

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING **REVISED** AGENDA
TO BE HELD IN PERSON
THURSDAY DECEMBER 2, 2021 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO**

| | Time | Min. | Presenter | Type | |
|-----|-------|------|---------------------|----------------|--|
| 1. | 10:00 | | Chair | | Call to Order |
| 2. | 10:00 | 5 | Quinn-Jacobs | Action | Reading and Approval of the November 4, 2021, Regular Design Review Board Meeting Minutes. |
| 3. | 10:05 | 45 | Ward/ Applicant | Quasi-Judicial | Consideration of a Design Review: Initial Architecture and Site Review for a new single family detached condominium on Lot 649R Unit 17, 17 Boulders Way, pursuant to CDC Section 17.4.11. |
| 4. | 10:50 | 30 | Grubb/ Applicant | Quasi-Judicial | Consideration of a Design Review: Initial Architectural and Site Review for a new single-family home on Lot 536, 219 Russell Drive |
| 5. | 11:20 | 30 | Ward/ Applicant | Quasi-Judicial | Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 166AR2-7 Stonegate Drive, pursuant to CDC Section 17.4.11 |
| 6. | 11:50 | 30 | Lunch | Lunch | Lunch |
| 7. | 1:20 | 30 | Grubb/ Applicant | Quasi-Judicial | Consideration of a Design Review: Final Architectural Review for a new single-family home on Lot 729 R-6, 89 Pennington Place |
| 8. | 1:50 | 5 | Ward/ Applicant | Quasi-Judicial | Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 138, 100 Stonegate Drive, pursuant to CDC Section 17.4.11, Review and Recommendation to Town Council of a Variance application, pursuant to CDC Section 17.4.16 Staff is requesting that this item be continued to the January 6, 2021 regular DRB Meeting |
| 9. | 1:55 | 45 | Ward/ Applicant | Quasi-Judicial | Conceptual work session for Lot 138, 100 Granite Ridge, to develop new Single-Family home, pursuant to CDC sections 17.4.11. and 17.4.16 |
| 10. | 2:40 | | Chair | | Adjourn |

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

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

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY NOVEMBER 4, 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 10:00 AM on NOVEMBER 4, 2021

Attendance

The following Board members were present and acting:

Banks Brown
Greer Garner
Cath Jett
Liz Caton
Adam Miller

The following Board members were absent:

Shane Jordan (2nd alternate)
Ellen Kramer
Scott Bennett (1st alternate)
David Craige

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
Brian Grubb, Senior Planner
Amy Ward, Planner
Samuel Quinn-Jacobs, Planning Technician

Public Attendance:

Phil Evans

Item 2. Reading and Approval of the October 7, 2021 Regular Design Review Board Meeting Minutes.

Amy Ward: Presented as Staff

On a **MOTION** by **Jett** and seconded by **Miller** the DRB voted unanimously to approve the minutes from the October 7, 2021 Meeting.

Item 3 Reading and Approval of the Regular Design Review Board Meeting Schedule for 2022

Michelle Haynes: Presented as Staff

On a motion by **Garner** and seconded by **Jett** DRB voted unanimously to approve the Design Review Board meeting schedule for 2022 inclusive of noting the July meeting date is July 7, 2022

Item 4. Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 515, 134 Russell Drive, pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff

Dylan Henderson: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Caton** DRB voted 4-1 (Jett dissented due to proximity to wetland) to approve the Final Architectural Review for a new single-family home located at Lot 515, based on the evidence provided within the Staff Report of record dated October 25, 2021, with the following specific approvals:

Design Variation:

- 1) Landscaping - Diversity of Species

DRB Specific Approval:

- 1) Materials – Metal Fascia
- 2) GE Encroachments – Retaining wall, hammerhead and landscape grading
- 3) Tandem Parking

And with the following conditions:

- 1) Prior to building permit, the applicant shall specify the fuel source for all solid fuel burning devices including the firepit indicated on the landscape plan.
- 2) Prior to building permit the applicant shall work with Town staff to designate an appropriate area for off-site construction parking.
- 3) Prior to the issuance of a certificate of occupancy, a revocable general easement agreement must be executed to capture all GE encroachments inclusive of landscaping elements (only if associated irrigation is also found in the general easement). An associated exhibit to the agreement is a necessary part of the legal document.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 6) 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

7) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot.

Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

8) Prior to final review the applicant will amend the construction mitigation plan for approval by staff and one DRB member such that the silt fencing will be moved out of the wetland.

Item 5. Review and recommendation to Town Council regarding Density Transfer and Rezone located at Lots 243AR and 243BR, 100 Hang Glider Drive, to transfer one single-family unit of density into the density bank.

Brian Grubb: Presented as Staff

Chris Hawkins: Presented as Applicant

Public Comment: Phil Evans

On a motion by **Miller and** seconded by **Garner** DRB voted unanimously to recommend to Town Council, an Ordinance regarding the Density Transfer and Rezone application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lots 243 AR and 243 BR and transfer 1 single-family density unit (4-person equivalent density) to the density bank based on the evidence provided within the Staff Report of record dated October 25, 2021,

And with the following conditions:

1. Prior to the recordation of the associated ordinance approving the Density Transfer and Rezone, the owner must obtain Town Council approval of the Class 5 Minor Subdivision.
2. The owner of record of density in the density bank, shall be responsible for all dues, fees, and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.
3. 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.

This motion is based on the evidence and testimony provided at a public hearing held on November 4, 2021 with notice of such hearing as required by the Community Development Code.

Item 6: Lunch

Item 7. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 166AR2-7, 6 Stonegate Drive, pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff

Dylan Henderson: Presented as Applicant

Public Comment: None

On a motion by **Caton** and seconded by **Jett** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 166AR2-7, based on the evidence provided within the Staff Report of record dated October 25, 2021, with the following design variations and specific approvals:

Design Variation:

- Landscaping – diversity of species

DRB Specific Approval:

- Parking Waiver
- GE encroachment – grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the height compliance drawings.
- 2) Prior to final review, the applicant shall provide a photometric study.
- 3) Prior to final review, the applicant shall revise the address detail to include a lighting specification, and to indicate the numerals will be coated with a reflective surface.
- 4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
- 5) Prior to final review, the applicant shall revise the construction mitigation plan per the comments of this memo.
- 6) Prior to building permit, the applicant shall work with the Town Forrester to ensure they are meeting the Zone 2 crown to crown spacing required for fire mitigation.
- 7) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 8) Prior to building permit, the applicant shall provide proof of an access agreement with the owner of Lot OS 166R, if still being used for construction staging.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 10) Prior to a certificate of occupancy, a GE agreement shall be executed recognizing approved encroachments into the GE.

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

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

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.

Item 8. Consideration of a Design Review: Final Architectural and Site Review for a new single-family home on Lot 729R-6, 89 Pennington Place, pursuant to CDC Section 17.4.11. To be continued to the December 2, 2021 DRB Meeting.

On a motion by **Jett** and seconded by **Caton** DRB voted unanimously to continue, the consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 729R-6, 89 Pennington Place, pursuant to CDC Section 17.4.11. to the Regular Design Review Board Meeting on December 2, 2021

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the November 4, 2021 meeting at 11:42.

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician



TO: Mountain Village Design Review Board
FROM: Amy Ward, Planner
FOR: Design Review Board Public Hearing; December 2, 2021
DATE: November 17, 2021
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 649R-17, 17 Boulders Way

APPLICATION OVERVIEW: New Single-Family Home on Lot 649R-17

PROJECT GEOGRAPHY

Legal Description: UNIT 17, THE BOULDERS AT MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 24, 2003 IN PLAT BOOK 1 AT PAGE 3096, AND AS DEFINED AND DESCRIBED IN THE DECLARATION FOR THE BOULDERS AT MOUNTAIN VILLAGE RECORDED JANUARY 24, 2003 UNDER RECEPTION NO. 354564, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 17 Boulders Way

Applicant/Agent: Tammy Brand and John Miller

Owner: Tammy Brand and John Miller

Zoning: Multi-Family

Existing Use: Vacant

Proposed Use: Single Family detached condo

Lot Size: 2,517 s.f.

Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

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

Case Summary: Tammy Brand and John Miller, the owners are requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family detached condominium on Lot 649R-17, 17 Boulders Way. The Lot is approximately 2,517 s.f. and is zoned multi-family. The overall square footage of the home is approximately 2,408 gross square feet, with 2,015 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 | 36' 6" |
| Maximum Avg. Building Height | 35' (gable) Maximum | 24' 4" |
| Maximum Lot Coverage | 65% (1,636s.f.) | 63.9% (1,608 s.f.) |
| General Easement Setbacks | No encroachment | Setback encroachment |
| Roof Pitch | | |
| Primary | | 8:12 |
| Secondary | | 4:12 |
| Exterior Material | | |
| Stone | 35% minimum | 29.3% |
| Glass | 40% maximum | 6.5% |
| Parking | 2 spaces | 2 interior |

DRB Specific Approval:

- 1) Setback encroachment

Design Variation:

- 1) Exterior Materials – Stone Percentage
- 2) Landscaping – Request for smaller diameter trees
- 3) Exterior Lighting – Sconces on second level deck
- 4) Road and Driveway Standards – driveway less than 12' in width

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 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 max average height is listed at 22' 4". The

parallel plane projection is showing that the home is clearly under the 40' limit at all elevations. This home appears to be meeting all of the height requirements of the CDC.

17.3.14: General Easement Setbacks

Lot 649R-17 is burdened by a (10) foot setback to the north, (5) foot setbacks to the east and west, and a (3) foot setback to the south. There is no GE area on the property.

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 within the GE, not listed above will require encroachment agreements between the property owner and the Town.

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

- *Utilities: Given Lot 649R-17's location and the location of the existing utilities, the setback area will need to be crossed on the north side of the lot for all utilities.*
- *Landscaping: There is proposed new planting in the north, south and eastern setback areas.*

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

- *Roof overhangs protrude into all setback areas*
- *The third level deck protrudes into the north setback area.*

Staff: The encroachments listed are above grade and seem in line with other encroachments seen in the Boulders subdivision. The HOA has approved the above encroachments. DRB should discuss whether these encroachments seem reasonable, and if so, a specific approval should be granted.

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 style home is a simple gable form with just enough relief provided by small areas of cut-out and the addition of a shed roofed entry and garage to give it visual interest. Locally sourced materials of beetle kill pine and sandstone also help tie it to the area. Staff believes this home will fit nicely in its neighborhood and represent an economical and low maintenance home that can stand up to our difficult high-altitude environment.

17.5.5: Building Siting Design

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

Staff: The lots in the Boulders development are quite small with no natural vegetation. They are also quite flat. This proposed home should blend well into the existing neighborhood, in form it will sit quite proudly on the lot, similar to all of the homes in that area. In material, it attempts to span the distance towards a more natural state.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation.

Staff: The stone base of the home in addition to the stone clad pillars give this structure a sense of groundedness. The garage addition offsets some of the vertical feeling of the gable form and increases the lower overall massing of the structure.

The proposed materials of square cut local sandstone combined with a darker corrugated metal siding also lend a heavier feeling to the home. Staff feels that the home is meeting the intent of the CDC in form.

17.5.7: Grading and Drainage Design

Staff: The grading plan shows positive drainage away from the home with no re-grading necessary.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior parking spaces on their plan. The CDC requires two spaces in multi-family development outside of the Village Center and does not designate interior vs. exterior parking. Proposed parking is meeting all CDC regulations.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan that includes only deciduous trees. No species were called out. The applicant is requesting a design variation to allow for planting smaller diameter trees than required by the CDC. The Town Forester is in support of the variation. If DRB finds this appropriate than a design variation should be granted.

17.5.11: Utilities

Staff: Existing utilities pedestals are on the NE side of the lot. The applicant proposes moving these further to the east to move them away from the front deck area. There is also an existing street light post on the NW corner which is also proposed to be re-located further west. It should be noted that this will be done at the applicant's expense. All other utilities are found in Boulder's way.

17.5.12: Lighting Regulations

Staff: A lighting plan was provided. Because the home is under 3600 s.f. no photometric study is required. The wall mounted sconce specified meets the requirements of the CDC in terms of luminosity and color. The applicant is requesting a design variation for three of these sconces on the third-floor decks. Staff believes that the proposed location of these sconces, will allow little if any light to be seen directly from ground level. DRB should discuss whether this variation is appropriate and if so, a design variation should be granted. There is one step light which is meeting all provisions of the code. The LED strip light at the address monument exceeds the maximum allowable luminosity and should be re-specified prior to final review.

17.5.13: Sign Regulations

Staff: There is no address monument proposed. The address will be posted to the house; however, the applicant should provide more detail of this, indicating numeral material and indicating that it will be reflective in case of a power outage. The light source is downlit, however exceeds maximum allowable lumens and should be re-specified prior to final review.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: There are no trees on the site. The applicant has not provided a fire mitigation plan, but due to the small nature of the lot and the absence of trees it was waived by staff. New plantings consist of only deciduous trees and were approved by the Town Forester.

17.6.6: Roads and Driveway Standards

Staff: The driveway of the home appears to be only 10' in width. The minimum required per code is 12'. The slope is meeting code at 4%. If DRB finds 10' acceptable due to the short nature of the drive, then a design variation to the road and driveway standards should be granted.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does not include any solid fuel burning devices.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The entire lot is fenced, and there is appropriate silt fencing shown on the downhill side of the lot. There is no parking indicated on the plan. The applicant does have permission from the lot owner directly across the street for additional construction mitigation and parking. Given the additional space, staff has no concerns regarding this construction mitigation plan.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 166AR2-7649 R, Unit 17, 17 Boulders 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 single-family home located at Lot 649R, Unit 17, based on the evidence provided within the Staff Report of record dated November 18, 2021, with the following design variations and specific approvals:

Design Variation:

- 1) Exterior Materials – Stone Percentage
- 2) Landscaping – Request for smaller diameter trees
- 3) Exterior Lighting – Sconces on second level deck

- 4) Road and Driveway Standards – driveway less than 12' in width

DRB Specific Approval:

- 1) Setback encroachment

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the address sign detail.
- 2) Prior to final review, the applicant shall specify an alternate light fixture for the address sign.
- 3) 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.
- 4) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 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) 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
- 7) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

DESIGN REVIEW LOT 649R UNIT 17

PIEDRAS17, A CUSTOM DEED-RESTRICTED
HOME IN THE BOULDERS SUBDIVISION



Summary

Our names are Tammy Brand and John Miller, and we are the owners of a deed-restricted condominium land unit located within the Boulders Subdivision. We are proposing to construct a 2,400 square foot, three-story single-family home in a mountain modern design. The project aim was to provide an affordable design incorporating the strong elements of the Mountain Village. We believe that historical mountain design has by necessity utilized local construction materials and our goal was to try and do the same when possible. Our home features regionally sourced light grey horizontally arranged rectangular sandstone, light-stained beetle kill ponderosa pine from the Uncompahgre National Forest, and galvalume metal material providing a solid low maintenance exterior finish.



CDC STANDARDS

| CDC Provision | Requirement | Proposed |
|-----------------------------|----------------------------------|------------|
| Maximum Building Height | 35 + 5' (if gable form) maximum | 36'-6" |
| Maximum Avg Building Height | 30' + 5' (if gable form) maximum | 22'-4" |
| Maximum Lot Coverage | 65% | 63.9% |
| General Easement Setbacks | | |
| Roof Pitch | | |
| Primary | | 8:12 |
| Secondary | | 4:12 |
| Exterior Material | | |
| Stone | 35% | 29.30% |
| Windows/Doors | 40% maximum for windows | 6.5% |
| Parking | 2 spaces per unit | 2 enclosed |

COMPLIANCE WITH CDC STANDARDS:

Design Theme: The home fits well with the Mountain Village Design Theme and has tried to incorporate strong mountain themes of local stone, wood, and metal to provide for a long-lasting durable deed-restricted home.

Building Design: The home has been grounded using grey Timber Ridge Sandstone on most of the homes lower level. Although only at 29% of the required 35% stone, we feel that it does blend and ground well as it relates to other homes in the Boulders Neighborhood. The corrugated metal siding proposed is not intended to rust but is instead a galvalume product that will patina in the same manner as the roof. The wood is intended to be sourced locally from regional mills working on the Uncompahgre National Forest and as of now we are intending to use Ponderosa Pine..

Parking: The home provides 2 interior parking spaces in a tandem configuration.

Landscaping: The intends to meet the provisions of the CDC for landscaping but does request that the Board as part of a design variation request allow for smaller diameter deciduous trees to be planted than otherwise required by the CDC.

Exterior Materials

The home design features the following exterior façade materials:

- Timber Ridge Sandstone Stone Veneer
- Ponderosa Pine Wood Timbers 6x6
- Ponderosa Wood Siding 1x6 in Vertical and Horizontal Arrangement
- Wood Trim and Steel Cable Railing
- Ponderosa Fascia and Soffit
- Corrugated Ultra Batten Metal Siding
- Standing Seam Galvalume Metal Roof



Design Variations and Specific Approval Requests

Specific Approvals:

- Setback Encroachments: Due to the small odd shape of the unit, minor setback encroachments were necessary. These are roof and deck overhang encroachments in line with other encroachments in the Boulders.

Design Variations:

- Exterior Materials - Stone Percentage
- Landscaping - request to utilize smaller diameter trees
- Exterior Lighting - request to utilize dark sky rated sconces on second floor deck

Design Variations and Specific Approval Requests

We believe that the design variation requests are contextually compatible with the town design theme and the overall design theme of the Boulders. All requests are minimal and do not contradict the intent of the design regulations nor have a negative impact on the surrounding neighborhood. We feel that these requests balance the CDC regulations and the needs of the owners for the deed restricted unit.

- The Stone Percentage request is minimal at 6% variation. We feel that an additional 6% would feel forced.
- We intend to plant deciduous fruit trees such as sour cherry and possibly apple trees - more research to be done regarding high elevation trees.
- The proposed WAC sconce is low lumens and will help with light for outdoor living spaces without negatively impacting neighbors through glare. They will be located under existing rooflines.

THE BOULDERS AT MOUNTAIN VILLAGE UNIT 17 CUSTOM RESIDENCE

17 BOULDERS WAY
MOUNTAIN VILLAGE, CO 81435

RICHARD M. GILLILAND,
ARCHITECT

NM & CO LICENSED ARCHITECT

MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

| No. | Description | Date |
|-----|------------------------|------|
| 1 | DRB SET - FIRST REVIEW | TBD |
| | | |
| | | |
| | | |
| | | |

COVER / SURVEY

| | |
|----------------|------------|
| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |

Ao.o

Scale

SHEET INDEX

| | |
|------|------------------------------|
| A0.0 | COVER / SURVEY |
| A0.1 | SITE PLAN |
| A0.2 | LANDSCAPE PLAN |
| A0.3 | CONSTRUCTION MITIGATION PLAN |
| A0.4 | |
| C1.1 | GRADING & DRAINAGE PLAN |
| C1.2 | UTILITY PLAN |
| A1.0 | FLOOR PLANS |
| A1.1 | FLOOR PLANS |
| A2.0 | BUILDING ELEVATIONS |
| A2.1 | BUILDING ELEVATIONS |
| A3.0 | BUILDING SECTIONS |
| A4.0 | 3-D PERSPECTIVES |
| A4.1 | EXTERIOR LIGHTING SPECS |

PROPERTY / PROJECT INFO.

ZONING: TOWN OF MOUNTAIN VILLAGE; RESIDENTIAL

DESCRIPTION: MULTI-STORY SINGLE-FAMILY RESIDENTIAL

BUILDING TYPE: V

OCCUPANCY GROUP: R3

APPLICABLE CODES:

2020 NEC
2018 IRC, IBC, IMC, IPC & IFGC, 2018 IECC

TOTAL BUILDING GROSS AREA:

LIVING = 2,015sf (1st = 674sf, 2nd = 729sf, 3rd = 612sf)
GARAGE = 393sf
DECK = 176sf
BALCONY = 184sf

LOT SIZE: 2,517.19 sf

LOT COVERAGE: 63.9%

MAX. BUILDING HEIGHT: 40'-0" - (36'-6" PROPOSED - SEE ELEVATION SHEETS FOR MORE INFO.)

MAX. AVERAGE BUILDING HEIGHT: 35'-0" - (22'-4" PROPOSED - SEE ELEVATION SHEETS FOR MORE INFO.)

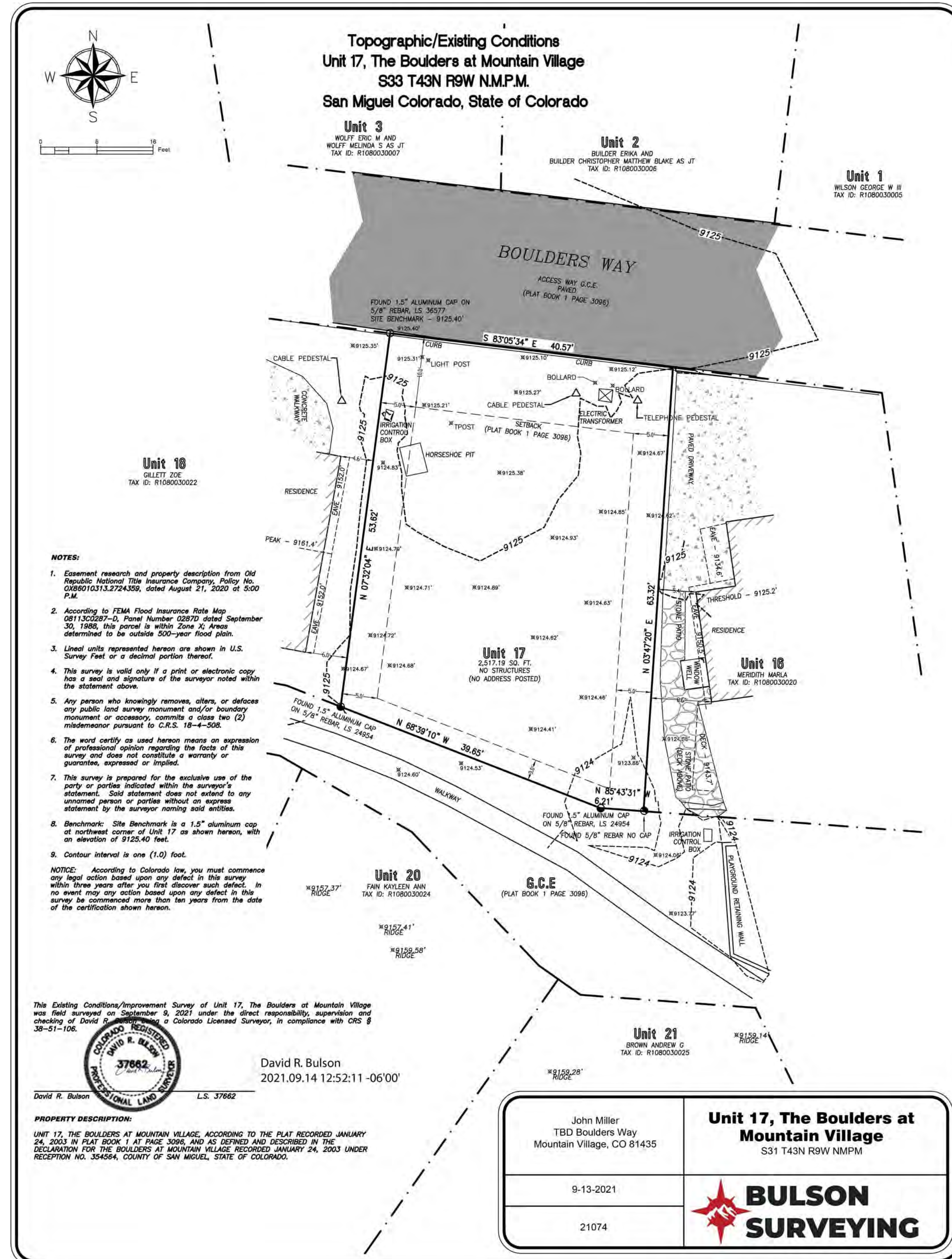
PARKING REQUIRED: 2 SPOTS - ((2) 9' X 18' SPACES PROVIDED IN GARAGE)

PROJECT CONTACTS

ARCHITECT:
Richard M. Gilliland, Architect
PO Box 329
El Prado, NM 87529
505.414.3564
richardgillili@yahoo.com

OWNER:
Tammy Brand & John Miller
Adams Ranch Rd., Unit 25
Mountain Village, CO 81435

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



RICHARD M. GILLILAND,
ARCHITECT

NM & CO LICENSED ARCHITECT

MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

| No. | Description | Date |
|-----|------------------------|------|
| 1 | DRB SET - FIRST REVIEW | TBD |
| | | |
| | | |
| | | |
| | | |

**CONSTRUCTION
MITIGATION PLAN**

| | |
|----------------|------------|
| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |






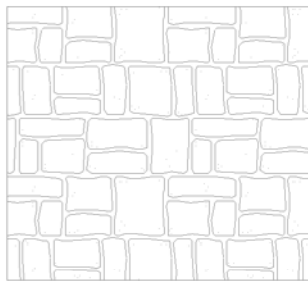




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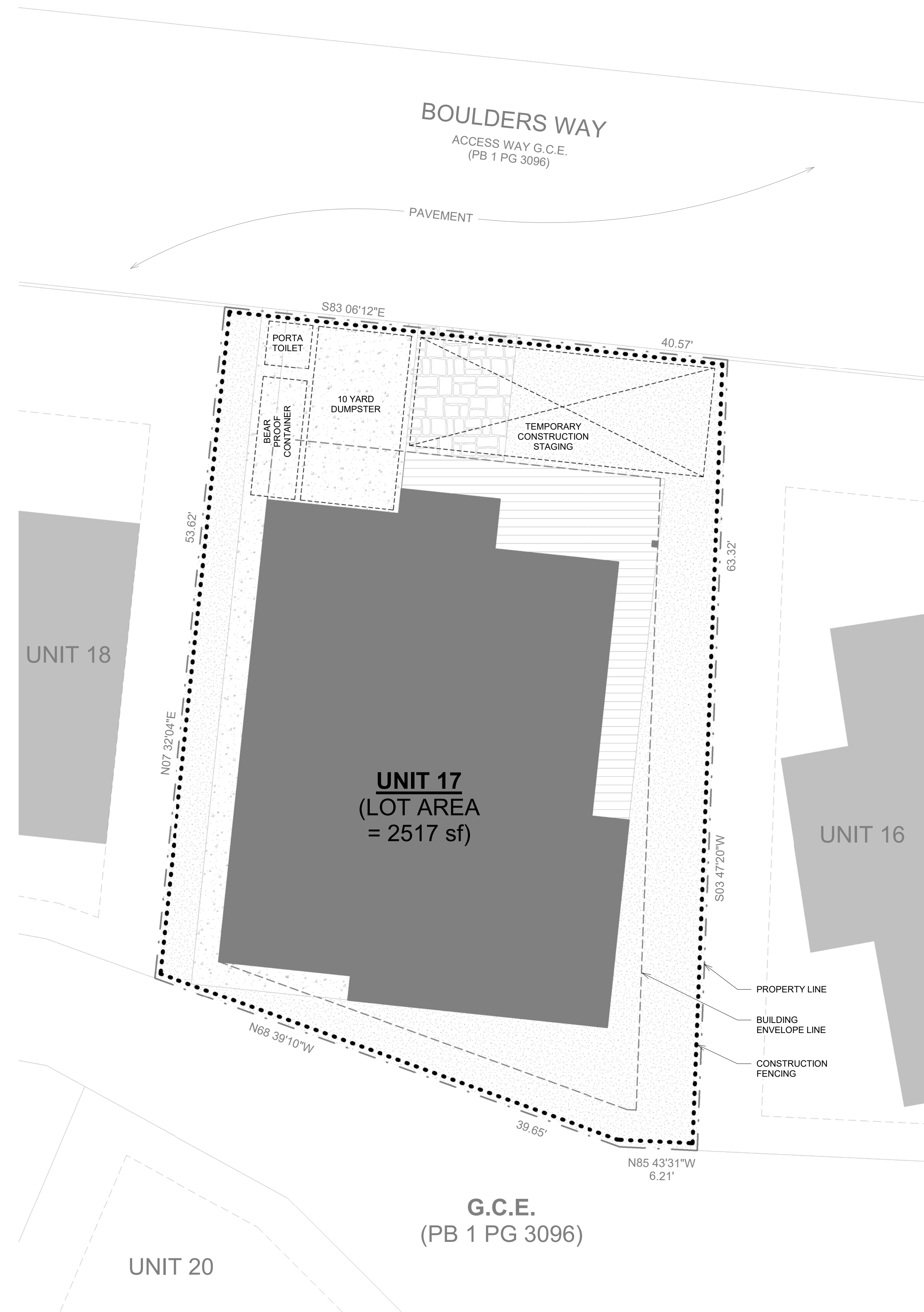
Scale 3/16" = 1'-0"

GENERAL NOTES:

- VACANT LOT ACROSS BOULDER WAY MAY BE USED FOR ADDITIONAL TEMP. CONSTRUCTION STAGING.
- ALL DEVELOPMENT SHALL COMPLY WITH CDC CONSTRUCTION MITIGATION REGULATIONS.
- COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.

LEGEND:

-  PROPERTY LINE
-  BUILDING ENVELOPE LINE
-  ROOF OVERHANG OUTLINE
-  TEMPORARY CONSTRUCTION FENCING
-  TEMPORARY CONSTRUCTION STAGING OUTLINES
-  STONE PAVER WALKWAY
-  WOOD FRAMED DECK - TREX DECKING
-  CDC NATIVE SEED MIX
-  CONCRETE PAVING
-  CONCRETE SLAB-ON-GRADE



1 CONSTRUCTION MITIGATION PLAN
3/16" = 1'-0"



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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-OFFS 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% STANDARD PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) STANDARD 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.

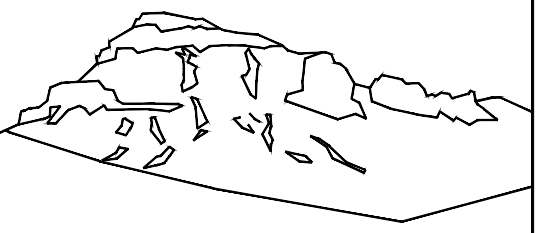
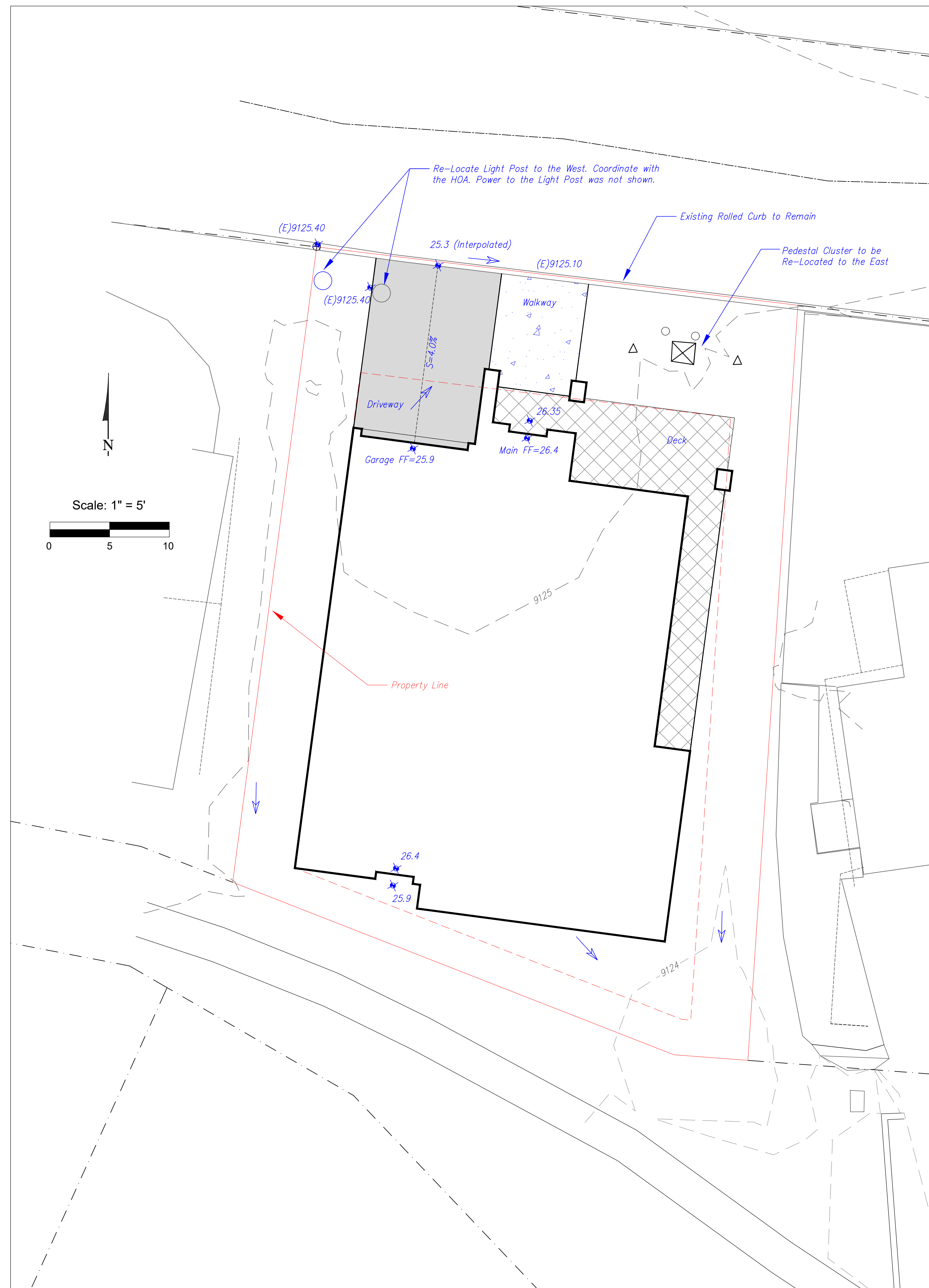
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

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).



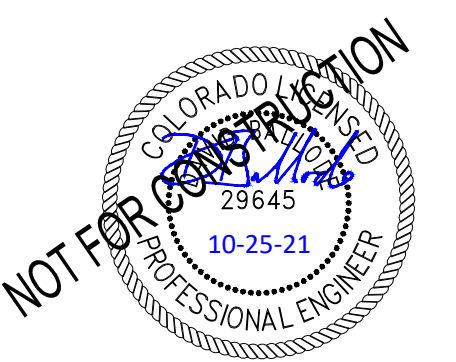
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-25

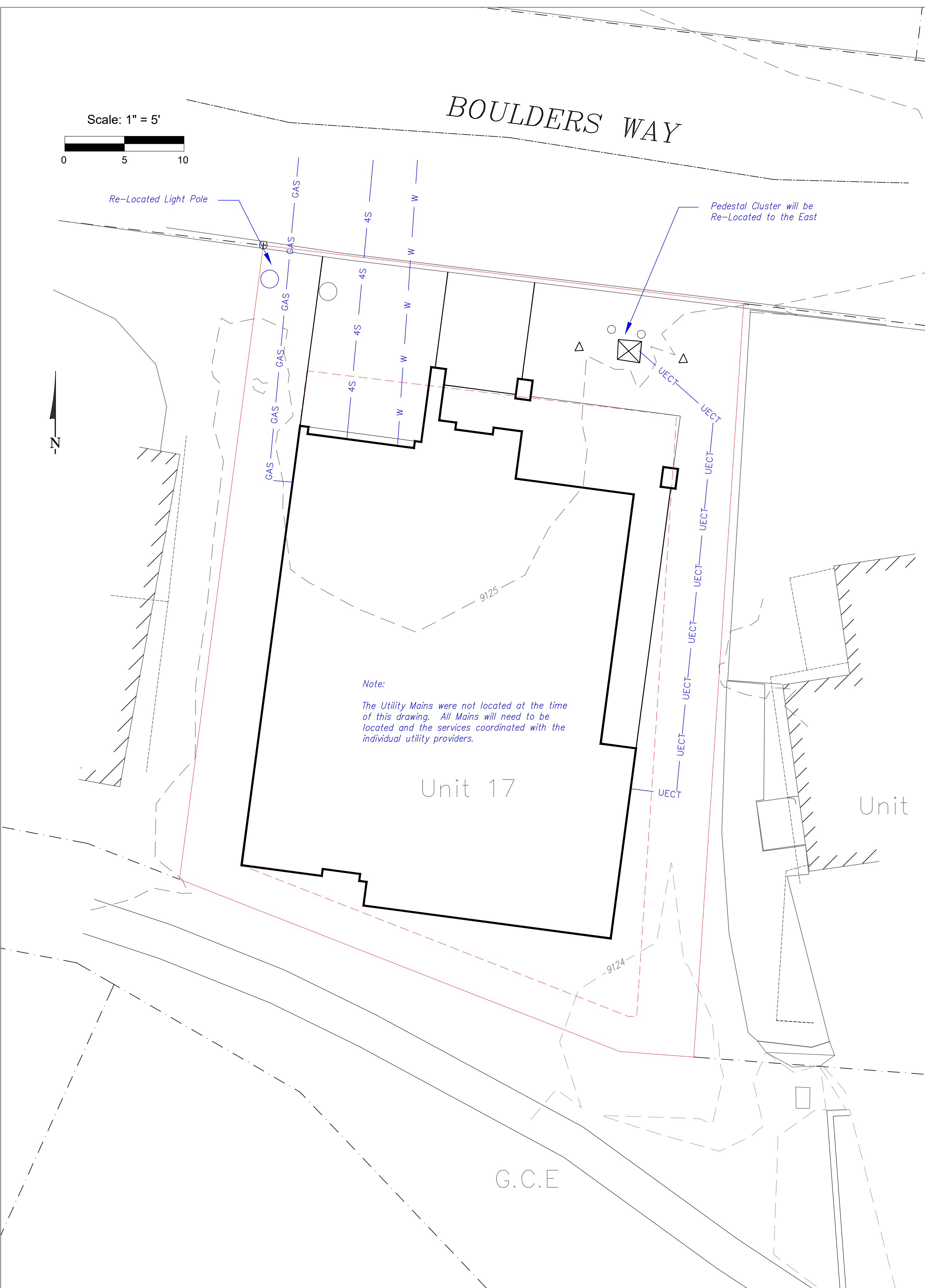
Miller Residence
Unit 17, The Boulders
Mtn. Village, CO



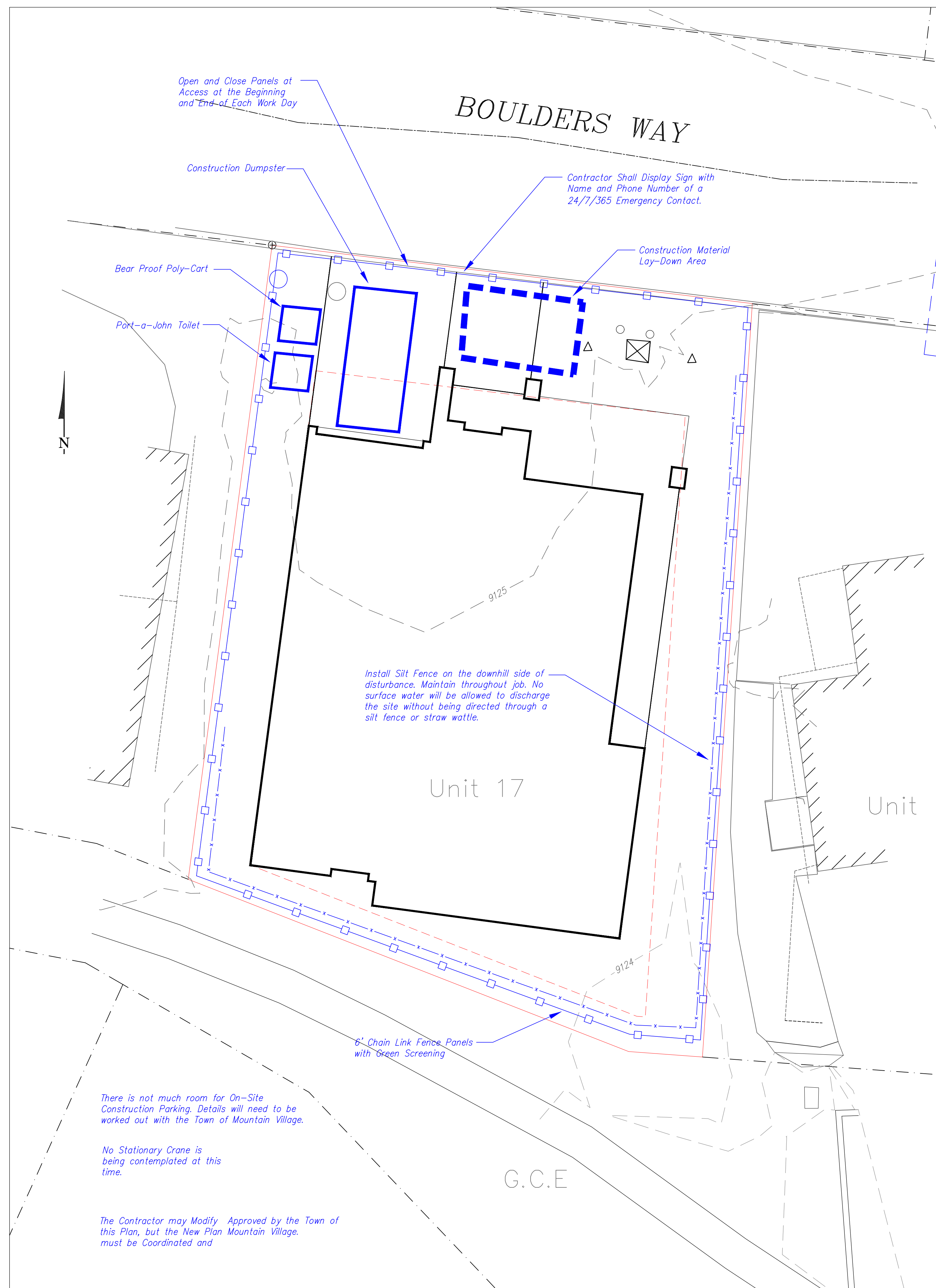
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes
and
Site Grading
and Drainage

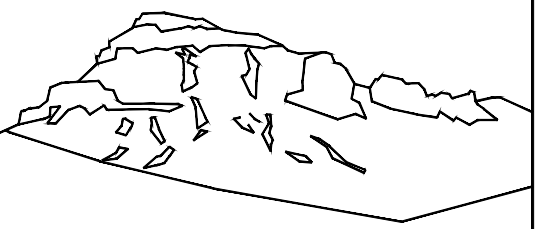
C1



Utility Plan



Construction Mitigation Plan



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
DRB SUBMITTAL 2021-10-25

Miller Residence
Unit 17, The Boulders
Mtn. Village, CO



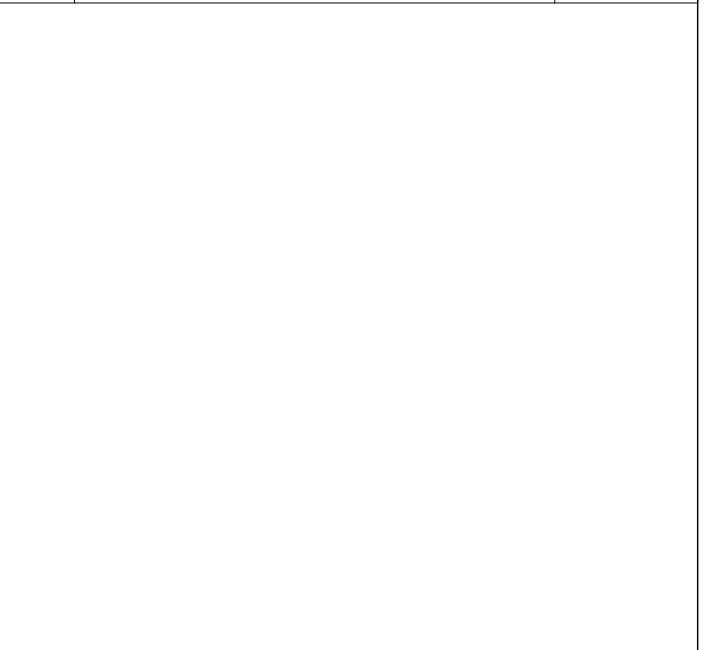
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Utility
and
Construction
Mitigation
Plans

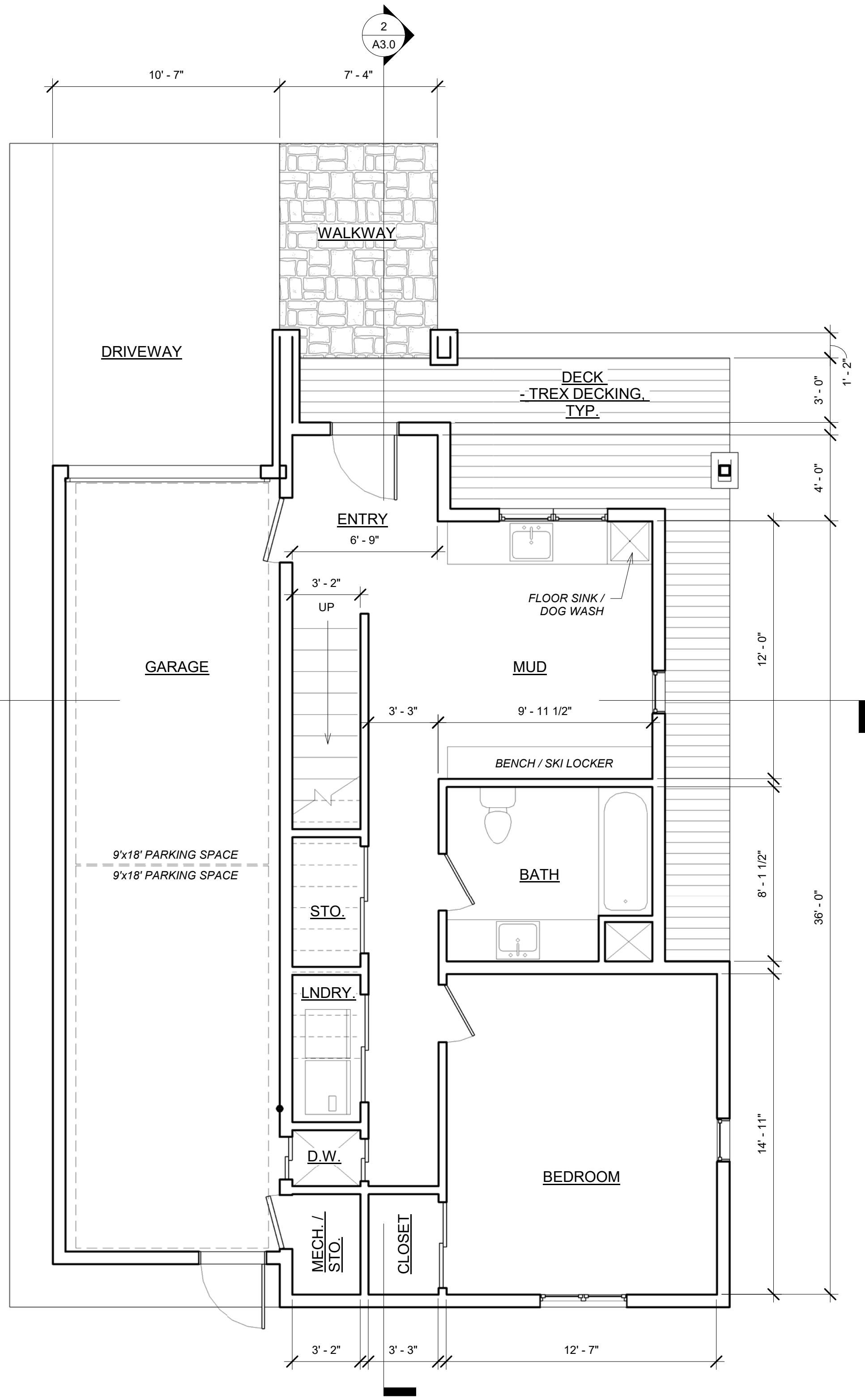
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MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

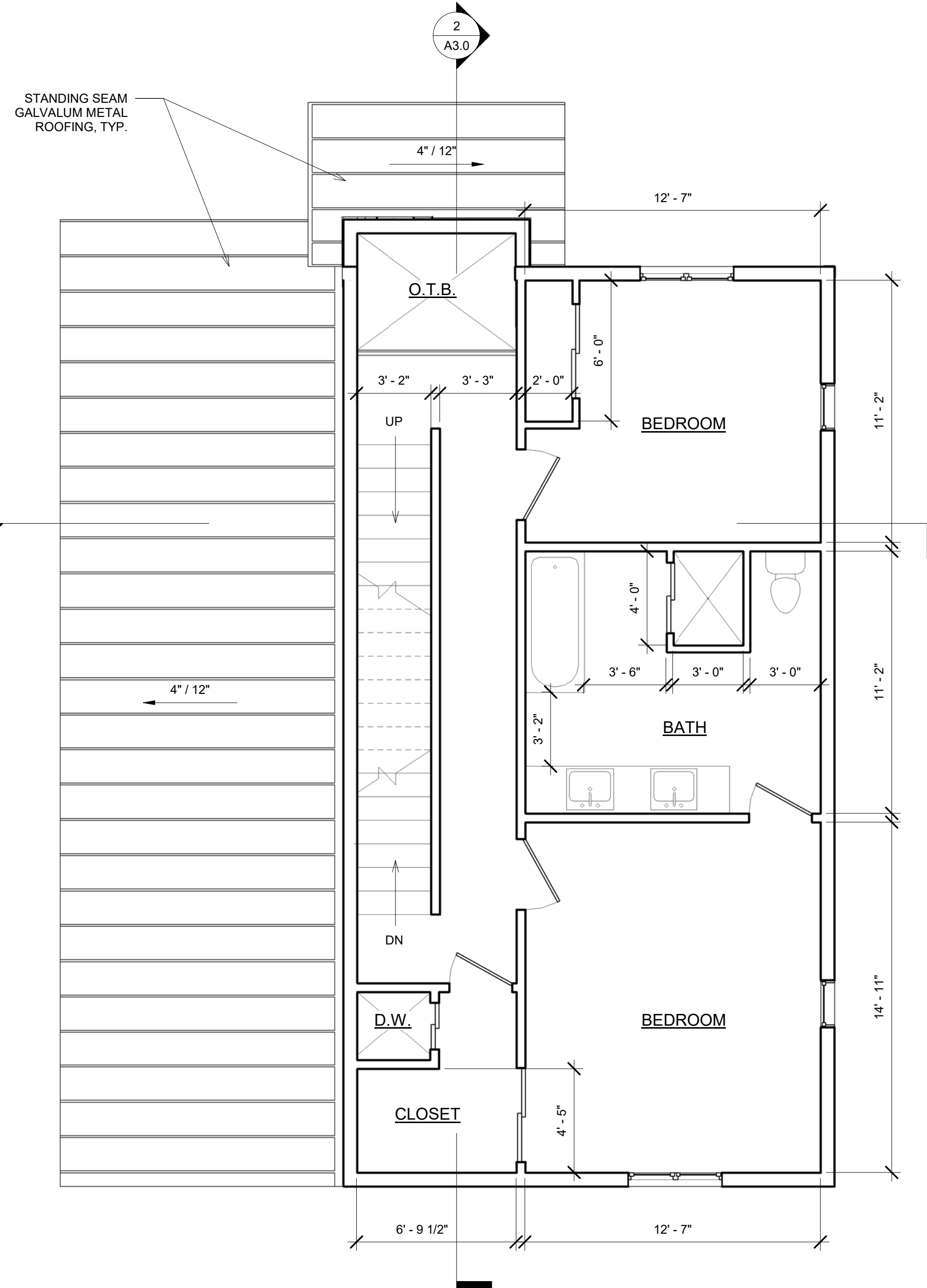
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| 1 | DRB SET - FIRST REVIEW | TBD |
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| FLOOR PLANS | |
|----------------|--------------|
| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |
| A1.0 | |
| Scale | 1/4" = 1'-0" |



① First Floor
1/4" = 1'-0"

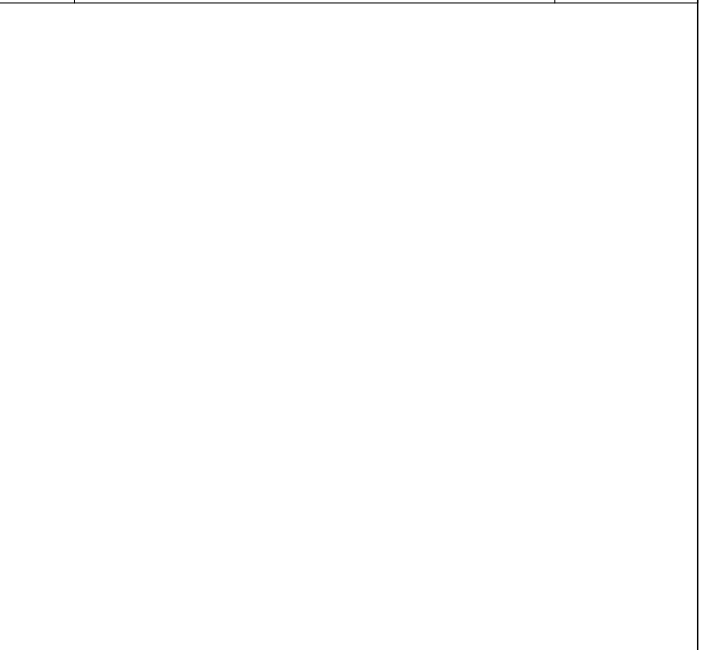


② Second Floor
1/4" = 1'-0"

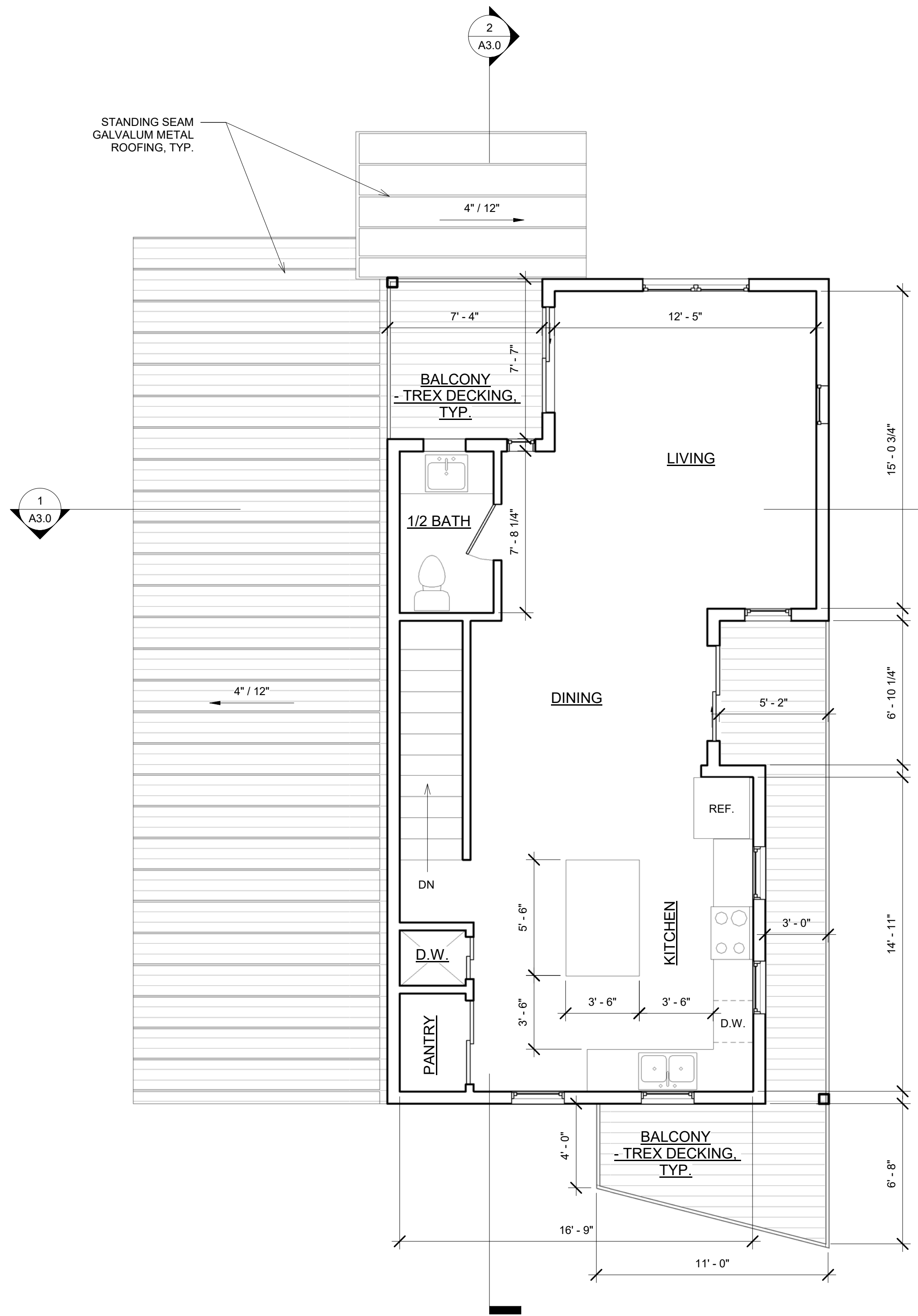


MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

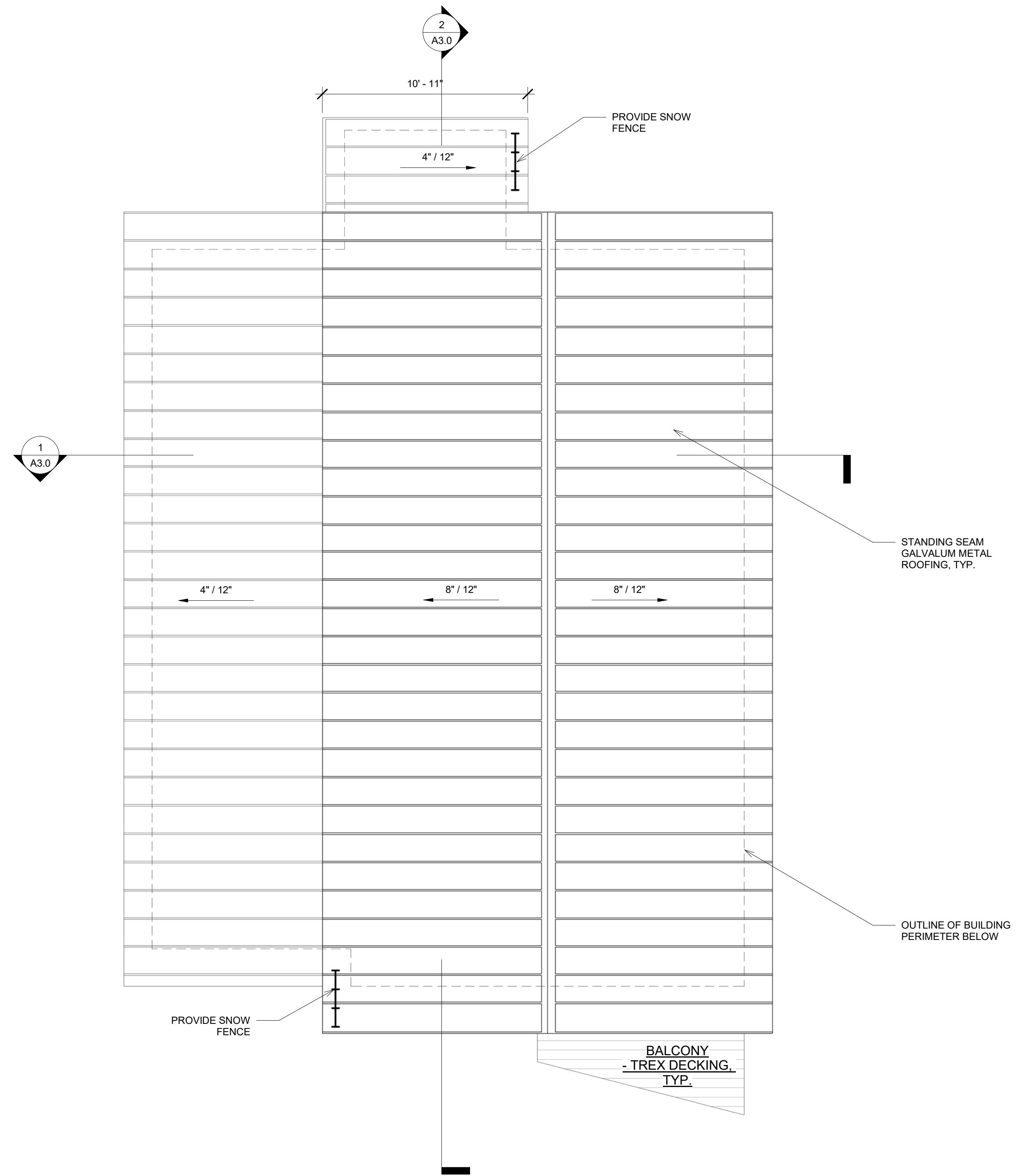
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| FLOOR PLANS | |
|----------------|--------------|
| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |
| A1.1 | |
| Scale | 1/4" = 1'-0" |

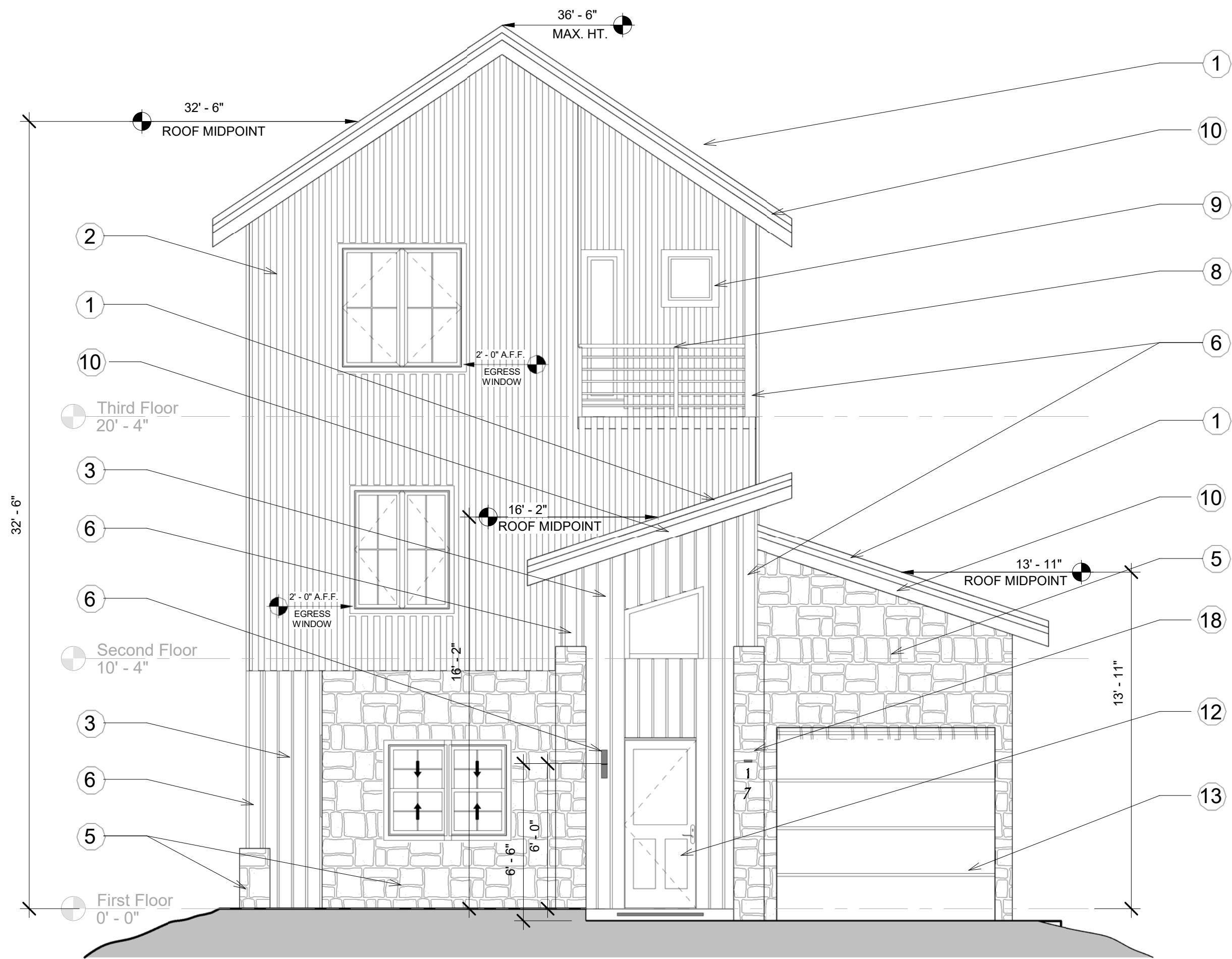


1 Third Floor
1/4" = 1'-0"



2 Roof Plan
1/4" = 1'-0"

MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435



② North
1/4" = 1'-0"

MATERIALS

- ① STANDING SEAM GALVALUM METAL ROOF, TYP.
- ② CORRUGATED GALVALUM METAL SIDING
- ③ 1X6 VERTICAL WOOD SIDING
- ④ 1X6 HORIZONTAL WOOD SIDING
- ⑤ NATURAL STONE VENEER SIDING
- ⑥ 6X6 TIMBER COLUMN
- ⑦ GLULAM BEAM
- ⑧ WOOD & STEEL CABLE RAILING
- ⑨ WOOD TRIM AT WINDOWS, TYP.
- ⑩ WOOD FASCIA, TYP.
- ⑪ WOOD SOFFIT, TYP.
- ⑫ WOOD DOOR - RECESSED IN WALL CAVITY
- ⑬ WOOD GARAGE DOOR - RECESSED IN WALL CAVITY
- ⑭ SLIDING GLASS DOOR
- ⑮ EXTERIOR WALL SCONCE
- ⑯ SNOW FENCE
- ⑰ STEP LIGHT
- ⑱ WALL MOUNTED ADDRESS W/ LED CHANNEL DOWNLIGHT & REFLECTIVE COATING

TOTAL ELEVATION AREAS

| | |
|--------------|-----------------|
| NORTH | 810 SF |
| EAST | 1,166 SF |
| SOUTH | 820 SF |
| WEST | 1,211 SF |
| TOTAL | 4,007 SF |

AVERAGE BLDG. HT.
TAKEN FROM ROOF MIDPOINT
TO 1ST FINISH FLOOR ELEV. -
RE: C1.1 FOR GRADE VS.
FINISH FLOOR ELEV.

| | |
|------------------------|-----------------|
| NORTH | 20' - 10" |
| EAST | 24' - 4" |
| SOUTH | 23' - 3" |
| WEST | 20' - 10" |
| OVERALL AVERAGE | 22' - 4" |

STONE AREAS

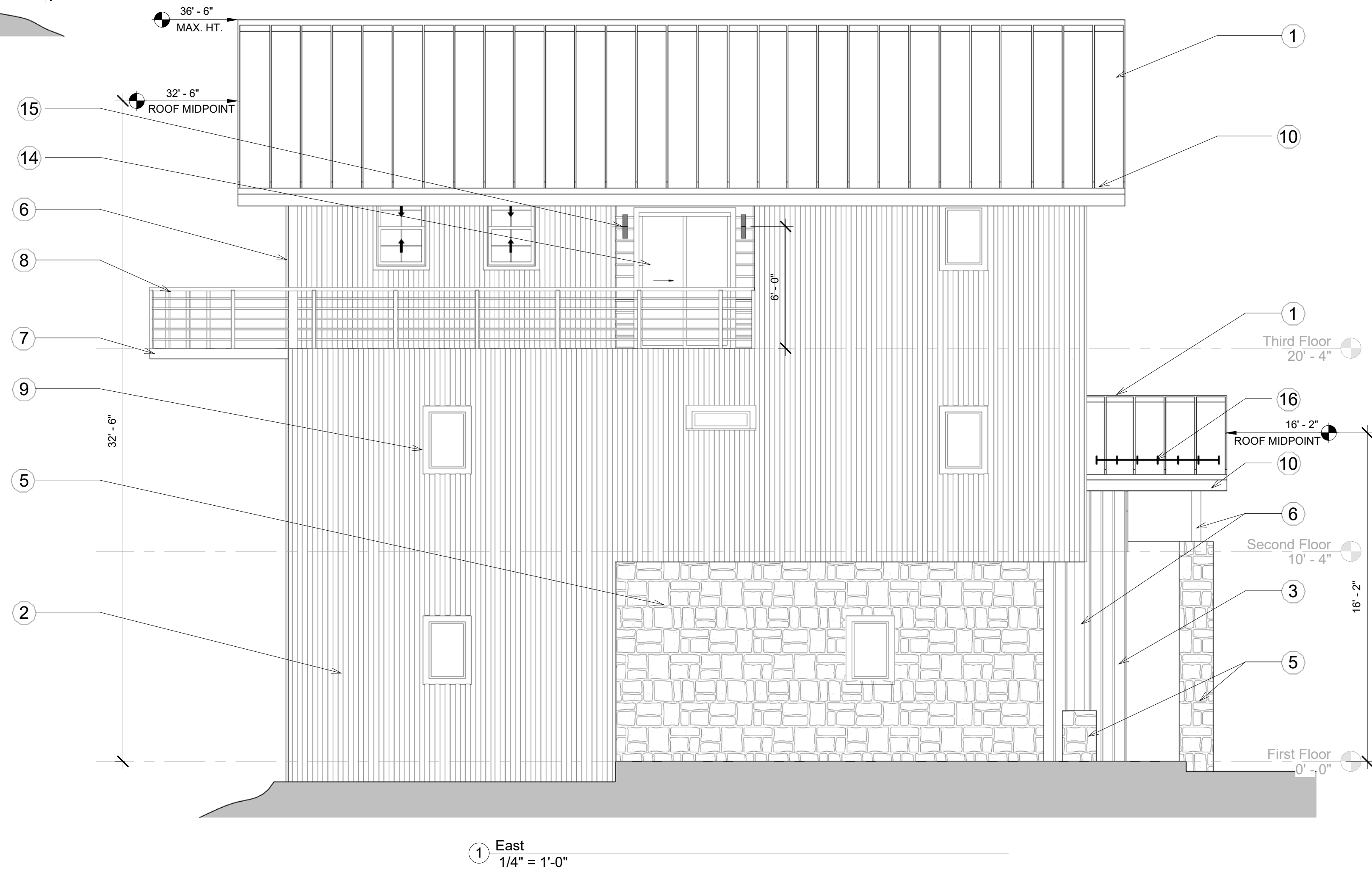
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|--------------|-----------------|
| NORTH | 265 SF |
| EAST | 268 SF |
| SOUTH | 144 SF |
| WEST | 496 SF |
| TOTAL | 1,173 SF |

STONE IS 29.3% OF TOTAL SF

GLAZING AREAS

| | |
|--------------|---------------|
| NORTH | 83 SF |
| EAST | 76 SF |
| SOUTH | 66 SF |
| WEST | 37 SF |
| TOTAL | 262 SF |

GLAZING IS 6.5% OF TOTAL SF



① East
1/4" = 1'-0"

| No. | Description | Date |
|-----|------------------------|------|
| 1 | DRB SET - FIRST REVIEW | TBD |
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ELEVATIONS

| | |
|----------------|------------|
| Project number | 2021-100 |
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| Drawn by | RMG |
| Checked by | OWNER |

A2.0

Scale 1/4" = 1'-0"

MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

| No. | Description | Date |
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| 1 | DRB SET - FIRST REVIEW | TBD |
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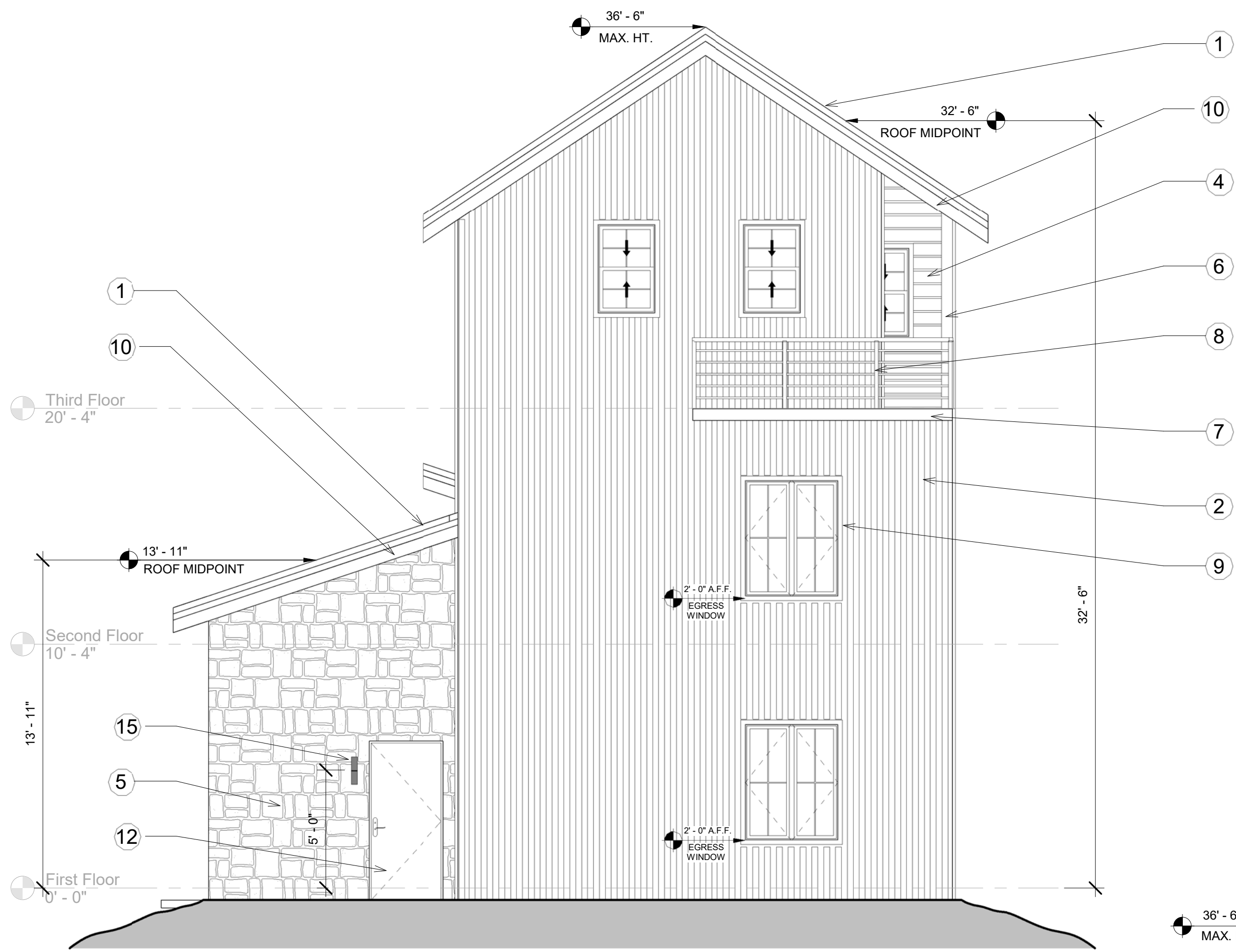
ELEVATIONS

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| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |

A2.1

Scale 1/4" = 1'-0"

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

TOTAL ELEVATION AREAS

| | |
|--------------|-----------------|
| NORTH | 810 SF |
| EAST | 1,166 SF |
| SOUTH | 820 SF |
| WEST | 1,211 SF |
| TOTAL | 4,007 SF |

AVERAGE BLDG. HT.

TAKEN FROM ROOF MIDPOINT
TO 1ST FINISH FLOOR ELEV. -
RE: C1.1 FOR GRADE VS.
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| NORTH | 20' - 10" |
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| WEST | 20' - 10" |
| OVERALL AVERAGE | 22' - 4" |

STONE AREAS

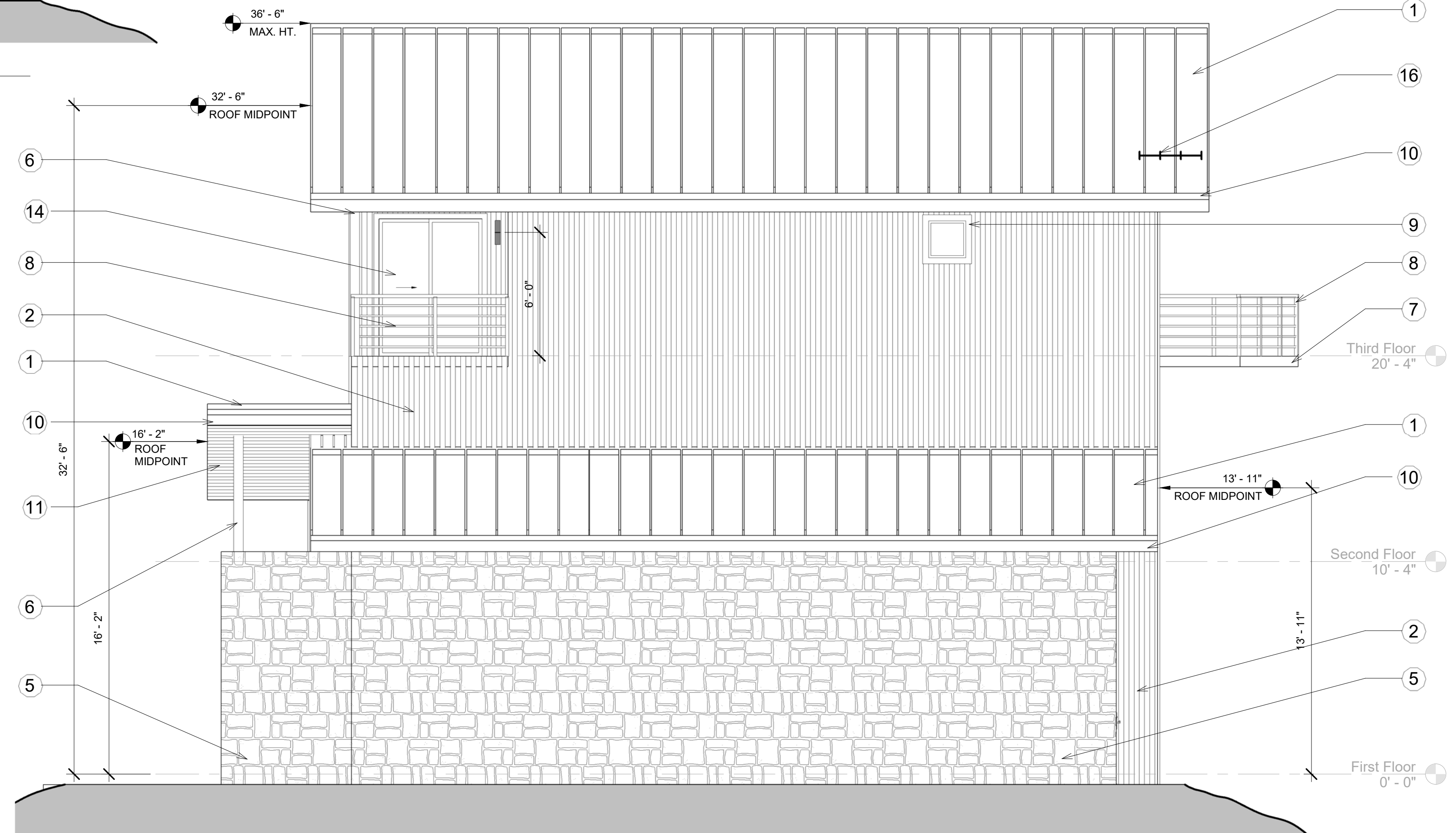
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| WEST | 496 SF |
| TOTAL | 1,173 SF |

STONE IS 29.3% OF TOTAL SF

GLAZING AREAS

| | |
|--------------|---------------|
| NORTH | 83 SF |
| EAST | 76 SF |
| SOUTH | 66 SF |
| WEST | 37 SF |
| TOTAL | 262 SF |

GLAZING IS 6.5% OF TOTAL SF



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

MATERIALS

- 1 STANDING SEAM GALVALUM METAL ROOF, TYP.
- 2 CORRUGATED GALVALUM METAL SIDING
- 3 1X6 VERTICAL WOOD SIDING
- 4 1X6 HORIZONTAL WOOD SIDING
- 5 NATURAL STONE VENEER SIDING
- 6 6X6 TIMBER COLUMN
- 7 GLULAM BEAM
- 8 WOOD & STEEL CABLE RAILING
- 9 WOOD TRIM AT WINDOWS, TYP.
- 10 WOOD FASCIA, TYP.
- 11 WOOD SOFFIT, TYP.
- 12 WOOD DOOR - RECESSED IN WALL CAVITY
- 13 WOOD GARAGE DOOR - RECESSED IN WALL CAVITY
- 14 SLIDING GLASS DOOR
- 15 EXTERIOR WALL SCONCE
- 16 SNOW FENCE

MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

| No. | Description | Date |
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| 1 | DRB SET - FIRST REVIEW | TBD |
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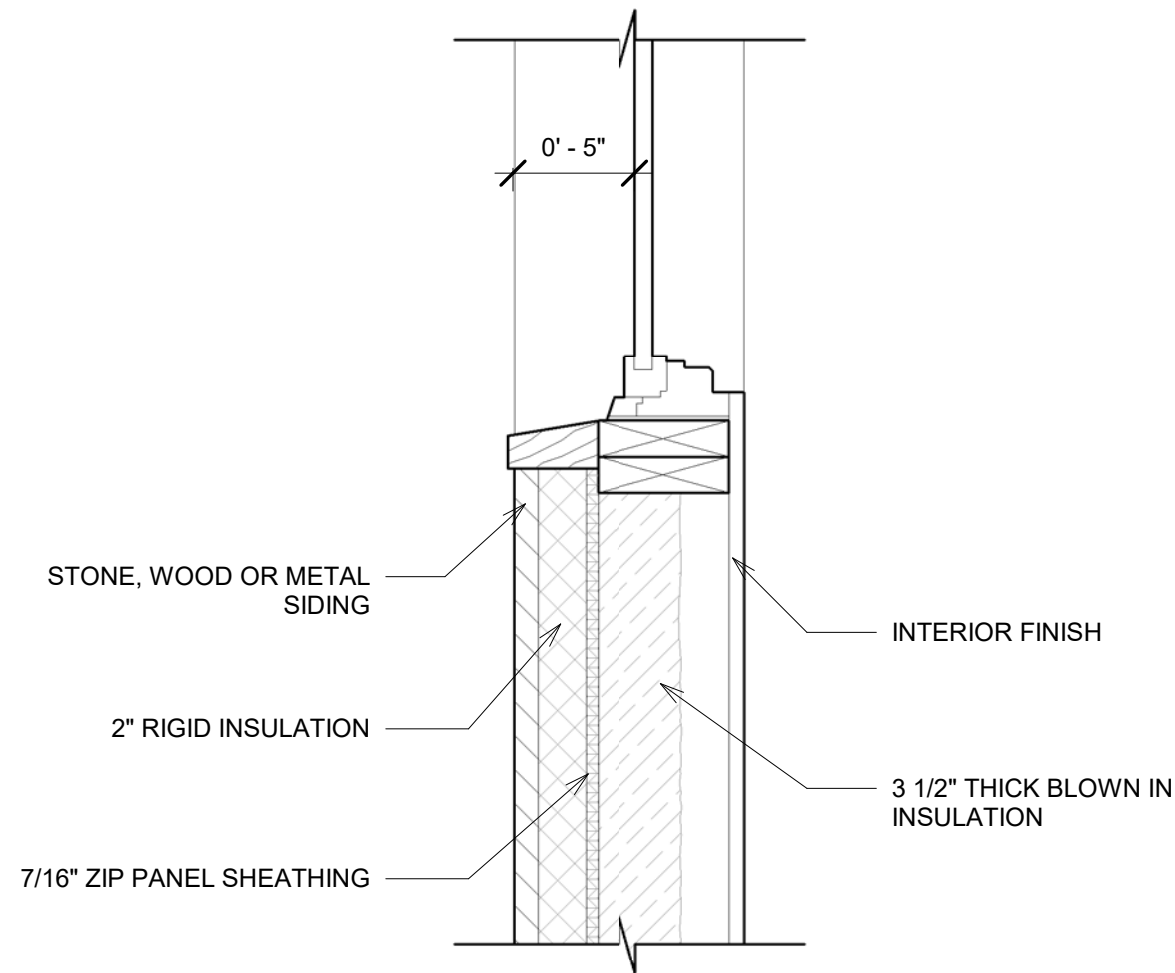
BUILDING SECTIONS

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| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |

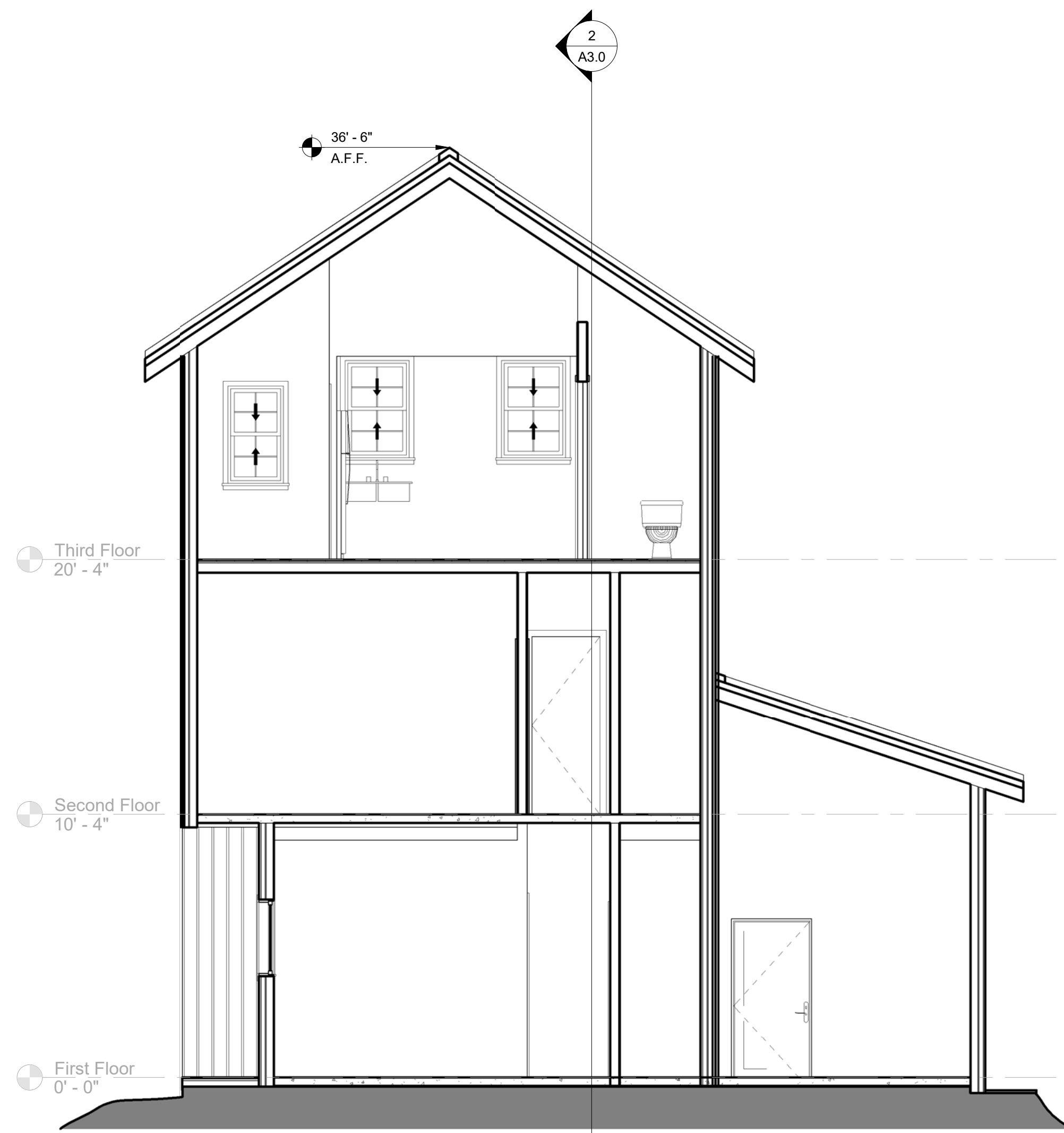
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Scale As indicated

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3 RECESSED WINDOW DETAIL
1 1/2" = 1'-0"



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



RICHARD M. GILLILAND,
ARCHITECT

NM & CO LICENSED ARCHITECT

MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

| No. | Description | Date |
|-----|------------------------|------|
| 1 | DRB SET - FIRST REVIEW | TBD |
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PERSPECTIVES

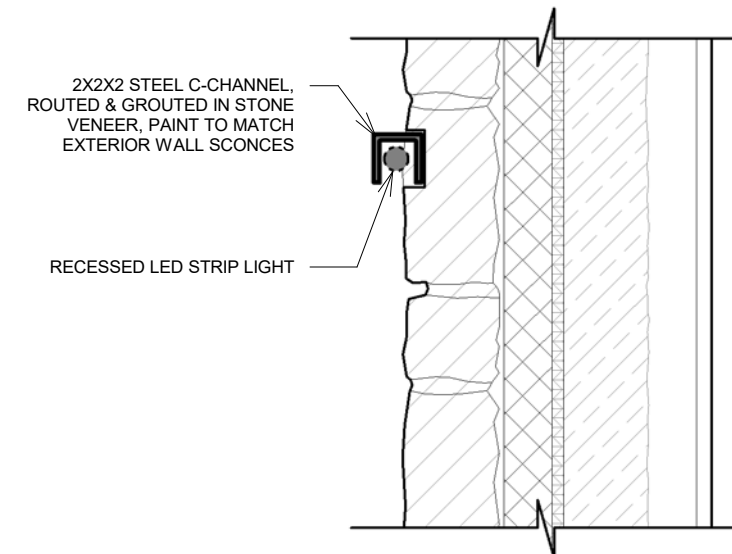
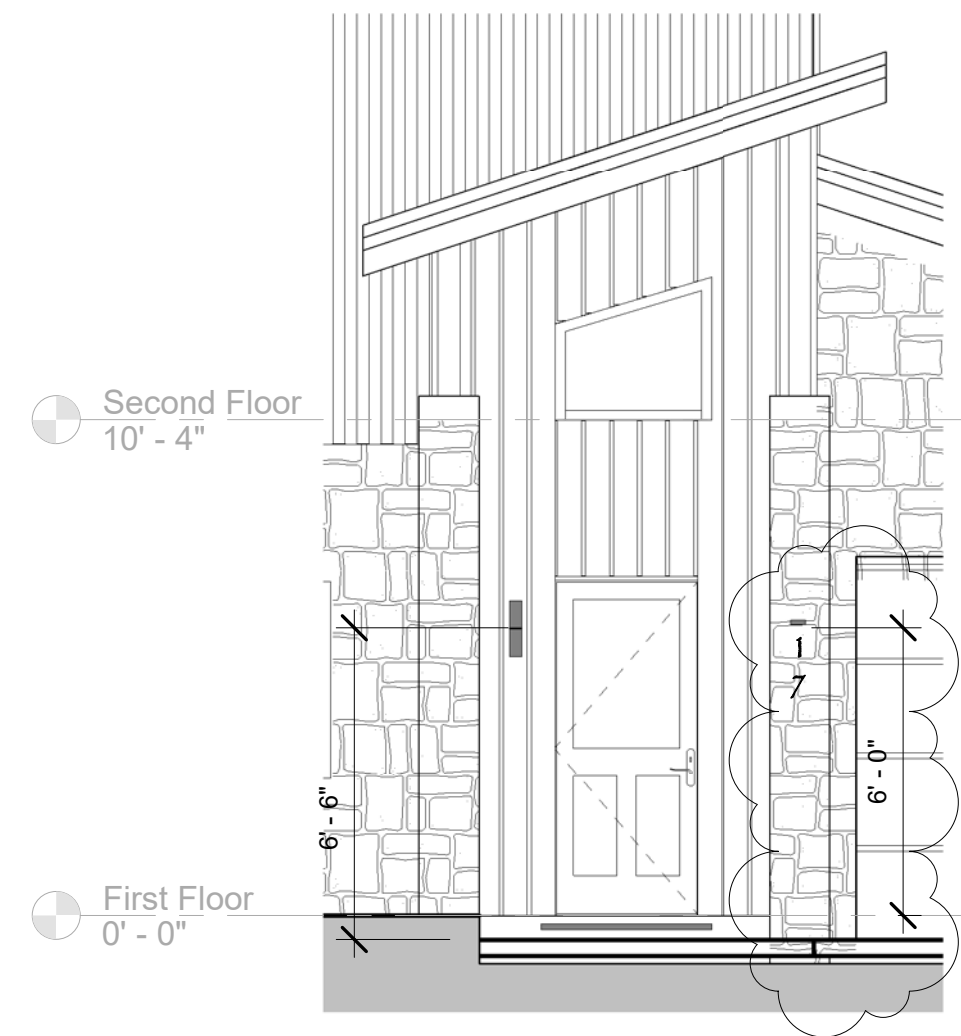
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| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |

A4.0

Scale



ADDRESS DOWNLIGHT



3 ADDRESS DOWNLIGHT DETAIL
1 1/2" = 1'-0"

WAC LIGHTING

Cylinder Wall Mount 3000K

| Model | Color Temp & CRI | Lumens | Finish |
|------------|------------------|--------|-----------|
| WS-W190208 | 30 3000K - 80 | 260 | BK Black |
| WS-W190212 | | 515 | BZ Bronze |
| | | | WT White |

Example: WS-W190208-30-BK

FEATURES

- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

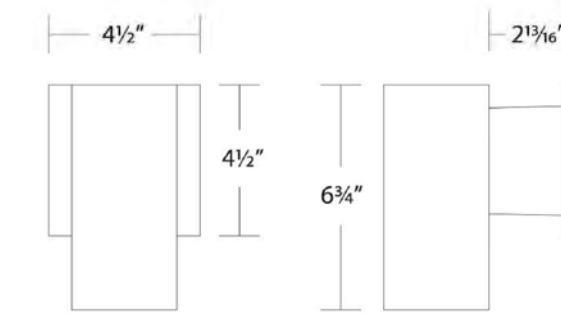
| | |
|-----------------|---|
| Construction: | Die-cast aluminum |
| Power: | 18W, 6W |
| Input: | 120 VAC, 50/60Hz |
| Dimming: | ELV: 100-10% |
| Light Source: | Integrated LED |
| Lens: | Glass Lens |
| Rated Life: | 50000 Hours |
| Mounting: | Installs over a 3" or 4" Junction Box. Can be mounted on wall in all orientations |
| Finish: | Electrostatically Powder Coated White, Bronze, Black |
| Operating Temp: | -40°F to 122°F (-40°C to 50°C) |
| Standards: | ETL, cETL, Wet Location Listed, ADA |



FINISHES



LINE DRAWING



ENTRANCE STEP LIGHT

WAC LIGHTING

WL-LED140

Step And Wall Light

| Model & Voltage | Color Temp & CRI | Lumens | Finish |
|--------------------|------------------|--------|-----------------------|
| WL-LED140 120 VAC | Amber 90 | 3 | BK Black on Aluminum |
| | White 90 | 3 | BZ Bronze on Aluminum |
| WL-LED140F 277 VAC | Amber 90 | 3 | WT White on Aluminum |
| | White 90 | 3 | |

Example: WL-LED140-AM-BK

DESCRIPTION

WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.

FEATURES

- Geometric design with downward illumination
- Magnetized design for easy installation and maintenance
- Low profile, flush to wall aesthetics with no visible hardware
- 5 year warranty

SPECIFICATIONS

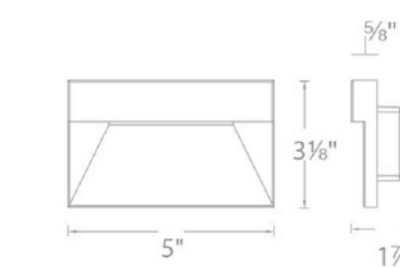
| | |
|-----------------|---|
| Construction: | Die-cast corrosion resistant aluminum alloy |
| Power: | 3W, 3.5W |
| Input: | 277 VAC, 50/60Hz, 120 VAC |
| Dimming: | , ELV: 100-10% |
| Light Source: | Integrated LED |
| Rated Life: | 50000 Hours |
| Mounting: | Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2.5"D |
| Finish: | Enamel Coated: White on Aluminum, Bronze on Aluminum, Black on Aluminum |
| Operating Temp: | -40°F to 104°F (-40°C to 40°C) |
| Standards: | ETL, cETL, Wet Location Listed, IP66, ADA, Title 24 JAB-2019 Compliant |



FINISHES:



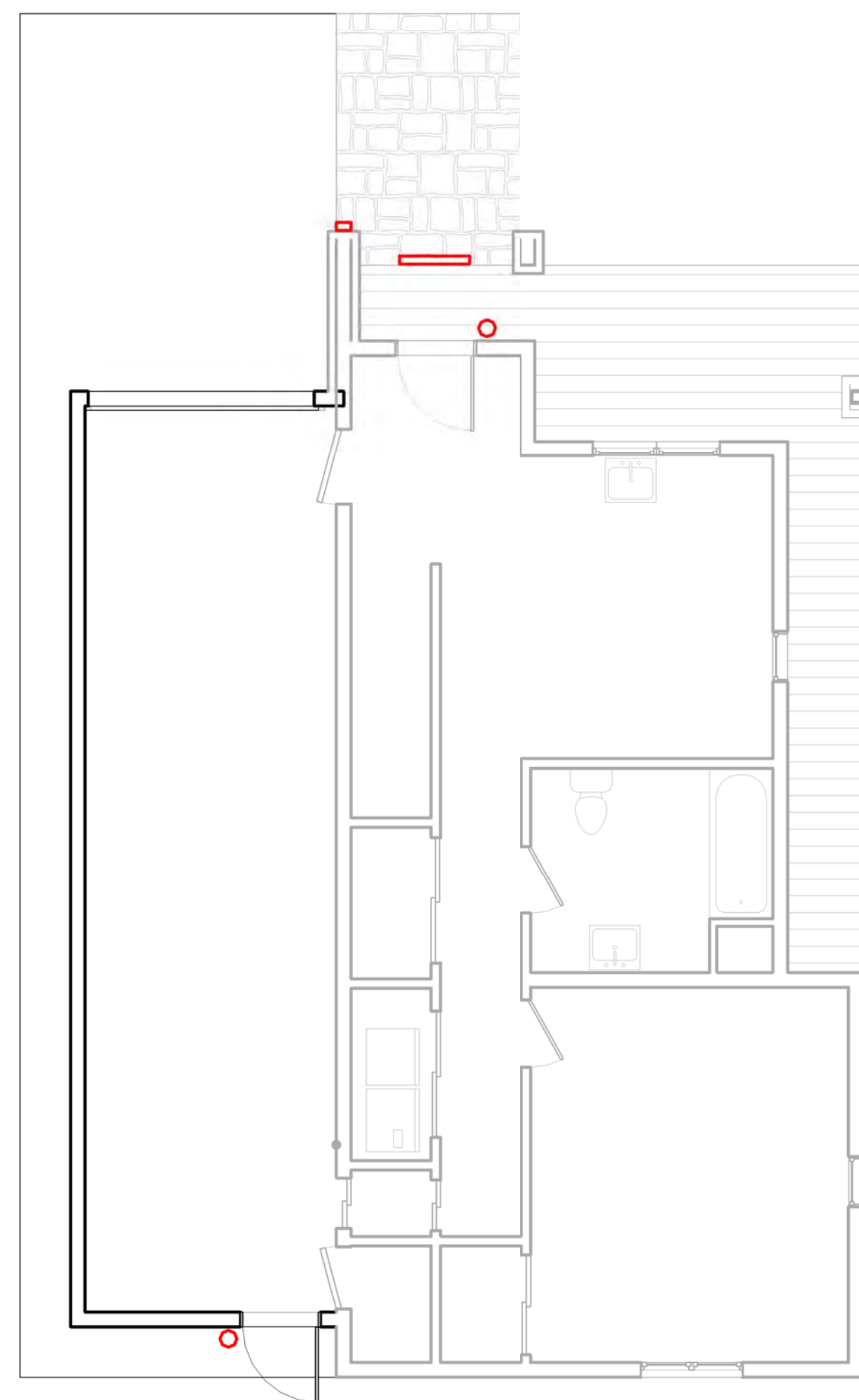
LINE DRAWING:



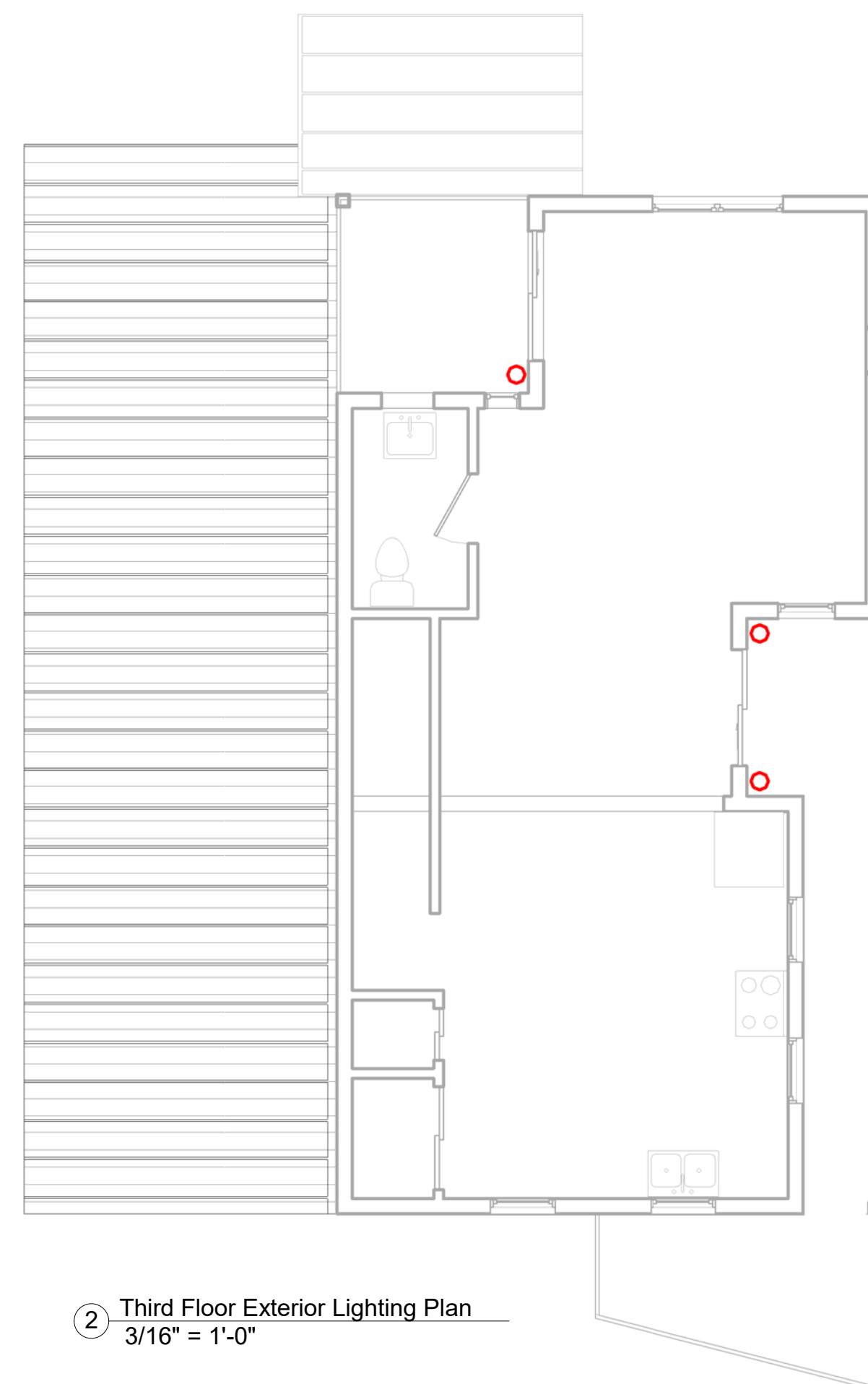
REPLACEMENT PARTS

- W-4091-140-BK - LED140 Cover Plate BK
- W-4091-140-BZ - LED140 Cover Plate BZ
- W-4091-140-WT - LED140 Cover Plate WT

Fixture Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____



1 First Floor Exterior Lighting Plan
3/16" = 1'-0"



2 Third Floor Exterior Lighting Plan
3/16" = 1'-0"

RICHARD M. GILLILAND,
ARCHITECT

NM & CO LICENSED ARCHITECT

MILLER RESIDENCE
 17 BOULDERS WAY
 MOUNTAIN VILLAGE, CO
 81435

| No. | Description | Date |
|-----|--------------------------------|----------|
| 1 1 | Revised RRB SET - FIRST REVIEW | Date TBD |

EXTERIOR LIGHTING SPECS

| | |
|----------------|------------|
| Project number | 2021-100 |
| Date | 10.09.2021 |
| Drawn by | RMG |
| Checked by | OWNER |

A4.1

Scale As indicated

WAC LIGHTING

Cylinder

Wall Mount 3000K

| Model | Color Temp & CRI | Lumens | Finish |
|------------|------------------|--------|-----------------------|
| WS-W190208 | 30 3000K - 80 | 260 | BK Black |
| WS-W190212 | | 515 | BZ Bronze WT White |

Example: **WS-W190208-30-BK**

FEATURES

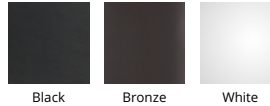
- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

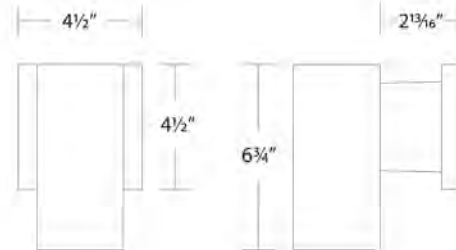
| | |
|------------------------|---|
| Construction: | Die-cast aluminum |
| Power: | 18W, 6W |
| Input: | 120 VAC, 50/60Hz |
| Dimming: | ELV: 100-10% |
| Light Source: | Integrated LED |
| Lens: | Glass Lens |
| Rated Life: | 50000 Hours |
| Mounting: | Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations |
| Finish: | Electrostatically Powder Coated White, Bronze, Black |
| Operating Temp: | -40°F to 122°F (-40°C to 50°C) |
| Standards: | ETL, cETL, Wet Location Listed, ADA |



FINISHES



LINE DRAWING



Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____

WL-LED140

Step And Wall Light

| Model & Voltage | Color Temp & CRI | Lumens | Finish |
|--------------------|----------------------|--------|---|
| WL-LED140 120 VAC | Amber 90 White 90 | 3 3 | BK Black on Aluminum BZ Bronze on Aluminum |
| WL-LED140F 277 VAC | Amber 90 White 90 | 3 3 | WT White on Aluminum |

Example: **WL-LED140-AM-BK**

DESCRIPTION

WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.

FEATURES

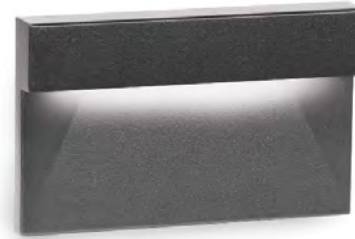
- Geometric design with downward illumination
- Magnetized design for easy installation and maintenance
- Low profile, flush to wall aesthetics with no visible hardware
- 5 year warranty

SPECIFICATIONS

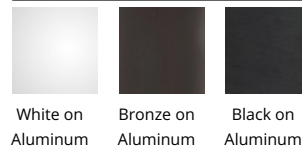
| | |
|------------------------|---|
| Construction: | Die-cast corrosion resistant aluminum alloy |
| Power: | 3W, 3.5W |
| Input: | 277 VAC, 50/60Hz, 120 VAC |
| Dimming: | , ELV: 100-10% |
| Light Source: | Integrated LED |
| Rated Life: | 50000 Hours |
| Mounting: | Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2.5"D |
| Finish: | Enamel Coated: White on Aluminum, Bronze on Aluminum, Black on Aluminum |
| Operating Temp: | -40°F to 104°F (-40°C to 40°C) |
| Standards: | ETL, cETL, Wet Location Listed, IP66, ADA, Title 24 JA8-2019 Compliant |

REPLACEMENT PARTS

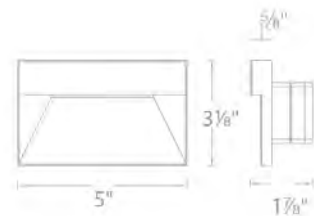
- W-4091-140-BK - LED140 Cover Plate BK
- W-4091-140-BZ - LED140 Cover Plate BZ
- W-4091-140-WT - LED140 Cover Plate WT



FINISHES:



LINE DRAWING:



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

Vaya Free Form Tunable White

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

Uniform, slim, flexible luminaire with tunable white light

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



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

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

COLOR KINETICS
vaya series

Specifications

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

Output

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

Electrical

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

Control

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

Lumen Maintenance

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

Physical

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

Maximum Run Length

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

Certification and Safety

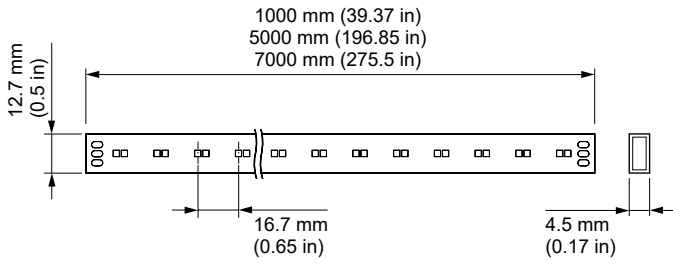
| | |
|-------------|---------------------|
| Approbation | UL/cUL, CE, CQC |
| Environment | Damp Location, IP40 |



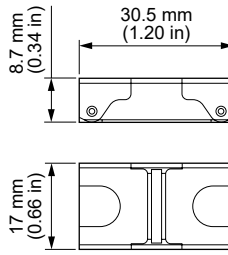
† 0.3 m (1 ft) lumen output measurements comply with IES LM-79-08 testing procedures. 5 m (15 ft) and 10 m (30 ft) measurements are estimated based on the 0.3 m (1 ft) measurements.

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

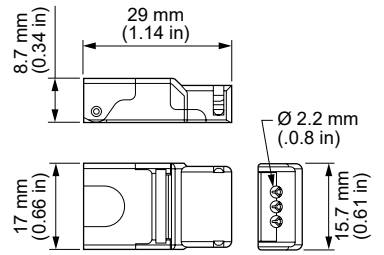
Dimensions



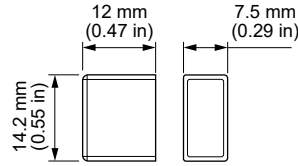
Strip Connector



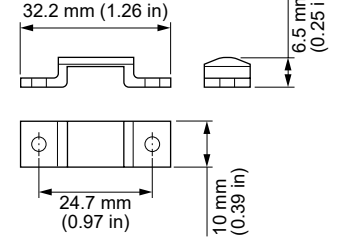
Cable Connector



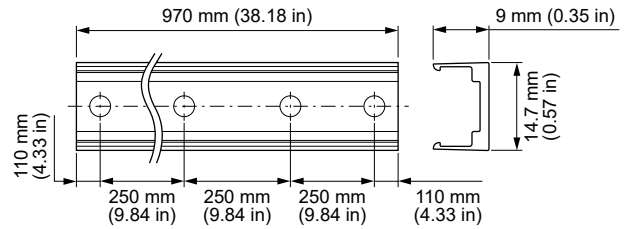
End Cap



Mounting Clip



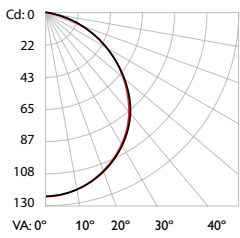
Mounting Track



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

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

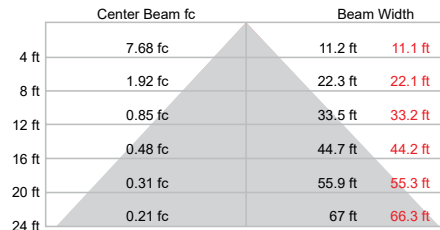
Polar Candela Distribution



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

■ - 0° H ■ - 90° H

Illuminance at Distance



11.1 ft (3.4 m)
1 fc maximum distance

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

Luminaire and Accessories

Use Item Number when ordering in North America

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

COLORKINETICS vayaseries

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



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 649R, Unit 17, 17

Boulders Way:

Scott Heidergott -No issues for PD. did have a concern about staging and parking in the Boulders as this area gets built out, but I talked to the owner and he said he already has submitted written permission to use a vacant lot for staging and parking

Mike Otto - The landscape plan does not list tree species to be planted. Because they are all deciduous trees, plantings will not affect wildfire mitigation considerations. However, it cannot be determined whether species will meet the diversity clause. I would recommend moving forward with the request to utilize smaller diameter trees. No wildfire mitigation plan was submitted. Because the lot is vacant of conifer tree species I would recommend waiving this requirement.



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: Brian Grubb, Senior Planner

FOR: Design Review Board Public Hearing: December 2, 2021

DATE: November 22, 2021

RE: Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 536, 219 Russel Drive, pursuant to CDC Section 17.4.11.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 536 TELLURIDE MOUNTAIN VILLAGE FILING 3 PLAT BK 1 PG 765 REPLAT BK 1 PG 991 1 10 90 TOTAL ACRES 1.587 COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 219 Russell Drive
Applicant/Agent: Casey Culbertson
Owner: Aric Maloy
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 1.587 acres

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Applicants Narrative
Exhibit B: Architectural Plan Set
Exhibit C: Staff/Public Comment



Figure 1: Vicinity Map

Case Summary: Casey Culbertson of Pure Design 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 536, 219 Russel Drive. The Lot is approximately 1.587 acres and is zoned Single-Family. The overall square footage of the home is approximately 4,666 gross square feet (3820 Finished) and provides 2 interior parking spaces within the proposed garage and 2 exterior parking spaces.

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

Table 1

| CDC Provision | Requirement | Proposed |
|-------------------------------------|----------------------------|-----------------|
| Maximum Building Height | 35' (shed) Maximum | 29' 3" |
| Maximum Avg. Building Height | 30' (shed) Maximum | 19' 4" |
| Maximum Lot Coverage | 40% Maximum (s.f.) | < 15% |
| General Easement Setbacks | 16 Feet – No Encroachments | Encroachments |
| Roof Pitch | | |
| Primary | | 2" :12" |
| Secondary | | 2" : 12" |
| Exterior Material | | |
| Stone | 35% minimum | 39.2% |
| Glazing | 40% maximum | 20.1% |
| Parking | 2 Enclosed | 2 |
| | 2 Surface | 2 |

Design Review Board Specific Approvals:

1. **General Easement Encroachments**
2. **Metal Fascia**
3. **Driveway Retaining Wall**

Design Review Board Design Variation:

1. **Road and Driveway Standards – Retaining Wall Heights**

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 nearly flat shed 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 29'-3" from the highest ridge to the grade below and the maximum average building height is shown at 19'-4". 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 and shed roof forms. It appears the applicant is meeting all height requirements.

17.3.14: General Easement Setbacks

Lot 536 has the standard 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: The driveway crosses the GE from Russel Drive to access the lot.*
- *Address Monument: The address monument as shown is located within the GE. Due to the slopes of the site, pushing the monument out of the GE may result in less visible numbering and would be preferable in the location shown.*
- *Utilities: Gas, Water, Cable, Electric, and Phone are already located within Russel Drive, and will require crossing the GE to the home.*
- *Landscaping: There is minor landscaping proposed in portions of the GE areas surrounding the home. The applicant has indicated that irrigation will be required and therefore irrigation locations should be provided as part of the FAR plan set in order to determine the extent of the GE impacts.*

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

- *Retaining Walls: Due to the topography and shape of Lot 538, the applicants are proposing a retaining wall associated with the driveway and parking area with a minimal encroachment into the GE. The retaining wall is 4 feet tall.*

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. 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 design is best characterized as mountain modern, and largely driven by the topography of the site. The materials proposed for the exterior of the home fit well with existing homes in the Mountain Village and recently approved homes on Russel Drive. Although the home is quite modern in form, staff believes that the applicant has been responsive to the specific site constraints in order to limit overall site disturbance and comply with the building height requirements. 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 536 is a 1.58-acre lot that slopes from a high point along Russell Drive, down to the low point at its northwest corner bordering OS parcel 35 FR. The change in elevation from high to low is approximately 66 feet. The plans show that the lot has relatively heavy vegetation. The lot contains steep slopes with the majority of the lot area over 30% slopes.

The lot is bifurcated by a grading and drainage easement and there is a second grading and drainage easement on the west half. These two easements significantly impact the developable area of the lot.

The design and siting of the proposed home has been driven by the easements and topographical issues discussed above which has resulted in the proposed siting of the home. It appears that the siting of the structure is logical given these constraints.

17.5.6: Building Design

17.5.6 A. 1. The alpine mountain design shall be based on building forms that are well grounded to withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form are stone, metal, stucco, or wood. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow.

Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. To accomplish this, the applicant is proposing Cottonwood Limestone Split Face in a horizontal rectangular pattern. The stone elements are very prominent on the home, especially as viewed from Russell Drive.

The north (Rear) elevation of the house does not appear to be well grounded for two reasons.

- 1. The Rear Elevation does not indicate what material will be used to cover the foundation where it meets the ground. If stone were used, the structure might appear more grounded. The applicant has indicated verbally that stone will be used which might help with grounding the structure. This would be consistent with CDC Section 17.5.6.A.1, providing a well grounded base.*

- 2. The design of the deck contributes to the appearance that the structure is floating rather than well grounded. The columns are spaced wide and the long horizontal spans contribute to the floating effect, which is probably what the architect intends. However, the use of long horizontal sections of stone as deck railing is architecturally counter-intuitive as stone has little structural integrity when used in tension rather than compression applications. Staff appreciates the expression of modernism; however the DRB may want to discuss whether or not the intent of the design guidelines is being met by this particular deck design.*

The fact that the lot is heavily wooded on the rear of the lot may be a mitigating factor. The rear elevation is mostly screened from the properties below. However, the applicant has not yet indicated on the Wildfire Mitigation Plan which trees they propose to remove, and which trees will remain. This information will be required at the time of FAR.

In addition to the stone and wood elements, another strong element of the design is large scale metal paneling. This metal augments the more traditional stone and wood elements of the home on certain facades in a way that contrasts nicely. Soffits and fascia are to be wood, and the roof is shown as dark grey or black standing seam metal. The applicant is proposing metal fascia which is a specific approval.

The design of the home incorporates low angle shed roof forms. The roof forms are broken up consistent with CDC Section 17.5.6.C.1.a. The home presents a 1- story, 1-1/2-story and a two-story element as seen from Russell Drive. The home has incorporated stepped elements and rear outdoor living space to break up the roof elements.

Staff's only recommendation is that the applicant take steps to break up the rear deck to create more interest, by using more than just horizontal offsets in plan view consistent with CDC Section 17.5.6.I.1.

The garage door is shown as glass. The Architect has indicated that it will be frosted glass so that no one can see what is inside. The DRB may want to discuss whether this type of door fits the mountain vernacular and/or design criteria found at CDC Section 17.5.6.H.6, "garage doors shall be rich and interesting. Wood or metal sectional overhead doors of raised panel design may be used." If frosted glass is approved by the DRB, this would constitute a design variation.

The home's exterior palette as shown in the material sheet of the submission appears to blend well. The plans do not include any snowmelt.

17.5.7: Grading and Drainage Design

Staff: The applicant provided a grading and drainage plan demonstrating finished slope and areas of regrading around the home. The changes to slopes surrounding the home are limited. Staff recommends that prior to Final Review, the area of disturbance be demonstrated as part of either this plan or the Construction Mitigation Plan in order to understand how the lot will be disturbed during construction.

The two exterior parking spaces are missing from the Grading and Drainage Plan. The parking spaces should be shown in the civil design plans for FAR. It should be noted that otherwise the plan does demonstrate the positive drainage away from the home in accordance with CDC requirements.

17.5.8: Parking Regulations

Staff: Criteria met. The CDC requires all single-family homes to provide two enclosed and two surface parking spaces. The applicant has shown a total of 2 enclosed and 2 surface spaces. The footings and one corner of the exterior parking spaces encroaches into the GE.

