

TOWN OF MOUNTAIN VILLAGE
REVISED REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY AUGUST 5, 2021 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
MOUNTAIN VILLAGE TOWN HALL

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Ward	Action	Reading and Approval of the July 1, 2021, Regular Design Review Board Meeting Minutes.
3.	10:05	5	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a Multi-Family Development on Lot 6151-CR, Unit 7, TBD Lawson Overlook, consisting of (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. Staff is requesting that both of these items be tabled.
4.	10:10	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot AR-52R, 123 Adams Way, pursuant to CDC Section 17.4.11.
5.	10:40	30	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 151R-2, 223 Country Club Drive, pursuant to CDC Section 17.4.11.
6.	11:10	45	Miller/ Applicant	Work Session	Conceptual work session for Lot 165, Units 8 and 9, Cortina Drive, to develop new Single-Family detached condominium residences, pursuant to CDC sections 17.4.11.
7.	11:55	30	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.
8.	12:25	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 166AR2-2, 1 Stonegate Drive, pursuant to CDC Section 17.4.11. This item was continued from the July 1, 2021
9.	1:10	10		Chair	DRB Meeting Working Lunch
10.	1:20	30	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 July 1, 2021 regular DRB meeting
11.	1:50	30	Haynes, Miller/ Applicant	Quasi-Judicial	Review and Recommendation to Town Council regarding a Conditional Use Permit to allow for a trash enclosure on a Portion of OS-1-R1, Town Hall Subarea, 455 Mountain

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

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**DESIGN REVIEW BOARD MEETING
AGENDA FOR AUGUST 5 , 2021**

					Village Blvd pursuant to CDC Section 17.4.14, Concurrent consideration of a Design Review Application for a design variation to 17.5.6, Exterior Wall Materials, allowing a reduced stone percentage on the trash enclosure on Lot 1003R-1, 1003R-2A and OS-1-R1.
12.	2:20	20	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review for a new single-family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11.
13.	2:40	30	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture 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.
14.	3:10	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Multi Family Condominium Development on Lot 600A, Elkstone Expansion, pursuant to CDC Section 17.4.11.
15.	3:40	30	Haynes	Legislative	Review and Recommendation to Town Council regarding amendments to the Community Development Code consistent with the Town of Mountain Village Community Housing Initiatives; specifically, amendments to re-introduce duplex development within an overlay district in the single family zone district, modifications to the definition of Accessory Dwelling Unit (ADU), removing Mother-in-law suite and clarifying that an ADU is allowed within detached condominium development and other conforming amendments.
16.	4:10		Chair		Adjourn

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**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JULY 1, 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 10:02 AM on JULY 1, 2021, held remotely via ZOOM
<https://us02web.zoom.us/j/87468963043?pwd=OVNqOXVabUZhMTd4OOctqRENhM2l0QT09>

Attendance

The following Board members were present and acting:

Cath Jett
Greer Garner
Liz Caton
Banks Brown
Adam Miller
Ellen Kramer
David Craige
Scott Bennett 1st Alternate
Shane Jordan 2nd Alternate

The following Board members were absent:

None

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Amy Ward, Planner
Paul Wisor, Town Attorney

Public in attendance:

Brian Hattendorf
Sandy Gilbert
Craig Spring
Samantha Moody
Marcus Engel
Michael Donohue
CTF (will try to get this one)
David Ballode
Bohdan Iwanetz
Gigi Gerlach
Josh Bowens-Rubins
Stephanie Fanos – lot 30 applicant
Sterling Trust – 600A
Sam Patton
Mr. & Mrs. Ford applicants for item #10
Sharon Hartzel
Ruth Hensen
M Repetto Alaia Lot 30 spouse
756 1983 5662
Julie Horowitz
Joshua Anfang

Susan Conger
Josh Anfang
Pedro Campos – lot 30 team
Casey [no last name]
SPS
3035452452
75619385662
Frank Hensen – applicant #15
Joe Solomon – spoke on lot 30

Item 3. 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.

Jett made a motion to enter into Executive session, seconded by Caton
At 10:41 Banks ended executive session.

Item 4. Reading and Approval of the June 3, 2021 Regular Meeting and the June 10, 2021 Special Design Review Board Meeting Minutes.

On a **MOTION** by Jett and seconded by Caton DRB voted unanimously to approve the June 3, 2021 Regular DRB Meeting Minutes and the June 10, 2021 Special Design Review Board Meeting Minutes.

Item 5. 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 June 3, 2021 Regular DRB Meeting.

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

Public comment: Brian Hattendorf, Gigi Gerlach commenting on behalf of 246, 252 and 280 Benchmark

On a **MOTION** by Kramer and seconded by Caton DRB voted unanimously 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, add irrigation and seeding notes and replace the dogwood with Maple or other recommended species if necessary.

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 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.

11) Prior to building permit applicant shall amend the lighting plan to revise the isofoot candle model, add cut sheets for each fixture presented and symbols clearly marked on said plans and reduce the number of fixtures for approval by staff and one member of DRB.

12) Prior to building permit the applicant shall amend the address monument so that the dimension to bottom of number is 4'6" to be reviewed by staff.

Item 6. 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 Meeting.

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

Item 7. 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.

John Miller presented on behalf of staff

Joe Kelleher, Kelleher Contracting presented as applicant

On a **MOTION** by **Jett** and seconded by **Kramer**, DRB voted unanimously to 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 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) Prior to building permit the applicant shall amend the address monument design to change the proposed aluminum to a wood material.

Item 8. Consideration of a Design Review: Final Architecture Review for a Single-Family home at Lot 729R-7, 131 Russell Drive, pursuant to CDC section 17.4.11

John Miller presented on behalf of staff

On a **MOTION** by **Garner** and second by **Jett** DRB voted unanimously to table the Final Architecture Review for a new single-family home located at Lot 729R-7, 87 Pennington Place.

Item 9. Working Lunch

Item 10. 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
Ken Alexander, Architects Collaborative, presented as applicant

Public Comment: None

On a **MOTION** by **Jett** and seconded by **Kramer** DRB voted unanimously to continue the Initial Architectural and Site Review for a new detached condominium located at Lot AR-59R to the August 5, 2021 DRB Meeting.

Specific direction was given to the applicant about what DRB would like to see at the next meeting:

- Heights max & average height to be shown with both proposed and existing grade
- Dry stack retaining wall heights and materials
- Coordinating all civil and architectural drawings
- Indicate snow melt
- Coordinating the lighting (between civil and architectural)
- Remove sconce within 5' of waters edge of hot tub
- Replace non-compliant wall mount sconce
- House abutting the GE, provide detail on any footer encroachment as well as reveg of any GE disturbance
- Provide a window material sample

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Multi-family Development on Lot 30, 98 Aspen Ridge, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff
Timothy Losa, of Zehren and Associates, presented as applicant

Public Comment: Received numerous emails for public comment. Joe Solomon representing the Gilberts, Bohdan Iwantez, Sandy Gilbert.

On a **MOTION** by **Garner** and seconded by **Miller** the DRB voted 4-3 to approve (Kramer is against tandem parking, Criage is against tandem parking and concerns of public safety, Jett is opposed to the use of stucco as well as tandem parking) 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.

On a **MOTION** by **Jett** and seconded by **Caton** DRB voted 6-1 to approve (Kramer opposes because she feels the subarea plan and comp plan don't agree) 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.

Scott Miller left at 3:20

Item 12. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Detached Condominium on Lot 166AR2-2, 1 Stonegate Drive, pursuant to CDC Section 17.4.11. This item is being continued to the August 5, 2021 DRB Meeting

On a motion by Miller and seconded by Craig DRB voted unanimously to continue the Consideration of a Design Review: Initial Architecture and Site Review for a new single family detached condominium on Lot 166AR2-2, 1 Stonegate Drive to the August 5, 2021 regular DRB Meeting.

Item 13. 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.

John Miller presented on behalf of staff
Lea Sisson, Sisson Architects presented as applicant

Public Comment:

On a **MOTION** by **Miller** and seconded by **Jett** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 151R-2, based on the evidence provided within the Staff Report of record dated June 17, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

1. Tandem Parking or Parking Waiver
2. Parking in the General Easement
3. Metal Fascia

Design Review Board Design Variation:

2. Road and Driveway Standards

And, with the following conditions:

- 1) Prior to Final Architectural Review, the applicant shall provide additional details for the proposed exterior materials.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction migration plan per the comments of this memo.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to address the concerns of this report.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated exterior lighting plan to include a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 5) ~~Prior to the submittal for a Final Architectural Review, the applicant shall revise the driveway widths and overall grades to comply with the CDC requirements.~~
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide

an updated construction mitigation plan addressing the concerns of this report.

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

8) Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the south of the home.

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

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

11) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.

12) A monumented land survey 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

Garner left at 4:16pm

Item 14. Consideration of a Design Review: Final Architecture Review for a new Multi-Family Condominium Development on Lot 600A, 8 Elkstone Drive, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff
Chris Hawkins, Alpine Planning, presented as applicant

Public Comment: Bob Horowitz and Steve Seltz made public comment

On a **MOTION** by **Caton** and seconded by **Kramer** the DRB voted unanimously to approve the Initial Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of a total of six (6) new condominium units based on the evidence provided within the Staff Report of record dated June 15, 2021 and with the following specific approvals and conditions:

DRB specific approvals:

- 1) GE encroachment – subterranean soil nailing

And, with the following conditions:

- 1) The applicant will revise the landscaping plan to include additional tree plantings along the stair case and between Elkstone 21 and Elkstone Lakeside. This will include at minimum 2 additional like trees in addition to what is currently proposed that will serve to buffer the stair case from the adjacent building. In addition, the applicant will bring the disturbed area between the two buildings back to its original pre-disturbed condition to include additional small diameter tree plantings and native seed planting. These plantings shall not include any coniferous tree species and is required to be entirely deciduous.
- 2) The southeast corner of the Expansion Area will be preserved by the developer in its current state as shown on the Town approved grading plan including the existing Elkstone 21 retaining wall and the four(4) conifers and aspens above the wall. If grading or tree removal is proposed in this area, it will only be out of engineering necessity as provided for in a letter and revised grading plan that are stamped and signed by a Colorado licensed Professional Engineer. A 14-day courtesy notice of any grading in the southeast corner of the Expansion Area for engineering necessity shall be provided by email to the owners at Elkstone 21. Special attention will be given to the southeast corner of the development.
- 3) The applicant shall demonstrate snow melt areas prior to issuance of a building permit.
- 4) Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development if soil nailing is needed in the GE.
- 5) 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.
- 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) 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) 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 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.
- 11) Prior to Final Architectural Review, the construction mitigation plan will be revised to include construction fencing placement to protect areas that will not be graded consistent with the overall grading plan.

Item 15. Consideration of a Design Review: Final Architecture and Site Review for a Multi-Family Development on Lot 6151-CR, Unit 7, TBD Lawson Overlook, consisting of (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.

John Miller presented on behalf of staff

Chris Hawkins of Alpine Planning, presented as applicant

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Jett** DRB voted unanimously to continue the Initial Architectural and Site Review for three new single-family detached condominiums located at Lot 615-1CR, to August 5, 2021 DRB meeting based on the Staff Memo of record dated June 23, 2021.

AND, In addition to the above motion,

On a **MOTION** by **Craige** and seconded by **Jett** DRB voted unanimously to continue the review and recommendation of a resolution approving a variance to the allowed maximum building height for Lot 615-1CR, to September 2, 2021 DRB Meeting based on the the Staff Memo of record dated June 23, 2021”.

Item 16. Consideration of a Design Review: Initial Architecture 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 September 2, 2021 DRB Meeting

On a **MOTION** by **Caton** and seconded by **Kramer** the DRB voted unanimously to continue the Initial Architectural and Site Review for Lot 79R-6 to the September 2, 2021 DRB Meeting.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the July 1, 2021 meeting at 5:05 pm.

Prepared and Submitted by,

Amy Ward
Planner



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Regular Design Review Board Public Hearing; August 5, 2021

DATE: July 27, 2021

RE: Initial Architecture and Site Review for three new Single-Family detached condominiums on Lot 615-1CR, TBD Lawson Overlook, pursuant to CDC section 17.4.11. Concurrent review and recommendation to Town Council regarding a variance request for Building Height pursuant to CDC section 17.4.16.

PROJECT GEOGRAPHY

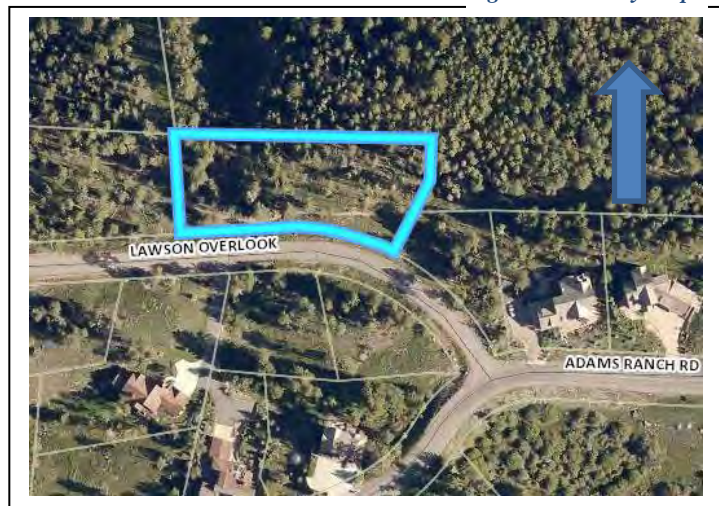
Legal Description: LOT 615 1CR TOWN OF MOUNTAIN VILLAGE ACC TO A REPLAT OF LOTS BC110 BC513A 615 1C 615 2CR 615 3AR TRACT 21 AR TRACT OSP 21 TRACTS OS 615A B AND C AND OLD HIGHWAY RD LOCATED WITHIN N1 2S1 2 OF SEC 33 T43N R9W NMPM SAN MIGUEL COUNTY CO ZONING 3 CONDOMINIUMS

Address: TBD Lawson Overlook
Applicant/Agent: Chris Hawkins, Alpine Planning
Owner: Brown Dog Properties LLC
Zoning: Multi-Family
Existing Use: Vacant
Proposed Use: Detached Condominium
Lot Size: 0.778 Acres

Adjacent Land Uses:

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

Figure 1: Vicinity Map



Section 1: Application Overview and History

1.1 Case Summary: Chris Hawkins of Alpine Planning (Applicant), working on behalf of the Brown Dog Properties LLC (Owner), has submitted an application for requesting a Minor Subdivision to vacate portions of the GE, Design Review for 3 detached condominiums, and a Variance from Section 17.3.12 of Community Development Code (CDC) which addresses building height. Specifically, the Applicant is seeking a Variance from the CDC to allow one of three (1/3) of the proposed homes to exceed maximum building height. This item was continued at the July 1, 2021, Regular DRB meeting in order to better understand the Town Council's comfort with the proposed Minor Subdivision. The Minor Subdivision was heard on July 15, 2021, and at that meeting expressed that they were not comfortable with the proposed trail relocation. In order to utilize the DRB's time properly, the town is recommending this item be tabled until such a time that the applicant returns to the town with a modified trail alignment per the request of Town Council.

Town staff recommends the DRB open the hearing and table these items.

PROPOSED MOTIONS:

Recommend Motion: Motion to Table the Initial Architecture and Site Review:

"I move to table the Initial Architectural and Site Review for three new single-family detached condominiums located at Lot 615-1CR, based on the Staff Memo of record dated July 27, 2021.

Note: Town Council tabled the request for the variance at the July 15, 2021 Regular Town Council Meeting.

I move to table the review and recommendation of a resolution approving a variance to the allowed maximum building height for Lot 615-1CR, based on the Staff Memo of record dated July 27, 2021".

/jjm



AGENDA ITEM 4
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; August 5, 2021

DATE: July 21, 2021

RE: Staff Memo – Final Architecture Review (FAR) Unit AR-52R, Timber Ridge, 123 Adams Way

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: UNIT AR-52R, TIMBER RIDGE AT MOUNTAIN VILLAGE (FORMERLY THE VILLAGE AT ADMAS RANCH), A COMMON INTEREST COMMUNITY, ACCORDING TO THE PLAT RECORDED OCTOBER 27, 2005 IN PLAT BOOK 1 AT PAGE 3561.

Address: 123 Adams Way

Applicant/Agent: Peter Lundeen, Fuse Architects

Owner: ADAM'S WAY, LLC A COLORADO LIMITED LIABILITY COMPANY

Zoning: Multi-family

Existing Use: Vacant

Proposed Use: Single Family Detached
Condominium

Lot Size: 0.127 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



Case Summary: Peter Lundeen of Fuse Architects, Applicant for Unit AR-52R at Timber Ridge, is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family detached condominium on Unit AR-52R, 123 Adams Way. The Unit is approximately .127 acres and is zoned Multi-family. The overall square footage of the home is approximately 3,970 gross square feet and provides 2 interior parking space within the proposed garage.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) Maximum	34' 11"
Maximum Avg. Building Height	30' (shed) Maximum	26.06'
Maximum Lot Coverage	5537 s.f.	3588 s.f.
General Easement Setbacks	No encroachment	Grading
Roof Pitch		
Primary		2:12
Secondary		2:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	24.4%
Parking	2 spaces per unit	2

DRB Design Variation:

- 1) Lighting

DRB Specific Approval:

- 1) GE encroachment – grading

Chapter 17.3: ZONING AND LAND USE REGULATIONS

Please note, this Memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated May 31, 2021.

17.3.14: General Easement Setbacks

Unit AR-52R 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 either Common Element (C.E.) or Limited Common Element (L.C.E.). The Timber Ridge Development does have a traditional 16’ GE surrounding the exterior boundary of the entire PUD. 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 Adams Way and crosses the General Easement to the homesite.*
- *Utilities: Given Unit AR-52R's location and the location of the existing utilities, the GE will need to be crossed on the eastern GE, accessing utilities within Adams Way.*
- *Landscaping: there are proposed new plantings within the GE and associated irrigation. The address monument appears to be in the LCE area.*

The proposal also includes some GE encroachments requiring specific DRB approval:

- *The applicant has some landscape grading in the western Common Element area as well as a very small area in the northern GE.*

17.5.7: Grading and Drainage Design

Staff: The applicant has proposed some grading in on the northwest corner of the home that extends into the GE, DRB seemed to find this generally acceptable at Initial Review and granted specific approval. The drainage swale that wraps around the front of the home, has been given more detail. The applicant has indicated that slopes less than 12% will have only vegetation, where slopes greater than 12% will be lined with cobbles or erosion control mat. Staff is comfortable with the design of this swale as proposed.

17.5.9: Landscaping Regulations

The applicant has updated their landscaping plan to add a number of ponderosa pine and a chokecherry. The plan now meets the diversity of species clause, and the choke cherry will add some ornamental quality to the home's entrance while in bloom. Irrigation is indicated and extends slightly into the GE. The appropriate seed mix has been indicated for revegetation.

17.5.12: Lighting Regulations

Staff: The applicant has updated the exterior lighting plan to include a photometric study and full specifications for each fixture. Fixture Ext. 1 is indicated to be a 1250 lumen fixture, which is over the allowable luminosity per the CDC, but a dimmer switch system is specified. If DRB feels this is appropriate, then a design variation should be granted. All other fixtures appear to be meeting the CDC requirements.

17.5.13: Sign Regulations

Staff: The address marker is on the south side of the driveway within the LCE. The location of the monument has been slightly adjusted to be viewed from both directions. The material is indicated to be steel plate and correlates well with the exterior finishes of the home. The numerals, dimensions and lighting of the monument all appear to meet the requirements of the CDC.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant does have some new and existing pine/spruce within the Zone 1 fire mitigation area, however, has included them within the drip line of the home and appropriately extended the Zone 1 fire mitigation area

to account for these trees. Staff believes that the plan that appears to meet the regulations of the CDC.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has provided additional details regarding the chimney cap, it is a simple metal mesh within a metal frame and cap and fits with the exterior materials palette of the home.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has revised the construction mitigation plan to include appropriate tree protection for the trees close to the home that are slated to be kept. The plan does show a location for stockpiled material locations and a route of removal, however since this location is on the higher portion of the lot, it will be important for the contractor to ensure that this plan is followed (rather than removing any section of fence at the lower portion of the lot for excavated material removal) to avoid increasing the scope of disturbance to the GE.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Unit AR-52R Timber Ridge, 123 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 Final Architectural 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 July 21, 2021, with the following design variations and specific approvals:

Design Variation:

- 1) Lighting – fixture with excessive lumen capacity to be capped by dimmer system

DRB Specific Approval:

- 1) GE encroachment for grading

And, with the following conditions:

- 1) 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.
- 2) 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.
- 3) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 4) 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
- 5) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way 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

NARRATIVE

To: Mountain Village Design Review Board
Re: Lot AR-52R Design Review Process Submittal
Date: July 13, 2021

Project Description:

This project is a new single-family residence of 3,970 gross square feet on three floors that is proposed to step down the site as it slopes downhill from south to north.

The proposed access drive and motor court are located at the southeast corner of the lot which is the highest part of the lot. The two-car garage is proposed to be located at the southwest corner of the lot in order to allow the motor court to be located in the southeast corner in order to provide for optimal sun exposure for snow melt.

The proposed massing of the house and the rooflines step up the lot similar to the slope of the lot. The low-pitched shed roofs echo the slope of the lot. The views are primarily to the northwest and northeast and the house and windows open up to these two sides.

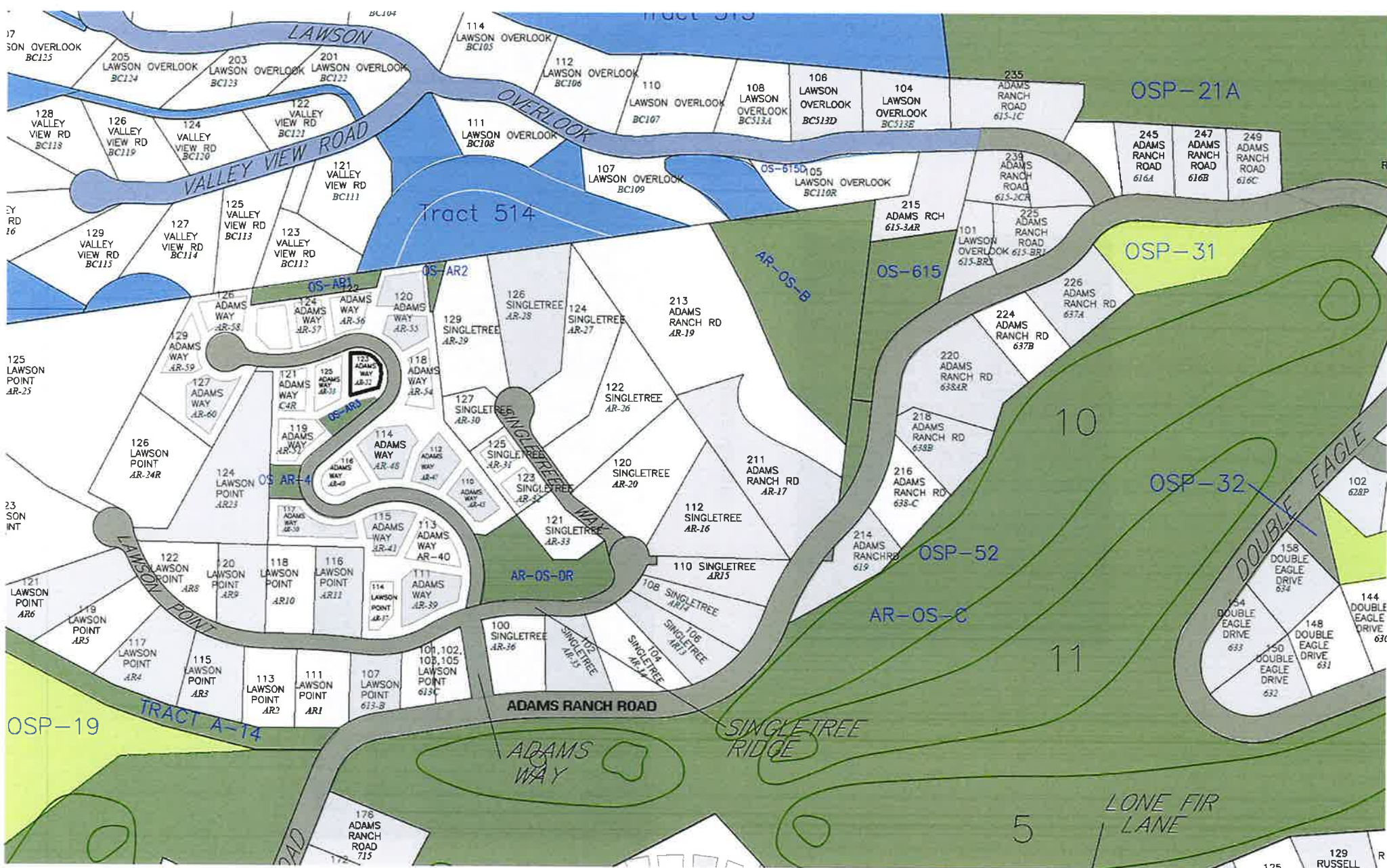
The exterior materials are to be a blend of dark and mid gray colors with a small amount of dark browns. The roof is proposed to be standing seam metal roofing with a charcoal color. There will be stone veneer, wood siding and accents of large metal siding.

Thanks for your thoughtful consideration of this proposal.

Regards,

Peter B. Lundeen,
Architect

Lot AR-52R					
123 Adams Way					
Lot size	0.228 acre				
Zone District	Single family				
Zoning Designations	Single family				
Floor Area					
Lower Level	1229.1				
Mechanical		67.5			
Main Level	1056.7				
Garage		625			
Upper Level	991.8				
	3277.6	692.5	3970.1	gross sq. ft.	
Lot Coverage					
	2,270.9	sq. ft. house with roof eaves			
	1268.7	sq. ft. patios, decks, motor court			
	3,539.60	sq. ft. coverage			
	0.228	Land acres	5,537	Condo Unit sq. ft. area	
	35.64%	land coverage	64%	unit coverage	
Max Build. Height	34'-11"				
Ave. Bldg. Height	26'-0 3/4"				
Parking					
Required & provided	2 in garge				



Lot AR-52R Materials



Stone Veneer



Lot AR-52R Materials



Stained or Reclaimed Wood Siding similar to these images



Lot AR-52R Materials



Standing Seam Metal Roofing – Charcoal Grey

Metal siding to be similar but in metal strips – see elevations



Standard Colors



Premium Colors

Berridge premium colors require a nominal surcharge.



Metallic Colors

Berridge metallic colors are premium finishes which require a nominal surcharge.



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Acrylic-Coated Galvalume®

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Mindel



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AR52167

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² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranties or contact Pella Customer Service.

³ Performance ratings vary based on product configuration.

⁴ Color matched to your product's interior and exterior color.

⁵ Appearance of exterior or grille color may vary depending on the Low-E insulating glass selection.

⁶ Flush multi-slide handle is a Pella exclusive design.

⁷ Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.

⁸ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

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- EXPANSIVE CUSTOM CAPABILITIES**
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- LONG-LASTING DURABILITY**
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³ See back cover for disclosures.

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WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS AND GRADE	PERFORMANCE VALUES			FRAME/INSTALL
						U FACTOR	SHGC	STC	
AWNING	17"	17"	59"	73"	LC30-LC50	0.25-0.30	0.19-0.50	25-31	Block Frame
CASEMENT	17"	17"	35"	73"	LC30-LC50	0.25-0.30	0.19-0.50	25-31	
FIXED CASEMENT	17"	17"	59"	73"	LC30-LC50	0.25-0.30	0.19-0.50	25-31	
IN-SWING HINGED PATIO DOOR (SINGLE)	24"	48"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
IN-SWING HINGED PATIO DOOR (DOUBLE)	48"	79-1/2"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
OUT-SWING HINGED PATIO DOOR (SINGLE)	24"	48"	48"	119-1/2"	LC40-LC70	0.25-0.30	0.14-0.39	3C-36	
OUT-SWING HINGED PATIO DOOR (DOUBLE)	48"	48"	96"	119-1/2"	LC40-LC70	0.25-0.30	0.14-0.39	3C-36	
SLIDING PATIO DOOR (O)	30-3/4"	74"	60-3/4"	119-1/2"	LC30-LC70	0.25-0.31	0.18-0.51	—	
SLIDING PATIO DOOR (OX, XO)	59-1/4"	74"	119-1/2"	119-1/2"	LC30-LC70	0.25-0.31	0.18-0.51	25-35	
SLIDING PATIO DOOR (OXO)	90"	74"	180"	119-1/2"	LC30-LC70	0.25-0.31	0.18-0.51	—	
SLIDING PATIO DOOR (OXXO)	116-1/2"	74"	236-1/2"	119-1/2"	LC30-LC70	0.25-0.31	0.18-0.51	—	
MULTI-SLIDE PATIO DOOR	41-3/4"	50-3/4"	713-3/4"	119-1/2"	R15-LC25 ¹	0.30-0.36	0.15-0.46	—	For more info visit PellaADM.com
BIFOLD PATIO DOOR	31-1/2"	51-1/2"	312"	119-1/2"	R15-R25 ¹	0.26-0.44	0.13-0.45	—	

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GRILLES

GRILLES

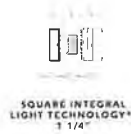
Choose the look of true-divided light or make cleaning easier by selecting grilles-between-the-glass.



SQUARE INTEGRAL LIGHT TECHNOLOGY** 5/8"



SQUARE INTEGRAL LIGHT TECHNOLOGY** 7/8"



SQUARE INTEGRAL LIGHT TECHNOLOGY** 1 1/4"



SQUARE INTEGRAL LIGHT TECHNOLOGY** 2"



ALUMINUM GRILLES BETWEEN-THE-GLASS** 3/4"

** See back cover for disclosures

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SLIDING & MULTI-SLIDE PATIO DOOR HANDLE Plaza



MULTI-SLIDE PATIO DOOR HANDLE**

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CLASSIC COLLECTION

BALDWIN



HINGED & BIFOLD PATIO DOOR HANDLE Locus | Virgo



SLIDING & MULTI-SLIDE PATIO DOOR HANDLE Ambrose



MULTI-SLIDE PATIO DOOR HANDLE**

FINISHES:



RUSTIC COLLECTION

BALDWIN



HINGED PATIO DOOR HANDLES Rustek | Gusto



SLIDING PATIO DOOR HANDLE Natus

FINISHES:



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HINGED & BIFOLD PATIO DOOR HANDLE



SLIDING PATIO DOOR HANDLE



MULTI-SLIDE PATIO DOOR HANDLE**

FINISHES:



** See back cover for disclosures

CONTEMPORARY



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Pella EnduraGuard wood protection.



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Competitor's pressure-treated wood.



Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*



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*For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

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Aluminum-Clad Exterior

Vent Awning and Large Awning



Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values 1				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown										
			Ext.	Int.		U-Factor	SHGC	VLT	CR (2)	U. S.				Canada 2						
										Zone				ER	Zone					
										N	NC	SC	S				1	2	3	
VENT UNITS																				
11/16"	Clear IG	PEL-N-30-13234-00001	3	3	air	0.45	0.53	0.56	44											
	with grilles-between-the-glass	PEL-N-30-13431-00001				0.44	0.49	0.51	44											
	with integral grilles	PEL-N-30-13438-00001				0.44	0.49	0.51	44											
11/16"	Advanced Low-E IG	PEL-N-30-13229-00002	3	3	argon	0.28	0.26	0.48	61								20			
	with grilles-between-the-glass	PEL-N-30-13423-00002				0.28	0.23	0.43	61								18			
	with integral grilles	PEL-N-30-13426-00002				0.29	0.23	0.43	61											
11/16"	SunDefense™ Low-E IG	PEL-N-30-13230-00002	3	3	argon	0.28	0.19	0.44	61								16			
	with grilles-between-the-glass	PEL-N-30-13424-00002				0.28	0.18	0.40	61											
	with integral grilles	PEL-N-30-13427-00002				0.28	0.18	0.40	61											
11/16"	AdvancedComfort Low-E IG	PEL-N-30-13233-00001	3	3	argon	0.25	0.25	0.47	47								23			
	with grilles-between-the-glass	PEL-N-30-13430-00001				0.25	0.23	0.42	47								22			
	with integral grilles	PEL-N-30-13437-00001				0.27	0.23	0.42	47								20			
11/16"	NaturalSun Low-E IG	PEL-N-30-13231-00002	3	3	argon	0.29	0.47	0.54	61								31			
	with grilles-between-the-glass	PEL-N-30-13425-00002				0.29	0.43	0.49	60								28			
	with integral grilles	PEL-N-30-13428-00002				0.29	0.43	0.49	60								28			
TINTED GLAZING																				
11/16"	Bronze Advanced Low-E IG	PEL-N-30-13271-00001	5	3	argon	0.29	0.23	0.31	59											
	with grilles-between-the-glass	PEL-N-30-13507-00001				0.30	0.21	0.28	59											
	with integral grilles	PEL-N-30-13513-00001				0.30	0.21	0.28	59											
11/16"	Gray Advanced Low-E IG	PEL-N-30-13272-00001	5	3	argon	0.29	0.21	0.26	59											
	with grilles-between-the-glass	PEL-N-30-13508-00001				0.30	0.19	0.24	59											
	with integral grilles	PEL-N-30-13514-00001				0.30	0.19	0.24	59											
11/16"	Green Advanced Low-E IG	PEL-N-30-13273-00001	5	3	argon	0.29	0.26	0.42	59											
	with grilles-between-the-glass	PEL-N-30-13509-00001				0.30	0.24	0.38	59											
	with integral grilles	PEL-N-30-13515-00001				0.30	0.24	0.38	59											
HIGH ALTITUDE GLAZING																				
11/16"	Advanced Low-E IG	PEL-N-30-13235-00001	3	3	air	0.32	0.26	0.48	55											
	with grilles-between-the-glass	PEL-N-30-13432-00001				0.32	0.24	0.43	55											
	with integral grilles	PEL-N-30-13439-00001				0.32	0.24	0.43	55											
11/16"	SunDefense Low-E IG	PEL-N-30-13236-00001	3	3	air	0.31	0.20	0.44	56											
	with grilles-between-the-glass	PEL-N-30-13433-00001				0.32	0.18	0.40	56											
	with integral grilles	PEL-N-30-13440-00001				0.32	0.18	0.40	56											
11/16"	AdvancedComfort Low-E IG	PEL-N-30-13238-00001	3	3	air	0.28	0.25	0.47	43								19			
	with grilles-between-the-glass	PEL-N-30-13435-00001				0.28	0.23	0.42	43								18			
	with integral grilles	PEL-N-30-13442-00001				0.29	0.23	0.42	43											
11/16"	NaturalSun Low-E IG	PEL-N-30-13237-00001	3	3	air	0.32	0.47	0.54	55								27			
	with grilles-between-the-glass	PEL-N-30-13434-00001				0.33	0.43	0.49	55											
	with integral grilles	PEL-N-30-13441-00001				0.33	0.43	0.49	55											

R-Value = 1/U-Factor
 SHGC = Solar Heat Gain Coefficient
 VLT % = Visible Light Transmission
 CR = Condensation Resistance
 ER = Canadian Energy Rating

(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2016 (Version 6) criteria.
 (2) The values shown are based on Canada's updated ENERGY STAR® 2015 initiative.
 Based on unit size, some products will use 2.5 mm glass that will have equivalent or improved performance from what is shown.
 See the Product Performance section for more detailed information or visit www.energystar.gov for Energy Star guidelines.



LOT AR-52 RESIDENCE
WINDOW SCHEDULE

13 JULY, 2021

WNDW	WNDW MARK	WIDTH	HEIGHT	TYPE	MANUF	GLAZING	REMARKS
001	1A	2'0"	2'0"	AWNING	TBD	LOW-E	
002	2A	2'0"	2'0"	AWNING	-	"	
003	3A	2'0"	2'0"	AWNING	-	"	
004	4A	2'0"	2'0"	AWNING	-	"	
005	5A	3'0"	3'0"	AWNING	-	"	
006	6A	2'0"	2'0"	AWNING	-	"	
007	7A	2'0"	2'0"	AWNING	-	"	
008	8F	1'3"	8'0"	FIXED	-	"	COORDINATE WINDOW W/ FRONT DOOR - STOREFRONT ASSEMBLY
009	9F	1'3"	8'0"	FIXED	-	"	COORDINATE WINDOW W/ FRONT DOOR - STOREFRONT ASSEMBLY
010	OMIT				-	"	
011	OMIT				-	"	
012	OMIT				-	"	
013	13C	{2} 2'6"	4'6"	CASEMENT	-	"	
014	14C	3'0"	6'6"	CASEMENT	-	"	
015	15C	3'0"	6'6"	CASEMENT	-	"	
016	16C	2'6"	7'0"	CASEMENT	-	"	
017	17C	2'6"	7'0"	CASEMENT	-	"	
018	18F	5'6"	2'6"	FIXED	-	"	MULL TOGETHER WITH 019
019	19F	5'6"	6'0"	FIXED	-	"	MULL TOGETHER WITH 018
020	20F	5'6"	2'6"	FIXED	-	"	MULL TOGETHER WITH 021
021	21F	5'6"	6'0"	FIXED	-	"	MULL TOGETHER WITH 020
022	22F	3'0"	2'6"	FIXED	-	"	MULL TOGETHER WITH 023
023	23C	3'0"	6'0"	CASEMENT	-	"	MULL TOGETHER WITH 022
024	24C	{2} 2'6"	5'0"	CASEMENT	-	"	
025	25C	2'6"	5'0"	CASEMENT	-	"	MULL TOGETHER WITH 026
026	26F	5'0"	5'0"	FIXED	-	"	MULL TOGETHER WITH 025
027	27A	2'0"	2'0"	AWNING	-	"	
028	28F	5'0"	5'0"	FIXED	-	"	MULL TOGETHER WITH 029
029	29C	2'6"	5'0"	CASEMENT	-	"	MULL TOGETHER WITH 028
030	30C	3'0"	6'6"	CASEMENT	-	"	MULL 030, 031, 032 TOGETHER
031	31F	5'0"	6'6"	FIXED	-	"	MULL 030, 031, 032 TOGETHER
032	32C	3'0"	6'6"	CASEMENT	-	"	MULL 030, 031, 032 TOGETHER
033	33F	5'0" +/-	2'6"	FIXED	-	"	MULL WITH DOOR 106 BELOW IT - WIDTHS TO MATCH
034	34C	2'6"	5'0"	CASEMENT	-	"	MULL 034, 035, 036 TOGETHER
035	35F	5'0"	5'0"	FIXED	-	"	MULL 034, 035, 036 TOGETHER
036	36C	2'6"	5'0"	CASEMENT	-	"	MULL 034, 035, 036 TOGETHER
037	37F	5'0"	6'0"	FIXED	-	"	MULL 037, 038 TOGETHER
038	38F	5'0"	6'0"	FIXED	-	"	MULL 037, 038 TOGETHER
039	39F	5'0"	6'0"	FIXED	-	"	MULL 039, 040 TOGETHER
040	40F	5'0"	6'0"	FIXED	-	"	MULL 039, 040 TOGETHER
041	41C	2'8"	6'0"	CASEMENT	-	"	MULL 041, 042 TOGETHER
042	42F	2'8"	6'0"	FIXED	-	"	MULL 041, 042 TOGETHER
043	43C	2'8"	6'0"	CASEMENT	-	"	MULL 043, 044 TOGETHER
044	44F	2'8"	6'0"	FIXED	-	"	MULL 043, 044 TOGETHER
					-	"	

WNDW	WNDW MARK	WIDTH	HEIGHT	TYPE	MANUF	GLAZING	REMARKS
045	45C	(2) 2'-0"	5'-0"	CASEMENT	-	"	
046	46C	(2) 2'-0"	5'-0"	CASEMENT	-	"	
047	47C	3'-0"	6'-0"	CASEMENT	-	"	
048	48C	3'-0"	6'-0"	CASEMENT	-	"	
049	49C	2'-8"	6'-0"	CASEMENT	-	"	MULL 049, 050 TOGETHER
050	50F	2'-8"	6'-0"	FIXED	-	"	MULL 049, 050 TOGETHER
051	51C	2'-8"	6'-0"	CASEMENT	-	"	MULL 051, 052 TOGETHER
052	52F	2'-8"	6'-0"	FIXED	-	"	MULL 051, 052 TOGETHER
053	53C	2'-0"	3'-6"	CASEMENT	-	"	
054	54A	2'-6"	2'-6"	AWNING	-	"	MULL WITH DOOR 201 BELOW IT - WIDTHS TO MATCH
055	55A	2'-6"	2'-6"	AWNING	-	"	MULL 055, 056, 057, 058 TOGETHER
056	56F	5'-0"	2'-6"	FIXED	-	"	MULL 055, 056, 057, 058 TOGETHER
057	57F	2'-6"	5'-0"	FIXED	-	"	MULL 055, 056, 057, 058 TOGETHER
058	58F	5'-0"	5'-0"	FIXED	-	"	MULL 055, 056, 057, 058 TOGETHER
059	59A	2'-6"	2'-6"	AWNING	-	"	
060	60F	5'-0"	2'-6" TO 1'-8"	FIXED	-	"	TRAPEZOID WINDOW - MULL WITH 061 BELOW IT
061	61A	5'-0"	5'-0"	AWNING	-	"	MULL WITH 060 ABOVE IT
062	62C	(2) 2'-6"	5'-0"	CASEMENT	-	"	
					-	"	

NOTES:

1. APPROVED WINDOW MANUFACTURERS ARE JELD-WEN, WINDSOR, WEATHERSHIELD, PELLA AND MARVIN.
2. VERIFY HARDWARE WITH ARCHITECT/OWNER.
3. REFER TO NOTES ON DRAWINGS FOR FURTHER CLARIFICATIONS.
4. WINDOW COLOR = BLACK . VERIFY INTERIOR FINISH WITH SCHEDULE AND INTERIORS.
5. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS, QUANTITIES & EGRESS WINDOW REQUIREMENTS.
6. REFER TO ELEVATIONS FOR CASEMENT HANDING.
7. CONTRACTOR TO VERIFY TEMPERED GLAZING REQUIREMENTS.

LOT AR-52 RESIDENCE
DOOR SCHEDULE

25 MAY, 2021

NO.	RM. NAME	PANEL WIDTH	HEIGHT	THK.	TYPE	MATERIAL	FINISH	HARDWR.	REMARKS
001	UNFIN. SPACE BELOW GARAGE	5'-0"	8'-0"	1 3/4"	A	AL CLAD	CLAD	SLIDING	EXTERIOR SLIDING DOOR
002	HALL	6'-0"	8'-0"	1 3/4"	A	AL CLAD	CLAD	SLIDING	EXTERIOR SLIDING DOOR
003	BED 1	6'-0"	8'-0"	1 3/4"	A	AL CLAD	CLAD	SLIDING	EXTERIOR SLIDING DOOR
004	FAMILY/MEDIA	12'-0"	8'-0"	1 3/4"	B	AL CLAD	CLAD	SLIDING	EXTERIOR BI-PART SLIDING DOORS
005	BED 1 CLOSET	(2) 3'-0"	8'-0"	1 3/8"	F	WOOD	PAINT	SLIDING	BI-SLIDING CLOSET DOORS
006	BED 1	2'-6"	8'-0"	1 3/8"	F	WOOD	PAINT	PRIVACY	
007	BATH 1	2'-6"	8'-0"	1 3/8"	F	WOOD	PAINT	PRIVACY	
008	BATH 1 W.C.	2'-4"	8'-0"	1 3/8"	F	WOOD	PAINT	POCKET	LOCKABLE POCKET DOOR
009	BATH 1 W.C.	2'-0"	7'-8"	3/8"	G	TEMP. GLASS	CLEAR	SHOWER	VER HT. W/ INT ELEVS
010	BATH 1	2'-4"	8'-0"	1 3/8"	F	WOOD	PAINT	POCKET	
011	BED 2	2'-6"	8'-0"	1 3/8"	F	WOOD	PAINT	PRIVACY	
012	BED 2 CLOSET	(2) 2'-4"	8'-0"	1 3/8"	F	WOOD	PAINT	SLIDING	BI-SLIDING CLOSET DOORS
013	BUNK	2'-6"	8'-0"	1 3/8"	F	WOOD	PAINT	PRIVACY	
014	BUNK CLOSET	(2) 2'-0"	8'-0"	1 3/8"	F	WOOD	PAINT	SLIDING	BI-SLIDING CLOSET DOORS
015	BATH 2	2'-4"	8'-0"	1 3/8"	F	WOOD	PAINT	PRIVACY	
016	BATH 2	2'-4"	8'-0"	1 3/8"	F	WOOD	PAINT	PRIVACY	
017	BATH 2 W.C.	2'-4"	8'-0"	1 3/8"	F	WOOD	PAINT	POCKET	LOCKABLE POCKET DOOR
018	BATH 2 W.C.	2'-4"	7'-8"	3/8"	G	TEMP. GLASS	CLEAR	SHOWER	VER HT. W/ INT ELEVS
019	STORAGE	2'-6"	8'-0"	1 3/8"	F	WOOD	PAINT	PASSAGE	VERIFY W/ OWNER - DEADBOLT - LOCABLE
020	LAUNDRY	2'-6"	8'-0"	1 3/8"	F	WOOD	PAINT	POCKET	
021	MECHANICAL	3'-0"	8'-0"	1 3/8"	F	WOOD	PAINT	PASSAGE	45 MIN. RATED DOOR W SELF CLOSER
022	UNFIN. SPACE BELOW GARAGE	3'-0"	8'-0"	1 3/8"	F	WOOD	PAINT	PASSAGE	VERIFY W/ OWNER - DEADBOLT - LOCABLE
101	GARAGE	9'-0"	8'-0"	1 3/4"	C	AL CLAD	CLAD	GARAGE	
102	GARAGE	9'-0"	8'-0"	1 3/4"	C	AL CLAD	CLAD	GARAGE	
103	MUD/ENTRY	3'-6"	8'-0"	1 3/4"	D	AL CLAD	CLAD	ENTRY	EXTERIOR ENTRY DOOR
104	KITCHEN	6'-0"	8'-0"	1 3/4"	A	AL CLAD	CLAD	SLIDING	EXTERIOR SLIDING DOOR
105	DINING	12'-0"	8'-0"	1 3/4"	B	AL CLAD	CLAD	SLIDING	EXTERIOR BI-PART SLIDING DOORS
106	LIVING	5'-0"	8'-0"	1 3/4"	A	AL CLAD	CLAD	SLIDING	EXTERIOR SLIDING DOOR
107	LIVING	5'-0"	8'-0"	1 3/4"	A	AL CLAD	CLAD	SLIDING	EXTERIOR SLIDING DOOR
108	POWDER	2'-4"	8'-0"	1 3/8"	F	WOOD	PAINT	PRIVACY	
109	ENTRY CLOSET	2'-6"	8'-0"	1 3/8"	F	WOOD	PAINT	PASSAGE	
110	GARAGE TO MUD/ENTRY	3'-0"	8'-0"	1 3/4"	F	WOOD	PAINT	ENTRY	45 MIN. RATED DOOR W SELF CLOSER
111	GARAGE STOR.	2'-0"	8'-0"	1 3/8"	F	WOOD	PAINT	PASSAGE	VERIFY W/ OWNER - DEADBOLT - LOCABLE
201	GUEST MASTER BED	2'-6"	7'-0"	1 3/4"	E	AL CLAD	CLAD	PATIO	EXTERIOR SWING DOOR WITH GLASS
202	UPPER HALL	2'-6"	6'-6" +/-	1 3/4"	E	AL CLAD	CLAD	PATIO	EXTERIOR SWING DOOR WITH GLASS
203	MASTER BED	6'-0"	9'-0"	1 3/8"	A	AL CLAD	CLAD	SLIDING	EXTERIOR SLIDING DOOR
204	UP HALL LINEN CLOSET	2'-0"	7'-6"	1 3/4"	F	WOOD	PAINT	PASSAGE	VERIFY HEIGHT OF DOOR
205	MASTER BED	(2) 2'-0"	7'-6"	1 3/4"	F	WOOD	PAINT	PRIVACY	VERIFY HEIGHT OF DOORS
206	MASTER BATH	2'-8"	7'-0"	1 3/4"	F	WOOD	PAINT	POCKET	LOCKABLE POCKET
207	MASTER W.C.	2'-0"	7'-0"	1 3/4"	F	WOOD	PAINT	POCKET	
208	MASTER BATH W.C.	2'-0"	6'-2"	3/8"	H	TEMP. GLASS	FROSTED	SHOWER	VER HT. W/ INT ELEVS
209	MASTER BATH SHOWER	2'-6"	6'-2"	3/8"	G	TEMP. GLASS	CLEAR	SHOWER	VER HT. W/ INT ELEVS
210	GUEST MASTER BED	2'-6"	7'-0"	1 3/4"	F	WOOD	PAINT	PRIVACY	
211	GUEST MASTER BATH	2'-6"	7'-0"	1 3/4"	F	WOOD	PAINT	PRIVACY	
212	GUEST MASTER BATH SHOWER	2'-6"	6'-8"	3/8"	G	TEMP. GLASS	CLEAR	SHOWER	VER HT. W/ INT ELEVS

NOTE:

1. REFER TO SPECIFICATIONS FOR HARDWARE DESCRIPTIONS
2. REFER TO NOTES ON DRAWINGS, ELEVATION TYPES SHEET AND SPECIFICATION FOR FURTHER CLARIFICATIONS
3. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS



EXT 1

A contemporary reinterpretation of the classic barn light, ours has a sleek sensibility that transcends its utilitarian tradition. Held aloft by an elegant scrolling arm, the slender frame encircles a spare, open grill and an inset LED-powered disk that radiates a diffuse glow.

FINISH OPTIONS



Pewter



Lacquered
Burnished Brass



Bronze

DETAILS

- Burnished Brushed Aluminum finish is handcrafted of aluminum; all other finishes are handcrafted of solid brass
- Lacquered Burnished Brass finish has been lacquered to preserve its color
- Bronze finish is applied to live solid brass and will naturally darken and patina over time; a light coat of wax protects the finish and allows it to age gracefully to a darker patina. The finish will darken faster in areas where the fixture is handled; the use of gloves is recommended.
- Fitted with an integrated 18W LED panel; 1250 lumens
- LED life span 25,000 hours; color temperature 2700K
- LED panel is replaceable; professional installation required
- Dimmer switch compatible; can only be used with an ELV trailing-edge dimmer
- 110-120V manufactured to US standards for US and Canadian markets. Requires outlet adapter and voltage converter for use internationally.



Shown in Bronze.

GRAHAM SCONCE

EXT 1

Starting at
~~\$895~~ Regular
\$715 Final Sale
\$572 Member

A contemporary reinterpretation of the classic barn light, ours has a sleek sensibility that transcends its utilitarian tradition. Held aloft by an elegant scrolling arm, the slender frame encircles a spare, open grill and an inset LED-powered disk that radiates a diffuse glow.

FINISH OPTIONS



Pewter



Lacquered
Burnished Brass



Bronze

DETAILS



DIMENSIONS

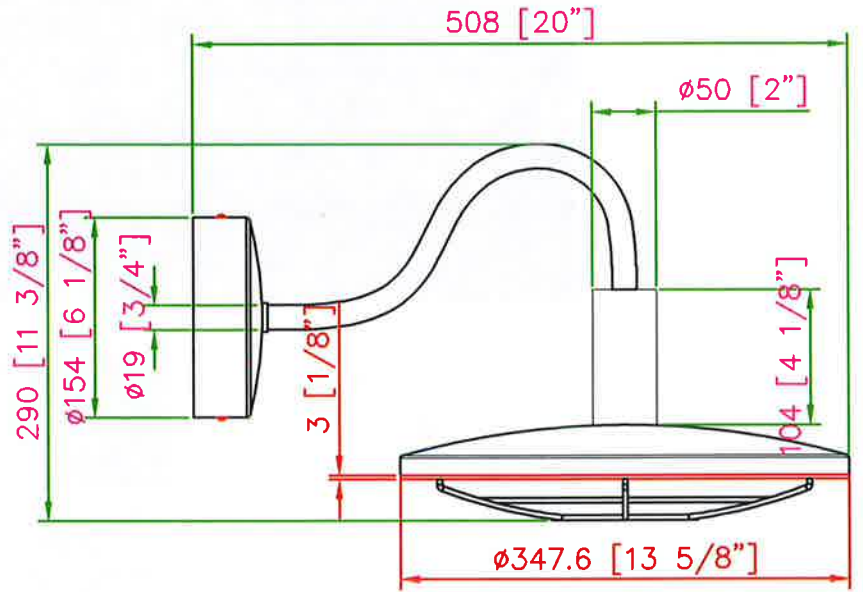
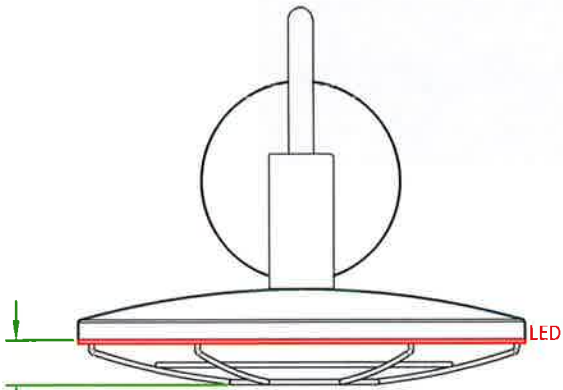
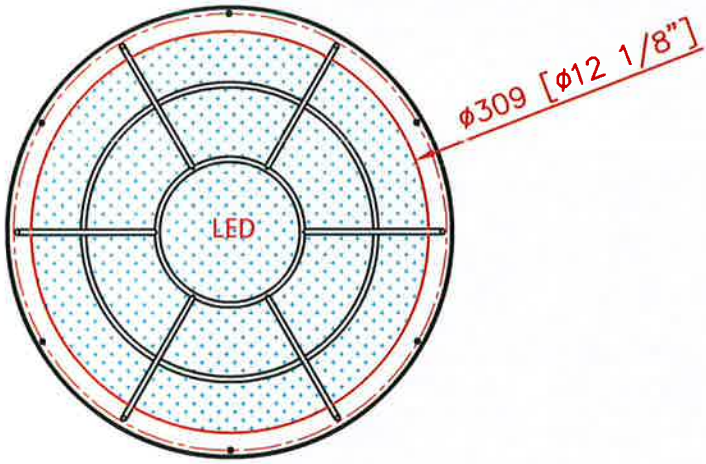


16" SCONCE INSTALLATION INSTRUCTIONS

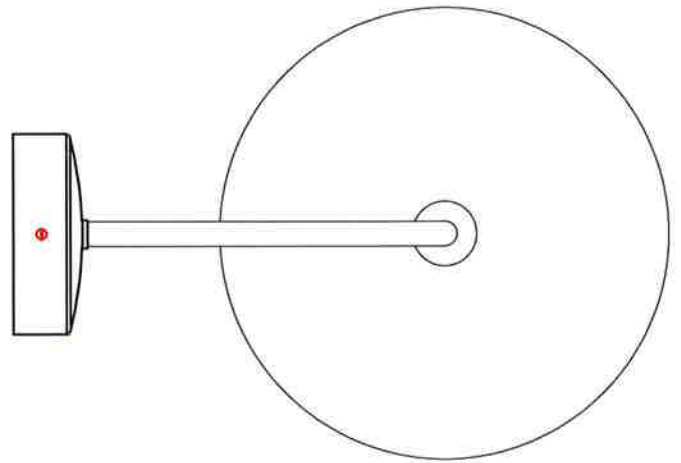


14" SCONCE INSTALLATION INSTRUCTIONS





35 [$1 \frac{3}{8}$ "]



Wall luminaires with light in downward direction

Application

Designed to provide down lighting effects for interior and exterior locations featuring narrow beam light distribution.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 Silicone applied robotically to casting, plasma treated for increased adhesion
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 64
 Weight: 3.5 lbs

Electrical

Operating voltage 120-277V AC
 Minimum start temperature -40° C
 LED module wattage 4.0W
 System wattage 6.0W
 Controllability 0-10V dimmable
 Color rendering index Ra > 80
 Luminaire lumens 318 lumens (3000K)
 LED service life (L70) 60,000 hours

LED color temperature

- 4000K - Product number + **K4 (EXPRESS)**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**
- Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage 4.5W (Amber)
 System wattage 8.8W (Amber)
 Luminaire lumens 90 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:



Wall luminaires with light in downward direction

	LED	β	θ	A	B	C
33580	4.0W	23 $^{\circ}$		4 5/8	7 1/2	5

β = Beam angle

Type:
 BEGA Product:
 Project:
 Modified:



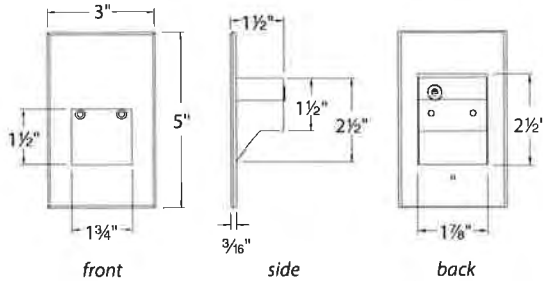
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Model: WL-LED200

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Vertical rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- 316 marine grade cast stainless steel (SS) available
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- Turtle friendly (AM, RD colors)
- 40,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277V AC 50/60Hz

Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI: 85
Optional color lenses. Total power consumption of 3.9W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H

Includes bracket for J-Box mount. See next page for spacing recommendations

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Skylark SELV-300P-WH and Leviton Vizia VPE04

Standards: IP66, UL & cUL Listed for wet locations

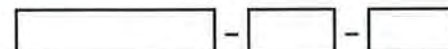
FIXTURE PERFORMANCE

Model #	Lm	Model #	Lm	Model #	Lm	Model #	Lm	Model #	Lm
WL-LED200-C-SS	36	WL-LED200-C-BK	27	WL-LED200-C-WT	63	WL-LED200-C-BN	27	WL-LED200-C-BZ	29
WL-LED200-AM-SS	21	WL-LED200-AM-BK	16	WL-LED200-AM-WT	31	WL-LED200-AM-BN	16	WL-LED200-AM-BZ	17
WL-LED200-RD-SS	2	WL-LED200-RD-BK	2	WL-LED200-RD-WT	4	WL-LED200-RD-BN	2	WL-LED200-RD-BZ	2
WL-LED200-BL-SS	4	WL-LED200-BL-BK	3	WL-LED200-BL-WT	7	WL-LED200-BL-BN	3	WL-LED200-BL-BZ	4
WL-LED200F-C-SS	33	WL-LED200F-C-BK	23	WL-LED200F-C-WT	54	WL-LED200F-C-BN	23	WL-LED200F-C-BZ	26
WL-LED200F-AM-SS	18	WL-LED200F-AM-BK	13	WL-LED200F-AM-WT	27	WL-LED200F-AM-BN	13	WL-LED200F-AM-BZ	14
WL-LED200F-RD-SS	2	WL-LED200F-RD-BK	1.5	WL-LED200F-RD-WT	3	WL-LED200F-RD-BN	1.5	WL-LED200F-RD-BZ	2
WL-LED200F-BL-SS	4	WL-LED200F-BL-BK	3	WL-LED200F-BL-WT	4	WL-LED200F-BL-BN	3	WL-LED200F-BL-BZ	3

ORDER NUMBER

Model #	Color	Finish
WL-LED200	C White 3000K	SS Stainless Steel
WL-LED200F	AM Amber 610nm	BK Black
	RD Red 640nm	WT White
	BL Blue 450nm	BN Brushed Nickel
		BZ Bronze

FINISHES



Example: WL-LED200F-AM-BZ

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
41 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

Model: WL-LED200

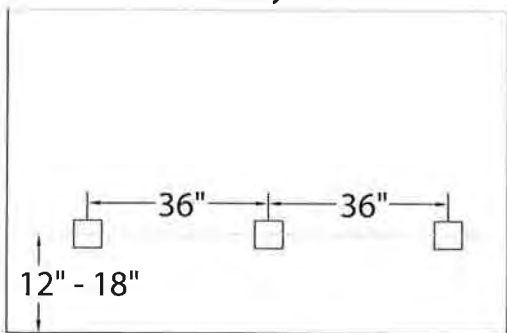
LEDme® Step Light

WAC LIGHTING

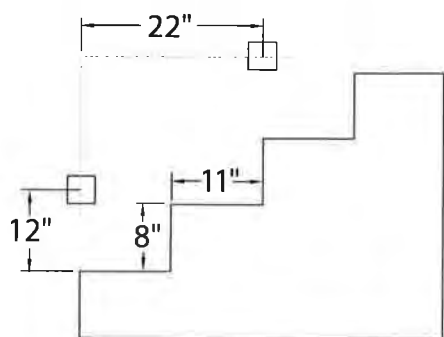
Responsible Lighting®

Spacing Recommendations for Optimal Light Distribution

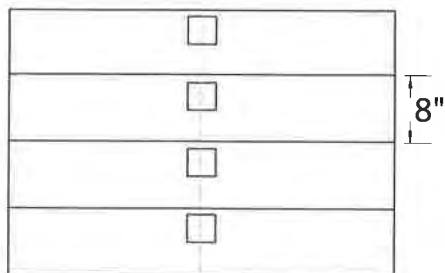
Corridors / Hallways



Stairs - Wall Mount



Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible.
For best results use one light per step for steps narrower than 5'.

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

3" Eco-Downlight

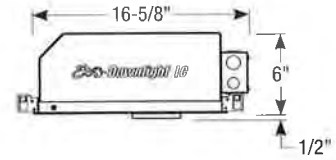
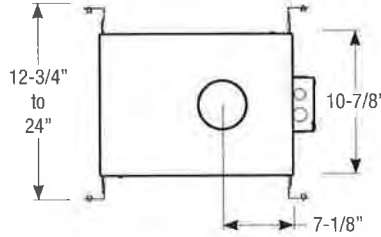
IC Air-Tight Adjustable New Construction Housing

Round or Square

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

Lumens will vary depending on optic, finish & trim type

Dimensions



Ceiling Cut-out: 3-7/8" Ø

LED Light Engine

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

Field Replaceable Dimming Driver

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

Optics

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

Adjustability

359° horizontal rotation and 45° tilt

Housing

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

Mounting

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

Trim

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

Accessories

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

Emergency

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

Listing/Warranty

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



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

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

1. Not available with 13W LPD driver

2. Available in 2700K and 3000K only

Accessories (Note: Media holder required)

<input type="checkbox"/> EDL-MHLDR-4 (Media Holder - required)
<input type="checkbox"/> EDL-FT-4 (Frosted Lens)
<input type="checkbox"/> EDL-MP-4 (Solite Lens)
<input type="checkbox"/> EDL-CL-4 (Clear Lens)
<input type="checkbox"/> EDL-LN-4 (Linear Spread Lens)

Optics

<input type="checkbox"/> EDL-10-OPTIC-5 (10° Spot)
<input type="checkbox"/> EDL-30-OPTIC-4 (30° Narrow Flood)
<input type="checkbox"/> EDL-50-OPTIC-4 (50° Flood)
<input type="checkbox"/> EDL-80-OPTIC-4 (80° Wide Flood)

Emergency

<input type="checkbox"/> EM-1000 (25W LED Remote Inverter)
<input type="checkbox"/> EM-1002 (10W LED Remote Emergency Driver)
<input type="checkbox"/> EM-1003 (35W LED Remote Inverter)
<input type="checkbox"/> EM-1004 (50W LED Remote Inverter)

3" Eco-Downlight Adjustable Accent Reflector

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

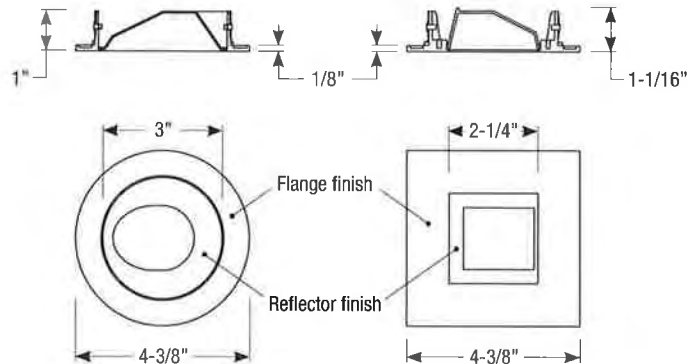
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1300 (Round / Clear Alzak Reflector / White Flange)	-4
	<input type="checkbox"/> -1301 (Round / Black Alzak Reflector / White Flange)	
	<input type="checkbox"/> -1302 (Round / Clear Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1303 (Round / Black Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1304 (Round / Haze Reflector / White Flange)	
	<input type="checkbox"/> -1305 (Round / Haze Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1306 (Round / White Reflector / White Flange)	
	<input type="checkbox"/> -1307 (Round / Bronze Reflector / Bronze Flange)	
	<input type="checkbox"/> -7000 ¹ (Round / White Reflector / Trimless)	
	<input type="checkbox"/> -7001 ¹ (Round / Satin Aluminum Reflector / Trimless)	
	<input type="checkbox"/> -7002 ¹ (Round / Bronze Reflector / Trimless)	
	<input type="checkbox"/> -7003 ¹ (Round / Black Reflector / Trimless)	
	<input type="checkbox"/> -1500 (Square / White Reflector / White Flange)	
	<input type="checkbox"/> -1501 (Square / Black Reflector / White Flange)	
	<input type="checkbox"/> -1502 (Square / Haze Reflector / White Flange)	
<input type="checkbox"/> -1503 (Square / Black Reflector / Satin Aluminum Flange)		
<input type="checkbox"/> -1504 (Square / Haze Reflector / Satin Aluminum Flange)		
<input type="checkbox"/> -1505 (Square / Bronze Reflector / Bronze Flange)		

1. Requires trimless mud plate, must specify

Dimensions



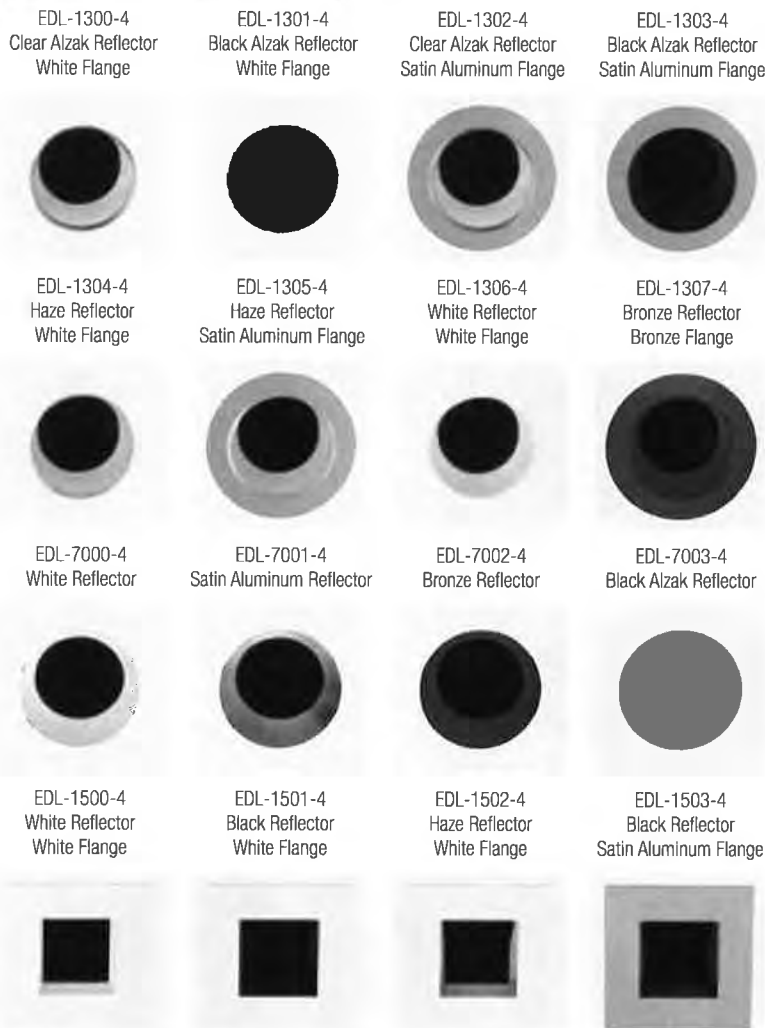
Note: Adjustable accent reflector allows full adjustability

Flush Mount Adapter

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

Trimless Mud Plate

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



Revised 01/20/18

3" Eco-Downlight Open Reflector

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

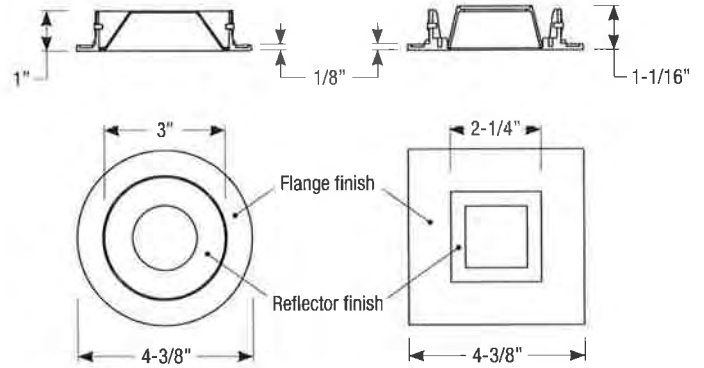
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1000 (Round / Clear Alzak Reflector / White Flange)	-4
	<input type="checkbox"/> -1001 (Round / Black Alzak Reflector / White Flange)	
	<input type="checkbox"/> -1002 (Round / Clear Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1003 (Round / Black Alzak Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1004 (Round / Haze Reflector / White Flange)	
	<input type="checkbox"/> -1005 (Round / Haze Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -1006 (Round / White Reflector / White Flange)	
	<input type="checkbox"/> -1007 (Round / Bronze Reflector / Bronze Flange)	
	<input type="checkbox"/> -5000 ¹ (Round / White Reflector / Trimless)	
	<input type="checkbox"/> -5001 ¹ (Round / Satin Aluminum Reflector / Trimless)	
	<input type="checkbox"/> -5002 ¹ (Round / Bronze Reflector / Trimless)	
	<input type="checkbox"/> -5003 ¹ (Round / Black Reflector / Trimless)	
	<input type="checkbox"/> -2000 (Square / White Reflector / White Flange)	
	<input type="checkbox"/> -2001 (Square / Black Reflector / White Flange)	
	<input type="checkbox"/> -2002 (Square / Haze Reflector / White Flange)	
	<input type="checkbox"/> -2003 (Square / Black Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -2004 (Square / Haze Reflector / Satin Aluminum Flange)	
	<input type="checkbox"/> -2005 (Square / Bronze Reflector / Bronze Flange)	

1. Requires trimless mud plate, must specify

Dimensions



Note: Open reflector does not allow adjustable mechanism to tilt

Flush Mount Adapter

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

Trimless Mud Plate

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

EDL-1000-4
Clear Alzak Reflector
White Flange



EDL-1001-4
Black Alzak Reflector
White Flange



EDL-1002-4
Clear Alzak Reflector
Satin Aluminum Flange



EDL-1003-4
Black Alzak Reflector
Satin Aluminum Flange



EDL-1004-4
Haze Reflector
White Flange



EDL-1005-4
Haze Reflector
Satin Aluminum Flange



EDL-1006-4
White Reflector
White Flange



EDL-1007-4
Bronze Reflector
Bronze Flange



EDL-5000-4
White Reflector



EDL-5001-4
Satin Aluminum Reflector



EDL-5002-4
Bronze Reflector



EDL-5003-4
Black Alzak Reflector



EDL-2000-4
White Reflector
White Flange



EDL-2001-4
Black Reflector
White Flange



EDL-2002-4
Haze Reflector
White Flange



EDL-2003-4
Black Reflector
Satin Aluminum Flange



EDL-2004-4
Haze Reflector
Satin Aluminum Flange



EDL-2005-4
Bronze Reflector
Bronze Flange



Rev 01/2018

3" Eco-Downlight Adjustable Baffle

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

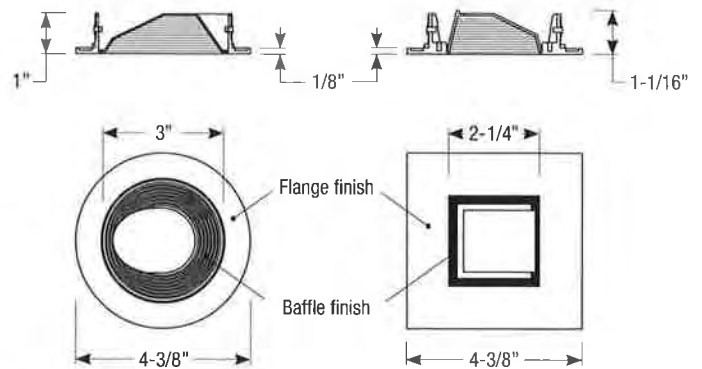
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1400 (Round / White Baffle / White Flange)	-4
	<input type="checkbox"/> -1401 (Round / Black Baffle / White Flange)	
	<input type="checkbox"/> -1402 (Round / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -1403 (Round / Bronze Baffle / Bronze Flange)	
	<input type="checkbox"/> -7100 ¹ (Round / White Baffle / Trimless)	
	<input type="checkbox"/> -7101 ¹ (Round / Satin Aluminum Baffle / Trimless)	
	<input type="checkbox"/> -7102 ¹ (Round / Bronze Baffle / Trimless)	
	<input type="checkbox"/> -7103 ¹ (Round / Black Baffle / Trimless)	
	<input type="checkbox"/> -1600 (Square / White Baffle / White Flange)	
	<input type="checkbox"/> -1601 (Square / Black Baffle / White Flange)	
	<input type="checkbox"/> -1602 (Square / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -1603 (Square / Square / Bronze Baffle / Bronze Flange)	

1. Requires trimless mud plate, must specify

Dimensions



Flush Mount Adapter

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

Trimless Mud Plate

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

Note: Adjustable baffle allows full adjustability

Trim Finishes

EDL-1400-4
White Baffle
White Flange



EDL-1401-4
Black Baffle
White Flange



EDL-1402-4
Black Baffle
Satin Aluminum Flange



EDL-1403-4
Bronze Baffle
Bronze Flange



EDL-7100-4
White Baffle



EDL-7101-4
Satin Aluminum Baffle



EDL-7102-4
Bronze Baffle



EDL-7103-4
Black Baffle



EDL-1600-4
White Baffle
White Flange



EDL-1601-4
Black Baffle
White Flange



EDL-1602-4
Black Baffle
Satin Aluminum Flange



EDL-1603-4
Bronze Baffle
Bronze Flange



Revised 01/09/18

3" Eco-Downlight Baffle Downlight

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

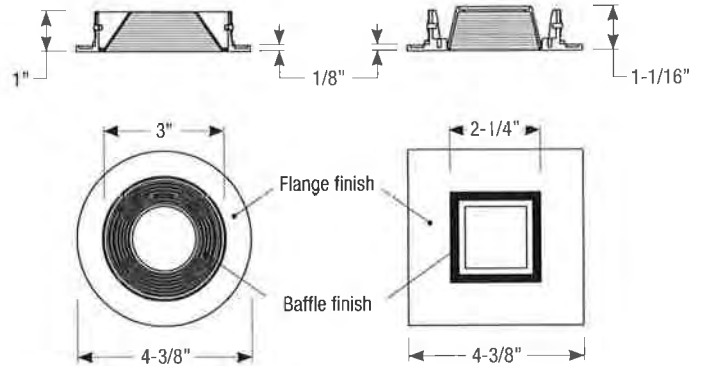
Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1100 (Round / White Baffle / White Flange)	-4
	<input type="checkbox"/> -1101 (Round / Black Baffle / White Flange)	
	<input type="checkbox"/> -1102 (Round / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -1103 (Round / Bronze Baffle / Bronze Flange)	
	<input type="checkbox"/> -5100' (Round / White Baffle / Trimless)	
	<input type="checkbox"/> -5101' (Round / Satin Aluminum Baffle / Trimless)	
	<input type="checkbox"/> -5102' (Round / Bronze Baffle / Trimless)	
	<input type="checkbox"/> -5103' (Round / Black Baffle / Trimless)	
	<input type="checkbox"/> -2100 (Square / White Baffle / White Flange)	
	<input type="checkbox"/> -2101 (Square / Black Baffle / White Flange)	
	<input type="checkbox"/> -2102 (Square / Black Baffle / Satin Aluminum Flange)	
	<input type="checkbox"/> -2103 (Square / Bronze Baffle / Bronze Flange)	

1. Requires trimless mud plate, must specify

Dimensions



Flush Mount Adapter

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

Trimless Mud Plate

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

Note: Baffle downlight does not allow adjustable mechanism to tilt

Trim Finishes

EDL-1100-4
White Baffle
White Flange



EDL-1101-4
Black Baffle
White Flange



EDL-1102-4
Black Baffle
Satin Aluminum Flange



EDL-1103-4
Bronze Baffle
Bronze Flange



EDL-5100-4
White Baffle



EDL-5101-4
Satin Aluminum Baffle



EDL-5102-4
Bronze Baffle



EDL-5103-4
Black Baffle



EDL-2100-4
White Baffle
White Flange



EDL-2101-4
Black Baffle
White Flange



EDL-2102-4
Black Baffle
Satin Aluminum Flange



EDL-2103-4
Bronze Baffle
Bronze Flange



Revised 01/20/18

3" Eco-Downlight Shower / Adjustable Shower

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

Date:

Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1200 (Round Shower Trim / White Flange)	-4
	<input type="checkbox"/> -1201 (Round Shower Trim / Satin Aluminum Flange)	
	<input type="checkbox"/> -2200 (Square Shower Trim / White Flange)	
	<input type="checkbox"/> -2201 (Square Shower Trim / Satin Aluminum Flange)	

Flush Mount Adapter

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

EDL-1200-4
White Flange



EDL-1201-4
Satin Aluminum Flange



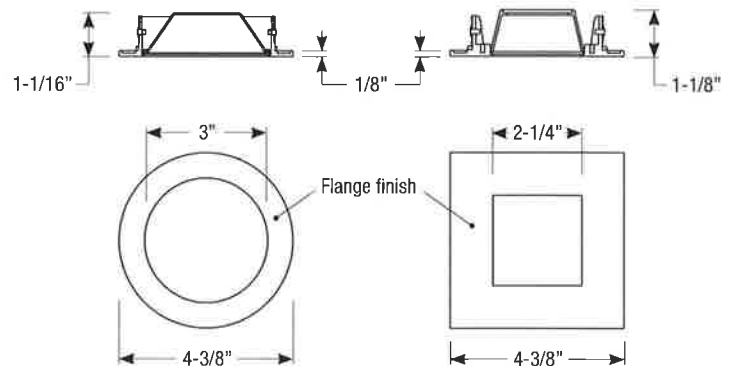
EDL-2200-4
White Flange



EDL-2201-4
Satin Aluminum Flange



Dimensions



Note: Shower trim does not allow adjustable mechanism to tilt

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -3000 (Round Shower Trim / White Flange)	-4
	<input type="checkbox"/> -3001 (Round Shower Trim / Satin Aluminum Flange)	
	<input type="checkbox"/> -3002 (Round Shower Trim / Bronze Flange)	
	<input type="checkbox"/> -4000 (Square Shower Trim / White Flange)	
	<input type="checkbox"/> -4001 (Square Shower Trim / Satin Aluminum Flange)	
	<input type="checkbox"/> -4002 (Square Shower Trim / Bronze Flange)	

Flush Mount Adapter

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

EDL-3000-4
White Flange



EDL-3001-4
Satin Aluminum Flange



EDL-3002-4
Bronze Flange



EDL-4000-4
White Flange



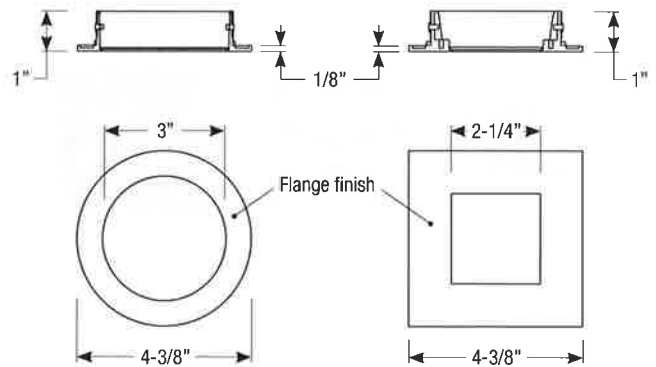
EDL-4001-4
Satin Aluminum Flange



EDL-4002-4
Bronze Flange



Dimensions



Note: Adjustable shower trim allows full adjustability

Revised 01/20/18

3" Eco-Downlight Wall Wash

IC Air-Tight Adjustable New Construction Housing

Round or Square

Catalog #:

Type:

Project:

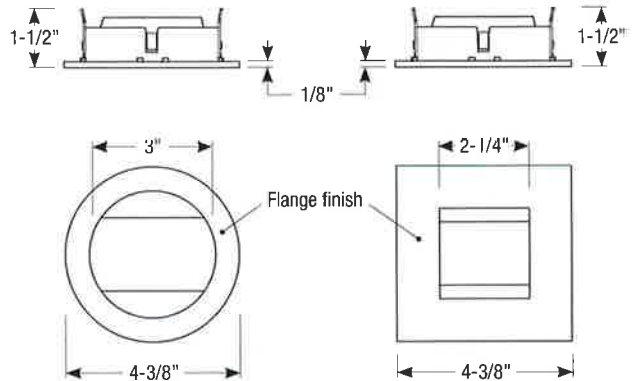
Date:

Notes:

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

Series	Aperture / Finish	Rev
EDL	<input type="checkbox"/> -1700 (Round / Single Wall Wash / White Flange)	-4
	<input type="checkbox"/> -1701 (Round / Single Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -1702 (Round / Single Wall Wash / Bronze Flange)	
	<input type="checkbox"/> -1800 (Round / Double Wall Wash / White Flange)	
	<input type="checkbox"/> -1801 (Round / Double Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -1802 (Round / Double Wall Wash / Bronze Flange)	
	<input type="checkbox"/> -2300 (Square / Single Wall Wash / White Flange)	
	<input type="checkbox"/> -2301 (Square / Single Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -2302 (Square / Single Wall Wash / Bronze Flange)	
	<input type="checkbox"/> -2400 (Square / Double Wall Wash / White Flange)	
	<input type="checkbox"/> -2401 (Square / Double Wall Wash / Satin Aluminum Flange)	
	<input type="checkbox"/> -2402 (Square / Double Wall Wash / Bronze Flange)	

Dimensions



Flush Mount Adapter

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

Trim Finishes



Revised 01/08/18

LSL6 CYCLOPS



Down Light
DL-BR-BLP
(Actual Size)

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

Features include:

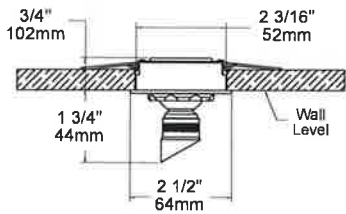
- 2 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated™, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC (Electronic or Magnetic Power Supply)
- Solid Copper and Brass Construction



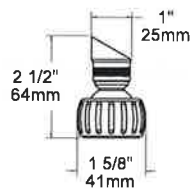
Surface Mount
SM-BR-BLP

Male Thread
1/2-BR-BLP

Flush Mount
FM-BR-BLP



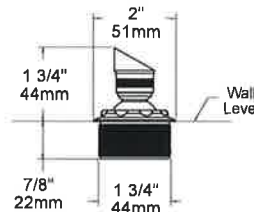
Down Light



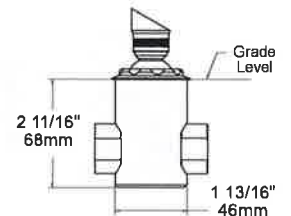
Surface Mount



Male Thread



Flush Mount



Flush Mount with optional Micro J-Box

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

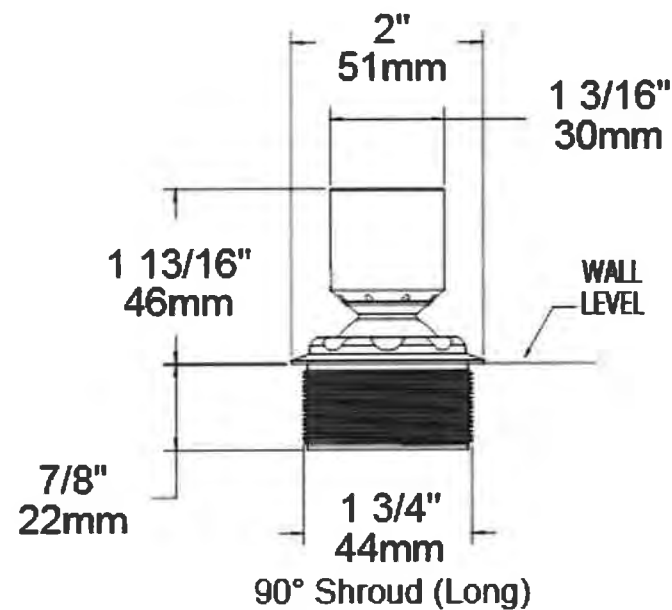
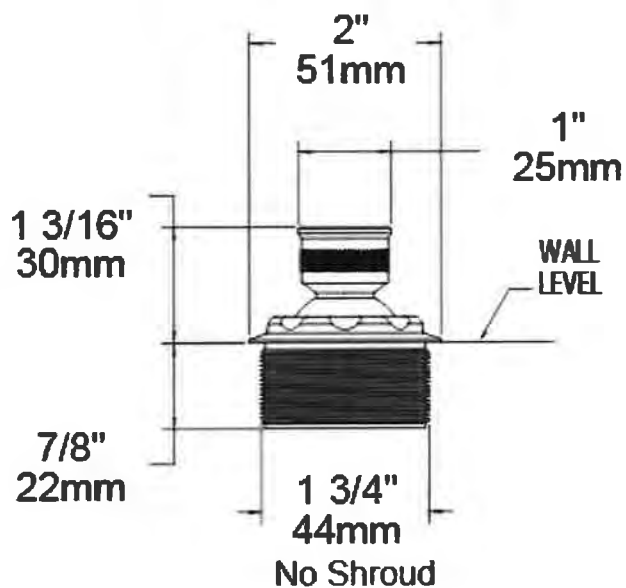
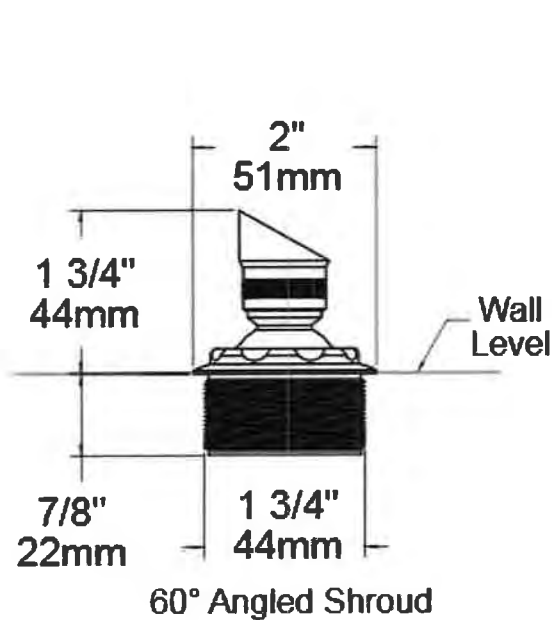
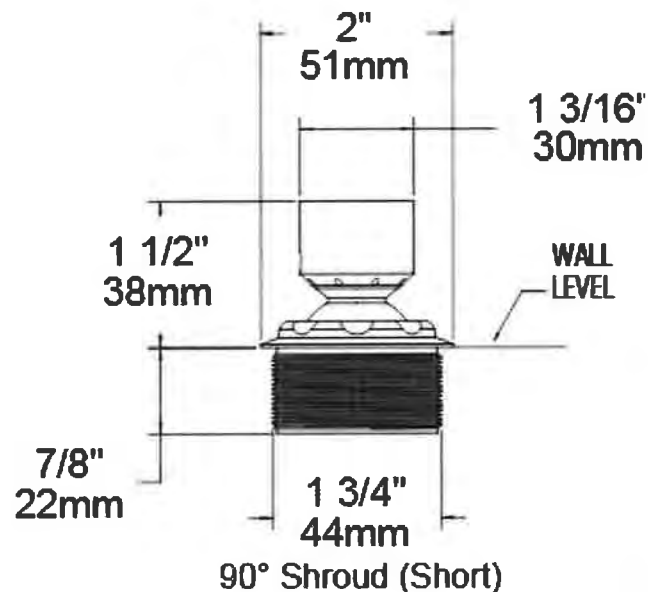
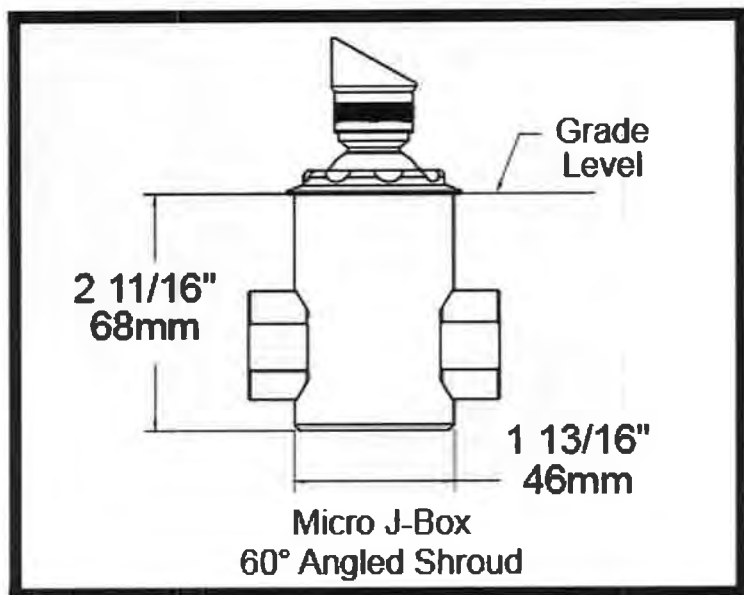
RED INDICATES REQUIRED FIELD

CONFIGURATION	MATERIAL	SHROUD	OPTIC	LED	MOUNT (Category Options)	FINISH
[DL] Down Light	[BR] Brass	[60] 60° Angled	[N] 15° Narrow	[27D] 2700K	FM: FLUSH MOUNT OPTION	[NAT] Natural
[SM] Surface Mount	[CU] Copper*	[NS] No Shroud	[M] 25° Medium	[30D] 3000K	[MJB] Micro J-Box	[BLP] Bronze Living Patina
[1/2] Male Thread	*Shroud, ball and base remains Brass		[W] 40° Wide	[45D] 4500K	1/2: MALE THREAD MOUNTS	[PNI] Polished Nickel
[FM] Flush Mount			[EL] Elliptical	[D] = Dimmable	[G/S] Ground Stake	[BNI] Brushed Nickel
					[D/S-X] Deluxe Spike (9" or 12")	[PAU] PVD Gold
					[9x18] Telescopic Riser (Specify 5x10, 7x14, 9x18 or 11x22)	[BLK] PVD Black
					[T/S] Tree Strap	[PCR] PVD Chrome
					[CP4] 4" Cover Plate	
					[SM3] 3" Surface Mount	

[X] = Specify Length



LSL6-FM L (LED) SL (SPOTLIGHT) 6 (SERIES) - FM (FLUSH MOUNT)



GENERAL NOTES

- THE CONTRACT DOCUMENTS INCLUDE THE CONTRACTUAL AGREEMENT, THE DRAWINGS, & THE PROJECT MANUAL (SPECIFICATIONS, SUPPLEMENTAL DRAWINGS, ADDENDA & PRODUCT CUT SHEETS).
- ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE CONTRACTOR INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. THEY SHALL BE ONE AND THE SAME.
- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS, ALL NECESSARY INSPECTIONS, & THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONFORMANCE OF ALL WORK TO ANY AND ALL APPLICABLE BUILDING CODES (INCLUDING PLUMBING AND ELECTRICAL). ANY DISCREPANCIES OR NONCONFORMING ITEMS FOUND IN THE DRAWINGS MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- IMMEDIATELY FOLLOWING THE AWARDING OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE ANY AND ALL CHANGES OR SUBMITTALS AFFECTING CONSTRUCTION COST OR SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. ANY DISCREPANCIES OR NONCONFORMING ITEMS FOUND IN THE DRAWINGS MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE ARCHITECT ALL SHOP DRAWINGS AND FINISH MATERIAL SAMPLES ALLOWING ADEQUATE TIME FOR REVIEW, APPROVAL OR CORRECTIONS SO AS NOT TO ADVERSELY AFFECT THE CONSTRUCTION SCHEDULE.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PERFORMED BY THE VARIOUS SUB-CONTRACTORS, AND SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND CEILINGS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT, THE PROTECTION OF NEIGHBORING PROPERTIES, AND THE COMPLIANCE TO ALL O.S.H.A. REQUIREMENTS.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER FREE OF TRASH AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL PROVIDE FOR RECYCLING AT THE JOBSITE.
- THE DRAWINGS SHOULD NOT BE SCALED IF A DIMENSION CANT BE DETERMINED THE CONTRACTOR SHALL PROMPTLY CONTACT THE ARCHITECT FOR VERIFICATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS. ANY DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BY THE CONTRACTOR, PRIOR TO PROCEEDING WITH THE SPECIFIED WORK.
- ELECTRICAL SERVICE, WIRING, ETC. SHALL COMPLY WITH APPLICABLE ELECTRICAL CODES.
- PLUMBING SHALL COMPLY WITH APPLICABLE PLUMBING CODES.
- ALL MATERIALS PROVIDED SHALL CONFORM TO ALL LOCAL, CITY AND/OR COUNTY FIRE REGULATIONS, CERTIFICATES, OR APPROVED FIRE RETARDANT PROCESSING FLAME SPREAD RATINGS, ETC. SHALL BE OBTAINED WITHOUT SPECIFIC REQUEST AND SUBMITTED TO THE ARCHITECT.
- THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WHEN A CONFLICT OCCURS, THE SPECIFICATIONS SHALL HAVE PRECEDENCE.
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR ARCHITECT'S APPROVAL.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON THE PROJECT. ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE THE ARCHITECT (IN WRITING) OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE, OUT OF THE BUDGET OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL SUPPLY ALL SUCH FIXTURES AND APPLIANCES, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS, OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH WITH THE SURFACE IN WHICH THEY ARE INSTALLED WITH NO EXPOSED TRIM.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORTS IN PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, CABINETRY, FINISH MATERIALS, AND FIRE BLOCKING (SEE BELOW).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (POWER, LIGHTING, WATER) TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR. CONTRACTOR TO PURCHASE WIND OR SOLAR RENEWABLE POWER SOURCES WHEN AVAILABLE.
- FOR WALLS SEPARATING GARAGE AND LIVING SPACE, PROVIDE (1) LAYER 5/8" TYPE 'X' GWB ON EACH SIDE OF STUDS. FOR CEILINGS/FLOORS SEPARATING GARAGE AND LIVING SPACE, PROVIDE (2) LAYERS 5/8" TYPE 'X' GWB AT CEILING FOR CEILINGS OF STORAGE AREA BELOW STAIRS, PROVIDE (2) LAYERS 5/8" TYPE 'X' GWB AT CEILING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL MATERIAL TAKE-OFFS DONE BY SUB-CONTRACTORS.

GENERAL FIREBLOCKING NOTES

- FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: (CONTRACTOR SHALL VERIFY WITH CURRENT CODES)
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 40-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.



GRAPHIC SYMBOLS LEGEND

DRAWING NO	BUILDING SECTION TAG	WINDOW MARK	DETAIL REFERENCE OR TAG
SHEET NO.	DOOR MARK	REVISION AND ASI NUMBER	DETAIL REFERENCE OR TAG
INTERIOR ELEVATION TAG	REVISION AND ASI NUMBER	ROOM NUMBER	DETAIL REFERENCE OR TAG
TO SUBFLOOR ELEVATION	ROOM NUMBER	CONCRETE	MORTAR/TEXTURED BED
CMU CUT IN PLAN/SECTION	STONE CUT IN PLAN/SECTION	CONCRETE	MORTAR/TEXTURED BED

PROJECT INFORMATION

LEGAL DESCRIPTION:
123 ADAMS WAY
LOT AR-52R
MOUNTAIN VILLAGE, CO 81435

BLDG OCCUPANCY: RESIDENTIAL = R-3
CONSTRUCTION: VB

DESCRIPTION:
3 STORY SINGLE FAMILY RESIDENCE

LOWER LEVEL = 1,296.6 SF (61.5 sf mech incl.)	PATIOS = 390 SF
MAIN LEVEL = 1,056.7 SF	DECKS = 485 SF
UPPER LEVEL = 991.8 SF	DECKS = 121 SF
TOTAL LIVING = 3,345.1 SF + 625 SF GARAGE = 3,970.1 SF GROSS BUILDING	

SHEET INDEX

A1-0	TITLE SHEET
A2-1	SITE SURVEY
A2-2	SITE PLAN
A2-3	LANDSCAPE & FIRE MITIGATION PLAN
A2-5	CONSTRUCTION MITIGATION PLAN
1 of 4	DRB GRADING PLAN
2 of 4	DRB DRAINAGE & EROSION CONTROL PLAN
3 of 4	DRB UTILITY PLAN
4 of 4	CIVIL - DRB DRIVEWAY PROFILE
A3-1	LOWER AND MAIN LEVEL FLOOR PLANS
A3-2	UPPER LEVEL FLOOR PLAN AND ROOF PLAN
A4-1,2	EXTERIOR ELEVATIONS
A4-3,4	EXTERIOR ELEVATIONS - MAX AVE HT CALCS
A4-5,6	EXTERIOR ELEVATIONS - MATERIAL CALCS
A4-7,8	EXTERIOR 3D MODEL VIEWS

LX0	SITE EXTERIOR LIGHTING PLAN
LX1	LOWER LEVEL EXTERIOR LIGHTING PLAN
LX2	MAIN LEVEL EXTERIOR LIGHTING PLAN
LX3	UPPER LEVEL EXTERIOR LIGHTING PLAN
LX4	EXTERIOR LIGHTING ELEVATIONS

PROJECT TEAM

SURVEYOR	CIVIL ENGINEER	MECHANICAL ENGINEER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
ALL POINTS LAND SURV P.O. BOX 134 OPHR, CO 81435	ALPINE LAND CONSULTING P.O. BOX 234 RICO, CO 81332	T&D	TELLURIDE ENGINEERING JACK GARDNER P.O. BOX 4245 TELLURIDE, CO 81435	ULTRA BUILDERS RICKY DENESK
(970) 708-3634	(970) 708-0336		(970) 728-5440	(970) 729-1221 CELL

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REVISIONS:

AR-52 RESIDENCE

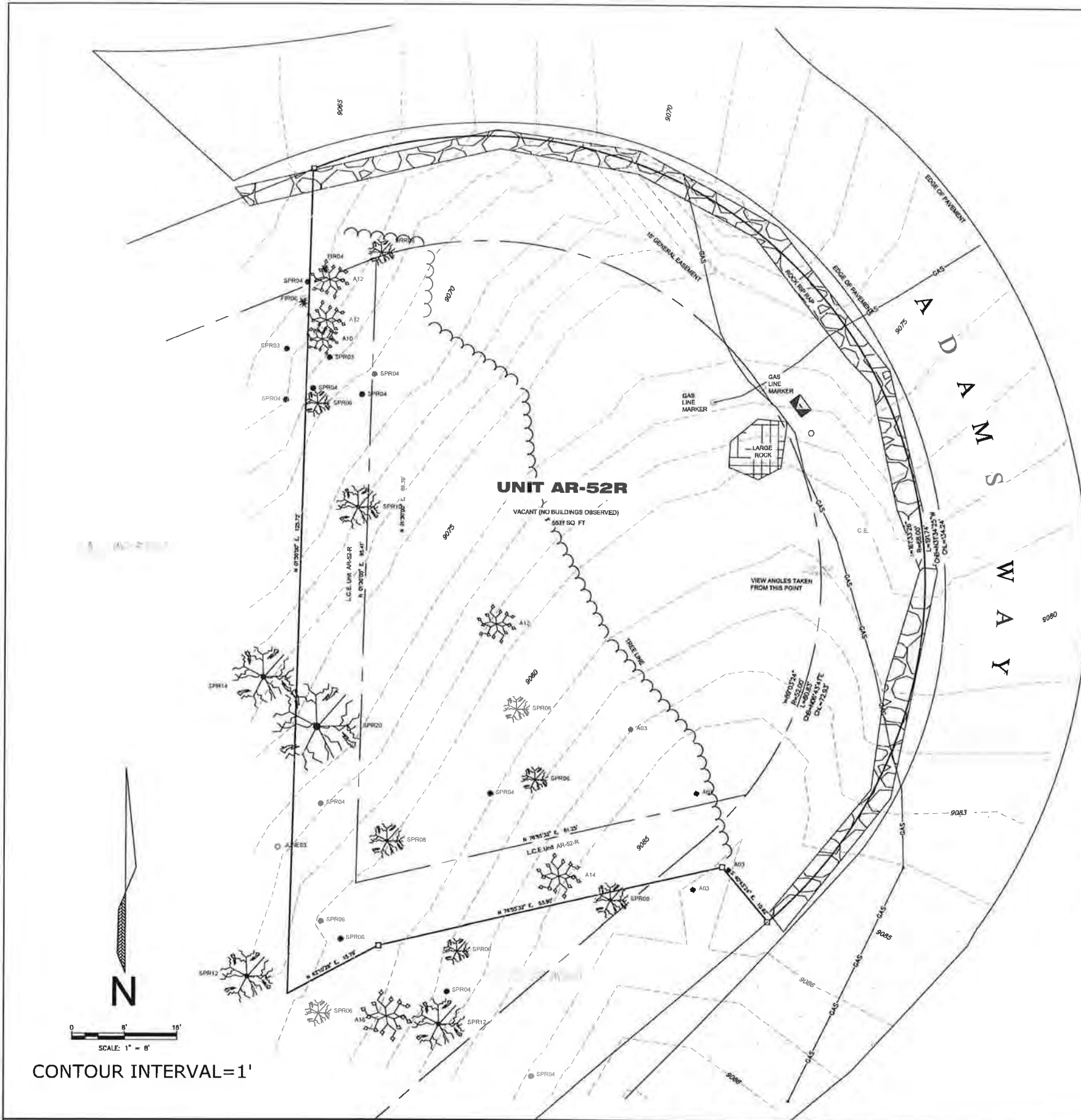
PROJECT: #2014

DATE: JULY 13, 2021
ISSUED FOR: DRB FINAL REVIEW SET

LOCATION: 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

LOCATION: AR-52

SHEET NUMBER: A1-0 TITLESHEET



PROPERTY DESCRIPTION:

UNIT AR52R THE VILLAGE AT ADAMS RANCH ACCORDING TO THE THIRD AMEND TO THE COMMON OWNERSHIP COMMUNITY PLAT FOR THE VILLAGE AT ADAMS RANCH RECORDED 10 27 2005 PL BK 1 PG 3561-3563 RECEPTION NUMBER 379099 LOCATED ON LOT C-2BR1 INCLUDES 0.0435 PERCENT INTEREST IN COMMON ELEMENTS TOWN OF MOUNTAIN VILLAGE SAN MIGUEL COUNTY

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot AR-52R Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

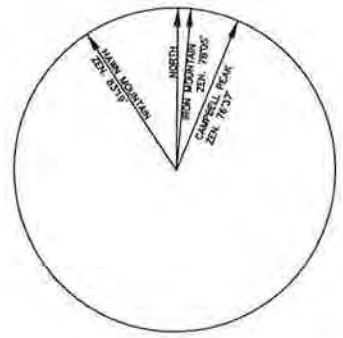
Thomas A. Clark
 PLS 38014
 8/5/2020

NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86009773-6 effective on 4-29-2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0300C Panel Number 0287 dated September 30, 1998 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed in August 2020.
- Elevation datum for this survey are based on GPS observation and OBUS solution (NAVD 88) benchmark on Lot AR-52R, that elevation being 9081.45.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- 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.

TREE CHART

- SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES



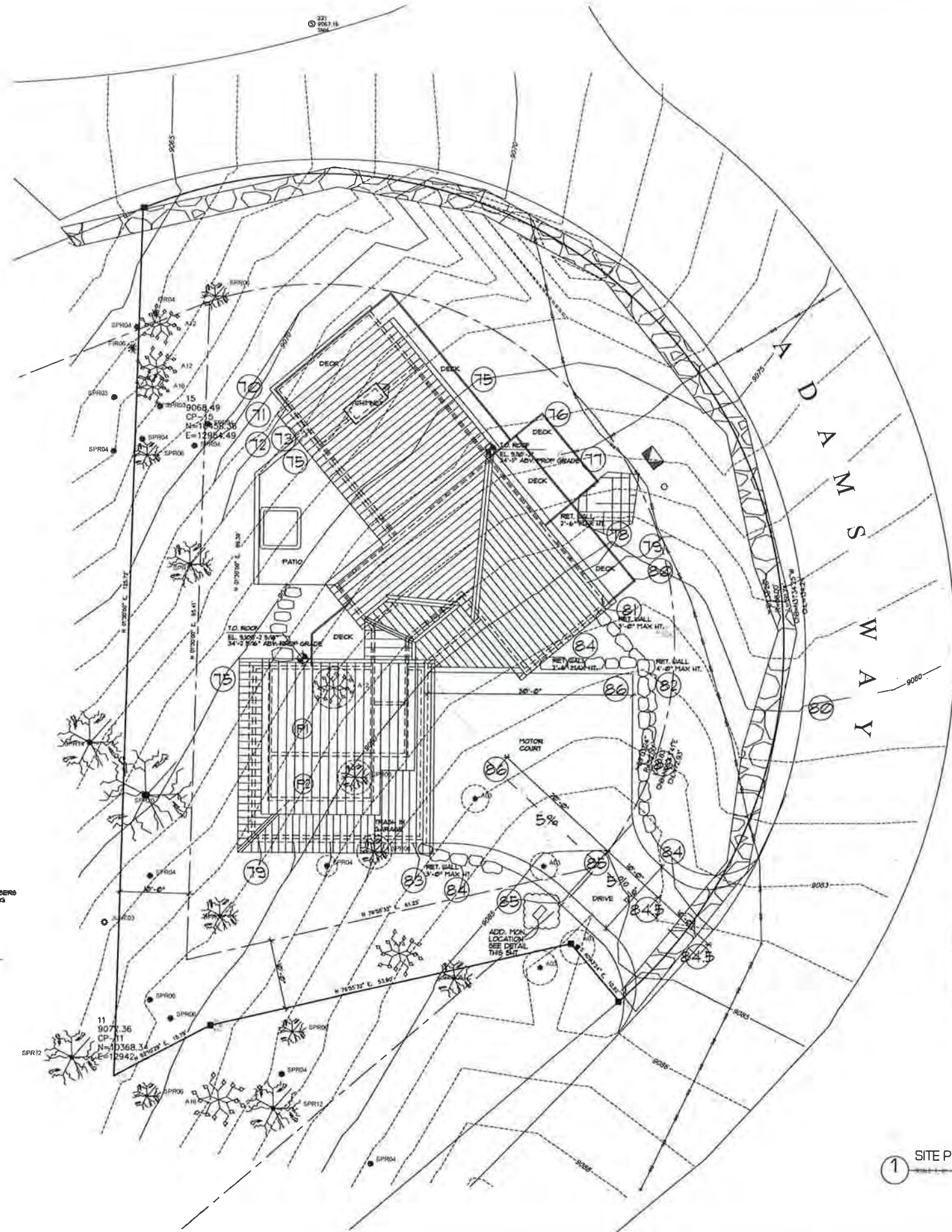
VIEW ANGLES
 ANGLES ENUMERATED ARE ZENITH ANGLES

LEGEND:

- PAVED DRIVING SURFACE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 17662
- SURVEY CONTROL POINT
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- WATER SHUTOFF VALVE
- GAS UNDER GROUND GAS PIPE LINE

CONTOUR INTERVAL=1'





Lot AR-52R
123 Adams Way

Lot size 0.228 acre

Zone District Single family
Zoning Designations Single family

Floor Area			
Lower Level	1229.1		
Mechanical		67.5	
Main Level	1056.7		
Garage		625	
Upper Level	991.8		
	3277.6	692.5	3970.1 gross sq. ft.

Lot Coverage

2,270.9 sq. ft. house with roof eaves	
1268.7 sq. ft. patios, decks, motor court	
3,539.60 sq. ft. coverage	
0.228 Land acres	5,537 Condo Unit sq. ft. area
35.64% land coverage	64% unit coverage

Max Build. Height 34'-11"
Ave. Bldg. Height 26'-0 3/4"

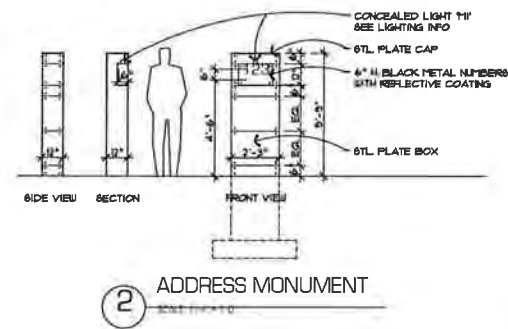
Parking
Required & provided 2 in garage

SITE LEGEND

- EXISTING CONTOUR
- ⊖ REVISED CONTOUR
- CONTOUR INTERVALS 2 FEET
- GAS LINE
- ELECTRIC, CABLE AND TELEPHONE LINES
- WATER LINE
- SANITARY SEWER LINE
- LINE OF DRAINAGE EQUAL
- TREE TO BE REMOVED
- ⊕ PARKING SPACE
- ⊕ EXTERIOR LIGHTING
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ⊕ CABLE TELEVISION PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ CURB STOP
- ⊕ CONTROL POINT
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE

GENERAL NOTES

1. SURVEY INFORMATION PROVIDED BY: ALL POINTS LAND SURVEY, LLC P.O. BOX 764 OPAK, CO. 81438 970-208-9684
2. CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY. ALL UTILITY TRENCHES TO AVOID DISTURBING EXISTING TREES.
3. THE CONTRACTOR SHALL VERIFY BUILDING LOCATION AND FLOOR ELEVATIONS WITH THE OWNER AND ARCHITECT PRIOR TO EXCAVATION.



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REVISIONS:

AR-52 RESIDENCE

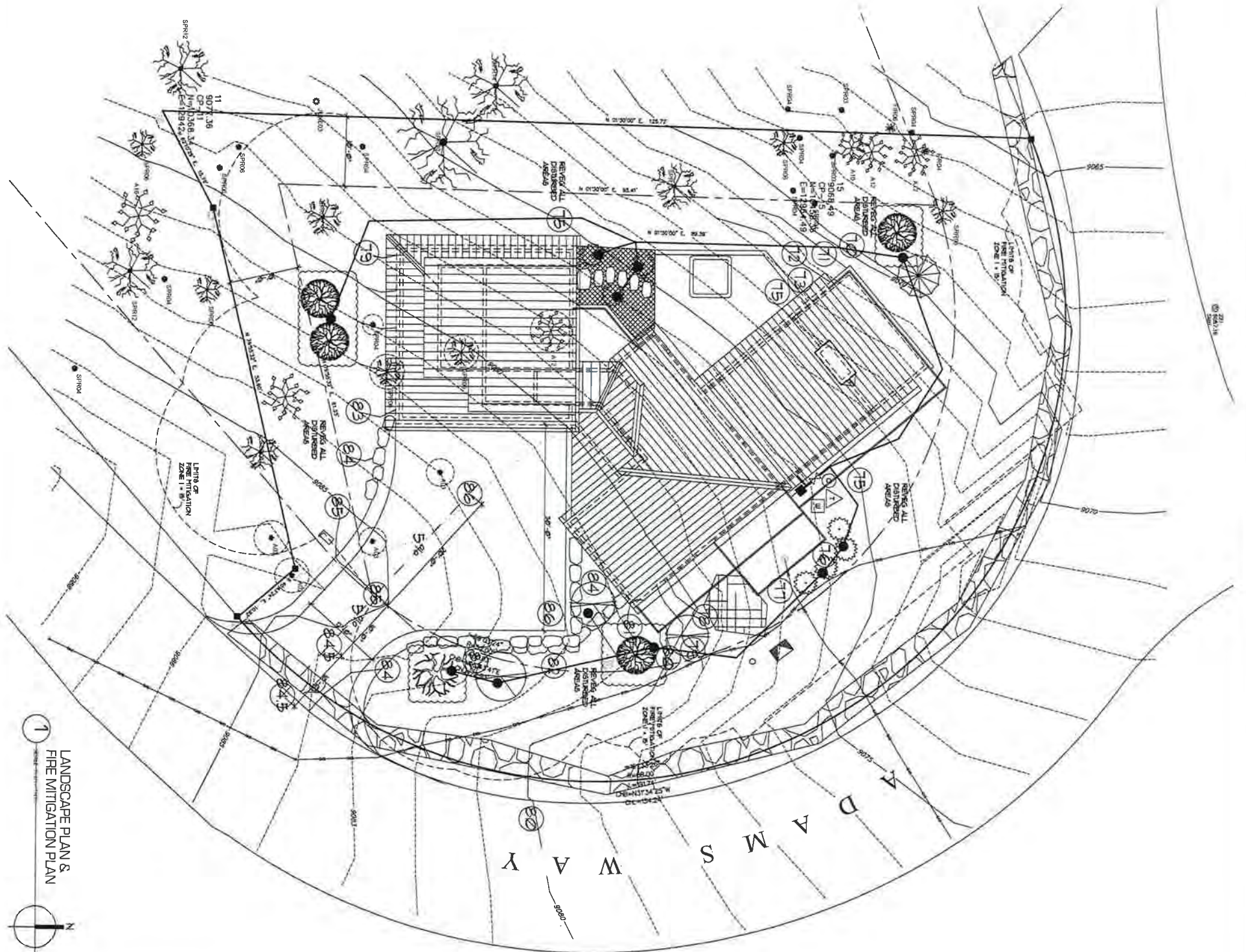
PROJECT: #2014

DATE: JULY 13, 2021
ISSUED FOR: DRB FINAL REVIEW SET

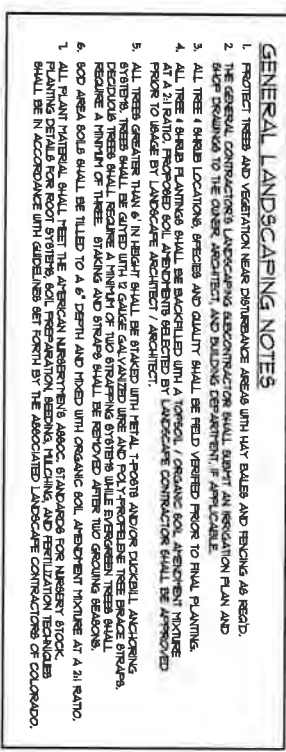
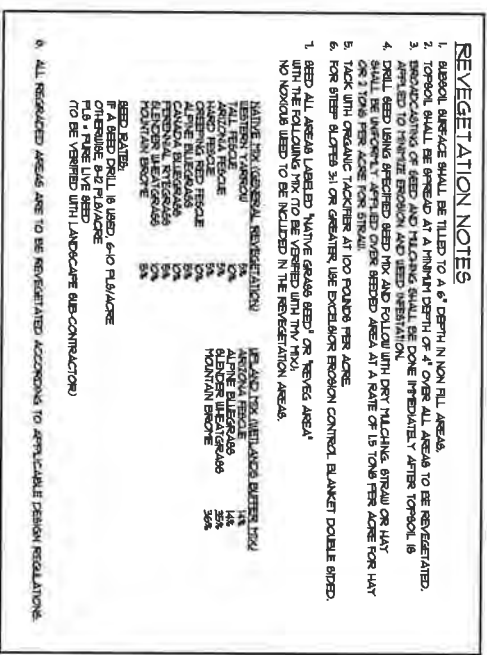
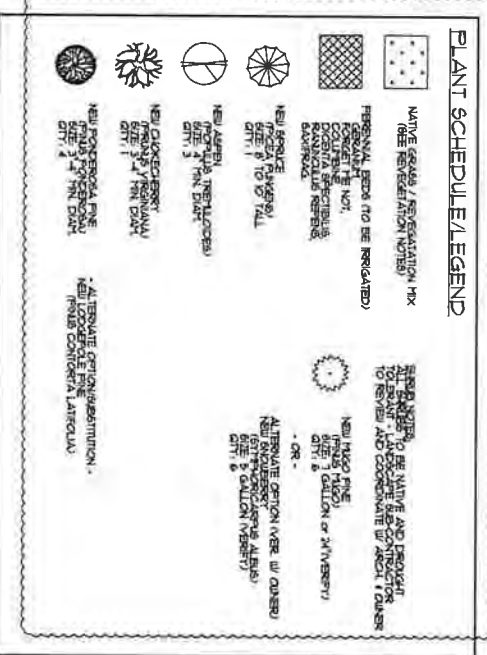
LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

LOCATION:

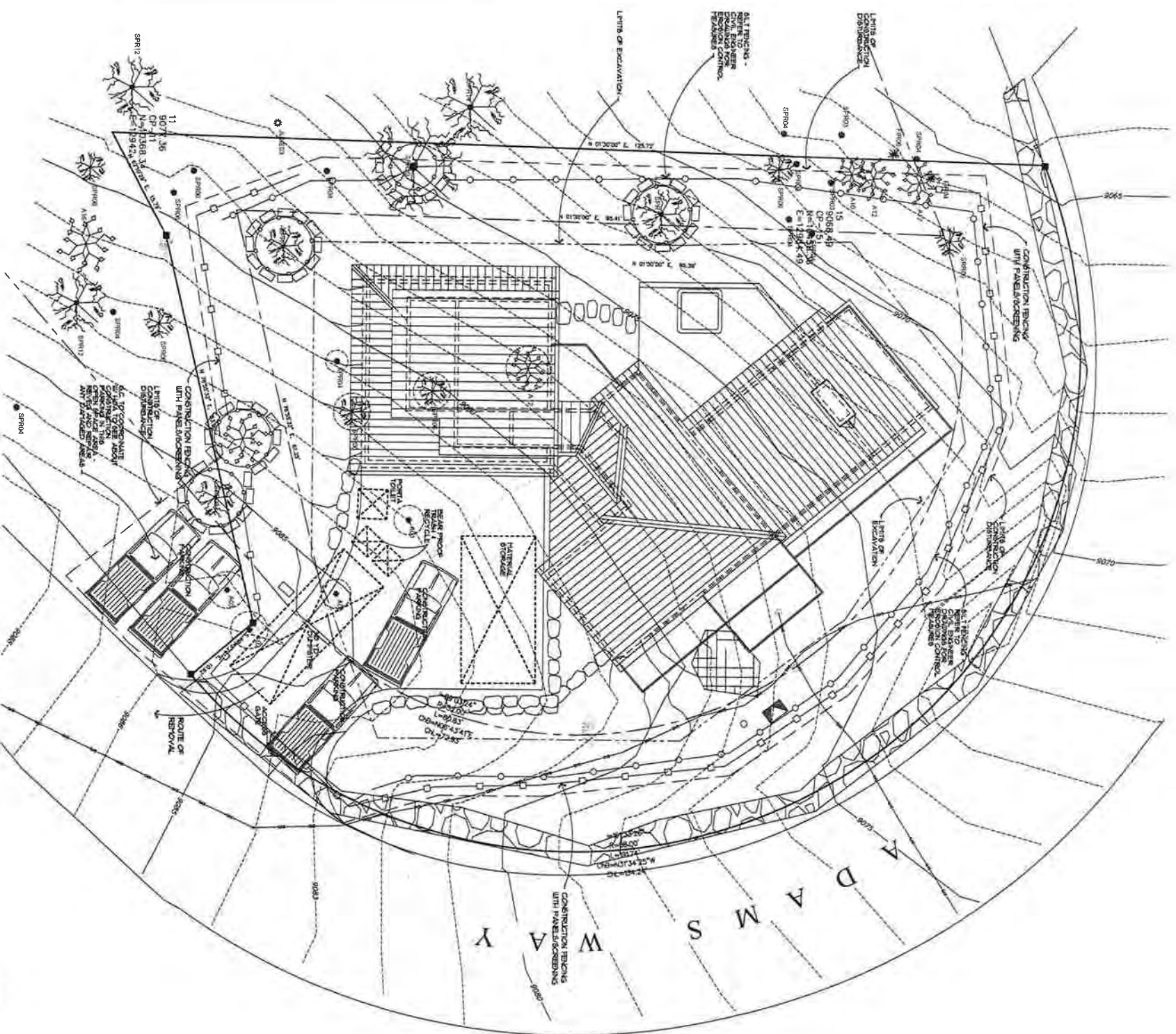
SHEET NUMBER: A2-1
SITE PLAN



1 LANDSCAPE PLAN & FIRE MITIGATION PLAN



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DATE: ISSUED FOR:	JULY 13, 2021 DRB FINAL REVIEW SET	PROJECT: #2014			
SHEET NUMBER:	A2-2 LANDSCAPE PLAN	LOCATION:	AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY		



TREE PROTECTION

1. AVOID COMPACTING OF EARTH WITHIN THE CROWN OF THE TREE.

INDICATES TREE PROTECTION FENCING. SEE NOTES.

INDICATES HAY BALES.

2. WHERE PREFERENTIALLY NOTED, THATCHED TREE PROTECTION SHALL BE AS FOLLOWS:

A) NO GRADING ADJUSTMENTS MAY OCCUR WITHIN TREE DRYLINE.

B) AVOID ROOT EXPOSURE DURING ROAD ADJUSTMENT. PROVIDE SLOTTED, BACKFILL AREA AROUND TREE PERIMETER. BACKFILL WITH 1/2" SAND. PROVIDE PROTECTIVE FENCING AS BEST AS POSSIBLE.

C) PROTECTIVE FENCING AS BEST AS POSSIBLE.

D) HAY BALES TO BE PLACED AROUND FENCE.

3. PROTECT ALL OTHER REMAINING TREES AND VEGETATION WITH HAY BALES AROUND TREE PERIMETER AND USE TREE TRUNK OR 1/2" SAND BEHIND 12 GA. WIRE OR OTHER EQUALLY PROTECTIVE DEVICE.

1 CONSTRUCTION MITIGATION PLAN

STAGING LEGEND

- LIMITS OF CONSTRUCTION DISTURBANCE
- LIMITS OF EXCAVATION
- CONSTRUCTION FENCING WITH PAVEMENTING
- ALTITUDE
- STAGIARY BALES

SITE LEGEND

- EXISTING CONTOUR
- REVEAL CONTOUR
- CONTOUR INTERVALS: 2 FEET
- GAS LINE
- ELECTRIC CABLE AND TELEPHONE LINES
- WATER LINE
- SANITARY SEWER LINE
- LINE OF DRAINAGE SWALE
- TREE TO BE REMOVED
- Ⓟ PARKING SPACE
- Ⓛ EXTERIOR LIGHTING
- Ⓛ GAS VALVE
- Ⓛ WATER VALVE
- Ⓛ CABLE TELEVISION FIBER OPTICAL
- Ⓛ TELEPHONE FIBER OPTICAL
- Ⓛ ELECTRIC FIBER OPTICAL
- Ⓛ CURB STOP
- Ⓛ CONTROL POINT
- Ⓛ FIRE HYDRANT
- Ⓛ SANITARY SEWER MANHOLE

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS. REMOVE ALL CONSTRUCTION MATERIALS FROM THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPENSATING ANY REMOVAL OR ALTERATION TO THE CONSTRUCTION MITIGATION PLAN PRIOR TO CONSTRUCTION.
- PROVIDE BUT FENCING AND HAYBALES AS REQUIRED FOR TEMPORARY BEYOND CONTROL AREA OF DISTURBANCE AND EXCAVATION. SEE CIVIL ENGINEERING DRAWINGS.
- PROTECT TREES AND VEGETATION NEAR DISTURBANCE AREAS WITH HAY BALES AND FENCING AS REQD.
- ALL PAINT STAIN, TRAILERS, AND RELATED MATERIALS SHALL BE REMOVED OR IN A PROPER MANNER AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. HAZARDOUS WASTE, OIL, FUEL, AND OTHER CONTAMINANTS SHALL NOT BE POURED OR DUMPED ONTO OR INTO THE SOIL, TRASH CONTAINERS OR ANY OTHER NON-SPECIFIC FIRE PROOF PANS OR BUCKETS SHALL BE ACCEPTABLE CONTAINERS.
- ALL SOIL EXCAVATED FROM THE INTERIOR OF THE HOME SHALL BE REMOVED FROM THE LOT VIA THE ROUTE OF REMOVAL.

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DATE: JULY 13, 2021
 ISSUED FOR: DRB FINAL REVIEW SET

SHEET NUMBER: **A2-3**
 CONSTRUCTION MITIGATION PLAN

PROJECT: #2014

LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

AR-52 RESIDENCE

REVISIONS:

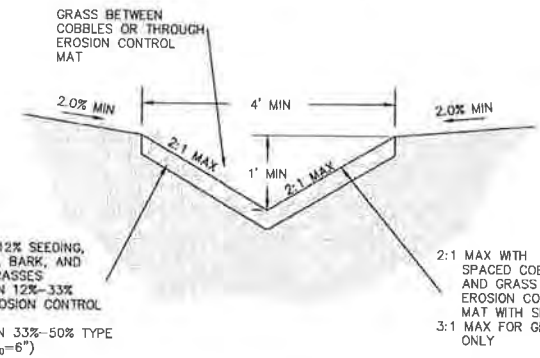
1-18-21

LEGEND

FF = FINISHED FLOOR
 FG = FINISHED GRADE

NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. ALL EXISTING BOUNDARY, UTILITY, AND TOPOGRAPHIC INFORMATION PROVIDED BY ALL POINT LAND SURVEY LLC ON TOPOGRAPHIC MAP OF UNIT AR-52R, TELLURIDE MOUNTAIN VILLAGE DATED 8/5/2020. BENCHMARK ON LOT AR-52R WITH ASSUMED ELEVATION OF 9081.45. CONTACT TOM CLARK AT (970) 708-9694 FOR MORE BENCHMARK INFORMATION. SOME OF THE UTILITY SERVICES LOCATIONS SHOWN ON THIS PLAN ARE FROM MAPPING AS-BUILT INFORMATION ONLY AND NOT CONFIRMED.
3. MAXIMUM SLOPE GRADING TO BE 3(HORIZONTAL):1(VERTICAL). ANY SLOPE OVER 3:1 TO BE CONFIRMED BY GEOTECH ENGINEER.
4. ALL RETAINING WALL HEIGHTS ARE FINISHED GRADE TO FINISHED GRADE (RETAINED HEIGHT) AND DO NOT INCLUDE FOUNDATIONS OR CAPS.
5. RETAINING WALLS WITH PEDESTRIAN/VEHICULAR ACCESS REQUIRE HAND RAILS FOR ALL RETAINED HEIGHT AT OR OVER 2.5' (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).



TYPICAL YARD SWALE SECTION
 N.T.S.

- RECOMMENDED
- SLOPES UP TO 12% SEEDING, MULCHES, ROCK, BARK, AND ORNAMENTAL GRASSES
 - SLOPES BETWEEN 12%-33% COBBLES OR EROSION CONTROL MAT
 - SLOPES BETWEEN 33%-50% TYPE VL RIP-RAP (D₉₀=6")

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.

ALPINE LAND CONSULTING, LLC
 P.O. BOX 254
 RICO, COLORADO 81352
 970-708-0328
 GREG@ALPINELANDCONSULTING.COM

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



GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736

AR-52R TOWN OF MOUNTAIN VILLAGE
 DRB GRADING PLAN

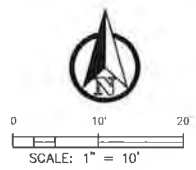
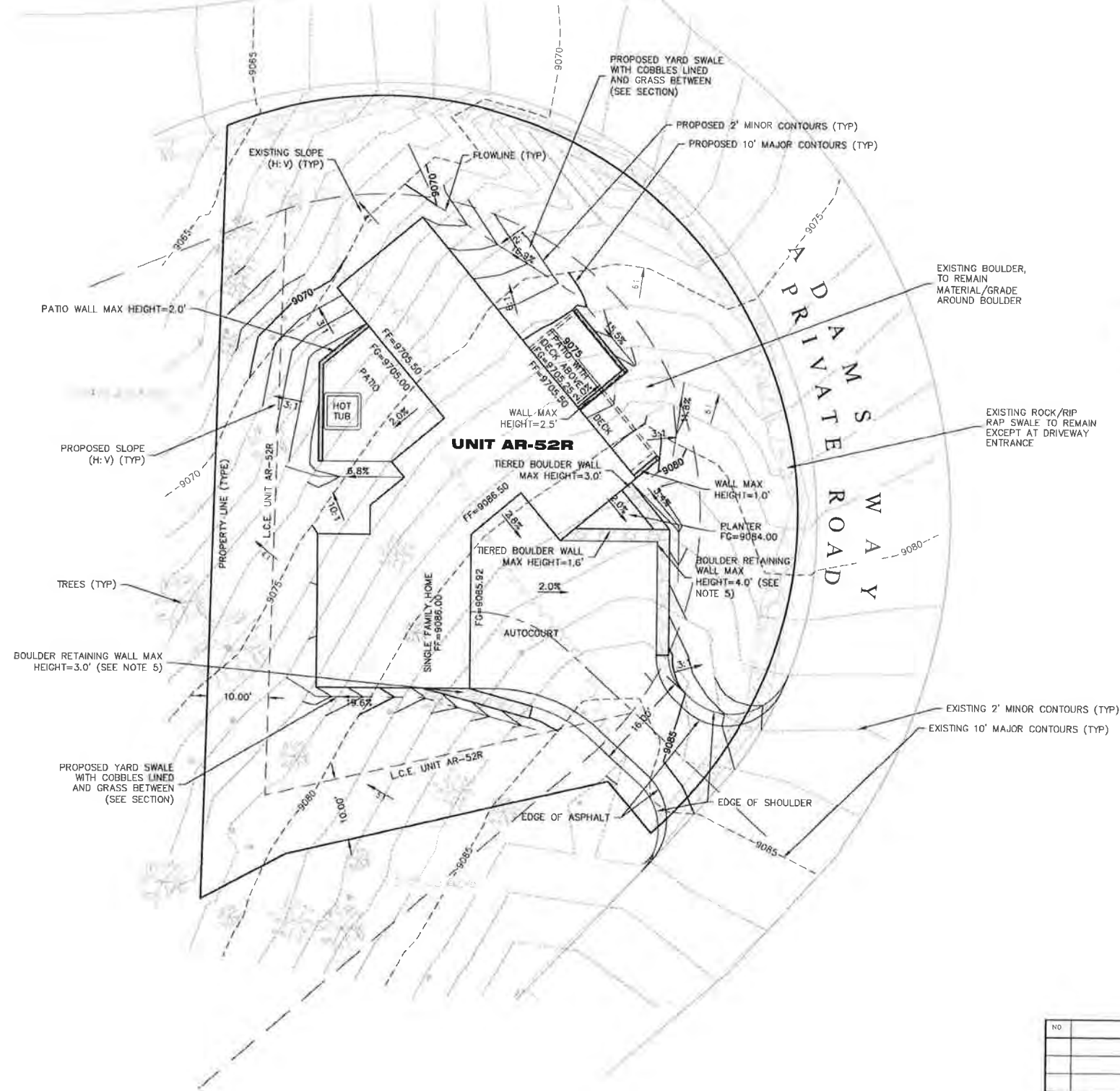
CLIENT:
 ADAMS WAY LLC
 PO BOX 22185
 TELLURIDE, CO 81435

DATE: JULY 12, 2021
 PROJECT # 207002

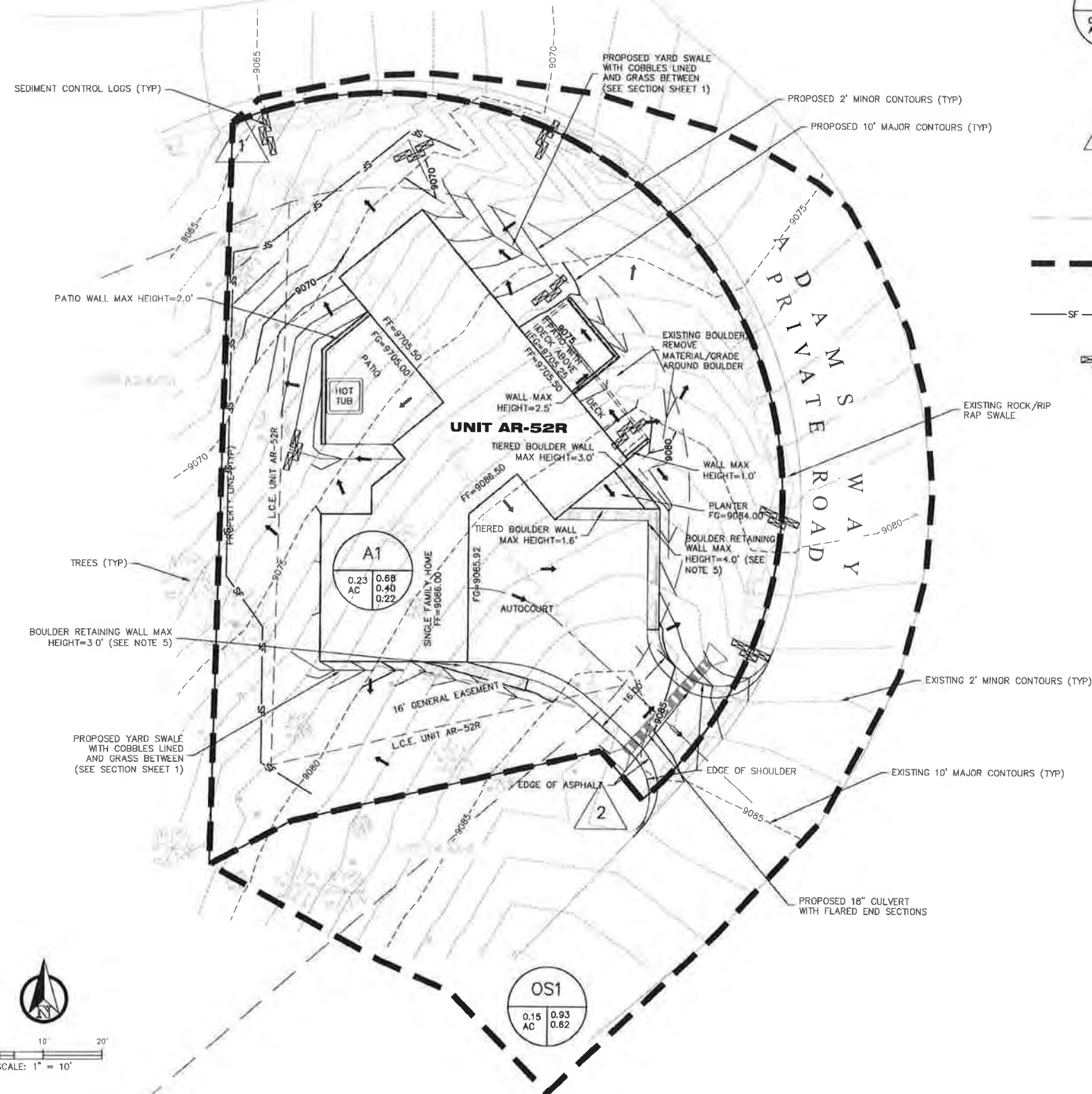
PROJECT MANAGER: GE4
 DRAWN BY: ADH

SHEET #
1 OF 4

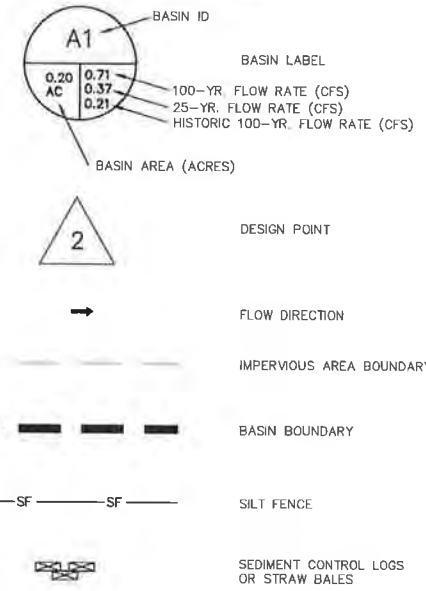
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DRB GRADING PLAN



LEGEND



NOTES

- THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
- ALL EXISTING BOUNDARY, UTILITY, AND TOPOGRAPHIC INFORMATION PROVIDED BY ALL POINT LAND SURVEY LLC ON TOPOGRAPHIC MAP OF UNIT AR-52R, TELLURIDE MOUNTAIN VILLAGE DATED 8/5/2020. BENCHMARK ON LOT AR-52R WITH ASSUMED ELEVATION OF 9081.45. CONTACT TOM CLARK AT (970) 708-8694 FOR MORE BENCHMARK INFORMATION. SOME OF THE UTILITY SERVICES LOCATIONS SHOWN ON THIS PLAN ARE FROM MAPPING AS-BUILT INFORMATION ONLY AND NOT CONFIRMED.
- MAXIMUM SLOPE GRADING TO BE 3(HORIZONTAL):1(VERTICAL). ANY SLOPE OVER 3:1 TO BE CONFIRMED BY GEOTECH ENGINEER.
- ALL RETAINING WALL HEIGHTS ARE FINISHED GRADE TO FINISHED GRADE (RETAINED HEIGHT) AND DO NOT INCLUDE FOUNDATIONS OR CAPS.
- RETAINING WALLS WITH PEDESTRIAN/VEHICULAR ACCESS REQUIRE HAND RAILS FOR ALL RETAINED HEIGHT AT OR OVER 2.5' (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).

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.

ALPINE LAND CONSULTING, LLC
 P O BOX 235
 RICO COLORADO 81532
 970-708-0526
 GREGG@ALPINEANDCONSULTING.COM

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



GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736

AR-52R TOWN OF MOUNTAIN VILLAGE
 DRB DRAINAGE PLAN

CLIENT:
 ADAMS WAY LLC
 PO BOX 22483
 TELLURIDE CO 81435

DATE: JULY 12 2020

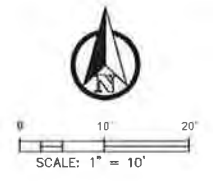
PROJECT # 2021082

PROJECT MANAGER GE4
 DRAWN BY ADH

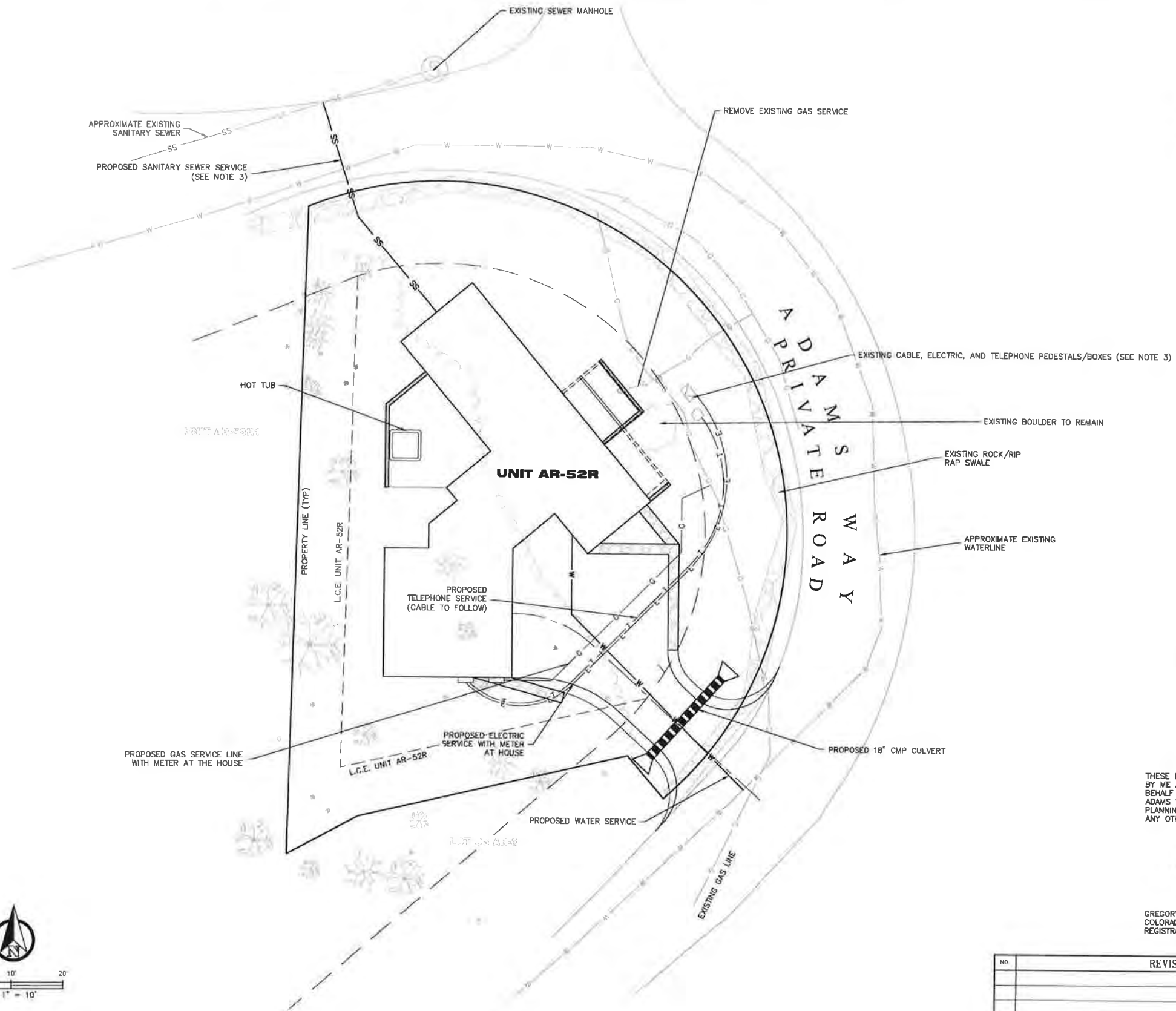
SHEET #

2 OF 4

NO	REVISIONS	DATE



DRB DRAINAGE PLAN



NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. ALL EXISTING BOUNDARY, UTILITY, AND TOPOGRAPHIC INFORMATION PROVIDED BY SAN JUAN SURVEYING INC ON ISP OF LOT 729-R5 DATED 8/17/2020. CONTACT CHRIS KENNEDY AT (970) 728-1128 FOR MORE BENCHMARK INFORMATION. SOME OF THE UTILITY SERVICES LOCATIONS SHOWN ON THIS PLAN ARE FROM MAPPING AS-BUILT INFORMATION ONLY AND NOT CONFIRMED.
3. ALL UTILITY LOCATES TO BE PERFORMED PRIOR TO CONSTRUCTION PLANS OR START OF CONSTRUCTION. IT IS RECOMMEND THAT THE SEWER TAP IS POT HOLED, OR MEASURE DOWNS ARE OBTAINED ON UPSTREAM AN DOWNSTREAM MANHOLES, PRIOR TO CONSTRUCTION PLANS OR THE START OF ANY CONSTRUCTION ACTIVITIES TO DETERMINE IF THE SEWER SERVICE REQUIRES A PUMP IN THE MECHANICAL ROOM.

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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.

ALPINE LAND CONSULTING, LLC
P O BOX 234
RICO, COLORADO 81352
970-728-0328
GREG@ALPINELANDCONSULTING.COM

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GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

AR-52R TOWN OF MOUNTAIN VILLAGE
DRB UTILITY PLAN

CLIENT:
ADAMS WAY LLC
PO BOX 22183
TELLURIDE CO 81435

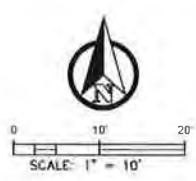
DATE JULY 12 2021

PROJECT # 2021002

PROJECT MANAGER: GEA
DRAWN BY: ADH

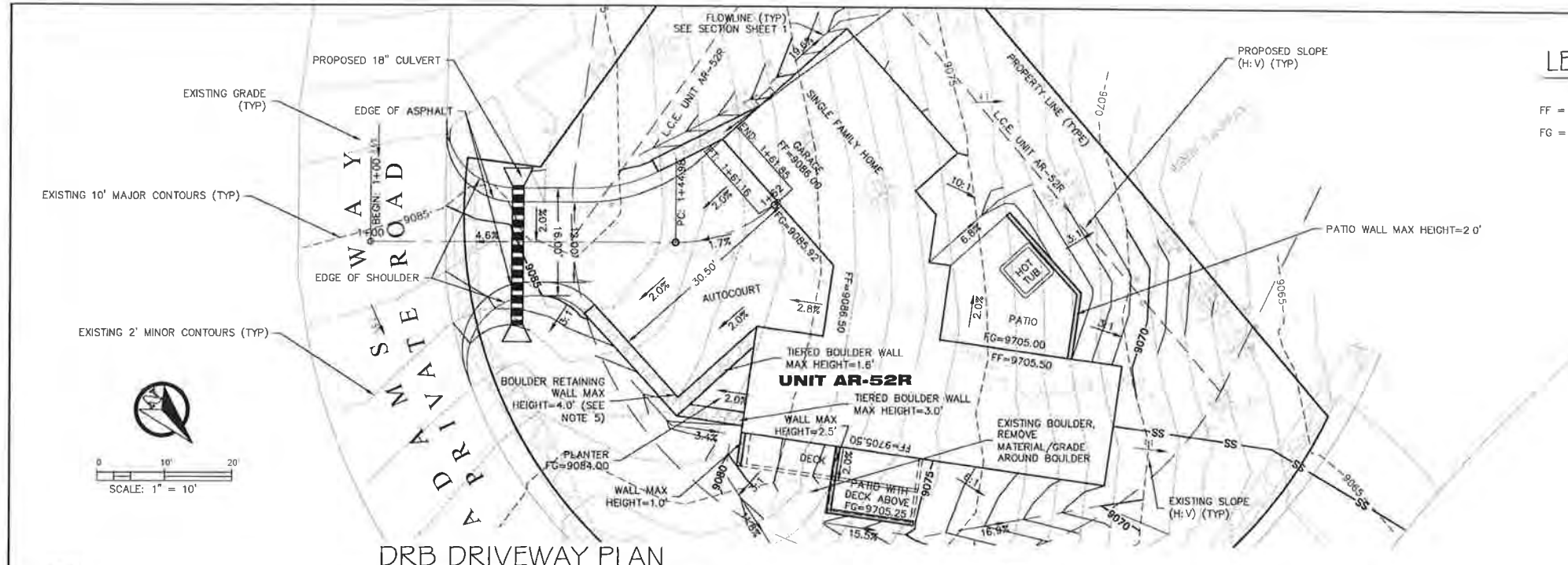
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3 OF 4



DRB UTILITY PLAN

NO.	REVISIONS	DATE

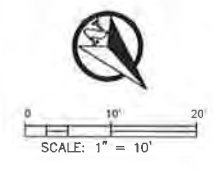


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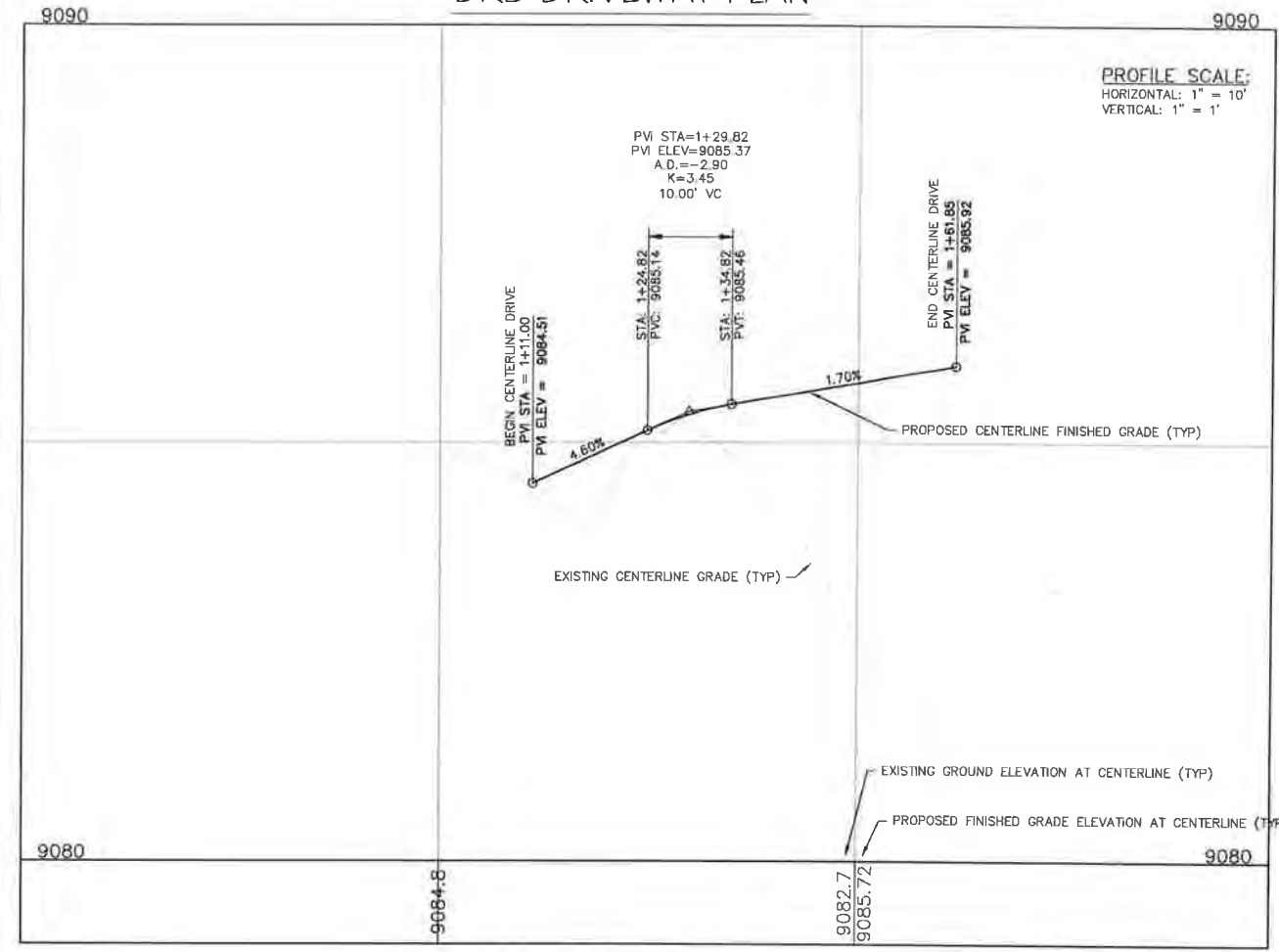
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 FG = FINISHED GRADE

NOTES

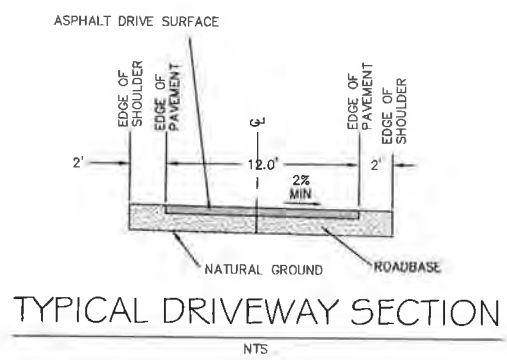
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DRB DRIVEWAY PLAN



DRB DRIVEWAY PROFILE



TYPICAL DRIVEWAY SECTION

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.



ALPINE LAND CONSULTING, LLC
 P.O. BOX 234
 RICO, COLORADO 81532
 970-788-0328
 GREGG@ALPINELANDCONSULTING.COM

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GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736

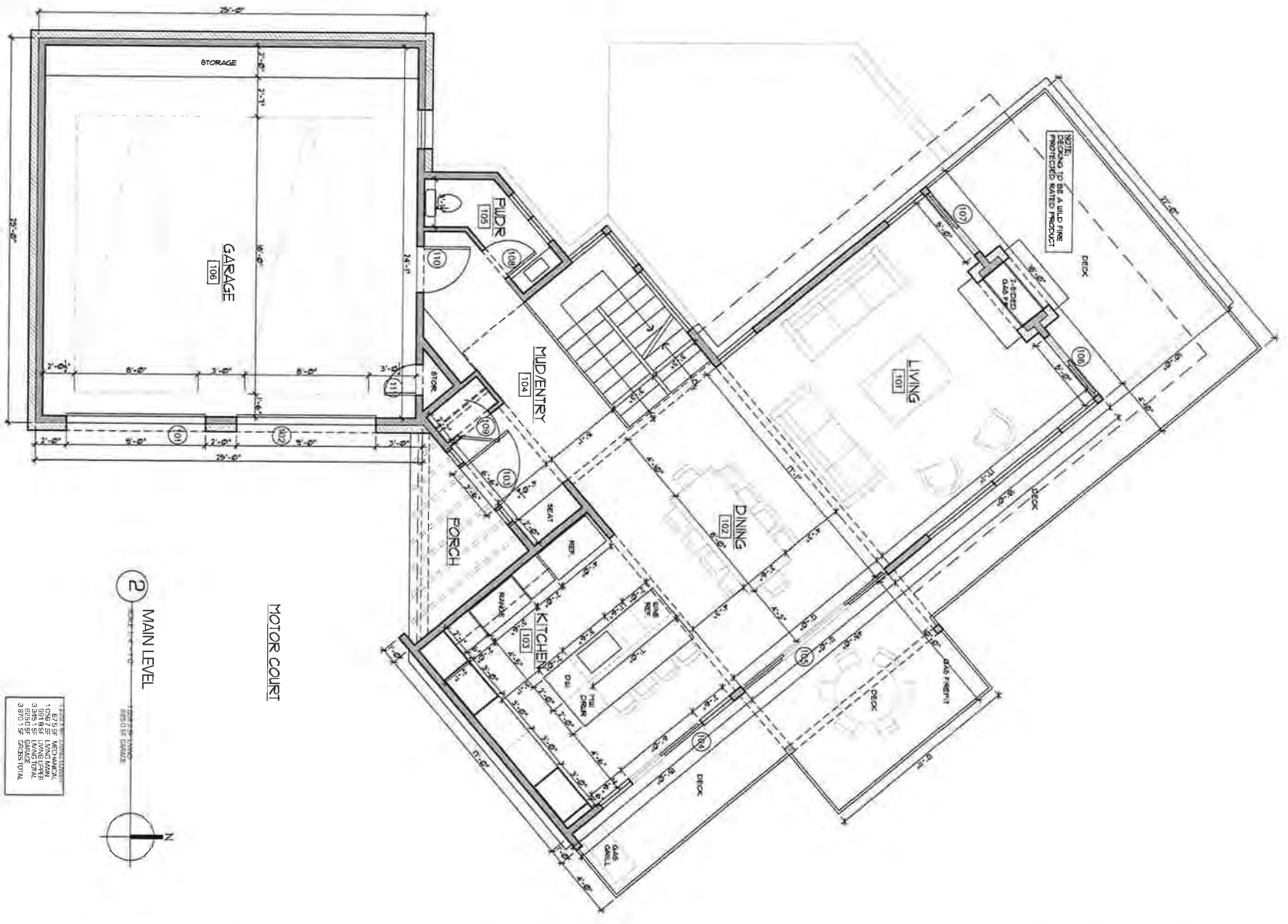
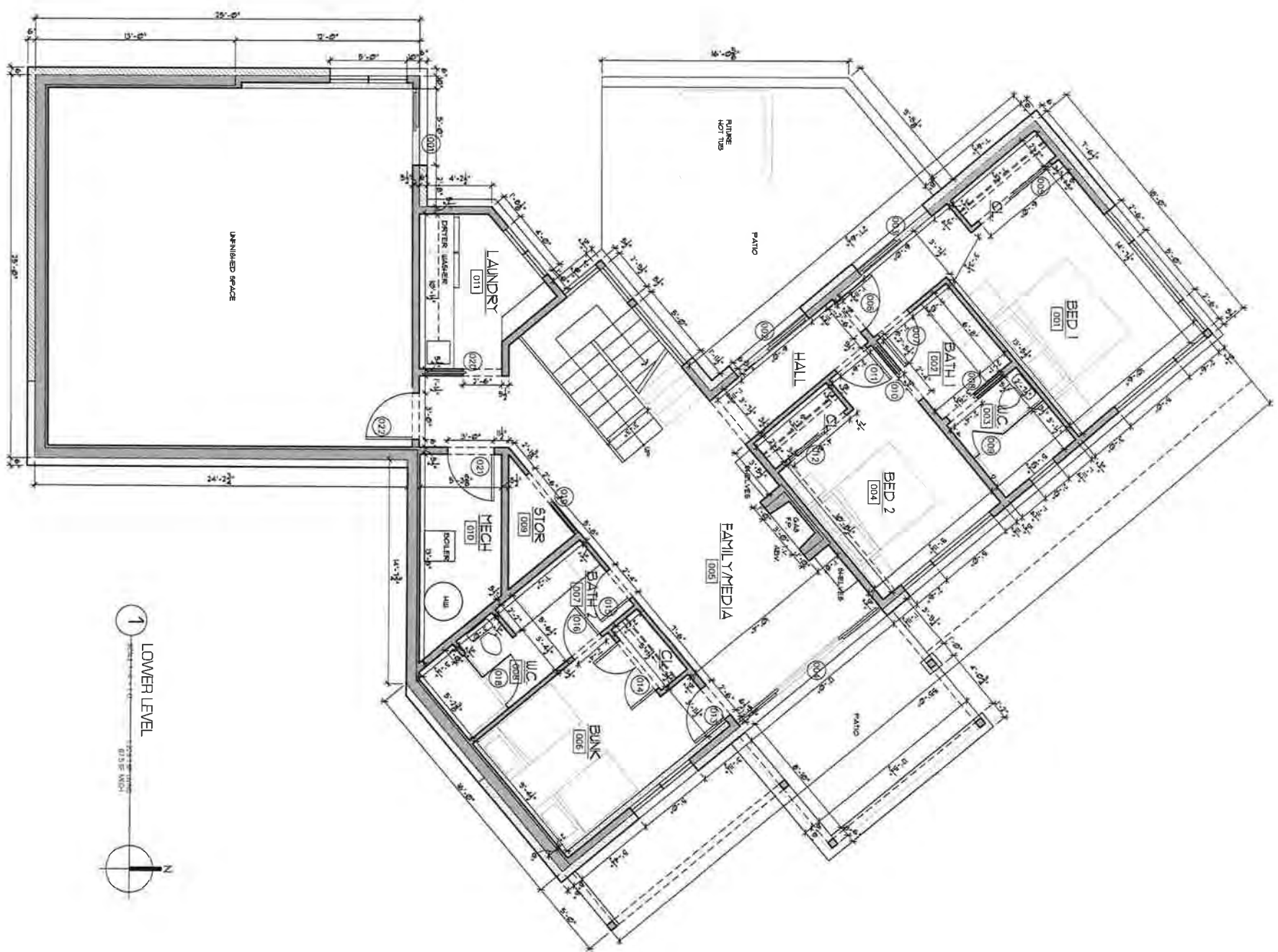
AR-52R TOWN OF MOUNTAIN VILLAGE
 DRB GRADING PLAN

CLIENT
 ADAMS WAY LLC
 PO BOX 22183
 TELLURIDE, CO 81435

DATE: JULY 12 2021
 PROJECT #: 2021002
 PROJECT MANAGER: GE4
 DRAWN BY: ADH
 SHEET #

4 OF 4

NO	REVISIONS	DATE



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DATE: JULY 13, 2021
ISSUED FOR: DRB FINAL REVIEW SET

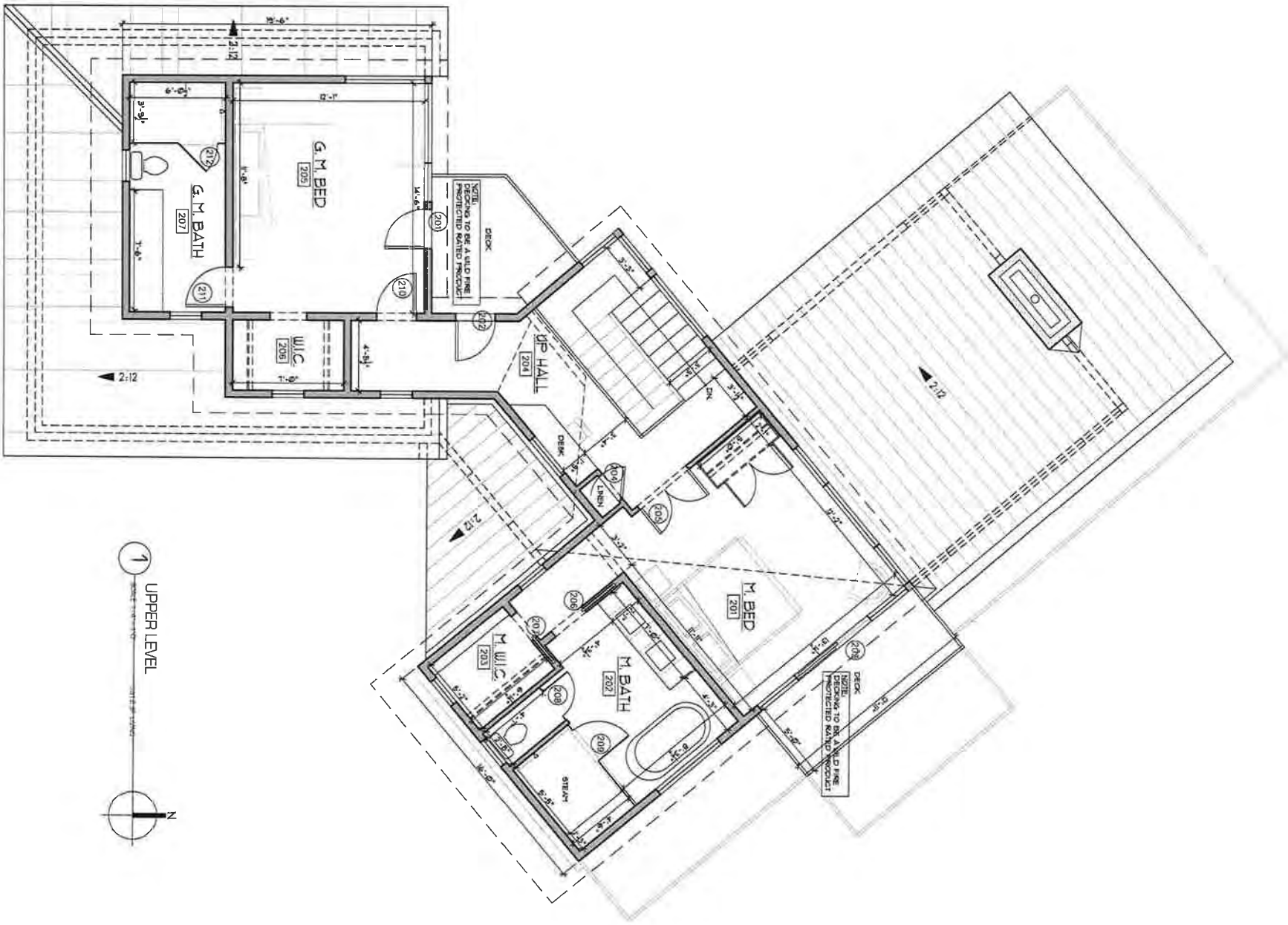
PROJECT: #2014
AR-52 RESIDENCE

REVISIONS:

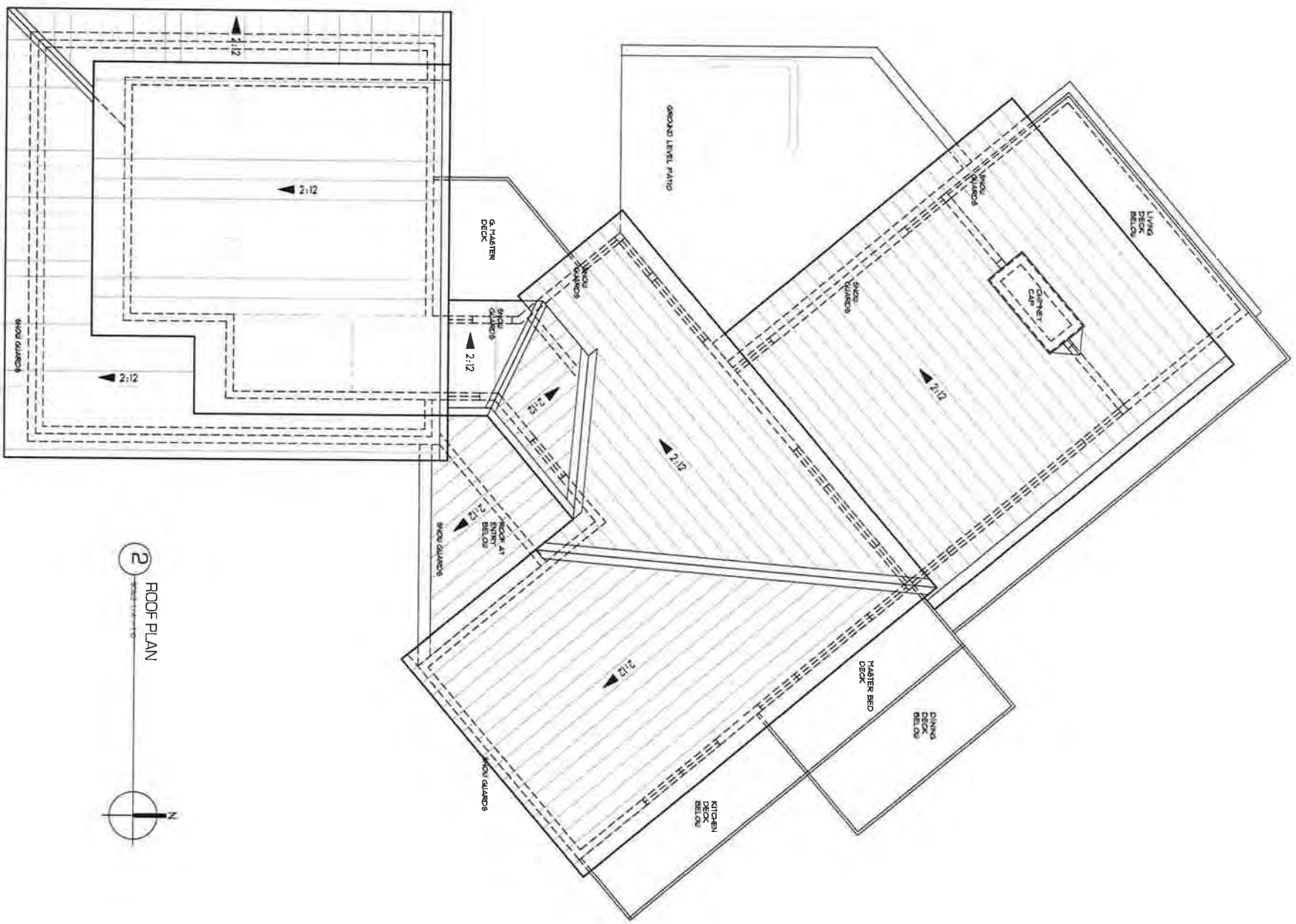
1-19-21

SHEET NUMBER: A3-1
FLOOR PLAN

LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY



1 UPPER LEVEL



2 ROOF PLAN

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PROJECT: #2014

AR-52 RESIDENCE

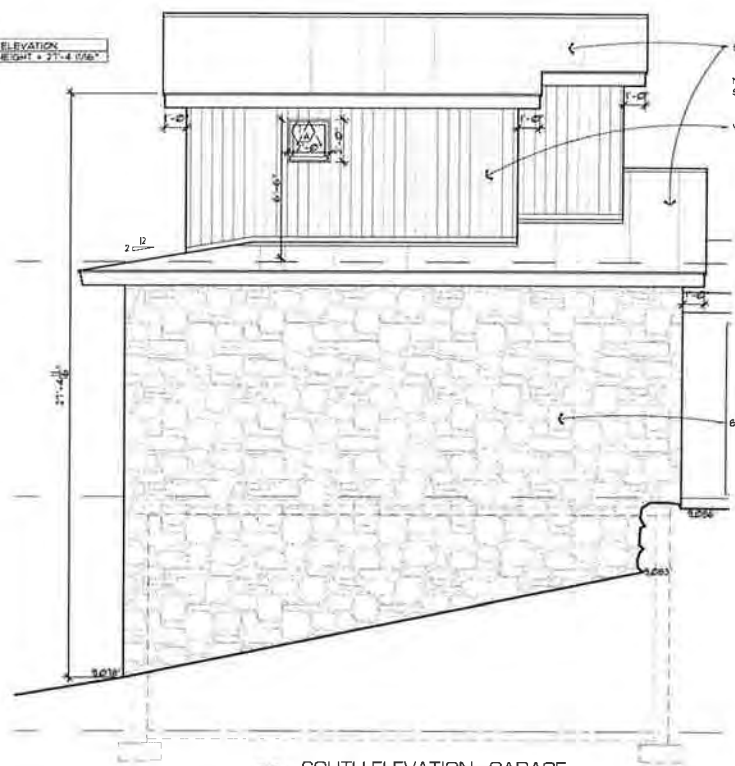
REVISIONS:

SHEET NUMBER: A3-2
FLOOR & ROOF PLANS

LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

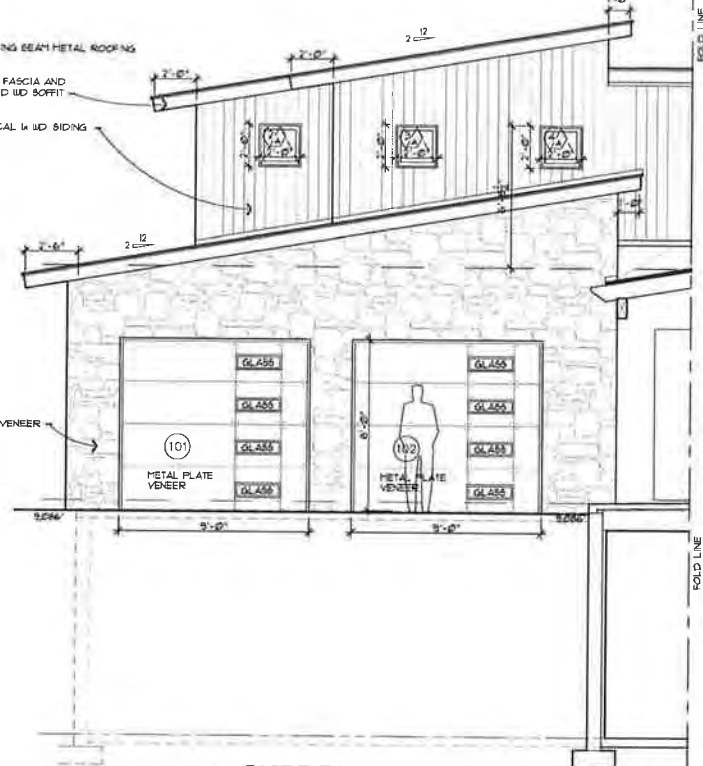


GARAGE SOUTH ELEVATION
MAX BUILDING HEIGHT = 21'-4 1/8"

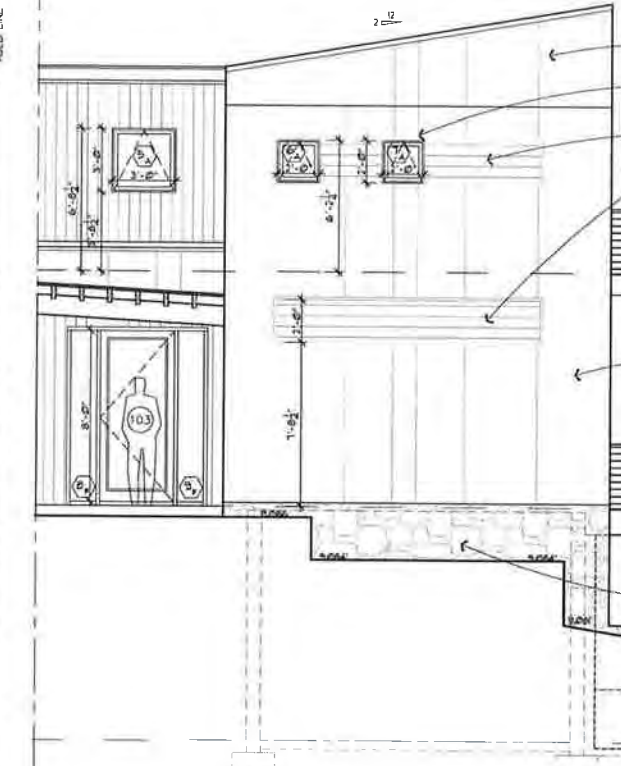


A SOUTH ELEVATION - GARAGE
SCALE 1/4" = 1'-0"

STANDING BEAM METAL ROOFING
METAL FASCIA AND STAINED WOOD SOFFIT
VERTICAL 1x4 SIDING



B EAST ELEVATION - GARAGE
SCALE 1/4" = 1'-0"



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

- STANDING BEAM METAL ROOFING
- AL CLAD WINDOWS - TYP.
- HORIZONTAL 1x4 SIDING
- METAL RAILING - TYP. SEE DETAIL ON SHEET A4-2
- T.O. SUB FLR UPPER LEV. EL. 11'-0" 3,291'-6"
- TIMBER POST AND BEAMS - STAINED REF. STRUCT.
- STANDING BEAM METAL SIDING TO MATCH ROOFING
- T.O. FLR. GROUND LEV. EL. 100'-0" 3,066'-4"
- TIMBER POST AND BEAMS - STAINED REF. STRUCT.
- STONE VENEER
- T.O. SLAB LOWER LEVEL EL. 85'-0" 2,815'-6"

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PROJECT: #2014

DATE: JULY 13, 2021
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SHEET NUMBER: A4-1
EXTERIOR ELEVATIONS

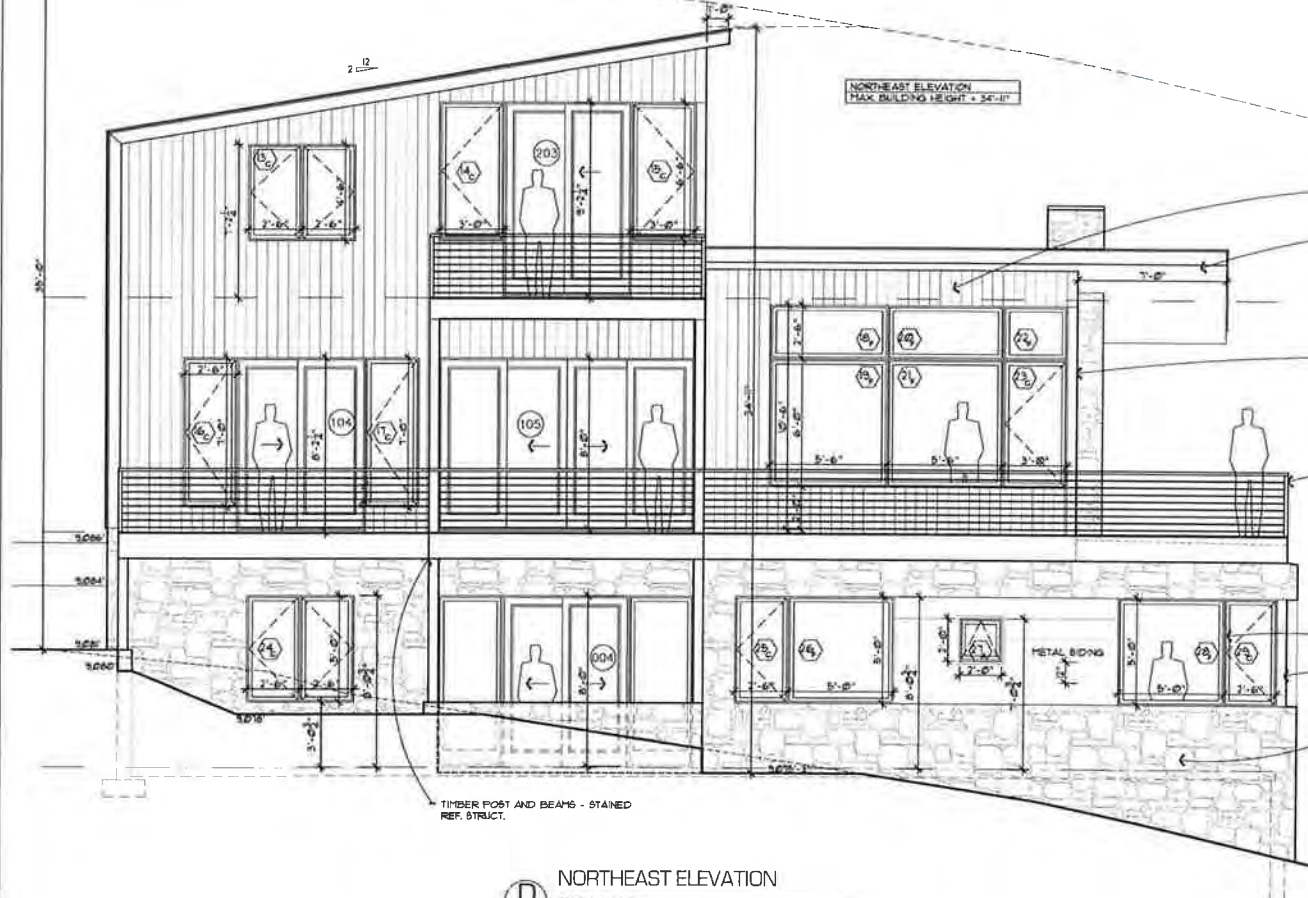
LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

FUSE architecture + interior

220 East Colorado Ave, Suite 218 P.O. Box 3934 Telluride CO 81435 Office: 970-728-0941



NORTHEAST ELEVATION
MAX BUILDING HEIGHT = 34'-0"



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

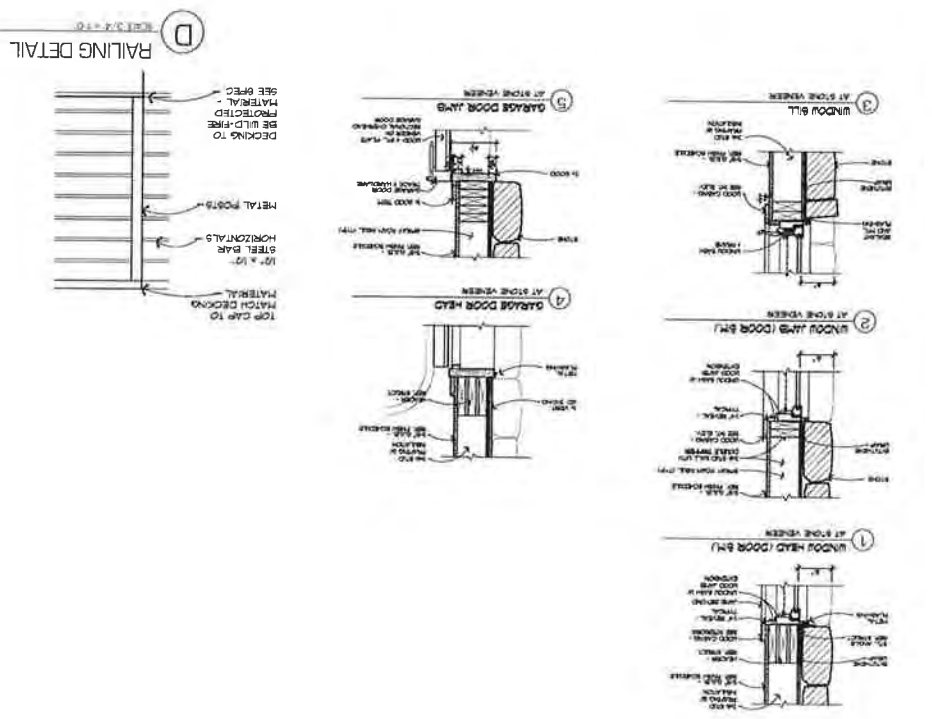
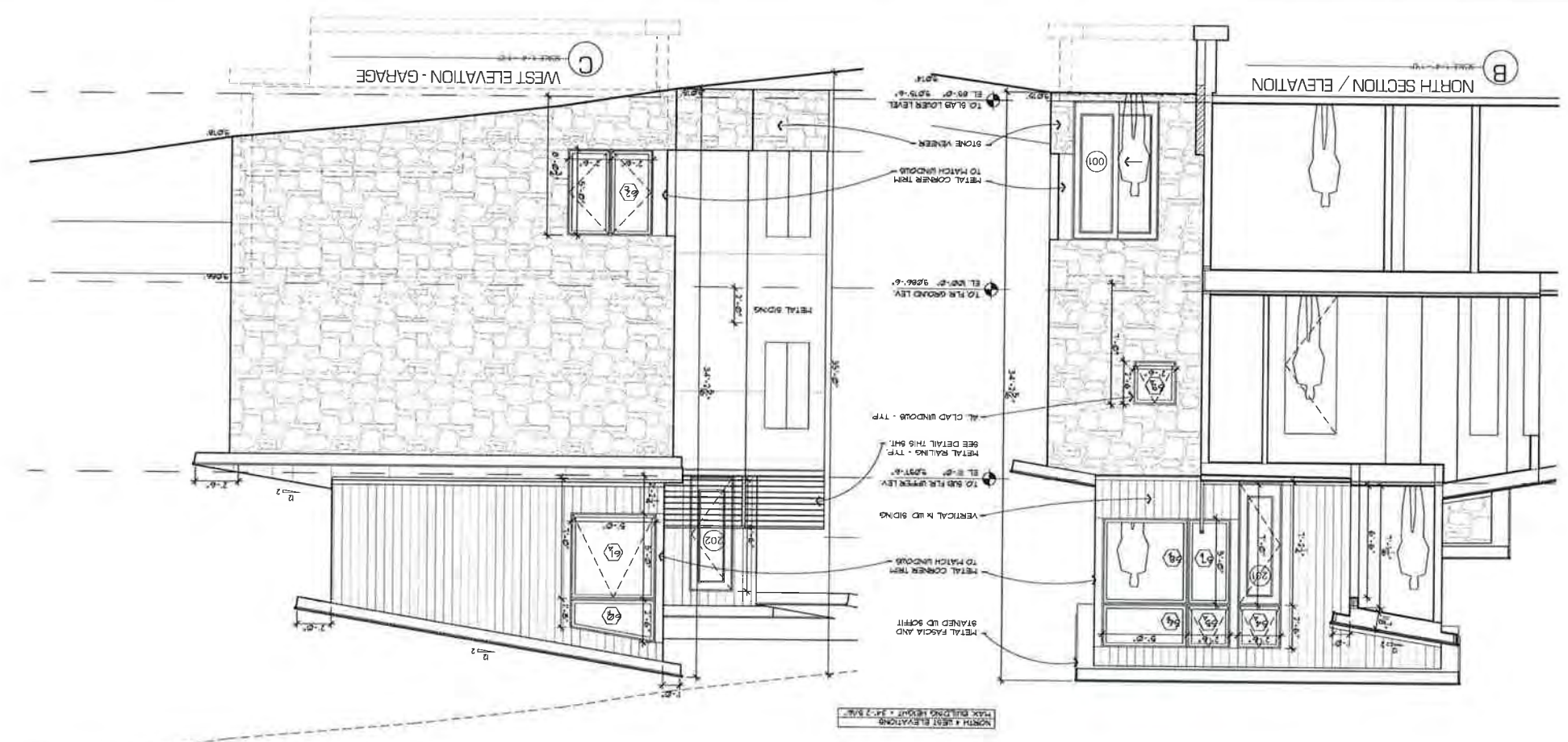
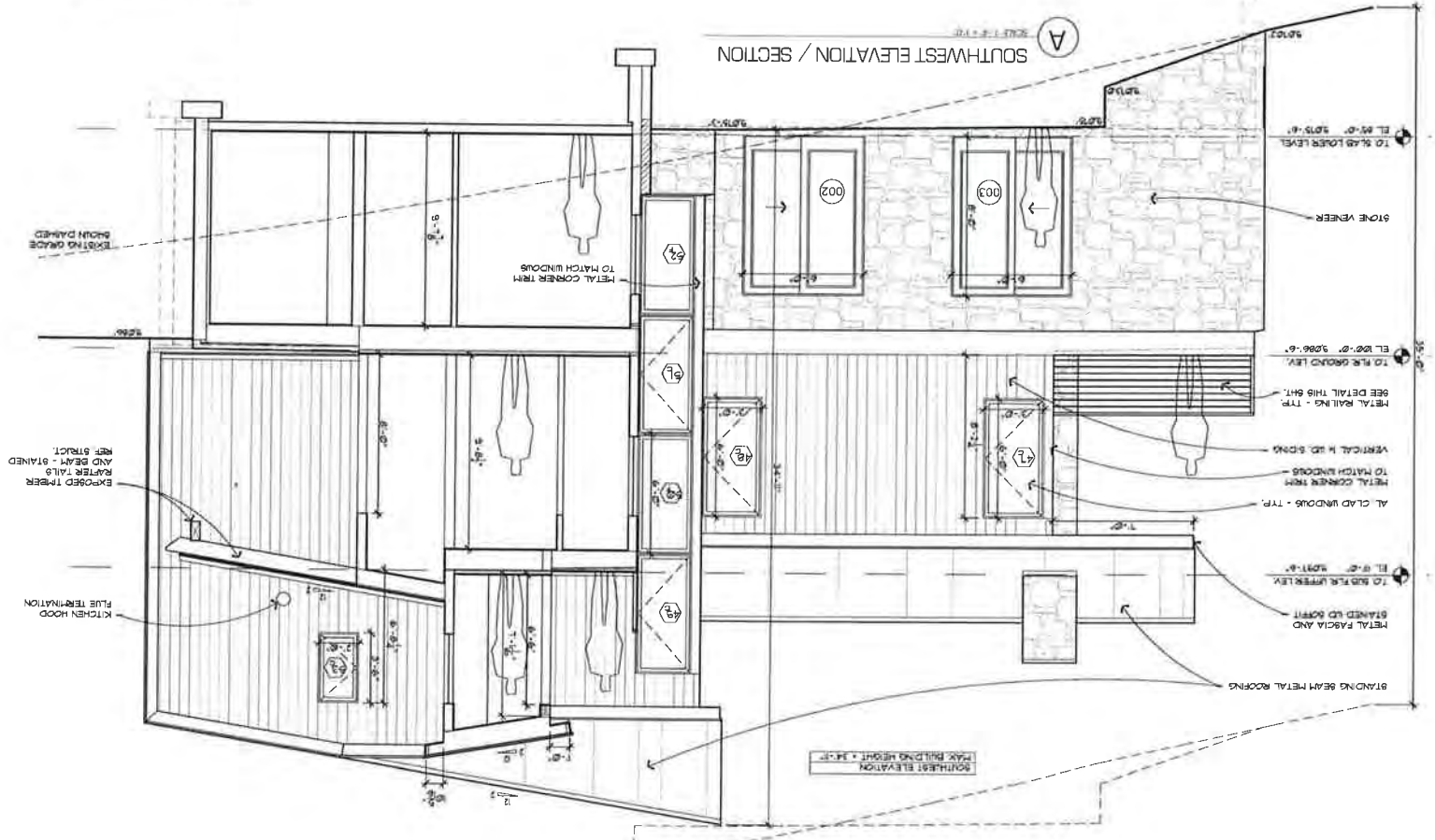
- VERTICAL 1x4 SIDING
- METAL FASCIA AND STAINED WOOD SOFFIT
- T.O. SUB FLR UPPER LEV. EL. 11'-0" 3,291'-6"
- METAL CORNER TRIM TO MATCH WINDOWS
- METAL RAILING - TYP. SEE DETAIL ON SHEET A4-2
- T.O. FLR. GROUND LEV. EL. 100'-0" 3,066'-4"
- TIMBER POST AND BEAMS - STAINED REF. STRUCT.
- AL CLAD WINDOWS - TYP.
- METAL CORNER TRIM TO MATCH WINDOWS
- STONE VENEER
- T.O. SLAB LOWER LEVEL EL. 85'-0" 2,815'-6"

