TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
AGENDA
THURSDAY JANUARY 6, 2022 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 Summary of Motions of the of the December 2, 2021 Design Review Board Meeting.
3.	10:05	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final 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.	10:35	45	Ward/ Applicant	Quasi-Judicial	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
5.	11:20	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home on Lot 177, 113 Highlands Way, pursuant to CDC Section 17.4.11
6.	12:05	30	Lunch	Lunch	Lunch
7.	12:35	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot 536, 219 Russell Drive, pursuant to CDC Section 17.4.11.
8.	1:05	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 165, Unit 8, 180 Cortina Drive, pursuant to CDC Section 17.4.11
9.	1:50	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 165, Unit 9, 190 Cortina Drive, pursuant to CDC Section 17.4.11
10.	2:35		Chair		Adjourn

DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY DECEMBER 2, 2021

Call to Order

Board Member David Craige called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:00 AM on DECEMBER 2, 2021

Attendance

The following Board members were present and acting:
Liz Caton
David Craige
Shane Jordan (2nd alternate)
Scott Bennett (1st alternate)
Adam Miller – Arrived at 11:04 – Left at 12:10 (Stayed for the duration of Item #5)

The following Board members were absent:
Cath Jett
Ellen Kramer
Banks Brown
Greer Garner

Town Staff in attendance:
Michelle Haynes, Planning & Development Services Director
Amy Ward, Planner
John Miller, Community Housing Director
Samuel Quinn-Jacobs, Planning Technician

Public Attendance:
Winston Kelly

Item 2. Reading and Approval of the November 4, 2021 Regular Design Review Board Meeting Minutes.

Samuel Quinn-Jacobs: Presented as Staff
On a **MOTION** by **Caton** and seconded by **Bennett** the DRB voted unanimously to approve the minutes from the November 4, 2021 Meeting.

Item 3. 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.

Amy Ward: Presented as Staff
John Miller and Richard Gilliland: Presented as Applicants

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Public Comment: None

On a motion by **Caton** and seconded by **Jordan** DRB voted unanimously 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.

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Item 4. Consideration of a Design Review: Initial Architectural and Site Review for a new single-family home on Lot 536, 219 Russell Drive

Amy Ward: Presented as Staff
Casey Culbertson: Presented as Applicant

Public Comment: None

On a motion by **Bennett** and seconded by **Miller** DRB voted unanimously 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 November 22, 2021, with the following Specific Approvals and Design Variations:

DRB Specific Approvals:

1. Metal Fascia

Design Variations:

1. Landscaping – Diversity of Species

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 applicant shall revise the Rear Elevation to indicate what material will be used to cover the concrete foundation.
3. Prior to FAR, the applicant shall update the landscape plan and fire mitigation plan to remove flammable species within 8' of window openings and that the dripline of the home includes them where necessary. The landscaping plan shall also be revised to include irrigation locations throughout the lot.
4. Prior to FAR, the applicant shall provide a construction mitigation plan that includes the full area of disturbance on the site and all areas of grading and layback based on the existing civil designs for the home and site as well as all of the other construction mitigation requirements of the CDC.
5. Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
6. Prior to FAR, the applicant shall revise the address monument to include reflective numbers and to specify a CDC compliant light fixture
7. Prior to building permit the applicant will work with the Town Forester to indicate which trees in the Zone 2 Fire Mitigation area are to be removed.
8. 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.
9. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as

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

10. It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
11. Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
12. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
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
14. Prior to FAR, the applicant shall identify the retaining wall cladding material.

On a Motion by Craige and seconded by Bennett, the chairmanship was transferred to Caton for the duration of Item #5. Craig recused himself for conflict of interest for this item.

Item 5. Consideration of a Design Review: Final Architecture 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 **Jordan** and seconded by **Bennett** DRB voted unanimously 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

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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.
10) Prior to building permit issuance, applicant will either have completed Town processes to replat the lot minimizing the North setback to avoid the stair encroachment or will provide a revised design that eliminates the encroachment within the currently existing setback area.
11) Window cladding has been approved as an alternate color from the submitted plan set, the new approved window cladding color is desert tan.

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Item 7. Consideration of a Design Review: Final Architectural Review for a new single-family home on Lot 729 R-6, 89 Pennington Place

John Miller: Presented as Staff
Matthew Shear and David Ballode: Presented as Applicants

Public Comment: None

On a motion by **Caton** and seconded by **Jordan** DRB voted unanimously 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, and as modified by the presentation of December 2, 2021, with the following Design Review Board Design Variation approvals:

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

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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

Item 8. 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

On a motion by **Bennett** and seconded by **Caton** DRB voted unanimously 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.

Item 9. 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
Amy Ward: Presented as Staff
Narcis Tudor and David Ballode: Presented as applicants

STAFF AND BOARD DISCUSSION
Michelle Haynes reminded the board of the special joint meeting with Town Council on December 16, 2021.

ADJOURN
MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the December 2, 2021 meeting at 1:57

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician

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AGENDA ITEM 3
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; January 6, 2022

DATE: December 27, 2021

RE: Staff Memo – Final Architecture Review (FAR) 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

Exbibit A: Design Narrative, Architectural Plan Set, and Civils

Case Summary: Tammy Brand and John Miller, the owners are requesting Design Review Board (DRB) approval of a Final Architectural Review (R) 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 2,254 gross square feet, with 1,933 livable square feet, and provides 1 interior parking space within the proposed garage and 1 exterior space.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	40' (gable) Maximum	36' 6""
Maximum Avg. Building Height	35' (gable) Maximum	22' 4"
Maximum Lot Coverage	65% (1,636s.f.)	64.9% (1,608 s.f.)
General Easement Setbacks	No encroachment	Setback encroachment -roof
Roof Pitch		
Primary		8:12
Secondary		4:12
Exterior Material		
Stone	35% minimum	27.6%
Glass	40% maximum	6.6%
Parking	2 spaces	1 interior/1 exterior

DRB Specific Approval:

1) Setback encroachment – roof, upper-level deck

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

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 17, 2021.

Chapter 17.3: ZONING AND LAND USE REGULATIONS
17.3.12: Building Height Limits

Staff: Criteria met.

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: At the Initial Architectural Review there was discussion of encroachments seen in the support columns at the front entry, the applicant has since revised the home design to remove these encroachments. It should be noted that the civil drawings still show a post encroaching on the NE corner. The architect has removed this post entirely, but the change was not captured by the engineer. The applicant shall submit revised civil drawings for building permit. The roof and upper-level deck encroachments are above grade and seem in line with other encroachments seen in the Boulders subdivision. The HOA has approved the above encroachments. At Initial Review, DRB seemed in favor of allowing these encroachments, and if that is still the case, a specific approval should be granted.

Chapter 17.5: DESIGN REGULATIONS
17.5.4: Town Design Theme

Staff: Criteria met.

17.5.5: Building Siting Design

Staff: Criteria met

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

Staff: The applicant has shrunk the overall size of the garage since initial review. In doing so, the exterior stone totals have decreased a bit more than they were at initial, ending at 27.6% In the past DRB has been amenable to lower stone percentages in deed-restricted housing. At Initial review, DRB seemed ok with a total stone percentage of 29.3% and should discuss whether the new stone percentage is allowable, if so, a design variation should be granted.

17.5.7: Grading and Drainage Design
Staff: criteria met

17.5.8: Parking Regulations
Staff: The applicant has revised their parking plan to include one interior space and one exterior space. The newly created exterior space is large enough to meet CDC requirements. 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
No changes have been made since Initial Review. The applicant is requesting a design variation to allow for planting smaller diameter trees than required by the CDC. DRB was generally in support of this request at Initial Review. 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: Criteria met.

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 seemed ok with this variation at Initial Review and if they still feel it is appropriate then, 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 has been revised and now meets CDC regulations for lumen output.

17.5.13: Sign Regulations
Staff: The address monument has been revised and is now meeting all CDC regulations.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Criteria met.

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, this seemed an allowable variation at Initial Review.

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: Criteria met.

Staff Recommendation: Staff recommends the DRB approve the Final 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 Final Architectural 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 December 27, 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 – roof and upper-level deck*

And, with the following conditions:

1) *Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.*
3) *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.*
4) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
    b. *Wood that is stained in the approved color(s);*
    c. *Any approved metal exterior material;*
    d. *Roofing material(s); and*
    e. *Any other approved exterior materials*
5) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*

/aw

EXHIBIT A

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 2,254 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%	64.9%
General Easement Setbacks		
Roof Pitch		
Primary		8:12
Secondary		4:12
Exterior Material		
Stone	35%	26.60%
Windows/Doors	40% maximum for windows	6.6%
Parking	2 spaces per unit	1 enclosed / 1 exterior

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 27.6% 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 1 interior parking space and 1 exterior space 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

RM TV #349 Timber Ridge Sandstone

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. The other encroachments have been removed since the Initial Review per the DRB request.

Design Variations:

- Exterior Materials - Stone Percentage
- Landscaping - request to utilize smaller diameter trees
- Exterior Lighting - request eliminated

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 was originally 6% but due to changes since initial - increased to 7.5% variation.
- 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 will only be located on the ground floor and no longer is shown on upper floor decks.

WAC LIGHTING

Fixture Type:	
Catalog Number:	
Project:	
Location:	

Cylinder

Wall Mount 3000K

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

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

FEATURES

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

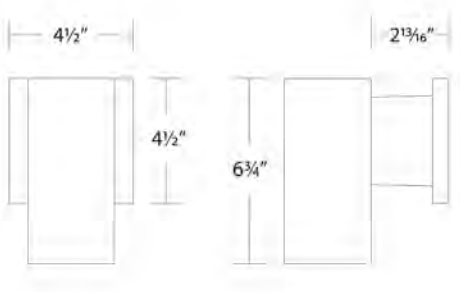
SPECIFICATIONS

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

Black Bronze White

LINE DRAWING



WAC LIGHTING

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	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

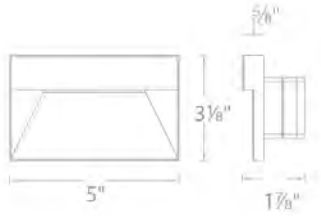
SPECIFICATIONS

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 JA8-2019 Compliant

FINISHES:

White on Aluminum | Bronze on Aluminum | Black on Aluminum

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

WAC LIGHTING

Fixture Type:	
Catalog Number:	
Project:	
Location:	

1" LEDme®

Round Adjustable Downlight (Remote Driver)

Model	*Color Temp & CRI*	*Lumens*	*CBCP*	*Finish*
HR-LED232R	27 2700K - 85	245	505	BN Brushed Nickel
	30 3000K - 85	250	515	GM Gun Metal
	35 3500K - 85	265	546	WT White
	40 4000K - 85	280	580	

Example: **HR-LED232R-27-BN**

DESCRIPTION

Perfect for ceilings, under cabinet and wall niches. LED Miniature Recessed Downlights offer a super low profile and Die-cast aluminum trim with a 25° cutoff angle for comfortable general and task lighting.

FEATURES

• Round recessed trim with interior open reflector for use with a remote driver
• Driver required
• 5 year warranty

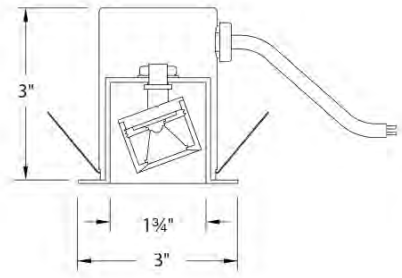
SPECIFICATIONS

Construction:	Die-cast aluminum trim, aluminum heat sink and 20 gauge steel housing painted black.
Power:	3W
Input:	50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
	3 Step Mac Adam Ellipse
Rated Life:	80000 Hours
Mounting:	Heavy gauge retention clips secures housing firmly to ceiling
Cut Out:	2 1/2"
Finish:	Electrostatically Powder Coated White, Electroplated Brushed Nickel, Electroplated Gun Metal
Ceiling Thickness:	1/2" - 1"
Operating Temp:	-4°F to 104°F (-20°C to 40°C)
Standards:	UL, cUL, Damp Location Listed, Non IC

FINISHES

Brushed Nickel | Gun Metal | White

LINE DRAWING



REPLACEMENT PARTS

4MT2-S927-BK - 4MT2-N930-BK
4MT2-S930-BK - 4MT2-N935-BK
4MT2-S935-BK - 4MT2-N940-BK
4MT2-S940-BK - 4MT2-F927-BK
4MT2-N927-BK - 4MT2-F930-BK

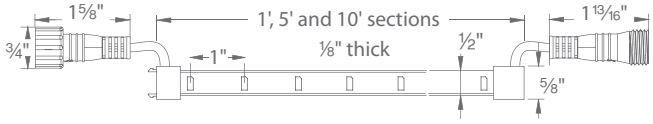
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. May 2020

Proudly assembled in America

OUTDOOR TAPE 12V

8011, 8051, 8101

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Flexible tape light with UV stabilized silicone seals that protect against water and dusts.

FEATURES

- Conveniently adapts into existing 12V system
- IP 68 rated for submersible up to 5 feet
- May be tied into any 12V landscape lighting system
- Maximum of 40 ft per run to stay within 5 amps
- Flexible linear lights maybe cut to desired length at the end of the run
- Various lengths may be joined together with IP68 rated connectors
- UV-stabilized silicone seals and protects the tape sections
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
8011 **8051** **8101**	*1 foot* *5 feet* *10 feet*	**27** **30**	*2700K* *3000K*	**BK**	*Black tape color*

_____-____BK

Example: **8011-30BK**

SPECIFICATIONS

Input: 9-15VAC
Power: 2W / 2.1VA
Brightness: 115 lm
CRI: 85
Rated Life: 60,000 hours

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

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

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2016

OUTDOOR TAPE 12V ACCESSORIES

8011, 8051, 8101

WAC LANDSCAPE LIGHTING

Clear channel

LED-TO24-CH5
5 feet
Includes mounting hardware

End cap

LED-TO24-EC

Surface mounting clip

LED-TO24-C1
Secures on both edges
(10 Qty)

Edge mounting clip

LED-TO24-C2
Secures on one edge
(10 Qty)

Invisible clip

LED-TO24-C3
Spring clip secures
beneath tape (10 Qty)

Lead wire with 5A fuse
40 ft max tape run

Protects tape sections
from over current

8000-06BK
6 feet

8000-10BK
10 feet

Joiner Cable - Short

8001-6BK
6 inch

8001-12BK
1 foot

Joiner Cable - Long

8001-72BK
6 feet

8001-120BK
10 feet

4 Way "X" Connector

8003-BK

3 Way "Y" Connector

8002-BK

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THE BOULDERS AT MOUNTAIN VILLAGE UNIT 17
CUSTOM RESIDENCE

17 BOULDERS WAY
MOUNTAIN VILLAGE, CO 81435

SHEET INDEX

A0.0	COVER / SURVEY
A0.1	SITE PLAN
A0.2	LANDSCAPE PLAN
A0.3	CONSTRUCTION MITIGATION PLAN
C1	NOTES AND SITE GRADING & DRAINAGE
C2	UTILITY & CONSTRUCTION MITIGATION PLANS
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 = 1,933sf (1st = 643sf, 2nd = 717sf, 3rd = 573sf)
GARAGE = 321sf
DECK = 162sf
BALCONY = 179sf

BUILDING FOOTPRINT: (FLOOR SLAB, WOOD DECK, CONCRETE PAVING & STONE PAVERS) - 1,634 sf

LOT SIZE: 2,517.19 sf

LOT COVERAGE: 64.9%

MAX. BUILDING HEIGHT: 40'-0" - *(36'-4" PROPOSED - SEE ELEVATION SHEETS FOR MORE INFO.)*

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

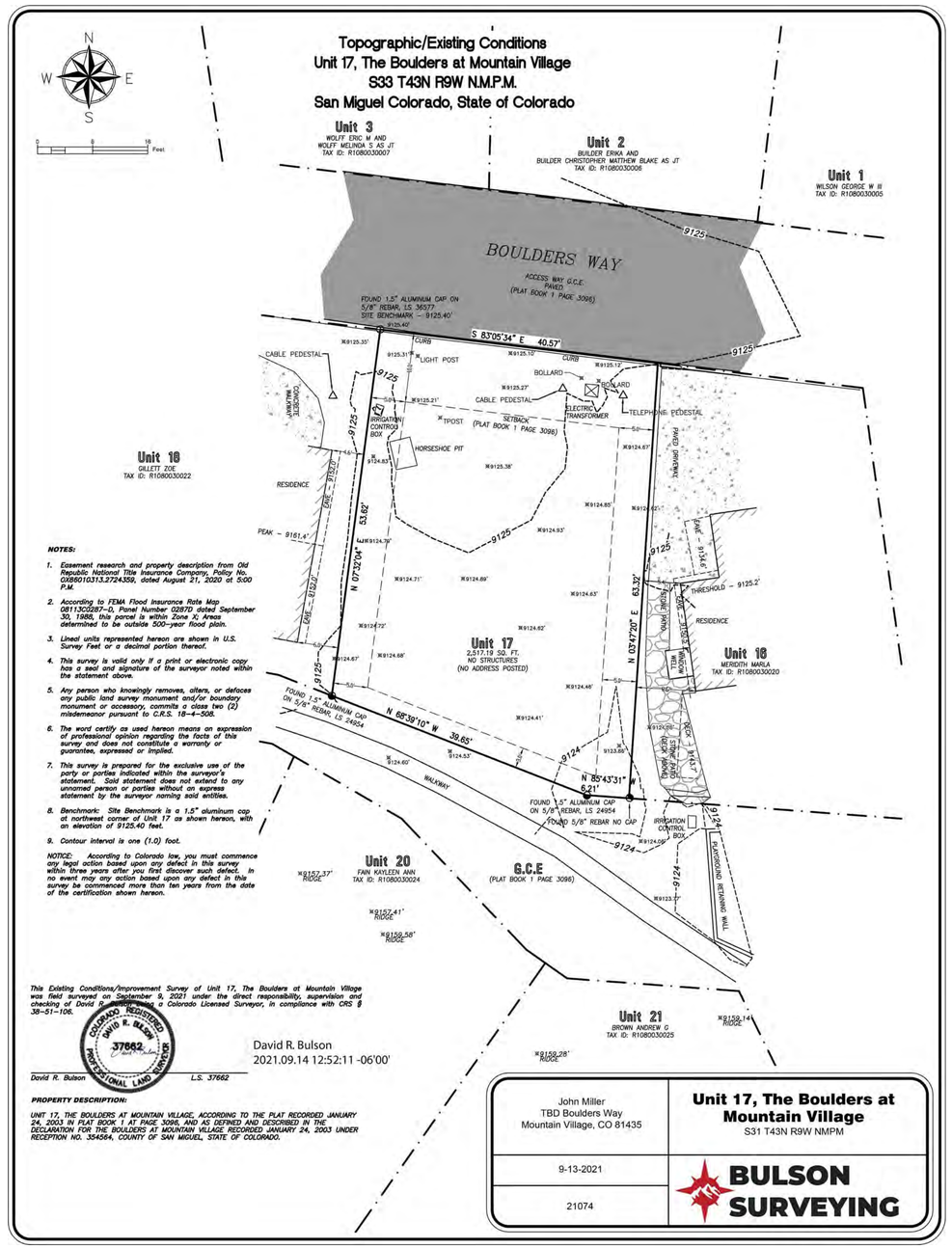
PARKING REQUIRED: 2 SPOTS - *((1) 9'X18' SPACE PROVIDED IN GARAGE & (1) 9'X18' SPACE IN DRIVEWAY)*

PROJECT CONTACTS

ARCHITECT:
Richard M. Gilliland, Architect
PO Box 329
El Prado, NM 87529
505.414.3564
richardgilli@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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED RICHARD M. GILLILAND ARC.00405681 ARCHITECT 12.17.2021

COVER / SURVEY

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
	A0.0
Scale	

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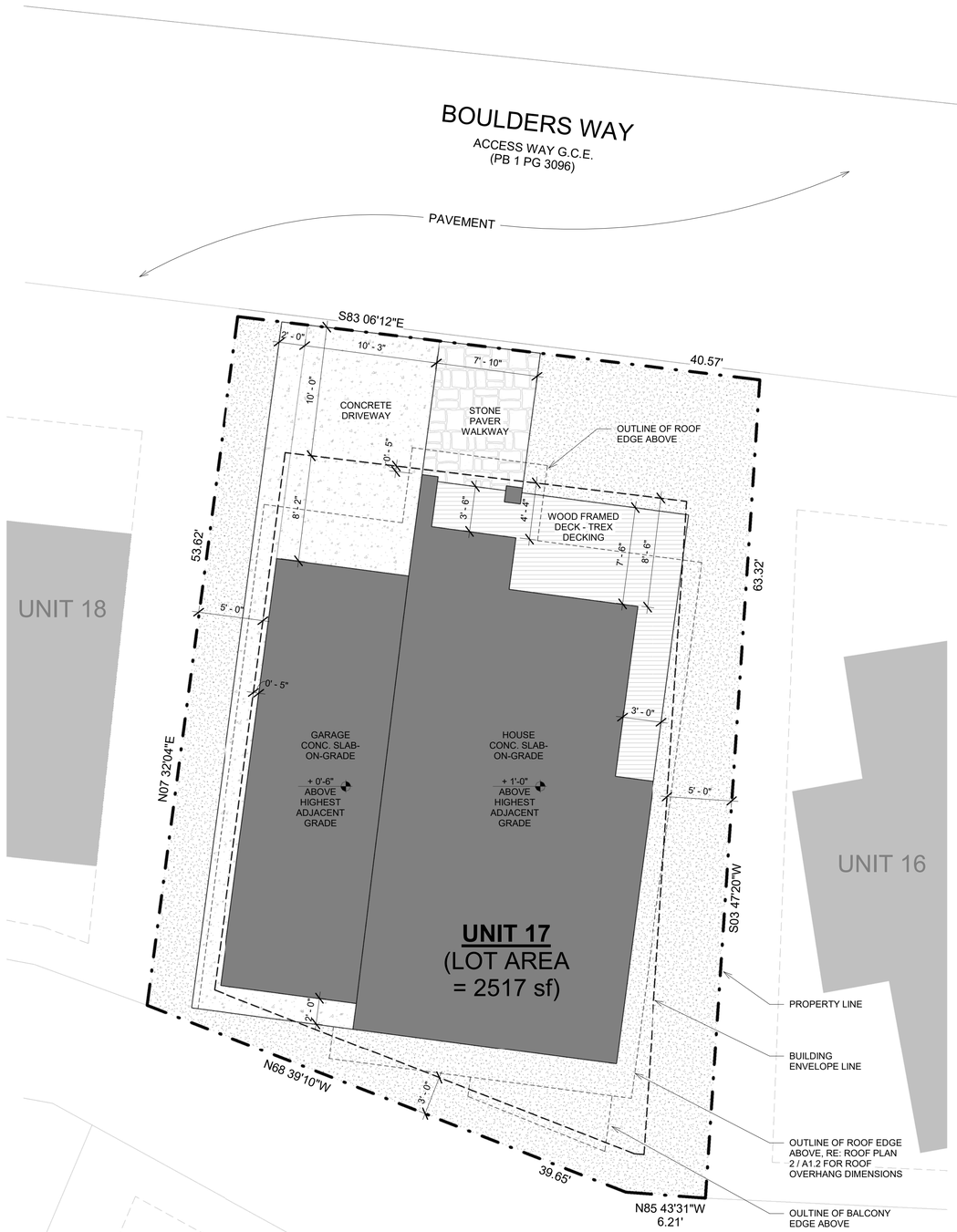
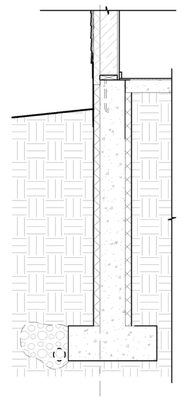


G.C.E.
(PB 1 PG 3096)

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



2 TYP. STEMWALL DETAIL
1/2" = 1'-0"

NOTE:
OUTLINE AND DIMENSIONS SHOWN ARE FROM OUTSIDE EDGE OF STEMALL (NOT INCLUDING INSULATION).

GENERAL NOTES:

1. REFER TO ROOF PLAN - 2 / A1.2 FOR ROOF OVERHANG DIMENSIONS.
2. REFER TO CIVIL DRAWINGS AND SURVEY SHEET FOR ADDITIONAL SITE / PROPERTY INFORMATION.

LEGEND:

- PROPERTY LINE
- BUILDING ENVELOPE LINE
- ROOF OVERHANG OUTLINE
- STONE PAVER WALKWAY
- WOOD FRAMED DECK - TREX DECKING
- CDC NATIVE SEED MIX
- CONCRETE PAVING
- CONCRETE SLAB-ON-GRADE
- ELEVATION MARKER

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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405681
ARCHITECT

SITE PLAN

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
	A0.1
Scale	As indicated

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

N

GENERAL NOTES:

1. ALL TREES & SHRUBS TO BE LOCATED BY OWNER.
2. ALL TREES & SHRUBS SHALL BE BACK FILLED W/ A TOPSOIL / ORGANIC FERTILIZER MIX @ 2:1 RATIO.
3. TREES SHALL BE STAKED W/ 4' METAL POSTS, AND GUYED W/ 12GA. GALVANIZED WIRE & POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILED 6" DEEP & AMMENDED W/ TOPSOIL & ORGANIC FERTILIZER @ 2:1 RATIO.
5. MULCH ALL PERENNIAL BEDS W/ A PINE BARK SOIL CONDITIONER.
6. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NUSERY STOCK.

LEGEND:

- PROPERTY LINE
- BUILDING ENVELOPE LINE
- ROOF OVERHANG OUTLINE
- STONE PAVER WALKWAY
- WOOD FRAMED DECK - TREX DECKING
- CDC NATIVE SEED MIX
- CONCRETE PAVING
- CONCRETE SLAB-ON-GRADE
- ELEVATION MARKER
- DECIDUOUS TREE PER OWNER

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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405681
12.17.2021
ARCHITECT

LANDSCAPE PLAN

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER

A0.2

Scale 3/16" = 1'-0"

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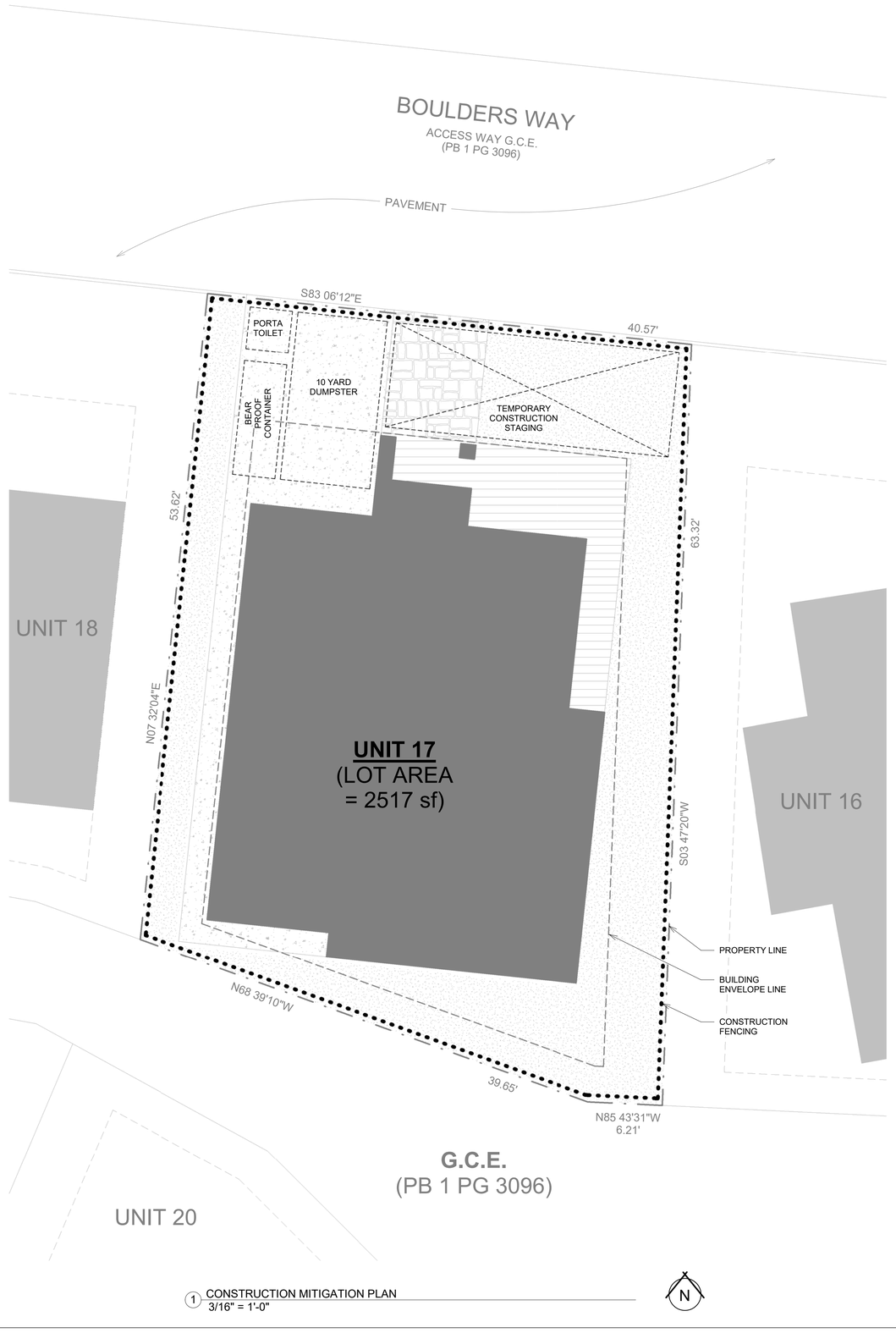

1 CONSTRUCTION MITIGATION PLAN
3/16" = 1'-0"

GENERAL NOTES:

1. VACANT LOT ACROSS BOULDER WAY MAY BE USED FOR ADDITIONAL TEMP. CONSTRUCTION STAGING.
2. ALL DEVELOPMENT SHALL COMPLY WITH CDC CONSTRUCTION MITIGATION REGULATIONS.
3. 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

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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405681
12.17.2021
ARCHITECT

CONSTRUCTION MITIGATION PLAN

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
	A0.3
Scale	3/16" = 1'-0"

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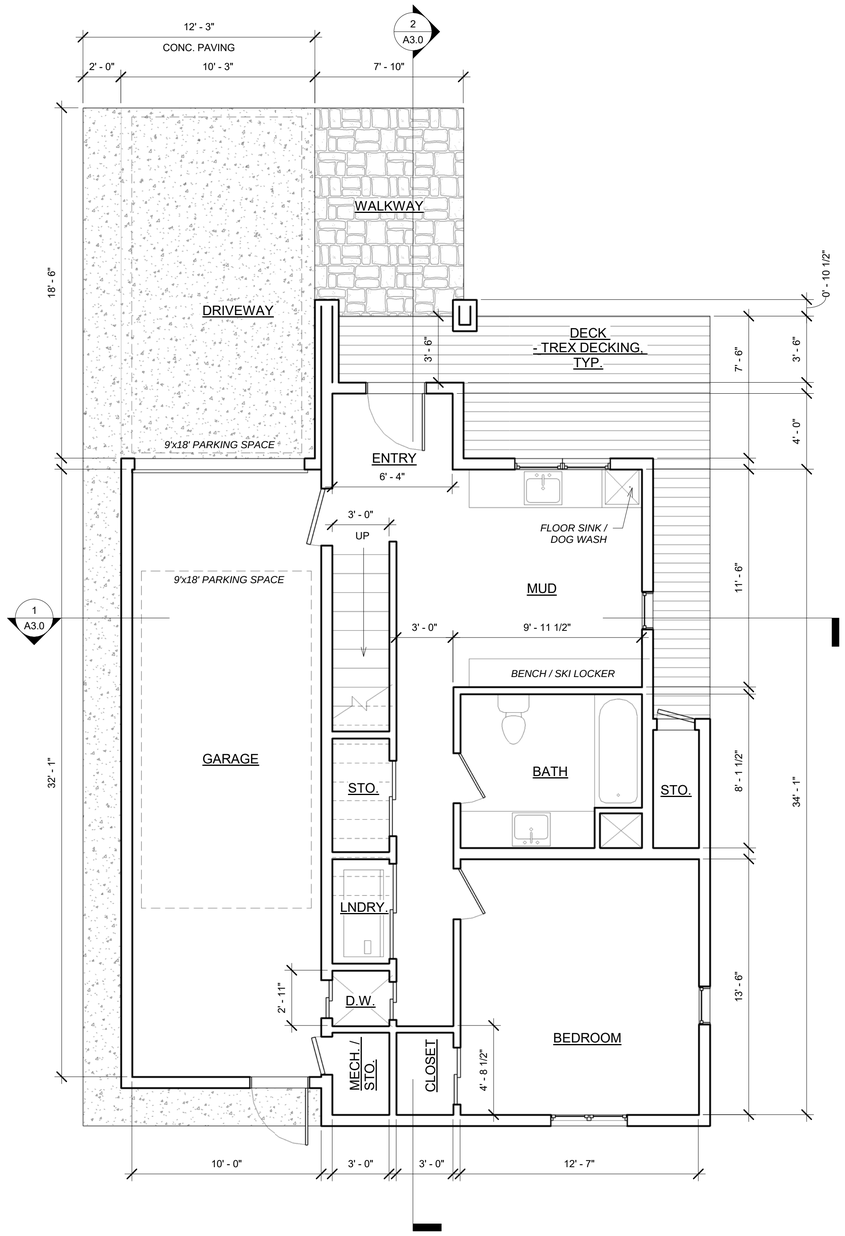
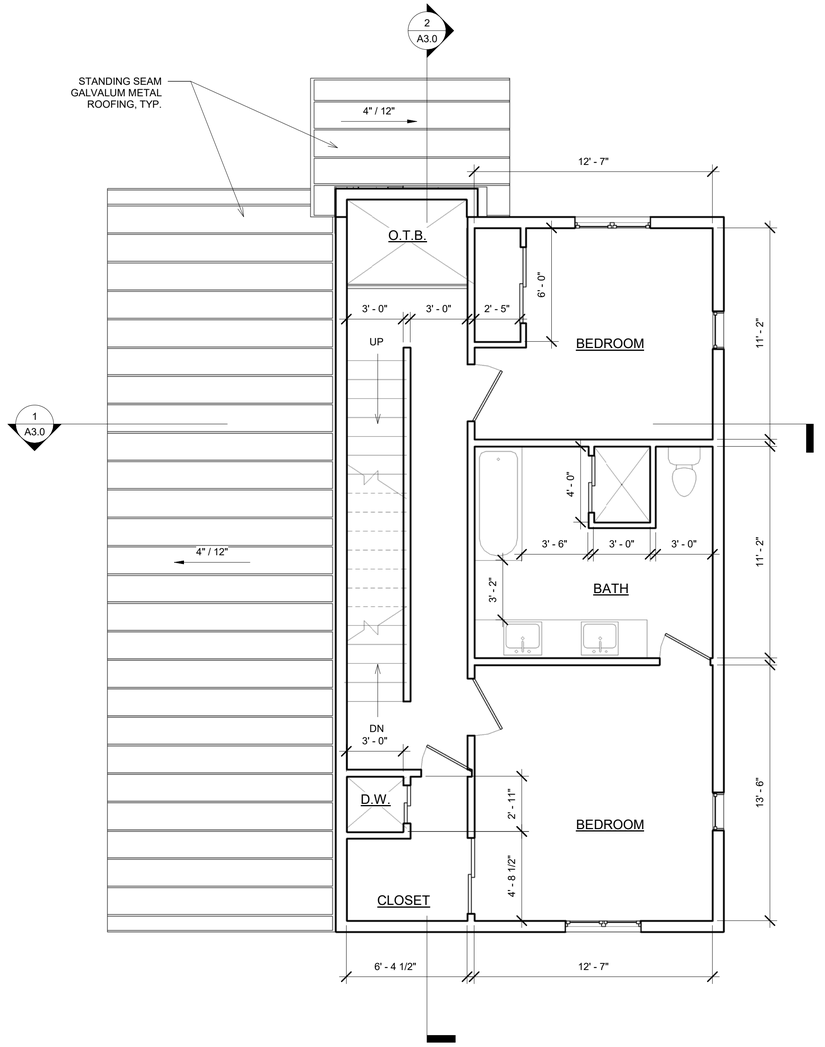


1 First Floor
1/4" = 1'-0"



2 Second Floor
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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
REG. ARC.00405681
ARCHITECT

FLOOR PLANS

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
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Scale	1/4" = 1'-0"

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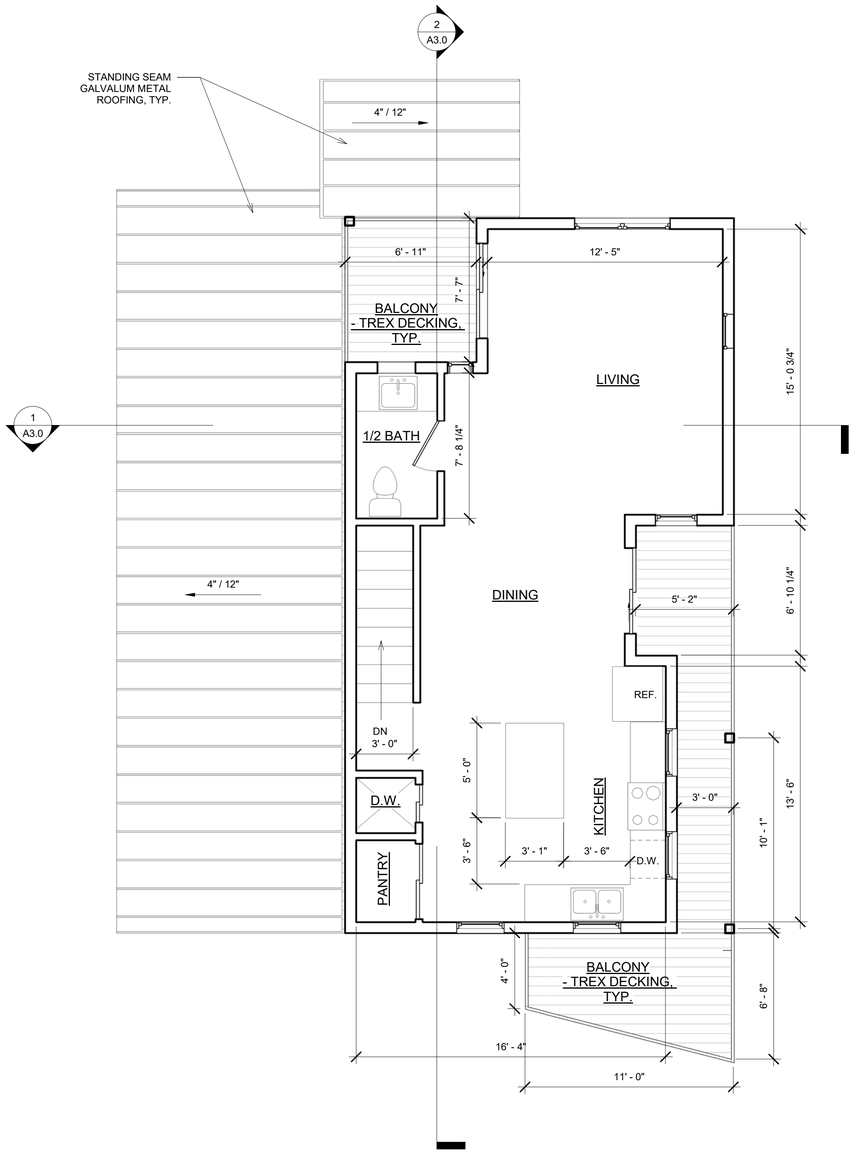
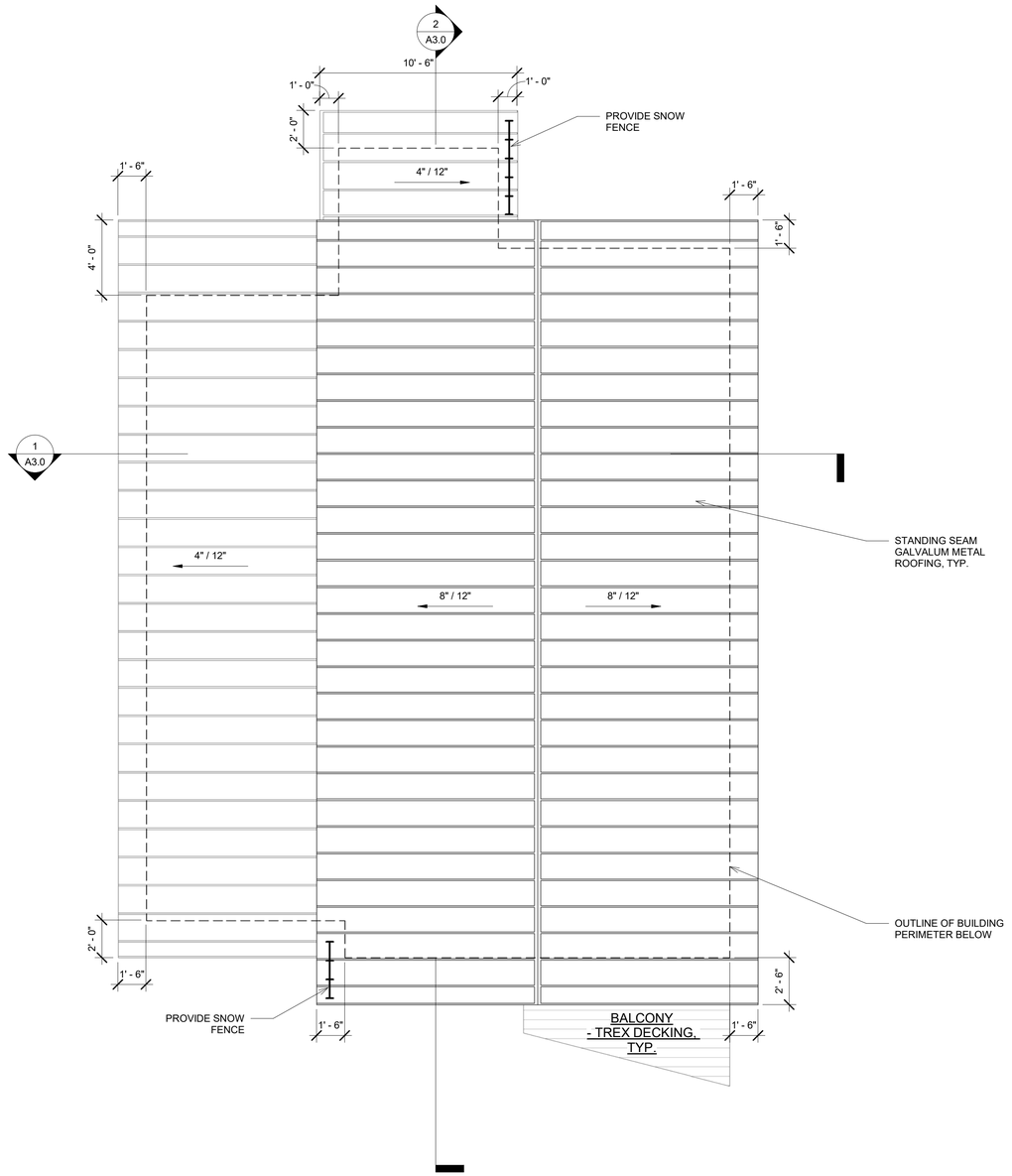


1 Third Floor
1/4" = 1'-0"



2 Roof Plan
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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405681
12.17.2021
ARCHITECT

FLOOR PLANS

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
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Scale	1/4" = 1'-0"

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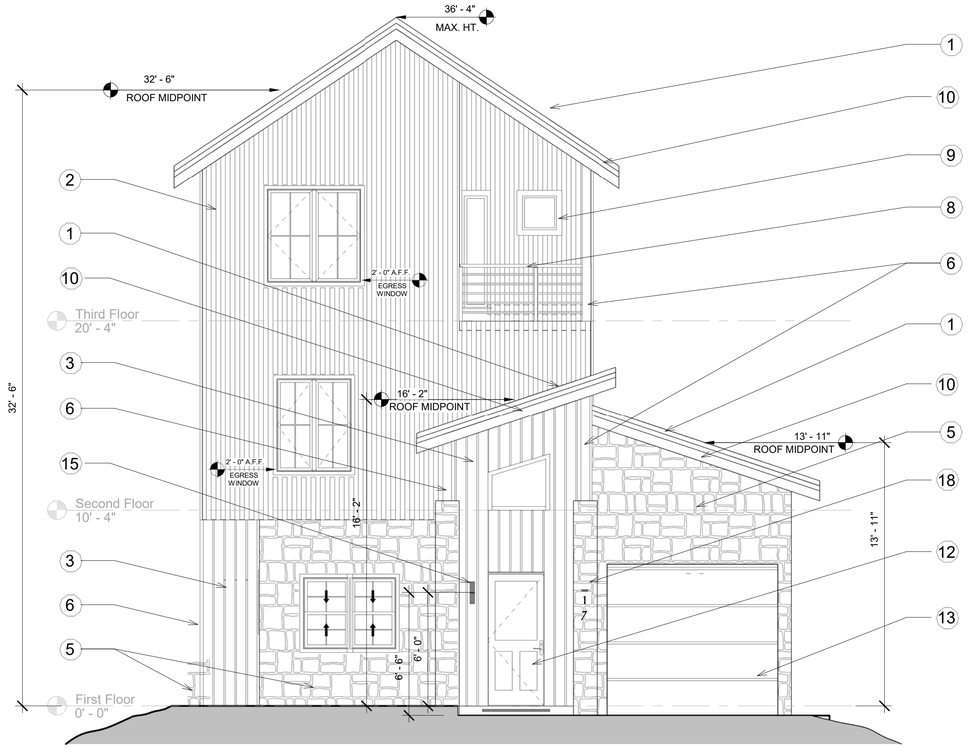


2 North
1/4" = 1'-0"

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	799 SF
EAST	1,115 SF
SOUTH	805 SF
WEST	1,126 SF
TOTAL	**3,845 SF**

AVERAGE BLDG. HT.

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

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

STONE AREAS

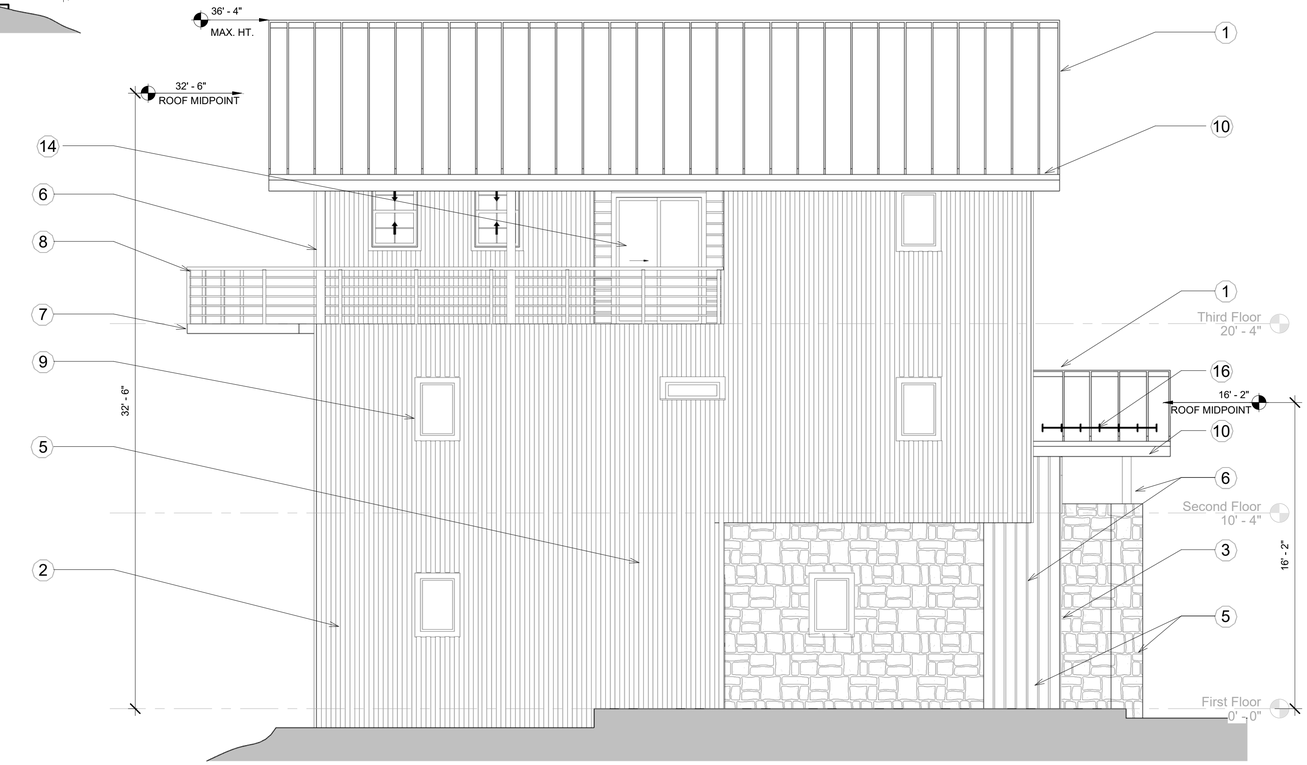
NORTH	259 SF
EAST	185 SF
SOUTH	144 SF
WEST	472 SF
TOTAL	**1,060 SF**

STONE IS 27.6% OF TOTAL SF

GLAZING AREAS

NORTH	83 SF
EAST	76 SF
SOUTH	66 SF
WEST	37 SF
TOTAL	**262 SF**

GLAZING IS 6.6% OF TOTAL SF



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

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MILLER RESIDENCE

17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

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COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405681
12.17.2021
ARCHITECT

ELEVATIONS

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
	A2.0
Scale	1/4" = 1'-0"

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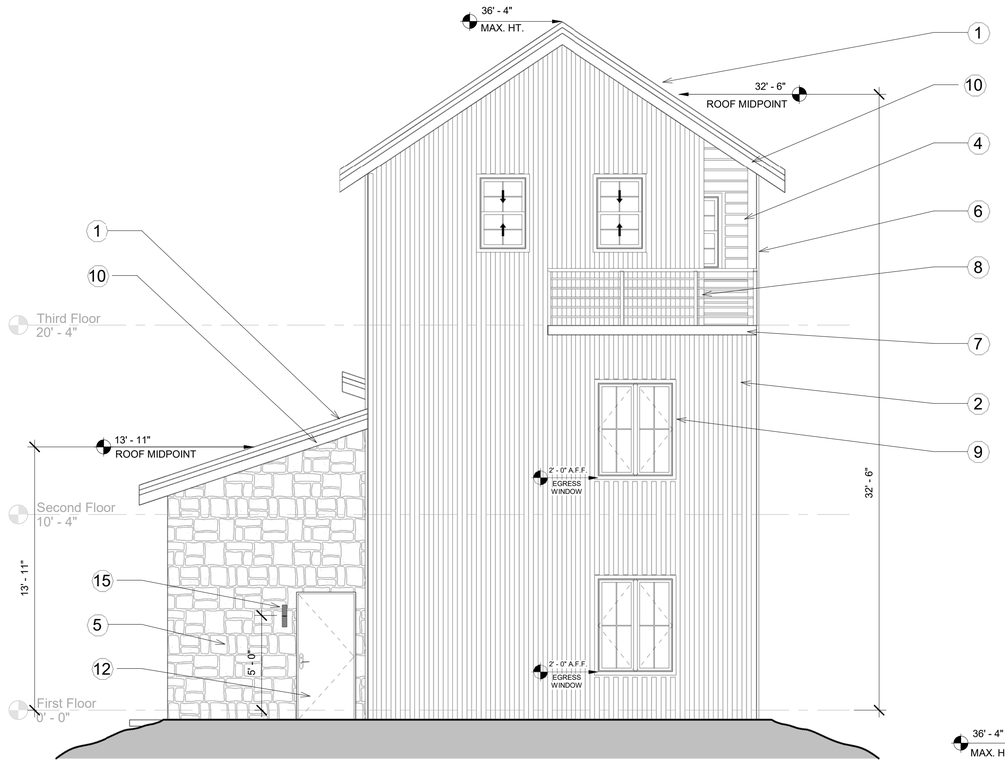


2 South
1/4" = 1'-0"

TOTAL ELEVATION AREAS

NORTH	799 SF
EAST	1,115 SF
SOUTH	805 SF
WEST	1,126 SF
TOTAL	**3,845 SF**

AVERAGE BLDG. HT.

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

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

STONE AREAS

NORTH	259 SF
EAST	185 SF
SOUTH	144 SF
WEST	472 SF
TOTAL	**1,060 SF**

STONE IS 27.6% OF TOTAL SF

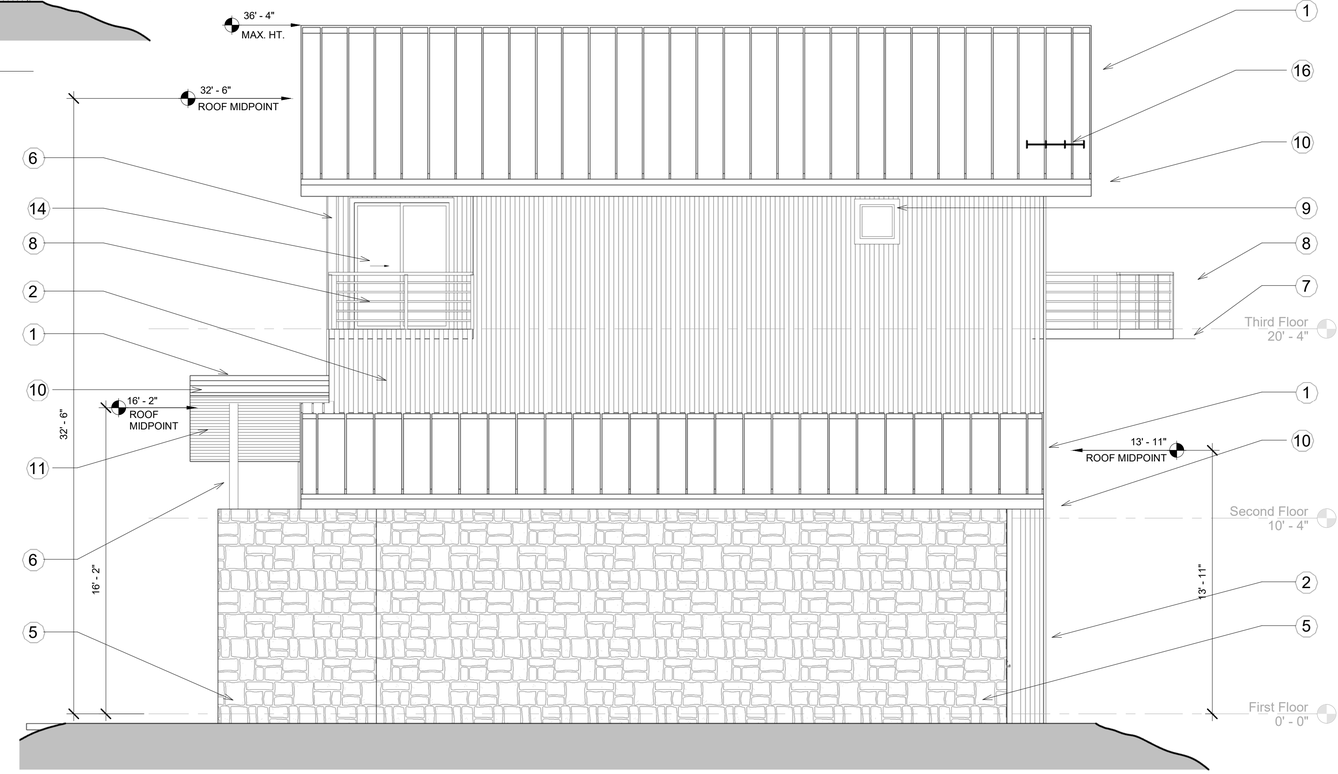
GLAZING AREAS

NORTH	83 SF
EAST	76 SF
SOUTH	66 SF
WEST	37 SF
TOTAL	**262 SF**

GLAZING IS 6.6% OF TOTAL SF

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



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

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MILLER RESIDENCE
17 BOULDERS WAY
MOUNTAIN VILLAGE, CO
81435

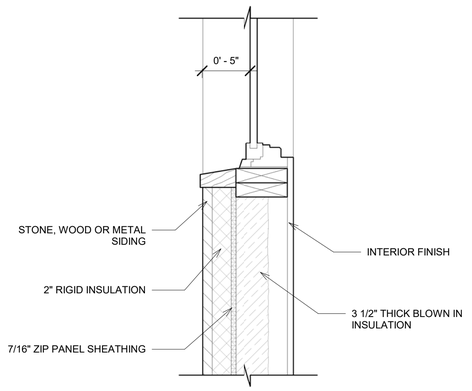
No.	Description	Date
1	DRB SET - FIRST REVIEW	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.0040568
ARCHITECT

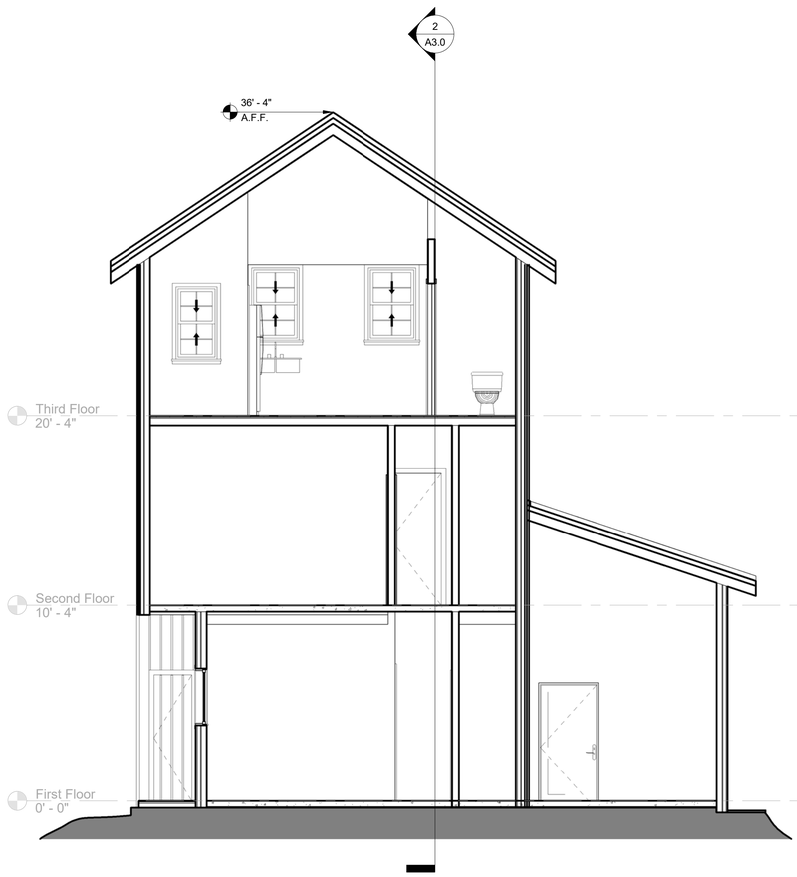
ELEVATIONS

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
	A2.1
Scale	1/4" = 1'-0"

12/21/2021 11:26:07 AM



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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405691
12.17.2021
ARCHITECT

BUILDING SECTIONS

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
	A3.0
Scale	As indicated

12/21/2021 11:26:12 AM

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	12/02/21
2	DRB SET - REVISIONS	12/22/21

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405681
12.17.2021
ARCHITECT

PERSPECTIVES

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER

A4.0

Scale

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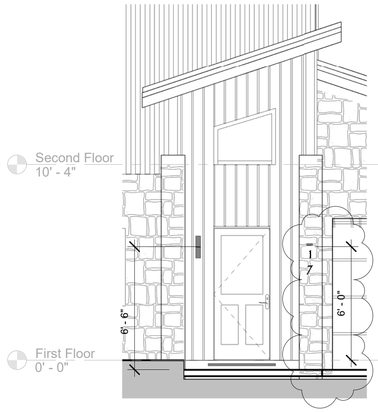
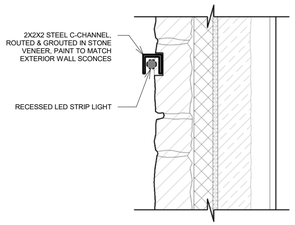
ADDRESS DOWNLIGHT

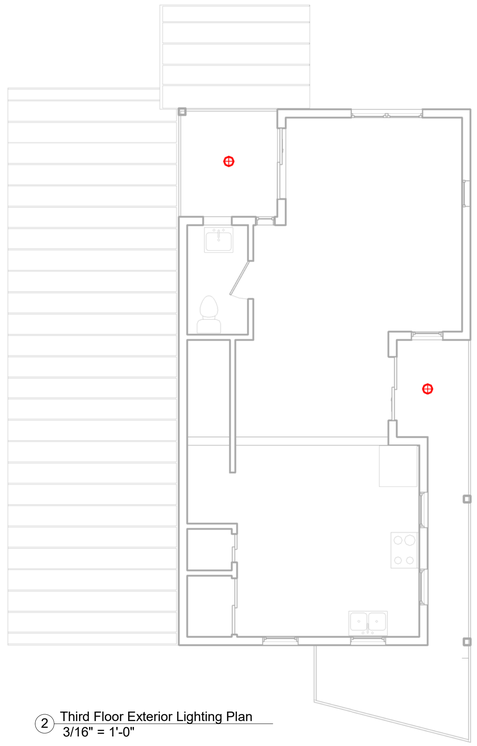


NOTE:
ADDRESS NUMBERS SHALL HAVE REFLECTIVE COATING



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

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



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

TYPICAL EXTERIOR RECESSED CAN LIGHT

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

1" LEDme®
Round Adjustable Downlight (Remote Driver)

Model	Color Temp & CRI	Lumens	CBCP	Finish
○ HR-LED232R	○ 27 2700K - 85	245	505	○ BN Brushed Nickel
	○ 30 3000K - 85	250	515	○ GM Gun Metal
	○ 35 3500K - 85	265	546	○ WT White
	○ 40 4000K - 85	280	580	

Example: **HR-LED232R-27-BN**

DESCRIPTION

Perfect for ceilings, under cabinet and wall niches. LED Miniature Recessed Downlights offer a super low profile and Die-cast aluminum trim with a 25° cutoff angle for comfortable general and task lighting.