17.5.9: Landscaping Regulations

The applicant has provided a preliminary landscaping plan and staff notes the following:

- 1. Fire mitigation requirements not currently being met. See section below.*
- 2. Irrigation needs to be shown. This needs to be revised for final to demonstrate locations in order to determine the extent of any GE encroachments. Irrigation shown within the GE will require specific DRB approval and a GE encroachment agreement.*
- 3. Staff will note that the landscaping plan contains flammable tree species within Zone 1. The landscaping plan should be revised to meet the requirements of the CDC for landscaping and defensible space requirements.*
- 4. The landscape plan does not meet the diversity of tree plantings clause within the CDC. Four native trees that are not blue spruce or aspen/ 11 trees total =36%. Staff recommends accepting the plan as 40% diversity is difficult to reach and do not want to disincentivize aspen plantings.*
- 5. Landscape conifer plantings are required to be 8 to 10 feet in height, with 30% 10 feet or larger and multi-stem aspen must be 2.5" dbh. The landscape plan lists 6' evergreen trees and 2" aspen.*

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 not provided a preliminary lighting plan for DRB review. The lighting plan and photometrics and cut sheets should be provided for FAR. It should be noted that lighting plans are not required at Initial Review.

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 should provide additional details demonstrating that the proposed method of illumination is meeting the requirements of the CDC at the time of FAR.

The location of the monument seems logical and visible as shown in the GE given difference in grade between the ROW and the areas outside of the GE where the address could otherwise be located.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: A tree survey was submitted. The Town Forester has weighed in on the proposed landscaping and provided the following comments:

- 1. The Landscape Plan proposed planting blue spruce trees and blue spruce shrubs next to the building underneath planned windows. This can create an ignition*

source as the tree matures choosing a deciduous species for this location is recommended.

2. The Wildfire Mitigation Plan outlines wildfire mitigation zones but it does not represent which trees are to be removed.

Additionally, planning staff notes that the applicant has included conifer species within Zone 1, and the applicant shall either revise the plan to include these plantings within the dripline of the home or modify these plantings to a species listed on the CSU Firewise planting list. The plan should indicate non-flammable mulch products.

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 is 9.49% for a short distance and is mostly 6.14 %. The slope coming off of Russell Drive and the slope in front of the garage entrances complies with the requirements of the CDC.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The FAR plan set should call out the fuel source for the fireplace.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has not provided a CMP as part of the submittal. The applicant should coordinate with their contractor, along with the civil engineer to better understand the limits of disturbance, and the areas for stockpiling export materials prior to final review. The plan should also address all construction fencing and erosion control proposals as well as demonstrating parking for the project.

Staff Recommendation: Staff recommends the DRB approve the Initial Architecture and Site Review for Lot 536, 219 Russell Drive based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot 536, based on the evidence provided within the Staff Report of record dated August 20, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

- 1) General Easement Encroachments
- 2) Diversity of tree plantings– if approved

Design Review Board Design Variation:

- 1) Road and Driveway Standards
- 2) Frosted Glass Garage Door – if approved

And, with the following conditions:

- 1) Prior to Final Architectural Review (FAR), the landscape plan shall be revised to reflect that the proposed trees meet CDC requirements for height and diameter.
- 2) Prior to FAR, the civil engineering plans should be revised to include the retaining wall and two exterior parking spaces.
- 3) Prior to FAR, the applicant shall revise the Rear Elevation to indicate what material will be used to cover the concrete foundation.
- 4) The applicant shall update the landscape plan and fire mitigation plan to remove flammable species from Zone 1 or otherwise revise the plan to include these trees in the dripline of the home. The landscaping plan shall also be revised to include irrigation locations throughout the lot.
- 5) The applicant shall include a lighting plan submittal at FAR to include lighting for the home and address monument with cutsheets for all proposed lighting. A photometric study shall also be provided unless otherwise waived by the DRB.
- 6) The applicant shall revise the civil drawings to indicate the full area of disturbance on the site to include all areas of grading and layback based on the existing civil designs for the home and site.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 10) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) A monumented land survey establishing the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.
- 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

/bg



Lot 536, Telluride Mountain Village Design Narrative

Architect: Pure Design, LLC

Pure Design respectfully submits a Development Application and drawing package for review by the Town of Mountain Village Design Review Board for a home to be placed on Lot 536. Lot 536 is a 1.58 acre parcel located at 236 Russell Drive, near the end of the cul-de-sac. The site is divided into two buildable halves by an existing drainage easement. The home is presented on the highest and flattest portion of the site, located near the Eastern edge of the property.

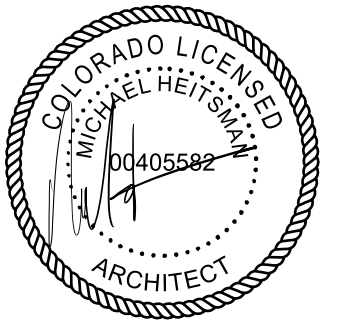
The driveway entrance is also located near the eastern edge of the property, follows the grade to the home. This 4,666 s.f. home includes 4 bedrooms and a 2 car garage. Building materials respect the surrounding area and reflect what is commonly seen in the neighborhood. The predominant material is stone, representing roughly 37% of the exterior façade. Other exterior materials are a flat metal panel at just over 25% of the façade, tongue and groove wood siding at just over 16%. The remainder of the façade is glazing, well under the required maximum representing just over 21%. The proposed roofing material is a standing seam metal roof. All of these meet the characteristics as set forth in the guidelines.

The roof planes generally shed away from pedestrians and vehicles. In the few locations where they shed toward pedestrians and/or vehicles, snow rails have been added to keep sheets of snow or ice from shedding from the roof.

Special Review Items:

None

219 RUSSELL DRIVE



THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

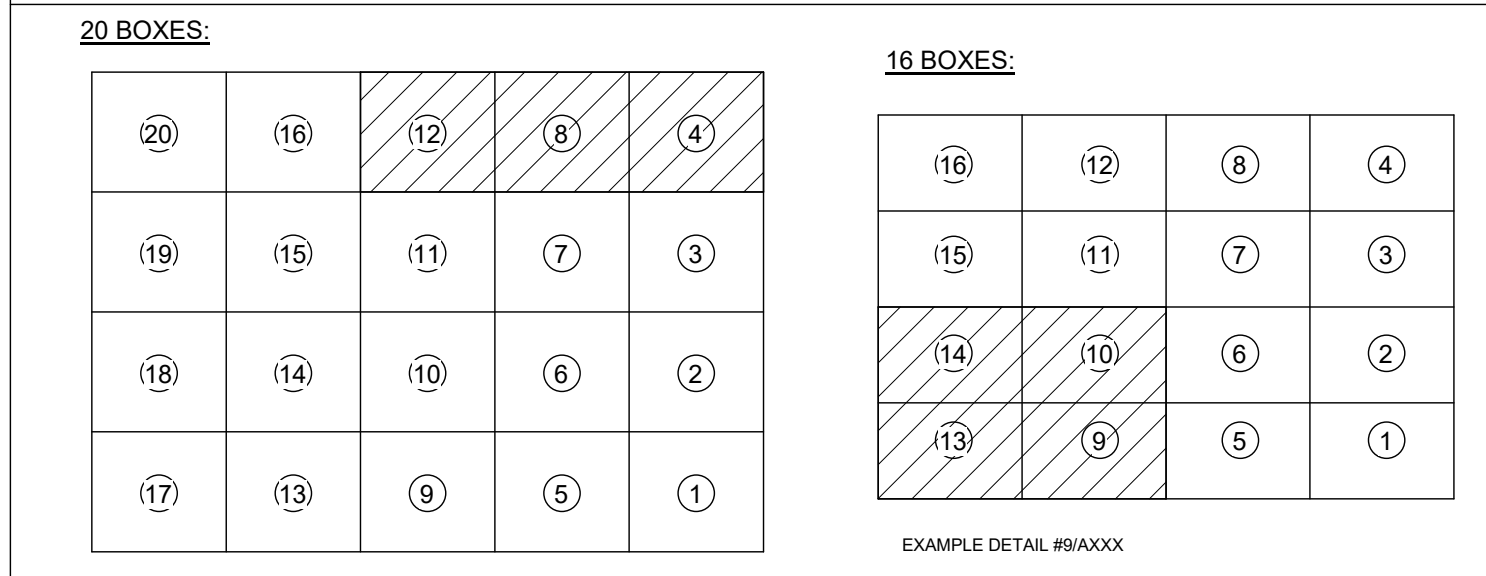
THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS OR ANY REGULATORY CHANGES OR OTHER REQUIREMENTS THAT MAY ARISE DURING THE COURSE OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS OR ANY REGULATORY CHANGES OR OTHER REQUIREMENTS THAT MAY ARISE DURING THE COURSE OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

VERIFY ALL LOCAL, STATE, FEDERAL AND REGULATORY REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION AND WITH THE APPLICABLE CODES AND REGULATIONS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS OR ANY REGULATORY CHANGES OR OTHER REQUIREMENTS THAT MAY ARISE DURING THE COURSE OF THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

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SHEET NUMBERING SYSTEM



PROJECT CONTACTS

OWNER:
TURBO TELLURIDE
PO BOX 1988
TELLURIDE, CO 81435

ARCHITECT:
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NORTH KANSAS CITY, MO 64116
CONTACT: CASEY CULBERTSON
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CASEY@PUREDESIGNKNC.COM

INTERIOR DESIGNER:
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NORTH KANSAS CITY, MO 64116
CONTACT: MADISON BREEDING
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STRUCTURAL ENGINEER:
BSE
11320 WEST 79TH ST
LENEXA, KS 66214
CONTACT: STEVE BUSEY
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SBUSEY@BSESTRUCTURAL.COM

CIVIL ENGINEER:
SMH CONSULTANTS
411 SOUTH TEJON ST, SUITE 1
COLORADO SPRINGS, CO 80903
CONTACT: BRETT LOUK
T: 719.465.2145
BLOUK@SMHCONSULTANTS.COM

GENERAL CONTRACTOR:
PROSET CUSTOM HOMES
657 W. COLORADO AVE.
TELLURIDE, CO 81435
CONTACT: SCOTT BRIDGER
T: 970.729.2239
SCOTT@PROSETMODULAR.COM

LOCATION MAP



STANDARD ABBREVIATIONS

| | | | |
|--|---|---|--------------------------------|
| AFF ABOVE FINISHED FLOOR | FLUR FLOOR | FUO FLUORESCENT | RECF RECEPTICAL |
| ACT ACOUSTICAL CEILING TILE | FLR FLOOR | FUR FIBERGLASS REINFORCED | REFL REFLECTED, REFLECTING |
| ACOU ACOUSTICAL | FRP FLOOR | FRG FIRE RETARDANT TREATED | REIN REINFORCED |
| ADJ ADJUSTABLE | FRQ REQUIRED | FS FLOOR SINK | RELOC RELOCATED |
| AHJ AUTHORITY HAVING JURISDICTION | FRT FIRE | FSE FOOD SERVICE EQUIP | REQD REQUIRED |
| ALUM ALUMINUM | FS FLOOR SINK | FT FEET | REV REVISION, REVERSED |
| AMB AIR-MOISTURE BARRIER | FSV FIELD VERIFY | GA GAGE | RO ROUGH OPENING |
| ANC ANCHOR | FT FEET | GC GENERAL CONTRACTOR | RTU ROOF TOP UNIT |
| ANOD ANODIZED | GA GAGE | GL GALVANIZED | SC SOLID CORE |
| ARCH ARCHITECT(URAL) | GALV GALVANIZED | GC GENERAL CONTRACTOR | SF SQUARE FOOT(FEET) |
| ASSY ASSEMBLY | GC GENERAL CONTRACTOR | GL GLASS | SHT SHEET |
| BD BOARD | GL GLASS | GYPB GYPSUM BOARD | SHTH SHEATHING |
| BFG BELOW FINISHED GRADE | HC HOLLOW CORE | HC HOLLOW CORE | SS SOLID SURFACE |
| BFF BELOW FINISHED FLOOR | HM HOLLOW METAL | HT HEIGHT | SSCF SCHEDULE |
| BLDG BUILDING | HT HEIGHT | HDWD HARDWOOD | SIM SIMILAR |
| BLKG BLOCKING | HR HOUR | HR HEATING, VENTILATION, AND AIR CONDITIONING | SM SHEET METAL |
| BM BEAM | HR HOUR | IN INSULATION, INSULATE | SPC'D SPECIFIED |
| BOT BOTTOM | INT INTERIOR | INT INTERIOR | STD STANDARD |
| BRG BEARING | JST JOIST | JST JOIST | STL STEEL |
| BS BOTH SIDES | LAM LAMINATED | LAM LAMINATED | STRUC STRUCUTRAL (ENGR) |
| BTWN BETWEEN | LAV LAVATORY | LAV LAVATORY | SUSP SUSPENDED |
| CAB CABINET | LLH LONG LEG HORIZONTAL | LLV LONG LEG VERTICAL | T TEMPERED |
| CJ CONTROL JOINT | LLV LONG LEG VERTICAL | LV MANUF MANUFACTURER | TBD TO BE DETERMINED |
| CL CENTERLINE | LV MANUF MANUFACTURER | MAX MAXIMUM | TEMP TEMPORARY |
| CLG CEILING | MECH MECHANICAL | MECH MECHANICAL | T&B TOP AND BOTTOM |
| CLO CLOSET | MEP MECHANICAL, ELECTRICAL, AND PLUMBING (ENGR) | MILL MILLWORK | TYP TYPICAL |
| CLR CLEAR | MILL MILLWORK | MIN MINIMUM | VCT VINYL COMPOSITION TILE |
| CMU CONCRETE MASONRY UNIT | MISC MISCELLANEOUS | MOLD MOLDING | VERT VERTICAL |
| COL COLUMN | MOLD MOLDING | MOP MASONRY OPENING | VINYL WALL COVERING |
| CONC CONCRETE | MTD MOUNTED | MUL MULLION | WVC WALL COVERING |
| CONT CONTINUOUS | MUL MULLION | NIC NOT IN CONTRACT | UNO UNLESS NOTED |
| CONST CONSTRUCTION | NIC NOT IN CONTRACT | NOM NOMINAL | OTHERWISE |
| CT CERAMIC TILE | NTS NOT TO SCALE | NTS NOT TO SCALE | WITH |
| DBL DOUBLE | OD OUTSIDE DIAMETER | OD OUTSIDE DIAMETER | WITHOUT |
| DEMO DEMOLITION | OFDI OWNER FURNISHED, CONTRACTOR INSTALLED | OFDI OWNER FURNISHED, CONTRACTOR INSTALLED | WC WATER CLOSET |
| DIA DIAMETER | OPNG OPENING | OPNG OPENING | WD WOOD |
| DN DOWN | OPT OPTIONAL | OPT OPTIONAL | WH WATER HEATER |
| DR DOOR | OTS OPEN TO STRUCTURE | OTS OPEN TO STRUCTURE | WDD WINDOW |
| DS DOWNSPOUT | PL PLATE | PL PLATE | WP WATERPROOFING OR WATERPROOF |
| DTL DETAIL | PLAM PLASTIC LAMINATE | PLAM PLASTIC LAMINATE | WWT WEIGHT |
| DWG DRAWING | PLYWD PLYWOOD | PLYWD PLYWOOD | WWF WELDED WIRE FABRIC |
| EA EACH | PLUMB PLUMBING | PLUMB PLUMBING | |
| EIFS EXTERIOR INSULATION AND FINISH SYSTEM | PNL PANEL | PNL PANEL | |
| EF EXHAUST FAN | PR PAIR | PR PAIR | |
| EJ EXPANSION JOINT | PREP PREPARATION | PREP PREPARATION | |
| EL ELEVATION | PREFIN PREFINISHED | PREFIN PREFINISHED | |
| ELEC ELECTRICAL | PTD PAINTED | PTD PAINTED | |
| ELEV ELEVATION/ELEVATOR | QT QUARRY TILE | QT QUARRY TILE | |
| ENGR ENGINEER | QTY QUANTITY | QTY QUANTITY | |
| EQ EQUAL | RA RETURN AIR | RA RETURN AIR | |
| EQUIP EQUIPMENT | RAD RADIUS | RAD RADIUS | |
| EW EACH WAY | RCP REFLECTED CEILING PLAN | RCP REFLECTED CEILING PLAN | |
| EWG ELECTRIC WATER COOLER | REF REFERENCE | REF REFERENCE | |
| EXIST EXISTING | | | |
| EXP EXPANSION | | | |
| EXT EXTERIOR | | | |
| FBD FIBERBOARD | | | |
| FBO FURNISHED BY OTHERS | | | |
| FD FLOOR DRAIN | | | |
| FE FIRE EXTINGUISHER | | | |
| FEC FIRE EXTINGUISHER & CABINET | | | |
| FFE FIXTURES, FURNITURE, AND EQUIPMENT | | | |
| FUN FINISH | | | |

DRAWING LIST

| | |
|---------|---|
| A0.02 | AXONOMETRIC |
| General | |
| A0.00 | COVER SHEET |
| A0.01 | AXONOMETRIC |
| A1.00 | ARCHITECTURAL SITE PLAN |
| A1.01 | FIRST FLOOR PLAN |
| A1.02 | SECOND FLOOR AND ROOF PLAN |
| A1.03 | 1ST FLOOR FINISH PLAN |
| A1.04 | 2ND FLOOR FINISH PLAN |
| A1.05 | 1ST FLOOR REFLECTED CEILING PLAN |
| A1.06 | 2ND FLOOR REFLECTED CEILING PLAN |
| A1.07 | BUILDING HEIGHT ANALYSIS |
| A2.01 | EXTERIOR ELEVATIONS |
| A2.02 | EXTERIOR ELEVATIONS |
| A2.03 | EXTERIOR ELEVATIONS - MATERIAL QUANTITIES |
| A2.04 | EXTERIOR ELEVATIONS - MATERIAL QUANTITIES |
| A2.05 | MATERIAL BOARD |
| A2.10 | INTERIOR ELEVATIONS |
| A2.11 | INTERIOR ELEVATIONS |
| A3.00 | BUILDING SECTIONS |
| A3.01 | BUILDING SECTIONS |
| A3.02 | BUILDING SECTIONS |
| A4.01 | SCHEDULES |
| A4.02 | INTERIOR MATERIAL LEGEND |
| A4.03 | INTERIOR MATERIAL LEGEND CONTINUED |
| A4.05 | ADDRESS MONUMENT |

CODE DATA

APPLICABLE CODES:
ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. DIRECTIVES ISSUED IN THESE DRAWINGS OR BY OTHER ARTICLES OF THESE OR OTHER CONSTRUCTION DOCUMENTS RELATED TO THIS PROJECT SHALL NOT ALLEVIATE THE CONTRACTOR FROM COMPLIANCE WITH THESE CODES AND THE AHJ. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

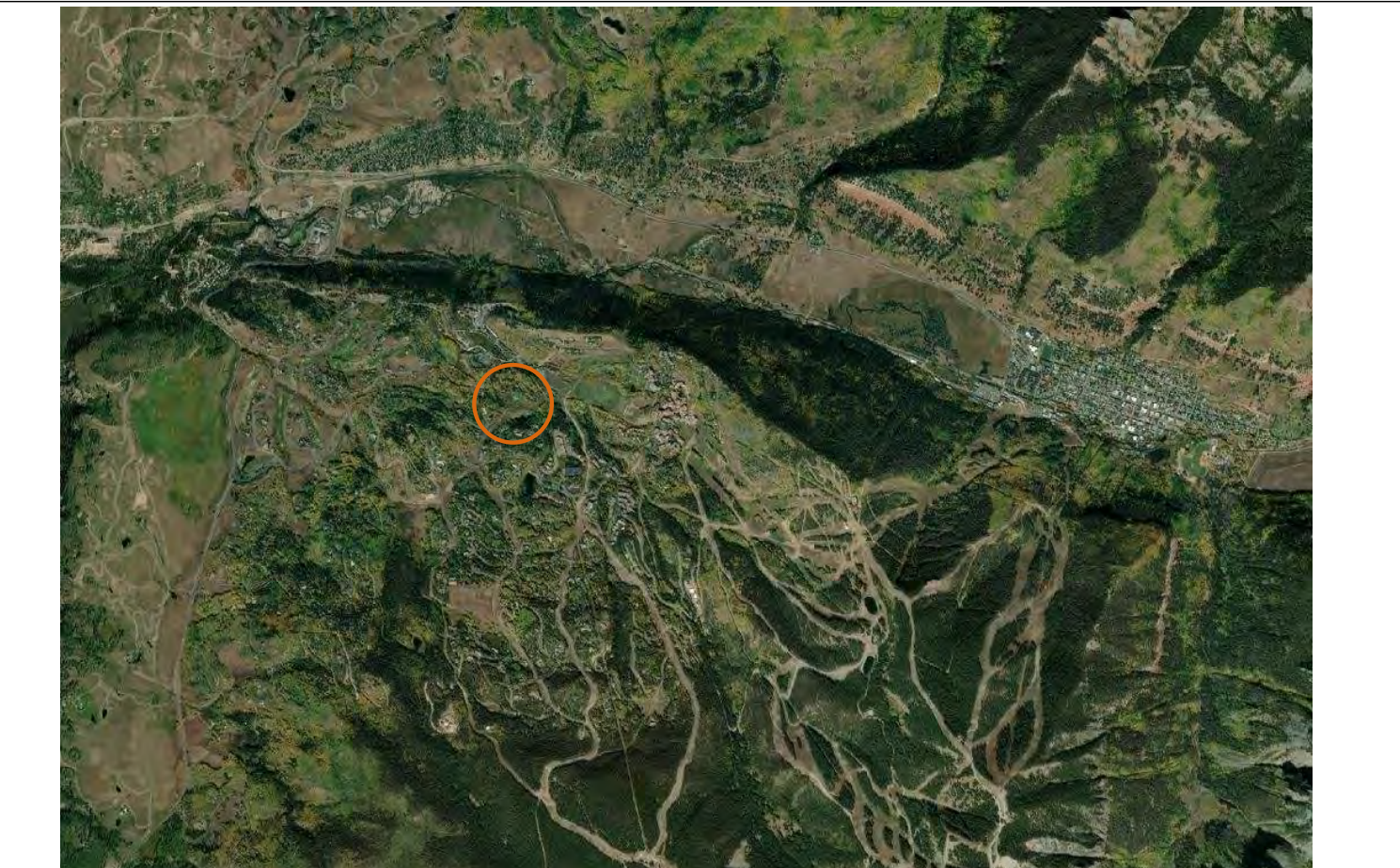
PROJECT SUMMARY

LOT 536 -- 4 BEDROOM SINGLE FAMILY HOME
PARKING REQUIREMENT: 2 ENCLOSED + 2 ADDITIONAL PARKING SPACES
ZONE: SINGLE FAMILY RESIDENTIAL
LOT SIZE = 68,825 SF

| | |
|---------------------------------|--|
| SQUARE FOOTAGE ANALYSIS: | BUILDING HEIGHT SUMMARY: |
| FIRST FLOOR 3,247 GSF | AVG. BUILDING HEIGHT = 19' - 4" (30' MAX) |
| SECOND FLOOR 573 GSF | MAX. BUILDING HEIGHT = 29' - 3 3/16" (35' MAX) |
| GARAGE 846 GSF | |
| TOTAL 4,666 GSF | |

| | |
|--|----------------------------|
| EXT. MATERIAL SUMMARY (SEE A2.03) | |
| STONE | 2,146 SF = 39.2% (35% MIN) |
| GLASS | 1,094 SF = 20.1% (35% MAX) |
| METAL | 1,372 SF = 25.2% |
| WOOD | 843 SF = 15.5% |
| TOTAL | 5,455 SF = 100% |

VICINITY MAP



219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015
DATE: 10.15.2021

ISSUE RECORD:

REVISIONS:

| | |
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| | |

COVER SHEET

A0.00

GENERAL NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE OWNER.
2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.
3. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
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 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.
7. UTILITY SERVICE LINES, POLES, VALVE BOXES, METERS, ET CETERA ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED. THE CONTRACTOR SHALL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION. THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION OF EACH PHASE OF THE PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. 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
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.
10. 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.
11. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.
12. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.
13. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO A CLEAN-OUT).
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.
21. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.
22. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN CONFLICT WITH PROPOSED NEW CONSTRUCTION AND NOT SHOWN TO BE REMOVED SHALL BE SAVED AND PROTECTED FROM DAMAGE.
23. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING UTILITY POLES, TREES AND SIGNAGE LOCATED IN THE RIGHT-OF-WAY.
24. DO NOT STORE MATERIALS, DEBRIS, OR SALVAGED OR EXCAVATED MATERIALS INSIDE THE TREE DRIP LINE. DO NOT PARK VEHICLES OR EQUIPMENT INSIDE THE TREE DRIP LINE.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.
26. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.
27. 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.
28. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.
29. 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.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR THIS WORK AS IT SHALL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS IN THE CONTRACT.

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SMH CONSULTANTS NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SMH CONSULTANTS INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON THE SITE.

THE DESIGNS PRESENTED IN THESE PLANS ARE BASED OFF OF A TOPOGRAPHIC SURVEY PREPARED BY ALL POINTS LAND SURVEY L.L.C., OPHIR, COLORADO AND PROVIDED TO SMH CONSULTANTS. SMH CONSULTANTS NOR ITS PERSONNEL CAN OR DO WARRANTY THE ACCURACY OF THE TOPOGRAPHICAL SURVEY AND THEREFORE DOES NOT WARRANTY THAT PART OF THE DESIGN BASED ON THE TOPOGRAPHICAL SURVEY.



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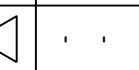
RUSSELL DRIVE RESIDENCE

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

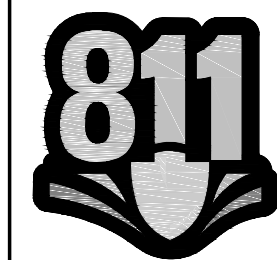
REVISION DATE

REVISION DESCRIPTION (DESCRIPTION)



00/00/00

GENERAL NOTES



CALL BEFORE YOU DIG - DRILL - BLAST

COLORADO:
P: 800-922-1987
F: 303-234-1712

The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

PROJECT #: 2106-0278
CHECKED BY: BML
DRAWN BY: KMM

DATE: 10/4/2021

SHEET # C1

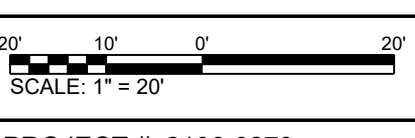
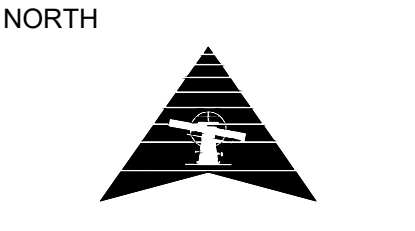
TOTAL SHEETS 7

RUSSELL DRIVE RESIDENCE

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

| REVISION DATE | REVISION DESCRIPTION (DESCRIPTION) |
|---------------|------------------------------------|
| 00/00/00 | |



PROJECT #: 2106-0278
CHECKED BY: BML
DRAWN BY: KMM

DATE: 10/4/2021

SHEET # **C2**

TOTAL SHEETS 7

SLOPE ANALYSIS

OSP 35 B

OSP 35 FR

LOT 536

VACANT (NO BUILDINGS OBSERVED)
ADDRESS IS NOT FIELD POSTED

LOT 535

OSP 35 FR

GAS METER

16' GENERAL EASEMENT
PER PLAT BOOK 1, PAGE 991

16' GENERAL EASEMENT
PER PLAT BOOK 1, PAGE 991

16' GENERAL EASEMENT
PER PLAT BOOK 1, PAGE 991

DRAINAGE AND EARTHWORK EASEMENT FOR THE BENEFIT OF THE
TELLURIDE COMPANY OR ASSIGNS PER PLAT BOOK 1, PAGE 991

DRAINAGE AND EARTHWORK EASEMENT FOR THE BENEFIT OF THE
TELLURIDE COMPANY OR ASSIGNS PER PLAT BOOK 1, PAGE 991

16' GENERAL EASEMENT
PER PLAT BOOK 1, PAGE 991

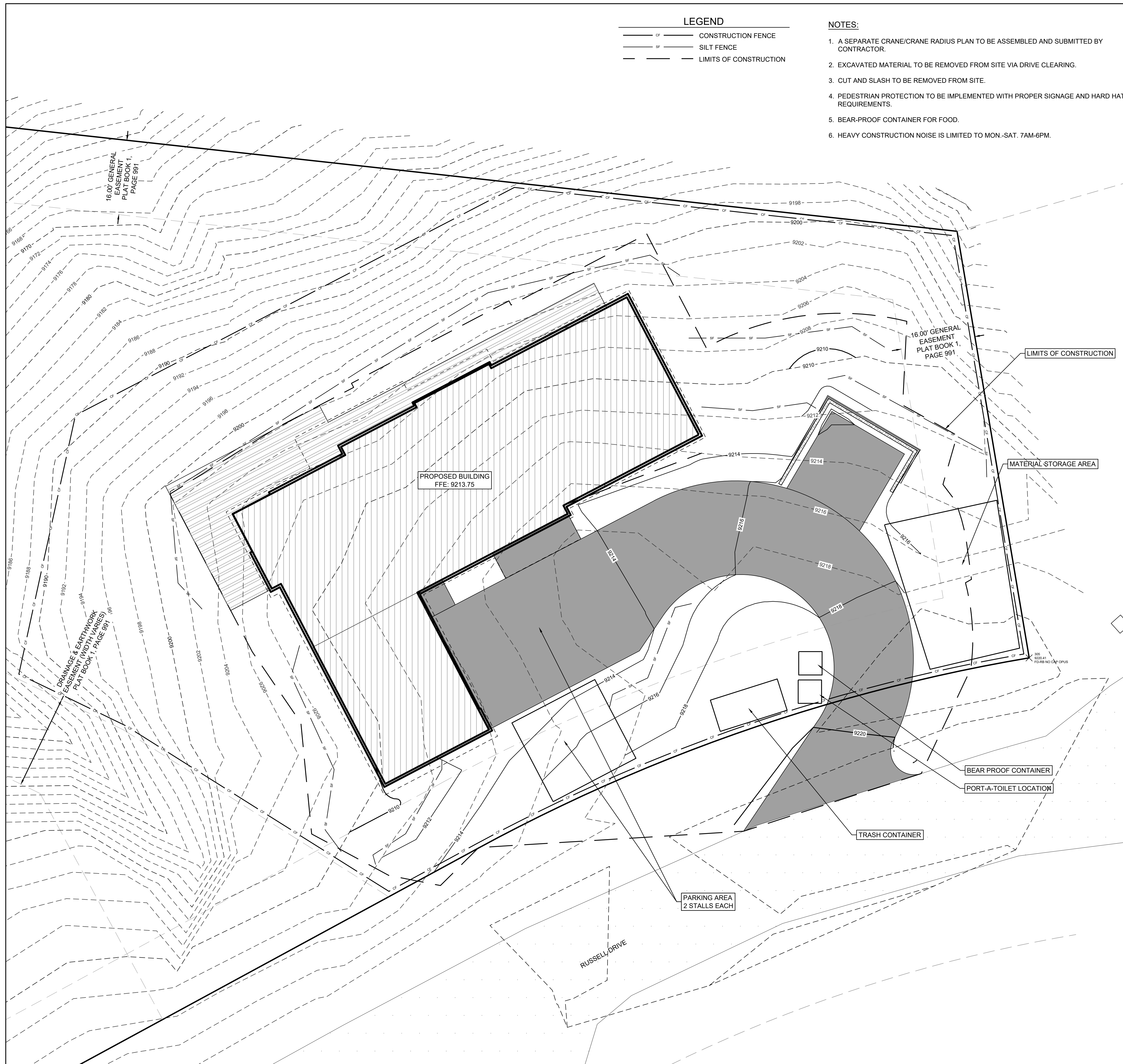
EDGE OF PAVEMENT
RUSSELL DRIVE
EDGE OF PAVEMENT

SITE BENCHMARK ADDRESS MONUMENT
CONCRETE DRIVEWAY

SURVEY WORK COMPLETED BY:
ALL POINTS LAND SURVEY L.L.C.
PO BOX 754
OPHIR, CO 81435
(970) 708-9694

LEGEND

- SLOPE > 30%
- 1' CONTOUR INTERVAL (EXISTING GROUND)
- 5' CONTOUR INTERVAL (EXISTING GROUND)



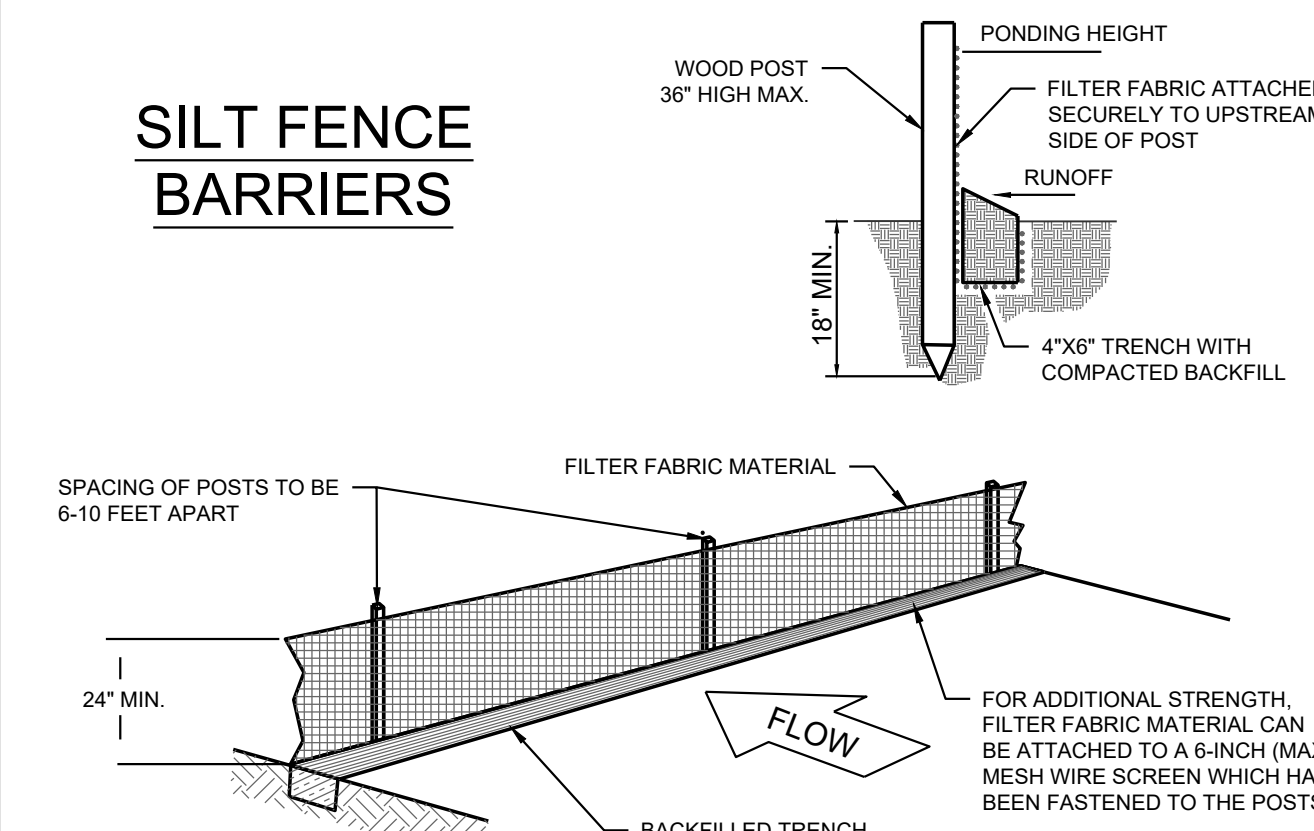
LEGEND

- CONSTRUCTION FENCE
- SILT FENCE
- LIMITS OF CONSTRUCTION

NOTES:

1. A SEPARATE CRANE/Crane RADIUS PLAN TO BE ASSEMBLED AND SUBMITTED BY CONTRACTOR.
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. HEAVY CONSTRUCTION NOISE IS LIMITED TO MON.-SAT. 7AM-6PM.

SILT FENCE BARRIERS



MATERIAL SPECIFICATION:

- SILT FENCE FABRIC SHALL CONFORM TO THE AASHTO M288 96 SILT FENCE SPECIFICATION.
- THE POSTS USED TO SUPPORT THE SILT FENCE FABRIC SHOULD BE A HARDWOOD MATERIAL WITH THE FOLLOWING MINIMUM DIMENSIONS: 2" SQUARE (NOMINAL) BY 4' LONG.
- SILT FENCE FABRIC AND SUPPORT BACKING SHOULD BE ATTACHED TO THE WOODEN POSTS AND FRAME WITH STAPLES, WIRE, ZIP TIES, OR NAILS.

PLACEMENT:

- A SLOPE BARRIER SHALL BE USED AT THE TOE OF A SLOPE WHEN A DITCH DOES NOT EXIST.
- THE SLOPE BARRIER SHOULD BE PLACED ON NEARLY LEVEL GROUND 5' TO 10' AWAY FROM THE TOE OF A SLOPE.
- THE BARRIER IS PLACED AWAY FROM THE TOE OF THE SLOPE TO PROVIDE ADEQUATE STORAGE FOR SETTLING OUT SEDIMENT.
- WHEN PRACTICABLE, SILT FENCE SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW.
- SILT FENCE SLOPE BARRIERS CAN ALSO BE PLACED ALONG RIGHT-OF-WAY FENCE LINES TO KEEP SEDIMENT FROM CROSSING ONTO ADJACENT PROPERTY. WHEN PLACED IN THIS MANNER, THE SLOPE BARRIER WILL NOT LIKELY FOLLOW CONTOURS.

PROPER INSTALLATION METHOD:

- EXCAVATE A TRENCH THE LENGTH OF THE PLANNED SLOPE BARRIER THAT IS 12' DEEP BY 8' WIDE. MAKE SURE THAT THE TRENCH IS EXCAVATED ALONG A SINGLE CONTOUR. WHEN PRACTICABLE, SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID CONCENTRATION OF FLOW. PLACE THE SOIL ON THE UPSLOPE SIDE OF THE TRENCH FOR LATER USE.
- ROLL OUT A CONTINUOUS LENGTH OF SILT FENCE FABRIC ON THE DOWNSLOPE SIDE OF THE TRENCH.
- PLACE THE EDGE OF THE FABRIC IN THE TRENCH STARTING AT THE TOP UPSLOPE EDGE. LINE ALL THREE SIDES OF THE TRENCH WITH THE FABRIC. BACKFILL OVER THE FABRIC IN THE TRENCH WITH THE EXCAVATED SOIL AND COMPACT. AFTER FILLING THE TRENCH, APPROXIMATELY 24" TO 36" OF SILT FENCE FABRIC SHOULD REMAIN EXPOSED.
- LAY THE EXPOSED SILT FENCE UPSLOPE OF THE TRENCH TO CLEAR AN AREA FOR DRIVING IN THE POSTS.
- JUST DOWNSLOPE OF THE TRENCH, DRIVE POSTS INTO THE GROUND TO A DEPTH OF AT LEAST 18".
- PLACE POSTS NO MORE THAN 4 FEET APART. THE DISTANCE BETWEEN POSTS SHOULD BE 4' OR LESS. IF THE DISTANCE BETWEEN TWO ADJACENT POSTS IS MORE THAN 4' ADD ANOTHER POST(S) BETWEEN THEM.
- ATTACH THE SILT FENCE TO THE ANCHORED POST WITH STAPLE, WIRE, ZIP TIES, OR NAILS.

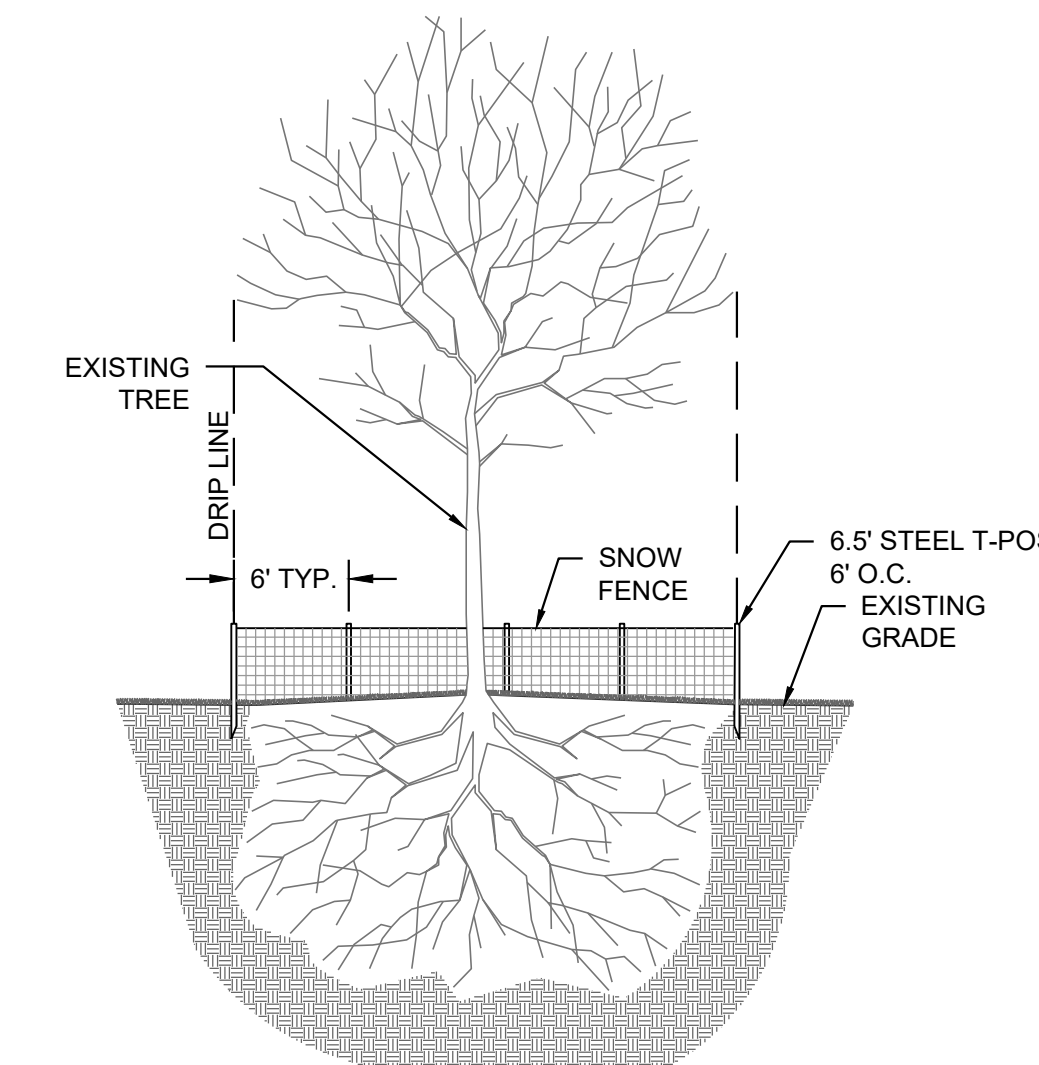
LIST OF COMMON PLACEMENT/INSTALLATION MISTAKES TO AVOID:

- WHEN PRACTICABLE, DO NOT PLACE SILT FENCE SLOPE BARRIERS ACROSS CONTOURS. SLOPE BARRIERS SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW. WHEN THE FLOW CONCENTRATES, IT OVERTOPS THE BARRIER AND THE SILT FENCE SLOPE BARRIER QUICKLY DETERIORATES.
- DO NOT PLACE SILT FENCE POSTS ON THE UPSLOPE SIDE OF THE SILT FENCE FABRIC. IN THIS CONFIGURATION, THE FORCE OF THE WATER IS NOT RESTRICTED BY THE POSTS, BUT ONLY BY THE STAPLES (WIRE, ZIP TIES, NAILS, ETC.).
- DO NOT PLACE SILT FENCE SLOPE BARRIERS IN AREAS WITH SHALLOW SOILS UNDERLAIN BY ROCK. IF THE BARRIER IS NOT SUFFICIENTLY ANCHORED IT WILL WASH OUT.
- SILT FENCE SLOPE BARRIERS MUST BE DUG INTO THE GROUND. SILT FENCE AT GROUND LEVEL DOES NOT WORK BECAUSE WATER WILL FLOW UNDERNEATH.

INSPECTION AND MAINTENANCE:

- SILT FENCE SLOPE BARRIERS SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 1" OR MORE. THE FOLLOWING IS A LIST OF QUESTIONS THAT SHOULD BE ADDRESSED DURING EACH INSPECTION:
- ARE THERE ANY POINTS ALONG THE SLOPE BARRIER WHERE WATER IS CONCENTRATING?
 - DOES WATER FLOW UNDER THE SLOPE BARRIER?
 - DOES THE SILT FENCE SAG EXCESSIVELY?
 - HAS THE SILT FENCE TORN OR BECOME DETACHED FROM THE POSTS?
 - DOES SEDIMENT NEED TO BE REMOVED FROM BEHIND THE SLOPE BARRIER?

TREE PROTECTION DETAIL NOT TO SCALE

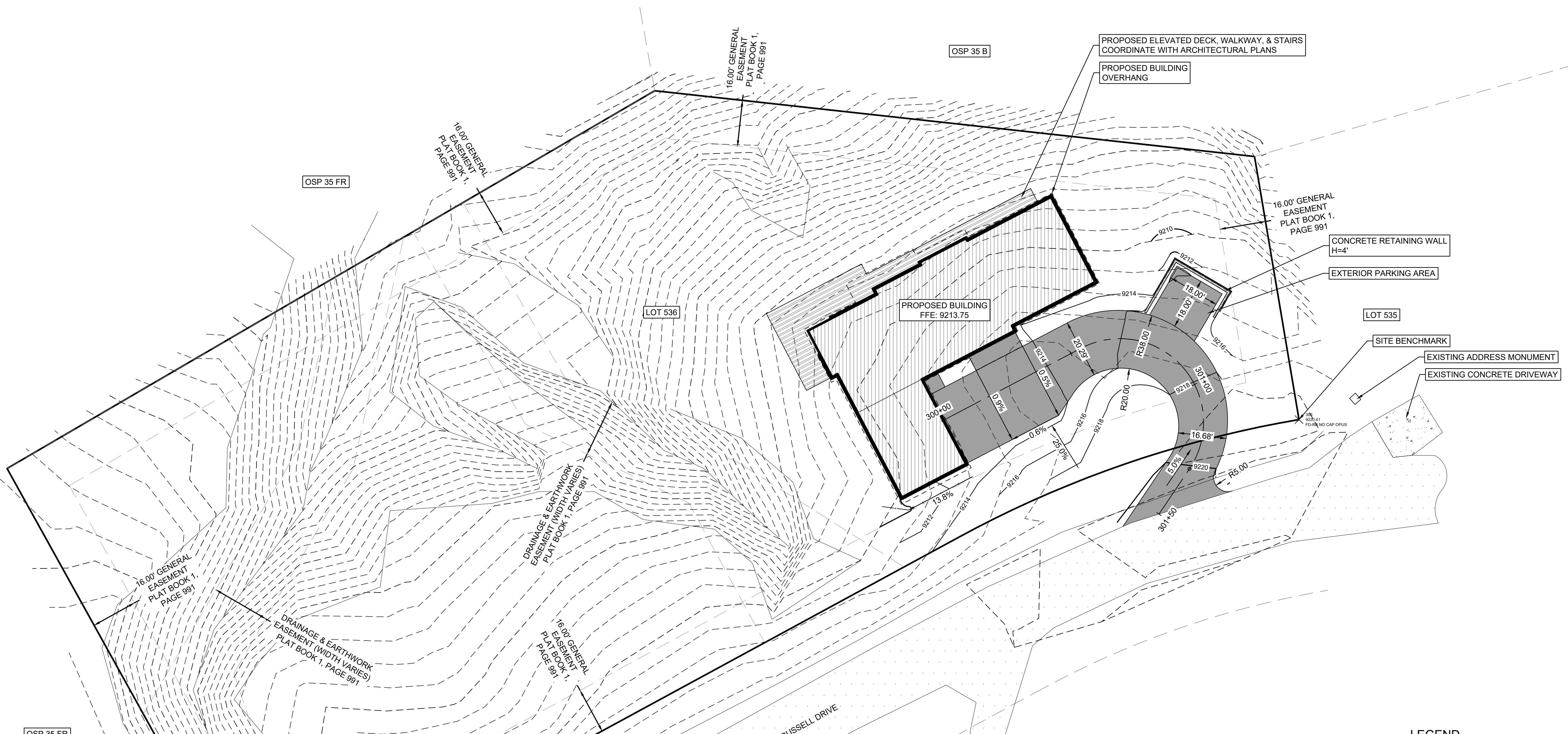


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RUSSELL DRIVE RESIDENCE
 PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
 MOUNTAIN VILLAGE, COLORADO

| | |
|--|----------------------|
| REVISION DATE | REVISION DESCRIPTION |
| 00/00/00 | |
| NORTH | |
| SCALE: 1" = 10' | |
| PROJECT #: 2106-0278 CHECKED BY: BML DRAWN BY: KMM | |
| DATE: 10/4/2021 | |
| SHEET # C3 | |
| TOTAL SHEETS 7 | |

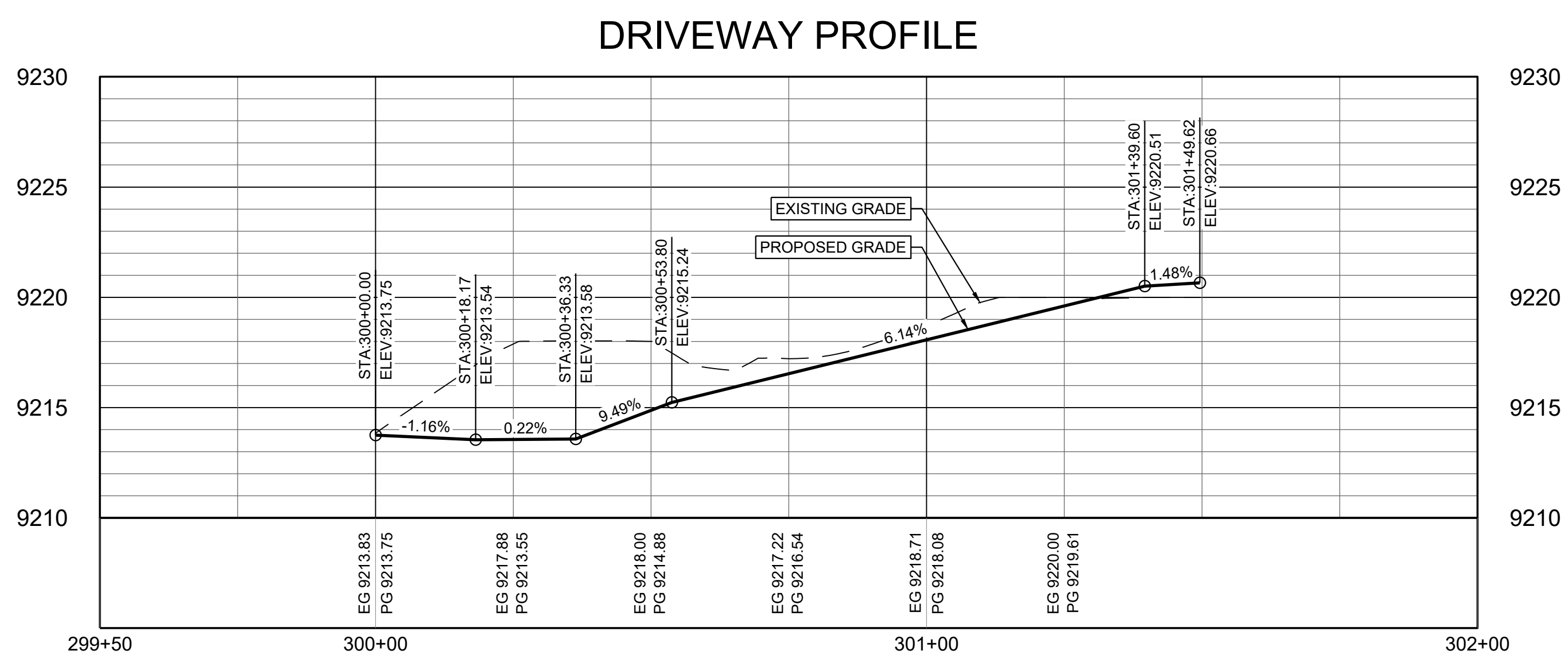
RUSSELL DRIVE RESIDENCE
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
MOUNTAIN VILLAGE, COLORADO



LEGEND

| | | | |
|--|-------------------------|--|---------------------------------------|
| | PROPOSED DRIVEWAY | | 1' CONTOUR INTERVAL (EXISTING GROUND) |
| | PROPOSED HOUSE | | 5' CONTOUR INTERVAL (EXISTING GROUND) |
| | PROPOSED ELEVATED DECK | | 1' CONTOUR INTERVAL (PROPOSED GROUND) |
| | PROPOSED RETAINING WALL | | 5' CONTOUR INTERVAL (PROPOSED GROUND) |
| | EXISTING STORM PIPE | | PROPERTY LINE |
| | | | EXISTING PUBLIC UTILITY EASEMENT |

NOTES:
REFERENCE THE RESIDENTIAL SOIL INVESTIGATION REPORT COMPLETED BY GRAND VALLEY CONSULTING, LLC DBA GEOTECHNICAL ENGINEERING GROUP, DATED JUNE 29, 2021, FOR INFORMATION RELATED TO COMPACTION, EXCAVATION, AND EMBANKMENTS MATERIALS, SPECIFICATIONS, AND GUIDELINES, AS WELL AS, PAVEMENT AND FOUNDATION RECOMMENDATIONS.
ELEVATION DATUM ARE BASED ON GPS OBSERVATION AND OPUS SOLUTION (NAVD 88) ON SITE BENCHMARK, THAT ELEVATION BEING 9220.41.



REVISION DESCRIPTION (DESCRIPTION)

REVISION DATE 00/00/00

NORTH

SCALE: 1" = 20'

PROJECT #: 2106-0278
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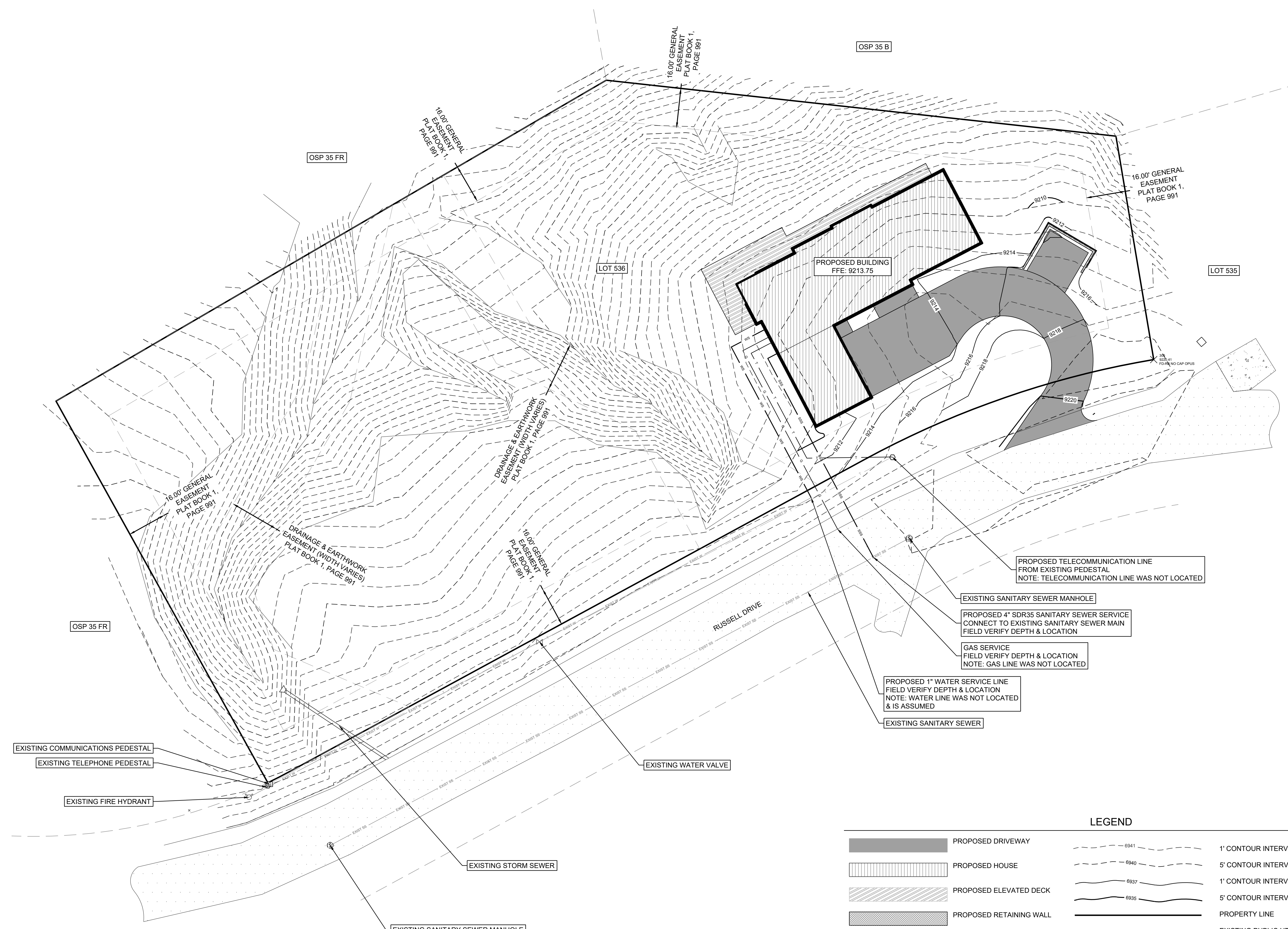
SHEET # **C4**

TOTAL SHEETS 7

RUSSELL DRIVE RESIDENCE

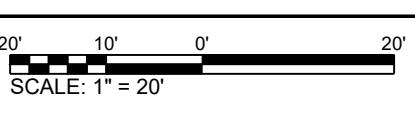
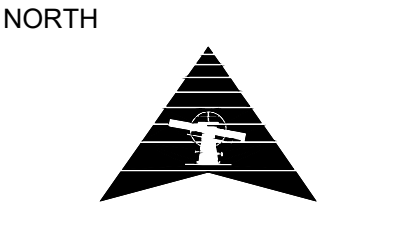
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO



| LEGEND | | | |
|--------|----------------------------------|--|---------------------------------------|
| | PROPOSED DRIVEWAY | | 1' CONTOUR INTERVAL (EXISTING GROUND) |
| | PROPOSED HOUSE | | 5' CONTOUR INTERVAL (EXISTING GROUND) |
| | PROPOSED ELEVATED DECK | | 1' CONTOUR INTERVAL (PROPOSED GROUND) |
| | PROPOSED RETAINING WALL | | 5' CONTOUR INTERVAL (PROPOSED GROUND) |
| | EXISTING WATER VALVE | | PROPERTY LINE |
| | EXISTING FIRE HYDRANT | | EXISTING PUBLIC UTILITY EASEMENT |
| | EXISTING SANITARY SEWER MANHOLE | | EXISTING WATER LINE |
| | EXISTING COMMUNICATIONS PEDESTAL | | PROPOSED WATER SERVICE |
| | EXISTING TELEPHONE PEDESTAL | | EXISTING SANITARY SEWER LINE |
| | | | PROPOSED SANITARY SEWER SERVICE |
| | | | EXISTING TELECOMMUNICATIONS |
| | | | PROPOSED TELECOMMUNICATIONS |
| | | | PROPOSED GAS |

| REVISION DATE | REVISION DESCRIPTION (DESCRIPTION) |
|---------------|------------------------------------|
| 00/00/00 | |



PROJECT #: 2106-0278
 CHECKED BY: BML
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DATE: 10/4/2021

SHEET # **C5**

TOTAL SHEETS 7

UTILITY PLAN

NOTES:
BOTTOM ELEVATIONS PROVIDED REFER TO THE ELEVATION WHERE THE FINISHED GRADE MEETS THE WALL. NO ALLOWANCE FOR BURY DEPTH HAS BEEN MADE.
SOME ADJUSTMENT OF RETAINING WALL MAY BE REQUIRED IN THE FIELD. CONTRACTOR WILL BE PAID FOR AS-BUILT QUANTITIES BASED ON EXPOSED SQUARE FEET OF RETAINING WALL.
HORIZONTAL CONTROL FOR THE RETAINING WALL IS BASED ON THE BOTTOM EXPOSED FRONT OF THE WALL WHERE GRADE MEETS THE WALL.

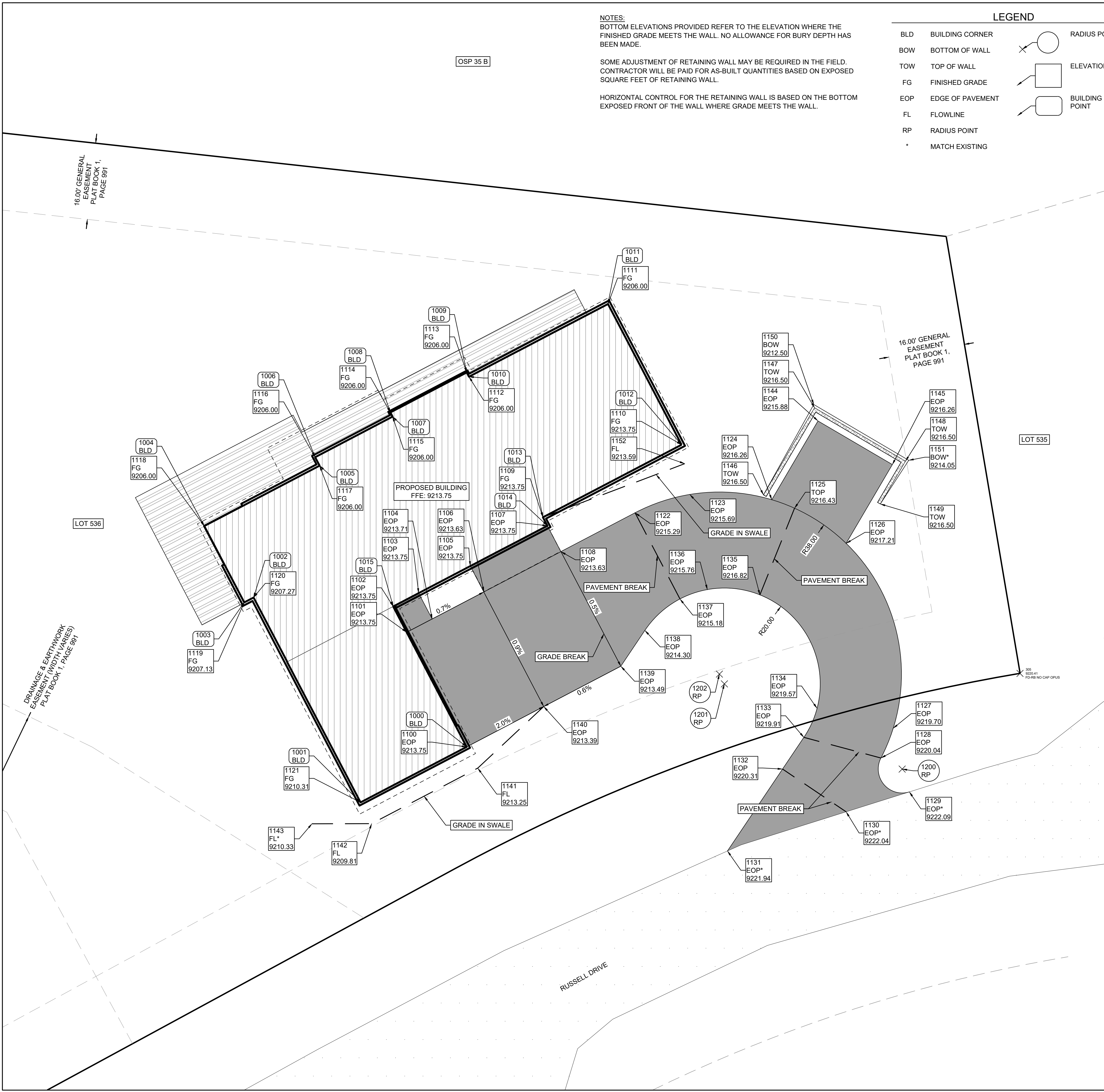
LEGEND

- BLD BUILDING CORNER
 - BOW BOTTOM OF WALL
 - TOW TOP OF WALL
 - FG FINISHED GRADE
 - EOP EDGE OF PAVEMENT
 - FL FLOWLINE
 - RP RADIUS POINT
 - * MATCH EXISTING
- RADIUS POINT
 - ELEVATION POINT
 - BUILDING CORNER POINT

| BUILDING POINTS | | | |
|-----------------|----------|----------|-------------|
| POINT # | NORTHING | EASTING | DESCRIPTION |
| 1000 | 10846.65 | 14250.72 | BLD |
| 1001 | 10835.06 | 14228.57 | BLD |
| 1002 | 10877.84 | 14206.24 | BLD |
| 1003 | 10876.61 | 14204.28 | BLD |
| 1004 | 10892.76 | 14195.94 | BLD |
| 1005 | 10905.36 | 14220.01 | BLD |
| 1006 | 10907.13 | 14219.09 | BLD |
| 1007 | 10915.59 | 14235.26 | BLD |
| 1008 | 10916.47 | 14234.79 | BLD |
| 1009 | 10924.82 | 14250.74 | BLD |
| 1010 | 10923.93 | 14251.21 | BLD |
| 1011 | 10939.11 | 14280.23 | BLD |
| 1012 | 10909.72 | 14295.60 | BLD |
| 1013 | 10894.58 | 14266.65 | BLD |
| 1014 | 10892.81 | 14267.58 | BLD |
| 1015 | 10875.97 | 14235.39 | BLD |

| HORIZONTAL CONTROL POINTS | | | | |
|---------------------------|----------|----------|-----------|-------------|
| POINT # | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 1100 | 10846.65 | 14250.72 | 9213.75 | EOP |
| 1101 | 10870.58 | 14238.21 | 9213.75 | EOP |
| 1102 | 10875.97 | 14235.39 | 9213.75 | EOP |
| 1103 | 10878.75 | 14240.70 | 9213.75 | EOP |
| 1104 | 10873.36 | 14243.52 | 9213.71 | EOP |
| 1105 | 10884.39 | 14251.48 | 9213.75 | EOP |
| 1106 | 10879.06 | 14254.32 | 9213.63 | EOP |
| 1107 | 10892.81 | 14267.58 | 9213.75 | EOP |
| 1108 | 10887.42 | 14270.40 | 9213.63 | EOP |
| 1109 | 10894.58 | 14266.65 | 9213.75 | FG |
| 1110 | 10909.72 | 14295.60 | 9213.75 | FG |
| 1111 | 10939.11 | 14280.23 | 9206.00 | FG |
| 1112 | 10923.93 | 14251.21 | 9206.00 | FG |
| 1113 | 10924.82 | 14250.74 | 9206.00 | FG |
| 1114 | 10916.47 | 14234.79 | 9206.00 | FG |
| 1115 | 10915.59 | 14235.26 | 9206.00 | FG |
| 1116 | 10907.13 | 14219.09 | 9206.00 | FG |
| 1117 | 10905.36 | 14220.01 | 9206.00 | FG |
| 1118 | 10892.76 | 14195.94 | 9206.00 | FG |
| 1119 | 10876.61 | 14204.28 | 9207.13 | FG |
| 1120 | 10877.84 | 14206.24 | 9207.27 | FG |
| 1121 | 10835.06 | 14228.57 | 9210.31 | FG |
| 1122 | 10895.52 | 14285.89 | 9215.29 | EOP |
| 1123 | 10899.34 | 14297.31 | 9215.69 | EOP |
| 1124 | 10898.24 | 14314.43 | 9216.26 | EOP |
| 1125 | 10896.46 | 14319.18 | 9216.43 | TOP |
| 1126 | 10889.13 | 14329.95 | 9217.21 | EOP |
| 1127 | 10850.53 | 14339.77 | 9219.70 | EOP |
| 1128 | 10844.33 | 14337.22 | 9220.04 | EOP |
| 1129 | 10837.26 | 14343.16 | 9222.09 | EOP* |
| 1130 | 10833.10 | 14329.96 | 9222.04 | EOP* |
| 1131 | 10824.93 | 14305.18 | 9221.94 | EOP* |
| 1132 | 10842.03 | 14316.68 | 9220.31 | EOP |
| 1133 | 10848.64 | 14321.13 | 9219.91 | EOP |
| 1134 | 10854.71 | 14323.88 | 9219.57 | EOP |
| 1135 | 10878.37 | 14311.96 | 9216.82 | EOP |
| 1136 | 10879.48 | 14300.99 | 9215.76 | EOP |
| 1137 | 10877.52 | 14295.27 | 9215.18 | EOP |
| 1138 | 10870.96 | 14287.94 | 9214.30 | EOP |
| 1139 | 10863.49 | 14282.91 | 9213.49 | EOP |
| 1140 | 10855.07 | 14266.82 | 9213.39 | EOP |
| 1141 | 10842.22 | 14253.04 | 9213.25 | FL |
| 1142 | 10830.63 | 14230.89 | 9209.81 | FL |
| 1143 | 10830.59 | 14216.42 | 9210.33 | FL* |
| 1144 | 10914.70 | 14324.09 | 9215.88 | EOP |
| 1145 | 10905.58 | 14339.61 | 9216.26 | EOP |
| 1146 | 10899.25 | 14312.70 | 9216.50 | TOW |
| 1147 | 10917.43 | 14323.37 | 9216.50 | TOW |
| 1148 | 10906.30 | 14342.35 | 9216.50 | TOW |
| 1149 | 10897.35 | 14337.10 | 9216.50 | TOW |
| 1150 | 10918.12 | 14323.20 | 9212.50 | BOW |
| 1151 | 10906.47 | 14343.03 | 9214.05 | BOW* |
| 1152 | 10905.77 | 14296.25 | 9213.59 | FL |

| RADIUS POINTS | | | | |
|---------------|----------|----------|-------------|--------|
| POINT # | NORTHING | EASTING | DESCRIPTION | RADIUS |
| 1200 | 10842.03 | 14341.66 | RP | RP |
| 1201 | 10859.80 | 14304.54 | RP | RP |
| 1202 | 10861.85 | 14303.50 | RP | RP |



REVISION DATE (DESCRIPTION)

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NORTH



SCALE: 1" = 10'

PROJECT #: 2106-0278
CHECKED BY: BML
DRAWN BY: KMM

DATE: 10/4/2021

SHEET #

C6

TOTAL SHEETS 7

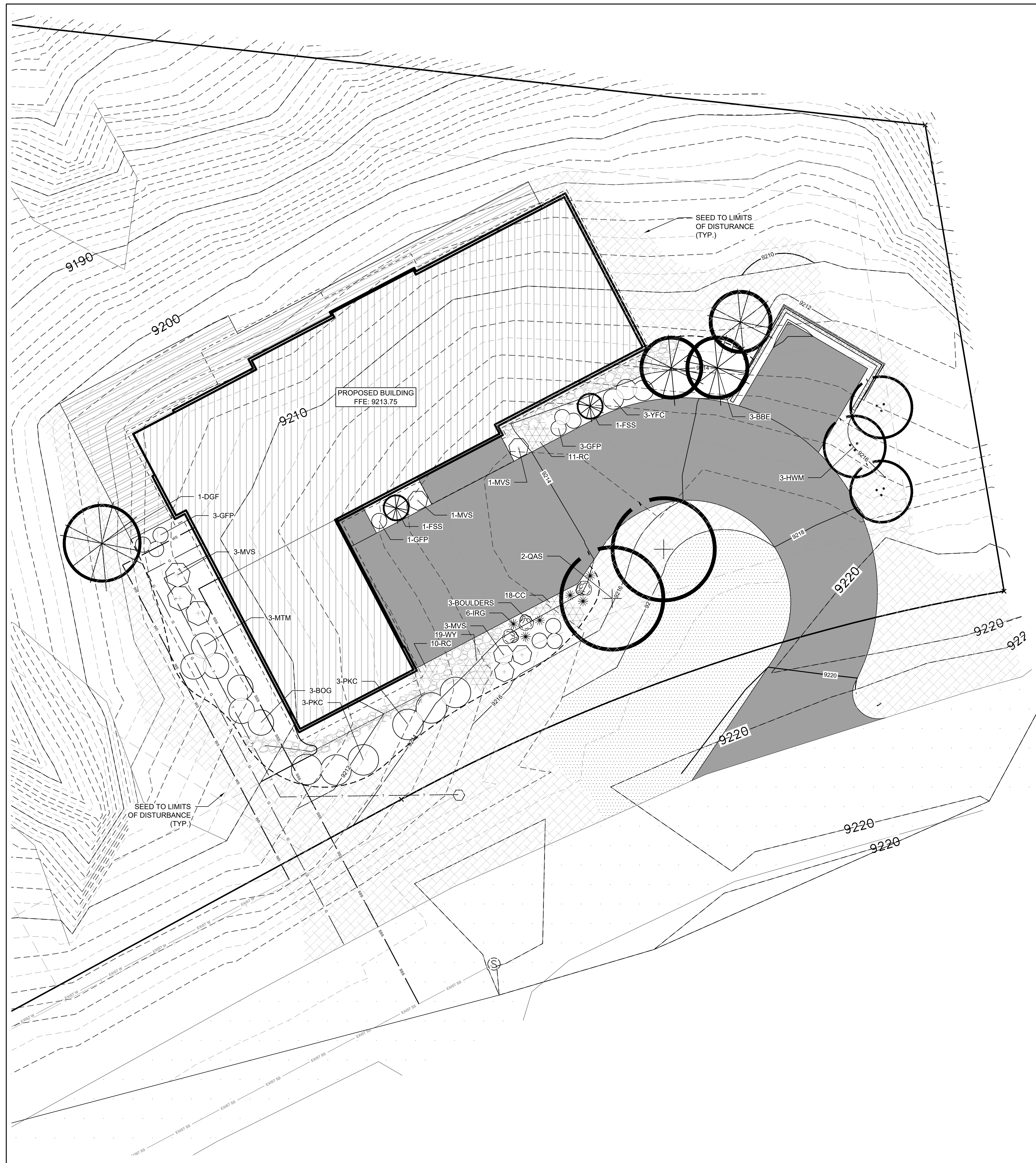
RUSSELL DRIVE RESIDENCE
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
MOUNTAIN VILLAGE, COLORADO



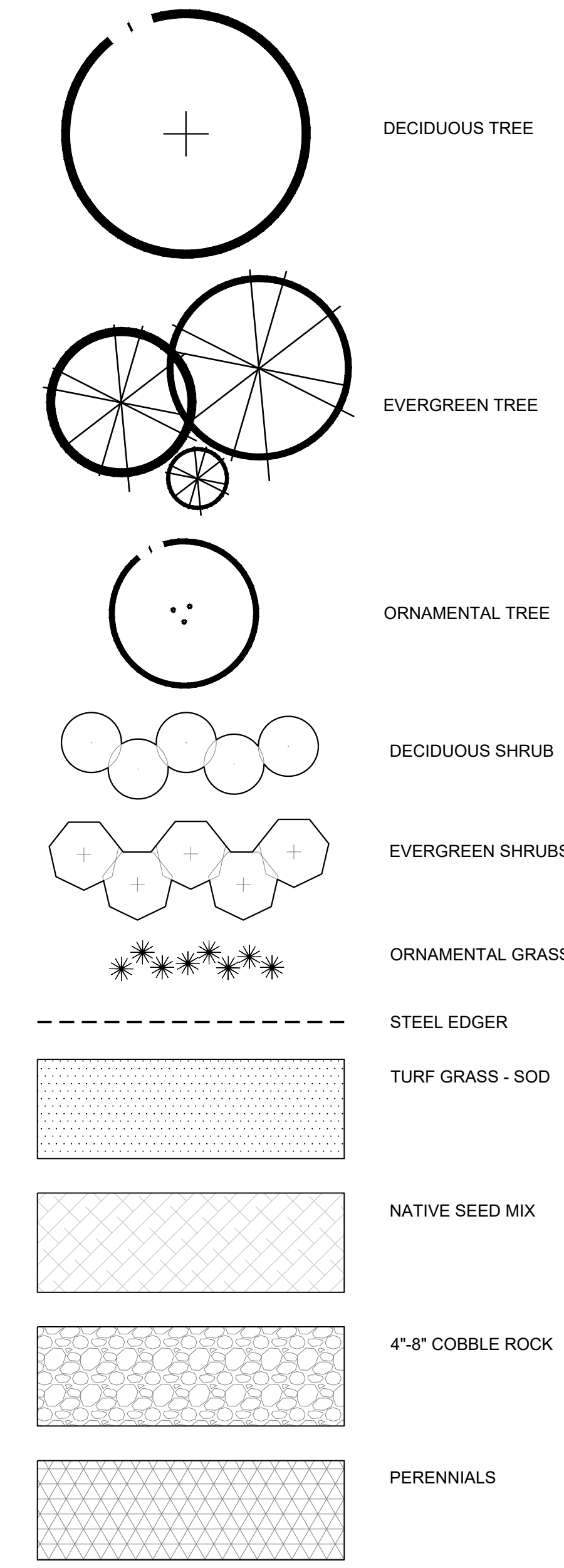
NOTES:
ALL NEW TREES SHALL BE LESS THAN 4" IN DIAMETER. REFER TO LANDSCAPE PLAN FOR GREATER DETAIL.
TREE SURVEY PERFORMED BY ALL POINTS LAND SURVEY, LLC.

| LEGEND | | | |
|--------|---|--|---------------------------------------|
| | PROPOSED DRIVEWAY | | 1' CONTOUR INTERVAL (EXISTING GROUND) |
| | PROPOSED HOUSE | | 5' CONTOUR INTERVAL (EXISTING GROUND) |
| | PROPOSED ELEVATED DECK | | 1' CONTOUR INTERVAL (PROPOSED GROUND) |
| | PROPOSED RETAINING WALL | | 5' CONTOUR INTERVAL (PROPOSED GROUND) |
| | FIRE MITIGATION ZONE 1: NATIVE GRASSES/REVEGETATION | | PROPERTY LINE |
| | FIRE MITIGATION ZONE 2: NATIVE GRASSES/REVEGETATION | | EXISTING PUBLIC UTILITY EASEMENT |
| | EXISTING SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES | | NORTH |
| | EXISTING FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES | | SCALE: 1" = 20' |
| | EXISTING ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES | | |

| REVISION DATE | REVISION DESCRIPTION |
|---------------|----------------------|
| 00/00/00 | |



LEGEND



PLANT LIST

| SHADE TREES | | | |
|----------------------------------|-----|---|--------------------------|
| 2 | QAS | QUAKING ASPEN <i>Populus tremuloides</i> | 2" CAL. MULTI-TRUNK |
| EVERGREEN TREES | | | |
| 3 | BBE | BABY BLUE EYES SPRUCE <i>Picea pungens 'Baby Blue Eyes'</i> | 6' HT. SINGLE TRUNK |
| 1 | DGF | DOUGLAS FIR <i>Pseudotsuga menziesii</i> | 6' HT. SINGLE TRUNK |
| 2 | FSS | FASTIGIATE SPRUCE <i>Picea pungens 'Iseli Fastigiata'</i> | 6' HT. SINGLE TRUNK |
| ORNAMENTAL TREES | | | |
| 3 | HWM | HOT WINGS TATARIAN MAPLE <i>Acer tataricum 'Hot Wings'</i> | 6' HT. MULTI-TRUNK |
| EVERGREEN SHRUBS | | | |
| 8 | MVS | MESA VERDE SPRUCE <i>Picea pungens 'Mesa Verde'</i> | 5 GAL. 18"-24" SPREAD |
| DECIDUOUS SHRUBS | | | |
| 3 | BOG | BOG BIRCH <i>Betula glandulosa</i> | 5 GAL. 18"-24" HT. |
| 7 | GFP | GOLD FINGER POTENTILLA <i>Potentilla fruticosa 'Gold Finger'</i> | 5 GAL. 18"-24" HT. |
| 3 | MTM | MOUNTAIN MAHOGANY <i>Cercocarpus montanus</i> | 5 GAL. 18"-24" HT. |
| 6 | PKC | PEKING COTONEASTER <i>Cotoneaster lucidus</i> | 5 GAL. 18"-24" HT. |
| 3 | YFC | YELLOW FLOWERING CURRANT <i>Ribes aureum</i> | 5 GAL. 18"-24" HT. |
| PERENNIALS/GROUND COVERS/GRASSES | | | |
| 18 | CC | CRIMSON STAR COLUMBINE <i>Aquilegia 'Crimson Star'</i> | 1 GAL. ESTABLISHED |
| 6 | IRG | INDIAN RICE GRASS <i>Achnatherum hymenoides</i> | 1 GAL. ESTABLISHED |
| 21 | RC | ROCKY MOUNTAIN COLUMBINE <i>Aquilegia coerulea</i> | 1 GAL. ESTABLISHED |
| 19 | WY | WHITE YARROW <i>Achillea millefolium</i> | 1 GAL. ESTABLISHED |



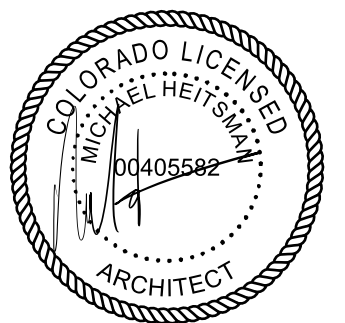
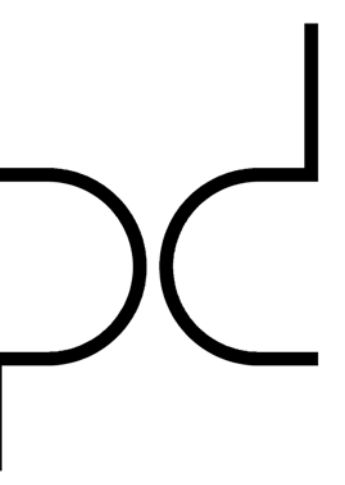
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(719) 465-2145

RUSSELL DRIVE RESIDENCE
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
MOUNTAIN VILLAGE, COLORADO

| | | |
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| REVISION DESCRIPTION (DESCRIPTION) | REVISION DATE | LANDSCAPE PLAN |
| | | |
| REVISION DATE 00/00/00 | | LANDSCAPE PLAN |
| | | |
| NORTH | | LANDSCAPE PLAN |
| | | |
| SCALE: 1" = 10' | | LANDSCAPE PLAN |
| | | |
| PROJECT #: 2106-0278 CHECKED BY: KML DRAWN BY: KML | | LANDSCAPE PLAN |
| DATE: 9/13/2021 | | |
| SHEET # | | LANDSCAPE PLAN |
| L1 | | |
| TOTAL SHEETS 3 | | LANDSCAPE PLAN |



NOTE: EXTERIOR DESIGN IS SCHEMATIC



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219 RUSSELL DRIVE
 219 RUSSELL DRIVE
 LOT 536
 MOUNTAIN VILLAGE, CO

JOB NO: 21.015
 DATE: 10.15.2021
 ISSUE RECORD: INITIAL SITE REVIEW

REVISIONS:

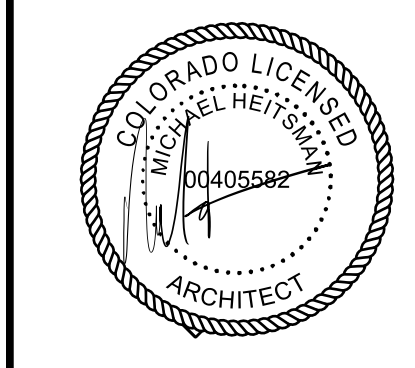
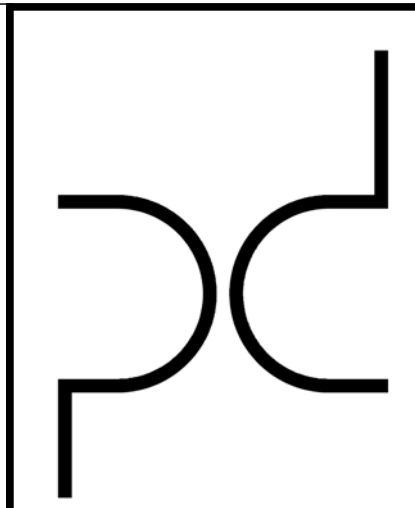
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AXONOMETRIC

A0.01



NOTE: EXTERIOR DESIGN IS SCHEMATIC



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THIS DRAWING HAS BEEN PROVIDED BY THE ARCHITECT OR ARCHITECTS IN CONNECTION WITH THE ARCHITECT'S PROFESSIONAL SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DIMENSIONS, FINISHES, MATERIALS, AND CONDITIONS, INCLUDING THE OVERALL LAYOUT, FORM, ARRANGEMENT, AND COMPOSITION OF SPACES AND ELEMENTS, MUST BE STRICTLY ADHERED TO IN REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ARCHITECTS.

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THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL NOTES, AND SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS OF WORK CONTRACTED SHALL BE VERIFIED AND ACCEPTANCE OF ALL EXISTING CONDITIONS, APPLICATION OF MATERIALS, OR EQUIPMENT SHALL BE LIMITED TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED. CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015

DATE: 10.15.2021

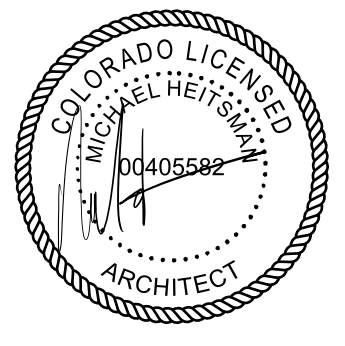
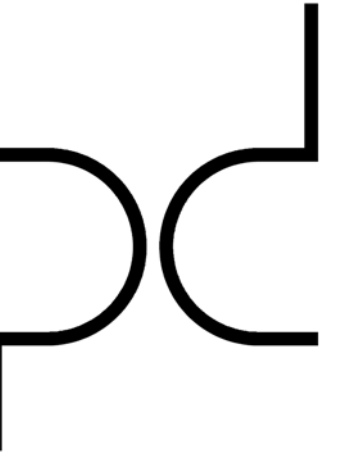
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REVISIONS:

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AXONOMETRIC

AO.02



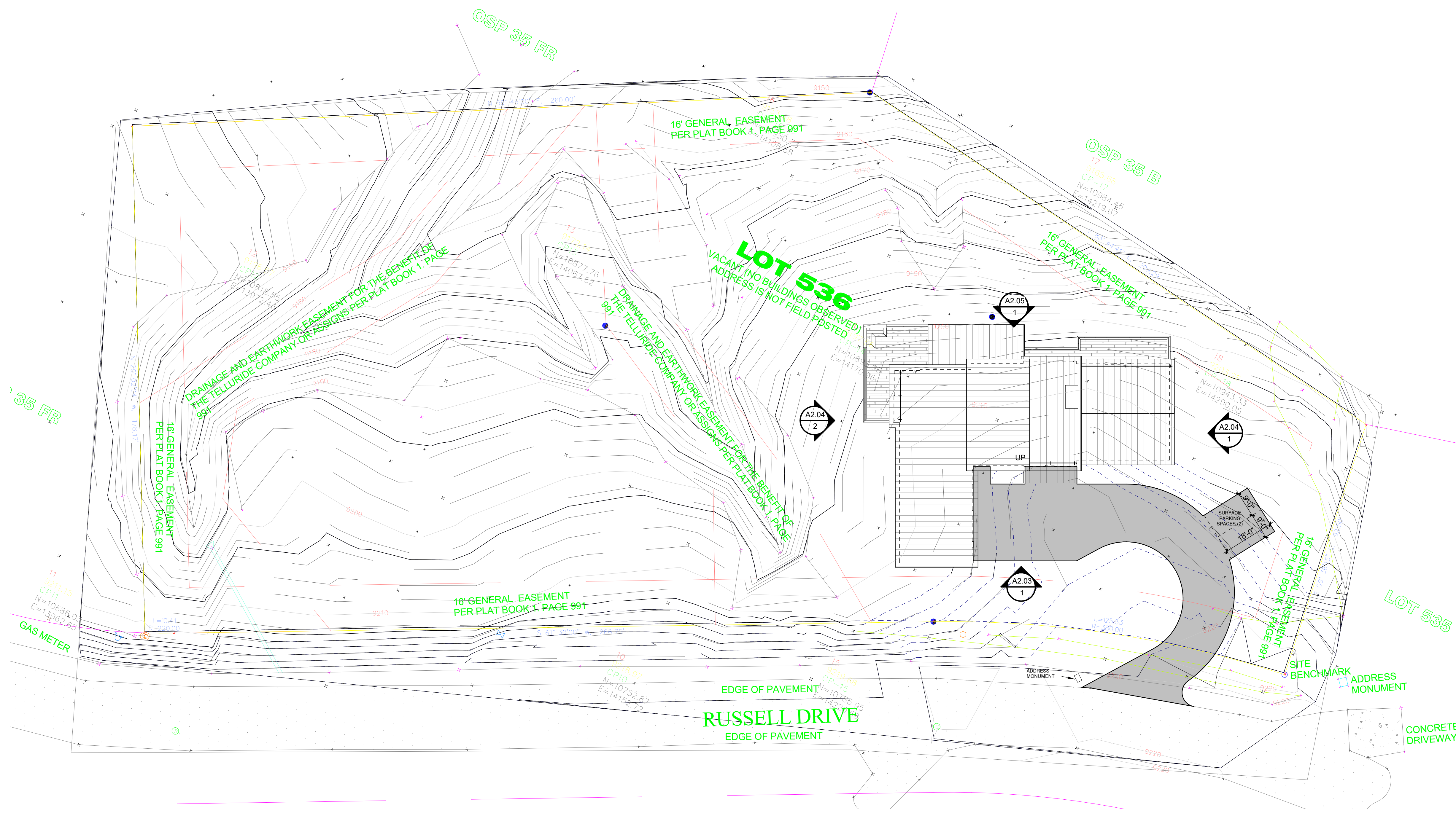
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LOT 536
MOUNTAIN VILLAGE, CO

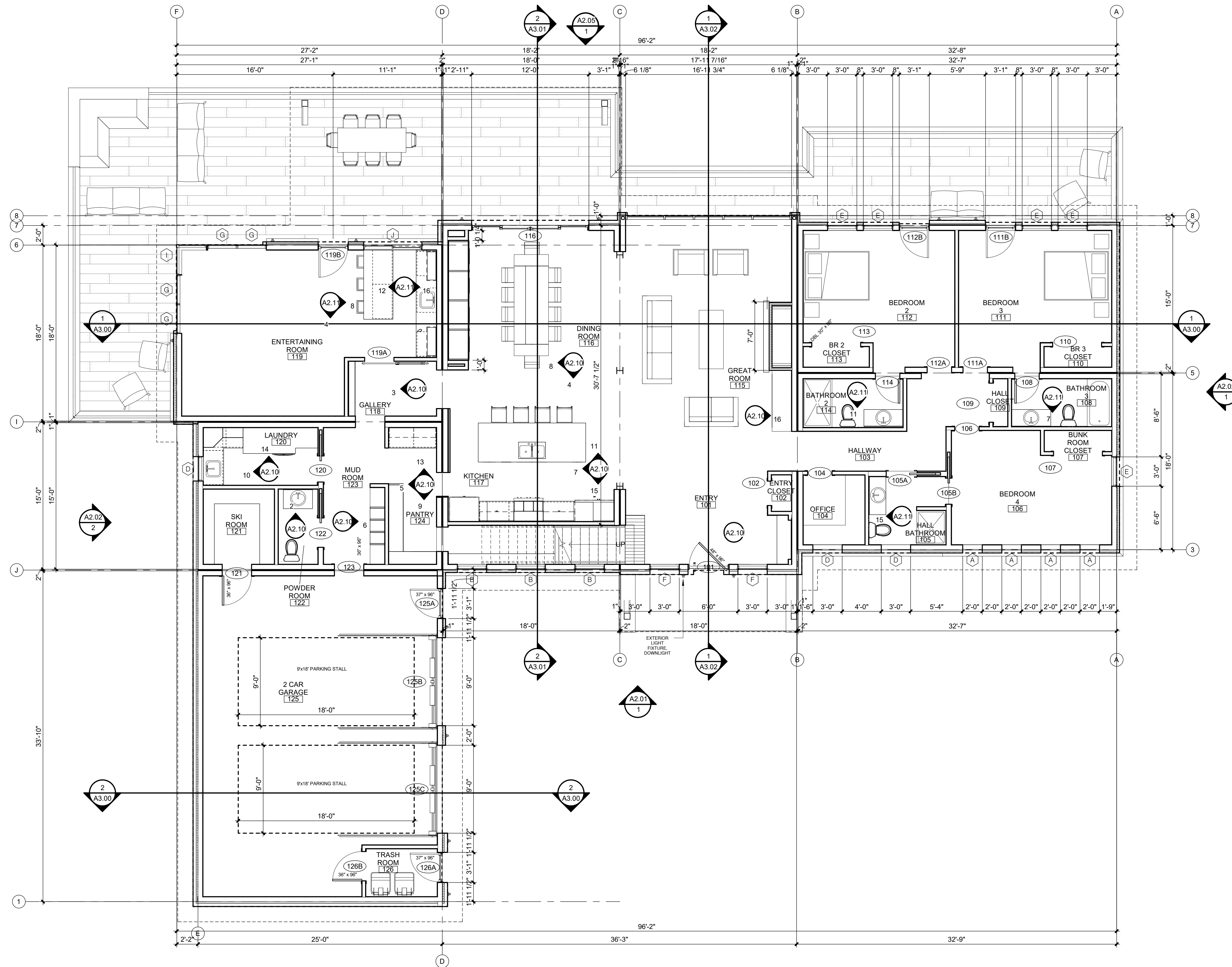
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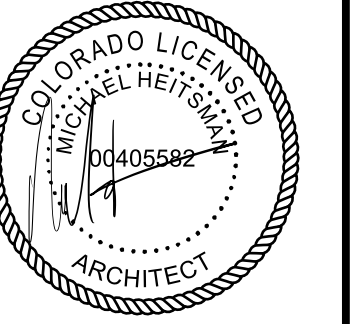
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ARCHITECTURAL SITE PLAN

A1.00



FIRST FLOOR: 3,247 G.S.F.
 GARAGE: 846 G.S.F.
 SECOND FLOOR: 573 G.S.F.



10/15/2021 15:27:01 PM

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219 RUSSELL DRIVE
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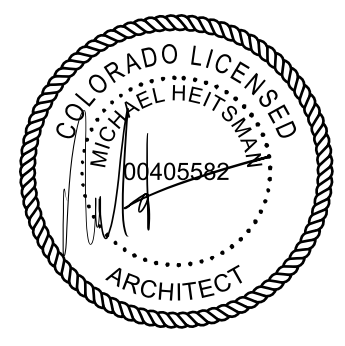
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FIRST FLOOR PLAN

A1.01



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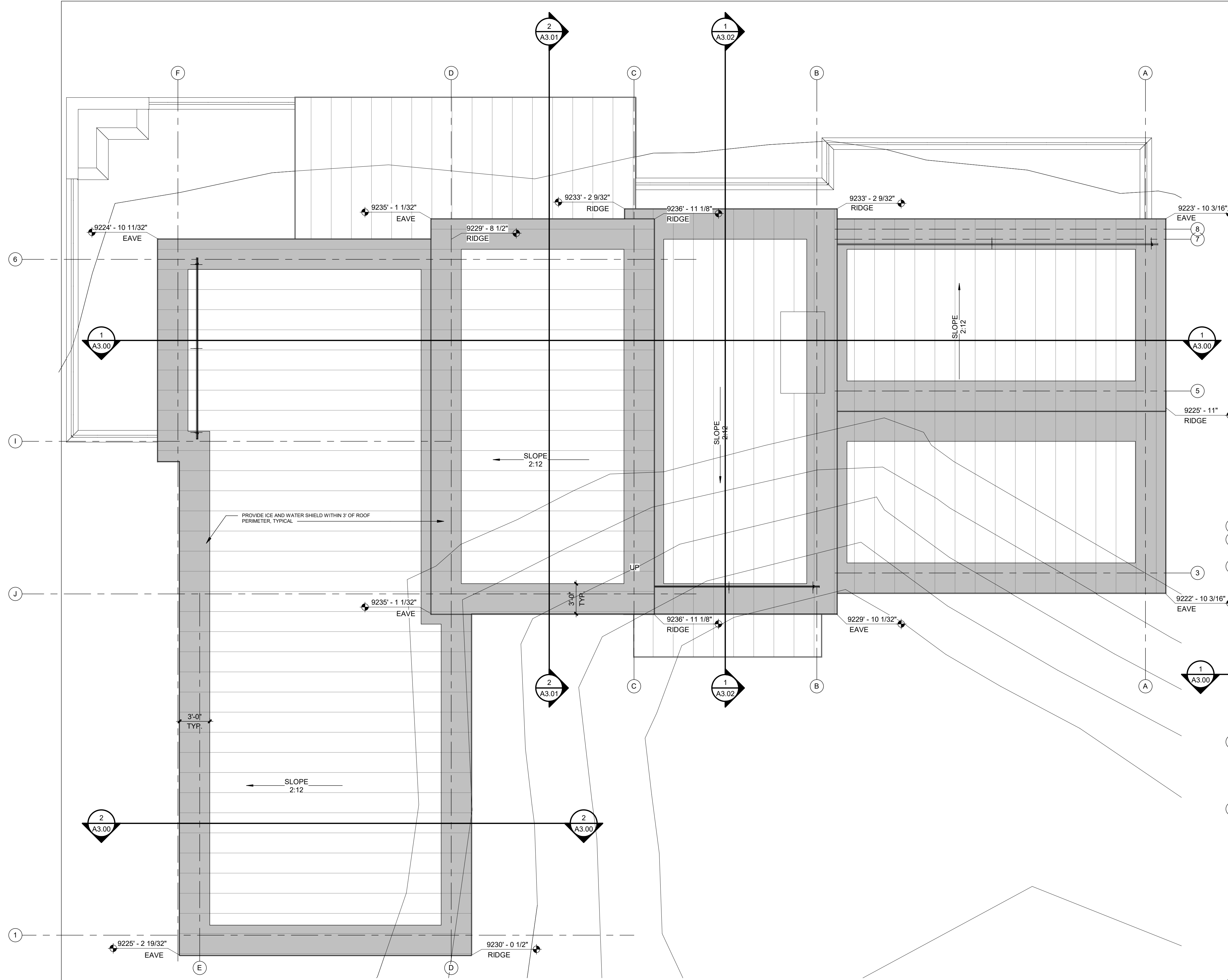
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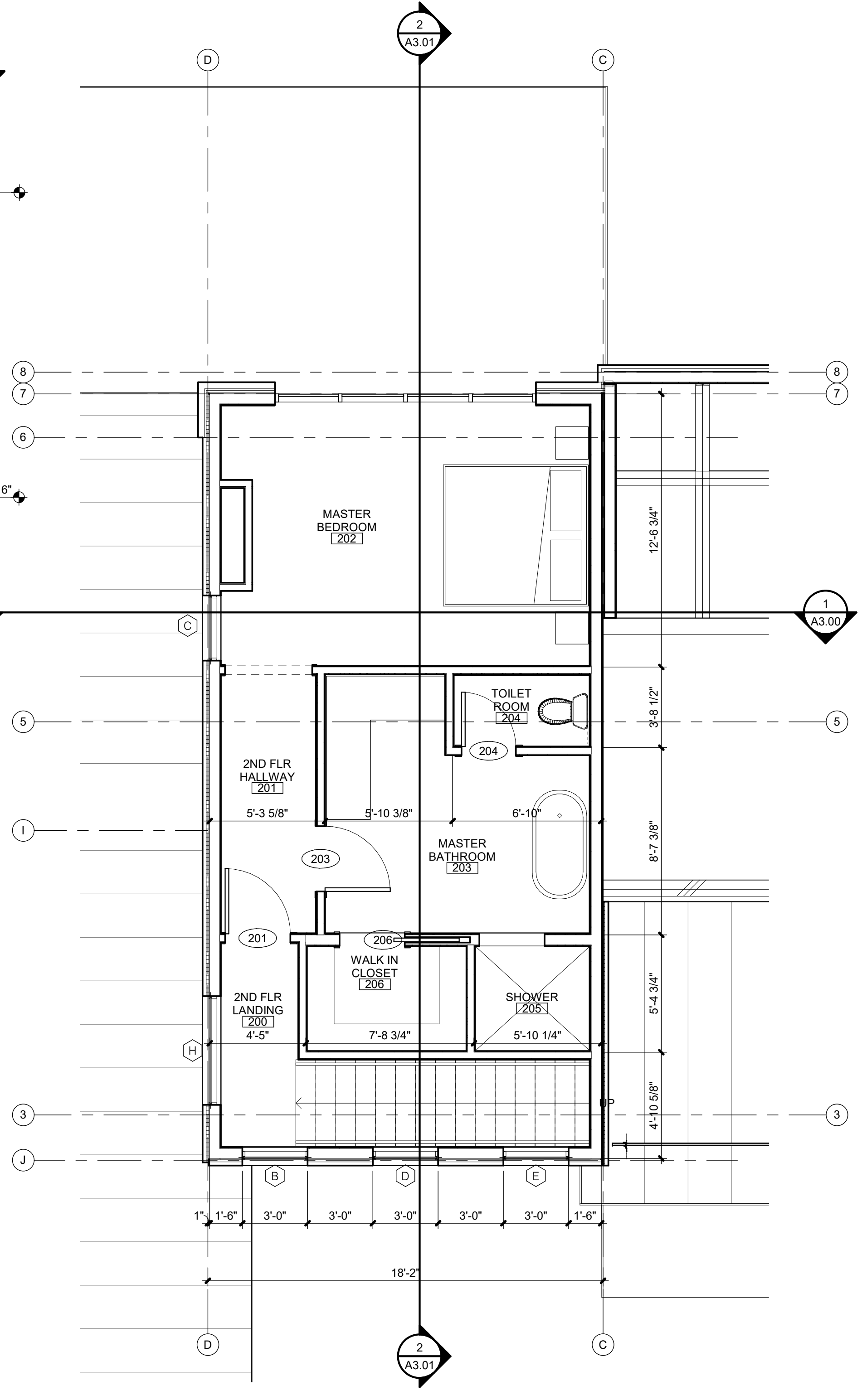
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SECOND FLOOR AND ROOF PLAN

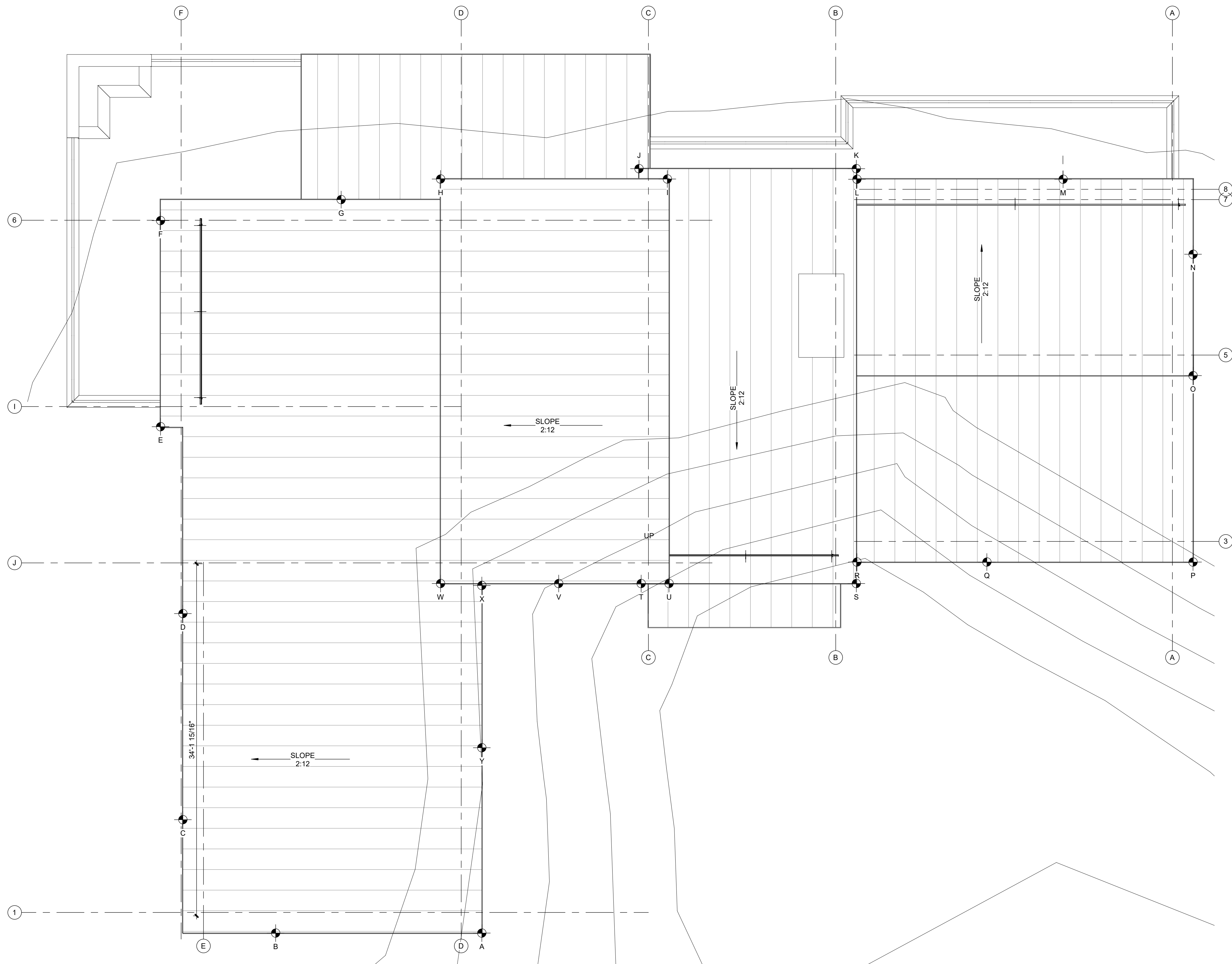
A1.02



2 ROOF PLAN
A1.02 SCALE: 3/16" = 1'-0"



1 SECOND FLOOR PLAN
A1.02 SCALE: 1/4" = 1'-0"

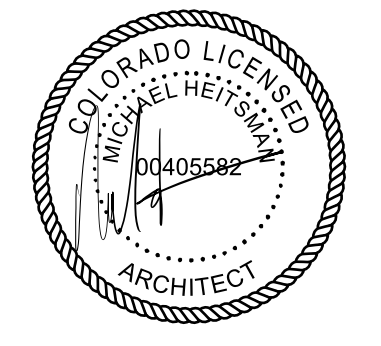
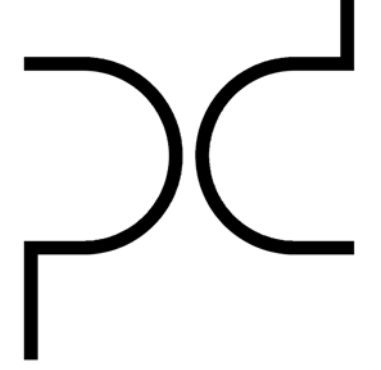


MAXIMUM AVERAGE HEIGHT

| POINT | HEIGHT |
|----------------|--------|
| POINT A | 17.3' |
| POINT B | 16.0' |
| POINT C | 16.5' |
| POINT D | 17.0' |
| POINT E | 18.4' |
| POINT F | 20.4' |
| POINT G | 22.5' |
| POINT H | 30.8' |
| POINT I | 32.1' |
| POINT J | 28.9' |
| POINT K | 27.9' |
| POINT L | 18.1' |
| POINT M | 19.4' |
| POINT N | 19.6' |
| POINT O | 18.5' |
| POINT P | 9.4' |
| POINT Q | 8.6' |
| POINT R | 9.1' |
| POINT S | 16.1' |
| POINT T | 16.1' |
| POINT U | 23.2' |
| POINT V | 22.3' |
| POINT W | 21.3' |
| POINT X | 16.3' |
| POINT Y | 16.3' |
| TOTAL | 482.1' |
| # OF POINTS | 25 |
| AVERAGE HEIGHT | 19.3' |

MAXIMUM BUILDING HEIGHT

| | |
|-------------------------------|-----------------------|
| HIGHEST RIDGE ELEVATION | 9237' - 1" |
| MOST RESTRICTIVE GRADE BELOW | (EXISTING) 9205' - 1" |
| MAXIMUM BUILDING HEIGHT | 32' - 1" |
| MAX BUILDING HEIGHT ALLOWABLE | 35' - 0" |



10/15/2021 15:24:58 PM

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219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015

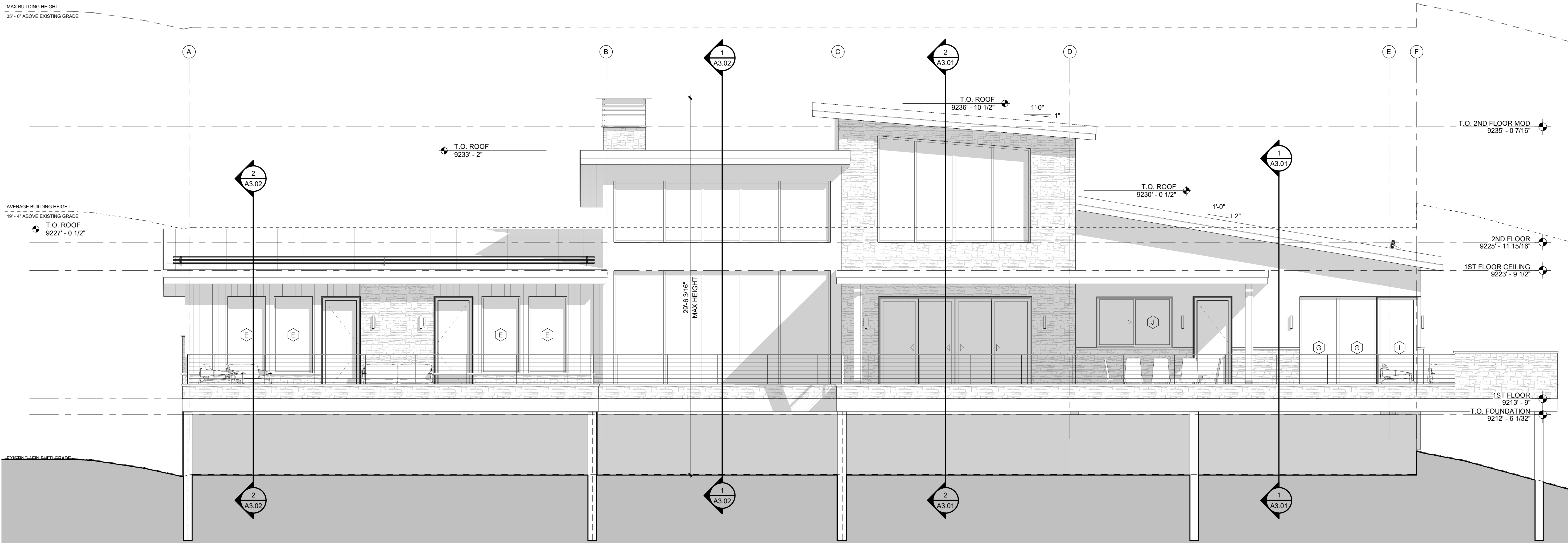
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ISSUE RECORD: INITIAL SITE REVIEW

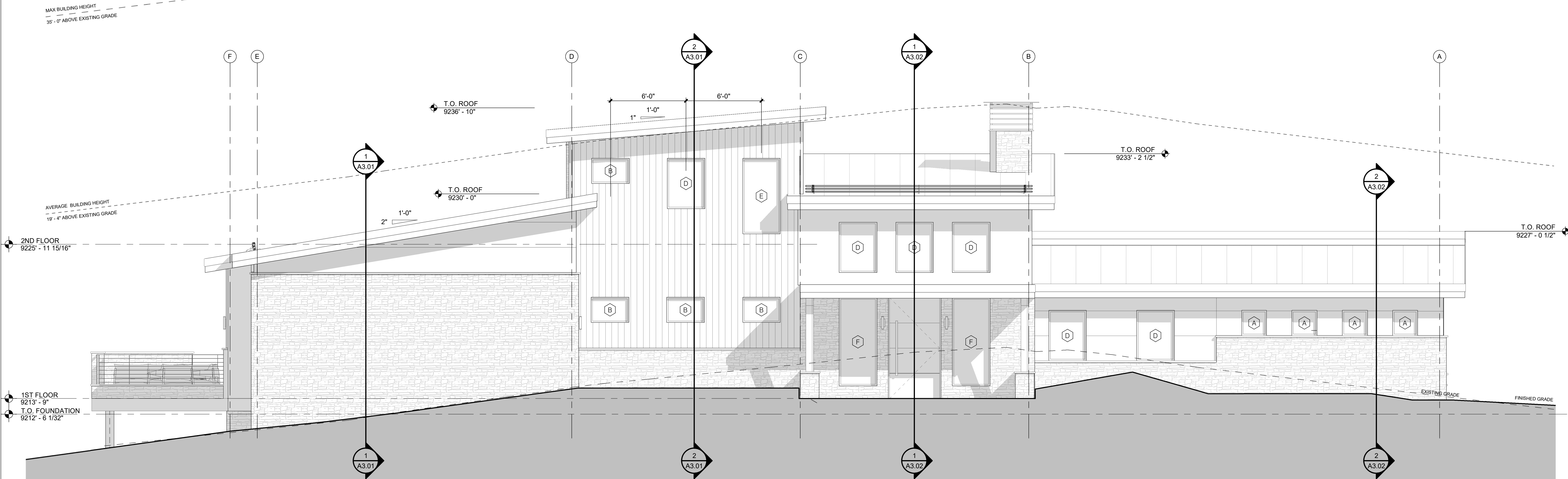
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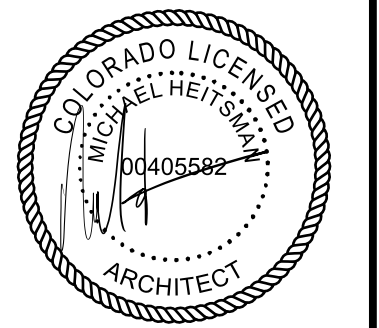
BUILDING HEIGHT ANALYSIS



2 REAR ELEVATION
A2.01 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A2.01 SCALE: 1/4" = 1'-0"



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VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS OF WORK CONTRACTED SHALL BE AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL UNLESS OTHERWISE NOTED. CALCULATE AND HEAD DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015

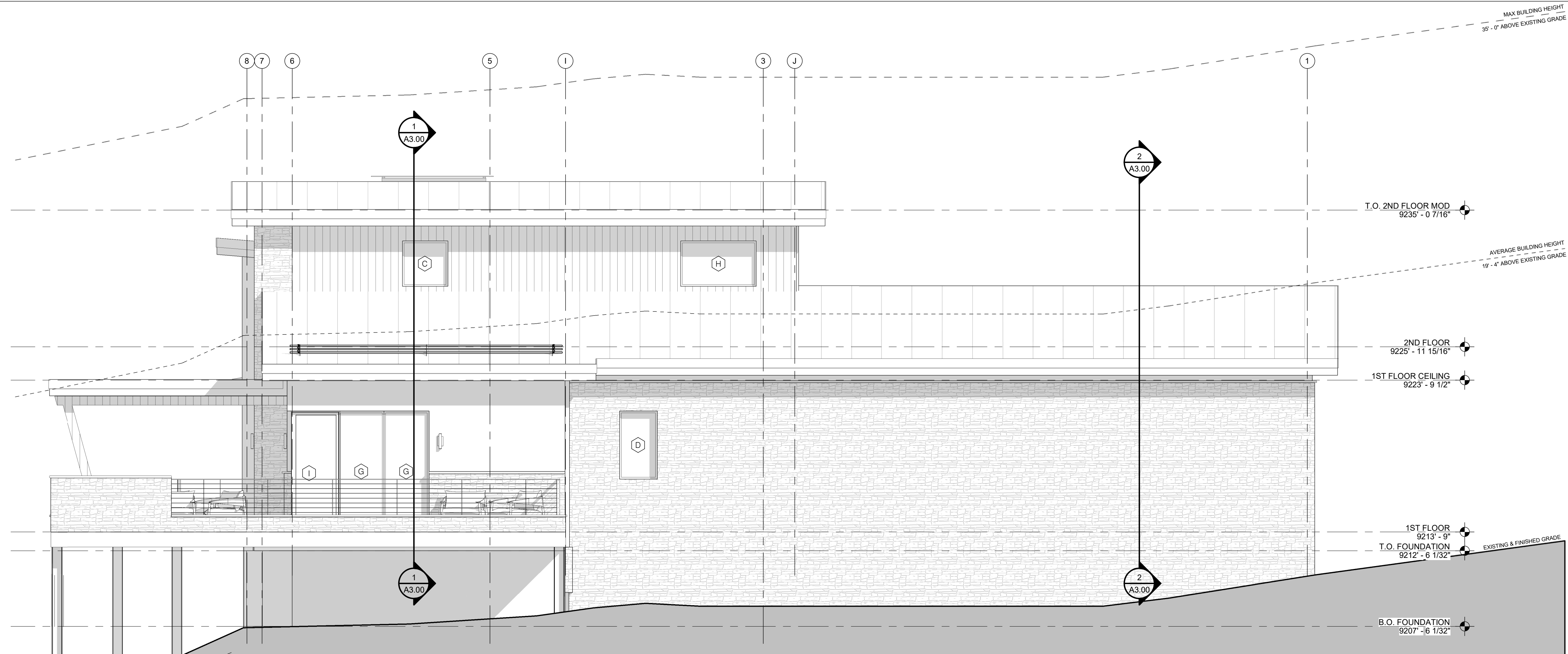
DATE: 10.15.2021

ISSUE RECORD: INITIAL SITE REVIEW

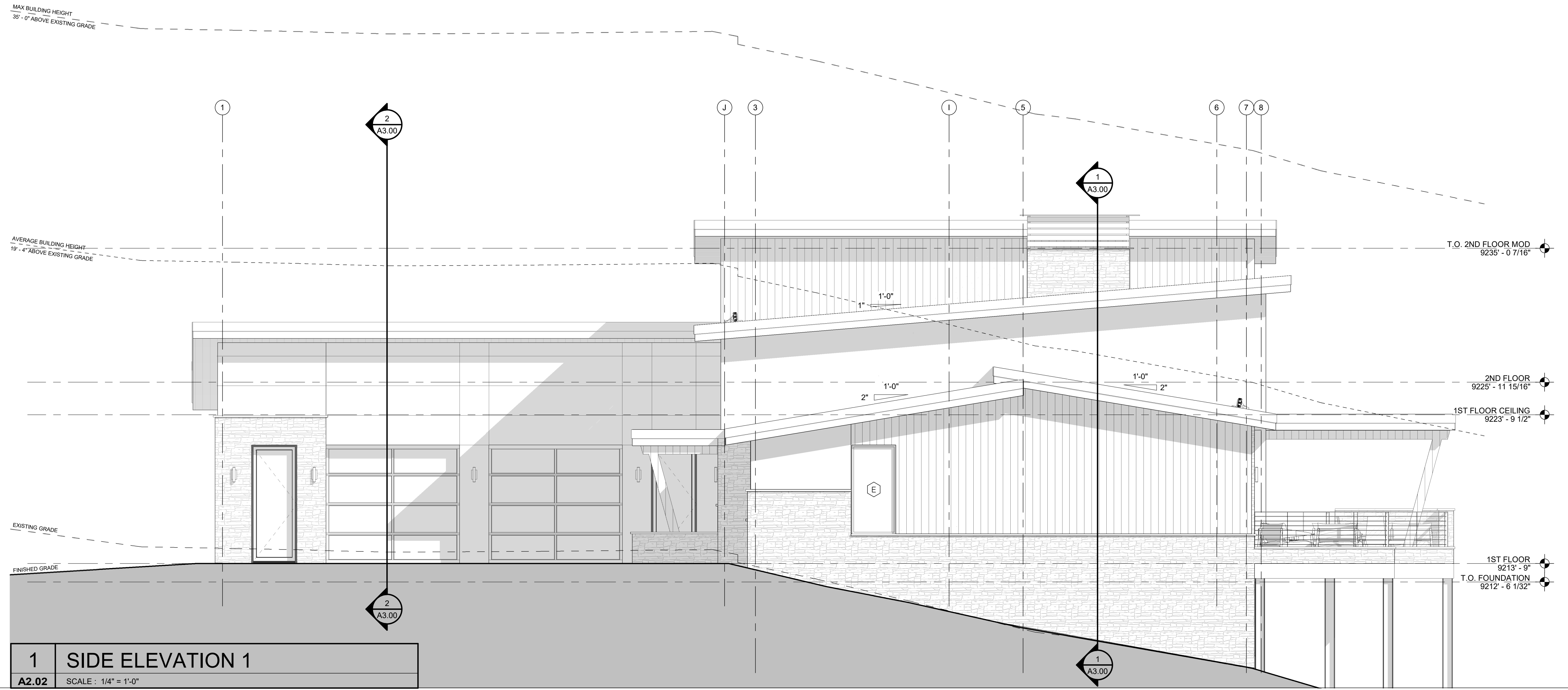
REVISIONS:

EXTERIOR ELEVATIONS

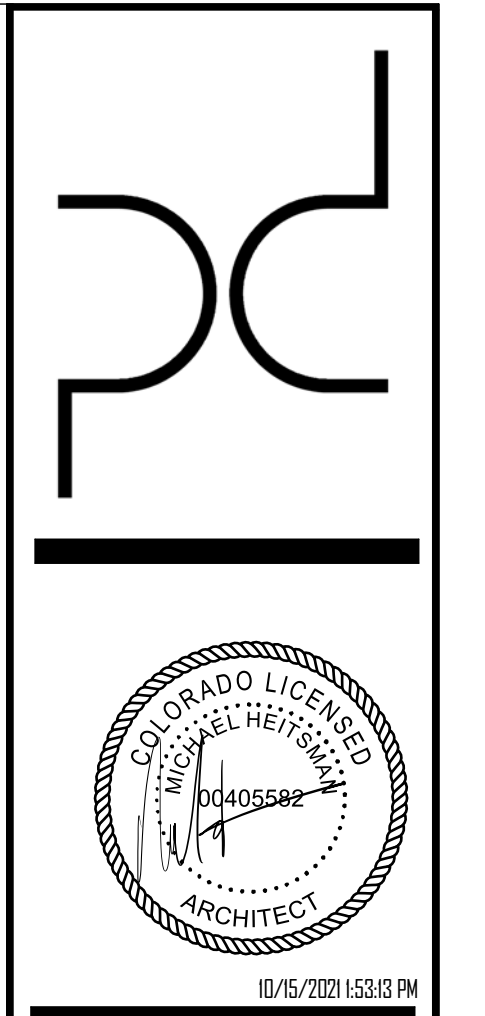
A2.01



2 SIDE ELEVATION 2
A2.02 SCALE: 1/4" = 1'-0"



1 SIDE ELEVATION 1
A2.02 SCALE: 1/4" = 1'-0"



THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR PERSONS UNDER HIS DIRECT SUPERVISION AND IN RETRIBUTION OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DIMENSIONS AND CONDITIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DO NOT INCLUDE THE DESIGN OF MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY OTHER SYSTEMS OR FOR THE PERFORMANCE OF ANY OTHER PROFESSIONAL SERVICES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF ANY OTHER SYSTEMS OR FOR THE PERFORMANCE OF ANY OTHER PROFESSIONAL SERVICES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY OTHER SYSTEMS OR FOR THE PERFORMANCE OF ANY OTHER PROFESSIONAL SERVICES.

COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITY HAVING JURISDICTION AND WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015
 DATE: 10.15.2021
 ISSUE RECORD: INITIAL SITE REVIEW

REVISIONS:

EXTERIOR ELEVATIONS
A2.02

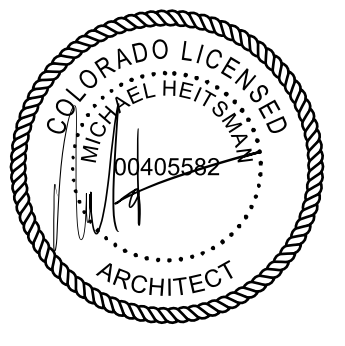
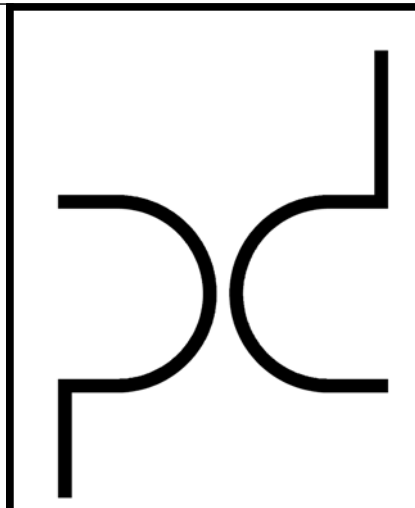


2 REAR ELEVATION - MATERIALS
A2.03 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION - MATERIALS
A2.03 SCALE: 3/16" = 1'-0"

| FACADE MATERIAL SUMMARY | | | |
|-----------------------------|----------|----------------|------------------------|
| LEGEND | MATERIAL | SQUARE FOOTAGE | PERCENTAGE OF TOTAL SF |
| | STONE | 2,146 | 39.2% |
| | GLASS | 1,094 | 20.1% |
| | METAL | 1,372 | 25.2% |
| | WOOD | 843 | 15.5% |
| TOTAL FACADE SQUARE FOOTAGE | | 5,455 | |



10/15/2021 1:53:24 PM
 THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR PERSONS UNDER HIS DIRECT SUPERVISION. AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS FROM OTHER PROJECTS, INCLUDING THE OVERALL LAYOUT, FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND GENERAL PARTIALS, CONSTRUCTION, MATERIALS, FINISHES, ETC., ARE THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
 THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS OR ANY FOUNDATION DRAWINGS OR OTHER ELEMENTS TO BE SHOWN ON THIS PROJECT. THE ARCHITECT'S SERVICES AND RESPONSIBILITY ARE LIMITED TO THE PROJECT DESCRIBED AND ANY OTHER EXPLICIT AGREEMENTS. THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL REQUIREMENTS, SPECIFICATIONS, AND OTHER INFORMATION AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND UNDERSTAND THE ENTIRE CONTRACT DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
 COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITY HAVING JURISDICTION, AND WITH ANY APPLICABLE ORDINANCES, ORDINANCES AND REGULATIONS OF THE LOCAL, STATE AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS OF WORK CONTRACTED SHALL BE VERIFIED AND ACCEPTANCE OF ALL EXISTING CONDITIONS, APPLICATION OF MATERIALS OR EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.
 DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED.
 CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

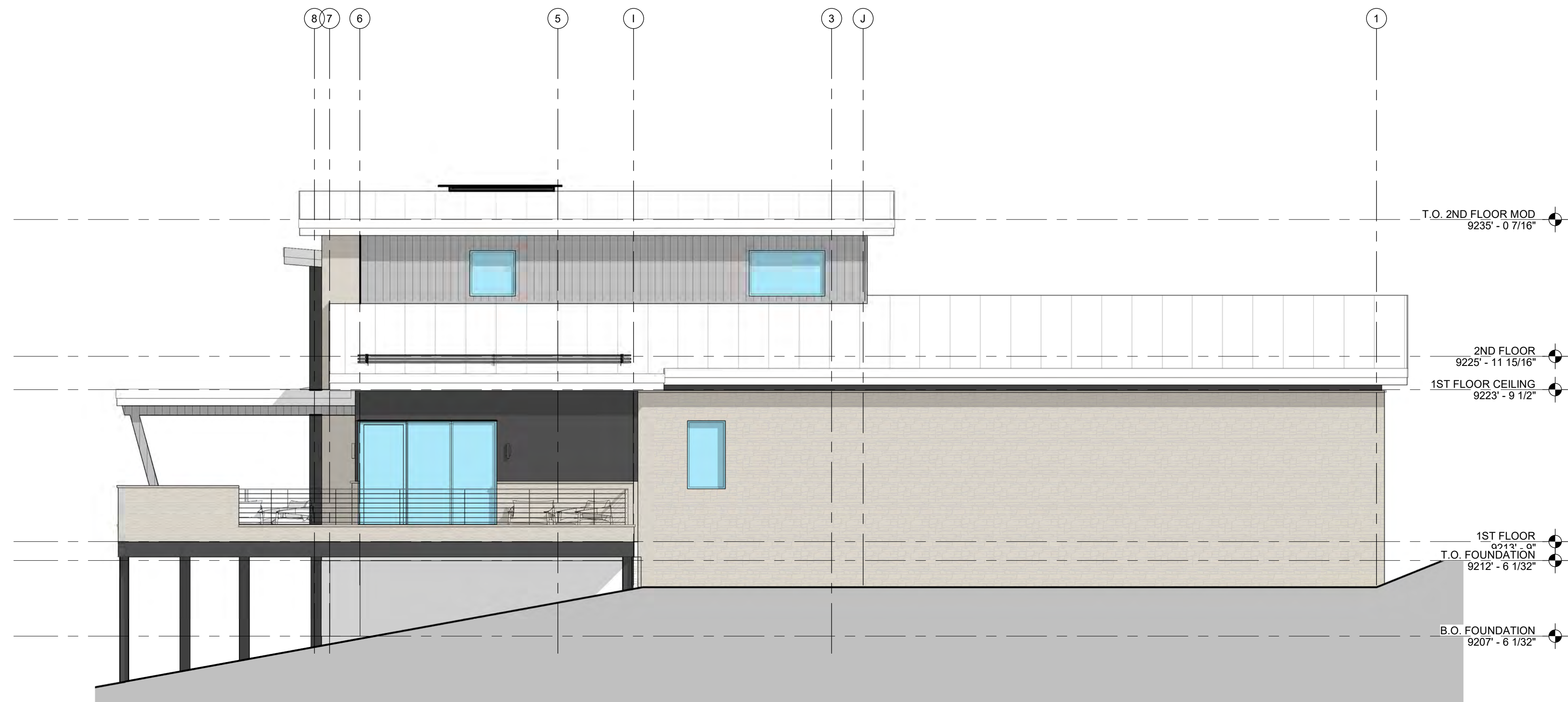
219 RUSSELL DRIVE
 219 RUSSELL DRIVE
 LOT 536
 MOUNTAIN VILLAGE, CO

JOB NO: 21.015
 DATE: 10.15.2021
 ISSUE RECORD: INITIAL SITE REVIEW

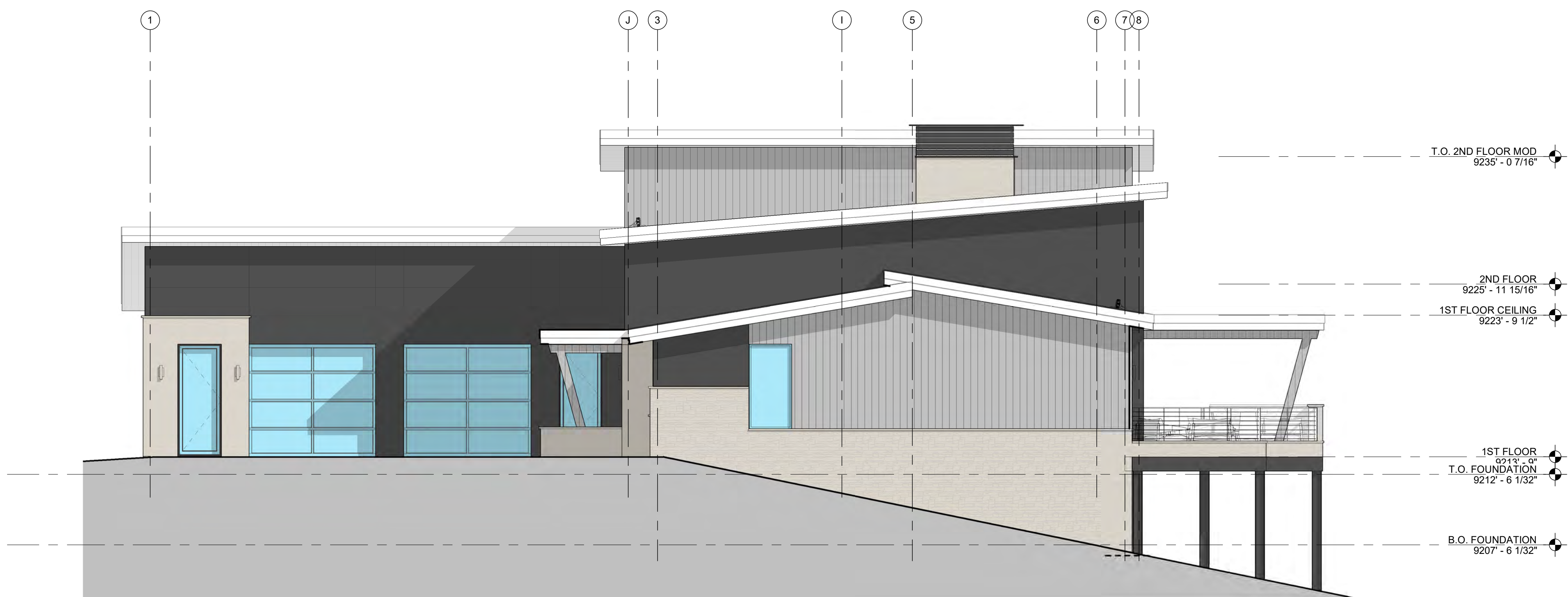
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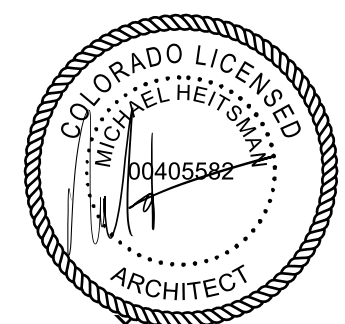
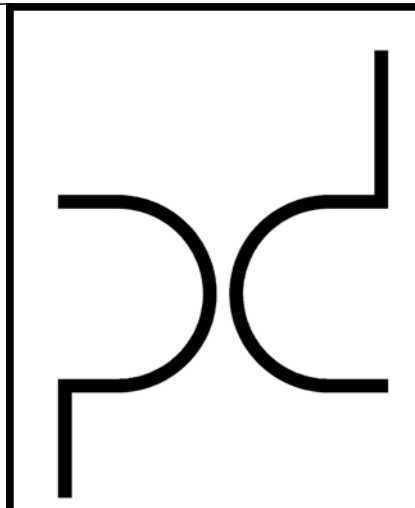
EXTERIOR ELEVATIONS - MATERIAL QUANTITIES



2 SIDE ELEVATION 2 - MATERIALS
A2.04 SCALE: 3/16" = 1'-0"



1 SIDE ELEVATION 1 - MATERIALS
A2.04 SCALE: 3/16" = 1'-0"



10/15/2021 1:53:34 PM

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR PERSONS UNDER HIS DIRECT SUPERVISION IN RETIREMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS AND SPECIFICATIONS SHALL BE SUBJECT TO THE OVERALL LAYOUT, FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS THEREOF. CONSULT THE ORIGINAL DRAWINGS FOR ANY AND ALL INFORMATION. ANY REPRODUCTION, USE OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

THE ARCHITECT ASSUMES RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS OR ANY PREVIOUS DRAWINGS OR OTHER INFORMATION RECEIVED BY HIM OR HER FOR THE PROJECT. HE/SHE WILL NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE NOT GUARANTEED AND ARE SUBJECT TO THE ARCHITECT'S DISCRETION. ANY INFORMATION IS ASSURED BY THE ARCHITECT FOR THE BENEFIT OF THE CLIENT ONLY.

THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL REQUIREMENTS, SPECIFICATIONS AND OTHER DOCUMENTS AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND UNDERSTAND THE ENTIRE SET OF CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITY HAVING JURISDICTION AND WITH ANY ORDINANCES, RULES, REGULATIONS AND ORDINANCES OF THE LOCAL, STATE AND FEDERAL GOVERNMENTS. VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF MATERIALS OR EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S DESIGN AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED. CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

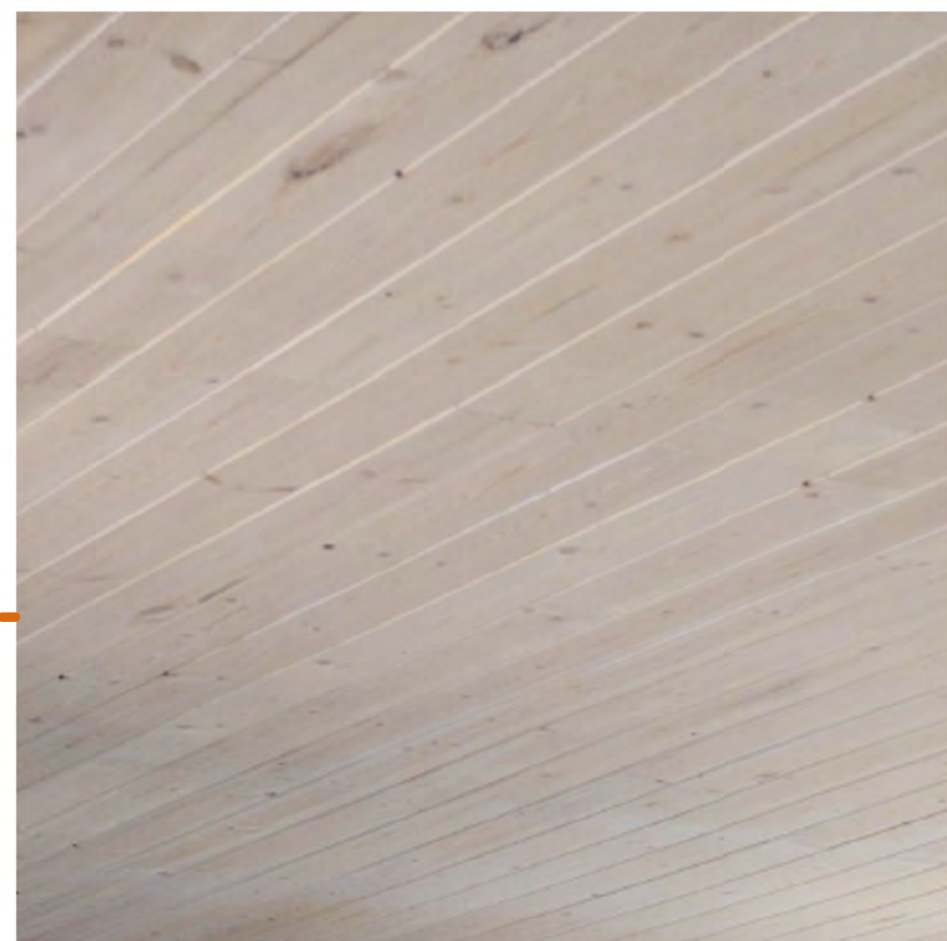
219 RUSSELL DRIVE
 219 RUSSELL DRIVE
 LOT 536
 MOUNTAIN VILLAGE, CO

JOB NO: 21.015
 DATE: 10.15.2021
 ISSUE RECORD: INITIAL SITE REVIEW

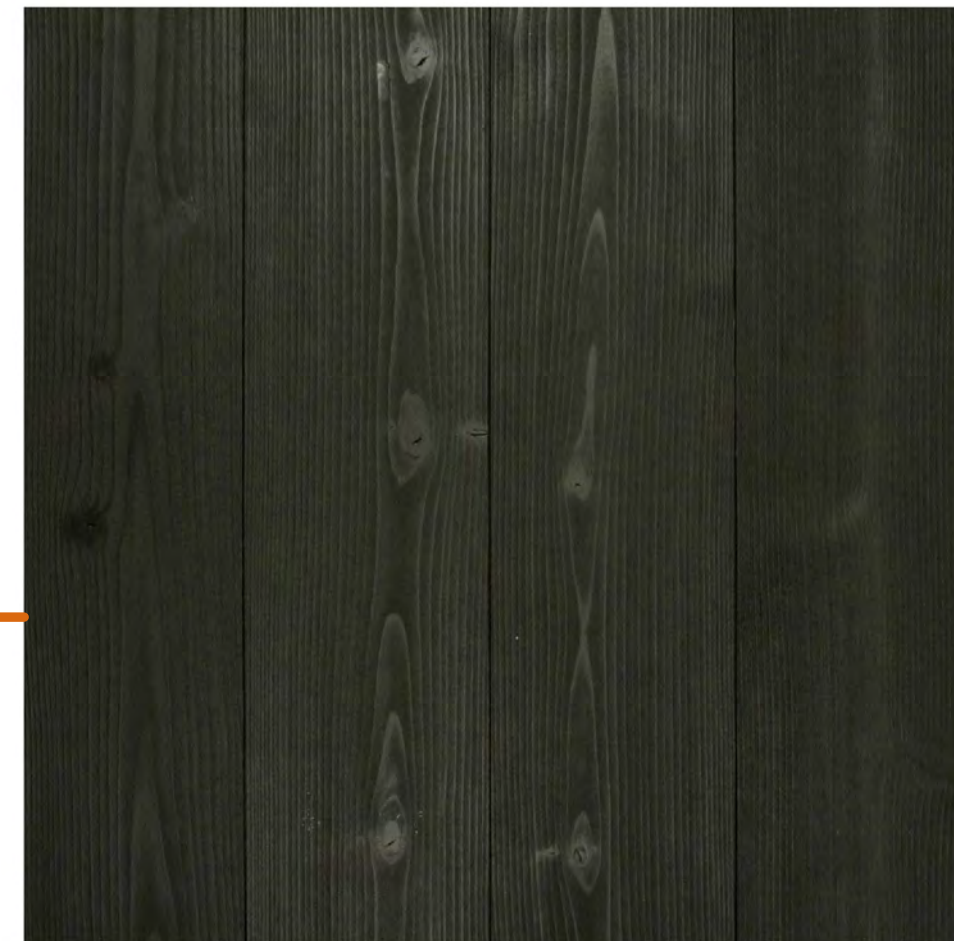
REVISIONS:

EXTERIOR ELEVATIONS - MATERIAL QUANTITIES

A2.04



EXTERIOR CEILING



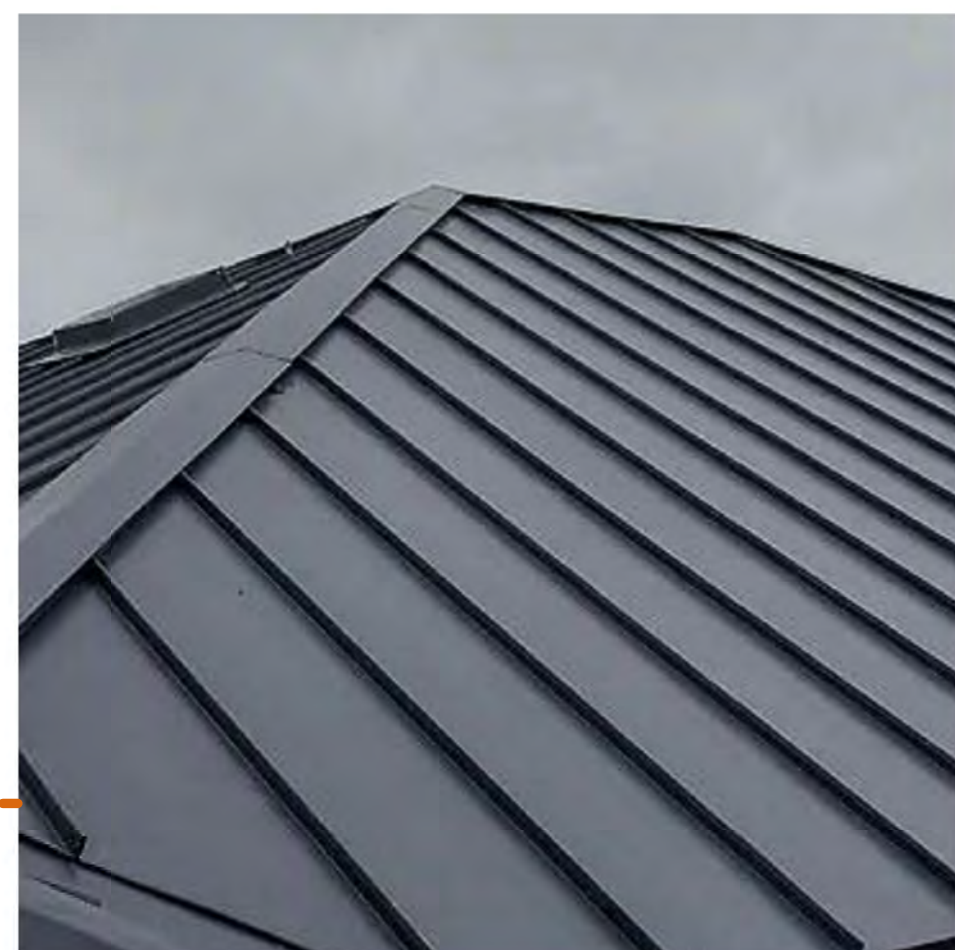
WOOD SIDING: BLACK/VERY DARK GREY, VERTICAL, 8" TONGUE AND GROOVE CEDAR



STONE VENEER: COTTONWOOD LIMESTONE, SPLIT FACE



METAL PANELS: DARK CHARCOAL, MATTE



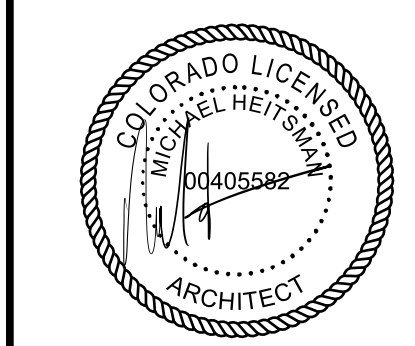
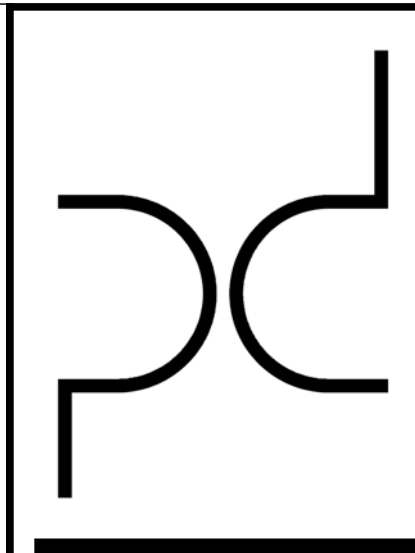
STANDING SEAM METAL ROOF: DARK GRAY OR BLACK



FASCIA: DARK GRAY OR BLACK METAL



EXTERIOR WINDOW CLADDING: EBONY



THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR UNDER HIS DIRECT SUPERVISION AND IN RETIREMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DIMENSIONS AND MATERIALS SHOWN ARE TO BE USED UNLESS OTHERWISE SPECIFIED. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DO NOT INCLUDE THE OBTAINING OF PERMITS OR THE OBTAINING OF CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE OBTAINING OF CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE OBTAINING OF CONTRACTS.

THE ARCHITECT HAS NO LIABILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION OR ANY OTHER MATTER NOT SHOWN ON THIS DRAWING. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DO NOT INCLUDE THE OBTAINING OF PERMITS OR THE OBTAINING OF CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE OBTAINING OF CONTRACTS.

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VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS OF WORK CONTRACTED SHALL BE SHOWN ON THIS DRAWING. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DO NOT INCLUDE THE OBTAINING OF PERMITS OR THE OBTAINING OF CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF PERMITS OR THE OBTAINING OF CONTRACTS.

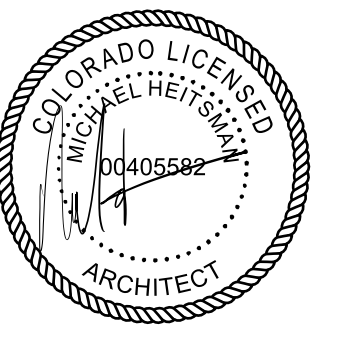
DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED. CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015
DATE: 10.15.2021
ISSUE RECORD: INITIAL SITE REVIEW
REVISIONS:

Table with 2 columns: Description, Date/By. It is currently empty.

MATERIAL BOARD



10/15/2021 1:53:58 PM

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR PERSONS UNDER HIS DIRECT SUPERVISION IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECTURE BOARD OF THE STATE OF COLORADO. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION, OR ANY OTHER MATTERS NOT SHOWN ON THIS DRAWING. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL NOTES, AND SPECIFICATIONS ARE PART OF THESE DOCUMENTS. ANY CONFLICTS SHALL BE RESOLVED BY REFERENCE TO THE CONTRACT DOCUMENTS AS A WHOLE.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS OF WORK CONTRACTED SHALL BE SHOWN ON THIS DRAWING. FAILURE TO VERIFY AND ACCEPTANCE OF ALL EXISTING CONDITIONS SHALL BE AT THE CONTRACTOR'S RISK. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED. CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

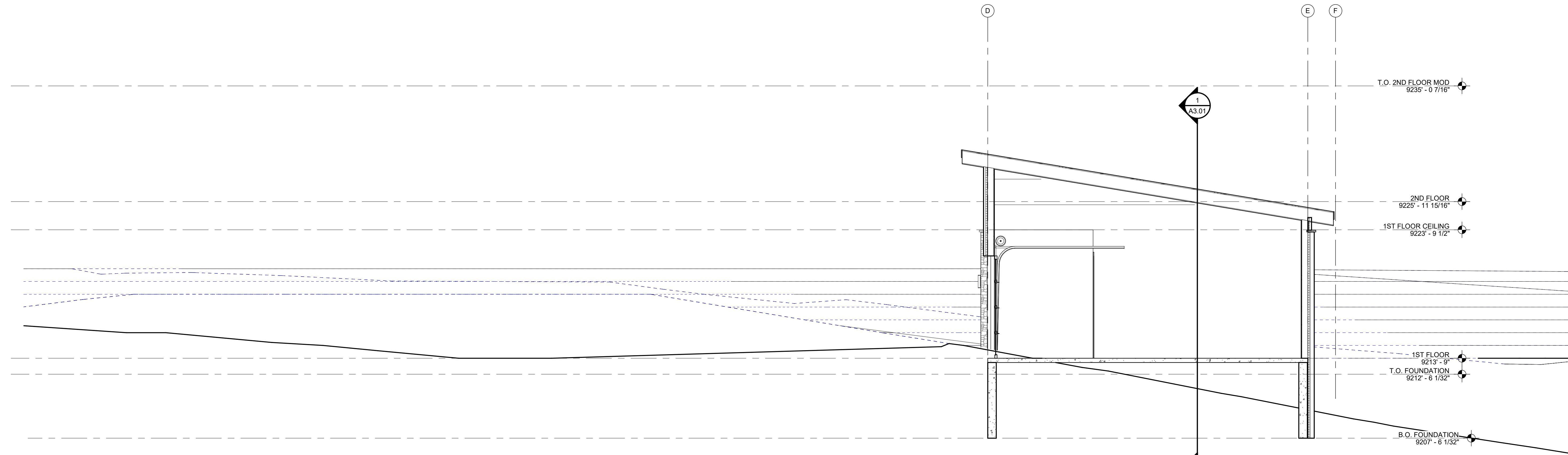
219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015
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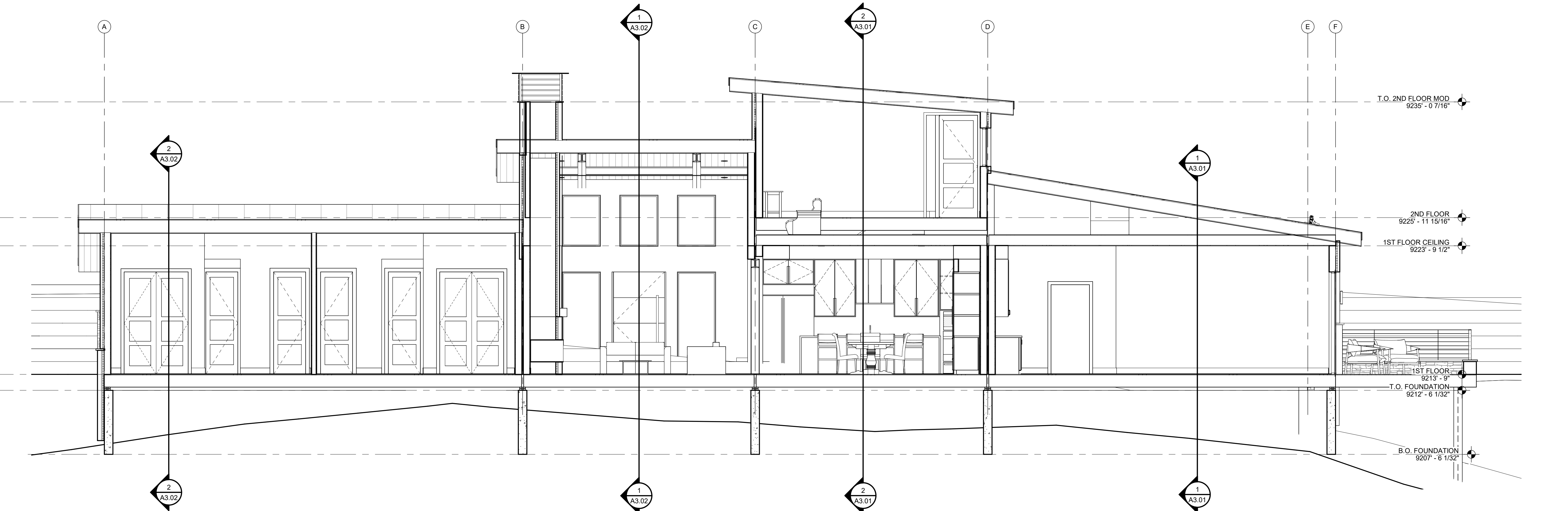
REVISIONS:

BUILDING SECTIONS

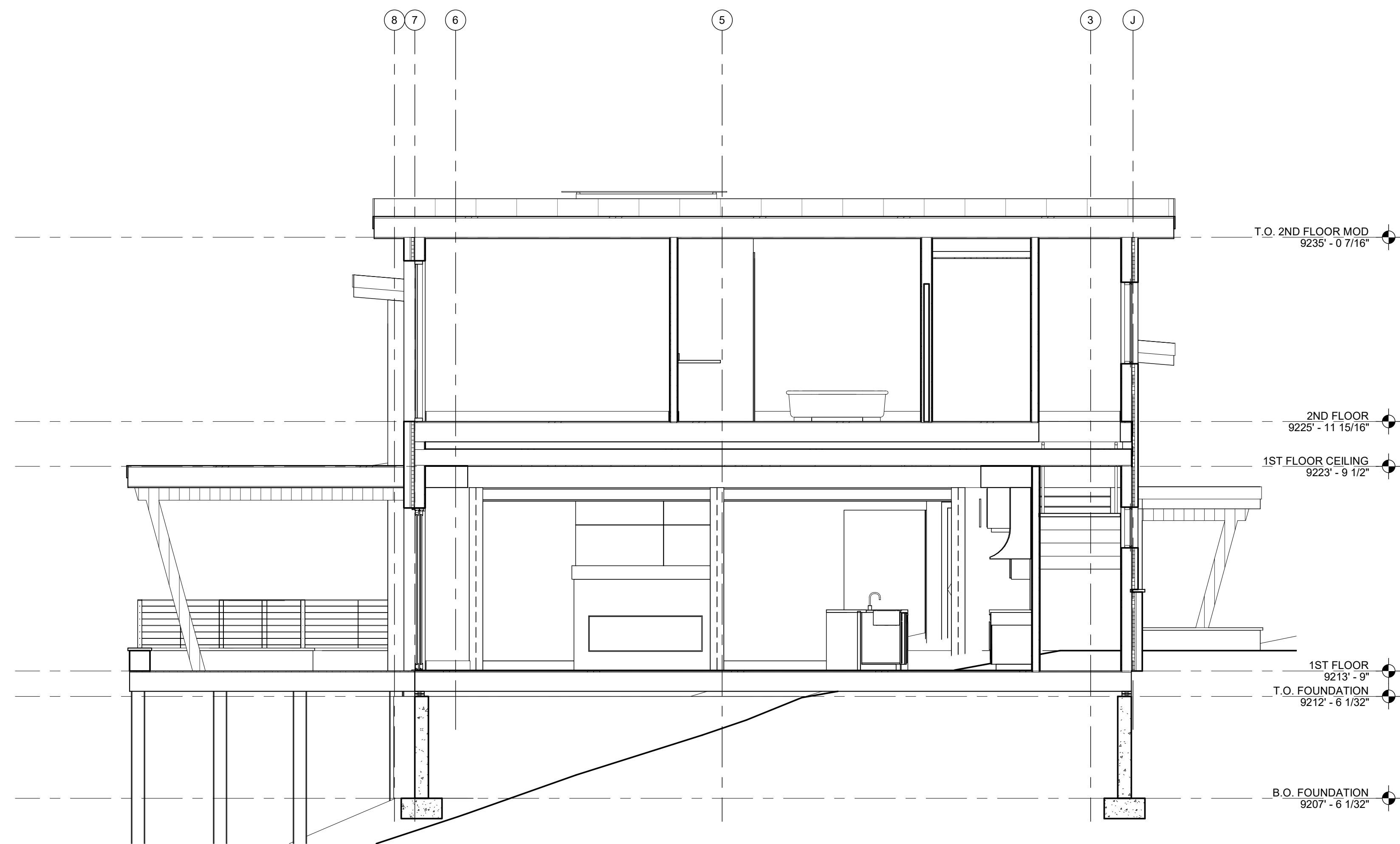
A3.00



2 BUILDING SECTION
A3.00 SCALE: 1/4" = 1'-0"



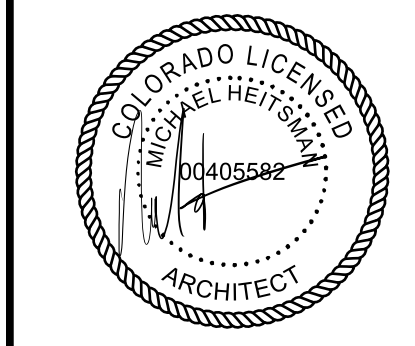
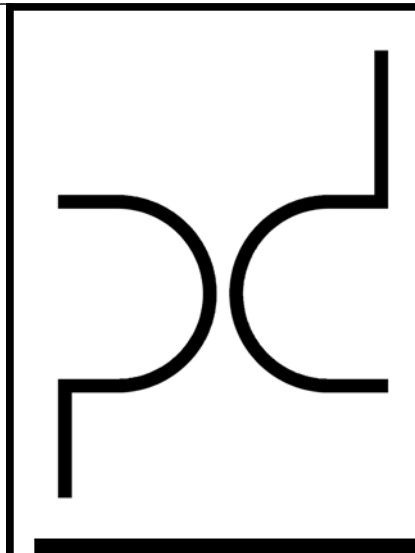
1 BUILDING SECTION
A3.00 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
A3.01 SCALE : 1/4" = 1'-0"



1 BUILDING SECTION
A3.01 SCALE : 1/4" = 1'-0"



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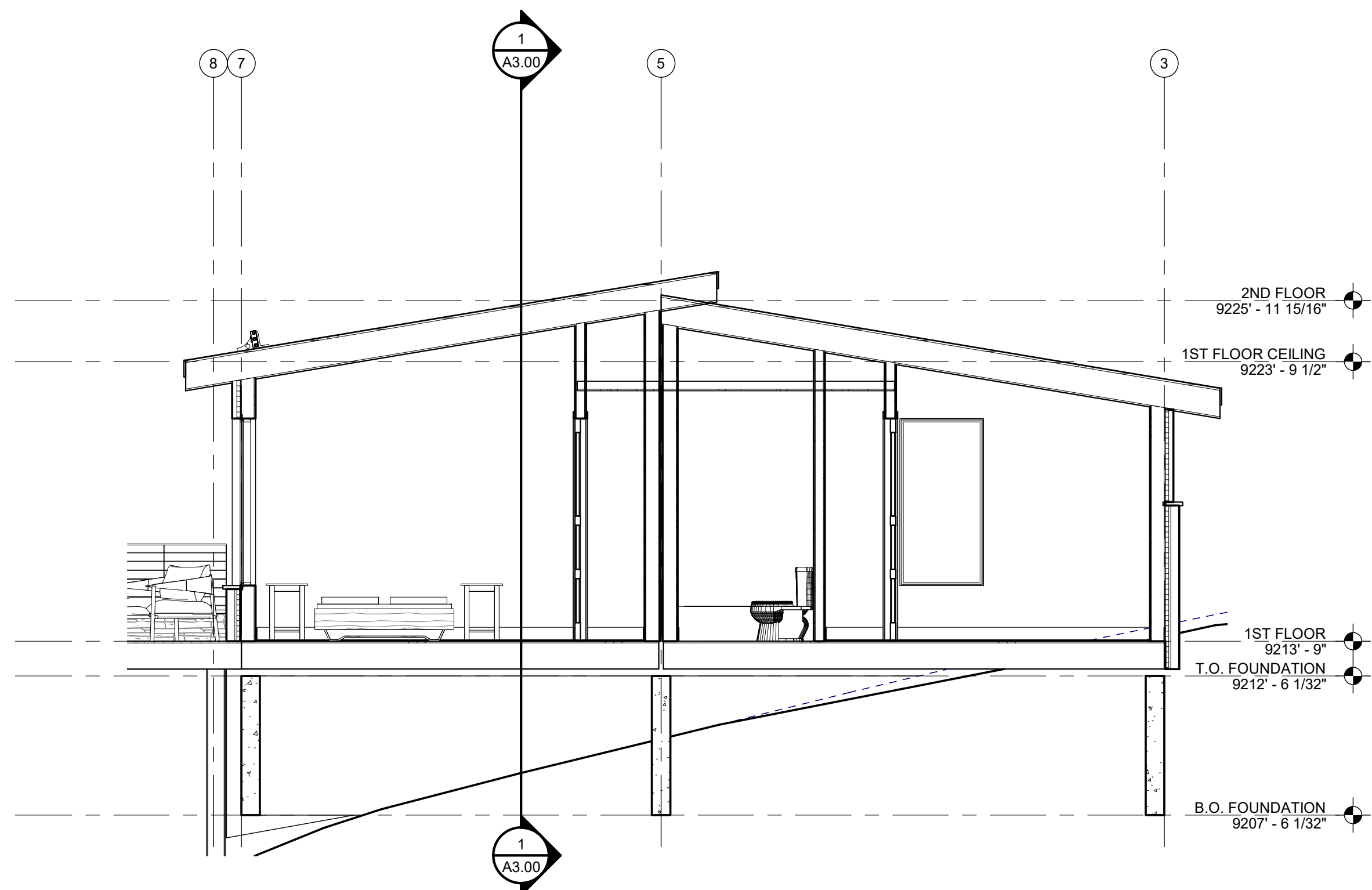
DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL UNLESS OTHERWISE NOTED. CALCULATE AND HEAD DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

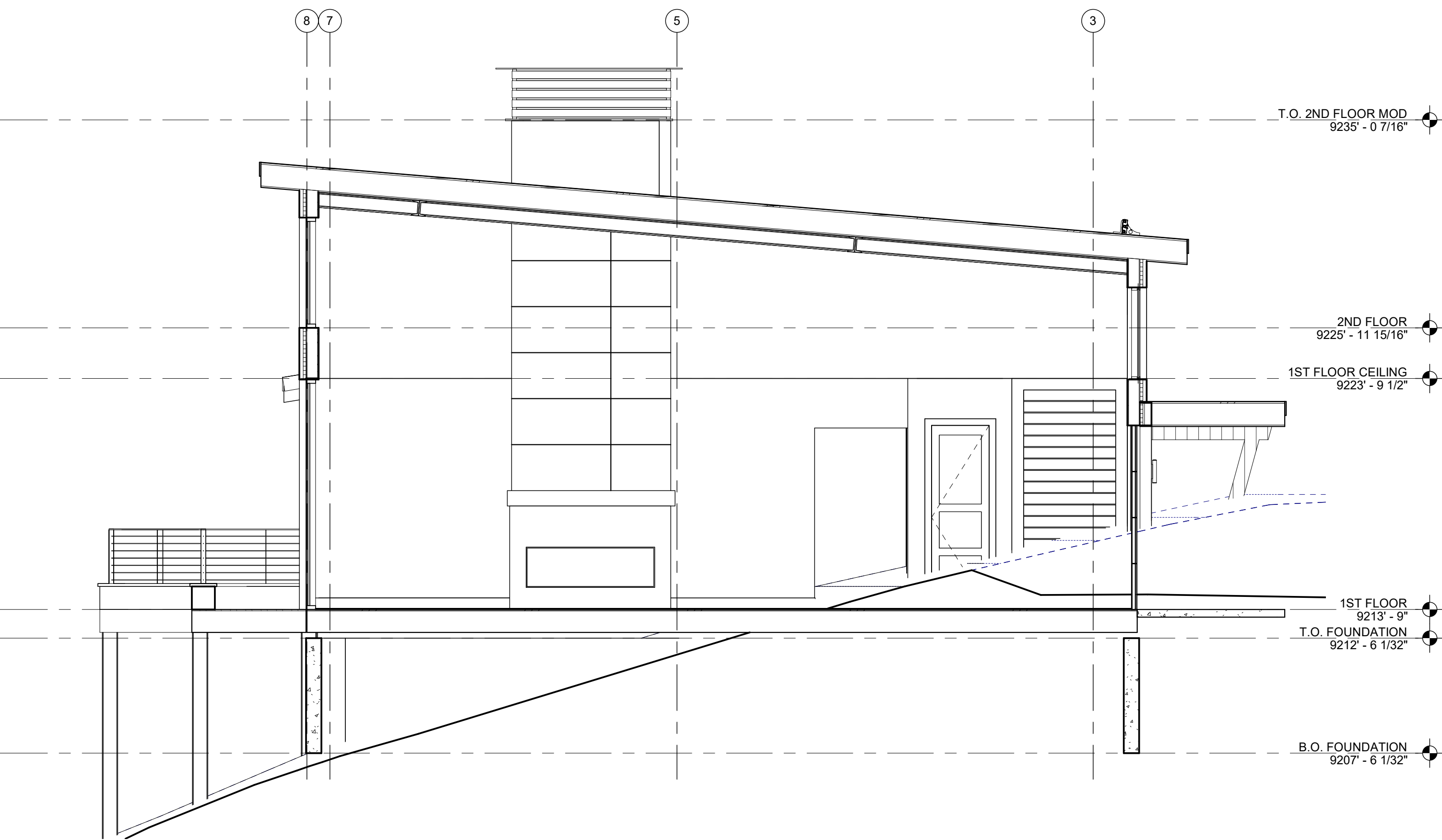
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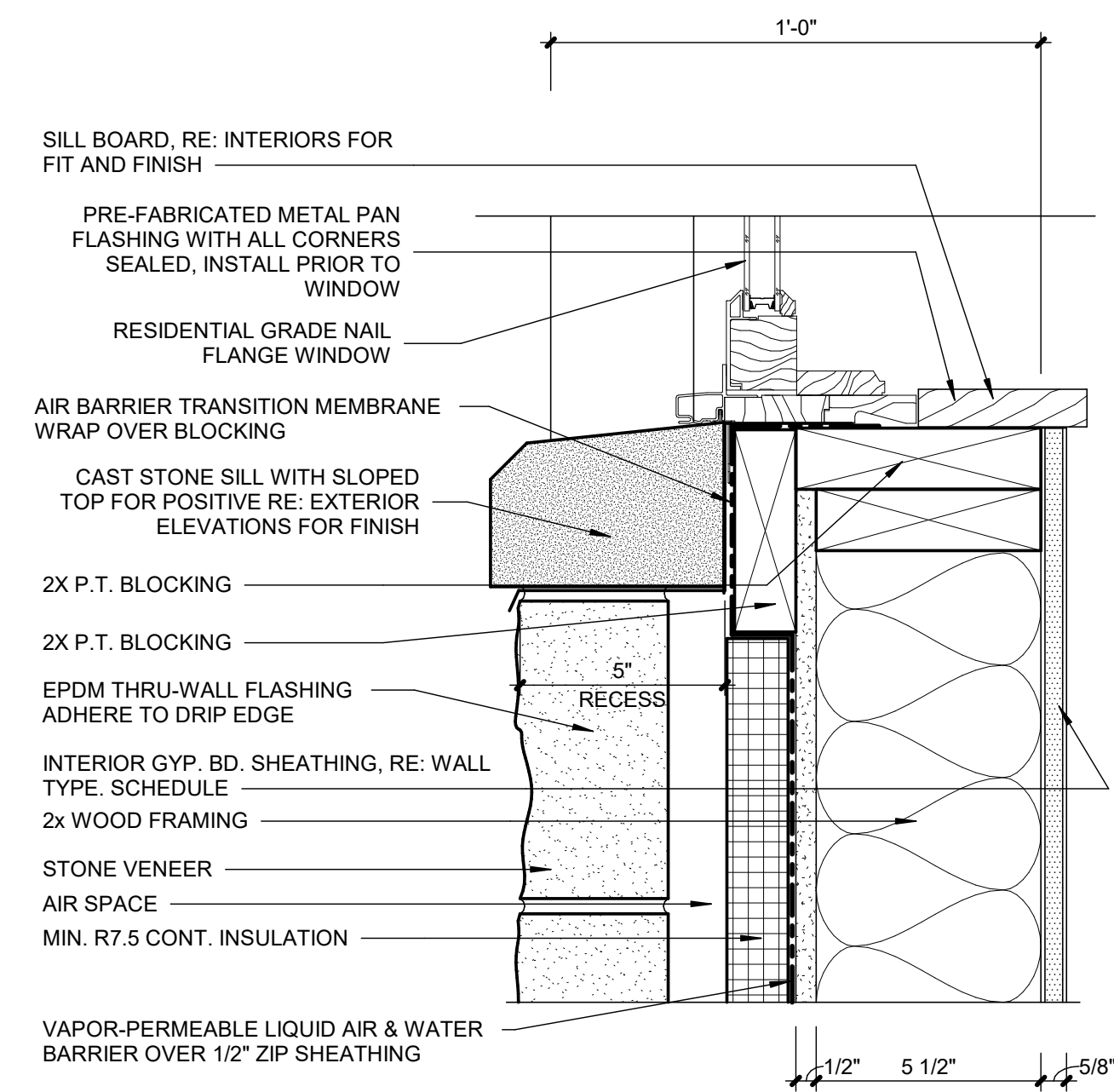
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2 BUILDING SECTION
A3.02 SCALE: 1/4" = 1'-0"

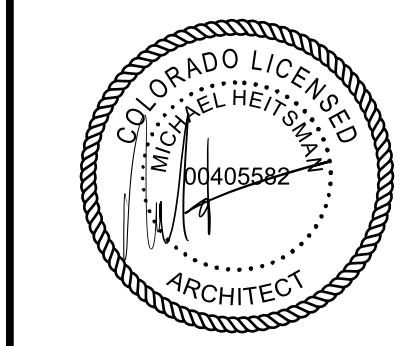
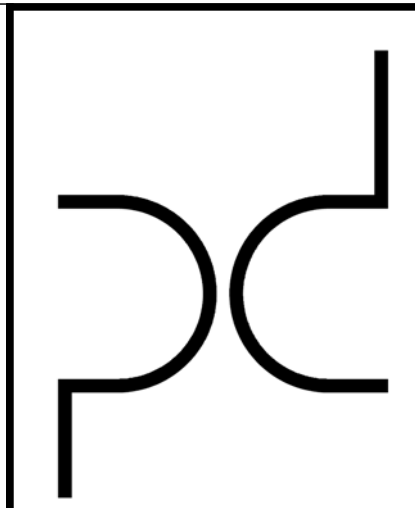


1 BUILDING SECTION
A3.02 SCALE: 1/4" = 1'-0"



SILL BOARD, RE: INTERIORS FOR FIT AND FINISH
 PRE-FABRICATED METAL PAN FLASHING WITH ALL CORNERS SEALED, INSTALL PRIOR TO WINDOW
 RESIDENTIAL GRADE NAIL FLANGE WINDOW
 AIR BARRIER TRANSITION MEMBRANE WRAP OVER BLOCKING
 CAST STONE SILL WITH SLOPED TOP FOR POSITIVE RE: EXTERIOR ELEVATIONS FOR FINISH
 2X P.T. BLOCKING
 2X P.T. BLOCKING
 EPDM THRU-WALL FLASHING ADHERE TO DRIP EDGE
 INTERIOR GYP. BD. SHEATHING, RE: WALL TYPE SCHEDULE
 2x WOOD FRAMING
 STONE VENEER
 AIR SPACE
 MIN. R7.5 CONT. INSULATION
 VAPOR-PERMEABLE LIQUID AIR & WATER BARRIER OVER 1/2" ZIP SHEATHING

3 WINDOW SILL
A3.02 SCALE: 3" = 1'-0"



10/15/2021 1:54:03 PM
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219 RUSSELL DRIVE
 219 RUSSELL DRIVE
 LOT 536
 MOUNTAIN VILLAGE, CO

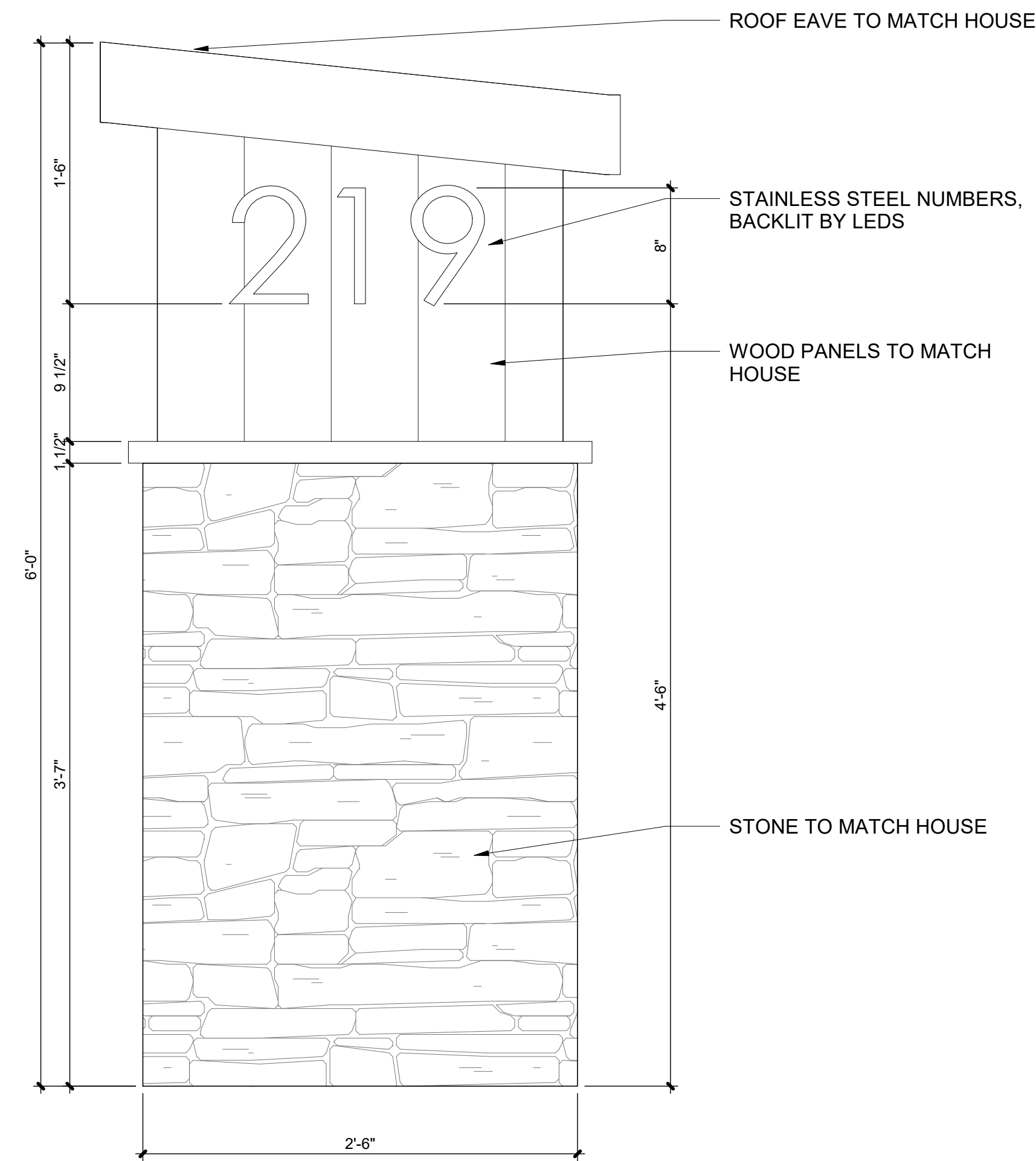
JOB NO: 21.015
 DATE: 10.15.2021
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REVISIONS:

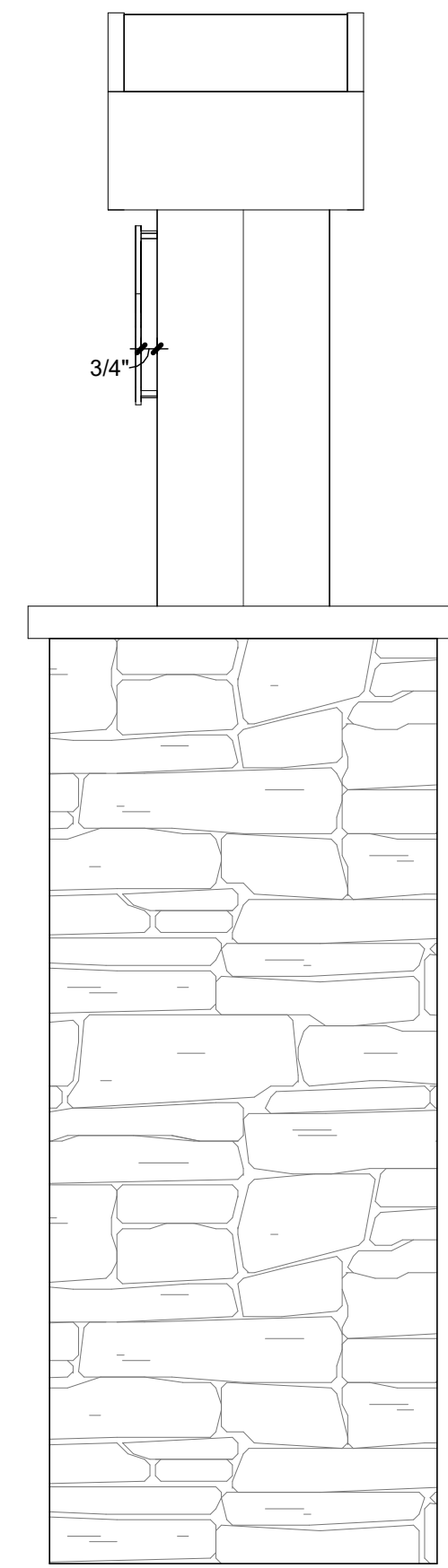
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BUILDING SECTIONS

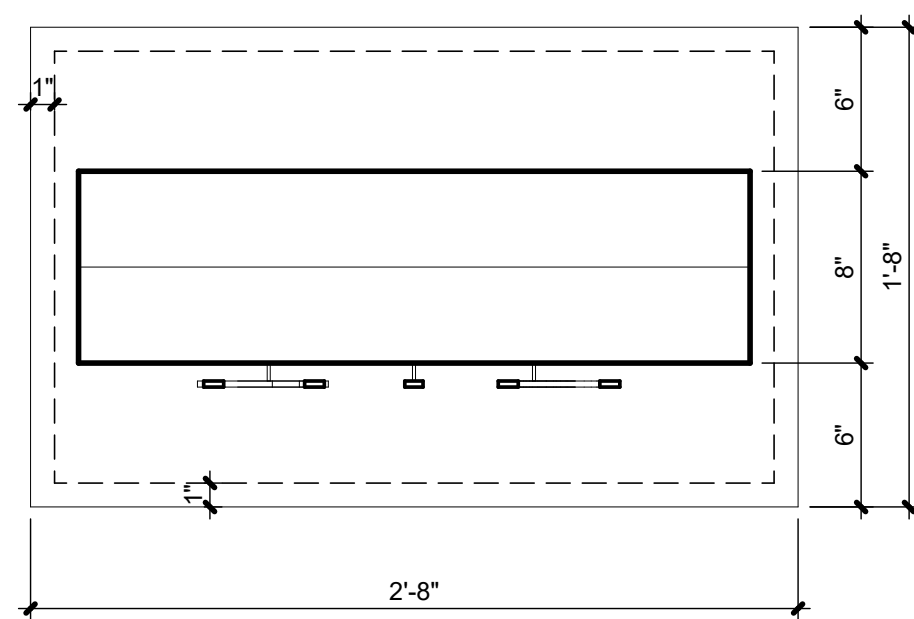
A3.02



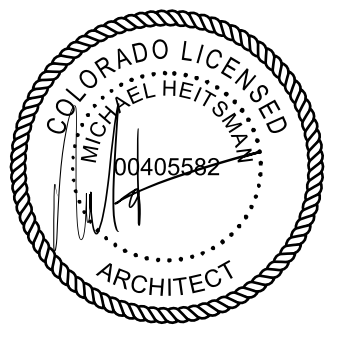
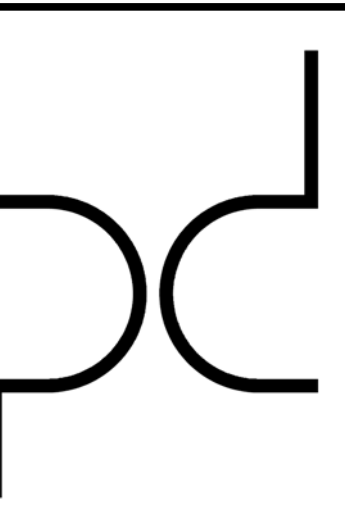
2 ADDRESS MONUMENT ELEVATION
A4.05 SCALE : 1 1/2" = 1'-0"



1 ADDRESS MONUMENT ELEVATION
A4.05 SCALE : 1 1/2" = 1'-0"



3 ADDRESS MONUMENT PLAN
A4.05 SCALE : 1 1/2" = 1'-0"



10/15/2021 15:41:05 PM

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COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITIES HAVING JURISDICTION AND WITH REQUIREMENTS OF THE LICENSED ARCHITECT. THE ARCHITECT'S SERVICES ARE NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE NOT BEAR THE ARCHITECT'S SEAL.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED. CALCULATE AND HEAD DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015

DATE: 10.15.2021

ISSUE RECORD: INITIAL SITE REVIEW

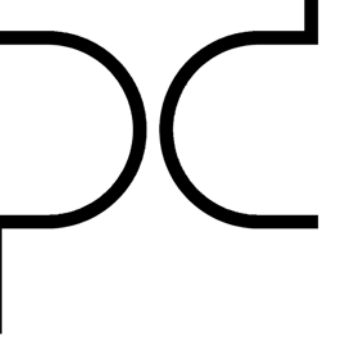
REVISIONS:

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ADDRESS MONUMENT

A4.05

219 RUSSELL DRIVE



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SHEET NUMBERING SYSTEM

20 BOXES:

| | | | | |
|----|----|----|---|---|
| 20 | 16 | 12 | 8 | 4 |
| 19 | 15 | 11 | 7 | 3 |
| 18 | 14 | 10 | 6 | 2 |
| 17 | 13 | 9 | 5 | 1 |

EXAMPLE DETAIL #A1A0XX

16 BOXES:

| | | | |
|----|----|---|---|
| 16 | 12 | 8 | 4 |
| 15 | 11 | 7 | 3 |
| 14 | 10 | 6 | 2 |
| 13 | 9 | 5 | 1 |

EXAMPLE DETAIL #A1A0XX

- A0.01 AXONOMETRIC
- A1.00 ARCHITECTURAL SITE PLAN
- A1.01 FIRST FLOOR PLAN
- A1.02 SECOND FLOOR AND ROOF PLAN
- A2.01 EXTERIOR ELEVATIONS
- A2.02 EXTERIOR ELEVATIONS
- A2.03 EXTERIOR ELEVATIONS - MATERIAL QUANTITIES
- A2.04 EXTERIOR ELEVATIONS - MATERIAL QUANTITIES
- A2.10 INTERIOR ELEVATIONS
- A2.11 INTERIOR ELEVATIONS
- A2.12 INTERIOR ELEVATIONS
- A3.00 BUILDING SECTIONS
- A3.01 BUILDING SECTIONS
- A3.02 BUILDING SECTIONS
- A4.01 SCHEDULE
- A4.02 INTERIOR MATERIAL LEGEND
- A4.03 INTERIOR MATERIAL LEGEND CONTINUED

General

- G0.00 COVER SHEET
- G0.01 LEGENDS & GEN. NOTES
- G0.02 WALL TYPES
- G0.03 CODE PLAN
- G0.04 UNIT MIX
- G2.00 MODULAR DIAGRAM
- G2.01 MOD SCOPE
- G3.00 SPECS

PROJECT CONTACTS

OWNER:
TURBO TELLURIDE
PO BOX 1988
TELLURIDE, CO 81435

ARCHITECT:
PURE DESIGN
1330 BURLINGTON ST
SUITE 201
NORTH KANSAS CITY, MO 64116
CONTACT: CASEY CULBERTSON
T: 816.715.1392
CASEY@PUREDESIGNKC.COM

INTERIOR DESIGNER:
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1330 BURLINGTON ST
SUITE 201
NORTH KANSAS CITY, MO 64116
CONTACT: MADISON BREEDING
T: 816.715.1392
MADISON@PUREDESIGNKC.COM

STRUCTURAL ENGINEER:
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11320 WEST 79TH ST
LENEXA, KS 66214
CONTACT: STEVE BUSEY
T: 913.492.7400
SBUSEY@BSESTRUCTURAL.COM

CIVIL ENGINEER:
SMH CONSULTANTS
411 SOUTH TEJON ST, SUITE 1
COLORADO SPRINGS, CO 80903
CONTACT: BRETT LOUK
T: 719.465.2145
BLOUK@SMHCONSULTANTS.COM

CODE DATA

APPLICABLE CODES:

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. DIRECTIVES ISSUED IN THESE DRAWINGS OR BY OTHER ARTICLES OF THESE OR OTHER CONSTRUCTION DOCUMENTS RELATED TO THIS PROJECT SHALL NOT ALLEVIATE THE CONTRACTOR FROM COMPLIANCE WITH THESE CODES AND THE AHJ. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

LOCATION MAP



VICINITY MAP



STANDARD ABBREVIATIONS

| | | | |
|--|---|--------------------------------|--------------------------------|
| AFF ABOVE FINISHED FLOOR | FLUR FLOOR | FLUOR FLUORESCENT | RECPT RECEPTAL |
| ACT ACOUSTICAL CEILING TILE | FLR FLOOR | FLOOR FIBERGLASS REINFORCED | REFL REFLECTED, REFLECTING |
| ACOUST AC | FRP FIBERGLASS REINFORCED | REINFC REINFORCED | REINFC REINFORCED |
| ADJ ADJUSTABLE | PLASTIC | RELOC RELOCATED | RELOC RELOCATED |
| AHJ AUTHORITY HAVING JURISDICTION | FRT FIRE RETARDANT TREATED | REQD REQUIRED | REQD REQUIRED |
| ALUM ALUMINUM | FS FLOOR SINK | REV REVISION, REVERSED | REV REVISION, REVERSED |
| AMB AIR-MOISTURE BARRIER | FSE FOOD SERVICE EQUIP | RO ROUGH OPENING | RO ROUGH OPENING |
| ANC ANCHOR | FT FEET | RTU ROOF TOP UNIT | RTU ROOF TOP UNIT |
| ANOD ANODIZED | FV FIELD VERIFY | SC SOLID CORE | SC SOLID CORE |
| ARCH ARCHITECT(URAL) | GA GAGE | SF SQUARE FOOT(FEET) | SF SQUARE FOOT(FEET) |
| ASSY ASSEMBLY | GALV GALVANIZED | SHT SHEET | SHT SHEET |
| BD BOARD | GC GENERAL CONTRACTOR | SHTH SHEATHING | SHTH SHEATHING |
| BFG BELOW FINISHED GRADE | GL GLASS | SS STAINLESS STEEL | SS STAINLESS STEEL |
| BFF BELOW FINISHED FLOOR | GYP BD GYPSUM BOARD | SSF SOLID SURFACE | SSF SOLID SURFACE |
| BLDG BUILDING | HC HOLLOW CORE | SCHED SCHEDULE | SCHED SCHEDULE |
| BLKG BLOCKING | HM HOLLOW METAL | SIM SIMILAR | SIM SIMILAR |
| BM BEAM | HT HEIGHT | SM SHEET METAL | SM SHEET METAL |
| BOT BOTTOM | HDWD HARDWOOD | SPEC'D SPECIFIED | SPEC'D SPECIFIED |
| BRG BEARING | HR HOUR | STD STANDARD | STD STANDARD |
| BS BOTH SIDES | HVAC HEATING, VENTILATION, AND AIR CONDITIONING | STL STEEL | STL STEEL |
| BTWN BETWEEN | IN INCH | STRUCT STRUCTURAL (ENGR) | STRUCT STRUCTURAL (ENGR) |
| CAB CABINET | INSUL INSULATION, INSULATE | SUSP SUSPENDED | SUSP SUSPENDED |
| CJ CONTROL JOINT | INT INTERIOR | T TEMPERED | T TEMPERED |
| CL CENTERLINE | INT INTERIOR | TBD TO BE DETERMINED | TBD TO BE DETERMINED |
| CLG CEILING | JST JOIST | TEMP TEMPORARY | TEMP TEMPORARY |
| CLO CLOSET | LAM LAMINATED | T&B TOP AND BOTTOM | T&B TOP AND BOTTOM |
| CLR CLEAR | LAV LAVATORY | TYP TYPICAL | TYP TYPICAL |
| CMU CONCRETE MASONRY UNIT | LLH LONG LEG HORIZONTAL | VCT VINYL COMPOSITION TILE | VCT VINYL COMPOSITION TILE |
| COL COLUMN | LLV LONG LEG VERTICAL | VERT VERTICAL | VERT VERTICAL |
| CONC CONCRETE | MANUF MANUFACTURER | WVC VINYL WALL COVERING | WVC VINYL WALL COVERING |
| CONT CONTINUOUS | MAX MAXIMUM | UNO UNLESS NOTED OTHERWISE | UNO UNLESS NOTED OTHERWISE |
| CONSTR CONSTRUCTION, CONSTRUCT | MECH MECHANICAL | W/ WITHOUT | W/ WITHOUT |
| CT CERAMIC TILE | MILL MILLWORK | W/C WATER CLOSET | W/C WATER CLOSET |
| DBL DOUBLE | MIN MINIMUM | WD WOOD | WD WOOD |
| DEMO DEMOLITION | MISC MISCELLANEOUS | WH WATER HEATER | WH WATER HEATER |
| DIA DIAMETER | MLD MOLDING | WDW WINDOW | WDW WINDOW |
| DN DOWN | MO MASONRY OPENING | WP WATERPROOFING OR WATERPROOF | WP WATERPROOFING OR WATERPROOF |
| DR DOOR | MTD MOUNTED | W/SCOT WAINSCOT | W/SCOT WAINSCOT |
| DS DOWNSPOUT | METAL | WT WEIGHT | WT WEIGHT |
| DTL DETAIL | MUL MULLION | WWF WELDED WIRE FABRIC | WWF WELDED WIRE FABRIC |
| DWG DRAWING | NIC NOT IN CONTRACT | | |
| EA EACH | NOM NOMINAL | | |
| EIFS EXTERIOR INSULATION AND FINISH SYSTEM | NTS NOT TO SCALE | | |
| EF EXHAUST FAN | OC ON CENTER | | |
| EJ EXPANSION JOINT | OD OUTSIDE DIAMETER | | |
| EL ELEVATION | OFCI OWNER FURNISHED, CONTRACTOR INSTALLED | | |
| ELEC ELECTRICAL | OPNG OPENING | | |
| ELEV ELEVATION | OPT OPTIONAL | | |
| ENGR ENGINEER | OTS OPEN TO STRUCTURE | | |
| EQ EQUAL | PTBD PARTICLE BOARD | | |
| EQUIP EQUIPMENT | PL PLATE | | |
| EW EACH WAY | PLAM PLASTIC LAMINATE | | |
| EW/C ELECTRIC WATER COOLER | PLYWD PLYWOOD | | |
| EXIST EXISTING | PLUMB PLUMBING | | |
| EXP EXPANSION | PNL PANEL | | |
| EXT EXTERIOR | PR PAIR | | |
| FBD FIBERBOARD | PREP PREPARATION | | |
| FBO FURNISHED BY OTHERS | PREFIN PREFINISHED | | |
| FD FLOOR DRAIN | PTD PAINTED | | |
| FE FIRE EXTINGUISHER | QT QUARRY TILE | | |
| FEC FIRE EXTINGUISHER & CABINET | QTY QUANTITY | | |
| FFE FIXTURES, FURNITURE, AND EQUIPMENT | RA RETURN AIR | | |
| FUN FINISH | RAD RADII | | |
| | RCP REFLECTED CEILING PLAN | | |
| | REF REFERENCE | | |

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015
DATE: 08.02.2021
ISSUE RECORD:

REVISIONS:

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| | |
| | |
| | |
| | |

COVER SHEET
GO.00

OSP 35 FR

OSP 35 B

PROPERTY DESCRIPTION:

LOT 536, TELLURIDE MOUNTAIN VILLAGE, FILING 3,
ACCORDING TO THE REPLAT OF LOT 536
RECORDED JANUARY 10, 1990 IN PLAT BOOK 1 AT PAGE 991,

COUNTY OF SAN MIGUEL,

STATE OF COLORADO.

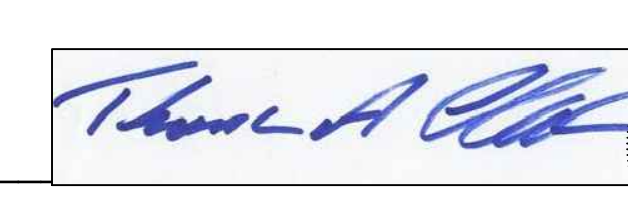

LOT 536
VACANT (NO BUILDINGS OBSERVED)
ADDRESS IS NOT FIELD POSTED

LOT 535

OSP 35 FR

SURVEYOR'S CERTIFICATE:


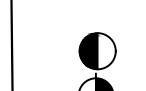
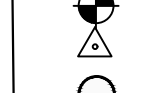
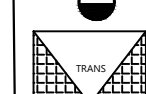
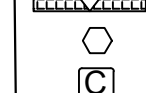



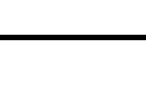

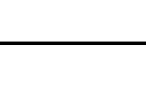
I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 536, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

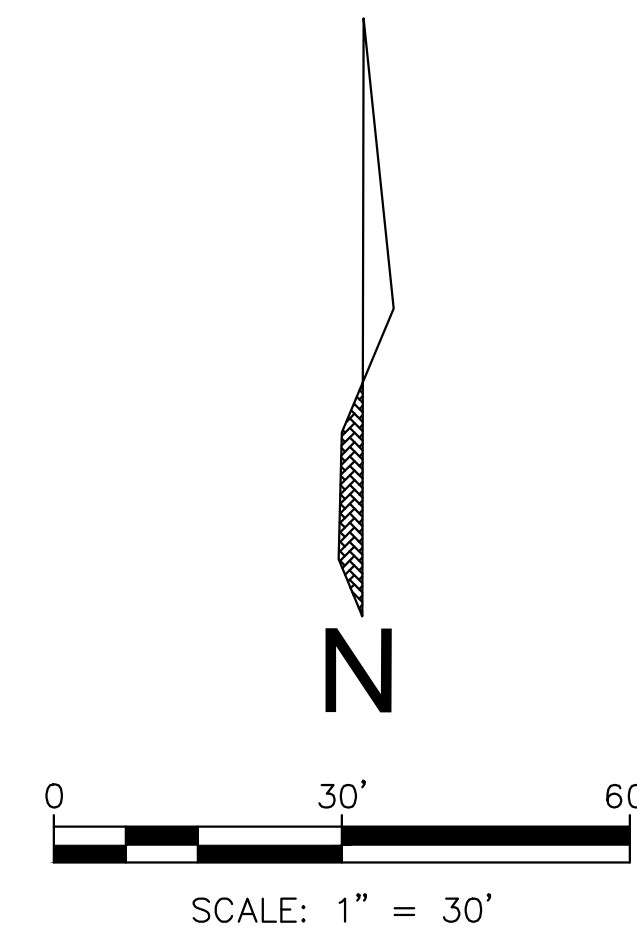

Thomas A. Clark PLS. 38014


NOTES:

1. Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86011468 effective on 04/08/2021 at 5:00 P.M.
2. Field work was performed in April 2021.
3. Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD 88) on site benchmark, that elevation being 9220.41.
4. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
5. 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.

LEGEND:

-  CONCRETE DRIVEWAY
-  FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
-  SET #5 REBAR, 18" LONG WITH 1 1/2" ALUMINUM CAP LS 38014
-  SURVEY CONTROL POINT
-  FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 36577
-  TRANSFORMER
-  TELEPHONE PEDESTAL
-  COMMUNICATIONS PEDESTAL
-  WATER SHUTOFF VALVE
-  SANITARY SEWER MANHOLE
-  WATER VALVE

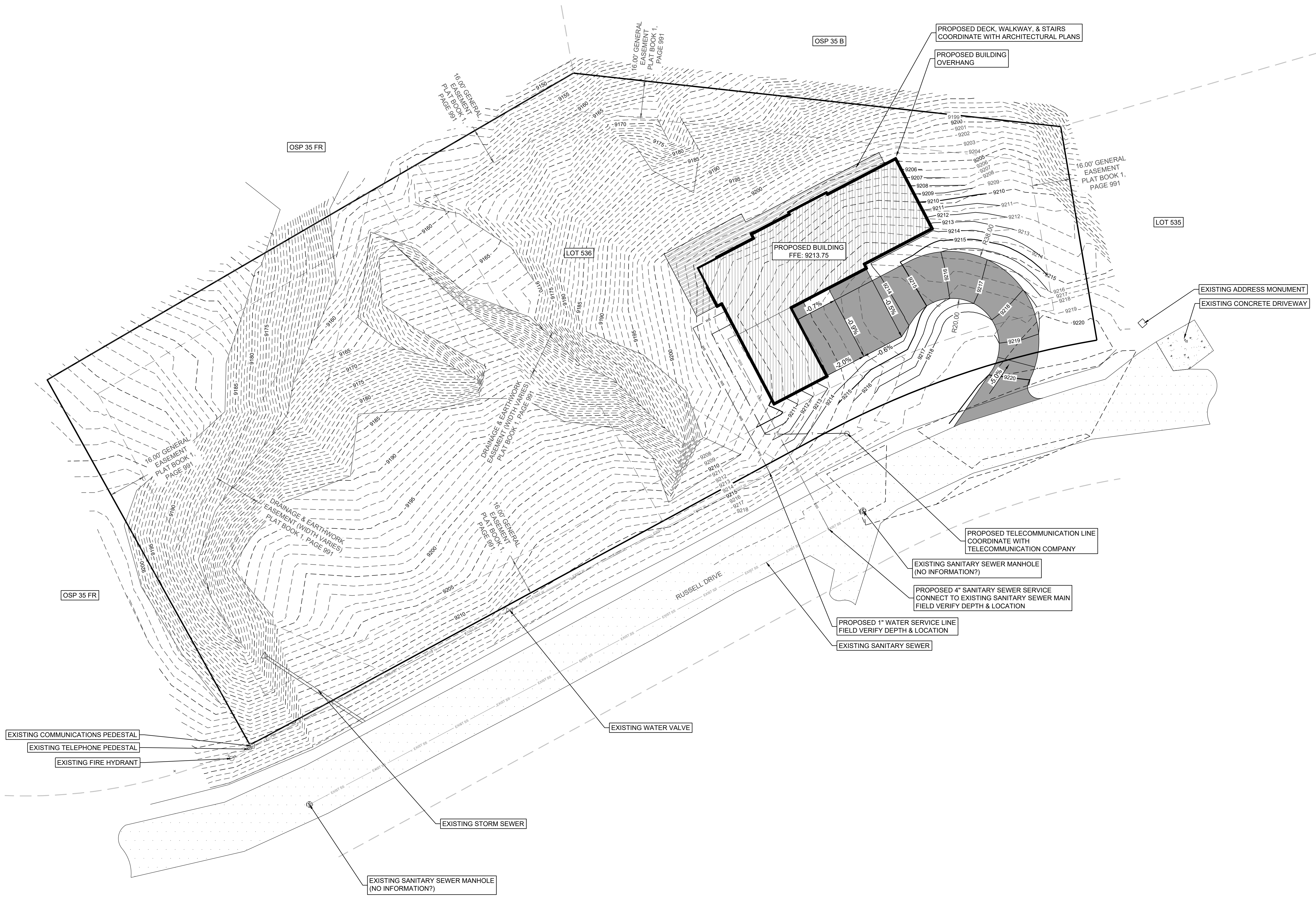


CONTOUR INTERVAL=2'

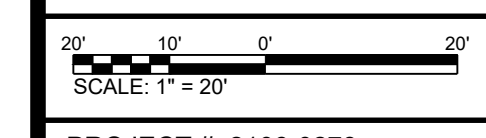
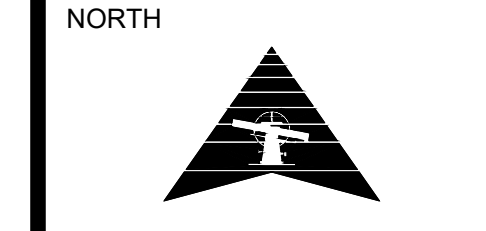
RUSSELL DRIVE RESIDENCE

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| 0000000 | | |



PROJECT #: 2106-0278
CHECKED BY: BML
DRAWN BY: KMM

DATE: 8/4/2021

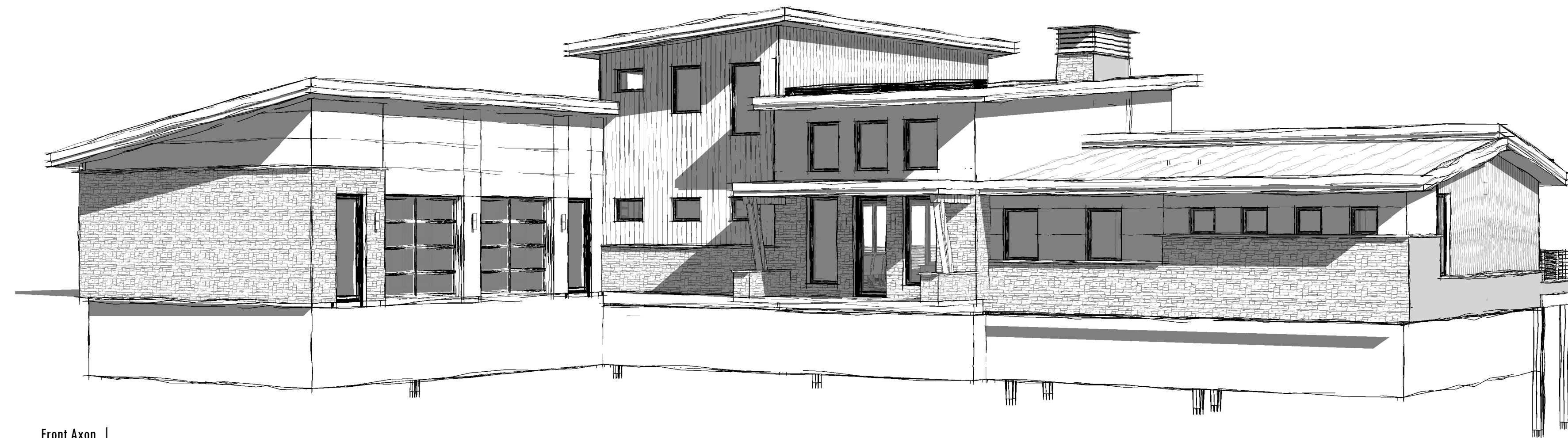
SHEET # **1**

TOTAL SHEETS 1

SITE & GRADING PLAN

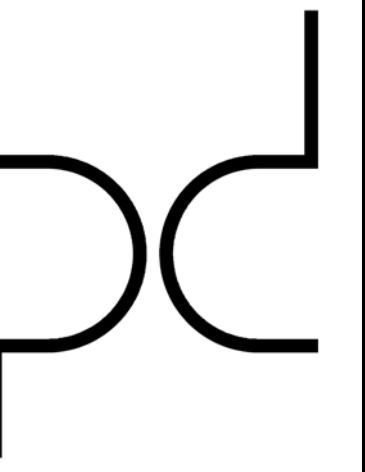


Rear Axon |



Front Axon |

NOTE: EXTERIOR DESIGN IS SCHEMATIC



PROGRESS
DOCUMENTS
NOT FOR
CONSTRUCTION

8/4/2021 2:03:31 PM

219 RUSSELL DRIVE
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

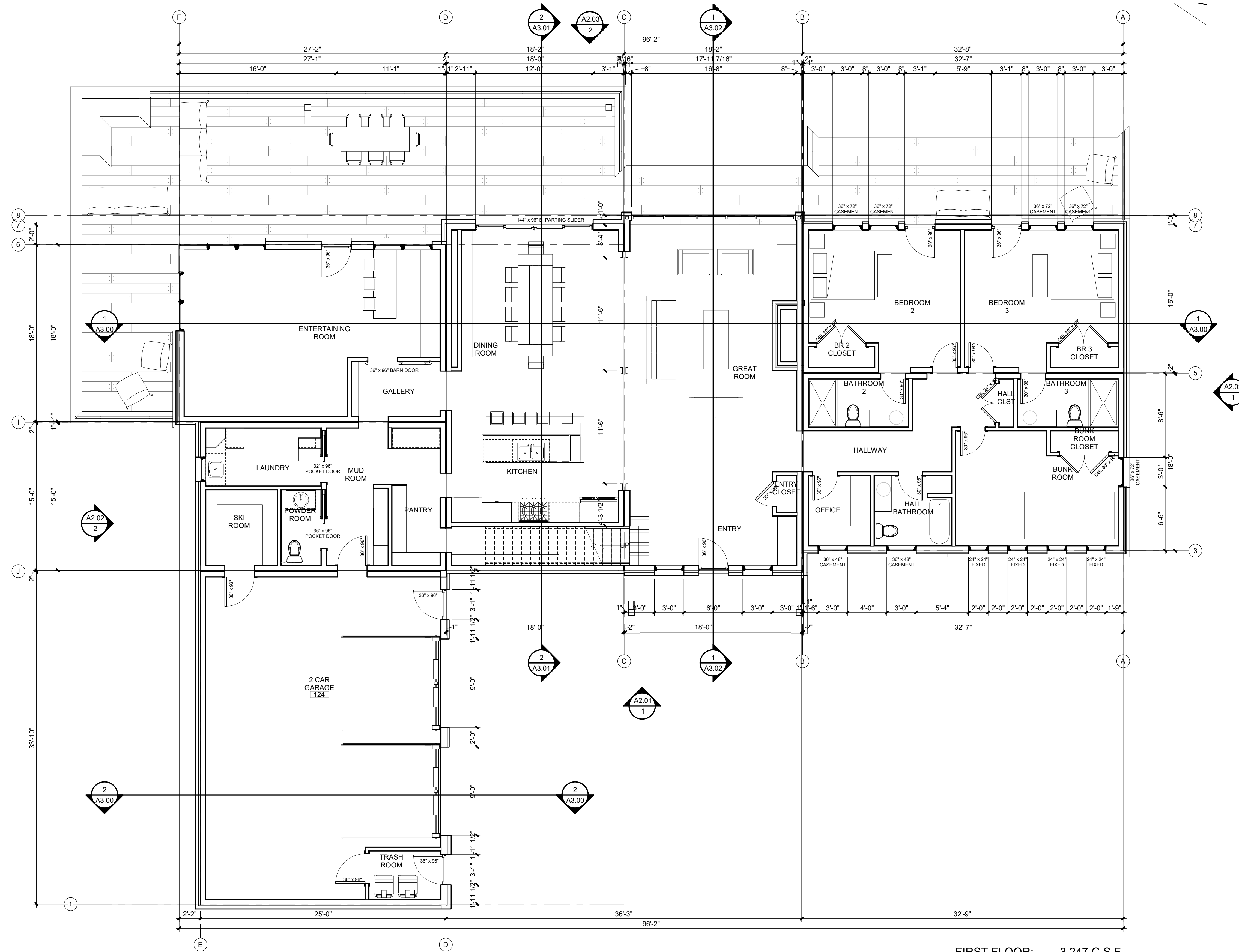
JOB NO: 21.015
DATE: 08.02.2021
ISSUE RECORD: DRG REVIEW

REVISIONS:

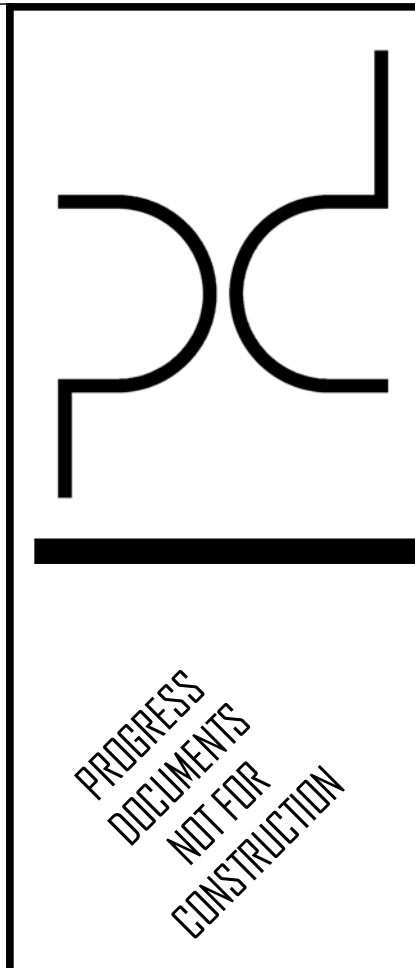
| NO. | DESCRIPTION |
|-----|-------------|
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| | |

AXONOMETRIC

AD.01



FIRST FLOOR: 3,247 G.S.F.
 GARAGE: 846 G.S.F.
 SECOND FLOOR: 573 G.S.F.



6/4/2021 2:20:34 PM
 THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR AN ARCHITECT UNDER HIS DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECT. THE ARCHITECT'S SEAL AND SIGNATURE ARE REQUIRED FOR THIS DRAWING TO BE VALID. ALL DIMENSIONS AND NOTES ON THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

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219 RUSSELL DRIVE
 219 RUSSELL DRIVE
 LOT 536
 MOUNTAIN VILLAGE, CO

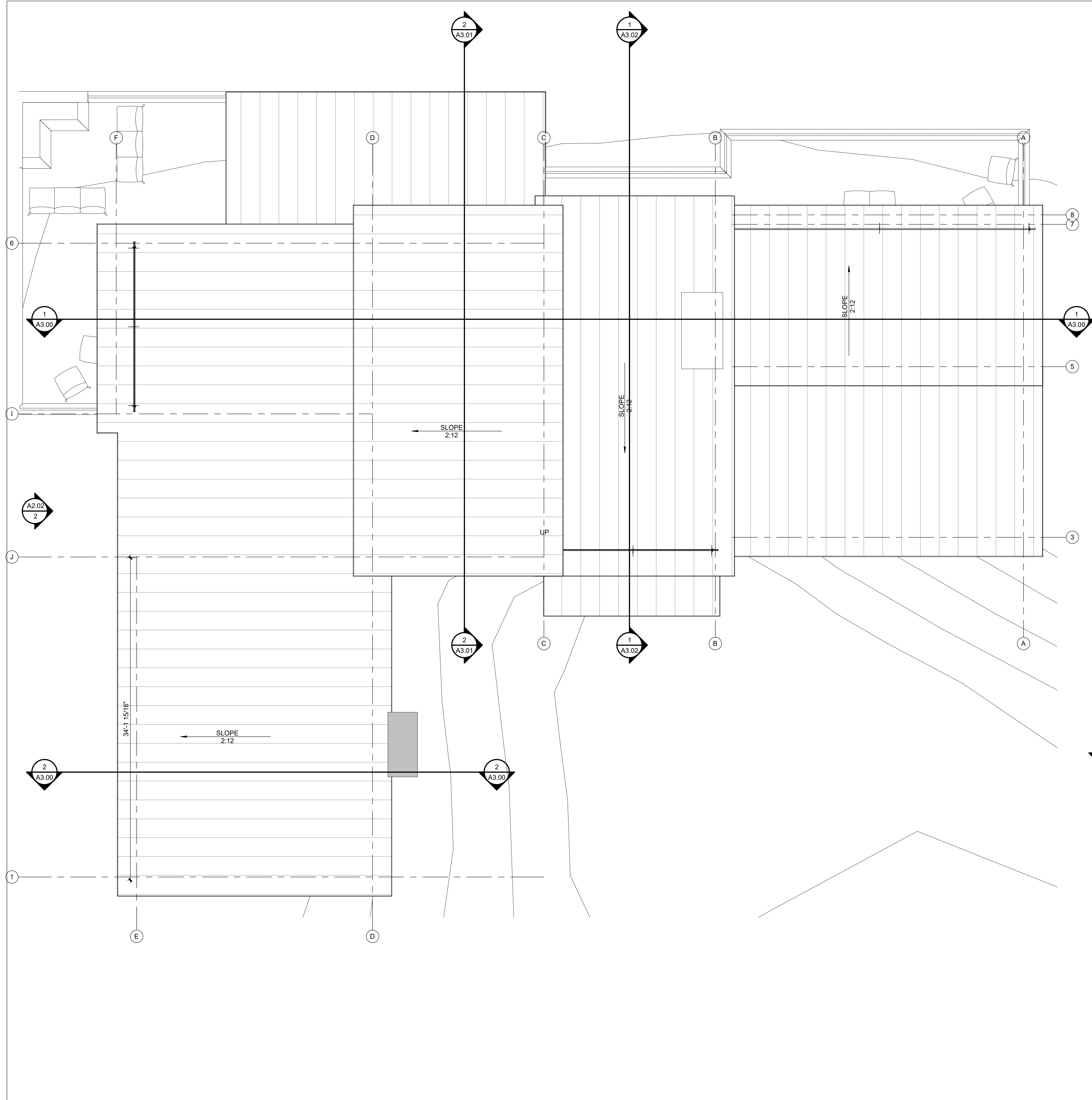
JOB NO: 21.015
 DATE: 08.02.2021
 ISSUE RECORD: DRG REVIEW

REVISIONS:

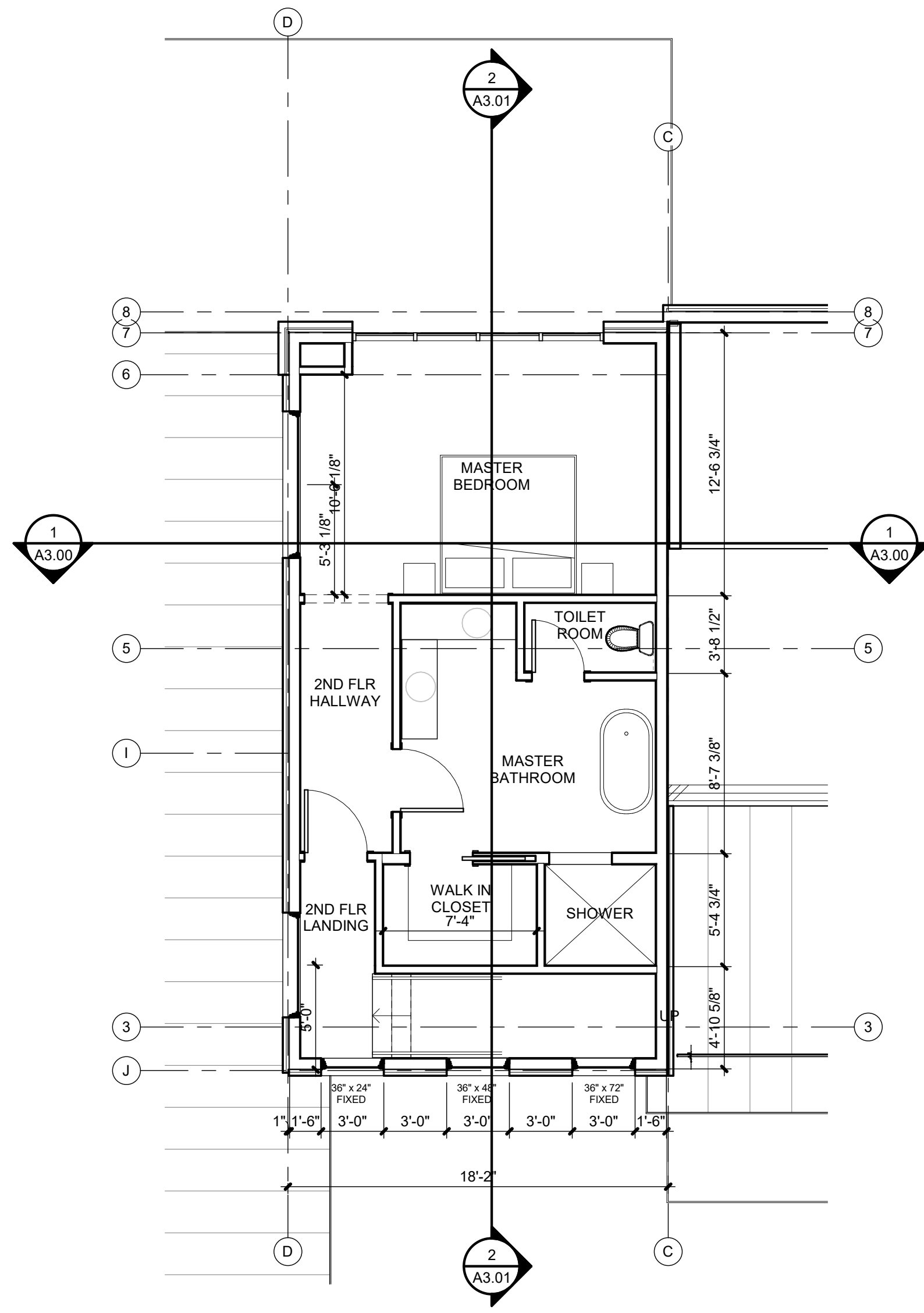
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FIRST FLOOR PLAN

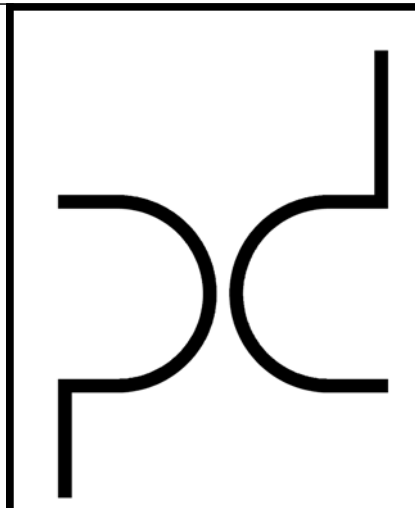
A1.01



2 ROOF PLAN
 A1.02 SCALE: 3/16" = 1'-0"



1 SECOND FLOOR PLAN
 A1.02 SCALE: 3/16" = 1'-0"



PREPARED
 DOCUMENTS
 NOT FOR
 CONSTRUCTION

8/4/2021 2:20:35 PM

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR ARCHITECTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECT'S PROFESSIONAL REGULATION BOARD. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR FOR THE CONSTRUCTION OF THE PROJECT.

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219 RUSSELL DRIVE
 219 RUSSELL DRIVE
 LOT 536
 MOUNTAIN VILLAGE, CO

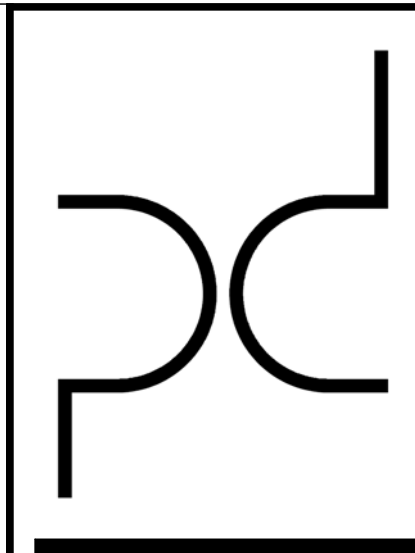
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SECOND FLOOR AND ROOF PLAN

A1.02



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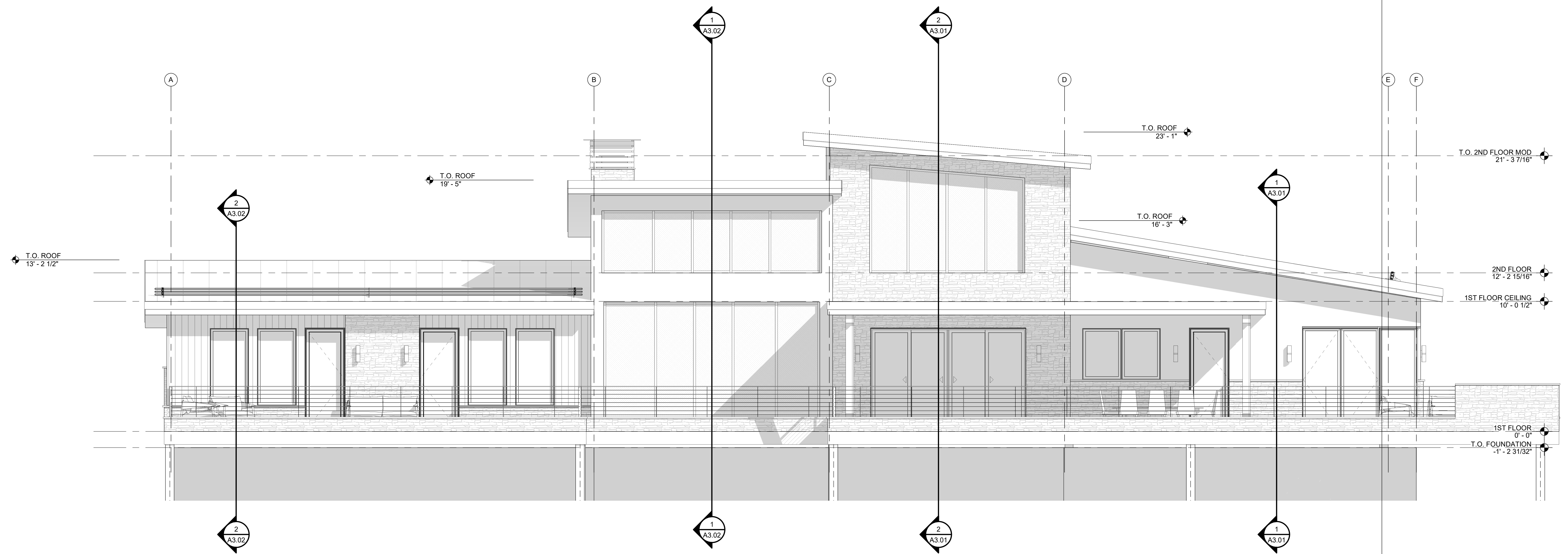
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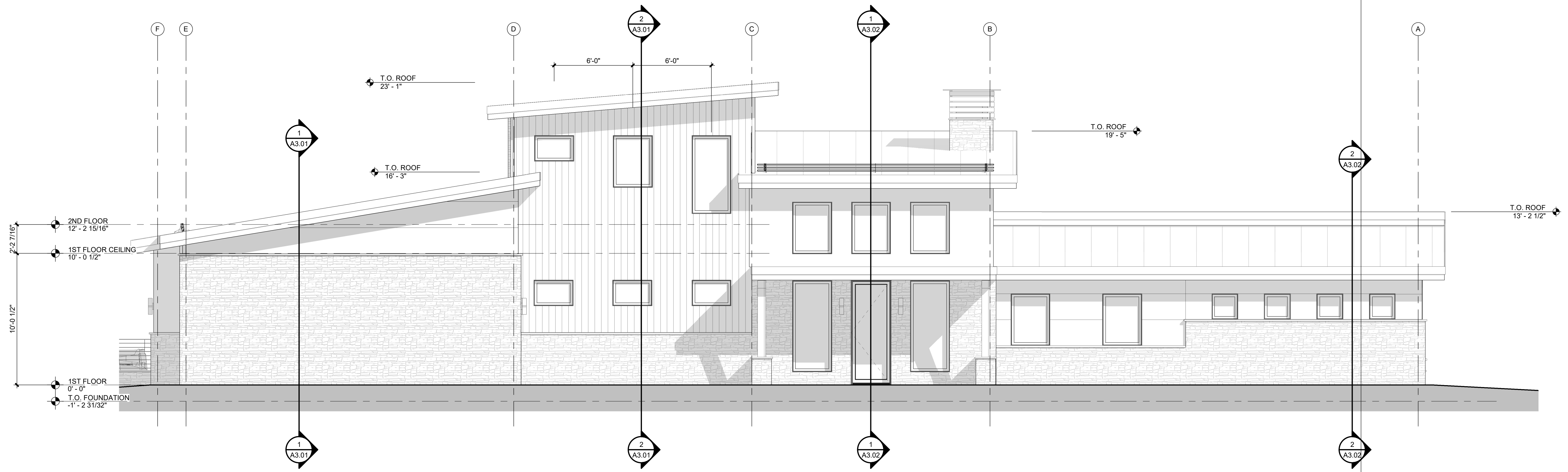
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EXTERIOR ELEVATIONS

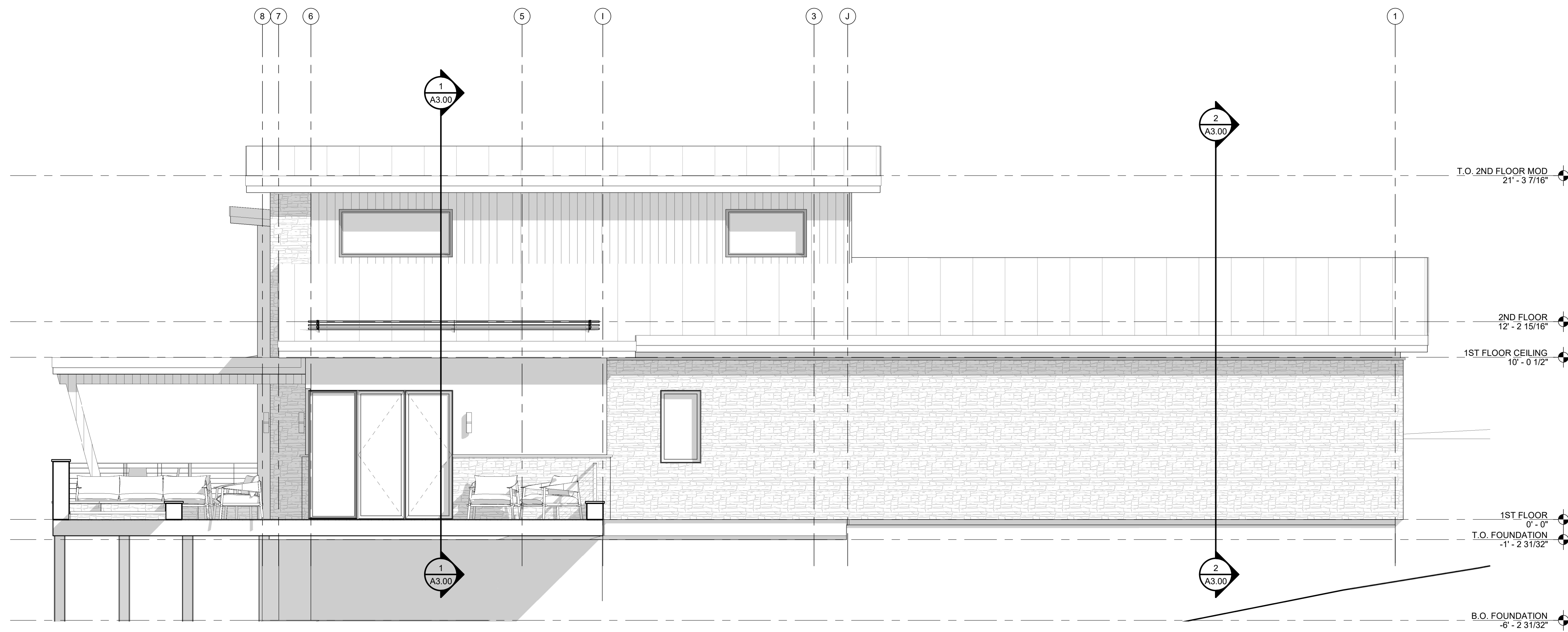
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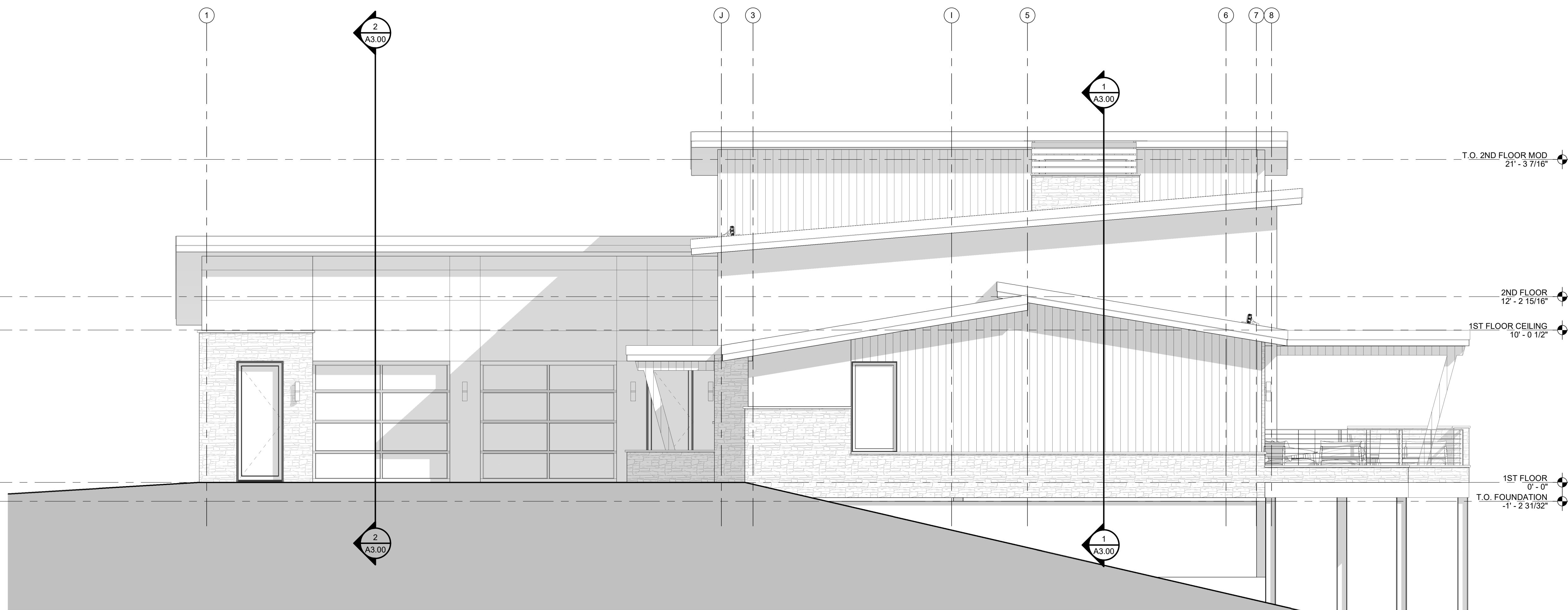
2 REAR ELEVATION
A2.01 SCALE: 1/4" = 1'-0"



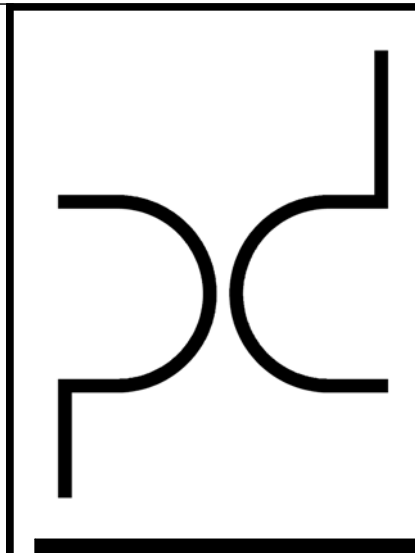
1 FRONT ELEVATION
A2.01 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION 2
A2.02 SCALE: 1/4" = 1'-0"



1 SIDE ELEVATION 1
A2.02 SCALE: 1/4" = 1'-0"



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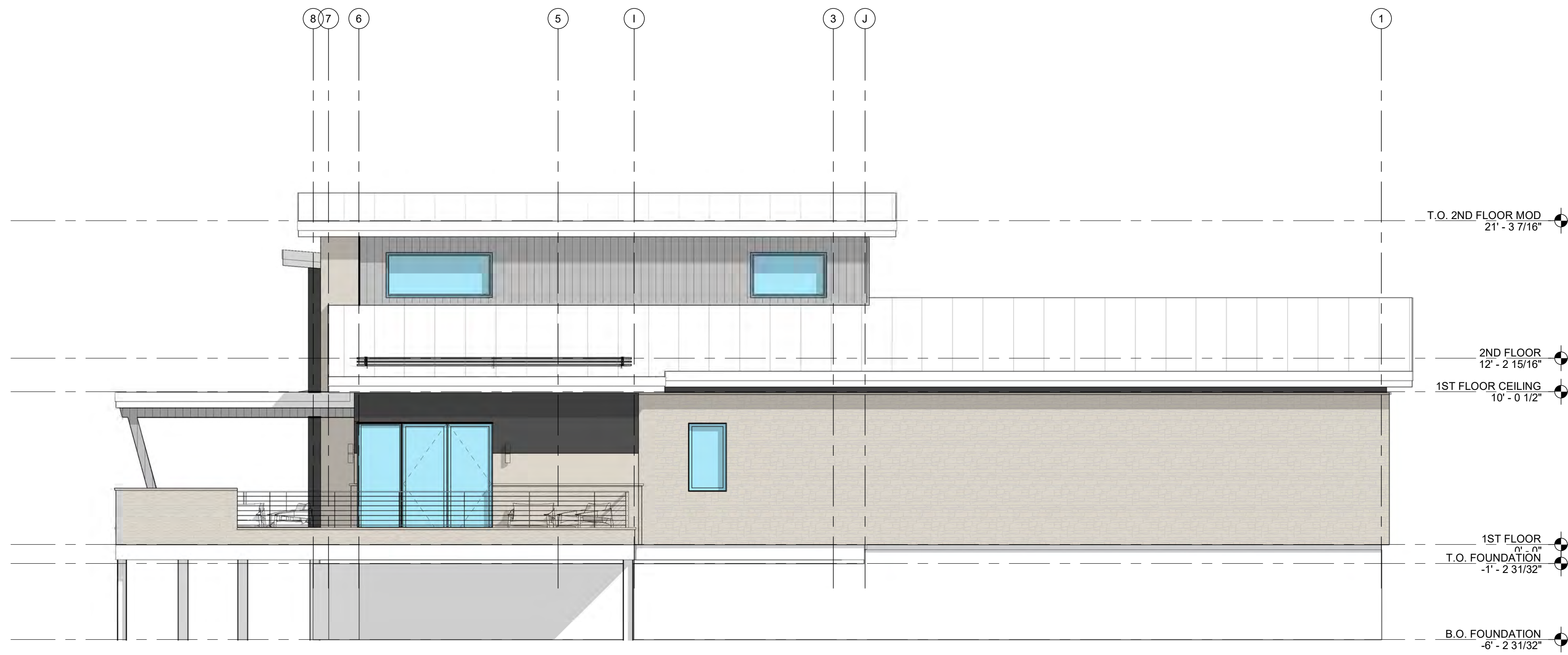
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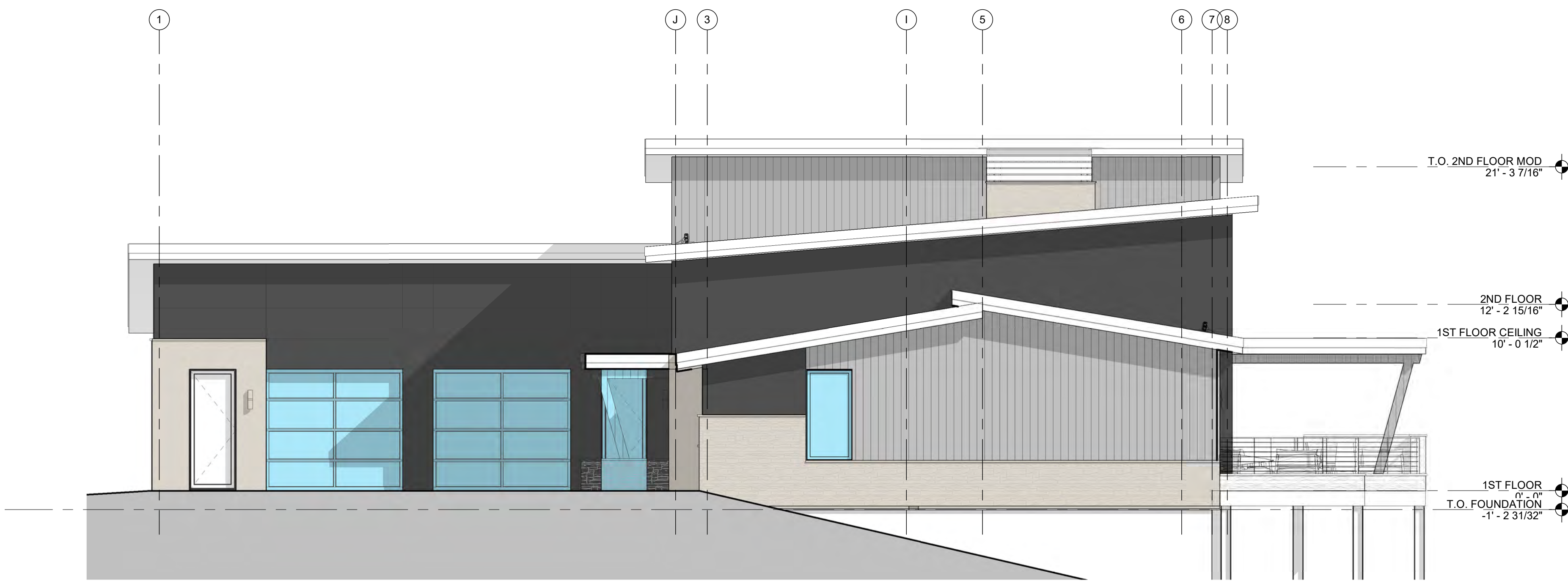
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EXTERIOR ELEVATIONS

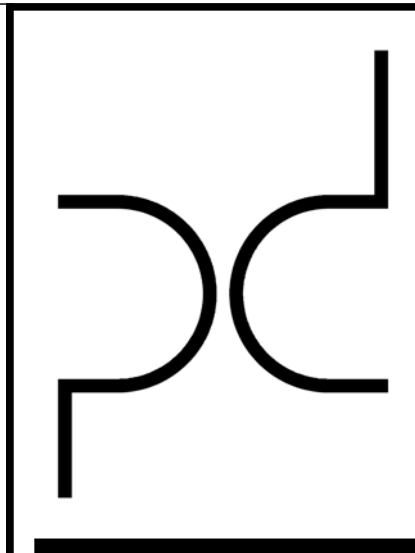
A2.02



2 SIDE ELEVATION 2 - MATERIALS
A2.04 SCALE: 3/16" = 1'-0"



1 SIDE ELEVATION 1 - MATERIALS
A2.04 SCALE: 3/16" = 1'-0"



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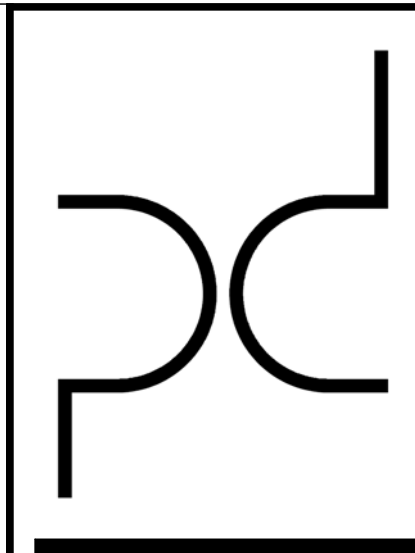
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EXTERIOR ELEVATIONS - MATERIAL QUANTITIES

A2.04



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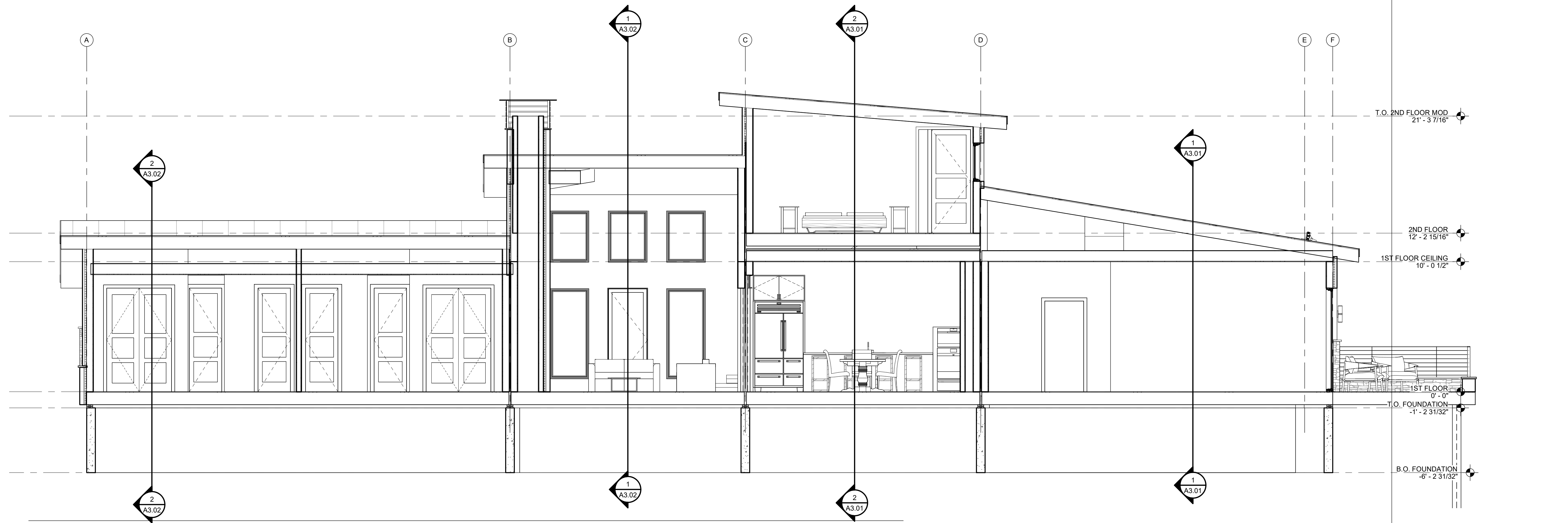
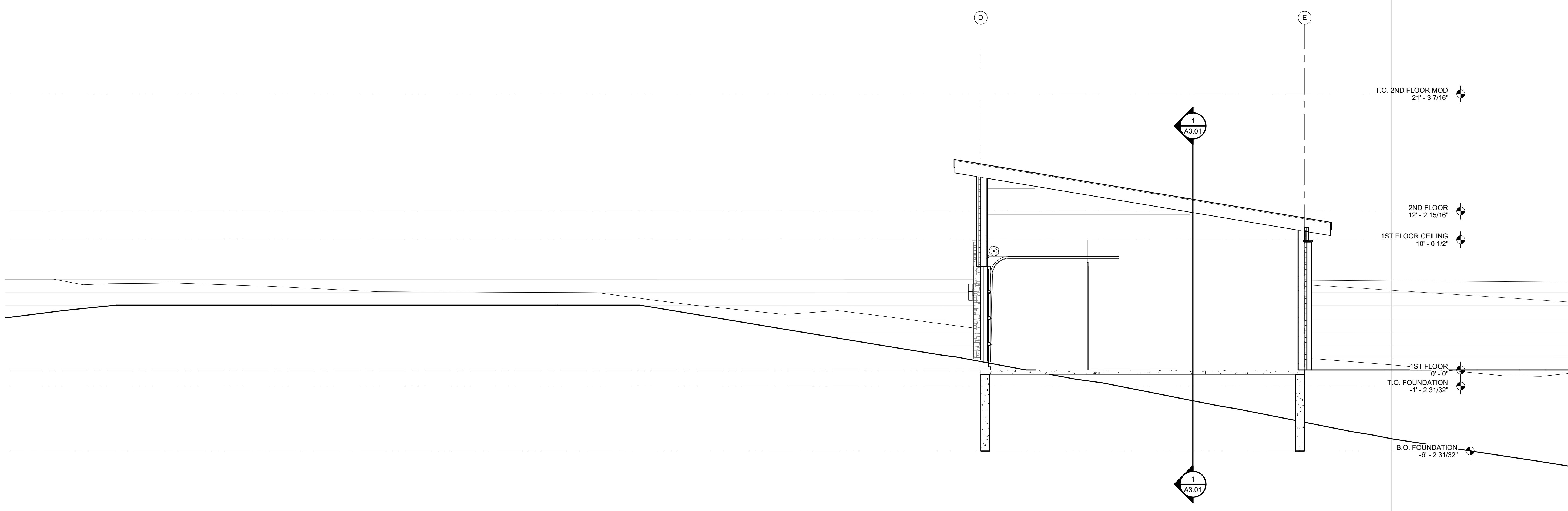
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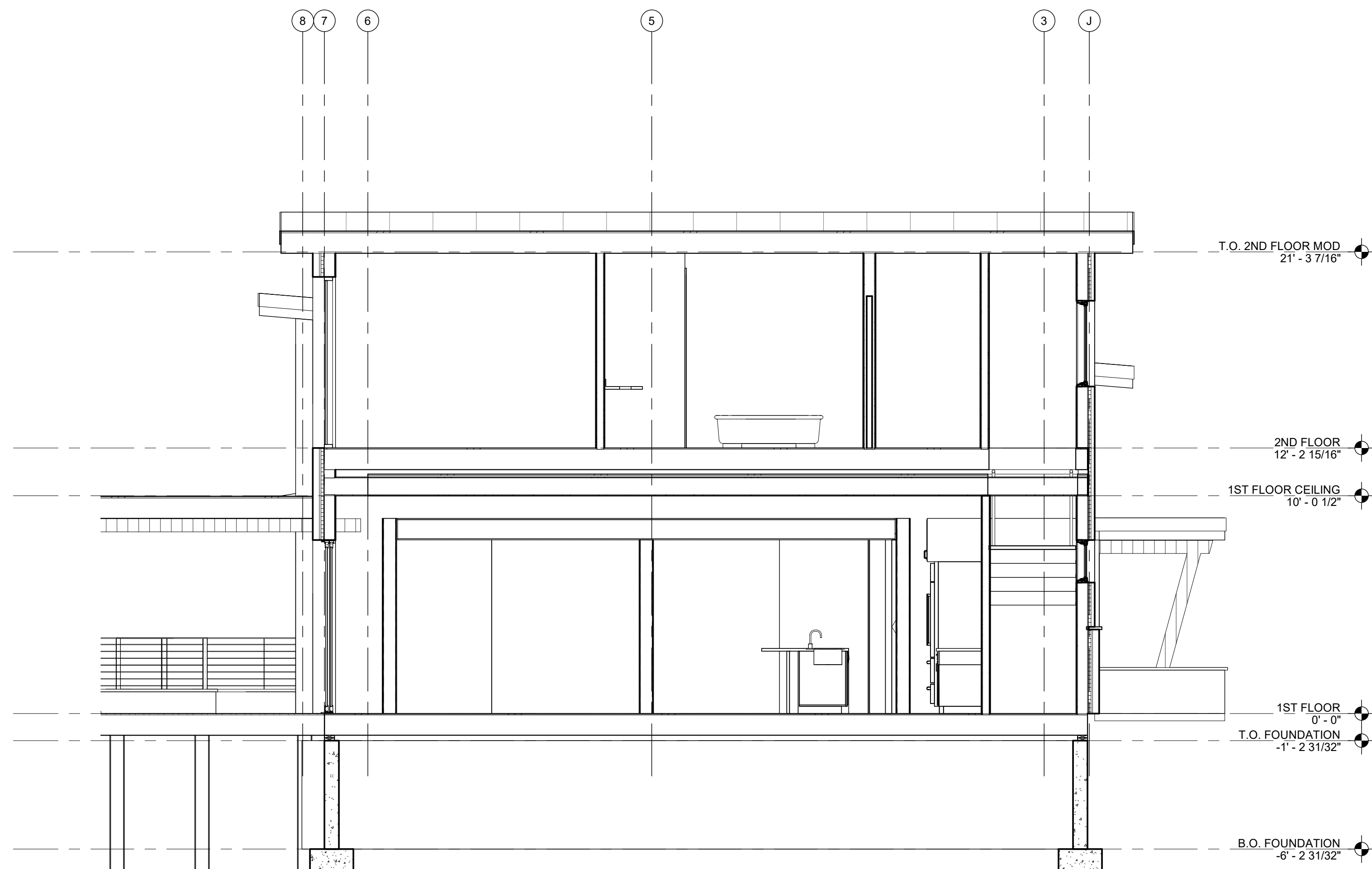
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BUILDING SECTIONS

A3.00

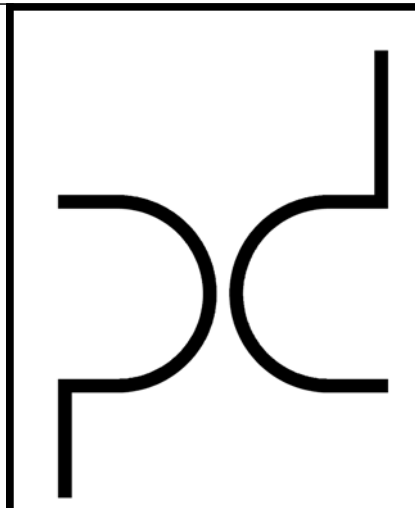




2 BUILDING SECTION
A3.01 SCALE : 1/4" = 1'-0"



1 BUILDING SECTION
A3.01 SCALE : 1/4" = 1'-0"



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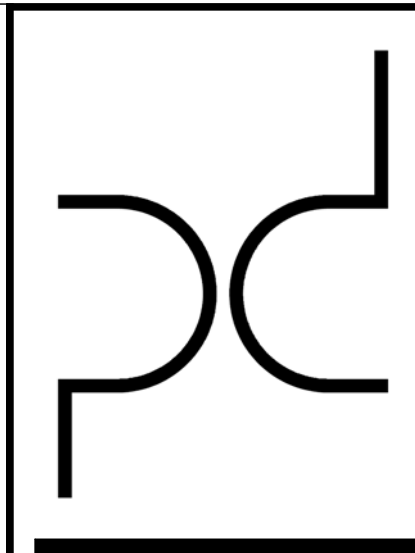
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BUILDING SECTIONS

A3.01



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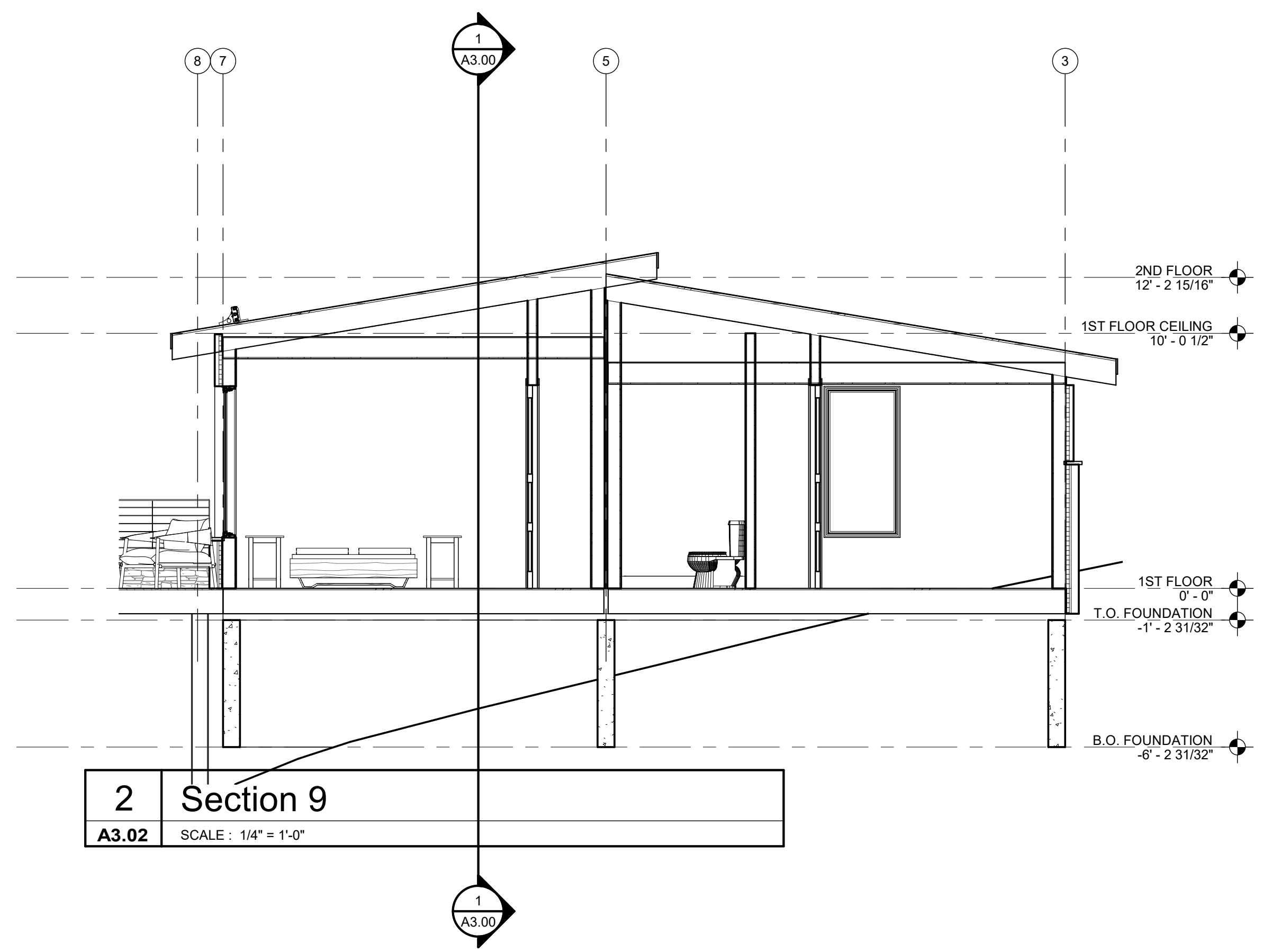
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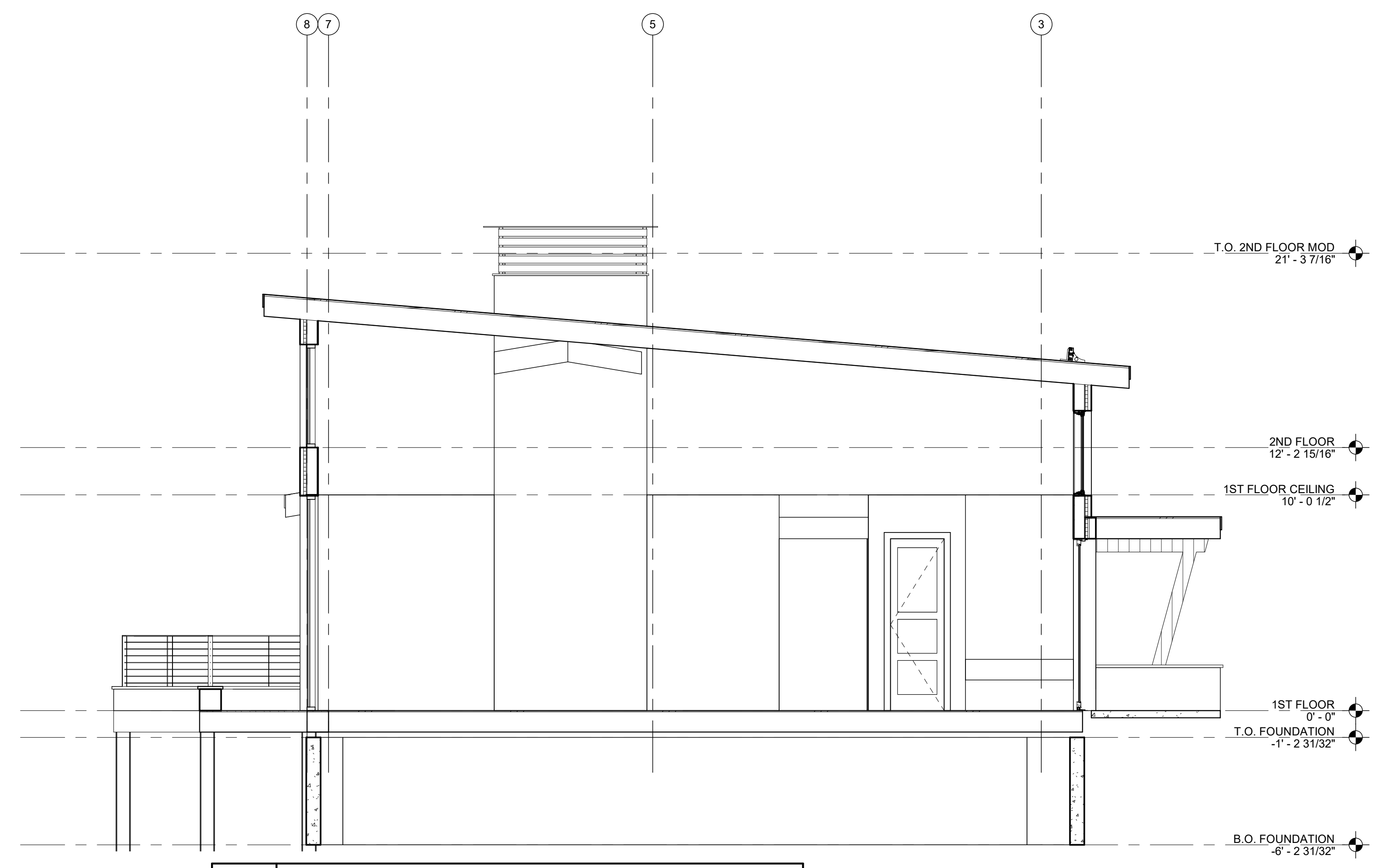
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BUILDING SECTIONS

A3.02



2 Section 9
A3.02 SCALE: 1/4" = 1'-0"



1 Section 1
A3.02 SCALE: 1/4" = 1'-0"

Forester Comments for 139 Adams Ranch Rd. Driveway rebuild and landscape plan.

