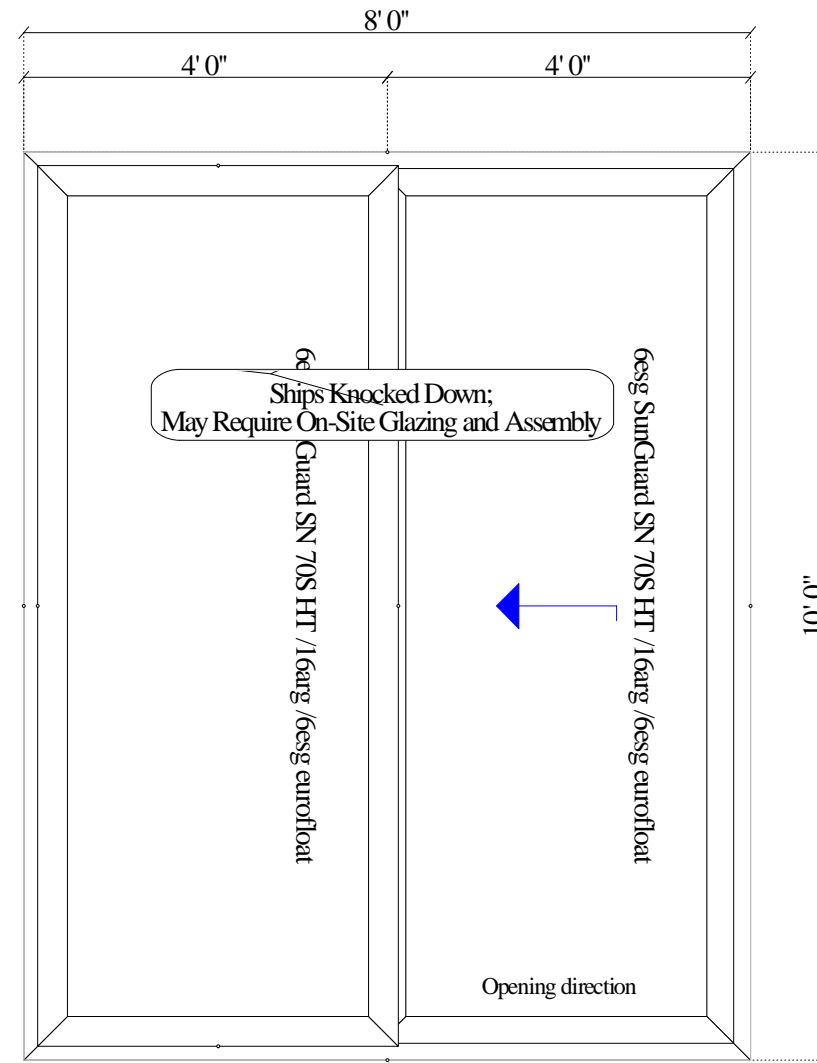
Constructions:

Door 06 - Guest Suite

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

39

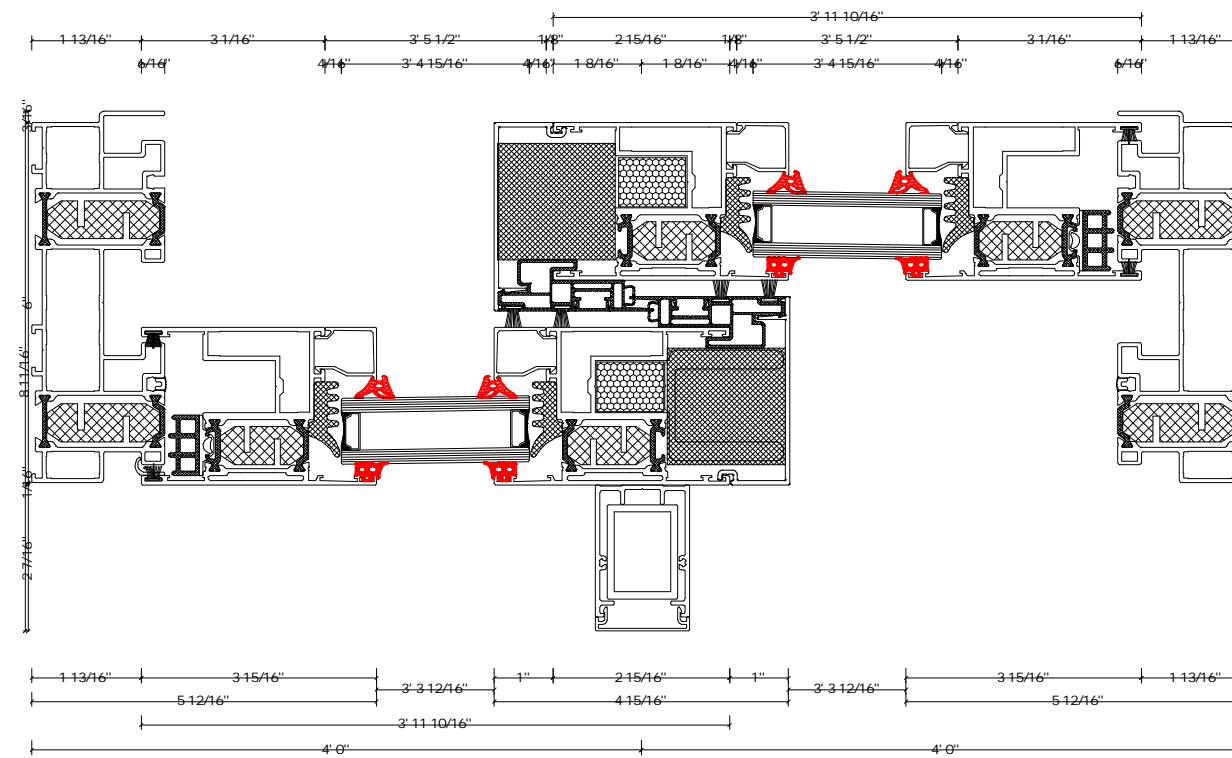
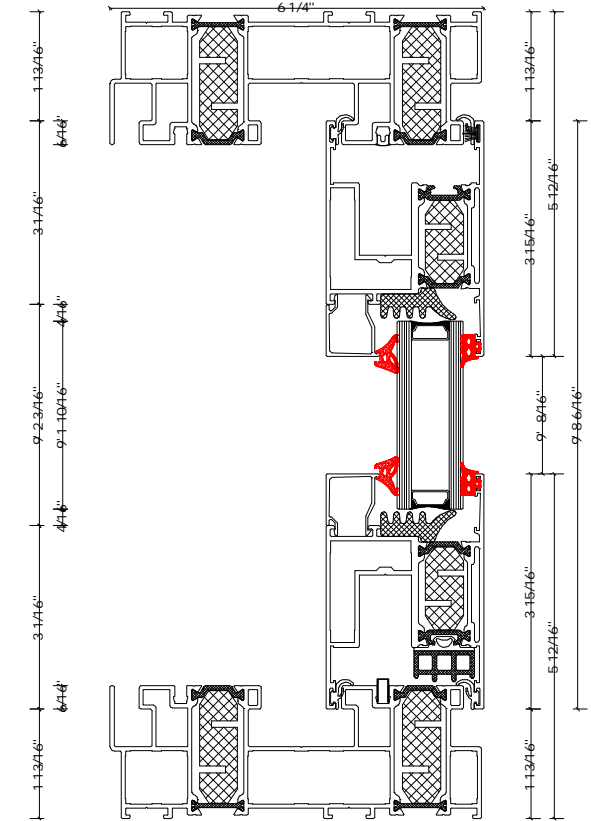
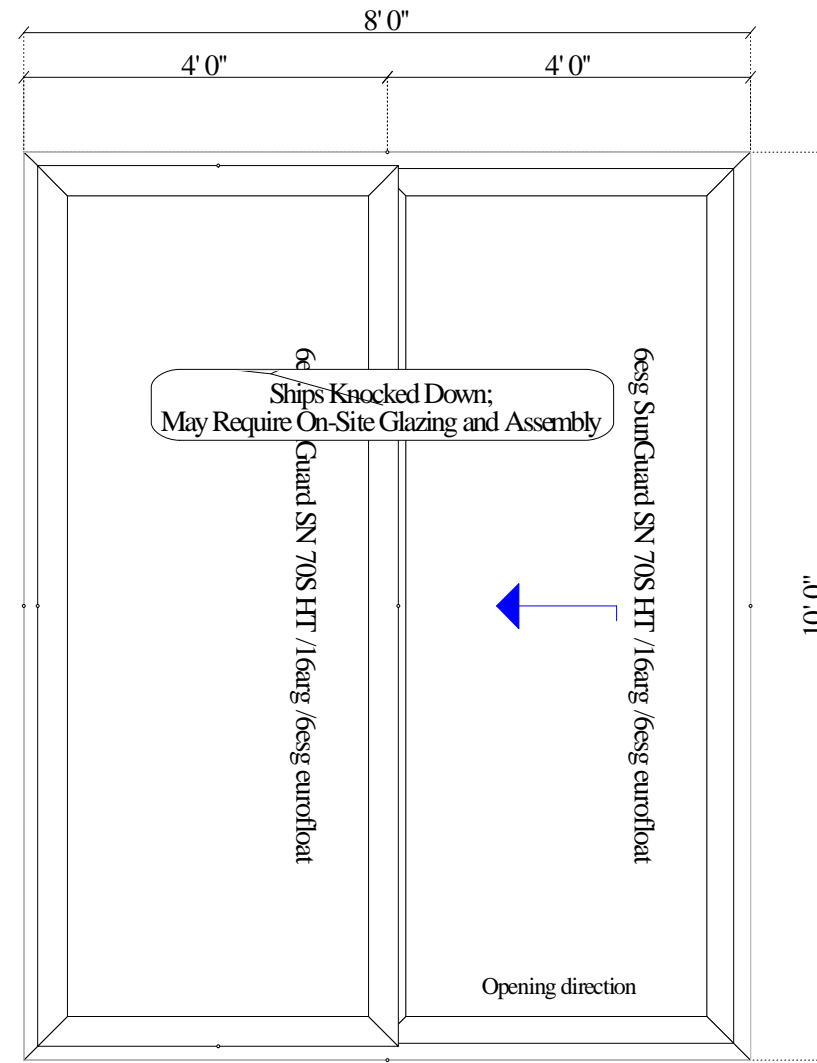
Constructions:

Door 07 - Nook

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

40

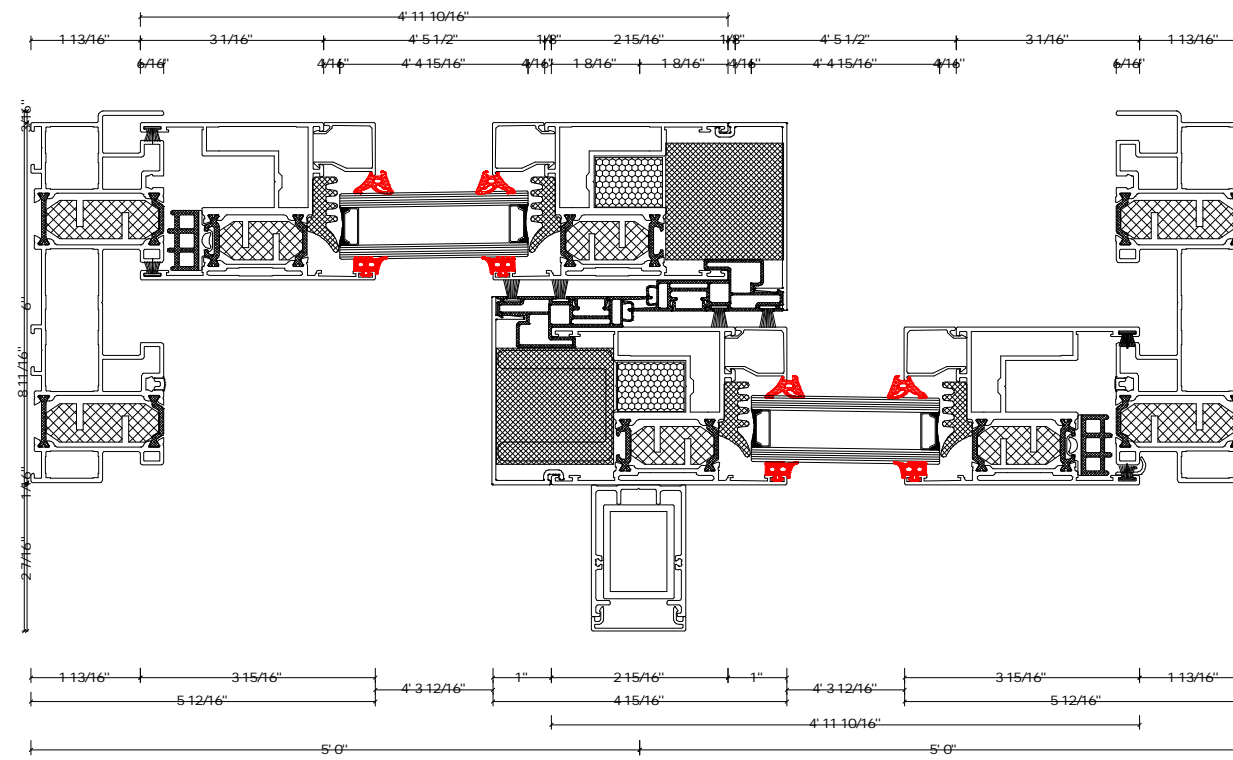
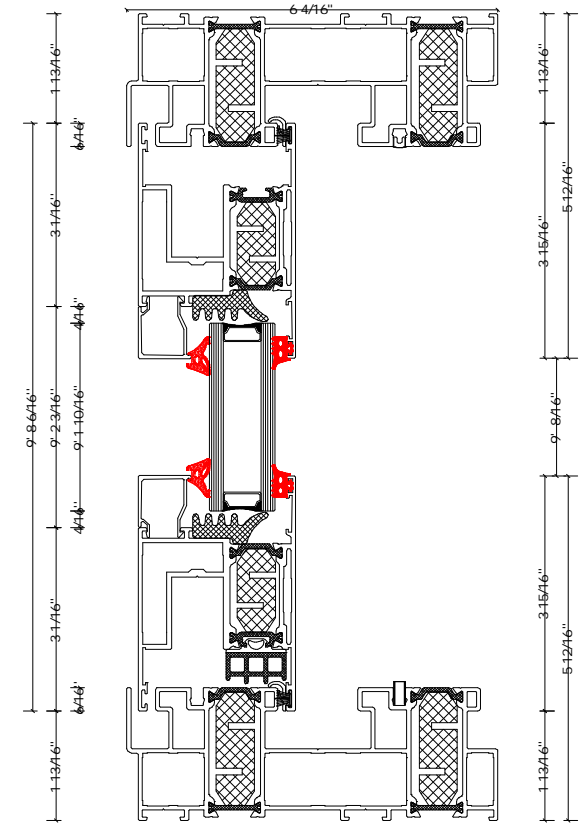
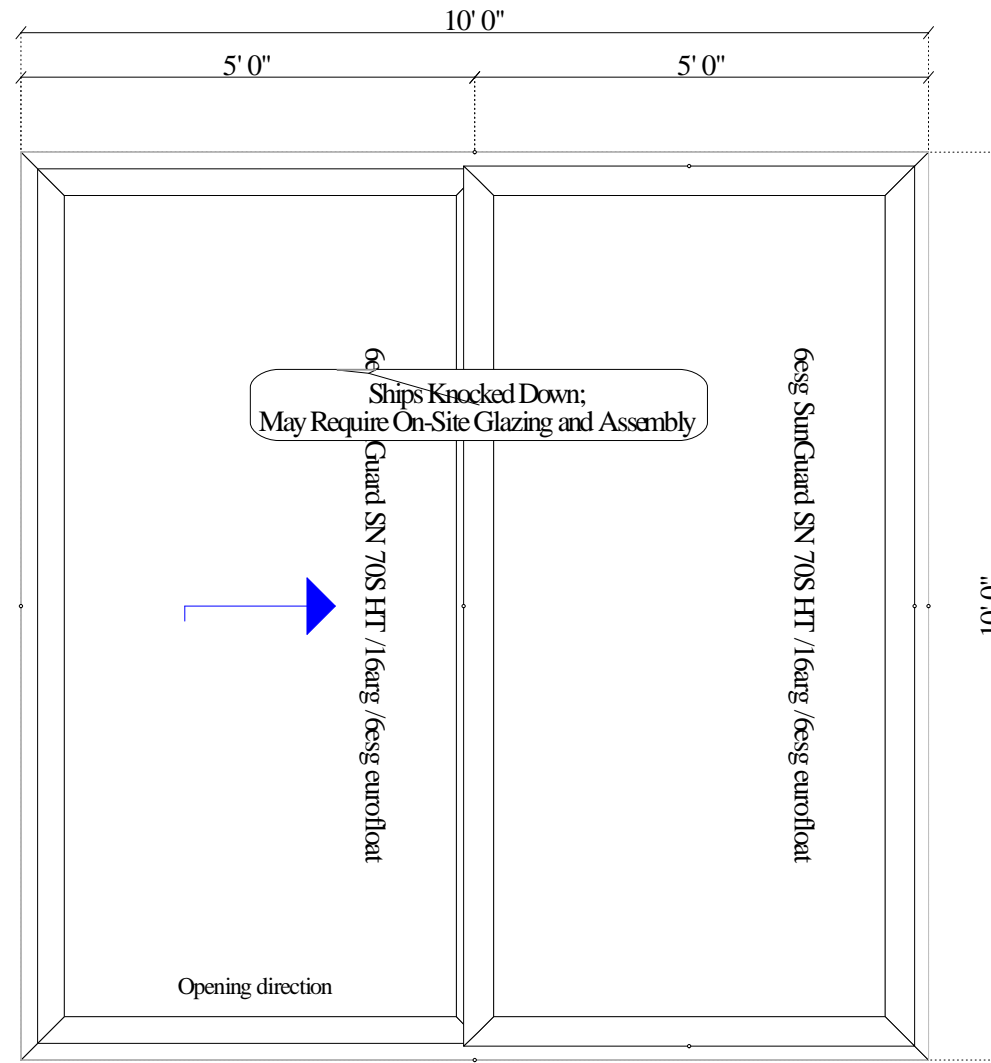
Constructions:

Door 08 - Nook

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

41

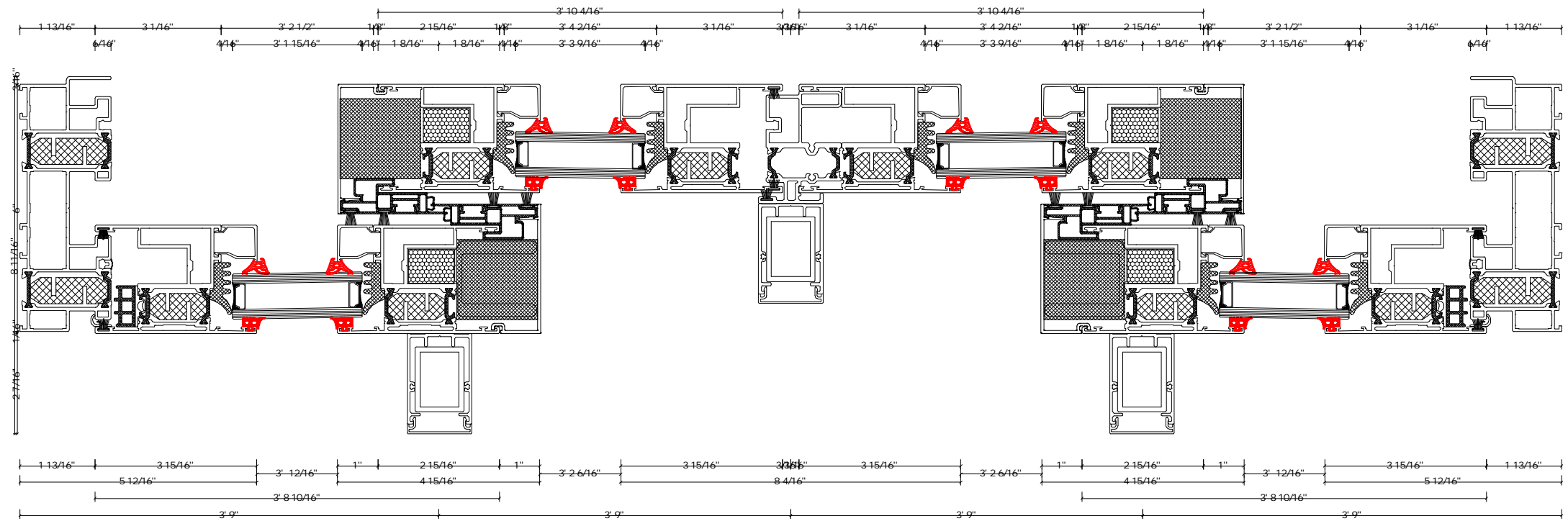
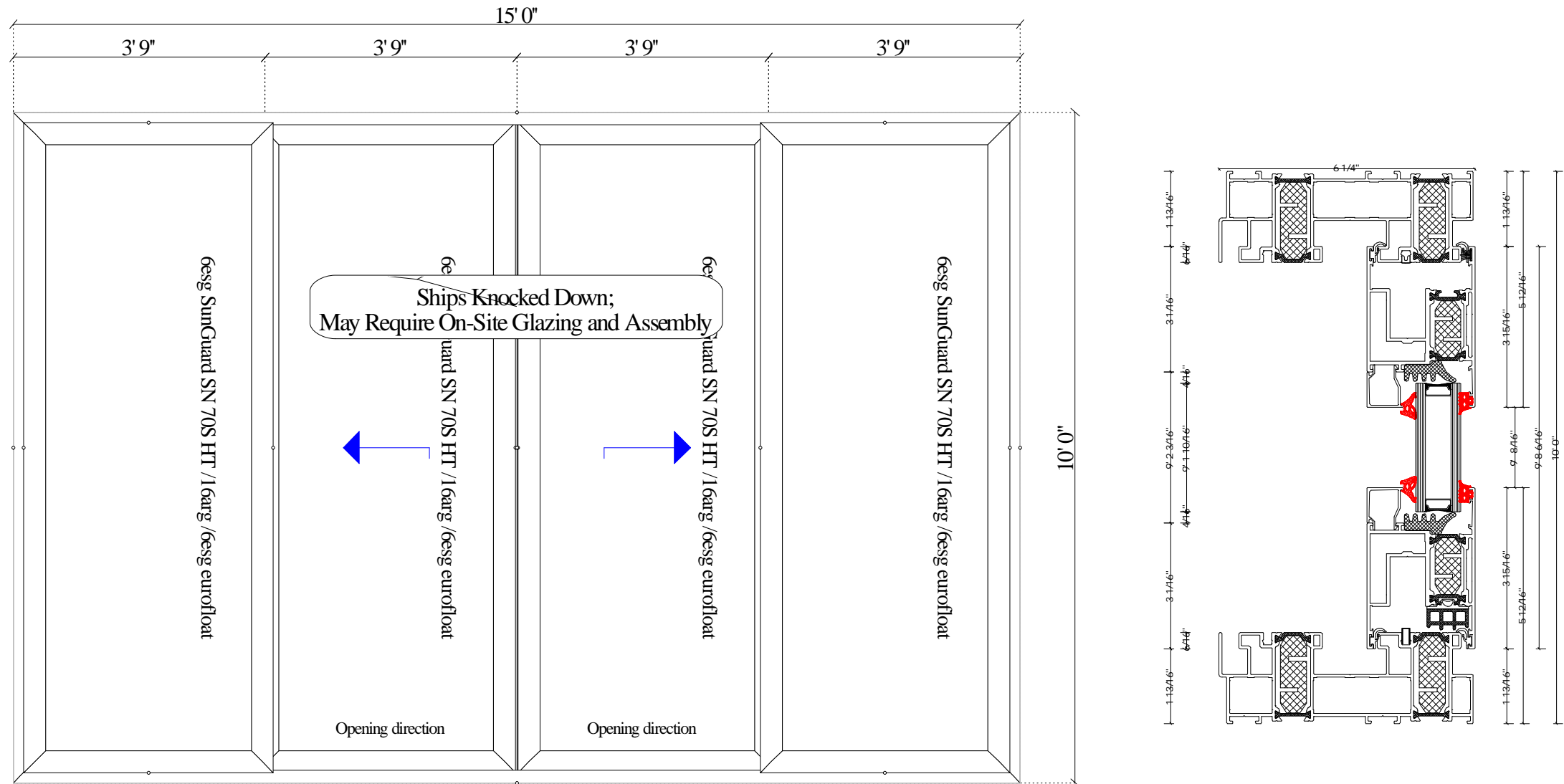
Constructions:

Door 09 - Dining Room

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

Position:

42

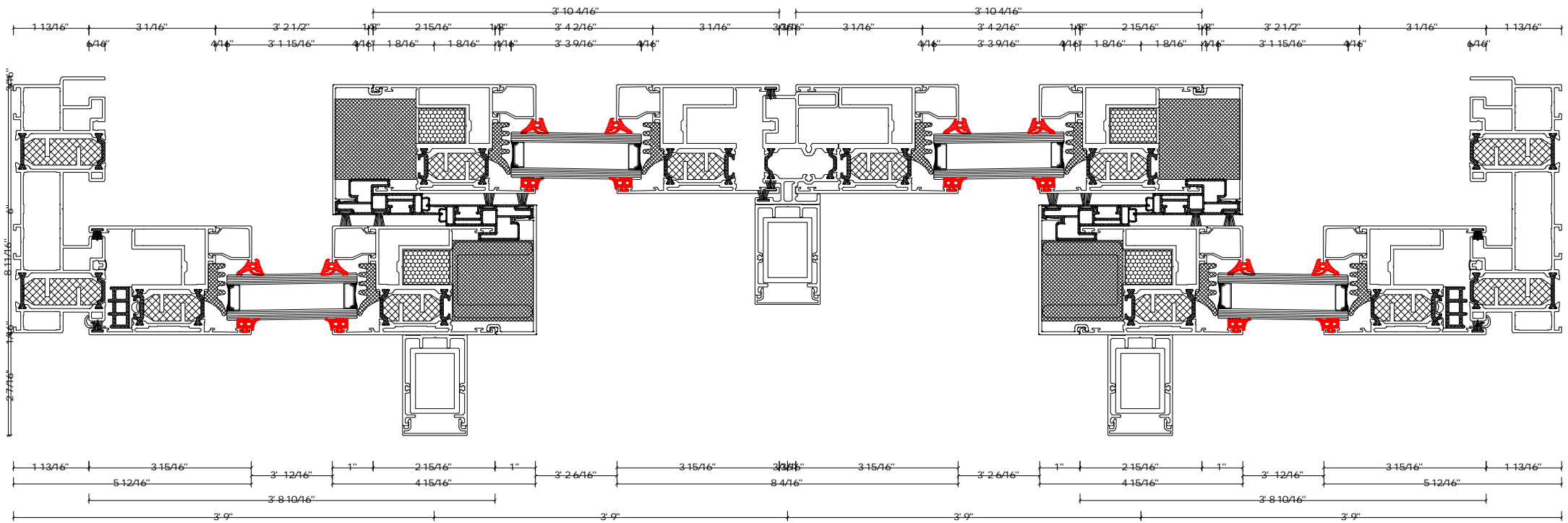
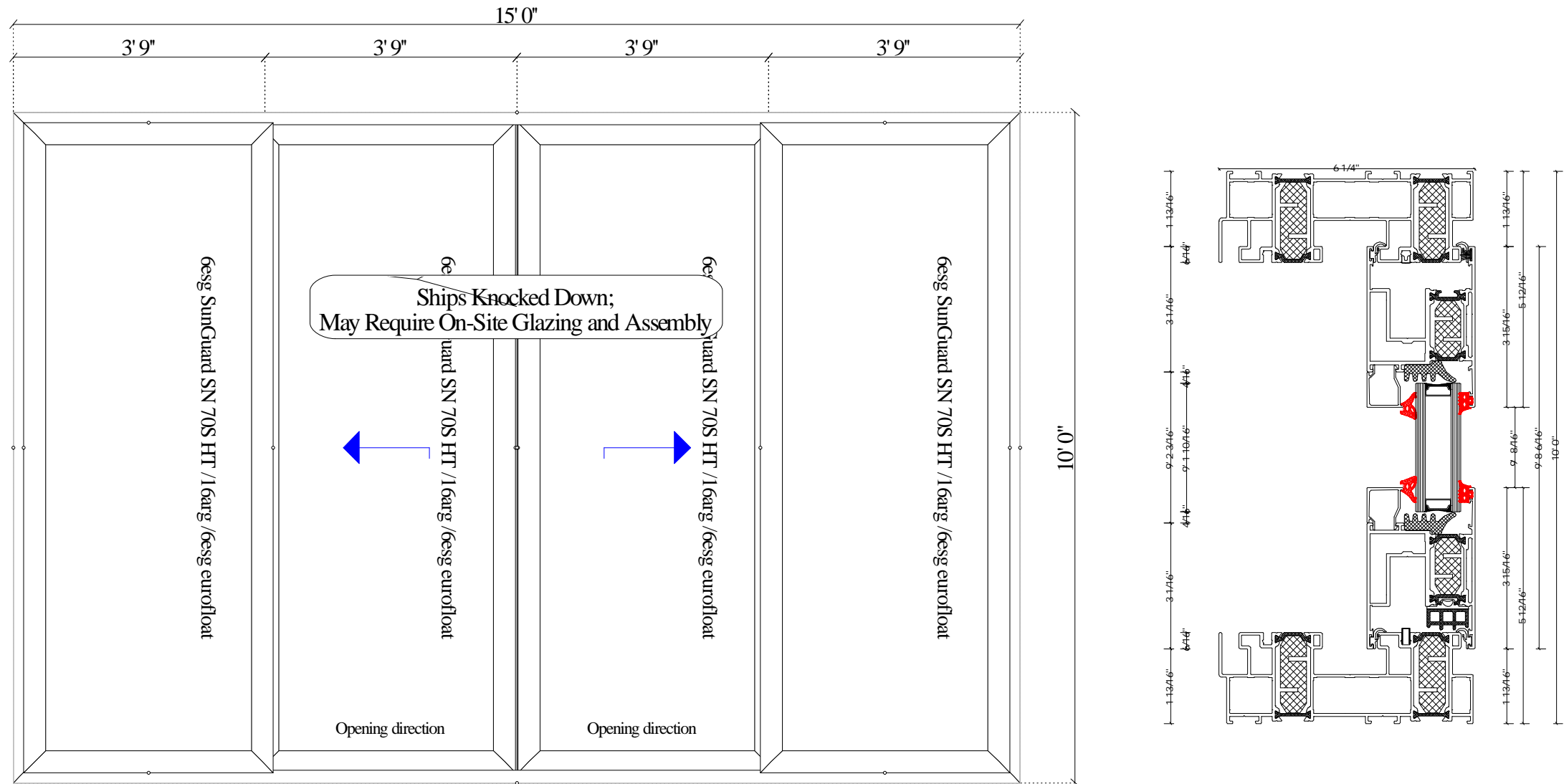
Constructions:

Door 10 - Great Room

Quantity:

1

Description:



APPROVAL INITIALS:

All Positions Viewed
From Exterior

POSITION	MARK	ROOM	LEVEL	ELEV	RO		SQFT	TYPE	SUB-TOTAL
					W	H			
1	101	G. BED	LL	SW	144	24	24	A5	\$ 2,088.99
2	102	LOUNGE	LL	NW	96	96	64	CW	\$ 5,758.50
3	103	LOUNGE	LL	NE	48	84	28	A5	\$ 1,956.95
4	104	EXERCISE	LL	NW	120	84	70	A5/CW	\$ 9,063.49
5	105	G. BED	LL	NW	120	84	70	A5/CW	\$ 9,063.49
6	201	GARAGE	ML	SE	72	72	36	A5	\$ 2,760.39
7	202	GARAGE	ML	SW	72	72	36	A5	\$ 2,760.39
8	203	LAUNDRY	ML	SW	57	78	31	A5	\$ 1,832.65
9	204	LAUNDRY	ML	NW	57	78	31	A5	\$ 1,832.65
10	205	G. SUITE	ML	SW	144	48	48	A5	\$ 3,186.26
11	206	NOOK	ML	NW	96	96	64	CW	\$ 5,758.50
12	207	DINING	ML	NW	132	96	88	CW	\$ 7,889.71
13	208	FOYER	ML	NW	144	120	120	CW	\$ 9,232.40
14	209	GREAT	ML	NW/NE	163	187.125	212	CW	\$ 21,267.78
15	210	GREAT	ML	NE	44	187.125	57	CW	\$ 7,828.41
16	211	OFFICE	ML	NW/NE	231.125	121.125	194	CW	\$ 16,611.71
17	212 + D11	M. SUITE	ML	NW	72	144	72	A5 LS	\$ 11,607.85
18	213	M. SUITE	ML	NW	80	90	50	A5	\$ 2,856.16
19	214	M. SUITE	ML	NE	144	108	108	CW	\$ 8,030.40
20	215	M. SUITE	ML	SE	96	108	72	CW	\$ 6,214.42
21	216	M. TUB	ML	NE	54	72	27	A5	\$ 1,655.32
22	217	M. BATH	ML	SE	144	24	24	A5	\$ 2,616.07
23	218	M. SHWR	ML	SW	54	24	9	A5	\$ 795.10
24	219	M.CLOSET HIS	ML	SE	24	102	17	A5	\$ 1,407.74
25	220	?	ML	SW	52	30	11	A5	\$ 877.48
26	221	OFFICE HALL	ML	SW	136	96	91	CW	\$ 7,952.00
27	222	FOYER	ML	SE	120	96	80	CW	\$ 7,390.53
28	223	FOYER	ML	SE	120	60	50	CW	\$ 4,921.92
29	224	FOYER	ML	SE	132	96	88	CW	\$ 7,750.62
30	225	STAIRS	ML	SE	180	108	135	CW	\$ 13,333.21
31	226	PWDR	ML	SE	60	18	8	A5	\$ 774.83
32	227	MUD	ML	NE	30	60	13	A5	\$ 978.10
33	D01	BATH	LL	NW	36	96	24	A7	\$ 5,489.07
34	D02	G. BED	LL	NW	72	96	48	LS	\$ 8,507.29
35	D03	LOUNGE	LL	SW	120	120	100	LS	\$ 13,248.50
36	D04	FOYER	ML	SE	48	120	40	A7	\$ 7,910.79
37	D05	GARAGE	ML	NW	36	96	24	A7	\$ 5,489.07
38	D06	G. SUITE	ML	NW	96	120	80	LS	\$ 11,995.18
39	D07	NOOK	ML	SW	96	120	80	LS	\$ 11,995.18
40	D08	NOOK	ML	NE	120	120	100	LS	\$ 13,248.50
41	D09	DINING	ML	NW	180	120	150	LS	\$ 22,179.48
42	D10	GREAT	ML	SW	180	120	150	LS	\$ 22,179.48

POSITION	MARK	ROOM	LEVEL	ELEV	RO		SQFT	TYPE	SUB-TOTAL
					W	H			
43	TOUCH UP PAINT						0		\$ 22.16
44	SCREWS						0		\$ 62.88
45	SHIMS						0		\$ 13.57
46	KEYS						0		\$ 24.43
47	CLIPS						0		\$ 593.61
48	CLIPS						0		\$ 37.10
49	ALTITUDE GLASS SETUP						0		\$ 3,116.93
									\$ 314,167.28



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

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

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

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; July 1, 2021
DATE: June 23, 2021
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot AR 59, 129 Adams Way

APPLICATION OVERVIEW: New Single-Family Detached Condominium on Lot AR 59

PROJECT GEOGRAPHY

Legal Description: UNIT AR-59, TIMBER RIDGE AT MOUNTAIN VILLAGE (FORMERLY THE VILLAGE AT ADMAS RANCH), A COMMON INTEREST COMMUNITY, ACCORDING TO THE PLAT RECORDED MAY 22, 2000 IN PLAT BOOK 1 AT PAGE 2715.

Address: 129 Adams Way

Applicant/Agent: Ken Alexander, Architects Collaborative

Owner: WAYNE H. FORD III AND KIM ELLIOTT

Zoning: Multi-family

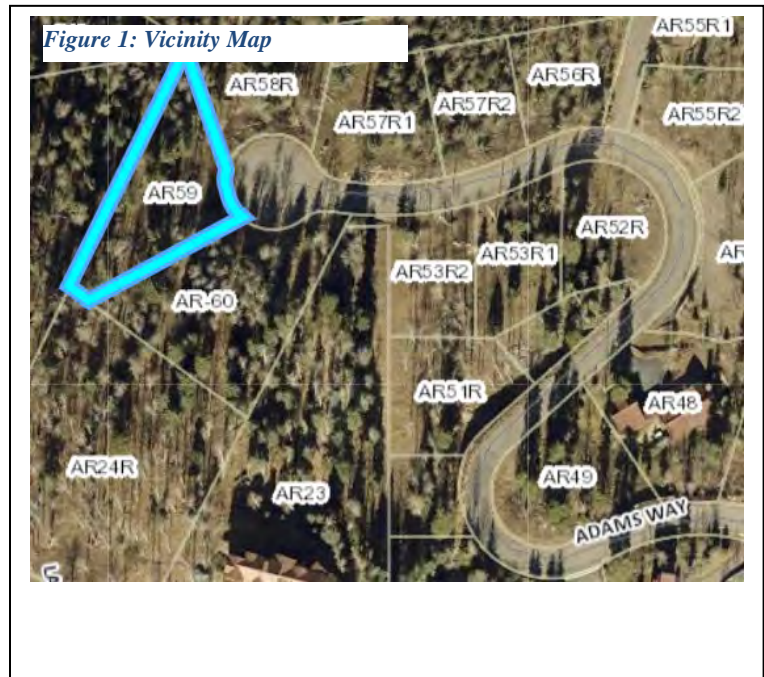
Existing Use: Vacant

Proposed Use: Single Family Detached Condominium

Lot Size: 6736 s.f.

Adjacent Land Uses:

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



ATTACHMENTS

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

Case Summary: Ken Alexander of Architects Collaborative, Applicant for Lot AR-59, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family detached condominium on Lot AR-59, 129 Adams Way. The land unit is approximately 6736 s.f. (.15 ac) and is zoned multi-family. The overall square footage of the home is approximately 3,068 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	40' (gable) Maximum	38' 0"
Maximum Avg. Building Height	35' (gable) Maximum	23.89'
General Easement Setbacks	No encroachment	Grading, hammerhead
Roof Pitch		
Primary		8:12
Secondary		8:12
Exterior Material		
Stone	35% minimum	36%
Windows/Doors	40% maximum	27%
Parking	2 spaces per unit	2

DRB Specific Approval:

- 1) GE encroachment – grading and hammerhead

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

Staff: Staff has determined that the primary roof form for this home is a gable and therefore granted a maximum height of 40 feet. The applicant has given a max height of 38' 0" and a max average height of 23.89' which appear to meet the requirements for both Maximum and Maximum Average heights, however the parallel plane analysis is unclear as it seems to only represent proposed grade, not existing grade. According to the CDC, applicants must demonstrate compliance with both grades (whichever is most restrictive). Applicant should amend these drawings prior to final review.

17.3.14: General Easement Setbacks

Lot AR-59R is platted as a “Unit” within the Timber Ridge PUD. Each “Unit” is a designated building envelope, and the rest of the lot is designated as a Limited Common Element. It should be noted that Lot AR-59R is currently in the process of a staff level subdivision to slightly adjust the boundaries of the “Unit.” This replat should be finalized prior to Final Review. The current development application is utilizing the proposed newly created Unit AR-59R1 for its building envelope. The Timber Ridge Development does have a traditional 16’ GE surrounding the exterior boundary of the entire PUD as well as the 16’ adjacent to the road. The NW side of Unit AR-59R runs along this GE line.

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 Adams Way and crosses The GE to the lot.*
- *Landscaping: There is some proposed new planting surrounding the driveway within the GE as well as the address monument to the north of the driveway. A General Encroachment Agreement should be created to capture both the landscaping and the monument.*

The proposal also includes some GE encroachments requiring specific DRB approval:

- *The applicant has requested a very small amount of landscape grading at the northernmost corner of the home that extends slightly into the NW GE. If DRB finds this grading appropriate, then a specific approval should be granted.*
- *There is a proposed hammerhead off of the driveway that partially encroaches into the GE.*
- *The NW side of the home runs right along the GE line, therefore the limits of excavation will require GE disturbance.*

If DRB finds these encroachments allowable, then a specific approval should be granted.

The applicant also needs to provide more information regarding any potential footer encroachments. The structural design will inform the total subgrade impacts, however DRB needs to have this information in order to approve the siting of the home.

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: This home is the traditional log home, that was more prevalent in the earlier years of Mountain Village design. Inter-connected gable roofs, log siding, stone veneer and rusty

metal accents and roofing will give this home a very traditional mountain style. The north elevation presents a large area of fenestration to capture mountain views. The exposed log trusses are a detail common in cabin style architecture and these trusses are mirrored by log braces holding up the north deck. 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 lot has existing mature vegetation, and the applicant has indicated a plan to keep as many trees as possible, which will help the home to blend into the existing vegetation. Stone and timbers as the predominant exterior materials will also help this home blend into the natural landscape.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation.

Staff: The stone base of the north and east side of the home, which continues up into a substantial stone chimney gives the building a strong grounded base. The applicant has given the home the appearance of heavy timbers by utilizing log siding as an exterior material and this also accentuates the grounded feeling.

The applicant has included a complete window and door schedule. The recess depth of windows in stone areas meets the CDC requirements, a detail of the garage door needs to be included to understand if the recess at the garage door is meeting these requirements as well. Windows and doors are indicated as fiberglass, this is not an allowable window material and should be amended prior to final review. The proposed roofing material is a corrugated rusty metal. The garage doors are a rusted metal panel, which gives the design a small bit of contemporary flair and nods to some of the more contemporary homes in the neighborhood. Soffit and fascia materials have not been provided.

17.5.7: Grading and Drainage Design

Staff: The applicant has limited overall site disturbance with only minimal grading outside of the creation of the driveway. As previously discussed, there is a small area of grading on the north corner of the home that extends into the GE. There are two dry stack retaining walls indicated on the plan, but a wall height is not provided. This should be updated prior to final review to assure that the retainage at the driveway is meeting the road and driveway standards.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family common interest developments to provide two parking spaces. The applicant has shown two interior spaces in the enclosed garage that meet the required sizes of 9' x 18'. Additionally, they have proposed a hammerhead in the driveway which appears to meet the CDC requirements of the Parking Area Design Standards, Garage Back-Out, which requires garages that are designed to have cars backing out have a minimum of 25 feet of backup space.

17.5.9: Landscaping Regulations

According to the Town Forester the "Diversity of Tree Plantings is difficult to determine as the number of subalpine firs to be planted is unclear. It is unclear the location of

juniper shrubs to be planted. Juniper species are highly flammable. It is recommended that other shrubs are used within 15' of the structure." The landscape plan should be amended to address the above comments prior to final review.

17.5.11: Utilities

Staff: Existing utilities pedestals for electric, phone and gas are near the southeast corner of the lot. Sewer and water are in Adams Way. Metered connection boxes appear to be under the deck on the northside of the home in a visually unobtrusive spot.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan with some fixture specifications. A photometric study was not provided. It should be noted that a lighting plan is not required until final review. The lighting plan shows a wall mounted sconce that seems to meet the lighting regulations of the CDC, the lighting plan indicates a different wall mounted sconce that, though labeled "dark sky" does not seem to be fully shielded, the light source would be visible through semi-translucent panels. The applicant needs to clarify which of the two wall mounted sconces is being specified, in either case two sconces are indicated on the north main level deck that would not be allowed per the regulations for lighting on upper floors. The address monument indicates a light, though no fixture is specified. The applicant should revise the exterior lighting plan prior to final review.

17.5.13: Sign Regulations

Staff: The address marker is on the north side of the driveway. Staff believes the location of the monument should be slightly adjusted to pull it a bit further away from the edge of pavement, to allow for more room for snow clearing. It uses a natural slab stone, with black reflective lettering, and a downlight. The indicated dimensions meet CDC guidelines. Prior to final review the applicant should provide a specification for the lighting fixture and revise the monument location.

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 the applicant has indicated that juniper is to be planted, though the location of these plantings is unclear. Juniper should not be planted within 15' of the proposed structure.

17.6.6: Roads and Driveway Standards

Staff: The driveway is just over 60' long and proposed at a width of 16' plus 2' shoulders. Both the entrance to the garage as well as the entrance to Adams Way have a 5% grade which is appropriate. This leaves the rest of the driveway fairly steep at a 10% grade. Transitional sections of this steepness are allowable by code as long as they are approved by the Fire Marshall.

There is a retaining wall shown on the south side of the drive, no information was provided as to its' height, this should be provided prior to FAR.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include a fireplace but has not indicated its' fuel source. If the applicant intends to have a wood burning fireplace, then they must provide a solid fuel burning permit to the town or otherwise revise the drawings to indicate the fireplace is natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, parking, and a port a toilet. The construction fencing is very close to the NW side of the home and seems unrealistic as presented. Pushing it away from this side of the home will move it into the GE but would allow for the movement of machinery around the proposed home site. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane swing does not impede the roadway.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot AR-59, 129 Adams Way, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new detached condominium located at Lot AR-59R, based on the evidence provided within the Staff Report of record dated June 23, 2021, with the following design variations and specific approvals:

DRB Specific Approval:

- 1) GE encroachment for grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall provide max site coverage calculations.
- 2) Prior to final review, the applicant shall modify the landscaping plan to clarify number and species of plantings and to verify that the variety of species clause is being met.
- 3) Prior to final review, the applicant shall modify the fire mitigation plan to remove all juniper from Zone 1 Fire Mitigation areas.
- 4) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
- 5) Prior to final review, the applicant shall revise the drainage and grading plan to include retaining wall heights.
- 6) Prior to final review, the applicant shall revise the construction mitigation plan to adjust the location of construction fencing to allow for more space on the NW side of the home and to indicate a revegetation plan for any disturbed areas.
- 7) Prior to final review, the applicant will revise the height compliance parallel plane drawings to show both existing and proposed grade.
- 8) Prior to final review, the applicant shall revise the window and door schedule such that the windows are clad in an allowable material.
- 9) Prior to final review, the applicant will revise lighting plan to meet all of the lighting requirements of the CDC per the notes in this memo.
- 10) Prior to final review, the applicant will revise the monument location to be at least 10' from edge of pavement and will include a lighting fixture specification for the address monument.

- 11) Prior to final review, the applicant will provide information about the fuel source for the proposed fireplace.
- 12) 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.
- 13) 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.
- 14) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 15) 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
- 16) 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

ARCHITECTS

COLLABORATIVE

DEVELOPMENT NARATIVE

Lot AR-59 The Ford Residence is a single family condominium with a limited common area.

The building as proposed is to be tucked back up the hill off the end of the Adams Way cul-de-sac on a thickly forested site. There can be no neighbors to the immediate South, West and North of the lot.

The owners have a vision of a smaller log home in the high mountain woods of Colorado. With all the new modern Architecture being proposed, something different, but something tried and true. The home will be constructed as a typical stick frame home with log posts at the corners and log siding inside and out. 2 x wood bucks will be used to picture frame the windows and doors.

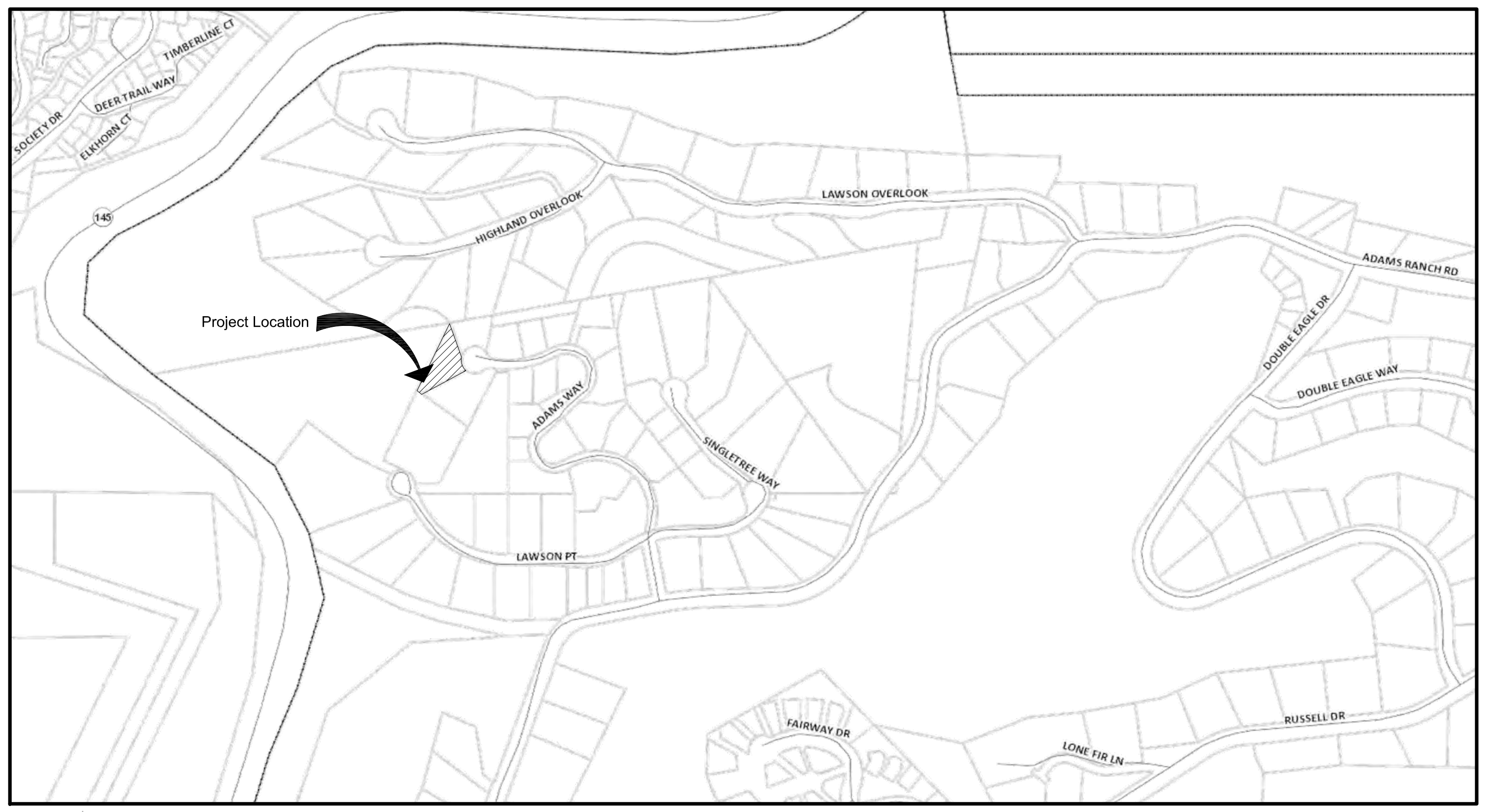
We are not requesting any variations for building design. The most delicate issue is attempting to maintain the existing forest trees in the fire mitigation Zones 1 and 2. As well as dealing with the heavy amount of fallen dead trees adjacent to the site.

2 parking spaces are provided in the garage

The exterior materials are;

1. Corrugated rusted metal roofing and siding,
2. 6" ½ round rusted metal gutters and 4" downspouts with rusted metal flashing.
3. The logs will be hand peeled 10" to 12" diameter log siding with 12" to 16" log posts and chinked with an off white 1"-2" wide gap.
4. Free floating log trusses are in all the gables at the mid-point between the building and overhang.
5. The stone is Telluride quarried Adobe random. The windows are Marvin Integrity series with black cladding.
6. The gables have square cut fancy cedar shingles.
7. The railings are log vertical posts with a rusted metal cap and 4" OC Stainless steel wires ending and supported by 2" square black metal posts with a 1" x 3" black metal top cap.
8. The rafters are exposed 2" x 8" rough sawn 24" OC with a 2" x 6" rough sawn stained cedar fascia.
9. The garage door is sheathed in 2' x 4' flat rusted metal panels.
10. The soffits are a stained 1 x 6 cedar rustic to match the interior ceilings.

To conclude the design is a smaller 2389 sf living with a 679sf garage for a total of 3068sf.