FEATURES

- Round recessed trim with interior open reflector for use with a remote driver
- Driver required
- 5 year warranty

SPECIFICATIONS

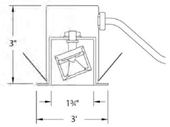
Construction:	Die-cast aluminum trim, aluminum heat sink and 20 gauge steel housing painted black.
Power:	3W
Input:	50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED 3 Step Mac Adam Ellipse
Rated Life:	80000 Hours
Mounting:	Heavy gauge retention clips secures housing firmly to ceiling
Cut Out:	2 1/2"
Finish:	Electrostatically Powder Coated White, Electroplated Brushed Nickel, Electroplated Gun Metal
Ceiling Thickness:	1/2" - 1"
Operating Temp:	-4°F to 104°F (-20°C to 40°C)
Standards:	UL, cUL, Damp Location Listed, Non IC

REPLACEMENT PARTS

4MT2-S927-BK - 4MT2-N930-BK
4MT2-S930-BK - 4MT2-N935-BK
4MT2-S935-BK - 4MT2-N940-BK
4MT2-S940-BK - 4MT2-F927-BK
4MT2-N927-BK - 4MT2-F930-BK

FINISHES

LINE DRAWING



TYPICAL EXTERIOR WALL SCONCE

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

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

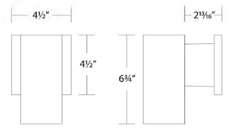
- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

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

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	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

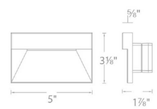
- Geometric design with downward illumination
- Magnetized design for easy installation and maintenance
- Low profile, flush to wall aesthetics with no visible hardware
- 5 year warranty

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 JA8-2019 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

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	12/02/21
2	DRB SET - REVISIONS	12/22/21

Revisions

COLORADO LICENSED
RICHARD M. GILLILAND
ARC.00405681
ARCHITECT

EXTERIOR LIGHTING SPECS

Project number	2021-100
Date	12.17.2021
Drawn by	RMG
Checked by	OWNER
	A4.1
Scale	As indicated

12/21/2021 11:27:19 AM

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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 REQUIRIEMENTS. 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% 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.

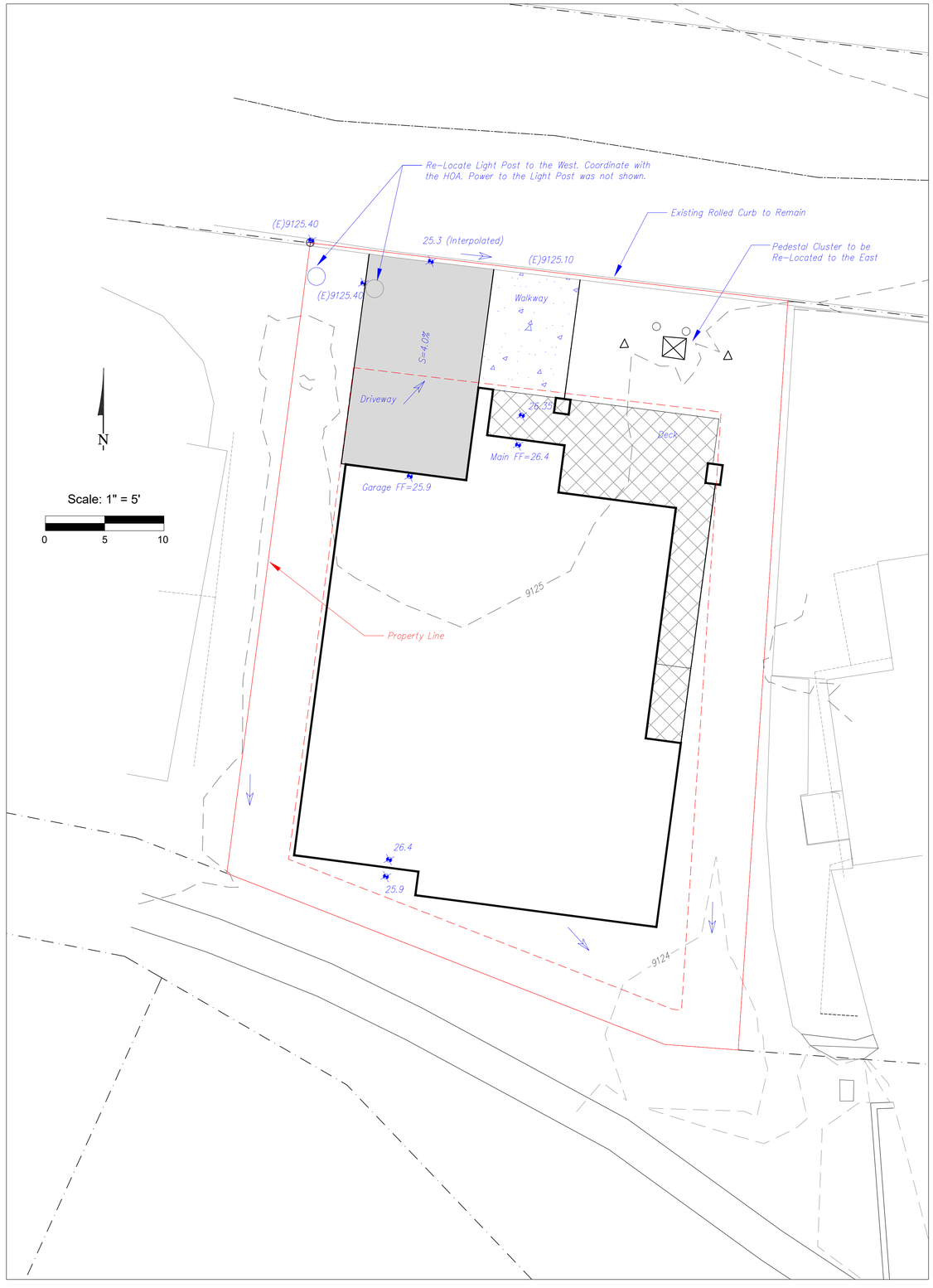
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

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
Revised Footprint	2021-12-28

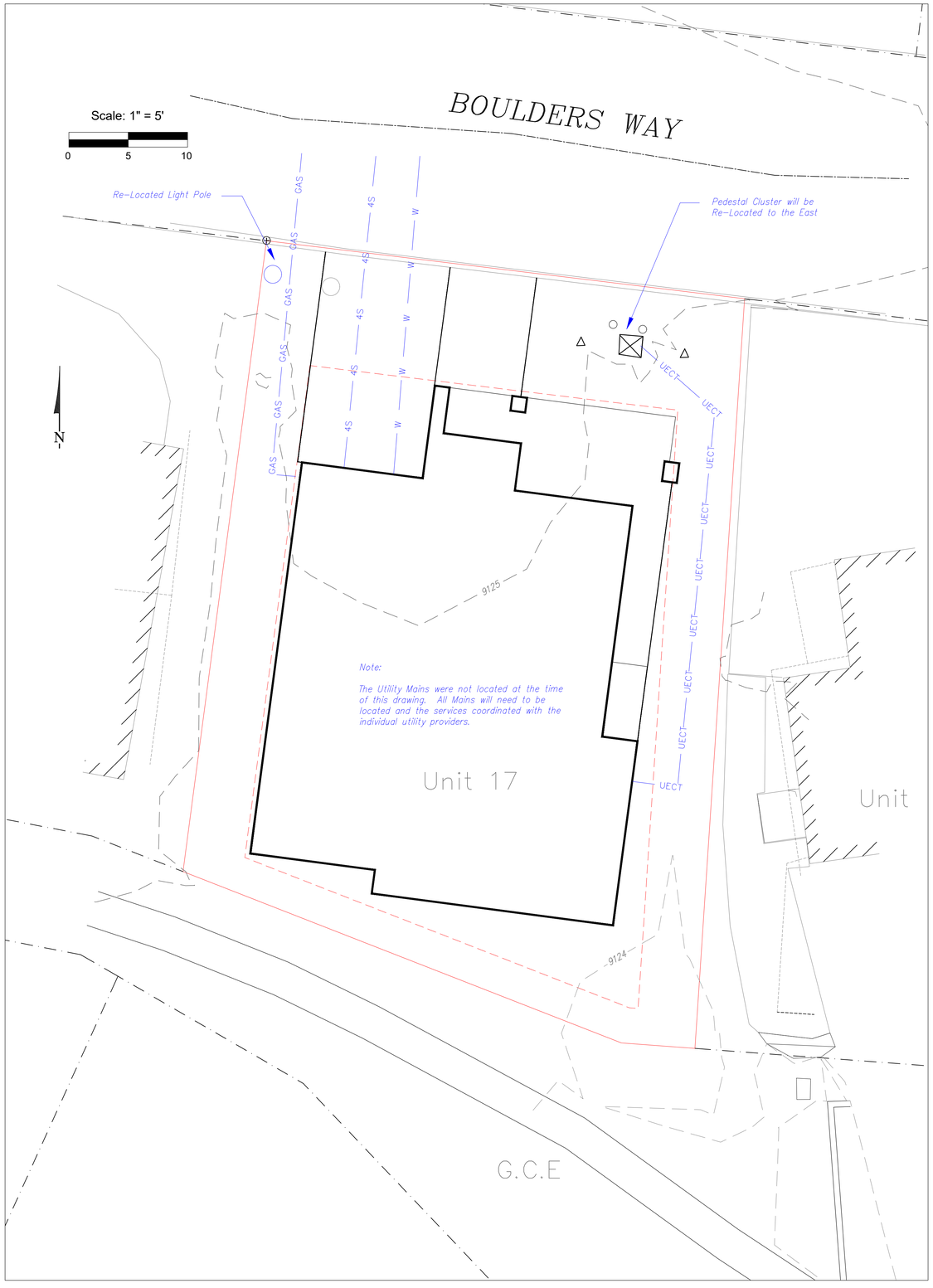
NOT FOR CONSTRUCTION
COLORADO (1)
DANIEL M. WILKE
29645
12-28-21
PROFESSIONAL ENGINEER

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

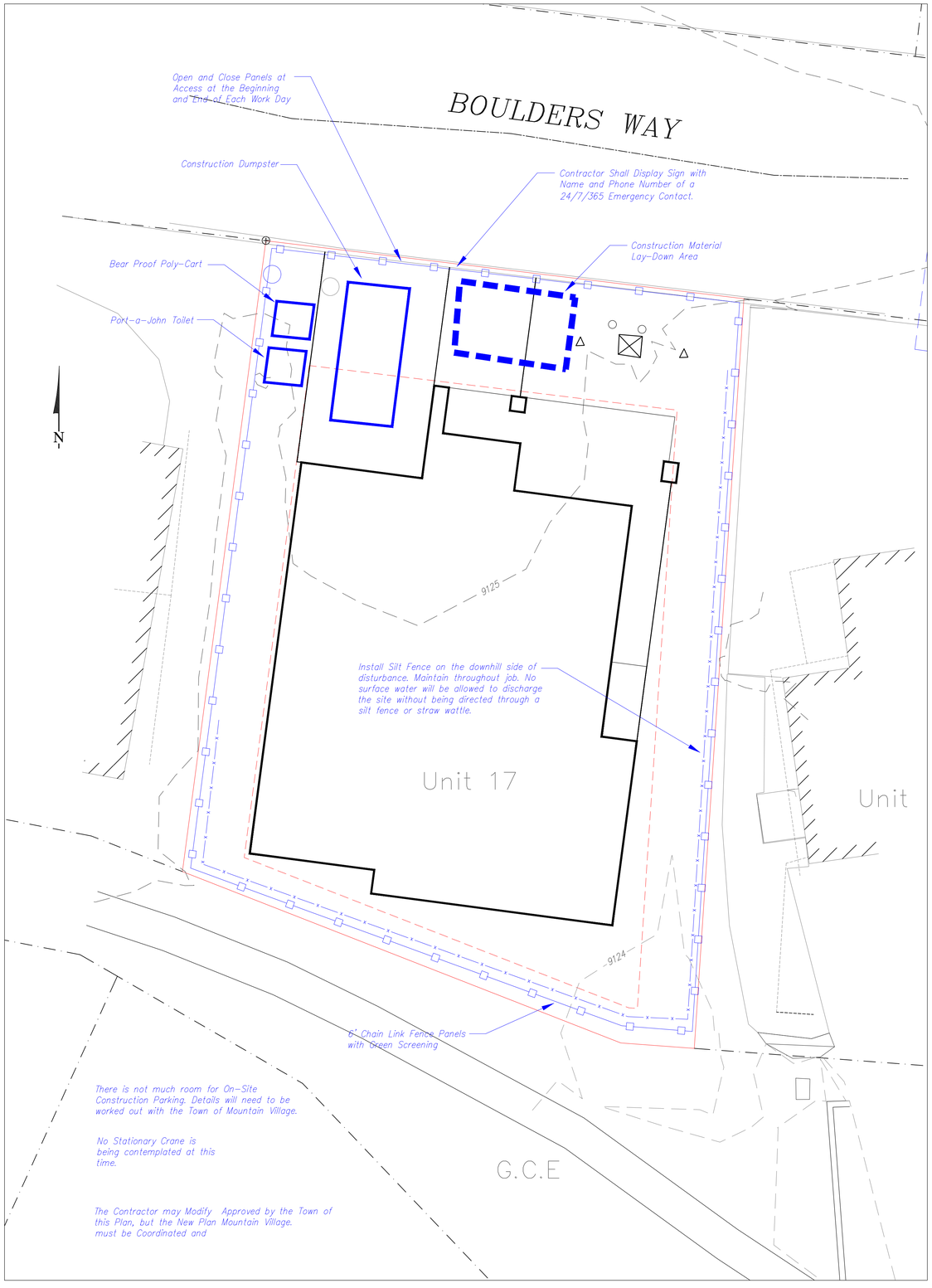
Miller Residence
Unit 17, The Boulders
Mtn. Village, CO

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
Revised Footprint	2021-12-28

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

COLORADO LICENSED
29645
12-28-21
PROFESSIONAL ENGINEER

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

Utility
and
Construction Mitigation Plans

C2

AGENDA ITEM 4
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

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

DATE: December 27, 2021

RE: Staff Memo – A) Initial Architecture and Site Review (IASR) Lot 138, 100 Granite Ridge Drive pursuant to CDC Section 17.4.11 and B) a Review and Recommendation to the Town Council regarding a height Variance pursuant to CDC Section 17.4.16

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

Exbibit A: Architectural Plan Set
Exhibit B: Height Variance Narrative
Exhibit C: Staff/Public Comm

Case Summary: Narcis Tudor of Narcis Tudor Architects is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 138, 100 Granite Ridge. Additionally, he is asking for a recommendation to Town Council for a Height Variance, for 5' over the allowable maximum height. The Lot is approximately .88 acres and is zoned Single-family. The overall square footage of the home is approximately 8,905 gross square feet, with 7,925 livable square feet, and provides 2 interior parking spaces within the proposed garage and 3 exterior spaces. The applicant has three other concurrent applications that are associated with this application; a Variance request to exceed the maximum allowable height, a minor subdivision to vacate the western GE, and a right of way encroachment. The DRB must also provide a recommendation to the Town Council regarding a height Variance.

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	40' 0"
Maximum Avg. Building Height	30' (shed) Maximum	22'2"
Maximum Lot Coverage	40% (15,333 s.f.)	29.6% (11,366 s.f.)
General Easement Setbacks	No encroachment	**No GE encroachment, Road right of way encroachment
Roof Pitch		
Primary		1:12
Secondary		1:12
Exterior Material		
Stone	35% minimum	36.6%
Windows/Doors	40% maximum	22.2%
Parking	2 interior/2 exterior	2/2

****Pending minor subdivision to vacate GE on western side of property**

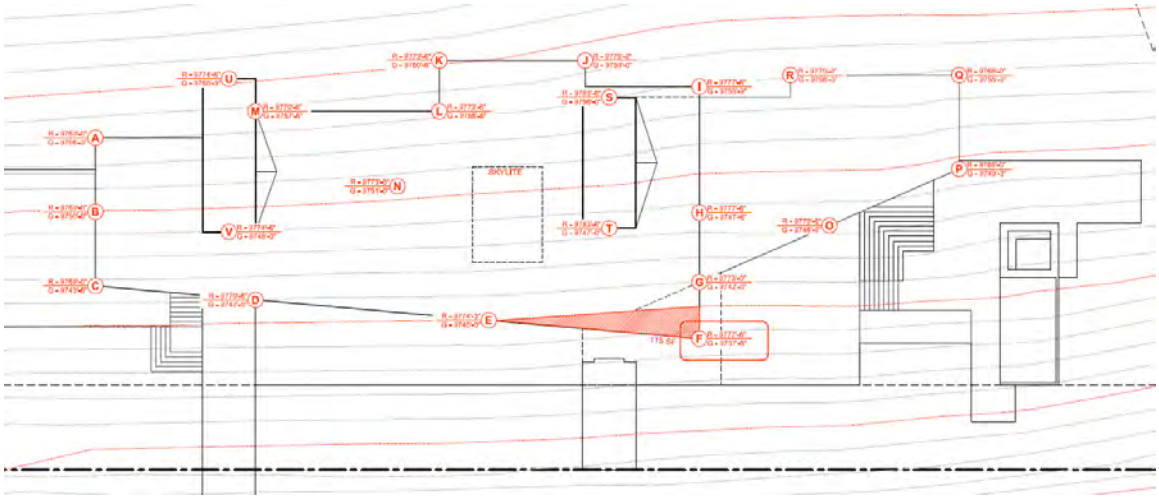
Design Variations:

1) Landscaping – diversity of species

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 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. The following image shows the area of roof that exceeds the maximum height (hatched in red), it is approximately 115 s.f. of roof area:



Town Council will make the ultimate decision on whether this variance is granted, however this issue is 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. Staff believes both of these issues could constitute special circumstances.

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; staff does not believe 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 is what staff believes could be 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, an argument could be made that this variance in height is in direct response to the design regulations regarding roofs and that the applicant is requesting the minimum variance necessary that still allows for reasonable use.

DRB should discuss whether they believe the current proposal falls within the definition of reasonable use and whether a variation is necessary to achieve reasonable use. If a variation is deemed necessary is this variation the minimum required to allow for 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: Staff believes the criteria for f-h are all being met.

17.3.14: General Easement Setbacks
Lot 138 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

Staff: The applicant has a concurrent application to vacate the GE on the west side of the lot. If approved, then there are no other proposed GE encroachments.

There is also a concurrent application from the applicant for a right-of-way encroachment for the driveway and the associated retaining walls. The granting of this encroachment is at the discretion of Town Council. Public Works has indicated that they are generally ok with this encroachment as long as a revocable license agreement is entered into between the homeowner and the Town.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The home is a contemporary form, however the choice of traditionally used mountain style materials such as cut stone, stained cedar siding and steel accents reflect an alpine style. The prominent stone anchoring bars, on which the home sits also play a role in reinforcing the mountain vernacular. The materials chosen should create an exterior capable of withstanding our high alpine environment. Overall, it appears that the design is visually appealing and would fit within the existing Mountain Village Design Theme.

17.5.5: Building Siting Design

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

Staff: Lot 138 is an exceptionally steep lot with an exposed layer of rock protruding from the soil on the south end of the site. The horizontality of the proposed design mimics the natural landform, with the upper level of the home stepping back to follow the hillside. The large stone structural supports on which the home sits are certainly a prominent feature, however staff feels that the wood and rusted steel cladding on the rest of the home will help it blend into the existing landform.

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: Due to geotechnical concerns on the site, the home is anchored to the site by four anchoring stone bars on which the home floats. The applicant was advised not to make any north south excavation cuts that could potentially destabilize the hillside. These stone bars not only functionally support the home, but also serve to visually anchor the home to the site. The horizontal nature of the home layout also accentuates the feeling of a heavy grounded foundation.

The materials palette chosen of cut stacked stone veneer, horizontal wood siding and rusted and perforated metal siding, along with standing seam metal roofing and metal clad fenestration represent contemporary mountain design. More detail should be provided on the elevations in order for staff to understand exactly what areas are clad in what materials. In particular, the fascia and soffit material have not been called out, and it is unclear where each type of metal panel is to be applied.

17.5.7: Grading and Drainage Design

Staff: Because the home is floating on top of the stone bar anchors, less site disturbance is proposed than would traditionally happen on a home of this size. There is some grading proposed underneath the floating floors to provide clearance. Staff would like some more information from the applicant regarding the surface of this graded area. Because it is primarily underneath the structure, one would assume that vegetation will not be an option,

yet water will flow under the structure. Some consideration should be given to making sure soil/silt runoff is not a problem.

17.5.8: Parking Regulations
Staff: The applicant has shown two interior and two exterior parking spaces on their plan. The parking plan appears to meet all of the CDC requirements.

17.5.9: Landscaping Regulations
Lot 138 is mostly treed, and the applicant plans to keep as many trees as possible on the site. New landscaping consists solely of evergreen shrubs planted between the new home and granite ridge as a buffer. It should be noted that this proposed planting is in the road right of way. Due to the steepness of the lot at the front of the home, staff feels that it would be a difficult to successfully plant any trees here and is supportive of a design variation for the landscaping diversity of species clause. Also shown on the landscape plan is a "reading pad." No details have been provided regarding this landscape feature, the applicant should provide a detail and specify any associated materials prior to final review.

17.5.11: Utilities
Staff: Existing utilities are a distance from the home to the south, at the large switchback in Granite Ridge. This will involve running the utilities over 500 feet down the road right of way. As shown, it is likely there will be some impact to the other residents of Granite Ridge in accessing their homes while utilities are being run. The applicant will have to work closely with neighboring properties to ensure access during the construction phase. The utility pedestal for lot 138 is shown to the west of the property on the other side of Granite Ridge, which puts it in the backyard of the neighboring Lot 93, however the home is sited downhill from the road facing west so it should have little impact.

17.5.12: Lighting Regulations
Staff: A lighting plan was not provided and is not required at Initial Review.

17.5.13: Sign Regulations
Staff: The address marker is on the retaining wall to the north of the driveway. As proposed, it does not meet the CDC regulations. The numbers need to be coated with a reflective surface in case of power outage and the light fixture needs to be downlit. The applicant should revise this detail prior to final review and provide a specification for the light fixture in the lighting plan.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: The applicant has included the 15' Zone 1 Fire Mitigation Area and has not proposed any new plantings within this area. There are numerous existing trees on the site, some trees are shown to remain on the outer edges of the Zone 1 area, however since they are aspen, the Town forester recommends waiving the requirement for removal. In Zone 2, it appears they are meeting the 10' crown to crown spacing requirement.

17.6.6: Roads and Driveway Standards
Staff: The driveway exceeds the required width of 12' plus 2' shoulders. It is shown at 16' wide. The grade is 4.8%. They have included a detail which shows that a fire truck could turn around utilizing both the driveway and Granite Ridge. It should be noted that the driveway is almost entirely within the existing GE and road right of way, so this proposed

plan is dependent on approval from Town Council for both the vacation of the GE and the right of way encroachment.

17.6.8: Solid Fuel Burning Device Regulations
Staff: The applicant has indicated that the proposed home does include a fireplace but has not called out a fuel source. This should be clarified prior to final review. If the applicant intends to have a wood burning fireplace, then a solid fuel burning permit must be provided to the Town.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan shows the required, dumpster, bear-proof trash receptacles, and a port a toilet. The parking plan indicates four spots on the site. However, all of these are located in the current driveway, which is an area that won't be available for use until initial stages of construction are complete. The plan does not show an area for materials staging. Granite Ridge is a very narrow road and the site itself is likely too steep to create any additional area for construction mitigation and parking. Staff would like to see a revised plan that gives more detail about a necessary staged construction plan, indicating how the applicant plans to deal with construction mitigation prior to the construction of the driveway. The construction fencing is required to surround the entire property- the current plan does not meet this provision. Appropriate silt protection and wattles are shown to handle stormwater runoff. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane swing doesn't impede the roadway.

Staff Recommendation: There are two items before DRB with this application, a recommendation to Town Council regarding a height variance and an Initial Architectural and Site Review. In terms of the Height Variance Recommendation, I have provided a motion for both recommendation and denial depending on the findings of DRB.

If DRB chooses to recommend **approval** of the **variance** than staff suggests the following motion:

I move to approve a recommendation for approval of a height variance of 5' above the allowable per the height restrictions listed in the CDC at a new single-family home located at Lot 138, 100 Granite Ridge to Town Council based on the evidence provided in the staff record of memo dated December 27, 2021, and the findings of this meeting.

If DRB chooses to recommend **denial** of the height **variance** than staff suggests the following motion:

I move to recommend the denial of a height variance of 5' above the allowable per the height restrictions listed in the CDC at a new single-family home located at Lot 138, 100 Granite Ridge to Town Council based on the evidence provided in the staff record of memo dated December 27, 2021, and the findings of this meeting.

Depending on the outcome of the height variance discussion there are two options for the design review. If DRB recommends denial of the height variance, then the Initial Review should be continued so the applicant has time to re-design and bring the home into height compliance. If the DRB recommends approval of the height variance and is generally in

favor of the home as designed, then DRB should approve the Initial Architecture and Site Review. Staff will provide proposed motions for both scenarios.

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

Proposed Motions:

If the DRB finds this application should be **continued** based on the recommended denial of the height variance, staff provides the following suggested motion:

I move to continue the Initial Architectural and Site Review for a new single-family home located at Lot 138, to the February 3, 2022 regular Design Review Board Meeting based on the evidence provided within the Staff Report of record dated December 27, 2021.

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 138, based on the evidence provided within the Staff Report of record dated December 27, 2021, with the following design variations:

Design Variations:

1) *Landscaping – diversity of species*

And, with the following conditions:

1) *Prior to final review, the applicant shall label the elevations to indicate material choice for all cladding, soffit and fascia.*
2) *Prior to final review, the applicant shall revise the landscaping plan to provide detail regarding the proposed "reading pad."*
3) *Prior to final review, the applicant shall revise the address monument plan to include a downlit lighting specification for the address monument, 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 to address the concerns addressed in the staff memo dated December 27, 2021.*
6) *Prior to final review the applicant shall clarify what the finished surface of the re-graded area underneath the home will be.*
7) *Prior to final review the applicant will obtain approval from Town Council for the proposed height variance.*
8) *Prior to final review the applicant will obtain approval from Town Council for the vacation of the western GE.*
9) *Prior to final review the applicant will obtain approval from Town Council for the right of way encroachment.*
10) *Prior to a building permit the applicant will record the plat showing the vacation of the western GE with the County.*
11) *Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.*

12) *Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
13) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
14) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.*
15) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
    b. *Wood that is stained in the approved color(s);*
    c. *Any approved metal exterior material;*
    d. *Roofing material(s); and*
    e. *Any other approved exterior materials*
16) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*

/aw

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

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NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

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STATE OF COLORADO
NARCIS TUDOR 402820
LICENSED ARCHITECT

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.

VARIANCES | REQUESTS

1. **40' MAXIMUM HEIGHT FOR SHED ROOF**
2. **REQUEST FOR PARTIAL USE OF 16' WEST EASEMENT FOR HOUSE | SITE SUPPORT**

PROJECT TEAM

OWNER
VIK + YASMIN BHATIA

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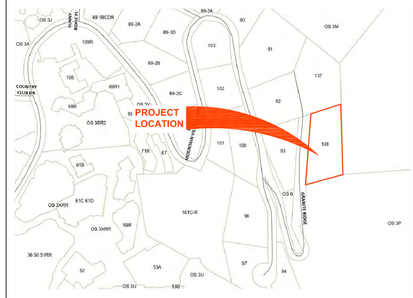
VICINITY MAP



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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%

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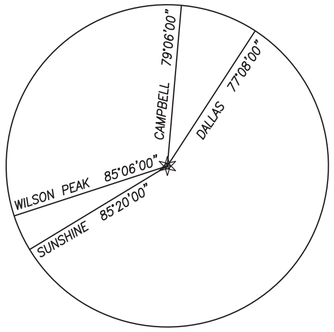
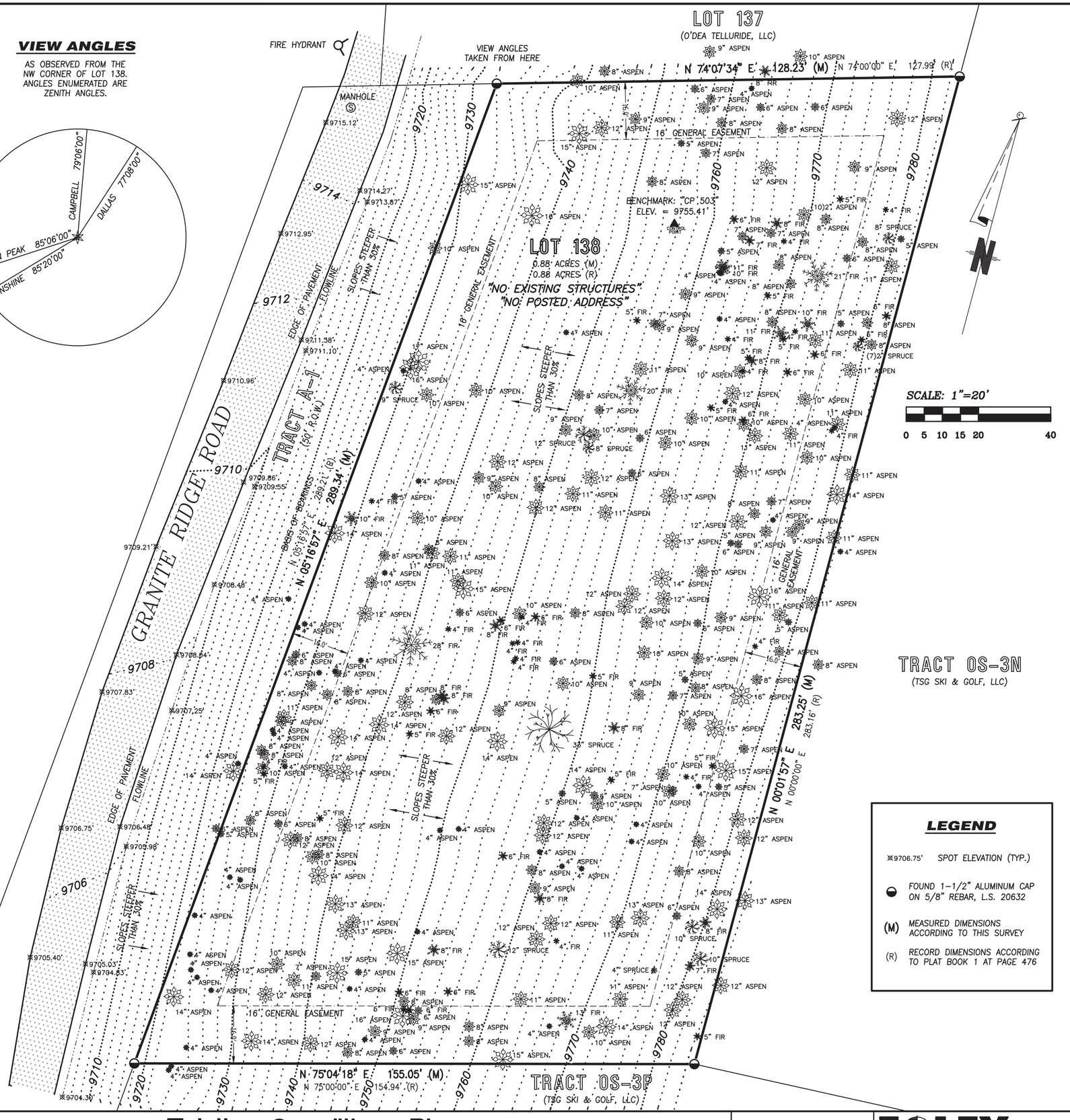
STATE OF COLORADO ★ NARCIS TUDOR 402820 ★ LICENSED ARCHITECT

VIEW ANGLES

AS OBSERVED FROM THE NW CORNER OF LOT 138. ANGLES ENUMERATED ARE ZENITH ANGLES.





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 38-51-102 C.R.S.

COLORADO LICENSED JEFFREY C. HASKELL 37970 PROFESSIONAL LAND SURVEYOR

09/27/21

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 TLR86010763, 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,

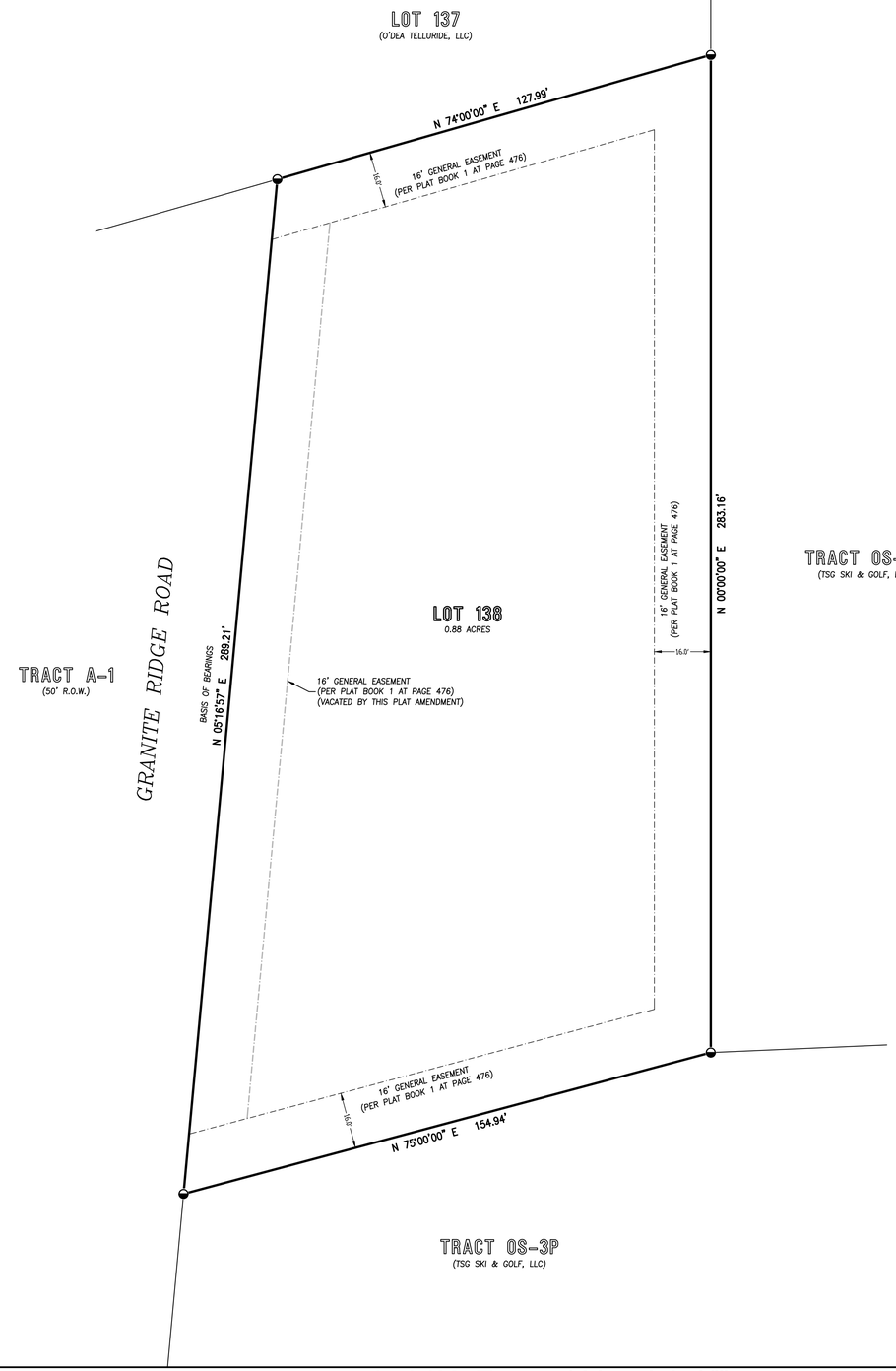
located within the SE 1/4 of Section 34, T.43N., R.9W., and the NE 1/4 of Section 3, T.42N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

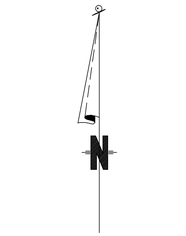
Project Mgr:	JH
Technician:	FO
Technician:	
Checked by:	
Start date:	05 / 2021

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING
970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Drawing path: dwg\94055 EC Plan 10-20.dwg | Sheet 1 of 1 | Project #: 94055

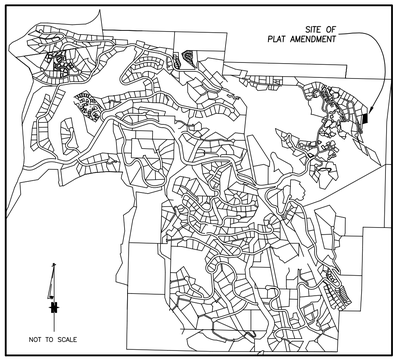
F:\Old W\Jobs\JOBS1994\94055\dwg\94055 EC Plan 05-21.dwg, 6/7/2021 9:55:39 AM, PC4





LEGEND

● FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632



TOWN OF MOUNTAIN VILLAGE VICINITY MAP

CERTIFICATE OF OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS that VIKRANT BHATIA AND YASMIN BHATIA, being the owners in fee simple of Lot 138, Town of Mountain Village, according to the plat recorded March 09, 1984 in Plat Book 1 at page 476, County of San Miguel, State of Colorado, hereby makes an Amendment to the Final Plat of said real property in accordance with the Insubstantial Plat Amendment shown hereon.

OWNERS:

By: _____
Vikrant Bhatia

By: _____
Yasmin Bhatia

ACKNOWLEDGMENT:

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2021 A.D. by Vikrant Bhatia.

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

ACKNOWLEDGMENT:

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2021 A.D. by Yasmin Bhatia.

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, _____, as mayor of the Town of Mountain Village, Colorado, do hereby certify that this Plat Amendment has been approved by the Town Council in the same resolution that has authorized and directed us to execute this document.

By: _____
Mayor, Town of Mountain Village, Colorado

ACKNOWLEDGMENT:

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2021 A.D. by _____, as Mayor, Town of Mountain Village, Colorado.

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

16' GENERAL EASEMENT VACATION:

The undersigned being the beneficiaries of record of those portions of land labeled as 16 foot General Easement (G.E.) has established on the property as shown hereon by the Plat of record filed in the Office of the Clerk and Recorder of San Miguel County do hereby vacate and relinquish that portion of said easement as shown vacated on this plat.

Town of Mountain Village

By: _____
Mayor, Date

By: _____
Town Manager, Date

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, Michelle Haynes, as Planning and Development Services Director of the Town of Mountain Village do hereby certify that this Plat Amendment has been approved by the Town of Mountain Village Planning and Development Services pursuant to the Community Development Code as a staff subdivision.

_____
Michelle Haynes, Date
Planning and Development Services Director

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Haskell of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that LOT 138, TOWN OF MOUNTAIN VILLAGE, AN INSUBSTANTIAL PLAT AMENDMENT, shown hereon has been prepared under my direct responsibility, supervision and checking. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS WHEREOF, I here unto affix my hand and official seal this ____ day of _____, A.D. 2021.

_____
P.L.S. 37970 Date

NOTES:

1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Easement research and property description from Land Title Guarantee Company, Order Number TLR86010763, dated October 28, 2020 at 5:00 P.M.

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. The purpose of this Insubstantial Plat Amendment is to vacate the western 16' General Easement as shown hereon.

5. Notice is hereby given that the area included in the Plat Amendment described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, March, 2005 as amended.

6. NOTES OF CLARIFICATION:

a. The Configuration of the following lots, tracts, and right-of-way have been modified by this Plat Amendment:
Lot 138

b. The following lots have been created by this Plat Amendment:
None

c. The following lots have been deleted by this Plat Amendment:
None

7. LINEAL UNITS: Distances shown hereon are measured in U.S. Survey Feet.

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

TREASURER'S CERTIFICATE:

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3-101.

Dated this ____ day of _____, 2021.

_____
San Miguel County Treasurer

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Plat Amendment and that the title to this land is in the name of VIKRANT BHATIA AND YASMIN BHATIA, and is free of all encumbrances, liens, taxes, and special assessments except as follows:

_____
Title Insurance Company Representative

RECORDER'S CERTIFICATE:

This Plat Amendment was filed for record in the Office of the San Miguel County Clerk and Recorder on this _____ day of _____, 2021, at
Plat Book _____,
Page _____,
Reception No. _____,
Time _____.

_____
San Miguel County Clerk

Lot 138, Town of Mountain Village,

An Insubstantial Plat Amendment to Lot 138, Town of Mountain Village,

located within the SE 1/4 of Section 34, T.43N., 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:	MC
Technician:	
Checked by:	
Start date:	11/08/2021

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\94055 Insub Plat Amend 11-21.dwg | Sheet1 of 1 | Project #: 94055

F:\Old W Jobs\JOBS\94\94055\dwg\94055 Insub Plat Amend 11-21.dwg, 11/11/2021 1:37:51 PM, PC3

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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 REQUIRIEMENTS. 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

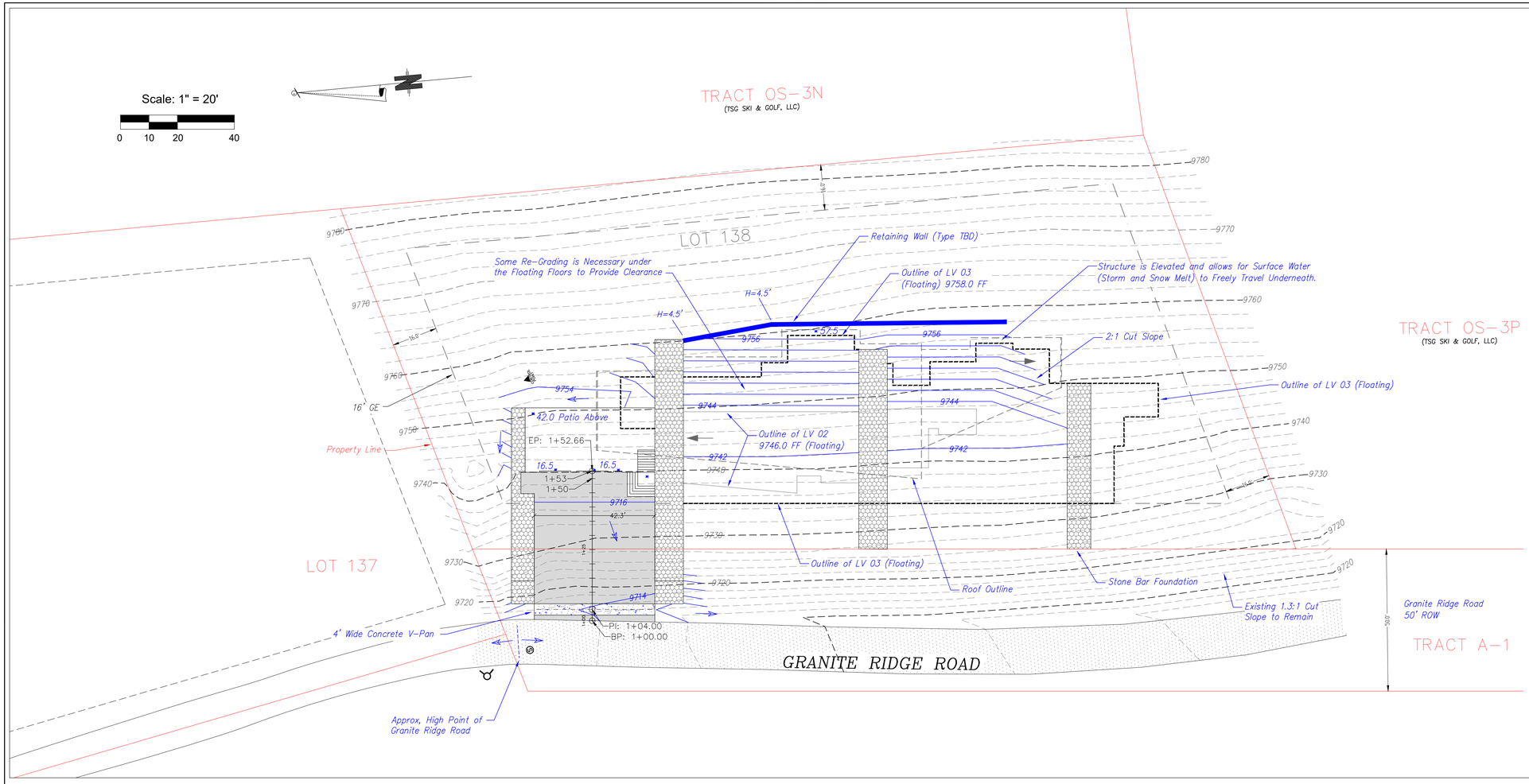
Bhatia Residence
Lot 138
Granite Ridge Rd.
Mtn. Village, CO

COLORADO LICENSED
CHRISTOPHER J. KENNEFICK
29645
10-18-21
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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

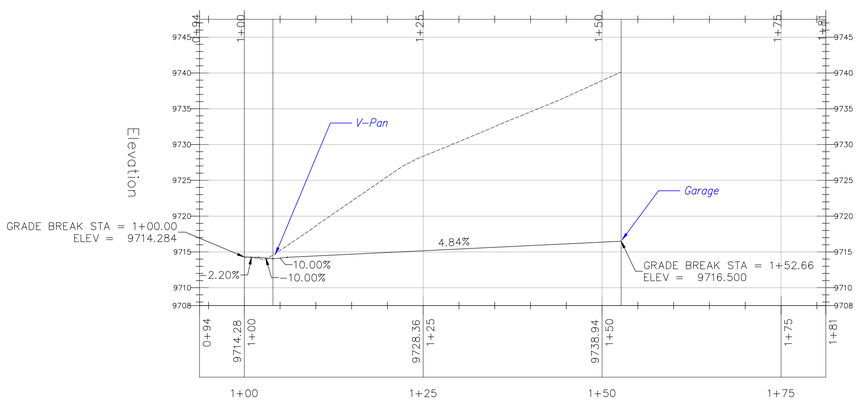
Notes

C1



Driveway Profile

Station



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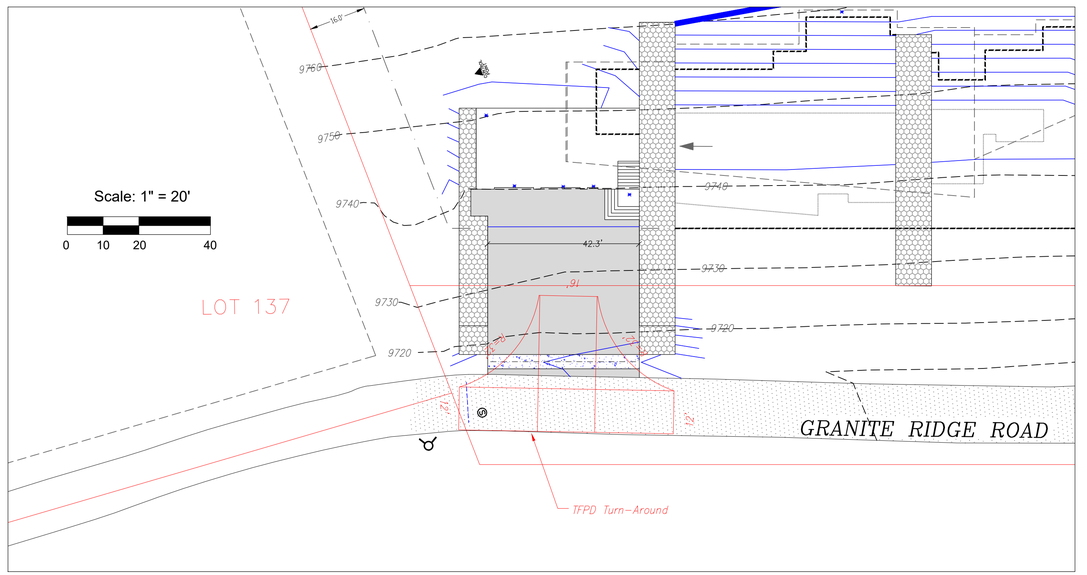


Telluride Fire Protection District (TFPD)
Turn-Around Exhibit

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

COLORADO LICENSED
Chad Phillips
PROFESSIONAL ENGINEER
No. 37645
10-18-21
NOT FOR CONSTRUCTION

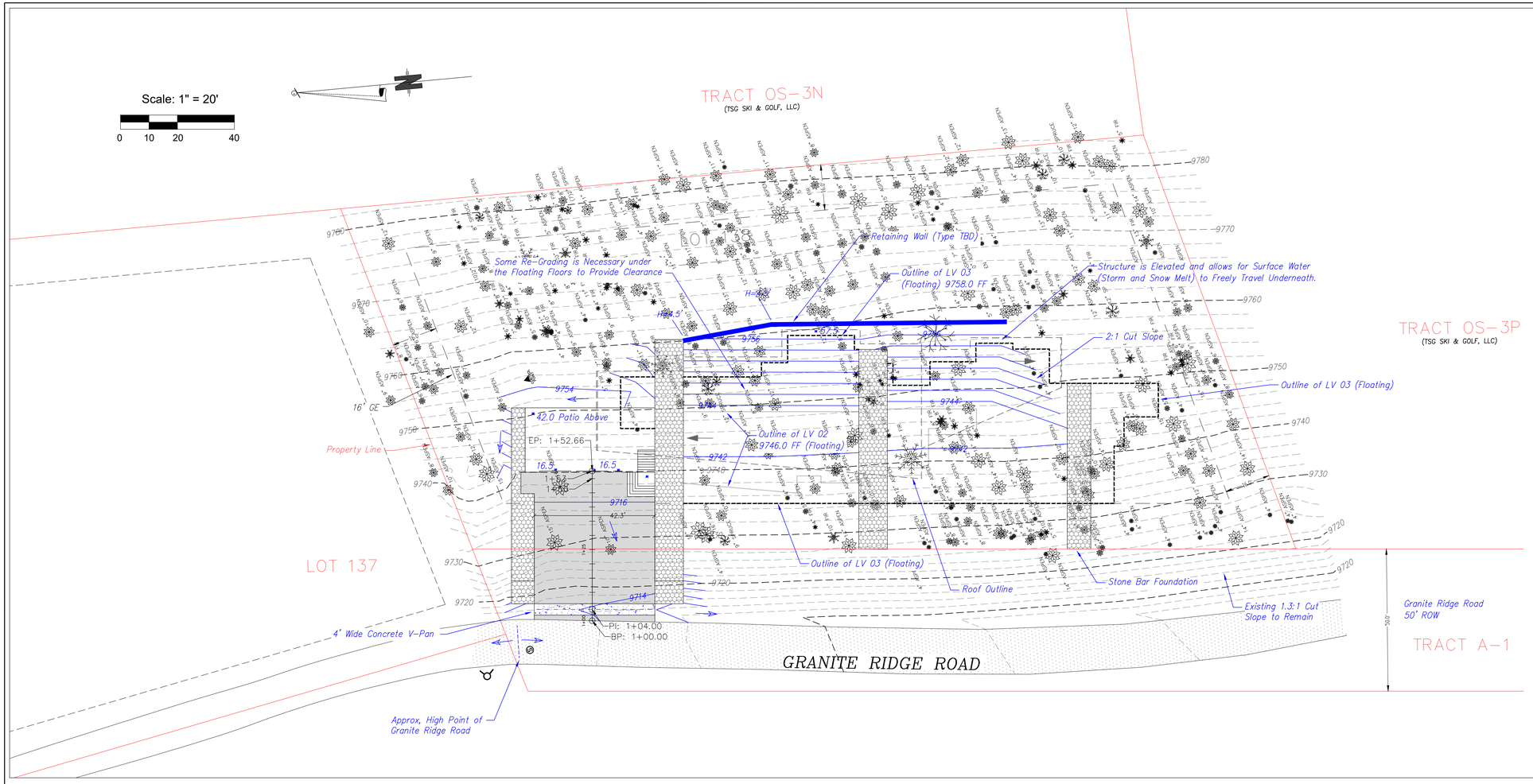
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
(Trees not displayed)

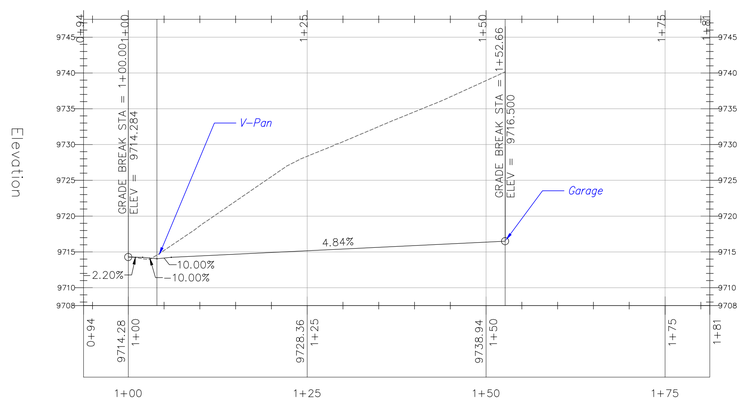
with

Driveway Profile

C2.1



Driveway Profile



Scale: 1" = 10'
0 5 10 20
No Vertical Exaggeration

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

SUBMISSIONS:

DRB SUBMITTAL	2021-10-18

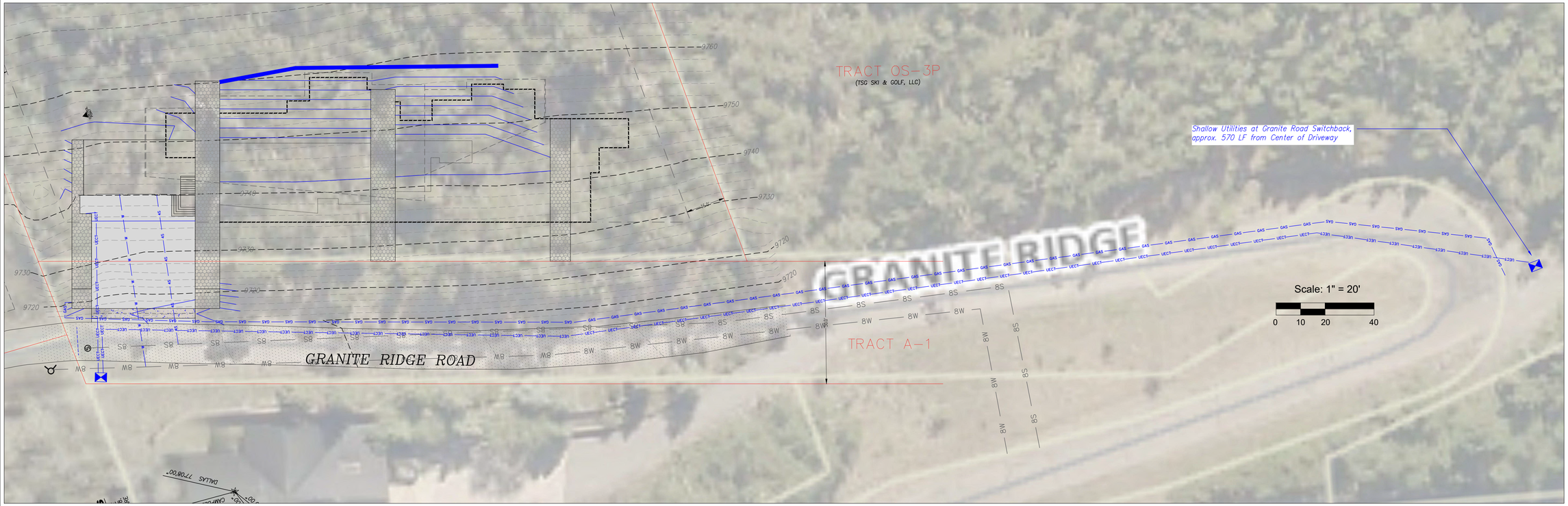
Bhatia Residence
Lot 138
Granite Ridge Rd.
Mtn. Village, CO

COLORADO LICENSED
Kenneth Wright
PROFESSIONAL ENGINEER
10-18-21
NOT FOR CONSTRUCTION

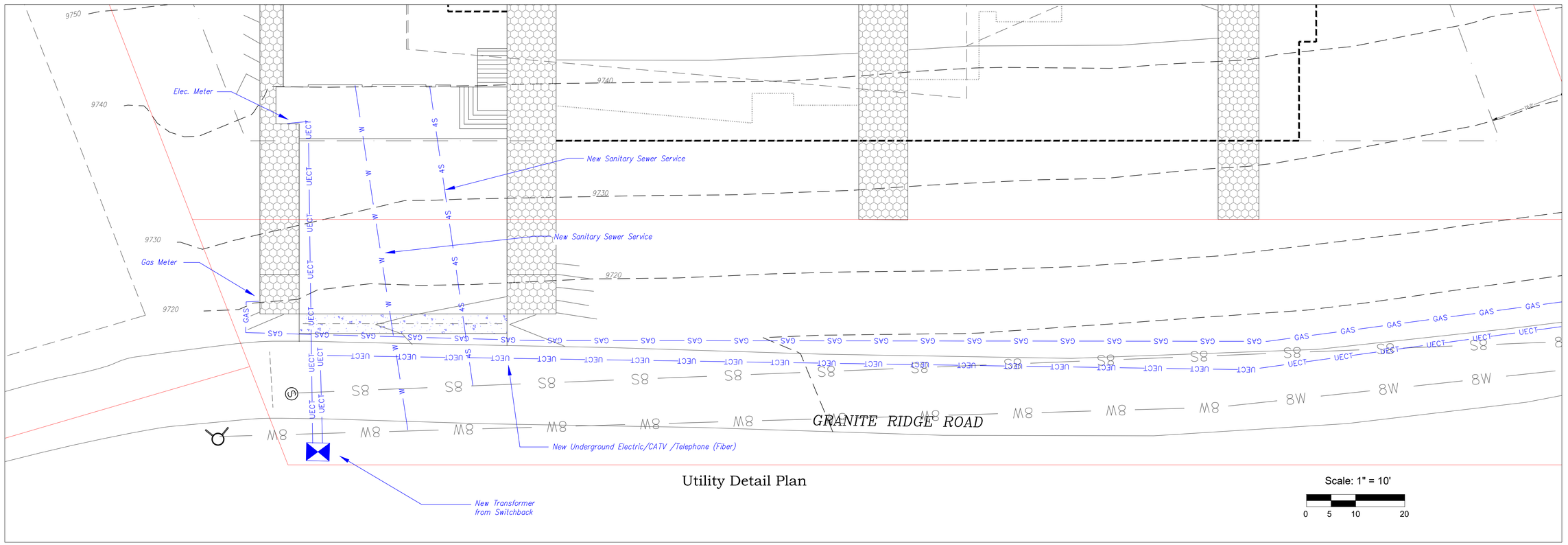
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
(Trees Displayed)
with
Driveway Profile