The landscape plan does not meet the diversity of tree plantings clause within Mountain Village community development code guidelines. 4 native trees that are not blue spruce or aspen / 11 trees total. = 36%. I would recommend accepting the plan as 40% diversity is difficult to reach and do not want to disincentivize aspen plantings.

Landscape conifer plantings are required to be 8 to 10 feet in height, with 30% 10 feet or larger and multi-stem aspen must be 2.5" dbh. The landscape plan lists 6' evergreen trees and 2" aspen.

The landscape plan proposes planting blue spruce tree and blue spruce shrub next to the building underneath planned windows. This can create an ignition source as the tree matures. Choosing a deciduous species for this location is recommended.

The wildfire mitigation plan outlines wildfire mitigation zones as required by the community development code guidelines, but does not represent which trees are to be removed.



TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; December 2, 2021

DATE: November 20, 2021

RE: Staff Memo – Final Architecture Review (FAR) Lot 166AR2-7, 6 Stonegate Drive

APPLICATION OVERVIEW: New Single-Family Home on 166AR2-7

PROJECT GEOGRAPHY

Legal Description: LOT 166AR2-7, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 166AR, OSP-51, AND OS-166 TO LOTS 166AR2-1 THRU 166AR2-15, PARCEL A, OSP-51A, OSP51RB AND OS-166T RECORDED APRIL 4, 2003 IN PLAT BOOK 1 AT PAGE 3116, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 6 Stonegate Drive

Applicant/Agent: Dylan Henderson, Salt Architects

Owner: Steven Rosenberg

Zoning: Single-Family

Existing Use: Vacant

Proposed Use: Single-Family

Lot Size: .35 acres

Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit B: Updated Narrative

Exhibit A: Architectural Plan Set

Case Summary: Dylan Henderson of Salt Architects is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 166AR2-7, 6 Stonegate Drive. The Lot is approximately .12 acres and is zoned Single-family. The overall square footage of the home is approximately 4, 869 gross

square feet, with 4,285 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 | 32' 3" |
| Maximum Avg. Building Height | 35' (gable) Maximum | 23.4' |
| Maximum Lot Coverage | 40% (6,115 s.f.) | 16.7% (2,546 s.f.) |
| General Easement Setbacks | No encroachment | Grading** |
| Roof Pitch | | |
| Primary | | 4:12 |
| Secondary | | 6:12 |
| Exterior Material | | |
| Stone | 35% minimum | 35% |
| Windows/Doors | 40% maximum | 12% |
| Parking | 2 interior/2 exterior | 2 interior |

**Additional encroachment won't apply Pending replat

Design Variation:

- 1) Landscaping – diversity of species

DRB Specific Approval:

- 1) Parking Waiver
- 2) GE encroachment - grading

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 November 2, 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 combination of shed roof forms. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The applicant has brought plan set and narrative into alignment, the maximum height of the home is 39.4'. Average height is 23.4' The home appears to be in compliance with all CDC height requirements.

17.3.14: General Easement Setbacks

Lot 166AR2-7 is burdened by a sixteen (16) foot General Easement (GE) on the east, west and south. Currently there is a 30' GE to the north. The applicant is planning on applying for a replat of the lot to change this GE to a 16' easement similar to the surrounding properties. This replat application was delayed due to a staffing issue, however the approval of the replat could be handled by a condition of approval. There is also an access easement that provides shared access for both Units 7 and 8. This access was constructed when Unit 8 was built and will be utilized by Unit 7 as well.

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:

- *Utilities: Given Lot 166AR2-7's location and the location of the existing utilities, the GE will need to be crossed on the south side of the lot for electric, cable, telephone. The sewer is proposed to cross the northern GE.*
- *Landscaping: There is proposed new planting in the southern GE.*

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

- *There are (2) boulder retaining walls in the western GE.*
- *There is landscape grading in the eastern and western GE.*
- *There is a stairway that extends into the current northern GE. The applicant states that a replat application for the lot is proposed to minimize the GE area, which would remove the encroachment. The Town has not received an application yet, however staff feels comfortable conditioning that either a replat is approved or the applicant shall pursue a minor revision to remove the stairway encroachment prior to building permit.*

Staff: Staff finds the encroachments in the GE to be minimal. DRB seemed to be relatively comfortable with these encroachments at Initial Review. If that is still the case, a specific approval should be granted.

Regardless of the encroachment, any development within the General Easement will require the owner and the Town to enter into a GE Encroachment Agreement as part of a condition of approval.

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: Criteria met.

17.5.7: Grading and Drainage Design

Staff: Criteria met.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior parking spaces on their plan. They are requesting that the two required exterior parking spaces be waived. This is an allowable specific approval on lots of less than .75 acres due to constraints on the site where tandem parking is not feasible. The constraints of the site have previously been discussed within this memo, DRB seemed amenable to this approval at Initial Review, if that is still the case then a specific approval should be granted.

17.5.9: Landscaping Regulations

Diversity of species clause is not being met, if DRB is still comfortable with the existing landscape plan then a design variation should be granted.

17.5.11: Utilities

Staff: Criteria met.

17.5.12: Lighting Regulations

Staff: A photometric study has been provided. The lighting as proposed seems to be meeting all of the provision of the CDC.

17.5.13: Sign Regulations

Staff: There is no address monument proposed. The address will be posted to the house. The applicant has revised the detail drawing of the house numbers, it is now meeting all CDC regulations.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Per the Town Forester, there are three conifer trees indicated to be kept within Zone 1, his recommendation is to waive the requirement for these three trees as they add valuable screening. Also, the crown to crown spacing in Zone 2 needs to be reviewed and amended, this can be handled on site between the contractor and Town Forester when applying for a tree removal permit.

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 a fireplace and exterior fire pit. The General Notes on p. 0.0 of the plan set indicate all fireplaces will be gas fired.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has revised the Construction Mitigation Plan per the comments from Initial Review. All construction elements are now inside construction fencing and the parking has been moved to the lower access. They have also added an additional lower construction dumpster. It should be noted that because the construction fencing is within the GE, all areas of disturbance will need to be re-stored and re-vegetated to their natural state prior to CO. Although this will certainly be a difficult site to manage during

construction, staff feels that the CMP as presented is a meeting the requirements of the CDC, and a good to start to understanding the challenges of building on this lot.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 166AR2-7, 6 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 Final Architectural Review for a new single-family home located at Lot 166AR2-7, based on the evidence provided within the Staff Report of record dated November 20, 2021, with the following design variations and specific approvals:

Design Variation:

- 1) Landscaping – diversity of species

DRB Specific Approval:

- 1) Parking Waiver
- 2) GE encroachment - grading

And, with the following conditions:

- 1) Prior to building permit, the applicant shall work with the Town Forrester to ensure they are meeting the Zone 2 crown to crown spacing required for fire mitigation.
- 2) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 3) Prior to building permit, the applicant shall provide proof of an access agreement with the owner of Lot OS 166R, if still being used for construction staging.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to a certificate of occupancy, a GE agreement shall be executed recognizing approved encroachments into the GE.
- 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) 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
- 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.

/aw



To: Mountain Village Design Review Board and Planning Staff
Date: 10/05/2021
Re: Response to Project Conditions from November IASR Meeting.

- 1) Prior to final review, the applicant shall revise the height compliance drawings.

See the attached revised narrative calling out the 39.4' max height shown on the elevation drawings.

- 2) Prior to final review, the applicant shall provide a photometric study.

See sheet A1.4 in the plan set for the photometric study and cut sheets for applicable fixtures.

- 3) Prior to final review, the applicant shall revise the address detail to include a lighting specification, and to indicate the numerals will be coated with a reflective surface.

See sheet A1.4 and A1.5 for address details and lighting specification.

- 4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.

See sheet A0.0 for note indicating all fireplaces and fit pits to be natural gas.

- 5) Prior to final review, the applicant shall revise the construction mitigation plan per the comments of this memo.

See updated C4 for construction mitigation plan updates and notes.

Please let me know if you have any questions.

Dylan Henderson
CO Lic#: ARC.0402941
970.708.4795

ARCHITECTURE
SANTA BARBARA

DYLAN HENDERSON

saltarchitect.com

805.729.4276

dylan@saltarchitect.com



To: Mountain Village Design Review Board and Planning Staff
Date: 11/17/2021

Thank you so much for reviewing our application for Lot 7 Stonegate Drive. We are excited about the coming project and have outlined compliance below. The house is a two and a half story residence with a total of 4,285SQ FT livable area and a 584 SQ FT garage.

17.3.12 Building Height Limits- The total height of the highest roof ridge is **39.4'** as shown on A3.0 Detail 3_North Elevation. The allowable offset of 40' for gable roofs is shown on each elevation for reference.

17.3.13 Maximum Lot Coverage- The Gross Area of the Lot is 15,289.62 SQ FT. Our proposed lot coverage is 3,952 SQ FT which equates to 25.8%. Allowable is 40% making our proposal 14.2% below the allowable coverage.

17.3.14 General Easements Setbacks- The lot has a 16' General Easement/Setback line offset from the property line. Our proposed setbacks are 16'-7 1/4" from the Western property line, 37'-10" from the Northern property line, 16'-10 3/4" from the Eastern property line and 31'-1 1/2" from the Southern property line.

17.3.21 Deviation from Zoning and Land Use Regulations- Due to the step nature of the lot and the house having to abut the road we are forced into shorter driveway out to our access drive. We have accommodated a hammerhead turnaround that is shared between all lots on the access road but we do not have enough room for the two exterior parking spaces in addition to the garage. We are requesting to eliminate the (2) exterior parking spaces outside of the garage on the site. Parking is limited but we do have approx. 15'-10" on our "garage bridge" to accommodate cars on a temporary basis.

17.5.4 Town Design Theme

Our proposed design is Mountain Modern in intent and nature. The siding will be a combination of stained wood to match the

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Mountain Village design aesthetic with exposed timber and mill scale steel accents. The mid level of the project will be wrapped in bonderized metal shingle and bonderized corrugated siding. Stone surrounds the entire base of the house and clearly differentiates foundation from wall plane. This grounds the house into the topography of the site and allows for a mix of materials and compliance with the exterior stone requirement. The garage doors will be herringbone wood with windows above. The roofs will be a combination of corrugated metal and standing seam metal. Please see sheet A3.3 for exterior material sheet with all finishes and intended colors called out.

17.5.5 Building Siting Design- The house is located on a steep lot that is downhill from the existing access road. The step nature of the lot dictates a horizontal configuration that steps down the slope. The East/West long axis of the lot provides the access to the garage, entry door and living/dining level.

17.5.6 Building Design- Our design is a simple configuration of gable roofs that step down the slope side following the natural topography of the site. We have not created any complicated roof forms or valleys that will require maintenance. This is an elegant composition of forms and elevations that fit in well with the Town of Mountain Village and similar step lot designs.

17.5.7 Grading and Drainage Design- Please see the Civil Sheets in the set C1-C4. David Ballode with Uncompahgre Engineering has created our drainage and grading plan. You will note that we are staying appropriately away from the existing retaining wall that currently supports the existing road. We are providing drainage around the base of the house between the existing wall and the new foundation with a swale routed to the East and West easement areas.

17.5.8 Parking Regulations- The house has a compliant two car garage. There is an existing hammerhead to the East of the house that spans both Lot 7 and Lot 8. See above 17.3.21 for our request to eliminate the (2) on site exterior parking spaces. Due to the step nature of the lot and the narrow access road we cannot accommodate the two exterior parking spaces.

17.5.9 Landscape Regulations- Please see sheet A1.3. The landscape area outside of Zone 1 is very limited. There are several existing aspen and spruce that we would like to keep on site. Within Zone 1 on the step slope landscaping will be mostly grasses and the one planter area located to the North of the lower viewing deck. The intent is to re-seed and re-vegetate with Telski Wildflower Grass Seed Mix with a combination of Native Grass Seed mix and a Wetlands Buffer mix. See the description of the grass mix on our landscape plan for details of the mix design.

17.5.10 Trash, Recycling and General Storage Areas- Trash Cans will be located in the trash/mech room at the front of the lot adjacent to the entry and taken out to the curb on a weekly basis. All storage will be contained within the house.

17.5.11 Utilities- See sheet C3 for all utility locations on the site and existing electrical, water, gas and sewer lines. The intent is to have all utility connections come into the house at the road side mechanical room where it will be distributed within the house.

17.5.12 Lighting Regulations- Please see sheet A1.4 and A1.5 for our exterior lighting plan. Each fixture is dark sky compliant and simple and minimal on the house. There are (3) sconce lights at the garage, (2) step lights at entry, (1) sconce at entry, (4) baluster lights at living room deck, (4) step lights at upper living room deck, (3) recessed cans at the guest bedroom deck, (4) step lights on the guest bedroom deck, (2) step lights at the ski room deck, (1) sconce at the hot tub lower deck, and (3) step lights at the lower hot tub deck.

Please let me know any questions and we really appreciate your time in reviewing our drawings and application.

Dylan Henderson
CO Lic#: ARC.0402941
970.708.4795



Stonegate - Lot 7
Mountain Village
Telluride, CO



Stonegate - Lot 7
Mountain Village
Telluride, CO



Stonegate - Lot 7
Mountain Village
Telluride, CO



SALT ARCHITECTURE
SANTA BARBARA, CA
701 ANACAPA STREET 805.729.4276

PROJECT TEAM

PROPERTY OWNER

Steven Rosenberg
13520 HESBY STREET
SHERMAN OAKS, CA 91423

ARCHITECT

Architect: Dylan Henderson
Associate Architect: Brian Platley
701 Anacapa Street
Santa Barbara, CA 93101
Office: 805.729.4276
Cell: 970.708.4795
e-mail: dylan@saltarchitecture.com

SURVEYOR

San Juan Surveying
102 Society Drive
Telluride, CO 81435
Office: 970.728.1128

STRUCTURAL ENG.

MECHANICAL ENG.

PROJECT DESCRIPTION

4 Level - 4 Bedroom, 4 Full Bath, 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Lot 166AR2-7 Stonegate
& Stonegate Drive
Town of Mountain Village, CO 81435

| No. | Drawing Set Description | Issued Date |
|-----|-------------------------|-------------|
| 1 | IASR Review | 10/08/2021 |
| 2 | FASR Review | 11/17/2021 |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

| No. | Description | Date |
|-----|-------------|------|
| | | |

Lot 7

STONEGATE

Cover Sheet & Plan Set
Information

| | |
|-------------|------------|
| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 0.0

Scale: As indicated

EXTERIOR MATERIALS

BLACK CLAD WINDOWS AND DOORS

EXTERIOR TIMBERS AT ROOFLINE AND TRUSS

VERTICAL STAINED CEDAR SIDING

BONDERIZED METAL SHINGLE SIDING

BONDERIZED CORRUGATED SIDING

TELLURIDE GOLD ASHLAR PATTERN STONE

EXTERIOR DECK RAIL - COLOR TBD

STEEL BEAMS AND COLUMNS

GARAGE DOORS

GRAPHIC SYMBOLS LEGEND

DETAIL # SHEET #

DETAIL REFERENCE OR TAG

BUILDING SECTION TAG

INTERIOR ELEVATION TAG

T.O. SUBFLOOR EL. 100'-0"

WINDOW MARK

DOOR MARK

REVISION AND A.S.I. NUMBER

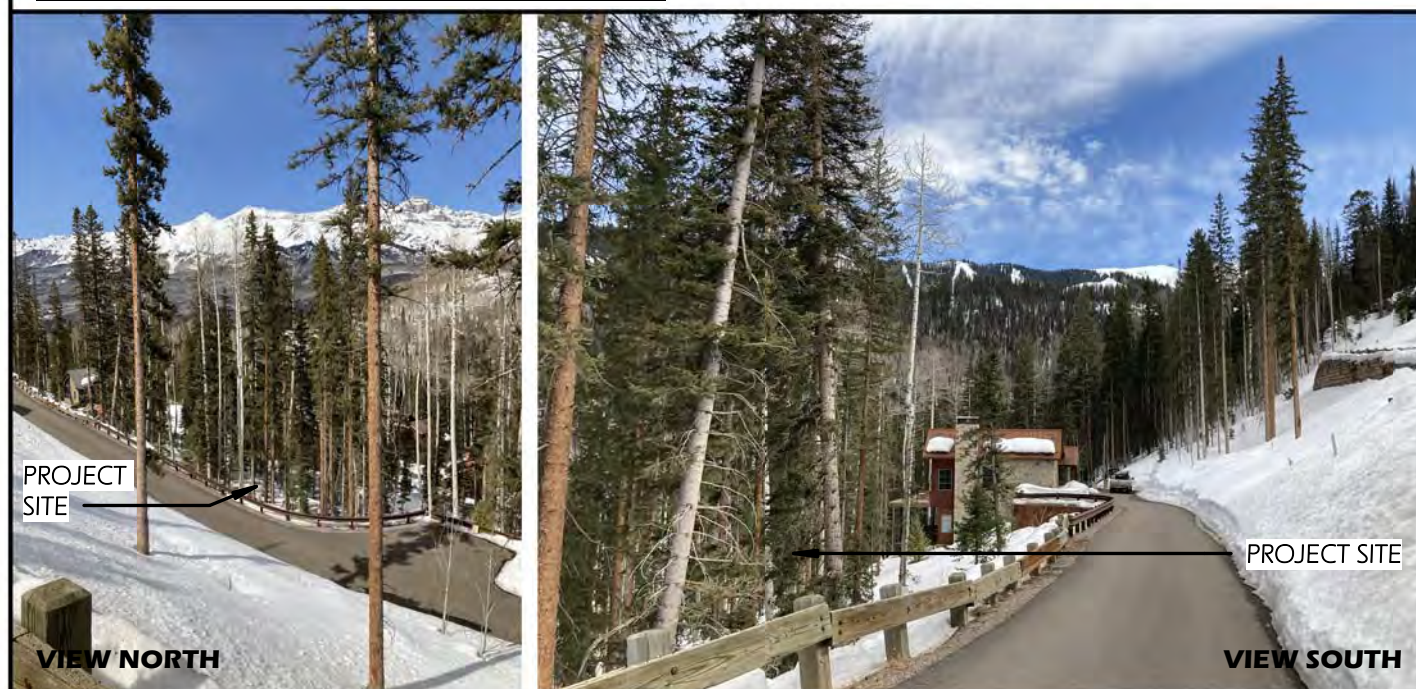
DATUM ELEVATION

ROOM NUMBER

VICINITY MAP - Town of Mountain Village



EXISTING SITE IMAGES



SHEET LIST

| Sheet Number | Sheet Name | Sheet Issue Date | Current Revision | Current Revision Date |
|--------------|---|------------------|------------------|-----------------------|
| A 0.0 | Cover Sheet & Plan Set Information | 10/08/2021 | | |
| A 0.1 | Building Perspectives | 10/08/2021 | | |
| A 1.1 | Survey | 10/08/2021 | | |
| A 1.2 | Site Plan | 10/08/2021 | | |
| A 1.3 | Landscape | 10/08/2021 | | |
| A 1.4 | Exterior Lighting Plan | 10/08/2021 | | |
| A 1.5 | Exterior Lighting Plan | 10/08/2021 | | |
| A 2.1 | Entry Level Floor Plan | 10/08/2021 | | |
| A 2.2 | Master Level & Ski Level Floor Plan | 10/08/2021 | | |
| A 2.3 | Roof Plan | 10/08/2021 | | |
| A 3.0 | Average Height & Exterior Material Compliance | 10/08/2021 | | |
| A 3.1 | Elevations | 10/08/2021 | | |
| A 3.2 | Elevations | 10/08/2021 | | |
| A 3.3 | Exterior Materials Board | 10/11/21 | | |
| A 6.1 | Building Details | 10/08/2021 | | |
| A 8.1 | Door & Window Schedule | 10/08/2021 | | |
| C1 | Notes | 08/11/2021 | | |
| C2 | Grading & Drainage Plan | 08/11/2021 | | |
| C3 | Utilities | 08/11/2021 | | |
| C4 | Construction Mitigation Plan | 08/11/2021 | | |

SITE ANALYSIS

Zoning - Single Family
Gross Lot Area = 15,289.62 SQ.FT. = 0.12 Acres
Max Lot Coverage Allowed = 40%
Lot Coverage Proposed = 2,546 SQ. FT. = 16.7%
Max Height Allowed = 40'
Max Height Proposed = 39.4'
Max Average Height Allowed = 30'
Max Average Height Proposed = 23.4'
Parking Req. - 2 Parking Space Required
- 2 Covered Provided

SCOPE OF WORK

PROPOSAL TO CONSTRUCT A 4,285 SQ FT SINGLE FAMILY HOME WITH AN ATTACHED 584.33 SQ FT GARAGE AT THE ENTRY LEVEL ON A 15,289.62 SQ FT LOT. THE HOME TO CONTAIN 3 BEDROOMS, 1 BUNK ROOM, 1 MEDIA ROOM, 4 1/2 BATHS AND 1 SKI/MUD ROOM. THREE LOWER DECKS (341 SQ FT, 87 SQ FT, 151 SQ FT) AND 397 SQ FT LOWER PATIO TO BE INCLUDED IN THE APPLICATION. A 462 SQ FT ENTRY BRIDGE AND DRIVEWAY BRIDGE TO BE INCLUDED TO BE USED FOR ACCESS OVER THE EXISTING RETAINING WALL. TOTAL SITE COVERAGE IS 3,952 SQ FT (ALLOWABLE = 6,115.9 SQ FT)

GENERAL NOTES & BEST MANAGEMENT PRACTICES:

GENERAL NOTES

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

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION: THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I 10 SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M & P SHEETS), & ELECTRICAL (E SHEETS). THESE DRAWINGS ARE ORGANIZED BY BUILDING UNIT.

CODE COMPLIANCE: ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

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

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

SHOWER COMPARTMENT WALLS: SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.

WALL AND CEILING FINISHES: INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES:
- CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450.
- CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450.
- CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450.

ALL INTERIOR FINISH MATERIALS OTHER THAN TEXTILES SHALL HAVE A CLASS C RATING.

(TEXTILE WALL COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AUTOMATIC SPRINKLERS.)

SEE RCP SERIES FOR CEILING, SOFFIT, BEAM AND COFFER HEIGHTS.

ALL FIREPLACES TO BE GAS FIRED DIRECT VENT APPLIANCES. FIRE PIT TO BE GAS FIRED

ABBREVIATIONS USED IN SET:
A.F.F. -Above Finish Flooring
U.N.O. -Unless Noted Otherwise
T.O. -Top Of
T.O.F.F. -Top Of Finish Flooring
T.B.D. -To Be Determined / To Be Designed
(E) -Existing



① Perspective 1



④ Perspective 4



⑤ Perspective at Street



② Perspective 2



③ Perspective 3

PROJECT TEAM

PROPERTY OWNER

Steven Rosenberg
13520 Hestby Street
Sherman Oaks, CA 91423

ARCHITECT

Architect: Dylan Henderson
Associate Architect: Brian Platley
701 Anacapa Street
Santa Barbara, CA 93101
Office: 805.729.4276
Cell: 970.708.4795
e-mail: dylan@saltarchitecture.com

SURVEYOR

San Juan Surveying
102 Society Drive
Telluride, CO 81435
Office: 970.728.1128

STRUCTURAL ENG.

MECHANICAL ENG.

PROJECT DESCRIPTION

4 Level - 4 Bedroom, 4 Full Bath, 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Lot 166AR2-7 Stonegate
6 Stonegate Drive
Town of Mountain Village, CO 81435

| No. | Drawing Set Description | Issued Date |
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| No. | Description | Date |
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Lot 7

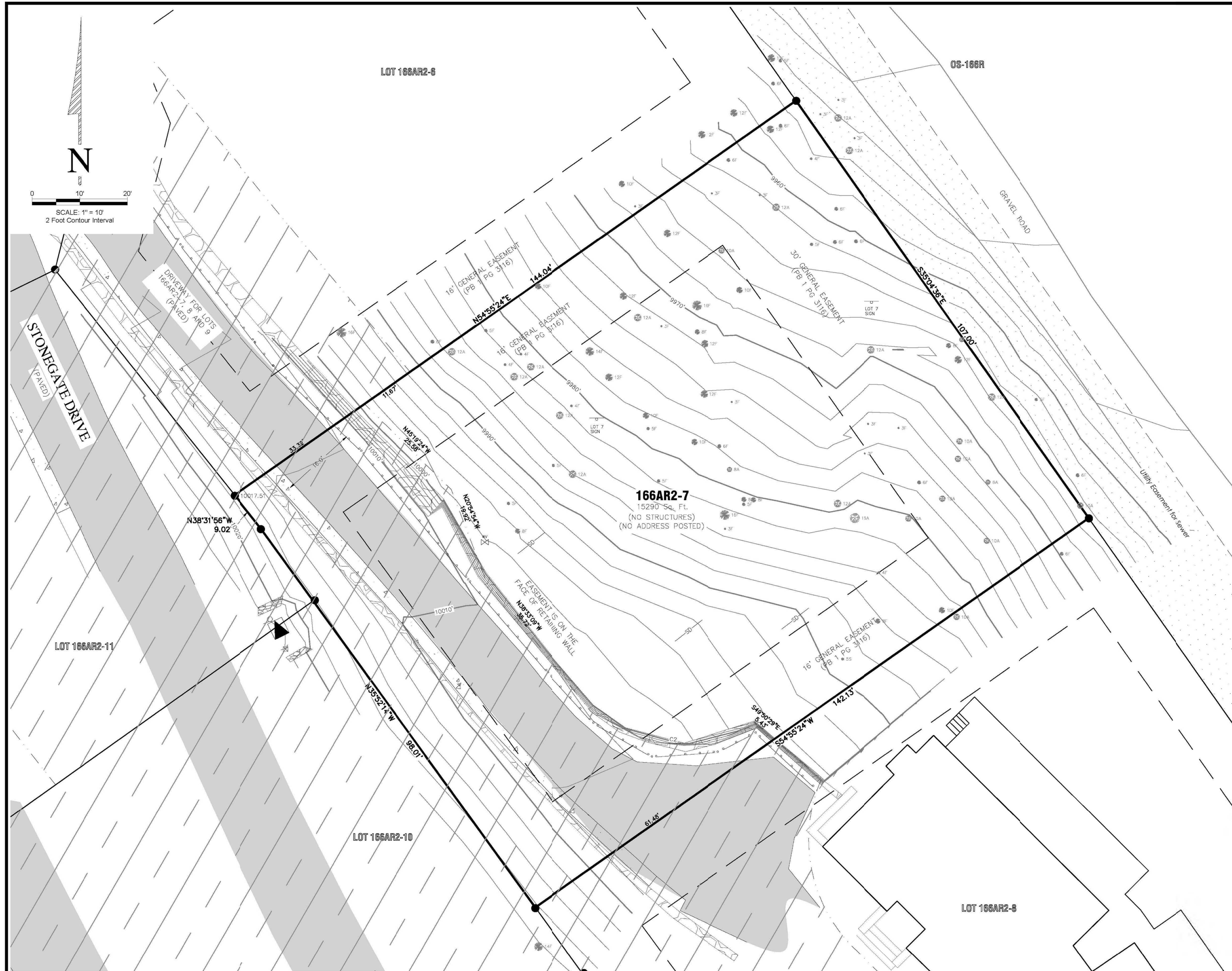
STONEGATE

Building Perspectives

| | |
|-------------|------------|
| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 0.1

Scale:



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- ⊠ TELEPHONE PEDESTAL
- ▲ ELECTRIC TRANSFORMER
- CABLE PEDESTAL
- ⊗ WATER VALVE
- ⊕ SIGN
- ⊙ FIR TREE, # INDICATES CALIPER
- ⊙ ASPEN TREE, # INDICATES CALIPER
- PVC DRAIN
- GUARD RAIL
- ▨ RETAINING WALL
- PVC DRAIN PIPE
- ▨ INDICATES COMMON DRIVEWAY AND UTILITY EASEMENT (MODIFIED PLAT BOOK 1 PAGE 4677)

NOTICE:

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

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR60011130, Effective Date 01/26/2021 at 05:00 PM.
3. Vertical datum is based on the found Northwest corner of 166-AR2-7, an Aluminum Cap Rebar, LS 36577, having an elevation of 10,017.51 feet.
4. Fieldwork was performed May 2021.
5. Lineal Units U.S. Survey Feet
6. The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

PROPERTY DESCRIPTION:

Lot 166-AR2-7, Telluride Mountain Village, according to the Replat of Lot 166-AR, OSP-51 and OS-166 to Lots 166-AR2-1 thru 166-AR2-15, 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

BASIS OF BEARINGS:

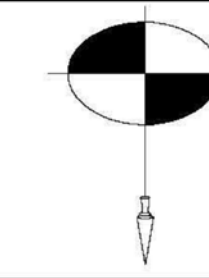
The Basis of Bearings for this Improvement Survey Plat was derived from the southwesterly boundary as depicted on the Plat filed as "THE CABINS AT GOLD HILL" recorded in Plat book 1 at page 2228. Said line also being a portion of the easterly boundary of OS-166 and having a bearing of **N 35°04'36" W**.

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 and Steven Rosenberg 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.

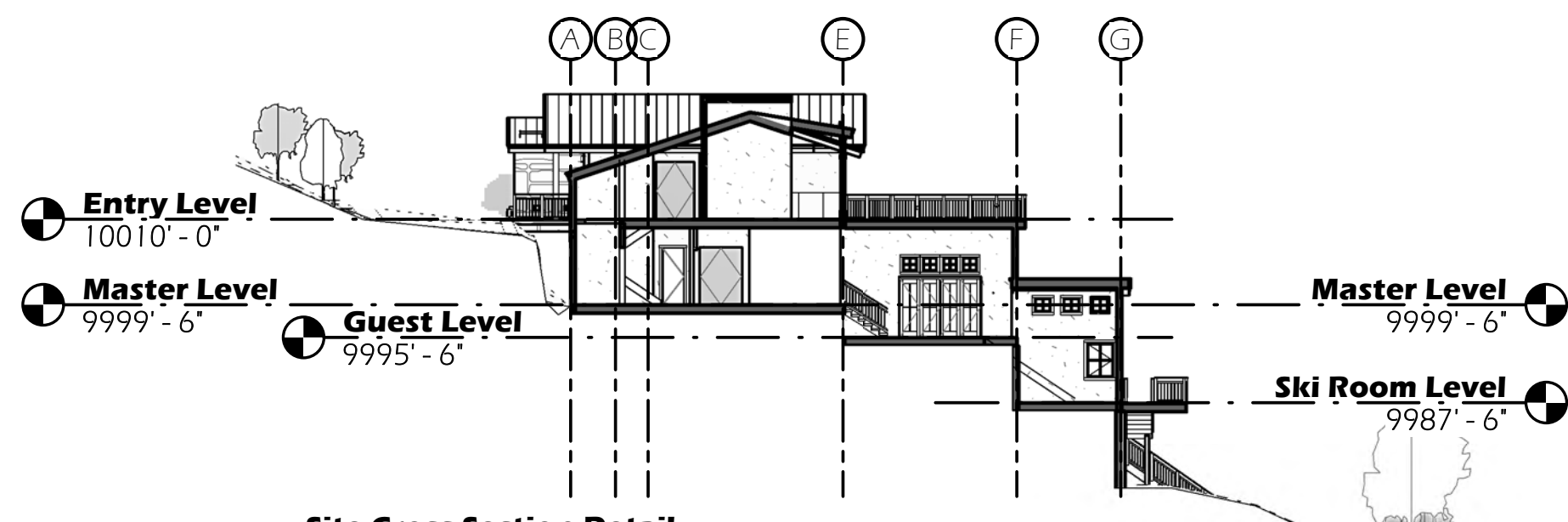
Christopher R. Kennedy
 Christopher R. Kennedy, P.L.S. 36577
 05/25/2021
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
 36577
 05/25/2021

IMPROVEMENT SURVEY PLAT
LOT 166AR2-7, TELLURIDE MOUNTAIN VILLAGE



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

| | |
|-------------|------------|
| DATE: | 05/25/2021 |
| JOB: | 02005 |
| DRAWN BY: | KSK |
| CHECKED BY: | CRK |
| REVISION: | |
| DATES: | |
| SHEET: | 1 OF 1 |



1 Site Cross Section Detail
1" = 20'-0"

SITE PLAN NOTES:

- ONLY EXISTING TREES SHOWN. SEE LANDSCAPE PLAN FOR NEW PLANTINGS
- SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA; SITE HAS NO ROCK OUT CROPPING OR WETLANDS
- CONTRACTOR RESPONSIBLE FOR LOCATING AND ROUTING EXISTING UTILITIES TO PROPOSED LOCATIONS. INSTALLATION TO BE REVIEWED AND APPROVED BY UTILITY COMPANY
- EXISTING UTILITY SUPPLY TO REMAIN
- ANY EXISTING OVERHEAD UTILITIES TO BE BURIED
- SEE LIGHTING PLAN FOR ALL EXTERIOR LIGHTING INFORMATION
- SEE LANDSCAPE PLAN FOR ALL PLANTING DETAILS
- NO ROOF TOP EQUIPMENT SHOWN, AS NONE WILL BE INSTALLED
- ALL DRAINAGE TO COMPLY WITH PUBLIC WORKS REQUIREMENTS
- ALL EGRESS WINDOW WELLS TO DRAIN INTO DRY WELLS BELOW SLAB, DRY WELLS TO BE LOOSE GRAVEL 24" MINIMUM BELOW SLAB
- EGRESS LADDER TO BE PROVIDED AT ALL WINDOW WELL LOCATIONS UNLESS WALKOUT TO GRADE PROVIDED
- ALL RETAINING WALLS 4' ABOVE GRADE AND TALLER SHALL BE ENGINEERED BY A LICENSED ENGINEER
- FINISH GRADE AROUND THE ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4 FEET PER LOCAL POLICY.
- SOILS PREPARATION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE GEOTECHNICAL ENGINEER.

PROJECT TEAM

PROPERTY OWNER
Steven Rosenberg
13520 Hesby Street
Sherman Oaks, CA 91423

ARCHITECT
Architect: Dylan Henderson
Associate Architect: Brian Flattery
701 Anacapa Street
Santa Barbara, CA 93101
Office: 805.729.4276
Cell: 970.708.4795
e-mail: dylan@saltarchitecture.com

SURVEYOR
San Juan Surveying
102 Society Drive
Telluride, CO 81435
Office: 970.728-1128

STRUCTURAL ENG.

MECHANICAL ENG.

PROJECT DESCRIPTION

4 Level - 4 Bedroom, 4 Full Bath, 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Lot 166AR2-7 Stonegate
6 Stonegate Drive
Town of Mountain Village, CO 81435

| No. | Drawing Set Description | Issued Date |
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| 2 | FASR Review | 11/17/2021 |
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| 8 | | |
| 9 | | |
| 10 | | |

| No. | Description | Date |
|-----|-------------|------|
| | | |

Lot 7

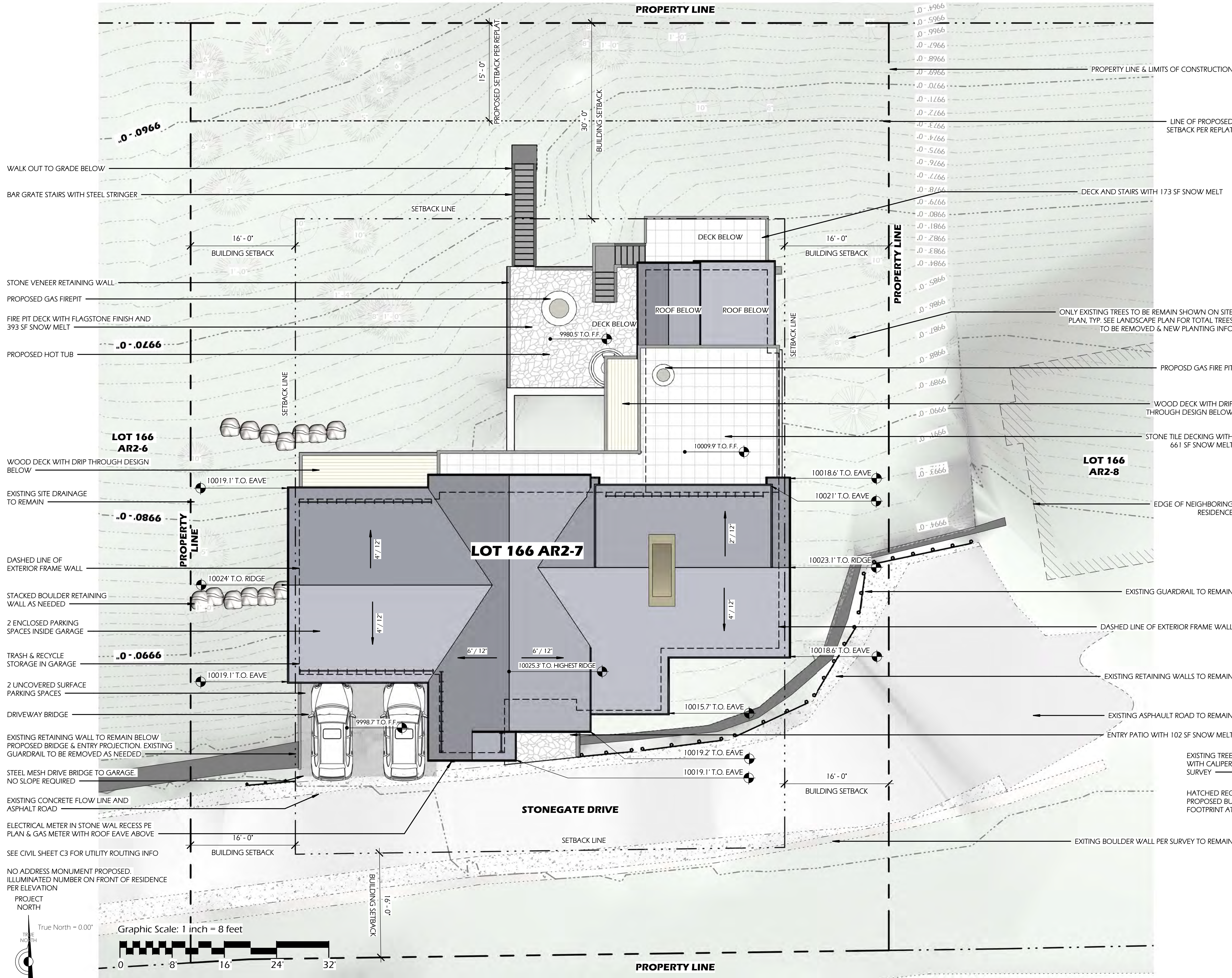
STONEGATE

Site Plan

Date: 10/08/2021
Drawn by: DH / BF
Checked by: DH / BF

A 1.2

Scale: As indicated



SNOW MELT TOTALS

| | |
|-----|-------------------------|
| 393 | FIRE PIT DECK |
| 173 | SKI LEVEL DECK & STAIRS |
| 661 | ENTRY LEVEL DECK |
| 102 | ENTRY PATIO |

PLANTING SYMBOLS

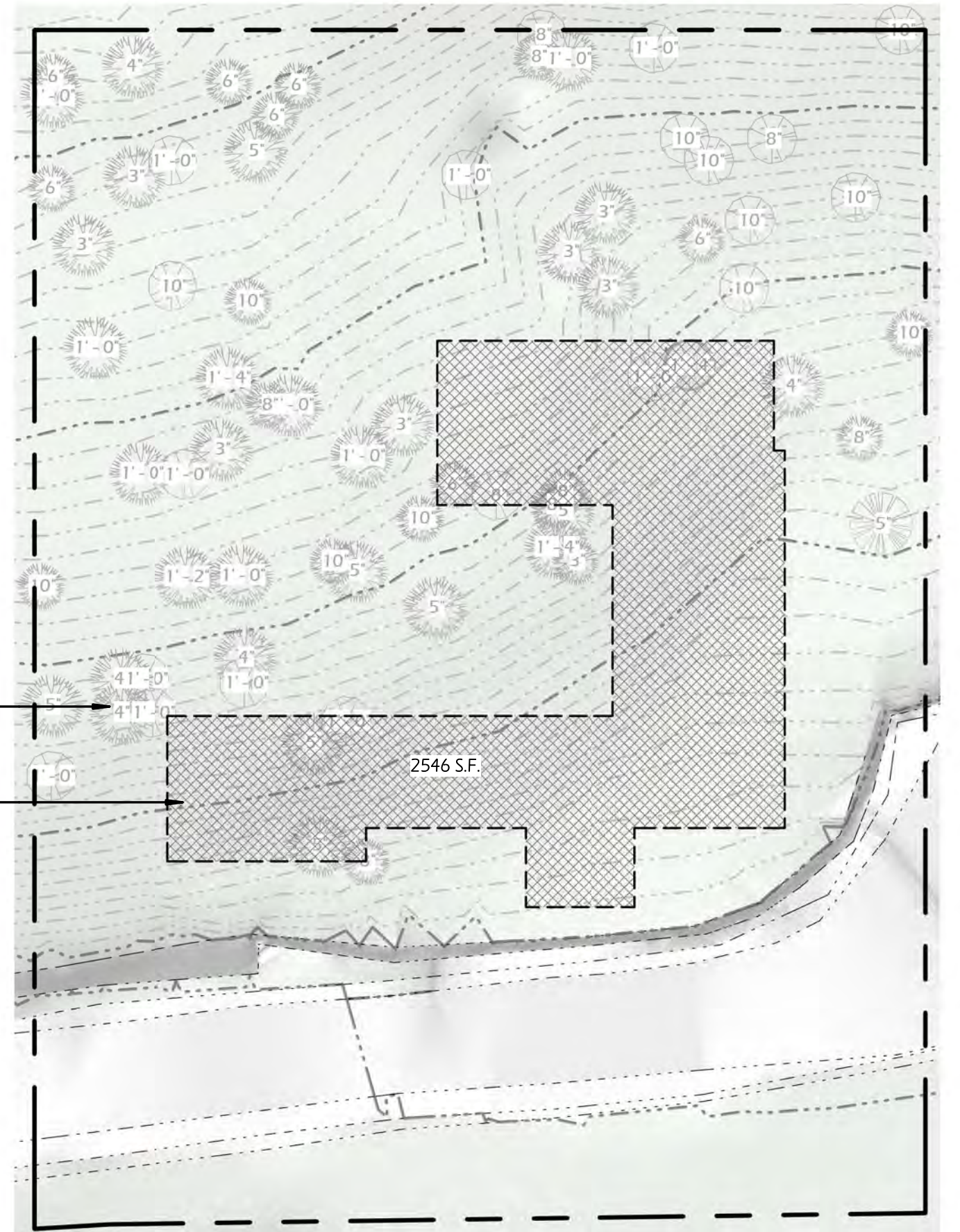
| | |
|--|---|
| | EXISTING PLANTING TO REMAIN (SYMBOL SHOWN GRAYTONE) |
| | EXISTING PLANTING TO BE REMOVED (SYMBOL SHOWN GRAYTONE WITH DASHED LINES) |
| | NEW PROPOSED PLANTING (SYMBOL SHOWN BLACK WITH COLORED FILL) |

LINETYPES LEGEND

| | |
|--|-----------------------------|
| | SEWER |
| | WATER VALVE |
| | EXISTING MAJOR CONTOUR |
| | NEW CONTOUR |
| | GRADE ELEVATION TAG |
| | PROPERTY LINE |
| | EASEMENT / SETBACK |
| | OHE-OHE OVERHEAD ELECTRICAL |
| | -OC-OC- OVERHEAD CABLE |
| | -G-G-G- GAS LINE |
| | -S-S-S- SEWER LINE |
| | -W-W-W- WATER LINE |

2 Site Plan
1/8" = 1'-0"

3 Lot Coverage Plan
1/16" = 1'-0"



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MECHANICAL ENG.

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Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

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| 9 | | |
| 10 | | |

| No. | Description | Date |
|-----|-------------|------|
| | | |

Lot 7

STONEGATE

Landscape

| | |
|-------------|------------|
| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 1.3

Scale: As indicated

LANDSCAPE NOTES:

REVEGETATION NOTES

- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
- BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN TEN DAYS) TO MINIMIZE EROSION AND WEEDS.
- AREAS WHICH HAVE BEEN COMPACTED, OR ARE RELATIVELY UNDISTURBED, NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
- BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING.
- 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.
- ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
- ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
- SEED ALL AREAS LABELED AS REVEG/RESEED WITH TELSKI WILDFLOWER GRASS AND SEED MIX OF A RATE AS FOLLOWS:

Native Grass Seed Mix.

i. Seeding with the native grass seed mix or the wetland buffer mix, if applicable, is required in all disturbed areas on the perimeter of the building site and at utility and road cuts.

(a) Native Grass Seed Mix (General Revegetation)

- Western Yarrow 5%
- Tall Fescue 10%
- Arizona Fescue 5%
- Hard Fescue 5%
- Creeping Red Fescue 10%
- Alpine Bluegrass 15%
- Canada Bluegrass 10%
- Perennial Ryegrass 15%
- Slender Wheatgrass 10%
- Mountain Brome 15%

(b) Wetlands Buffer Mix

To be planted within twenty feet (20') of wetland areas

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

LANDSCAPE GENERAL NOTES

- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER, SHREDDED BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
- ALL NEW PLANTED ASPEN TREES TO BE MULTI-STEM TREES.

IRRIGATION

- T 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
- RAINBIRD POP-UP DRIP LINE
- TREES AND SHRUBS TO BE DRIP ONLY-DRIP ZONES TO BE SHUT OFF (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
- TEMPORARY IRRIGATION OF REVEGETATED AREAS - LONG TERM WATERING TO BE ASSESSED TOT AUTHORITY

Planting - Existing To Remain

| Type Mark | Type Comments | Count | Phase Created | Phase Demolished |
|-----------|---------------|-------|------------------|------------------|
| | 4 in Caliper | 6 | New Construction | None |
| ASPEN | 8 in Caliper | 2 | Existing | None |
| ASPEN | 10 in Caliper | 3 | Existing | None |
| ASPEN | 12 in Caliper | 3 | Existing | None |
| FIR | 3 in Caliper | 2 | Existing | None |
| FIR | 4 in Caliper | 1 | Existing | None |
| FIR | 5 in Caliper | 2 | Existing | None |
| FIR | 6 in Caliper | 5 | Existing | None |
| FIR | 8 in Caliper | 3 | Existing | None |
| FIR | 10 in Caliper | 3 | Existing | None |
| FIR | 12 in Caliper | 4 | Existing | None |
| FIR | 16 in Caliper | 1 | Existing | None |
| SPRUCE | 4 in Caliper | 4 | New Construction | None |
| SPRUCE | 5 in Caliper | 1 | Existing | None |
| | | 40 | | |

Planting - Existing To Be Removed

| Type Mark | Type Comments | Count | Phase Created | Phase Demolished |
|-----------|---------------|-------|---------------|------------------|
| ASPEN | 8 in Caliper | 1 | Existing | New Construction |
| ASPEN | 10 in Caliper | 4 | Existing | New Construction |
| ASPEN | 12 in Caliper | 7 | Existing | New Construction |
| ASPEN | 16 in Caliper | 1 | Existing | New Construction |
| FIR | 3 in Caliper | 6 | Existing | New Construction |
| FIR | 4 in Caliper | 4 | Existing | New Construction |
| FIR | 5 in Caliper | 5 | Existing | New Construction |
| FIR | 6 in Caliper | 2 | Existing | New Construction |
| FIR | 8 in Caliper | 3 | Existing | New Construction |
| FIR | 10 in Caliper | 2 | Existing | New Construction |
| FIR | 12 in Caliper | 3 | Existing | New Construction |
| FIR | 14 in Caliper | 1 | Existing | New Construction |
| FIR | 16 in Caliper | 1 | Existing | New Construction |
| | | 40 | | |

Planting - New Proposed

| Type Mark | Type Comments | Count | Phase Created | Phase Demolished |
|-----------|---------------|-------|------------------|------------------|
| | 4 in Caliper | 6 | New Construction | None |
| SPRUCE | 4 in Caliper | 4 | New Construction | None |
| | | 10 | | |

Planting - Symbols Legend

EXISTING PLANTING TO REMAIN (SYMBOL SHOWN GRAYTONE)

EXISTING PLANTING TO BE REMOVED (SYMBOL SHOWN GRAYTONE WITH DASHED LINES)

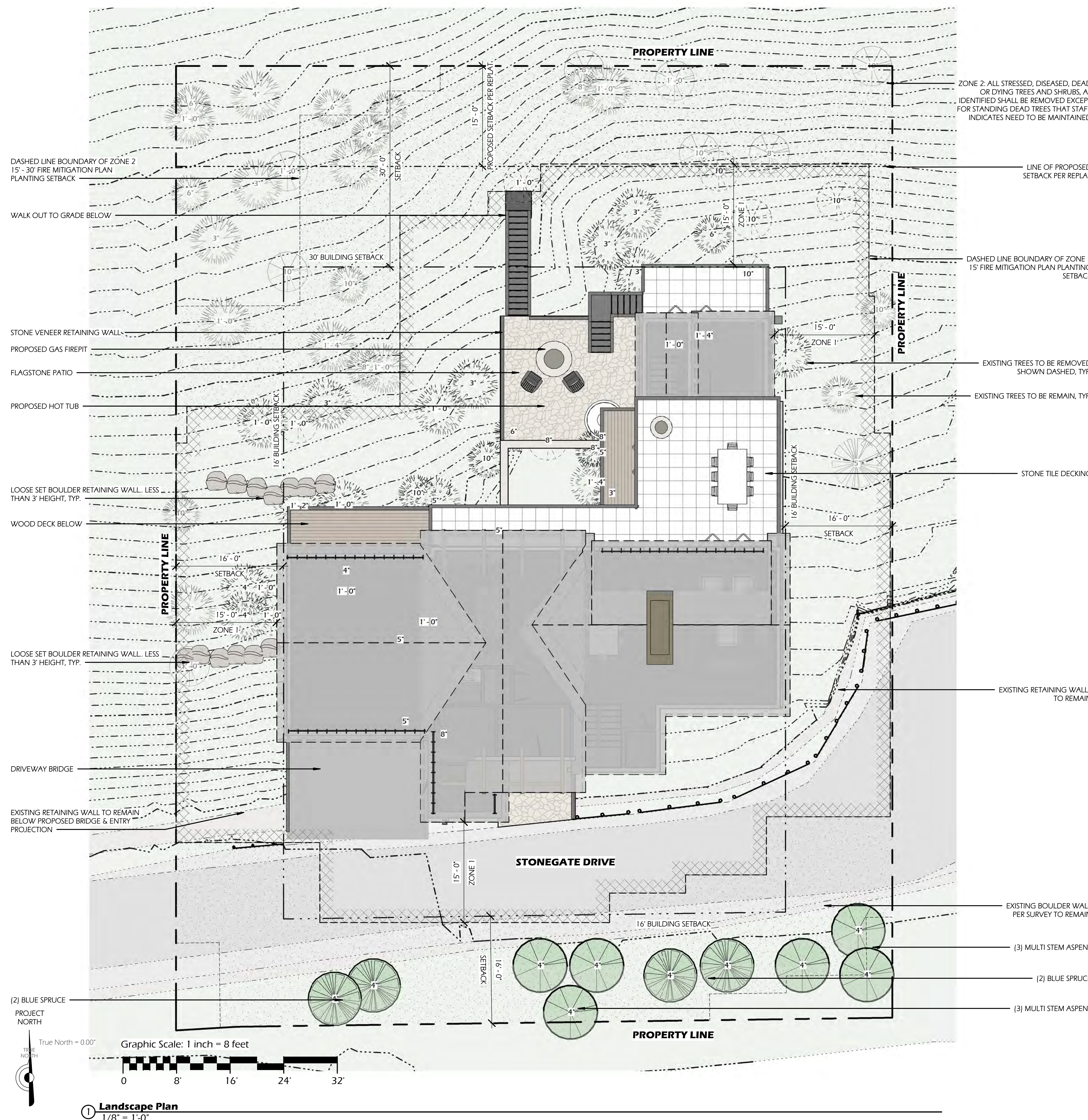
NEW/PROPOSED PLANTING (SYMBOL SHOWN BLACK WITH COLORED FILL)

ASPEN WITH CALIPER SIZE SHOWN
NOTE: PLANTINGS ARE LABELED WITH CALIPER SIZE. REFER TO SURVEY & SITE PLAN SHEETS FOR EXISTING TREE SIZE INFORMATION

SPRUCE

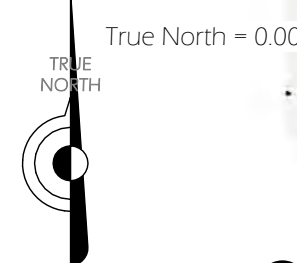
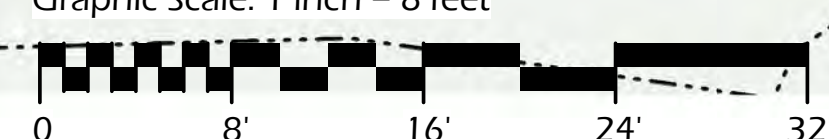
DWARF EVERGREEN

HATCHED AREA OF REVEG / RESEED



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

Graphic Scale: 1 inch = 8 feet



PROJECT TEAM

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ARCHITECT

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| | | |

Lot 7

STONEGATE

Exterior Lighting Plan

| | |
|-------------|------------|
| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 1.4

Scale: As indicated

(2) SCONCE LIGHTS - TYPE "A" AT 7'-6" AFF



1 Lighting Perspective 1

(2) SIDEWALL STEP LIGHTS AT 1'-6" AFF TYP.

ILLUMINATED ADDRESS NUMBERING



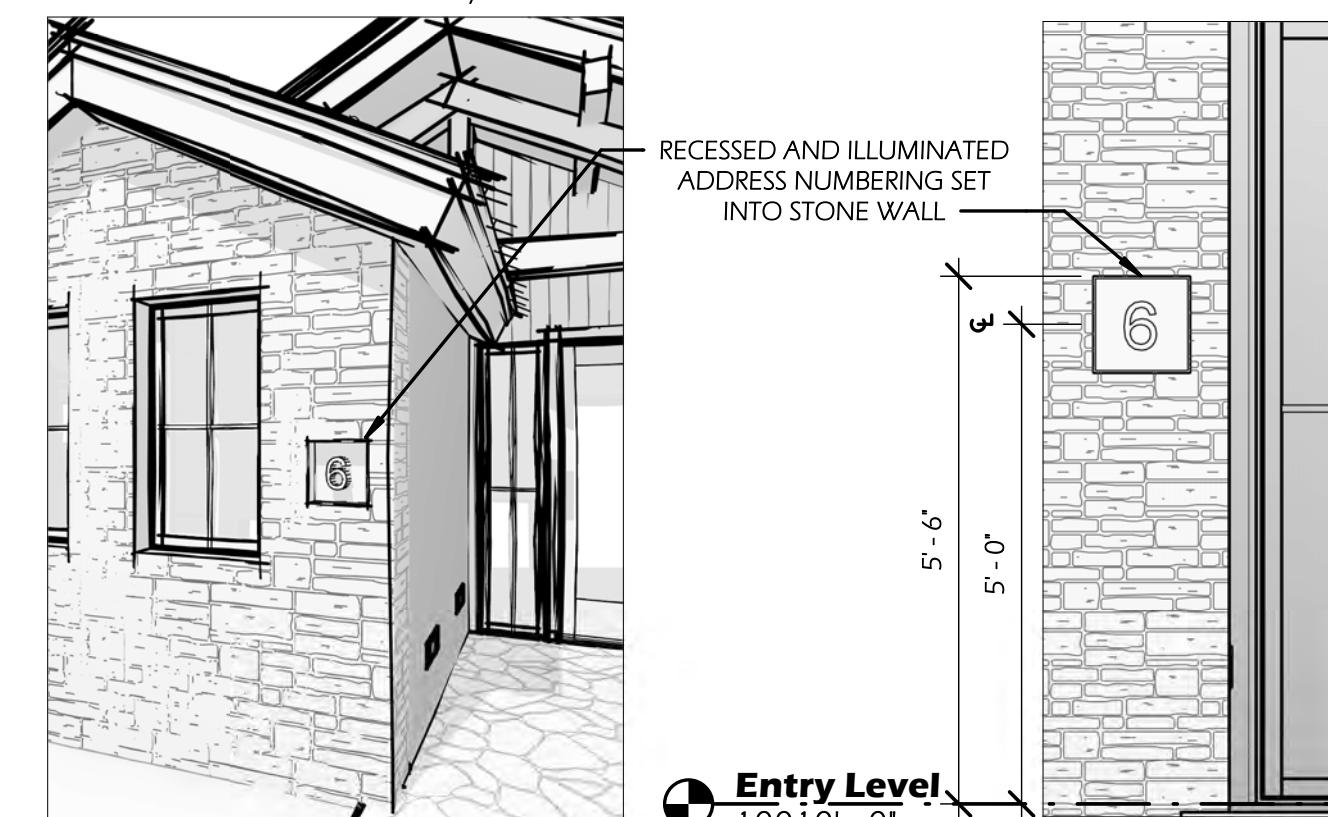
(1) SCONCE LIGHT - TYPE "B" AT 7'-0" AFF

2 Lighting Perspective 2

Lighting Fixture Schedule

| Type Mark | Type Comments | Count | Description |
|-----------|----------------------|-------|-------------|
| TYPE A | Sconce | 3 | |
| TYPE B | Sconce | 1 | |
| TYPE C | Recessed Can Light | 3 | |
| TYPE D | Balluster Light | 4 | |
| TYPE E | Side Wall Step Light | 14 | |
| | | 25 | |

- TOTAL HEIGHT NOT TO EXCEED 72" AS REQUIRED
- METAL REFLECTIVE RAISED HOUSE NUMBERS, HAND-COATED WITH REFLECTIVE MATERIAL
- BOTTOM OF NUMBERS TO BE AT OR ABOVE 54" AS REQUIRED
- LED STRIP DOWN LIGHT IN CHANNEL ABOVE ADDRESS NUMBER
- 5' TALL NUMBER SPACED 1/2" FROM HOUSE MINIMUM

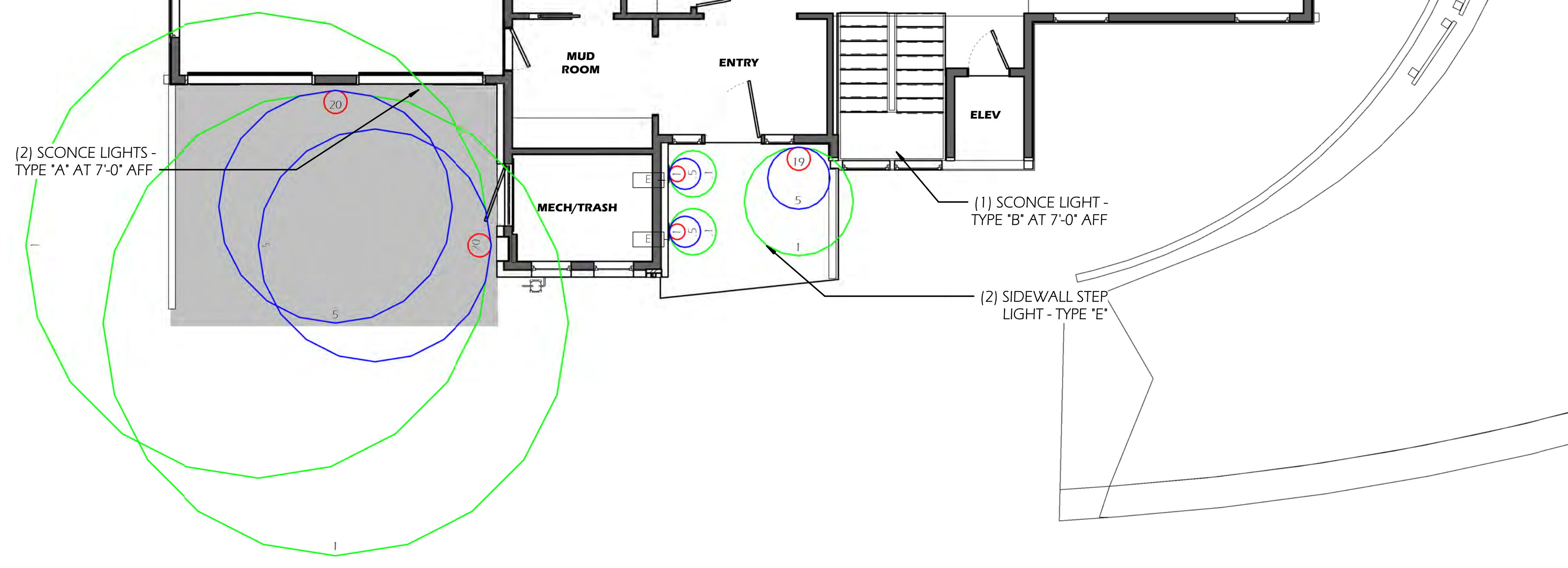


4 Address Perspective

Entry Level 10010'-0"

5 Address Monument Detail 1/2" = 1'-0"

(2) SCONCE LIGHTS - TYPE "A" AT 7'-0" AFF



3 Lighting Plan - Entry Level 3/16" = 1'-0"

Outdoor IP65 UltraBright Architectural™ CR193+ Series

PRODUCT DETAILS:
 High CRI of 93+
 High R9 (82) & R13 (97) values
 Up to 503 Lumens/ft (1,636/Meter)
 Fully dimmable
 Highest quality components and premium packaged 3014 LEDs
 Single BIN LED selection to ensure color consistency (3-Step MacAdam)
 3M 9731 adhesive for a strong bond to the weatherproof silicone sleeve
 120° Beam Angle
 Efficiency up to 113 Lumens/W
 Only 1/2" (12mm) strip width
 Short LED pitch of 1/4" (6.3mm)
 Available in 12V, 24V and 48V DC Input
 12V can be cut every 1" (25mm)
 24V can be cut every 2" (51mm)
 48V can be cut every 4" (101mm)
 49 LEDs / Foot (160/Meter)
 Thick double layer 4oz copper PCB for excellent thermal management
 Operating Temperature -4°F to 104°F (-20°C to 40°C) Maximum run length in series: 12V (16ft / 5m), 24V (92ft / 13m), 48V (65ft / 20m)
 IP65 Rated with non-yellowing and UV resistant silicone sleeve

PROJECT TEAM

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| | | |
| | | |

Lot 7

STONEGATE

Exterior Lighting Plan

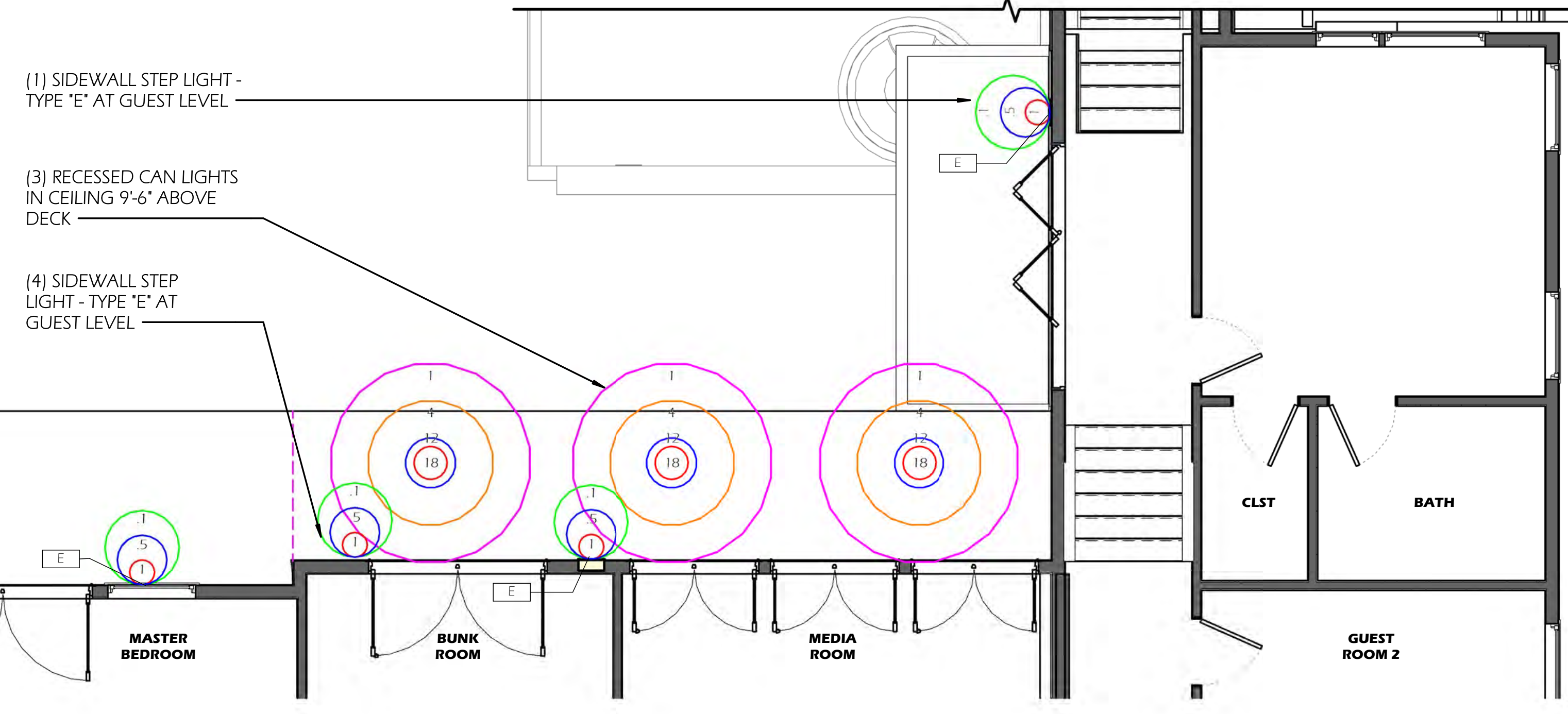
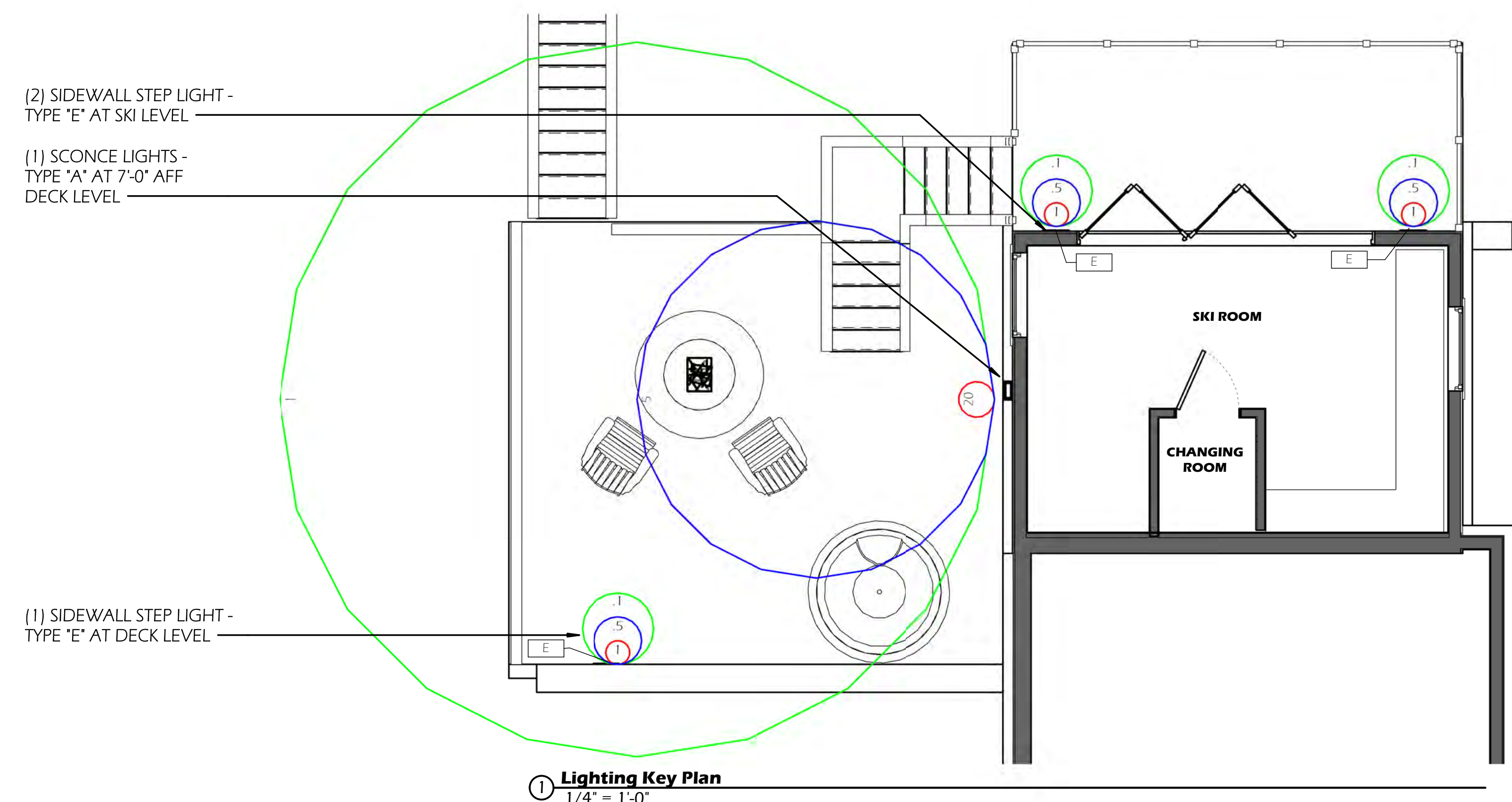
Date: 10/08/2021
Drawn by: DH / BF
Checked by: DH / BF

A 1.5

Scale: As indicated

Lighting Fixture Schedule

| Type Mark | Type Comments | Count | Description |
|-----------|----------------------|-------|-------------|
| TYPE A | Sconce | 3 | |
| TYPE B | Sconce | 1 | |
| TYPE C | Recessed Can Light | 3 | |
| TYPE D | Balluster Light | 4 | |
| TYPE E | Side Wall Step Light | 14 | |
| | | 25 | |



TYPE: A

Alume AWL.61 Wall Sconce

Simple and refined are the best ways to describe the Alume AWL.61 Wall Sconce by LumenArt. The Opal Acrylic lenses pair well with the variety of models and finishes this fixture has to offer. Suitable for indoor and outdoor use.

Details:

- Material: Aluminum
- Shade Material: Frosted White Opal Glass
- Dimmable when used with a ELV or TRIAC or 0-10V Dimmer (Not Included)
- ETL Listed Wet
- 1 Light Option Fixture: Width 9", Height 4.75", Depth 1.62"
- 1 DOWN light
- 1 W LED

TYPE: B

Hinkley - KUBE 1768SK - SMALL DOWN LIGHT WALL MOUNT LANTERN

A collection of sleek designs, Kube's contemporary style featuring solid aluminum construction provides a chic, minimalist statement to complement a variety of exteriors.

Details:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky. Meets California Energy Commission 2013 & 2016 Title regulations/JAB
- Equipped with a 120/277 universal driver. 0-10 dimming.
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Striking black finish enhances design

TYPE: C

ELKO: EL490ICA 4" LED New Construction IC Airtight Housing

SINGLE WALL IC AIRTIGHT CONSTRUCTION, FOR USE IN INSULATED CEILINGS. OPTIONAL: 277V TO 120V STEP-DOWN TRANSFORMER (EL490ICA-7 ONLY). MEETS TITLE 24 REQUIREMENTS. ENERGY STAR® CERTIFIED. TRIMS AND INSERTS SOLD SEPARATELY. MR16 LED WITH FSA37 OR 4" INSERT OR MODULE.

TYPE: D

Hardy Island Matte Bronze Landscape Deck Sconce

Hinkley 16801MZ-LED - Hardy Island products are impeccably designed to defy the harshest environments. The Hardy Island Collection, named for the ruggedly beautiful island off the coast of British Columbia, defies the harshest environments in style with landscape lighting that features fully enclosed lamps and a rich weathered brass finish that will mature naturally over time.

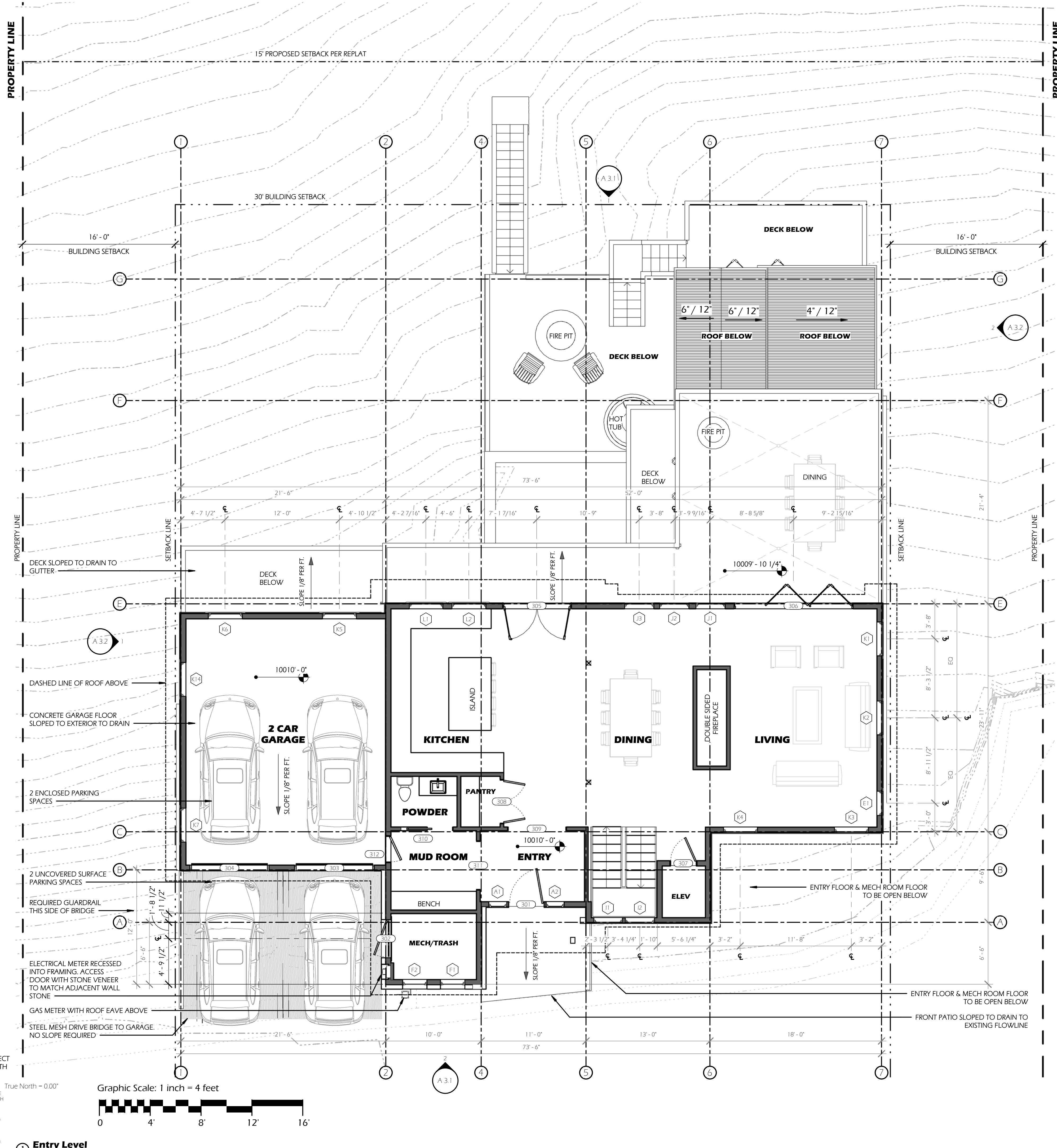
DETAILS:

- SKU: 16801MZ-LED
- Safety Rating: C-US Wet Rated
- Material: Cast Brass
- Finish: Matte Bronze
- Category: Deck/Step Lighting
- Dimensions and Weight: Length: 2.00 in. Width: 3.50 in. Height: 3.50 in. Extension/Depth: 2.00 in. Weight: 1.10 lb.

TYPE: E

WL-LED100 Step And Wall Light

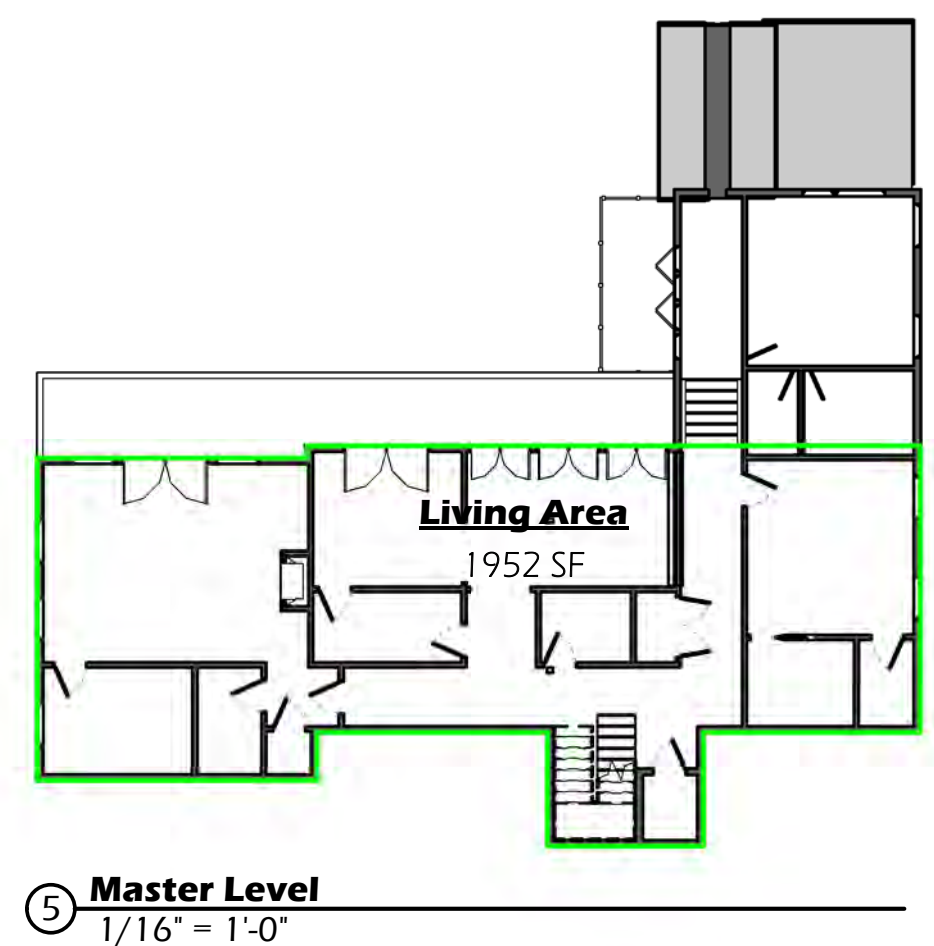
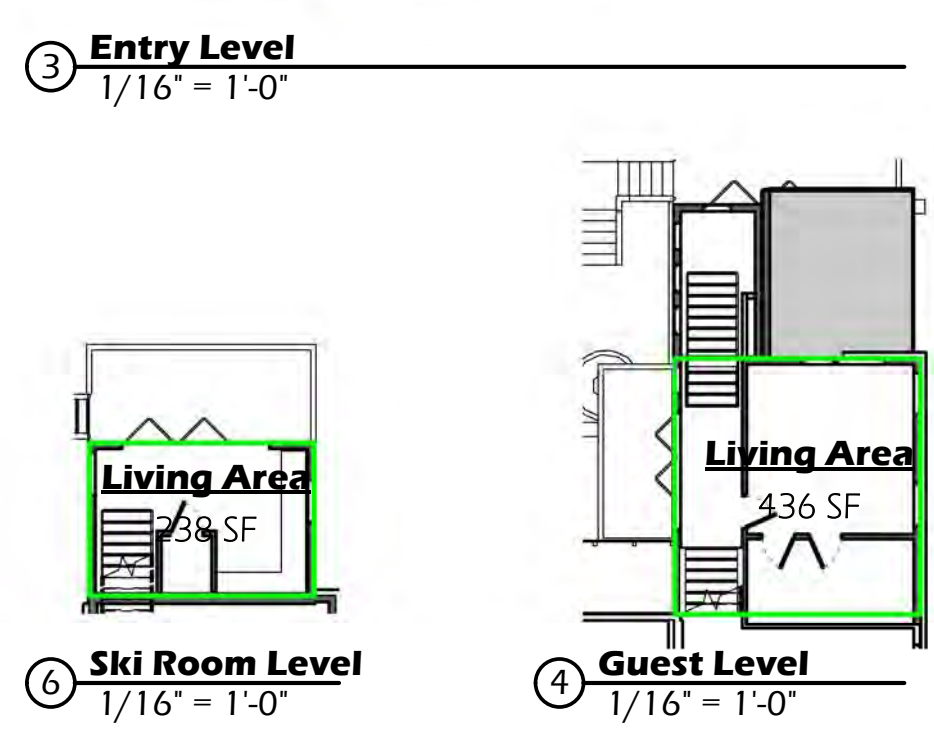
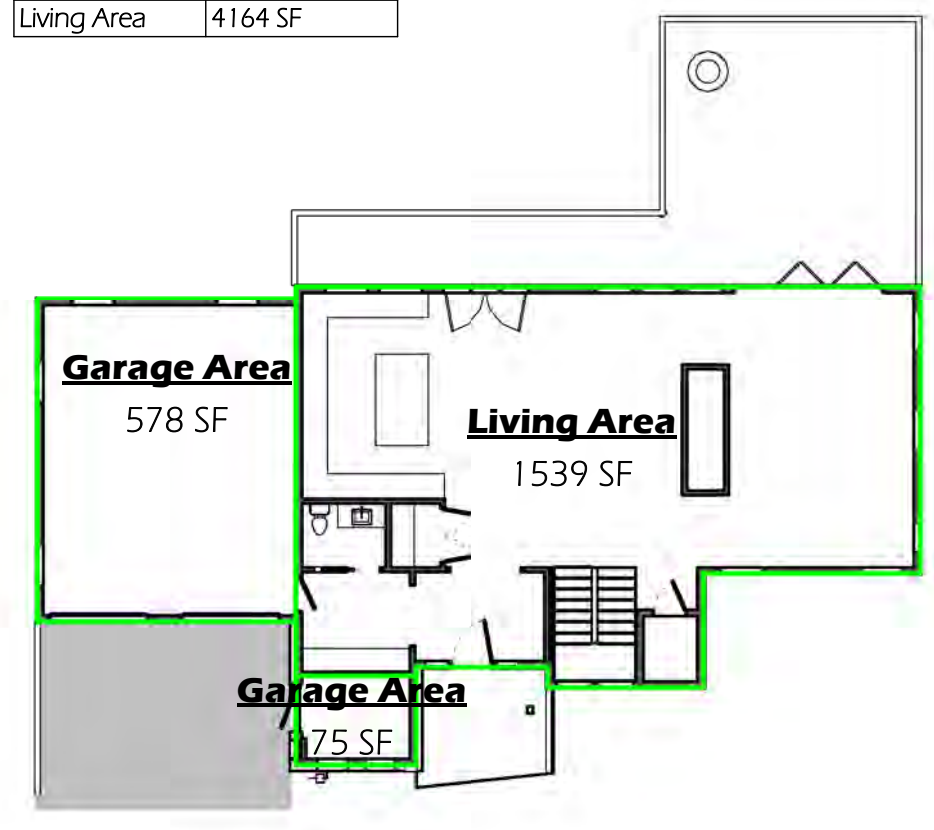
Construction: Die-cast corrosion resistant aluminum alloy
Low profile, flush to wall aesthetics with no visible hardware
Balanced lighting, free of shadows with minimum glare



FRAMING NOTES:

- DO NOT SCALE DIMENSIONS FROM PLANS. ANY MISSING OR UNCLEAR DIMENSIONS ARE TO BE CONFIRMED WITH THE ARCHITECTS.
- FRAMING PLANS DIMENSIONS SHOWN TO FACE OF STUD OR OBJECTS CENTER, TYPICALLY U.N.O.
- SOUND BATT INSULATION AT ALL INTERIOR WALLS & FLOOR, TYP.
- SEE AS SERIES FOR STAIR DETAILS.
- SEE A7 FOR ALL ASSEMBLY DETAILS
- ALL FURRING ON CONCRETE WALLS SHOWN @ 2" DEEP, U.N.O.
- ALL EXTERIOR FLOORS TO BE 1" BELOW ADJACENT INTERIOR FINISH FLOOR ELEVATION
- ALL EXTERIOR SLABS AND SURFACES TO BE SLOPED TO DRAIN PER PLANS
- ALL EGRESS WINDOW WELLS TO DRAIN INTO DRY WELLS BELOW SLAB, DRY WELLS TO BE LOOSE GRAVEL 24" MINIMUM BELOW SLAB
- EGRESS LADDER TO BE PROVIDED AT ALL WINDOW WELL LOCATIONS
- LADDER OR RUNGS ARE TO HAVE AN INSIDE WIDTH OF NOT LESS THAN 12", SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER OR STEPS SHALL NOT ENCRUCH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6" AND SHALL NOT BE OBSTRUCTED BY THE EGRESS WINDOW.
- SAFETY GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL CODES, (R308.4). REFER TO A8.1 FOR SPECIFIC WINDOWS & DOORS LOCATIONS THAT REQUIRE SAFETY GLAZING

| Area Schedule | | |
|---------------|-------------|----------------|
| Area | Comments | Level |
| 238 SF | Living Area | Ski Room Level |
| 436 SF | Living Area | Guest Level |
| 1952 SF | Living Area | Master Level |
| 652 SF | Garage Area | Entry Level |
| 1539 SF | Living Area | Entry Level |



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| | | |

Lot 7

STONEGATE

Entry Level Floor Plan

Date: 10/08/2021
 Drawn by: DH / BF
 Checked by: DH / BF

A 2.1
 Scale: As indicated

PROJECT TEAM

PROPERTY OWNER

Steven Rosenberg
13520 Hesby Street
Sherman Oaks, CA 91423

ARCHITECT

Architect: Dylan Henderson
Associate Architect: Brian Flatley
701 Anacapa Street
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Cell: 970.708.4795
e-mail: dylan@saltarchitecture.com

SURVEYOR

San Juan Surveying
102 Society Drive
Telluride, CO 81435
Office: 970.728-1128

STRUCTURAL ENG.

MECHANICAL ENG.

PROJECT DESCRIPTION

4 Level - 4 Bedroom, 4 Full Bath, 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Lot 166AR2-7 Stonegate
6 Stonegate Drive
Town of Mountain Village, CO 81435

| No. | Drawing Set Description | Issued Date |
|-----|-------------------------|-------------|
| 1 | IASR Review | 10/08/2021 |
| 2 | FASR Review | 11/17/2021 |
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| No. | Description | Date |
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Lot 7

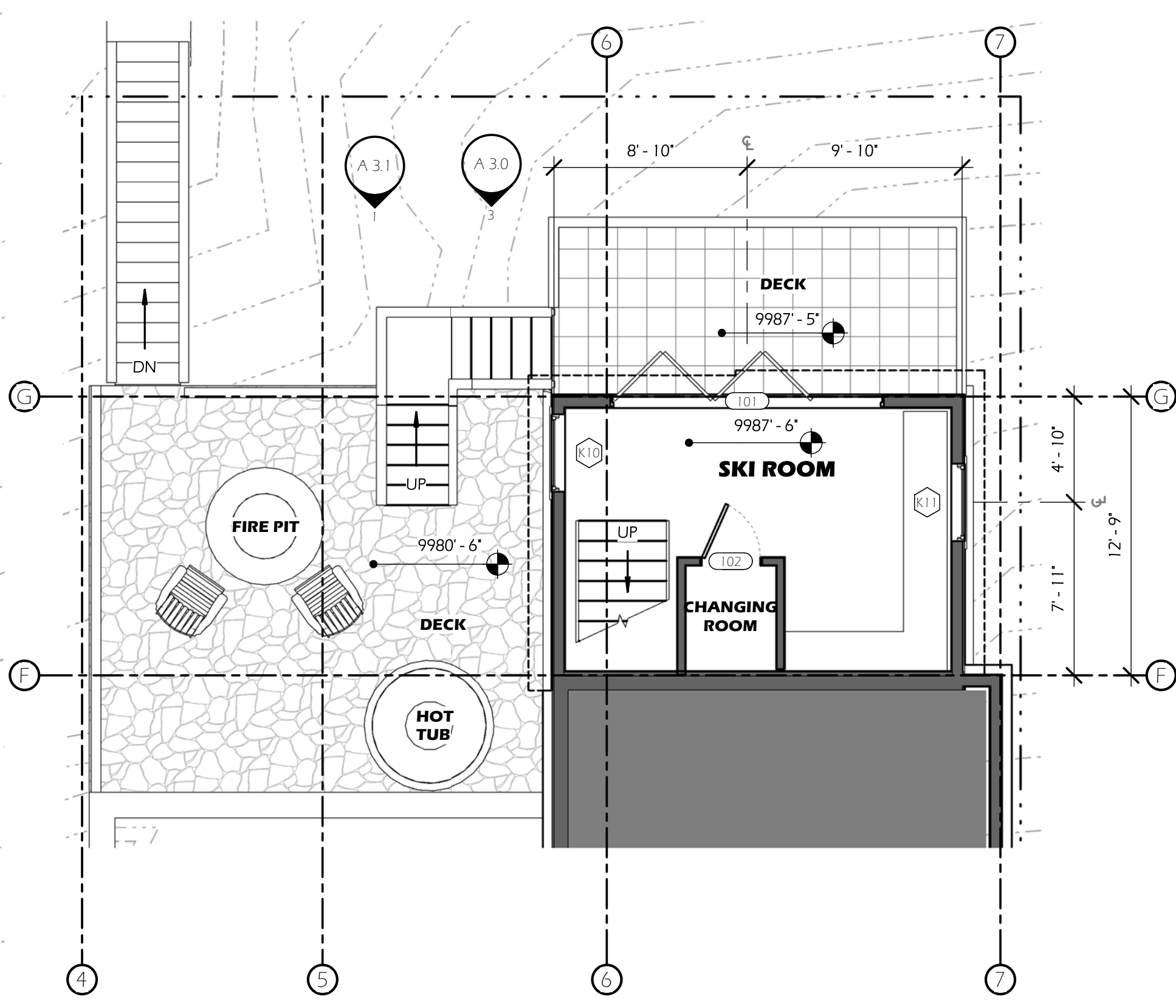
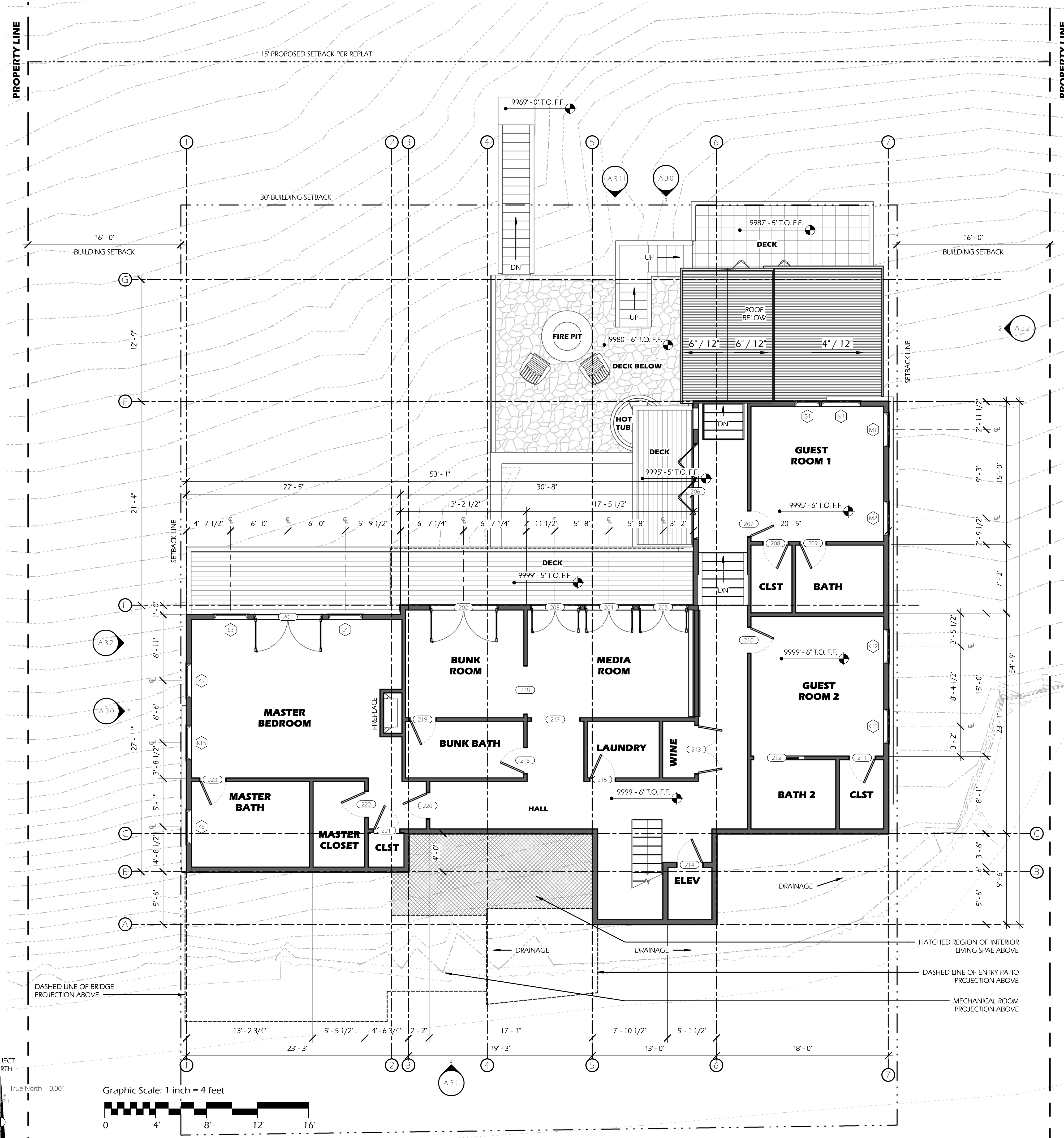
STONEGATE

Master Level & Ski Level Floor Plan

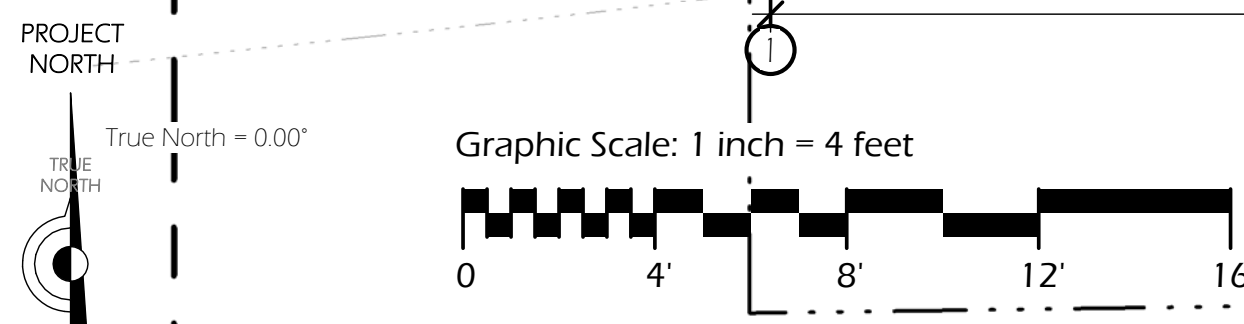
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| Checked by: | DH / BF |

A 2.2

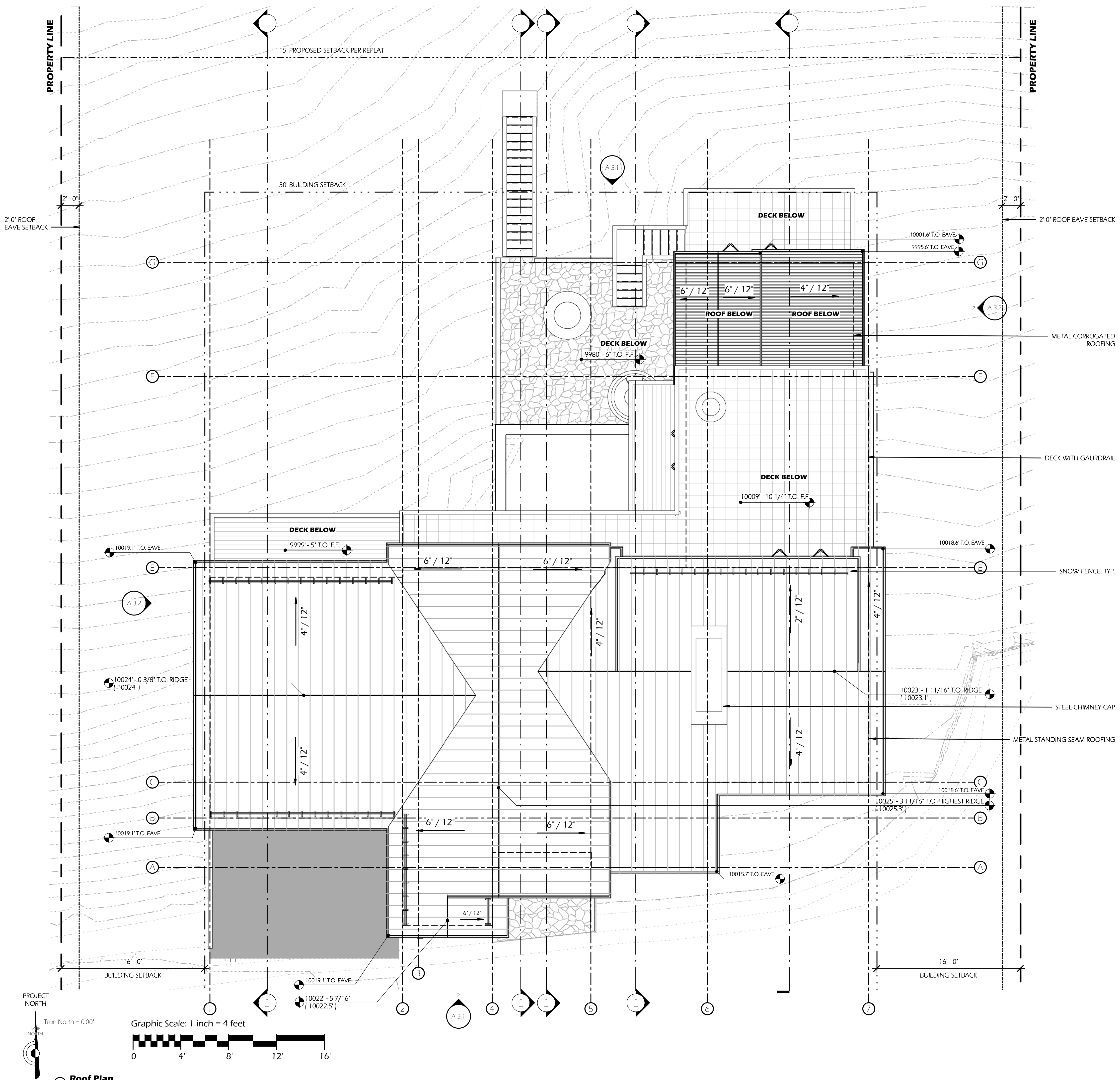
Scale: 3/16" = 1'-0"



2 Ski Room Level
3/16" = 1'-0"



1 Master Level
3/16" = 1'-0"



ROOF PLAN NOTES:

- SOUND BATT INSULATION AT ALL INTERIOR WALLS & FLOOR, TYP.
- SEE A5 SERIES FOR STAIR DETAILS
- SEE A7 FOR ALL ASSEMBLY DETAILS
- ALL FURRING ON CONCRETE WALLS SHOWN @ 2" U.N.O.
- ALL EXTERIOR FLOORS TO BE 1" BELOW ADJACENT INTERIOR FINISH FLOOR ELEVATION
- ALL SOFFITS & RIDGES TO BE FULLY SEALED PER DETAILS
- SAFETY GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL CODES, (R308.4) REFER TO A8.1 FOR SPECIFIC WINDOWS & DOORS LOCATIONS THAT REQUIRE SAFETY GLAZING
- EAVE OUTLOOK DIMENSIONS SHOWN ON BUILDING SECTIONS



SALT ARCHITECTURE
 SANTA BARBARA, CA
 701 ANACAPASTREET 805.729.4276

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Lot 7

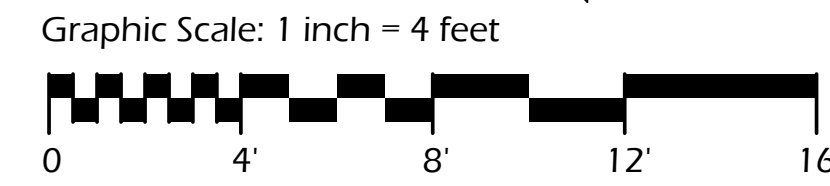
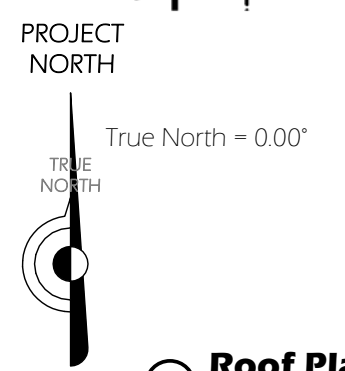
STONEGATE

Roof Plan

| | |
|-------------|------------|
| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 2.3

Scale: As indicated



1 Roof Plan
 3/16" = 1'-0"

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MECHANICAL ENG.