NORTHWEST ELEVATION
MAX BUILDING HEIGHT = 34'-0"



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

- METAL SIDING
- METAL TRIM TO MATCH WINDOWS



DATE: JULY 13, 2021
ISSUED FOR: DRB FINAL REVIEW SET

PROJECT: #2014

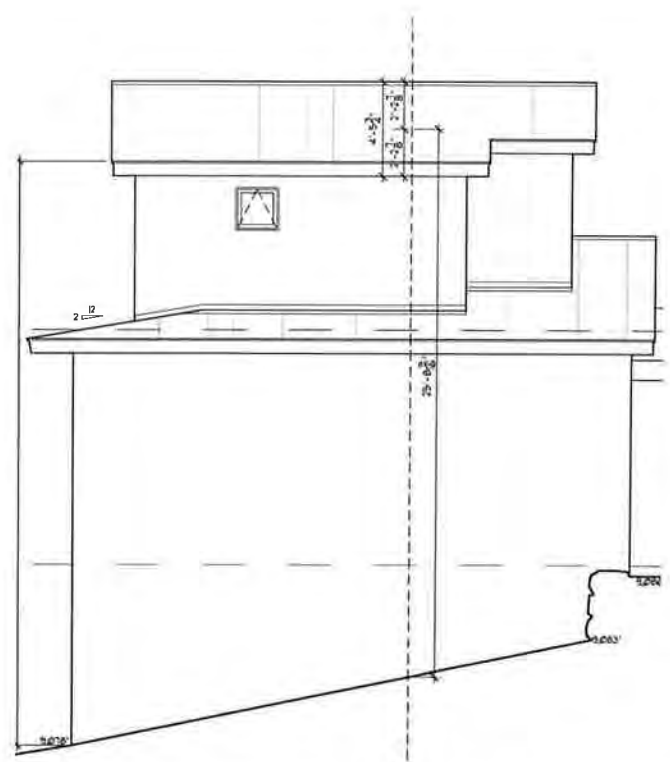
LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

REVISIONS:

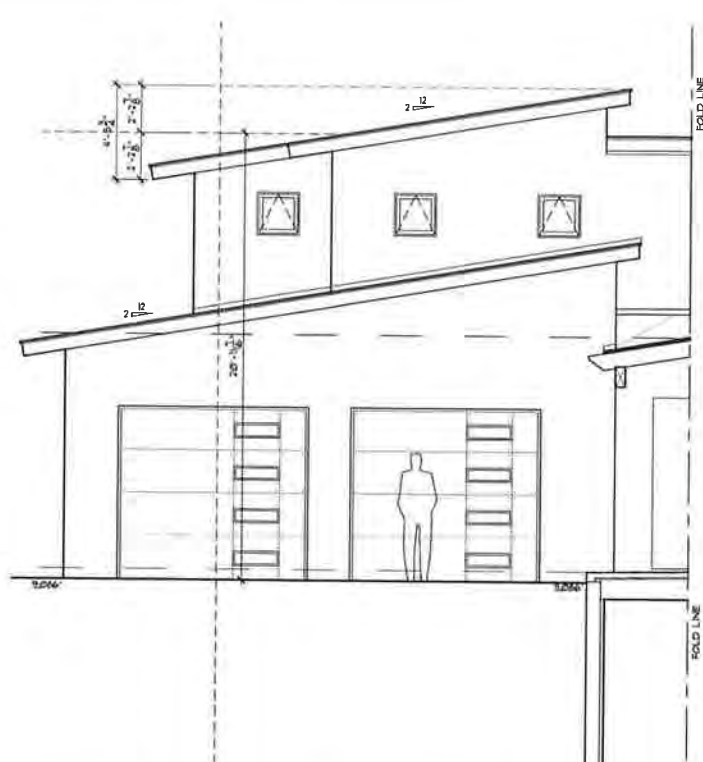
SHEET NUMBER: A4-2
EXTERIOR ELEVATIONS

AR-52 RESIDENCE

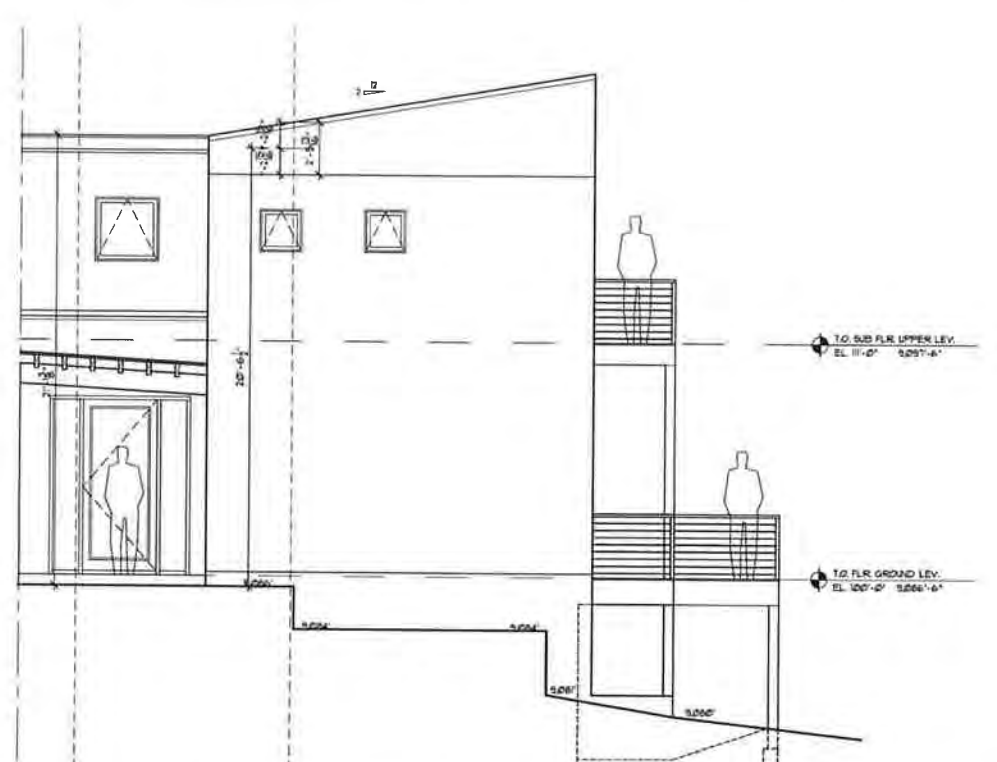
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A SOUTH ELEVATION - GARAGE - AVE. HT.
SCALE 1/4"=1'-0"



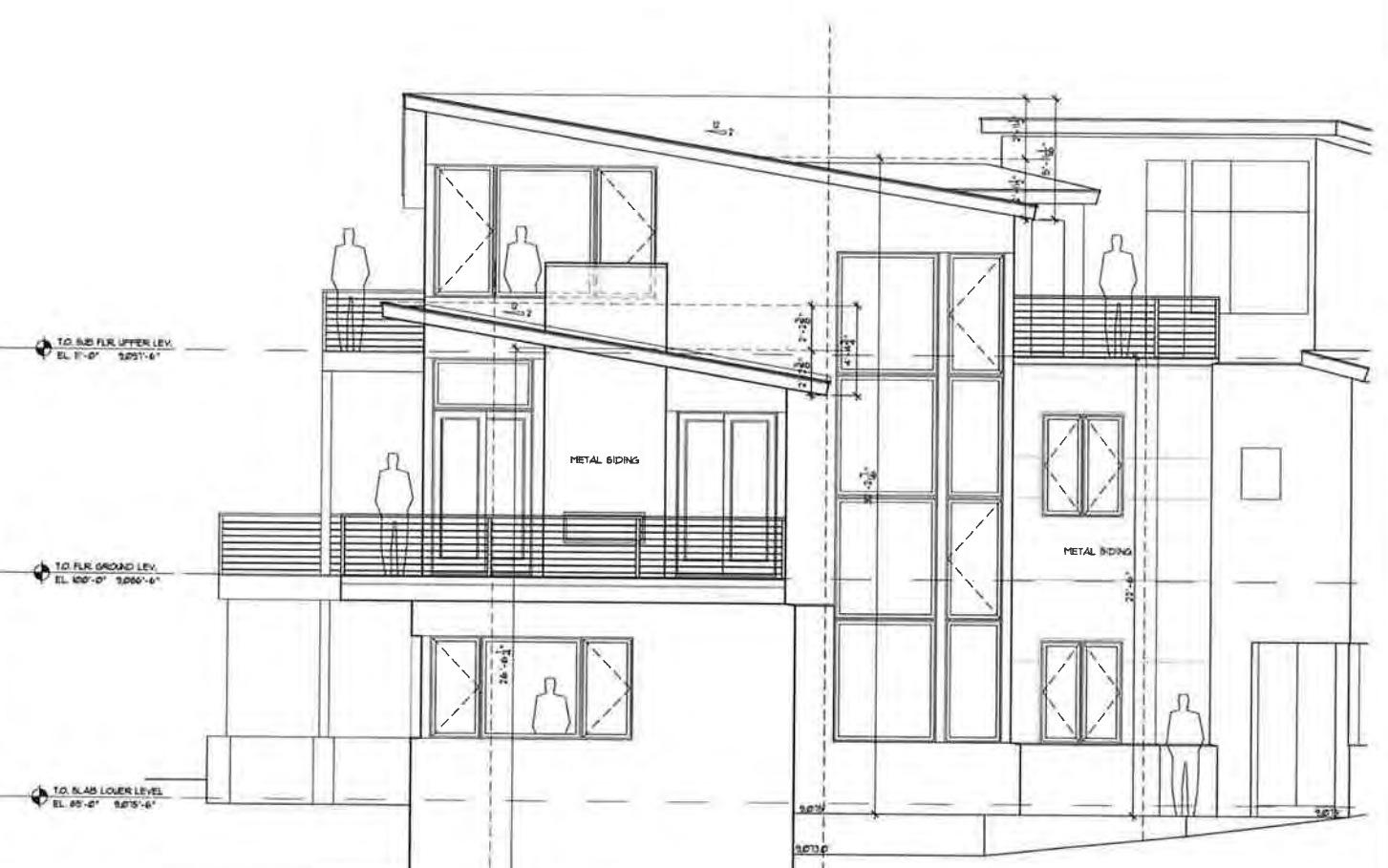
B EAST ELEVATION - GARAGE - AVE. HT.
SCALE 1/4"=1'-0"



C SOUTHEAST ELEVATION - AVE HT.
SCALE 1/4"=1'-0"



D NORTHEAST ELEVATION - AVE. HT.
SCALE 1/4"=1'-0"



E NORTHWEST ELEVATION - AVE. HT.
SCALE 1/4"=1'-0"

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PROJECT: AR-52 RESIDENCE

DATE: JULY 13, 2021

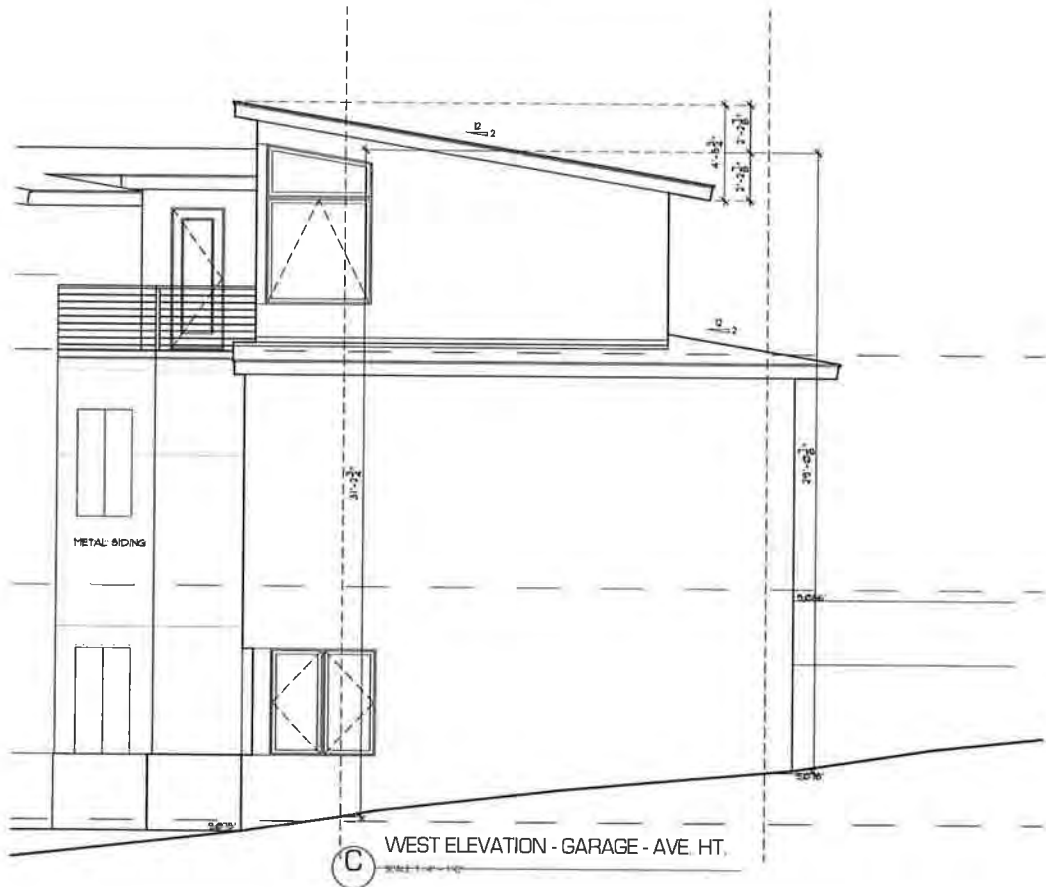
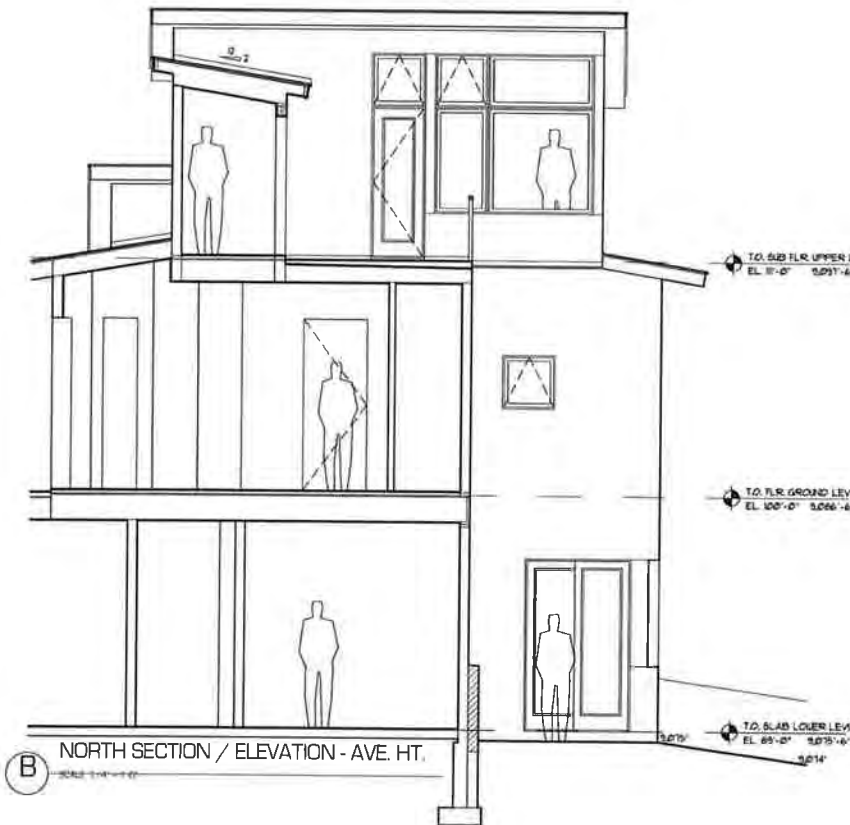
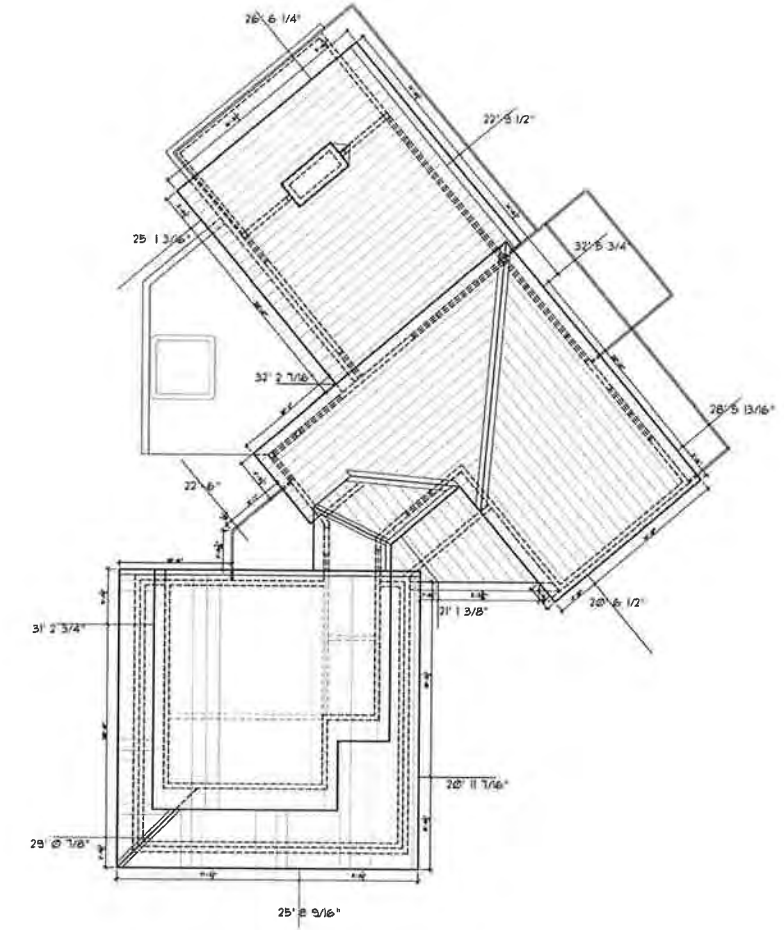
ISSUED FOR: DRB FINAL REVIEW SET

LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

SHEET NUMBER: A4-3
EXT. ELEVS - AVE HT. CALCS

FUSE architecture + interior

220 East Colorado Ave. Suite 218 P.O. Box 3934 Telluride CO 81435 Office: 970-798-0841



Ave Roof Height	feet	inches	inch in feet	total in feet
20'-11 7/16"	20	11.5	0.96	20.96
21'-1 3/8"	21	1.5	0.13	21.13
20'-6 1/2"	20	6.5	0.54	20.54
28'-5 13/16"	28	5.75	0.48	28.48
32'-5 3/4"	32	5.75	0.48	32.48
22'-9 1/2"	22	9.5	0.79	22.79
26'-6 1/4"	26	6.25	0.52	26.52
25'-1 3/16"	25	1.25	0.10	25.10
32'-2 7/16"	32	2.5	0.21	32.21
22'-6"	22	6	0.50	22.50
31'-2 3/4"	31	2.75	0.23	31.23
29'-0 7/8"	29	1	0.08	29.08
25'-8 9/16"	25	8.5	0.71	25.71
26'-0 3/4"		ave height		338.73
				26.06

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REVISIONS:

AR-52 RESIDENCE

PROJECT: #2014

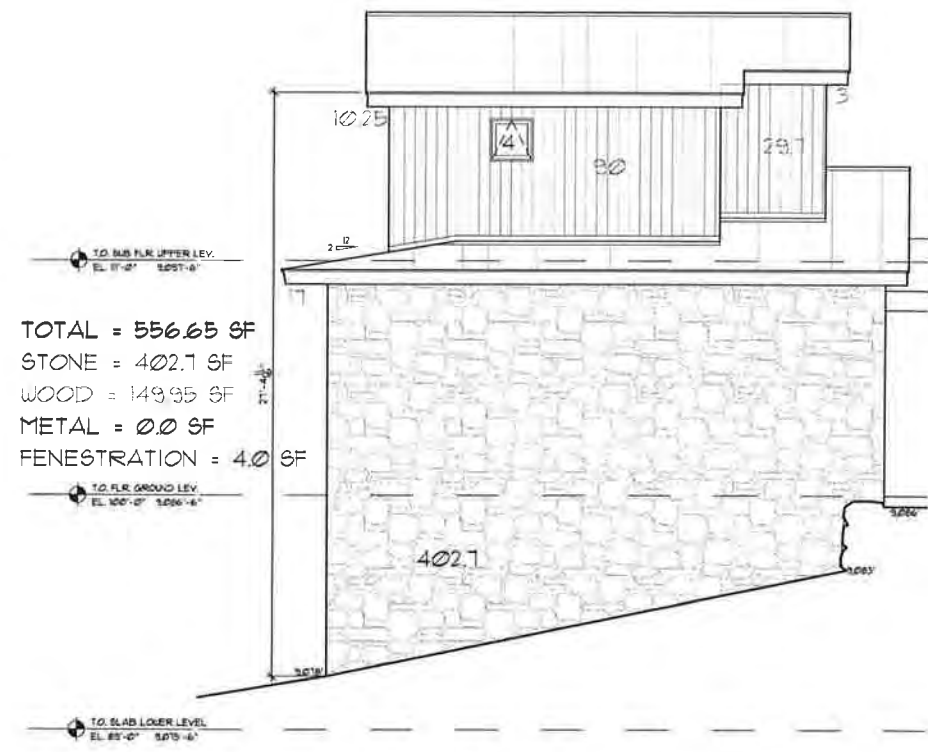
DATE: JULY 13, 2021
ISSUED FOR: DRB FINAL REVIEW SET

LOCATION: MOUNTAIN VILLAGE SAN MIGUEL COUNTY

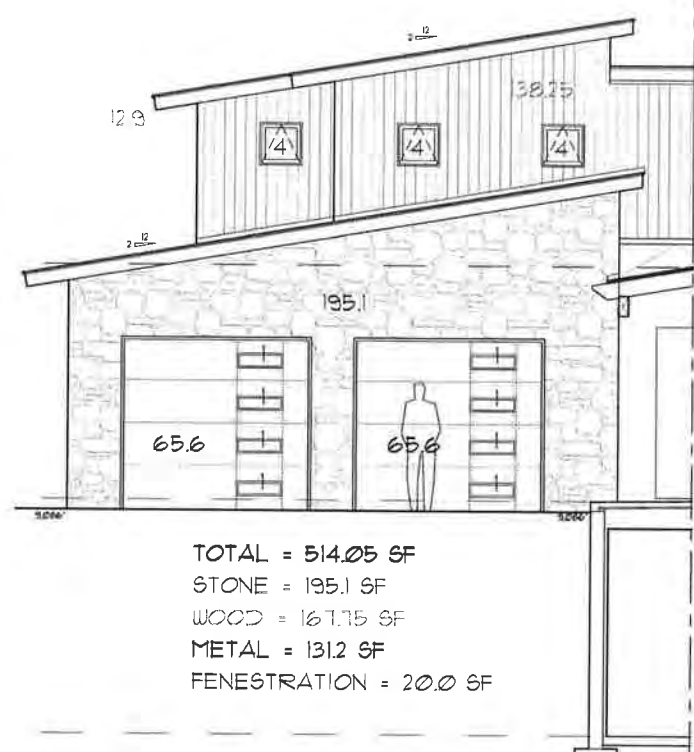
SHEET NUMBER: A4-4
EXT. ELEV5-AVE HT. CALCS

FUSE architecture + interior

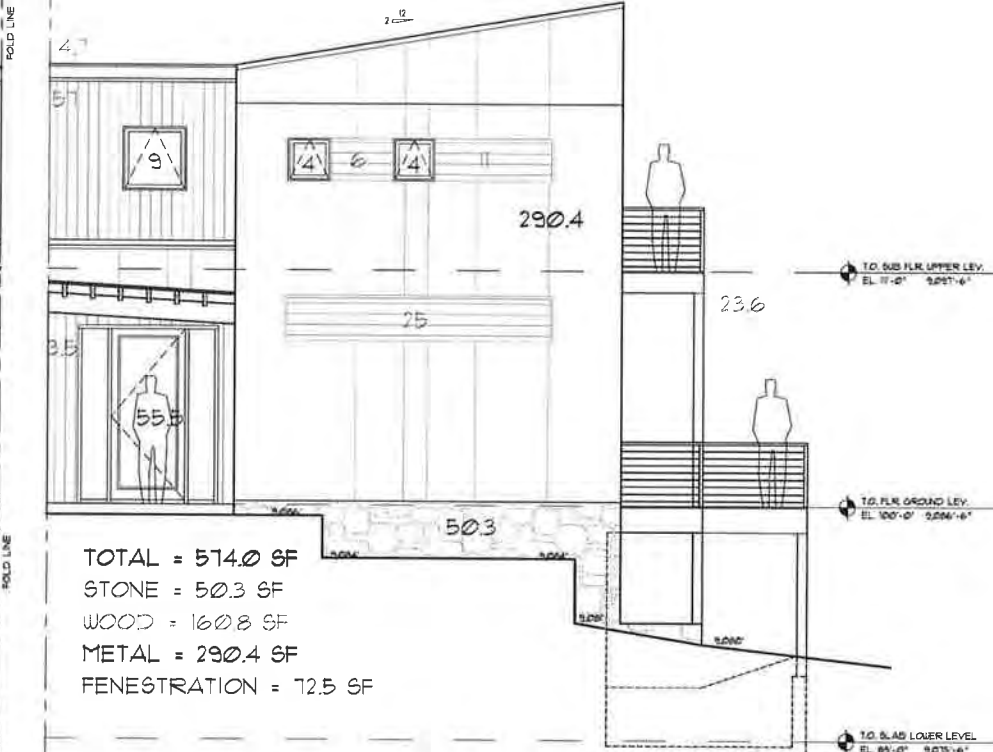
AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY
220 East Colorado Ave. Suite 218 P.O. Box 3534 Tallahassee, FL 32304 Telephone: 904.435.0115 Office: 904.728.0841



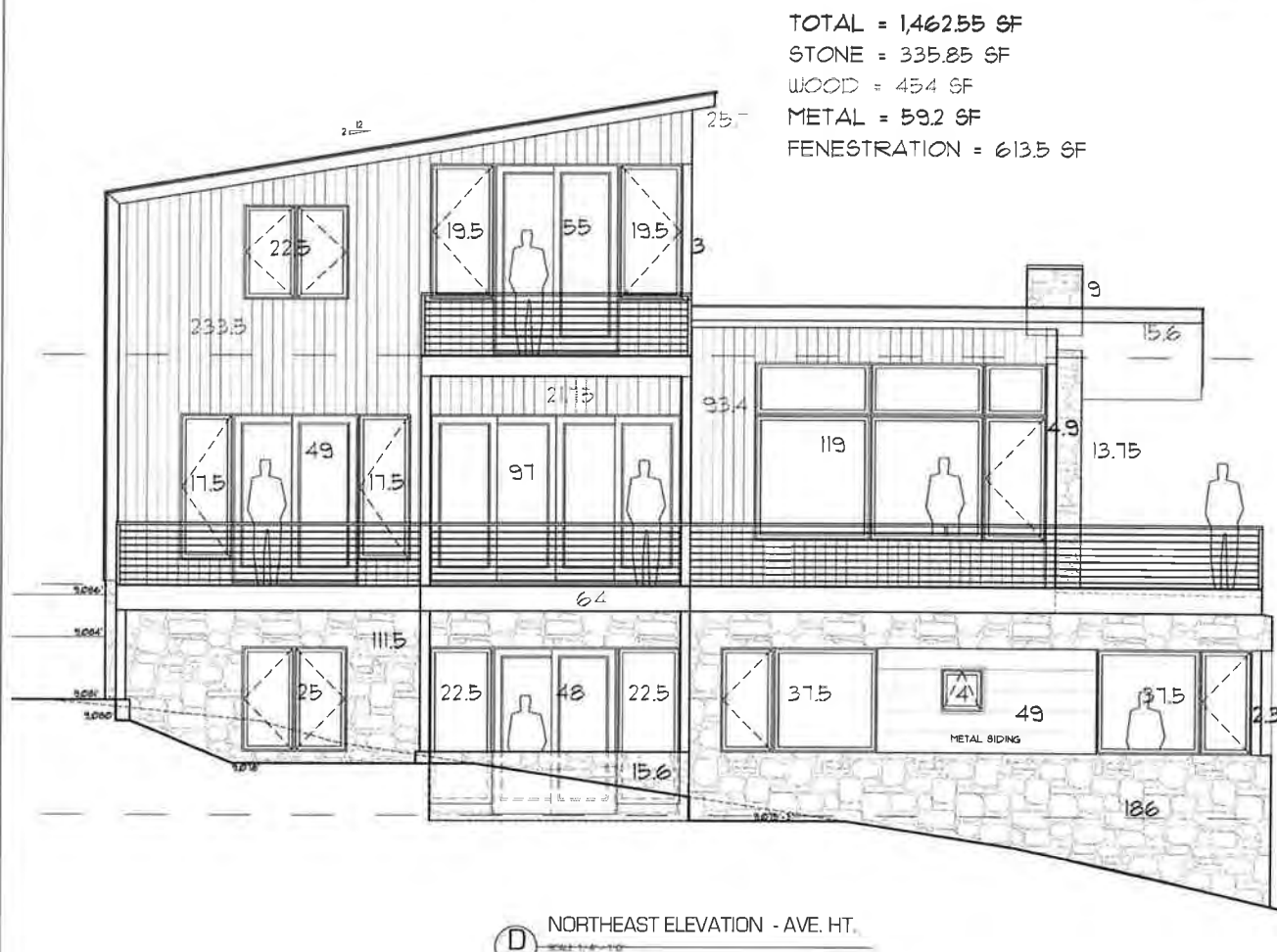
A SOUTH ELEVATION - GARAGE - AVE. HT.
SCALE 1/4"=1'-0"



B EAST ELEVATION - GARAGE - AVE. HT.
SCALE 1/4"=1'-0"



C SOUTHEAST ELEVATION - AVE. HT.
SCALE 1/4"=1'-0"



D NORTHEAST ELEVATION - AVE. HT.
SCALE 1/4"=1'-0"



E NORTHWEST ELEVATION - AVE. HT.
SCALE 1/4"=1'-0"

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DATE:	JULY 13, 2021	PROJECT:	AR-52 RESIDENCE
ISSUED FOR:	DRB FINAL REVIEW SET	LOCATION:	AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY
SHEET NUMBER:	A4-5 EXT. ELEVS - MATL CALCS		

TOTAL = 901.95 SF
 STONE = 253 SF
 WOOD = 428.2 SF
 METAL = 14.75 SF
 FENESTRATION = 206 SF



A
 SCALE: 1/4" = 1'-0"
 SOUTHWEST ELEVATION / SECTION - AVE. HT.

OVERALL TOTAL = 6,466.1 SF	
STONE = 2,263.45 SF	35.0%
WOOD = 1,902.45 SF	29.4%
METAL = 731.25 SF	11.3%
FENESTRATION = 1,568.95 SF	24.3%

GARAGE NORTH TOTAL = 394.0 SF	
STONE = 153.5 SF	
WOOD = 184.75 SF	
METAL = 11.0 SF	
FENESTRATION = 126.75 SF	

GARAGE WEST TOTAL = 843.45 SF	
STONE = 496 SF	
WOOD = 184.75 SF	
METAL = 85.5 SF	
FENESTRATION = 171.2 SF	

GARAGE SOUTH TOTAL = 556.65 SF	
STONE = 402.7 SF	
WOOD = 149.95 SF	
METAL = 0.0 SF	
FENESTRATION = 4.0 SF	

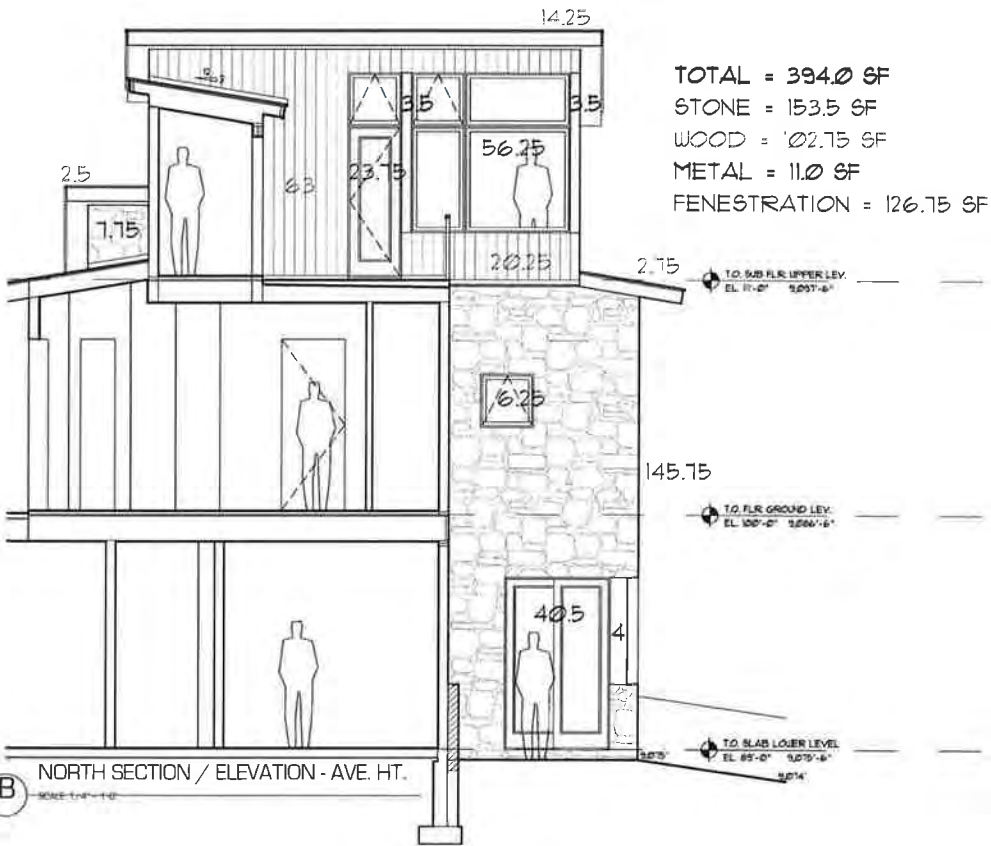
GARAGE EAST TOTAL = 514.05 SF	
STONE = 195.1 SF	
WOOD = 161.75 SF	
METAL = 131.2 SF	
FENESTRATION = 20.0 SF	

HOUSE SE ELEV TOTAL = 514.0 SF	
STONE = 50.3 SF	
WOOD = 160.8 SF	
METAL = 290.4 SF	
FENESTRATION = 72.5 SF	

HOUSE NE ELEV TOTAL = 1,462.55 SF	
STONE = 335.95 SF	
WOOD = 45.4 SF	
METAL = 59.2 SF	
FENESTRATION = 613.5 SF	

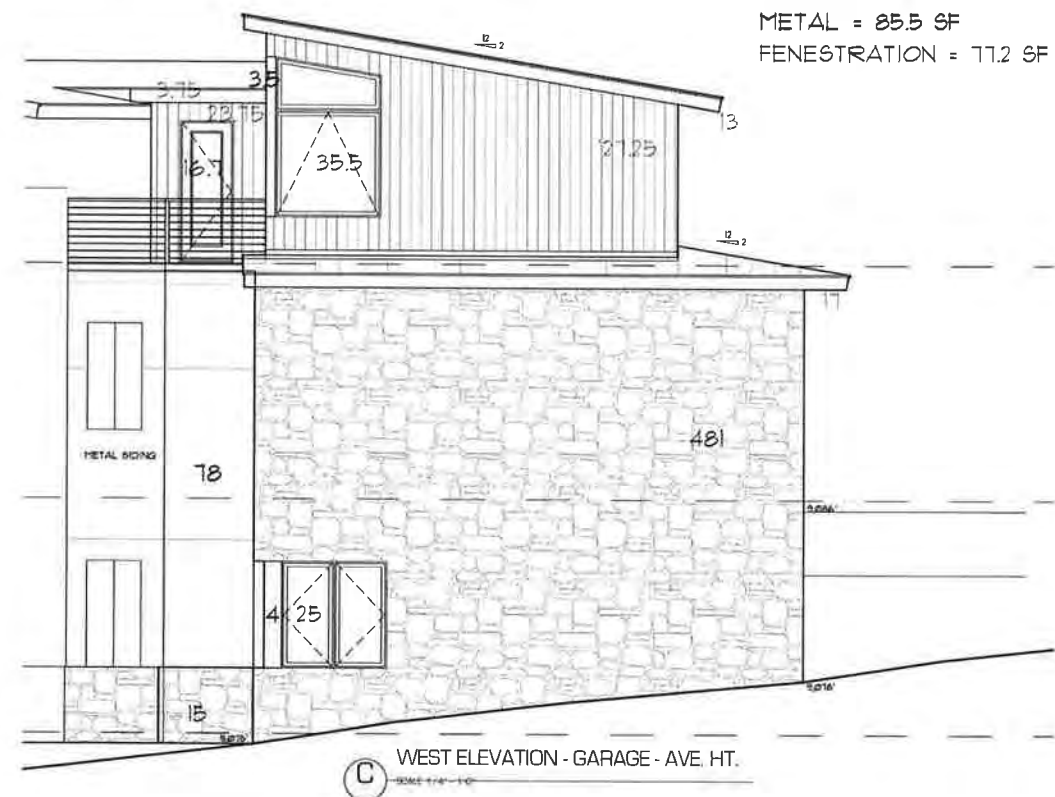
HOUSE NW ELEV TOTAL = 1,219.45 SF	
STONE = 371 SF	
WOOD = 254.25 SF	
METAL = 139.2 SF	
FENESTRATION = 449 SF	

HOUSE SW ELEV TOTAL = 901.95 SF	
STONE = 253 SF	
WOOD = 428.2 SF	
METAL = 14.75 SF	
FENESTRATION = 206 SF	



B
 SCALE: 1/4" = 1'-0"
 NORTH SECTION / ELEVATION - AVE. HT.

TOTAL = 394.0 SF
 STONE = 153.5 SF
 WOOD = 184.75 SF
 METAL = 11.0 SF
 FENESTRATION = 126.75 SF



C
 SCALE: 1/4" = 1'-0"
 WEST ELEVATION - GARAGE - AVE. HT.

TOTAL = 843.45 SF
 STONE = 496 SF
 WOOD = 184.75 SF
 METAL = 85.5 SF
 FENESTRATION = 171.2 SF

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REVISIONS:

AR-52 RESIDENCE

PROJECT:
 #2014

DATE:
 JULY 13, 2021
 ISSUED FOR:
 DRB FINAL REVIEW SET

LOCATION:
 AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

SHEET NUMBER:
 A4-6
 EXT. ELEVS - MATL. CALCS

220 East Colorado Ave., Suite 218, P.O. Box 3934, Telluride, CO 81435, Office: 970-728-0841

FUSE architecture + interior



A SOUTHWEST SIDE FROM ABOVE
SCALE: NTS



B SOUTH SIDE FROM ABOVE
SCALE: NTS



C SOUTHEAST SIDE FROM ABOVE
SCALE: NTS



D SOUTHEAST SIDE FROM ABOVE
SCALE: NTS



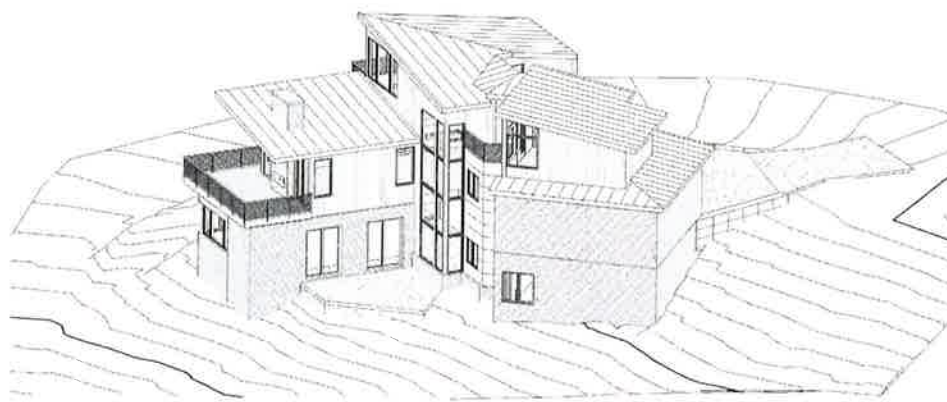
E EAST SIDE FROM ABOVE
SCALE: NTS



F NORTH SIDE FROM ABOVE
SCALE: NTS



G NORTHWEST SIDE FROM ABOVE
SCALE: NTS



H WEST SIDE FROM ABOVE
SCALE: NTS

NOTE:
3-D IMAGES ARE FOR GENERAL
REFERENCE ONLY - REFER
TO ELEVATIONS AND SECTIONS
FOR MOST CURRENT INFO.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: JULY 13, 2021
ISSUED FOR: DRB FINAL REVIEW SET
SHEET NUMBER: A4-7
3D VIEWS

AR-52 RESIDENCE

AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY

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REVISIONS:



A SOUTH DRIVE VIEW
SCALE: NTS



B SOUTH STREET VIEW
SCALE: NTS



C SOUTHEAST STREET VIEW 1
SCALE: NTS



D SOUTHEAST STREET VIEW 2
SCALE: NTS



E EAST STREET VIEW
SCALE: NTS



F NORTHEAST STREET VIEW
SCALE: NTS



G NORTH STREET VIEW
SCALE: NTS



H NORTHWEST VIEW
SCALE: NTS



I WEST VIEW
SCALE: NTS

NOTE:
3-D IMAGES ARE FOR GENERAL
REFERENCE ONLY - REFER
TO ELEVATIONS AND SECTIONS
FOR MOST CURRENT INFO.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

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REVISIONS:

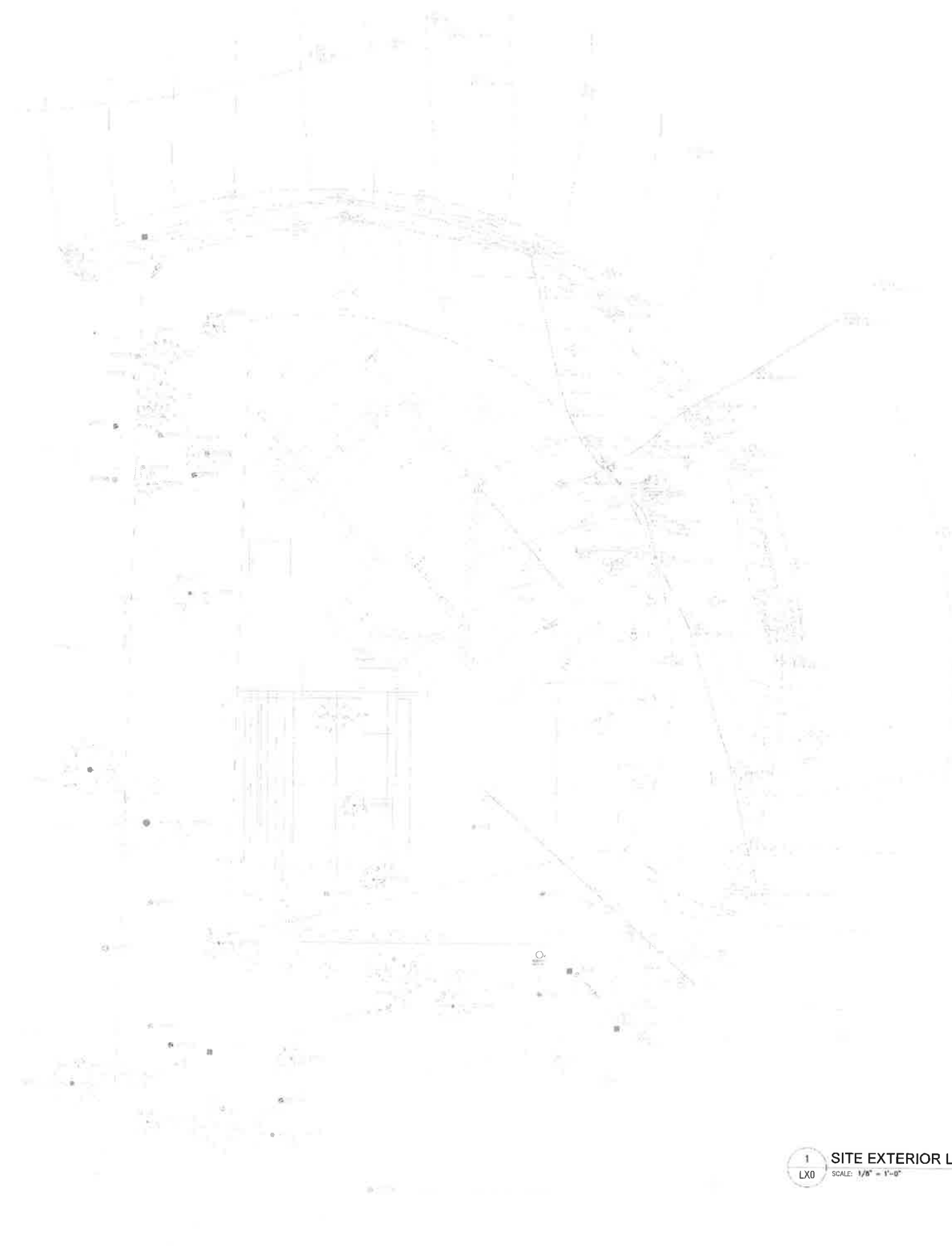
PROJECT: AR-52 RESIDENCE

DATE: JULY 13, 2021

ISSUED FOR: DRB FINAL REVIEW SET

SHEET NUMBER: A4-8
3D VIEWS

LOCATION: AR-52 123 ADAMS WAY MOUNTAIN VILLAGE SAN MIGUEL COUNTY



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

- RECESSED CAN VERIFY TRIM COLOR
- RECESSED CAN W/ LOW PROFILE HOUSING
- RECESSED CAN 8" X 12" X 12" R/ O/P
- WALL GRAZE RECESSED CAN W/ OFF STONE
- RECESSED CAN VERIFY TRIM COLOR
- SHOWER BENCH WET RATED
- EXTENDER STEP LIGHT
- SPLIGHT ACCESS
- BOOT (VARNISH)
- BR LIGHT
- HR CONDENSING
- CLOCK RECEPTACLE
- RECESSED CAN
- RECESSED CAN WITH ELECTRONIC TRANSFORMER
- CAS ART LIGHTING POWERED BY CLOCK OUTLET
- CLO1 AND CLO2 CLOSET STORAGE
- CSL SURFACE COATED UNDER CABINET
- RECESSED NON IC CAN
- DRAPERY
- RECESSED CAN DOUBLE
- RECESSED CAN TRIPLE
- OCULUS FLUORESCENT
- RECESSED CAN SQUARE TRIANGLE
- RECESSED CAN DUAL LAMP TRIANGLE
- VERGE CORNER
- ET STAIR HANDRAIL LED
- LED PANEL
- EXTENDING ROSSAGE DARK SKY RATED
- EXTENDING PENDANT
- RECESSED CAN
- 2 CLOSET FIXTURE
- 4 CLOSET FIXTURE
- FLOOR RECEPTACLE
- LED FLUORESCENT SURFACE MOUNT
- CENTRIFUGAL
- CEILING FAN LIGHT KIT
- EXHAUST FAN
- FIREPLACE CONTROL
- FESTOON SUSPENDED BY CABLE
- GROUND FAULT OUTLET
- EXTERIOR GAS SCONCE
- RECESSED PUCK LIGHT
- ADJUSTABLE PUCK LIGHT
- MINI RECESSED
- 1500W ELECTRIC HEAT
- UNDER WATER
- SEMI FLUSH DECORATIVE FIXTURE
- HANGING FIXTURE
- WALL MOUNTED DECORATIVE FIXTURE
- CABLE LIGHTING
- LANDSCAPE PATH
- LANDSCAPE LEAD NUMBER
- LOAD NUMBER
- MOTORIZED SHADE
- MOTORIZED BLACK OUT SHADE
- MOTORIZED DRAPERY
- SINGLE HEAD MONOPOINT
- MAX UP MIRROR
- DOUBLE HEADED MONOPOINT
- MOTION SENSOR
- MIRROR W/ INTEGRATED LIGHTING
- TELEVISION
- MEZZALINA WALL
- PENDANT
- LED STRIP W/ STRAIGHT CHANNEL
- VERTICAL LED STRIP
- WET RATED VERTICAL LED
- WET RATED LED STRIP
- LED IN 45 DEGREE CHANNEL
- FLUORESCENT
- SPRINKLER LED
- RECESS TROUGH
- LIGHTING MODULE ENCLOSURE
- PROJECTOR (BY OTHERS)
- POOL LIGHT
- SUSPENDED MAGNET
- RECESS MAGNET
- TRIM WALL
- OUTLET USB
- STEP LIGHT
- READING LIGHT
- SUSPENDERS
- THIN WALL VERTICAL
- JAMB SWITCH
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- THREE WAY WALL BOX DIMMER
- SINGLE POLE WALL BOX DIMMER
- EXHAUST FAN SWITCH WITH TIME OUT
- INTEGRATED WALL BOX SMART DIMMER
- SWITCHED OUTLET
- TRANSFORMER/DRIVER WATTAGE TIED
- WALL MOUNTED MONORAIL
- THIN WALL HORIZONTAL
- TABLE CLOCK
- TABLE LAMP
- MONORAIL SYSTEMS
- W/ KITCHEN PUGH
- VAPOR PROOF FIXTURE
- VAPOR PROOF WALL MOUNT
- RECESS WALL WASHER
- WALL RECESS (INTERNAL BUSH)
- SURFACE MOUNT (CEILING/W/ LENS)



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

AR-52 RESIDENCE

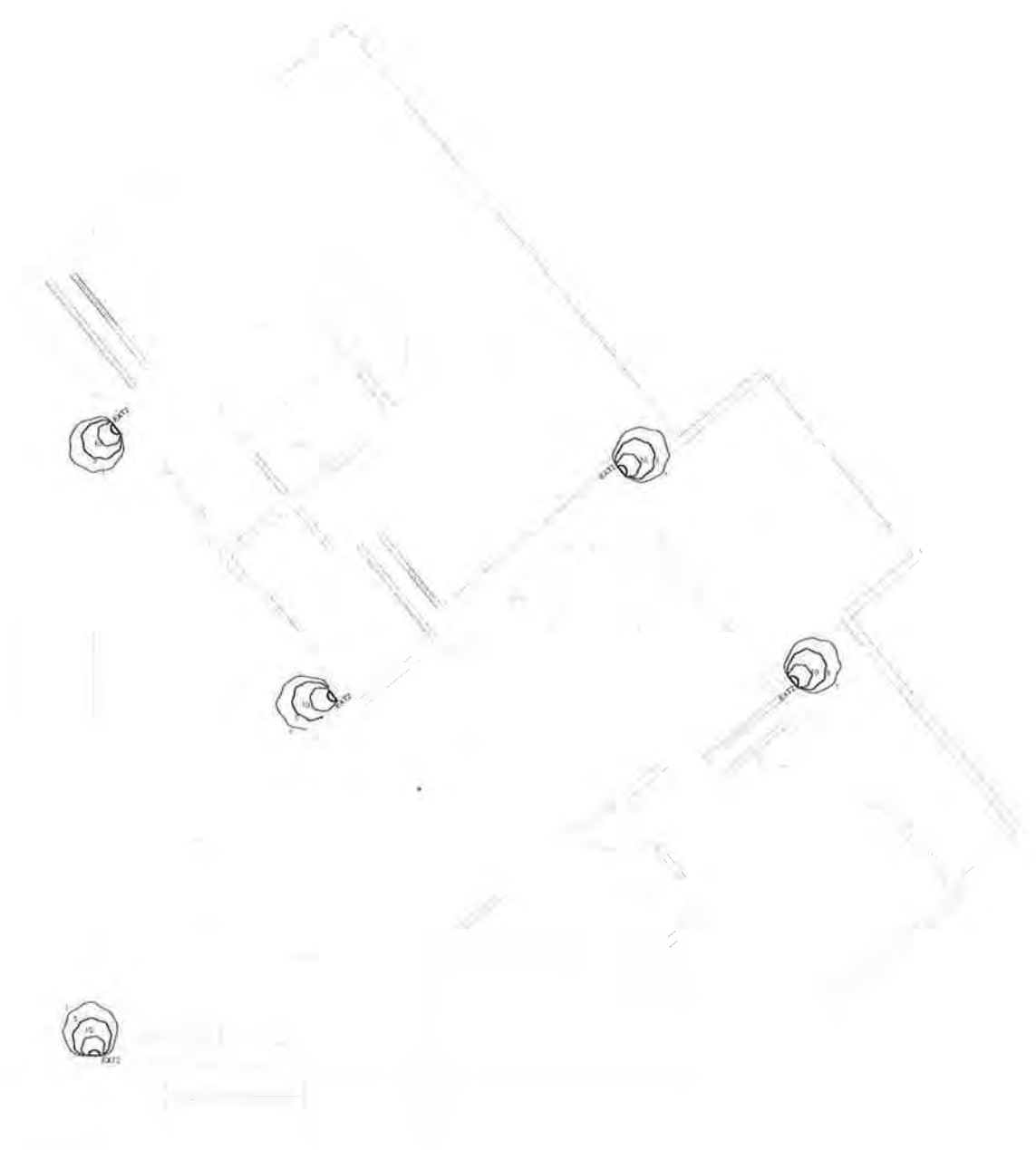
ADAMS WAY
 MOUNTAIN VILLAGE

2021.03.16 DRB SUBMITTAL
 2021.03.24 OAC NOTES
 2021.06.25 DRB FAR LIGHTING

- LX0 - SITE EXTERIOR LIGHTING PLAN
- LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
- LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
- LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN
- LX4 - EXTERIOR LIGHTING ELEVATIONS

SITE EXTERIOR LIGHTING PLAN

LX0



1 LOWER LEVEL EXTERIOR LIGHTING PLAN
 LX1 SCALE: 1/4" = 1'-0"

- RECESSED CAN, VERIFY FROM COLOR
- RECESSED CAN WITH LED PROFILE HOLDING
- RECESSED CAN 8 1/2 TO 12 SLOPE
- WALL GRATE RECESSED CAN'S OFF STONE
- RECESSED CAN, VERIFY FROM COLOR
- RECESSED CAN, VERIFY FROM COLOR
- SHOWER BENCH VET RATED
- EXTERIOR STEP LIGHT
- LIGHT SOURCE
- ROOF WARMUP
- BSS LIGHT
- AIR CONDENSING
- CLOCK RECEPTACLE
- RECESSED CAN
- RECESSED CAN WITH ELECTRONIC TRANSFORMER
- CAS ART LIGHTING POWERED BY CLOCK OUTLET
- CLD AND CLDZ CLOSET STORAGE
- CSL SURFACE MOUNTED UNDER CABINET
- RECESSED NON-FC CAN
- DRAPERY
- RECESSED CAN DOUBLE
- RECESSED CAN TRIPLE
- ROOF WARMUP
- NET SENSING SQUARE FRAMES
- RECESSED CAN EQUAL LAMP FRAMES
- VERGE CORNER
- VERTICAL ARCHITECTURAL LED
- LED PANEL
- ARCHITECTURAL LED
- EXT2 EXTENSIVE NOISE DARK SKY RATED
- EXT3 EXTENSIVE PENDANT
- EXT4 HISTORIC EXTERIOR SCENCE
- F1-2 2' CLOSET FIXTURE
- F1-4 4' CLOSET FIXTURE
- FLOOR RECEPTACLE
- LED FLUORESCENT SURFACE MOUNT
- CEILING FAN
- CEILING FAN LIGHT KIT
- EXHAUST FAN
- FIREPLACE CORNER
- LEFT SIDE SUSPENDED BY CHAIN
- GROUND FAULT OUTLET
- EXTERIOR GAS SMOKE
- RECESSED PUCK LIGHT
- ADJUSTABLE PUCK LIGHT
- MINI RECESSED
- 100W ELECTRIC HEAT
- UNDER WATER
- SEMI FLUSH DECORATIVE FIXTURE
- WINDUP FIXTURE
- WALL MOUNTED DECORATIVE FIXTURE
- CABLE LIGHTING
- LIGHTING / SHADING KEYPAD
- LANDSCAPE PATH
- UNDEGRADED LUMINOUS
- LED NUMBER
- MISPLACED SHADE
- MISPLACED BLACK OUT SHADE
- MISPLACED DIMMER
- SINGLE HEAD MONOPOINT
- MARKUP MARKUP
- DOUBLE HEADED MONOPOINT
- ROOF WARMUP
- WINDUP W/ WATERPROOF LIGHTING
- MTV TELEVISION
- MEZZALINA WALL
- P PENDANT
- PO1 100W LED STRAIGHT CHANNEL
- PO1 VET RATED VERTICAL LED
- PO1 VET RATED LED STRIP
- PO1 LED IN 45 DEGREE CHANNEL
- PO1 FLOATING MIRROR
- MINI LINEAR LED
- ACCESS THROUGH
- PROJECTOR (BY OTHERS)
- PROJECTOR (BY OTHERS)
- POOL LIGHT
- SUSPENDED MAGNET
- RECESSED MAGNET
- STEP THROUGH WALL
- OUTLET USE
- STEP LIGHT
- READING LIGHT
- SUSPENSORS
- TRIM WALL SYSTEMS
- JAMB SWITCH
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- THREE WAY WALL BOX DIMMER
- SINGLE POLE WALL BOX DIMMER
- SHOWER PAN SWITCH WITH TONGUE OUT
- RETRACTABLE WALL BOX DIMMER
- SWITCH-ER-SOCKET
- TRANSFORMER/DRIVER, STRAIGHT LED
- WALL MOUNTED MONORAIL
- TRIM WALL MONORAIL
- TIME CLOCK
- TABLE LAMP
- MONORAIL SYSTEMS
- IN GROUND UPLIGHT
- VANITY SCONCE
- VAPOR PROOF FIXTURE
- VAPOR PROOF WALL MOUNT
- WALL SCONCE W/ INTERNAL SWITCH
- SURFACE MOUNTED CEILING W/ LENS



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

AR-52 RESIDENCE

ADAMS WAY
MOUNTAIN VILLAGE

2021.03.16 DRB SUBMITTAL
 2021.03.24 OAC NOTES
 2021.06.25 DRB FAR LIGHTING

- LX0 - SITE EXTERIOR LIGHTING PLAN
- LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
- LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
- LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN
- LX4 - EXTERIOR LIGHTING ELEVATIONS

LOWER LEVEL EXTERIOR LIGHTING PLAN

LX1



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

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LX0 - SITE EXTERIOR LIGHTING PLAN
LX1 - LOWER LEVEL EXTERIOR
LIGHTING PLAN
LX2 - MAIN LEVEL EXTERIOR
LIGHTING PLAN
LX3 - UPPER LEVEL EXTERIOR
LIGHTING PLAN
LX4 - EXTERIOR LIGHTING ELEVATIONS

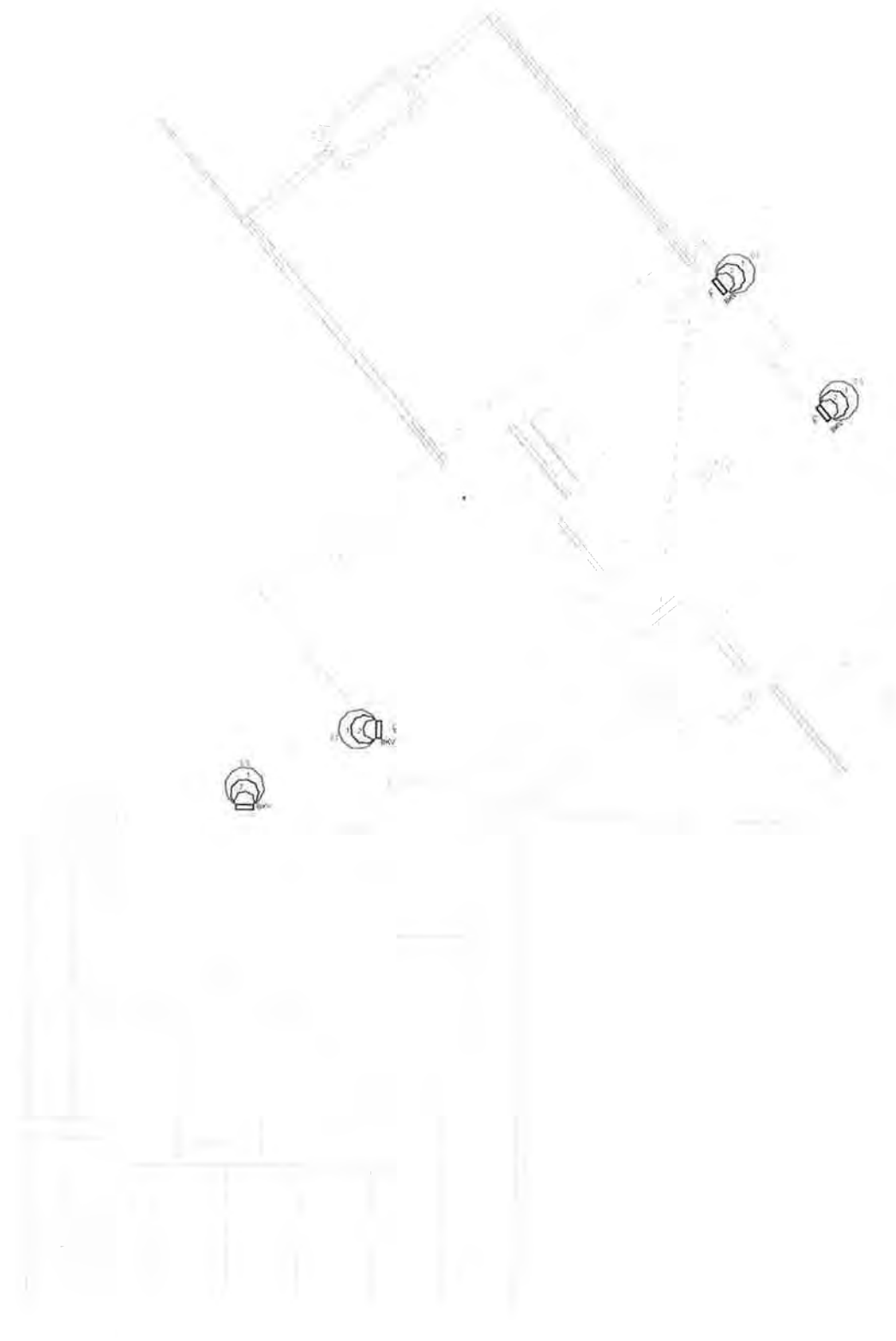
MAIN LEVEL EXTERIOR LIGHTING PLAN

LX2

- RECESSED CAN - VERIFY FINN COLOR
- RECESSED CAN (W/LOW PROFILE HOUSING)
- RECESSED CAN - 3' TO 12' IS SLOPE
- WALL GRAZE RECESSED CAN (OFF STONE)
- RECESSED CAN - VERIFY FINN COLOR
- SHOWER BENCH - VET RATED
- EXTERIOR STEP LIGHT
- UPLIGHT SCORCE
- BOUT WARMERS
- BBQ LIGHT
- AIR CONDITIONING
- CLOCK RECEPTACLE
- RECESSED CAN
- RECESSED CAN WITH ELECTRONIC TRANSFORMER
- CAS - ART LIGHTING POWERED BY CLOCK OUTLET
- CLOJ AND CLOJ CLOSET STORAGE
- CBL SURFACE MOUNTED UNDER CABINET
- RECESSED NON IC CAN
- GRABERY
- RECESSED CAN DOUBLE
- RECESSED CAN TRIPLE
- COLUMN UPLIGHT
- RECESSED CAN SQUARE THINLESS
- RECESSED CAN DUPL LAMP THINLESS
- VERGE CORNER
- ES STAR HANDRAIL LED
- VERTICAL ARCHITECTURAL LED
- LED PANEL
- EW ARCHITECTURAL LED
- EXT2 - EXTERIOR SCORCE DARK BRY RATED
- EXTERIOR PENDANT
- EXT3 - HISTORIC EXTERIOR SCORCE
- 2 CLOSET FIXTURE
- 4 CLOSET FIXTURE
- FLOOR RECEPTACLE
- LED / FLUORESCENT SURFACE MOUNT
- CEILING FAN
- CEILING FAN LIGHT KIT
- EXHAUST FAN
- FIREPLACE CONTROL
- FIB - FIRETRON SUSPENDED BY CABLE
- GROUND FAULT OUTLET
- EXTERIOR GAS SCORCE
- RECESSED PUCK LIGHT
- ADJUSTABLE PUCK LIGHT
- MINI RECESSED
- HT4 1500W ELECTRIC HEAT
- UNDER WATER
- SEM FLUSH DECORATIVE FIXTURE
- HANGING FIXTURE
- WALL MOUNTED DECORATIVE FIXTURE
- CABLE LIGHTING
- LIGHTING / SHADING KEYPAD
- LANDSCAPE PATH
- LANDSCAPE LOAD NUMBER
- LEAD NUMBER
- MOTORIZED SHADE
- MOTORIZED BLIND OUT SHADE
- MOTORIZED CHAIRS
- SHADE HEAD MOUNTING
- MANUP MIRROR
- DOUBLE HEADED MIRROR
- MOTION SENSOR
- MIRROR (INTEGRATED LIGHTING)
- TELEVISION
- MEZZALUNA WALL
- PENDANT
- LED STRIP W/ STRAIGHT CHANNEL
- VERTICAL LED STRIP
- WET RATED VERTICAL LED
- WET RATED LED STRIP
- LED IN 45 DEGREE CHANNEL
- FLOORING MIRROR
- WALL MOUNTED LED
- RECESS PRODUCT
- LIGHTING MODULE ENCLOSURE
- PROJECTOR (BY OTHERS)
- POOL LIGHT
- SUSPENDED MAGNET
- RECESS MAGNET
- STW THIN WALL OUTLET / USB
- STEP LIGHT
- RECEIVING LIGHT
- SUSPENDERS
- THIN WALL VERTICAL
- JAMES SWITCH
- TRIPLE POLE SWITCH
- THREE WAY SWITCH
- THREE WAY WALL BOX DIMMER
- SINGLE POLE WALL BOX DIMMER
- EXHAUST FAN SWITCH WITH TIME OUT
- INTEGRATED WALL BOX SMART DIMMER
- SWITCHED OUTLET
- TRANSFORMER/DRIVER WATTAGE TRD
- WALL MOUNTED BICOGNIAL
- THIN WALL HORIZONTAL
- TIME CLOCK
- TABLE LAMP
- MONORAIL SYSTEMS
- IN GROUND UPLIGHT
- VANITY SCORCE
- VAPOR PROOF FIXTURE
- VAPOR PROOF WALL MOUNT
- RECESS WALL VARNER
- WALL SCORCE (VAPOR PROOF)
- SURFACE MOUNTED CEILING JOULES



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



3 UPPER LEVEL EXTERIOR LIGHTING PLAN
 SCALE: 1/4" = 1'-0"

- RECESSED CAN VERIFY TRIM COLOR
- RECESSED CAN FLOW PROFILE HOUSING
- RECESSED CAN 9 TO 12 12 SLOPE
- WALL MOUNT RECESSED CAN 9 OFF 6/12
- RECESSED CAN VERIFY TRIM COLOR
- SHOWER BENCH LIGHT 18" H
- EXTERIOR STEP LIGHT
- UPLIGHT SCIENCE
- SOOT WARMERS
- GRID LIGHT
- CLOCK RECEPTACLE
- RECESSED CAN
- RECESSED CAN WITH ELECTRIC TRANSFORMER
- CAS ART LIGHTING POWERED BY CLOCK OUTLET
- CLD AND CLOZ CLOSET STORAGE
- CAL SURFACE MOUNTED UNDER CABINET
- RECESSED NON IC CAN
- DRAPERY
- RECESSED CAN DOUBLE
- RECESSED CAN TRIPLE
- RECESSED CAN SQUARE TRIPLES
- RECESSED CAN SQUARE TRIPLES
- RECESSED CAN SQUARE TRIPLES
- VERGE CORNER
- ES STAR HANDRAIL LED
- VERTICAL ARCHITECTURAL LED
- LED PANEL
- EVA ARCHITECTURAL LED
- EXT2 EXTERIOR SCIENCE DARK SKY RATED
- EXT3 EXTERIOR SCIENCE
- EXT4 HISTORIC EXTERIOR SCIENCE
- F1-2 2 CLOSET FIXTURE
- F1-4 4 CLOSET FIXTURE
- FLOOR RECEPTACLE
- LED / FLUORESCENT SURFACE MOUNT
- CEILING FAN
- CEILING FAN LIGHT KIT
- EXHAUST FAN
- EXHAUST FAN
- EXHAUST FAN
- GROUND FAULT OUTLET
- EXTERIOR GAS SCIENCE
- RECESSED PUCK LIGHT
- ADJUSTABLE PUCK LIGHT
- MINI RECESSED
- 1500W ELECTRIC HEAT
- UNDER WATER
- SEMI FLUSH DECORATIVE FIXTURE
- HANGING FIXTURE
- WALL MOUNTED DECORATIVE FIXTURE
- CABLE LIGHTING
- LIGHTING / SHADING KEYPAD
- LANDSCAPE PATH
- LANDSCAPE LOAD NUMBER
- LOAD NUMBER
- MOTORIZED SHADE
- MOTORIZED BLACK OUT SHADE
- MOTORIZED DRAPERY
- SINGLE HEAD MONOPOINT
- MAKEUP MIRROR
- DOUBLE HEADED MONOPOINT
- MOTION SENSOR
- MIRROR W/ INTEGRATED LIGHTING
- TELEVISION
- MEZZALINA WALL
- PENDANT
- LED STRIP W/ STRAIGHT CHANNEL
- VERTICAL LED STRIP
- WET RATED VERTICAL LED
- WET RATED LED STRIP
- LED IN 45 DEGREE CHANNEL
- FLOATING MIRROR
- MINI LINEAR LED
- RECESS TROUSER
- LIGHTING MODULE ENCLOSURE
- PROJECTOR (BY OTHERS)
- POOL LIGHT
- SUSPENDED MAGNET
- RECESS MAGNET
- STW THRU WALL
- OUTLET USB
- STEP LIGHT
- READING LIGHT
- SUSPENDERS
- THRU WALL MOUNTED
- JAMB SWITCH
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- THREE WAY WALL BOX DIMMER
- SINGLE POLE WALL BOX DIMMER
- RECESSED FAN BEZEL WITH TRIM OUT
- INTEGRATED WALL BOX SMART DIMMER
- SWITCHED OUTLET
- TRANSFORMER W/ WATTAGE TBD
- TRAIL MOUNTED MOUNTING
- TRAIL MOUNTED MOUNTING
- TIME CLOCK
- TABLE LAMP
- MORGAN SYSTEMS
- IN GROUND UPLIGHT
- VANITY SCIENCE
- VAPOR PROOF FIXTURE
- VAPOR PROOF WALL MOUNT
- WALL MOUNTED WASHBASIN
- WALL SCIENCE W/ INTERNAL TRIM
- SURFACE MOUNTED GROUND WALL

David Craige

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

**AR-52
 RESIDENCE**

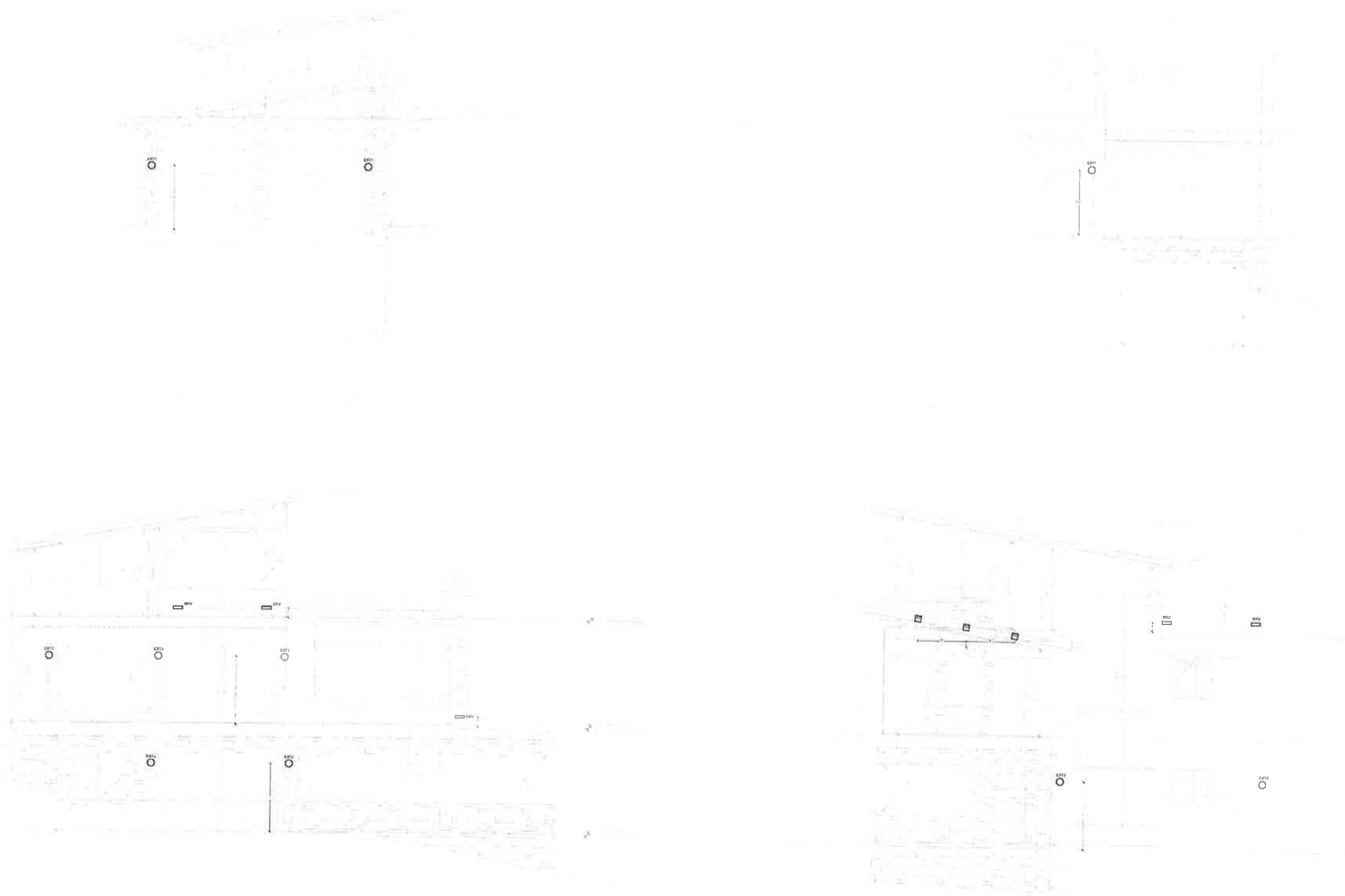
ADAMS WAY
 MOUNTAIN VILLAGE

2021.03.16 DRB SUBMITTAL
 2021.03.24 OAC NOTES
 2021.06.25 DRB FAR LIGHTING

- LX0 - SITE EXTERIOR LIGHTING PLAN
- LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
- LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
- LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN
- LX4 - EXTERIOR LIGHTING ELEVATIONS

**UPPER LEVEL
 EXTERIOR
 LIGHTING PLAN**

LX3



- RECESS
- STEP LIGHT
- WALL SCONCE
- WALL SCONCE

David Craige

David Craige | CLC | IALD
 209 Hillside Lane
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 970.729.1403

**AR-52
 RESIDENCE**

ADAMS WAY
 MOUNTAIN VILLAGE

2021.03.16 DRB SUBMITTAL
 2021.03.24 OAC NOTES
 2021.06.25 DRB FAR LIGHTING

- LX0 - SITE EXTERIOR LIGHTING PLAN
- LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
- LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
- LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN
- LX4 - EXTERIOR LIGHTING ELEVATIONS

**EXTERIOR
 LIGHTING
 ELEVATIONS**

LX4



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-52R, 123 Adams

Way

Hi Amy,

No issues from Public Works. Have them field verify existing utilities.

Finn

Diversity of tree plantings clause is not met. – Mike Otto

Scott Heidergott – Fire Marshall

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



AGENDA ITEM 5
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, Community Housing Program Director
FOR: Design Review Board Public Hearing; August 5, 2021
DATE: July 20, 2021
RE: Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 151R-2, 223 Country Club Drive, pursuant to CDC Section 17.4.11.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 151R-2 TELLURIDE MOUNTAIN VILLAGE FILING #1 ACC TO REPLAT OF LOT 151-R TOMV REC AT 455320 10 10 18 .30 AC

Address: 223 Country Club Dr.
Applicant/Agent: Lea Sisson Architects
Owner: Lot 151R 2&3 LLC
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: .30 acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Lea Sisson of Lea Sisson Architects, Applicant is requesting Design Review Board (DRB) approval of an Final Architecture Review (FAR) Application for a new single-family home on Lot 151R-2, 223 Country Club Drive. The Lot is approximately .30 acres and is zoned Single-Family. The overall square footage of the home is

approximately 5,296 gross square feet (4,161 Livable) and provides 2 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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	34'-10"
Maximum Avg. Building Height	30' (shed) Maximum	23.82'
Maximum Lot Coverage	40% Maximum	18%
General Easement Setbacks	16 Feet Front and Rear 8 Foot Side Setbacks	Parking in the GE
Roof Pitch		
Primary		2:12
Secondary		n/a
Exterior Material		
Stone	35% minimum	38%
Windows/Doors	40% maximum	21%
Parking	2 Enclosed	2
	2 Surface	3

Design Review Board Specific Approvals:

1. *Tandem Parking*
2. *Parking in the General Easement*
3. *Metal Fascia*

Design Review Board Design Variation:

1. *Road and Driveway Standards*
2. *Landscaping Diversity*

Staff Note: This Memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional relevant information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated June 17, 2021.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.14: General Easement Setbacks

Lot 151R-2 is burdened by a 16- foot General Easement (GE) at the front and rear of the Lot. As part of the subdivision for Lot 151, which created Lots 151R-1, 2, and 3, the Town approved 8-foot internal setback lines between each Lot. 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: GE encroachments were discussed in some detail at the IASR in July. The DRB expressed unanimous support for the following items:

- *Driveway*
- *Landscaping*
- *Retaining Walls*

The details on the GE encroachments were provided in the memo of record but it should be otherwise noted that as a condition of approval, the foundation walls 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

Staff: Criteria Met.

17.5.5: Building Siting Design

Staff: Criteria Met.

17.5.6: Building Design

Staff: At IASR, staff requested additional information related to the proposed materials. This has been provided within the revised applicant narrative. From narrative: "Stone is dry stacked telluride gold, wood siding is stained vertical siding (warm grey), metal folded seam (shingle) has been used where on walls with roofs adjacent for further durability of structure and for varying material palette. Soffit is rough-sawn t&g stained warm grey".

17.5.7: Grading and Drainage Design

Staff: Criteria Met.

17.5.8: Parking Regulations

Staff: 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. Due to the size and narrowness of this Lot, staff does not take issue with this request.

The applicant has shown the three exterior spaces in the GE – which requires Specific Approval by the DRB. The DRB discussed parking in the GE at the IASR and expressed general comfort as proposed.

17.5.9: Landscaping Regulations

The applicant has revised the landscaping plan to provide additional details related to planting schedule, and irrigation. The applicant is currently only proposing aspen and bristlecone as part of the landscaping plan and this does not meet the diversity requirement. Staff is in the process of updating these requirements in the CDC and therefore recommends issuing a design variation for landscaping requirements.

17.5.11: Utilities

Staff: Criteria Met.

17.5.12: Lighting Regulations

Staff: The applicant has provided an updated lighting plan and the proposed fixtures meet the requirements of the CDC. At the IASR, the DRB discussed the large amount of glass and the impact that this may have on light trespass. The applicant, as part of the updated

materials has provided a photometric study for the home, attempting to demonstrate that no offsite impacts are being created.

17.5.13: Sign Regulations

Staff: The applicant has proposed an address monument to be located on the home adjacent to the garage. It appears that the location of this monument meets the distance requirements to allow for its mounting on the home rather than freestanding. The applicant did not revise this detail prior to the hearing, so staff recommends conditioning that the address monument be located underneath the existing sconce proposed outside of the garage, and otherwise meet the requirements of the CDC at the time of permitting.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Criteria Met.

17.6.6: Roads and Driveway Standards

Staff: The DRB expressed general comfort with the driveway design as shown at initial. Criteria Met.

17.6.8: Solid Fuel Burning Device Regulations

Staff: Criteria Met.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has provided an updated CMP and staff has the following comments related to this proposal that should be addressed before building permitting:

- 1. Given the excavation required for this project, the material stockpile area does not appear to be adequate to handle the amounts of export.*
- 2. This site will not be able to accommodate all of the required parking. The applicant will be required to work with the building official in order to best accommodate the required vehicles.*
- 3. It is still unclear to staff if this project will require a crane.*
- 4. The Utility connections to the rear of the lot will require offsite disturbances which must be addressed with the property owner of Tract OS1R1 – specifically revegetation requirements.*

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 151R-2, 223 Country Club Drive based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 151R-2, based on the evidence provided within the Staff Report of record dated July 20, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

1. Tandem Parking or Parking Waiver
2. Parking in the General Easement
3. Metal Fascia

Design Review Board Design Variation:

1. Road and Driveway Standards
2. Landscaping

And, with the following conditions:

- 1) Prior to the submittal for Building Permit, the applicant shall revise the construction mitigation plan per the comments of this memo.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated construction mitigation plan addressing the concerns of this report.
- 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 the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the south of the home.
- 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) 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.
- 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 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

Review comments by TOMV staff forester, Michael Otto

New Single Family Home at 239 Country drive. Lot 151R-2

https://townofmountainvillage.com/site/assets/files/35213/website_and_referral_packet_151r-2.pdf

Wildfire mitigation zones are not designated. The tree survey and aerial imagery indicate that vegetative management for wildfire mitigation will not be necessary.



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Date: 06/10/2021

Address: Lot 151R-2, 239 Country Club Dr.
Mountain Village, CO 81435

Plan review is approved with the following general conditions:

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

LOT 151R-2,
Mountain Village

7.22.2021

APPLICATION
AND
DETAILS



Town of Mountain Village
 Planning and Development Services Review

CHECK LIST

To be submitted prior to any meeting for which consideration of any application is to be scheduled.

General

The following general requirements have been submitted within this application:

X	Summary of Unit(s)								
	<table border="0" style="width: 100%;"> <tr> <td style="border-bottom: 1px solid black; width: 70%;">Type of Unit</td> <td style="border-bottom: 1px solid black; width: 30%;">Number of Units</td> </tr> <tr> <td>Single Family Unit</td> <td style="border: 1px solid black; text-align: center;">1</td> </tr> <tr> <td>Detached Condo</td> <td style="border: 1px solid black;"></td> </tr> <tr> <td>Accessory Dwelling</td> <td style="border: 1px solid black;"></td> </tr> </table>	Type of Unit	Number of Units	Single Family Unit	1	Detached Condo		Accessory Dwelling	
Type of Unit	Number of Units								
Single Family Unit	1								
Detached Condo									
Accessory Dwelling									

X	Summary of Square Footage										
	<p>Calculated in "Livable Area". Space in a structure for living, sleeping, eating, cooking, to include bathrooms, toilet compartments, closets, and halls as measured from exterior wall to exterior wall. Storage areas, utility areas, garages and similar areas are not considered.</p> <table border="0" style="width: 100%;"> <tr> <td style="border-bottom: 1px solid black; width: 70%;">Type of Unit</td> <td style="border-bottom: 1px solid black; width: 30%;">Total Square Footage</td> </tr> <tr> <td>Single Family Unit</td> <td style="border: 1px solid black; text-align: center;">4161</td> </tr> <tr> <td>Accessory Dwelling</td> <td style="border: 1px solid black; text-align: center;">0</td> </tr> <tr> <td>% of Accessory to Single Family</td> <td style="border: 1px solid black;"></td> </tr> <tr> <td>Total</td> <td style="border: 1px solid black; text-align: center;">4161</td> </tr> </table>	Type of Unit	Total Square Footage	Single Family Unit	4161	Accessory Dwelling	0	% of Accessory to Single Family		Total	4161
Type of Unit	Total Square Footage										
Single Family Unit	4161										
Accessory Dwelling	0										
% of Accessory to Single Family											
Total	4161										

no	Wood Burning Device Permit
	<p>If a wood burning fireplace is proposed, a copy of the Wood Burning Device Permit must be included with this application.</p>

Proof of Ownership (Reference for Item 3)

Please submit complete copies of the following stamped by an architect or engineer licensed in the state of Colorado, except the model, along with a completed application form, completed checklist, and appropriate fees. Within the checklist below, please place a checkmark beside the information submitted, and indicate where the information can be found (i.e. Plan A.1) If not applicable (N/A) is entered in a box, please explain:

X	Application Form, Development Checklist and Fees.
---	--

Proof of ownership of subject property. Demonstration of ownership shall be constituted by current written proof of who or what entity holds title to all the land(s) depicted on any plat or plan filed with the County, with the minimum proof of ownership consisting of certification by a title company authorized to conduct business in the State of Colorado. The certification shall be issued not more than thirty (30) days prior to the date of submittal of the application. If the land is owned by a third-party, corporation or similar legal entity designating an individual or entity to act in the Corporation's or similar legal entity's behalf, a proof of agency shall be required and consist of a Corporate Resolution, or similar legal document, designating the individual or entity to act as agent. The application must be signed by the property owner or an officer of the Corporation or legal entity.

Vicinity Map: A Vicinity Map indicating the location of the subject property and other properties within four hundred feet (400') or one hundred fifty feet (150') if located within the Village Core.

Existing Conditions Plan (Reference for Item 8)

Survey: A topographic survey stamped by a surveyor licensed within the State at a **minimum scale of one-inch equals twenty feet (1"=20')**. The survey should be representative of existing conditions of the site and shall have minimum contour intervals of no greater than two-feet (2').

- Existing trees or groups of trees having trunks with diameters of four inches (4") or more at one foot (1') above natural grade.
- Rock outcroppings.
- Wetlands.
- Other significant natural features
- Slopes of thirty percent (30%) or more shall be specifically identified.
- Footprint of all existing structures.
- The survey shall include ties to an established vertical datum (to be obtained from the department of planning and design review), property lines showing distances and basis of bearing, and all easements and setbacks.
- Easements and setbacks.
- Locations of all utilities, including existing sources and proposed service lines from sources to the structures.

Proposed Development Plan (Reference for Item 9)

Site Plan: A site plan, drawn at a minimum scale of one inch to twenty feet (1"=20') (unless otherwise approved by staff).

- Existing and proposed building footprints and all other structures, including decks, patios, canopies, walls, hot tubs, pools, etc.
- Showing existing and finished grades at two-foot (2') contours.
- Rock outcroppings and other significant features
- Locations of landscaped areas.
- Service areas and storage areas.
- Pedestrian walks, driveways with proposed grades, parking spaces.
- Address monument location.
- All retaining structures.
- Existing and proposed elevations of the top of roof ridges.
- Locations of ingress and egress, and the directions of traffic flow into and out of as well as within parking and loading areas, the location of loading berth(s) (where applicable), and areas for turning and maneuvering vehicles.

x

Grading and Drainage Plan: A grading and drainage plan at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff).

- Showing existing and finished grades at two-foot (2') contours.
- Areas proposed for cuts or fill, and projections of the volumes of materials.
- Proposed Erosion and Sediment Control features including drainage swales.
- Any proposed slopes greater than 3:1.
- Locations of any existing natural surface drainage patterns.
- All proposed building footprints and other structures including decks, patios, walls, hot tubs, pools and retaining structures.
- A clear and detailed demonstration of the existing drainage on the subject property and the proposed drainage after development.
- Multi-Family, Mixed-use or Commercial projects are required to submit a drainage study prepared by a Colorado Professional Engineer with storm-water calculations for a 25-year storm event.

n/a

Phasing Plan: A phasing plan is required for any development that will not complete the entire proposed project in one phase. A complete master site plan, grading plan, utility plan, landscape plan, and parking plan for the entire project must be submitted which clearly indicates what will be completed in each phase in its entirety.

Lighting Plan: An outdoor lighting plan, drawn at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff). In addition to locating this information graphically on a plan, the applicant shall provide the information on the application form and provide manufacturer's cut-sheets for the DRB file.

Location, height above grade, type of illumination (such as incandescent, halogen, etc.)

Source lumens.

Luminous area for each light source which is proposed.

Architectural Requirements

The following statements, representative elevations and details have been submitted within this application:

Statement of Building Height

	Proposed	Required By Zone
Maximum Height Limit	34'-10"	35'-0"
Maximum Average Height	23.8'	30'-0"

n/a

Architectural Feature(s) which exceeds Maximum Height Limit

Requires specific DRB approval

Statement of Stone Area and Stone Area Calculations

Exterior wall material percentages

Percentage of stone	38%
Percentage of stucco	0%
Percentage of wood	14%
Percentage of accent material	27%
Percentage of fenestration	21%

North Elevation

Total sq. ft. of exterior wall	978	
Total sq. ft. of stone		666
Total sq. ft. of stucco		0
Total sq. ft. of wood		0
Total sq. ft. of accent material		248
Total sq. ft. of fenestration		64

East Elevation

Total sq. ft. of exterior wall	2153	
Total sq. ft. of stone		963
Total sq. ft. of stucco		0
Total sq. ft. of wood		157
Total sq. ft. of accent material		658
Total sq. ft. of fenestration		375

South Elevation

Total sq. ft. of exterior wall	1816
Total sq. ft. of stone	292
Total sq. ft. of stucco	0
Total sq. ft. of wood	530
Total sq. ft. of accent material	247
Total sq. ft. of fenestration	747

West Elevation

Total sq. ft. of exterior wall	1385
Total sq. ft. of stone	460
Total sq. ft. of stucco	0
Total sq. ft. of wood	175
Total sq. ft. of accent material	572
Total sq. ft. of fenestration	178

Total Building

Total sq. ft. of exterior wall	6332
Total sq. ft. of stone	2381
Total sq. ft. of stucco	0
Total sq. ft. of wood	862
Total sq. ft. of accent material	1725
Total sq. ft. of fenestration	1364

x

Architectural Plans: Architectural plans drawn at a minimum scale of 1/8" = 1' (unless otherwise approved by staff).

- Floor plans labeled and dimensioned and drawn in sufficient detail.
- All elevations of proposed structures.
- Existing and finished grades a minimum of five (5) feet out from the building or to the property line.
- Building height.
- Roof forms and pitch (primary and secondary).
- Location and type of all doors and windows.
- Details of recess of windows and doors within stucco or stone walls.
- Exterior surfacing materials.
- Snow and ice shed prevention devices.
- Exterior lighting detail.
- Colored rendering or two-colored elevations.
- Statement of building height and elevations supporting the calculations.
- Statement of stone area and stone calculations and elevations supporting the calculations.

- Scale model illustrating building mass and proportion in relationship to development on adjacent parcels, existing vegetation and site contours.
- Color and material sample board. (to include windows, doors and exterior lighting.) Provide photos, brochures and cut sheets.
- Address monument design to include lighting.

x

Landscape Plan: A detailed landscape plan at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff), with two foot contours.

- Showing existing and proposed grading.
- Existing vegetation.
- Limits of tree removal, locations of all new tree plantings.
- Ground cover.
- Revegetation and proposed treatments.
- Plant schedule identifying all plant material by type (scientific nomenclature, quantity and size).
- Seeding (type, varieties, mixes, rates).
- Soil preparation specifications.
- Turf areas.
- Special landscape features.
- Retaining structures, to include type of wall, grades, elevations of top and bottom of wall every twenty (20') feet, footings and facing materials.
- Irrigation Schedule demonstrating the type and size of all pipes, heads, valves and controllers; Location and description of connection to plumbing; and, Location of water sensors.

x

Construction Staging Plan: A construction staging plan, drawn at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff).

- The limits of construction activity.
- Limits of excavation.
- Limits of tree removal.
- Identification of trees to remain within the limits of construction.
- Location of construction fencing and detail of methods to protect the remaining trees and any other vegetation.
- Location of building material storage areas, cut and slash storage and route of removal.

- Construction parking (location and amount).
- Locations of portable washrooms.
- Construction trailer (location and size).
- Location of a trash container and route of removal.
- Bear-proof container for all food waste.
- A detailed construction staging manual, if determined to be necessary by DRB at Initial Architectural Site Review, containing all information requested by the DRB at Initial Architectural Site review.

X n) **Photographs:** Photographs of the subject site from the access road or tract, and if applicable, from any adjacent golf course and/or ski run, and any specific features of the site which may impact or be impacted by the proposed project.

X o) Any additional material or information as deemed necessary by the Planning Department for proper review of the application. If applicable, please list this information that has been submitted.

Engineered Infrastructure Plan (Referenced for Item 10)

- Signed Landscape, Paving and Construction Staging Agreement
- Wetlands Consultant Report (if required)
- Soils Investigation and Foundation Recommendations
- A utility plan, drawn at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff).

Design Variation (Referenced for Item 12)

The following area requested Variance to the Community Development Code (CDC) for DRB consideration (such consideration may require the final approval of the Town Council of the Town of Mountain Village).

Please submit appropriate Variance application and checklist along with this application.

	Section:	Requirement:	Variance Request:

I hereby certify that all information contained within this application and all plans required as a part of this Final Plan Application are accurate.



5.13.2021

Owner/Owner Agent

Date

Development Narrative

LOT 151R-2, Mountain Village

5.13.2021

The owners of lot 151R-2 on Country Club Drive in Mountain Village are seeking to develop their lot. Please find the key features of the proposal below and in the drawing set submitted with this application. This is a Class 3 Development Application for a new single family home. We have met with John Miller, planning staff, for our pre-meeting. The following is our application for Sketch Plan review.

The proposed single family home is a 5 bedroom 5.5 bath, with 4148 heated livable square footage, 575sf garage, and 1332sf of covered deck and patio. The home is built into the side of the slope anchoring it to the ground with stone mass and main building forms. The levels step down the hillside with the main floor at the middle height. The building meets all height requirements. The building stays within the setbacks without any easement encroachments. Due to the steep slope of the lot we are minimizing the driveway and are asking for a special approval for tandem parking design within the GE, as has been done by the all the lots on this side of the street, see detail page xx. We are asking for an address monument on the house per detail due to its close proximity to the road. Please see below how the building address each part of the Town of Mountain Village CDC and imagery following to illustrate.

Chapter 17 - Design Regulations

17.3.11 Building Height please see A1.1, A3.1, A3.2, and complies with table 3-3 Single family with footnotes 1&2

17.3.13 Maximum Lot Coverage

1. The lot is .3 acres and the lot coverage is less than 40%, See AO.1

17.3.14 General Easement setbacks

All building elements (including roof overhangs and footers are located within the lot setbacks. The side setbacks 8' wide easement areas. We are asking for tandem parking within the front 16 foot General easement as the other lots on this side of the street have done, the designated parking areas will however be contained completely within the property border. There are no existing trees located on this property nor in the GE.

17.5.4 Town Design Theme

17.5.4.F

1. Building is located as the others on this side (south) of Country Club Drive with a simple access drive off the main road. The building height is kept low on the road side to minimize the impact to the view from the neighboring properties. It aligns with Wilson Peak and focusses the view windows towards Wilson and Palmyra/ski resort which also is South allowing for passive solar. There are very few windows facing the adjacent properties and are mostly high windows to add daylight to the spaces while maintaining privacy. There are no trees on the property but our design adds some to provide further screening between the properties. The building stays hugged up against the top portion of the site allowing for a large buffer between the home and the trail below.

2. The building is designed with large forms that have all the same material to emphasize the form's massing and connection to the site. These heavy forms step down the hillside. The main level is half a story below the top of the road, hunkered in on the hillside and protected from the road view. This also allows for the main level to have all the main living spaces on the same floor with secondary spaces below.

3. The building forms are monolithic in nature with mostly metal and stone from top to bottom. Being very durable while maturing the rustic aesthetic of the Mountain Architecture. These forms visually ground the building to the site by emerging from them there is no transition of material as the wall meets the ground.

4. Roofs in alpine towns tend to hold the snow for insulation or release it. This roof takes the insulation route with low pitches and single point pitch directing away from pedestrian, vehicular and living spaces. There is an integral gutter and down spout with a minimal amount of heat to insure proper drainage only at the deck, all others drain to the ground.

5-6. Material palette is warm rustic with rusted metal, local stacked stone, and roughsawn stained wood siding.

17.5.5.A.3. All roofs pitch away from pedestrian, vehicular, and fragile vegetation. The overhang at the deck is extended to provide shade and protection of the doors. It is the only area where snow fencing, heated gutter and downspout is located/needed

17.5.5.B.1

1. This design sites the building in context with its neighbors. The entry has a high pitched roof covering the stairs down to the entry, to provide privacy from the main level below the road. The site drainage uses the building and the existing retaining boulders to capture the grade changes without going into the setbacks and easements.

17.5.5.D&E&F

The building is set back on the lot away from the trail and golf course adjacent to the back of the lot.

17.5.6.A Building Form

1. This building has a heavy building forms described also above to anchor it to the site. The forms step down with the site with the middle level being a half story below the road and garage level to further hunker it in. Material on the wall has been carefully selected for snow accumulation, stone and metal where roofs meet walls.

2. Where there are windows in stone they sit 5" in from the face of stone.

3. Materials are chosen to express the architectural intent of a large mass holding up a lighter articulated structure

17.5.6.B Wall Form

1. Walls are simple in design yet have a variation of materials to express solid forms and relate to the snow cumulation both at the base and at the roof where it meets the higher walls.

17.5.6.C.1-3 Roof form, Drainage, and Material

This roof is a simple design focussed on creating a simple method of snow shedding while keeping the sense of variety. It minimizes the issues associated with multiple roof punctuations. The roofs shed to areas around the building away from pedestrian access. There is only one area where a snow fence, heated gutter and down spout is needed. This is at the covered deck area on the south side. The roofs step down from the front of the site (high side) to the back. The deep overhangs on the southeast form provide shade for the spaces below them while the high windows to the west have smaller overhangs to allow for alpine glow light to enter the building. The eaves are thin to emphasize the lightness of the roof form suspended between the heavy building forms. The roof material is standing seam rusted metal; to go with the overall warm color palate and for durability.

17.5.6.D. Chimneys are minimized in this design with wall venting, but there is a heavy vertical stone form that encases the main interior and exterior fireplaces to give the vertical emphasis. All fireplaces on this property are gas (no wood burning fireplaces).

17.5.6.E. Wall materials and color

Stone is dry stacked telluride gold, wood siding is stained vertical siding (warm grey), metal folded seam (shingle) has been used where on walls with roofs adjacent for further durability of structure and for varying material palette. Soffit is rough-sawn t&g stained warm grey. Building meets the required percentages see A3.1 and A3.2. Overall material color palate is warm and rustic. See A3.1 and A3.2 for % of materials. All material % comply with requirements.

17.5.6.F

Exterior Color is consistent to the mining structures found in the area with the weathered light wood color and brown/blue/bronze rust colored metal. Stone is light beige and grey to match local stones and locally sourced if available.

17.5.6.G

The window area is well under 40% see A3.1 A3.2, windows and doors are located to maximize view and daylight for the spaces inside, doors are used to create a seamless flow to the outside entertaining areas. Finish is a dark grey to go with the warm material palette.

17.5.6.H Doors and entryways

The entry has a 20' high canopy with steel columns and wood timber accents. The roof cover protects the stairs leading down to the entry. The door is 5' wide by 10' high with a large glass transom above going to the roof. The orientation allows for you so see Wilson Peak through the full-lite door before you even enter the house, yet with the lowered entry level you are well below the road for privacy once inside. The main perennial plantings are located here to the right of the stairs.

6. Garage door is rusted metal over a solid wood door and is recessed 7” from the stone piers flanking the door.

17.5.6.I Decks and Balconies

The deck is integral to the interior greatroom space it is partially covered allowing for year-round access. It faces south and east away from the road and toward the openspace. The roof overhang allows for the winter sun to penetrate the building for solar gain while protecting the west side during the summer months (the winter months the sun goes down on this site before the sun is low enough affect the interior spaces). The deck provides the same protection and shading to the windows below it, again maximizing the solar gain in winter.

17.5.7

The drive and drainage have been engineered to manage sheet flow although none of the roof drains onto this area. See C1-3 for compliance with this section.

17.5.8

The garage and driveway provide the required parking of 2 inclosed in the garage and 2 surface parking. Each parking space is 9’x18’. We are seeking a special approval for tandem parking like the other lots on this side of Country Club Drive.

17.5.9

Landscape has been designed to create a screening along the sides of the lot and natural plantings along the front of the building at the entry and then there rest will be seeded with approved seed mix for natural landscaping throughout to connect to the open space and easement areas. By locating the vegetation only in key areas minimizes the water usage.

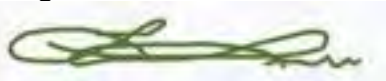
17.5.12

Lighting has been limited to low downlighting, only sconces (7’a.f.f.max to light source) and step lighting (16”a.f.f.max). A small back downlight concealed behind the address box. See A1.1EL for compliance and specifications.

We hope this shows how the design meets the intent of the CDC.

Thank you everyone for your time.

Regards,

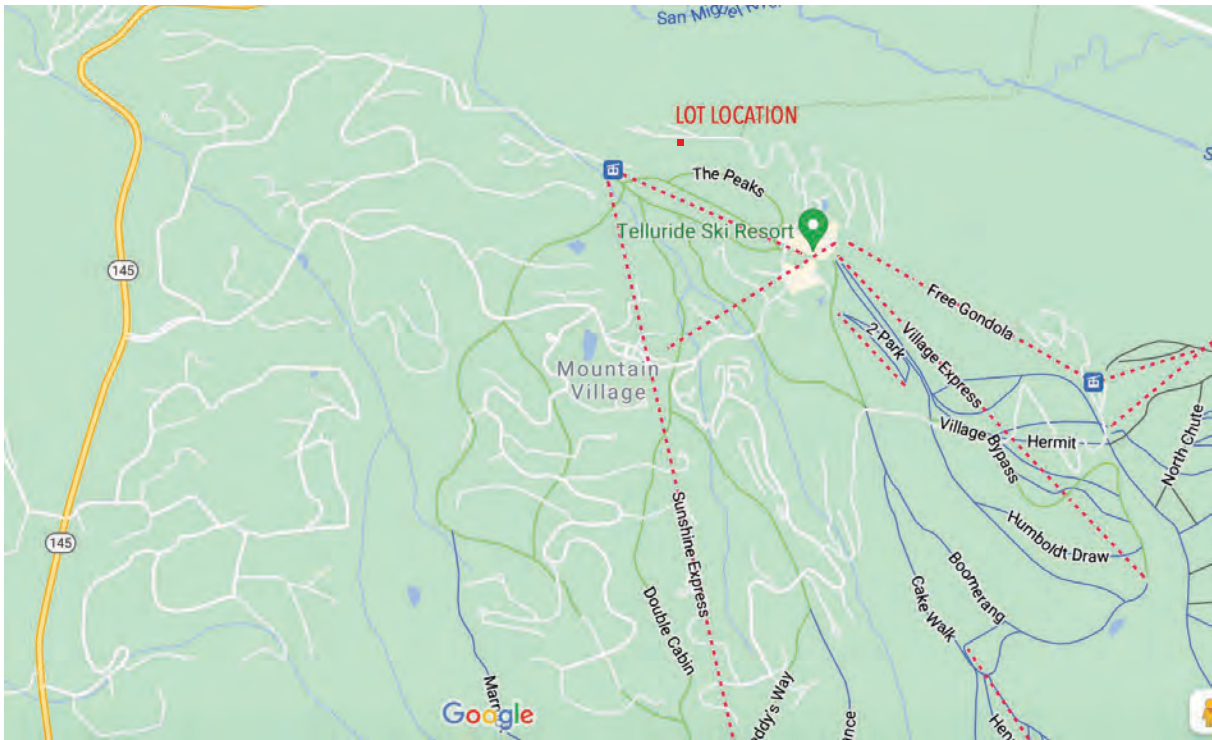


Lea Sisson, Registered Architect

LOT IMAGERY



VICINITY MAP

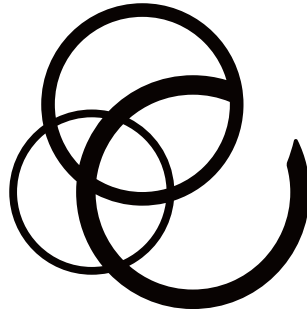


TYPICAL SOUTH SIDE OF STREET DRIVEWAY IMAGERY



ADDRESS MONUMENT LOCATION EXAMPLE





CCD1 Residence
Lot 151R-2 Country Club Drive
Mountain Village, Colorado

Lighting Fixture Specifications

DRB Final
Exterior Lighting
07.22.21

Eluminate Inc
Architectural Lighting Design

PO Box 5176 Aspen, CO 81612 970.948.1273
emily@eluminate.com www.eluminate.com

Lighting Fixture Summary:

The strategy for the exterior lighting at the CCD1 Residence is based on egress, patio, deck, path & walkway safety and usage.

Included fixtures are:

- Ext 1: Exterior line voltage wall mounted LED sconce with direct illumination. Fixture is mounted no higher than 7'-0" AFF (to light source) – locations noted on A1.1EL DRB Final lighting layout 07.22.21. Fixture is lensed, and fully dimmable. Fixtures are located at deck, patio, entry/exit doors and controlled with house integrated lighting control system.

- Ext 2: Exterior line voltage wall recessed LED steplight with downward directional illumination. Fixture is mounted at 16" AFF, and in the step risers (around 4" AFF) – locations noted on A1.1EL DRB Final lighting layout 07.22.21. Fixture is lensed and fully dimmable. Fixtures are located at stairs/steps and controlled with house integrated lighting control system.

WAC LIGHTING

WS-W14911-AL

Slant

11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
WS-W14911 11"	3000K 90	AL Brushed Aluminum BK Black	7W	440	352	Yes

Example: **WS-W14911-BK**

For custom requests please contact customs@wacclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

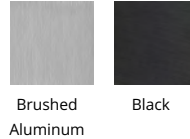
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL,IP65,Title 24 JA8-2019 Compliant,Dark Sky Friendly Wet Location Listed
Construction:	Aluminum body with glass lens

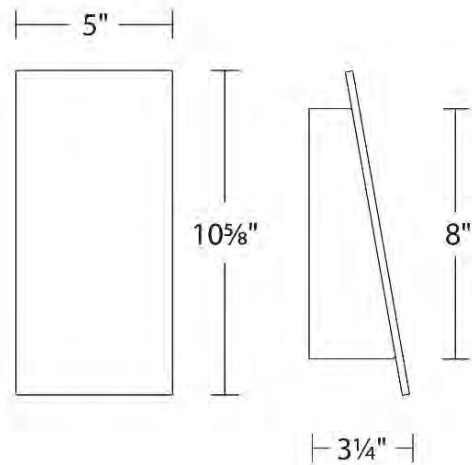


FINISHES:



Height to light source
not to exceed 7'-0" AFF.

LINE DRAWING:



Settings

Units: Feet - Footcandles

Precision: 0

Calculation Area

Area Length: 26 ft

Area Width: 26 ft

Point Spacing X: 2 ft

Point Spacing Y: 2 ft

Gridlines: 2 ft

Criteria

Illuminance: 4 fc

[B] - WS-W14911-XX

Calculation Results

Calculation Area: 26 by 26 ft

Point Spacing: 2 by 2 ft

Max Illuminance: 3.3 fc

Area > 4 fc: 0 ft²

Display

Points:

Area:

Color scale: B

0.1 fc

1 fc

2 fc

4 fc

Project Information

A B

WAC LIGHTING

[B] - WS-W14911-XX

Configuration: Single

Mounting Height: 7

Support Length:

Light Loss Factor: 1

Orientation: 0

Tilt: 0

Lamp Quantity: 1

Lumens Per Lamp: 269

Wattage: 7.7

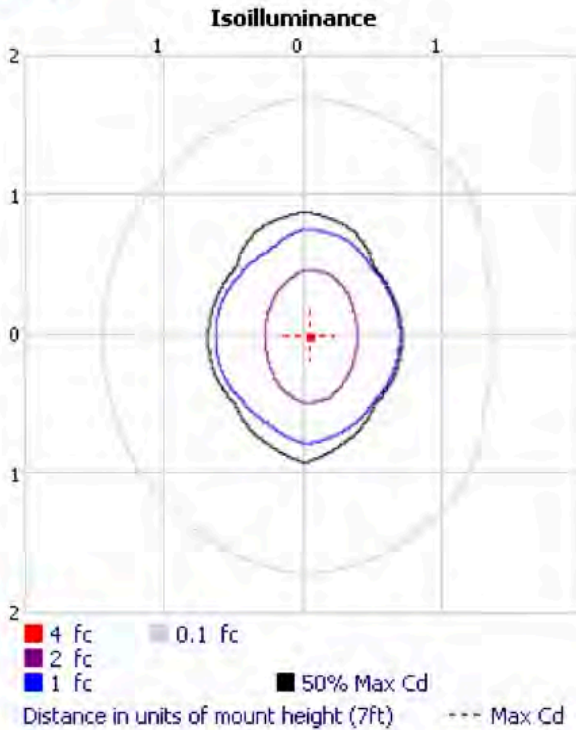


OUTDOOR PHOTOMETRIC REPORT

CATALOG: WS-W14911-XX

Manufacturer: WAC LIGHTING
 Test Lab: EVERFINE
 Test Date: 2018-08-16
 Catalog: WS-W14911-XX
 Description: Surface-mounted Luminaires
 Lamp Output: 1 lamp, rated Lumens/lamp: 268.6
 Input Wattage: 7.74136
 Luminous Opening: Rectangle w/Luminous Sides (L: 4.8", W: 1.8", H: 0.12")
 Max Cd: 171.4 at Horizontal: 67.5°, Vertical: 3°
 CUTOFF CLASS: Cutoff
 Efficiency: 100%

No
Photo
Available



Zonal Lumen Summary

Zone	Lumens	% Lamp	% Luminaire
0-30	107.4	40%	40%
0-40	162.1	60.3%	60.3%
0-60	241.4	89.9%	89.9%
60-90	24.4	9.1%	9.1%
70-100	8.6	3.2%	3.2%
90-120	1.7	0.6%	0.6%
0-90	265.8	99%	99%
90-180	2.8	1%	1%
0-180	268.6	100%	100%

Visual Photometric Tool 1.2.46 copyright 2021, Acuity Brands Lighting.

This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.



Model: WL-LED101

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®



WL-LED101-30-WT

Fixture mounted at 16" AFF.

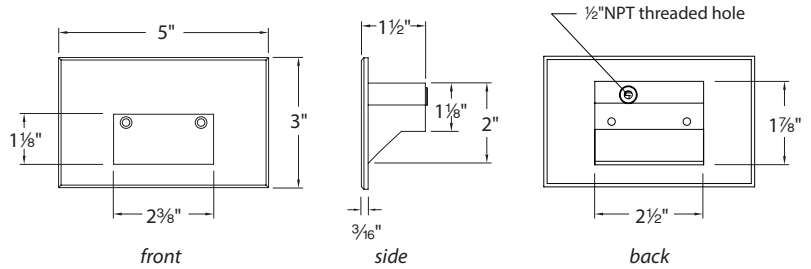
PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light with Anti-microbial powder coat paint proven to restrain a wide range of bacteria, coliform, mold, fungus, algae, and yeast. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty



SPECIFICATIONS

Construction: Die-cast aluminum

Power: Direct wiring, no remote driver needed.

Input: 120V 50/60Hz (277V special order/3000K, Amber (AM))

Light Source: HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.

Dimming: Dim to 10% with ELV dimmer (120V only).
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 Compliant (120V only)

ORDER NUMBER

Model #	Light Color	Finish
	27 2700K	
WL-LED101 120V	30 3000K	WT White
	AM Amber (610nm)	

WL-LED101 - [] - **WT**

Example: **WL-LED101-27-WT**

For 277V, add "F" before CCT: **WL-LED101F-30-WT**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760



Eluminate, Inc
Architectural Lighting Design
emily@eluminate.com

CCD1 Residence
Lighting Fixture Specifications

Ext 2

Settings

Units: Feet - Footcandles
 Precision: 0

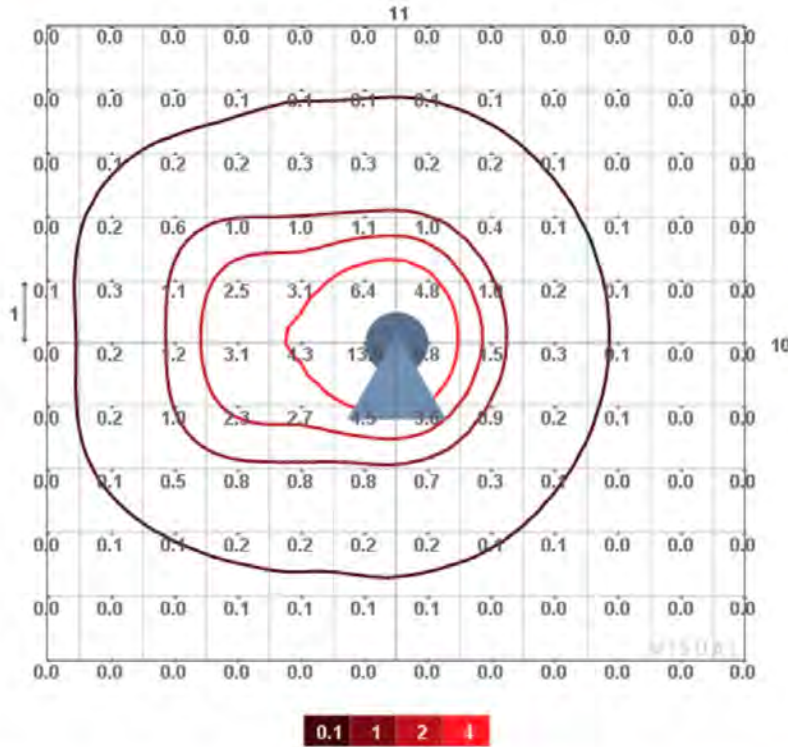
Calculation Area

Area Length: 11 ft
 Area Width: 10 ft
 Point Spacing X: 1 ft
 Point Spacing Y: 1 ft
 Gridlines: 1 ft

Criteria

Illuminance: 4 fc

[C] - WL-LED101F-30-WT



Calculation Results

Calculation Area: 11 by 10 ft
 Point Spacing: 1 by 1 ft
 Max Illuminance: 13 fc
 Area > 4 fc: 5 ft²

Display

Points:
 Area:

Legend for beam patterns:

- 0.1 fc
- 1 fc
- 2 fc
- 4 fc

Project Information

A
 B
 C
 D

WAC Lighting

[C] - WL-LED101F-30-WT

Configuration: Single
 Mounting Height: 1.3333
 Support Length:
 Light Loss Factor: 1
 Orientation: 0
 Tilt: 0
 Lamp Quantity: 1
 Lumens Per Lamp: 85
 Wattage: 4.3



No
Photo
Available

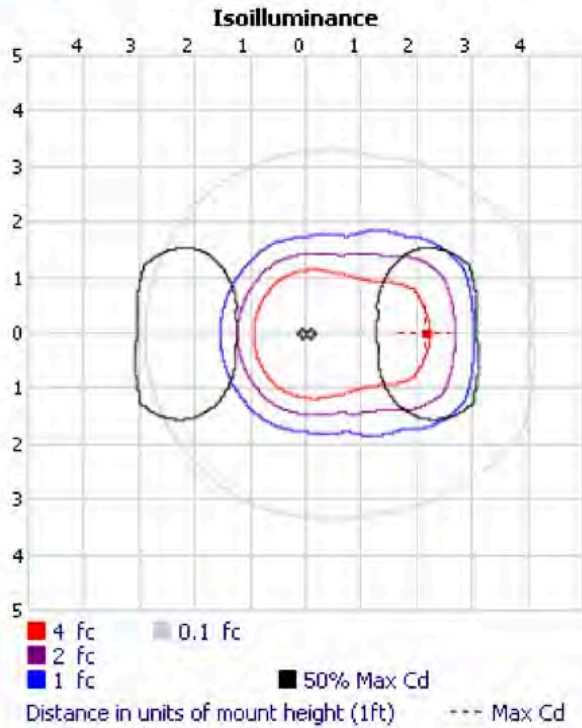
OUTDOOR PHOTOMETRIC REPORT

CATALOG: WL-LED101F-30-WT

Manufacturer: WAC Lighting
 Test Lab: WAC Lighting
 Test Date: 2019-02-20
 Catalog: WL-LED101F-30-WT
 Description: LED LIGHT
 Lamp Output: 1 lamp, rated Lumens/lamp: 85.4
 Input Wattage: 4.28779
 Luminous Opening: Rectangle (L: 1.3", W: 1.89")
 Max Cd: 59.1 at Horizontal: 90°, Vertical: 65°
 CUTOFF CLASS: Semicutoff
 Efficiency: 100%

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Luminaire
0-30	22.0	25.7%	25.7%
0-40	34.9	40.8%	40.8%
0-60	61.7	72.2%	72.3%
60-90	23.3	27.3%	27.3%
70-100	7.4	8.7%	8.7%
90-120	0.1	0.1%	0.1%
0-90	85.0	99.5%	99.5%
90-180	0.4	0.5%	0.5%
0-180	85.4	100%	100%



Visual Photometric Tool 1.2.46 copyright 2021, Acuity Brands Lighting.

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 VISUAL PHOTOMETRIC TOOL



Model: WL-LED101

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®



WL-LED101-30-WT

Fixture mounted in Riser.

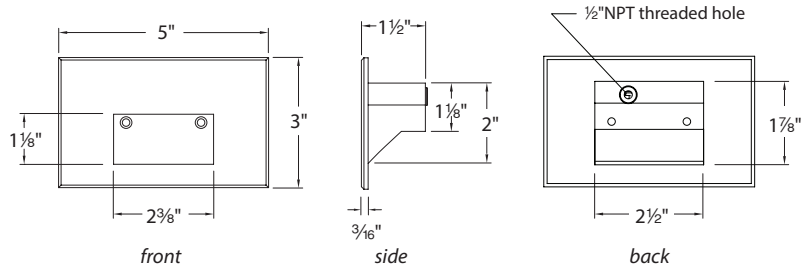
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	AM Amber (610nm)	

WL-LED101 - [] - **WT**

Example: **WL-LED101-27-WT**

For 277V, add "F" before CCT: **WL-LED101F-30-WT**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

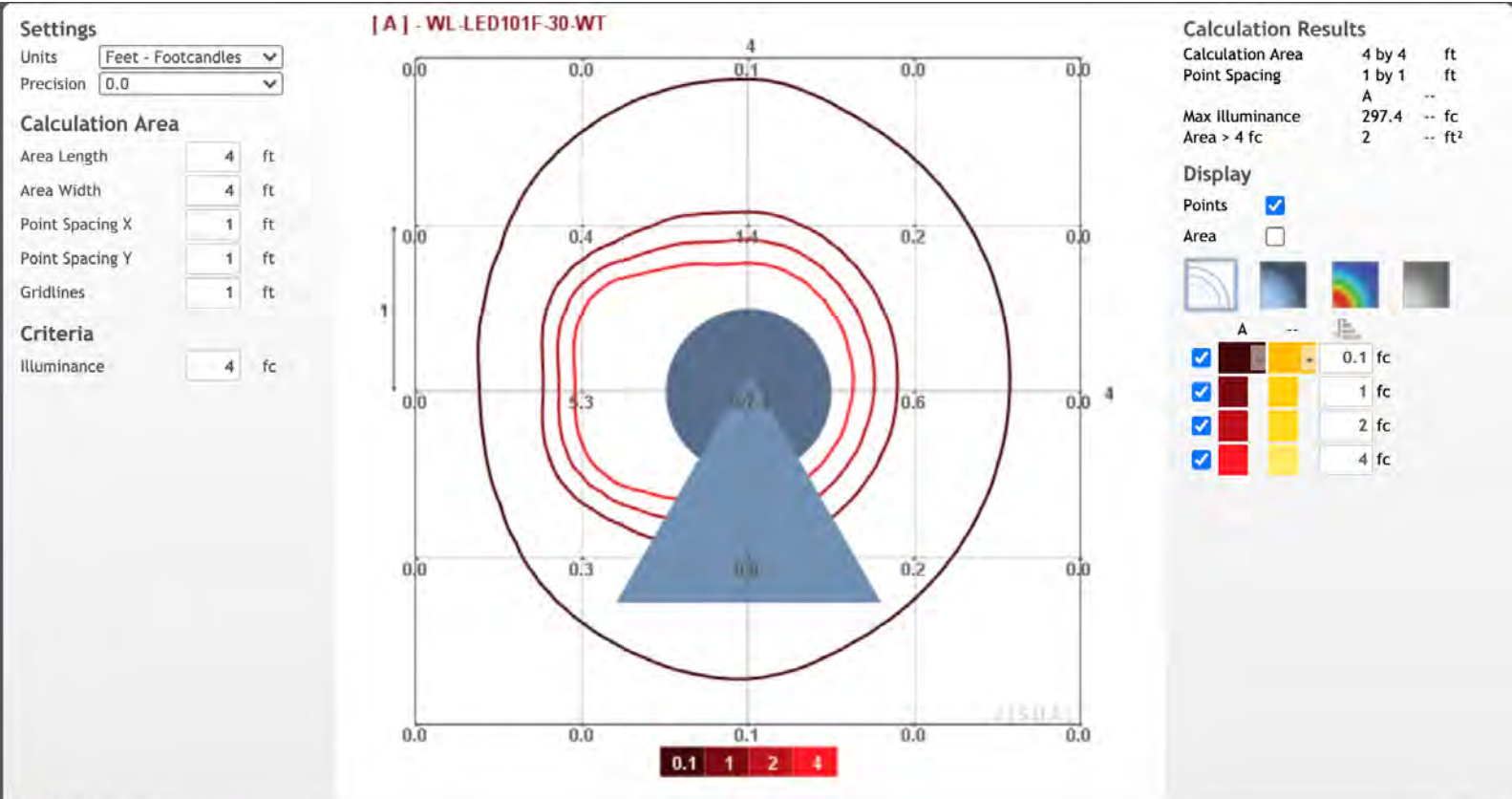
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760



Eluminate, Inc
Architectural Lighting Design
emily@eluminate.com

CCD1 Residence
Lighting Fixture Specifications

Ext 2



Project Information

A

WAC Lighting

[A] - WL-LED101F-30-WT

Configuration	Single	Light Loss Factor	1	Lamp Quantity	1
Mounting Height	0.3	Orientation	0	Lumens Per Lamp	85
Support Length		Tilt	0	Wattage	4.3

No Photo Available





CCD1 Residence

LOT 151R-2, Country Club Drive, Mountain Village, Colorado

OWNER:

CCD1
151R 1& 2 LLC
2968 Natoma Street
Miami, FL 33133
(305)-582-5731

ARCHITECT:

LEA SISSON ARCHITECT, LLC.
Lea Sisson, Principal
Centrum Building Ste. 200B
Mountain Village, CO.
MAILING:
P.O.Box 4471 Aspen, CO. 81612
(970) 925-1224
EMAIL: lea@leasisonarchitects.com

SURVEYOR:

San Juan Surveying
p.o.box 3730
Telluride, CO 81435
T: (970) 728-1128
office@sanjuansurveying.net

GEOTECHNICAL ENGINEER:

Trautner Geotech
649 Tech Center Drive
Durango, CO 81435.
(970) 259-5095
dtrautner@trautnergeotech.com

CIVIL ENGINEER:

Uncompahgre Engineering
David Ballode, PE
P.O.BOX 3945
Telluride, CO. 81435
Ph: 970-729-0683
dballode@msn.com

LIGHTING DESIGNER

Emily Havier
po box 5176
Aspen, co 81612
970.925.2519
emily@elumenate.com

CONTRACTOR:

ALPINE MOUNTAIN CONSTRUCTION
G.C. : Rod Kukulian
120 North Fir Street
Telluride CO 81435
(970) 209-6594 Office
(970)275-2050 Cell
alpinemtn.com
alpine.mountain@yahoo.com

STRUCTURAL ENGINEER:

Mike Thele, PE
0296 Seven Oaks Road
Carbondale, CO. 81623
Ph: 970-963-3181
mike@mikethelepe.com

FLOOR AREA CALCULATIONS

SINGLE FAMILY RESIDENTIAL:	
LIVABLE AREA	1741 SQ FT.
LOWER LEVEL:	2420 SQ FT.
MAIN LEVEL:	
TOTAL-LIVING:	4161 SQ FT.
GARAGE-STORAGE-MECH	1135 SQ FT.
TOTAL-GROSS SF:	5296 SQ FT.
OTHER SF:	
DECK/PATIOS	1218 SQ FT.
HEATED ENTRY STEPS & DRIVE	720 SQ FT.

L.U.C. NOTES
R-3 TYPE V CONSTRUCTION.

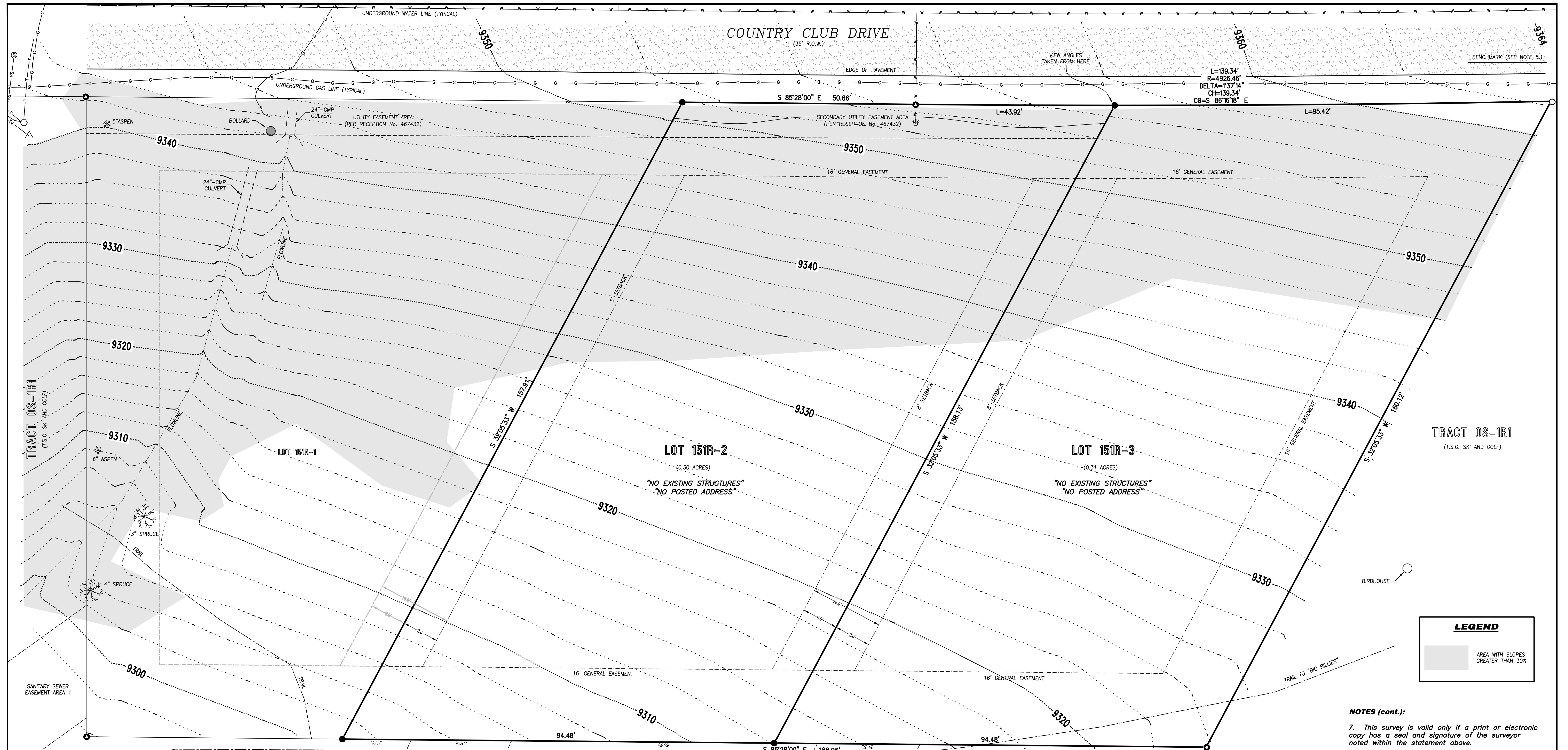
DRAWING INDEX

ARCHITECTURAL

A-0	COVER
	TOPOGRAPHICAL SURVEY
A-1.1	SITE PLAN
A-1.1C	CONSTRUCTION PLAN
C1-3	GRADING / UTILITY PLAN
A1.1 L	LANDSCAPE PLAN
A1.1 IR	IRRIGATION PLAN
A1.1 EL	EXTERIOR LIGHTING PLAN
A-2.0	LOWER FLOOR PLAN
A-2.1	MAIN FLOOR PLAN
A-2.2	ROOF PLAN
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-3.3	ELEVATION RENDERINGS/MATERIALS
A-3.4	ELEVATION RENDERINGS
A-4.1	BUILDING SECTION-1 EXT. DETAILS

LEA SISSON ARCHITECT
 200B CENTRUM BLDG. MOUNTAIN VILLAGE, P.O. BOX 4471, ASPEN, CO 81612, TEL: (970) 925-1224, EMAIL: LEA@LEASISSONARCHITECTS.COM
 DIMENSIONS: 4.21.2021 PREDB: 15.12.2021 DRD SKETCH PLAN | 7.22.2021 DRD FINAL PLAN
 CCD1 RESIDENCE
 LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.

A0.1



TRACT OS-1R1
(T.S.G. SKI AND GOLF)

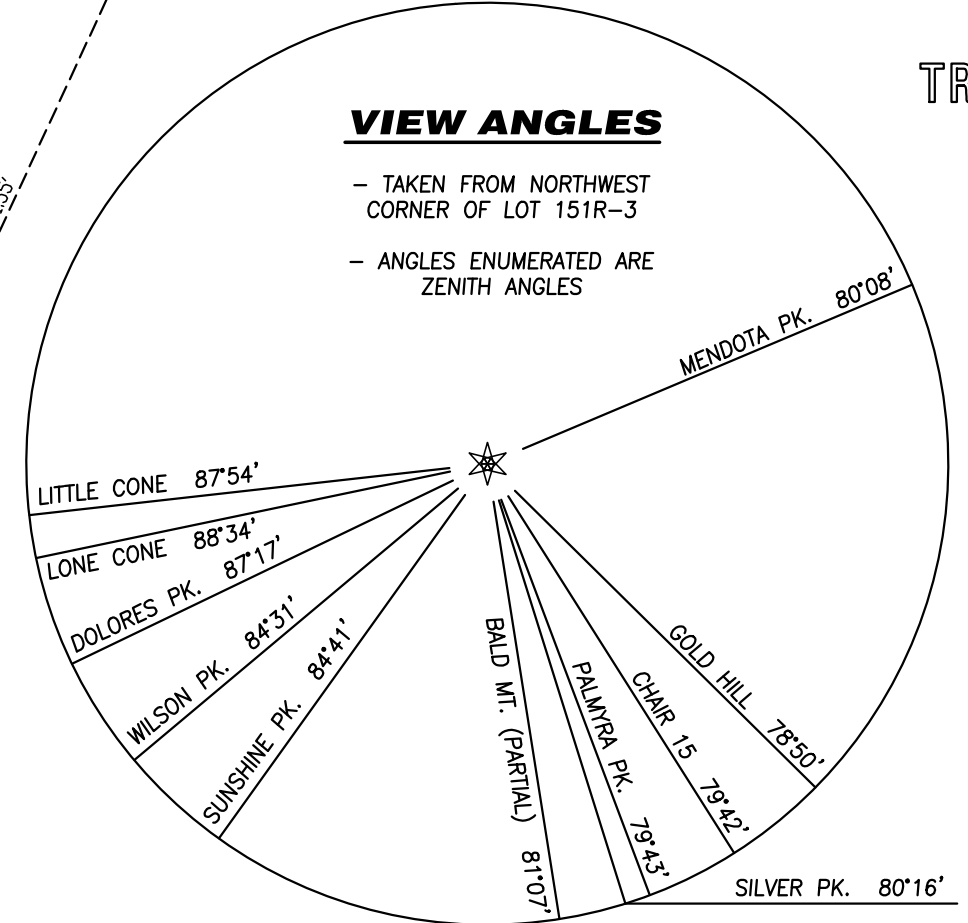
LEGEND

AREA WITH SLOPES GREATER THAN 30%

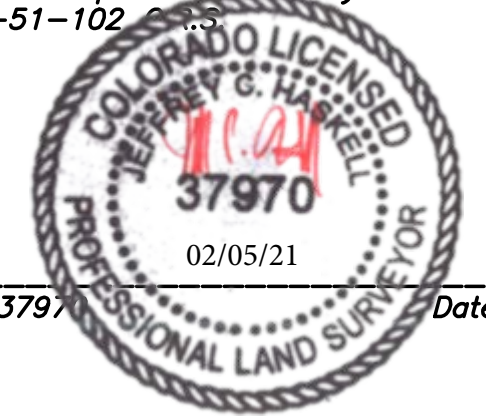
- NOTES (cont.):**
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
 - Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) 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.
 - Warranty Deed recorded at Book 412, Page 196, San Miguel County Clerk and Recorder, requires that the Southern portion of this Property shall be sodded with Kentucky Bluegrass.
 - NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

- WATER VALVE
- CURB STOP
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND No. 5 REBAR, NO CAP
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662

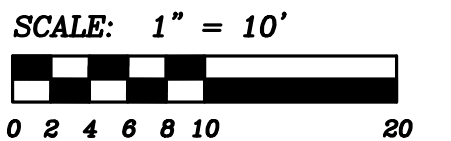


This topographic survey of Lot 151R-2 and Lot 151R-3, Town of Mountain Village was field surveyed on February 6, 2018 and updated February 3, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102.



PROPERTY DESCRIPTION:
LOT 151R-2 AND LOT 151R-3, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 151R RECORDED OCTOBER 10, 2018 UNDER RECEPTION NO. 455320,
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

- NOTES:**
- Easement research and property description from Land Title Guarantee Company, Order Number TLR86010776, dated December 28, 2020 at 5:00 P.M.
 - According to FEMA Flood Insurance Rate Map 08113C0287-D, Panel Number 0287 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
 - Bearings for this survey based on monuments found along the western boundary of Lot 151R, as shown hereon, assumed to have the record bearing of N 04°00'00" E according to Plat Book 1 at page 4436.
 - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
 - BENCHMARK:** Control Point 'CP 14-2', a magnetic nail with an elevation of 9369.46 feet, is located in the pavement on the south side of Country Club Drive and approximately 90 feet east of the northeast corner of Lot 151R.
 - Contour interval is two feet.

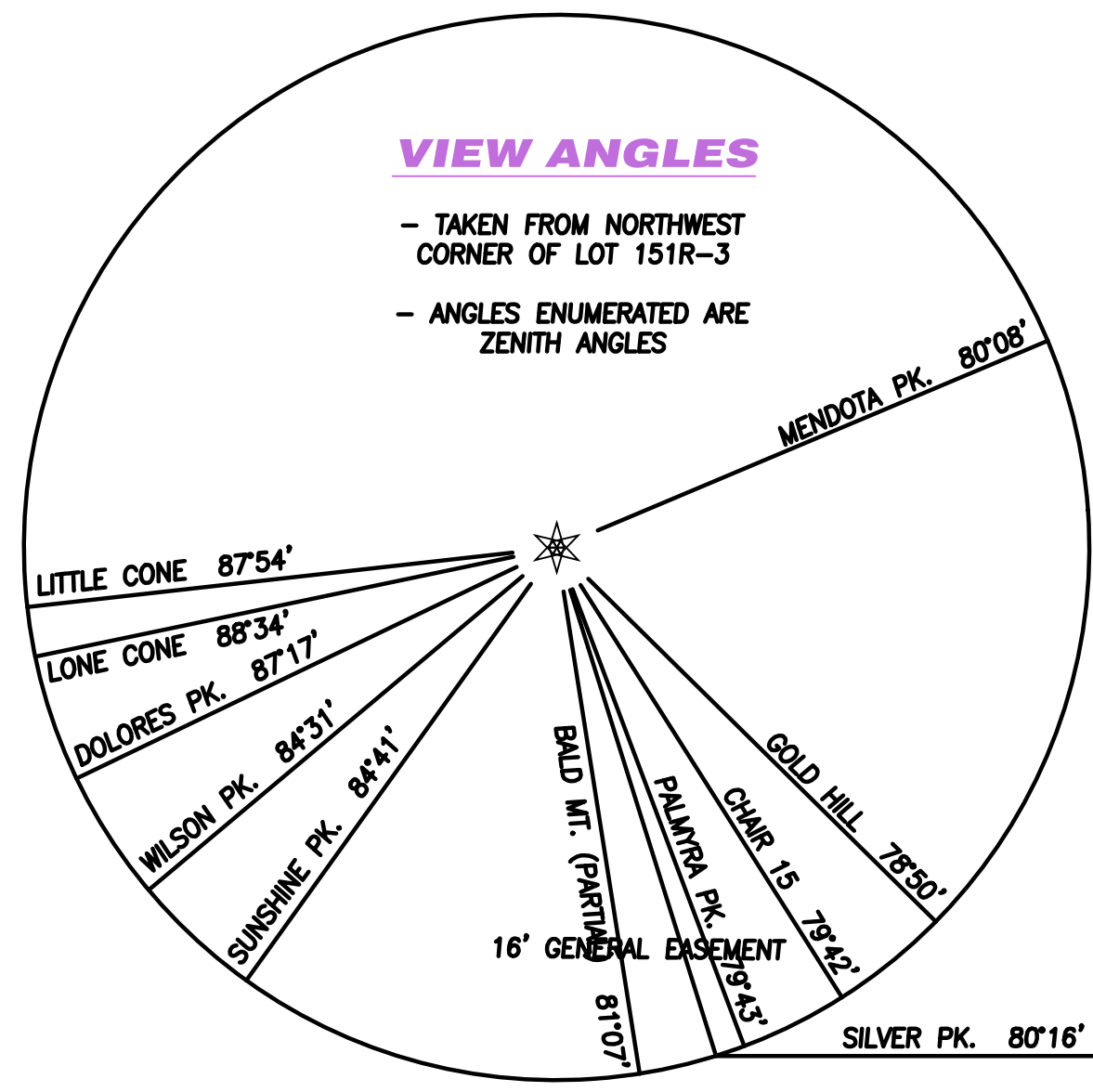
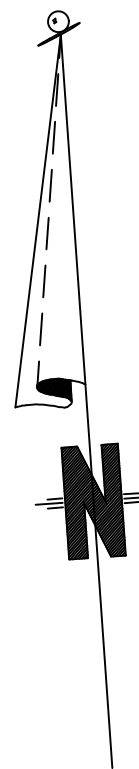


TOPOGRAPHIC SURVEY / SLOPE STUDY
Lot 151R-2 and Lot 151R-3, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	JH	Rev:	description	date	by
Technician:	FD				
Checked by:					
Start date:	01 / 2021				



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



- LEGEND**
- WATER VALVE
 - CURB STOP
 - SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - △ CABLE-TV PEDESTAL
 - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
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 - FOUND No. 5 REBAR, NO CAP
 - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662

- LEGEND**
- AREA WITH SLOPES GREATER THAN 30%

UNDERGROUND WATER LINE (TYPICAL)

COUNTRY CLUB DRIVE
(35' R.O.W.)

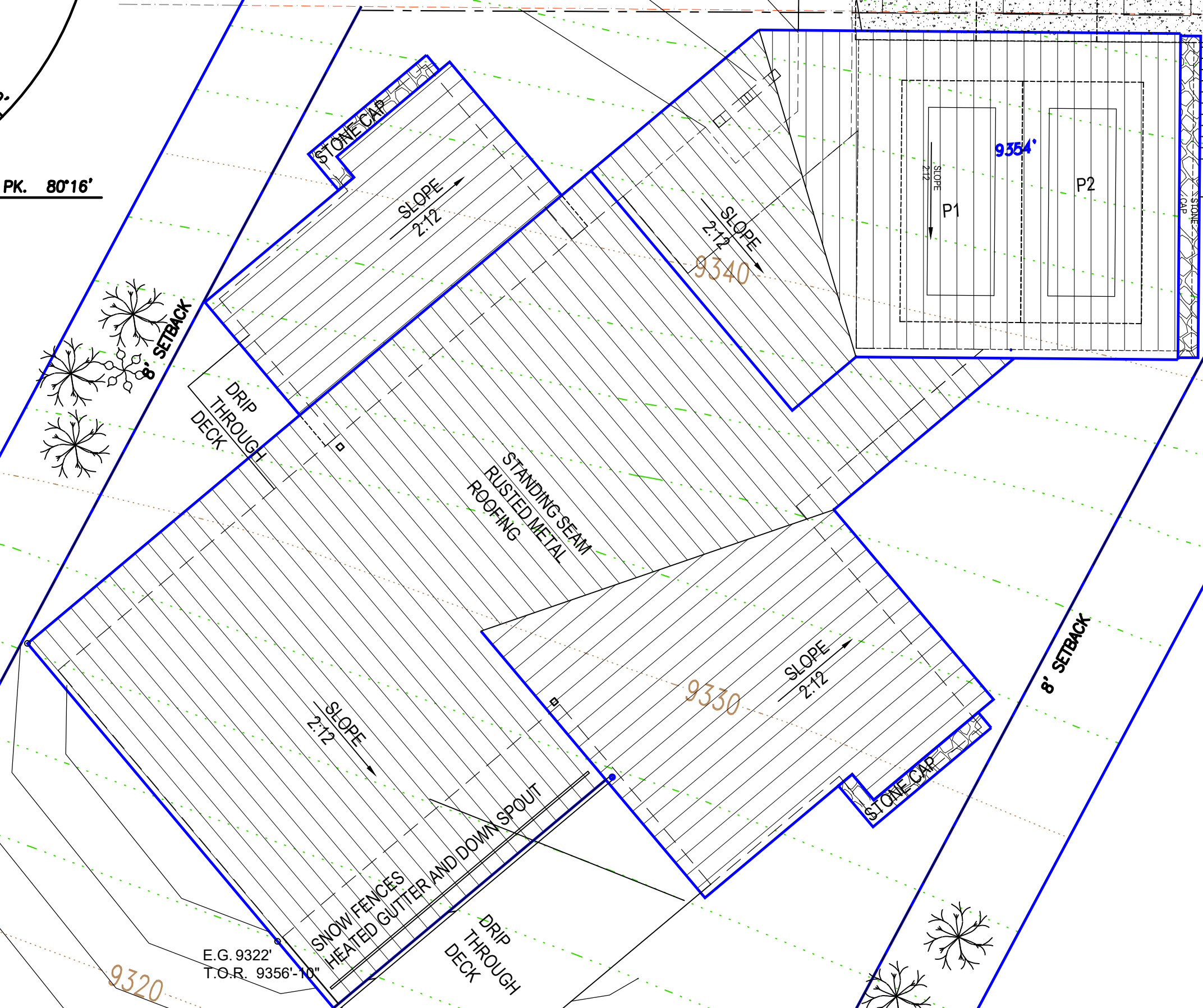
VIEW ANGLES TAKEN FROM HERE

EDGE OF PAVEMENT

SECONDARY UTILITY EASEMENT AREA
(PER RECEPTION No. 467432)

CONCRETE DRIVEWAY
P3 P4 P5
STEPS AND DRIVEWAY - 768SF
SNOWMELT

16' GENERAL EASEMENT



LOT 151R-2
(0.30 ACRES)

"NO EXISTING STRUCTURES"
"NO POSTED ADDRESS"

16' GENERAL EASEMENT

9310

TRACT OS-1R1
(T.S.G. SKI AND GOLF)

UNDERGROUND GAS LINE (TYPICAL)

SANITARY SEWER EASEMENT AREA 2
(PER RECEPTION No. 455322)

UNDERGROUND SANITARY SEWER LINE

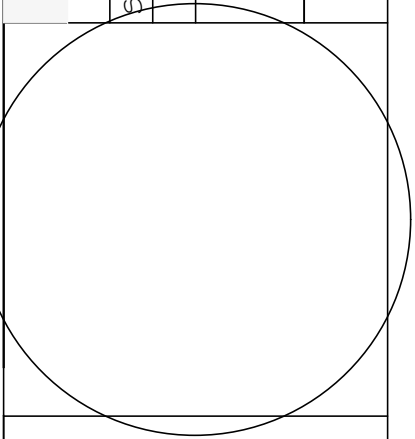
GENERAL NOTES:

1. PROPOSED SINGLE FAMILY RESIDENTIAL
 5296 GROSS SQUARE FEET
 5 BEDROOMS (INCLUDES OFFICE & BUNKROOM)
 - PARKING REQUIREMENT -
 4 PARKING SPACES + 1 EXTRA
 - LOT SIZE .30 ACRE (13068SF) : FAR 36%
2. FLOOR AREA TOTALS
 LIVING : 4161
 GARAGE 575
 MECHANICAL 560
 DECK/PATIO 1218
3. HEIGHT CALCULATIONS SHOWN ON A3.1& A3.2
 - H.P. OF ROOF 34'-10" < 35'-0" FROM EXISTING GRADE
 - AVERAGE HEIGHT FROM FINAL GRADE 20.9'

L E A S I S S O N A R C H I T E C T
 200 B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASSISSONARCHITECTS.COM
 [SUBMISSION] 4.21.2021 [PREDR] 5.12.2021 [DRB SKETCH PLAN] 7.22.2021 [DRB FINAL PLAN]

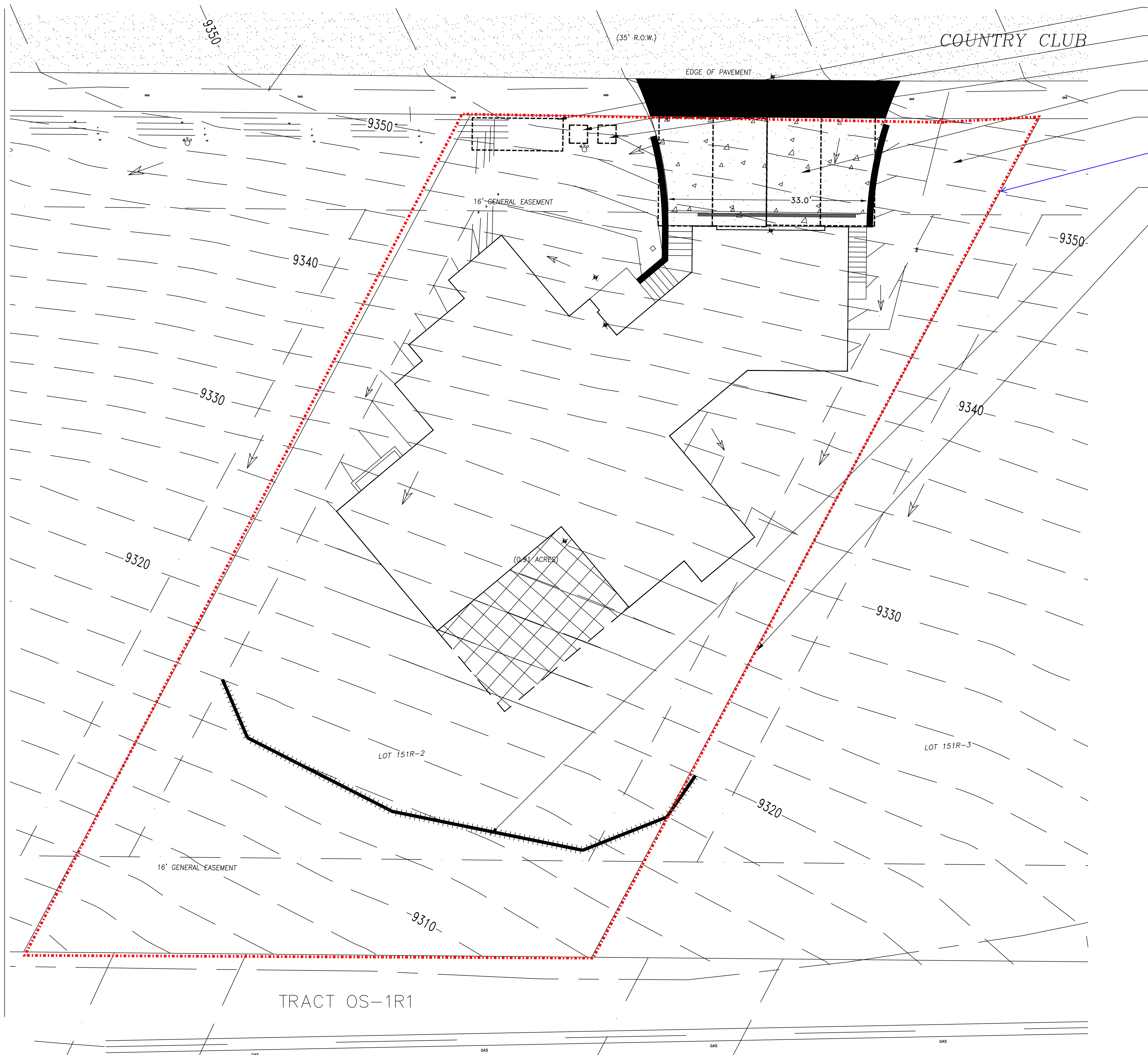
CCDI RESIDENCE

LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.



A1.1

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



- GENERAL CONSTRUCTION WASTE DUMPSTER
- PORTA TOILET
- BEAR-PROOF FOOD WASTE DUMPSTER
- PARKING AREAS
- MATERIAL STORAGE
- CONSTRUCTION FENCE AROUND PROPERTY LINES
- SILT FENCING/ STRAW BALES.
- LIMITS OF CONSTRUCTION ACTIVITY-JOB SITE FENCE

STAGING NOTES

1. CONTOUR INTERVAL IS 2'-0"
2. EXCAVATED MATERIAL TO BE REMOVED FROM SITE VIA DRIVE CLEARING.
3. CUT AND SLASH TO BE REMOVED FROM SITE
4. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
5. BEAR-PROOF CONTAINER FOR FOOD
6. RECYCLING CONTAINERS FOR ALL RECYCLABLE MATERIALS.
7. HEAVY CONSTRUCTION NOISE IS LIMITED TO MON-SAT 7AM-6PM

CONSTRUCTION STAGING PLAN
 SCALE : 1/8" = 1'-0 "

LEASISSONARCHITECTS.COM 200 B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-11224 EMAIL: LEA@LEASISSONARCHITECTS.COM SUBMISSIONS 4.21.2021 PREDB 5.12.2021 DRB SKETCH PLAN	L E A S I S S O N A R C H I T E C T S
CCDI RESIDENCE	
LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.	
A1.1C	
DRB2-7.22.21	

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.

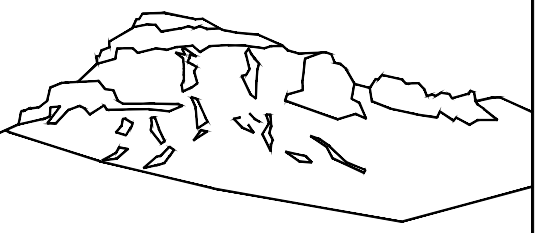
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

24. ALL UNDERGROUND PIPE SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY PROVIDER REQUIREMENTS, INCLUDING DEPTH, BEDDING, AND SEPARATION FROM OTHER UTILITIES.

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

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



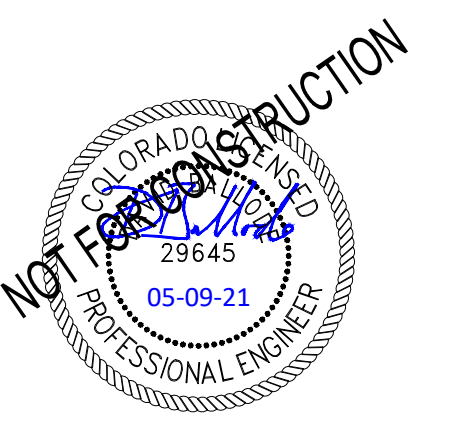
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-05-09

Lot 151R-2
Country Club Drive
Mtn. Village, CO

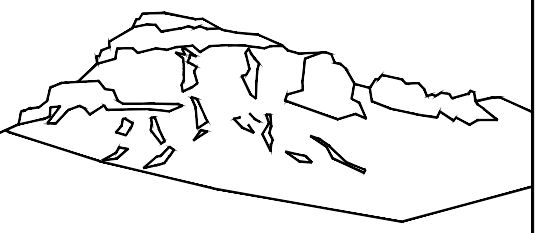


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering

General Notes

C1



Uncompahgre Engineering, LLC

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

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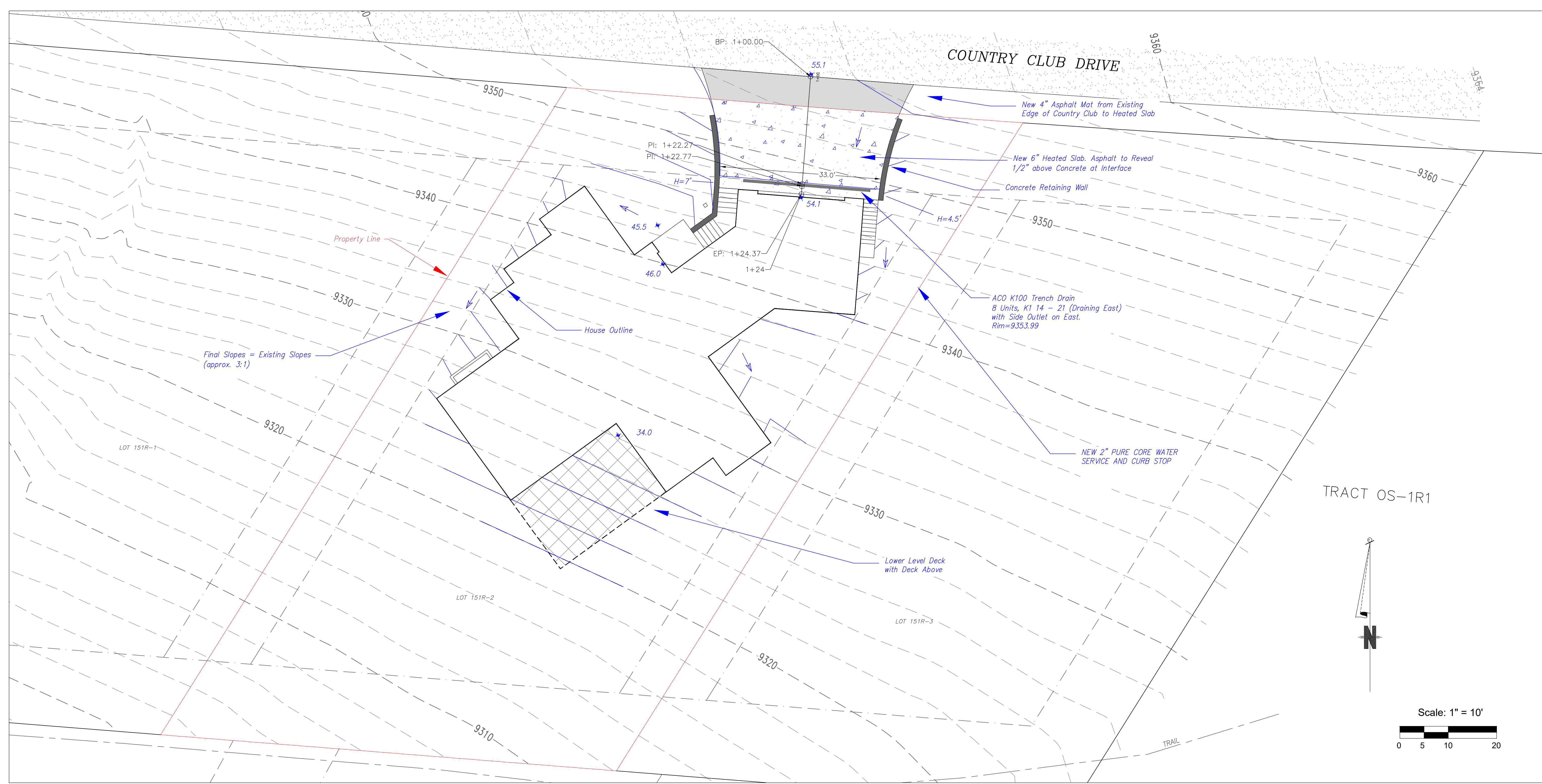
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Country Club Drive
Mtn. Village, CO



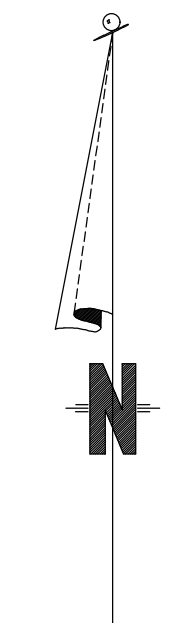
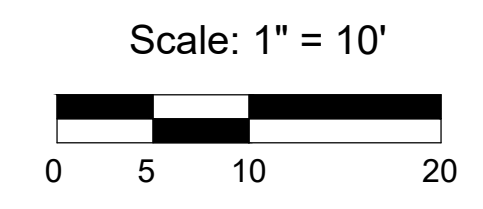
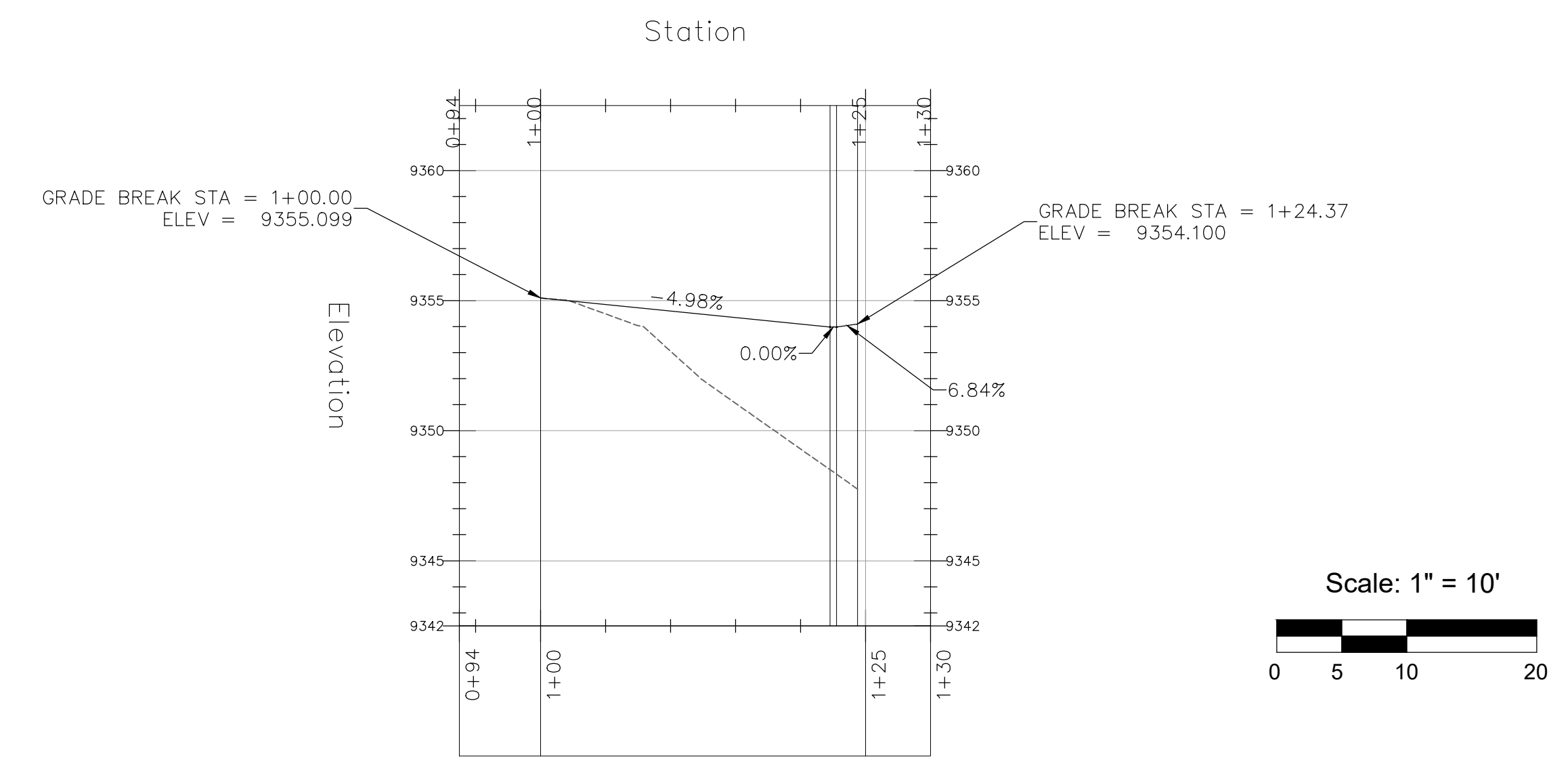
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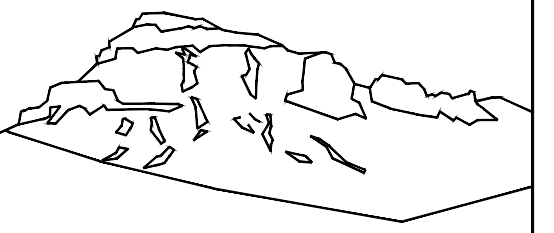
Civil Site Plan

C2



Center of Driveway Profile



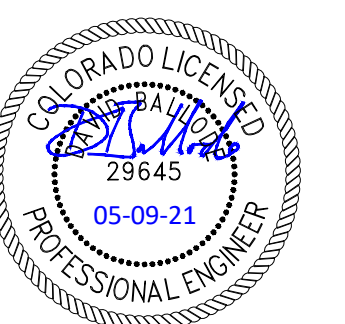


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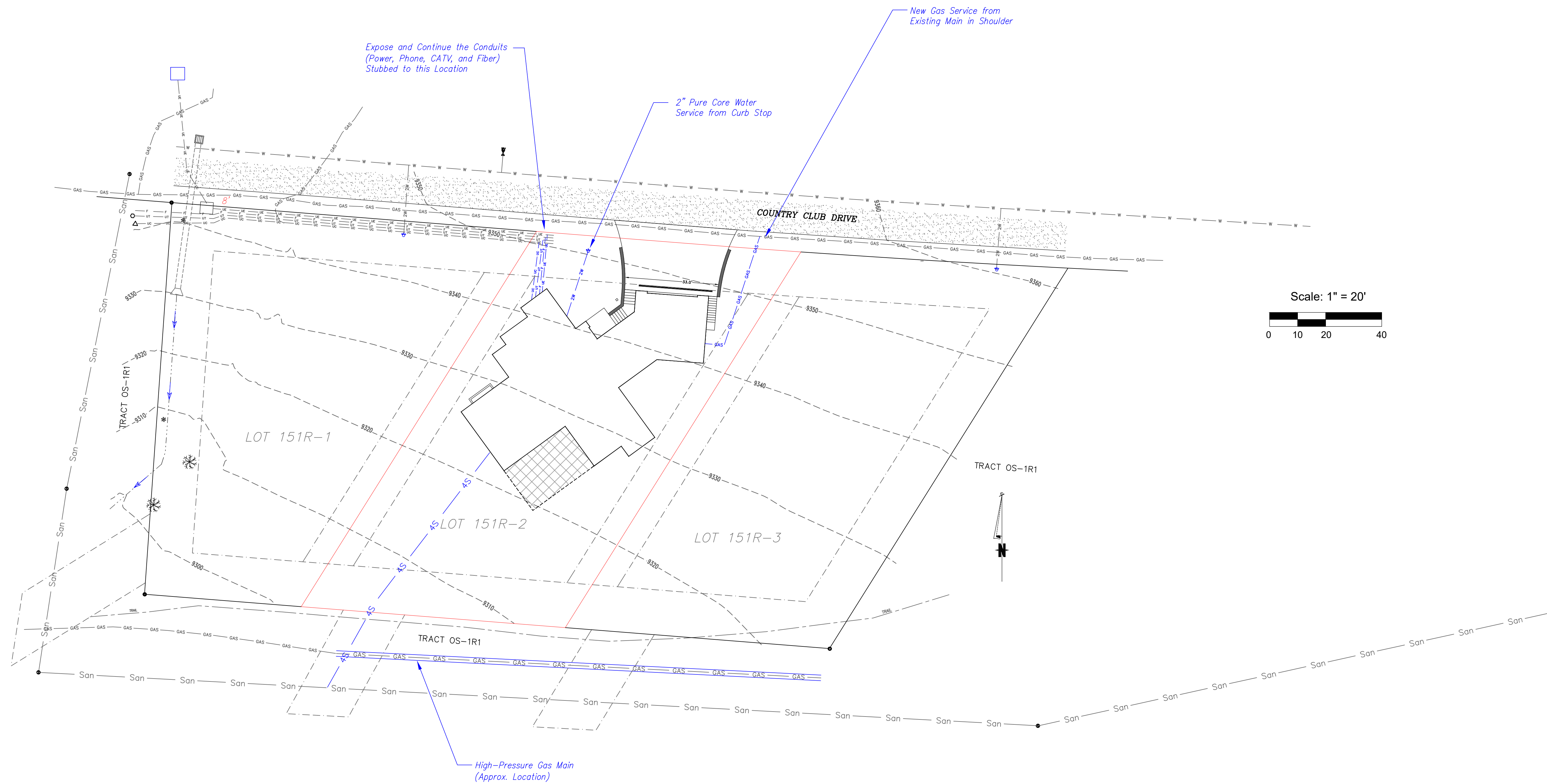
Lot 151R-2
Country Club Drive
Mtn. Village, CO



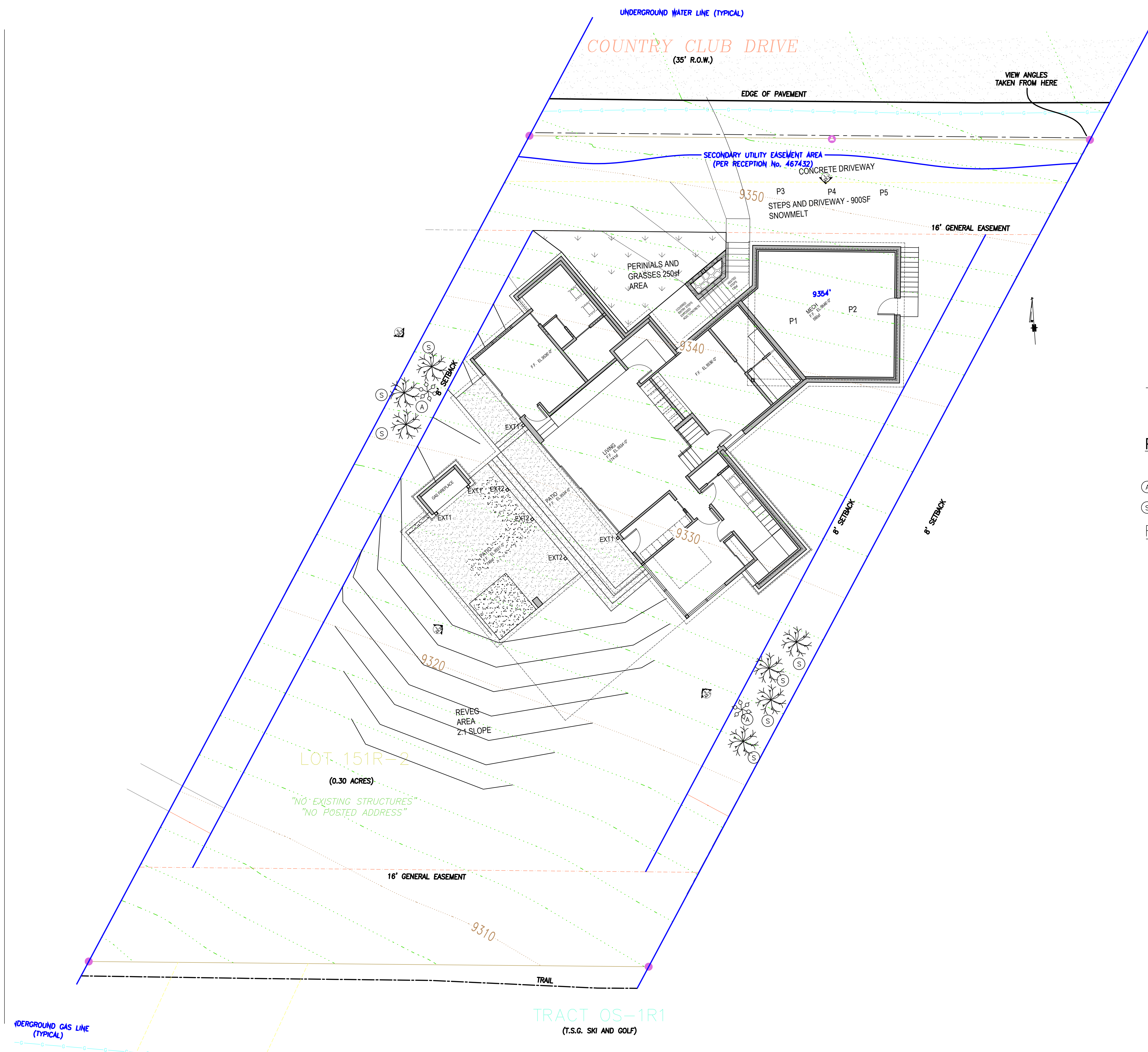
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CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utility
Plan

C3



NOTES:
 THE CONTRACTOR MUST COORDINATE ALL UTILITY INSTALLATION WITH THE INDIVIDUAL UTILITY PROVIDERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT THE MOST UP-TO-DATE REQUIREMENTS FOR DEPTH, SEPARATION, AND SIZE OF CONDUITS ARE FOLLOWED.
 THE UTILITY PROVIDERS ARE:
 TOWN OF MOUNTAIN VILLAGE FOR WATER, SEWER, FIBEROPTIC AND CABLE TV.
 BLACK HILLS ENERGY FOR GAS.
 SAN MIGUEL POWER ASSOCIATION FOR POWER.



LANDSCAPE GENERAL NOTES

1. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE MOUNTAIN VILLAGE NOXIOUS WEEDS LIST SECTION 9-109 & THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.

LANDSCAPE MAINTENANCE NOTES

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANICS FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE	NO.
(A)	POPULUS TREMULOIDES	QUAKING ASPEN	3"-4" CAL	2
(S)	PINUS ARISTATA	BRISTLECONE PINE	8'-10'(30%12')	7

REVEGETATION NOTES

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

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

TOP SOIL MAY NEED TO BE BROUGHT IN FROM OFFSITE SUPPLIERS DUE TO AREAS OF POOR EXISTING SOIL CONDITIONS.

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

L E A S I S O N A R C H I T E C T S
 200 B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISONARCHITECTS.COM
 SUBMISSIONS | 4.21.2021 PREDB | 5.12.2021 DRB SKETCH PLAN | 7.22.2021 DRB FINAL PLAN
 LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.
CCDI RESIDENCE

A1.1L

COUNTRY CLUB DRIVE
(35' R.O.W.)

EDGE OF PAVEMENT

VIEW ANGLES
TAKEN FROM HERE

SECONDARY UTILITY EASEMENT AREA
(PER RECEPTION No. 467432)

CONCRETE DRIVEWAY

9350 P3 P4 P5
STEPS AND DRIVEWAY - 900SF
SNOWMELT

16' GENERAL EASEMENT

PERINIALS AND
GRASSES 250SF
AREA

9354*

P1

P2

9340

P1

P2

P3

P4

P5

P6

P7

P8

P9

P10

P11

P12

P13

P14

P15

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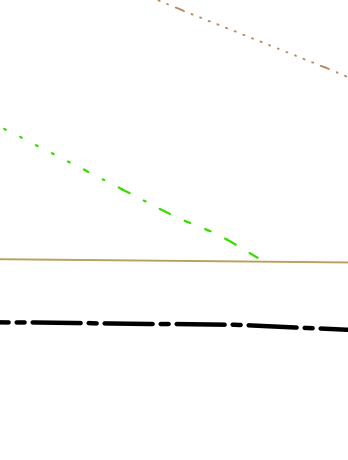
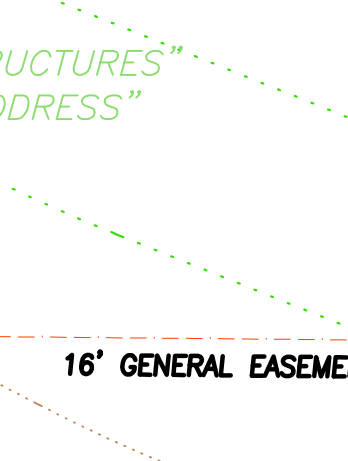
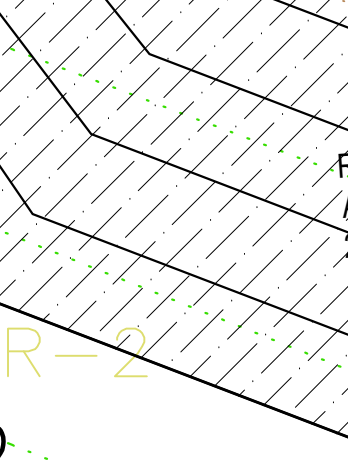
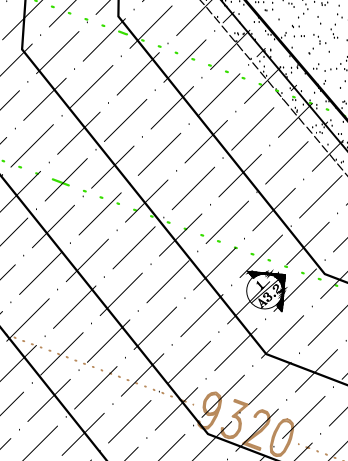
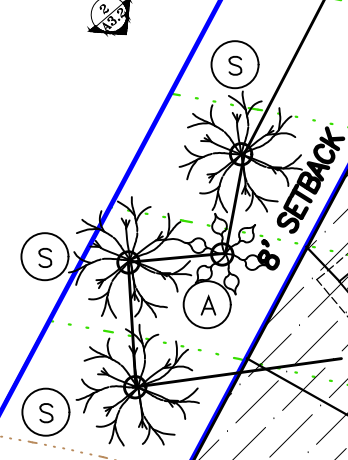
P31

P32

P33

P34

P35



LOT 151R-2
(0.30 ACRES)

"NO EXISTING STRUCTURES"
"NO POSTED ADDRESS"

16' GENERAL EASEMENT

9310

TRACT OS-1R1
(T.S.G. SKI AND GOLF)

TRAIL

UNDERGROUND GAS LINE
(TYPICAL)

SANITARY SEWER
EASEMENT AREA 2
(PER RECEPTION No. 455322)

UNDERGROUND
SANITARY SEWER LINE
(TYPICAL)

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USE
ASPEN	10 GAL / SF	8 3"-4"	200 GAL FOR THE FIRST 2 SEASONS
BRISTLECONE PERENIALS & GRASSES	25 GAL / SF	2 6"- 8"	250 GAL
	5 GAL / SF	500SF	2500 GAL

ZONE	LOCATION	HEAD	TOTAL	QUANTITY
ZONE 1-2	SPRUCE ASPEN	DRIP EMITTERS	7	-
ZONE 3	PERENIALS & GRASSES	MICRO JETS	8	-
(ZONE 4)	(REVEG)TEMP	ROTOR		20 GPM

IRRIGATION LEGEND

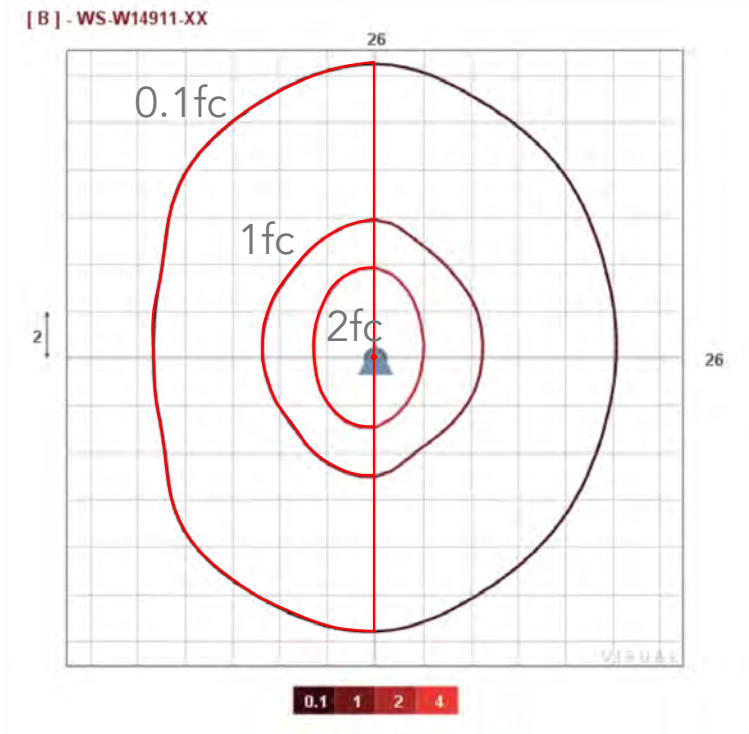
- TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
- RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER
- 1 1/2" WILKINS MODEL 500 PRESSURE REGULATOR
- RAINBIRD 150 ELECTRIC REMOTE CONTROL VALVE
- 1" CLASS 200 PVC MAINLINE
- 1" NSF POLYLATERAL LINE
- WATER SENSOR-RAIN SHUT OFF SENSOR
- RE-VEG AREAS

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 LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.

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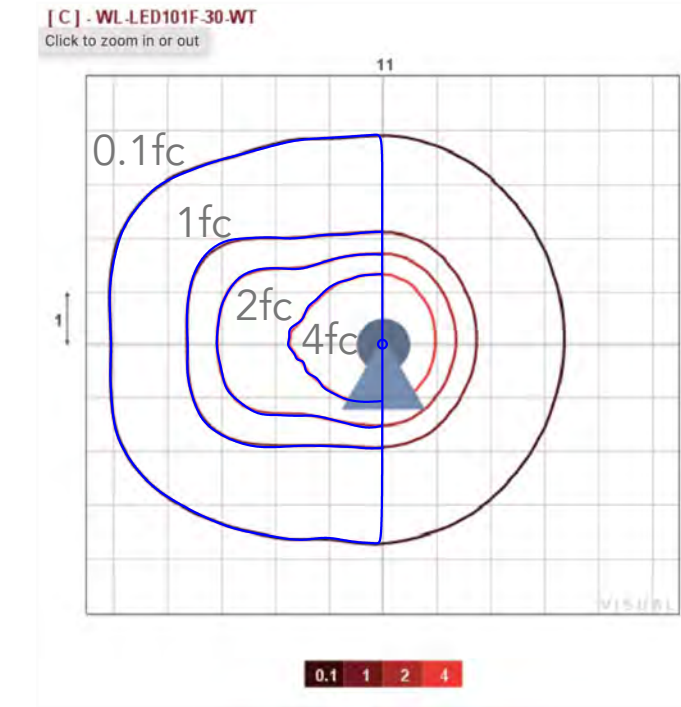
IRRIGATION PLAN
SCALE : 1/8" = 1' - 0"

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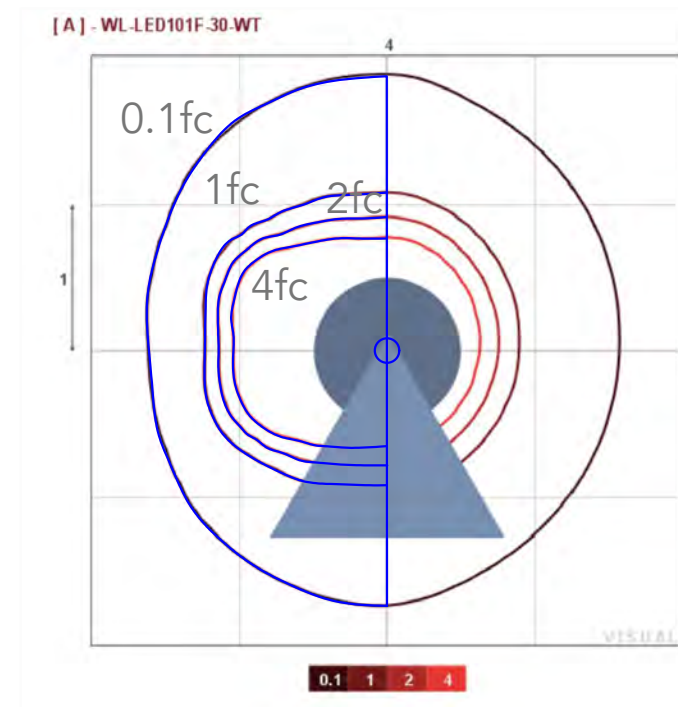


@ 7'-0" AFF

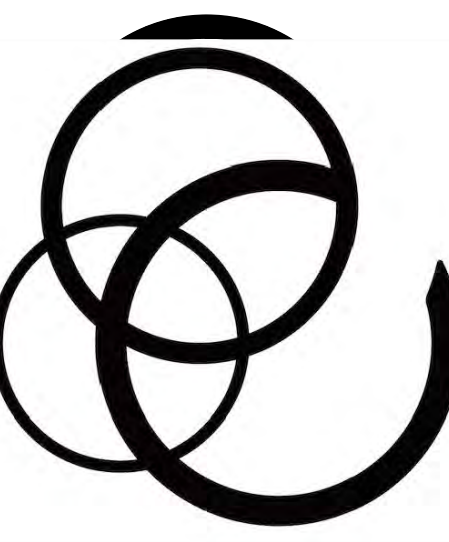
Ext 2:



@ 16" AFF



@ Riser



Eluminate, Inc.