C2.2



Utility Vicinity Plan



Utility Detail Plan

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-18

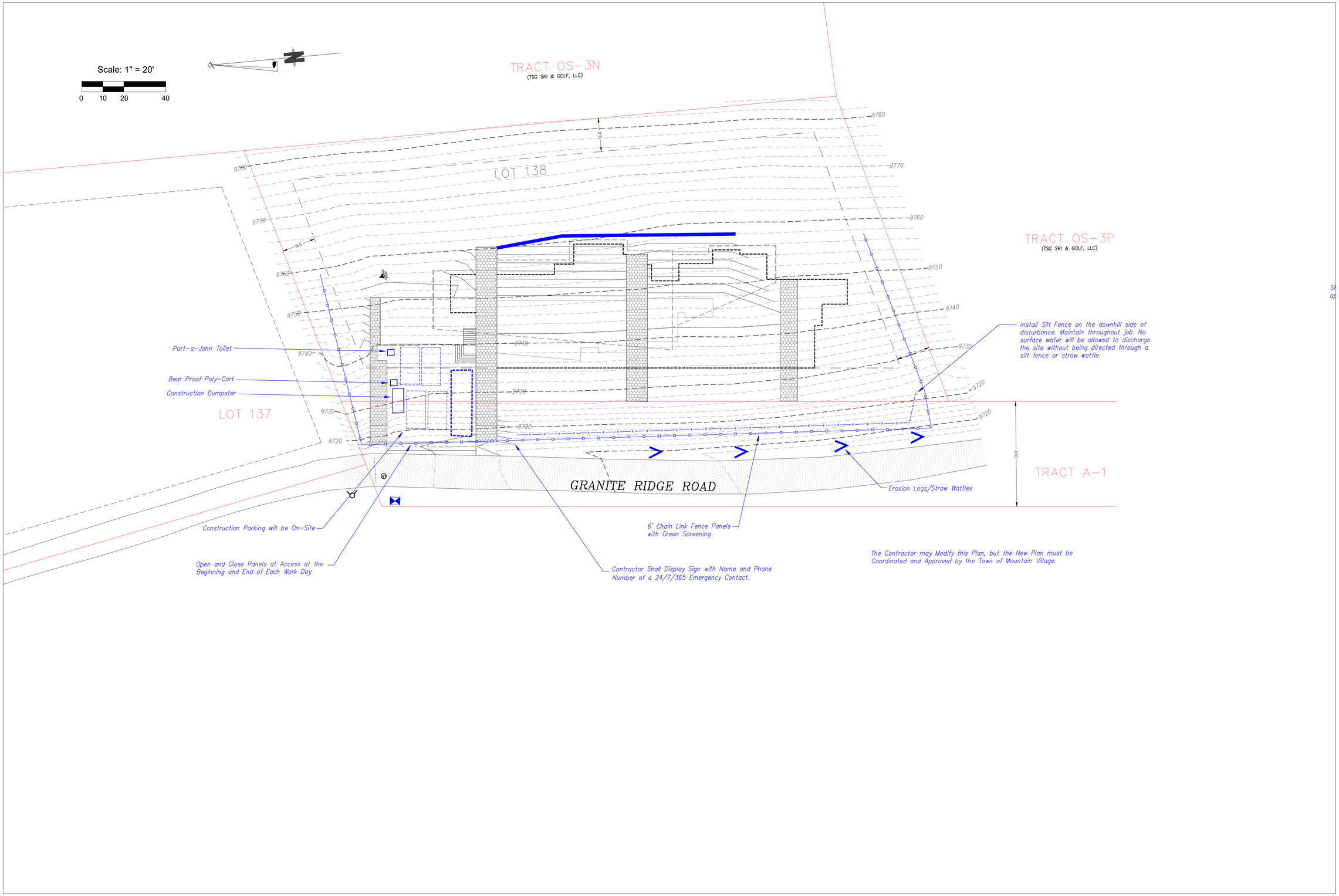
Bhatia Residence
Lot 138
Granite Ridge Rd.
Mtn. Village, CO

COLORADO LICENSED PROFESSIONAL ENGINEER 29645 10-18-21 NOT FOR CONSTRUCTION

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

Utility Plan

C3



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-18

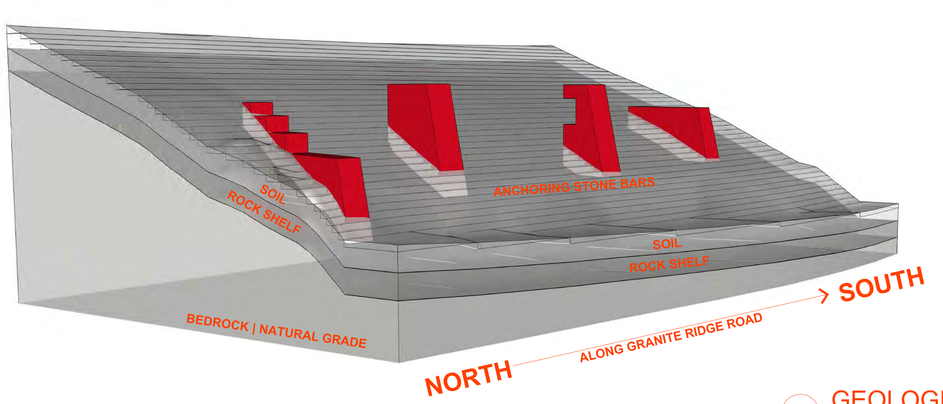
Bhatia Residence
Lot 138
Granite Ridge Rd.
Mtn. Village, CO

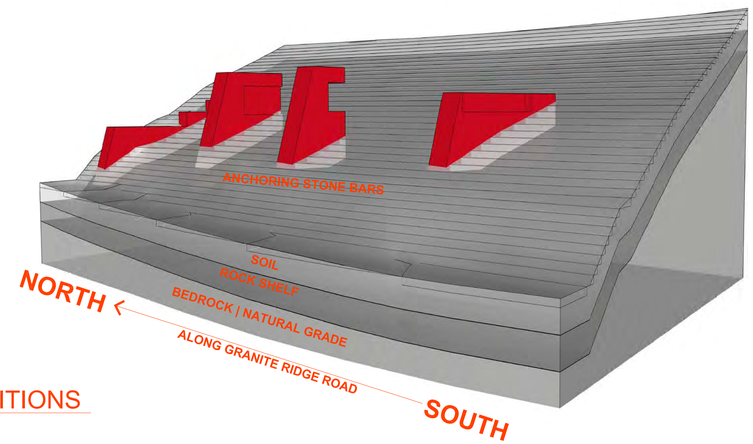
NOT FOR CONSTRUCTION

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

Construction Mitigation Plan

C4





1 GEOLOGICAL SITE CONDITIONS
SCALE: NTS

SITE PHOTOS

NORTH — ALONG GRANITE RIDGE ROAD — SOUTH

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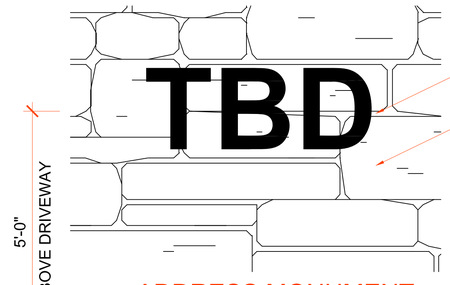
STATE OF COLORADO
NARCIS TUDOR
402820
LICENSED ARCHITECT



AD ADDRESS MONUMENT
SCALE: NTS

PROPERTY LINE
EASEMENT LINE
9780
9770
9760
9750
9740
9730
9720
9710
STONE BAR SUPPORT
MAIN HOUSE
P1 (e)
P2 (e)
P3 (u)
P4 (u)
GARAGE ACCESS
ENTRY
T
R
ACCESS RETAINING WALL
SITE ACCESS
AD A1.0
DALLAS VIEW
CAMPBELL VIEW
LA SAL VIEW
AIRPORT VIEW
SUNSHINE VIEW
WILSON VIEW
GRANITE RIDGE ROAD

1 OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"

STATE OF COLORADO
NARCIS TUDOR 402820
LICENSED ARCHITECT

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NARCIS TUDOR ARCHITECTS©

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

PROPERTY LINE
EASEMENT LINE
READING PAD
ZONE 1
15' FIRE MITIGATION BUFFER
EAST TERRACE
MAIN HOUSE
DRIVEWAY
5% SLOPE
GRANITE RIDGE ROAD
9780
9770
9760
9750
9740
9730
9720
9710

1 LANDSCAPE | FIRE MITIGATION
SCALE: 3/32" = 1'-0"

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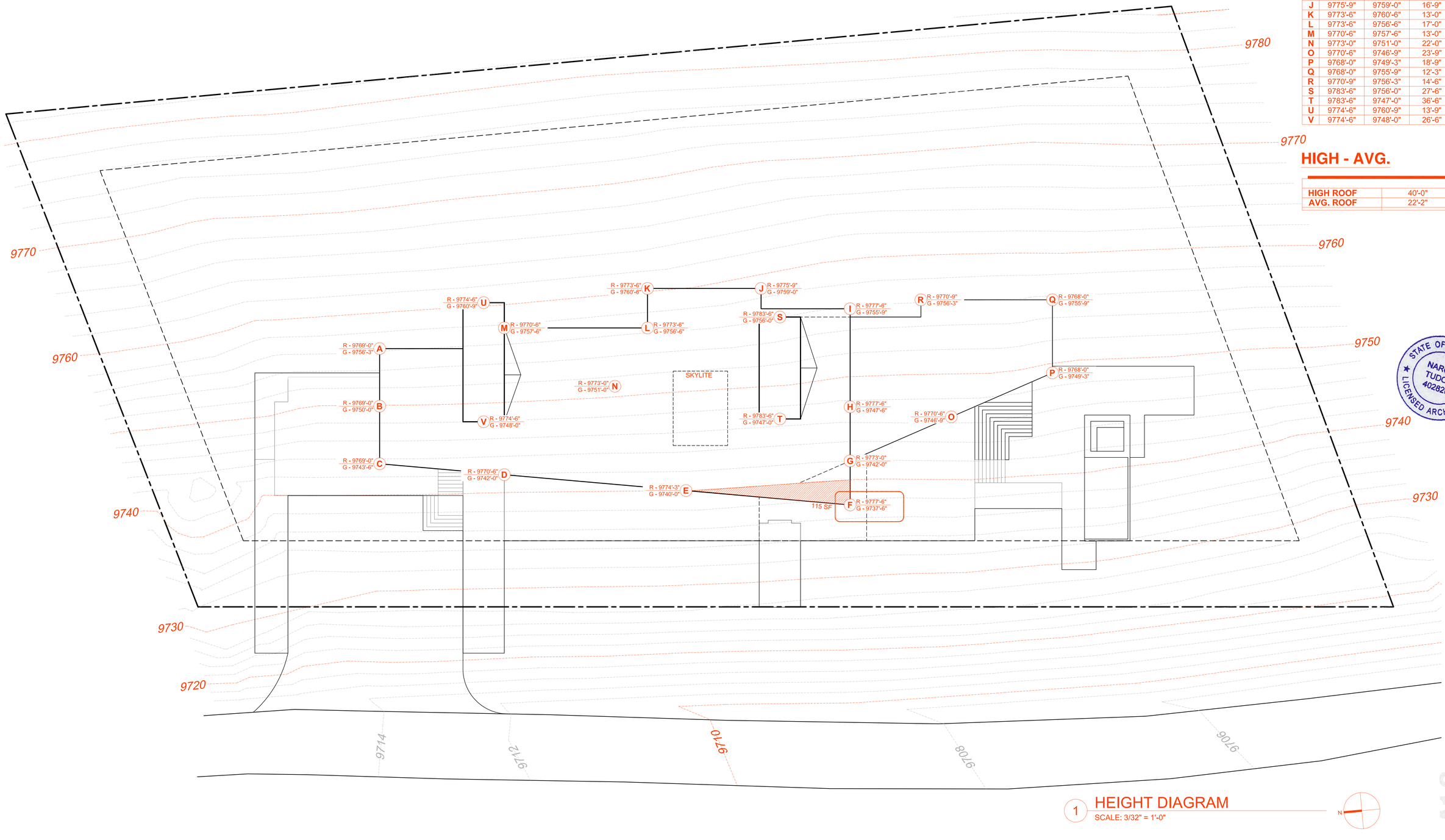
HEIGHT CALCS.

	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	9768'-0"	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"

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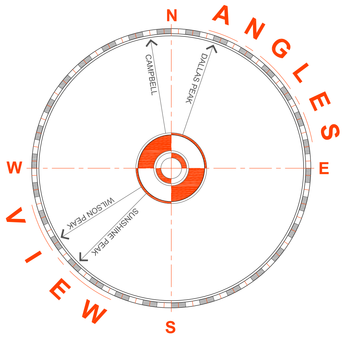
STATE OF COLORADO
NARCIS TUDOR 402820
LICENSED ARCHITECT

0 GARAGE LEVEL
SCALE: 1/8" = 1'-0"
GARAGE - 897 SF
CIRCULATION - 470 SF
TOTAL GROSS - 1367 SF

MAIN HOUSE
(ABOVE)

1 GUEST LEVEL
SCALE: 1/8" = 1'-0"
GUEST HOUSE - 374 SF
CIRCULATION - 454 SF
TOTAL GROSS - 828 SF

MAIN HOUSE
(ABOVE)



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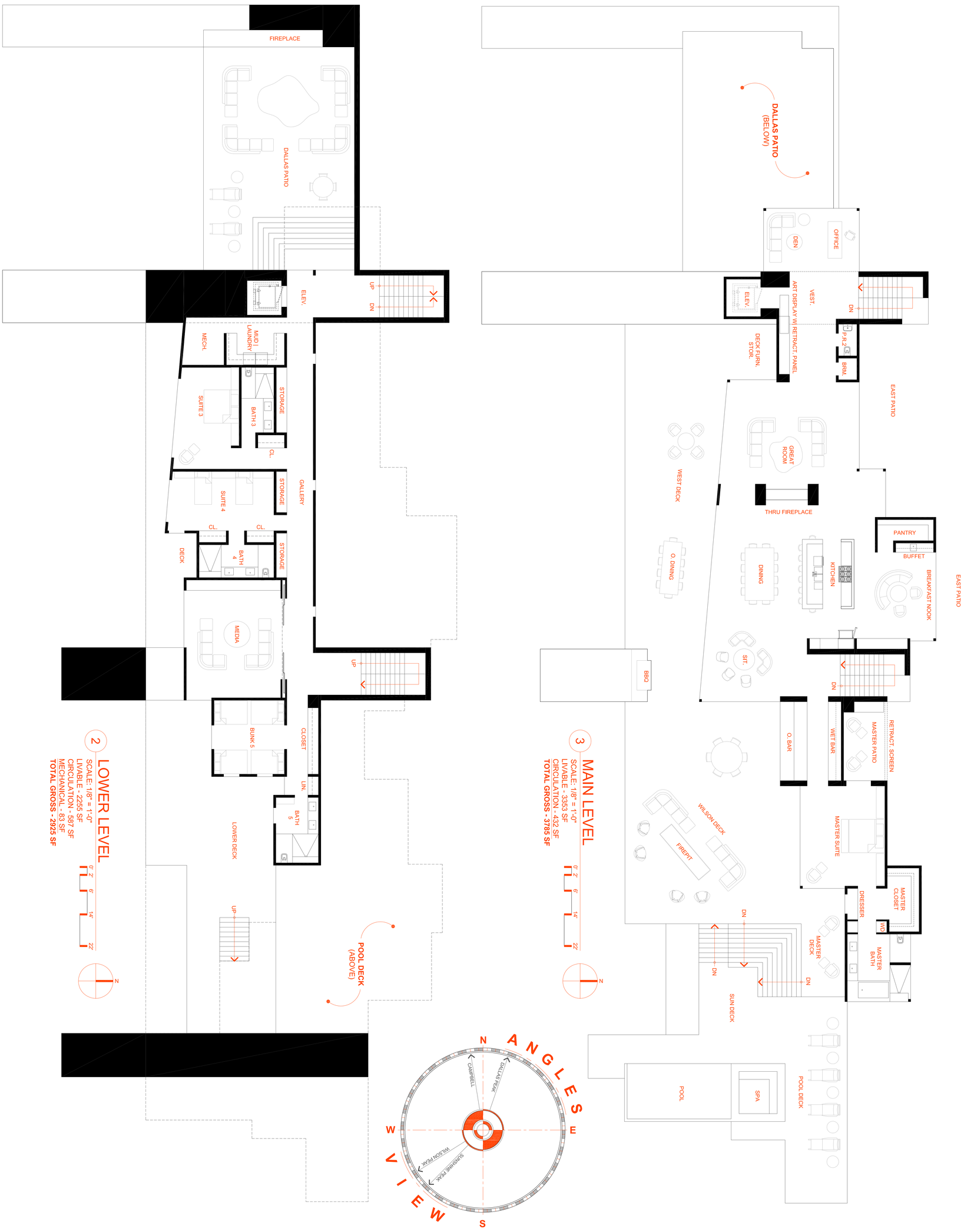

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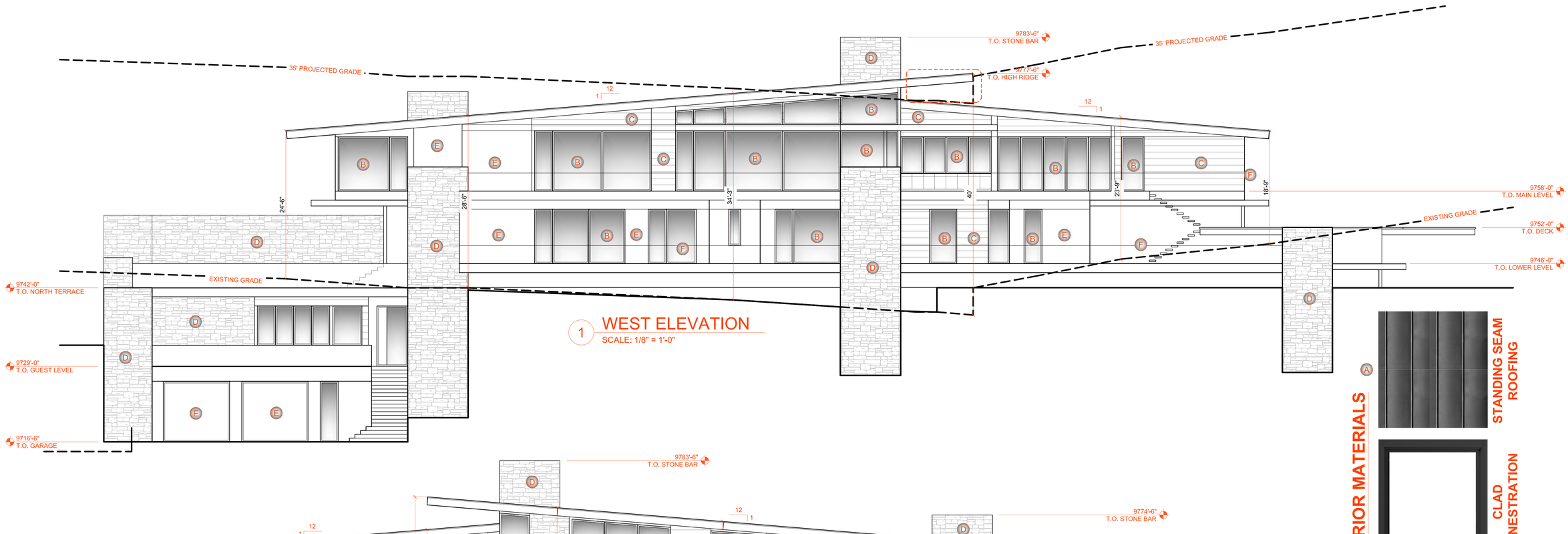
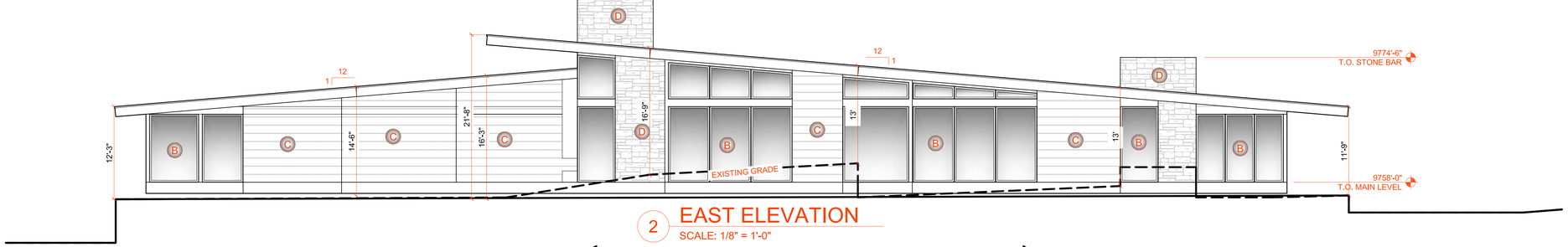
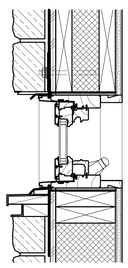


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

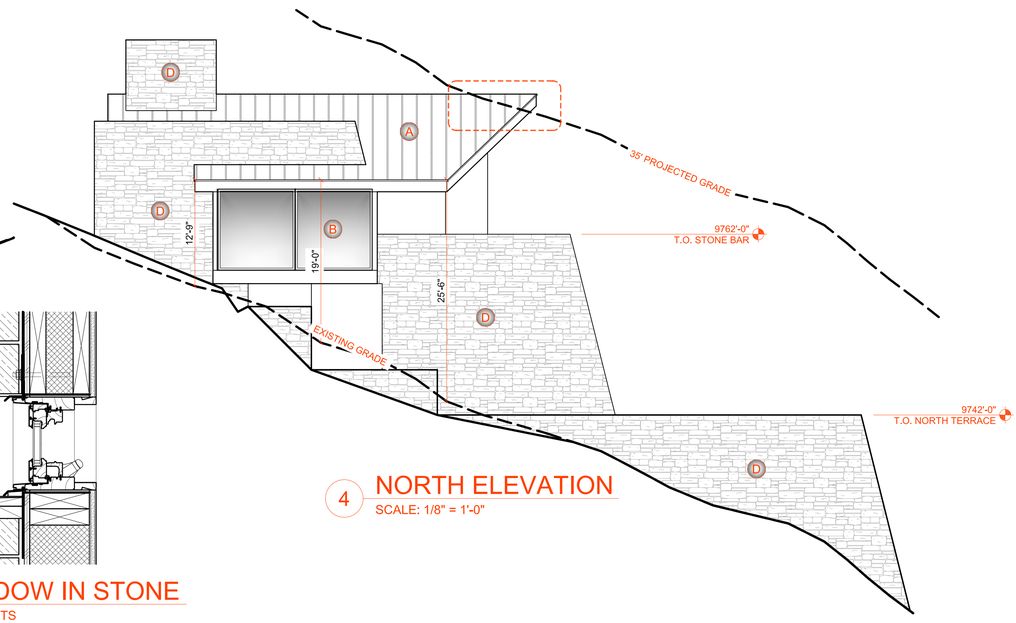


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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



5 WINDOW IN STONE
SCALE: NTS



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

EXTERIOR MATERIALS

A — STANDING SEAM ROOFING

B — CLAD FENESTRATION

C — VERTICAL CEDAR SIDING

D — STONE VENEER

E — BLACK METAL PANELS

F — GLASS RAIL PANELS

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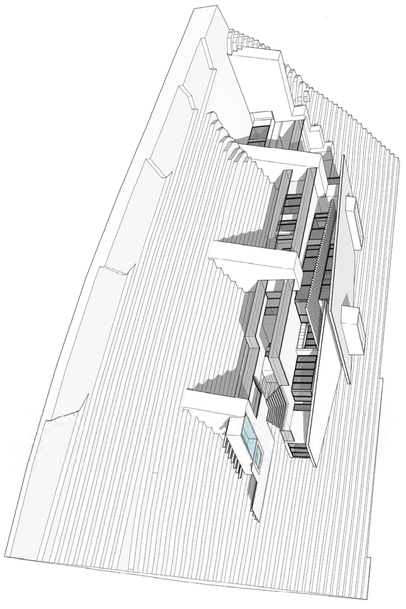

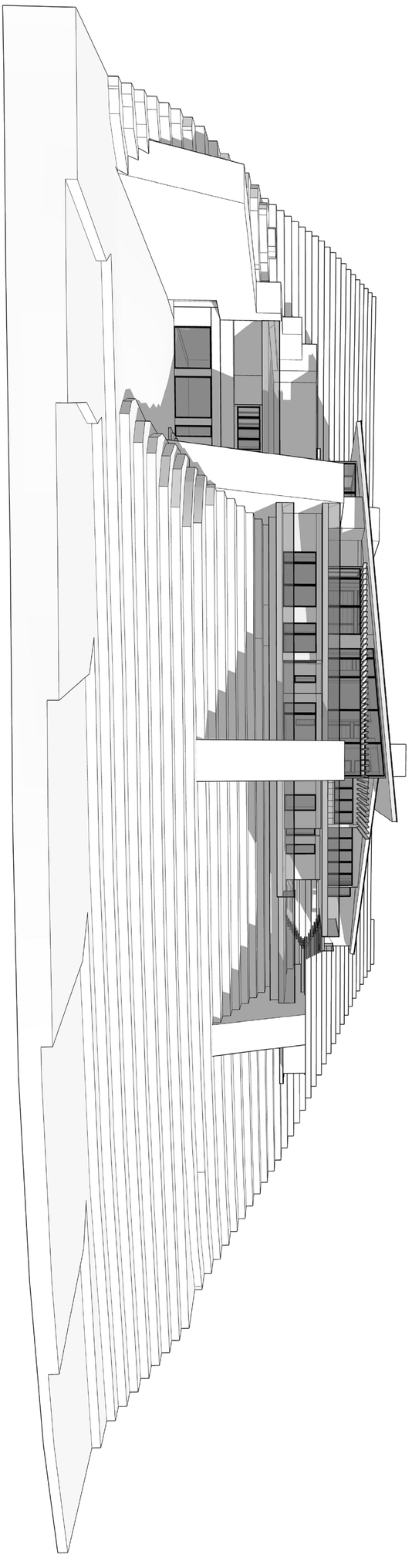

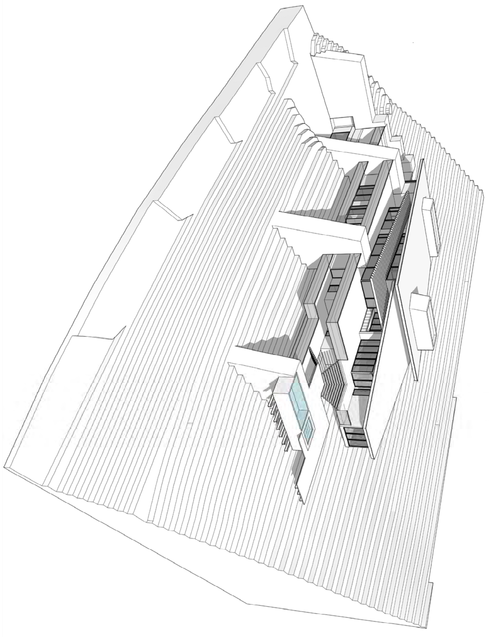

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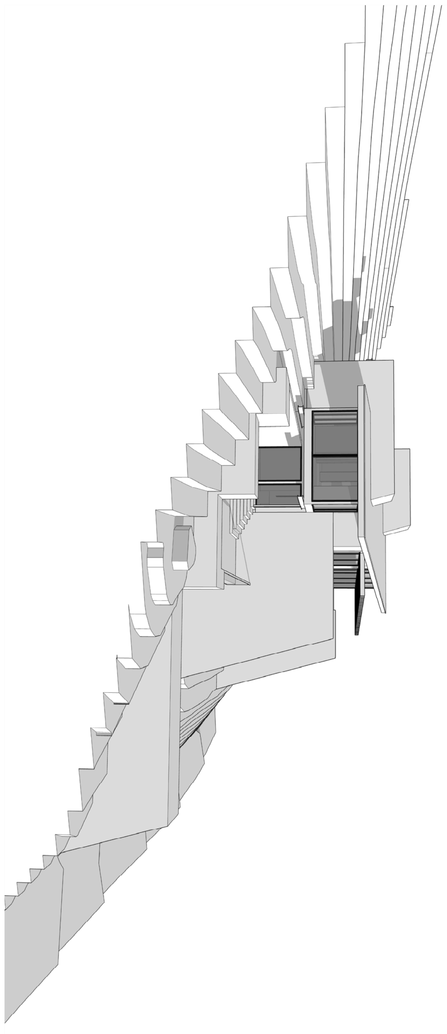

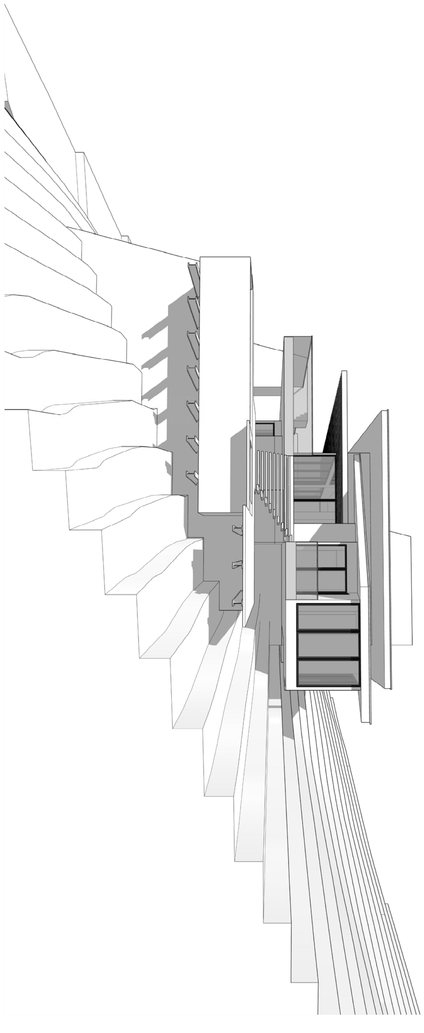

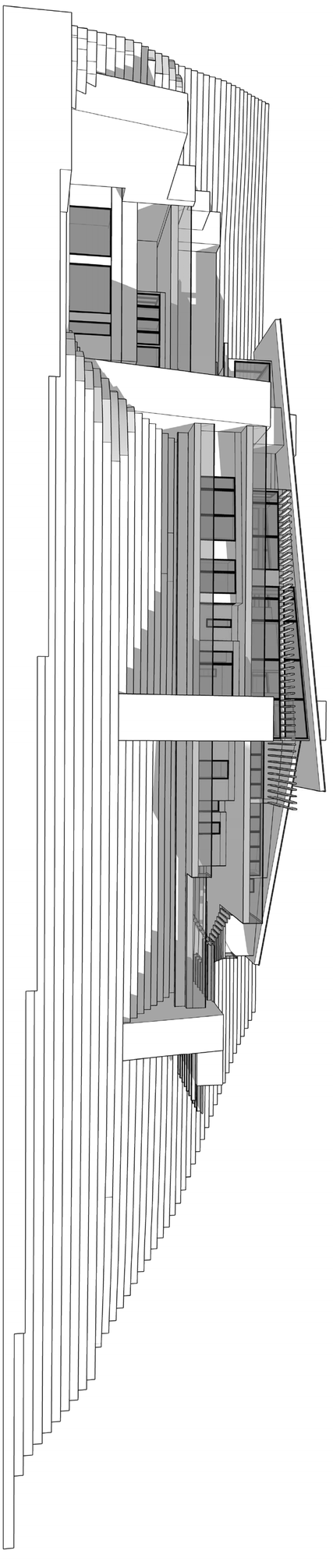

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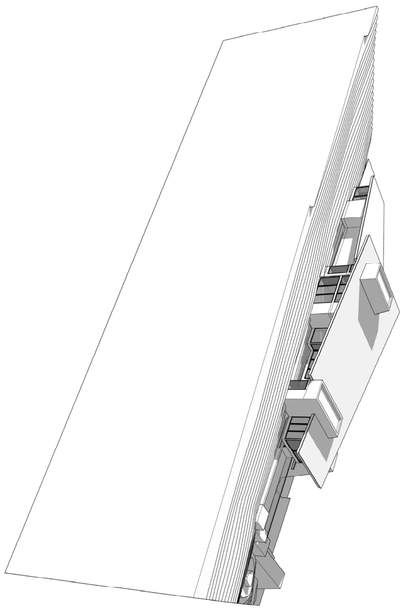

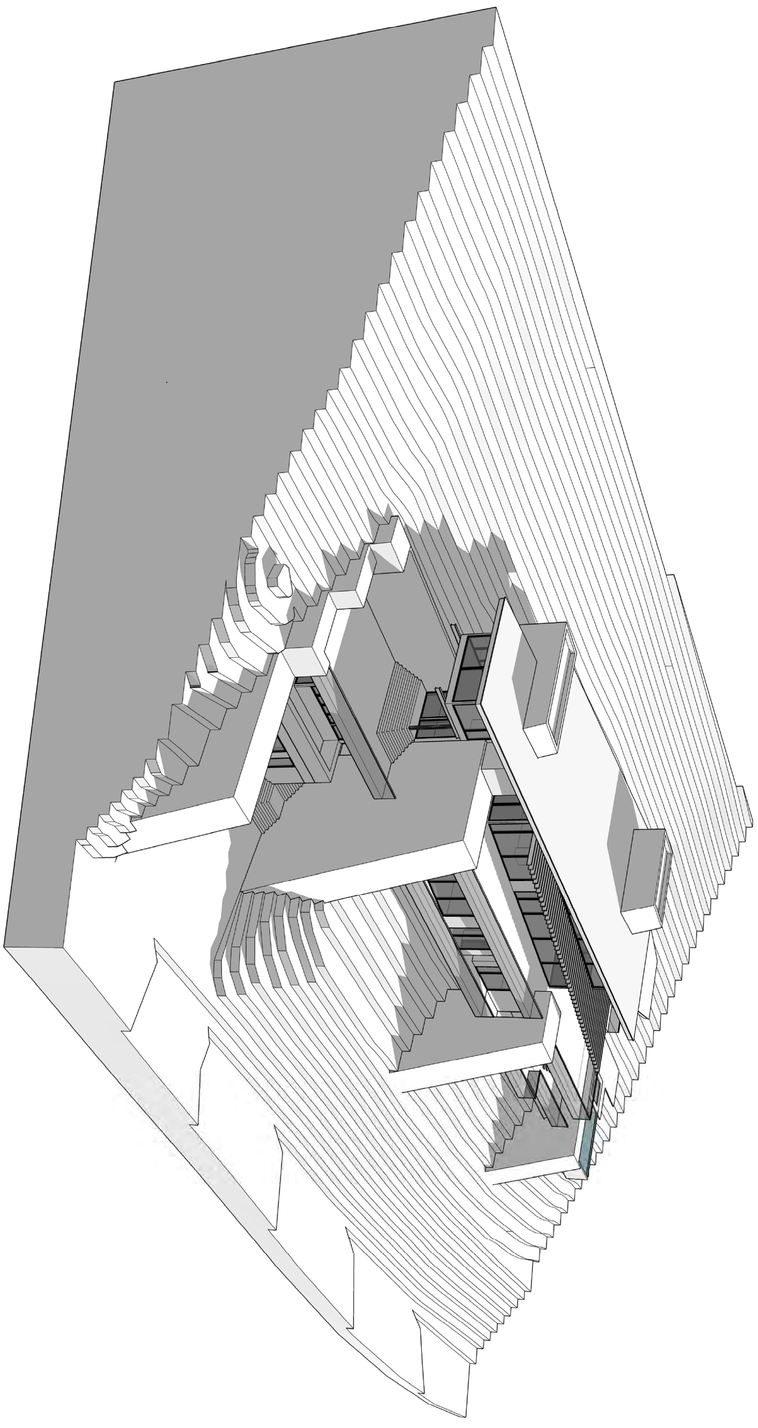

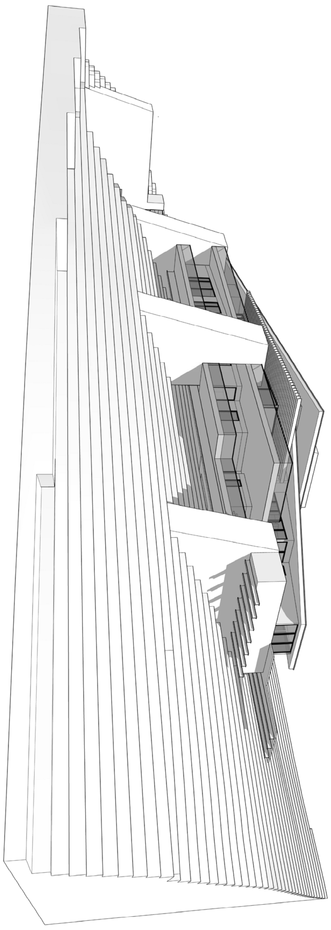

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October 28, 2021

RE: LOT 138 GRANITE RIDGE – BHATIA RESIDENCE VARIANCE REQUEST

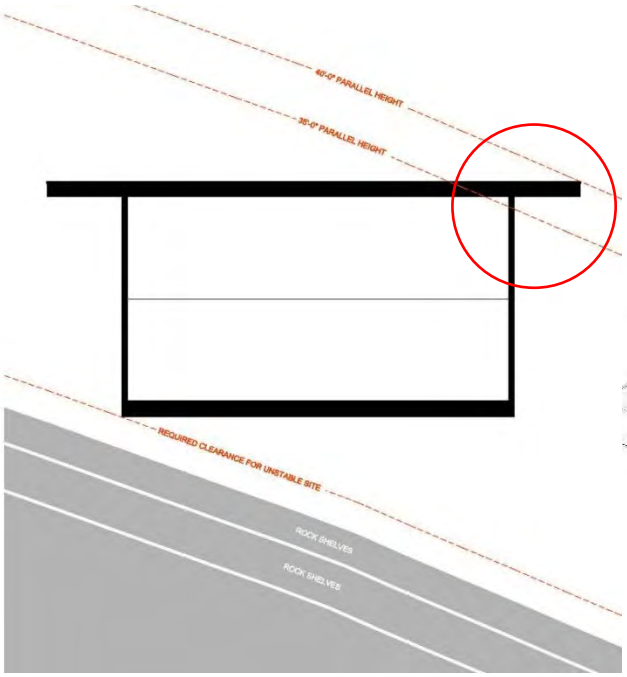
To: Mountain Village Planning Department + Town Council

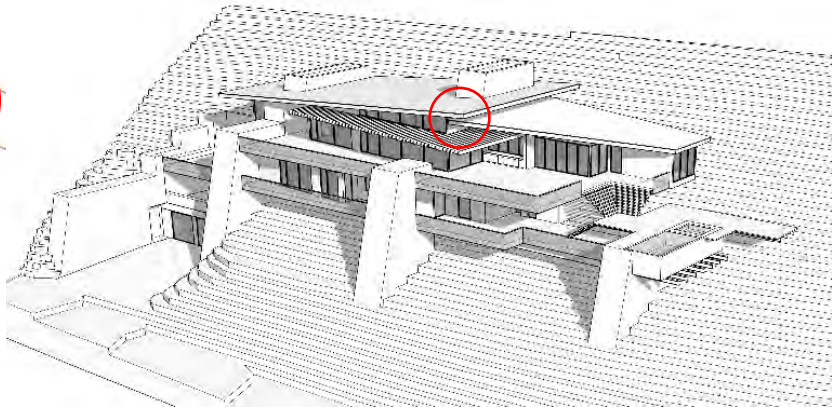
Thank you for taking the time to review our design variance request for the proposed residence on Lot 138 Granite Ridge, Mountain Village, Colorado.

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.

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

EXHIBIT C

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 138, TBD Granite Ridge:

JD Wise - After reviewing the plans for 138 Granite Ridge with Finn, Public Works is comfortable vacating the general easement as proposed, and allowing a revocable encroachment agreement for the retaining walls located in the road right of way.

Mike Otto – Town Forester - The landscape plan does not include any tree plantings. Spacing and grouping of conifers in wildfire mitigation zone 2 is adequate. Not all trees are in zone 1 are marked for removal. I would recommend waiving this requirement for aspen species.
Evergreen shrub plantings are planned beyond the lot line in the ROW for Granite ridge road. I am unsure if this is acceptable.

AGENDA ITEM 5
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; January 6, 2022

DATE: December 9, 2021

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 177, 113 Highlands Way

APPLICATION OVERVIEW: New Single-Family Home on Lot 177

PROJECT GEOGRAPHY

Legal Description: LOT 177, TELLURIDE MOUNTAIN VILLAGE, FILING 36, ACCORDING TO THE PLAT RECORDED OCTOBER 23, 1996 IN PLAT BOOK 1 AT PAGE **2144**, COUNTY OF SAN MIGUEL, STATE OF COLORADO
Address: 113 Highlands Way
Applicant/Agent: Justin Stratman, MHK Architecture & Planning
Owner: MONTIBUS DOMUS, LLC
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: 3.325 acres
Adjacent Land Uses:

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

Figure 1: Vicinity Map

ATTACHMENTS
Exbibit A: Architectural Plan Set
Exhibit B: Staff/Public Comm

Case Summary: Justin Stratman of MHK Architecture & Planning is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 177, 113 Highlands Way. The Lot is approximately 3.325 acres and is zoned Single-family. The overall square footage of the

home is approximately 6,781 gross square feet, with 5,567 livable square feet, and provides 3 interior parking spaces within the proposed garage and 2 exterior spaces.

The lot was the site of previous home that burned down. The home itself is completely gone, however some of the site improvements such as retaining walls, landscaping and a gazebo remain. This newly proposed home generally utilizes the building site of the previous home.

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	28'
Maximum Avg. Building Height	30' (shed) Maximum	20'
Maximum Lot Coverage	40% (57,935 s.f.)	3.9% (5,692 s.f.)
General Easement Setbacks	No encroachment	Gazebo
Roof Pitch		
Primary		1:12
Secondary		0.5:12, 0.125:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	21%
Parking	2 interior/2 exterior	2/3

DRB Specific Approval:

1) GE Encroachments – Gazebo

Design Variation:

2) Landscaping – diversity of species

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 shed and therefore granted a maximum height of 35 feet. The applicant has calculated a max height of 28' and a max average height of 20'. The home appears to meet the requirements for both max and max average height. The plan set demonstrates height compliance with a parallel plane analysis that shows both existing and proposed grade.

17.3.14: General Easement Setbacks
Lot 177 is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway as shown currently takes access from Highlands Way and crosses the General Easement to the homesite.*
- *Utilities: Utilities were previously installed to the Lot with the construction of the previous home. They cross the Geon the SE corner of the lot. Sewer access crosses the GE on the SW corner of the lot.*
- *Landscaping: There is a small area of turf to the south of the driveway that is shown as just crossing over into the GE.*

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

- *There is an existing gazebo that was left over from the previous home that encroaches into the NW GE. The applicant is proposing to increase the encroachment of this gazebo slightly by changing the roof design to better fit with the architecture of the currently designed home.*

Staff: The change in roof line at the gazebo will increase the encroachment by an additional 4'- 4 ½", however the roofline of the gazebo will be lower than the original circular roof. Staff feels that this additional encroachment is negligible given the lower height of the roof, which should make the structure less visible overall.

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
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: White ash siding stained a rich dark brown, blue river granite in a random dry stack pattern and dark metal accents – these natural materials often found in alpine environments tie the home to the site and the traditions of alpine design. Varied roof lines and changes in material cladding draw the eye around the structure and create visual

interest. Staff feels that this home will add an appealing contemporary mountain modern home to the existing neighborhood.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: Lot 177 was previously built on, the home burned down, but much of the site work in terms of grading and retaining walls still exist. The Lot is relatively large at 3.3 acres and still retains much of the original forest. This proposed home utilizes the previously disturbed building site. With average height of this home at a modest 20' and a materials palette of darker tones and natural materials, this home should not stand out from the surrounding landscape.

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

Staff: The home appears as a one-story structure from the front entry, with a strong horizontality reinforced by both the horizontal wood siding and the overall form of the home. The blue river granite cladding is distributed evenly throughout the different pods of the home and provides that heavy massing required by the DCD. Windows and doors have deep recesses and appear as cut outs in the stone base.

17.5.7: Grading and Drainage Design
Staff: The grading and drainage plan essentially just smooths out the existing grading on the site to better accommodate the new structure and driveway that are both in essentially the same locations as the prior building on the site. Staff sees no issues with the proposed grading.

17.5.8: Parking Regulations
Staff: The applicant has shown three interior and two exterior parking spaces on their plan. There is appropriate garage back out space. The applicant appears to be meeting all parking requirements.

17.5.9: Landscaping Regulations
The applicant has provided a landscaping plan that includes mostly perennial shrubs in beds adjacent to the house. Aspen, spruce and one maple are also to be planted. Because the rest of the lot is so heavily treed, staff is generally ok with the quantity of trees proposed. It should be noted that the landscaping plan is not meeting the diversity of species clause. The Town Forester has concerns regarding the blue spruce being planted too close to windows. The applicant should move the spruce further away from the home or substitute these with a non-combustible species. If DRB finds this landscaping plan appropriate than a design variation for landscaping should be granted.

17.5.11: Utilities
Staff: Utilities were brought onto the lot with the previous home. After the fire, they were capped in place. Existing caps are to the north of the driveway and will be reconnected with meters located on an east wing of the house in a visually unobtrusive location.

17.5.12: Lighting Regulations
Staff: A lighting plan was not provided and is not required until final review.

17.5.13: Sign Regulations
Staff: The address marker is to the west of the driveway, just outside of the GE. The materials of the monument repeat those of the home and the dimensions are per the code. of concern raised in this memo. The numerals are indicated as plasma cut numerals in steel c-channel that would be backlit, however a back lit scenario is not allowed per the CDC. The applicant should revise the design to meet the lighting regulations prior to FAR.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: The applicant has included the 15' Zone 1 Fire Mitigation Area. There are 3 blue spruce include in the dripline of the home, but the Town Forester would like them to be moved further away from window openings or otherwise substituted by a deciduous species. The applicant has indicated a Zone 2 Fire Mitigation area, but has not indicated what trees will be removed to meet the crown to crown spacing requirements. Prior to building permit the applicant shall work with the Town Forester on site to create a tree removal plan.

The applicant has included with his application a letter from Chris Hazen of Terra Firma, a wetland specialist. Chris indicated that further investigation of the SE bench below the homesite be done in the spring to verify that there are no wetland species of concern on the property. This would be important to understand before trenching to connect to the existing utilities on site. A condition of approval addresses this in the staff's recommended motion.

17.6.6: Roads and Driveway Standards
Staff: The driveway is shown at a width of 16' which meets the requirement for a drive that exceeds 150' in length. It Is relatively steep, from 8-12%, however the entry from Highlands way meets the code at 5% and the auto court is relatively flat.

17.6.8: Solid Fuel Burning Device Regulations
Staff: There are two fireplaces on the mail level, they are indicated to burn natural gas. There is also a fireplace indicated on the lower level, however its fuel source is not indicated. The applicant should clarify the fuel source prior to FAR and if it is to be a wood burning fireplace than proof of fireplace permit should be provided.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The applicant has provided an erosion control plan that indicates silt fencing and silt control logs that should handle any stormwater runoff. They have also indicated areas for stockpile management. The plan does not show other construction mitigation items such as dumpsters, port-a-johns and parking. The size of the lot should make it easy to accommodate these items. There is no construction fencing shown surrounding the construction site – this is required per the CDC. Parking is also not indicated. Prior to FAR the applicant should submit a construction mitigation plan showing all of these required elements. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with town staff to make sure the crane swing doesn't impede the roadway.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 177, 113 Highlands 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 177, based on the evidence provided within the Staff Report of record dated December 9, 2021, with the following specific approvals:

DRB Specific Approval:

1) GE encroachment - gazebo

And, with the following conditions:

1) Prior to final review, the applicant shall revise the landscaping plan to move the blue spruces away from window openings or substitute with an alternate deciduous species.
2) Prior to final review, the applicant shall revise the address monument plan to include a lighting specification and to otherwise meet the requirements of the CDC.
3) Prior to final review, the applicant shall revise the construction mitigation plan to include details of parking, construction fencing, toilets and dumpsters.
4) Prior to final review, the applicant should indicate the fuel source for the lower level fireplace.
5) Prior to building permit the applicant shall have the property inspected by a certified wetland specialist to determine that there aren't any wetland concerns on the property.
6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
7) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encraochments.
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

Lot 177 Design Review Process Application Plan Set

Initial Submittal: 10.29.2021

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3D Model Links -pg. 2

Architecture Set- pg. 3-15

Civil Set - pg. 16-24

Landscape Set - pg. 25-26

Lot 177 Design Review Process Application 3D Model Link:

3D Model Viewer Download:

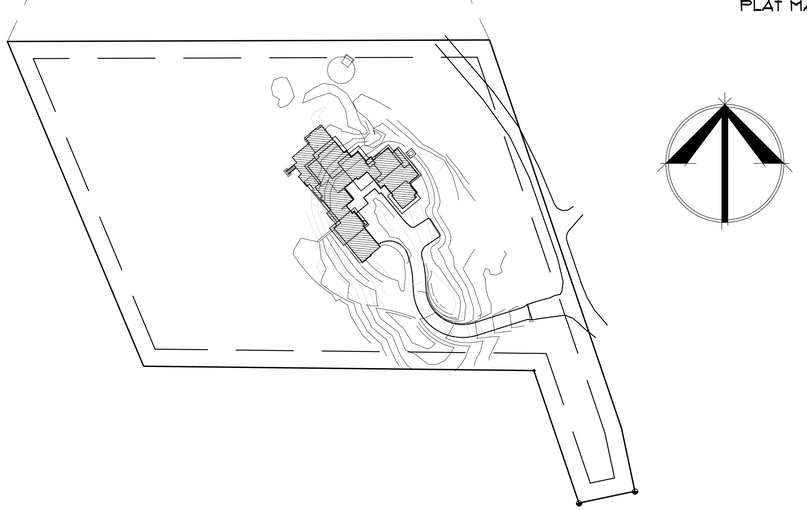
https://www.sketchup.com/products/sketchup-viewer

3D Model Link:

https://www.dropbox.com/s/1hqr2l9aa6trecw/113%20Highlands%20Way10%20-%2023.skp?dl=0

VICINITY MAP

PLAT MAP



LOT 177

LEGAL DESCRIPTION

LOT 177, TOWN OF MOUNTAIN VILLAGE.
LOCATED WITHIN THE NE 1/4 OF SECTION 4, T.42N., R.9W., N.M.P.M.,
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

BUILDING ELEVATIONS

T.O. MAIN FLOOR SHEATHING = 9524.9' NAVD
T.O. GARAGE SLAB AT DOOR = 9522.5' NAVD
T.O. LOWER FLOOR SLAB = 9512.9' NAVD

SQUARE FOOTAGES

FIRST FLOOR	3,456 SQFT
BASEMENT	2,109 SQFT
TOTAL HEATED	5,565 SQFT
COVERED ENTRY	152 SQFT
GARAGE	966 SQFT
MECHANICAL	250 SQFT
OUTDOOR LIVING FIRST	342 SQFT
OUTDOOR LIVING BASEMENT	324 SQFT
COVERED DECK BASEMENT	327 SQFT
GAZEBO	490 SQFT
TOTAL UNDER ROOF	8,416 SQFT

PROJECT DATA

LOT INFO		
LOT NAME	LOT 177	
ZONING	SINGLE FAMILY RESIDENTIAL	
LOT SIZE	100% = 3.325 ACRES = 144,837 SF	
MAX LOT COVERAGE	40% = 1.33 ACRES = 57,935 SF	
LOT COVERAGE	3.9% = 0.13 ACRES = 5,692 SF	
BUILDING INFO		
DESCRIPTION	1.0 STORY W/ WALKOUT BASEMENT	
BUILDING HEIGHT	ALLOWED	ACTUAL
MAXIMUM	35'	28'
AVERAGE	30'	20'
PARKING SPACES	REQUIRED	ACTUAL
ENCLOSED	2	3
SURFACE	2	2

DRAWING SHEET INDEX

SHEET #A0	COVER SHEET
SHEET #A0.1	EXISTING CONDITIONS
SHEET #A1	SITE PLAN
SHEET #A2	FIRST FLOOR PLAN
SHEET #A2.1	BASEMENT PLAN
SHEET #A3	ROOF PLAN
SHEET #A3.1	HEIGHT ANALYSIS
SHEET #A4	ELEVATIONS
SHEET #A4.1	ELEVATIONS
SHEET #A4.2	ELEVATIONS
SHEET #A4.3	ELEVATIONS
SHEET #A5	GAZEBO & ADDRESS MONUMENT
SHEET #A6	MATERIALS BOARD

PROJECT DIRECTORY

CONTRACTOR:
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ARTISAN BUILDERS
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RIDGWAY, CO 81432
970-708-1549

SURVEYOR:
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FOLEY & ASSOCIATES INC.
PO BOX 1385
125 W. PACIFIC AVE STE B-1
TELLURIDE, CO 81435
970-728-6153

STRUCTURAL ENGINEER:
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ALPINE EDGE ENGINEERING LLC
605 RIVER PARK DRIVE
RIDGWAY, CO 81432
970-318-1469

CIVIL ENGINEER:
GARY ROE
SUMMIT AE
2203 DESERT VARNISH COURT
GRAND JUNCTION, CO 81507
970-270-0856

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PO BOX 325
MANCOS, CO 81328
970-222-1592

ARCHITECT:
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MOUNTAIN VILLAGE, CO. 81435

MATTHEW HOWARD KRAGH
COLORADO SEAL
ARC.00405289

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PRELIMINARY SUBMITTAL	10-26-21

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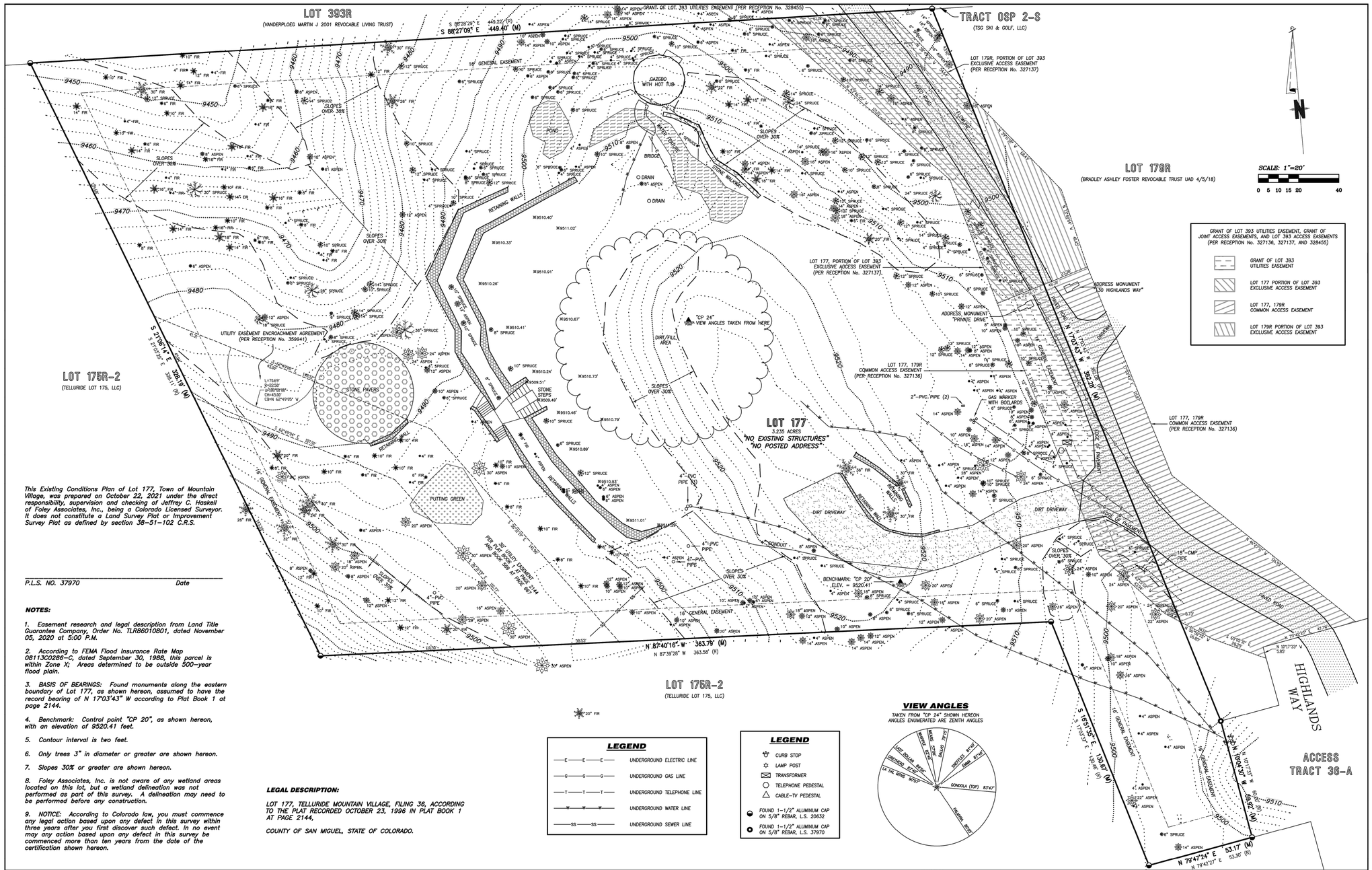

This Existing Conditions Plan of Lot 177, Town of Mountain Village, was prepared on October 22, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

NOTES:

1. *Easement research and legal description from Land Title Guarantee Company, Order No. TLR86010801, dated November 05, 2020 at 5:00 P.M.*
2. *According to FEMA Flood Insurance Rate Map 08113C0286-C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.*
3. *BASIS OF BEARINGS: Found monuments along the eastern boundary of Lot 177, as shown hereon, assumed to have the record bearing of N 17°03'43" W according to Plat Book 1 at page 2144.*
4. *Benchmark: Control point "CP 20", as shown hereon, with an elevation of 9520.41 feet.*
5. *Contour interval is two feet.*
6. *Only trees 3" in diameter or greater are shown hereon.*
7. *Slopes 30% or greater are shown hereon.*
8. *Foley Associates, Inc. is not aware of any wetland areas located on this lot, but a wetland delineation was not performed as part of this survey. A delineation may need to be performed before any construction.*
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.*

LEGAL DESCRIPTION:

LOT 177, TELLURIDE MOUNTAIN VILLAGE, FILING 36, ACCORDING TO THE PLAT RECORDED OCTOBER 23, 1996 IN PLAT BOOK 1 AT PAGE 2144,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LEGEND

E E E	UNDERGROUND ELECTRIC LINE
G G G	UNDERGROUND GAS LINE
T T T	UNDERGROUND TELEPHONE LINE
W W W	UNDERGROUND WATER LINE
SS SS	UNDERGROUND SEWER LINE

LEGEND

- CURB STOP
- LAMP POST
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37970

VIEW ANGLES

TAKEN FROM "CP 24" SHOWN HEREON
ANGLES ENUMERATED ARE ZENITH ANGLES

EXISTING CONDITIONS PLAN

Lot 177, Town of Mountain Village,

located within the NE 1/4 of Section 4, T.42N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	DS
Start date:	10/13/2021

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\98150 EC Plan 10-21.dwg | Sheet1 of 1 | Project #: 98150