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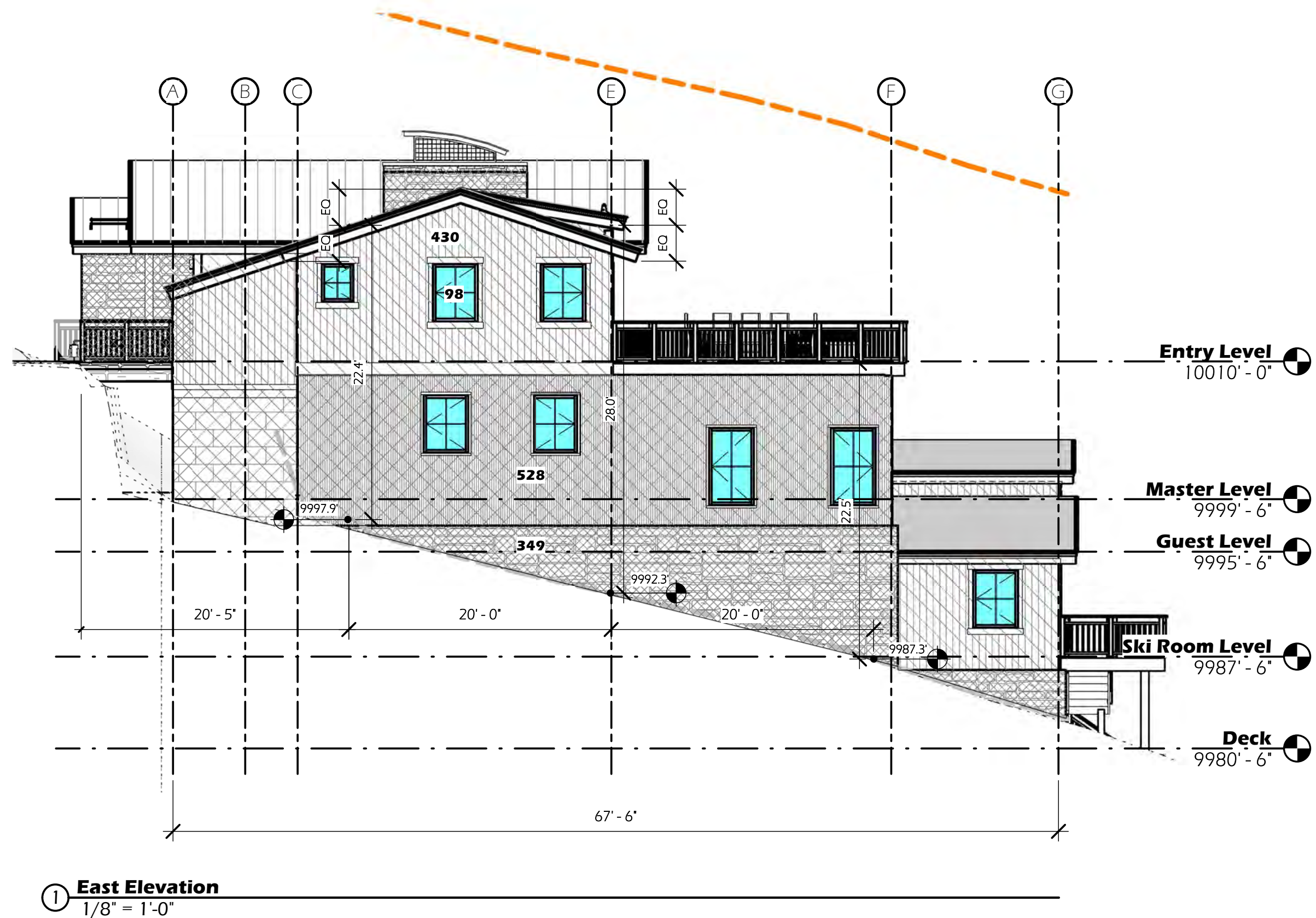
Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

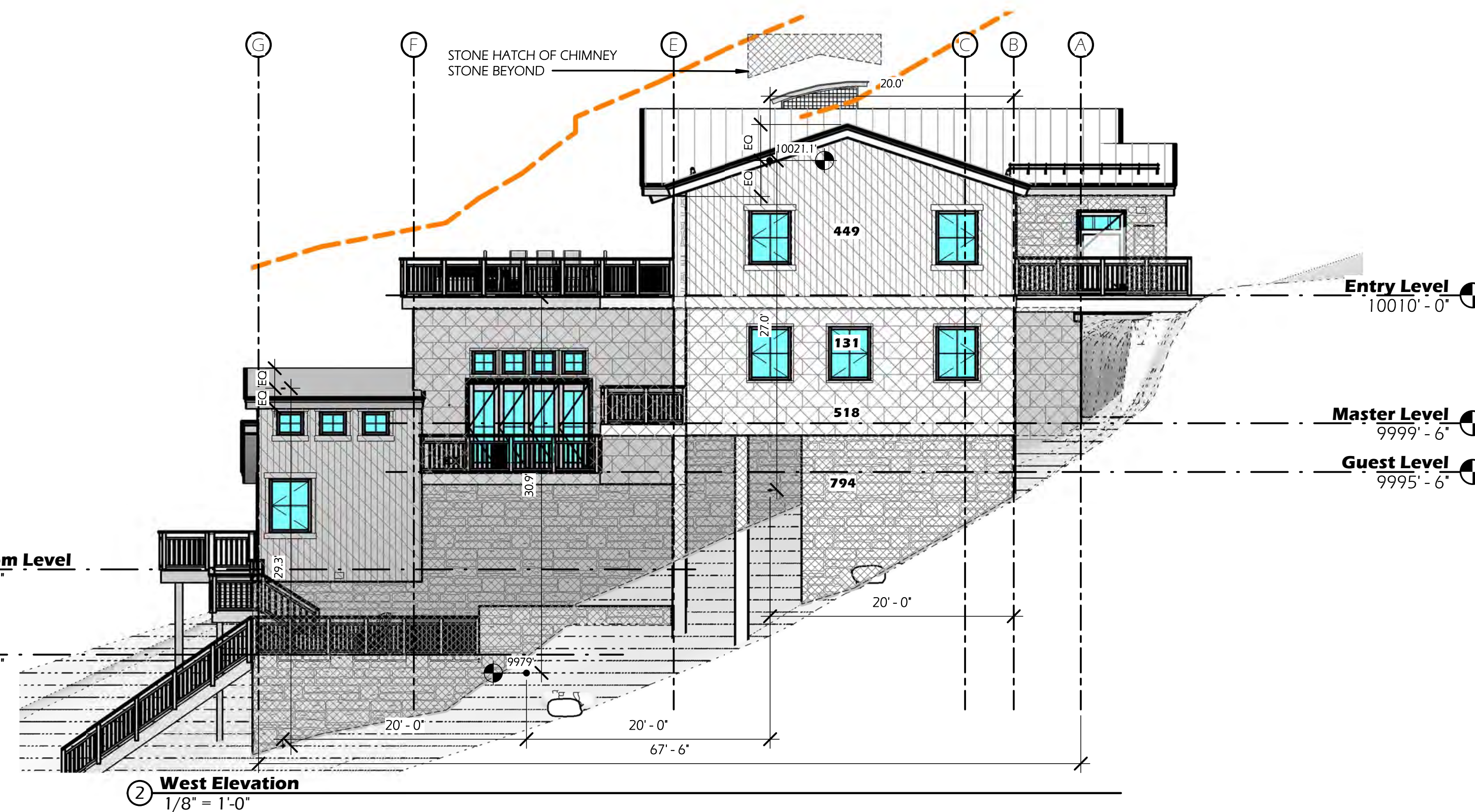
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| No. | Description | Date |
|-----|-------------|------|
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1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

| EXTERIOR WALL MATERIAL PERCENTAGES | | NORTH ELEVATION | |
|------------------------------------|-----|-----------------------------------|-------|
| PERCENTAGE OF STONE: | 35% | TOTAL SQ. FT. OF EXTERIOR WALL : | 2,493 |
| PERCENTAGE OF STUCCO: | 0% | TOTAL SQ. FT. OF STONE : | 975 |
| PERCENTAGE OF WOOD: | 29% | TOTAL SQ. FT. OF STUCCO : | 0 |
| PERCENTAGE OF ACCENT MATERIAL: | 24% | TOTAL SQ. FT. OF WOOD : | 629 |
| PERCENTAGE OF FENESTRATION: | 12% | TOTAL SQ. FT. OF ACCENT MATERIAL: | 417 |
| | | TOTAL SQ. FT. OF FENESTRATION : | 472 |

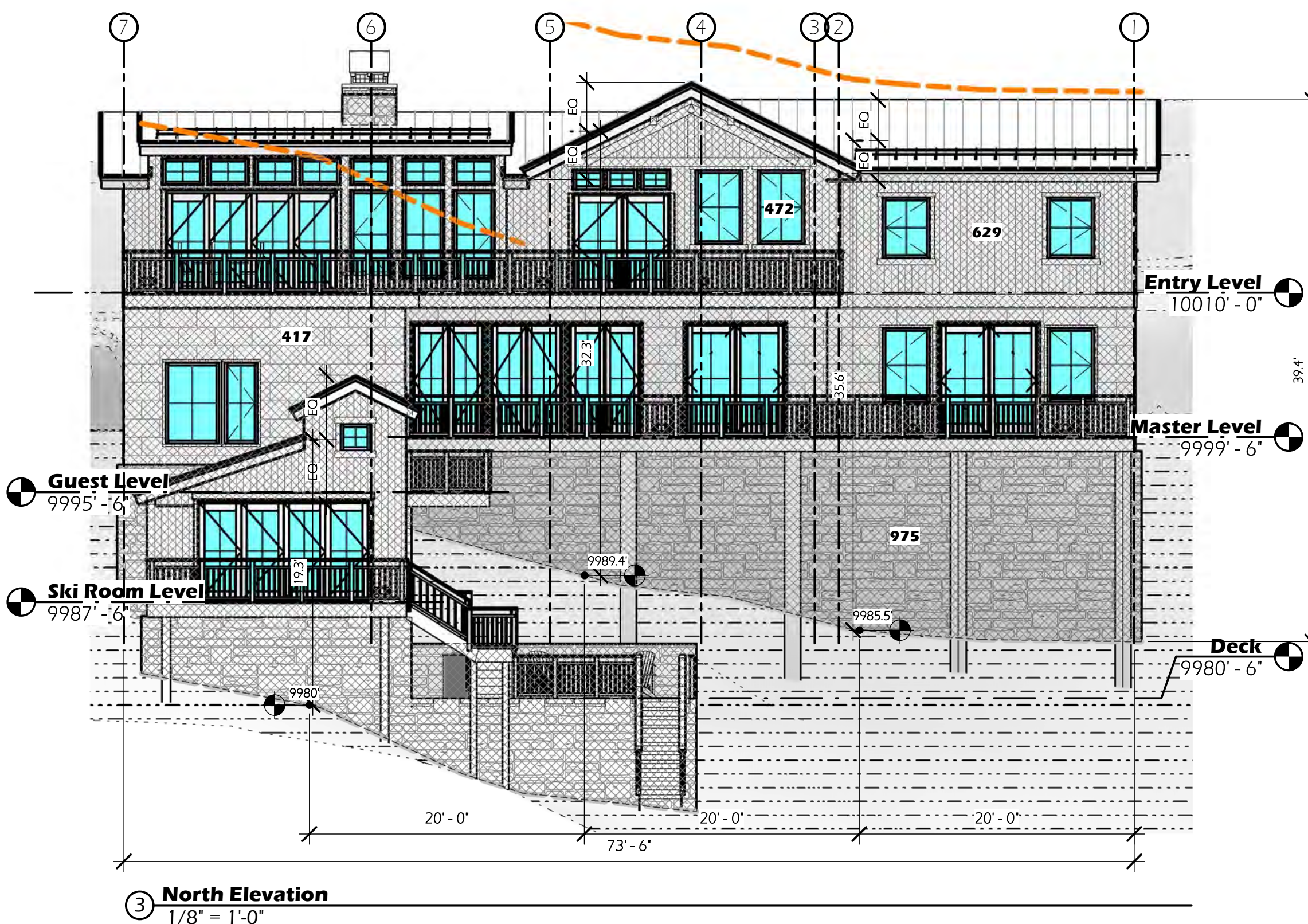
| TOTAL BUILDING | | EAST ELEVATION | |
|-----------------------------------|-------|-----------------------------------|-------|
| TOTAL SQ. FT. OF EXTERIOR WALL: | 6,402 | TOTAL SQ. FT. OF EXTERIOR WALL : | 1,405 |
| TOTAL SQ. FT. OF STONE: | 2,226 | TOTAL SQ. FT. OF STONE : | 349 |
| TOTAL SQ. FT. OF STUCCO: | 0 | TOTAL SQ. FT. OF STUCCO : | 0 |
| TOTAL SQ. FT. OF WOOD: | 1,830 | TOTAL SQ. FT. OF WOOD : | 430 |
| TOTAL SQ. FT. OF ACCENT MATERIAL: | 1,518 | TOTAL SQ. FT. OF ACCENT MATERIAL: | 528 |
| TOTAL SQ. FT. OF FENESTRATION: | 828 | TOTAL SQ. FT. OF FENESTRATION : | 98 |

| SOUTH ELEVATION | |
|-----------------------------------|-----|
| TOTAL SQ. FT. OF EXTERIOR WALL : | 612 |
| TOTAL SQ. FT. OF STONE : | 108 |
| TOTAL SQ. FT. OF STUCCO : | 0 |
| TOTAL SQ. FT. OF WOOD : | 322 |
| TOTAL SQ. FT. OF ACCENT MATERIAL: | 55 |
| TOTAL SQ. FT. OF FENESTRATION : | 127 |

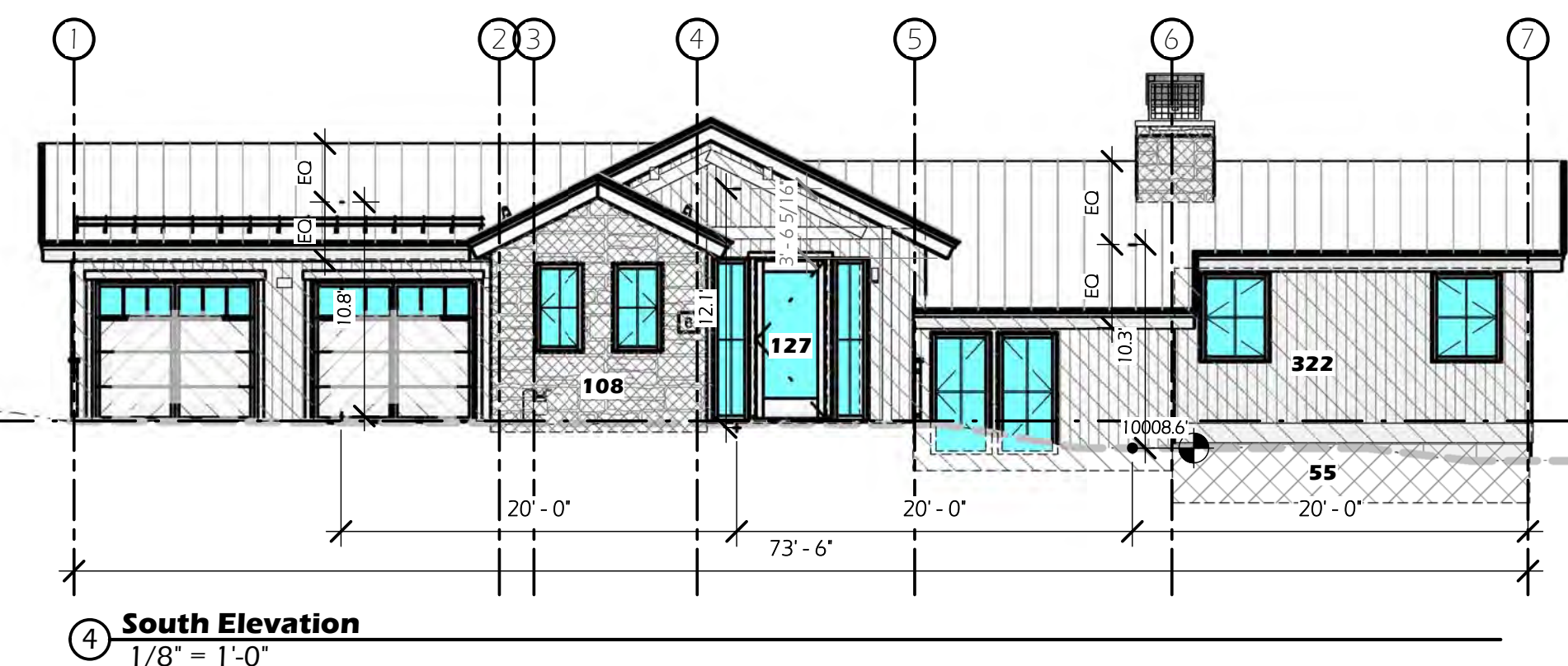
| WEST ELEVATION | |
|----------------------------------|-------|
| TOTAL SQ. FT. OF EXTERIOR WALL : | 1,892 |
| TOTAL SQ. FT. OF STONE : | 794 |
| TOTAL SQ. FT. OF STUCCO : | 0 |
| TOTAL SQ. FT. OF WOOD : | 449 |
| TOTAL SQ. FT. OF ACCENT MAT. : | 518 |
| TOTAL SQ. FT. OF FENESTRATION : | 131 |

HEIGHT AVERAGE CALCULATIONS

$22.4' + 28.0' + 22.6' + 29.3' + 30.9' + 27.0' + 10.3' + 19.3' + 32.3' + 35.6' = 280.6'$ (280.6' / 12) = 23.4 FT
AVERAGE HEIGHT



3 North Elevation
1/8" = 1'-0"



4 South Elevation
1/8" = 1'-0"

Lot 7

STONEGATE

Average Height &
Exterior Material
Compliance

| | |
|-------------|------------|
| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 3.0

Scale: As indicated

PROJECT TEAM

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STRUCTURAL ENG.

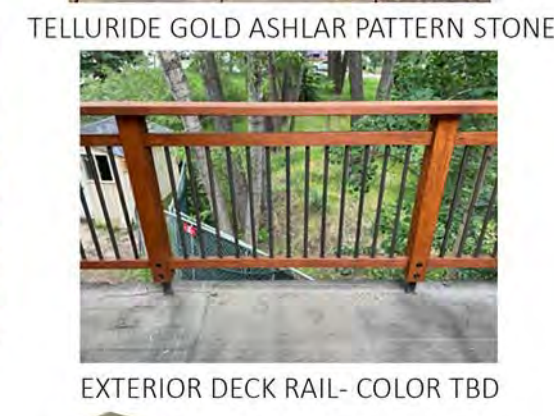
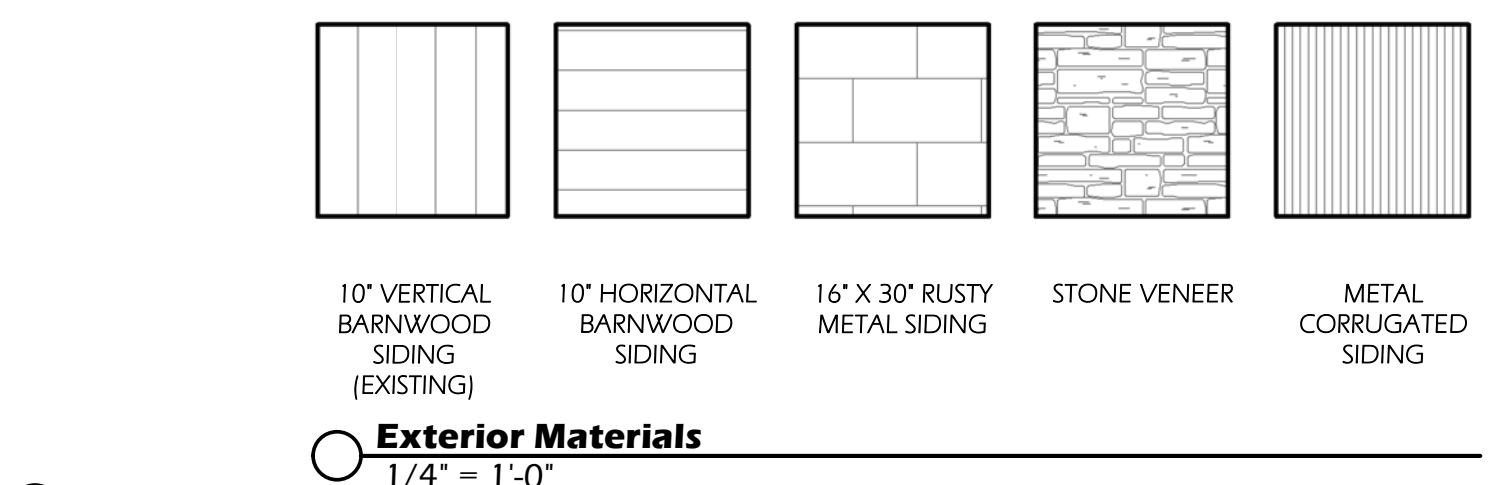
MECHANICAL ENG.

EXTERIOR ELEVATION NOTES:

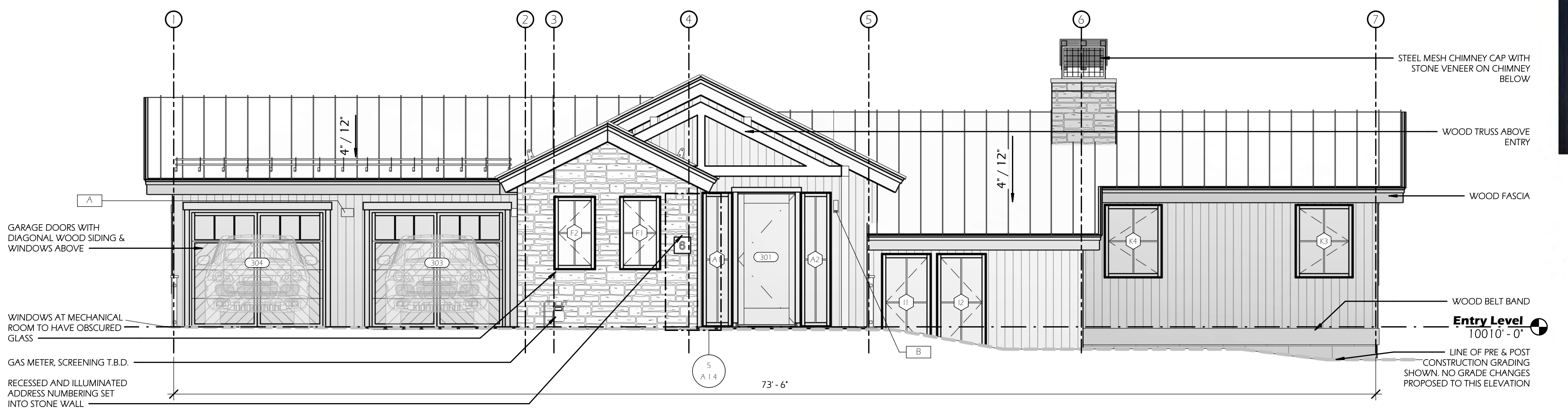
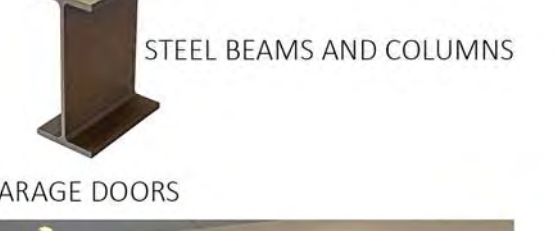
- ALL MECHANICAL VENTING TO BE PAINTED TO MATCH ADJACENT MATERIALS TO CONCEAL VENTS AS APPROPRIATE
- ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIORS U.N.O.
- ALL WINDOW & DOOR S.D.L. BARS SHOWN ARE TO BE INTEGRAL & NOT REMOVABLE
- NO ROOF TOP EQUIPMENT SHOWN AS NONE WILL BE INSTALLED
- SEE AB.1 WINDOW & DOOR SCHEDULE FOR HEADER HEIGHTS
- SEE A4 SERIES - BUILDING SECTIONS FOR DETAIL LOCATIONS
- DASHED LINES REPRESENT WINDOW & DOOR OPERATIONS
- LABELS SHOWN ON NEW WINDOWS AND DOORS ONLY, UNLABELED WINDOWS & DOORS ARE EXISTING TO REMAIN
- USE GRADES SHOWN AS GUIDES ONLY. FINAL SITE GRADES TO HAVE POSITIVE DRAINAGE AWAY FOR BUILDING AT ALL SIDES, WITH REQUIRED MINIMUM 6" CONCRETE FOUNDATION EXPOSED. PROVIDE GRAVEL/ TRENCH DRAINAGE AS NEEDED.



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



LOT 7 STONEGATE MATERIAL BOARD



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

PROJECT DESCRIPTION

4 Level - 4 Bedroom, 4 Full Bath, 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

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Lot 7
STONEGATE
Elevations

Date: 10/08/2021
 Drawn by: DH / BF
 Checked by: DH / BF
A 3.1
 Scale: As indicated

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Lot 7

STONEGATE
Elevations

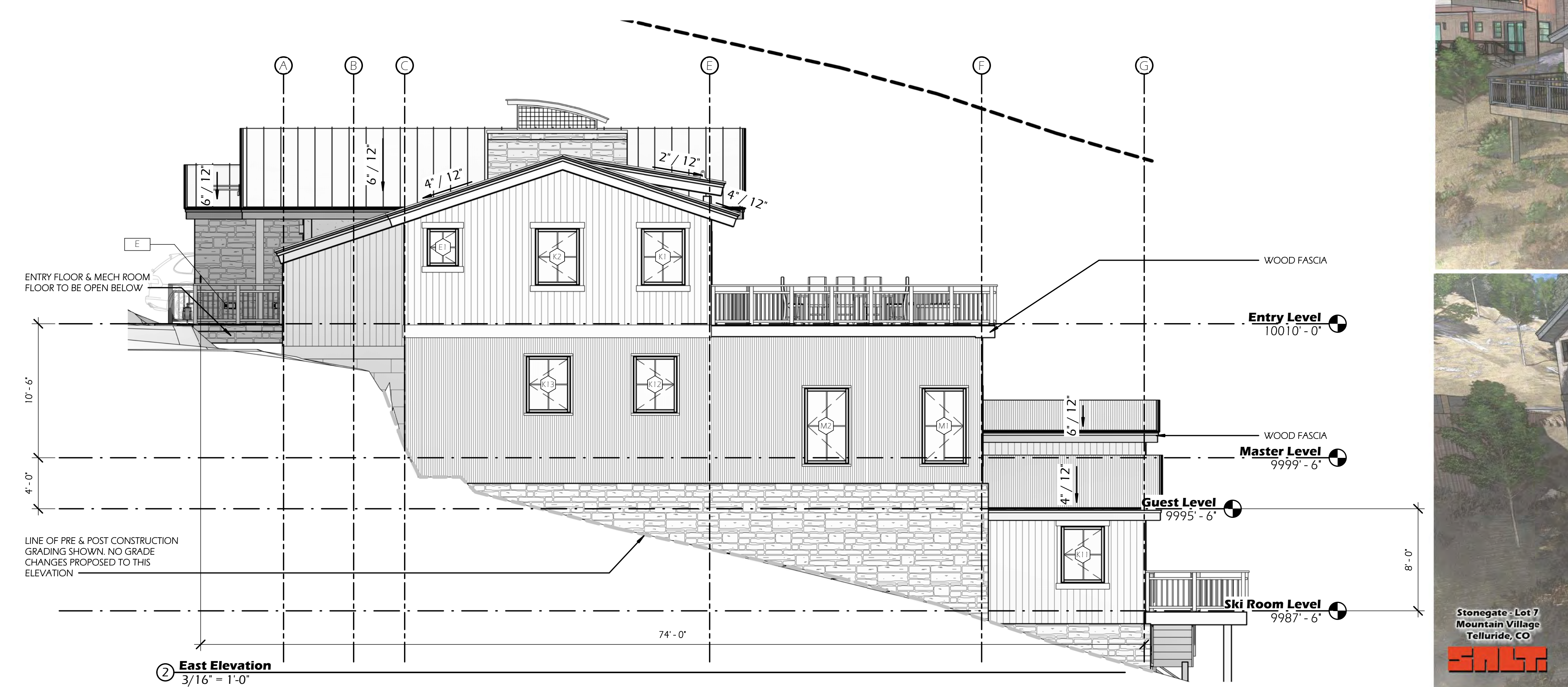
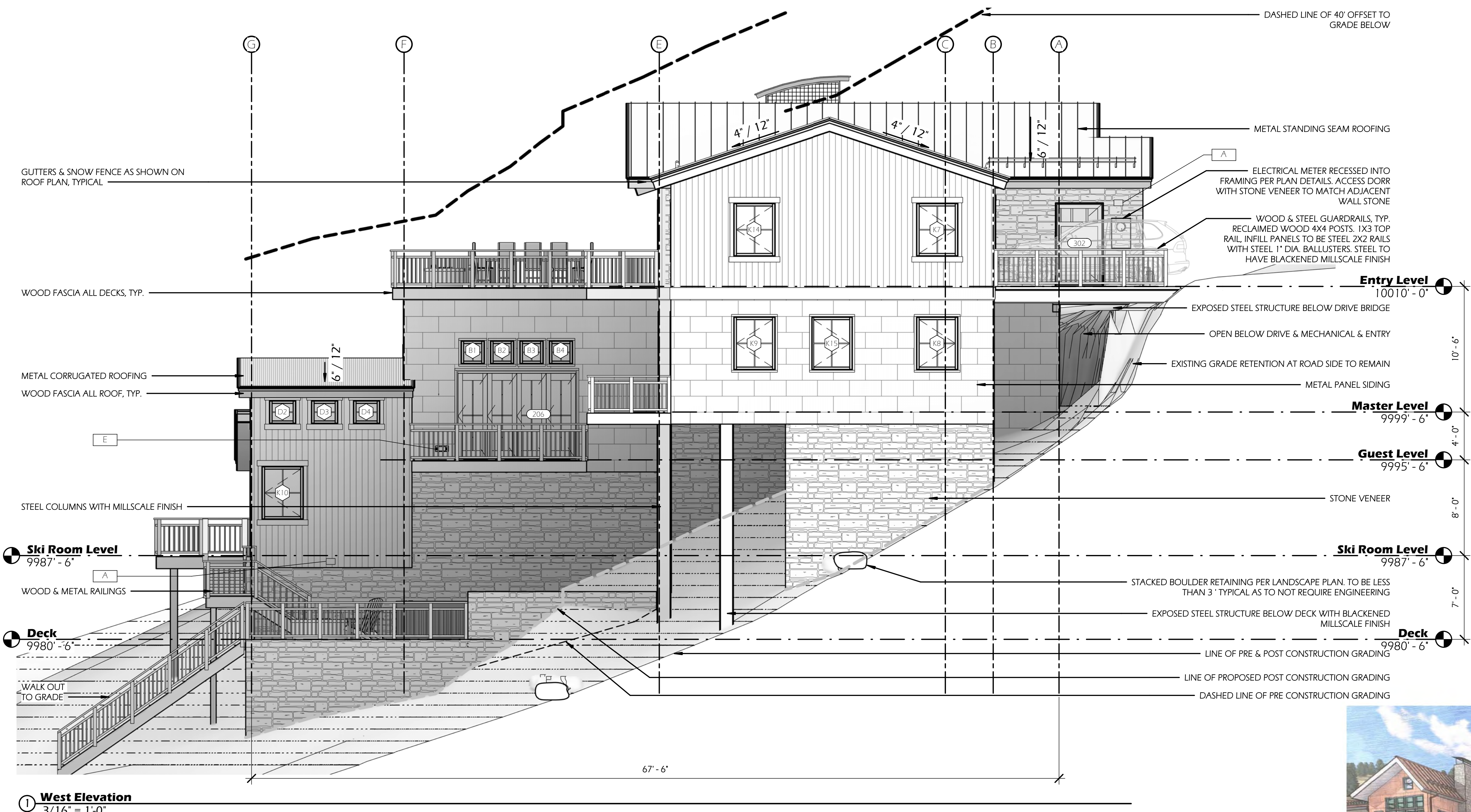
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| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 3.2

Scale: As indicated

EXTERIOR ELEVATION NOTES:

- ALL MECHANICAL VENTING TO BE PAINTED TO MATCH ADJACENT MATERIALS TO CONCEAL VENTS AS APPROPRIATE
- ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIORS U.N.O.
- ALL WINDOW & DOOR SDL BARS SHOWN ARE TO BE INTEGRAL & NOT REMOVABLE
- NO ROOF TOP EQUIPMENT SHOWN AS NONE WILL BE INSTALLED
- SEE A8.1 WINDOW & DOOR SCHEDULE FOR HEADER HEIGHTS
- SEE A4 SERIES - BUILDING SECTIONS FOR DETAIL LOCATIONS
- DASHED LINES REPRESENT WINDOW & DOOR OPERATIONS
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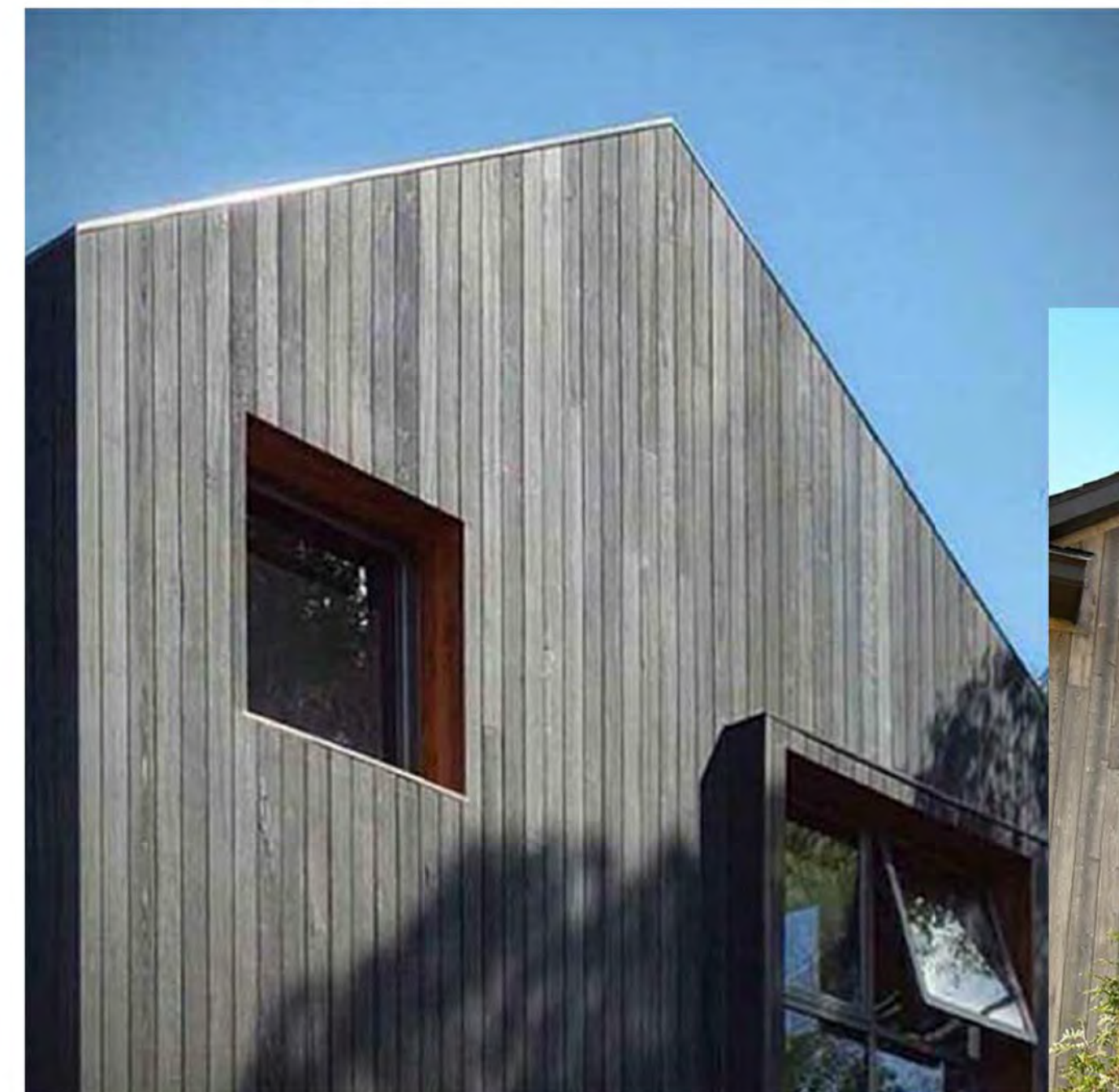




BLACK CLAD WINDOWS AND DOORS



EXTERIOR TIMBERS AT ROOFLINE AND TRUSS



VERTICAL STAINED CEDAR SIDING



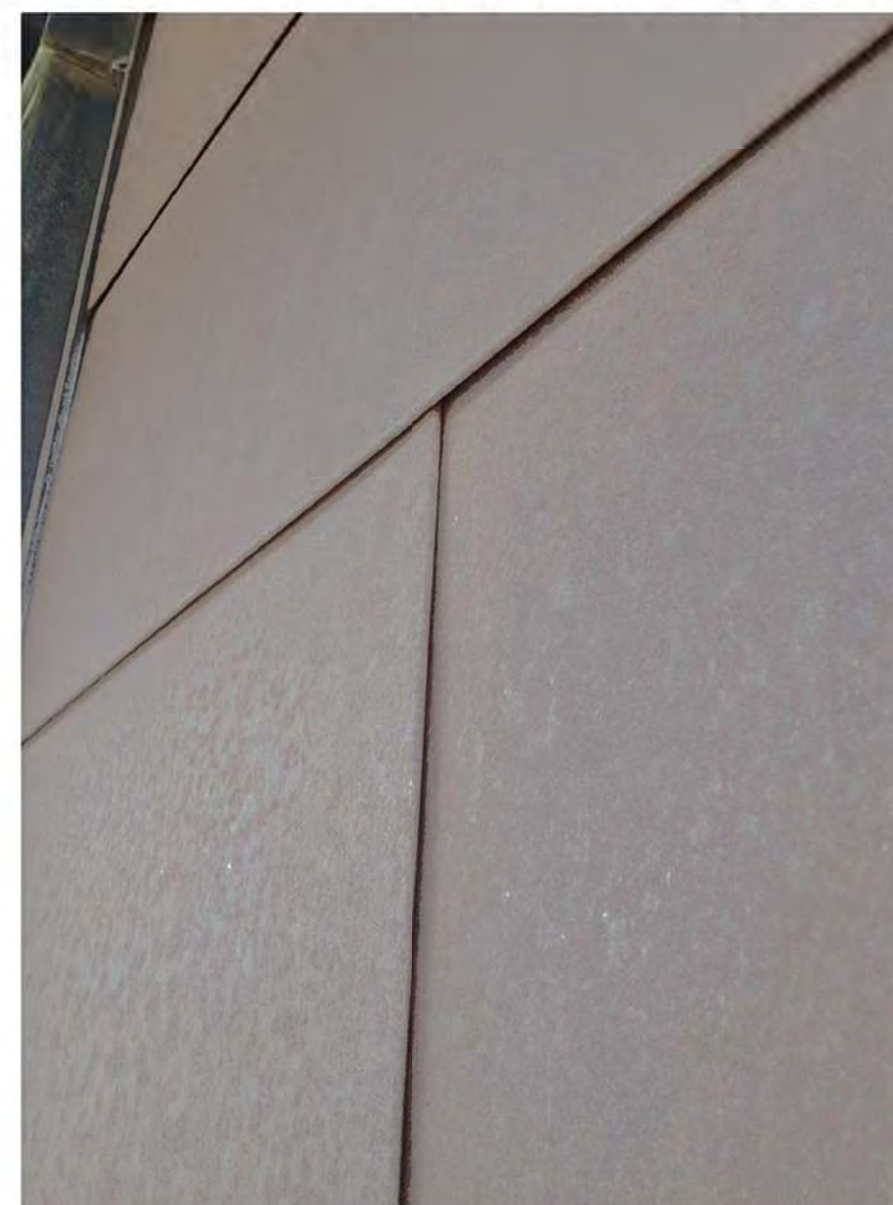
TELLURIDE GOLD ASHLAR PATTERN STONE



EXTERIOR DECK RAIL- COLOR TBD

LOT 7 STONEGATE MATERIAL BOARD

BONDERIZED METAL SHINGLE SIDING BONDERIZED CORRUGATED SIDING



STEEL BEAMS AND COLUMNS

GARAGE DOORS



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701 ANACAPA STREET 805.729.4276

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| No. | Description | Date |
|-----|-------------|------|
| | | |

Lot 7

STONEGATE

Exterior Materials Board

Date: 10/11/21
Drawn by: DH / BF
Checked by: DH / BF

A 3.3

Scale:

1. METAL STANDING SEAM ROOFING, THE ROOF UNDERLAYMENT SHALL BE A MIN. OF TWO LAYERS WITH OVERLAPS AS SPECIFIED IN SECTION 1507.3.3.1. W/ 5/8" PLY MINIMUM BELOW.

2. ROOF RAFTERS SIZED PER STRUCTURAL PLANS. SEALED ATTIC SPACE WITH R49 SPRAY FOAM INSULATION, TYP. ALL ROOF CAVITIES

3. 2X6 OUTLOOKS FASTENED TO ROOF RAFTERS PER STRUCTURAL DETAILS. SEE EAVE DETAILS FOR OUTLOOK LENGTH & EAVE DEPTH

4. SEALED UNVENTED SOFFITS WITH R49 SPRAY FOAM INSULATION & NO VENTING, TYPICAL U.N.O.

5. 1/2" PLYWOOD SUBSTRATE FASTENED TO BOTTOM OF 2X6 OUTLOOK WITH SOFFIT BELOW, MATERIAL PER FASCIA DETAIL & ELEVATION NOTES

6. DOUBLE TOP PLATES TYP.

7. GUTTERS & DOWNSPOUTS WITH ROUND PROFILE. TYPICAL. INSTALL ONLY WHERE SHOWN ON ROOF PLAN. FINISHES PER SPECS. AND ELEVATION NOTES

8. WOOD 1X FASCIA. FREEZE TRIM BOARD PER FASCIA DETAIL. METAL DRIP EDGE TO MATCH ROOFING MATERIAL COLOR

9. ALUMINUM CLAD WINDOWS & DOORS, SEE AB 1 DOOR & WINDOW SCHEDULES & DETAILS

10. WOOD SIDING PER SIDING DETAIL. INSTALL PER SIDING SUPPLIER RECOMMENDATIONS. 1/2" WALL SHEATHING PER STRUCTURAL PLANS ON TYPICAL 2X6 FRAME WALL. PROVIDE 2X MID SPAN FIRE BLOCKING AS REQUIRED

11. TYVEK BUILDING WRAP VAPOR BARRIER OR EQUAL PER CONTRACTOR ON EXTERIOR SHEATHING, PER STRUCTURAL PLANS, ON 2X FRAME WALL

12. R21 BATT INSULATION AT ALL EXTERIOR WALLS, TYP. R21 WALL CAVITY INSULATION TO BE INSTALLED BEHIND RIM JOISTS IN FLOOR JOIST BAY

13. VYCOR OR SIMILAR BEHIND BUILDING WRAP AND WOOD SIDING. APPLY 6" VERTICAL MINIMUM TO SIDEWALL, WRAP OVER WATER PROOFING LAYER BELOW

14. 3/4" FINISH FLOORING FASTENED TO 1 1/2" GYPCRETE WITH IN FLOOR RADIANT HEAT TUBING ON 3/4" SUBFLOOR ON WOOD FRAMED FLOOR SYSTEM, JOIST SIZES PER STRUCTURAL PLANS

15. DOUBLE BASE PLATES SHOWN AT ALL FLOORS WITH IN FLOOR HEATING, TYP.

16. SOUND BATT INSULATION TO BE INSTALLED IN FLOOR SYSTEMS BETWEEN LIVING LEVELS

17. 1/2" STONE FLOORING PER FINISH SPECS ON 1/4" MORTAR SETTING BED ON 1 1/2" GYPCRETE WITH SNOW MELT ON 1/4" SCHLUTER KERDI-BAND WATER PROOFING LAYER ON 3/4" PLYWOOD ON SLEEPERS SLOPED AT 1/8" MIN. ON FLOOR JOISTS SET LEVEL. JOIST SIZE AND ATTACHMENTS PER STRUCTURAL DETAILS

18. R21 WALL CAVITY INSULATION TO BE INSTALLED BEHIND RIM JOISTS IN FLOOR JOIST BAY

19. 5/8" GYPSUM WALLBOARD, TYPICAL ALL CEILING & WALLS

20. 1/2" PLYWOOD SUBSTRATE FASTENED TO BOTTOM DECK JOISTS WITH 3/4" T&G SOFFIT BOARDS WITH PAINTED FINISH BELOW

21. DOUBLE TOP PLATES TYP.

22. WOOD SIDING PER SIDING DETAIL. INSTALL PER SIDING SUPPLIER RECOMMENDATIONS. 1/2" WALL SHEATHING PER STRUCTURAL PLANS ON TYPICAL 2X6 FRAME WALL. PROVIDE 2X MID SPAN FIRE BLOCKING AS REQUIRED

23. TYVEK BUILDING WRAP VAPOR BARRIER OR EQUAL PER CONTRACTOR ON EXTERIOR SHEATHING, PER STRUCTURAL PLANS, ON 2X FRAME WALL

24. VYCOR OR SIMILAR BEHIND BUILDING WRAP AND WOOD SIDING. APPLY 6" VERTICAL MINIMUM TO SIDEWALL, WRAP OVER WATER PROOFING LAYER BELOW

25. R21 BATT INSULATION AT ALL EXTERIOR WALLS, TYP. R21 WALL CAVITY INSULATION TO BE INSTALLED BEHIND RIM JOISTS IN FLOOR JOIST BAY

26. STONE WALL CAP W/ SAW KIRF CUT DRIP EDGE. PROVIDE METAL DRIP EDGE ABOVE STONE CAP

27. METAL L FLASHING

28. 3" STONE VENEER W/ GALVANIZED CORRUGATED STONE TIES @ 16" O.C. EACH DIRECTION & 1" AIR SPACE W/ MORTAR AS REQUIRED

29. 3/4" FINISH FLOORING ON CONCRETE SLAB PER STRUCTURAL DETAILS ON 2" RIGID FOAM INSULATION ON 10 MIL CLASS 1 VAPOR BARRIER ON COMPACTED SOIL

30. 2X FRAME WALL ON CONCRETE STEM WALL. PROVIDE P.T. SILL PLATE AND ANCHOR BOLTS PER STRUCTURAL DETAILS

31. WATERPROOFING MEMBRANE FLUID APPLIED TO EXTERIOR OF BELOW GRADE CONCRETE

32. 2" FINISH FLOORING ON 1" MORTAR SETTING BED ON SLOPED CONCRETE SLAB SIZED PER STRUCTURAL DETAILS ON GRAVEL SUB-BASE ON COMPACTED SOIL. SNOW MELT TUBING IN CONCRETE SLAB. SEE PLANS FOR SNOW MELT AREA & LOCATION

33. BACK FILL TO BE COMPACTED AS APPROPRIATE PER LOCAL CODES / SOILS CONDITIONS

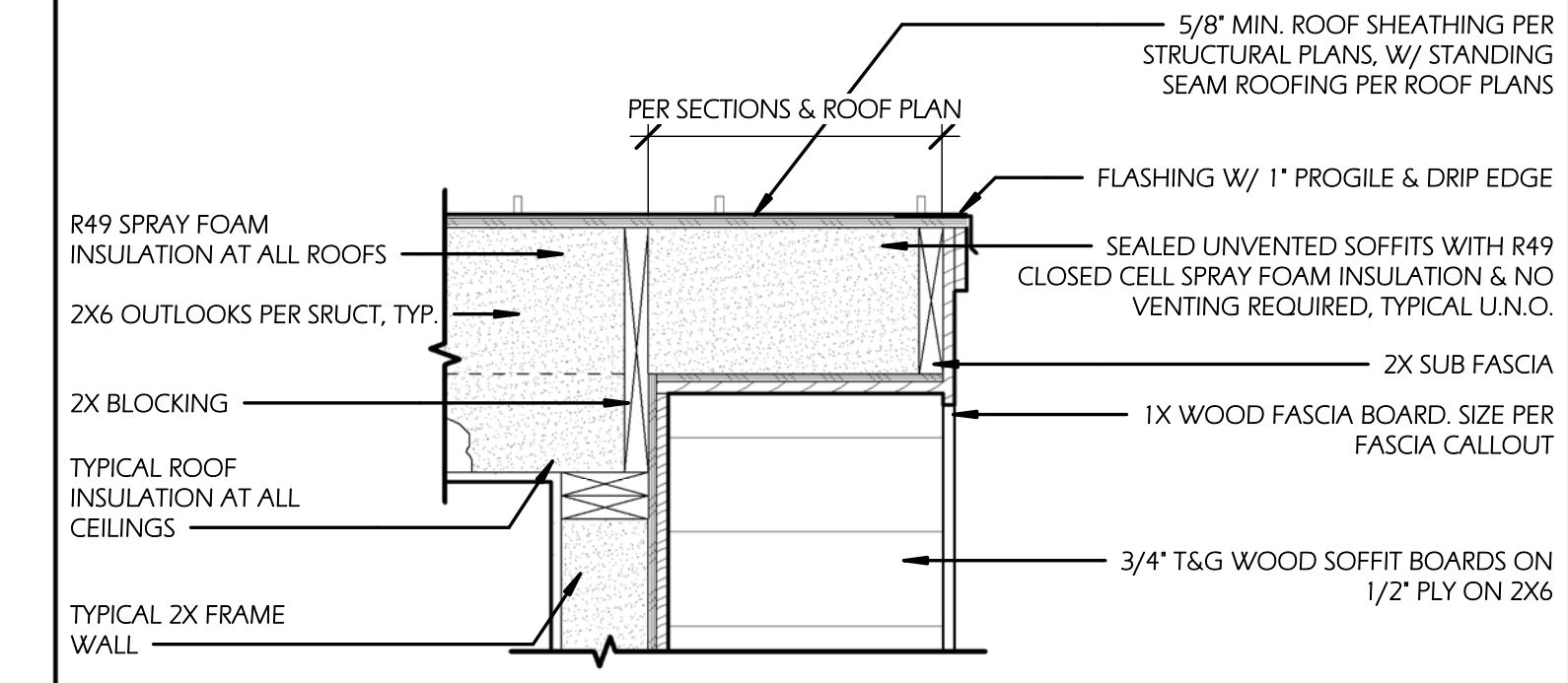
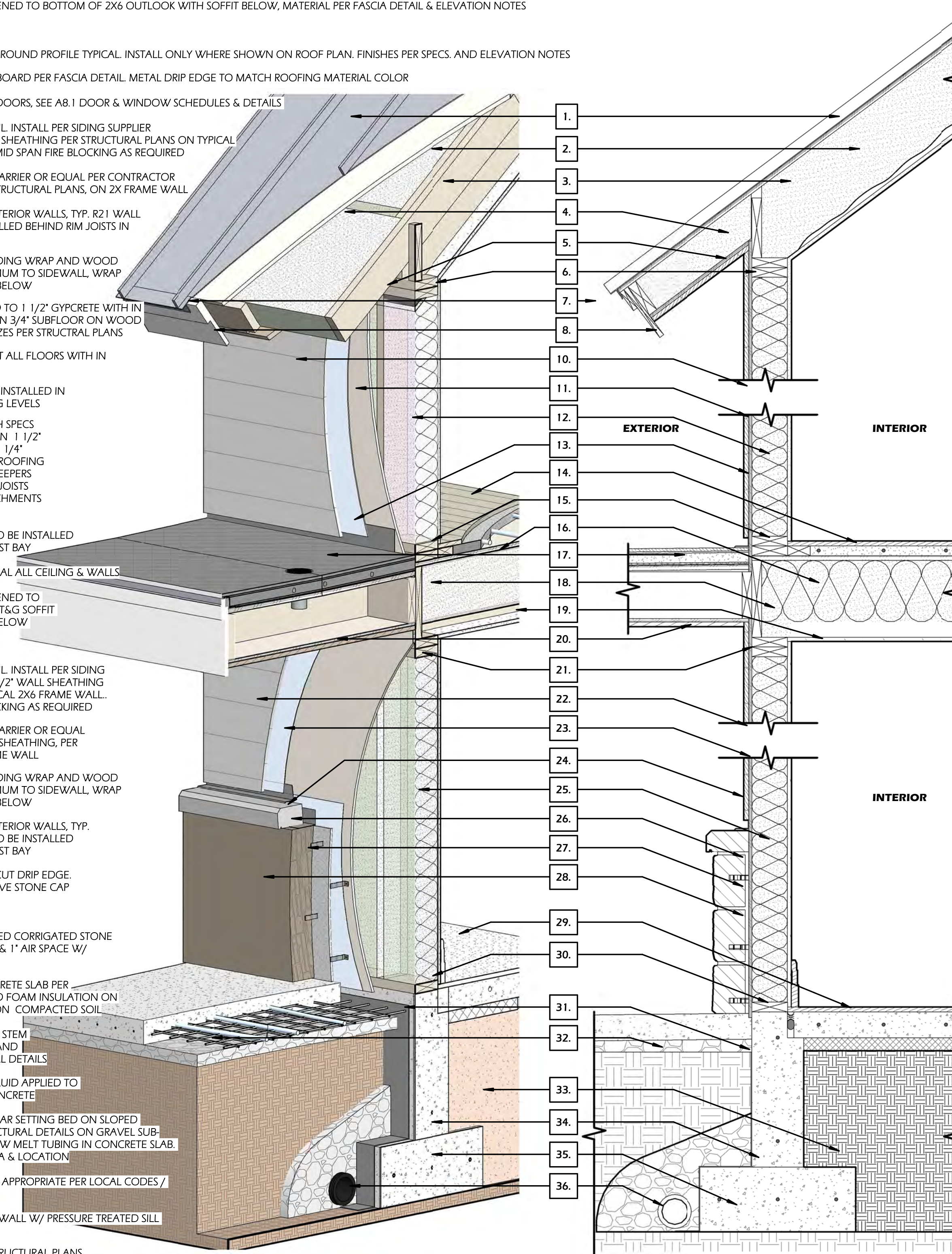
34. 8" POURED IN PLACE CONCRETE WALL W/ PRESSURE TREATED SILL PLATE PER STRUCTURAL DETAILS

35. CONCRETE FOOTER SIZED PER STRUCTURAL PLANS

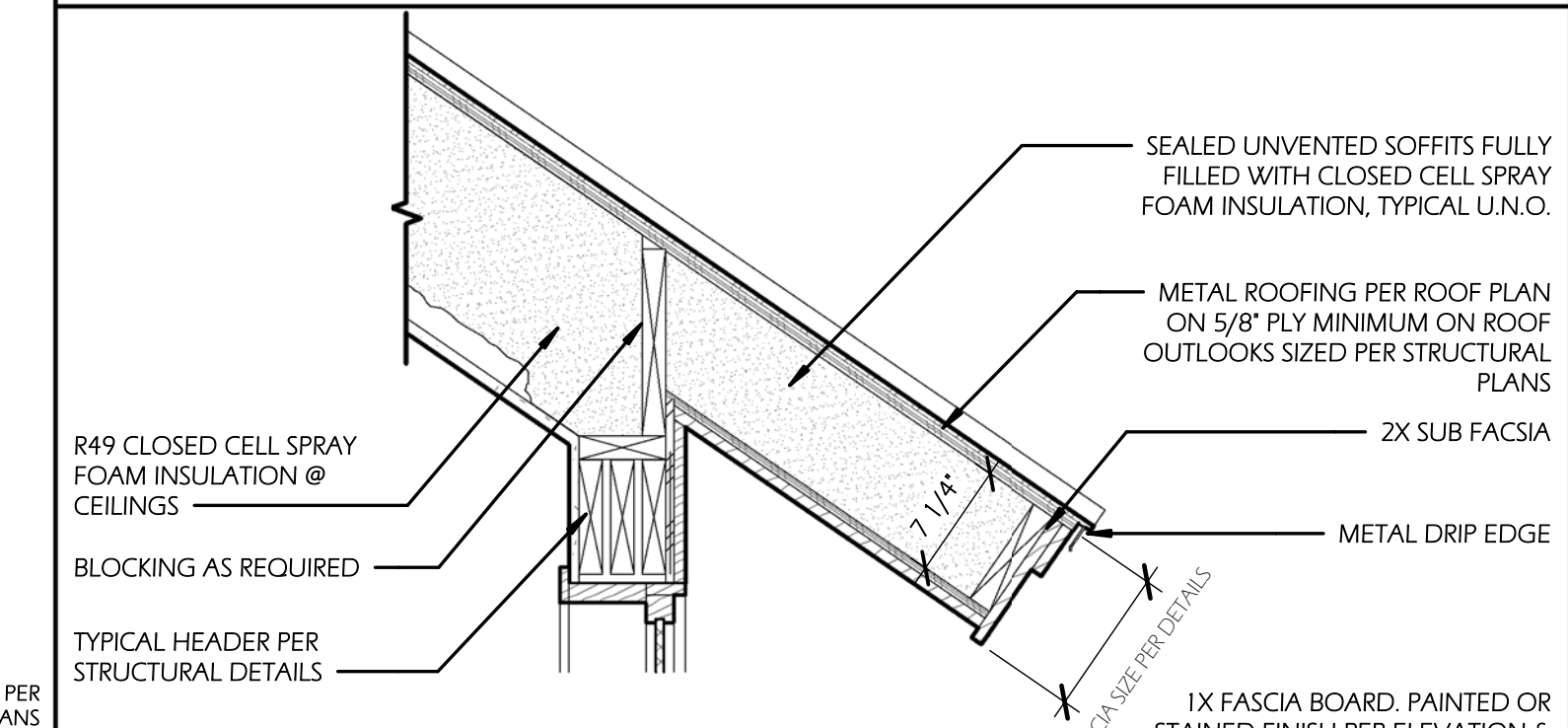
36. 4" DIA. PERIMETER DRAIN PIPE WRAPPED IN FABRIC AND COVERED WITH 3/4" WASHED DRAIN GRAVEL

1 Typical Wall Section

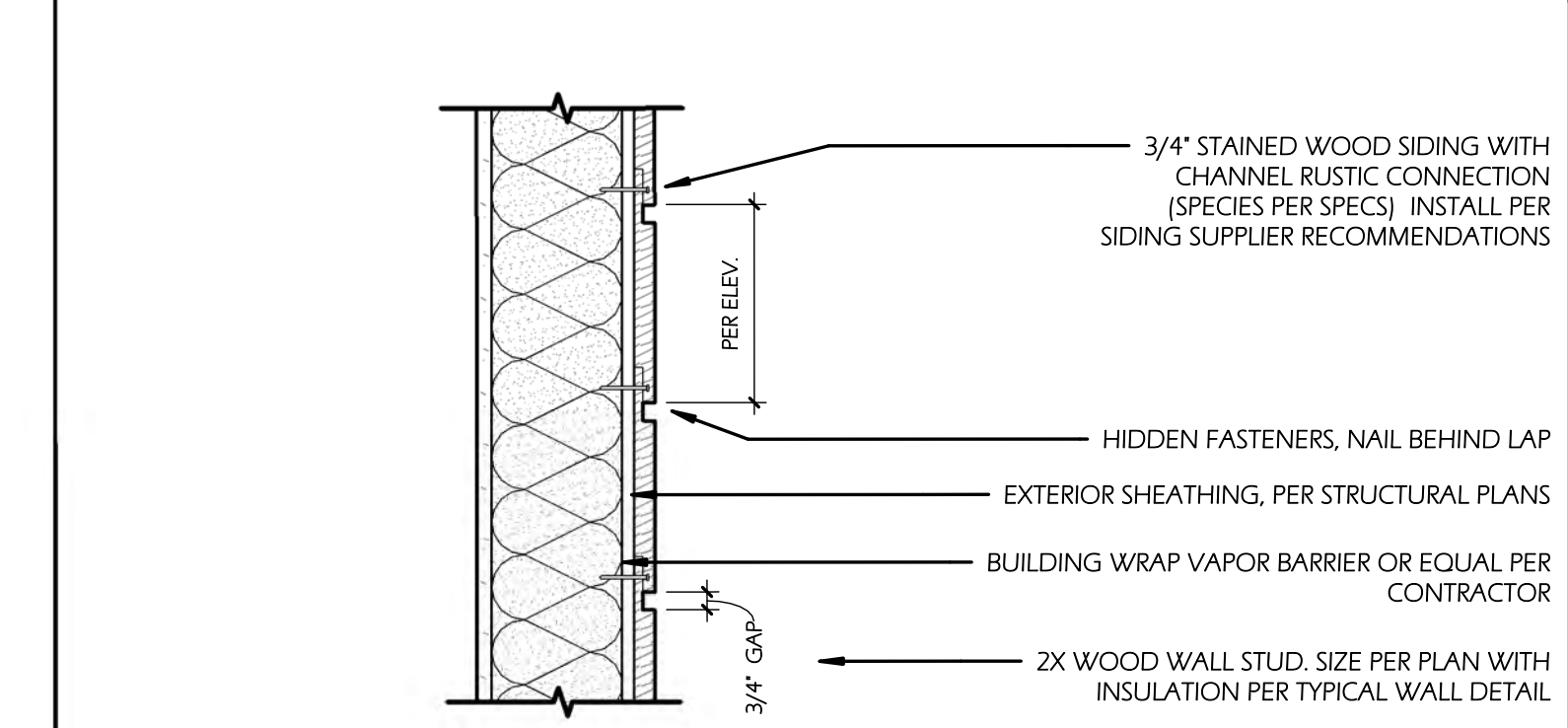
1" = 1'-0"



2 Rake Section Detail - Wood Fascia w/ Freeze
1" = 1'-0"



3 Eave Section Detail - Wood Fascia w/ Freeze Board
1" = 1'-0"



4 Wall Section at Horizontal Siding w/ Channel Rustic Joint
1 1/2" = 1'-0"



PROJECT TEAM

PROPERTY OWNER
Steven Rosenberg
13520 Hestby Street
Sherman Oaks, CA 91423

ARCHITECT
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Associate Architect: Brian Platley
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Cell: 970.708.4795
email: dylan@saltarchitecture.com

SURVEYOR
San Juan Surveying
102 Society Drive
Telluride, CO 81435
Office: 970.728.1128

STRUCTURAL ENG.

MECHANICAL ENG.

PROJECT DESCRIPTION

4 Level - 4 Bedroom, 4 Full Bath, 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Lot 166AR2-7 Stonegate
6 Stonegate Drive
Town of Mountain Village, CO 81435

| No. | Drawing Set Description | Issued Date |
|-----|-------------------------|-------------|
| 1 | IASR Review | 10/08/2021 |
| 2 | FASR Review | 11/17/2021 |
| 3 | | |
| 4 | | |
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| No. | Description | Date |
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Lot 7
STONEGATE
Building Details

| | |
|-------------|------------|
| Date: | 10/08/2021 |
| Drawn by: | DH / BF |
| Checked by: | DH / BF |

A 6.1
Scale: As indicated

Door Schedule

| ID Mark | Level | Height | Width | Head Height | Sill Height | Comments | Operation | Type Comments |
|---------|----------------|--------|-----------|-------------|-------------|----------|-----------------------------------|--|
| 101 | Ski Room Level | 7'-6" | 12'-6" | 7'-6" | 0" | | Fold N Stack w Single Swing Panel | Quad 2/3 Lite Panel Fold N Stack w Single Operable Panel |
| 102 | Ski Room Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 201 | Master Level | 8'-0" | 7'-0" | 8'-0" | 0" | | Inswing Double French | Exterior Aluminum Clad Double Full Lite Panel |
| 202 | Master Level | 8'-0" | 7'-0" | 8'-0" | 0" | | Inswing Double French | Exterior Aluminum Clad Double Full Lite Panel |
| 203 | Master Level | 8'-0" | 5'-0" | 8'-0" | 0" | | Inswing Double French | Exterior Aluminum Clad Double Full Lite Panel |
| 204 | Master Level | 8'-0" | 5'-0" | 8'-0" | 0" | | Inswing Double French | Exterior Aluminum Clad Double Full Lite Panel |
| 205 | Master Level | 8'-0" | 5'-0" | 8'-0" | 0" | | Inswing Double French | Exterior Aluminum Clad Double Full Lite Panel |
| 206 | Guest Level | 7'-6" | 10'-0" | 7'-6" | 0" | | Fold N Stack w Single Swing Panel | Quad 2/3 Lite Panel Fold N Stack w Single Operable Panel |
| 207 | Guest Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 208 | Guest Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 209 | Guest Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 210 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 211 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 212 | Master Level | 7'-0" | 2'-7 1/4" | 7'-0" | 0" | | Pocket Slider - See Plan | Typical Interior Full Lite Panel |
| 213 | Master Level | 7'-0" | 5'-0" | 7'-0" | 0" | | Double French - Swing Per Plan | Double Typical Interior 3 Panel |
| 214 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 215 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 216 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 217 | Master Level | 7'-0" | 5'-0" | 7'-0" | 0" | | Open - No Panel | Cased Opening |
| 218 | Master Level | 7'-0" | 5'-0" | 7'-0" | 0" | | Open - No Panel | Cased Opening |
| 219 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 220 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 221 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 222 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 223 | Master Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 301 | Entry Level | 8'-0" | 3'-6" | 8'-0" | 0" | | Inswing Single French | Exterior Aluminum Clad Full Lite Panel |
| 302 | Entry Level | 7'-0" | 4'-0" | 7'-0" | 0" | | Outswing Single French | Exterior Aluminum Clad 2/3 Lite Panel |
| 303 | Entry Level | 7'-0" | 8'-0" | 7'-0" | 0" | | Overhead Track | Garage Door |
| 304 | Entry Level | 7'-0" | 8'-0" | 7'-0" | 0" | | Overhead Track | Garage Door |
| 305 | Entry Level | 7'-0" | 7'-0" | 7'-0" | 0" | | Inswing Double French | Exterior Aluminum Clad Double Full Lite Panel |
| 306 | Entry Level | 7'-6" | 12'-6" | 7'-6" | 0" | | Fold N Stack w Single Swing Panel | Quad 2/3 Lite Panel Fold N Stack w Single Operable Panel |
| 307 | Entry Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Single French - Swing Per Plan | Typical Interior Flush Panel |
| 308 | Entry Level | 7'-0" | 4'-6" | 7'-0" | 0" | | Double French - Swing Per Plan | Double Typical Interior 3 Panel |
| 309 | Entry Level | 7'-0" | 6'-0" | 7'-0" | 0" | | Open - No Panel | Cased Opening |
| 310 | Entry Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Pocket Slider - See Plan | Typical Interior Flush Panel |
| 311 | Entry Level | 7'-0" | 5'-0" | 7'-0" | 0" | | Open - No Panel | Cased Opening |
| 312 | Entry Level | 7'-0" | 2'-8" | 7'-0" | 0" | | Hinged - See Plan | Millwork Panel |

Window Schedule

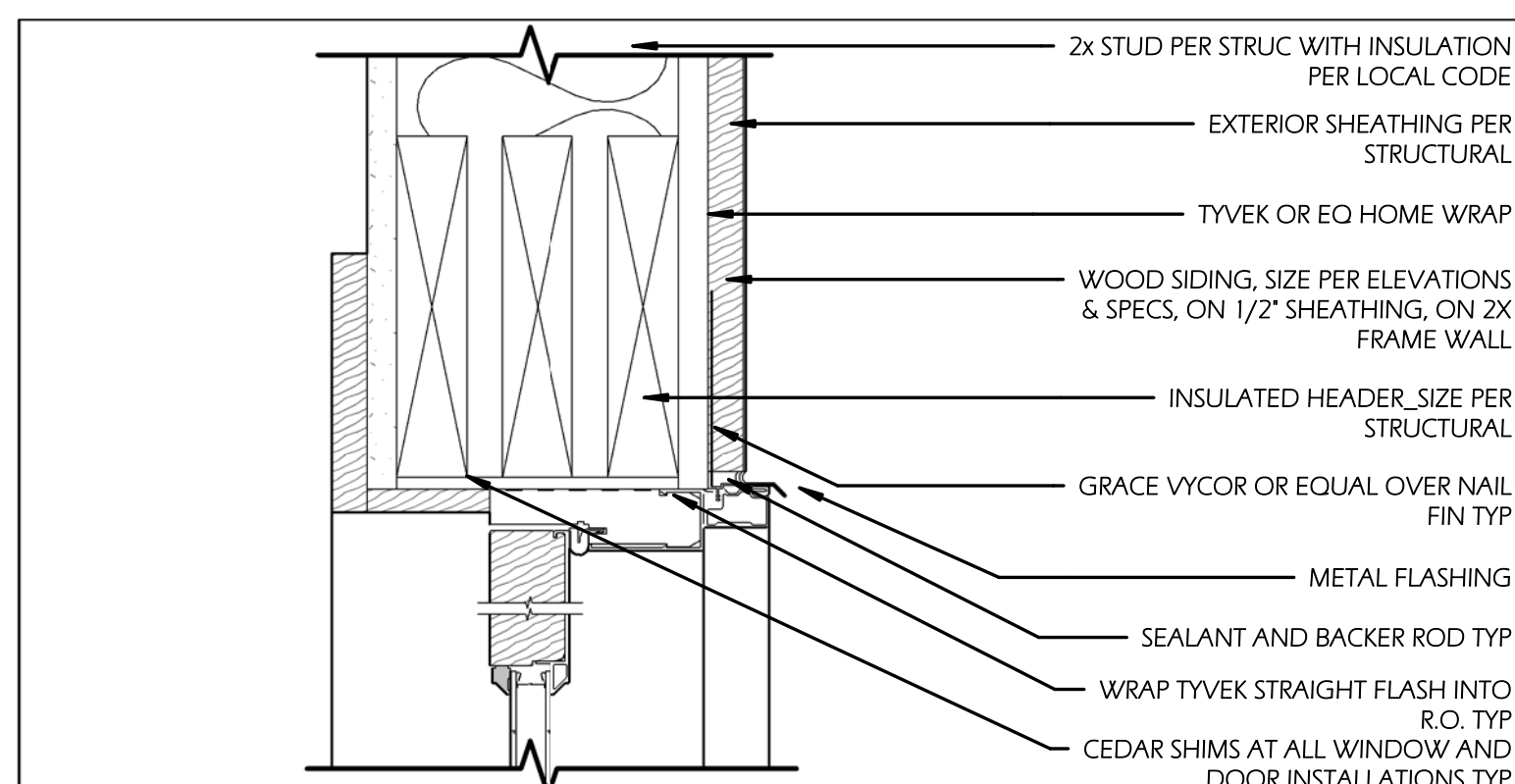
| ID Mark | Level | Width | Height | Head Height | Sill Height | Type Comments | Operation |
|---------|----------------|--------|--------|-------------|-------------|-------------------|-----------|
| A1 | Entry Level | 1'-10" | 8'-3" | 8'-3" | 0" | Casement - 1 Wide | Casement |
| A2 | Entry Level | 1'-10" | 8'-3" | 8'-3" | 0" | Casement - 1 Wide | Casement |
| B1 | Guest Level | 2'-0" | 2'-0" | 10'-0" | 8'-0" | Casement - 1 Wide | Casement |
| B2 | Guest Level | 2'-0" | 2'-0" | 10'-0" | 8'-0" | Casement - 1 Wide | Casement |
| B3 | Guest Level | 2'-0" | 2'-0" | 10'-0" | 8'-0" | Casement - 1 Wide | Casement |
| B4 | Guest Level | 2'-0" | 2'-0" | 10'-0" | 8'-0" | Casement - 1 Wide | Casement |
| C1 | Entry Level | 2'-3" | 1'-6" | 9'-0" | 7'-6" | Casement - 1 Wide | Casement |
| C2 | Entry Level | 2'-3" | 1'-6" | 9'-0" | 7'-6" | Casement - 1 Wide | Casement |
| C3 | Entry Level | 2'-3" | 1'-6" | 9'-0" | 7'-6" | Casement - 1 Wide | Casement |
| D1 | Ski Room Level | 2'-3" | 2'-0" | 13'-0" | 11'-0" | Casement - 1 Wide | Casement |
| D2 | Ski Room Level | 2'-3" | 2'-0" | 13'-0" | 11'-0" | Casement - 1 Wide | Casement |
| D3 | Ski Room Level | 2'-3" | 2'-0" | 13'-0" | 11'-0" | Casement - 1 Wide | Casement |
| D4 | Ski Room Level | 2'-3" | 2'-0" | 13'-0" | 11'-0" | Casement - 1 Wide | Casement |
| E1 | Entry Level | 2'-6" | 3'-0" | 7'-6" | 4'-6" | Casement - 1 Wide | Casement |
| F1 | Entry Level | 2'-6" | 4'-6" | 8'-0" | 3'-6" | Casement - 1 Wide | Casement |
| F2 | Entry Level | 2'-6" | 4'-6" | 8'-0" | 3'-6" | Casement - 1 Wide | Casement |
| G1 | Guest Level | 2'-6" | 6'-0" | 9'-6" | 3'-6" | Casement - 1 Wide | Casement |
| H1 | Entry Level | 3'-0" | 2'-0" | 9'-10" | 7'-10" | Casement - 1 Wide | Casement |
| H2 | Entry Level | 3'-0" | 2'-0" | 9'-10" | 7'-10" | Casement - 1 Wide | Casement |
| H3 | Entry Level | 3'-0" | 2'-0" | 9'-10" | 7'-10" | Casement - 1 Wide | Casement |
| H4 | Entry Level | 3'-0" | 2'-0" | 9'-10" | 7'-10" | Casement - 1 Wide | Casement |
| H5 | Entry Level | 3'-0" | 2'-0" | 9'-10" | 7'-10" | Casement - 1 Wide | Casement |
| H6 | Entry Level | 3'-0" | 2'-0" | 9'-10" | 7'-10" | Casement - 1 Wide | Casement |
| H7 | Entry Level | 3'-0" | 2'-0" | 9'-10" | 7'-10" | Casement - 1 Wide | Casement |
| I1 | Entry Level | 3'-0" | 6'-0" | 4'-6" | -1'-6" | Casement - 1 Wide | Casement |
| I2 | Entry Level | 3'-0" | 6'-0" | 4'-6" | -1'-6" | Casement - 1 Wide | Casement |

Window Schedule

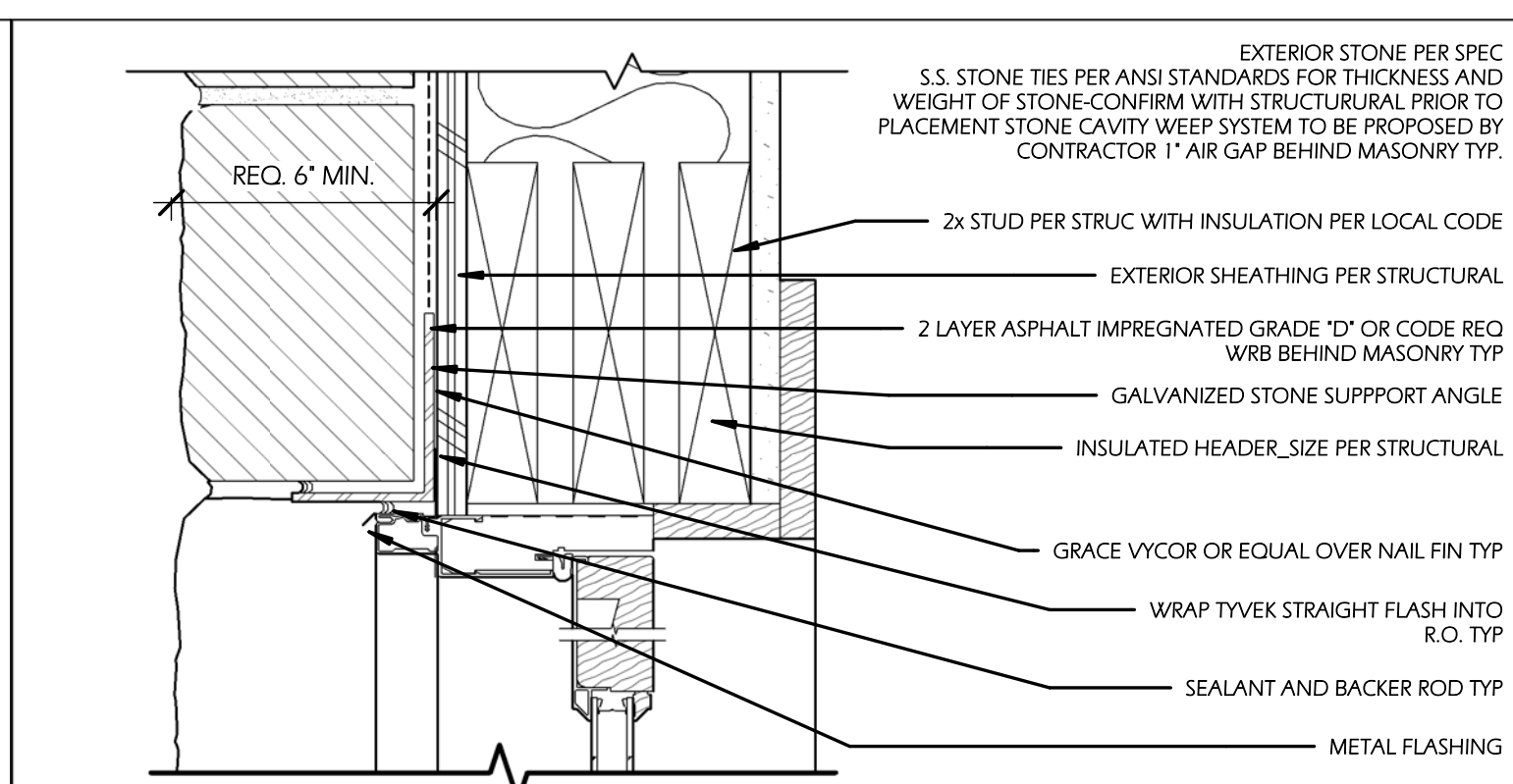
| ID Mark | Level | Width | Height | Head Height | Sill Height | Type Comments | Operation |
|---------|----------------|-------|--------|-------------|-------------|-------------------|-----------|
| J1 | Entry Level | 3'-0" | 6'-6" | 7'-6" | 1'-0" | Casement - 1 Wide | Casement |
| J2 | Entry Level | 3'-0" | 6'-6" | 7'-6" | 1'-0" | Casement - 1 Wide | Casement |
| J3 | Entry Level | 3'-0" | 6'-6" | 7'-6" | 1'-0" | Casement - 1 Wide | Casement |
| K1 | Entry Level | 3'-6" | 4'-6" | 7'-6" | 3'-0" | Casement - 1 Wide | Casement |
| K2 | Entry Level | 3'-6" | 4'-6" | 7'-6" | 3'-0" | Casement - 1 Wide | Casement |
| K3 | Entry Level | 3'-6" | 4'-6" | 7'-6" | 3'-0" | Casement - 1 Wide | Casement |
| K4 | Entry Level | 3'-6" | 4'-6" | 7'-6" | 3'-0" | Casement - 1 Wide | Casement |
| K5 | Entry Level | 3'-6" | 4'-6" | 7'-0" | 2'-6" | Casement - 1 Wide | Casement |
| K6 | Entry Level | 3'-6" | 4'-6" | 7'-0" | 2'-6" | Casement - 1 Wide | Casement |
| K7 | Entry Level | 3'-6" | 4'-6" | 7'-0" | 2'-6" | Casement - 1 Wide | Casement |
| K8 | Master Level | 3'-6" | 4'-6" | 8'-0" | 3'-6" | Casement - 1 Wide | Casement |
| K9 | Master Level | 3'-6" | 4'-6" | 8'-0" | 3'-6" | Casement - 1 Wide | Casement |
| K10 | Ski Room Level | 3'-6" | 4'-6" | 7'-6" | 3'-0" | Casement - 1 Wide | Casement |
| K11 | Ski Room Level | 3'-6" | 4'-6" | 6'-8" | 2'-2" | Casement - 1 Wide | Casement |
| K12 | Master Level | 3'-6" | 4'-6" | 8'-0" | 3'-6" | Casement - 1 Wide | Casement |
| K13 | Master Level | 3'-6" | 4'-6" | 8'-0" | 3'-6" | Casement - 1 Wide | Casement |
| K14 | Entry Level | 3'-6" | 4'-6" | 7'-0" | 2'-6" | Casement - 1 Wide | Casement |
| K15 | Master Level | 3'-6" | 4'-6" | 8'-0" | 3'-6" | Casement - 1 Wide | Casement |
| L1 | Entry Level | 3'-6" | 5'-6" | 9'-0" | 3'-6" | Casement - 1 Wide | Casement |
| L2 | Entry Level | 3'-6" | 5'-6" | 9'-0" | 3'-6" | Casement - 1 Wide | Casement |
| L3 | Master Level | 3'-6" | 5'-6" | 8'-0" | 2'-6" | Casement - 1 Wide | Casement |
| L4 | Master Level | 3'-6" | 5'-6" | 8'-0" | 2'-6" | Casement - 1 Wide | Casement |
| M1 | Guest Level | 3'-6" | 6'-0" | 9'-6" | 3'-6" | Casement - 1 Wide | Casement |
| M2 | Guest Level | 3'-6" | 6'-0" | 9'-6" | 3'-6" | Casement - 1 Wide | Casement |
| N1 | Guest Level | 4'-0" | 6'-0" | 9'-6" | 3'-6" | Casement - 1 Wide | Casement |

DOOR & WINDOW NOTES:

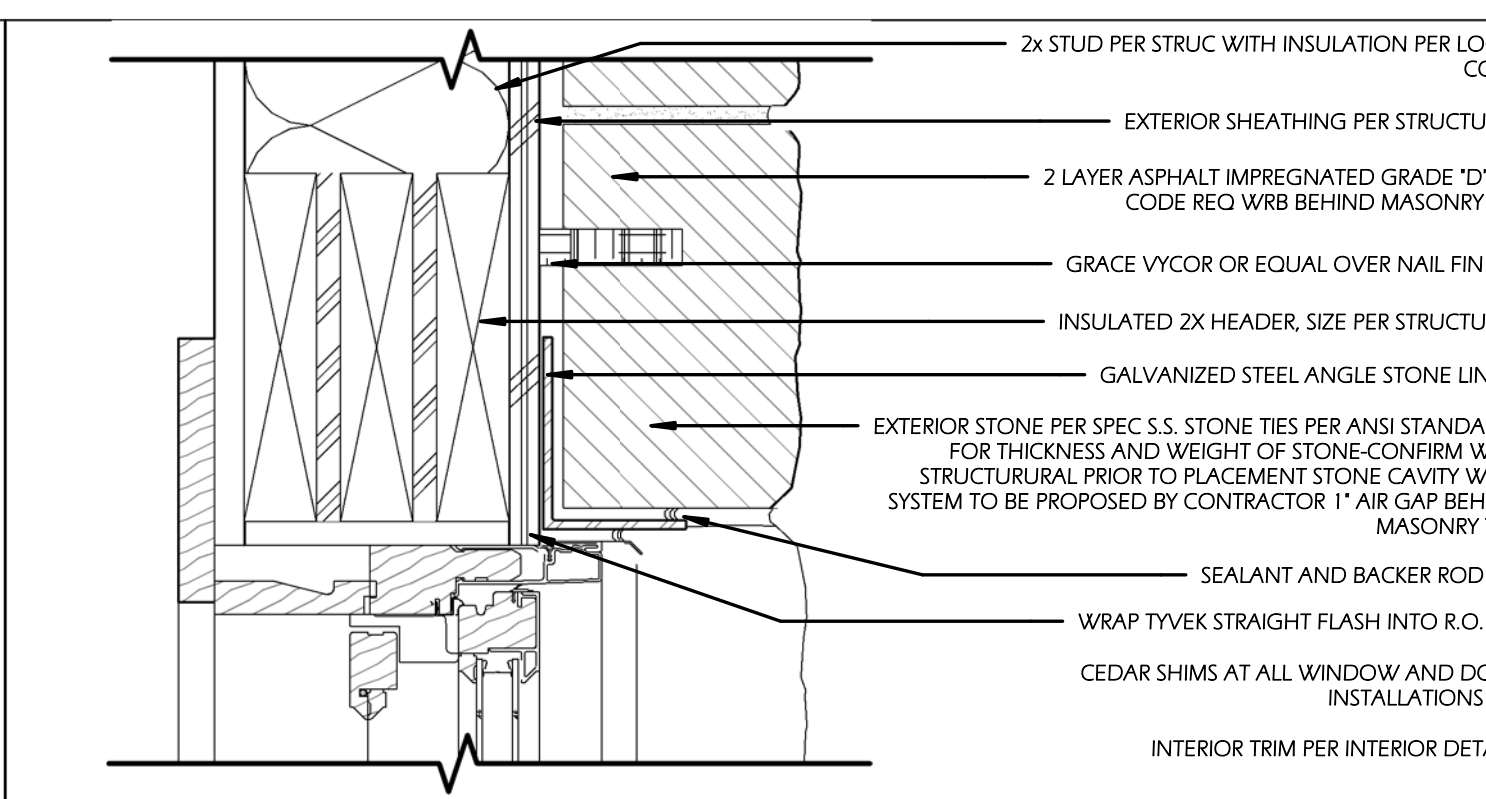
- HEAD HEIGHTS LISTED IN WINDOW SCHEDULE REFERENCE T.O. WINDOW FRAME. BUILDER TO ADD R.O. PER WINDOW MANUFACTURER RECOMMENDATIONS AND ADJUST HEADER HEIGHTS ACCORDINGLY.
- ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIOR & ARE TO BE INSTALLED PER MANU. INSTRUCTIONS
- NAIL FINIS & PENETRATIONS TO BE WRAPPED WITH GRACE ICE & WATER SHIELD OR EQUAL.



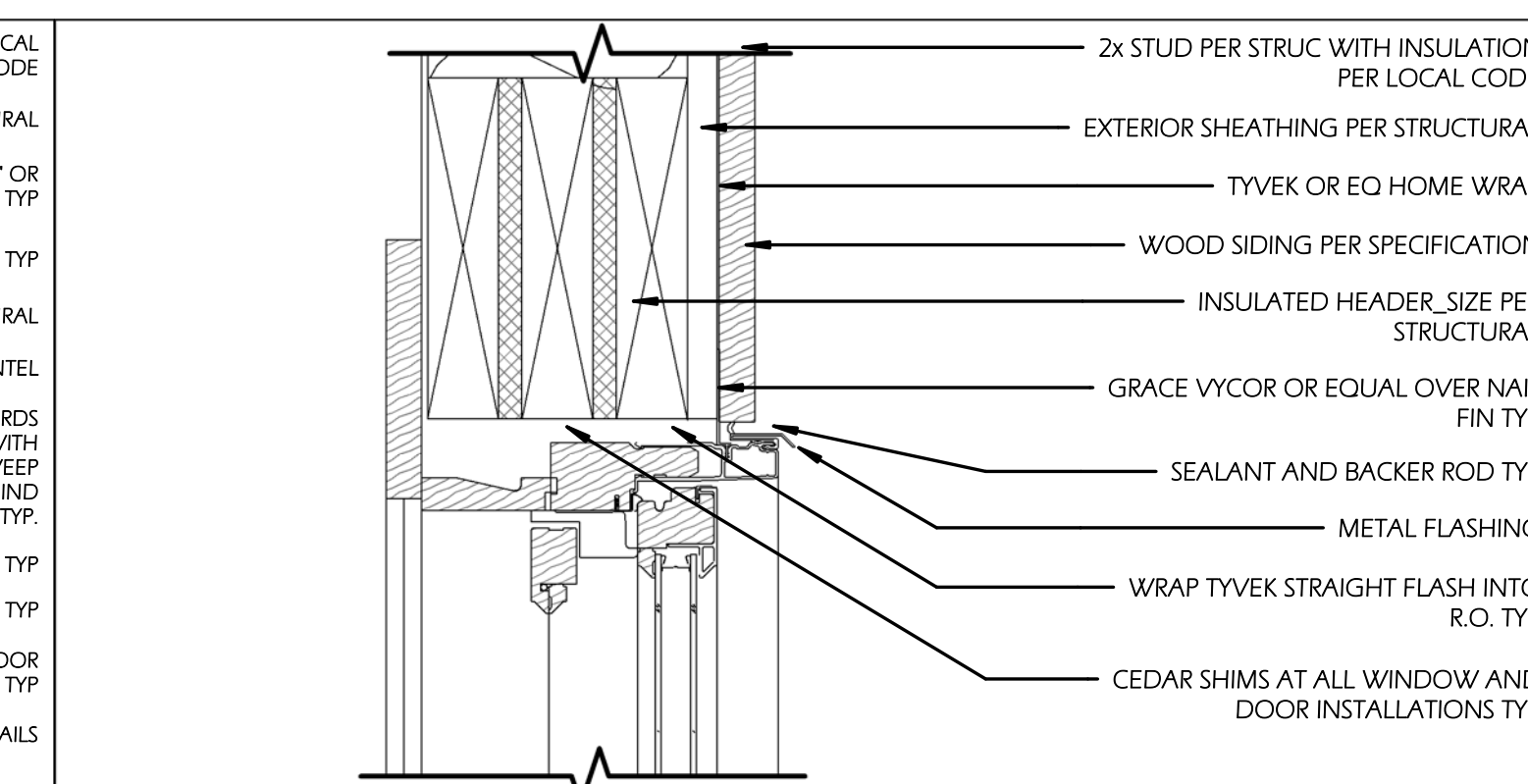
1 Door Head at Wood Siding
3" = 1'-0"



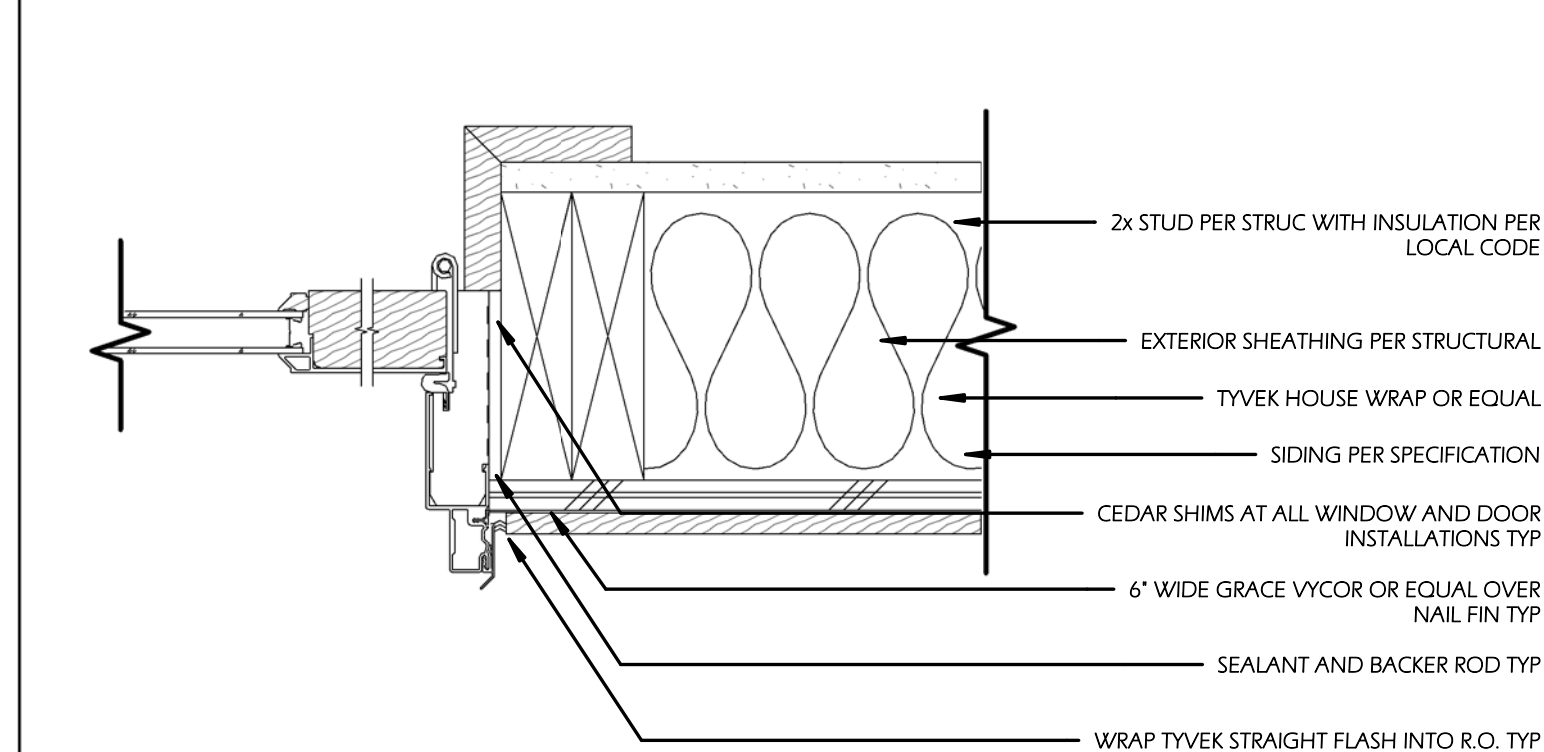
2 Door Head at Stone Veneer
3" = 1'-0"



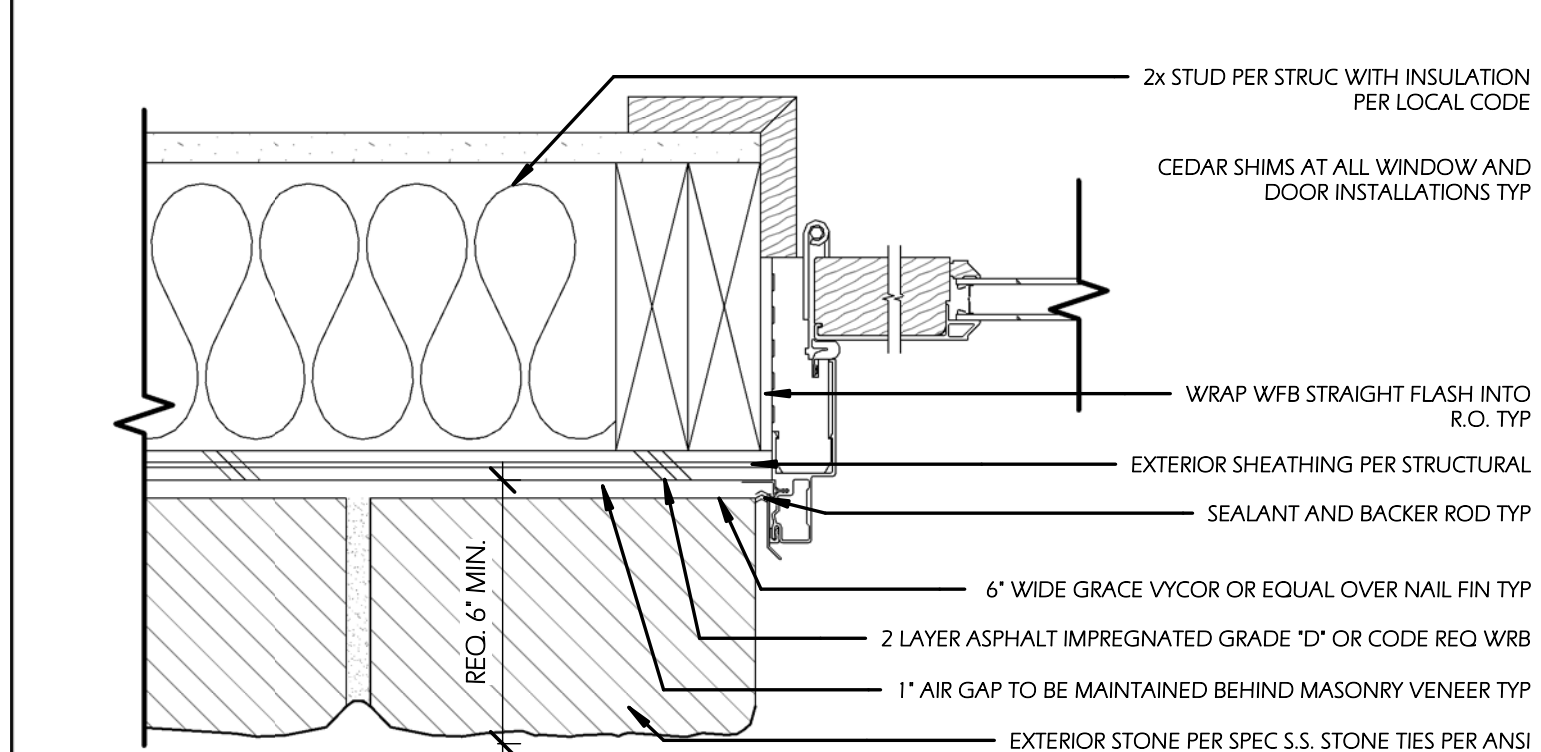
3 Window Head at Stone Veneer
3" = 1'-0"



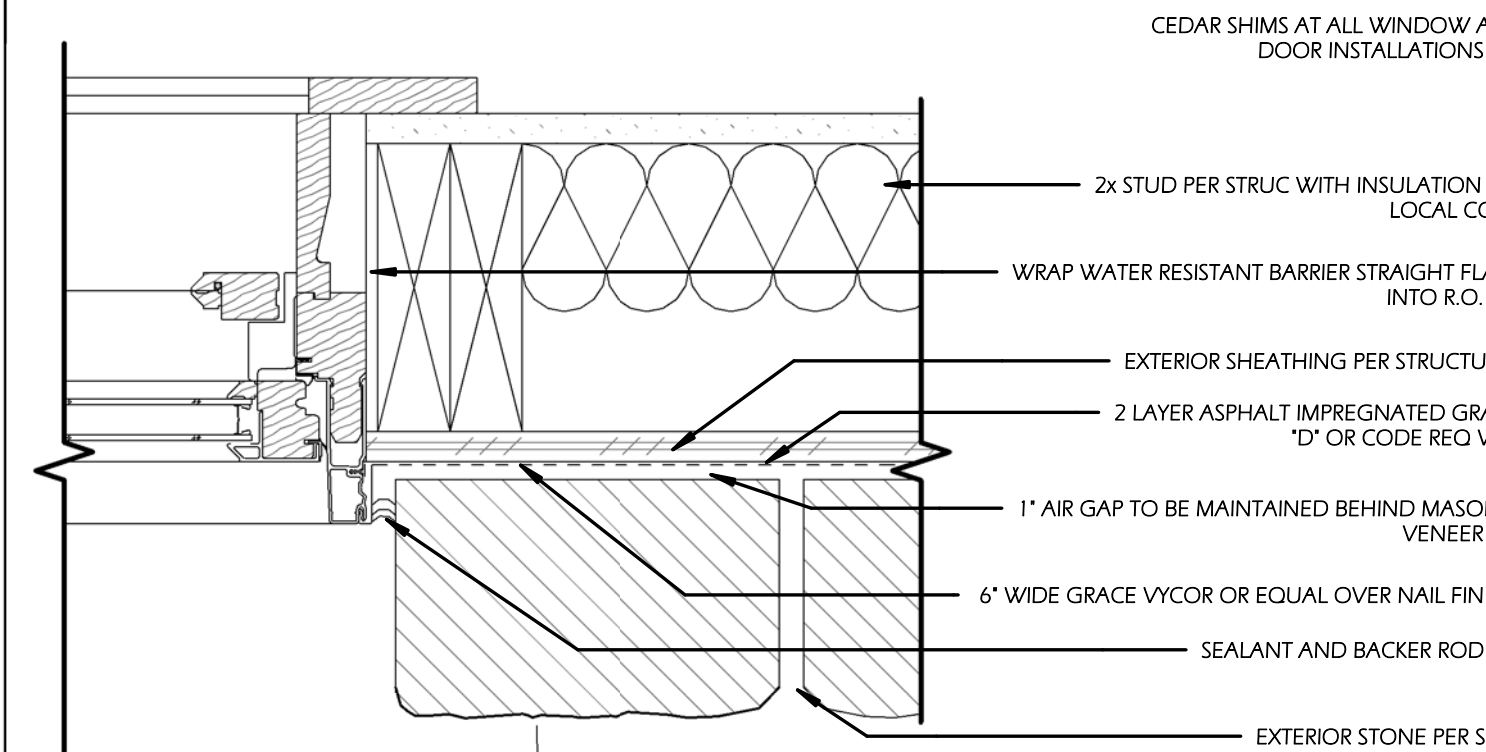
4 Window Head at Wood Siding
3" = 1'-0"



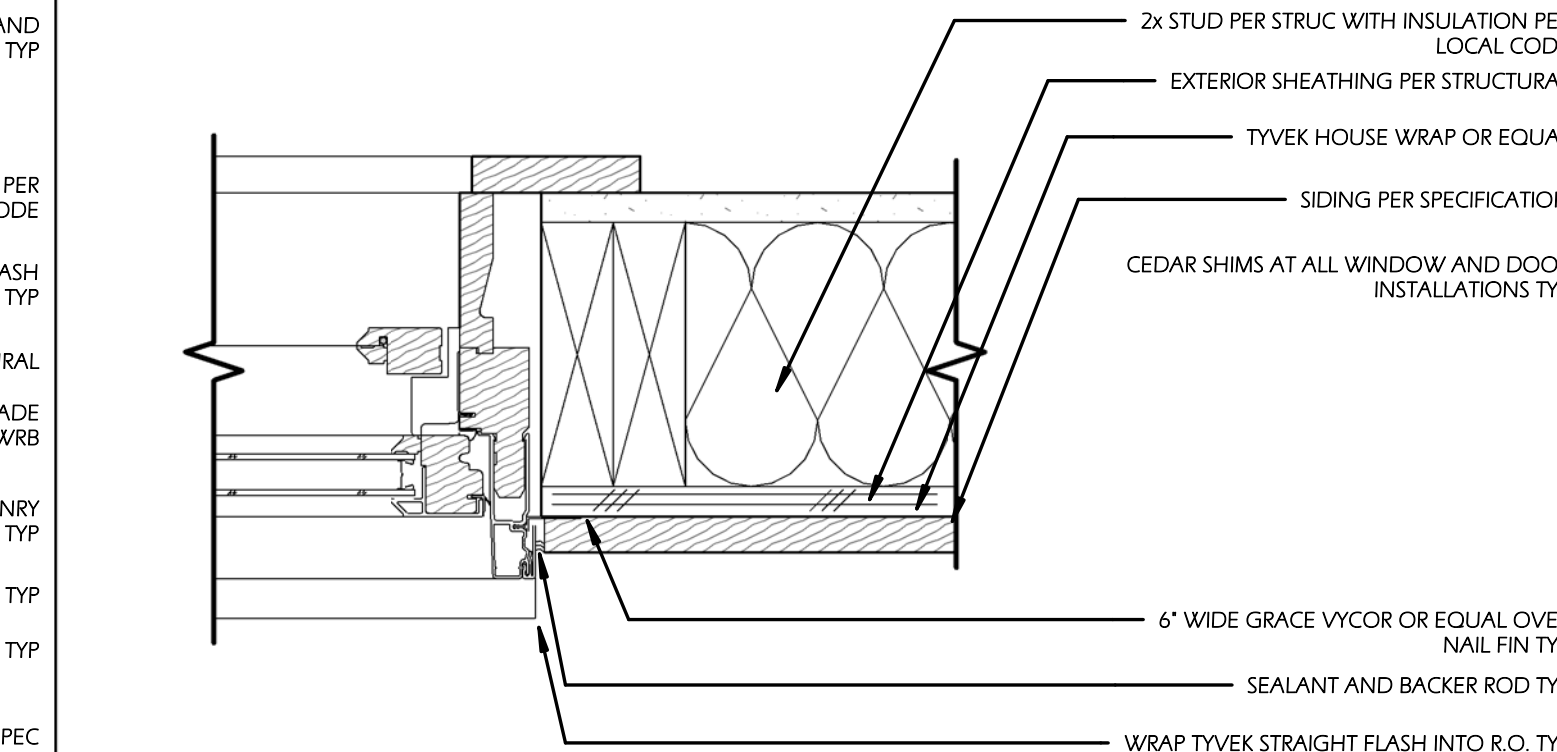
5 Door Jamb at Wood Siding
3" = 1'-0"



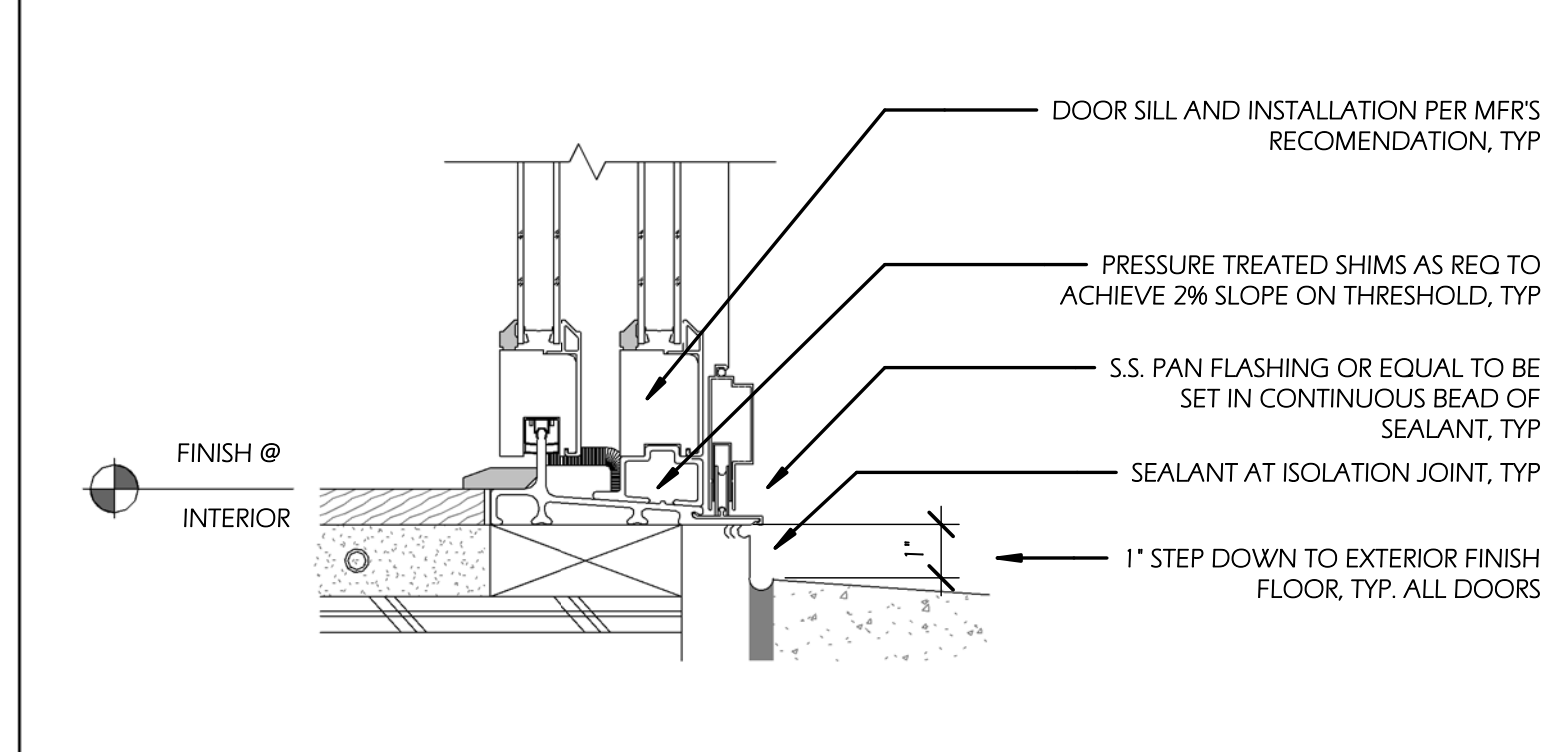
6 Door Jamb at Stone Veneer
3" = 1'-0"



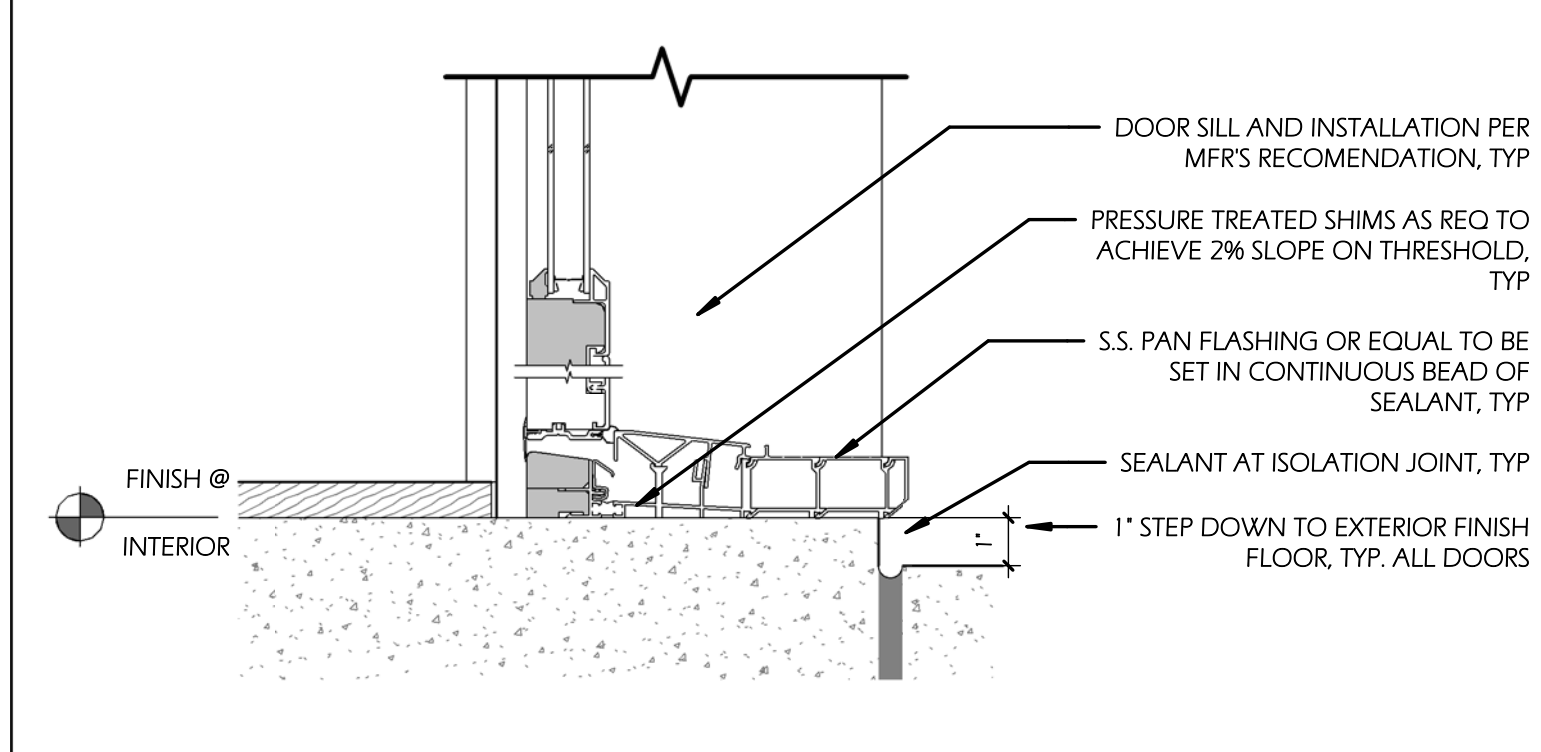
7 Window Jamb at Stone Veneer
3" = 1'-0"



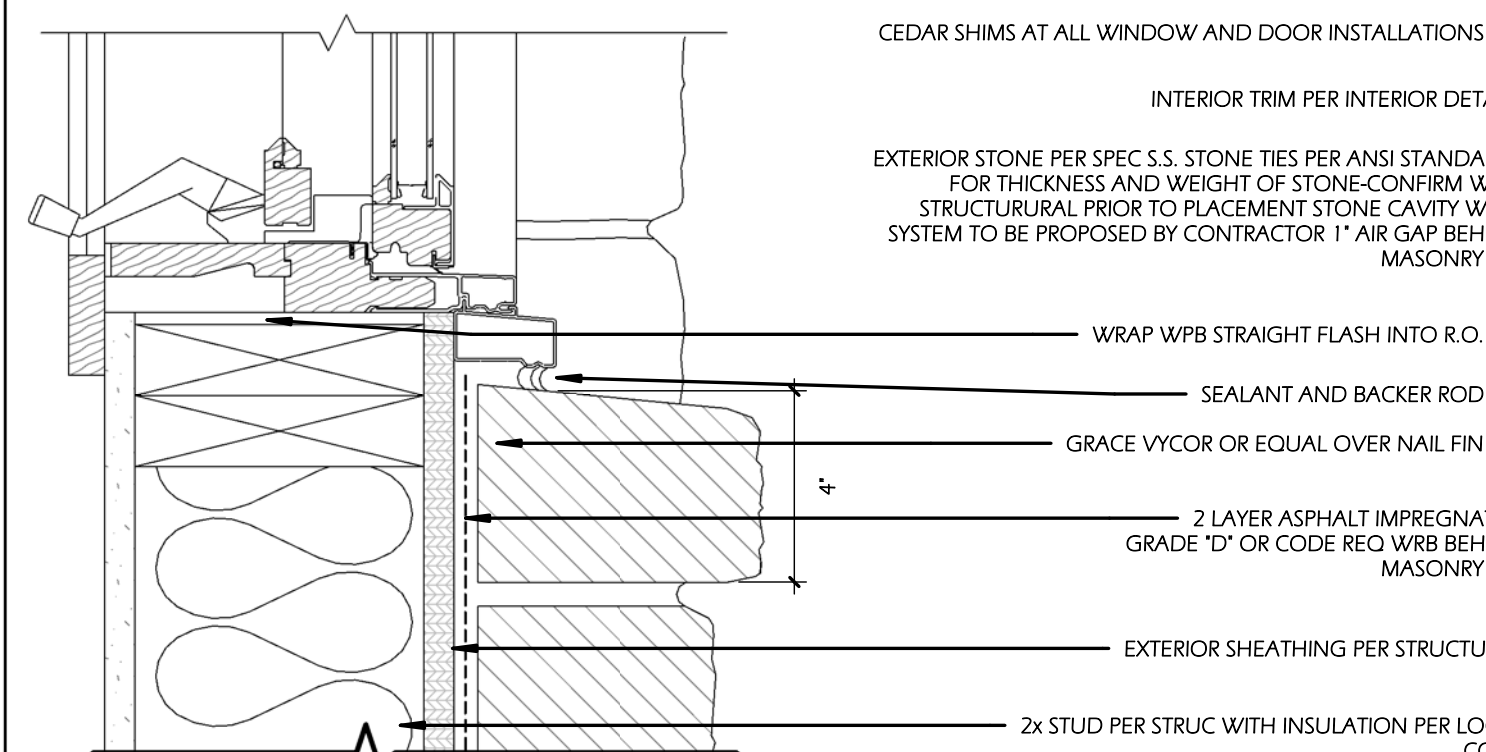
8 Window Jamb at Wood Siding
3" = 1'-0"



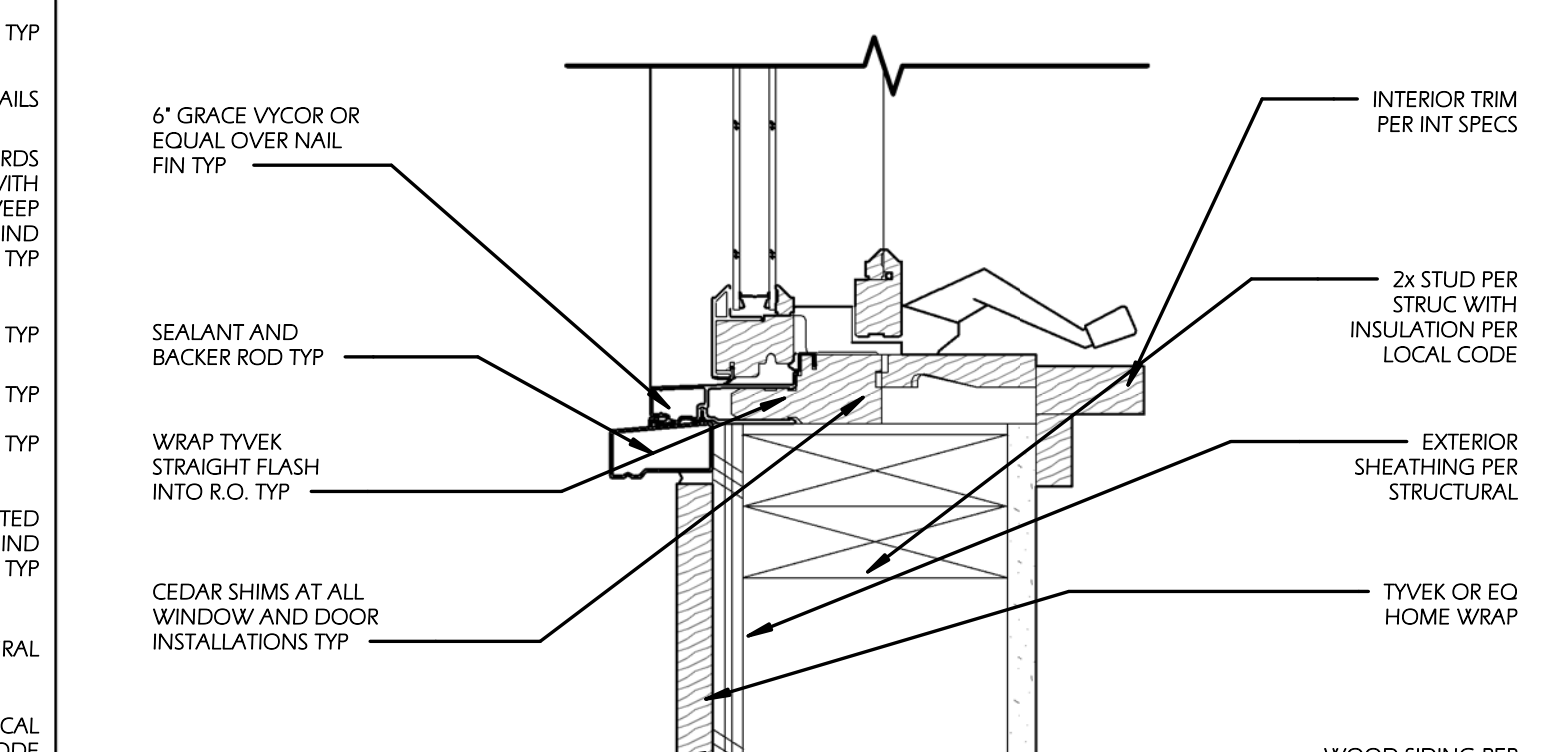
9 Door Sill At Wood Floor w/ Radiant Heat
3" = 1'-0"



10 Door Sill At Concrete Slab
3" = 1'-0"



11 Window Sill at Stone Veneer
3" = 1'-0"



12 Window Sill at Wood Siding
3" = 1'-0"



SALT ARCHITECTURE
SANTA BARBARA, CA
701 ANACAPASTREET 805.729.4276

PROJECT TEAM

PROPERTY OWNER

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13520 Hesty Street
Sherman Oaks, CA 91423

ARCHITECT

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Associate Architect: Brian Flattery
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Santa Barbara, CA 93101
Office: 805.729.4276
Cell: 970.708.4795
email: dylan@saltarchitect.com

SURVEYOR

San Juan Surveying
102 Society Drive
Telluride, CO 81435
Office: 970.728.1128

STRUCTURAL ENG.

MECHANICAL ENG.