Architectural
Lighting Design

PO Box 5176
Aspen, CO 81612
970.925.2519

emily@eluminate.com
www.eluminate.com

CCD1 Residence
Lot 151R-2 Country Club Drive
Mountain Village, Colorado

Photometric drawings are not to scale. Drawings are for estimating purposes. Foot-Candle values are predicted at horizontal calculations unless specified otherwise. This is a simulated calculation and actual foot-candles may vary.

Issue:
DRB Final

Date:
07.22.21

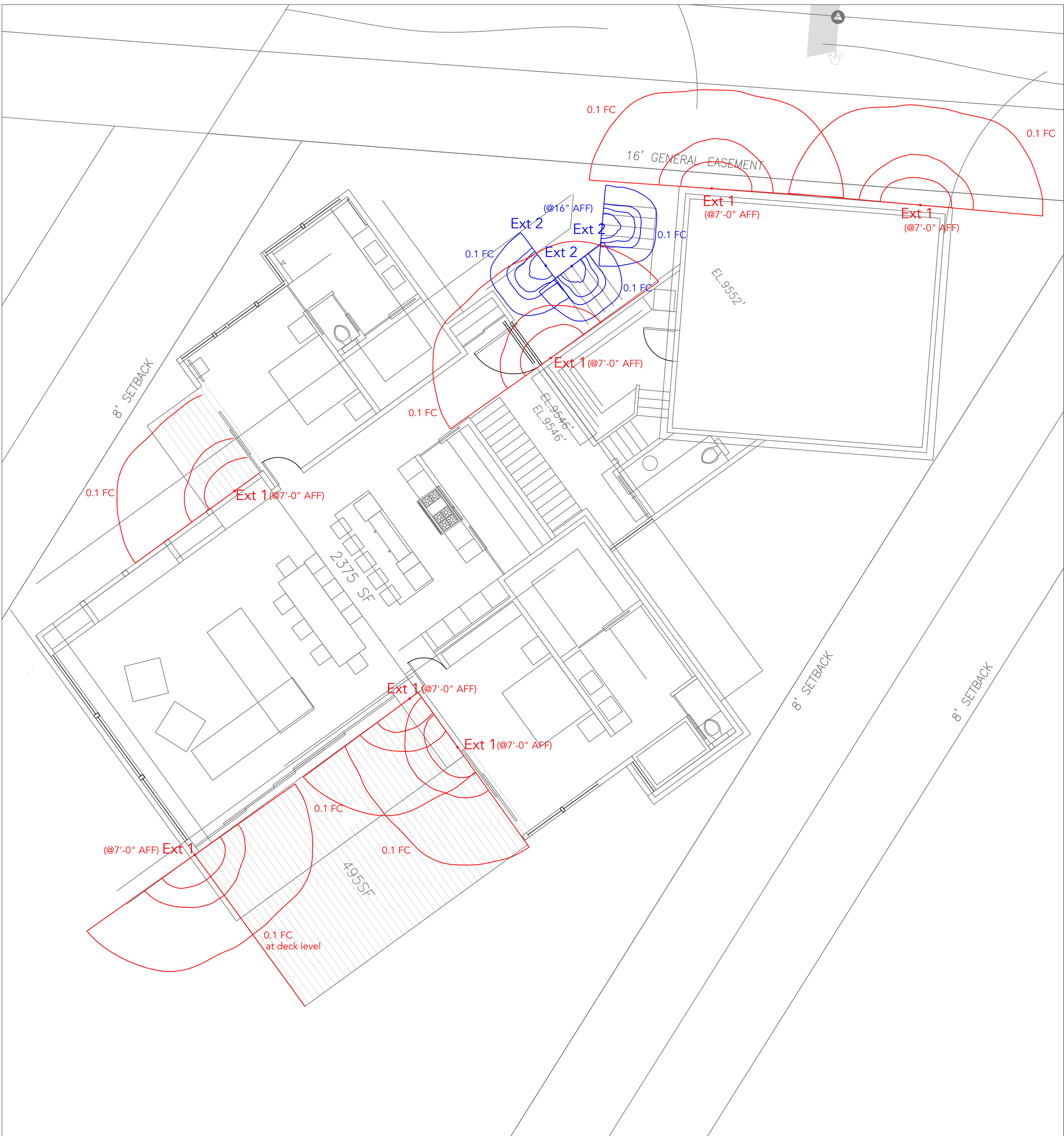
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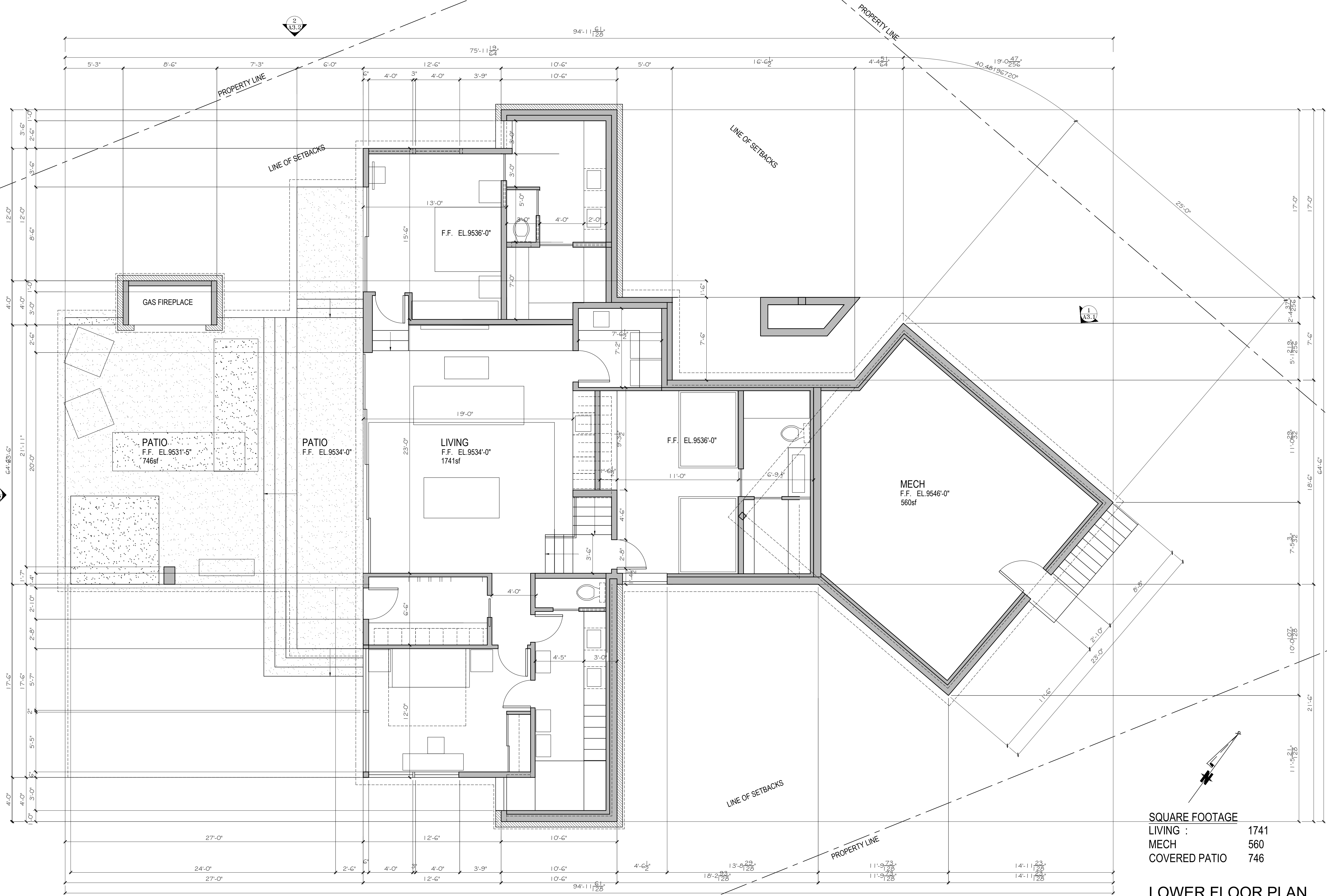
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Exterior Lighting
& Photometry

Scale:
N.T.S.

Sheet #:

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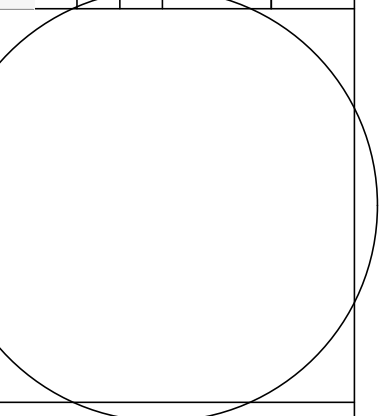
SQUARE FOOTAGE

LIVING :	1741
MECH	560
COVERED PATIO	746

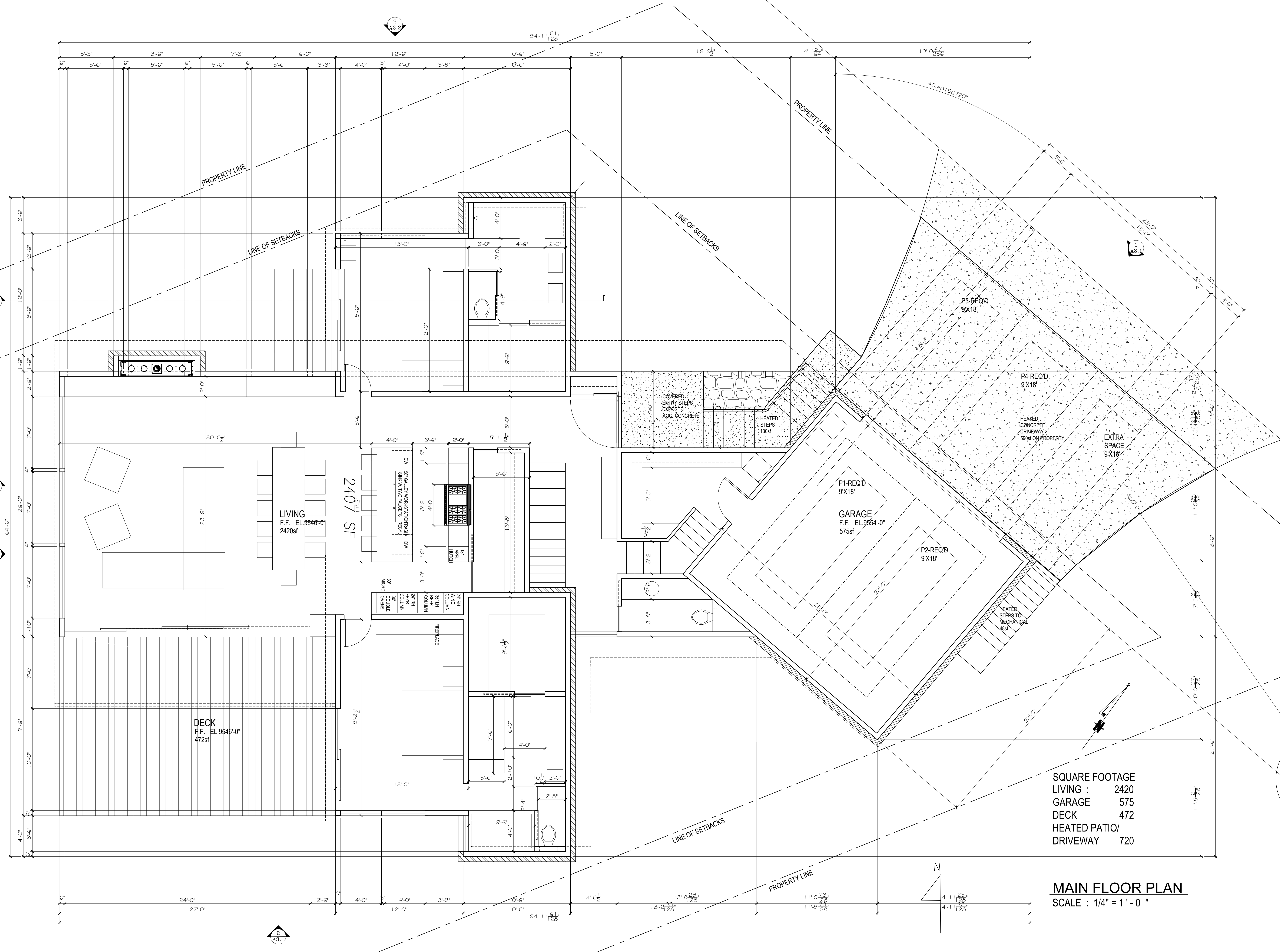
LOWER FLOOR PLAN
SCALE : 1/4" = 1' - 0 "

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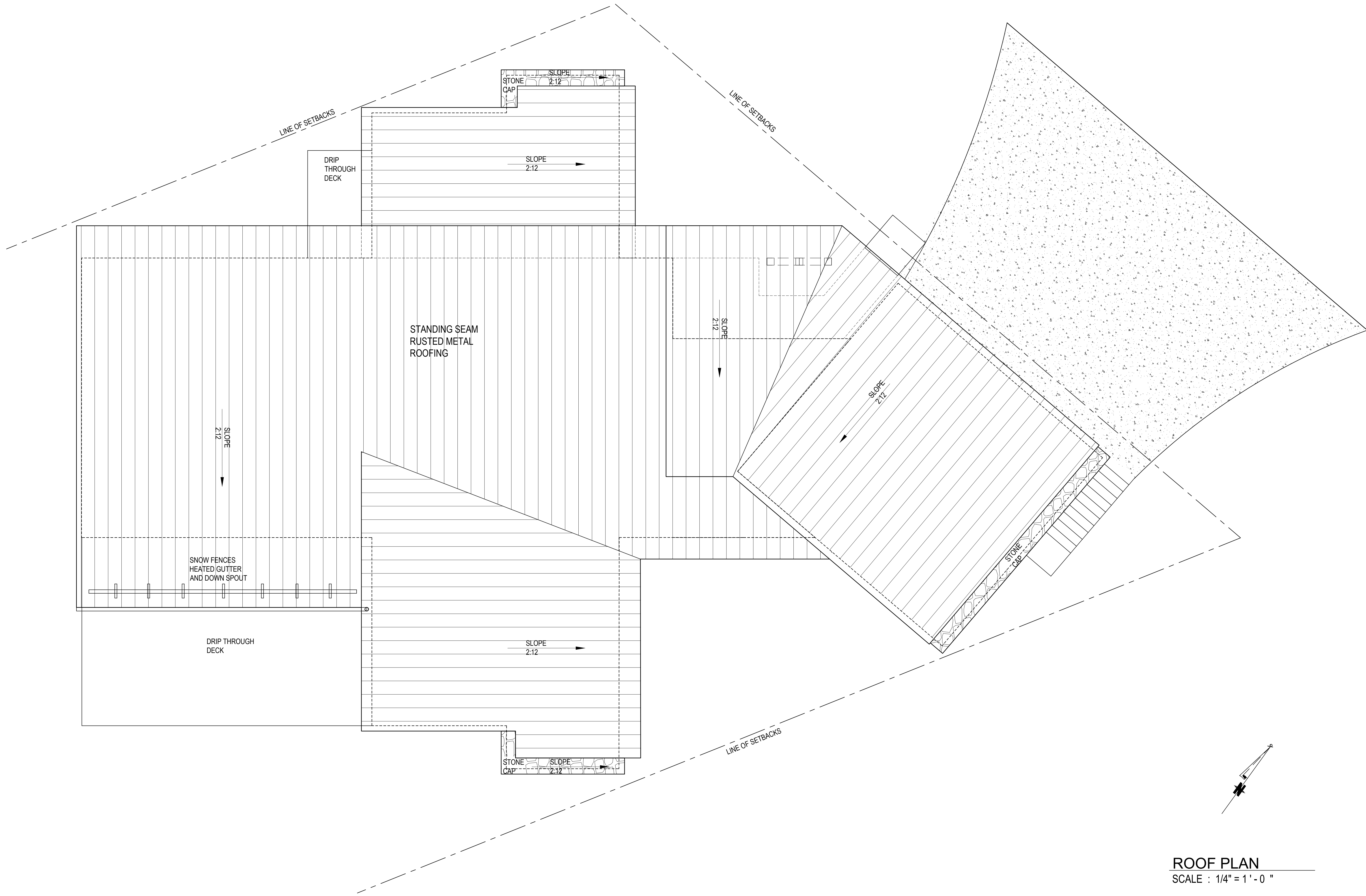


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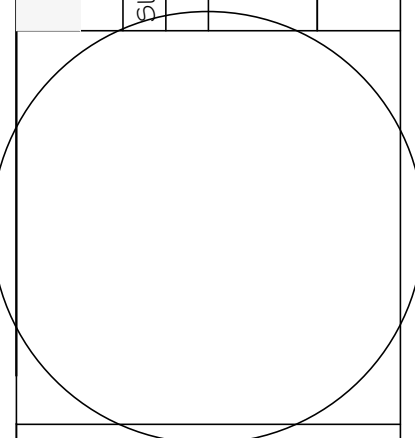


SQUARE FOOTAGE	
LIVING :	2420
GARAGE	575
DECK	472
HEATED PATIO/ DRIVEWAY	720

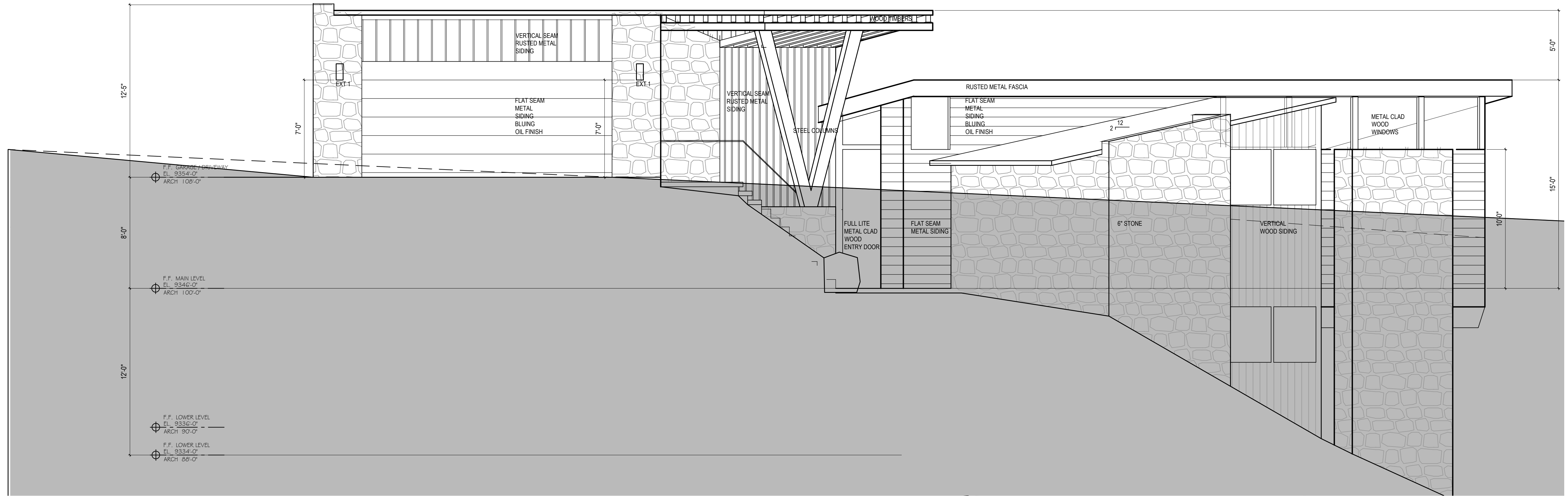
MAIN FLOOR PLAN
SCALE : 1/4" = 1'-0"



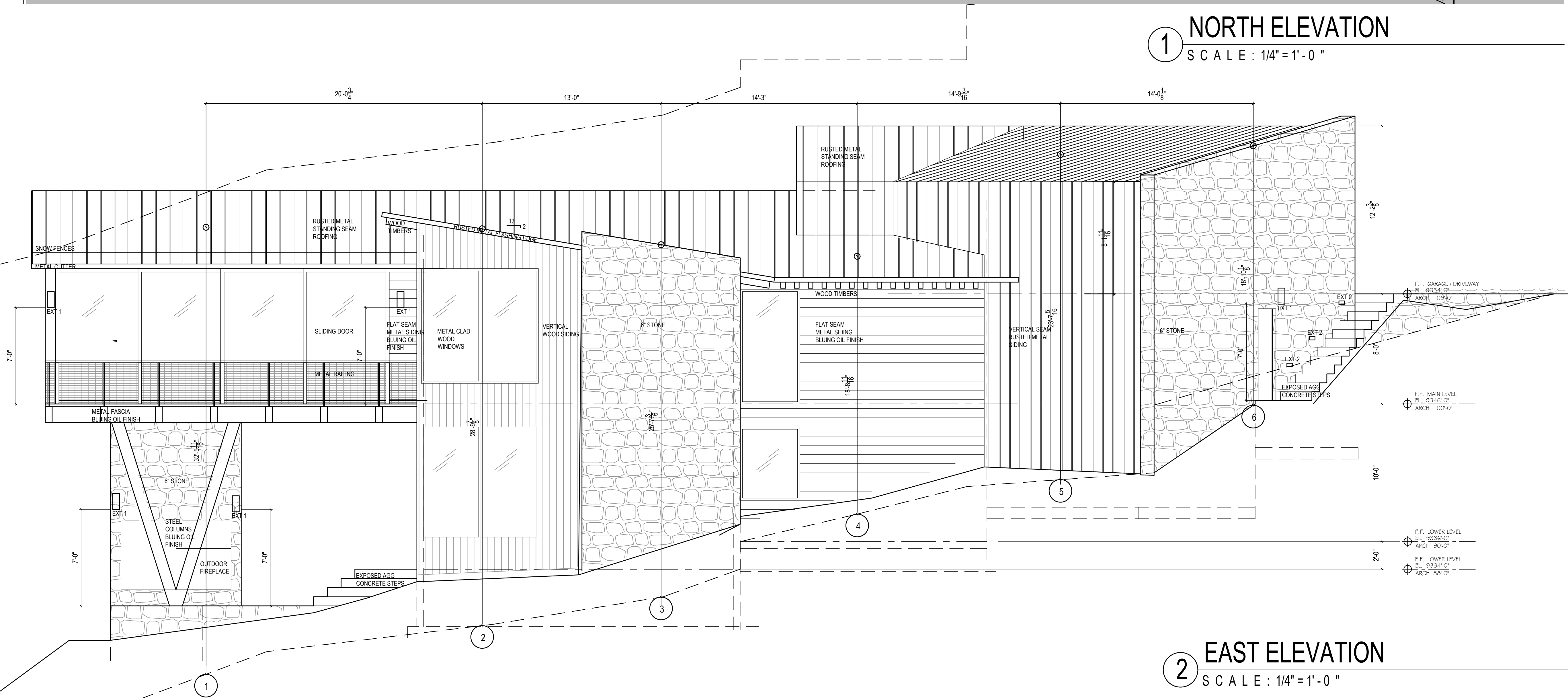
ROOF PLAN
SCALE : 1/4" = 1' - 0 "



A2.2



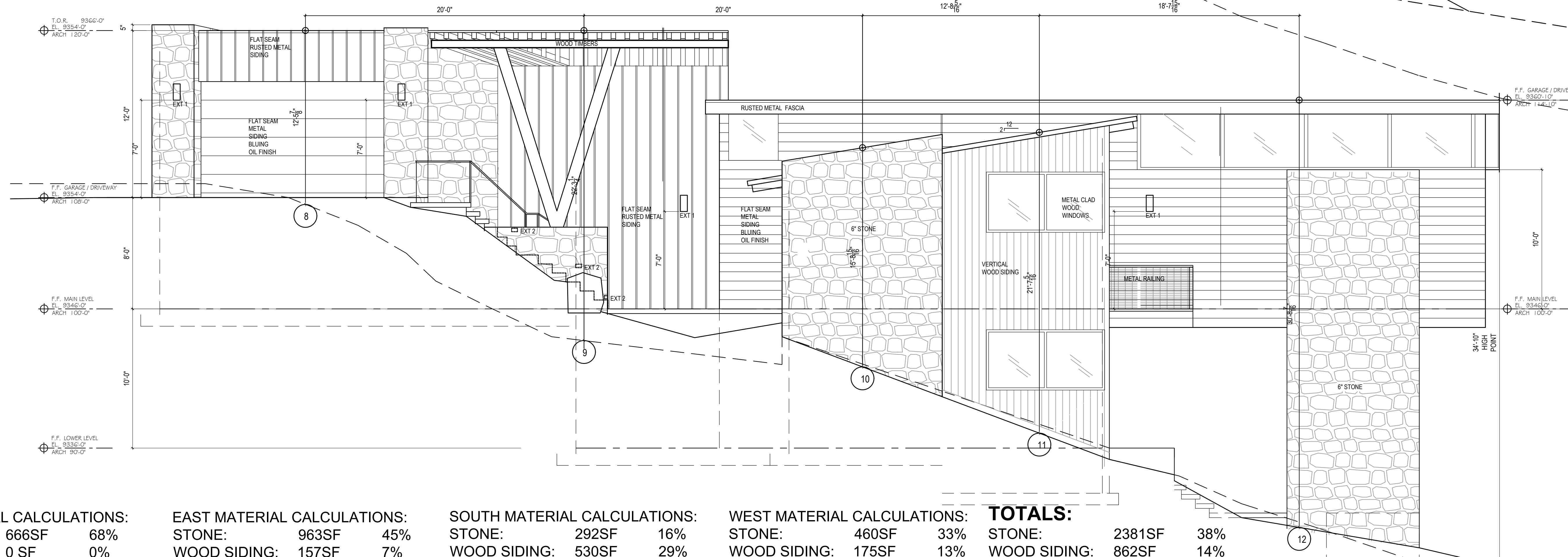
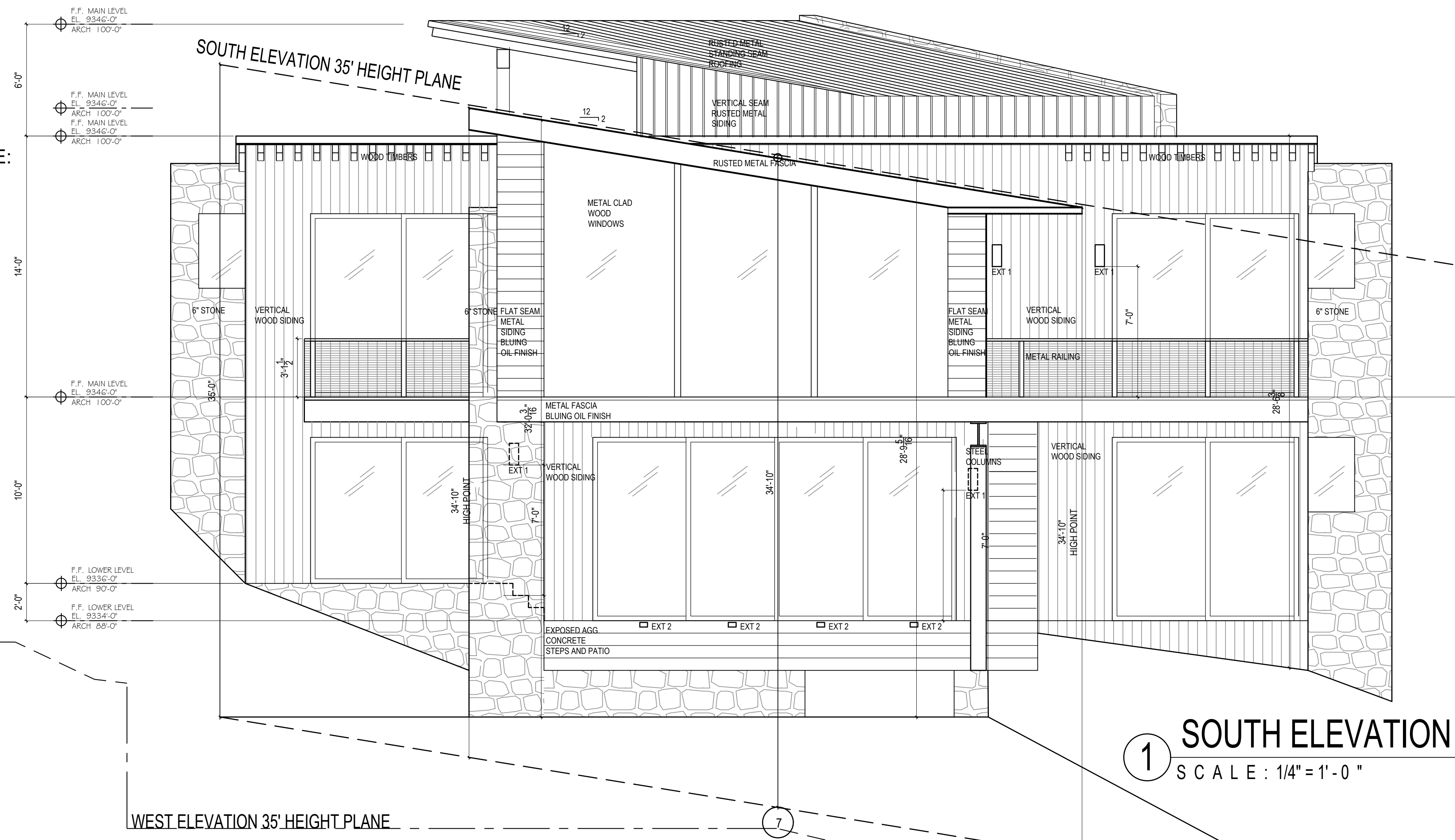
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

**AVERAGE HEIGHT FROM FINISHED GRADE:
IN 20' INTERVALS**

1	32'-6"
2	28'-10"
3	25'-7 1/2"
4	18'-9"
5	23'-7 1/2"
6	18'-10"
7	34'-10"
8	12'-6"
9	22'-3 1/2"
10	15'-9"
11	21'-7 1/2"
12	30'-8 1/2"
TOTAL AVERAGE HEIGHT	285'-10 1/2"
	23.8'



NORTH MATERIAL CALCULATIONS:

STONE:	666SF	68%
WOOD SIDING:	0 SF	0%
METAL SIDING:	248SF	25%
FENESTRATION:	64SF	7%
TOTAL	978SF	100%

EAST MATERIAL CALCULATIONS:

STONE:	963SF	45%
WOOD SIDING:	157SF	7%
METAL SIDING:	658SF	31%
FENESTRATION:	375SF	17%
TOTAL	2153SF	100%

SOUTH MATERIAL CALCULATIONS:

STONE:	292SF	16%
WOOD SIDING:	530SF	29%
METAL SIDING:	247SF	14%
FENESTRATION:	747SF	41%
TOTAL	1816SF	100%

WEST MATERIAL CALCULATIONS:

STONE:	460SF	33%
WOOD SIDING:	175SF	13%
METAL SIDING:	572SF	41%
FENESTRATION:	178SF	13%
TOTAL	1385SF	100%

TOTALS:

STONE:	2381SF	38%
WOOD SIDING:	862SF	14%
METAL SIDING:	1725SF	27%
FENESTRATION:	1364SF	21%
TOTAL	6332SF	100%

L E A S S O N A R C H I T E C T
 200B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASSONARCHITECTS.COM
 (SUBMISSIONS) 4.21.2021 (PREDB) 5.12.2021 (DRB SKETCH PLAN) 7.22.2021 (DRB FINAL PLAN)
 LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.

A3.2



**WOOD SIDING
1X6 VERTICAL
WOOD TIMBERS**



**STANDING SEAM
RUSTED METAL ROOF
AND SIDING**



**BLUING OIL FINISH
HORIZONTAL METAL
SIDING AND STEEL BEAMS**



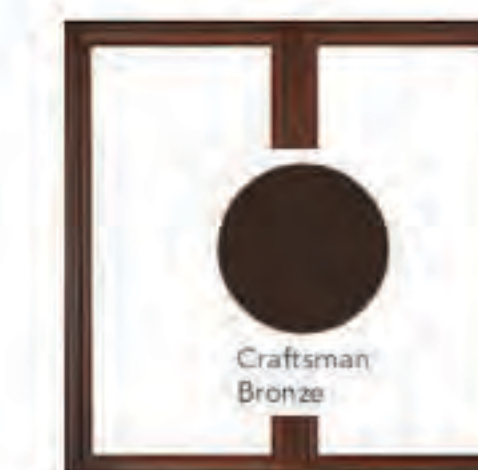
**METAL RAILING
BLUING OIL FINISH
see A4.1 FOR RAILING DETAIL**



**6" STONE VENEER
WITH MINER'S SHMEAR
GROUT JOINTS**

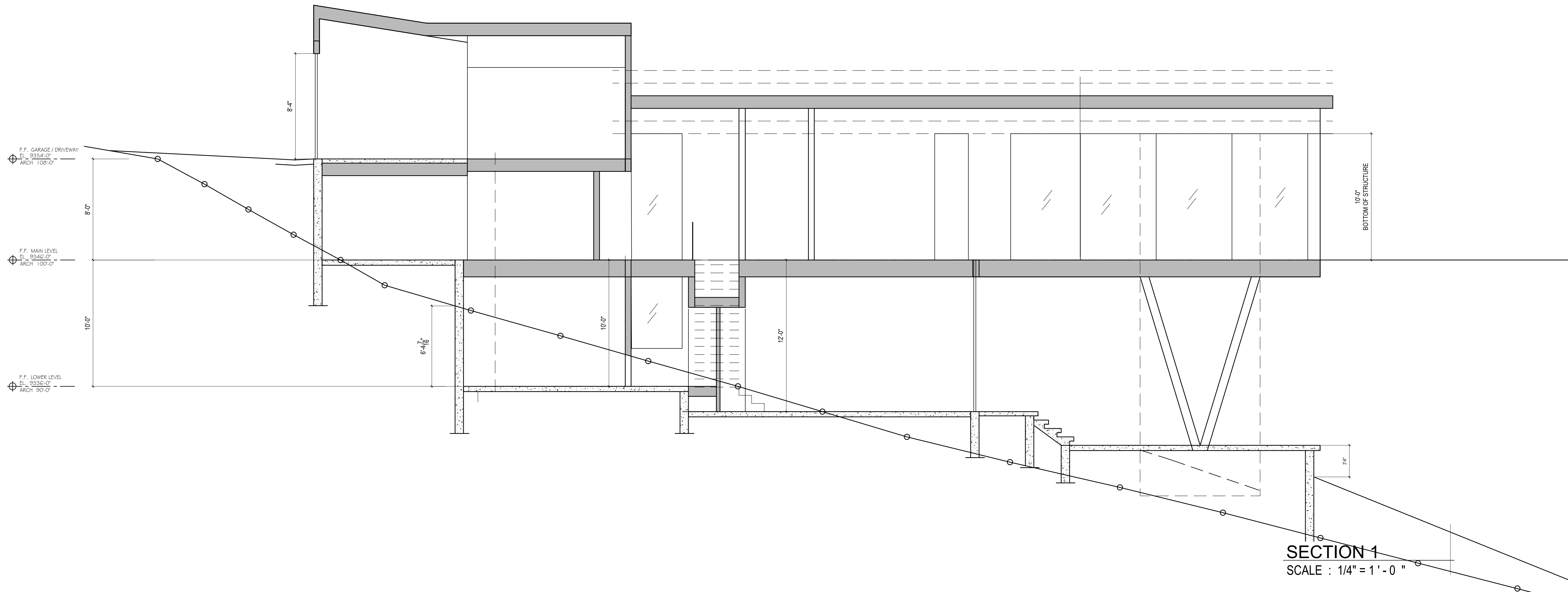


**EXPOSED AGG LANDSCAPE STEPS
AND PATIOS**

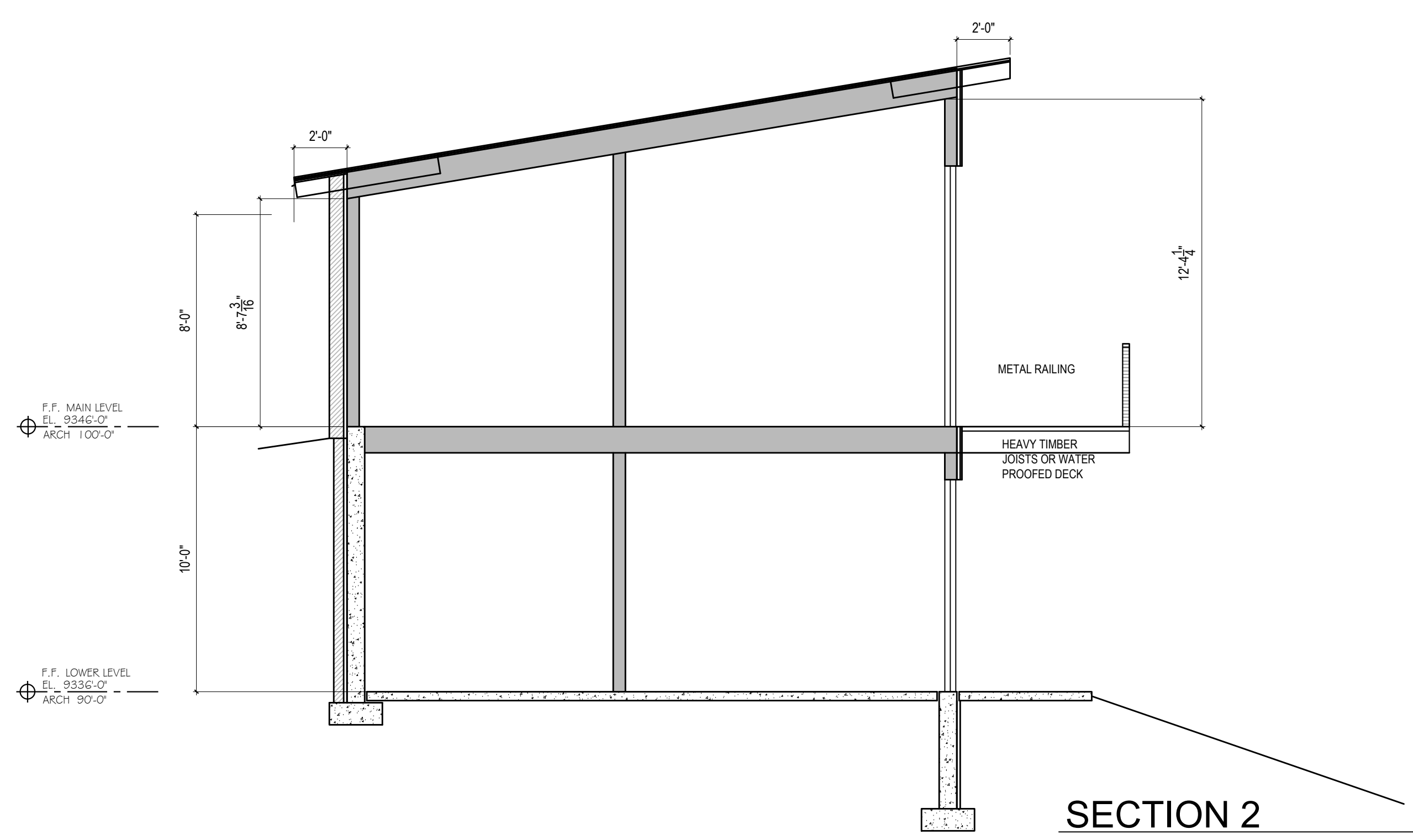


**ALUMINUM CLAD
WOOD WINDOWS**

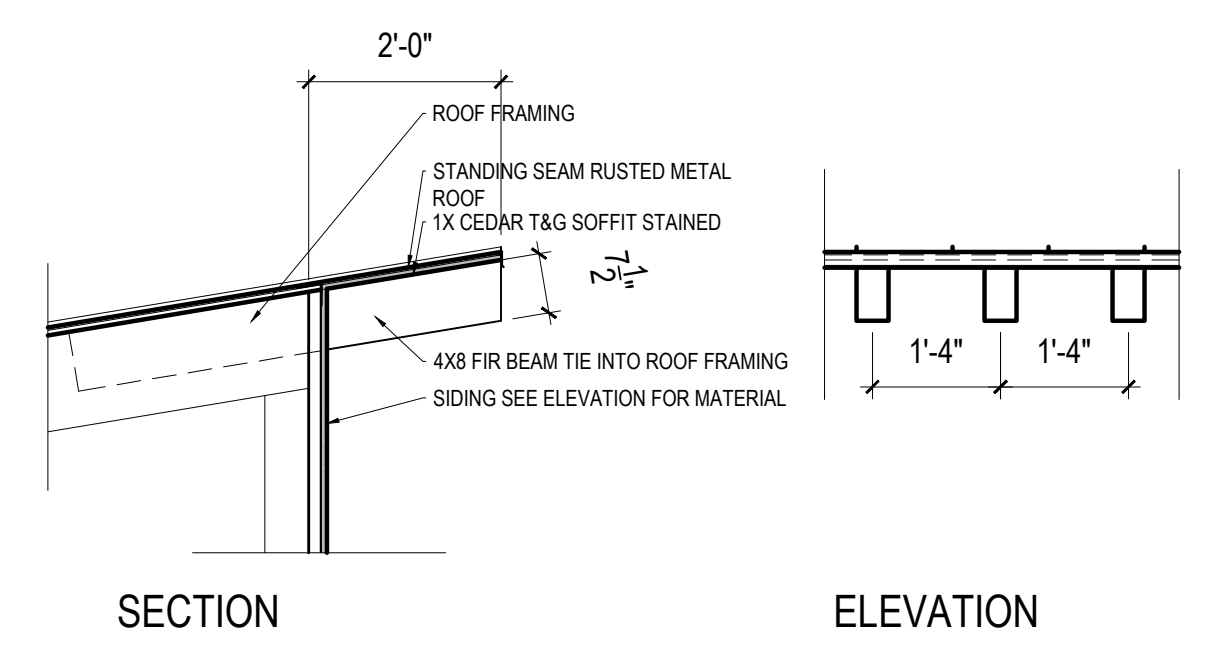
MATERIALS



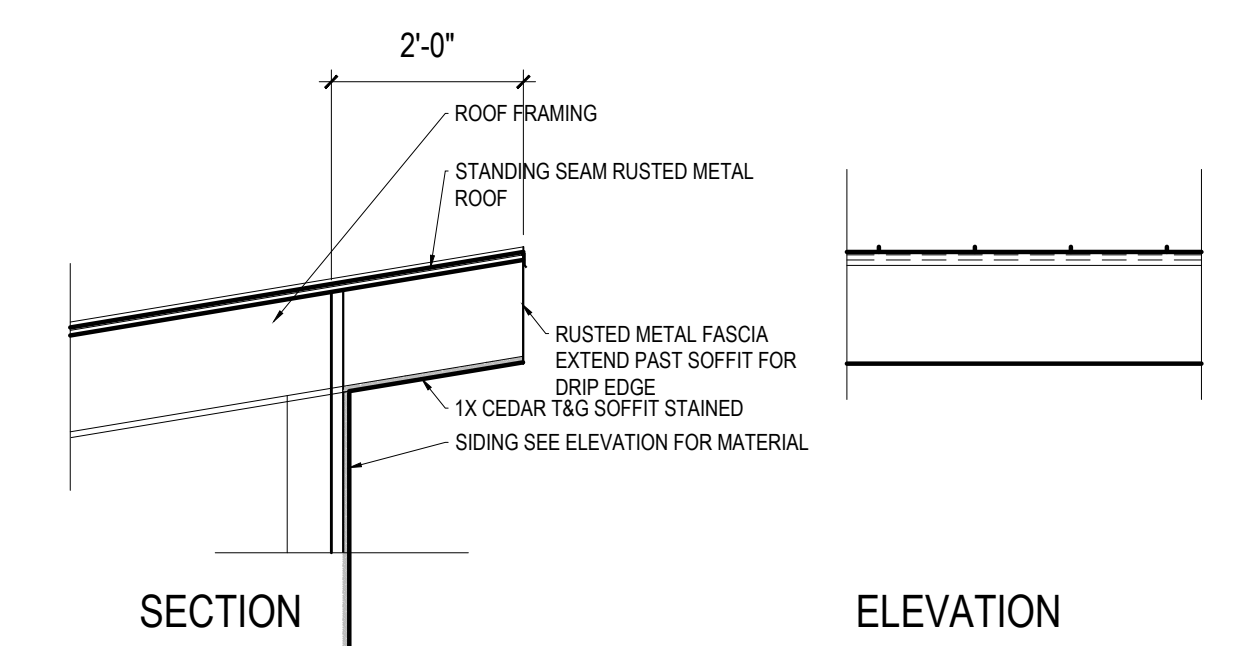
SECTION 1
SCALE : 1/4" = 1' - 0 "



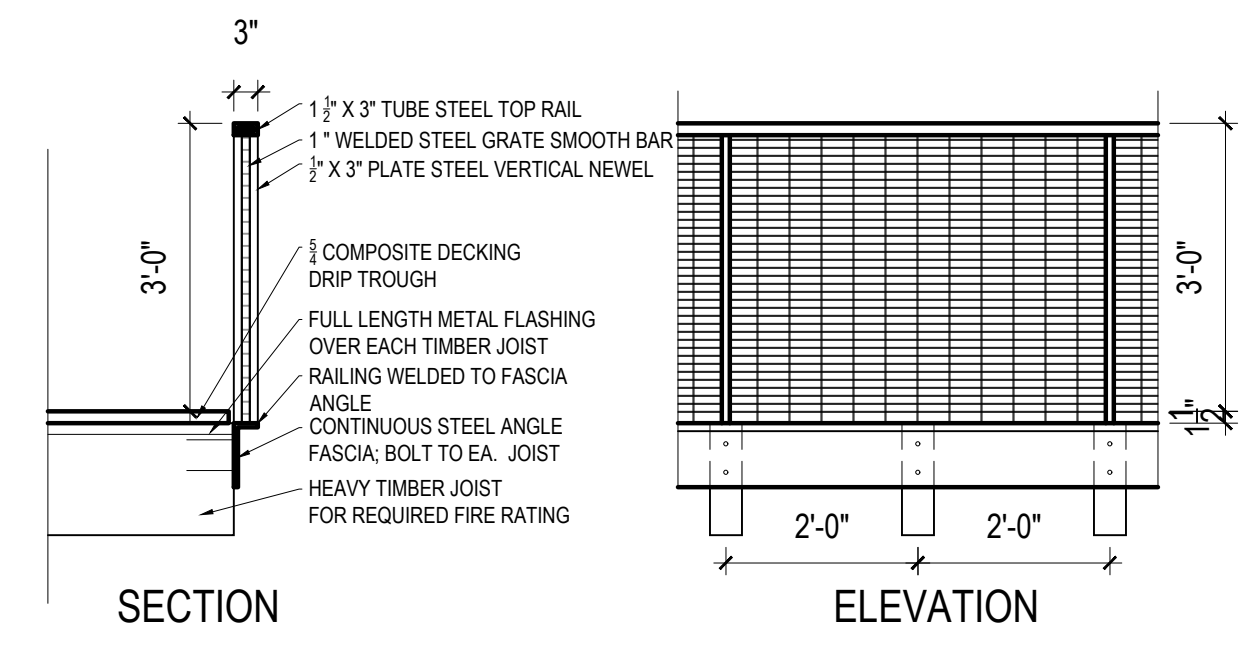
SECTION 2
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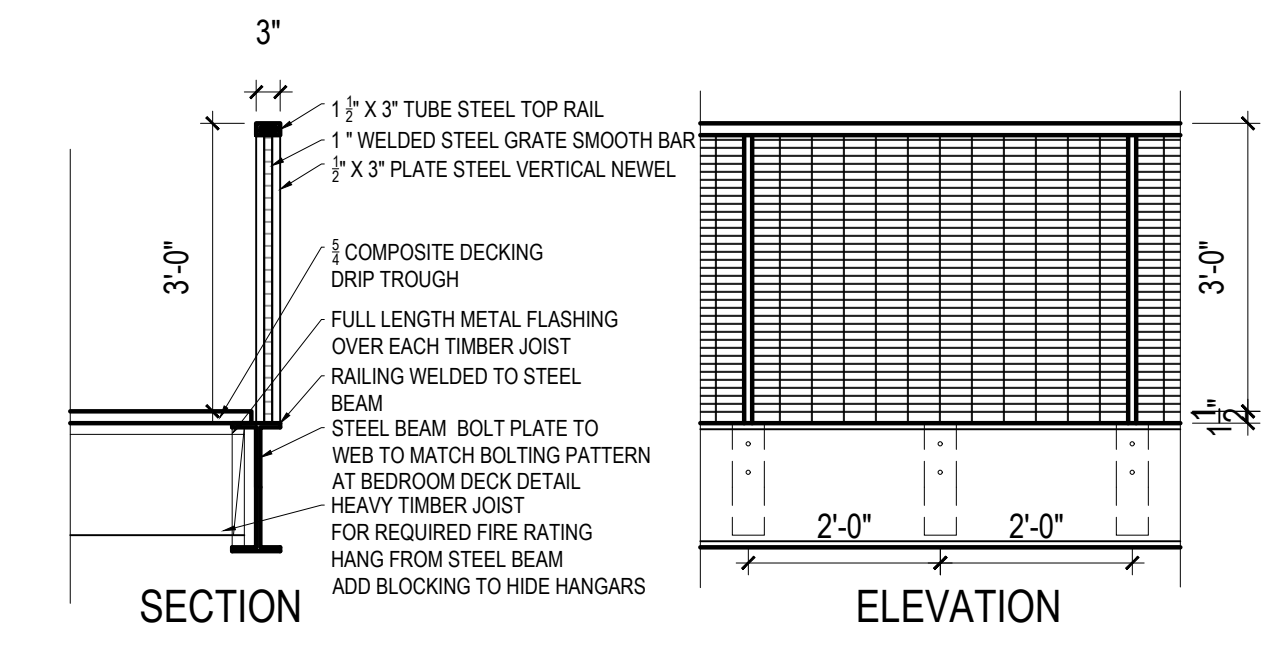
TIMBER SOFFIT DETAIL
SCALE : 1/2" = 1' - 0 "



METAL FASCIA DETAIL
SCALE : 1/2" = 1' - 0 "



RAILING DETAL-AT BEDROOM DECKS
SCALE : 1/2" = 1' - 0 "



RAILING DETAL AT MAIN DECK
SCALE : 1/2" = 1' - 0 "

L E A S I S S O N A R C H I T E C T
 200 B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925 - 1224 EMAIL: LEA@LEASSISONARCHITECTS.COM
 SUBMISSIONS | 4.21.2021 | PREDB | 5.12.2021 | DRB SKETCH PLAN | 7.22.2021 | DRB FINAL PLAN
 LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.
CCDI RESIDENCE
 A4.1



TO: Mountain Village Design Review Board

FROM: John Miller, Community Housing Program Director

FOR: Design Review Board Regular Meeting, August 5, 2021

DATE: July 26, 2021

RE: Discussion regarding a Conceptual Work Session for Lot 165, Units 8 and 9, Cortina Drive, to develop a new Single-Family residence, pursuant to CDC sections 17.4.11.

Work Session Overview

PROJECT GEOGRAPHY

Legal Description: UNIT 8 AND 9 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 370697

Address: 180 and 190 Cortina Drive

Applicant/Agent: Ramiel Kenoun, Space Architects and Planners

Owner: Jeffery W. Metz Revocable Trust

Zoning: Multi-Family

Existing Use: Vacant

Proposed Use: Detached
Condominium

Lot Size:

Unit 8 0.21 Acres

Unit 9 0.20 Acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Application
- Exhibit B: Plan Sets



Figure 1: Vicinity Map

Case Summary:

Ramiel Kenoun (Applicant), working on behalf of the Jeffrey W. Metz Revocable Trust (Owner), has requested a work session with the Design Review Board to discuss two proposed Detached Condominiums to be located at Lot 165 (Cortina), Units 8 and 9. The applicant has provided conceptual architectural designs for both of the proposed homes and as part of the work session would like to discuss plans for the development of the Units. The proposed designs for both Units 8 and 9 have necessitated a request for a Variance to the provisions of the CDC for Maximum Building Height with the request ranging from 4-11 feet over the allowed height. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues, and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC.

History and Existing Conditions: Lots 165-8 and 165-9 are located within the Cortina Land Condominiums (Cortina) along San Joaquin Road between the existing Cassidy Ridge and Winterleaf developments. When approved, a total of 22 Condominium Units and 3 Parcels (A, B and C) originally designated as a General Common Element of the land condos were approved by the Town. Subsequent to the creation of the common interest community, Units 18 and 19 were replatted into Unit 18R to allow for the development of a multi-family project on Units 17, 18R, 20, and Parcel A (later identified as Unit 23). The remainder of the Lots within Cortina are designated for single-family detached homes. A large number of the Units within Cortina face topographical issues such as steep forested slopes with difficult access.

Unit 8 and 9 are located next to one another on Cortina Drive, and are steeply sloped and extensively forested. Both Units are encumbered by a number of easements ranging from Utility Easements, Pedestrian/Skier Easements, and Setback/Building Envelope Areas. Units 5 and 6 were originally accessed by a driveway easement established when Cortina was created. This easement was later modified and expanded to allow additional access for Units 7 and 8. Unit 9 contains a driveway easement for the benefit of Unit 9 and 10. The applicant is proposing to access the properties directly from Cortina Drive and is not proposing to use the access easements.

Design Review:

The focus of this work session is largely to discuss the DRB's comfort with the proposed variance requests, as these variances determine the architectural design of the home. With that, staff will provide some minor information related to the design review portion of the request. The applicant has provided initial design concepts within the plan sets generally addressing things such as site context and constraints, specific building designs, massing, and parking. Although both homes are designed differently, the material palette seems to complement and tie the homes together through the use of wood, stone, and metal. Although the material palette is similar, the homes do have very different forms and massing, with Unit 8 utilizing a shed roof form and Unit 9 a gabled roof.

As briefly discussed above, there are geographical constraints, namely the steepness of the lot. The applicants have indicated that the steepness of the site has driven the design of the home and has necessitated a variance to the CDC maximum building height provisions. The design themes of the two homes appear to fit well with existing homes within Cortina as well as with the contemporary Mountain Modern style of wood siding, metal accents, and the prominent use of stone. Generally speaking, the Mountain Village has seen an increased number of new homes requesting shed roof forms given the contemporary architectural trends, but it should be noted that the use of shed roof forms

in the Mountain Village results a maximum height allowance that is 5 feet less than a home with a gabled roof form and therefore increases the variance request for Unit 8.

Staff will give a high-level review of the two proposed designs below for DRB discussion:

Unit 8: The proposed shed roof form design for Unit 8 is viewed as a two-story home from Cortina Drive (page A2.1). The majority of the massing of the home is seen from the west elevation (page A2.3), but the difference in apparent scale between the east and west elevations demonstrates the slope of the site. In order to accommodate this slope, the applicant attempts to step the home down the site.

The proposed material palette is similar to homes recently seen in the Mountain Village, incorporating a light-colored grey stone surrounding the base of the home, with black metal panels, accented with a darker stained wood in both horizontal and vertical arrangements. The glazing and mullions for the windows also provide some linear contrast to the elevations of the home in a way that seems to compliment the darker metal and grey stone. Additionally, the applicant has proposed portions of the stone to rise towards the roof of the home – a detail that appears to better ground the home into the site.

Because the applicant is proposing to take access from Cortina Drive, rather than the private access easement below Cortina Drive, a large retaining wall will be required and shown below in the provided elevation (page A2.4). This retaining wall ranges in height from approximately 17'-25' in height. This will ultimately require the DRB to approve a Design Variation to Road and Driveway Standards for a retaining wall of this height. The proposed wall is unfaced gabion baskets as shown below. The DRB has in the past required that large walls be faced with stone or metal. In this case, an approximate 25-foot-tall wall would potentially have impacts on the future homes at Unit 7 and Unit 6.



Although the plans are still at a work session level, it does appear that there will be Setback encroachments as part of this request. Note, that the Cortina units do not have a General Easement and rather relies on building setbacks established as part of the subdivision. The CDC intends that the setbacks are to be maintained in the same manner as the GE.

The site plan for Unit 8 identifies the following encroachments:

1. Landscaping
2. Driveway / Parking
3. Vertical roof overhangs

Additionally, staff assumes based on the site plan that there will be additional encroachments into the GE such as grading for foundations, and potentially foundation footers given the limited area between the foundation walls and the setback. The DRB should discuss all of the proposed and assumed encroachments and determine if these encroachments are appropriate.

Unit 9: Unit 9 faces similar site constraints as Unit 8. The proposed gabled roof form design for Unit 9 also is viewed as a two-story home from Cortina Drive (page A3.0). Again, the majority of the massing of the home is seen from the west elevation (page A3.1), but the difference is that Unit 9 does not appear to step down the hillside in the same way as Unit 8 with the majority of the massing pushing back towards the road.

The proposed materials are similar to Unit 9, but incorporates much more wood siding, and in a horizontal pattern. Otherwise, the design for the home contrasts well between the wood, metal, and stone – and will blend well with Unit 8. Again, due to slope and access, the applicant has proposed to take access to the Unit from Cortina Drive. This will similarly necessitate a large retaining wall although slightly less height than the retaining wall required for Unit 8. Ultimately, it will require the DRB to issue a design variation to Road and Driveway Standards.

Similar to Unit 8, it does appear that there will be Setback encroachments as part of this request. The site plan for Unit 9 identifies the following encroachments:

1. Landscaping
2. Driveway / Parking

There could be additional encroachments that are not shown with these conceptual plans related to retainage on the site, as well as grading and construction encroachments given the small size of both units. Unit 9 does not appear to have the same amount of vertical encroachments as Unit 8, particularly as it relates to roof overhangs in the Setback.

Variance Request:

The applicant has requested a Variance to the Maximum Building Height requirements. As proposed within the provided plans, the applicant is requesting the following max building heights:

Unit 8: 10'-9 ½" Variance request for a Maximum Height of 45'- 9 ½"

Unit 9: 10'-0" Variance request for Maximum Height of 50'-0"

While staff does believe a variance requests may be appropriate given the steepness of the Units, there are concerns related to the magnitude of the requests. Review of the site plans indicate that the homes are maxing out their coverage allowances and in some cases are requesting encroachments into the setback areas in order to accommodate their proposal. It may be preferable to slightly reduce the overall square footage and massing in a way that reduces the overall variance requests. Additionally, the decision to utilize a shed roof form for Unit 8 has decreased the overall height allowance that would be granted if the home had a gabled roof form.

It should be noted that the most recent approved variance for a SFCI home was approximately 8 feet. More recently, the board reviewed a variance request that was much larger at Lot 165-6 (Cortina 6), which was ultimately withdrawn by the applicant due to

feedback received from the board. It should be noted that Unit 6 faced similar site constraints as Units 8 and 9. It will be very important to give clear guidance to the applicant regarding this request as the current design of the home cannot be accomplished without this request being ultimately recommended by DRB and approved by Town Council. If the DRB determines that the request is appropriate, then the applicant intends to proceed with the request.

It will be important for the DRB to determine that the scale and mass of the development as proposed, including the Variance Request as well as the Setback encroachments, and parking design variations would be appropriate as shown in these work session materials.

Additional Information:

Due to the existing driveway easement benefiting Unit 10, Staff recommended that the applicant obtain permission from the Owner of Unit 10 to verify that the easement is not necessary. It should be noted that Unit 10 was recently granted design review approval from the DRB and staff anticipates that they will be pulling a building permit soon but the proposed design for Unit 9 would eliminate the future ability of Unit 10 to access the Unit via the easement in the case where Unit 10 does not go under construction. This could be resolved by modifying the condominium map to remove the driveway easement in its entirety.

It may be preferable to the DRB to require these Units to take access from their designated access on the condominium map. This may eliminate the need for such large retaining walls, particularly on Unit 8.

RECOMMENDATION

A conceptual work session is a process that allows for the DRB to provide an informal, non-binding review of a conceptual development proposal. The DRB shall evaluate a proposed concept based on the applicable criteria for decision in the future. Any comments or general direction given by the DRB shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by the DRB on conceptual work sessions.

Staff recommends the DRB review and evaluate the proposed concept plans based on the applicable criteria for decision for the future development application and provide non-binding feedback and direction to the applicant regarding the design and proposed density.

/JJM



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-369-1392
 970-728-4342 Fax
 cd@mtnvillage.org

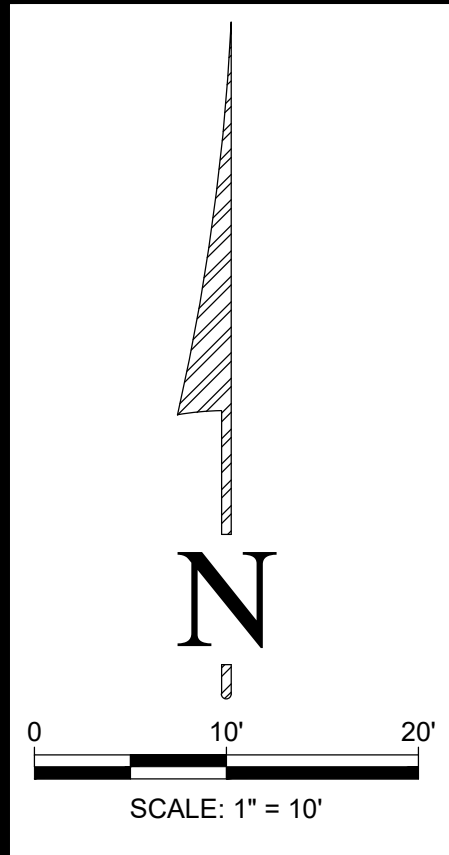
WORKSESSION SUBMISSION PROCESS			
APPLICANT INFORMATION			
Name: Ramiel Kenoun		E-mail Address: ramiel@spacearchplan.com	
Mailing Address: 2149 N. Talman Ave.		Phone: 312.829.6666	
City: Chicago	State: IL	Zip Code: 60647	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address: 180 Cortina Dr. Vacant Unit 8 Mountain Village, CO 81435		Acreage: 0.21	
Zone District: Multi-family	Zoning Designations: Condominium	Density Assigned to the Lot or Site: 3	
Legal Description: Per plat of survey			
Existing Land Uses: Open-Space			
Proposed Land Uses: Multi-family			
OWNER INFORMATION			
Property Owner: Jeffrey W. Metz Revocable Trust		E-mail Address: jeff@syn-group.com	
Mailing Address: 924 S. Catherine		Phone: 708-878-9135	
City: LaGrange	State: IL	Zip Code: 60525	
DESCRIPTION OF REQUEST			
Conceptual worksession to address height variance			



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N50°18'28\"W	24.12
L2	S40°33'30\"E	16.00

DRIVEWAY EASEMENT
LINE & CURVE TABLES

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.81	92.00	24°10'18\"	N85°55'14\"W	38.53
C2	19.95	25.00	45°43'19\"	N73°10'08\"W	19.42
C3	66.29	110.00	34°31'43\"	S66°42'21\"W	65.29
C4	56.65	94.00	34°31'43\"	N66°42'21\"E	55.79
C5	6.41	9.00	40°48'26\"	S75°37'34\"E	6.28
C6	9.08	92.00	5°39'07\"	S84°49'11\"W	9.07



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 20632
- SET 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 36577
- 2' W.C. 2' WITNESS CORNER
- (L.C.E.) LIMITED COMMON ELEMENT
- CABLE PEDESTAL
- WATER VALVE
- PEDESTRIAN/SKIER ACCESS EASEMENT (PB 1 PG 4661)
- UTILITY EASEMENT (PB 1 PG 4661)
- DRIVEWAY EASEMENT FOR THE BENEFIT OF UNIT 7 & UNIT 8 (PB 1 PG 4661)

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 Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
- Easement research from Land Title Guarantee Company, Commitment No. TLR86005913, Effective Date 05-28-2016 at 05:00 PM.
- Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 8, The Cortina Land Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370697 and The First Amendment thereto recorded November 14, 2008 under Reception No. 388352 and The Second Amendment thereto recorded January 19, 2007 under Reception No. 389686 and according to the Condominium Map recorded November 30, 2004 in Plat Book 1 at page 3400 and The First Amendment to the Map of Cortina Condominiums recorded January 19, 2007 in Plat Book 1 at page 3803, and The Second Amendment to the Map of the Cortina Land Condominiums recorded August 22, 2014 in Plat Book 1 at page 4661.

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the northeast line of Lot 165, according to the Plat recorded in Book 1 at page 1312, said bearing being S 05°22'30" E.

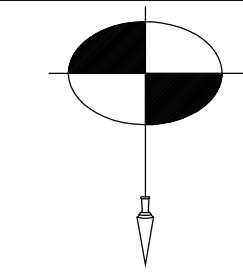
SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Wildcatter Cortina Development, LLC, a Texas Limited Liability Company, and Stonegate San Joaquin Partners, LLC, a Colorado Limited Liability Company was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
06/06/2016

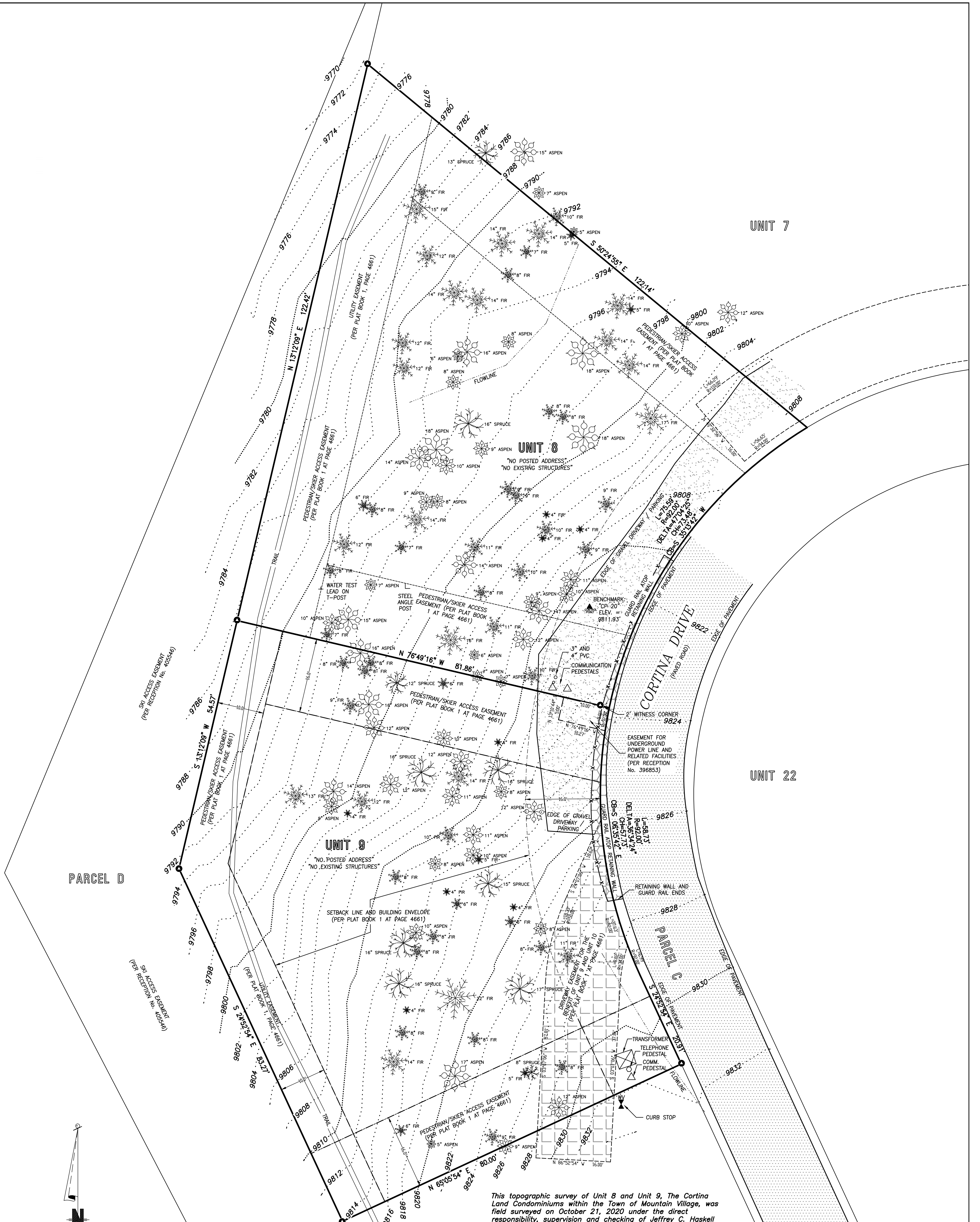
IMPROVEMENT SURVEY PLAT

UNIT 8, CORTINA LAND CONDOMINIUMS, IOT 165, TOWN OF MOUNTAIN VILLAGE



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

DATE:	06/06/2016
JOB:	04028
DRAWN BY:	CRK
CHECKED BY:	ADM
REVISION DATES:	
SHEET:	1 OF 1

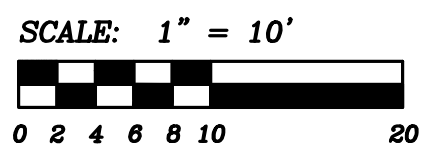


This topographic survey of Unit 8 and Unit 9, The Cortina Land Condominiums within the Town of Mountain Village, was field surveyed on October 21, 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 _____ Date _____

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: 8" nail in gravel ("CP 20") as shown hereon, with an assumed elevation of 9811.93 feet.
3. Contour interval is two feet.
4. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

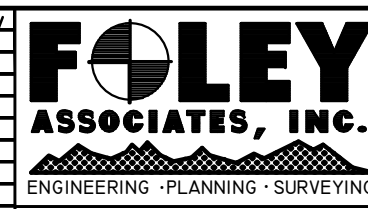


LEGEND

● FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 36577

TOPOGRAPHIC SURVEY
 Unit 8 and Unit 9, The Cortina Land Condominiums, Town of Mountain Village
 Located within Section 3, T. 42 N., R. 9 W., N.M.P.M., San Miguel County, Colorado

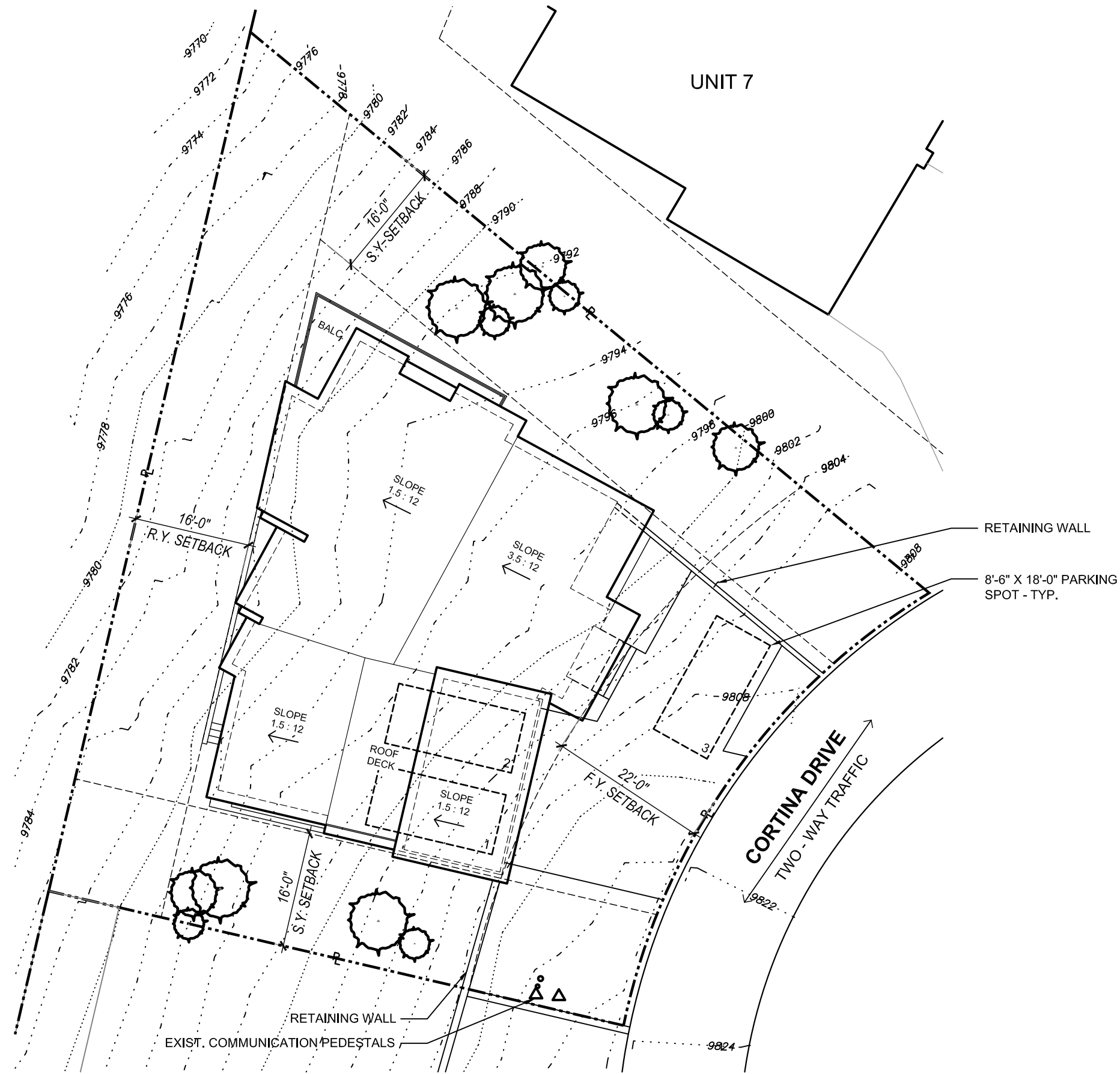
Project Mgr:	JH
Technician:	FO
Checked by:	CC
Start date:	10 / 2020



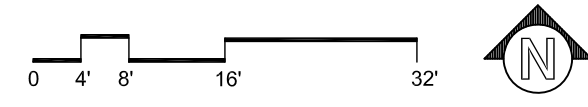
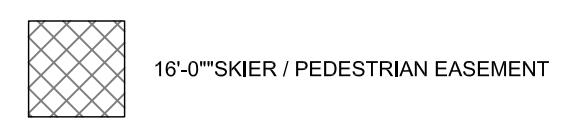
970-728-6153 970-728-6050 Fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

MOUNTAIN VILLAGE - LOT 9

**PROPOSED FLOOR PLANS &
ELEVATIONS**



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

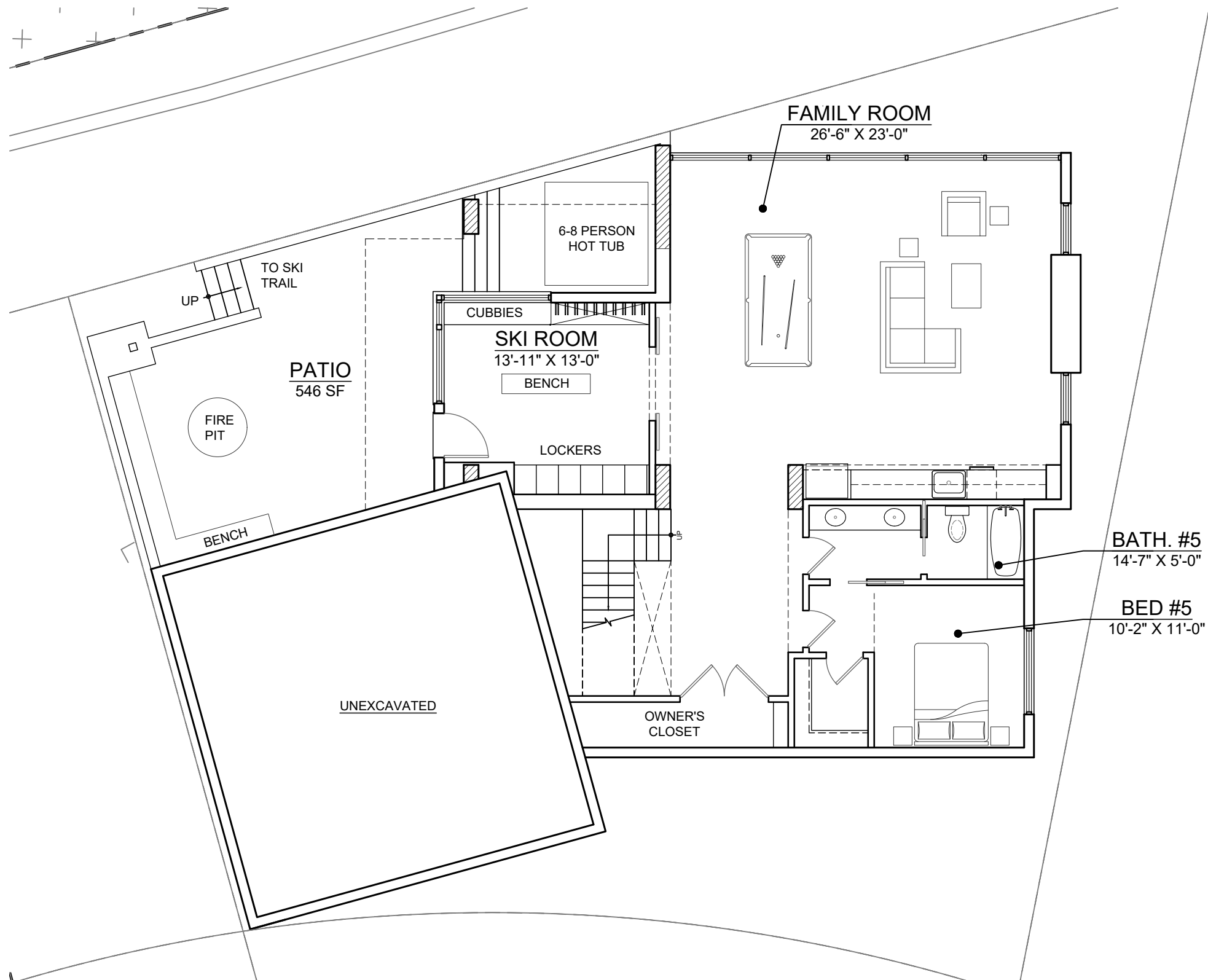


MOUNTAIN VILLAGE - LOT 8
CORTINA DRIVE
TELLURIDE, COLORADO 81435

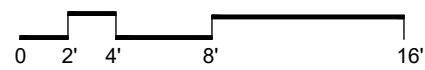
SPACE
ARCHITECTS + PLANNERS
2147 N. TALMAN AVE. CHICAGO, IL 60647
P. 312.829.6666
E. INFO@SPACEARCHPLAN.COM

VERSION
SITE

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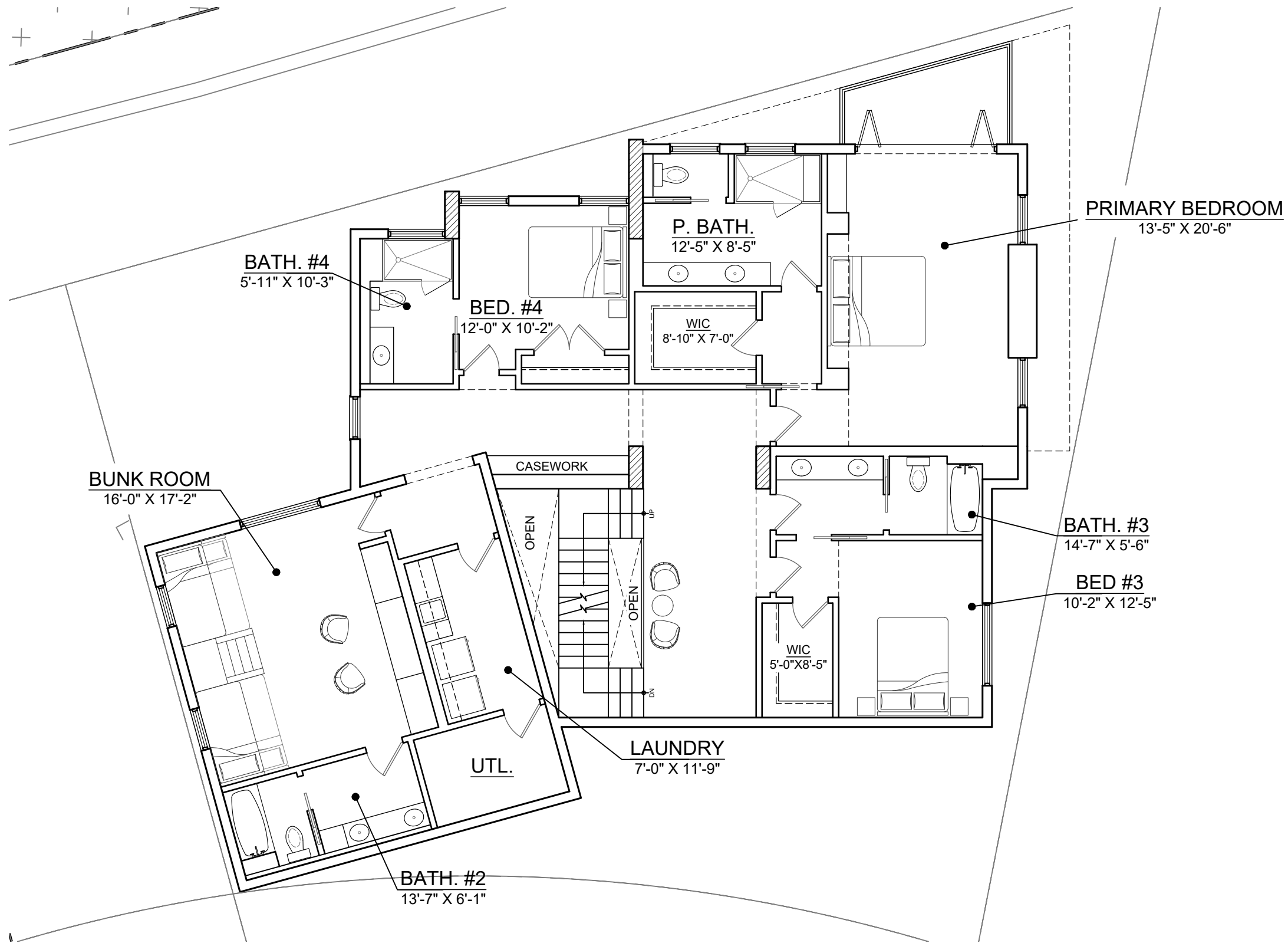
1 LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



MOUNTAIN VILLAGE - LOT 8
 CORTINA DRIVE
 TELLURIDE, COLORADO 81435

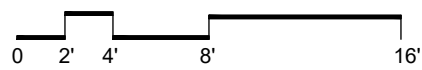
SPACE
 ARCHITECTS + PLANNERS
2149 N. TALMAN AVE. CHICAGO, IL 60647
 P. 312.829.6466
 E. INFO@SPACEARCHPLAN.COM

VERSION
A1.0



1 MIDDLE LEVEL PLAN

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

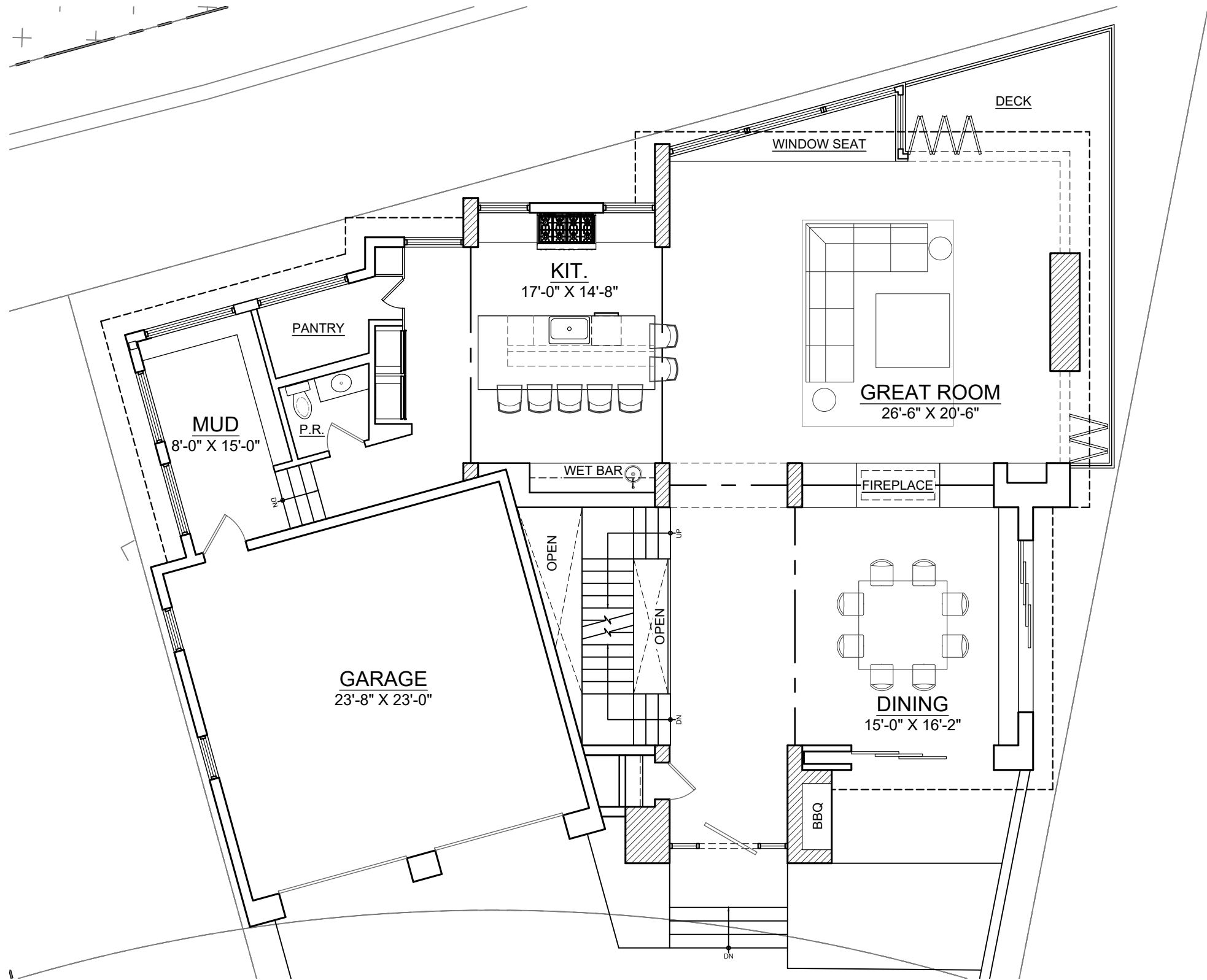


MOUNTAIN VILLAGE - LOT 8
 CORTINA DRIVE
 TELLURIDE, COLORADO 81435

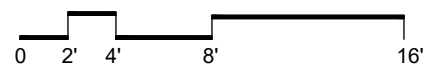
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 P. 312.829.6466
 E. INFO@SPACEARCHPLAN.COM

VERSION
A1.1



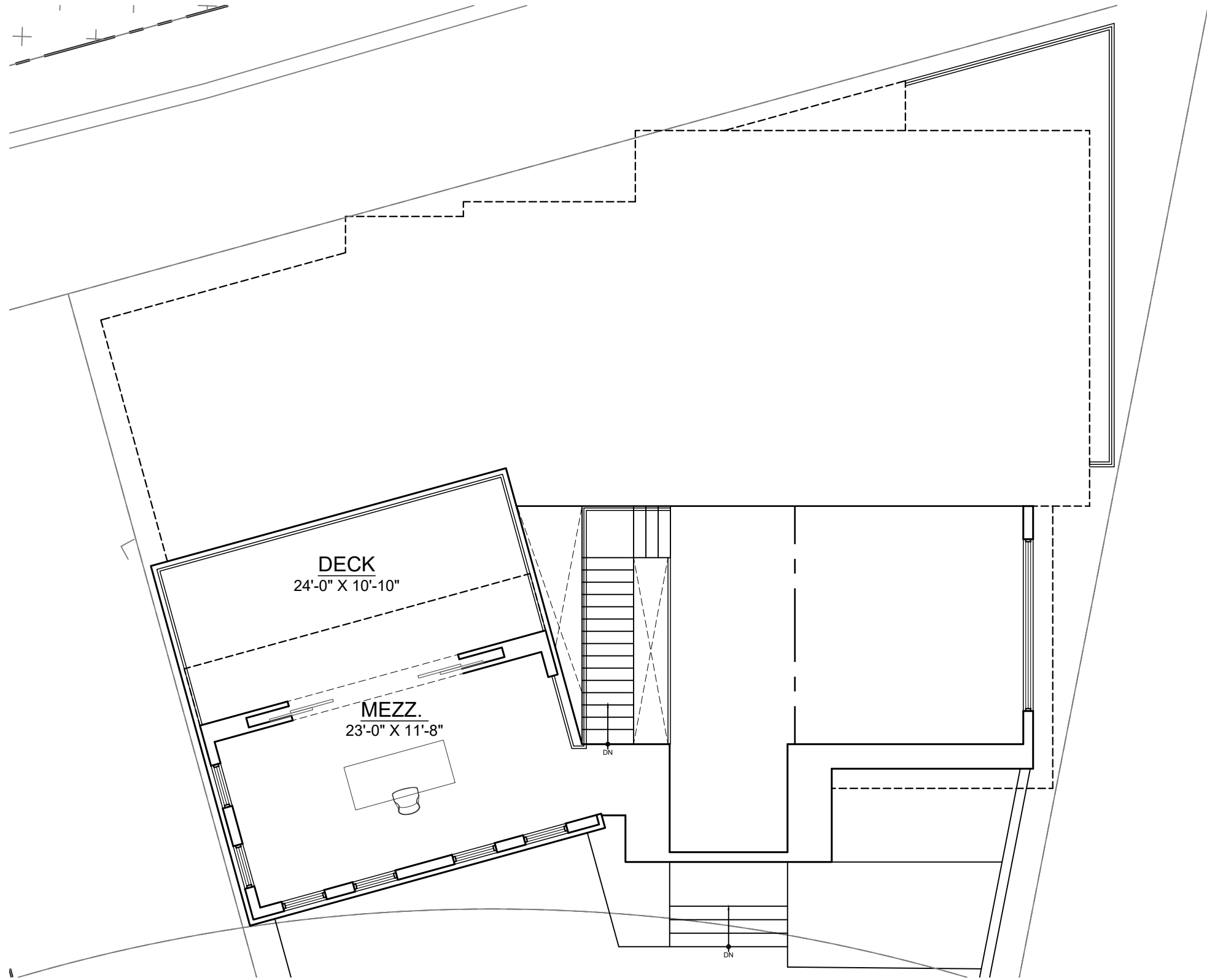
1 UPPER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



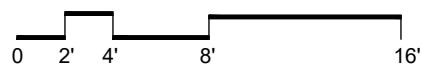
MOUNTAIN VILLAGE - LOT 8
 CORTINA DRIVE
 TELLURIDE, COLORADO 81435

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2149 N. TALMAN AVE. CHICAGO, IL 60647
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VERSION
A1.2



1 MEZZ LEVEL PLAN
SCALE: 1/8" = 1'-0"



MOUNTAIN VILLAGE - LOT 8
CORTINA DRIVE
TELLURIDE, COLORADO 81435

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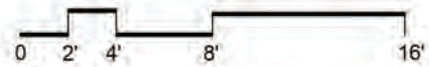
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E. INFO@SPACEARCHPLAN.COM





VERSION
A1.3



1 EAST ELEVATION

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



-  WOOD
-  SMOOTH/MODERN STONE FACADE
-  ROUGH STONE FACADE
-  LARGE FORMAT PANEL FACADE

MOUNTAIN VILLAGE - LOT 8
 CORTINA DRIVE
 TELLURIDE, COLORADO 81435

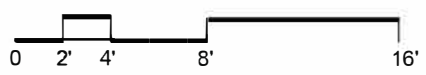
SPACE ARCHITECTS + PLANNERS
 1711 W. FULLMAN AVE. CHICAGO, IL 60607
 P. 312.833.8866
 E. INFO@SPACEARCHITELAN.COM

VERSION A2.0



1 EAST ELEVATION

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

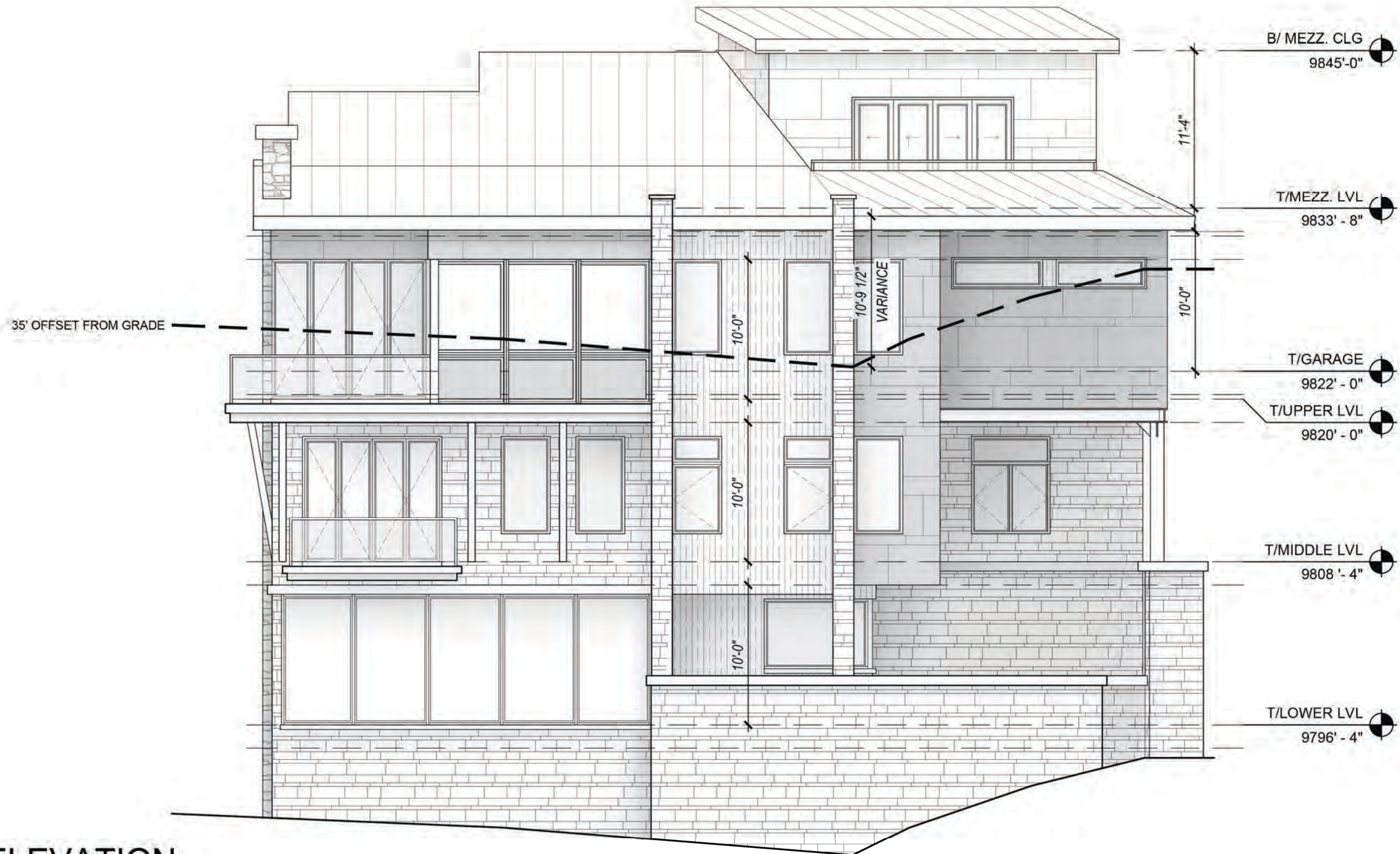


MOUNTAIN VILLAGE - LOT 8
 CORTINA DRIVE
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2747 N. TALMAN AVE. CHICAGO, IL 60647
 P. 312.829.4446
 E. INFO@SPACEARCHPLN.COM

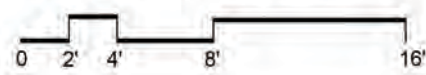
VERSION
A2.1

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1 WEST ELEVATION

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



MOUNTAIN VILLAGE - LOT 8
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 E. INFO@SPACEARCHITELAN.COM

VERSION
A2.2



B/ MEZZ. CLG
9845'-0"

T/MEZZ. LVL
9833' - 8"

T/GARAGE
9822' - 0"

T/UPPER LVL
9820' - 0"

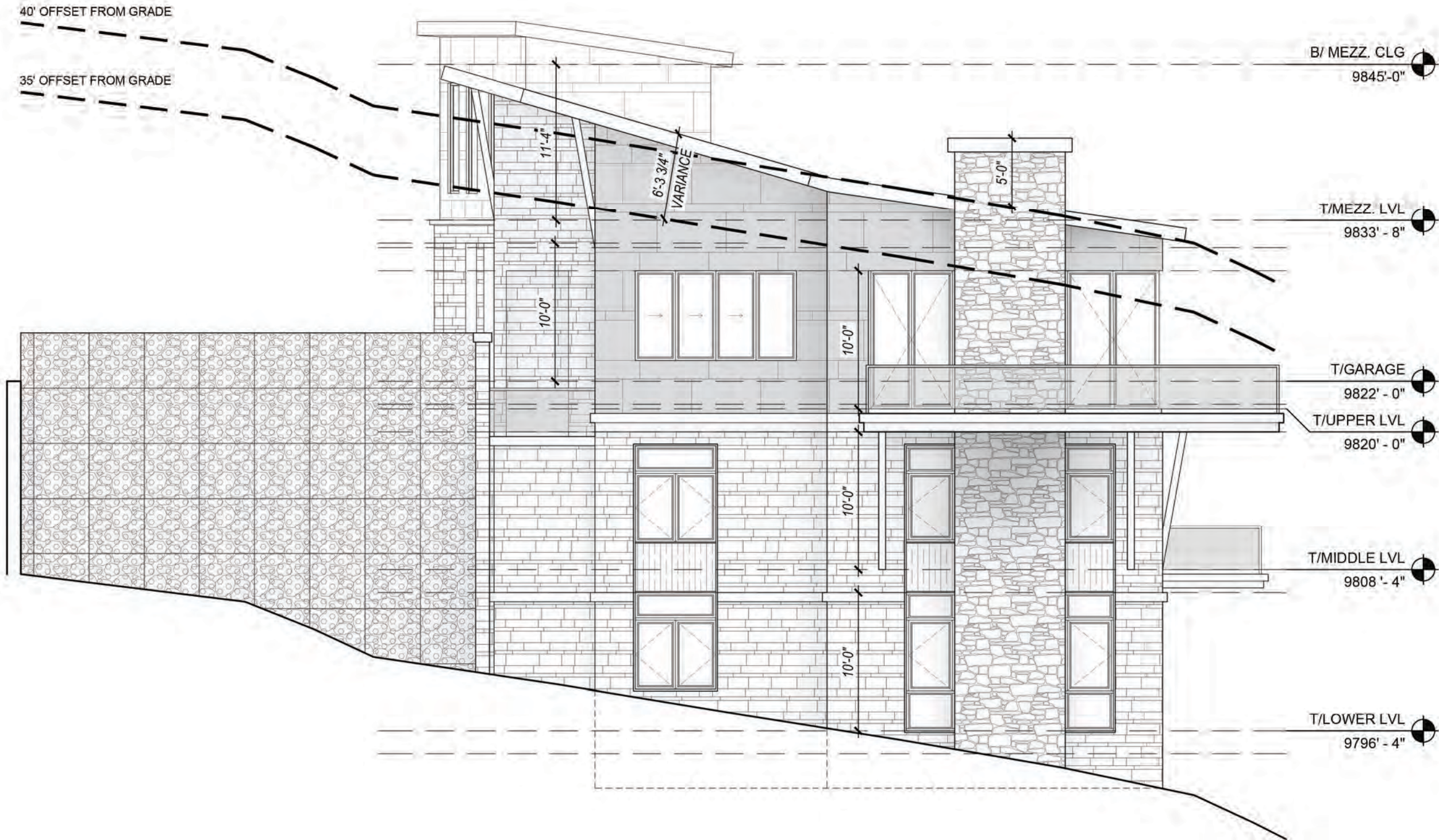
T/MIDDLE LVL
9808' - 4"

T/LOWER LVL
9796' - 4"

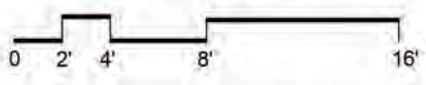
1 WEST ELEVATION

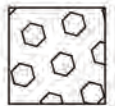




SCALE: 1/8" = 1'-0"





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

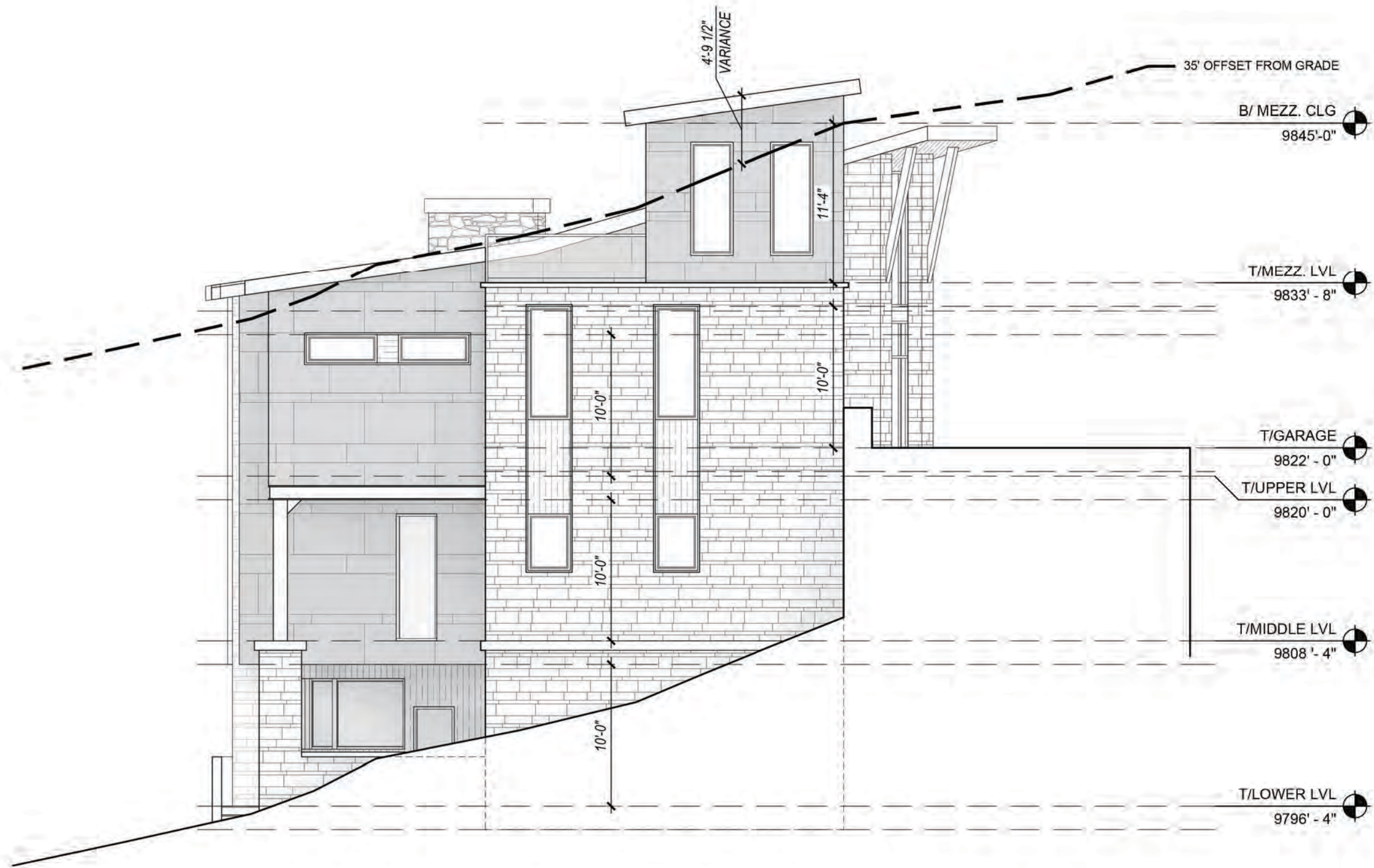


-  GABION WALL
-  WOOD
-  SMOOTH/MODERN STONE FACADE
-  ROUGH STONE FACADE
-  LARGE FORMAT PANEL FACADE

MOUNTAIN VILLAGE - LOT 8
 CORTINA DRIVE
 TELLURIDE, COLORADO 81435

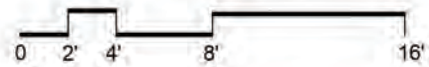
SPACE ARCHITECTS + PLANNERS
 12119 S. ELSTON AVE. CHICAGO, IL 60627
 P. 312.833.8888
 E. INFO@SPACEARCHITELAN.COM

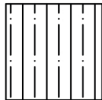



VERSION A2.4



1 SOUTH ELEVATION

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



-  WOOD
-  SMOOTH/MODERN STONE FACADE
-  ROUGH STONE FACADE
-  LARGE FORMAT PANEL FACADE

MOUNTAIN VILLAGE - LOT 8
 CORTINA DRIVE
 TELLURIDE, COLORADO 81435

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VERSION A2.5



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

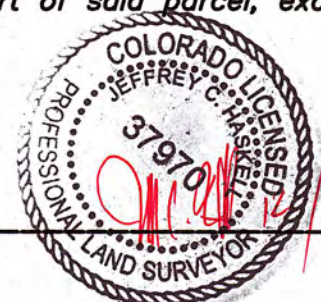
PLANNING & DEVELOPMENT SERVICES
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-369-1392
 970-728-4342 Fax
 cd@mtnvillage.org

WORKSESSION SUBMISSION PROCESS			
APPLICANT INFORMATION			
Name: Ramiel Kenoun		E-mail Address: ramiel@spacearchplan.com	
Mailing Address: 2149 N. Talman Ave.		Phone: 312.829.6666	
City: Chicago	State: IL	Zip Code: 60647	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address: 180 Cortina Dr. Vacant Unit 9 Mountain Village, CO 81435		Acreage: 0.20	
Zone District: Multi-family	Zoning Designations: Condominium	Density Assigned to the Lot or Site: 3	
Legal Description: Per plat of survey			
Existing Land Uses: Open-Space			
Proposed Land Uses: Multi-family			
OWNER INFORMATION			
Property Owner: Jeffrey W. Metz Revocable Trust		E-mail Address: jeff@syn-group.com	
Mailing Address: 924 S. Catherine		Phone: 708-878-9135	
City: LaGrange	State: IL	Zip Code: 60525	
DESCRIPTION OF REQUEST			
Conceptual worksession to address height variance			

IMPROVEMENT LOCATION CERTIFICATE:

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a land survey plat or improvement survey plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date, December 01, 2015, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Jeffrey C. Haskell P.L.S. 37970

LEGAL DESCRIPTION:

UNIT 9, THE CORTINA LAND CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 30, 2004 UNDER RECEPTION NO. 370697 AND THE FIRST AMENDMENT THERETO RECORDED NOVEMBER 14, 2006 UNDER RECEPTION NO. 388352 AND THE SECOND AMENDMENT THERETO RECORDED JANUARY 19, 2007 UNDER RECEPTION NO. 389686 AND THE THIRD AMENDMENT THERETO RECORDED AUGUST 22, 2014 UNDER RECEPTION NO. 434256, AND NOTICE RECORDED NOVEMBER 20, 2014 UNDER RECEPTION NO. 435386, AND RERECORDED DECEMBER 1, 2014 UNDER RECEPTION NO. 435492 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED NOVEMBER 30, 2004 IN PLAT BOOK 1 AT PAGE 3400 AND THE FIRST AMENDMENT TO THE MAP OF CORTINA LAND CONDOMINIUMS RECORDED JANUARY 19, 2007 IN PLAT BOOK 1 AT PAGE 3803 AND THE SECOND AMENDMENT TO THE MAP OF CORINA LAND CONDOMINIUMS RECORDED AUGUST 22, 2014 IN PLAT BOOK 1 AT PAGE 4661,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

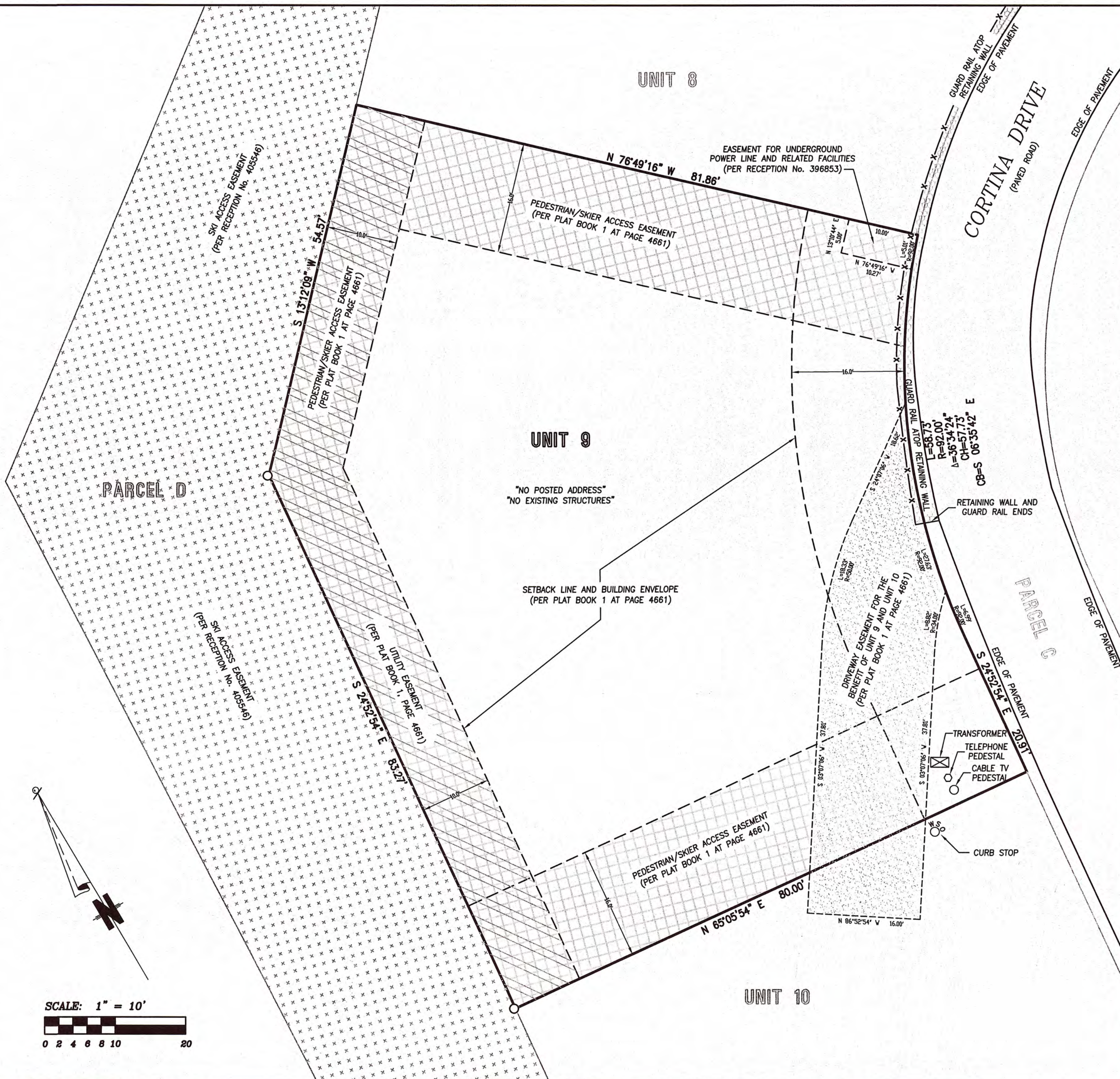
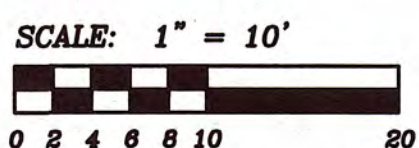
1. Easement research and legal description from Land Title Guarantee Company, Order No. 86005356, dated November 05, 2015 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100-year flood plain.
3. No posted address.

NOTICE:

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

LEGEND

- FOUND #5 REBAR & 1-1/2" ALUMINUM CAP, L.S. 36577
- INDICATES SETBACK LINE AND AREA OF BUILDING ENVELOPE
- [Cross-hatched] INDICATES SKIER ACCESS AND FACILITY EASEMENT
- [Diagonal lines] INDICATES PEDESTRIAN/SKIER ACCESS EASEMENT
- [Dotted] INDICATES UTILITY EASEMENT
- [Stippled] INDICATES DRIVEWAY EASEMENT



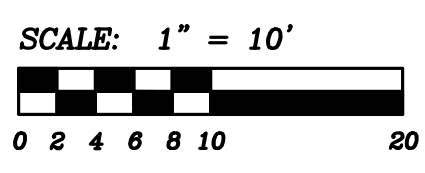
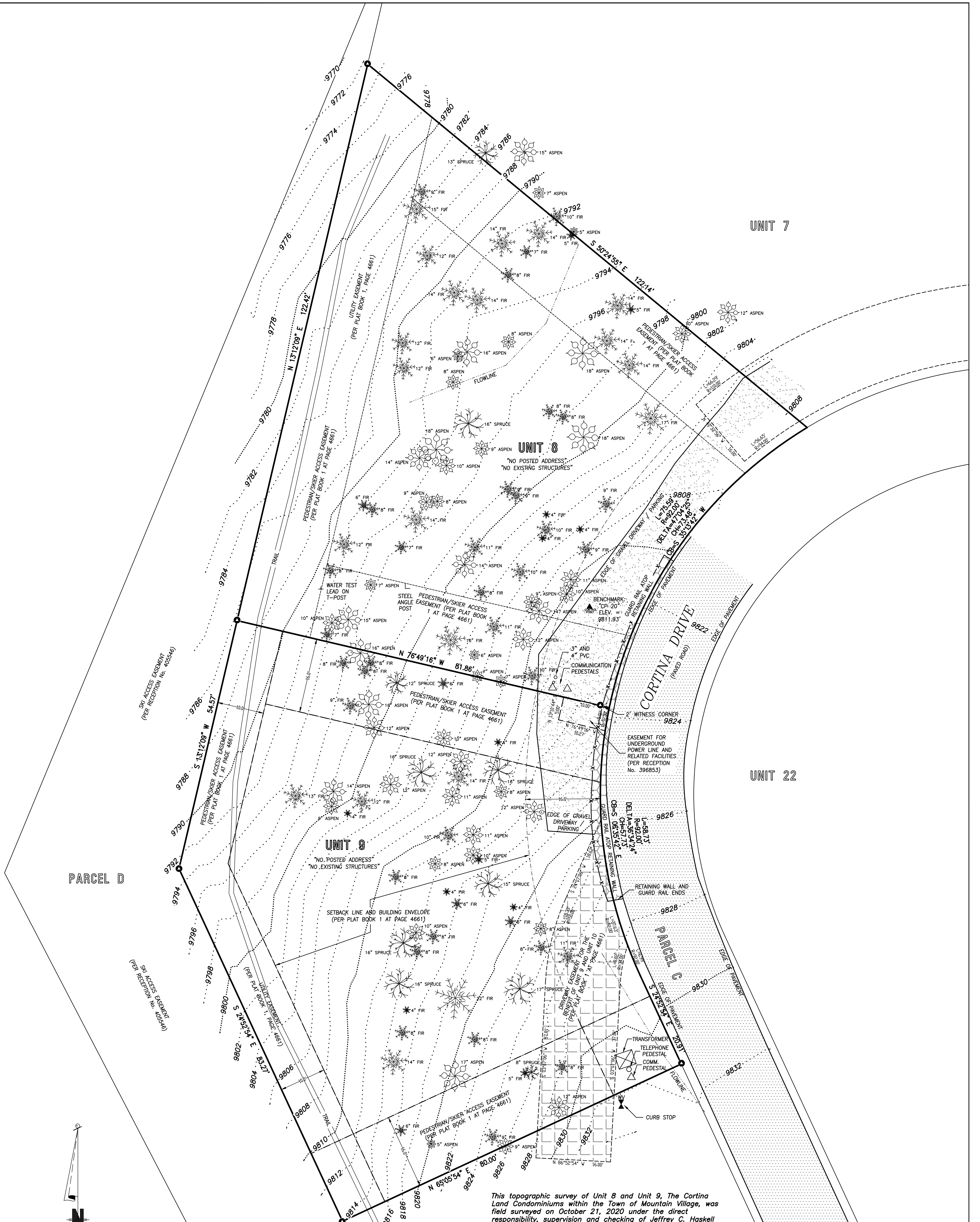
Improvement Location Certificate
Unit 9, The Cortina Land Condominiums

Project Mgr: JH
Technician: FO
Checked by:
Start date: 12/2/2015



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

Drawing path: dwg\03117 ILC 12-15 (unt 9).dwg Sheet1 of 1 Project #: 15040



LEGEND

● FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 36577

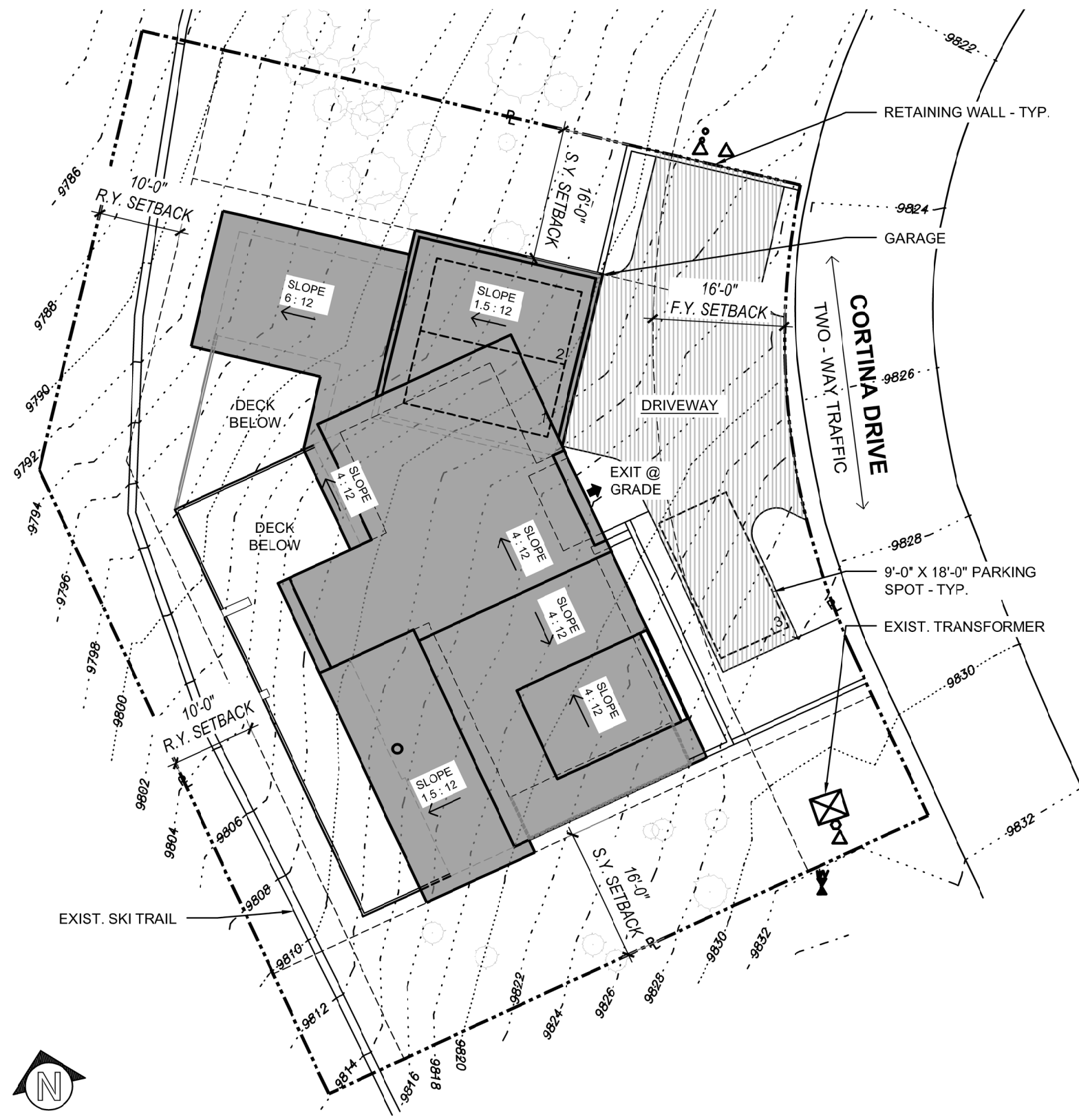
This topographic survey of Unit 8 and Unit 9, The Cortina Land Condominiums within the Town of Mountain Village, was field surveyed on October 21, 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 _____ Date _____

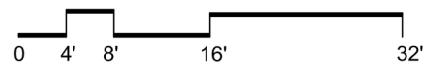
- NOTES:**
1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
 2. Benchmark: 8" nail in gravel ("CP 20") as shown hereon, with an assumed elevation of 9811.93 feet.
 3. Contour interval is two feet.
 4. **NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MOUNTAIN VILLAGE - LOT 9

**PROPOSED FLOOR PLANS &
ELEVATIONS**



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

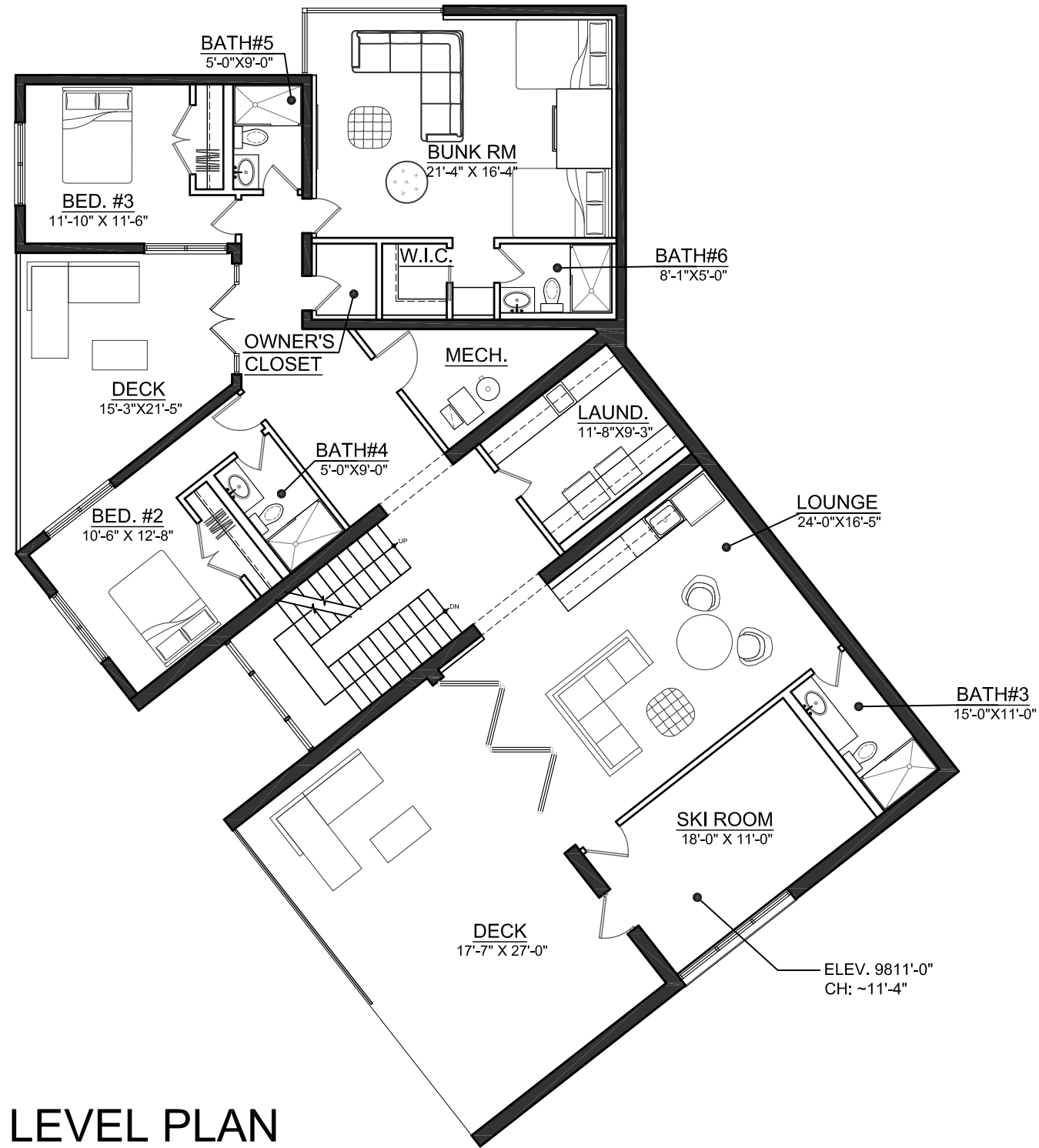


MOUNTAIN VILLAGE - LOT 9
CORTINA DRIVE
TELLURIDE, COLORADO 81435

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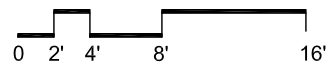
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2149 N. TALMAN AVE. CHICAGO, IL 60647
P. 312.829.6666
E. INFO@SPACEARCHPLAN.COM

VERSION
SITE



1 LOWER LEVEL PLAN

SCALE: 3/32" = 1'-0"

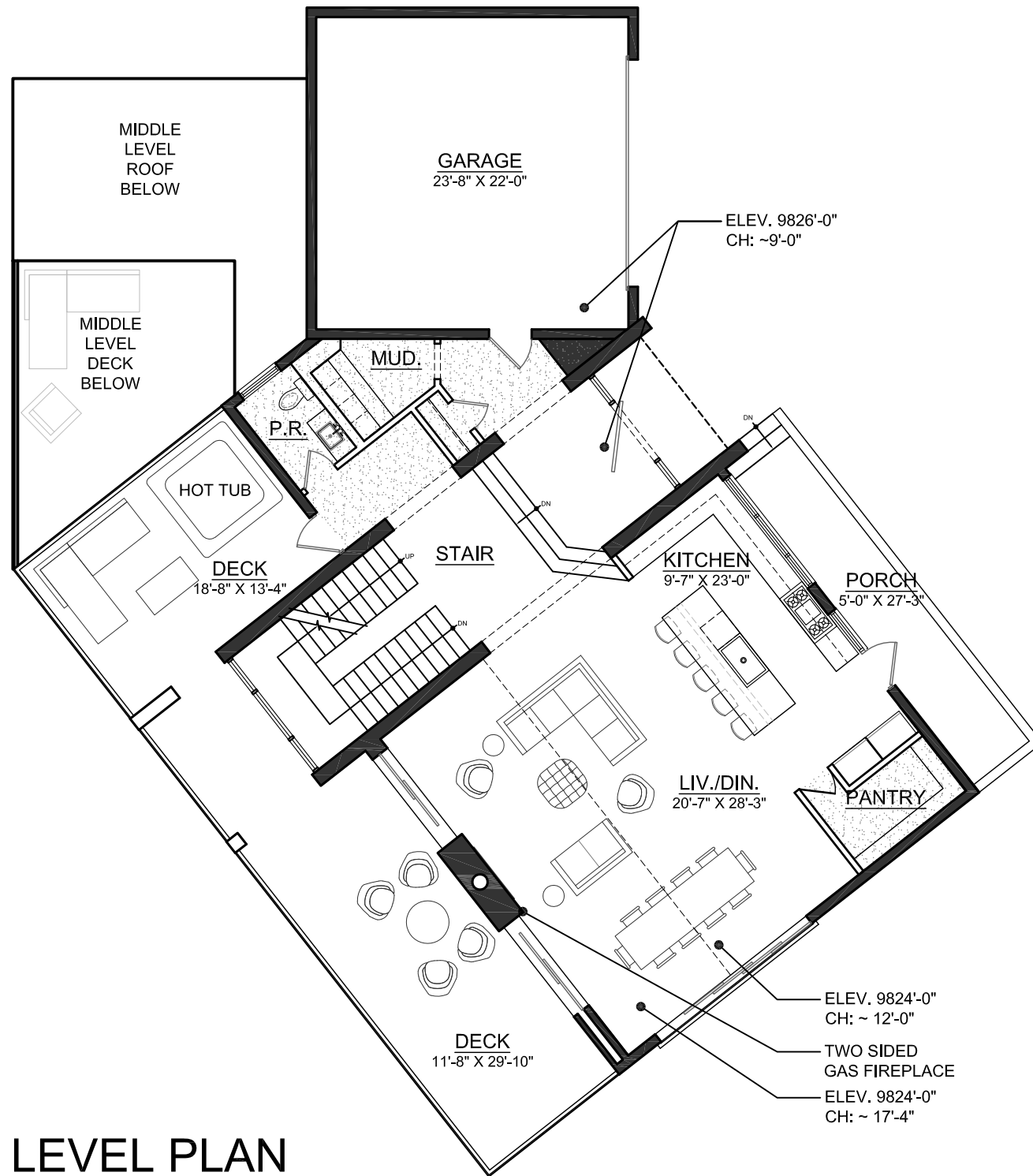


MOUNTAIN VILLAGE - LOT 9
CORTINA DRIVE
TELLURIDE, COLORADO 81435

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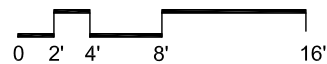
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2149 N. TALMAN AVE, CHICAGO, IL 60647
P. 312.829.6666
E. INFO@SPACEARCHPLAN.COM

VERSION
A1.0



1 MIDDLE LEVEL PLAN

SCALE: 3/32" = 1'-0"

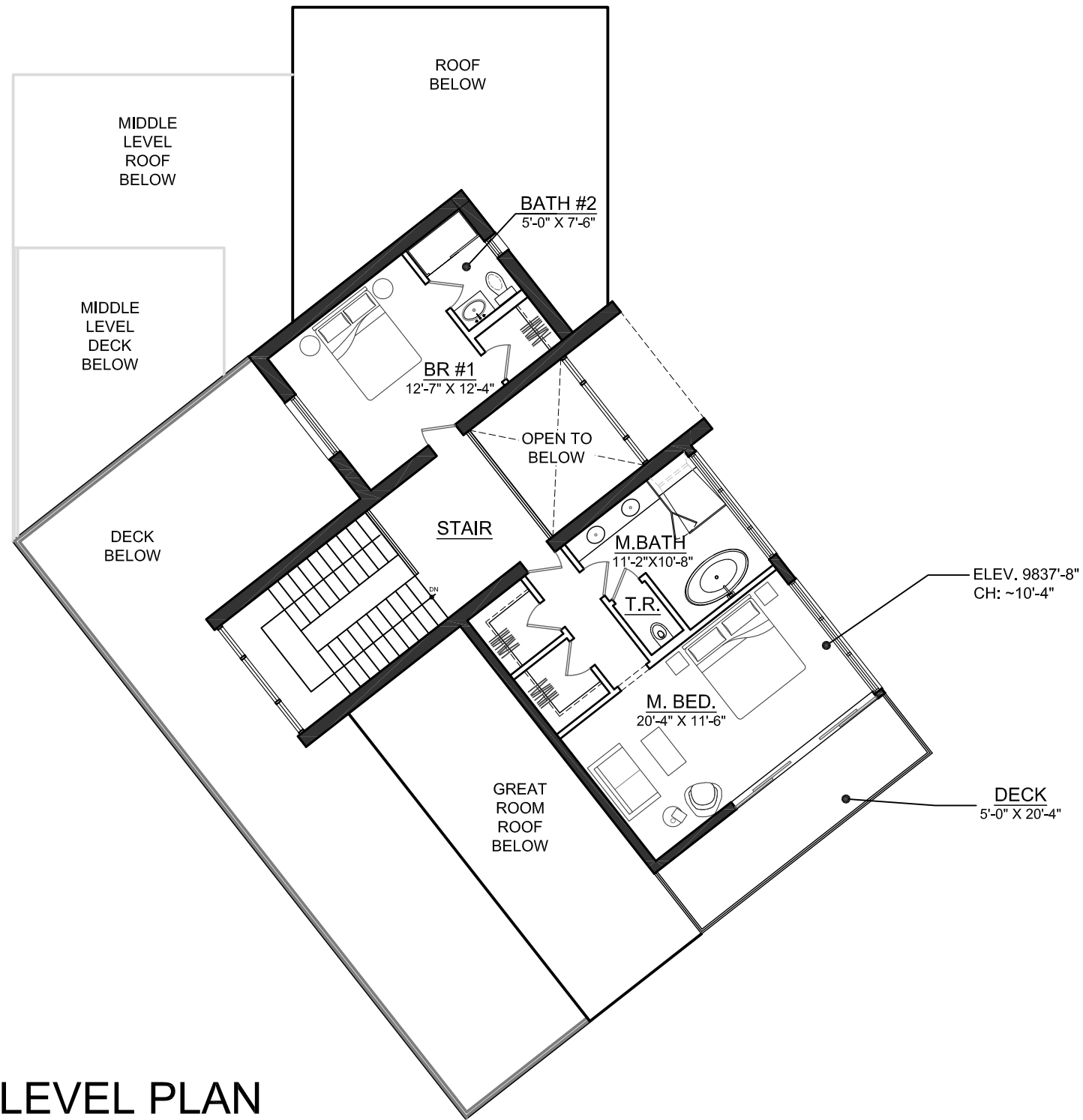


MOUNTAIN VILLAGE - LOT 9
 CORTINA DRIVE
 TELLURIDE, COLORADO 81435

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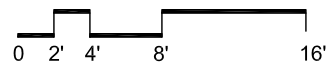
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 E. INFO@SPACEARCHPLAN.COM

VERSION
A1.1



1 UPPER LEVEL PLAN

SCALE: 3/32" = 1'-0"



MOUNTAIN VILLAGE - LOT 9
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 P. 312.829.6666
 E. INFO@SPACEARCHPLAN.COM

VERSION
A1.2

T/PRIMARY RIDGE
9856'-5"

STANDING SEAM
METAL ROOF

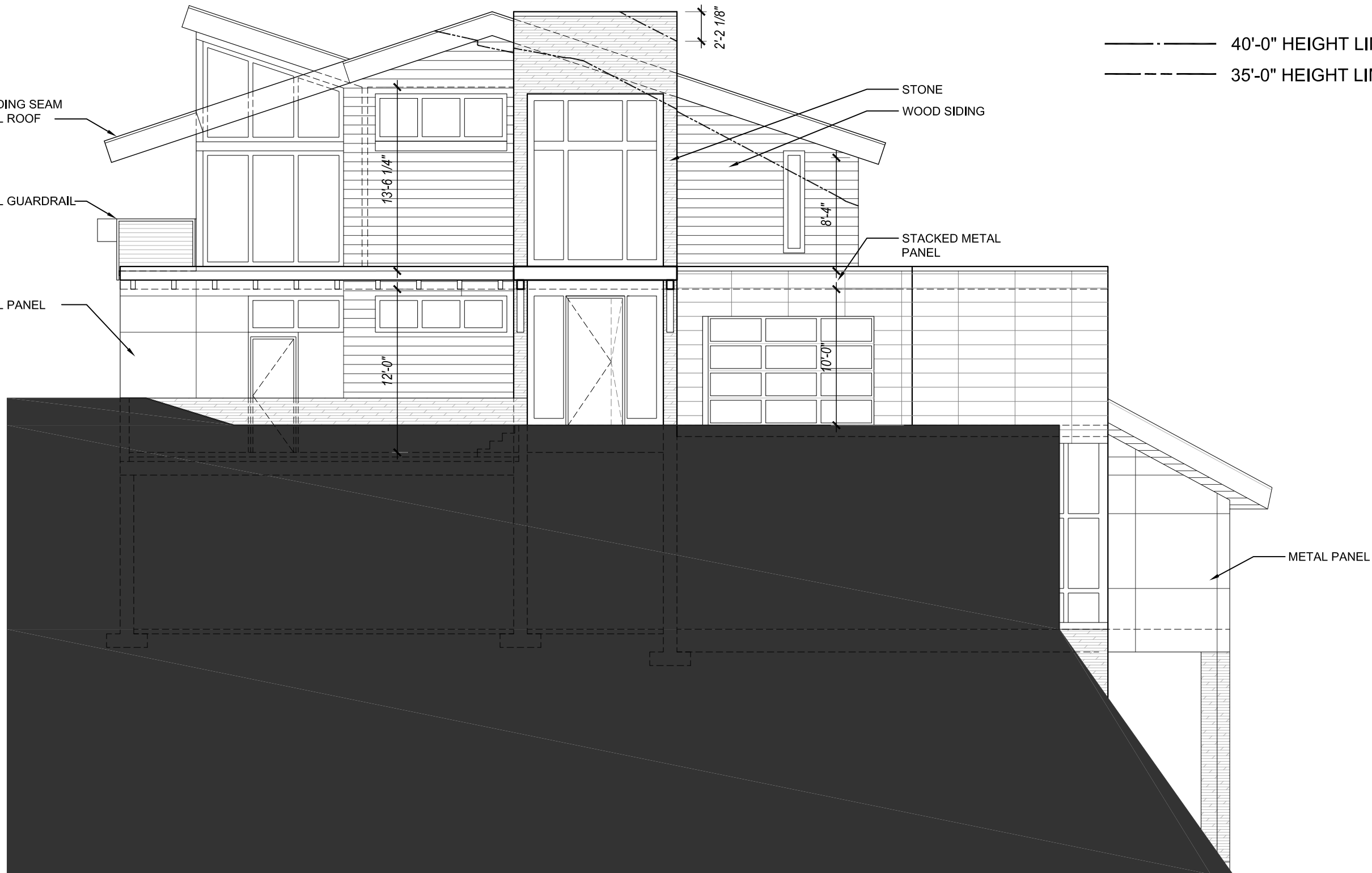
T/LOFT FLOOR
9837'-8"

METAL GUARDRAIL

METAL PANEL

T/FIRST FLOOR
9824'-0"

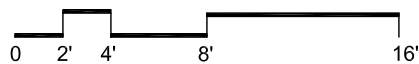
T/LOWER LEVEL
9811'-0"



— · — · — · — · — 40'-0" HEIGHT LIMIT
- - - - - 35'-0" HEIGHT LIMIT

1 EAST ELEVATION

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



MOUNTAIN VILLAGE - LOT 9
CORTINA DRIVE
TELLURIDE, COLORADO 81435

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ARCHITECTS + PLANNERS
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P. 312.829.6666
E. INFO@SPACEARCHPLAN.COM

VERSION
A2.0

T/PRIMARY RIDGE
9856'-5"

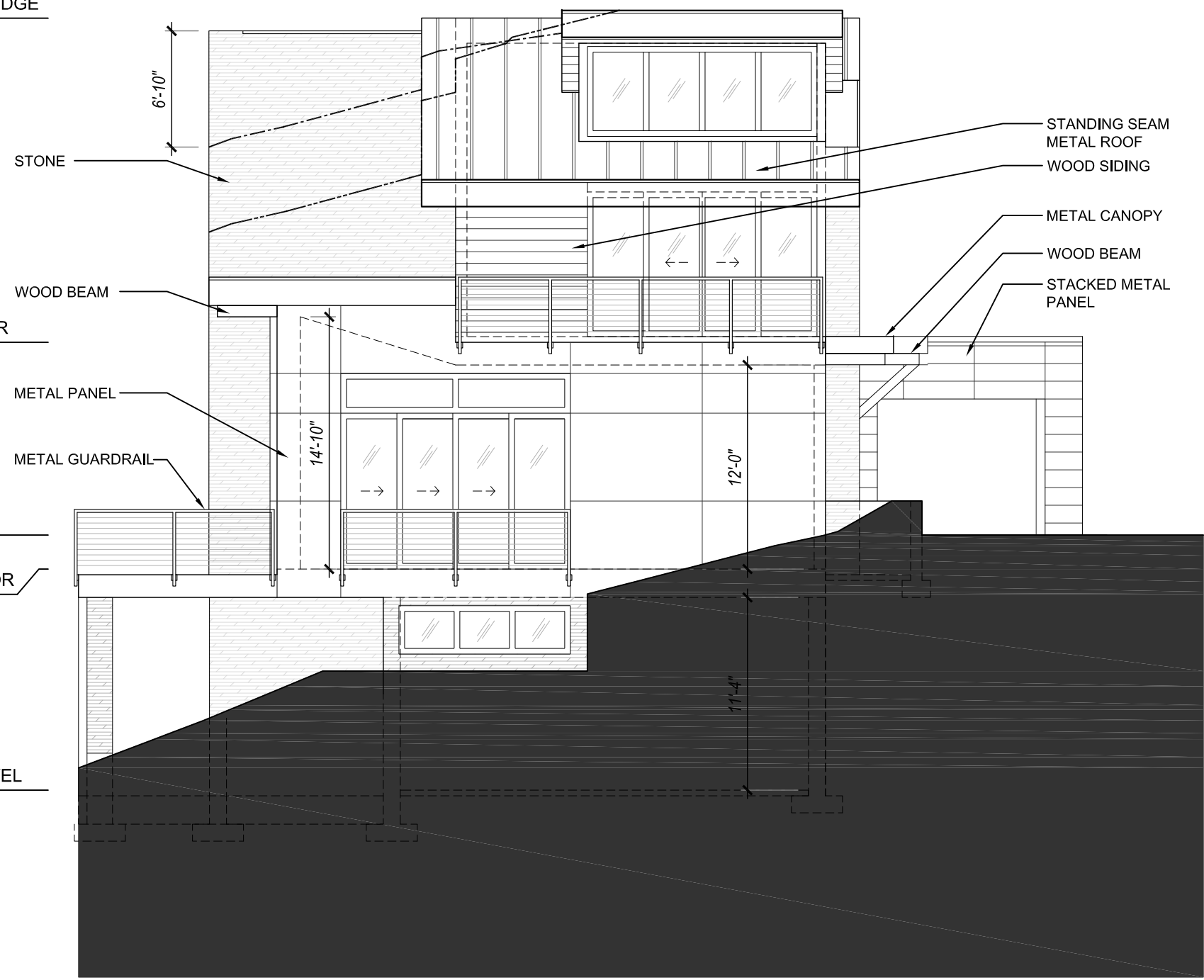
T/LOFT FLOOR
9837'-8"

T/GARAGE
9826'-0"

T/FIRST FLOOR
9824'-0"

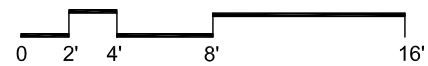
T/LOWER LEVEL
9811'-0"

— · — · — · — · — 40'-0" HEIGHT LIMIT
- - - - - 35'-0" HEIGHT LIMIT



1 SOUTH ELEVATION

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



MOUNTAIN VILLAGE - LOT 9
CORTINA DRIVE
TELLURIDE, COLORADO 81435

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P. 312.829.6666
E. INFO@SPACEARCHPLAN.COM

VERSION
A2.1

T/PRIMARY RIDGE
9856'-5"

T/LOFT FLOOR
9837'-8"

T/FIRST FLOOR
9824'-0"

T/LOWER LEVEL
9811'-0"

——— 40'-0" HEIGHT LIMIT
- - - 35'-0" HEIGHT LIMIT

STACKED METAL PANEL

STANDING SEAM METAL ROOF

METAL GUARDRAIL
METAL PANEL

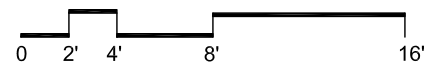
STONE
BUILDING WALL BEYOND - TYP.

WOOD SIDING
WOOD BEAM
METAL PANEL

SKI PATIO ENTRANCE

1 WEST ELEVATION

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



MOUNTAIN VILLAGE - LOT 9
CORTINA DRIVE
TELLURIDE, COLORADO 81435

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VERSION
A2.2

T/PRIMARY RIDGE

9856'-5"

STANDING SEAM
METAL ROOF

40'-0" HEIGHT LIMIT

35'-0" HEIGHT LIMIT

METAL + WIRE
GUARDRAIL

METAL PANEL

T/LOFT FLOOR

9837'-8"

WOOD SIDING

STONE

STACKED METAL
PANEL

STONE

10'-0"

T/GARAGE

9826'-0"

T/FIRST FLOOR

9824'-0"

14'-2"

9'-6"

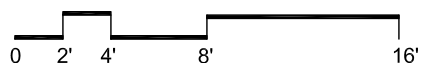
METAL PANEL

T/LOWER LEVEL

9811'-0"

1 NORTH ELEVATION

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



MOUNTAIN VILLAGE - LOT 9

CORTINA DRIVE
TELLURIDE, COLORADO 81435

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VERSION

A2.3

T/PRIMARY RIDGE
9856'-5"

STANDING SEAM
METAL ROOF

STONE
WOOD SIDING

T/LOFT FLOOR
9837'-8"

METAL GUARDRAIL

STACKED METAL
PANEL

METAL PANEL

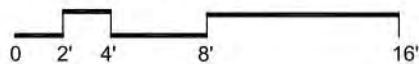
T/FIRST FLOOR
9824'-0"

METAL PANEL

T/LOWER LEVEL
9811'-0"

1 EAST ELEVATION

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



MOUNTAIN VILLAGE - LOT 9
CORTINA DRIVE
TELLURIDE, COLORADO 81435

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ARCHITECTS + PLANNERS
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P. 312.329.2866
E. INFO@SPACEARCHPLAN.COM

VERSION
A3.0

T/PRIMARY RIDGE
9856'-5"

T/LOFT FLOOR
9837'-8"

STACKED METAL
PANEL

STANDING SEAM
METAL ROOF

T/FIRST FLOOR
9824'-0"

METAL GUARDRAIL
METAL PANEL

T/LOWER LEVEL
9811'-0"

STONE

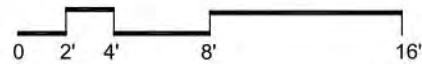
BUILDING WALL
BEYOND - TYP.

WOOD SIDING
WOOD BEAM
METAL PANEL

SKI PATIO
ENTRANCE

1 WEST ELEVATION

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



MOUNTAIN VILLAGE - LOT 9
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VERSION
A3.1



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

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; August 5, 2021

DATE: July 22, 2021

RE: Staff Memo – Final Architecture Review (FAR) Lot 214A, 209 Benchmark Drive

APPLICATION OVERVIEW: New Single-Family Home on Lot 214A

PROJECT GEOGRAPHY

Legal Description: LOT 214-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, ACCORDING TO THE PLAT RECORDED MARCH 24, 1987 IN PLAT BOOK 1 AT PAGE 708, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 209 Benchmark Dr.

Applicant/Agent: Ron Bercovitz, Bercovitz Design

Owner: Benchmark 214 LLC

Zoning: Single-Family

Existing Use: Vacant

Proposed Use: Single-Family

Lot Size: .359 acres

Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

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

Case Summary: Ron Bercovitz of Bercovitz Design, Applicant for Lot 214A, is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 214A, 209 Benchmark Drive. The Lot is approximately .359 acres and is zoned Single-family. The overall square footage of the home is approximately 4,900 gross square feet and provides 2 interior parking spaces within the proposed garage and 2 exterior 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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	27.1'
Maximum Avg. Building Height	30' (shed) Maximum	15.58'
Maximum Lot Coverage	40% (6,255 s.f.)	29.1% (4,566 s.f.)
General Easement Setbacks	No encroachment	Grading, hammerhead, and hardscape
Roof Pitch		
Primary		1.5:12
Secondary		1.5:12
Exterior Material		
Stone	35% minimum	36.3%
Windows/Doors	40% maximum	31.9%
Parking	2 interior/2 exterior	2/2

Design variations:

- 1) Exterior Wall Materials – Hardie Trim fascia
- 2) Tandem Parking
- 3) Landscaping – Diversity of Species Waiver

DRB Specific Approval:

- 1) GE encroachment – Grading, hammerhead, and hardscaping

Please note, this Memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated June 2, 2021.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: Criteria met

17.3.13: Maximum Lot Coverage

Staff: Criteria met

17.3.14: General Easement Setbacks

Lot 214A is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural,

undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from Benchmark Drive and crosses the General Easement to the homesite.*
- *Utilities: Given Lot 214A's location and the location of the existing utilities, the GE will need to be crossed on the North GE, accessing utilities within Benchmark Drive.*
- *Landscaping: There is some proposed new planting in the GE in the north and West GE. The address monument is on the NW side of the drive in the GE as well. 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:

- *There is a stone patio, a small retaining wall, and some grading in the western GE.*
- *There is a hammerhead for the drive with an associated retaining wall and grading in the eastern GE.*

Staff: Public Works had some concern about encroachments in the Eastern GE, they requested that all new plantings be removed from the landscape plan in this GE for maintenance of a sewer line. The applicant has amended the landscaping plan to comply. Public Works feels comfortable allowing for the hammerhead as long as the property owners are willing to enter into an encroachment agreement with the town.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: Criteria met

17.5.5: Building Siting Design

Staff: Criteria met

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: At the IASR, DRB discussed materials and building design and generally felt comfortable with the materials as proposed. There were some minor changes since Initial. Stone siding as proposed has been amended to meet the minimum requirement at 36.3%.

More detail should be provided in terms of the wood siding, to better understand the installation, whether it will be installed in a shiplap, with a reveal, etc. as well as the corner detailing.

17.5.7: Grading and Drainage Design

Staff: Because of the large sub-grade square footage, there will be a large quantity of excavated materials that will need to be either removed from the site or stockpiled. The applicant has provided calculations of how much is to be removed and how much can be stockpiled on site at one time., This will allow the contractor to make informed plans regarding excavated materials removal.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior and two exterior parking spaces on their plan. The exterior spaces are shown in tandem format. They have also shown a hammerhead on the drive. Staff feels that allowing tandem parking and keeping the hammerhead as a turn-around area allows for a safer transition from the drive onto Benchmark.

DRB members seemed generally comfortable with the parking and turn-around as proposed at Initial Review and granted a design variation for the tandem parking.

17.5.9: Landscaping Regulations

The applicant has amended the landscaping plan to remove all new plantings from the eastern GE. The applicant has clarified the types of shrubs being planted and there are no additional fire concerns with these plantings. The diversity of species for planting is still not being met, if DRB finds this landscaping plan approvable, then a design variation for landscaping should be granted.

17.5.12: Lighting Regulations

Staff: A lighting plan with photometric study has been provided, which consists of one fixture type – a recessed light. The fixture does not meet the lighting requirements of the CDC as it exceeds the max lumen output. Specification sheets for the LED at the address monument were not provided Staff recommends the applicant provide a revised lighting plan for staff review prior to building permit.

17.5.13: Sign Regulations

Staff: The address marker is on the west side of the driveway. The location seems visible from Benchmark in both directions. It uses stone and steel materials to match the home. The applicant has amended the design to meet the CDC design regulations.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire mitigation. Criteria met.

17.6.6: Roads and Driveway Standards

Staff: Criteria met

17.6.8: Solid Fuel Burning Device Regulations

Staff: Criteria met

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 has been amended to continue around the perimeter of the site. Appropriate silt fencing and wattles are indicated. The applicant has added an area of excavated dirt. No crane is indicated

on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane swing doesn't impede the roadway.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 214A, 209 Benchmark Drive, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architectural Review for a new single-family home located at Lot 214A, based on the evidence provided within the Staff Report of record dated July 22, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Exterior wall materials – Hardie Trim Fascia
- 2) Tandem Parking
- 3) Landscaping – Diversity of Species

DRB Specific Approval:

- 1) GE encroachment for hammerhead, hardscaping and grading

And, with the following conditions:

- 1) Prior to building permit, the applicant shall revise the lighting plan to replace the recessed can fixture with one that meets the CDC regulations, and provide a detail for the LED at the address monument, for staff review.
- 2) 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.
- 3) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 4) 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
- 5) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way 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

DEVELOPMENT NARRATIVE
FOR

FINAL REVIEW OF
THE KLURFELD RESIDENCE
LOT 214A
Mountain Village, Colorado

Bercovitz Design, Architects
7-20-21

This project is a 5 bedroom, 4900 sf home located on a previously subdivided lot on Benchmark Drive. The great room faces the views to the north, and rooms are on 3 levels, including a partially buried lower level. The garage is placed toward the back of the lot, with an Accessory Dwelling Unit above the garage accessed from the side. To achieve ground level access with minimal steps, the driveway was designed to climb to the main level, and the garage and entry are located at this middle level, from which views to the north over trees across the street are more accessible.

The design is contemporary utilizing low pitched roofs, large areas of undisturbed glass, and materials and details that create a clean, simple look, with an asian influence.

Roof pitches general are away from use areas resulting in minimal hazard from snow and ice dumping.

Extensive landscaping has been integrated into the plan, and the structure itself sits within the boundary of the general easements.

FINAL REVIEW CHANGES TO PLANS:

Attached are the Final DRB drawings that address the following conditions/concerns of the board from the first hearing:

- 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*

Accordingly:

1. Landscape Drawings are revised to clarify shrub species and remove planting within the east easement, and also more notes and specifications were added.
2. Exterior stone added to bring stone percentage above 35%
3. Construction Mitigation Plan revised to extend the construction fencing around the perimeter, adding a topsoil stockpile location, and indicating the cubic yardage of earth to be removed.
4. Additional information regarding the exterior recessed lighting and a photometric study was added
5. Address monument revised to comply with code requirements.

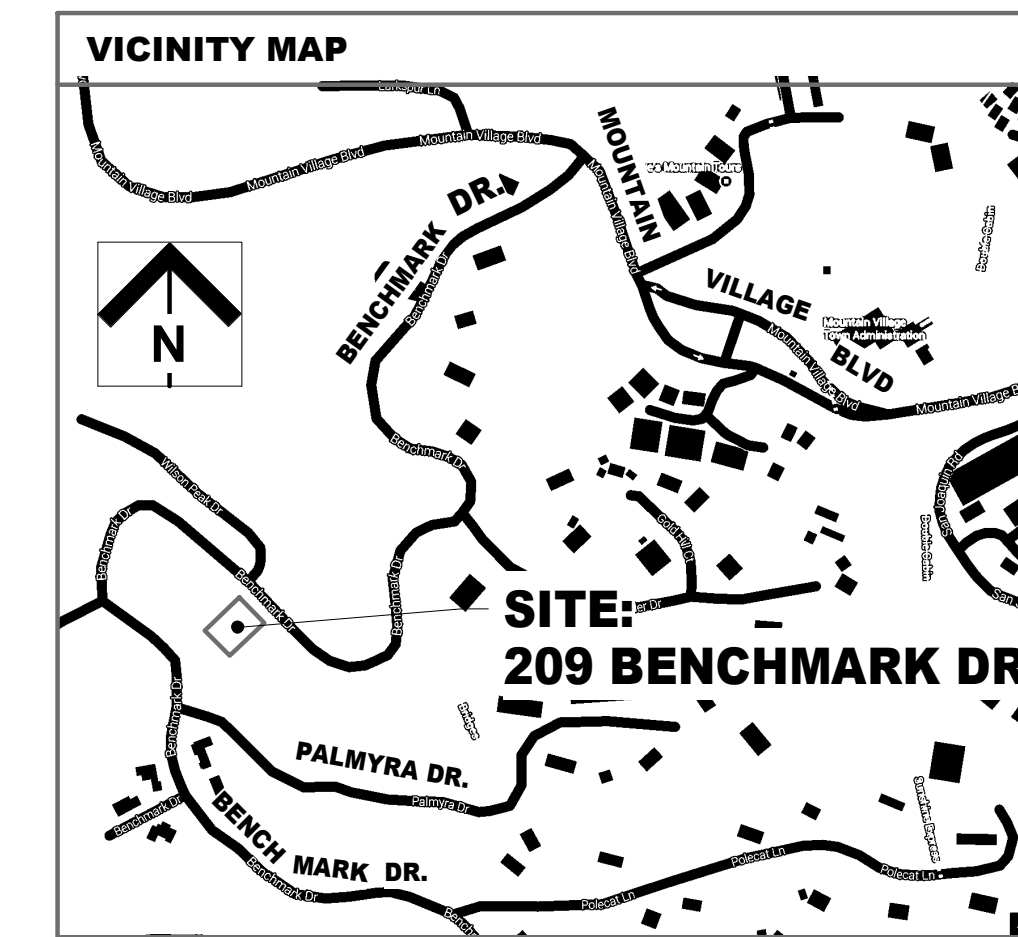
Additionally, exterior wall material was changed in the northwest corner of the 2nd floor to allow materials to "turn the corner", This is reflected on the new material calculation sheet.



LOT 214A HOUSE

TELLURIDE MOUNTAIN VILLAGE, CO

FINAL DRB REVIEW SET 7-21-2021



ARCHITECT:
Bercovitz Design Architects
 201 W. Colorado Ave. Suite 205
 Telluride CO, 81435
 (970) 728 - 4555
 Contact: Ron Bercovitz, AIA

214 HOUSE
 DATE:
 7-21-2021

INTERIOR DESIGNER:
 .
 .
 .

STRUCTURAL ENGINEER:
 .
 .
 .

GENERAL CONTRACTOR
 .
 .
 .

LANDSCAPE DESIGNER:
 .
 .
 .

CIVIL ENGINEER:
Uncompahgre Engineering, LLC
 P.O. Box 3945
 Telluride, CO 81435
 970.729.0683
 Contact: David Ballode, PE

MECHANICAL ENGINEER:
 .
 .
 .

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

LOT 214A HOUSE
 TELLURIDE MOUNTAIN VILLAGE, COLORADO

BERCOVITZ DESIGN ARCHITECTS
 201 W. Colorado Ave. Suite 205 TELLURIDE, CO 81435
 (970) 728-4555



3 STREET PERSPECTIVE 3



2 STREET PERSPECTIVE 2



4 ISO-NE



1 STREET PERSPECTIVE 1

PROJECT SUMMARY

LOT SIZE:	0.359 AC +/- = 15,638 SF +/-
LOT COVERAGE:	4,596 SF = 29.3% OF LOT AREA
ZONING:	SINGLE FAMILY RESIDENTIAL
MAX. BUILDING HEIGHT:	27.1 FT (PER SHEET 4.3)
AVE. BUILDING HEIGHT:	15.58 FT (PER SHEET 4.3)
STONE SIDING:	36.3% OF TOTAL EXTERIOR
PARKING:	2 INSIDE, 2 OUTSIDE.

AREA SUMMARY

COND. AREA	SF	LEVEL	DESCRIPTION
COND. AREA	1197 SF	LEVEL 0	
COND. AREA	2630 SF	LEVEL 1	
COND. AREA	581 SF	LEVEL 2	GUEST UNIT
COND. AREA	428 SF	LEVEL 2	
COND. AREA	4837 SF		
DECK	150 SF	LEVEL 1	AT LIV RM
DECK	70 SF	LEVEL 2	AT GUEST MASTER
DECK	142 SF	LEVEL 2	AT GUEST UNIT
DECK	363 SF		
GARAGE	578 SF	LEVEL 1	
GARAGE	578 SF		
TERRACE	326 SF	LEVEL 1	
TERRACE	326 SF		

SHEET INDEX

0.3	AERIAL PERSPECTIVES
0.1	COVER SHEET
1.1	SITE PLANS
1.2	LANDSCAPE PLAN
1.3	EXT. LIGHTING PLAN
3.1	FLOOR PLANS
3.2	FLOOR PLANS, ROOF PLAN, SCHEDULES
4.1	ELEVATIONS
4.2	ELEVATIONS
4.3	SIDING, HEIGHT, LOT COVERAGE CALCS
5.1	SECTIONS
5.2	SECTIONS
C.1	CIVIL GENERAL NOTES
C.2	CIVIL SITE GRADING AND DRAINAGE
C.3	UTILITIES
S	TREE SURVEY
PH.1	SITE PHOTOS
MT.1	MATERIAL PHOTOS

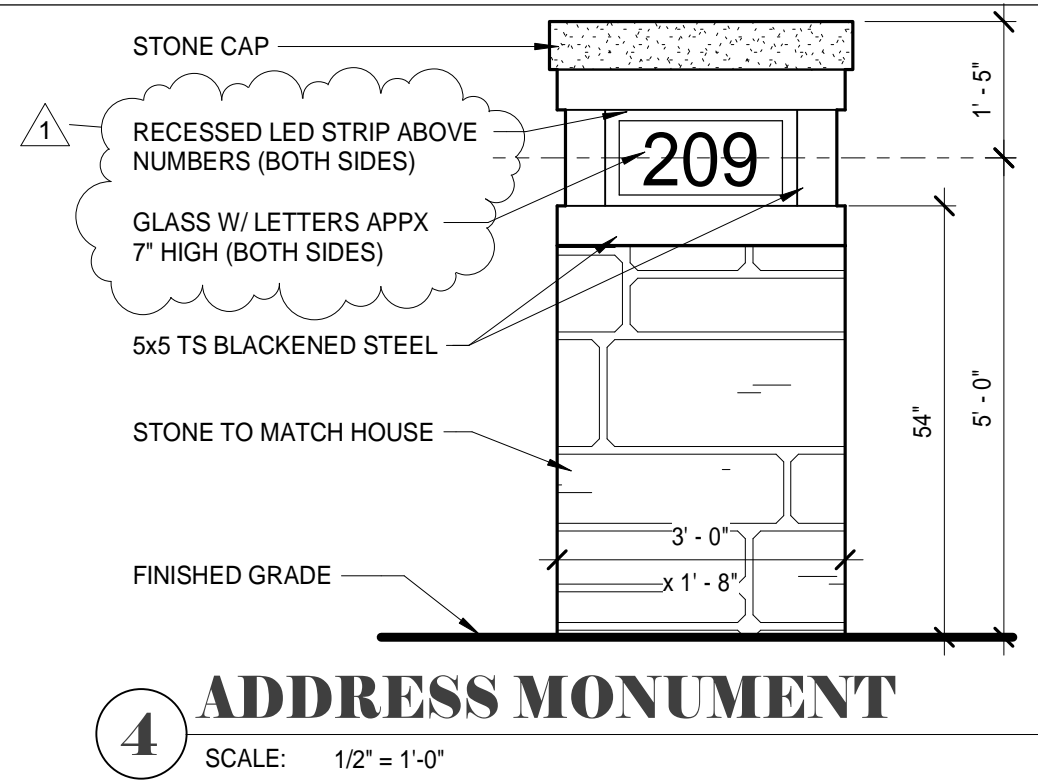
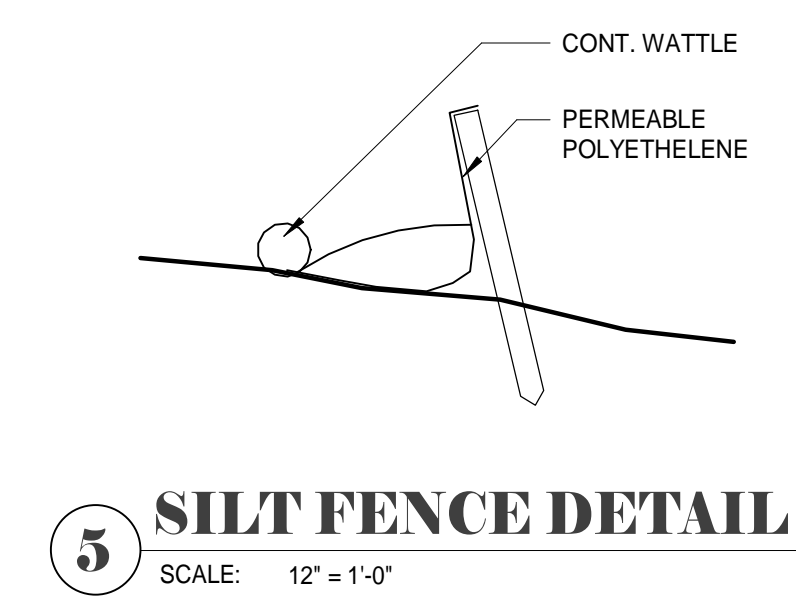
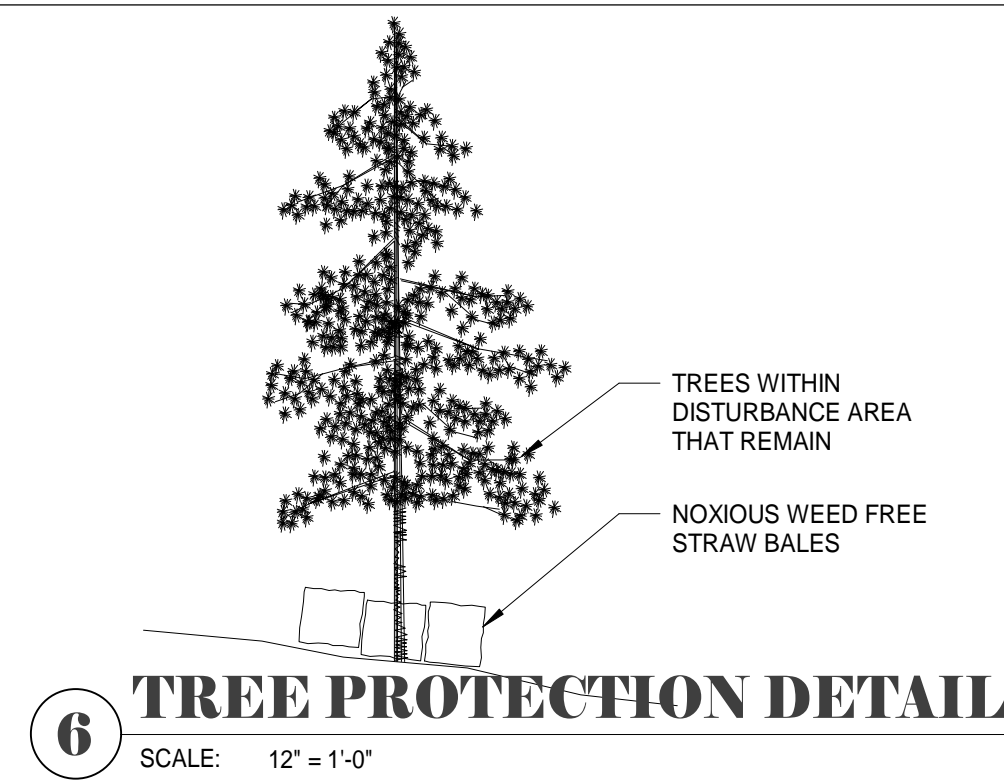
COVER SHEET

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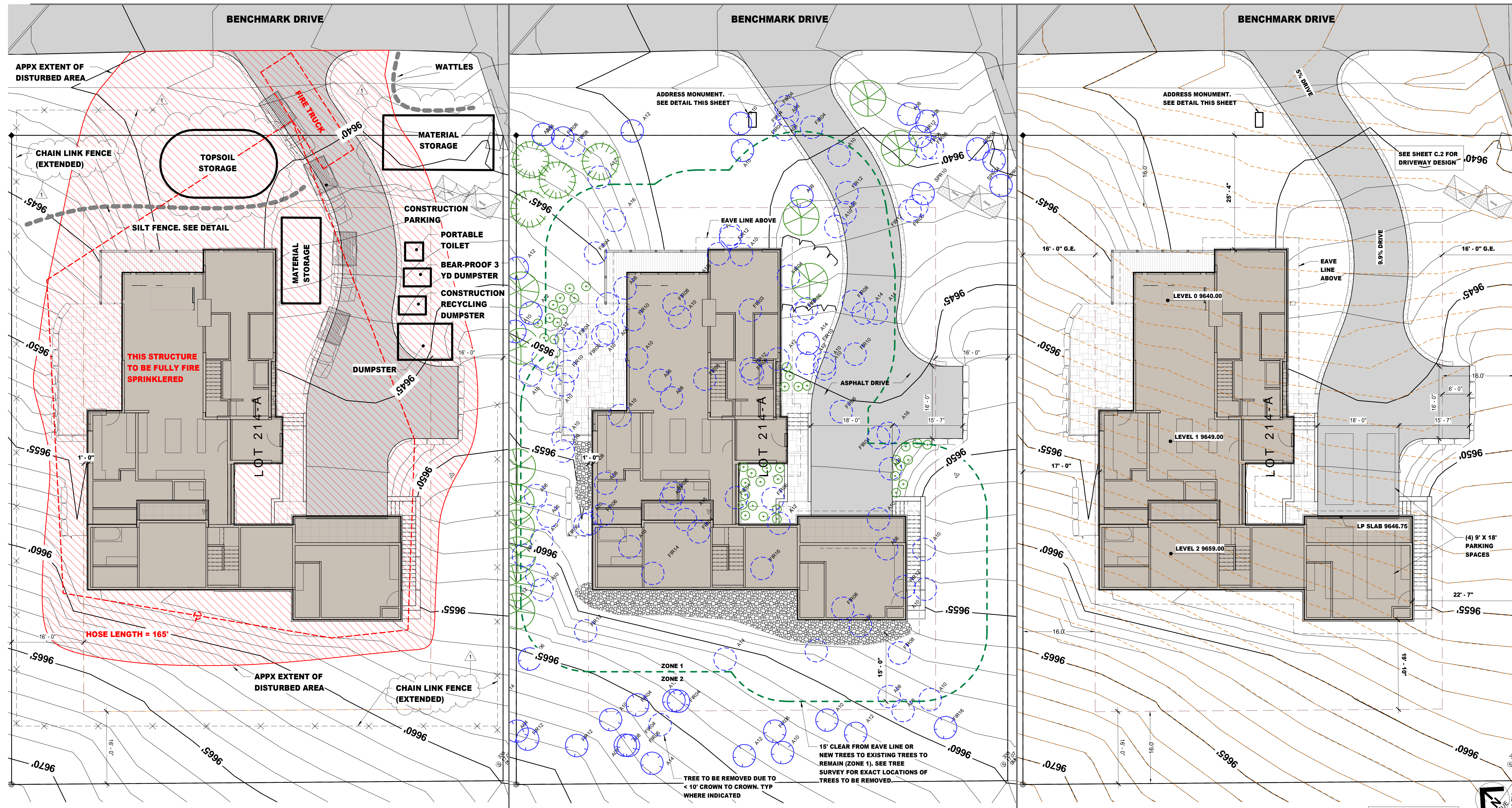
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SOIL EXPORT CALC	
DRIVEWAY CUT	300 CY
HOUSE CUT	1113 CY
TOTAL CUT	1413 CY
TOPSOIL STOCKPILE ON SITE	70 CY



214 HOUSE
DATE:
7-21-2021



3 CONSTRUCTION MITIGATION PLAN, FIRE DEPT PLAN
SCALE: 1" = 10'-0"

2 WILDFIRE MITIGATION PLAN
SCALE: 1" = 10'-0"

SEE NEW SHEET 1.2 FOR LANDSCAPE PLAN

1 SITE PLAN
SCALE: 1" = 10'-0"

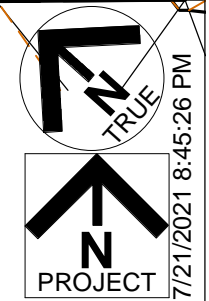
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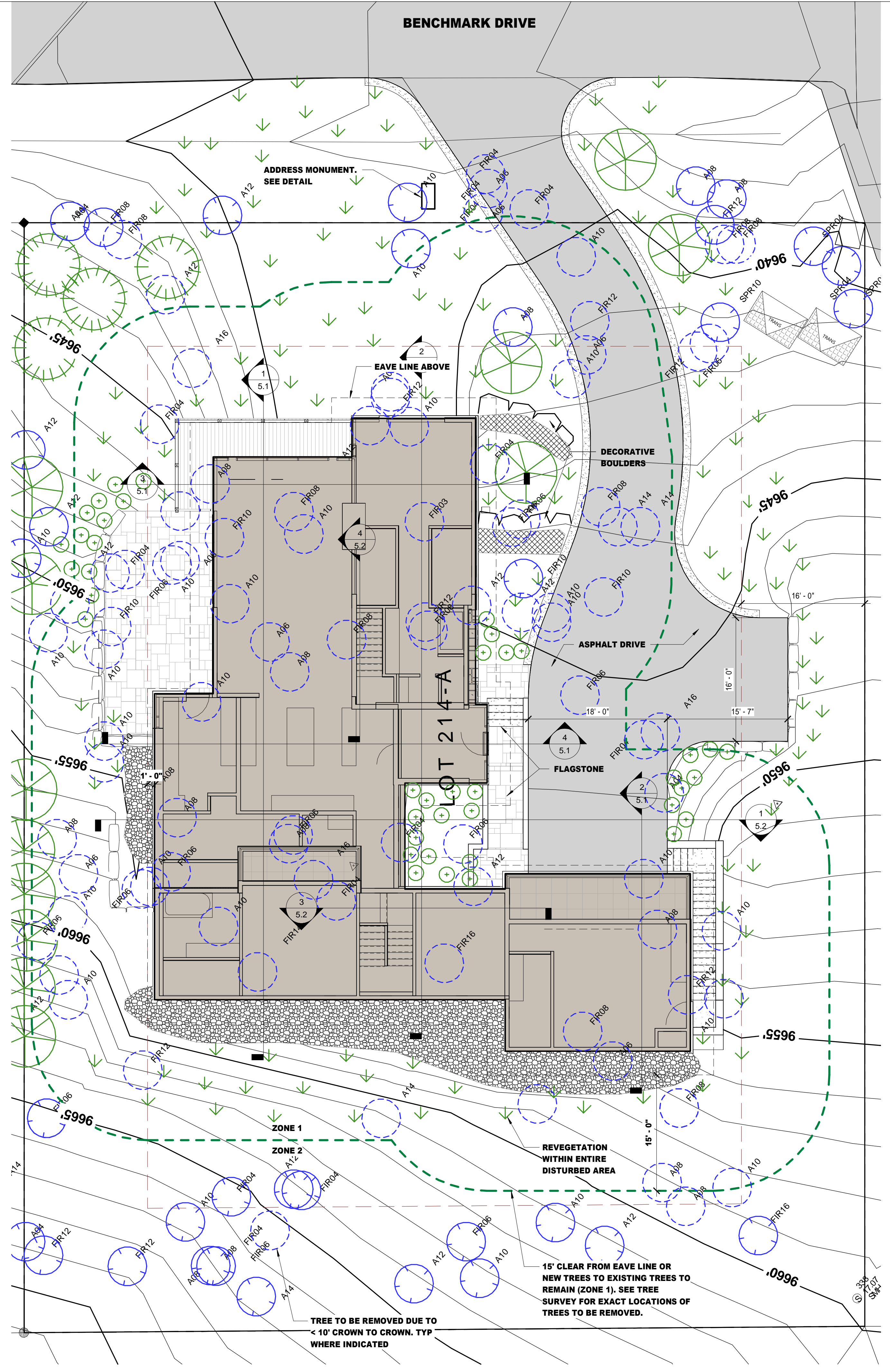
LOT 214A HOUSE
TELLURIDE MOUNTAIN VILLAGE, COLORADO

BERCOVITZ DESIGN ARCHITECTS
201 W. Colorado Ave. Suite 205 TELLURIDE, CO 81435
(970) 728-4555

SITE PLANS

1.1





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

- LANDSCAPE GENERAL NOTES**
- IRRIGATION PLAN AND SPECIFICATIONS TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT.
 - LANDSCAPING CONTRACTOR TO PROVIDE DETAILED PLANT LIST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT
 - DISTURBANCE IN EASEMENTS AND ROAD RIGHT OF WAY TO BE KEPT TO A MINIMUM
 - GENERAL EASEMENT IF DISTURBED TO BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
 - GC TO CONFIRM WITH ARCHITECT REGARDING ALL NECESSARY APPROVALS BEFORE PLANTING TREES IN THE GENERAL EASEMENT ALONG OPEN SPACE ADJACENT TO PROPERTY.
 - PHASING OF LANDSCAPING TO COMPLY WITH APPROPRIATE LANDSCAPING & WATER REGULATIONS IN PLACE AT TIME OF CONSTRUCTION.
 - LANDSCAPE PLAN TO COMPLY WITH SECTION 9-109 OF THE DESIGN REGULATION REGARDING NOXIOUS WEEDS.
 - PROPERTY OWNER TO PROVIDE A 2-YEAR PLANT GUARANTEE ON ALL PLANT MATERIALS.
 - SEE PLAN FOR EXISTING TREES TO REMAIN OR TO BE REMOVED

- REVEGETATION NOTES**
- SUBSOIL SURFACE SHALL BE TILLED TO A 6" DEPTH ON NON FILL AREAS
 - TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED.
 - BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED TO MINIMIZE EROSION AND WEEDS.
 - DRILL SEED USING SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW.
 - TACK WITH ORGANIC TACKIFIER AT 100 POUNDS PER ACRE.
 - FOR STEEP SLOPES 3:1 OR GREATER USE EXCELSIOR EROSION CONTROL BLANKET DOUBLE SIDED.
 - SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIX:

PLANT TYPE	PERCENT OF MIX
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%
 - SEED ALL "WILDFLOWER SEED" AREAS WITH APPLEWOOD SEED COMPANY'S MOUTAIN MIX AT A RATE OF 12 LBS PER ACRE. WILDFLOWERS INCLUDED:

AQUILEGIA CAERULEA	ESCHSCHOLZIA CALIFORNICA
CAMPANULA CARPATICA	GAILLARDIA ARISTATA
CENTAUREA CYANUS	HERPERS MATRONALIS
CERASTIUM BIEBERSTEINII	LINUM PERENNE LEWISII
CHEIRANTHUS ALLIONII	LUPINUS ARGENTEUS
CHRYSANTHEMUM	MYOSOTIS SYLVATICA
MAXIMUM	PENSTEMON STRICTUS
CLARKIA AMOENA	RUDBECKIA HIRTA
DELPHINIUM AJACIS	SILENE ARMENIA
ERIGERON SPECIOSUS	
 - BOTH SEED MIXES TO BE VERIFIED WITH THE BUILDING DEPARTMENT AS APPROVED MIXES AND UPDATED ACCORDINGLY.

PLANT LIST

Botanical Name	Common Name	Size
Deciduous Shrubs		
Cose	Cornus sericea	Red-stemmed Dogwood #5
Jaam	Jamesia americana	Five-petal Cliffbush #5
Phmo	Physocarpus monogynum	Mtn. Ninebark #5
Syor	Syphoricarpus oreophyllum	Common Snowberry #5
Perennials		
Aqca	Aquilegia caerulea	Native Columbine #1
Gaod	Galium oleratum	Sweet Woodruff #1
Gaar	Gaillardia aristata	Native Blanketflower #1
Pest	Penstemon strictus	Rocky Mtn. Penstemon #1
Evergreen Trees (60% > 12')		
Pipu	Picea pungens	Colorado Spruce 10' MIN
Pien	Picea engelmannii	Engelmann Spruce 12' MIN
Psmc	Pseudotsuga menziesii	Douglas Fir 12' MIN
Deciduous Trees		
Amgl	Amur glabrum	Rocky Mtn. Maple 3.5" c.i.
Potr	Populus tremuloides	Quaking Aspen 3.5" c.i.

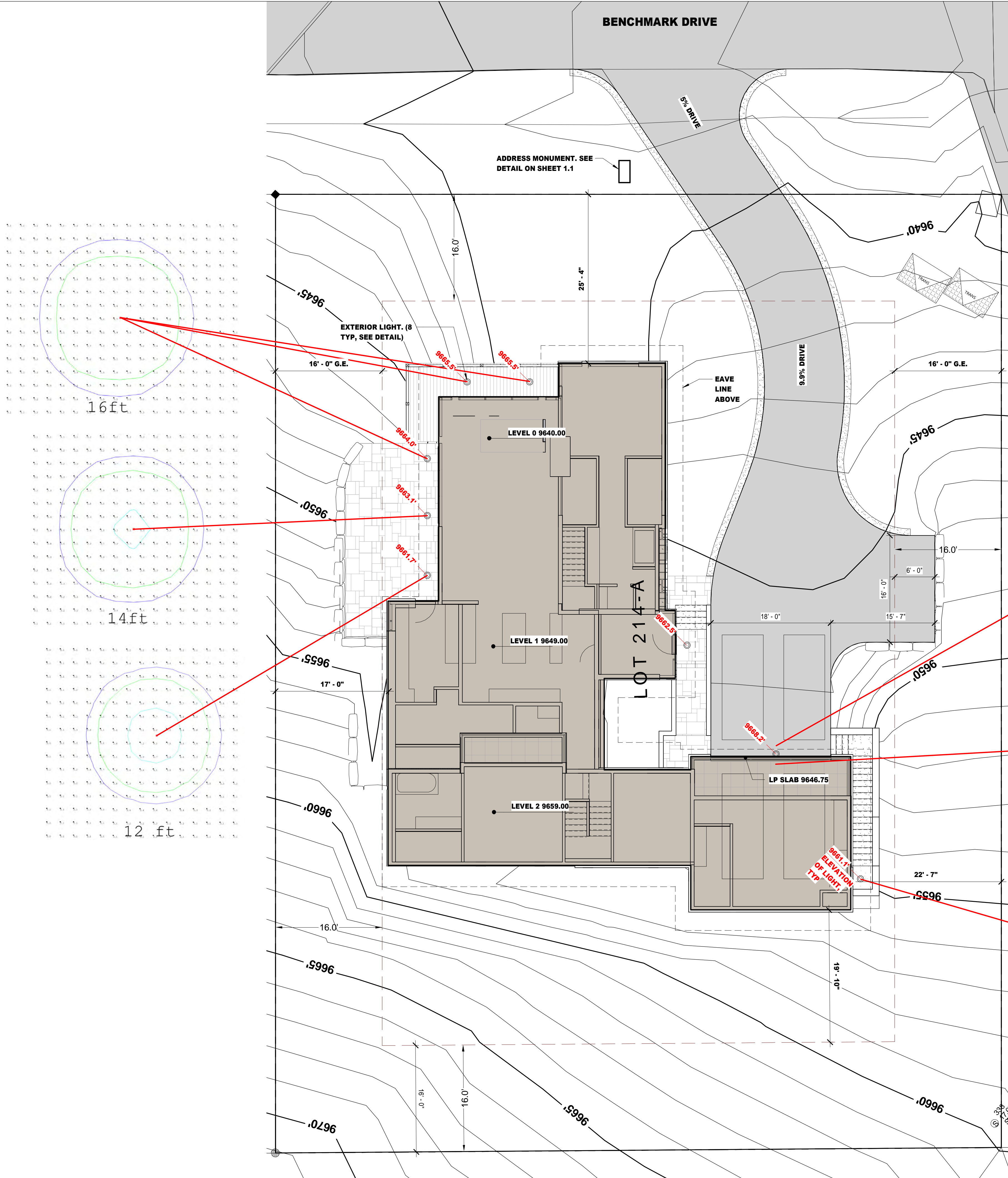
LANDSCAPE LEGEND

SPRUCE	EXISTING TREE TO BE REMOVED (SEE TREE SURVEY FOR SPECIES AND SIZE)	2" - 3" DIAM RIVER COBBLE
ASPEN	EXISTING TREE TO BE REMAIN (SEE TREE SURVEY FOR SPECIES AND SIZE)	ANNUAL FLOWER BEDS
5 GAL SHRUBS	NATIVE GRASSES REVEGETATION	



Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
□	6	A	12.5	1026	0.900	E2SL-LO83060AI

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10 ft Floor	Illuminance	Fc	1.01	10.3	0.0	N.A.	N.A.
12 ft Floor	Illuminance	Fc	1.05	8.2	0.0	N.A.	N.A.
14ft Floor	Illuminance	Fc	1.03	6.1	0.0	N.A.	N.A.
16ft Floor	Illuminance	Fc	0.91	4.7	0.0	N.A.	N.A.
22ft Floor	Illuminance	Fc	0.80	2.5	0.1	8.00	25.00
8ft Floor	Illuminance	Fc	1.16	18.1	0.0	N.A.	N.A.