VICINITY MAP

DRAWING LIST:

A0	Cover Sheet	Date: May 17, 2021
C1	Improvement Survey Plat	Date: April 1, 2021
A1.1	Site Plan/Roof Plan	Date: May 17, 2021
A1.2	Utility/Grading Plan	Date: May 17, 2021
A1.3	Landscape Plan	Date: May 17, 2021
A1.4	Construction Staging Plan	Date: May 17, 2021
A2.1	Floor Plans	Date: May 17, 2021
A2.2	Floor Plans	Date: May 17, 2021
A3.1	Elevations	Date: May 17, 2021
A3.2	Elevations	Date: May 17, 2021
A3.3	Height Calcs	Date: May 17, 2021
A3.4	Height Calcs	Date: May 17, 2021
A3.5	Stone Calcs	Date: May 17, 2021
A3.6	Stone Calcs	Date: May 17, 2021
E1.1	Electrical Plans	Date: May 17, 2021

PLAN CONSULTANTS:

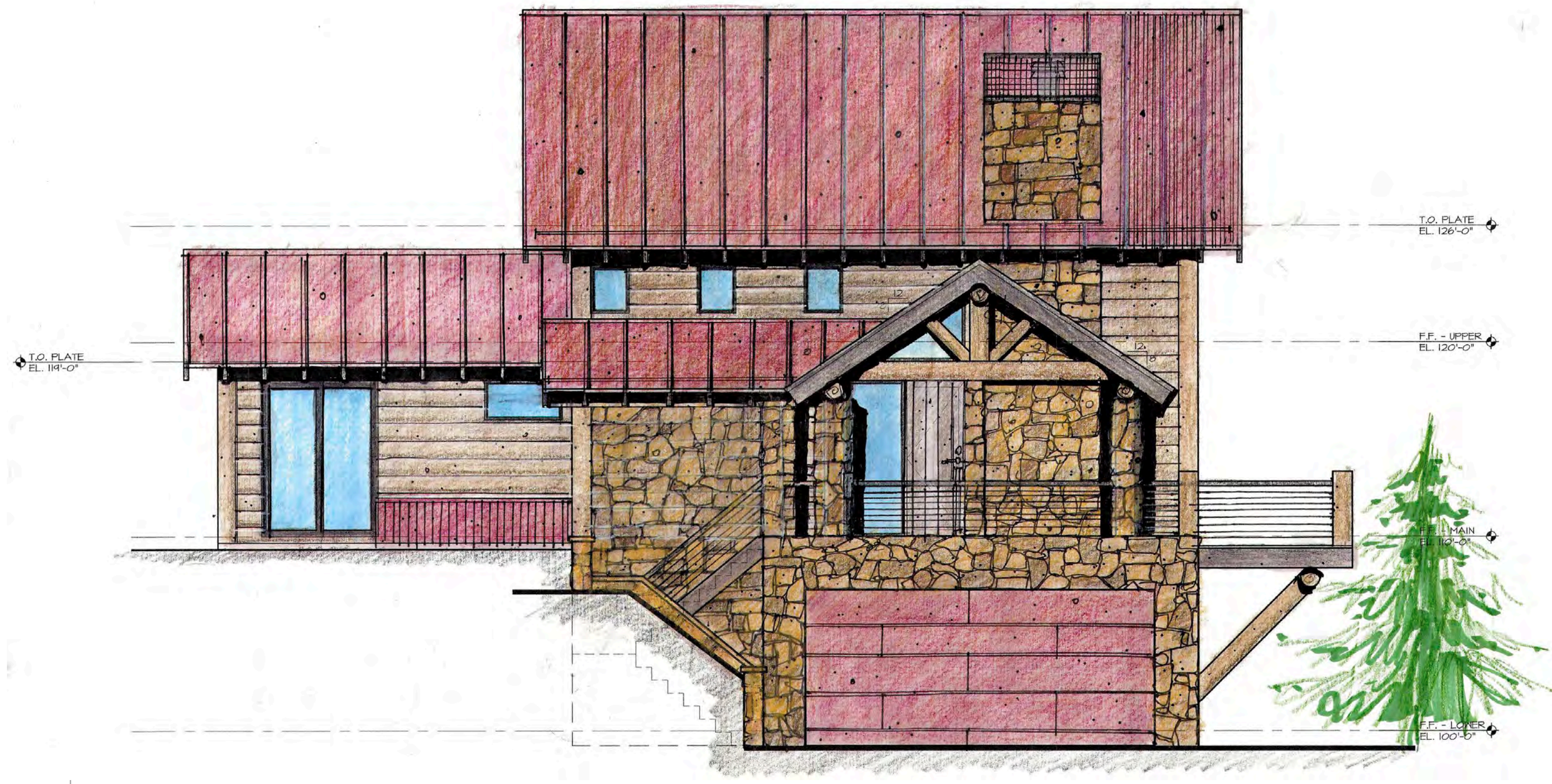
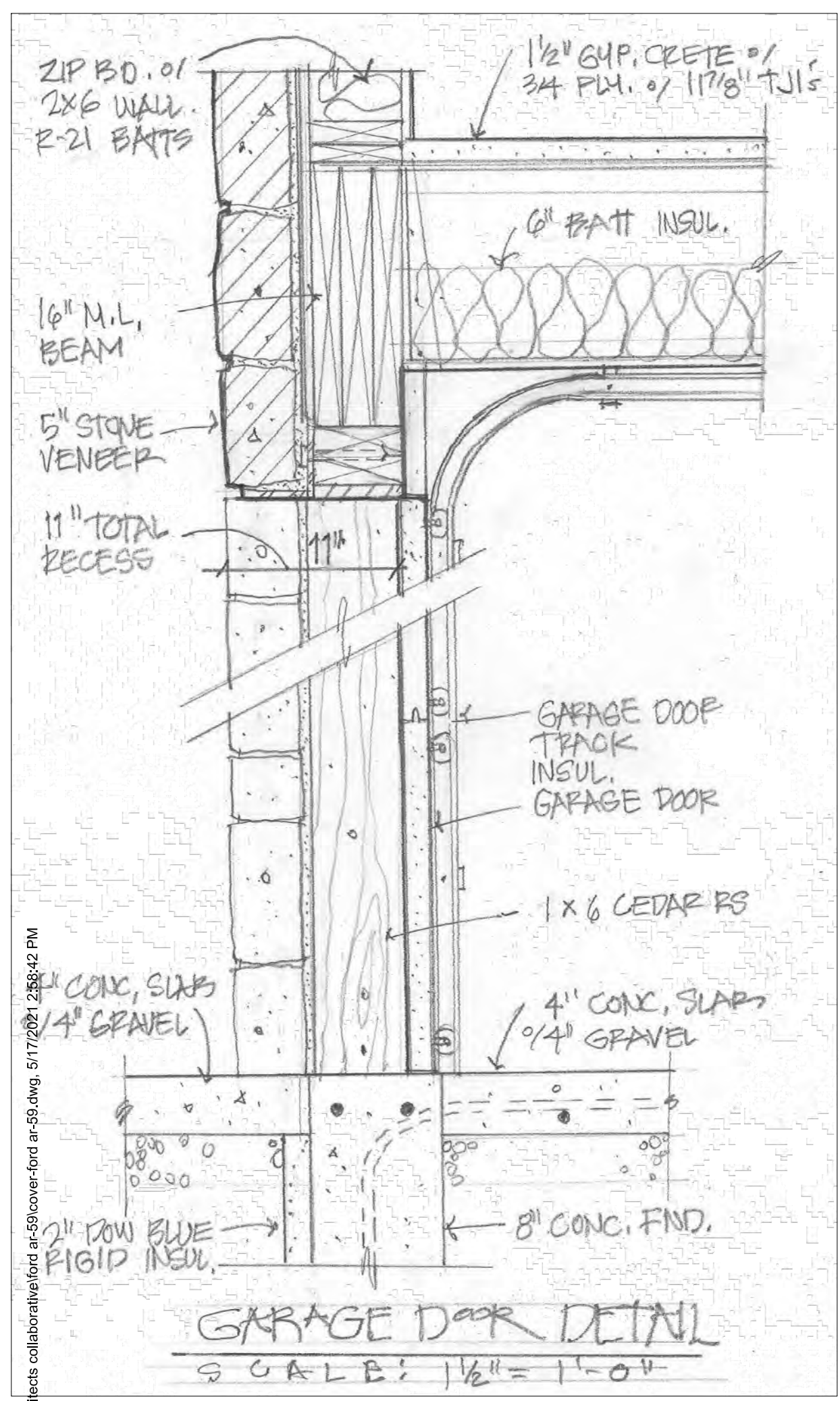
Architects Collaborative
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195 S. Lena St.
Ridgeway, Colorado 81432
970-626-5113
mcmillian@ouraynet.com

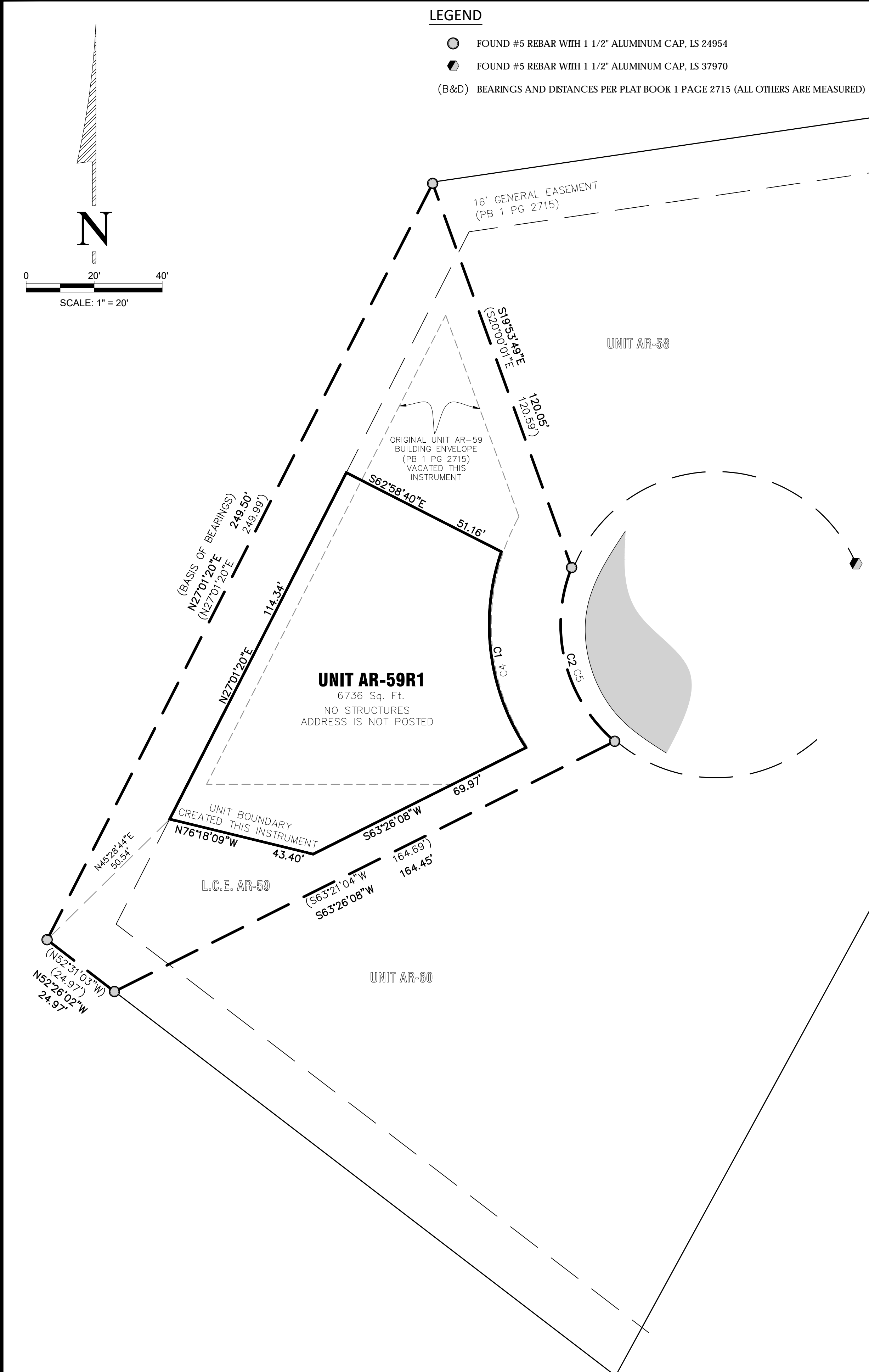
San Juan Survey
PO Box 3730
102 Society Drive
Telluride, Colorado 81435
970-728-1128
office@sanjuansurveying.net

PROJECT SUMMARY

LOT SIZE:	6736 S.F.
ZONING DESIGNATION:	SINGLE FAMILY CONDOMINIUM/Common
MAXIMUM BUILDING HEIGHT:	38'/40' ALLOWED
AVERAGE BUILDING HEIGHT:	23.89'/30' ALLOWED
REQUIRED PARKING:	4 SPACES REQ'D/ 4 SPACES PROVIDED
MAXIMUM LOT COVERAGE:	18%



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NOTICE:

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

NOTES:

- According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
- Fieldwork was performed November 2020, and March 2021.
- Lineal Units U.S. Survey Feet
- Easement research from Land Title Guarantee Copmany Order No. TLR86010134-4 Effective Date 07/42/2020 at 5:00 P.M.
- The Basis of Bearings for this Fifth Amendment was derived from the Northwest line of the L.C.E. Unit AR-59, according to the Plat, Recorded in Plat Book 1 at page 2715, said bearing being N 27°01'20" E, both being found monuments as depicted on this plat.
- The following abbreviations are defined for this Fifth Map Amendment:
C.E. Common Element
L.C.E. Limited Common Element
SQ. FT. Square Foot/Feet
- TOTAL SQUARE FOOTAGE PER UNIT:
AR-59R1 6736 SQ. FT.

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.

This Fifth Map Amendment that relocates Unit and L.C.E. boundaries in no way results in a replat of Lot C-2CR1 as same is depicted on that certain plat recorded October 27, 2005 in the Official Records at Plat Book 1, page 3558 at Reception No. 379098.

BASIS OF BEARINGS:

The Basis of Bearings for this Fifth Amendment was derived from the Northwest line of the L.C.E. Unit AR-59, according to the Plat, Recorded in Book 1 at page 2715, said bearing being N 27°01'20" E, both being found monuments as depicted on this plat.

PROPERTY DESCRIPTION:

Unit AR-59, Timber Ridge at Mountain Village (formerly the Village at Adams Ranch), a Common Interest Community, according to the Plat recorded May 22, 2000 in Plat Book 1 at page 2715, and as defined and described in the Declaration recorded June 1, 1999 under Reception No. 326890, and as amended in instrument recorded September 13, 2001 under Reception No. 343817, and as amended in instrument recorded October 27, 2005 under Reception No. 379100, and as amended in instrument recorded August 14, 2013 under Reception No. 429339, and as amended in instrument recorded August 28, 2017 under Reception No. 449950.

County of San Miguel,
State of Colorado.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy of San Juan Surveying being a Colorado Licensed Land Surveyor, do hereby certify that this FIFTH AMENDMENT TO THE COMMON OWNERSHIP COMMUNITY PLAT FOR THE VILLAGE AT ADAMS RANCH was made by me and under my direct supervision, responsibility, and checking. It is true and accurate to the best of my knowledge and belief, is clear and legible, and contains all the information required by C.R.S. 38-33-3-209.

TOWN OF MOUNTAIN VILLAGE APPROVAL OF REPLAT:

I, Laila Benitez as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Replat, including the Replat Certificate, have been approved by the Town Council and that I have been authorized and directed to execute this Replat.

Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado

By: _____
Laila Benitez as Mayor

ATTEST:

STATE OF COLORADO)
COUNTY OF SAN MIGUEL) SS

Subscribed to and acknowledged before me this _____ day of _____, 2021 by Laila Benitez as Mayor of The Town of Mountain Village.

My commission expires on _____
Witness my hand and seal.

Notary Public Date

CERTIFICATE OF OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS that Wayne H. Ford III and Kim Elliott, (collectively, the "Owners"), being the Owners of the Units described as follows, do hereby amend the Common Ownership Community Plat recorded June 1, 1999 at Reception No. 326886 in the San Miguel County Clerk and Recorder's real property records, as amended (the "map") for the Village at Adams Ranch (the "Community") as shows hereon (the "Fifth Map Amendment"):

PROPERTY DESCRIPTION:

Unit AR-59, Timber Ridge at Mountain Village (formerly the Village at Adams Ranch), a Common Interest Community, according to the Plat recorded May 22, 2000 in Plat Book 1 at page 2715, and as defined and described in the Declaration recorded June 1, 1999 under Reception No. 326890, and as amended in instrument recorded June 9, 2000 under Reception No. 334770, and as amended in instrument recorded September 13, 2001 under Reception No. 343817, and as amended in instrument recorded October 27, 2005 under Reception No. 379100, and as amended in instrument recorded August 14, 2013 under Reception No. 429339, and as amended in instrument recorded August 28, 2017 under Reception No. 449950.

County of San Miguel,
State of Colorado.

OWNER UNIT AR-59R1: _____ Date _____

Wayne H. Ford III _____ Date _____

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF SAN MIGUEL) SS

The foregoing Fifth Amendment to the Declaration was acknowledged before me on this _____ day of _____, 2021 by Wayne H. Ford III.

My commission expires on _____
Witness my hand and seal.

Notary Public Date _____

OWNER UNIT AR-59R1: _____ Date _____

Kim Elliott _____ Date _____

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF SAN MIGUEL) SS

The foregoing Fifth Amendment to the Declaration was acknowledged before me on this _____ day of _____, 2021 by Kim Elliott.

My commission expires on _____
Witness my hand and seal.

Notary Public Date _____

TITLE INSURANCE CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free of all liens and taxes, except as follows:

Dated this _____ day of _____, 2021.

Title Insurance Company Representative

COUNTY TREASURER'S CERTIFICATE:

I certify that according to the records in the San Miguel County Treasurer's Office, there are no liens against the Property included in this FIFTH AMENDMENT, or any part thereof, for unpaid State, County or Municipal ad valorem taxes or special assessments, certified to the San Miguel County Treasurer for collection.

Dated this _____ day of _____, 2021.

San Miguel County Treasurer Deputy

ASSOCIATION CERTIFICATE:

The Owners Association for the Village at Adams Ranch (the "Association"), does hereby consent to and approve the within terms, conditions, and any modifications and amendments to the Map, as the same are depicted, contained and set forth on this Fifth Map Amendment, including the deletion of Unit AR-59, the creation of AR-59R1, and all other related relocations to the boundaries and dimensions of Units and the L.C.E.'s in the manner and as such amendments to the Allocated Interests consistent with same.

The consent of unit owners in the Community other than the Owners of the subject Units, is not required pursuant to the Colorado Common Interest Ownership Act including sections 38-33.3-208, -212, and -217, and the Association may allocate and assign L.C.E.s as a matter of reserved right pursuant to the Declaration, including Section 4.6(e).

IN WITNESS WHEREOF, the Association has executed this Fifth Map Amendment effective as this _____ day of _____, 2021 ("Effective Date").

ASSOCIATION:

The Owners Association for the Village at Adams Ranch, a Colorado nonprofit corporation.

By: _____ Date: _____

Name: _____ Title: _____

STATE OF COLORADO)
COUNTY OF SAN MIGUEL) SS

Subscribed and sworn to before me on this _____ day of _____, 2021 by _____, the _____ of the Owners Association for the Village at Adams Ranch, a Colorado nonprofit corporation.

My commission expires on _____
Witness my hand and seal.

Notary Public Date _____

RECORDER'S CERTIFICATE:

This Building Envelope Modification was accepted for filing in the office of Clerk and Recorder of San Miguel County, Colorado on this _____ day of _____, 2021.

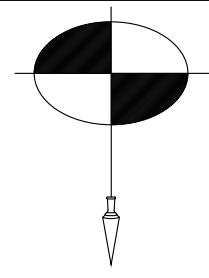
Book No. _____ Page _____

Reception No. _____ Time _____

San Miguel County Clerk

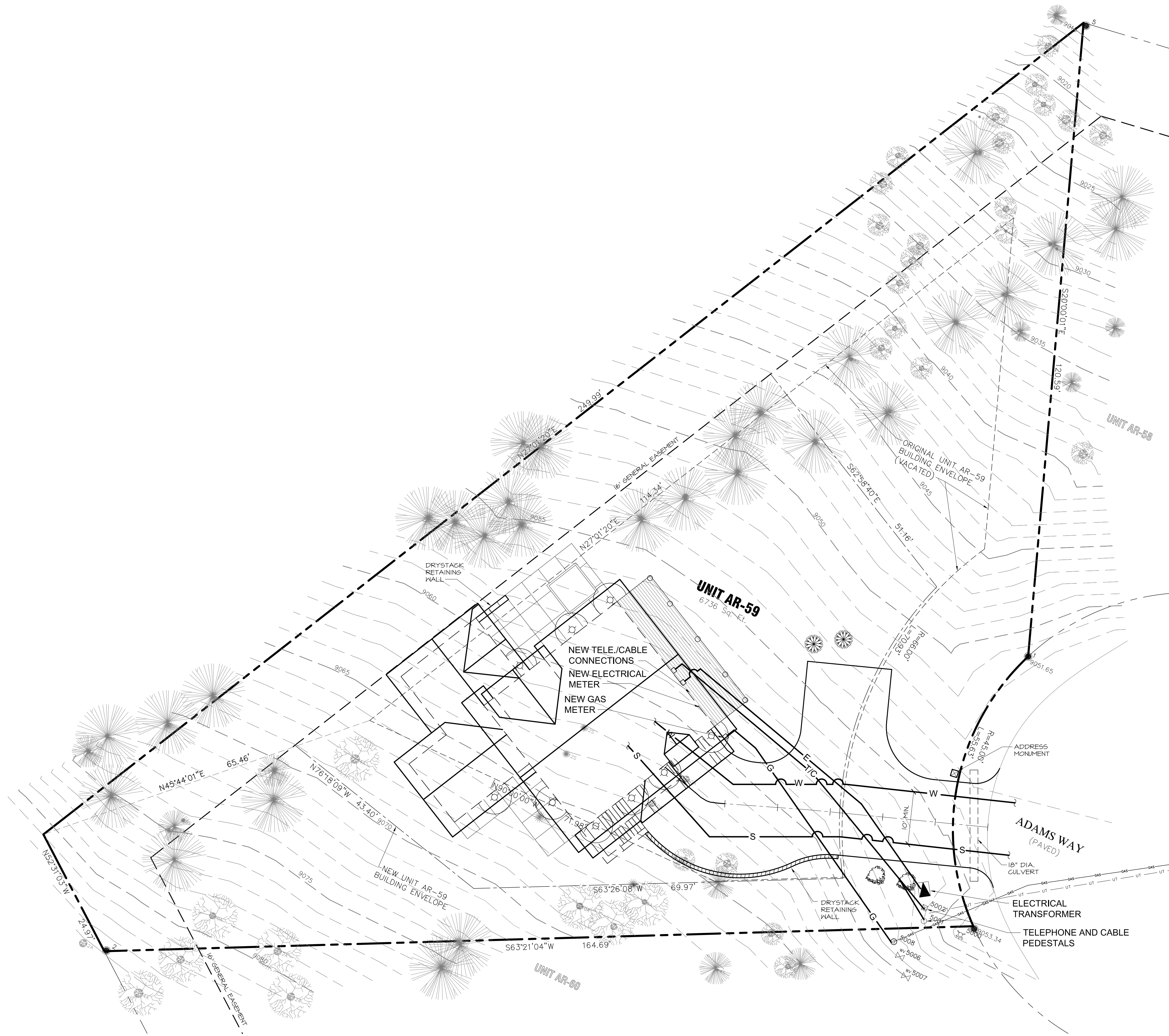
FIFTH AMENDMENT TO THE COMMON OWNERSHIP COMMUNITY PLAT FOR THE VILLAGE AT ADAMS RANCH
A COMMON INTEREST OWNERSHIP COMMUNITY
LOCATED ON LOTS C-2AR1, C-2BR1, C-2CR1, OS AR-1, OS AR-2, OS AR-3, OS AR-4 AND ADAMS WAY, REPLAT OF ADAMS RANCH AT TOWN OF MOUNTAIN VILLAGE

LOCATED WITHIN
SECTIONS 32 & 33
T43N, R9W, N.M.P.M.
COUNTY OF SAN MIGUEL
STATE OF COLORADO

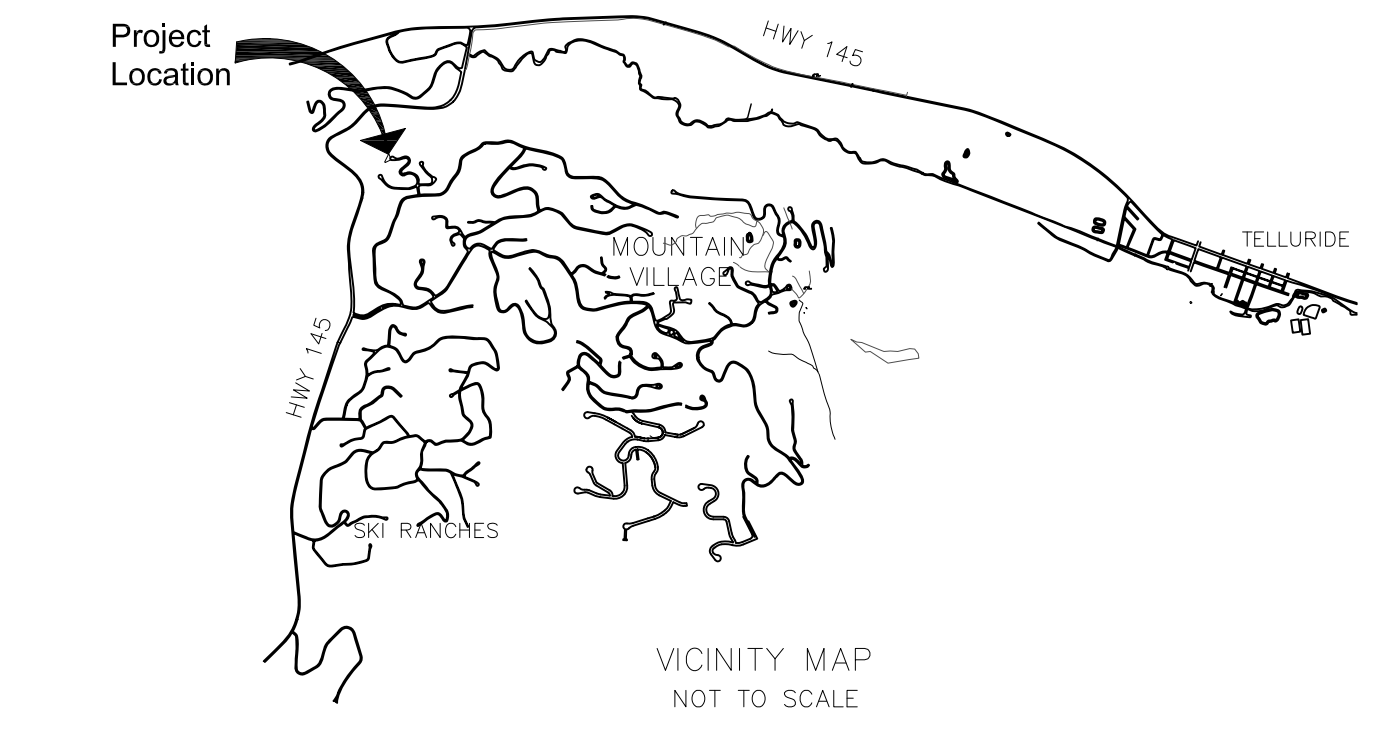


SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net

DATE:	04/01/2021
JOB:	20041
DRAWN BY:	KSK
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



SITE UTILITY AND EXTERIOR LIGHTING PLAN
 SCALE: 1" = 10'
 0 5 10 20



517001 Modern Forms Square 10" High Bronze LED Outdoor Wall Light - #592D | Lamp 7ft

Modern Forms Square 10" High Bronze LED Outdoor Wall Light \$239.00 ADD TO CART

Modern Forms Square 10" High Bronze LED Outdoor Wall Light - Style B 592D

1 Review | 5 Questions, 9 Answers

\$239.00

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1 ADD TO CART SAVE

or 4 interest-free payments of \$59.75 with [eazee](#)

Check Store Availability | Question? Ask a Store Associate

Open Box Available

PRODUCT DETAILS

Complete a modern aura in any entryway with the sleek geometric silhouette of this bronze outdoor wall light.

Additional Info:

Sleek and modern, this outdoor wall light from Modern Forms makes a bold statement. Featuring a warm bronze finish, the square silhouette casts a cascading glow throughout any entryway while remaining ADA-compliant. Create a charming aura with the dimming capabilities of the energy-efficient LED lights, complete with an electronic low voltage dimmer.

- 10" wide x 10" high. Extends 2 1/2" from the wall.
- Backplate is 9 1/2" high x 9 1/2" wide x 3/4" deep.
- Includes one dimmable 15 watt high-powered replicable LED module: 720 lumen light output, comparable to a 60 watt incandescent. 3000K color temperature. 90 CRI.
- Energy-efficient LED outdoor wall light from the Square collection by Modern Forms.
- Bronze finish over solid aluminum construction.
- ADA compliant design.

Shop all Modern Forms

https://www.lampsplus.com/product/modern-forms-square-10-high-bronze-led-outdoor-wall-light_3923.html

ADDRESS MONUMENT LIGHT CUT SHEET

LEGEND

- SCNCE INCANDESCENT (+7' ABOVE GRADE)
- (9) NIGHT SKY DOWNLIGHTS (+7' ABOVE DECK)

REVISIONS:
 4-13-21
 5-17-21
 6-14-21
 6-16-21

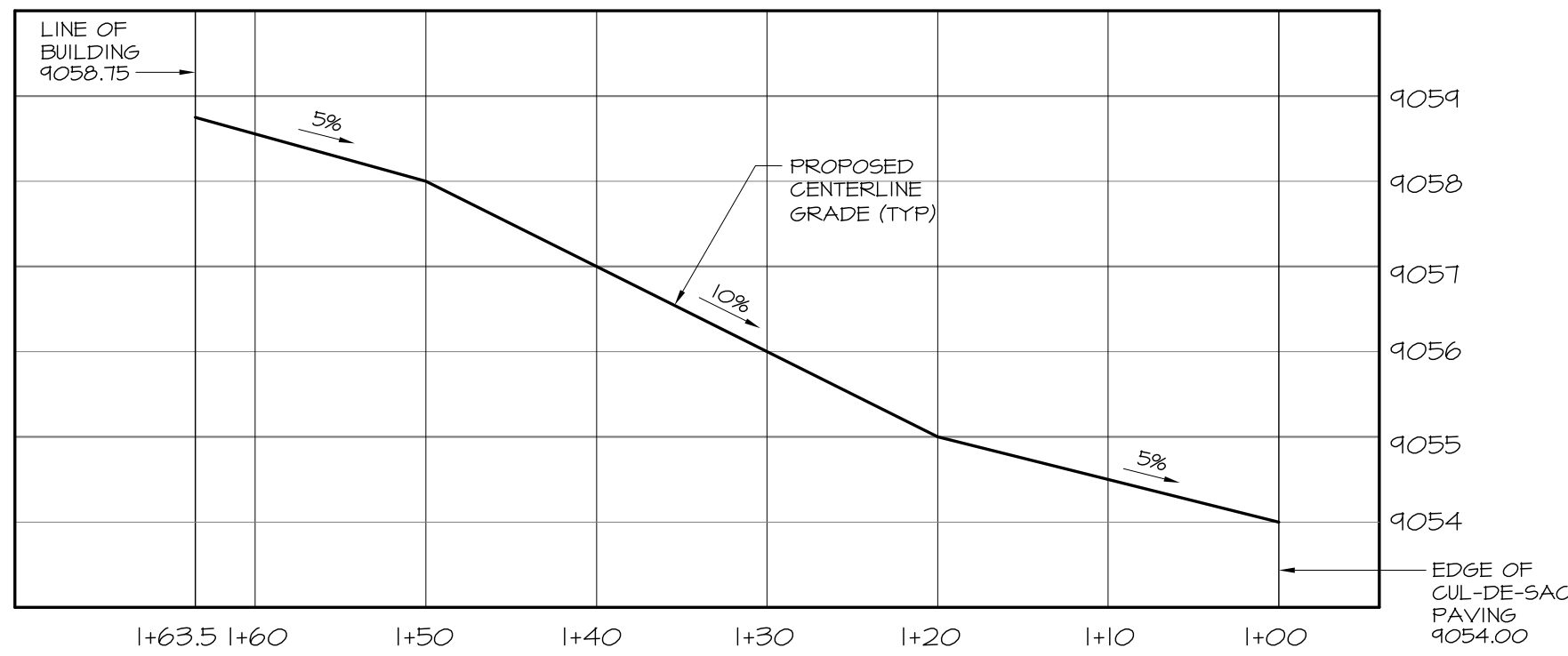
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Unit AR-59 Timber Ridge at Mountain Village
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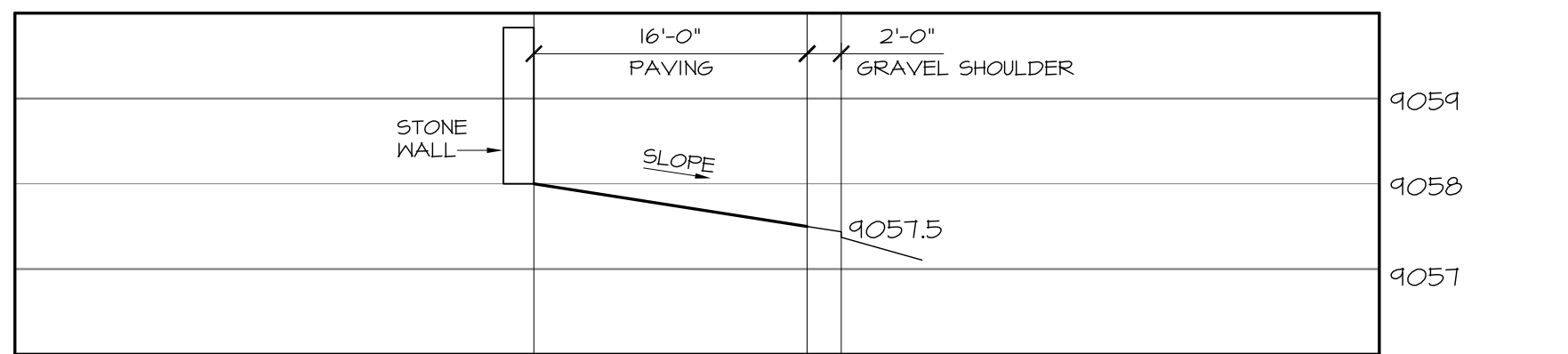
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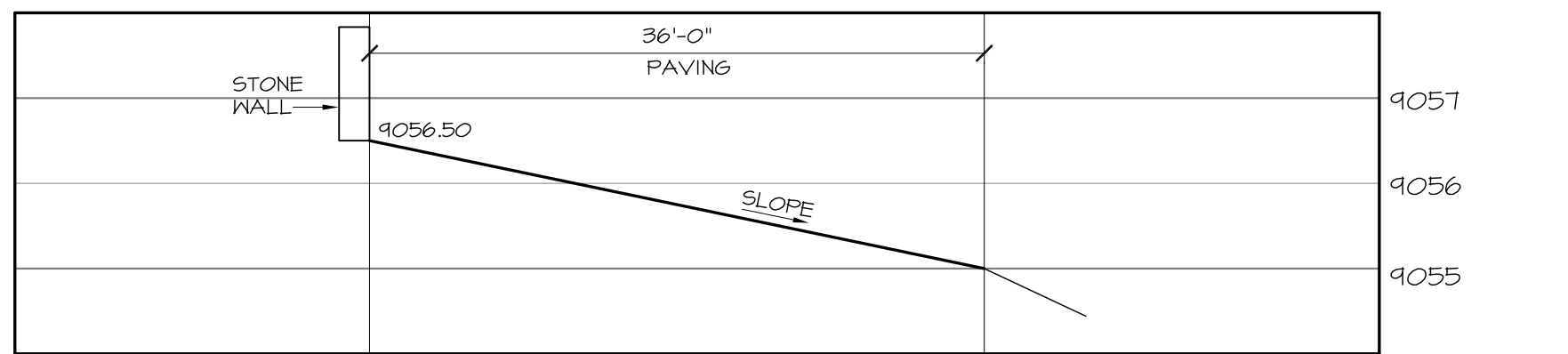
DRIVEWAY PROFILE S-1

HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'



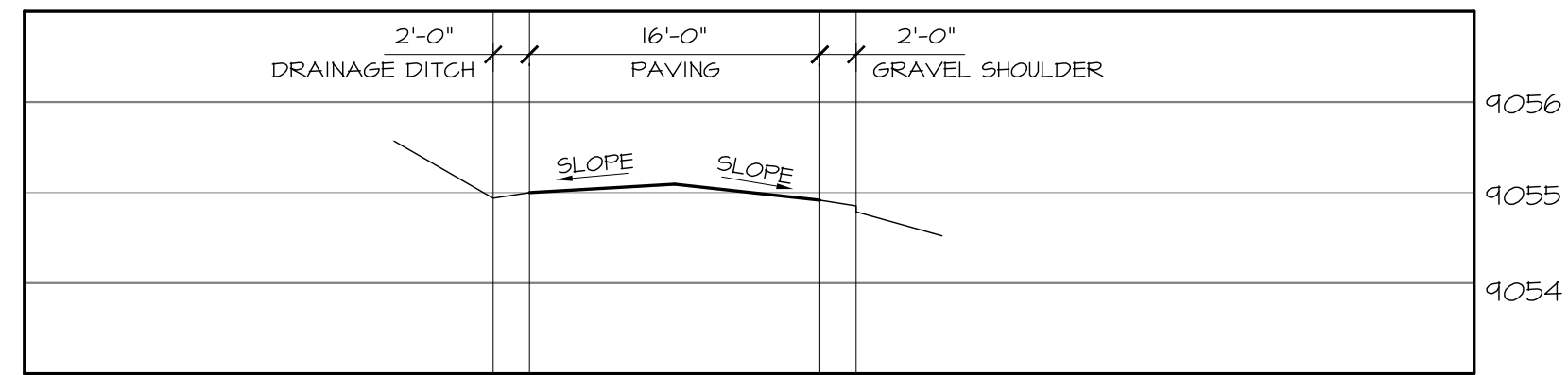
DRIVEWAY SECTION S-2 (STATION 1+45)

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



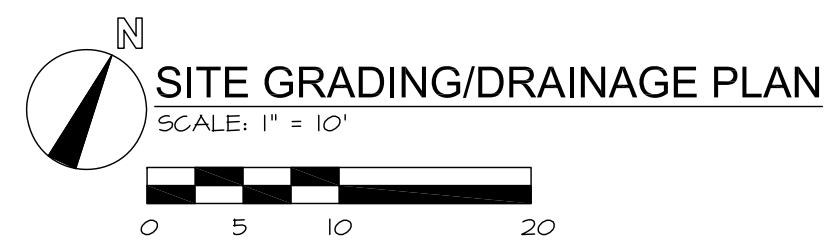
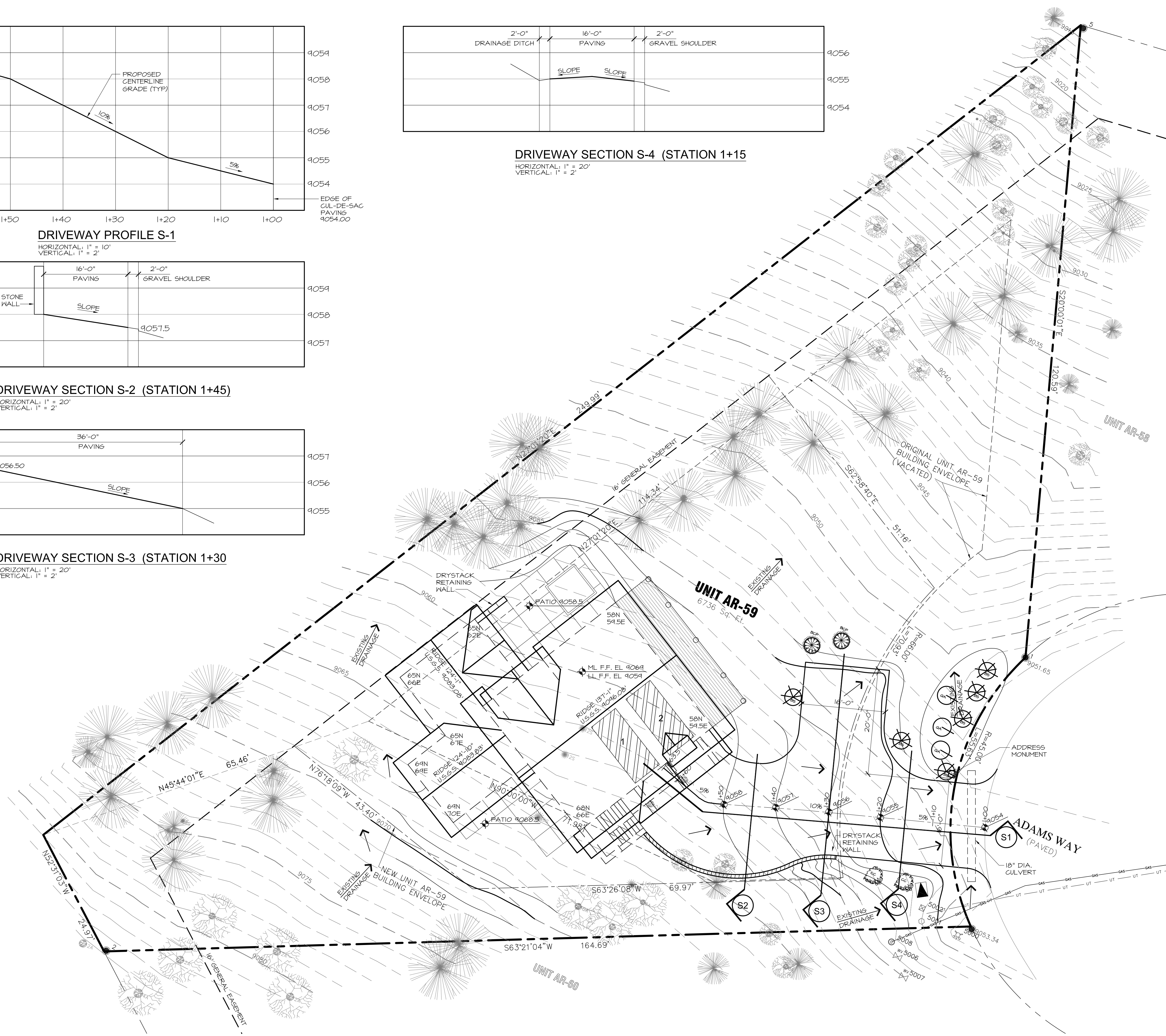
DRIVEWAY SECTION S-3 (STATION 1+30)

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

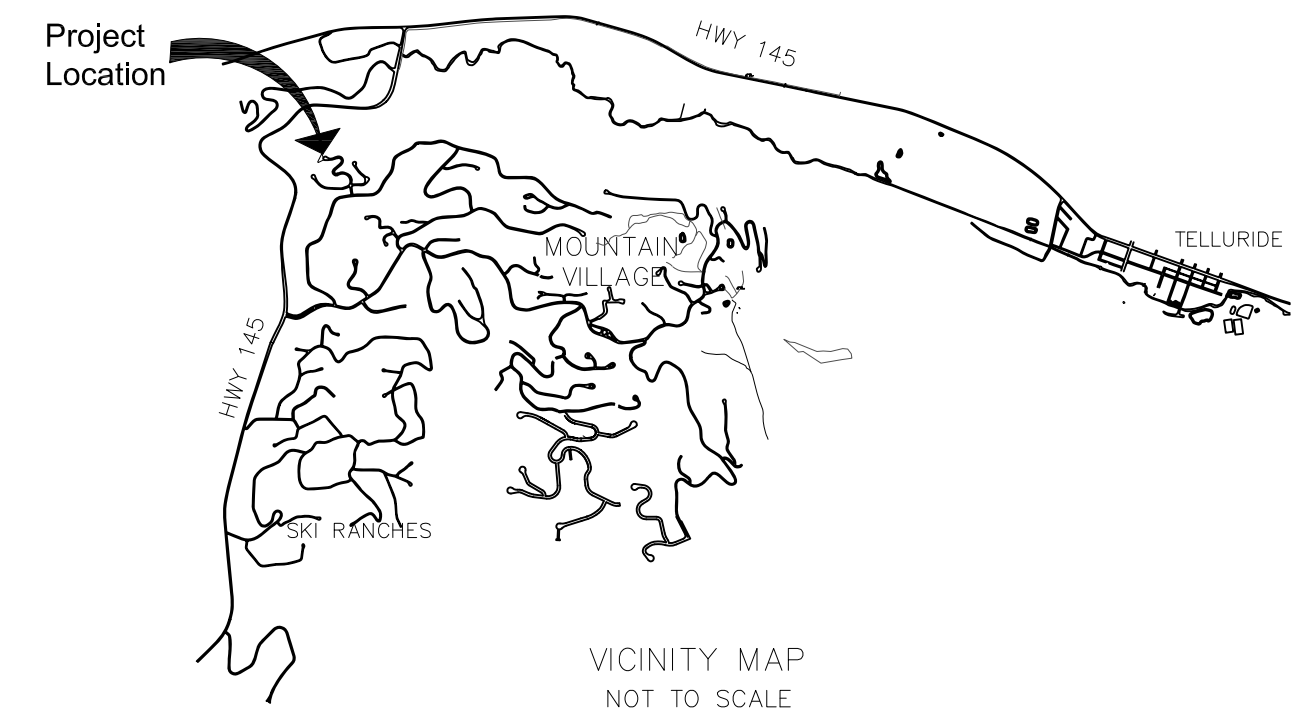


DRIVEWAY SECTION S-4 (STATION 1+15)

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



PROJECT SUMMARY	
LOT SIZE:	6736 S.F.
ZONING DESIGNATION:	SINGLE FAMILY CONDOMINIUM/Common AREA
BUILDING HEIGHT:	38' MAX.
AVERAGE BUILDING HEIGHT:	
REQUIRED PARKING:	4 SPACES REQ'D / 4 SPACES PROVIDED
BUILDING COVERAGE:	2562 S.F.
TOTAL COVERAGE PERCENT:	38%



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LANDSCAPE GENERAL NOTES:

1. SOIL PREPARATION

Topsoil will be stripped, stored on site, and spread to a minimum depth of four inches. Soil amendments of manure and peat moss are to be rototilled into all areas to be sodded and three cubic yards per thousand square feet.

2. PLANTINGS AND PLANT MATERIAL

All plant material will be required to meet the American Standard for Nursery Stock. All plantings will meet the standards of the Associated Landscape Contractors of Colorado- Reference schedule and plan for quantity and locations.

3. SODDING

All sodded areas will be bluegrass. Preparation of soils will include topsoil and rototilling to a depth of six to 8 inches. Sodded areas will be irrigated, see IRRIGATION.

4. TOWN OF MOUNTAIN VILLAGE PREFERRED LANDSCAPE # RE-VEG MIXES (2002)

NATIVE MIX (GENERAL RE-VEG)			
Western Tarron	5%	Alpine Bluegrass	15%
Tall Fescue	10%	Canada Bluegrass	10%
Arizona Fescue	5%	Perennial Ryegrass	15%
Hard Fescue	5%	Slender Wheatgrass	10%
Creeping Red Fescue	10%	Mountain Brome	15%

UPLAND MIX (METLANDS BUFFER MIX)

Arizona Fescue	14%
Alpine Bluegrass	14%
Slender Wheatgrass	38%
Mountain Brome	36%

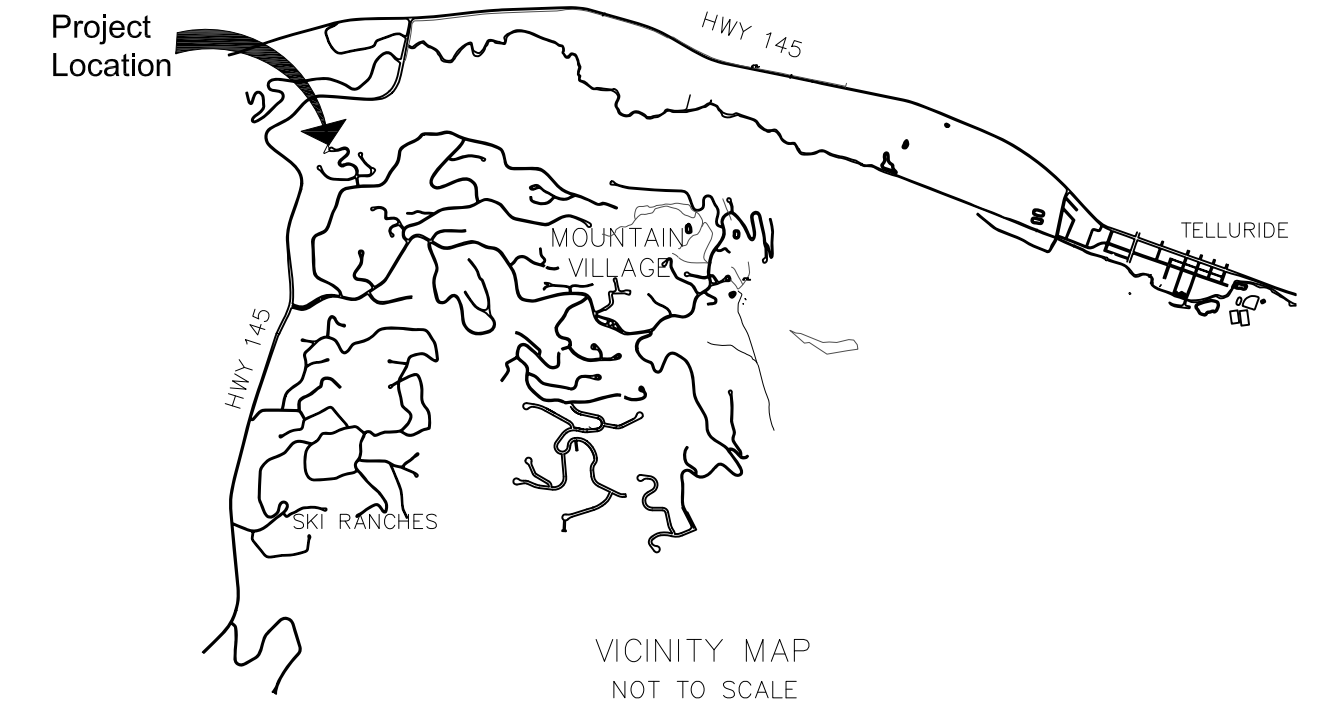
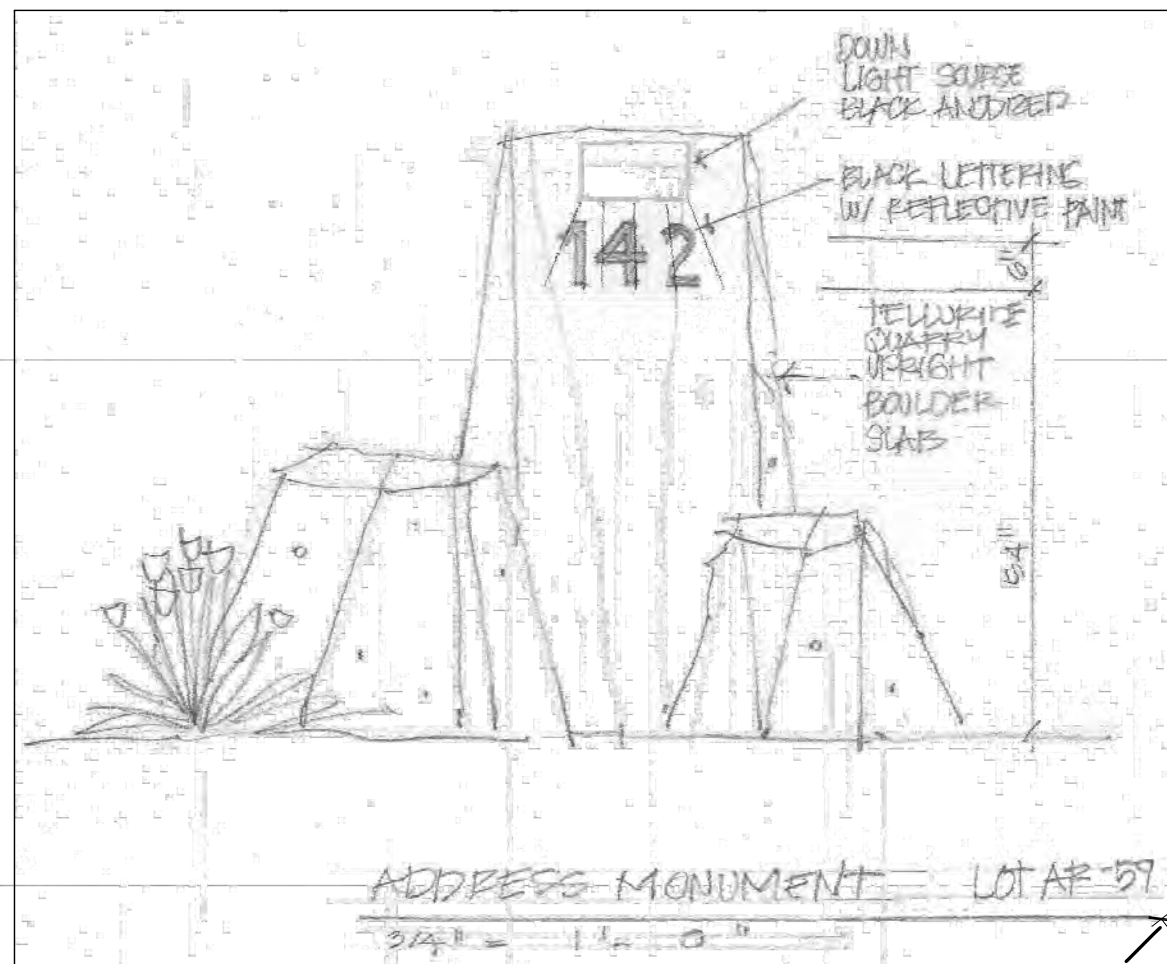
In areas to be seeded soil will be scarified and/or the topsoil replaced. Newly seeded areas will be mulched by straw, hydro-mulch, or erosion control netting on slopes steeper than 3:1.

5. IRRIGATION

Automatic irrigation will be provided in sodded areas and flower beds with a pop-up sprinkler system and drip irrigation respectively. Reference plan for design.

6. PLANT GUARANTEE

Landscape installation to provide a two-year guarantee on all newly planted material.



NOTES:

- PROPERTY OWNERS AGREE TO PROVIDE (2) YEAR PLAN GUARANTEE ON ALL PLANT MATERIALS.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE REVEGETATED TO NATURAL STATE PER MOUNTAIN VILLAGE APPROVED SEED MIX.
- PLAN SHALL COMPLY WITH SECTION 9-104 OF DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
- ALL EXISTING TREES IN THE FIRE MITIGATION ZONE 2 WILL BE TRIMMED TO A HEIGHT OF 10' ABOVE GRADE.

RE-VEGETATION NOTES:

- ENTIRE SITE CLEARED OF STANDING DEAD.
- WOOD CHIP PILES OF EXISTING SLASH 4 REMOVE CHIPS.
- SEE CONSTRUCTION STAGING PLAN FOR FENCING.
- ALL AREAS TO BE REVEGETATED BEFORE CONSTRUCTION BEGINS EXCEPT HOME SITE.
- REVEGETATED AREAS WILL HAVE TEMPORARY BROADCAST IRRIGATION FOR THE FIRST SEASON.
- THE NEWLY PLANTED TREES WILL BE PROVIDED WITH FLOOD IRRIGATION FOR THE FIRST 2 SEASON UNTIL ESTABLISHED.