EXISTING CONDITIONS PLAN
SCALE: N.T.S. 1

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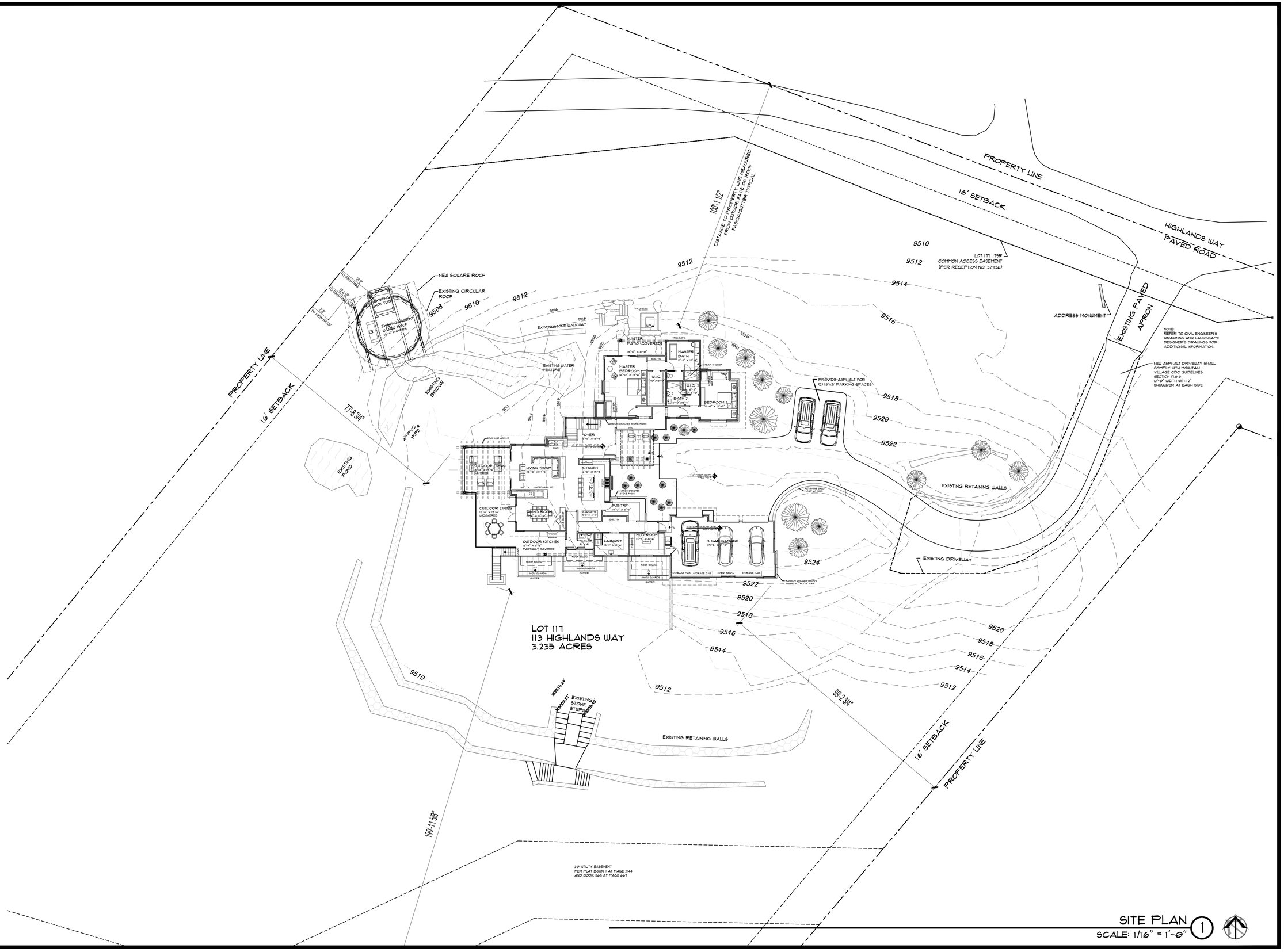

SITE PLAN ①
SCALE: 1/16" = 1'-0"

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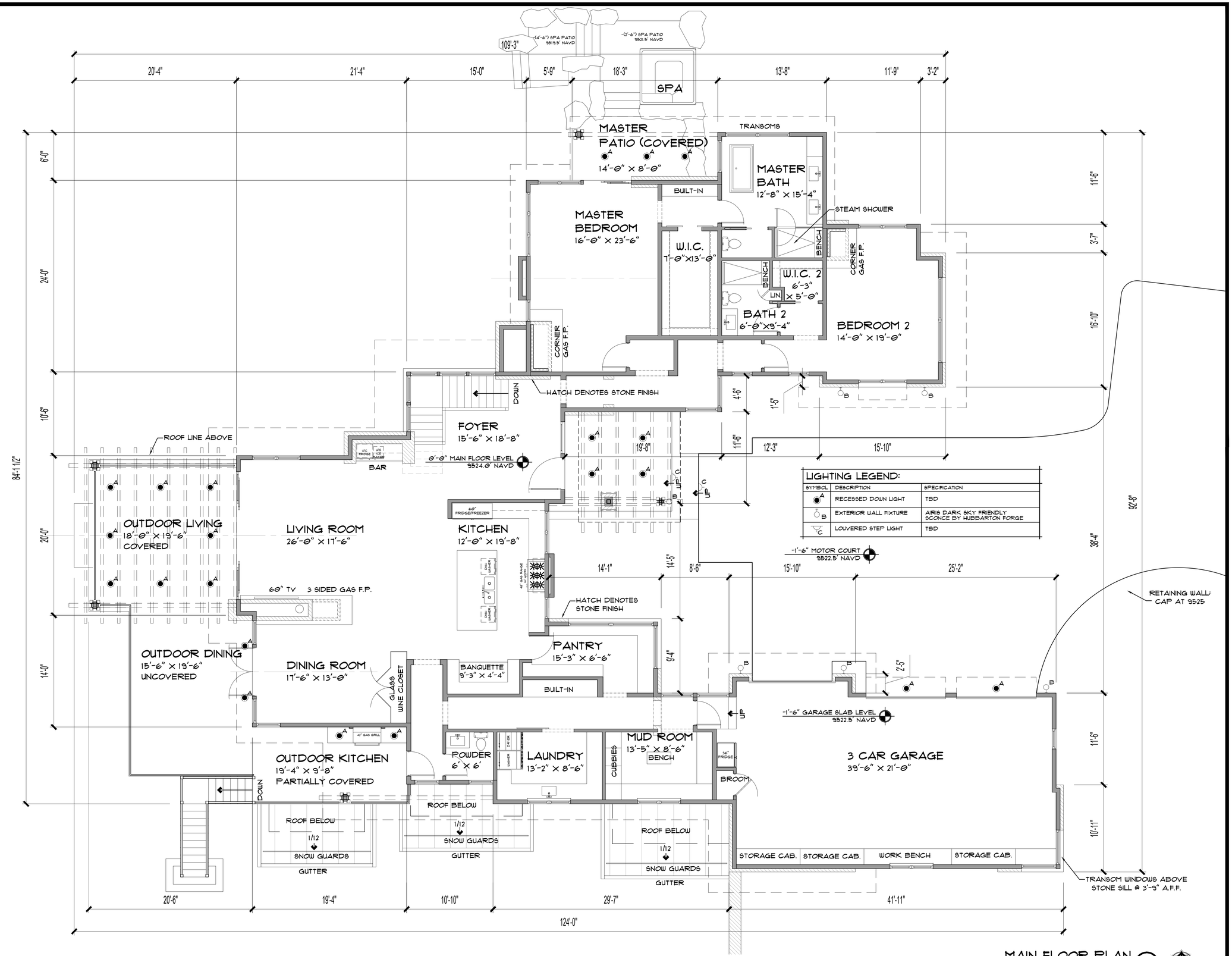

LIGHTING LEGEND:

SYMBOL	DESCRIPTION:	SPECIFICATION
A	RECESSED DOWN LIGHT	TBD
B	EXTERIOR WALL FIXTURE	AIRIS DARK SKY FRIENDLY SCONCE BY HUBBARTON FORGE
C	LOUVERED STEP LIGHT	TBD

MAIN FLOOR PLAN 1
SCALE: 3/16" = 1'-0"

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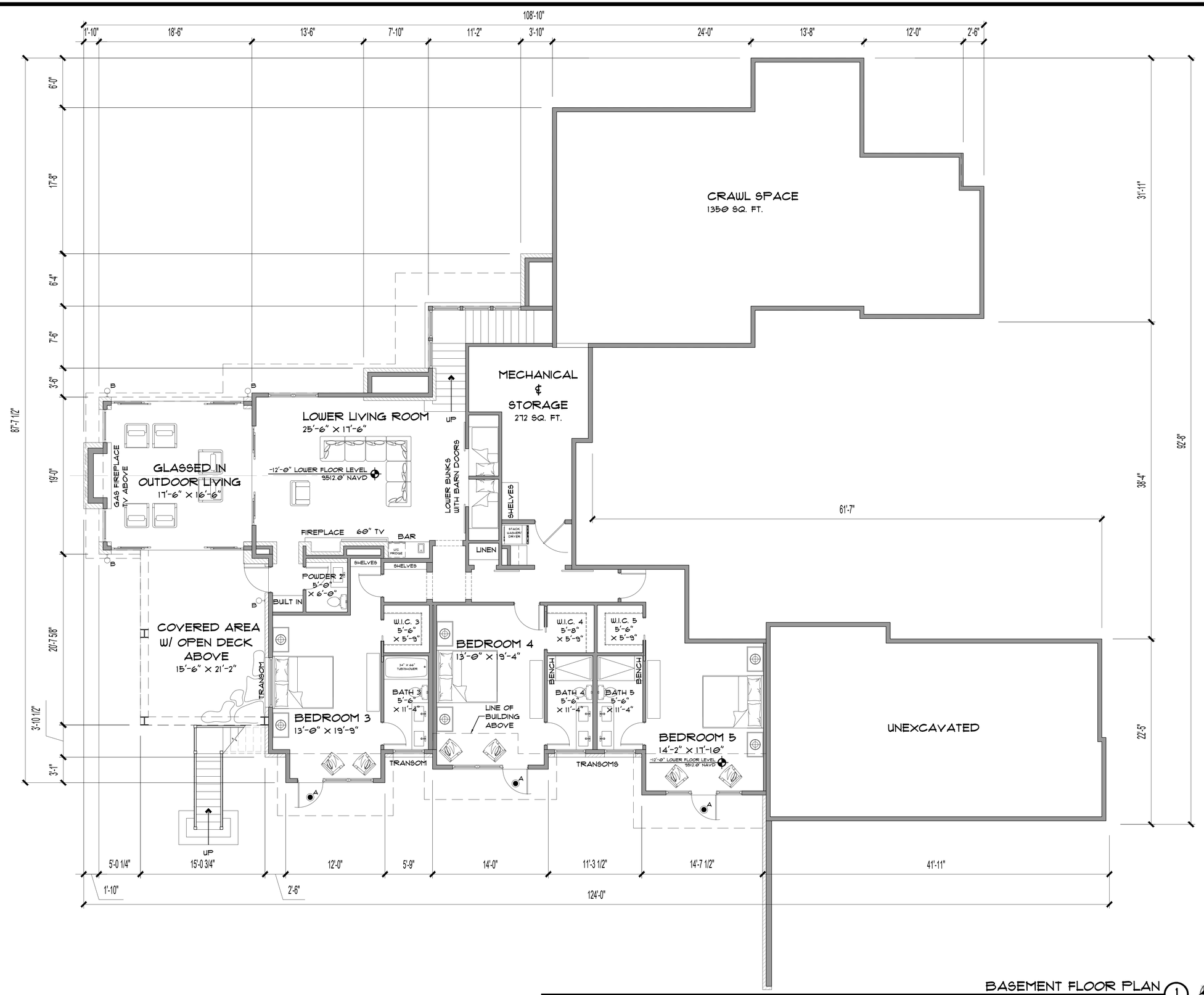

BASEMENT FLOOR PLAN 1

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

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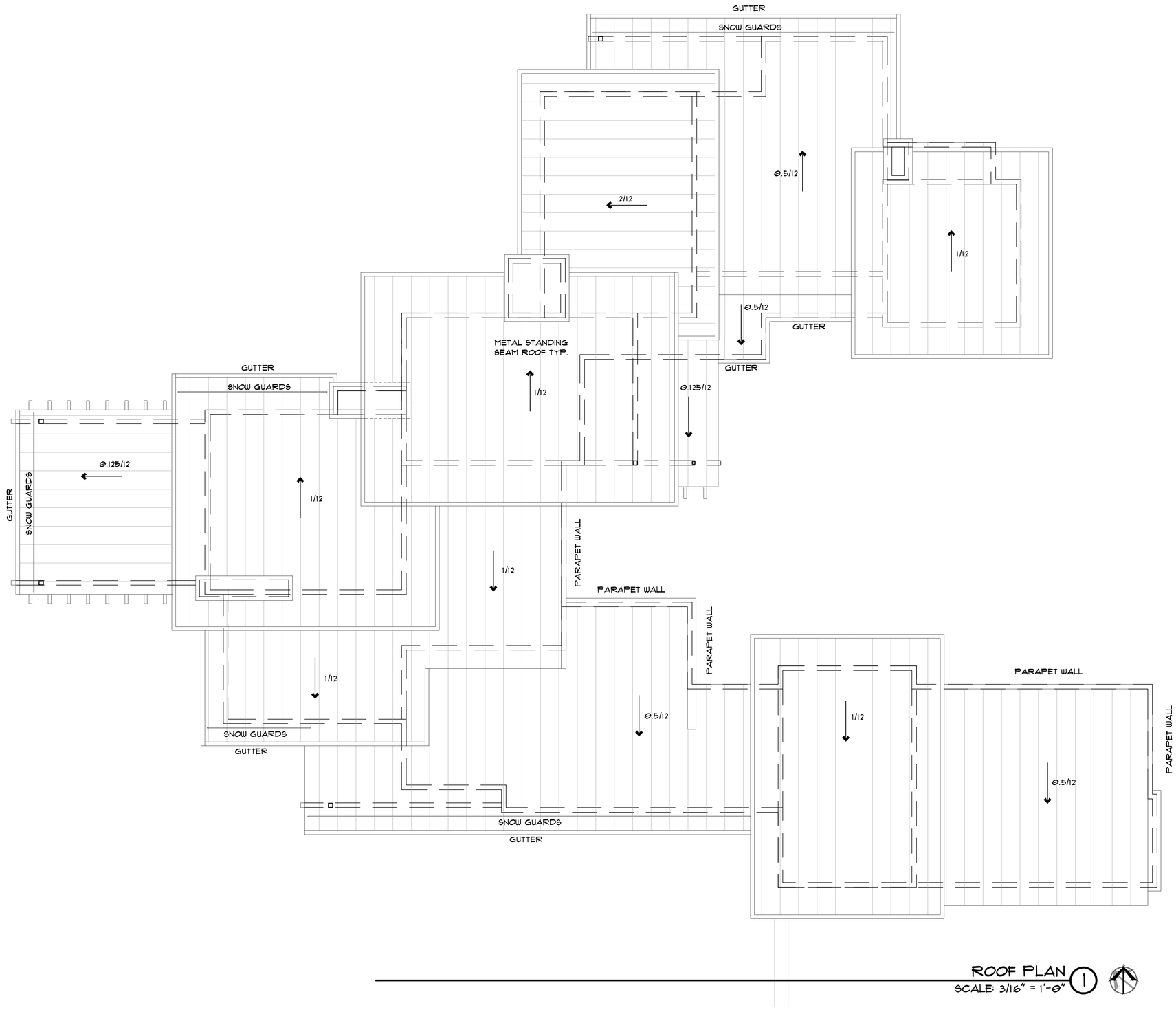

ROOF PLAN 1
SCALE: 3/16" = 1'-0"

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A-3

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 EAVES.
1. IF THE EXISTING PRE-CONSTRUCTION GRADE HAS BEEN DISTURBED PRIOR TO DEVELOPMENT, THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY ESTABLISH THE NATURAL GRADE.
2. IF THE PLANNING DIVISION DETERMINES THAT THERE ARE MINOR IRREGULARITIES IN THE NATURAL GRADE, THESE AREAS SHALL NOT BE USED IN DETERMINING COMPLIANCE WITH THE BUILDING HEIGHT LIMITATION SET FORTH HEREIN, AND THE SURROUNDING TYPICAL NATURAL GRADE SHALL BE USED.
3. WINDOW WELLS AND SIMILAR BUILDING APPURTENANCES INSTALLED BELOW GRADE THAT EXTEND OUT FIVE (5) FEET OR LESS (AS MEASURED FROM THE OUTSIDE OF RETAINING WALL) SHALL NOT BE COUNTED AS THE FINISHED GRADE FOR THE PURPOSES OF CALCULATING BUILDING HEIGHT IF SUCH FEATURES DO NOT ADD TO THE PERCEIVED HEIGHT OF A BUILDING.

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.**

113 HIGHLANDS WAY 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:

- ALL PARAPETS SHADED GREY ARE COUNTED TOWARDS THE AVERAGE HEIGHT.
- SLOPED ROOFS ARE ASSIGNED POINTS AT THE CENTER OF THE PITCH AT 20' INTERVALS ALONG THE LENGTH OF THAT ROOF.

AVERAGE BUILDING HEIGHT CALCULATION

TAG NUMBER	MOST RESTRICTIVE GRADE	HEIGHT
1	9524 N (NEW)	9.0'
2	9522.5 N	11.5'
3	9522.5 N	15.3'
4	9217 N	17.5'
5	9217 N	17.75'
6	9512 N	24.75'
7	9511.5 N	23'
8	9512 N	26'
9	9511.5 N	26.5'
10	9511.5 N	23.3'
11	9511.5 N	23.3'
12	9511.5 N	31.6'
13	9516 E	27'
14	9518 E	28'
15	9520 E	26'
16	9523.5 N	22.5'
17	9520 E	19'
18	9520 N	19'
19	9522 E	12.5'
20	9522 N	13'
21	9522 E	16.25'
22	9522 E	16.25'
23	9522.5 N	13.3'
24	9522.5 N	17.75'
25	9522.5 N	14.25'
26	9522.5 N	11.25'
AVERAGE HEIGHT		20 FT
MAX. AVG. HEIGHT ALLOWABLE		30 FT
MARGIN OF COMPLIANCE		10 FT

HEIGHT LIMIT ANALYSIS
SCALE: 3/16" = 1'-0"

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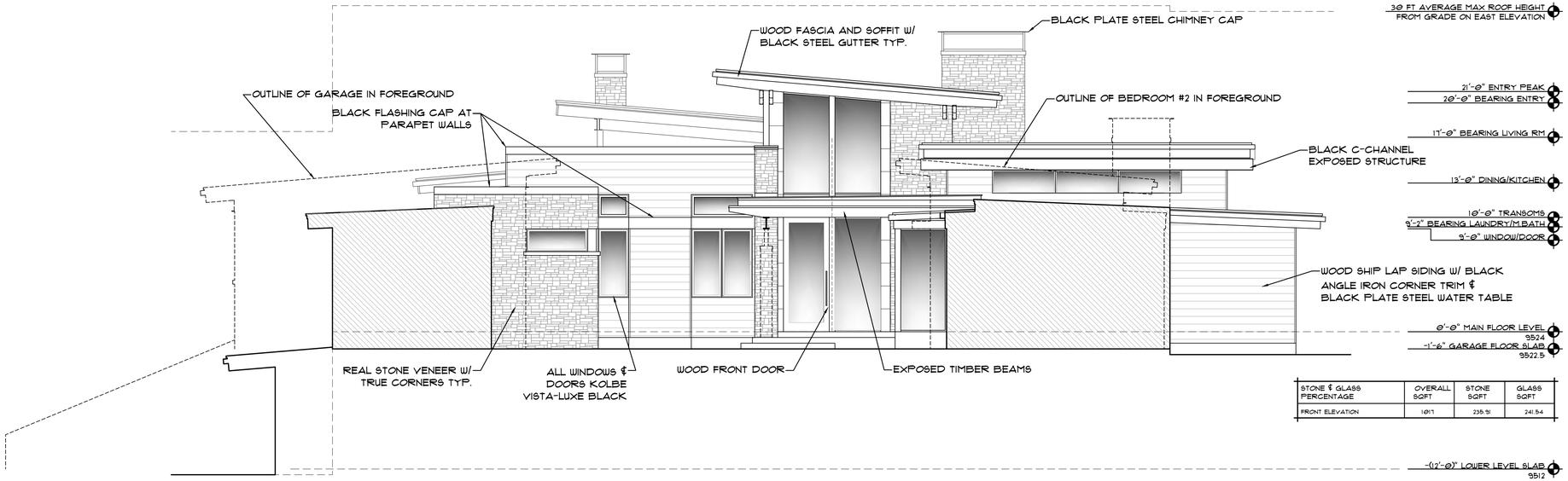
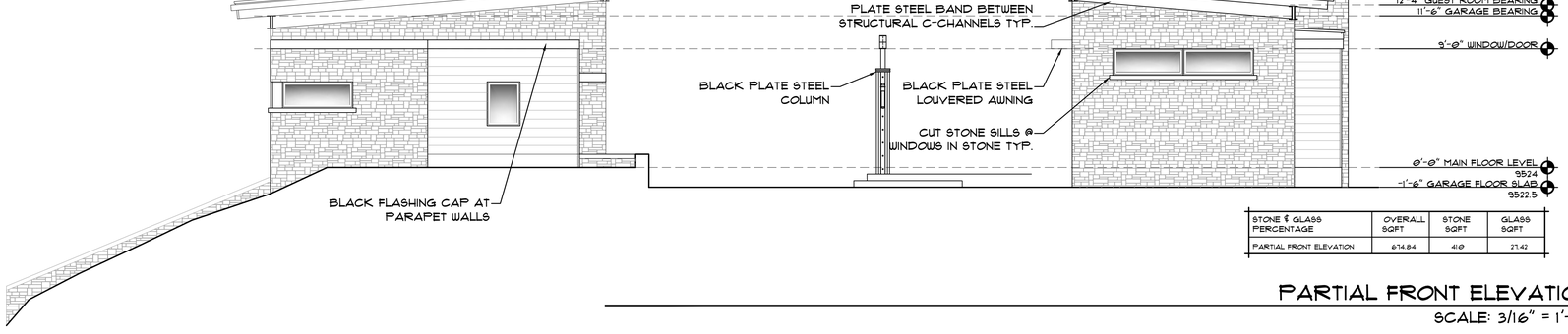


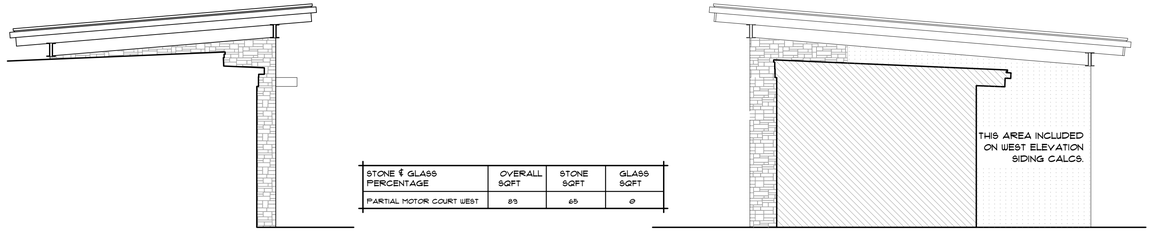
STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
FRONT ELEVATION	1017	235.91	241.54

FRONT (EAST) ELEVATION 1
SCALE: 3/16" = 1'-0"



STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
PARTIAL FRONT ELEVATION	674.84	410	27.42

PARTIAL FRONT ELEVATION 2
SCALE: 3/16" = 1'-0"



STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
PARTIAL MOTOR COURT WEST	89	65	0

PARTIAL MOTOR COURT (WEST) ELEVATION 3
SCALE: 3/16" = 1'-0"

STONE & GLASS PERCENTAGES SUMMARY TABLE

ELEVATION	OVERALL SQFT	STONE SQFT	GLASS SQFT
FRONT ELEVATION	1017	235.91	241.54
PARTIAL FRONT ELEVATION	674.84	410	27.42
PARTIAL MOTOR COURT SOUTH	831.76	281.34	227.8
PARTIAL MOTOR COURT NORTH	796	286.07	104
PARTIAL MOTOR COURT WEST	89	65	0
WEST ELEVATION	2168	813	603.9
PARTIAL WEST ELEVATION	228	129.79	65.15
NORTH ELEVATION	2083.08	707.96	498.76
SOUTH ELEVATION	2328.1	680	387
TOTAL SQUARE FEET	10215.78	3615.07	2155.57
PERCENTAGE TOTAL	100%	35%	21%

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COLORADO LICENSED Matthew Howard Kragh ARC 00405289 ARCHITECT

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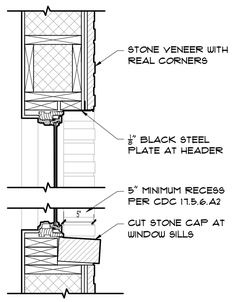
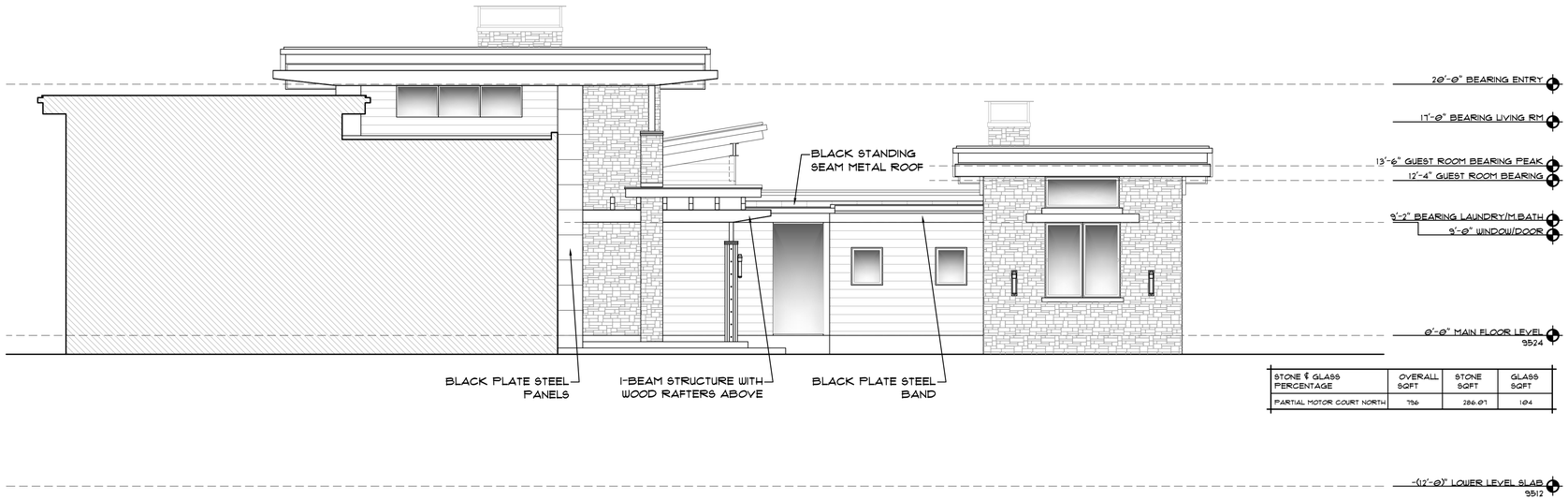
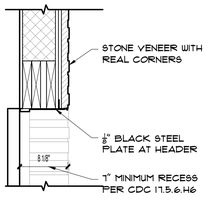


RECESSED WINDOW DETAIL 3
SCALE: 1" = 1'-0"

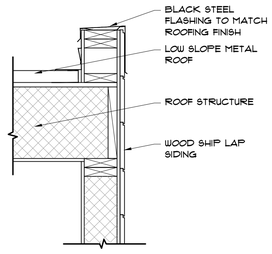


STONE & GLASS FERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
PARTIAL MOTOR COURT NORTH	736	286.07	104

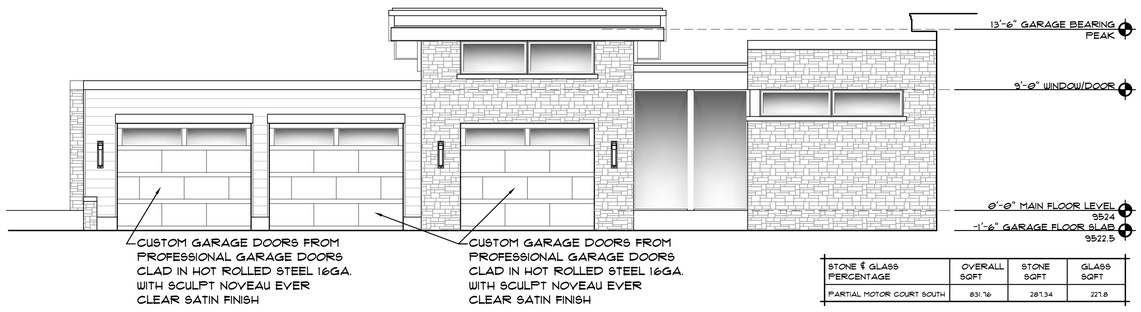
PARTIAL MOTOR COURT NORTH 1
SCALE: 3/16" = 1'-0"



RECESSED GARAGE DOOR DETAIL 4
SCALE: 1" = 1'-0"



PARAPET CAP FLASHING DETAIL 5
SCALE: 1" = 1'-0"



STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
PARTIAL MOTOR COURT SOUTH	831.36	281.34	227.8

PARTIAL MOTOR COURT SOUTH 2
SCALE: 3/16" = 1'-0"

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ASPEN, CO 81611
PHONE: (970) 710-2813
WWW.MHKAP.COM

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CONSULTANT:

HICKS RESIDENCE
ARTISAN BUILDERS
113 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO. 81435

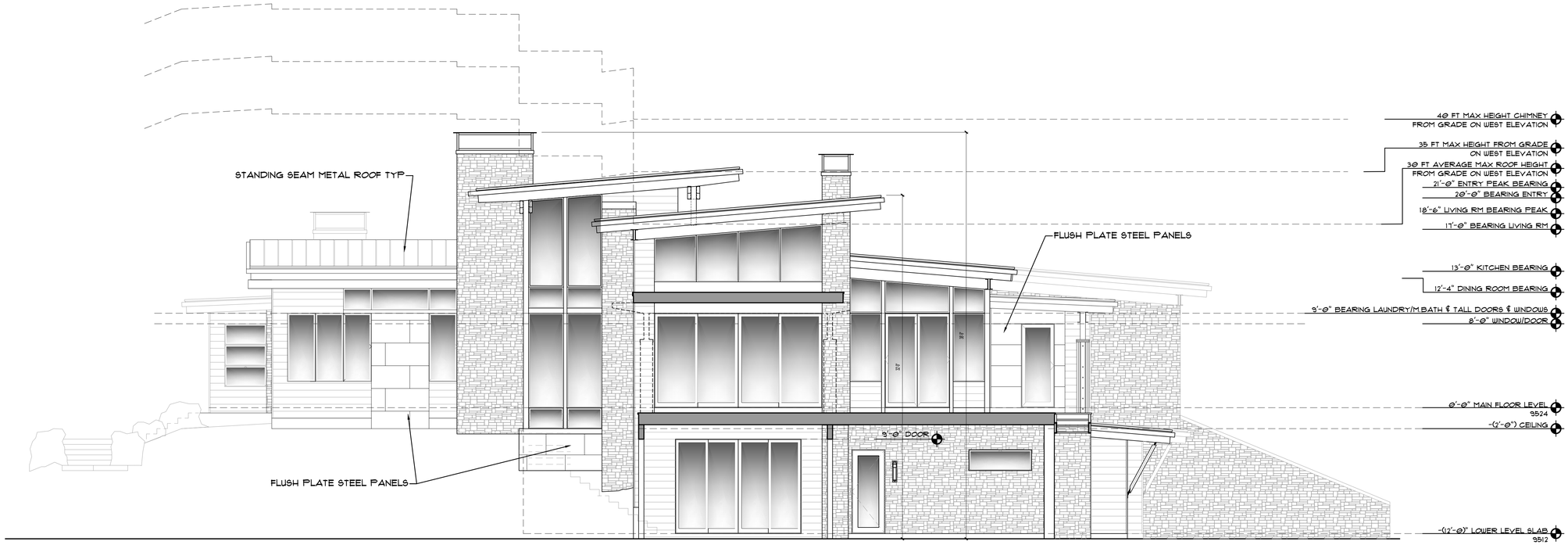
MATTHEW HOWARD KRAGH
COLORADO SEAL
ARC.00405289
COLORADO LICENSED
Matthew Howard Kragh
ARC 00405289
ARCHITECT

ISSUE	DATE
PRELIMINARY SUBMITTAL	10-26-21

DRAWN BY: MN
CHECKED BY: SJ

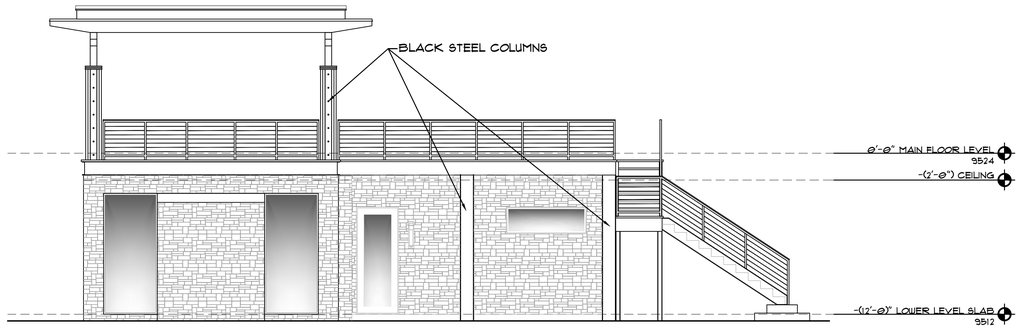
PHASE: DD
PR NO: 21155

A-4.1



STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
WEST ELEVATION	2168	813	603.5

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



STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
PARTIAL WEST ELEVATION	228	129.79	65.15

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

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ARC.00405289

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PR NO: 21155

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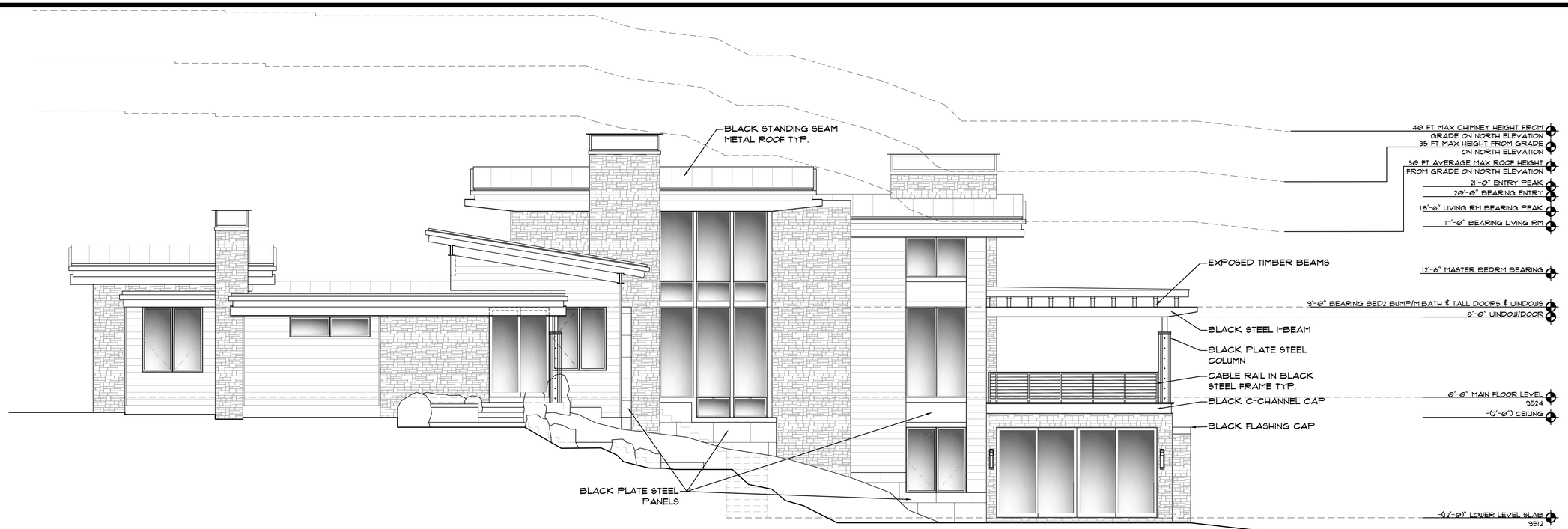
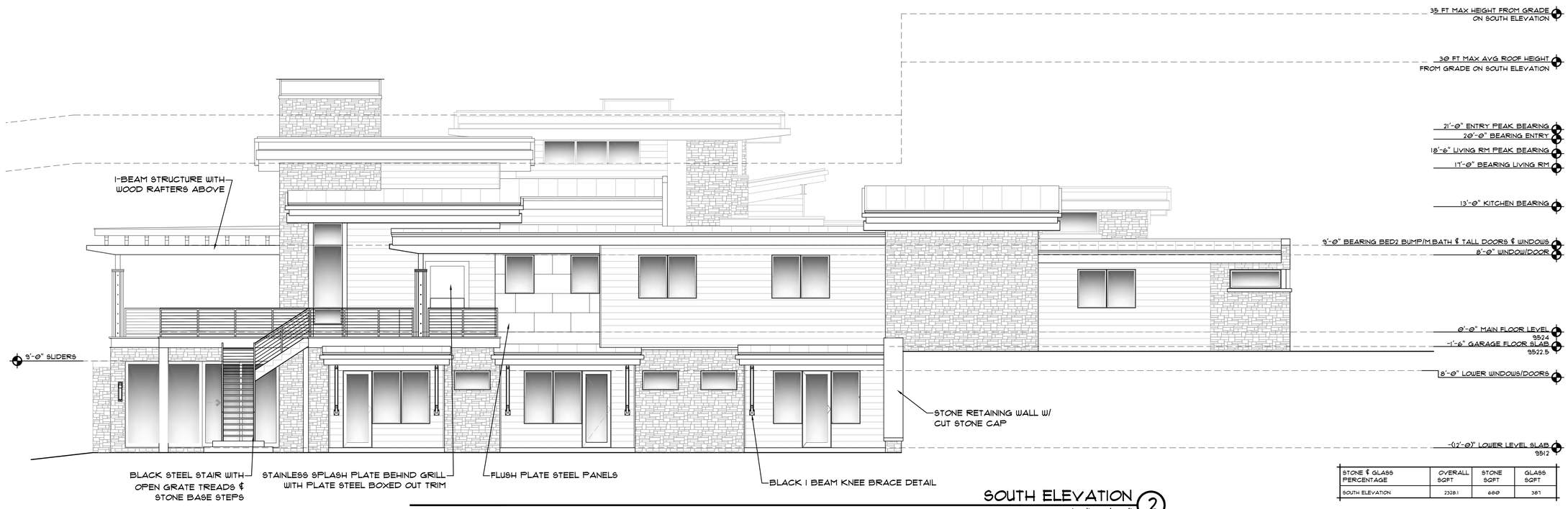


STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
NORTH ELEVATION	2083.08	707.96	458.76

NORTH ELEVATION (1)
SCALE: 3/16" = 1'-0"



STONE & GLASS PERCENTAGE	OVERALL SQFT	STONE SQFT	GLASS SQFT
SOUTH ELEVATION	2328.1	680	387

SOUTH ELEVATION (2)
SCALE: 3/16" = 1'-0"

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COLORADO SEAL
ARC.00405289

ISSUE	DATE:
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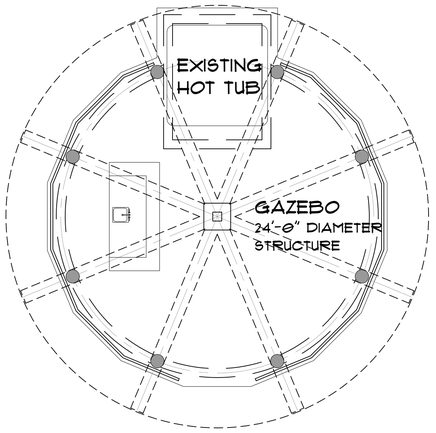
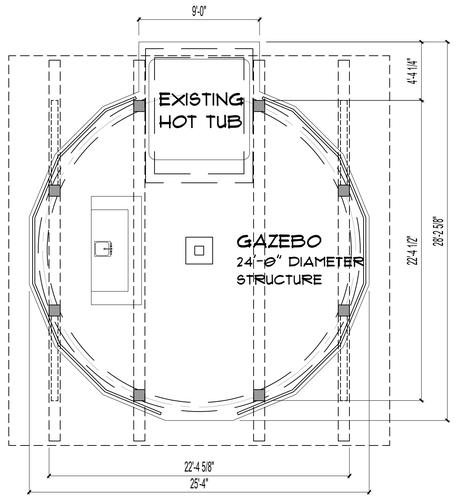
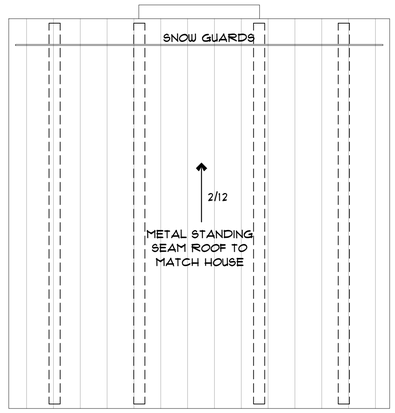
A-4.3



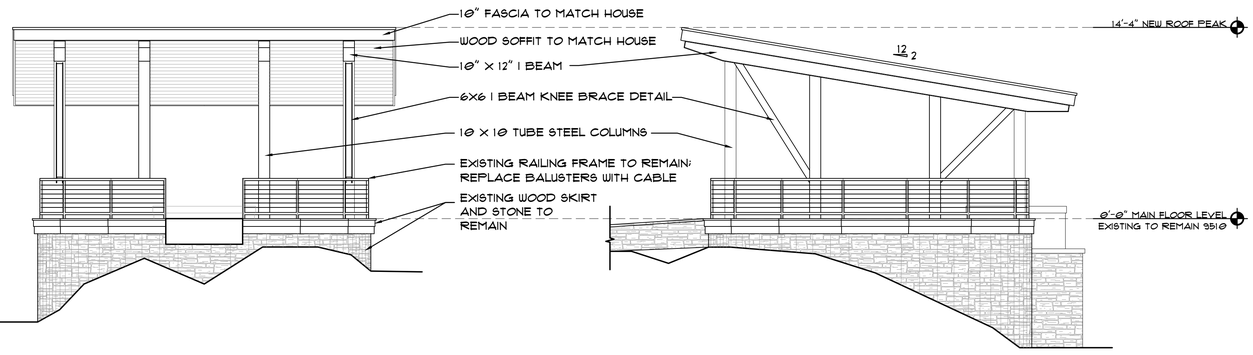
EXISTING GAZEBO PLAN ①
SCALE: 3/16" = 1'-0"



PROPOSED GAZEBO PLAN ②
SCALE: 3/16" = 1'-0"

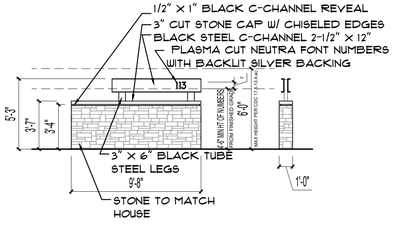


PROPOSED GAZEBO ROOF PLAN ③
SCALE: 3/16" = 1'-0"

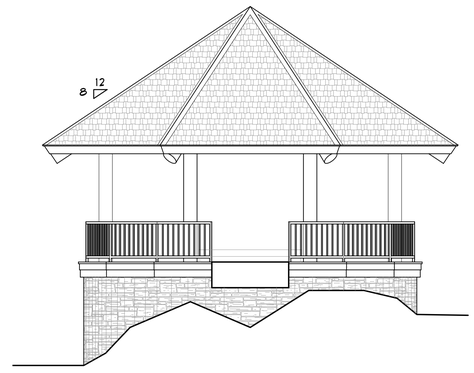


PROPOSED GAZEBO SOUTH ELEVATION ④
SCALE: 3/16" = 1'-0"

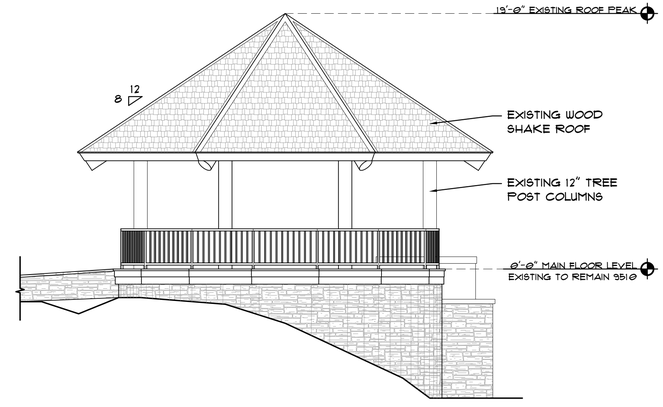
PROPOSED GAZEBO EAST ELEVATION ⑤
SCALE: 3/16" = 1'-0"



MONUMENT PLAN ⑧
SCALE: 3/16" = 1'-0"



EXISTING GAZEBO SOUTH ELEVATION ⑥
SCALE: 3/16" = 1'-0"



EXISTING GAZEBO EAST ELEVATION ⑦
SCALE: 3/16" = 1'-0"

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CONSULTANT:

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113 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO. 81435

MATTHEW HOWARD KRAGH
COLORADO SEAL
ARC: 00405289

ISSUE	DATE:
PRELIMINARY SUBMITTAL	10-26-21

DRAWN BY: MN
CHECKED BY: SJ

PHASE: DD
PR NO: 21155

A-5

Lot 177 Materials Board

A: Hot Rolled Steel Cladding
Finished with Sculpt Noveau Ever Clear
16ga. "Matte"

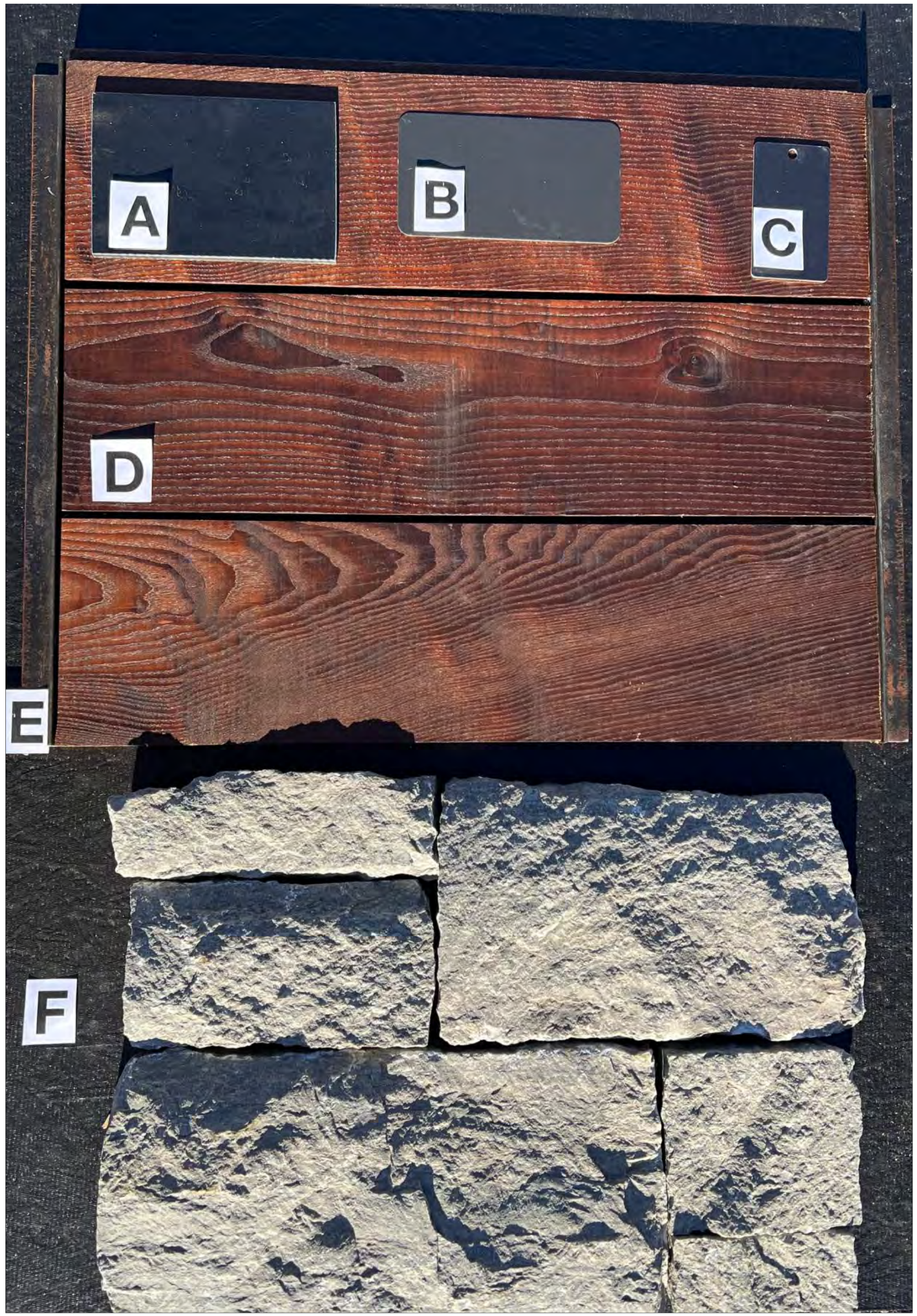
B: Metal Roof
Mechanically seamed 2" Standing Seam
from Western States Metal Roofing
24ga.16" width PVDF "Matte Black 106"

C: Windows and Doors
VistaLuxe Collection
from Kolbe
"Coal Black"

D: Wood cladding
White Ash Cladding 1x6 C20 T/G
from Thermory
Oiled with Cutek Extreme

E: Steel Angle
Finished with Sculpt Noveau Ever Clear
"Matte"

F: Stone Veneer
Blue River Granite
from Centurion Stone



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A-6

113 HIGHLANDS WAY

MOUNTAIN VILLAGE, CO

SITE & UTILITIES IMPROVEMENTS

OCTOBER 2021

VICINITY MAP

N.T.S.

SHEET INDEX:

C0.1 COVER SHEET & VICINITY MAP
C0.2 NOTES & IMPROVEMENT SURVEY
C1.1 OVERALL SITE PLAN
C1.2 UTILITY COMPOSITE PLAN
C1.3 DRIVEWAY GRADING & EROSION CONTROL PLAN
C1.4 DRIVEWAY PLAN & PROFILE
C1.5 DRIVEWAY SECTIONS & GRADING DETAILS
C1.6 OVERALL SITE GRADING & EROSION CONTROL PLAN
C2.1 DETAILS & NOTES

811 Know what's below. Call before you dig.

SUMMIT AE
CONSULTING ENGINEERS
2203 DESERT VARNISH COURT
GRAND JUNCTION, CO 81507
970-270-0856

Radian Engineering, LLC
Moving Mountains.

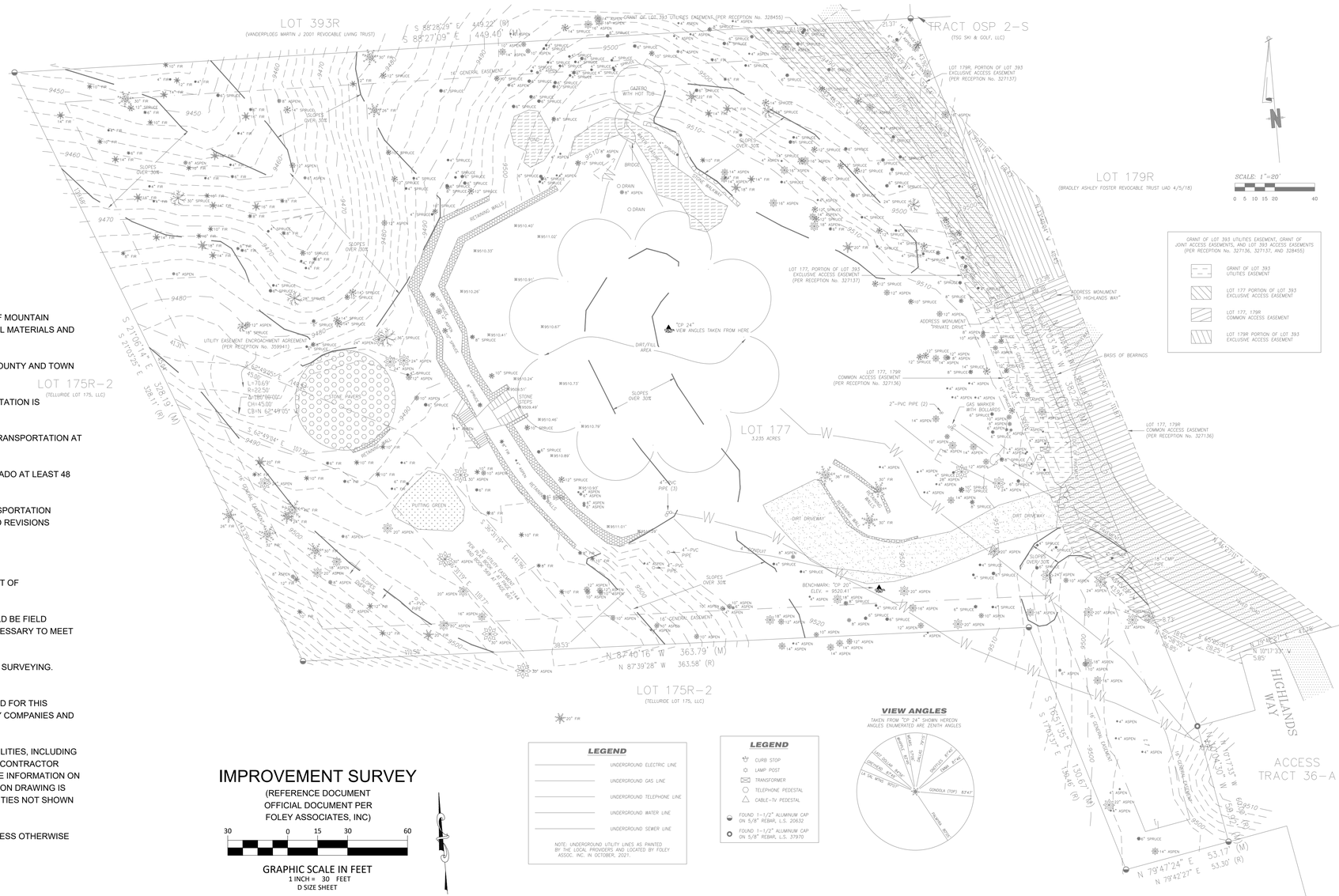
#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO
COVER SHEET &
VICINITY MAP

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21
DRAWING NUMBER
C0.1

CIVIL ENGINEERING GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH SAN MIGUEL COUNTY AND TOWN OF MOUNTAIN VILLAGE STANDARD SPECIFICATIONS AND APPLICABLE UTILITY COMPANY'S SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO JEFFERSON COUNTY REGULATIONS.
2. ANY ADDITIONAL BMP DETAILS SHALL BE REFERENCED AND CONSTRUCTED PER SAN MIGUEL COUNTY AND TOWN OF MOUNTAIN VILLAGE STANDARDS.
3. A CONSTRUCTION PERMIT FROM THE SAN MIGUEL DEPARTMENT OF HIGHWAYS AND TRANSPORTATION IS REQUIRED PRIOR TO COMMENCING WORK WITHIN COUNTY RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL NOTIFY THE JEFFERSON COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
6. CONSTRUCTION SPECIFICATION: CURRENT EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIAL PROVISIONS AND REVISIONS THERETO.
7. THE DRIVEWAY AND UTILITY TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS, MATERIALS, ETC. PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING.
9. TOPO PROVIDED BY FOLEY ASSOCIATES, INC. OTHER FEATURES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY CONTRACTOR. THIS INCLUDES ALL UTILTIES, ROAD FEATURES AND SETBACKS NECESSARY TO MEET SAN MIGUEL COUNTY REGULATIONS.
10. HORIZONTAL AND VERTICAL SURVEY CONTROL HAS BEEN ESTABLISHED BY FOLEY ASSOCIATES SURVEYING. PROJECT CONTROL POINT IS AS SHOWN ON PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR THIS PROJECT PRIOR TO START OF CONSTRUCTION FROM SAN MIGUAL COUNTY, APPLICABLE UTILITY COMPANIES AND ANY OTHER GOVERNING AGENCY AS REQUIRED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING ANY UTILITIES NOT SHOWN ON THE DRAWINGS, WHEN WORKING NEAR EXISTING UTILITIES, THE CONTRACTOR SHALL EXERCISE SUFFICIENT CARE TO PREVENT DAMAGE TO THE LINES IN THE EVENT THAT THE INFORMATION ON THE DRAWINGS DOES NOT REFLECT ACTUAL FIELD CONDITIONS. UTILITY INFORMATION SHOWN ON DRAWING IS REFERENCED FROM OWNER'S SURVEY. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UTILITIES NOT SHOWN ON PLAN IN THE RIGHT LOCATION OR NOT SHOWN ON PLAN AT ALL.
13. ALL FINISHED GRADING SHALL BE SUCH THAT NO DEPRESSIONS OF MORE THAN 2" REMAIN, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.
14. ALL SITE GRADING SHALL BE COMPLETED AT 2:1 SLOPE OR FLATTER.
15. GROUND SHALL HAVE POSITIVE DRAINAGE AWAY FROM HOME FOR AT LEAST 10 FEET.
16. THE CONTRACTOR SHALL HAVE ONE SET OF ENGINEER AND COUNTY SIGNED APPROVED PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
17. UTILITY LENGTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
18. ALL EXPOSED FINISHED GRADE SLOPES SHALL BE MULCHED OR HYDROSEEDED AS SOON AS FINAL GRADING IS COMPLETED. ALL CONSTRUCTION BMPS SHALL REMAIN IN PLACE UNTIL SEED HAS TAKEN HOLD AND SITE HAS REACHED FINAL STABILIZATION. SEED MIX CAN BE FOUND ON C2.1.
19. BMP DETAILS ARE ON C2.1.
20. CONCRETE WASHOUT WILL BE OFFSITE. ALL CONCRETE AND CONCRETE WASHOUT WATER SHALL BE PROPERLY DISPOSED OF ACCORDING TO ALL COUNTY, STATE AND REGIONAL SPECIFICATIONS.



IMPROVEMENT SURVEY

(REFERENCE DOCUMENT
OFFICIAL DOCUMENT PER
FOLEY ASSOCIATES, INC)

30 0 15 30 60

GRAPHIC SCALE IN FEET
1 INCH = 30 FEET
D SIZE SHEET

LEGEND

- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE

NOTE: UNDERGROUND UTILITY LINES AS PAINTED BY THE LOCAL PROVIDERS AND LOCATED BY FOLEY ASSOC., INC. IN OCTOBER, 2021.

LEGEND

- CURB STOP
- LAMP POST
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37970

VIEW ANGLES

TAKEN FROM "CP: 24" SHOWN HEREON
ANGLES ENUMERATED ARE ZENITH ANGLES

GENERAL CONSTRUCTION SCHEDULE:

PHASE 1	SET UP TEMPORARY EROSION CONTROL MEASURES (BMPS) - LABELED [INITIAL]
PHASE 2	CONSTRUCTION, INCLUDING ALL GRADING ACTIVITIES, MAINTAIN BMPS
PHASE 3	SEED EXPOSED SOIL AREAS (PERMANENT / FINAL BMP, LABELED [FINAL]), MAINTAIN BMPS
PHASE 4	REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEED HAS TAKEN

HOURS OF OPERATION:

CONSTRUCTION WILL OCCUR FROM 8AM TO 5PM MON THRU FRI

AREA OF DISTURBANCE:

0.53 ACRES: AREA OF DISTURBANCE
IMPERVIOUS: 0.08 ACRES EXIST / 0.25 ACRES PROP
1,871 CY CUT / 493 CY FILL

DRIVEWAY GRADE:

12% MAXIMUM TANGENTS
08% MAXIMUM CURVE RADIUS: >250'

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CONSULTING ENGINEERS
PO BOX 4084
GRAND JUNCTION, CO 81507
970-270-0856

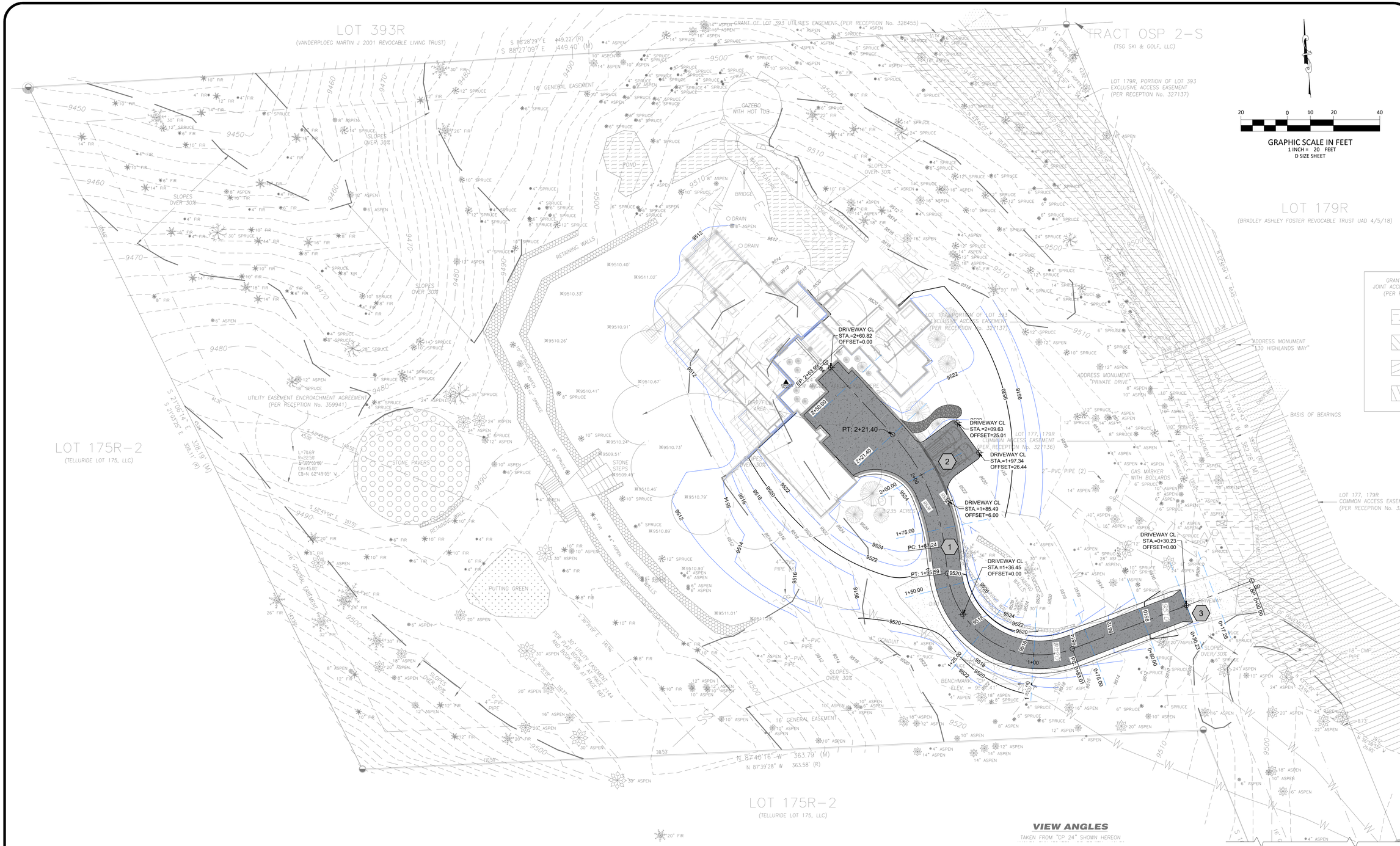
Radian Engineering, LLC
Moving Mountains.