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

MOUNTING HEIGHTS

DATE: 7/22/2021

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

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

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

REFLECTANCES:
CEILING: 80%
WALLS: 50%
FLOOR: 20%

CEILING HEIGHT:
VARIABLE

MOUNTING HEIGHT:
SEE LABELS

CALCULATION SPACING:
2' - 0" x 2' - 0"

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

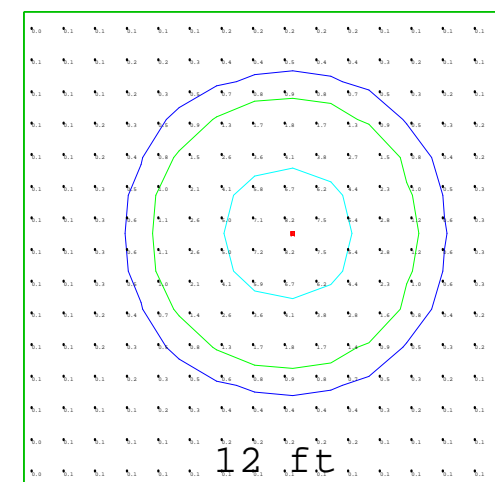
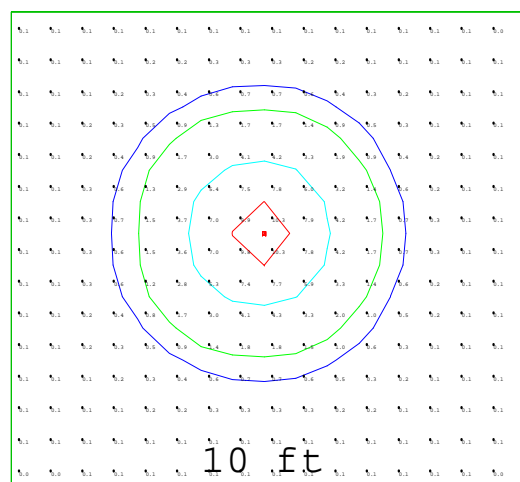
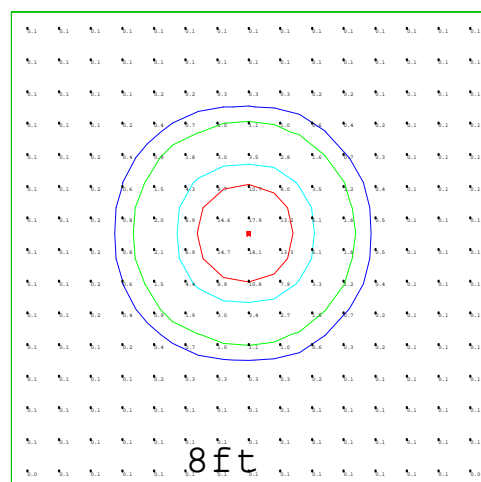
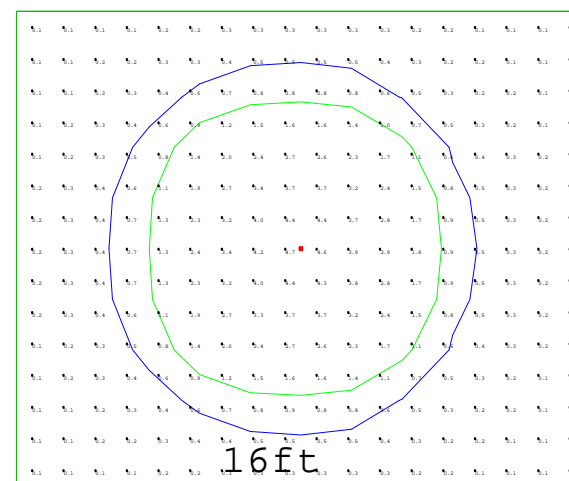
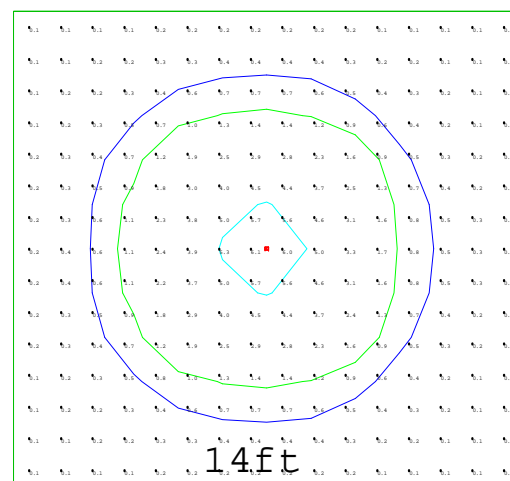
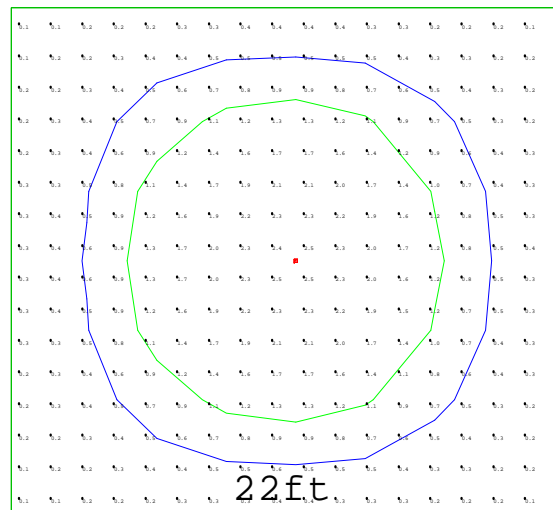
ADDITIONAL NOTES:

CREATED BY:
JOHN ENGLISH

FOR PRICING AND AVAILABILITY, CONTACT ILLUMINATION SYSTEMS AT 303.295.2900

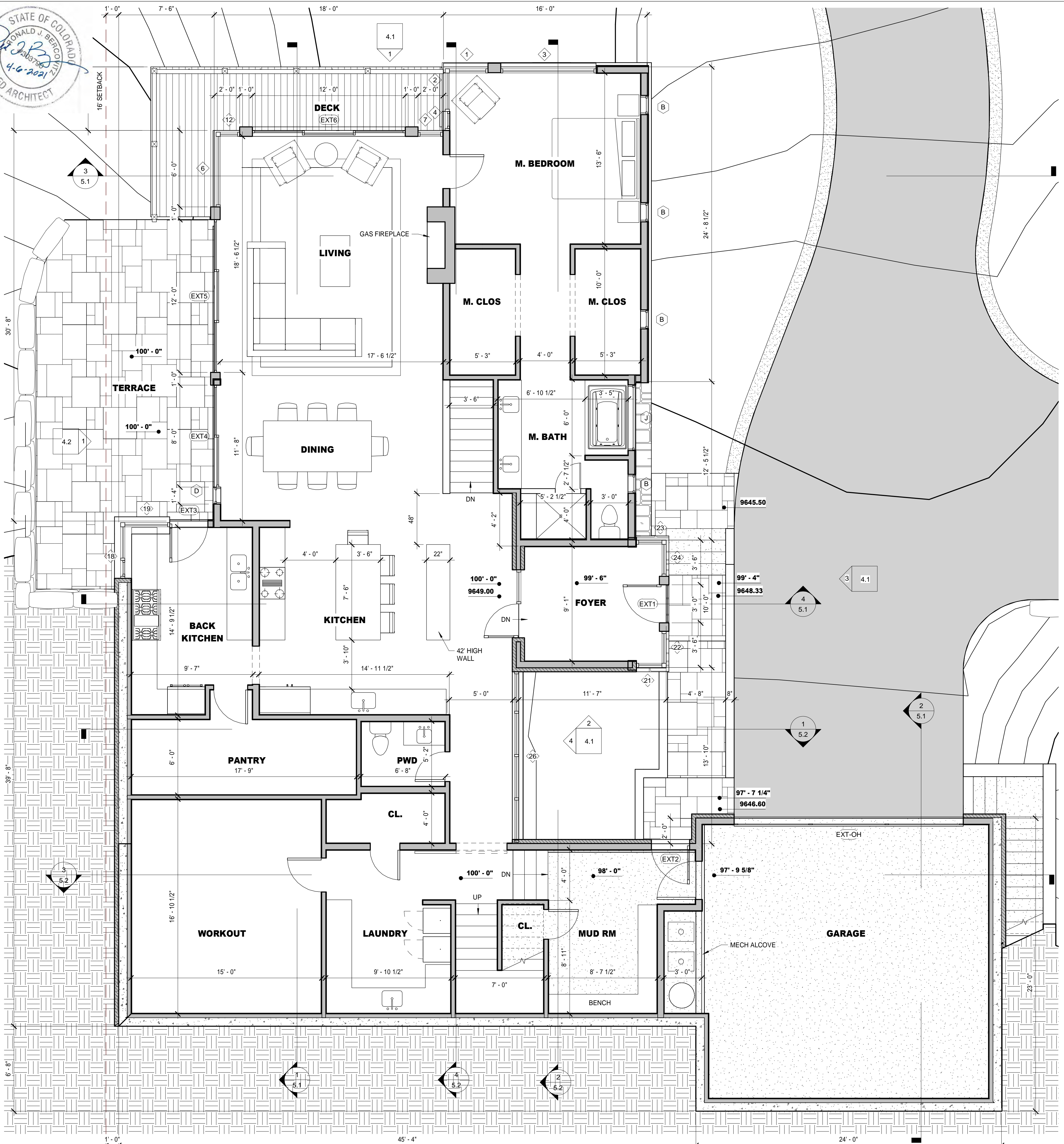
DSC DESIGN, SUPPORT & CONTROLS

M

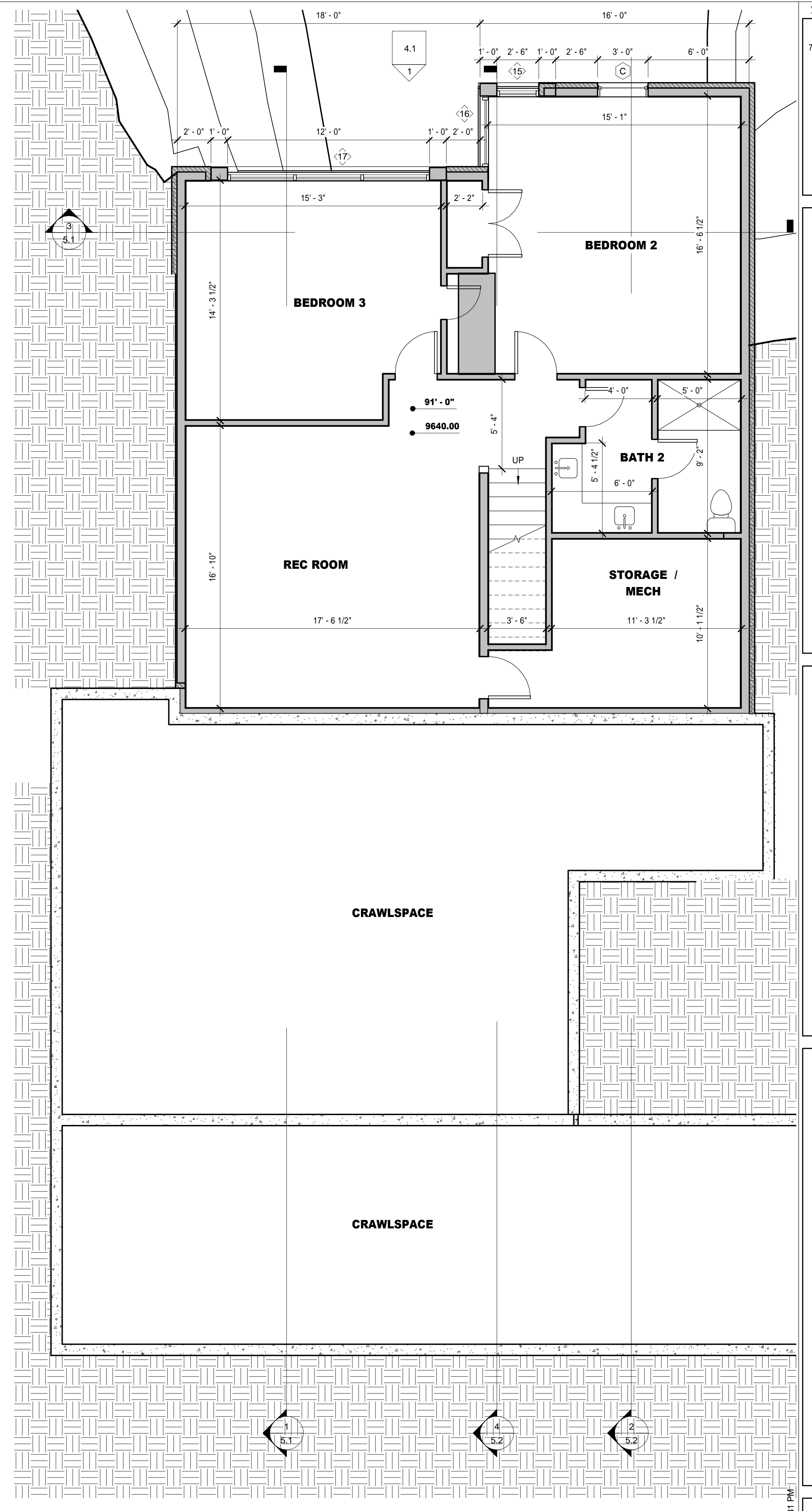
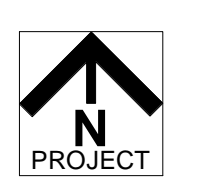


Luminaire Schedule						
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■	6	A	12.5	1026	0.900	E2SL-L083060AI

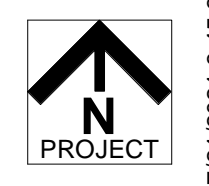
Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min			
10 ft_Floor	Illuminance	Fc	1.01	10.3	0.0	N.A.	N.A.			
12 ft_Floor	Illuminance	Fc	1.05	8.2	0.0	N.A.	N.A.			
14ft_Floor	Illuminance	Fc	1.03	6.1	0.0	N.A.	N.A.			
16ft_Floor	Illuminance	Fc	0.91	4.7	0.0	N.A.	N.A.			
22ft_Floor	Illuminance	Fc	0.80	2.5	0.1	8.00	25.00			
8ft_Floor	Illuminance	Fc	1.16	18.1	0.0	N.A.	N.A.			



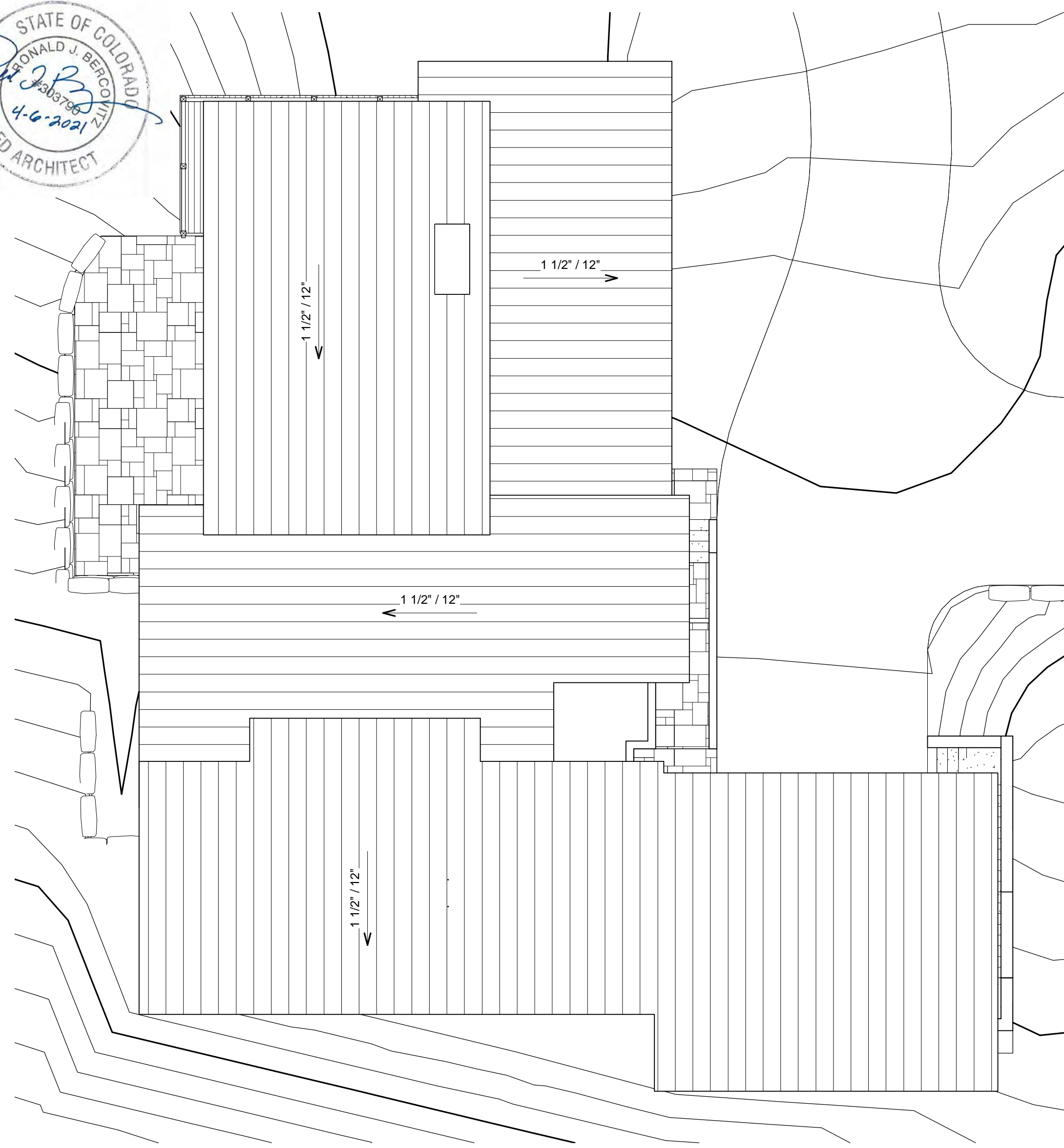
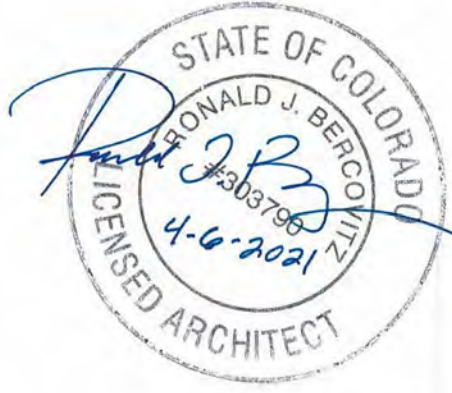
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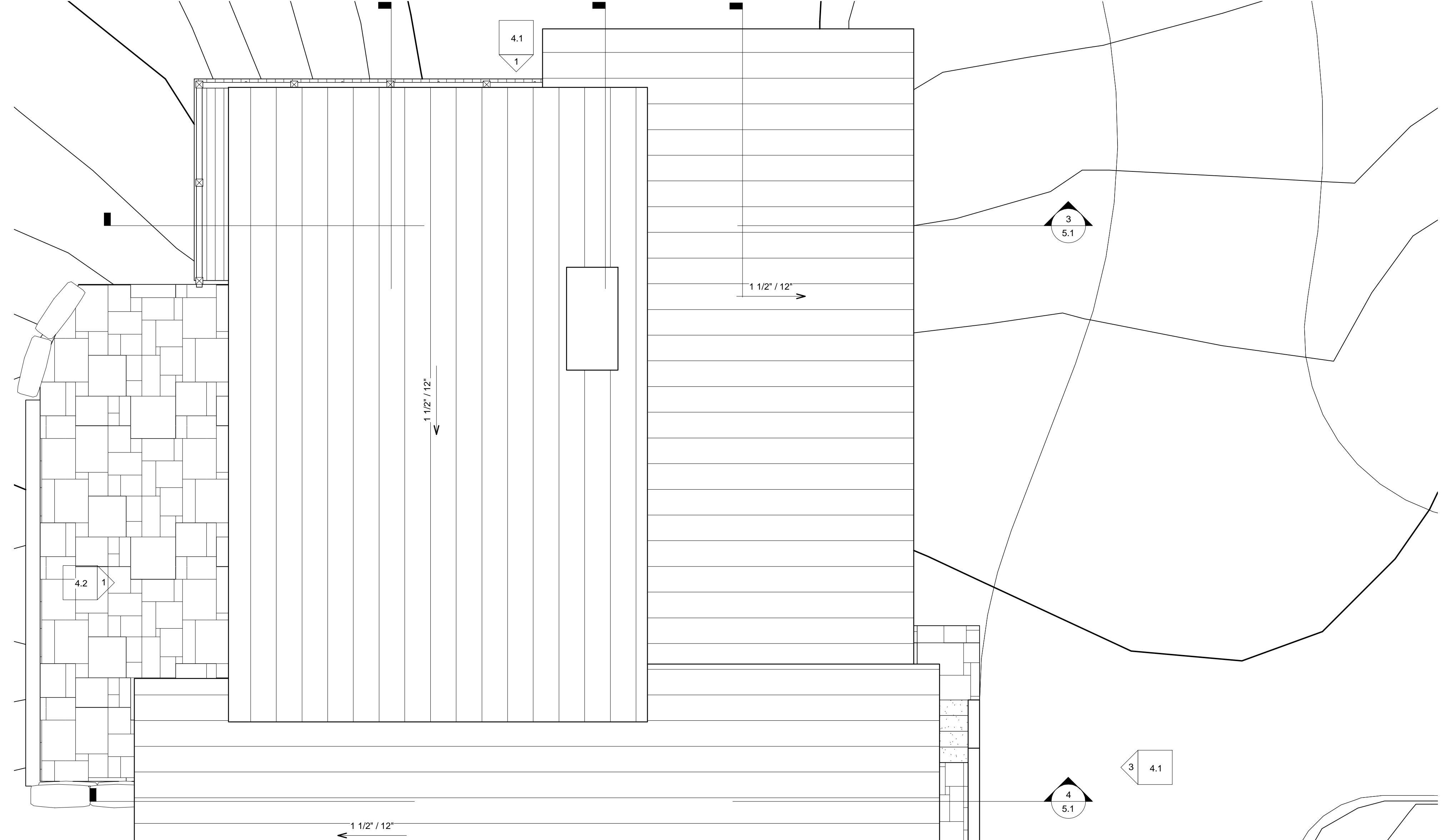
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SCALE: 1/4" = 1'-0"



7/21/2021 8:45:31 PM



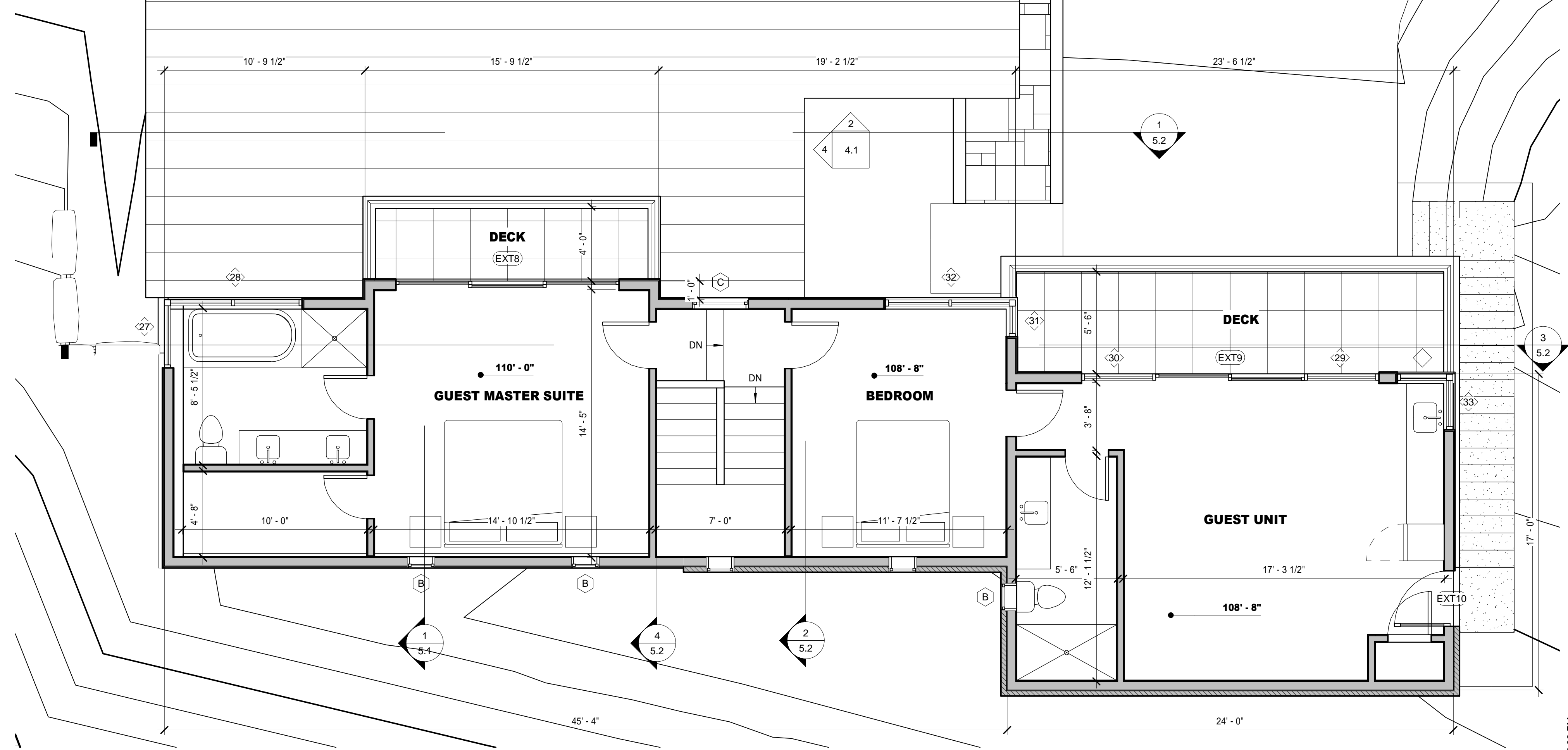
2 ROOF PLAN
SCALE: 1/8" = 1'-0"



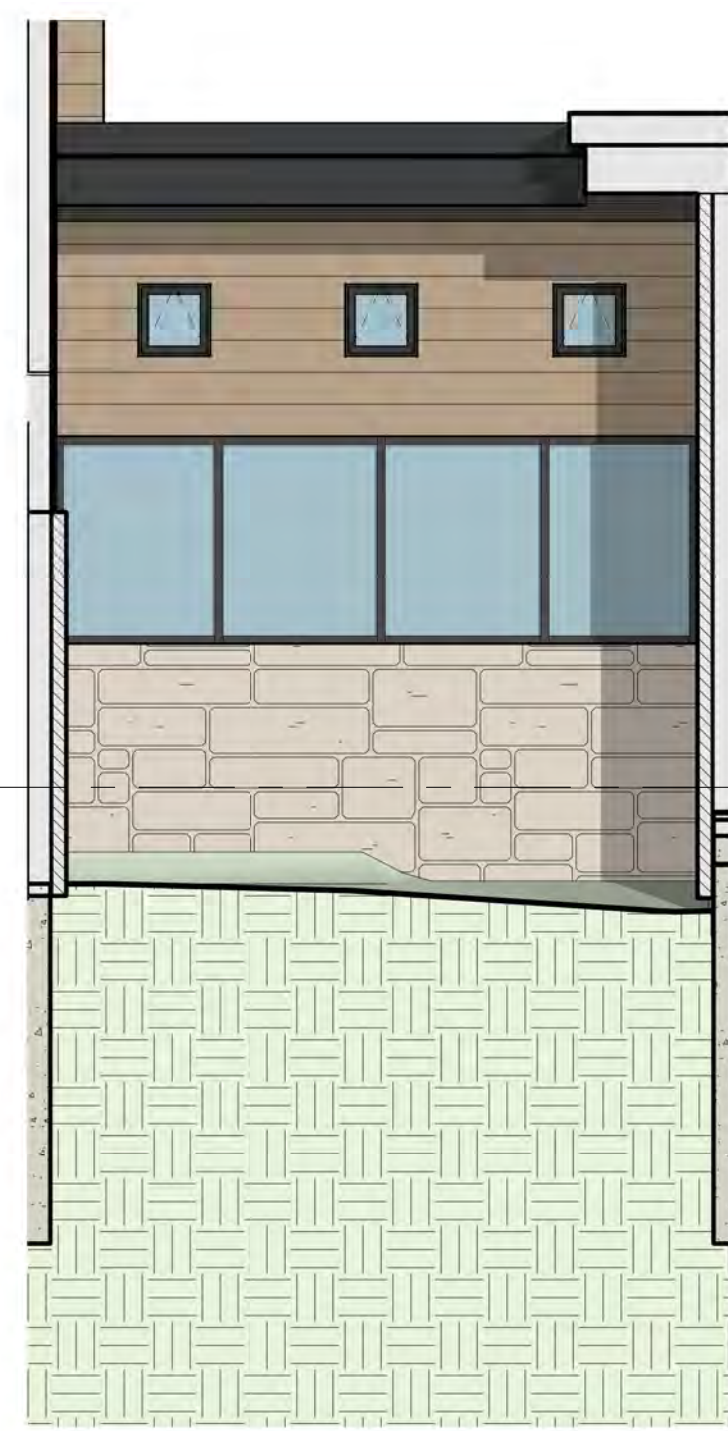
EXTERIOR DOOR SCHEDULE						
TAG	TYPE	WIDTH	HEIGHT	SWING	JAMB	COMMENTS
EXT1	Single glass	3'-0"	7'-10"			
EXT2	Single glass	3'-0"	7'-0"			
EXT3	Single glass	3'-0"	7'-0"			
EXT4	Sliding Glass 2panel	8'-0"	9'-0"			
EXT5	Sliding Glass 3panel	12'-0"	9'-0"			
EXT6	Sliding Glass 3panel	12'-0"	9'-0"			
EXT7	56	2'-8"	7'-10"			
EXT8	Sliding Glass 3panel	12'-0"	8'-0"			
EXT9	Sliding Glass 2panel	8'-0"	8'-0"			
EXT10	Single glass	3'-0"	8'-0"			
EXT-OH	Overhead-Sectional	18'-0"	8'-0"			

STOREFRONT WINDOW SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	LOCATION
1	Curtain Wall	2'-8"	7'-10"	FOYER
2	Curtain Wall	3'-4 1/4"	12'-10"	M. BEDROOM
3	Curtain Wall	3'-4 1/4"	9'-0"	M. BEDROOM
4	Curtain Wall	7'-6"	12'-10"	M. BEDROOM
5	Curtain Wall	1'-6"	9'-0"	M. BEDROOM
6	Curtain Wall	12'-0 1/8"	5'-2"	LIVING RM
7	Curtain Wall	5'-10 1/2"	9'-0"	LIVING RM
8	Curtain Wall	2'-2 3/4"	9'-0"	LIVING RM
9	Curtain Wall	5'-10 1/4"	9'-0"	LIVING RM
10	Curtain Wall	12'-6"	9'-0"	LIVING RM
11	Curtain Wall	1'-10 1/4"	5'-2"	LIVING RM
12	Curtain Wall	2'-2 3/4"	5'-2"	LIVING RM
13	Curtain Wall	1'-10 1/4"	9'-0"	LIVING RM
14	Curtain Wall	5'-9 1/4"	3'-5 25/32"	LIVING RM
15	Curtain Wall	5'-9 9/16"	3'-5 25/32"	LIVING RM
16	Curtain Wall	2'-6"	6'-0"	BEDROOM 2
17	Curtain Wall	4'-6 5/8"	6'-0"	BEDROOM 2
18	Curtain Wall	12'-0"	5'-10 3/4"	BEDROOM 3
19	Curtain Wall	4'-4 1/2"	4'-9 1/4"	BACK KITCHEN
20	Curtain Wall	3'-10 1/4"	6'-0"	BACK KITCHEN
21	Curtain Wall	3'-0"	2'-0"	BACK KITCHEN
22	Curtain Wall	2'-4"	13'-4"	FOYER
23	Curtain Wall	2'-10"	12'-9 1/4"	FOYER
24	Curtain Wall	2'-4"	13'-6"	FOYER
25	Curtain Wall	2'-10"	12'-9 1/4"	FOYER
26	Curtain Wall	3'-0"	3'-11 1/4"	FOYER
27	Curtain Wall	14'-1 1/2"	4'-4"	HALL
28	Curtain Wall	3'-8 1/8"	5'-0"	GUEST MASTER
29	Curtain Wall	7'-4 7/8"	5'-0"	GUEST MASTER
30	Curtain Wall	4'-0"	8'-0"	GUEST UNIT
31	Curtain Wall	4'-0"	8'-0"	GUEST UNIT
32	Curtain Wall	1'-11 3/4"	5'-0"	GUEST UNIT
33	Curtain Wall	6'-11 3/4"	5'-0"	GUEST UNIT
34	Curtain Wall	2'-11 3/4"	5'-0"	GUEST UNIT

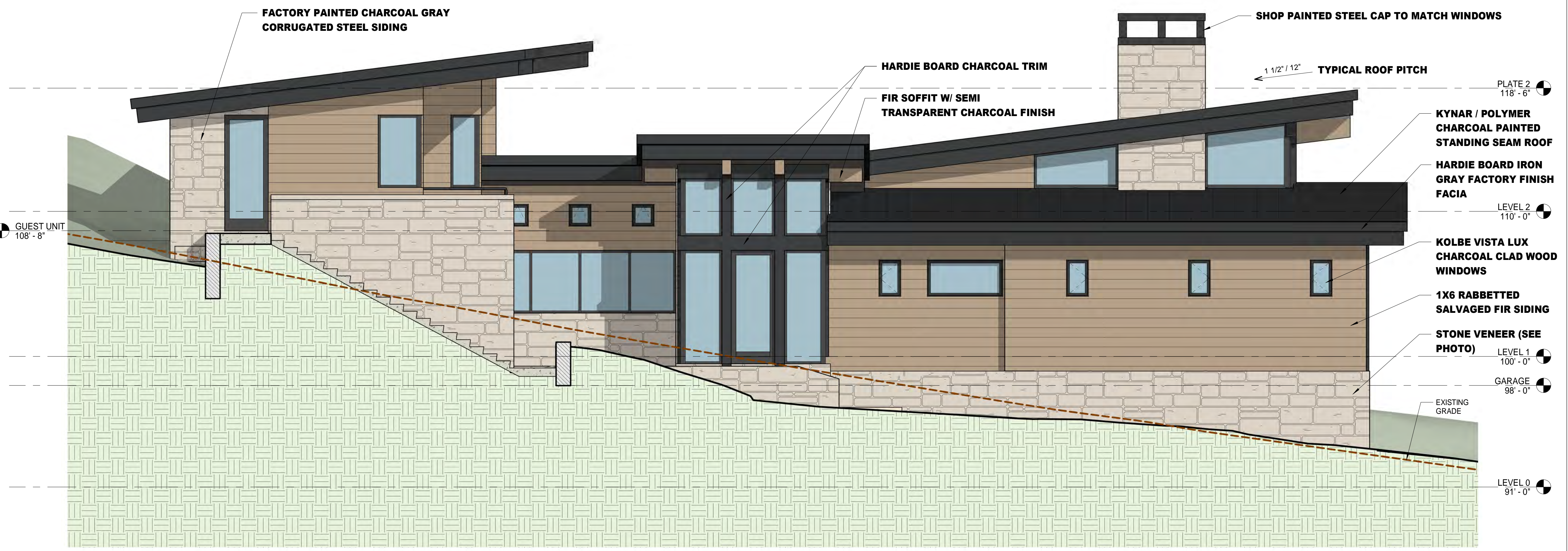
WINDOW SCHEDULE			
TYPE MARK	WIDTH	HEIGHT	TYPE
A	1'-6"	1'-6"	Awning
A	1'-6"	1'-6"	Awning
A	1'-6"	1'-6"	Awning
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
B	1'-6"	2'-6"	Casement
C	3'-0"	3'-6"	Casement
C	3'-0"	3'-6"	Casement
D	1'-4"	6'-0"	Casement
E	1'-4"	5'-8"	Storefront casement
E	1'-3"	4'-5 1/4"	Storefront casement
J	5'-2"	2'-6"	Fixed



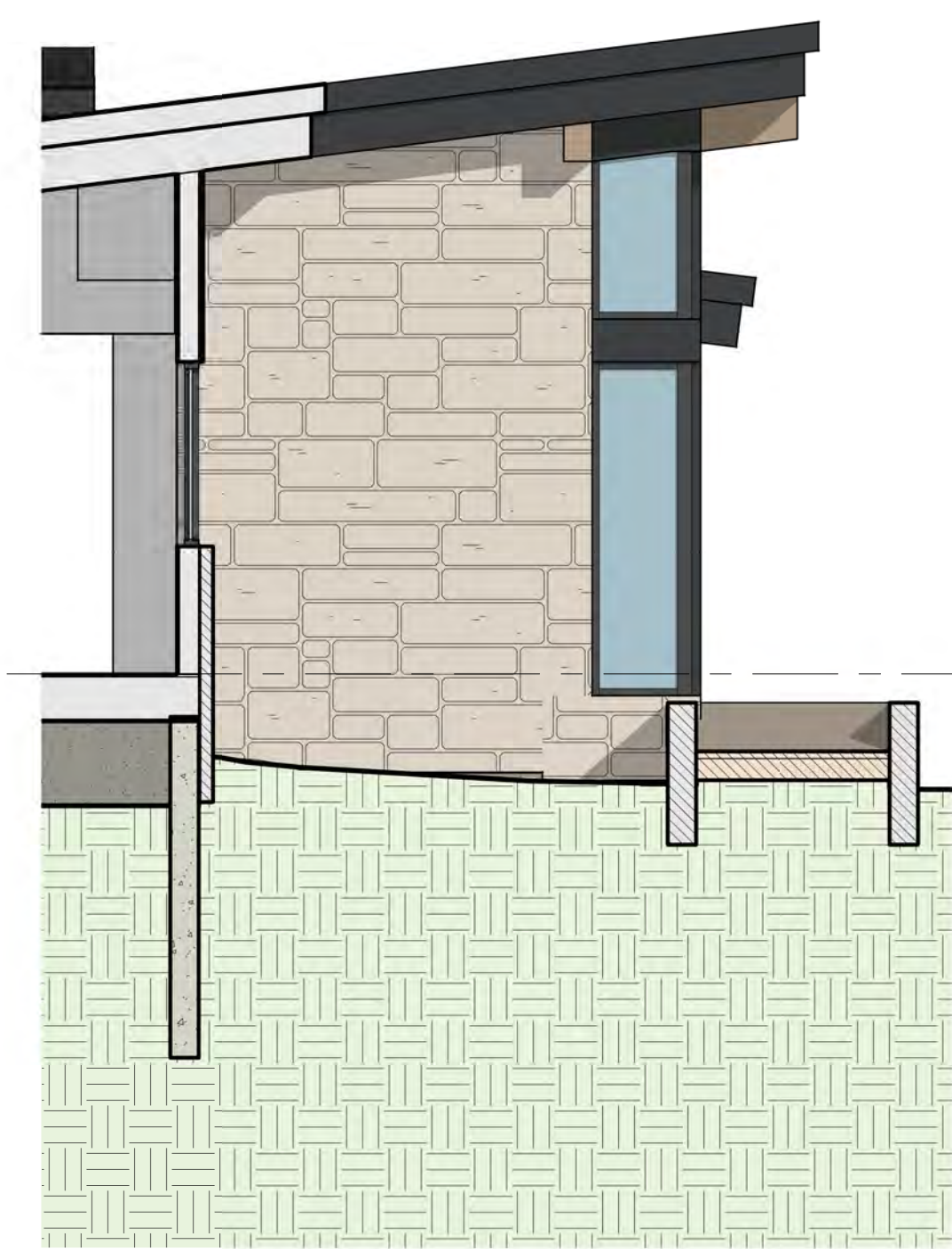
1 LEVEL 2
SCALE: 1/4" = 1'-0"



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



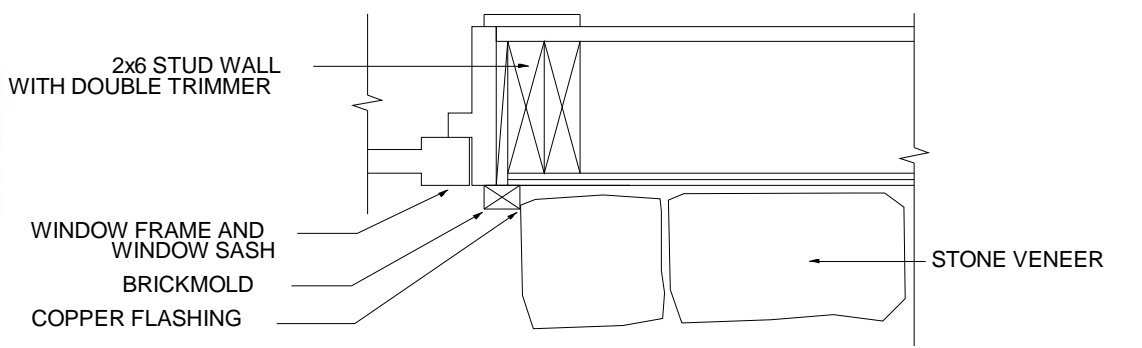
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



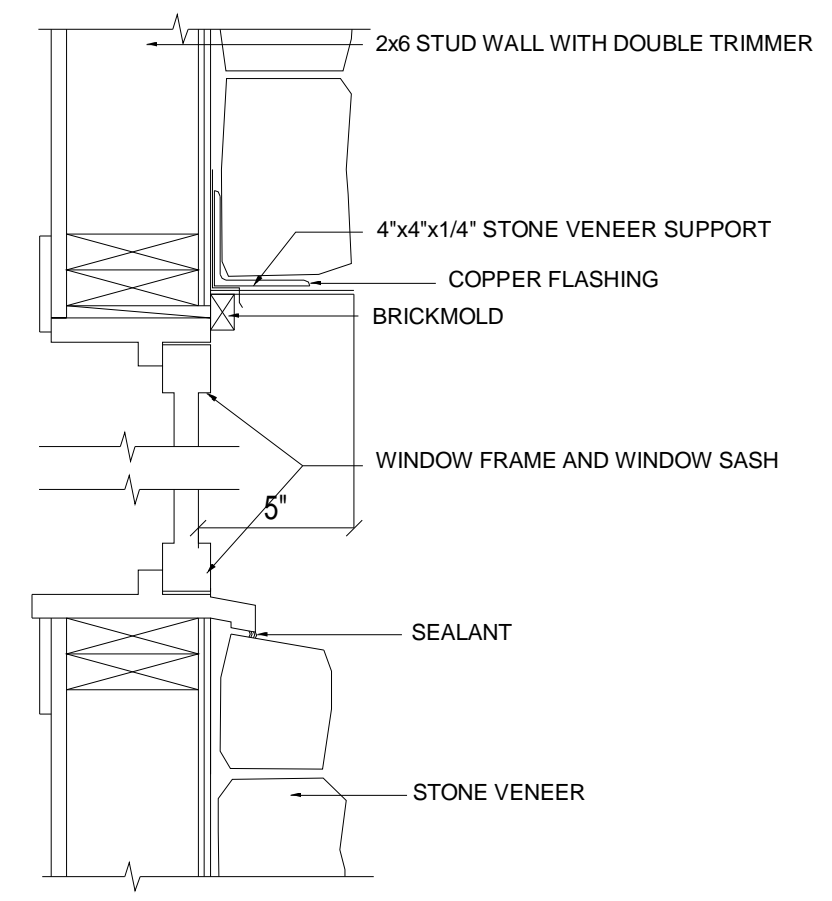
2 FOYER SOUTH
SCALE: 1/4" = 1'-0"



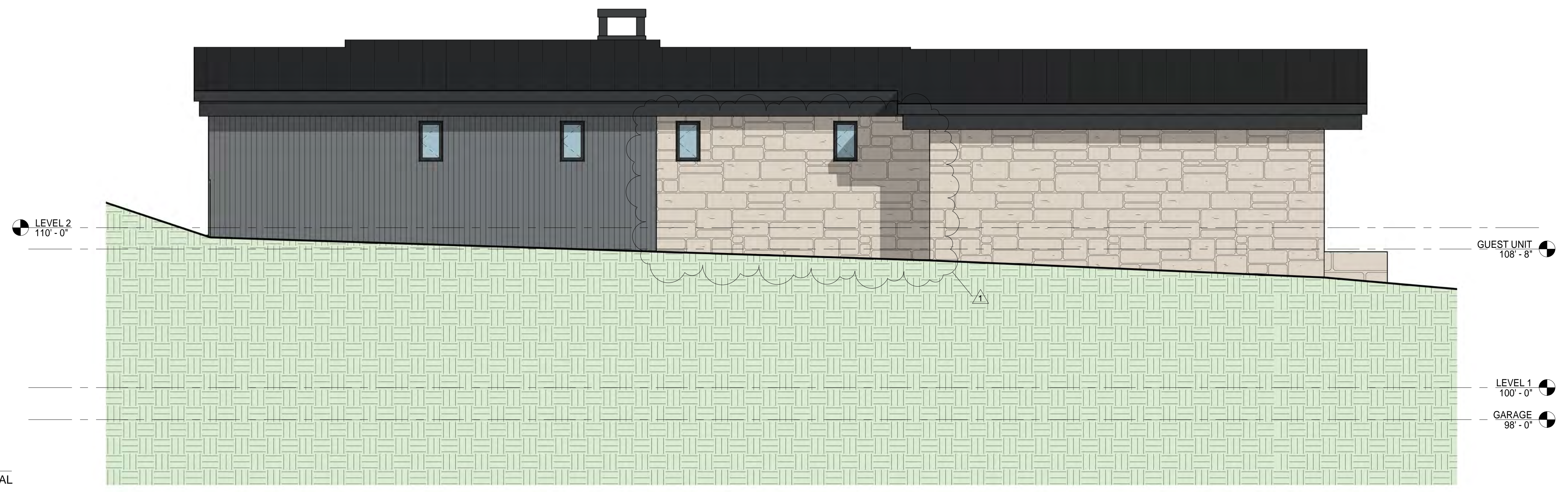
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



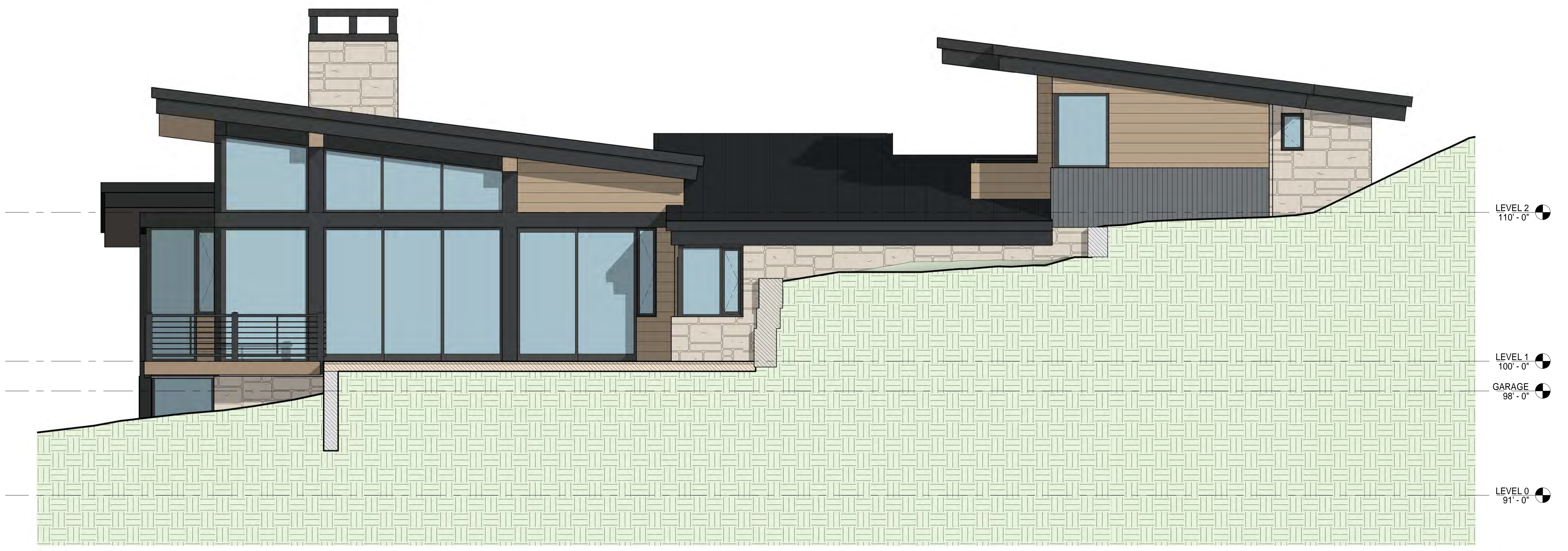
A DOOR JAMB DETAIL
SCALE: 1/2" = 1'-0" TYPICAL



B WINDOW HEAD/SILL DETAIL
SCALE: 1/2" = 1'-0" TYPICAL



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



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



SIDING CALC LEGEND

OTHER SIDING: [Pattern]

STONE1 SIDING: [Pattern]

STONE2 BOULDER: [Pattern]

METAL SIDING: [Pattern]

WINDOWS/DOORS: [Pattern]

MAXIMUM HEIGHT CALCULATION

HIGHEST EAVE HEIGHT: 27.1'

LOWEST PRE-CONSTRUCTION GRADE BELOW HIGHEST EAVE HEIGHT: 9644.0'

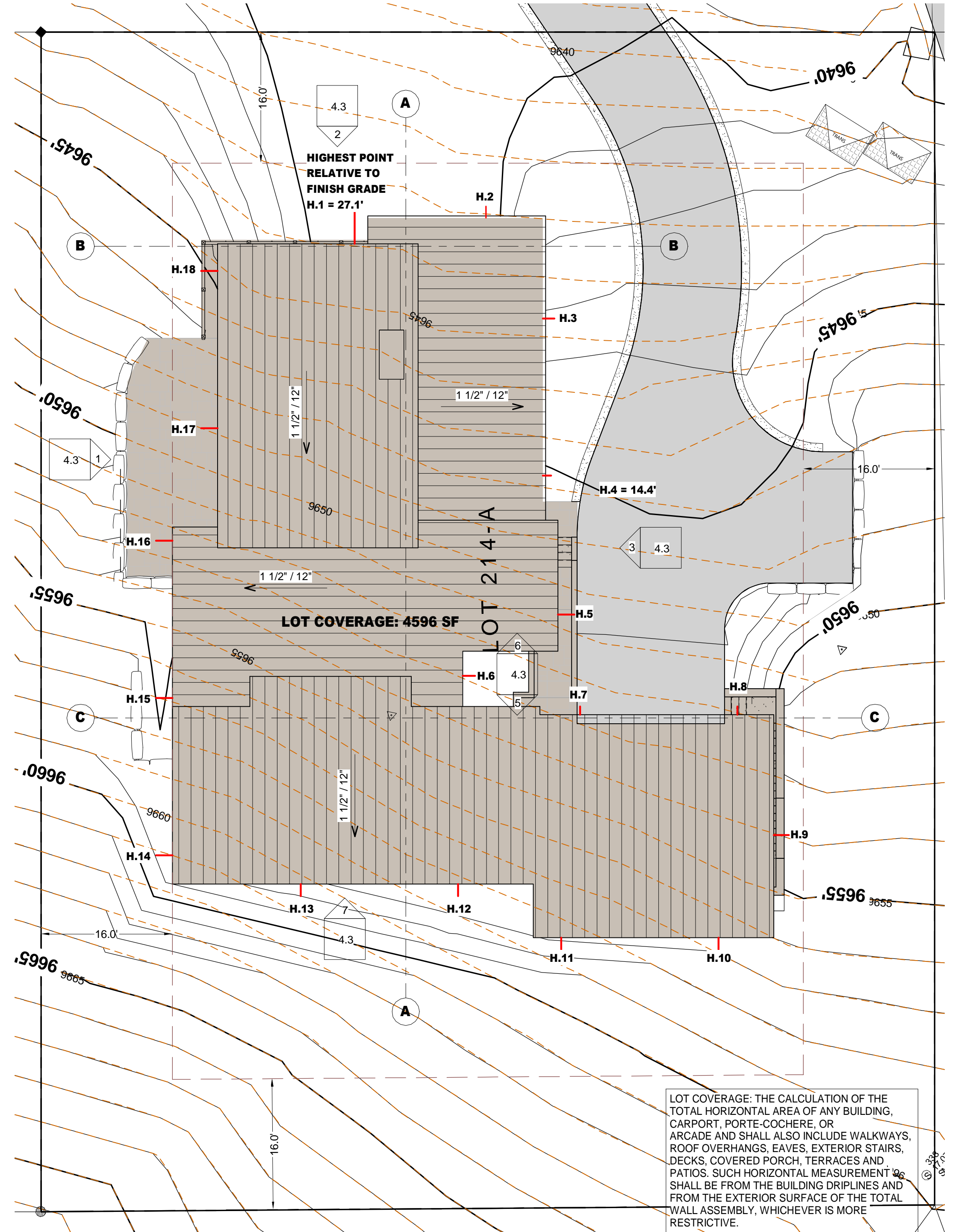
MAXIMUM = 27.1'

AVERAGE HEIGHT CALCULATION

MARK	HT IN FEET
1	27.1
2	18.6
3	15.6
4	14.3
5	16.3
6	15.1
7	23.6
8	22.4
9	14.6
10	12.1
11	11.8
12	11.5
13	11.1
14	9.5
15	5.6
15a	12.5
16	15.8
17	23.2
280.5	
15.58	AVERAGE HT.

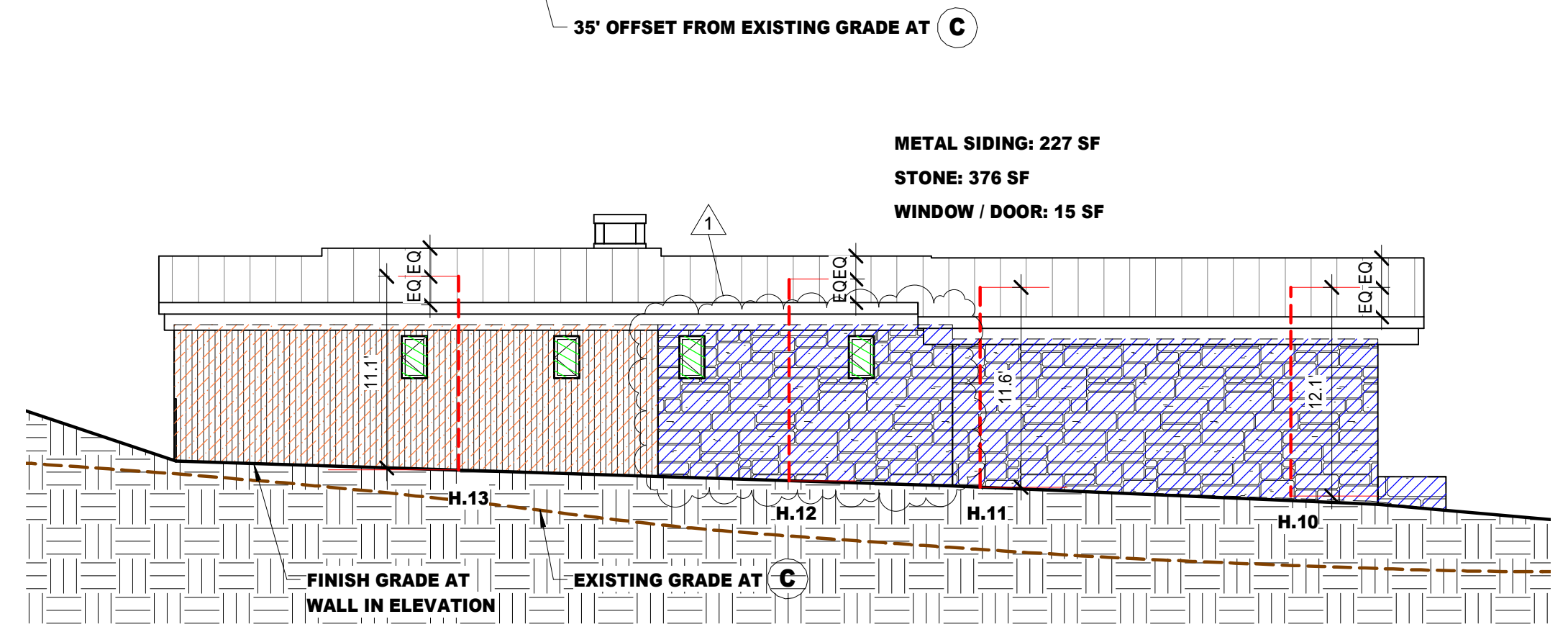
SIDING CALCULATIONS

ELEVATION	STONE1	STONE2	METAL	WOOD/TRIM	WIN/DOOR	GRAND TTL
WEST	182	77	59	223	430	
SOUTH	376	0	227	0	15	
EAST	506	0	0	495	288	
ENTRY SOUTH	145	0	0	30	30	
NORTH	200	39	20	190	487	
NORTH-REAR	362	0	30	380	407	
TOTALS	1771	116	336	1318	1657	5198
PCT OF SIDING	34.1%	2.2%	6.5%	25.4%	31.9%	
TTL STONE PCT	36.30%					



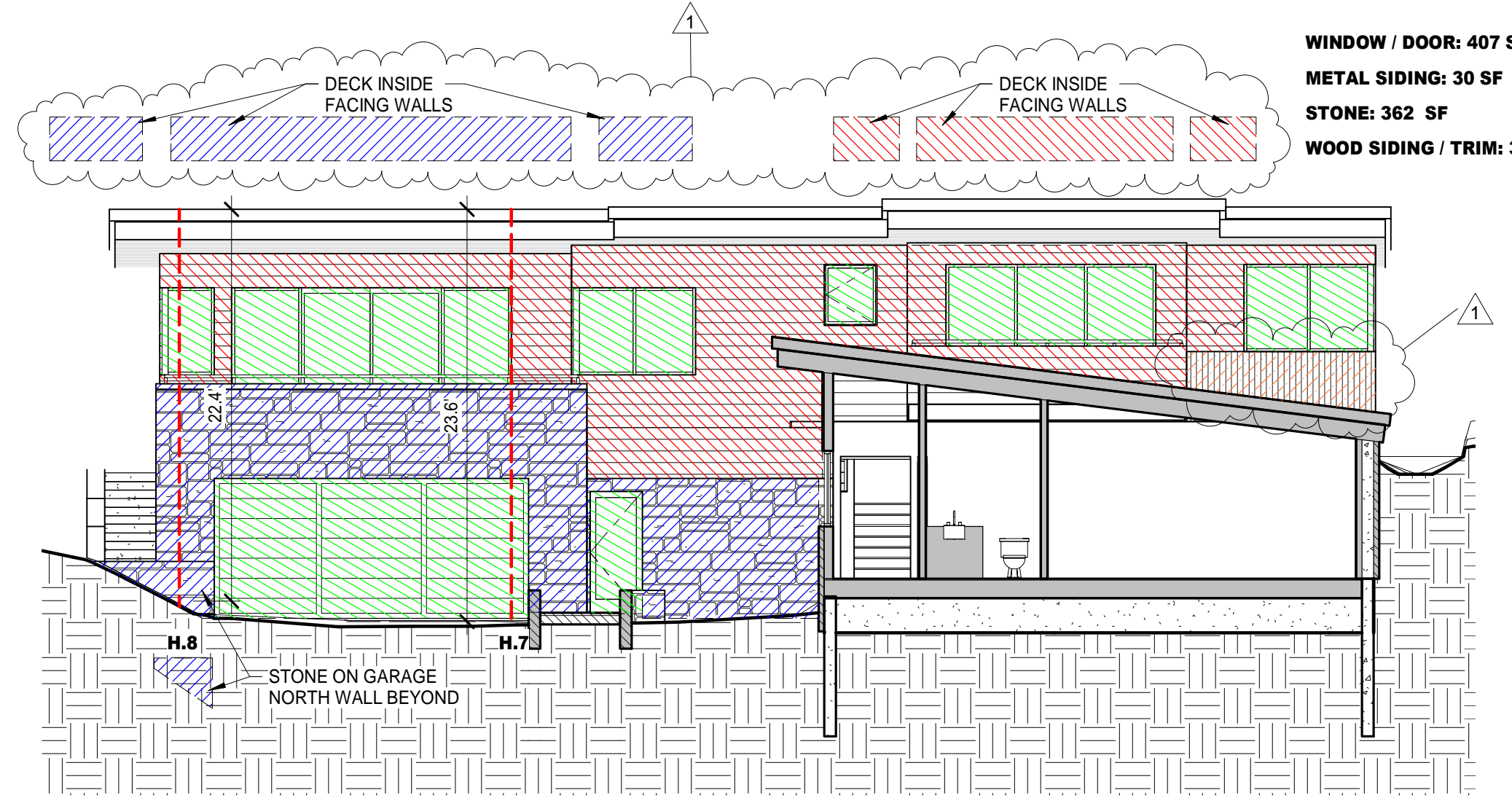
LOT COVERAGE: THE CALCULATION OF THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE, OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE BUILDING DRILLINES AND FROM THE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

4 HEIGHT / LOT COVG CALCS
SCALE: 1" = 10'-0"



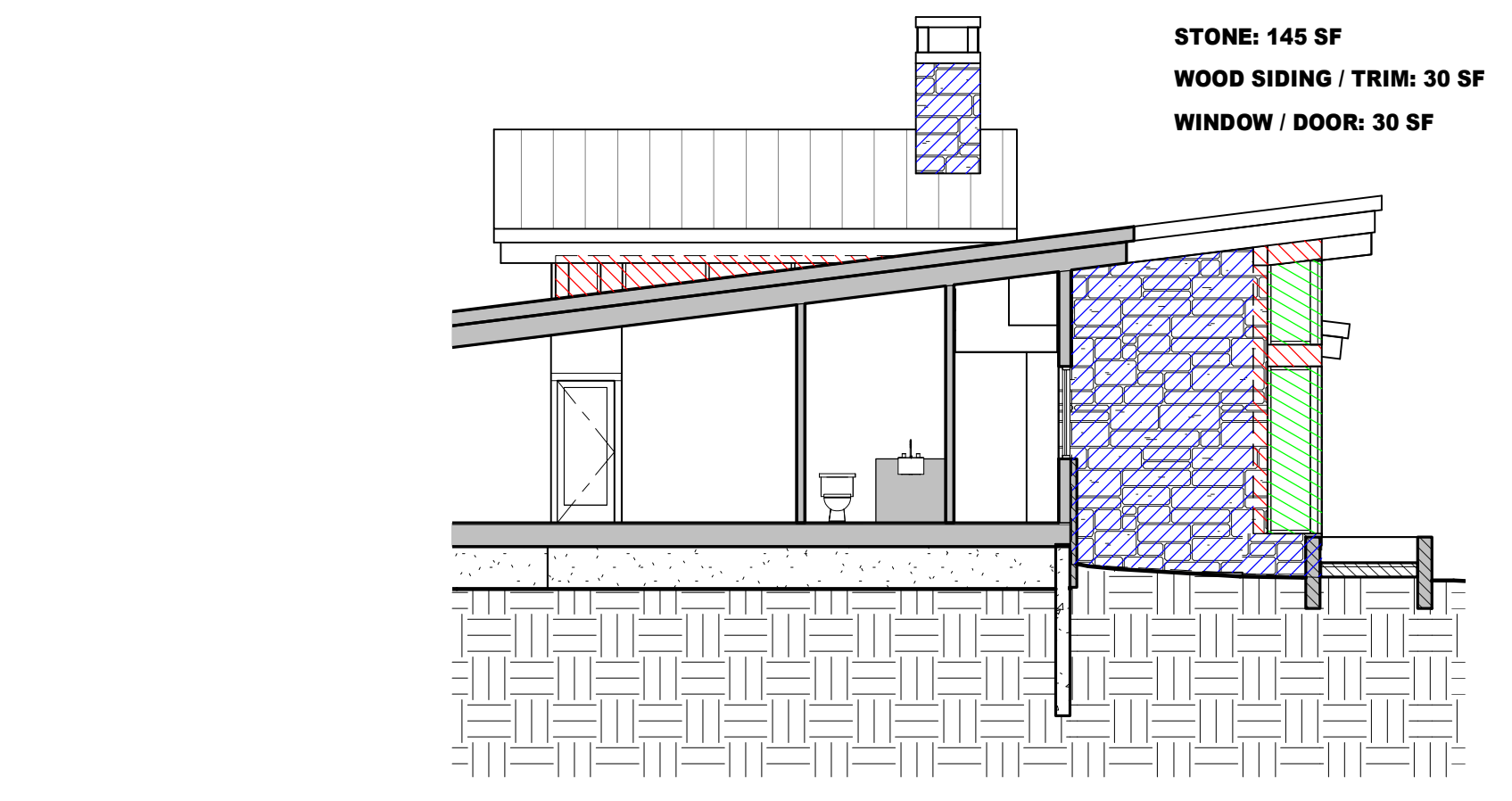
METAL SIDING: 227 SF
STONE: 376 SF
WINDOW / DOOR: 15 SF

7 SIDING CALC SOUTH
SCALE: 1/8" = 1'-0"



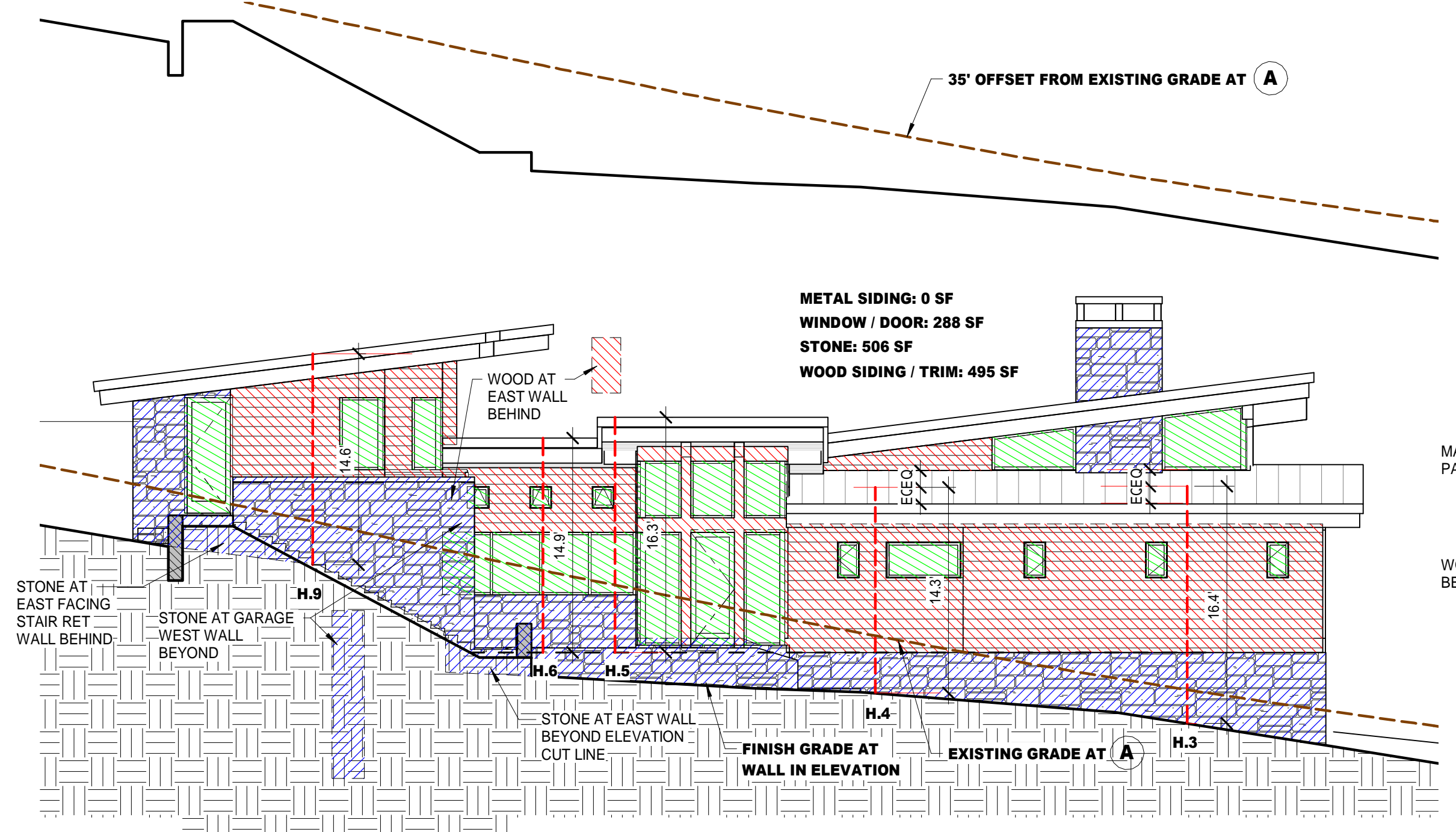
WINDOW / DOOR: 407 SF
METAL SIDING: 30 SF
STONE: 362 SF
WOOD SIDING / TRIM: 380 SF

5 SIDING CALC NORTH-REAR
SCALE: 1/8" = 1'-0"



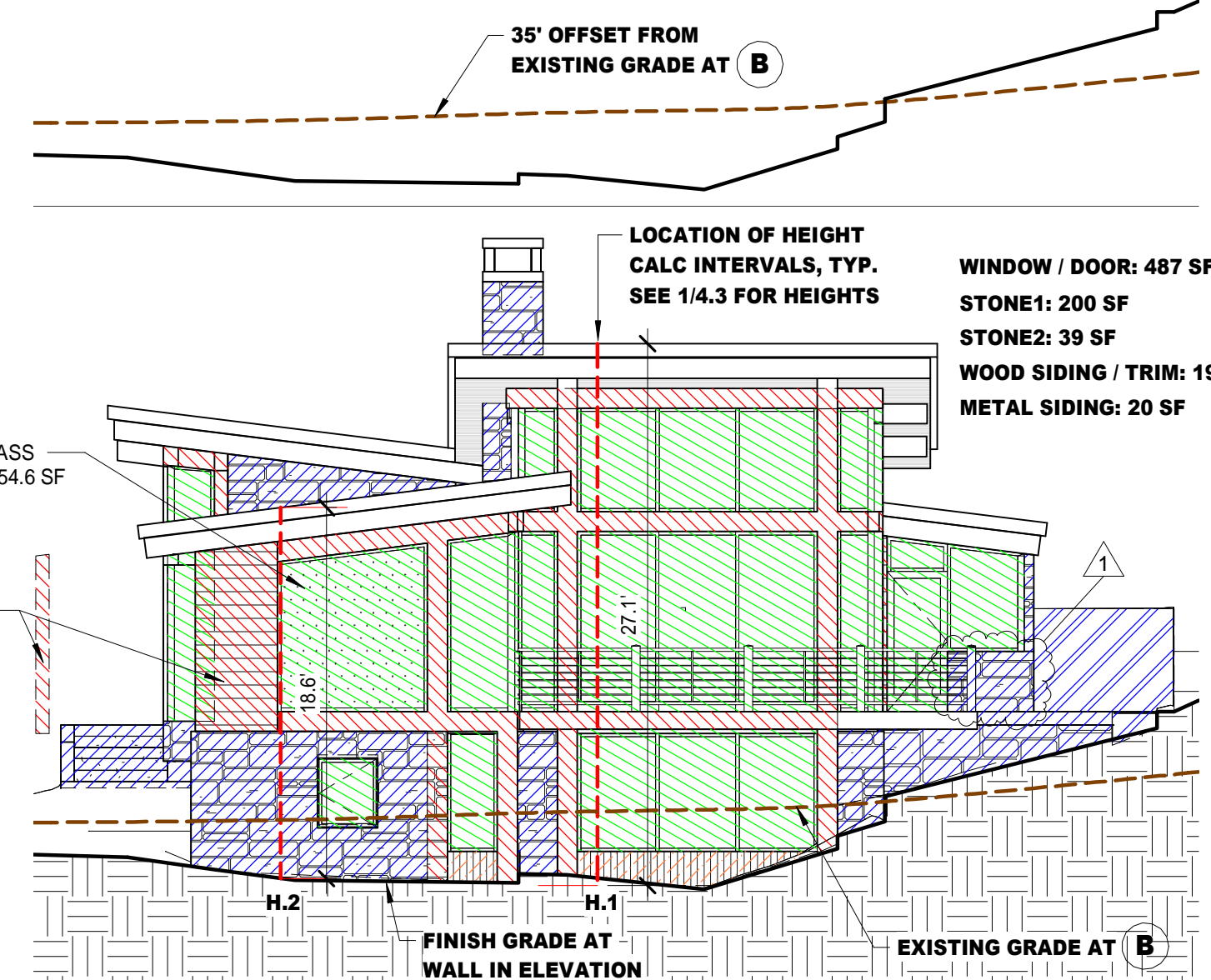
STONE: 145 SF
WOOD SIDING / TRIM: 30 SF
WINDOW / DOOR: 30 SF

6 SIDING CALC ENTRY S.
SCALE: 1/8" = 1'-0"



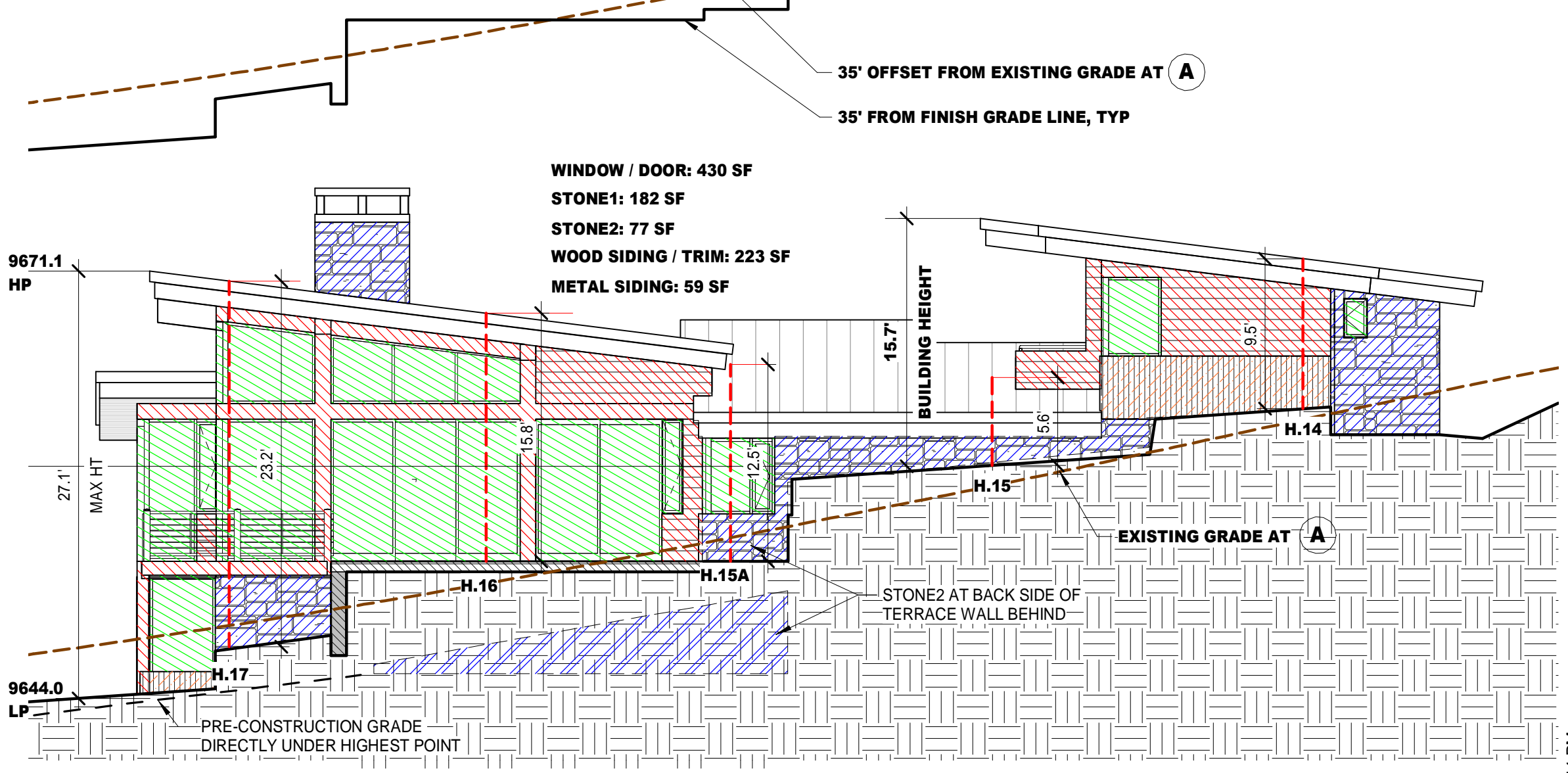
METAL SIDING: 0 SF
WINDOW / DOOR: 288 SF
STONE: 506 SF
WOOD SIDING / TRIM: 495 SF

3 SIDING CALC EAST
SCALE: 1/8" = 1'-0"



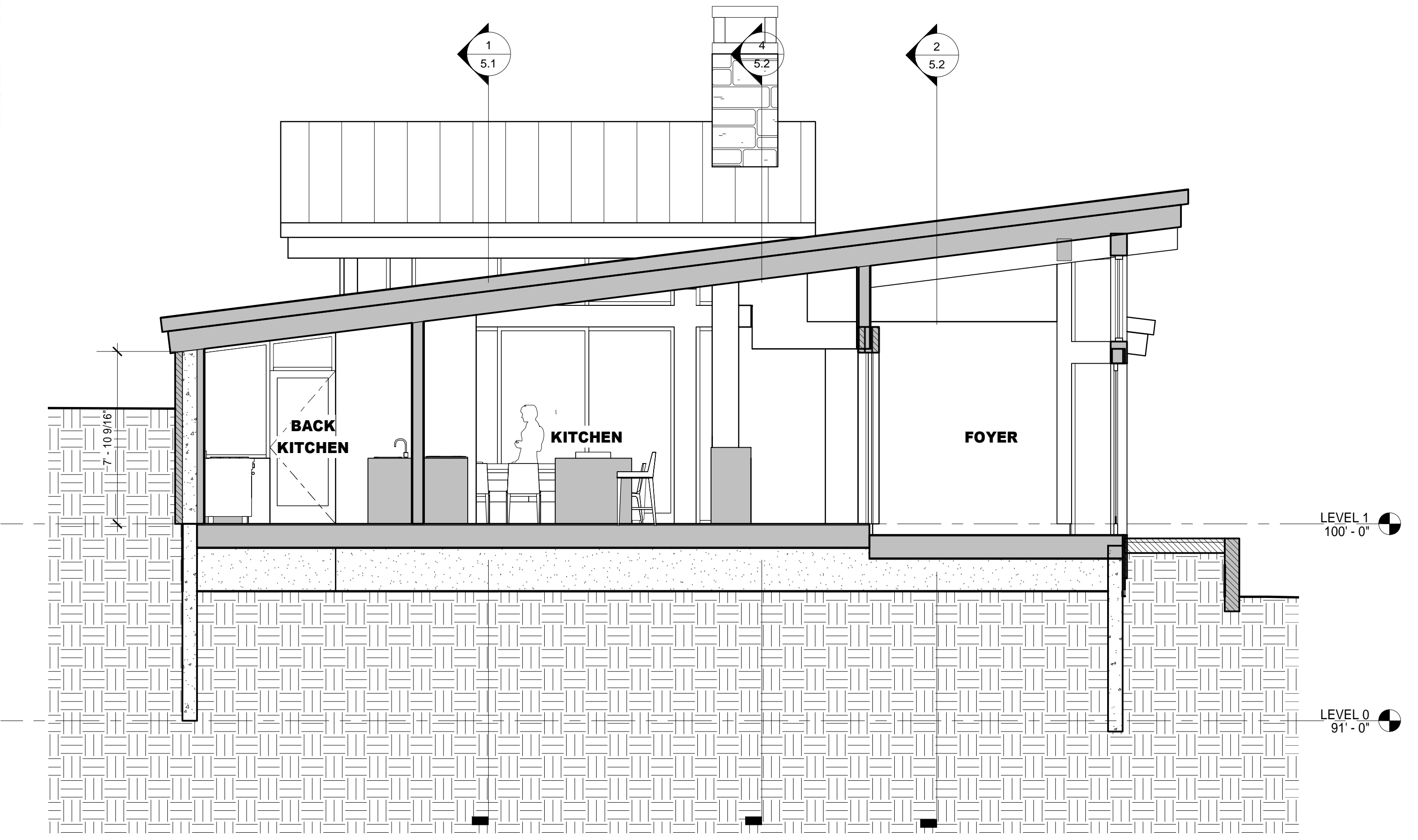
WINDOW / DOOR: 487 SF
STONE1: 200 SF
STONE2: 39 SF
WOOD SIDING / TRIM: 190 SF
METAL SIDING: 20 SF

2 SIDING CALC NORTH
SCALE: 1/8" = 1'-0"

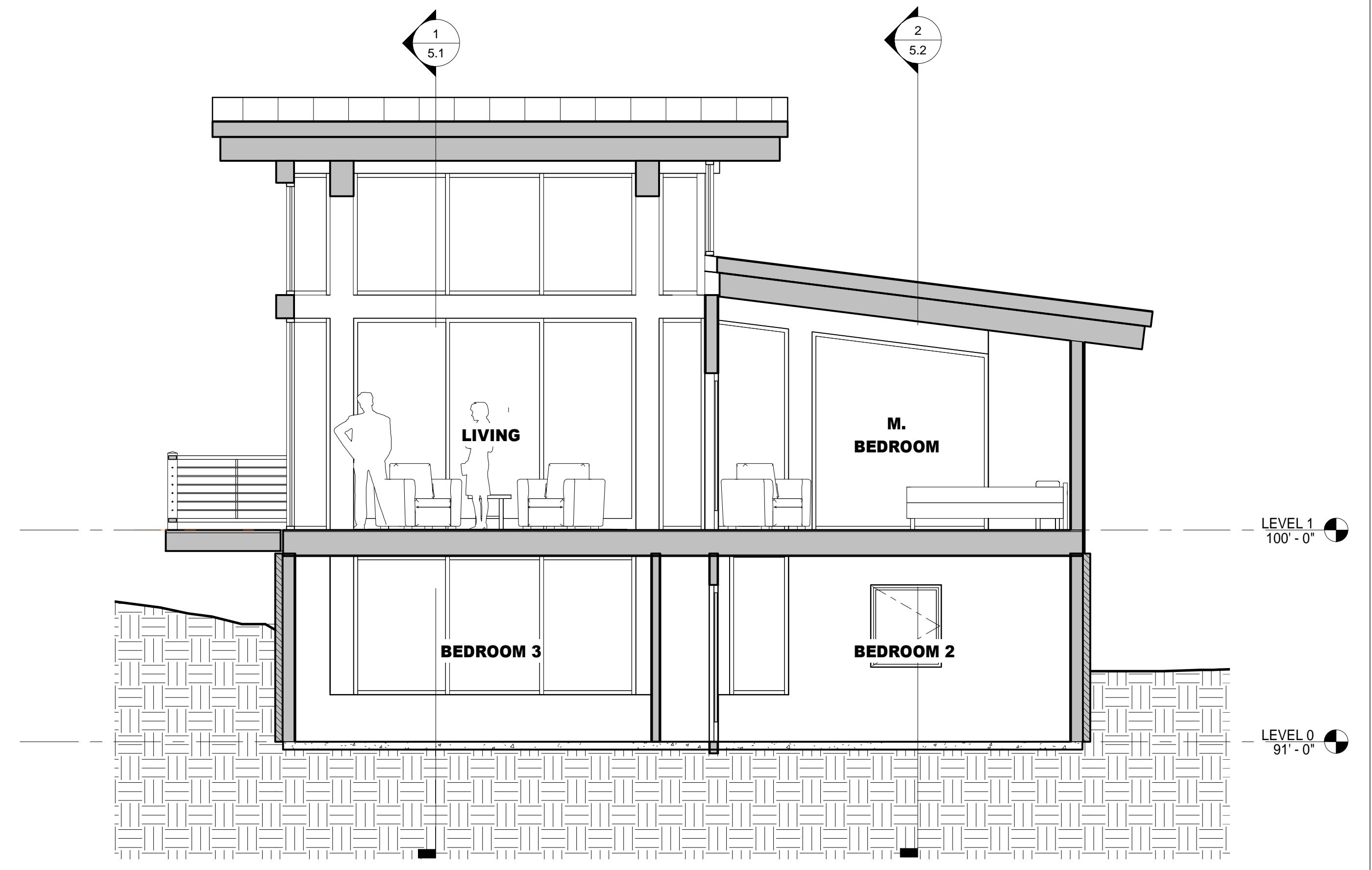


WINDOW / DOOR: 430 SF
STONE1: 182 SF
STONE2: 77 SF
WOOD SIDING / TRIM: 223 SF
METAL SIDING: 59 SF

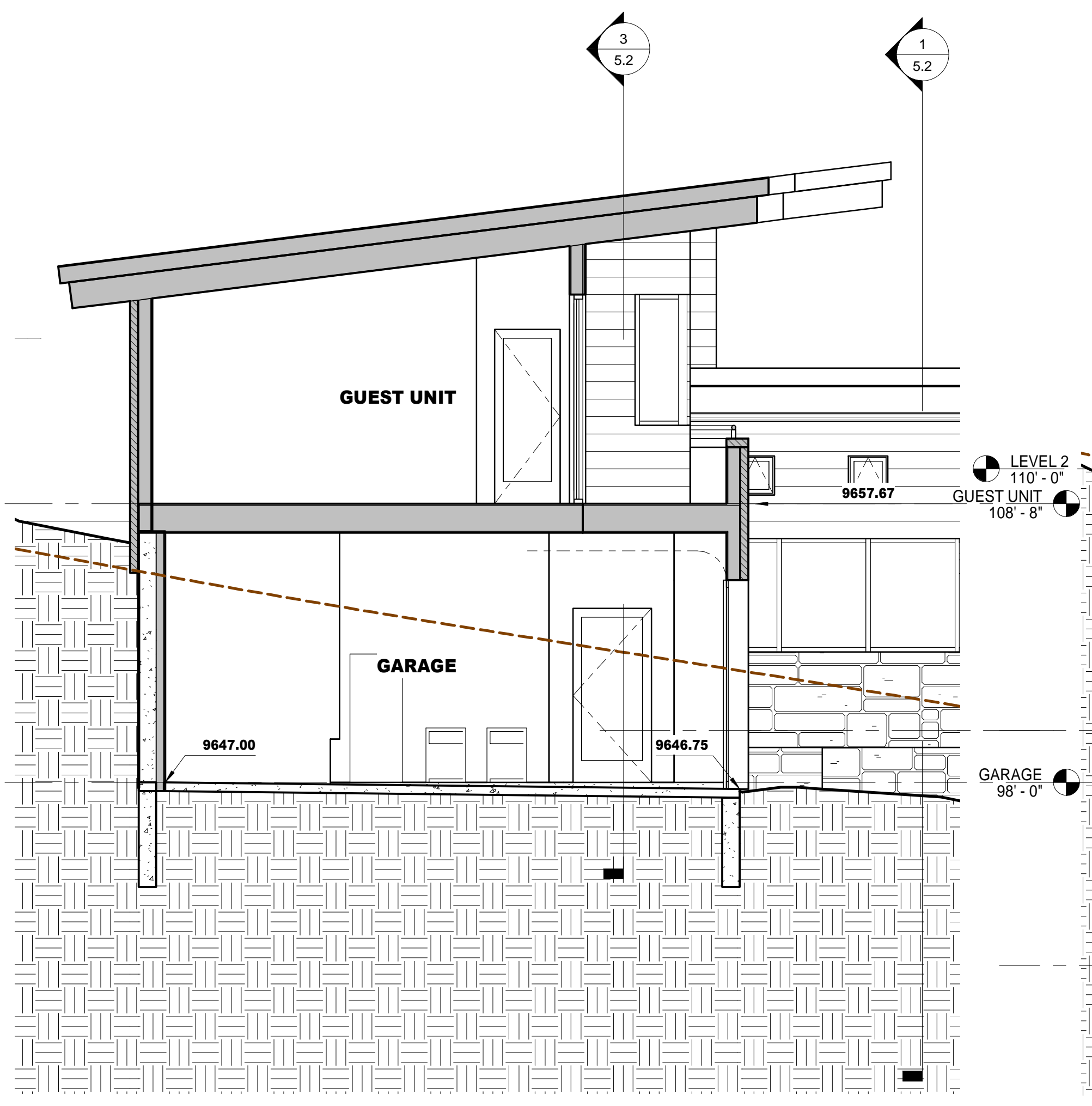
1 SIDING CALC WEST
SCALE: 1/8" = 1'-0"



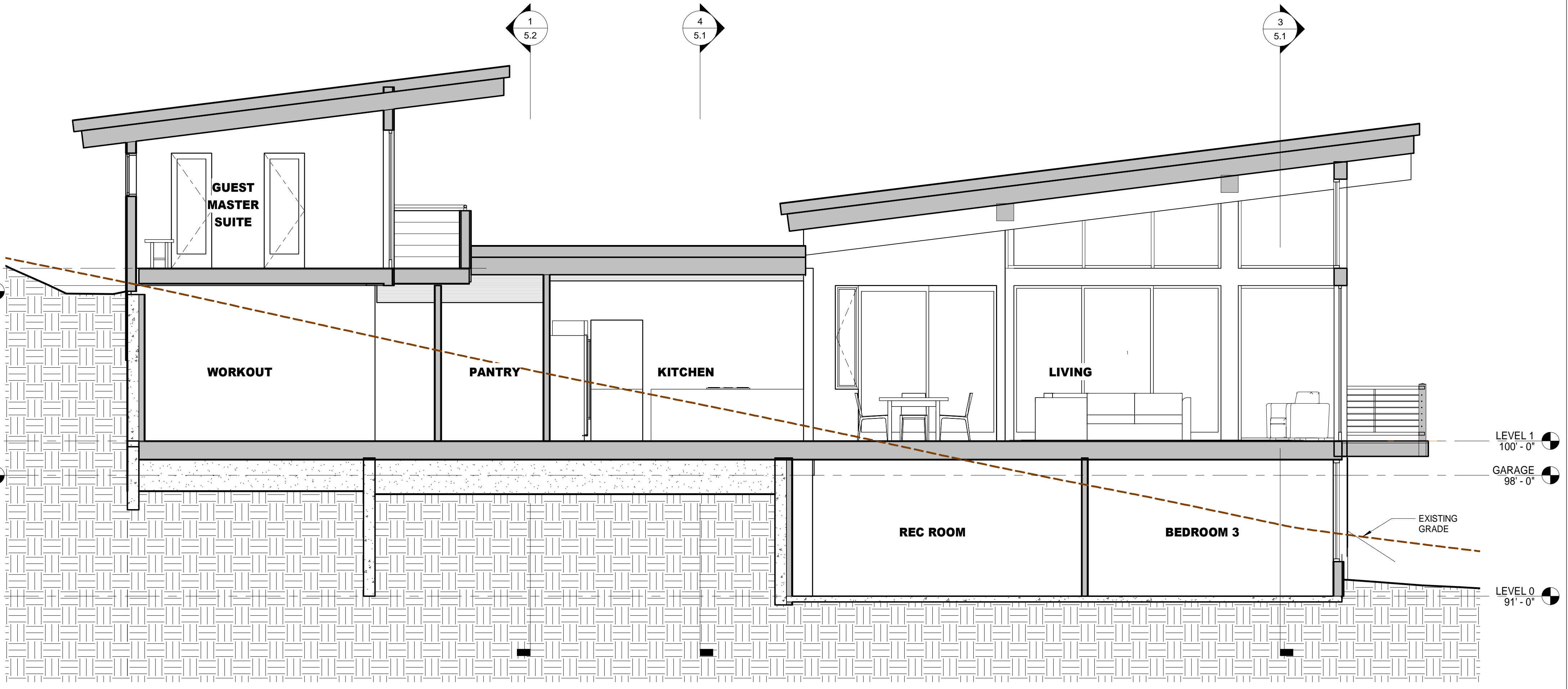
4 SECTION C
SCALE: 1/4" = 1'-0"



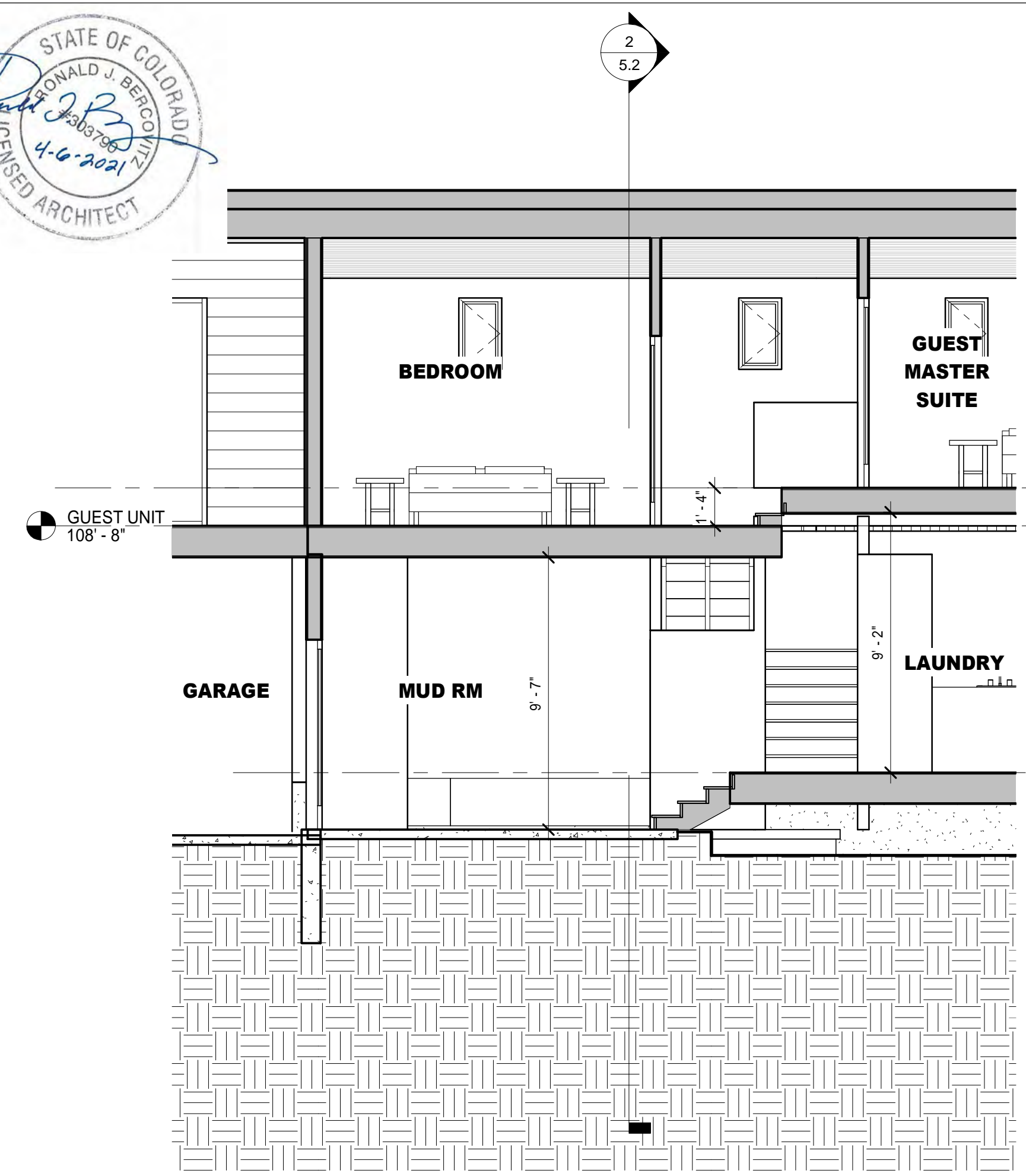
3 SECTION B
SCALE: 1/4" = 1'-0"



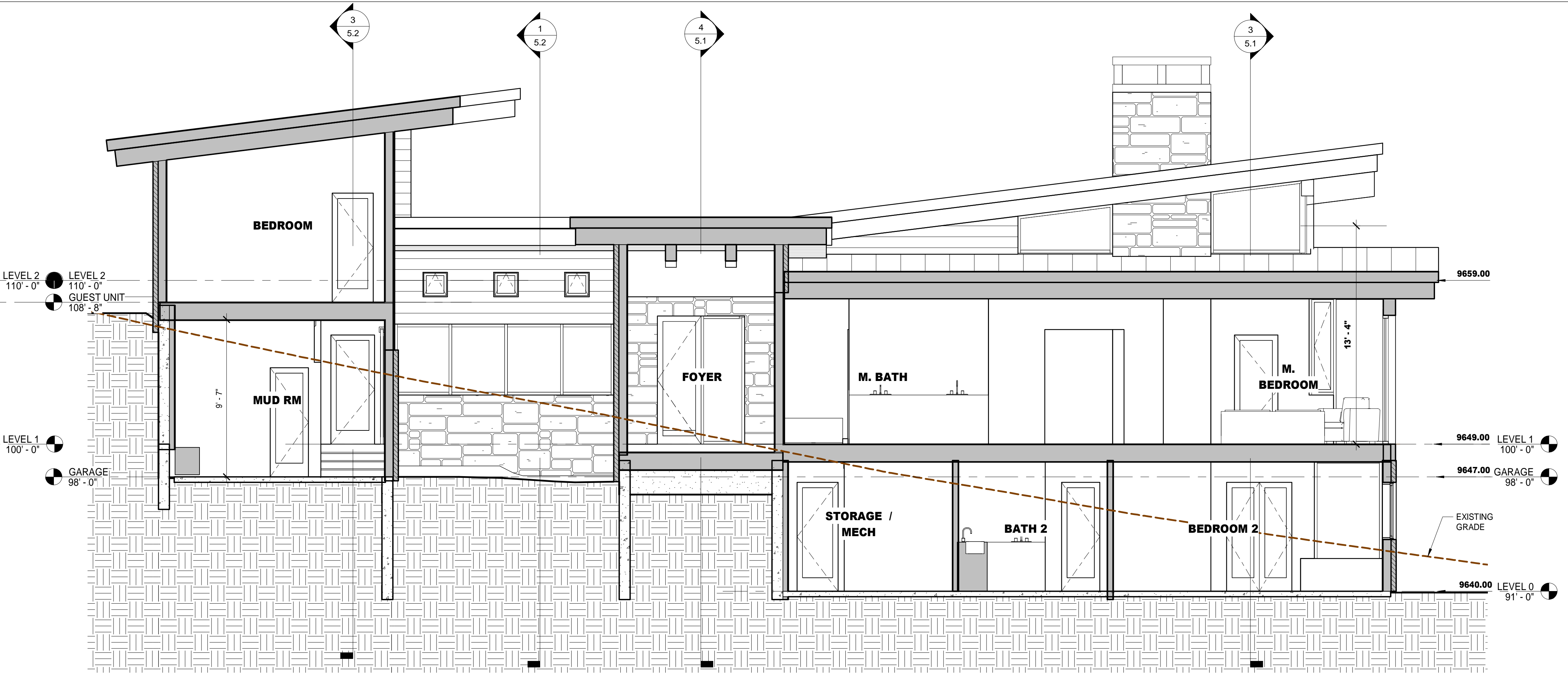
2 GARAGE SECTION
SCALE: 1/4" = 1'-0"



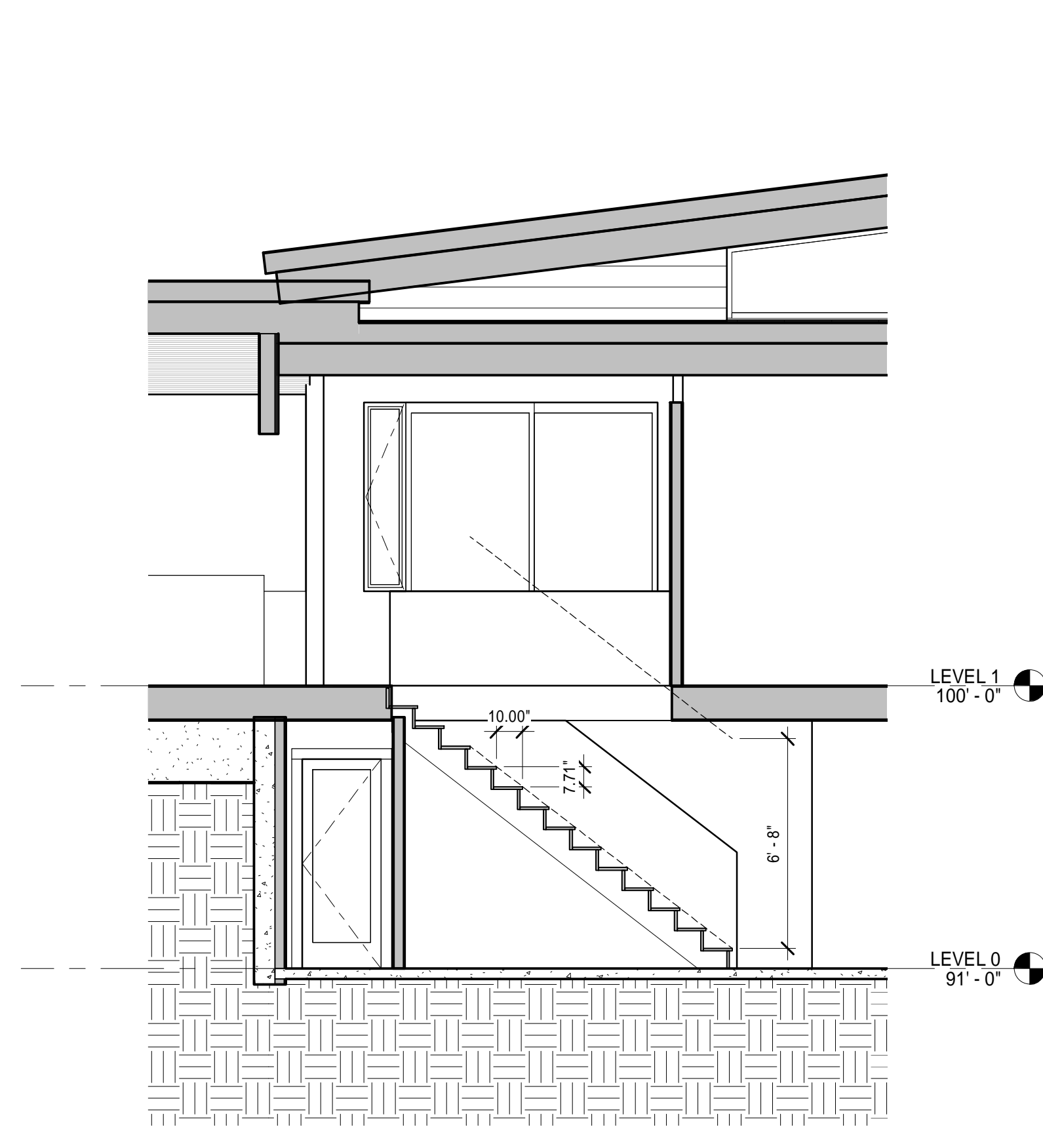
1 SECTION A
SCALE: 1/4" = 1'-0"



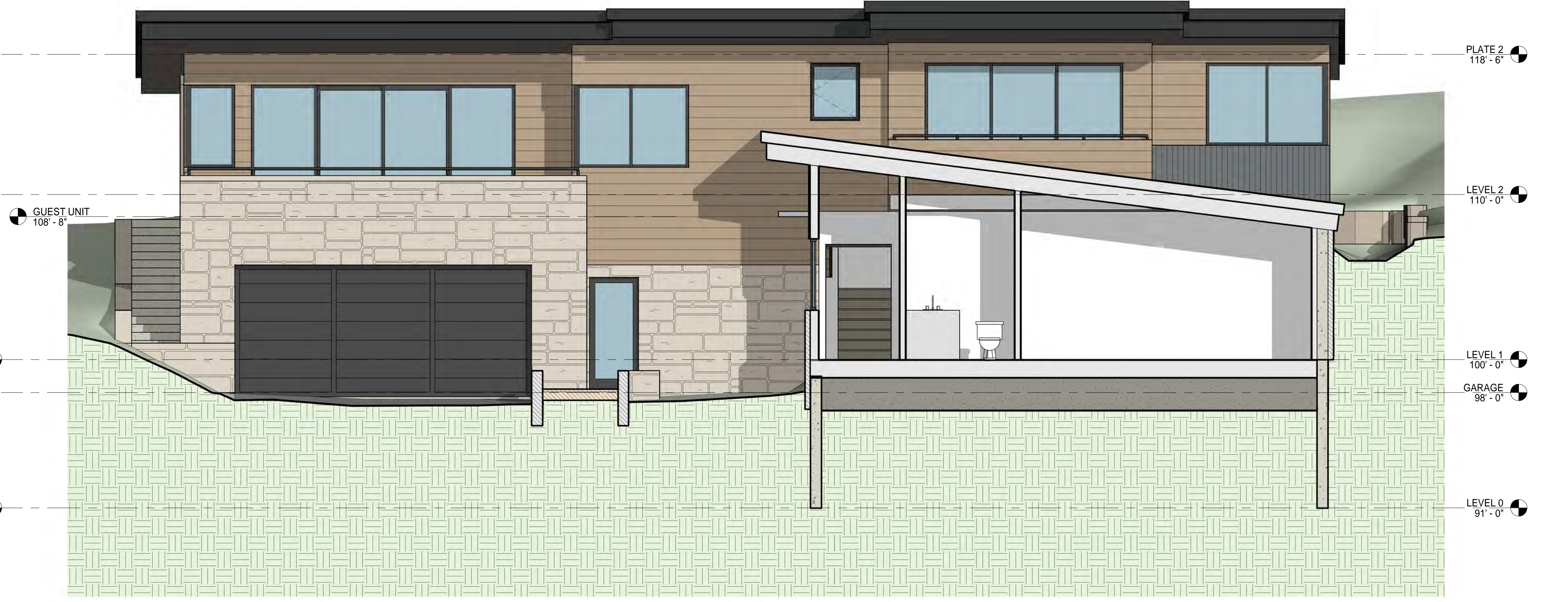
3 SECTION F
SCALE: 1/4" = 1'-0"



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

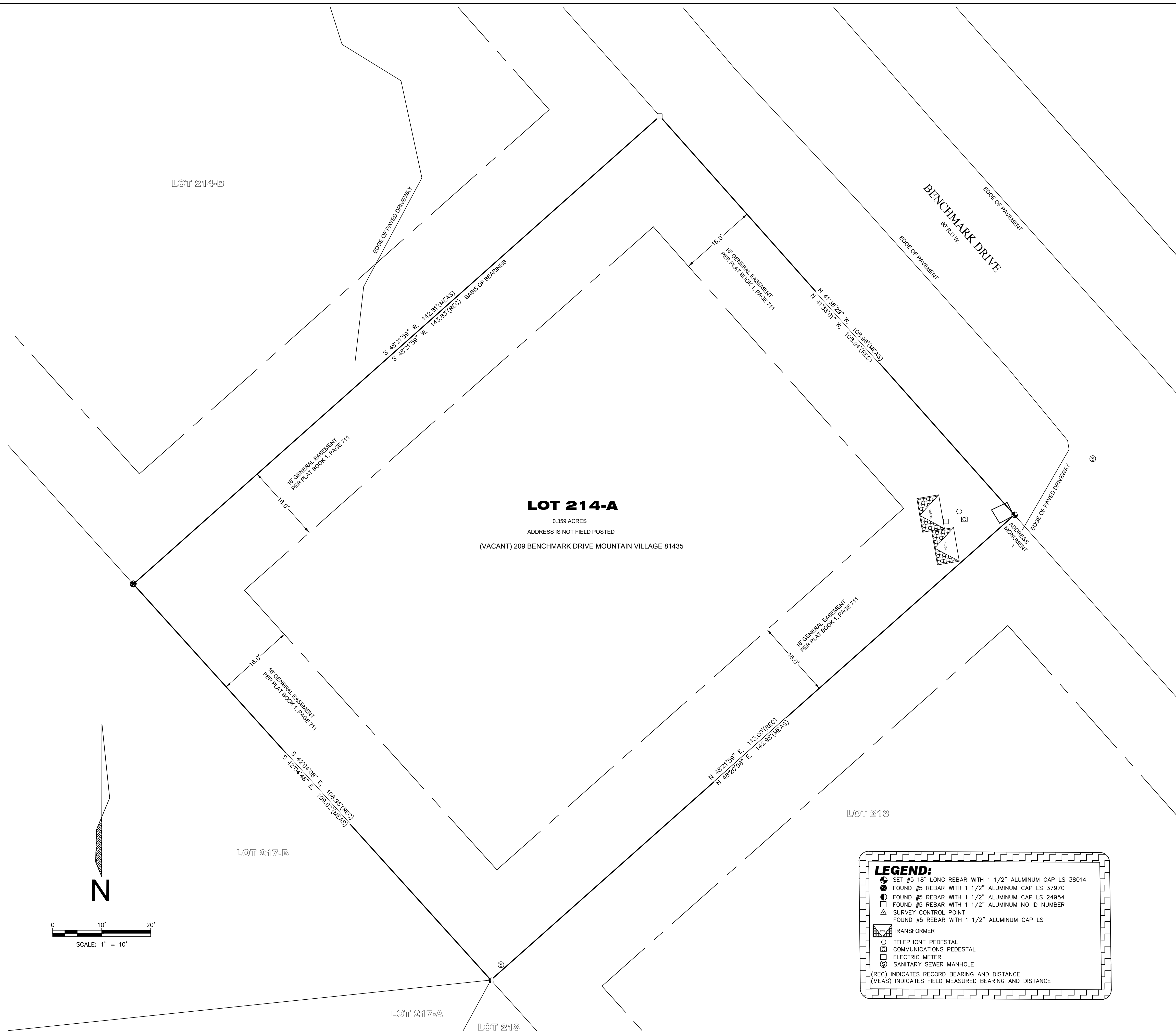


4 LOWER STAIR SECTION
SCALE: 1/4" = 1'-0"



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

LOT 214-B



PROPERTY DESCRIPTION:

LOT 214-A, FILING 6, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGE 711,
COUNTY OF SAN MIGUEL,
STATE OF COLORADO.

LAND SURVEYORS CERTIFICATE:

I, Thomas A. Clark, being a Registered Land Surveyor in the State of Colorado, do hereby certify for and on behalf of All Points Land Survey, LLC, to Land Title Guarantee Company and KLURFELD FAMILY 2012 IRREVOCABLE TRUST that a survey of the premises of the parcel described hereon was made under my direct supervision, responsibility and checking on 5/26/2021, and that the information contained herein is true and accurate to the best of my knowledge and belief.

I further certify that the improvements on the above described parcel on this date, May 26, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated and, there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Thomas A. Clark
 PLS. 38014

NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR66010794 effective on 10/28/2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Bearings for this survey are based on found monuments on the northern boundary of Lot 214 A Telluride Mountain Village Filing No. 6 Recorded on 3/24/1987 in Plat Book 1 at Page 708, as shown here on.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- 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 expressed statement by the surveyor naming said entities.
- 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.

RECORDER'S CERTIFICATE:

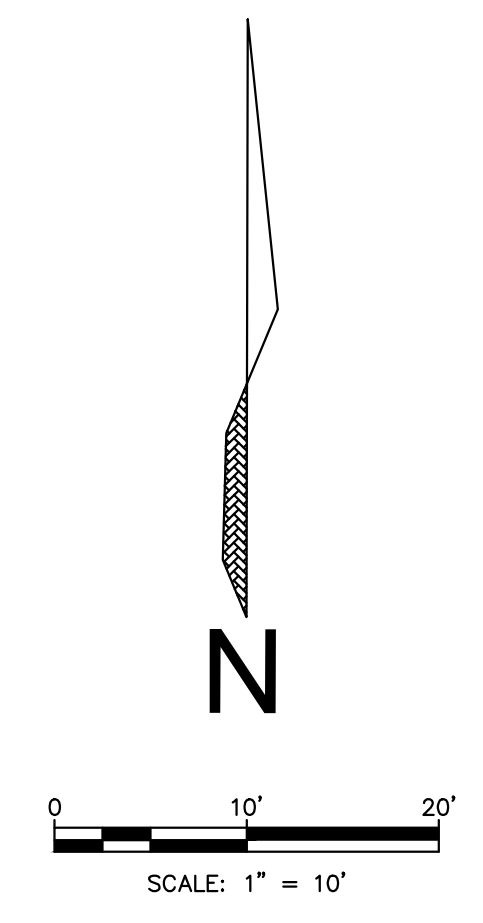
Deposited this _____ day of _____, 2021, at _____ m., in Book Number _____ of the _____ County, surveyor's land survey plats/right-of-way surveys at Page _____.

File number _____.

San Miguel County Clerk

LEGEND:

- SET #5 18" LONG REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37970
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM NO ID NUMBER
- SURVEY CONTROL POINT
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS _____
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- (REC) INDICATES RECORD BEARING AND DISTANCE
- (MEAS) INDICATES FIELD MEASURED BEARING AND DISTANCE



IMPROVEMENT SURVEY PLAT FOR LOT 214-A, FILING 6, MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO. LOCATED IN SECTION 4, T42N, R9W, N.M.P.M.

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

DATE: 5/26/2021	JOB# 20090	
DRAWN BY TC		
CHECKED BY JCC	SHEET-1-OF-1	

LOT 214-B

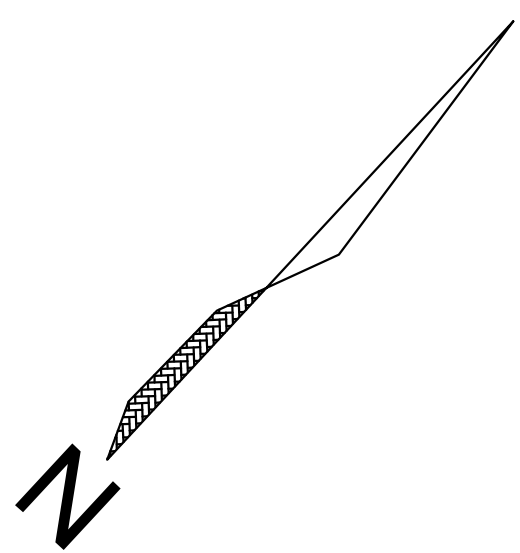
LOT 214-A
0.359 ACRES

LOT 213

LOT 217-B

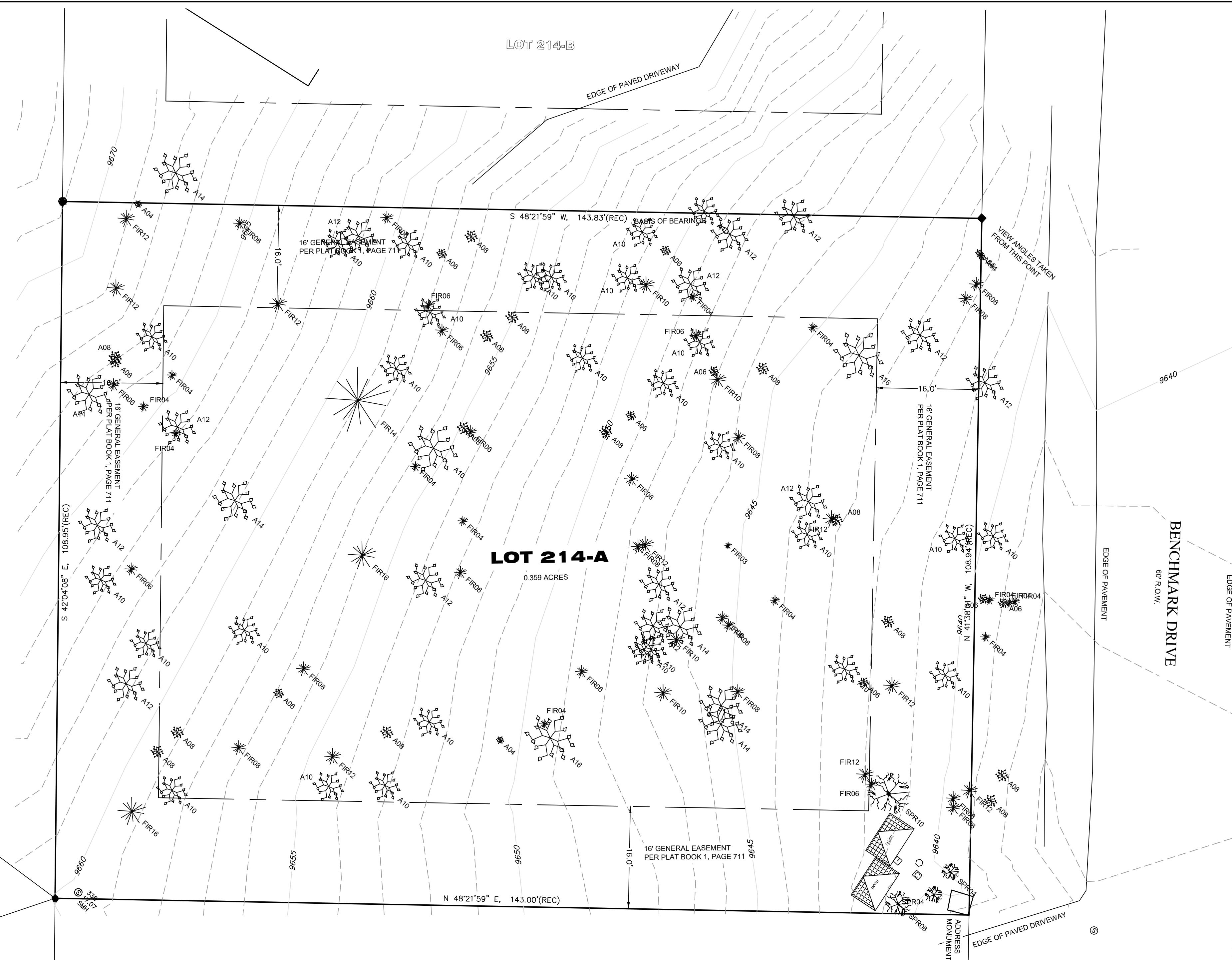
LOT 217-A

LOT 218



SCALE: 1" = 10'

CONTOUR INTERVAL=1'



PROPERTY DESCRIPTION:

LOT 214-A, FILING 6, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, AT PAGE 711,
COUNTY OF SAN MIGUEL,
STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 214-A, Filing 6, Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



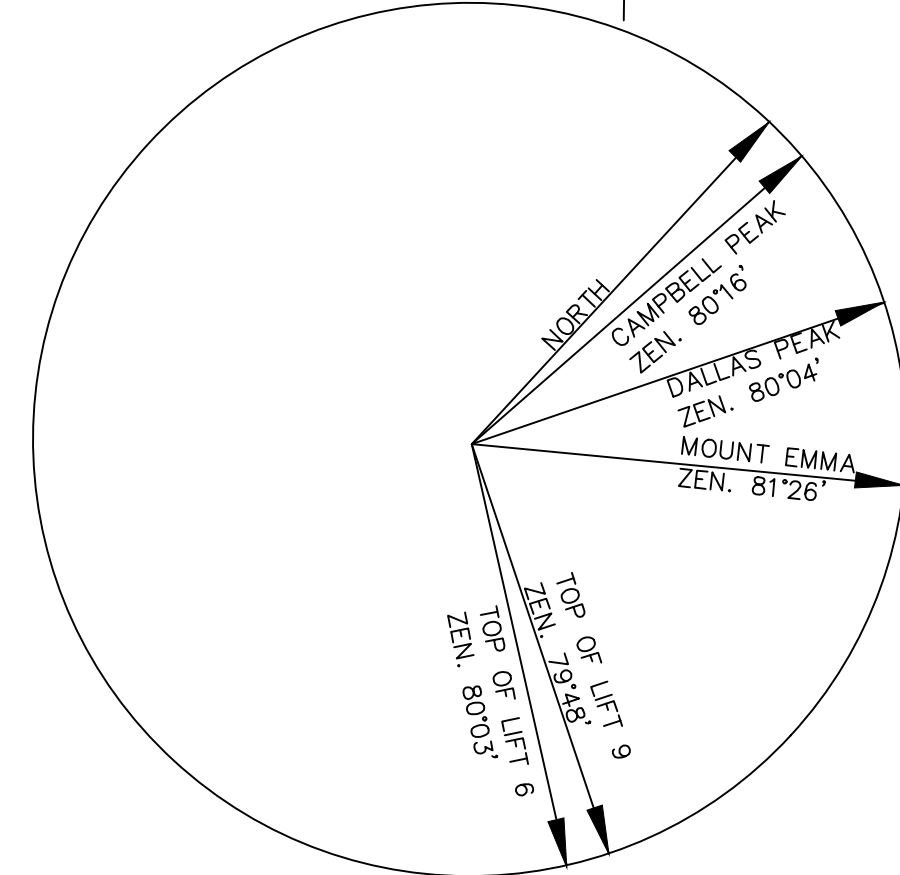
Thomas A. Clark PLS. 38014

NOTES:

- This Topographic map does not constitute a title search by All Points Land Survey to determine easements of record of ownership.
- According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed in November 2020.
- Elevation datum for this survey is based on Global Positioning Systems (GPS) observation and OPUS solution (NAVD 88) benchmark "CP 9 OPUS" that elevation being 9639.94.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Bearings for this topographic map are based on found monuments on the north line of Lot 214-A, as recorded in Plat Book 1, at Page 711
- No wetlands were observed on this property.

LEGEND:

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37970
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM NO ID NUMBER
- △ SURVEY CONTROL POINT
- ▲ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- ELECTRIC METER
- ⊙ SANITARY SEWER MANHOLE

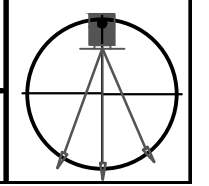


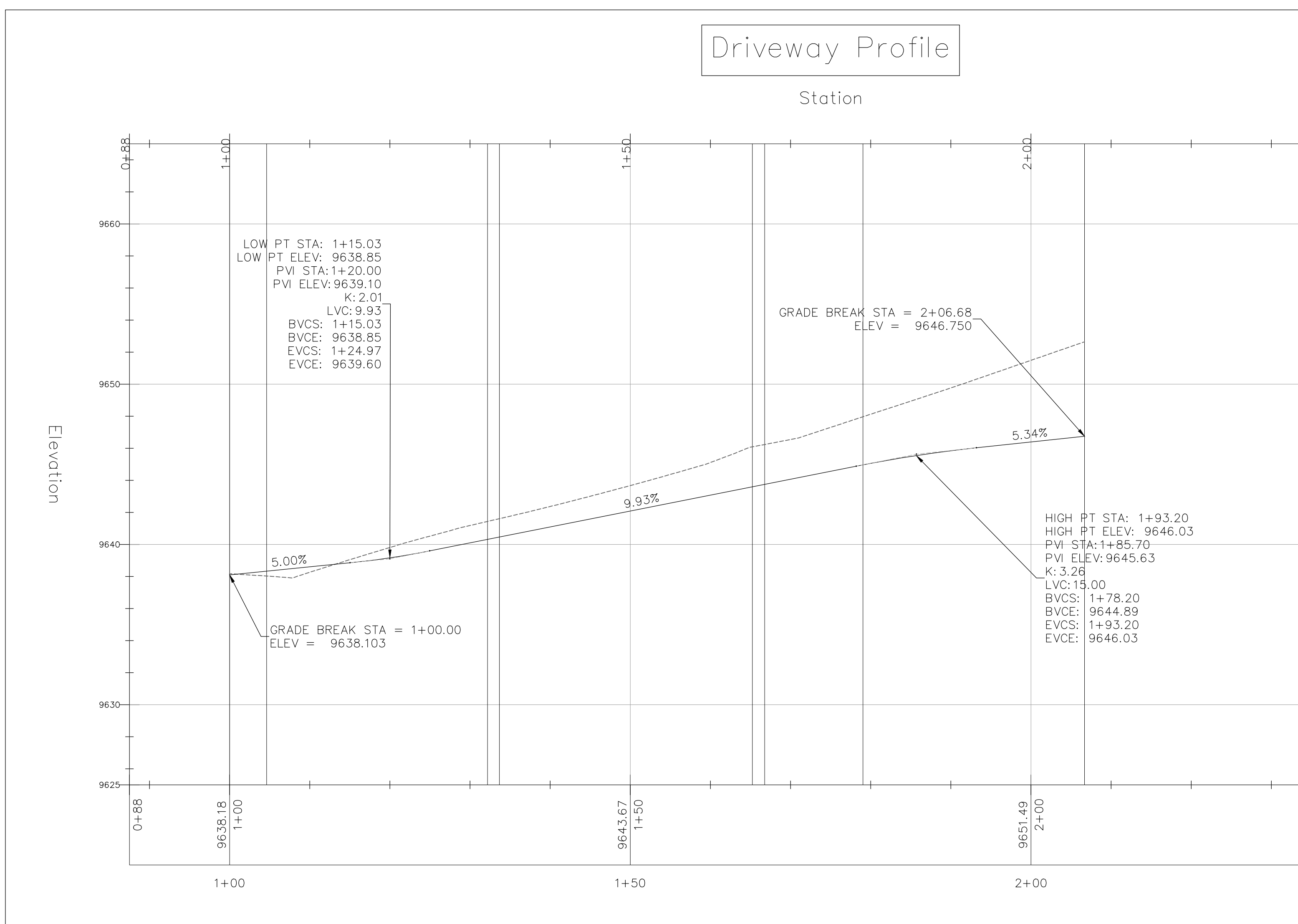
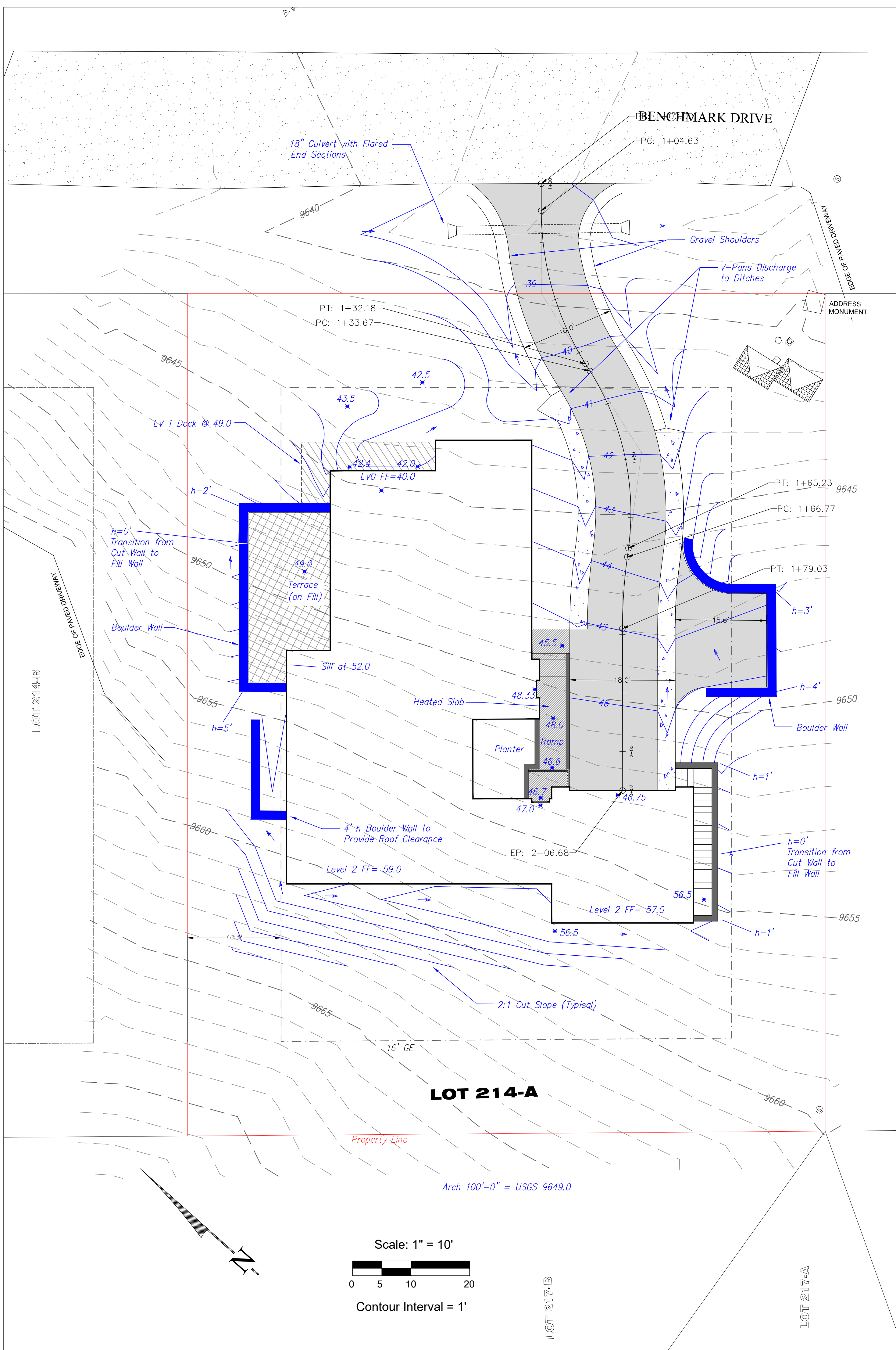
VIEW ANGLES
ANGLES ENUMERATED
ARE ZENITH ANGLES

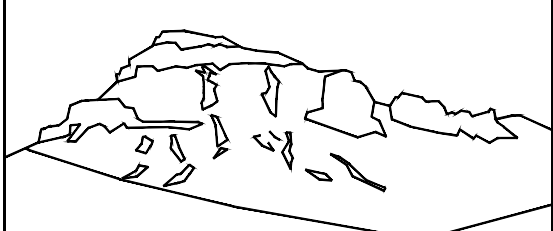
TREE CHART

- SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES

DATE: 04/01/2021	JCC	JOB# 20090
DRAWN BY TC	JCC	SHEET-1-OF-1
CHECKED BY JCC		








**Uncompahgre
Engineering, LLC**

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

SUBMISSIONS:
SUBMITTAL 2021-04-05

Lot 214 A
Benchmark
Mtn. Village, CO

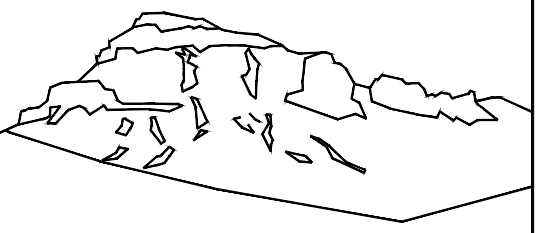


NOT FOR CONSTRUCTION

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

Civil
Site Grading
and
Drainage
with
Driveway Profile

C2



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-04-05

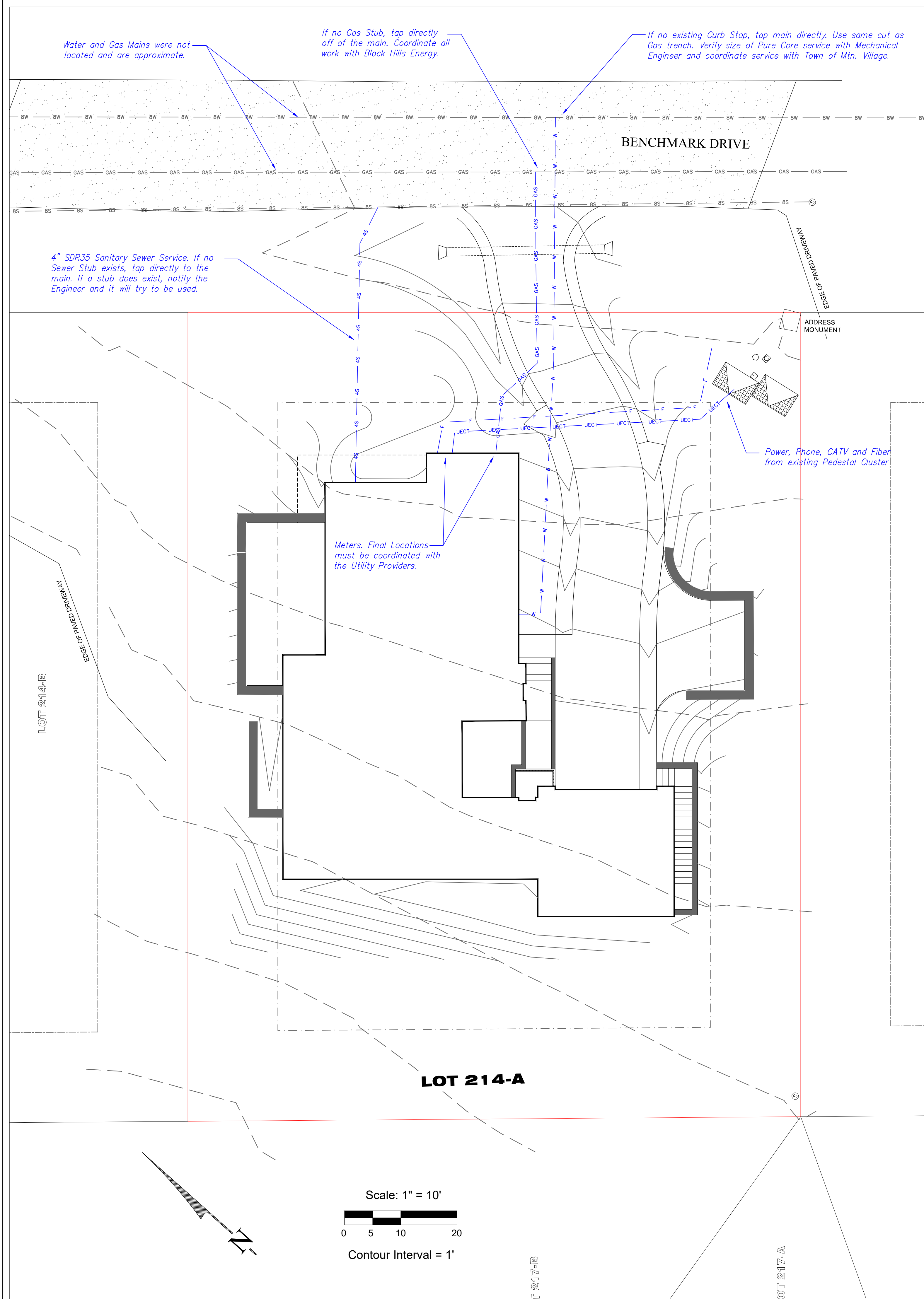
Lot 214 A
Benchmark
Mtn. Village, CO



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



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

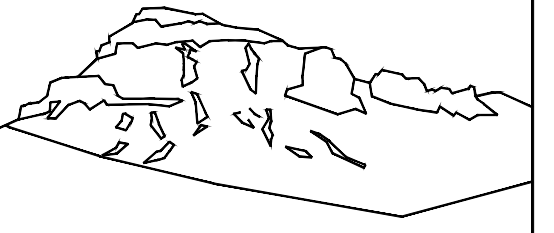
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



**Uncompahgre
Engineering, LLC**

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

SUBMISSIONS:

SUBMITTAL 2021-04-05

**Lot 214 A
Benchmark
Mtn. Village, CO**



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

**Civil
Engineering**

General Notes

C1

Craftsman™ Series - Small Batten

A field-seamed, snap-on batten roof system.

CONCEALED FASTENING ROOF SYSTEMS >

Home / Products / Roof / Concealed Fastening Roof Systems / Craftsman™ Series - Small Batten

Craftsman™ Series - Small Batten

The Craftsman™ Series is a snap-on batten roof system. The pan and batten are manufactured separately to maximize design flexibility and for ease of installation at difficult hip, valley and slope change conditions.



ROOFING

Burnished Slate Colors
Hover over a swatch to see a larger view

View Color Charts >



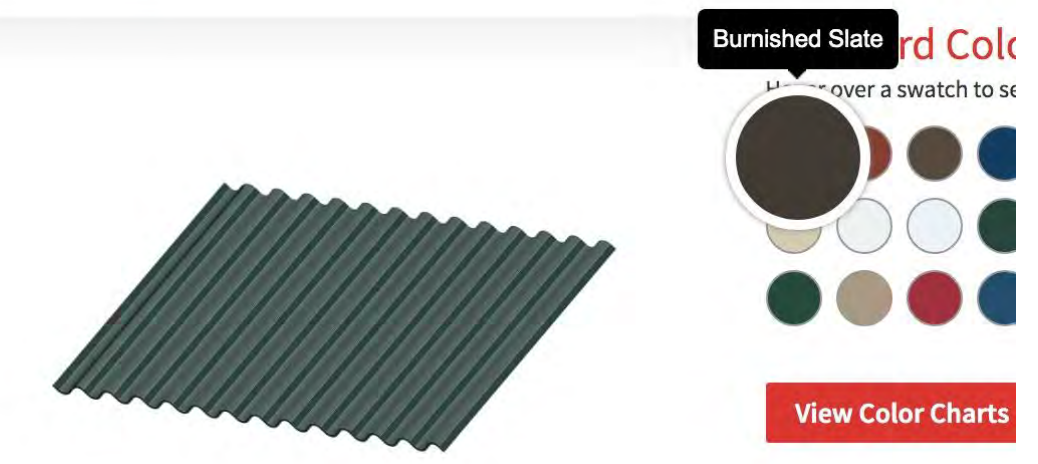
A popular corrugated metal panel for horizontal architectural applications.

EXPOSED FASTENING ROOF PANELS >

Home / Products / Roof / Exposed Fastening Roof Panels / PBC

PBC

The PBC panels can be used for both roof and wall applications.



Burnished Slate Colors
Hover over a swatch to see a larger view

View Color Charts

STEEL SIDING

Product Information



Features

- Coverage Width - 32"
- Minimum Slope - 3:12
- Exposed Fastening System
- Gauge - 26 (standard); 24, 22 (optional)
- Finishes - Smooth (standard); Embossed (optional)
- Coatings - Galvalume Plus®, Signature® 200, Signature® 300

Related Applications
Architectural Applications

KOLBE WINDOWS & DOORS
VistaLuxe® COLLECTION
SERIES 1000
CLASSICAL LINE

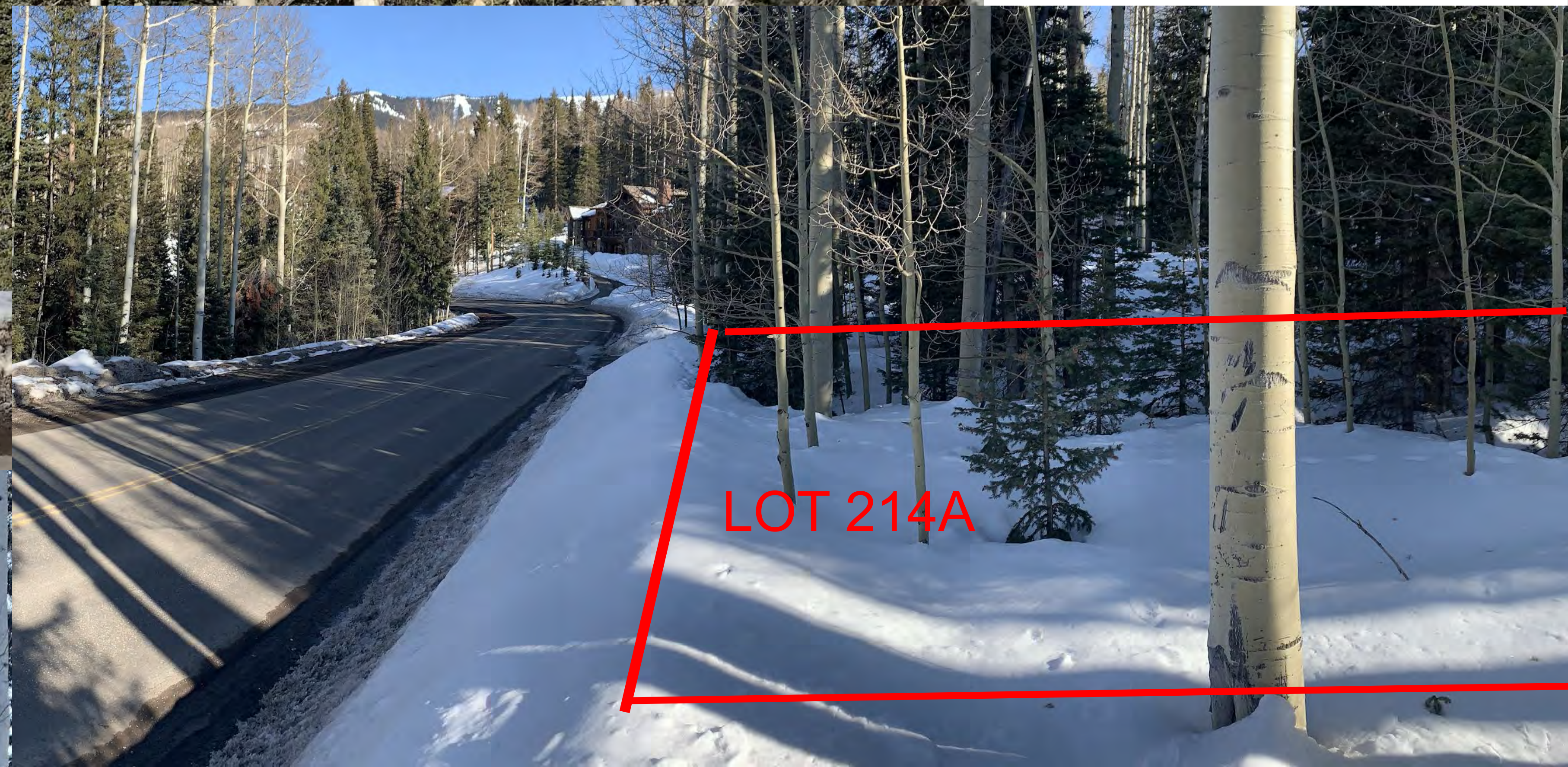
WINDOWS




IRON GRAY

FASCIA

Hardie Trim®





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 214A, 209 Benchmark

Drive:

Hi Amy,

I have walked the General Easements of Lot 214A. I have determined that the G.E.'s between Lot 214A and Lot 213 and Lot 214A and Lot 217B will need to remain accessible for maintenance of the existing sewer main line. No plantings or landscaping should be allowed to take place in these GE's. As far as the encroachment with the driveway turnaround, if DRB wants to allow this, Public Works requests that it be recorded that any removal/damage to the turnaround will not be at the expense of the Town to repair/replace. The G.E. between lot 214A and 214B is not currently being used by the Town; encroachment of this G.E. is not an issue with Public Works. Please ask the applicant to field verify existing utilities and provide a utility plan that reflects this data.

Finn

Mike Otto - Diversity of tree plantings clause is not met. The type of shrub to be planted should be listed so that defensible space can be assured.

Scott Heidergott, Fire Marshall:

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



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: Amy Ward, Planner
FOR: Design Review Board Public Hearing; August 5, 2021
DATE: July 21, 2021
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 166AR2-2, 1 Stonegate Drive

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 166AR2-2, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 166-AR, OSP-51 AND OS-166 TO LOTS 166AR2-1 THRU 166AR2-15, PARCEL A, OSP-51A, OSP-51RB AND OS-166R RECORDED APRIL 4, 2003 IN PLAT BOOK 1 AT PAGE 3116, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 1 Stonegate Dr.

Applicant/Agent: Matthew Shear and Nick Moskwa, TKP Architects

Owner: TWO STONEGATE, LLC

Zoning: Single-Family

Existing Use: Vacant

Proposed Use: Single-Family

Lot Size: .206 acres

Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment

Case Summary: Matthew Shear and TKP Architects, Applicants for Lot 166AR2-2, are requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 166AR2-2, 1 Stonegate Drive. The Lot is approximately .206 acres and is zoned Single-family. The overall square footage of the home is approximately 6,105 gross square feet and provides 2 interior parking spaces within the proposed garage and two exterior 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	34'-10"
Maximum Avg. Building Height	30' (shed) Maximum	20'- 9"
Maximum Lot Coverage	40% (3,594 s.f.)	39% (3,480 s.f.)
General Easement Setbacks	No encroachment	Multiple encroachments
Roof Pitch		
Primary		flat
Secondary		flat
Exterior Material		
Stone	35%	35.83%
Windows/Doors	40% maximum	31.24%
Parking	2 interior/2 exterior	2/2

Design Variations:

- 1) Tandem Parking
- 2) Road and Driveway Standards – Retaining Wall Height, Driveway Approach Angle

DRB Specific Approval:

- 1) Metal Fascia
- 2) Board form Concrete (address monument)
- 3) GE encroachment – Grading, below grade soil nailing, retaining walls

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 combination of shed roof forms. 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 homes with a primary shed 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 shed and therefore granted a maximum height of 35 feet. The applicant has given a max height of 34'-10" and

a max average height of 20'-9" which appear to meet the requirements for both Maximum and Maximum Average heights and has provided a parallel plane analysis that also demonstrates such compliance.

17.3.14: General Easement Setbacks

Lot 166AR2-2 is burdened by a sixteen (16) sixteen-foot General Easement (GE) on the south side, an (8) eight-foot GE on the west side, no GE on the north side and a variable width GE on the east side. 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 Stonegate Drive and crosses an access tract to the lot. A portion of the drive runs within the General Easement in a southeast direction to the garage.*
- Landscaping: There is some proposed new planting in the in the east, south and west GE. The landscaping includes some boulders in addition to natural plantings. The address monument is on the west side of the drive in the GE as well.*

The proposal also includes some GE encroachments requiring specific DRB approval:

- There is some grading proposed in the eastern GE.*
- There is an existing boulder retaining wall for Stonegate Drive within the western GE. The applicant is proposing to rebuild this retaining wall and extend it slightly to the north.*
- The reconstruction of the retaining wall will require below grade soil nailing within the GE and under Stonegate Drive.*

Staff: In addition to the above GE encroachments, there are some other encroachments that need to be addressed:

- The soil nailing will need specific approval for the GE encroachment, but will also require approval from the town for the encroachment under Stonegate Drive. If approved the applicant will need to enter into a non-revocable? encroachment agreement for both the GE and Stonegate Drive encroachments.*
- The driveway has a deeded access across OSP-51RA; however, the access was created at only 12" wide. The driveway as shown is 12' wide with two 2' shoulders. Additionally, because of the steepness of the drive as well as the slope beyond, a guardrail is required which encroaches onto OSP-51RA even further. The applicant will have to work with the owner of OSP-51RA to obtain an easement for these further encroachments.*

Regardless, a non-revocable General Encroachment Agreement should be created to capture any encroachments approved by the DRB.

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 mountain modern home utilizes stone, steel and wood to make the connection with our alpine vernacular. The contemporary form and flat roofs might stand out on another, more open site, however on this steep Stonegate lot it seems to be better able to bridge the chasm between traditional alpine style and mountain modern. Two types of stone, a blue mountain ledgestone in a cool gray color as well as a honed stone panel in a very dark, almost black, tone are combined with dark anodized metal and vertical wood siding for warmth. All of these materials, which represent materials often used in mountain design will help to tie the design to its high alpine environment. 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: Lot 166AR2-2 is quite small at approximately 0.2 acres and is very steep. The deeded access across OSP-51RA dictates the driveway location. The applicant had little choice regarding general siting of the home.

However, the placement of the garage in the SW corner of the lot has some interesting consequences. There is not enough information from the existing conditions plat to determine exactly the height of the current boulder retaining wall, but the new proposed retaining wall is shown at 19' at the front edge of the garage. This seems to be much higher than the original wall. Staff is of the opinion that increasing the retainage between Stonegate and Lot 166AR2-2 makes it more difficult for the home to truly blend into the existing landform, a different location for the garage, closer to Stonegate might not have created the need for such large retainage and allowed the home to blend into the natural landscape more.

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 house grounds itself in the hillside due in part to the steepness of the lot and also due to the extensive stonework at the base and in the retainage around the home. Besides the large cut created by the retainage for the driveway, the home steps with the hillside in a series of flat roofs. The stone ballast of these roofs as seen from above will also serve to ground the home.

More detail should be provided in terms of the wood siding, to better understand the installation, whether it will be installed in a shiplap, with a reveal, etc. as well as the stain and corner detailing.

Stone siding as proposed appears to meet the minimum requirement of 35%, however there is a retaining wall included in the calculations for exterior materials. It is not clear which retaining wall this is, and the applicant should clarify which wall this is and that it connects to the home's foundation in order for this stone to be included in the calculations.

The applicant has proposed a metal fascia and if DRB deems this material appropriate than a DRB specific approval should be granted.

17.5.7: Grading and Drainage Design

Staff: Lot 166AR2-2 slopes very steeply down to the east, with the lower side of the lot ending at an open space parcel just before San Joaquin Rd. The applicant has proposed some grading on the eastern side of the property within the GE. If DRB finds this grading appropriate than a specific approval should be granted. Because of the steepness of the lot, it will be important for the applicant to have a clear plan for excavated materials that will need to be either removed from the site or stockpiled. This amount of material should be understood in order to better inform the construction mitigation plans. Another option would be to work with TSG, the owner of OS 166R which is just downhill of the lot to remove excavated material from their access road. Existing slopes on the site are as steep as 1.4:1, so it will be important to understand the applicant's stormwater management plan, this will be discussed once a construction mitigation plan is provided.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior and two exterior parking spaces on their plan. One of the exterior spaces is shown in a tandem format. Because the lot is less than .75 acres, tandem parking may be allowed by the review authority. If DRB finds the parking as proposed allowable than a specific approval for tandem parking should be granted.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan, the Town Forester has indicated that diversity of species for planting has not been met. The landscape plan also indicates a number of "boulder walls." Because much of this new planting is within the GE it will be important to get some clarity from the applicant about what exactly these boulder walls entail, and members of DRB should discuss whether these boulders are appropriate given the location within the GE. The applicant does indicate that temporary irrigation will be required until plantings are established, so a temporary encroachment agreement might be required. The applicant should provide an updated landscaping plan prior to final review to incorporate any comments from DRB at the July 1 meeting, but it should be otherwise noted that the landscaping plan is not required at initial.

17.5.11: Utilities

Staff: Neither the gas main nor the water main were located on the survey. It is assumed that sewer, water and gas are in Stonegate and will simply run down the driveway to the home. Most of the connections appear to be on the north side of the home around the corner to the left of the main entrance. Applicant should work with public works to field verify all utilities locations prior to building permit.

17.5.12: Lighting Regulations

Staff: A lighting plan was not provided and is not required until final review.

17.5.13: Sign Regulations

Staff: An address marker is shown on the landscape plan on the west side of the driveway. The marker design seems to meet all of the provisions of the CDC; however, the

monument is primarily of board form concrete. If DRB deems this material appropriate, then a specific approval should be granted.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has not submitted a fire mitigation plan that meets the Forestry provisions of the CDC.

17.6.6: Roads and Driveway Standards

Staff: The driveway appears to meet the width of 12' plus 2' shoulders, however there are some encroachment issues with OSP-51RA which were discussed previously.

The entrance from Stonegate to the drive does not appear to meet the angle of approach per the CDC as currently shown at almost 8%. According to the CDC, "The maximum roadway grade shall not exceed five percent (5%) for the first twenty feet (20') from the edge of the public roadway or access tract. The fire Marshal's comments were that if the drive cannot be redesigned to have an approach of 5% or less than a sign shall be posted at the top of drive indicating "NO FIRE APPARATUS ACCESS." This can be approved by DRB by granting a design variation to road and driveway standards. The driveway is steep at 11.79% however transitional sections less than 12% are allowable by code.

There is a parking area to the north of the home created by a large retaining wall. At 12.5' this retaining wall does not meet the regulations of 17.6.6 in regard to retaining wall heights.

If the DRB finds either or both of these variations appropriate than a design variation should be granted for road and driveway standards.

17.6.8: Solid Fuel Burning Device Regulations

Staff: There are no solid fuel burning devices indicated on the plans.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: A construction mitigation plan was not submitted and is not required until final review.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 166AR2-2, 1 Stonegate Drive, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 166AR2-2, based on the evidence provided within the Staff Report of record dated June 20, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Road and Driveway Standards

DRB Specific Approval:

- 1) Tandem Parking
- 2) Metal Fascia
- 3) Board form Concrete (address monument)
- 4) GE encroachment – Grading, below grade soil nailing, retaining walls.

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan per the comments from this meeting in regard to diversity of species and the proposed landscaping boulders.
- 2) Prior to final review, the applicant shall revise the proposed exterior materials calculations to clarify the location of the included retaining wall.
- 3) Prior to final review the applicant shall provide a tree survey of the site and a fire mitigation plan.
- 4) Prior to issuance of a building permit the applicant shall provide written authorization from the owners of OSP-51RA for additional driveway encroachments, soil nailing and the extension of the driveway retaining wall.
- 5) Prior to issuance of a building permit the owner shall receive consent to the building permit application from the Town and the owners of OSP-51RA for the installation of the subterranean soil nails beneath Stonegate Drive and on OSP-51RA property.
- 6) Prior to issuance of a certificate of occupancy the owner shall enter into a non-revocable easement agreement for the subterranean soil nails with both the Town and the owners of OSP-51RA.
- 7) A non-revocable general easement encroachment agreement will be executed prior to issuance of a certificate of occupancy for any encroachments approved by the DRB.
- 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) 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.
Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire

department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

Development Narrative

Lot 166AR2-2

2 Stonegate Drive,

Town of Mountain Village

San Miguel County CO 81435

Architect: TKP Architects pc

TKP Architects is submitting a Development Application and attached exhibits for review by the Town of Mountain Village for a 5,323 s.f. finished home with 782 s.f. of unfinished garage and mechanical/storage space for a total of 6,105 gross square feet of space on a .206 acre lot. The lot has several mature existing trees, a retaining wall along the Southwest property line, is accessed from Stonegate Drive on the West, and has a significant slope downwards to the Northeast. The lot has mountain views from the N to the SE. The Northeast property line abuts Open Space Tract 166R, which gently slopes downward about 230' toward San Joaquin Road.

The severity of the slope on this site has guided much of the design. The home is centered on the lot and tucked into the steepest portion of the site. The house steps down with the grade of the site in order to remain within the maximum height requirement. A flat roof design also makes this possible while simultaneously preserving views from neighboring residences. The home was designed to be an extension of the ridge it nestles into. Its base is comprised of stone elements connecting the building to the site and gently cascading down the site in the spirit of rocky outcroppings. The glazing is strategically placed along the North and NE side of the building to maximize the mountain views the site has to offer. The layout of the home is designed to create the experience of walking to the edge of the ridge and taking in the mountain views.

In order to create safe access to and from the home, a retaining wall must be placed within the general easement to support the drive and accompanying turnaround. A sprinkler system is included in the home which allows for an increased slope of up to 12% for the drive. This ensures that the main level elevation is low enough to enable the home to meet the maximum height requirement while maintaining an appropriate floor to floor height. The design of the drive facilitates excess snow melt and water runoff to be collected in the valley of the drive by a grated drainage trench, which diverts water under the drive and unites with a graded swale which services the NW portion of the site. To compensate for the lack of direct southern sun exposure caused by the existing retaining wall and naturally steep slope of the site, a portion of the drive will be heated to protect against snow/ice buildup and prevent loss of traction in cold weather.

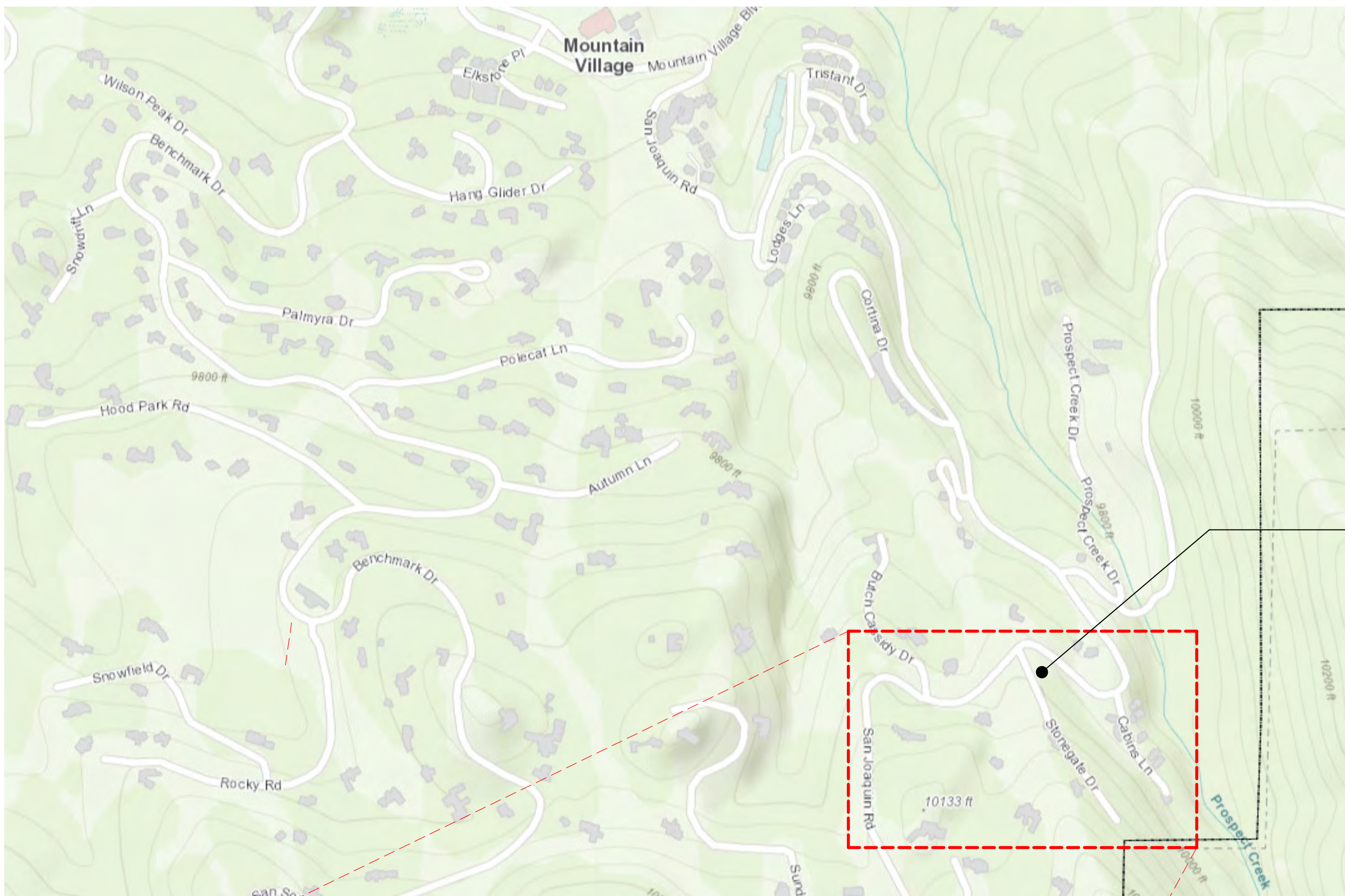
As a Mountain Contemporary home, taking inspiration from forms, tones, and textures of the site and surrounding context was an integral component of the design process. From the foundation to the roof, there is a transition of materials from a heavy, solid, stone base connecting to the earth, to vertical elements of wood broken by glass through which to view the mountains, and strategically placed decks open to the sky above. Roughly 35.8% of the exterior envelope is comprised of stone predominantly used at the base of the home which anchor into the site with several integral retaining walls. Vertical

wood siding makes up 18.0% of the building interwoven with weathered steel transitions and smooth metal fascia which make up another 14.9 % of the envelope. The remaining 31.3% of the exterior envelope is strategically placed glazing. Punched openings and larger spans of glazing were placed to maximize views. The framing of all glazed areas are to be dark bronze and recessed into the wall plane.

With the need for flat roofs in the design, great care was taken to ensure that the placement, material color, and design of the roof would help to preserve views from neighboring properties as much as possible. The roof will be internally drained with an earth-toned stone ballast and short parapet walls. Parapet caps are to match the stone color. The flat roof on this home allows us to largely avoid problems of snow sliding or falling as the roof is designed and engineered to hold the snow in place. Our intended cold roof construction will further prevent melting of the snow on the roof and will use the snow itself as added insulation for the home.

Special Review Items addressed above:

1. Request for encroachment of retaining walls in general easement. (17.6.1)
2. Flat Roof Design (17.5.1 Paragraph C.)

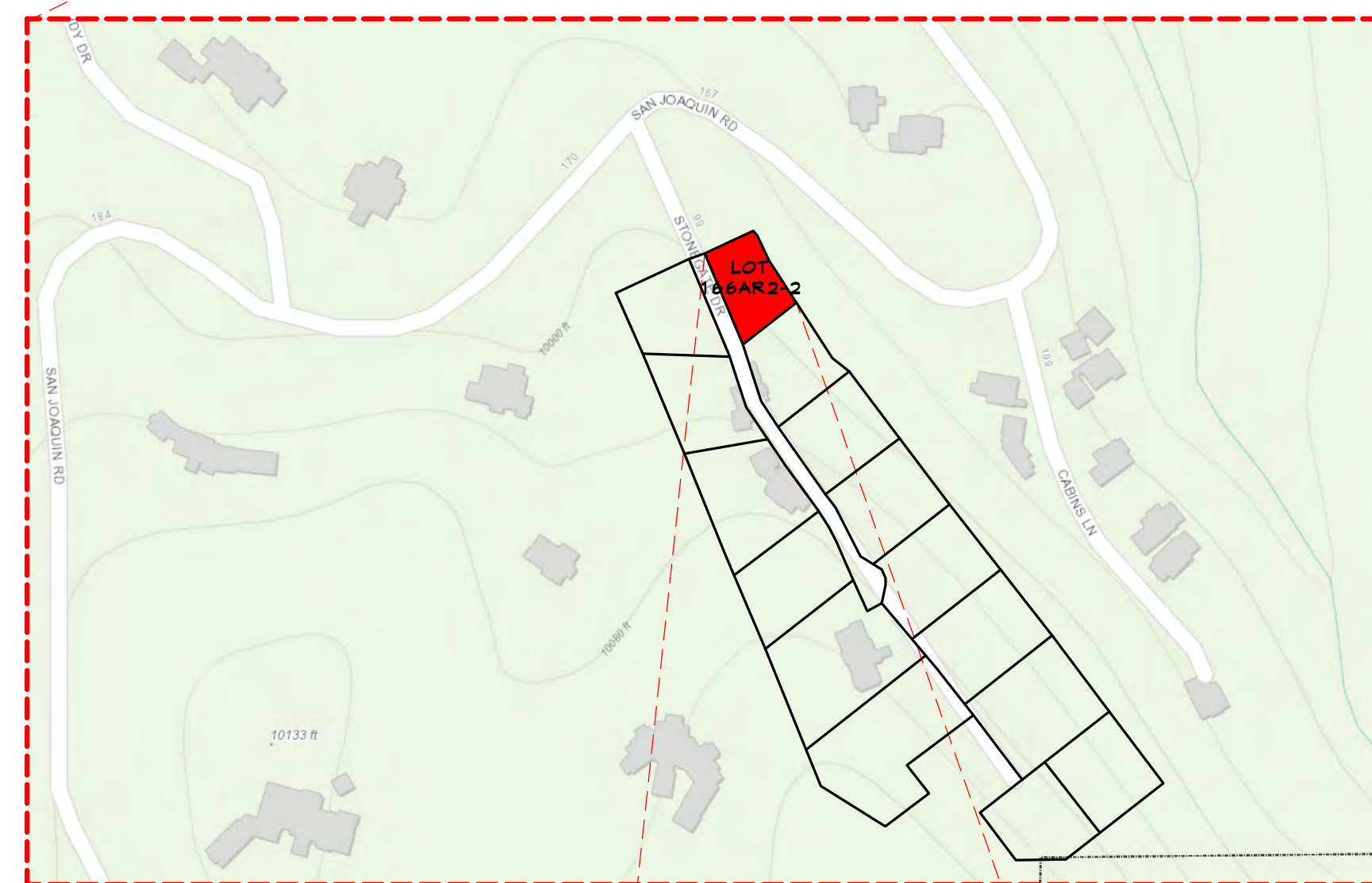


PROJECT SITE

VICINITY MAP

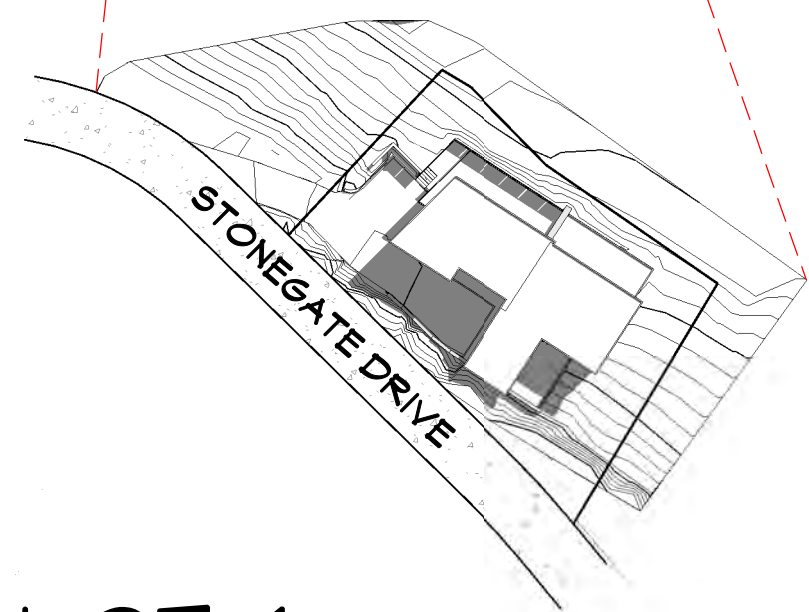


1 1/2" = 1'-0"



PLAT MAP

3/4" = 1'-0"



LOT 1

1" = 60'-0"



PROJECT DIRECTORY

ARCHITECT: PAUL DEARDORFF
TKP ARCHITECTS
1504 WASHINGTON AVE
GOLDEN, CO 80401
303.278.8840

SURVEYOR: FOLEY ASSOCIATES, INC
125 N PACIFIC AVE, SUITE B-1
TELLURIDE, CO 81435
970.728.6153

CIVIL: DAVID BALLODE
UNCOMPANIED ENGINEERING
119 LOST CREEK LANE SUITE D
MOUNTAIN VILLAGE, CO 81435
970.724.0683

STRUCTURAL ENGINEER: DAVE BENNING
SDP PARTNERSHIP
1504 WASHINGTON AVE
GOLDEN, CO 80401
303.278.8840

CONTRACTOR: CONTACT NAME
COMPANY NAME
ADDRESS
ADDRESS
PHONE NUMBER

LANDSCAPE DESIGNER: HOLLY TERRY
DESIGNSCAPES
15440 EAST FREMONT DRIVE
CENTENNIAL, CO 80112
303.721.9003

LEGAL DESCRIPTION

LOT 166AR2-2, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42N, R. 9 W, SAN MIGUEL COUNTY, COLORADO

BUILDING ELEVATIONS

LOWER FLOOR SLAB: 4958'-11"
MAIN FLOOR SHEATHING: 4910'-6"
UPPER FLOOR SHEATHING: 4901'-0"
ROOF FRAMING AT PEAK: 4984'-1"
GARAGE SLAB AT DOORS: 4910'-6"

FLOOR AREAS: SQUARE FOOTAGE

FINISHED AREAS: 1195 S.F.
LOWER FLOOR: 4910'-6"
MAIN FLOOR: 2190 S.F.
UPPER FLOOR: 2058 S.F.
TOTAL FINISHED: 9323 S.F.

UNFINISHED AREAS: 714 S.F.
GARAGE: 1445 S.F.
DECKS: 381 S.F.
PATIOS: 381 S.F.

DRAWING SHEET INDEX

A0	SITE PLAN AND PROJECT NOTES
A0.1	TOPOGRAPHIC SURVEY
A0.2	SITE PLAN
A0.3	HEIGHT LIMIT ANALYSIS
A1	LOWER FLOOR PLAN
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	MATERIAL CALCULATIONS

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
2012 INTERNATIONAL ENERGY CONSERVATION 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 AT 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL AND STRUCTURAL PLANS (RE: 2012 IRC, SECTION R602.)
- ALL INTERIOR WALLS TO BE 2X4 AT 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL AND STRUCTURAL PLANS. (RE: 2012 IRC, SECTION R602.)
- ALL WINDOW SIZES NOTED ON THESE ARCHITECTURAL PLANS ARE GENERIC DIMENSIONS. TO BE READ AS "FEET - INCHES". (A WINDOW SIZE OF "11'-6" DENOTES "11'-6" WIDE BY 9'-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 R100.1) 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 "DIUROCK" 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-200', SECTION 9.5.2. ALL EXPOSED BEAMS TO BE WRAPPED.

REPORT NUMBER 'NER-200'
FIGURE NO. 8, ASSEMBLY E-2

- PROVIDE 26 GA. FLASHING BETWEEN EXTERNAL CONCRETE SLABS AND WOOD FRAMING.
- PROVIDE ROOF AND ATTIC VENTILATION IN ACCORDANCE WITH THE 2012 IRC, SECTION R806.
- DOWNSPOUTS, 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.

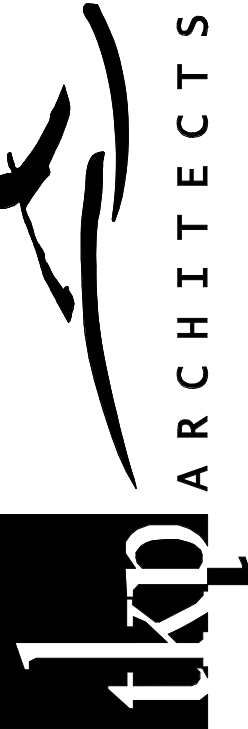
ENERGY REQUIREMENTS

PER 'RES-CHECK' OR PRESCRIPTIVE PACKAGE AS FOLLOWS FOR ALL NEW CONSTRUCTION:
U-VALUE FOR ALL FENESTRATION GLAZING SHALL BE 0.32 (MAX.)
U-VALUE FOR ALL SKYLIGHT GLAZING SHALL BE 0.55 (MAX.)
PROVIDE R-48 (MIN) INSULATION IN ALL EXTERIOR ROOFS
PROVIDE R-20 + 5" OR R-13 + 1" (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 GRAVEL 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 166AR2-2	
ZONING	SINGLE FAMILY RESIDENTIAL	
LOT SIZE	100% = .206 ACRES = 8985 SF	
MAX LOT COVERAGE	40% = .083 ACRES = 3,594 SF	
LOT COVERAGE	94% = .080 ACRES = 3,480 SF	
BUILDING INFO		
DESCRIPTION	2.0 STORY w/ WALKOUT BASEMENT	
BUILDING HEIGHT	ALLOWED*	ACTUAL
MAXIMUM	35'	34'-10" +/-
AVERAGE	30'	20'-9" +/-
LOT SPECIFIC COVENANT RESTRICTIONS*		
PARKING SPACES		
ENCLOSED	REQUIRED	ACTUAL
SURFACE	2	2

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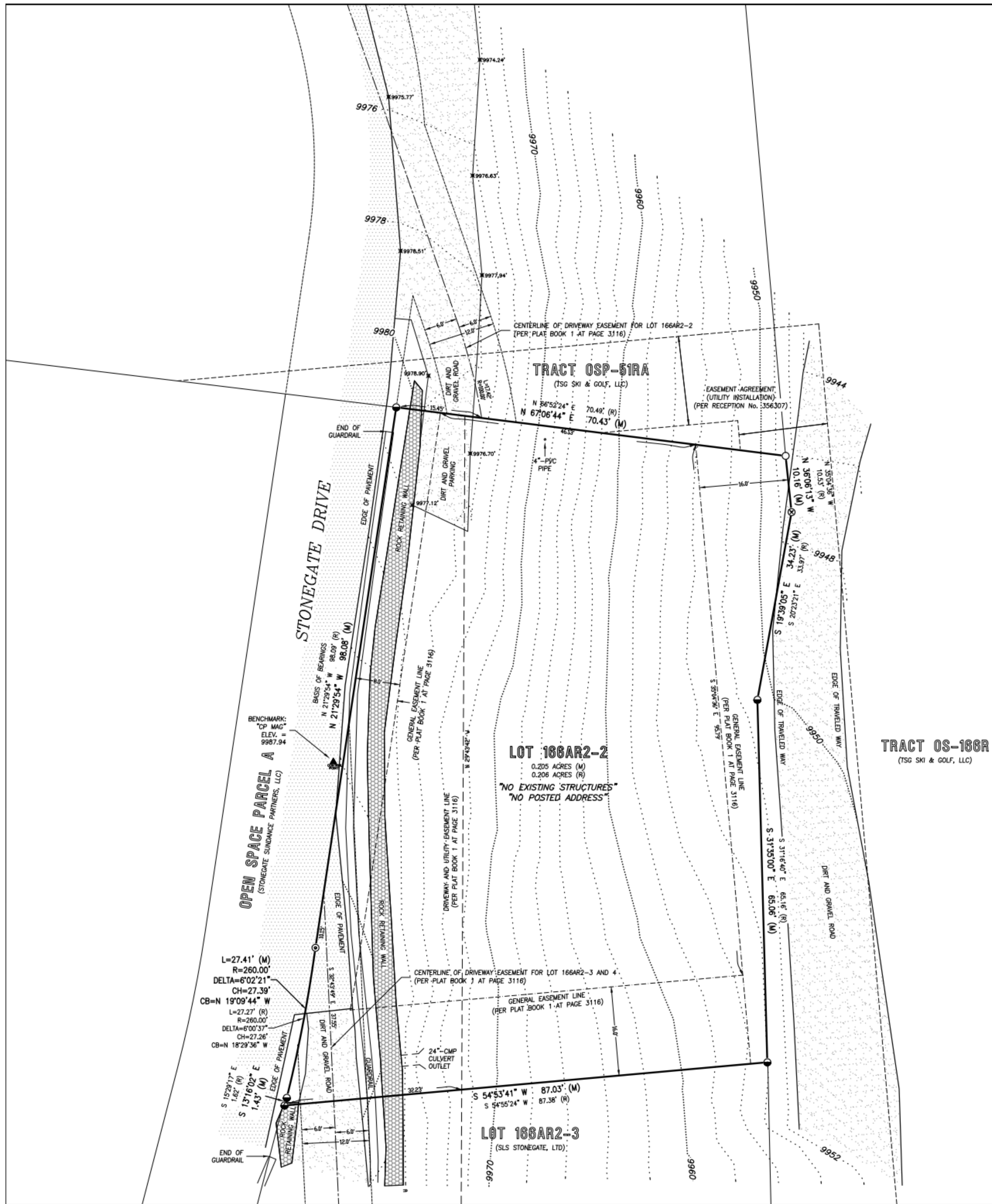
NOTICE: DUTY OF COOPERATION
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CUSTOM RESIDENCE
ONE STONEGATE DRIVE
PROJECT ADDRESS
COUNTY, STATE

Issue: MM-DD-YYYY
drawn by: Author
revision # revision date

PROGRESS SET
NOT FOR
CONSTRUCTION

AO



TOPOGRAPHIC SURVEY
Lot 166AR2-2, Town of Mountain Village,
located within the SE 1/4 of Section 3, T.42N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	FD				
Checked by:	DC				
Start date:	08 / 2020				



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

Drawing path: dwg\09026 Topo 10-20.dwg Sheet 1 of 1 Project #: 09026

SURVEYOR'S STATEMENT:

This Topographic Survey of Lot 166AR2-2, Telluride Mountain Village, was field surveyed on August 27, 2020 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It is not an Improvement Survey Plat, Improvement Location Certificate, or any other Land Survey as defined by Colorado State Statute.

Jeffrey C. Haskell L.S. 37662

PROPERTY DESCRIPTION:

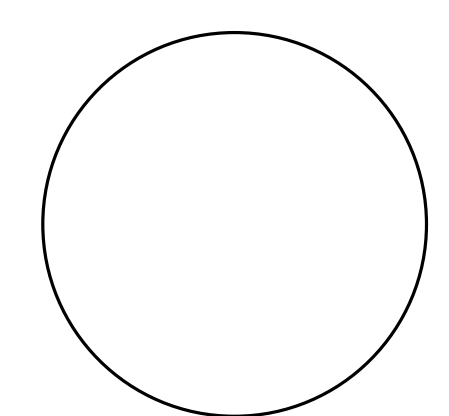
LOT 166AR2-2, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 166-AR, OSP-51 AND OS-166 TO LOTS 166AR2-1 THRU 166AR2-15, PARCEL A, OSP-51A, OSP-51RB AND OS-166R RECORDED APRIL 4, 2003 IN PLAT BOOK 1 AT PAGE 3116, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR66010377, dated August 12, 2020 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 500-year flood plain.
- Benchmark: Control point "CP MAG", as shown hereon, with an assumed elevation of 9987.94 feet.
- Contour interval is two feet.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

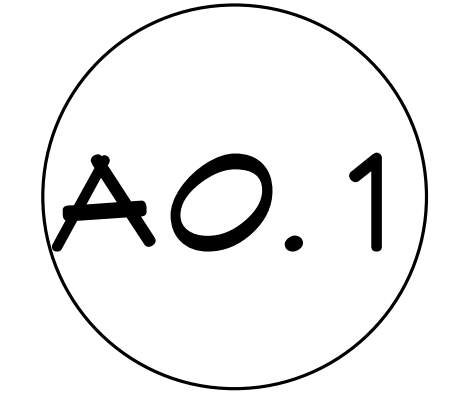
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 36577
- ⊙ FOUND 3/4" BRASS TAG, L.S. 36577
- ⊗ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, ILLEGIBLE
- FOUND 5/8" REBAR, NO CAP
- 9997.84' SPOT ELEVATION (TYPICAL)
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 3116



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COUNTY, STATE

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drawn by:	Author
revision #	revision date



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LEGAL DESCRIPTION
 LOT 166AR2-2, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42 N., R. 9 W., SAN MIGUEL COUNTY, COLORADO

FLOOR AREAS

FINISHED SPACES	AREA SF.
LOWER FLOOR	1,150
MAIN FLOOR	2,212
UPPER FLOOR	1,449
TOTAL FINISHED	5,331

UNFINISHED SPACES

GARAGE	561
STORAGE / MECH	114
ELEVATORS	102
TOTAL UNFINISHED	887
TOTAL BUILDING	6,244

OUTDOOR SPACES

DECK	1,378
PATIO ON GRADE	107
DRIVEMAY	± 1,574

BUILDING ELEVATIONS

LOWER FLOOR	4458'-1"
MAIN FLOOR	4470'-6"
UPPER FLOOR	4481'-0"
T.O. ROOF	4484'-1"

LEGEND

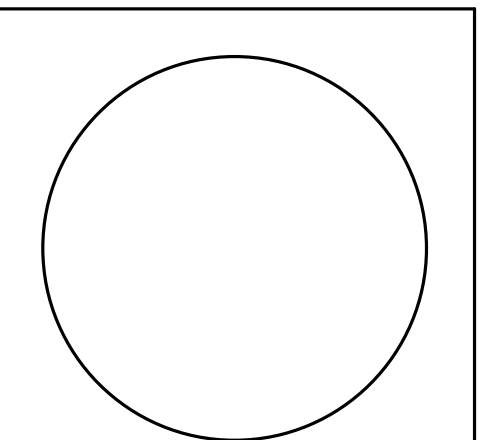
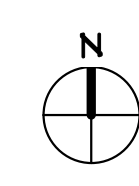
---	PROPERTY LINE
- - -	SETBACK/EASEMENT
---	NEW OR UNCHANGED CONTOUR
- - -	EXISTING CONTOUR TO BE RE-GRADED
---	DRAINAGE SWALE
█	NEW STRUCTURE
▨	EXISTING ROAD
▩	NEW ROAD
▧	PATIO ON GRADE
▦	PLANTING & LANDSCAPE

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

CONTRACTOR SHALL STRIP AND FILL 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.

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

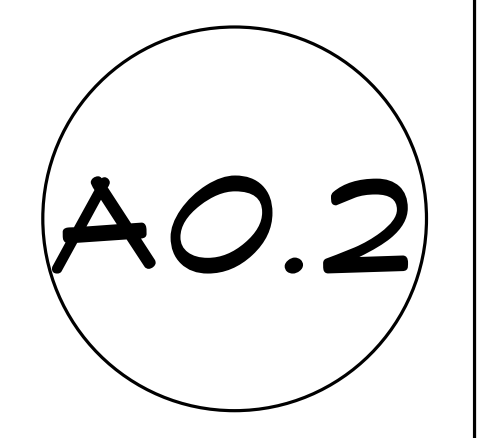


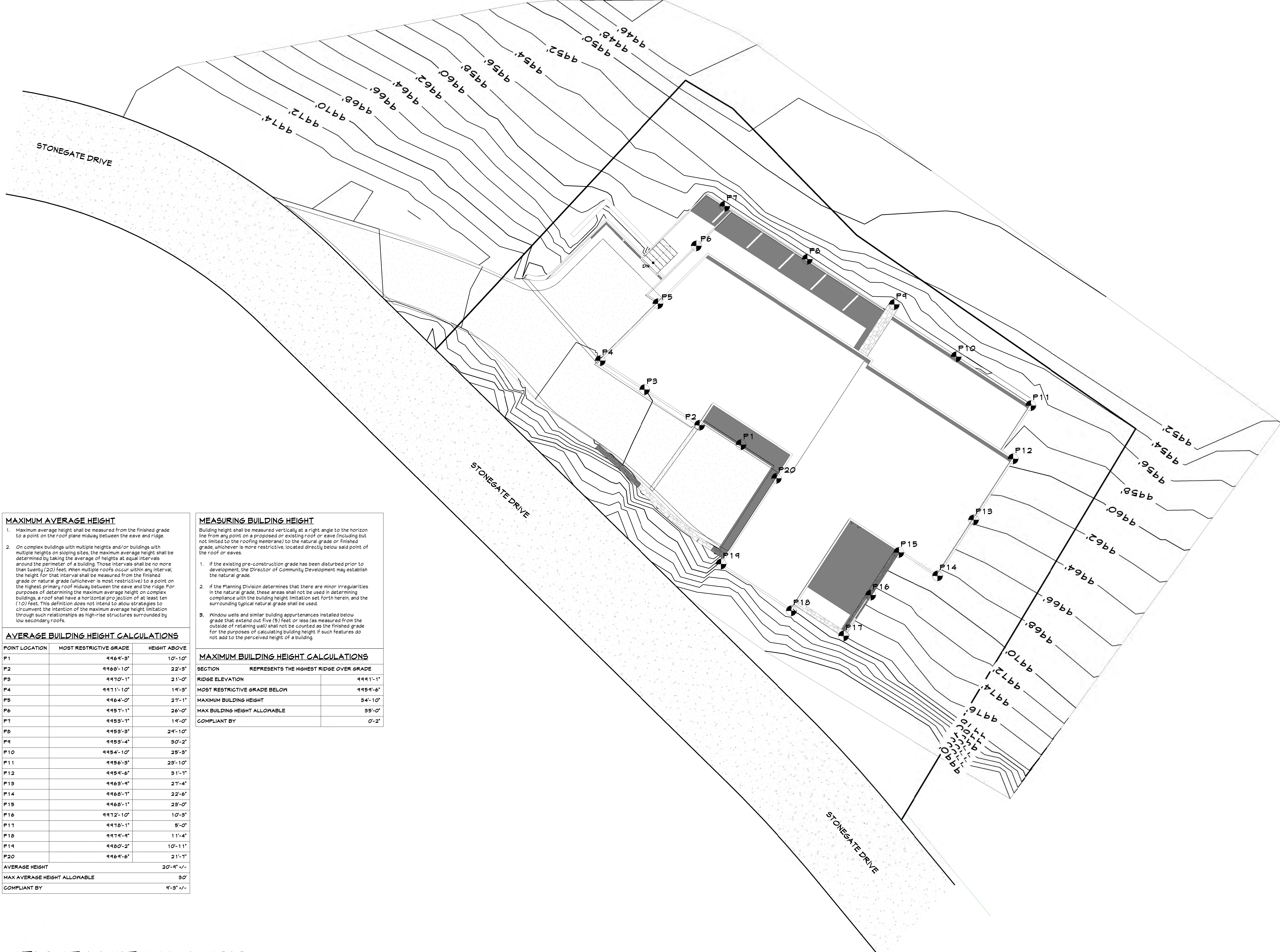
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CUSTOM RESIDENCE
 ONE STONEGATE DRIVE
 PROJECT ADDRESS
 COUNTY, STATE

Issue: MM-DD-YYYY
 drawn by: Author
 revision # revision date





MAXIMUM AVERAGE HEIGHT

- Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and ridge.
- On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the 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.