IRRIGATION LEGEND

Check Valve	- Fetco 825Y Double Check device
Station Timer	- Toro Vision II (8) station electronic timer
Gate Valve	- Fetco gate valve - Provide hose bib for winterization of entire system
Ball Valve	- Fetco ball valve - Provide for manual shut down of system
Electronic Control Valve	- Toro series 250 electronic control valve with flow control
Drip Tubing	- Dura-pol blue strip drip tubing - 1/2"
Main Line	- Class 200 PVC
Laterals	- 80# NSF Polyethylene
Sprinkler head	- Toro series 570 pop-up sprinkler head with FGD Nozzles

Notes:

- Irrigation System to be designed to 50 psi
- Main line to be class 200 PVC, 12" min. Depth
- Lateral lines to be 80 Poly 6 min. depth
- All wire to be #14 UF with dri-splice connectors
- Provide backflow prevention device at check valve
- Slope mainline for positive winter drainage, provide manual drain valves at all low points
- Provide hose bib hook up for winterization of entire system.
- Provide 2" sleeving under all paved surfaces

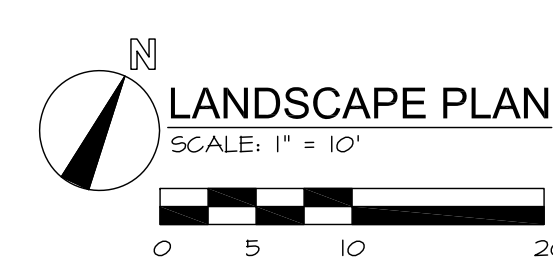
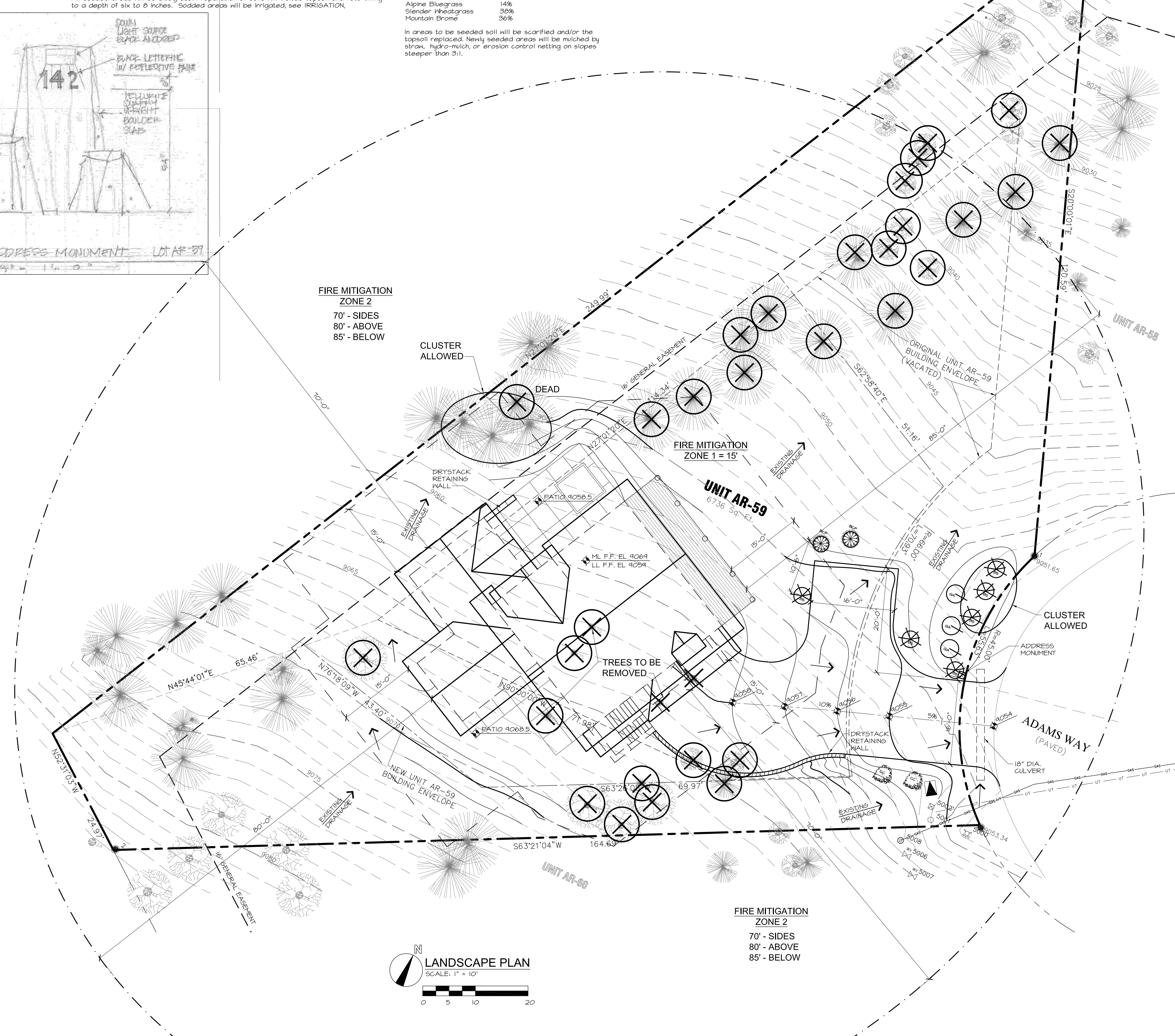
PLANT LEGEND

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
QA	3	Quaking Aspen	Populus tremuloides	3" - 3.5"
BS	6	Colorado Blue Spruce	Picea pungens	8" - 10"
BCP	2	Rocky Mountain Bristlecone Pine	Pinus aristata	5 gal.
CC	2	Chokecherry	Prunus virginiana	5 gal.
SP		Sub-alpine Fir	Abies lasiocarpa	5 gal.
TJ		Tam Juniper	Juniperus sabinia	5 gal.
HJ		Horizontal Juniper	Juniperus horizontalis	1 gal.
////		Assorted Perennials		

Notes:

- Perennials are:

COMMON NAME	BOTANICAL NAME
Snow on the Mountain	Aegopodium podagraria variegatum
Columbine, Alpine	Aquilegia alpina
Columbine, Rocky Mountain	Aquilegia canadensis
Alpine Aster	Aster alpinus
Calendula	Calendula officinalis
Snow-in-summer	Geranium tomentosum
Painted Daisy	Chrysanthemum coccineum
Delphinium	Delphinium spp.
Pinks, Spotted	Dianthus, alwoodii
Sweet William	Dianthus barbatus
Purple Coneflower	Echinacea purpurea
Daylily, Yellow	Hemerocallis "Hyperion"
Iris x germanica	Iris x germanica
Rocky Mountain Iris	Iris missouriensis
Iris, Blue Siberian	Iris sibirica "Cesar's Brother"
Yellow Flax	Linum flavum
Blue Flax	Linum lewisii
Flax, Blue	Linum perenne
Native Lupine	Lupinus parviflorus
Russell hys Lupine	Lupinus polyphyllus
Engelmann Ivy	Peristemon alpinum
Alpine Penstemon	Penstemon alpinum
Thyme, Hooley	Thymus pseudo lanuginosus
Pansy, Blue Tufted	Viola cornuta "Blue Perfection"
Violet, Corsican	Viola Corsica
- Provide 6" - 8" of topsoil in all planting beds.
- All trees to be staked and guyed.
- Areas of re-vegetation are to be determined after construction is completed.



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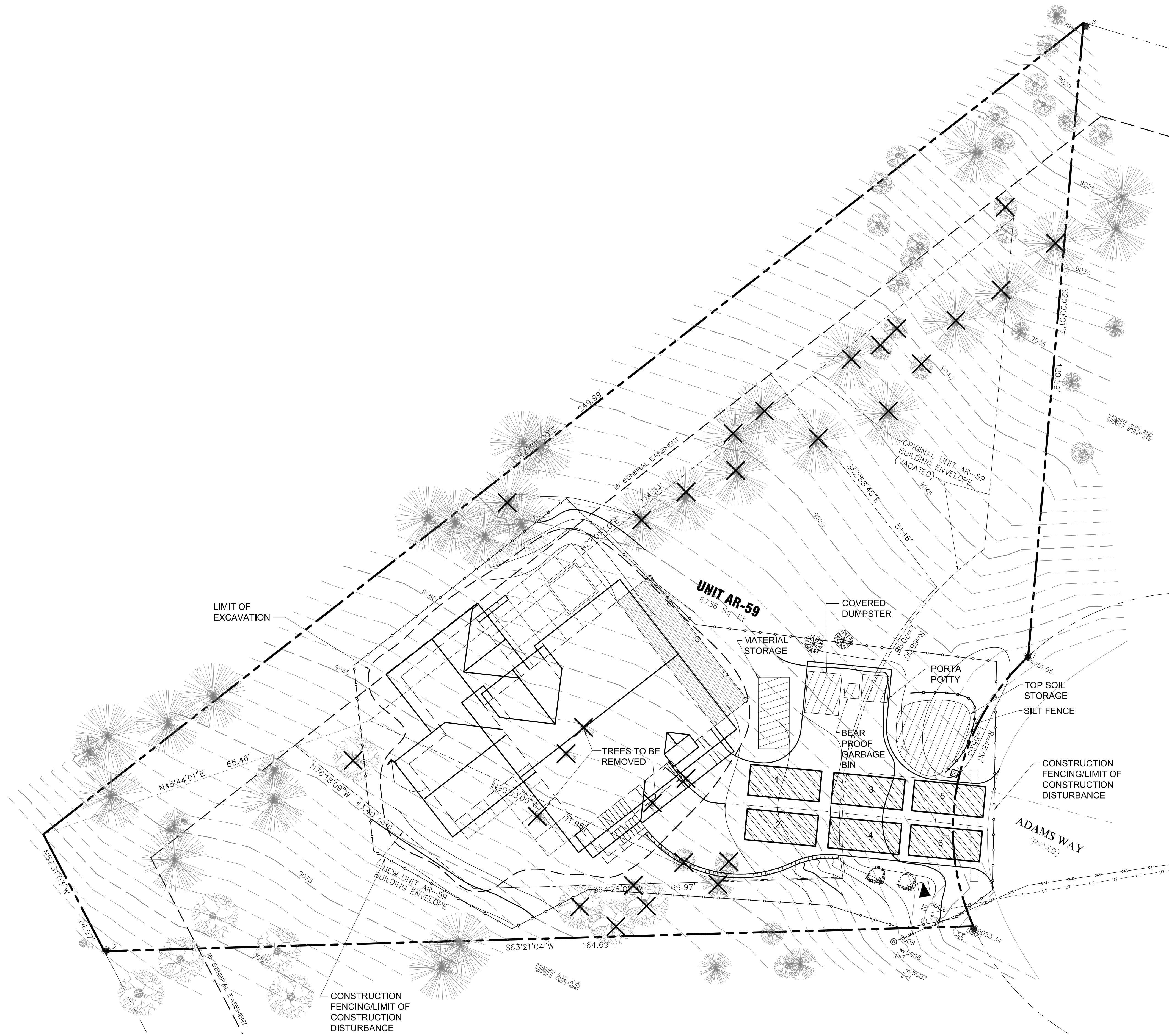
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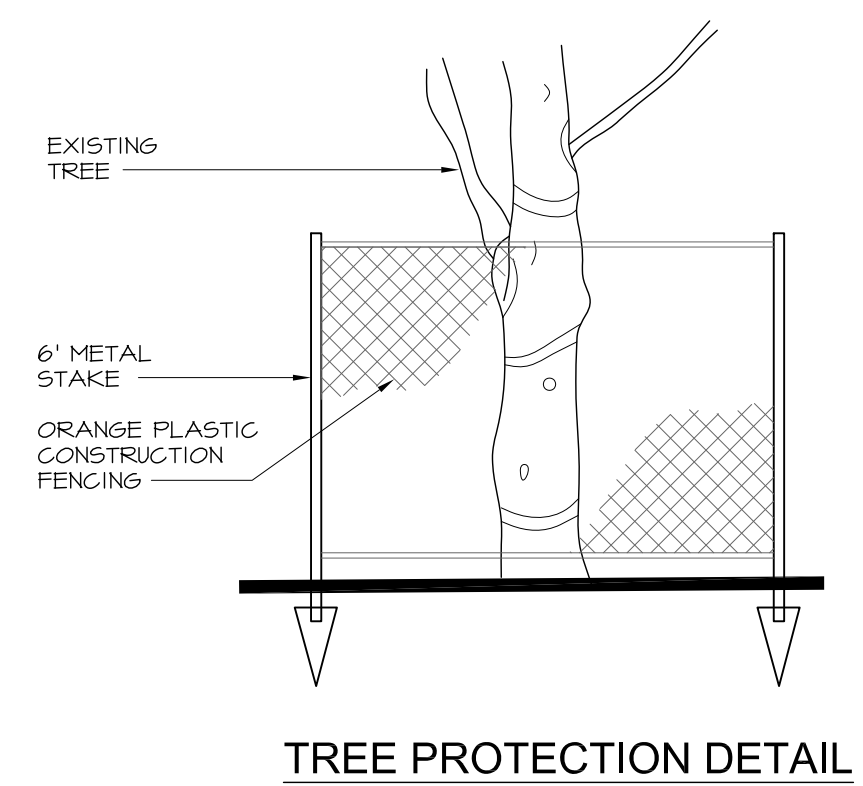
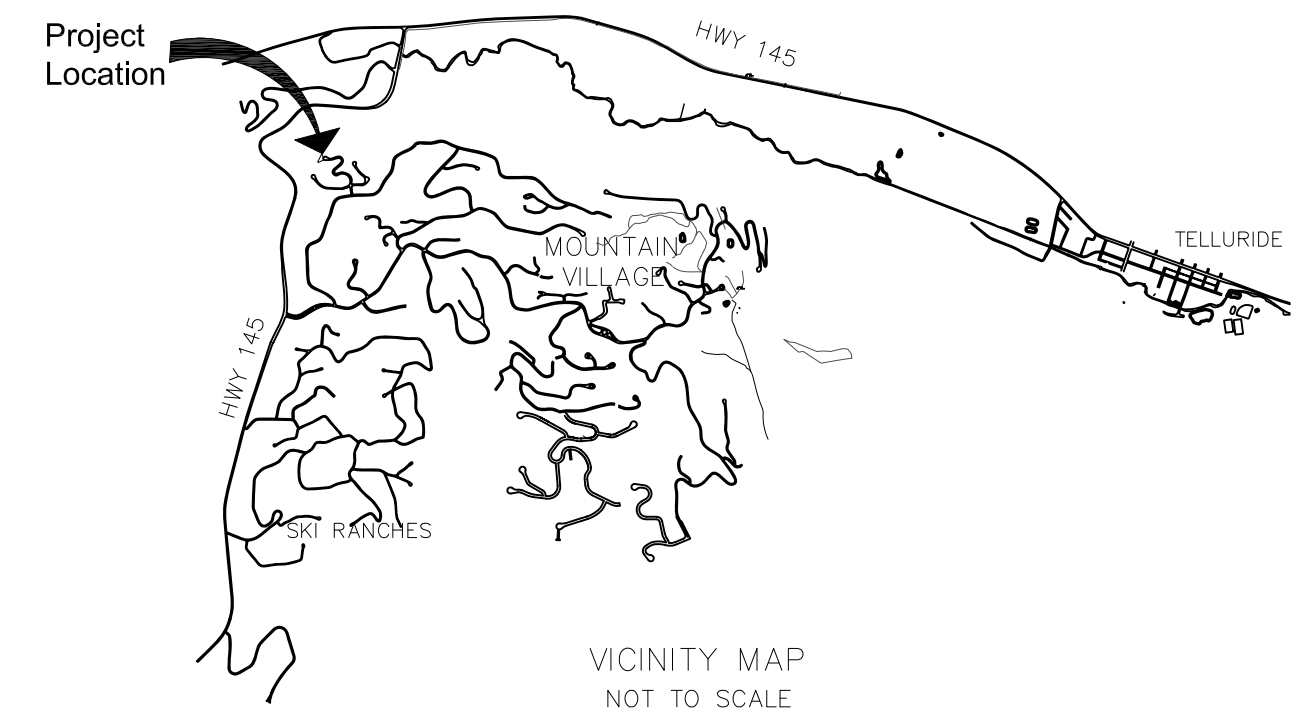
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A1.3
Unit AR-59



CONSTRUCTION STAGING PLAN
 SCALE: 1" = 10'
 0 5 10 20

NOTES:
 EXISTING TREES TO BE REMOVED IMMEDIATELY, ADD SLASH MATERIAL BY EXCAVATOR



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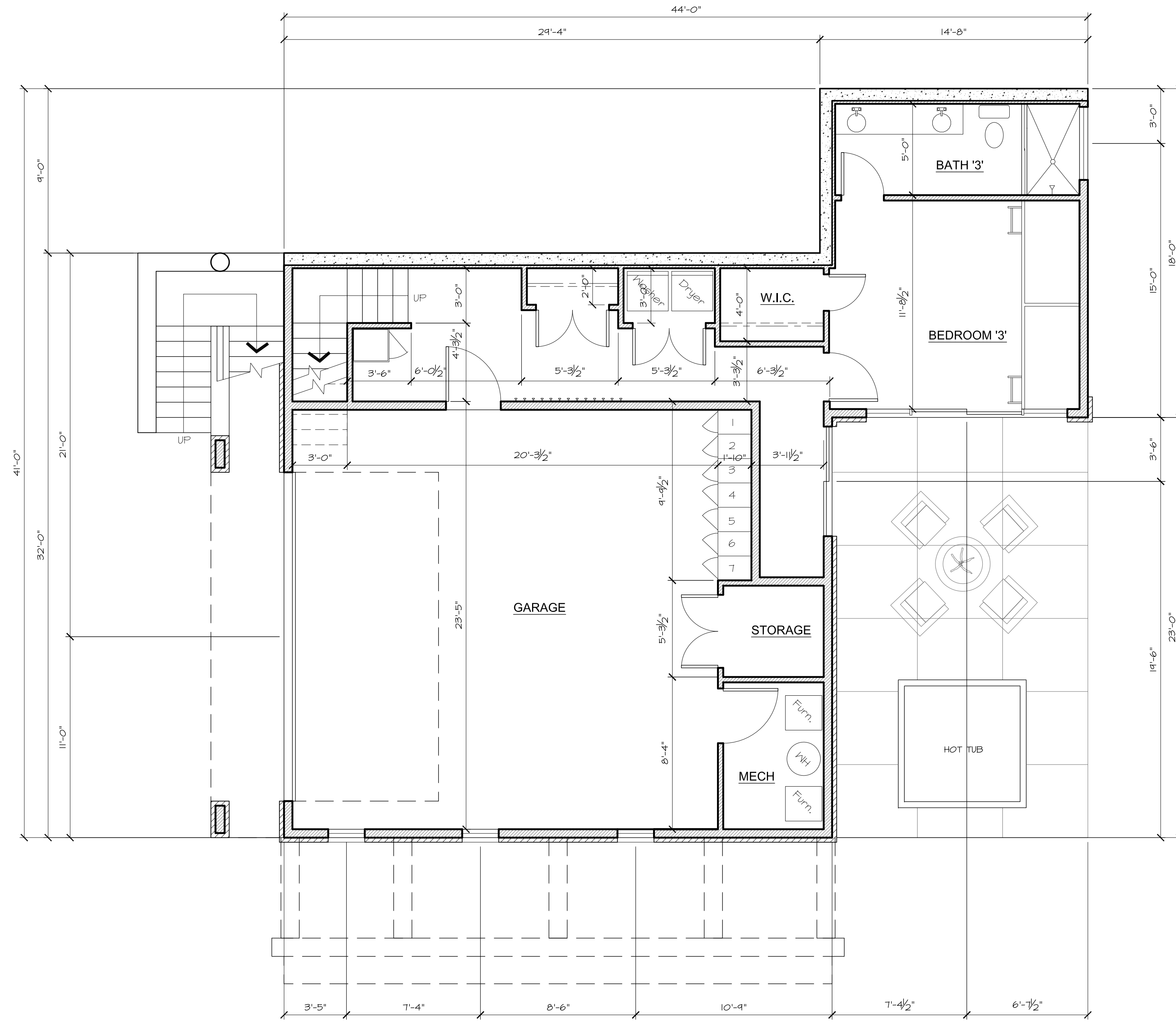
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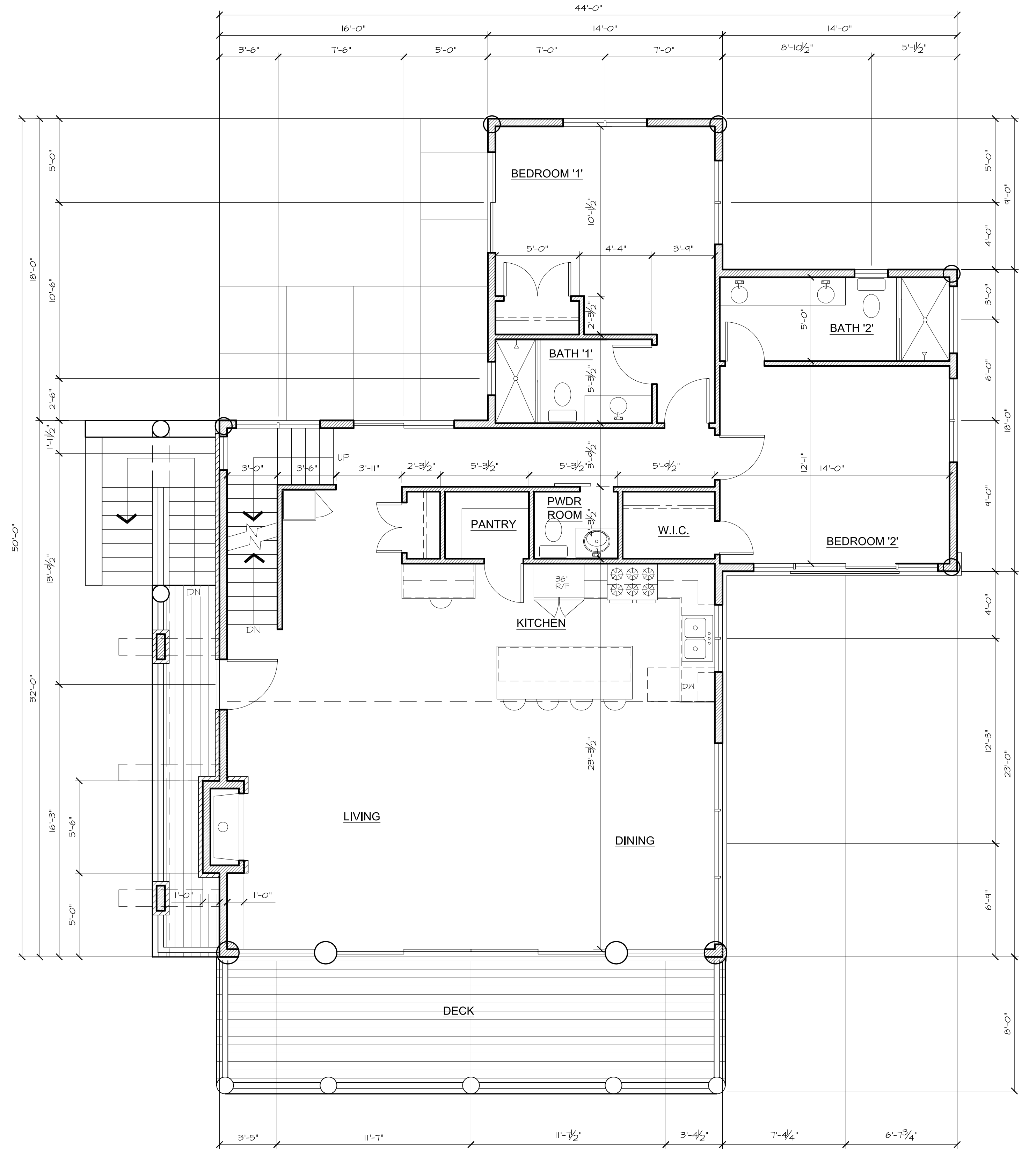
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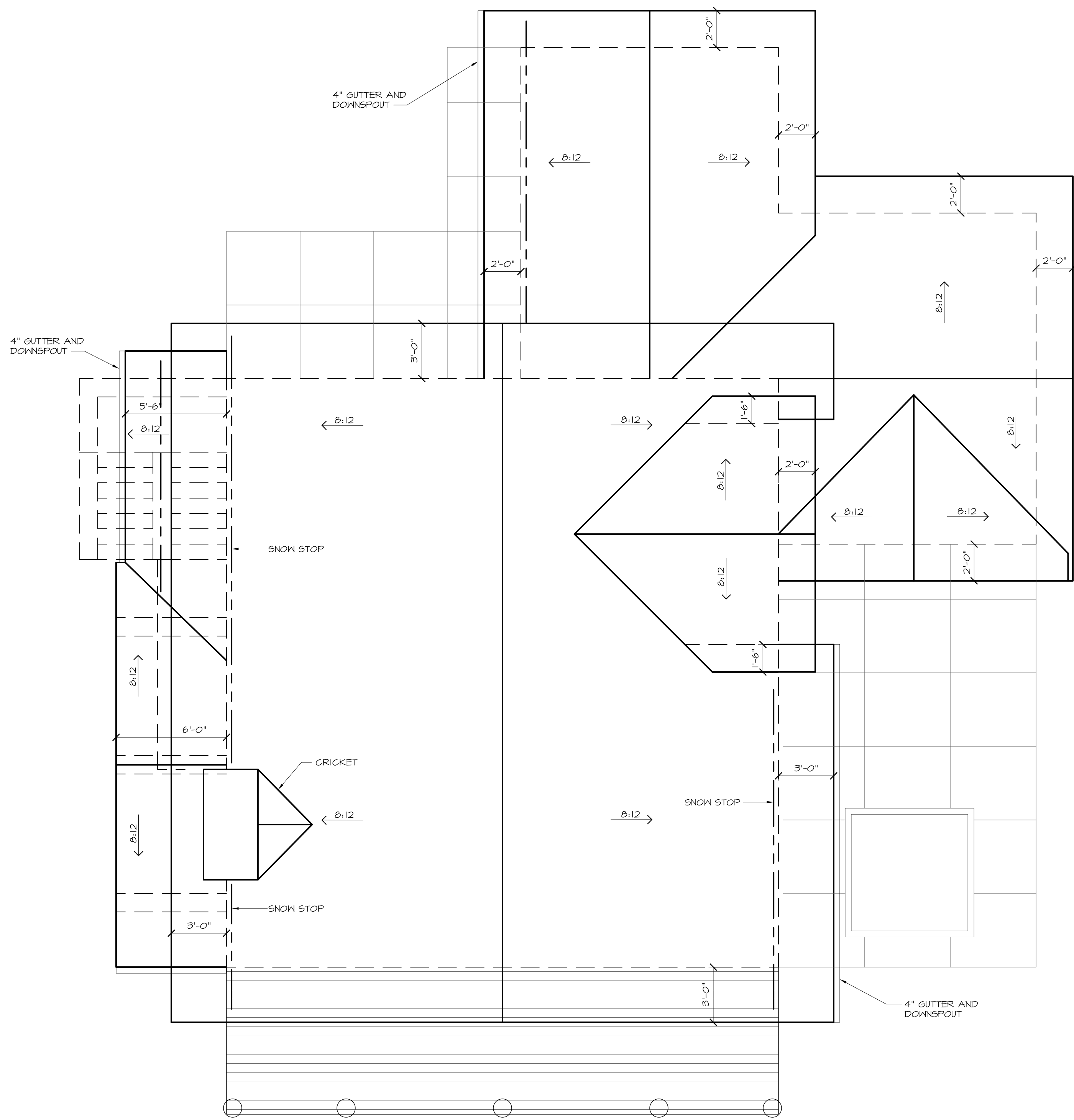
FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"

SQ. FOOTAGE CALCULATIONS	
LOWER LEVEL (EXCLUDING GARAGE)	534 s.f.
GARAGE	674 s.f.
MAIN LEVEL	1,426 s.f.
UPPER LEVEL	424 s.f.
TOTAL LIVING SPACE	2,384 s.f.
TOTAL BUILDING	3,068 s.f.

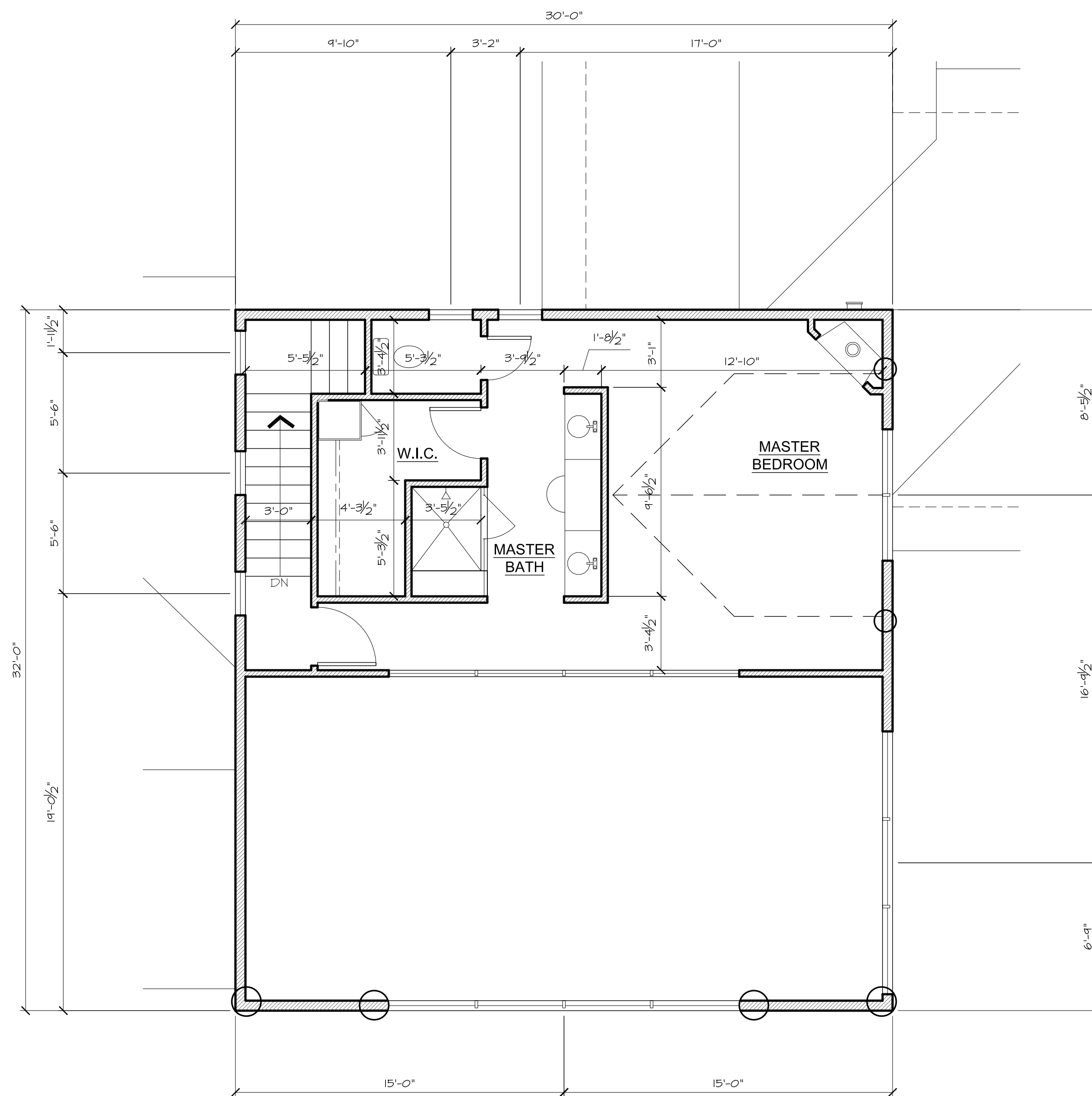


FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"





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



FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"



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A2.2
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ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



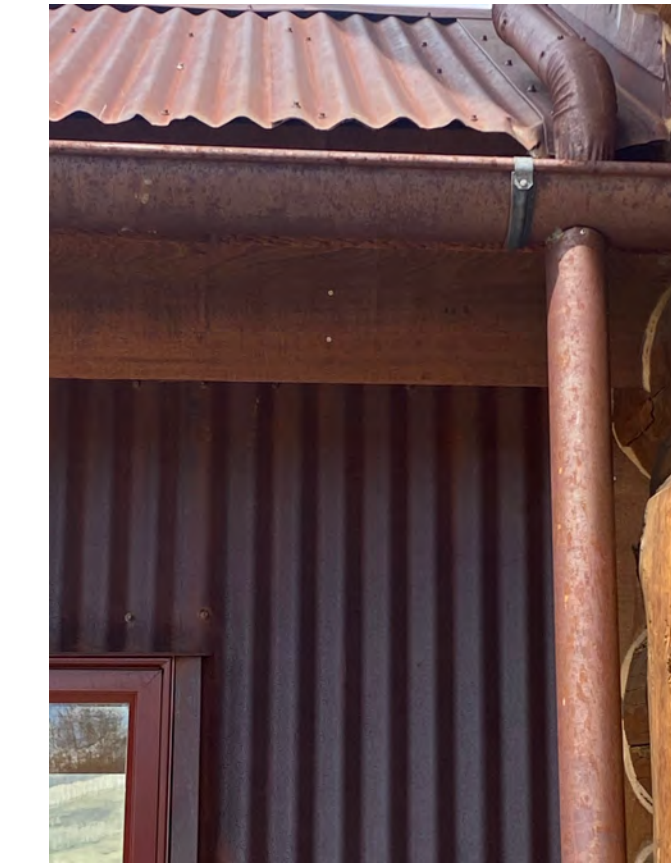
Hand peeled log siding with log post corners and chinking



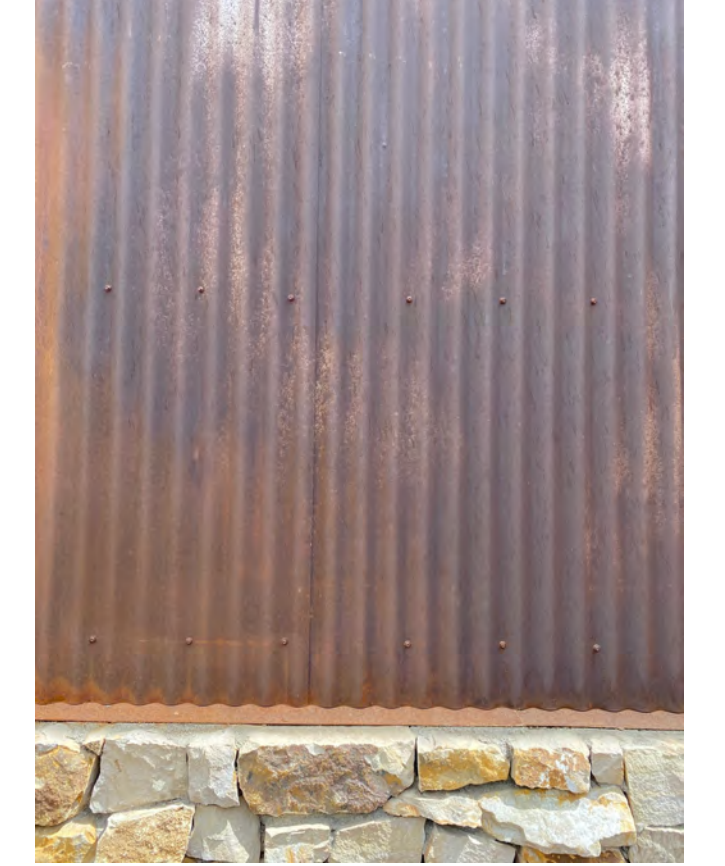
Garage door rusted metal flat 2'x4'



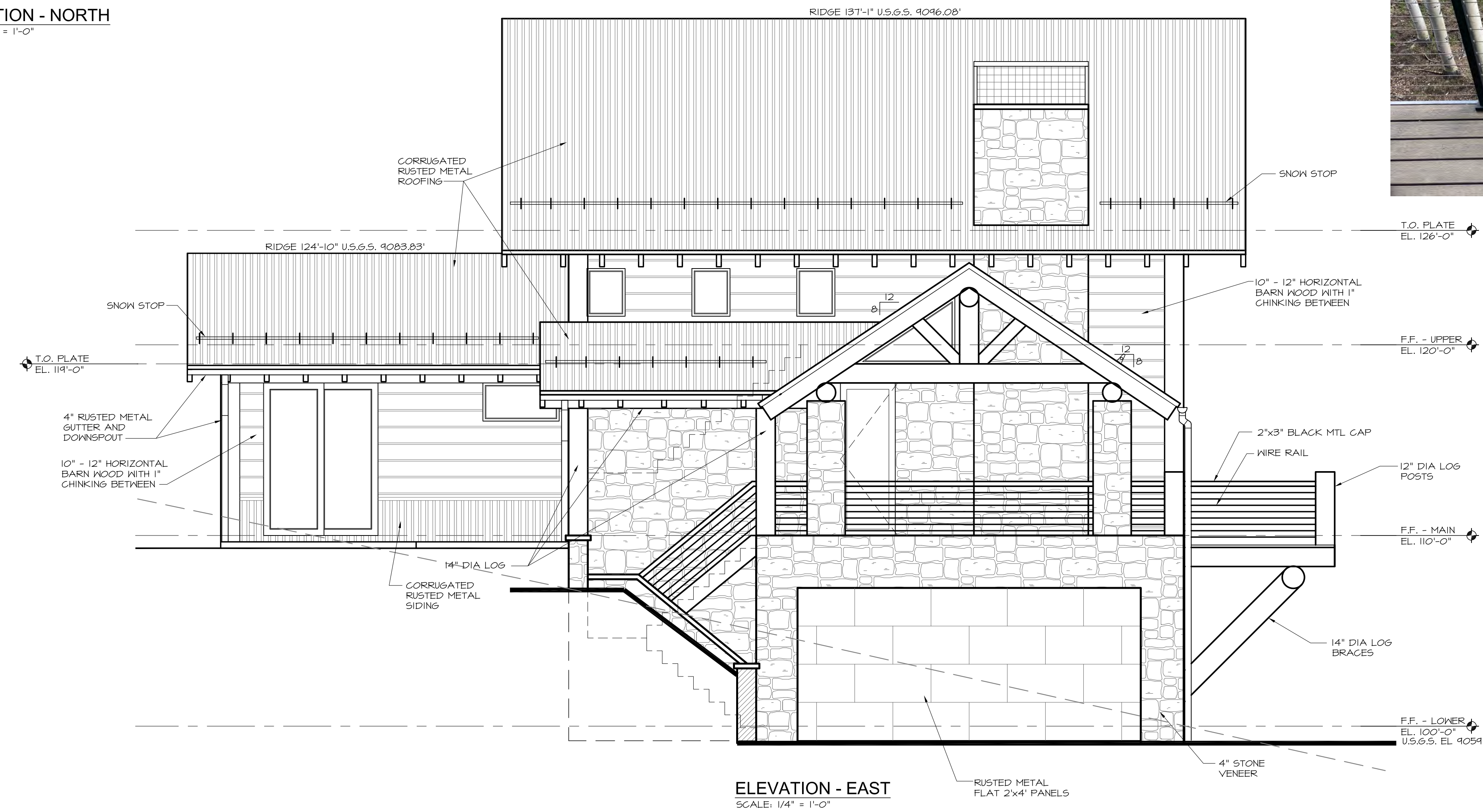
Stone Veneer



Gutters downspouts rd. Rusted metal



Siding / flashing / roofing corrugated rusted metal



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



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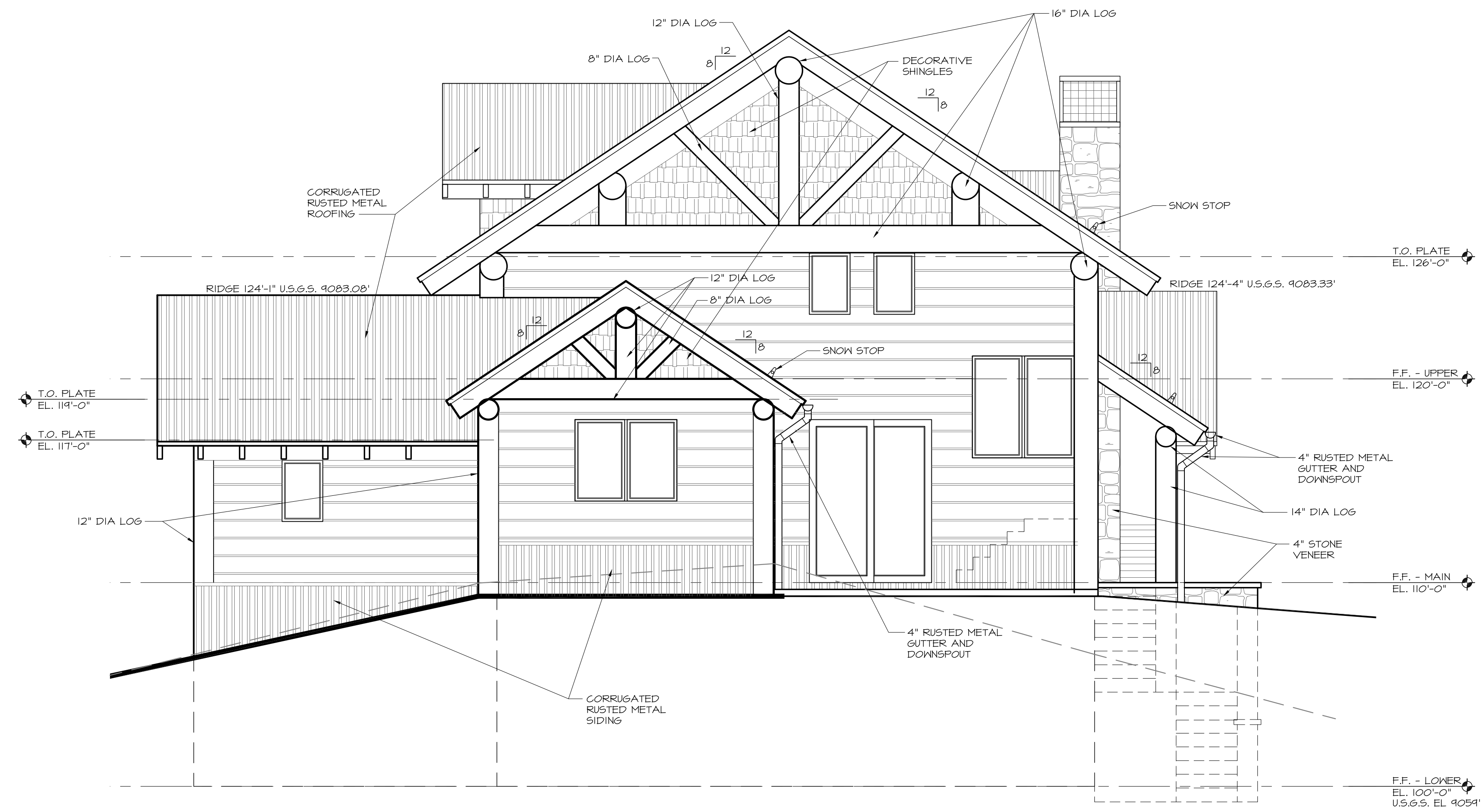
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Unit AR-59



WINDOW SCHEDULE LOT AR-59 FORD RESIDENCE

ROOM	WINDOW SIZE	QUANTITY	NOTES
LOWER LEVEL			
Garage	2424A	(3)	
Hall	6080SGD	(1)	RH operable
Bedroom #3	6080SGD	(1)	RH operable /Temp.
Bath #3	3096F	(2)	Mull to SGD/Temp.
MAIN LEVEL			
Living room	6096F	(2)	
	16080SGD	(1)	2 operable center panels
Kitchen	4848S	(1)	
Stairs	2436F	(3)	
	(2)3048S	(1)	Temp.
Hall	6080SGD	(1)	Temp.
	(2)3618F	(1)	Transom/Mull to SGD
Bedroom #1	6080SGD	(1)	LH operable/Temp.
	(2)3030S	(1)	
	(2)3048S	(1)	
Bath #1	2424A	(1)	
Bedroom #2	(2)3048S	(1)	
bedroom	(2)3048 Trap	(1)	

919202

Window and Door Materials | Marvin

A material with a high concentration of fiberglass and a strong resin, High-Density Fiberglass is a revolutionary material that achieves the look of other modern materials but with better thermal efficiency. In our Marvin Moderns product line, High-Density Fiberglass is used on the exterior of the windows and doors, while the interior is finished in a strong aluminum with a low-gloss finish.

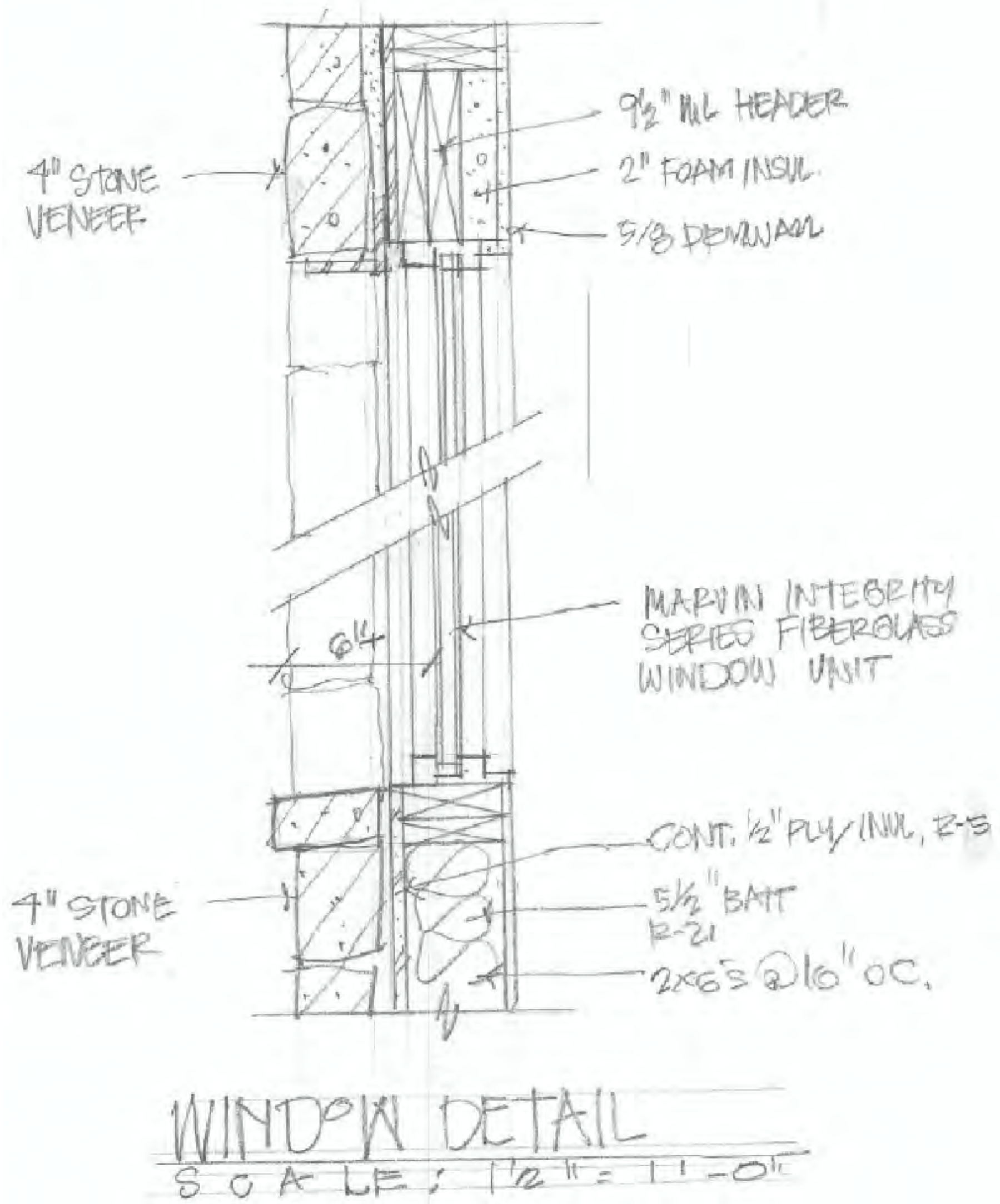
Benefits of High-Density Fiberglass

- Like polycarbonate fiberglass, High-Density Fiberglass expands and contracts at a rate comparable to that of glass to help maintain performance over time
- Maintains shape and thermal performance even in demanding climates
- Enables proprietary frame design that offers strength and performance even at expensive sizes

The Marvin Materials Difference: High-Density Fiberglass

We believe that modern windows and doors should perform better, so we developed a High-Density Fiberglass and patent-pending frame design for our Marvin Moderns product line that reimagines how products in this size and style can perform. From exterior to interior, a solid piece of High-Density Fiberglass forms our unique new frame, which requires no additional material to aid in its thermal performance & durability from our thermally broken competitors. Finished seamlessly to the interior with aluminum, we're able to deliver exceptional thermal performance to enable strength at large sizes while preserving desirably narrow sight lines.