PROJECT DESCRIPTION

4 Level - 4 Bedroom, 4 Full Bath, 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2018
IRC Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Lot 166AR2-7 Stonegate
6 Stonegate Drive
Town of Mountain Village, CO 81435

| No. | Drawing Set Description | Issued Date |
|-----|-------------------------|-------------|
| 1 | IASR Review | 10/08/2021 |
| 2 | FASR Review | 11/17/2021 |
| 3 | | |
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Lot 7

STONEGATE

Door & Window Schedule

Date: 10/08/2021
Drawn by: DH / BF
Checked by: DH / BF

A 8.1

Scale: As indicated

GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

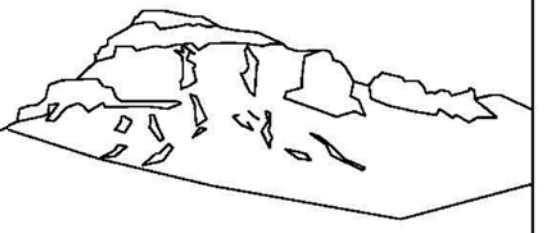
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

| | |
|--------------------------|------------|
| DRB SUBMITTAL | 2021-08-11 |
| No Changes to this Sheet | 2021-11-17 |

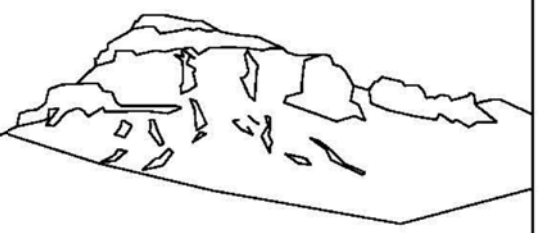
Lot 7 Stonegate
Mtn. Village, CO



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

Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

| | |
|-------------------------------|------------|
| DRB SUBMITTAL | 2021-08-11 |
| Possible Footing Encroachment | 2021-11-17 |

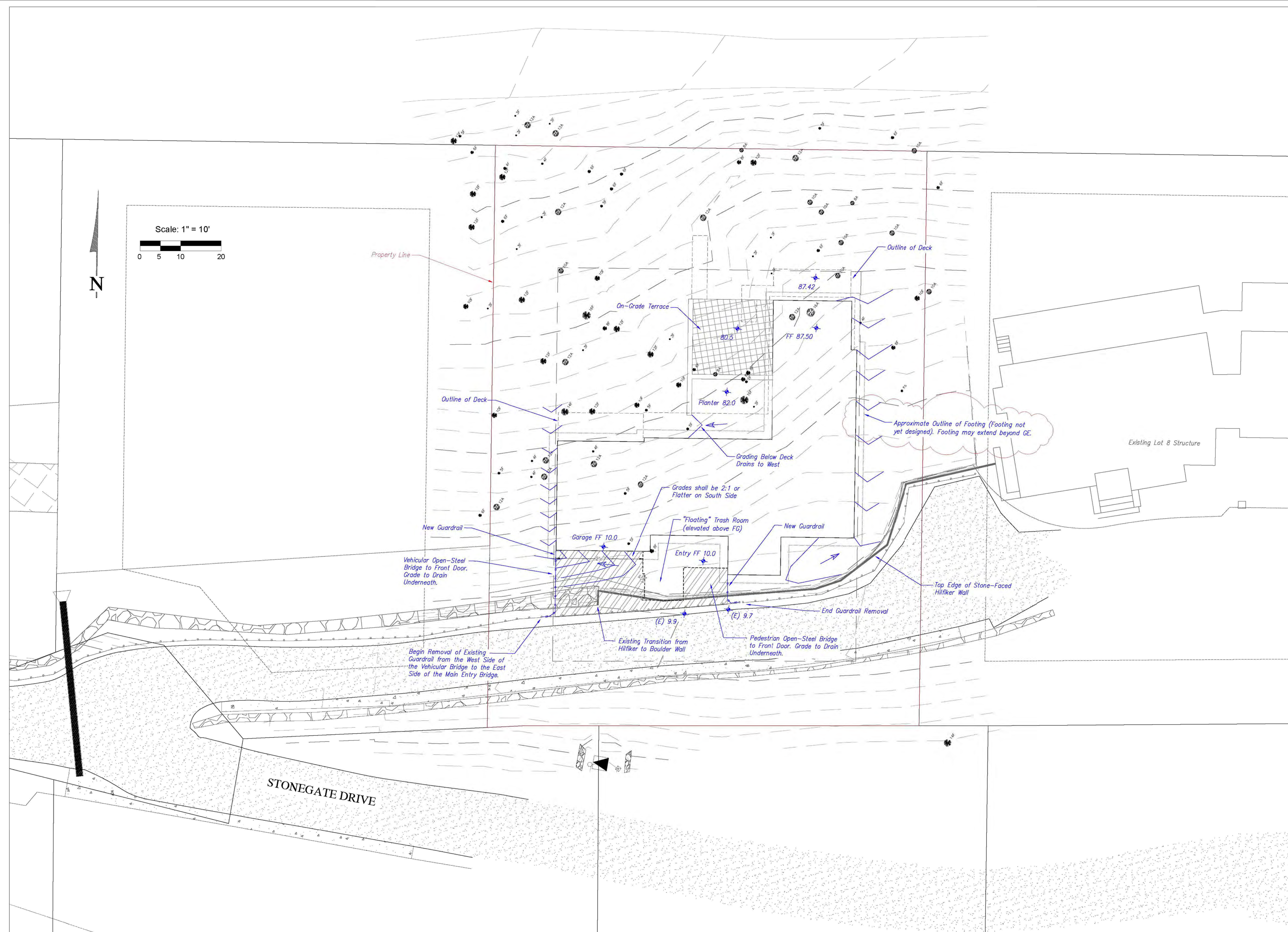
Lot 7 Stonegate
Mtn. Village, CO

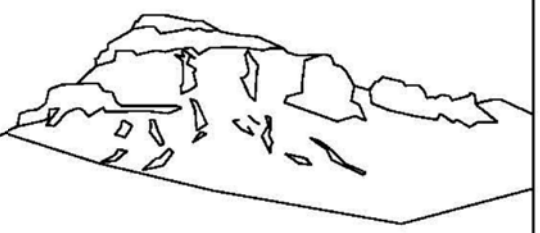


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage
Plan

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-08-11
No Changes to 2021-11-17
this Sheet

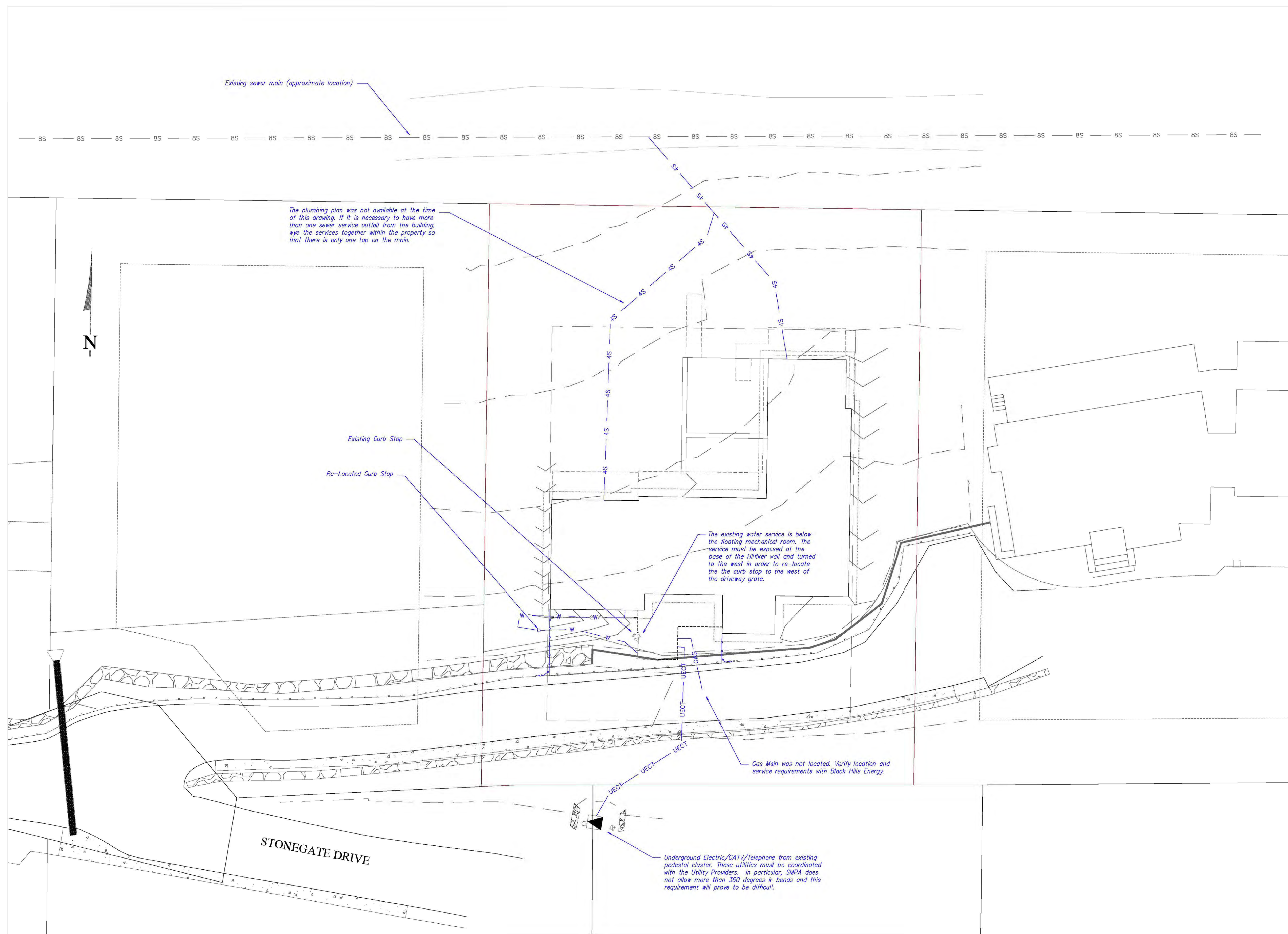
Lot 7 Stonegate
Mtn. Village, CO

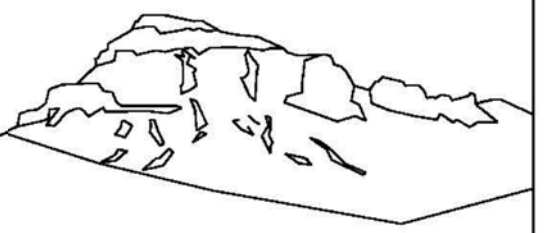


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

| | |
|-----------------------------|------------|
| DRB SUBMITTAL | 2021-08-11 |
| Addressed Planning Comments | 2021-11-17 |

Lot 7 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

Construction Mitigation Plan

C4

This Construction Mitigation Plan relies heavily on being able to use the Telski land immediately north of the subject property. This has been agreed in principle with Telski, but that Agreement must be formalized and presented to Town prior to the beginning of Construction.

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

Construction Parking must allow for through-traffic to freely pass.

Post Contractor Sign and Contact Number at both Top and Bottom Accesses

Alternate or Additional Construction Dumpster

Straw Wattles

Material Storage

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

Contractor shall complete the bridges to the front door and to the garage as soon as possible in order to provide some room off of the main road.

Port-a-John Toilet

Bear Proof Poly-Cart

Construction Dumpster

Post Contractor Sign and Contact Number at both Top and Bottom Accesses

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

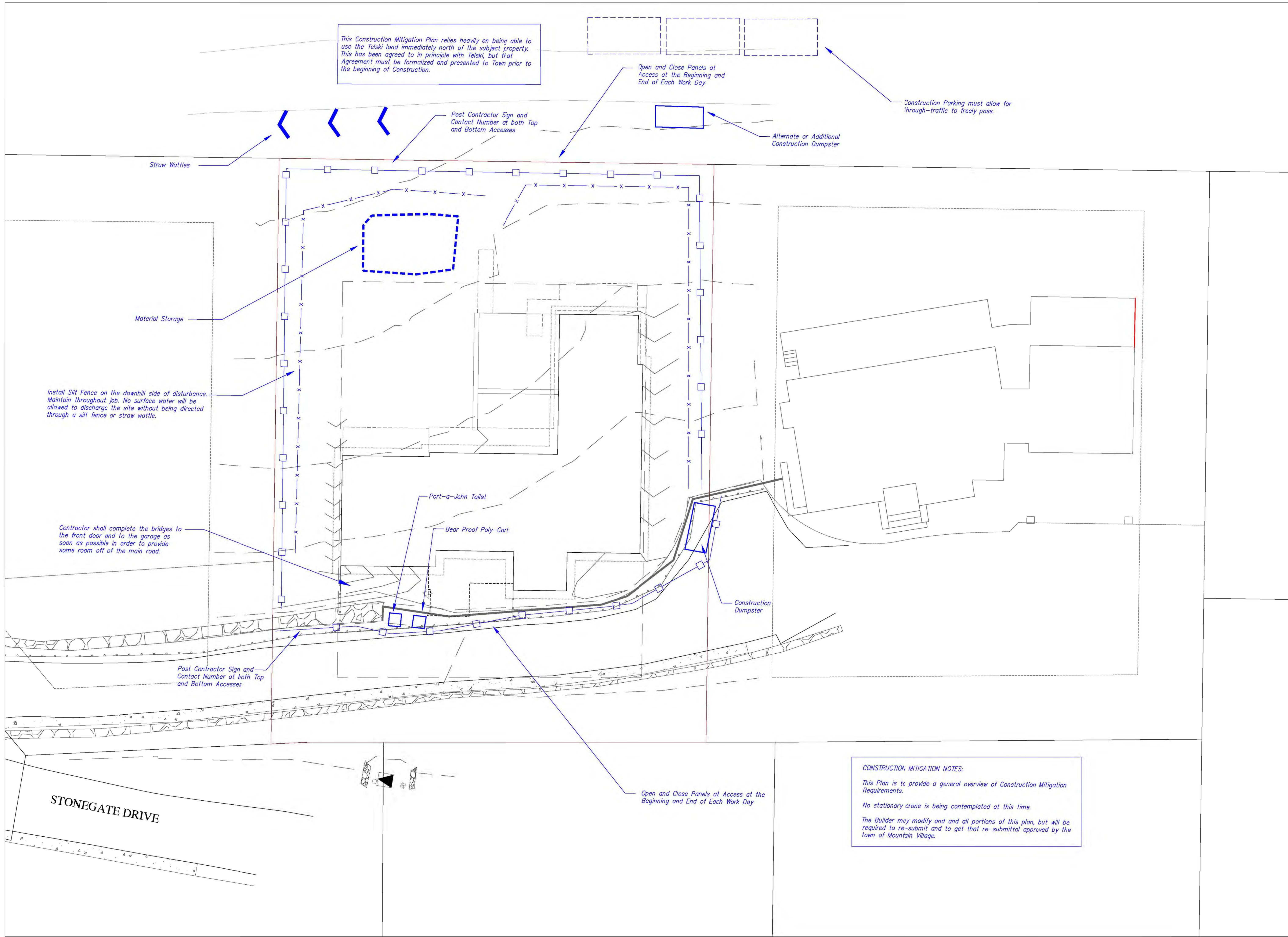
STONEGATE DRIVE

CONSTRUCTION MITIGATION NOTES:

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

No stationary crane is being contemplated at this time.

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





TO: Mountain Village Design Review Board

FROM: Brian Grubb, Senior Planner

FOR: Design Review Board Public Hearing; December 2, 2021

DATE: November 19, 2021

RE: Consideration of a Design Review: Final Architectural Review for a new Single-Family home on Lot 729R-6, 89 Pennington Place, pursuant to CDC Section 17.4.11.

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 729R-6, 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: 89 Pennington Place
Applicant/Agent: SEH Architects
Owner: 89 Pennington, LLC
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: .667 acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Allison Miller of SEH Architects (Applicant) is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home on Lot 729R-6, 89 Pennington Place. The Lot is approximately .667 acres and is zoned Single-Family. The overall square footage of the home is approximately 8,232 gross square feet (6,626 Finished) and provides 3 interior parking spaces within the proposed garage and 2 exterior parking spaces.

The applicant has addressed all of the DRB comments and conditions from the September 2, 2021 IASR that need to be addressed for Final Architectural Review approval. Those include:

1. Removing Stucco as a material;
 2. Updating the landscaping plan to remove Evergreens from zone 1;
 3. Providing irrigation plans in the landscaping plan;
 4. Providing a cut sheet for the proposed LED lighting in the hot tub and address monument;
 5. Indicating the full area of site disturbance on the Construction Management Plan;
- and

Revising the civil engineering drawings to reflect a driveway that meets the requirements of the CDC.

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 | 34.6' |
| Maximum Avg. Building Height | 30' (shed) Maximum | 24.8' |
| Maximum Lot Coverage | 40% Maximum (s.f.) | 22% |
| General Easement Setbacks | 16 Feet – No Encroachments | Encroachments |
| Roof Pitch | | |
| Primary | | 1 ½" : 12" |
| Secondary | | ¼" : 12" |
| Exterior Material | | |
| Stone | 35% minimum | 36.1% |
| Glazing | 40% maximum | 28.9% |
| Parking | 2 Enclosed | 2+1 Tandem |
| | 2 Surface | 3 |

Design Review Board Specific Approvals:

1. **General Easement Encroachments**

Design Review Board Design Variation:

1. **Road and Driveway Standards – Retaining Wall Heights**
2. **Tree Diversity**

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: Criteria Met. The maximum building height is 34.6 feet and the average building height is 24.8 feet.

17.3.14: General Easement Setbacks

Lot 729R-6 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: The driveway crosses the GE from Pennington Place to access the Lot.*
- *Address Monument: The address monument as shown is located within the GE. Due to the slopes of the site, pushing the monument out of the GE may result in less visible numbering and would be preferable in the location shown.*
- *Utilities: Gas, Water, Cable, Electric, and Phone are already located within Pennington Place and will require crossing the GE to the home. The applicant has shown access to the sewer main to the West of the property on OS-28, There is a condition of approval that addresses the need to work with Telluride Ski & Golf.*
- *Landscaping: There is minor landscaping proposed in portions of the GE areas surrounding the home that include irrigation. The town will require the revocable general easement encroachment agreement to include the landscaping and irrigation.*

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

- *Retaining Walls: Due to the topography and shape of Lot 729-6, the applicants are proposing a retaining wall associated with the driveway and parking area within the GE. It should be noted that because of the slope, the retaining wall will not be seen from Mountain Village Blvd and will have what appears to be minimal impacts from Pennington Place.*
- *Hardscaping – Access Ramp: Due to the slope of the site and the height restrictions, the front door to the home is 4 feet lower in grade than the driveway area. In order to safely access the home, the applicant has provided an accessible ramp and this ramp as proposed will encroach into the General Easement.*

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.

Regardless of the encroachment, any development within the General Easement will require the owner and the Town to enter into a Revocable GE Encroachment Agreement as part of a condition of approval.

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: Criteria Met

17.5.7: Grading and Drainage Design

Staff: Criteria Met

17.5.8: Parking Regulations

Staff: Criteria Met

17.5.9: Landscaping Regulations

Staff: Criteria Met. The landscaping plan was revised to show the irrigation and the plan has been modified to meet fire mitigation requirements. Tree diversity requirement is not being met. Staff recommends DRB waive this requirement.

17.5.11: Utilities

Staff: Criteria Met.

17.5.12: Lighting Regulations

Staff: Spec Sheet Submitted for the LED lights in the Hot Tub and Address Monument demonstrate conformance with CDC lighting standards

17.5.13: Sign Regulations

Staff: Criteria Met.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Criteria Met.

17.6.6: Roads and Driveway Standards

Staff: The proposed retaining walls exceed the allowed heights for driveways and must obtain a DRB Design Variation. The applicant has indicated that there will be minor planters at the base of the retaining walls to soften the walls heights, and it should be noted that due to the grade of the site, the retaining walls will only be minimally visible as shown in the provided 3D renderings of the entry to the home. The driveway grades and widths meet the requirements of the CDC.

17.6.8: Solid Fuel Burning Device Regulations

Staff: Criteria Met All fireplaces are labeled as gas fireplaces.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: CMP provided. Criteria Met. There are 4 off-street parking spaces, silt fence as needed, a roll-off, port a john and bearproof poly cart and a designated laydown area.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 729R-6, 89 Pennington Place based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 729R-6, based on the evidence provided within the Staff Report of record dated November 19, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

- 1) General Easement Encroachments

Design Review Board Design Variation:

- 1) Road and Driveway Standards/Retaining Wall Height
- 2) Landscape Species Diversity

And, with the following conditions:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) Prior to issuance of a CO, the property owner will enter into a Revocable General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) A monumented land survey establishing the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.
- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

/bg

CONTRACTOR
 CODY ABBOTT
 TOP NOTCH CONSTRUCTION
 8121 PRESERVE DR.
 TELLURIDE, CO. 81435
 970.596.1014

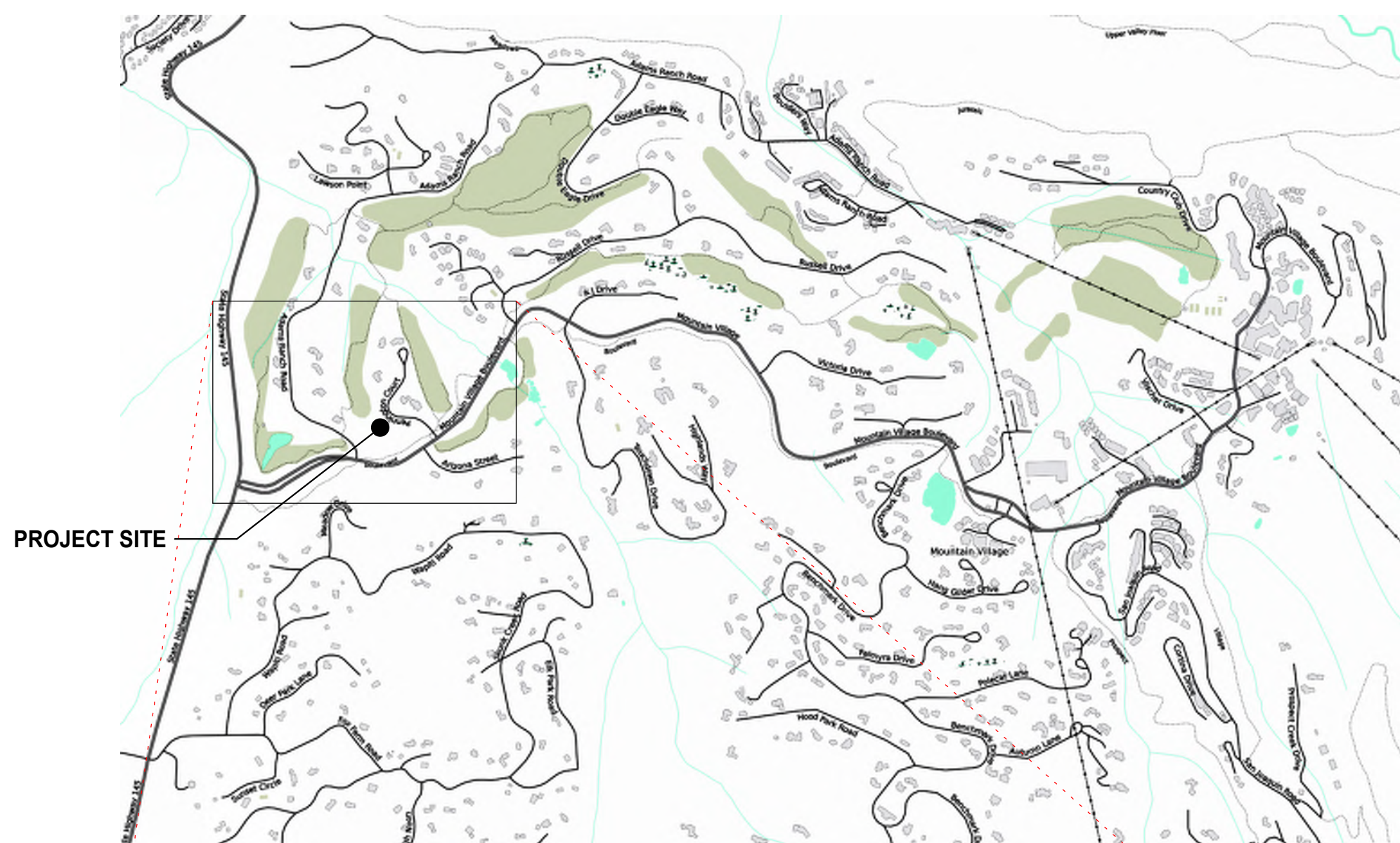
ARCHITECT
 SHORT ELLIOTT HENDRICKSON INC.
 2000 SOUTH COLORADO BLVD.
 TOWER ONE, SUITE 6000
 DENVER, CO. 80222
 720.540.6800

STRUCTURAL
 SHORT ELLIOTT HENDRICKSON INC.
 2000 SOUTH COLORADO BLVD.
 TOWER ONE, SUITE 6000
 DENVER, CO. 80222
 720.540.6800

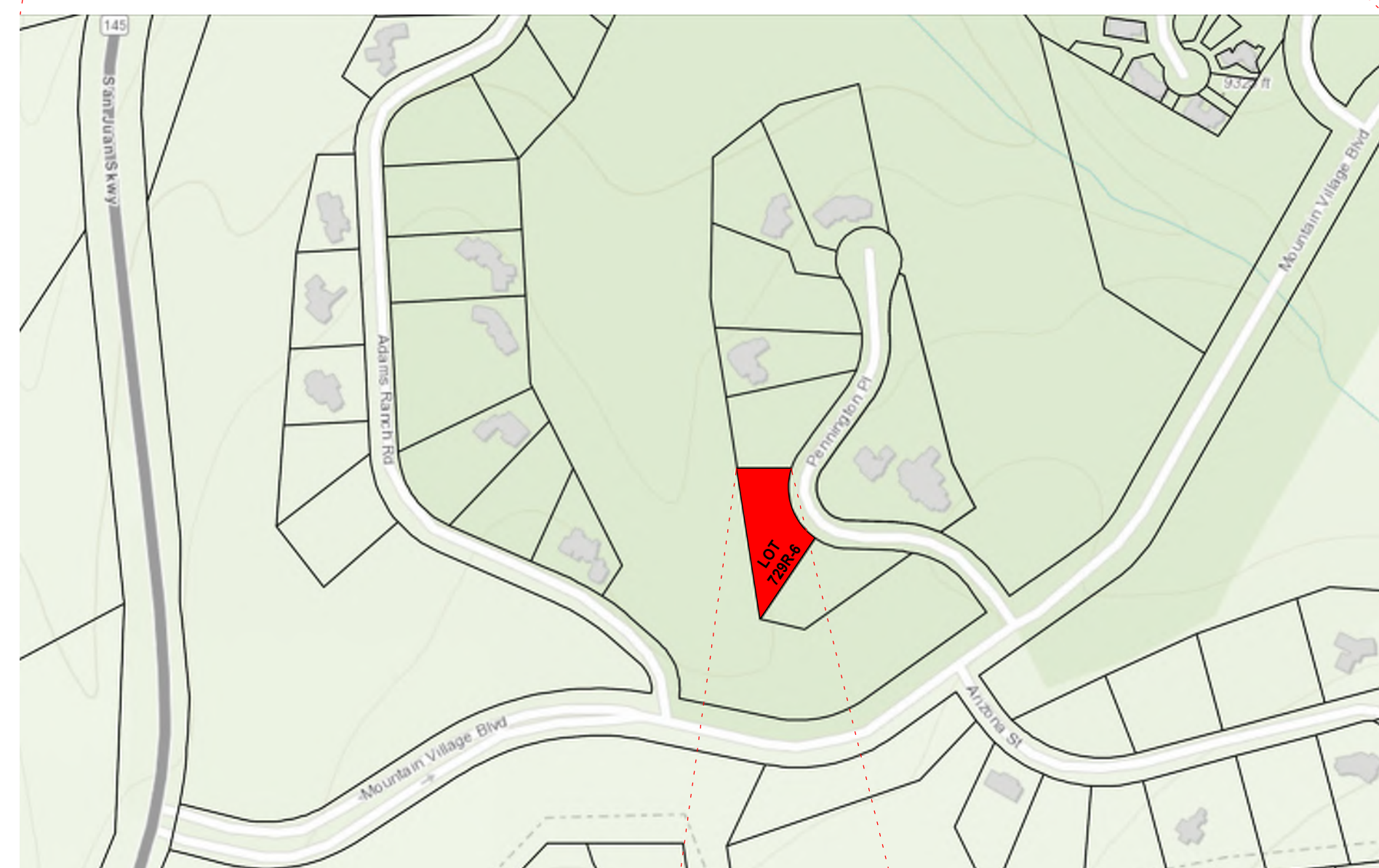
CIVIL
 DAVID BALLODE
 UNCOMPAGHRE ENGINEERING
 113 LOST CREEK LN SUITE D
 MOUNTAIN VILLAGE, CO 81435
 970.279.0683

SURVEYOR
 JEFFREY HASKELL
 FOLEY ASSOCIATES, INC.
 P.O. BOX 1385
 125 W PACIFIC AVE SUITE B-1
 TELLURIDE, CO 81435
 970.728.6153

LANDSCAPE
 HOLLY TERRY - DESIGNSCAPES COLORADO
 15440 E FREEMONT DR
 CENTENNIAL, CO. 80113
 303.721.9003



VICINITY MAP



PLAT MAP



LOT 729R-6

PROJECT DIRECTORY

CONTRACTOR: CODY ABBOTT
 TOP NOTCH CONSTRUCTION
 8121 PRESERVE DR.
 TELLURIDE, CO 81435
 970-596-1014

SURVEYOR: JEFFREY HASKELL
 FOLEY ASSOCIATES, INC.
 P.O. BOX 1385
 125 W PACIFIC AVE SUITE B-1
 TELLURIDE, CO 81435
 970-728-6153

STRUCTURAL ENGINEER: SHORT ELLIOTT HENDRICKSON INC.
 2000 SOUTH COLORADO BLVD.
 TOWER ONE, SUITE 6000
 DENVER, CO. 80222
 720.540.6800

CIVIL ENGINEER: DAVID BALLODE
 UNCOMPAGHRE ENGINEERING
 113 LOST CREEK LN SUITE D
 MOUNTAIN VILLAGE, CO 81435
 970-279-0683

LANDSCAPE DESIGNER: HOLLY TERRY
 DESIGNSCAPES COLORADO
 15440 E FREEMONT DR
 CENTENNIAL, CO 80113
 303-721-9903

ARCHITECT: SHORT ELLIOTT HENDRICKSON INC.
 2000 SOUTH COLORADO BLVD.
 TOWER ONE, SUITE 6000
 DENVER, CO. 80222
 720.540.6800

LEGAL DESCRIPTION

LOT 729R-6, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, TOWNSHIP 42 NORTH, RANGE 9 WEST, SAN MIGUEL COUNTY, COLORADO

BUILDING ELEVATIONS

| | |
|----------------------------|-----------|
| T.O. MAIN FLOOR SHEATHING | = 9222.0' |
| T.O. SHEATHING AT ENTRY | = 9222.0' |
| T.O. SHEATHING AT BRIDGE | = 9222.0' |
| T.O. GARAGE SLAB AT DOOR | = 9222.0' |
| T.O. LOWER FLOOR SLAB | = 9210.8' |
| T.O. UPPER FLOOR SHEATHING | = 9233.2' |

FLOOR AREAS: SQUARE FOOTAGE

| FINISHED AREAS: | SQUARE FEET |
|-----------------|-------------|
| LOWER FLOOR | 1,976 |
| MAIN FLOOR | 3,100 |
| UPPER FLOOR | 1,548 |
| TOTAL FINISHED | 6,624 |

UNFINISHED AREAS:

| | |
|--|-------|
| STORAGE/MECH | 752 |
| GARAGE | 1,024 |
| TOTAL UNFINISHED | 1,776 |
| TOTAL BUILDING AREA | 8,402 |
| LOT COVERAGE FOOTPRINT (MEASURED TO DRIP EDGE) | 6,202 |

SUBMITTAL PACKAGE SHEET INDEX

| | |
|------|---|
| A0.0 | COVER SHEET & PROJECT DATA |
| A0.1 | EXISTING CONDITIONS PLAN |
| A0.2 | ARCHITECTURAL SITE PLAN |
| A0.3 | FIRE MITIGATION PLAN |
| A0.4 | HEIGHT LIMIT ANALYSIS PLAN |
| A0.5 | HEIGHT LIMIT ANALYSIS ELEVATIONS |
| A0.6 | EXTERIOR LIGHTING (PHOTOMETRIC) PLAN |
| A1 | LOWER FLOOR PLAN |
| A2 | MAIN FLOOR PLAN |
| A3 | UPPER FLOOR PLAN |
| A4 | ROOF PLAN & DETAILS |
| A5 | ELEVATIONS & DETAILS |
| A6 | ELEVATIONS |
| A7 | ELEVATIONS AND SCHEDULES |
| A8 | EXTERIOR MATERIAL CALCULATIONS |
| A9 | EXTERIOR MATERIAL DIAGRAM |
| A10 | RENDERINGS |
| C1 | CIVIL ENGINEERING GENERAL NOTES |
| C2.2 | CIVIL ENGINEERING SITE PLAN WITH DRIVEWAY PROFILE |
| C3 | UTILITIES |
| C4 | CONSTRUCTION MITIGATION |
| L1 | LANDSCAPE DESIGN & PLANTING PLAN |
| L2 | IRRIGATION LAYOUT |

PROJECT DATA

| LOT INFO | | |
|------------------|-------------------------------|--------------|
| LOT NAME | LOT 729R-6 | |
| ZONING | SINGLE FAMILY RESIDENTIAL | |
| LOT SIZE | 100% = .667 ACRES = 29,055 SF | |
| MAX LOT COVERAGE | 40% = 269 ACRES = 11,622 SF | |
| LOT COVERAGE | 22% = .142 ACRES = 6,202 SF | |
| BUILDING INFO | | |
| DESCRIPTION | 2-STORY W/ WALKOUT BASEMENT | |
| BUILDING HEIGHT | ALLOWED | ACTUAL |
| | MAXIMUM 35' | 34.6' |
| | AVERAGE 30' | 24.8' |
| SNOWMELT AREA | 1,000 S.F. | 997 S.F. |
| PARKING SPACES | REQUIRED | ACTUAL |
| ENCLOSED | 2 | 2 + 1 TANDEM |
| SURFACE | 2 | 3 |

GENERAL PROJECT NOTES (2018 IRC)

ALL CONSTRUCTION TO BE COMPLETED PER GOVERNING CODES BELOW:
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ LOCAL AMENDMENTS
 2018 INTERNATIONAL PLUMBING CODE (IPC) W/ LOCAL AMENDMENTS
 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ LOCAL AMENDMENTS
 2018 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
 2020 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: 2018 IRC, SECTION R602)

ALL INTERIOR WALLS TO BE 2X4 AT 16" O.C. EXCEPT AS NOTED ON THESE ARCHITECTURAL AND STRUCTURAL PLANS. (RE: 2018 IRC, SECTION R602)

ALL WINDOW SIZES NOTED ON THESE ARCHITECTURAL PLANS ARE GENERIC DIMENSIONS, TO BE READ AS "FEET - INCHES". (A WINDOW SIZE OF "1630" DENOTES 1'-6" WIDE BY 3'-0" HIGH). CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT IF WINDOW MANUFACTURER'S SPECIFIC WINDOW SIZES DO NOT MATCH THE GENERIC WINDOW DESIGNATIONS ON THESE PLANS.

ALL GLASS IN HAZARDOUS LOCATIONS AS DEFINED BY THE 2018 IRC, SECTION R308.4, SHALL MEET THE GOVERNING CODE REQUIREMENT FOR SAFETY GLAZING.

FIREPLACES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODES (2018 IRC, SECTIONS R1001 - R1006) AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ALL GUARDRAILS SHALL COMPLY WITH THE 2018 IRC, SECTION R312.

ALL HANDRAILS SHALL COMPLY WITH THE 2018 IRC, SECTION R311.7.8.

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 2018 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 3.5.2. ALL EXPOSED BEAMS TO BE WRAPPED.

REPORT NUMBER "NER-200"
 FIGURE NO. 8, ASSEMBLY E-2

| | |
|----|-------------------------------------|
| 1. | 3/4" T&G PLYWOOD |
| 2. | 1-LAYER 5/8", TYPE 'X' GYPSUM BOARD |
| 3. | TJI JOIST |

PROVIDE 28 GA. FLASHING BETWEEN EXTERNAL CONCRETE SLABS AND WOOD FRAMING.

PROVIDE ROOF AND ATTIC VENTILATION IN ACCORDANCE WITH THE 2018 IRC, SECTION R806.

GUTTERS, WHERE PROVIDED AT HORIZONTAL FASCIAS, SHALL HAVE ONE DOWNSPOUT EVERY 25'-0" MAX.

DOWNSPOUTS, WHERE PROVIDED, SHALL DISCHARGE OUTWARD BEYOND THE LIMITS OF THE FOUNDATION BACKFILL.

ALL EXPOSED ROOF VENTS AND STACKS ARE TO BE PAINTED TO MATCH THE ADJACENT ROOF MATERIAL. LOCATE ALL VENTS AND STACKS TO THE REAR OF THE RIDGE IF POSSIBLE.

PROVIDE FLASHING AT ALL ROOF TO ROOF CONNECTIONS, ROOF TO WALL CONNECTIONS AND ALL ROOF PENETRATIONS AS REQUIRED BY GOVERNING CODE.

PROVIDE FLASHING AT ALL WINDOWS AND DOORS AND AT ALL BUILDING MATERIAL CONNECTIONS.

BUILDER TO VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, AND ALL METER LOCATIONS.

ICE AND WATER SHIELD TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS (SEE SECTION FOR NOTE).

INSTALL A CONTINUOUS 2X4 WOOD CANT STRIP AT ALL ROOF PITCH CHANGES TO PROVIDE CONTINUOUS BACKING BEHIND ICE AND WATER SHIELD.

CUSTOM RESIDENCE
 89 PENNINGTON PLACE,
 MOUNTAIN VILLAGE
 89 PENNINGTON PLACE,
 MOUNTAIN VILLAGE, CO 81435

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Project Status Issue Date
 PROGRESS SET 11/12/2021

REVISION SCHEDULE

| REV. # | DESCRIPTION | DATE |
|--------|-------------|------|
| | | |

COVER

A0.0

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LANDSCAPE
HOLLY TERRY - DESIGNSCAPES COLORADO
15440 E FREEMONT DR
CENTENNIAL, CO. 80113
303.721.9003

CUSTOM RESIDENCE
**89 PENNINGTON PLACE,
MOUNTAIN VILLAGE**
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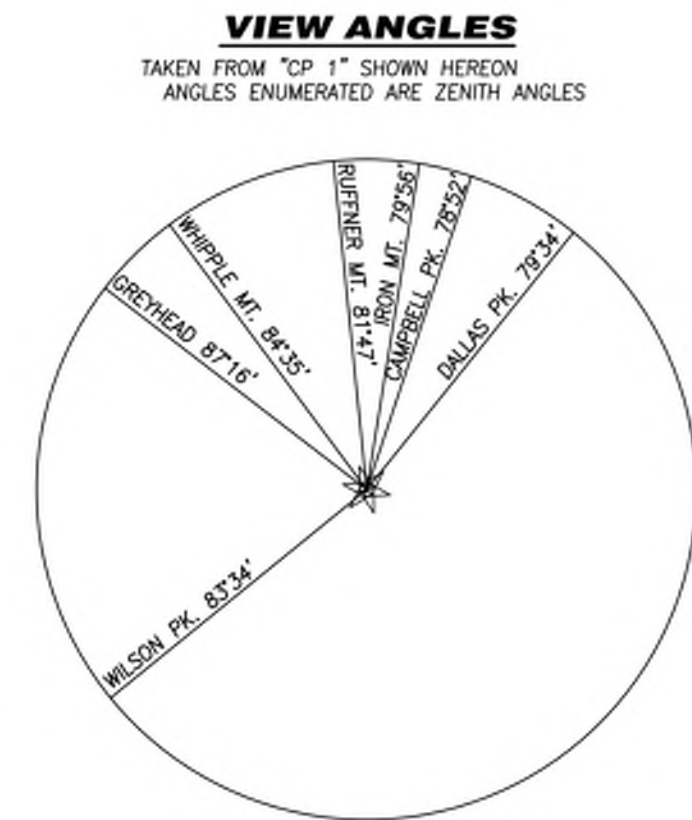
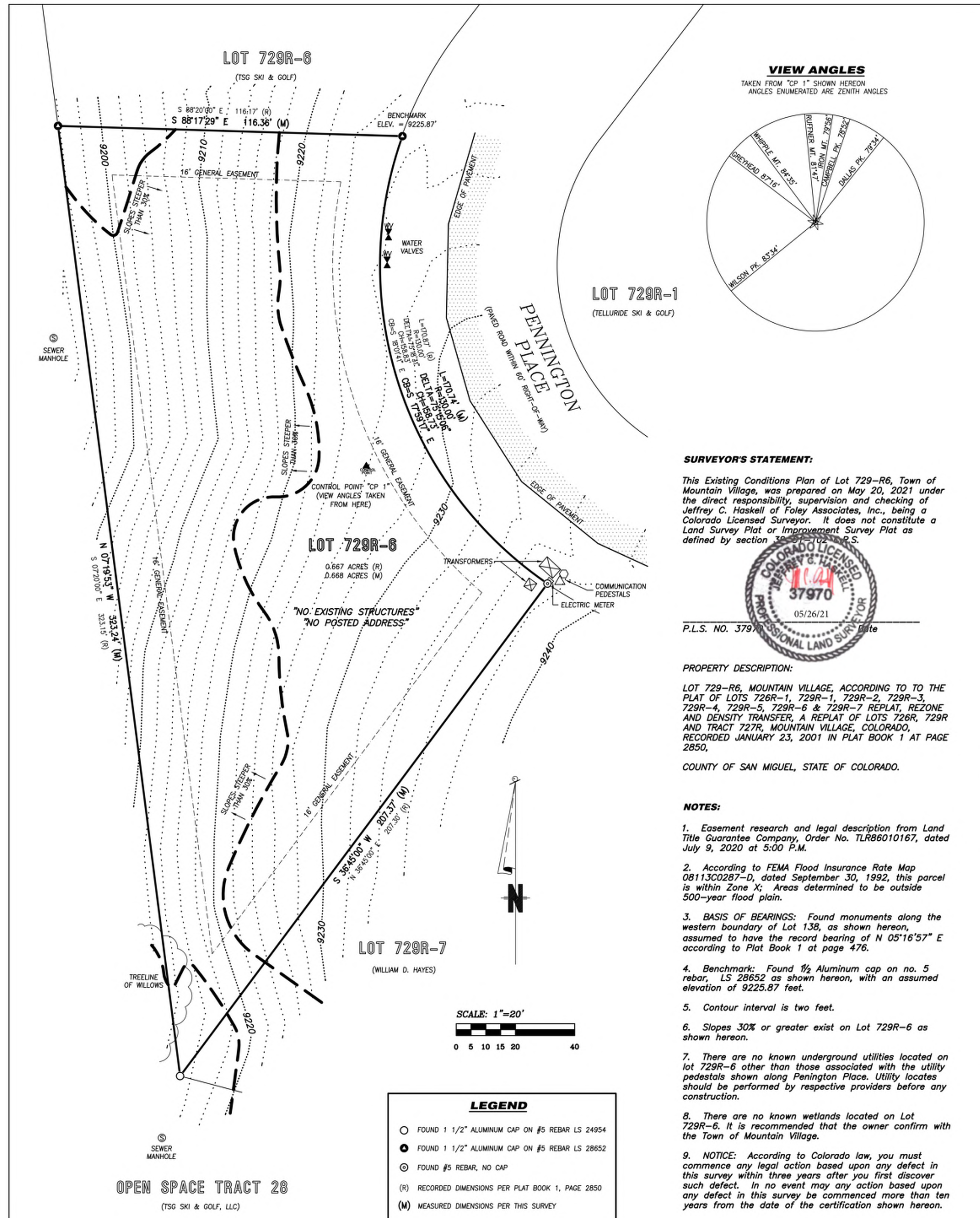
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SURVEY



SURVEYOR'S STATEMENT:

This Existing Conditions Plan of Lot 729-R6, Town of Mountain Village, was prepared on May 20, 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 13-1-102, C.R.S.



P.L.S. No. 37970 Date

PROPERTY DESCRIPTION:

LOT 729-R6, 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.

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, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- BASIS OF BEARINGS:** Found monuments along the western boundary of Lot 138, as shown hereon, assumed to have the record bearing of N 05°16'57" E according to Plat Book 1 at page 476.
- Benchmark:** Found 1/2 Aluminum cap on no. 5 rebar, LS 28652 as shown hereon, with an assumed elevation of 9225.87 feet.
- Contour interval is two feet.
- Slopes 30% or greater exist on Lot 729R-6 as shown hereon.
- There are no known underground utilities located on lot 729R-6 other than those associated with the utility pedestals shown along Pennington Place. Utility locates should be performed by respective providers before any construction.
- There are no known wetlands located on Lot 729R-6. It is recommended that the owner confirm with the Town of Mountain Village.
- 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 24954
- FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR LS 28652
- FOUND #5 REBAR, NO CAP
- (R) RECORDED DIMENSIONS PER PLAT BOOK 1, PAGE 2850
- (M) MEASURED DIMENSIONS PER THIS SURVEY

| | | | | |
|--|--|---|--------------------------------|------------------|
| Existing Conditions Plan | | Project Mgr: JH | 970-728-6153 970-728-6050 fax | |
| Lot 729R-6, Town of Mountain Village | | Technician: FG | PO Box 1385 | |
| Located within Section 4, T. 42 N., R. 9 W., San Miguel County, Colorado | | Checked by: CC | 125 W. Pacific Ave., Suite B-1 | |
| | | Start date: 07 / 15 / 2020 | Telluride, Colorado, 81435 | |
| | | Drawing path: dwg\2017 729R-6 ECP 05-21.dwg | Sheet 1 of 1 | Project #: 20017 |

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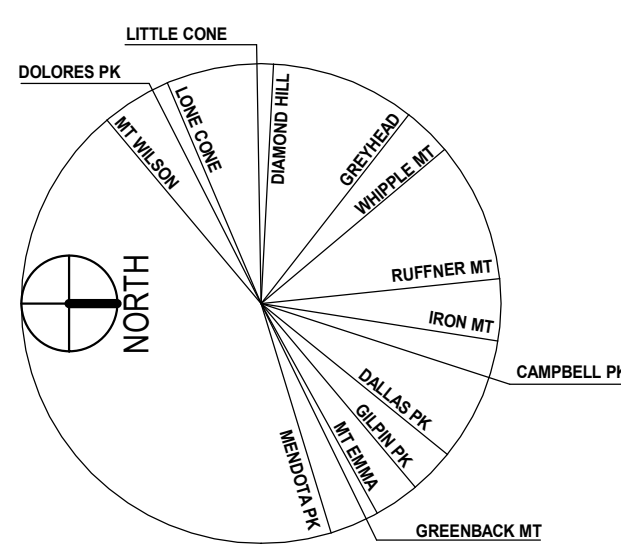
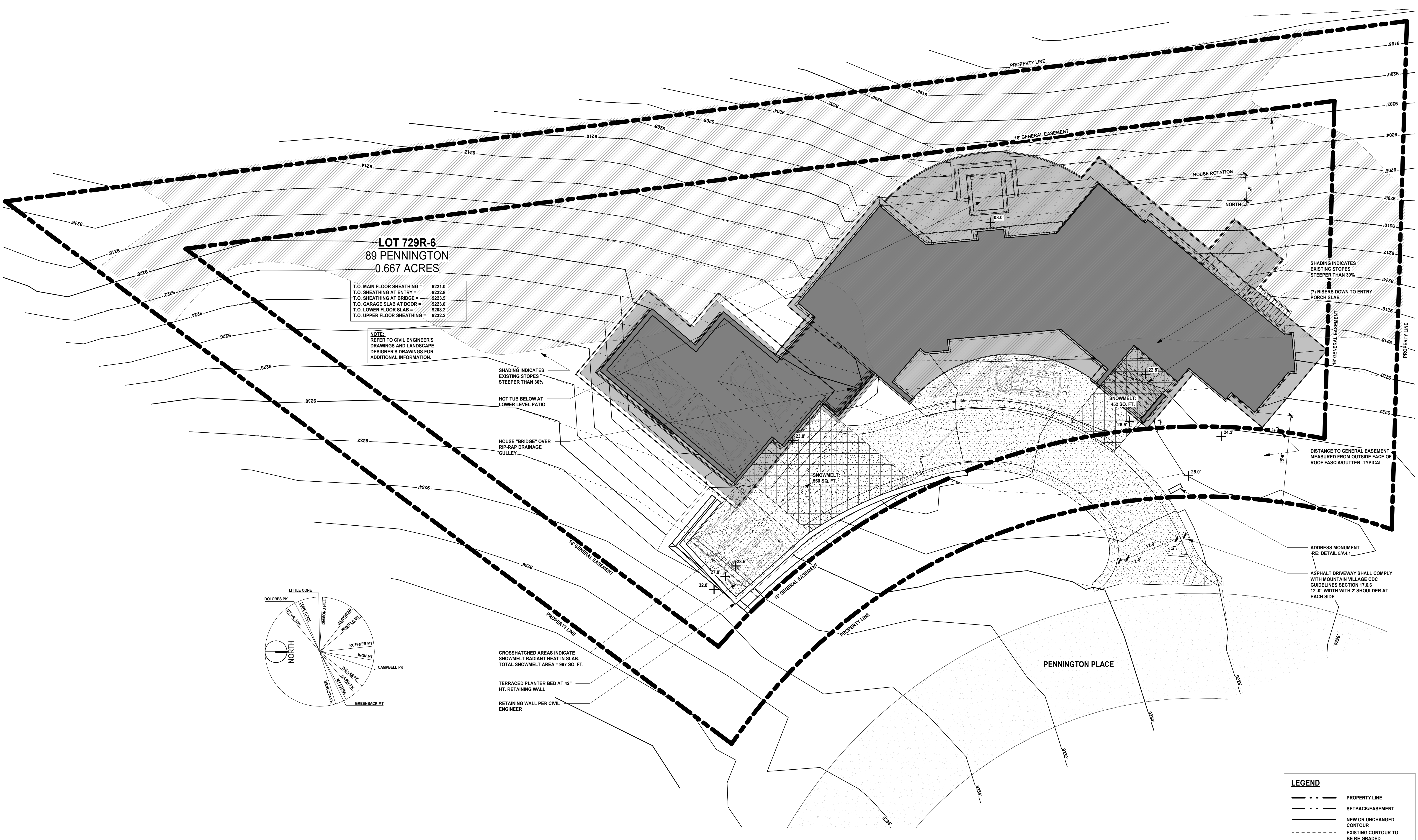
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|-------------------|-------------|------|
| REV. # | DESCRIPTION | DATE |

SITE PLAN



SITE PLAN
1" = 10'-0"

LEGEND

| | |
|---------------------|----------------------------------|
| --- | PROPERTY LINE |
| - - - | SETBACK/EASEMENT |
| --- | NEW OR UNCHANGED CONTOUR |
| - - - | EXISTING CONTOUR TO BE RE-GRADED |
| [Solid Grey] | NEW STRUCTURE |
| [Hatched Grey] | NEW OVERHANG: ROOF EAVE OR DECK |
| [Dotted Grey] | EXISTING ROAD/PAVING |
| [Crosshatched Grey] | NEW ROAD/PAVING |
| [Stippled Grey] | SNOWMELT PAVING |

LEGAL DESCRIPTION
LOT 729R-6, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN SECTION 4, T. 42 N., R. 9 W., SAN MIGUEL COUNTY, COLORADO

CONTRACTOR
 CODY ABBOTT
 TOP NOTCH CONSTRUCTION
 8121 PRESERVE DR
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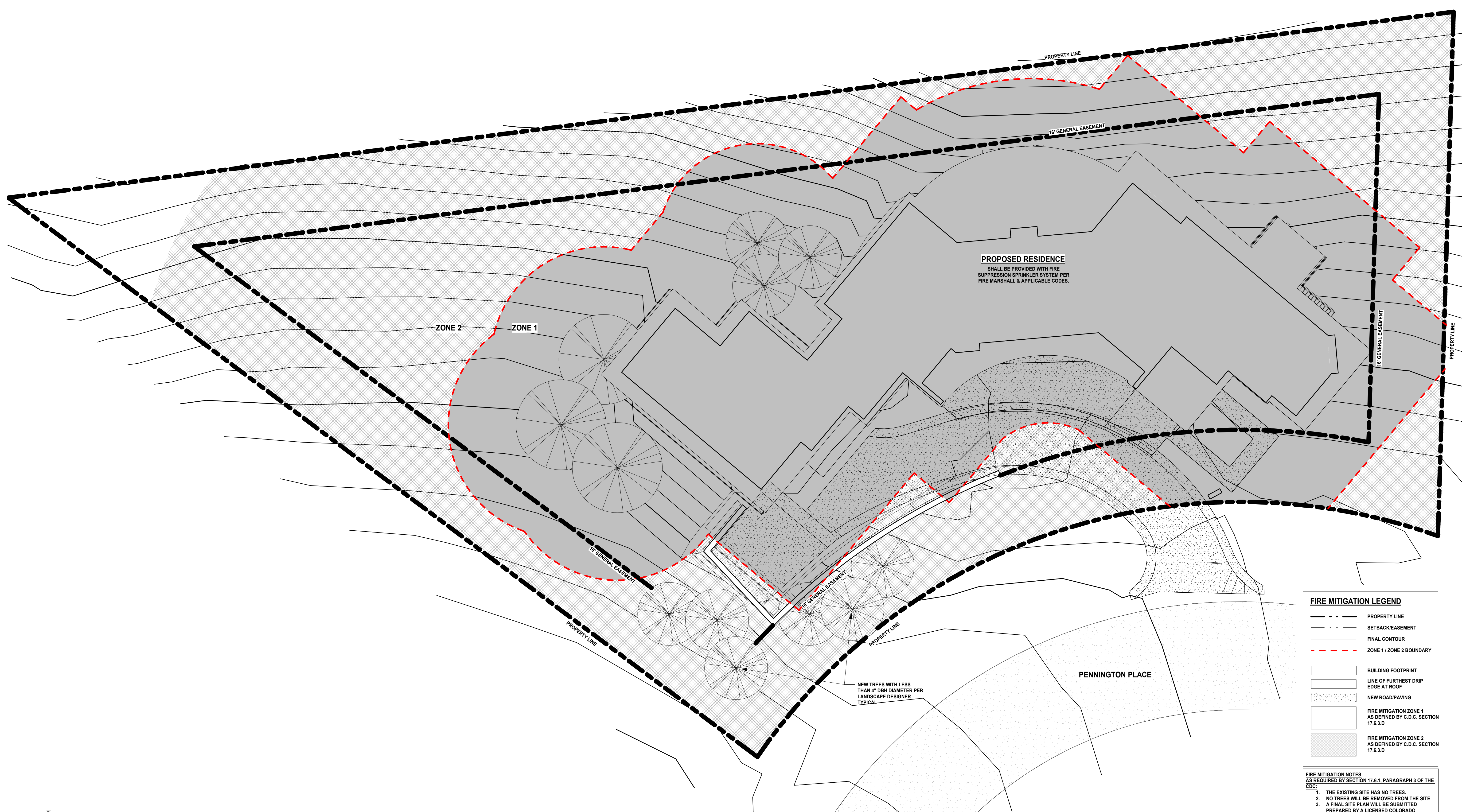
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 REV. # DESCRIPTION DATE

FIRE MITIGATION ZONE PLAN



FIRE MITIGATION LEGEND

| | |
|--------------------|--|
| --- (thick dashed) | PROPERTY LINE |
| --- (thin dashed) | SETBACK/EASEMENT |
| — (solid) | FINAL CONTOUR |
| - - - (dashed) | ZONE 1 / ZONE 2 BOUNDARY |
| [Grey Box] | BUILDING FOOTPRINT |
| [White Box] | LINE OF FURTHEST DRIP EDGE AT ROOF |
| [Stippled Box] | NEW ROAD/PAVING |
| [Light Grey Box] | FIRE MITIGATION ZONE 1 AS DEFINED BY C.D.C. SECTION 17.6.3.D |
| [Dark Grey Box] | FIRE MITIGATION ZONE 2 AS DEFINED BY C.D.C. SECTION 17.6.3.D |

- 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 SITE PLAN WILL BE SUBMITTED 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

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

11/18/2021 7:31:58 AM



| AVERAGE BUILDING HEIGHT CALCULATION | | | |
|-------------------------------------|------------------------|--------|-------|
| POINT LOCATION | MOST RESTRICTIVE GRADE | HEIGHT | |
| 1.LP (LOW POINT) | 9219.8' E (EXISTING) | 16.5' | |
| 1.HP.A (HIGH PT) | 9220.6' N (NEW) | 18.2' | |
| 1.HP.B | 9217.2' N | 21.7' | |
| 1.HP.C | 9214.0' E | 24.7' | |
| 2.HP | 9219.3' E | 19.2' | |
| 3.LP | 9217.9' E | 15.3' | |
| 3.HP | 9221.9' E | 16.9' | |
| 4.LP.A | 9207.9' E | 34.3' | |
| 4.LP.B | 9213.7' E | 28.5' | |
| 4.HP.A | 9212.4' E | 32.2' | |
| 4.HP.B | 9218.6' E | 28.1' | |
| 5.HP | 9214.2' E | 34.4' | |
| 6.LP | 9204.8' E | 34.6' | |
| 6.HP | 9212.0' E | 29.7' | |
| 7.LP | 9211.2' E | 30.5' | |
| 7.HP.A | 9217.6' E | 25.1' | |
| 7.HP.B | 9217.8' E | 24.9' | |
| 8.LP.A | 9207.8' E | 34.1' | |
| 8.LP.B | 9207.8' E | 34.1' | |
| 8.HP.A | 9216.3' E | 28.3' | |
| 8.HP.B | 9216.3' E | 28.3' | |
| 9.HP | 9215.2' E | 31.3' | |
| 10.HP | 9210.4' E | 31.8' | |
| LOW SECONDARY ROOF 11 NOT COUNTED | | | |
| 12.LP.A | 9214.3' E | 20.8' | |
| 12.LP.B | 9216.7' E | 18.2' | |
| 12.HP.A | 9207.2' E | 29.7' | |
| 12.HP.B | 9214.2' N | 22.7' | |
| LOW SECONDARY ROOF 13 NOT COUNTED | | | |
| 14.HP.A | 9220.8' N | 18.1' | |
| 14.HP.B | 9220.0' N | 17.5' | |
| 14.HP.C | 9218.5' N | 20.4' | |
| 14.LP.A | 9222.4' N | 12.0' | |
| 14.LP.B | 9227.5' N | 6.9' | |
| 14.LP.C | 9219.0' N | 18.5' | |
| AVERAGE HEIGHT | | | 24.4' |
| MAX AVERAGE HEIGHT ALLOWABLE | | | 30.0' |
| MARGIN OF COMPLIANCE | | | 5.6' |

| MAXIMUM BUILDING HEIGHT CALCULATIONS | | |
|---|--|------------------|
| 6.LP HIGHEST POINT ABOVE RELATIVE GRADE | | |
| MOST RESTRICTIVE GRADE BELOW | | EXISTING 9204.8' |
| BUILDING HEIGHT | | 34.6' |
| MAXIMUM BUILDING HEIGHT ALLOWABLE | | 35.0' |
| MARGIN OF COMPLIANCE | | 0.4' |
| 5.HP SECOND HIGHEST POINT ABOVE RELATIVE GRADE | | |
| MOST RESTRICTIVE GRADE BELOW | | EXISTING 9214.2' |
| BUILDING HEIGHT | | 34.4' |
| MAX BUILDING HEIGHT ALLOWABLE | | 35.0' |
| MARGIN OF COMPLIANCE | | 0.6' |
| 4.LP.A THIRD HIGHEST POINT ABOVE RELATIVE GRADE | | |
| MOST RESTRICTIVE GRADE BELOW | | EXISTING 9207.9' |
| BUILDING HEIGHT | | 34.3' |
| MAX HEIGHT ALLOWABLE | | 35.0' |
| MARGIN OF COMPLIANCE | | 0.7' |

| | |
|------------------------------|---------|
| T.O. MAIN FLOOR SHEATHING = | 9222.0' |
| T.O. SHEATHING AT ENTRY = | 9222.0' |
| T.O. SHEATHING AT BRIDGE = | 9222.0' |
| T.O. GARAGE SLAB AT DOOR = | 9222.0' |
| T.O. LOWER FLOOR SLAB = | 9210.8' |
| T.O. UPPER FLOOR SHEATHING = | 9233.2' |

COMMUNITY DEVELOPMENT CODE SECTION 17.3.11 - BUILDING HEIGHT

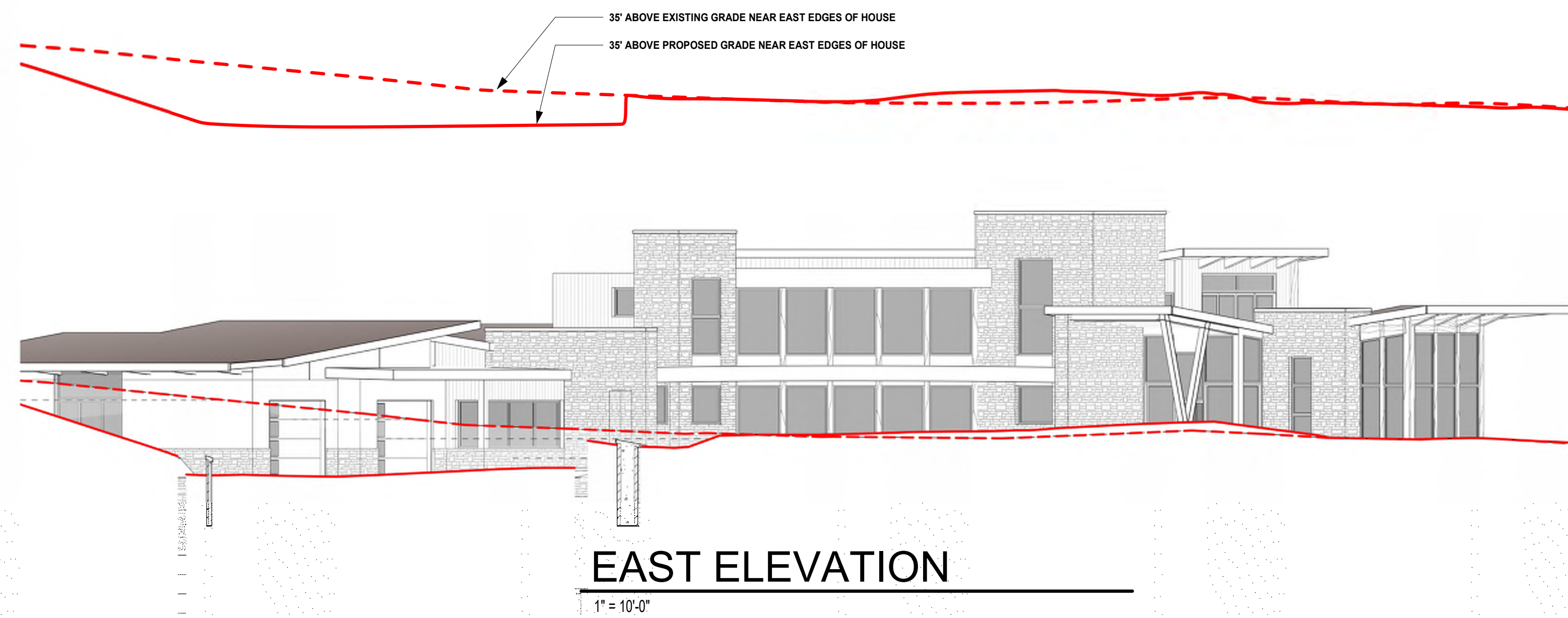
B. METHOD FOR MEASURING BUILDING HEIGHT
BUILDING HEIGHT SHALL BE MEASURED VERTICALLY AT A RIGHT ANGLE TO THE HORIZON LINE FROM ANY POINT ON A PROPOSED OR EXISTING ROOF OR EAVE (INCLUDING BUT NOT LIMITED TO THE ROOFING MEMBRANE) TO THE NATURAL GRADE OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, LOCATED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

C. 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."

89 PENNINGTON HEIGHT ANALYSIS NOTES:

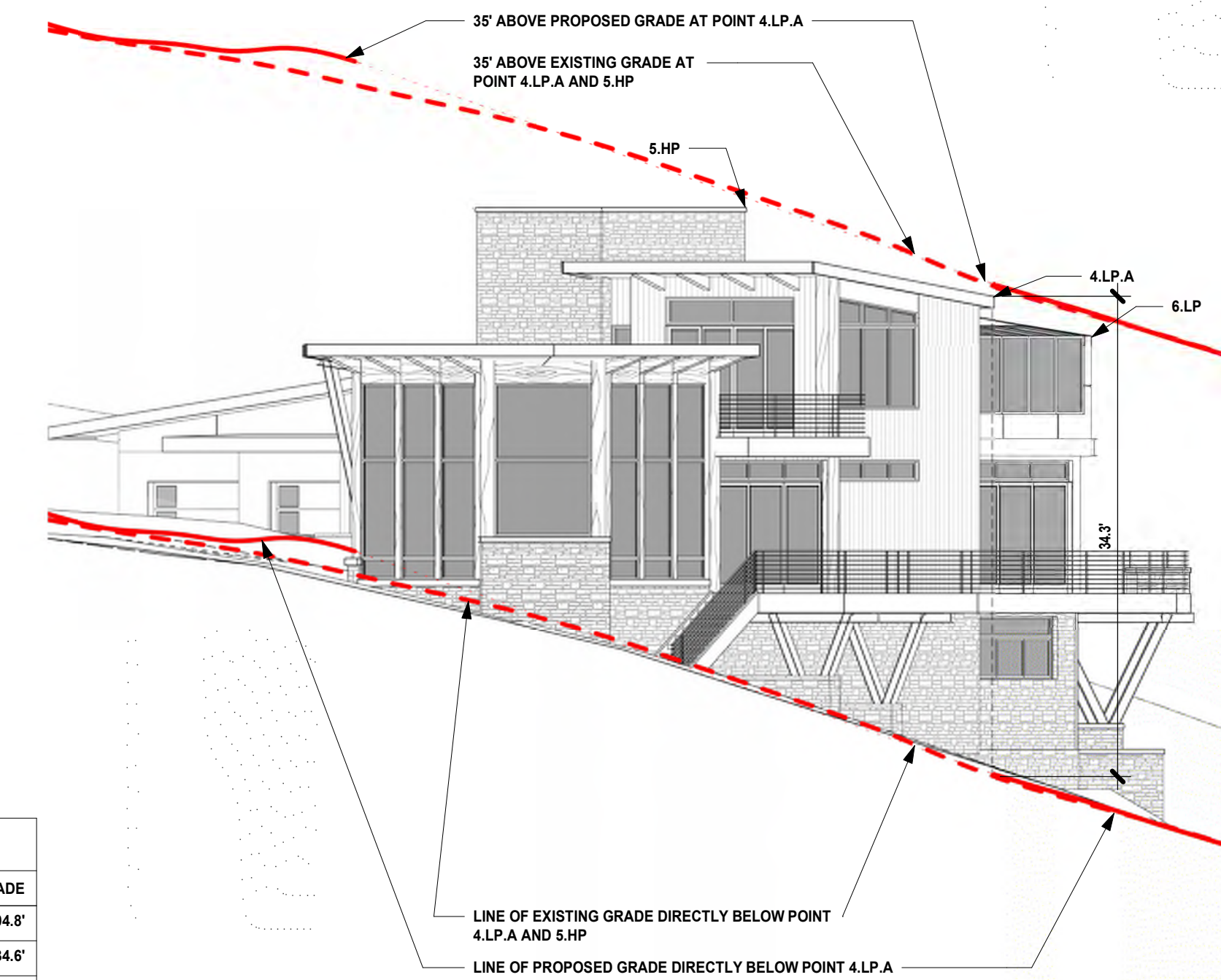
- DUE TO THE COMPLEX NATURE OF THIS HOME'S ROOF FORMS, AND IN KEEPING WITH THE INTENTION OF THE MAXIMUM AVERAGE HEIGHT CALCULATION METHOD:
- *LOW SECONDARY ROOFS 11 AND 13 HAVE NOT BEEN COUNTED TOWARDS THE AVERAGE HEIGHT.
- *ALL ROOFS AND PARAPETS SHADED GREY ARE COUNTED TOWARDS THE AVERAGE HEIGHT.
- *SLOPED ROOFS ARE ASSIGNED POINTS AT THE LOW EDGE AND THE HIGH EDGE, AT 20' INTERVALS ALONG THE LENGTH OF THAT ROOF.
- *FLAT ROOFS ARE ASSIGNED POINTS AT 20' INTERVALS ALONG THE LENGTH OF THAT ROOF. POINTS ARE PLACED ON PARAPETS WHERE APPLICABLE, AND LOCATED ABOVE THE MOST RESTRICTIVE GRADE WITHIN THE FOOTPRINT OF THAT ROOF.

HEIGHT LIMIT ANALYSIS
1" = 10'-0"



EAST ELEVATION

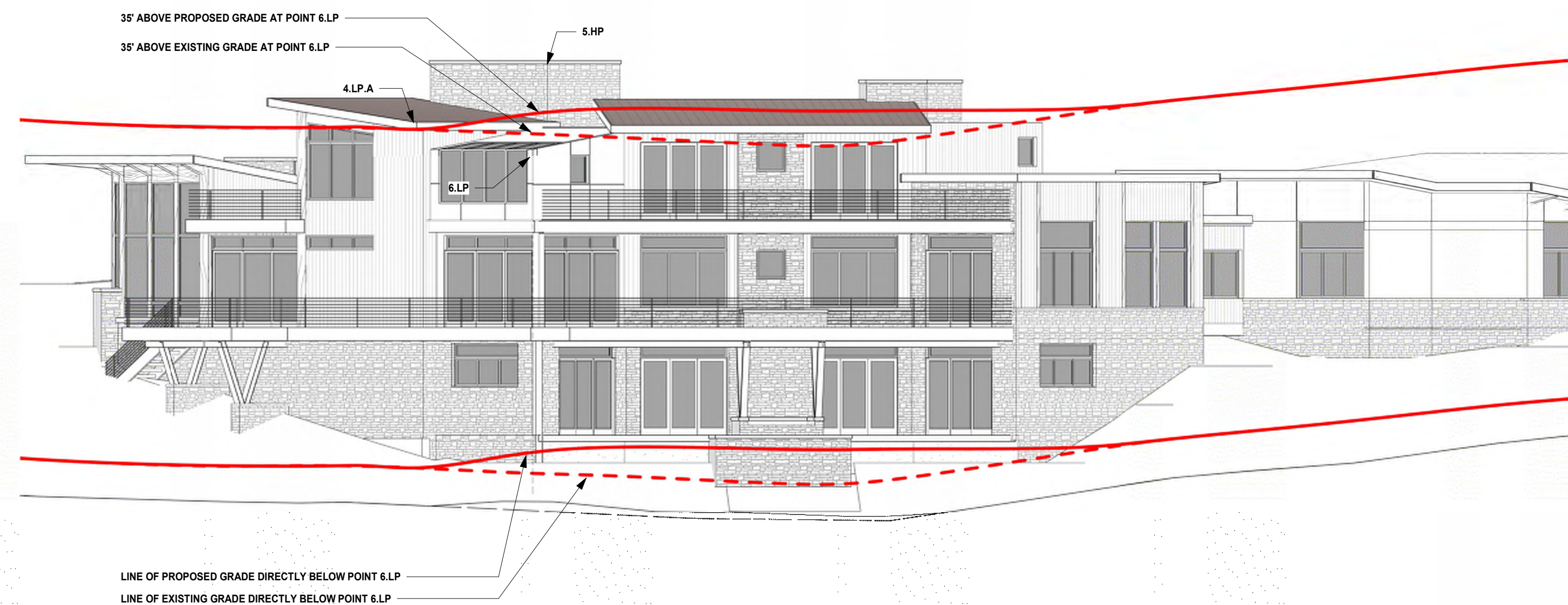
1" = 10'-0"



NORTH ELEVATION

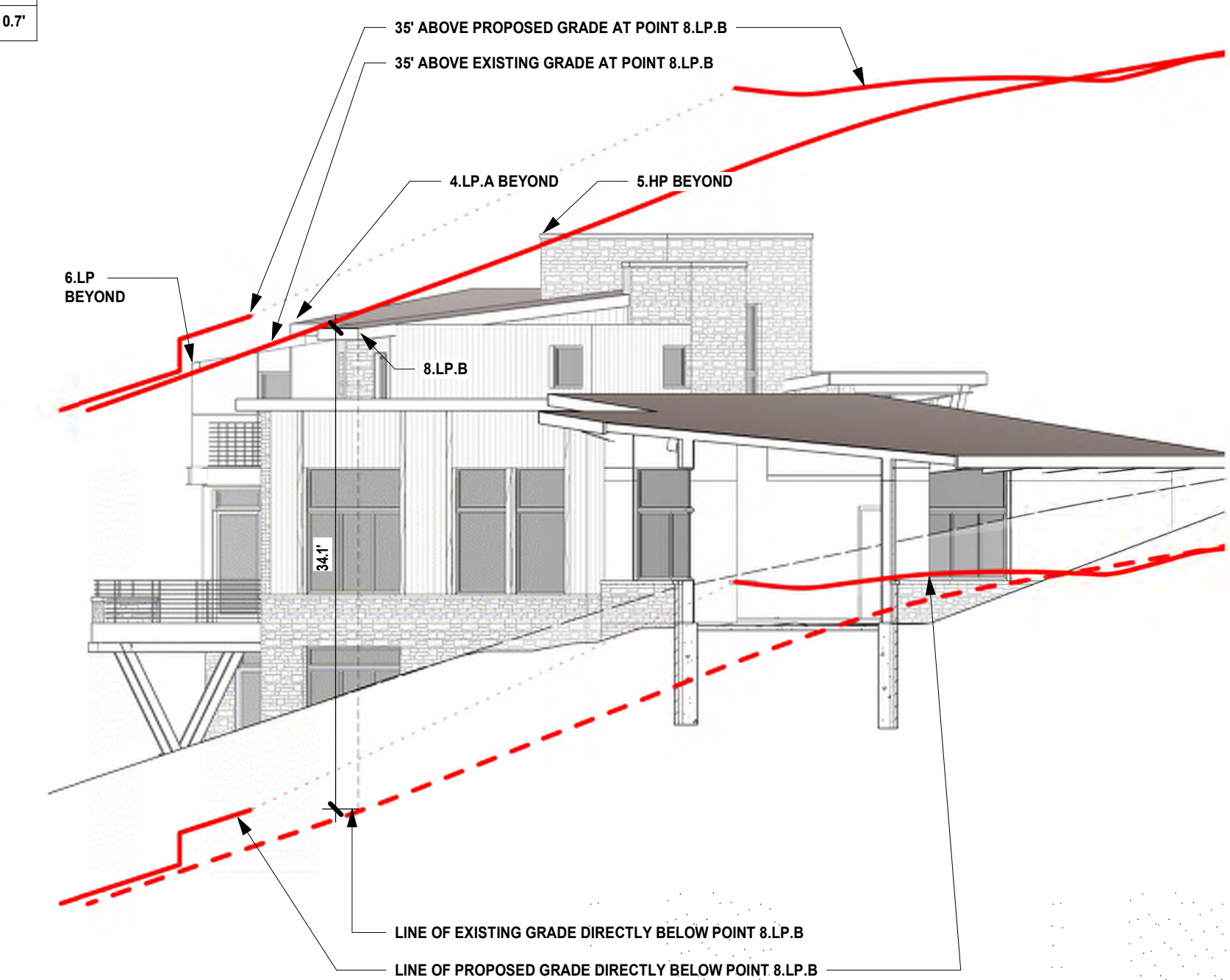
1" = 10'-0"

| MAXIMUM BUILDING HEIGHT CALCULATIONS | |
|---|------------------|
| 6.L.P. HIGHEST POINT ABOVE RELATIVE GRADE | |
| MOST RESTRICTIVE GRADE BELOW | EXISTING 9204.6' |
| BUILDING HEIGHT | 34.6' |
| MAXIMUM BUILDING HEIGHT ALLOWABLE | 35.0' |
| MARGIN OF COMPLIANCE | 0.4' |
| 5.H.P. SECOND HIGHEST POINT ABOVE RELATIVE GRADE | |
| MOST RESTRICTIVE GRADE BELOW | EXISTING 9214.2' |
| BUILDING HEIGHT | 34.4' |
| MAX BUILDING HEIGHT ALLOWABLE | 35.0' |
| MARGIN OF COMPLIANCE | 0.6' |
| 4.L.P.A. THIRD HIGHEST POINT ABOVE RELATIVE GRADE | |
| MOST RESTRICTIVE GRADE BELOW | EXISTING 9207.9' |
| BUILDING HEIGHT | 34.3' |
| MAX HEIGHT ALLOWABLE | 35.0' |
| MARGIN OF COMPLIANCE | 0.7' |



WEST ELEVATION

1" = 10'-0"



SOUTH ELEVATION

1" = 10'-0"

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HEIGHT ELEV

NOT FOR CONSTRUCTION

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89 PENNINGTON PLACE
MOUNTAIN VILLAGE, CO 81435

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SEH Project Checked By Drawn By
A MILLER
A COUNCIL

Project Status Issue Date
PROGRESS SET 11/12/2021

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| REV. # | DESCRIPTION | DATE |

LIGHT

EXTERIOR FIXTURE A:
EUROFASE "34898-30" RECESSED LED
LUMENS: 810
COLOR TEMP: 3000 K
LAMP TYPE: LED
WATTS: 12

EXTERIOR FIXTURE B:
DELTA "HELI X" SCREEN LED
LUMENS: 120
COLOR TEMP: 3000 K
LAMP TYPE: LED
WATTS: 1

34898-30, 3.5-INCH SQUARE LED RECESSED, 12W

| PRODUCT DETAILS | |
|-----------------|-------------|
| No. | 34898-30-01 |
| Product Color | BLACK |
| Length | 4.5" |
| Width | 4.5" |
| Height | 2.675" |

| LIGHT SOURCE DETAILS | |
|----------------------|----------------|
| Light Source Type | INTEGRATED LED |
| Input Voltage | 120V |
| Bulb Voltage | 120V |
| Socket Type | LED |
| Total Wattage | 12W |
| Total Lumens | 810lm |
| Kelvin | 3000K |
| CRF | 90 |
| Dimmable | Yes |

| TECHNICAL DETAILS | |
|-------------------|-------|
| Location Approval | DAMP |
| Tile 2x2 | Yes |
| Beam Angle | 40° |
| Cut Hole Diameter | 3.75" |

Options Available: ITEM NO. 34898-30-01 (BLACK), 34898-30-02 (WHITE)

PROJECT INFORMATION: Job Name, Date, Category, Comments

www.eurofase.com

Specification Sheet

HELI X SCREEN LED WW
6 202 04 22

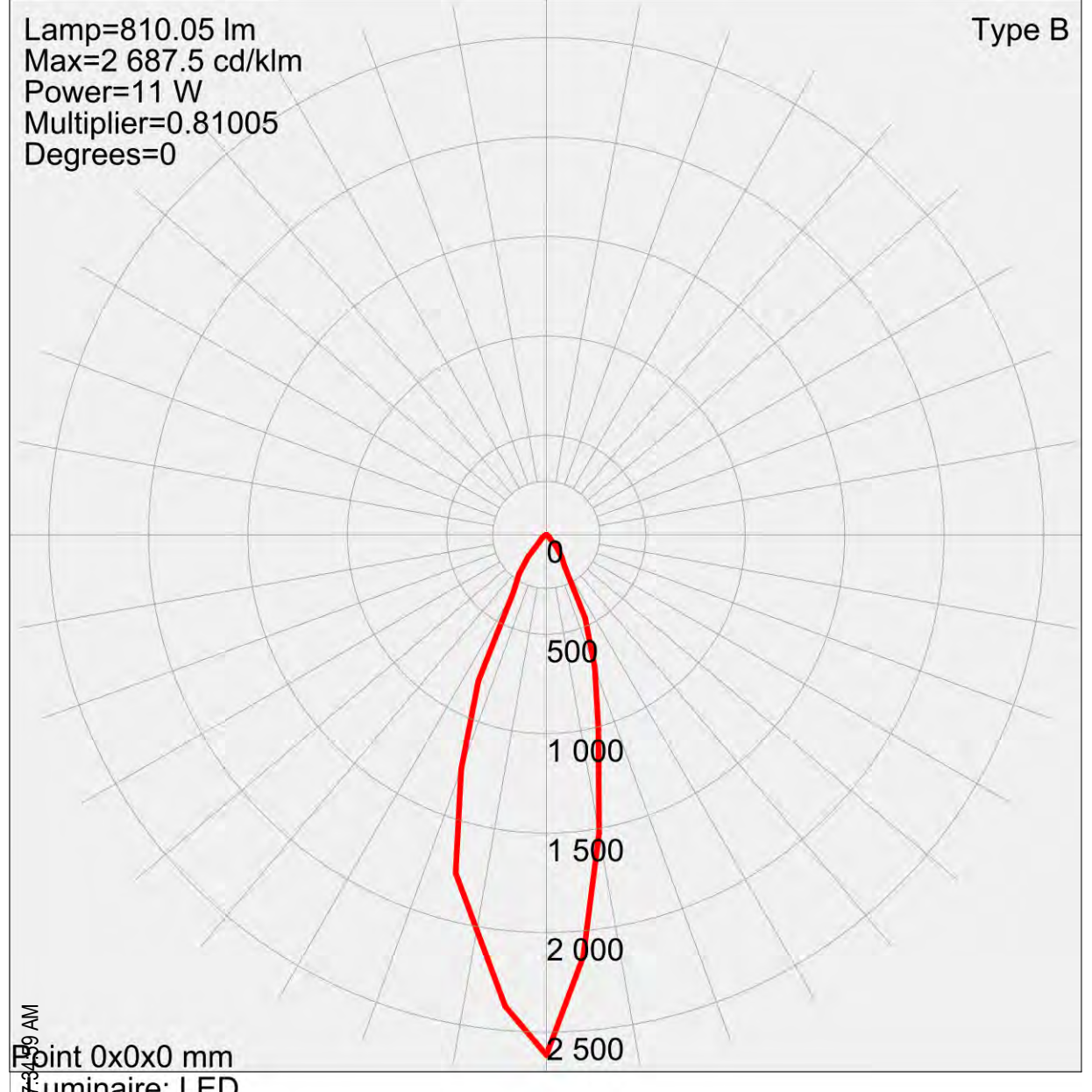
Output shape/size: 2" 15/16 x 3" 7/16
Recessed depth: 2" 3/8
Available colors: ALU GREY (6 202 04 22 A), DARK GREY (6 202 04 22 N)

LED 1.1W / 3000K: 1 x LED 1.1W / CRF=80 / 3000K / 120lm
EXCL. LED POWER SUPPLY 350mA-DC
For other CRF or KELVIN, contact factory.

LED Technics: Light source: 120 lm / 1 W // 122 lm/W
Luminaire: 18 lm / 2 W // 9 lm/W

Class 2: Yes
Ada: N.a.
Weight: 0.7 LBS
Protection level: IP54 - suitable for wet locations
Minimum distance: n.a.
Options: CONCRETE BOX 187

Requirements 1:
LED POWER SUPPLY 350mA-DC DIM (Remote)
For detailed installation instructions, please consult the manual 6_202_04_22_HANDOUT



2 EXTERIOR LIGHTING AT LOWER PATIO
1" = 10'-0"



3 EXTERIOR LIGHTING AT UPPER DECKS
1" = 10'-0"

EXTERIOR LIGHTING PLAN
1" = 10'-0"

CONTRACTOR
 CODY ABBOTT
 TOP NOTCH CONSTRUCTION
 8121 PRESERVE DR.
 TELLURIDE, CO. 81435
 970.596.1014

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 SHORT ELLIOTT HENDRICKSON INC.
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 720.540.6800

STRUCTURAL
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CIVIL
 DAVID BALLODE
 UNCOMPANHRE ENGINEERING
 113 LOST CREEK LN SUITE D
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 970.279.0683

SURVEYOR
 JEFFREY HASKELL
 FOLEY ASSOCIATES, INC.
 P.O. BOX 1385
 125 W PACIFIC AVE SUITE B-1
 TELLURIDE, CO 81435
 970.728.6153

LANDSCAPE
 HOLLY TERRY - DESIGNSCAPES COLORADO
 15440 E FREEMONT DR
 CENTENNIAL, CO. 80113
 303.721.9003

CUSTOM RESIDENCE
**89 PENNINGTON PLACE,
 MOUNTAIN VILLAGE**

89 PENNINGTON PLACE
 MOUNTAIN VILLAGE, CO 81435

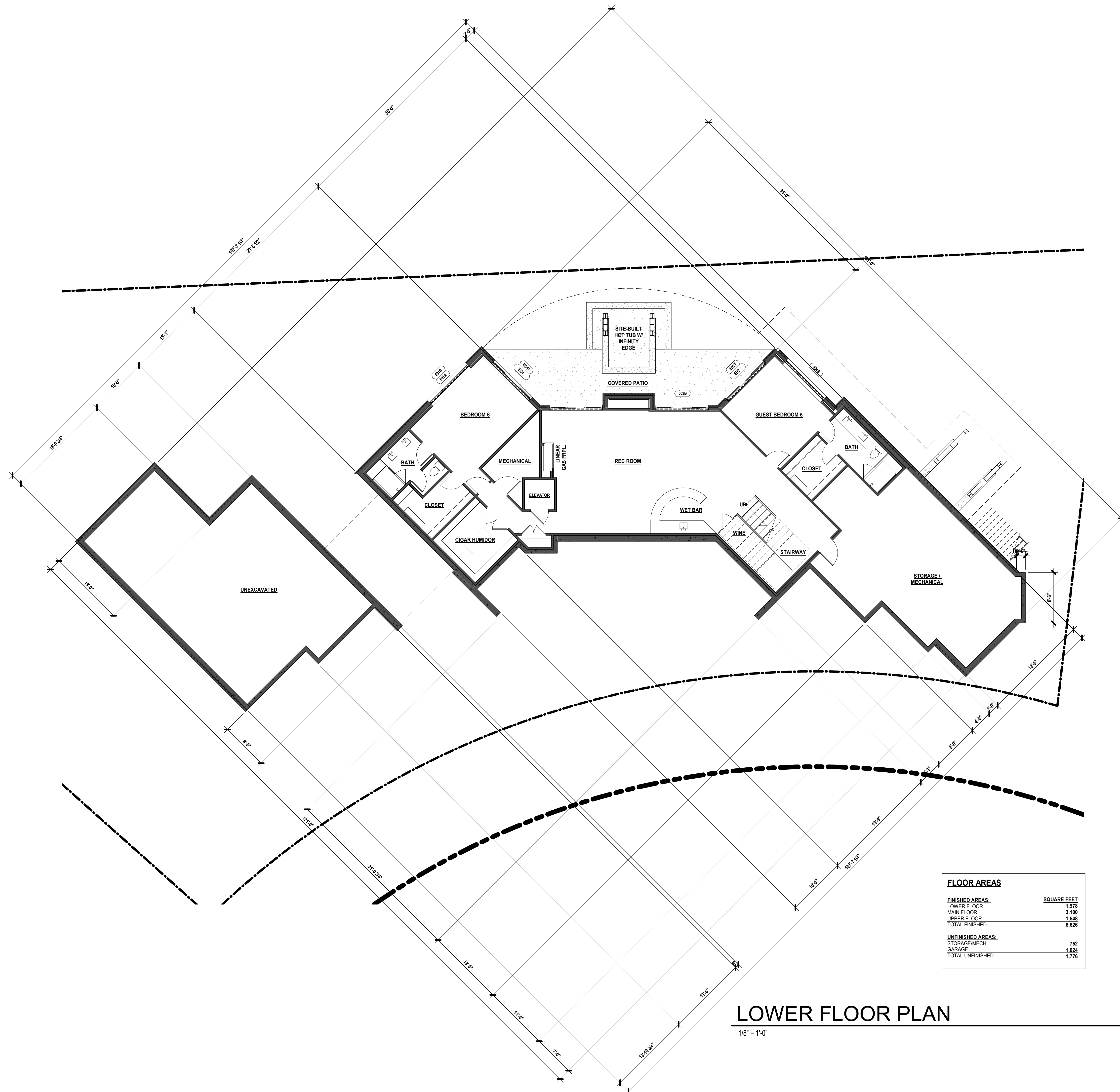
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 A.COUNCIL

Project Status Issue Date
 PROGRESS SET 11/12/2021

REVISION SCHEDULE
 REV.# DESCRIPTION DATE

LFP



| FLOOR AREAS | |
|-------------------|-------------|
| FINISHED AREAS: | SQUARE FEET |
| LOWER FLOOR | 1,978 |
| MAIN FLOOR | 3,100 |
| UPPER FLOOR | 1,548 |
| TOTAL FINISHED | 6,626 |
| UNFINISHED AREAS: | |
| STORAGE/MECH | 762 |
| GARAGE | 1,024 |
| TOTAL UNFINISHED | 1,776 |

LOWER FLOOR PLAN

1/8" = 1'-0"

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 MOUNTAIN VILLAGE**

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 MOUNTAIN VILLAGE, CO 81435

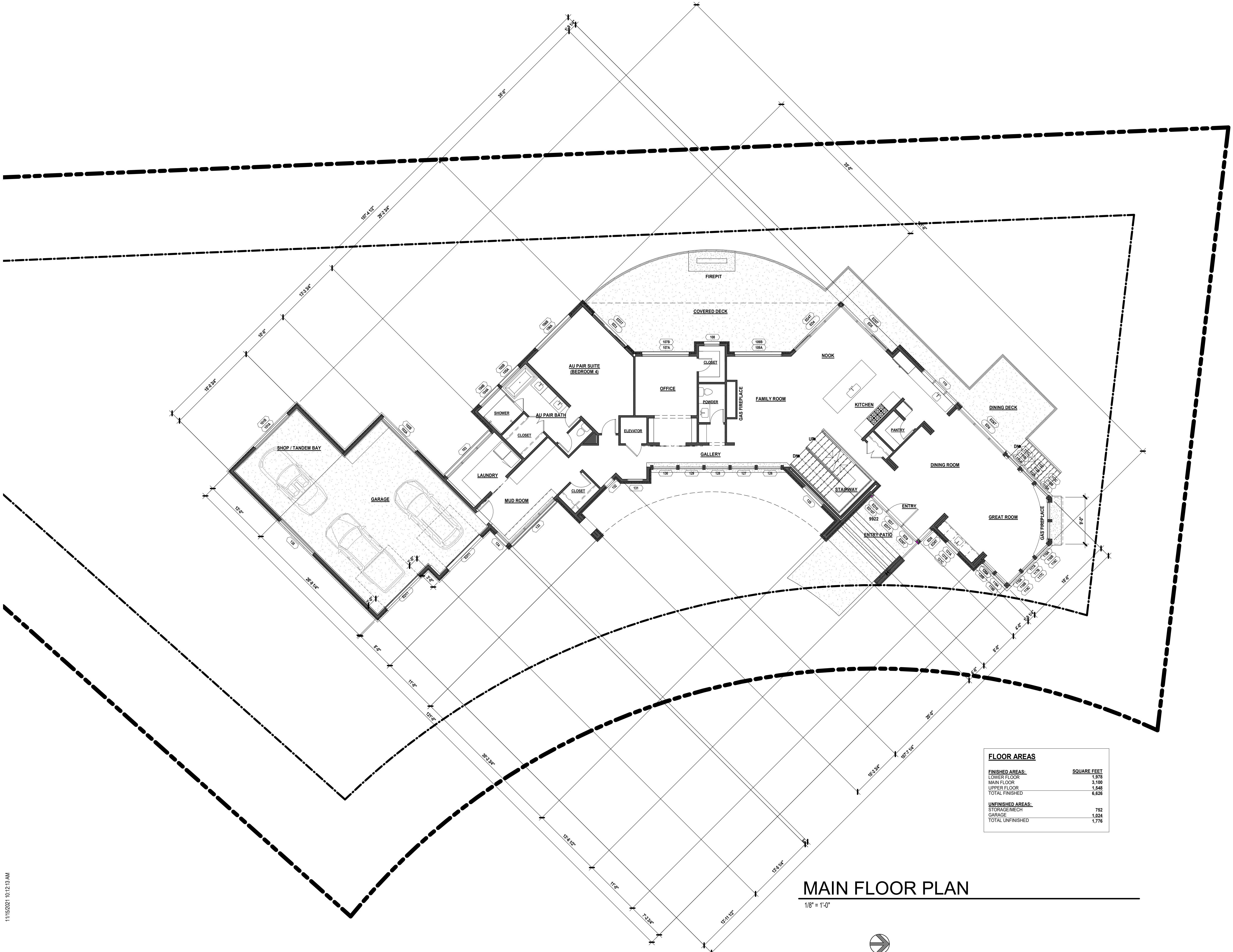
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REVISION SCHEDULE
 REV. # DESCRIPTION DATE

MFP



| FLOOR AREAS | |
|-------------------|-------------|
| FINISHED AREAS: | SQUARE FEET |
| LOWER FLOOR | 1,978 |
| MAIN FLOOR | 3,100 |
| UPPER FLOOR | 1,646 |
| TOTAL FINISHED | 6,626 |
| UNFINISHED AREAS: | |
| STORAGE/MECH | 752 |
| GARAGE | 1,024 |
| TOTAL UNFINISHED | 1,776 |

MAIN FLOOR PLAN

1/8" = 1'-0"

CONTRACTOR
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TOP NOTCH CONSTRUCTION
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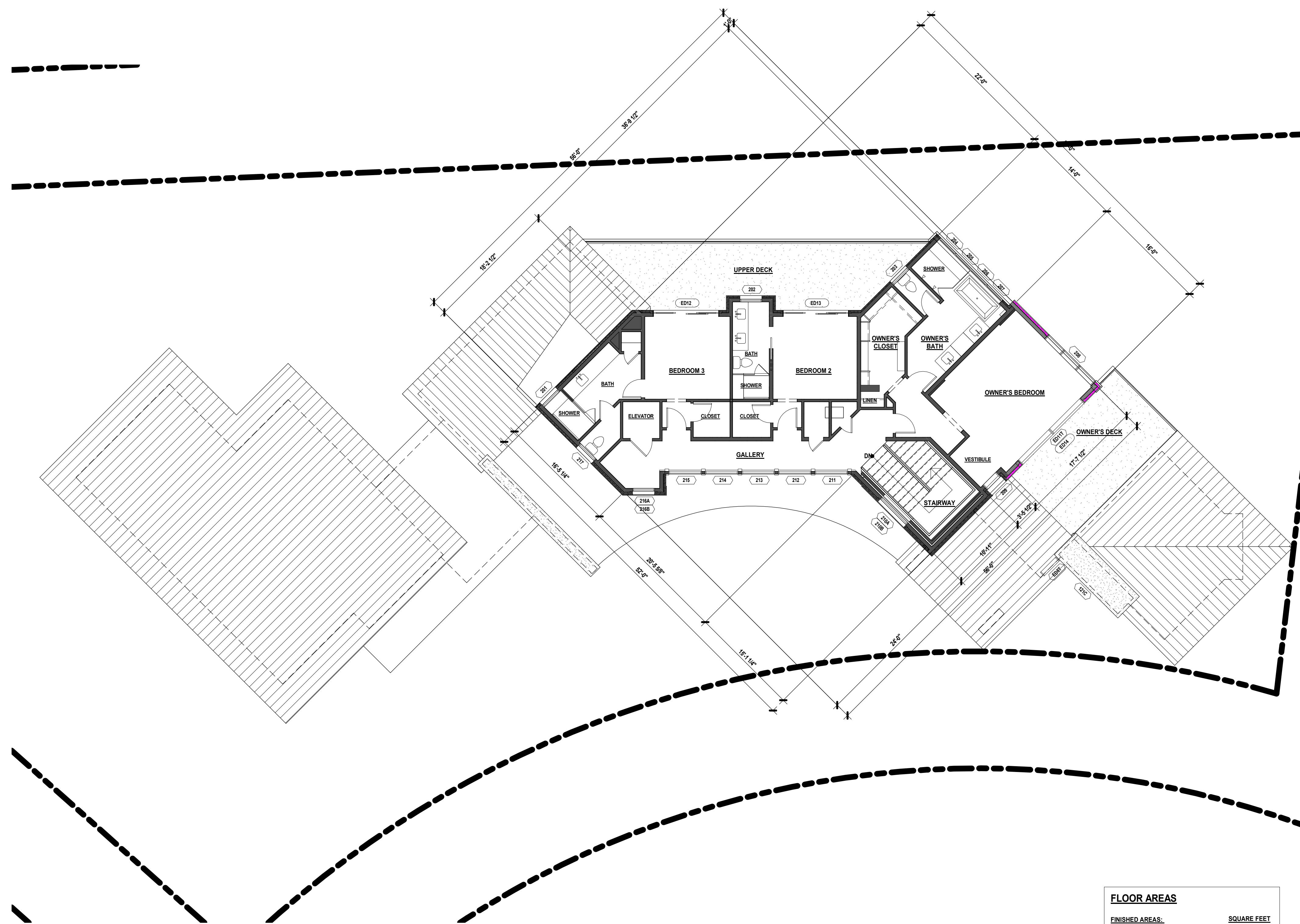
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|--------|-------------|------|
|--------|-------------|------|

UFP

A.3



UPPER FLOOR PLAN

1/8" = 1'-0"

| FLOOR AREAS | |
|-------------------|-------------|
| FINISHED AREAS: | SQUARE FEET |
| LOWER FLOOR | 1,978 |
| MAIN FLOOR | 3,100 |
| UPPER FLOOR | 1,548 |
| TOTAL FINISHED | 6,626 |
| UNFINISHED AREAS: | |
| STORAGE/MECH | 752 |
| GARAGE | 1,024 |
| TOTAL UNFINISHED | 1,776 |

CONTRACTOR
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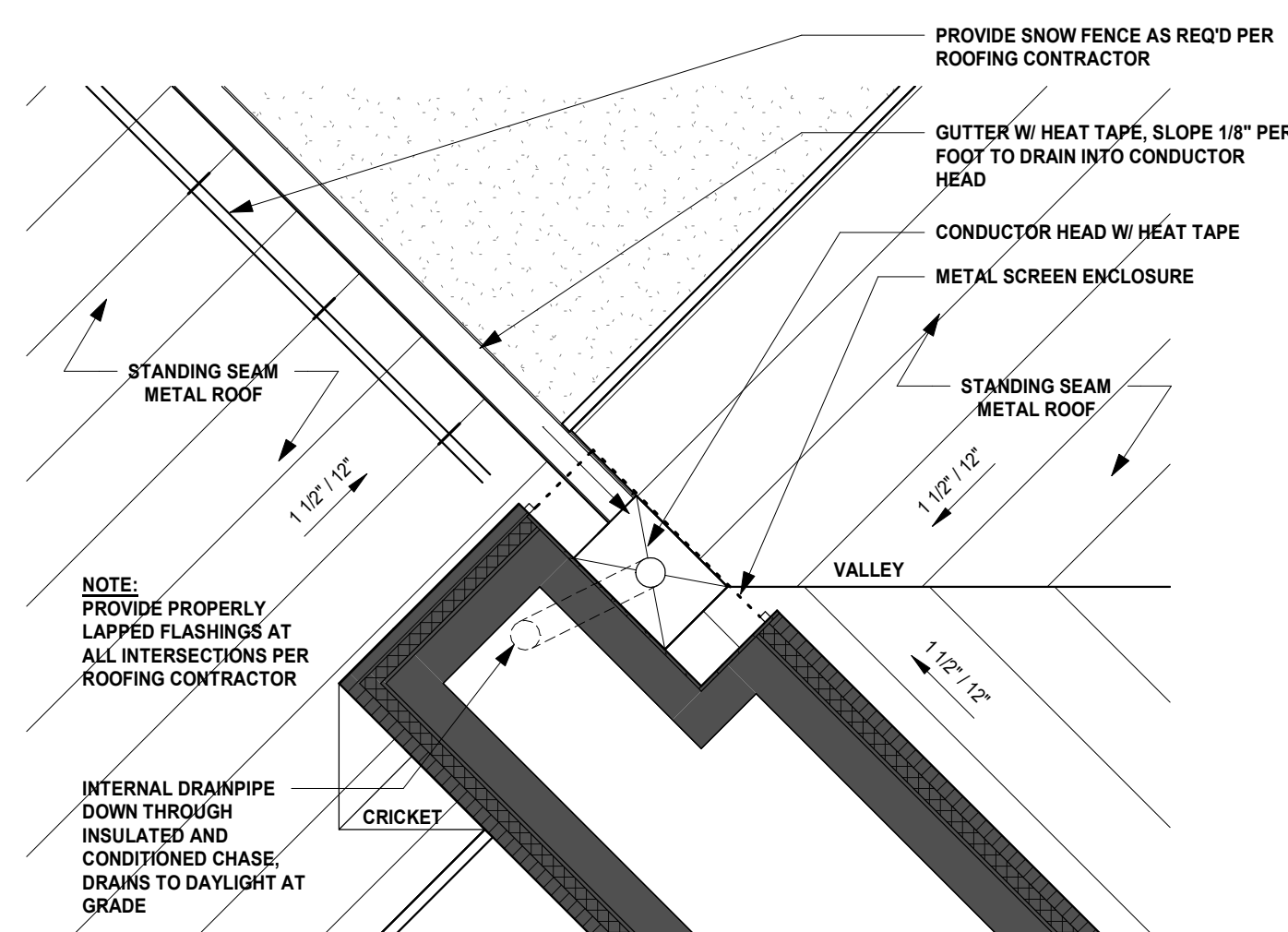
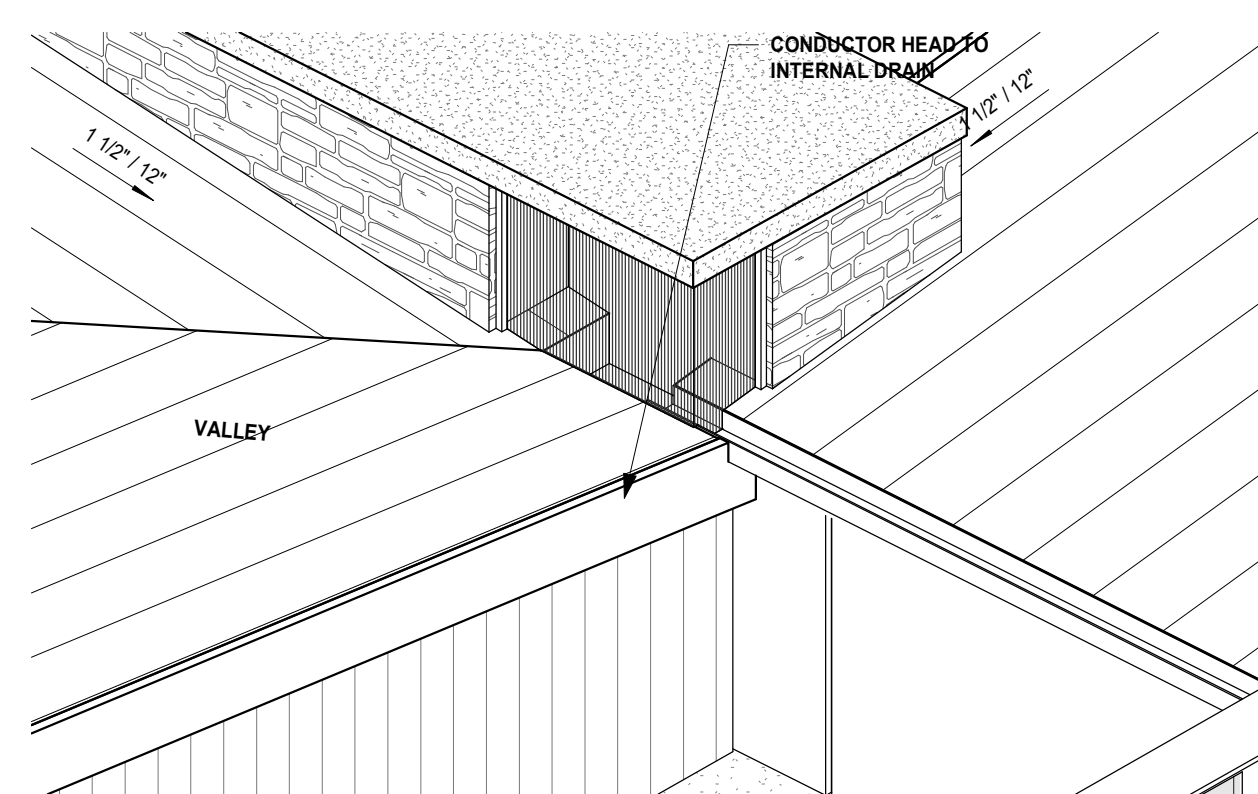
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 Drawn By A COUNCIL

Project Number
 A MILLER

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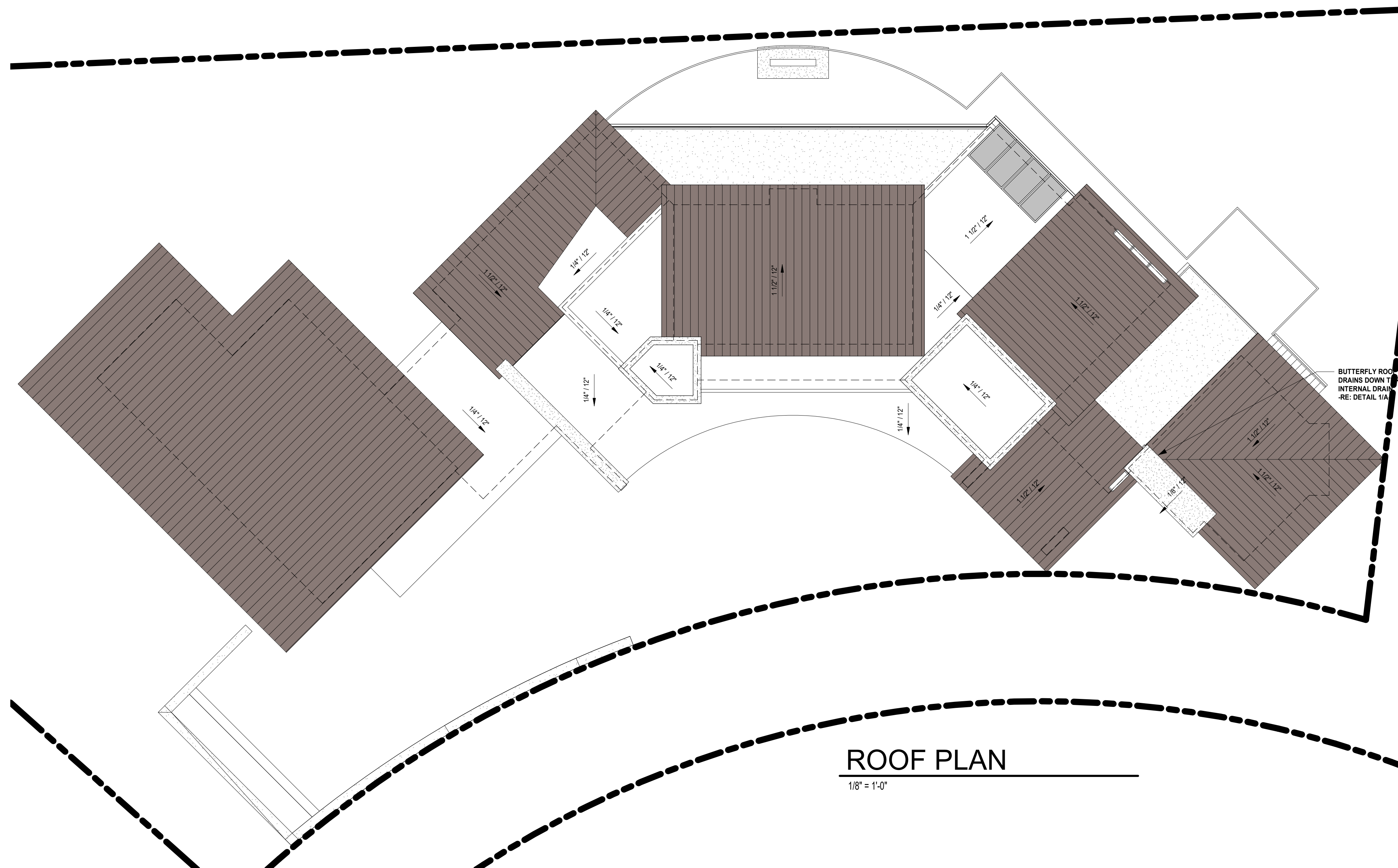
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RFP



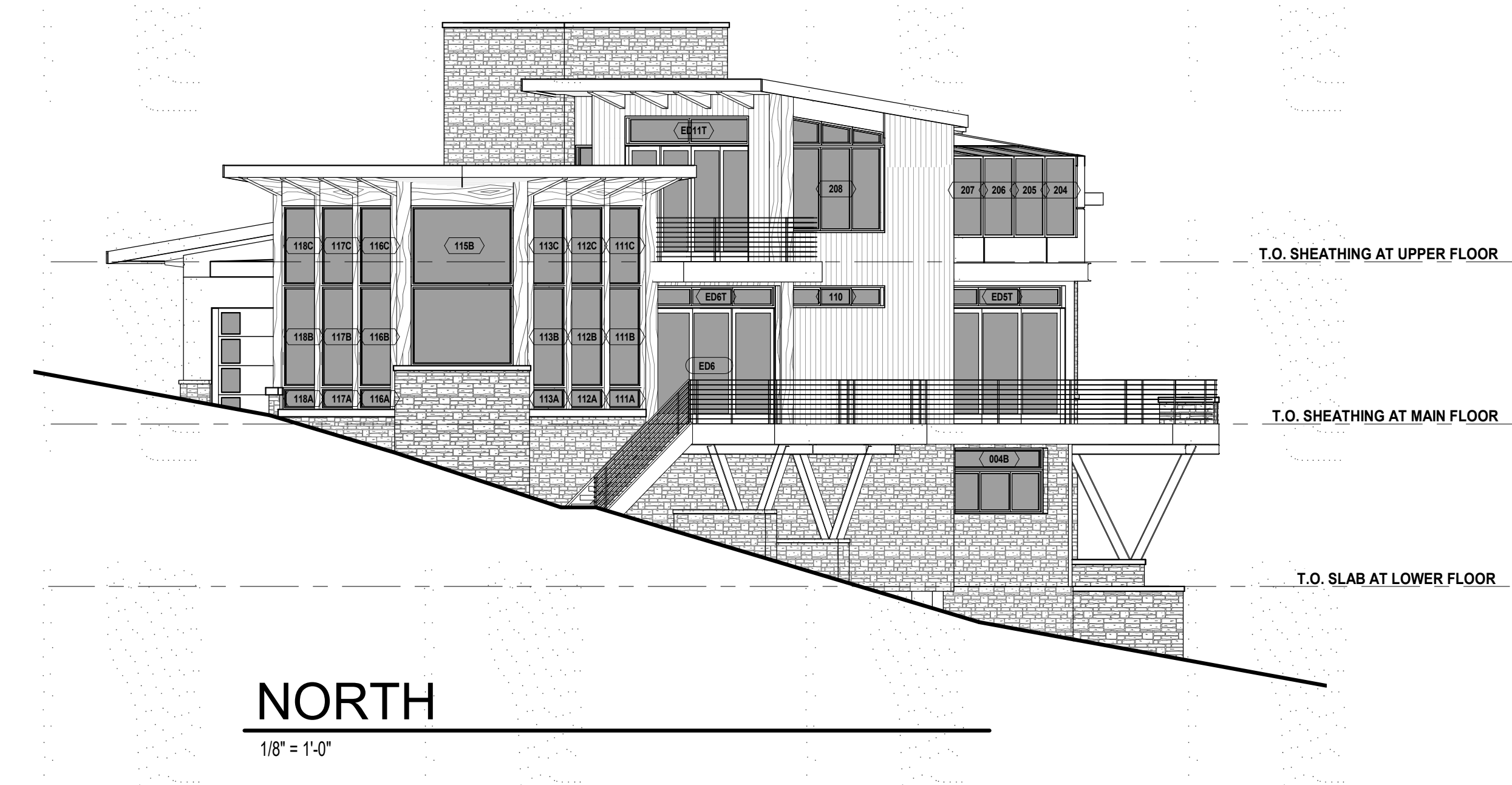
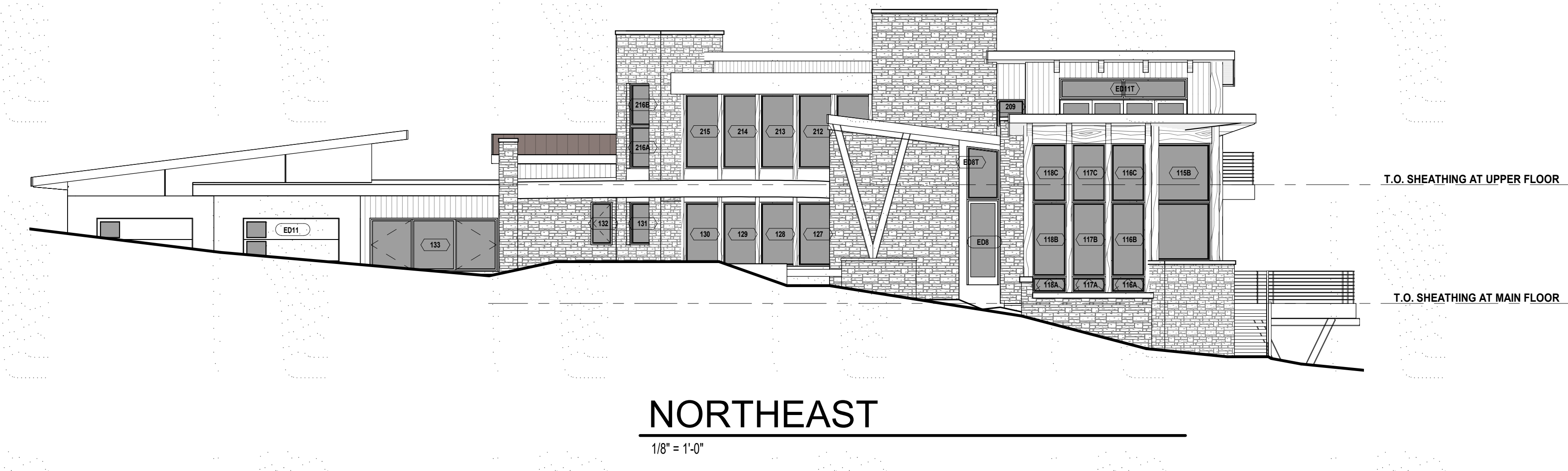
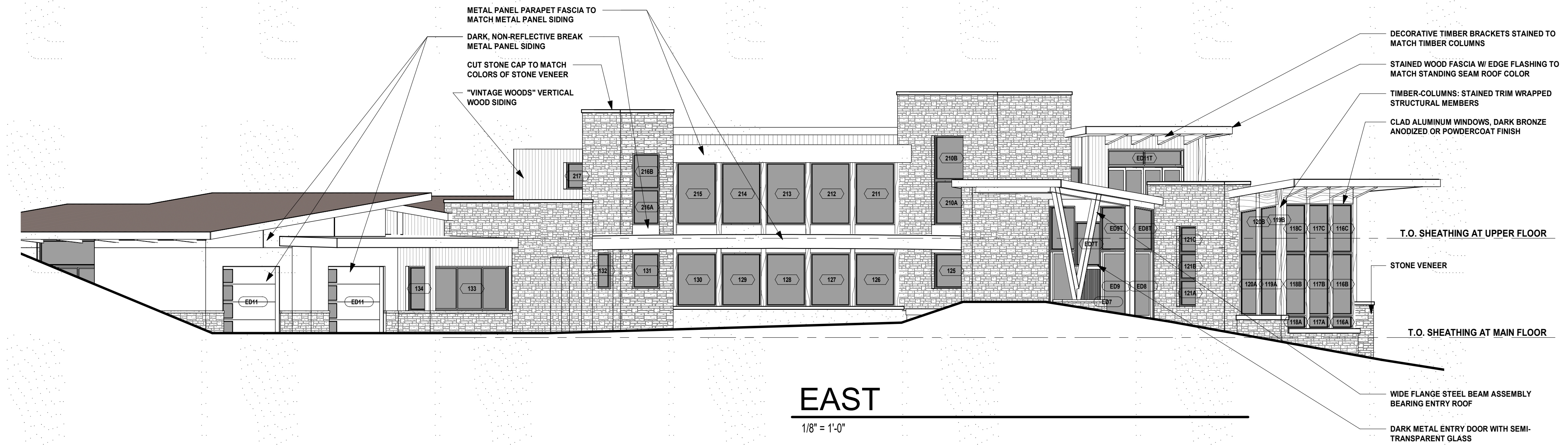
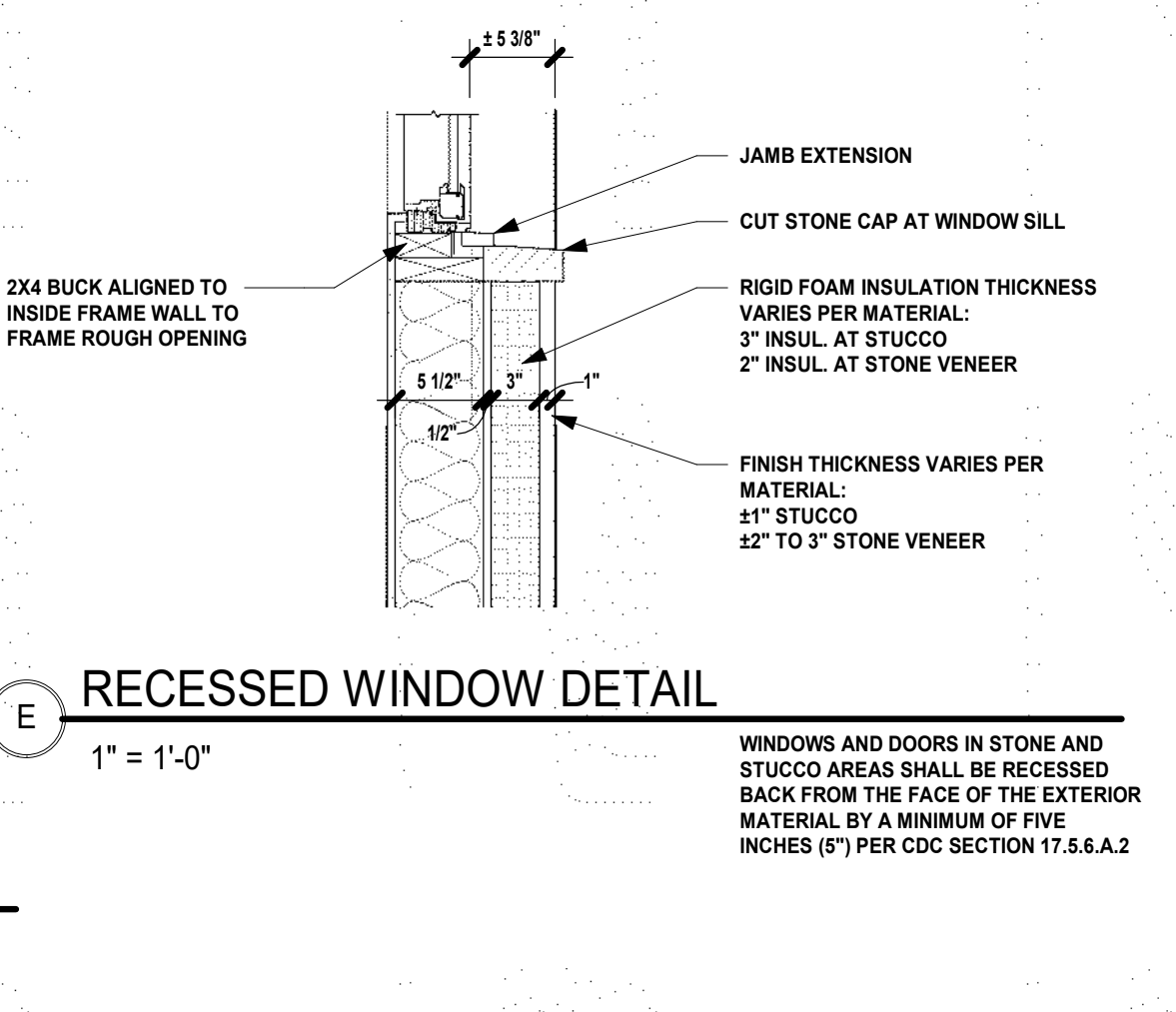
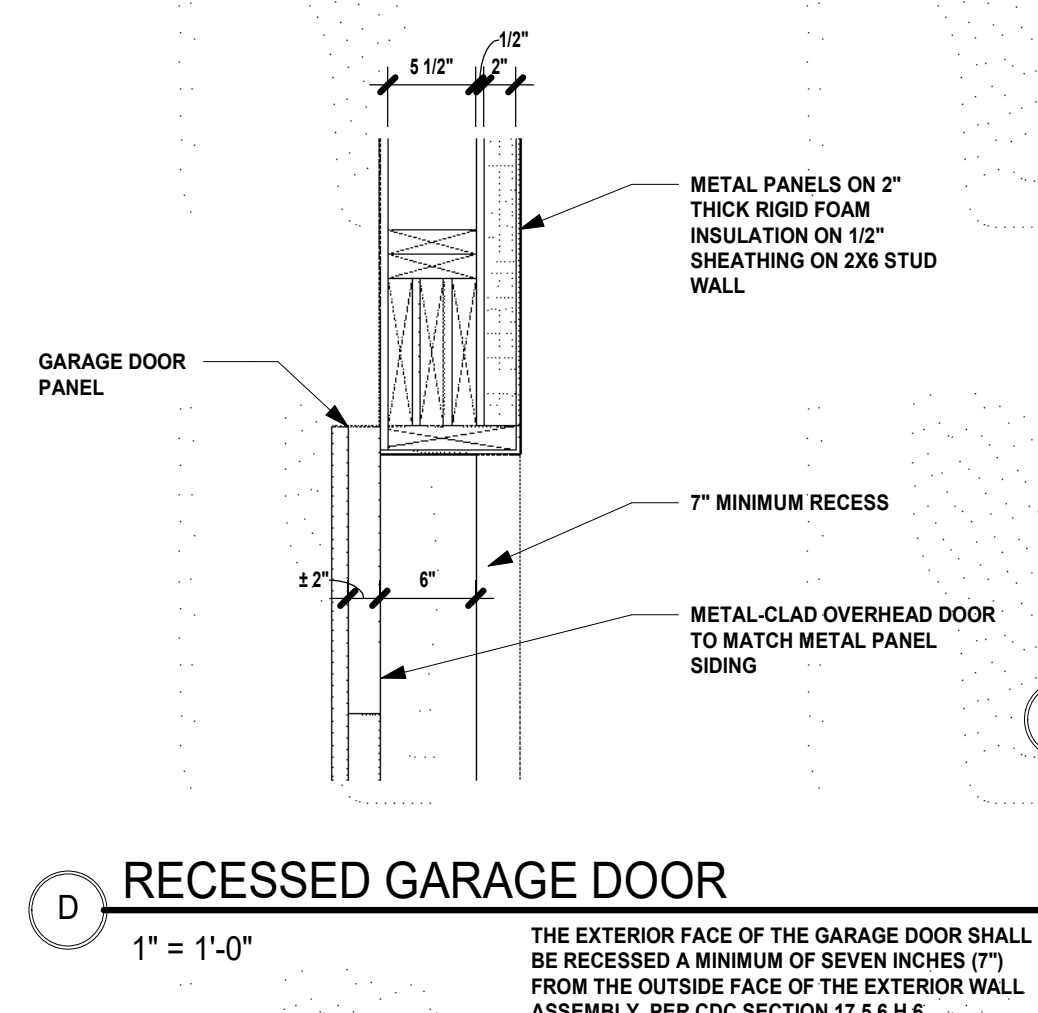
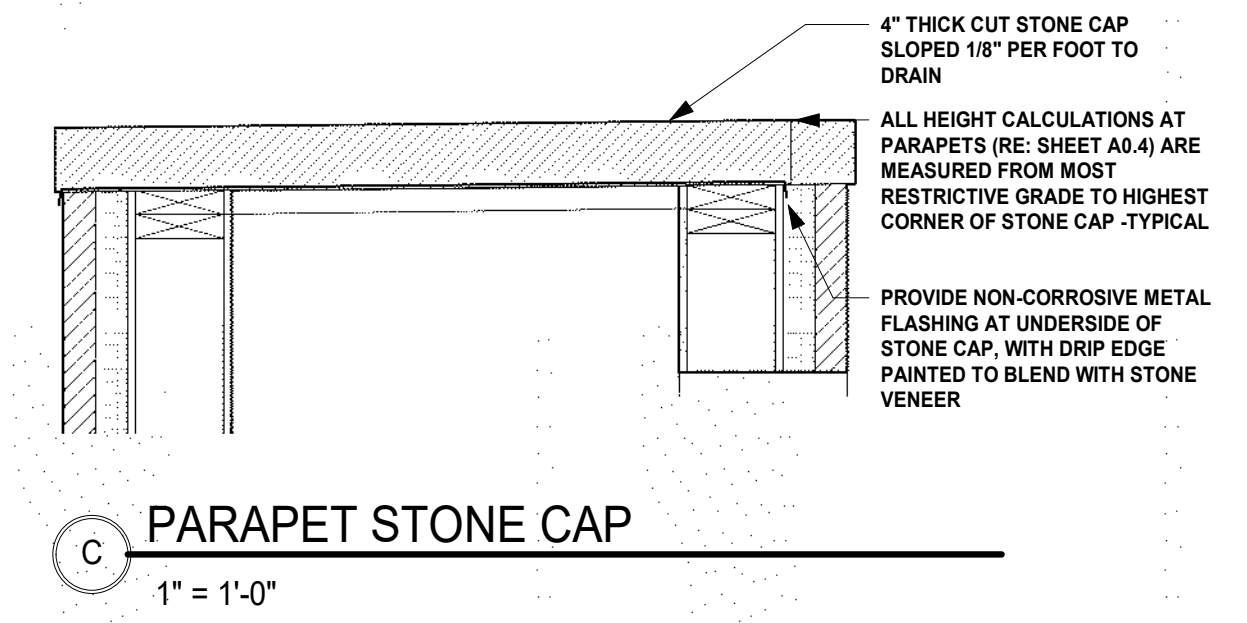
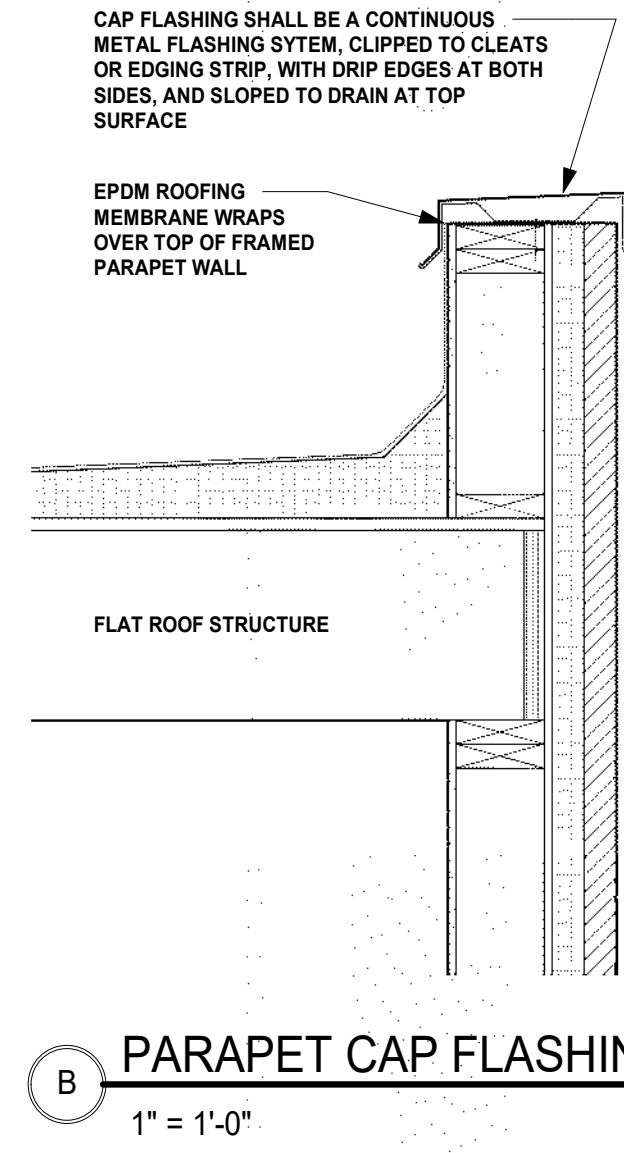
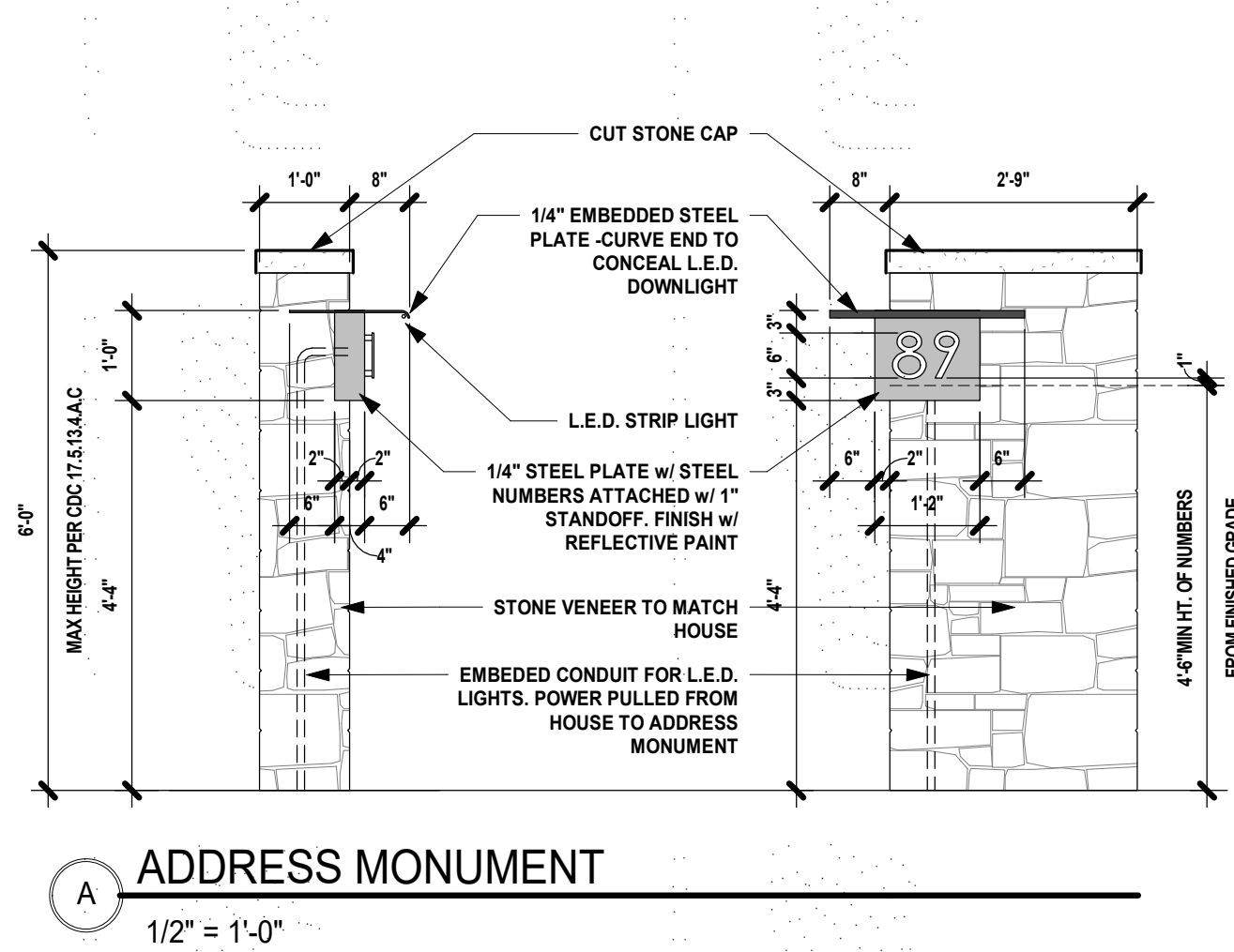
2 BUTTERFLY DRAIN DETAIL