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 eave.

- If the existing pre-construction grade has been disturbed prior to development, the Director of Community Development may establish the natural grade.
- 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.
- 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.

AVERAGE BUILDING HEIGHT CALCULATIONS

POINT LOCATION	MOST RESTRICTIVE GRADE	HEIGHT ABOVE
P1	9969'-9"	10'-10"
P2	9968'-10"	22'-9"
P3	9970'-1"	21'-0"
P4	9971'-10"	19'-5"
P5	9964'-0"	27'-1"
P6	9957'-1"	26'-0"
P7	9959'-7"	19'-0"
P8	9959'-9"	29'-10"
P9	9959'-4"	30'-2"
P10	9954'-10"	25'-5"
P11	9956'-9"	29'-10"
P12	9959'-6"	31'-7"
P13	9969'-9"	27'-4"
P14	9968'-7"	22'-6"
P15	9968'-1"	29'-0"
P16	9972'-10"	10'-5"
P17	9978'-1"	5'-0"
P18	9979'-9"	11'-4"
P19	9980'-2"	10'-11"
P20	9969'-6"	21'-7"
AVERAGE HEIGHT		20'-9" +/-
MAX AVERAGE HEIGHT ALLOWABLE		30'
COMPLIANT BY		9'-9" +/-

MAXIMUM BUILDING HEIGHT CALCULATIONS

SECTION	REPRESENTS THE HIGHEST RIDGE OVER GRADE
RIDGE ELEVATION	9991'-1"
MOST RESTRICTIVE GRADE BELOW	9959'-6"
MAXIMUM BUILDING HEIGHT	34'-10"
MAX BUILDING HEIGHT ALLOWABLE	35'-0"
COMPLIANT BY	0'-2"

HEIGHT LIMIT ANALYSIS

1/8" = 1'-0"



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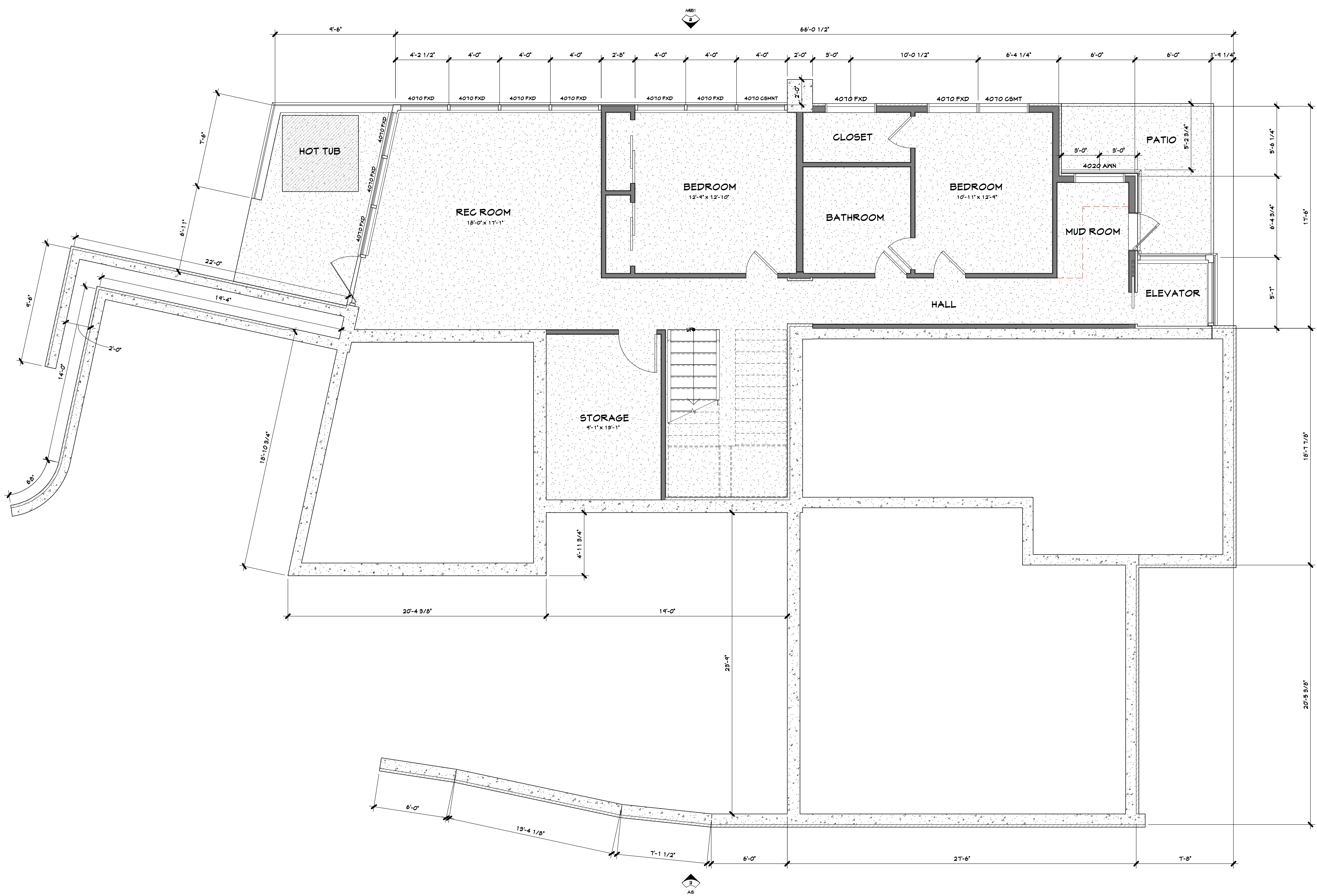
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PROJECT ADDRESS
COUNTY, STATE

Issue:	MM-DD-YYYY
drawn by:	Author
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AO.4

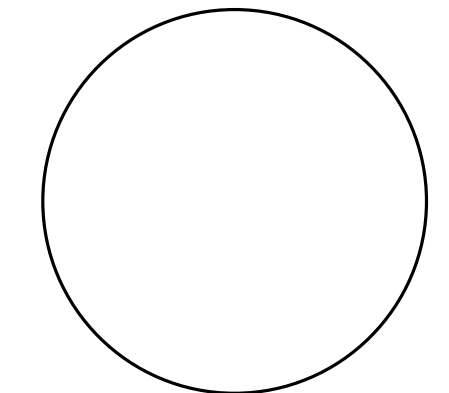
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LEGEND	
	NEW CONCRETE WALL
	NEW FRAME WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING ELEMENT TO BE DEMOLISHED



LOWER FLOOR PLAN

1/4" = 1'-0"



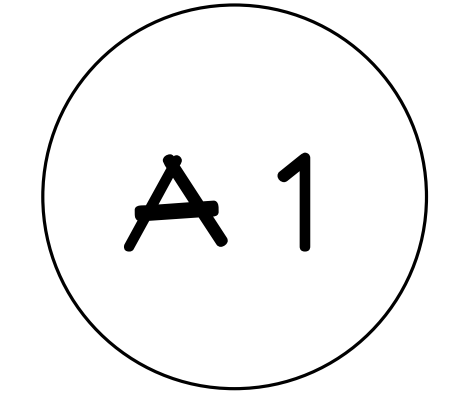
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PROJECT ADDRESS
COUNTY, STATE

Issue: MM-DD-YYYY
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 revision # revision date

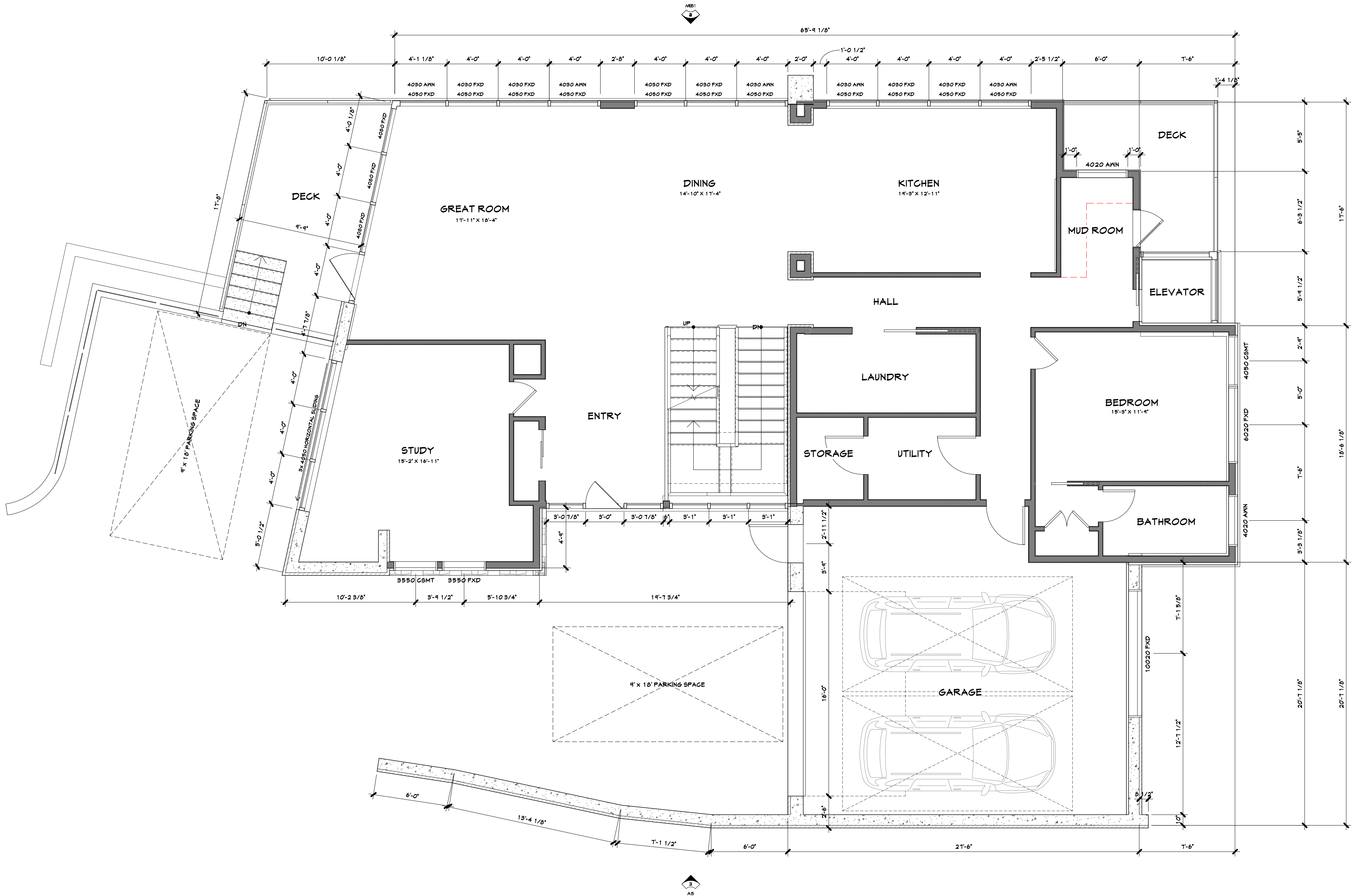
PROGRESS SET
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CONSTRUCTION



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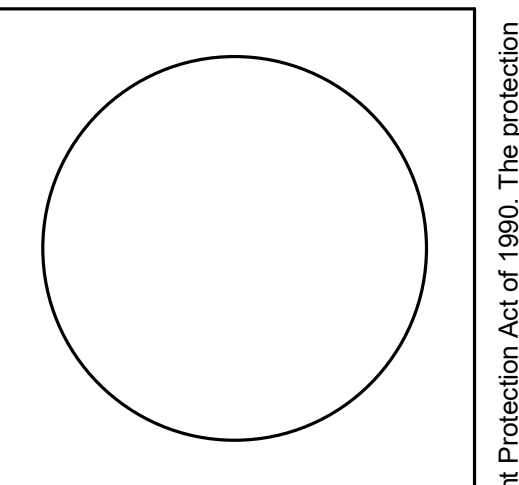
MAIN FLOOR PLAN

1/4" = 1'-0"



LEGEND

- NEW CONCRETE WALL
- NEW FRAME WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING ELEMENT TO BE DEMOLISHED

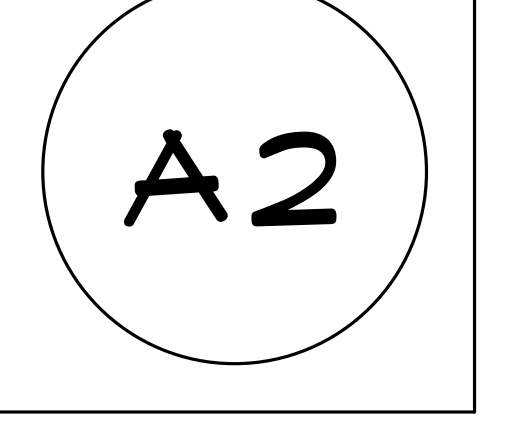


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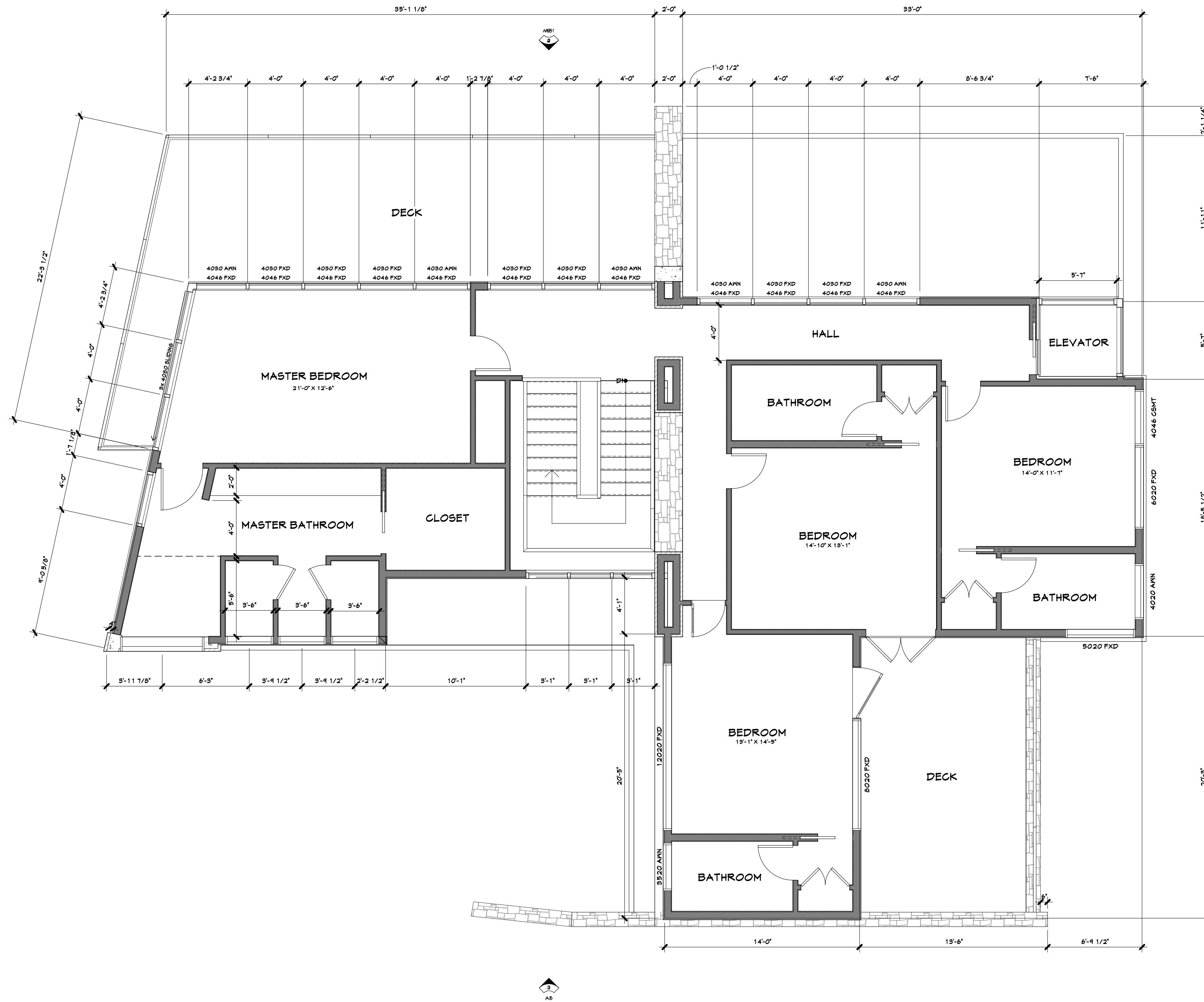
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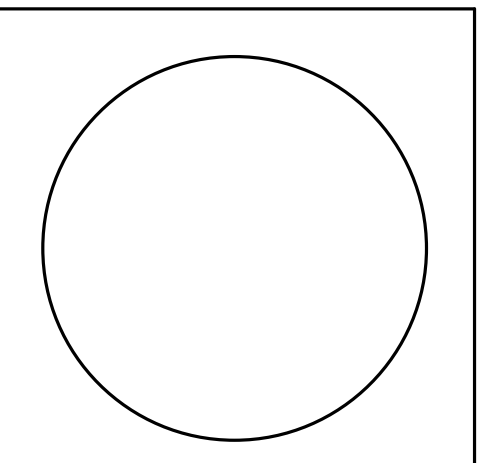


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LEGEND

	NEW CONCRETE WALL
	NEW FRAME WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING ELEMENT TO BE DEMOLISHED



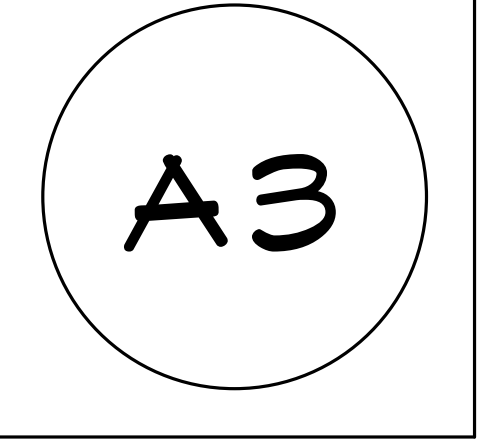
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UPPER FLOOR PLAN

1/4" = 1'-0"

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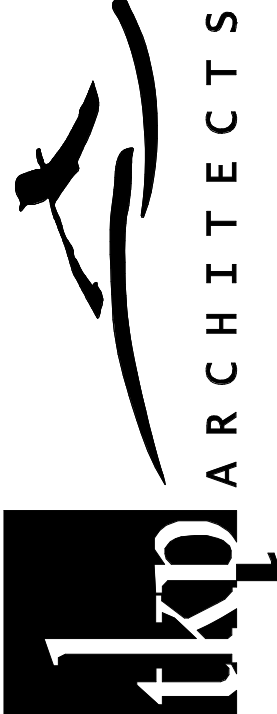
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ROOF PLAN

1/4" = 1'-0"

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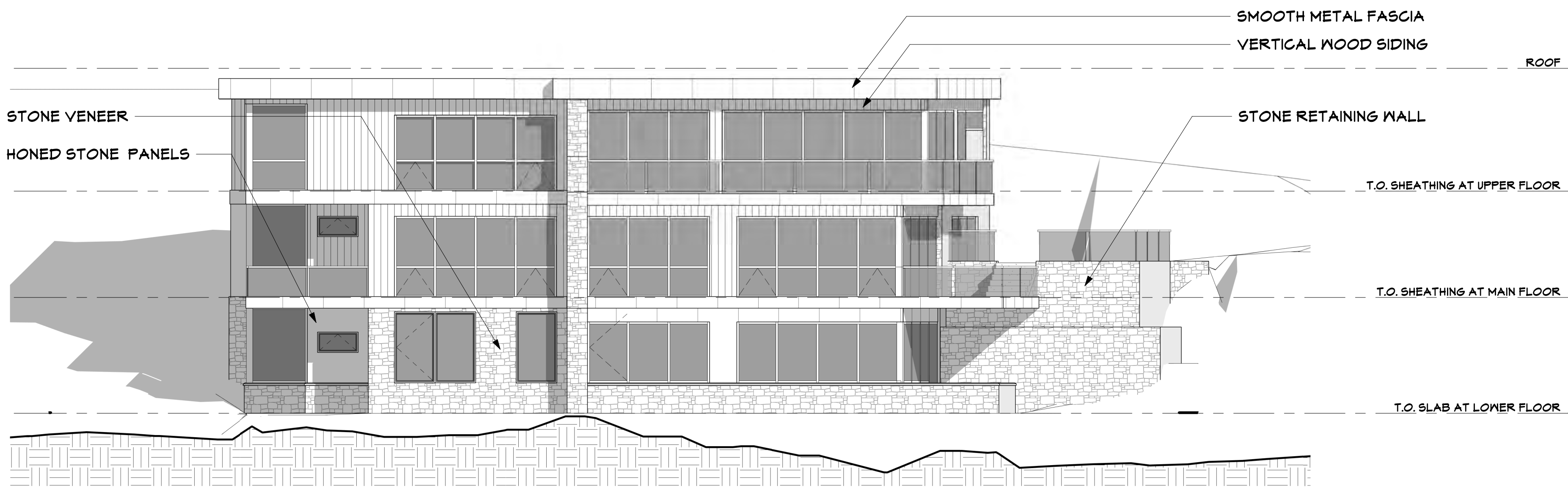
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PROJECT ADDRESS
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Issue: MM-DD-YYYY
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CONSTRUCTION

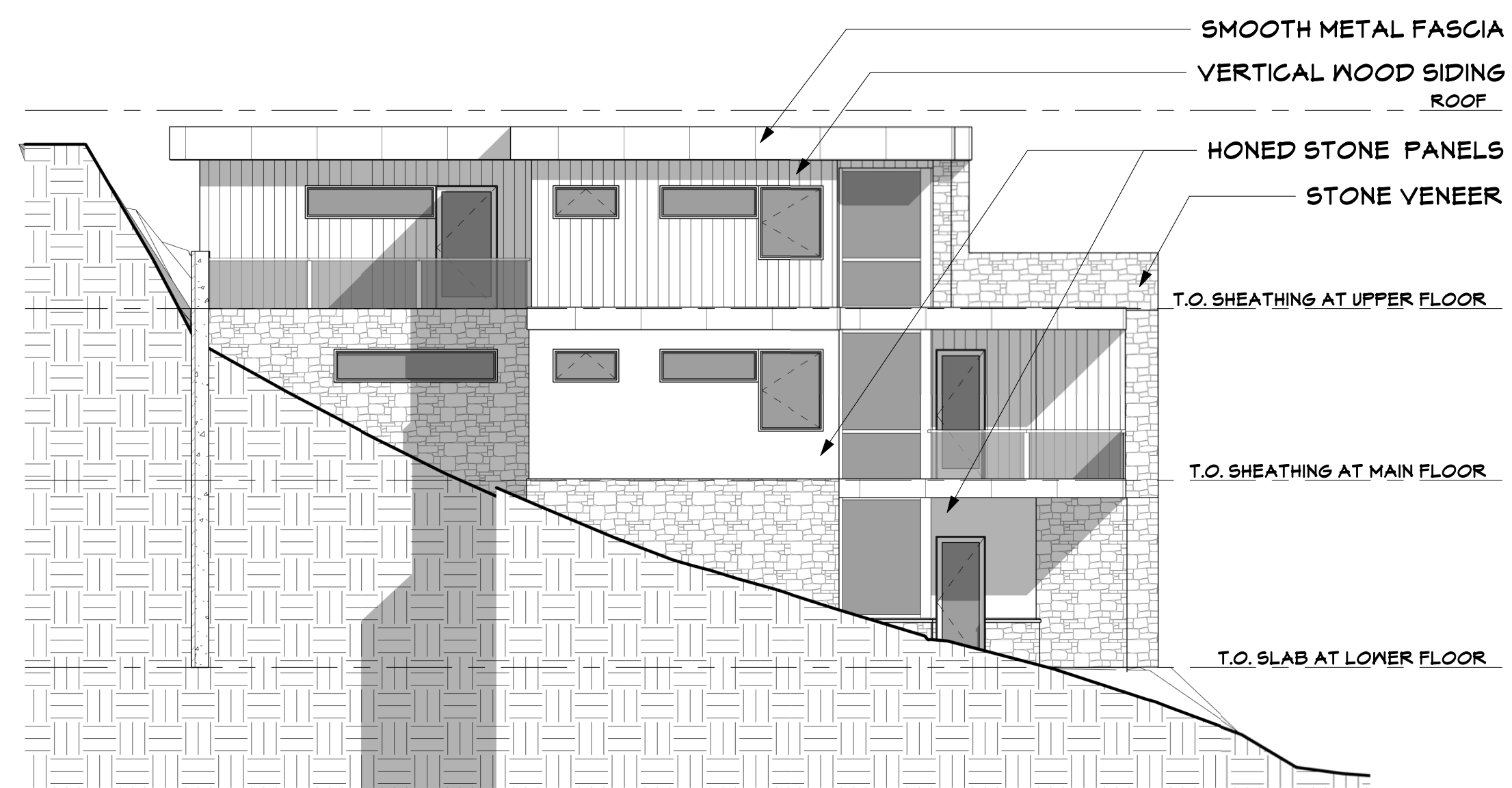
A4

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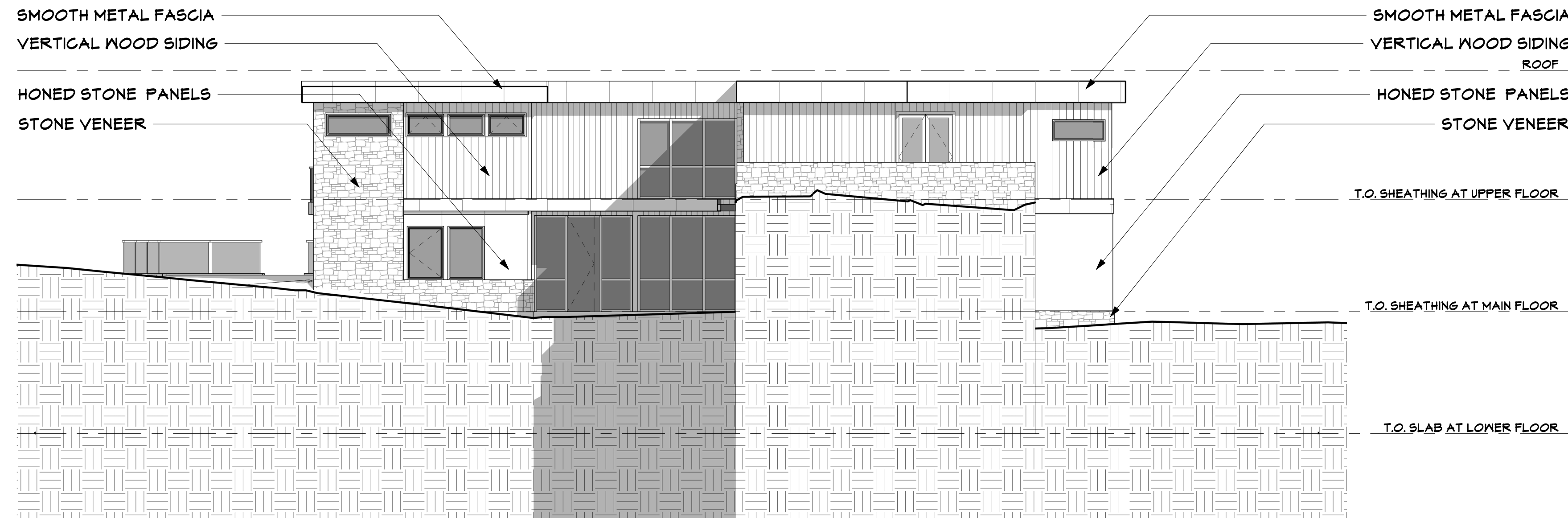
NORTHEAST ELEVATION

1/8" = 1'-0"



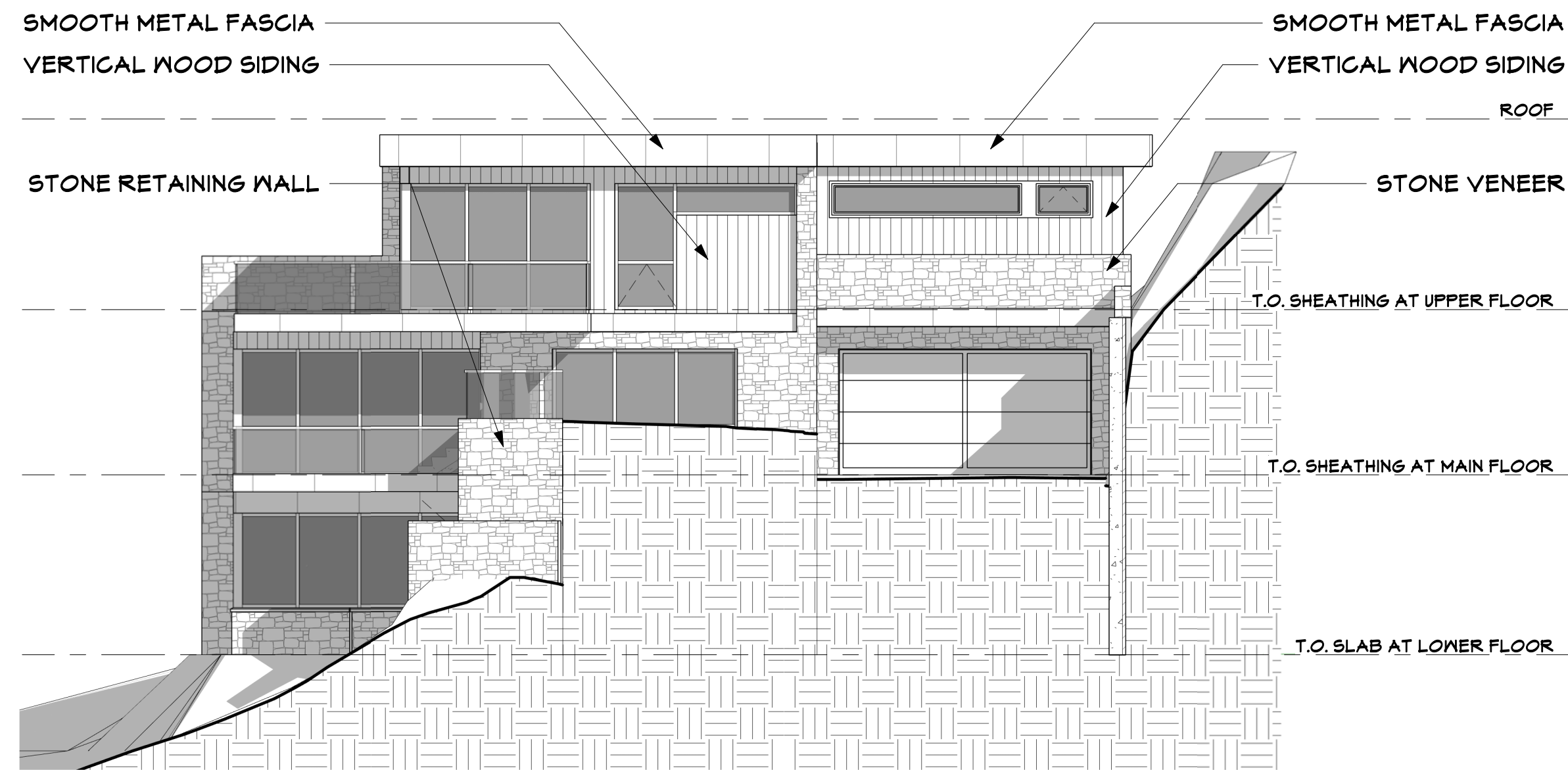
SOUTHEAST ELEVATION

1/8" = 1'-0"



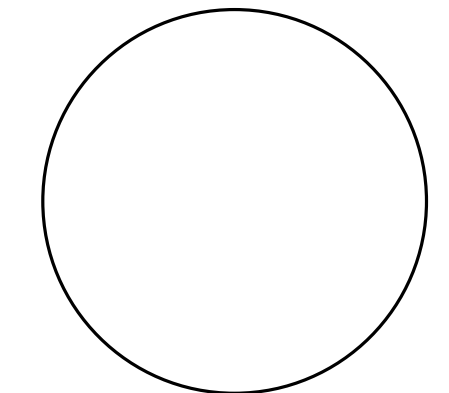
SOUTHWEST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION

1/8" = 1'-0"



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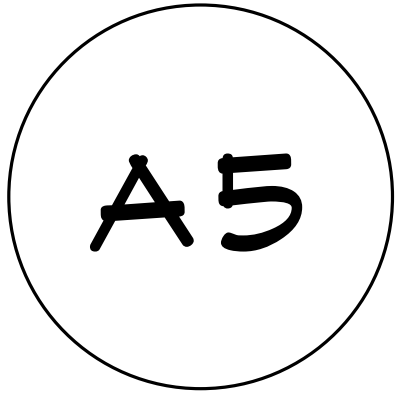
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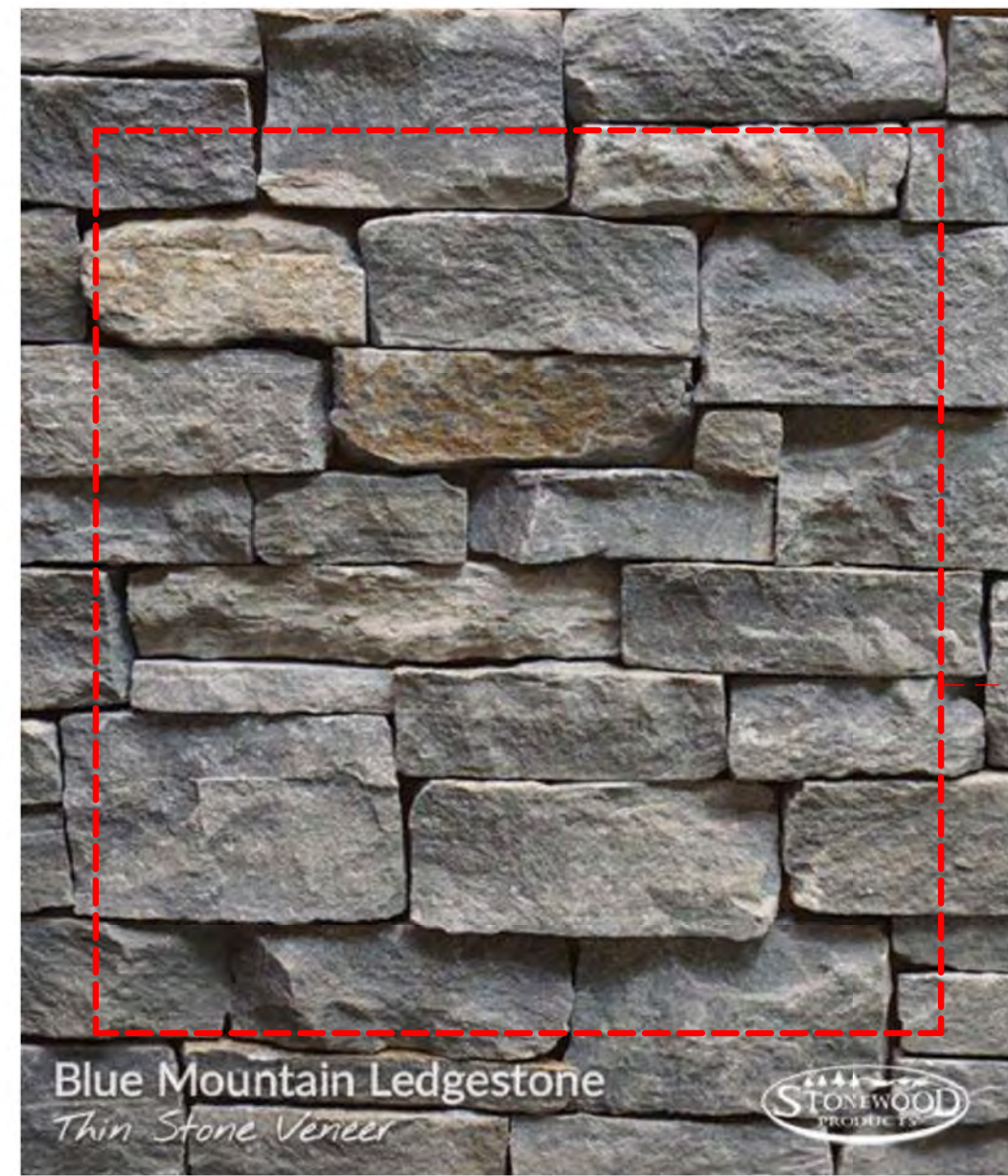
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DARK BRONZE METAL FASCIA



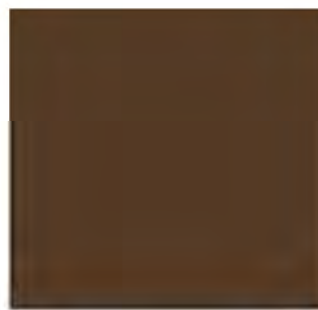
Blue Mountain Ledge Stone
Thin Stone Veneer



STONE RETAINING WALL



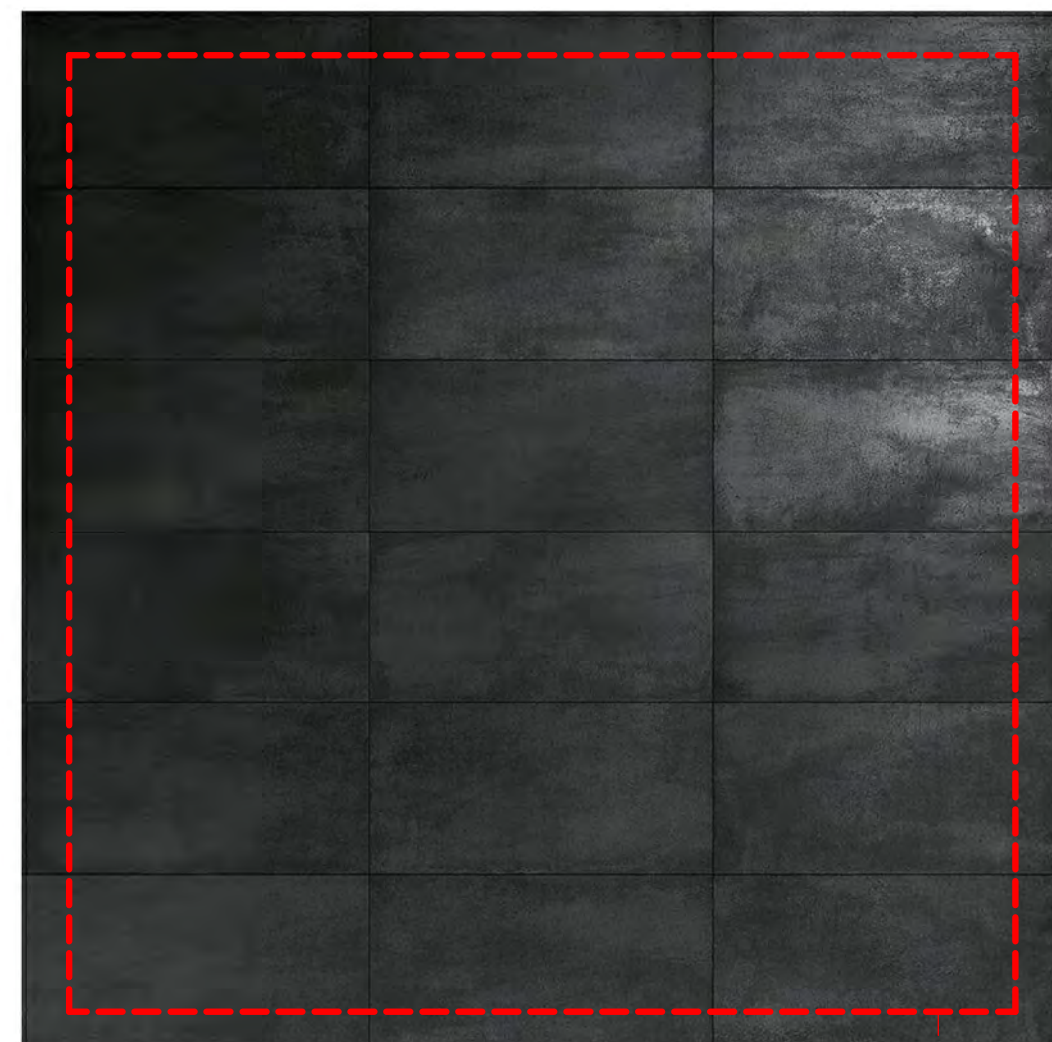
DARK BRONZE WINDOW FRAME



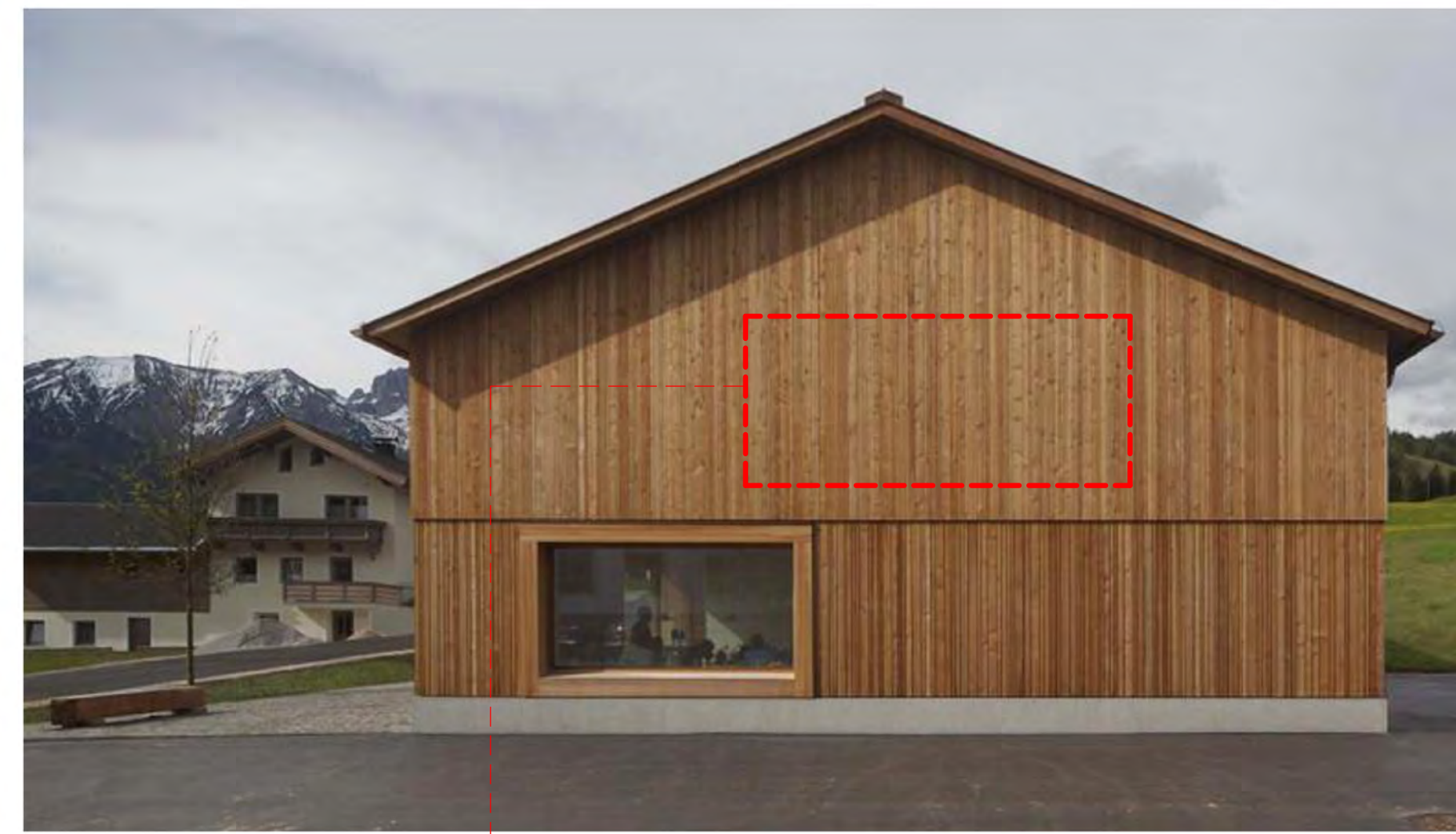
Dark Bronze
Anodized



STONE BALLAST



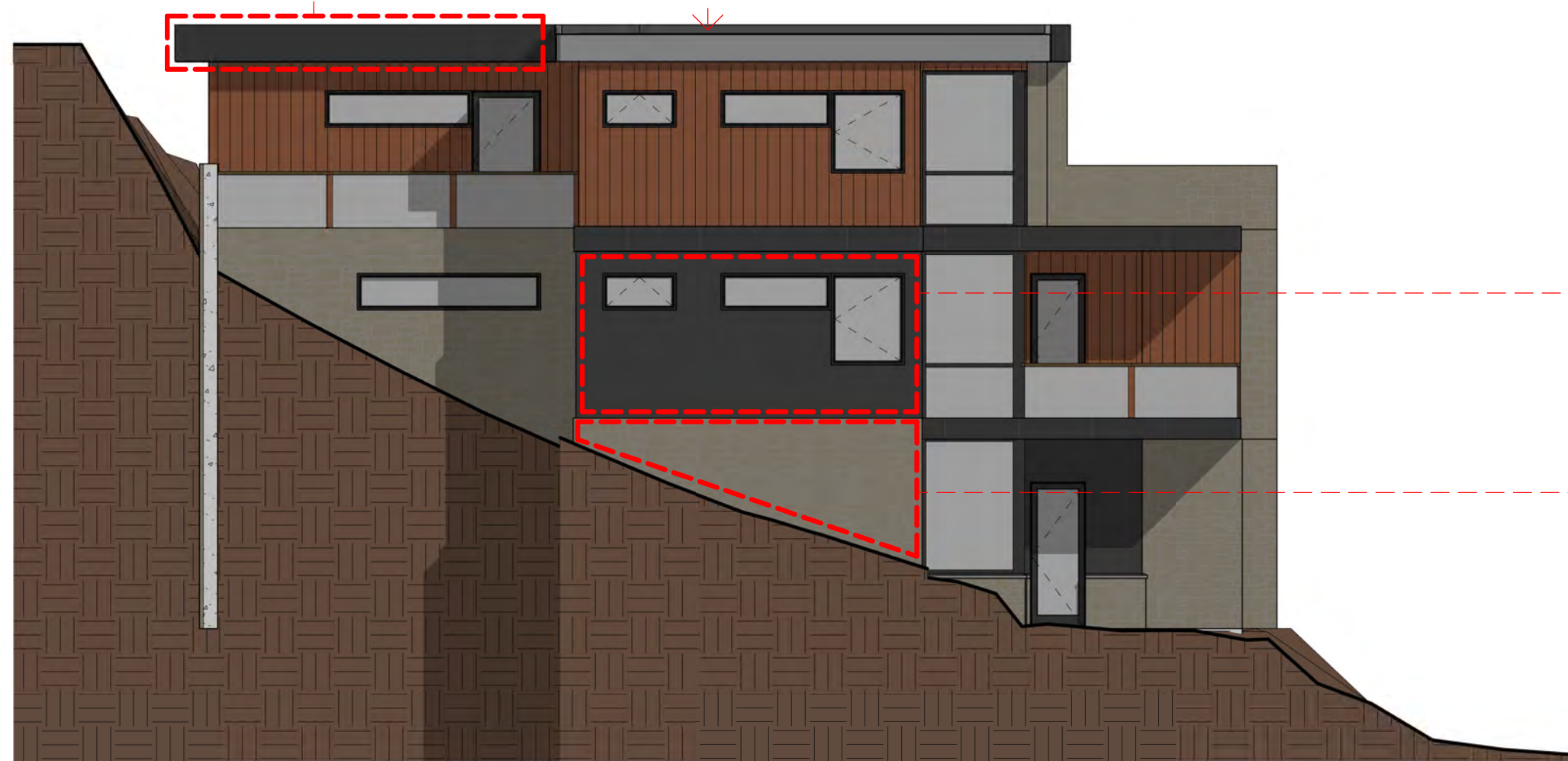
HONED STONE PANELS



VERTICAL WOOD SIDING



DARK ANODIZED METAL PANEL



SOUTHEAST MATERIAL SELECTIONS

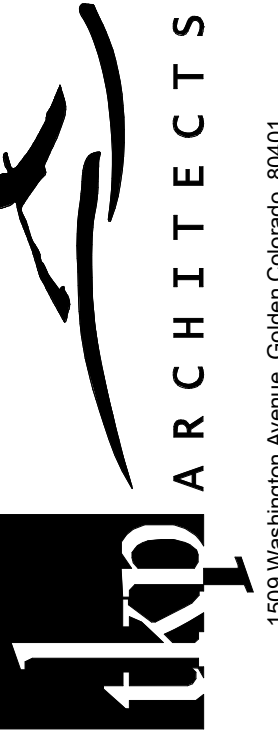
1/8" = 1'-0"



NORTHEAST MATERIAL SELECTIONS

1/8" = 1'-0"

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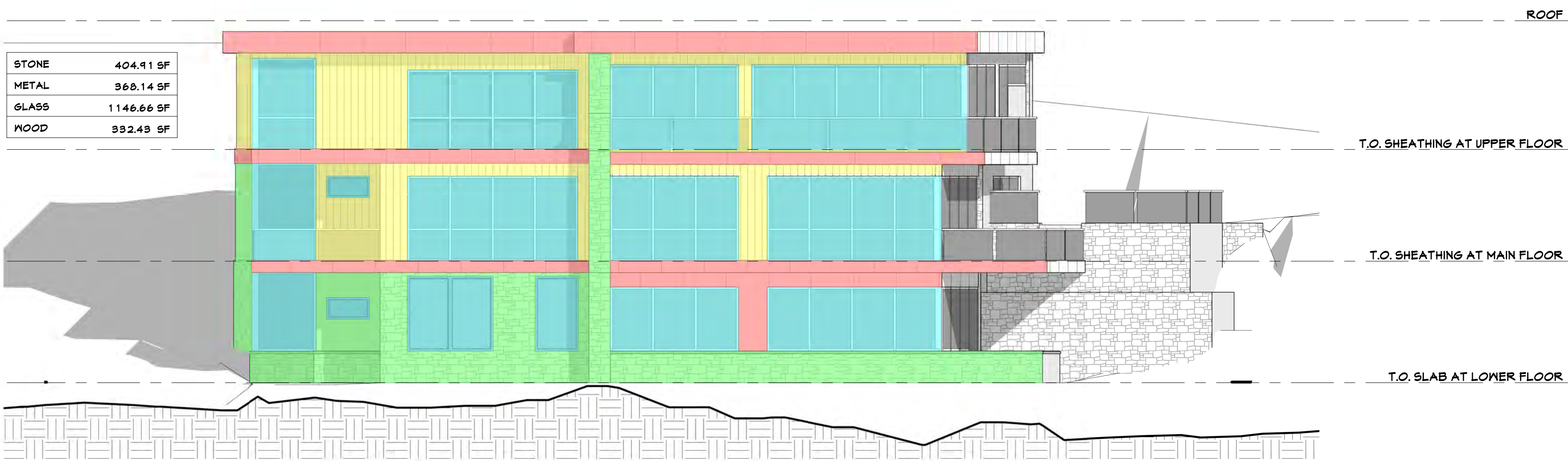
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A5.1

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NORTHEAST ELEVATION - MATERIAL CALCULATIONS

1/8" = 1'-0"



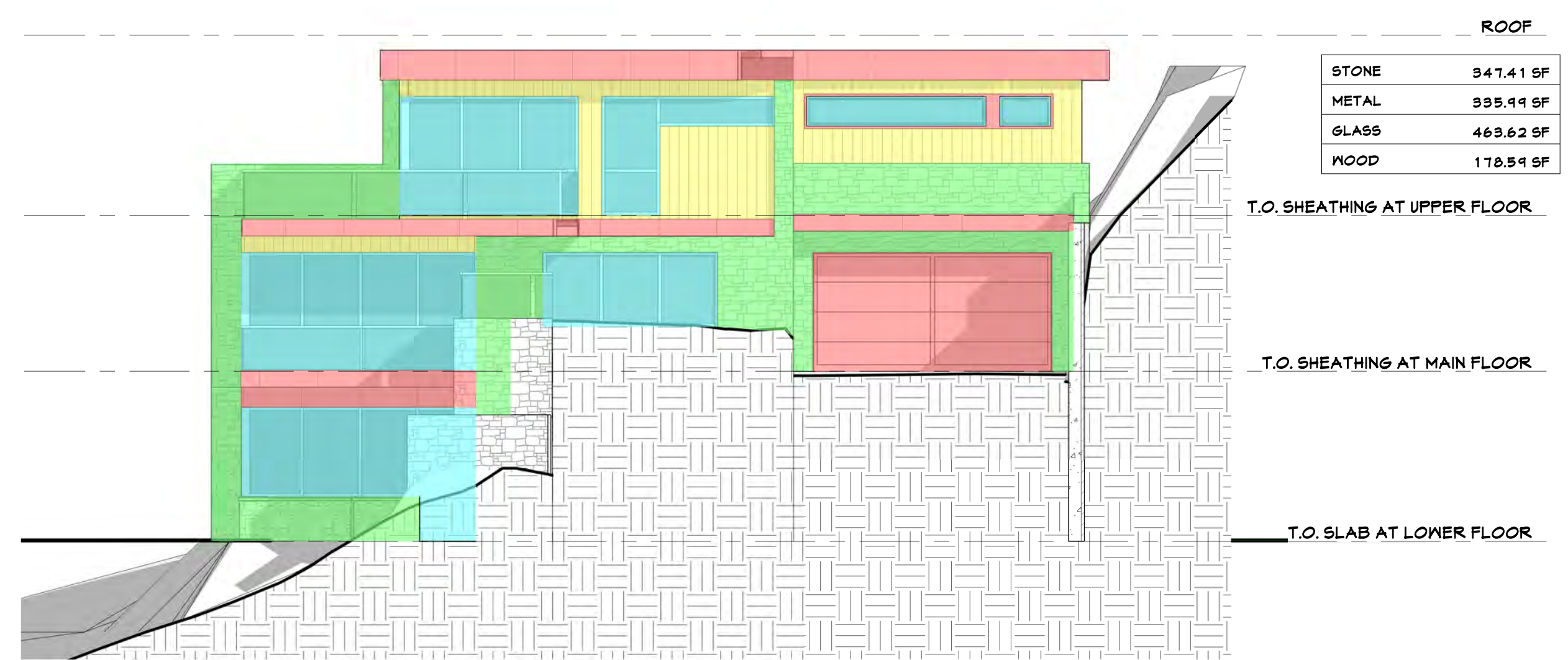
SOUTHEAST ELEVATION - MATERIAL CALCULATIONS

1/8" = 1'-0"



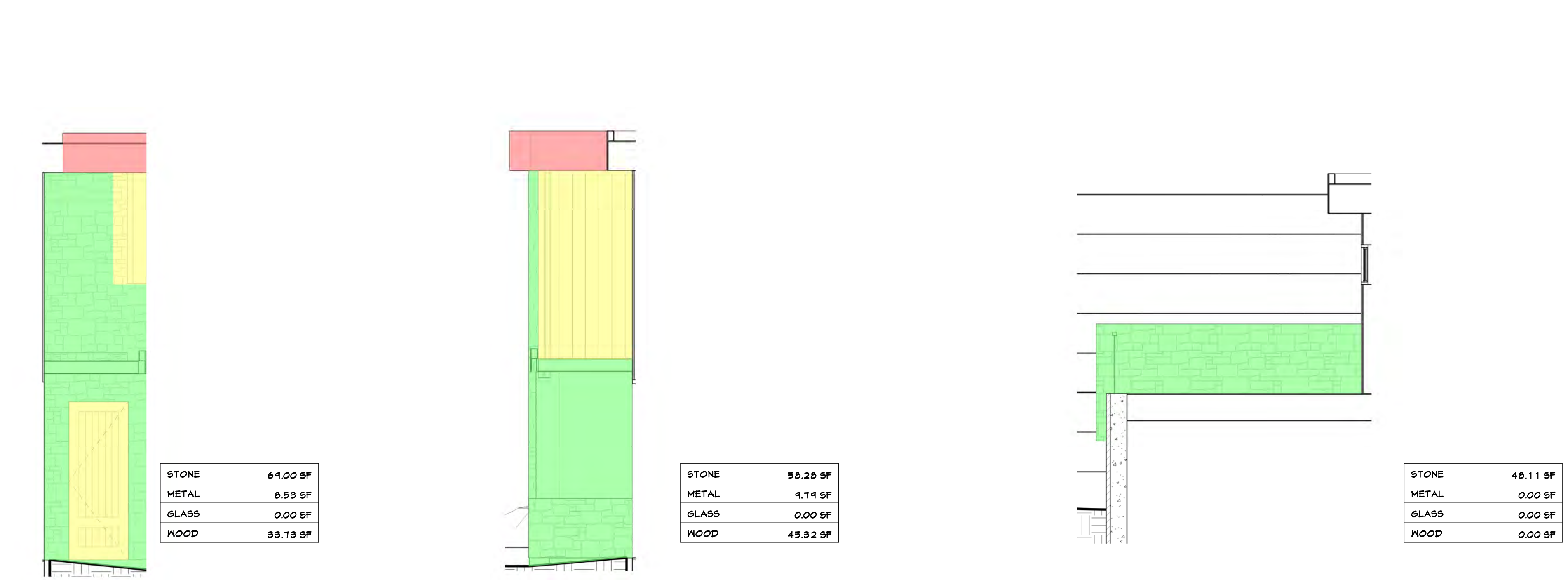
SOUTHWEST ELEVATION - MATERIAL CALCULATIONS

1/8" = 1'-0"



NORTHWEST ELEVATION - MATERIAL CALCULATIONS

1/8" = 1'-0"



GARAGE - MAT. CALC.

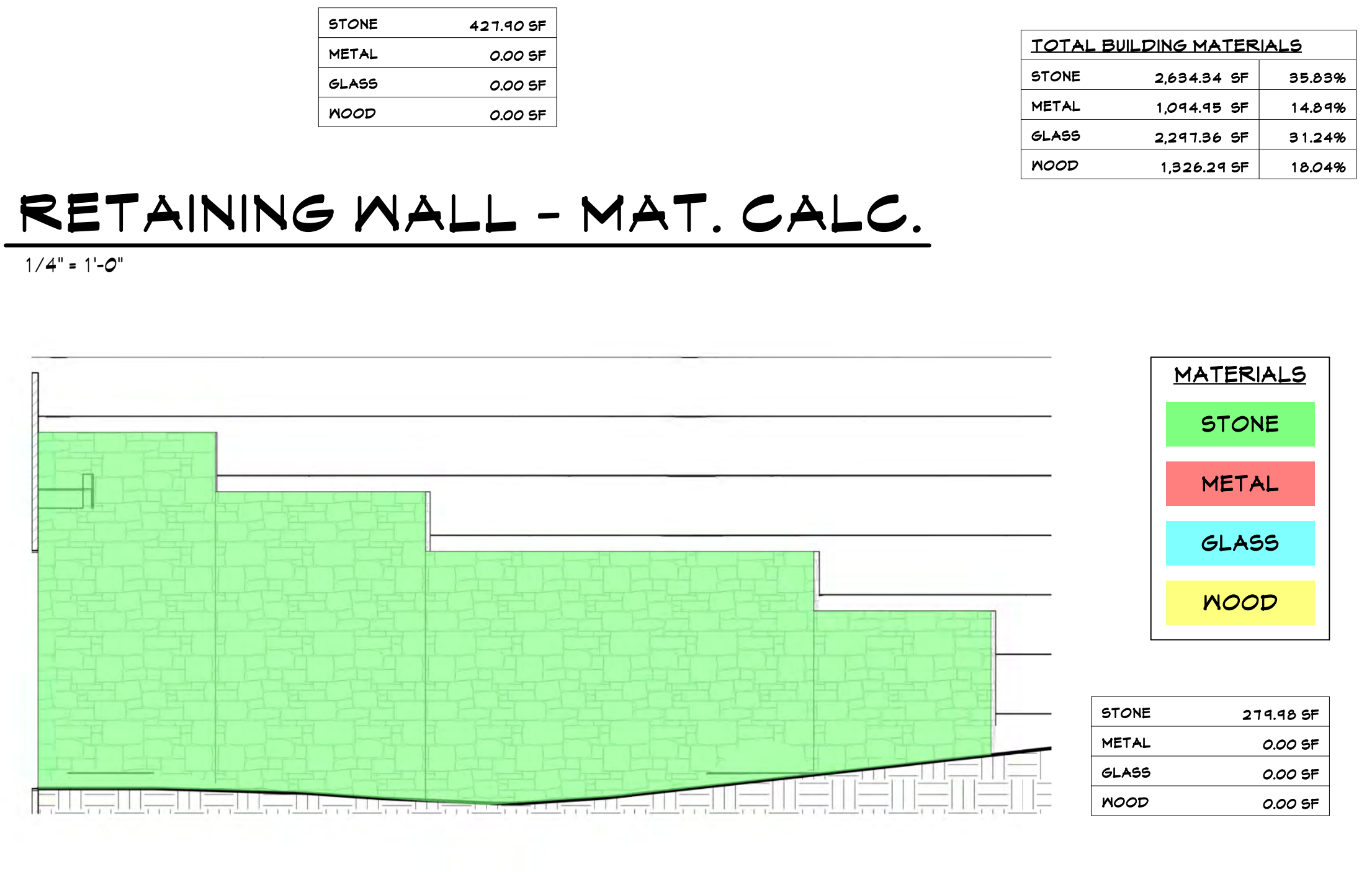
ENTRANCE - MAT. CALC.

BALCONY - MAT. CALC.

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



RETAINING WALL - MAT. CALC.

1/4" = 1'-0"

DRIVE RETAINING WALL - MAT. CALC.

1/4" = 1'-0"

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OPEN SPACE TRACT 166R

LEGAL DESCRIPTION
 LOT 166AR2-2, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42 N., R. 9 W., SAN MIGUEL COUNTY, COLORADO

FLOOR AREAS

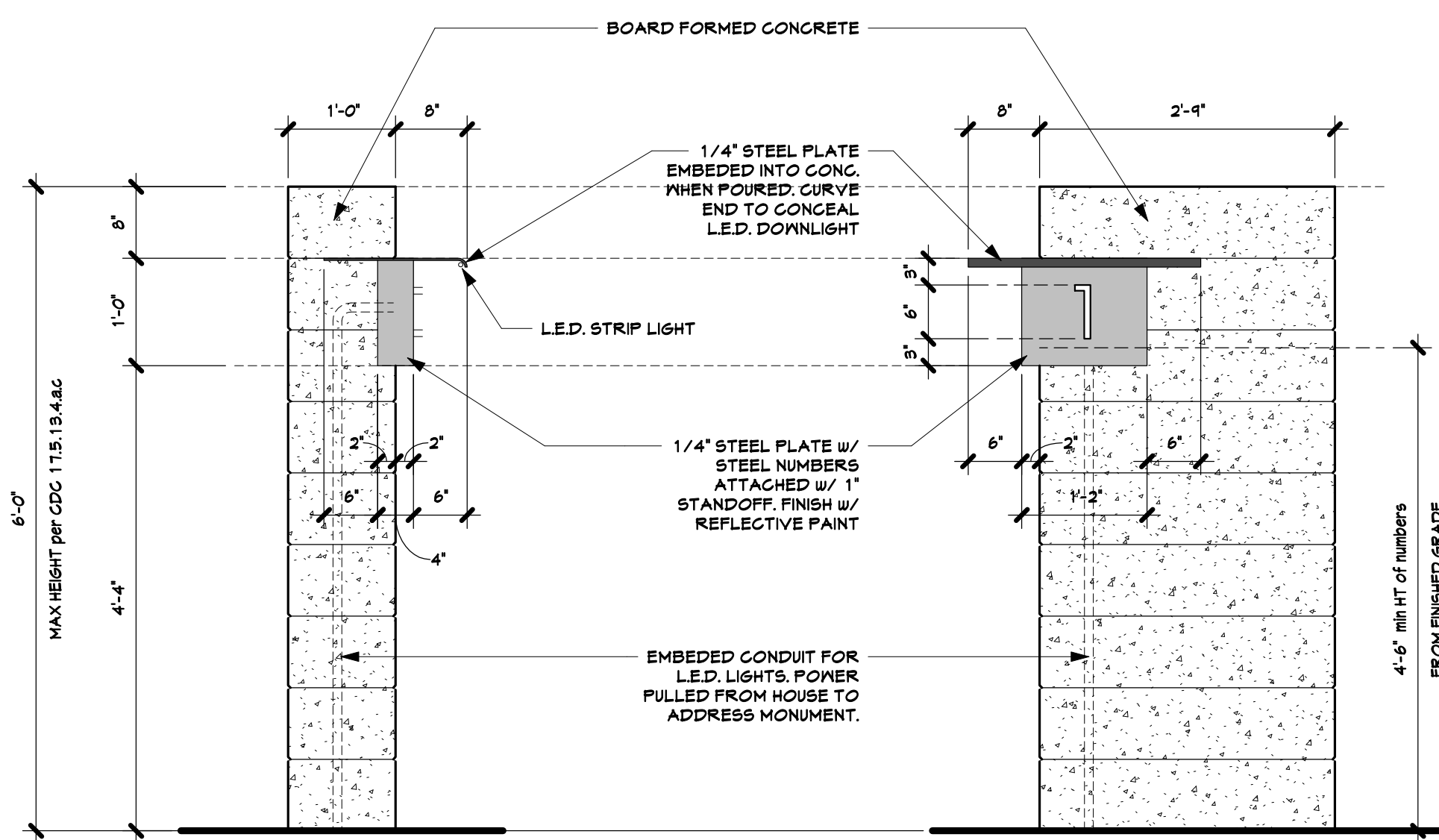
FINISHED SPACES	AREA SF.
LOWER FLOOR	1,150
MAIN FLOOR	2,212
UPPER FLOOR	1,949
TOTAL FINISHED	5,311
<hr/>	
UNFINISHED SPACES	561
GARAGE	114
STORAGE / MECH	102
ELEVATORS	102
TOTAL UNFINISHED	887
TOTAL BUILDING	6,244
<hr/>	
OUTDOOR SPACES	1,378
DECK	107
PATIO ON GRADE	✓ 1,574

BUILDING ELEVATIONS

LOWER FLOOR	4958'-1"
MAIN FLOOR	4970'-6"
UPPER FLOOR	4981'-0"
T.O. ROOF	4984'-1"

SITE PLAN

1/8" = 1'-0"



ADDRESS MONUMENT

3/4" = 1'-0"

PROPOSED RESIDENCE

LF = 4957.5'
 HF = 4964'
 UF = 4974.5'

LEGEND

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

SITE PLAN NOTE

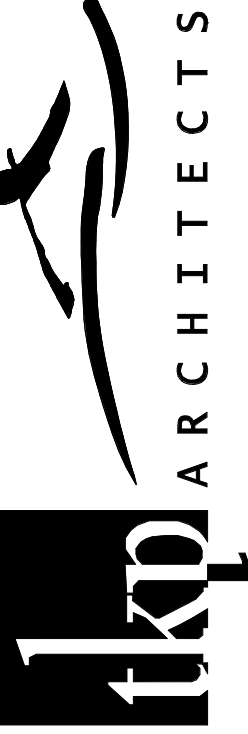
CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION OF SEWER STUB-OUT BEFORE FOUNDATION EXCAVATION AND CONSTRUCTION. ARCHITECT MUST BE NOTIFIED IMMEDIATELY IF SEWER LINE FROM HOUSE CANNOT BE TIED INTO SEWER STUB OUT. ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED, INCLUDING FEES FOR REVISIONS TO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

CONTRACTOR SHALL STRIP AND FILL 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.

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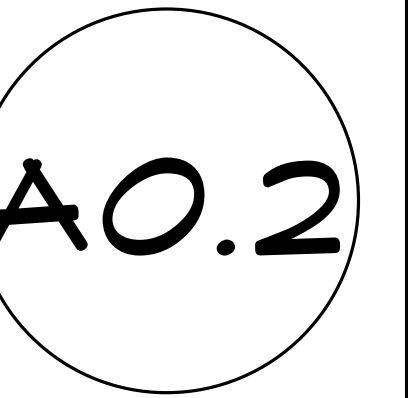


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 drawn by: Author
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GENERAL CIVIL ENGINEERING NOTES:

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.

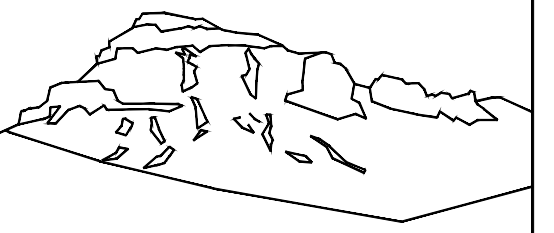
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2021-05-08

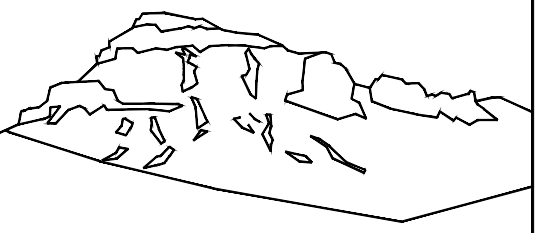
Lot 2
Stonegate
Mtn. Village, CO



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

Civil Engineering
General Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2021-05-08

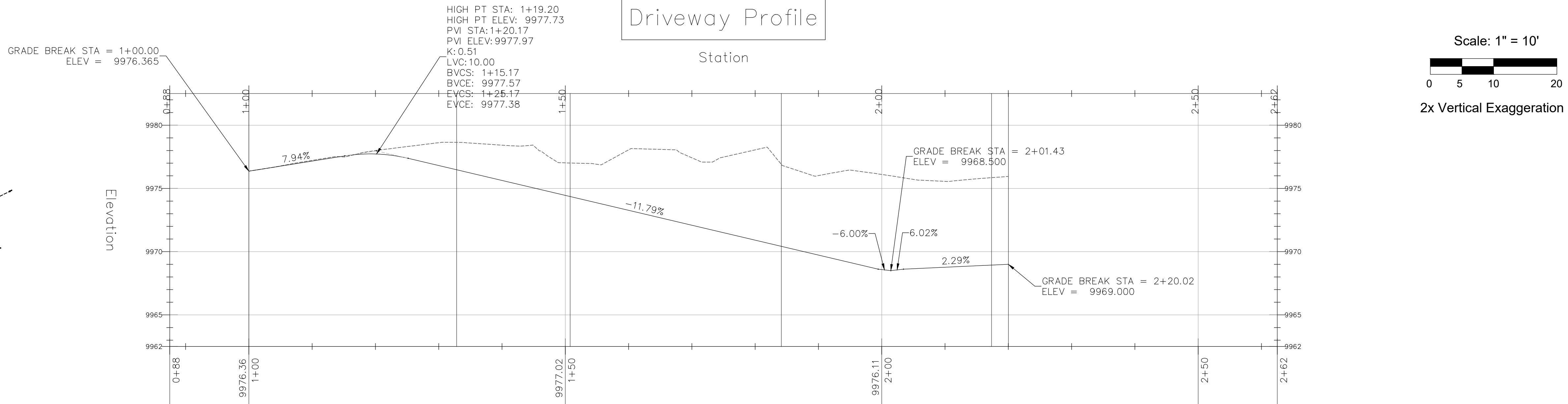
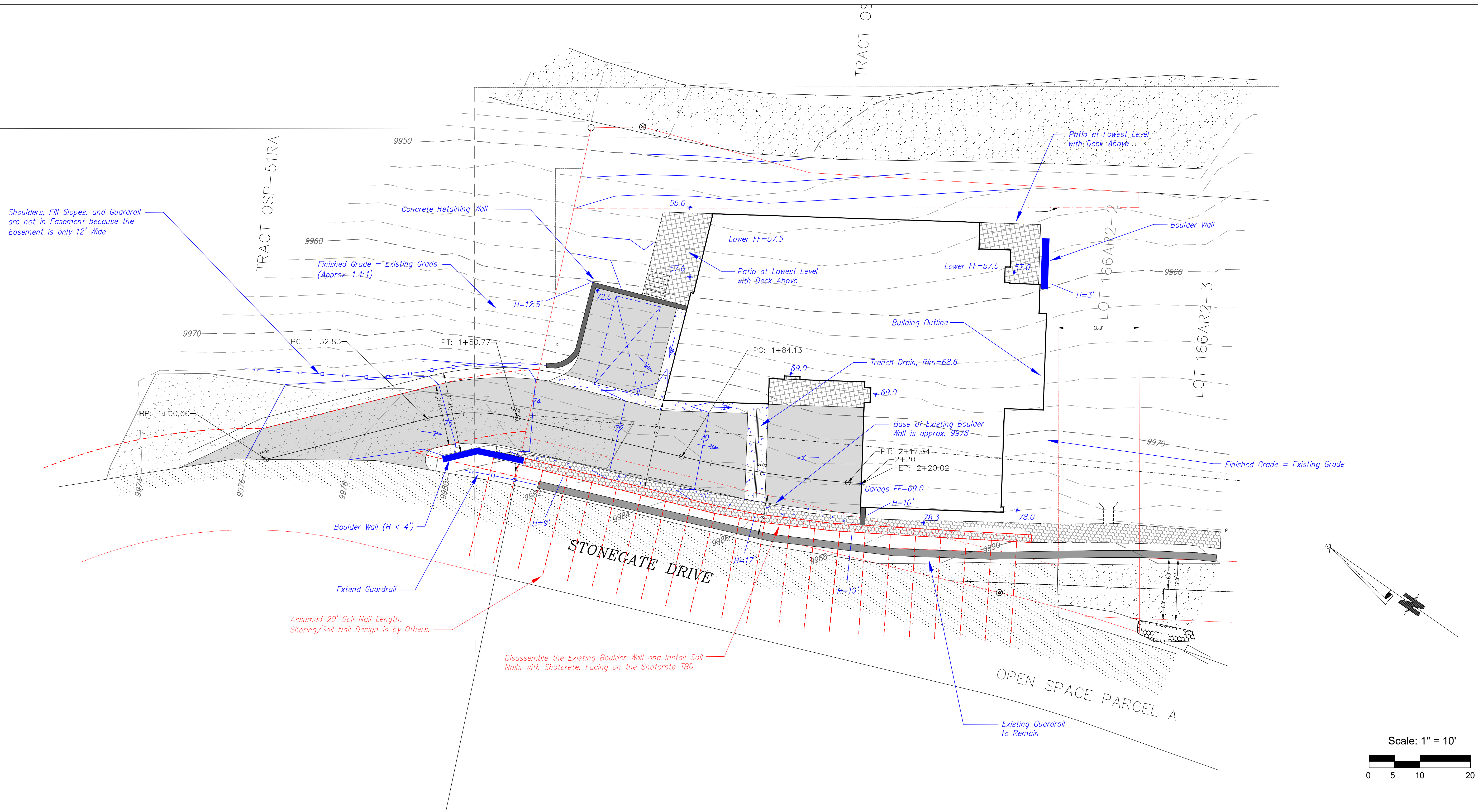
Lot 2
Stonegate
Mtn. Village, CO



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



Shoulders, Fill Slopes, and Guardrail are not in Easement because the Easement is only 12' Wide

Finished Grade = Existing Grade (Approx. 1.4:1)

Assumed 20' Soil Nail Length. Shoring/Soil Nail Design is by Others.

Disassemble the Existing Boulder Wall and Install Soil Nails with Shotcrete. Facing on the Shotcrete TBD.

Existing Guardrail to Remain

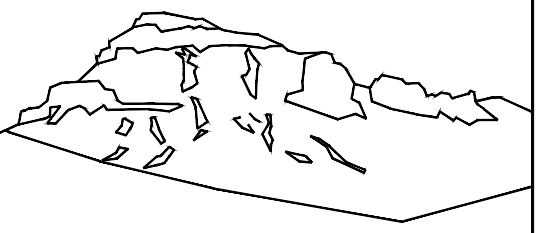
Scale: 1" = 10'



Scale: 1" = 10'



2x Vertical Exaggeration



Uncompahgre Engineering, LLC

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Telluride, CO 81435
970-729-0683

SUBMISSIONS:
SUBMITTAL 2021-05-08

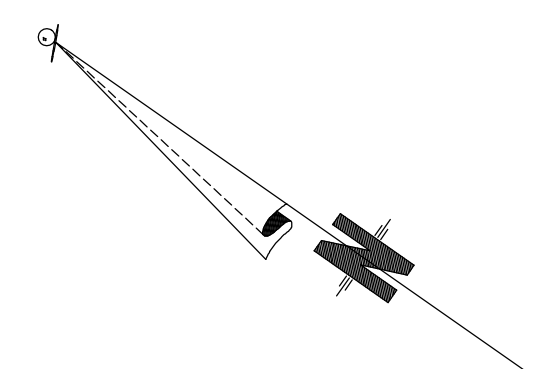
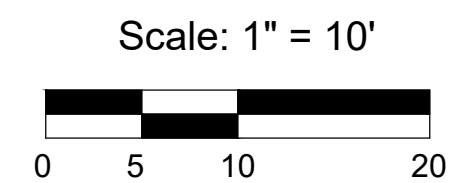
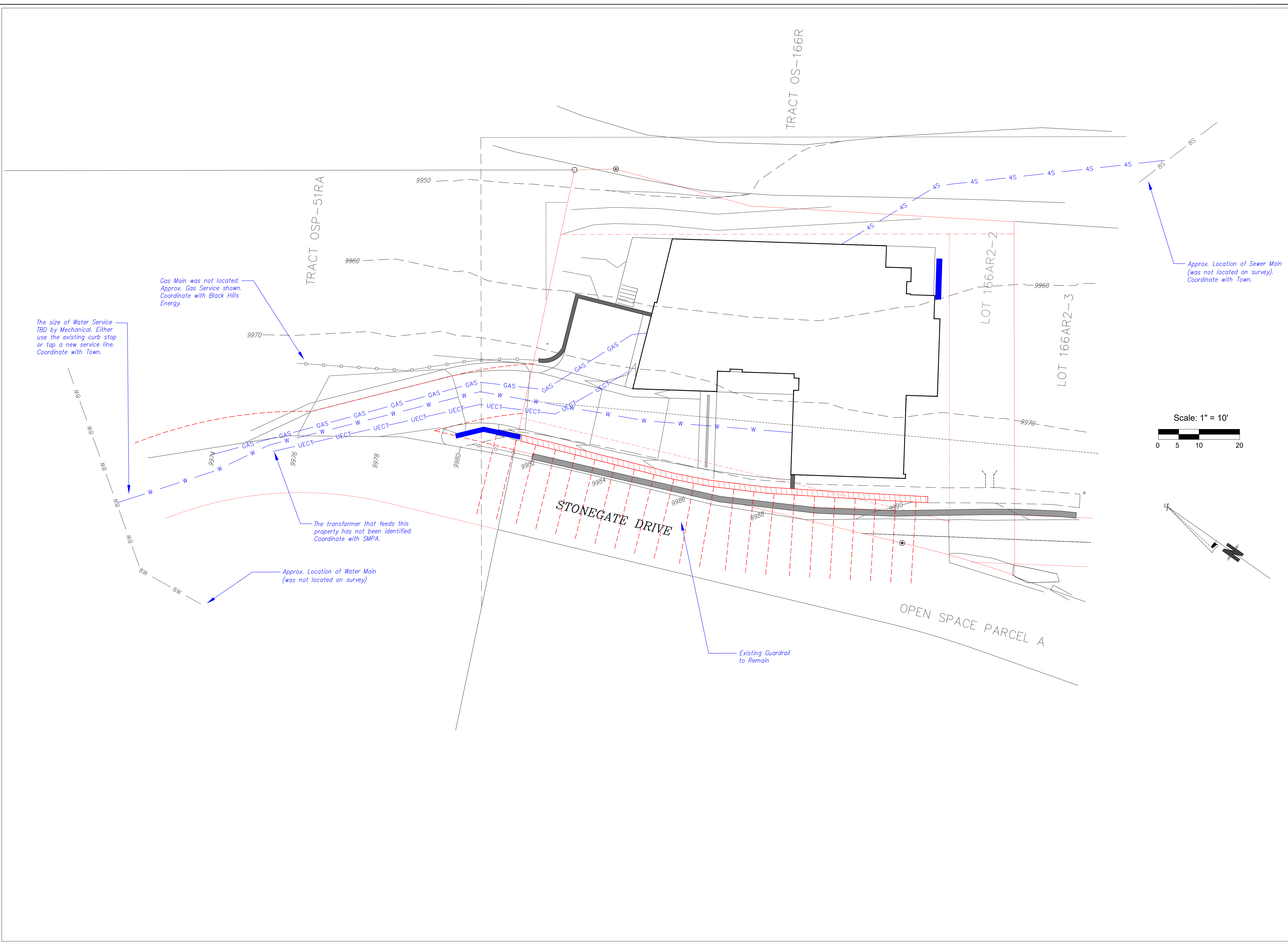
Lot 2
Stonegate
Mtn. Village, CO



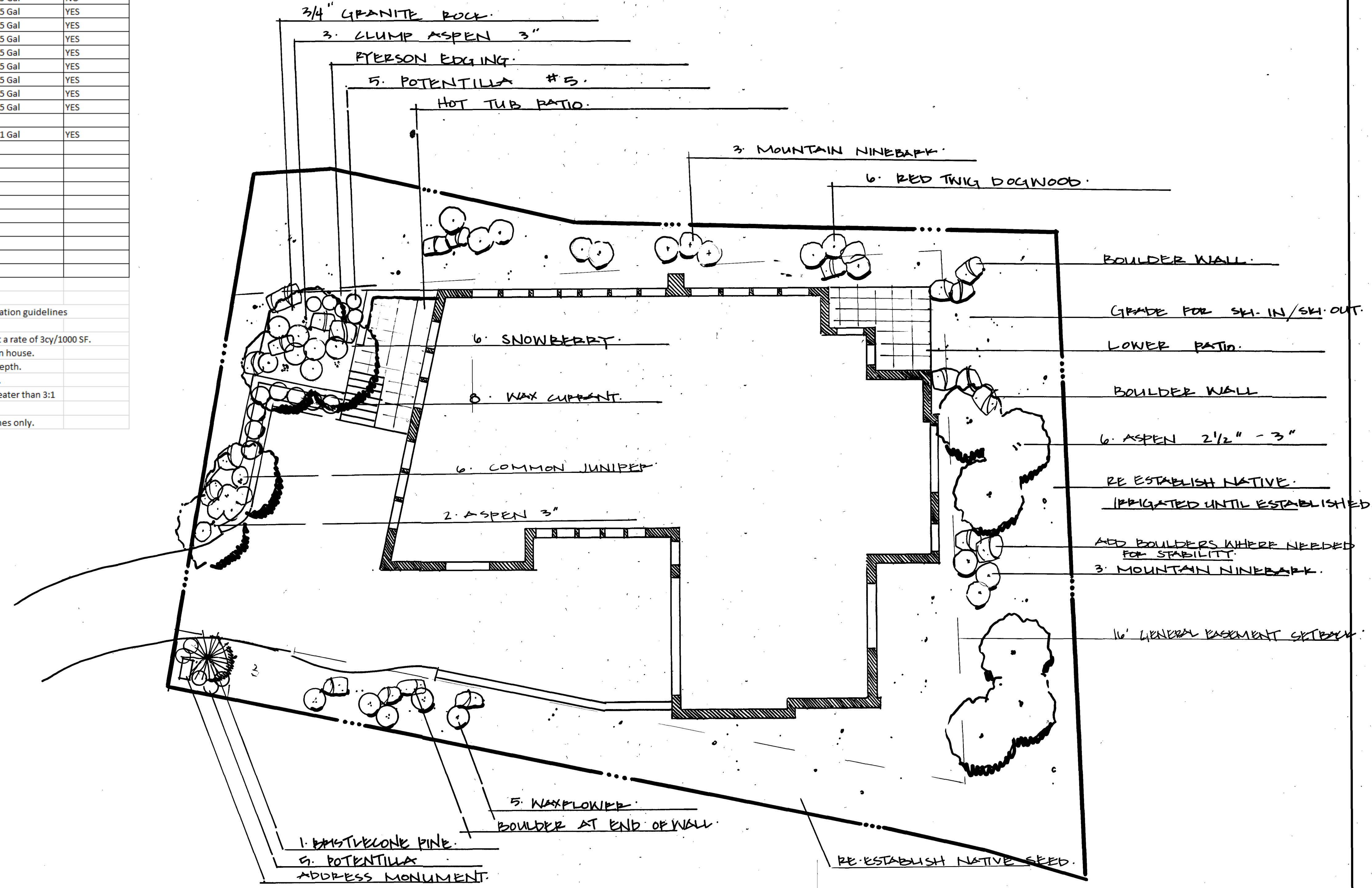
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3



PLANTING SCHEDULE				
QTY	Common Name	Scientific Name	Size	CSU - Fire Wise
TREES:				
6	Quaking Aspen	Populus Tremuloides	2.5" Clump	YES
5	Quaking Aspen	Populus Tremuloides	3" B&B	YES
1	Bristlecone Pine	Pinus Aristata	8" B&B	NO
SHRUBS:				
6	Alpine Carpet Juniper	Juniperus communus 'Alpine Carpet'	5 Gal	NO
4	Arctic Blue Willow	Salix Purpurea	5 Gal	YES
6	Colorado Dogwood	Cornus stolonifera coloradense	5 Gal	YES
6	Scrubby Ninebark	Physocarpus monogynus	5 Gal	YES
13	Potentilla	Potentilla Fruticosa	5 Gal	YES
6	Snowberry	Symphoricarpos oreophilus	5 Gal	YES
8	Wax Currant	Ribes Cereum	5 Gal	YES
5	Waxflower	Jamesia americana	5 Gal	YES
4	Regent Serviceberry	Amelanchier x 'Regent'	5 Gal	YES
Perennials				
145	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 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.				

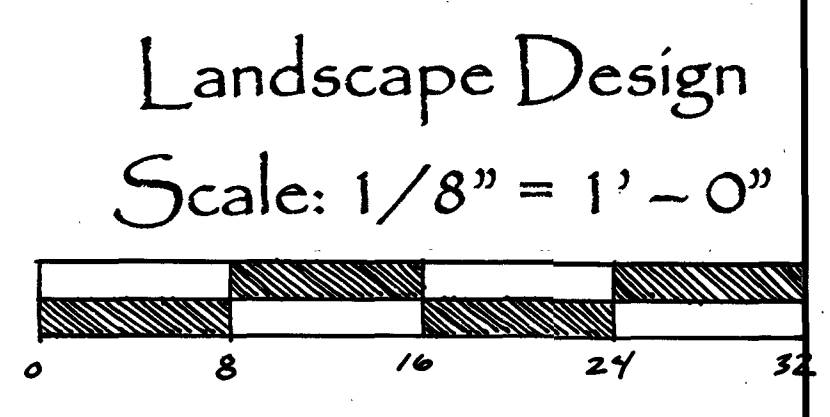


DESIGN · CONSTRUCTION · MAINTENANCE
 15440 EAST FREMONT DRIVE
 CENTENNIAL, CO 80112
 (303) 721-9003 · FAX (303) 755-7040

Custom Residence
 1 Stonegate
 Mountain Village, Colorado 81435

DESIGNED BY:	DATE:
HOLLY TERRY	MAY 2001
REVISIONS:	
	6.15.21

SCALE: 1/8" = 1'-0"	
LEGAL:	
JOB	SHEET: 1
	OF 1



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.



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 166AR-2, 1 Stonegate
Dr.:

Scott Heidergott, fire marshal. Plan review is approved with the following conditions:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 3) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.
- 4) The transition from Stonegate Drive, 503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus roads shall be no more than a maximum of a 5 percent grade for a minimum 20 feet (6096mm).
- 5) TFPD recommends the installation of a Knox Box for access during emergency situations.

If the driveway specifications cannot be met, I would require a sign be posted at the driveway entrance stating - NO FIRE APPARATUS ACCESS.

Mike Otto, Town Forrester:

Wildfire mitigation zones with survey of existing trees is not provided. 40% diversity of tree plantings clause is not met.

Finn Kjome, Public Works:

The road is owned by the Town of Mountain Village as is the wall they want to remove and replace. Public Works will need to bring in our Town engineer to review the soil nail wall system. There probably will need to be a legal review as it relates to using the road right of way. I remember that all the utilities were installed for the lots so they will need to field verify existing utilities.



TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; August 5, 2021

DATE: July 21, 2021

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot AR 59, 129 Adams Way – continued from the July 1, 2021 regular DRB Meeting

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

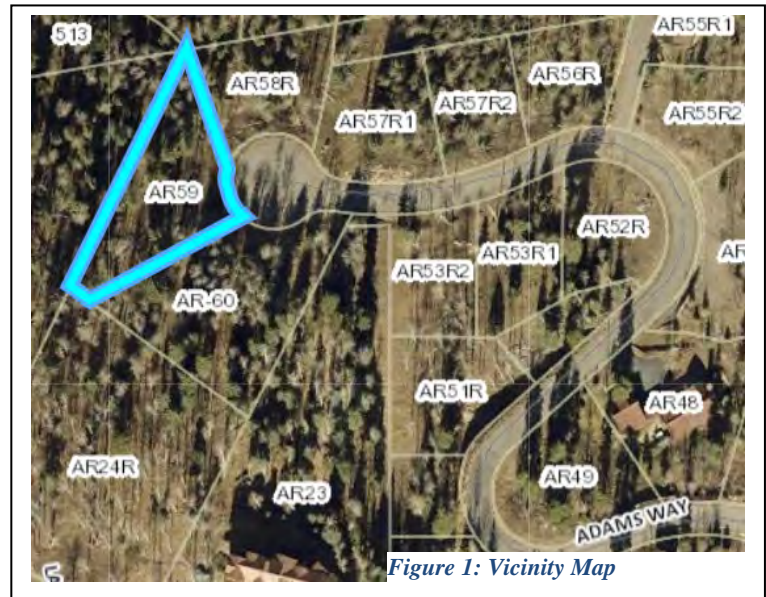


Figure 1: Vicinity Map

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 2,389 livable square feet, and provides 2 interior parking spaces within the proposed garage.

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

Table 1

<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

Design Variation:

- 1) Window & Door material

DRB Specific Approval:

- 1) GE encroachment – grading and hammerhead

Please note, this Memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the first Initial Architectural and Site Review meeting held on July 1, 2021. For more information regarding the details of the first Initial Architectural and Site Review please see staff memo of record dated May 28, 2021.

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. The applicant has amended his drawings to show both existing and proposed grade in the parallel plane projections, these updated drawings better demonstrate overall height compliance.

17.3.13: Maximum Lot Coverage

Staff: Criteria met

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.*

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.*

At the July 1 DRB Review, staff had concerns regarding whether there could be some potential footer encroachments along the western GE, the applicant has addressed this in the revised design narrative, explaining how there will be no encroachment.

If DRB finds these encroachments allowable, then a specific approval should be granted. The owner will be required to enter into a non-revocable General Easement Agreement with the Town for any GE Encroachments approved by the DRB.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: Criteria met

17.5.5: Building Siting Design

Staff: Criteria met

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 applicant has included a complete window and door schedule. The recess depth of windows, doors, and garage doors in stone areas has been provided and meets the CDC requirements. Windows and doors are indicated as fiberglass, this is not listed as an allowable material in the CDC, but If DRB is comfortable with the sample provide by the applicant then a design variation should be granted to allow its use.

17.5.7: Grading and Drainage Design

Staff: There are two dry stack retaining walls indicated on the plan, and the applicant has revised the plans to show that none of the walls are in excess of 4' height.

17.5.8: Parking Regulations

Staff: Criteria met

17.5.9: Landscaping Regulations

The applicant has amended the landscape plan to clarify the total number of new trees to be planted. The plan appears to meet the diversity of species clause in the CDC. Temporary irrigation is indicated on the plan and would be located in the GE, so a temporary encroachment agreement should be entered into with the town.

17.5.12: Lighting Regulations

Staff: The applicant has provided an exterior lighting plan. A photometric study was not provided and is not required for homes under 3500 s.f. It should be noted that a lighting plan is not required until final review. The lighting plan indicates a wall mounted sconce (L3) that, though labeled "dark sky" at first appearance does not seem to be fully shielded, the light source could be visible through the glass panels. The applicant has provided a specification sheet that indicates a "white aluminum shade" which the applicant says will render the glass panels opaque. The latest revision of the CDC removed "opaque glass" as allowable in lighting fixtures. After more clarification from the applicant, DRB should discuss whether this fixture meets the provisions of the CDC. The step lights and address monument fixture complies with lighting regulations.

17.5.13: Sign Regulations

Staff: The address marker is on the north side of the driveway. The location of the monument has been 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.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that meets the Forestry provisions of the CDC.

17.6.6: Roads and Driveway Standards

Staff: Criteria met

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include two gas fireplaces. The chimney cap seems to be a simple mesh in a metal frame.

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 staff initially had some concerns over whether it would allow for the movement of machinery around the proposed home site. The applicant believes the spacing is sufficient (has had similar spacing on local projects in the past) and prioritizes less disturbance on the site. Staff is generally more comfortable with the CMP as proposed after meeting with the applicant. 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 July 21, 2021, with the following design variations and specific approvals:

Design Variation:

- 1) Window and door material

DRB Specific Approval:

- 1) GE encroachment for hammerhead and grading

And, with the following conditions:

- 1) 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.
- 2) 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.
- 3) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 4) 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
- 5) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way 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

DRAWING REVISION COMMENTS

Date: July 21, 2021

A1.1 SITE GRADING AND DRAINAGE SITE PLAN The retaining wall heights were added to this plan. They are already shown on A3.5 Stone Calc's

A1.2 UTILITY/EXTERIOR LIGHTING SITE PLAN The address monument cut sheet was already on this plan. The step lighting fixtures shown on the Electrical plan are also now shown on this plan. L1, L2, and L3 designate the 3 light types. Sconce, step light and address monument light.

A1.3 LANDSCAPE SITE PLAN Quantities shown for Sub Alpine fir, Tami Juniper and Horizontal juniper were 0. There are NO plantings inside the 15' zone other than revegetation. The plan now clarifies -0- plantings for these items. The 15' line is now darkened to further clarify.

The address monument is moved 2.5' to a total of 10' from the edge of pavement as requested.

A1.4 CONSTRUCTION STAGING SITE PLAN There is a note added to clarify the roof overhang shown and the edge of building. Typical footings are 2'-0" wide from the center of an 8" wall so 8" past the wall location and 1'-4" from the property line. No additional room is needed for the fencing.

A2.1 LOWER LEVEL/ MAIN LEVEL PLAN The fireplace now shows gas. The hot tub is moved to 5'-0" from the light.

A2.2 UPPER LEVEL/ROOF PLAN The fireplace now shows gas

A3.1 ELEVATIONS No changes

A3.2 ELEVATIONS No changes

A3.3 HEIGHT CALC'S All existing and final grades were shown now bubbled. Ridge heights were shown, maximum and average heights were shown. The parallel plan was shown and now both the new grade and exiting parallel plane grades are shown.

A3.4 HEIGHT CALC'S See above comments.

A3.5 STONE CALC'S Note the site wall was shown previously.

A3.6 STONE CALC'S No changes

E1.1 ELECTRICAL PLAN Previously showed step light, Dark sky light (which is opaque glass). Photometric study is not required under 3500sf.



VICINITY MAP

DRAWING LIST:

A0	Cover Sheet	Date: July 19, 2021
C1	Improvement Survey Plat	Date: April 1, 2021
A1.1	Site Plan/Roof Plan	Date: July 19, 2021
A1.2	Utility/Grading Plan	Date: July 19, 2021
A1.3	Landscape Plan	Date: July 19, 2021
A1.4	Construction Staging Plan	Date: July 19, 2021
A2.1	Floor Plans	Date: July 19, 2021
A2.2	Floor Plans	Date: July 19, 2021
A3.1	Elevations	Date: July 19, 2021
A3.2	Elevations	Date: May 17, 2021
A3.3	Height Calcs	Date: July 19, 2021
A3.4	Height Calcs	Date: July 19, 2021
A3.5	Stone Calcs	Date: May 17, 2021
A3.6	Stone Calcs	Date: May 17, 2021
E1.1	Electrical Plans	Date: July 19, 2021

PLAN CONSULTANTS:

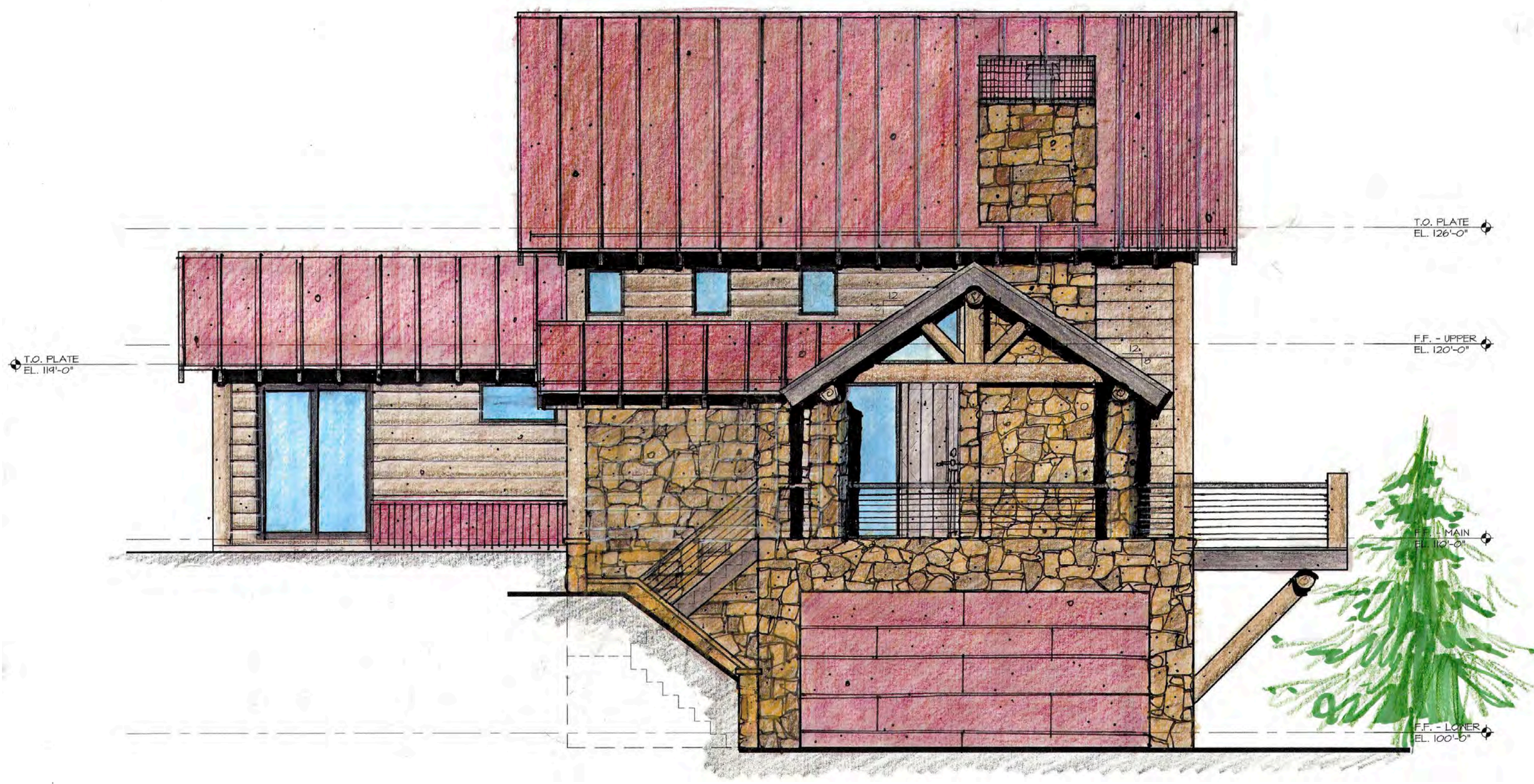
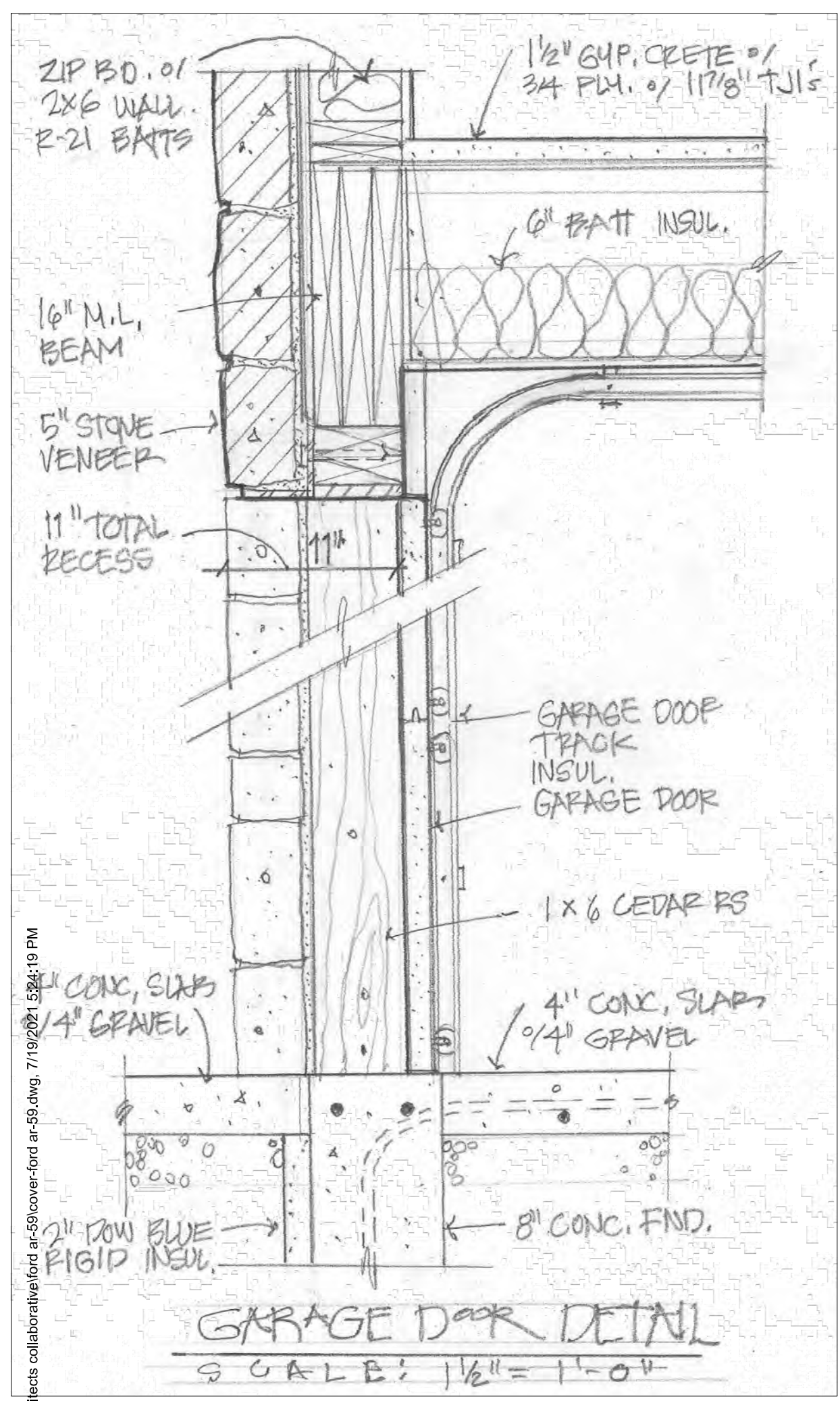
Architects Collaborative
Ken Alexander
PO Box 3954
Telluride, Colorado 81435
970-708-1076
ken@architectstelluride.com

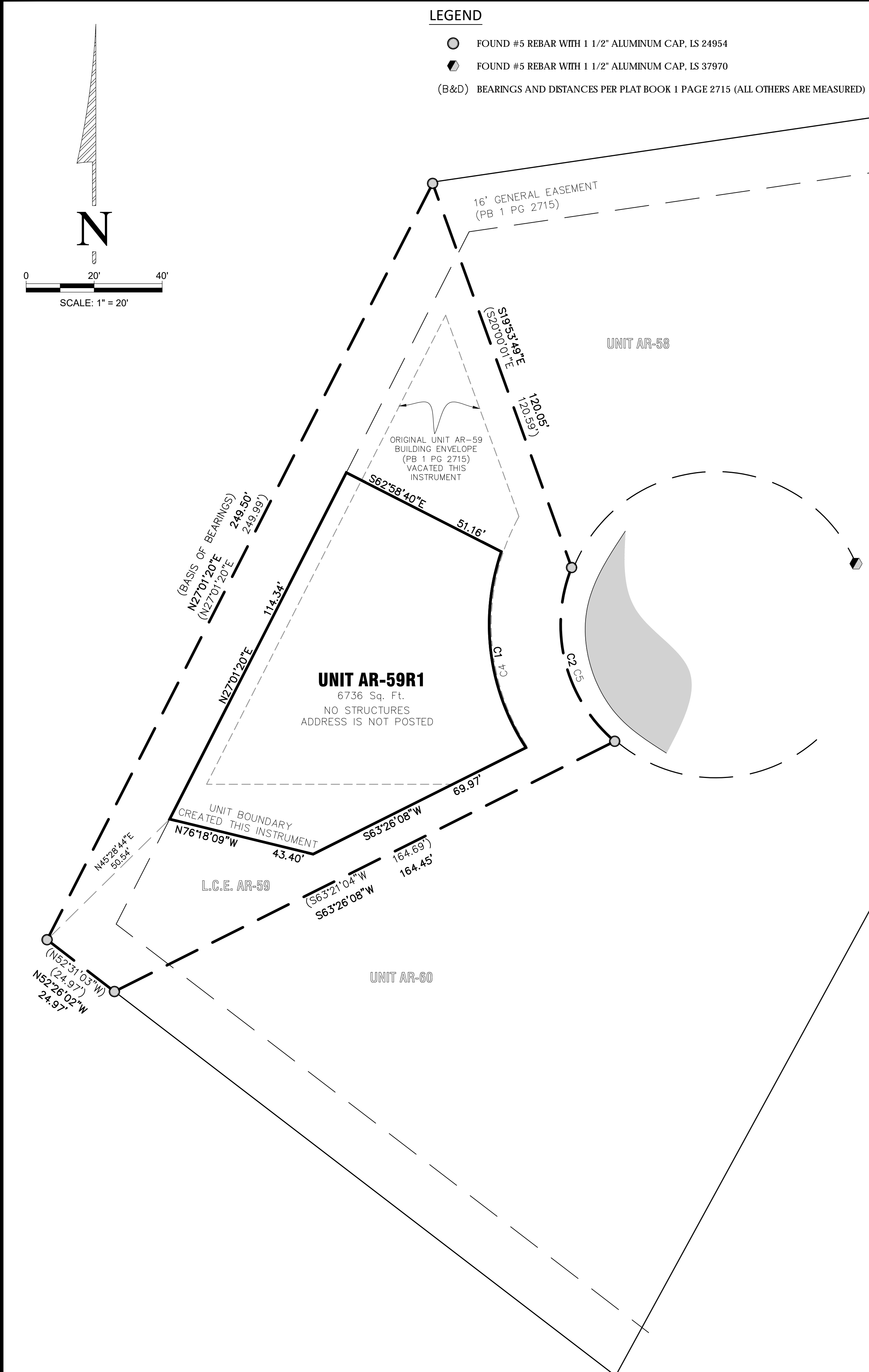
McMillian Engineering
195 S. Lena St.
Ridgeway, Colorado 81432
970-626-5113
mcmillian@ouraynet.com

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%





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 _____

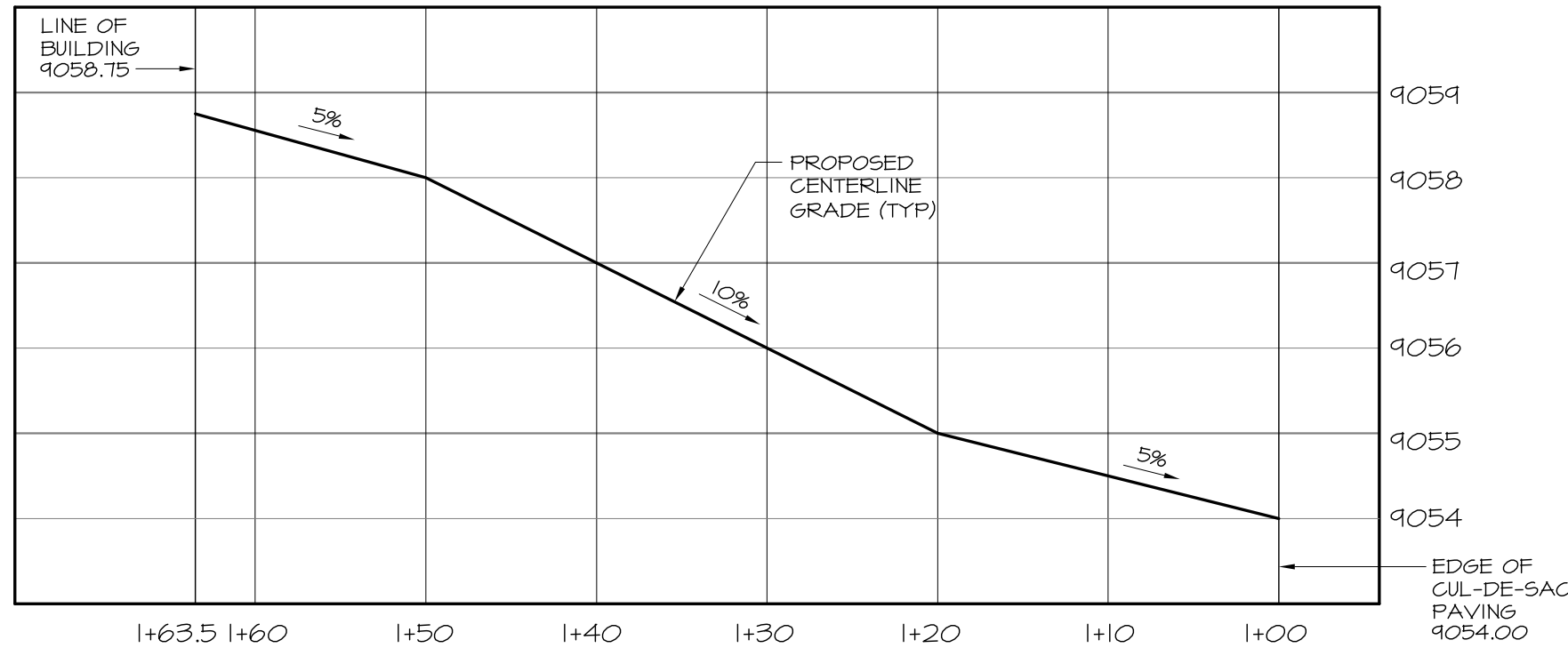
RECORDER'S CERTIFICATE:

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 _____

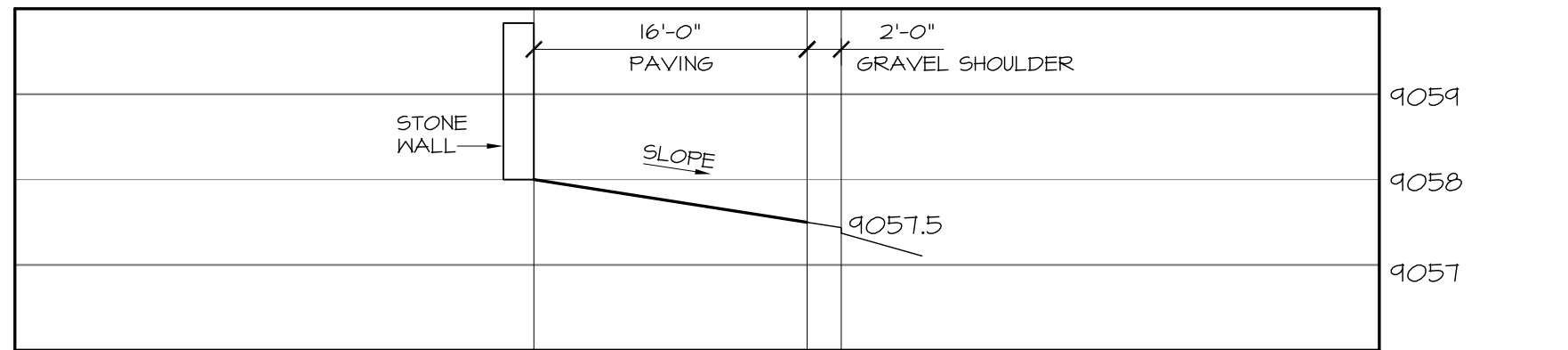
Reception No. _____ Time _____

San Miguel County Clerk



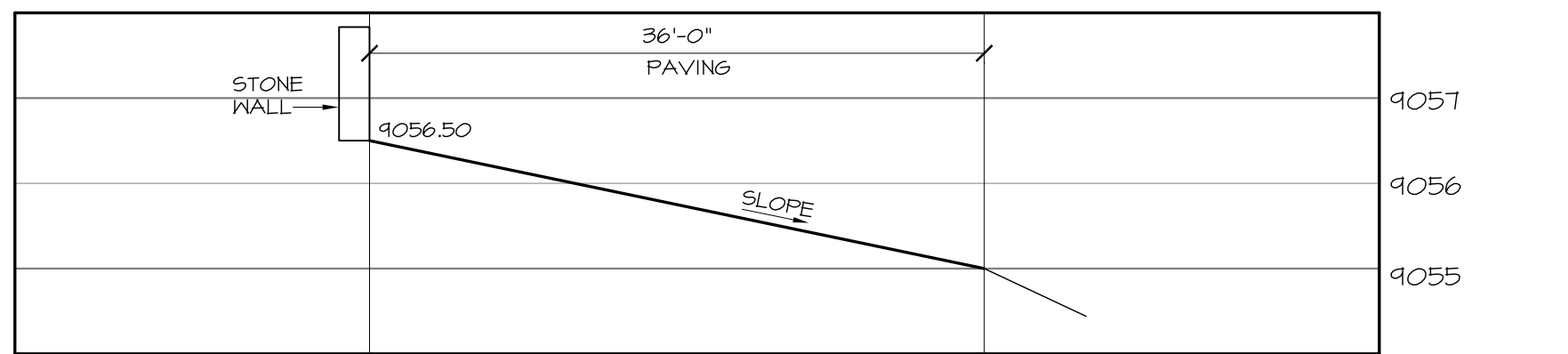
DRIVEWAY PROFILE S-1

HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'



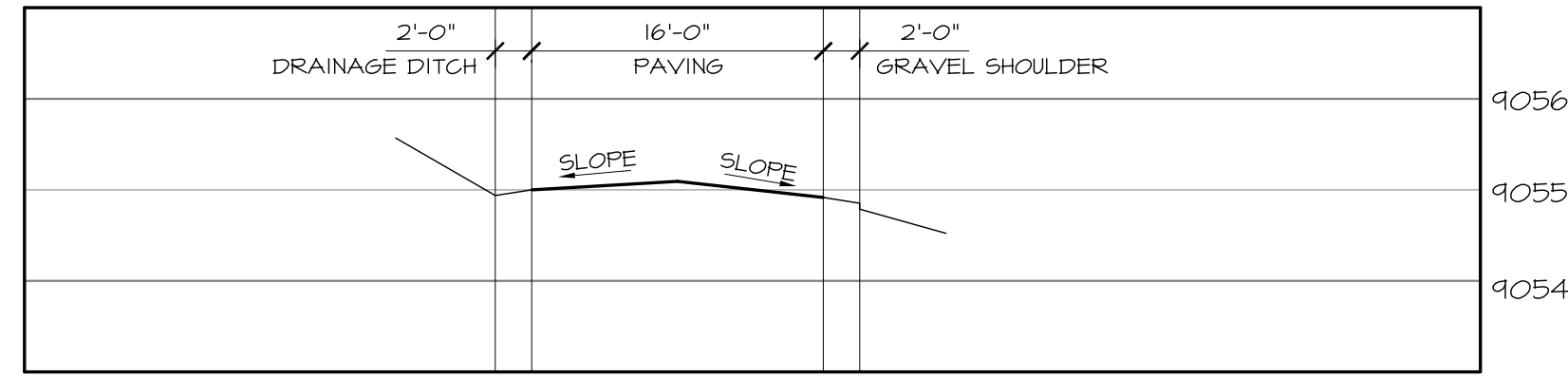
DRIVEWAY SECTION S-2 (STATION 1+45)

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



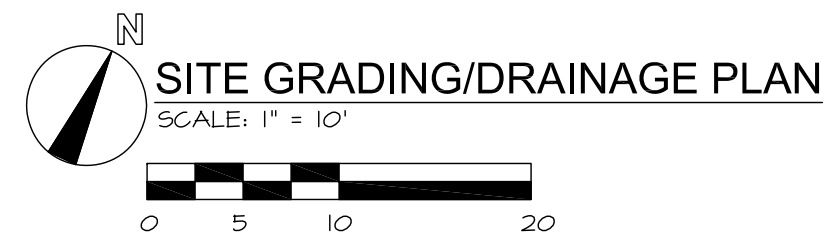
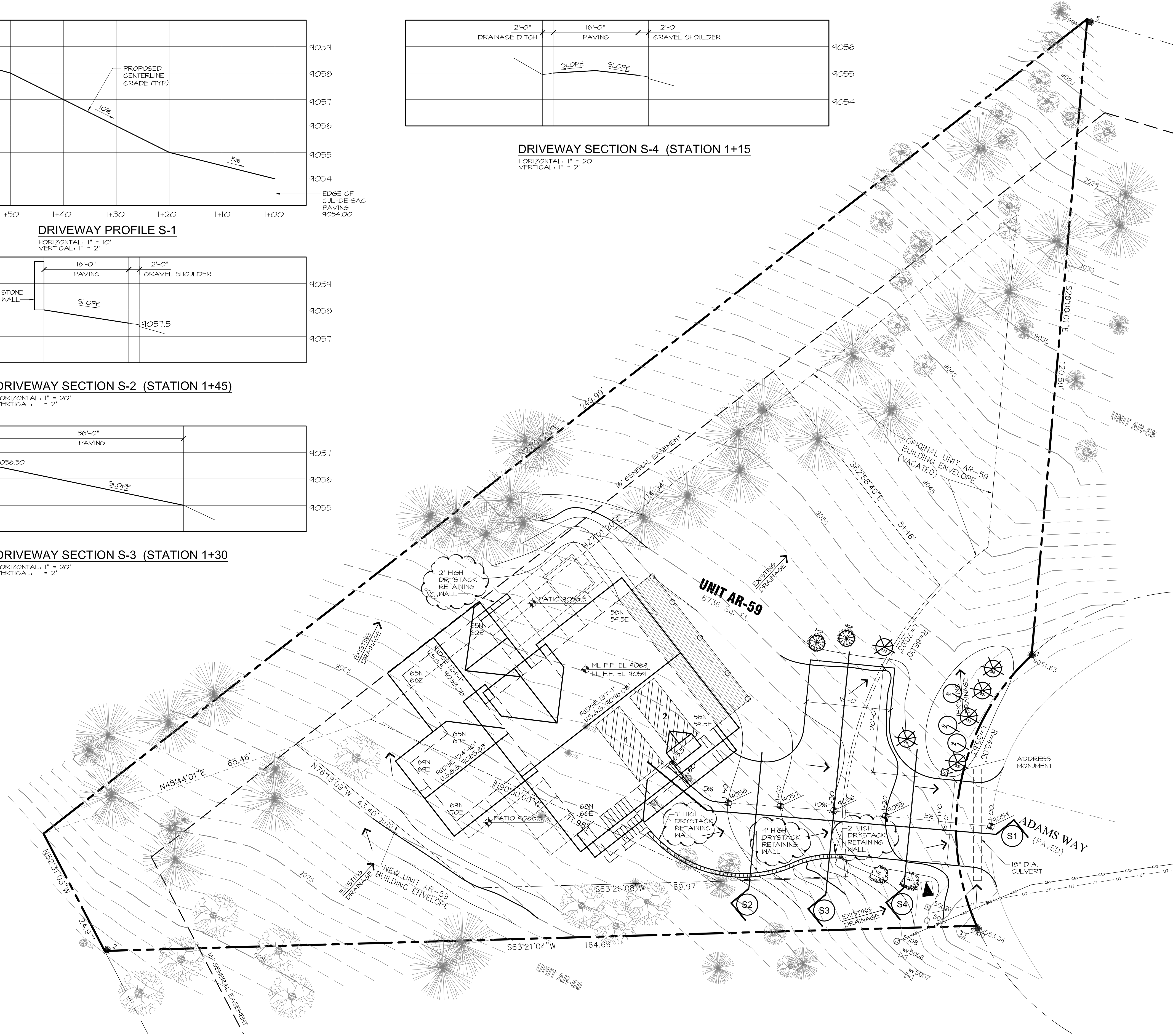
DRIVEWAY SECTION S-3 (STATION 1+30)

HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

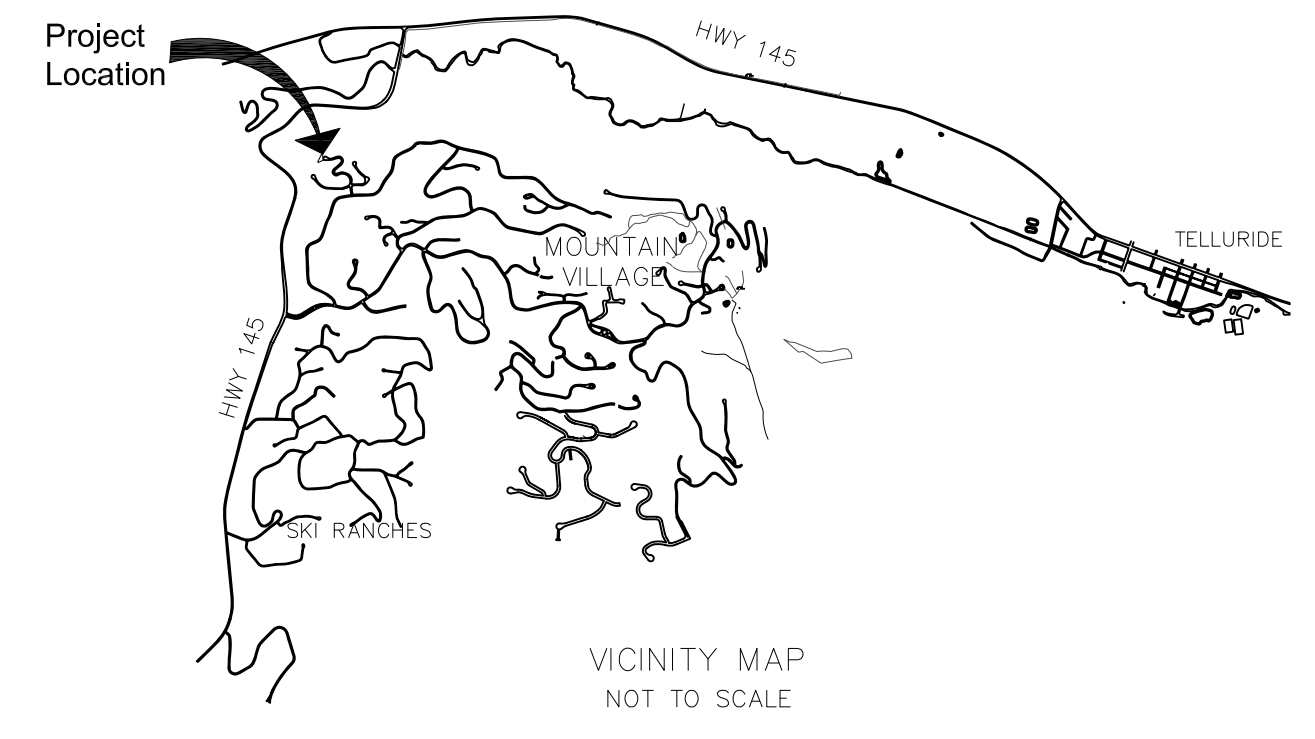


DRIVEWAY SECTION S-4 (STATION 1+15)

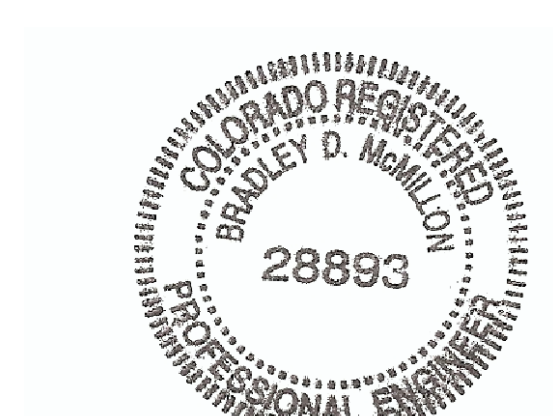
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



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%



VICINITY MAP
NOT TO SCALE



Bradley D. Nicholson

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REVISIONS:
4-13-21
5-17-21
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7-14-21

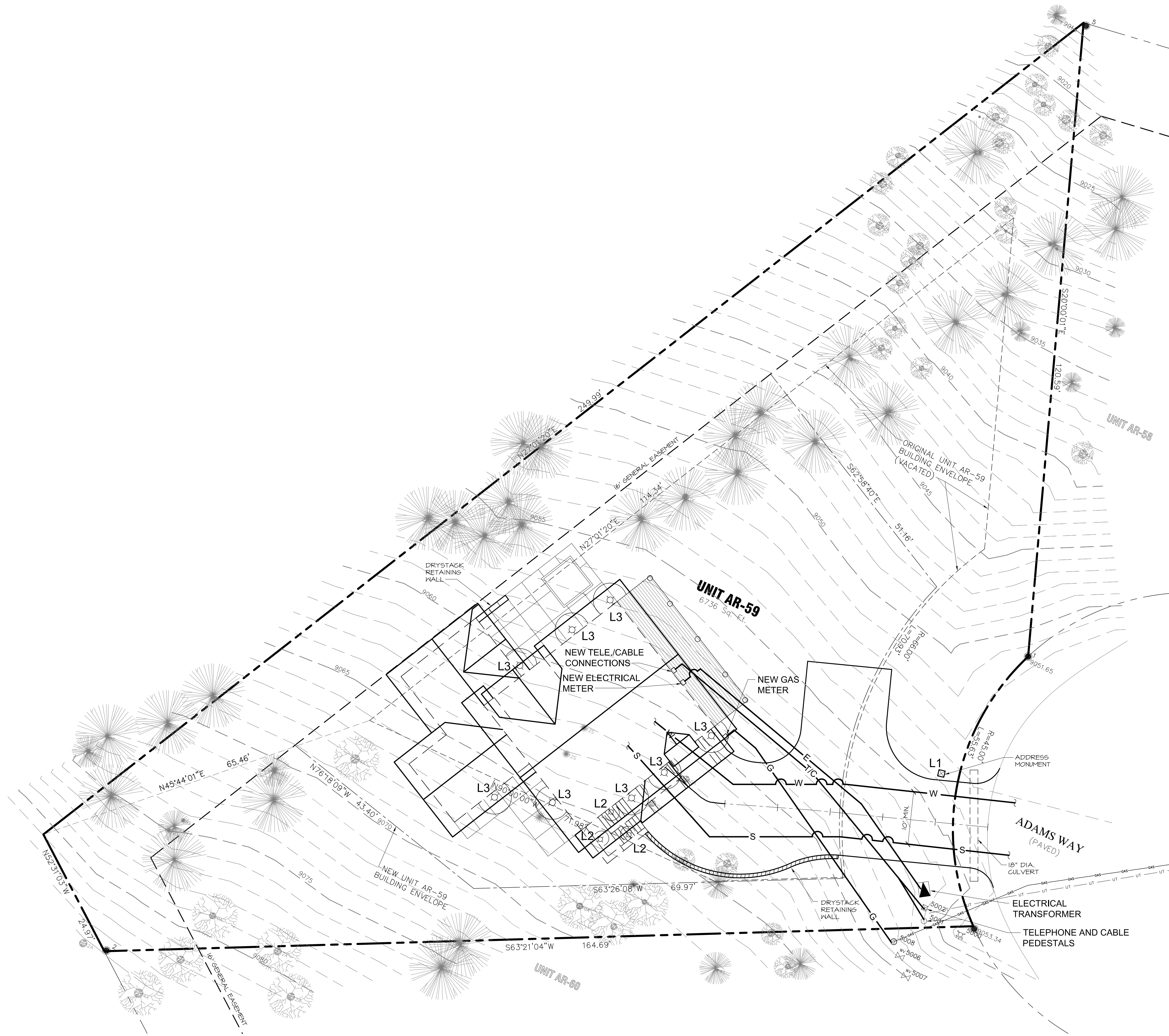
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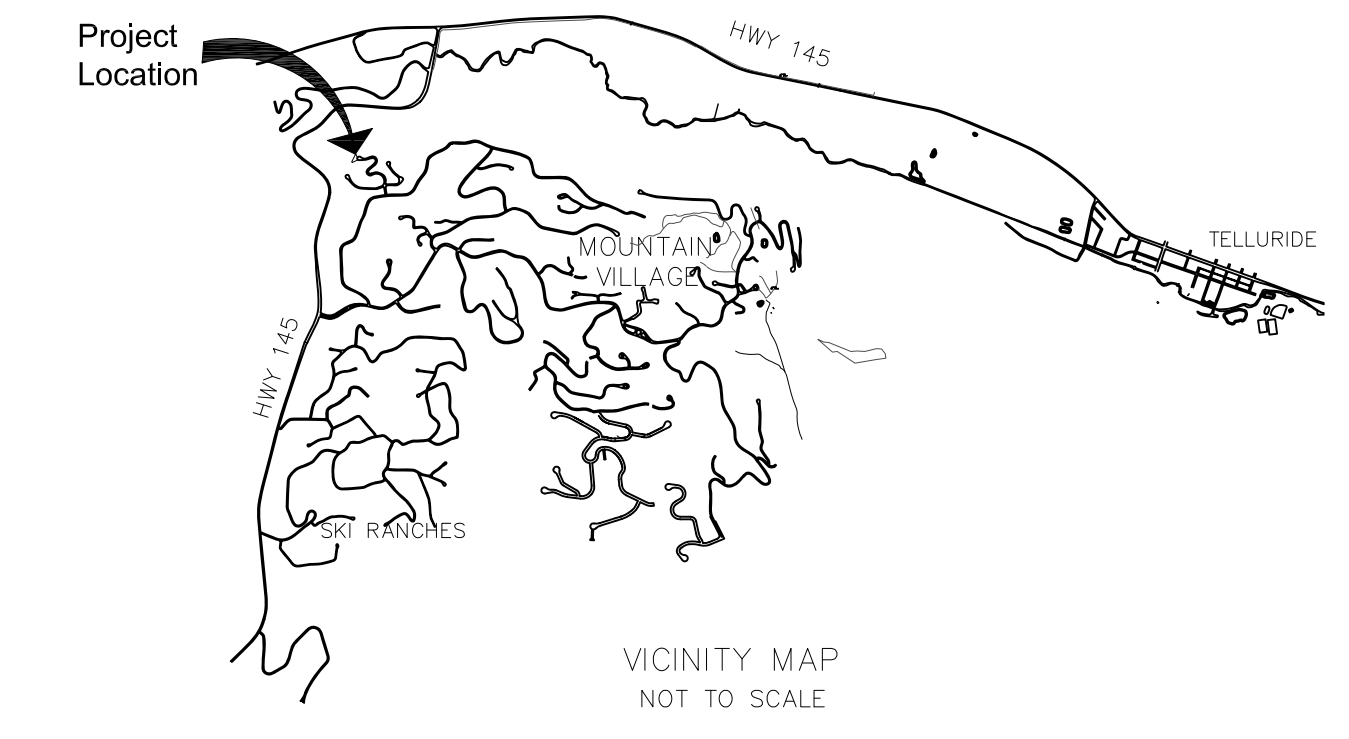
Unit AR-59 Timber Ridge at Mountain Village
TBD Adams Way, Mountain Village
San Miguel County, Colorado

DATE:
1.27.21

SHEET
A1.1
Unit AR-59



SITE UTILITY AND EXTERIOR LIGHTING PLAN
 SCALE: 1" = 10'
 0 5 10 20



Modern Forms Square 10" High Bronze LED Outdoor Wall Light - #592D | Lamp 78w

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 5923

Modern Forms Square 10" High Bronze LED Outdoor Wall Light

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 [eZZle](#)

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_5923.html

TYPE L1 - ADDRESS MONUMENT LIGHT CUT SHEET

LEGEND

- SCNCE INCANDESCENT (+7' ABOVE GRADE)
- (9) NIGHT SKY DOWNLIGHTS (+7' ABOVE DECK)



Bradman

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 5-17-21
 6-14-21
 6-16-21
 7-14-21

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Unit AR-59 Timber Ridge at Mountain Village
 TBD Adams Way, Mountain Village
 San Miguel County, Colorado

DATE:
 1.27.21

SHEET
 A1.2
 Unit AR-59

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 (MELANDS BUFFER MIX)

Arizona Fescue	14%
Alpine Bluegrass	14%
Slender Wheatgrass	38%
Mountain Brome	36%

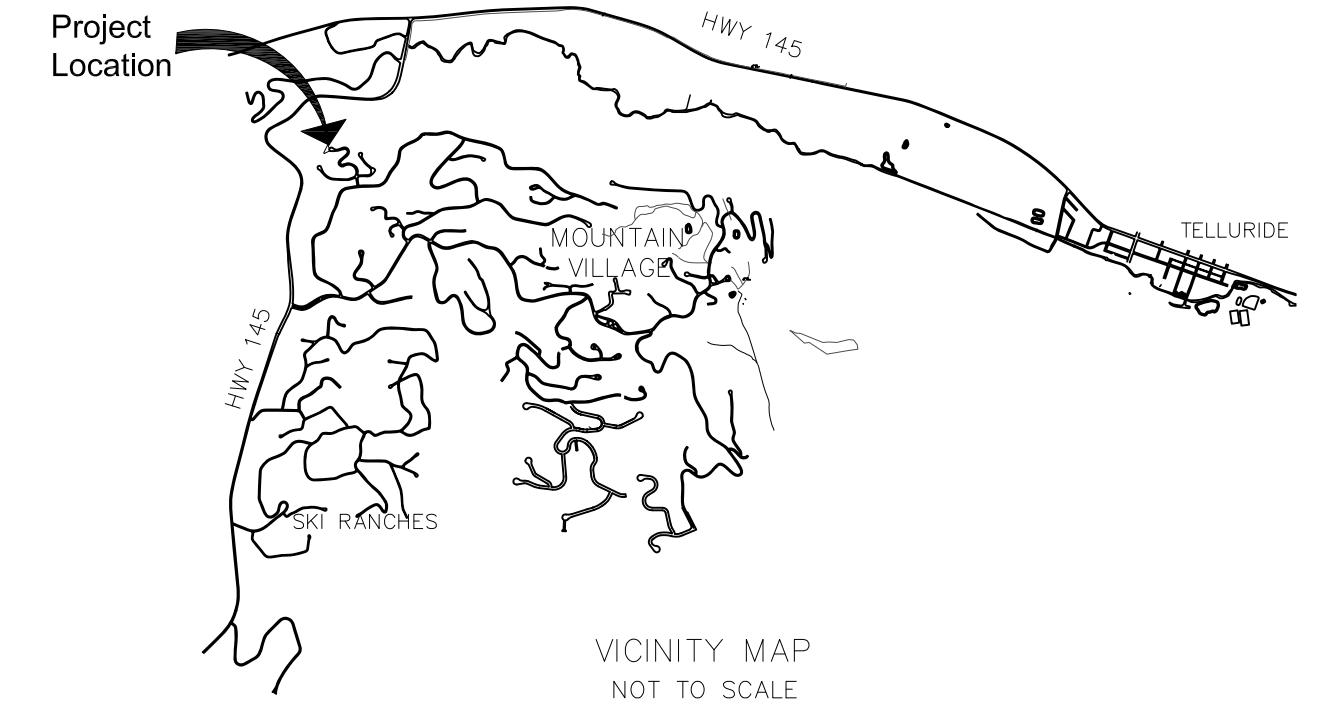
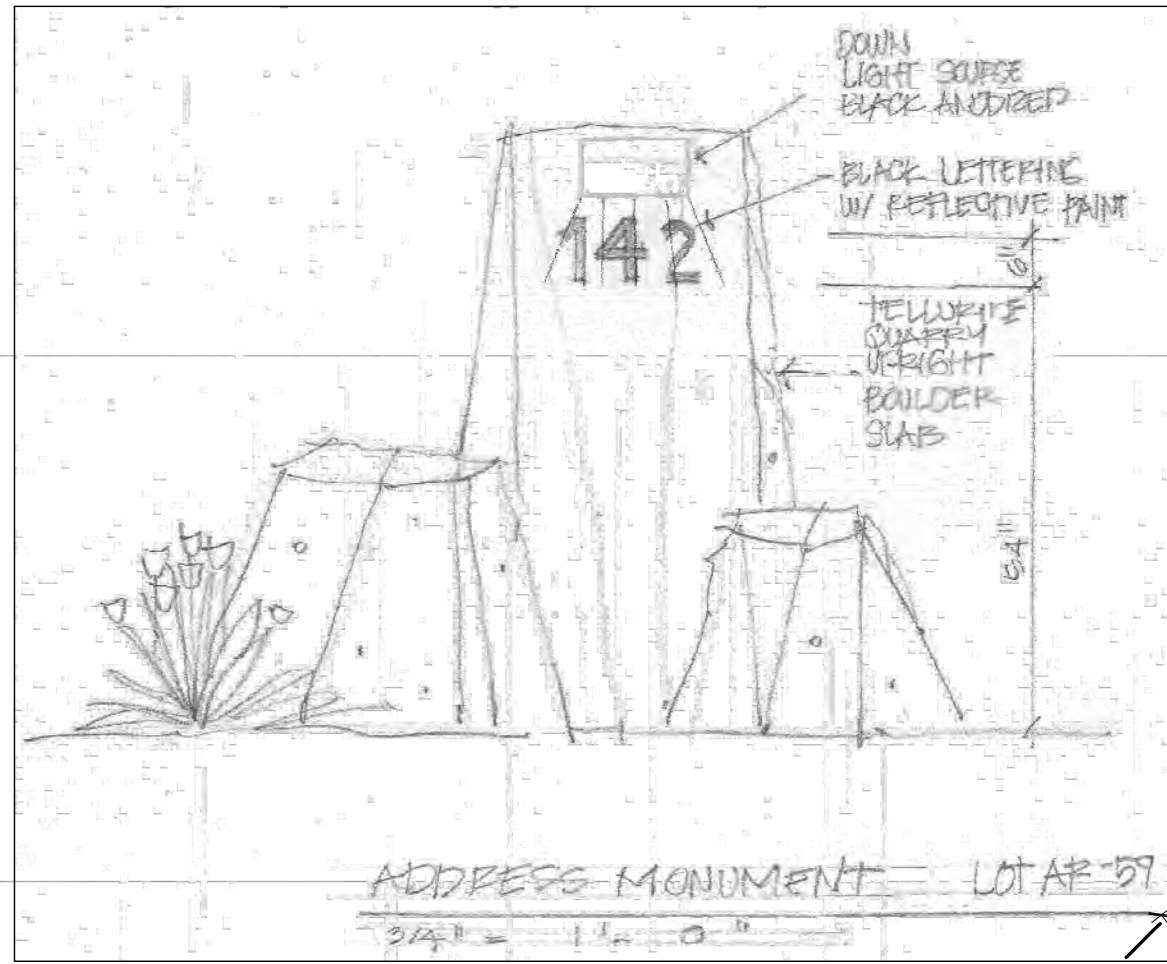
In areas to be seeded soil will be scarified and/or the topsoil replaced. Newly seeded areas will be mulched by straw, hydro-mulch, or erosion control netting on slopes steeper than 3:1.

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

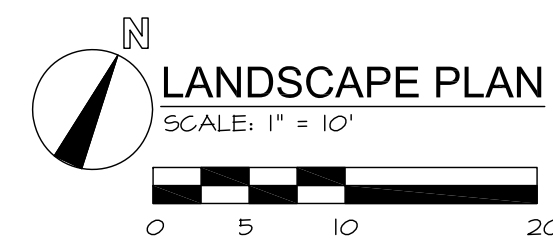
PLANT LEGEND

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
QA	3	Gauging 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	0	Sub-alpine Fir	Abies lasiocarpa	5 gal.
TJ	0	Tam Juniper	Juniperus sabinia	5 gal.
HJ	0	Horizontal Juniper	Juniperus horizontalis	1 gal.
////	0	Assorted Perennials		

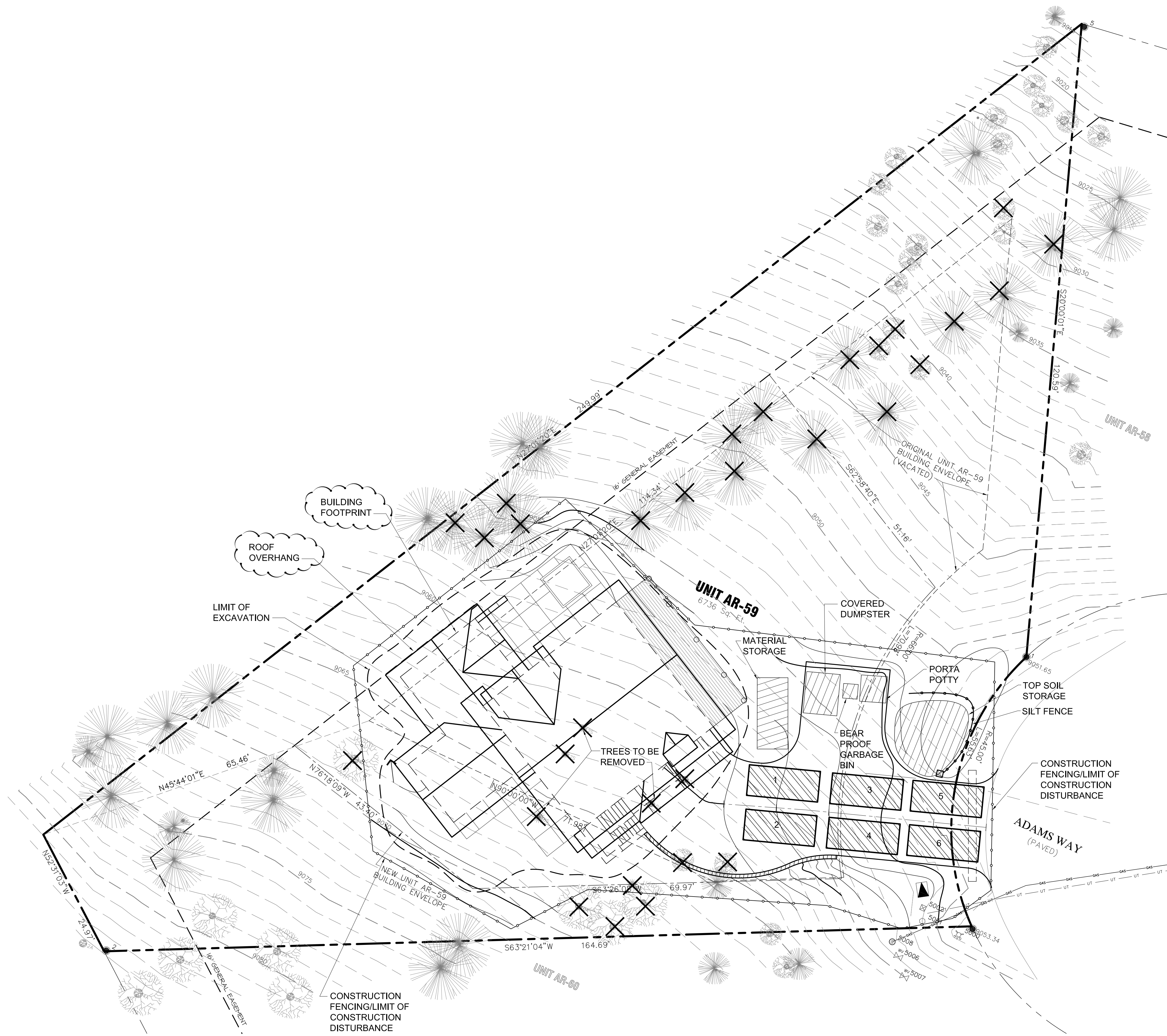
Notes:

- 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 sp.
Pinks, Spotted	Dianthus, alwoodii
Sweet William	Dianthus barbatus
Purple Coneflower	Echinacea purpurea
Daylily, Yellow	Hemerocallis "Hyperion"
Iris, Pink Bearded	Iris x germanica
Rocky Mountain Iris	Iris missouriensis
Iris, Blue Siberian	Iris sibirica "Gosau's Brother"
Yellow Flax	Linum flavum
Blue Flax	Linum lewisii
Flax, Blue	Linum perenne
Native Lupine	Lupinus parviflorus
Russell's lupine	Lupinus polyphyllus
Engelmann Ivy	Parietaria alpinum
Alpine Parsieman	Thymus pseudo-lanuginosus
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.

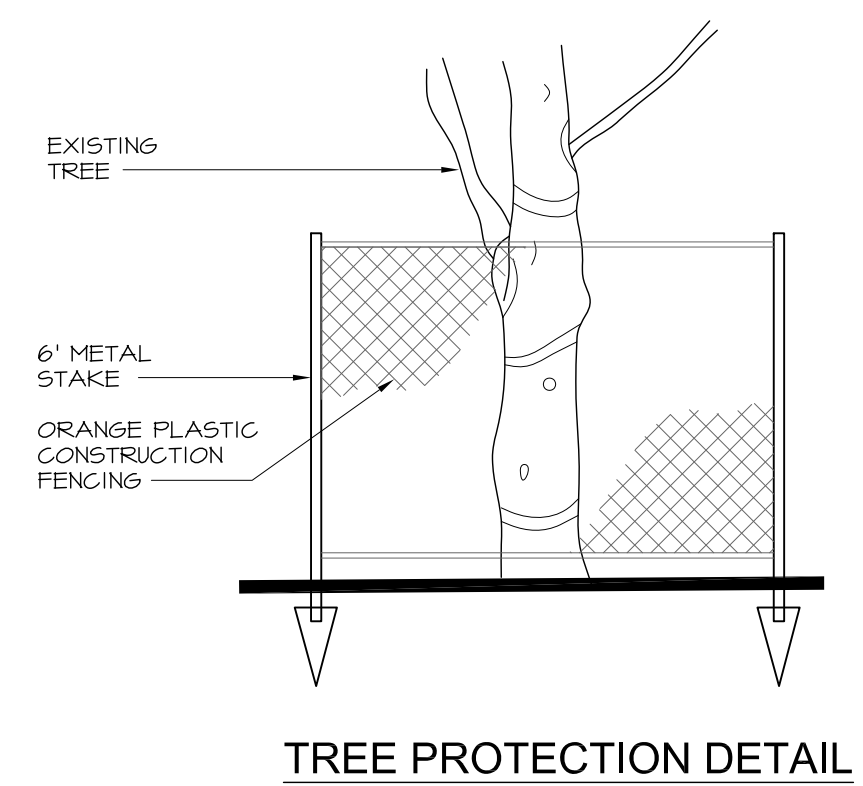
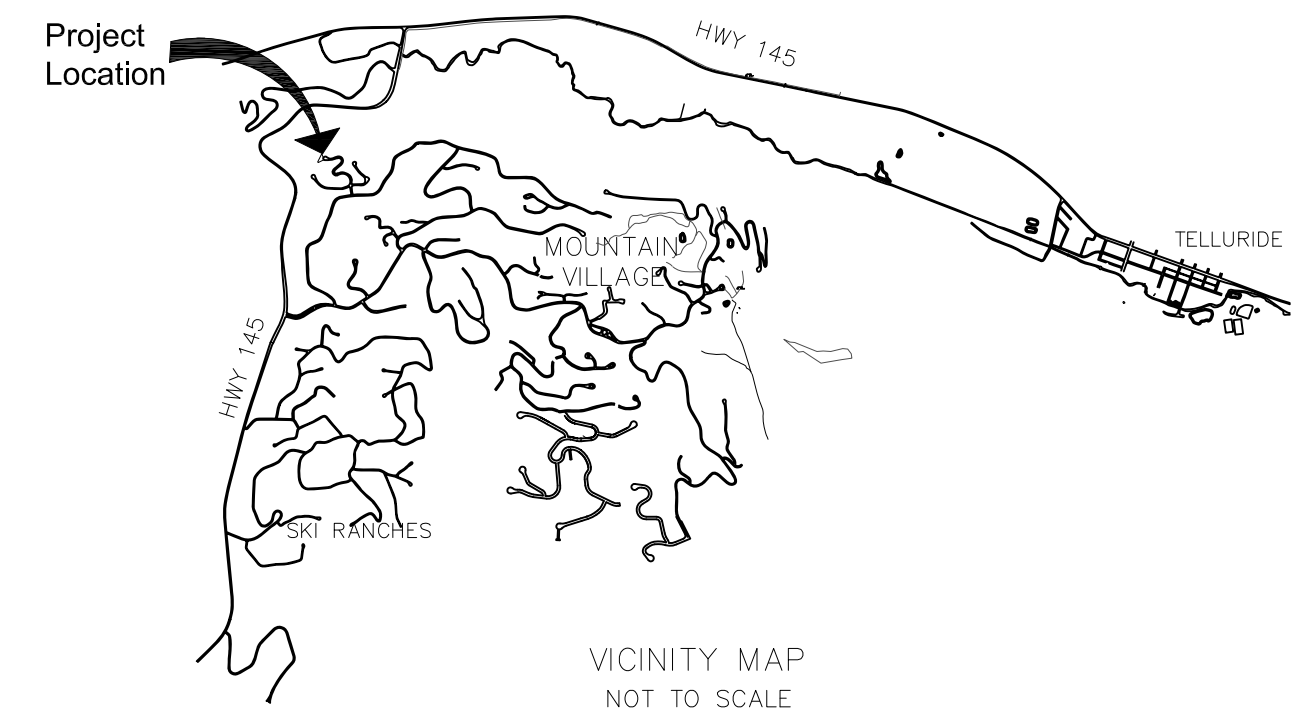


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CONSTRUCTION STAGING PLAN
 SCALE: 1" = 10'
 0 5 10 20

NOTES:
 EXISTING TREES TO BE REMOVED IMMEDIATELY, ADD SLASH MATERIAL BY EXCAVATOR



REVISIONS:
 5-17-21
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 6-16-21
 7-14-21

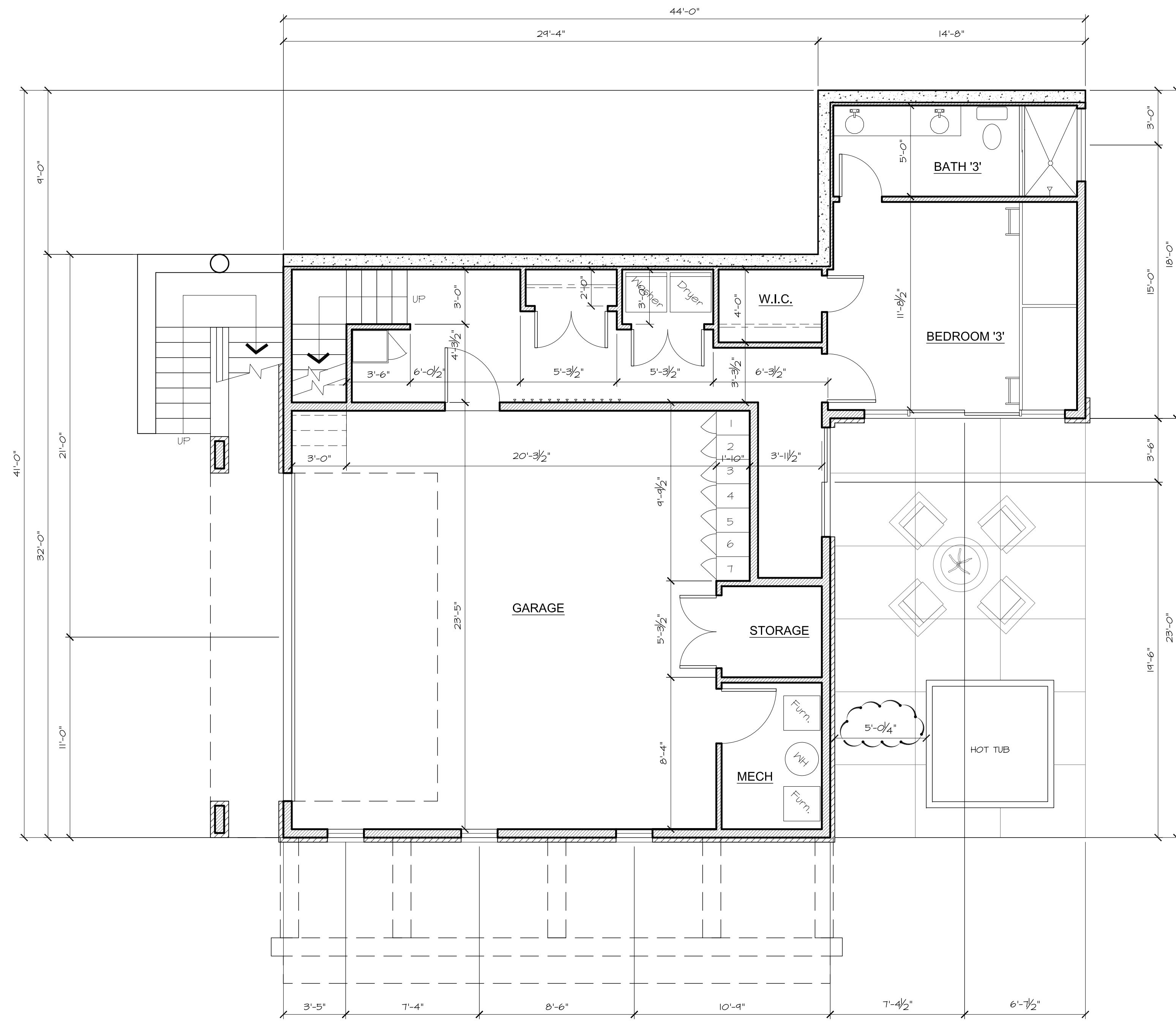
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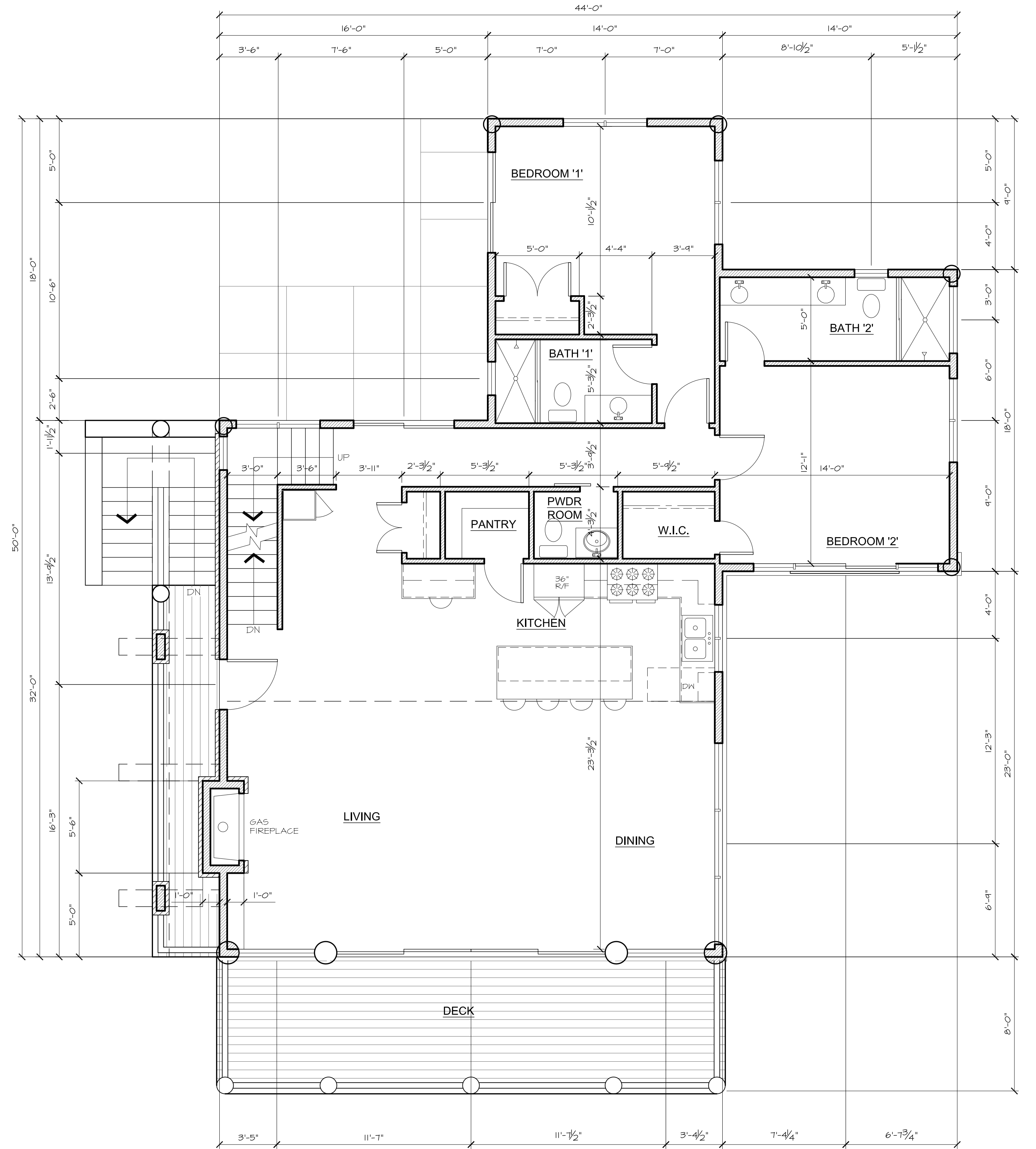
SHEET
 A1.4
 Unit AR-59



FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"

SQ. FOOTAGE CALCULATIONS

LOWER LEVEL (EXCLUDING GARAGE)	539 s.f.
GARAGE	679 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"



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3-4-21	
4-10-21	
5-19-21	
7-14-21	

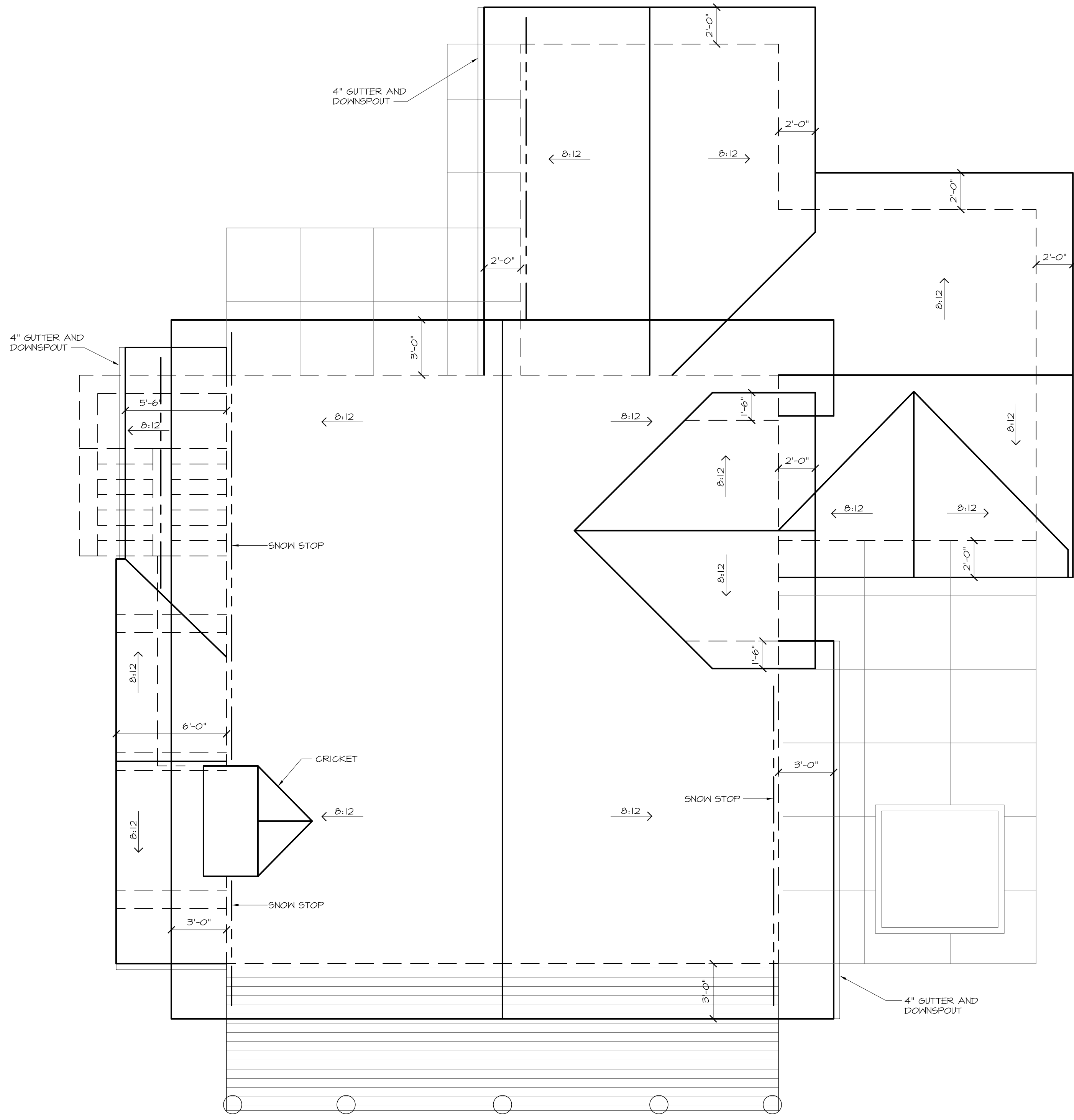
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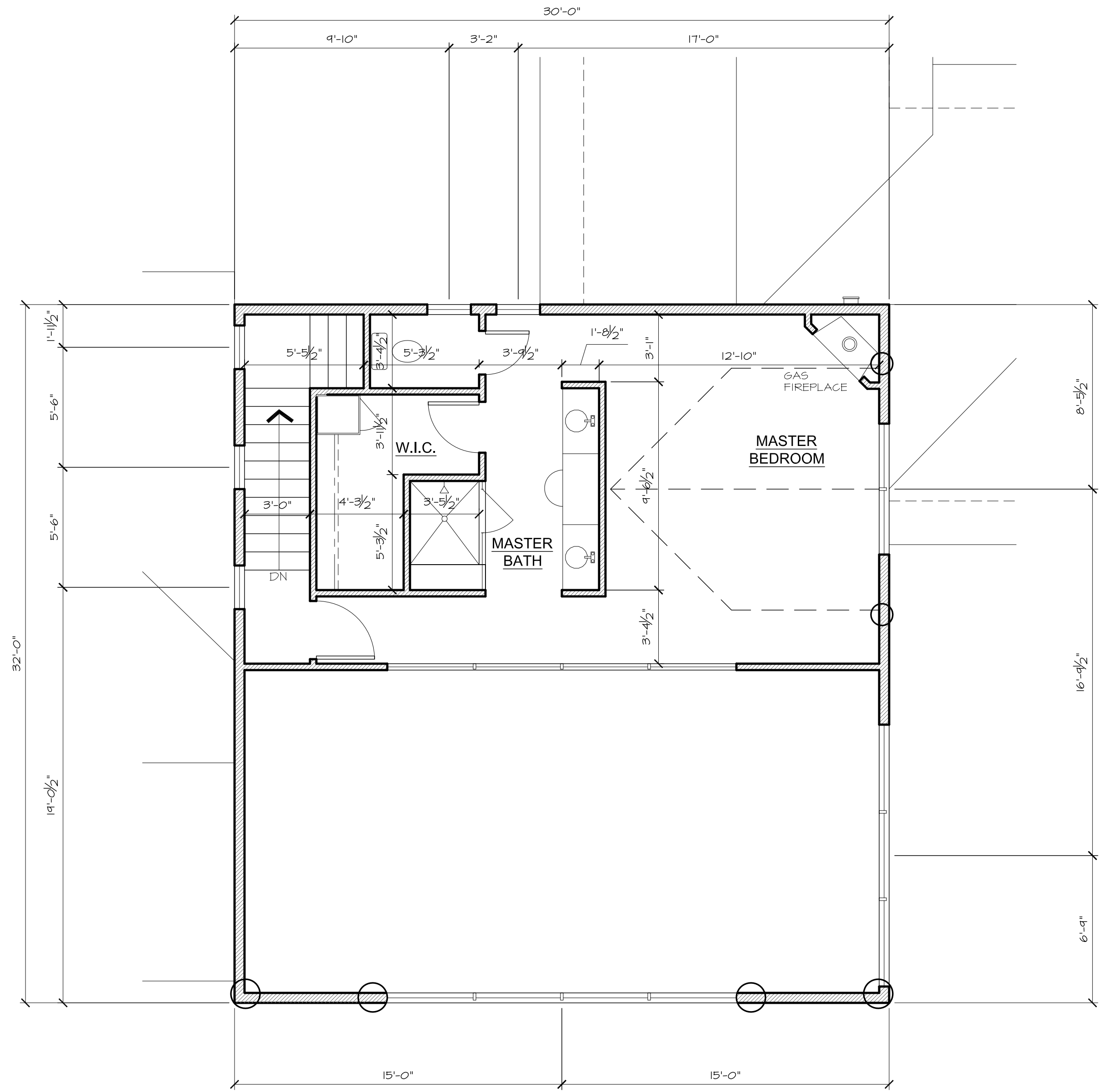
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TBD Adams Way, Mountain Village
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DATE:
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SHEET
A2.1
Unit AR-59



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



FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"



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4-13-21
5-11-21
7-14-21

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A2.2
Unit AR-59



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



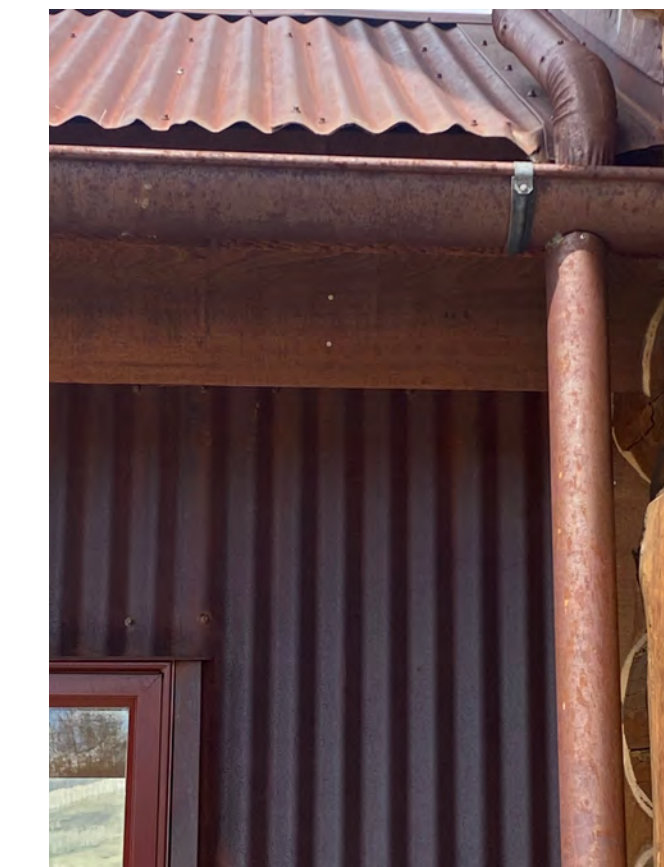
Hand peeled log siding with log post corners and chinking



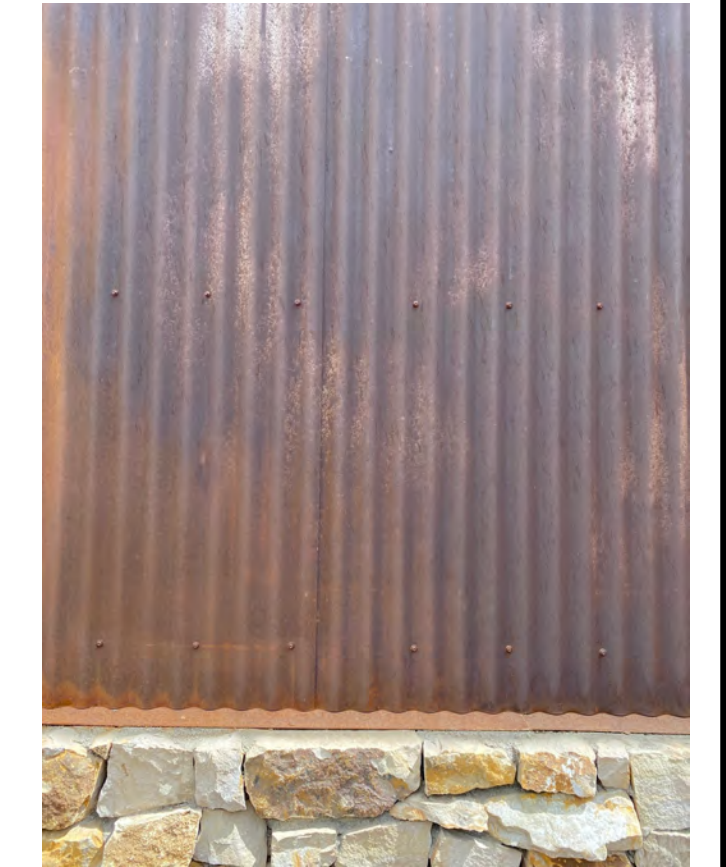
Garage door rusted metal flat 2'x4'



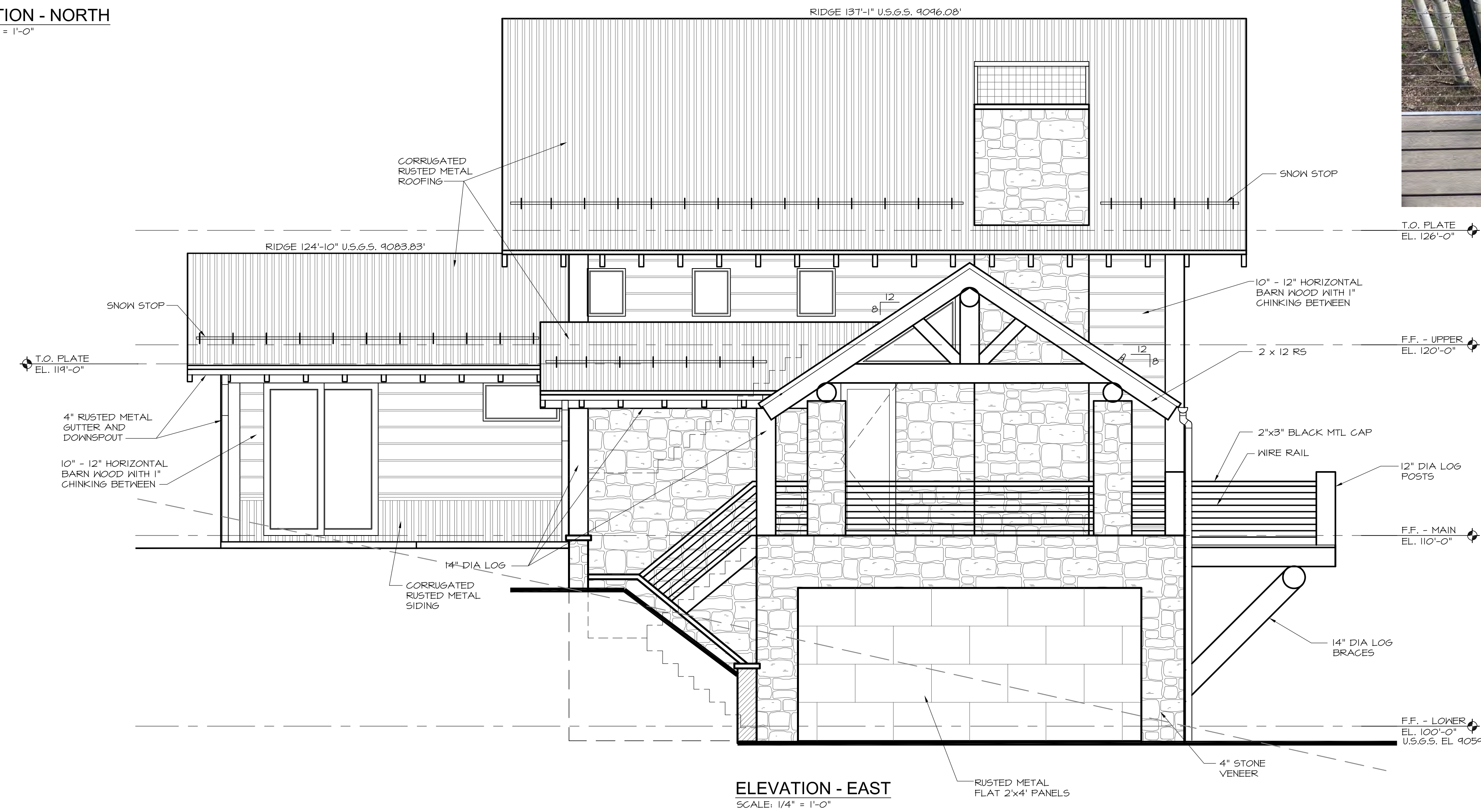
Stone Veneer



Gutters downspouts rd. Rusted metal



Siding / flashing / roofing
corrugated rusted metal



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



REVISIONS:

3-10-21
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7-14-21

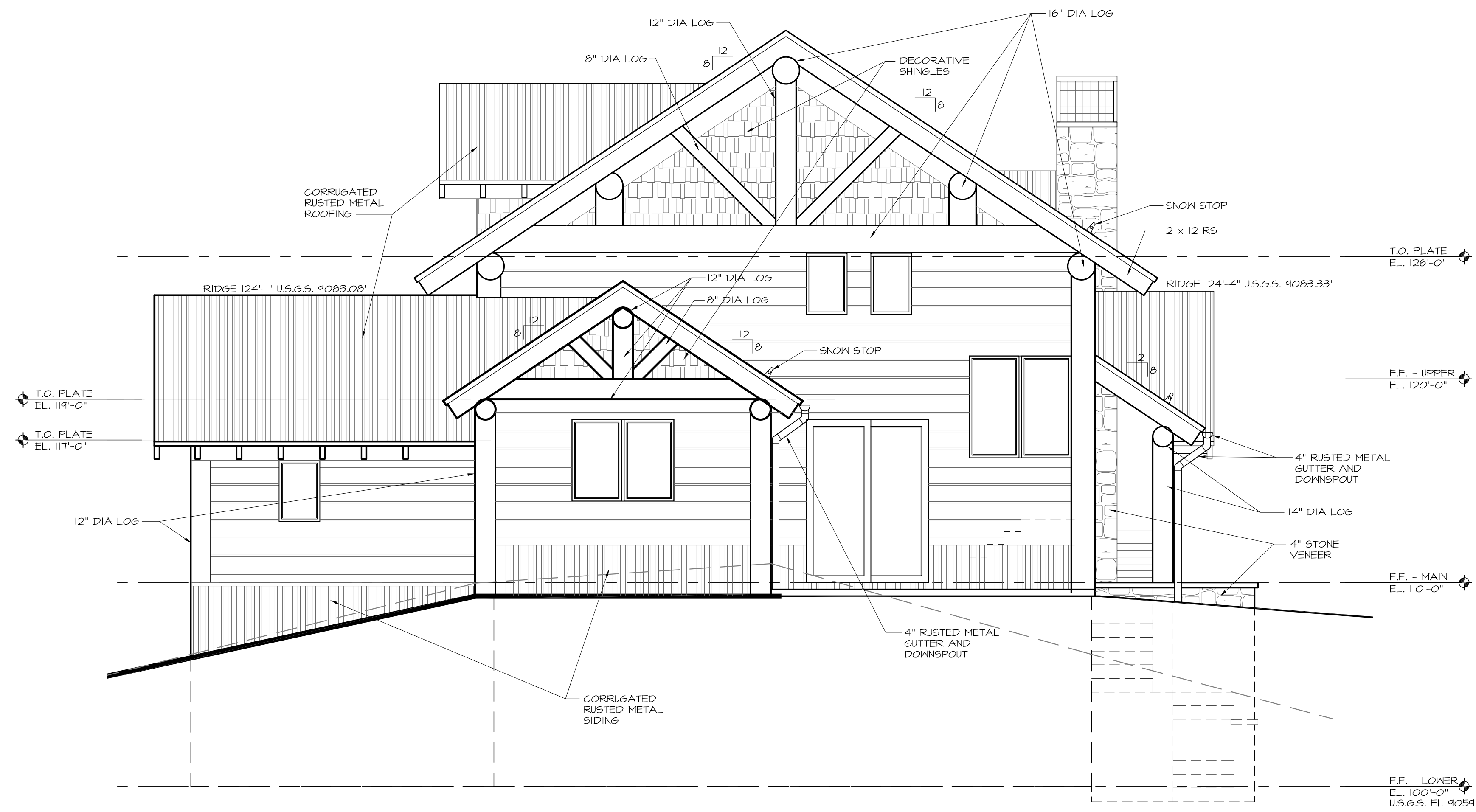
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DATE:
1.27.21

SHEET
A3.1
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)	

9192021 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.