<http://www.marvin.com/products/design-options/essentials>



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



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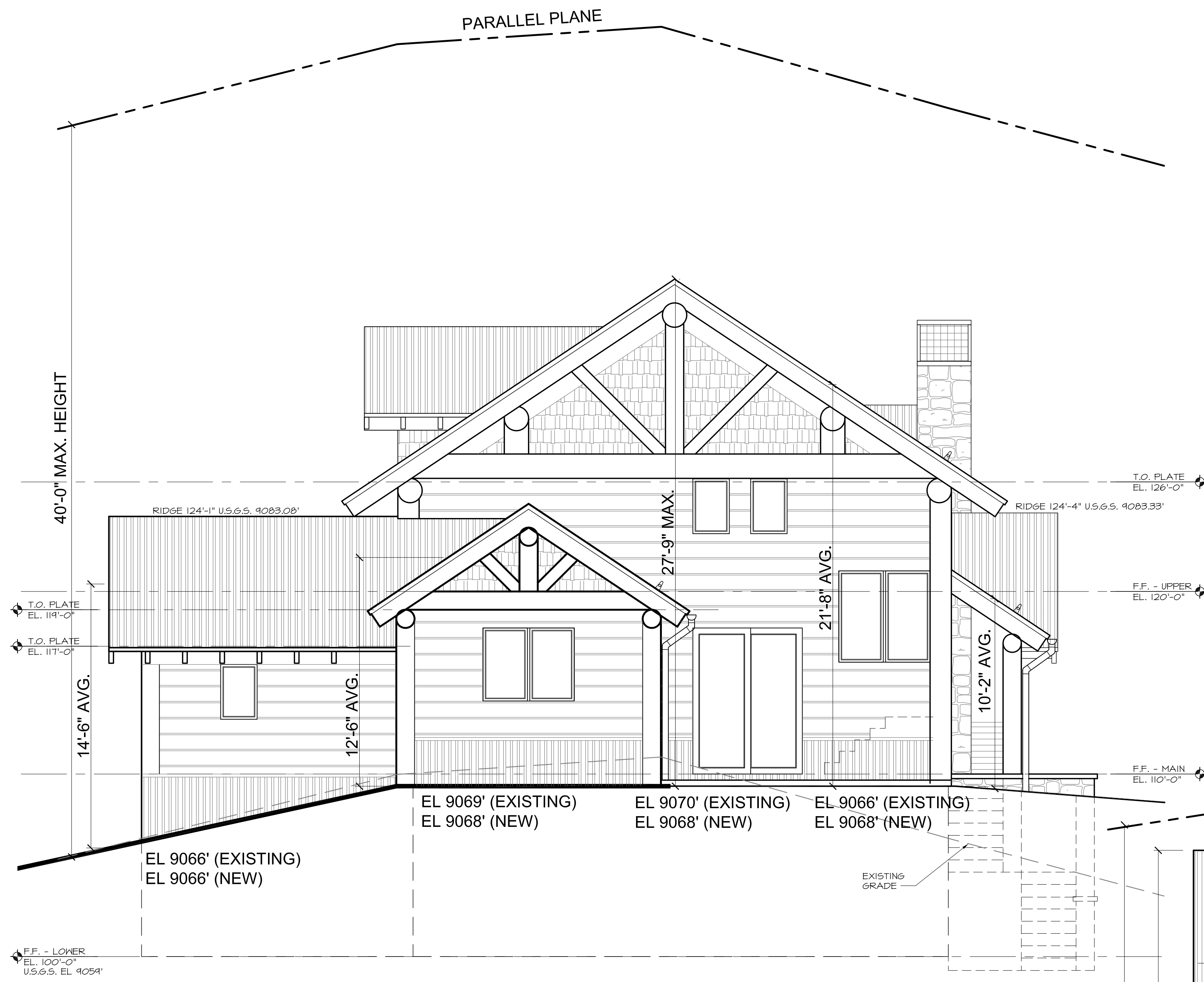
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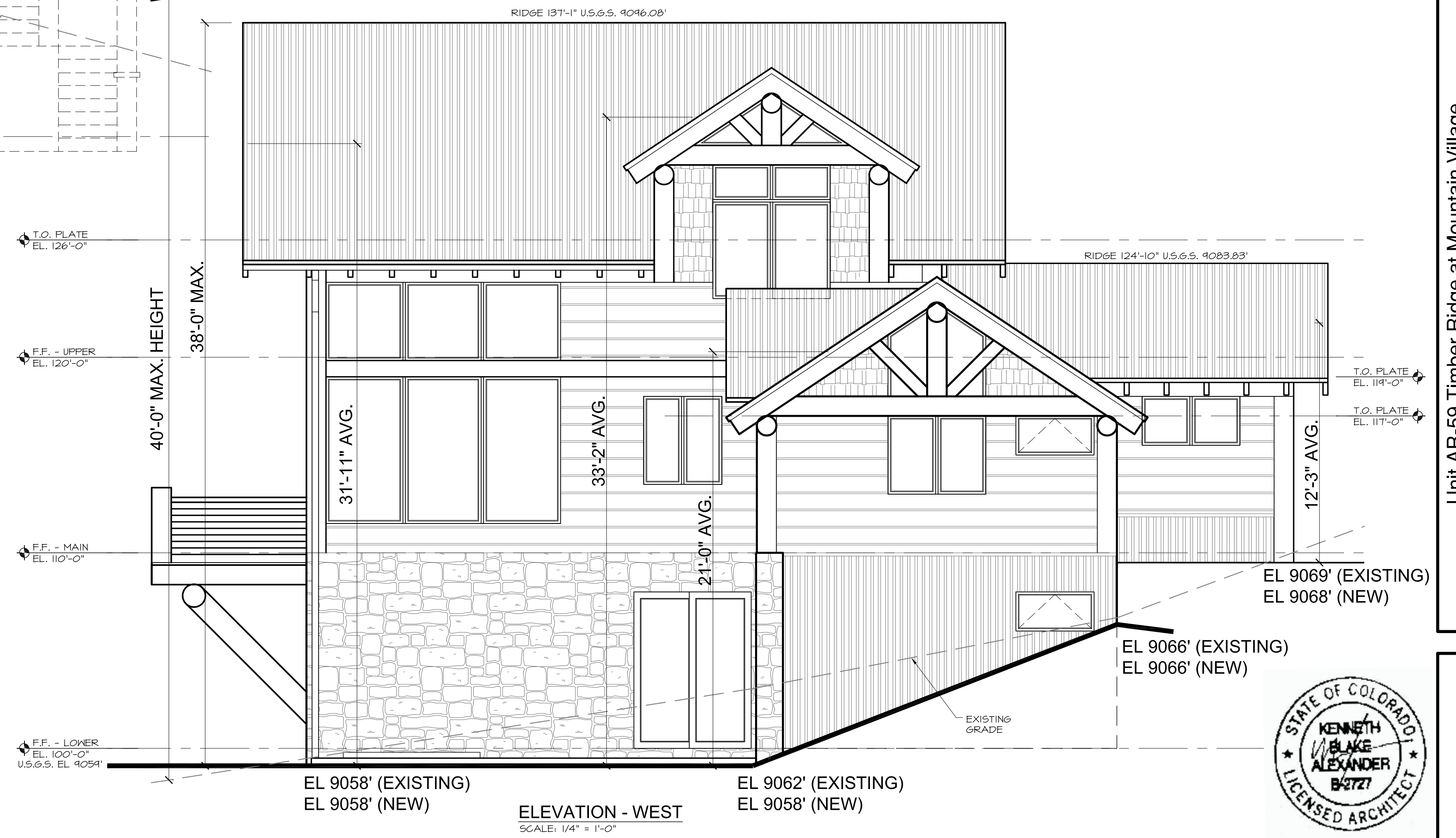
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ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



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



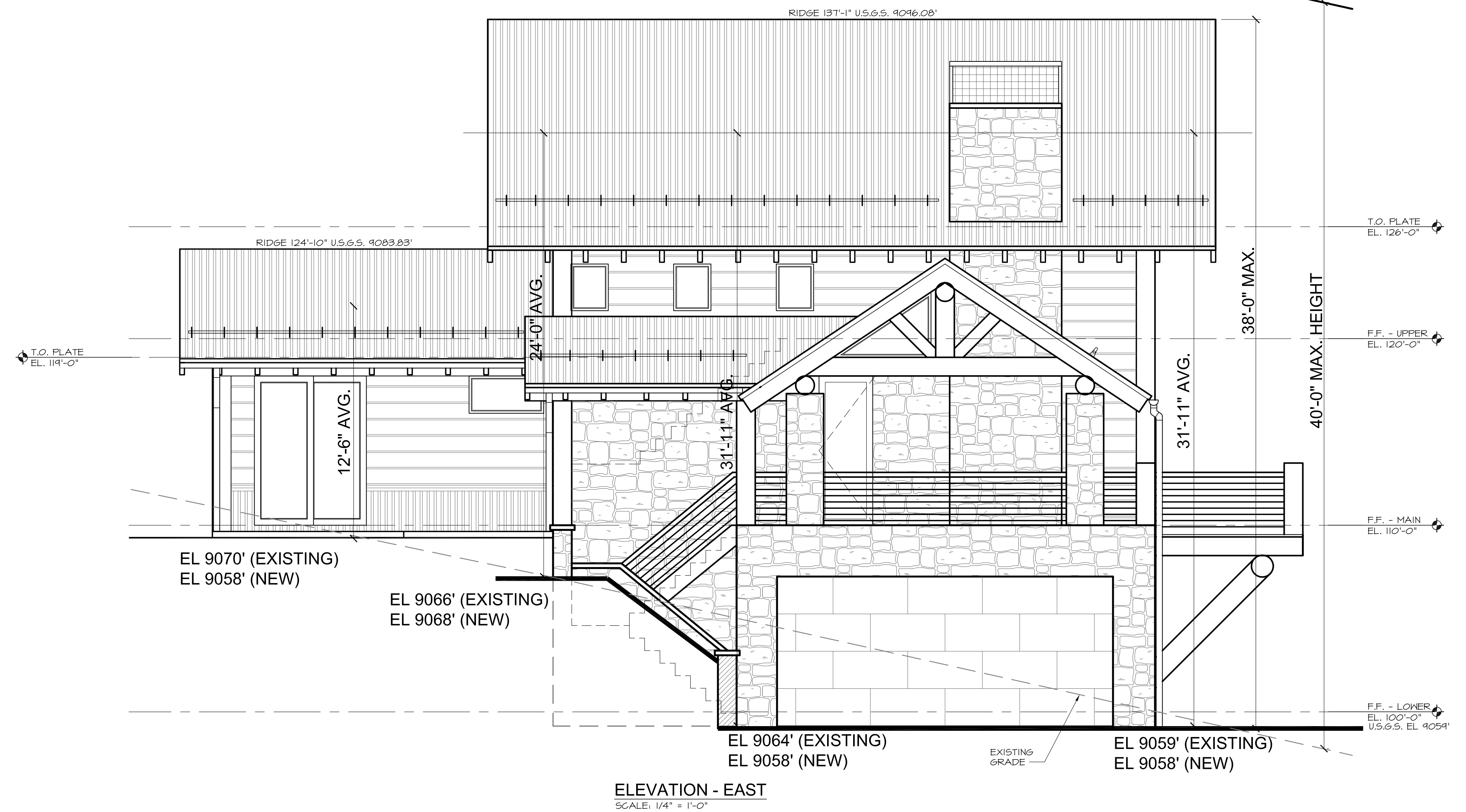
PARALLEL PLANE



HEIGHT CALCULATIONS					
HEIGHT	NORTH	SOUTH	EAST	WEST	TOTAL
MAX.	38'	27.75'	38'	38'	35.43'
MAX. AVG.	26.8'	17.33'	26.6'	24.84'	23.89'



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



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

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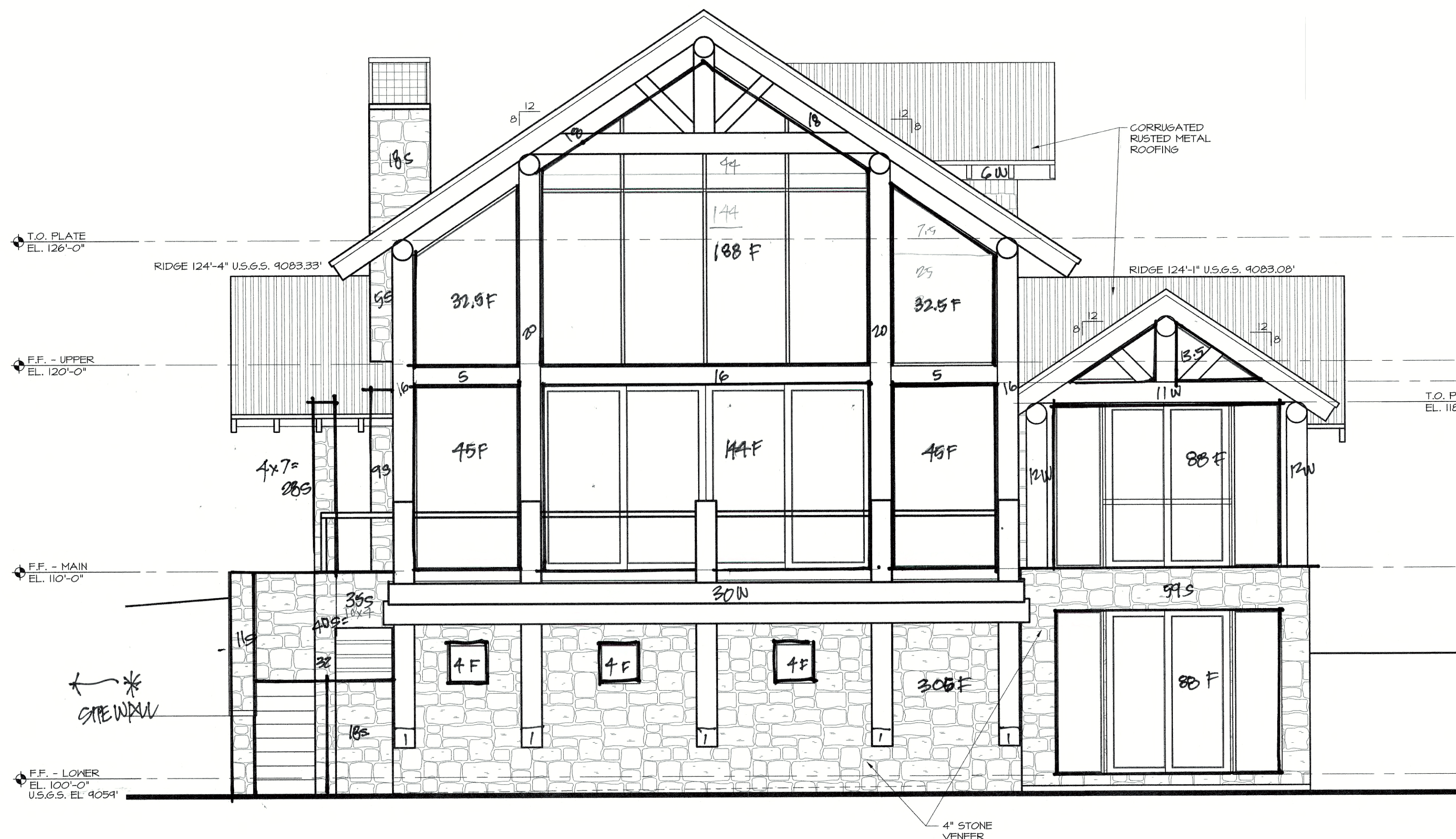
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SHEET
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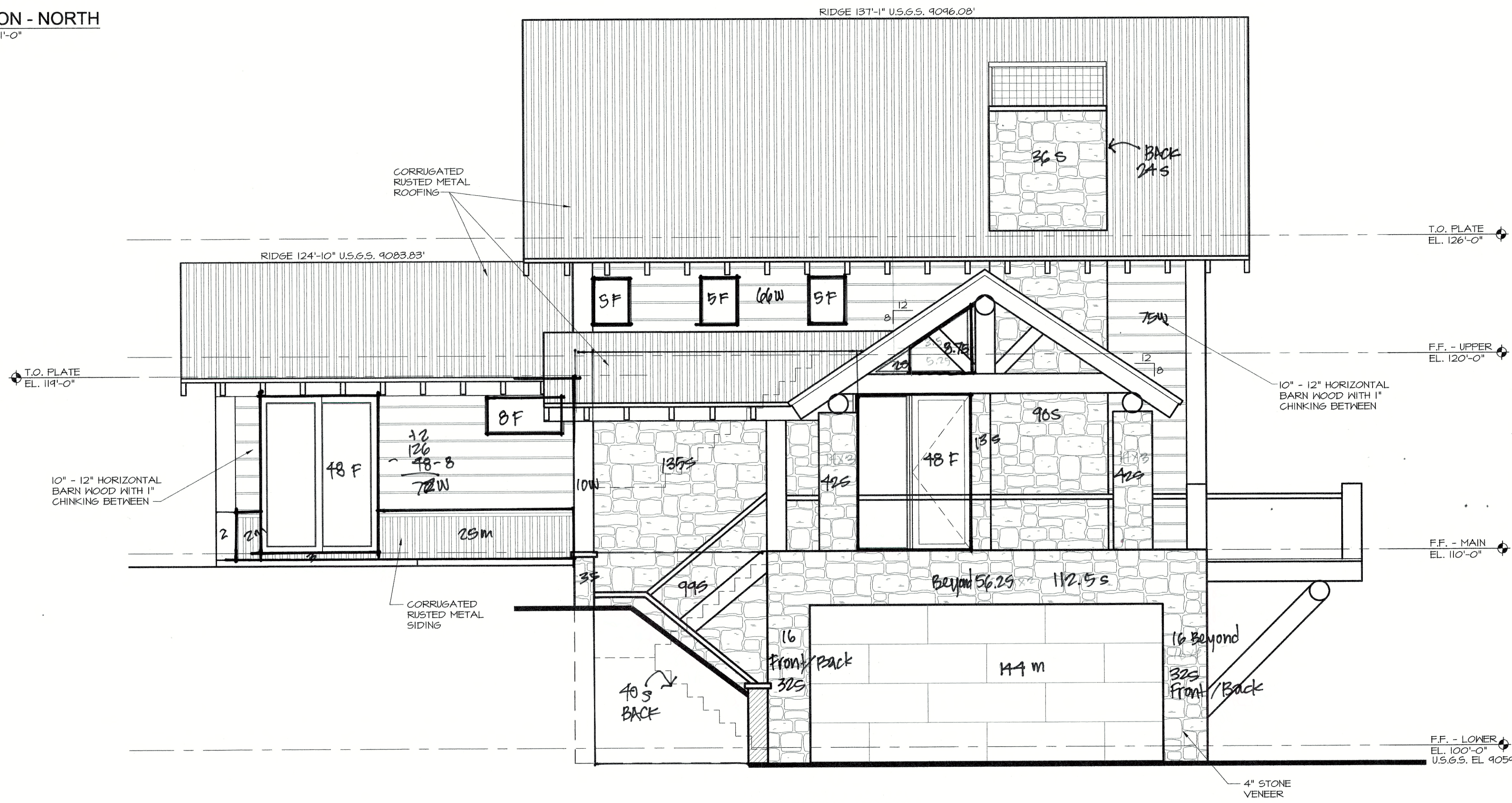
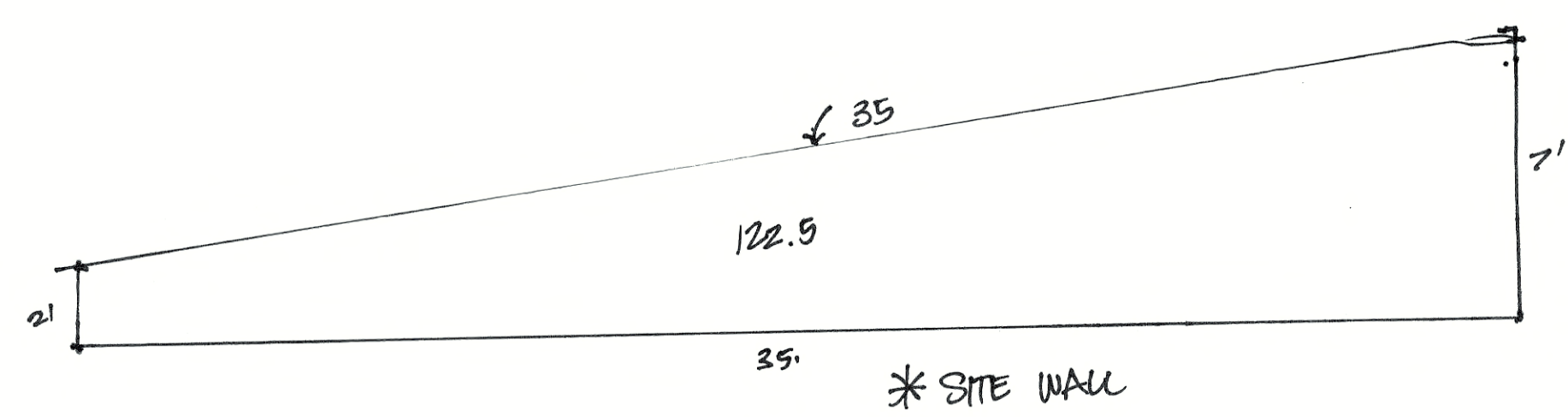
ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

NORTH ELEVATION
 STONE $67 + 335 + 18 + 15 + 74 + 28 + 40 + 32 = 496$
 WOOD $24 + 11 + 86 + 40 + 32 + 15 + 5 = 163$
 METAL -
 PENESTRATION $88 + 135 + 88 + 16 + 70 + 65 = 492$
 TOTAL $1391.5 + 22.9 \text{ SITE}$

BLDG. TOTALS					
ELEVATION	STONE	WOOD	METAL	PENESTRATION	TOTAL
NORTH	496 BLDG. 221.5 SITE	163	-	492.5	1351.5
SOUTH	33.5	498.75	87.5	111	730.75
EAST	748.75 40 SITE	225	171	127.75	1272.5
WEST	188.25	401.5	130	246	965.75
	1464.0	1288.09	388.5	1177.25	4320.5

39% STONE
6% SITE TOTAL
40% TOTAL

38% BLDG.
6% SITE WALL
30% TOTAL STONE



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

EAST ELEVATION
 STONE $64 + 112.5 + 84 + 18 + 60 + 155 + 97 + 56.25 + 32.5 + 40 \text{ SITE} = 745.75$
 WOOD $75 + 66 + 70 + 2 + 10 = 223$
 METAL $25 + 2 + 144 = 171$
 PENESTRATION $98 + 87.5 + 15 + 56 = 256.5$
 TOTAL $+40 \text{ SITE} = 1272.25$

STONE CALCULATIONS



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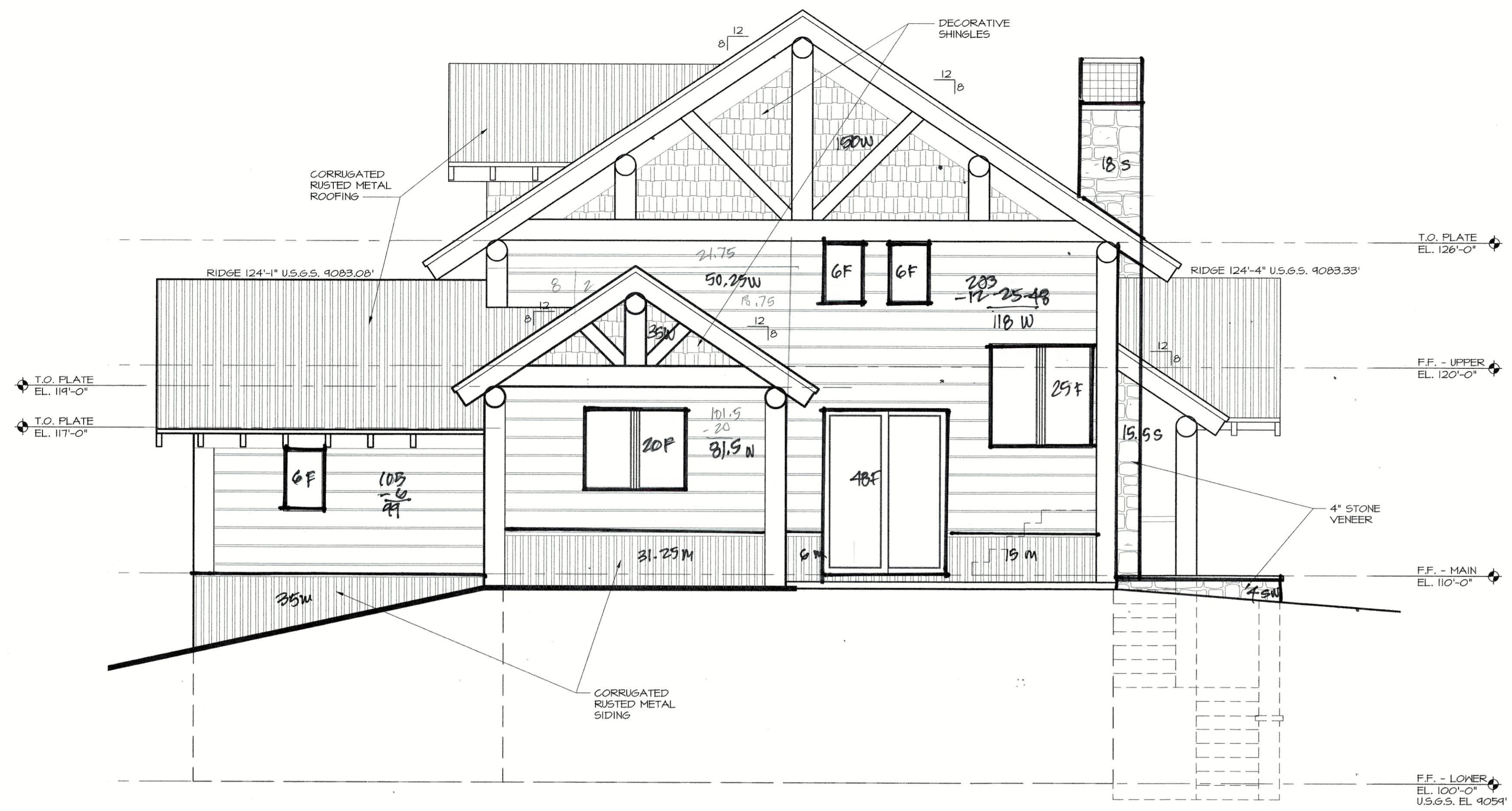
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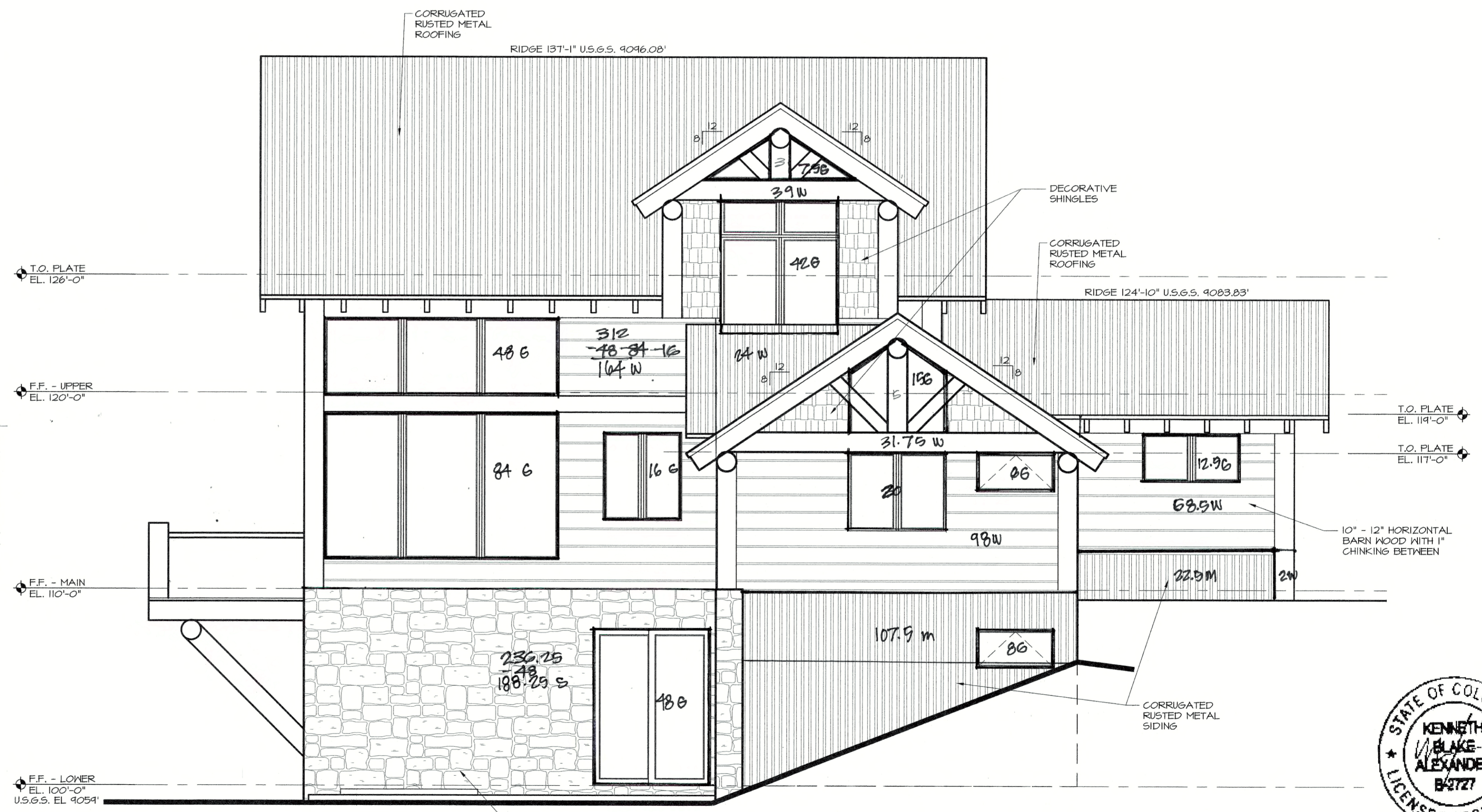
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Unit AR-59



SOUTH ELEVATION		TOTALS
STONE	155 + 18 =	173
WOOD	118 + (50 + 50.25 + 81.5 + 99) =	398.75
METAL	15 + 6 + 31.75 + 35 =	87.5
FENESTRATION	25 + 12 + 48 + 20 + 16 =	121
TOTAL		780.25

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

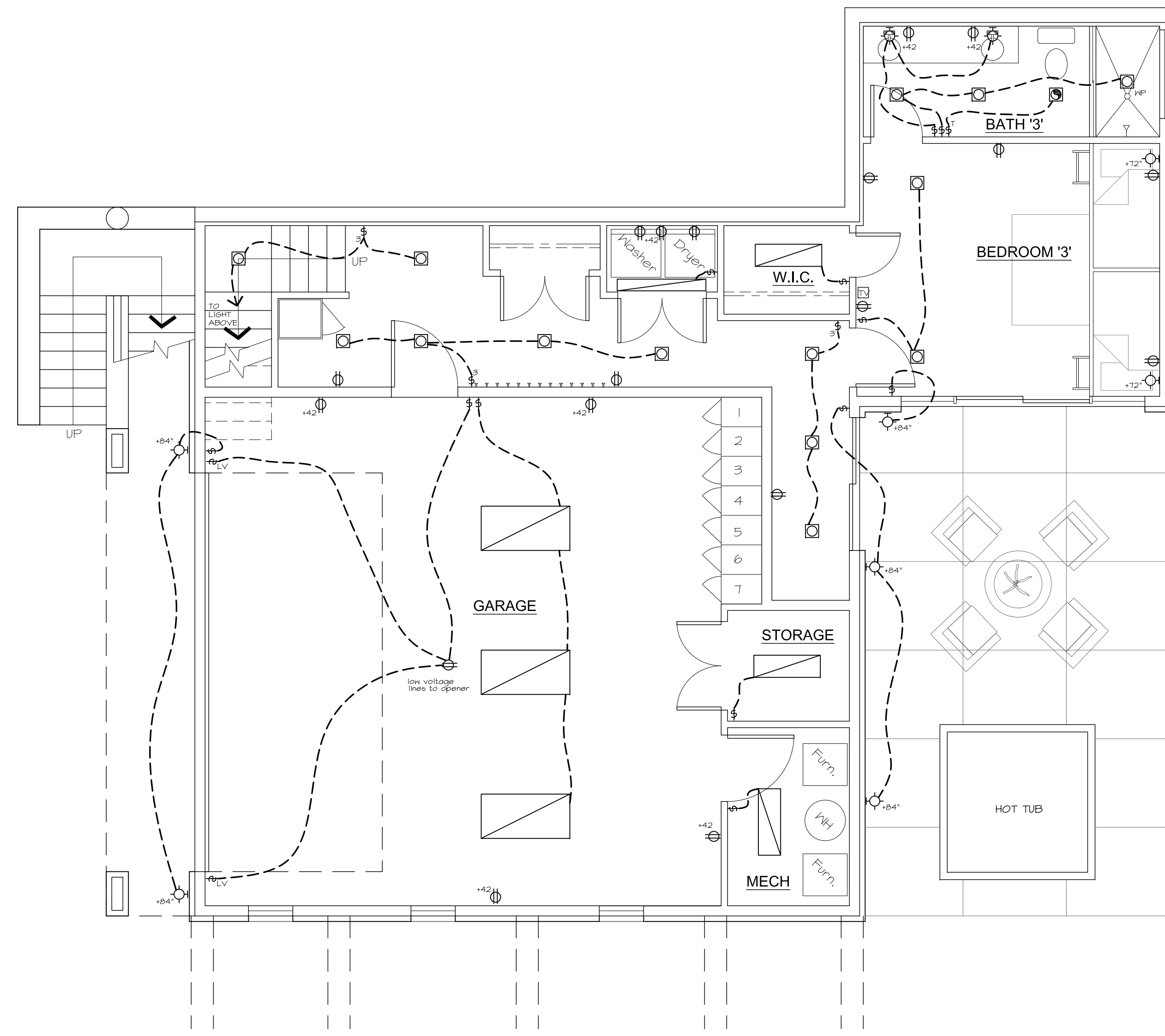
EAST ELEVATION		TOTALS
STONE	188.25 =	188.25
WOOD	164 + 24 + 34 + 8 + 98 + 68.9 =	433.9
METAL	107.5 + 22.5 =	130
FENESTRATION	48 + 84 + 16 + 49.5 + 25 + 16 + 12.9 =	246
TOTAL		768.75



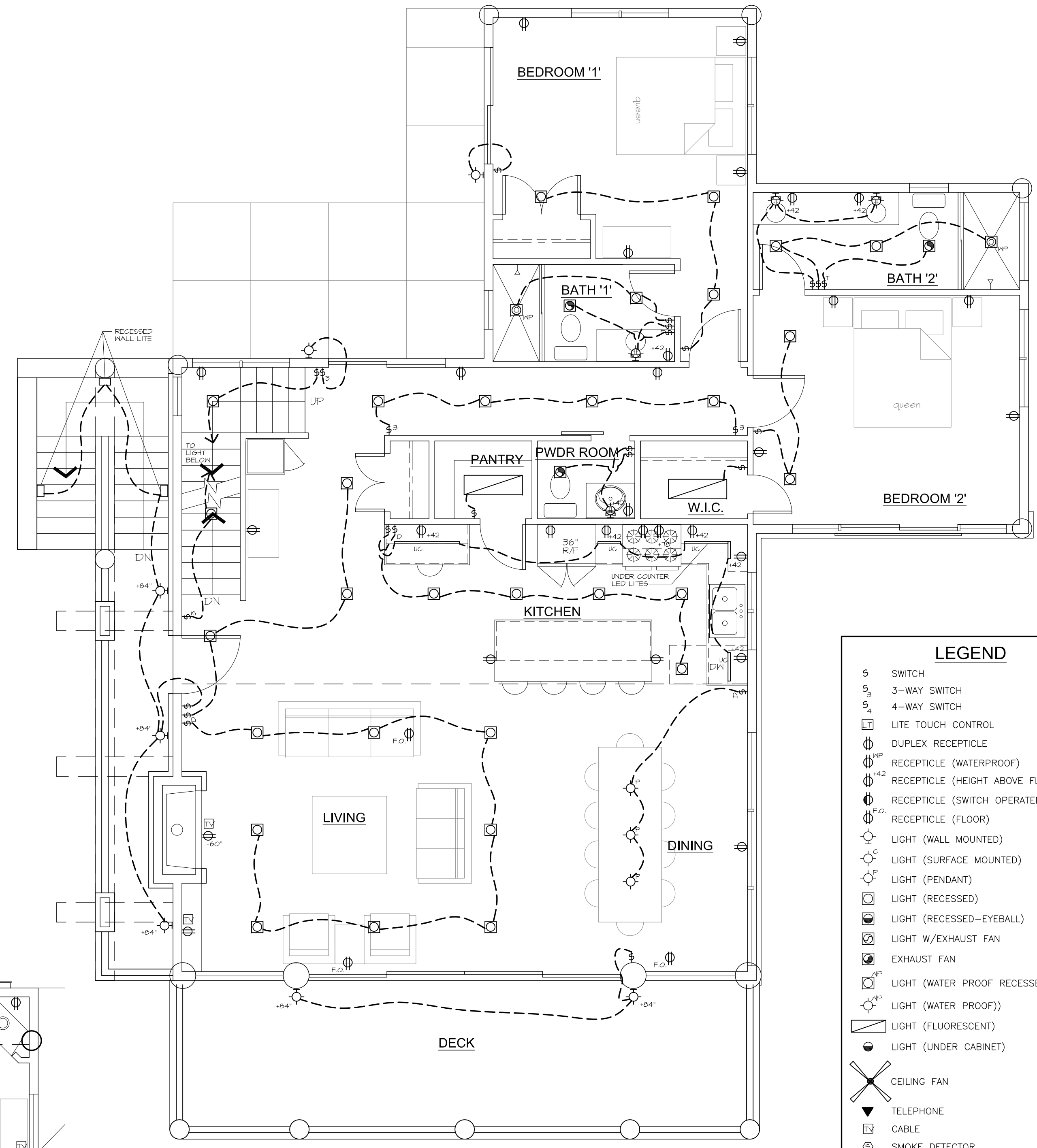
ELEVATION - WEST
SCALE: 1/4" = 1'-0"

STONE CALCULATIONS





FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"



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

LEGEND

- S SWITCH
- S₃ 3-WAY SWITCH
- S₄ 4-WAY SWITCH
- LITE TOUCH CONTROL
- ⊕ DUPLEX RECEPTACLE
- ⊕ RECEPTACLE (WATERPROOF)
- ⊕ RECEPTACLE (HEIGHT ABOVE FLOOR)
- ⊕ RECEPTACLE (SWITCH OPERATED)
- ⊕ RECEPTACLE (FLOOR)
- ⊕ LIGHT (WALL MOUNTED)
- ⊕ LIGHT (SURFACE MOUNTED)
- ⊕ LIGHT (PENDANT)
- ⊕ LIGHT (RECESSED)
- ⊕ LIGHT (RECESSED-EYEBALL)
- ⊕ LIGHT W/EXHAUST FAN
- ⊕ EXHAUST FAN
- ⊕ LIGHT (WATER PROOF RECESSED)
- ⊕ LIGHT (WATER PROOF)
- ⊕ LIGHT (FLUORESCENT)
- ⊕ LIGHT (UNDER CABINET)
- ⊕ CEILING FAN
- ⊕ TELEPHONE
- ⊕ CABLE
- ⊕ SMOKE DETECTOR
- ⊕ SPEAKERS

SQ. FOOTAGE CALCULATIONS

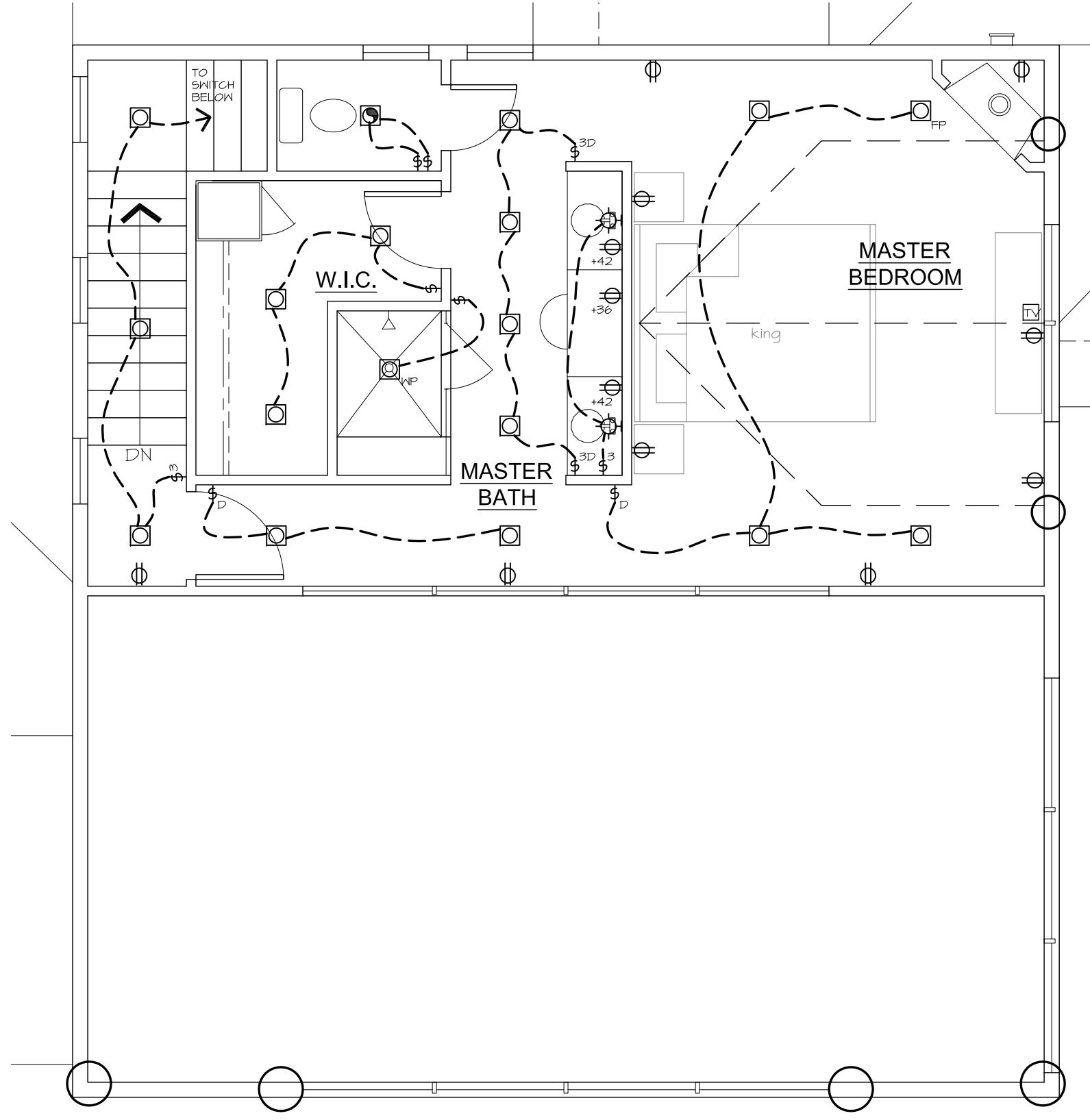
LOWER LEVEL (EXCLUDING GARAGE)	534 s.f.
GARAGE	674 s.f.
MAIN LEVEL	1,426 s.f.
UPPER LEVEL	424 s.f.
TOTAL LIVING SPACE	2,304 s.f.
TOTAL BUILDING	3,068 s.f.



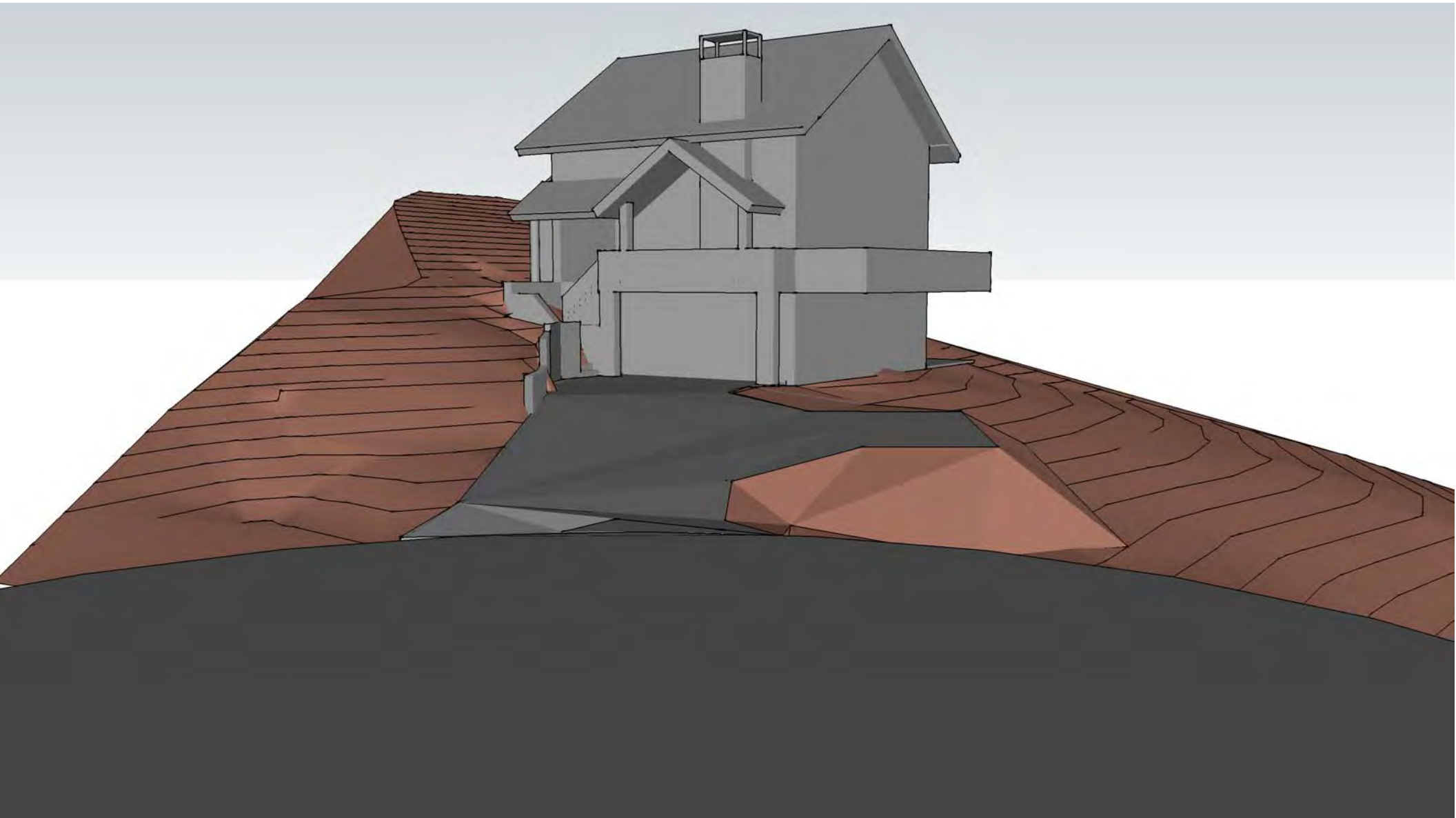
Cloudy Bay 120V Dimmable LED Step Light, 3000K Warm White, 3W, 100lm, Indoor Outdoor Step Light, Oil Rubbed Bronze, 3 Pack

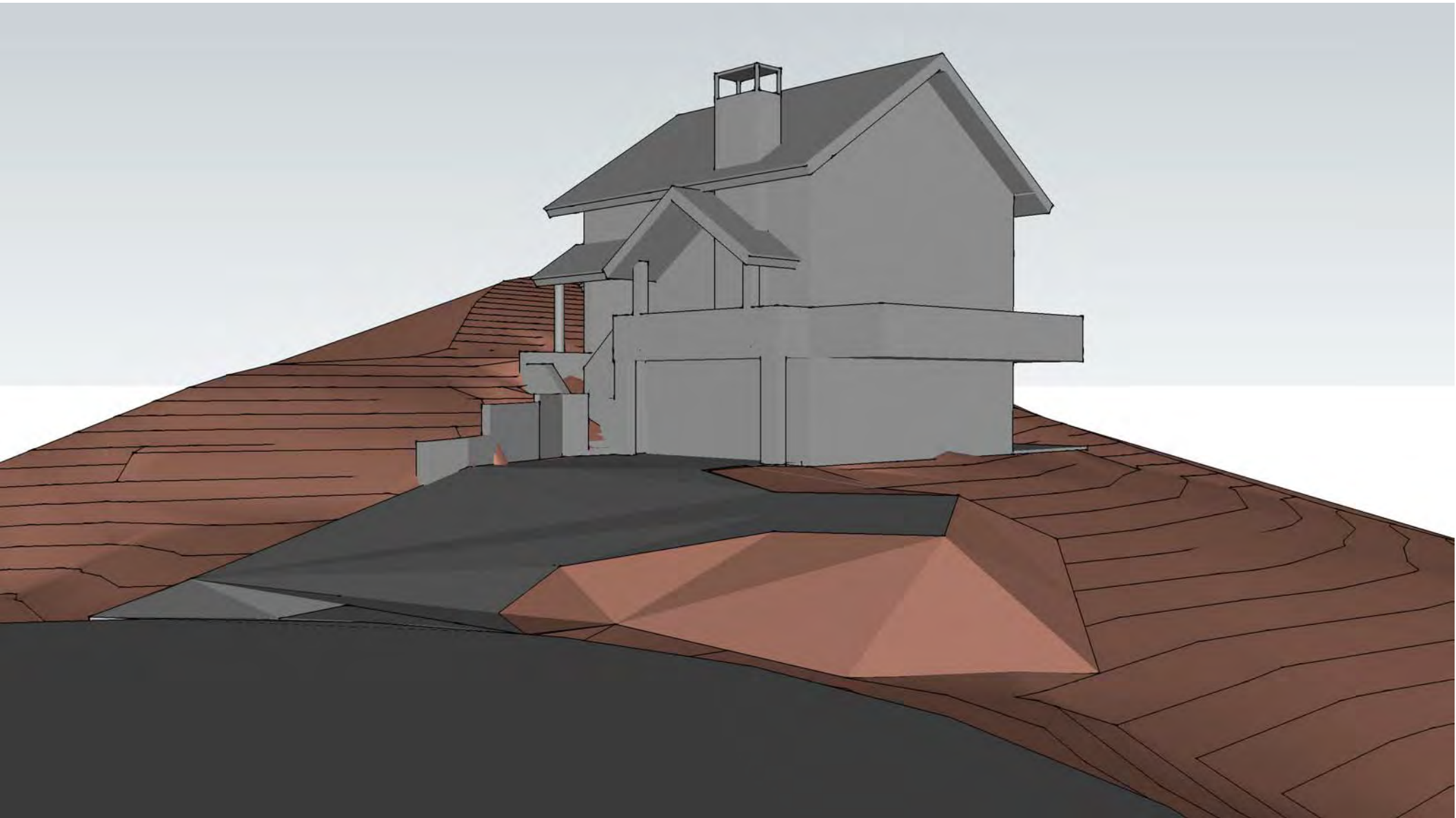
Size: 3 Pack
Color: ORB

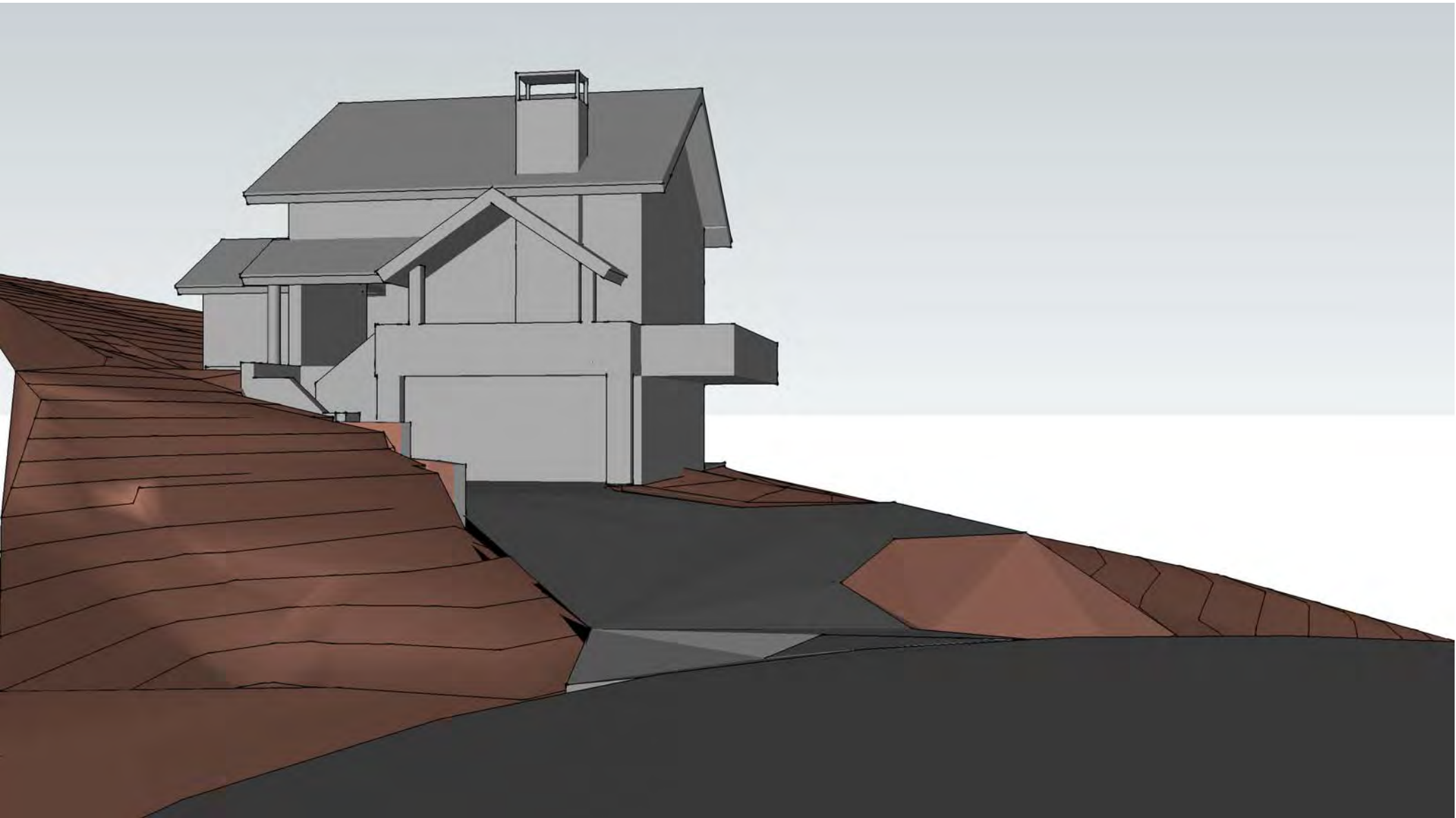
Technical Details	Additional Information
Manufacturer: Cloudy Bay Lighting	ASIN: B07894GQ4S
Part Number: CBST00330ORB-3PK	Customer Reviews: 1,255 ratings
Item Weight: 1 pounds	Best Sellers Rank: #15,395 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement)
Product Dimensions: 4 x 3 x 2 inches	#37 in Outdoor Step Lights
Item model number: CBST00330ORB-3PK	Date First Available: December 10, 2019
Is discontinued by manufacturer: No	Warranty & Support: Product Warranty: For warranty information about this product, please click here.
Size: 3 Pack	Feedback
Color: ORB	Would you like to tell us about a lower price?
Style: Modern	
Finish: ORB	
Material: Aluminum	
Shape: Linear	
Power Source: AC/DC	
Voltage: 120 Volts	
Wattage: 3 watts	
Item Package Quantity: 3	
Type of bulb: LED	
Luminous Flux: 50 Lumen	
Special Features: Dimmable	
Batteries Included?: No	
Batteries Required?: No	



FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"







WINDOW SCHEDULE LOT AR-59 FORD RESIDENCE

ROOM	WINDOW SIZE	QUANTITY	NOTES
LOWER LEVEL			
Garage	2424A	(3)	
Hall	6080SGD	(1)	RH operable
Bedroom #3	6080SGD	(1)	RH operable /Temp.
	3096F	(2)	Mull to SGD/ Temp.
Bath #3	4824A	(1)	
MAIN LEVEL			
Living room	6096F	(2)	
	16080SGD	(1)	2 operable center panels
Kitchen	4848S	(1)	
Stairs	2436F	(3)	
	(2)3048S	(1)	Temp.
Hall	6080SGD	(1)	Temp.
	(2)3618F	(1)	Transom/Mull to SGD
Bedroom #1	6080SGD	(1)	LH operable/ Temp.
	(2)3030S	(1)	
	(2)3048S	(1)	
Bath #1	2424A	(1)	
Bedroom #2	(2)3048S	(1)	
	(2)3048 Trap	(1)	
bedroom			

	6080SGD	(1)	LH operable/ Temp.
	3096F	(2)	Temp. / Mill to SGD
Bath #2	4824A	(1)	
UPPER LEVEL			
Master Bedroom	(2)3654S	(1)	
	2436C	(2)	
	4848F	(4)	Mull all

Windows to be Marvin Integrity series Black Fiberglass inside and out.



DEVELOPMENT REFERRAL FORM

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

Referral Agency Comments

Lot AR-59, 129 Adams Way:

Hi Amy,
No issues with this project. Have them field verify existing utilities.
Finn Kjome, Public Works

Scott Heidergott – Telluride Fire:

- 1) 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.
- 2) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.
- 3) TFPD recommends the installation of a Knox Box for access during emergency situations.

Mike Otto – Town Forester

Diversity of Tree Plantings is difficult to determine as the number of subalpine fir to be planted is unclear. It is unclear the location of juniper shrubs to be planted. Juniper species are highly flammable. It is recommended that other shrubs are used within 15' of the structure.



Agenda Item No. 11
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; July 1, 2021
DATE: June 21, 2021
RE: Staff Memo - Initial Architectural and Site Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge; Concurrent Review and Recommendation to Town Council for a Density Transfer and Rezone – **This item was continued from May 6**

PROJECT GEOGRAPHY

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

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

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

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

The proposed multi-family development is approximately 46,000 net square feet, a figure which includes proposed common area amenities such as a concierge, lounge, ski and bike lockers, hot tub, and exercise area – which are housed in a 3,200 sq ft. clubhouse facility. It should be noted that the Applicant is requesting that the Town of Mountain Village create one unit of Employee Condominium Density and assign it to Lot 30 as part of the Density Transfer request. The existing commercial space and employee apartment at Building 100 would be rezoned to two employee condominiums as part of this proposal.

History of Lot 30:

- 2018: The Town Comprehensive Plan was amended (Resolution No. 2018-0215-04) to allow for the development of Lot 30 independently from the OS1AR-3 portion of Parcel M, and provided Town Council with the sole discretion to determine if any proposed development other than use by right is in the best interest of the community.
- 2019: Approximately 700 sq ft. of Lot 30, Building 100 was rezoned from Commercial to Employee Apartment. The remaining 1,680 sq ft. remained commercial.
- 2020: A work session was held on September 17, 2020. At this meeting, the Applicant and owner received feedback from both Town Council and adjacent properties as it related to heights, massing, and density of the proposal. During this 2020 work session, the Applicant proposed to transfer 8 units of condominium density to Lot 30. Based on Council feedback, this was revised to 7 units of condominium density to be transferred from the density bank and one unit of employee condominium density to be created by the Town of Mountain Village.
- 2020: A second work session was held on October 15, 2020, at which issues such as affordable housing, proposed density, and massing were again discussed.