Bryan Moore 1.29.2021

#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO NOTES & IMPROVEMENT SURVEY

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21
DRAWING NUMBER
C0.2



GRADING LEGEND

- 10' PROPOSED CONTOUR
- 2' PROPOSED CONTOUR
- 10' EXISTING CONTOUR
- 2' EXISTING COUTOUR

PLAN TAG NOTES

1. PROPOSED 12' WIDE CONCRETE DRIVEWAY.
2. PROPOSED CONCRETE PARKING TURN-OUT.
3. SAW CUT EXISTING CONCRETE SLAB | MATCH PROPOSED CONCRETE DRIVEWAY.

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970-270-0856

Radian Engineering, LLC
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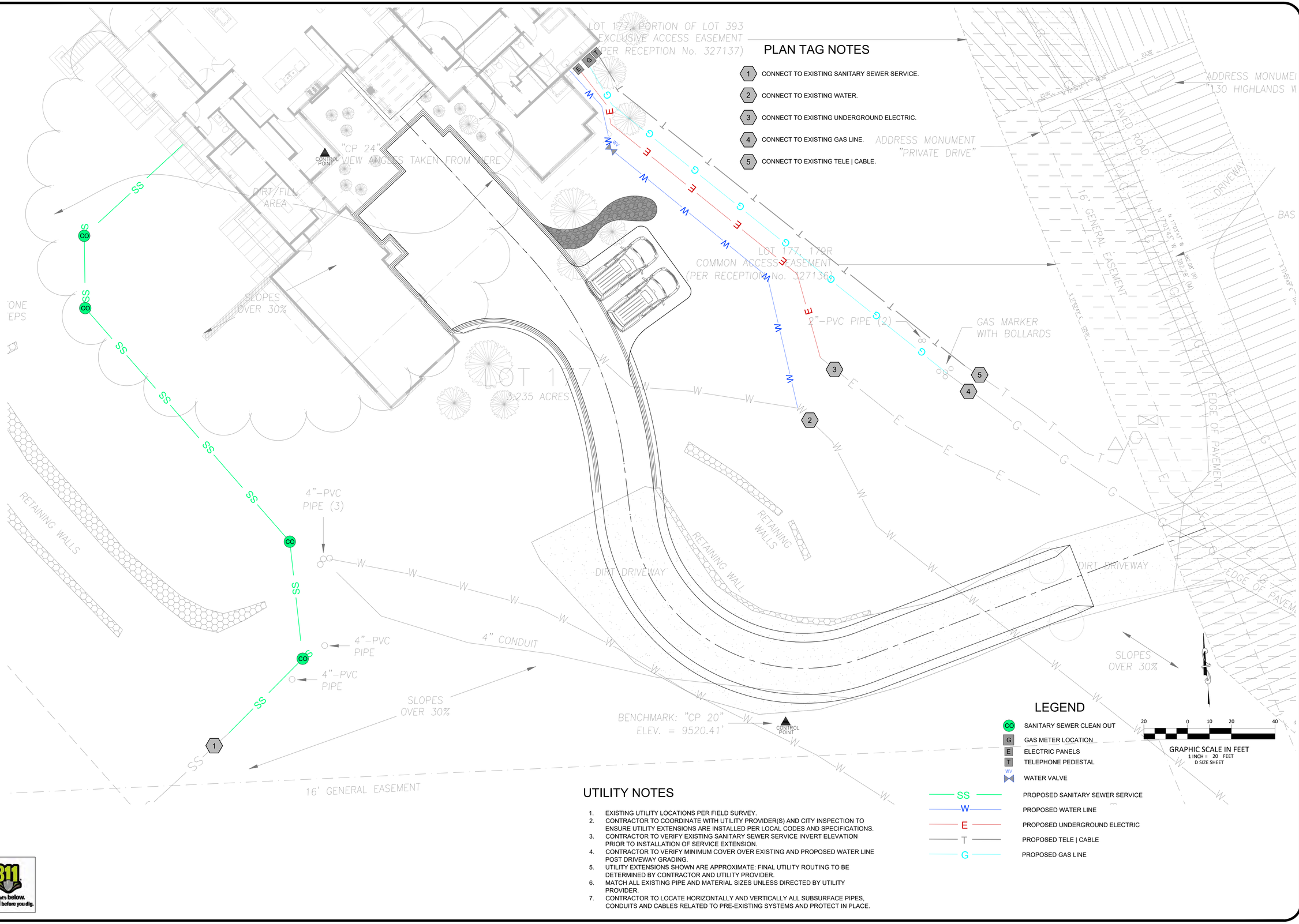
#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO OVERALL SITE PLAN

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21
DRAWING NUMBER
C1.1



PLAN TAG NOTES

1. CONNECT TO EXISTING SANITARY SEWER SERVICE.
2. CONNECT TO EXISTING WATER.
3. CONNECT TO EXISTING UNDERGROUND ELECTRIC.
4. CONNECT TO EXISTING GAS LINE.
5. CONNECT TO EXISTING TELE | CABLE.

LEGEND

- CO — SANITARY SEWER CLEAN OUT
- G — GAS METER LOCATION
- E — ELECTRIC PANELS
- T — TELEPHONE PEDESTAL
- WV — WATER VALVE
- SS — PROPOSED SANITARY SEWER SERVICE
- W — PROPOSED WATER LINE
- E — PROPOSED UNDERGROUND ELECTRIC
- T — PROPOSED TELE | CABLE
- G — PROPOSED GAS LINE

GRAPHIC SCALE IN FEET
20 0 10 20 40
1 INCH = 20 FEET
D SIZE SHEET

UTILITY NOTES

1. EXISTING UTILITY LOCATIONS PER FIELD SURVEY.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S) AND CITY INSPECTION TO ENSURE UTILITY EXTENSIONS ARE INSTALLED PER LOCAL CODES AND SPECIFICATIONS.
3. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER SERVICE INVERT ELEVATION PRIOR TO INSTALLATION OF SERVICE EXTENSION.
4. CONTRACTOR TO VERIFY MINIMUM COVER OVER EXISTING AND PROPOSED WATER LINE POST DRIVEWAY GRADING.
5. UTILITY EXTENSIONS SHOWN ARE APPROXIMATE: FINAL UTILITY ROUTING TO BE DETERMINED BY CONTRACTOR AND UTILITY PROVIDER.
6. MATCH ALL EXISTING PIPE AND MATERIAL SIZES UNLESS DIRECTED BY UTILITY PROVIDER.
7. CONTRACTOR TO LOCATE HORIZONTALLY AND VERTICALLY ALL SUBSURFACE PIPES, CONDUITS AND CABLES RELATED TO PRE-EXISTING SYSTEMS AND PROTECT IN PLACE.

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CONSULTING ENGINEERS
2203 DESERT VARNISH COURT
GRAND JUNCTION, CO 81507
970-270-0856

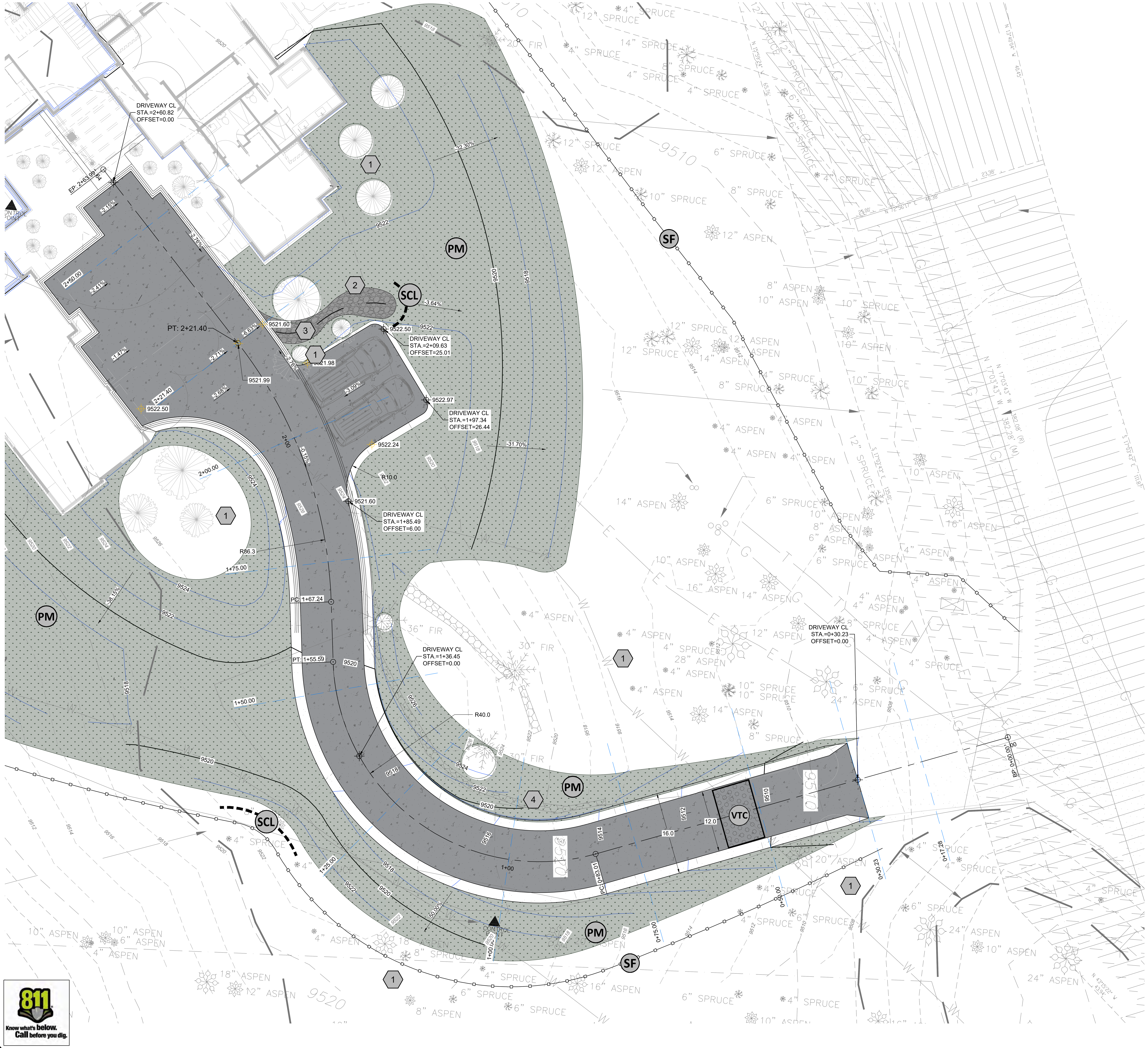
Radian Engineering, LLC
Moving Mountains.

#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO
UTILITY COMPOSITE PLAN

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21

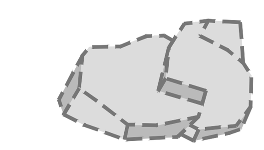
DRAWING NUMBER
C1.2



Structural BMP's/Erosion Control Legend

REFERENCE INSTALLATION DETAILS SHEET C1.4

Symbol	Name	Description
VTC	Vehicle Tracking Pad	A gravel pad, located at the points of vehicular ingress and egress on a construction site, to reduce the mud transported onto roads and paved areas. Use 3" screened rock, 12" thick. Pad dimensions of 12'X50'.
SF	Silt Fence	A temporary barrier constructed of posts, filter fabric and sometimes a wire support fence, placed across or near the toe of a slope or in a minor drainage way to intercept and detain sediment and decrease flow velocities from drainage areas of limited size; applicable where sheet and rill or small concentrated flows may be a problem.
RS	Rock Sock	A temporary sediment barrier composed of high strength tubular twine netting filled with densely packed coconut fibers. Diameters range from 12" to 20" and standard lengths of 10'
PM	Permanent Mulching Revegetation	Use of hydroseed wood chips, stone, bark, etc., to cover the finished graded surfaces after construction activities. Part of the final landscaping including drainage ways, swales, etc. Used with permanent planting.
SM	Stockpile Management	Temporary storage of construction materials managed to minimize erosion and sediment transport. Daily stabilization methods to be implemented as to stabilize stockpile materials.
SCL	Sediment Control Log	Sediment control logs act as perimeter soil loss control. Logs shall be installed prior to any upgradient land-disturbing activites.
SSA	Stabilized Staging Area	Stabilized Staging Area(s) provide a site adequate structurally stabilized area. Stabilization shall be stabilized prior to any operations on the site.



Existing on-site boulders to be implemented as retaining mass.

PLAN TAG NOTES

1. PRESERVE & PROTECT EXISTING TREES AND VEGETATION.
2. PLACE D-50 RIP RAP.
3. CONSTRUCT DRAINAGE SWALE.
4. RE-WORK EXISTING RETAINING WALL PER PROPOSED DRIVEWAY.

EXITING 10' CONTOUR
EXITING 2' CONTOUR
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED FLOW LINE

10 0 5 10 20

GRAPHIC SCALE IN FEET
1 INCH = 10 FEET
D SIZE SHEET

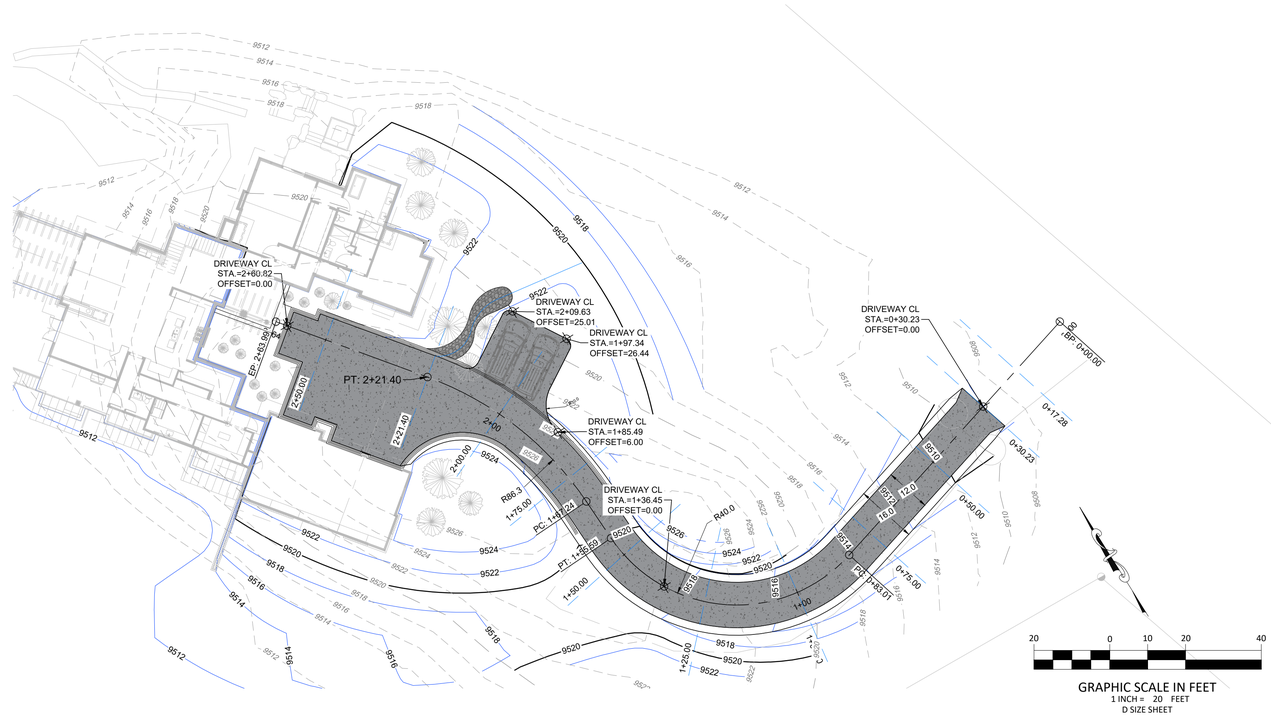
SUMMIT AE
CONSULTING ENGINEERS
2203 DESERT VARNISH COURT
GRAND JUNCTION, CO 81507
970-270-0856

Radian Engineering, LLC
Moving Mountains.

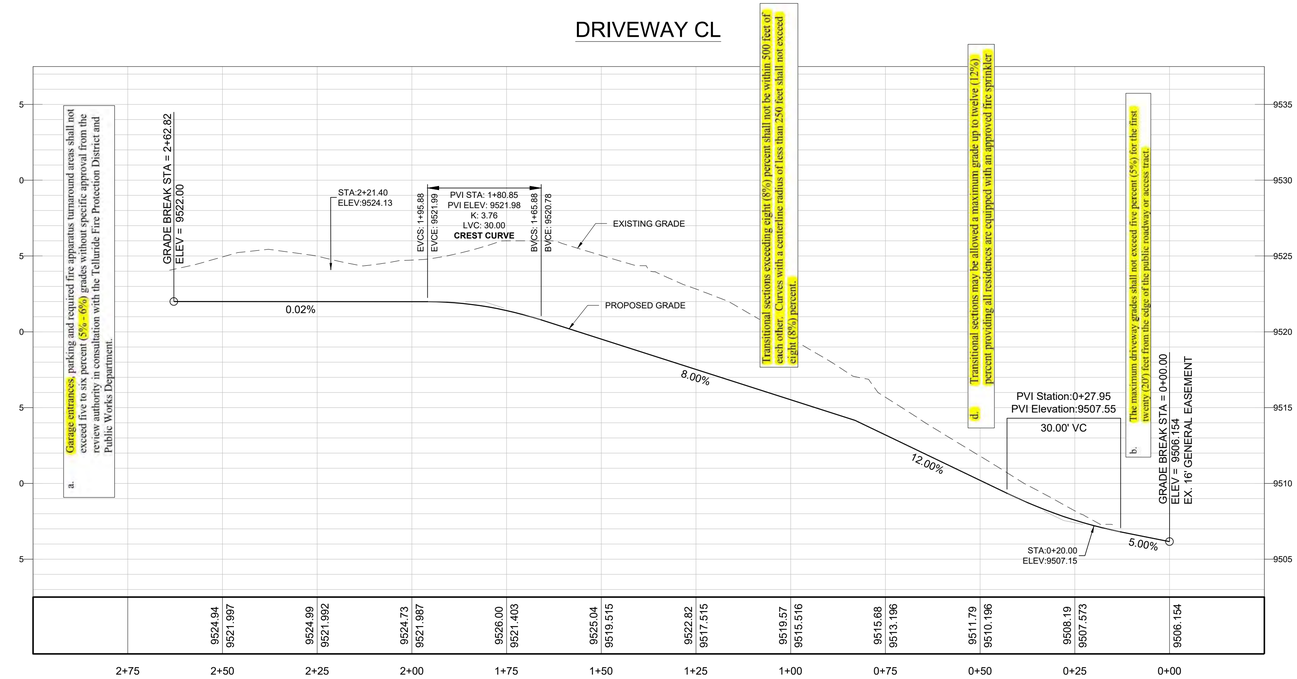
#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO DRIVEWAY GRADING & EROSION CONTROL PLAN

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21
DRAWING NUMBER
C1.3



DRIVEWAY CL



DRIVEWAY PROFILE
SCALE: 1"=20' H 1"=5' V

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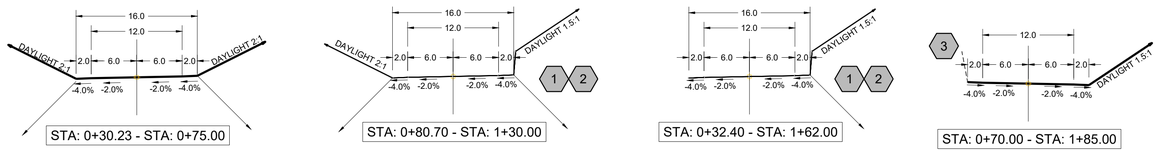
970-270-0856

Radian Engineering, LLC
Moving Mountains.

#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO DRIVEWAY PLAN & PROFILE

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21
DRAWING NUMBER
C1.4



STA: 0+30.23 - STA: 0+75.00

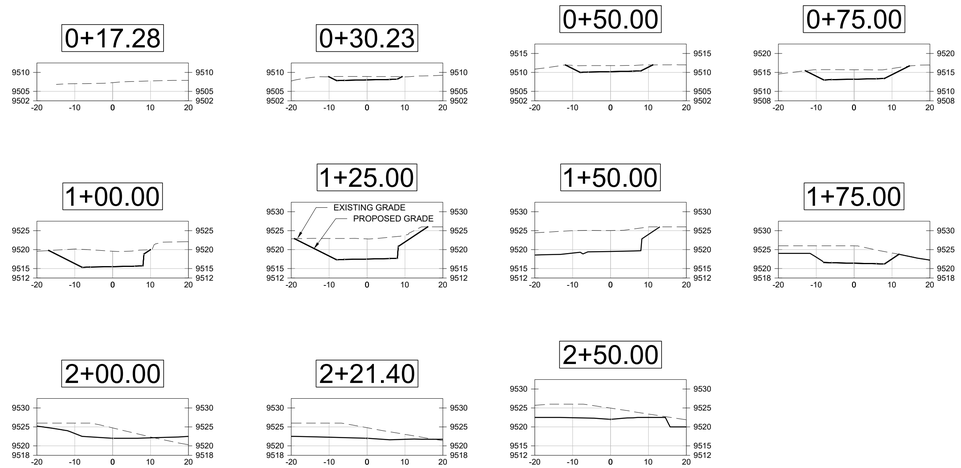
STA: 0+80.70 - STA: 1+30.00

STA: 0+32.40 - STA: 1+62.00

STA: 0+70.00 - STA: 1+85.00

DRIVEWAY SECTION TYPES

N.T.S.



DRIVEWAY SECTIONS

SCALE: 1"=20' H & V

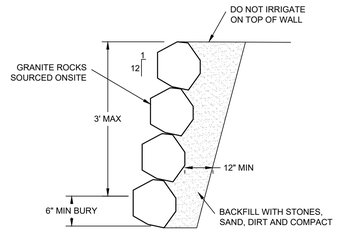
DRIVEWAY SECTION NOTES

6" CONCRETE OVER 6" CLASS 6 ABC OVER 12" RECOMPACTED SOILS.

GAPS IN STATIONS REPRESENT TRANSISION ZONES BETWEEN SECTION TYPES.

SCARIFY EXISTING GROUND BENEATH DRIVEWAY SURFACE

NOTE: IF DRIVEWAY FILL IS NEEDED, NATIVE, SCREENED MATERIAL WHICH PASSES THE NUMBER 40 SIEVE MAY BE USED. THE FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR.



3' DRY STACKED STONE RETAINING WALL (DSSRW)

NOT TO SCALE

PLAN TAG NOTES

1. RE-WORK EXISTING RETAINING WALL.
2. CONSTRUCT NEW RETAINING WALL PER DETAIL THIS SHEET.
3. RETAINING WALL PER ARCHITECTURAL PLAN .

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GRAND JUNCTION, CO 81507
970-270-0856

Radian Engineering, LLC
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#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY MOUNTAIN VILLAGE, CO DRIVEWAY SECTIONS & GRADING DETAILS

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21
DRAWING NUMBER
C1.5

Structural BMP's/Erosion Control Legend

REFERENCE INSTALLATION DETAILS SHEET C1.4

VTC	Vehicle Tracking Pad	A gravel pad, located at the points of vehicular ingress and egress on a construction site, to reduce the mud transported onto roads and paved areas. Use 3" screened rock, 12" thick. Pad dimensions of 12'X50'.
SF	Silt Fence	A temporary barrier constructed of posts, filter fabric and sometimes a wire support fence, placed across or near the toe of a slope or in a minor drainage way to intercept and detain sediment and decrease flow velocities from drainage areas of limited size; applicable where sheet and rill or small concentrated flows may be a problem.
RS	Rock Sock	A temporary sediment barrier composed of high strength tubular twine netting filled with densely packed coconut fibers. Diameters range from 12" to 20" and standard lengths of 10'
PM	Permanent Mulching Revegetation	Use of hydroseed wood chips, stone, bark, etc., to cover the finished graded surfaces after construction activities. Part of the final landscaping including drainage ways, swales, etc. Used with permanent planting.
SM	Stockpile Management	Temporary storage of construction materials managed to minimize erosion and sediment transport. Daily stabilization methods to be implemented as to stabilize stockpile materials.
SCL	Sediment Control Log	Sediment control logs act as perimeter soil loss control. Logs shall be installed prior to any upgradient land-disturbing activites.
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Existing on-site boulders to be implemented as retaining mass.

PLAN TAG NOTES

1. PRESERVE & PROTECT EXISTING TREES AND VEGETATION.
2. PLACE D-50 RIP RAP.
3. CONSTRUCT DRAINAGE SWALE.

EXITING 10' CONTOUR
EXITING 2' CONTOUR
PROPOSED 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED FLOW LINE

GRAPHIC SCALE IN FEET
1 INCH = 10 FEET
D SIZE SHEET

Know what's below. Call before you dig.

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2203 DESERT VARNISH COURT
GRAND JUNCTION, CO 81507
970-270-0856

Radian Engineering, LLC
Moving Mountains.

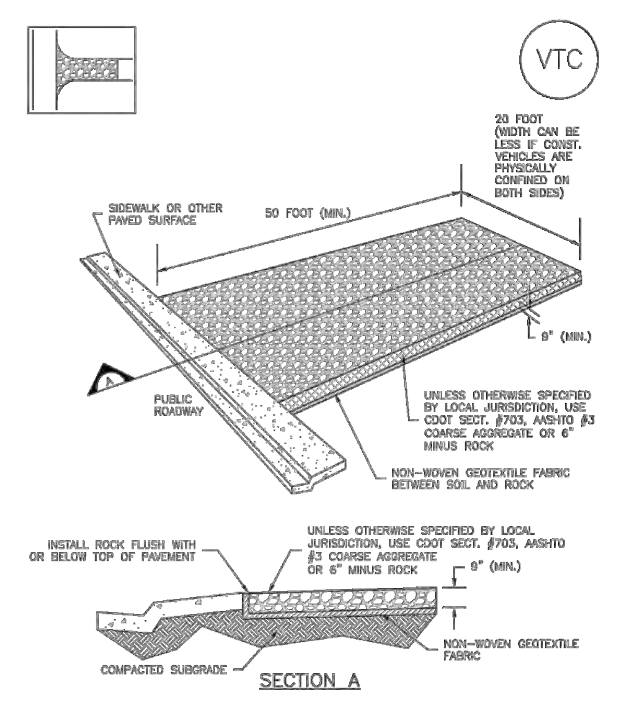
#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO
OVERALL SITE GRADING & EROSION CONTROL PLAN

PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21
DRAWING NUMBER
C1.6

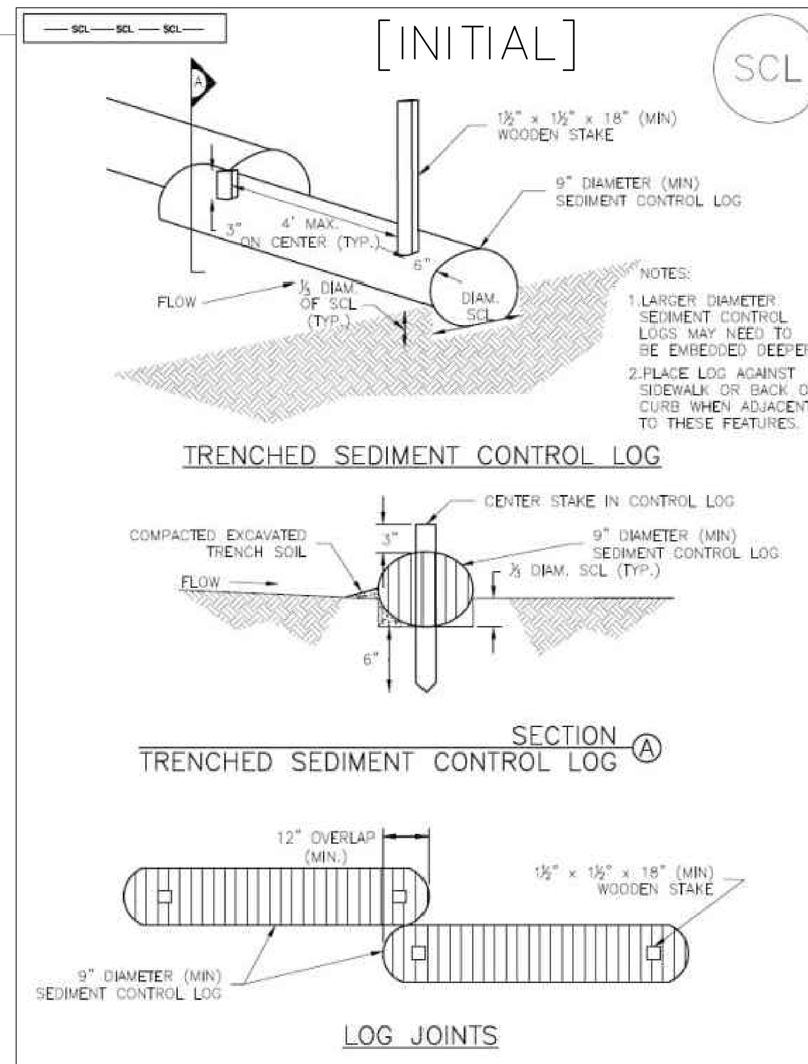
[INITIAL]

Vehicle Tracking Control (VTC) **SM-4**



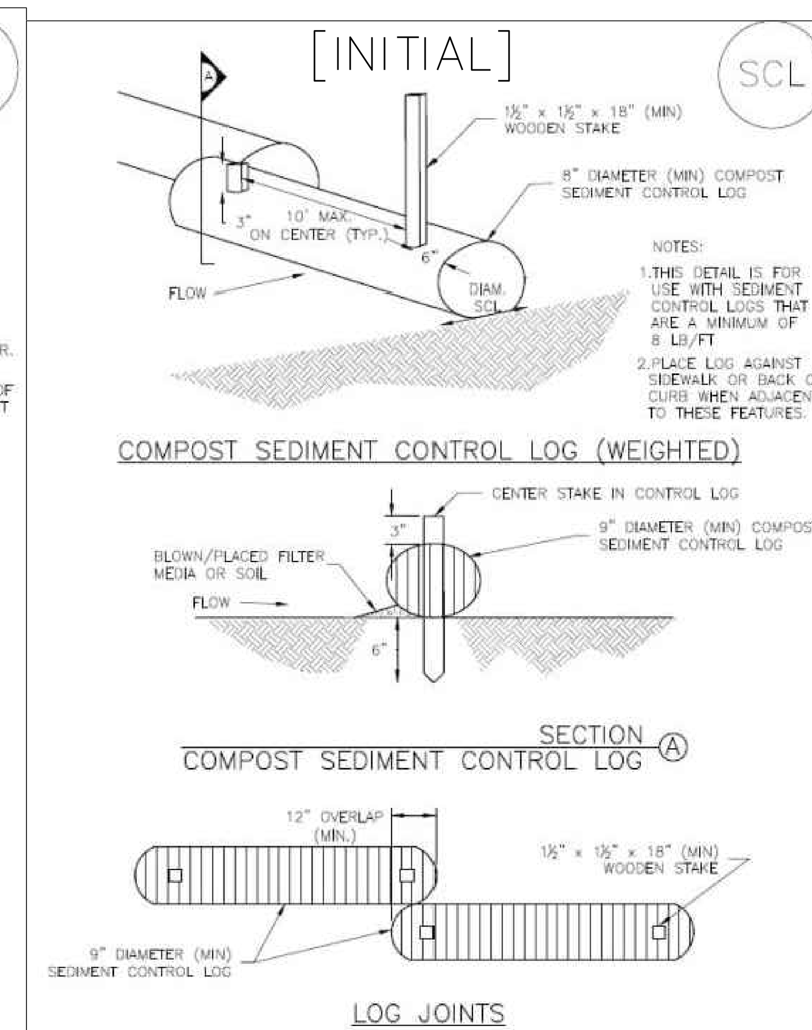
VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

[INITIAL]



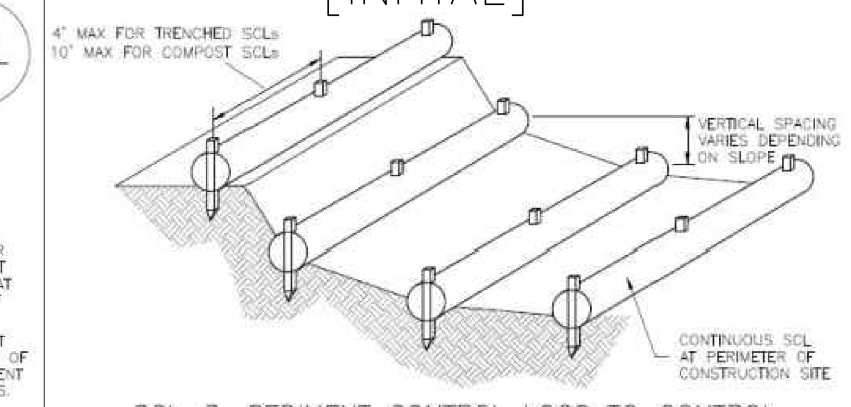
SCL–1. TRENCHED SEDIMENT CONTROL LOG

[INITIAL]



SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

[INITIAL]



SCL–3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

[INITIAL]

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

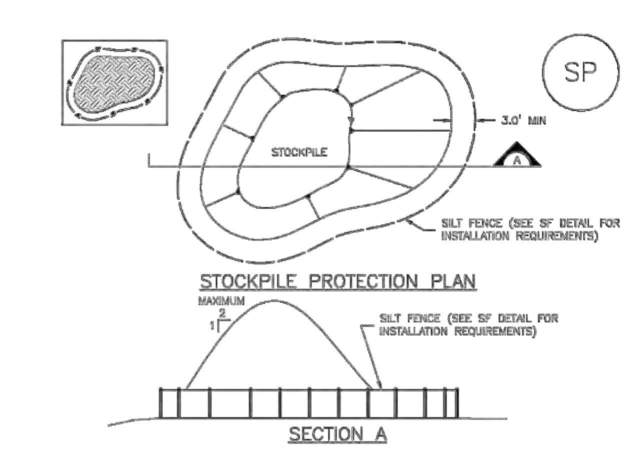
[FINAL]

CONIFER SEED MIX:

SPECIES	VARIETY	% OF MIX	PLS LBS/ACRE (DRILLED PLANTING)	PLS LBS/ACRE (BROADCAST)
ARIZONA FESCUE	REDONDO	20	0.9	1.8
WESTERN WHEATGRASS	ROSANA	15	2.4	4.8
BIG BLUEGRASS	SHERMAN	15	0.5	1.0
SHEEP FESCUE	COVAR	15	0.7	1.4
BLUE GRAMA	LOVINGTON	15	0.5	1.0
SLENDER WHEATGRASS	SAN LUIS	10	1.1	2.2
MOUNTAIN HOME	BROMAR	10	1.9	3.8
TOTAL:		100	8.0 LBS/ACRE	16.0 LBS/ACRE

[INITIAL]

Stockpile Management (SP) **MM-2**



SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
–LOCATION OF STOCKPILES.
–TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

[INITIAL]

MM-2 **Stockpile Management (SM)**

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

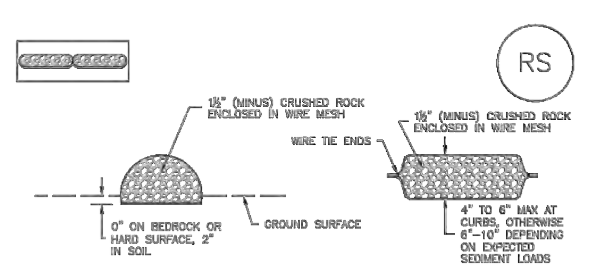
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

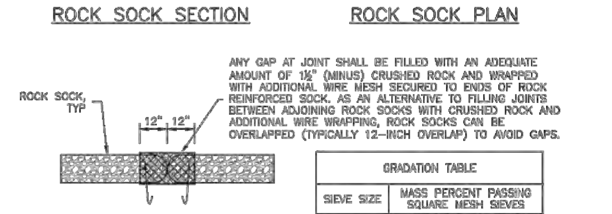
(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

[INITIAL]

SC-5 **Rock Sock (RS)**





GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
–LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

[INITIAL]

Rock Sock (RS) **SC-5**

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

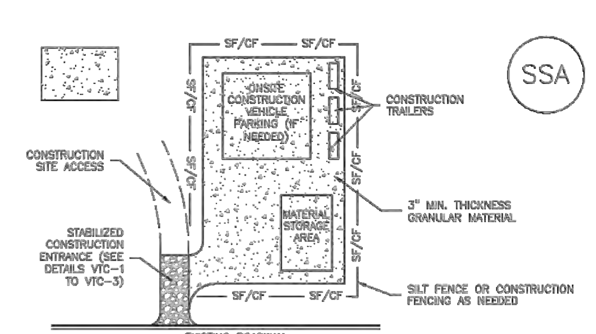
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

[INITIAL]

Stabilized Staging Area (SSA) **SM-6**



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
–LOCATION OF STAGING AREA(S).
–CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

[INITIAL]

SM-6 **Stabilized Staging Area (SSA)**

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

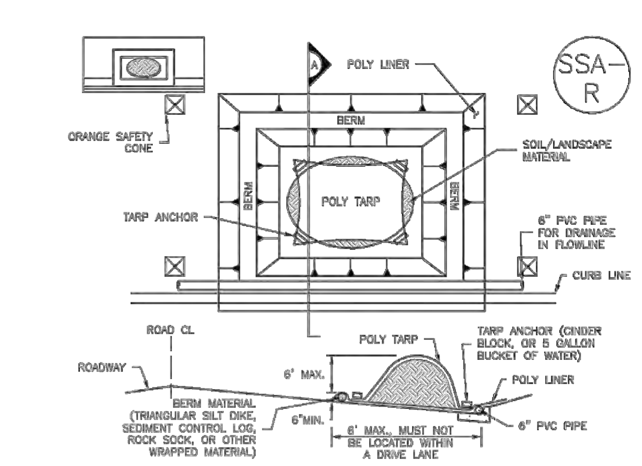
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

[INITIAL]

Stockpile Management (SP) **MM-2**



SP–2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

1. SEE PLAN VIEW FOR
–LOCATION OF MATERIAL STAGING AREA(S).
–CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.

3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.

4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.

5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.

6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.

7. THIS FEATURE CAN BE USED FOR:
–UTILITY REPAIRS.
–WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
–OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

[INITIAL]

MM-2 **Stockpile Management (SM)**

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.

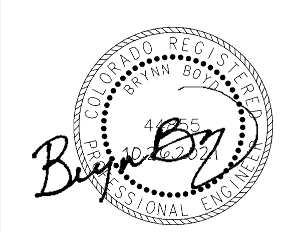
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO)

SUMMIT AE
CONSULTING ENGINEERS
2203 DESERT VARNISH COURT
GRAND JUNCTION, CO 81507
970-270-0856

Radian Engineering, LLC
Moving Mountains.

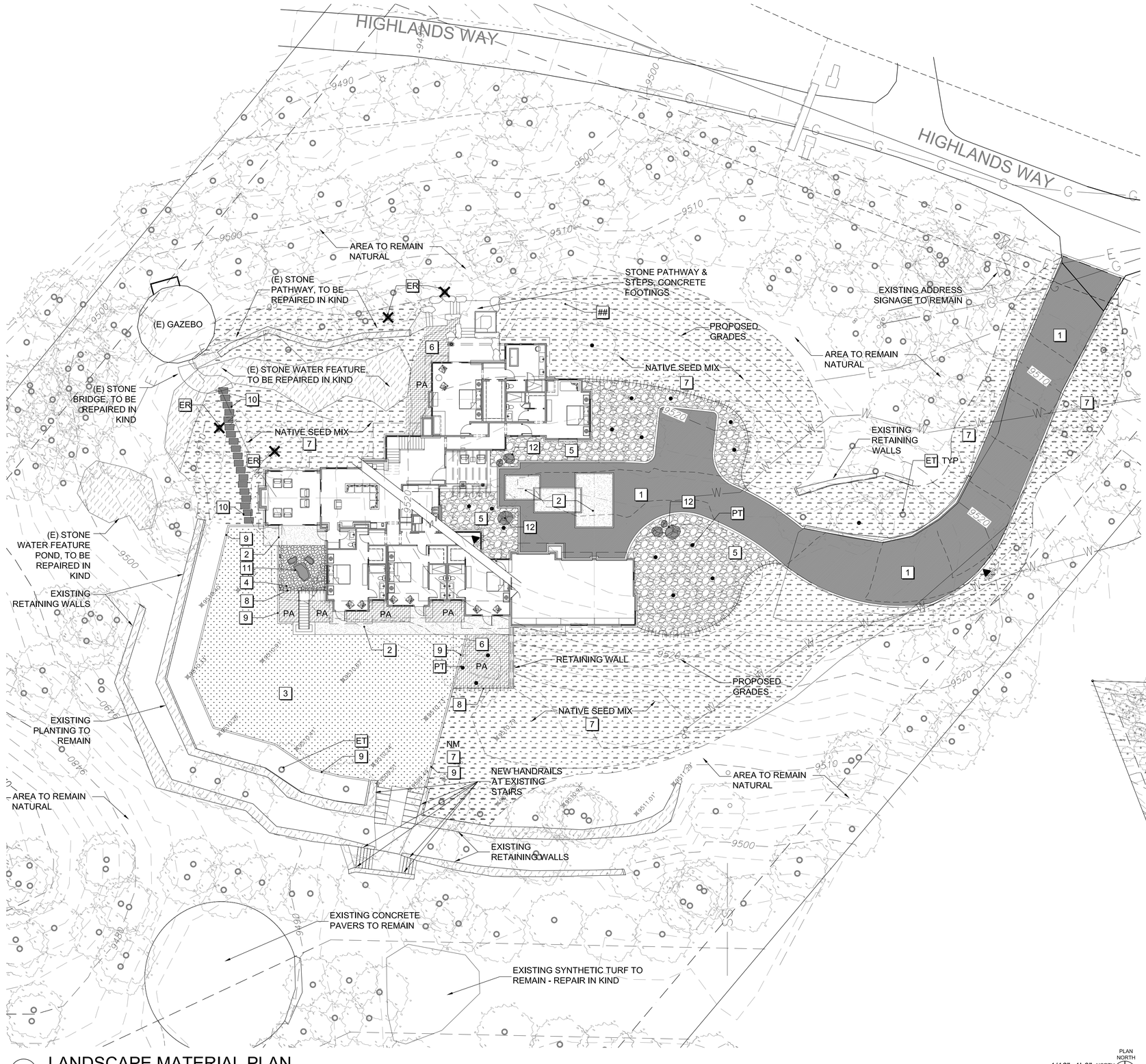


#	REVISION DESCRIPTION	DATE

113 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO
EROSION CONTROL DETAILS

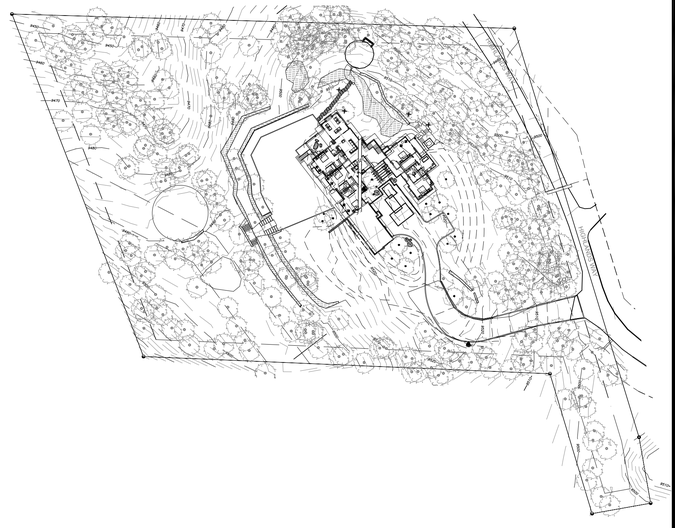
PROJ.# 21128
DESIGNED BY BMB | GMR
DRAWN BY GMR
DATE 10/03/21

DRAWING NUMBER
C2.1
OF 5 DWGS



MATERIAL LEGEND

KEY	SYMBOL	DESCRIPTION	
1		ENTRY DRIVE - CONCRETE ASPHALT PAVING WITH AGGREGATE BASE	
2		NATURAL STONE PAVING W/ CONCRETE BASE	
3		TURF LAWN - SOD TURF WITH OVERHEAD SPRAY IRRIGATION SYSTEM	
4		3/8" PATHWAY FINES - WEED BARRIER FABRIC IS TO BE PLACED BELOW ALL AREAS	
5	RC	RIVER COBBLE - VARIABLE SIZED RIVER COBBLE PLANTING GROUND COVER	
6	PA	PLANTING AREA - GROUND COVERS, GRASSES & SHRUBS. INDIVIDUAL PLANS ARE TO BE SERVICED WITH DRIP IRRIGATION EMITTERS & BUBBLERS. SEE PLANTING PLANS	
7	NM	NATIVE SEED MIX TO REPAIR DISTURBED AREAS FORM CONSTRUCTION ACTIVITIES. SEE PLANTING PLANS FOR MIX DESIGN	
8		4" DEEP ALUMINUM OR APPROVED EQUAL EDGE CONSTRAINT WITH 8" MIN STAKES AT PLANTING AREAS & LAWNS	
9		6" CONCRETE MOW BAND	
10		2"-4" THICK GREY RECTANGULAR STONE PAVER. SET ON 1-2" OF COMPACTED SAND OR BASE ROCK	
11		BOULDER ARRANGEMENT	
12		RIVER ROCK BOULDER	
ET		EXISTING TREE - PROTECT IN PLACE. IF IRRIGATION LINES OCCUR UNDER THE DRIPLINE OF THE TREE, TRENCHING IS TO BE HAND DUG.	
ER		EXISTING TREE TO BE REMOVED	QTY: 4
PT		PROPOSED TREE - SEE PLANTING PLAN	



1 LANDSCAPE MATERIAL PLAN — 1/16"=1'-0"

2 SITE PLAN — 1/64"=1'-0"

MHK ARCHITECTURE & PLANNING
400 EAST HYMAN AVE.
SUITE C-101
ASPEN, CO 81611
PHONE: (970) 710-2813
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CONSULTANT:

HICKS RESIDENCE
ARTISAN BUILDERS
113 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO. 81435

MATTHEW HOWARD KRAGH
COLORADO SEAL
ARC.00405289

NOT FOR CONSTRUCTION

ISSUE	DATE:
PLANNING SUBMITTAL	10-27-21

DRAWN BY:
CHECKED BY:

PHASE: DD
PR NO: 21155

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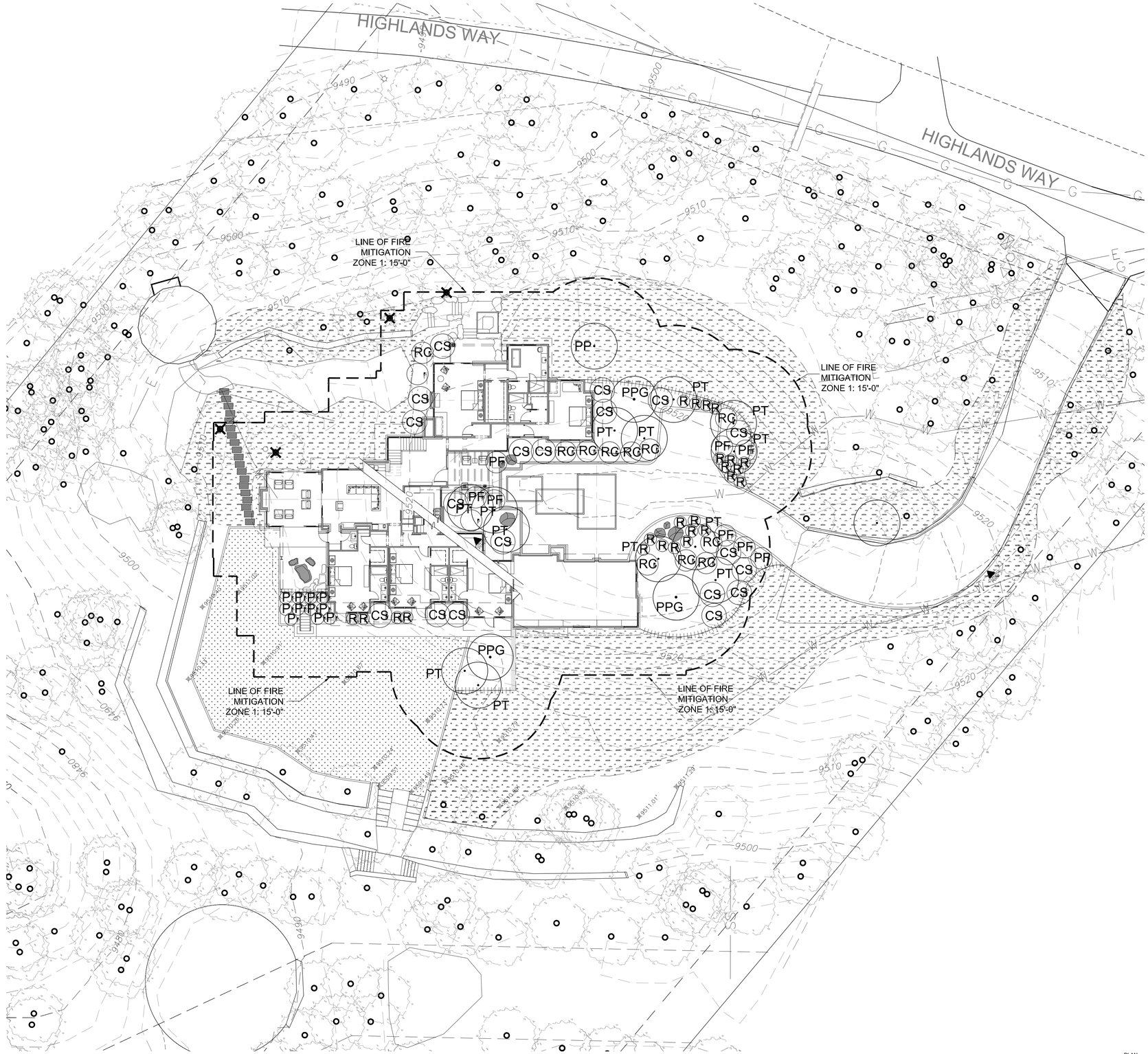

1 LANDSCAPE PLANTING PLAN

1/16"=1'-0"

PLAN NORTH

NORTH

PLANTING LEGEND

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
AG	ACER TATARICUM GINNALA 'FLAME'	AMUR MAPLE	1	24" BOX
PP	PICEA PUNGENS	COLORADO SPRUCE	1	24" BOX
PPG	PICEA PUNGENS GLAUCA	BLUE SPRUCE	3	24" BOX
PT	POPULUS TREMULOIDES	QUAKING ASPEN	13	24" BOX

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
CS	CORNUS SERICEA	RED DOGWOOD	19	5 GAL
J	JUNIPERUS COMMINIS	COMMON COMMON JUNIPER	14	5 GAL
PF	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	8	5 GAL
P	PTERIDIUM AQUILINUM	BRAKEN FERN	11	5 GAL
RC	RIBES CEREUM	WAX CURRANT	13	5 GAL
R	ROSA WOODSII	WOODS' ROSE	24	5 GAL

GROUND COVERS

KEY	SYMBOL	DESCRIPTION
		TURF LAWN - SOD TURF WITH OVERHEAD SPRAY IRRIGATION SYSTEM
		PLANTING AREA - SEED MIX: WESTERN YARROW 5%, TALL FESCUE 10%, ARIZONA FESCUE 5%, HARD FESCUE 5%, CREEPING RED FESCUE 10%, ALPINE BLUEGRASS 15%, CANADA BLUEGRASS 10%, PERENNIAL RYEGRASS 15%, SLENDER WHEATGRASS 10%, MOUNTAIN BROME 15%

GENERAL LANDSCAPE NOTES:

1. ALL PLANTING AREAS ARE TO RECEIVE IRRIGATION IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT CODE PER TITLE 17 OF TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE
2. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
3. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
4. NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE
5. GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
6. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC
7. FERTILIZER AT A 2:1 RATIO.
8. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES. MULCH ALL PERENNIAL BEDS WITH A PINE
9. BARK SOIL CONDITIONER; SHREDDED BARK.
10. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
11. ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY
12. NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 9-109 OF
13. THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
14. ALL NEW PLANTED ASPEN TREES TO BE MULTI-STEM TREES.

REVEGETATION NOTES:

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

FIRE MITIGATION NOTES:

ZONE 1:

1. 1. ALL SLASH AND FLAMMABLE VEGETATION SHALL BE REMOVED FROM ZONE 1.
2. 2. ALL TREES AND SHRUBS LOCATED WITHIN ZONE 1 SHALL BE REMOVED.

ZONE 2 :

1. DOMINANT AND CODOMINANT LIVE TREES WITH A DBH OF FOUR INCHES (4") OR GREATER SHALL BE SPACED WITH A TEN FOOT (10') CROWN-TO CROWN SEPARATION. ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA.

2. ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT FOR STANDING DEAD TREES THAT STAFF INDICATES NEED TO BE MAINTAINED SINCE STANDING DEAD TREES PROVIDE IMPORTANT WILDLIFE HABITAT.

3. SHRUBS OVER FIVE FEET (5') TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET (10') FROM SHRUB-TO-SHRUB.

4. TREES REMAINING WITHIN ZONE 2 SHALL HAVE BRANCHES PRUNED TO A HEIGHT OF TEN FEET (10'), BUT NOTWITHSTANDING SAID HEIGHT REQUIREMENT, BRANCHES NEED NOT BE PRUNED TO MORE THAN ONE-THIRD (1/3) OF THE TREE HEIGHT WITH THE FOLLOWING EXCEPTIONS:
   - ASPEN TREES
   - ISOLATED SPRUCE AND FIR TREES.

MHK ARCHITECTURE & PLANNING
400 EAST HYMAN AVE.
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ASPEN, CO 81611
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NOT FOR CONSTRUCTION

ISSUE	DATE:
PLANNING SUBMITTAL	10-27-21

DRAWN BY:
CHECKED BY:

PHASE: DD
PR NO: 21155

L-2

EXHIBIT B

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 177, 113 Highlands
Way:

Looks like a good project. I have two comments. On page CO.2 note #4, I doubt Jefferson County R&B cares about a project in the Mountain Village. The other comment is I don't see an irrigation plan with water calcs.
Thanks Finn

Forester Comments for 113 Highlands Way. Lot 177
Diversity of tree plantings clause is not met. 1 Acer Tataricum / 18 trees = 6% <40%
It is not recommended to plant blue spruce within 5' of the planned structure especially near an entrance or window.
Wildfire mitigation plan defines zone 1 but does not include which trees will be removed from zone 2 for wildfire mitigation or the species of tree. Groupings of trees separated by 16' from other groupings and structures and or 10' crown spacing between trees must be planned for new construction. If the wildfire mitigation plan is not updated with species and trees to be removed to create required crown spacing, you will need to request a site visit from the staff forester to plan and mark trees for removal.

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

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing: January 6, 2022

DATE: December 28, 2021

RE: Consideration of a Design Review: Final Architecture Review fora 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 9O TOTAL ACRES 1.587 COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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

Figure 1: Vicinity Map

ATTACHMENTS
Exbibit A: Applicants Narrative
Exhibit B: Architectural Plan
Set Exibit C: specification sheets (follow link),

Case Summary: Casey Culbertson of Pure Design Architects (Applicant) is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) 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 thehome 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

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 22, 2021.

Design Review Board Specific Approvals:

1. ***Metal Fascia***

Design Review Board Design Variation:

1. ***Landscaping – Diversity of Species***

Chapter 17.3: ZONING AND LAND USE REGULATIONS
17.3.12: Building Height Limits

Staff: Criteria met.

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.*

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: Criteria met.

17.5.5 : Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: Criteria met.

17.5.6 : Building Design

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 Applicant has revised the deck design since initial review. The stone cladding that was shown at the face of the deck has been removed and now is shown as a steel surface. Staff believes that this helps the deck surface recede in importance, allowing

the heavy grounded foundation of the home to be more visually important. The applicant has also revised the elevations to show that the foundation is stone clad, which allows it to meet the requirement of a substantially grounded base.

The garage door has been changed to a wood surface, so the concerns raised at Initial Review over glass doors are no longer a concern.

Grading and Drainage Design
Staff: Criteria met

17.5.7 : Parking Regulations

Staff: Criteria met. The applicant has removed the one corner of the exterior parking space that previously was shown to encroach into the GE.

17.5.8 : Landscaping Regulations
The applicant has revised the landscape plan since initial review. Fire mitigation requirements are now being me. 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 has not been shown, but it should be noted that any irrigation within the GE will require a GE encroachment agreement. The landscape plan is still not meeting the diversity of tree plantings clause within theCDC. Staff recommends a design variation be granted as 40% diversity is difficult to reach and we do not want to disincentivize aspen plantings.

17.5.11 : Utilities
Staff: Criteria met.

17.5.12 : Lighting Regulations
Staff: A lighting plan with photometric study was provided. The proposed fixture LF1 is not full cut-off and will need to be replaced with an alternate fixture. The recessed can fixture LF2 exceeds the max allowable lumens. Staff recommends that the applicant provide a revised plan for review by staff and one DRB member prior to building permit.

17.5.13 : Sign Regulations
Staff: The applicant has provided additional details of the address monument; staff finds that the design now meets all CDC requirements.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1 : Environmental Regulations
Staff: Fire Mitigation and Forestry Management:

The applicant has revised the landscaping plan, yet it still includes 1 conifer species within Zone 1. Staff recommends allowing this one tree as the dripline of the home could be extended across the parking area to include it without the need to remove any additional trees. They have not indicated which trees in Zone 2 will be removed, hence shall work with the Town Forester prior to any tree removal to determine an appropriate tree removal plan.