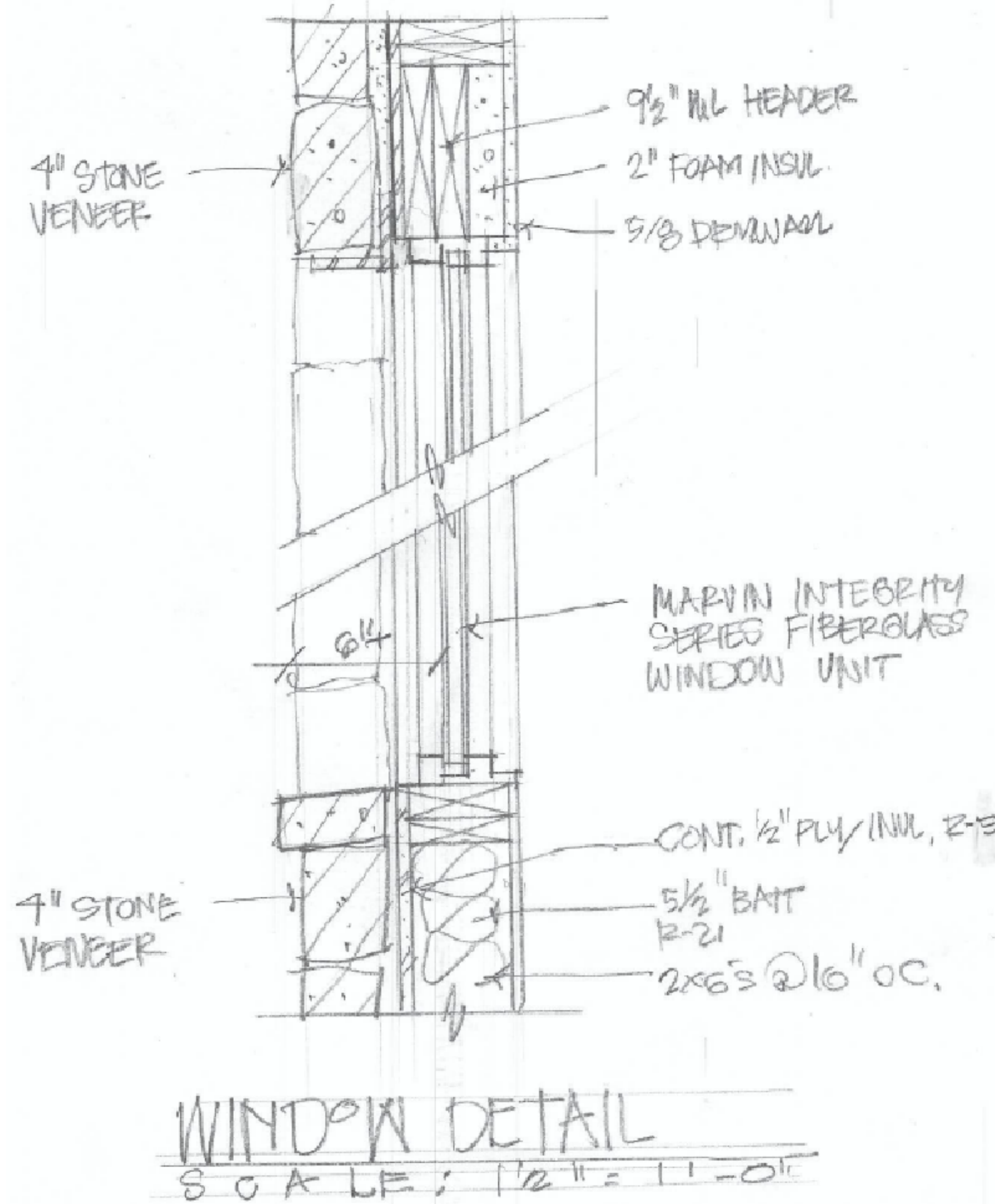
Benefits of High-Density Fiberglass

- 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 design that offers strength and performance even at expensive sizes

The Marvin Materials Difference: High-Density Fiberglass

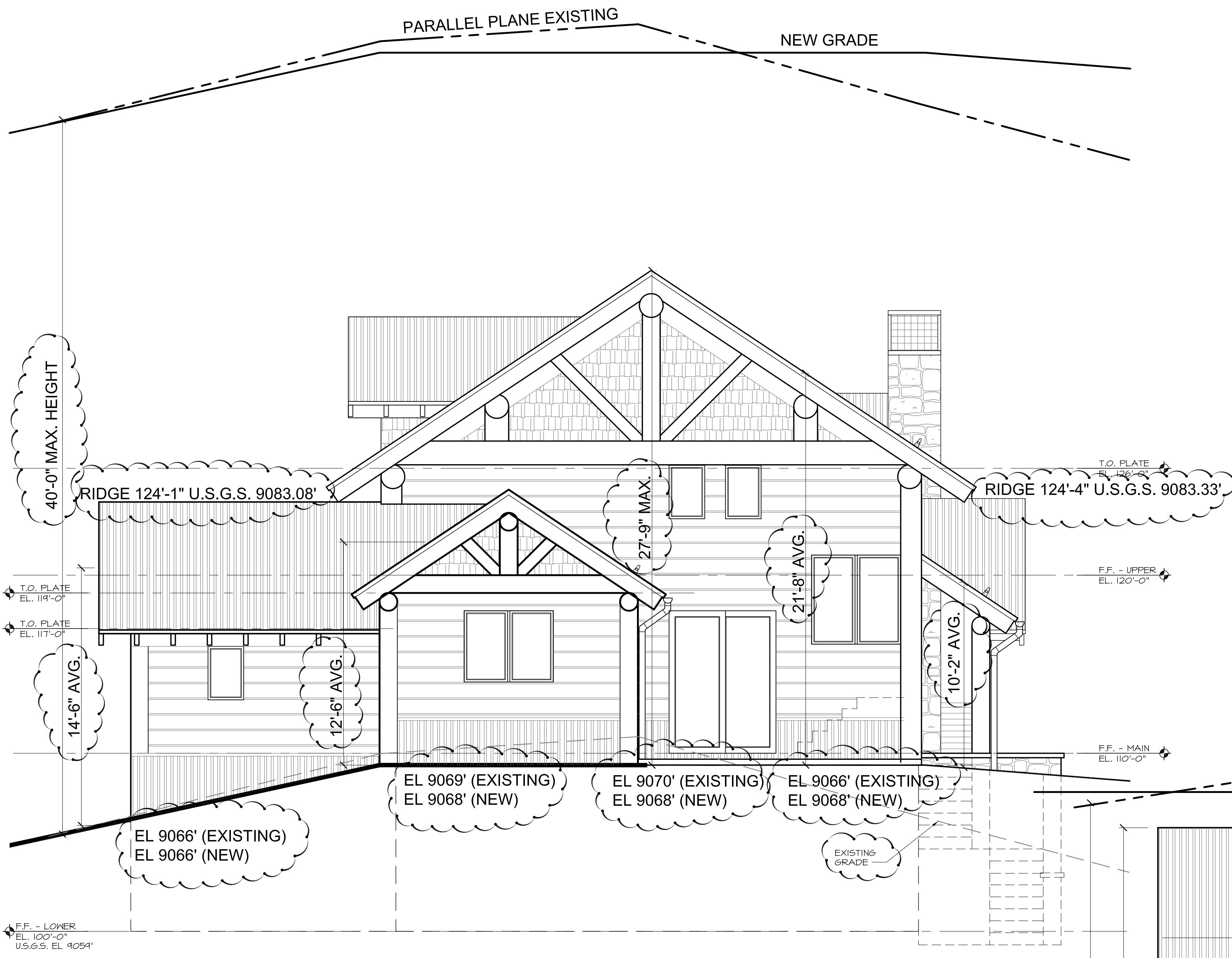
We believe that modern windows and doors should perform better, so we developed a High-Density Fiberglass and patent-pending frame design for our Marvin Moderns product line that reimagines how products in this size and style can perform. From exterior to interior, a solid piece of High-Density Fiberglass 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>

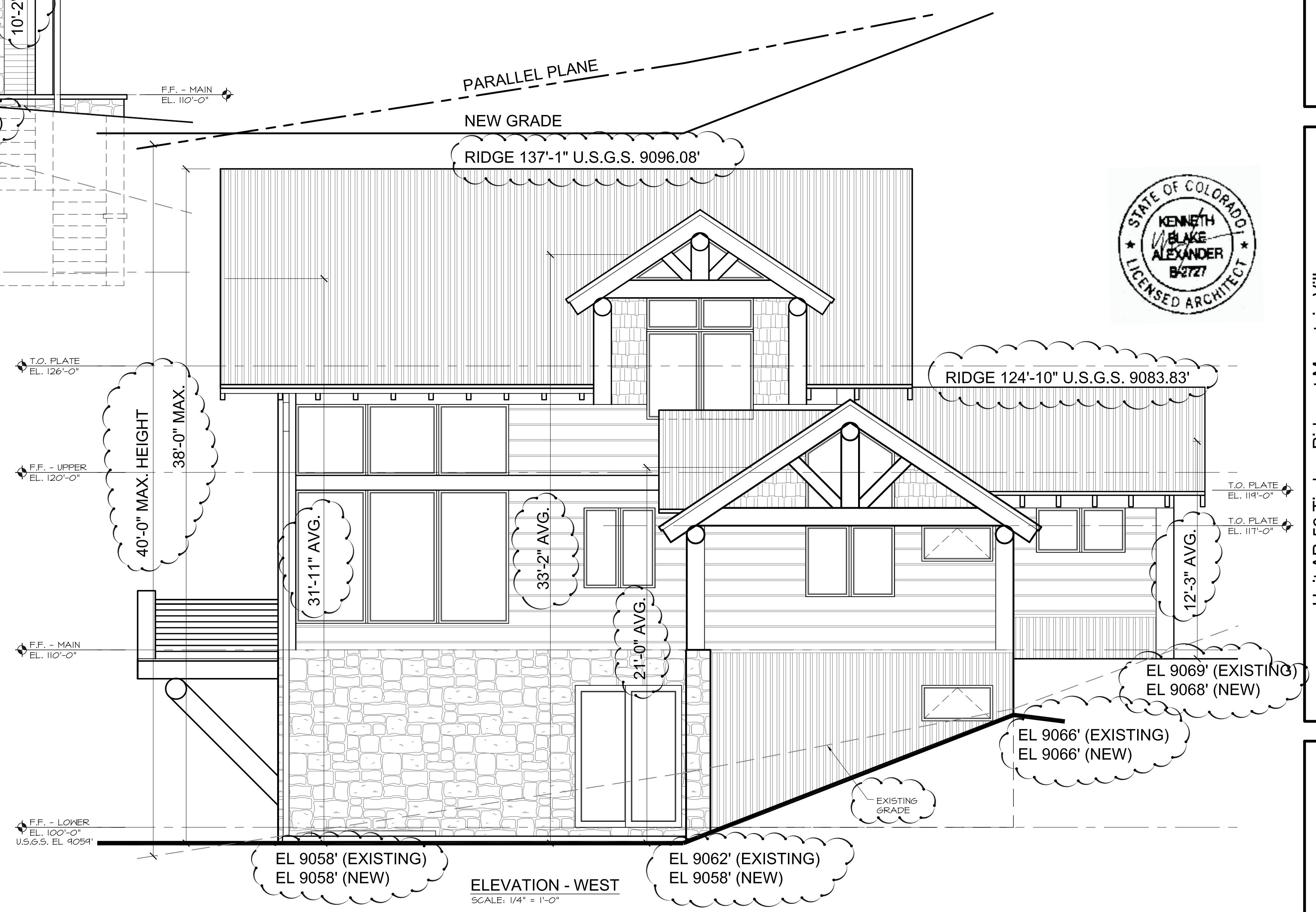


ELEVATION - WEST
SCALE: 1/4" = 1'-0"





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



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

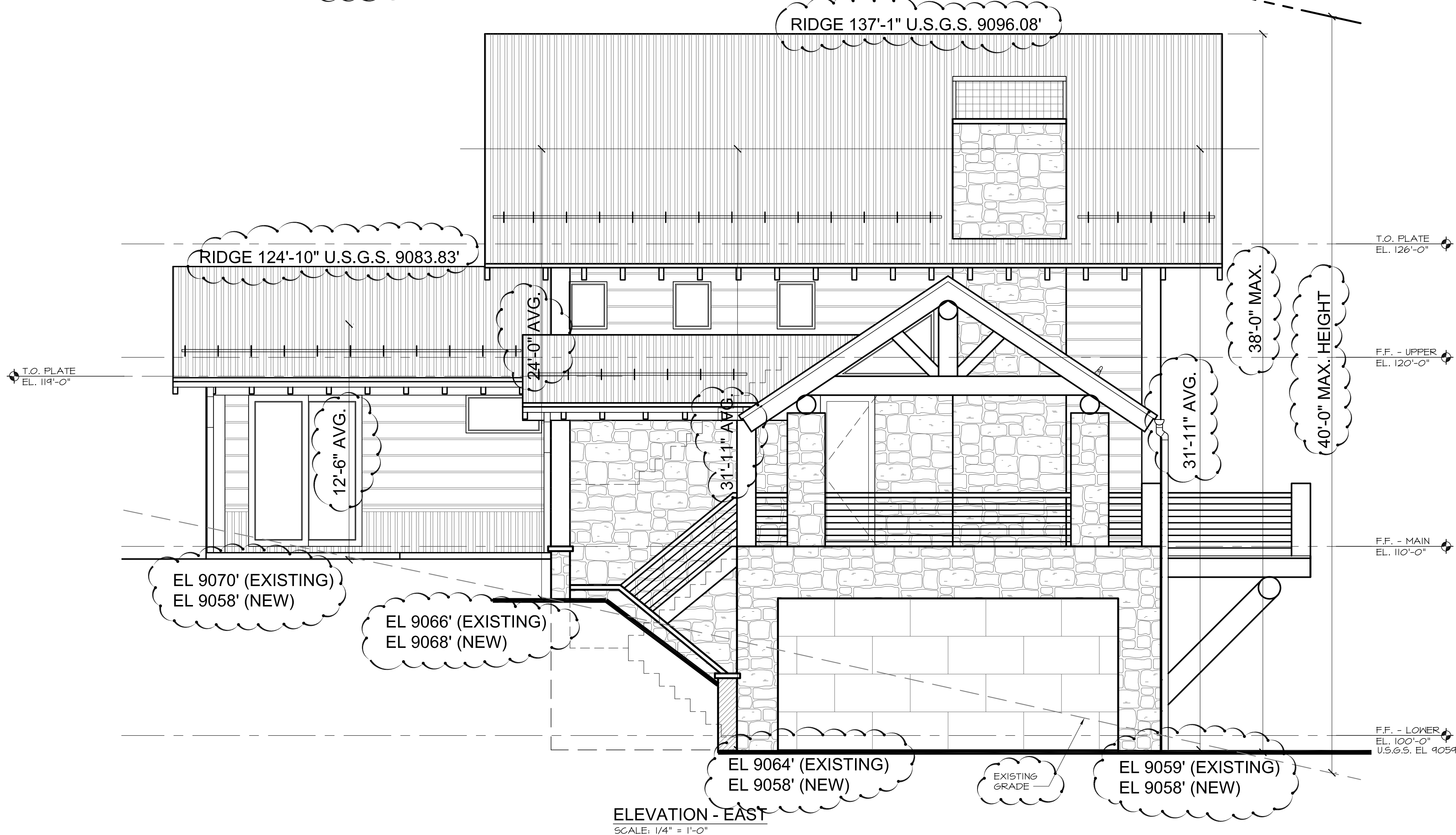
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PARALLEL PLANE EXISTING AND NEW GRADE



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

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

REVISIONS:
7-19-21

ARCHITECTS
COLLABORATIVE
Design + Build • Just Build • Just Design

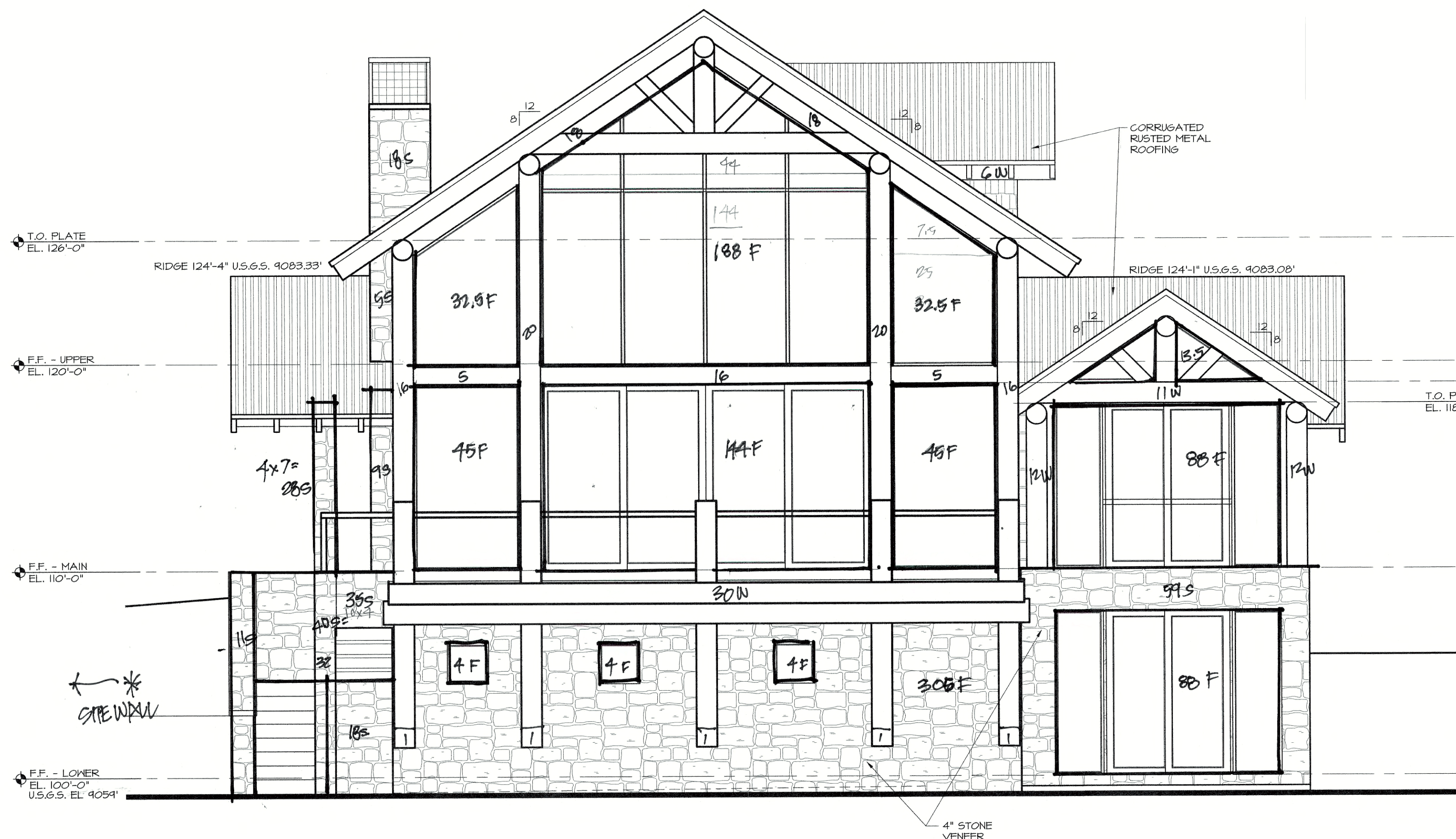
P.O. Box 3954 • Telluride, CO 81435
C: 970-708-1076

Unit AR-59 Timber Ridge at Mountain Village
TBD Adams Way, Mountain Village
San Miguel County, Colorado

DATE:
1.27.21

SHEET
A3.3
Unit AR-59

E:\Projects\architects\collaborative\ford-ar-59\arch_ford-ar-59.dwg, 7/19/2021, 5:28:09 PM



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

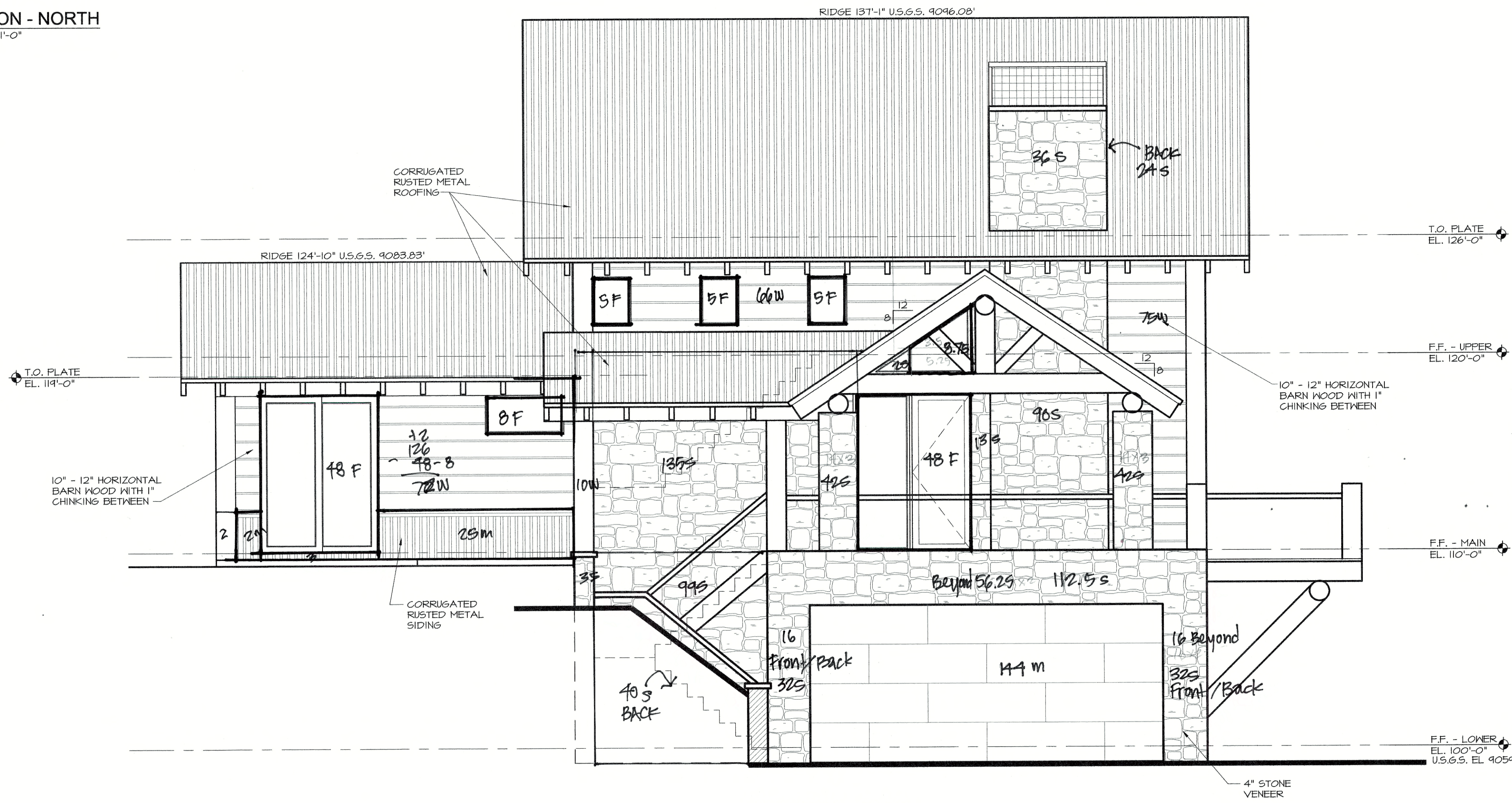
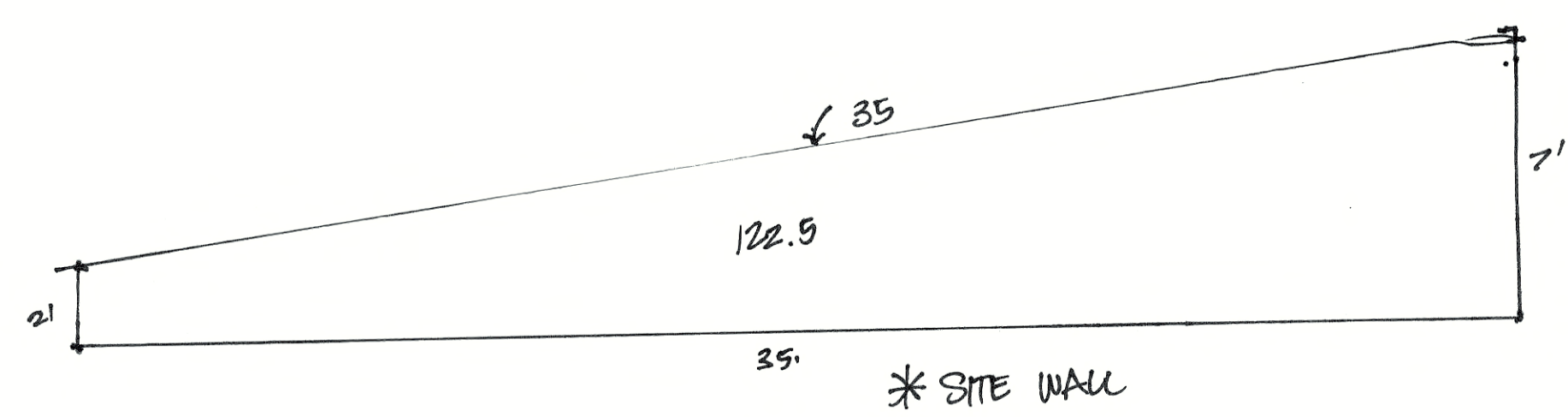
NORTH ELEVATION
 STONE $67 + 335 + 18 + 15 + 74 + 28 + 40 + 32 = 496$
 WOOD $24 + 11 + 86 + 40 + 32 + 15 + 5 = 163$
 METAL -
 PENESTRATION $88 + 135 + 88 + 16 + 70 + 65 = 492$
 TOTAL $1391.5 + 22.9$ SITE

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 $64 + 112.5 + 84 + 18 + 60 + 155 + 97 + 56.25 + 32.75 + 40$ SITE = 745.75
 WOOD $75 + 66 + 70 + 2 + 10 = 223$
 METAL $25 + 2 + 144 = 171$
 PENESTRATION $98 + 87.5 + 15 + 54 = 254.5$
 TOTAL $+40$ SITE 1270.25

STONE CALCULATIONS



REVISIONS:
3-10-21
4-19-21

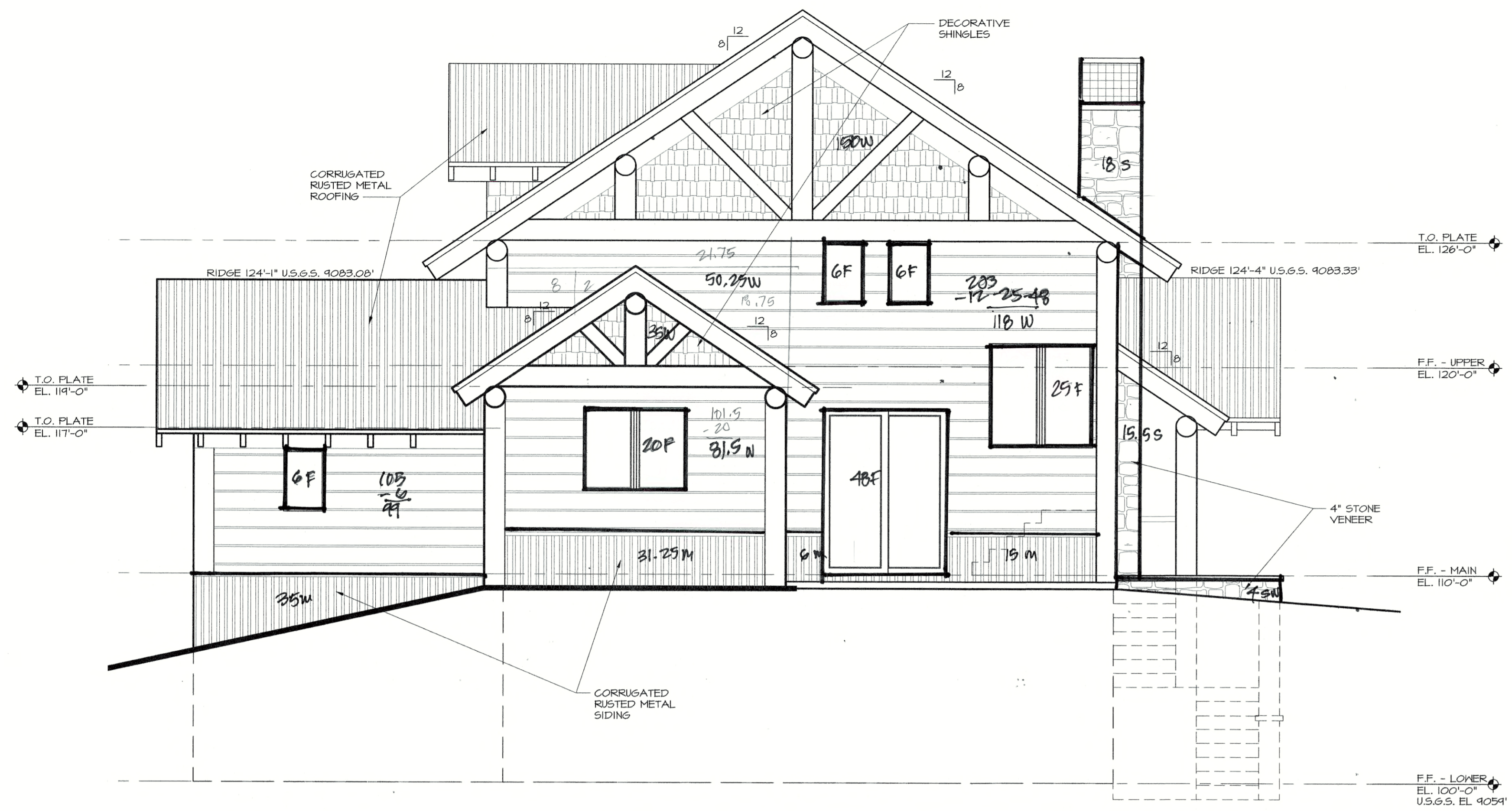
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C: 970-708-1076

Unit AR-59 Timber Ridge at Mountain Village
TBD Adams Way, Mountain Village
San Miguel County, Colorado

DATE:
1.27.21

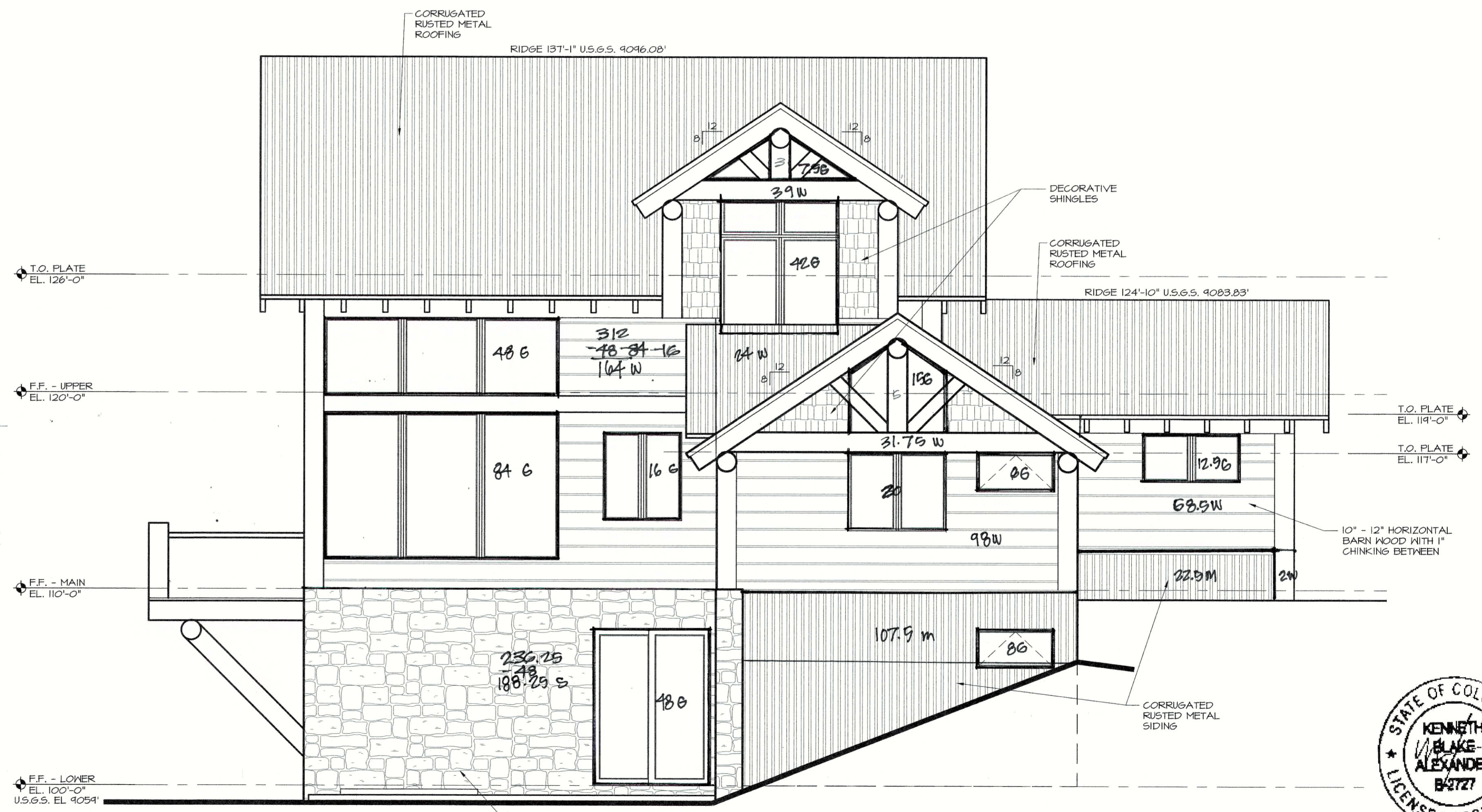
SHEET
A3. 17
Unit AR-59



SOUTH ELEVATION		TOTALS
STONE	155+18 =	173
WOOD	118+(50+50.25+81.5+99) =	299.75
METAL	15+6+31.75+35 =	87.75
FENESTRATION	25+12+48+20+6 =	111
TOTAL		730.75

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

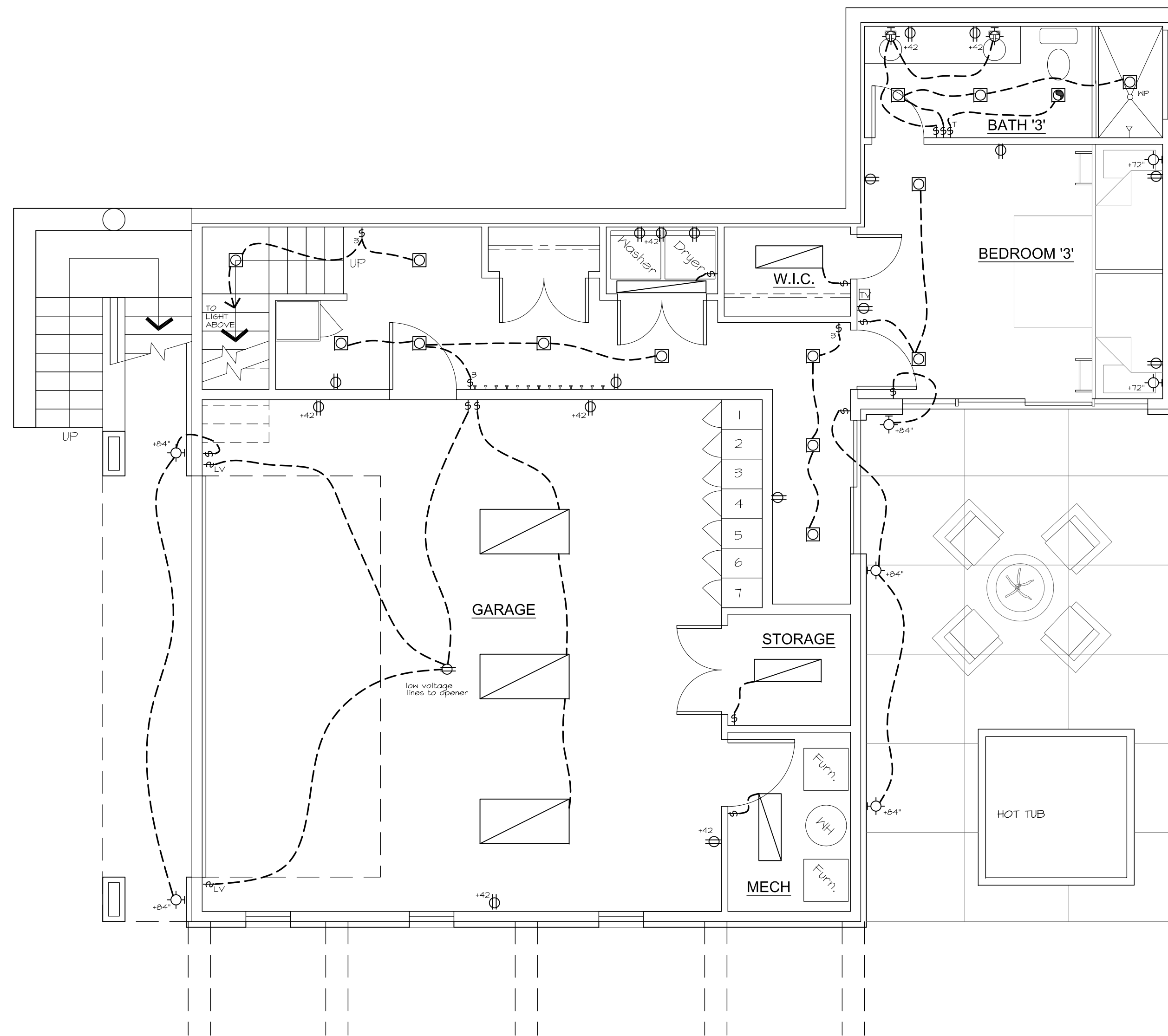
EAST ELEVATION		TOTALS
STONE	188.25 =	188.25
WOOD	164+24+34+8+98+68.9 =	401.9
METAL	107.5+22.5 =	130
FENESTRATION	48+54+16+49.5+25+16+12.2 =	246
TOTAL		966.75



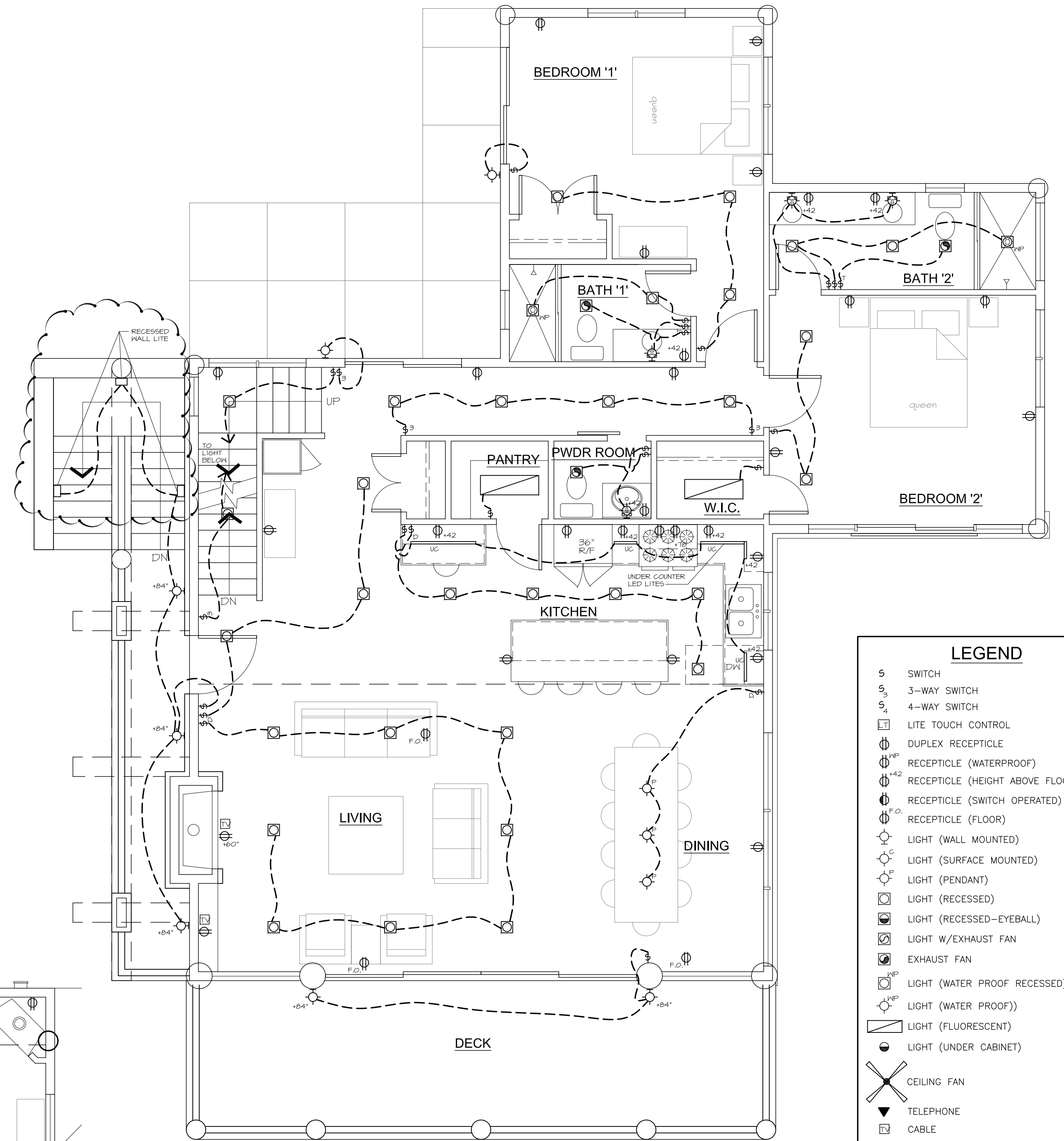
ELEVATION - WEST
SCALE: 1/4" = 1'-0"

STONE CALCULATIONS





FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"



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

LEGEND

- S SWITCH
- S_{3W} 3-WAY SWITCH
- S_{4W} 4-WAY SWITCH
- LITE TOUCH CONTROL
- ⊕ DUPLEX RECEPTACLE
- ⊕ RECEPTACLE (WATERPROOF)
- ⊕^{H.A.F.} RECEPTACLE (HEIGHT ABOVE FLOOR)
- ⊕ RECEPTACLE (SWITCH OPERATED)
- ⊕^{F.O.} 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

TYPE L2 - RECESSED STAIR LIGHT

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

Manufacturer	Cloudy Bay Lighting
Part Number	CBST003300RB-3PK
Item Weight	1 pounds
Product Dimensions	4 x 3 x 2 inches
Item model number	CBST003300RB-3PK
Is discontinued by manufacturer	No
Size	3 Pack
Color	ORB
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

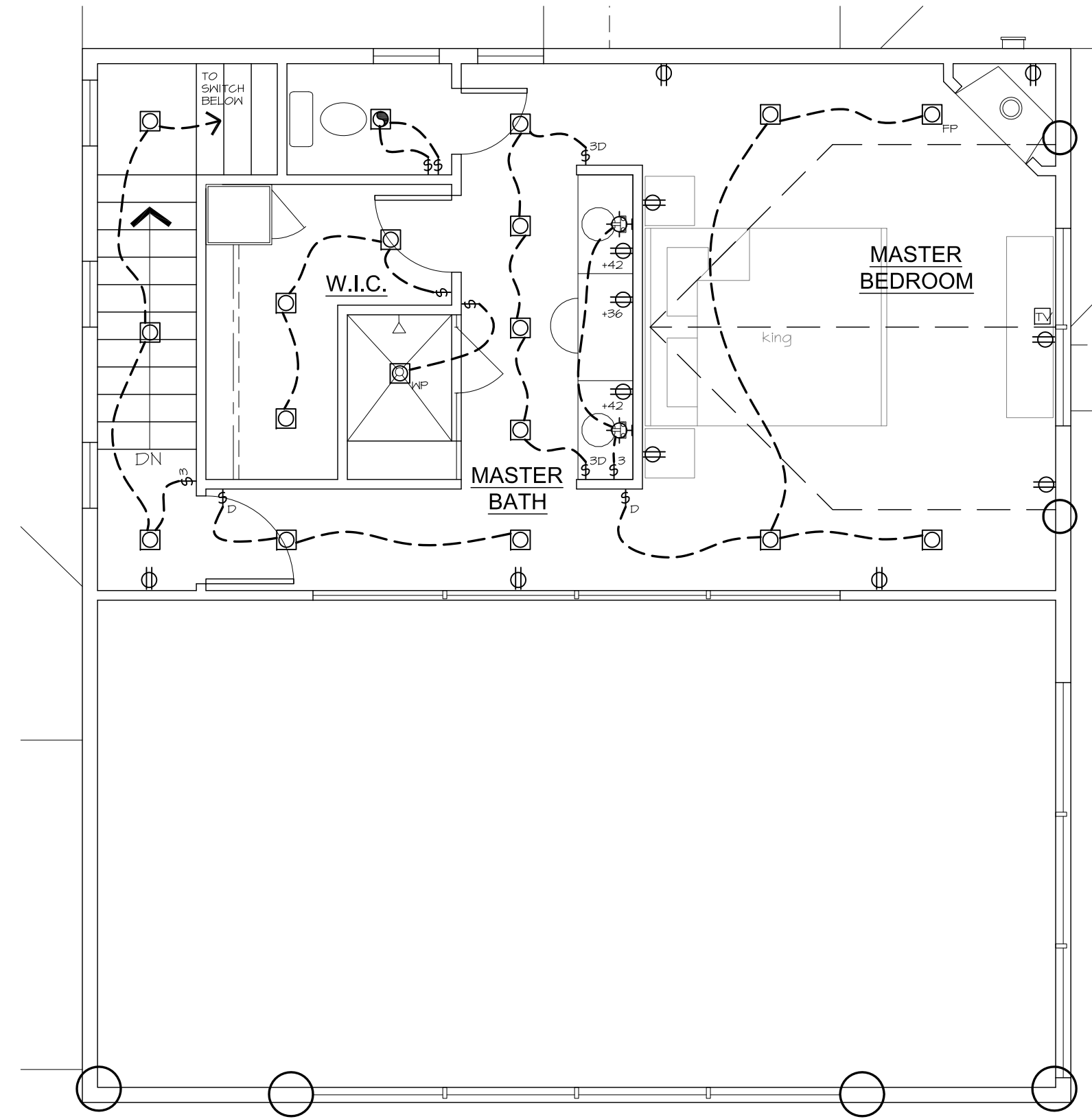
Additional Information

ASIN: B07846QD4S
Customer Reviews: 1,255 ratings
Best Sellers Rank: #15,395 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #37 in Outdoor Step Lights
Date First Available: December 10, 2018

Warranty & Support

Product Warranty: For warranty information about this product, please click here.

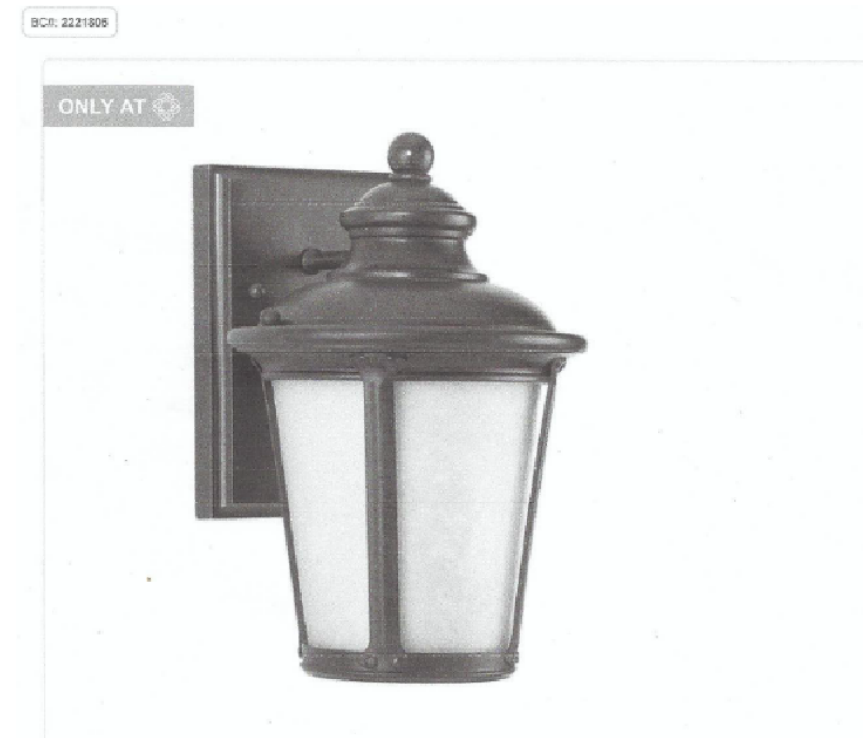
Feedback: Would you like to tell us about a lower price?



FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"

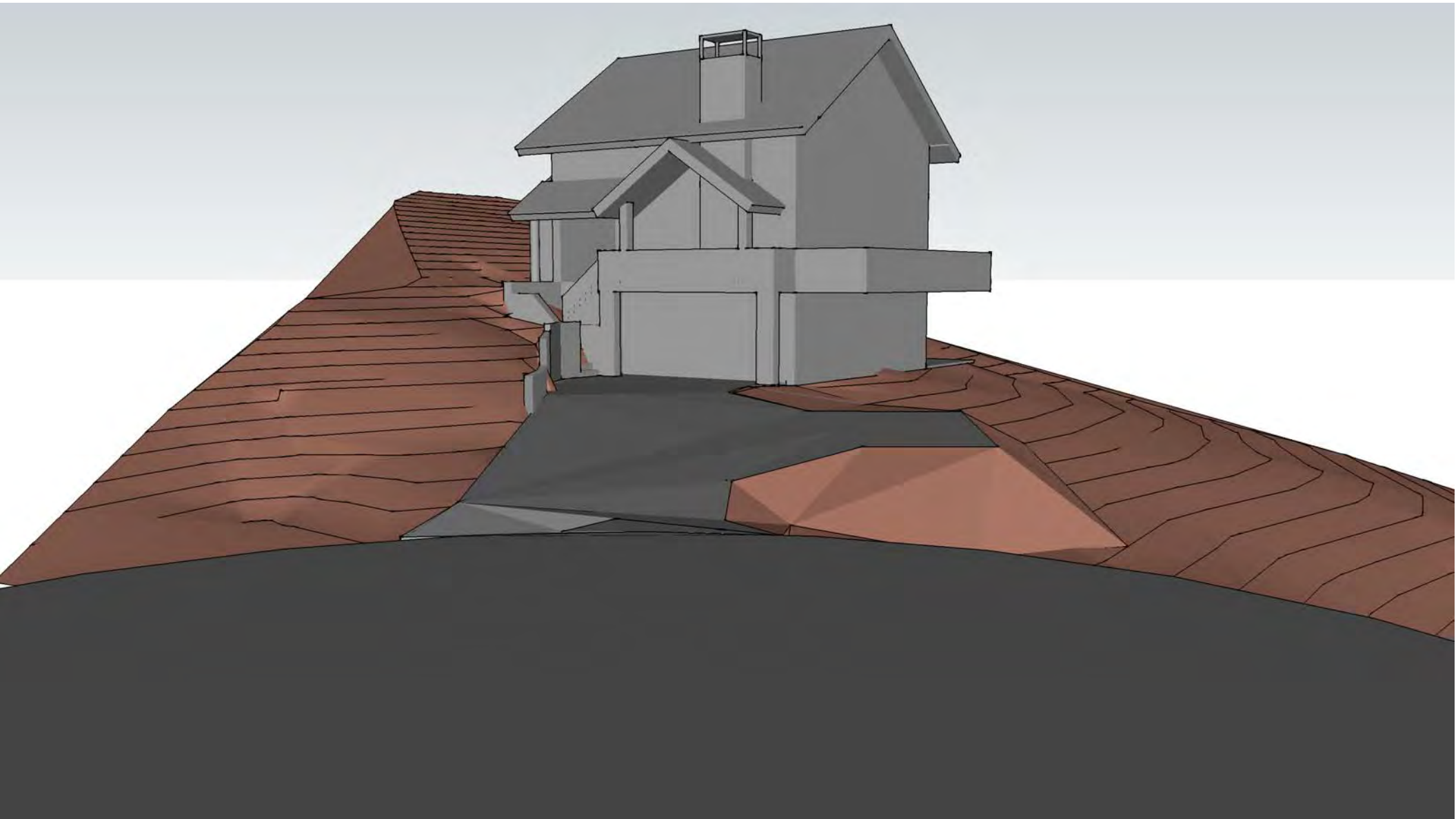
SQ. FOOTAGE CALCULATIONS

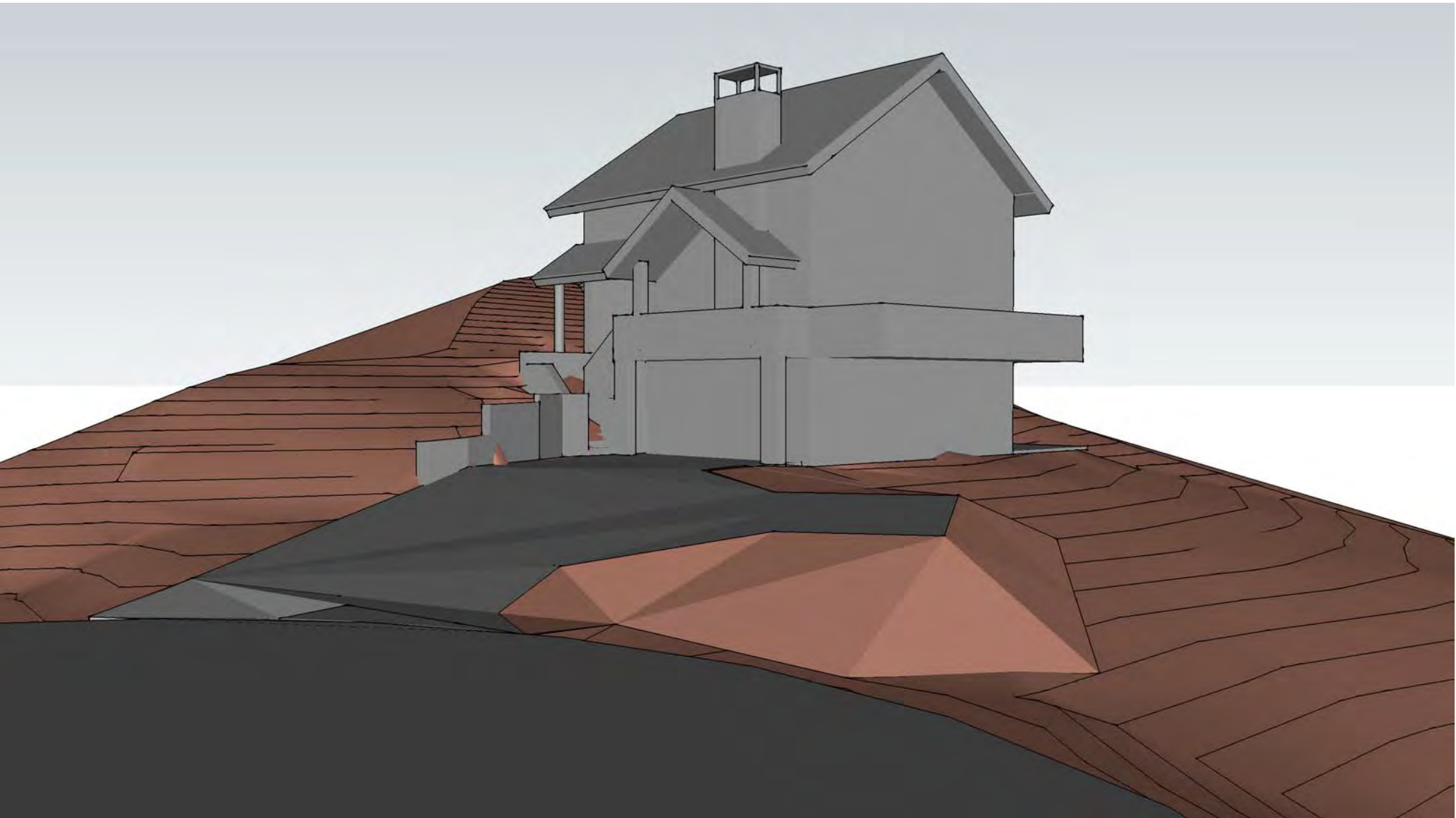
LOWER LEVEL (EXCLUDING GARAGE)	534 s.f.
GARAGE	674 s.f.
MAIN LEVEL	1,426 s.f.
UPPER LEVEL	424 s.f.
TOTAL LIVING SPACE	2,304 s.f.
TOTAL BUILDING	3,068 s.f.



George Burled Iron Energy Star Dark Sky LED Outdoor Wall Lantern
TYPE L3 - WALL LIGHT









Mother's Day Flash Sale

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LIGHTING FURNITURE DECOR DEALS

Lighting Fixtures > Outdoor Lighting > Outdoor Wall Lighting > Wall Mounted - Outdoor

BC#: 2221805

ONLY AT



George Burlled Iron Energy Star Dark Sky LED Outdoor Wall Lantern

BY 251 FIRST



(0) Share Your Thoughts

DESCRIPTION

It's hard to beat the bliss that comes with a night spent on a well-lit patio on a summer's evening. Look through 251 First for lanterns, solar strings, and citronella candles that illuminate your patio, porch, and deck. You'll also find permanent fixtures for your home's exterior such as sconces for the garage, pendants for an enclosed porch, and a chandelier to hang over the front door. Try a traditional lantern in matte black or white, suspending it from a long elegant chain. With your home's outdoor spaces well-lit, you heighten the safety and security for both you and your neighbours.

- George Burlled Iron Energy Star Dark Sky LED Outdoor Wall Lantern
- Etched hammered with light amber glass diffuser and white aluminium shade
- Energy Star Qualified
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry

<https://www.bellacor.com/productdetail/251-first-george-burlled-iron-energy-star-dark-sky-led-outdoor-wall-lantern-2221805.htm?partid=googlePLA-DataFeed-Outd...> 2/6

5/9/2021

251 First George Burlled Iron Energy Star Dark Sky LED Outdoor Wall Lantern | Bellacor

Bulb/Watt:	1 - 9.5 watt LED bulbs
Lumens:	800
Kelvins:	3000
Bulb/Gas Type:	LED Bulb
Total # of Lights:	1
Color Rendering Index:	90 - Excellent
Certification:	C-UL-US
Location Rating:	Wet Location
Material:	Aluminium
Style:	Traditional
Collection:	George
Assembly:	Some Assembly Required.
UPC:	781360241882



Modern Forms Square 10" High Bronze LED Outdoor Wall Light

\$239.00

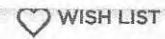
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LAMPS PLUS
THE NATION'S LARGEST LIGHTING RETAILER

Search



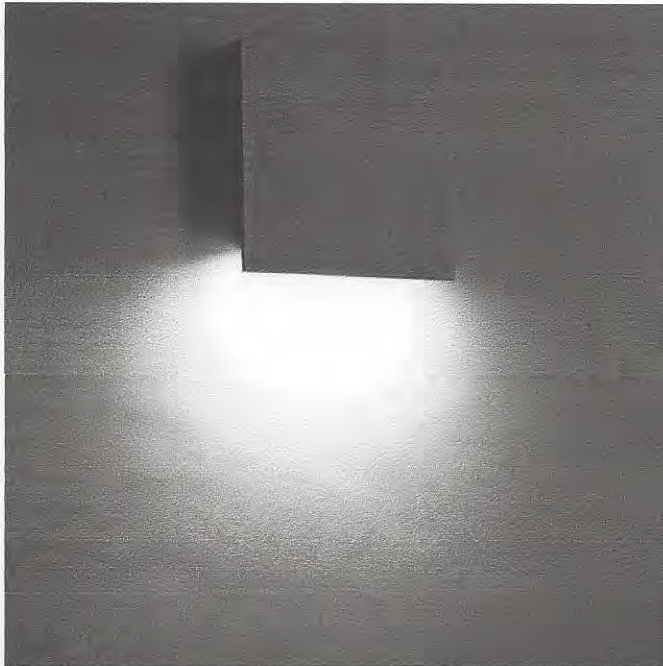
SALE



WISH LIST



CART

[Home](#) / [Modern Forms Square 10](#) / [Style # 59F23](#)

Modern Forms Square 10" High Bronze LED Outdoor Wall Light

1 Review | 9 Questions, 10 Answers

\$239.00

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1

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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.

MODERN FORMS
LUMINAIRES + SMART FANS[Shop all Modern Forms](#)

- 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 replaceable 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.

Home / Step Light / [3-PACK] LED Step/Stair Light, Dimmable LED, Wet Location, H-Mount, Warm White (3000K), ORB, 120V/3W/100lm

CBST0038300RB-3PK

[3-PACK] LED Step/Stair Light, Dimmable LED, Wet Location, H-Mount, Warm White (3000K), ORB, 120V/3W/100lm

Cloudy Bay Lighting Step/Stair Light



1. SUIT YOUR HOME STYLE
2. EASY INSTALLATION
3. BEAUTIFUL WARM WHITE GLOW
4. LONG LASTING INDOOR / OUTDOOR LIGHT
5. 120V / 3W / 100LM

READ MORE →

\$43.99

Sold Out

👍 Share 🐦 Tweet 📌 Pin it

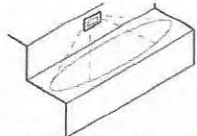
VERSATILE STEP LIGHTS TO ENHANCE AMBIENCE



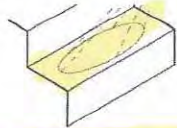
Matched Collections

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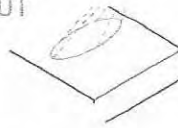


Stairs - step mount



Stairs - wall mount

ABOUT



Corridor - wall mount

High CRI LED Light

CRI90+ Rating Provides TRUE and COMFORT COLOR



The LED step lights have a CRI90+ rating, this allows the light to render more closely to the object's true and original color, thus produce a more accurate and vivid lighting than other lighting alternatives.

What you need to know



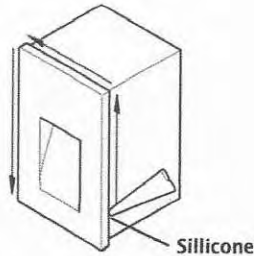
Cloudy Bay step light

With inside LED positioned facing down so the glow is projected down. Great choice for creating an inviting ambiance.



Old type step light

May project the glow outward to light up more than where you need.



For outdoor application

Where the fixture withstands to a season and lots of rains, consider applying silicone caulking for water seal enhancement

Quick installation instruction



We use cookies to ensure that we give you the best experience on our website. If you continue we'll assume that you understand this. [Learn more...](#)

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...and the way down to 0W to achieve a better dimming **ABOUT**, please refer to the dimmer chart below (dimmer compatibility tested by the manufacturer).

1. Lutron DV-600P 0.33-2.5W
2. Lutron PD-6WCL 0.53W-2.38W
3. Lutron MACL-153M 0.32W-2.2W
4. Lutron 603P 0.3W-2.2W
5. Leviton DSL06 0.66W-2.6W
6. Leviton RNL06 0.65W-2.65W
7. Cloudy Bay CBLD001WH 0.8W-2.6W

Preview & Download

 Manual and Installation Instructions

Product Basic Technical Details

Item Model Number	CBST003830ORB
Item Weight	0.5 pound
Product Dimensions	5.9 x 3.9 x 2.2 inches
Color Temperature	Warm white (3000K)
Luminous Flux	100lm
Dimmable	YES
Voltage	120v
Wattage	3W
Finish	Oil Rubbed Bronze

Other fine products



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DEVELOPMENT REFERRAL FORM

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

Referral Agency Comments

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 11
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, Community Housing Program Manager

FOR: Design Review Board Public Hearing; August 5, 2021

DATE: July 26, 2021

RE: Consideration of a Class 3 Design Review Process Application for a Design Variation to Section 17.5.6 (E), Exterior Wall Materials, to allow a reduced stone percentage for a new trash facility at 455 Mountain Village Boulevard.

Project Overview

PROJECT GEOGRAPHY

Legal Description: *Lot 1003R-1, Land Unit 1 the Village Station Land Condominiums, Lot 1003R-2A, and OS-1R-1*

Address: 455 Mountain Village Blvd
Applicant/Agent: Joseph Solomon, Solomon Law Firm, P.C.
Owner: Mountain Village Condominium Owners Association (MVCOA)
Zoning: Civic and Active
Open Space
Existing Use: Civic - Access
Proposed Use: A Trash facility serving multiple tenants within the MVCOA

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set



Figure 1: Vicinity Map

Background: MVCOA is requesting to build a new common trash and recycling facility to serve the existing tenants on Lot 1003R-1 and 1003R-2A, and 1003R-3. The proposed location of the trash facility will overlap portions of Lot 1003R-1: Land Unit 1 the Village Station Land Condominiums, Lot 1003R-2A, and OS-1R-1.

The Community Development Code (CDC) requires all buildings regardless of the use to have a total of thirty-five percent (35%) minimum stone façade area (CDC Section 17.5.6). Given the utilitarian nature of the trash facility, the applicant has proposed a total of nine percent (9%) stone which will require the Design Review Board to deliberate on the Design Variation. In addition to the design variation, the applicant is requesting a concurrent DRB recommendation for Town Council approval of a Condition Use Permit (CUP) because of the placement of the facility.

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. (***) indicates portions of the CDC that have been removed to reduce the length of this memo.

17.4.11 DESIGN REVIEW PROCESS

(***)

17.4.11(E)(5): General Standards, Design Variation Process

(***)

5. Design Variation Process.

(***)

- f. The applicant must meet the following criteria for the review authority to approve a design variation:
 - i. The design variation may contrast with the design context of the surrounding area; *Staff Note: the proposed materials appear to blend well with the existing facilities within the Town Hall Subarea. For example, Town Hall received a design variation for reduced stone percentages in late 2019, and the existing buildings housing the gondola and the post office do not appear to have any exterior stone materials. With that, it appears that the design is compatible with the surrounding area.*
 - ii. The design variation is contextually compatible with the town design theme although creativity is encouraged; *Staff Note: the proposed design is consistent with the Town's design theme as it incorporates stone, metal, and wood features that blend well with existing buildings.*
 - iii. The design variation is consistent with purpose and intent of the Design Regulations; *Staff Note: The Design Regulations and specifically, the Design Variation standards allow for the DRB to reduce the amount of required exterior stone in certain instances where the proposed variation does not negatively impact the design or the surrounding neighborhood. In this instance, given the design of buildings in the general vicinity, it appears that there is not a negative impact and given the utilitarian nature of the trash facility, it appears to meet the purpose and the intent of the design regulations.*

- iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; *Staff Note: Addressed above under Items i-iii. Staff believes this criterion has been met.*
- v. The design variation meets all applicable Town regulations and standards; *Staff Note: The application otherwise meets all town regulations and standards outlined in the CDC. The applicant will also be required to obtain a Conditional Use Permit due to the placement of the trash facility. This is being processed as a concurrent application.*
- vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. *Staff Note: The proposed facility incorporates modern design and materials that allow the building to blend with existing structures but also with the current trending design themes and materials typically seen in new construction within the Mountain Village.*

Staff Recommendation: Town Staff recommends approval of the Class 3 Design Review Process Application for a Design Variation to allow a reduced stone material percentage on the proposed trash facility located at 455 Mountain Village Blvd.

Proposed Motion:

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 application for a design variation to CDC Section 17.5.6.E: Exterior Wall Materials, to allow a reduced stone material percentage on Lots 1003R-1, 1003R-2A, and OS-1R-1, 455 Mountain Village Boulevard with the following findings:

Findings:

- 1) *The Design Review Board finds that the proposed application meets the criteria for a design variation approval as outlined in CDC Section 17.4.11(E)(5)(i-vi) based on the evidence provided within the Staff Report of record dated July 26, 2021.*

/jjm



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Agenda Item #11

TO: Design Review Board

FROM: Michelle Haynes, Planning and Development Services Director

FOR: August 5, 2021

DATE: July 25, 2021

RE: A Review and Recommendation to Town Council Regarding a Conditional Use Permit pursuant to Community Development Code Section 17.4.14, to Allow for a trash enclosure on a Portion of OS-1-R1, Town Hall Subarea, 455 Mountain Village Boulevard

PROJECT GEOGRAPHY

Legal Description: Lot 1003R-2A, Land Unit 1, The Village Station Land Condominiums (also referred to 1003R-1) & Tract OS-1R-1 (The trash enclosure sits across three properties)

Address: Generally described as 455 Mountain Village Blvd, associated with the Mountain Village Condominium Owners Association (MVCOA) trash services for MVCOA properties and tenants.

Applicant/Agent: Joseph Solomon, Solomon Law Firm, P.C.

Owner: Mountain Village Condominium Owners Association (MVCOA)

Zoning: Civic and Active Open Space

Existing Use: The existing area is used as a travel way through the parking area and TSG open space easement to access the parking area owned by the town that services the town hall building and associated buildings and other uses at 455 Mountain Village Boulevard

Proposed Use: A trash enclosure building to serve multiple tenants within the MVCOA and adjacent town owned public facilities/properties.

Adjacent Land Uses:

- o **North:** vacant zoned civic
- o **South:** parking lot, zoned civic
- o **East:** gondola station, small mixed use building
- o **West:** OS 1R 1, active open space, vacant a portion used for surface parking and access, also used for ski area purposes

ATTACHMENTS

Exhibit A: Applicant Submittal Materials

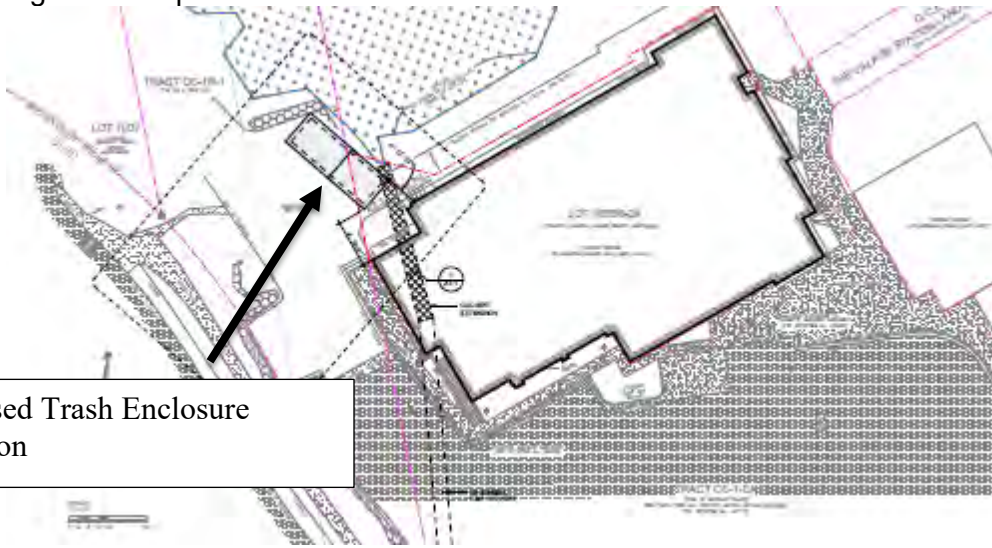
- 1) Conditional Use Permit Narrative
- 2) Supplemental information dated 6.28.2021
- 3) Supplemental information dated 7.27.2021
- 4) Existing conditions map dated July 12, 2021
- 5) DRB plan set dated 6.30.2021

- Exhibit B: Public comment and/or referral comments
- 1) Finn Kjome, Public Works Director
 - 2) Jim Loebe, Transit Director
 - 3) Drew Harrington, Building Official
 - 4) Brian Eaton, public comment dated 7.26.2021

Figure 1. Vicinity Map



Figure 2. Proposed Trash Enclosure Location



REQUEST

The MVCOA is requesting to locate a new common trash and recycling enclosure for MVCOA tenants inclusive of the grocery store, liquor store, town hall, post office, Telluride Outfitters and the Rusty Rhino/Coffee & Tacos coffee shop and town hall plaza areas. The request is primarily driven, by the grocery and liquor store use; however, the request also consolidates trash and recycling services for the MVCOA that has not been provided for in the past. The trash and recycling enclosure straddles three properties owned by three separate entities. The conditional use permit is required because one of the three properties is active open space that requires a conditional use permit for the placement of a trash and recycling enclosure pursuant to the use table in the Community Development Code (CDC).

SITE ORIENTATION AND BACKGROUND

The Town Hall Subarea is the area including and surrounding the Town Hall inclusive of the grocery store and parking area (see vicinity map above).

The MVCOA received approval for a temporary trash enclosure which is located behind and adjacent to the town hall building near the loading dock associated with the grocery and liquor store. The permanent trash shed is proposed to be larger and located in the same general vicinity.

All three property owners have consented to the trash building application. There has also been a cost sharing agreement identified along with ongoing costs of maintenance, repair and monthly trash related fees agreed to by the MVCOA and town.

CRITERIA FOR DECISION, CDC Section 17.4.14.D.

- a) **The proposed conditional use is in general conformity with the principles, policies and actions set forth in the Comprehensive Plan;**

The provision of a consolidated trash enclosure better meets the needs of the buildings/uses and facilities in the town hall subarea.

Principal, polices and actions

c. Any building located on Parcel C should only be permitted if there is an intergovernmental agreement to ensure the design of the facility meets the Design Regulations and that such facility is available in the evening, weekends and summer months as a facility for local services, that further the economic and social development of the town and Telluride Region.

Although this criterion is intended for larger uses, a shared trash facility does create a synergy and efficiency generally needed in this location.

A consolidated trash/refuse and recycling area is contemplated in the Comprehensive Plan but below grade and located in the double cabins ski run. The success of the market has initiated this request and a below grade trash area is unlikely in the area shown within the Comprehensive Plan.

- b) **The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;**

A trash management plan will be critical to understand the general use and impact. The conditional use will generally improve consolidation of trash, trash service and pick up.

- c) **The design, development and operation of the proposed conditional use will not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;**

The application generally complies with this criterion. A small portion of this enclosure sits on active open space. This portion of active open space is already paved and used as passage through the parking area. A variance from the tramway board is required for placement of the trash enclosure in the proposed location which will be a condition of approval prior to issuance of a building permit.

There is an adjacent wetland that the applicant has demonstrated they will avoid. A condition of design review approval will be protection of the wetland with silt fencing and construction fencing so that there will be no drainage or physical trespass to preserve the wetland. The applicants must assure that the loading dock remain the primary means that goods are loaded and unloaded for the grocery store use and that the construction of the trash enclosure will not force deliveries to occur from the front of the store which had created congestion and circulation issues in the parking lot area.

- d) **The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;**

Consolidation of the trash enclosure will enhance the operation and not have adverse impacts to surrounding property owners. Staff's biggest concern is that the grocery store maintain the loading area for large truck deliveries. We have observed truck deliveries both in the loading zone in front of the grocery store and in the loading area and will need to assure that the loading area remain the primary drop off for grocery store deliveries.

- e) **The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;**

As mentioned above, this portion of active open space is already improved as an asphalted passageway for vehicles and pedestrians and in this area acts as an ancillary use to the grocery store and town hall subarea buildings and uses. The location of the trash enclosure, however, will be contingent upon a possible future relocation or modification should the town develop lot 1003R-2 which is undeveloped condominium land unit owned by the town located behind town hall. Its only possible access point is in the location of the proposed trash enclosure. This is addressed in the draft agreement attached.

- f) **The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;**

Yes. The trash enclosure is located to the rear of the building.

- g) **The design, development and operation of the proposed conditional use shall provide adequate infrastructure;**

The applicants need to better demonstrate a trash/refuse and recycling management plan with use and hours as a condition of approval. The applicant has addressed this in exhibit A3.

- h) **The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source;**

This is not intended.

- i) **The proposed conditional use permit meets all applicable Town regulations and standards.**

An associated design variation is being considered by the DRB for a reduction of the stone requirement. This condition will be met so long as Town Council approves a conditional use permit.

STAFF ANALYSIS AND RECOMMENDATION

Staff understands the necessity of the consolidated trash enclosure due to the success of the grocery store and lack of a central town hall/MVCOA trash and recycling facility. Staff supports the application with recommended conditions.

PROPOSED MOTION

I move to recommend a motion of approval to Town Council regarding a proposed Conditional Use Permit for a trash enclosure located on portion of active open space with the following conditions:

- 1) A variance from the tramway board must be approved for the location of the trash enclosure within a perimeter of the ski lift and airspace prior to issuance of a building permit.
- 2) Provide a detailed trash and delivery plan for the market assuring that the primary deliveries and pickups will continue to occur from the loading dock and not create any nuisance or hazard by forcing deliveries to the front of the store.
- 3) Associated use, location and cost sharing agreements will be executed to the satisfaction of the respective parties.
- 4) Assure that the trash enclosure will be modified or relocated should the town develop Land Unit 1, the Village Station Condominiums in the future and written into the use agreement.
- 5) The CUP remains valid for a ten-year period at which time it can be reapplied for. Staff reserves the right to revisit the trash and delivery plan which would be complaint driven, and on an as needed basis.
- 6) The Town Council can periodically review the terms of the CUP with the owner to address issues or concerns with the intent that delivery and trash management continue to be mitigated. The Town reserves the right to impose additional conditions to mitigate impacts at the Town Council's sole and absolute discretion and/or the ability to revoke or suspend this CUP upon a violation of any conditions.
- 7) Update the associated agreements to contemplate town use in addition to MVCOA use.
- 8) Mitigation and avoidance of wetlands is a requirement of approval consistent with town regulations.

/mbh



SOLOMON LAW FIRM, P.C.

227 WEST PACIFIC AVENUE, SUITE A (REQUIRED FOR FEDEX)

PO BOX 1748 (REQUIRED FOR ALL U.S. MAIL)

JOSEPH A. SOLOMON, ESQ. TELLURIDE, COLORADO 81435

ATTORNEY AT LAW

E-MAIL: JSOLOMON@MONTROSE.NET

TEL (970) 728-8655

CELL (970) 729-2225

FAX (775) 703-9582

June 10, 2021

Town of Mountain Village Design Review Board
c/o Michelle Haynes, MPA
Planning and Development Services Director
Housing Director
Town of Mountain Village
455 Mountain Village Boulevard, Suite A
Mountain Village, Colorado 81435

Re: Conditional Use Permit Application
Applicant: Mountain Village Condominium Owners Association, Inc.
Application: Trash Facility

Dear Town of Mountain Village Design Review Board:

I represent the Applicant, Mountain Village Condominium Owners Association, Inc. ("MVCOA").

The purpose of this letter is to serve as the Narrative to accompany MVCOA's Conditional Use Permit Application to construct a trash facility to serve MVCOA.

Need for Facility

MVCOA includes various uses, including Town Hall, the new Village Market grocery store and the Rusty Rhino coffee shop. Unfortunately, the current MVCOA trash facility has proven woefully inadequate to handle the trash resulting from these MVCOA uses. These uses, including the popularity of the new grocery, have increased trash generation.

Facility Site

MVCOA worked diligently to locate an appropriate location for the new trash facility. MVCOA has identified an area at the northwest corner of the Town Hall / grocery store building. This area covers three (3) properties:

Lot 1003R-2A, owned by MVCOA;
Land Unit 1, The Village Station Land Condominiums, owned by the Town; and
Open Space Tract OS-1R-1, owned by TSG Ski & Golf, LLC (“TSG”)

Facility Specifics

The facility will serve all MVCOA Units. The facility will include trash and recycling. The facility will be constructed with fire resistant materials, an element important to TSG due to the proximity to Lift 10. The facility will also be hooked into the fire suppression monitoring system in the Town Hall building.

The market operator is struggling to keep up with trash generation. The market operator has had to work creatively including storing some materials in the building and taking them out during trash removal times. The goal is to complete construction prior to commencement of the winter season.

Note that the facility includes additional design elements not typically required for ancillary structures, such as exterior stone. MVCOA agreed these additional elements are important due to the visibility of the structure and, as members of the Applicant are the Town and TMVOA, to set an example for visible projects.

Enclosures

Please find enclosed with this Narrative the following documents:

1. Conditional Use Permit Application
2. Trash Facility Plans
3. Proposed Trash Facility Construction License Agreement, including:
 - Agreement Exhibit A / map
 - Agreement Exhibit B / set of plans (same as #2 above)
 - Agreement Exhibit C / Trash Facility Easement Agreement (same as #4 below)
4. Proposed Trash Facility Easement Agreement, including:
 - Agreement Exhibit A / map

Construction License Agreement and Easement Agreement

Because the proposed trash facility spans three (3) properties, MVCOA is proposing two (2) agreements with the adjacent landowners (the Town and TSG), being the Trash Facility Construction License Agreement and the Trash Facility Easement Agreement, both of which are enclosed with this application.

The Construction License Agreement is a temporary agreement allowing for construction of the facility. It is proposed this agreement not be recorded.

The Easement Agreement is designed as a more long-term agreement, and it is proposed this agreement be recorded. Note Trash Facility Easement Agreement par. 4, which addresses relocation/termination. This is a term requested by the Town. As shown, it states that in the event the Town requires use of the Easement Area for any reason, including but not limited to access to Land Unit 1, the Town may terminate the Easement and require the Trash Facility be relocated off of Land Unit 1.

The Town attorney has approved the form of these agreements. TSG is still evaluating the matter including the form of agreements.

Tramway Safety Board Variance

Because the proposed trash facility is within thirty-five feet (35') of Lift 10, construction of the facility will require a variance from the Colorado Passenger Tramway Safety Board.

TSG has agreed to apply for this variance.

Conditional Use Permit Criteria for Decision

The Town Community Development Code (“CDC”) sec. 17.4.14, addresses Conditional Use Permits.

The Applicant understands that, pursuant to CDC sec. 17.4.14(C)(1)(a), the Town is waiving the worksession requirement.

Pursuant to CDC sec. 17.4.14(C)(1)(b), this is a class 4 application.

CDC sec. 17.4.14(D) sets forth the Criteria for Decision. Following is a discussion of each item.

a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan

The Comprehensive Plan lays out a set of policies that create a roadmap for getting to a certain level of prosperity and vibrancy in the Town. Highlights include improving the shopping experience of residents and visitors and the community amenities. The Comp Plan also recognizes that an economically thriving Mountain Village will provide benefits in the form of transactional taxes to fund important community endeavors. It also notes the importance of a diversified job base offering year-round employment. Automobile use is discouraged.

The new Village Market has provided the Town with a much-needed high end and well run market, still with competitive pricing. It is providing year-round jobs for locals. The market also offers residents a good alternative to the markets down in the Town of Telluride, thus reducing automobile traffic. The market and coffee shop support the ski experience by offering quick lunch options. The other MVCOA businesses contribute to the Comp Plan goals. The Rusty Rhino provides a community coffee shop. The snowmobile adventures operation is consistent with the recreational amenities encouraged by the Comp Plan.

b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure

The purpose of the trash facility is to provide a clean and orderly location for refuse disposal. The proposed location allows for continued traffic flow in the area as well as unloading delivery trucks for the market.

c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space

Again, the proposed location allows for continued traffic flow in the area as well as unloading delivery trucks for the market.

d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses

Again, the proposed location allows for continued traffic flow in the area as well as unloading delivery trucks for the market.

e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town

The facility is tucked away such that it will have a minimal impact on the small piece of open space owned by TSG.

f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use

The facility is tucked behind the large Town Hall building and as such should not have an adverse visual impact on the area.

g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure

The entire purpose of the facility is to provide critical infrastructure needed for MVCOA.

h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source

The facility is not located on any wetlands and will not have an adverse impact on water sources.

i. The proposed conditional use permit meets all applicable Town regulations and standards

The facility will be constructed in compliance with all Town building codes. It will also include additional fire protection features due to the proximity to Lift 10.

General Standards for Review

CDC sec. 17.4.14(E) outlines the General Standards for Review:

1. Location Determination. The location of a conditional use shall be determined by a selection process by the review authority designed to identify a location that best serves the proposed use while minimizing potential adverse impacts.

MVCOA engaged in an exhaustive process working to identify an appropriate location for the facility. A space across the adjacent Town Hall access way to the west of the building was evaluated, but it was determined that bringing trash across this access way would interfere with

traffic flow as well as cause a hazard to the employees. The current location is adjacent to the existing insufficient facility and will allow access without crossing the access way.

2. Conditional Use Permit Conditions. In addition to the conditions of approval, conditional use permits may also include but not be limited to conditions on such items as:

- a. Performance standards for use;***
- b. Limitations on hours of operation;***
- c. Limitations on season of operation;***
- d. Requirements for DRB review or Planning Division review on periodic basis; and/or***
- e. Mitigation of noise, glare, visual and other adverse impacts.***

MVCOA is willing to abide by reasonable performance standards such as maintaining the facility and surrounding area in a clean and orderly condition. Hours of operation should coincide with market business hours. Trash pickup will of course take place during the day. This will be a year-round use. MVCOA is amendable to periodic DRB or Planning Division review of the use. It is not anticipated that the facility will cause excessive noise, glare, visual or other adverse impacts.

Application Fee

At the June 20, 2021 MVCOA Board meeting, Town Manager Kim Montgomery agreed that the Town would to waive the \$1000 application fee.

Conclusion

Thank you for your consideration of this application.

Sincerely,



Joseph A. Solomon, Esq.

Encs.



SOLOMON LAW FIRM, P.C.

227 WEST PACIFIC AVENUE, SUITE A (REQUIRED FOR FEDEX)

PO BOX 1748 (REQUIRED FOR ALL U.S. MAIL)

JOSEPH A. SOLOMON, ESQ. TELLURIDE, COLORADO 81435

ATTORNEY AT LAW

E-MAIL: JSOLOMON@MONTROSE.NET

TEL (970) 728-8655

CELL (970) 729-2225

FAX (775) 703-9582

June 28, 2021

Michelle Haynes, MPA
Planning and Development Services Director
Housing Director
Town of Mountain Village
455 Mountain Village Boulevard, Suite A
Mountain Village, Colorado 81435

Re: Conditional Use Permit Application
Applicant: Mountain Village Condominium Owners Association, Inc.
Application: Trash Facility

Dear Michelle:

I represent the Applicant, Mountain Village Condominium Owners Association, Inc. ("MVCOA").

Thank you for your completeness and compliance letter review letter dated June 18, 2021. Please allow me to respond.

Conditional Use Permit Completeness

Following are your completeness requirements and the Applicant's responses:

1) Please revise the site plan to show the building entirely out of the wetland area.

Enclosed. In response to this comment, the Applicant has moved the building away from the micro-piles proposed for the foundation design. The building has been moved 4'-0" to the southwest and 1'-6" to the northwest. The new dimensions are enclosed for reference. This appears to be a superior solution and gives the building some "breathing room" away from the wetlands and helps with the overall constructability of the building in this very tight spot.

2) Please provide a signed existing conditions plat

Forthcoming.

Design Review Completeness

1) Please provide a design review application for a stone variation.

The Applicant has submitted the Design Review application for the trash enclosure itself specific for the stone variation. The Applicant understands this review will run concurrently with the conditional use permit review before the DRB.

2) Please provide a stone sample and material samples for the building.

This is provided with the Design Review application.

3) Please provide a lighting plan and cut sheet for the lighting specifications

This is enclosed, including specifications and locations.

Other CUP Questions

You asked that the Applicant better address the following questions:

1) Is there cardboard recycling as part of the trash facility?

Yes.

2) How can you assure that large truck deliveries occur from the back bay? Can you scale the narrowest point so that we have a better understanding of width of the area, width of a typical large delivery truck and associated entry and exit plan?

The Applicant has requested more detailed survey information that will help explain the future functionality of the building, especially as it pertains to truck access, movement and parking while off-loading at the angled dock. With this information, the Applicant should be able to prove graphically (with renderings and photos) that the proposed building location allows for more than adequate space for truck movement and parking. The Applicant will provide a site plan with an accurately scaled truck and trailer to how it will turn-around to access the dock and park. This is in progress and will be provided ASAP.

3) How can you assure no impacts to the wetlands will occur during construction?

Note again the building has been moved away from the wetlands area. In addition, this question was reviewed with Ken Watt, Trifecta Construction, LLC. Trifecta has been retained to construct the facility. Mr. Watt states:

Erosion control wattles will be installed adjacent to the wetlands between the trash shed construction and the wetlands. Since the project is adjacent to the wetlands, we are proposing to drill micropiles rather than a conventional below frost foundation to eliminate impacts to the wetlands. The asphalt will be removed in the affected areas and a shallow trench will be excavated at the building perimeter for a concrete grade beam over the micropiles. Once the micropiles are drilled, a void form will be installed, the grade beam poured (the "foundation"), and the steel building will be placed on top of the grade beam. This process, in our opinion, is the best way to eliminate impacts to the adjacent wetlands for this project.

Public Noticing

I understand that once you deed the applications complete, you will provide the public noticing template for the following schedule:

DRB: August 5, 2021
Town Council: August 19, 2021

I understand that public noticing will need to be sent out by Monday, July 6, 2021, (30 days prior to the public meeting) and a sign by July 21, 2021 (15 days prior to the public meeting).

The Applicant has retained Alpine Title to perform this public noticing. Alpine Title is preparing the notice list so that the notice can be timely issued.

Michelle Haynes, MPA
June 28, 2021
Page 4

Conclusion

Thank you for your assistance with these applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Solomon, Esq.", written over a horizontal line.

Joseph A. Solomon, Esq.

Encs.

1. Revised site plan showing the building entirely out of the wetland area
2. Lighting plan and cut sheet for the lighting specifications, including locations

From: jsolomon@montrose.net
To: [Michelle Haynes](#)
Subject: trash enclosure
Date: Monday, July 26, 2021 9:02:50 AM

Hi Michelle –

I got with the project group, and following are responses to your questions:

1) We'll need some assure that pick up and deliveries remain primarily from the loading dock within the draft agreements

I have added this to the end of par. 3 of the License Agreement and par. 2 of the Easement Agreement, both attached.

2) Is there any sort of use, maintenance or cost sharing agreement either with construction or for ongoing maintenance and use? Can you better describe this? Is MVCOA picking up the full tab for waste management? How are costs being split for construction?

Right now, the attached documents state in par. 3 of the License Agreement and par. 2 of the Easement Agreement that *“The Trash Facility is for the benefit of MVCOA and its Authorized Users. The Trash Facility shall be used by these beneficiaries in accordance with such rules and regulations as MVCOA shall promulgate.”* I will work with MVCOA to come up with a set of rules and regulations for the facility.

Regarding allocation of waste management costs, I have added here to par. 2 of the Easement Agreement that *“The MVCOA rules and regulations shall address frequency of and allocation of costs for waste management and recycling services.”* I am assuming the grocery store will be paying the lion's share of such services.

Concerning construction costs, par. 2 of the License Agreement states in part, *“MVCOA shall at MVCOA's sole cost and expense construct the Trash Facility in general conformance with these plans and specifications and in compliance*

with all applicable governmental rules, regulations and building codes.” So MVCOA will have to decide cost allocation from there. The initial thoughts for cost allocation is to base it on the MVCOA decs (TMVOA 70.81% & TMV 29.19%). Tenants will be responsible for the waste management and recycling services

3) I have asked for a more detailed trash management plan as a condition of approval.

The tenants will essentially be responsible for the trash management plan, and the MVCOA HOA Manager (Telluride Consulting) will provide oversight of the area to ensure general cleanliness.

Joseph A. Solomon, Esq., Attorney at Law

Solomon Law Firm, P.C.

227 West Pacific Avenue, Suite A [required for FedEx, UPS, etc.]

PO Box 1748 [required for all U.S. Mail]

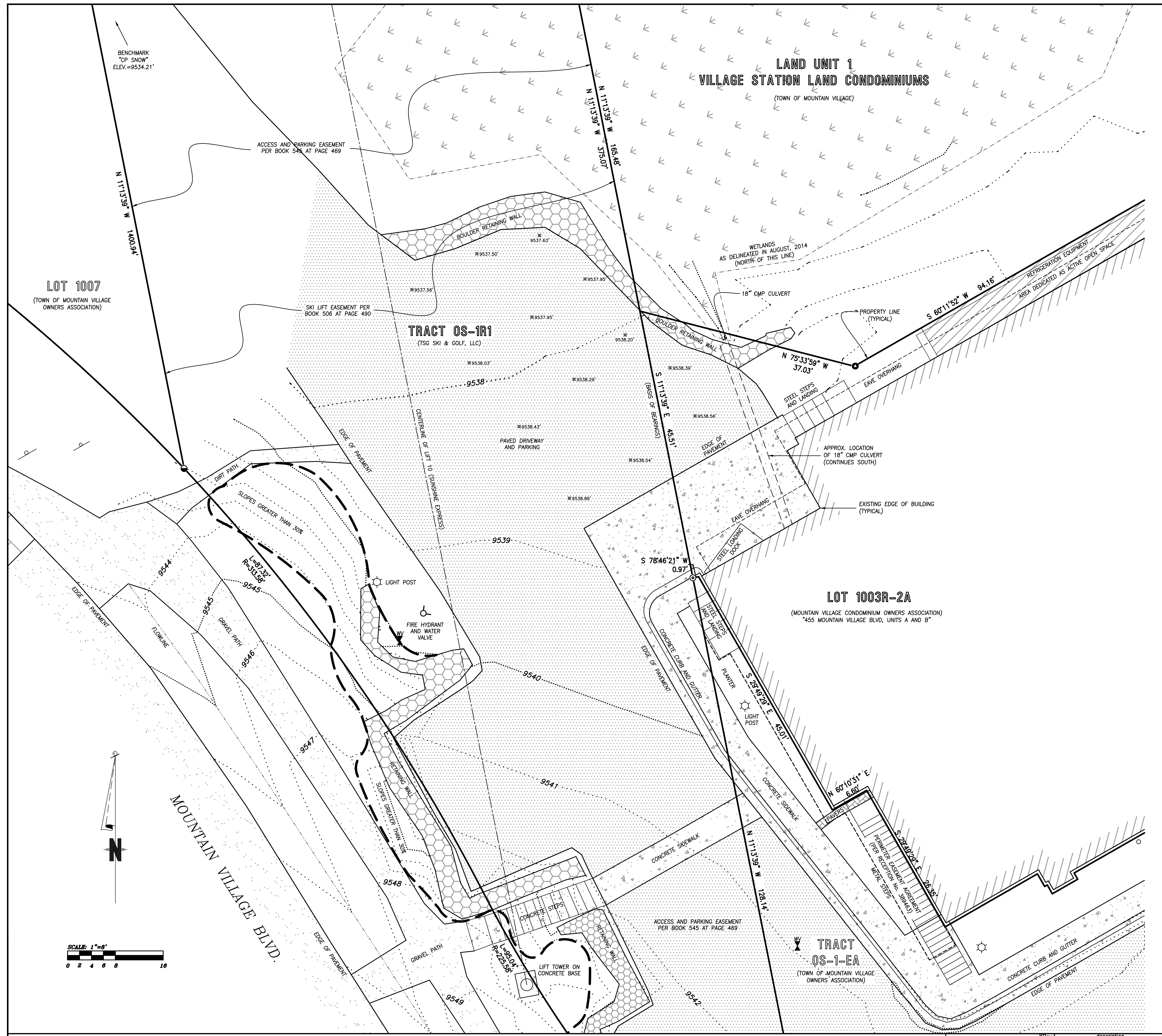
Telluride, Colorado 81435

office (970) 728-8655 / cell (970) 729-2225 / fax (775) 703-9582

E-mail: jsolomon@montrose.net

www.solomon-solomon.com

This E-mail may contain confidential legal information. If you have received this in error, please notify me, and please keep the contents confidential.



SURVEYOR'S STATEMENT:

This Existing Conditions Plan of portions of Lot 1003R-2A, Tract OS-1R1 and Land Unit 1, Town of Mountain Village, was prepared on June 2, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

PROPERTY DESCRIPTION:

LOT 1003R-2A, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE CONDOMINIUM MAP RECORDED JANUARY 10, 2007 IN PLAT BOOK 1 AT PAGE 3796 COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TRACT OS-1R-1 TELLURIDE, MOUNTAIN VILLAGE ACCORDING TO THE PLAT RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE 4671, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LAND UNIT 1, THE VILLAGE STATION LAND CONDOMINIUMS, ACCORDING TO THE MAP RECORDED JULY 1, 2015 IN PLAT BOOK 1 AT PAGE 4739 AND ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE VILLAGE STATION LAND CONDOMINIUMS, A COLORADO COMMON INTEREST OWNERSHIP COMMUNITY RECORDED JULY 1, 2015, UNDER RECEPTION NO. 438226, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and legal description from Land Title Guarantee Company, Order No. ABS86011267, dated March 4, 2021 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 0811300286-C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- BASIS OF BEARINGS: Bearings are based upon the western boundary of Lot 1003R-2A and Tract OS-1-E, as shown hereon, assumed to have the record bearing of N 11°13'39" W according to Plat Book 1 at page 3787 and Plat Book 1 at page 3796.
- Benchmark: Control Point, "CP SNOW", as shown hereon, with elevation 9534.21 feet.
- Contour interval is one foot.
- Slopes greater than 30% exist on Tract OS-1R1 as shown hereon.
- Underground utility locates have not been ordered at the time of this survey and are not shown. Utility locates should be performed by respective providers before any construction.
- Wetlands as shown hereon were delineated by Chris Hazen and located by Foley Associates Inc in 2014.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND	
•	SPOT ELEVATION
●	FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 25954
●	FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37970
⊙	FOUND 3/4" BRASS TAG, L.S. 37970

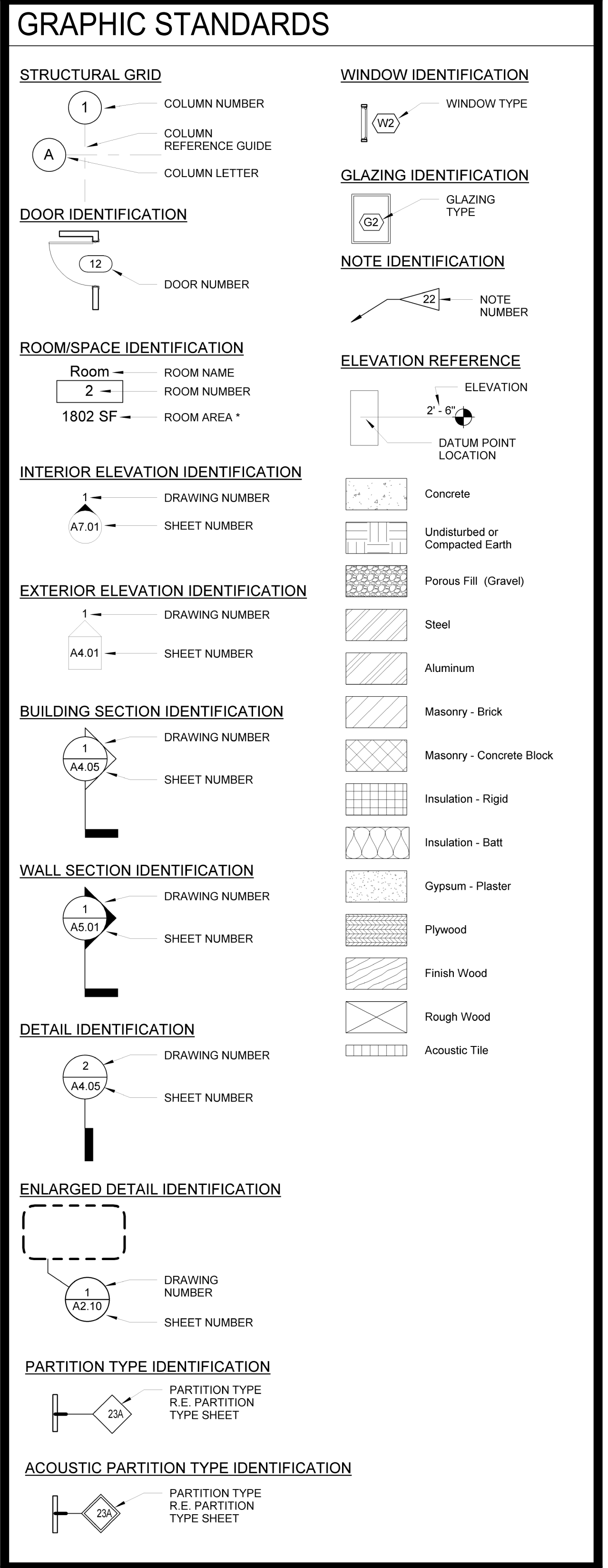
Existing Conditions Plan
 Lot 803, Town of Mountain Village,
 located within the NW 1/4 of Section 4, T.42N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH
Technician:	FD
Checked by:	
Start date:	06 / 2021



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

ABBREVIATIONS			
#	POUNDS(S) or NUMBER	HWDR	HARDWARE
&	AND	HM	HOLLOW METAL
@	ANGLE	HORIZ	HORIZONTAL
AV	AUDIOVISUAL	HR	HEIGHT
AB	ANCHOR BOLT	HTR	HEATER
AC	ACCIDENTAL	HVAC	HEATING, VENTILATION and AIR CONDITIONING
AD	ADJUSTABLE	HW	HOT WATER
ADD	AREA DRAIN or ACCESS DOOR	HHW	HOT WATER HEATER
AFF	ADJUSTABLE or ACCESSIBLE	HIGHWAY	HIGHWAY
AG	AGGREGATE	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
AHU	AIR HANDLING UNIT	ID	INSIDE DIAMETER
ALT	ALTERNATE	IN	INCHES
ALUM	ALUMINUM	INCAND	INCANDESCENT
AND	AND	INFO	INFORMATION
APPROX	APPROXIMATE	INSUL	INSULATION or INSULATED
ARCH	ARCHITECTURAL	INT	INTERIOR
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	INTMED	INTERMEDIATE
ASPH	ASPHALT	INV	INVERT
AUTO	AUTOMATIC	JC	JANITOR CLOSET
AV	AVERAGE	JST	JOIST
AWP	ACOUSTICAL WALL PANEL	JT	JOINT
B	BY OWNER	KD	KNOCKDOWN
B.O.F.	BY OWNER, FUTURE	KIT	KITCHEN
BD	BOARD	KK	KNOCKOUT
BIT	BITUMINOUS	KP	KICK PLATE
BLDG	BUILDING	LAB	LABORATORY
BKLG	BLOCKING	LAM	LAMINATE
BM	BEAM or BENCH MARK	LAV	LAVATORY
BOT	BOTTOM	LBL	LABEL
BRG	BEARING	LDR	LEADER
BSMT	BASEMENT	LH	LEFT HAND
C	CALLING	LKR	LOCKER
C.L.	CENTERLINE	LLH	LONG LEG HORIZONTAL
CAB	CABINET	LONG LEG VERTICAL	LONG LEG VERTICAL
CATV	CABLE TELEVISION	LP	LIGHTING PANEL or LIGHT PROOF
CCD	CONSTRUCTION CHANGE DIRECTIVE	LT	LIGHT
CCTV	CLOSED CIRCUIT TELEVISION	LTL	LIGHT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LTV	LOUVER
CEM	CEMENTITIOUS	MACH	MACHINERY
CFL	COUNTERFLASHING	MAG	MAGNETIC
CG	CORNER GUARD	MAS	MASONRY
CH	CAST IN PLACE	MATL	MATERIAL
CIRC	CIRCUMFERENCE	MAX	MAXIMUM
CJ	CONTROL JOINT	MB	MOISTURE BARRIER
CK	COOK TOP	MCH	MECHANICAL
CL	COLUMN LINE	MED	MEDIUM
CLG	CEILING	MEMB	MEMBRANE
CLOS	CLOSET	MEP	MECHANICAL, ELECTRICAL and PLUMBING
CLR	CLEAR	MFR	MANUFACTURER
CM	CENTIMETERS	MH	MANHOLE
CMU	CONCRETE MASONRY UNIT	MIN	MINIMUM
CO	CHANGE ORDER or CLEANOUT	MIRR	MIRROR
COL	COLUMN	MISC	MISCELLANEOUS
CONC	CONCRETE	MM	MILLIMETERS
CONF	CONFERENCE	MO	MASONRY OPENING
CONN	CONNECTION	MTD	MOUNTED
CONSTR	CONSTRUCTION	MTL	METAL
CONT	CONTINUOUS	MUL	MULLION
CONTR	CONTRACTOR	N	NEW
COORR	CORRIDOR or CORRUGATED	N	NORTH
CPT	CERAMIC TILE	NIC	NOT IN CONTRACT
CTR	COUNTER	NO	NUMBER
CU	CUBIC	NOM	NOMINAL
CV	CUBIC YARD	NRC	NOISE REDUCTION COEFFICIENT
DAMP	DAMP PROOFING	NTS	NOT TO SCALE
DBL	DOUBLE	OA	OVERALL
DEG	DEGREE	OC	ON CENTER
DEMO	DEMOLITION or DEMOLITION DEPARTMENT	OD	OUTSIDE DIAMETER
DF	DRINKING FOUNTAIN	OF	OUTSIDE FACE
DIA	DIAMETER	OFF	OFFICE
DIM	DIMENSION	OH	OPPOSITE HAND
DISP	DISPENSER	OPNG	OPENING
DIV	DIVISION	OPP	OPPOSITE
DN	DOWN	OS	OUTSIDE-TO-OUTSIDE
DR	DOOR	P	PAINTED
DS	DOWNPOUT	PL	PREVIOUSLY AWARDED CONTRACT
DTL	DETAIL	PAR	PARALLEL
DWG	DRAWING	PBO	PROVIDED BY OTHERS
DWR	DRAWER	PC	PRECAST
(E)	EXISTING	PERF	PERFORATED
E	EAST	PERIM	PERIMETER
EA	EACH	PKG	PARKING
EB	EXPANSION BOLT	PL	PLATE
ED	EXHAUST DUCT	PLAM	PLASTER
EJ	EXHAUST FAN or EACH FACE	PLBG	PLUMBING
EJ	EXPANSION JOINT	PLYWD	PLYWOOD
EL	ELEVATION	PNL	PANEL
ELEC	ELECTRICAL	POL	POLISHED
ELEV	ELEVATOR	PR	PAIR or PROPOSAL REQUEST
EMER	EMERGENCY	PREFAB	PREFABRICATED
ENGR	ENGINEER	PREFIN	PREFINISHED
EOS	EDGE OF SLAB	PRESTR	PRESTRESSED
EQ	EQUAL	PRM	PRIMARY
EQUIP	EQUIPMENT	PROJ	PROJECT
ES	EACH SIDE	PSF	POUNDS PER SQUARE FOOT
EST	ESTIMATE	PSI	POUNDS PER SQUARE INCH
EW	EACH WAY	POST	POST TENSIONED or PORCELAIN TILE
EWIC	ELECTRIC WATER COOLER	PT	POINT OF TANGENCY
EWHR	ELECTRIC WATER HEATER	PTD	PAPER TOWEL DISPENSER
EXT	EXTERIOR	PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
F	FARENHEIT	PTN	PARTITION
FA	FIRE ALARM	PTR	PAPER TOWEL RECEPTACLE
FAC	FIRE ALARM CABINET	PVCLOR	POLYVINYL CHLORIDE
FACP	FIRE ALARM CONTROL PANEL	PVMT	PAVEMENT
FBO	FURNISHED BY OTHER(S)	QT	QUARRY TILE
FD	FLOOR DRAIN or FIRE DAMPER FOUNDATION	QTY	QUANTITY
FDN	FOUNDATION	R	RISER
FE	FIRE EXTINGUISHER	RAD	RADIUS
FEC	FIRE EXTINGUISHER CABINET	RBR	RUBBER BASE
FF	FINISHED FLOOR	RBC	RUBBER BASE COVE
FFL	FINISHED FLOOR LINE	RBS	RUBBER BASE STRAIGHT
FH	FIRE HYDRANT	RBT	RUBBER TILE
FHC	FIRE HOSE CABINET	RD	ROOF DRAIN or ROAD
FHMS	FLAT HEAD MACHINE SCREW	RE	REFER TO or REFERENCE
FHS	FIRE HOSE VALVE	REC	RECESS(ED)
FHW	FLAT HEAD WOOD SCREW	RECP	RECEPTACLE
FIN	FINISHED	REF	REFRIGERATOR or REFRIGERATED
FIXT	FIXTURE	REINF	REINFORCED
FLG	FLASHING	REQD	REQUIRED
FLR	FLOORING	RES	RESILIENT
FLUOR	FLUORESCENT	REV	REVISE, REVISED or REVISION(S)
FOC	FACE OF CONCRETE	RF	RESILIENT FLOORING
FOF	FACE OF FINISH	RFG	ROOFING
FOM	FACE OF MASONRY	RFL	REFLECTED
FOS	FACE OF STUD	RH	RIGHT HAND
FR	FIRE RESISTIVE or FIRE RATED	RL	RAIN LEADER
FRR	FIBERGLASS REINFORCED PANEL(ING)	RM	ROOM
FRT	FIRE RETARDANT TREATED	RO	ROUGH OPENING
FT	FOOT (FEET)	ROD	ROUGH OVERFLOW DRAIN
FTG	FOOTING	ROW	RIGHT OF WAY
FURN	FURNISHED	RPM	REVOLUTIONS PER MINUTE
FURR	FURRED or FURRING	RVS	REVERSE (SIDE)
FUT	FUTURE	RWC	RAIN WATER CONDUCTOR
FVC	FIRE VALVE CABINET	S	SOUTH or SEALED
G	GAUGE	SC	SOLID CORE
GALV	GALVANIZED	SCD	SEAT COVER DISPENSER
GB	GRAB BAR	SCHED	SCHEDULE
GC	GENERAL CONTRACTOR	SD	SOAP DISPENSER
GCMU	GLAZED CONCRETE MASONRY UNIT(S)	SEC	SECTION
GI	GALVANIZED IRON	SF	SQUARE FEET
GL	GLASS or GLAZING	SHT	SHEET
GND	GROUND	SHTG	SHEATHING
GR	GRADE	SHWR	SHOWER
GRT	GROUT	SIM	SIMILAR
GT	GLASS TILE	SNC	SANITARY NAPKIN CABINET
GWB	GYPSON WALLBOARD	SND	SANITARY NAPKIN DISPENSER
GYP	GYPSONUM BOARD	SNR	SANITARY NAPKIN RECEPTACLE
GYP BD	HEADED ANCHOR STUD	SOFF	SOFFIT
HAS	HOSE BIB	SPECS	SPECIFICATION(S)
HC	HOLLOW CORE or HANDICAPPED	SPKL	SPEAKER
HDS	HEADED DEFORMED ANCHOR STUD	SPT	SUPPORT
HDR	HEADER	SQ	SQUARE
		SR	SINK RECEPTACLE
SS	STAINLESS STEEL		
SSK	SERVICE SINK		
STA	STATION		
STD	STANDARD		
STL	STEEL		
STOR	STORAGE		
STRUCT	STRUCTURE or STRUCTURAL		
SUSP	SUSPENDED		
SYM	SYMMETRICAL		
SYS	SYSTEM		
T	TREAD		
T&B	TOP AND BOTTOM		
T&G	TONGUE AND GROOVE		
TB	TOWEL BAR		
TBC	TOP OF BACK OF CURB		
TELE	TELEPHONE		
TEMP	TEMPERATURE		
TG	TEMPERED GLASS		
THERM	THERMOSTAT		
THK	THICK or THICKNESS		
THLD	THRESHOLD		
TO	TOP OF		
TOT	TOP OF CONCRETE		
TOW	TOP OF WALL		
TPD	TOILET PAPER DISPENSER		
TPTN	TOILET PARTITION		
TS	TUBE STEEL		
TV	TELEVISION		
TV	TYPICAL		
UL	UNDERWRITERS LABORATORY		
UNFIN	UNFINISHED		
UNON	UNLESS OTHERWISE NOTED		
UOS	UNLESS OTHERWISE SPECIFIED		
URNAL	URNAL		
USGS	U.S. GEOLOGICAL SURVEY		
V	VOLT		
VAR	VARY or VARIES		
VB	VAPOR BARRIER		
VCT	VINYL COMPOSITION TILE		
VENT	VENTILATION		
VERT	VERTICAL		
VERIFY	VERIFY		
VEST	VESTIBULE		
VIF	VERIFY IN FIELD		
VIN	VINYL or SHEET VINYL		
VOL	VOLUME		
VTR	VENT THROUGH ROOF		
WVC	VINYL WALL COVERING		
W	WHERE OCCURS		
WI	WITH		
WC	WATER CLOSET		
WO	WITHOUT		
WR	WATER RESISTANT		
WDC	WALL COVERING		
WO	WOOD		
WID	WINDOW		
WF	WIDE FLANGE or WOOD FLOORING		
WGL	WIRE GLASS		
WPR	WATERPROOF(ING)		
WPT	WORKING POINT		
WSCP	WAINSCOT		
WT	WEIGHT		
WWF	WELDED WIRE FABRIC		
YD	YARD		



PROJECT TEAM

Design Firm	Owner's Representative	Structural Engineer
CANSANO Consulting 5610 Ward Rd. Ste. 300 Arvada, CO 80002 Contact: Ascenzo Di Giacomo (720) 633-4948	Telluride Consulting PO Box 1327 Telluride, CO 81435 Contact: Garrett Brafford (919) 800-8223	Ascent Structural Engineering 6707 Winchester Circle, Ste. 100 Boulder, CO 80301 Contact: Morgan Rummel (303) 865-4962
Architect of Record	General Contractor	
Kenny Davis Architects 1638 S Brentwood ST Lakewood CO 80232 Contact: Kenny Davis (303) 960-5813	Trifecta Construction PO Box 3160 Telluride, CO 81435 Contact: Ken Watt (970) 729-0090	

GENERAL NOTES

Review Agencies Note:
The following agencies will be provided drawings for their review and approval:

Primary entities:
Town of Mountain Village (TOMV.) for Design Review (DRB) and the Building Department for Permit Set. Telluride Ski and Golf (TSG.) Telluride Mountain Village Owner's Association (TMVOA.) Colorado Tramway Board (CTB.)

These milestone sets will include, but not be limited to: schematic progress sets, final schematic set, for DRB design review and final drawing set approvals prior to submitting for the permit set in the town.

Fire Suppression Note:
Provide fire suppression system and controls for a dry system. Must be integrated and function with the existing FSP in the existing and adjacent Mountain Village Market. FS Consultant to design and submit drawings and specs to Architect for review and distribution and final incorporation into the Permit Set. Prior approvals of the FSP must be received from Telluride Ski and Golf and the Colorado Tramway Board and any other approvals required by the TOMV Building Department.

Fire Rated Construction Note:
Due to the location of the building below and within the chairlift easement the entire building materials and methods must be for fire rated construction. This rating will be determined by Architect's Code Analysis referencing the IBC and the TOMV Building department.

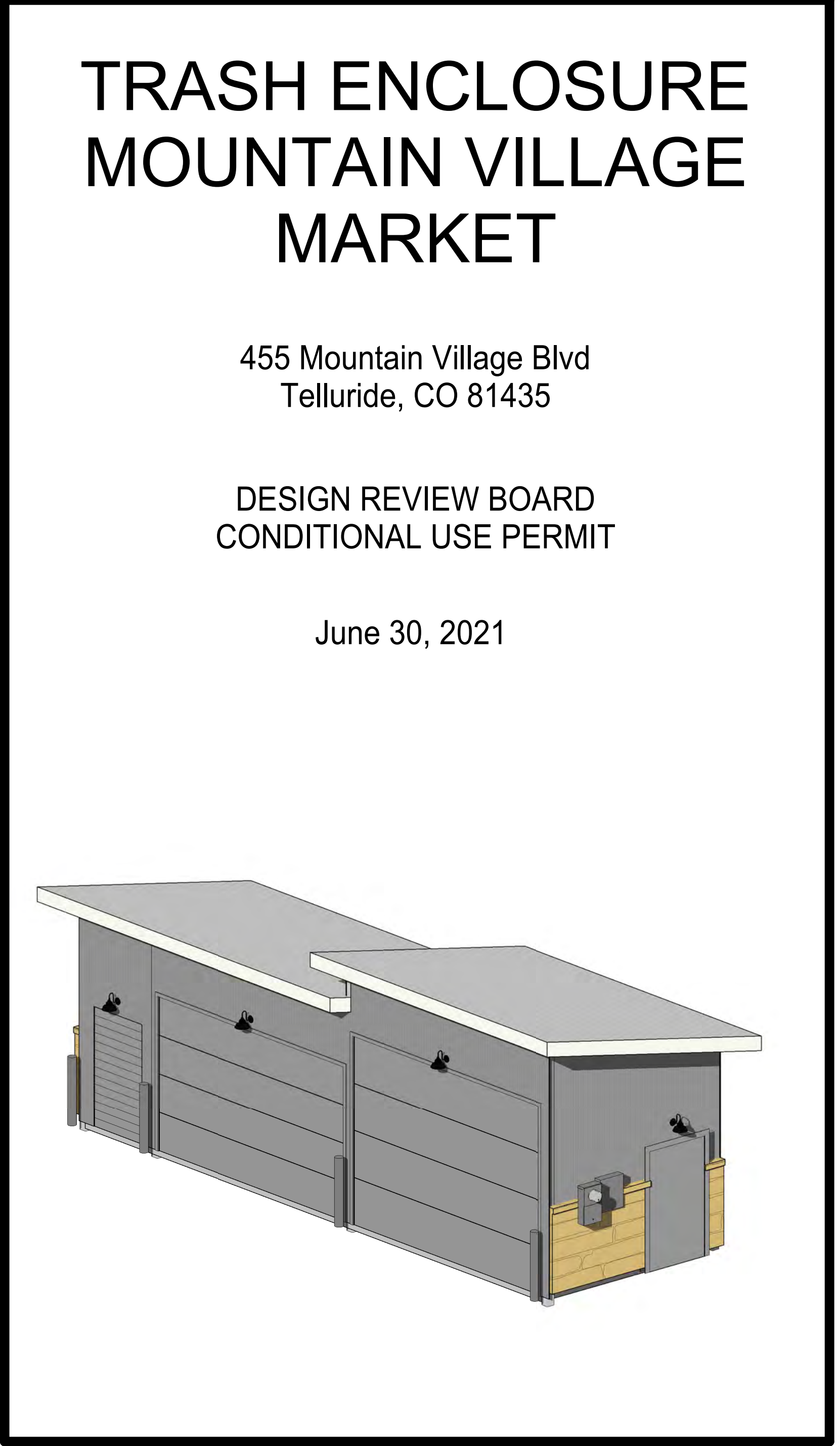
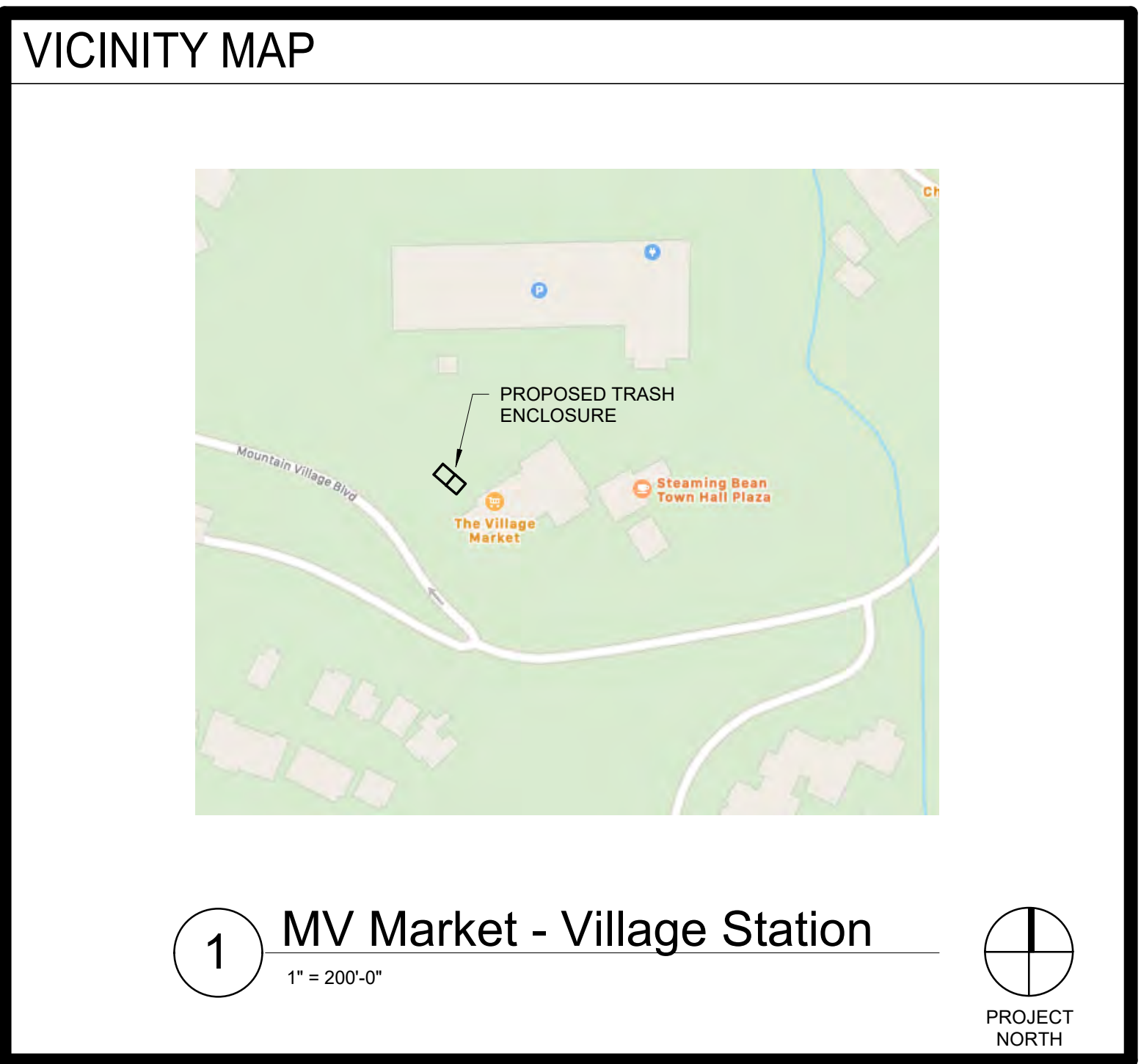
Building Location Note:
Building location shown is approximate. Final location T.B.D. pending Final Survey.

WETLAND NOTES

THE BUILDING AND ITS COMPONENTS WILL NOT BE PLACED ON, OVER OR IN DELINEATED WETLANDS. THIS INCLUDES FOOTINGS, PILES, STRUCTURAL COMPONENTS, SIDING AND THE ROOF ITS ASSOCIATED EAVES AND OVERHANGS.

CODE INFORMATION

ADOPTED CODES	DESIGN CRITERIA
<ul style="list-style-type: none"> International Residential Code (2018) International Existing Building Code (2018) International Mechanical Code (2018) International Fuel Gas Code (2018) International Existing Building Code (2018) International Property Maintenance Code (2018) International Plumbing Code (2018) International Electrical Code (2017) International Fire Code (2018) 	<ul style="list-style-type: none"> Wind 70 Snow Load 75 Exposure B <p>SPRINKLERED: YES</p>
USE / OCCUPANCY CLASSIFICATION: (CHPT 3):	
<ul style="list-style-type: none"> Trash and Recycling Collection / Group U 	
HEIGHT AND AREA LIMITS: (CHPT 5):	
<ul style="list-style-type: none"> Table 504.3 Max Height - 40'-0" / Proposed Height - 16'-0" +/- Table 506.2 Max Area - 5,500 sq ft / Proposed Area - 500 sq ft 	
CONSTRUCTION TYPE: (CHPT 6):	
<ul style="list-style-type: none"> Type VB Fire Resistance Rating Requirements for Building Elements - 0hr Fire Resistance Rating Requirements for Exterior Walls - 0hr 	



DRAWING INDEX

ARCHITECTURAL

Drawing No.	Description
G1.0	COVER SHEET
A1.0	SITE PLAN
A1.1	ENLARGED SITE PLAN
A1.2	CONSTRUCTION MITIGATION PLAN
A1.3	TRUCK ACCESS EXHIBIT
A2.0	FLOOR PLAN
A2.1	EQUIPMENT
A2.2	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A6.0	MATERIAL CALCULATIONS
A6.1	MATERIAL BOARD AND LIGHT FIXTURES



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TRASH ENCLOSURE
Mountain Village Market
455 Mountain Village Blvd, Telluride, CO 81435

PROJ. NO. 2021013
DRAWN: KDA
CHECKED: AD
APPROVED: KDA
DATE: 2021/06/30
REVISIONS

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TRASH ENCLOSURE

ISSUED FOR:
DESIGN REVIEW BOARD
CONDITIONAL USE PERMIT

SHEET TITLE:
COVER SHEET

SCALE: As indicated
SHEET NUMBER

G1.0

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SHEET TITLE:
SITE PLAN

SCALE: 1" = 20'-0"
SHEET NUMBER

A1.0

This Site Plan of Lot 1003R-2A, Town of Mountain Village and the surrounding area, was field surveyed on November 21, 2018 and updated with proposed trash enclosure in February of 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 17970
Date:

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number ABSR011267, dated March 4, 2021 at 5:00 P.M.
- This site plan is for planning purposes only.
- The Map recorded July 1, 2015 at Reception No. 438225 designates and depicts certain Building Setbacks on, over and across certain portions of Land Unit 1 and Land Unit 3 in the locations shown on the Map. The Building Setback on Land Unit 1 is established for the benefit Lot 1003R-2. The Building Setback on Land Unit 3 is established for the benefit Land Unit 2. The items, conditions, provisions, restrictions, and rights in terms of uses and activities that may occur and are precluded within the Building Setback areas are as provided for in Section 2.6 of the Dedication.
- NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

- WATER VALVE
- SEWER MANHOLE
- UTILITY



1 SITE PLAN

1" = 20'-0"

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SHEET TITLE:
ENLARGED SITE PLAN

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

A1.1



EXISTING SITE PIC 4



EXISTING SITE PIC 1



EXISTING SITE PIC 5



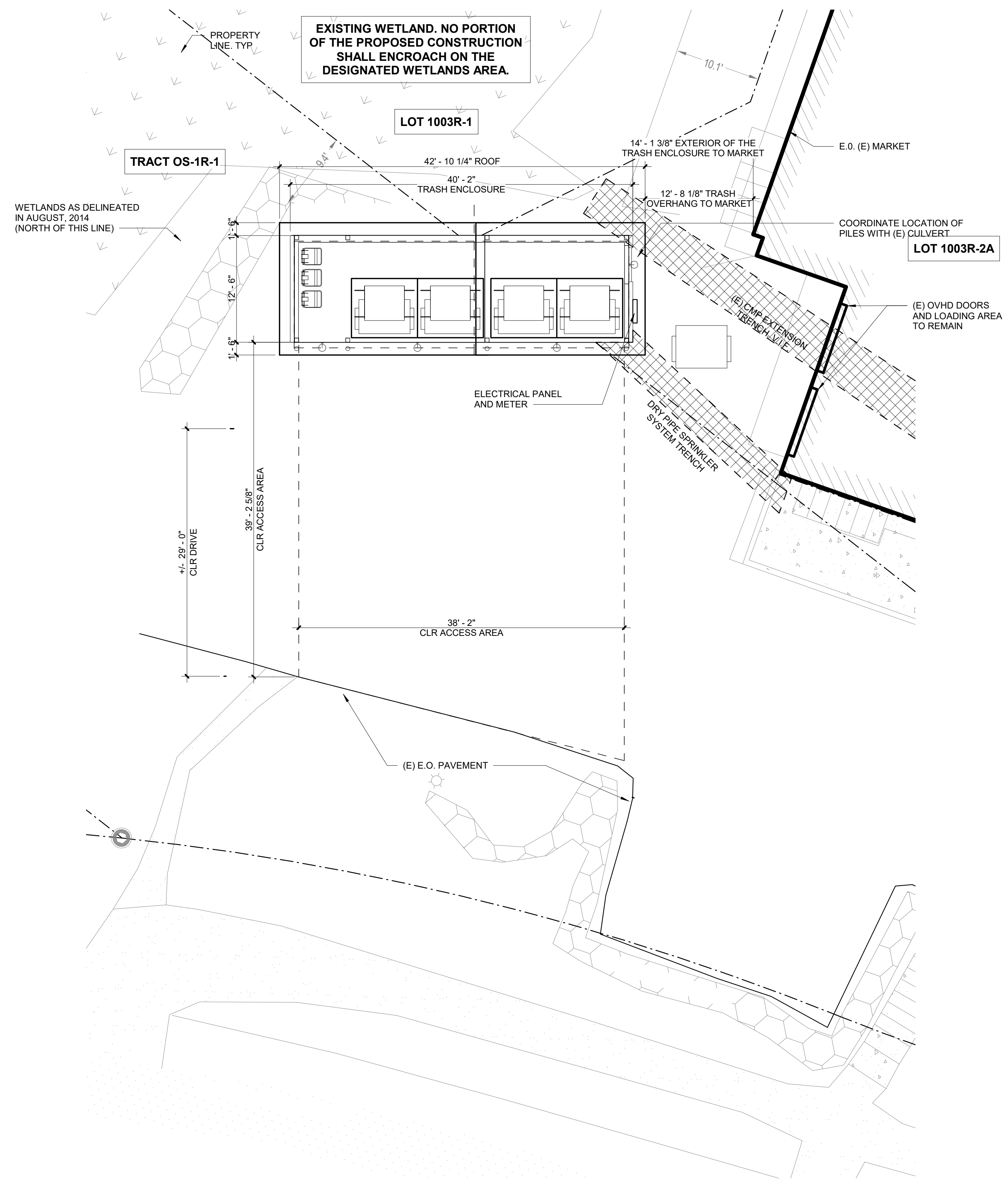
EXISTING SITE PIC 2



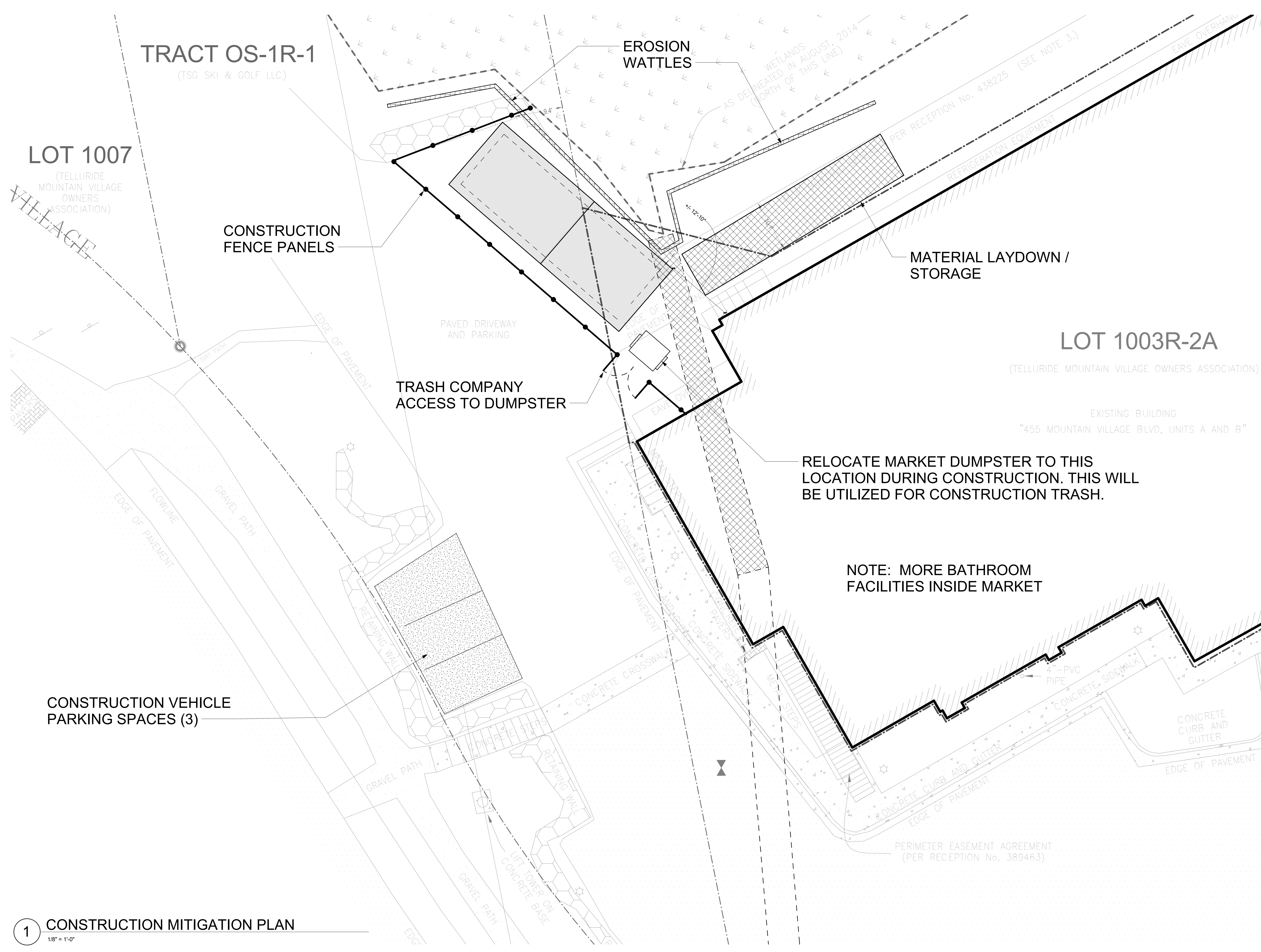
EXISTING SITE PIC 6



EXISTING SITE PIC 3



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



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

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ISSUED FOR:
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CONDITIONAL USE PERMIT
SHEET TITLE:
TRUCK ACCESS EXHIBIT

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

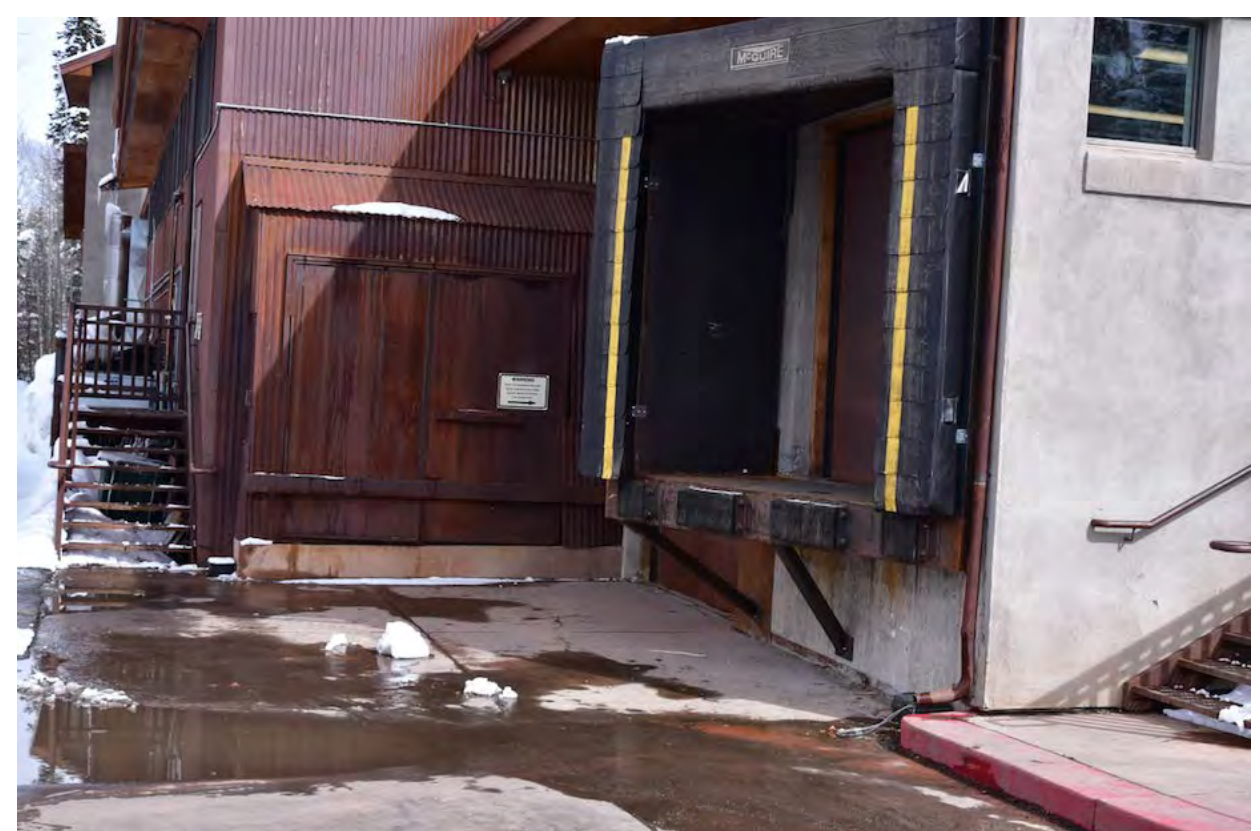
A1.3



EXISTING TRASH AND LOADING AREA



DELIVERY ACCESS 1



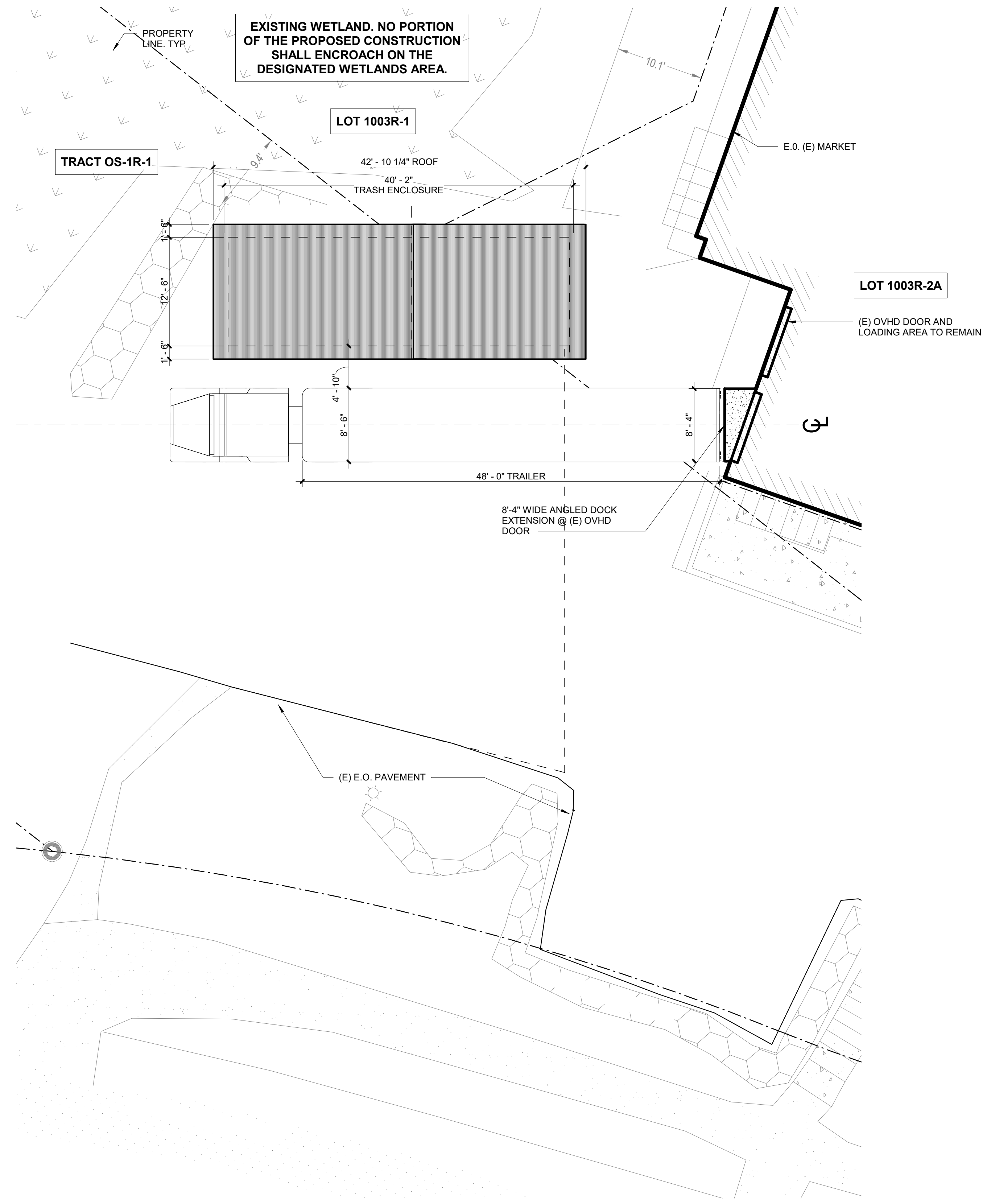
ANGLED DOCK EXTENSION



DELIVERY ACCESS 2



DELIVERY ACCESS 3



1 TRUCK ACCESS EXHIBIT
1/8" = 1'-0"

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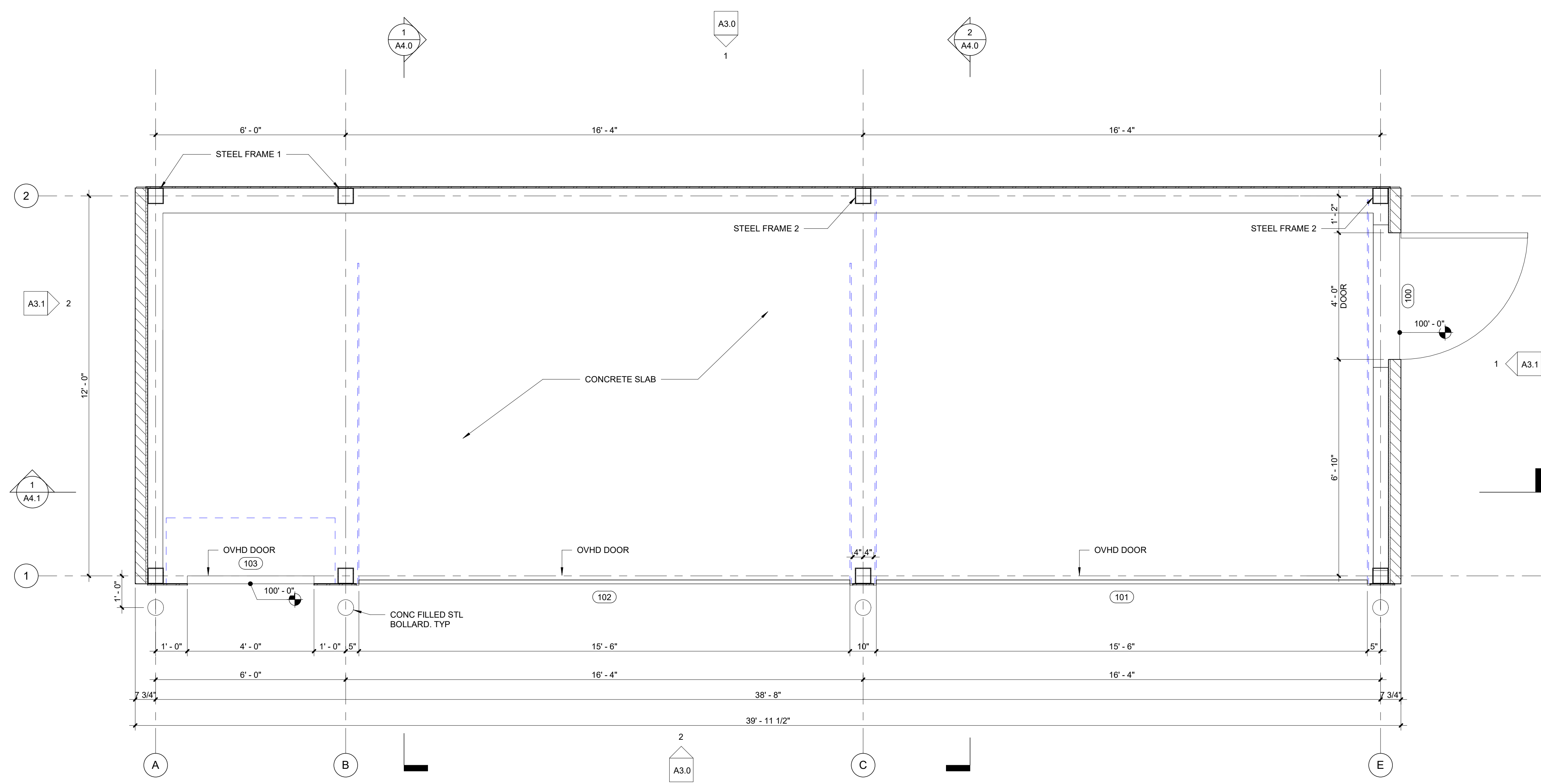
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SHEET TITLE:
FLOOR PLAN

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

A2.0



1 GROUND LEVEL PLAN
1/2" = 1'-0"

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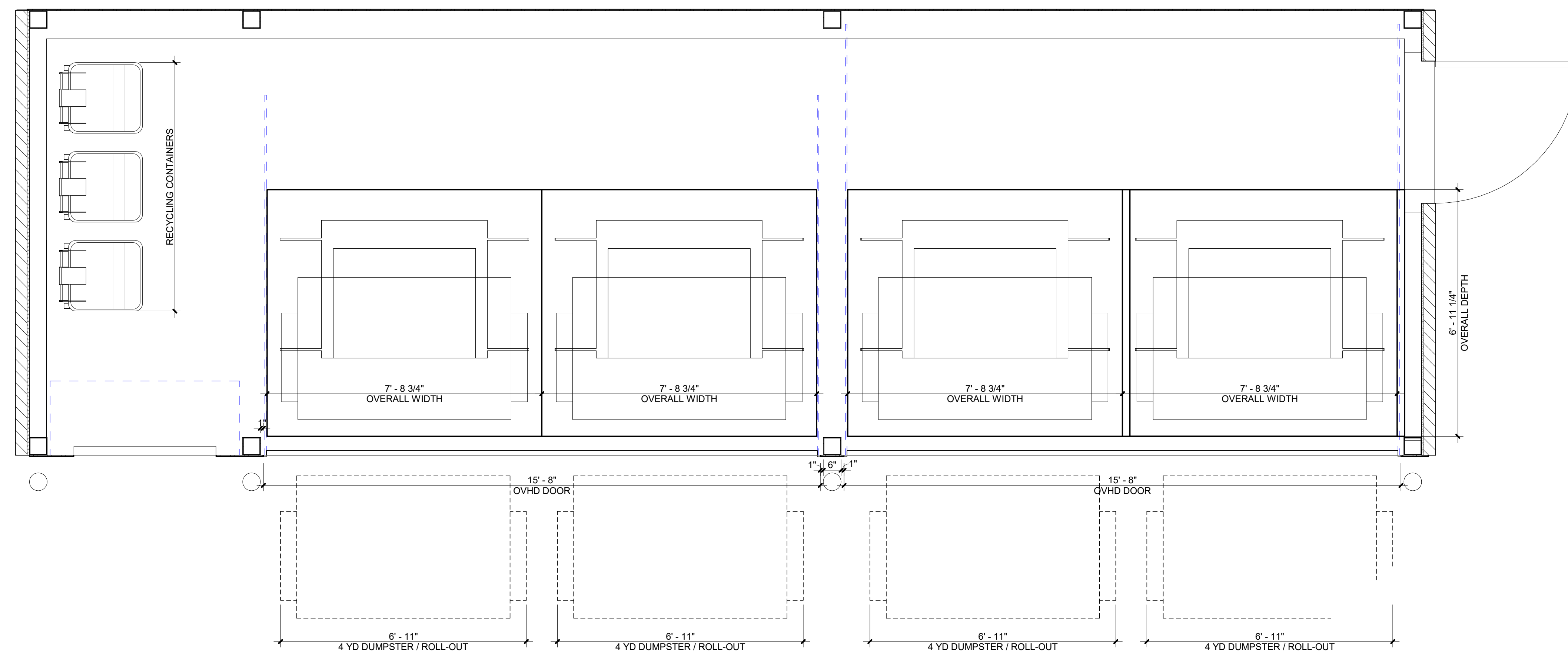
TRASH ENCLOSURE

ISSUED FOR:
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SHEET TITLE:
EQUIPMENT

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

A2.1



1 EQUIPMENT LAYOUT
1/2" = 1'-0"

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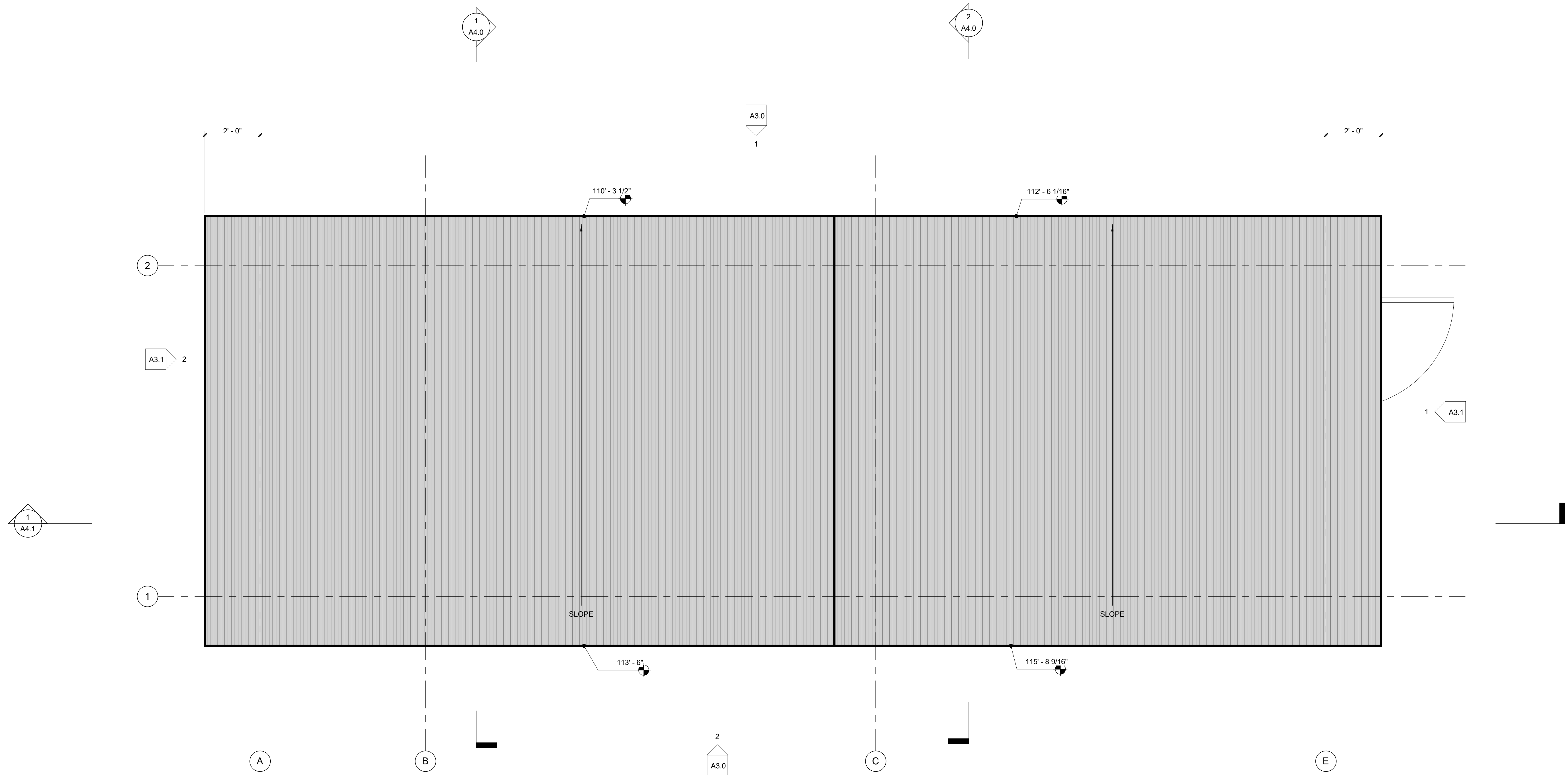
SHEET TITLE:
ROOF PLAN

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

A2.2

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1 ROOF PLAN
1/2" = 1'-0"

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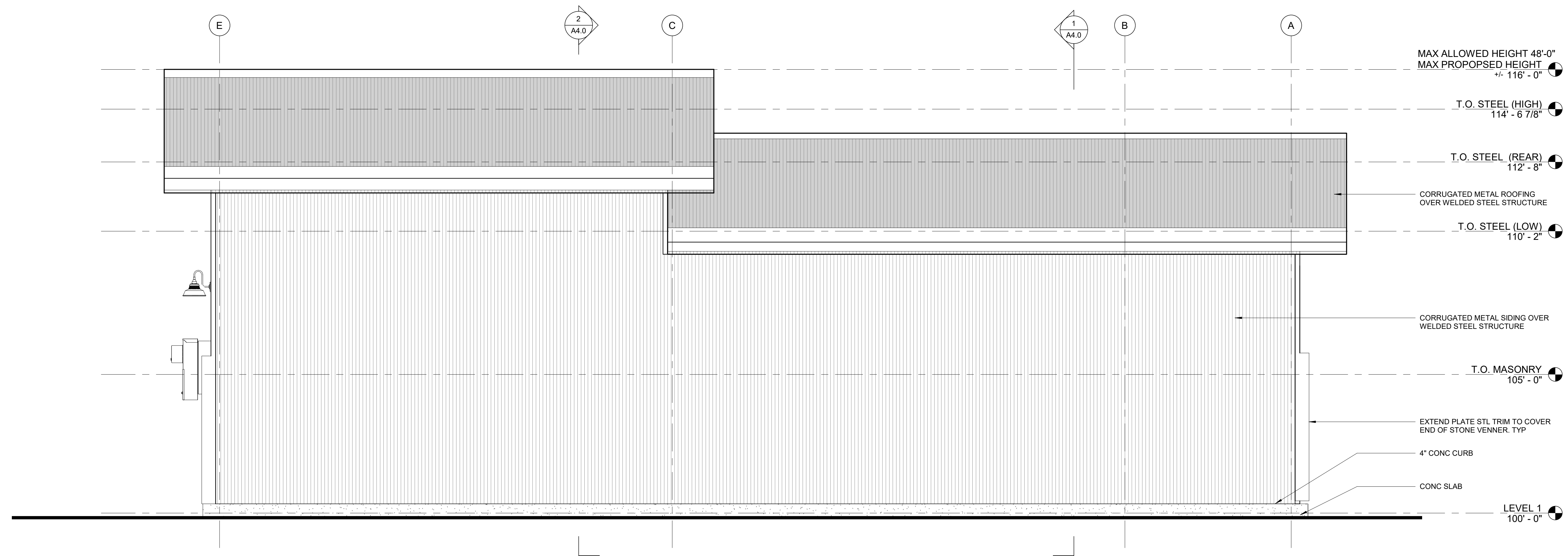
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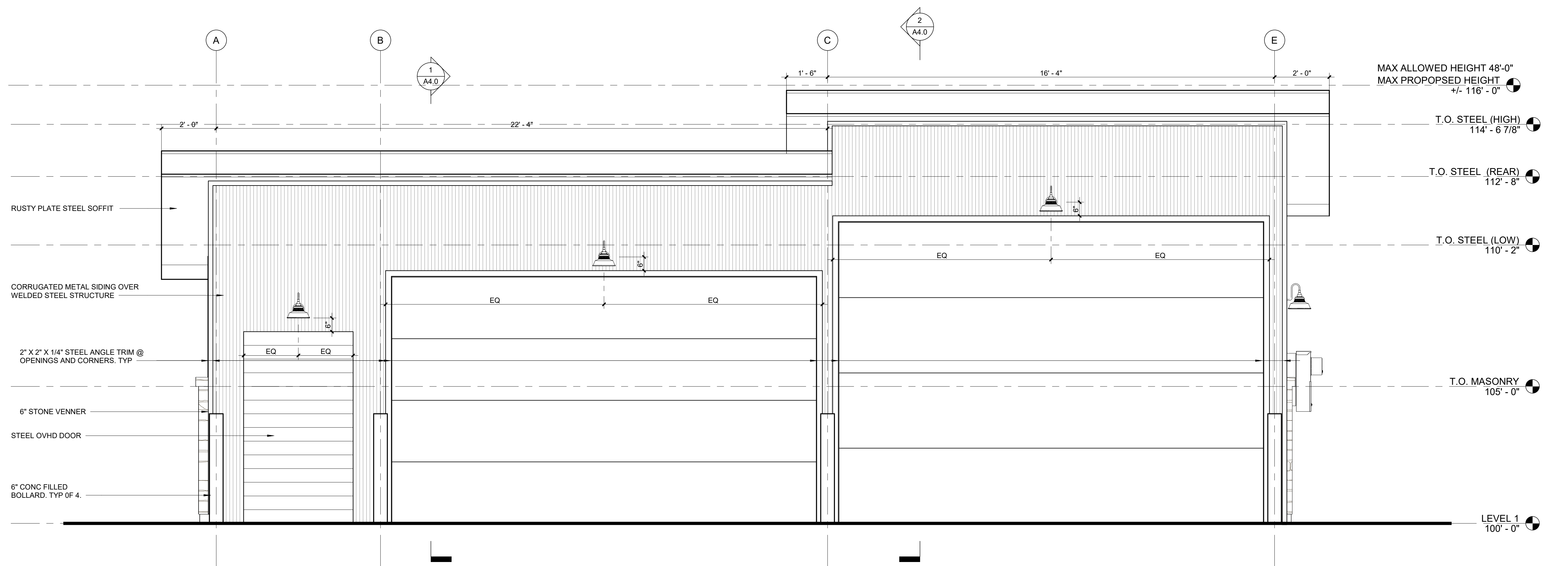
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EXTERIOR
ELEVATIONS

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

A3.0



1 NORTHEAST ELEVATION - BACK
1/2" = 1'-0"



2 SOUTHWEST ELEVATION - FRONT
1/2" = 1'-0"

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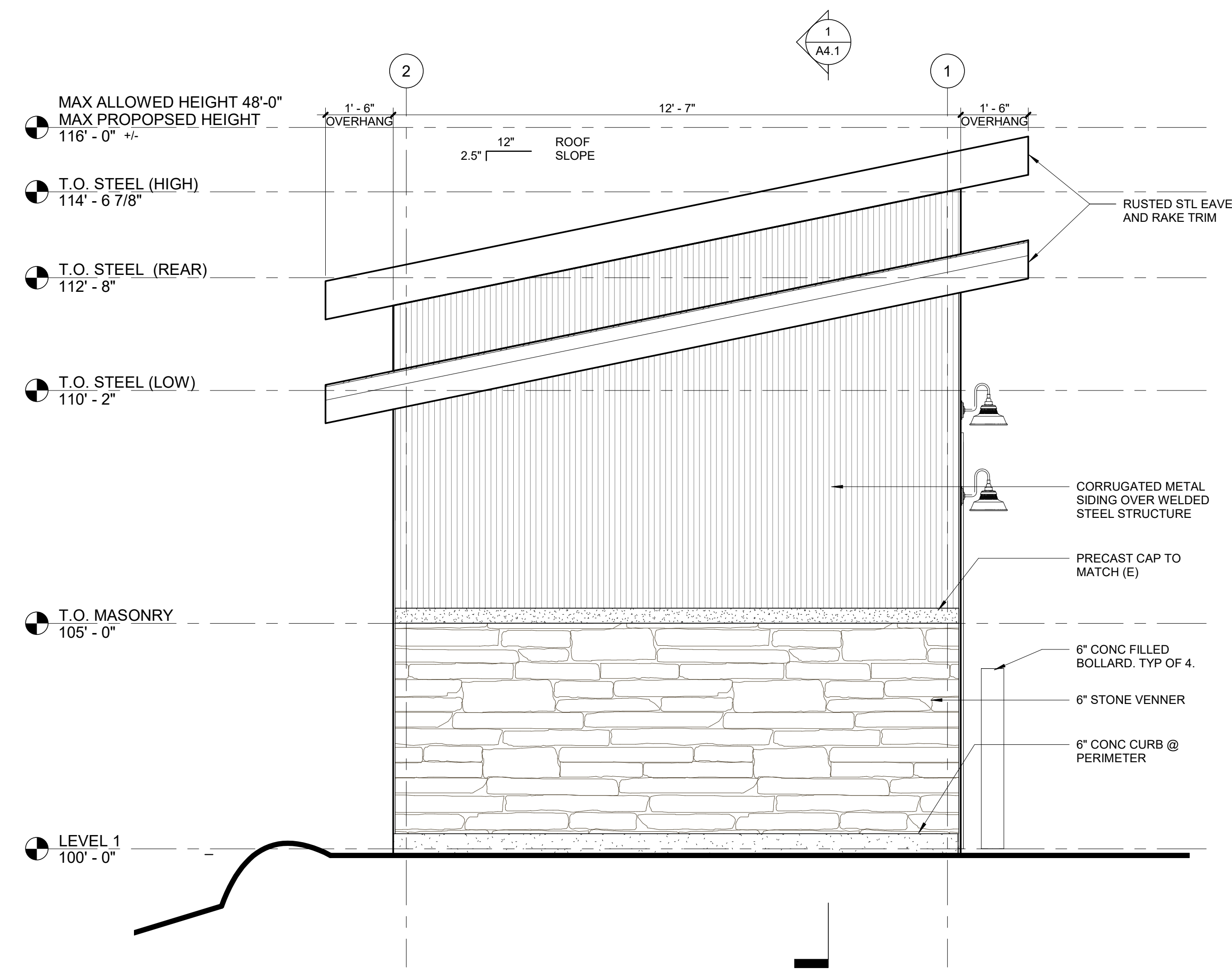
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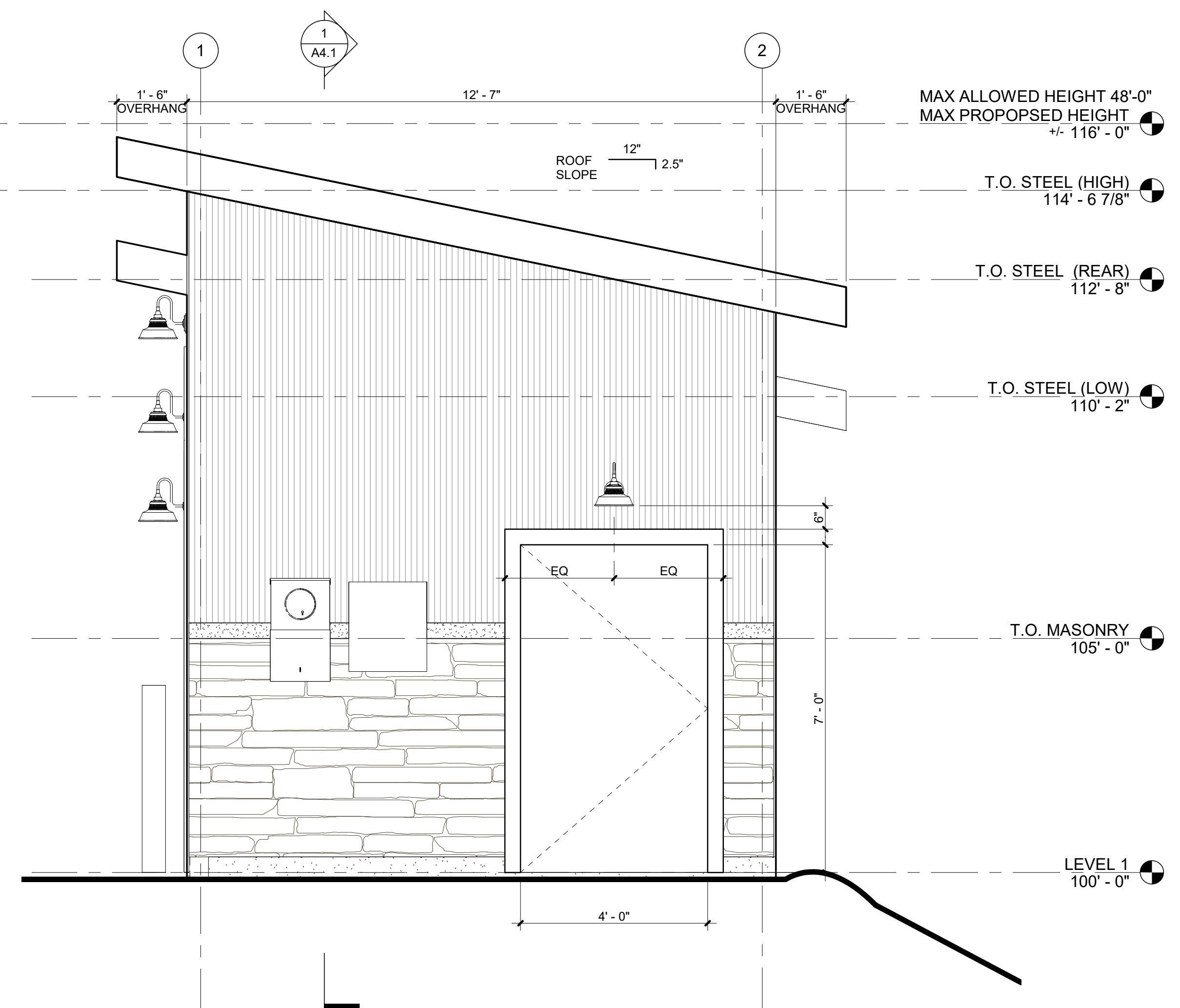
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EXTERIOR
ELEVATIONS

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

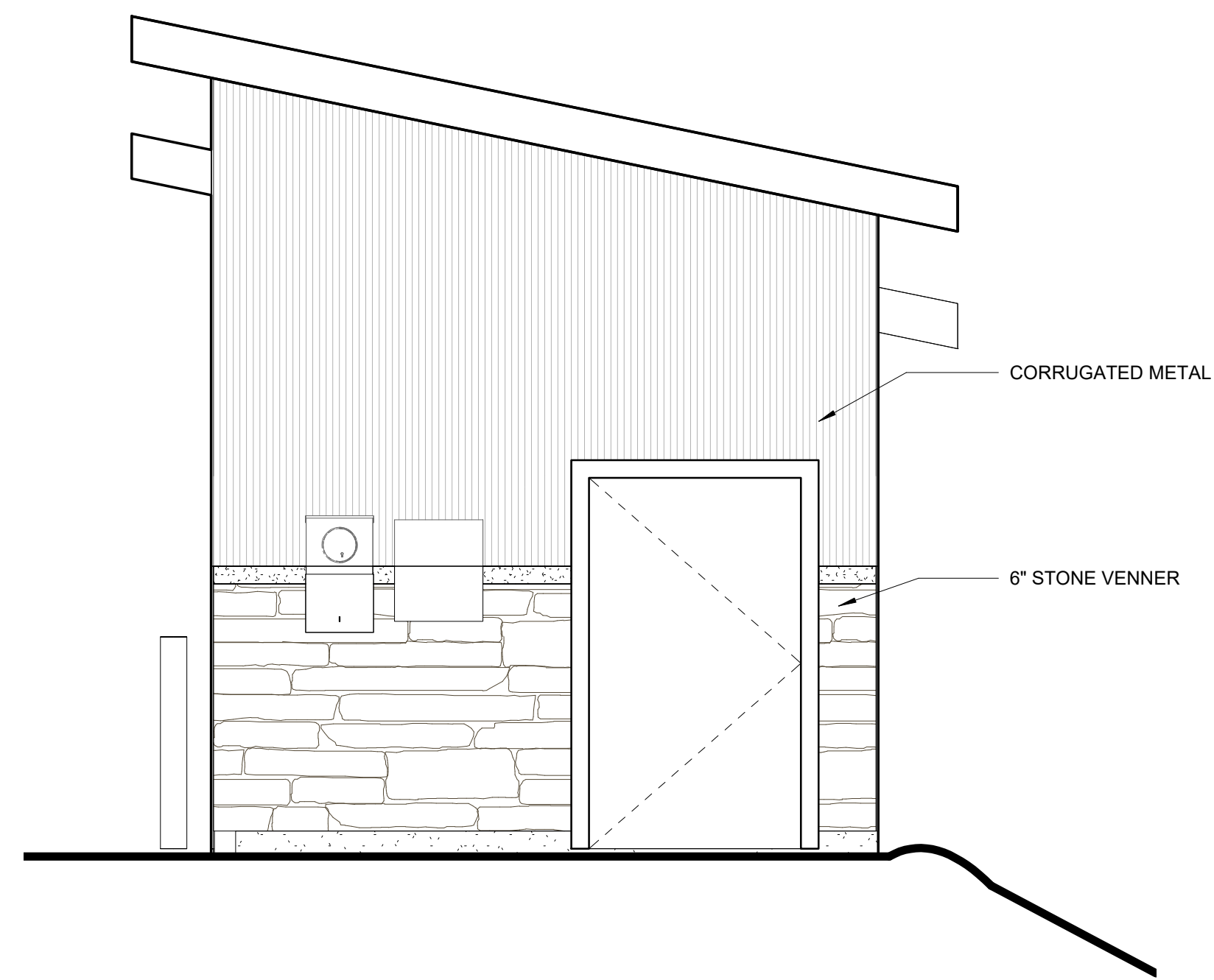
A3.1



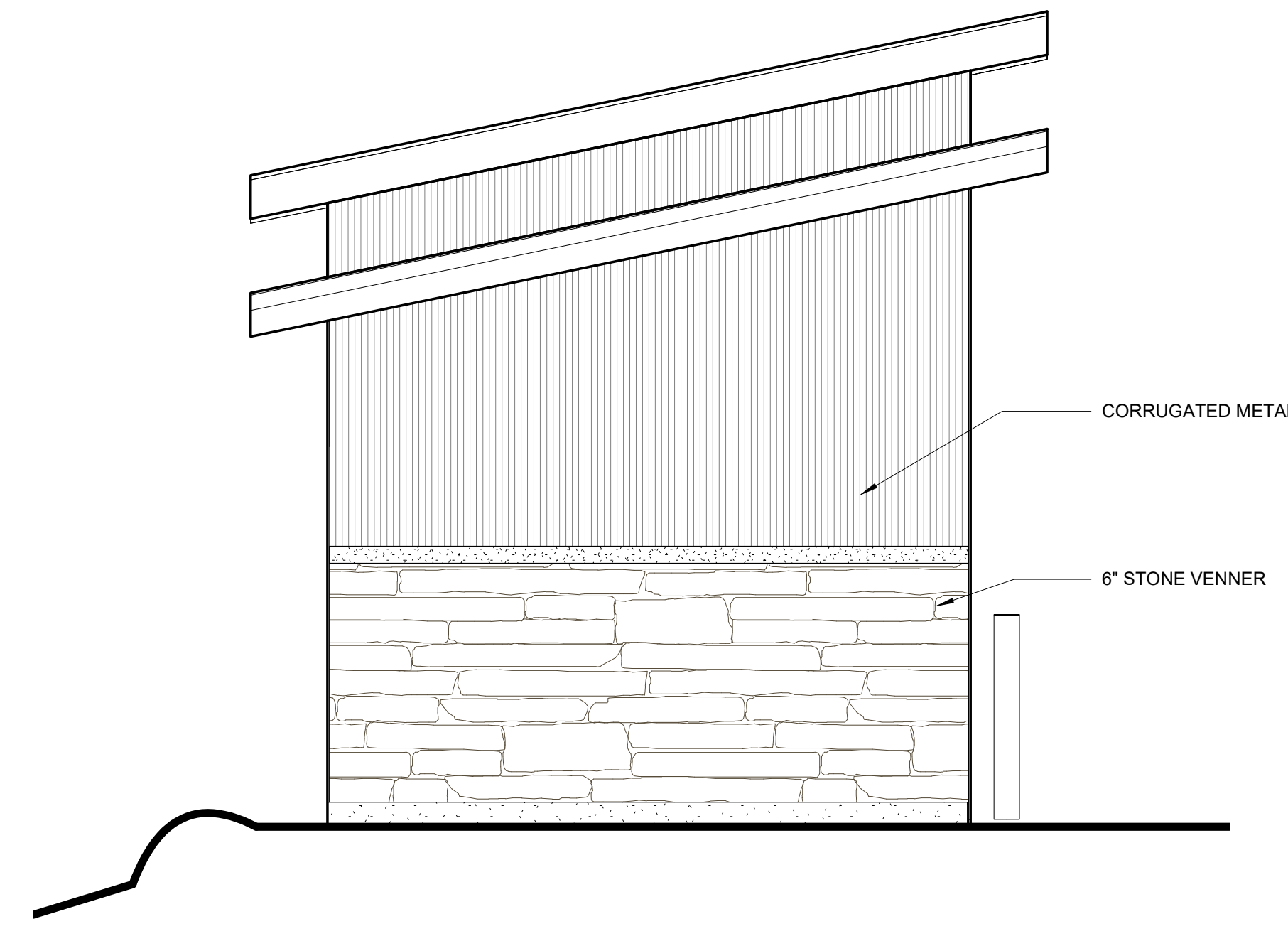
2 NORTHWEST ELEVATION - LEFT
1/2" = 1'-0"



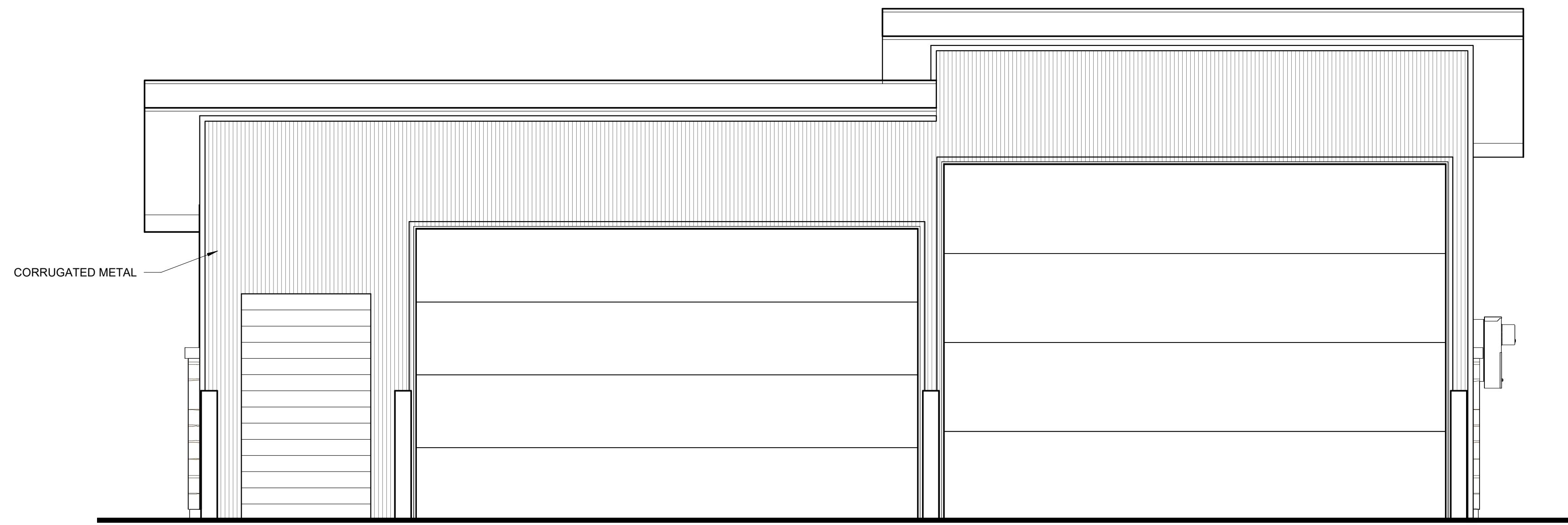
1 SOUTHEAST ELEVATION - RIGHT
1/2" = 1'-0"



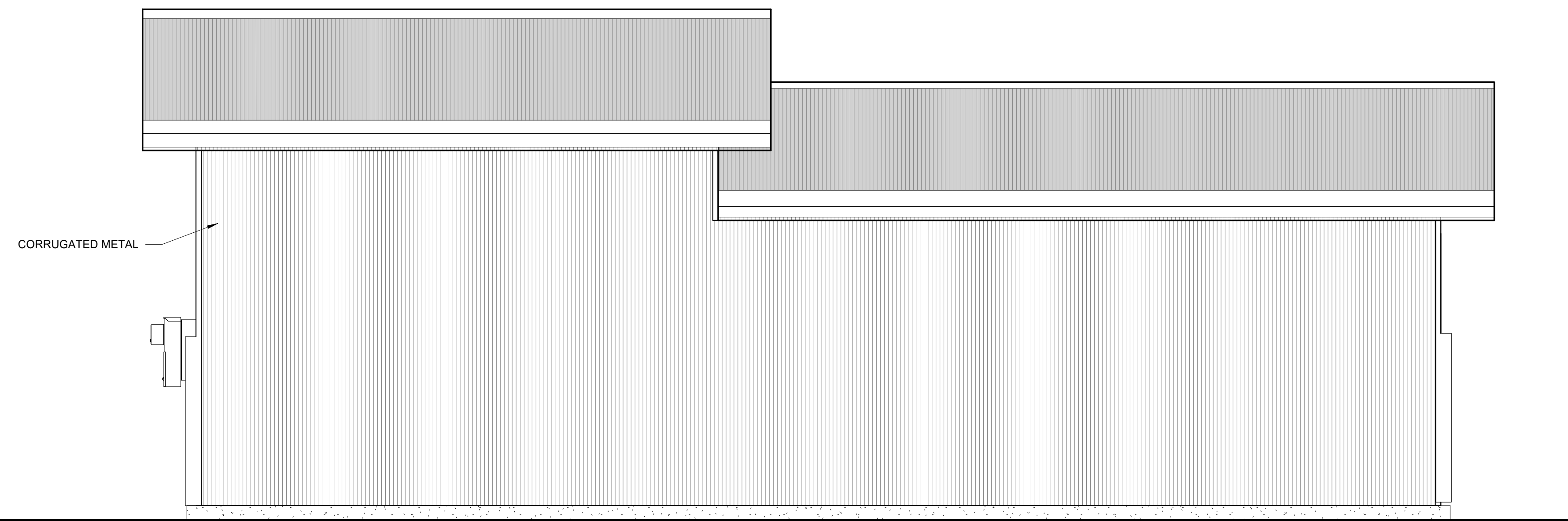
1 SE ELEVATION - RIGHT
3/8" = 1'-0"



2 NW ELEVATION - LEFT
3/8" = 1'-0"



3 SW ELEVATION - FRONT
3/8" = 1'-0"



4 NE ELEVATION - BACK
3/8" = 1'-0"

MATERIAL CALCULATIONS

NORTHEAST - BACK	
Openings	
Corrugated Metal	407 SF
Stone	

SOUTHWEST - FRONT	
Man Door	28 SF
Overhead Doors	327 SF
Corrugated Metal	170 SF
Stone	

NORTHWEST - LEFT	
Openings	
Corrugated Metal	90 SF
Stone	67 SF

SOUTHEAST - RIGHT	
Man Door	34 SF
Corrugated Metal	90 SF
Stone	42 SF

TOTALS	
Overhead Doors	327 SF
Man Doors	62 SF
Corrugated Metal	757 SF
Stone	109 SF
Totals	1255 SF

PERCENTAGES	
Overhead Doors	26%
Man Doors	5%
Corrugated Metal	60%
Stone	9%
Totals	100%

CANSANO

CANSANO Consulting
Denver, Telluride, CO
casano_arch@gmail.com
www.casano.us
C: 720-633-4948

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455 Mountain Village Blvd, Telluride, CO 81435

PROJ. NO. 2105
DRAWN: KDA
CHECKED: KDA
APPROVED: KDA
DATE: JUNE 30 2021
REVISIONS

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CONDITIONAL USE PERMIT

SHEET TITLE:
MATERIAL
CALCULATIONS

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

A6.0

LIGHT FIXTURE - OPTIONS

Existing Light Fixtures



Existing Exterior Light Fixture



Existing Trash Encl. Similar Fixture

Proposed Light Fixtures Similar to Existing



Option 1



Option 2

Proposed Light Fixtures Similar to TMV Light Poles



Option 3



Option 4



Option 5



Option 6

Proposed Extended Arm Light Fixtures



Option 7



Option 8



Option 9



Option 10

EXTERIOR MATERIALS

Existing Exterior Materials - Village Market

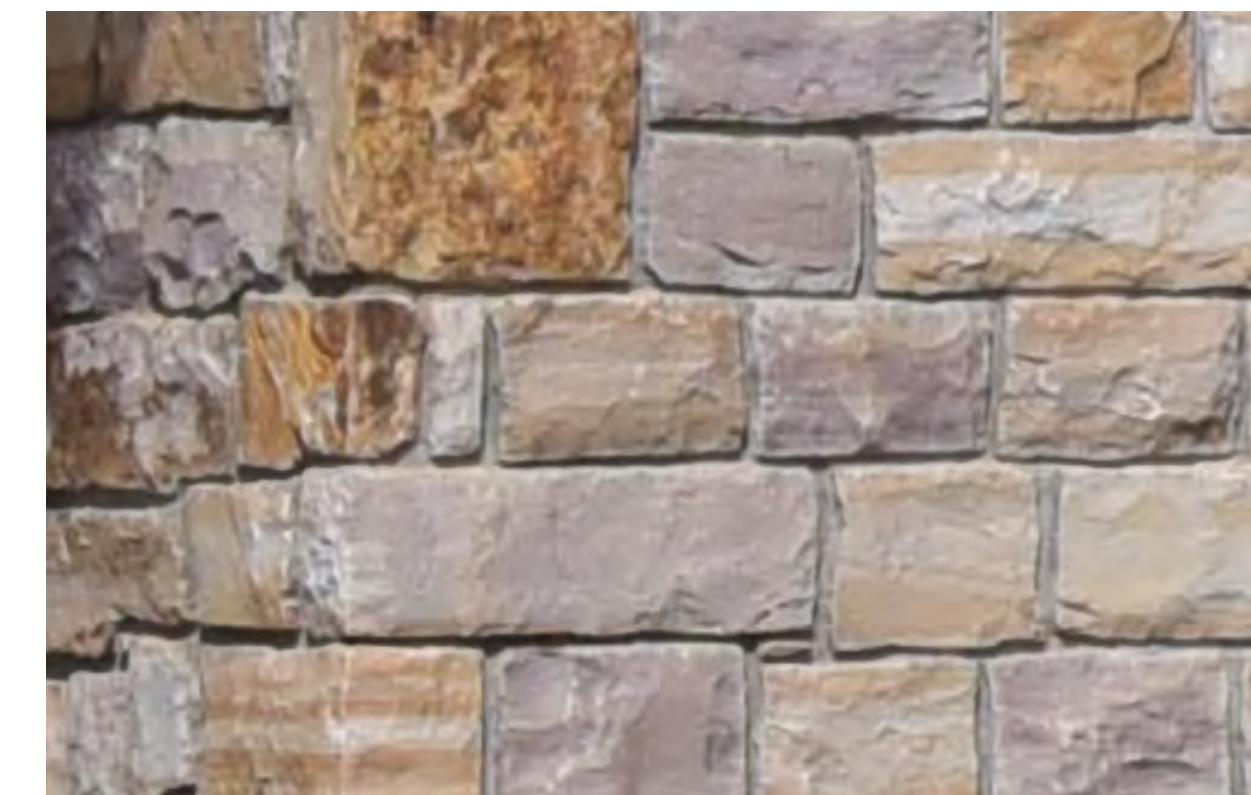


Stone Veneer - Wainscot

Proposed Exterior Materials - Trash Enclosure



Corrugated Metal - Walls and Roof



Stone Veneer - Wainscot

CANSANO

CANSANO Consulting

Denver, Telluride, CO
casano.arch@gmail.com
www.casano.us
C: 720-633-4948

professional seal

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TRASH ENCLOSURE
Mountain Village Market
455 Mountain Village Blvd, Telluride, CO 81435

PROJ. NO. 2105
DRAWN: KDA
CHECKED: KDA
APPROVED: KDA
DATE: JUNE 30 2021
REVISIONS

© Casano Consulting

TRASH ENCLOSURE
ISSUED FOR:
DESIGN REVIEW BOARD
CONDITIONAL USE PERMIT

SHEET TITLE:
MATERIAL BOARD AND
LIGHT FIXTURES

SCALE:
SHEET NUMBER

A6.1

Michelle Haynes

Subject: FW: Trash Enclosure at Town Hall

From: Finn KJome <FKJome@mtnvillage.org>

Sent: Tuesday, June 29, 2021 3:50 PM

To: Michelle Haynes <MHaynes@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>

Cc: Kim Montgomery <KMontgomery@mtnvillage.org>; John A. Miller <JohnMiller@mtnvillage.org>; pwisor <pwisor@garfieldhecht.com>; John A. Miller <JohnMiller@mtnvillage.org>

Subject: RE: Trash Enclosure at Town Hall

Michelle,

Most of your concerns really come down to enforcement. Maybe then we can get enforcement and a solid delivery plan.
Finn

From: Michelle Haynes <MHaynes@mtnvillage.org>

Sent: Tuesday, June 29, 2021 3:27 PM

To: Jim Loebe <JLoebe@mtnvillage.org>; Finn KJome <FKJome@mtnvillage.org>

Cc: Kim Montgomery <KMontgomery@mtnvillage.org>; John A. Miller <JohnMiller@mtnvillage.org>; pwisor <pwisor@garfieldhecht.com>; John A. Miller <JohnMiller@mtnvillage.org>

Subject: Trash Enclosure at Town Hall

Loebe and Finn:

I am scheduling the conditional use permit for the trash enclosure for August DRB then August Town Council. Sending the Town Council notification shortly.

Attached is a revised site plan that shows the building outside of the limits of the wetland.

I have a few concerns that we continue to see double stacked trucks parked in front of the building that hinders traffic flow.

I would like to know how either of you think about any of the following concepts.

- 1) Only allow inbound traffic from the west for large trucks that are servicing the grocery store and limit resident and vehicles to outbound only from the west entrance. This would require signage and retraining residents, visitors and delivery trucks
- 2) Does the sidewalk need to be removed in that location to accommodate the large truck deliveries?
- 3) Do we need to make any modifications to the associated parking in that area to accommodate large truck deliveries? Is this even a possibility given our parking agreement? (I suspect the answer is no)
- 4) Do we need to be more clear about deliveries and where they stage and when to avoid the bottleneck in the front of the building? We can integrate this into the CUP agreement as a condition of approval.

Kim, do we need to address use and cost sharing as part of this application? Has that been handled in the background?

Thanks all,

[Michelle Haynes](#), MPA

Planning and Development Services Director

Housing Director

Town of Mountain Village

[455 Mountain Village Blvd. Suite A](#)

O :: [970.239.4061](#)

M :: [970.417.6976](#)

[LinkedIn](#) | [Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

Michelle Haynes

Subject: FW: Referral for the Conditional Use Permit for a Trash Facility for the Town Hall Subarea - Market

From: Jim Loebe <JLoebe@mtnvillage.org>

Sent: Monday, June 14, 2021 4:23 PM

To: Michelle Haynes <MHaynes@mtnvillage.org>; Finn KJome <FKJome@mtnvillage.org>; Drew Harrington <DHarrington@mtnvillage.org>

Cc: John A. Miller <JohnMiller@mtnvillage.org>; Kim Montgomery <KMontgomery@mtnvillage.org>

Subject: RE: Referral for the Conditional Use Permit for a Trash Facility for the Town Hall Subarea - Market

Hi Michelle,

Thank you for including me on this. My comments are as follows:

1. It will be interesting to see how the tramboard rules on the variance request. My guess is that they will want both sprinkling and non-combustible materials.
2. Same concern you have - Looking at the plans this really pinches the loading dock. Many of the trucks use the parking lot proper for deliveries as is. I hope this doesn't push even more delivery traffic into an already overloaded Lot A because the dock is simply too hard to navigate. We should absolutely address delivery traffic in this agreement.
3. I'd add the Chief to this list.
4. The Market has been a questionable (I'm being nice here) steward of the existing trash enclosure, the parking lot, and the common spaces all around the market. Town staff are constantly fetching shopping carts, picking up cigarette butts and trash left behind by their employees, and pulling garbage out of the wetlands behind the trash enclosure. This may be an opportune time to address these issues.

Jim Loebe

Transit Director and Director of Parks and Recreation

Town of Mountain Village

O::970.369.8300

M::970.729.3434

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

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

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

From: Michelle Haynes <MHaynes@mtnvillage.org>

Sent: Monday, June 14, 2021 3:59 PM

To: Finn KJome <FKJome@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Drew Harrington <DHarrington@mtnvillage.org>

Cc: John A. Miller <JohnMiller@mtnvillage.org>; Kim Montgomery <KMontgomery@mtnvillage.org>

Subject: Referral for the Conditional Use Permit for a Trash Facility for the Town Hall Subarea - Market

Good morning Finn, Loebe, Drew and John:

Please see the attached application for the trash enclosure at Town Hall. I am waiting on a few items yet but felt it was important to get this referral out for comment. This will require a conditional use permit and a class 3 design review.

A few of my comment include the following:

Is it being constructed outside of the wetland area and how is this assured?

How is the back bay still accessible by large truck deliveries (I see two deep vehicles parked in the front routinely and that is absent a trash enclosure in the back)

Is there space for cardboard compaction? How will cardboard to managed and recycled?

The narrative indicates it will be used by all MVCOA units. If I could receive comments by June 30th please.

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)

[LinkedIn](#) | [Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit townofmountainvillage.com/coronavirus/ I am currently working remotely and am checking emails frequently. Please call or email as we are minimizing in-person communications. Thank you and be safe.

Michelle Haynes

Subject: FW: Mountain Village Market - Trash Enclosure Draft Plans
Attachments: Cansano_Trash Encl Bldg-TMVOA-M_SD Progr Set-GB-rev_05-19-21 2.pdf

From: Drew Harrington <DHarrington@mtnvillage.org>
Sent: Friday, May 21, 2021 9:24 AM
To: Michelle Haynes <MHaynes@mtnvillage.org>; pwisor <pwisor@garfieldhecht.com>
Subject: RE: Mountain Village Market - Trash Enclosure Draft Plans

As is the building would have to be constructed of non combustibile materials 2 hour fire rating on both sides of the exterior walls. And any existing buildings within 10 feet would also need to be of non combustibile 2 hour construction.