The meeting recordings for both September 17, 2020, and October 15, 2020, Town Council Work Sessions were provided in their entirety to the Members of the DRB on June 7, 2021, by email. Since the last hearing in May 2021, the Applicant has made slight revisions to the plans to include changes to the secondary roof areas, spa, and clubhouse area provided additional information related to trip generation from the proposed density, as well as small changes to parking and the façade of the structure.

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

I. Design Review Criteria and Staff Notes:

The following table sets for the various requirements applicable to Lot 30:

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	48'+5' (53' gabled roof)	52.9 feet
Maximum Average Height	48'+5' (53' gabled roof)	39.9 feet
Maximum Lot Coverage	up to 100% *	73.3%
General Easement Setbacks	No GE	n/a
Roof Pitch		
Primary		8:12
Secondary		Multiple
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	9%
Stucco	No requirement	27%
Wood	No requirement	28%
Parking	28.5 (1.5 per unit)	29 Garage
	1-5 HOA	6 Surface

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

Design Review Board Specific Approvals:

Section 17.5.8: Tandem Parking – See discussion within the Parking Regulation Analysis below.

Referral Comment Discussion:

The following comments have been provided from various referral agencies:

Public Works Director: “Public Works does not want a curb cut for Lot 30 off of Mountain Village Blvd. Access to Lot 30 must come from Aspen Ridge Drive. Public Works has reviewed the most recent site plan for Lot 30, ASP1.02 and has found the access and the delivery area acceptable on Aspen Ridge.”

Fire Department: 1) The structure shall require a monitored sprinkler system in compliance with NFPA 13R. 2) A Fire Department Connection installed on one side of the porte-cochere. 4.5” Storz fitting. 3) Porte-cochere height shall meet IFC 503.2.1 Dimensions. 4) The address numbers shall be reflective coated or outlined with a reflective coating. 5) Knox Box installed 60” from grade above the FDC.

Parks and Recreation: There’s a swath of TSG open space between lot 30 and the blvd, but we want to make sure that we get a there is a sidewalk between Aspen Ridge Road and the bridge. It would be great if we could tie into the trail down to the Peaks too.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings

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

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

17.3.14: General Easement Setbacks

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

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

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

Staff will generally note that the public comment received in preparation for this memo was most concerned with impacts related to traffic, massing, and view corridors from both individual adjacent units and the streetscape.

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

17.5.5: Building Siting Design

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

Staff: As briefly mentioned above, Lot 30 has up to 100% site coverage provided that the Building Code setbacks are met, adequate fire access and egress is provided, and the applicable requirements of the CDC are met. With that, the Applicant proposes the entirety of Lot 30 be developed. Generally speaking, the proposal does conform with the existing landscape, but given its prominence along Mountain Village Boulevard, it's difficult to determine that the structure

blends into the existing landforms and vegetation entirely. Existing vegetation on OS1AR-3 could help in maintaining some visual screening to adjacent uses.

17.5.6: Building Design

Staff: The design incorporates traditional alpine design elements such as gabled roof forms and materials as stone, wood, and metal – but has also incorporated stucco as a proposed material. that the Applicant provides “the use of stucco [has] been incorporated to better transition the Village Center structures located north and east of the building site”. While staff supports the use of stucco, the CDC only allows the use of stucco outside of the Village Center as a subordinate exterior material. Since the May 6 Initial Review, the use of stucco has been reduced to 27%, which staff feels does not make this material a subordinate material and a design variation is no longer required. At the May 6 Initial Review, the DRB also expressed some comfort with the stucco with the recognition that the stucco should have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass. Two-coat or three-coat stucco construction is preferable.

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavily grounded foundation. Overall, the design does appear very grounded, utilizing a heavy stone base with portions of the stone façade extending upwards in a way that further grounds the multiple-level structure. The exterior palette contrasts and blends well between the darker stone, vertical wood elements, and the lighter-colored stucco. The CDC allows for black and grey metal standing seam and bonderized roofing materials, and the application has been revised to show steel standing seam in an old grey zinc coloring - meeting this requirement. The other material details have also been provided per staff’s request in May.

The Applicant has indicated that the entrance drive and motor court will be snow melted, but it is unclear at this time the total square footage of the snowmelt area as proposed. This issue should be addressed prior to the final review. The CDC allows for a total of 1000 square feet and an additional 50 square feet per unit of snowmelt to be exempt from mitigation requirements. If the total amount of area covered by snowmelt exceeds this allowed amount, the owner will be required to offset this energy use with a fee. Where roofs drip onto pedestrian areas, the project shall provide a system of gutters and downspouts to channel roof runoff into the project’s landscaping areas.

17.5.7: Grading and Drainage Design

Staff: The Applicant has provided a Grading and Drainage plan in accordance with the requirements of the CDC. As such, the following should be noted:

- Section 17.5.8: Parking Regulations require that sand and oil traps shall be provided in all parking garage drainage systems, and the drainage plan should be revised to reflect such. The Applicant did provide detail within the narrative stating that these would be provided but prior to final review the plans should be updated to reflect this change.*
- The Applicant has revised the drainage plan to now incorporate dry wells underneath the development so that stormwater can now be maintained onsite rather than discharged on adjacent Open Space.*
- As shown on this plan, the Applicant is proposing to access Lot 30 from an existing access easement across Tract OS1AR3. As designed, the proposed access will require the easement to shift slightly to the west of its current location – this also must be granted by the owner of the tract. Additionally, as part of the application staff requested additional loading/unloading areas and those have been shown adjacent to the drive.*
- It’s unclear to staff at this time how the grading and construction of Lot 30 can be accomplished without better understanding the impacts to Tract OS1AR3. There will be*

grading impacts during construction that must be captured on the Grading Plan. Staff is recommending that the Grading plan be updated prior to final review to better reflect the overall impacts of the project on the adjacent tract including any grading to occur on this tract throughout construction.

17.5.8: Parking Regulations

The Applicants have met the overall requirement for the number of parking spaces required. Condominium Units in the Multi-Family Zone District and Employee Condominium Units are required to have 1.5 parking spaces per unit – for a total of 24 required spaces. As currently proposed, the Applicant has indicated that there will be a total of 35 total parking spaces, 29 within enclosed garages, and 6 additional outdoor spaces to be used for deed-restricted and short-term parking.

The following items should be noted:

- 1. Tandem Parking: The Applicant has requested Tandem Parking for 20 of the enclosed garage spaces and has indicated each tandem garage would be allocated to one unit. The CDC requires that zoning designations requiring 1.5 spaces per unit be pooled together and designated as a GCE and not assigned or conveyed for individual unit owner use. This becomes more difficult to accomplish given each garage is enclosed and individually accessed. The DRB must approve this Tandem Parking request.*
- 2. Loading / Unloading Area: Multi-Family development shall provide unloading areas on the premises. Spaces shall be a minimum of 12'W x 55'L. These areas shall be designed so that vehicles shall be able to maneuver safely to and from the public ROW so that they can be unloaded without interfering or obstructing with any public ROW, parking space, or parking lot aisle. The Applicant has addressed this as part of their narrative and updated plans and now proposes a smaller unloading zone adjacent to the Lot 30 Driveway for deliveries such as UPS or FedEx, and to coordinate with existing drop-off zones at or near the Village Core for larger deliveries. Staff is satisfied with the proposal as updated.*
- 3. Sand and Oil Traps: in the Code requires all parking garage drainage systems to be maintained by the HOA and this obligation is memorialized in any declarations.*

In order to verify these items are addressed, Staff is requesting a condition that the Draft Condominium Map and Declarations addressing Section 17.5.8 of the CDC, be provided to the Town prior to the issuance of a Certificate of Occupancy.

17.5.9: Landscaping Regulations

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

17.5.10: Trash, Recycling, and General Storage Areas

The Applicant has provided a common trash enclosure of 225 square feet, meeting the requirements of the CDC for multi-family trash enclosures.

17.5.11: Utilities

Staff: All utilities are currently located within proximity to the Lot 30 in Aspen Ridge. The Applicant shall work with the Public Works Director before the final review to verify the specific locations of the connections for the project. The plan set shows the proposed connections and the locations of the proposed utilities based on field research. It should be noted that the Sanitary Sewer connection is located within the adjacent TSG Open Space, and any work in this area should first be coordinated between the two parties. Any disturbances for the installation of utilities are required to be revegetated and brought back to their original condition.

17.5.12: Lighting Regulations

Staff: The Applicant has not submitted a lighting plan at this time but will be required to do so for final review.

17.5.13: Sign Regulations

Staff: The Applicant has not provided details on the address monument/location at this time but will be required to do so for final review. It should be noted that there is an existing sign in place for Aspen Ridge, and it may be worthwhile to coordinate signage between the properties in a single location.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

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

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

17.6.6: Roads and Driveway Standards

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

17.6.8: Solid Fuel Burning Device Regulations

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

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

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

II. Density Transfer and Rezone Criteria and Staff Notes:

Per the Community Development Code (CDC), the density transfer and rezoning processes are being processed as concurrent development applications. Below is a table setting forth the existing and proposed zoning of the project and associated densities:

Table 1: Existing and Proposed Zoning/Densities

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

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

CRITERIA, ANALYSIS AND FINDINGS

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

(***) : Indicates irrelevant text or sections of the CDC have been edited to reduce the length

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (***)

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

Staff Finding: In August of 2017, the Comprehensive Plan was amended in order to address the overall development of Lot 30 and OS-1A-R3, identified as Parcel M in the Comprehensive Plan (Comp Plan).

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

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

- b. *The proposed rezoning is consistent with the Zoning and Land Use Regulations; Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. Lot 30 is zoned Multi-Family, a zoning designation that is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing, and similar uses. As proposed, the applicant meets the CDC requirements as documented in Section 1 of this report for things like Building Heights, Lot Coverage, Parking, etc. Given the request for additional density, and its impact on the overall development, the DRB and Town Council must also determine based off the provided materials if the increased density meets the intent of the Zoning and Land Use Regulations.*
- c. *The proposed rezoning meets the Comprehensive Plan project standards; Staff Finding: See staff discussion above under 3(a).*
- d. *The proposed rezoning is consistent with public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources; Staff Finding: The project is located within an area identified for future development but the DRB and Council must determine that this proposal is consistent with the public health, safety, and welfare of the surrounding community. While additional residential units in this area may be beneficial to the overall vibrancy of the village center, there could be impacts from the proposed development in the form of impacts to existing viewsheds and overall massing along Mountain Village Boulevard. Overall, the application meets this requirement.*
- e. *The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning; Staff Finding: Due to the high-density development within the Village Core and its juxtaposition with the multi-family zoning of Aspen Ridge, the future development of Lot 30 will serve as a transitional area between the two. Specific policies within the Comprehensive Plan as amended in 2017 contemplate this transitional*

development pattern but specifies that Town Council at its sole discretion must make this determination.

- f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: Given Lot 30's location, there doesn't appear to be any required utility extensions to the site and staff anticipates the impact to be minimal on public facilities and services.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Staff Finding: The rezoning does not appear to create vehicular or pedestrian circulation hazards. The parking requirements for delivery areas have been addressed as part of the updated application materials and the site plan now demonstrates an unloading and loading zone adjacent to the entry drive. As part of the staff referral comments, the Parks and Recreation Director requested pedestrian improvements on Aspen Ridge and Mountain Village Boulevard, but it should be noted that in order to accomplish this, it would require consent from the owner of Tract OS1AR3.

Access is proposed from Aspen Ridge rather than Mountain Village Boulevard and the Public Works Director has weighed in on this and feels that access off of Aspen Ridge is preferable for the Town.

- h. The proposed rezoning meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards as addressed within this memo.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

- 2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.
 - a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
Staff Finding: The Applicant has met the criteria for decision for rezoning as provided above.

 - b. The density transfer meets the density transfer and density bank policies; and
Staff Finding: The application meets all applicable density transfer and density bank policies. The owner of Lot 30 owns all of the required density necessary for this proposal.

 - c. The proposed density transfer meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

Section 17.3.8 Density Transfer and density Bank Policies.

Section 17.3.8 states the following:

“If all of the density assigned to a lot is not utilized as a part of a subdivision, rezoning, design review or other process as provided for in the CDC, such unused density shall be transferred to the density bank except for workforce housing density that must be built on a site as provided for in the workforce housing requirements set forth below.”

Staff recommends a timeframe be established to assure that the third employee condominium is constructed within a reasonable timeframe such as three-five years after the initial Certificate Of Occupancy for the project as workforce housing density cannot be transferred into the density bank but rather must be built onsite.

RECOMMENDATION: Based on the above findings within this memo of record, staff finds that the application meets the requirements of the CDC for both the Initial Architecture and Site Review, along with the criteria for decision listed in the CDC to approve a Density Transfer and Rezone.

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

I move to approve the Initial Architectural and Site Review for a new multi-family condominium located at Lot 30, 98 Aspen Ridge, based on the evidence provided within the Staff Memo of record dated June 21, 2021, with the following Specific Approvals:

- 1) Design Review Board Specific Approvals:
Tandem Parking

and, with the following conditions:

- 1) Prior to final review, the Applicant shall revise the plans to indicate that all fireplaces are natural gas-burning.
- 2) Prior to final review, the Applicant shall revise the plans to indicate specific areas of snowmelt and their total area proposed.
- 3) Prior to final review, the Applicant shall revise the civil plans in conjunction with the engineer to provide additional grading details for open space areas surrounding Lot 30 that will be impacted by development.
- 4) Prior to final review, the Applicant shall revise the parking plan to include sand/oil separators.
- 5) Prior to final review, the Applicant shall provide a landscaping plan addressing concerns within the Staff Memo of record. 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.
- 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) The new workforce housing units shall be constructed concurrently with the free-market development.
- 8) Prior to issuance of a building permit, the Applicant shall provide written permissions from the property owner of OS1AR3 for sewer connections. Any utility installation that creates disturbed areas shall be revegetated per the requirements of the CDC.

- 9) Prior to the issuance of a Certificate of Occupancy Condominium Map and Declarations addressing Section 17.5.8 of the CDC shall be provided to the Town for review.
- 10) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments outside of Lot 30.
- 13) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior material.
- 14) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Additionally, I move to recommend to Town Council, an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, rezoning the existing uses on Lot 30 to Employee Condominium, and increasing the total density on the site from 9 condominium units, two employee apartments, and commercial space, to 16 condominium units and 3 employee condominiums, based on the evidence provided within the Staff Report of record dated June 21, 2021, and with the following conditions:

1. The Resolution shall indicate the change in commercial space and the size of the converted employee condominium in square feet.
2. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.
3. The Lot list shall be updated to reflect one built employee condominium, 2 unbuilt employee condominiums, and 16 unbuilt condominiums assigned to the Lot.
4. Town of Mountain Village Deed Restrictions for each unit shall be executed prior to the issuance of a Certificate of Occupancy per Section 17.3.9 consistent with the requirements found at CDC Section 17.3.9.

This motion is based on the evidence and testimony provided at a public hearing held on July 1, 2021, with notice of such hearing as required by the Community Development Code.



June 22, 2021

John Miller
Senior Planner
Town of Mountain Village
Via Electronic Mail: JohnMiller@mtnvillage.org

Re: Lot 30 Development Narrative
Design Review Application

John:

Lot 30 is owned by Avventura, LLC, a Colorado limited liability company. The principal of Avventura, LLC is Dr. Louis C. Alaia. Dr. Alaia has owned property in Mountain Village since the inception of the Telluride Ski Area in 1972. In 2007, Dr. Alaia developed the Tramontana project which is located across Aspen Ridge Drive on Lot 31.

Avventura has submitted concurrent applications for both Class 4 Density Bank Transfer and Class 3 Design Review for the development of a multi-family project consisting of sixteen, (16), Condominium units and three (3) deed restricted employee units, (one, (1), existing deed restricted employee unit, construction of one, (1), additional deed restricted employee unit and conversion of existing commercial space into one, (1), additional deed restricted employee unit), and common area amenities including a concierge/reception, lounge, ski and bike lockers, hot tub, and exercise area in a 3,200 square foot club facility exclusively for the benefit of the Lot 30 unit owners and their guests. The proposed development is in addition to the existing building located on Lot 30 at 98 Aspen Ridge Drive which includes one existing Employee unit of approximately 678 square feet and approximately 1,710 square feet of Commercial space. The total number of Employee Condominiums that would be located within the fully constructed Lot 30 project will be three, (3), units.

A brief analysis of the how the Lot 30 project meets key requirements of the Community Development Code is noted as follows:

Background

Lot 30 is currently zoned as Multi-Family and carries a “TF” or “Building Footprint” designation. It is currently is allocated nine, (9), Condominium units and two, (2), Employee apartment units of density.

Lot 30 and Lot 11 were re-platted in 1996 to incorporate a building that was originally constructed in connection with the Aspen Ridge development within the reconfigured boundaries of Lot 30.

In 2019, Avventura rezoned approximately 678 square feet of the Commercial Space within the building to create one (1) Employee Unit. The remaining 1,710 square feet within the building continues to be zoned as Commercial and is currently used as office space.

Lot 30 is also referenced in the Town’s Comprehensive Plan under Parcel M, which included Lot 30 and portions of open space owned by TSG. The Town’s Comprehensive Plan was amended in 2018 to



provide that Lot 30 could be developed separate and apart from surrounding Open Space Parcel OS1AR-3.

Lot 30 is designated as part of the Mountain Village Center Subarea in the Future Land Use Plan

Density (CDC 17.3.7; CDC 17.3.8)

The applicant is proposing to increase the density on Lot 30 from nine, (9), Condominium Units and two (2), employee apartments to sixteen (16) Condominiums units and three, (3), employee apartments by transferring density currently held in the Density Bank by Avventura and one, (1), employee unit to be created by the Town.

- Twenty-One, (21), persons of density, which equates to seven (7) Condominium units, will be transferred to Lot 30 from the Density Bank through the rezoning/density transfer application process.

Existing Density			
Unit Type	Number of Units	Person Equivalent/Unit	Total Person Equivalent
Condominium	9.0	3.0	27.0
Employee Apartment	2.0	3.0	6.0
Total	11.0	3	33.0

Proposed Density			
Unit Type	Number of Units	Person Equivalent/Unit	Total Person Equivalent
Condominium	16.0	3.0	48.0
Employee Condominium*	3.0	3.0	9.0
Total	19.0	3	57.0

Condominium Density to be Transferred from Density Bank (Owned by Avventura)			
Certificate Number Unit Type	Number of Units	Person Equivalent/Unit	Total Person Equivalent
054 Single Family	0.5	4.0	2.0
055 Single Family	1.0	4.0	4.0
056 Single Family	1.0	4.0	4.0
057 Single Family	1.0	4.0	4.0
058 Single Family	1.0	4.0	4.0
Condominium	1.0	3.0	3.0
Employee Condominium*	1.0	3.0	3.0
Sub-Total	5.5		24.0
Existing Density	11.0		33.0
Total	16.5		57.0



- Employee Condominium Density shall be created by or transferred from The Town of Mountain Village to Lot 30

Uses (CDC 17.3.4.D)

The Multifamily Zone district allows for development of Condominiums and Employee units as Permitted Uses. The current building located on Lot 30 was constructed by the developer of the Aspen Ridge project with approximately 2,448 square feet of Commercial space. In 2019, Avventura rezoned approximately 678 square feet of the Commercial Space within the building to create one (1) Employee Unit. The remaining 1,710 square feet within the building continues to be zoned as Commercial and is currently used as office space.

Workforce Housing (CDC 17.3.9)

Lot 30 is required to construct two, (2), employee apartment units. One, (1), Employee unit was created by Avventura in 2019 and is located within the existing building on Lot 30. That employee unit is currently occupied in compliance with the Town of Mountain Village Employee Housing Deed Restriction.

- Avventura is proposing to convert the existing commercial space into one (1) additional employee unit within the existing building on Lot 30.
- Avventura is also proposing to construct one (1) additional employee unit within the new construction proposed for Lot 30.
- Avventura proposes that all Employee units to be located on Lot 30 be zoned as “Employee Condominium.”

Building Height Limits (CDC 17.3.11 and 17.3.12)

The CDC limits the maximum and maximum average building height on Multi-Family lots to 48 feet. However, the ridge of a gable, hip, gambrel, or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit.

- The proposed development is in compliance with both the maximum and average height limits for Multi-Family lots.

Maximum Lot Coverage (CDC 17.3.13)

Lot 30 is designated as a “TF” or “Building Footprint Lot”. As such, lot coverage is interpreted to be 100% provided building code, setbacks, fire access, and applicable requirements of the CDC are met.

- The proposed structure has fire access from Aspen Way, Mountain Village Boulevard and Aspen Ridge Drive, and complies with provisions of adopted building codes related to distances to property lines.

General Easement Setbacks (CDC 17.3.13)

There is no general easement setback on Lot 30 as the lot is designated as a “Building Footprint Lot” allowing development of structures to the lot line.

Building Design (CDC 17.5.6)

Although the project is located outside the Village Center zoning designation, and given that the project is located within the Village Center sub-area plan as a visual transition or “gateway” to the Village Center, stucco (27%) has been incorporated as a “subordinate exterior material”. Although



slightly less than the use of wood (28%), it is significantly less than the use of stone (35%), which should be considered the predominant material. (CDC 17.5.6.E.4).

In addition, the project also serves as a transition, in both scale and material Given the project's between Village Center structures east and north of Mountain Village Boulevard and The Meadows multi-family structures, which have been constructed to the south and west of Lot 30.



Aspen Ridge Condominiums (Estimated +/- 45% Stucco on the primary street façade)



Granita (Village Center - Estimated +/- 50% Stucco)

Additionally, the structure complies with design requirements related to:

- Grounding the building to the site with the use of a stone base and minimal retaining walls.
- Utilizing stepped roof forms that emphasize sloped planes, varied ridgelines, vertical offsets, as well as a combination of shed and gabled dormers to add visual interest.



- Decks, balconies, and bay windows have been used to create variety, visual interest, and detail on the exterior elevations to minimize the perceived mass.
- The use of exterior materials and colors that harmonize with surrounding buildings and the landscape while providing variety and a unique identity for the project.

Grading and Drainage Design (CDC 17.5.7)

No slopes over 30 percent, wetlands or drainages are located within the proposed development site.

Preliminary grading has been designed to blend with the surrounding infrastructure and the existing landscape on Lot OS1AR-3 while generally maintaining existing drainage patterns.

- Boulder retaining walls are provided at the northwest and northeast corners of the site to allow for egress and range in height from approximately 12 inches to 42 inches.
- A structural planter wall is proposed along the west property line varying in height from approximately 24 inches to 42 inches.
- The proposed access drive complies with grading requirements identified within the CDC and does not exceed 5% for the first 20 feet along Aspen Ridge Road, and 10% thereafter.
- Stormwater will be collected from paved areas and retained on-site within drywells engineered in accordance with adopted town standards, allowing for direct recharge of stormwater to the water table.
 - Stormwater collected from vehicular parking areas will be filtered with a sand/oil separator prior to discharge into drywells.

Parking Regulations (CDC 17.5.8)

A total of thirty-five (35) spaces have been provided as part of the project; an excess of more than five spaces beyond CDC requirements for areas outside of Village Center.

Required Spaces

- Twenty-four, (24.0), parking places are required to satisfy residential requirements for the 16 proposed Condominium Units at the rate of 1.5 spaces/unit. (CDC 17.5.8.A.1.).
- Four and one half, (4.5), are required to satisfy residential requirements for the 3 Employee Units at a rate of 1.5 spaces/unit. (CDC 17.5.8.A.1.). One (1.0) parking place is required to satisfy short-term service demand (CDC 17.5.8.A.4.)
- One, (1.0), loading and delivery space twelve feet (12') in width by fifty-five feet (55') in length, with fourteen feet (14') of overhead clearance. (CDC 17.5.8.C.10)

Condominium Parking Management Plan

- Twenty, (20), indoor tandem spaces at a rate of two spaces per unit, will be identified in the final condominium map as Limited Common Elements for the exclusive use of each labeled unit. CDC 17.5.8.B.2.c.i.(a).
- Nine, (9), indoor spaces at a rate of one space per unit, will be identified in the final condominium map as Limited Common Elements for the exclusive use of each labeled unit. CDC 17.5.8.B.2.c.i.(a).
 - Four and One-Half, (4.5), outdoor spaces, at a rate of 0.5 spaces per unit for each of the nine units, will be identified in the final condominium map as a General Common Element for the use of the condominium. (CDC 17.5.8.B.2.c.i.(b)).



- One and One-Half, (1.5), outdoor short-term maintenance spaces, at a minimum rate of 1.0 spaces per (condominium) association, will be identified in the final condominium map as a General Common Element for the use of the condominium. (CDC 17.5.8.A.4.).
- A vehicle key lock box will be provided for access, by the on-site manager/management company, to all owner or tenant vehicles. (CDC 17.5.8.C.7.).
- Excess parking spaces will not be sold or otherwise conveyed exclusive of units. (CDC 17.5.8.B.2.c.i.(b)).

While the applicant believes the project meets CDC requirements for the number, configuration, and management of parking spaces, it should be noted that significantly less parking is typically utilized in projects of similar use, size and proximity to commercial centers as noted in the attached (FHU) parking study, (0.65 spaces/unit), industry (ITE) standards (1.2 spaces/unit), and CDC (Village Center) regulations (1.0 spaces/unit). (Attachment).

Loading/Unloading Parking Management Plan

- One (1.0), loading and delivery space twelve feet (12') in width by fifty-five feet (55') in length, with fourteen feet (14') of overhead clearance is provided in conjunction with the Blue Mesa Parking and Delivery Zone directly adjacent to the project site across Mountain Village Boulevard. (Attachment)
- One (1.0), loading and delivery space twelve feet (12') in width by thirty feet (30') in length, with fourteen feet (14') of overhead clearance is provided in conjunction with pedestrian access, beyond the existing edge of pavement on Aspen Ridge Drive.

It should be noted that standard engineering practice typically accounts for 85% of maximum on-site capacity and that:

- The intended uses are solely limited to individually owned or leased residential condominiums; there are no hospitality, restaurant, commercial, or retail uses proposed as part of the development.
 - This lack of an enclosed, on-site loading bay is consistent with other multi-family residential condominiums of similar size with a similar number of units within the Town of Mountain Village and other comparable resorts.
 - Residential refuse is accommodated in accordance with CDC 17.5.10, and does not require a compactor or dumpster.
- The provision of WB-50 (55 foot long) vehicles on site could be detrimental to public health, safety, and welfare as:
 - A minimum of one additional vehicle access point would be required on Mountain Village Boulevard.
 - Turning movements for vehicles of this size would require vehicles to cross into oncoming traffic lanes.



Landscaping (CDC 17.5.9)

Landscaping will be addressed in detail as part of the third Design Review Submission and Meeting.

- It is anticipated that 450 square feet of formal landscaping will be provided within two structured planting beds.
- All other areas disturbed by construction activities will be revegetated with natural materials to blend with the existing landscape.

Trash, Recycling and General Storage Areas (CDC 17.5.10)

Deeded general storage, as well as common bicycle and ski storage is indicated at ground levels for each unit either at the end of each parking space or within common storage areas.

A common trash enclosure of approximately 225 square feet with a ceiling height of ten feet is provided adjacent to the snow-melted drive at the south west corner of the site.

- A minimum enclosure of 120 square feet is required for multifamily projects of greater than four units under CDC regulations.
- As the building contains less than 25 units, trash compaction units or dumpsters are not required or anticipated. Trash and Recycling will be stored within standard, bear proof 96-gallon residential poly-carts as provided by the local waste management service.

Utilities (CDC 17.5.11)

Existing utilities and proposed utility routing are addressed in accordance with Design Review Requirements.

Lighting (CDC 17.5.12)

Lighting will be addressed prior to submission for the second meeting in accordance with Design Review Requirements.

Sign Regulations (CDC 17.5.13)

Monument signage will be addressed in greater detail prior to the second meeting and/or under a separate joint application with adjacent property owners.

Please do not hesitate to contact me with any questions or concerns regarding the materials submitted.

A handwritten signature in black ink, appearing to read 'Timothy Losa'.

Timothy Losa, AIA, NCARB

CC: Louis Alaia
Stephanie Fanos
Sue Berg

Enclosures



Appendix A – Rezoning Review Criteria (Density Transfer)

The primary criteria of a rezoning-density transfer application is in conformance with the Comprehensive Plan. In 2018 the Town Council adopted by Resolution an amendment to the Comprehensive Plan specific to Lot 30 that gave broader development authority. If Lot 30 is developed independent of the overall Parcel M, it could be developed in the following ways:

- Consistent with the underlying zoning,
- Pursuant to a rezone and density transfer application approved by Town Council, and
- Not subject to the Unit mix shown as Table 7 in the Comprehensive Plan (and a flagship hotel site).

In response to article 17.4.9 of the Community Development Code, the following criteria have been met for the review authority to approve the proposed rezoning development application related to the transfer of density to Lot 30:

- a. The proposed rezoning generally complies with the goals, policies, and provisions of the Comprehensive plan in that it offers:
 - An additional, sustainable resort bed base of over 100 “pillows”.
 - Common amenities, on-site management, and a front desk/reception area to support second homeowners who choose to lease their properties on a long or short-term basis.
 - A “high-quality” project that provides “a desirable place to live” for potential full-time residents.
 - “Integrated”, deed restricted housing, beyond that required under the current density allocation.
 - Adequate, effective, and efficient vehicular access and parking.
 - Pedestrian connectivity to transit, commercial centers, and recreational opportunities.
 - An appropriately scaled transition between the higher density Village Center, less dense outlying areas, and the natural alpine setting.
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
 - As demonstrated in the development narrative and supporting documentation, the rezoning is consistent with Zoning and Land Use Regulations with specific regard to allowable uses, height, setbacks, site coverage, grading, access, parking, as well as “objective” portions of building design standards.
- c. The proposed rezoning meets the Comprehensive Plan project standards.
 - The Comprehensive Plan does not provide for specific development “standards”.



- The Mountain Village Center Sub-Area Plan references “no site-specific policies.”
- d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
- The proposed development of existing parcels is identified in the comprehensive plan as being “beneficial to Mountain Village and its environment by reserving development to areas that are most optimal for development and preserving those areas that are most appropriate for passive recreation and conservation”, and as such, the density increase, as applied within the underlying zoning requirements related to height, site coverage and setbacks, should be seen as an efficient and economical use of land while having little or no impact on the health, safety, or welfare of surrounding properties.
- e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
- The Village Center Sub-Area Plan anticipates significant increases in density from the underlying density assigned to the lot, recognizing that existing roadways and other infrastructure can accommodate the proposed density increase.
- f. Adequate public facilities and services are available to serve the intended land uses.
- Adequate public facilities and services exist to serve the proposed residential uses as indicated within the engineered Utility Plan, submitted as part of this application.
 - When considering engineering (ITE) standards related to projecting traffic impacts, peak pm hour traffic volumes will increase by less than one vehicle over the current uses on site have little to no impact on roadways or intersection level of service.
 - Net Increase of 0.85 PM Peak Hour Trips
 - Existing Uses – 4.47 Total PM Peak Hour Trips
 - ITE Designation 173 “Small Office Building 2.45 Trips/1,000 sf
 - 1,710 sf = 4.19 Trips
 - ITE Designation 260 “Resort Homes” 0.28 Trips/Unit
 - 1 Unit = 0.28 Trips
 - Proposed Uses – 4.47 Total PM Peak Hour Trips
 - ITE Designation 260 “Resort Homes” 0.28 Trips/Unit
 - 19 Unit = 5.32 Trips
 - The applicant has proposed providing curb, gutter, and sidewalks consistent with town standards on both Mountain Village Boulevard and Aspen Ridge



Drive, although an easement would need to be obtained from the adjacent open space property owner by either the town or the owner of lot 30 in order to construct and maintain such improvements.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash, or service delivery congestion.
- The proposed development accommodates all anticipated vehicular and service needs within the site boundaries accessed by way of a single driveway curb cut on Aspen Ridge Drive. The proposed density increase would not require any revisions to vehicular access, parking, pedestrian circulation, and/or trash standards beyond which the underlying density would have required.
 - When considering engineering (ITE) standards related to projecting traffic impacts, peak pm hour traffic volumes will increase by less than one vehicle over the current uses on site.
 - There are no centralized service deliveries associated with the proposed residential uses.
- h. The proposed rezoning meets all applicable Town regulations and standards.
- As stated in the attached correspondence and demonstrated in the accompanying documentation, the proposed project meets all applicable regulations and standards as adopted in the Community Development Code by the Town of Mountain Village, as interpreted by the development team.

In consideration of the above noted criteria, and as stated in the Comprehensive Plan and associated Amendment, the Town Council should take into consideration the following:

- “The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height “fits” on the site per the applicable criteria for decision making for each required development review application.”
- “The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.”



- “Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning 131 exclusive of any inclusion of the OS IAR-3 portion of Parcel M) scenario or a Parcel M development scenario.” Town Council should provide feedback related to these comprehensive plan policies.



Unit	Level	Floor Elevation	Net Area	Unit Area	Bedrooms	Offices	Baths	Parking Required (Outside VC)	Parking Required (Village Center)	Parking Provided	Parking Notes
102	Lower	9,524	1,871	1,871	2	1	2.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-21, O-32)
200	Lower	9,535	1,058	2,030	2	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-22, O-33)
	Upper	9,546	972								
201	Lower	9,524	781	2,971	4	1	4.5	1.5	1.0	2.0	2.0 Indoor Tandem (T-1,T-2)
	Upper	9,535	2,190								
202	Main	9,535	2,163	2,163	3	1	4.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-23, O-33)
203	Main	9,535	2,036	2,036	3	1	4.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-3,T-4)
204	Main	9,535	1,944	1,944	3	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-24, O-35)
205	Main	9,535	2,100	2,100	3	1	4.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-4, T-5)
206	Main	9,535	1,974	1,974	3	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-25, O-35)
301	Lower	9,546	2,124	2,901	4	1	5.5	1.5	1.0	2.0	2.0 Indoor Tandem (T-7, T-8)
	Upper	9,557	777								
302	Lower	9,546	2,154	3,219	4	1	5.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-9, T-10)
	Upper	9,557	1,065								
303	Lower	9,546	1,950	3,435	4	1	6.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-11, T-12)
	Upper	9,557	1,485								
304	Main	9,546	1,940	1,940	3	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-26, O-32)
305	Main	9,557	2,090	2,090	3	1	4.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-13, T-14)
PH 306	Lower	9,546	2,012	3,472	5	1	6.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-15, T-16)
	Upper	9,557	1,460								
PH 404	Lower	9,557	1,932	3,003	4	1	5.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-17, T-18)
	Upper	9,568	1,071								
PH 405	Lower	9,557	1,932	2,542	4	2	5.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-19, T-20)
	Upper	9,568	610								
Sub-Total (Fee Simple)			39,691	39,691	54.0	17.0	69.5	24.0	16.0	29.0	
Apt. C	New Deed Restricted	9,513	829	829	1.0	2.0	2.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-29, O-30)
Apt. 98B	Exist Deed Restrict	9,519	678	678	1.0	0.0	1.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-27, O-31)
Apt. 98A	Converted Deed Restrict	9,519	1,710	1,710	2.0	2.0	1.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-27, O-31)
Sub -Total			42,908	42,908	58.0	21.0	73.5	28.5	19.0	33.5	
Short Term Service								1.0	1.0	1.5	1.5 Outdoor (O-34, O-31)
Total Parking								29.5	20.0	35.0	

(b) The Town-adopted IDF curves are set forth in Appendix 5-1.

2. All surface drains shall be a minimum eight inch (8") drain grate.
3. Development in the Village Center for infill lots may propose the use of a master drainage plan when drainage as required by this section cannot be accommodate on-site, with floodwater attenuation provided off-site when practicable.

M. Drainage plans shall require the review and approval of Public Works.

N. The applicant shall propose specific clearing limits in the plans submitted for DRB review that incorporate laybacks that conform to the general easement requirements set forth in Chapter 3.

17.5.8 PARKING REGULATIONS

A. Required Number of Parking Spaces.

1. Parking spaces shall be provided on-site for development as set forth in Table 5-2.

Table 5-2, Required Parking Table

Zoning Designation	Required Number of Parking Spaces
Single-family	2 enclosed spaces in garage and 2 surface parking spaces
Condominium unit (Village Center)	1 space per unit
Condominium unit (Multi-family)	1.5 spaces per unit
Single-family common interest community	2 spaces per unit
Employee condo/apt. unit (Village Center)	1 space per unit
Employee condo/apt. unit (outside Village Center)	1.5 spaces per unit
Hotel unit	0.5 space per unit
Hotel efficiency unit	0.5 space per unit
Lodge unit	0.5 space per unit
Efficiency lodge unit	0.5 space per unit
Commercial space (low intensity commercial)	1 space per 1,000 sq. ft.
Commercial space (high intensity commercial)	1 space per 500 sq. ft.
Industrial	2 space per 1,000 sq. ft.

2. For single family, the review authority may allow for tandem spaces as the two (2) surface spaces for smaller lots less than 0.75 acre where non-tandem parking is not feasible due to unique site conditions such as steep slopes, wetlands and unique shaped lots, and may waive the two (2) surface spaces for smaller lots when tandem parking is not feasible.
3. All parking shall be located outside of the general easement setback unless an encroachment is approved by the DRB as provided for in Chapter 3.
4. No less than one (1) space, but no more than five (5) spaces shall be provided for homeowners association maintenance vehicles. Such spaces shall be retained by the homeowners association as a general common element and shall be available for services such as housekeeping, cleaning, deliveries, maintenance, repair and minor construction. The spaces shall be signed for service vehicle use.
5. For uses not listed, the parking requirements shall be determined by the review authority based upon the parking requirements of a land use that is similar to the proposed use,

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	–
6:00 a.m.	83	97	–
7:00 a.m.	71	95	–
8:00 a.m.	61	88	–
9:00 a.m.	55	83	–
10:00 a.m.	54	75	–
11:00 a.m.	53	71	–
12:00 p.m.	50	68	–
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

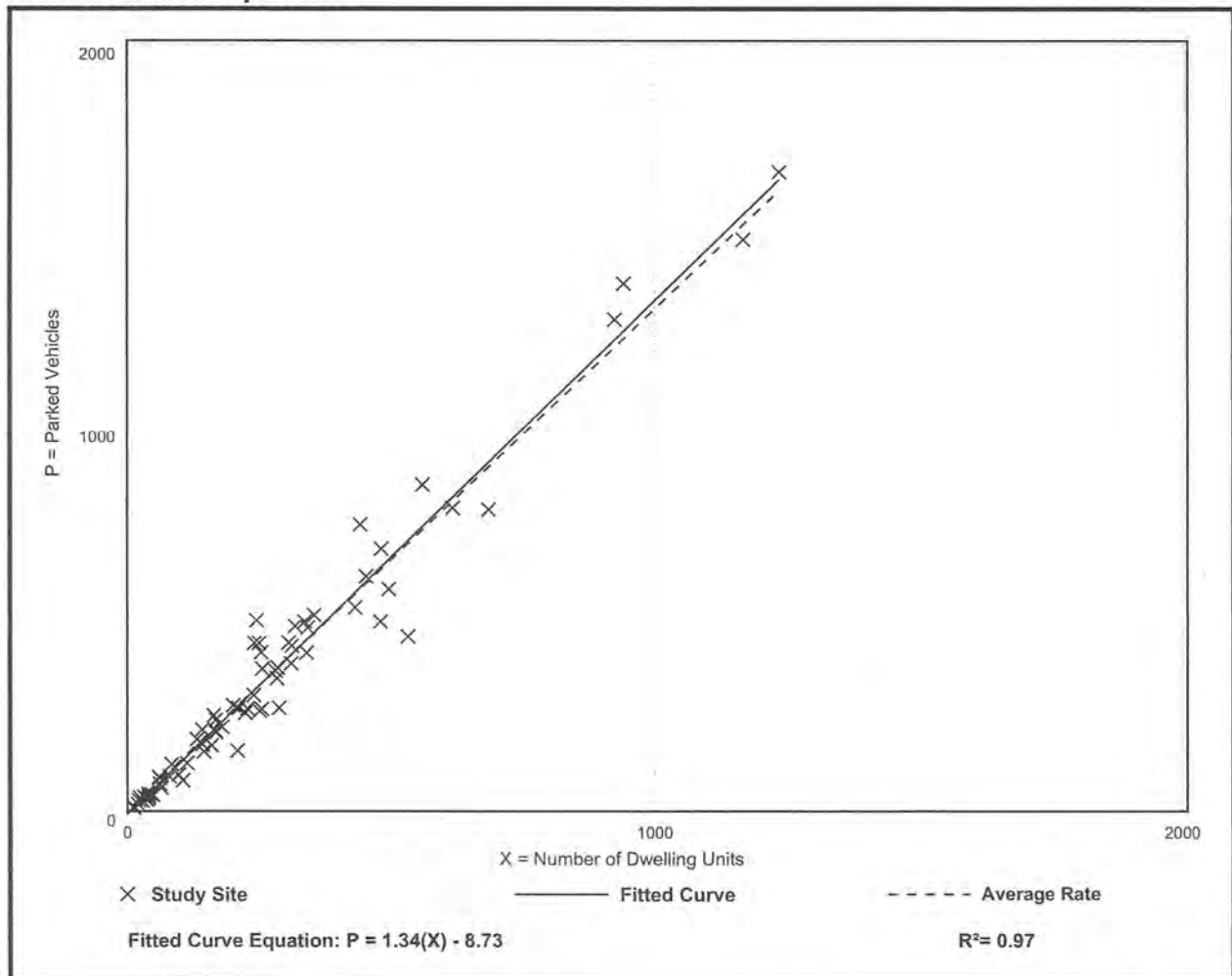
Number of Studies: 73

Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.

Number of Studies: 3

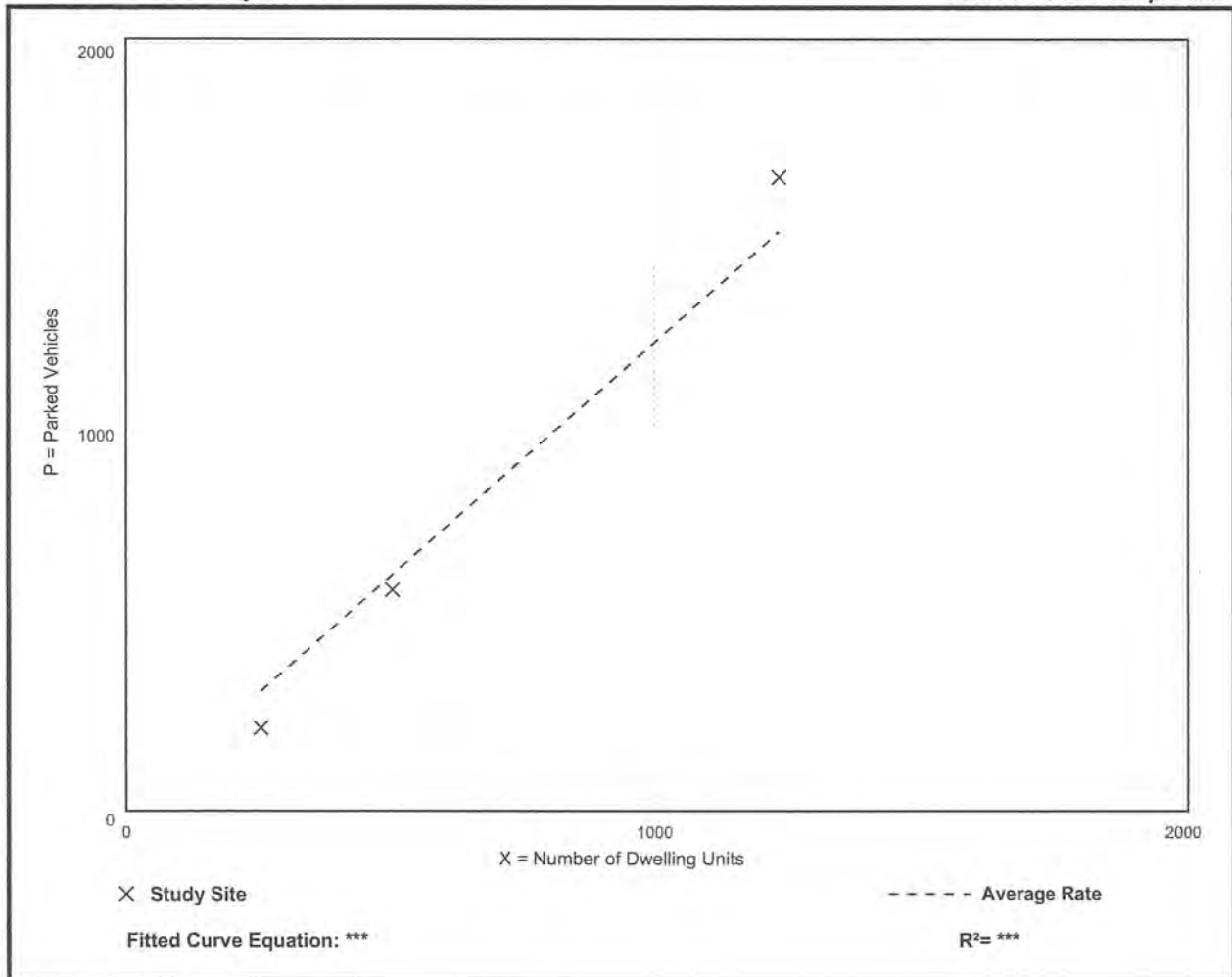
Avg. Num. of Dwelling Units: 665

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.22	0.84 - 1.33	0.94 / 1.33	***	0.20 (16%)

Data Plot and Equation

Caution – Small Sample Size





FELSBURG
HOLT &
ULLEVIG

connecting and enhancing communities

January 27, 2015

MEMORANDUM

TO: Steve Cram, St. Shopia Partners LLLP
FROM: Todd Frisbie, PE, FHU; Colleen Guillotte, PE, FHU
SUBJECT: The Ridge Parking Analysis
FHU Reference No. 115027-01

Parking occupancy data was collected for four condominiums in Mountain Village, CO. The data was collected at peak parking times between 10 PM and 5 AM during the holiday season (between Christmas and New Years). It was anticipated that using both the holidays and collecting overnight counts would lead to the highest parking occupancy rates. **Table 1** provides the parking data collect at all locations.

Table 1. Parking Data

Development	Residential Units	Parking Spaces	Maximum Occupancy Observed	Occupied Spaces/Units
See Forever Vilage	27	43	27	1.00
Lorian	26	32	9	0.35
Lorian New	6	10	3	0.50
Westermere	14	11	9	0.64
Palmyra	20	17	10	0.50
Total	93	113	58	0.62

As shown, the maximum number of parking spaces occupied per residential unit varied between 0.35 and 1.00. The overall average occupancy rate for all the developments was 0.62 parking spots occupied per residential unit.

We hope this information is helpful. If you have any questions, then please feel free to call me or Colleen at 719-314-1800.

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.


The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

MOUNTAIN VILLAGE - LOT 30

IN

MOUNTAIN VILLAGE, CO

	
20192733	
07/01/2021	
DR	1



DESIGN REVIEW SUBMITTAL - 2

JULY 1ST, 2021

 **ZEHREN** AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE

48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080

TRACT OS-1A-R3
(TSG SKI AND GOLF, LLC.)

NORTH 1/4 CORNER
SECTION 3,
T.42N., R.9W., N.M.P.M.

N 84°48'06" E 137.56' (R)
N 84°48'17" E 137.53' (M)

NORTHWEST
CORNER OF
LOT 11
S 84°12'17" W 122.55' (TID)

LOT 11
(ASPEN RIDGE CONDOMINIUMS)

LOT 30
0.60 ACRES (M)
0.60 ACRES (R)

SURVEYOR'S STATEMENT:

I, Jeffrey C. Haskell, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc., to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on September 22, 2016; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.



Jeffrey C. Haskell

L.S. 37970

PROPERTY DESCRIPTION:

LOT 30, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF AMENDMENT TO THE FINAL PLAT OF LOTS 11 AND 30, TOWN OF MOUNTAIN VILLAGE, FILING 1, RECORDED OCTOBER 16, 1996 IN PLAT BOOK 1 AT PAGE 2139,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number ABS86006285, dated September 15, 2016 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 080166, Panel Number 0287 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 100-year flood plain.
- BASIS OF BEARINGS. The bearing from monument "Rim" to monument "Village Core" assumed as the Telluride Mountain Village project bearing of S 28°53'50" E.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MOUNTAIN VILLAGE BOULEVARD

TRACT OS-1A-R3
(TSG SKI AND GOLF, LLC.)

BASIS OF BEARINGS:
S 02°00'00" E 160.33' (R)
S 02°00'00" E 160.31' (M)

EDGE OF TRAVELED WAY

GRAVEL

GRAVEL

GRAVEL

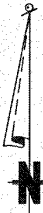
TRACT OS-1A-R3
(TSG SKI AND GOLF, LLC.)

EDGE OF TRAVELED WAY

ASPEN RIDGE DRIVE

SCALE: 1"=16'

0 4 8 12 16 32



LEGEND

- | | |
|---|----------------------|
| ○ FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 27605 (MONUMENT NOT ACCEPTED) | ⚡ WATER VALVE |
| ● FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24654 | ⚡ FIRE HYDRANT |
| ● SET 1-1/2" ALUMINUM CAP ON 18" #5 REBAR, L.S. 37970 | ⊠ TRANSFORMER |
| ⊙ SET BRASS TAG, L.S. 37970 | ○ TELEPHONE PEDESTAL |
| (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY | △ CABLE-TV PEDESTAL |
| (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 2139 | |

Improvement Survey Plat

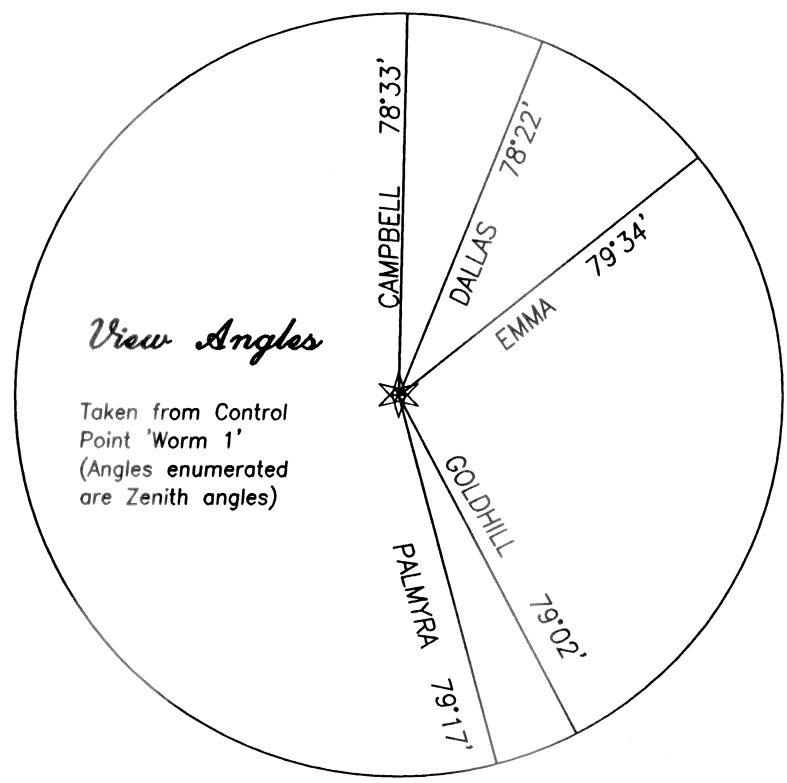
Lot 30, Town of Mountain Village,
located within the NE 1/4 of Section 3, T.42N., R.9W., N.M.P.M., San Miguel County, Colorado.

Project Mgr: JH
Technician: MC
Checked by:
Start date: 09/22/2016



970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Sheet1 of 1 Project #: 98004



This Topographic survey of a portion of Lot 30, Mountain Village, Filing No. 1 was field surveyed in June of 2008 under the direct responsibility, supervision and checking of Joshua J. Casselberry, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO.37903

Date

NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control Point "WORM-1", an 8" spike set flush to the natural ground, as shown hereon, having an elevation of 9528.04 feet.