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 fireplace will run on natural gas.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The CMP indicates the required dumpster, bear proof trash container and toilet. Parking is indicated as four spaces, but these spaces will likely not be accessible until

the completion of the driveway, therefore the applicant will need to work with the town at least for the initial stages of the project to obtain roadside parking permits. Construction fencing is proposed around the entire site and appropriate silt fencing for potential stormwater runoff is shown on the downhill side of any excavation. The notes indicate a crane is to be used and that a separate crane/radius plan will be provided by the contractor, this can be reviewed with the building permit.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture 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 Final Architecture Review for a new single-family home located at Lot 536, based on the evidence provided within the Staff Report of record dated December 28, 2021, with the following Specific Approvals and Design Variations:

DRB Specific Approvals:

1. *Metal Fascia*

Design Variations:

1. *Landscaping – Diversity of Species*

And, with the following conditions:

1. *Prior to building permit the applicant will work with the Town Forester to indicate which trees in the Zone 2 Fire Mitigation area are to be removed.*
2. *Prior to building permit the applicant will submit a revised lighting plan for review by staff and one DRB member.*
3. *Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.*
4. *Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
5. *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.*
6. *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.*
7. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
8. *Prior to the Building Division conducting the required framing inspection, a 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

/aw

EXHIBIT A

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

EXHIBIT B

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 #4/AXXX

16 BOXES:

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

EXAMPLE DETAL #9/AXXX

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 EXTERIOR 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

PROJECT CONTACTS

OWNER:
TURBO TELLURIDE
PO BOX 1988
TELLURIDE, CO 81435

ARCHITECT:
PURE DESIGN
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NORTH KANSAS CITY, MO 64116
CONTACT: CASEY CULBERTSON
T: 816.715.1392
CASEY@PUREDESIGNKC.COM

INTERIOR DESIGNER:
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T: 816.715.1392
MADISON@PUREDESIGNKC.COM

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

CIVIL ENGINEER:
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411 SOUTH TEJON ST, SUITE I
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

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:

FIRST FLOOR	3,247 GSF
SECOND FLOOR	573 GSF
GARAGE	846 GSF
TOTAL	4,666 GSF

BUILDING HEIGHT SUMMARY:

AVG. BUILDING HEIGHT	= 19' - 4" (30' MAX)
MAX. BUILDING HEIGHT	= 29' - 3 3/16" (35' MAX)

EXT. MATERIAL SUMMARY (SEE A2.03)

STONE	2,611 SF = 45.4% (35% MIN)
GLASS	966 SF = 16.8% (35% MAX)
METAL	1,453 SF = 25.3%
WOOD	722 SF = 12.5%
TOTAL	5,752 SF = 100%

LOCATION MAP

VICINITY MAP

STANDARD ABBREVIATIONS

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

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OF RECORD OR UNDER HIS DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, ARRANGEMENT, AND COMPOSITION OF SPACES, ARE THE PROPERTY OF THE ARCHITECT AND ARE THE COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HERE-IN WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

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CONTRACT DOCUMENTS: THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL REQUIREMENTS, AND OTHER DIVISIONS OF SPECIFICATIONS MAY AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND INTEGRATE THE DESIGN INTENT OF THE WHOLE OF THE CONSTRUCTION DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITIES HAVING JURISDICTION, AND WITH REQUIREMTNS OF THE LANDLORD IF REQUIRED AS PART OF THE WORK CONTAINED WITHIN. DO NOT START WORK UNTIL ALL PERMITS AND REQUIRED APPROVALS ARE OBTAINED.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS. ANY DISCREPANCIES AFFECTING APPLICATION OF A MATERIAL OR EQUIPMENT TIME TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT MATERIAL AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTRAL MATERIAL UNLESS OTHERWISE INDICATED.

CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

COLORADO LICENSED
MICHAEL HEITSMITH
00405582
ARCHITECT

219 RUSSELL DRIVE

219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015
DATE: 10.15.2021
ISSUE RECORD:

REVISIONS:

COVER SHEET

A0.00

NOTE: EXTERIOR DESIGN IS SCHEMATIC

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:	

AXONOMETRIC

A0.01

NOTE: EXTERIOR DESIGN IS SCHEMATIC

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OF RECORD OR UNDER HIS DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT FORM, ARRANGEMENT, AND COMPOSITION OF SPACES AND ELEMENTS PORTRAYED, CONSTITUTE THE ORIGINAL UNPUBLISHED WORK 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 DISCLAIMS RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS OR ANY DOCUMENTS DRAWINGS OR OTHER INSTRUMENTS USED FOR ANY PART OF THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE UNDERTAKEN ON IN THE INTEREST OF THE PROJECT OWNER. NO OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER ENTITY.

RELATED DOCUMENTS: 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 DRAWINGS MAY AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND INTEGRATE THE DESIGN INTENT OF THE WHOLE OF THE CONSTRUCTION DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITIES HAVING JURISDICTION, AND WITH REQUIREMENTS OF THE LANDLORD IF REQUIRED AS PART OF THE WORK CONTAINED WITHIN. DO NOT START WORK UNTIL ALL PERMITS AND REQUIRED APPROVALS ARE OBTAINED.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL UNLESS OTHERWISE INDICATED.

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:	

AXONOMETRIC

A0.02

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 REQUIRIEMENTS. 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.

811

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.

SMH CONSULTANTS
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Dodge City, KS
(620) 255-1952
Overland Park, KS
(913) 444-9615
Colorado Springs, CO
(719) 465-2145

RUSSELL DRIVE RESIDENCE

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION DATE		REVISION DESCRIPTION
00/00/00		(DESCRIPTION)

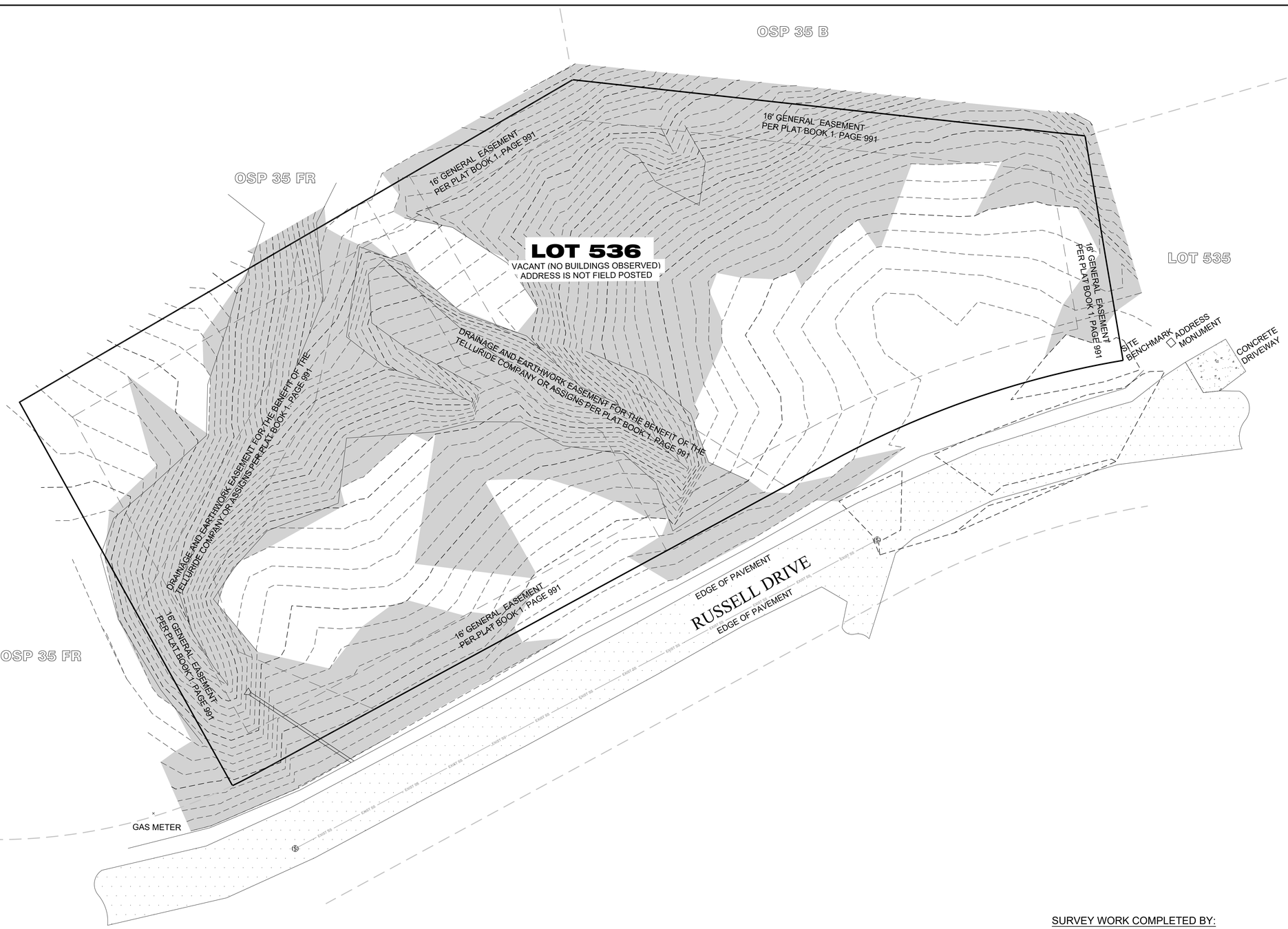
GENERAL NOTES

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

DATE: 12/21/2021

SHEET # C1

TOTAL SHEETS 9



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

LEGEND

SLOPE > 30%

6941 — 1' CONTOUR INTERVAL (EXISTING GROUND)

6940 — 5' CONTOUR INTERVAL (EXISTING GROUND)

SMH CONSULTANTS

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Landscape Architecture

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Dodge City, KS
(620) 255-1952
Overland Park, KS
(913) 444-9615
Colorado Springs, CO
(719) 465-2145

RUSSELL DRIVE RESIDENCE

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION DATE	(DESCRIPTION)
00/00/00	REVISION DESCRIPTION

SLOPE ANALYSIS

NORTH

SCALE: 1" = 20'

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

DATE: 12/21/2021

SHEET # C2

TOTAL SHEETS 9

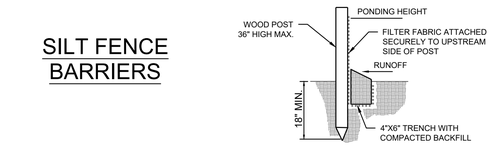
LEGEND

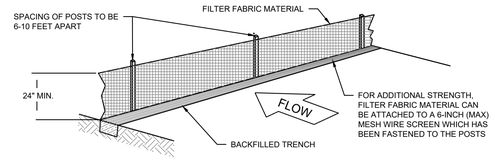
- CONSTRUCTION FENCE
- SILT FENCE
- AREA OF DISTURBANCE

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 AONG 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.

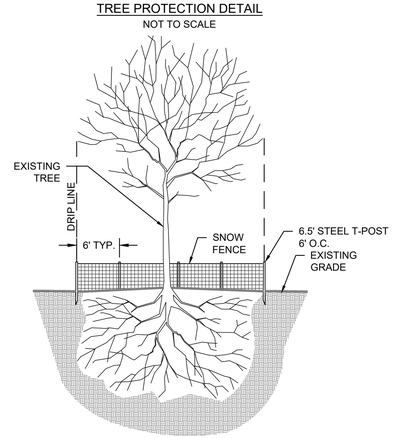
INSPECTION AND MAINTENANCE:

SILT FENCE SLOPE BARRIERS SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF ½" 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	(DESCRIPTION)

MITIGATION PLAN

NORTH

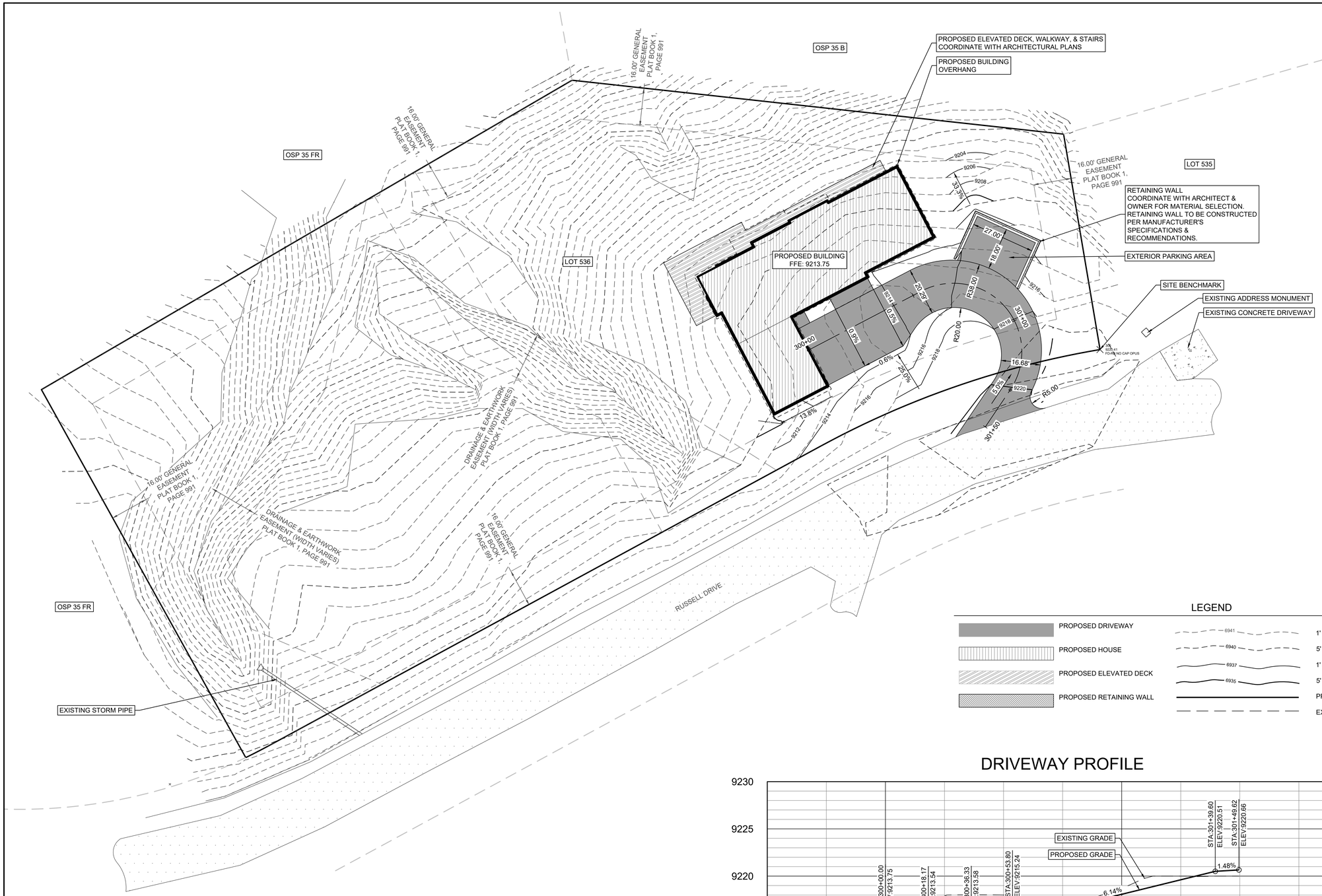
SCALE: 1" = 10'

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

DATE: 12/21/2021

SHEET # C3

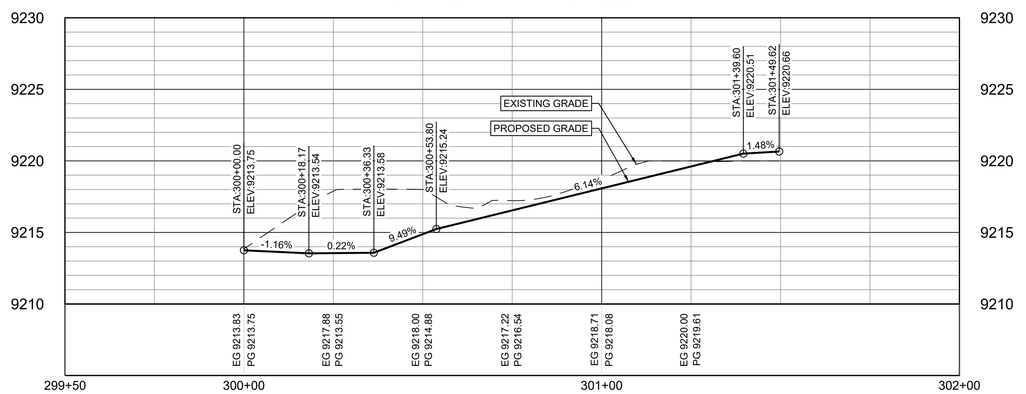
TOTAL SHEETS 9



LEGEND

- PROPOSED DRIVEWAY
- PROPOSED HOUSE
- PROPOSED ELEVATED DECK
- PROPOSED RETAINING WALL
- 6941 — 1' CONTOUR INTERVAL (EXISTING GROUND)
- 6940 — 5' CONTOUR INTERVAL (EXISTING GROUND)
- 6937 — 1' CONTOUR INTERVAL (PROPOSED GROUND)
- 6935 — 5' CONTOUR INTERVAL (PROPOSED GROUND)
- PROPERTY LINE
- EXISTING PUBLIC UTILITY EASEMENT

DRIVEWAY PROFILE



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.

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PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION	DATE	DESCRIPTION
1	00/00/00	(DESCRIPTION)

SITE & GRADING PLAN

NORTH

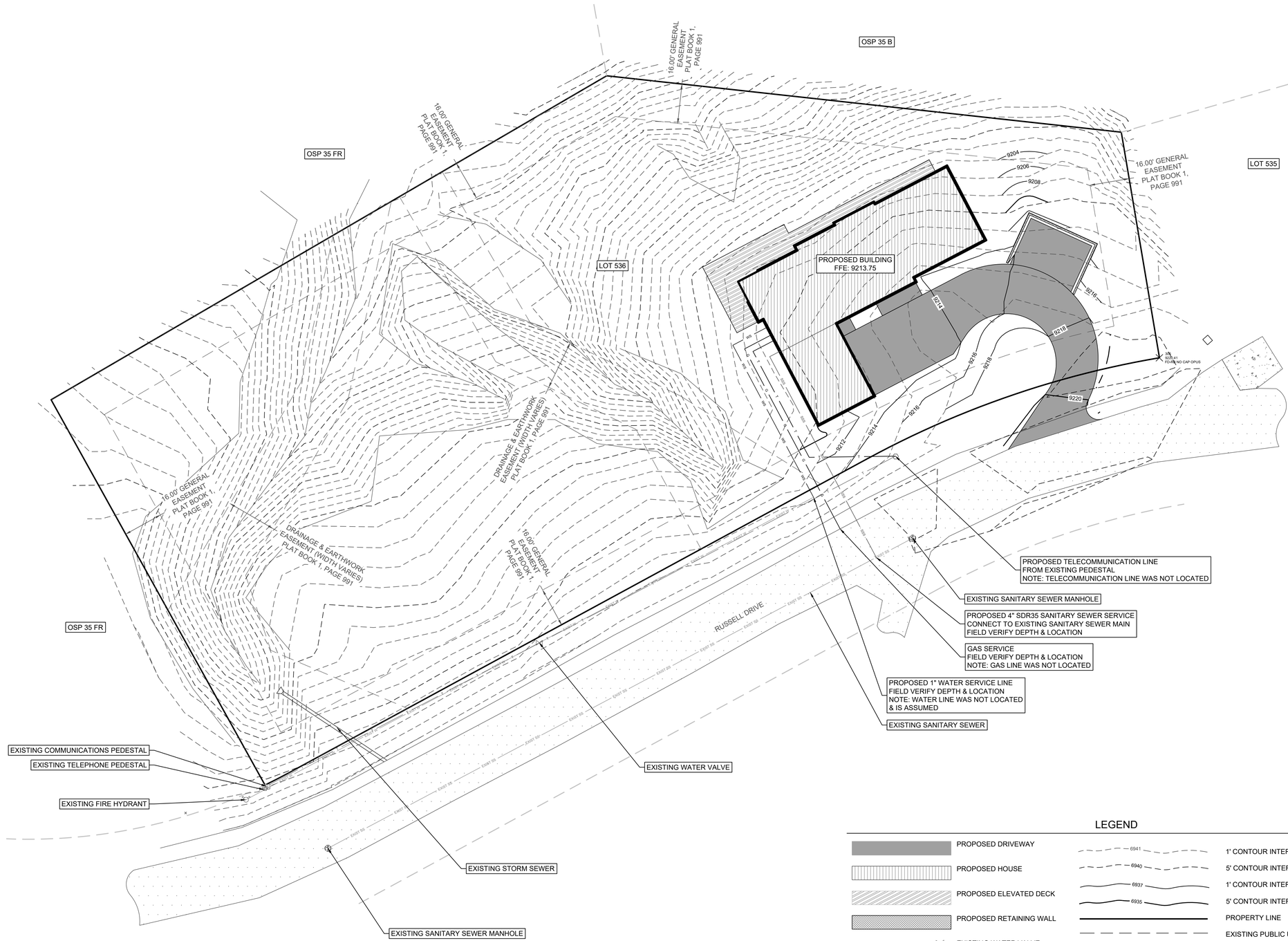
SCALE: 1" = 20'

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

DATE: 12/21/2021

SHEET # C4

TOTAL SHEETS 9



LEGEND

- PROPOSED DRIVEWAY
- PROPOSED HOUSE
- PROPOSED ELEVATED DECK
- PROPOSED RETAINING WALL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- 6941 — 1' CONTOUR INTERVAL (EXISTING GROUND)
- 6940 — 5' CONTOUR INTERVAL (EXISTING GROUND)
- 6937 — 1' CONTOUR INTERVAL (PROPOSED GROUND)
- 6935 — 5' CONTOUR INTERVAL (PROPOSED GROUND)
- PROPERTY LINE
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING TELECOMMUNICATIONS
- PROPOSED TELECOMMUNICATIONS
- PROPOSED GAS

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PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION DATE	REVISION DESCRIPTION
00/00/00	(DESCRIPTION)

UTILITY PLAN

NORTH

SCALE: 1" = 20'

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

DATE: 12/21/2021

SHEET # C5

TOTAL SHEETS 9

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.

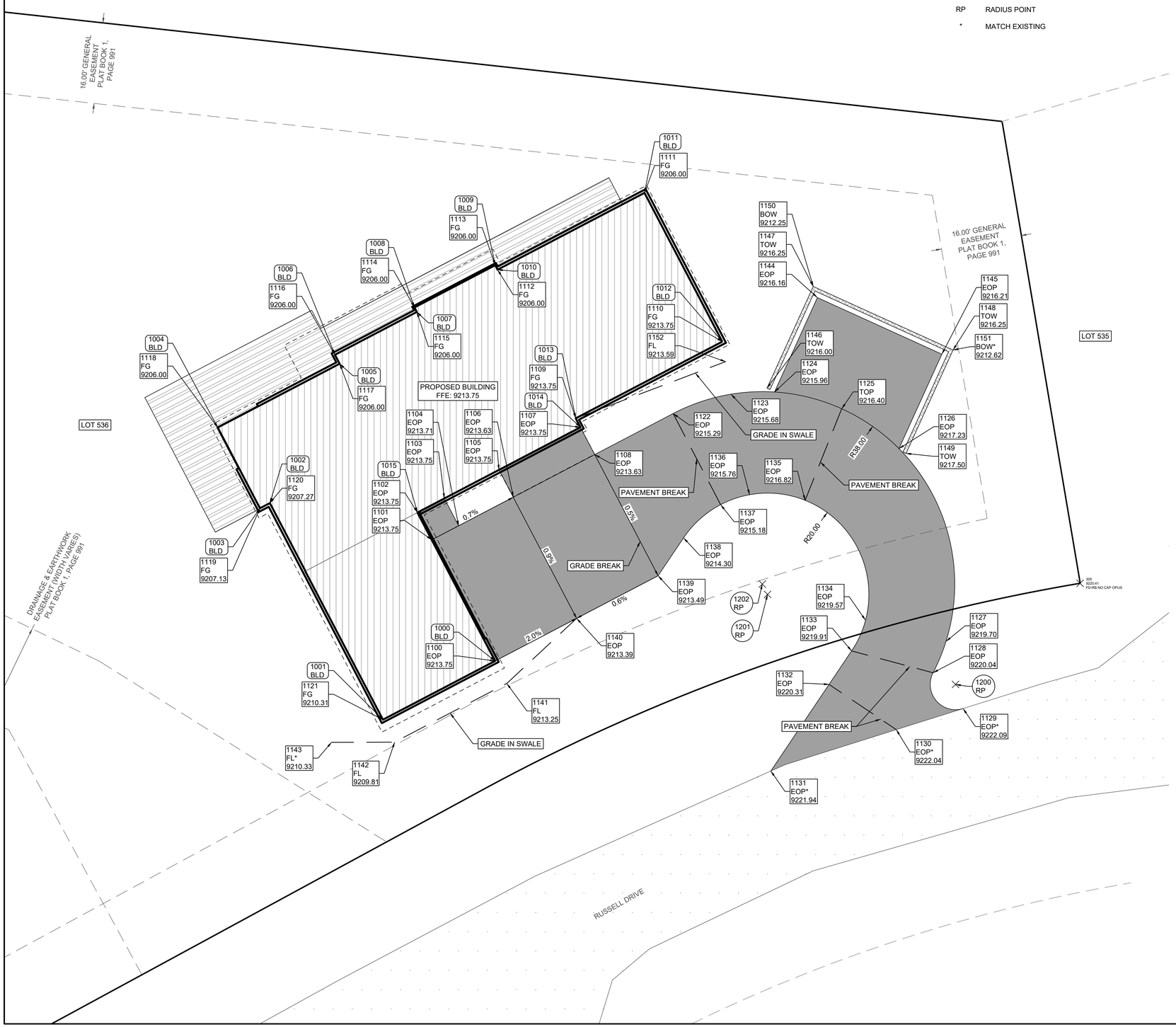
LEGEND

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	10876.81	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	10876.81	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	9215.68	EOP
1124	10899.77	14305.91	9215.96	EOP
1125	10896.46	14319.18	9216.40	TOP
1126	10888.60	14330.49	9217.23	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	14218.42	9210.33	FL*
1144	10918.41	14314.38	9216.16	EOP
1145	10907.24	14338.96	9216.21	EOP
1146	10900.53	14304.42	9216.00	TOW
1147	10920.62	14313.55	9216.25	TOW
1148	10908.07	14341.17	9216.25	TOW
1149	10887.64	14331.88	9217.50	TOW
1150	10920.62	14313.55	9212.25	BOW
1151	10908.07	14341.17	9212.62	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

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PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION DESCRIPTION (DESCRIPTION)

REVISION DATE 00/00/00

HORIZONTAL & VERTICAL CONTROL PLAN

NORTH

SCALE: 1" = 10'

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

DATE: 12/21/2021

SHEET # C6

TOTAL SHEETS 9

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
- PROPOSED HOUSE
- PROPOSED ELEVATED DECK
- PROPOSED RETAINING WALL
- FIRE MITIGATION ZONE 1: NATIVE GRASSES/REVEGETATION
- FIRE MITIGATION ZONE 2: NATIVE GRASSES/REVEGETATION
- 1' CONTOUR INTERVAL (EXISTING GROUND)
- 5' CONTOUR INTERVAL (EXISTING GROUND)
- 1' CONTOUR INTERVAL (PROPOSED GROUND)
- 5' CONTOUR INTERVAL (PROPOSED GROUND)
- PROPERTY LINE
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- EXISTING FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- EXISTING ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- TREE TO BE REMOVED

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PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION DATE	REVISION DESCRIPTION
00/00/00	(DESCRIPTION)

NORTH

SCALE: 1" = 20'

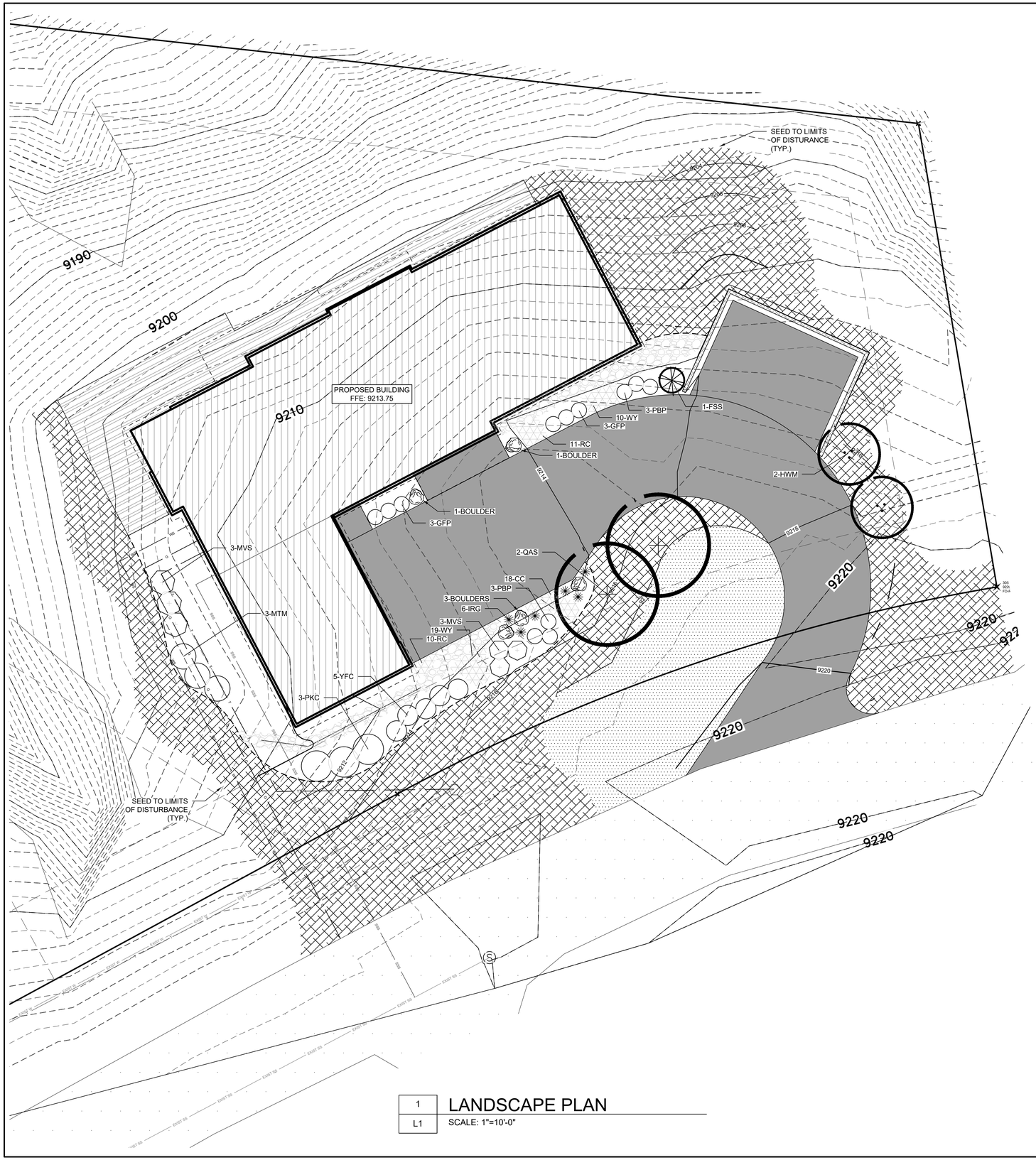
PROJECT #: 2106-0278
CHECKED BY: BML
DRAWN BY: KMM

DATE: 12/21/2021

SHEET # C7

TOTAL SHEETS 9

FIRE MITIGATION PLAN



1 L1 LANDSCAPE PLAN

SCALE: 1"=10'-0"

LEGEND

DECIDUOUS TREE

EVERGREEN TREE

ORNAMENTAL TREE

DECIDUOUS SHRUB

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

STEEL EDGER

TURF GRASS - SOD

NATIVE SEED MIX

4"-8" COBBLE ROCK

PERENNIALS

PLANT LIST

SHADE TREES			
2	QAS	QUAKING ASPEN Populus termuloides	2.5" CAL. MULTI-TRUNK
EVERGREEN TREES			
1	FSS	FASTIGIATE SPRUCE Picea pungens 'Iseli Fastigiate'	8' HT. SINGLE TRUNK
ORNAMENTAL TREES			
2	HWM	HOT WINGS TATARIAN MAPLE Acer tataricum 'Hot Wings'	6' HT. MULTI-TRUNK
EVERGREEN SHRUBS			
6	MVS	MESA VERDE SPRUCE Picea pungens 'Mesa Verde'	5 GAL. 18"-24" SPREAD
DECIDUOUS SHRUBS			
6	GFP	GOLD FINGER POTENTILLA Potentilla fruitcosa 'Gold Finger'	5 GAL. 18"-24" HT.
3	MTM	MOUNTAIN MAHOGANY Cercocarpus montanus	5 GAL. 18"-24" HT.
6	PBP	PINK BEAUTY POTENTILLA Potentilla fruitcosa 'Pink Beauty'	5 GAL. 18"-24" HT.
3	PKC	PEKING COTONEASTER Cotoneaster lucidus	5 GAL. 18"-24" HT.
5	YFC	YELLOW FLOWERING CURRANT Ribes aureum	5 GAL. 18"-24" HT.
PERENNIALS/GROUND COVERS/GRASSES			
18	CC	CRIMSON STAR COLUMBINE Aquilegia 'Crimson Star'	1 GAL. ESTABLISHED
6	IRG	INDIAN RICE GRASS Achnatherum hymenoides	1 GAL. ESTABLISHED
21	RC	ROCKY MOUNTAIN COLUMBINE Aquilegia coerulea	1 GAL. ESTABLISHED
29	WY	WHITE YARROW Achillea millefolium	1 GAL. ESTABLISHED

NATIVE SEED MIX

(SUPPLEMETNAL IRRIGATION)
(MOW ONCE PER YEAR DURING WINTER DORMANCY)
SEEDING RATE: 25 LBS. PLS/ACRE: DRILL SEEDED
ADD 50% IF HYDROSEEDED OR BRILLION DRILLED
ADD 100% IF BROADCAST
PERCENTAGES BY PLS WEIGHT

15%	MOUNTAIN BROME
15%	PERENNIAL RYE
15%	ALPINE BLUEGRASS
15%	CANADA BLUEGRASS
10%	SLENDER WHEATGRASS
10%	CREEPING RED FESCUE
10%	TALL FESCUE
5%	HARD FESCUE
5%	ARIZONA FESCUE
5%	WESTERN YARROW

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PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION	DATE	REVISION DESCRIPTION
△	00/00/00	(DESCRIPTION)

LANDSCAPE PLAN

NORTH

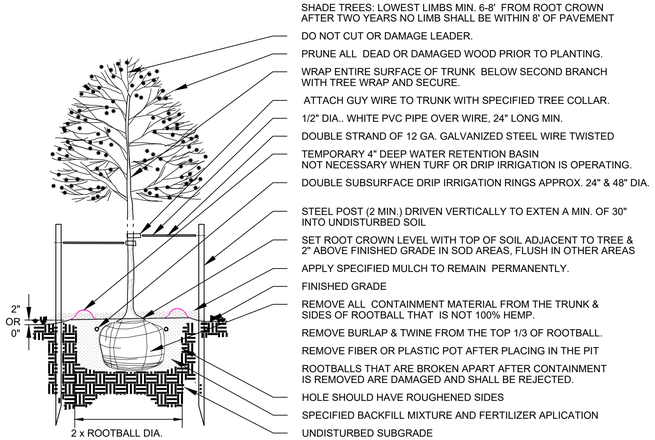
SCALE: 1" = 10'

PROJECT #: 2106-0278
CHECKED BY: KML
DRAWN BY: KML

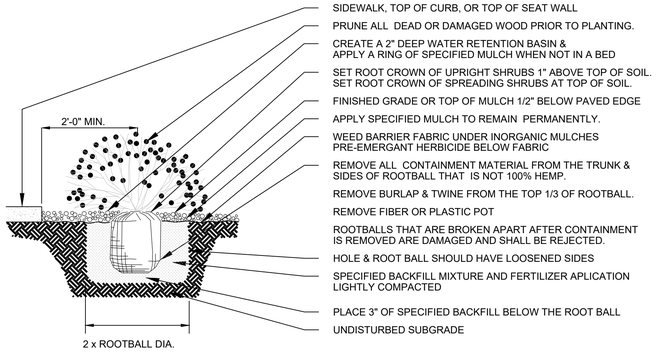
DATE: 12/21/2021

SHEET # L1

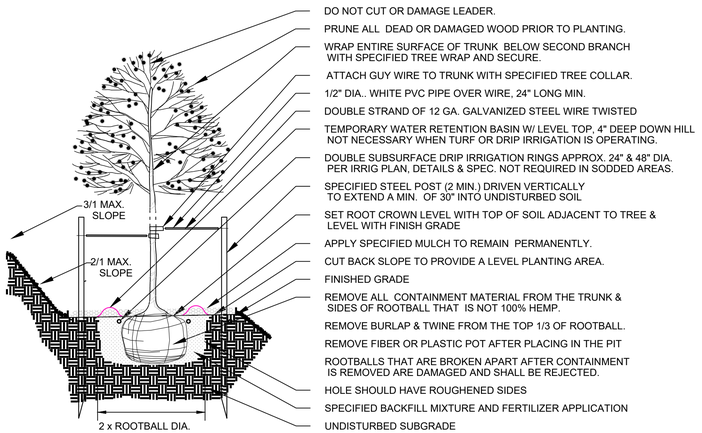
TOTAL SHEETS 9



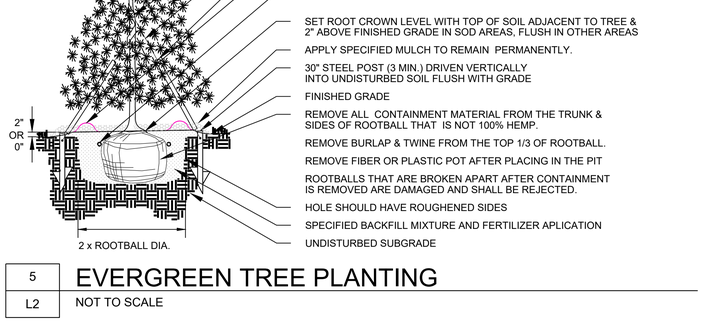
1	DECIDUOUS TREE PLANTING
L2	NOT TO SCALE



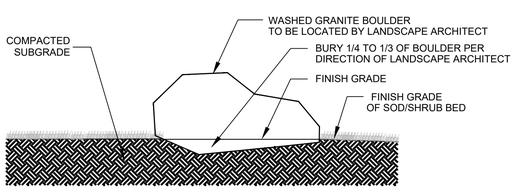
4	SHRUB PLANTING
L3	NOT TO SCALE



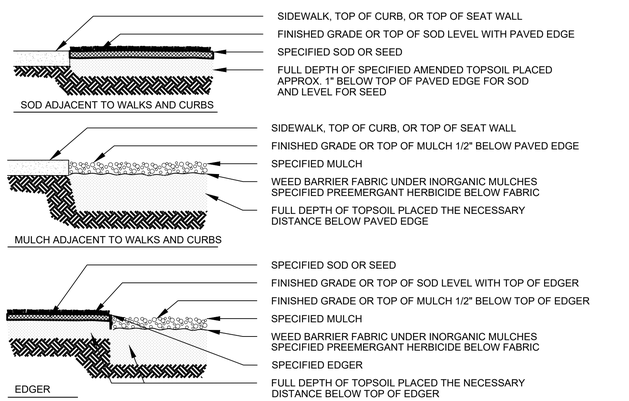
2	TREE PLANTING ON SLOPE
L2	NOT TO SCALE



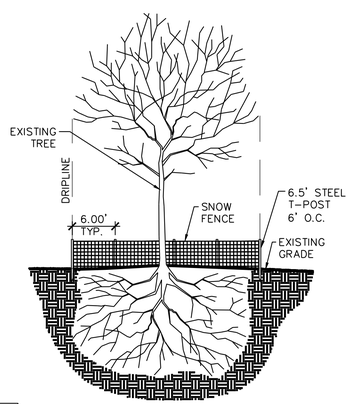
5	EVERGREEN TREE PLANTING
L2	NOT TO SCALE



3	BOULDER PLACEMENT
L2	NOT TO SCALE



6	EDGE TREATMENT
L2	NOT TO SCALE



7	TREE PROTECTION DETAIL
L2	NOT TO SCALE

LANDSCAPE NOTES

1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IF A CONFLICT EXISTS BETWEEN THESE NOTES, DETAILS & SPECIFICATIONS THESE NOTES SHALL OVERRIDE THE DETAILS & THE DETAILS SHALL OVERRIDE THE SPECIFICATIONS.

2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.

3. ALL MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.

4. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

5. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUBMITTALS, CUT SHEETS OF MATERIALS & SOIL TEST RESULTS DIRECTLY TO THE OWNERS REPRESENTATIVE FOR APPROVAL. SEE SPECIFICATIONS FOR DETAILED SUBMITTAL INFORMATION.

7. REMOVE EXCESS SUB GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.

8. ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED IN TO ALL PLANTING PITS AS IN THE DETAILS.

9. ALL PLANT MATERIALS SHALL BE AS SPECIFIED AND MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS.
ALL SHADE TREES MUST NOT HAVE LIMBS THAT ARE LESS THAN 6' FROM THE ROOT CROWN. AFTER TWO YEARS OF GROWTH SHADE TREES SHALL HAVE THE LOWER LIMBS REMOVED SO THAT THERE WILL BE 8' OF CLEARANCE ABOVE ANY PAVED SURFACE. EACH TREE THAT IS LIMBED UP MUST HAVE LIMBS REMOVED ALL THE WAY AROUND THE TREE SO THAT IT IS EVENLY BALANCED.

10. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

11. ALL CONVENTIONAL PLANTING BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER AS SHOWN ON THE PLANS AND DEFINED IN THE DETAILS AND SPECIFICATIONS. EDGER IS NOT REQUIRED ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS.

12. ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED.
1 1/2" WASHED ROUNDED RIVER ROCK IS TO BE SPREAD FOUR (4) INCHES DEEP FOR SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, GROUNDCOVERS AND TRESS IN PLANTING BEDS, UNLESS NOTED OTHERWISE ON THE PLAN.
4"-8" ROCK COBBLE IS TO BE SPREAD EIGHT (8) INCHES DEEP AND THREE (3) FEET WIDE STRIPS UNDER DOWNSPOUTS AND DRAINAGE AREAS. REFER TO PLAN FOR LOCATIONS AND ROUTING.
PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SODDED OR SEEDED. DO NOT PLACE WEED BARRIER FABRIC UNDER SHREDDED CEDAR MULCH TREE RINGS. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.

13. ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH A BURIED DRIP SYSTEM.
ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.

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(719) 465-2145

RUSSELL DRIVE RESIDENCE

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

MOUNTAIN VILLAGE, COLORADO

REVISION DATE	REVISION DESCRIPTION
00/00/00	(DESCRIPTION)

LANDSCAPE DETAILS

NORTH

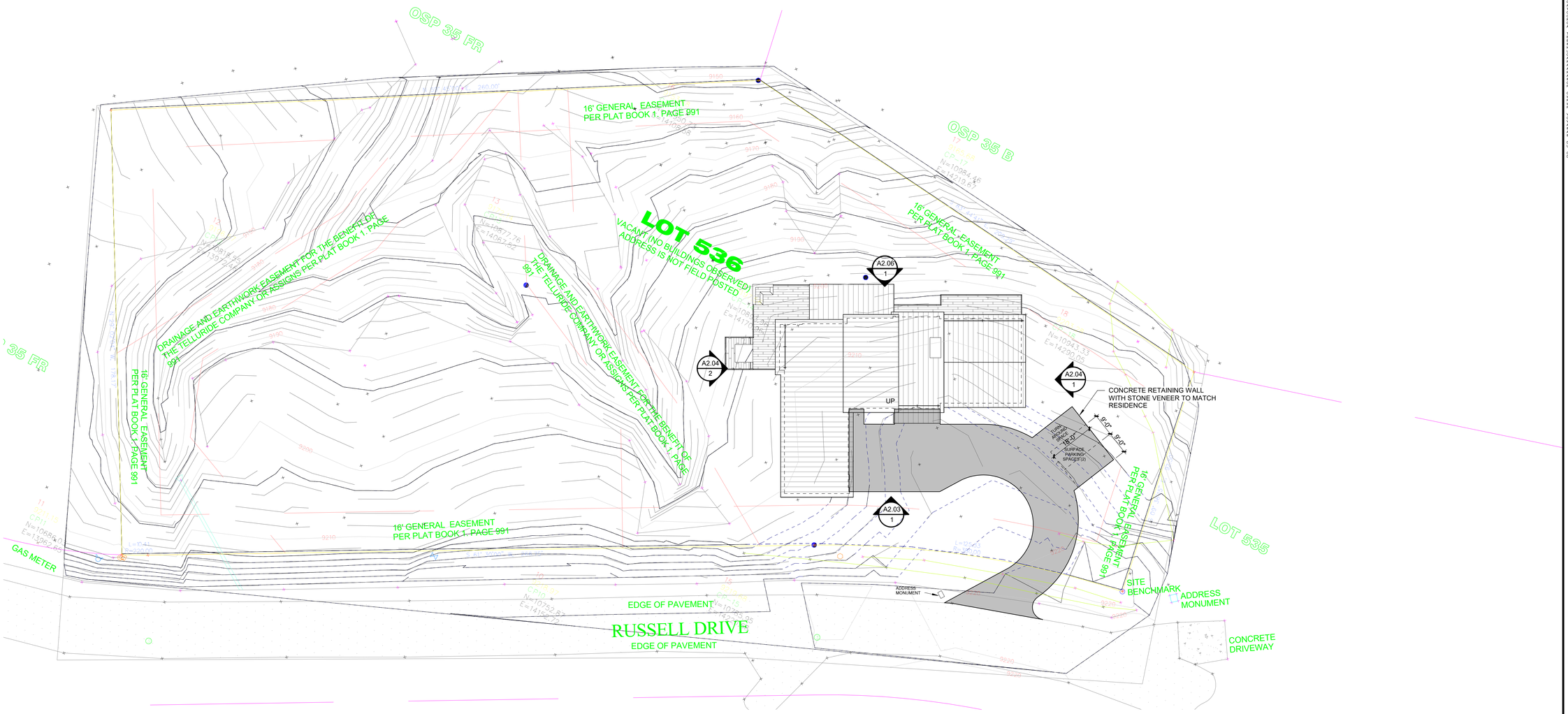
SCALE: 1" = 10'

PROJECT #: 2106-0278
CHECKED BY: KML
DRAWN BY: KML

DATE: 12/22/2021

SHEET # L2

TOTAL SHEETS 9



COLORADO LICENSED
MICHAEL HEITSMAN
00405582
ARCHITECT
02/22/2021 10:22:07 AM

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CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

219 RUSSELL DRIVE

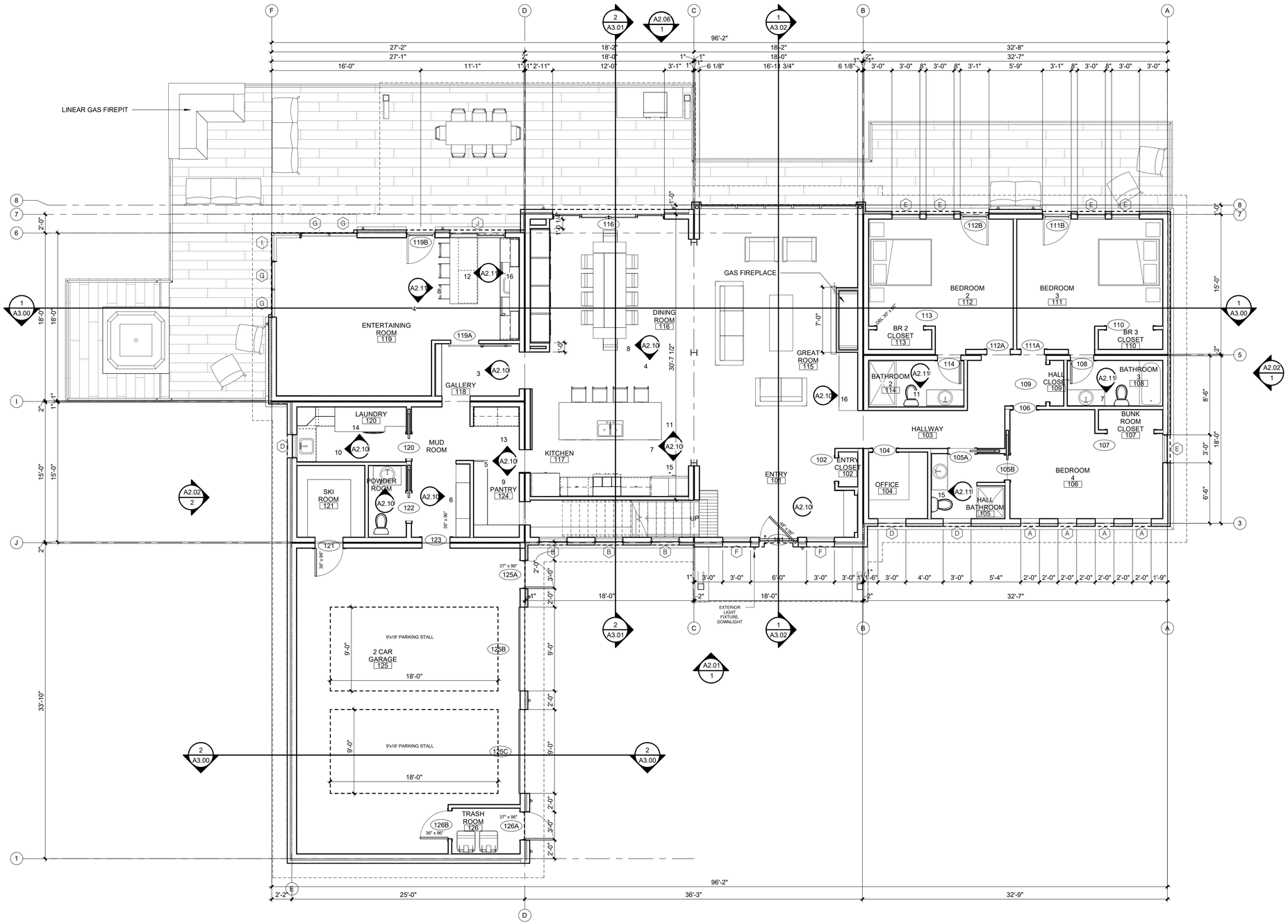
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

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

REVISIONS:

ARCHITECTURAL SITE PLAN

A1.00



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

COLORADO LICENSED ARCHITECT
MICHAEL HEITSMAN
00405582

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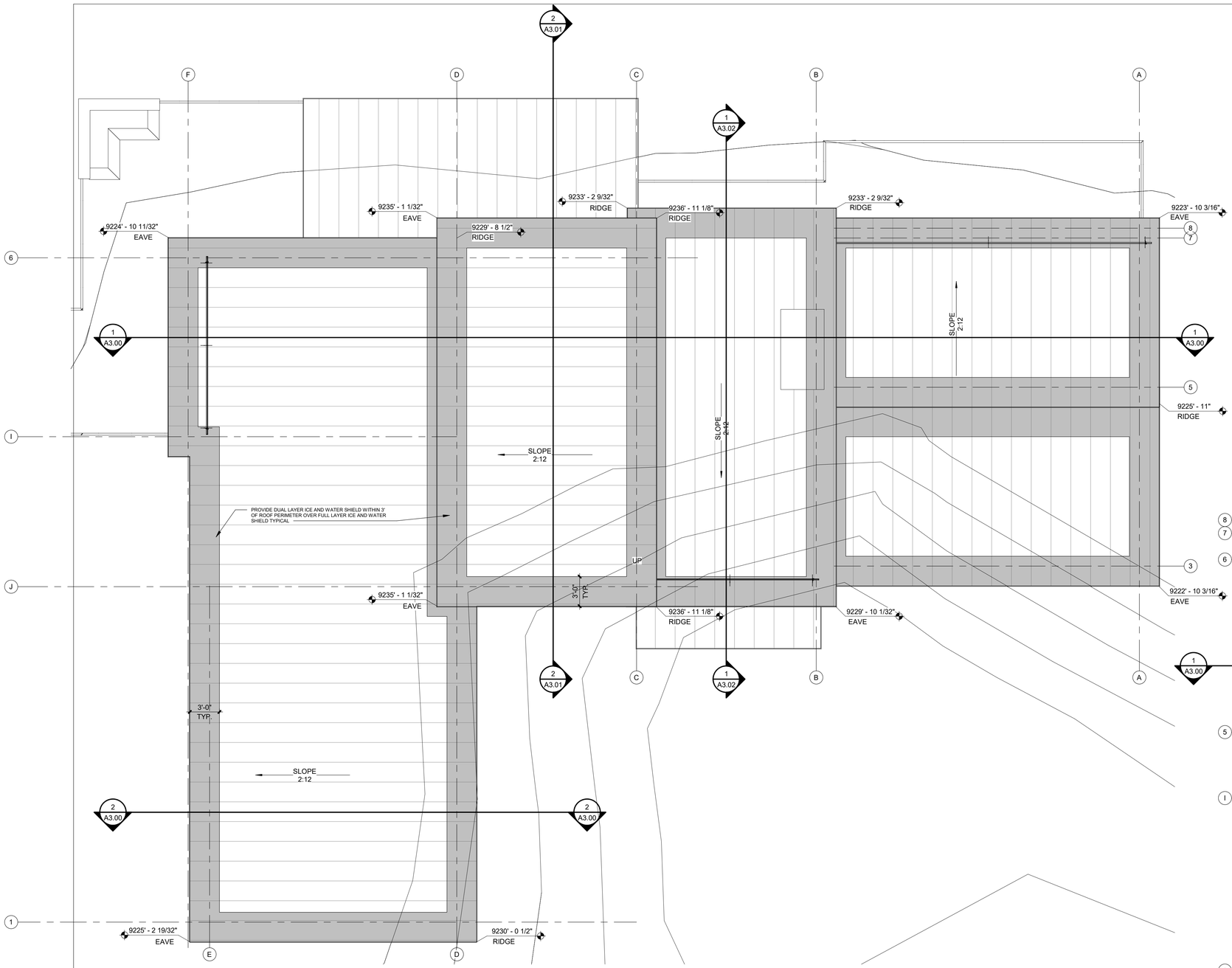
219 RUSSELL DRIVE

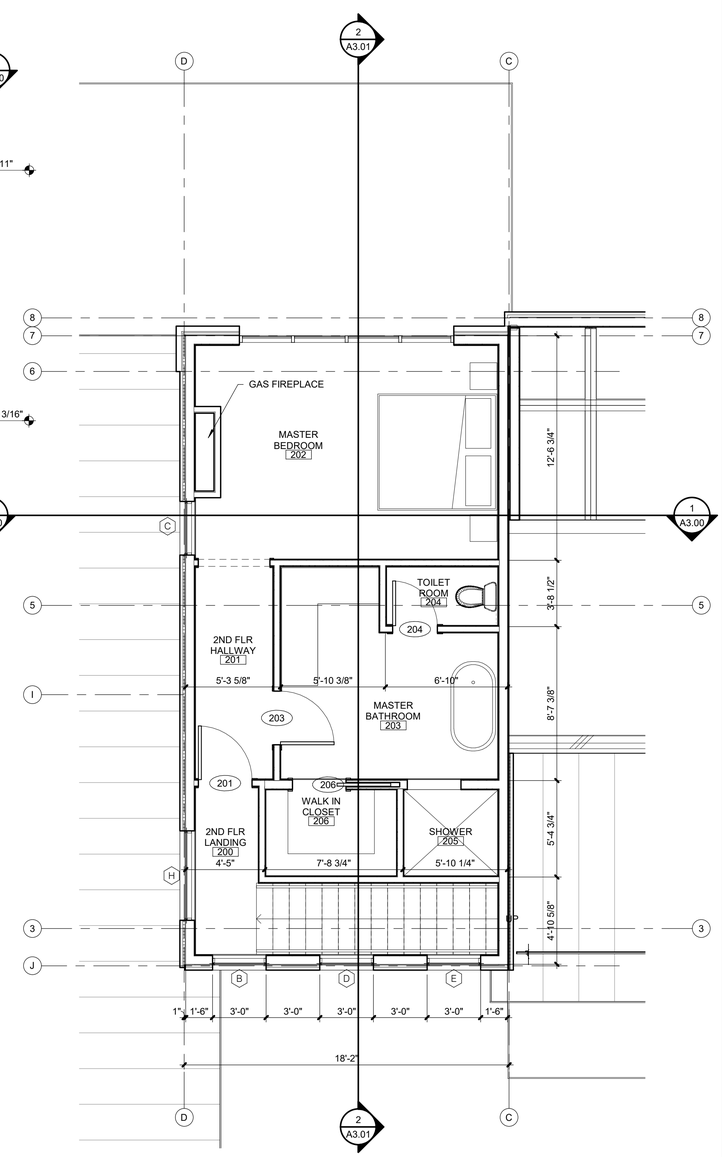
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

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

FIRST FLOOR PLAN

A1.01





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

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

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MICHAEL HEITSMITH
00405582
ARCHITECT

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219 RUSSELL DRIVE

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LOT 536
MOUNTAIN VILLAGE, CO

JOB NO:	21.015
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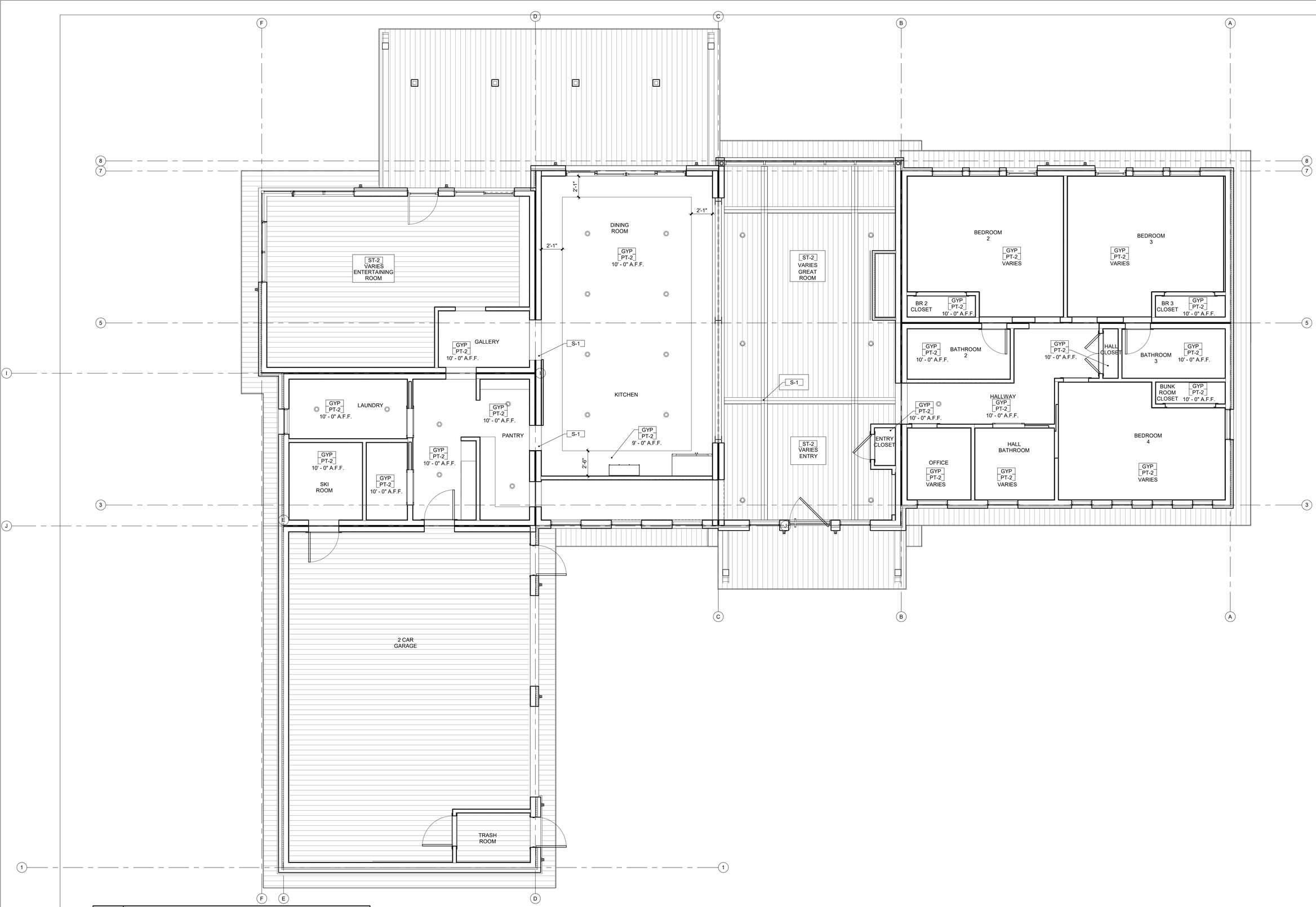
SECOND FLOOR AND ROOF PLAN