Drew Harrington
CBO Chief Building Official
Building Department
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8251
C:: 970.708.7537
F :: 970.728.4342

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

Website for CommunityCore for Contractors: <https://app.communitycore.com/app/account/login>

From: Michelle Haynes <MHaynes@mtnvillage.org>
Sent: Friday, May 21, 2021 9:14 AM
To: Drew Harrington <DHarrington@mtnvillage.org>; pwisor <pwisor@garfieldhecht.com>
Subject: RE: Mountain Village Market - Trash Enclosure Draft Plans

Drew:

That will be difficult to move property lines around. I know they plan to bring the fire suppression system into the trash shed building. It's over 10' from the primary building and that dimension is shown. If legal is comfortable with an easement, what do you need to get comfortable? I'm not saying this is ideal. We could ask them to have a code consultant provide something as one option.

Michelle

From: Drew Harrington <DHarrington@mtnvillage.org>
Sent: Friday, May 21, 2021 9:05 AM
To: Michelle Haynes <MHaynes@mtnvillage.org>; pwisor <pwisor@garfieldhecht.com>
Subject: RE: Mountain Village Market - Trash Enclosure Draft Plans

Well can we get some distances from all these property lines so I can see if we have some building materials that could be used. The best route of course is to move some property lines around.

Drew Harrington
CBO Chief Building Official
Building Department
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8251
C:: 970.708.7537
F :: 970.728.4342

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

Website for CommunityCore for Contractors: <https://app.communitycore.com/app/account/login>

From: Michelle Haynes <MHaynes@mtnvillage.org>
Sent: Friday, May 21, 2021 8:41 AM
To: Drew Harrington <DHarrington@mtnvillage.org>; pwisor <pwisor@garfieldhecht.com>
Subject: FW: Mountain Village Market - Trash Enclosure Draft Plans

Drew and Paul:

Good morning. TMVOA is proposing a trash enclosure behind the town hall building. Finn and JD have been working with them as it relates to location function and use.

As you can see from the drawings, the trash shed sits on the HOA property that town hall is on, our land condo land behind town hall (that we own) and a portion of TSG owned open space as well as found within an easement area.

I need to check the use table for the trash shed as it is positioned on a portion of open space.

If approved I would need to condition the potential approval that should there be development of the property behind town hall, the trash shed will need to be relocated so that access is achieved to that property.

More importantly can an easement be provided to allow for the trash shed to be located in this location. Obviously its not ideal because it sits across 3 property lines and I know this could make Drew's head explode.

Drew can you provide some comments about this? Let me know if you need more information e.g. building materials or anything else.

Paul, is this something we can manage via easement rather than moving property lines around?

Kim is looking into whether they need a tram board exception for a portion of its location by talking with Loebe.

Happy to talk more. Thank you,
Michelle Haynes

From: Scott Bengé <scott@tellurideconsulting.com>
Sent: Thursday, May 20, 2021 5:40 AM
To: Finn KJome <FKJome@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Brad Wilson <bwilson@mtnvillage.org>;

Michelle Haynes <MHaynes@mtnvillage.org>

Cc: gbrafford1@gmail.com; Ken Watt <ken@trifectallc.net>; Ascenzo Di Giacomo <ascenzo_arc@gmx.com>

Subject: RE: Mountain Village Market - Trash Enclosure Draft Plans

Hello all – Please find the attached revised set of plans with the requested Property Lines shown on the Site Plans that were pulled from the survey.

Let us know if you have any questions.

Thank you,

Scott Bengé

Chief Operations Officer

Telluride Consulting, LLC



From: Scott Bengé

Sent: Wednesday, May 19, 2021 8:24 AM

To: Finn KJome <FKJome@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Brad Wilson <bwilson@mtnvillage.org>; mhaynes@mtnvillage.org

Cc: gbrafford1@gmail.com; Ken Watt <ken@trifectallc.net>; Ascenzo Di Giacomo <ascenzo_arc@gmx.com>

Subject: Mountain Village Market - Trash Enclosure Draft Plans

Michelle/Brad/Finn/JD,

Please find the attached draft proposed plans of the trash enclosure to be constructed behind the Mountain Village Market. I'd like for you to review these plans and then meet onsite to discuss if need be. I am available to meet onsite tomorrow or Monday.

Thank you,

Scott Bengé

Chief Operations Officer

Telluride Consulting, LLC

Catapult Consulting, LLC

PO Box 518

Telluride, CO 81435

scott@tellurideconsulting.com

Cell: (970) 708-1804

Office: (970) 728-3469

www.tellurideconsulting.com



From: [Brian Eaton](#)
To: [Michelle Haynes](#)
Subject: Trash Enclosure
Date: Monday, July 26, 2021 8:30:51 AM

Dear Michelle:

Regarding the planning permit for an enlarged trash enclosure next to Town Hall, that area is a wetland mitigation project that the Town agreed to with the EPA and Army Corps of Engineers during the construction of Town Hall and its parking lot. Please be advised that the enlarged trash enclosure would violate the wetland mitigation project, permit number SPK-2005-75097 dated March 5, 2005. EPA and Army Corps representatives were out here in 2015 revisiting that site and one of the attendees forwarded me the agreement and mitigation plan.

Additionally, the wetlands setback guidelines require a 10 foot setback.

Regards,

Brian Eaton Sent from my iPad



AGENDA ITEM 12
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Community Housing Program Director

FOR: Design Review Board Public Hearing; August 5, 2021

DATE: July 24, 2021

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

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

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

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

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

ATTACHMENTS

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



Figure 1: Vicinity Map

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

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 during the previous 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.*

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

The plans demonstrate a total of 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 a landscaping plan that meets the requirements of the CDC but staff will note the following:

- 1. Irrigation shown within the GE will require specific DRB approval and a GE encroachment agreement.*
- 2. 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 a lighting plan for DRB 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 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. 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 driveway grades meet 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 proposed design designates all fireplaces to be 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 Initial Architecture and Site Review for Lot 729R-7, 87 Pennington Place based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot 729R-7, based on the evidence provided within the Staff Report of record dated July 24, 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



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/



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.

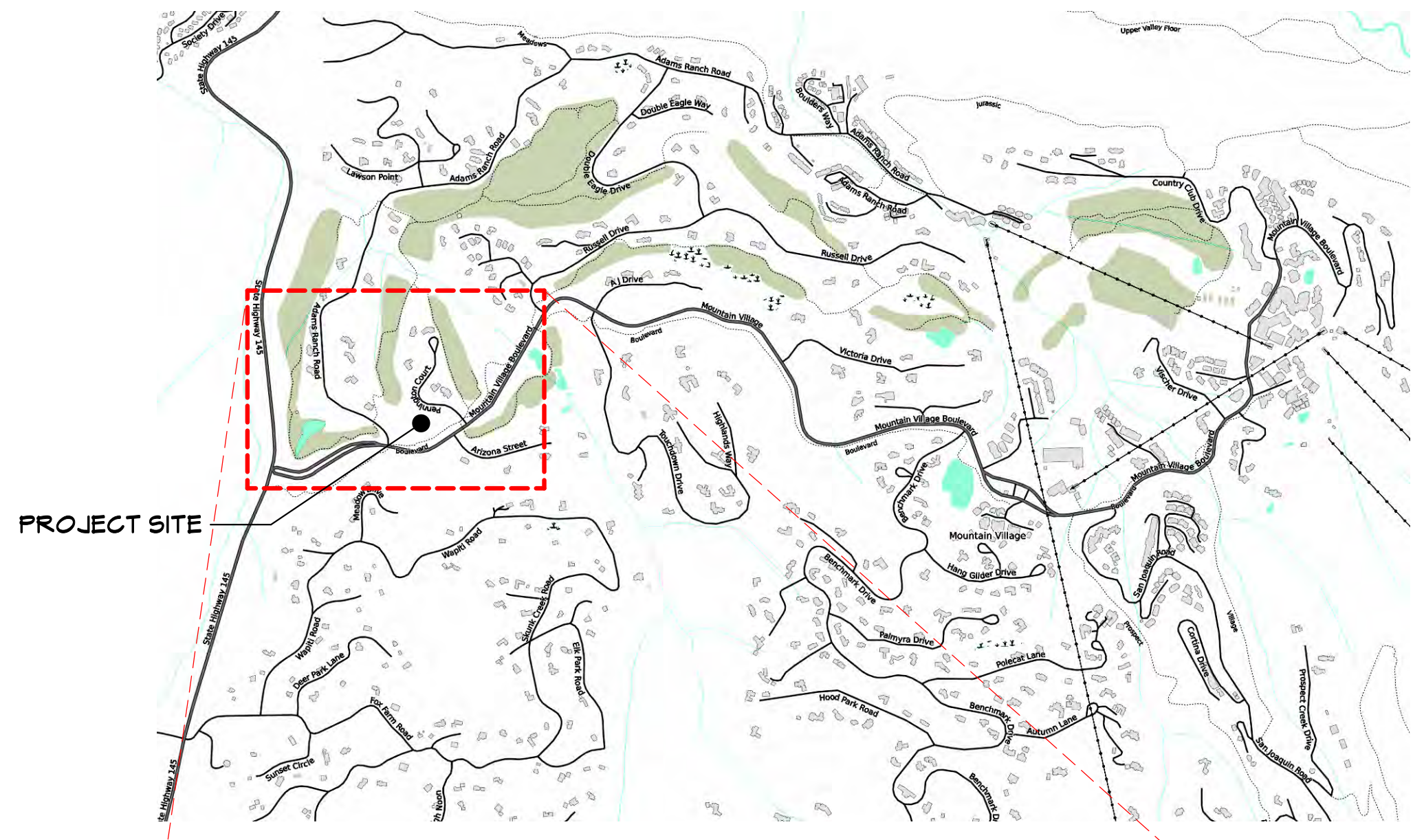
CDC Section 17.5.8(A)(2) states that the review authority may allow for tandem spaces as the two (2) surface spaces. We are showing two (2) standard parking spaces with an additional tandem space for extra car storage and feel that this design request does not apply.

RETAINING WALL

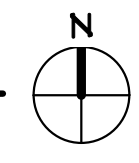
During the Initial Design Review, it was requested that we show an image looking at the retaining wall as seen from the front entry.



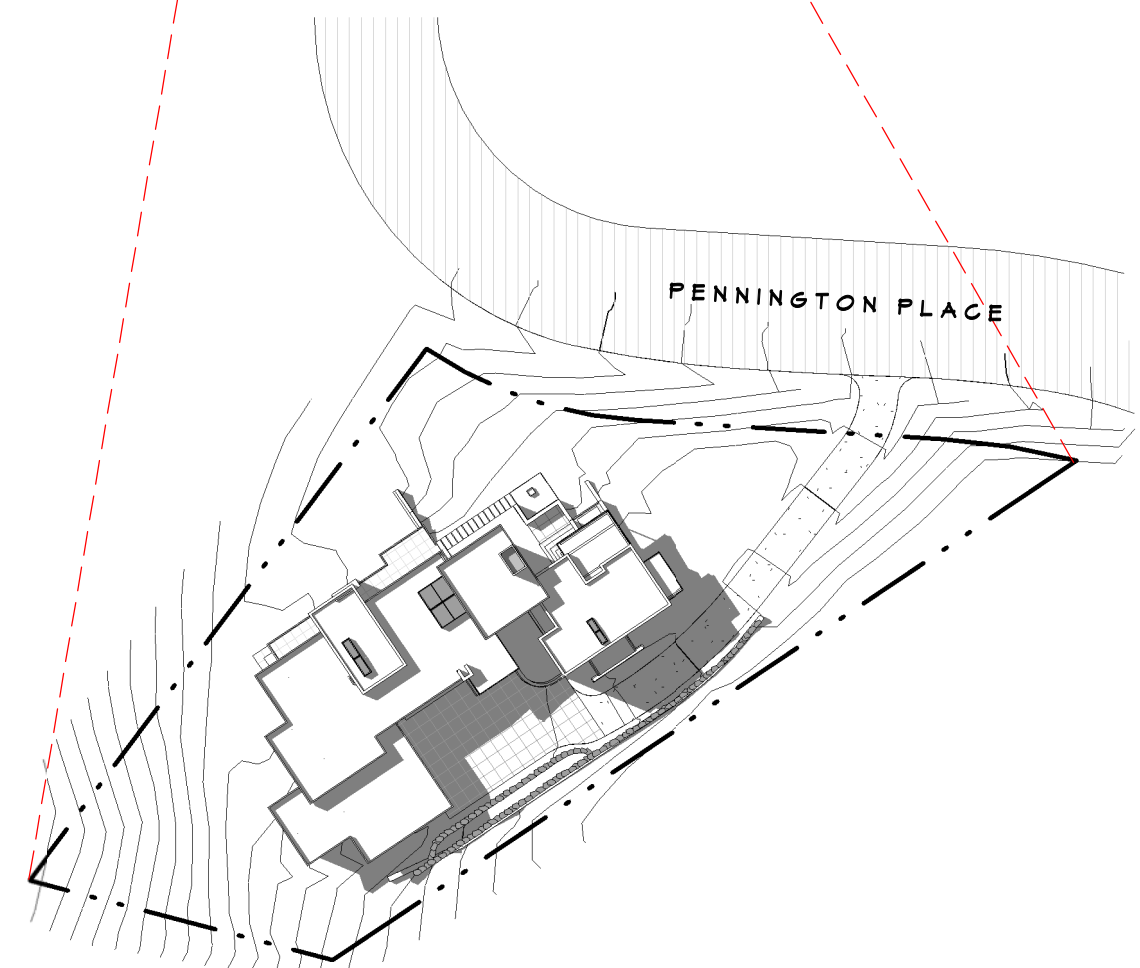
This image hopefully illustrates how we intend to lessen the impact of the 9' high structural concrete retaining wall. The concrete wall will be faced with the same rough stone used on the house. A lower dry-stacked landscape wall



VICINITY MAP



PLAT MAP



LOT 729R-7



SHEET INDEX

A0.0	COVER SHEET & PROJECT DATA
A0.1	TOPOGRAPHIC SURVEY
A0.2	IMPROVEMENT SURVEY PLAT
A0.3	SITE PLAN
A0.4	HEIGHT LIMIT ANALYSIS
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
A4.0	ELEVATIONS @ 1/8"=1' / ROUGH OPENING SCHEDULE
A4.1	ELEVATIONS @ 1/4"=1'
A4.2	ELEVATIONS @ 1/4"=1'
A4.3	ELEVATIONS @ 1/4"=1'
A5.0	EXTERIOR MATERIAL CALCS
A5.1	EXTERIOR MATERIAL BOARD
A5.2	EXTERIOR RENDERS
A6	BUILDING SECTIONS
A7	BUILDING SECTIONS
A8	SECTION DETAILS
A9	INTERIOR ELEVATIONS
E1	LOWER FLOOR ELECTRICAL
E2.0	MAIN FLOOR ELECTRICAL
E2.1	MAIN FLOOR ELECTRICAL
C1	CIVIL ENGINEERING NOTES
C2.2	GRADING AND DRIVEWAY PROFILE
C3	UTILITIES
C4	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. 4 N. SAN MIGUEL COUNTY, COLORADO

FLOOR AREAS

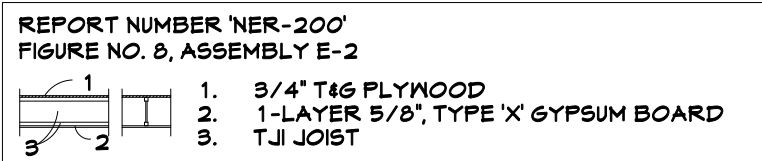
FINISHED SPACES	AREA S.F.
MAIN FLOOR	3354
LOWER FLOOR	1412
TOTAL FINISHED	5391
UNFINISHED SPACES	
GARAGE	492
STORAGE / MECH	384
TOTAL UNFINISHED	1921
TOTAL BUILDING	6652
OUTDOOR SPACES	
OUTDOOR ROOM	248
DECK	545
PATIOS ON GRADE	+/- 802
AUTO COURT	+/- 1650
DRIVEWAY	+/- 1150

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.)
- ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL AND STRUCTURAL PLANS. (RE: 2012 IRC, SECTION R602.)
- ALL WINDOW SIZES NOTED ON THESE ARCHITECTURAL PLANS ARE GENERIC DIMENSIONS. TO BE READ AS "FEET - INCHES". (A WINDOW SIZE OF "1'-6 3/4" DENOTES "1'-6" WIDE BY 3/4" 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 R100.1) AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL GUARDRAILS SHALL COMPLY WITH THE 2012 IRC, SECTION R31.2.
- 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.



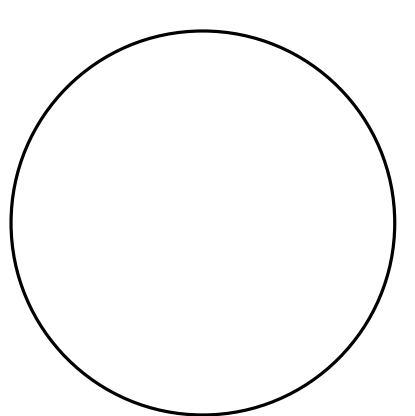
- PROVIDE 26 GA. FLASHING BETWEEN EXTERNAL CONCRETE SLABS AND WOOD FRAMING.
- PROVIDE ROOF AND ATTIC VENTILATION IN ACCORDANCE WITH THE 2012 IRC, SECTION R806.
- GUTTERS, WHERE PROVIDED AT HORIZONTAL FASCIAS, SHALL HAVE ONE DOWNSPOUT EVERY 25'-0" MAX.
- DOWNSPOUTS, WHERE PROVIDED, SHALL DISCHARGE OUTWARD 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 GANT 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)	



tkp ARCHITECTS
1509 Washington Avenue, Golden, Colorado, 80401
www.tkparchitect.com | 303.278.8840

fine residential design

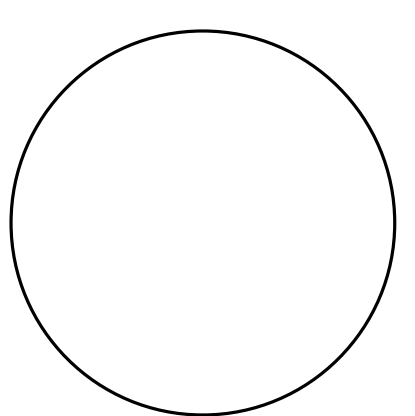
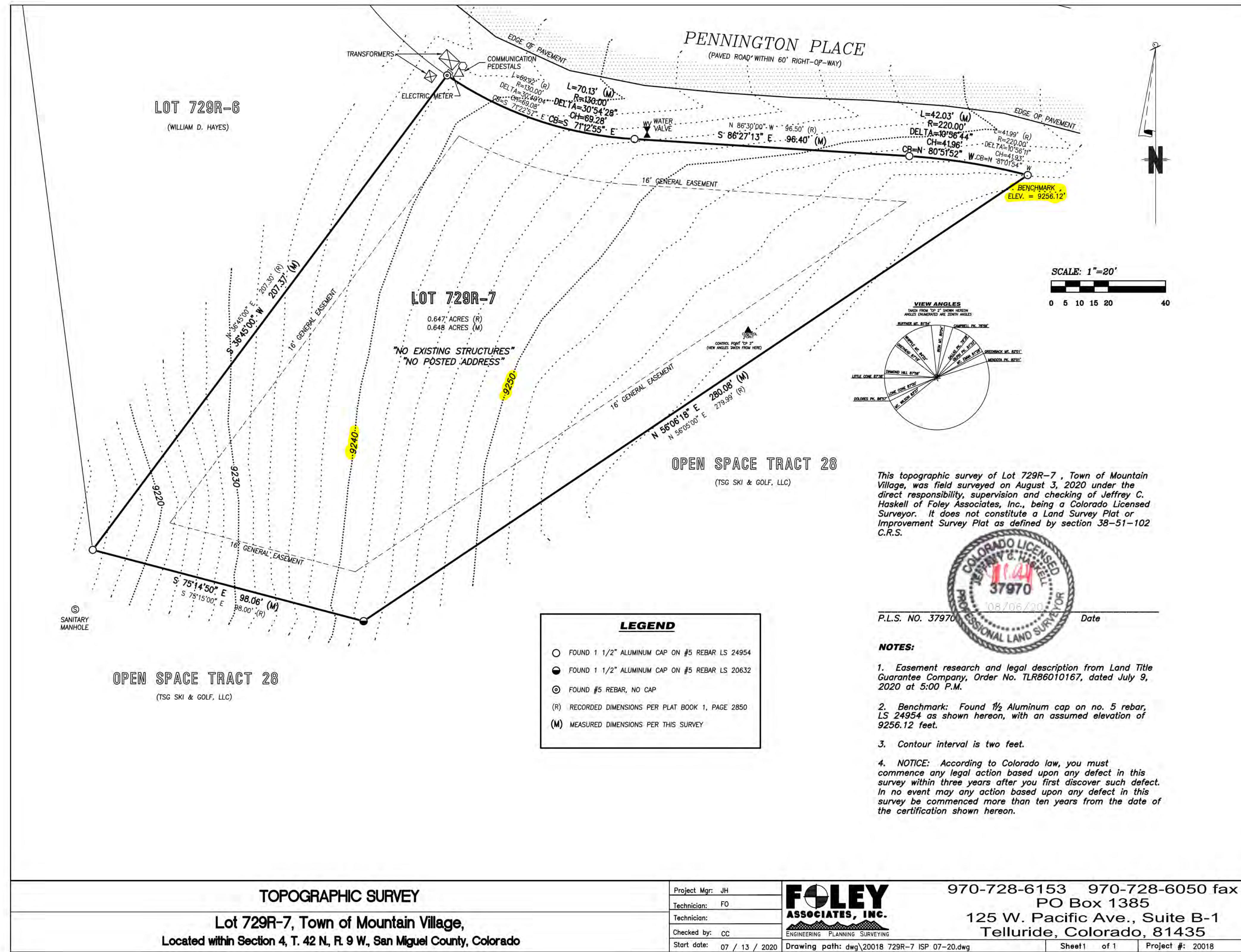
CUSTOM RESIDENCE
87 PENNINGTON PLACE
MOUNTAIN VILLAGE, CO 81435
SAN MIGUEL COUNTY

SUBMISSIONS

DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Reissued to DRB	04/01/2021
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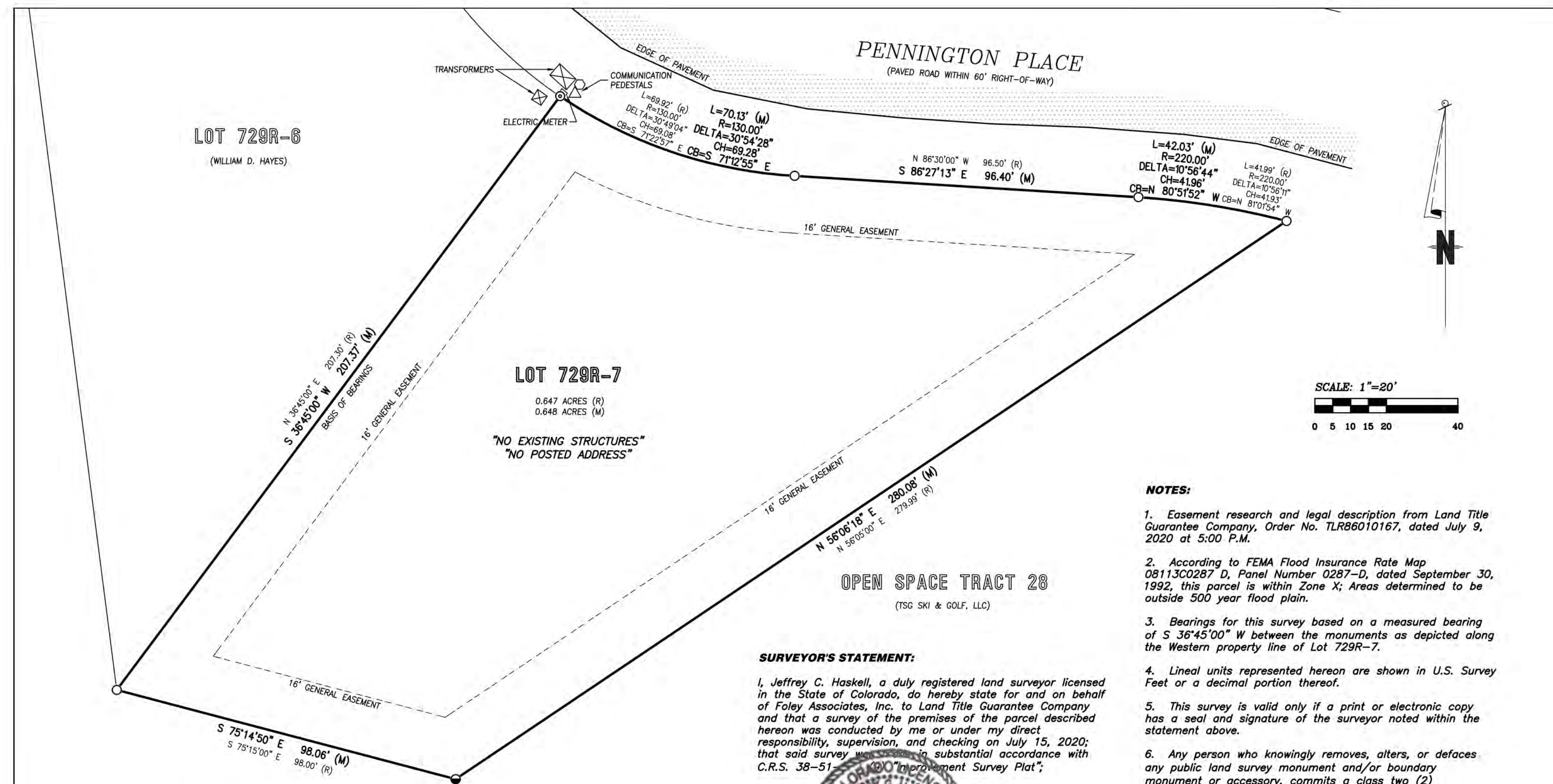
CUSTOM RESIDENCE
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 SAN MIGUEL COUNTY

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AO.1

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LEGEND

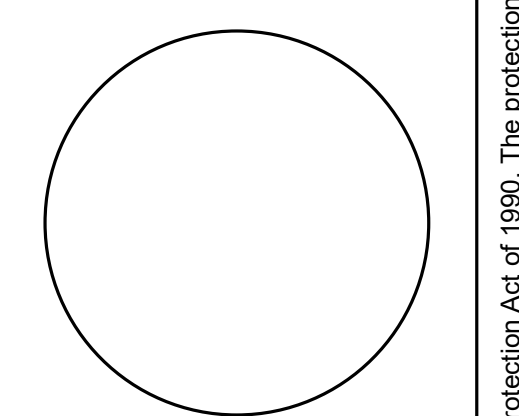
○	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 24954
●	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 20632
⊙	FOUND #5 REBAR, NO CAP

SURVEYOR'S STATEMENT:
 I, Jeffrey C. Haskell, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company and that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on July 15, 2020; that said survey was in substantial accordance with C.R.S. 38-51-101.

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

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

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



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NORTHWEST

1" = 20'-0"



SOUTHEAST

1" = 20'-0"



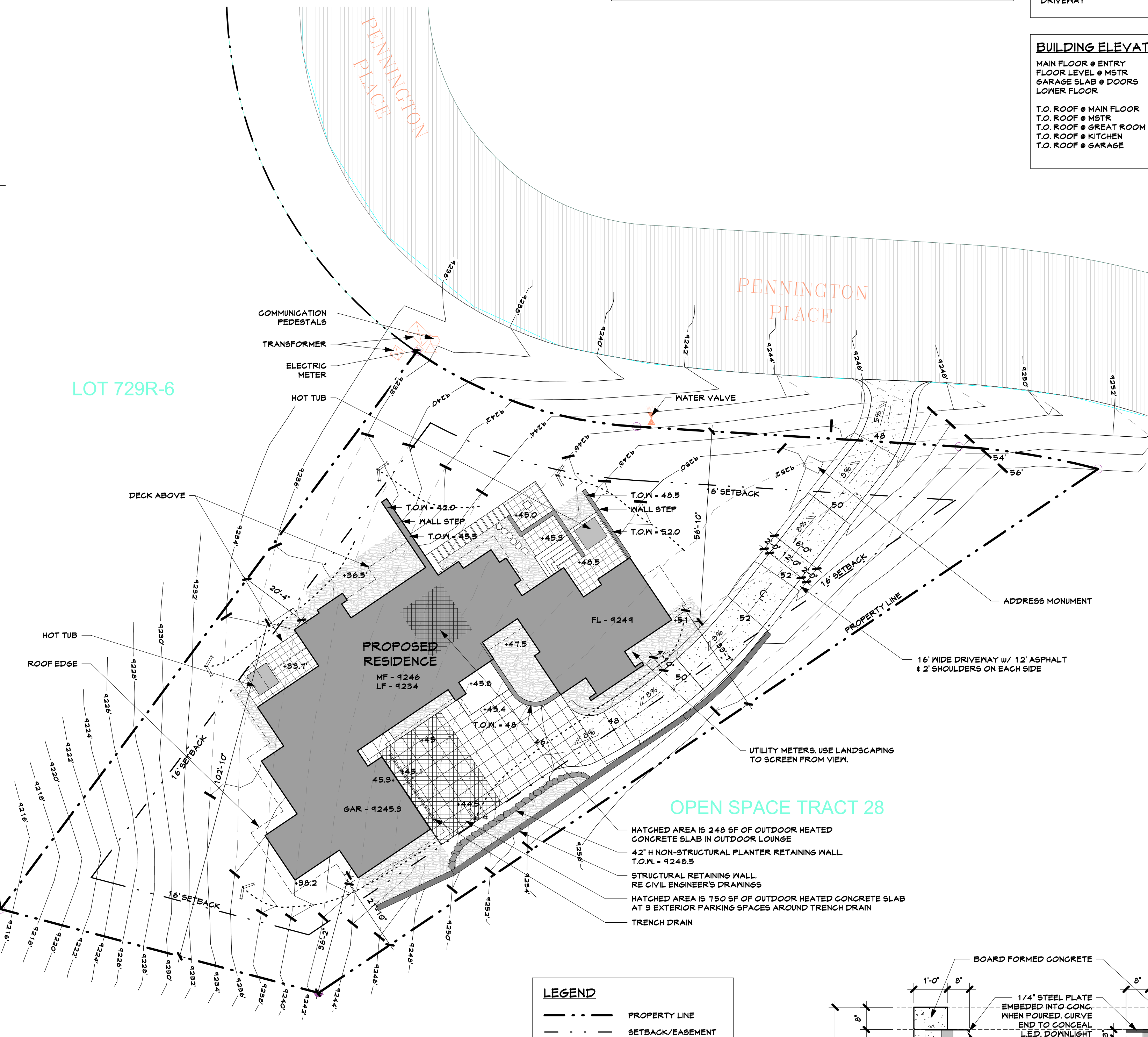
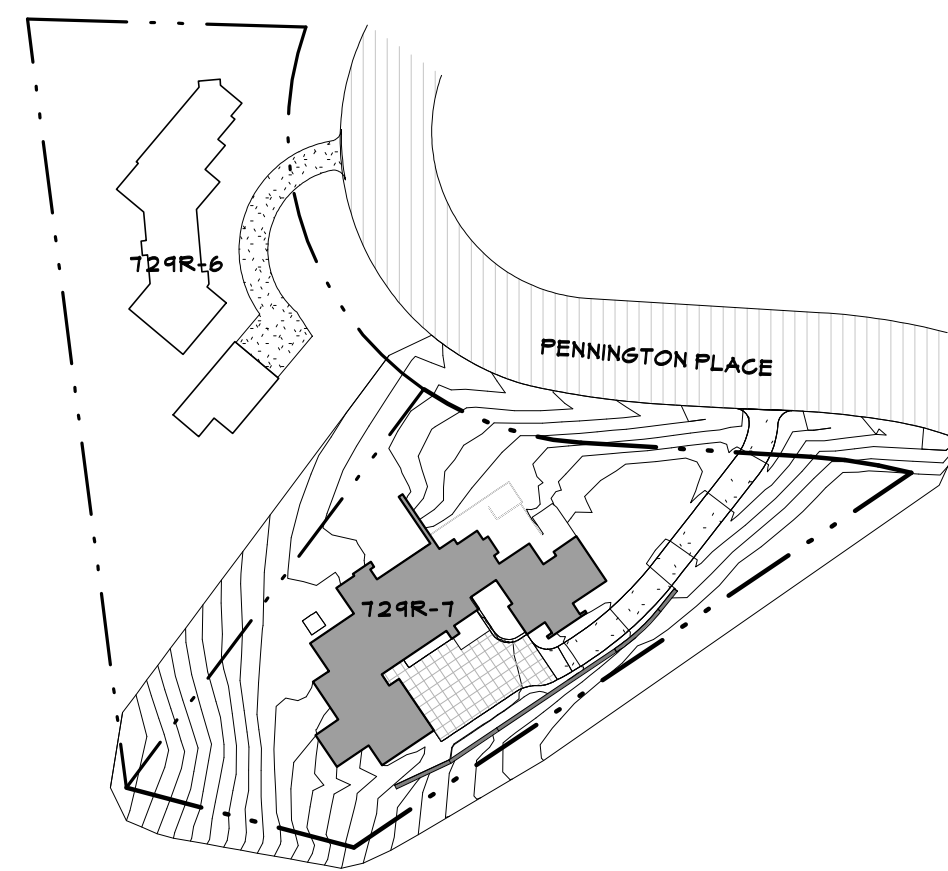
NORTHEAST

1" = 20'-0"



SOUTHWEST

1" = 20'-0"



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

LEGEND

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

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

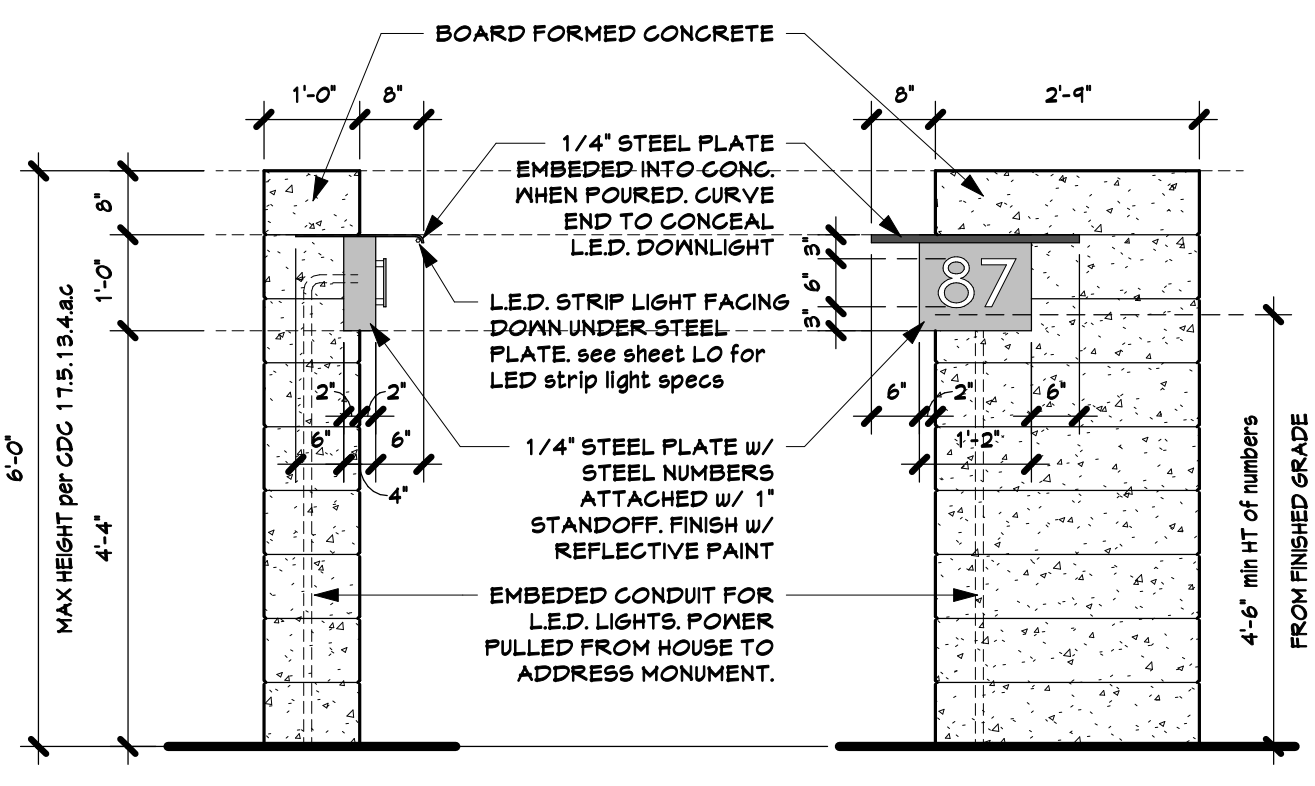
LEGAL DESCRIPTION
LOT 124R-1, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42 N. R. 4 W, SAN MIGUEL COUNTY, COLORADO

FLOOR AREAS

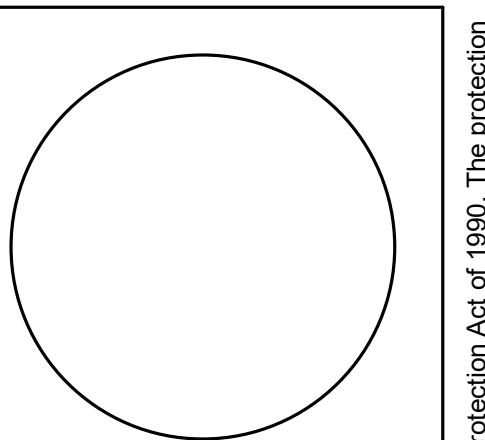
FINISHED SPACES	AREA S.F.
MAIN FLOOR	5954
LOWER FLOOR	1472
TOTAL FINISHED	5931
UNFINISHED SPACES	
GARAGE	492
STORAGE / MECH	304
TOTAL UNFINISHED	1921
TOTAL BUILDING	6652
OUTDOOR ROOM	
DECK	248
PATIOS ON GRADE	595
AUTO COURT	+/- 802
DRIVENWAY	+/- 1150

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	
T.O. ROOF @ MSTR	4256'-0"
T.O. ROOF @ GREAT ROOM	4261'-0"
T.O. ROOF @ KITCHEN	4254'-6"
T.O. ROOF @ GARAGE	4256'-0"



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



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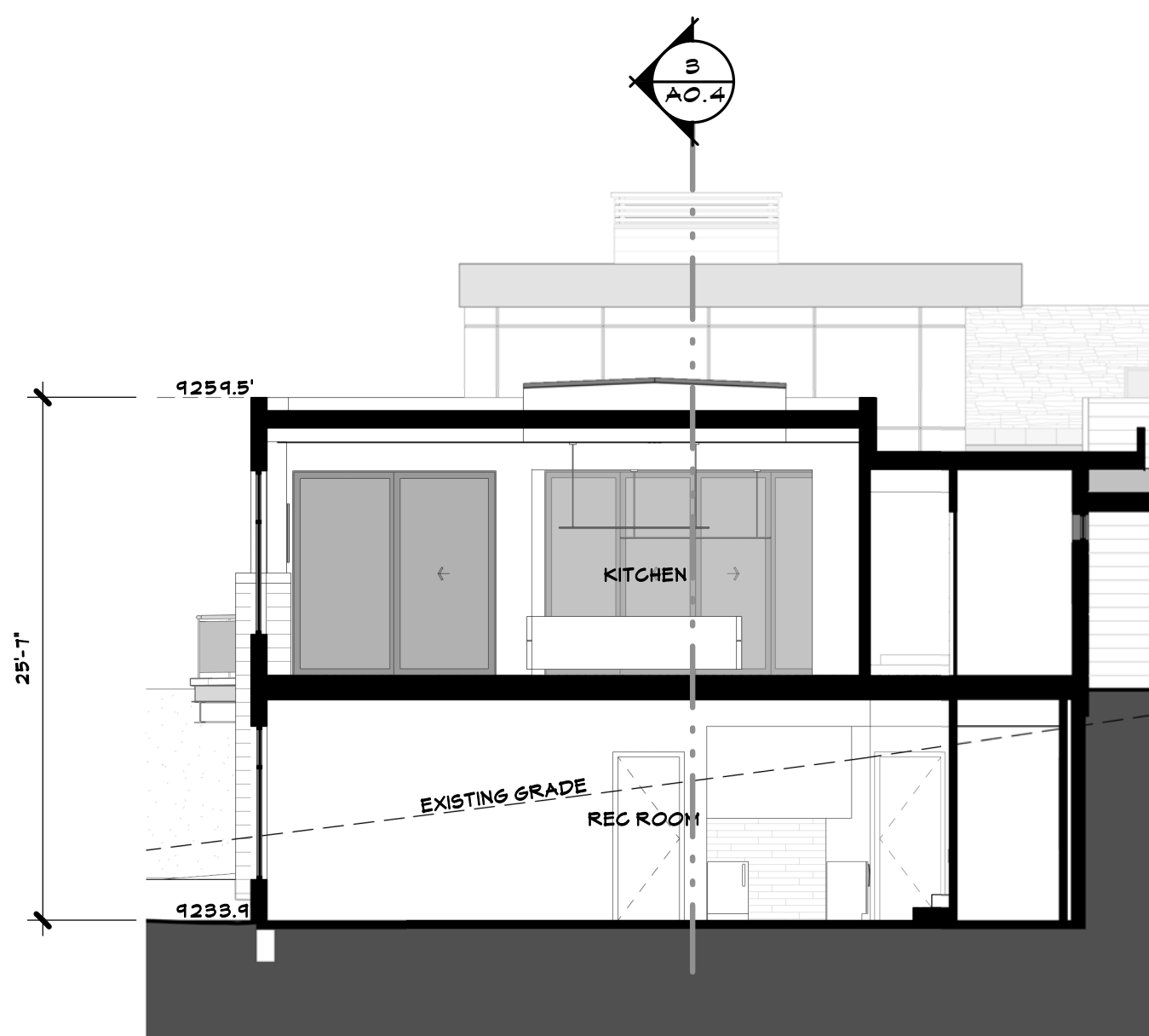
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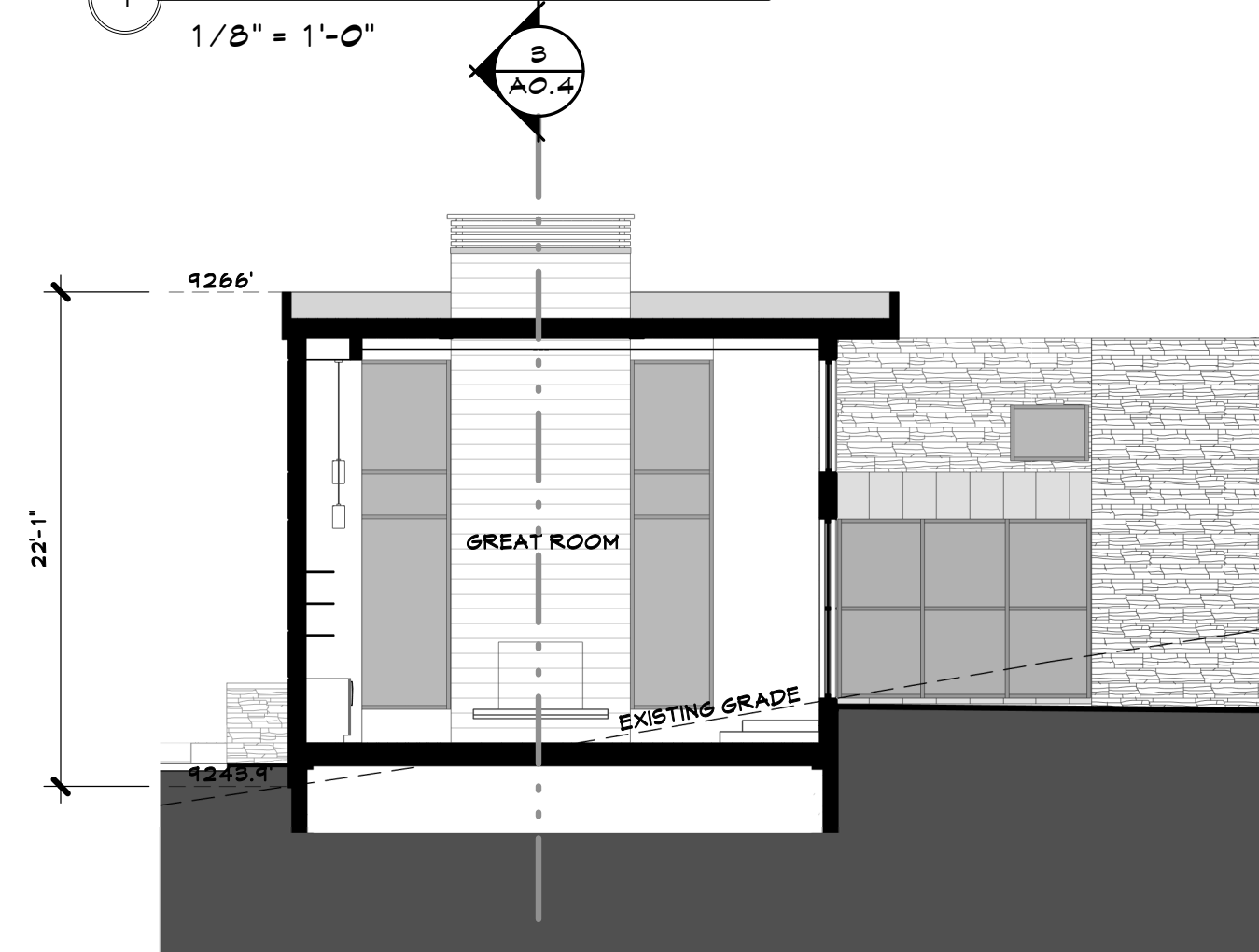
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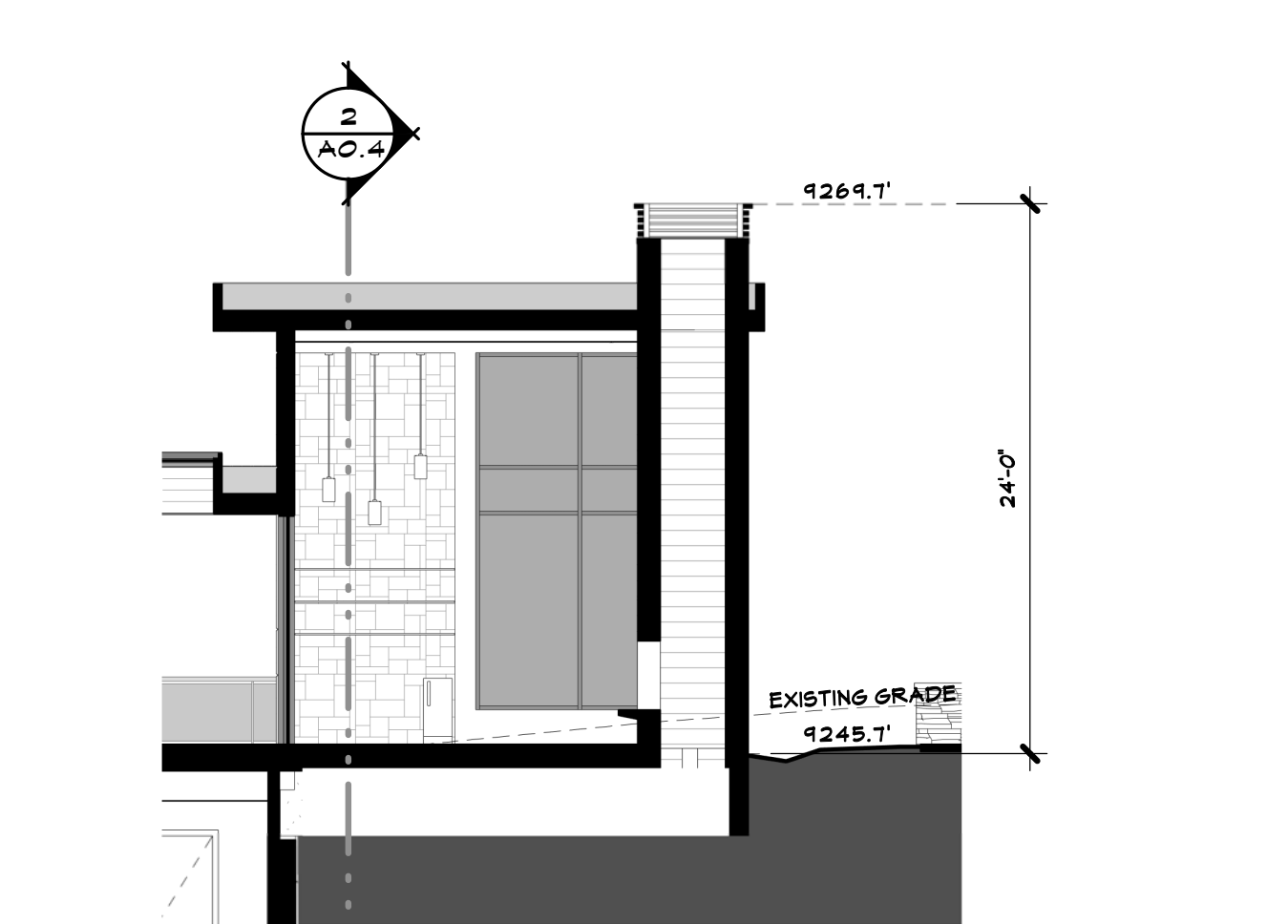
Section 1

1/8" = 1'-0"



Section 2

1/8" = 1'-0"



Section 3

1/8" = 1'-0"

MEASURING BUILDING HEIGHT

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

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

MAXIMUM BUILDING HEIGHT CALCULATIONS

SECTION 1 REPRESENTS THE HIGHEST RIDGE OVER GRADE	
RIDGE ELEVATION	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'

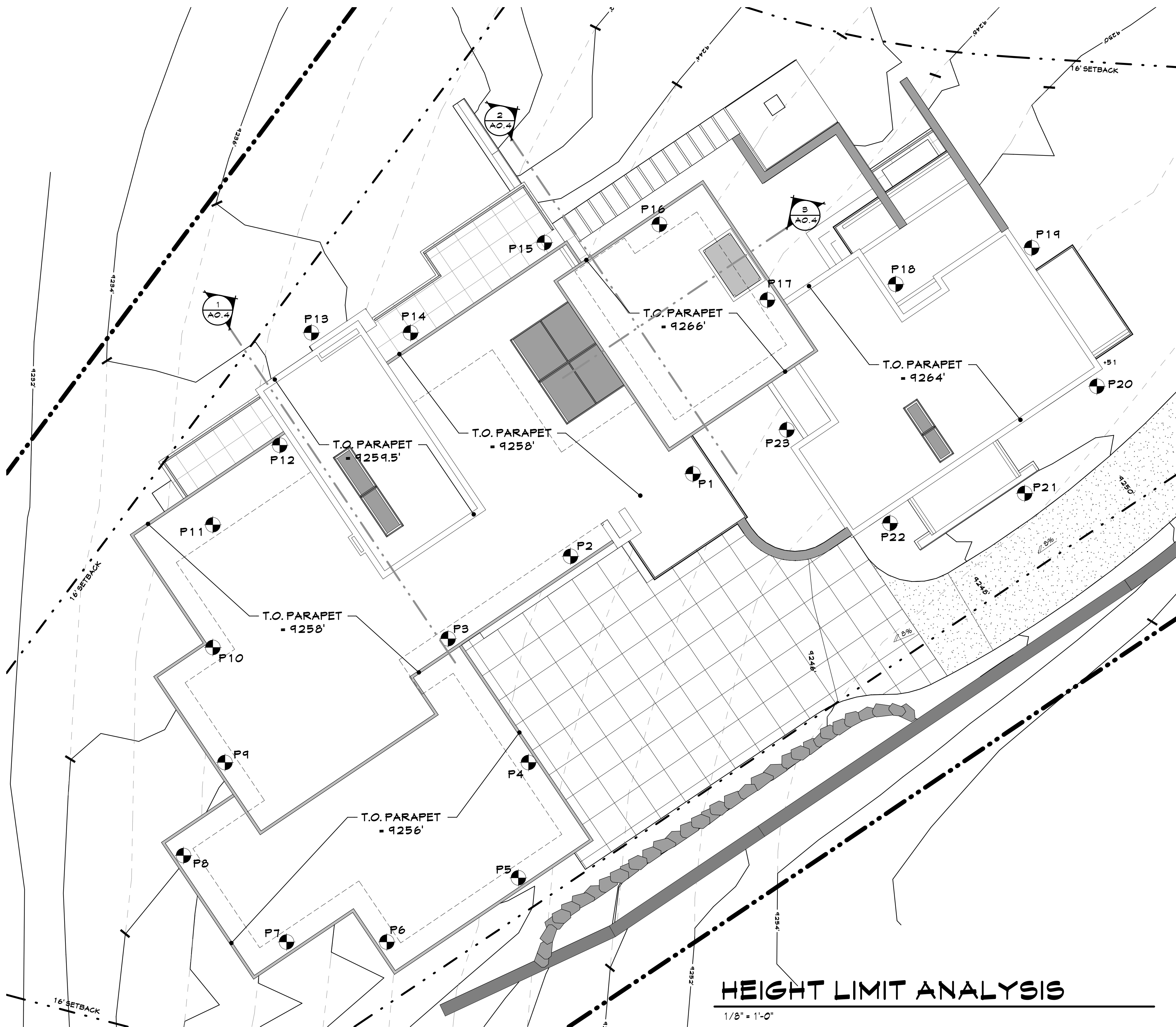
SECTION 3 REPRESENTS THE MAXIMUM CHIMNEY HEIGHT	
HIGHEST POINT (INCLUDING GAP)	4269.7'
MOST RESTRICTIVE GRADE BELOW	4245.7'
MAX HEIGHT	24.0'
MAX HEIGHT ALLOWABLE	40'
COMPLIANT BY	16.0'

MAXIMUM AVERAGE HEIGHT

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

AVERAGE BUILDING HEIGHT CALCULATIONS

POINT LOCATION	MOST RESTRICTIVE GRADE	HEIGHT ABOVE
P1	4245.8'	12.2'
P2	4245.5'	12.5'
P3	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	4250.0'	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"



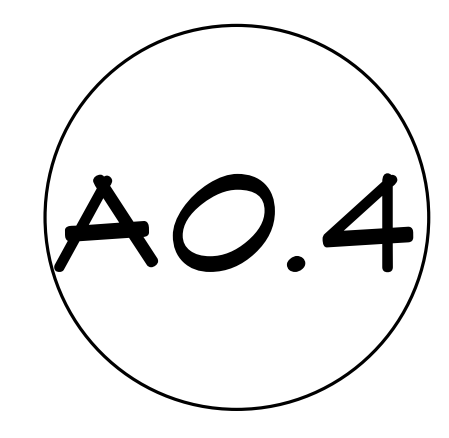
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RESTRICTIVE COVENANT AGREEMENT

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

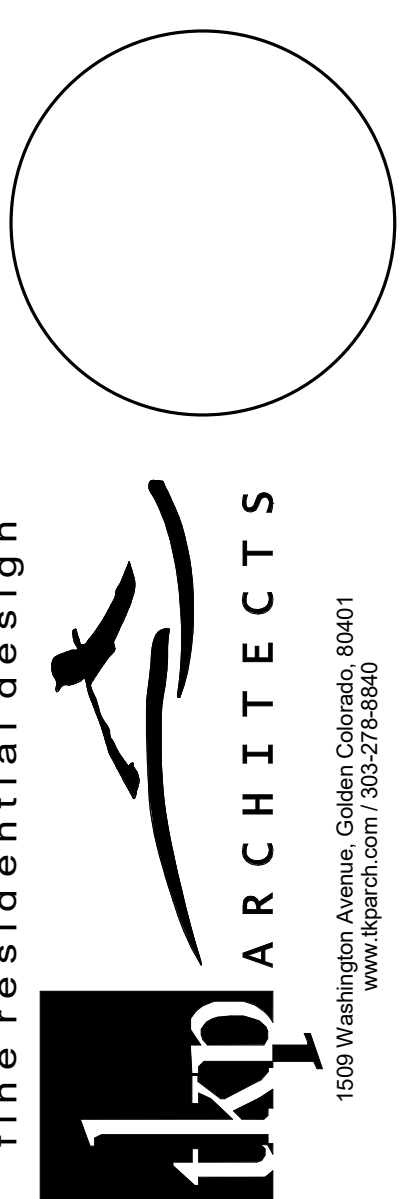
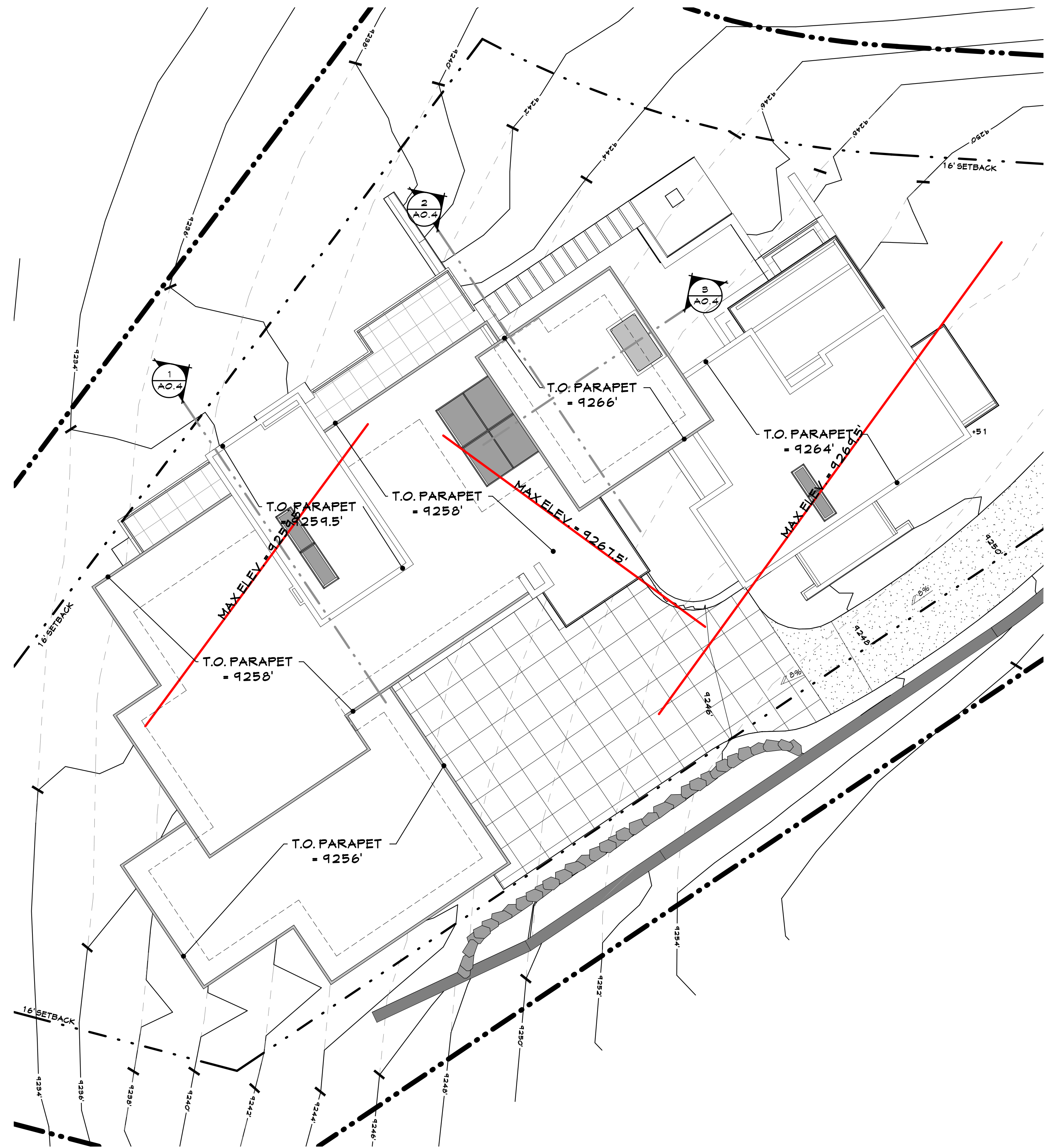
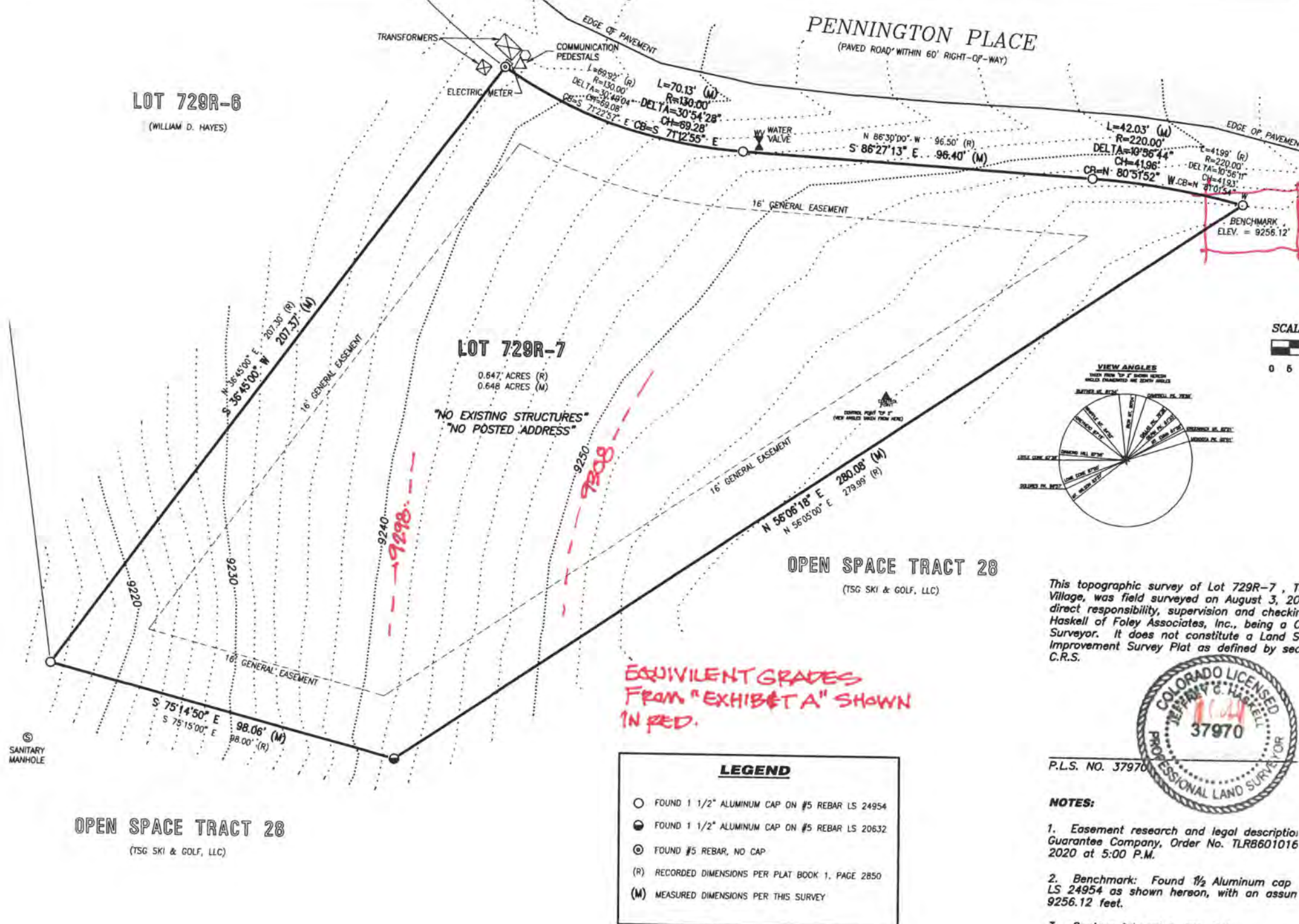
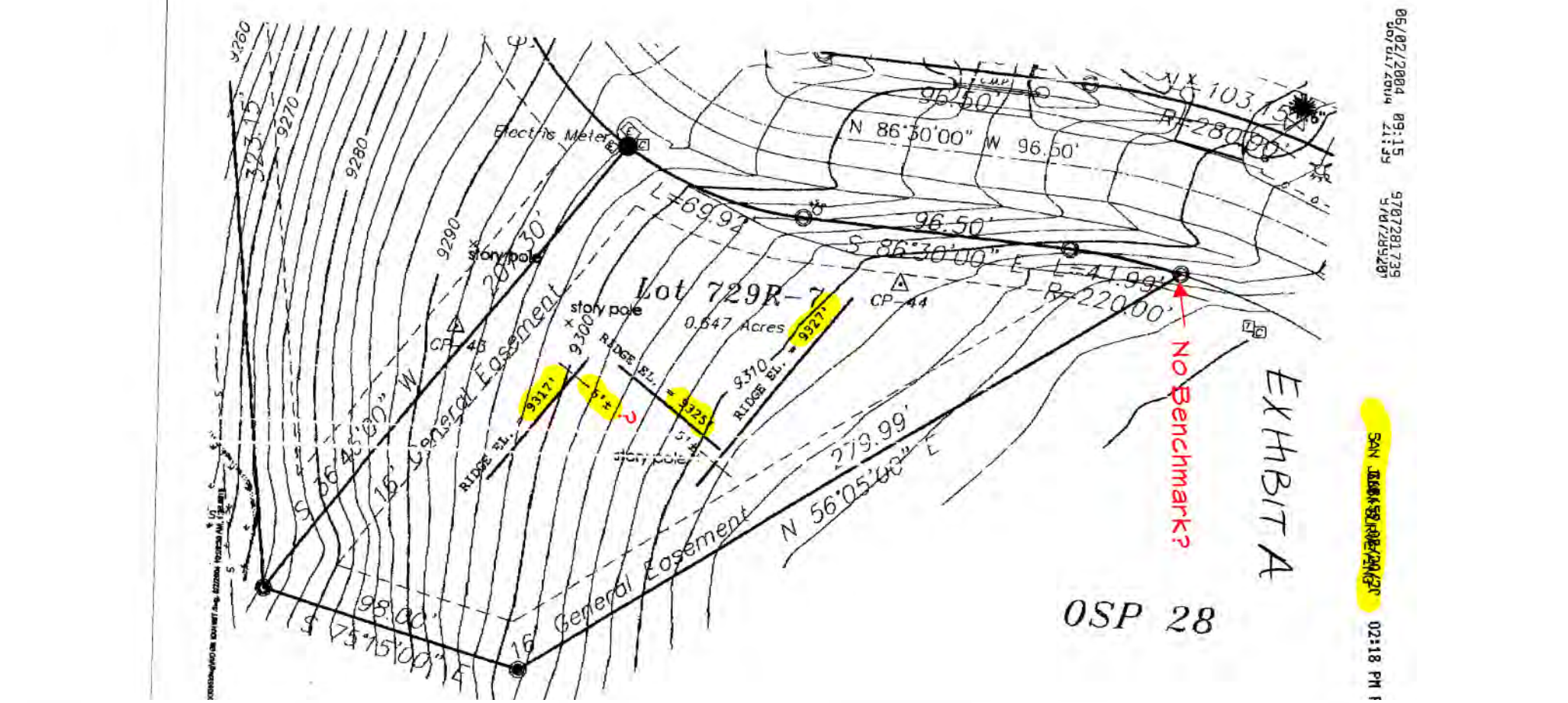
The foregoing document was acknowledged before me on the 12th day of August 2004, by Stephanie L. Fano, attorney-in-fact for Steven E. Goodman, Manager of GFI Telluride, LLC, a Massachusetts limited liability company.

My commission expires: _____

GAYLENE ANDERSON
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 5/21/06

[Signature]
 Notary Public

053415A04
 16.0



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

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

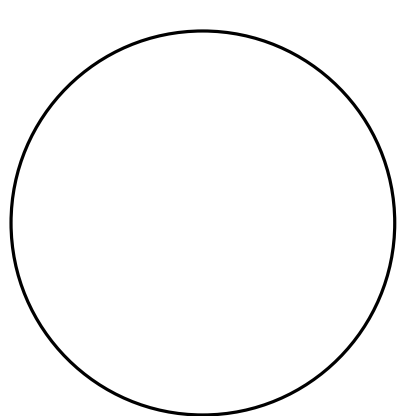
- ZONE 1
- ZONE 2

ZONE 1 - (15' OFFSET FROM THE BUILDING DRIPLINE) - 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"

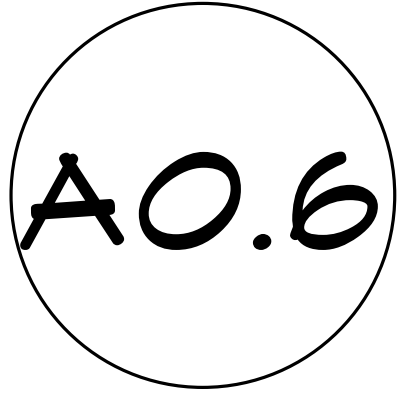


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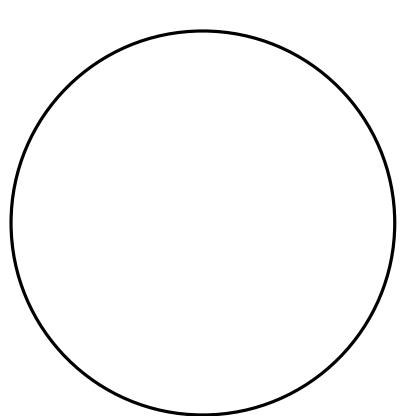
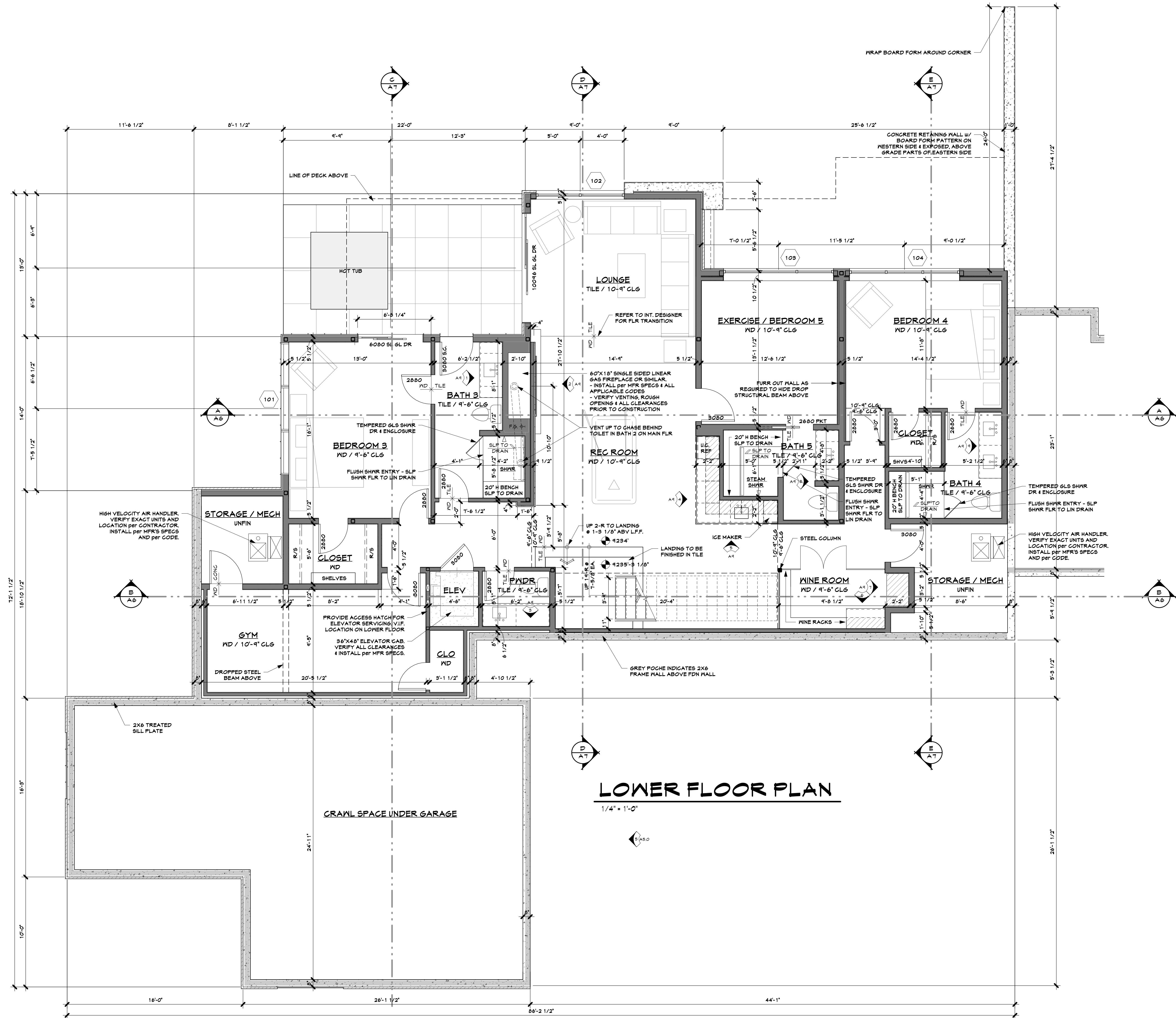
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SUBMISSIONS

DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
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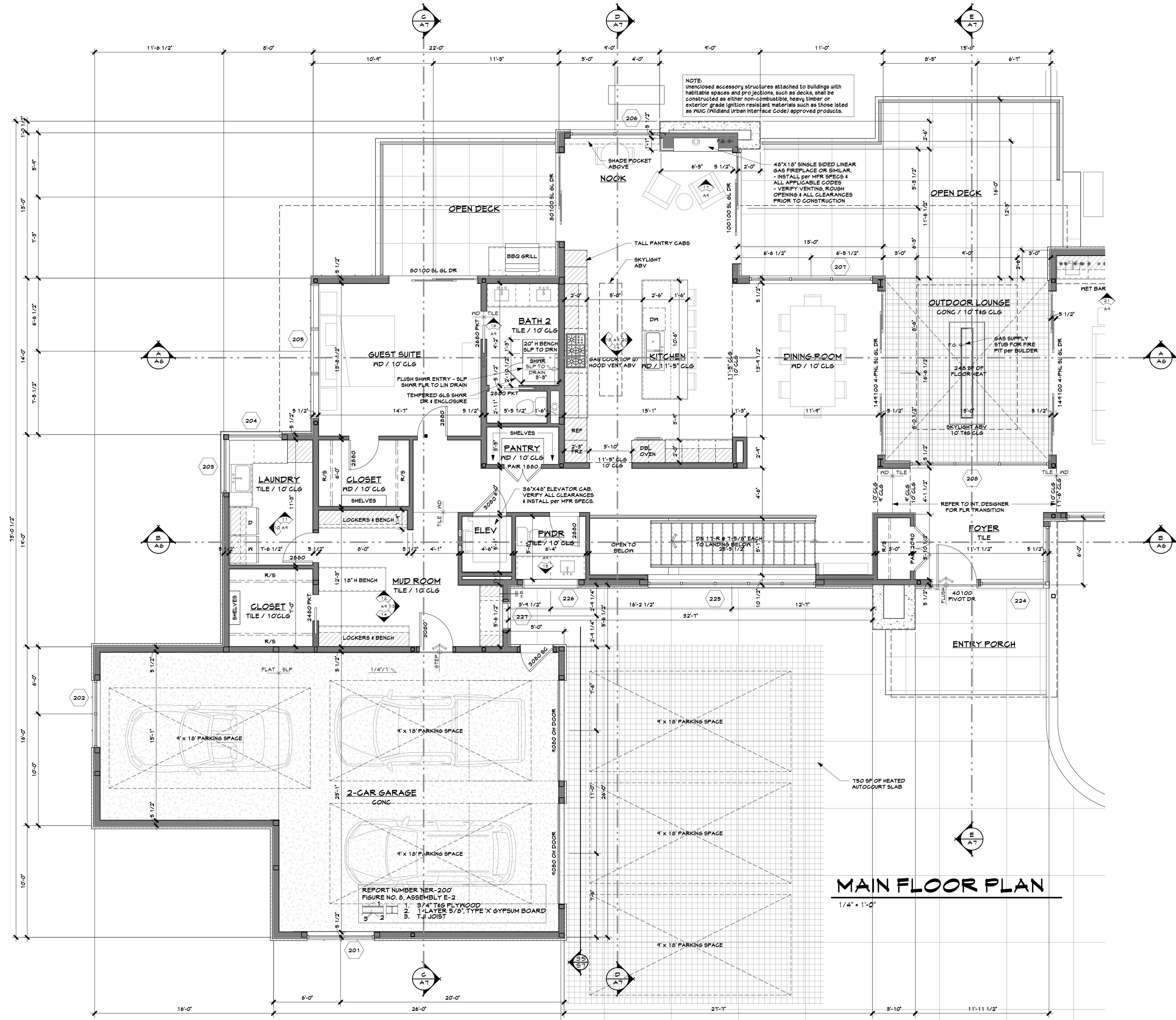
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SUBMISSIONS

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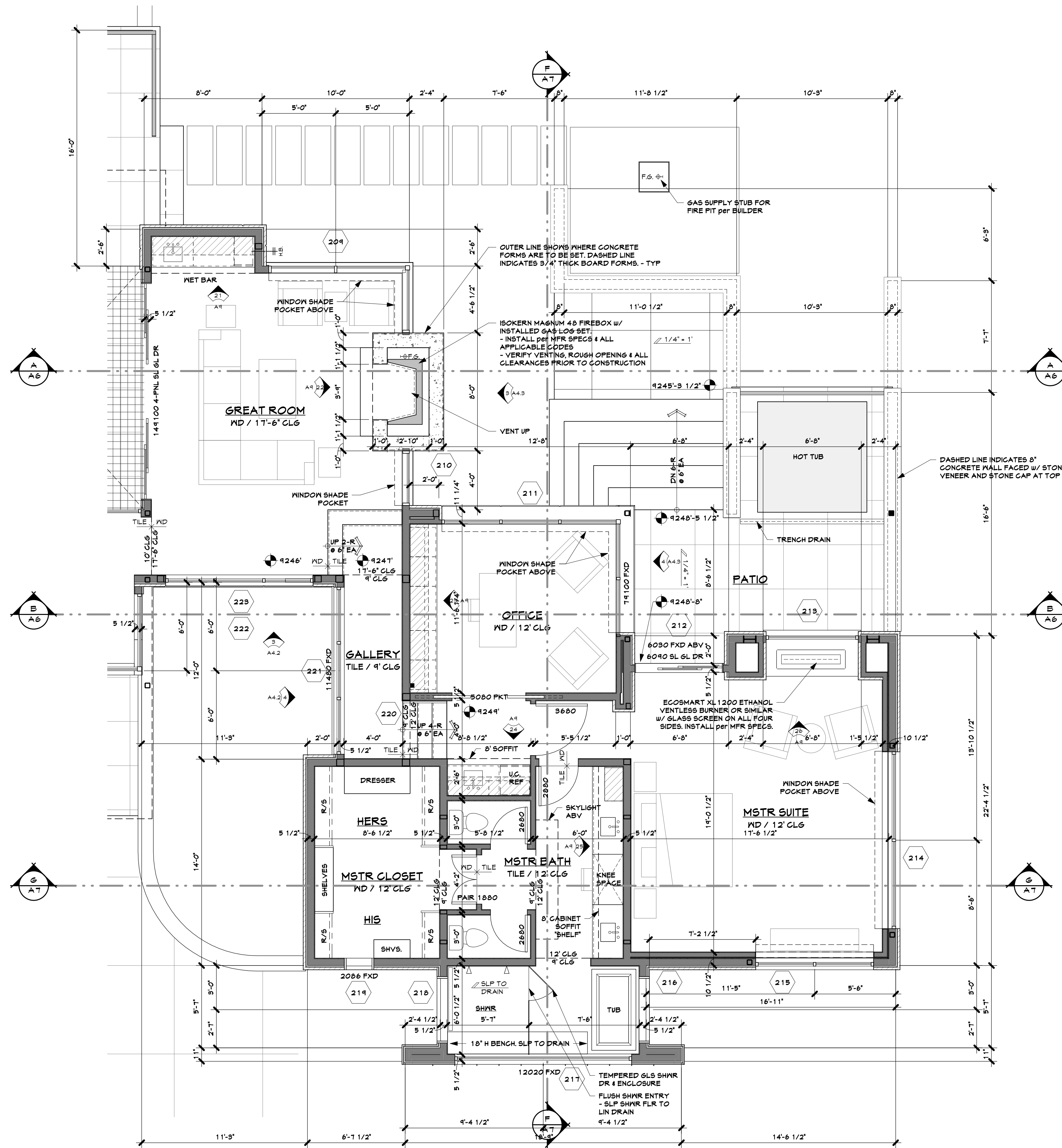
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DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Revised to DRB	04/01/2021
Issued to DRB	07/19/2021

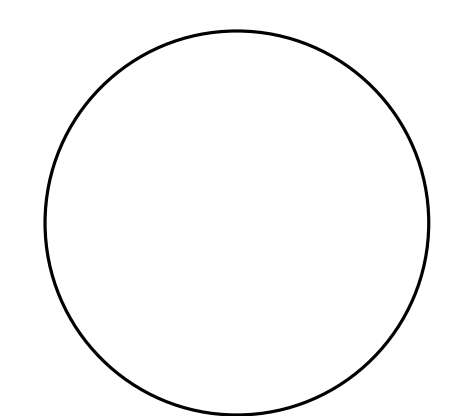
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MAIN FLOOR PLAN - MSTR

1/4" = 1'-0"



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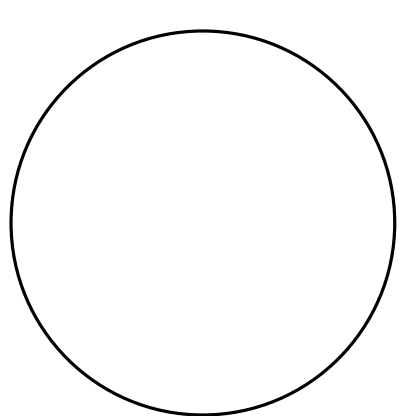
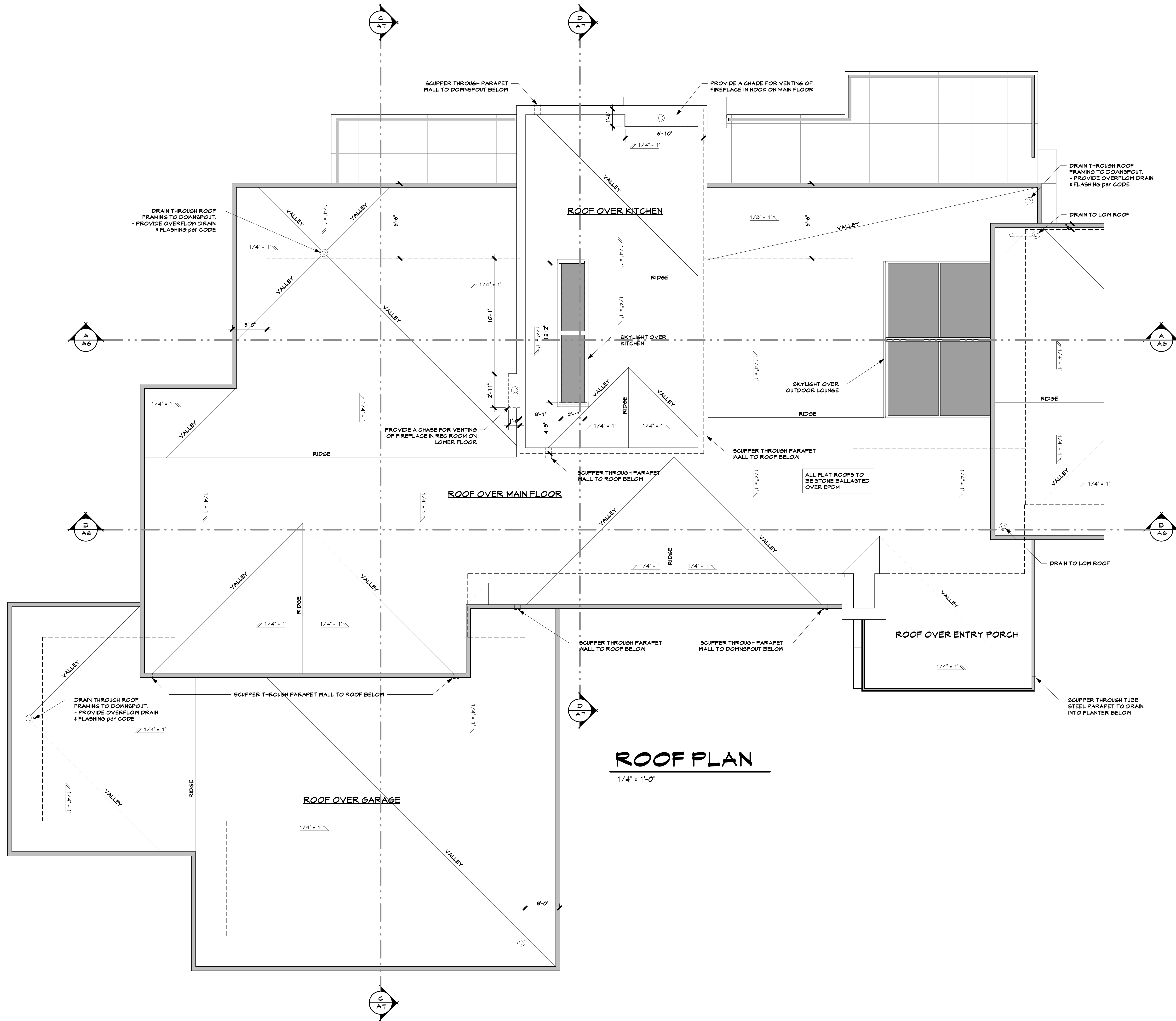
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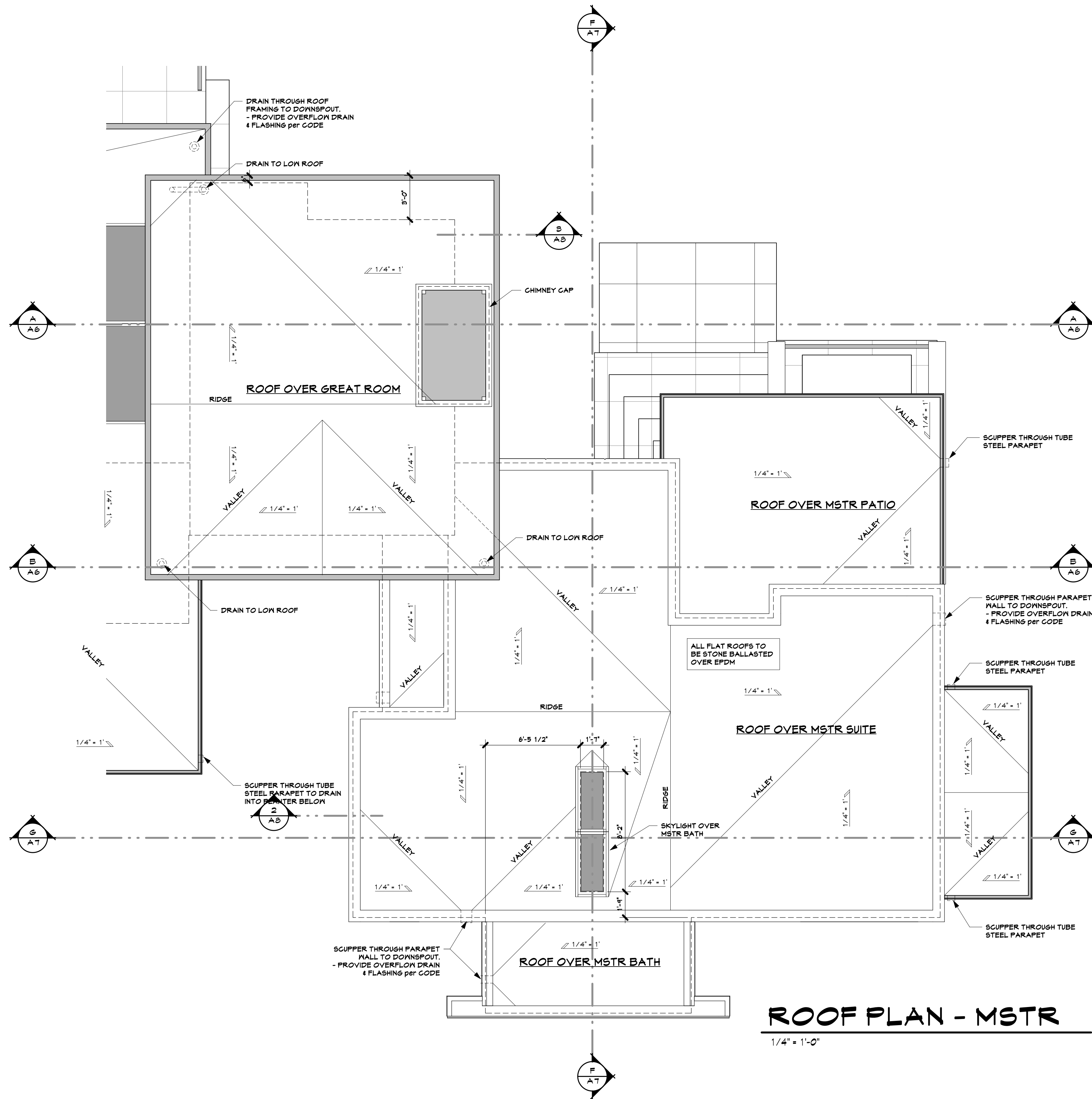
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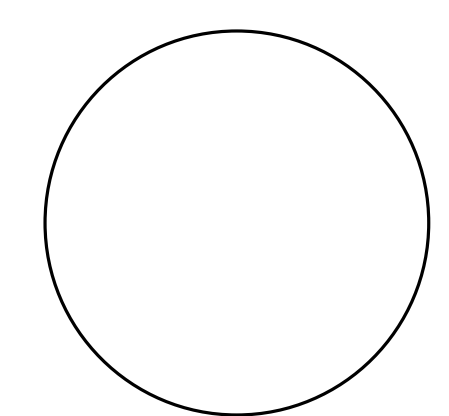
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ROOF PLAN - MSTR

1/4" = 1'-0"



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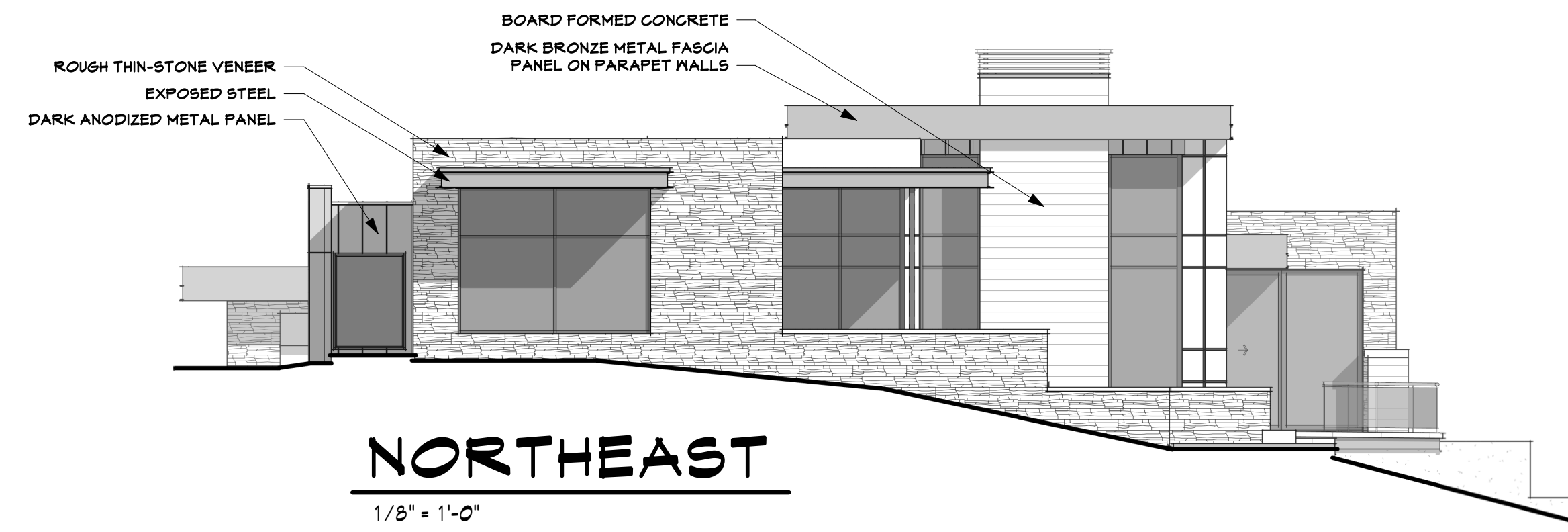
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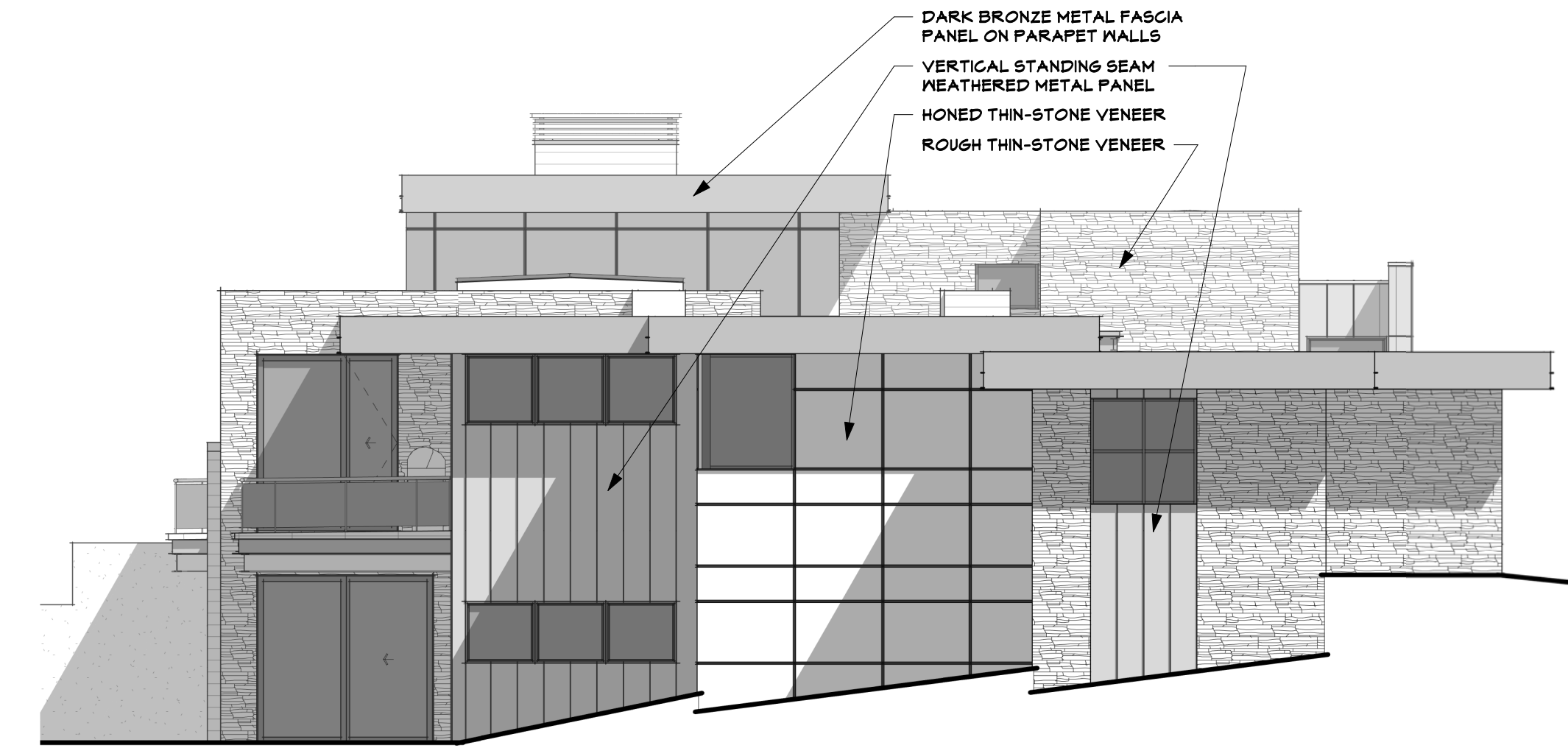
ROUGH OPENING SCHEDULE

NO.	WIDTH	HEIGHT	OPERABILITY	NOTES
101	12'-1"	3'-7"	FXD	
102	8'-0"	7'-7"	FXD	
103	10'-1"	6'-7"	CSMT-FXD-FXD	
104	10'-1"	6'-7"	FXD-FXD-CSMT	
201	6'-0"	6'-0"	FXD	
202	6'-0"	6'-0"	FXD	
203	4'-9"	6'-6"	FXD	
204	4'-9"	6'-6"	FXD	
205	12'-1"	4'-1"	FXD	
206	8'-0"	8'-1"	FXD	
207	11'-1"	8'-1"	FXD	
208	12'-1"	*10'-1"	FXD	*To go down to floor. May need a curb
209	14'-0"	15'-6"	FXD	Non-structural corner window
210	3'-8"	15'-6"	FXD	
211	19'-9"	10'-1"	FXD	Non-structural corner window
212	6'-1"	*3'-1"	FXD	*May be affected by how it mulls with door below
213	6'-3"	10'-6"	FXD	
214	12'-0"	9'-1"	FXD	
215	8'-0"	9'-1"	FXD	
216	4'-7"	6'-1"	FXD	
217	12'-1"	2'-1"	FXD	
218	4'-7"	2'-1"	FXD	
219	2'-1"	8'-7"	FXD	
220	4'-4"	2'-7"	FXD	
221	11'-4"	8'-1"	FXD	
222	10'-1"	8'-1"	FXD	
223	10'-1"	5'-1"	FXD	
224	11'-1"	8'-1"	FXD	Non-structural corner window
225	15'-0"	9'-0"	FXD	
226	5'-1"	1'-7"	FXD	
227	2'-7"	4'-7"	CSMT	



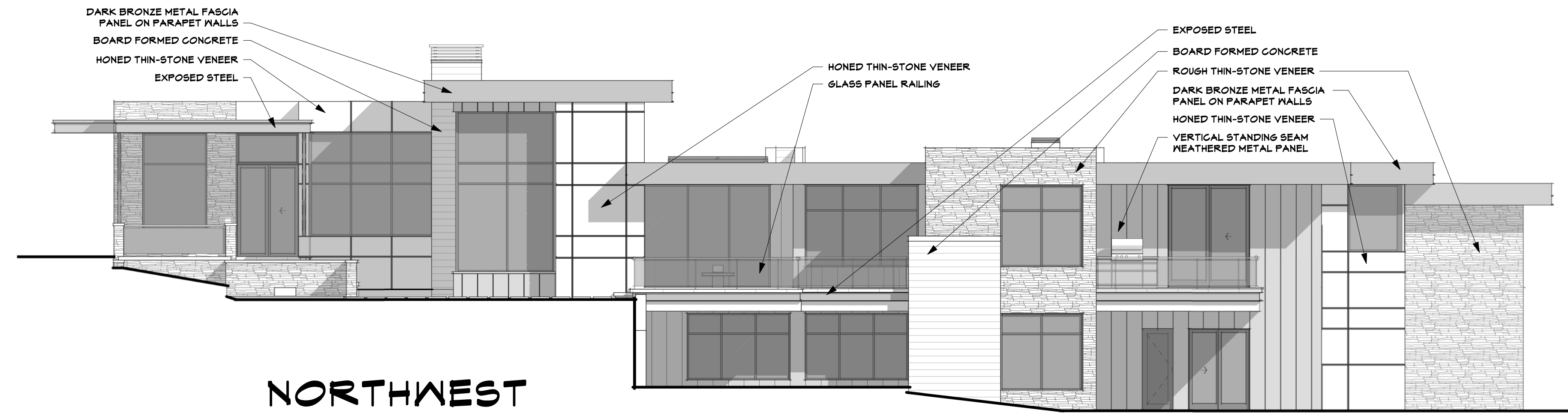
NORTHEAST

1/8" = 1'-0"



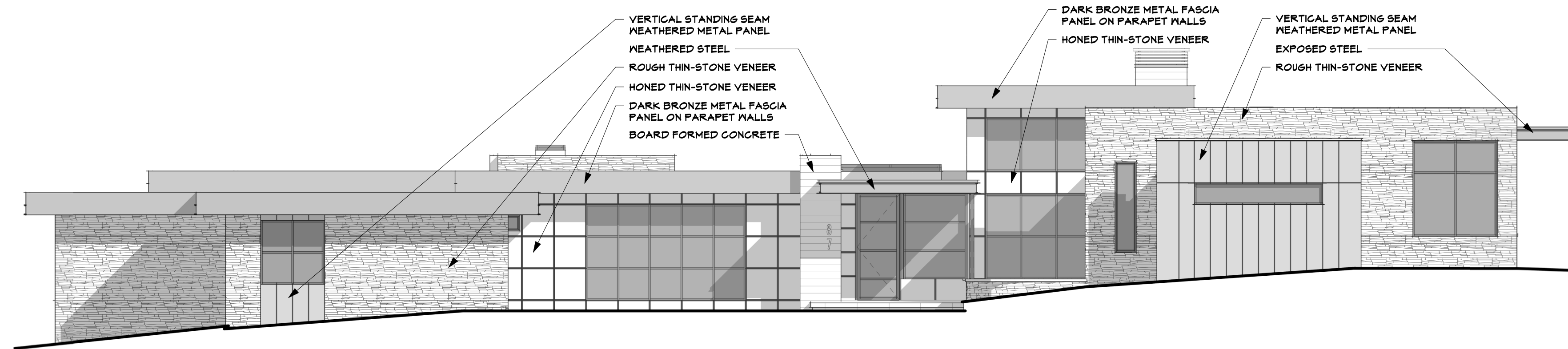
SOUTHWEST

1/8" = 1'-0"



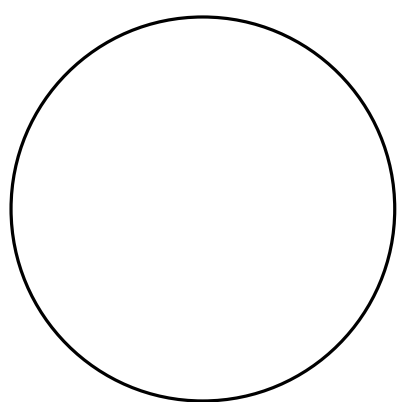
NORTHWEST

1/8" = 1'-0"



SOUTHEAST

1/8" = 1'-0"



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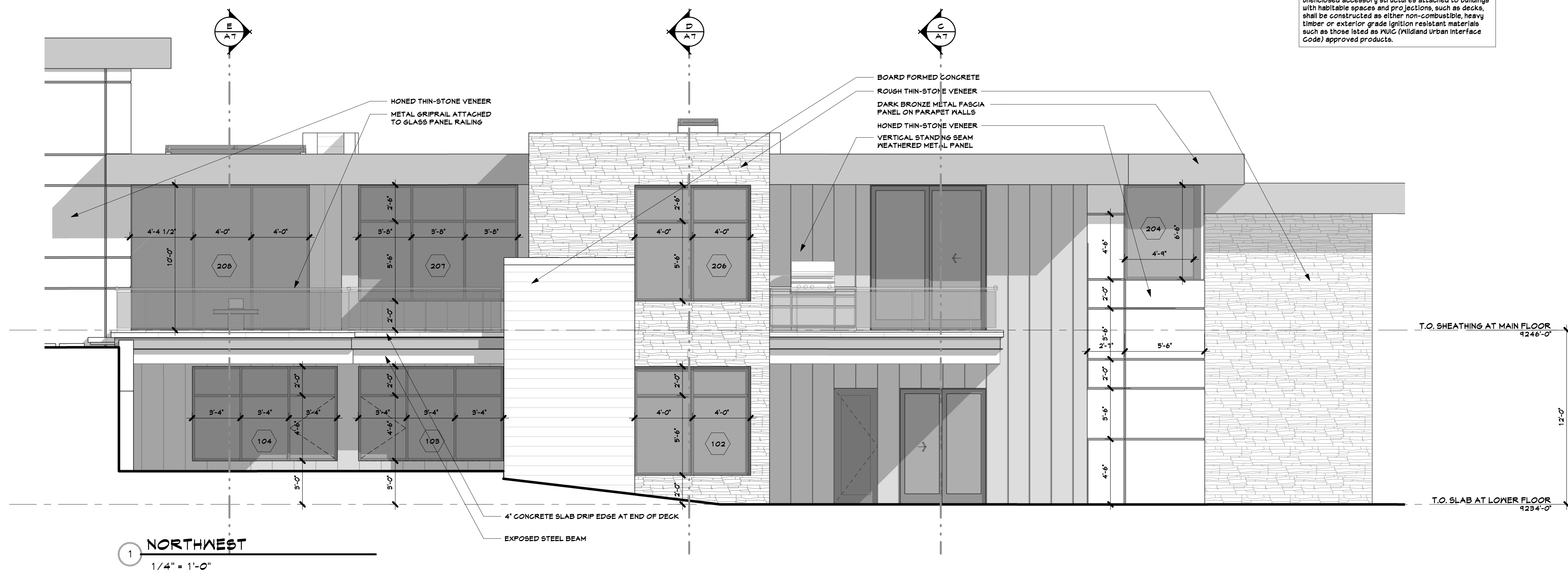
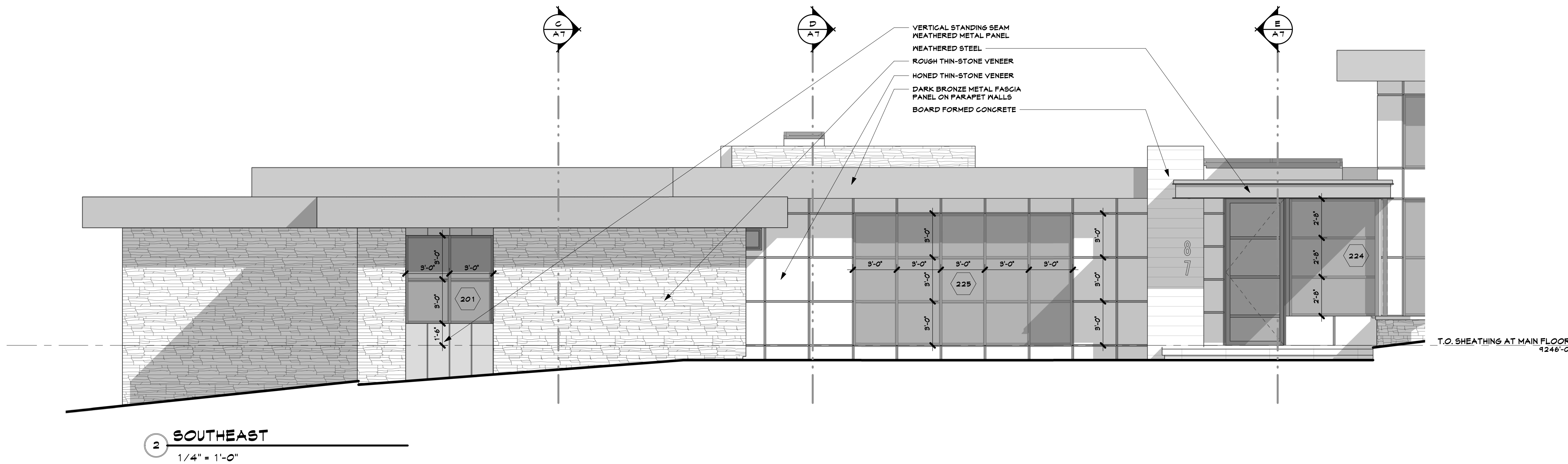
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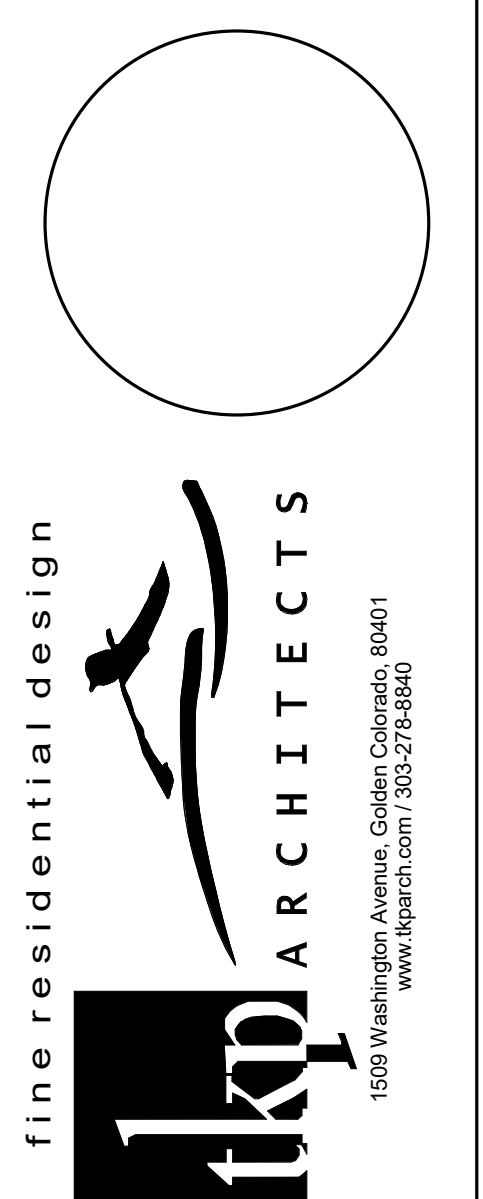
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NOTE:
 Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as MUIC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



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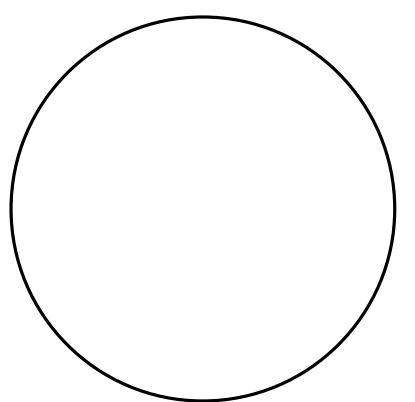
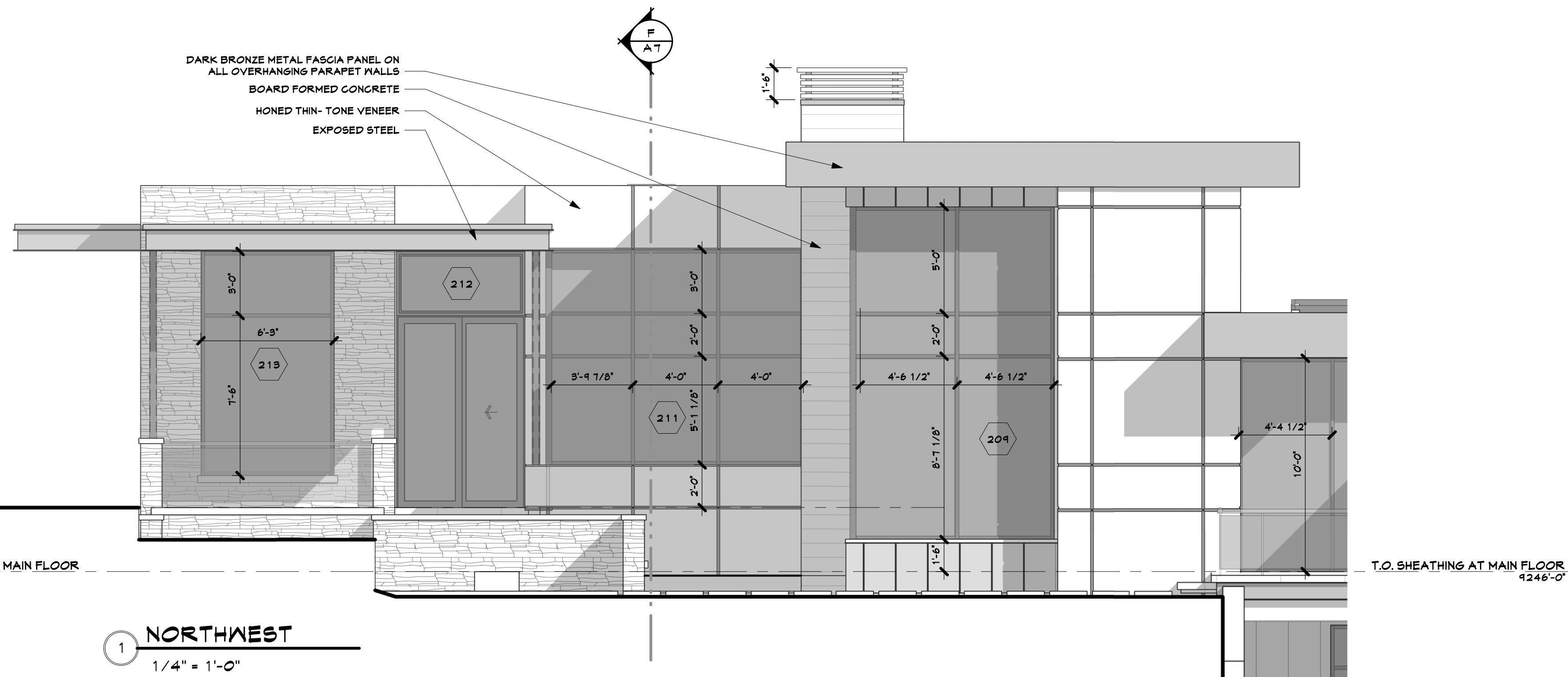
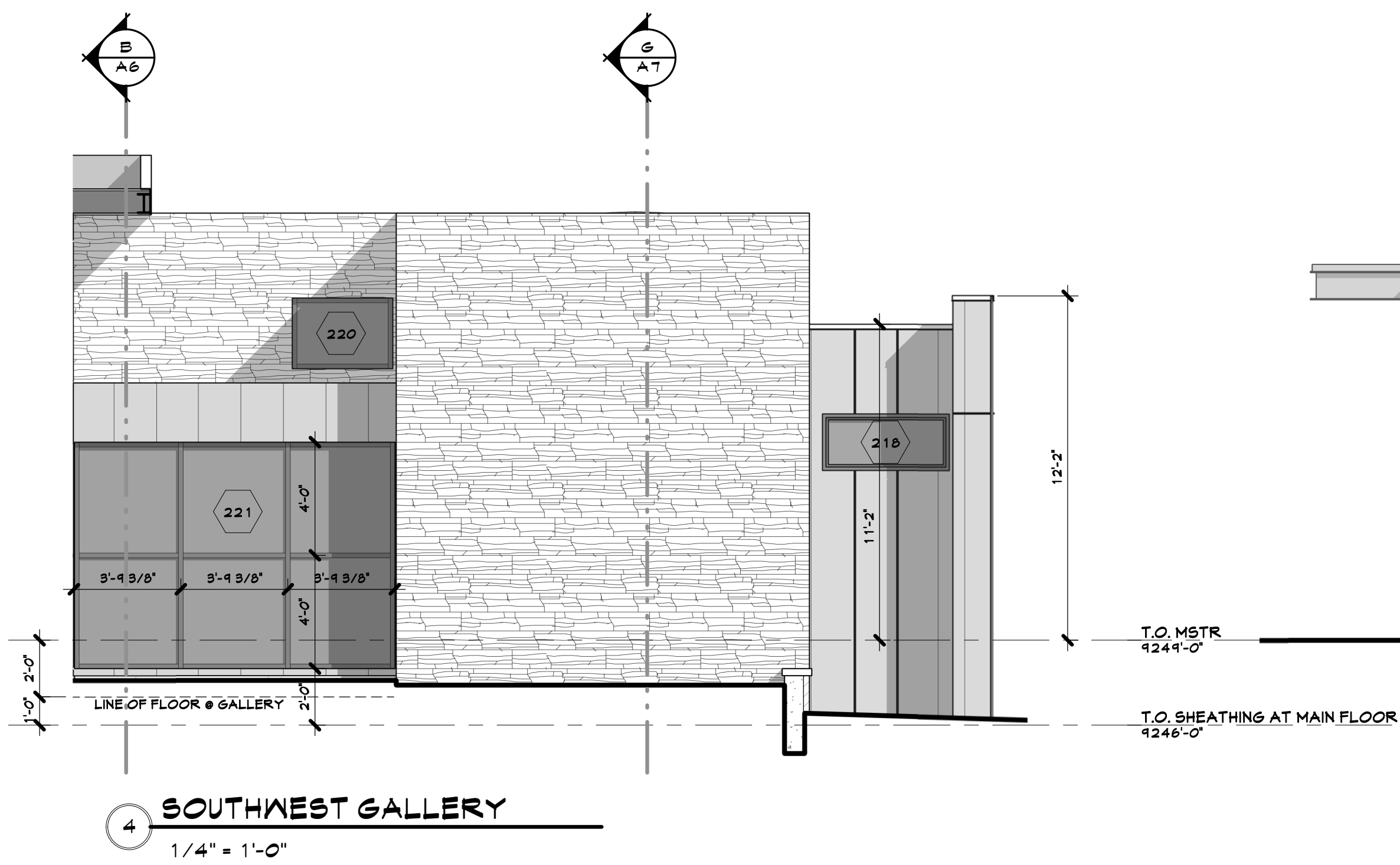
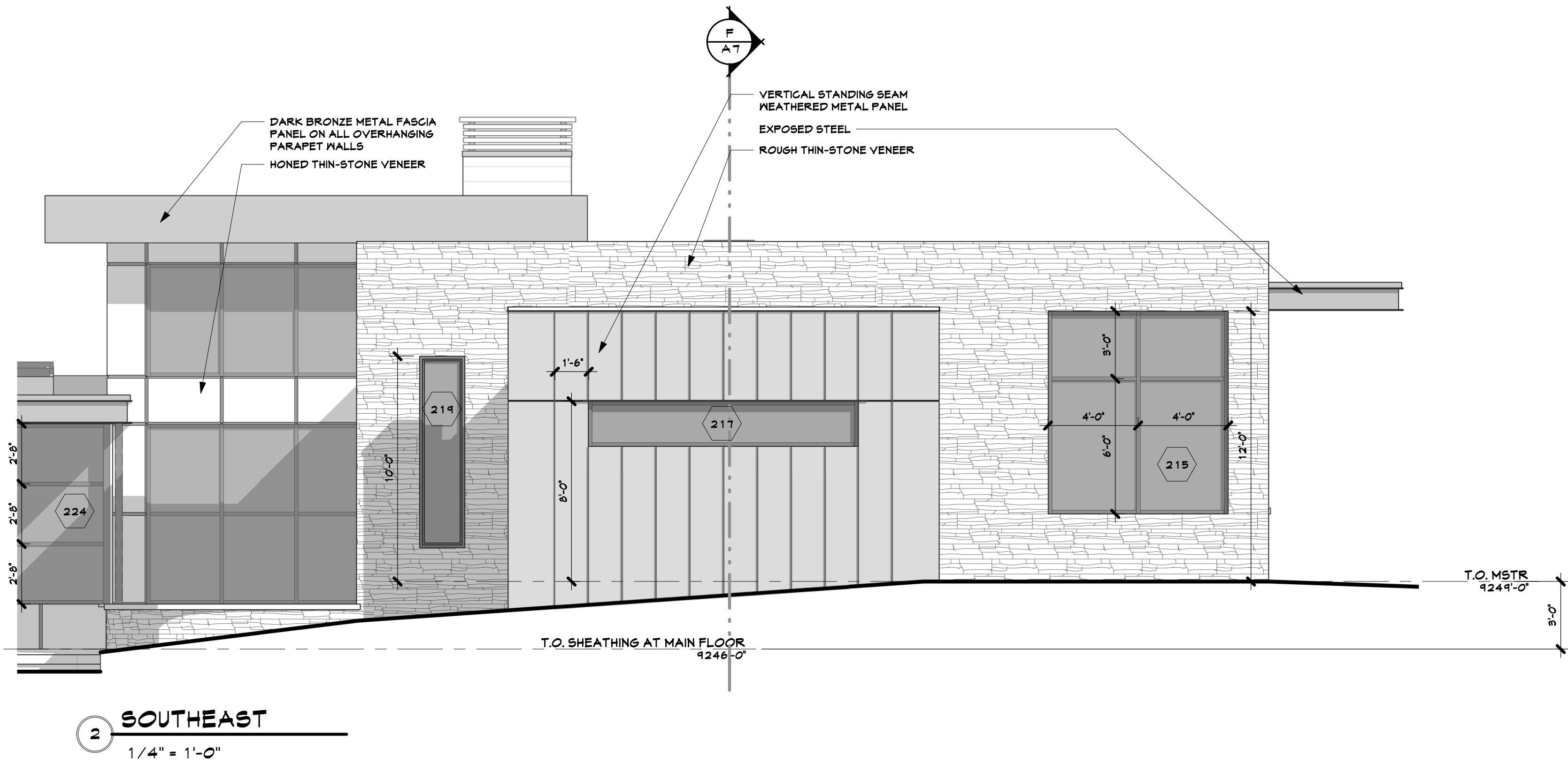
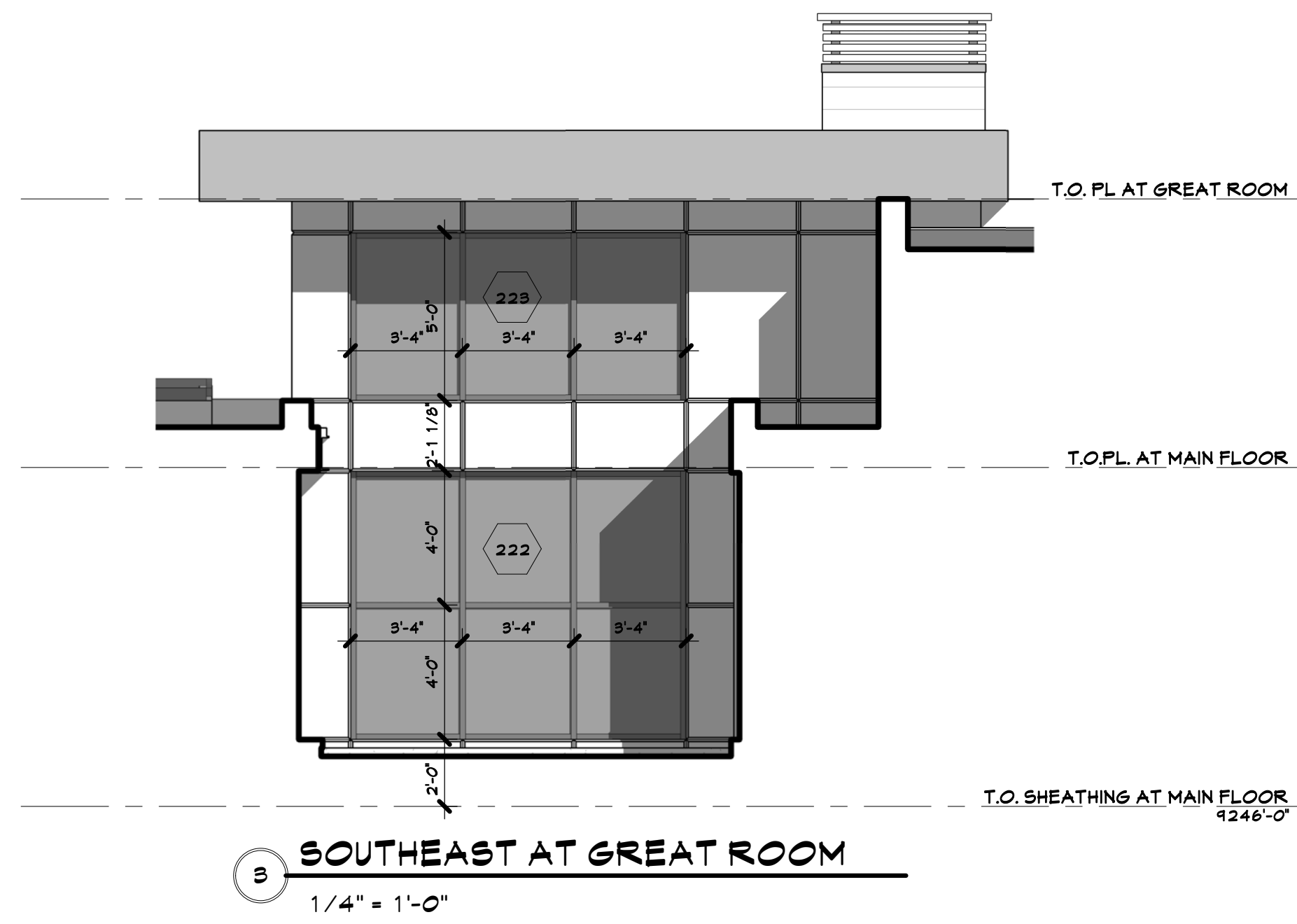
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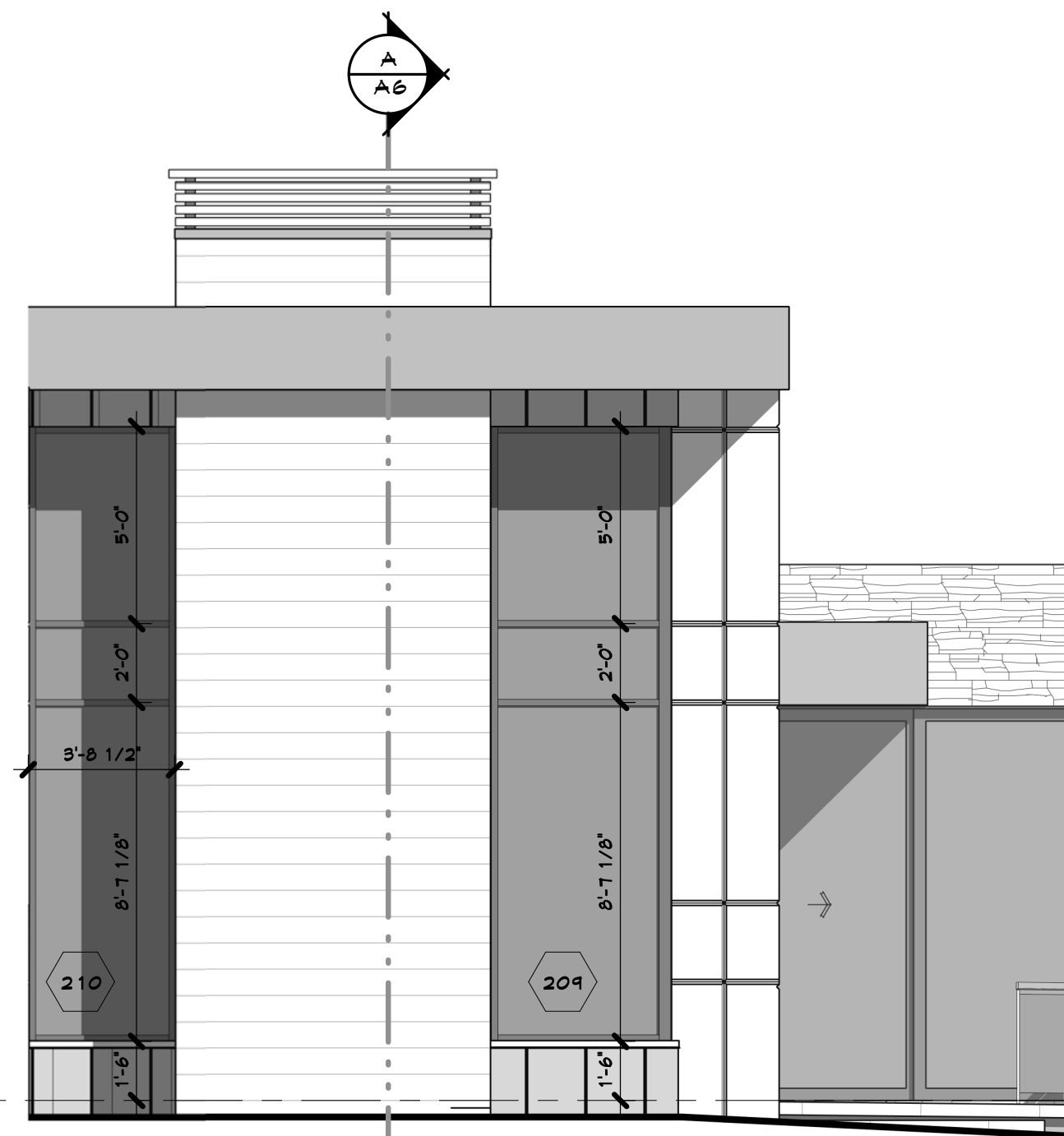
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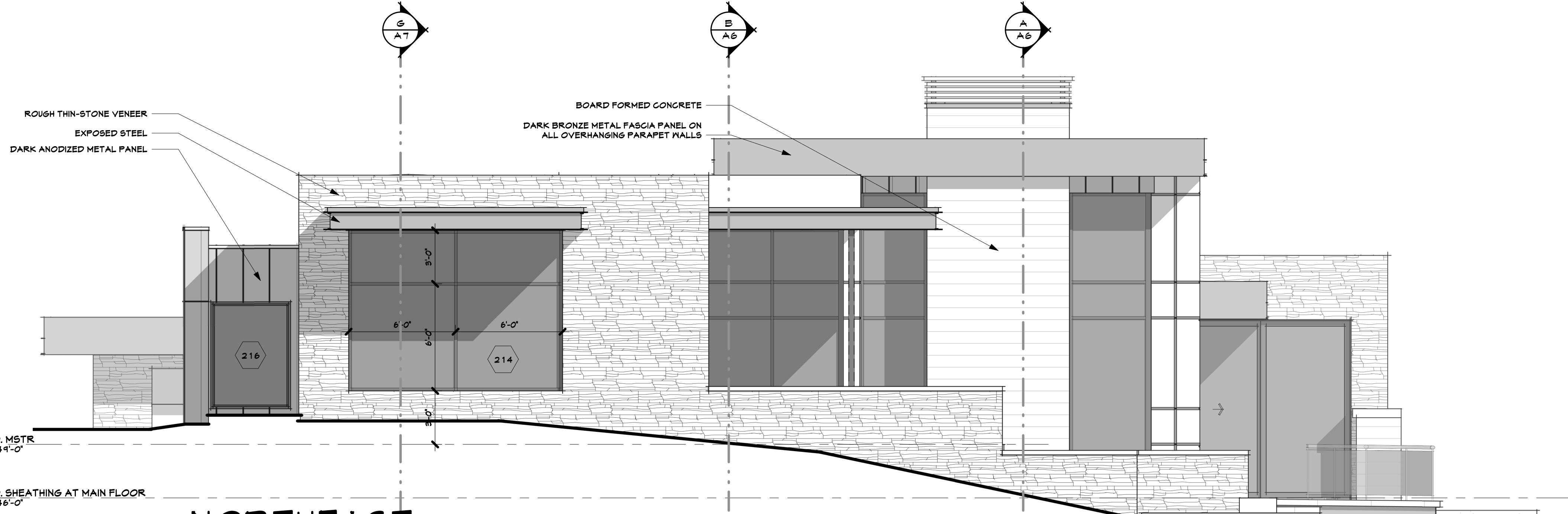
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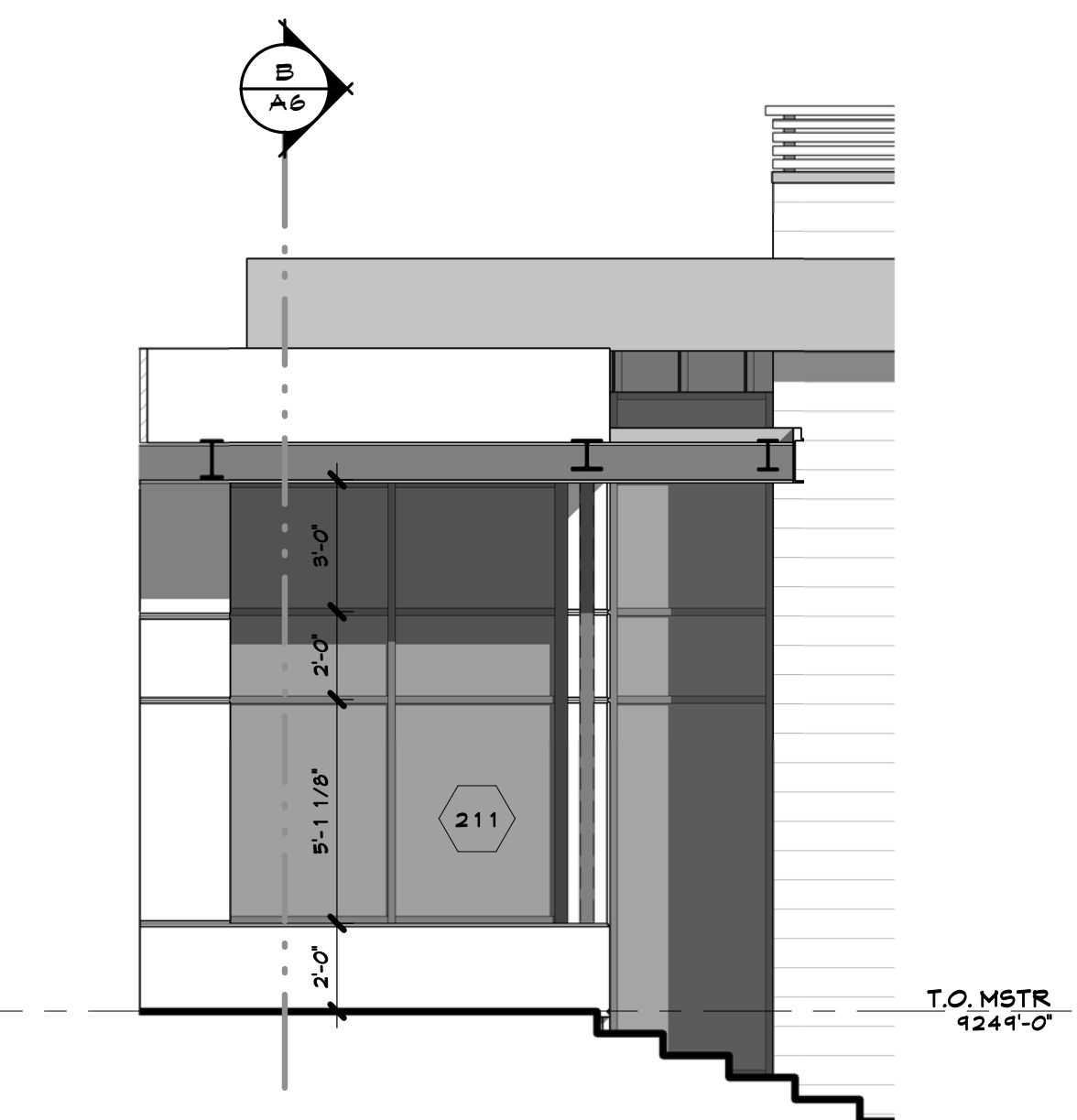
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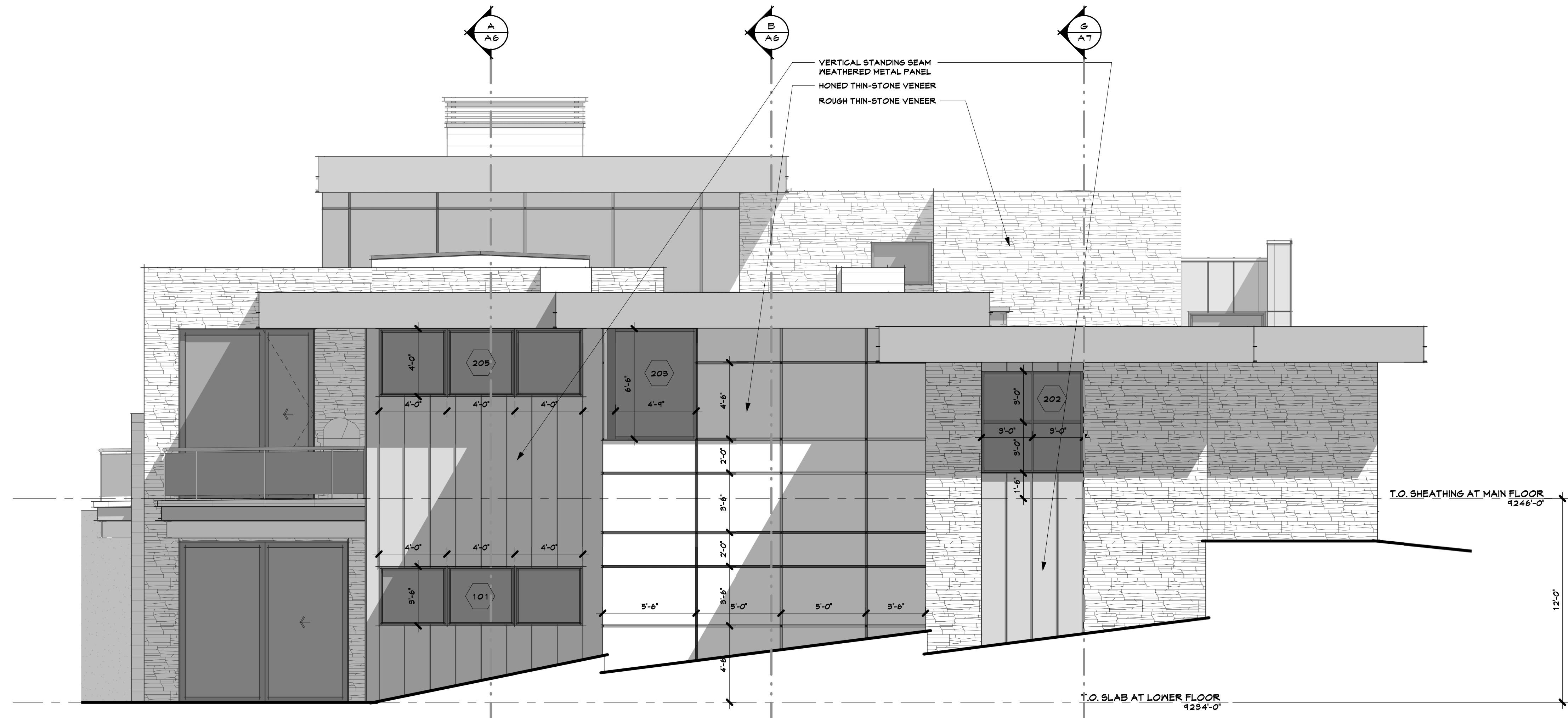
3 **NORTHEAST GREAT ROOM**
1/4" = 1'-0"



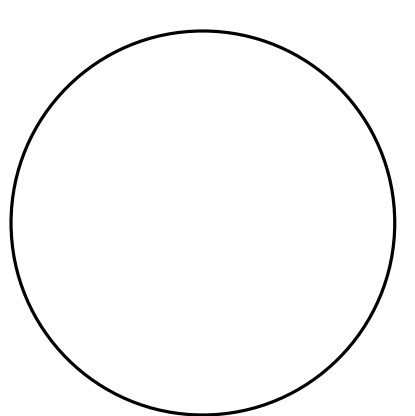
NORTHEAST
1/4" = 1'-0"



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



SOUTHWEST
1/4" = 1'-0"



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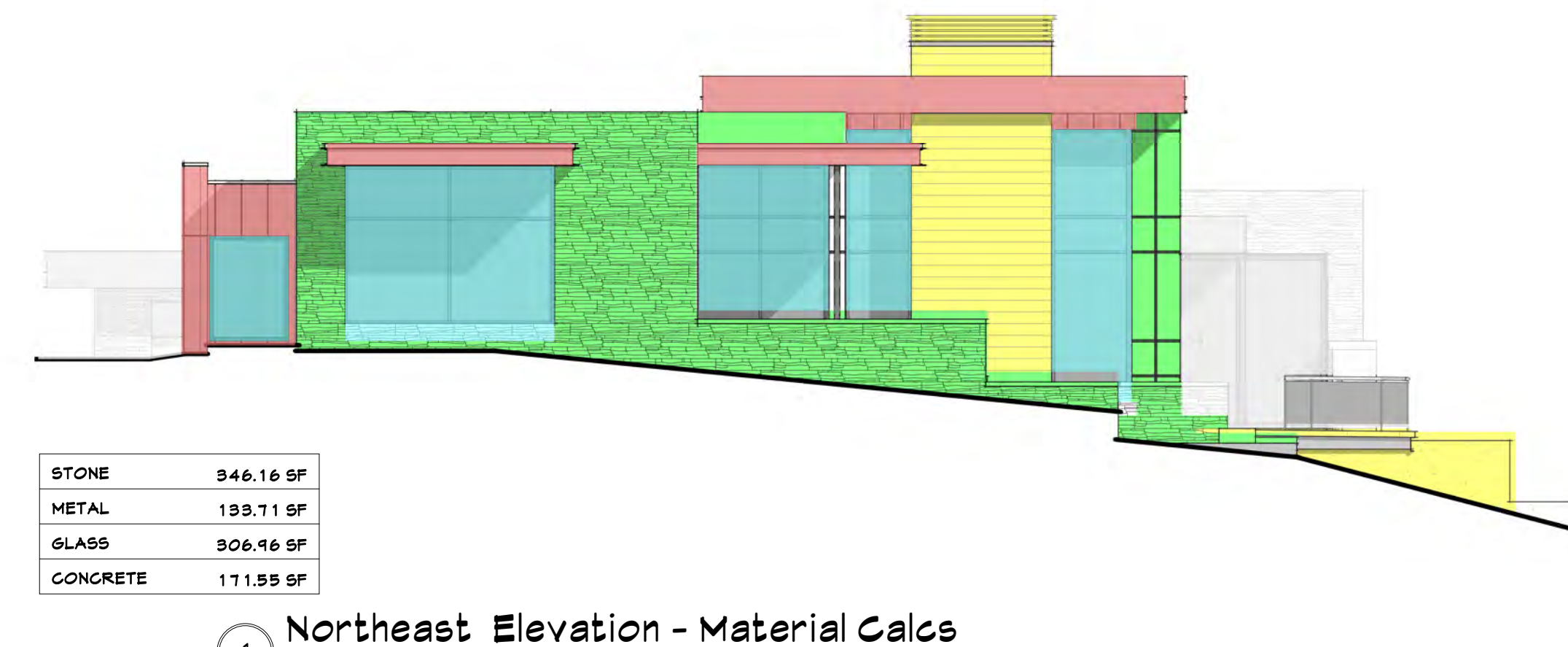
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STONE	456.84 SF
METAL	711.34 SF
GLASS	447.40 SF
CONCRETE	228.56 SF

2 Northwest Elevation - Material Calcs

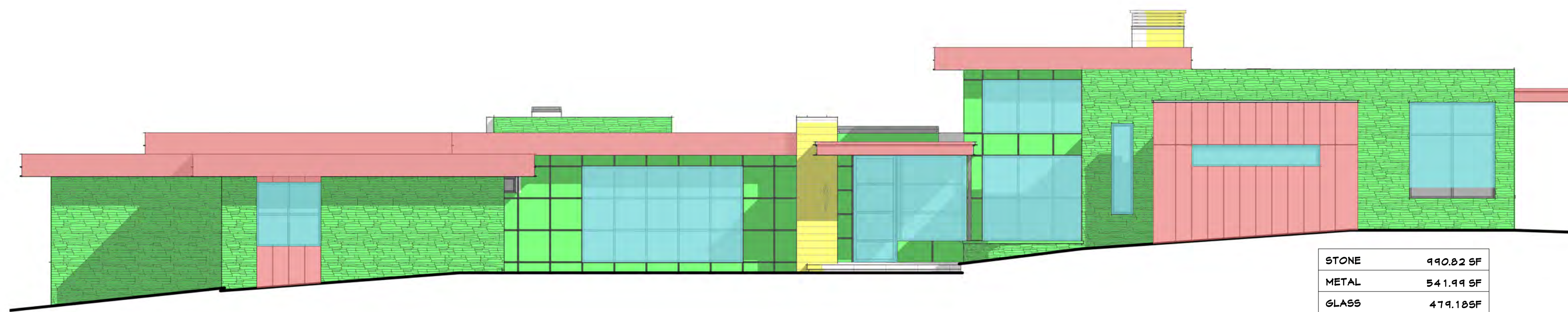
1/8" = 1'-0"



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

1 Northeast Elevation - Material Calcs

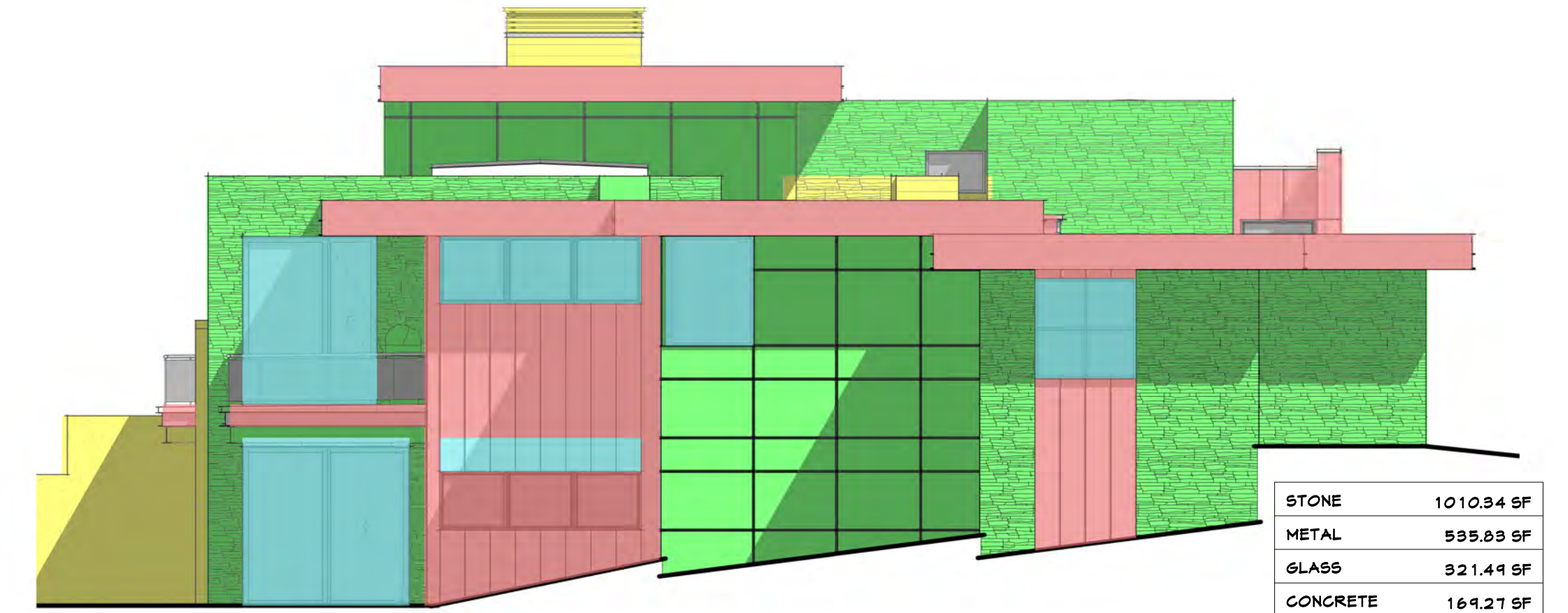
1/8" = 1'-0"



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

3 Southeast Elevation - Material Calcs

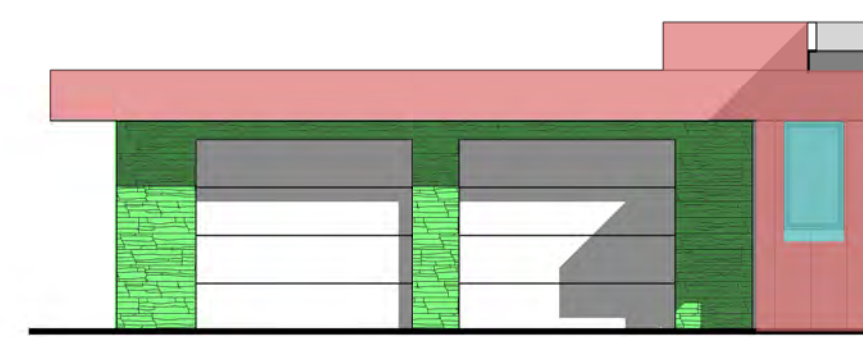
1/8" = 1'-0"



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

4 Southwest Elevation - Material Calcs

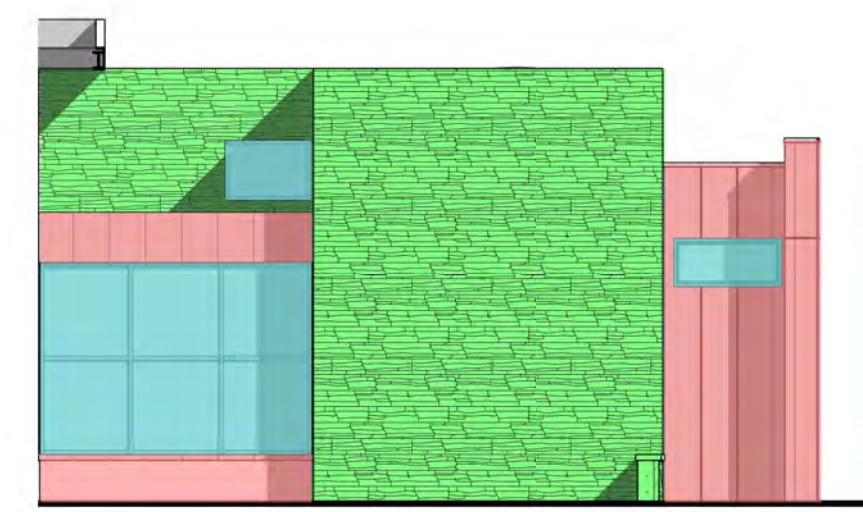
1/8" = 1'-0"



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	81.51 SF
GLASS	15.23 SF
CONCRETE	151.84 SF

10 Materials Unseen In Elevations

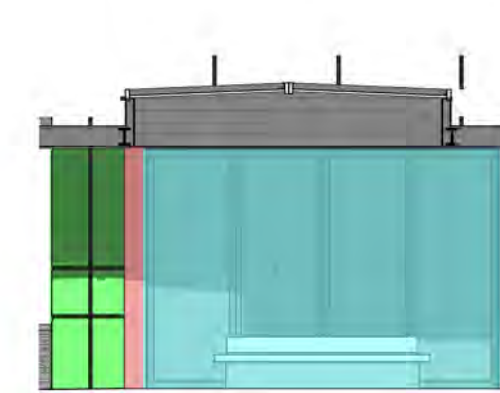
1/8" = 1'-0"



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

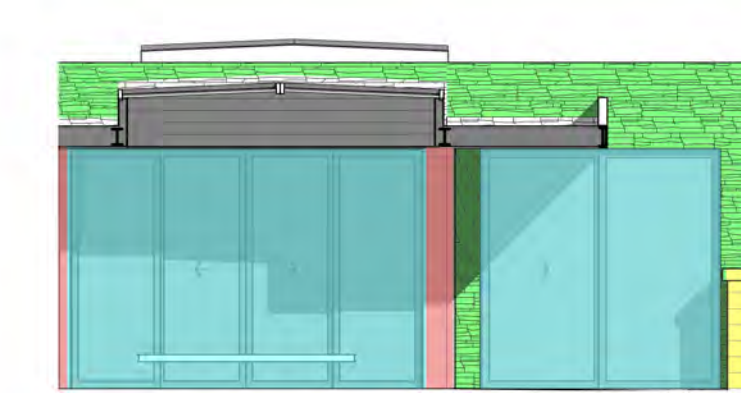
1/8" = 1'-0"



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

8 Outdoor Lounge West Elev - Material Calcs

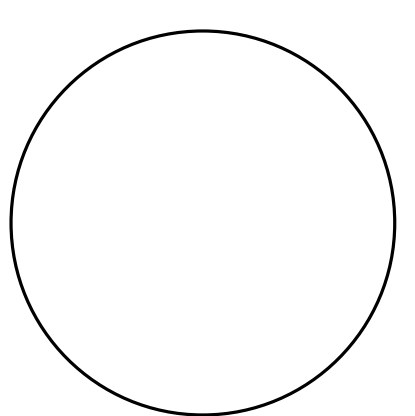
1/8" = 1'-0"



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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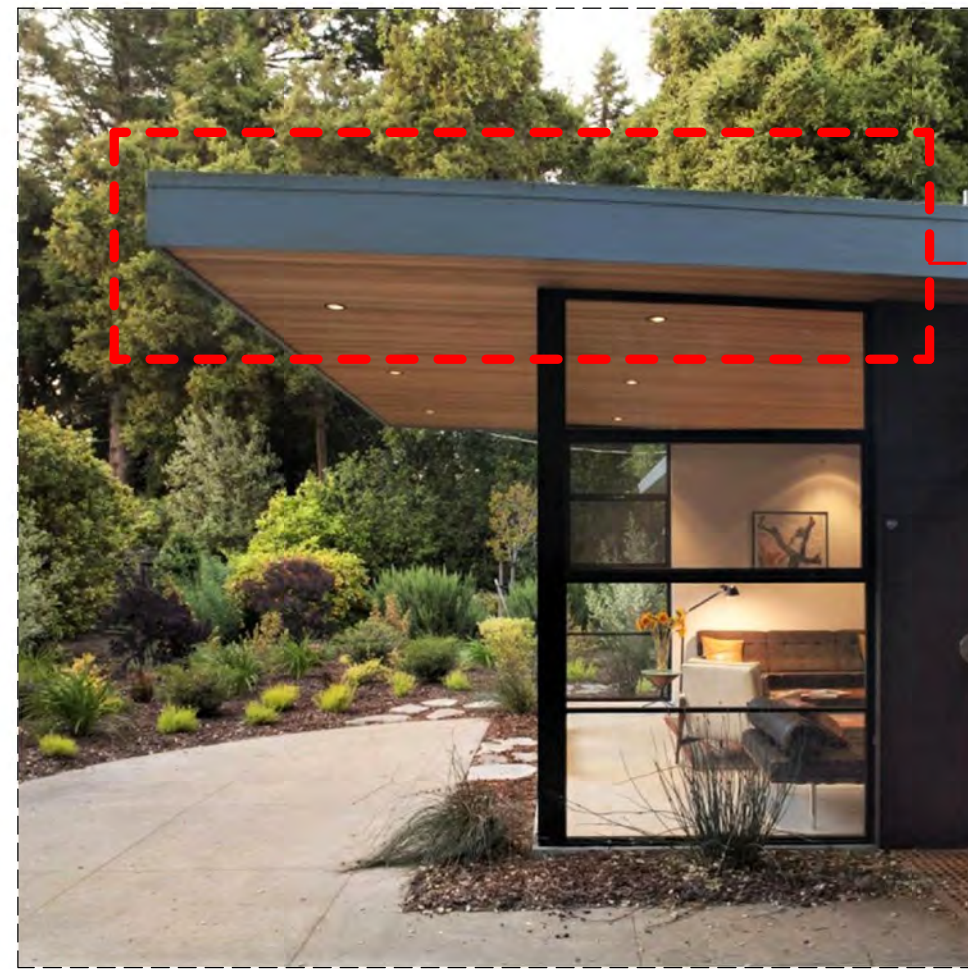
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SAN MIGUEL COUNTY

SUBMISSIONS

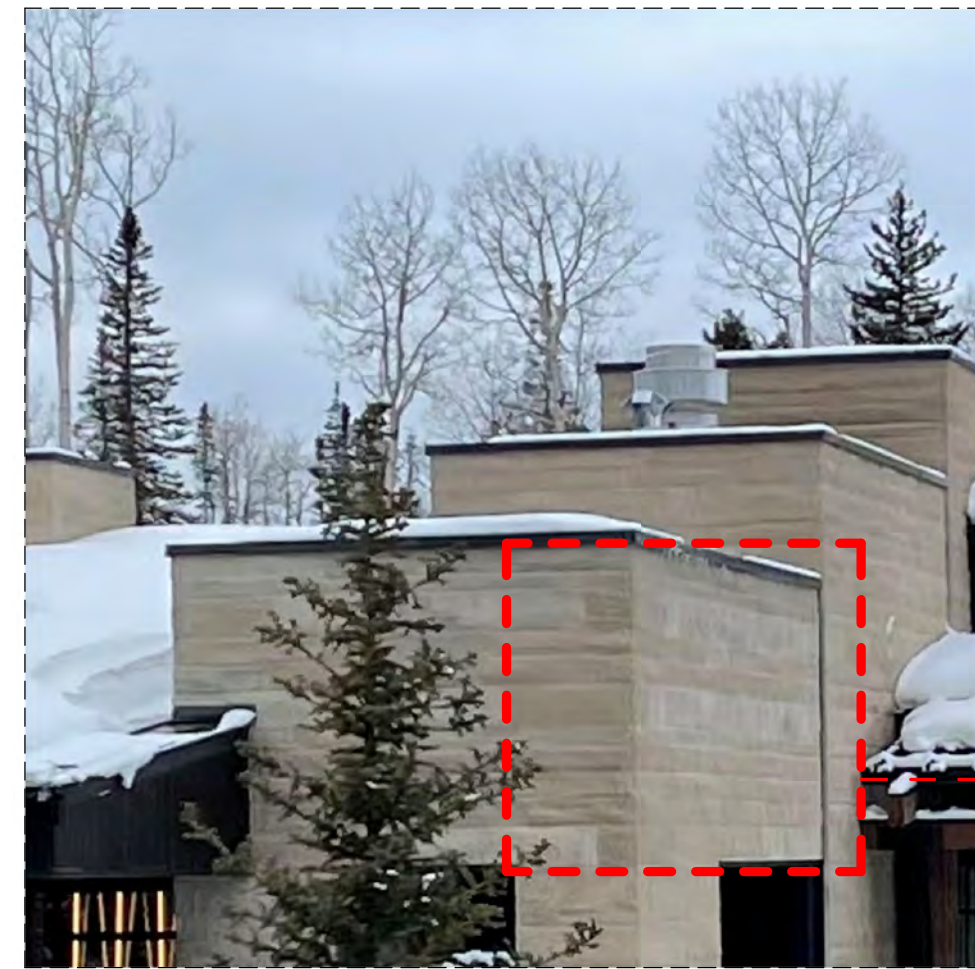
DRB Feedback	02/02/2021
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Issued to DRB	07/19/2021

PROGRESS SET
NOT FOR
CONSTRUCTION
A5.0

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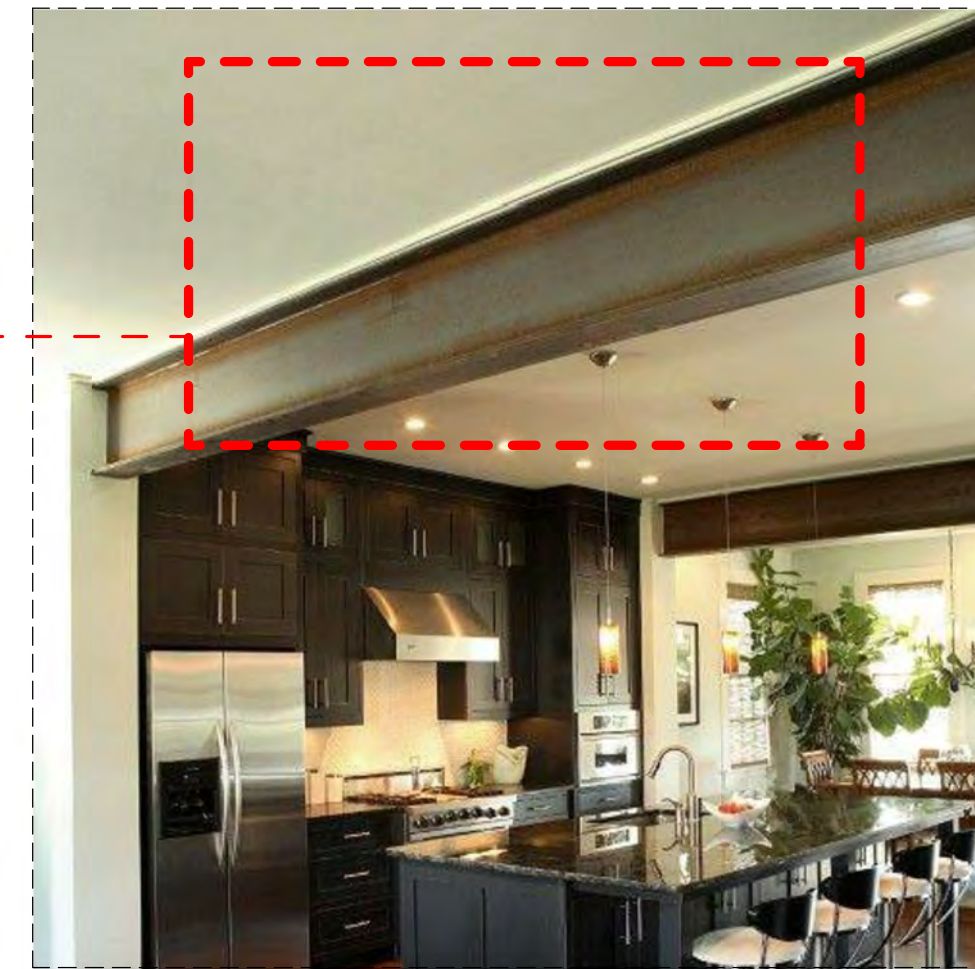
DARK BRONZE METAL FASCIA



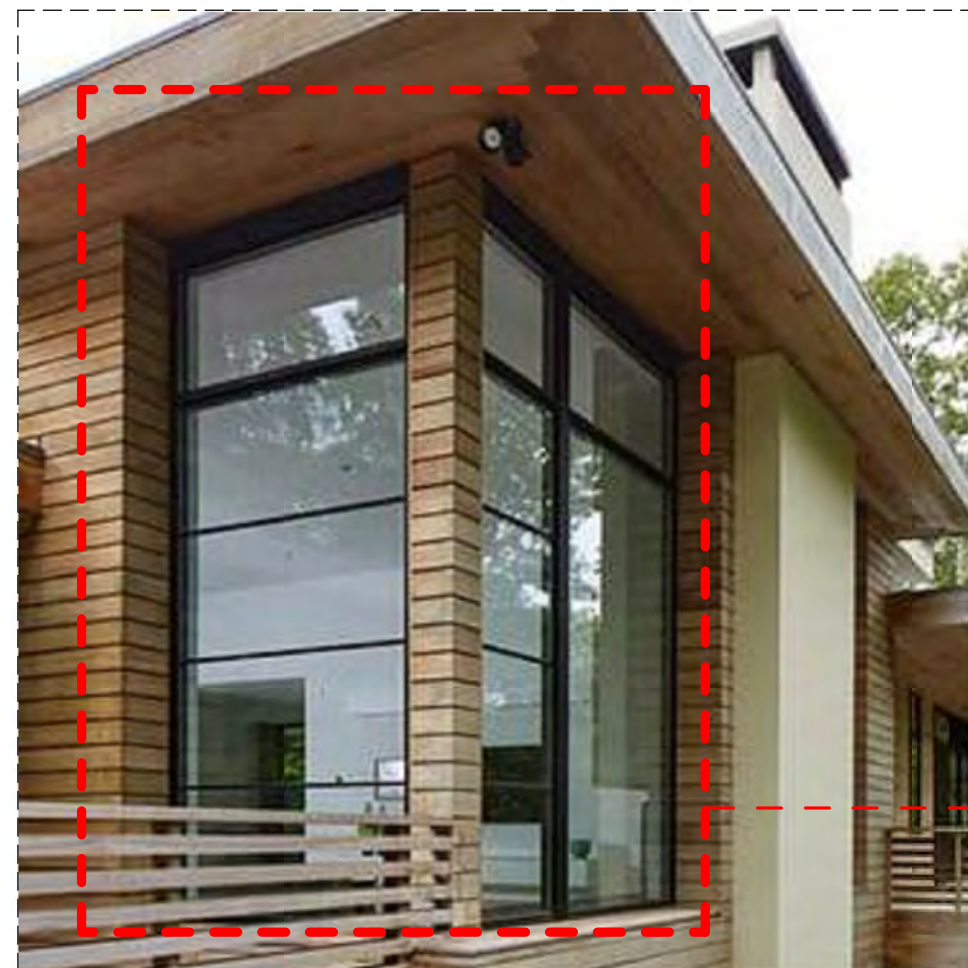
ROUGH THIN-STONE VENEER



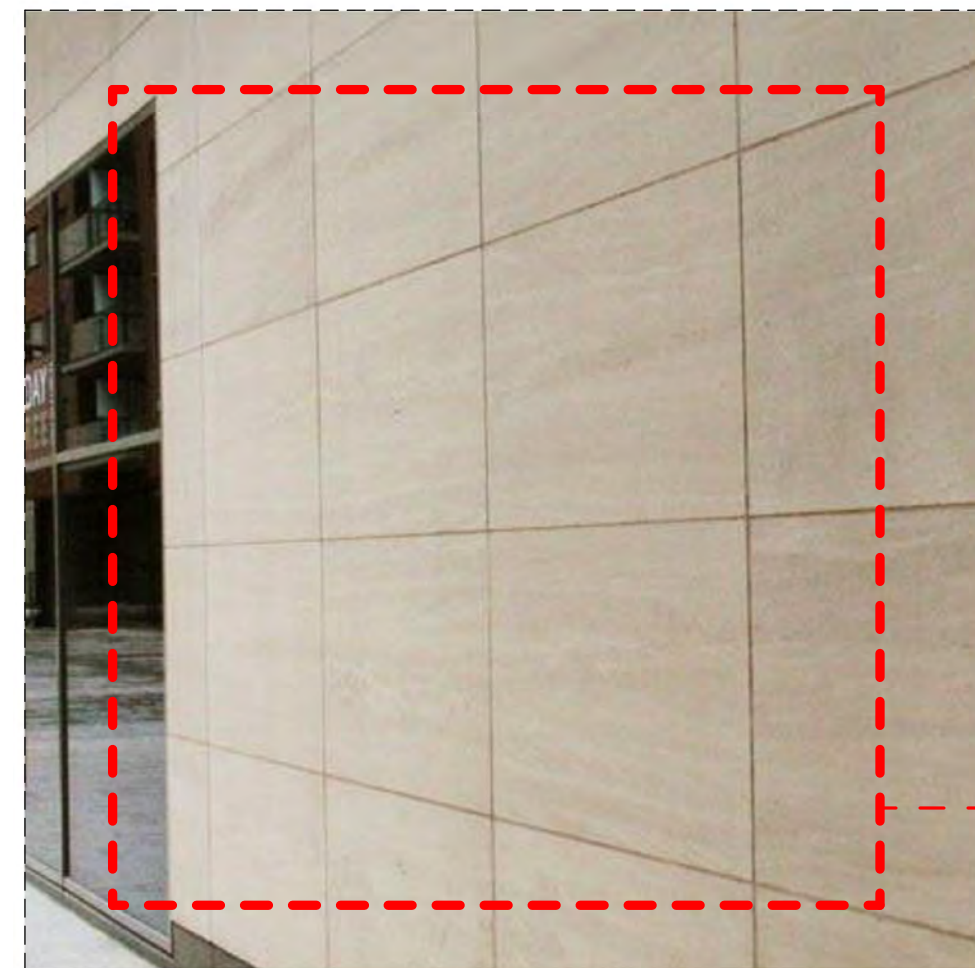
DARK ANODIZED METAL PANEL



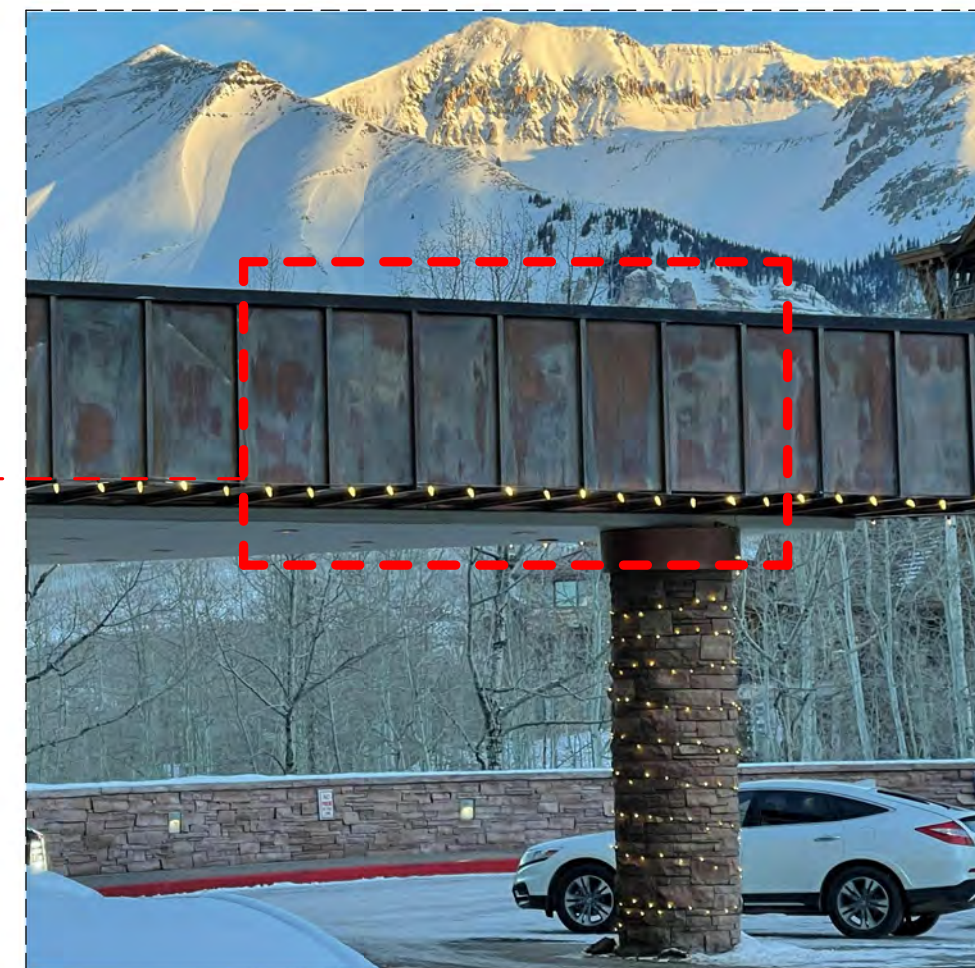
EXPOSED STEEL



DARK BRONZE WINDOW FRAME



HONED THIN-STONE VENEER



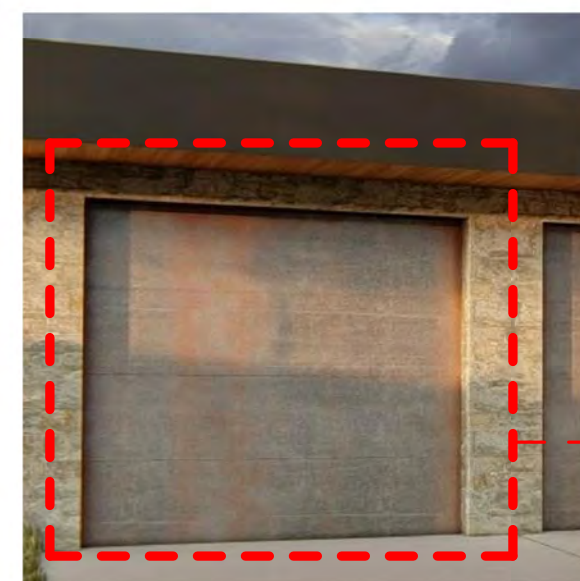
WEATHERED METAL PANELS



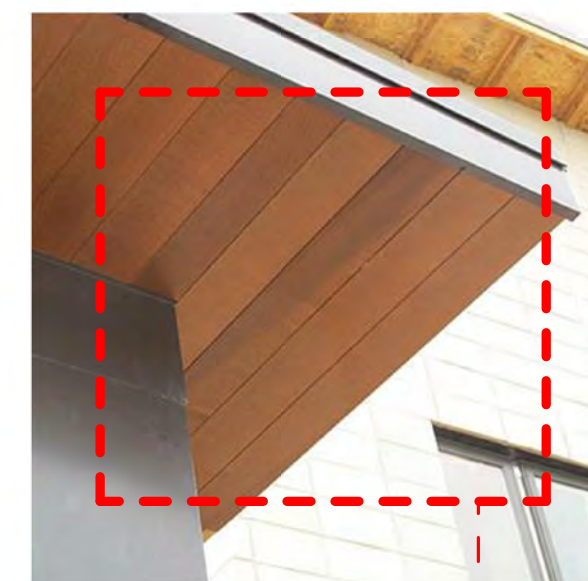
BOARD FORMED CONCRETE



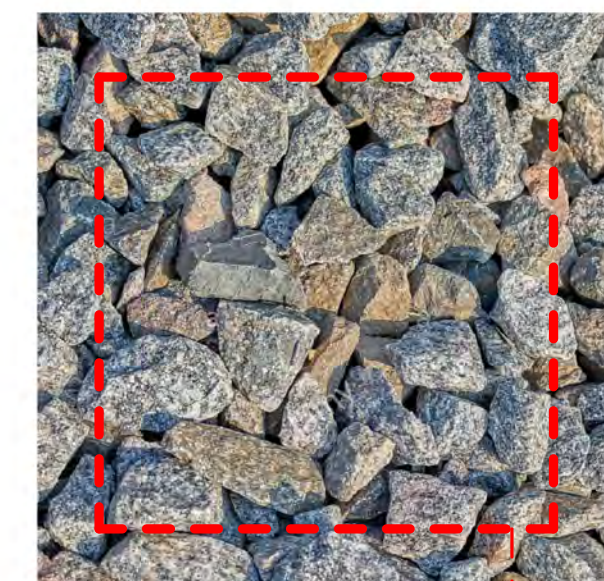
Dark Bronze Anodized



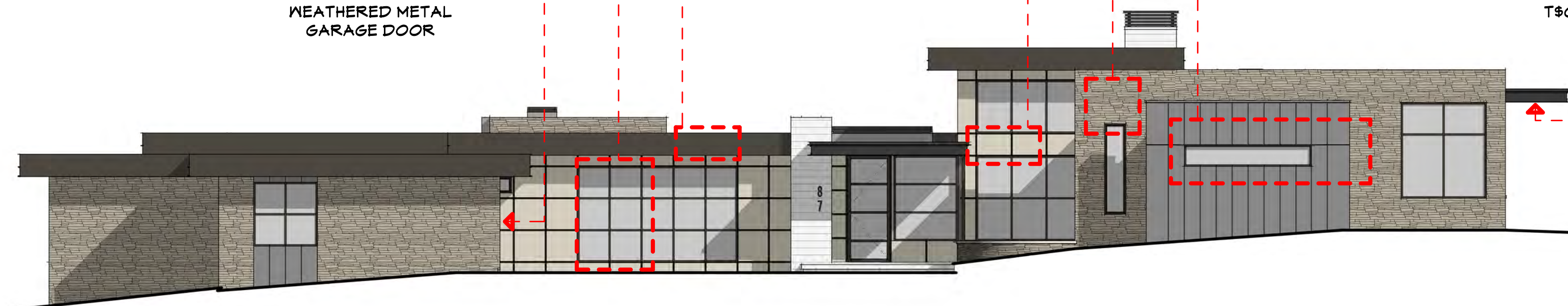
WEATHERED METAL GARAGE DOOR



T&G SOFFIT

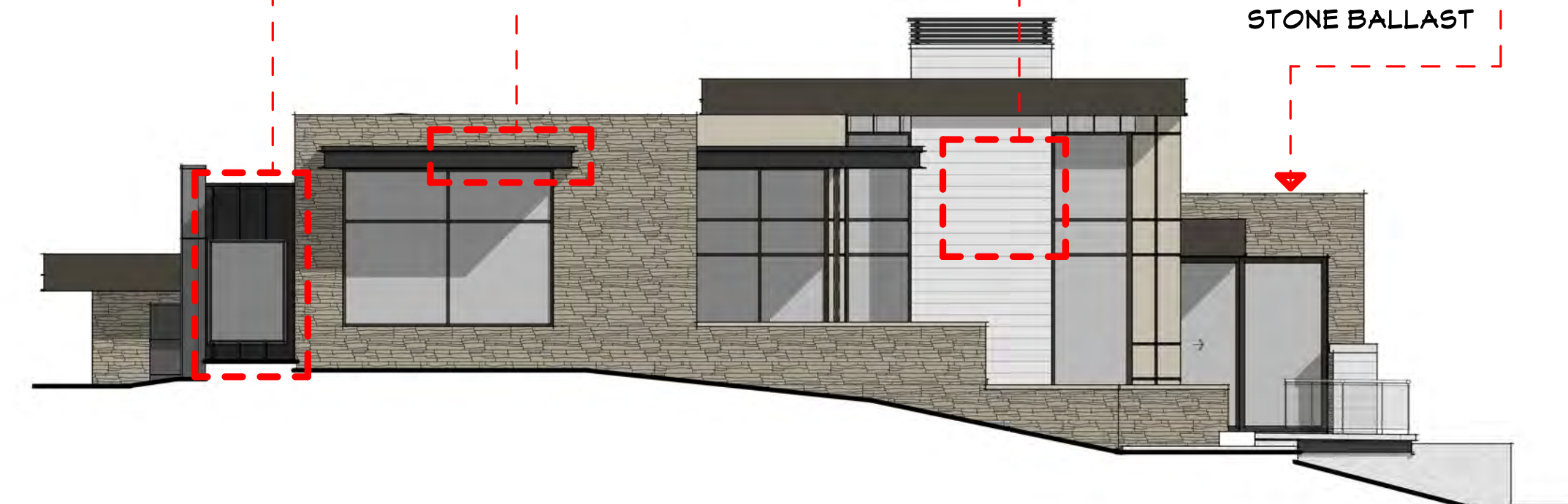


STONE BALLAST



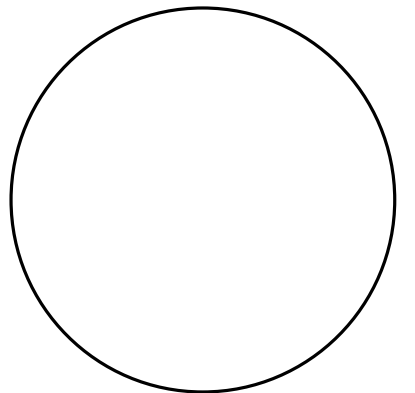
SOUTHEAST

1/8" = 1'-0"



NORTHEAST

1/8" = 1'-0"

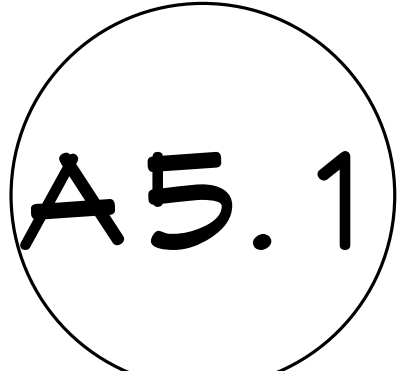


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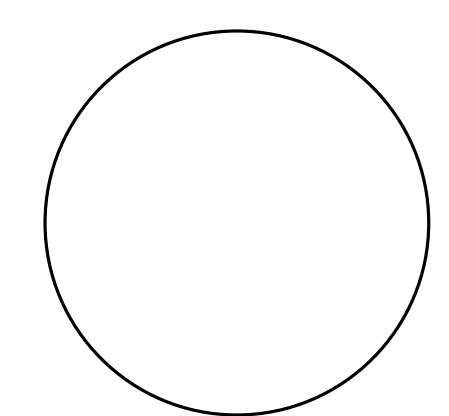
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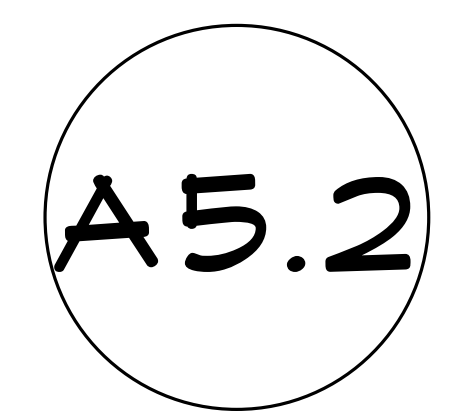


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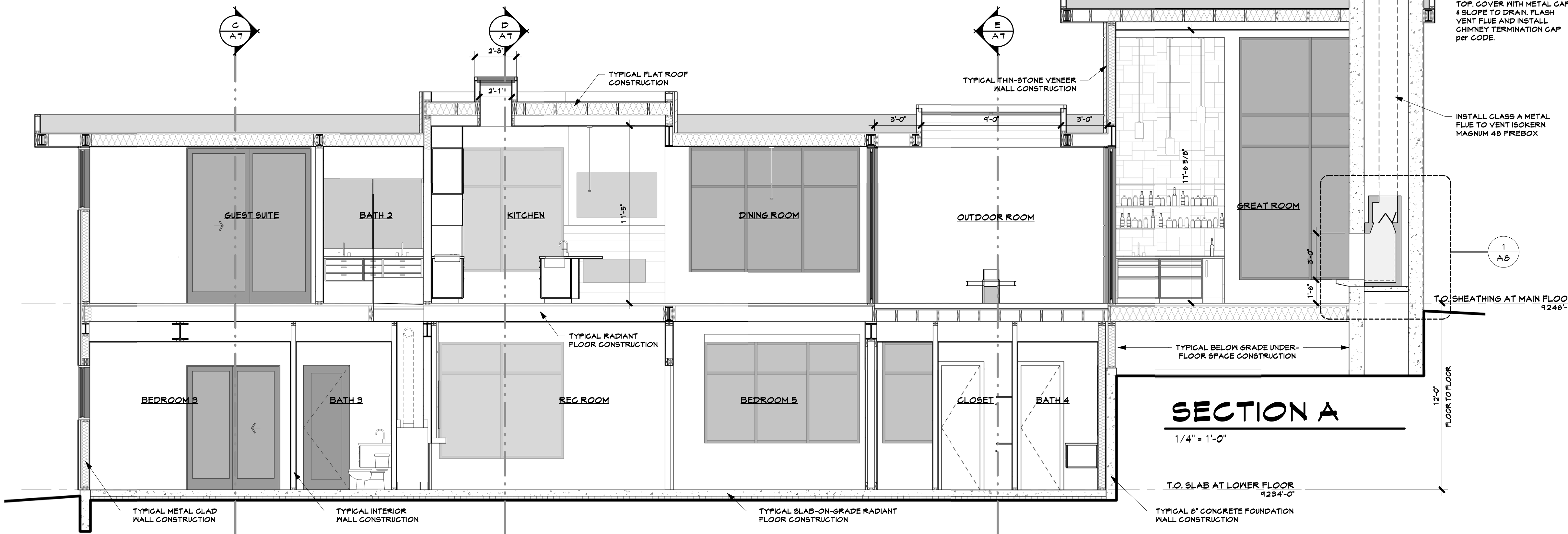
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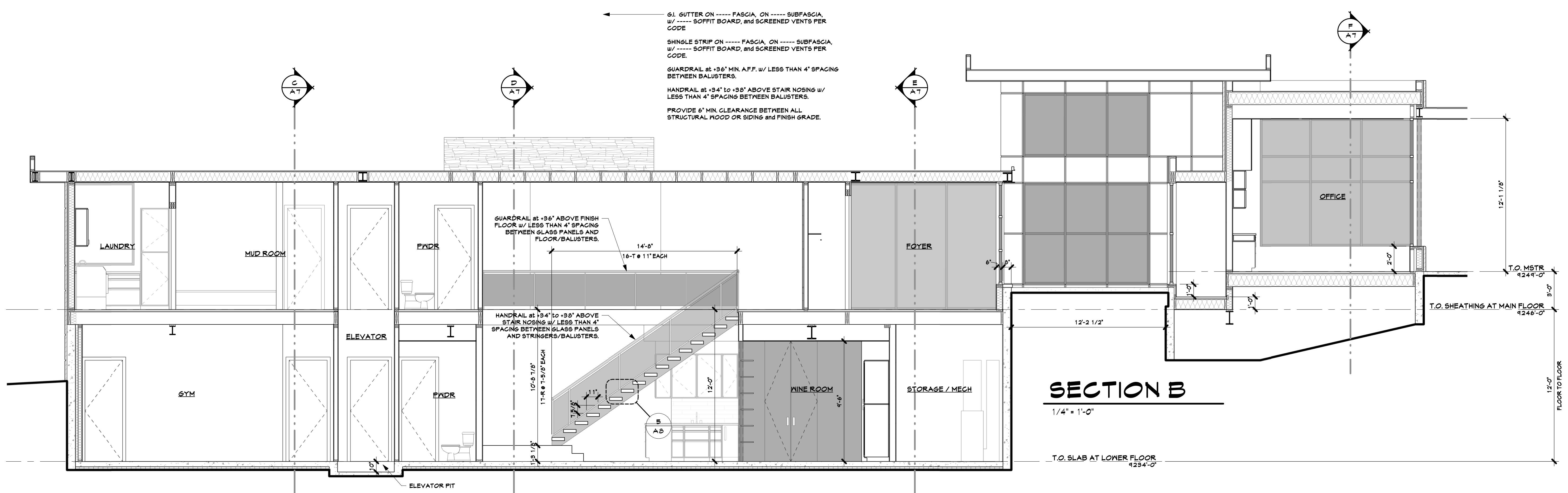
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SECTION A
1/4" = 1'-0"

TYPICAL CONSTRUCTION NOTES

- TYPICAL THIN STONE VENEER WALL CONSTRUCTION:**
2" NATURAL THIN-STONE VENEER ON LATH ON TWO LAYERS BUILDING FELT OVER "TYVEK" OR OTHER APPROVED MOISTURE BARRIER ON 1-7/16" ZIP SYSTEM R SHEATHING (R-6) 4X10 PANELS ON 2X6 STUDS @ 16" O.C. w/ DOUBLE TOP PLATE. PROVIDE PROPERLY LAPPED FLASHINGS AND SEALANTS AT ALL PENETRATIONS AND INTERSECTIONS. PROVIDE FIRE STOP, BLOCKING, and CORNER BRACING PER CODE. PROVIDE INSULATION PER ENERGY REQUIREMENTS. PROVIDE INTERIOR VAPOR BARRIER BEHIND 1/2" GYPSUM HALLBOARD INTERIOR FINISH. INSTALL "DUROCK" OR EQUIVALENT CONCRETE BACKING BOARD AT SHOWER / TUB ENCLOSURES, SHOWER BENCHES, and TUB DECKS.
- TYPICAL METAL CLAD WALL CONSTRUCTION:**
VERTICAL STANDING SEAM METAL PANELS INSTALLED per MFR'S SPECS ON "TYVEK" OR OTHER APPROVED MOISTURE BARRIER ON 1-7/16" ZIP SYSTEM R SHEATHING (R-6) 4X10 PANELS ON 2X6 STUDS @ 16" O.C. w/ DOUBLE TOP PLATE. PROVIDE PROPERLY LAPPED FLASHINGS AND SEALANTS AT ALL PENETRATIONS AND INTERSECTIONS. PROVIDE FIRE STOP, BLOCKING, and CORNER BRACING PER CODE. PROVIDE INSULATION PER ENERGY REQUIREMENTS. PROVIDE INTERIOR VAPOR BARRIER BEHIND 1/2" GYPSUM HALLBOARD INTERIOR FINISH. INSTALL "DUROCK" OR EQUIVALENT CONCRETE BACKING BOARD AT SHOWER / TUB ENCLOSURES, SHOWER BENCHES, and TUB DECKS.
- TYPICAL FLAT ROOF CONSTRUCTION:**
SINGLE PLY FULLY-ADHERED EPDM MEMBRANE ON MECHANICALLY FASTENED 1/4" DENSEDECK ON TAPERED FOM INSULATION SLOPING 1/4" per FOOT ON ROOF SHEATHING ON ROOF JOISTS per ENGINEER. TAPERED FOAM INSULATION MAY NEED ADDITIONAL THICKNESS DEPENDING ON R-THICKNESS PROVIDED INSULATION PER ENERGY REQUIREMENTS. ATTACH 5/8" GYPSUM HALLBOARD INTERIOR FINISH AT ALL INTERIOR CEILING. PROVIDE CLASS-A TREATED T&G SOFFIT COMPLIANT w/ APPENDIX-Z AND RIDGE VENTILATION PER CODE. PROVIDE PROPERLY LAPPED FLASHINGS OR SEALANTS AT ALL ROOF/WALL INTERSECTIONS AND ROOF PENETRATIONS. ROOF ASSEMBLY TO COMPLY WITH APPENDIX-Z SECTION 2.104.2. ALL ROOF SURFACES TO BE BALLASTED WITH DARK STONE.
- TYPICAL BELOW GRADE UNDER-FLOOR SPACE CONSTRUCTION:**
CONTROL MOISTURE OF SOILS DURING CONSTRUCTION. RE-GRADE and CLEAN SURFACE OF SOIL PRIOR TO INSTALLATION OF VAPOR RETARDER. INSTALL VAPOR RETARDER and EXTEND UP INTERIOR OF CONCRETE FOUNDATION WALLS. ATTACH VAPOR RETARDER TO FACE OF FOUNDATION WALLS. DO NOT COVER STEEL OR STRUCTURAL WOOD MATERIAL REFER TO "GUIDELINES FOR DESIGN AND CONSTRUCTION OF NEW HOMES w/ BELOW-GRADE UNDER-FLOOR SPACES", VERSION 1.0, OCTOBER 30, 2009, DEVELOPED BY THE "MOISTURE MANAGEMENT TASK FORCE". PROVIDE MECHANICAL VENTILATION PER CODE ON HUMIDISTAT. UNDERFLOOR AREAS TO COMPLY WITH APPENDIX-Z SECTION 2.104.6.
- TYPICAL GARAGE SLAB CONSTRUCTION:**
5" REINFORCED CONCRETE GARAGE SLAB w/ 1/2" EXPANSION JOINT AT PERIMETER. SLOPE FROM REAR OF GARAGE TO OVERHEAD DOOR PER PLAN. BLOCKOUT FOUNDATION PLAN AT OVERHEAD DOOR and POUR SLAB OVER. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
- TYPICAL BASEMENT SLAB-ON-GRADE CONSTRUCTION:**
5" REINFORCED CONCRETE SLAB w/ 1/2" EXPANSION JOINT AT PERIMETER and CONTROL JOINTS EVERY 200 S.F. MAX. PROVIDE UNDERSLAB INSULATION PER ENERGY REQUIREMENTS. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
- TYPICAL SLAB-ON-GRADE RADIANT FLOOR CONSTRUCTION:**
5" REINFORCED CONCRETE SLAB w/ EMBEDDED RADIANT HEAT TUBING w/ 1/2" EXPANSION JOINT AT PERIMETER and CONTROL JOINTS EVERY 200 S.F. MAX. PROVIDE UNDERSLAB INSULATION PER ENERGY REQUIREMENTS. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
- TYPICAL 8" CONCRETE FOUNDATION WALL CONSTRUCTION:**
PROVIDE LIQUID MOISTURE PROOFING AT ALL EXTERIOR WALLS FROM GRADE LINE DOWN. PROVIDE PERIMETER DRAINS PER SOILS REPORT. PROVIDE 1/2" X 10" ANCHOR BOLTS AT 4'-0" O.C. and WITHIN 12" OF CORNERS and ENDS. PROVIDE INSULATION PER ENERGY REQUIREMENTS. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
- PROVIDE 6" MIN. CLEARANCE BETWEEN ALL STRUCTURAL WOOD OR SIDING and FINISH GRADE.**
- TYPICAL INTERIOR WALL CONSTRUCTION:**
2x4s @ 16" O.C. w/ DOUBLE TOP PLATE. PROVIDE FIRE STOP and BLOCKING PER CODE. PROVIDE 1/2" GYPSUM HALLBOARD FINISH. PROVIDE 1/2" DUROCK CONCRETE BACKER BOARD OR EQUIVALENT AT SHOWER / TUB ENCLOSURES, SHOWER BENCHES and TUB DECKS.