1/2" = 1'-0"



ROOF PLAN

1/8" = 1'-0"



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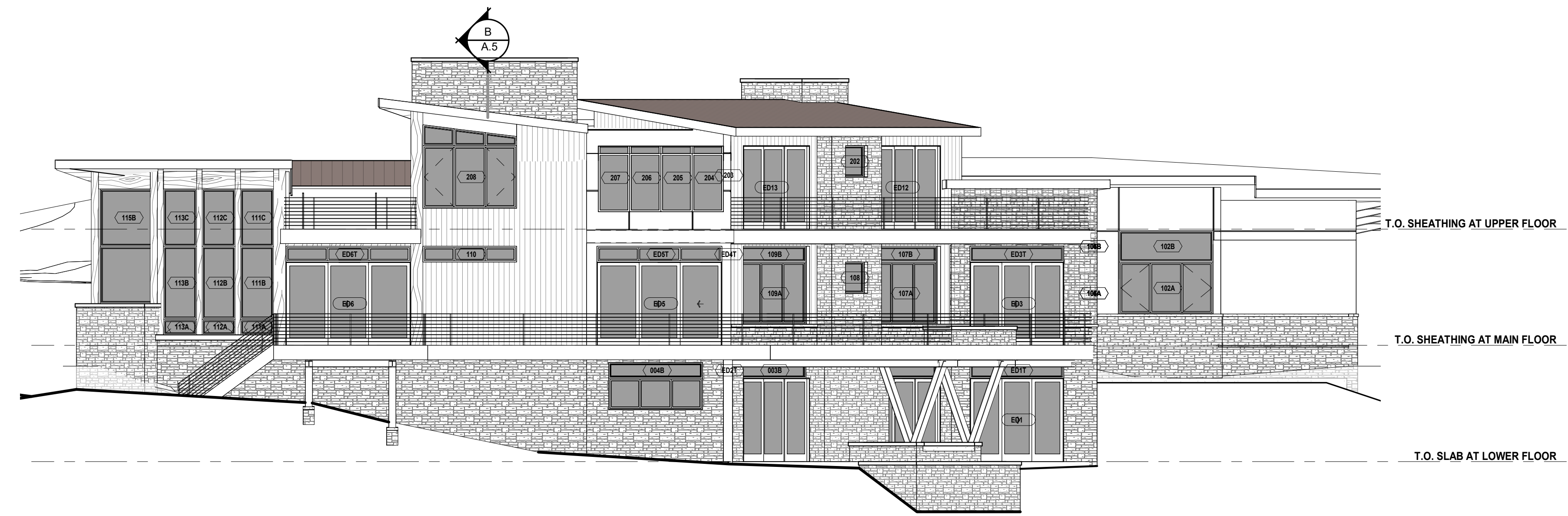
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A MILLER
A COUNCIL

Project Status Issue Date
PROGRESS SET 11/12/2021

REVISION SCHEDULE
REV. # DESCRIPTION DATE

ELEV

A.6



NORTHWEST

1/8" = 1'-0"



WEST

1/8" = 1'-0"

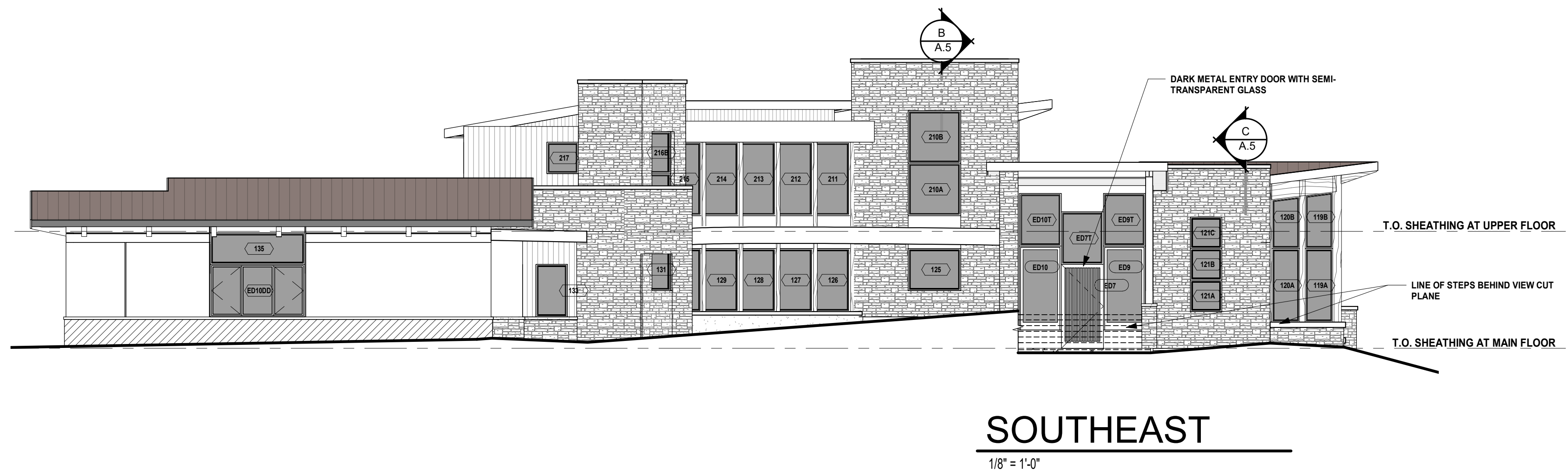
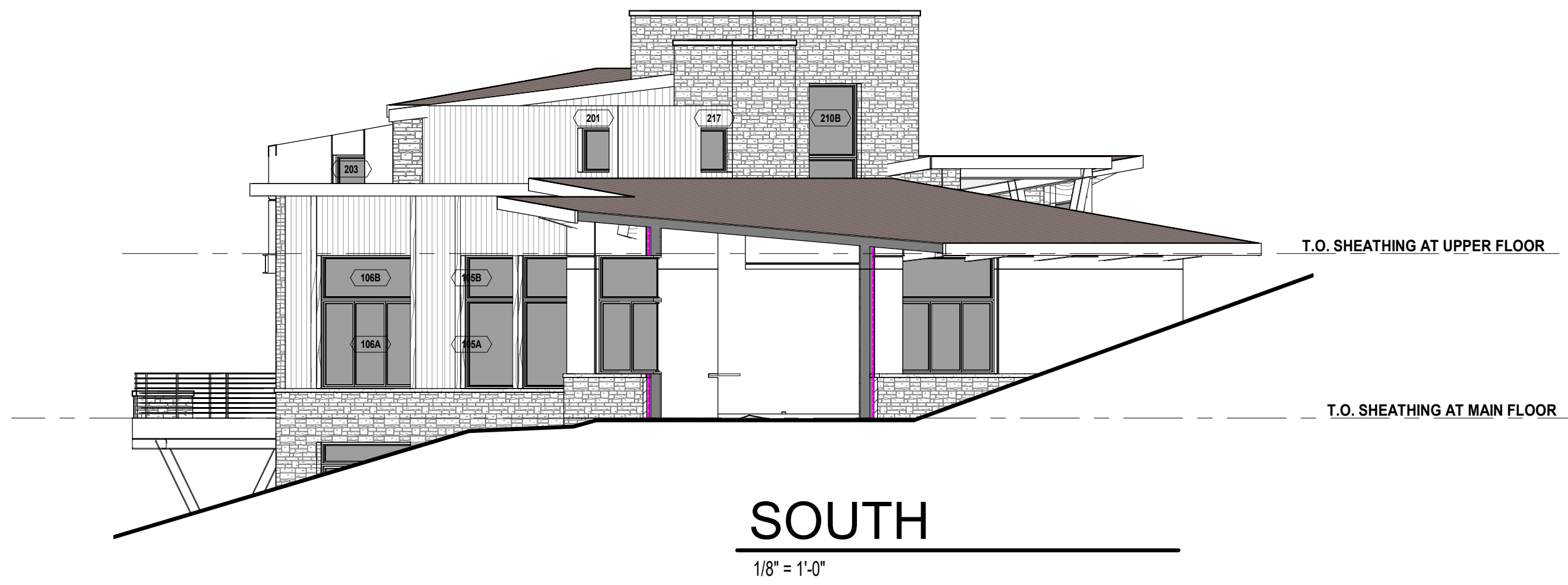


SOUTHWEST

1/8" = 1'-0"

| WINDOW SCHEDULE | | | | | |
|-----------------|----------------------------------|--------------|-----------|--------------------------------------|--|
| MARK | DESIGNATION / OPERATION | GENERIC SIZE | | COMMENTS | |
| | | WIDTH | HEIGHT | | |
| 001A | 3-3030 FXD | 9'-0" | 5'-0" | | |
| 001B | 9016 FXD | 9'-0" | 5'-0" | | |
| 003B | 9016 FXD | 9'-0" | 5'-0" | | |
| 004B | 9016 FXD | 9'-0" | 5'-0" | | |
| 101A | 3050 CSMT / 3050 FXD / 3050 CSMT | 9'-0" | 5'-0" | | |
| 101B | 3090 FXD | 9'-0" | 5'-0" | | |
| 101C | 3050 CSMT / 3050 FXD / 3050 CSMT | 9'-0" | 5'-0" | | |
| 102A | 3050 CSMT / 3050 FXD / 3050 CSMT | 9'-0" | 5'-0" | | |
| 102B | 3090 FXD | 9'-0" | 5'-0" | | |
| 103 | 4050 CSMT / 4050 FXD / 4050 CSMT | 12'-0" | 5'-0" | | |
| 104A | 5060 FXD | 5'-0" | 6'-0" | | |
| 104B | 5030 FXD | 5'-0" | 3'-0" | | |
| 105A | 5060 FXD | 5'-0" | 6'-0" | | |
| 105B | 5030 FXD | 5'-0" | 3'-0" | | |
| 106A | 3060 CSMT / 3060 FXD / 3060 CSMT | 9'-0" | 6'-0" | | |
| 106B | 9030 FXD | 9'-0" | 3'-0" | | |
| 107A | 3060 CSMT / 3060 FXD / 3060 CSMT | 9'-0" | 6'-0" | | |
| 107B | 9016 FXD | 9'-0" | 1'-6" | | |
| 108 | 3030 AWN | 3'-0" | 3'-0" | | |
| 109A | 3060 CSMT / 3060 FXD / 3060 CSMT | 9'-0" | 6'-0" | | |
| 109B | 9016 FXD | 9'-0" | 1'-6" | | |
| 110 | 3-3016 FXD | 9'-0" | 1'-6" | | |
| 111A | 3216 AWN | 3'-2 1/2" | 1'-6" | | |
| 111B | 3270 FXD | 3'-2 1/2" | 7'-0" | | |
| 111C | 3256 FXD | 3'-2 1/2" | 5'-6" | | |
| 112A | 3216 AWN | 3'-2 1/2" | 1'-6" | | |
| 112B | 3270 FXD | 3'-2 1/2" | 7'-0" | | |
| 112C | 3256 FXD | 3'-2 1/2" | 5'-6" | | |
| 113A | 3216 AWN | 3'-2 1/2" | 1'-6" | | |
| 113B | 3270 FXD | 3'-2 1/2" | 7'-0" | | |
| 113C | 3256 FXD | 3'-2 1/2" | 5'-6" | | |
| 115B | 7056 FXD | 7'-0" | 5'-6" | | |
| 116A | 3216 AWN | 3'-2 1/2" | 1'-6" | | |
| 116B | 3270 FXD | 3'-2 1/2" | 7'-0" | | |
| 116C | 3256 FXD | 3'-2 1/2" | 5'-6" | | |
| 117A | 3216 AWN | 3'-2 1/2" | 1'-6" | | |
| 117B | 3270 FXD | 3'-2 1/2" | 7'-0" | | |
| 117C | 3256 FXD | 3'-2 1/2" | 5'-6" | | |
| 119A | 3216 AWN | 3'-2 1/2" | 1'-6" | | |
| 119B | 3270 FXD | 3'-2 1/2" | 7'-0" | | |
| 119C | 3256 FXD | 3'-2 1/2" | 5'-6" | | |
| 119A | 2870 FXD | 2'-8" | 7'-0" | | |
| 119B | 28 TRAP | 2'-8" | 5'-5" | | |
| 120A | 2870 FXD | 2'-8" | 7'-0" | | |
| 120B | 28 TRAP | 2'-8" | 5'-5" | | |
| 121A | 3030 FXD | 3'-0" | 3'-0" | | |
| 121B | 3030 FXD | 3'-0" | 3'-0" | | |
| 121C | 3030 FXD | 3'-0" | 3'-0" | | |
| 125 | 5040 FXD | 5'-0" | 4'-0" | | |
| 126 | 4660 FXD | 4'-6" | 6'-0" | | |
| 127 | 4660 FXD | 4'-6" | 6'-0" | | |
| 128 | 4660 FXD | 4'-6" | 6'-0" | | |
| 129 | 4660 FXD | 4'-6" | 6'-0" | | |
| 130 | 4660 FXD | 4'-6" | 6'-0" | | |
| 131 | 3040 FXD | 3'-0" | 4'-0" | | |
| 132 | 2040 CSMT | 2'-0" | 4'-0" | | |
| 133 | 4050 CSMT / 4050 FXD / 4050 CSMT | 12'-0" | 5'-0" | | |
| 134 | 3050 FXD | 3'-0" | 5'-0" | | |
| 135 | 3090 FXD | 9'-0" | 3'-0" | | |
| 201 | 3030 FXD | 3'-0" | 3'-0" | | |
| 202 | 3030 AWN | 3'-0" | 3'-0" | | |
| 203 | 3030 AWN | 3'-0" | 3'-0" | | |
| 204 | STOREFRONT GLAZING | 3'-0" | 5'-7" | MASTER BATH STOREFRONT FIXED GLAZING | |
| 205 | STOREFRONT GLAZING | 3'-0" | 5'-7" | MASTER BATH STOREFRONT FIXED GLAZING | |
| 206 | STOREFRONT GLAZING | 3'-0" | 5'-7" | MASTER BATH STOREFRONT FIXED GLAZING | |
| 207 | STOREFRONT GLAZING | 3'-0" | 5'-7" | MASTER BATH STOREFRONT FIXED GLAZING | |
| 208 | 3060 CSMT / 3060 FXD / 3060 CSMT | 9'-0" | 6'-0" | | |
| 209 | 2826 FXD | 2'-6" | 2'-6" | | |
| 210A | 5050 FXD | 5'-0" | 5'-0" | | |
| 210B | 5050 FXD | 5'-0" | 5'-0" | | |
| 211 | 4670 FXD | 4'-6" | 7'-0" | | |
| 212 | 4670 FXD | 4'-6" | 7'-0" | | |
| 213 | 4670 FXD | 4'-6" | 7'-0" | | |
| 214 | 4670 FXD | 4'-6" | 7'-0" | | |
| 215 | 4670 FXD | 4'-6" | 7'-0" | | |
| 216A | 3040 FXD | 3'-0" | 4'-0" | | |
| 216B | 3040 FXD | 3'-0" | 4'-0" | | |
| 217 | 3030 FXD | 3'-0" | 3'-0" | | |
| ED1T | 9016 FXD | 9'-0" | 1'-6" | EXTERIOR DOOR TRANSOM | |
| ED2T | 9016 FXD | 9'-0" | 1'-6" | EXTERIOR DOOR TRANSOM | |
| ED3T | 9016 FXD | 9'-0" | 1'-6" | EXTERIOR DOOR TRANSOM | |
| ED4T | 3-4016 FXD | 12'-0" | 1'-6" | EXTERIOR DOOR TRANSOM | |
| ED5T | 3-4016 FXD | 12'-0" | 1'-6" | EXTERIOR DOOR TRANSOM | |
| ED6T | 3-4016 FXD | 12'-0" | 1'-6" | EXTERIOR DOOR TRANSOM | |
| ED7T | 4050 FXD | 4'-0" | 5'-0" | EXTERIOR DOOR TRANSOM | |
| ED8T | 30 TRAP | 3'-0" | 5'-0" | | |
| ED9T | 4050 FXD | 4'-0" | 5'-0" | | |
| ED10AA | 7056 FXD | 7'-0" | 5'-6" | | |
| ED10DD | 3050 CSMT / 3050 FXD / 3050 CSMT | 9'-0" | 5'-0" | | |
| ED10T | 4050 FXD | 4'-0" | 5'-0" | | |
| ED10U | 9016 FXD | 9'-0" | 1'-6" | | |
| ED10V | 3-3030 FXD | 9'-0" | 3'-0" | | |
| ED10W | 30 TRAP | 3'-0" | 1'-3" | | |
| ED10X | 30 TRAP | 3'-0" | 1'-7 1/2" | | |
| ED10Y | 30 TRAP | 3'-0" | 2'-0" | | |
| ED11T | 2-4520 FXD | 12'-0" | 2'-0" | | |

| DOOR SCHEDULE | | | | | |
|---------------|-------------------------|--------|--------|----------------------|--|
| Mark | DESIGNATION / OPERATION | WIDTH | HEIGHT | COMMENTS | |
| | | | | | |
| ED1 | 9080 SL GL DR | 9'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED2 | 9080 SL GL DR | 9'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED3 | 9080 SL GL DR | 9'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED4 | 12080 SL GL DR | 12'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED5 | 12080 SL GL DR | 12'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED6 | 12080 SL GL DR | 12'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED7 | 4080 ENTRY DOOR | 4'-0" | 8'-0" | FRONT ENTRY DOOR | |
| ED8 | 3080 SIDELITE | 3'-0" | 8'-0" | FRONT ENTRY SIDELITE | |
| ED9 | 4080 SIDELITE | 4'-0" | 8'-0" | FRONT ENTRY SIDELITE | |
| ED10 | 4080 SIDELITE | 4'-0" | 8'-0" | FRONT ENTRY SIDELITE | |
| ED11 | 18080 OVERHEAD DOOR 2 | 9'-0" | 8'-0" | GARAGE OVERHEAD DOOR | |
| ED11 | 18080 OVERHEAD DOOR 2 | 9'-0" | 8'-0" | GARAGE OVERHEAD DOOR | |
| ED12 | 9080 SL GL DR | 9'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED13 | 9080 SL GL DR | 9'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED14 | 12080 4-PNL SL GL DR | 12'-0" | 8'-0" | SLIDING GLASS DOOR | |
| ED15 | PAIR 2680 | 5'-0" | 8'-0" | | |
| ED16 | 2680 | 3'-0" | 8'-0" | | |
| ED17 | 2680 | 2'-8" | 8'-0" | | |
| ED18 | 2680 | 2'-8" | 8'-0" | | |
| ED19 | 2680 | 2'-8" | 8'-0" | | |
| ED20 | 2680 | 2'-6" | 8'-0" | | |
| ED21 | PAIR 2680 | 4'-0" | 8'-0" | | |
| ED22 | 2680 | 2'-8" | 8'-0" | | |
| ED23 | 2680 | 2'-6" | 8'-0" | | |
| ED24 | 2680 | 2'-6" | 8'-0" | | |
| ED26 | 9080 SL GL DR | 9'-0" | 8'-0" | | |
| ED27 | 9080 SL GL DR | 9'-0" | 8'-0" | | |
| ED28 | 2680 | 2'-6" | 8'-0" | | |
| ED33 | 2070 | 2'-0" | 7'-0" | | |
| ED34 | 2070 | 2'-0" | 7'-0" | | |
| ED35 | 2670 | 2'-8" | 7'-0" | | |
| ED37 | 2670 | 2'-8" | 7'-0" | | |
| ED38 | 2670 | 2'-8" | 7'-0" | | |
| ED39 | 3670 | 3'-6" | 7'-0" | | |
| ED40 | 2670 | 2'-8" | 7'-0" | | |
| ED41 | 2670 | 2'-8" | 7'-0" | | |
| ED45 | 7080 CASED OPENING | 7'-0" | 8'-0" | | |



NOT FOR CONSTRUCTION

CONTRACTOR
CODY ABBOTT
TOP NOTCH CONSTRUCTION
8121 PRESERVE DR.
TELLURIDE, CO. 81435
970.596.1014

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DAVID BALLODE
UNCOMPANGRE ENGINEERING
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970.728.6153

LANDSCAPE
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15440 E FREEMONT DR
CENTENNIAL, CO. 80113
303.721.9003

CUSTOM RESIDENCE
**89 PENNINGTON PLACE,
MOUNTAIN VILLAGE**
89 PENNINGTON PLACE
MOUNTAIN VILLAGE, CO 81435

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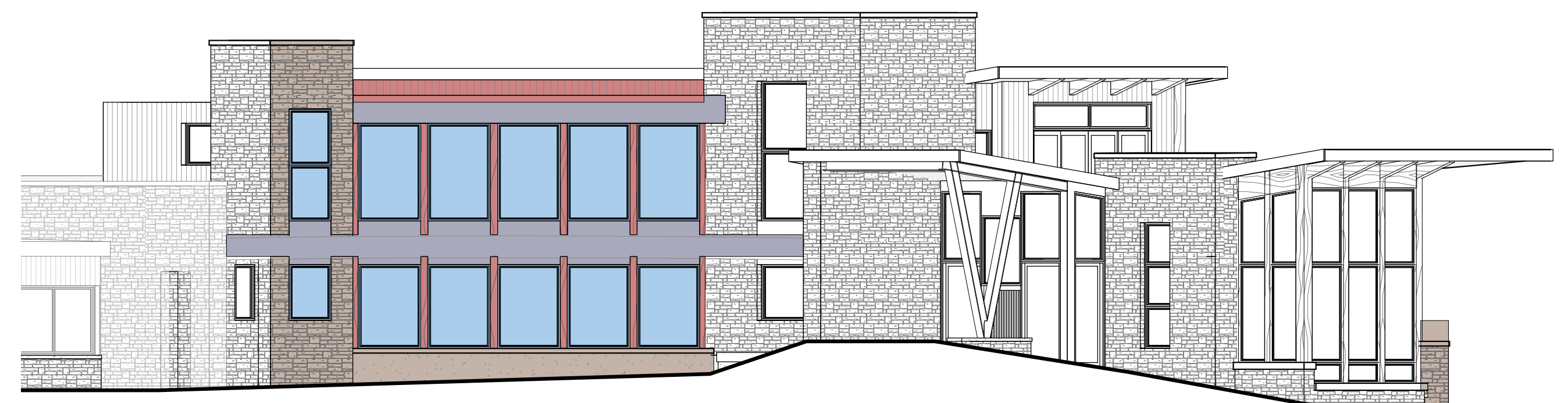
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SEH Project Checked By Drawn By
A MILLER A COUNCIL

Project Status Issue Date
PROGRESS SET 11/12/2021

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| REV. # | DESCRIPTION | DATE |

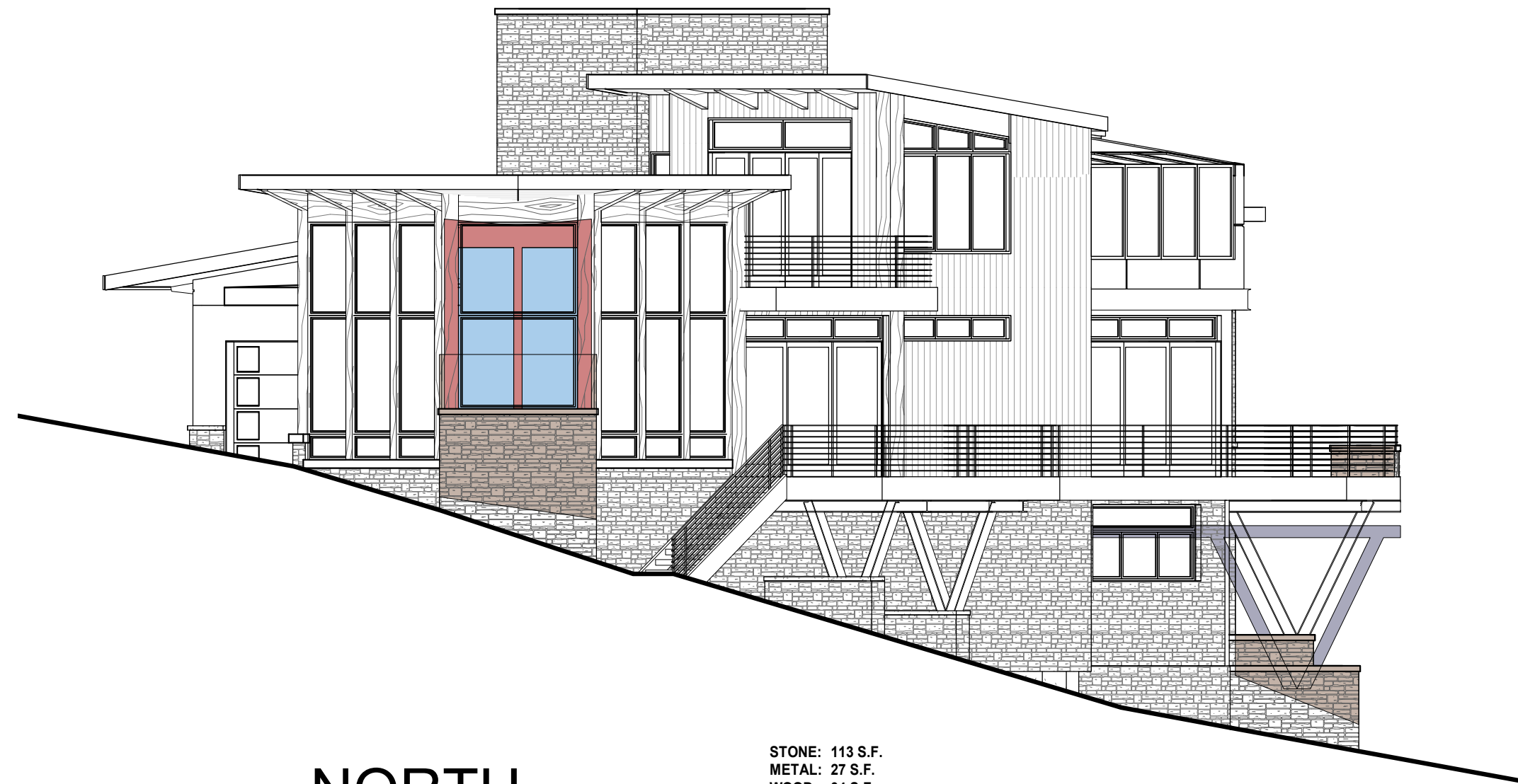
MATL CALC



EAST
1/8" = 1'-0"
STONE: 117 S.F.
METAL: 158 S.F.
WOOD: 81 S.F.
GLAZING: 329 S.F.



NORTHEAST
1/8" = 1'-0"
STONE: 466 S.F.
METAL: 380 S.F.
WOOD: 228 S.F.
GLAZING: 397 S.F.



NORTH
1/8" = 1'-0"
STONE: 113 S.F.
METAL: 27 S.F.
WOOD: 34 S.F.
GLAZING: 62 S.F.



NORTHWEST
1/8" = 1'-0"
STONE: 868 S.F.
METAL: 458 S.F.
WOOD: 430 S.F.
GLAZING: 799 S.F.



WEST
1/8" = 1'-0"
STONE: 434 S.F.
METAL: 178 S.F.
WOOD: 123 S.F.
GLAZING: 468 S.F.



SOUTHWEST
1/8" = 1'-0"
STONE: 606 S.F.
METAL: 518 S.F.
WOOD: 337 S.F.
GLAZING: 561 S.F.

MATERIAL AREAS NOT SHOWN IN ANY ELEVATION:
STONE: 150 S.F.
METAL: NA
WOOD: 75 S.F.
GLAZING: NA

| MATERIALS LEGEND | |
|------------------|--|
| STONE | |
| METAL | |
| WOOD | |
| GLAZING | |

| MATERIALS AREAS | | |
|-----------------|-------------|------------|
| MATERIAL | AREA (S.F.) | PERCENTAGE |
| STONE | 3,731 | 36.1% |
| METAL | 2,168 | 21.0% |
| WOOD | 1,445 | 14.0% |
| GLAZING | 2,985 | 28.9% |
| TOTAL | 10,329 | 100% |

SURFACES ARE HIGHLIGHTED AND AREAS CALCULATED IN THE VIEW WHICH IS PARALLEL TO THAT SURFACE. SURFACES AT AN ANGLE RELATIVE TO A VIEW PLANE ARE NOT HIGHLIGHTED OR CALCULATED IN THAT VIEW.



SOUTHEAST
1/8" = 1'-0"
STONE: 977 S.F.
METAL: 479 S.F.
WOOD: 139 S.F.
GLAZING: 369 S.F.

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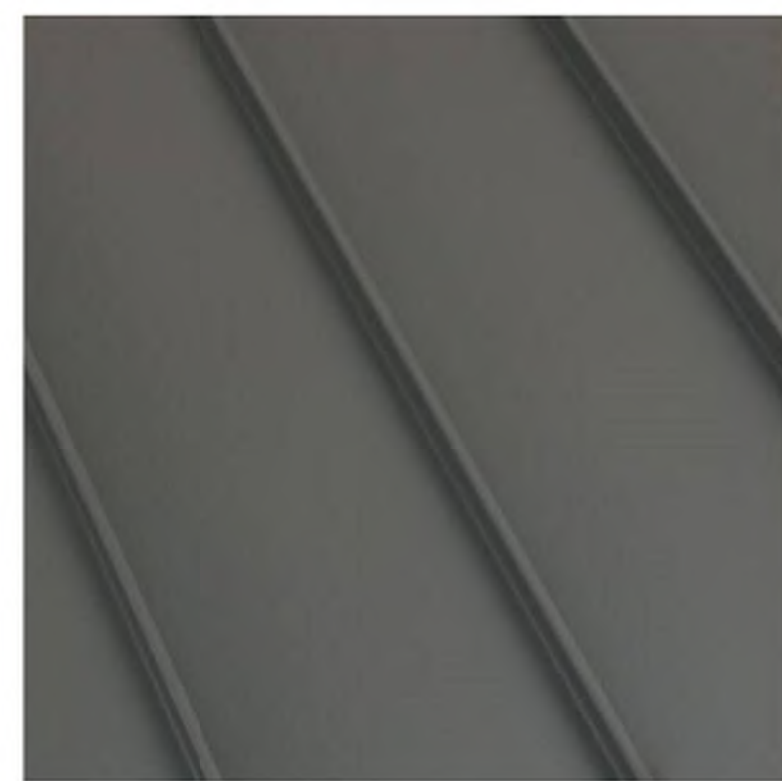
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 Checked By: A MILLER
 Drawn By: A COUNCIL
 Project Number: A MILLER
 Issue Date: 11/12/2021

| REVISION SCHEDULE | | |
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| REV. # | DESCRIPTION | DATE |
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MATL BD



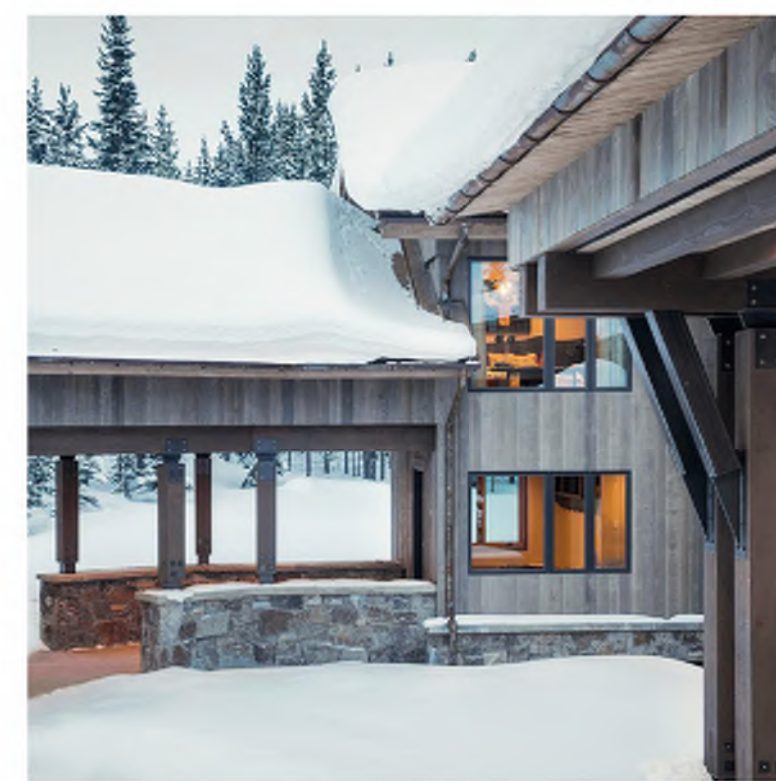
ROOFING: STANDING SEAM METAL, GREY OR GREY-BROWN



EXTERIOR SOFFIT: T&G CLEAR CEDAR



WINDOW CLADDING: DARK BRONZE ANODIZED ALUMINUM



WOOD SIDING: WEATHERED WOOD VERTICAL SHIP-LAP



STONE VENEER AND METAL PANEL



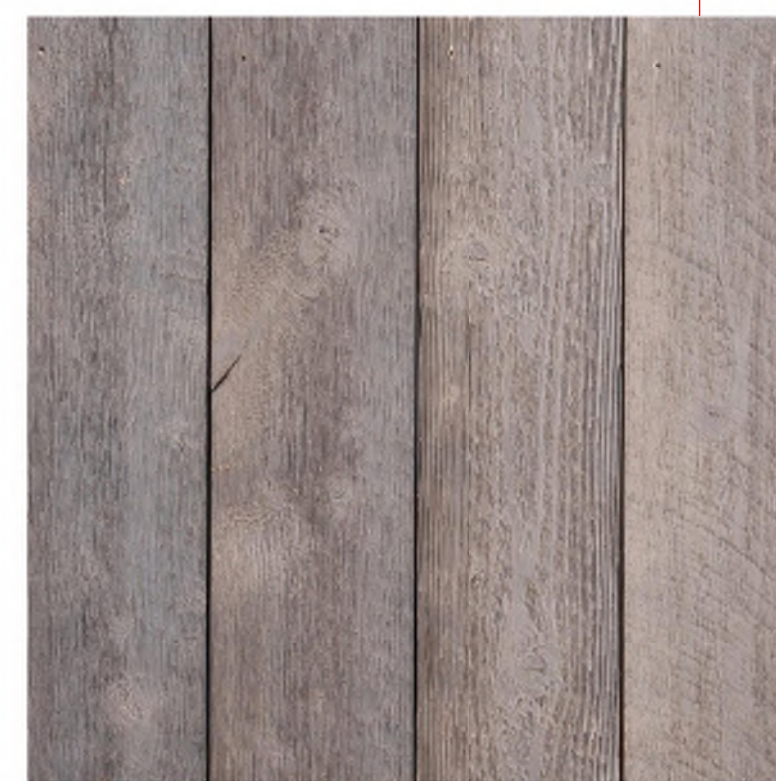
STEEL STRUCTURE: EXPOSED WIDE FLANGE STEEL, DARKING BLUING FINISH OR OIL RUB



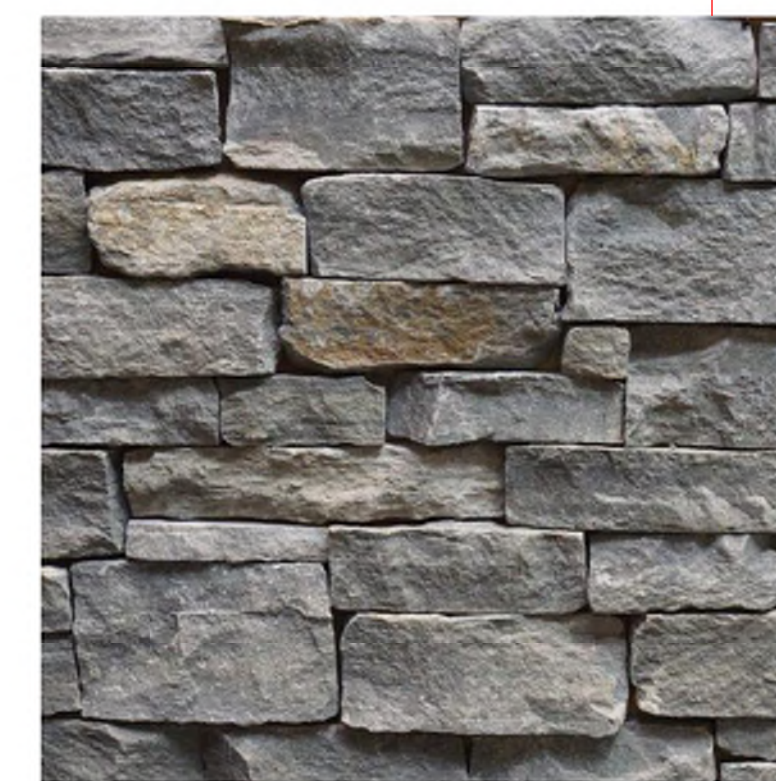
FASCIA: WOOD WITH METAL FLASHING CAP



WINDOW CLADDING: DARK BRONZE ANODIZED ALUMINUM



WOOD SIDING: WEATHERED WOOD VERTICAL SHIP-LAP



STONE VENEER: BLUE MOUNTAIN LEDGESTONE



METAL PANEL: LARGE, DARK, MINIMALLY REFLECTIVE, METAL PANELS

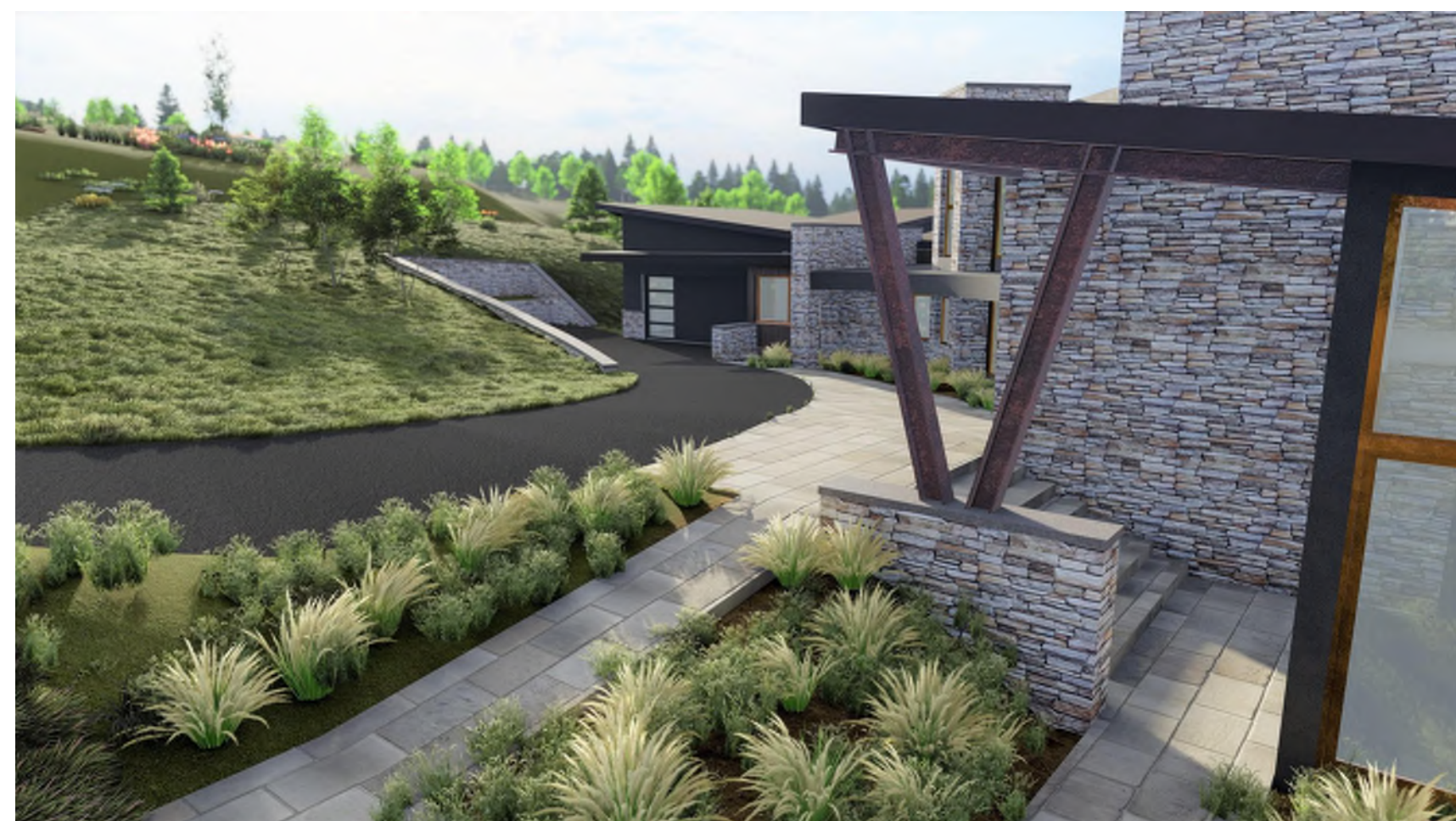


MATERIALS DIAGRAM

1/8" = 1'-0"



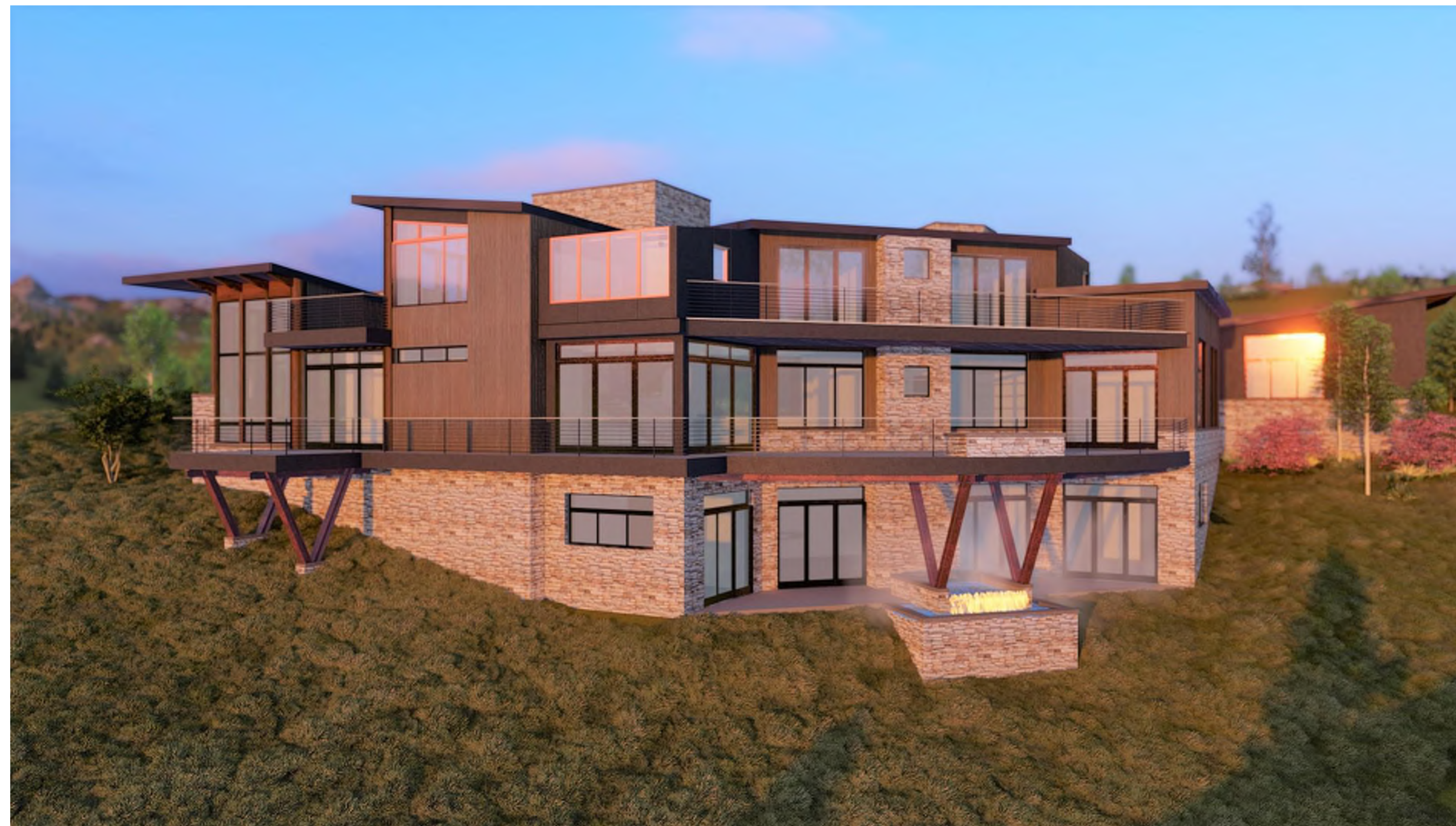
ENTRY ROOF



VIEW TO GARAGE AND RETAINING WALLS



ENTRY APPROACH



NORTHWEST ELEVATION



G.E. ENCROACHMENT AS SEEN FROM PENNINGTON PLACE

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CUSTOM RESIDENCE
**89 PENNINGTON PLACE,
 MOUNTAIN VILLAGE**

89 PENNINGTON PLACE
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SEH Project Checked By Drawn By
 Project Number A MILLER A COUNCIL

Project Status Issue Date
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| REV. # | DESCRIPTION | DATE |
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RENDER

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.

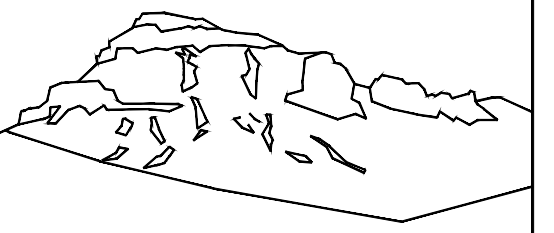
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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 | 2021-05-10 |
| Revisions | 2021-11-12 |

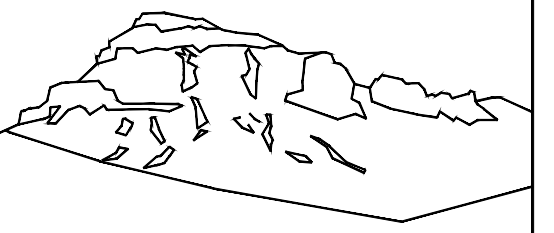
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89 Pennington Pl.
Mtn. Village, CO



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 2021-05-10
Revisions 2021-11-12

LOT 729R-6

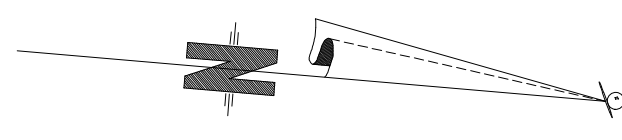
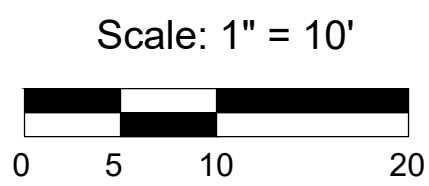
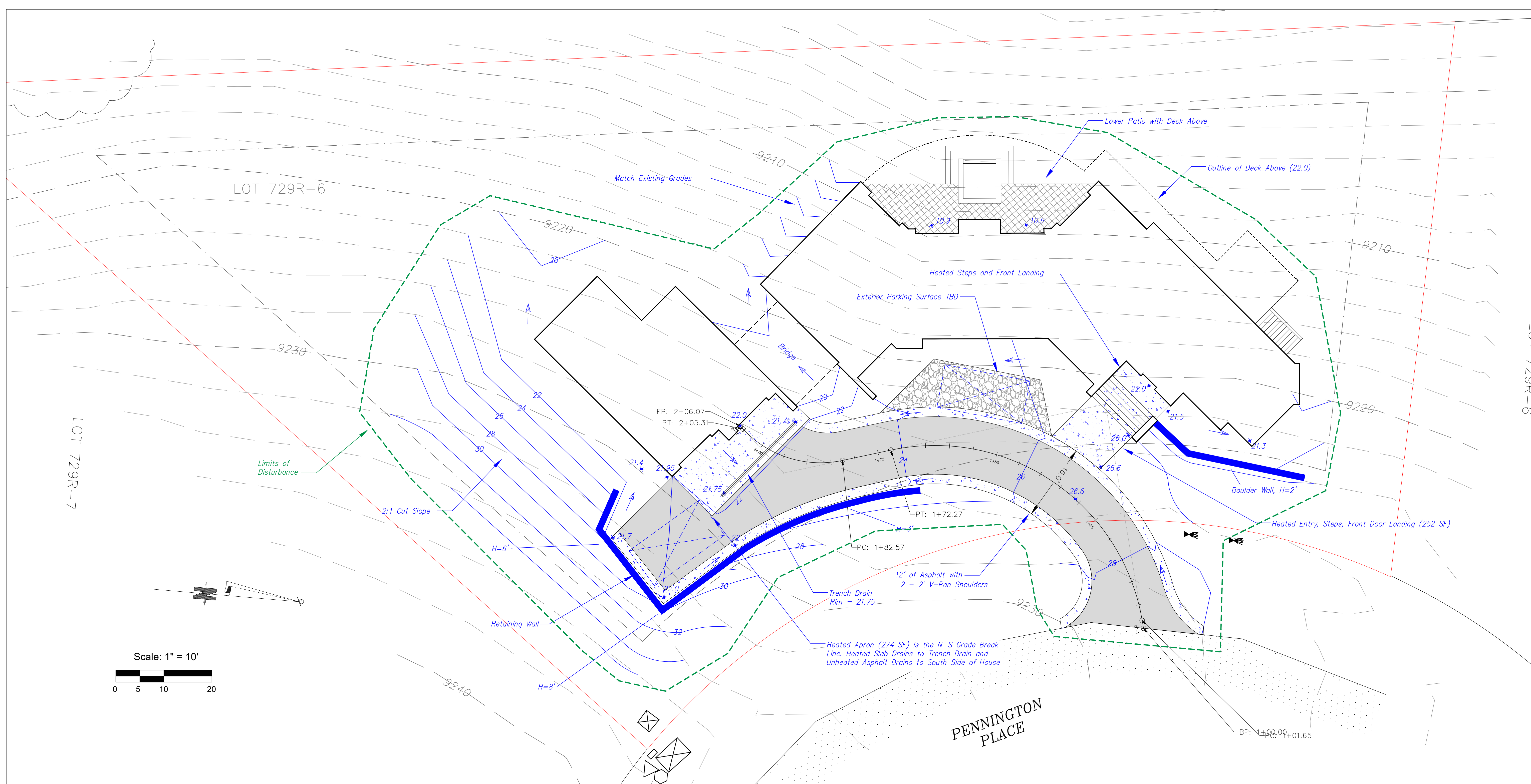
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89 Pennington Pl.
Mtn. Village, CO



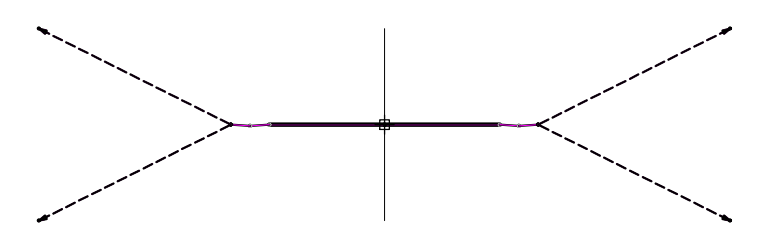
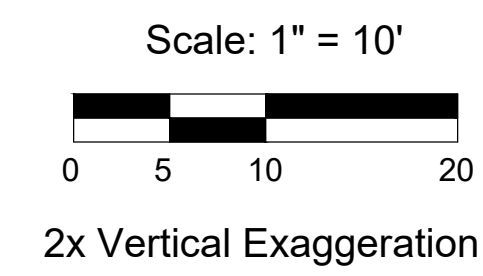
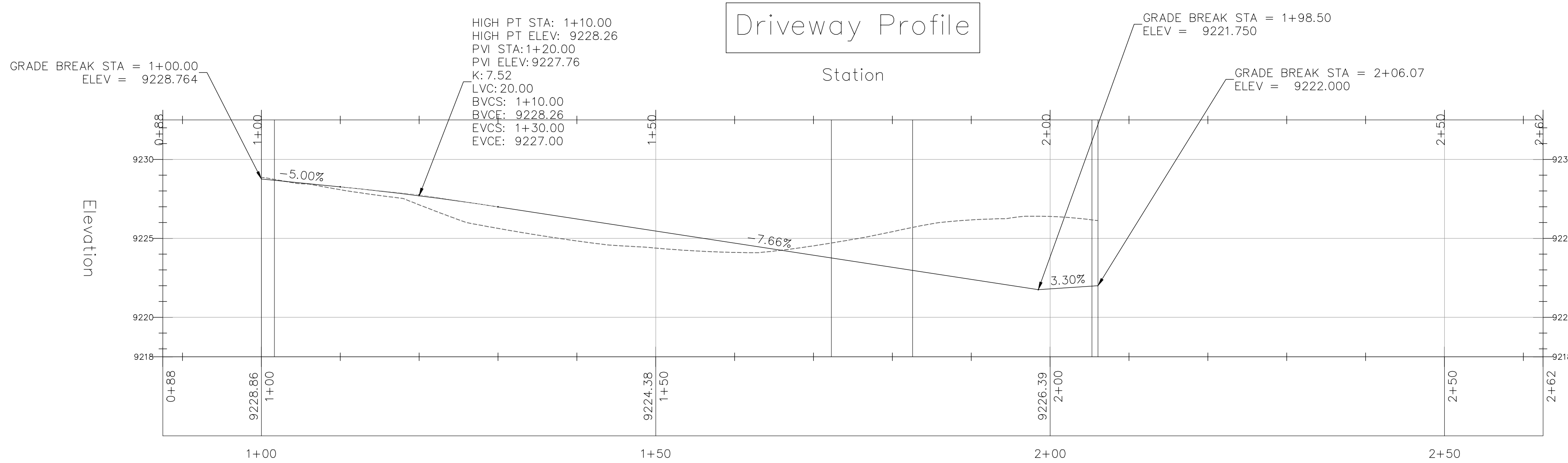
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Civil Engineering Site Plan
with
Driveway Profile

C2.2



Driveway Profile





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

| | |
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| SUBMITTAL | 2021-05-10 |
| Revisions | 2021-11-12 |

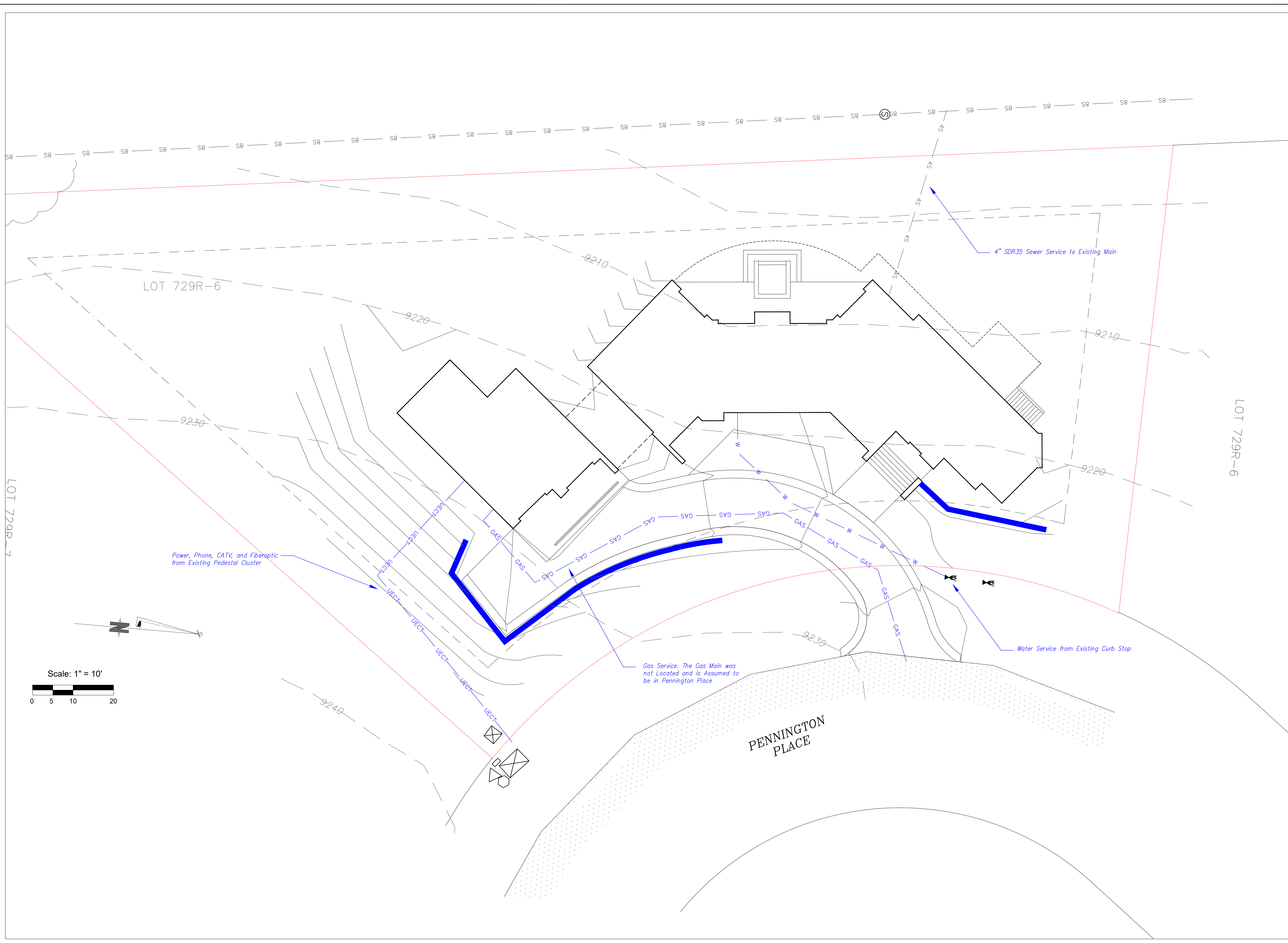
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AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3

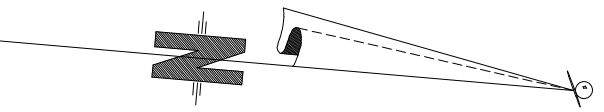


LOT 729R-6

LOT 729R-6

LOT 729R-7

Power, Phone, CATV, and Fiberoptic
from Existing Pedestal Cluster



Scale: 1" = 10'

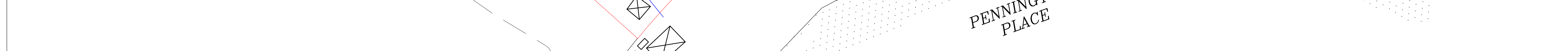
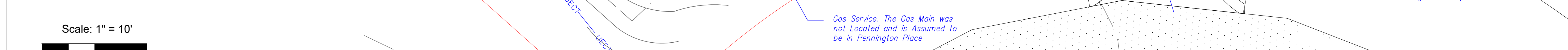
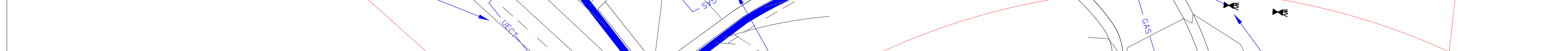
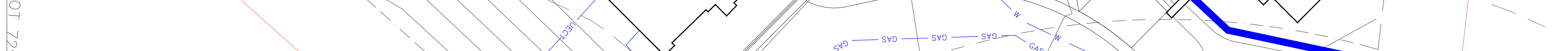
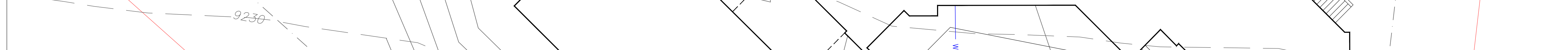
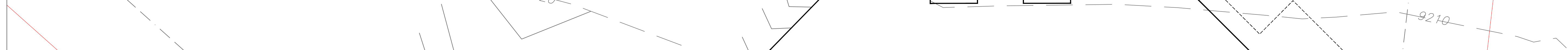
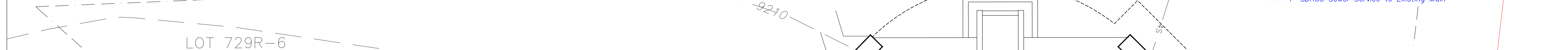
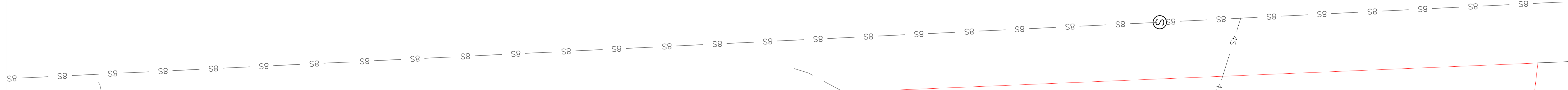


Gas Service. The Gas Main was
not Located and is Assumed to
be in Pennington Place

Water Service from Existing Curb Stop

4" SDR35 Sewer Service to Existing Main

PENNINGTON
PLACE





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2021-05-10
Revisions 2021-11-12

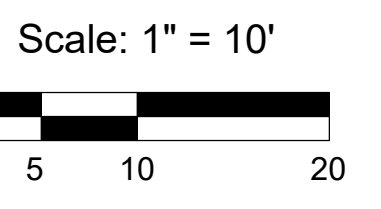
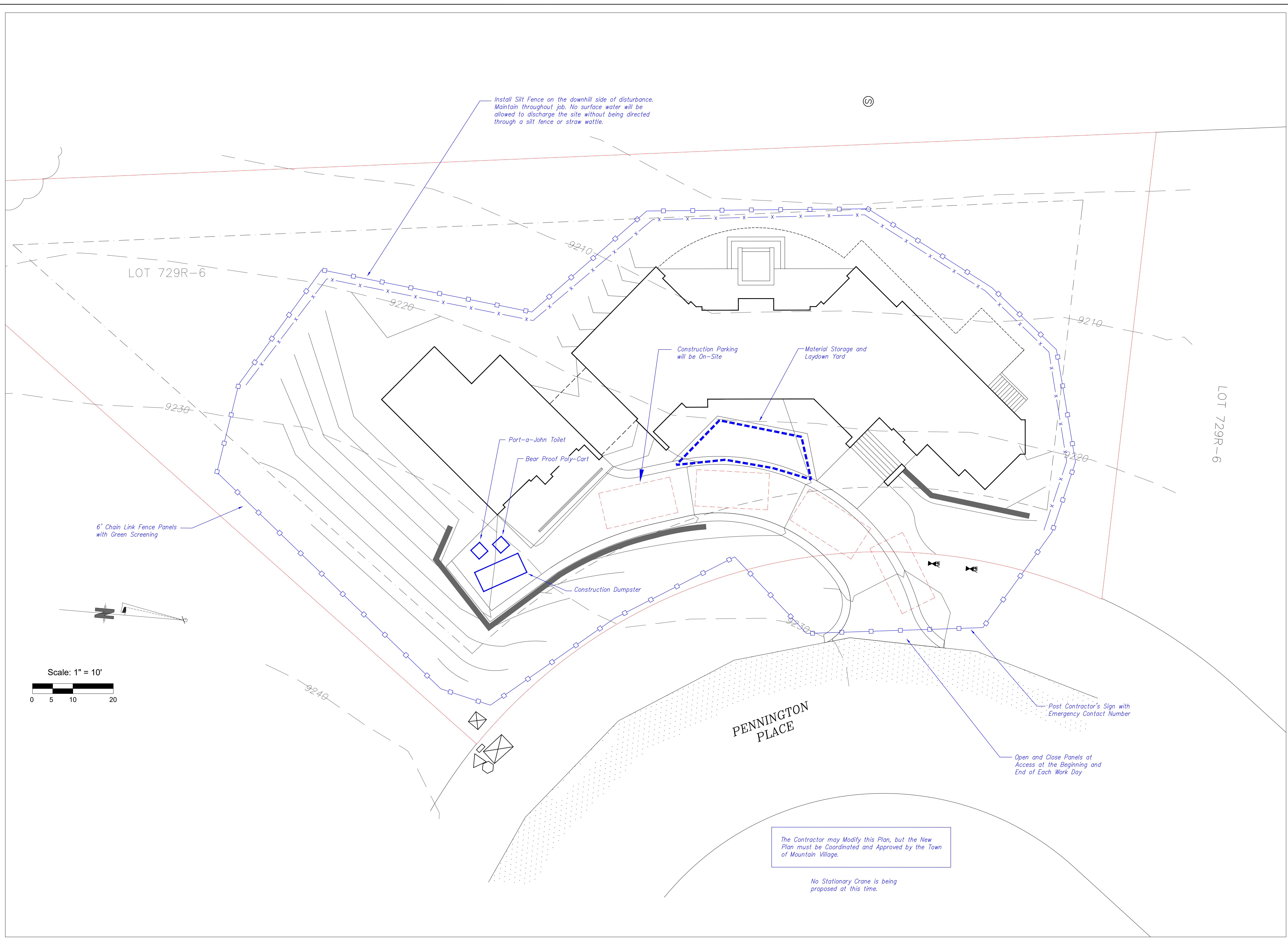
Lot 729R-6
89 Pennington Pl.
Mtn. Village, CO



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

Construction
Mitigation

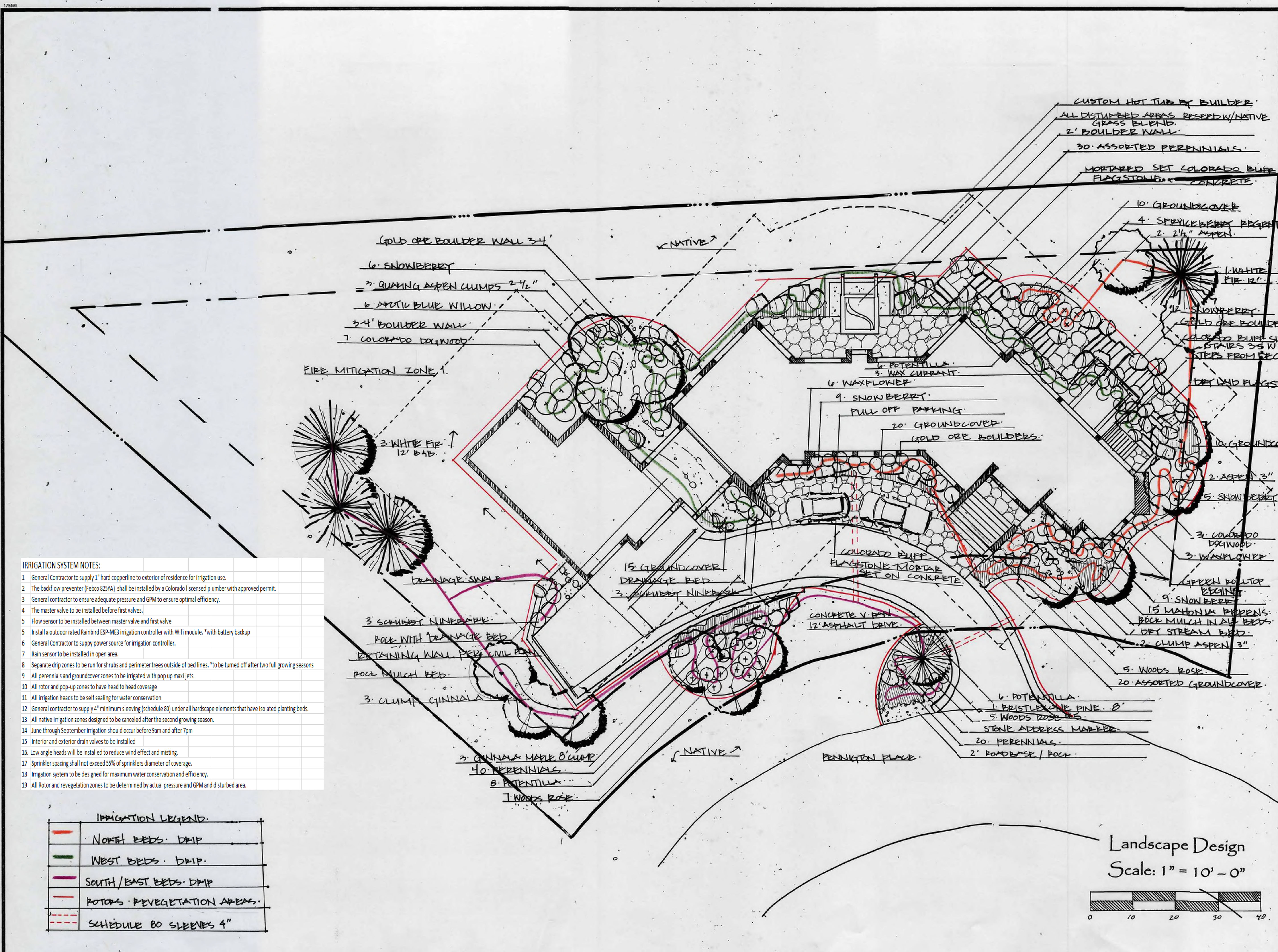
C4



The Contractor may Modify this Plan, but the New
Plan must be Coordinated and Approved by the Town
of Mountain Village.

No Stationary Crane is being
proposed at this time.

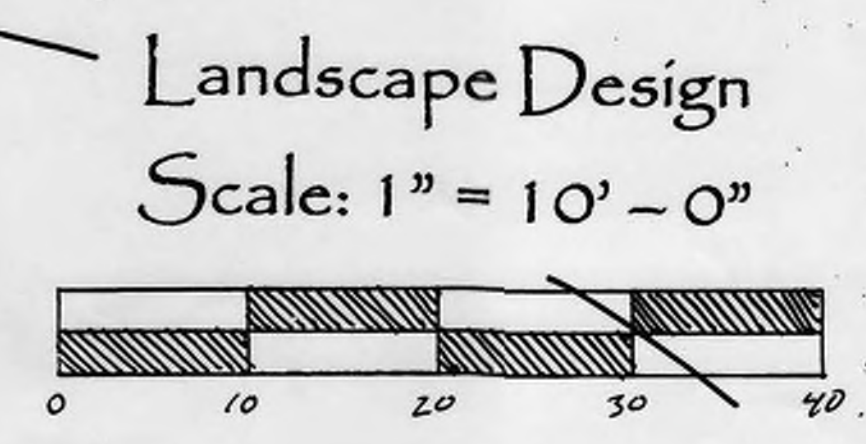
Custom Home
89 Pennington Place
Mountain Village, CO, 81435



- 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 maxi 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:


| | |
|--|------------------------------|
| | NORTH BEDS - DRIP |
| | WEST BEDS - DRIP |
| | SOUTH/EAST BEDS - DRIP |
| | POTIONS - REVEGETATION AREAS |
| | SCHEDULE 80 SLEEVES 4" |



| | |
|-----------------|---------|
| DESIGNED BY: | DATE: |
| HOLLY TERRY | 4.28.21 |
| REVISIONS: | |
| DRIVEWAY & RAMP | 6.20.21 |
| UPDATED PLAN | 11.2.21 |

| | |
|--------------------------|----------|
| SCALE: 1" = 10' - 0" | |
| LEGAL: Irrigation Layout | |
| JOB | SHEET: 2 |
| | OF 2 |

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.

Westek (Brand Rating: 4.0/5) 

Indoor/Outdoor 6.6 ft. Warm White LED Tape Light Kit

★★★★★ (10)  Questions & Answers (6)



Product Overview

The **Westek LTAPE2M 6.6 ft. LED White Tape Light** provides abundant light to your home, while adding style and interest. Ambiance LED tape provides ultra-low profile LED linear lighting that can be mounted securely in numerous applications. Features a power splitter where you can run cut tape in two directions from power source. Perfect for applications where power outlet is centrally located. 3M high-bond tape backing makes installation as easy as peel-and-stick. It can be cut at predetermined spots along the tape and it comes with a special connector so tape light can be linked or run around corners. This kit includes 6.6 ft. LED light strip, plug-in power adaptor with 5 ft. power cord, 7 in. 8 mm 2-pin linking connector. Specifications: 60 LED's/M (1 LED/0.66 in.); Transformer Input : 120VAC 60Hz; Transformer Output: 12VDC 1 Amp; Length: 2 m (6.6 ft.); Brightness: 1000 Lumens; Color Temp: 3000K. IP 65 Tape, IP20 components. For Indoor/Outdoor Use. Not to be exposed to direct sunlight. Safe for use outside as long as receiver box remains sheltered.

- 2M (6.6 ft.)warm white LED tape light
- Unique power splitter-run cut tape in two directions from power source
- 60 LED's/M (1 LED/0.66 in.) 3000K color temperature
- For indoor/outdoor use. not to be exposed to direct sunlight, safe for use outside as long as adaptor remains sheltered
- Shop all [LED Strip Lights](#) here.
- [Click here for more information on Electronic Recycling Programs](#)
- California residents see [Prop 65 WARNINGS](#)

Specifications

Dimensions

| | | | |
|---------------------|------|----------------------|--------|
| Product Depth (in.) | 11.8 | Product Length (in.) | 6.6 ft |
|---------------------|------|----------------------|--------|

Details

| | | | |
|------------------------------|-----------------------|-----------------------------|---------------------------|
| Actual Color Temperature (K) | 3000 | Bulb Color | Clear |
| Color Temperature | Warm White | Color/Finish Family | White |
| Compatible Bulb Type | LED | Connection Type | Plug-in |
| Damp/Wet Rating | Damp Rated | Features | Dimmable, Remote Included |
| Fixture Color Family | White | Fixture Color/Finish | White |
| Fixture Material | Plastic | Hardware Included | Yes |
| Linkability | Connectable, Cuttable | Linkable | Yes |
| Lumens | 1000 | Mounting Method | Adhesive |
| Power Source | Plug-In | Product Weight (lb.) | 2.24 |
| Replaceable LED Module | No | Returnable | 90-Day |
| Slim line | Yes | Tape Light Length (ft & in) | 6.6in |
| Voltage (v) | 120v | Watt Equivalence | 62.5 |

Warranty / Certifications

| | | | |
|-----------------------------|------------------------------|-----------------------|-----------------|
| Certifications and Listings | ETL Classified, cULus Listed | Manufacturer Warranty | 1 Year Warranty |
|-----------------------------|------------------------------|-----------------------|-----------------|



ONE YEAR LIMITED WARRANTY

This product has been manufactured under rigid quality specifications and control. It is warranted by AmerTac™ (the “Company”) to, under normal use and conditions, be free of defects in material and workmanship for a period of 1 year that you, the original purchaser, own it. Should this device be proven defective, please return it, prepaid along with proof of purchase (e.g. dated bill of sale, UPC bar code from original package) to AmerTac™, Attn: Returns Department, 250 Boulder Drive, Breinigsville, PA 18031.

The Company’s only obligations are limited to replacement of this product and do not include any liability for damages for claims because of accidents, negligence, misuse, alteration, commercial use, or improper installation.

This warranty does not cover product purchased, serviced or otherwise used outside the United States or Canada. This warranty is not transferable.

This warranty is in lieu of all other express or implied warranties or liabilities. The Company makes no other warranties as to the merchantability or fitness for a particular purpose. Any implied warranties including but not limited to any implied warranty of merchantability or fitness for a particular use that cannot be disclaimed, shall be limited to duration of the warranty. In no case shall the Company be liable for any consequential or incidental damages whatsoever. No person or representative is authorized to assume for the Company any liability other than expressed herein in connection with the sale of this product.

Some states/provinces do not allow limitations on how long an implied warranty lasts or the exclusion or limitation of incidental or consequential damage, so the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights and you may also have other rights which vary from state/province to state/province.

Prop 65 WARNING: This product contains chemicals known in the State of California to cause cancer and birth defects or other reproductive harm.



Agenda Item No. 8
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Meeting; December 2, 2021

DATE: November 22, 2021

RE: Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 138, 100 Granite Ridge, pursuant to CDC Section 17.4.11, Review and Recommendation to Town Council of a Variance application, pursuant to CDC Section 17.4.16

BACKGROUND: Staff is requesting a continuation of the Initial Architectural and Site Review and Review and Recommendation of a Variance Application to the January 6, 2022 Regular Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular January 6 meeting date.

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

RECOMMENDED MOTION: I move to continue, Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 138, 100 Granite Ridge, pursuant to CDC Section 17.4.11, Review and Recommendation to Town Council of a Variance application, pursuant to CDC Section 17.4.16 to the Regular Design Review Board Meeting on January 6, 2022.

/AW



TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; December 2, 2021

DATE: November 22, 2021

RE: Staff Memo – Discussion regarding a Conceptual Work Session for Lot 138, 100 Granite Ridge Drive.

APPLICATION OVERVIEW: New Single-Family Home on Lot 138

PROJECT GEOGRAPHY

Legal Description: LOT 138, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: 100 Granite Ridge

Applicant/Agent: Narcis Tudor, Narcis Tudor Architects

Owner: VIKRANT BHATIA AND YASMIN BHATIA

Zoning: Single-Family

Existing Use: Vacant

Proposed Use: Single-Family

Lot Size: .88 acres

Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Minor Subdivision and Right of Way Encroachment supporting materials

Exhibit C: Height Variance supporting materials

Case Summary: Narcis Tudor of Narcis Tudor Architects is requesting a work session with the Design Review Board (DRB) to discuss a new single-family home on Lot 138, 100 Granite Ridge. Although originally agendized for an Initial Architecture and Site Review as

well as a recommendation to Town Council regrading a height variance this month, upon staff review an additional problem was found with the application regarding parking requirements, which would be cause for either a re-design or an additional variance application. Staff and the applicant determined that the best course of action was to continue the item, and instead seek specific feedback from DRB before proceeding.

The Lot for discussion is approximately .88 acres and is zoned Single-family. The applicant has three other concurrent applications that have also been submitted in association with this project; a Variance request to exceed the maximum allowable height, a minor subdivision to vacate the western GE, and a right of way encroachment. 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.

Existing Conditions: Lot 138 is located off of Granite Ridge, on a steep hillside to the east of the road. Granite Ridge is within an access tract A-1 that is owned by the town. The paved surface of the road is fairly narrow, and the slope from edge of paved surface to the lot line is in excess of 50%. The entirety of Lot 138 has a slope greater than 30%. In addition, soils reports have indicated that there are some geotechnical circumstances on the lot which prevent any north/south excavation cuts.

Design Review:

The focus of this work session is to discuss the following items:

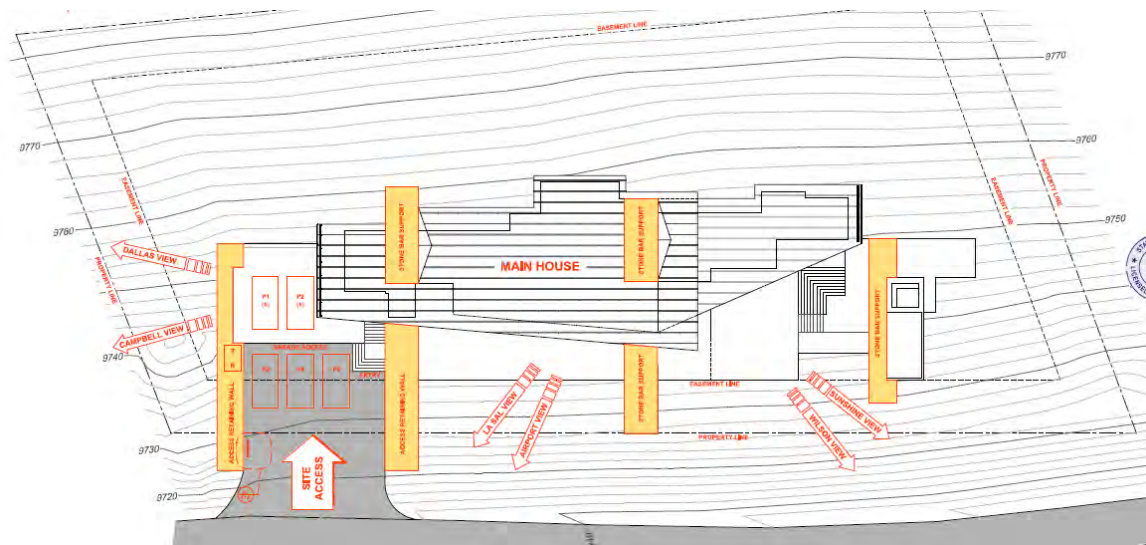
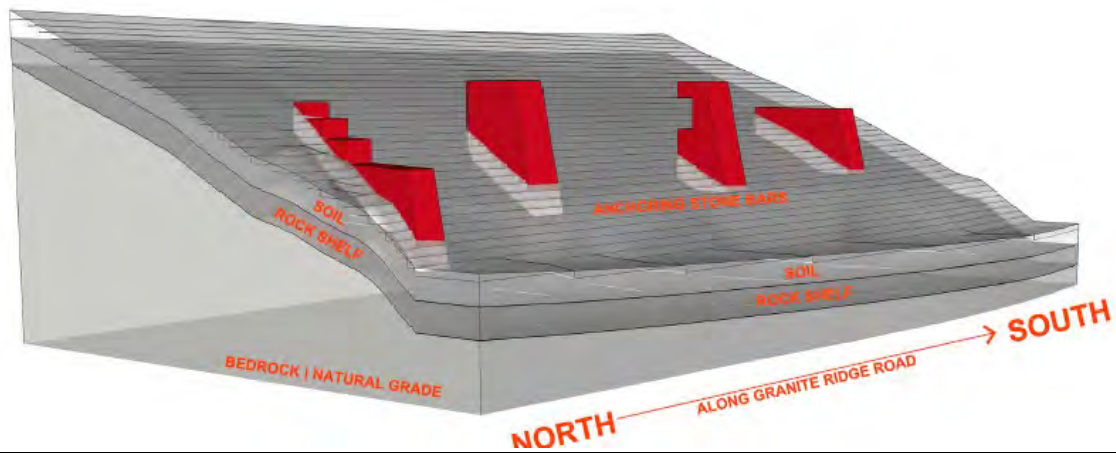
- 1) The minor subdivision vacating the western GE
- 2) The right of way encroachment
- 3) The Variance request for a height variance of 5' over allowable
- 4) Solutions to meet the (2) required exterior parking spaces in a non-tandem format

Although the vacation of the GE and the right of way encroachment are at the discretion of Town Council, the applicant would like to gauge the DRB's overall comfort with these items, as they determine the siting of the home and ultimately the architectural design.

The support of a height Variance is also crucial to proceeding with the design as proposed, so the applicant would like to receive feedback on this request.

Lastly, the non-compliance with our parking regulations comes from the fact that the initial designs for the home had three exterior parking spaces proposed directly in front of the garage doors. This format is not allowable as a design variation on lots greater than .75 acres. The two options available to handle the non-compliance would be a re-design (which would at least slightly alter the siting of the home) or an additional Variance application to vary the parking requirements.

Minor Subdivision:

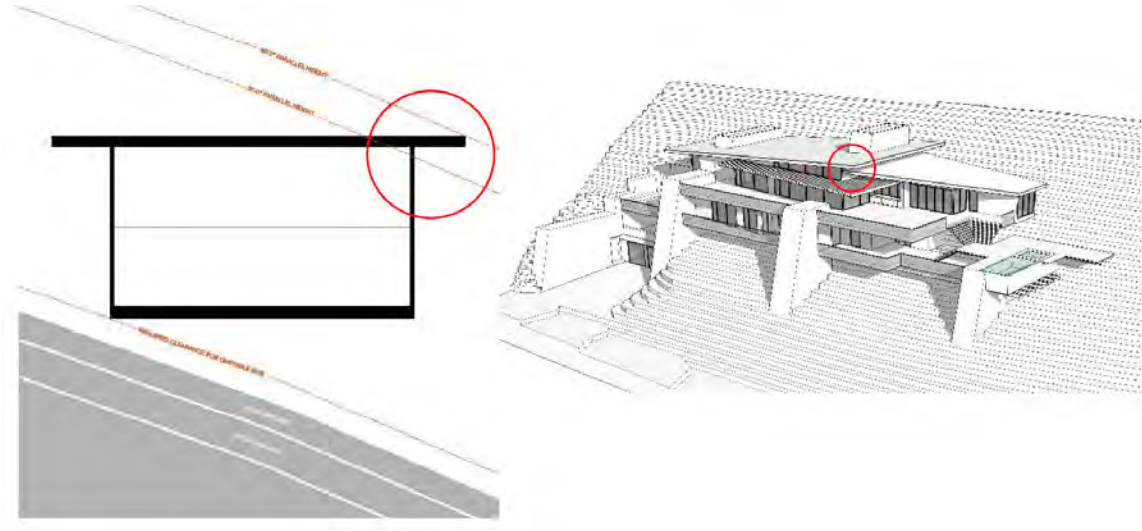


Due to the geotechnical concerns on the site, the home is proposed to be built on (4) stone bars that run east/west. The home will be built to float on top of these stone bars in order to avoid any north/south excavation which could de-stablize the slope. All four of these bars would encroach into the GE as currently platted. Public works has indicated that any future necessary utilities would be run within the road right of way, also due to the conditions of the Lot. Therefore, the applicant has proposed to vacate the western GE to avoid this encroachment. Public Works has indicated their support of this vacation.

Right of Way Encroachment:

The (2) northern stone bars that provide retainage for the driveway as well as a structural element of the proposed garage, not only cross the existing GE, but continue into the right of way. Public Works has indicated they are generally ok with this encroachment as long as any encroachment agreement is revocable. The Town Attorney has indicated that the best way to handle this would be through a revocable license agreement. The dilemma is that if approved, these structural elements are a key part of the garage and would be difficult if not impossible to remove or alter once built.

Building Height Variance:



Although this application for a height variance will come back to DRB for an official recommendation to Town Council, the applicant is seeking preliminary feedback on whether DRB might find this variance recommendable. I have included the criteria for a variance below.

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 calculated a max height of 40' 0" and a max average height of 22' 2". The applicant is meeting the max average height requirement but exceeds the max height allowable by 5' and is requesting a variance. Town Council will make the ultimate decision on whether this variance is granted, however this issue will be before DRB for a recommendation.

According to the CDC, the following criteria shall be met for the review authority to approve a variance:

a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;

Staff: The entirety of the lot has a slope greater than 30%, the slope where the lot meets Granite Ridge is in excess of 50%. Additionally, there are some geotechnical circumstances on the lot which prevent any north/south excavation cuts.

b. The variance can be granted without substantial detriment to the public health, safety and welfare;

Staff: This excess height poses no threat to public health, safety and welfare.

c. The variance can be granted without substantial impairment of the intent of the CDC;

Staff: The proposed height variance is for a small portion of the home; DRB should discuss whether this represents a "substantial impairment of the intent of the CDC."

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Staff: The adjoining Lot 137 was approved for a home that did meet all height requirements, however that home has not yet been built. It is unclear to staff whether that lot faced the same geotechnical conditions. DRB members should discuss whether this variance represents the granting of special privilege in excess of that enjoyed by other property owners.

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

Staff: Homes in this neighborhood are generally larger in square footage and comprised of at least two stories, so this could be what is considered "reasonable use." This home is essentially a two-story home. The roof plane is broken up into two parts and stacked to create visual interest. The CDC states that "The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets." Although it might be possible to comply with height restrictions if the home had one single roof plane, DRB should discuss whether this variance in height is in direct response to the design regulations regarding roofs and whether the applicant is requesting the minimum variance necessary that still allows for reasonable use.

f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;

g. The variance is not solely based on economic hardship alone; and

h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Staff: It seems that the criteria for f-h are all being met.

Parking Regulations:

Staff: The applicant has shown two interior and three exterior parking spaces on their plan. The exterior spaces are in a tandem format. This is an allowable specific approval on lots of less than .75 acres, however this lot is .88 acres, so a tandem parking arrangement is not allowable per code. The parking scenario will need to be re-designed, or the applicant will need to apply for an additional variance. I believe the applicant will have a sketch plan for of a new parking layout as part of his presentation for discussion during the work session and DRB should discuss the merits of any new parking plan as presented.

Staff 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.

/aw

September 17, 2021

RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for the Bhatia Family's proposed residence. This memo outlines the main design items of the project and its response to the unique site conditions.

LOCATION | GEOLOGICAL HAZARDS

The parcel is located on the east hillside of Granite Ridge.

The geological composition of the site comprises of a massive rock slab with a potential of sliding west down the slope; any cuts across the site on a north-south axis will destabilize this formation.

A site analysis and recommendations by the Geotechnical and Civil Engineers were critical components in the design of the home.

VIEWS

The primary views are south-west towards Sunshine and Wilson Peaks with secondary views to the west and tertiary views north towards the Dallas Range.

ACCESS | PRESERVATION OF NATURAL FEATURES | GEOHAZARD CONDITIONS

The parcel is accessed from the north-west corner of the lot where the grade is lowest. The driveway is a 5% slope directly east into the hillside garage. From this form, the structure elevates and spans above the natural grade, supported by stone anchors across the site.

ARCHITECTURAL DESIGN

The design of the home can be described as horizontally oriented, contemporary alpine structure. The predominantly two level home is sensitively placed on the stone bars complementing its natural surroundings with a light, lacy feel.

The roof forms are simple sheds, allowing the home's low profile to integrate into its natural surroundings.

MATERIALS

The primary exterior materials are stone, wood and metal with secondary wood | timber accents. The majority of the glazing is facing the south-west for views, natural light and heat.

VARIANCES | REQUESTS

Due to the site's geology, the design warrants 3 variances:

1. Roof maximum height of 40' for a shed roof – A small portion of the south-west roof overhang extends to 40'. This overhang protects the home from the intense summer sun.
2. Using part of the setback for the foundation bars – This request allows the home to be critically placed on the site.

Thank you for taking the time to review our application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor
ARCHITECT # 00402820

BHATIA RESIDENCE

138 GRANITE RIDGE - DRB 1

GENERAL NOTES

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

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION:
WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

CODE COMPLIANCE:
ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

PROJECT TEAM

OWNER
VIK + YASMIN BHATIA

ARCHITECT
NARCIS TUDOR ARCHITECTS
201 W COLORADO AVENUE
SUITE 203
TELLURIDE . COLORADO . 81435
P. 970.708.4983
narcis@narcistudor.com

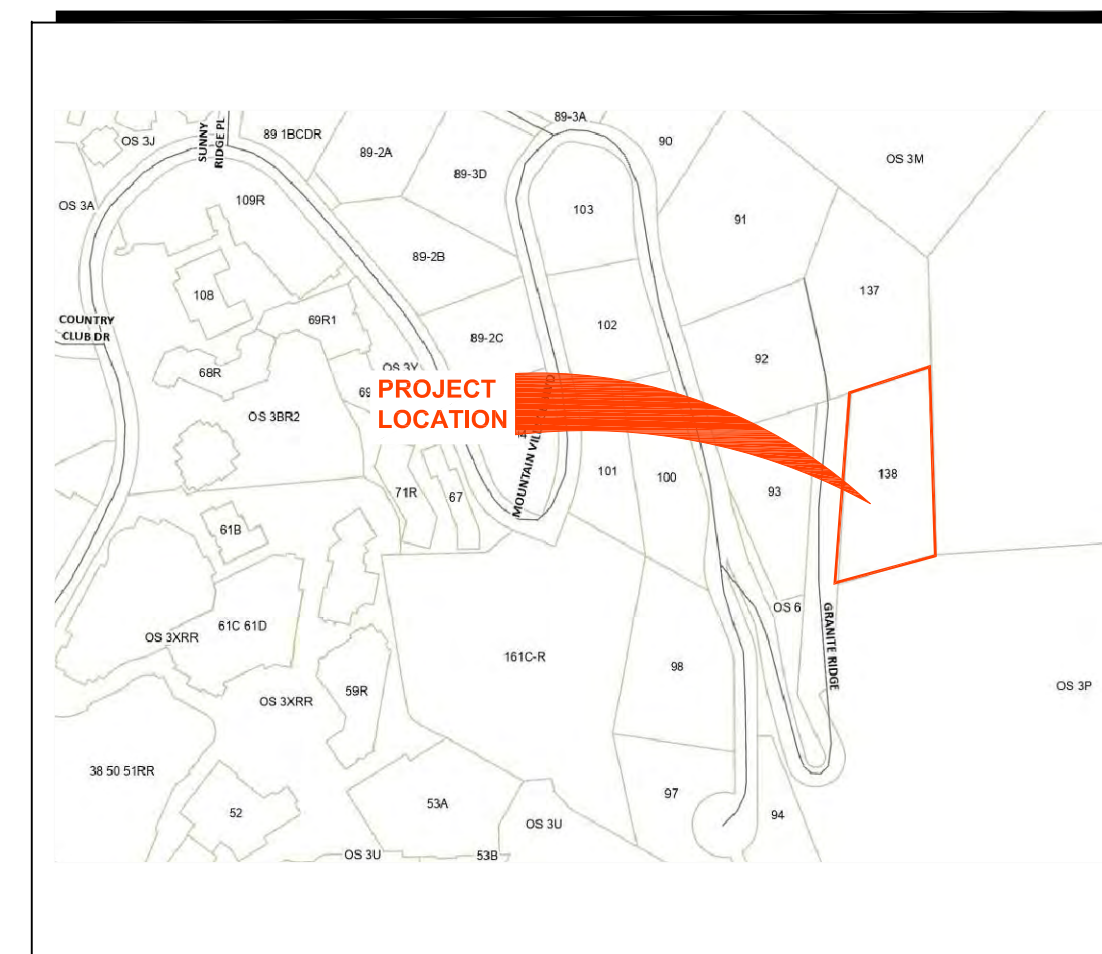
CONTRACTOR
KOENIG CONSTRUCTION SERVICES
P.O. BOX 3138
TELLURIDE . COLORADO . 81435
P. 970.369.1263
F. 970.369.1263
jeff@koenigconstructionservices.com

STRUCTURAL ENGINEER
COLORADO STRUCTURAL, INC.
MIKE ARBANEY
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CRESTED BUTTE, CO 81224
P. 970. 349.5922
F. 970. 349.5926

SURVEYOR
FOLEY ASSOCIATES
JEFF HASKELL
PO BOX 1385
TELLURIDE . COLORADO . 81435
P. 970.728.6153
jhaskell@foleyassoc.com

CIVIL ENGINEER
UNCOMPAGRE ENGINEERING, LLC
DAVID BALLODE
P.O. BOX 3945
TELLURIDE . COLORADO . 81435
P. 970.729.0683
dbalode@msn.com

VICINITY MAP



SHEET INDEX

A0 COVER | PROJECT INFORMATION

TOPOGRAPHIC SURVEY

C1 CIVIL SERIES
C1 CIVIL NOTES
C2.1 SITE GRADING W/O TREES
C2.2 SITE GRADING W/ TREES
C3 UTILITIES
C4 CONSTRUCTION MITIGATION
C5 FIRE MITIGATION

A1 SITE SERIES
A1.0 OVERALL SITE | ROOF PLAN
A1.1 LANDSCAPE | FIRE MITIGATION
A1.2 BUILDING HEIGHT DIAGRAM

A2 PLAN SERIES
A2.1 FLOOR PLANS
A2.2 FLOOR PLANS

A3 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS | MATERIALS

A3.5 PERSPECTIVES
A3.6 PERSPECTIVES
A3.7 PERSPECTIVES
A3.8 PERSPECTIVES

LUC - SITE COVERAGE

LOT AREA - 0.88 AC | 38,332.8 SQ. FT.
ALLOWABLE PER LUC - 40% = 15,333.12 SQ. FT.

PROPOSED SITE COVERAGE - 11,366.15 SQ. FT. (29.6%)
COMPLIANT BY - 3,966.97 SF (10.4%)

LUC - INFO

LOT #: 138 GRANITE RIDGE
IMPROVEMENT TYPE: NEW CONSTRUCTION
TYPE OF UNIT: SINGLE FAMILY
SETBACKS: SEE A1.1
BUILDING HIGH POINT: 40.0'
BUILDING AVERAGE: 22.1'
GROSS FLOOR AREA: 8905.0 SF
DECKS | PATIOS: 2461.15 SF

LUC - EXTERIOR MATERIALS

| MEASURED IN SQ. FT. | TOTAL | PERCENTAGE |
|------------------------|---------|------------|
| METAL SIDING | 3060.6 | 26.9% |
| STONE VENEER | 4165 | 36.6% |
| WOOD SIDING | 1629.7 | 14.3% |
| FENESTRATION | 2530 | 22.2% |
| TOTAL VERTICAL SURFACE | 11385.3 | 100.0% |

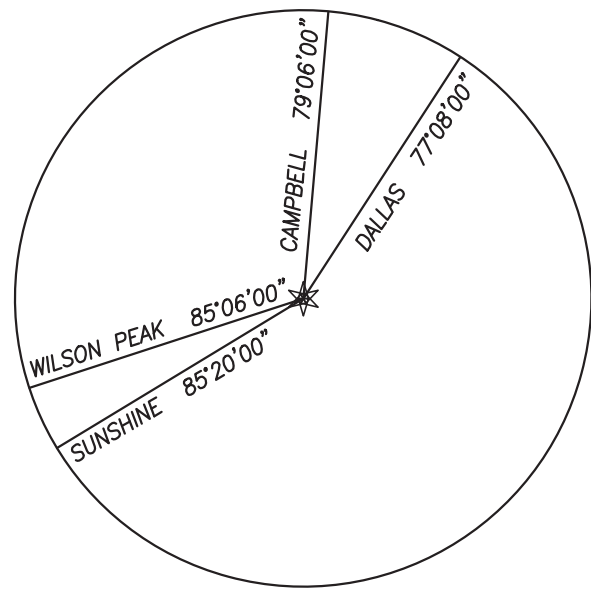
VARIANCES | REQUESTS

- 40' MAXIMUM HEIGHT FOR SHED ROOF
- REQUEST FOR PARTIAL USE OF 16' WEST EASEMENT FOR HOUSE | SITE SUPPORT



VIEW ANGLES

AS OBSERVED FROM THE NW CORNER OF LOT 138. ANGLES ENUMERATED ARE ZENITH ANGLES.



FIRE HYDRANT

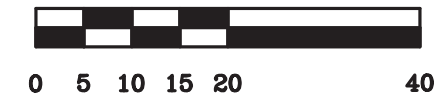
VIEW ANGLES TAKEN FROM HERE

LOT 137
(O'DEA TELLURIDE, LLC)

LOT 138
0.88 ACRES (M)
0.88 ACRES (R)

"NO EXISTING STRUCTURES"
"NO POSTED ADDRESS"

SCALE: 1"=20'



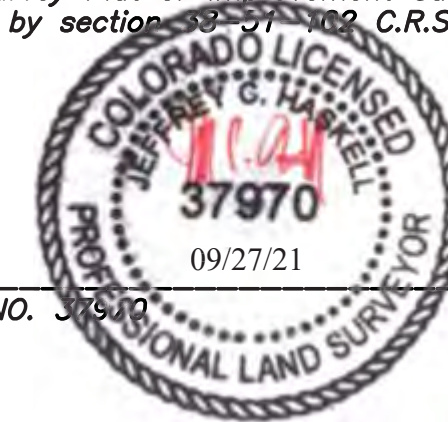
TRACT OS-3N
(TSG SKI & GOLF, LLC)

LEGEND

- ⊗ 9706.75' SPOT ELEVATION (TYP.)
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 476

SURVEYOR'S STATEMENT:

This Existing Conditions Plan of Lot 138, Town of Mountain Village, was prepared on May 20, 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 38-37-102 C.R.S.



P.L.S. NO. 37970 Date

PROPERTY DESCRIPTION:

LOT 138, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and property description from Land Title Guarantee Company, Order Number TLR6010763, dated October 28, 2020 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
3. BASIS OF BEARINGS: Found monuments along the western boundary of Lot 138, as shown hereon, assumed to have the record bearing of N 05°16'57" E according to Plat Book 1 at page 476.
4. Benchmark: Control Point "CP 503", as shown hereon, with an elevation of 9755.41'.
5. Contour interval is two feet.
6. All slopes are 30% or greater on Lot 138 as shown hereon.
7. There are no known underground utilities located on lot 138. Utility locates should be performed by respective providers before any construction.
8. There are no known wetlands located on Lot 138. It is recommended that the owner confirm with the Town of Mountain Village.
9. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Existing Conditions Plan

Lot 138, Town of Mountain Village,

located within the SE 1/4 of Section 34, T.43N, R.9W, and the NE 1/4 of Section 3, T.42N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.

| | |
|--------------|-----------|
| Project Mgr: | JH |
| Technician: | FO |
| Checked by: | |
| Start date: | 05 / 2021 |



Drawing path: dwg\94055 EC Plan 10-20.dwg

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

Sheet1 of 1 Project #: 94055

F:\Old W\Jobs\JOBS1994\94055 EC Plan 05-21.dwg, 6/7/2021 9:55:39 AM, PC4

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.