LOT 10

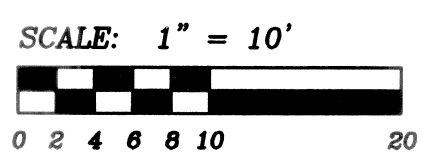
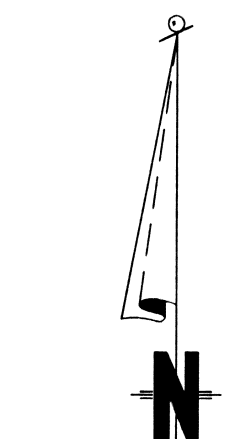
LOT 11

LOT 30

MOUNTAIN VILLAGE BOULEVARD

Legend

- ASPEN 2" TO 6"
- ASPEN 8" TO 12"
- ASPEN 14" TO 18"
- FIR 3" TO 6"
- FIR 8" TO 12"
- FIR 14" TO 20"
- SPRUCE 3" TO 6"
- SPRUCE 8" TO 12"
- SPRUCE 14" TO 20"
- WATER VALVE



TOPOGRAPHIC SURVEY
LOT 30, FILING 1, MOUNTAIN VILLAGE

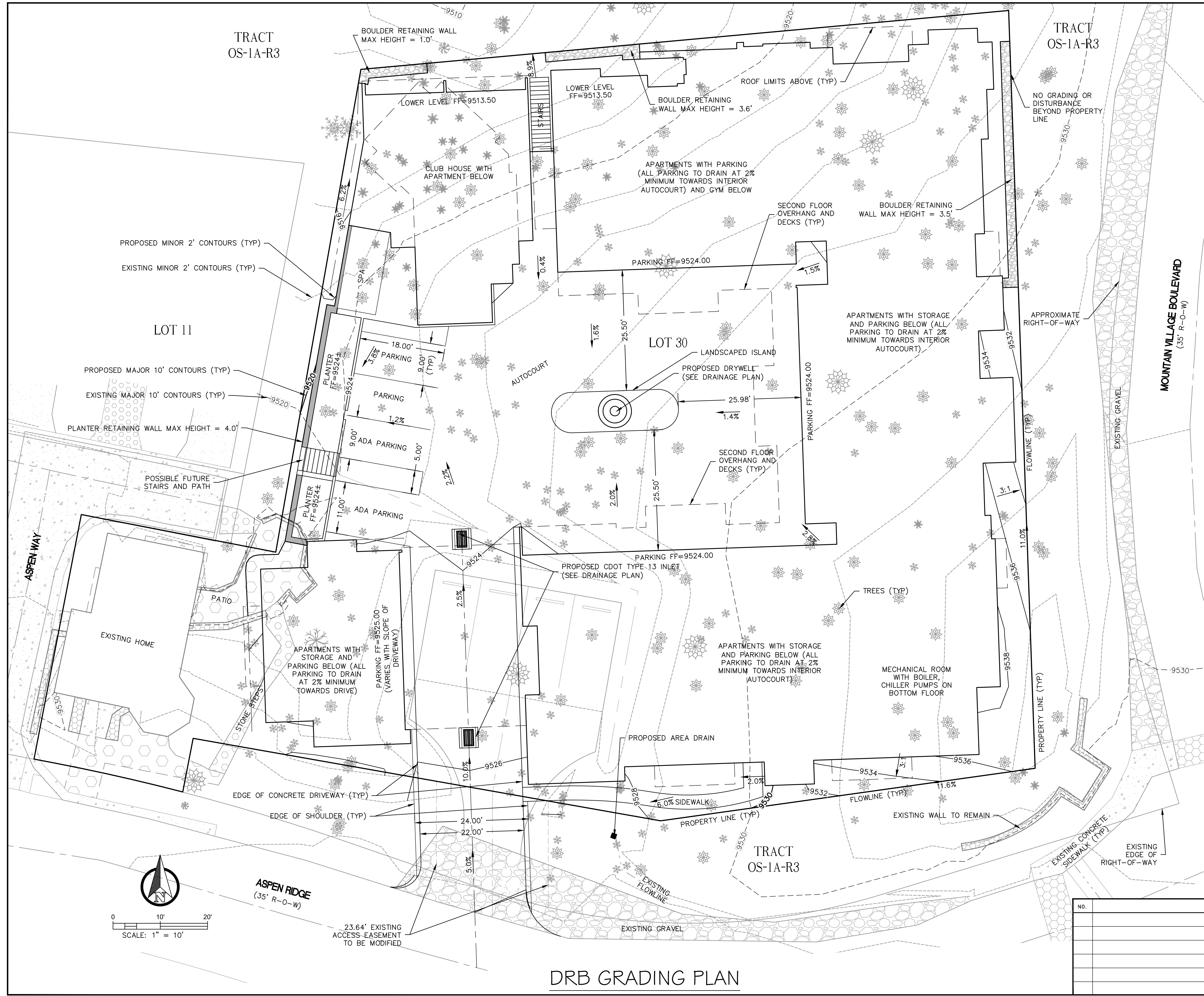
Project Mgr:	Rev.	description	date	by
JC				
Technician:	SS			
Checked by:				
Start date:	6/4/08			



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

Drawing path: W:\JOBS\96004\TOPO-TREES-05-08

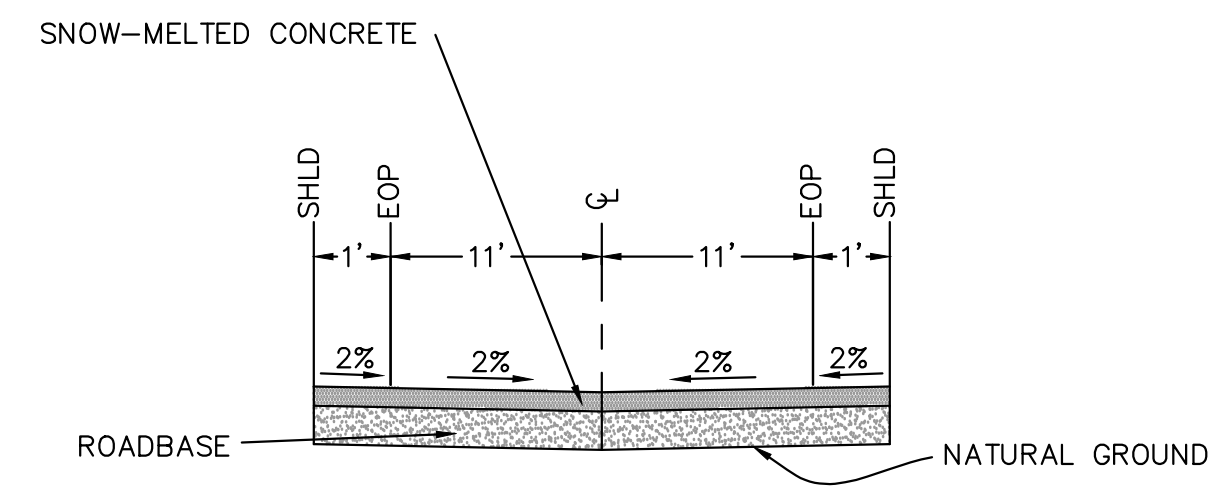
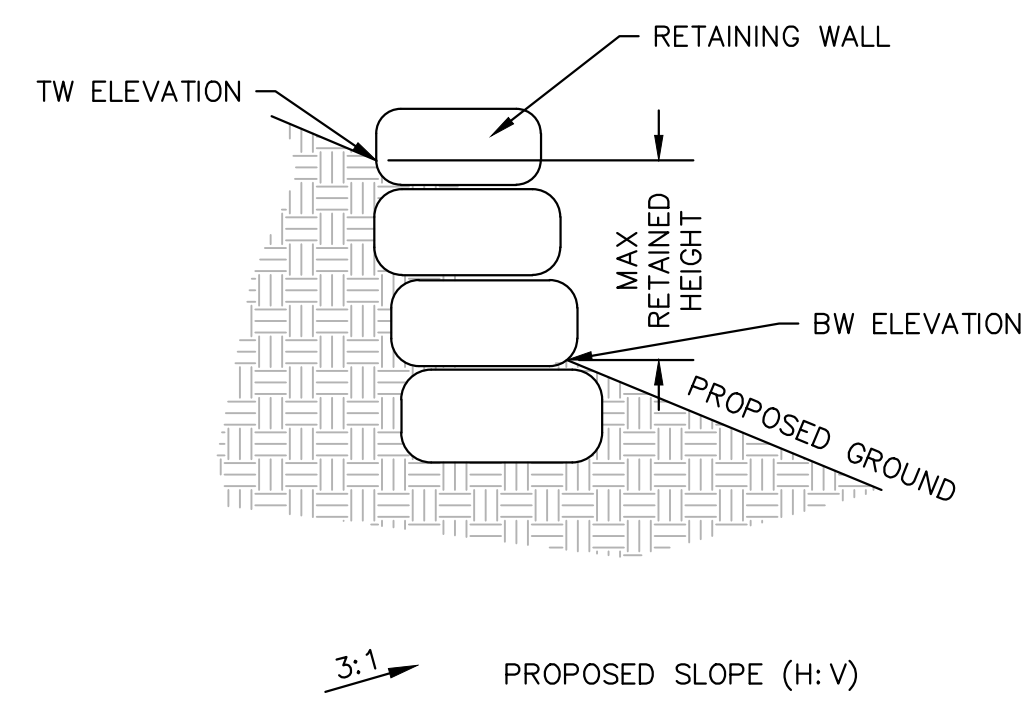
Sheet 1 of 1 Project #: 96004



NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC AND WAS COMBINED WITH THE PARKING LOT DESIGN THAT WAS CONSTRUCTED IN 2019.
3. MAXIMUM SLOPE GRADING TO BE 2.5(H):1(V).
4. ACCESS EASEMENT TO BE RELOCATED TO INCORPORATE THE DRIVEWAY EXTENTS.
5. RETAINING WALL HEIGHTS DO NOT INCLUDE CAP OR FOUNDATION.

LEGEND



TYPICAL DRIVEWAY CONCRETE SECTION WITH SNOWMELT

FOR DRB ONLY AND NOT FOR CONSTRUCTION

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

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



GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736



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

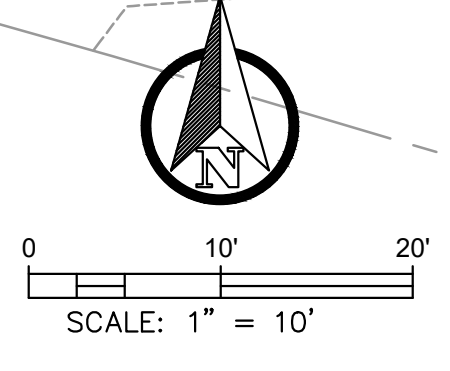
LOT 30 TOWN OF MOUNTAIN VILLAGE
 DRB GRADING PLAN

CLIENT:
 AVENTURA LLC
 LOUIS ALAIA
 18890 SANTA CLARA CIR
 FOUNDATION VALLEY, CA 92708

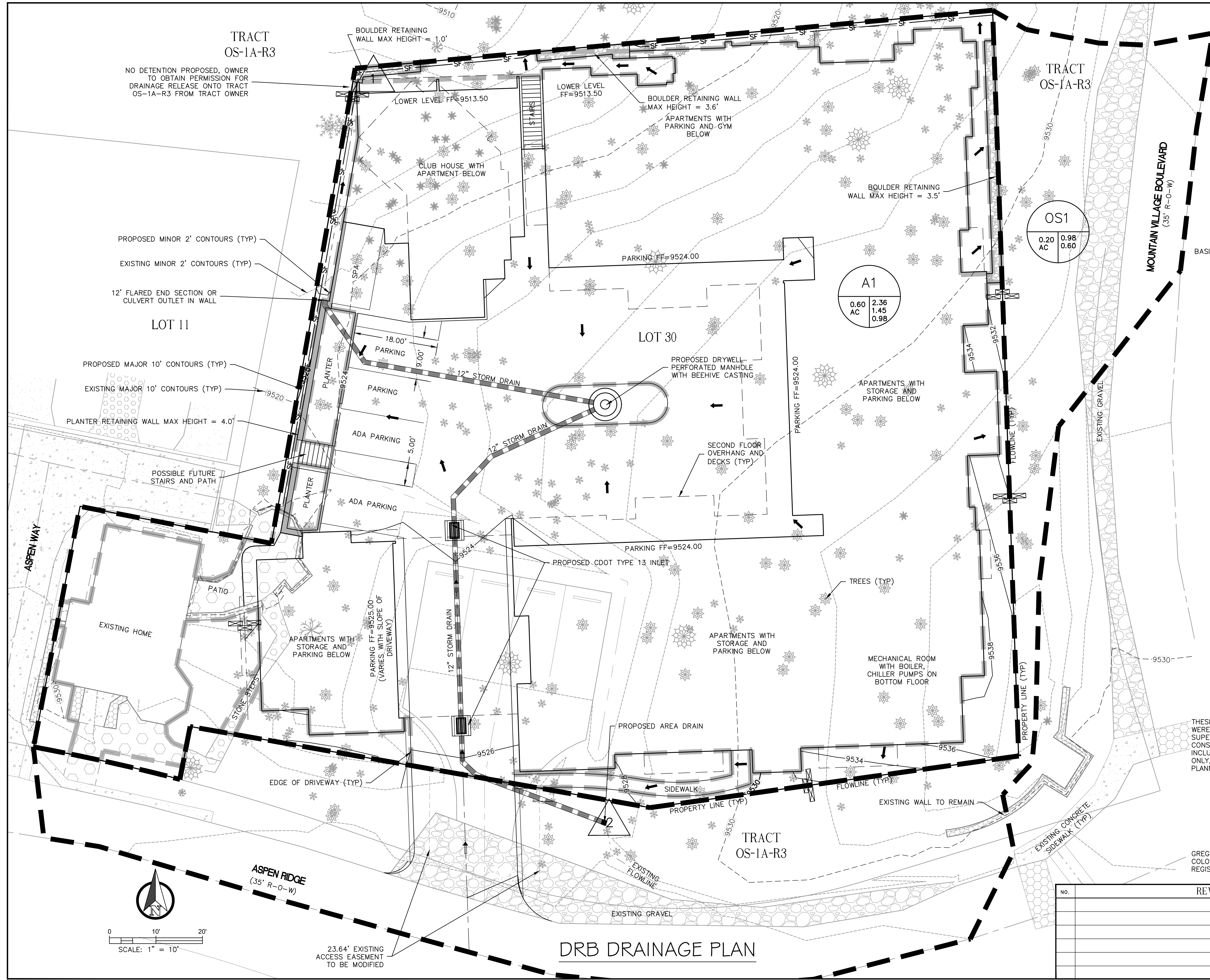
DATE: APRIL 26, 2021
 PROJECT #: 2019009
 PROJECT MANAGER: GEA
 DRAWN BY: GEA/ADM

SHEET #:
1 OF 3

NO.	REVISIONS	DATE



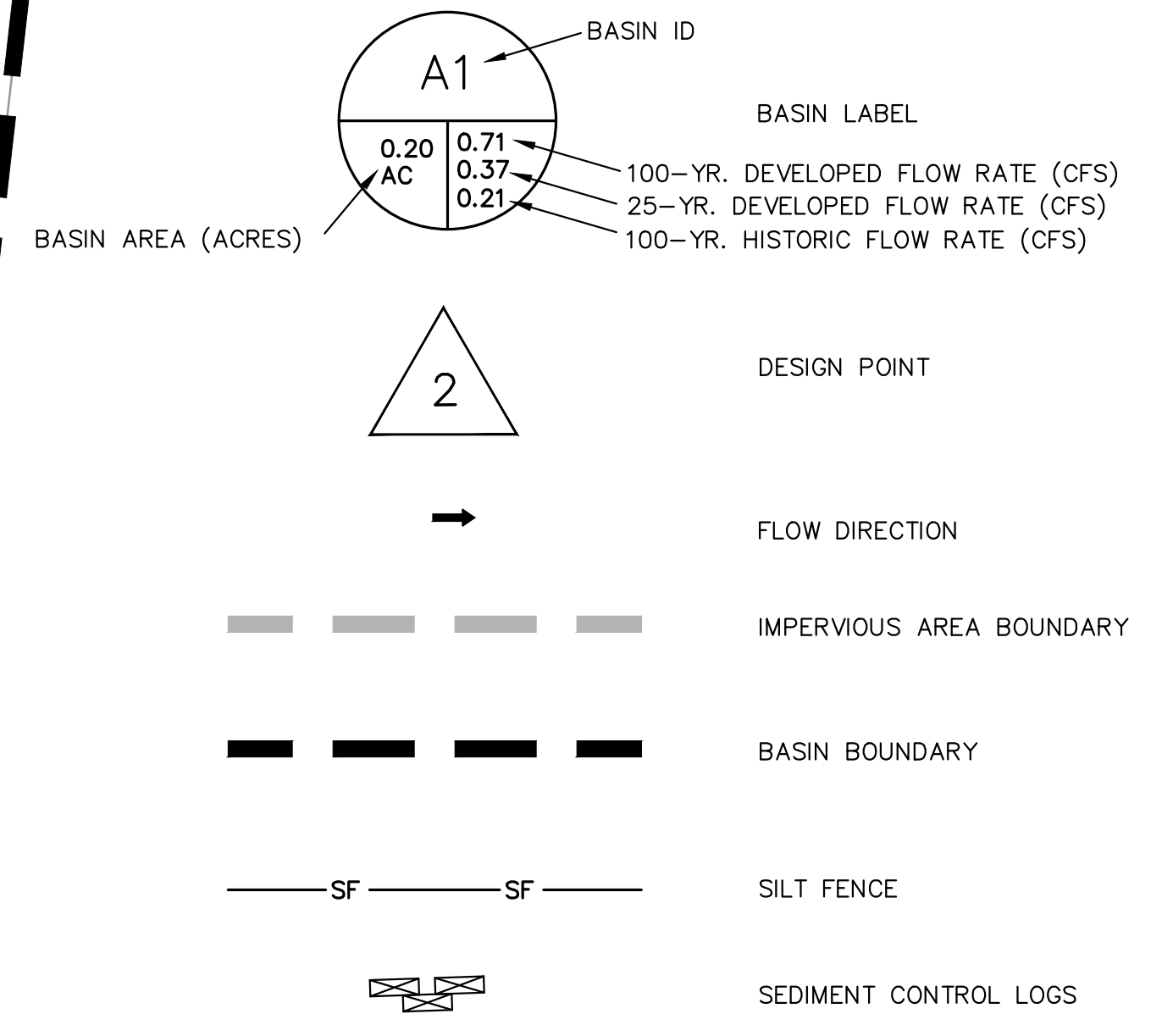
DRB GRADING PLAN



NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC.
3. MAXIMUM SLOPE GRADING TO BE 2.5(H):1(V).
4. RETAINING WALL MAX HEIGHTS DO NOT INCLUDE FOUNDATION OR CAPS (SEE SHEET 1 LEGEND).

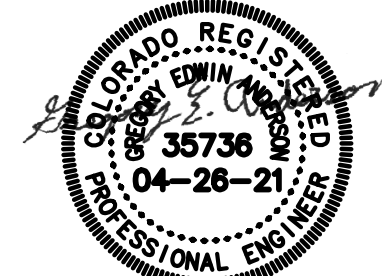
LEGEND



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 OR
811
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736

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

LOT 30 TOWN OF MOUNTAIN VILLAGE
 DRB DRAINAGE PLAN

CLIENT:
 AVENTURA LLC
 LOUIS ALAIA
 18890 SANTA CLARA CIR
 FOUNDATION VALLEY, CA 92708

DATE: APRIL 26, 2021

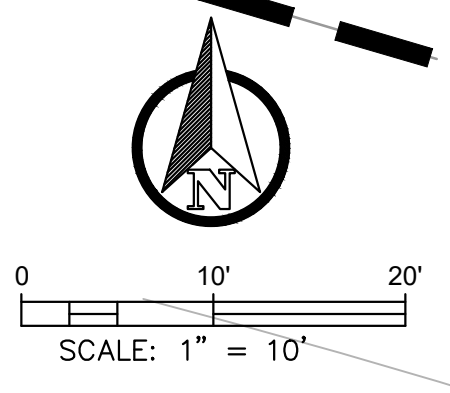
PROJECT #: 2019009

PROJECT MANAGER: GEA
 DRAWN BY: GEA/ADM

SHEET #:

2 OF 3

NO.	REVISIONS	DATE



DRB DRAINAGE PLAN

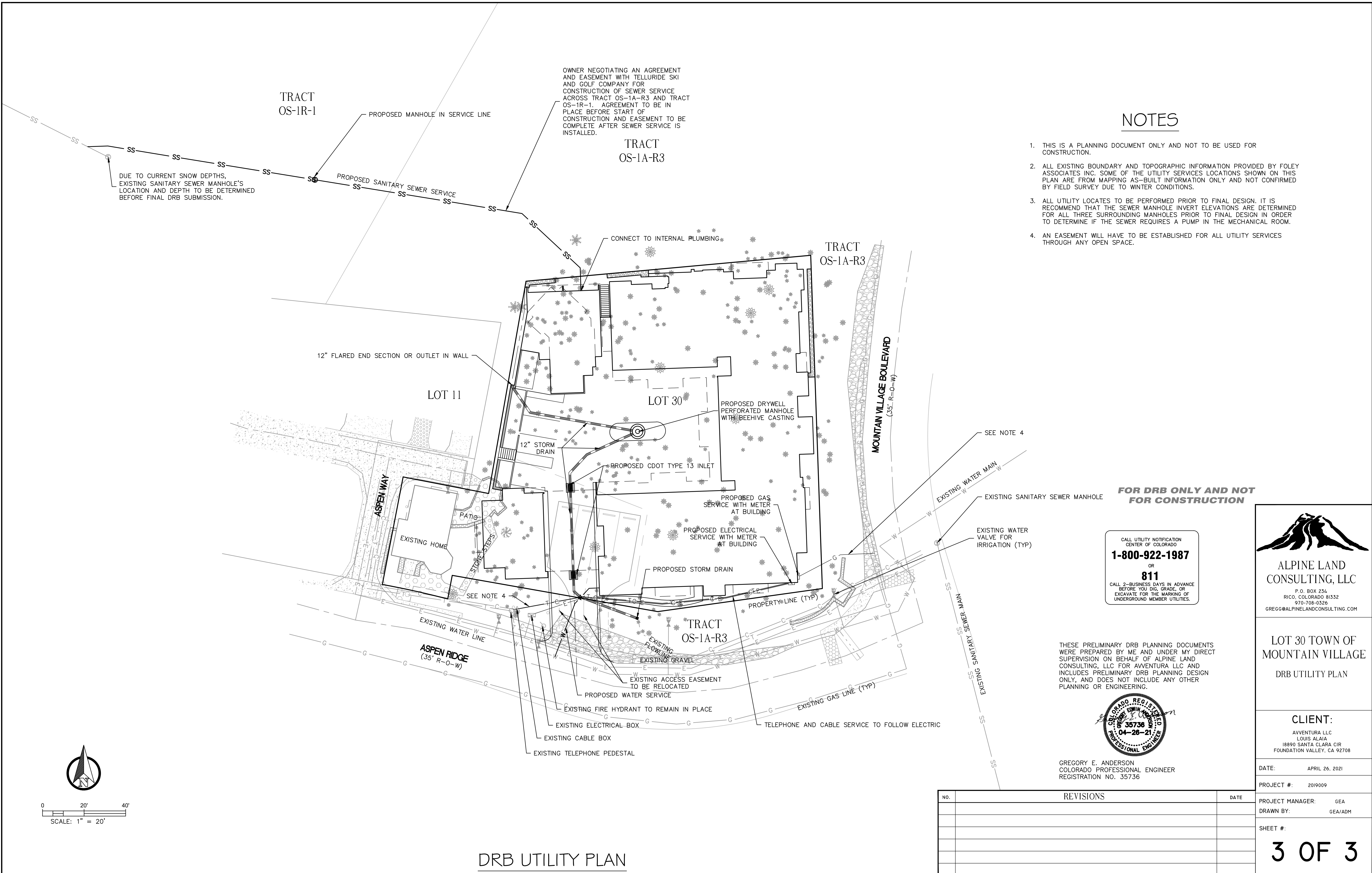
23.64' EXISTING ACCESS EASEMENT TO BE MODIFIED

OWNER NEGOTIATING AN AGREEMENT AND EASEMENT WITH TELLURIDE SKI AND GOLF COMPANY FOR CONSTRUCTION OF SEWER SERVICE ACROSS TRACT OS-1A-R3 AND TRACT OS-1R-1. AGREEMENT TO BE IN PLACE BEFORE START OF CONSTRUCTION AND EASEMENT TO BE COMPLETE AFTER SEWER SERVICE IS INSTALLED.

NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC. SOME OF THE UTILITY SERVICES LOCATIONS SHOWN ON THIS PLAN ARE FROM MAPPING AS-BUILT INFORMATION ONLY AND NOT CONFIRMED BY FIELD SURVEY DUE TO WINTER CONDITIONS.
3. ALL UTILITY LOCATES TO BE PERFORMED PRIOR TO FINAL DESIGN. IT IS RECOMMEND THAT THE SEWER MANHOLE INVERT ELEVATIONS ARE DETERMINED FOR ALL THREE SURROUNDING MANHOLES PRIOR TO FINAL DESIGN IN ORDER TO DETERMINE IF THE SEWER REQUIRES A PUMP IN THE MECHANICAL ROOM.
4. AN EASEMENT WILL HAVE TO BE ESTABLISHED FOR ALL UTILITY SERVICES THROUGH ANY OPEN SPACE.

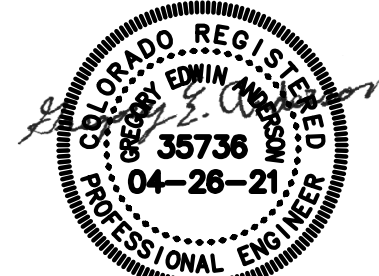
DUE TO CURRENT SNOW DEPTHS, EXISTING SANITARY SEWER MANHOLE'S LOCATION AND DEPTH TO BE DETERMINED BEFORE FINAL DRB SUBMISSION.



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811
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THESE PRELIMINARY DRB PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR AVENTURA, LLC AND INCLUDES PRELIMINARY DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736



LOT 30 TOWN OF MOUNTAIN VILLAGE
 DRB UTILITY PLAN

CLIENT:
 AVENTURA LLC
 LOUIS ALAIA
 18890 SANTA CLARA CIR
 FOUNDATION VALLEY, CA 92708

DATE: APRIL 26, 2021
 PROJECT #: 2019009
 PROJECT MANAGER: GEA
 DRAWN BY: GEA/ADM

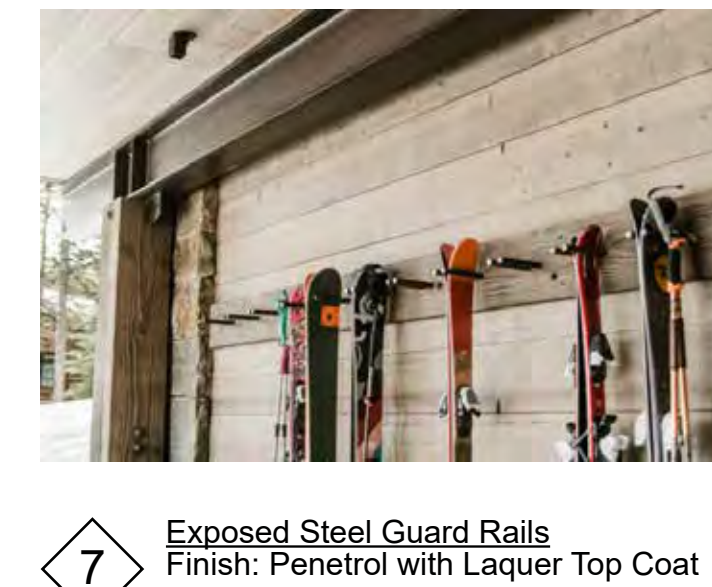
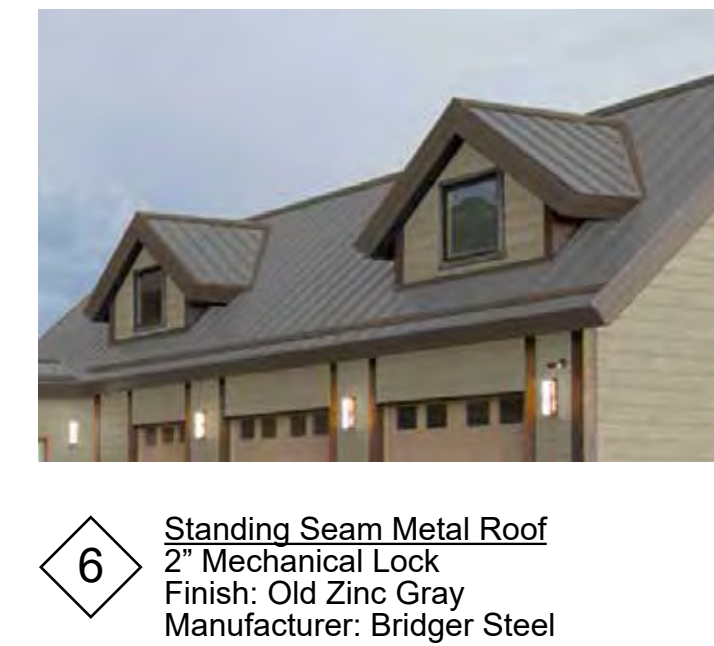
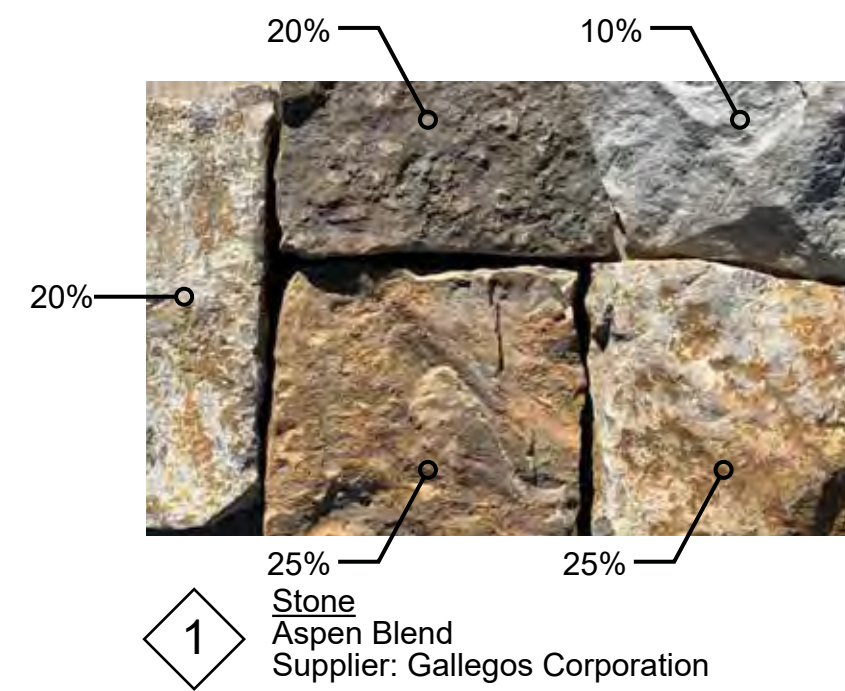
SHEET #:
3 OF 3

NO.	REVISIONS	DATE

DRB UTILITY PLAN



1 ELEVATION - A (EAST)
A2.1 1/8"=1'-0"



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AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
101 El Paseo
Santa Barbara, California 93101
(805) 963-6690 FAX (805) 963-8102

48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080

CIVIL
STRUCTURAL

MECHANICAL
ELECTRICAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO
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ISSUED FOR:

No.	DATE	COMMENT
A	03/30/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

PROPOSED EXTERIOR MATERIALS

PROJECT No. 192733.00	DATE 03/16/2021
DRAWN BY X	CHECK BY X
	TRV BY X

SHREY No.
SCALE: AS SHOWN



STONE
35%



STUCCO
27%



WOOD SIDING
28%



GLASS
9.0%



STEEL
1.0%

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EXTERIOR MATERIALS PERCENTAGES

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.
SCALE:



ELEVATION - B (NORTH)
1/8"=1'-0"



ELEVATION - A (EAST)
1/8"=1'-0"

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RENDERED EXTERIOR ELEVATIONS

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.

SCALE:



ELEVATION - H (SOUTH)
1/8"=1'-0"



ELEVATION - G (INTERIOR COURT SOUTH)
1/8"=1'-0"

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LANDSCAPE ARCHITECTURE
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Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102

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RENDERED EXTERIOR ELEVATIONS

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.

SCALE:



ELEVATION - F (INTERIOR COURTYARD NORTH)

1/8"=1'-0"

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**RENDERED
 EXTERIOR
 ELEVATIONS**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.
 SCALE:



TRAMONTANA



INN AT LOST CREEK



BLUE MESA



BELVEDERE



ASPEN RIDGE



GRANITA



LUMIERE



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 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
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 Santa Barbara, California 93101
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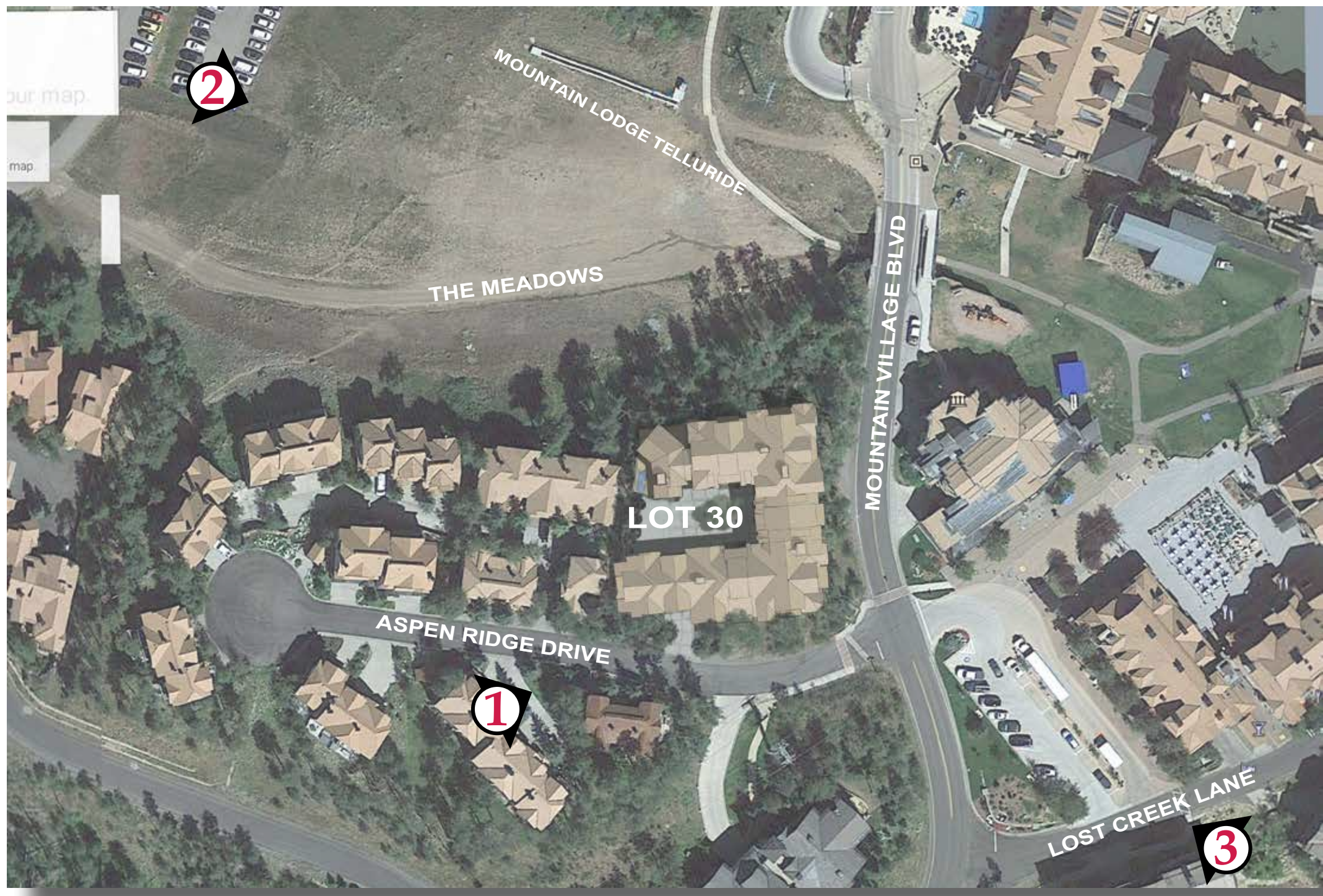
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ISSUED FOR:		
No.	DATE	COMMENT
		✓ REVIEW
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C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

LOCATION PLAN

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.
 SCALE:



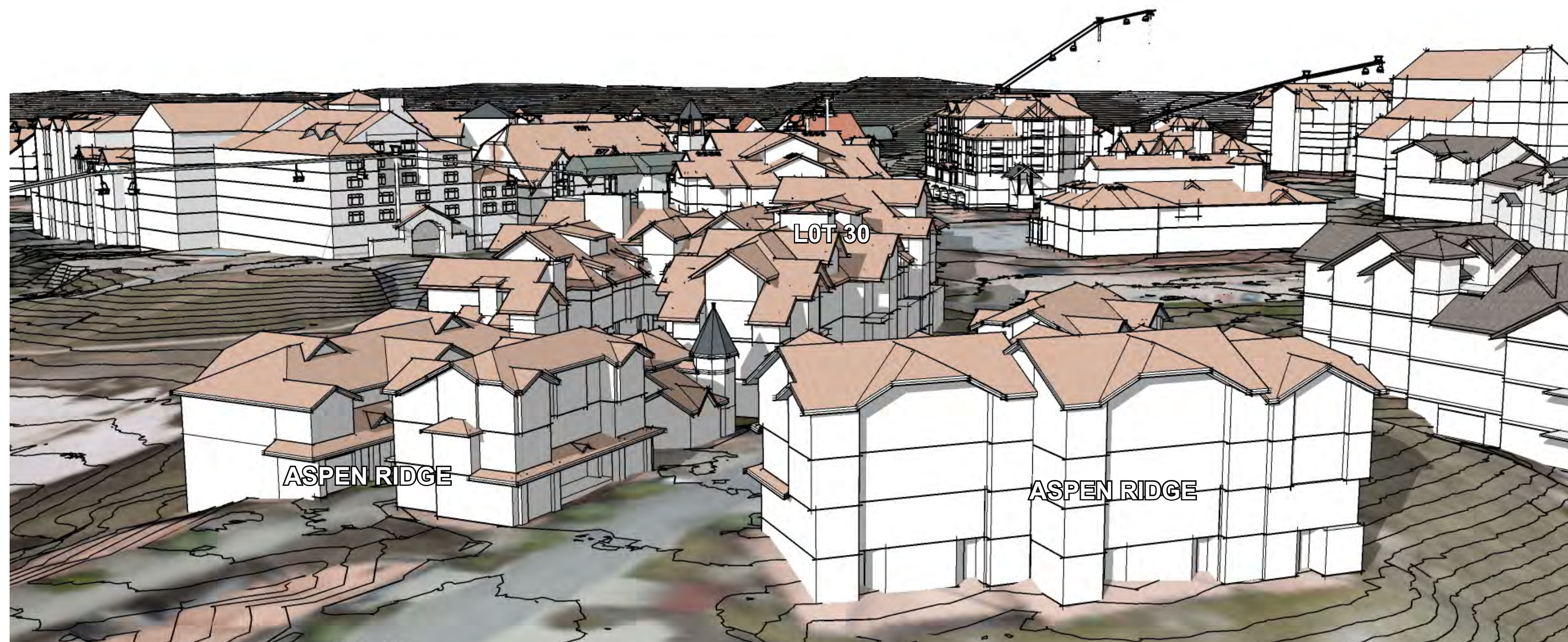
1 Northwest- Aspen Ridge Drive



3 Northwest Aerial - Lost Creek Lane



2 Southeast Aerial - The Meadows



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 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
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ISSUED FOR:

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		REVIEW
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D	07/01/2021	DESIGN REVIEW - 2

VILLAGE CONTEXT

PROJECT No.	DATE
192733.00	03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.

SCALE:



5 North - Mountain Village Boulevard



6 Southwest Aerial - Madeline



4 South - Mountain Village Boulevard

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 LANDSCAPE ARCHITECTURE
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 P.O. Box 1976 - Avon, Colorado 81620
 (970) 949-0257 FAX (970) 949-1080

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LOT 30
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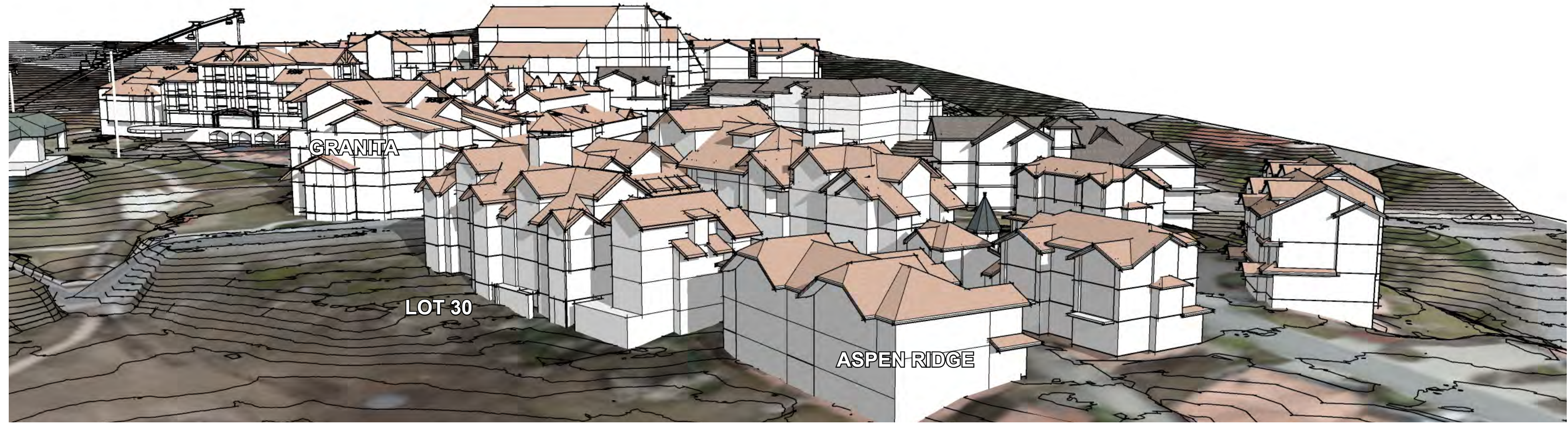
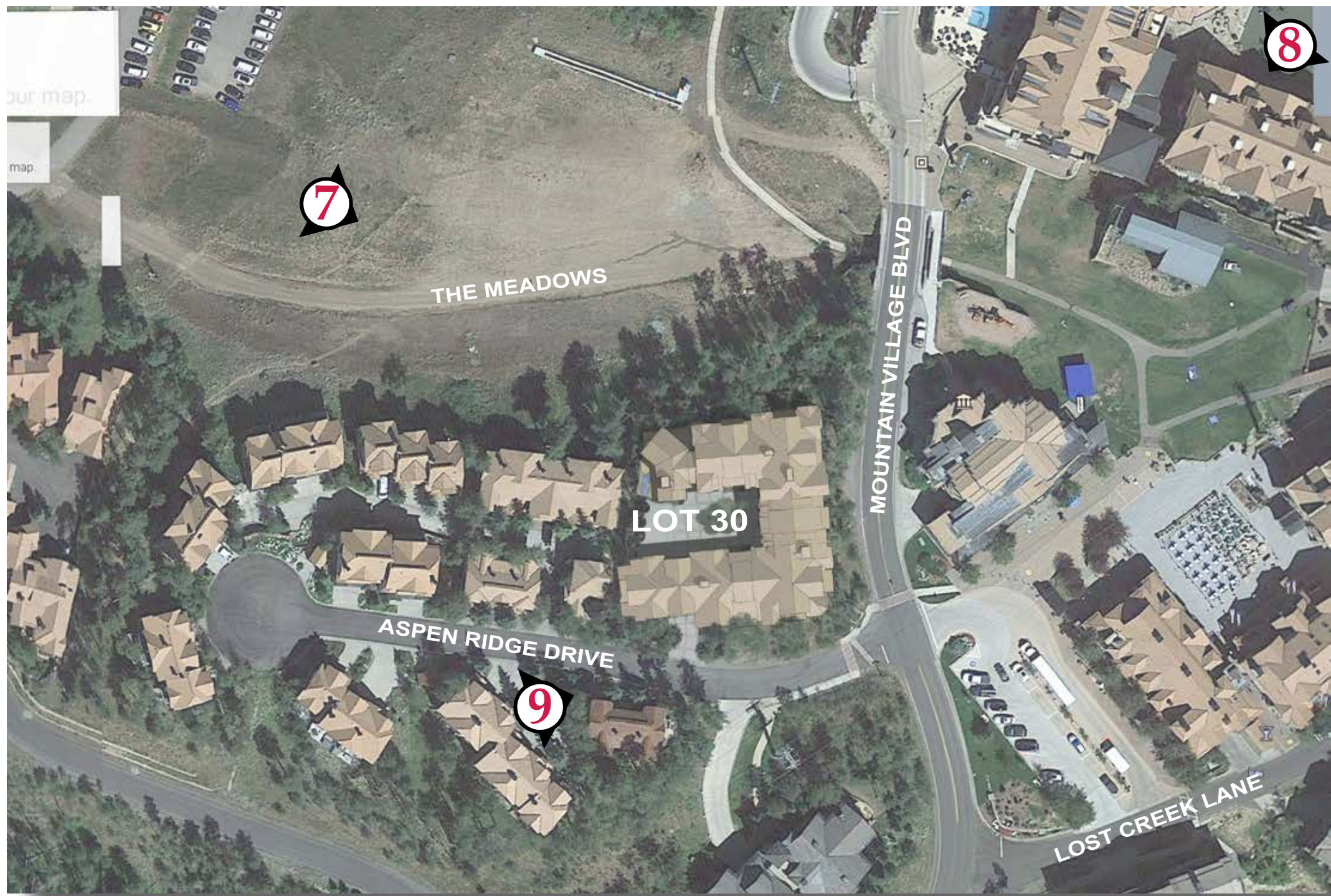
ISSUED FOR:

No.	DATE	COMMENT
		✓ REVIEW
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D	07/01/2021	DESIGN REVIEW - 2

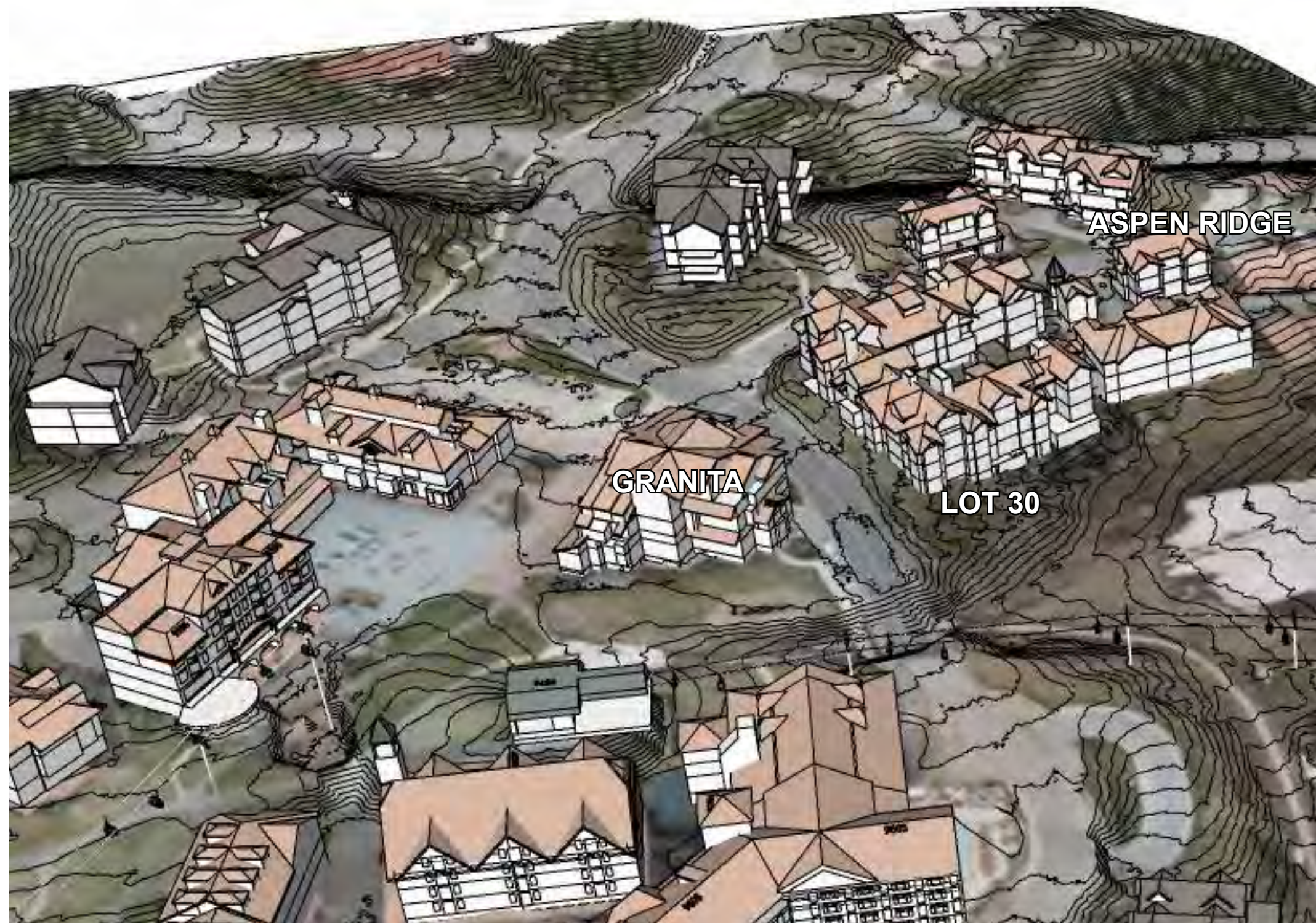
VILLAGE
CONTEXT

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.
 SCALE:



7 Southeast - The Meadows



8 Southwest Aerial - Madeline



9 Northeast Aerial - Aspen Ridge Drive

ZEHREN AND ASSOCIATES, INC.
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 LANDSCAPE ARCHITECTURE
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 P.O. Box 1976 - Avon, Colorado 81620
 (970) 949-0257 FAX (970) 949-1080

ZEHREN

CIVIL
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		✓ REVIEW
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C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

VILLAGE CONTEXT

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.
 SCALE:

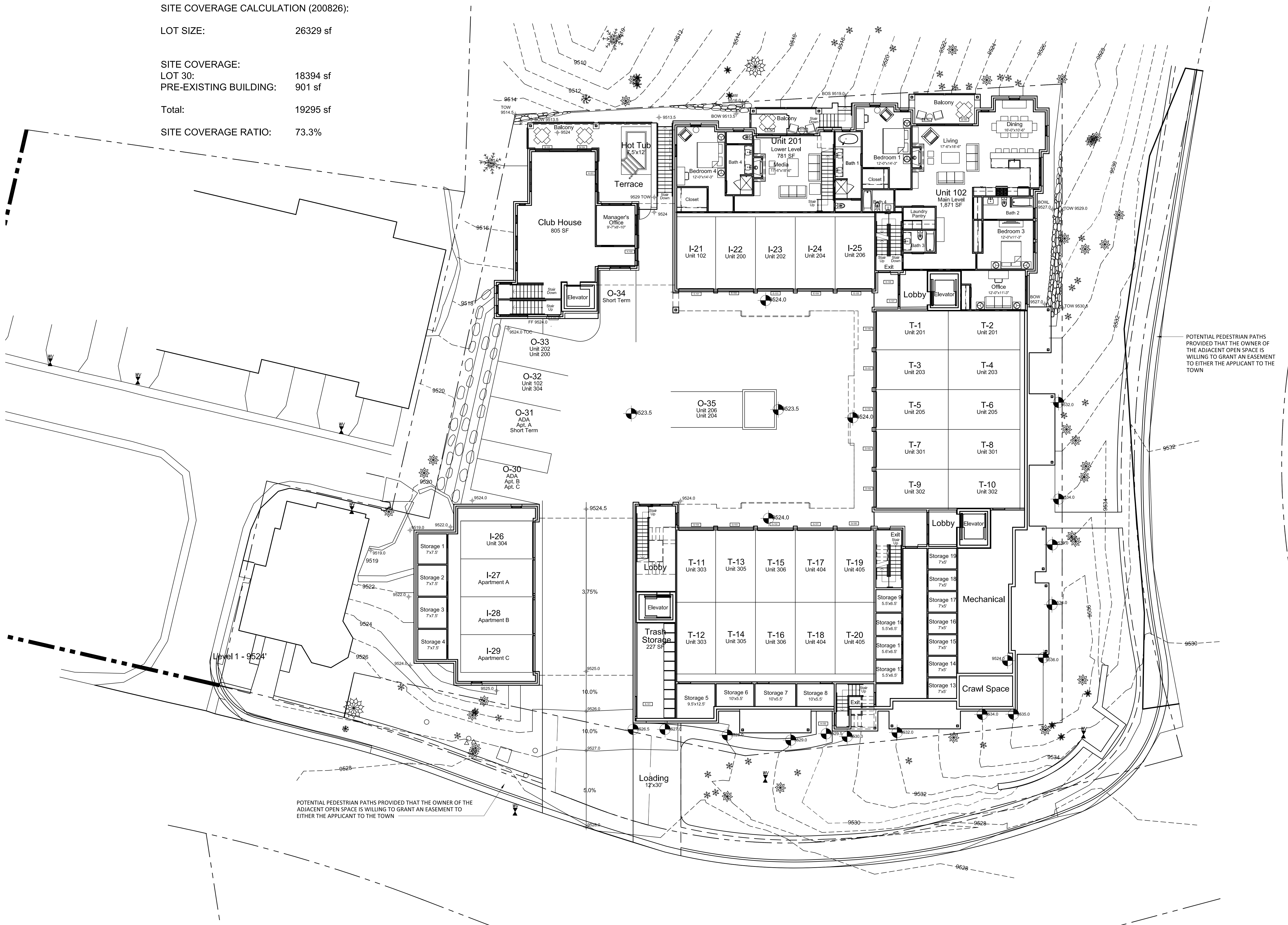
SITE COVERAGE CALCULATION (200826):

LOT SIZE: 26329 sf

SITE COVERAGE:
 LOT 30: 18394 sf
 PRE-EXISTING BUILDING: 901 sf

Total: 19295 sf

SITE COVERAGE RATIO: 73.3%



POTENTIAL PEDESTRIAN PATHS PROVIDED THAT THE OWNER OF THE ADJACENT OPEN SPACE IS WILLING TO GRANT AN EASEMENT TO EITHER THE APPLICANT TO THE TOWN

POTENTIAL PEDESTRIAN PATHS PROVIDED THAT THE OWNER OF THE ADJACENT OPEN SPACE IS WILLING TO GRANT AN EASEMENT TO EITHER THE APPLICANT TO THE TOWN

1 ARCHITECTURAL SITE PLAN
 ASP1.01 3/32" = 1'-0"

ZEHREN AND ASSOCIATES, INC.
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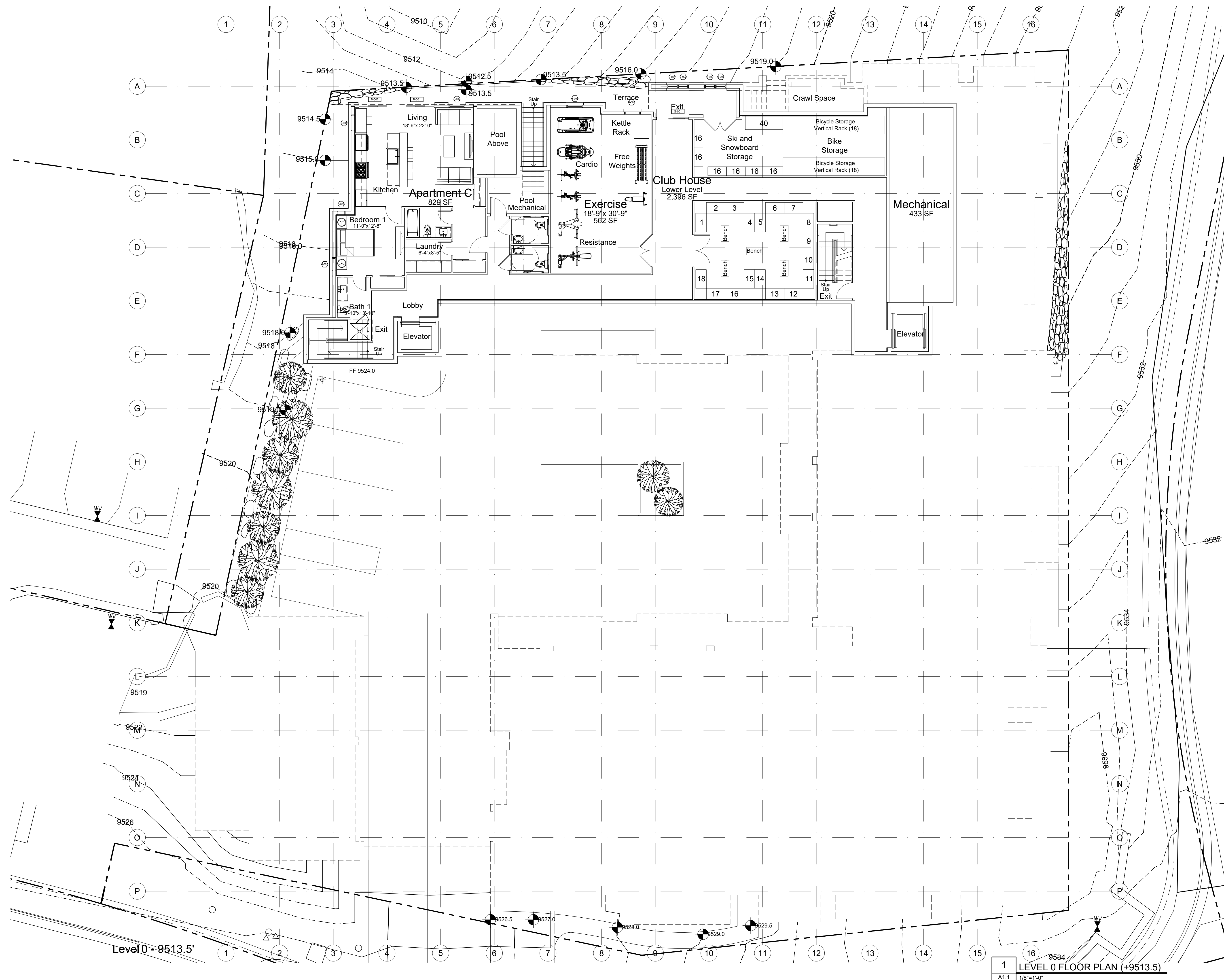
ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

SITE PLAN

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY TL	CHK BY TL
TRV BY	

SHEET No.
ASP1.01
 SCALE: AS SHOWN



1 LEVEL 0 FLOOR PLAN (+9513.5)
A1.1 1/8"=1'-0"

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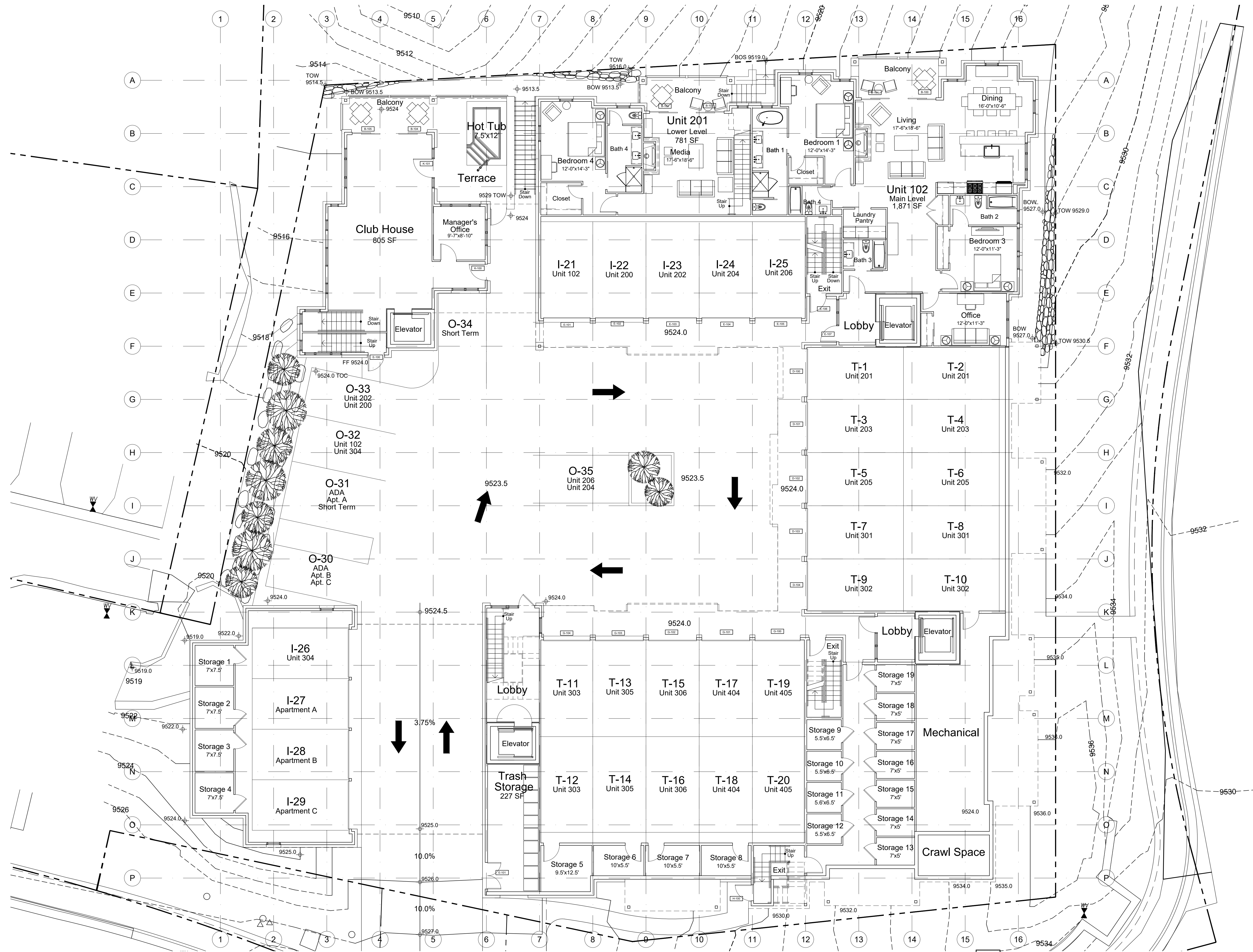
ISSUED FOR:

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LEVEL 0 FLOOR PLAN (+9513.5)

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.
A1.1
SCALE: AS SHOWN



1 LEVEL 01 FLOOR PLAN (+9524.0)
A1.2 1/8"=1'-0"

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LEVEL 01
FLOOR PLAN
(+9524.0)

PROJECT No.