A1.02



1	1ST FLOOR
A1.05	SCALE : 1/4" = 1'-0"

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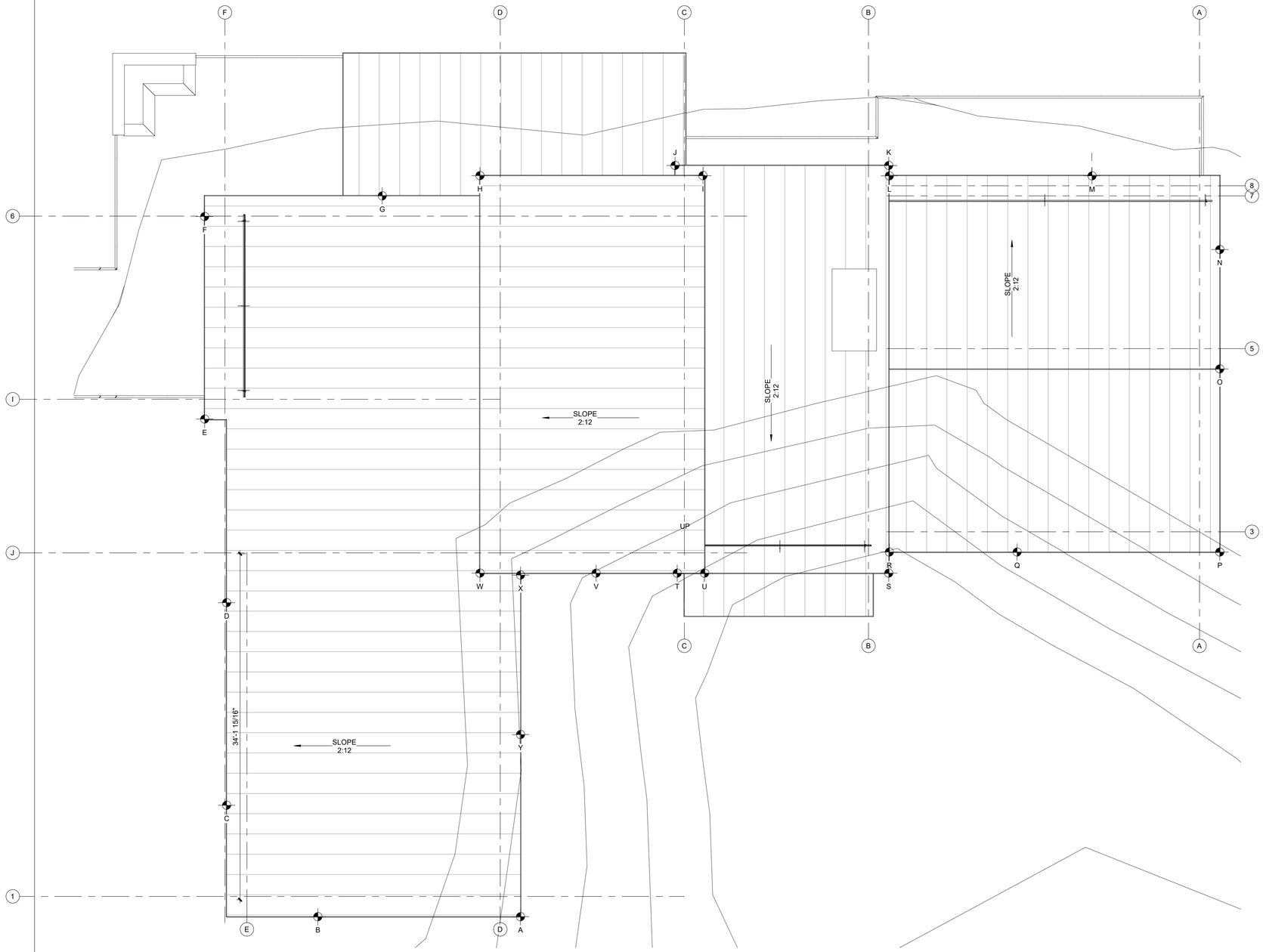
1ST FLOOR REFLECTED CEILING PLAN

A1.05



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"

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00405582
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219 RUSSELL DRIVE

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LOT 536
MOUNTAIN VILLAGE, CO

JOB NO: 21.015
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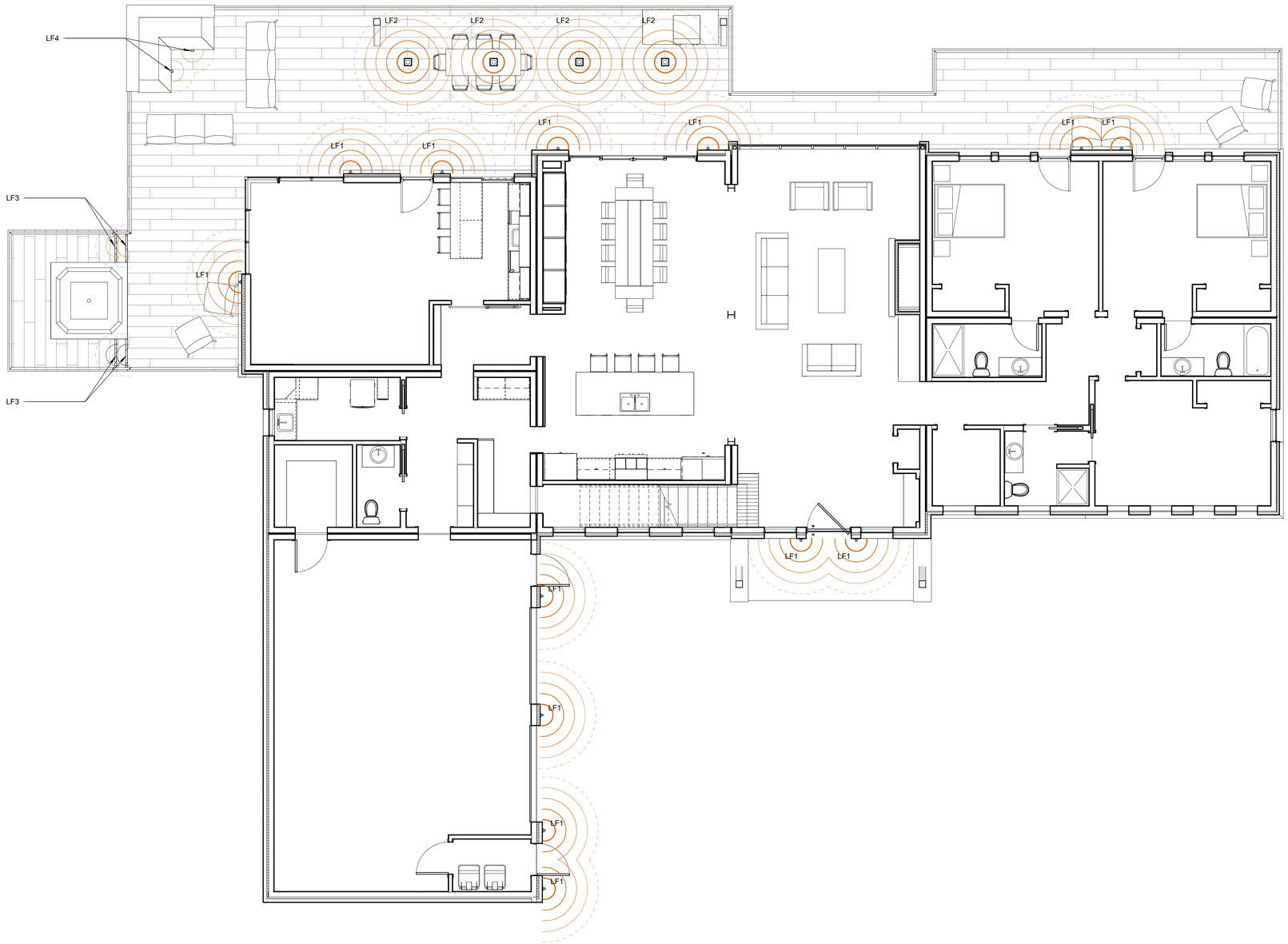
REVISIONS:

BUILDING HEIGHT ANALYSIS

A1.07



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COLORADO LICENSED
MICHAEL HEITSMAN
00405582
ARCHITECT

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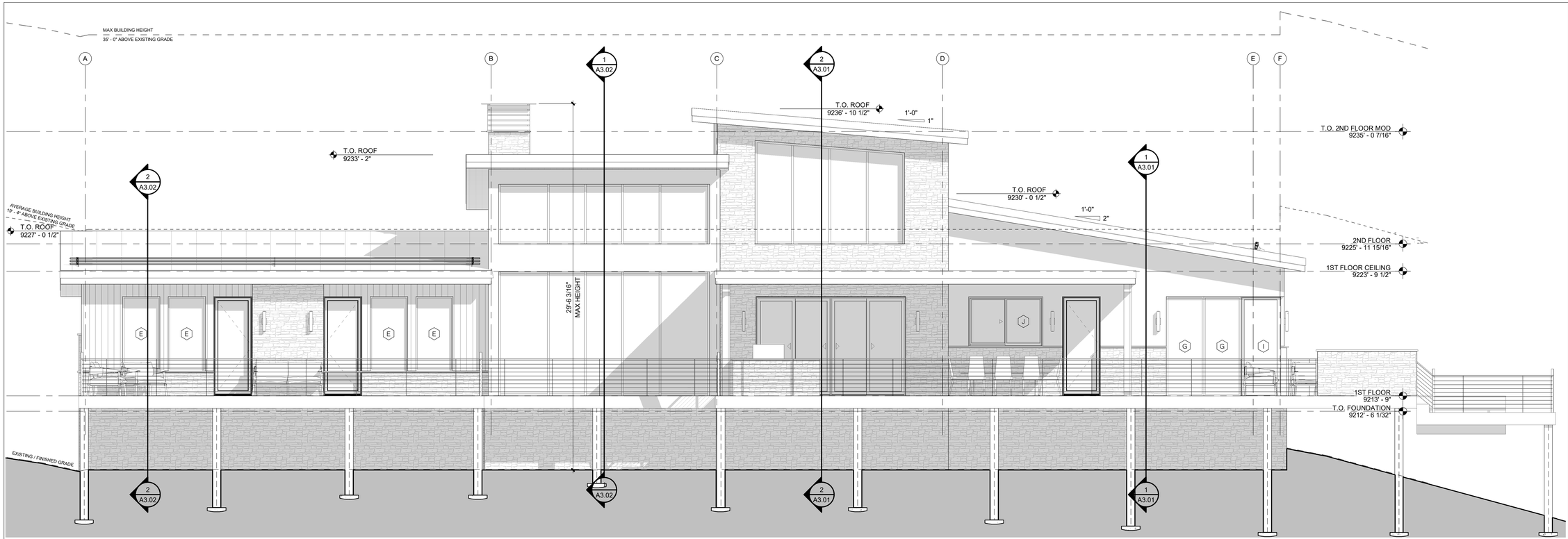
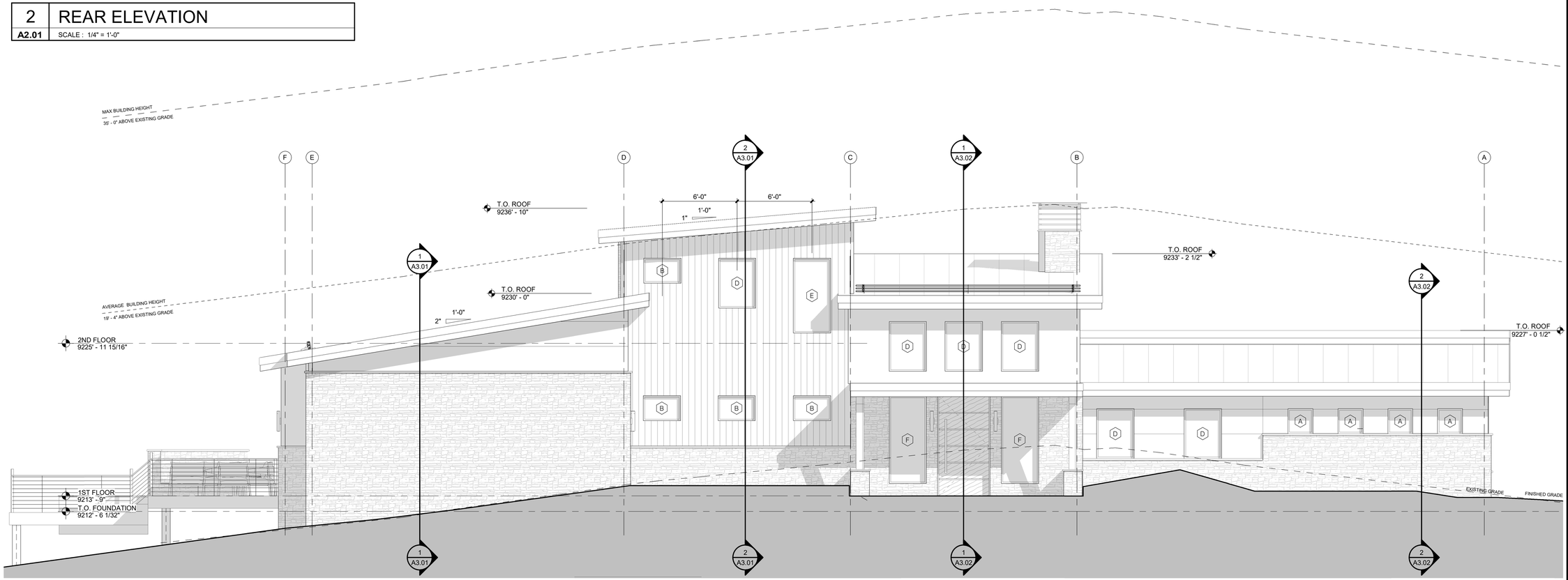
LIGHTING PLAN

A1.08



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



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

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MICHAEL HEITSMITH
00405582
ARCHITECT

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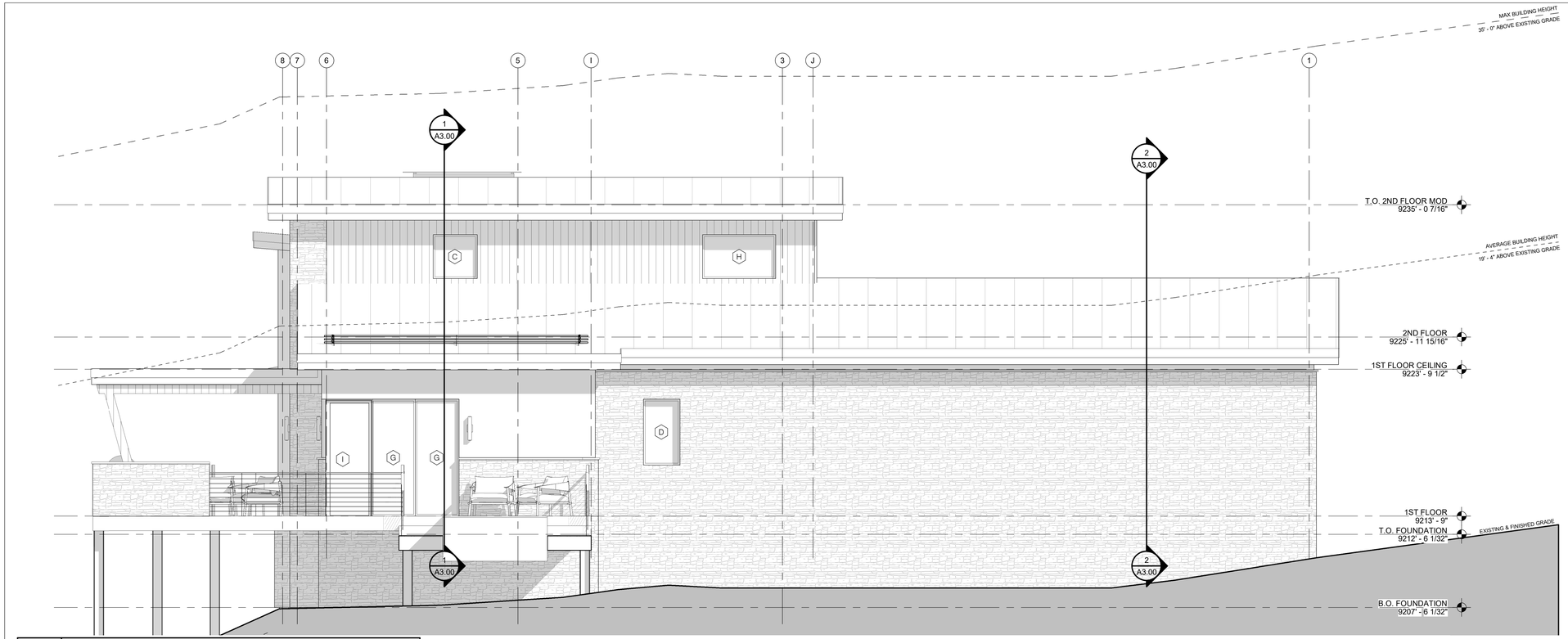
219 RUSSELL DRIVE

219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

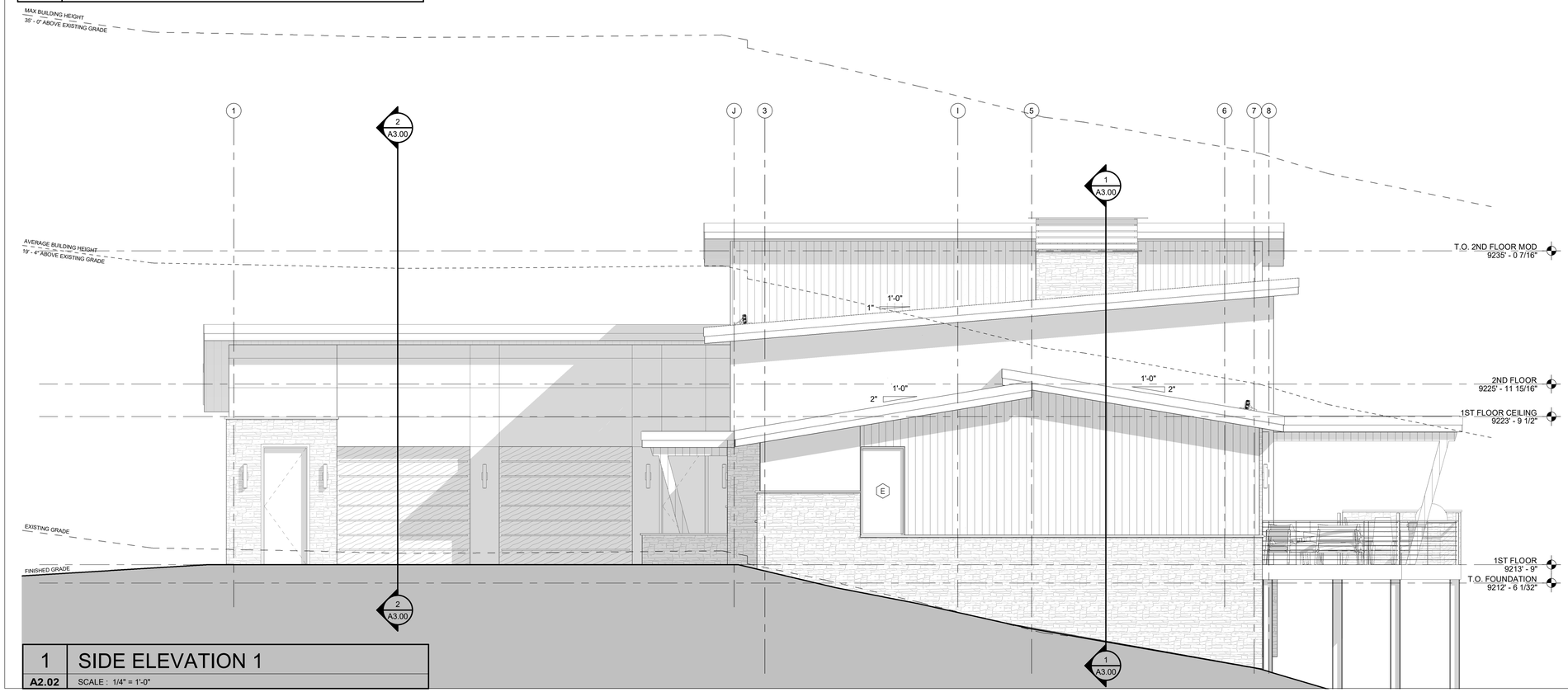
JOB NO: 21.015
DATE: 10.15.2021
ISSUE RECORD: INITIAL SITE REVIEW
REVISIONS:

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"

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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	2,611	45.4%
	GLASS	966	16.8%
	METAL	1,453	25.3%
	WOOD	722	12.5%
	TOTAL FACADE SQUARE FOOTAGE	5,752	

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JOB NO: 21.015
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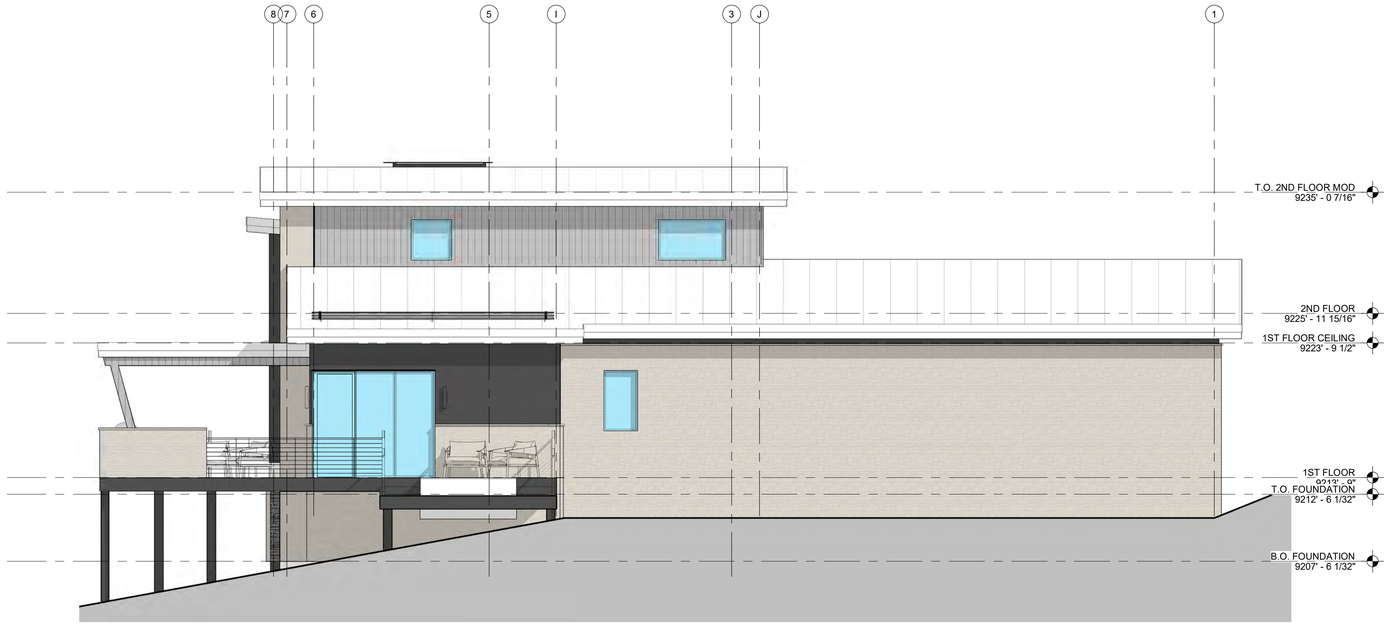
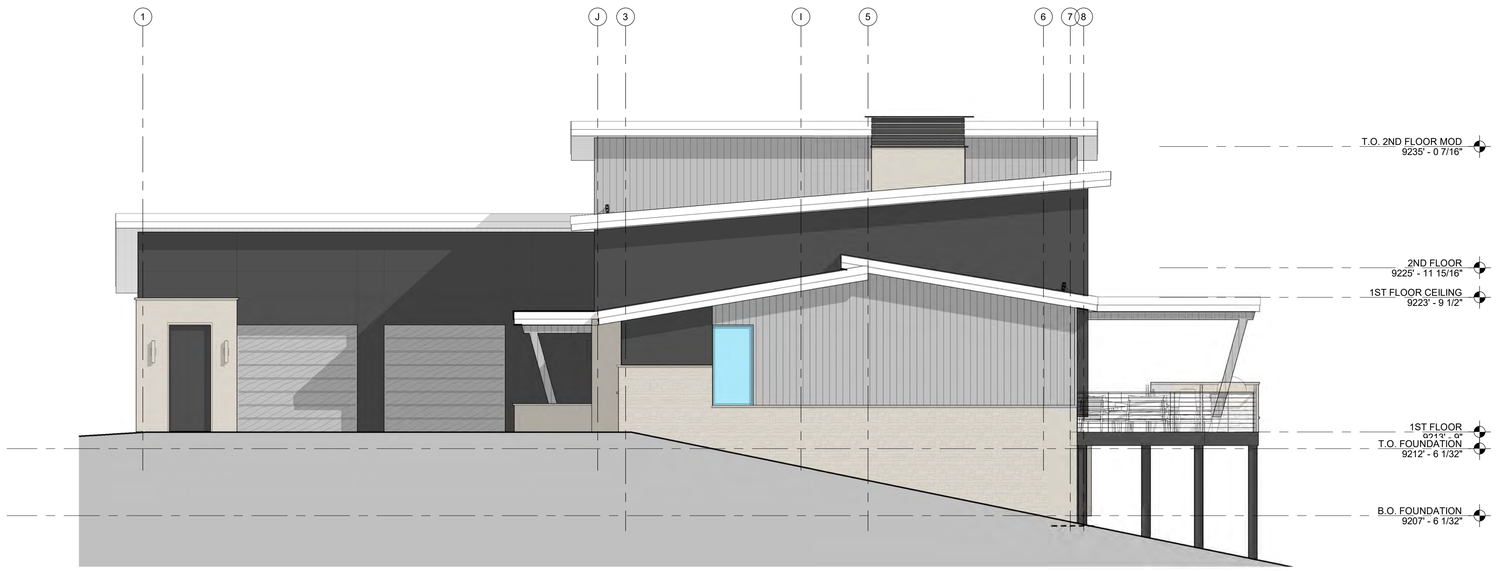
EXTERIOR ELEVATIONS - MATERIAL QUANTITIES

A2.03



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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MICHAEL HEITSMAN
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LOT 536
MOUNTAIN VILLAGE, CO

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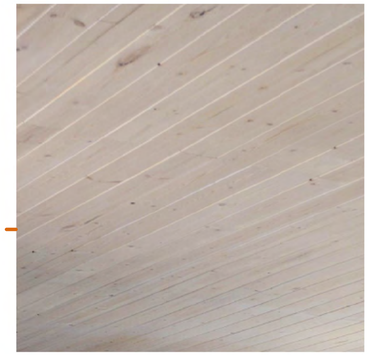
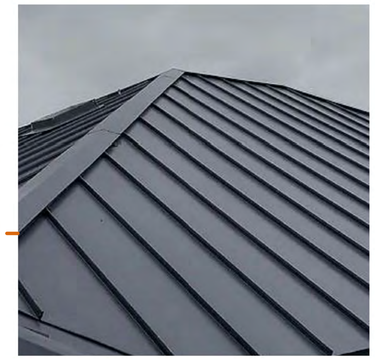
EXTERIOR ELEVATIONS - MATERIAL QUANTITIES

A2.04

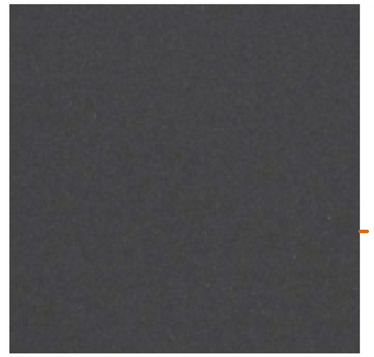


EXTERIOR CEILING



STANDING SEAM METAL ROOF: DARK GREY OR BLACK

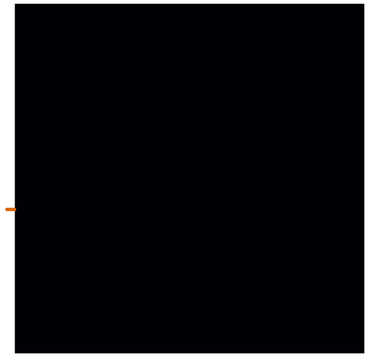
STONE VENEER: COTTONWOOD LIMESTONE, SPLIT FACE, RANDOM COURSED ASHLAR



METAL PANELS: DARK CHARCOAL, MATTE

WOOD SIDING: BENJAMIN MOORE - BLACK ARBORCOAT SOLID, VERTICAL, 8"TONGUE AND GROOVE CEDAR

FASCIA: DARK GRAY OR BLACK METAL



EXTERIOR WINDOW CLADDING: EBONY

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MICHAEL HEITSMITH
00405582
ARCHITECT

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JOB NO:	21.015
DATE:	10.15.2021
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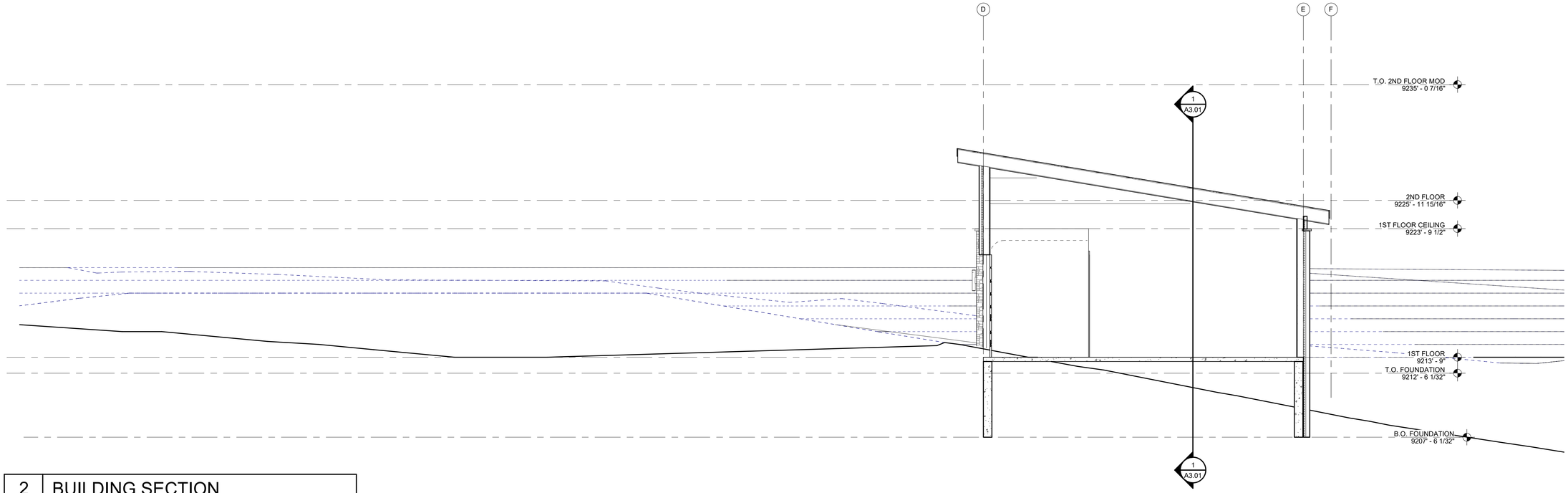
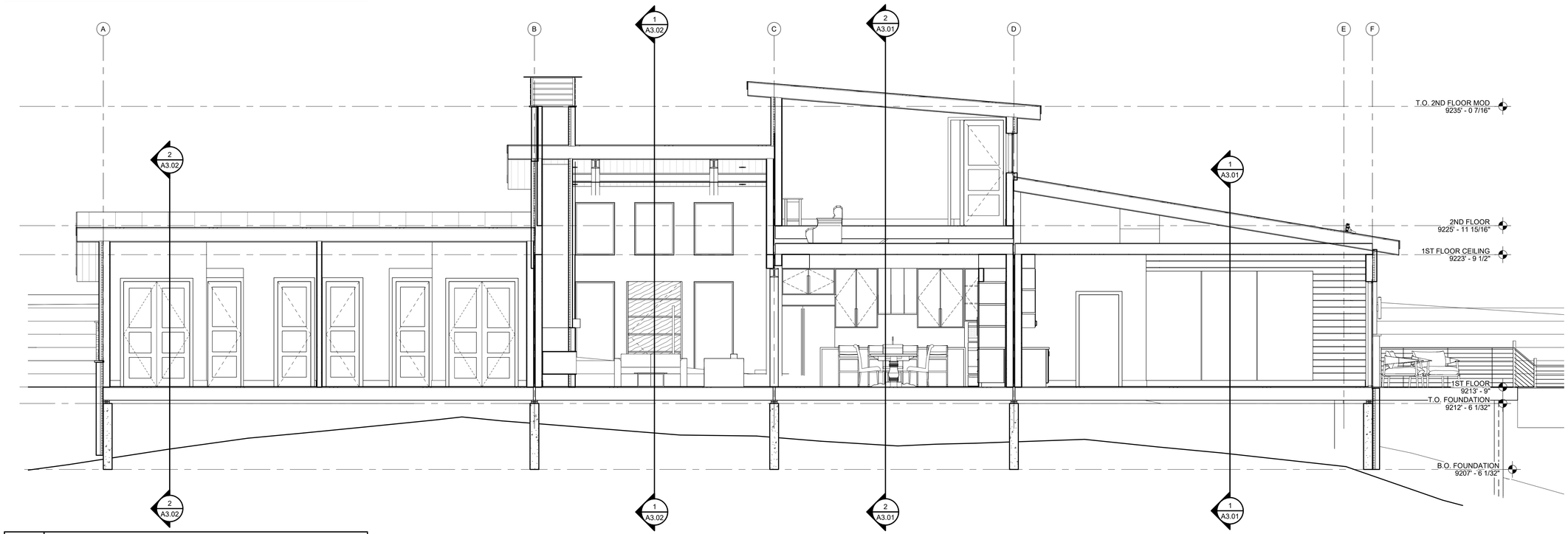
REVISIONS:

EXTERIOR MATERIAL BOARD

A2.05



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



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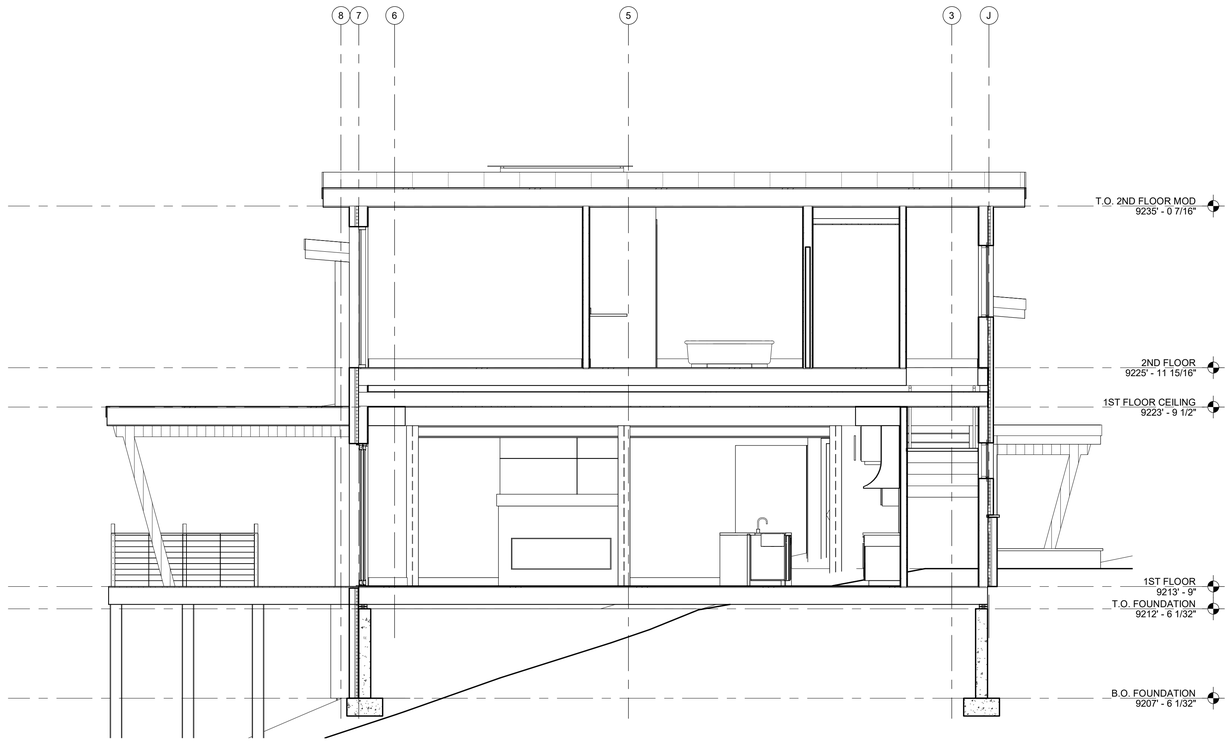
A3.00



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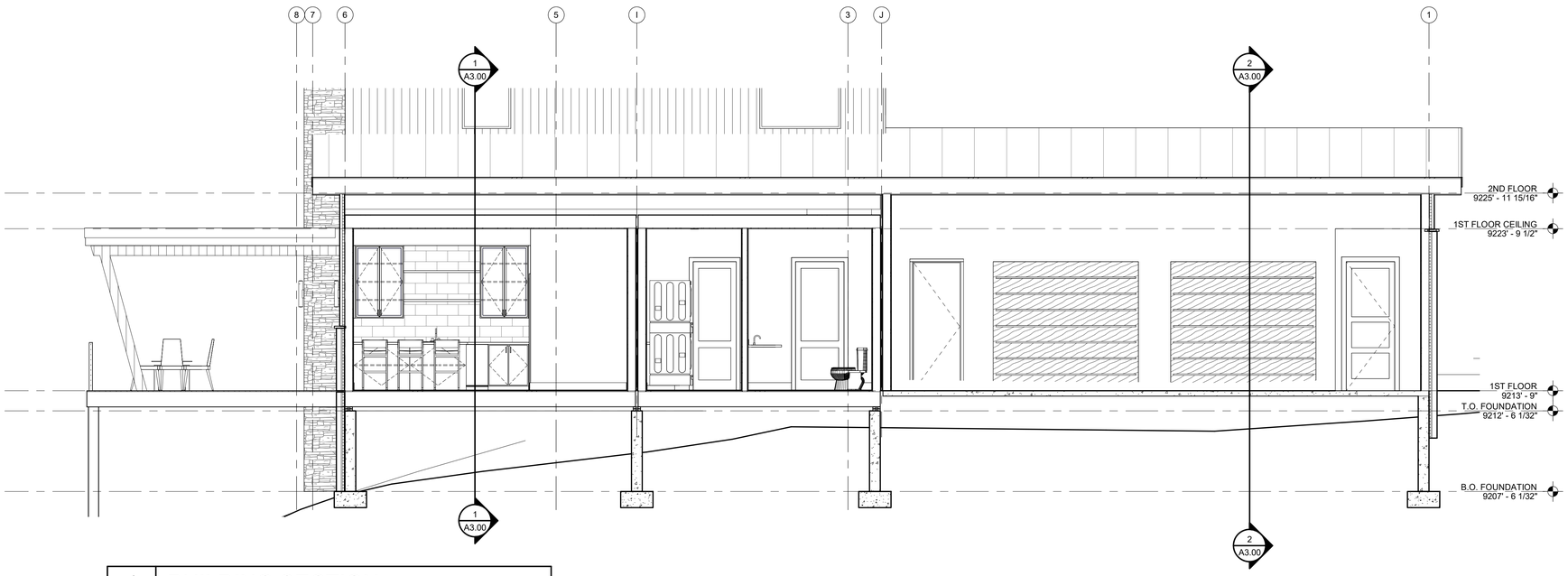

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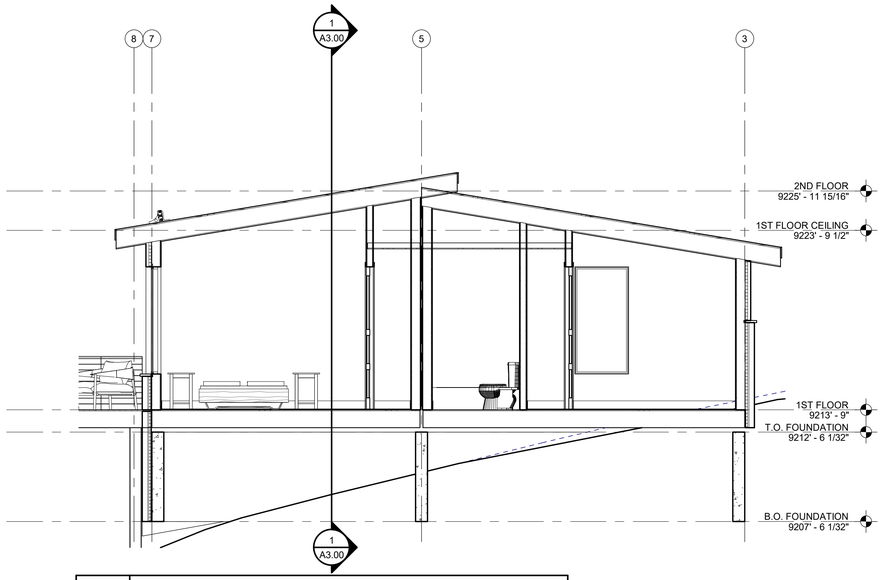
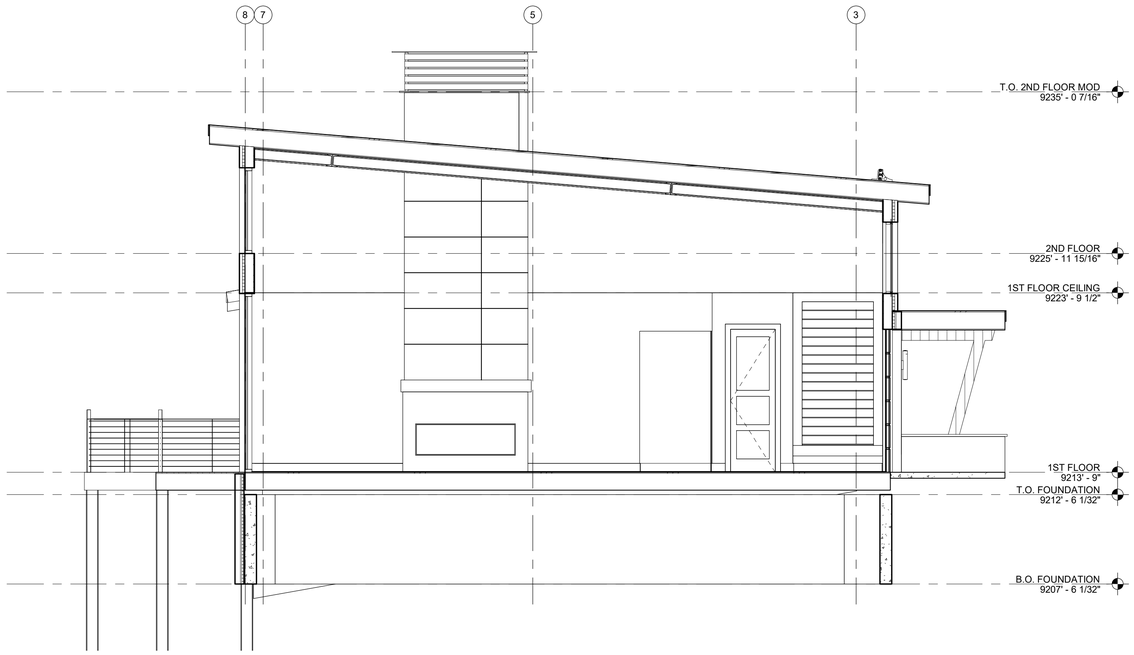
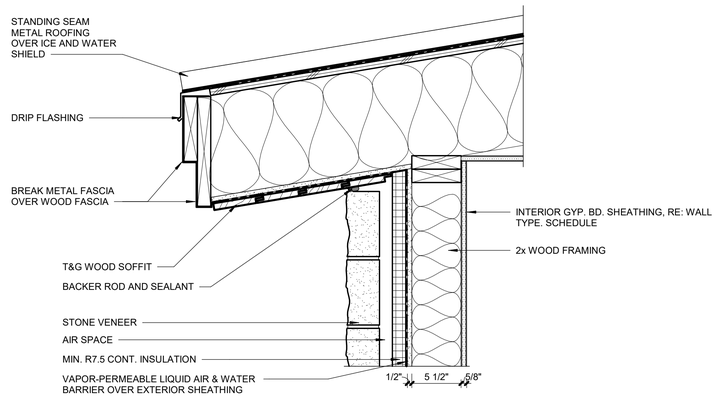
A3.01



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



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



4	EAVE DETAIL
A3.02	SCALE : 1 1/2" = 1'-0"

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

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MICHAEL HEITSMITH
00405582
ARCHITECT

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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:

BUILDING SECTIONS

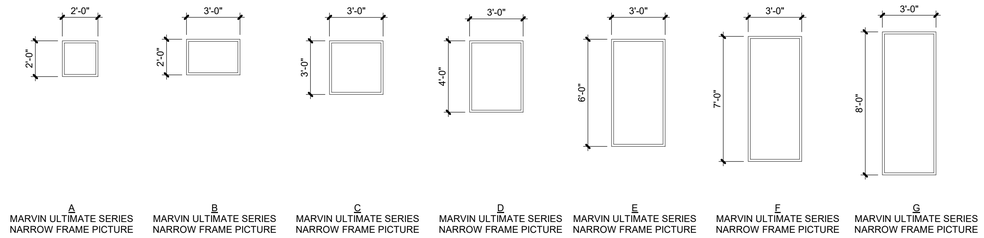
A3.02

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLR.	BASE (N)	BASE (E)	BASE (S)	BASE (W)	WALLS (N)	WALLS (E)	WALLS (S)	WALLS (W)	CEILING MAT.	CEILING HT.	REMARKS
101	ENTRY	T-1	--	TB-3	TB-3	--	--	PT-1/ST-1	PT-1	PT-1	ST-2	VARIES	
102	ENTRY CLOSET	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
103	HALLWAY	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
104	OFFICE	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	VARIES	
105	HALL BATHROOM	T-1	TB-1	TB-1	TB-1	TB-1	PT-1	PT-1/T-2	PT-1/T-2	PT-1	PT-2	VARIES	
106	BEDROOM 4	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	VARIES	
107	BUNK ROOM CLOSET	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
108	BATHROOM 3	T-2	TB-1	--	TB-1	TB-1	PT-1/T-2	PT-1/T-2	PT-1/T-2	PT-1	PT-2	10' - 0" AFF	
109	HALL CLOSET	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
110	BR 3 CLOSET	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
111	BEDROOM 3	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	VARIES	
112	BEDROOM 2	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	VARIES	
113	BR 2 CLOSET	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
114	BATHROOM 2	T-2	TB-1	TB-1	TB-1	--	PT-1/T-2	PT-1	PT-1/T-2	PT-1/T-2	PT-2	10' - 0" AFF	
115	GREAT ROOM	WD-1	WB-1	WB-1	--	WB-1	PT-1	PT-1	PT-1	PT-1	ST-2/S-1	VARIES	
116	DINING ROOM	WD-1	WB-1	WB-1	--	WB-1	PT-1	PT-1	--	PT-1	PT-2	10' - 0" AFF	
117	KITCHEN	WD-1	--	WB-1	WB-1	WB-1	--	PT-1	PT-1/Q-1	NS-1	PT-2	10' - 0" AFF	
118	GALLERY	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	ST-1	PT-2	10' - 0" AFF	
119	ENTERTAINING ROOM	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1/T-6	ST-1/PT-1/WC-1	PT-1	PT-2	VARIES	
120	LAUNDRY	T-2	TB-1	TB-1	TB-1	TB-1	PT-1/T-8	PT-1	PT-1	T-8	PT-2	10' - 0" AFF	
121	SKI ROOM	SC-1	CB-1	CB-1	CB-1	CB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
127	POWDER ROOM	WD-1	WB-1	WB-1	WB-1	WB-1	T-5	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
128	MUD ROOM	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
200	2ND FLR LANDING	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	ST-2	VARIES	
201	2ND FLR HALLWAY	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	ST-2	VARIES	
202	MASTER BEDROOM	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	ST-2	VARIES	
203	MASTER BATHROOM	T-3	TB-2	TB-2	TB-2	TB-2	PT-1	T-3A/T-7/PT-1	PT-1	PT-1	ST-2	VARIES	
204	TOILET ROOM	T-3	TB-2	TB-2	TB-2	TB-2	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	
205	SHOWER	T-3	TB-2	TB-2	TB-2	TB-2	T-3A	T-3A	T-3A/T-7	T-3A	ST-2	VARIES	
206	WALK IN CLOSET	WD-1	WB-1	WB-1	WB-1	WB-1	PT-1	PT-1	PT-1	PT-1	PT-2	10' - 0" AFF	

WINDOW SCHEDULE

NO.	WINDOW SIZE W.	WINDOW SIZE H.	TYPE	MAT.	FRAME TYPE	FRAME MAT.	SILL HEIGHT	Jamb Detail	Head Detail	Sill Detail	REMARKS
A	2' - 0"	2' - 0"	A				5' - 0"				
B	3' - 0"	2' - 0"	B								
C	3' - 0"	3' - 0"	C				4' - 0"				
D											
E	3' - 0"	6' - 0"	E								
F	3' - 0"	7' - 0"	F				1' - 0"				
G	3' - 0"	8' - 0"	G				0' - 0"				
H	5' - 0"	3' - 0"	H				4' - 0"				
I	3' - 0"	8' - 0"	I				-0' - 1 5/16"				
J	5' - 11 1/2"	3' - 11 3/4"	J				4' - 0"				



A
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE

B
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE

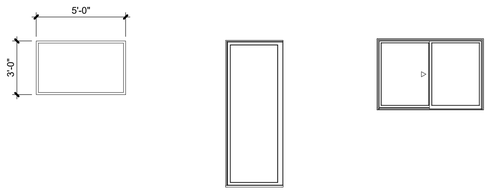
C
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE

D
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE

E
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE

F
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE

G
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE



H
MARVIN ULTIMATE SERIES
NARROW FRAME PICTURE

I
MARVIN ULTIMATE SERIES
NARROW FRAME CORNER

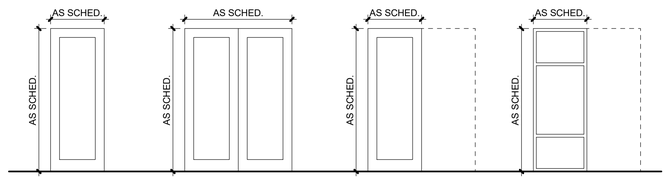
J
MARVIN ULTIMATE SERIES
GLIDER

WINDOW LEGEND

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

DOOR AND FRAME SCHEDULE

NO.	DOOR SIZE W.	DOOR SIZE H.	DOOR SIZE Th.	TYPE	MAT.	FRAME TYPE	FRAME MAT.	RATING	DETAILS JAMB	DETAILS HEAD	DETAILS SILL	HARDWARE	REMARKS
101	4' - 0"	8' - 0"	1 3/4"	D	WD								
102	2' - 6"	8' - 0"	1 3/8"	A	WD								
104	2' - 6"	8' - 0"	1 3/8"	A	WD								
105A	2' - 8"	8' - 0"	1 3/8"	C	WD								
105B	2' - 8"	8' - 0"	1 3/8"	C	WD								
106	2' - 6"	8' - 0"	1 3/8"	A	WD								
107	5' - 0"	8' - 0"	1 3/8"	B	WD								
108	2' - 6"	8' - 0"	1 3/8"	A	WD								
109	4' - 0"	8' - 0"	1 3/8"	B	WD								
110	5' - 0"	8' - 0"	1 3/8"	B	WD								
111A	2' - 6"	8' - 0"	1 3/8"	A	WD								
111B	3' - 1"	8' - 0"	2 1/4"	F	AL								
112A	2' - 6"	8' - 0"	1 3/8"	A	WD								
112B	3' - 1"	8' - 0"	2 1/4"	F	AL								
113	5' - 0"	8' - 0"	1 3/8"	B	WD								
114	2' - 6"	8' - 0"	1 3/8"	A	WD								
116	12' - 0"	8' - 0"	2 1/4"	G	AL								
119A	3' - 0"	7' - 0"	2 1/4"	D	WD								
119B	3' - 1"	8' - 0"	2 1/4"	F	AL								
120	2' - 8"	8' - 0"	1 3/8"	C	WD								
121	3' - 0"	8' - 0"	1 3/8"	A	WD								
122	3' - 0"	8' - 0"	1 3/8"	C	WD								
123	3' - 0"	8' - 0"	1 3/8"	A	WD								
125A	3' - 0"	8' - 0"		N									TRANSLUCENT GLAZING
125B	9' - 0"	8' - 0"		L									
125C	9' - 0"	8' - 0"		L									
126A	3' - 0"	8' - 0"		N									TRANSLUCENT GLAZING
126B	3' - 0"	8' - 0"	1 3/8"	A	WD								
201	3' - 0"	8' - 0"	1 3/8"	A	WD								
203	3' - 0"	8' - 0"	1 3/8"	A	WD								
204	2' - 6"	8' - 0"	1 3/8"	A	WD								
206	3' - 0"	7' - 0"	1 3/8"	C	WD								

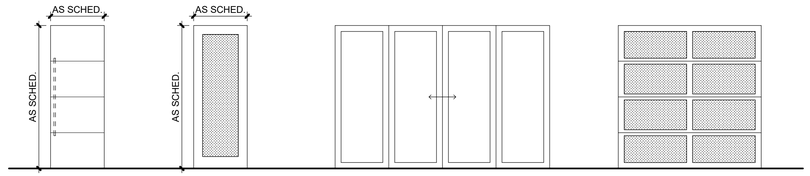


A
SINGLE PANEL SOLID
CORE DOOR

B
(2) SINGLE PANEL
SOLID CORE DOOR

C
SINGLE PANEL SOLID
CORE POCKET DOOR

D
STEEL FRAME WITH
PLATE STEEL BARN
DOOR



E
SINGLE PANEL SOLID
CORE DOOR

F
MARVIN ULTIMATE DOOR

G
MARVIN ULTIMATE BI-PART
MULTISLIDE DOOR

H
ALUMINUM GARAGE DOOR
WITH TRANSLUSCENT
GLAZING

DOOR ELEVATIONS

A4.01 SCALE : 1/4" = 1'-0"

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219 RUSSELL DRIVE

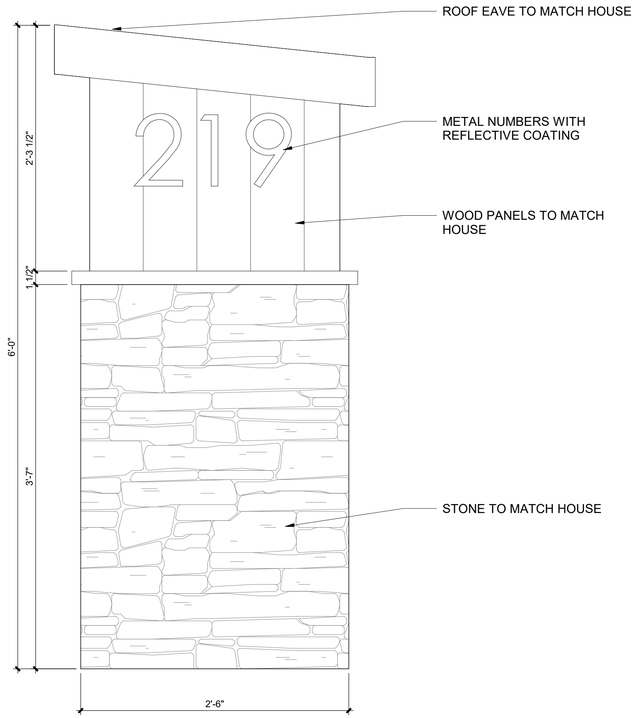
219 RUSSELL DRIVE
LOT 536
MOUNTAIN VILLAGE, CO

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

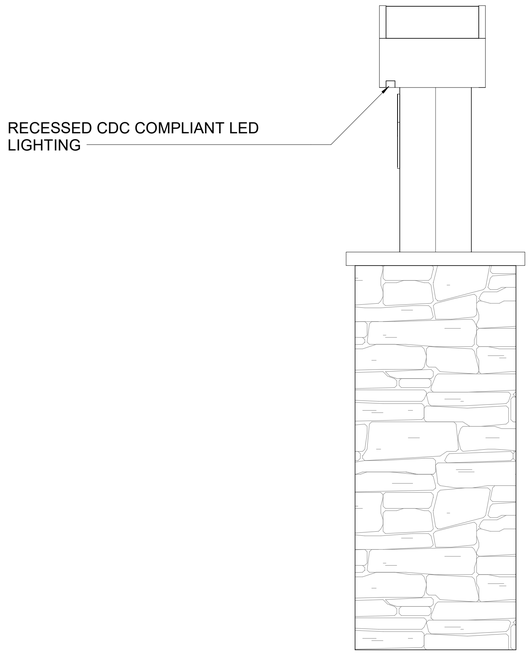
REVISIONS:

SCHEDULES

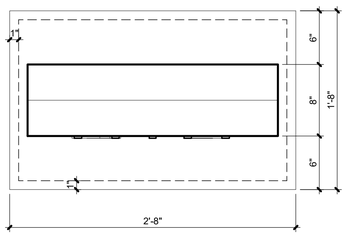
A4.01



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"

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ARCHITECT
14 SEPT 2021 12:29:29 AM

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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:

ADDRESS MONUMENT

A4.05

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

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; January 6, 2022

DATE: December 6, 2021

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 165, Unit 8, 180 Cortina Drive

APPLICATION OVERVIEW: New Single-Family Detached Condominium on Lot 165, Unit 8

PROJECT GEOGRAPHY

Legal Description: UNIT 8 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 37069
Address: 180 Cortina Drive
Applicant/Agent: Ramiel Kenoun, Space Architects and Planners
Owner: JEFFREY W. METZ REVOCABLE TRUST
Zoning: Multi-Family
Existing Use: Vacant
Proposed Use: Multi-Family
Lot Size: .21 acres
Adjacent Land Uses:

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

Figure 1: Vicinity Map

ATTACHMENTS

Exbibit A: Architectural Plan Set
Exhibit B: Staff/Public Comm

Case Summary: Ramiel Kenoun of Space Architects and Planners is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family condominium on Lot 165, Unit 8, 180 Cortina Drive.

The Lot is approximately .21 acres and is zoned Multi-family. The overall square footage of the home is approximately 6,083 gross square feet, with 5,441 livable square feet, and provides 2 interior parking spaces within the proposed garage.

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

Unit 8 shares a deeded driveway easement with Unit 5,6 & 7. It should be noted that the current condo map for Cortina does not represent this access but shows Units 5&6 sharing access and 7&8 sharing a separate access. The units at Cortina do not have General Easements, but they do have established building envelopes and in some cases pedestrian/skier easements.

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

Table 1

CDC Provision	**Requirement**	**Proposed**
Maximum Building Height	40’ (gable) Maximum	40’
Maximum Avg. Building Height	35’ (gable) Maximum	32.29’
Maximum Lot Coverage	65% (5,918 s.f.)	28% (2,549 s.f.)
General Easement Setbacks	No GE	N/A
Setback Encroachments		Retaining wall, Grading and fire access stairs
Roof Pitch		
Primary		6:12
Secondary		3:12
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	32.5%
Parking	2 spaces	2

DRB Specific Approval:

1) Materials – Cementous siding
2) GE Encroachments – Retaining wall, landscape grading and Fire Access Stairs

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 applicant has calculated a max height of 40' 0" and a max average height of 32.29'. The home appears to meet the requirements for both max and max average height. The plan set demonstrates height compliance with a parallel plane analysis that shows both existing and proposed grade.

17.3.14: General Easement Setbacks

Lot 165 Unit 8 does not have a General Easement and is instead burdened by a sixteen (16) foot setback that surrounds its building envelope. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Driveways, Ski Access, Utilities, Address Monuments, and Fire Mitigation.