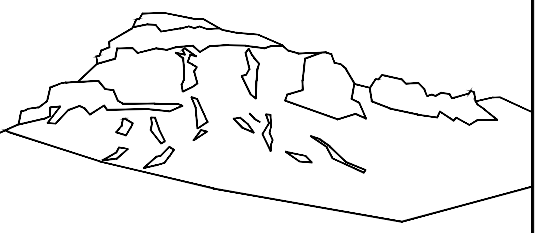
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

24. ALL NEW UNDERGROUND PIPE SHALL BE BEDDED TO PROTECT THE PIPE FROM BEING DAMAGED.

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 2021-10-18

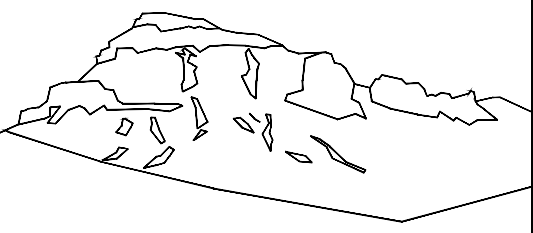
Bhatia Residence
Lot 138
Granite Ridge Rd.
Mtn. Village, CO



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

Notes

C1



Uncompahgre Engineering, LLC

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

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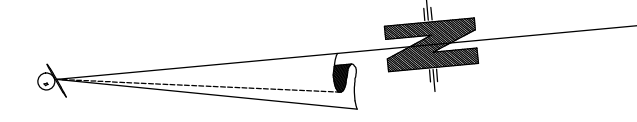
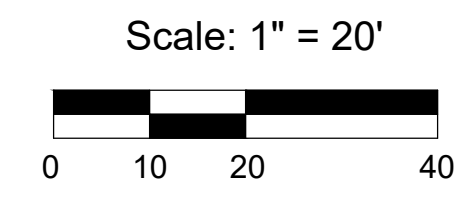
Bhatia Residence
Lot 138
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Mtn. Village, CO



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Site Grading
(Trees not displayed)
with
Driveway Profile

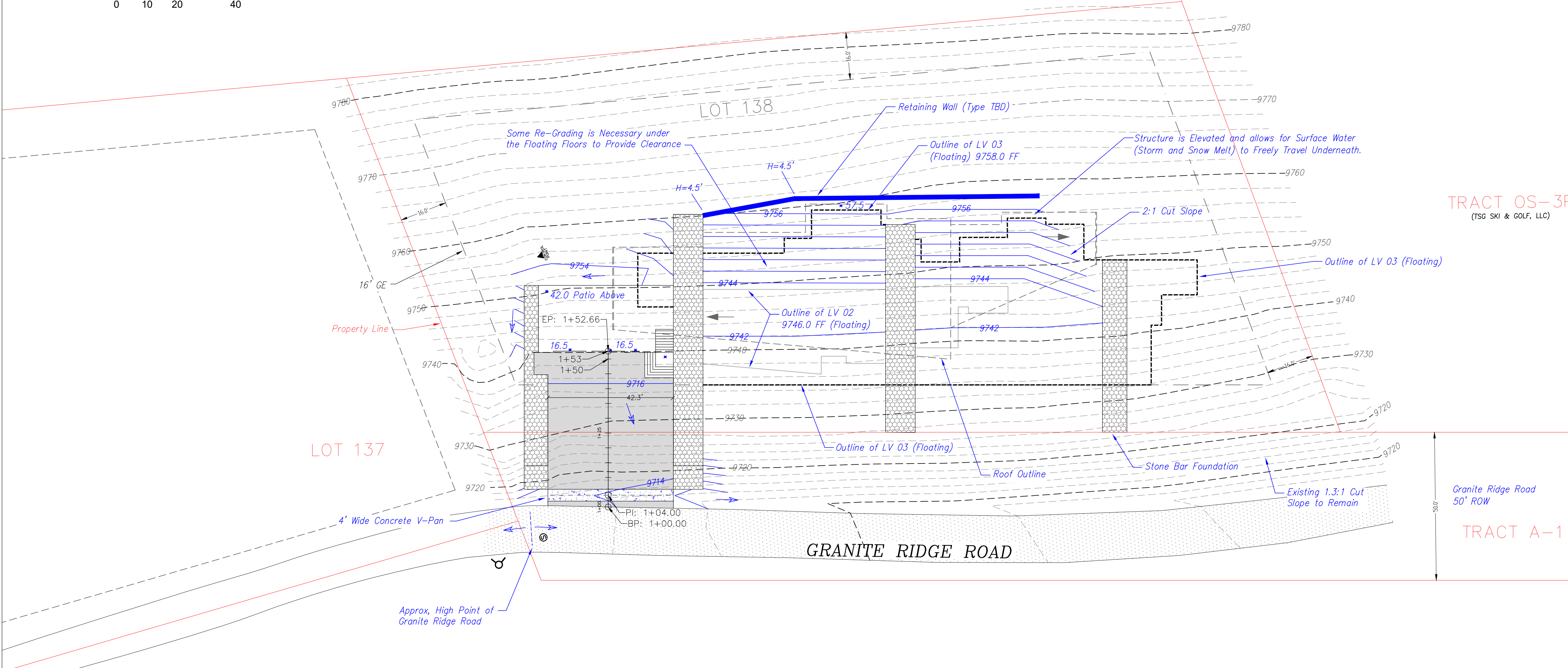
C2.1



TRACT OS-3N
(TSG SKI & GOLF, LLC)

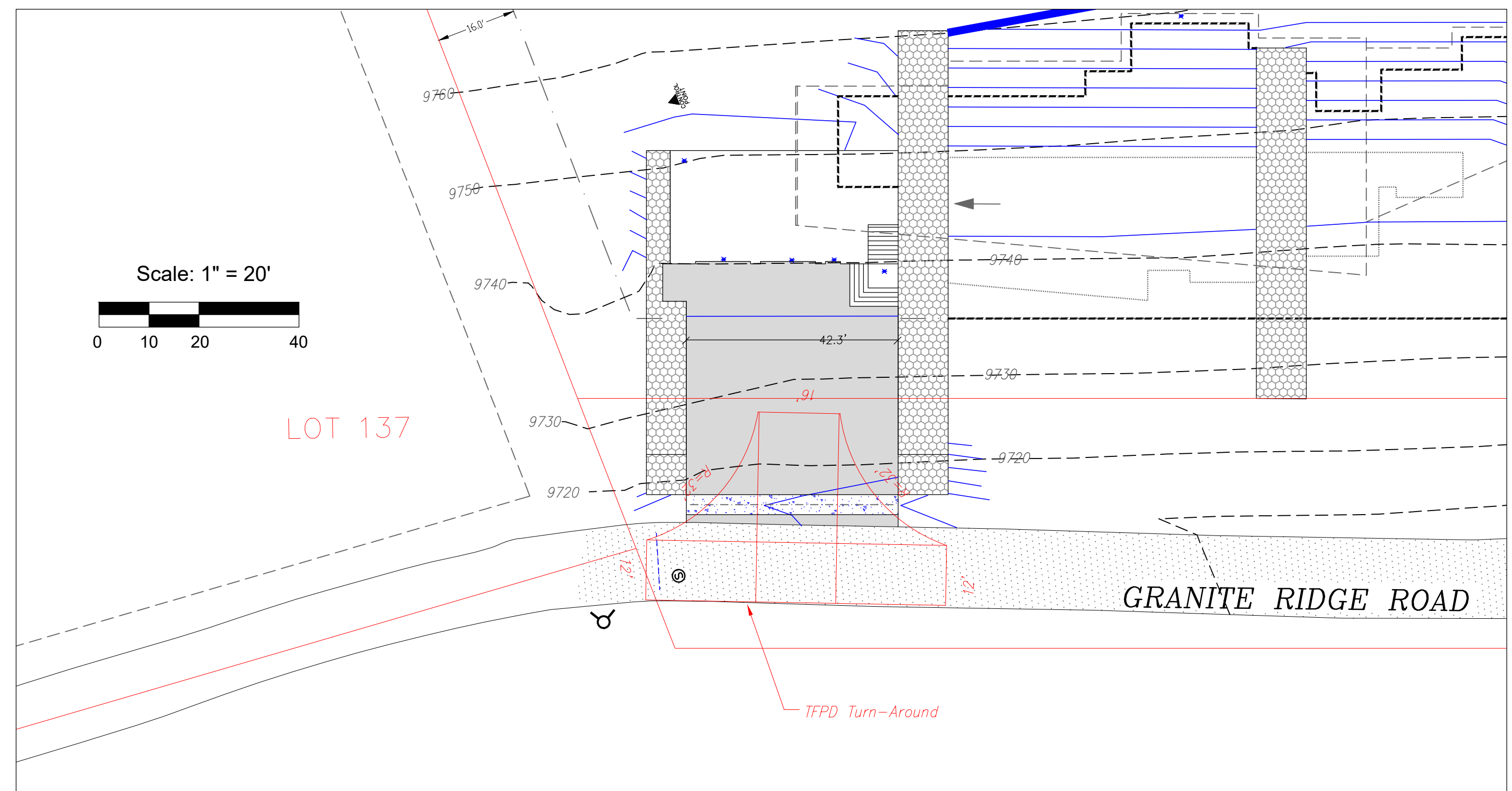
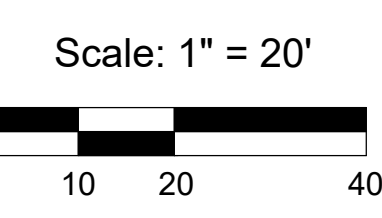
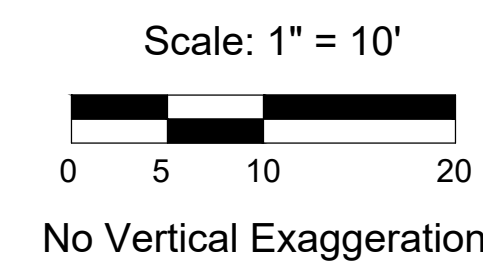
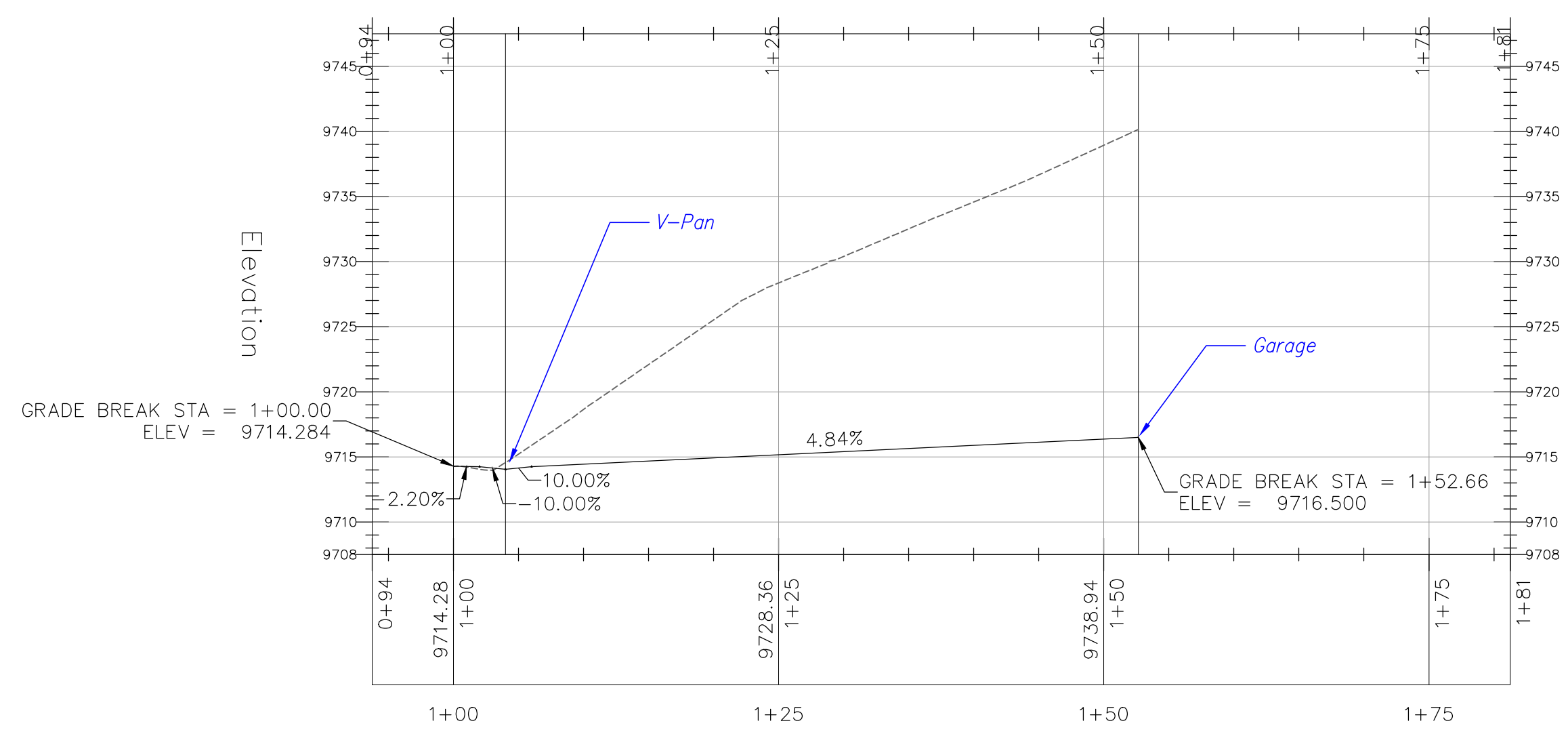
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(TSG SKI & GOLF, LLC)

TRACT A-1

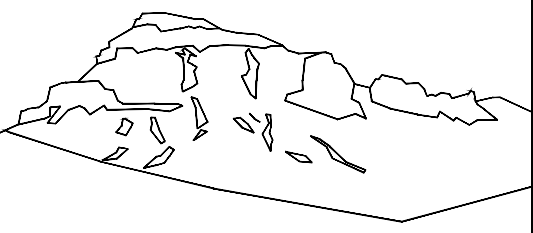


Driveway Profile

Station



Telluride Fire Protection District (TFPD)
Turn-Around Exhibit



Uncompahgre
Engineering, LLC

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970-729-0683

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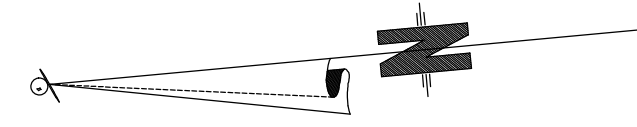
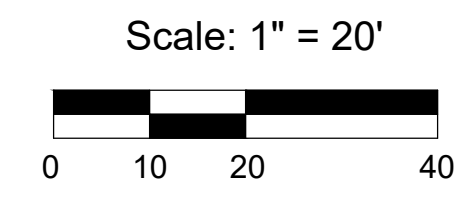
Bhatia Residence
Lot 138
Granite Ridge Rd.
Mtn. Village, CO



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

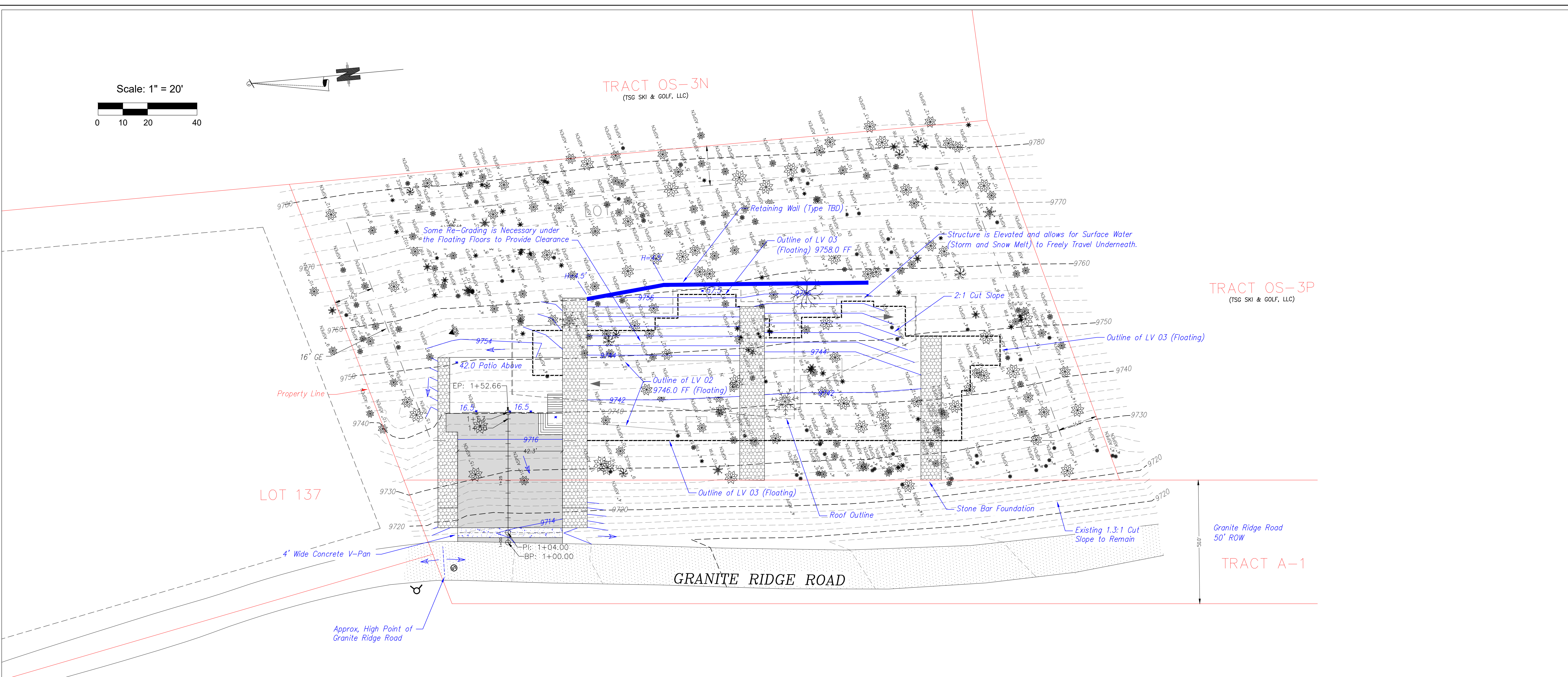
Site Grading
(Trees Displayed)
with
Driveway Profile

C2.2



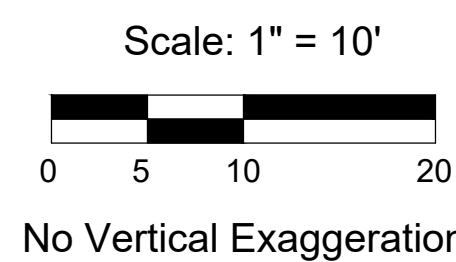
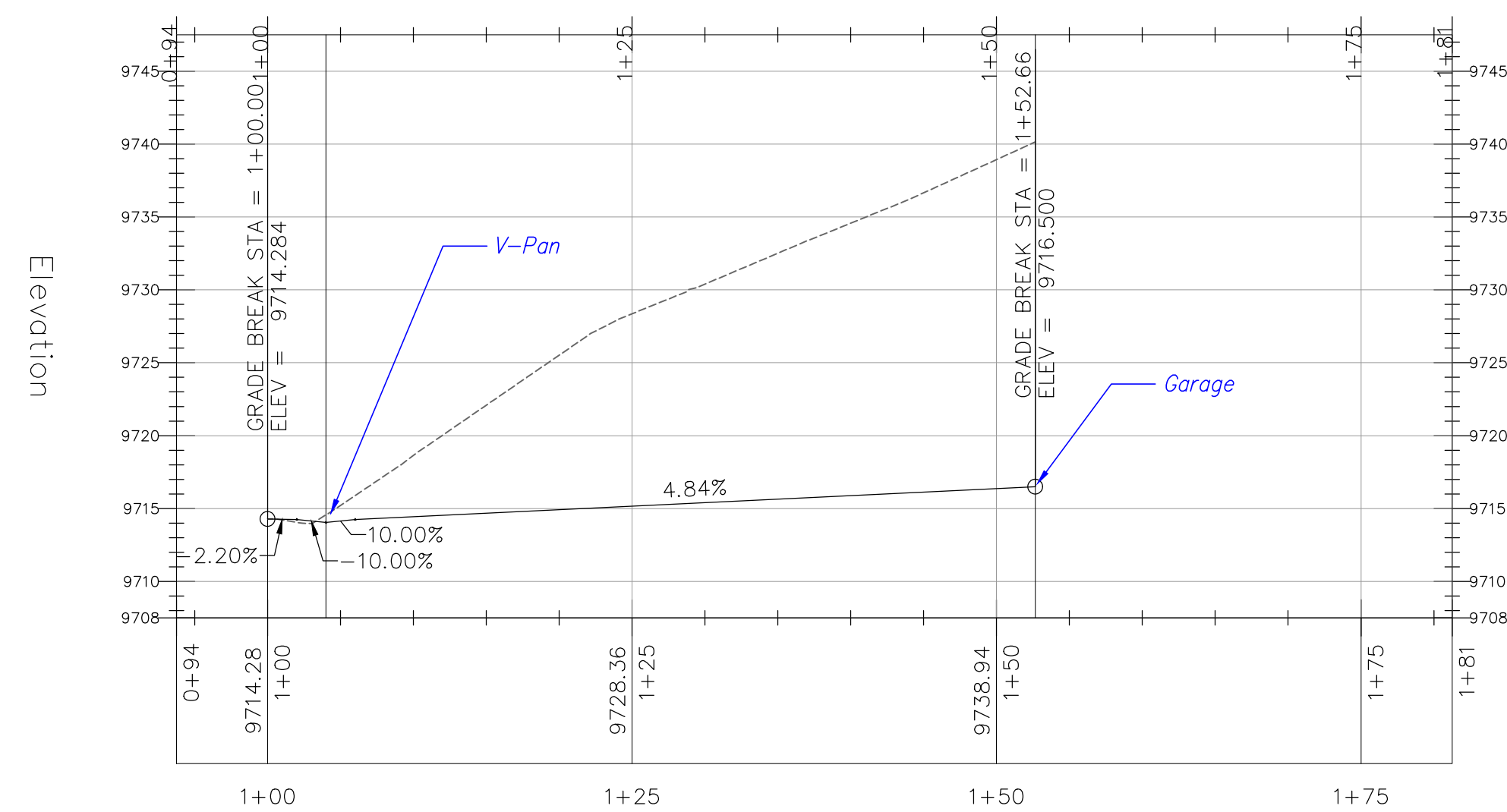
TRACT OS-3N
(TSG SKI & GOLF, LLC)

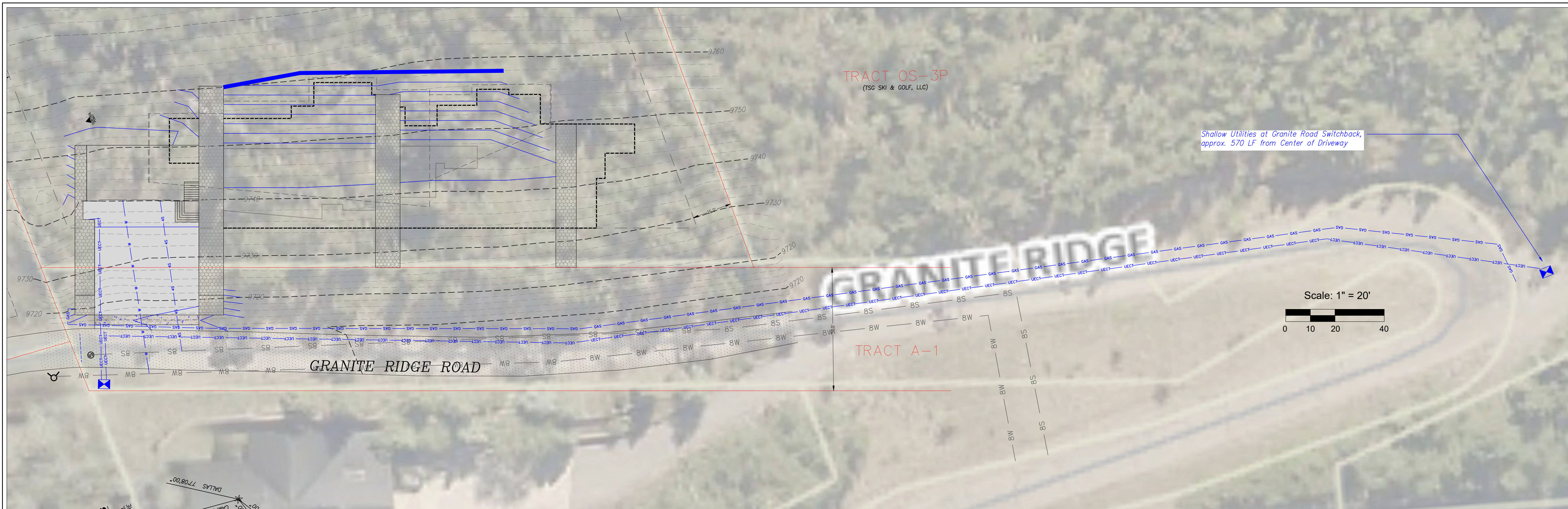
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(TSG SKI & GOLF, LLC)



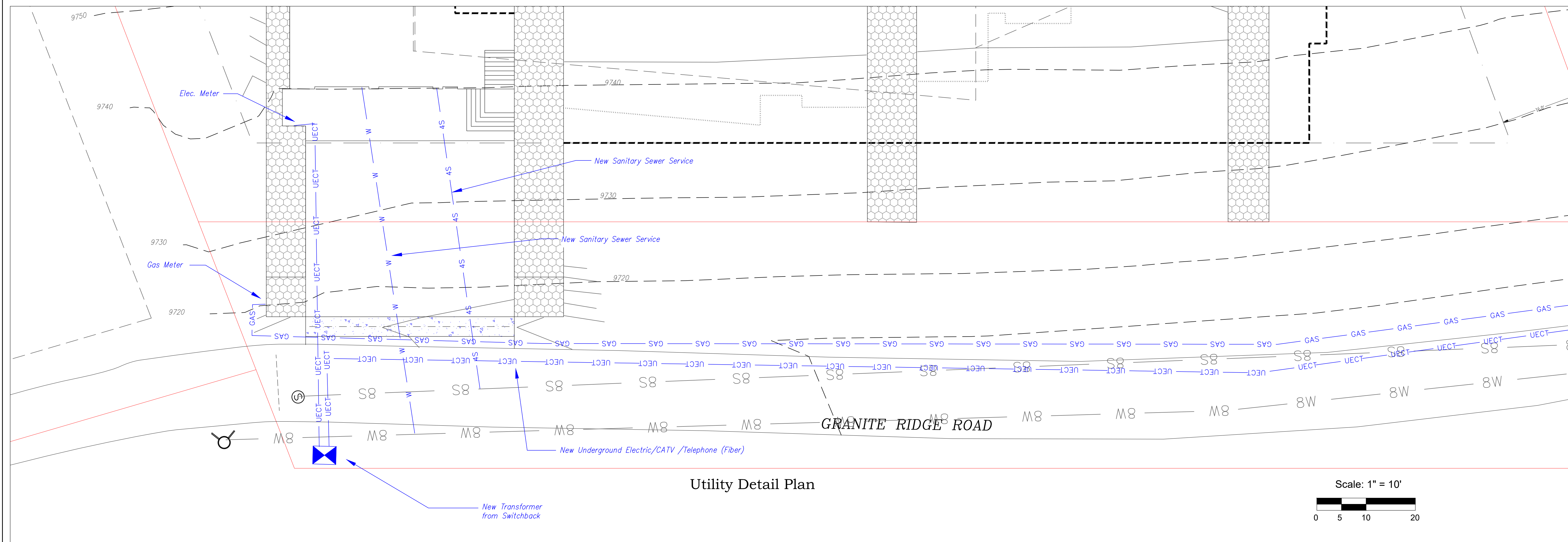
Driveway Profile

Station

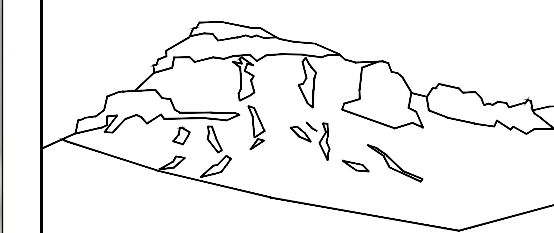




Utility Vicinity Plan



Utility Detail Plan



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

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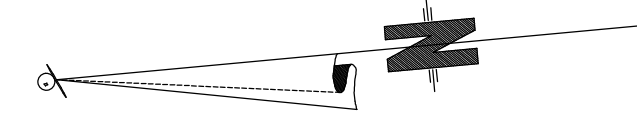
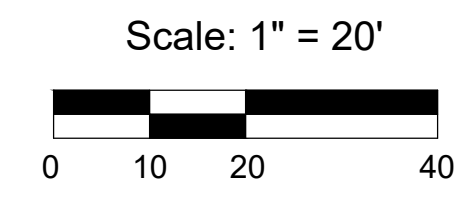
Bhatia Residence
Lot 138
Granite Ridge Rd.
Mtn. Village, CO



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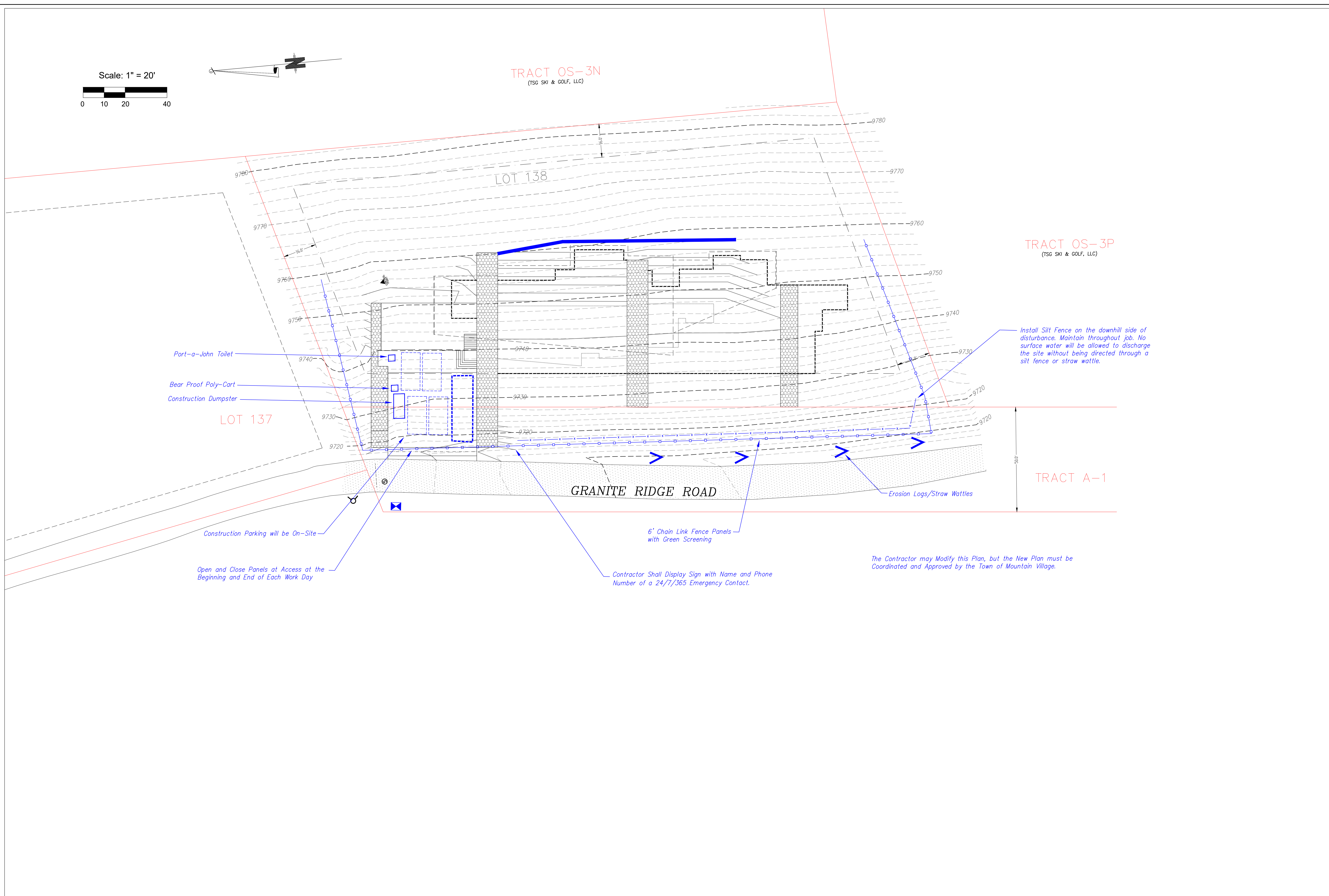
Utility Plan

C3



TRACT OS-3N
(TSG SKI & GOLF, LLC)

TRACT OS-3P
(TSG SKI & GOLF, LLC)



- Part-a-John Toilet
- Bear Proof Poly-Cart
- Construction Dumpster

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

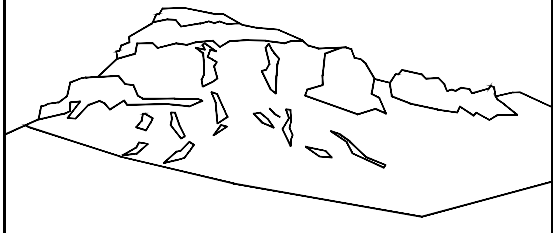
Construction Parking will be On-Site

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

6" Chain Link Fence Panels with Green Screening

Contractor Shall Display Sign with Name and Phone Number of a 24/7/365 Emergency Contact.

The Contractor may Modify this Plan, but the New Plan must be Coordinated and Approved by the Town of Mountain Village.

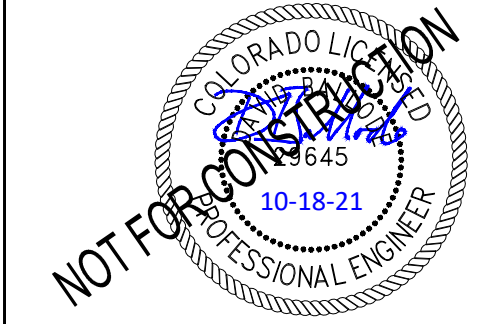


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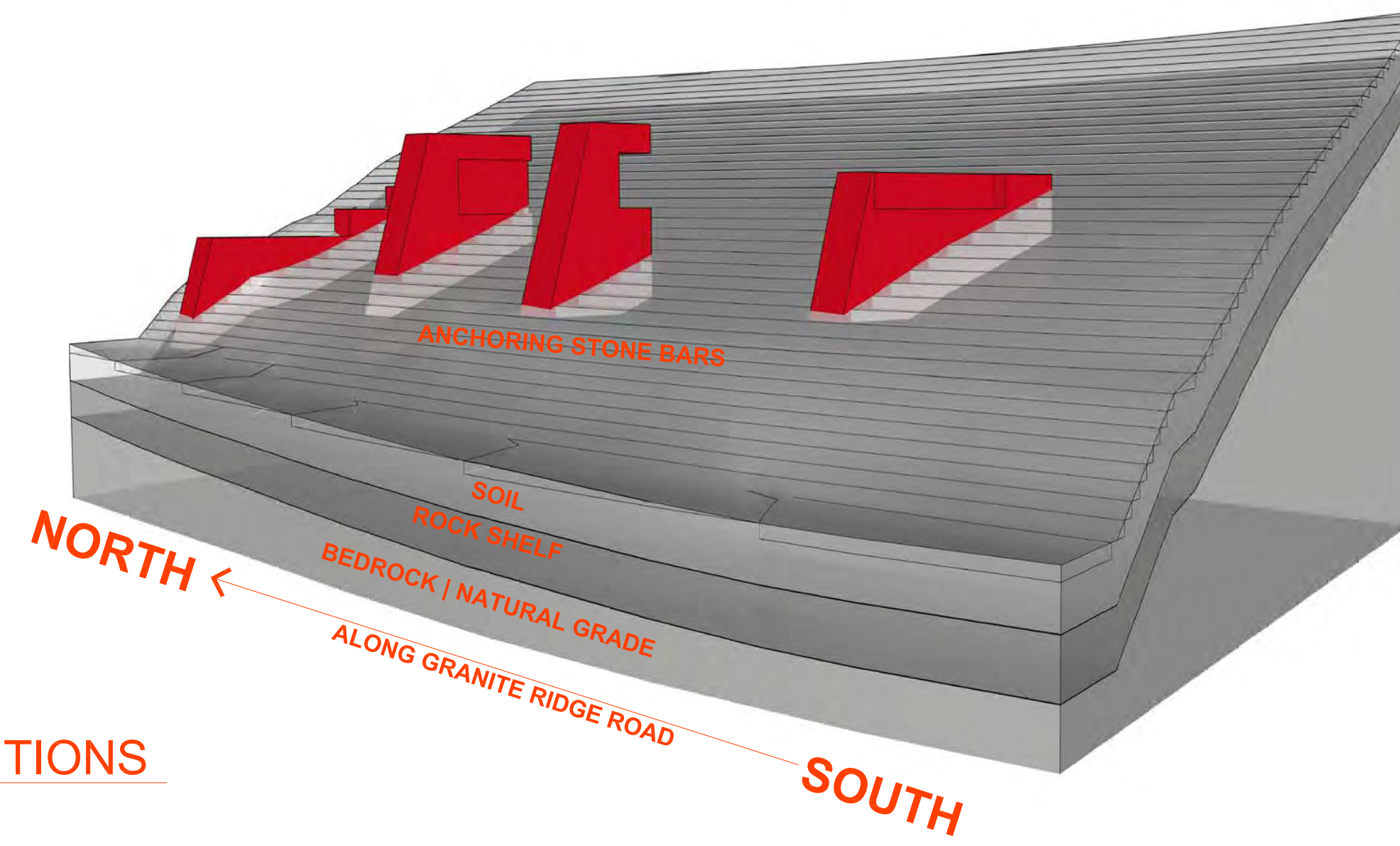
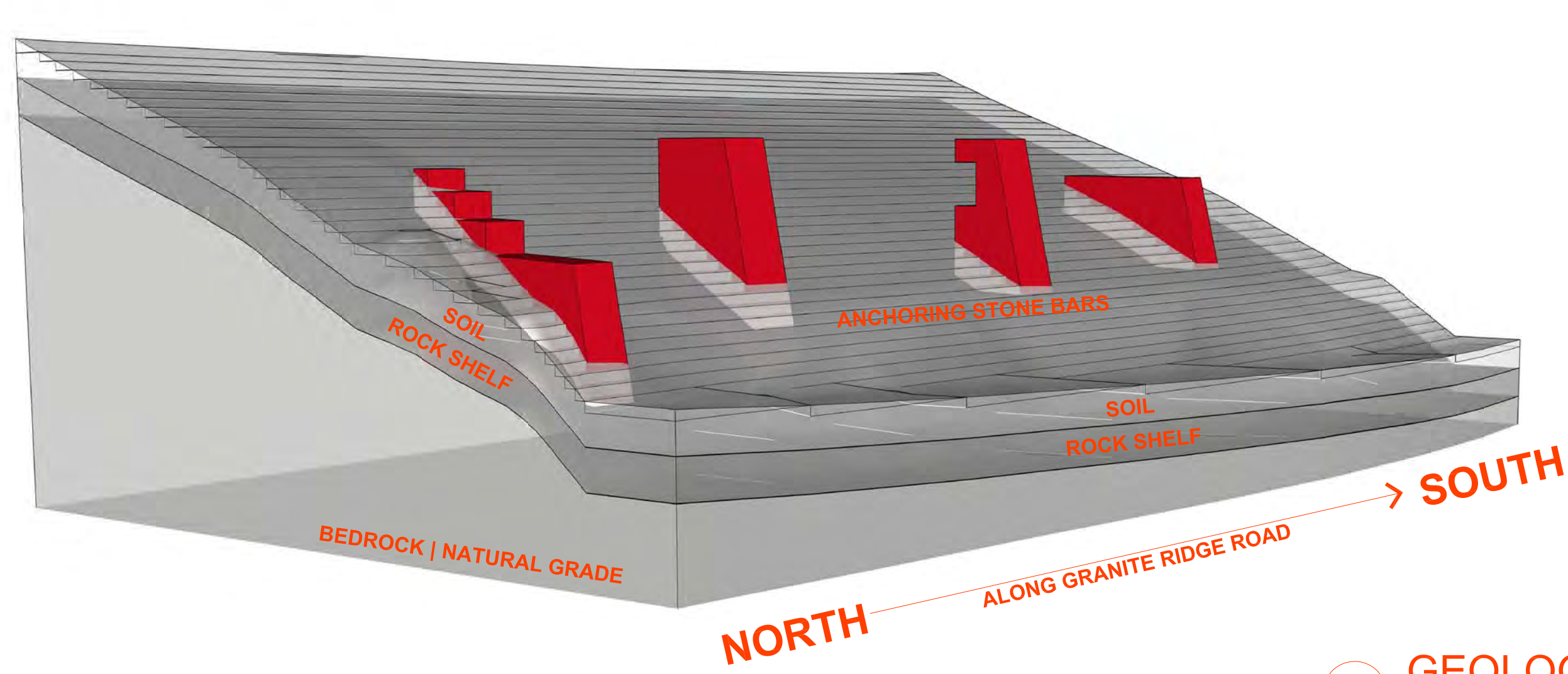
Bhatia Residence
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Construction Mitigation Plan

C4



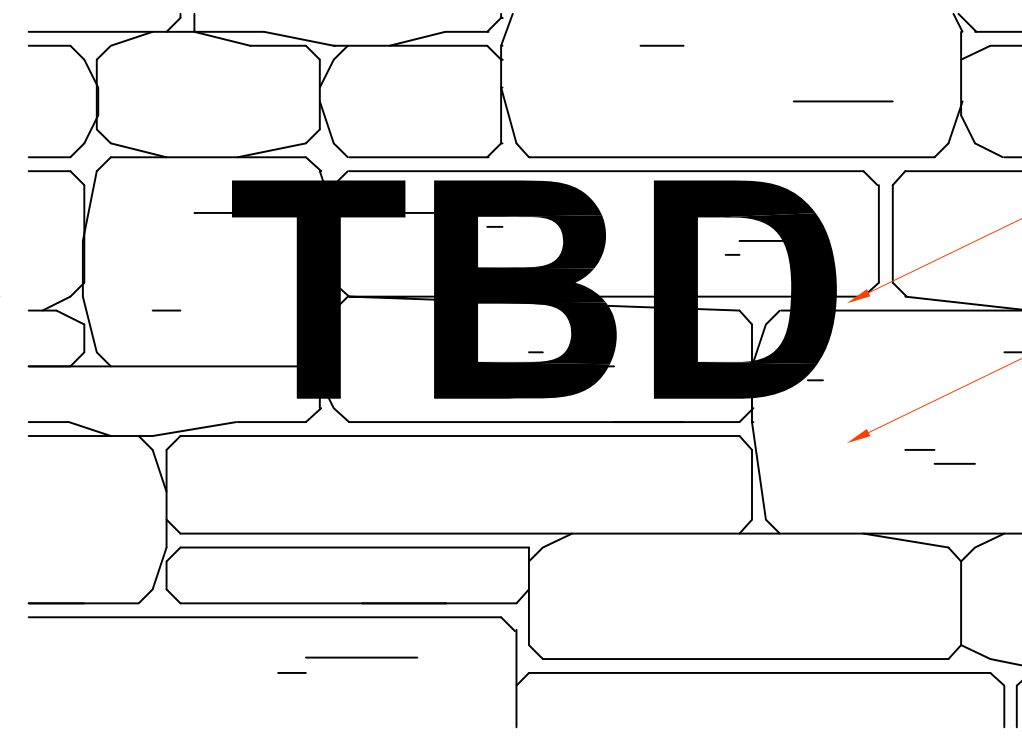
1 **GEOLOGICAL SITE CONDITIONS**
SCALE: NTS

SITE PHOTOS

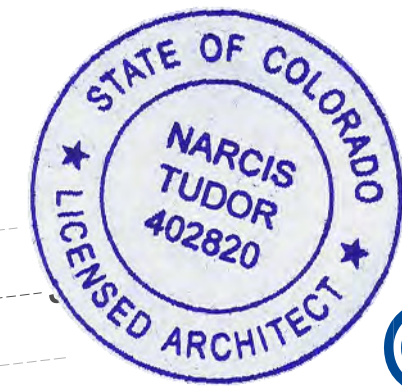
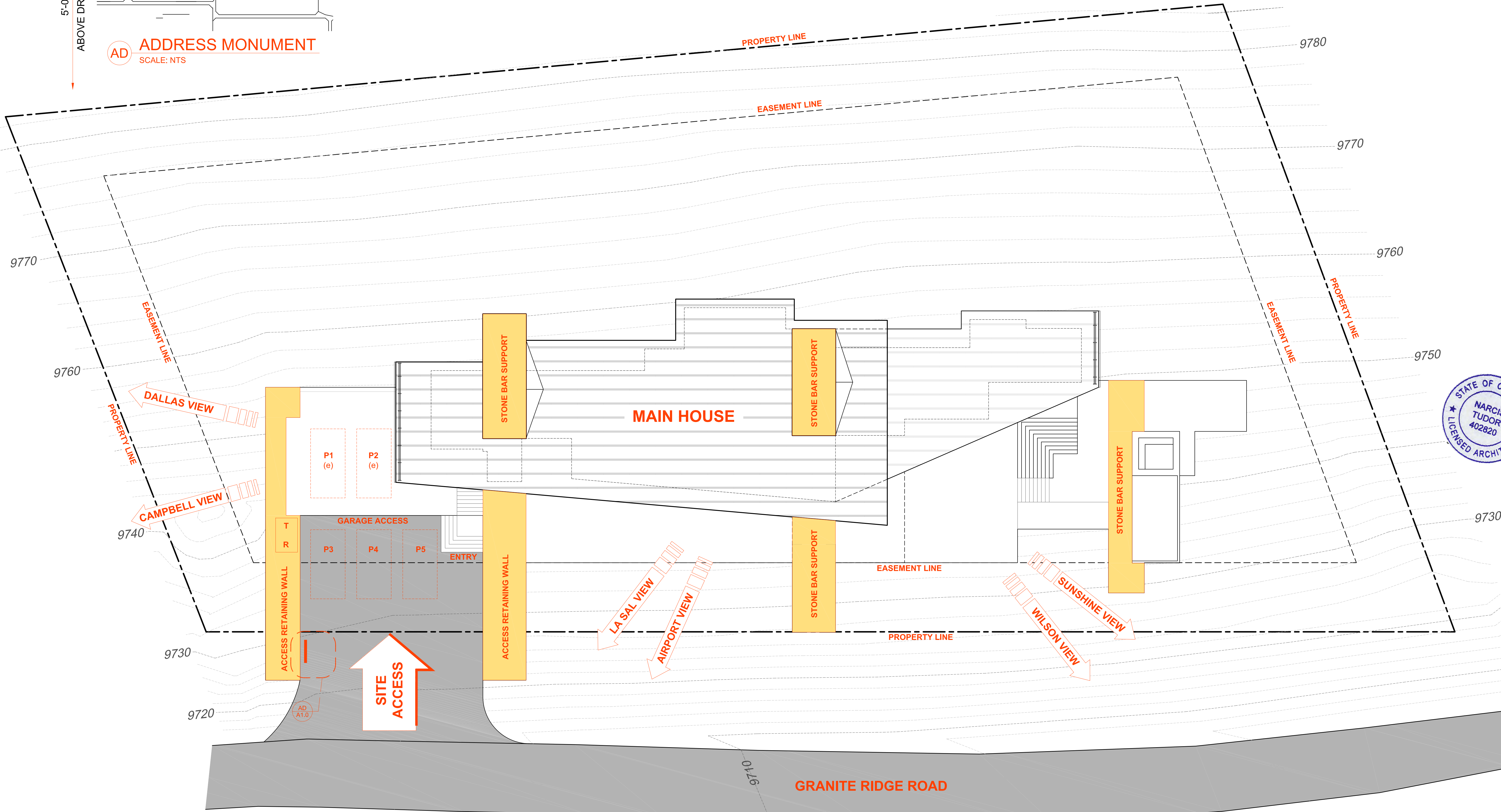


NORTH → SOUTH
ALONG GRANITE RIDGE ROAD

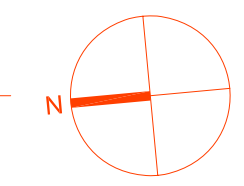




AD ADDRESS MONUMENT
SCALE: NTS




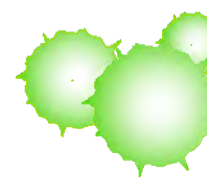


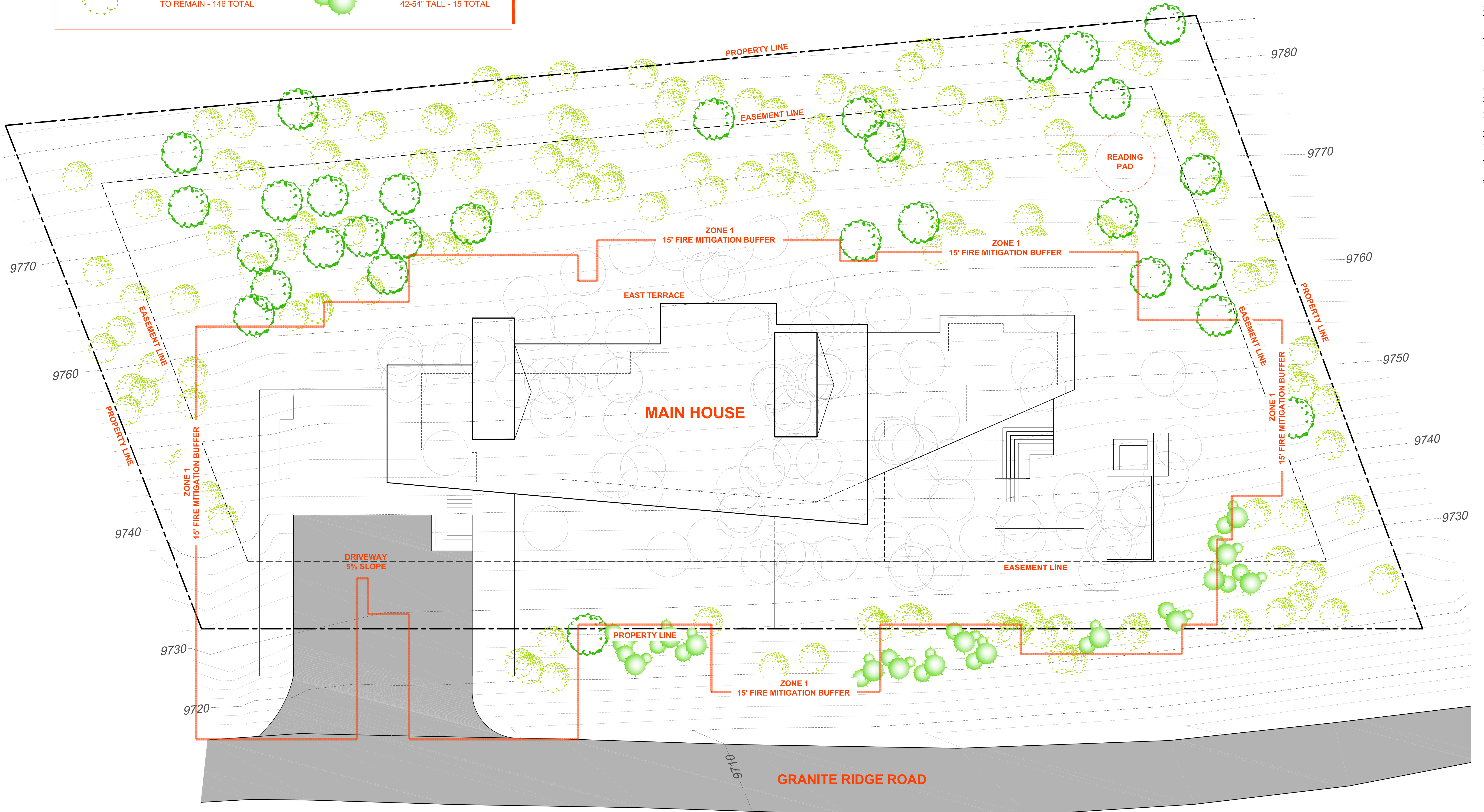
1 OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"

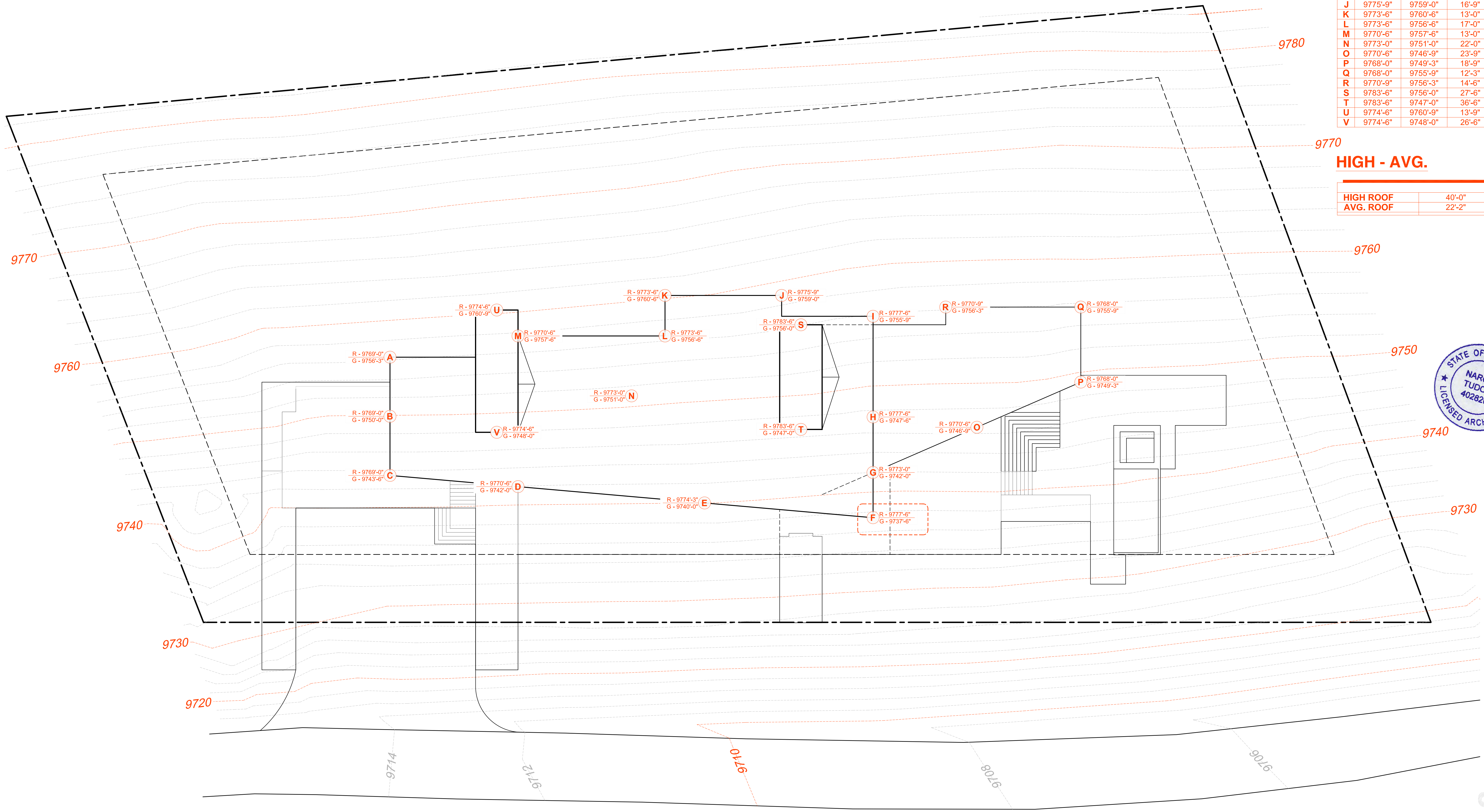


A1.0

LANDSCAPE KEY

| | | | |
|---|---|---|---|
|  | - EXISTING EVERGREEN TREES TO REMAIN - 30 TOTAL |  | - EXISTING TREES TO BE REMOVED - 94 TOTAL |
|  | - EXISTING ASPEN TREES TO REMAIN - 146 TOTAL |  | - NEW EVERGREEN SHRUBS 42-54" TALL - 15 TOTAL |





HEIGHT CALCS.

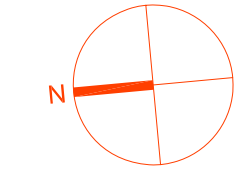
| | ROOF | GRADE | HEIGHT |
|---|----------|----------|--------|
| A | 9769'-0" | 9756'-3" | 12'-9" |
| B | 9769'-0" | 9750'-0" | 19'-0" |
| C | 9769'-0" | 9743'-6" | 15'-6" |
| D | 9770'-6" | 9742'-0" | 28'-6" |
| E | 9774'-3" | 9740'-0" | 34'-3" |
| F | 9777'-6" | 9737'-6" | 40'-0" |
| G | 9773'-0" | 9742'-0" | 31'-0" |
| H | 9777'-6" | 9747'-6" | 30'-0" |
| I | 9777'-6" | 9755'-9" | 21'-9" |
| J | 9775'-9" | 9759'-0" | 16'-9" |
| K | 9773'-6" | 9760'-6" | 13'-0" |
| L | 9773'-6" | 9756'-6" | 17'-0" |
| M | 9770'-6" | 9757'-6" | 13'-0" |
| N | 9773'-0" | 9751'-0" | 22'-0" |
| O | 9770'-6" | 9746'-9" | 23'-9" |
| P | 9768'-0" | 9749'-3" | 18'-9" |
| Q | 9773'-6" | 9755'-9" | 12'-3" |
| R | 9770'-9" | 9756'-3" | 14'-6" |
| S | 9783'-6" | 9756'-0" | 27'-6" |
| T | 9783'-6" | 9747'-0" | 36'-6" |
| U | 9774'-6" | 9760'-9" | 13'-9" |
| V | 9774'-6" | 9748'-0" | 26'-6" |

HIGH - AVG.

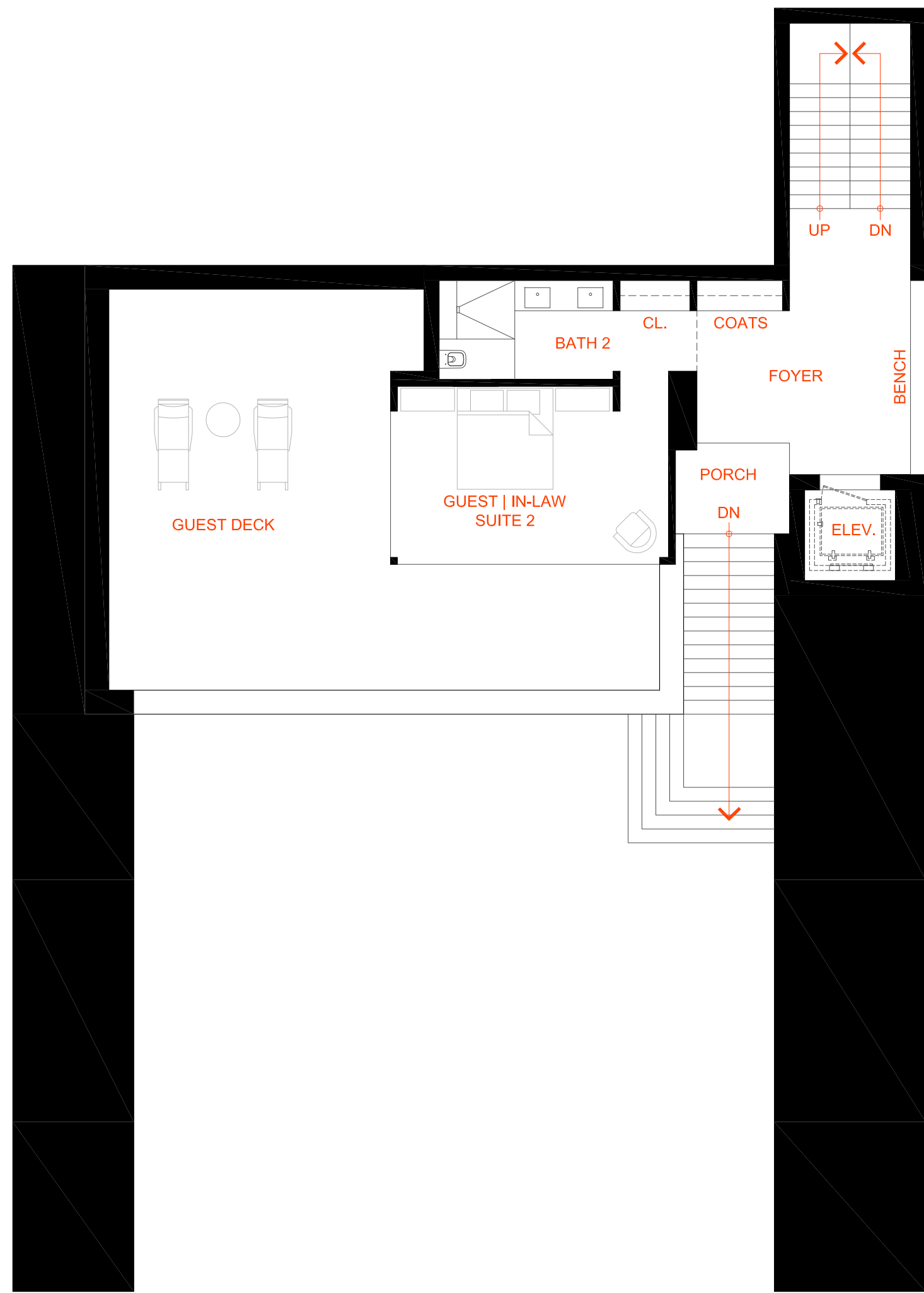
| | |
|-----------|--------|
| HIGH ROOF | 40'-0" |
| AVG. ROOF | 22'-2" |



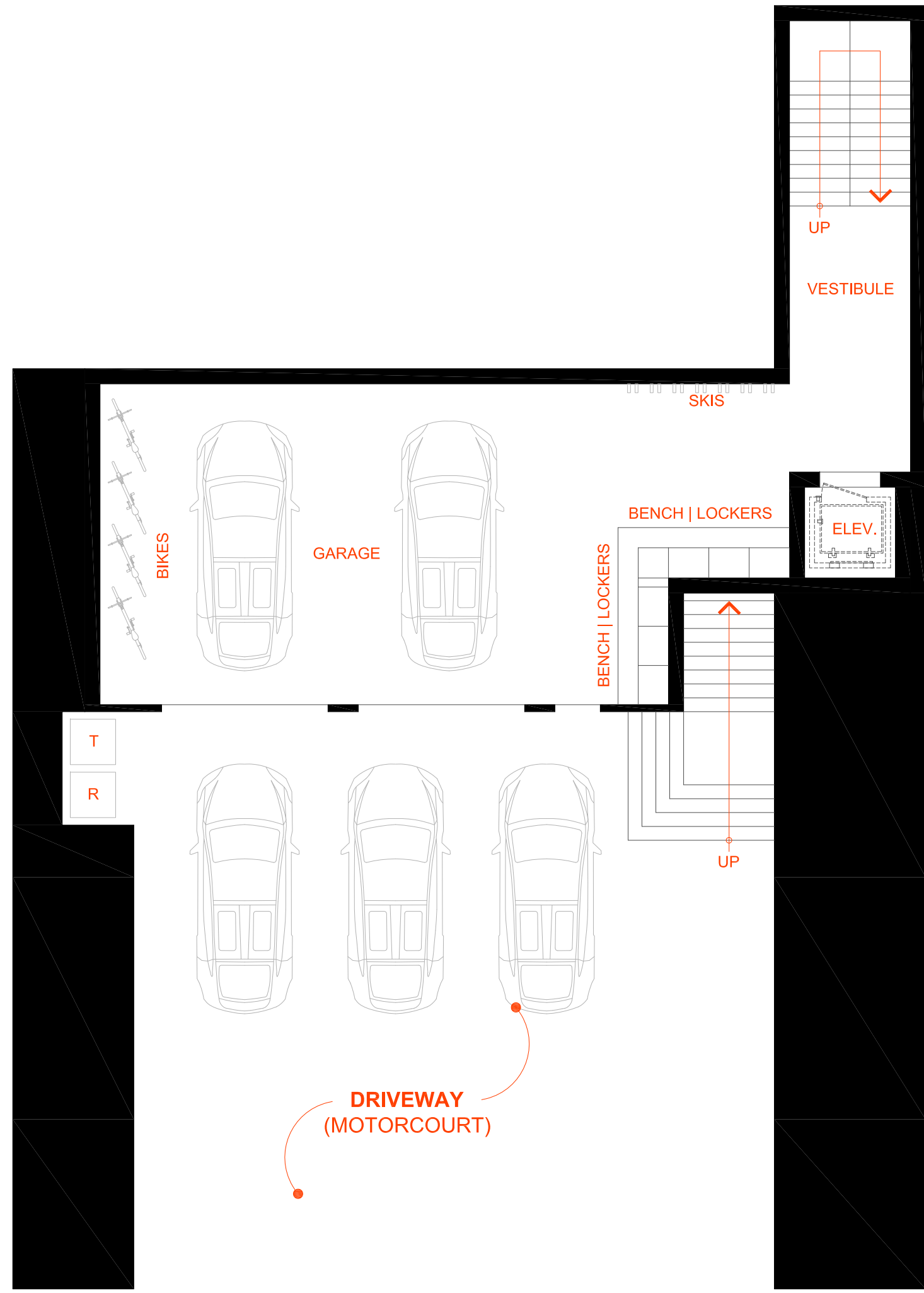
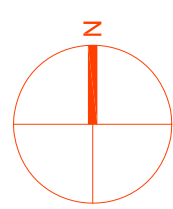
1 HEIGHT DIAGRAM
SCALE: 3/32" = 1'-0"



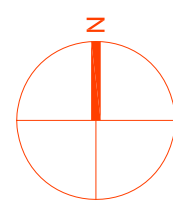
A1.2



1 GUEST LEVEL
 SCALE: 1/8" = 1'-0"
 GUEST HOUSE - 374 SF
 CIRCULATION - 454 SF
 TOTAL GROSS - 828 SF

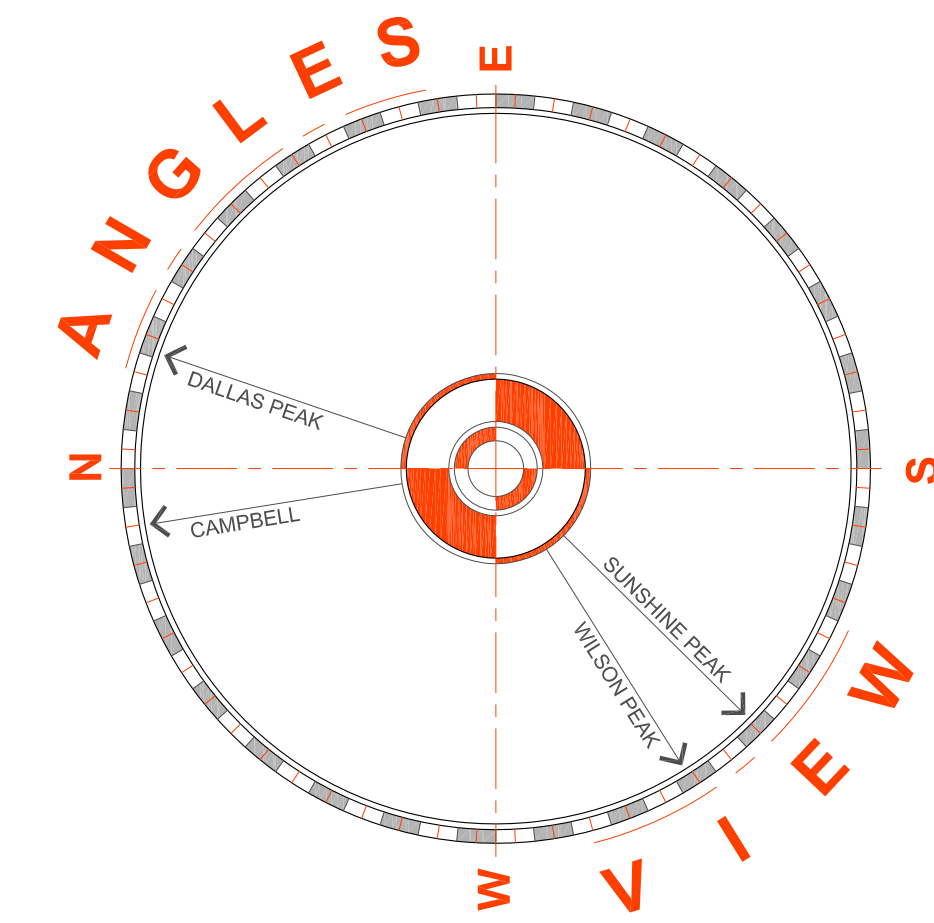


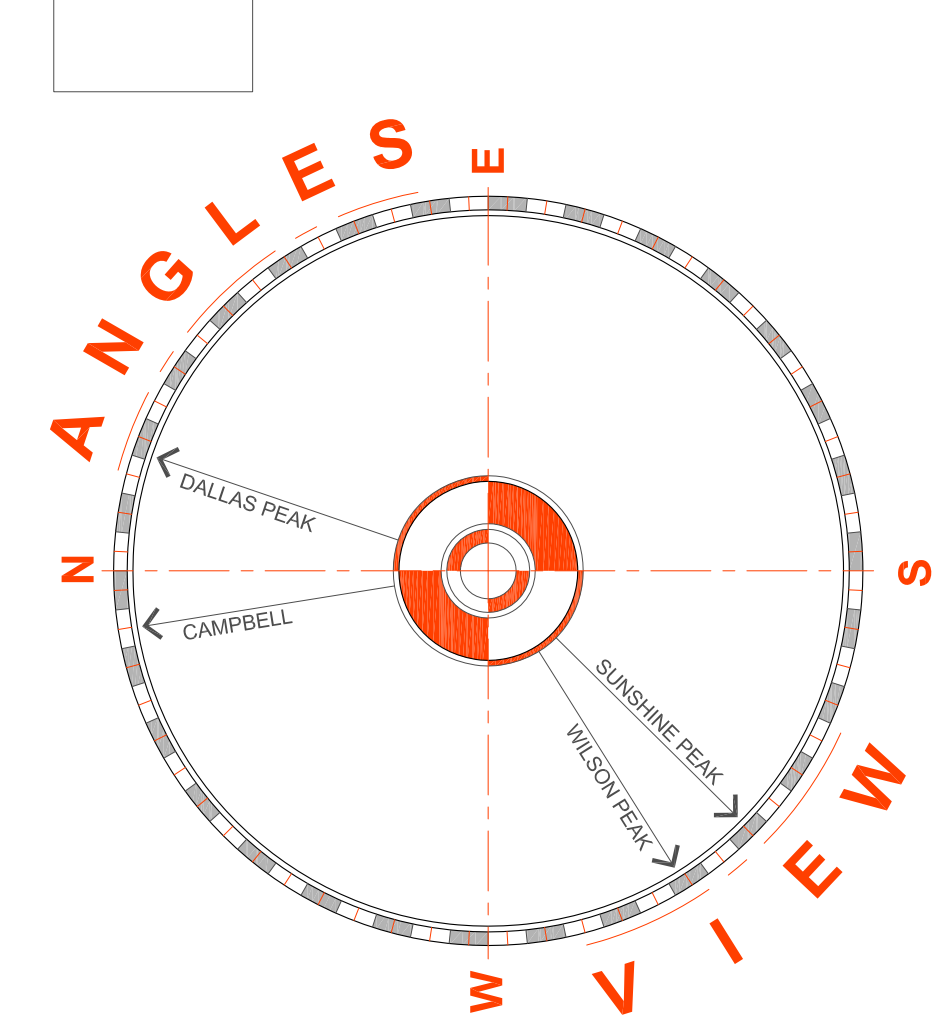
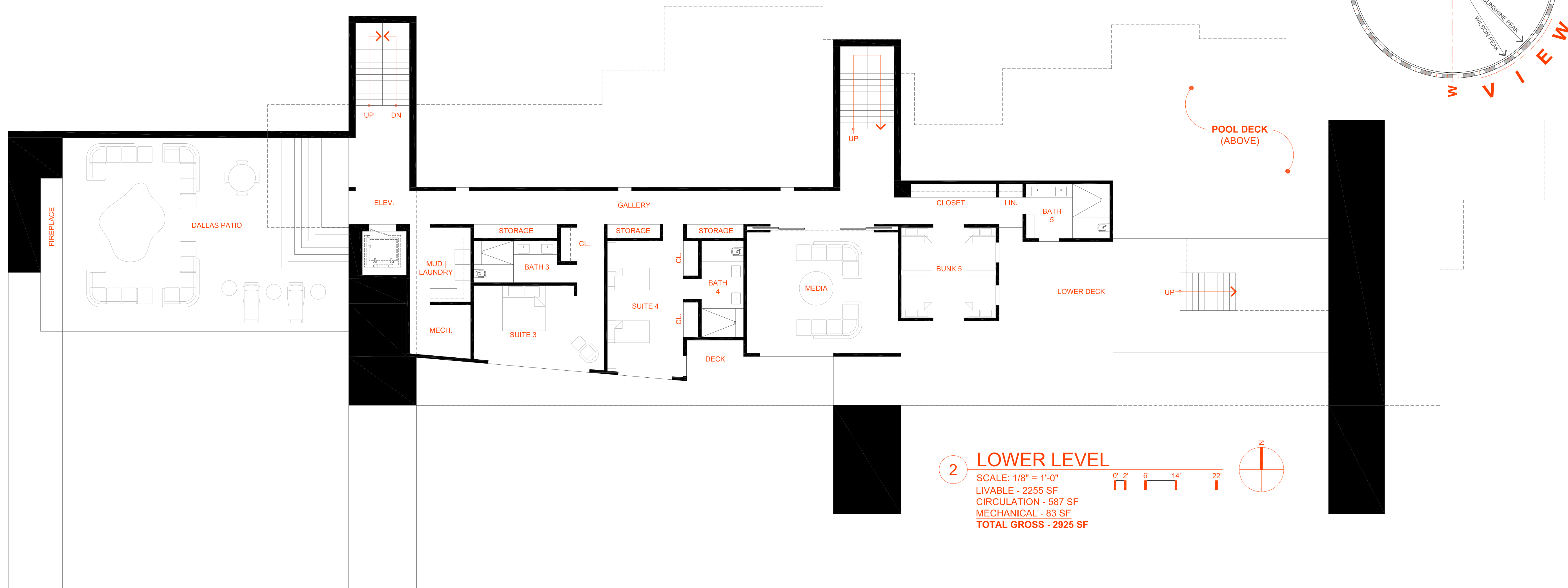
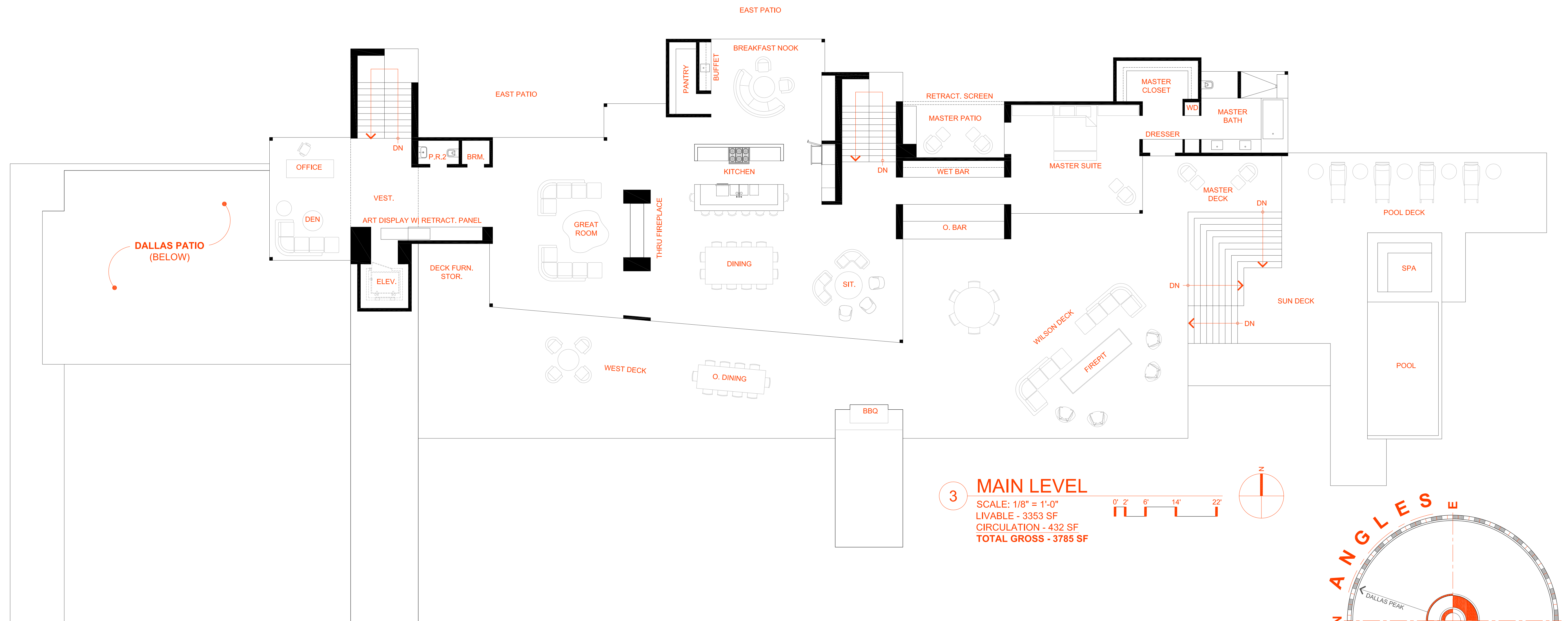
0 GARAGE LEVEL
 SCALE: 1/8" = 1'-0"
 GARAGE - 897 SF
 CIRCULATION - 470 SF
 TOTAL GROSS - 1367 SF



MAIN HOUSE
(ABOVE)

MAIN HOUSE
(ABOVE)

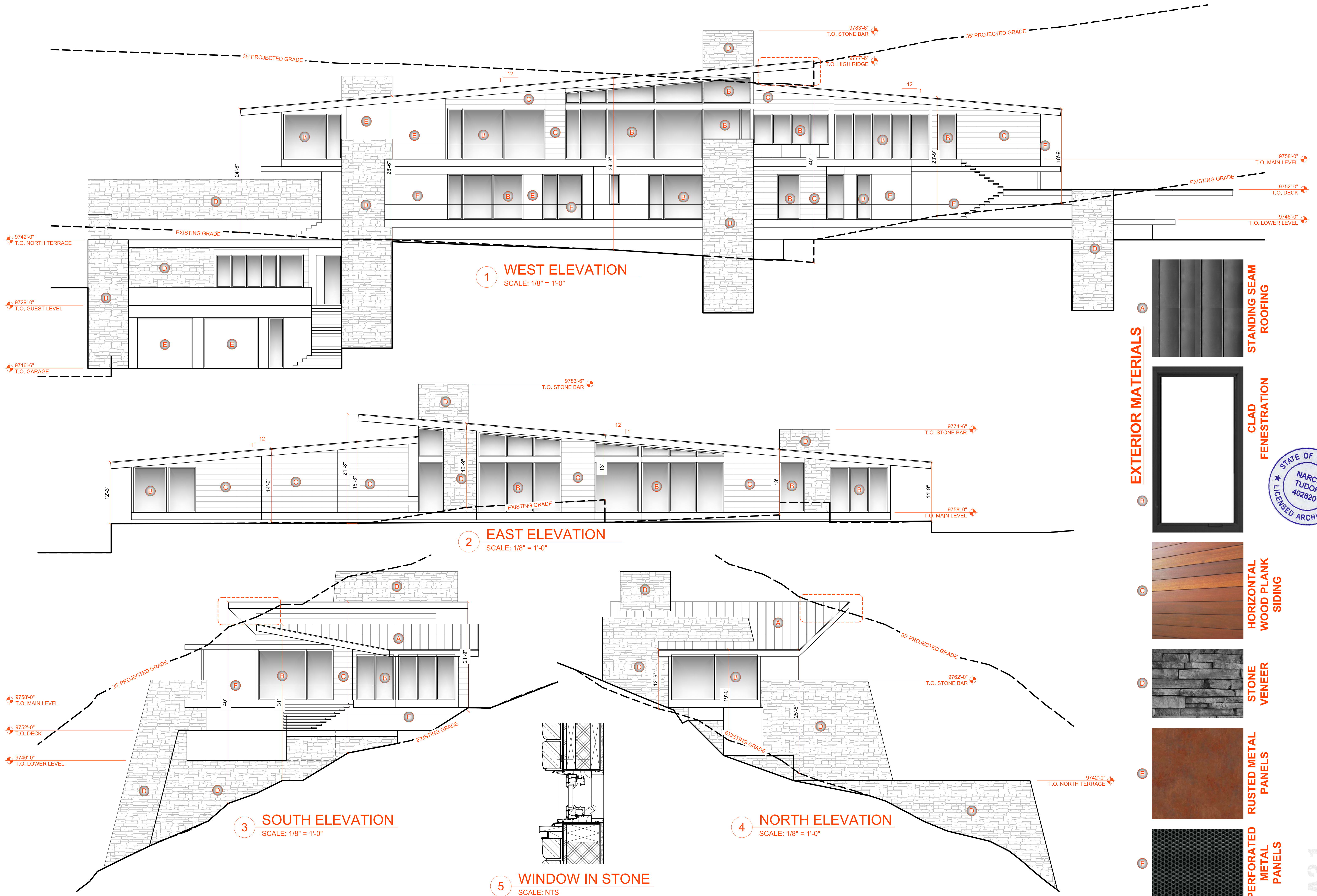




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1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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

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

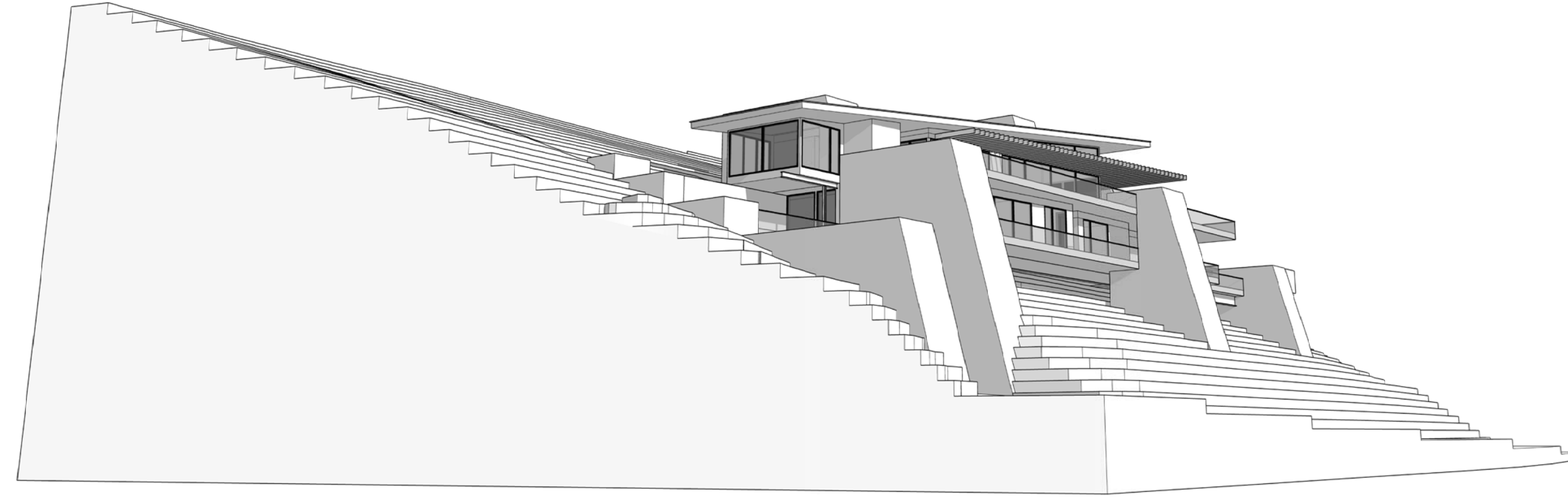
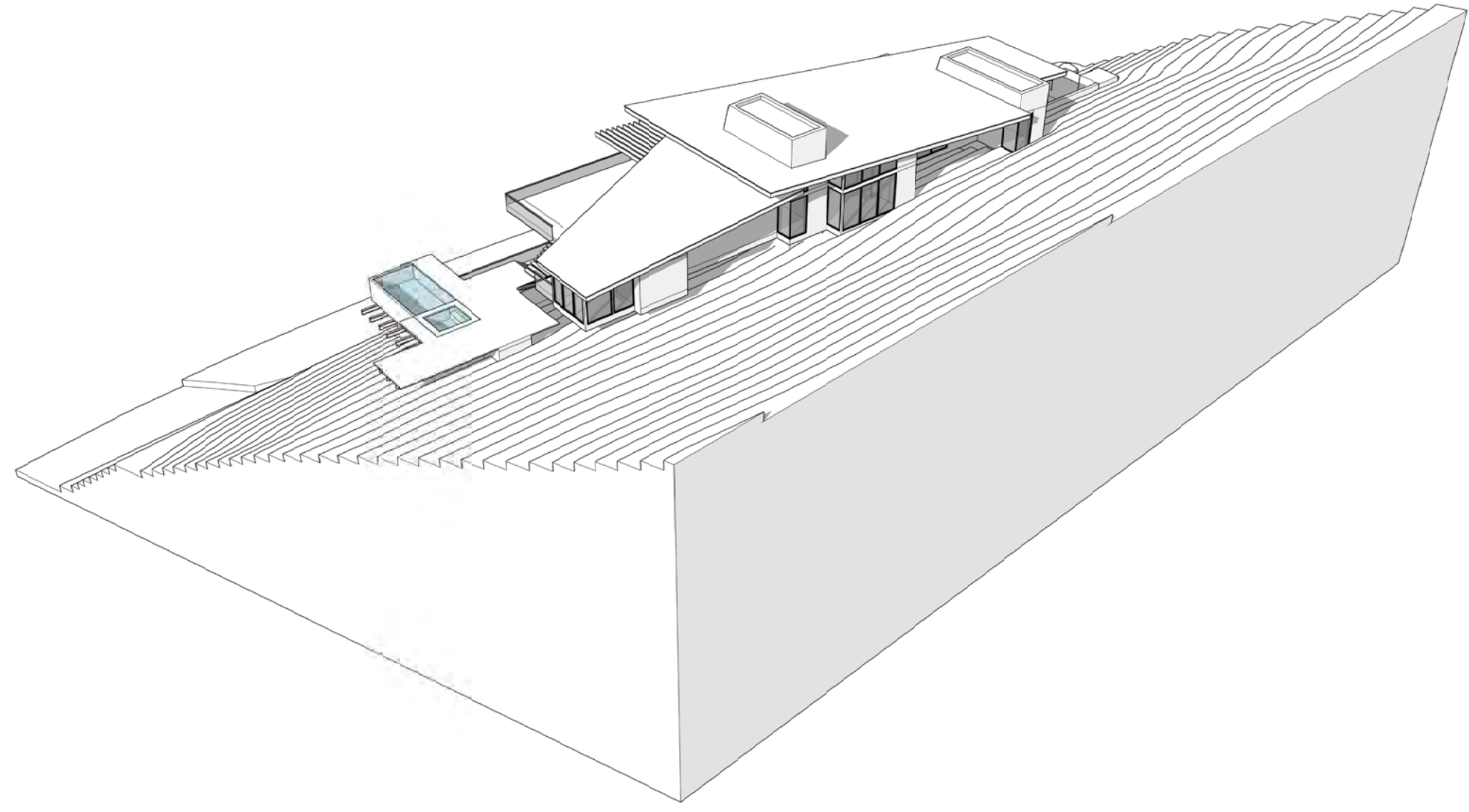
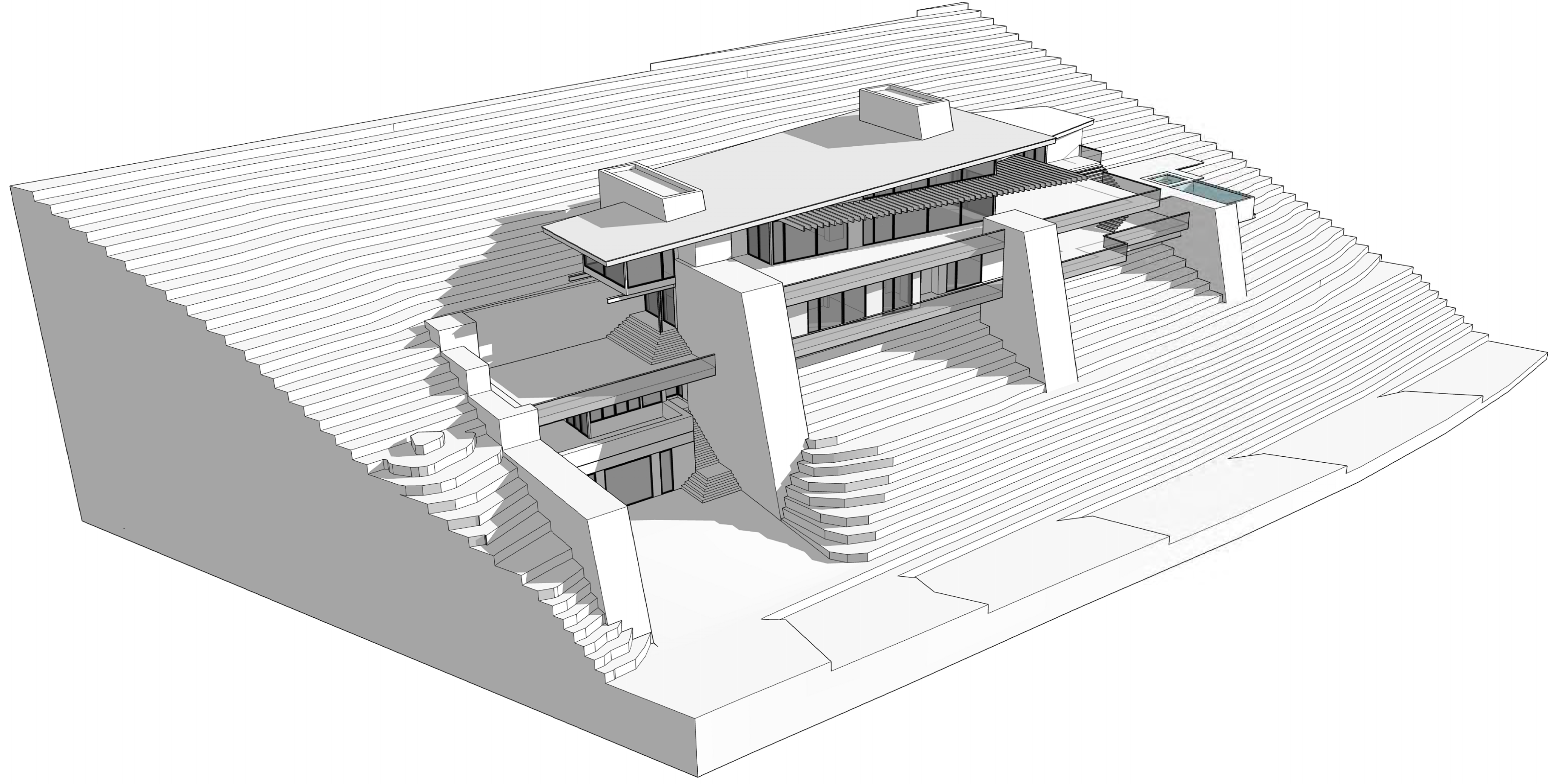
5 WINDOW IN STONE
SCALE: NTS

EXTERIOR MATERIALS

- A** STANDING SEAM ROOFING
- B** CLAD FENESTRATION
- C** HORIZONTAL WOOD PLANK SIDING
- D** STONE VENEER
- E** RUSTED METAL PANELS
- F** PERFORATED METAL PANELS



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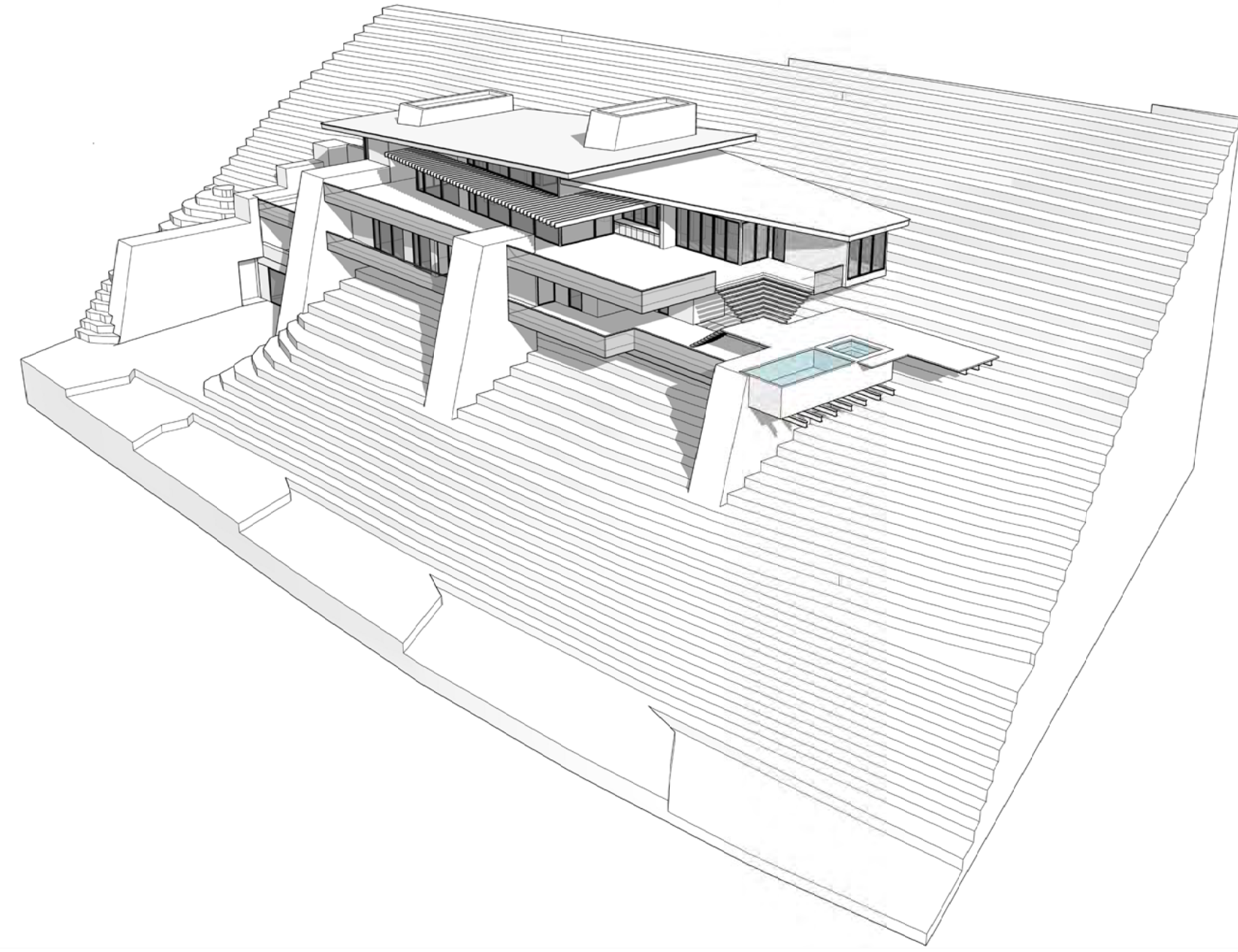
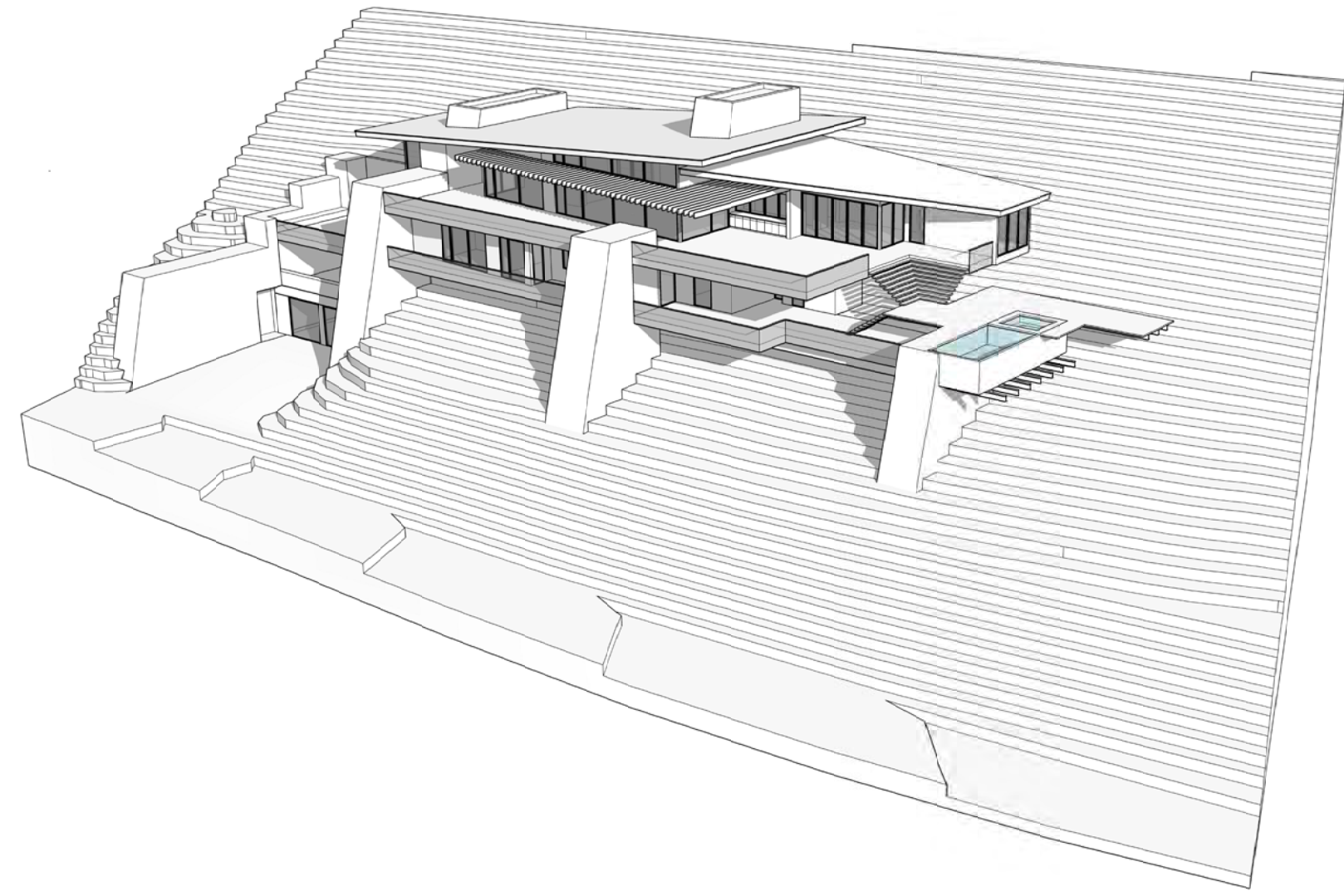
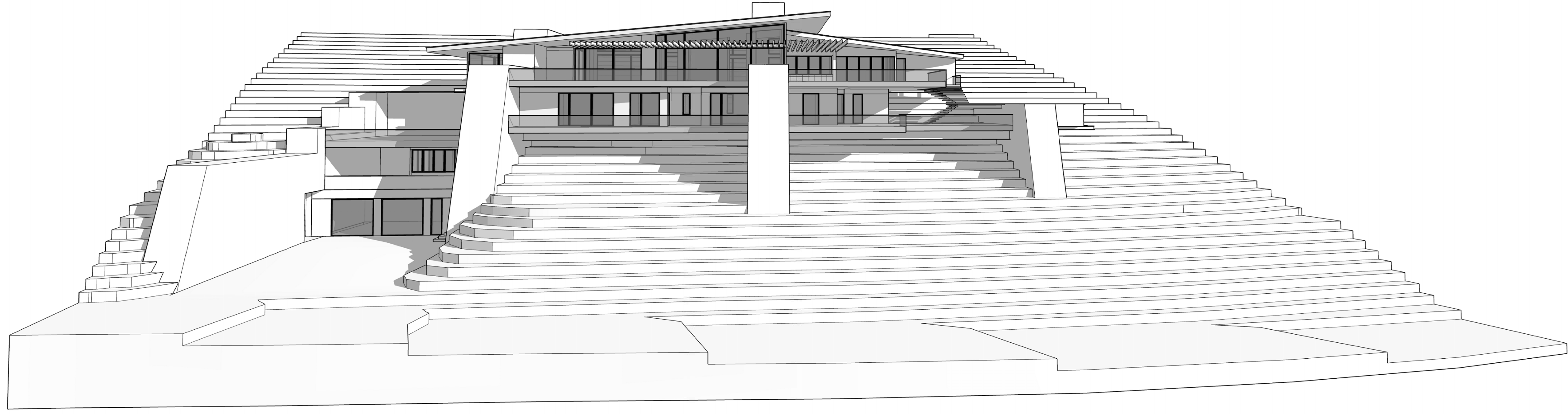
A3.5

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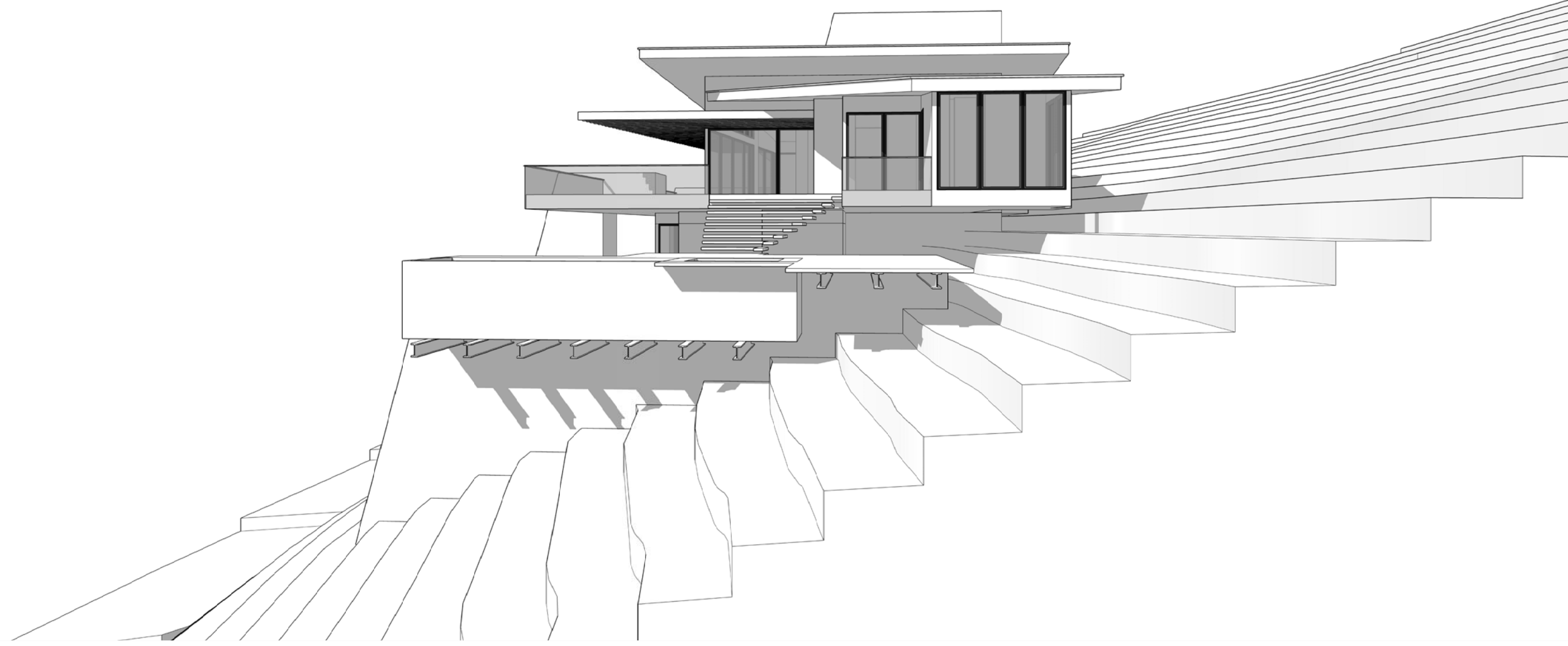
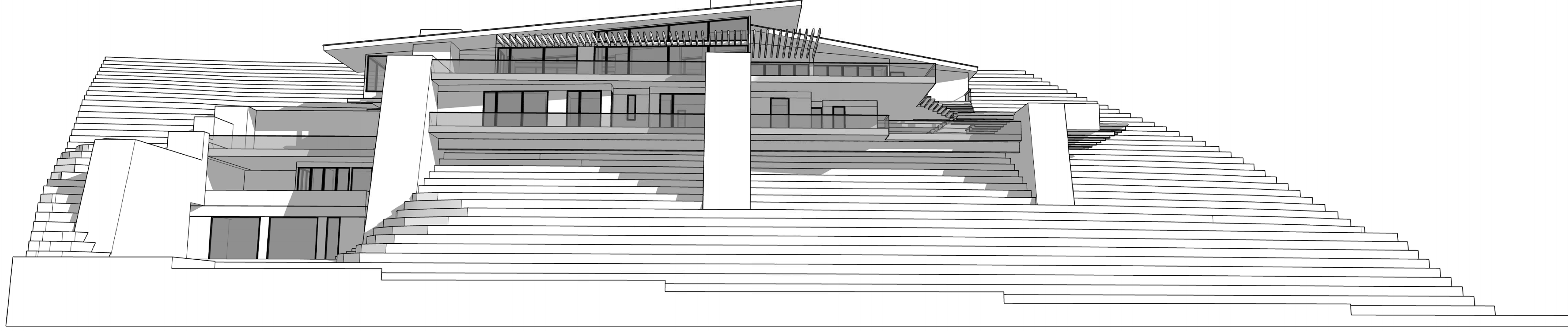
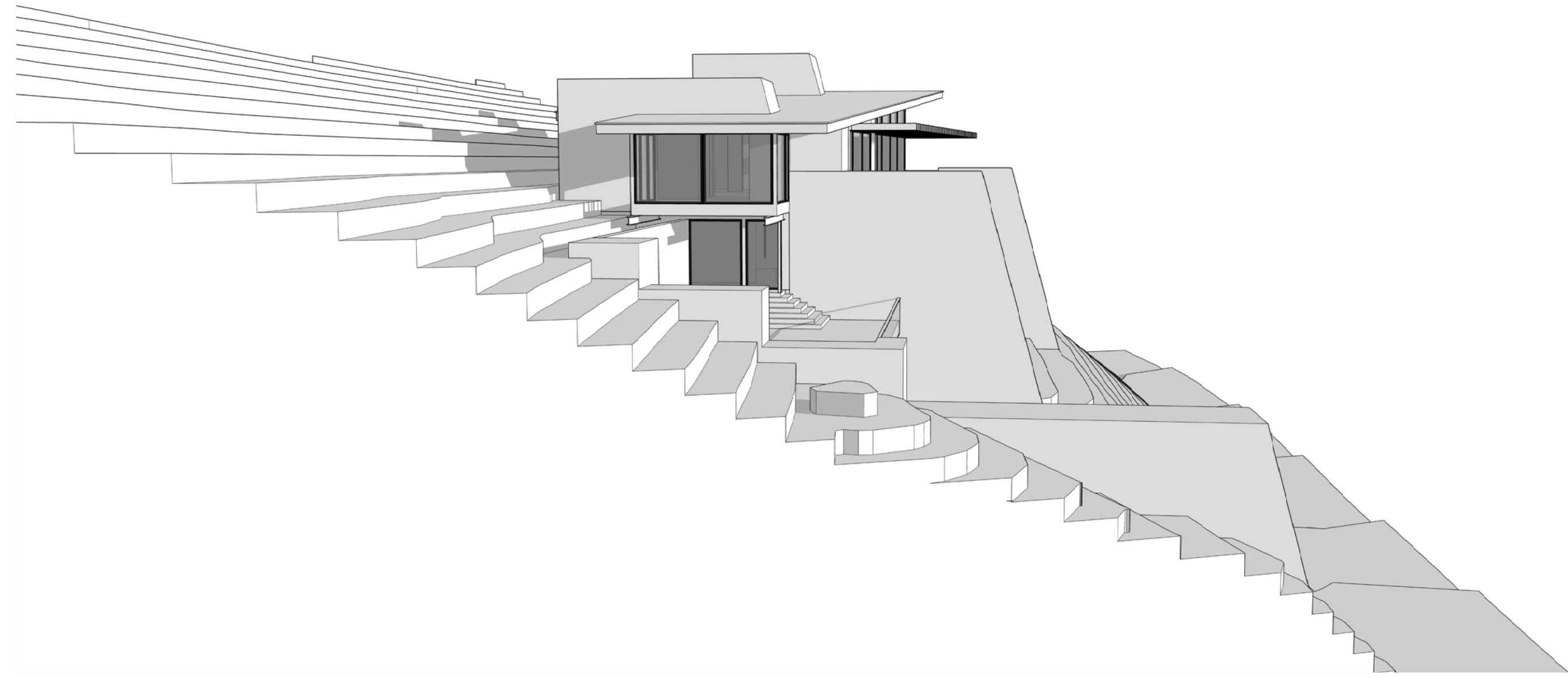
A3.6

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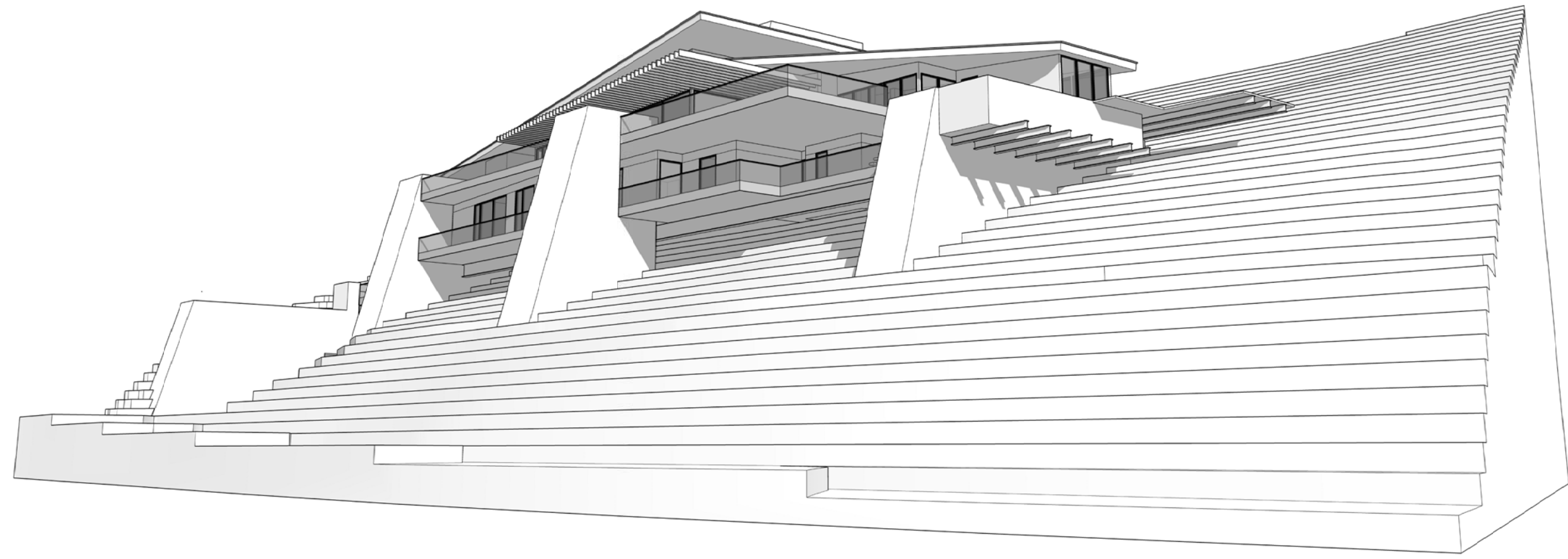
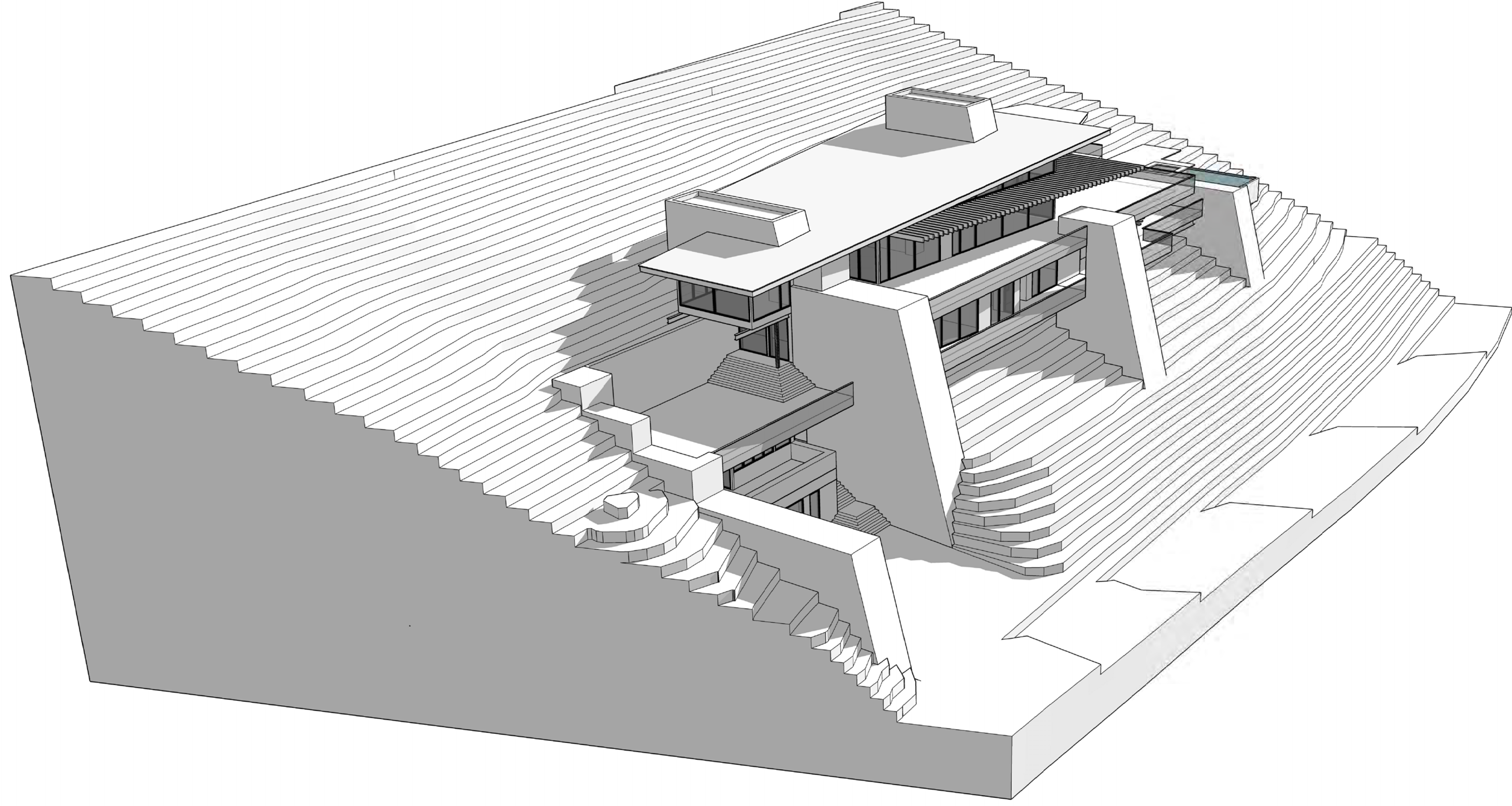
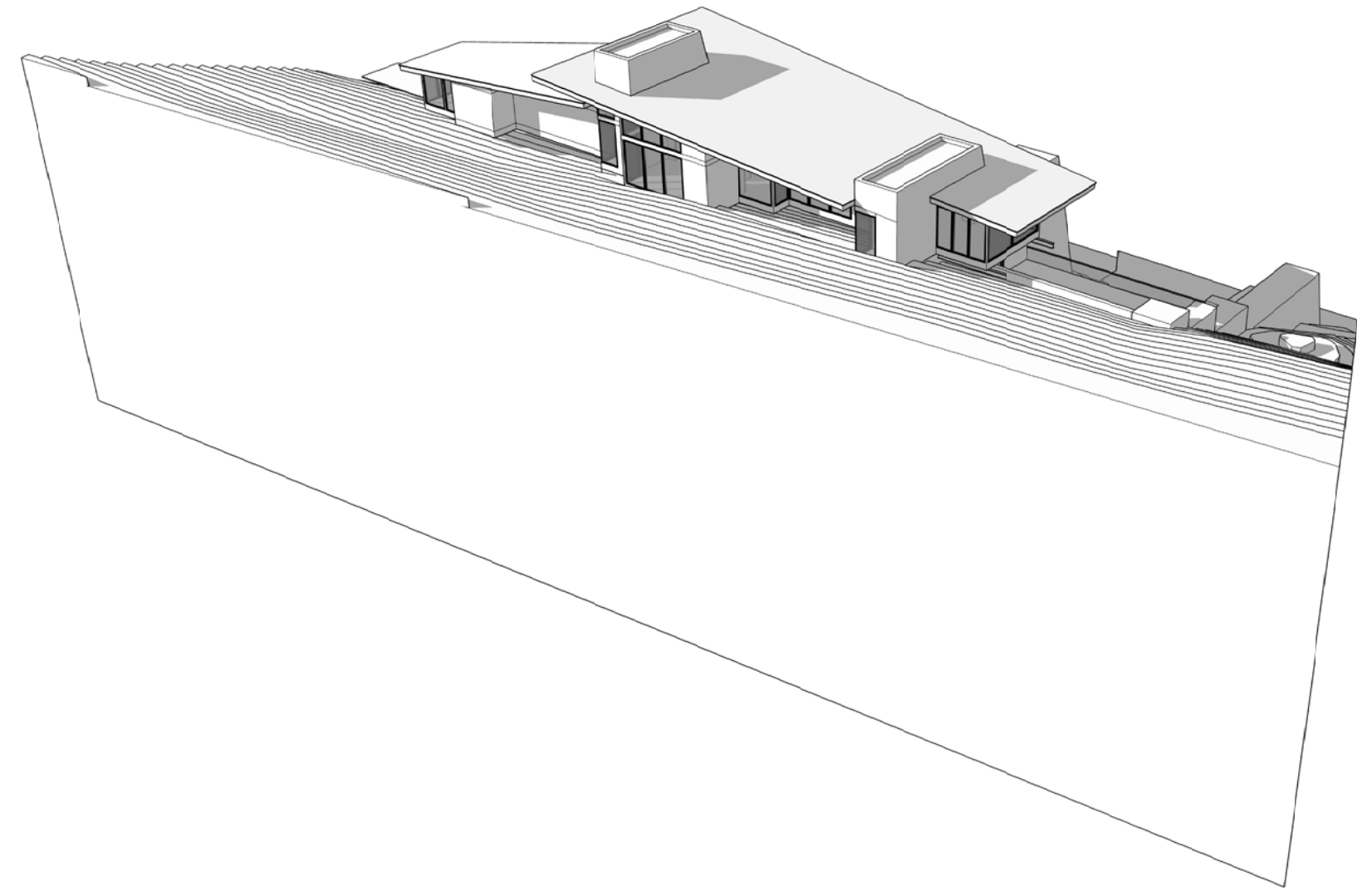
A3.7

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A3.8

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October 28, 2021

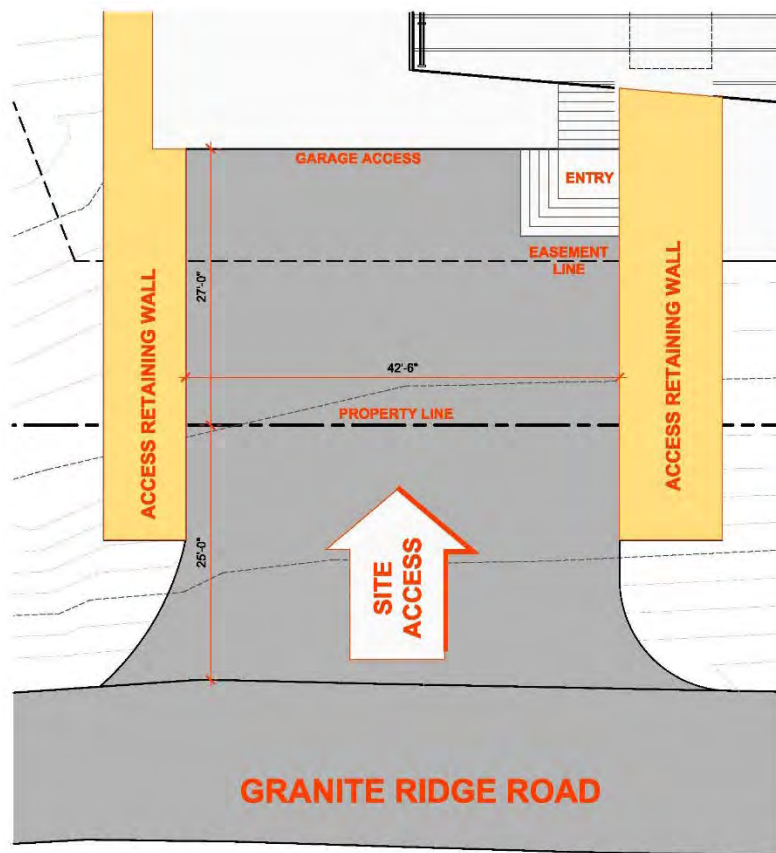
RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE CLASS 5 APPLICATION

To: Mountain Village Planning Department

Thank you for taking the time to review our Class 5 encroachment application for the proposed residence on Lot 138 Granite Ridge, Mountain Village, Colorado.

The parcel is located on the east uphill side of Granite Ridge with proposed access of a 42'-6" wide driveway at 5% slope; parameters based on the Fire Department's site visit recommendations. Stone bars on the north and south of the driveway provide the necessary retainage (see figure below).

Our request for the encroachment into the public-right-of way is for access to the site.



Thank you for taking the time to review our variance application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor
ARCHITECT # 00402820
info@narcistudor.com

NARCIS TUDOR ARCHITECTS®

October 28, 2021

RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE CLASS 5 APPLICATION

To: Mountain Village Planning Department

Thank you for taking the time to review our Class 5 application for the proposed residence on Lot 138 Granite Ridge, Mountain Village, Colorado.

The parcel is located on the east hillside of Granite Ridge where a steep cut shows the geological composition of the site; layers of rock slab formations with a potential of sliding west down the slope. A site analysis and recommendations by the Geotechnical and Civil Engineers were critical components in the design of the home deeming any cuts across the site on a north-south axis as destabilizing this formation.

Based on these recommendations, the proposed house design spans across 4 stone bars which stabilize and anchor the structure to its natural grade; an appropriate design approach responding to the geological site conditions.

Our request for the vacation of the western general easement is due to the challenging site conditions and the required foundation design.

The access from Granite Ridge to the site is a 5% sloped driveway based on the Fire Department's recommendations, placing the garage slab at 9716'-6". From this elevation, the house has to move vertically to a floor height that clears the natural grade at 9746'-0"; a total rise of 29'-6" to arrive to the lower level. Any push of the structure to the east and up the hillside further exacerbates the issue.

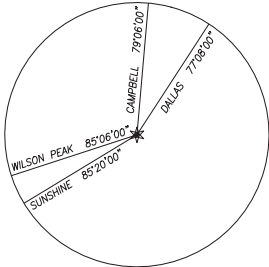
Due to the challenging site conditions, we request part of the foundation to be located into the 16 foot west general easement. This request still allows adequate clear space (14 feet to 27 feet) between the house foundation and the edge of paved road.

Thank you for taking the time to review our variance application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor
ARCHITECT # 00402820
info@narcistudor.com

VIEW ANGLES

AS OBSERVED FROM THE NW CORNER OF LOT 138. ANGLES ENUMERATED ARE ZENITH ANGLES.



FIRE HYDRANT

VIEW ANGLES TAKEN FROM HERE

LOT 137
(O'DEA TELLURIDE, LLC)

N 74°07'34" E 128.23' (M) N 74°00'00" E 127.99' (R)

LOT 138
0.88 ACRES (M)
0.88 ACRES (R)

"NO EXISTING STRUCTURES"
"NO POSTED ADDRESS"

"16' GENERAL EASEMENT TO BE VACATED"

SURVEYOR'S STATEMENT:

This Existing Conditions Plan of Lot 138, Town of Mountain Village, was prepared on May 20, 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 37-102 C.R.S.



P.L.S. No. J 547 Date

PROPERTY DESCRIPTION:

LOT 138, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86010763, dated October 28, 2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- BASIS OF BEARINGS: Found monuments along the western boundary of Lot 138, as shown hereon, assumed to have the record bearing of N 05°16'57" E according to Plat Book 1 at page 476.
- Benchmark: Control Point "CP 503", as shown hereon, with an elevation of 9755.41'.
- Contour interval is two feet.
- All slopes are 30% or greater on Lot 138 as shown hereon.
- There are no known underground utilities located on lot 138. Utility locates should be performed by respective providers before any construction.
- There are no known wetlands located on Lot 138. It is recommended that the owner confirm with the Town of Mountain Village.
- 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.

SCALE: 1"=20'



TRACT OS-3N
(TSG SKI & GOLF, LLC)

LEGEND

- 9706.75' SPOT ELEVATION (TYP.)
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 476

Existing Conditions Plan

Lot 138, Town of Mountain Village,

located within the SE 1/4 of Section 34, T.43N, R.9W, and the NE 1/4 of Section 3, T.42N, R.9W, N.J.P.M., County of San Miguel, State of Colorado.

| | |
|--------------|-----------|
| Project Mgr: | JH |
| Technician: | FO |
| Checked by: | |
| Start date: | 05 / 2021 |



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

F:\04 94055\08 51994\94055.dwg 94055 EC Plan 05-21.dwg, 6/7/2021 3:55:39 AM, PCL4

October 28, 2021

RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE VARIANCE REQUEST

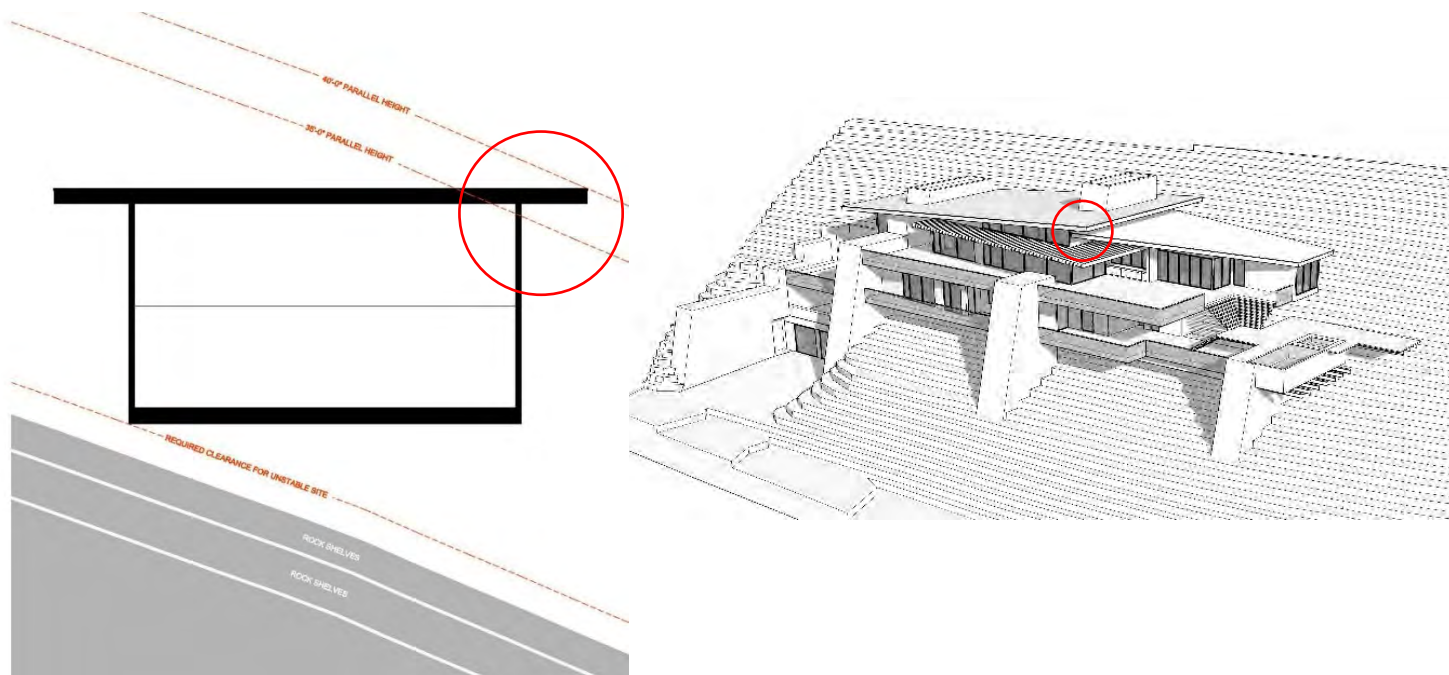
To: Mountain Village Planning Department + Town Council

Thank you for taking the time to review our design variance request for the proposed residence on Lot 138 Granite Ridge, Mountain Village, Colorado.

The parcel is located on the east hillside of Granite Ridge where a steep cut shows the geological composition of the site; layers of rock slab formations with a potential of sliding west down the slope. A site analysis and recommendations by the Geotechnical and Civil Engineers were critical components in the design of the home deeming any cuts across the site on a north-south axis as destabilizing this formation.

Based on these recommendations, the proposed house design spans across 4 stone bars which stabilize and anchor the structure to its natural grade; an appropriate design approach responding to the geological site conditions.

The CDC allows for gable roofs to be at a maximum height of 40 feet above finish or existing grade and shed roof to be a maximum of 35 feet above finish or existing grade. Our request is for a shed roof high point to be at a maximum height of 40 feet above finish or existing grade. The portion of the roof extending to this height is a small triangular area of the south-west overhang. (see figures below).



PER TMV CDC 17.4.16

1. *The following criteria shall be met for the review authority to approve a variance:*
 - a. *The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;*
The existing site topography and extraordinary geological conditions are the 2 factors resulting in the request for this variance.
 - b. *The variance can be granted without substantial detriment to the public health, safety and welfare;*
The granted variance will not result in detriment to the public health, safety and welfare.
 - c. *The variance can be granted without substantial impairment of the intent of the CDC;*
The granted variance will not impair the intent of the CDC.
 - d. *Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;*
The granted variance will not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district.
 - e. *Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;*
The granted variance is the minimum necessary requirement that will allow for reasonable use of the property.
 - f. *The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;*
The lot for which the variance is being considered was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created.
 - g. *The variance is not solely based on economic hardship alone; and*
The variance is not solely based on economic hardship alone but on the existing site conditions.
 - h. *The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.*
The variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

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Thank you for taking the time to review our variance application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor
ARCHITECT # 00402820
info@narcistudor.com