DATE

DRAWN BY

CHK BY

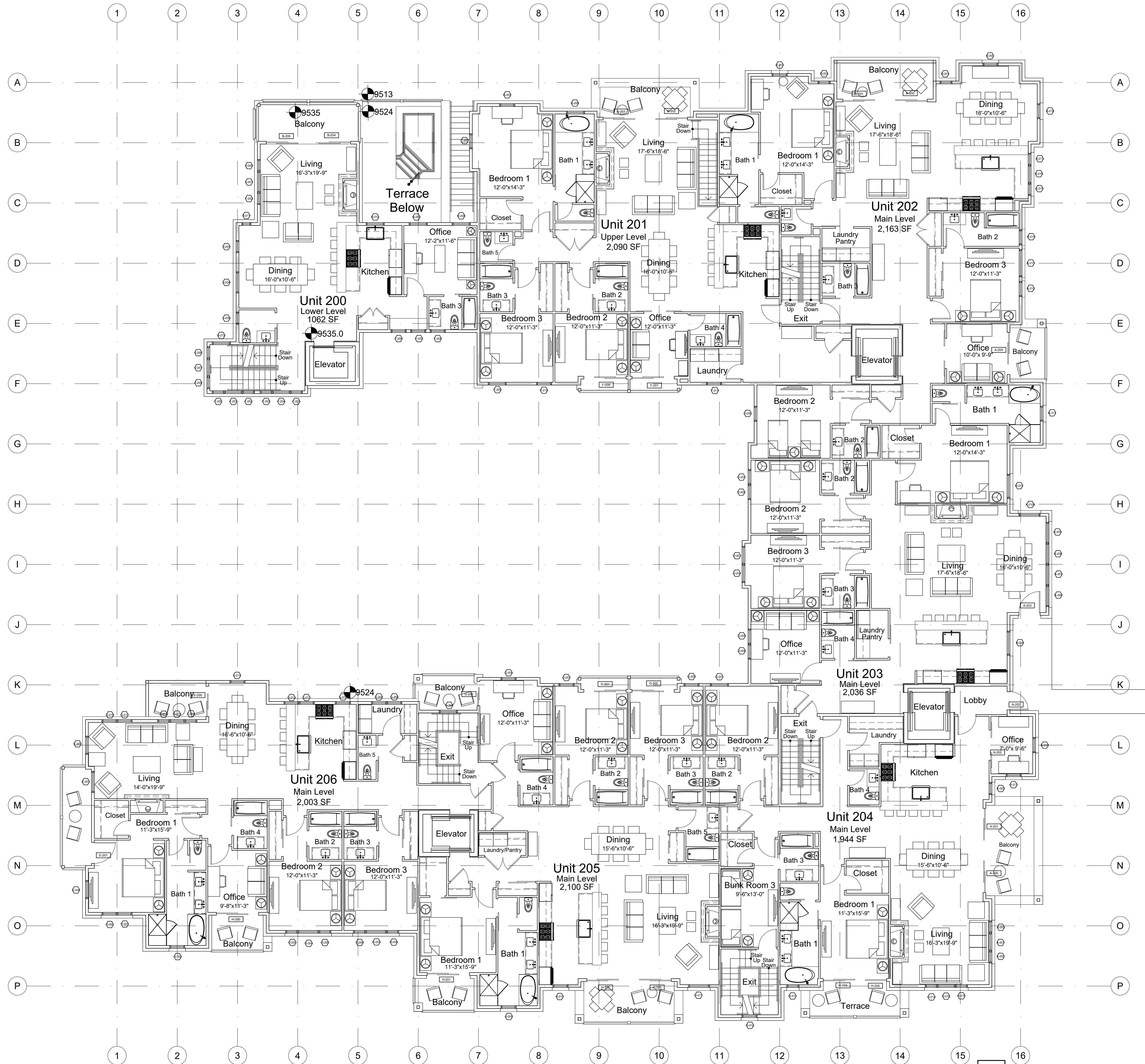
TRV BY

SHEET No.

A1.2

SCALE:

AS SHOWN



1 LEVEL 02 FLOOR PLAN (+935.0)
A1.3 1/8"=1'-0"

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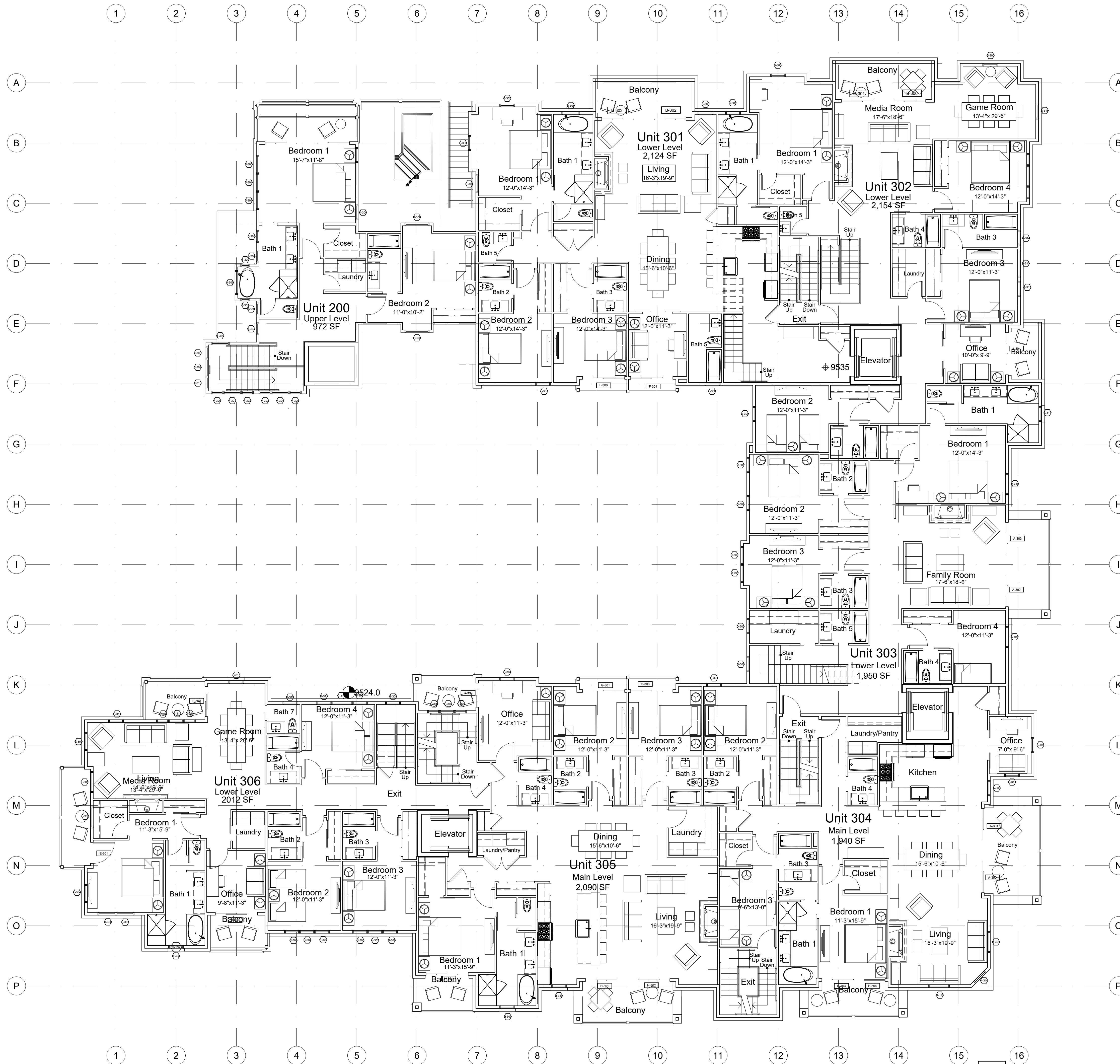
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LEVEL 02
FLOOR PLAN
(+935.0)

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.
A1.3
SCALE: AS SHOWN



1 LEVEL 03 FLOOR PLAN (+9546.0)
A1.4 1/8"=1'-0"

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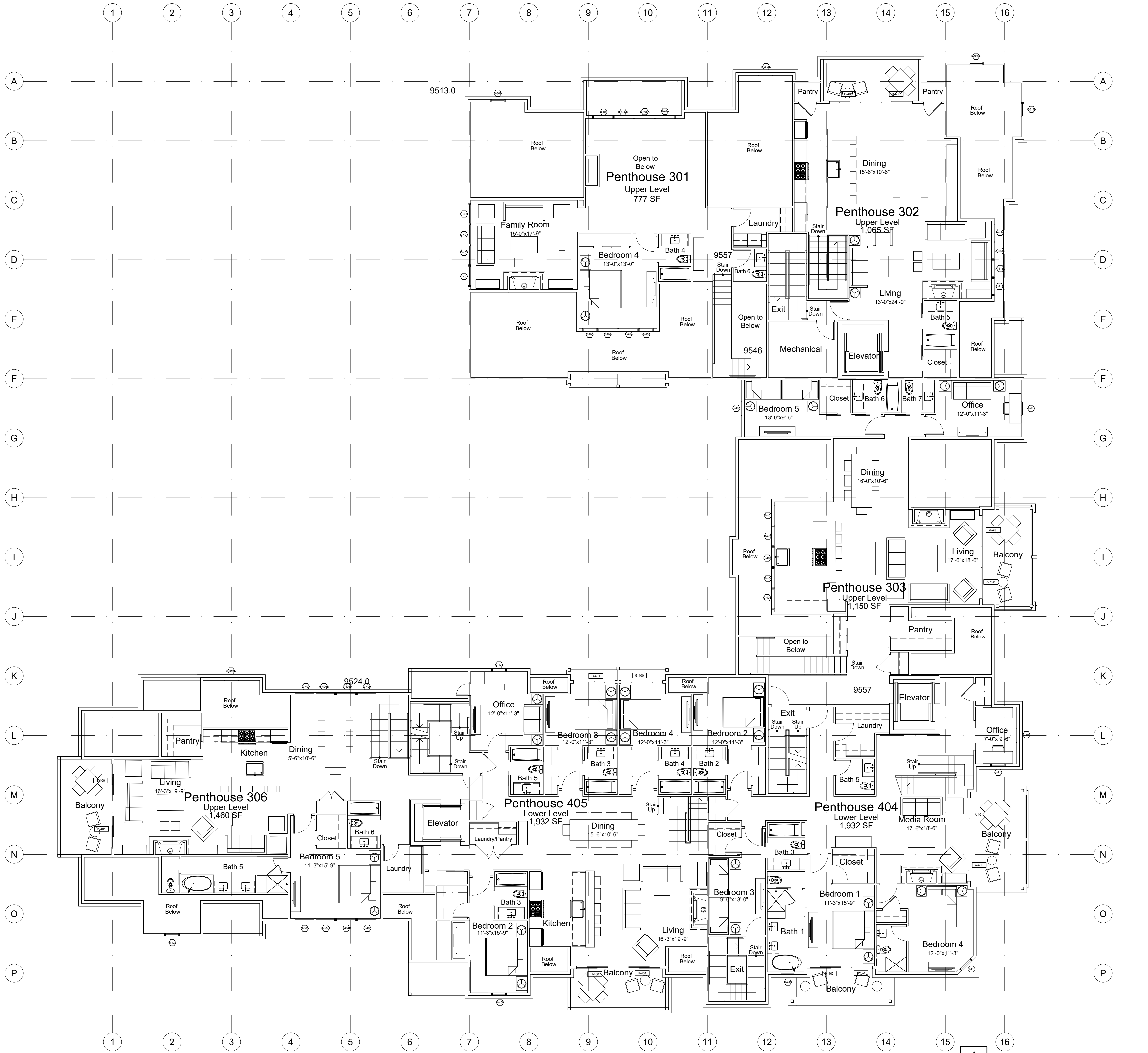
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LEVEL 03
FLOOR PLAN
(+9546.0)

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.
A1.4
SCALE: AS SHOWN



1 LEVEL 04 FLOOR PLAN (+9557.0)
A1.5 1/8"=1'-0"

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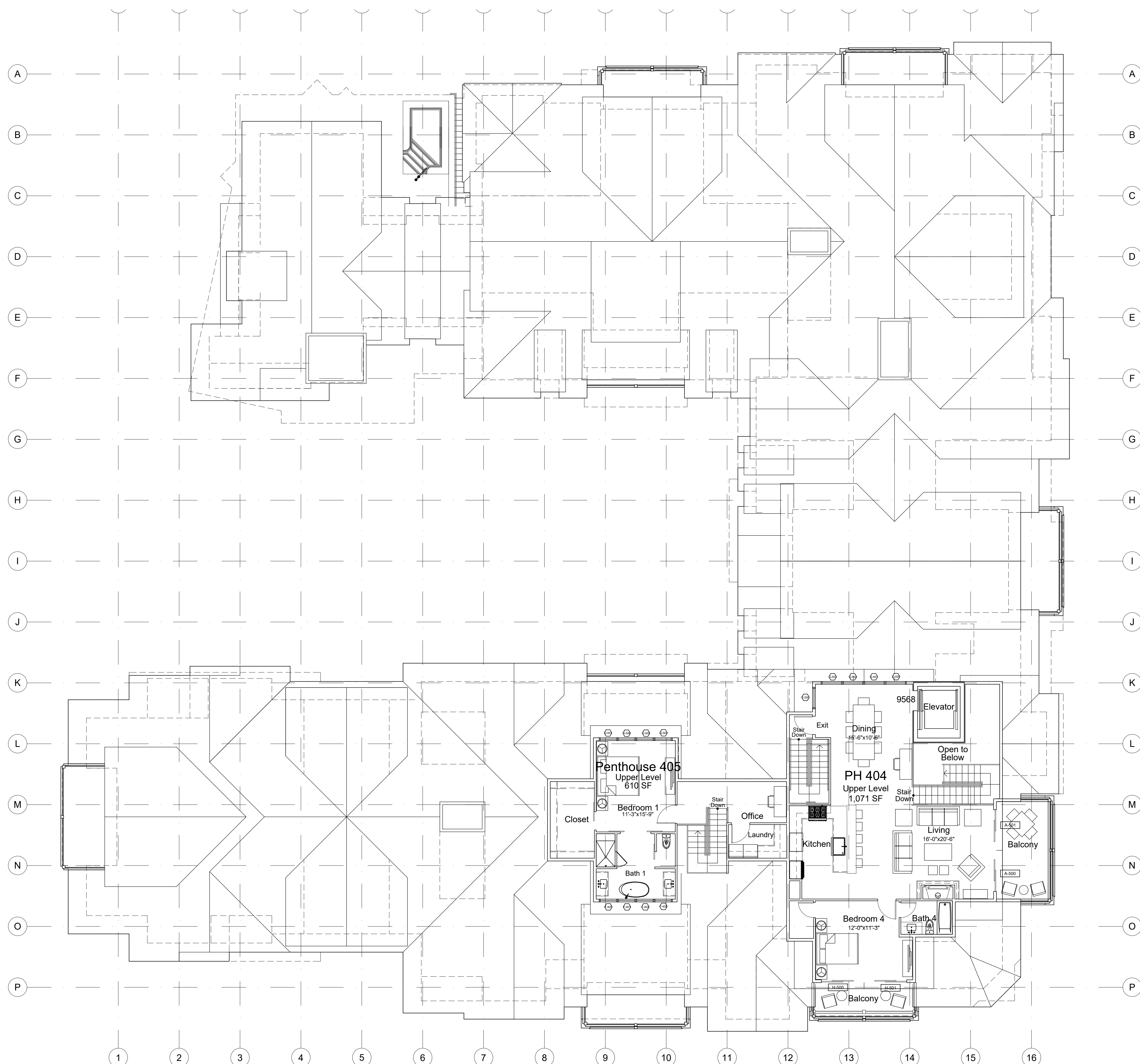
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LEVEL 04
FLOOR PLAN
(+9557.0)

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
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SHEET No.
A1.5
SCALE: AS SHOWN



1 LEVEL 05 FLOOR PLAN (+9568.0)
 A1.6 1/8"=1'-0"

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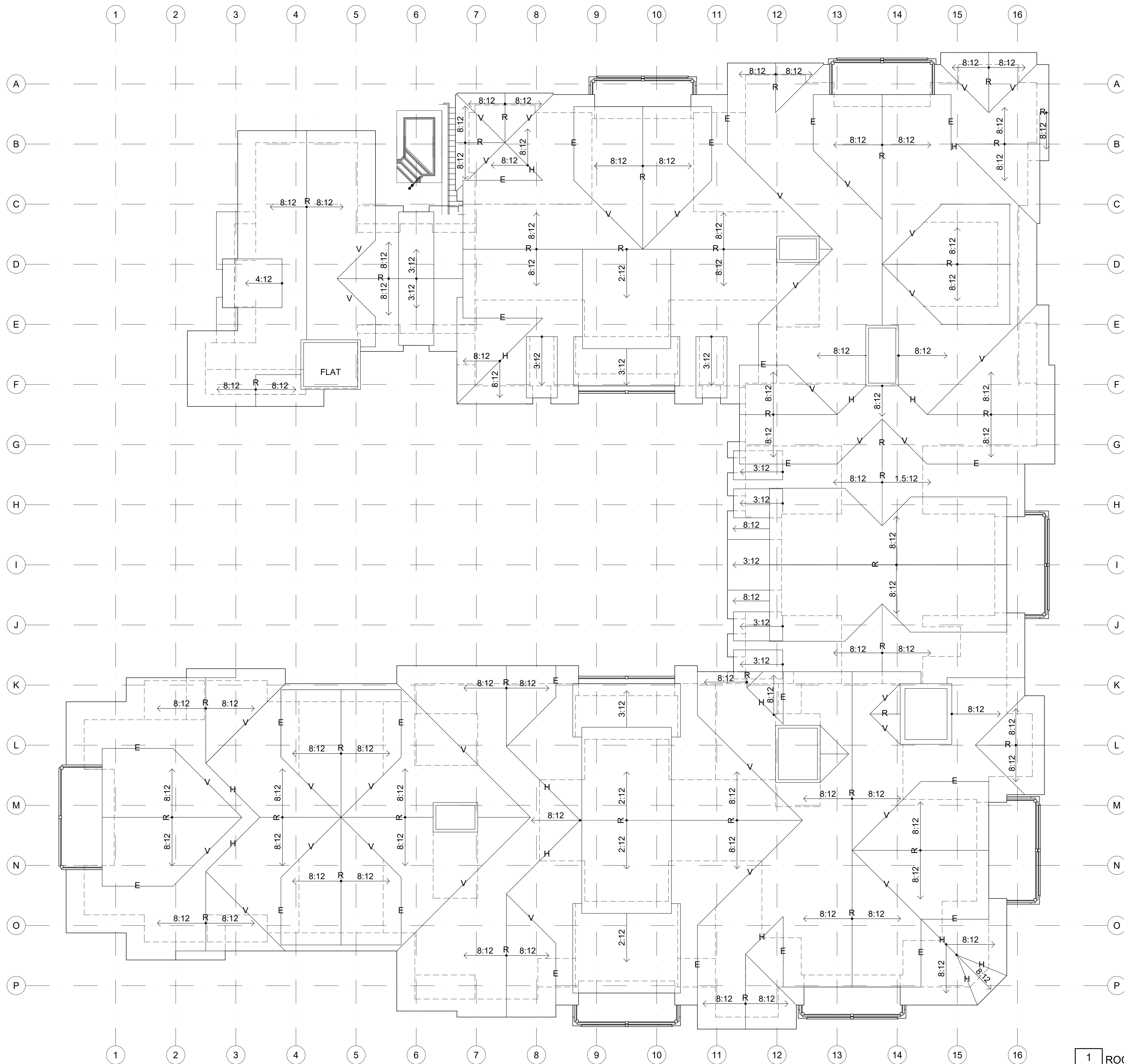
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LEVEL 05
FLOOR PLAN
 (+9568)

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.
A1.6
 SCALE: AS SHOWN



1 ROOF PLAN
 A1.7 1/8"=1'-0"

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ROOF PLAN

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.
A1.7
 SCALE: AS SHOWN



Maximum Average Height			
Point (MA)	Roof Elevation	Grade Elevation	Roof Height
1	9558.8	9513.6	45.2
2	9565.2	9517.2	48.0
3	9565.2	9518.4	46.8
4	9560.0	9519.4	40.6
5	9560.0	9520.6	39.4
6	9570.6	9522.6	48.0
7	9570.6	9524.2	46.4
8	9560.0	9525.0	35.0
9	9560.0	9526.4	33.6
10	9560.0	9526.8	33.2
11	9560.0	9527.0	33.0
12	9561.6	9527.0	34.6
13	9571.1	9527.0	44.1
14	9571.1	9527.0	44.1
15	9560.7	9528.0	32.7
16	9566.7	9530.0	36.7
17	9566.7	9531.2	35.5
18	9569.5	9532.0	37.5
18A	9569.5	9533.0	36.5
19	9576.2	9533.1	43.1
20	9571.1	9534.6	36.5
21	9571.1	9535.5	35.6
22	9581.7	9534.5	47.2
23	9581.7	9534.5	47.2
24	9568.5	9534.9	33.6
25	9581.7	9533.2	48.5
26	9581.7	9532.1	49.6
27	9571.0	9531.3	39.7
28	9571.0	9530.5	40.5
29	9567.7	9529.0	38.7
30	9569.0	9527.5	41.5
31	9569.0	9526.5	42.5
32	9563.0	9525.5	37.5
33	9571.2	9524.5	46.7
34	9571.2	9523.5	47.7
35	9564.0	9523.0	41.0
36	9562.4	9523.0	39.4
37	9562.4	9523.5	38.9
38	9556.3	9524.0	32.3
39	9568.6	9522.0	46.6
40	9568.6	9520.5	48.1
41	9556.3	9520.0	36.3
42	9562.4	9520.0	42.4
43	9562.4	9521.0	41.4
44	9564.0	9522.0	42.0
45	9571.2	9524.0	47.2
46	9571.2	9524.0	47.2
47	9563.0	9524.0	39.0
48	9569.0	9524.0	45.0
49	9569.0	9524.0	45.0
50	9567.7	9524.0	43.7
51	9562.8	9524.0	38.8
52	9567.7	9524.0	43.7
53	9562.8	9524.0	38.8
54	9556.7	9524.0	32.7
55	9551.8	9524.0	27.8
56	9556.3	9523.0	33.3
57	9553.0	9520.0	33.0
58	9553.0	9521.0	32.0
59	9549.2	9519.0	30.2
60	9551.8	9517.0	34.8
61	9546.2	9514.5	31.7
62	9545.4	9514.4	31.0
63	9541.2	9517.9	23.3
64	9556.3	9518.0	38.3
65	9565.2	9519.5	45.7
66	9565.2	9524.0	41.2
67	9556.4	9516.5	39.9
68	9559.2	9515.5	43.7
69	9558.6	9514.5	44.1
70	9558.6	9514.4	44.2
71	9554.8	9516.0	38.8
Maximum Average Height			39.9

Maximum Height			
Point (MH)	Roof Elevation	Grade Elevation	Roof Height
1	9569.0	9518.1	50.9
2	9578.0	9525.1	52.9
3	9569.0	9526.2	42.8
4	9574.5	9523.0	51.5
5	9574.5	9527.0	47.5
6	9580.0	9527.5	52.5
7	9574.5	9529.5	45.0
8	9580.0	9530.0	50.0
9	9567.8	9524.0	43.8
10	9584.0	9531.5	52.5
11	9584.0	9531.5	52.5
12	9580.0	9532.8	47.2
13	9580.0	9531.6	48.4
14	9585.5	9532.6	52.9
15	9585.5	9534.6	50.9
16	9585.5	9532.6	52.9
17	9567.7	9529.0	38.7
18	9580.0	9528.5	51.5
19	9574.5	9527.5	47.0
20	9578.0	9525.6	52.4
21	9574.5	9523.9	50.6
22	9574.5	9522.2	52.3
23	9572.5	9521.5	51.0
24	9574.5	9523.5	51.0
25	9567.7	9524.0	43.7
26	9567.8	9524.0	43.8
27	9556.8	9524.0	32.8
28	9556.8	9520.5	36.3
29	9573.3	9532.3	41.0
30	9559.0	9522.0	37.0
31	9573.3	9524.0	49.3
32	9562.4	9514.5	47.9
33	9574.5	9529.0	45.5
34	9563.0	9523.0	40.0
35	9562.5	9518.0	44.5
Maximum Height			47.2

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OVERLAY
ROOF PLAN

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
TRV BY X	

SHEET No.
A1.8

SCALE:
AS SHOWN

1 ROOF PLAN
A1.8 1/8"=1'-0"



2 ELEVATION - B (NORTH)
A2.1 1/8"=1'-0"



1 ELEVATION - A (EAST)
A2.1 1/8"=1'-0"

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EXTERIOR ELEVATIONS

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. A2.1	
SCALE: AS SHOWN	



5 ELEVATION H (SOUTH)
A2.2 1/8"=1'-0"



4 ELEVATION - J (WEST)
A2.2 1/8"=1'-0"



3 ELEVATION - C (WEST)
A2.2 1/8"=1'-0"



2 ELEVATION - D (WEST)
A2.2 1/8"=1'-0"



1 ELEVATION - E (WEST)
A2.2 1/8"=1'-0"

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EXTERIOR ELEVATIONS

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. A2.2	
SCALE: AS SHOWN	



North Elevation

2 ELEVATION - G (INTERIOR COURT SOUTH)
A2.3 1/8"=1'-0"



South Elevation

1 ELEVATION - F (INTERIOR COURTYARD NORTH)
A2.3 1/8"=1'-0"

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EXTERIOR ELEVATIONS

PROJECT No. 192733.00	DATE 03/23/2021
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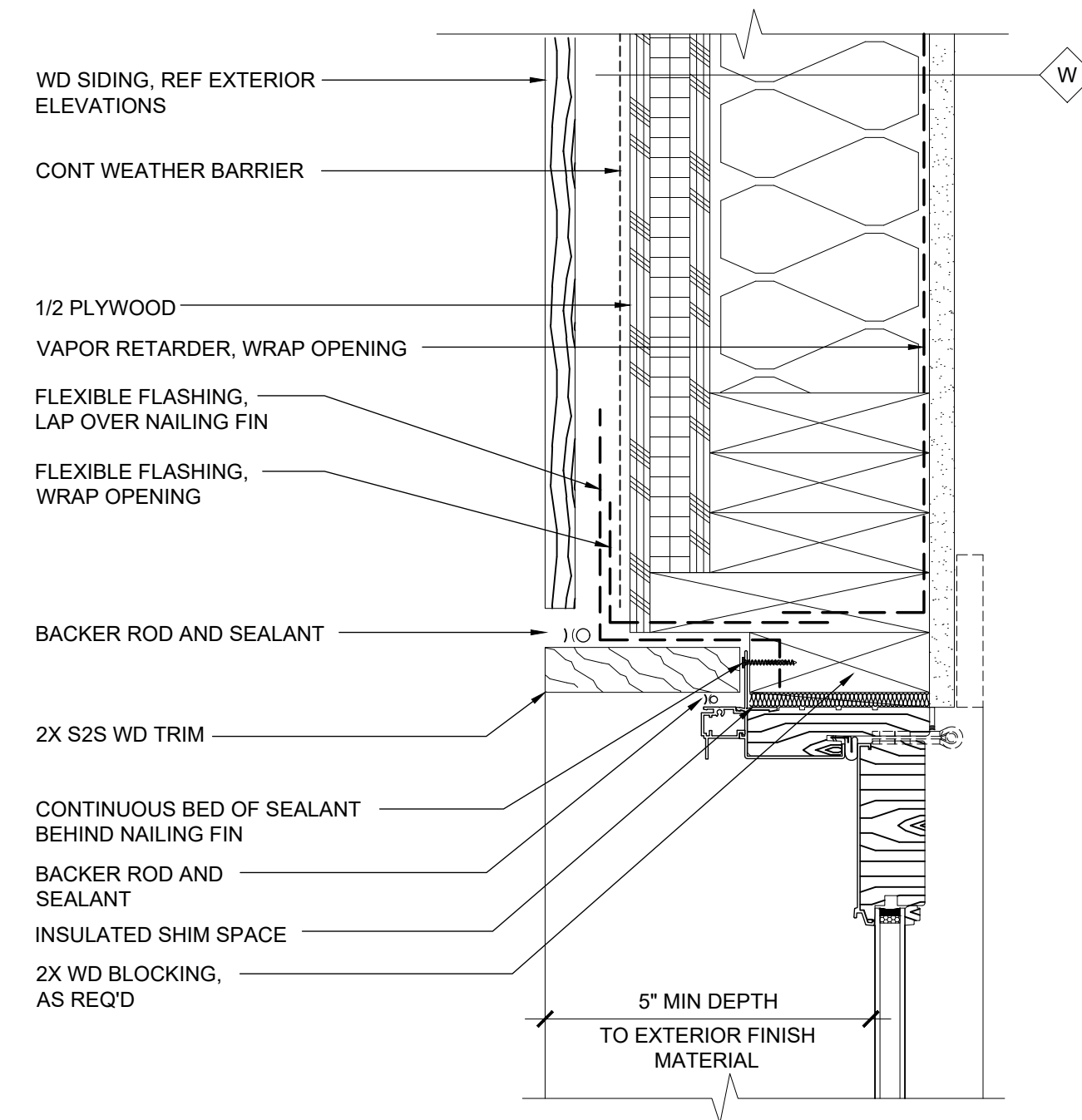
SHEET No.
A2.3
SCALE: AS SHOWN

DOOR SCHEDULE GENERAL NOTES:

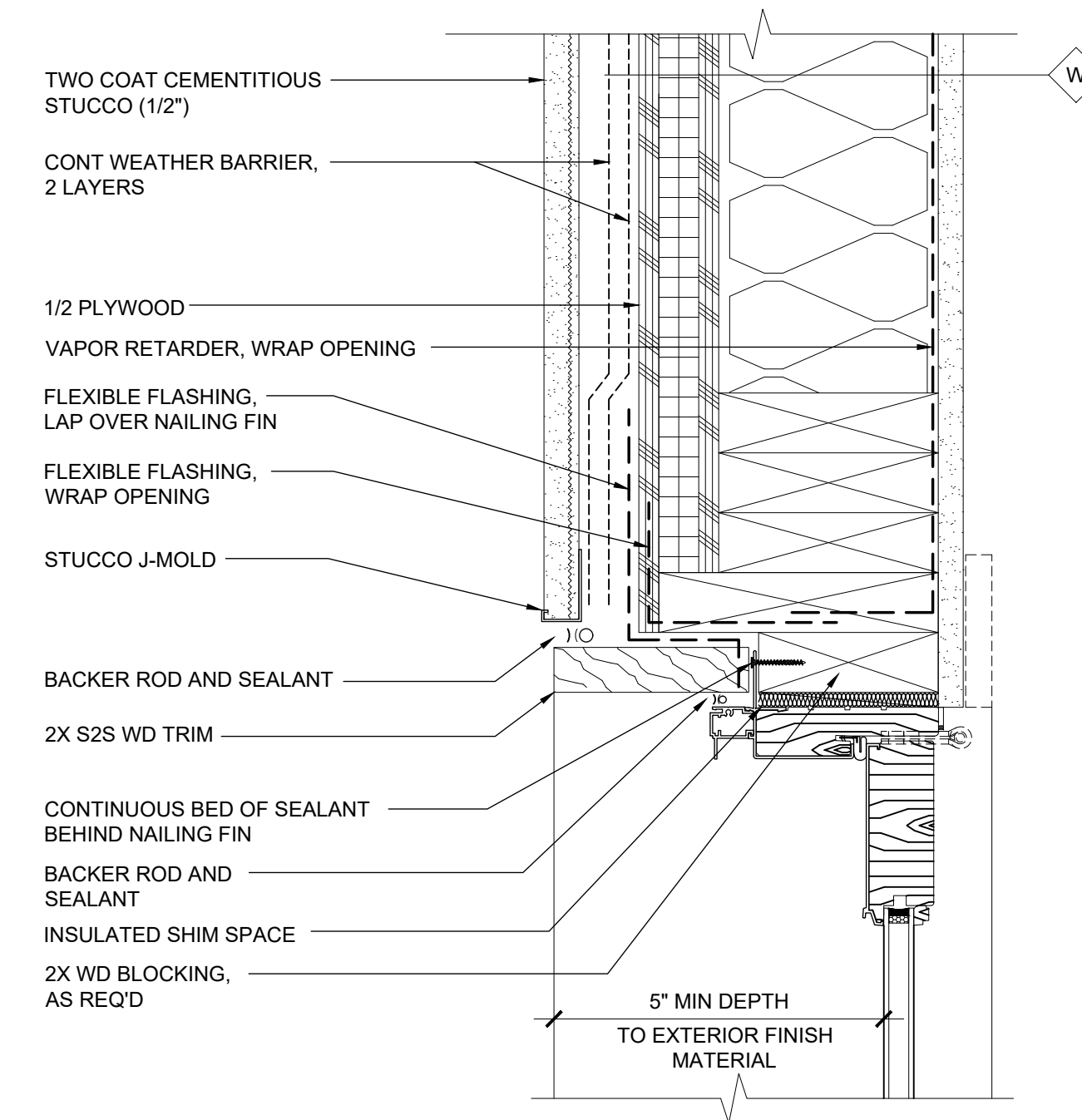
1. SIZE DETERMINED BY OVERALL SIZE OF DOOR, NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
2. RATINGS DESIGNATED IN MINUTES.
3. SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
4. SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.

DOOR DETAIL GENERAL NOTES:

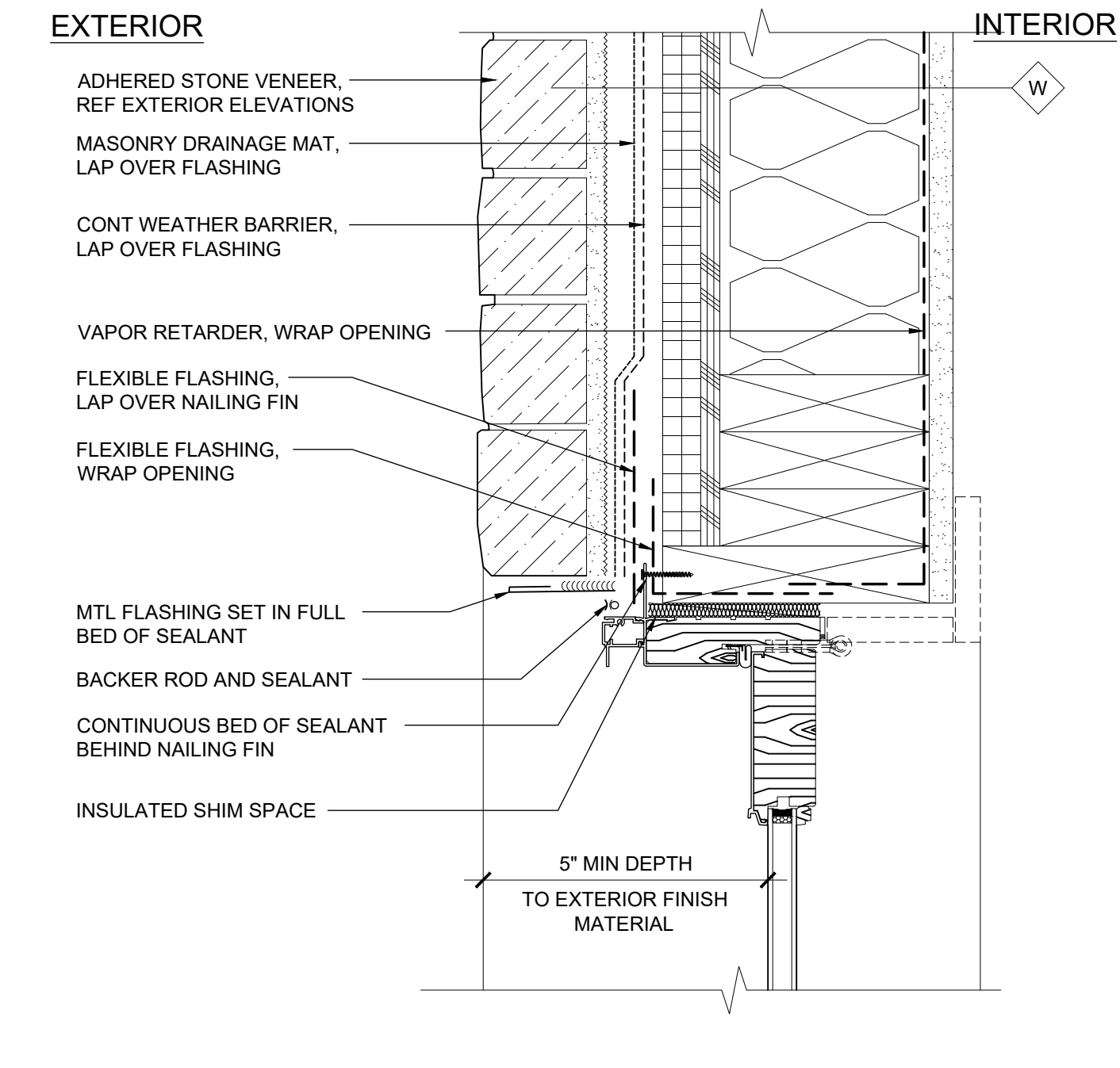
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



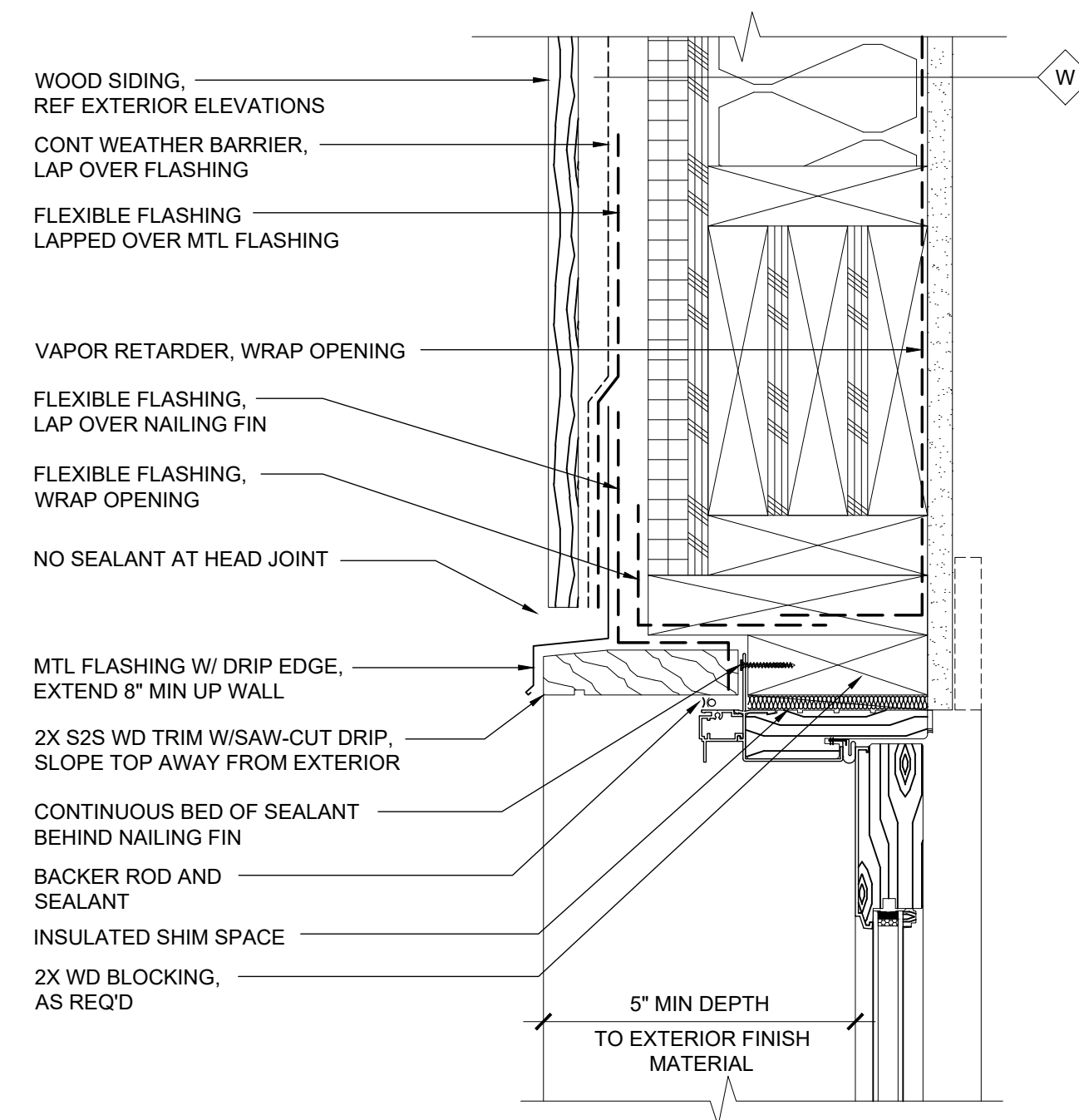
6 DOOR JAMB AT WOOD SIDING
A5.6 3"=1'-0"



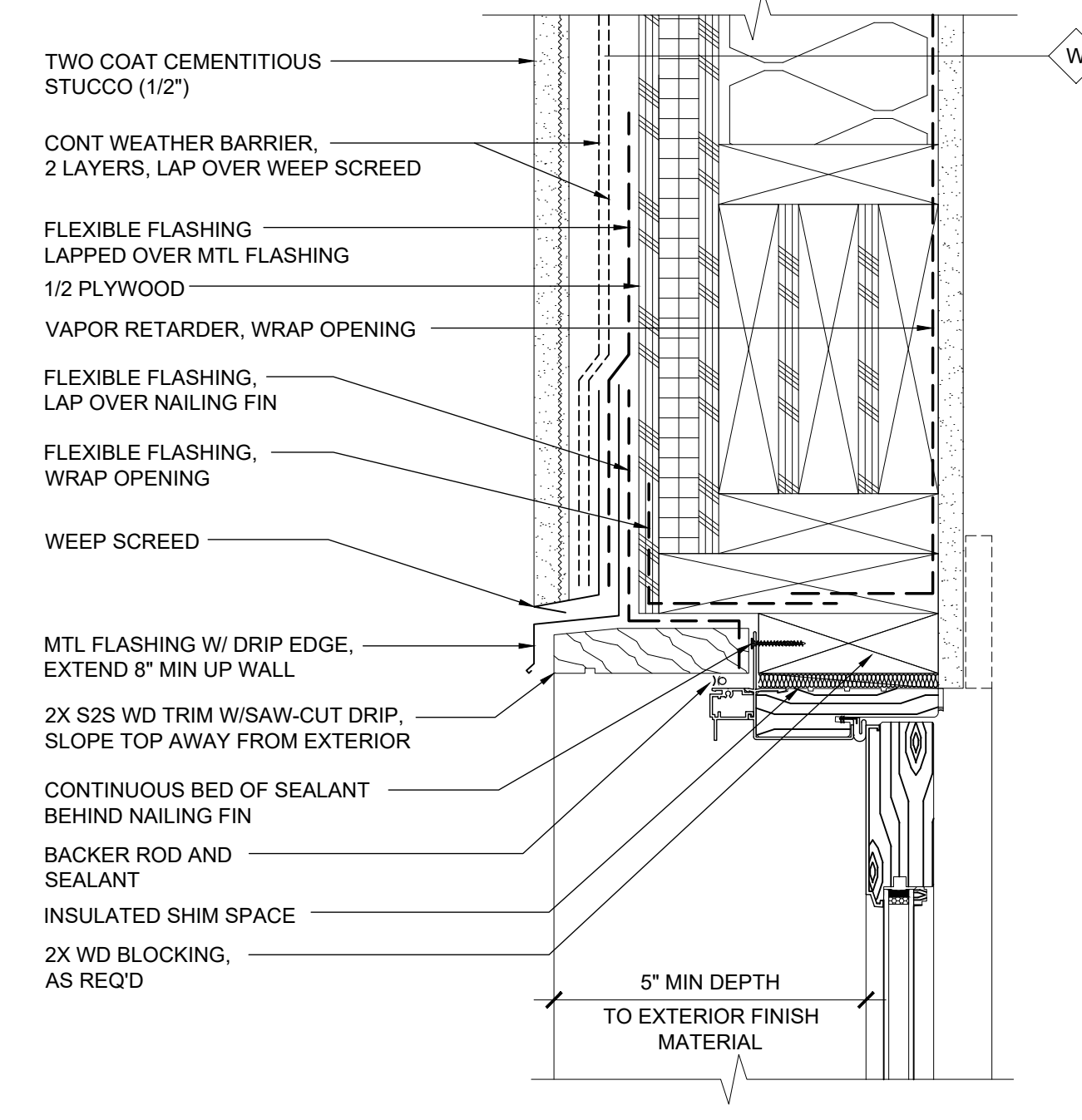
4 DOOR JAMB AT CEMENTITIOUS STUCCO
A5.6 3"=1'-0"



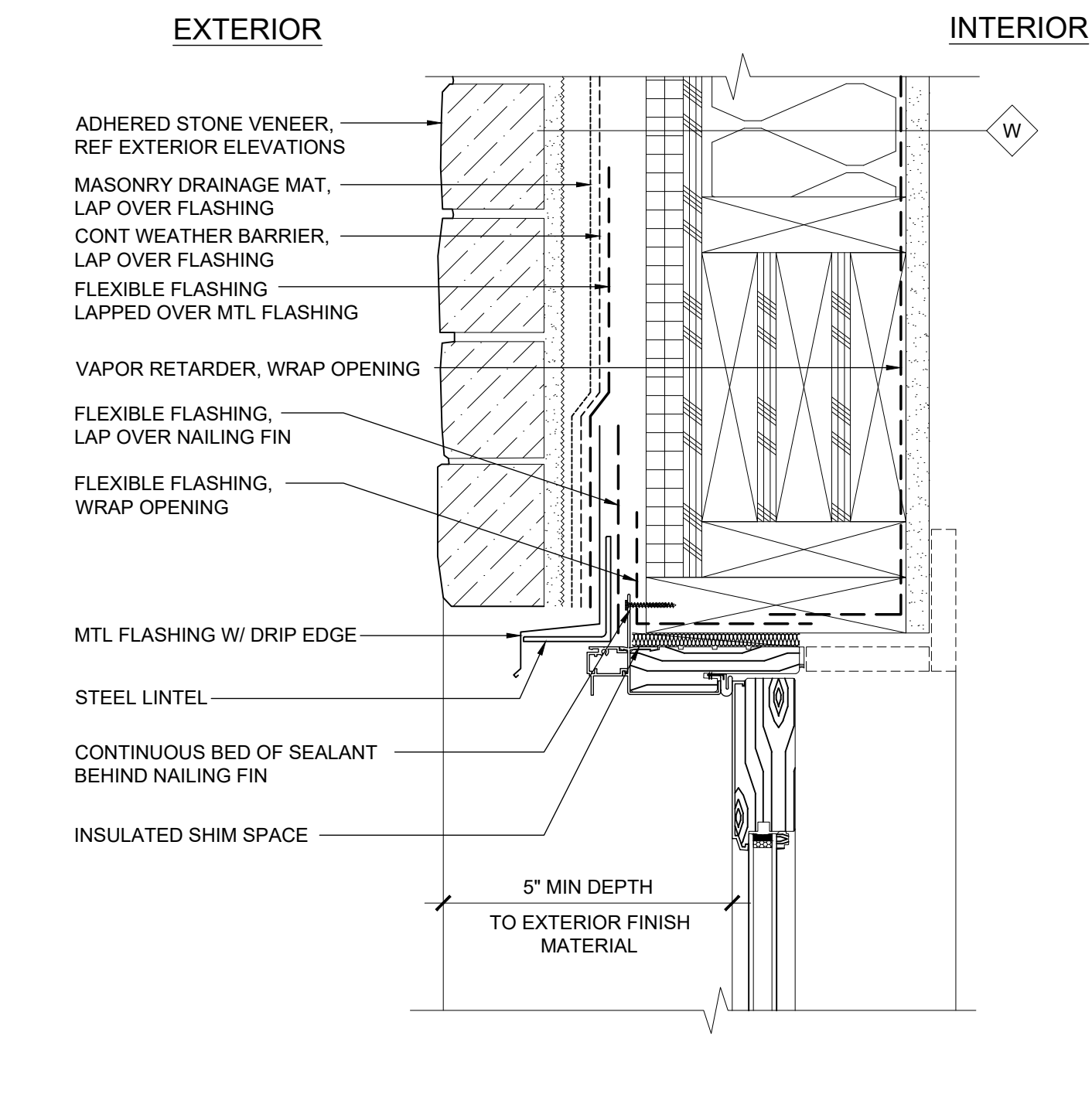
2 DOOR JAMB AT STONE
A5.6 3"=1'-0"



5 DOOR HEAD AT WOOD SIDING
A5.6 3"=1'-0"



3 DOOR HEAD AT CEMENTITIOUS STUCCO
A5.6 3"=1'-0"



1 DOOR HEAD AT STONE
A5.6 3"=1'-0"

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PROJECT No.	DATE
192733.00	03/23/2021

DRAWN BY	CHK BY	TRV BY
X	X	X

SHEET No.
A5.60
SCALE: AS SHOWN

DOOR SCHEDULE GENERAL NOTES:

1. SIZE DETERMINED BY OVERALL SIZE OF DOOR. NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
2. RATINGS DESIGNATED IN MINUTES.
3. SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
4. SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.