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

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TYPICAL CONSTRUCTION NOTES

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 2" NATURAL THIN STONE VENEER ON LATH ON TWO LAYERS BUILDING FELT OVER 'TYVEK' OR OTHER APPROVED MOISTURE BARRIER ON 1-1/2" ZIP SYSTEM R SHEATHING (R-6) 4X10 PANELS ON 2X6 STUDS @ 16" O.C. w/ DOUBLE TOP PLATE. INSTALL KEEF HOLES AT BOTTOM OF ALL STONE VENEER WALLS. PROVIDE PROPERLY LAPPED FLASHINGS AND SEALANTS AT ALL PENETRATIONS AND INTERSECTIONS. PROVIDE FIRE STOP, BLOCKING, AND CORNER BRACING PER CODE. PROVIDE INSULATION PER ENERGY REQUIREMENTS. PROVIDE INTERIOR VAPOR BARRIER BEHIND 1/2" GYPSUM WALLBOARD INTERIOR FINISH. INSTALL 'DUROCK' OR EQUIVALENT CONCRETE BACKING BOARD AT SHOWER / TUB ENCLOSURES, SHOWER BENCHES, AND TUB DECKS.

TYPICAL METAL GLAZED WALL CONSTRUCTION:
 VERTICAL STANDING SEAM METAL PANELS INSTALLED PER MFR'S SPECS ON 'TYVEK' OR OTHER APPROVED MOISTURE BARRIER ON 1-1/2" ZIP SYSTEM R SHEATHING (R-6) 4X10 PANELS ON 2X6 STUDS @ 16" O.C. w/ DOUBLE TOP PLATE. PROVIDE PROPERLY LAPPED FLASHINGS AND SEALANTS AT ALL PENETRATIONS AND INTERSECTIONS. PROVIDE FIRE STOP, BLOCKING, AND CORNER BRACING PER CODE. PROVIDE INSULATION PER ENERGY REQUIREMENTS. PROVIDE INTERIOR VAPOR BARRIER BEHIND 1/2" GYPSUM WALLBOARD INTERIOR FINISH. INSTALL 'DUROCK' OR EQUIVALENT CONCRETE BACKING BOARD AT SHOWER / TUB ENCLOSURES, SHOWER BENCHES, AND TUB DECKS.

TYPICAL FLAT ROOF CONSTRUCTION:
 SINGLE PLY FULLY ADHERED EPDM MEMBRANE ON MECHANICALLY FASTENED 1/4" DENSDECK ON TAPERED FOM INSULATION SLOPING 1/4" PER FOOT ON ROOF SHEATHING ON ROOF JOISTS PER ENGINEER. TAPERED FOAM INSULATION MAY NEED ADDITIONAL THICKNESS DEPENDING ON ROOF FRAMING DEPTH. PROVIDE INSULATION PER ENERGY REQUIREMENTS. ATTACH 5/8" GYPSUM WALLBOARD INTERIOR FINISH AT ALL INTERIOR CEILINGS. PROVIDE GLASS-A TREATED T&G SOFFIT COMPLIANT W/ APPENDIX-Z AND RIDGE VENTILATION PER CODE. PROVIDE PROPERLY LAPPED FLASHINGS OR SEALANTS AT ALL ROOF/WALL INTERSECTIONS AND ROOF PENETRATIONS. ROOF ASSEMBLY TO COMPLY WITH APPENDIX-Z SECTION 2104.2. ALL ROOF SURFACES TO BE BALLASTED WITH DARK STONE.

BELOW GRADE UNDER-FLOOR SPACE CONSTRUCTION:
 CONTROL MOISTURE OF SOILS DURING CONSTRUCTION. RE-GRADE AND CLEAN SURFACE OF SOIL PRIOR TO INSTALLATION OF VAPOR RETARDER. INSTALL VAPOR RETARDER AND EXTEND UP INTERIOR OF CONCRETE FOUNDATION WALLS. ATTACH VAPOR RETARDER TO FACE OF FOUNDATION WALLS. DO NOT COVER STEEL OR STRUCTURAL WOOD MATERIAL. REFER TO GUIDELINES FOR DESIGN AND CONSTRUCTION OF NEW HOMES W/ BELOW-GRADE UNDER-FLOOR SPACES, VERSION 1.0, OCTOBER 30, 2003, DEVELOPED BY THE 'MOISTURE MANAGEMENT TASK FORCE'. PROVIDE MECHANICAL VENTILATION PER CODE ON HUMIDISTAT. UNDERFLOOR AREAS TO COMPLY WITH APPENDIX-Z SECTION 2104.6.

TYPICAL RADIANT FLOOR CONSTRUCTION:
 1-1/2" GYPCRETE OR EQUIVALENT W/ EMBEDDED RADIANT HEAT TUBING ON 3/4" MINIMUM T&G OSB, GLUED AND NAILED TO FLOOR JOISTS. PROVIDE GLUE AT T & G JOINTS. PROVIDE 3/8" SOFFIT BOARD AND INSULATION PER ENERGY REQUIREMENTS AT ALL CANTILEVERS. PROVIDE DRAFT STOPS PER GOVERNING CODE. REFER TO STRUCTURAL PLANS FOR FRAMING INFORMATION.

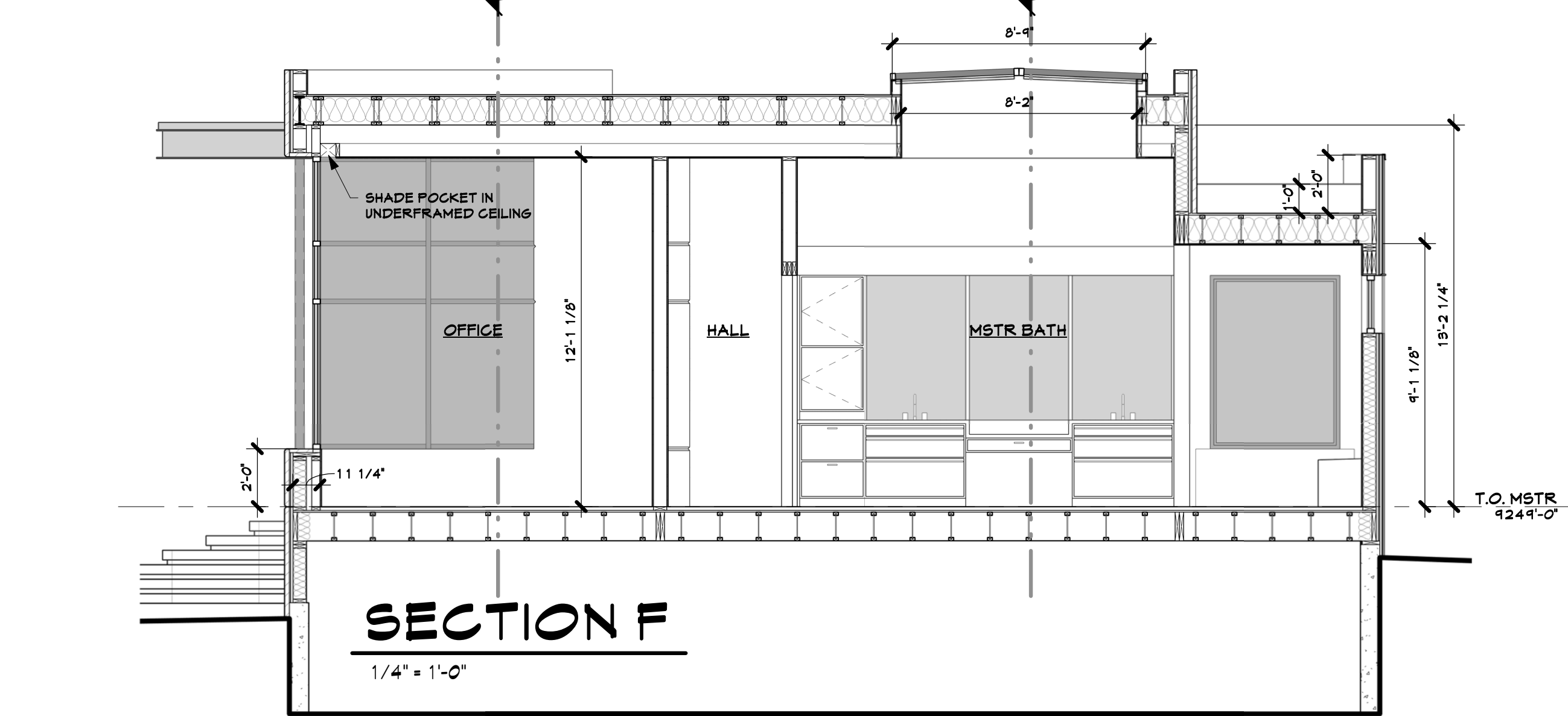
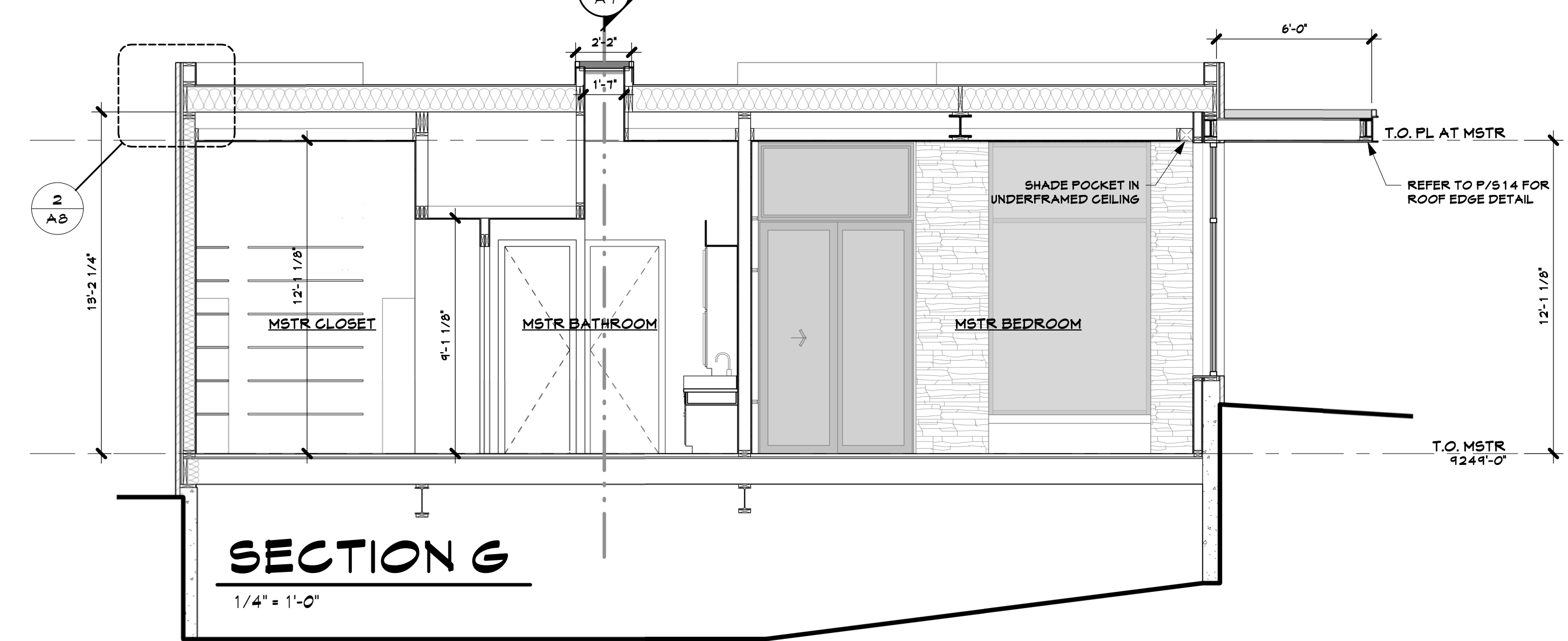
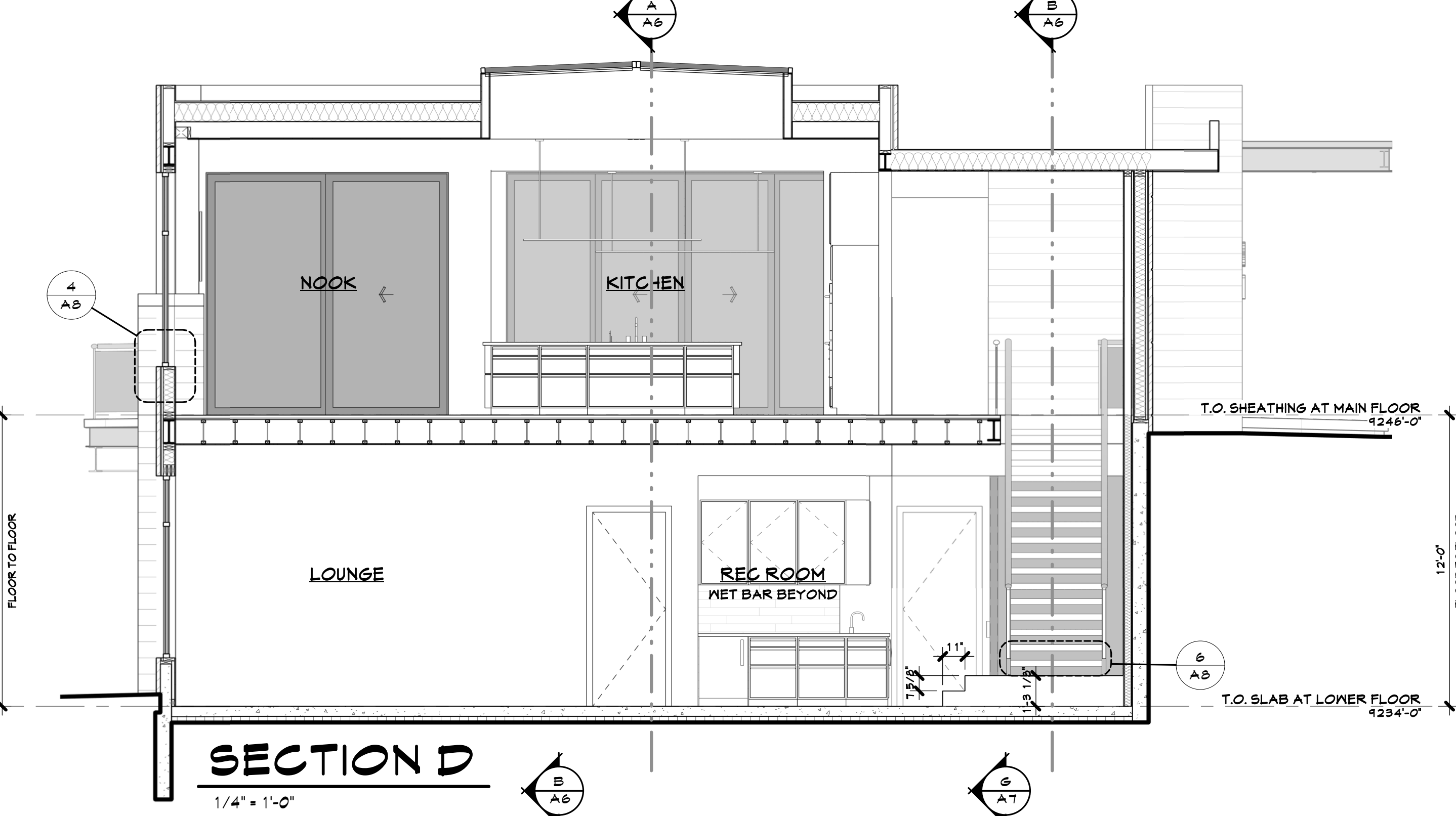
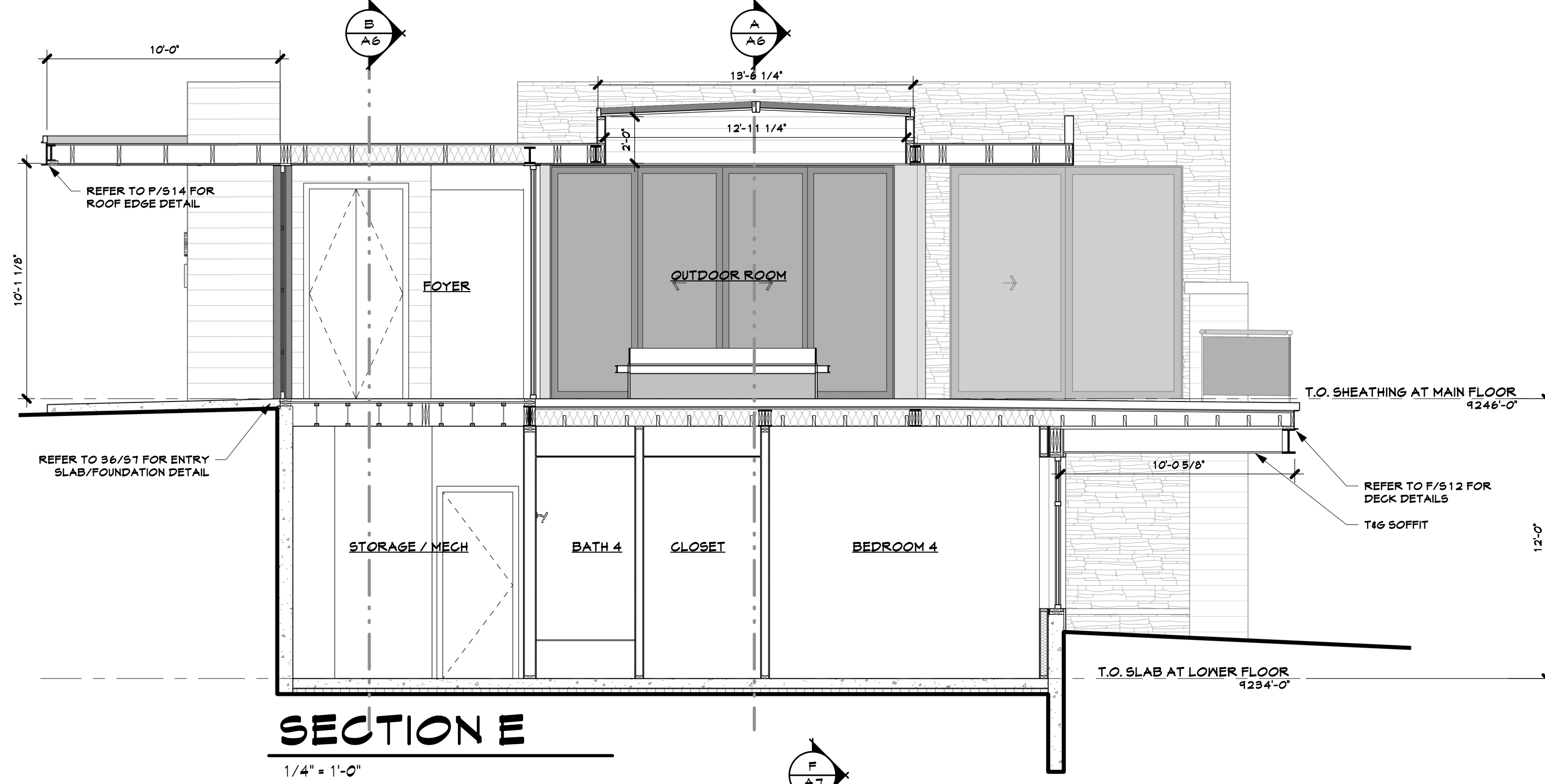
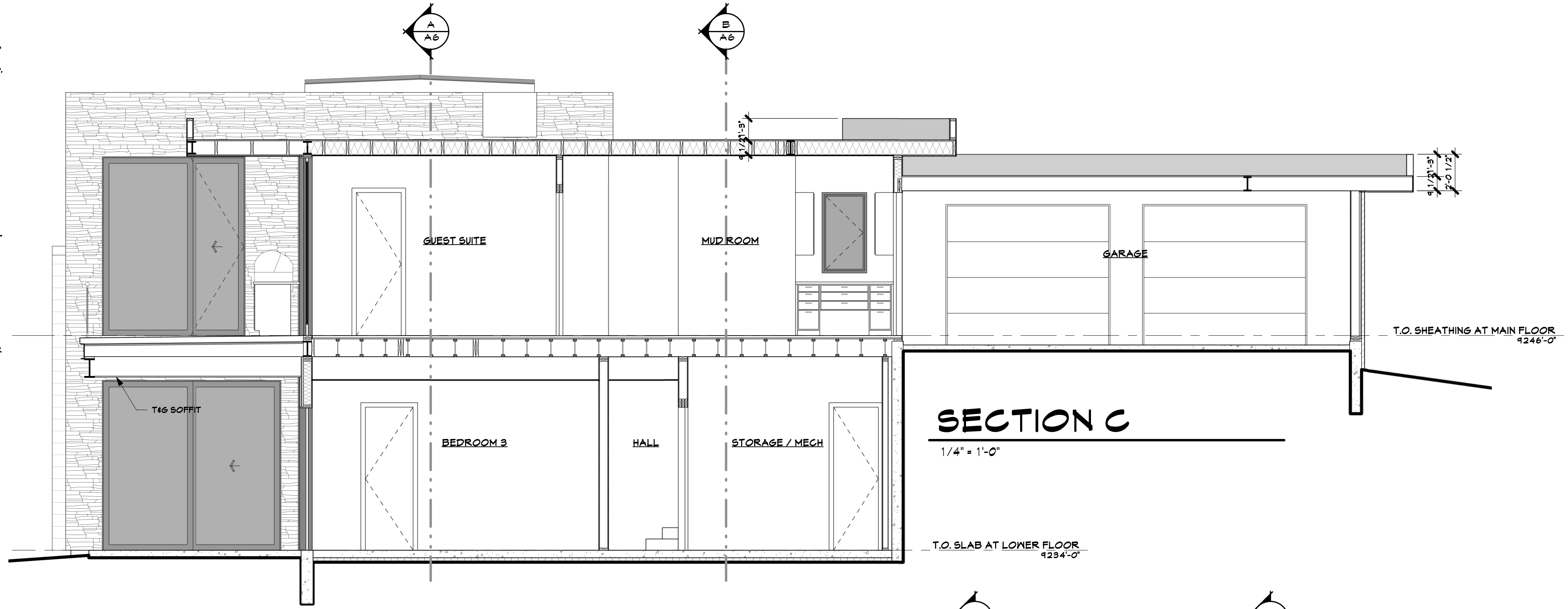
TYPICAL GARAGE SLAB CONSTRUCTION:
 5" REINFORCED CONCRETE GARAGE SLAB W/ 1/2" EXPANSION JOINT AT PERIMETER. SLOPE FROM REAR OF GARAGE TO OVERHEAD DOOR PER PLAN. BLOCK-OUT FOUNDATION WALL AT OVERHEAD DOOR AND POUR SLAB OVER. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.

TYPICAL BASEMENT SLAB-ON-GRADE CONSTRUCTION:
 5" REINFORCED CONCRETE SLAB W/ 1/2" EXPANSION JOINT AT PERIMETER AND CONTROL JOINTS EVERY 200 SF. MAX. PROVIDE UNDERSLAB INSULATION PER ENERGY REQUIREMENTS. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.

TYPICAL SLAB-ON-GRADE RADIANT FLOOR CONSTRUCTION:
 5" REINFORCED CONCRETE SLAB W/ EMBEDDED RADIANT HEAT TUBING W/ 1/2" EXPANSION JOINT AT PERIMETER AND CONTROL JOINTS EVERY 200 SF. MAX. PROVIDE UNDERSLAB INSULATION PER ENERGY REQUIREMENTS. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.

TYPICAL 8" CONCRETE FOUNDATION WALL CONSTRUCTION:
 PROVIDE LIQUID MOISTURE PROOFING AT ALL EXTERIOR WALLS FROM GRADE LINE DOWN. PROVIDE PERIMETER DRAINS PER SOILS REPORT. PROVIDE 1/2" X 10" ANCHOR BOLTS AT 4'-0" O.C. AND WITHIN 12" OF CORNERS AND ENDS. PROVIDE INSULATION PER ENERGY REQUIREMENTS. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL INFORMATION.

PROVIDE 6" MIN. CLEARANCE BETWEEN ALL STRUCTURAL WOOD OR SIDING AND FINISH GRADE.
TYPICAL INTERIOR WALL CONSTRUCTION:
 2x4's AT 16" O.C. w/ DOUBLE TOP PLATE. PROVIDE FIRE STOP AND BLOCKING PER CODE. PROVIDE 1/2" GYPSUM WALLBOARD FINISH. PROVIDE 1/2" DUROCK CONCRETE BACKER BOARD OR EQUIVALENT AT SHOWER / TUB ENCLOSURES, SHOWER BENCHES AND TUB DECKS.

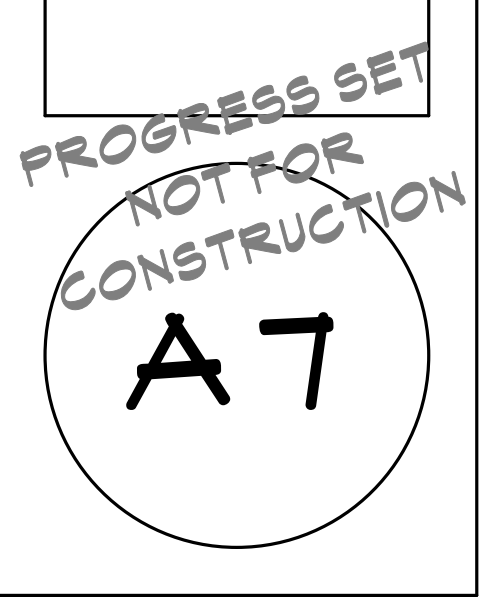


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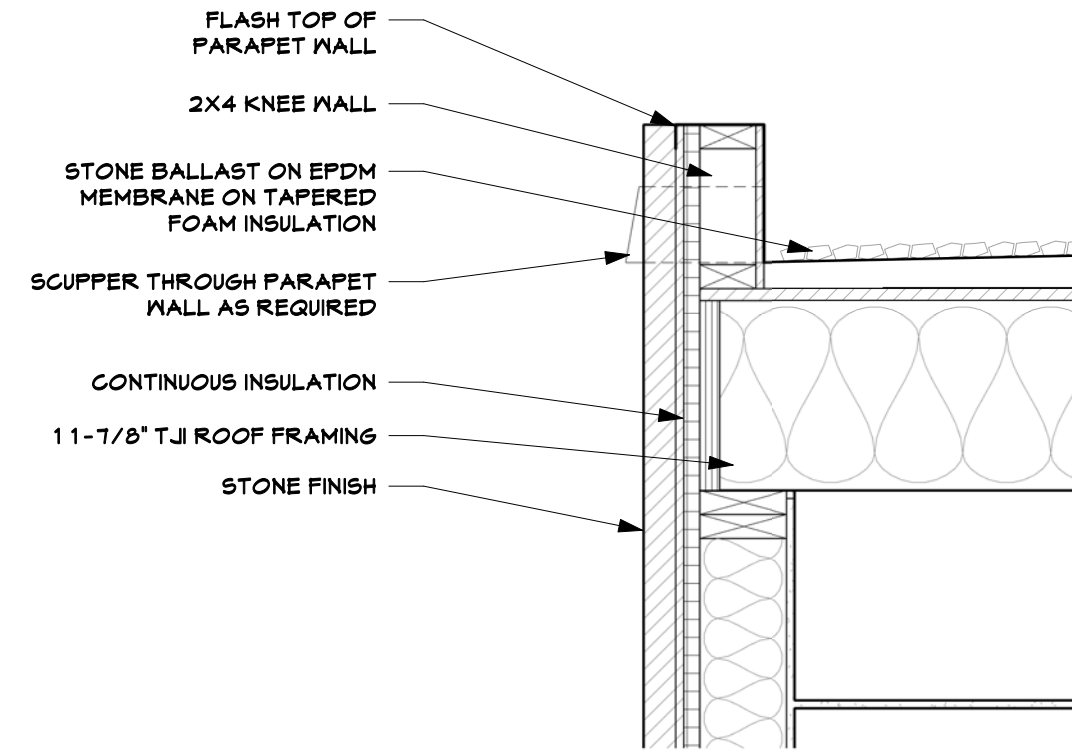
CUSTOM RESIDENCE
 87 PENNINGTON PLACE
 MOUNTAIN VILLAGE, CO 81435
 SAN MIGUEL COUNTY

SUBMISSIONS

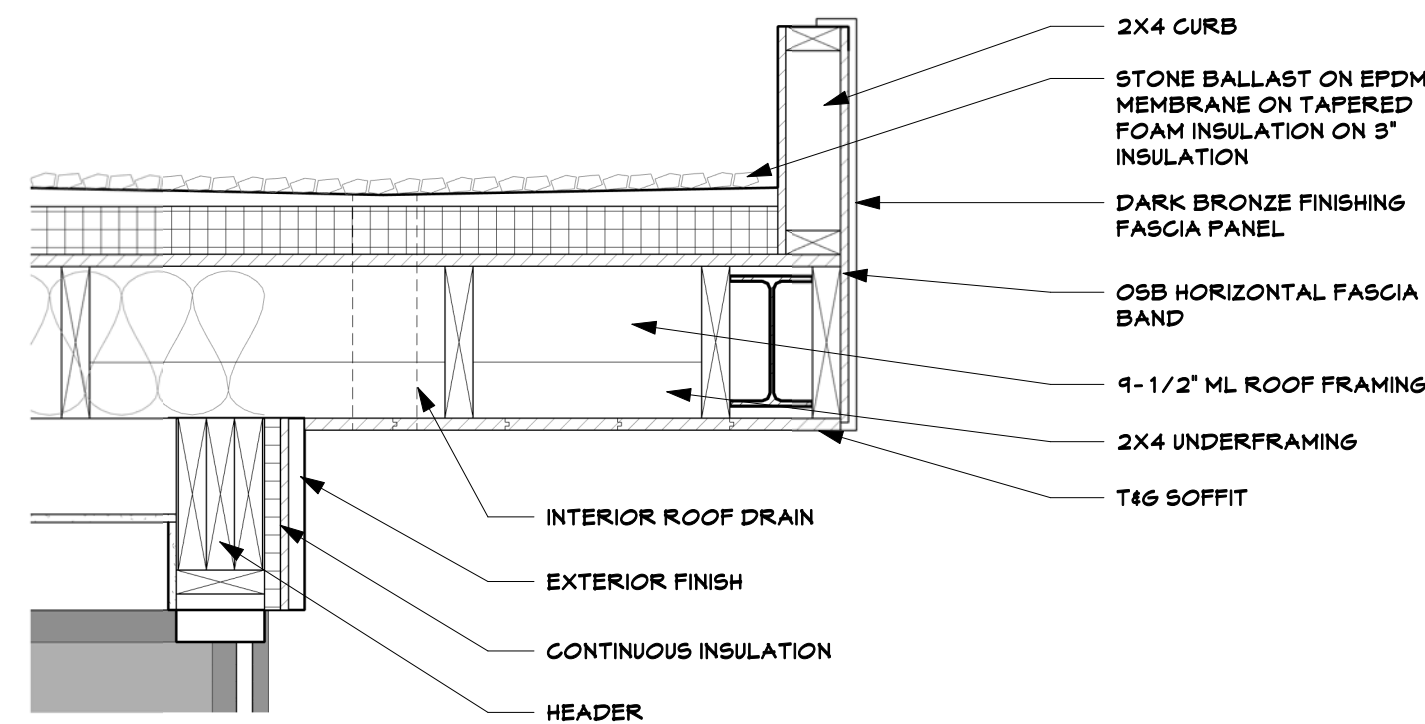
DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Revised to DRB	04/01/2021
Issued to DRB	07/19/2021



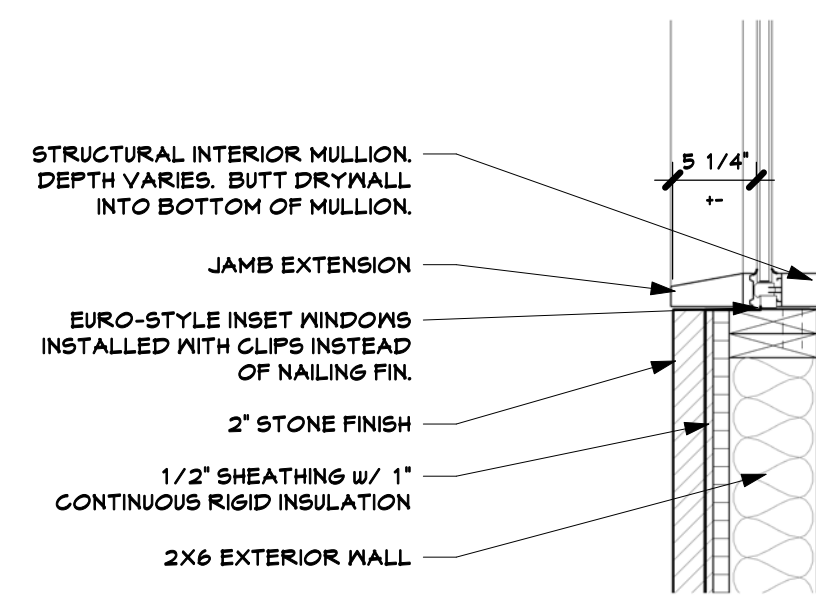
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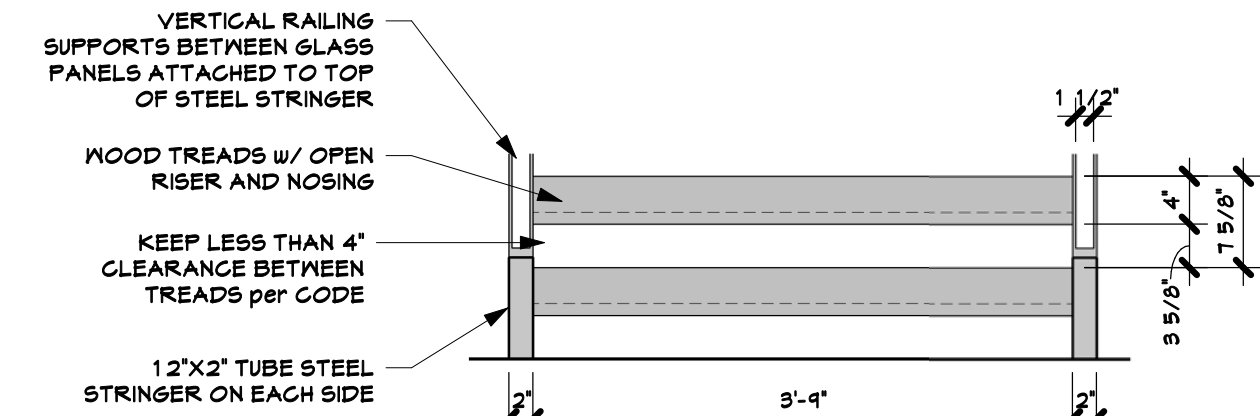
2 FLAT ROOF PARAPET
1" = 1'-0"



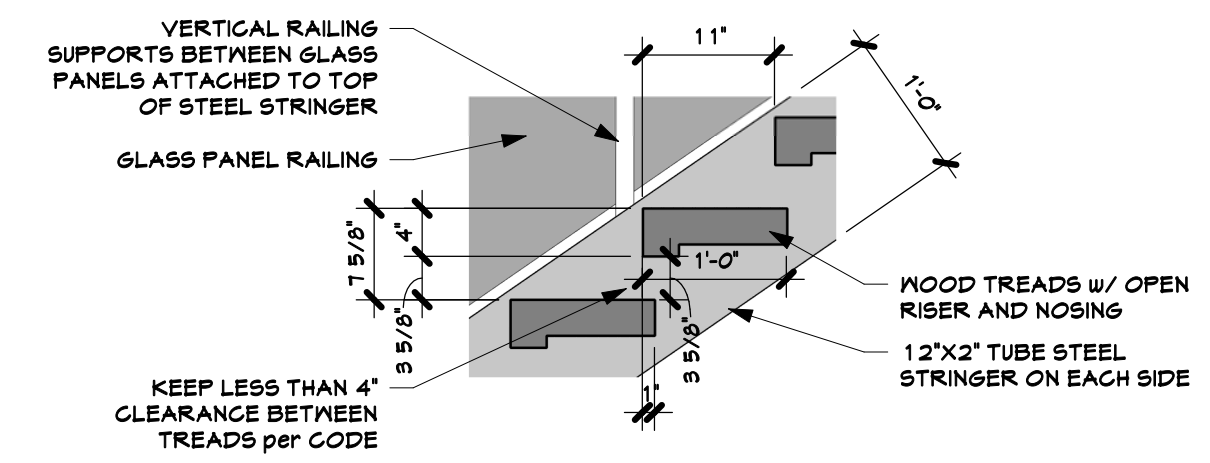
3 FLAT ROOF W/ OVERHANG
1" = 1'-0"



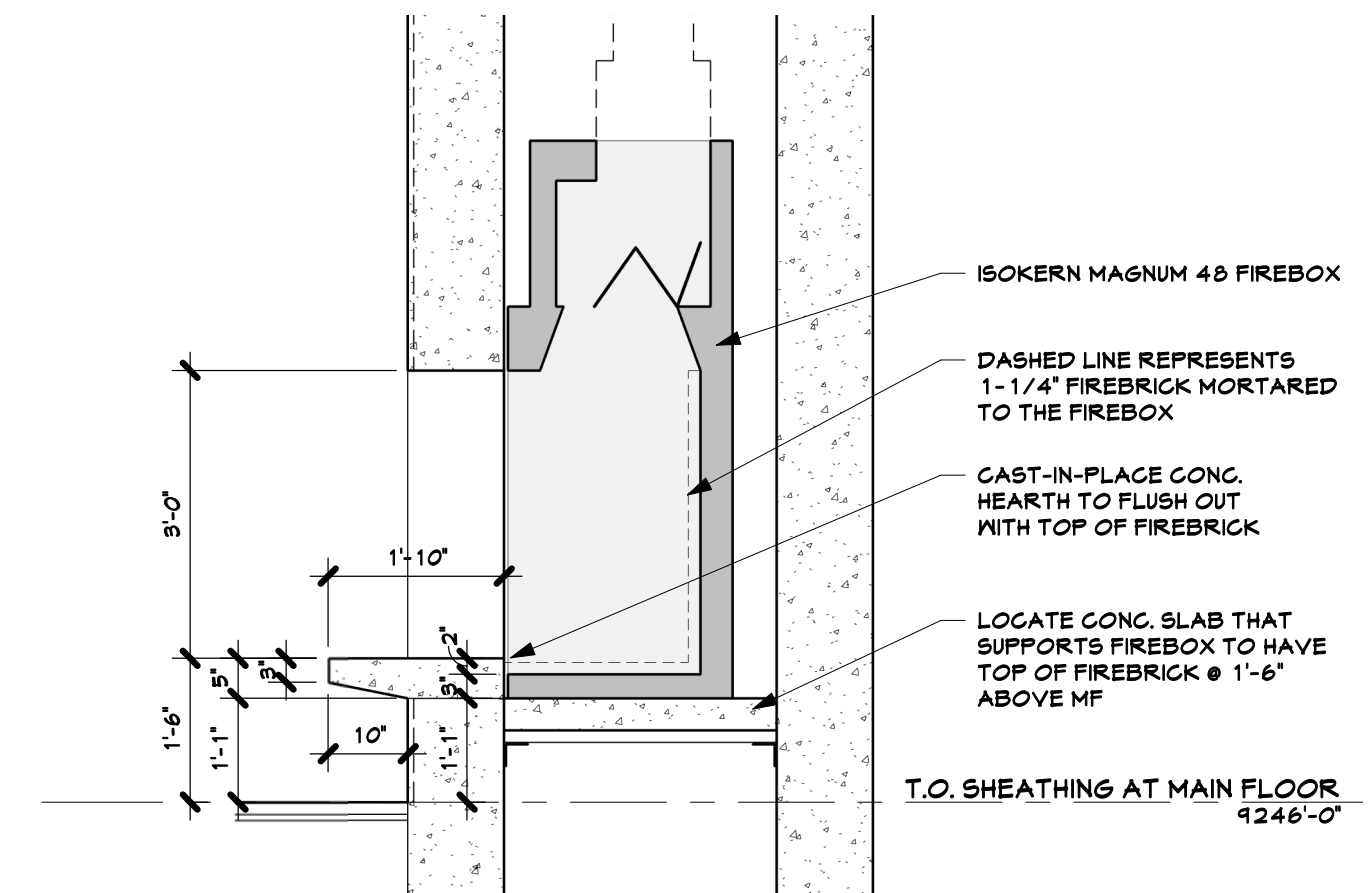
4 TYPICAL RECESSED WINDOW
1" = 1'-0"



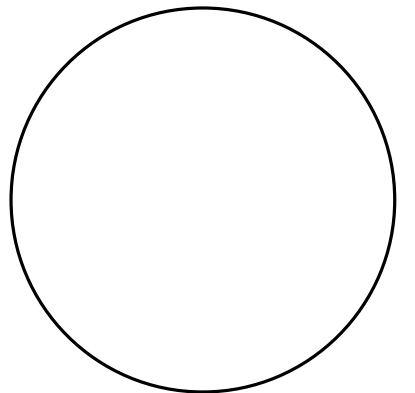
6 STAIR ELEVATION
3/4" = 1'-0"



5 STAIR SECTION DETAIL
3/4" = 1'-0"



1 GREAT ROOM FIREPLACE
1/2" = 1'-0"



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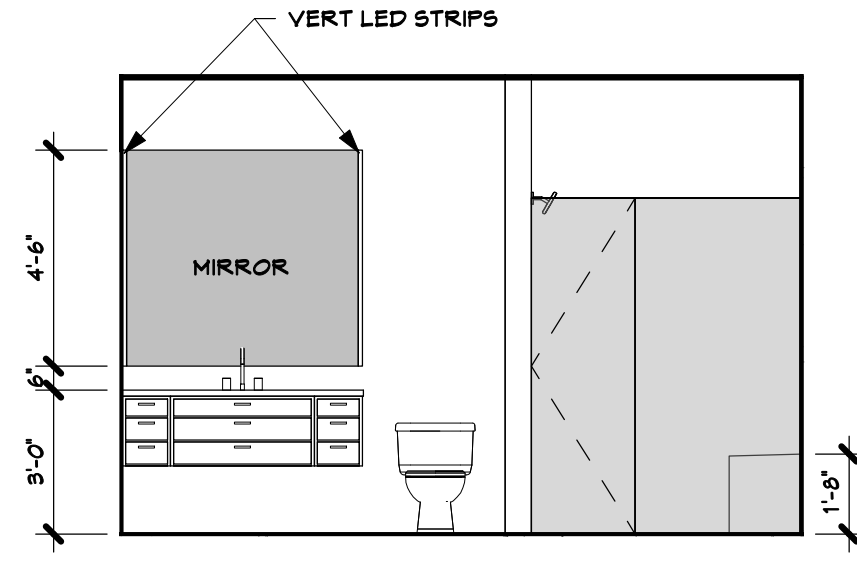
CUSTOM RESIDENCE
87 PENNINGTON PLACE
MOUNTAIN VILLAGE, CO 81435
SAN MIGUEL COUNTY

SUBMISSIONS

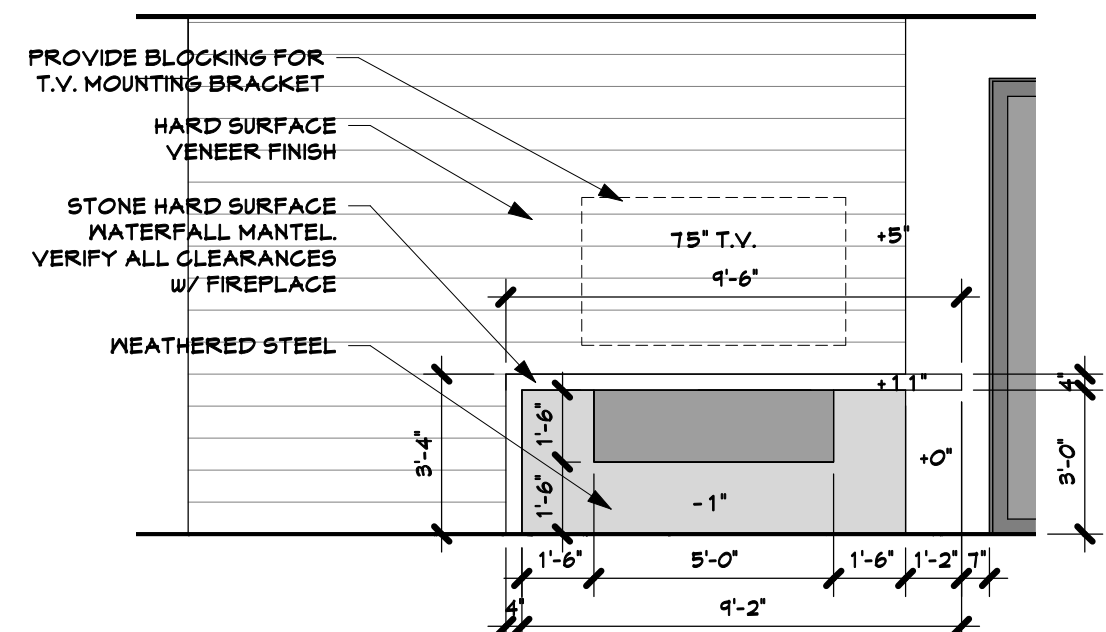
DRB Feedback	02/02/2021
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Revised to DRB	04/01/2021
Issued to DRB	07/19/2021

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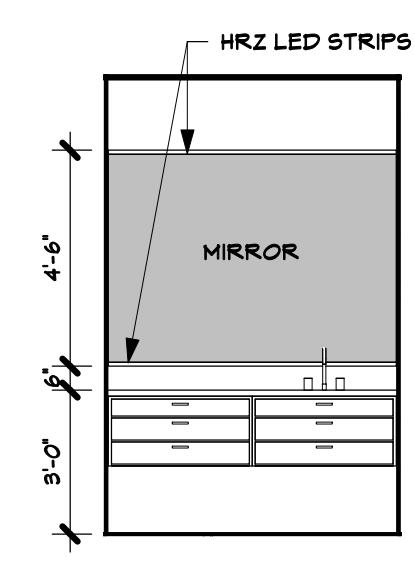
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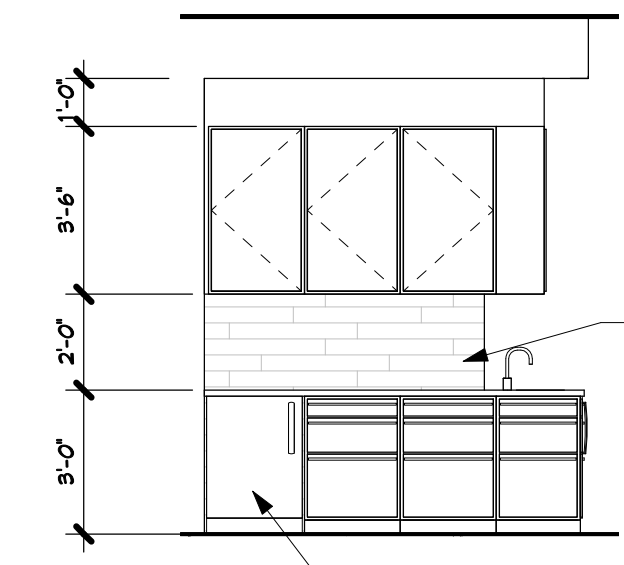
1 BATH 3
1/4" = 1'-0"



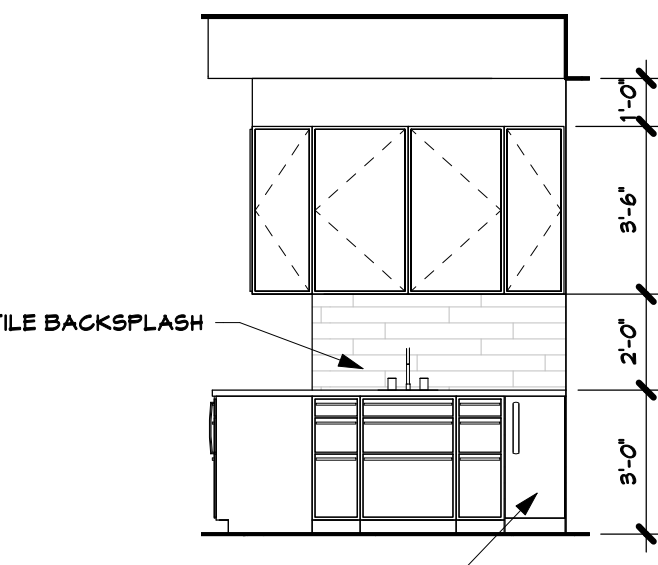
2 REC ROOM FIREPLACE
1/4" = 1'-0"



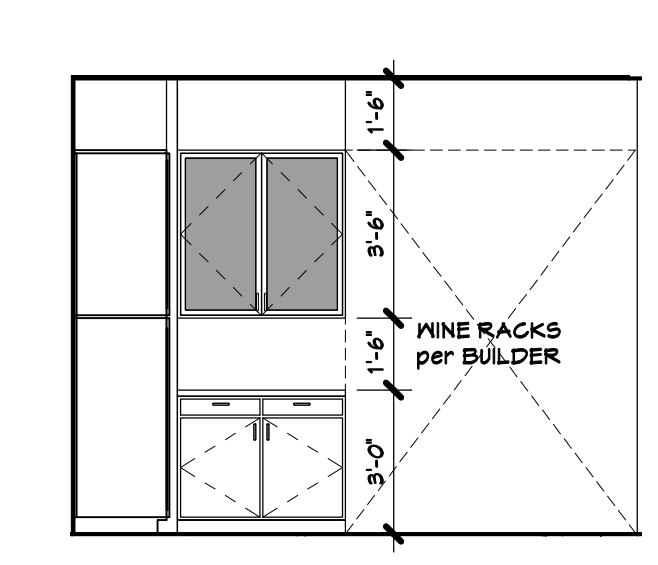
3 PWDR LF
1/4" = 1'-0"



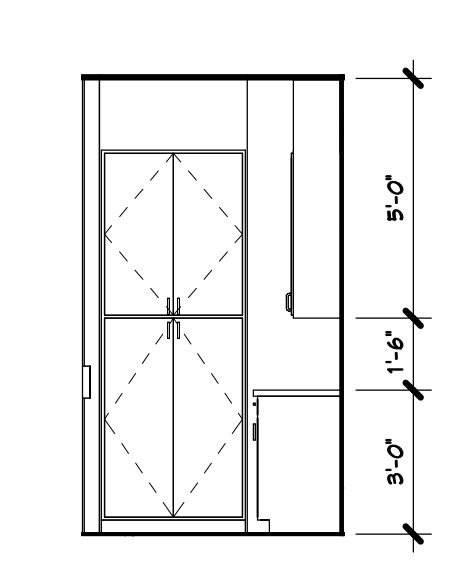
4 WET BAR LF
1/4" = 1'-0"



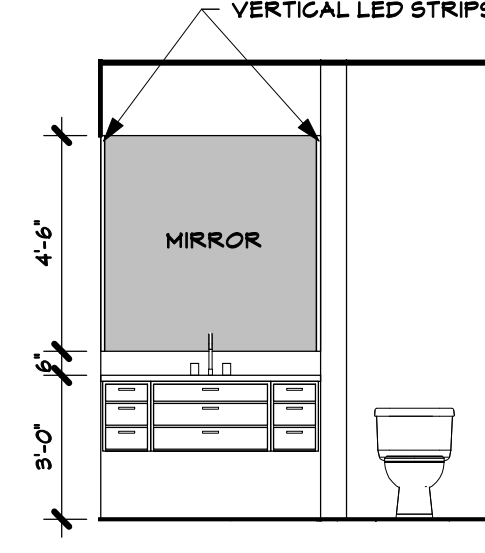
5 WET BAR LF
1/4" = 1'-0"



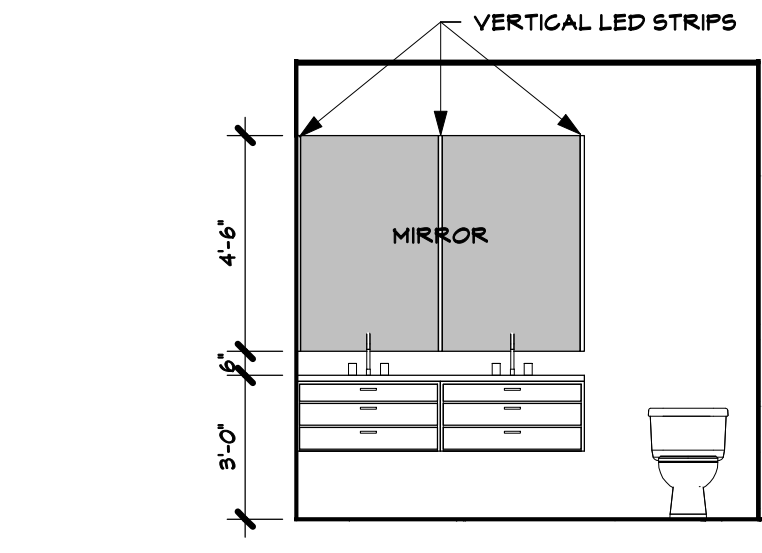
6 WINE ROOM
1/4" = 1'-0"



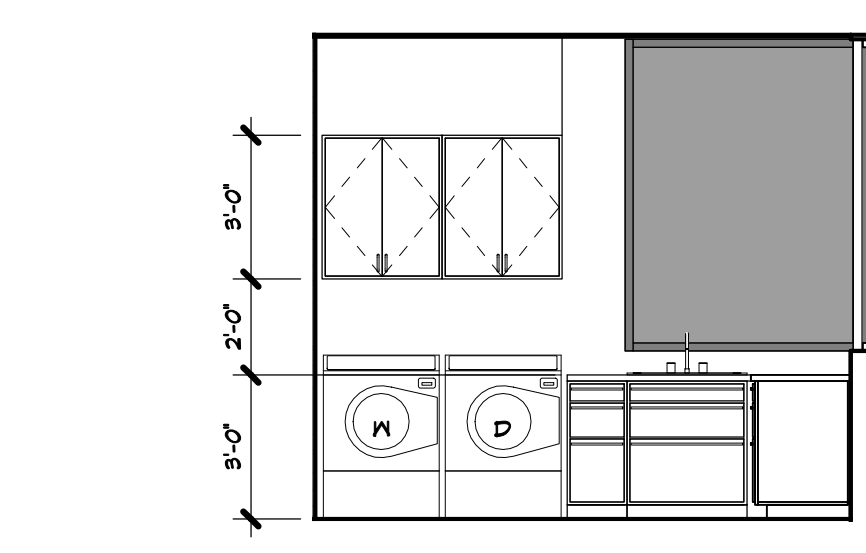
7 WINE ROOM
1/4" = 1'-0"



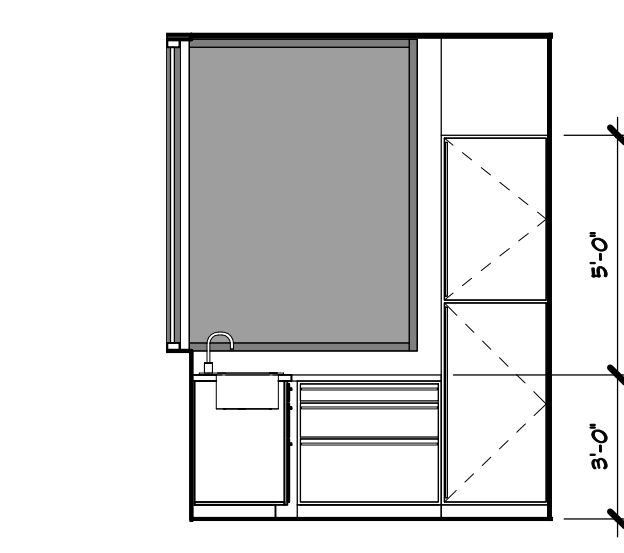
8 BATH 5
1/4" = 1'-0"



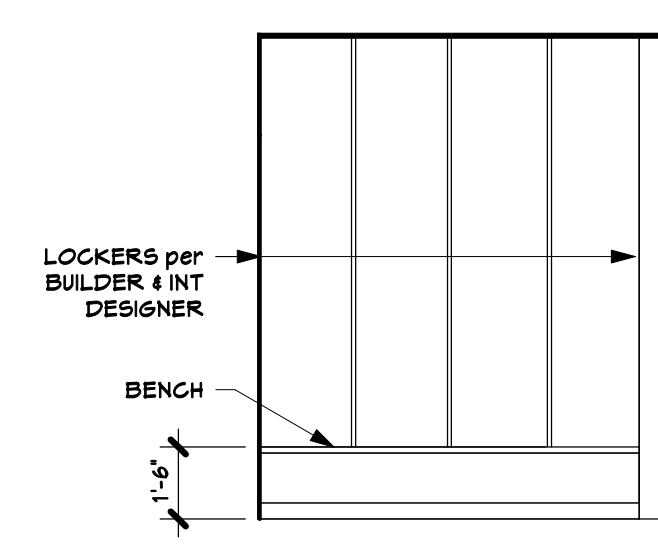
9 BATH 4
1/4" = 1'-0"



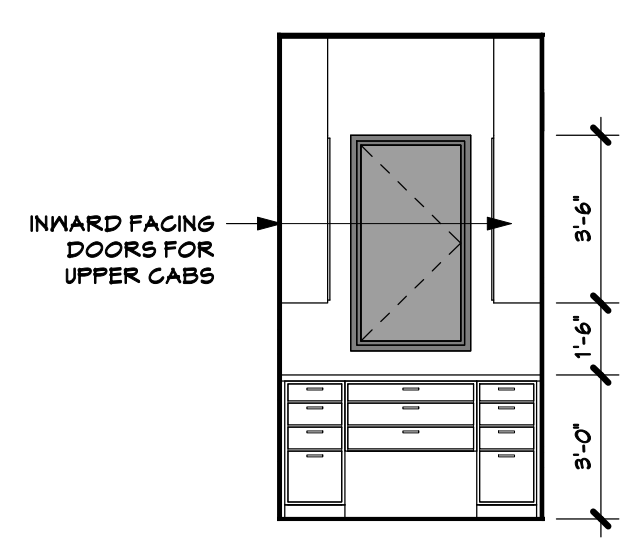
10 LAUNDRY
1/4" = 1'-0"



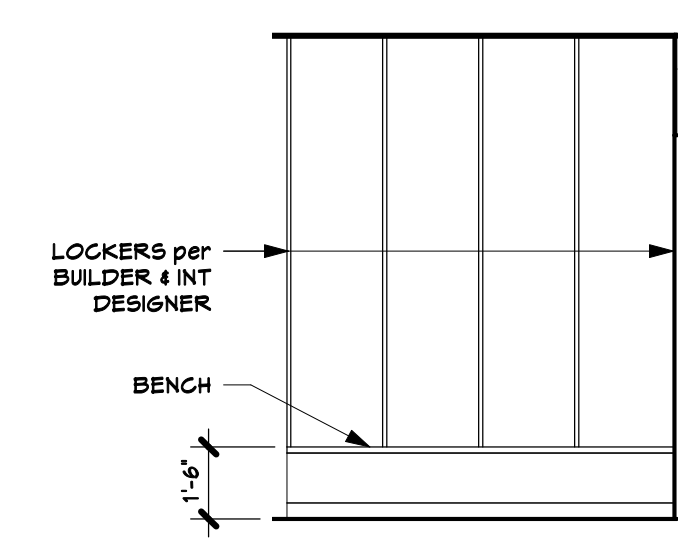
11 LAUNDRY
1/4" = 1'-0"



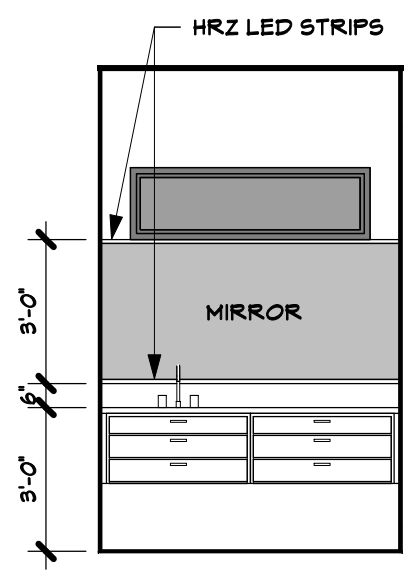
12 MUD ROOM
1/4" = 1'-0"



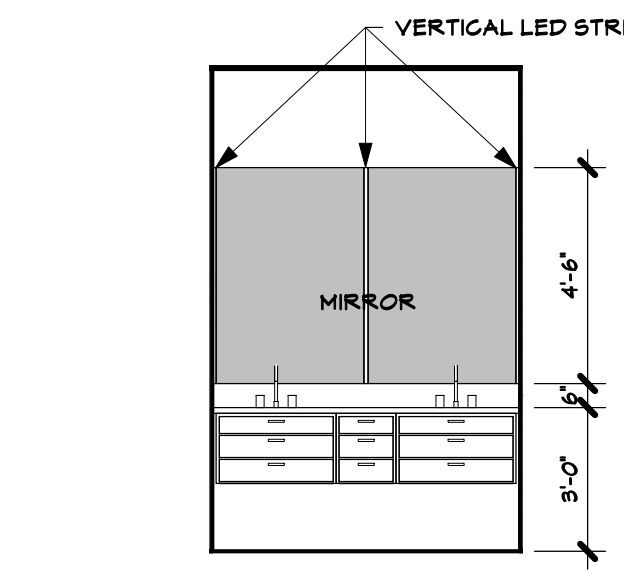
13 STOP & DROP
1/4" = 1'-0"



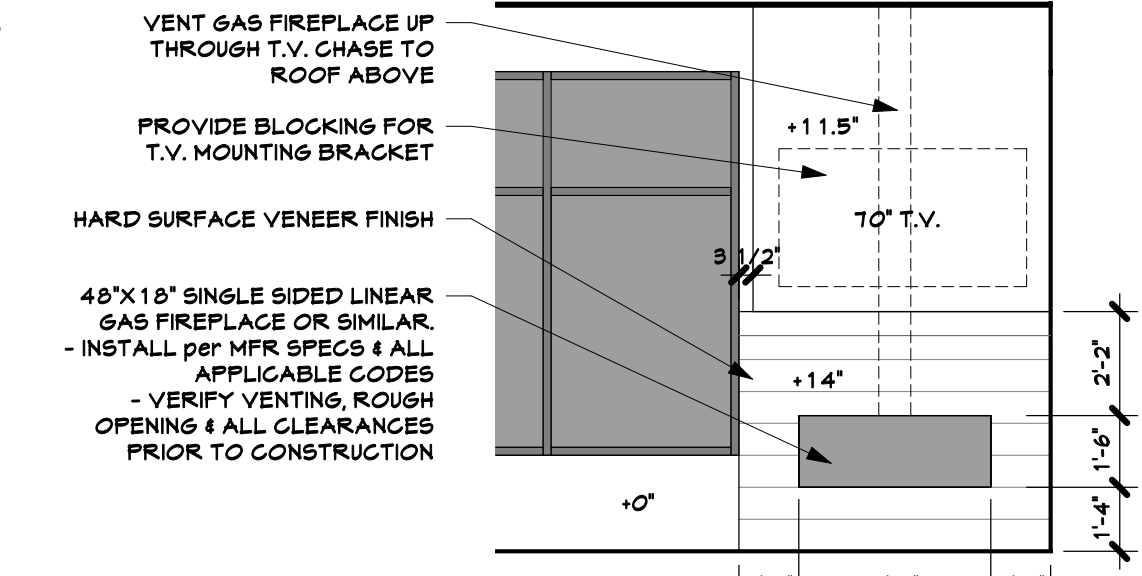
14 MUD ROOM
1/4" = 1'-0"



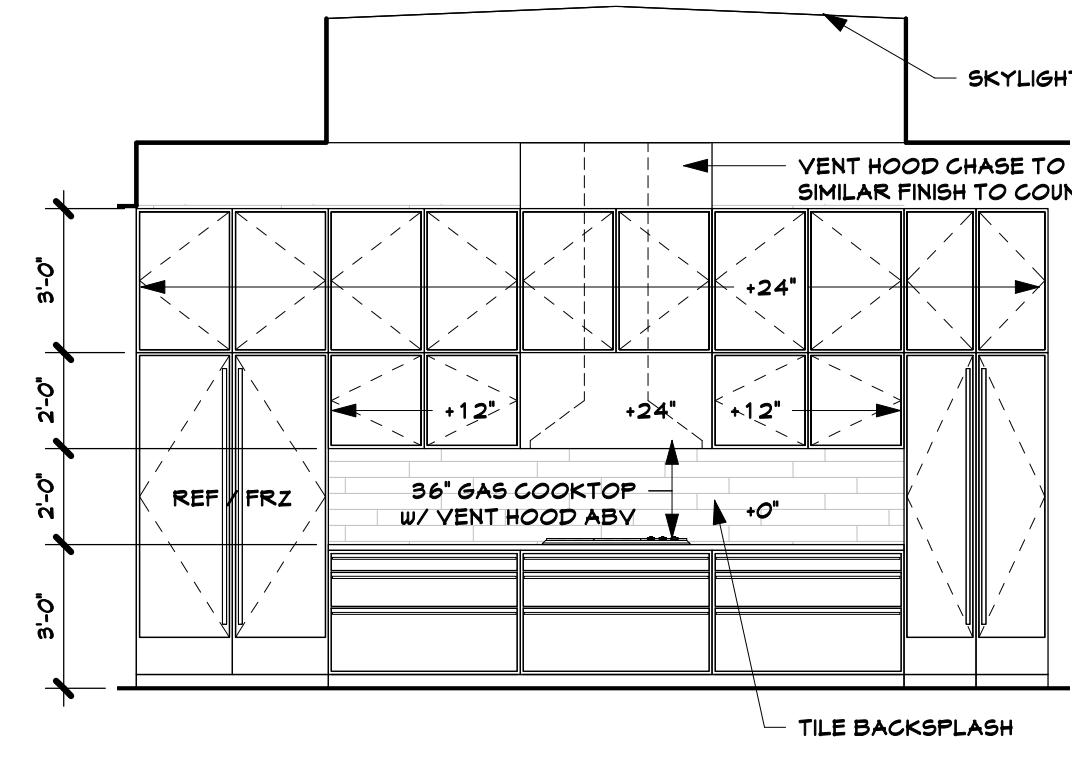
15 PWDR MF
1/4" = 1'-0"



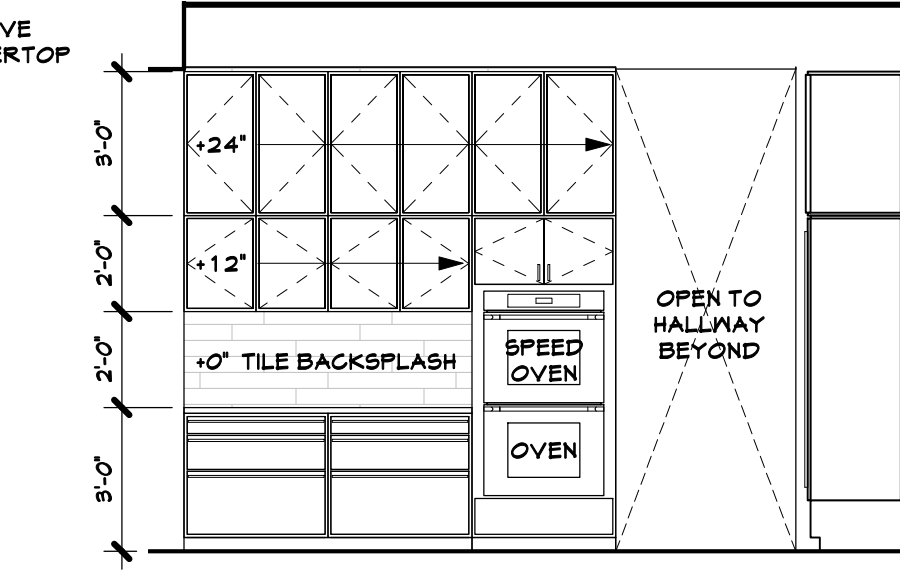
16 BATH 2
1/4" = 1'-0"



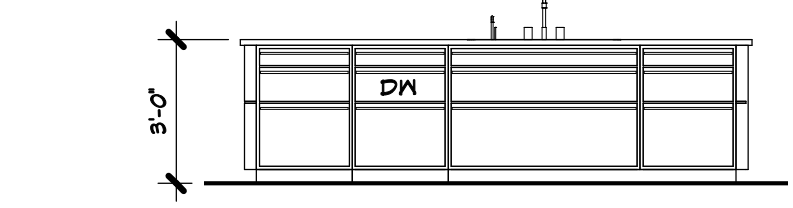
17 NOOK
1/4" = 1'-0"



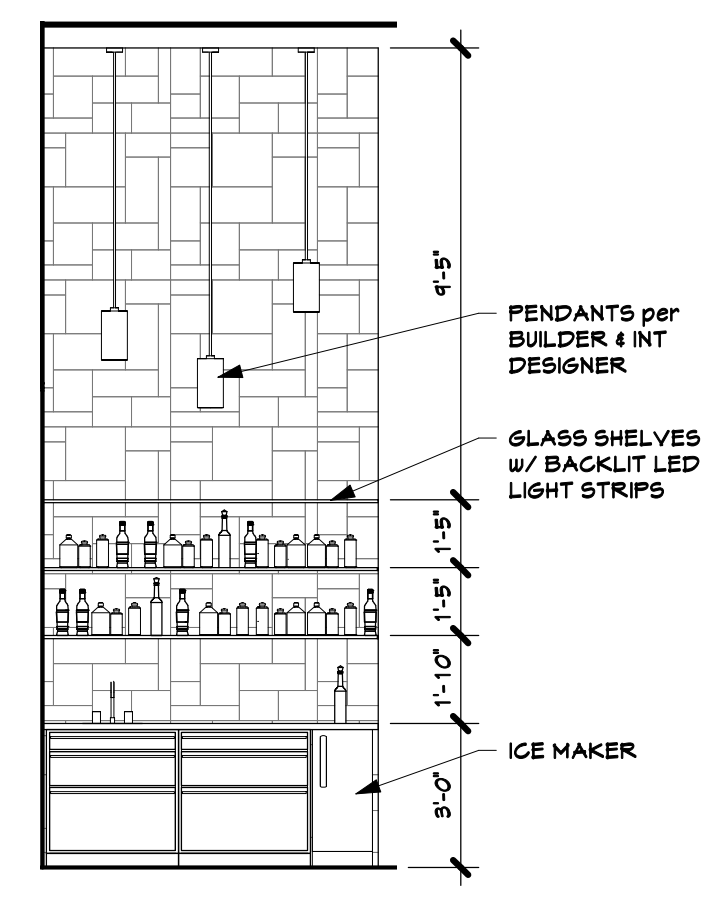
18 KITCHEN
1/4" = 1'-0"



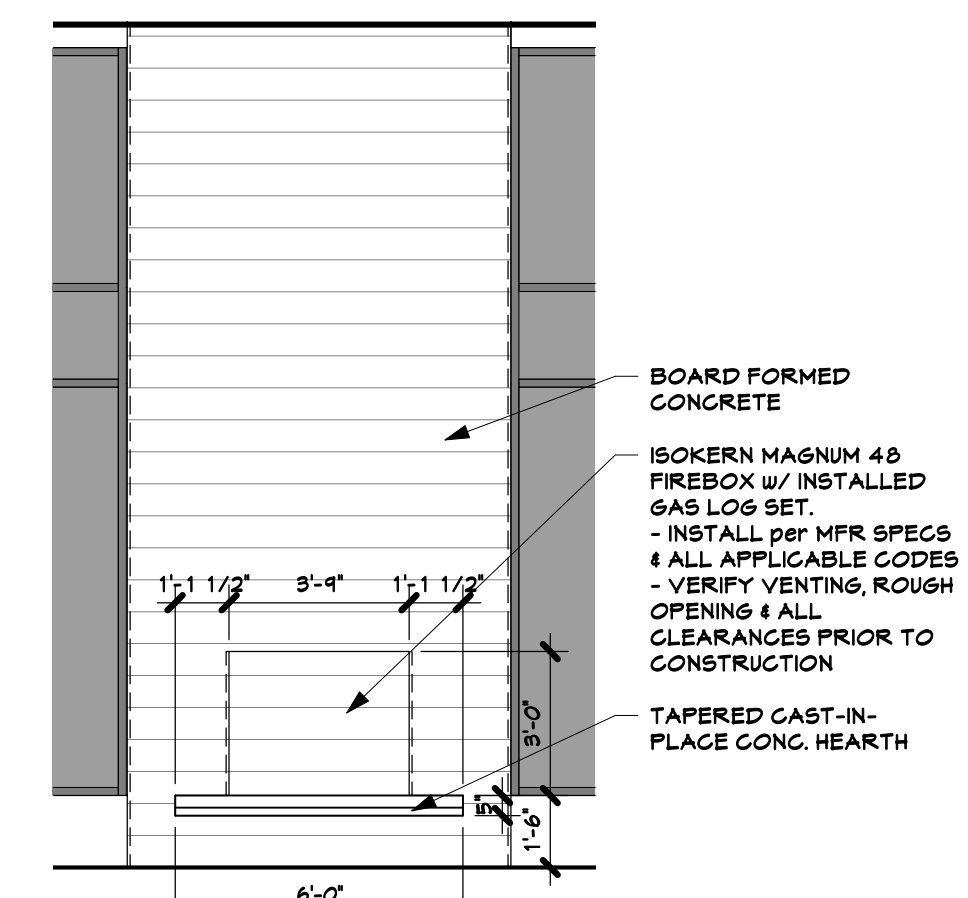
19 KITCHEN
1/4" = 1'-0"



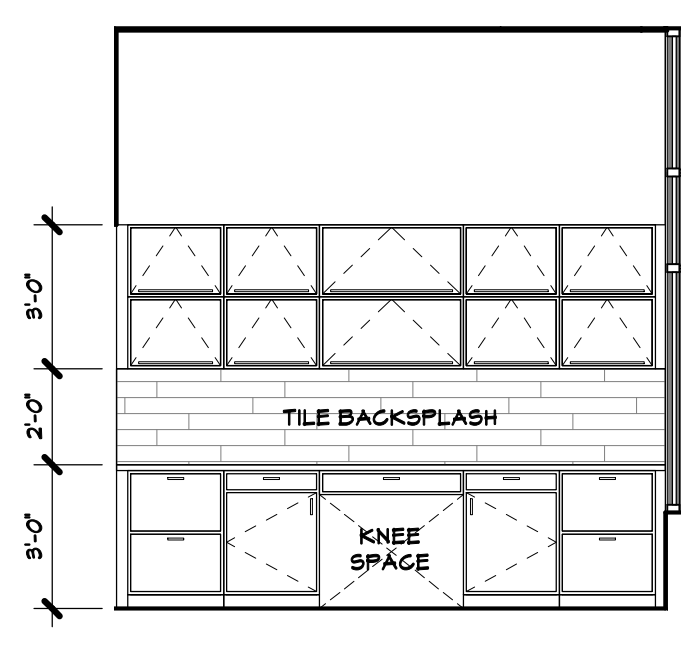
20 KITCHEN ISLAND
1/4" = 1'-0"



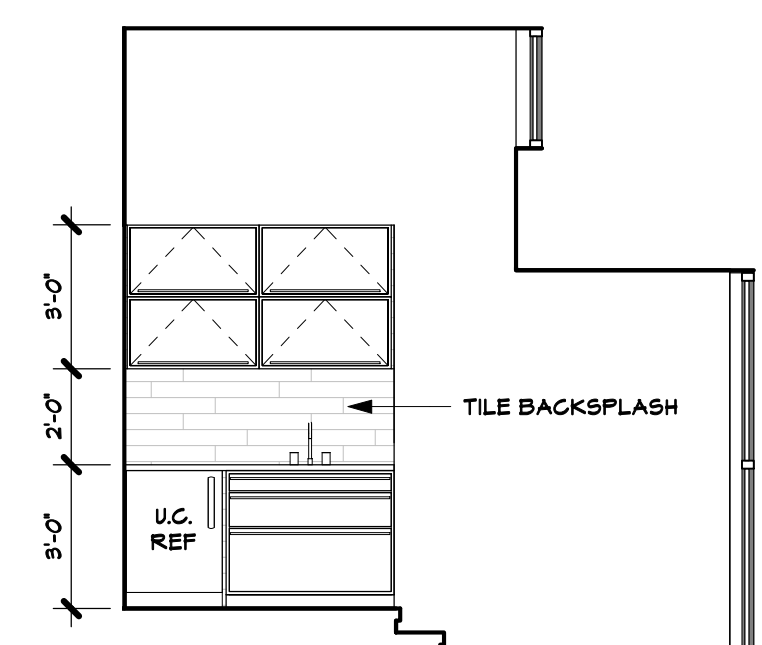
21 WET BAR MF
1/4" = 1'-0"



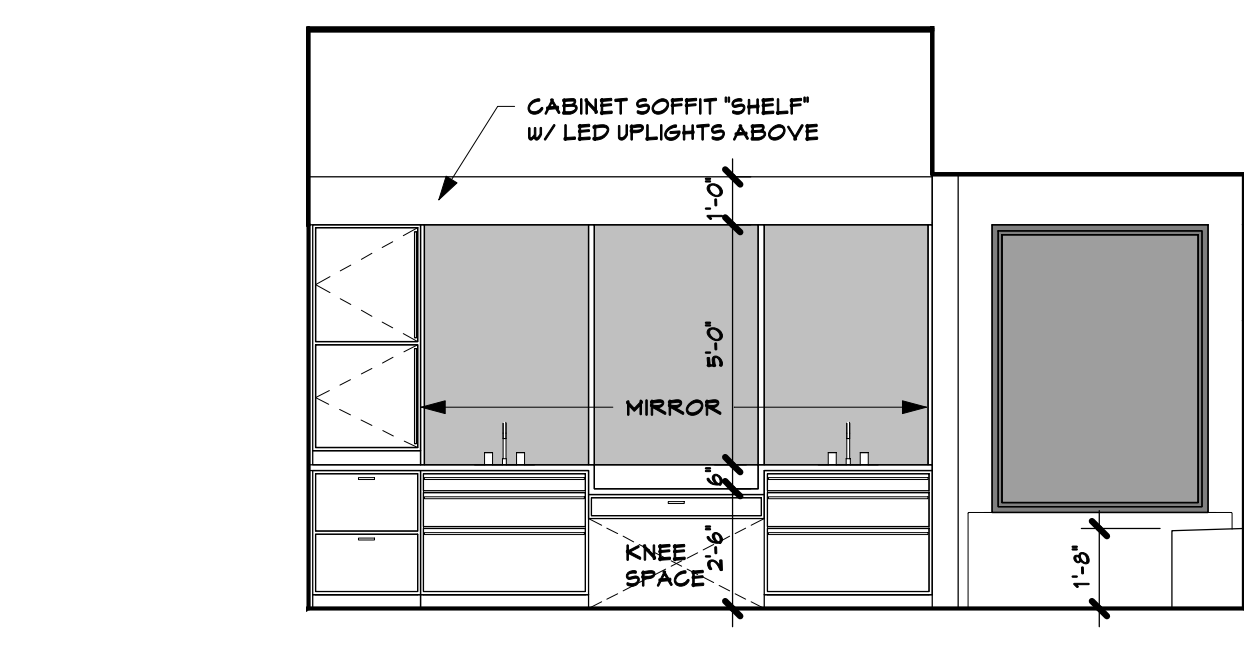
22 GREAT ROOM
1/4" = 1'-0"



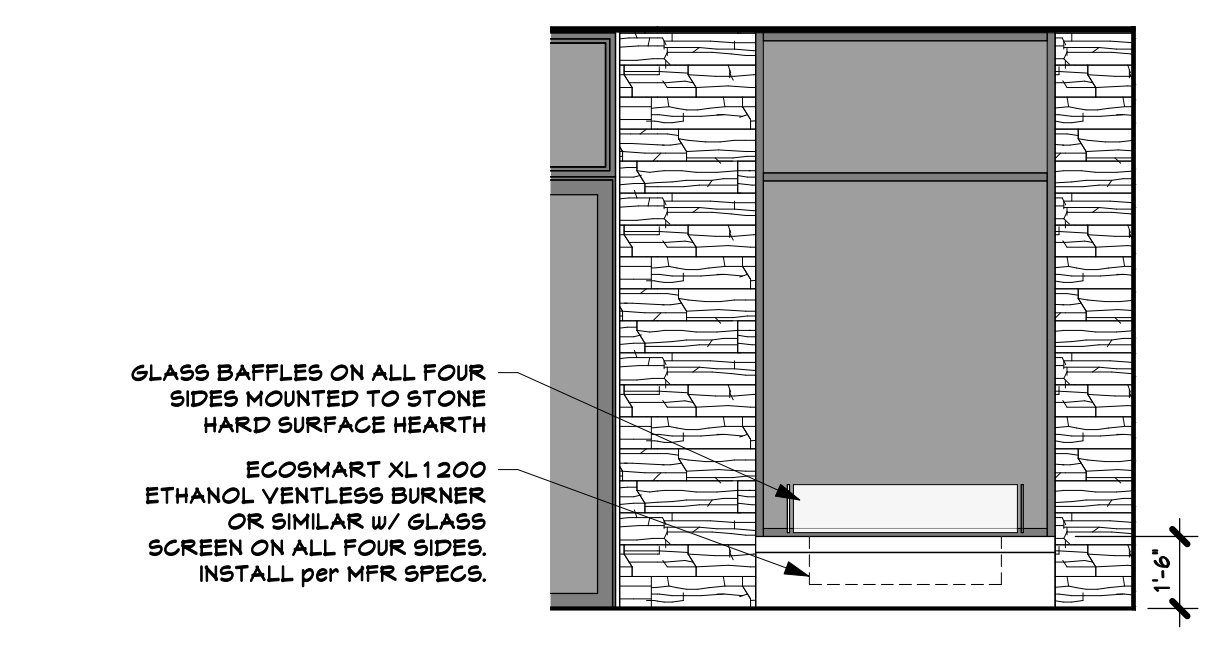
23 OFFICE
1/4" = 1'-0"



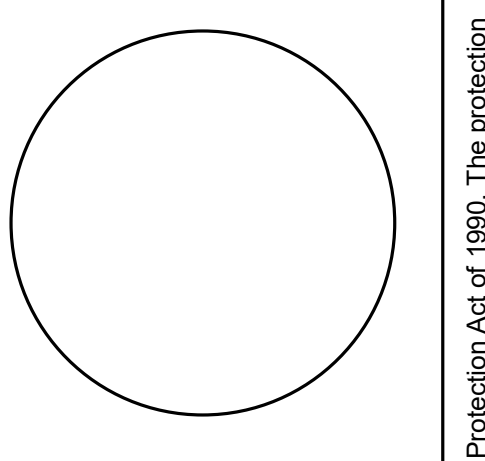
24 BREAKFAST BAR
1/4" = 1'-0"



25 MSTR BATH
1/4" = 1'-0"



26 MSTR FIREPLACE
1/4" = 1'-0"



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SAN MIGUEL COUNTY

SUBMISSIONS
DRB Feedback 02/02/2021
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EXTERIOR FIXTURE A



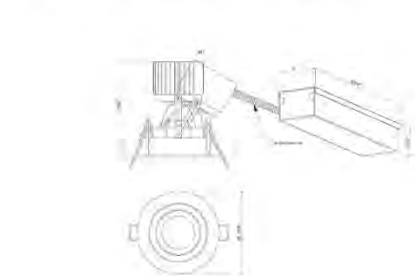
28720-30, AMIGO 3 1/4" ROUND TRIM GIMBAL, 15W LED

PRODUCT DETAILS	
No.	28720-30-010
Product Color	WHITE
Shade / Accent Colour	WHITE
Length	3.875"
Height	1.500"
Weight	1.500"

LIGHT SOURCE DETAILS	
Light Source Type	INTEGRATED LED
Rated Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Lumens	1000lm
Beam Angle	30°
CRI	90
Dimmable	Yes

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

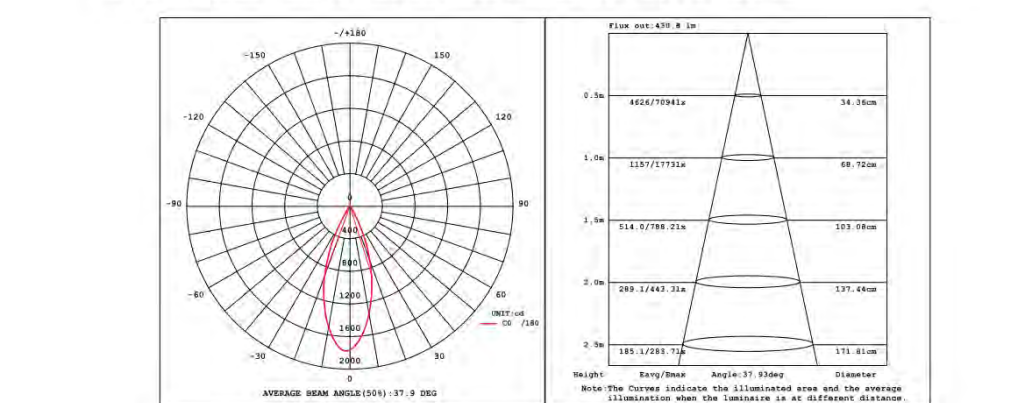
OPTIONS AVAILABLE		
ITEM NO.	FINISH	SHADE
28720-30-010	WHITE	WHITE
28720-30-021	BLACK	BLACK



PHOTOMETRICS

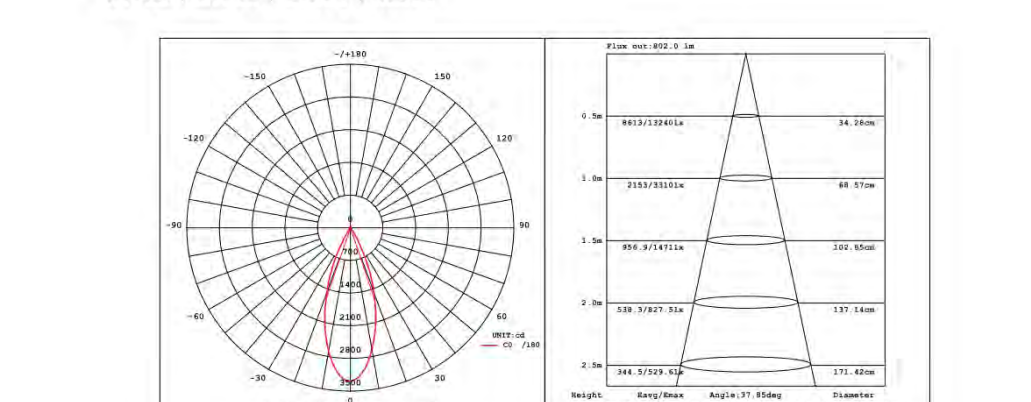
EXTERIOR FIXTURE A

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



EXTERIOR FIXTURE B

31765 | 31763 | 36024 | 36025



LED STRIP LIGHT ADDRESS MONUMENT

PROJECT NAME: _____ DATE: _____ TYPE: _____

SPECIFIER: _____ PREPARED BY: _____

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

TBD.DS72 is a linear lighting system optimal for areas where high-intensity levels of light are desired. Great for many indoor commercial residential applications. With warm LED color options and 120° beam spread, this LED strip is a superior option for general lighting zones, side, or vanity mirrors. 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 LEDs Per Foot
- 400 Lumens Per Foot (3000K)
- Max Span 16.4'
- 30, 36, 48 CRI Options
- Beam Angle: 120°
- Foot Candle Output 1"
- Indoor Rated Width 0.50" Depth 0.09"
- Indoor Rated Width 0.67" Depth 0.10"
- Long Life: 50,000 Hours
- CE Certification: UL Listed, Type 24, JAB
- 3M Adhesive Backing (Indoor Only)
- Requires Remote Dimmable IES Power Supply
- Refer to Power Supply for Dimming Compatibility
- Appropriate Fireproof, UV Free & HF Free
- Environmentally Friendly: Mercury Free & Lead Free

ACCESSORIES:

- TBD.DS72.01 (6' Strip)
- TBD.DS72.02 (12' Strip)
- TBD.DS72.03 (24' Strip)
- TBD.DS72.04 (36' Strip)
- TBD.DS72.05 (48' Strip)
- TBD.DS72.06 (60' Strip)
- TBD.DS72.07 (72' Strip)
- TBD.DS72.08 (84' Strip)
- TBD.DS72.09 (96' Strip)
- TBD.DS72.10 (108' Strip)
- TBD.DS72.11 (120' Strip)
- TBD.DS72.12 (132' Strip)
- TBD.DS72.13 (144' Strip)
- TBD.DS72.14 (156' Strip)
- TBD.DS72.15 (168' Strip)
- TBD.DS72.16 (180' Strip)
- TBD.DS72.17 (192' Strip)
- TBD.DS72.18 (204' Strip)
- TBD.DS72.19 (216' Strip)
- TBD.DS72.20 (228' Strip)
- TBD.DS72.21 (240' Strip)
- TBD.DS72.22 (252' Strip)
- TBD.DS72.23 (264' Strip)
- TBD.DS72.24 (276' Strip)
- TBD.DS72.25 (288' Strip)
- TBD.DS72.26 (300' Strip)

ORDERING GUIDE:

TBD.DS72(W) - [Color] - [Length] - [CRI] - [Voltage]

REV: 01/2018

EXTERIOR FIXTURE B



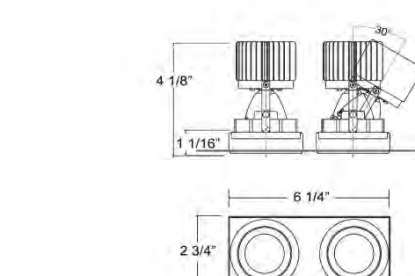
AMIGO, AMIGO 2-LIGHT GIMBAL TRIMLESS, 15W LED

PRODUCT DETAILS	
No.	36025-30-01
Product Color	BLACK
Shade / Accent Colour	BLACK
Length	6.25"
Width	2.75"
Height	4.125"
Weight	4.00"

LIGHT SOURCE DETAILS	
Light Source Type	INTEGRATED LED
Rated Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Lumens	1000lm
Beam Angle	30°
CRI	90
Dimmable	Yes

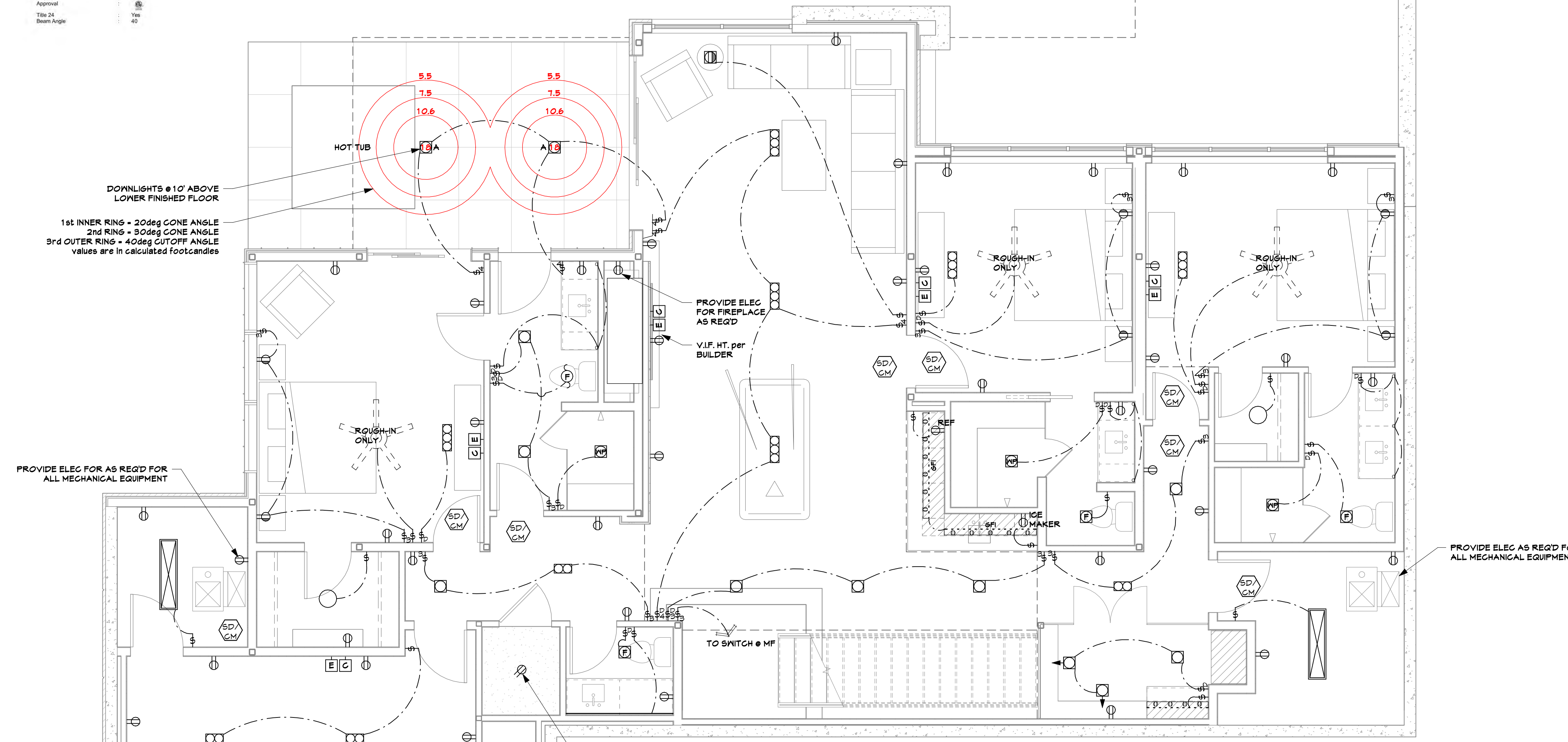
TECHNICAL DETAILS	
Light Direction	Down
Adjustable Lamp Head	Yes
Location	DRY
Approval	DRY
Tab 24	Yes
Beam Angle	30°

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



EXTERIOR LIGHTING NOTES

- EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.9.12 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.



LOWER FLOOR ELECTRICAL

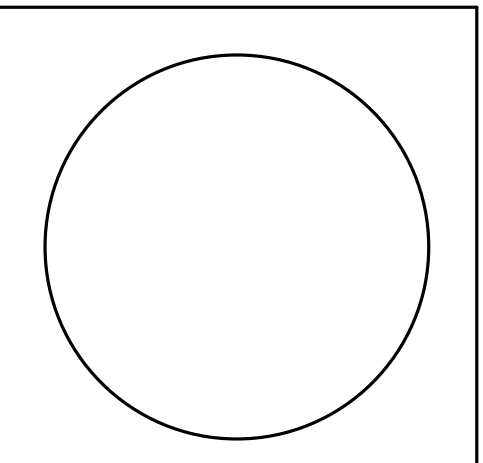
1/4" = 1'-0"

ELECTRICAL LEGEND

SWITCHES	MISCELLANEOUS	LIGHTING
⊞ SINGLE POLE SWITCH	ⓐ CABLE JACK: COAXIAL	○ SURFACE MOUNT
⊞ SWITCH W/ DIMMER	ⓔ ETHERNET JACK: CAT6	○ PENDANT LIGHT
⊞ 3-WAY SWITCH	Ⓣ EXHAUST FAN	ⓐ SINGLE EUROFASE RECESSED
⊞ 3-WAY SWITCH W/ DIMMER	Ⓣ EXHAUST FAN W/ LIGHT	ⓐ DOUBLE EUROFASE RECESSED
⊞ 4-WAY SWITCH	Ⓣ IN-SINK FOOD DISPOSER	ⓐ TRIPLE EUROFASE RECESSED
⊞ PUSH BUTTON SWITCH	Ⓣ COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR	➔ INTENDED DIRECTION OF ADJUSTABLE LIGHT
	Ⓣ CEILING FAN	ⓐ RECESSED CAN - WATERPROOF
		ⓐ RECESSED STEP LIGHT
		ⓐ LED PANEL LIGHT
		ⓐ WALL MOUNT CLOSET BAR LIGHT ON MOTION SENSOR
OUTLETS	ELECTRICAL ABBREVIATIONS	ⓐ LED UTILITY LIGHT
ⓐ 120V DUPLEX OUTLET	CM CARBON MONOXIDE DETECTOR	○ VERTICAL LED STRIP LIGHT @ MIRROR
ⓐ 120V DUPLEX - HALF HOT	GFI GROUND FAULT INTERRUPT	ⓐ HORIZONTAL LED STRIP LIGHT @ MIRROR
ⓐ 120V DUPLEX - FLOOR	HRZ HORIZONTAL SWITCH/OUTLET	ⓐ LED TAPE LIGHT
ⓐ 120V DUPLEX - HALF HOT - FLOOR	USB USB PORT @ OUTLET	
ⓐ 220V OUTLET	MS FIXTURE ON MOTION SENSOR	
ⓐ WALL-CAB UNDERMOUNT LED TASK LIGHT AND OUTLET BAR, ON GFI CIRCUIT	SD SMOKE DETECTOR	
	WP WEATHERPROOF / WATERPROOF	
	+44' FIXTURE MOUNTING HEIGHT (VARIES)	

GENERAL ELECTRICAL NOTES

- PROVIDE GROUND FAULT INTERRUPTER (GFI) IN ACCORDANCE WITH GOVERNING ELECTRICAL CODES. ALL BATHROOM, KITCHEN AND EXTERIOR OUTLETS SHALL BE ON "GFI" CIRCUITS. ALL LAUNDRY AND GARAGE AREAS SHALL BE ON "GFI" CIRCUITS.
- ALL EXTERIOR OUTLETS AND LIGHT FIXTURES SHALL BE WEATHERPROOF AND APPROVED FOR EXTERIOR USE.
- ALL LIGHT FIXTURES ABOVE TUBS OR SHOWERS SHALL BE WATERPROOF AND APPROVED FOR WET LOCATION USE.
- ALL LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE SURFACE-MOUNT OR RECESSED FIXTURES, OR SHALL OTHERWISE COMPLY WITH THE 2015 IRC SECTION E4003.1.2.
- PROVIDE SWITCHED LIGHT IN CRAWL SPACE AT ACCESS.
- ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE IDENTIFIED AS "TYPE IC" PER THE 2015 IRC SECTION 4004.9.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED FOR SIMULTANEOUS ALARM TRIGGERING.
- ALL LED LIGHTING SHALL BE 3000K (OR WARMER) AND CRI 90 (OR GREATER).
- PROVIDE LENS AT ALL LED STRIP LIGHTS WHERE DIODES ARE VISIBLE.



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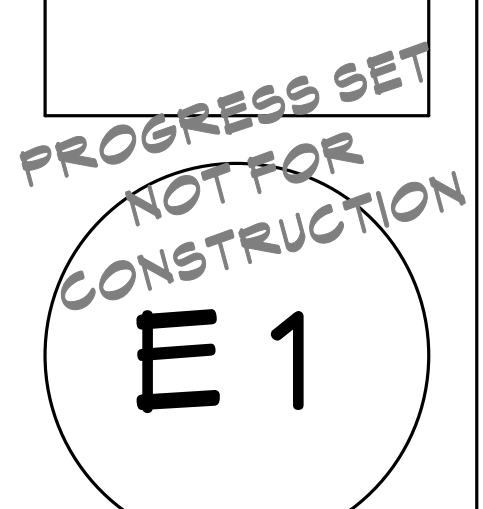
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CUSTOM RESIDENCE

87 PENNINGTON PLACE
MOUNTAIN VILLAGE, CO 81435
SAN MIGUEL COUNTY

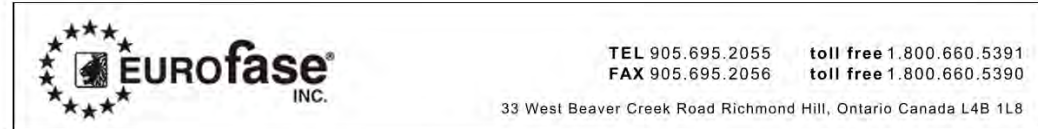
SUBMISSIONS

DRB Feedback	02/02/2021
Issued to DRB	02/17/2021
Revised to DRB	04/01/2021
Issued to DRB	07/19/2021



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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
Height	4.125"
Weight	1.5lbs

LIGHT SOURCE DETAILS

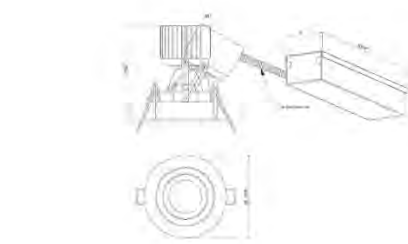
Light Source Type	INTEGRATED LED
Input Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Wattage	15W
Lumen	1500lm
CRI	90
Dimmable	Yes

TECHNICAL DETAILS

Light Direction	Down
Adjustable Lamp Head	Yes
Approval	UL
File #4	Yes
Beam Angle	60°
Cut Hole Diameter	3.25"

OPTIONS AVAILABLE

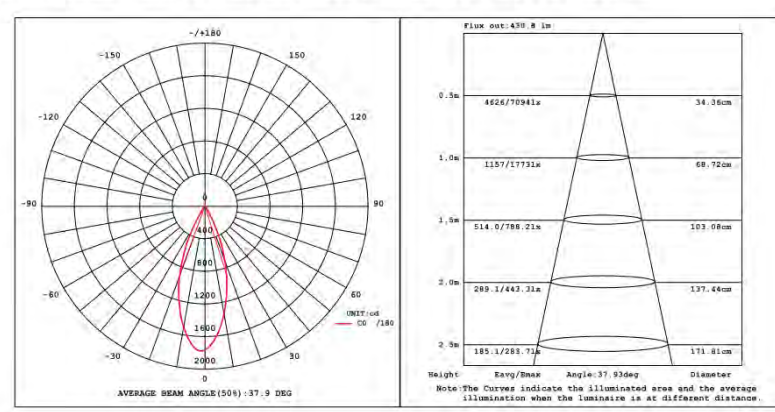
ITEM NO.	FINISH	SHADE
28720-30-010	WHITE	WHITE
28720-30-021	BLACK	BLACK



PHOTOMETRICS

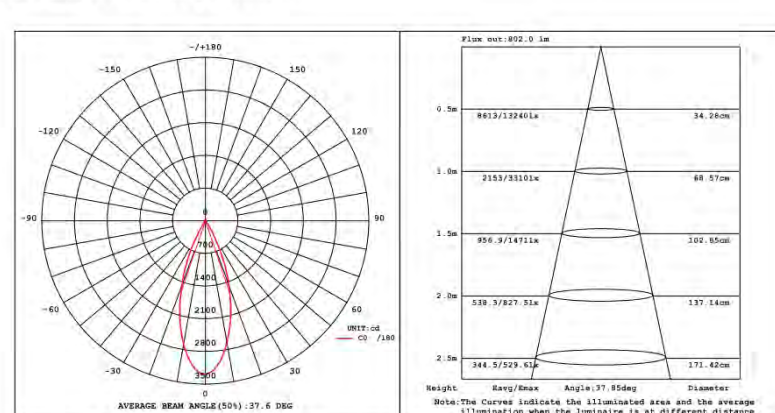
EXTERIOR FIXTURE A

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 CREATES 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	BLACK
Length	6.25"
Width	2.75"
Height	4.125"
Weight	4lbs

LIGHT SOURCE DETAILS

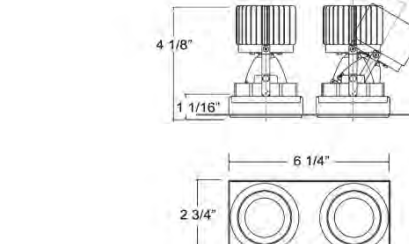
Light Source Type	INTEGRATED LED
Input Voltage	120V/277V
Bulb Voltage	120V
Socket Type	LED
Total Wattage	30W
Lumen	2850lm
CRI	90
Dimmable	Yes

TECHNICAL DETAILS

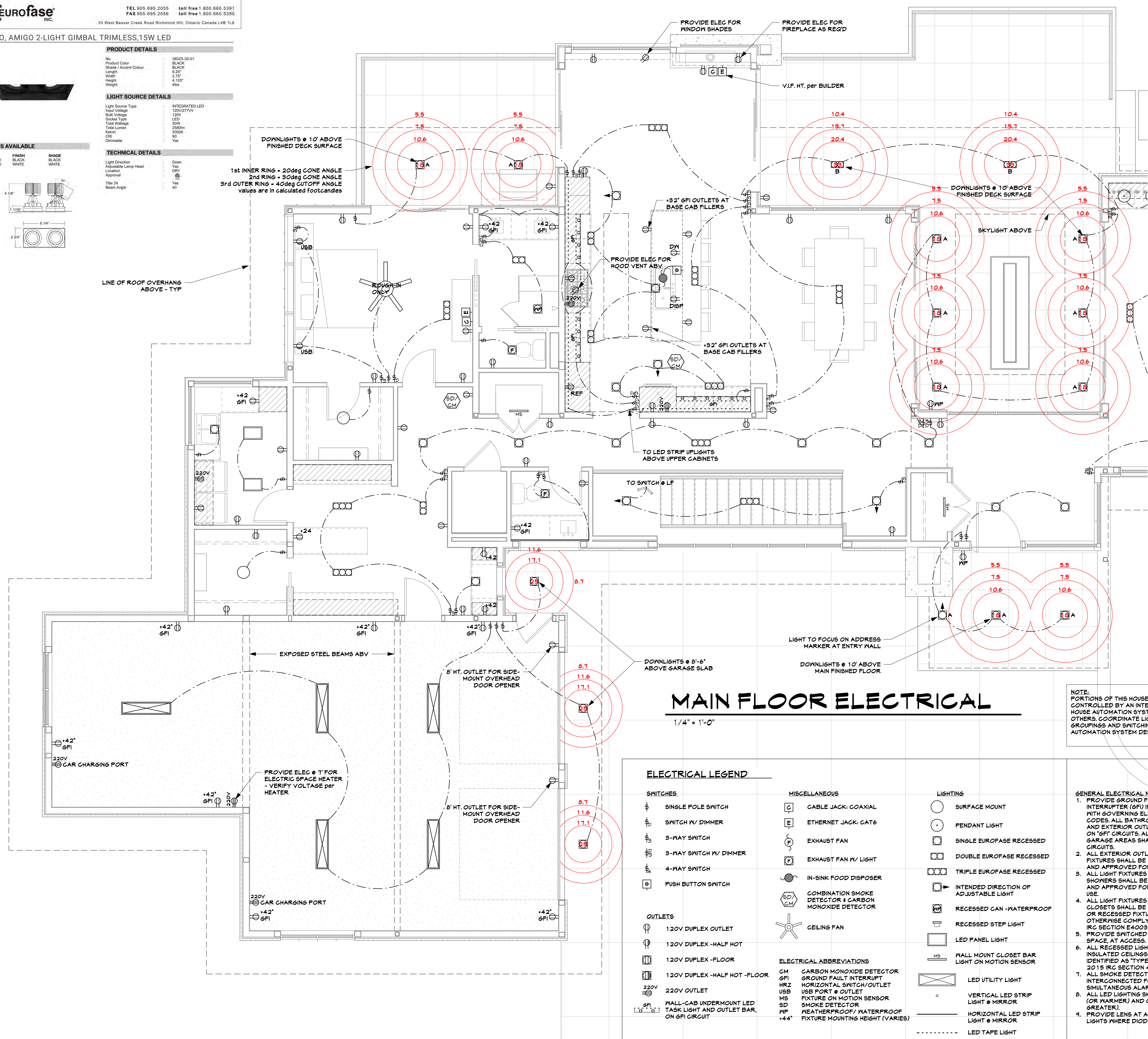
Light Direction	Down
Adjustable Lamp Head	Yes
Location	DRY
Approval	UL
File #4	Yes
Beam Angle	40°

OPTIONS AVAILABLE

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



LINE OF ROOF OVERHANG ABOVE - TYP



MAIN FLOOR ELECTRICAL

1/4" = 1'-0"

ELECTRICAL LEGEND

SWITCHES	MISCELLANEOUS	LIGHTING	GENERAL ELECTRICAL NOTES
⊞ SINGLE POLE SWITCH	Ⓛ CABLE JACK: COAXIAL	○ SURFACE MOUNT	1. PROVIDE GROUND FAULT INTERRUPTER (GFI) IN ACCORDANCE WITH GOVERNING ELECTRICAL CODES. ALL BATHROOM, KITCHEN, AND EXTERIOR OUTLETS SHALL BE ON GFI CIRCUITS. ALL LAUNDRY AND GARAGE AREAS SHALL BE ON GFI CIRCUITS.
⊞ SWITCH W/ DIMMER	Ⓛ ETHERNET JACK: CAT6	● PENDANT LIGHT	2. ALL EXTERIOR OUTLETS AND LIGHT FIXTURES SHALL BE WEATHERPROOF AND APPROVED FOR EXTERIOR USE.
⊞ 3-WAY SWITCH	Ⓛ EXHAUST FAN	Ⓛ SINGLE EUROFASE RECESSED	3. ALL LIGHT FIXTURES ABOVE TUBS OR SHOWERS SHALL BE WATERPROOF AND APPROVED FOR WET LOCATION USE.
⊞ 3-WAY SWITCH W/ DIMMER	Ⓛ EXHAUST FAN W/ LIGHT	Ⓛ DOUBLE EUROFASE RECESSED	4. ALL LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE SURFACE-MOUNT OR RECESSED FIXTURES. OR SHALL OTHERWISE COMPLY WITH THE 2015 IRC SECTION E4009.1.2.
⊞ 4-WAY SWITCH	Ⓛ IN-SINK FOOD DISPOSER	Ⓛ TRIPLE EUROFASE RECESSED	5. PROVIDE SWITCHED LIGHT IN CRAWL SPACE, AT ACCESS.
Ⓛ PUSH BUTTON SWITCH	Ⓛ COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR	Ⓛ RECESSED CAN - WATERPROOF	6. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILING SHALL BE IDENTIFIED AS TYPE 'IC' PER THE 2015 IRC SECTION 4004.9.
Ⓛ 120V DUPLEX OUTLET	Ⓛ CEILING FAN	Ⓛ RECESSED STEP LIGHT	7. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED FOR SIMULTANEOUS ALARM TRIGGERING.
Ⓛ 120V DUPLEX - HALF HOT		Ⓛ LED PANEL LIGHT	8. ALL LED LIGHTING SHALL BE 3000K (OR WARMER) AND CRI 90 (OR GREATER).
Ⓛ 120V DUPLEX - FLOOR		Ⓛ WALL MOUNT CLOSET BAR LIGHT ON MOTION SENSOR	9. PROVIDE LENS AT ALL LED STRIP LIGHTS WHERE DIODES ARE VISIBLE
Ⓛ 120V DUPLEX - HALF HOT - FLOOR		Ⓛ LED UTILITY LIGHT	
Ⓛ 220V OUTLET		Ⓛ VERTICAL LED STRIP LIGHT ○ MIRROR	
Ⓛ WALL-CAB UNDERMOUNT LED TASK LIGHT AND OUTLET BAR, ON GFI CIRCUIT		Ⓛ HORIZONTAL LED STRIP LIGHT ○ MIRROR	
		Ⓛ LED TAPE LIGHT	

NOTE: PORTIONS OF THIS HOUSE'S LIGHTING WILL BE CONTROLLED BY AN INTEGRATED WHOLE HOUSE AUTOMATION SYSTEM, DESIGNED BY OTHERS. COORDINATE LIGHTING CIRCUIT GROUPINGS AND SWITCHING LOCATIONS PER AUTOMATION SYSTEM DESIGN.

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

SUBMISSIONS

DRB Feedback	02/02/2021
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Revised to DRB	04/01/2021
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PROGRESS SET
NOT FOR CONSTRUCTION
2.0



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EXTERIOR FIXTURE A

EUROFASE INC.
 TEL 905.695.2055 FAX 905.695.2056 toll free 1.800.660.5391
 33 West Beaver Creek Road Richmond Hill, Ontario Canada L4B 1L8

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 LED
 Total Voltage 120V
 Total Lumens 1500lm
 Kelvin 3000K
 CRI 90
 Dimmable Yes

TECHNICAL DETAILS
 Light Direction Down
 Adjustable Lamp Head Yes
 Location DRY
 Approval
 Title 24 Yes
 Beam Angle 15°
 Cut Hole Diameter 3.25"

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

EXTERIOR FIXTURE B

EUROFASE INC.
 TEL 905.695.2055 FAX 905.695.2056 toll free 1.800.660.5391
 33 West Beaver Creek Road Richmond Hill, Ontario Canada L4B 1L8

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

PRODUCT DETAILS
 No. 36025-30-01
 Product Color BLACK
 Shade / Accent Colour BLACK
 Length 4.25"
 Height 4.25"
 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 3000K
 Kelvin 3000K
 CRI 90
 Dimmable Yes

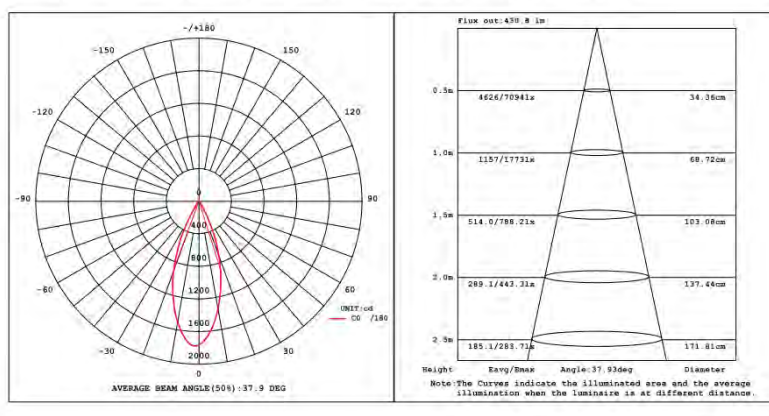
TECHNICAL DETAILS
 Light Direction Down
 Adjustable Lamp Head Yes
 Location DRY
 Approval
 Title 24 Yes
 Beam Angle 40°

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

PHOTOMETRICS

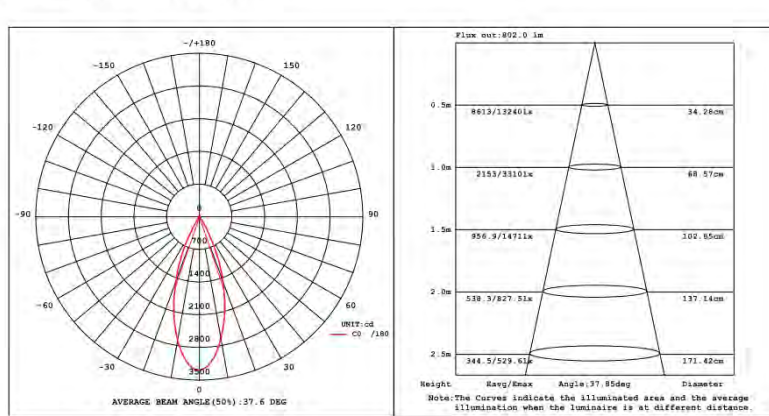
EXTERIOR FIXTURE A

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



EXTERIOR FIXTURE B

31765 | 31763 | 36024 | 36025



EXTERIOR FIXTURE C

Specifications Sheet

HELIX SCREEN LED WW
 # 282 04 22

Color appearance: 1516 ± 2 716
 Recieved depth: 2 3/8
 Available colors: ALL GREY (R 00 04 23 A), DARK GREY (R 20 04 22 N)
 LED: 1.1W (3000K) x LED 1.1W (CRI=90 / 3000K / 120lm)
 EXCL. LED POWER SUPPLY 300mA DC
 For other CRI or KELVIN, contact factory
 LED Technic: Light source: 120V or 277V LED strip
 Luminaire: 18 in (14.9 in) x 9 in

Class 2: Yes
 Aps: No
 Weight: 0.7 LBS
 Position level: IP44 - suitable for wet locations
 Minimum distance: n/a
 Options: CONCRETE BOX 18"

Requirements:
 LED POWER SUPPLY 300mA DC DIM (Revised)
 For additional information, please refer to the ELEC BLUEPRINT

EXTERIOR LIGHTING NOTES

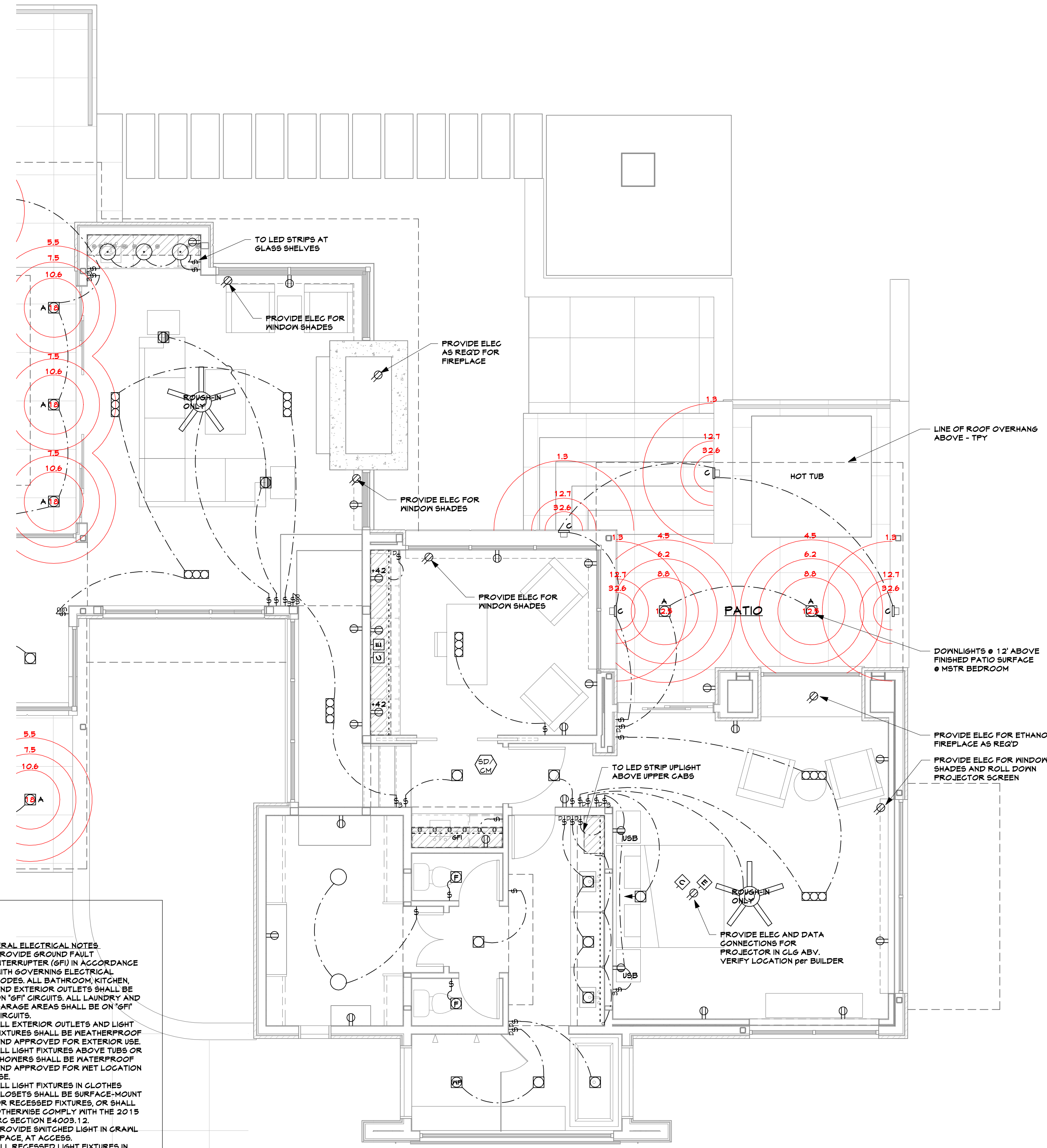
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- ALL EXTERIOR LIGHT FIXTURES WILL BE FULL CUT-OFF DOWNLIGHTS THAT CREATE NO OFF-SITE GLARE.
- ALL EXTERIOR LIGHTS WILL BE LED LIGHTING WITH A MINIMUM COLOR TEMPERATURE OF 2400K AND A MAXIMUM COLOR TEMPERATURE OF 3000K.
- ALL WALL MOUNTED STEP LIGHTS TO BE MOUNTED NO HIGHER THAN 12"-18" OFF THE GROUND SURFACE.

NOTE:
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ELECTRICAL LEGEND

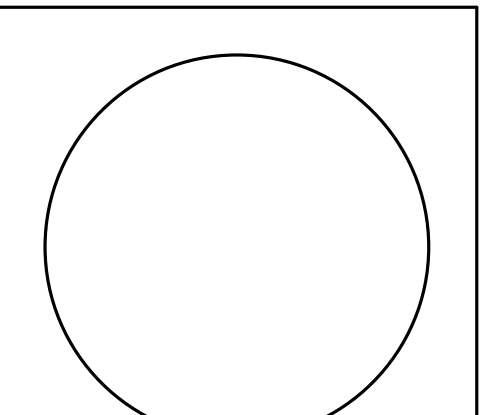
SWITCHES	MISCELLANEOUS	LIGHTING
⊕ SINGLE POLE SWITCH	☐ CABLE JACK: COAXIAL	○ SURFACE MOUNT
⊕/D SWITCH W/ DIMMER	☐ ETHERNET JACK: CAT6	○ PENDANT LIGHT
⊕/S 3-MAY SWITCH	☐ EXHAUST FAN	○ SINGLE EUROFASE RECESSED
⊕/SD 3-MAY SWITCH W/ DIMMER	☐ EXHAUST FAN W/ LIGHT	○ DOUBLE EUROFASE RECESSED
⊕/4 4-MAY SWITCH	☐ IN-SINK FOOD DISPOSER	○ TRIPLE EUROFASE RECESSED
⊕/B PUSH BUTTON SWITCH	☐ COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR	○ INTENDED DIRECTION OF ADJUSTABLE LIGHT
	☐ CEILING FAN	☐ RECESSED CAN - WATERPROOF
OUTLETS		☐ RECESSED STEP LIGHT
⊕ 120V DUPLEX OUTLET	ELECTRICAL ABBREVIATIONS	☐ LED PANEL LIGHT
⊕/H 120V DUPLEX - HALF HOT	GM CARBON MONOXIDE DETECTOR	☐ MALL MOUNT CLOSET BAR LIGHT ON MOTION SENSOR
⊕/F 120V DUPLEX - FLOOR	GFI GROUND FAULT INTERRUPT	
⊕/FH 120V DUPLEX - HALF HOT - FLOOR	HRZ HORIZONTAL SWITCH/OUTLET	☐ LED UTILITY LIGHT
⊕/O 220V OUTLET	USB PORT @ OUTLET	○ VERTICAL LED STRIP LIGHT @ MIRROR
⊕/M MALL-CAB UNDERMOUNT LED TASK LIGHT AND OUTLET BAR, ON GFI CIRCUIT	MS FIXTURE ON MOTION SENSOR	○ HORIZONTAL LED STRIP LIGHT @ MIRROR
	SD SMOKE DETECTOR	○ LED TAPE LIGHT
	WP WEATHERPROOF / WATERPROOF	
	+44" FIXTURE MOUNTING HEIGHT (VARIES)	

- GENERAL ELECTRICAL NOTES**
- PROVIDE GROUND FAULT INTERRUPTER (GFI) IN ACCORDANCE WITH GOVERNING ELECTRICAL CODES. ALL BATHROOM, KITCHEN AND EXTERIOR OUTLETS SHALL BE ON "GFI" CIRCUITS. ALL LAUNDRY AND GARAGE AREAS SHALL BE ON "GFI" CIRCUITS.
 - ALL EXTERIOR OUTLETS AND LIGHT FIXTURES SHALL BE WEATHERPROOF AND APPROVED FOR EXTERIOR USE.
 - ALL LIGHT FIXTURES ABOVE TUBS OR SHOWERS SHALL BE WATERPROOF AND APPROVED FOR WET LOCATION USE.
 - ALL LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE SURFACE-MOUNT OR RECESSED FIXTURES, OR SHALL OTHERWISE COMPLY WITH THE 2015 IRC SECTION E4003.12.
 - PROVIDE SWITCHED LIGHT IN CRAWL SPACE AT ACCESS.
 - ALL RECESSED LIGHT FIXTURES IN INSULATED CEILING SHALL BE IDENTIFIED AS TYPE 'C' PER THE 2015 IRC SECTION 4004.8.
 - ALL SMOKE DETECTORS SHALL BE INTERCONNECTED FOR SIMULTANEOUS ALARM TRIGGERING.
 - ALL LED LIGHTING SHALL BE 3000K (OR HARMER) AND CRI 90 (OR GREATER).
 - PROVIDE LENS AT ALL LED STRIP LIGHTS WHERE DIODES ARE VISIBLE.



MAIN FLOOR ELECTRICAL

1/4" = 1'-0"



fine residential design
tkp ARCHITECTS
 1509 Washington Avenue, Golden, Colorado, 80401
 www.tkparch.com | 303-279-6960

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CUSTOM RESIDENCE
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 MOUNTAIN VILLAGE, CO 81435
 SAN MIGUEL COUNTY

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PROGRESS SET
 NOT FOR CONSTRUCTION
2.1

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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.

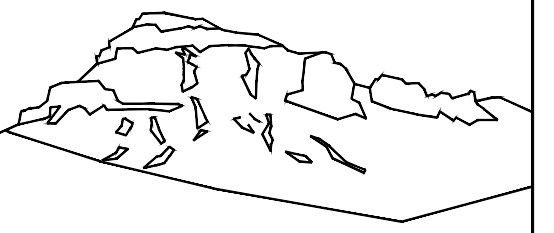
22. ALL DISTURBED GROUND SHALL BE RE-SEEDDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

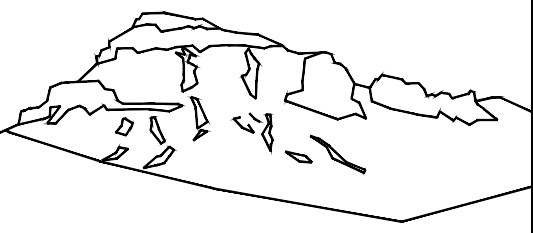
Lot 729R-7
Pennington Place
Mtn. Village, CO



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



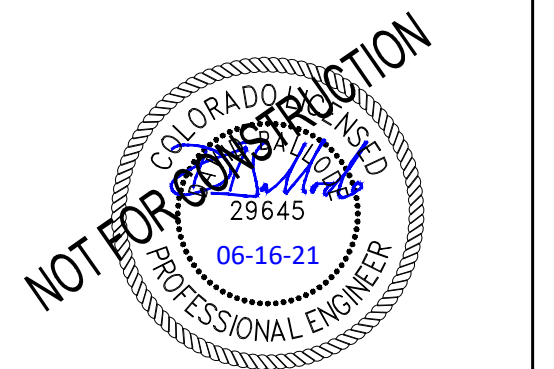
Uncompahgre Engineering, LLC

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

SUBMISSIONS:

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

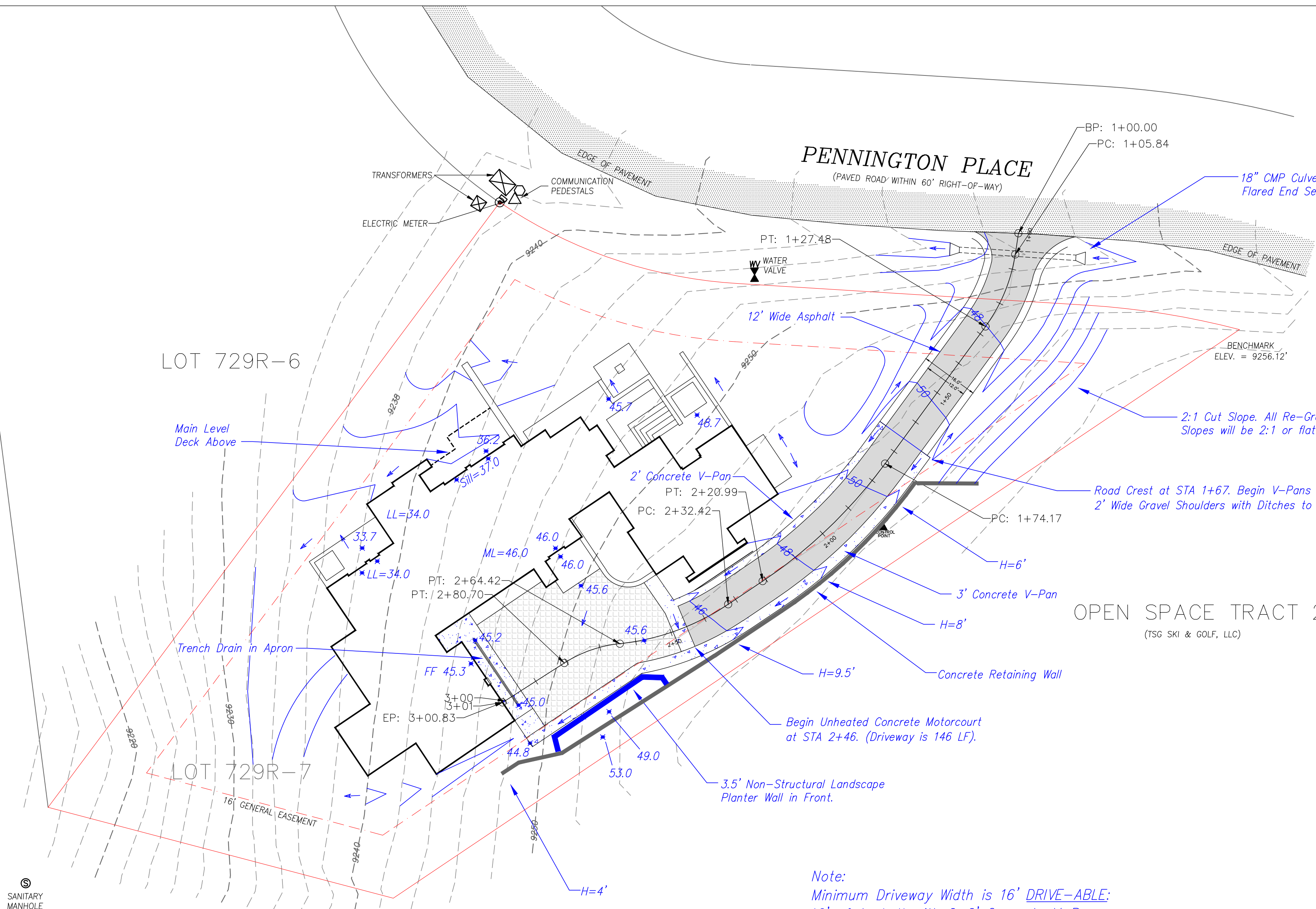
Lot 729R-7
Pennington Place
Mtn. Village, CO



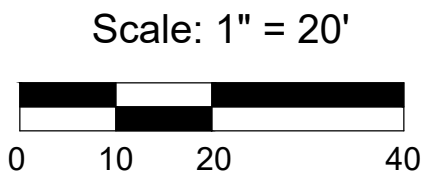
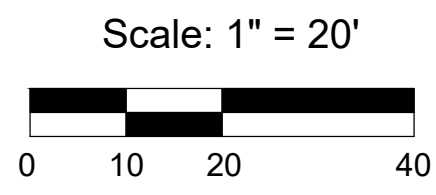
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway
Plan and Profile

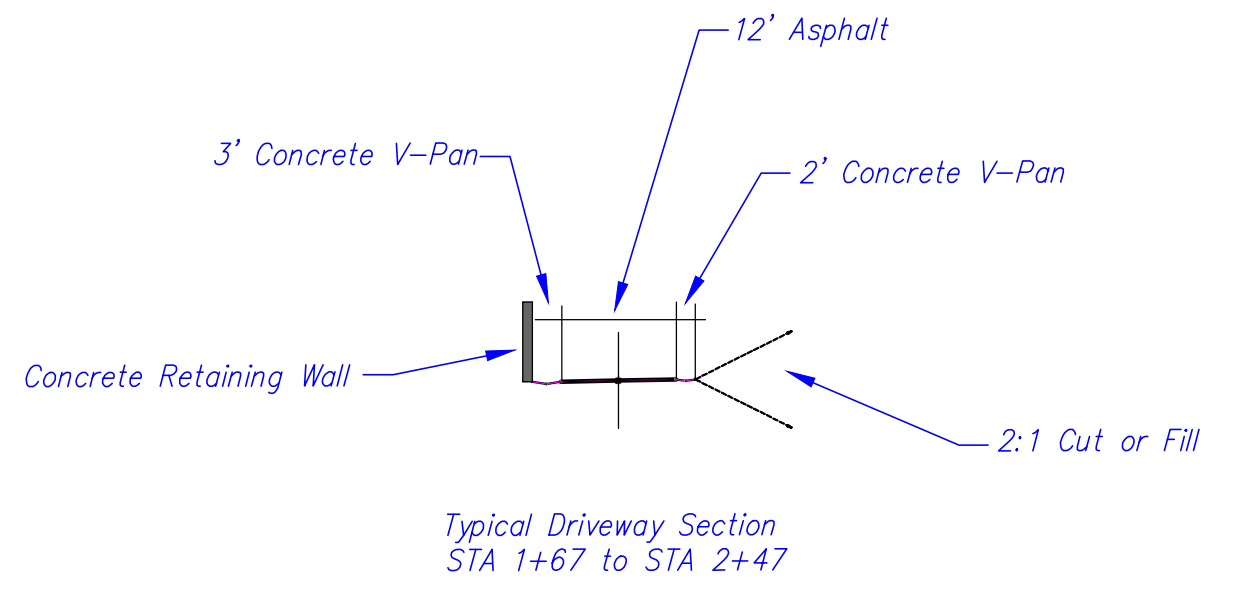
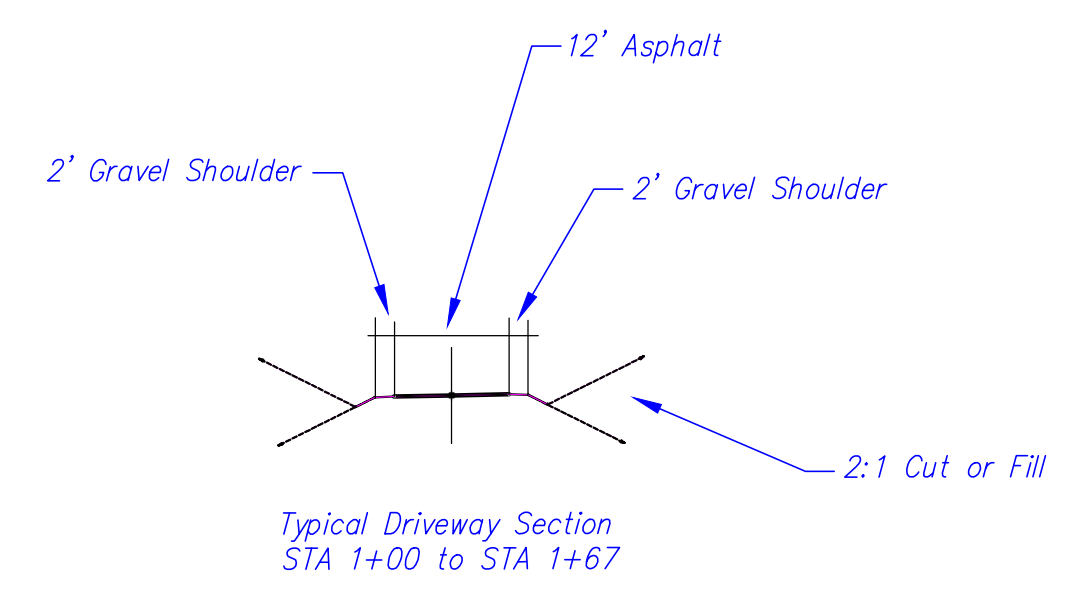
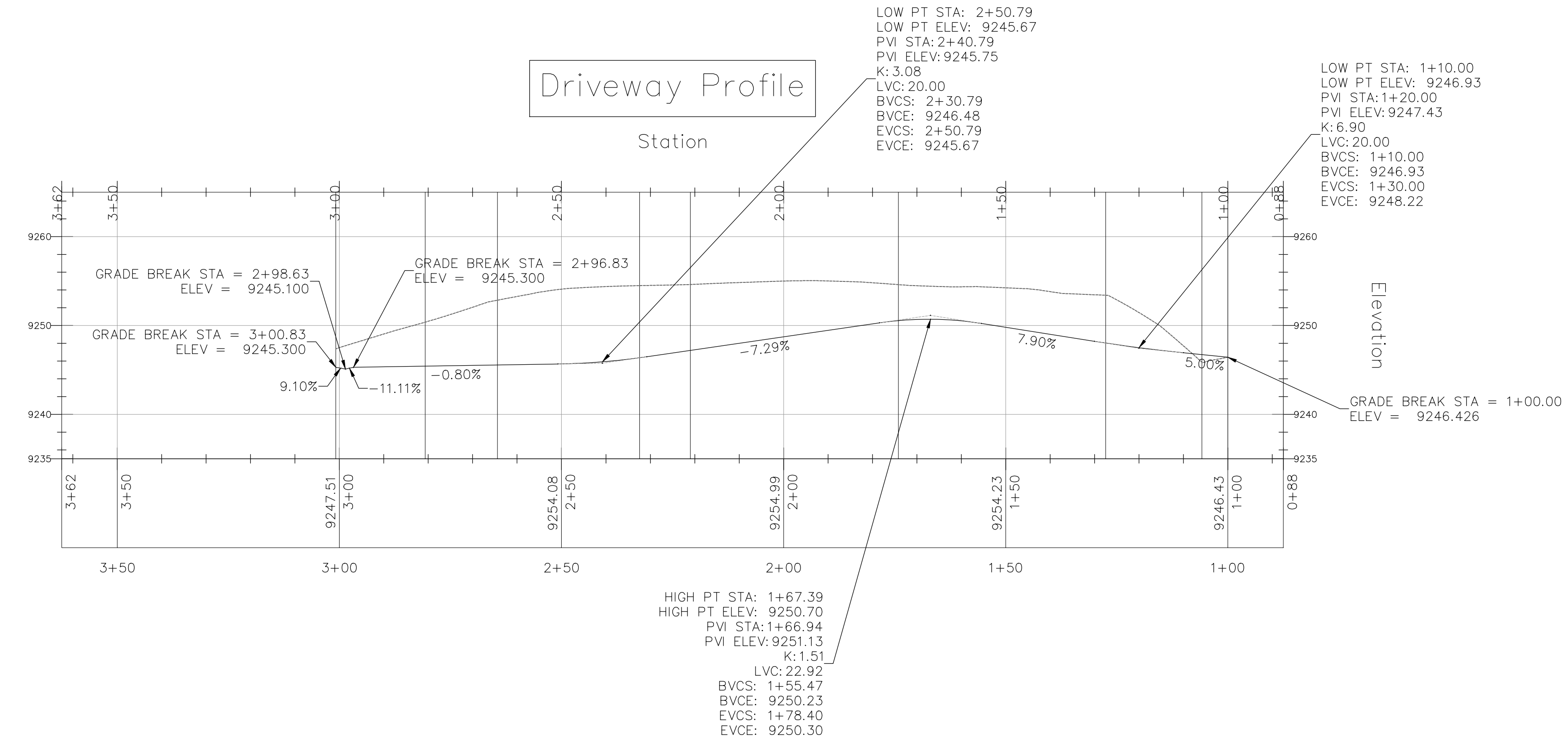
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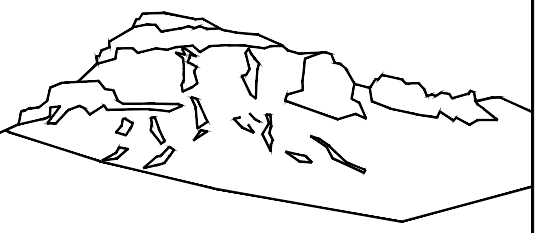


Note:
Minimum Driveway Width is 16' DRIVE-ABLE:
12' of Asphalt with 2-2' Concrete V-Pan
Shoulders.



Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

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

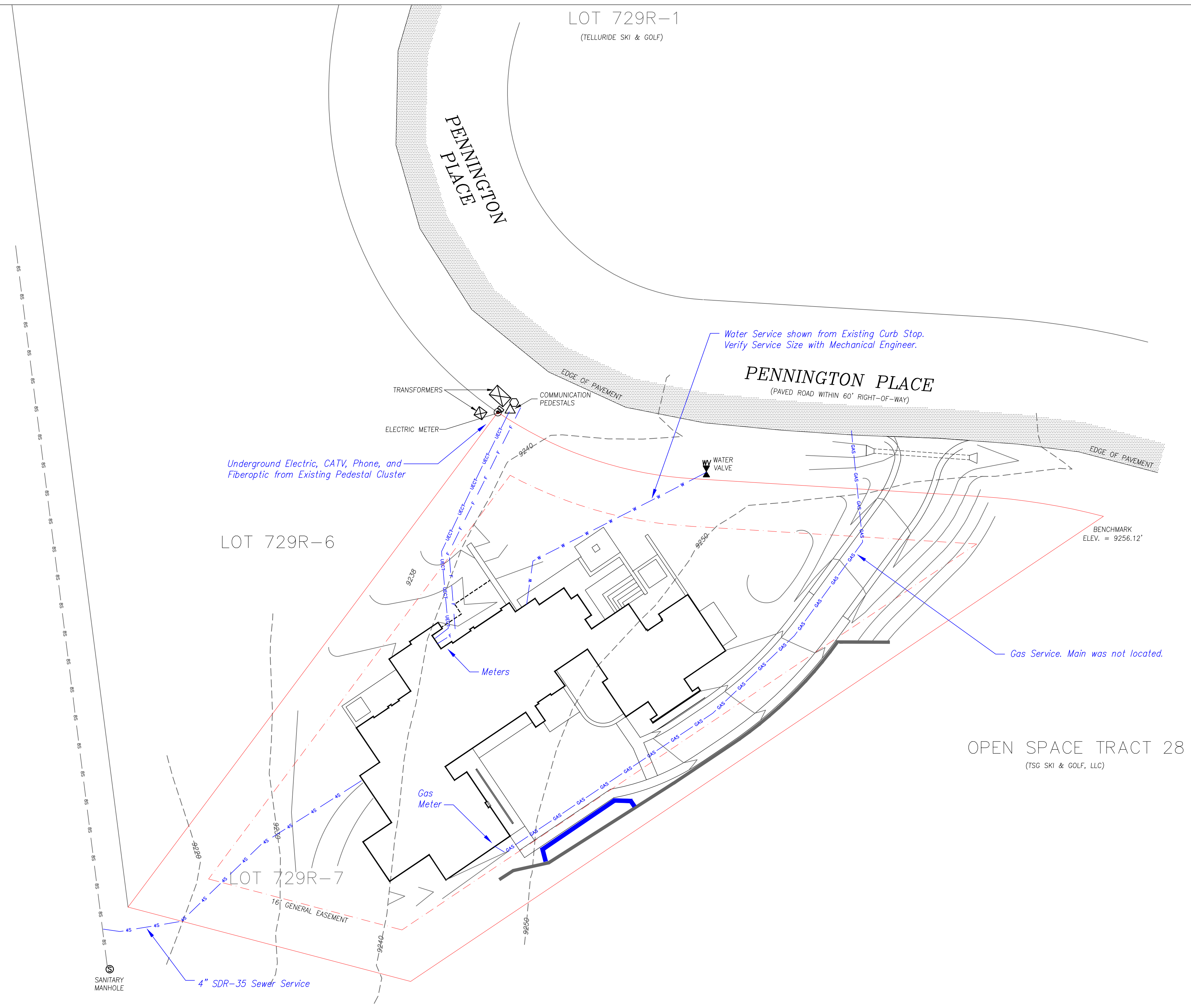
Lot 729R-7
Pennington Place
Mtn. Village, CO



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

Utilities

C3

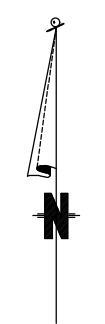
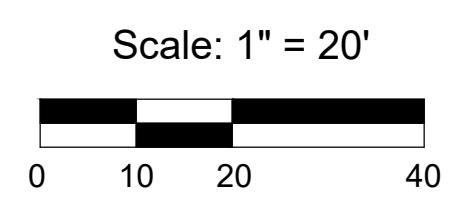


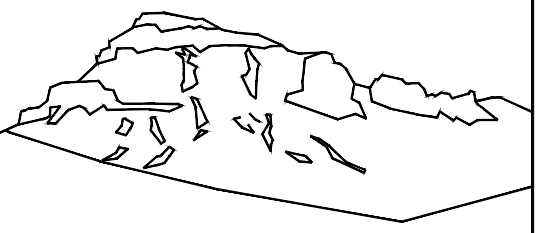
(TSG SKI & GOLF, LLC)

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

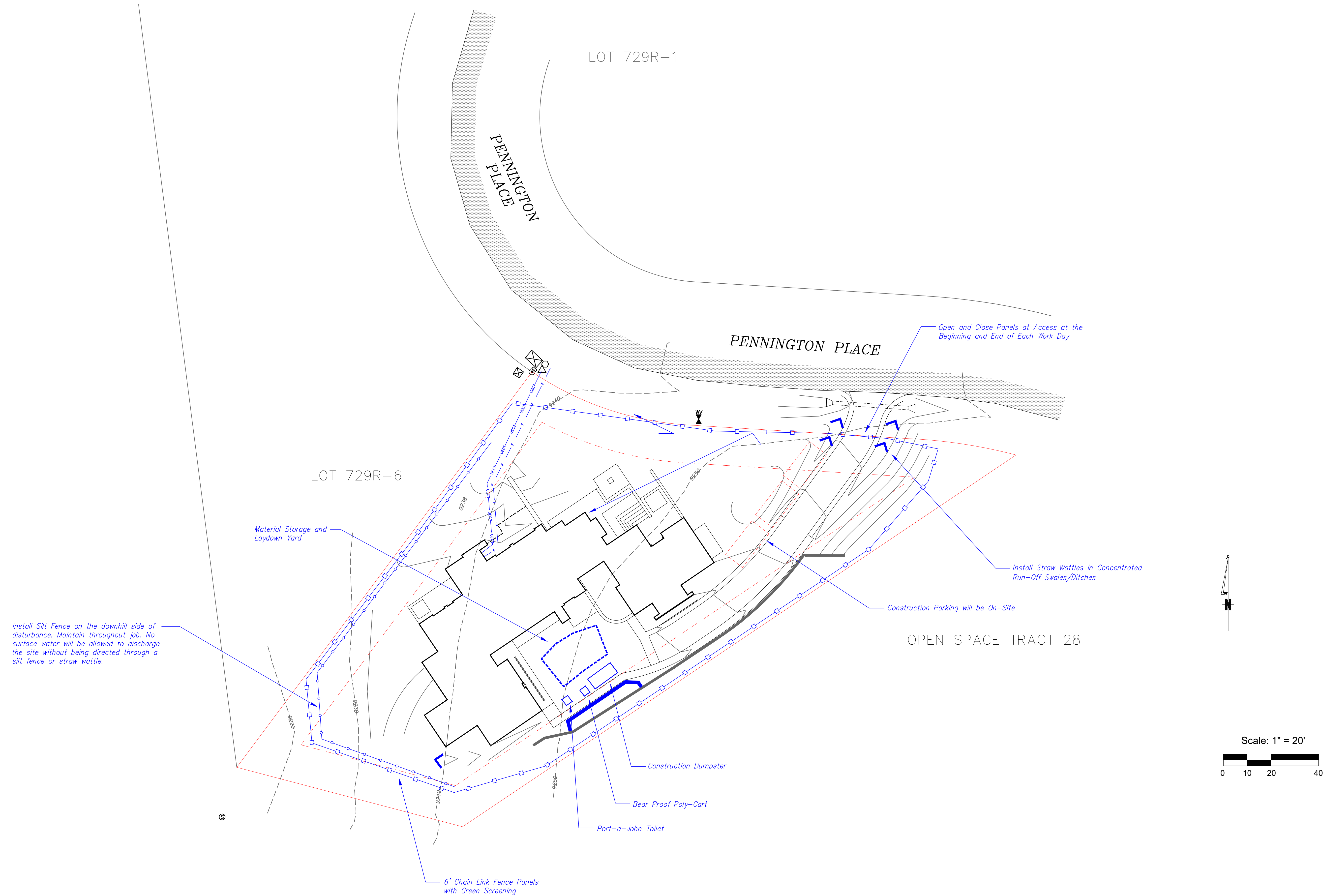
Lot 729R-7
Pennington Place
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL
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AND REPORT ANY DISCREPANCIES TO THE
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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**Construction
Mitigation
Plan**

C4



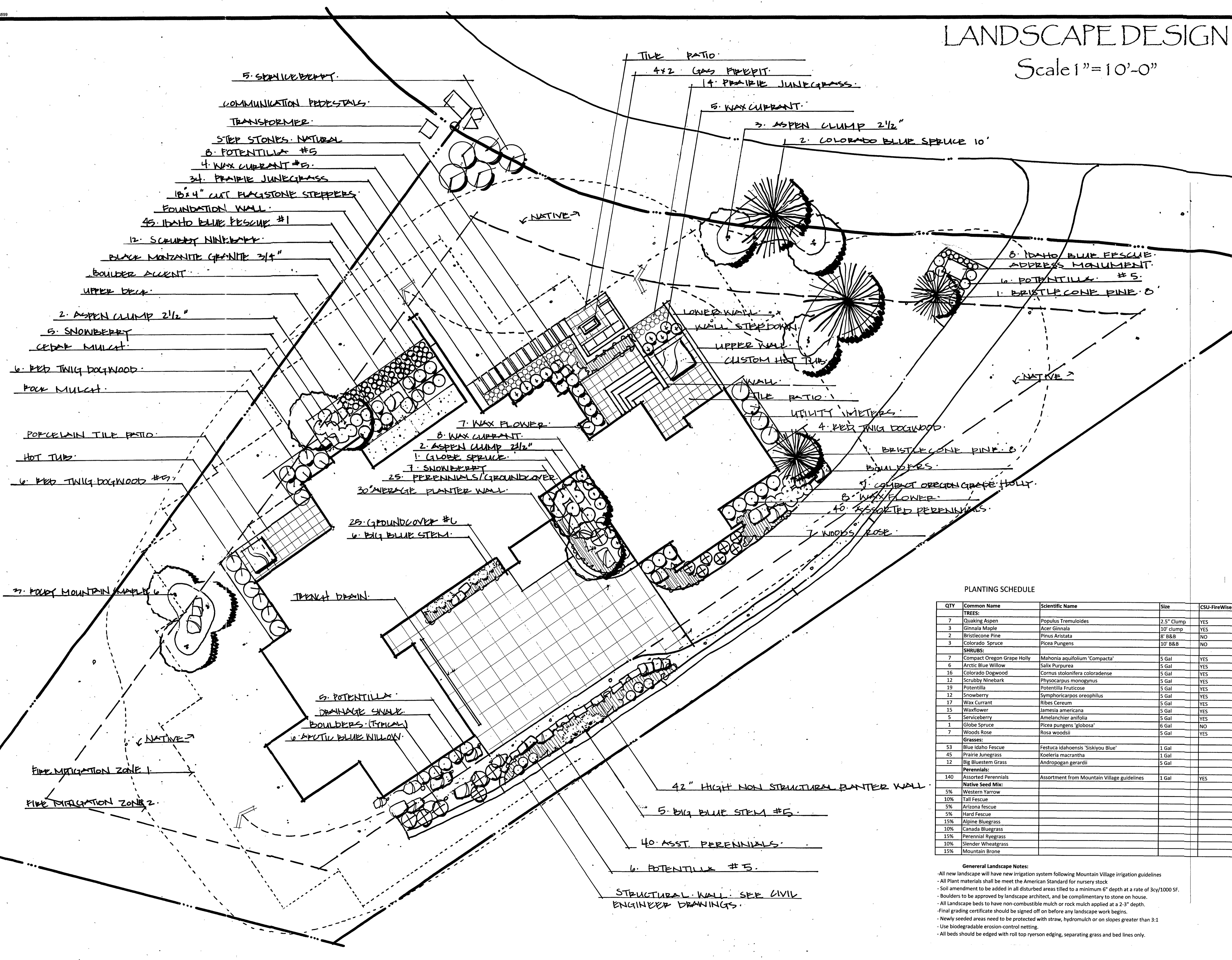
LANDSCAPE DESIGN

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"



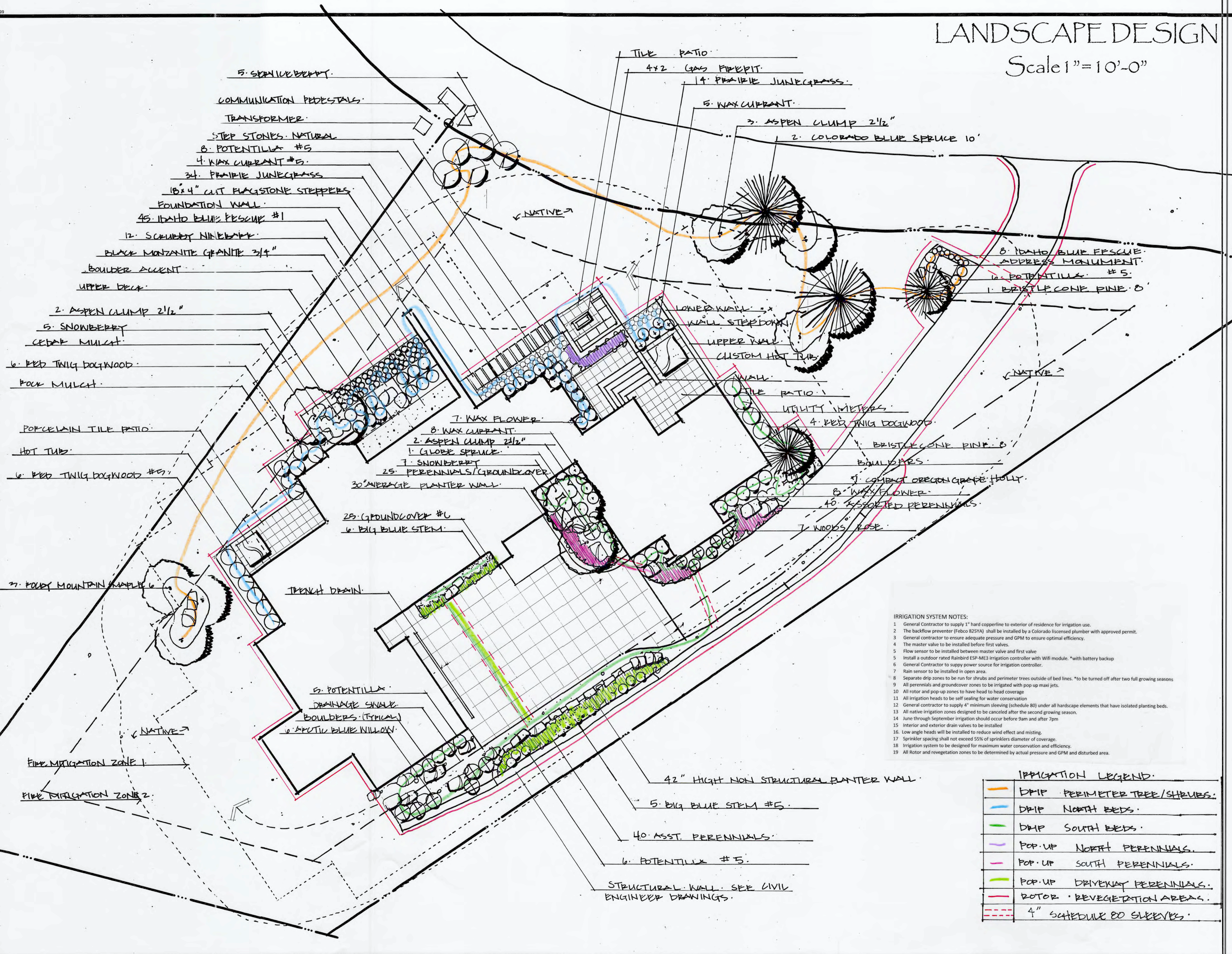
DESIGN · CONSTRUCTION · MAINTENANCE
15440 EAST FREMONT DRIVE
CENTENNIAL, CO 80112
(303) 721-9003 · FAX (303) 755-7040

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:	

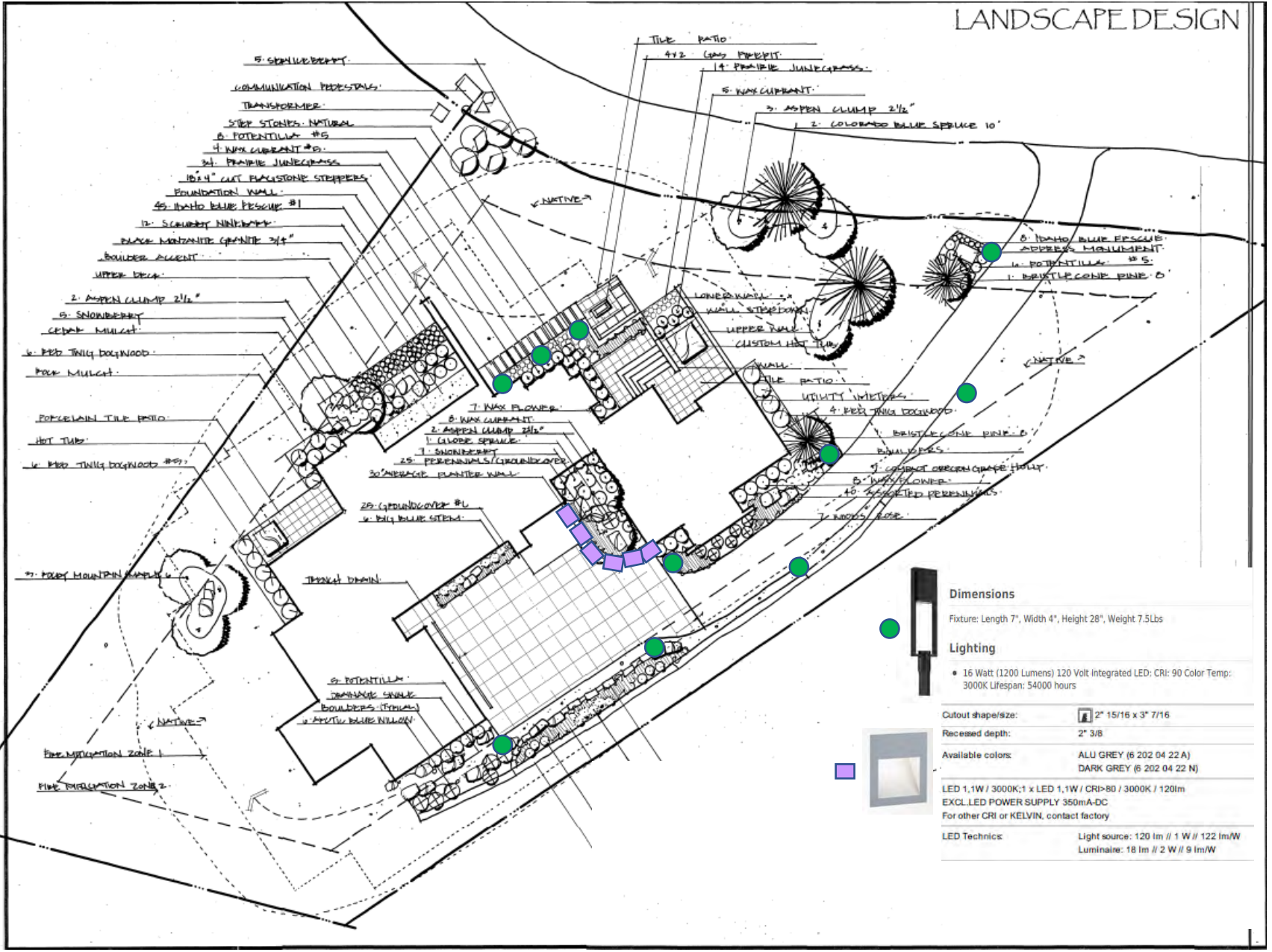
SCALE:	1"=10'-0"
LEGAL:	IRRIGATION PLAN
JOB	SHEET: 2 OF 3

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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



Agenda Item No. 13
**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; August 5, 2021
DATE: July 27, 2021
RE: Final Architecture Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge

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 a Final Architectural Review (FAR) Application for a new multi-family development located at Lot 30, 98 Aspen Ridge. 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 also includes proposed common area amenities such as a concierge, lounge, ski and bike lockers, hot tub, and exercise area – which are housed in a 3,215 sq ft. clubhouse facility. As currently proposed, the existing commercial space and employee apartment within Building 100 would be rezoned to two employee condominiums, but the commercial uses would remain as a potential future use.

It should be noted that the Town Council at their July hearing, requested that the applicant revise the plans for Building 100 to accommodate a total of 3 employee condominiums which is not reflected in this proposal. With that, the DRB should condition this change to be provided as part of building permitting, given that Building 100 currently exists and would simply require a retrofitting of the space to accommodate the additional unit. It will be important that the floor layout of these units be reviewed and approved by the Mountain Village Housing Authority prior to building permitting.

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.

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.***

Please note, this Memo addresses only the specific approvals that are being requested, as well as any changes or additional information provided since the first Initial Architectural and Site Review meeting held on July 1, 2021. For more information regarding the details of the first Initial Architectural and Site Review please see staff memo of record dated July 6, 2021.

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	48'+5' (53' gabled roof)	52.9 feet
Maximum Average Height	48'+5' (53' gabled roof)	39.9 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.

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: Criteria Met.

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: Criteria Met.

17.5.5: Building Siting Design

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

Staff: Criteria Met.

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 July 1 Initial Review, the use of stucco has been reduced to 23.75% and the total amount of wood siding has been increased to 26.75%. Additionally, the applicant has increased some areas of stone and is now at 35.25% total area.

At the May 6 Initial Review, the DRB expressed 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 was preferable over panelized stucco materials. The DRB should clearly require this through a condition of approval for any final design review approval.

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. 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. The applicant has revised their plans to indicate areas of gutter and downspout, along with roof fencing. 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 the plans should be updated to reflect this change prior to the issuance of a building permit.*
- *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.*
- *The applicant has revised the grading and drainage plan along with some floor plans to allow for some additional area surrounding the building in order to construct the project without encroaching on neighboring property.*

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. The purpose of the parking regulations with multi-family development is to otherwise assure that the express requirement per unit is available for each unit and that parking units are not sold off, rendering the development absent the required parking as a whole. Staff believes that we can work with a combination of LCE and GCE in a tandem arrangement with an express prohibition on the lease or sale of any of these required parking spaces in the future.*

Staff recommends that the Owner of Lot 30 enter into a development agreement that can memorialize the town's expectations in exchange for this flexibility – as long as the underlying parking requirements per unit and for the development have otherwise been met. If the DRB agrees, then a condition of approval shall be included in any approval, requiring this prior to the issuance of a Certificate of Occupancy.

Staff is also 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 provided a landscape plan for Final Review. Due to the footprint of the project, the entirety of all trees on Lot 30 will be required to be removed during construction. Given the large amount of mature existing trees on the surrounding open space, this does not appear to be problematic.

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. The applicant has indicated that this is acceptable, and they would provide these linkages – dependent on the granting of this by the owner of the adjacent open space. 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

Staff: Criteria Met.

17.5.11: Utilities

Staff: Criteria Met.

17.5.12: Lighting Regulations

Staff: The Applicant has submitted a lighting plan for final review and generally speaking, it appears to meet the requirements of the CDC. Additionally, the photometric study appears to meet the requirements for Foot Candles on the site. The lighting plan appears to be subdued with the majority of the proposed lighting either step lights or recessed can lights. It should be noted that the hot tub would assumably have lighting, and this was not shown other than the step lights surrounding it.

17.5.13: Sign Regulations

Staff: The Applicant has not provided details on the address monument/location at this time and is requesting that this design portion of the application be granted at a later date by either staff or a member of the DRB in conjunction with staff.

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: Criteria Met.

17.6.8: Solid Fuel Burning Device Regulations

Staff: All fireplaces within the proposal are to run on natural gas unless solid fuel burning permits are obtained prior to building permitting.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The Applicant has provided a Construction Mitigation Plan for final review and staff will note the following:

- 1. The crane radius appears to overhang the adjacent open space. This will need to be approved by the owner of this open space.*
- 2. There will be limited operation space between the construction fencing the proposed structure. The applicant has indicated that this spacing will be enough, but if its determined that additional impacts will occur on the adjacent open space, the applicant shall provide written authorization from the owner of the open space prior to disturbance.*

RECOMMENDATION: Based on the above findings within this memo of record, staff finds that the application meets the requirements of the CDC for the Final Architecture Review.

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 Final Architecture 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 July 27, 2021, with the following Specific Approvals:

- 1) Design Review Board Specific Approvals:
Tandem Parking

and, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall submit proposed floorplans for Building 100 to the Town of Mountain Village Housing Authority for review and approval. The applicant shall simultaneously provide these plans to the Planning Division

- for the appropriate design review approval for the conversion of the existing commercial space into 2 additional employee condominium units.
- 2) Prior to the issuance of a building permit, the Applicant shall receive approval from the Town Forester for the proposed landscaping plan as well as obtain a tree permit for any tree removal on the site.
 - 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 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.
 - 5) Prior to the issuance of a Certificate of Occupancy, the Owner of Lot 30 enter into a development agreement memorialize the underlying parking requirements per unit and designating that all parking at Lot 30 shall not be sold or otherwise conveyed away from the LCE or GCE of the development.
 - 6) Town of Mountain Village 1997 Deed Restrictions for each built 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.
 - 7) The Owner of Lot 30 shall enter into a development agreement with the Town of Mountain Village to specify that all unconstructed employee condominium density assigned to Lot 30 must be constructed and completed within 5 years of the issuance of a Certificate of Occupancy for 98 Aspen Ridge.
 - 8) 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.
 - 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
 - 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
 - 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments outside of Lot 30.
 - 12) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior material.
 - 13) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

This motion is based on the evidence and testimony provided at a public hearing held on August 5, 2021, with notice of such hearing as required by the Community Development Code.

John A. Miller

From: Finn KJome
Sent: Monday, June 21, 2021 3:30 PM
To: John A. Miller
Subject: RE: Lot 30 Staff Referral Comments

Hi John,

Hopefully this email will be clear direction for the applicant. 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.

Finn

Finn KJome
Public Works Director
Town of Mountain Village

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, June 18, 2021 10:44 AM
To: Finn KJome <FKJome@mtnvillage.org>
Subject: FW: Lot 30 Staff Referral Comments

Hey Finn –

The Lot 30 development team has requested some clarification of your comments related to the access on Aspen Ridge. Is there any way you could provide some more detail on the access preference, and if the town does in fact want access to be taken off of aspen ridge?

Thanks,
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

Review comments by TOMV staff forester, Michael Otto

New Single Family home located at Lot 163RC, 105 Prospect Creek.

https://townofmountainvillage.com/site/assets/files/34871/163rc_website_and_referral_packet.pdf

Diversity of planting clause is not met. 8 bristlecone pine of 35 trees = 22-23%.

New Multi-Family Condo Building located at Lot 30, 98 Aspen Ridge.

https://townofmountainvillage.com/site/assets/files/34830/lot_30_dr_and_dtrz_referral_packet.pdf

A landscaping plan is not provided. Landscaping will be addressed in detail as part of the second design review.

A wildfire mitigation plan has not yet been provided. Because of the size of construction related to the size of the lot, zone 1 designation would extend onto adjacent open space.

Single Family Home located at Lot 165-7, 170 Cortina Drive.

https://townofmountainvillage.com/site/assets/files/34872/lot_165-7_website_and_referral_packet.pdf

Wildfire mitigation plan and landscape plan are not included.

Single Family Home located at Lot 325, 430 Benchmark Drive.

https://townofmountainvillage.com/site/assets/files/34873/lot_325_website_and_referral_packet.pdf

A landscape plan is not yet provided. It will be submitted with the Final Architecture Review plan. Because the primary goal of the landscape plan is to retain as much existing vegetation as possible, I would recommend exempting live Aspen removal from Zone 1 requirements.



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Address: Lot 30 98 Aspen Ridge
Mountain Village, CO 81435

Architect: Zehren and Associates, Inc.

- 1) The structure shall require a monitored sprinkler system in compliance with NFPA 13R.
- 2) A Fire Department Connection installed on one side of the porte cochere. 4.5" Storz fitting.
- 3) Porte cochere height shall meet IFC 503.2.1 Dimensions.
- 4) The address numbers shall be reflective coated or outlined with a reflective coating.
- 5) Knox Box installed 60" from grade above the FDC.

John A. Miller

From: Jim Loebe
Sent: Monday, April 19, 2021 7:23 AM
To: John A. Miller
Cc: Finn KJome
Subject: Re: Lot 30, 98 Aspen Ridge Referral Packet for May 6 DRB

Hey John,

I know there's a swath of TSG open space between lot 30 and the blvd, but we really want to make sure that we get a real sidewalk between Aspen Ridge Road and the bridge out of the developer. It would be great if we could tie into the trail down to the peaks too. This may already be addressed in the packet. I didn't go that deep.

Thanks!

Jim Loebe
Transit Director
Town of Mountain Village
jloebe@mtnvillage.org
W 970 369 8300
C 970 729 3434

On Apr 16, 2021, at 3:31 PM, John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon All –

Please find the following referral for a New Multi-Family Condo Building located at Lot 30, 98 Aspen Ridge. There is also a concurrent request to increase the density of the site for a total of 16 units and 2 employee units. This item will be heard by the DRB at the May 6 hearing with council hearings later in May and June.

1. Multi-Family, Lot
30: https://townofmountainvillage.com/site/assets/files/34830/lot_30_dr_and_dtrz_referral_packet.pdf

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

Best,
J

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



To: John Miller,
From: Bill Frownfelter, P.E., SEH Senior Engineer
Paul O'Neil, P.E., SEH Senior Engineer
Date: July 8, 2021
Re: Lot 30 Development Submittal, Town of Mountain Village

Background – Avventura, LLC. submitted an application for development of Lot 30, Town of Mountain Village for development of 16 Condominium Units and 3 Workforce Housing Units. In conjunction with this application SEH, Mountain Village Town Engineer, was tasked with commenting on the (1) traffic generation calculations, (2) required parking and loading areas, and (3) access to the property.

Traffic Generation – Anticipated Traffic Generation is presented on sheet 30 of the Revised DRB Submittal, prepared by Zehren and Associates, Inc. and dated March 16, 2021. The proposed project will have minimal impact on the Peak hour rates as shown by the Zehren analysis on Sheet 30. However, the Average Daily Traffic (ADT) will increase to 66 trips from 30 trips using the proposed Recreation Home (ITE code 260) vs Small office building (ITE code 712). When analyzing traffic, it is typically most important to evaluate the peak hours which Zehren has done and although the ADT will double the impact on traffic to the neighborhood should be minimal.

Required Parking – Anticipated Parking Generation is presented on sheet 29 of the Revised DRB Submittal, prepared by Zehren and Associates, Inc. and dated March 16, 2021. The proposed parking rates are based upon 1.5 spaces per unit outside the Village Center and 1 space per unit inside the Village Center in accordance with Section 17.5.8 of the Town of Mountain Village Community Development Code. Zehren has evaluated both the requirements due to the proximity of Lot 30 to the boundary of the Village Center. The proposed parking spaces which will be provided is 33 which would exceed the more onerous requirements of outside of the Village Center by 3.5 spaces. Additionally, the proposed development intends to utilize tandem parking for 20 of the spaces utilizing the provision for 24-hr valet or key lockbox services.

Property Access – The applicant proposes to meet the requirements of CDC 17.5.8.C.10 off-site in the Blue Mesa Delivery and Parking Zone across Mountain Village Blvd from the site. After conferring with the Mountain Village Public Works Director, the access off Aspen Ridge Road seems appropriate given the traffic congestion an access onto Mountain Village Blvd would cause. With the proximity of the Granita to the Aspen Ridge Drive/Blue Mesa intersection and considering the steepness of the Granita Access and poor visibility there, another access to the property across from Granita would compound the current congestion/safety issues in that area.

Loading Areas – Proposed loading area is presented on sheet 31 of the Revised DRB Submittal, prepared by Zehren and Associates, Inc. and dated March 16, 2021. The applicant proposes utilizing off-site large truck loading in the Blue Mesa parking lot. Sheet 32 of the applicant’s submittal, shows the required wheel path for a semi-truck to turn on-site. This exhibit shows the impacts onto Mountain Village Blvd, and this only works with two accesses to the site. Per the “Property Access” paragraph above, an access directly onto Mountain Village Blvd is not desirable. After conferring with the Public Works Director and Planning Department, use of the Blue Mesa Lot for off-site loading/unloading seems appropriate.



July 26, 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 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. The remaining commercial area will be converted into one, (1), employee unit.

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 also 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 units 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
050 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. The Commercial space will be converted to one (1) Employee unit.

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 a total of three (3) Employee units in the project.

- 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 average height is 39.9 feet, 8.1 feet below the maximum average height limit.
- The absolute height does not exceed a maximum dimension of 53 feet when measured to a building ridge or mechanical “chimney”.
 - The maximum height exceeds 52, but does not exceed feet 53 feet in six locations.
 - Two locations are mechanical “chimneys”, or vents above elevators.
 - All other locations are roof ridges where the natural grade is significantly lower than the proposed grades at the outer edges of the structure.

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, the Future Land Use plan does locate a portion of Lot 30 within the Village Center Sub-Area Plan. Given the project occupies a meaningful location as a visual “transition” or “gateway” into the more dense Village Center the design steps in scale from the Aspen Ridge multi-family structures southwest of lot 30, to the taller, higher density structures of Mountain Village, including Granita, located directly across Mountain Village Boulevard and the Meadows Ski Run to the north and east.

In addition, stucco (27%) has been incorporated as a “subordinate exterior material” in order to relate more closely or “bridge” between the Granita Building and the Aspen Ridge Condominiums. Although only slightly less than the use of wood (28%), stucco is clearly subordinate to the use of stone (35%). (CDC 17.5.6.E.4).



Aspen Ridge Condominiums - Estimated +/- 45% Stucco on the primary street façade





Granita - Village Center - Estimated +/- 50% Stucco

Likewise, the structure has been designed to comply with CDC design requirements including:

- Making use natural boulder walls to transition grades while minimizing the use of structural site retaining walls.
- Grounding the building to the site with the use of stone as the primary exterior finish material
- 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.
- Applying Decks, balconies, and bay windows to create variety, visual interest, and detail on the exterior elevations to minimize any perceived mass.
- Using naturally weathering 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 35 spaces have been provided as part of the project; an excess of more than 5 spaces beyond the CDC requirement of 29.5 spaces 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), spaces 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.)
- In addition, 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 (35 Spaces)

- **10 Units:** Twenty, (20), enclosed tandem spaces at a rate of two spaces per unit, which will be designated on the project condominium map as Limited Common Elements for the exclusive use of the 10 labeled units. (CDC 17.5.8.B.2.c.i.(a)).
 - Required spaces for these 10 units are 1.5 spaces x 10 units = 15.0 spaces.
- **9 Units:** Required spaces for these 9 units are 1.5 spaces x 9 units = 13.5 spaces, (9 designated LCE spaces + 4.5 GCE spaces).
 - Nine, (9), enclosed spaces at a rate of one space per unit, which will be identified in the project condominium map as Limited Common Elements, (LCE's), for the exclusive use of each of the nine labeled units. CDC 17.5.8.B.2.c.i.(a).
 - Five, (5), exterior spaces, will be identified in the condominium map as a General Common Element, (GCE), for the use of the project. (CDC 17.5.8.B.2.c.i.(b)).
- **Maintenance Space:** One, (1), exterior space is provided for short-term maintenance space, which will be designated in the project condominium map as a General Common Element, (GCE), for the use of the project. (CDC 17.5.8.A.4.).
- **Lock Box:** 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.).
- **Conveyance:** 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). Please also reference the attached review of traffic and parking provided by the town engineer.

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 the 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.
 - The 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.
 - Due to configuration and grading of the lot and adjacent roadways, 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 southwest 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)

Minimal site lighting related to building egress in accordance with adopted life safety codes has been indicated. No surface or decorative lighting fixtures have been indicated in the attached lighting plan.

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.

A handwritten signature in black ink, appearing to read 'Timothy Losa'.

Timothy Losa, AIA, NCARB
Zehren and Associates, Inc.