DOOR DETAIL GENERAL NOTES:

1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL.

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
A-300	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-301	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-302	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-303	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-304	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-300	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	--	-	-	NA	--	None	None
B-301	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-302	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-303	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-300	--	--	5'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-301	--	--	3'-6" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-300	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-301	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-302	--	--	4'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-300	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-301	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-302	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-303	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-304	--	--	3'-6" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

3 LEVEL 3 DOOR SCHEDULE
A5.62

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
A-200	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-201	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-202	--	--	3'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	--	--	--	NA	--	None	None
A-203	--	--	3'-6" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-204	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-200	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-201	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-202	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-203	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-204	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-205	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-200	--	--	5'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-201	--	--	3'-6" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
F-200	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
F-201	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-200	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-201	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-202	--	--	4'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-200	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-201	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-202	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-203	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-204	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-205	--	--	3'-6" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

3 LEVEL 2 DOOR SCHEDULE
A5.62

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
B-100	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-101	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-102	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-103	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-104	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	--	--	--	NA	--	None	None
B-105	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	--	--	--	NA	--	None	None
D-100	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-101	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-102	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-103	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
D-104	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-100	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-101	--	--	5'-0" x 6'-8"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-102	--	--	8'-9" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-103	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-104	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-105	--	--	8'-9" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-106	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-107	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-100	--	--	8'-6" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-101	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-102	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-103	--	--	9'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-104	--	--	8'-9" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-100	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
K-100	--	--	3'-0" x 7'-0"	1 3/4"	WD	ST	WD	ST	--	--	--	NA	--	None	None
K-101	--	--	3'-6" x 7'-0"	1 3/4"	WD	ST	WD	ST	--	--	--	NA	--	None	None

2 LEVEL 1 DOOR SCHEDULE
A5.62

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
B-001	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	--	--	--	NA	--	None	None
B-002	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	--	--	--	NA	--	None	None
G-001	--	--	6'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

1 LEVEL 0 DOOR SCHEDULE
A5.62

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LOT 30

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ISSUED FOR:		
No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

DOOR SCHEDULE

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. A5.62	
SCALE: AS SHOWN	

DOOR SCHEDULE GENERAL NOTES:

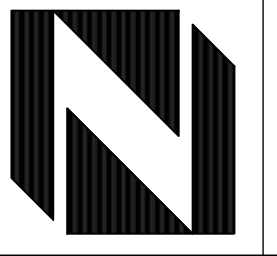
1. SIZE DETERMINED BY OVERALL SIZE OF DOOR, NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
2. RATINGS DESIGNATED IN MINUTES.
3. SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
4. SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.

DOOR DETAIL GENERAL NOTES:

1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL

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DOOR SCHEDULE		
PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X
SHEET No.		
A5.63		
SCALE:		
AS SHOWN		

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
A-500	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-501	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-500	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-501	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

2 LEVEL 5 DOOR SCHEDULE
A5.63

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
A-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-402	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-403	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-402	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-403	--	--	3'-6" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

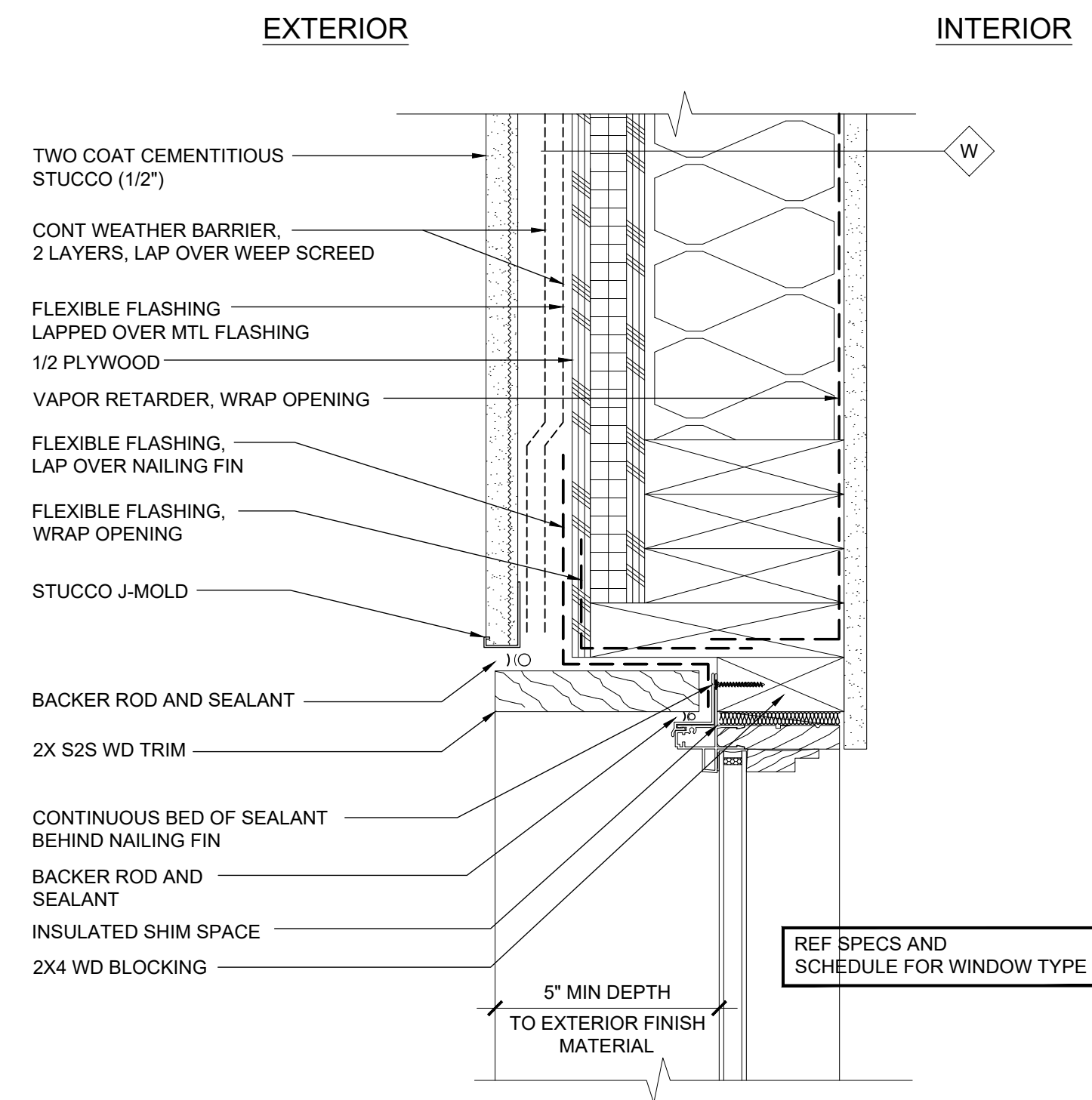
1 LEVEL 4 DOOR SCHEDULE
A5.63

WINDOW SCHEDULE GENERAL NOTES:

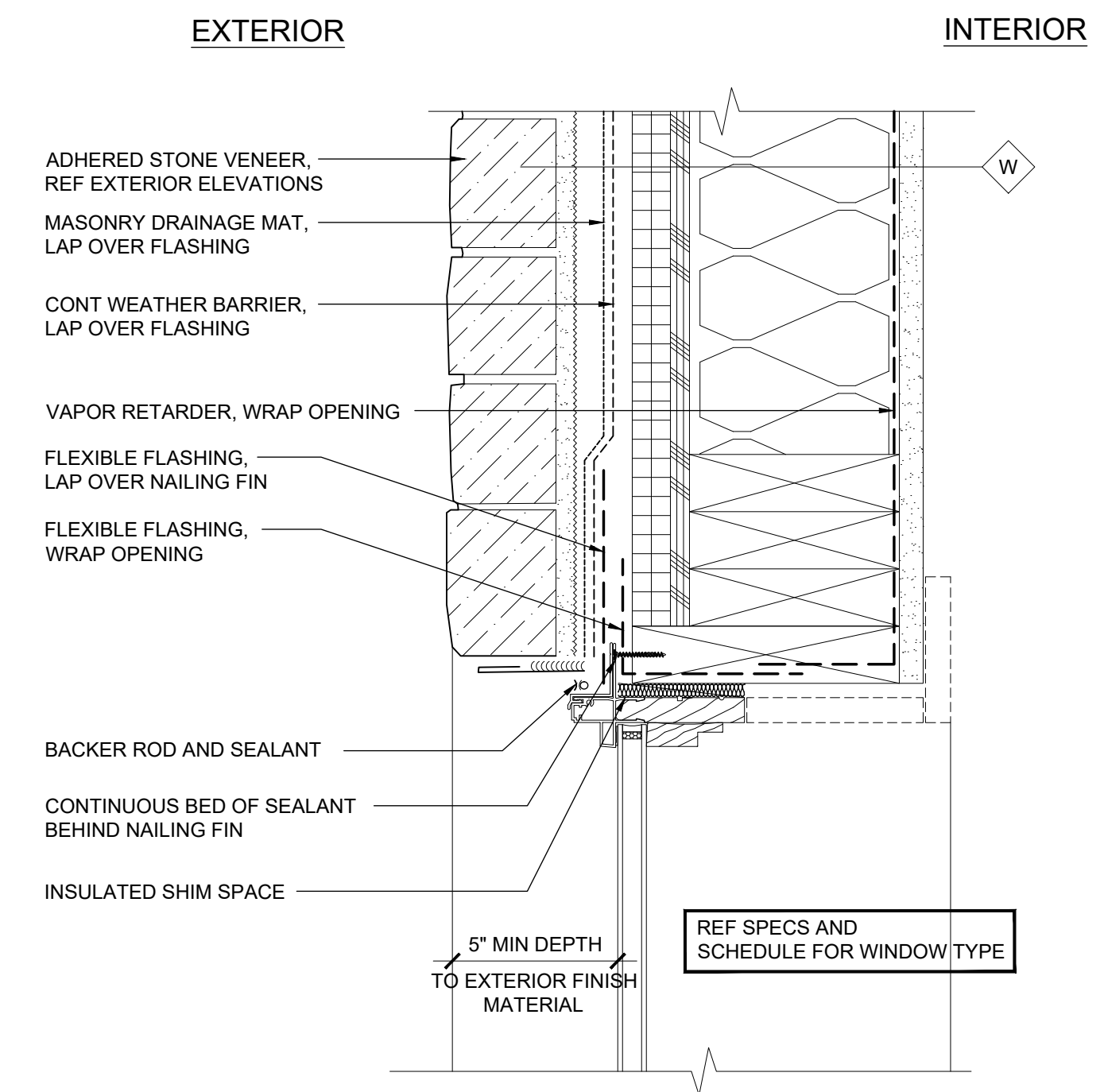
1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.
2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.
3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.
4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.
5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.
6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

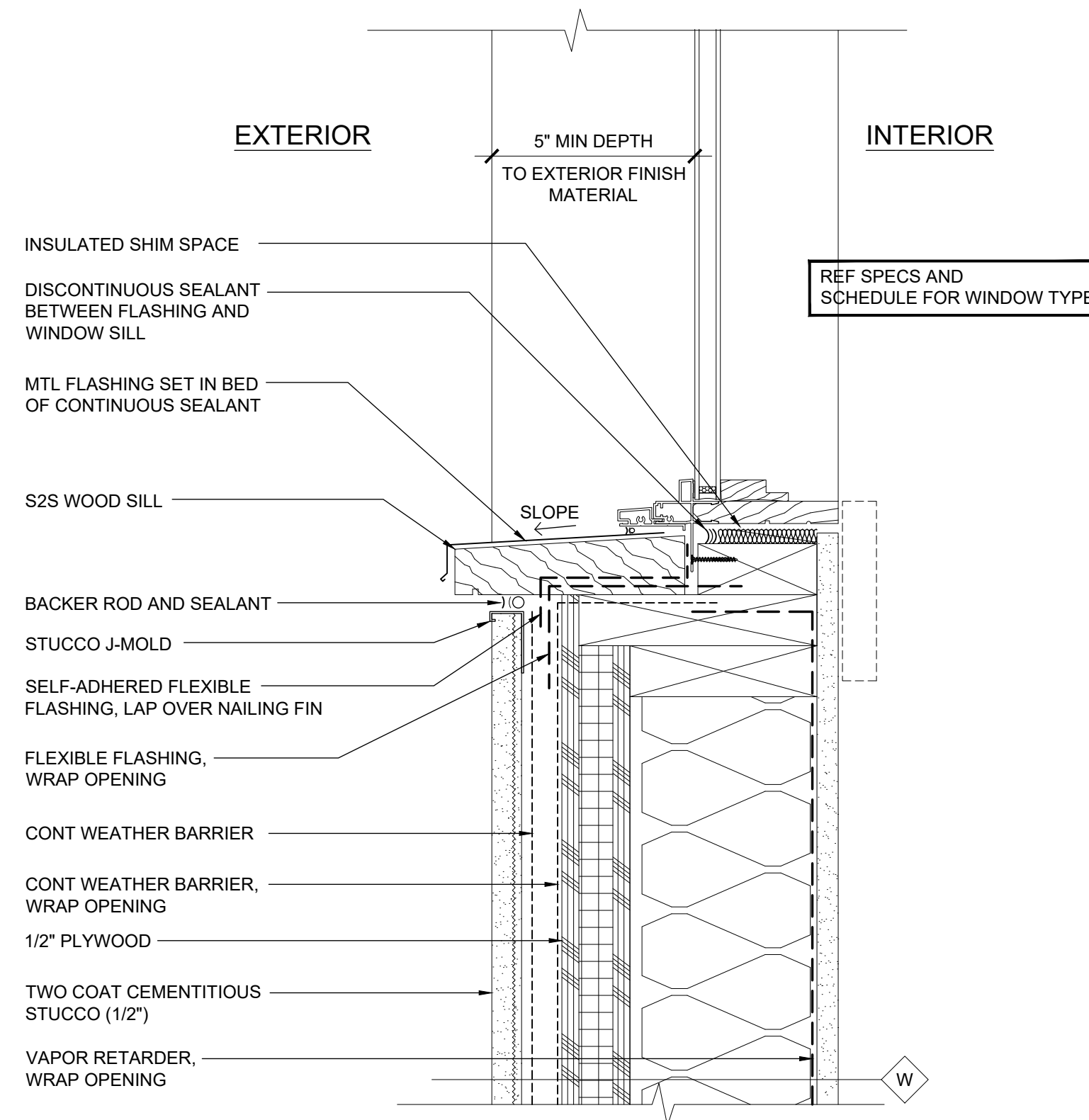
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



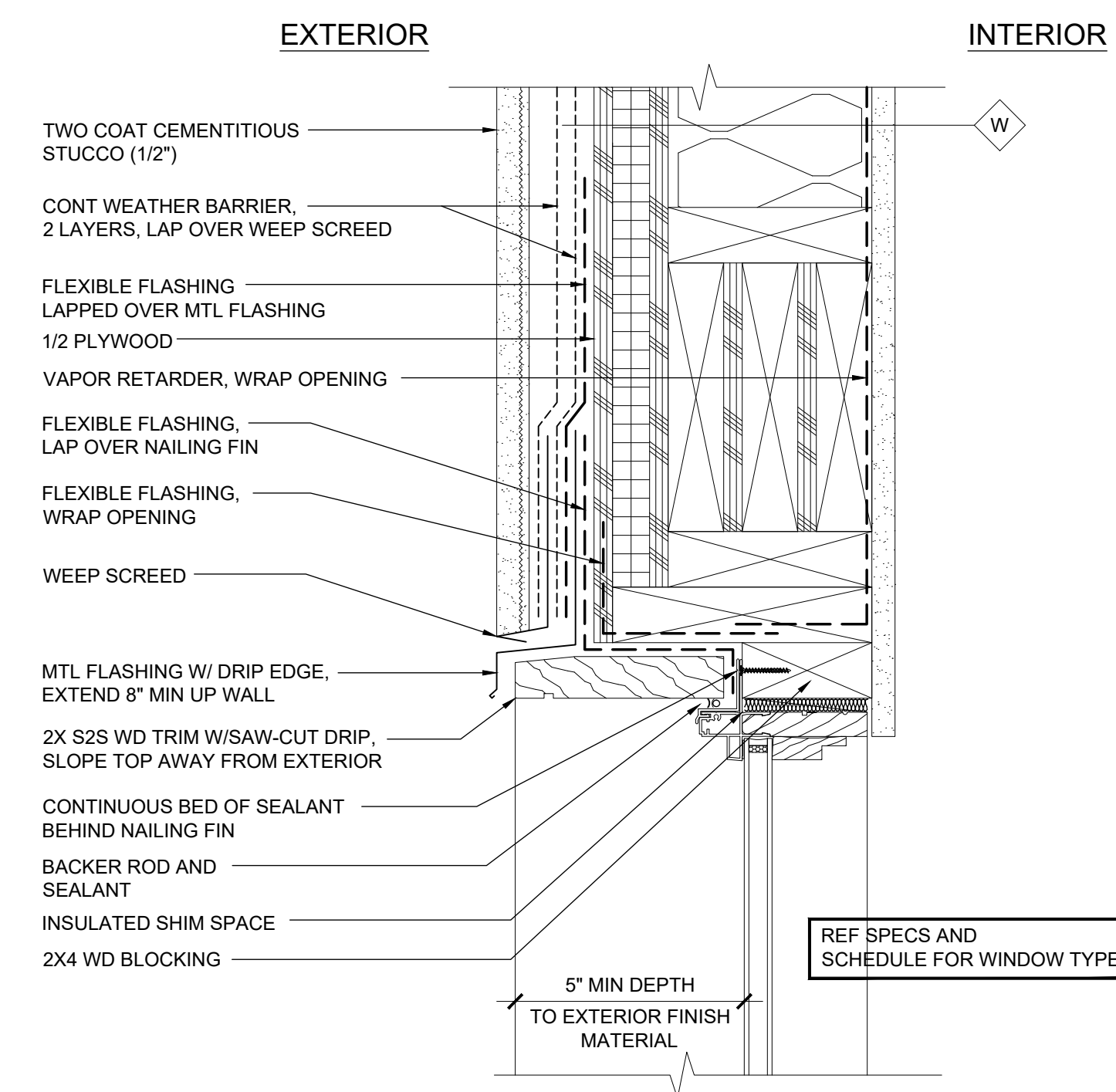
5 WINDOW JAMB AT CEMENTITIOUS STUCCO
A5.7 3\"=1'-0\"



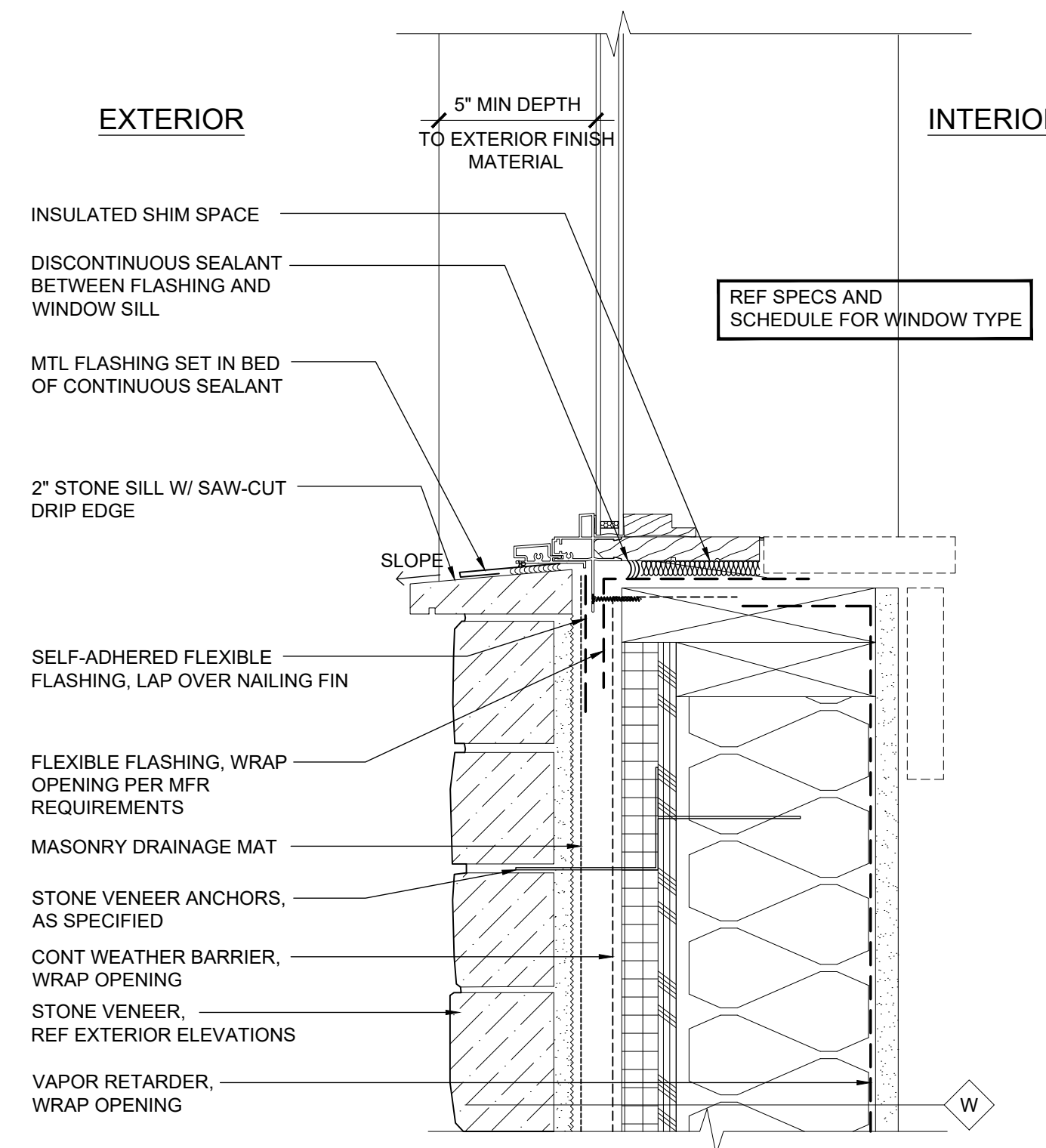
2 WINDOW JAMB AT STONE
A5.7 3\"=1'-0\"



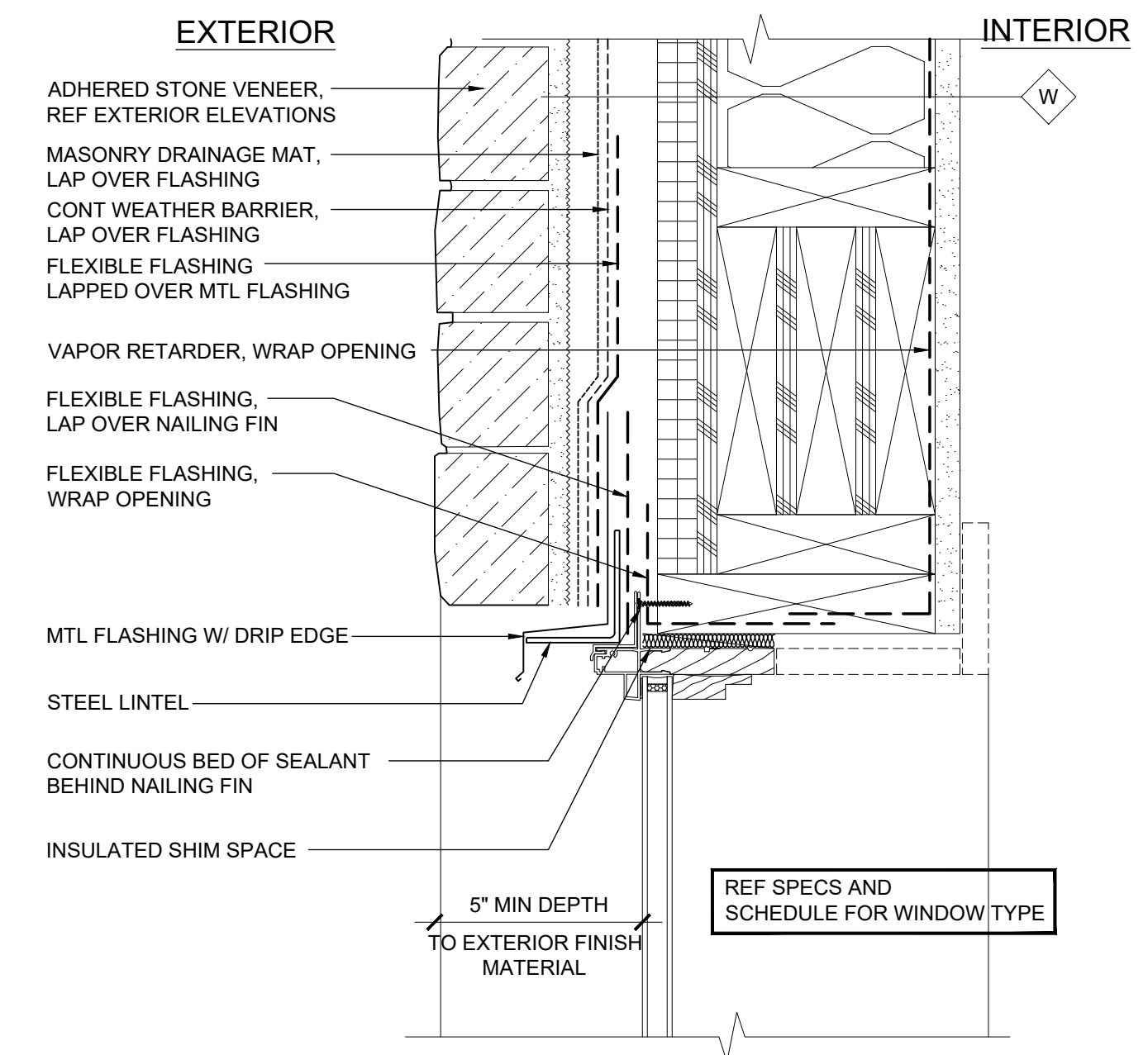
6 WINDOW SILL AT CEMENTITIOUS STUCCO
A5.7 3\"=1'-0\"



4 WINDOW HEAD AT CEMENTITIOUS STUCCO
A5.7 3\"=1'-0\"



3 WINDOW SILL AT STONE
A5.7 3\"=1'-0\"



1 WINDOW HEAD AT STONE
A5.7 3\"=1'-0\"

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A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

WINDOW DETAILS

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

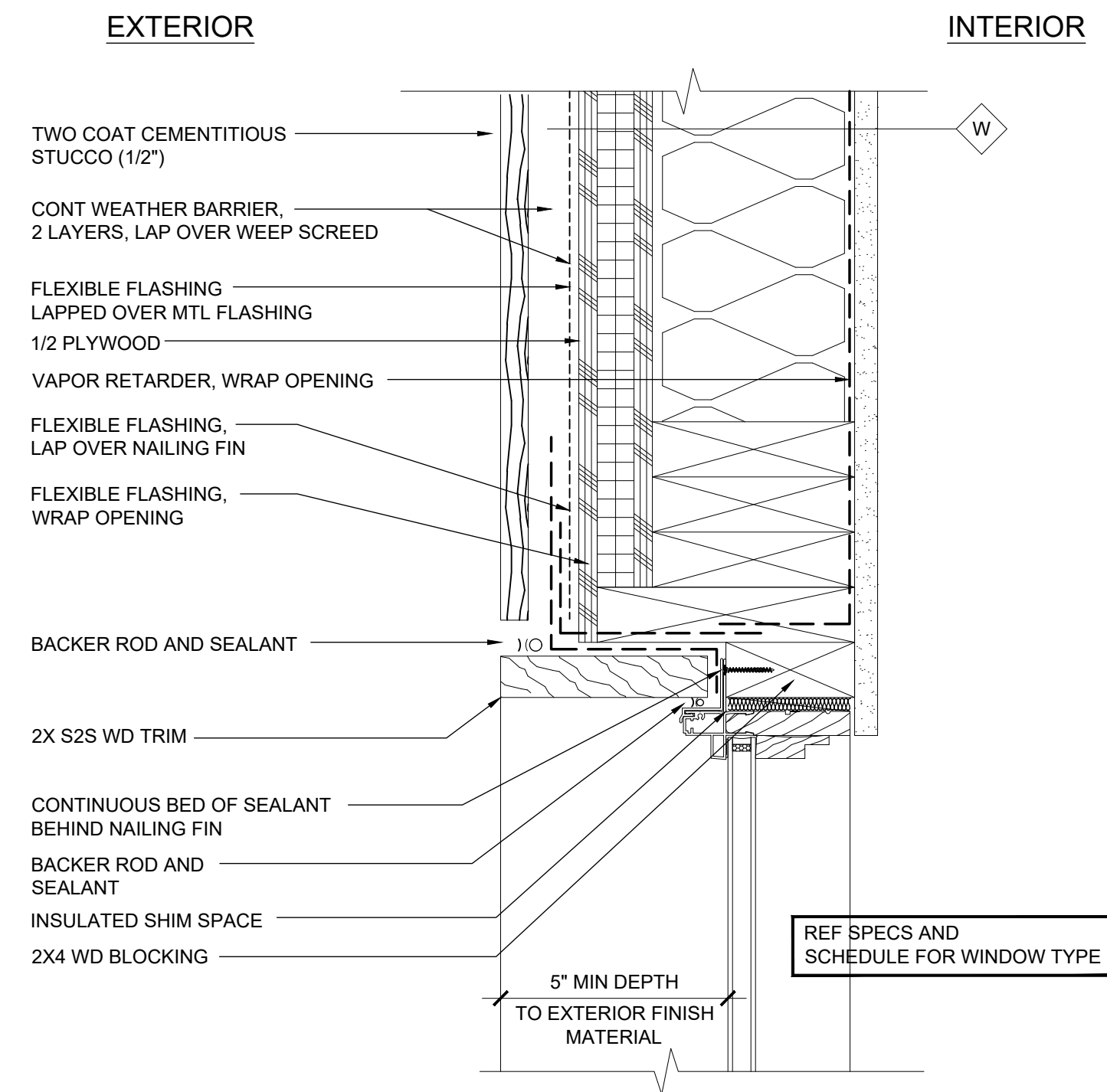
SHEET No.
A5.70
SCALE: AS SHOWN

WINDOW SCHEDULE GENERAL NOTES:

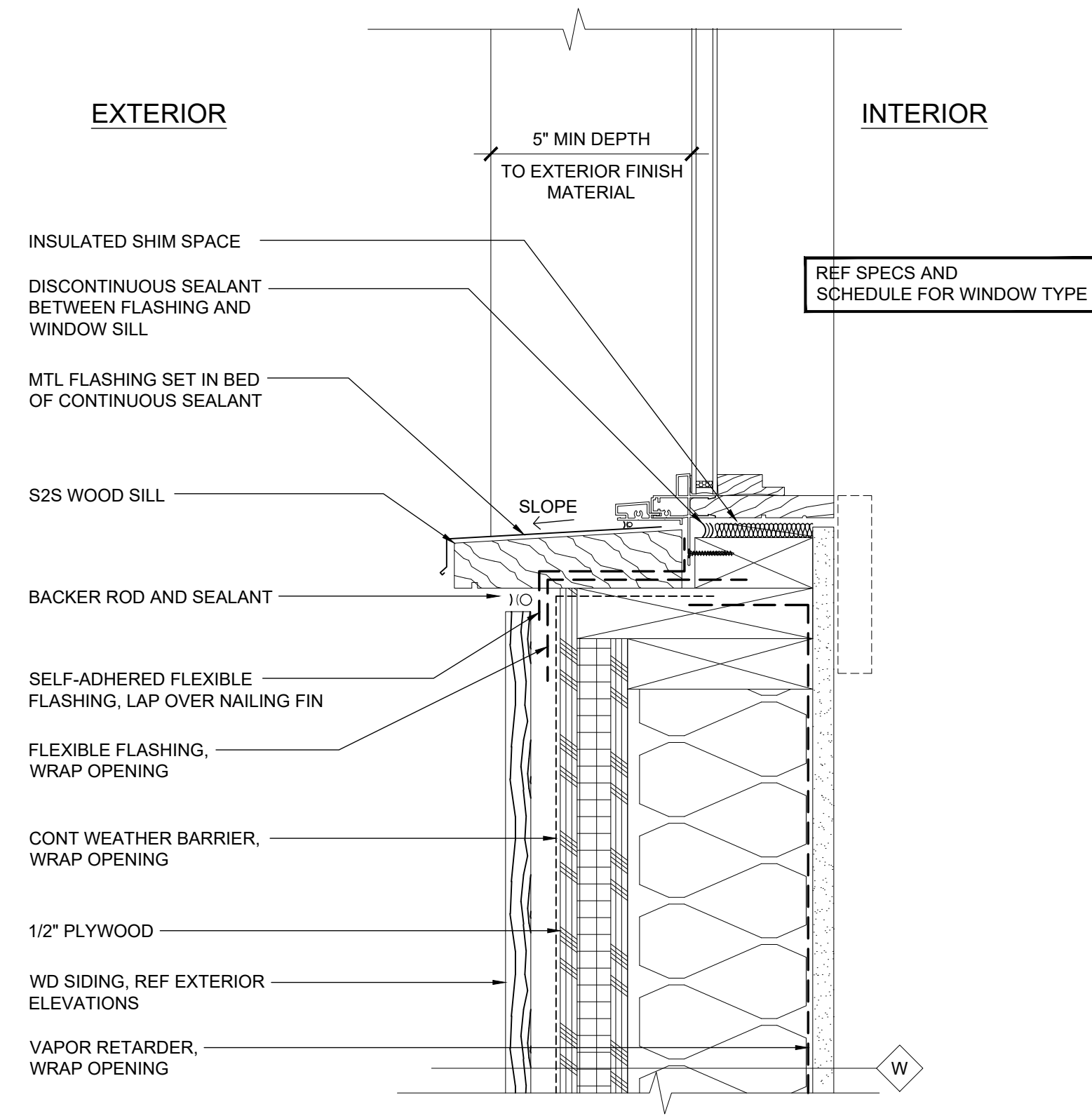
1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.
2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.
3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.
4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.
5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.
6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

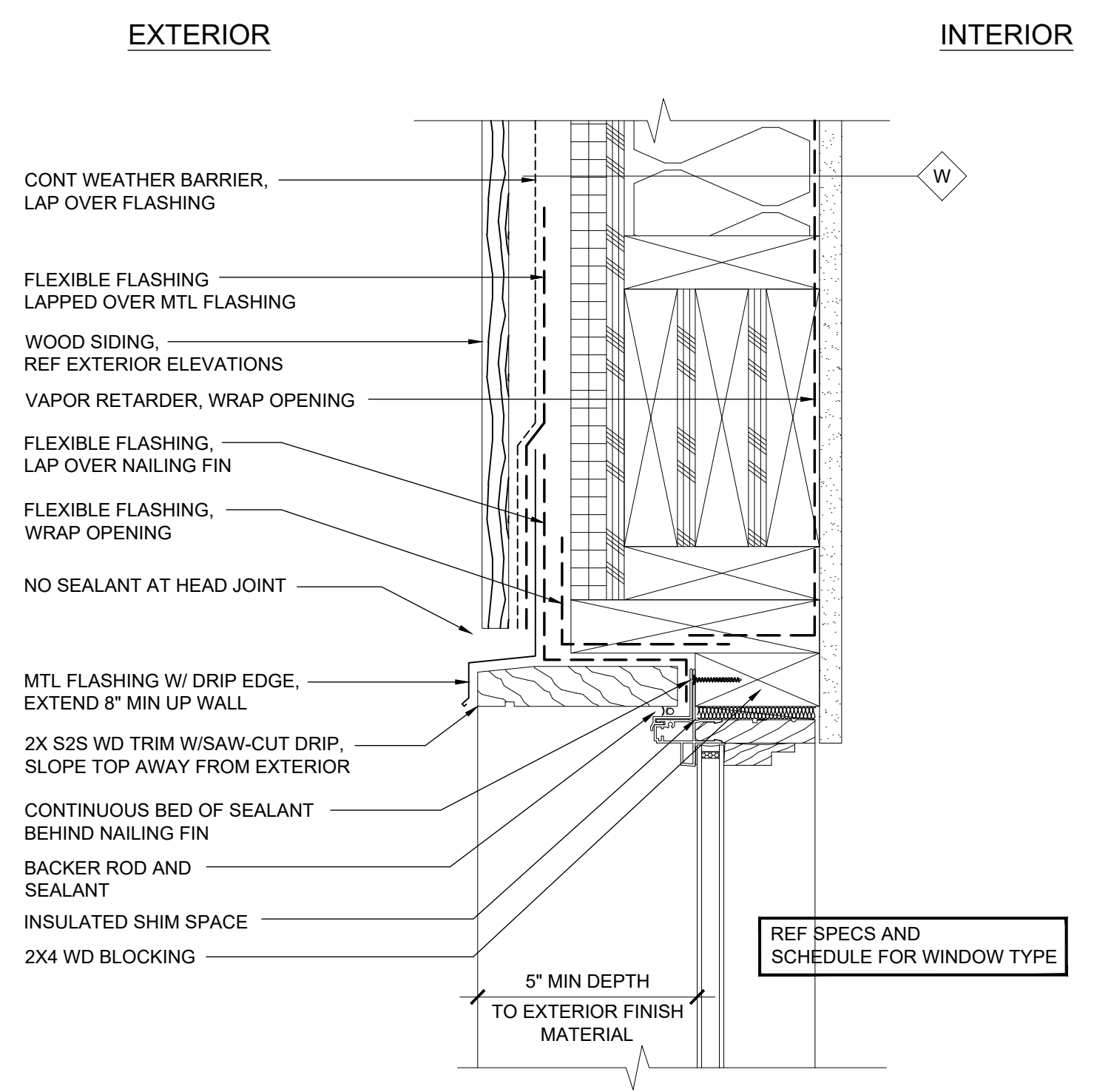
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



2 WINDOW JAMB AT WOOD SIDING
A5.71 3"=1'-0"



3 WINDOW SILL AT WOOD SIDING
A5.71 3"=1'-0"



1 WINDOW HEAD AT WOOD SIDING
A5.71 3"=1'-0"

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C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

WINDOW DETAILS

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.
A5.71
SCALE: AS SHOWN

WINDOW SCHEDULE GENERAL NOTES:

1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.
2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.
3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.
4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.
5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.
6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL

WINDOW SCHEDULE									
TAG	TYPE	OPERATOR	SIZE W	WDW CONST	DETAIL			GLAZING	REMARKS
					HEAD	JAMB	SILL		
A-200	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-201	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
A-202	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-203	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-204	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-205	--	Casement	4'-0"	Metal Clad	-	-	-	Plate	None
A-206	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-207	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-208	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-209	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-210	--	Casement	4'-0"	Metal Clad	-	-	-	Plate	None
A-210A	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-211	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-212	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-213	--	Casement	4'-6"	Metal Clad	-	-	-	Plate	None
A-214	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-215	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-216	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
A-217	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
A-218	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-201	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-202	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-203	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-206	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
B-207	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-208	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
B-209	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
B-210	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
B-211	--	Casement	1'-6"	Metal Clad	-	-	-	Plate	None
B-212	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
C-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-201	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-202	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-203	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-204	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-205	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-206	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
E-200	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
E-201	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
E-204	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None

3 LEVEL 2 WINDOW SCHEDULE (+35)
A5.72

F-200	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-201	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
F-202	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-202	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
F-203	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-204	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
F-205	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-206	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-207	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-208	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-209	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-210	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-211	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-201	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
G-202	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-203	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-204	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-206	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
G-208	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-209	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-210	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-211	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-212	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-213	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-214	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-215	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-216	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-217	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-218	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-200	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-201	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-202	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-203	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-204	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-205	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-206	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-207	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-208	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-209	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-210	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-211	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-212	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-213	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-214	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-215	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
H-216	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
H-217	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
J-200	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
J-201	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
J-203	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
J-204	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
J-205	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-206	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-207	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
J-208	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None

WINDOW SCHEDULE									
TAG	TYPE	OPERATOR	SIZE W	WDW CONST	DETAIL			GLAZING	REMARKS
					HEAD	JAMB	SILL		
B-100	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-101	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-102	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-103	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-104	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-105	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
B-106	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-107	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-108	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
B-109	--	Casement	3'-6"	Metal Clad	--	--	--	Plate	None
B-110	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
B-111	--	Casement	1'-6"	Metal Clad	-	-	-	Plate	None
B-112	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
C-100	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-100	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-101	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
F-102	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-103	--	Casement	2'-6"	Metal Clad	--	--	--	Plate	None
F-104	--	Casement	2'-6"	Metal Clad	--	--	--	Plate	None
G-113	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-102	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
J-100	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
J-101	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
J-102	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
J-103	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
J-104	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
J-105	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
J-106	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-107	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
K-100	--	Casement	2'-6"	Metal Clad	--	--	--	Plate	None
K-101	--	Casement	2'-6"	Metal Clad	--	--	--	Plate	None
K-102	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None

2 LEVEL 1 WINDOW SCHEDULE (+24)
A5.72

WINDOW SCHEDULE									
TAG	TYPE	OPERATOR	SIZE W	WDW CONST	HEAD	JAMB	SILL	GLAZING	REMARKS
B-002	--	Fixed	2'-0"	Metal Clad	-	-	-	Plate	None
B-003	--	Fixed	2'-0"	Metal Clad	-	-	-	Plate	None
B-004	--	Fixed	2'-0"	Metal Clad	-	-	-	Plate	None
B-005	--	Fixed	3'-0"	Metal Clad	-	-	-	Plate	None
B-006	--	Fixed	3'-0"	Metal Clad	-	-	-	Plate	None
B-007	--	Fixed	3'-0"	Metal Clad	-	-	-	Plate	None
B-008	--	Fixed	1'-6"	Metal Clad	-	-	-	Plate	None
J-001	--	Fixed	3'-0"	Metal Clad	-	-	-	Plate	None
J-002	--	Fixed	2'-6"	Metal Clad	-	-	-	Plate	None

1 LEVEL 0 WINDOW SCHEDULE (+13)
A5.72

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MECHANICAL
ELECTRICAL

CIVIL
STRUCTURAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO
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ISSUED FOR:		
No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

WINDOW SCHEDULE

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.
A5.72
SCALE: AS SHOWN

WINDOW SCHEDULE GENERAL NOTES:

- SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.
- SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.
- WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.
- HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.
- "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.
- PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

WINDOW DETAIL GENERAL NOTES:

- WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL

WINDOW SCHEDULE									
TAG	TYPE	OPERATOR	SIZE	WDW CONST	DETAIL			GLAZING	REMARKS
			W		HEAD	JAMB	SILL		
E-500	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
F-400	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-401	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-402	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-403	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
G-500	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-501	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-502	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-503	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	NONE
G-504	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
G-505	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
G-506	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
G-507	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None

4 LEVEL 5 WINDOW SCHEDULE (+68)
A5.73

WINDOW SCHEDULE									
TAG	TYPE	OPERATOR	SIZE	WDW CONST	DETAIL			GLAZING	REMARKS
			W		HEAD	JAMB	SILL		
A-318A	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-404	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-411	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-412	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
A-413A	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
A-413B	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
A-414	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None

3 LEVEL 4 WINDOW SCHEDULE (+57) (CONT)
A5.73

B-300A	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-303A	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-307	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-404	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
B-405A	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
B-405B	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
B-406	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
C-400	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
C-401	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
C-402	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
C-403	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
D-400	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-401	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
D-402	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
D-403	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
D-404	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
D-405	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
F-400	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-401	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
F-402	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
F-403	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-313A	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-404	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-405	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-406A	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-406B	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-407	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-402	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-403	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-404A	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-404B	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-405	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-409	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-413	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-416	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-417	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None

3 LEVEL 4 WINDOW SCHEDULE (+57)
A5.73

WINDOW SCHEDULE									
TAG	TYPE	OPERATOR	SIZE	WDW CONST	DETAIL			GLAZING	REMARKS
			W		HEAD	JAMB	SILL		
A-301	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-303	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-305	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-310	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
A-311	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-312	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-313	--	Casement	4'-6"	Metal Clad	-	-	-	Plate	None
A-314	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
A-318	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-303	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-305	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-306	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
B-307	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
B-308	--	Casement	4'-0"	Metal Clad	--	--	--	Plate	None
B-309	--	Casement	1'-6"	Metal Clad	--	--	--	Plate	None

3 LEVEL 3 WINDOW SCHEDULE (+46) (CONT)
A5.73

B-310	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
C-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
C-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
C-301	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-300	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-301	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-302	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-303	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-304	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
D-305	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
D-306	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
E-300	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
E-301	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
E-302	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
E-304	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
F-300	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-301	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
F-302	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-303	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-304	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
F-305	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
F-306	--	Casement	4'-0"	Metal Clad	-	-	-	Plate	None
F-307	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-308	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
F-309	--	Casement	1'-6"	Metal Clad	--	--	--	Plate	None
G-301	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-305	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-306	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-307	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-308	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-309	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-310	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
G-311	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-312	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-313	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-314	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-315	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
G-316	--	Casement	2'-0"	Metal Clad	-	-	-	Plate	None
G-317	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-300	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
H-301	--	Casement	3'-0"	Metal Clad	-	-	-	Plate	None
H-302	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-303	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-304	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-305	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-306	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-307	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-308	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-309	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-310	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-315	--	Casement	3'-6"	Metal Clad	-	-	-	Plate	None
H-316	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
H-317	--	Casement	2'-6"	Metal Clad	-	-	-	Plate	None
J-300	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
J-301	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
J-302	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
J-303	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-304	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-305	--	Casement	4'-0"	Metal Clad	--	--	--	Plate	None
J-306	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-307	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-308	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
J-309	--	Casement	3'-0"	Metal Clad	--	--	--	Plate	None
J-310	--	Casement	2'-0"	Metal Clad	--	--	--	Plate	None
K-300	--	Casement	2'-6"	Metal Clad	--	--	--	Plate	None

1 LEVEL 3 WINDOW SCHEDULE (+46)
A5.73

Z E H R E N
AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE

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MECHANICAL
ELECTRICAL

CIVIL
STRUCTURAL

SEAL

MOUNTAIN VILLAGE
LOT 30
TELLURIDE MOUNTAIN VILLAGE, CO
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ISSUED FOR:		
No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/09/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

WINDOW SCHEDULE

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. A5.73	
SCALE: AS SHOWN	

John A. Miller

From: LES OMOTANI <lmo8337@gmail.com>
Sent: Friday, April 2, 2021 11:32 AM
To: Michelle Haynes; John A. Miller
Cc: Les M. Omotani
Subject: Fwd: Lot 30

April 2, 2021

Hello Michelle and John,

In reviewing the latest application for the development of Lot 30 we, as owners of Granita 304, continue to have similar concerns to those we shared with you in 2020.

Our preference is that Lot 30 be developed in a manner similar to the existing houses/buildings in the Aspen Ridge development.

We remain concerned that a large uninterrupted solid block of multi-unit homes impacts the south and west views of Granita owners and guests.

It is our hope that you will require the developer to clearly mark the MAXIMUM height lines for the roof tops along Mountain Village Blvd. = 53 Feet. The illustrations provided / available in the link to the application do not allow an interpretation of the issue of greatest concern to us as owners in the Granita building.

[Last year the marking of trees was done in such a minimal manner / method as to serve no functional purpose. The markings were made at an elevation less than the highest heights of the roof top ridges.]

The developer will continue to make the false case that owners in the Granita Building will not suffer any loss of existing views to the south and west. This is simply not a true statement or conclusion.

A frank assessment of the rationale for the planned height / elevations of the penthouse units for this development is to provide those housing units with a clear view of the mountain vistas that they will remove and block from owners and guests in the Granita building. As owners of Granita 304 our purchase of this unit pre-dates the changes to the planning and zoning changes made regarding Lot 30 and Parcel M.

In our opinion, the developer has not made a sound case for the increased density nor for the significantly solid mass of building to be constructed in opposition to the current characteristic and quality of Aspen Ridge homes.

1. **Building Height Limits (CDC 17.3.11 and 17.3.12)**

The CDC limits the maximum and maximum average building height on Multi-Family lots to 48 feet. However, the ridge of a gable, hip, gambrel, or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit.

- The proposed development is in compliance with both the maximum and average height limits for Multi-Family lots.

PLEASE NOTE: Several of the drawings and illustrations that are available via the link are not completely visible. Is it possible to receive a scanned PDF copy of the complete application documents?

Thank you for your time and consideration. We look forward to receiving additional information of the review process and timeline for this application.

take care,

Les and Barbara

GRANITA 304

Les Omotani, Ph. D., Barbara Omotani, Ph. D.
LMO8337@gmail.com

8337 N Lee Trevino Drive
Tucson, Arizona 85742

516 652 6278

From: Michelle Haynes <MHaynes@mntvillage.org>
Subject: FW: Lot 30
Date: April 2, 2021 at 7:34:21 AM MST
To: LES OMOTANI <lmo8337@gmail.com>, Albert Roer <albertroer@gmail.com>

Good morning. Lot 30 files can be downloaded at the following [link](#) found under current planning.

Michelle Haynes

From: Michelle Haynes
Sent: Friday, April 2, 2021 7:47 AM
To: LES OMOTANI <lmo8337@gmail.com>; Albert Roer <albertroer@gmail.com>
Subject: Lot 30

Les and Albert:

Good morning. We have received a complete application for Lot 30. The 30 day public noticing will go out shortly. The application will be posted to the website by early next week. We scheduled the public hearings for May and June. Thank you!

[Michelle Haynes](#), MPA
Planning and Development Services Director
Housing Director
Town of Mountain Village
[455 Mountain Village Blvd. Suite A](#)
O :: [970.239.4061](tel:970.239.4061)
M :: [970.417.6976](tel:970.417.6976)

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

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

John A. Miller

From: John A. Miller
Sent: Monday, May 3, 2021 4:17 PM
To: John A. Miller
Subject: FW: Lot 30. April 9 2021

From: LES OMOTANI <lmo8337@gmail.com>
Sent: Friday, April 9, 2021 1:45 PM
To: Michelle Haynes <MHaynes@mtnvillage.org>; John A. Miller <JohnMiller@mtnvillage.org>
Cc: Les M. Omotani <LMO8337@gmail.com>; Yvette Rauff <yvette.rauff@gmail.com>; Sandy Van Gilbert <svgnm@comcast.net>; Albert Roer <albertroer@gmail.com>
Subject: Re: Lot 30. April 9 2021

April 9 2021

Hello John and Michelle,

Is it possible to request that the developed be asked to clearly mark the MAXIMUM roof line heights for each section of the building(s) that run parallel to Mountain Village Blvd. Last time they used red paint. It would be best if the marks were WIDER and more visible AND/OR were done using a florescent surveyor like tape or marking material of 3-5 inch width.

Last year the marks were made at the height of the top FLOOR and not the top of the roof line. Obviously this does not help anyone to determine the views that are blocked to current owners in the Granita building. What we want to see is the elevation of the maximum roof line heights.

It would be very desirable to have these elevations marked on the existing trees well before the initial DRB hearing scheduled for May 6, 2021.

Thank you for your consideration and great communication.

Sincerely,

Les Omotani

Granita 304

John A. Miller

From: Sandra <svgnm@comcast.net>
Sent: Monday, April 12, 2021 2:22 PM
To: John A. Miller
Subject: Fwd: Views from Granita 303

John,
I sent this to an incorrect email address and they were kind enough to notify me of my error. Sorry for the lag time in getting this to you.

Sandra Gilbert / Granita 303
Sent from my iPhone

Begin forwarded message:

From: Sandra <svgnm@comcast.net>
Date: April 12, 2021 at 1:51:38 PM MDT
To: MHaynes@mtnvillage.org
Cc: albertroer@gmail.com, yvette.rauff@gmail.com, lmo8337@gmail.com,
JohnMiller@mountainvillage.com
Subject: **Views from Granita 303**

Michelle and John,
As a follow up to Les' email and photos I reiterate his remarks.

The position of the minuscule red ties on the trees makes it clear that the massive proposed developer building will present a solid wall from Aspen Ridge road to the north. All views will be obliterated for Unit 303 and 203 and severely impact Unit 304.

Additionally views will be obliterated for homeowners and visitors driving north on Mountain Village Blvd, severely disrupting the arrival experience and impacting the intrinsic essence of Mountain Village and the visual access of the stunning vistas that sets MV apart as a community that values the land and environment.

Following are photos taken from Unit 303 last week.

Van and Sandra Gilbert/ Granita 303