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

- *Driveway: There is a deeded driveway easement for Units 5-8 in the front setback of the lots, although Unit 8's setback does contain only the driveway to be exclusively used by Unit 8.*

- *Utilities: Utility Main locations were not located on their survey, but it is assumed that they will be required to cross the front setback area to the lot. The sewer tie in will likely cross the west setback.*

- *Fire Access: There is a stairway located in the south and east easement area to provide access to the property from Cortina Drive for Fire Department Access.*

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

- *Landscaping: Due to the steepness of the lot, the applicant has proposed some grading to occur within the setbacks surrounding the home. Although a landscape plan has not yet been provided, it is assumed that there will be some landscaping in the setback areas.*

- *Construction Mitigation (Materials staging and Grading): The applicant has construction fencing that encompasses the whole lot. Due to the small size of the lot, it would be difficult to avoid this scenario and Staff does not take issue with this proposal, but any areas of the GE utilized for construction must be returned to their pre-existing conditions.*

- *Retaining Wall – the civil drawings show a retaining wall in the southern setback that encroaches into the GE.*

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

Chapter 17.5: DESIGN REGULATIONS
17.5.4: Town Design Theme
The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: From the entry, the home has an intriguing tri-gable roof form that resembles a mountainous ridgeline. The lack of ornamentation and simple building form portray the frugality of a homestead style common in the early days of western development. The stone, cement and metal siding chosen as exterior cladding should hold up well in our high elevation alpine environment. The rear elevation of the home loses this strong simplistic form in an attempt to maximize programming space, however, overall, the home seems to fit within the existing Mountain Village Design Theme.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: Unit 8 is quite steep and nicely treed, however due to the small size of the lot, most of the native vegetation will be slated for removal. The renderings of the home probably show more trees than is realistic for the site given the fire mitigation requirements. The applicant had little choice on the siting of the home due to the smaller size of the lot. The home does step slightly with the hillside in an attempt to blend into the existing landform.

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 proposed lighter colored cut stone masonry surrounds the base of the home, providing a heavy grounded foundation. The additional exterior materials of metal panel siding and "oko skin" cement cladding also serve to amplify the sense of a heavy mass. The "oko skin" material is a Cementous panel cladding. Staff would like to see more detail regarding the warranty of the product as well as any available case studies that could show how well this product does in high altitude, high UV, alpine climates. If it is determined that this is an appropriate exterior material than DRB should grant a design variation approving such, otherwise prior to final the applicant should propose different cladding for those portions of the home.

Additional materials of steel accents, glass and metal guardrails and wood louvers give the home a more contemporary feel and add some architectural detail to the simpler forms.

It should be noted that the garage door is primarily glass, DRB has had some concern about this in the past. More detail should be provided as to whether the glass is clear or frosted and DRB should discuss whether this type of garage door meets the intent of the code.

17.5.7: Grading and Drainage Design
Staff: It should be noted that there is some discrepancy between the elevations of the architectural set and the civil plans. The civil plans were adjusted down in elevation by 58' to match the Unit 7 datum; this was necessary to bring the plans into alignment for the shared driveway. An adjustment will be made prior to final review to make sure both sets have corresponding elevation data.

There is some proposed grading on the north, south and west side of the home to create positive drainage away from the structure. Staff has no concerns with the proposed grading.

17.5.8: Parking Regulations
Staff: The applicant has shown two interior parking spaces on their plan. Detached condominiums are required to have two spaces, so the applicant is meeting all parking requirements.

17.5.9: Landscaping Regulations
The applicant has not included a landscaping plan. It should be noted that landscaping is not required at Initial Review.

17.5.11: Utilities
Staff: Some utility mains were not located on survey, all utility connections should be verified with Public Works prior to building permit. Staff has some concerns over the electric meter location, the proposed location is on a steep hillside at least 20' downhill from the SE corner of the home, this location seems like it would be difficult to access by SMPA staff for meter readings.

17.5.12: Lighting Regulations
Staff: A lighting plan was not provided. It should be noted that lighting is not required for Initial Review.

17.5.13: Sign Regulations
Staff: An address monument detail was included; however, staff is unclear of the proposed location. It does not appear that a light fixture was included in the design. The numerals need to have a reflective surface in case of power outage. A revised design should be submitted prior to FAR.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: The applicant has included the 15' Zone 1 Fire Mitigation Area. The landscape plan will have to be reviewed separately for fire mitigation compliance once submitted at final. There are some nice trees on the outer edges of the Zone 1 fire mitigation area that would create beneficial screening between properties, at the time of this memo the plan is being reviewed by the Town Forester to determine if there is a path to keep any of these trees.

17.6.6: Roads and Driveway Standards

Staff: This drive is shared by Units 6-8. The driveway is shown at 12' wide asphalt, plus a 3' wide concrete v-pan, plus a 2' wide surface of indeterminate material for a total of a 17' wide surface. The CDC states that shared driveways of three or fewer homes that are greater than 150' in length should have a minimum paved surface of 16'. Unit 7 was approved with a 16' wide paved surface. Staff does not have sufficient information to determine what the total length of driveway including the portion on Unit 7 is but is assuming it exceeds that 150' threshold. Prior to final review the applicant shall provide additional details to ensure that they are meeting the Road and Driveway standards or provide a compelling argument for a specific approval waiving the standards in this application. The grade of the drive is 1.2%. and they are demonstrating sufficient garage back out space.

17.6.8: Solid Fuel Burning Device Regulations
Staff: The applicant has indicated that the proposed home does include a fireplace and that it is to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The plan does not include any parking but notes that they need to work with the town to create a parking plan. Staff would urge the applicant to start those discussions now, in order to present at least a preliminary parking plan prior to final review. Construction fencing and silt fencing is indicated appropriately. It should be noted that all disturbances in setback areas will need to be revegetated per Town code.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 165, Unit 8, 180 Cortina Drive, based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 8, based on the evidence provided within the Staff Report of record dated December 6, 2021, with the following specific approvals:

DRB Specific Approval:
1) Materials – Cementous siding
2) GE Encroachments – Retaining wall, landscape grading and Fire Access Stairs

And, with the following conditions:

1) Prior to final review, the applicant shall make sure site elevations between the civil set and architectural set are aligned.
2) Prior to final review, the applicant shall amend the CMP to include some detail regarding parking.

3) Prior to final review the applicant shall revise the utility plan to make the electric meter more accessible.
4) Prior to final review the applicant shall provide more detail to show that the driveway is meeting the road & driveway standards.
5) Prior to final review the applicant shall revise the address monument to meet all CDC regulations and to provide a location for the monument.
6) Prior to Certificate of Occupancy, the applicant shall amend the condo map to accurately reflect the current driveway easement benefitting Units 6, 7 and 8.
7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials
11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

October 22, 2021

Project Number: 20.054
Project Address: 180 Cortina Dr. Unit 8 Mountain Village, CO 81435
Client Name: Jeffrey W. Metz Revocable Trust

Initial Architecture Review - Narrative

We are extremely excited to present our proposal for 180 Cortina Dr. Unit 8 on behalf of the owners, Jeffrey and Jennifer Metz. They are seeking to improve the lot with new construction single family residence. The 5 bedroom, 5.5 bath home will contain 5,441 square feet of livable area on three floors. In addition to the indoor space, a variety of decks provide outdoor living space at all levels.

The home's two-car garage and motor court will be accessed utilizing the lower drive easement off Cortina. The utilization of the lower drive is based on feedback obtained during our 2021 August work session. Also integrated into the design is stair off Cortina in order to address fire access.

The densely forested, steep sloping site with numerous encumbrances influenced the massing of the home. The design incorporates a stepped floorplate to work with the steep topography and has a mix of varying rooflines to compliment the slope of the site. The rooflines are fully compliant with the maximum and average height restrictions of the Village Development code.

The exterior materials are to be a combination of black standing seam metal roof & siding, grey toned cementitious siding, and light grey stone at the base.

We look forward to receiving your feedback on the proposed plans and thank you for your consideration.

Sincerely,

Ramiel Kenoun AIA
SPACE Architects + Planners
312.829.6666 x 104

CORTINA LOT 8

180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT:	SPACE ARCHITECTS + PLANNERS RAMIEL KENOUN - ARCHITECT OF RECORD 2149 N. TALMAN AVE., CHICAGO, IL 60647 312.829.6666
CIVIL ENGINEER:	UNCOMPAHGRE ENGINEERING, LLC DAVID BALLODE - ENGINEER OF RECORD P.O. BOX 3945 TELLURIDE, CO 81435 970.729.0683
STRUCTURAL ENGINEER:	SP ENGINEERS JEFF PRIBYL - ENGINEER OF RECORD 134 N. LASALLE DR. SUITE 1930 CHICAGO, IL 60602 312.332.2800
MEP ENGINEER:	CARTLAND KRAUS ENGINEERING LTD. JOHN CARTLAND - ENGINEER OF RECORD 760 TESLER RD. LAKE ZURICH, IL 60047 847.719.1708
LIGHTING	DAVID CRAIGE LIGHTING DESIGN DAVID CRAIGE 138 E. COLORADO AVE. TELLURIDE, CO 81435 970.729.1403
GENERAL CONTRACTOR:	TBD
OWNER:	JEFFERY W. METZ REVOCABLE TRUST JEFF METZ 924 S. CATHRINE, LA GRANGE, IL 60525 708.878.9135

PROJECT SCOPE

ISSUED FOR:

	REVIEW/BID	■	DRB REVIEW		PERMIT		AMENDED PERMIT		CONSTRUCTION

WORK TO INCLUDE:

■	ARCHITECTURAL		ACCESSIBILITY		ELECTRICAL		ENVIRONMENTAL		FIRE PREVENTION
	LANDSCAPING		PLUMBING		REFRIGERATION		STRUCTURAL		VENTILATION

VICINITY MAP

PROJECT DATA AND CODES

ZONING			CODE / LIFE SAFETY	
PARCEL ZONING	SINGLE-FAMILY COMMON INTEREST COMMUNITY		BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE
SPECIAL USE/P.D.	-		MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
TOTAL SITE AREA	9104.96 SF		ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE
			PLUMBING CODE	2018 INTERNATIONAL PLUMBING CODE
	REQUIRED	ACTUAL	FIRE CODE	2018 INTERNATIONAL FIRE CODE
LOT COVERAGE	< 65.0%	28.0%	FUEL GAS CODE	2018 FUEL GAS CODE
MAX. BUILDING HEIGHT	40.0' (GABLE)	40.0'	ENERGY CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE
AVG. BUILDING HEIGHT	35.0' (GABLE)	32.29'		
PARKING SPACES	2	2	OCCUPANCY TYPE	R-1
FRONT YARD SETBACK	16'-0"	24'-3 1/2"	CONSTRUCTION TYPE	TYPE V
SIDE YARD SETBACK	16'-0" SKI ACCESS EASEMENT	16'-0"		
REAR YARD SETBACK	16'-0" SKI ACCESS EASEMENT	16'-0"		

AREA ANALYSIS

PROJECT SQUARE FOOTAGE		EXTERIOR SQUARE FOOTAGE	
LOWER LEVEL	2040 SF	LOWER LEVEL PATIO	373 SF
MAIN LEVEL	1773 SF	MAIN LEVEL DECK #1	287 SF
UPPER LEVEL	1628 SF	MAIN LEVEL DECK #2	132 SF
HABITABLE	5441 SF	UPPER LEVEL DECK #1	271 SF
		UPPER LEVEL DECK #2	134 SF
MECHANICAL	103 SF		
GARAGE	539 SF	TOTAL AREA	1197 SF
NON HABITABLE	642 SF		
GROSS AREA	6083 SF		

PROJECT IMAGE

DRAWING INDEX

	SHEET #	CONTENTS:	SHEET #	CONTENTS:
ARCHITECTURE	A0.00	PROJECT DATA		
	A0.10	SITE PLAN		
	-	SURVEY IMPROVEMENT PLAT		
	--	TOPOGRAPHIC SURVEY		
	A0.11	ZONING HEIGHTS		
	A0.12	ZONING HEIGHTS		
	A0.13	FIRE MITIGATION PLAN		
	A0.20	SITE DETAILS		
	A0.30	SCHEDULES & DETAILS		
	A1.00	LOWER LEVEL FLOOR PLAN		
	A1.01	MAIN LEVEL FLOOR PLAN		
	A1.02	UPPER LEVEL FLOOR PLAN		
	A1.03	ROOF PLAN		
	A2.00	BUILDING ELEVATIONS		
	A2.01	BUILDING ELEVATIONS		
	A2.02	BUILDING ELEVATIONS		
	A2.03	BUILDING ELEVATIONS		
	A2.10	BUILDING HEIGHT DIAGRAMS		
	A2.11	BUILDING HEIGHT DIAGRAMS		
	A2.12	WALL AREA DIAGRAMS		
	A6.00	BUILDING RENDERINGS		
CIVIL	C1	NOTES		
	C2	SITE PLAN AND DRIVEWAY PROFILE		
	C3	UTILITY PLAN		
	C4	CONSTRUCTION MITIGATION PLAN		

SYMBOLS LEGEND

N	NORTH ARROW		ELEVATION CHANGE
DIRECTION VIEWED / SHEET # / INT. ELEVATION #	INTERIOR ELEVATION IDENTIFIER	X	PARTITION TAG
DRAWING # / SHEET #	DRAWING MARKER	X	DOOR TAG
DIRECTION VIEWED / DRAWING # / SHEET #	ELEVATION MARKER	X	WINDOW TAG
DIRECTION VIEWED / DRAWING # / SHEET #	BLDG. SECTION MARKER	X	KEY NOTE TAG
NAME / EL.	WORK POINT / LEVEL MARKER	X	EQUIPMENT TAG
X	FINISHED ELEVATION MARKER	X	REVISION TAG

SPACE
ARCHITECTS + PLANNERS
2149 N. TALMAN AVENUE
CHICAGO, IL 60647
312 829 6666
www.spacearchplan.com

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PROJECT NAME:
CORTINA LOT 8
PROJECT ADDRESS:
180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO.
20.054
PROJECT TEAM
RAMIEL KENOUN
DAN CAMPBELL
NICHOLAS HORVATH

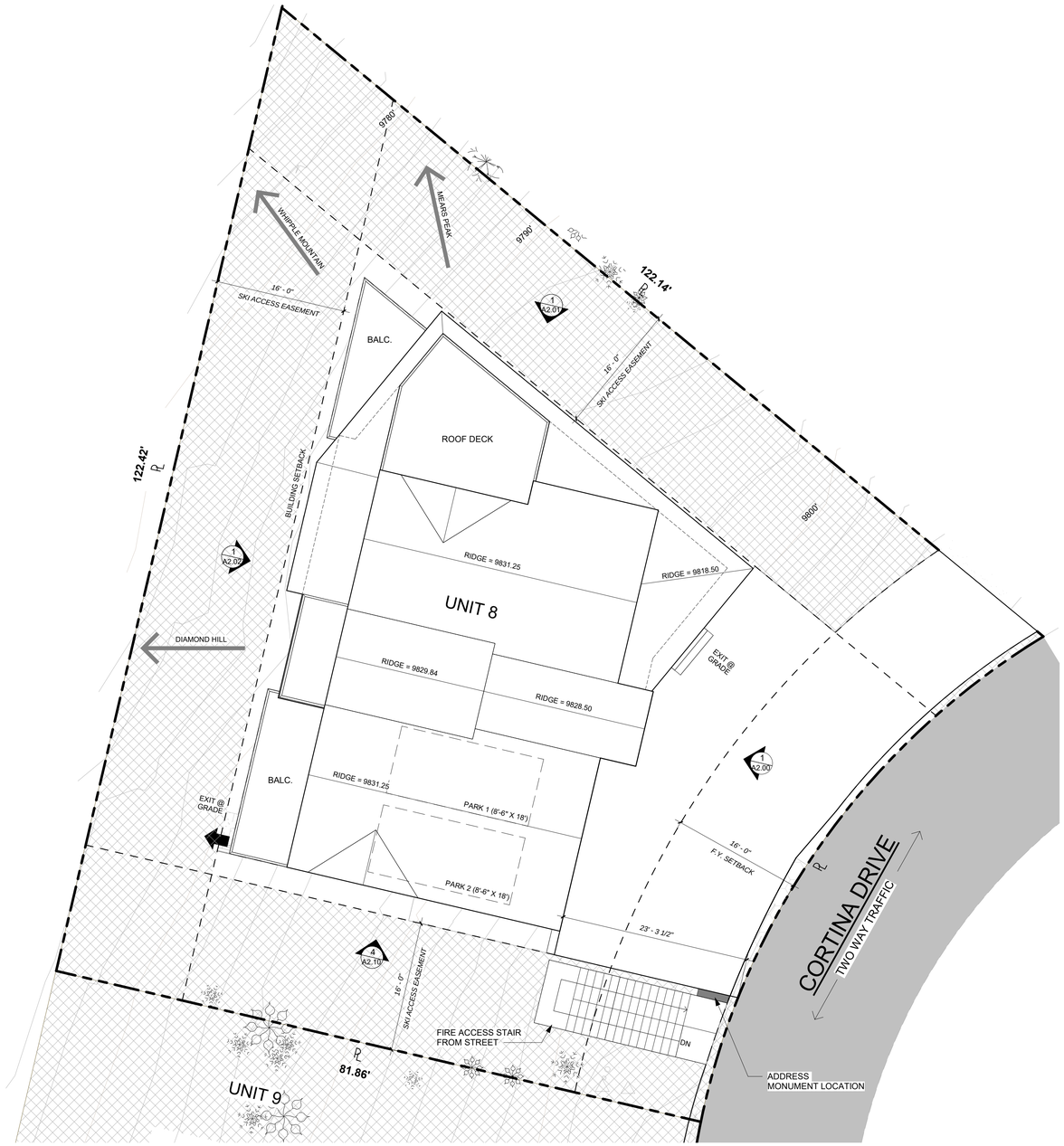
ISSUE
10.22.2021 - DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
PROJECT DATA

SHEET #
A0.00

PRELIMINARY NOT FOR CONSTRUCTION



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

0' 1' 2' 4' 8' N

VIEW LOOKING WEST

VIEW LOOKING SOUTH

VIEW LOOKING NORTHWEST

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PROJECT NAME:
CORTINA LOT 8

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PROJECT INFO
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PROJECT TEAM
RAMIEL KENOUN
DANIEL CAMPBELL
NICK HORVATH

ISSUE
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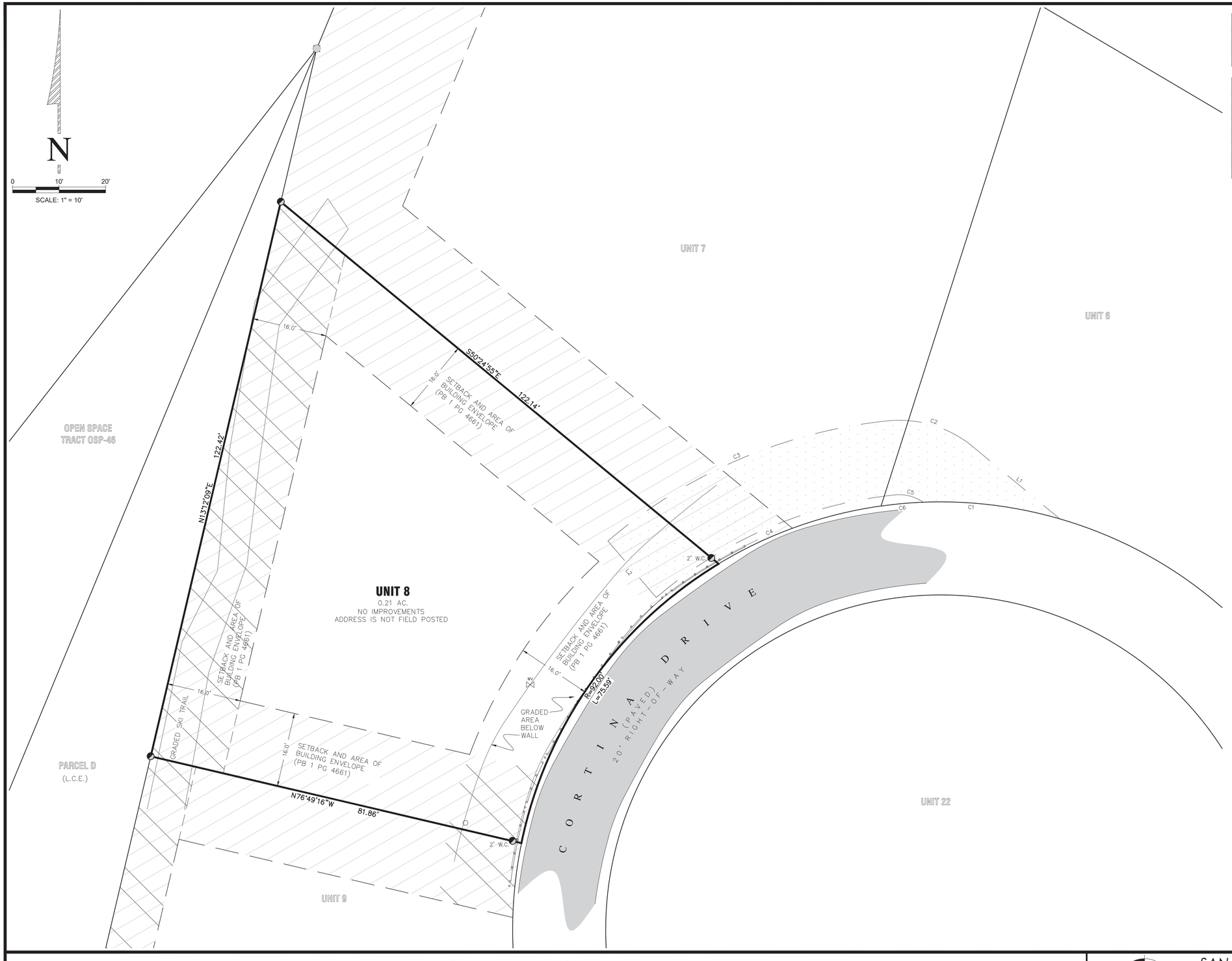
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
SITE PLAN

SHEET #
A0.10



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

DRIVEWAY EASEMENT
LINE & CURVE TABLES

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

LEGEND

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

NOTICE:

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

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D Map Revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86005913, Effective Date 05-26-2016 at 05:00 PM.
3. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 8, The Cortina Land Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 370697 and The First Amendment thereto recorded November 14, 2006 under Reception No. 388352 and The Second Amendment thereto recorded January 19, 2007 under Reception No. 389686 and according to the Condominium Map recorded November 30, 2004 in Plat Book 1 at page 3400 and The First Amendment to the Map of Cortina Condominiums recorded January 19, 2007 in Plat Book 1 at page 3803, and The Second Amendment to the Map of the Cortina Land Condominiums recorded August 22, 2014 in Plat Book 1 at page 4661,

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

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

SURVEYOR'S CERTIFICATE:

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

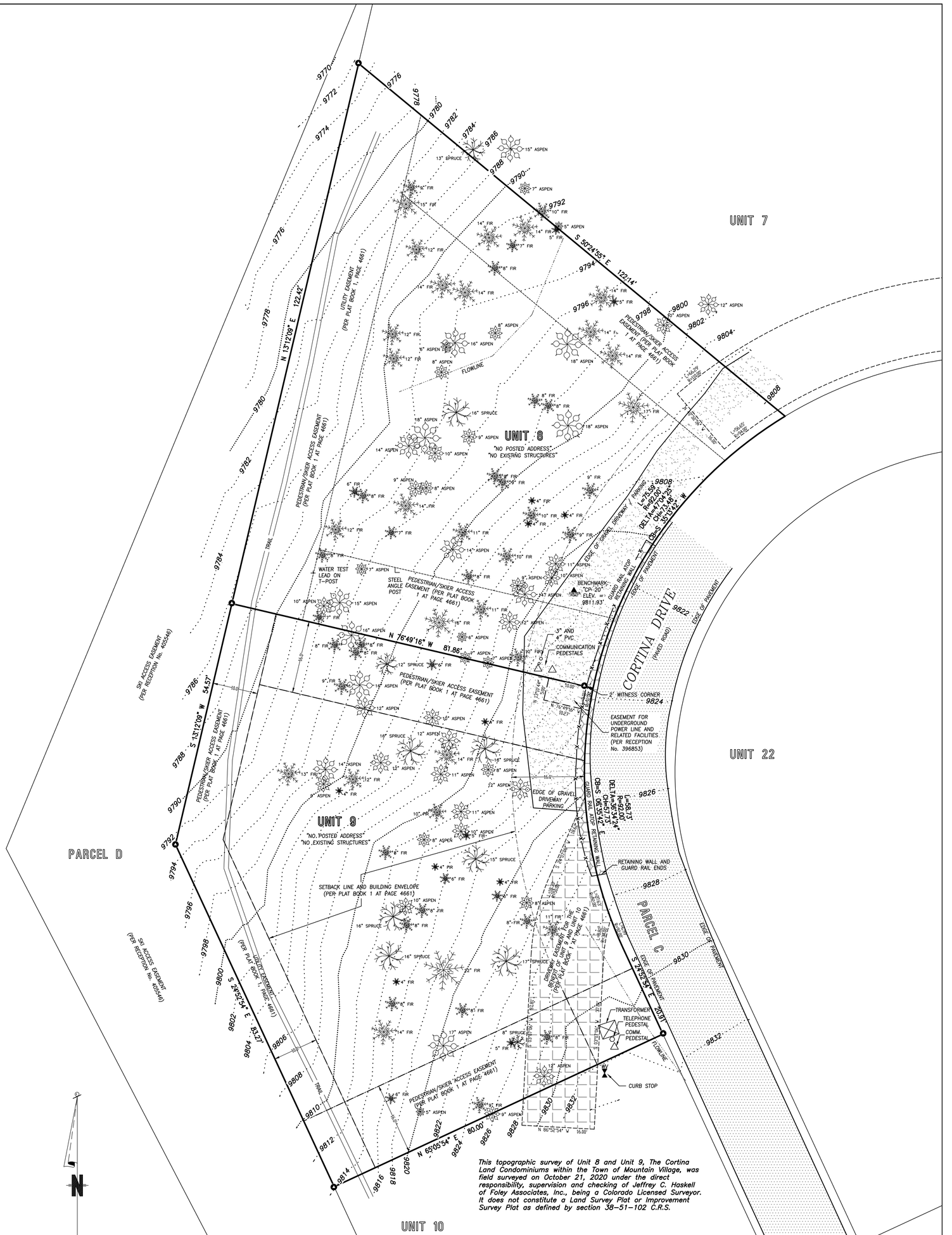
Christopher R. Kennedy, P.L.S. 36577
06/06/2016

COLORADO REGISTERED
CHRISTOPHER R. KENNEDY
06/06/16
36577
PROFESSIONAL LAND SURVEYOR

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

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

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



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

P.L.S. NO. 37970 *Date*

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.

2. Benchmark: 8" nail in gravel ("CP 20") as shown hereon, with an assumed elevation of 9811.93 feet.

3. Contour interval is two feet.

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

SCALE: 1" = 10'

0 2 4 6 8 10 20

LEGEND

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

TOPOGRAPHIC SURVEY

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

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

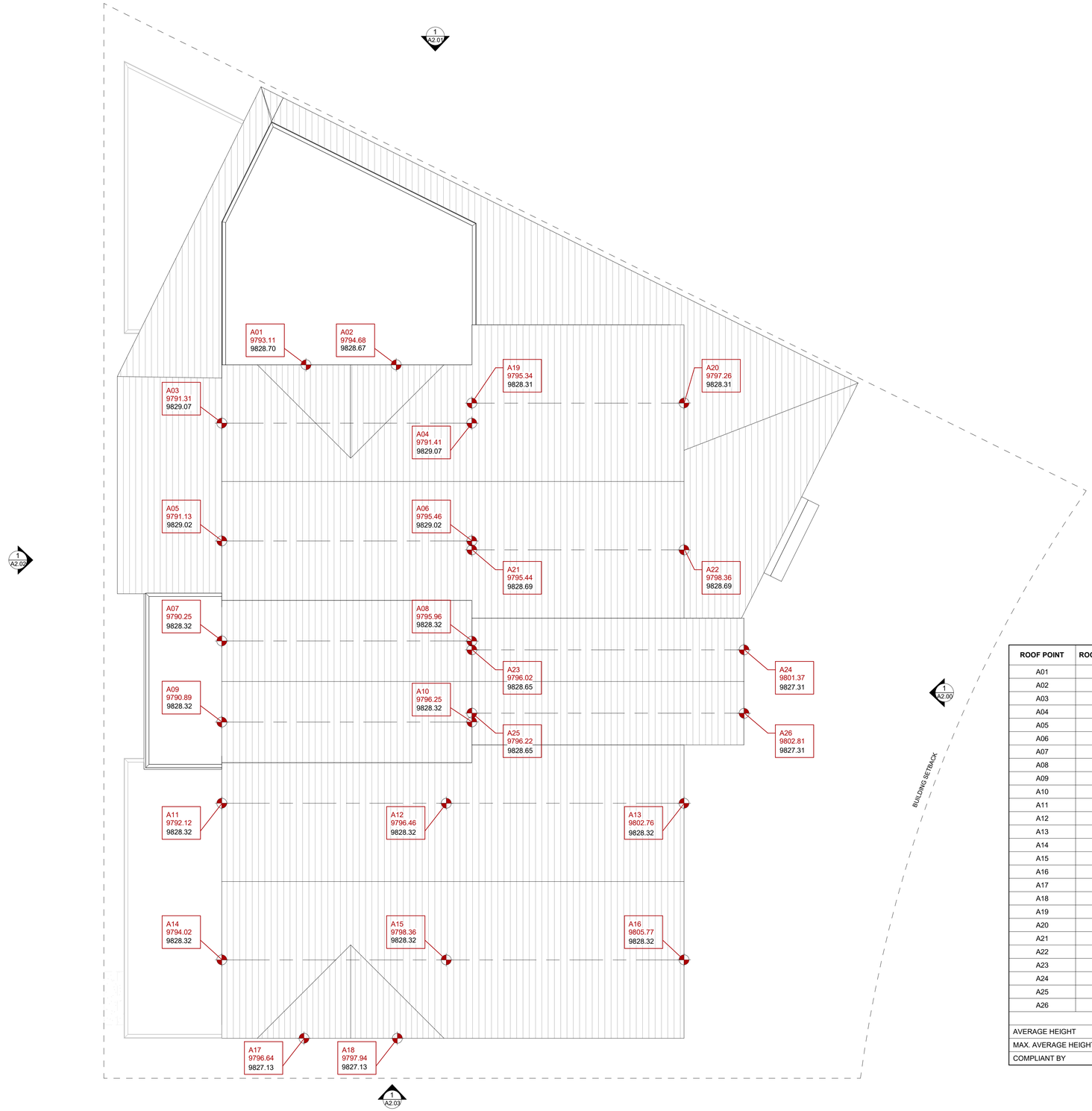
Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\15040 Topo 8 and 9 11-20.dwg | Sheet1 of 1 | Project #: 15040

C:\Foley Associates\JOBS\2015\15040\dwg\15040 Topo 8 and 9 11-20 datum adjusted.dwg, 11/13/2020 12:02:05 PM, PC4

PRELIMINARY NOT FOR CONSTRUCTION



ROOF POINT	ROOF POINT ELEVATION	MOST RESTRICTIVE GRADE BELOW	NG = NATURAL GRADE PG = PROPOSED GRADE	ROOF HEIGHT ABOVE MOST RESTRICTIVE GRADE
A01	9828.70	9793.11	NG	35.59
A02	9828.67	9794.68	NG	33.99
A03	9829.07	9791.31	NG	37.76
A04	9829.07	9791.41	NG	37.66
A05	9829.02	9791.13	NG	37.89
A06	9829.02	9795.46	NG	33.56
A07	9828.32	9790.25	NG	38.07
A08	9828.32	9795.96	NG	32.36
A09	9828.32	9790.89	NG	37.43
A10	9828.32	9796.25	NG	32.07
A11	9828.32	9792.12	NG	36.20
A12	9828.32	9796.46	NG	31.86
A13	9828.32	9802.76	NG	25.56
A14	9828.32	9794.02	NG	34.30
A15	9828.32	9798.36	NG	29.96
A16	9828.32	9805.77	NG	22.55
A17	9827.13	9796.64	NG	30.49
A18	9827.13	9797.94	NG	29.19
A19	9828.31	9795.34	NG	32.97
A20	9828.31	9797.26	NG	31.05
A21	9828.69	9795.44	NG	33.25
A22	9828.69	9798.36	NG	30.33
A23	9828.65	9796.02	NG	32.63
A24	9827.31	9801.37	NG	25.94
A25	9828.65	9796.22	NG	32.43
A26	9827.31	9802.81	NG	24.50
AVERAGE HEIGHT				32.29
MAX. AVERAGE HEIGHT				35.00
COMPLIANT BY				2.71

1 ROOF AVERAGE HEIGHT
SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

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PROJECT NAME:
CORTINA LOT 8

PROJECT ADDRESS:
180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO.
20.054

PROJECT TEAM
RAMIEL KENOUN
DANIEL CAMPBELL
NICK HORVATH

ISSUE
10.22.2021 - DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
ZONING HEIGHTS

SHEET #
A0.11

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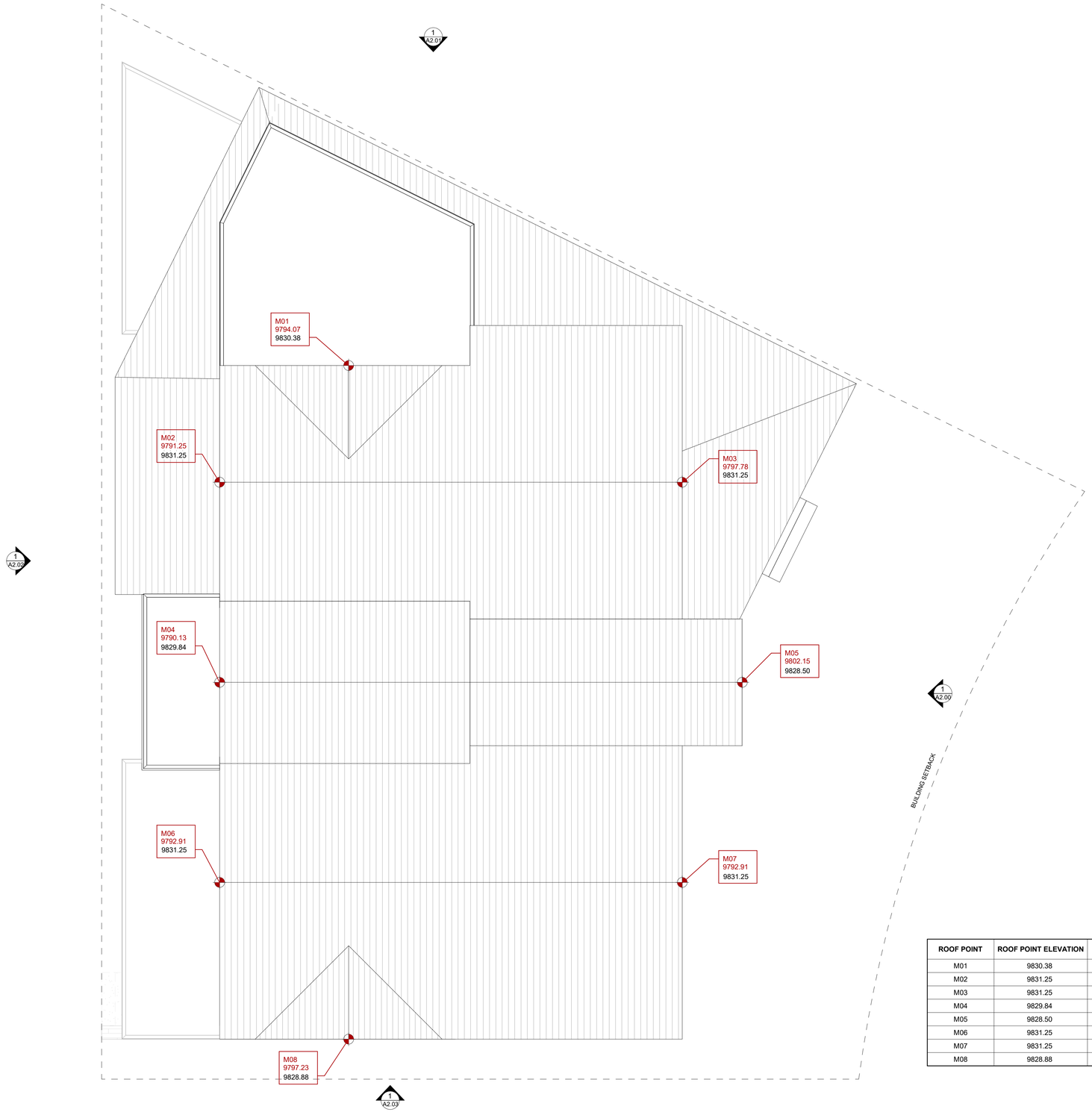

ROOF POINT	ROOF POINT ELEVATION	NATURAL GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE NATURAL GRADE	PROPOSED GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE FINISH GRADE
M01	9830.38	9794.07	38.31	9794.07	38.31
M02	9831.25	9791.25	40.00	9791.25	40.00
M03	9831.25	9797.78	33.47	9797.78	33.47
M04	9829.84	9790.13	39.71	9790.13	39.71
M05	9828.50	9802.15	26.35	9802.15	26.35
M06	9831.25	9792.91	38.34	9792.91	38.34
M07	9831.25	9792.91	38.34	9792.91	38.34
M08	9828.88	9797.23	31.65	9797.23	31.65

1 ROOF MAX HEIGHT
SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

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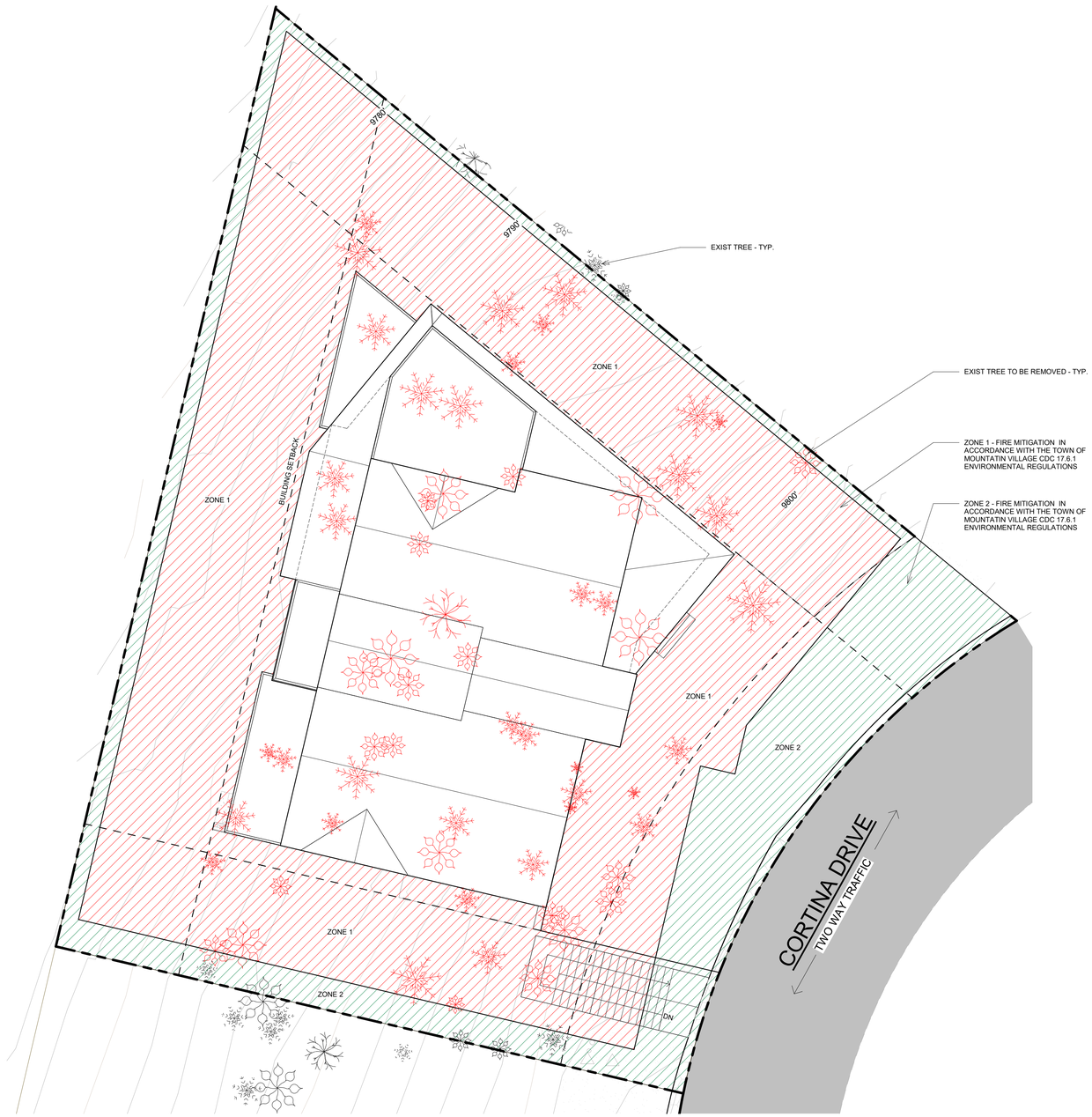
SHEET TITLE
ZONING HEIGHTS

SHEET #
A0.12



1 FIRE MITIGATION PLAN
SCALE : 1/8" = 1'-0"

0' 1' 2' 4' 8' N

PRELIMINARY NOT FOR CONSTRUCTION

FIRE MITIGATION LEGEND

- ZONE 1 - REMOVE ALL SHRUBS, TREES SLASH AND FLAMMABLE VEGETATION
- ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND
- EXISTING DOUGLAS FIR TREE
- EXISTING DOUGLAS FIR TREE TO BE REMOVED
- EXISTING ASPEN TREE
- EXISTING ASPEN TREE TO BE REMOVED
- EXISTING SPRUCE TREE
- EXISTING SPRUCE TREE TO BE REMOVED

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 EVNIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.
2. CONSISTANT WITH 2018 IRC SECITON R101.4.1 APENDAGES AND PROJECTIONS: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTS, SUCH AS DECKS SHALL BE SONSTRUCTED AS FOLLOWS: NON-COMBUSTIBLE MATERIALS, HEAVY TIMBER, EXTERIOR GRADE IGINTION RESITANT MATERALS SUCH AS THOSE ISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODCUTS.
3. REMOVE ALL DISEASED, DEAD OR DRYING TREES.

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PROJECT NO. 20.054
PROJECT TEAM
RAMIEL KENOUN Checker
Author

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SHEET TITLE
FIRE MITIGATION PLAN

SHEET #
A0.13

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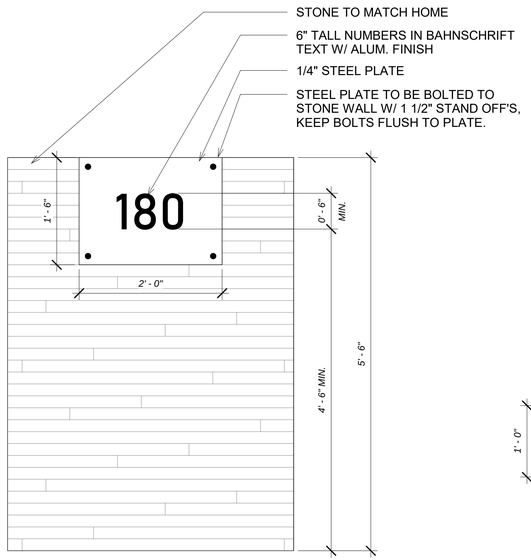
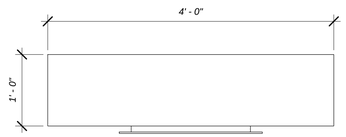


1 ADDRESS MONUMENT ELEVATION
SCALE : 1" = 1'-0"



2 ADDRESS MONUMENT PLAN
SCALE : 1" = 1'-0"

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Checker
Author

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RAMIEL KENOUN
406566
ARCHITECT

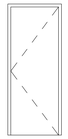
SHEET TITLE
SITE DETAILS

SHEET #
A0.20

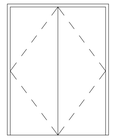
DOOR SCHEDULE

DOOR							FRAME		HARDWARE							
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	U.L. LABEL	ENTRY	PASSAGE	PRIVACY	DUMMY	KNURLED HANDLE	AUTO CLOSURE	OTHER	REMARKS
1	2' - 10"	7' - 0"	1 3/4"	I	WD	PT	WD	PT			•	•					PRIVACY @ BEDROOMS, POWDER
2	2' - 6"	7' - 0"	1 3/4"	I	WD	PT	WD	PT			•	•					PRIVACY @ BATHS
3	5' - 0"	7' - 0"	1 3/4"	II	WD	PT	WD	PT					•				
4	3' - 0"	6' - 8"	2"	I	WD	PT	WD	PT		•	•						
5	11' - 10"	8' - 2"	1 3/4"	III	AL/G	ADZ	AL	ADZ		•						•	FOLDING DOOR
6	12' - 10"	8' - 2"	1 3/4"	III	AL/G	ADZ	AL	ADZ		•						•	FOLDING DOOR
7	4' - 0"	8' - 2"	2"	IV	MTL	PT	MTL	PT		•						•	PIVOT ENTRY DOOR
8	3' - 0"	7' - 0"	1/4"	V	AL/G	ADZ	AL	GAL		•							
9	2' - 8"	7' - 0"	1 3/4"	I	WD	PT	WD	PT				•					PRIVACY @ TOILET
10	2' - 6"	7' - 0"	1 1/2"	VIII	WD	PT	WD	PT				•					POCKET DOOR, PRIVACY @ BATH
11	3' - 0"	7' - 0"	1 3/4"	VI	AL/G	ADZ	AL	ADZ		•		•					ENTRY @ P. BEDROOM, PRIVACY @ SKI ROOM
12	18' - 0"	9' - 2"	1 3/4"	VII	AL/G	ADZ	AL	ADZ								•	GARAGE DOOR
13	3' - 0"	7' - 0"	1 3/4"	VIII	WD	PT	WD	PT			•						POCKET DOOR

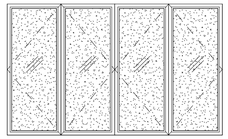
ABBREVIATIONS: WD - WOOD / PT - PAINT / AL - ALUMINUM / AL/G - ALUMINUM AND GLAZING / ADZ - ANODIZED / MTL - METAL



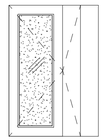
I FLUSH FACE SOLID CORE WOOD DOOR



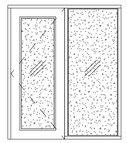
II DOUBLE FLUSH FACE SOLID CORE WOOD DOOR



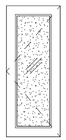
III CONTEMPORARY CLAD FOLDING DOOR 4-PART (3+1) DOOR, BLACK ANODIZED EXTERIOR, BLACK ALUM. INTERIOR



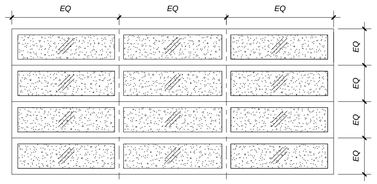
IV EXTERIOR BLACK ANODIZED ALUMINUM PIVOT DOOR



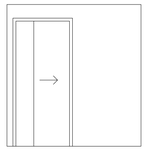
V FULL LITE EXTERIOR ALUMINUM DOOR W/ INSULATED TEMPERED GLASS LITE & ADJACENT FIXED FULLY TEMPERED PANELS AS INDICATED PER PLANS



VI INTERIOR ALUMINUM DOOR W/ INSULATED TEMPERED GLASS LITE



VII MTL. PANEL INSULATED OVERHEAD GARAGE DOOR W/ TEMPERED GLASS LITES Q/ KEYLESSS ENTRY STYSTEM



VIII FLUSH FACE SOLID CORE WOOD POCKET DOOR

INDICATES FULLY TEMPERED SAFETY GLAZING. NOTE IN ADDITION TO SAFETY GLAZING IN DOORS AND WINDOWS BELOW, ALL STOREFRONTS SHALLF BE FULLY TEMPERED SAFETY GLAZING

DOOR NOTES:

- *ALL DOORS USED IN CONNECTION W/ EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT A KEY IN THE DIRECTION OF EGRESS*
- *VERIFY ALL DOOR WIDTHS & HEIGHTS IN FIELD PRIOR TO ORDERING*
- *PROVIDE ROLLER CATCH OR MAGNETIC CATCH AT DUMMY TRIM*
- *ALL HINGES & HANDLES TO BE SELECTED BY INTERIOR DESIGN / OWNER*
- *ALL DOORS & HARDWARE TO BE SELECTED BY INTERIOR DESIGNER / OWNER & REVIEWED BY ARCHITECT PRIOR TO PURCHASE BY CONTRACTOR, U.N.O.*
- *CONTRACTOR TO PURCHASE ALL DOORS, U.N.O.*
- *ALL DOOR FRAMES MUST BE FIRE LISTED TO MATCH THE FIRE RATING OF THE DOOR*

DOOR & WINDOW GLASS REQUIREMENTS:

- *PROVIDE SAFETY GLAZING UNDER THE FOLLOWING CONDITIONS:*
  -ALL DOORS / SKYLIGHTS / SHOWER DOORS
  -ALL WINDOWS WHICH OCCUR AT BATHTUBS OR SHOWERS
  -ALL SIDELIGHTS WITHIN 24" ARC OF A DOOR
- *FOR ALL WINDOWS OTHER THAN SIDELIGHTS WITHIN 18" OF THE FLOOR, SAFETY GLASS IS REQUIRED IF ALL OF THE FOLLOWING CONDITIONS EXIST:*
  - GLASS AREA IS 9 SF OR MORE
  - BOTTOM EDGE OF GLASS IS LESS THAN 18" ABOVE FLOOR
  - TOP EDGE OF GLASS IS MORE THAN 36" ABOVE FLOOR
- *WHERE THE FLOOR OR WALKING SURFACE IS FURTHER THAN 36" HORIZONTALLY FROM THE GLASS, SAFETY GLASS IS NOT REQUIRED.*
- *WHERE SAFETY GLASS IS REQUIRED AND DOUBLE GLAZING IS SPECIFIED, BOTH THE PANES MUST BE SAFETY GLASS IF WITHIN 25 FEET OF THE GRADE. IF ABOVE 25 FEET, ONLY THE INNER PANE NEEDS TO BE SAFETY GLASS.*
- *ALL GUARDRAILS WITH GLAZING PER 2406.4.4*

WINDOW SCHEDULE

MARK	Width	Height	TYPE	CLEAR	FROSTED	OPAQUE	TEMPERED	COMMENTS
			OPENING					
A	3' - 6"	2' - 0"	AWNING	•				
B	3' - 6"	5' - 0"	FIXED	•				
C	3' - 6"	2' - 0"	FIXED	•				
D	4' - 0"	5' - 0"	FIXED	•				
E	4' - 0"	2' - 0"	AWNING	•				
G	4' - 0"	8' - 0"	FIXED	•				
H	4' - 0"	2' - 0"	FIXED	•				
J	4' - 0"	6' - 0"	FIXED	•				
K	6' - 6"	2' - 0"	FIXED	•				
L	3' - 0"	2' - 0"	FIXED	•				
M	3' - 0"	2' - 0"	FIXED	•				
N	3' - 0"	5' - 0"	FIXED	•				
P	3' - 0"	8' - 0"	FIXED	•				
Q	3' - 0"	7' - 4"	FIXED	•				
R	2' - 0"	7' - 4"	FIXED	•				
U	3' - 0"	5' - 0"	CASEMENT	•				

WINDOW NOTES:

- *CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES IN THE FIELD PRIOR TO ORDERING*
- *ARCHITECT TO REVIEW AND APPROVE WINDOW SPECIFICATIONS PRIOR TO GC PLACING ORDER*

CUSTOM WINDOW SCHEDULE

MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	GLASS TYPE				REMARKS
				CLEAR	FROSTED	OPAQUE	TEMPERED	
CA	4' - 0"	8" - 0"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CB	6' - 0"	8" - 0"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CC	8' - 6"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CD	16' - 2"	6' - 2"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CE	19' - 2"	8' - 2"		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CF	2' - 0"	VARIES			•		•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CG	6' - 0"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CH	6' - 0"	VARIES			•		•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CI	2' - 0"	VARIES			•		•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CJ	14' - 0"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CK	15' - 6"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CO	15' - 6"	VARIES		•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH

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SHEET TITLE
SCHEDULES & DETAILS

SHEET #
A0.30

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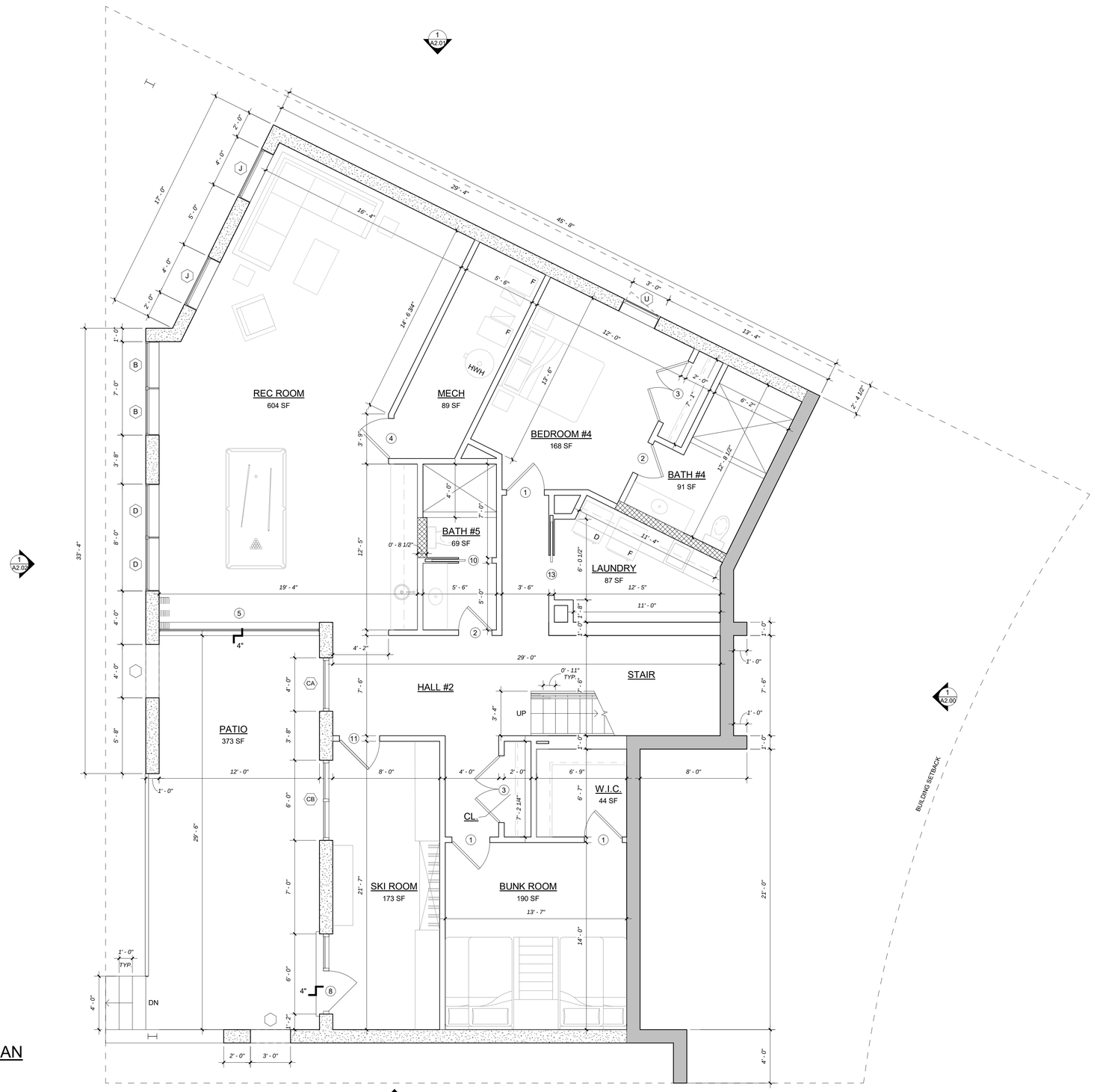

1 LOWER LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL PATIO	373 SF
MAIN LEVEL DECK #1	287 SF
MAIN LEVEL DECK #2	132 SF
UPPER LEVEL DECK #1	271 SF
UPPER LEVEL DECK #2	134 SF
TOTAL AREA	1197 SF

PROJECT SQUARE FOOTAGE		
LEVEL	USE	AREA
LOWER LEVEL	LIVING	2040 SF
MAIN LEVEL	LIVING	1773 SF
UPPER LEVEL	LIVING	1628 SF
HABITABLE		5441 SF
LOWER LEVEL	MECH	103 SF
MAIN LEVEL	GARAGE	539 SF
NON HABITABLE		642 SF
GROSS AREA		6083 SF

WALL TYPE LEGEND

- CONCRETE PANEL FINISH
- METAL FINISH
- MASONRY WALL
- 2X WOOD STUD INTERIOR WALL
- 2X WOOD STUD CHASE WALL
- WALLS BELOW GRADE

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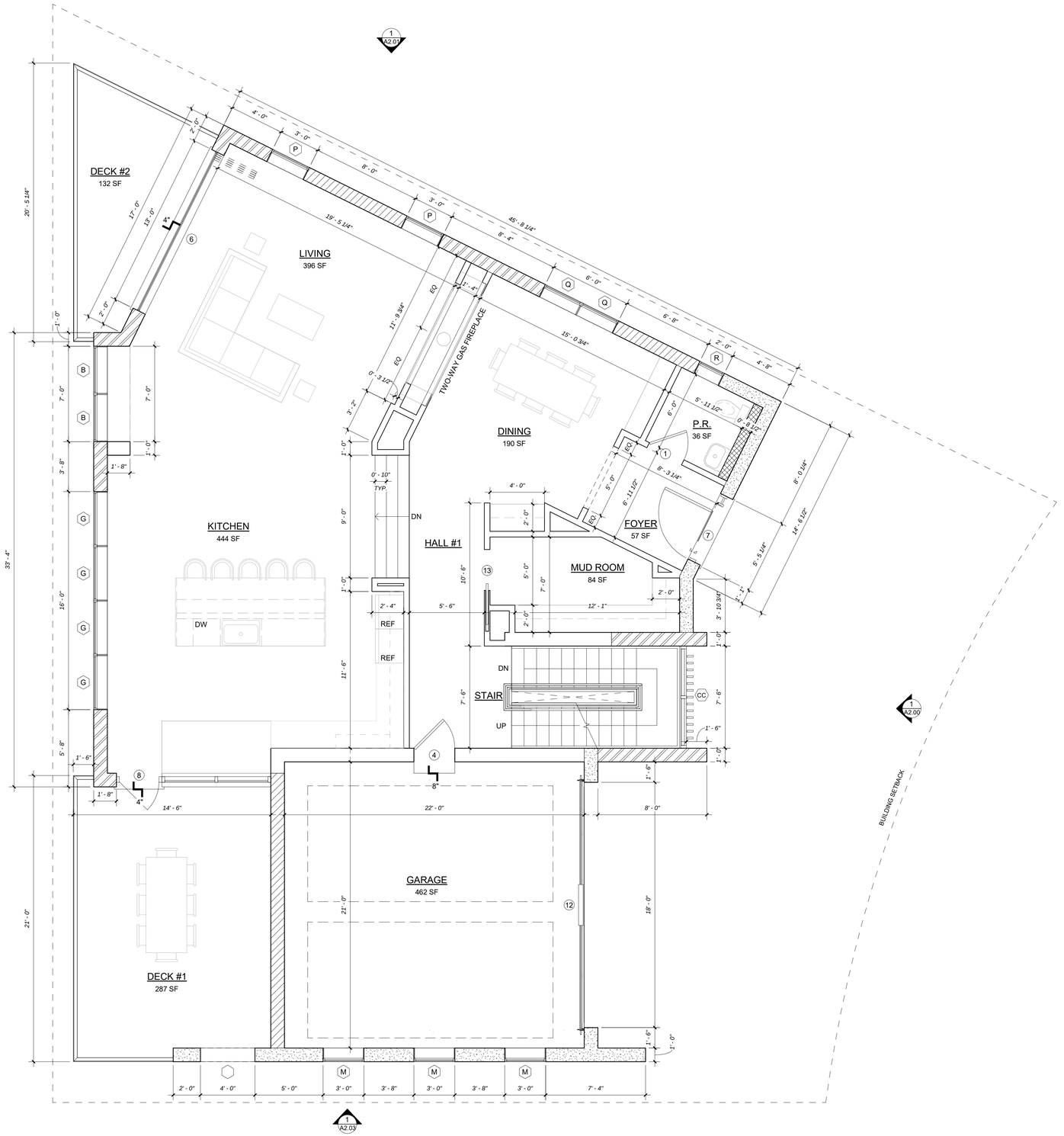
SHEET TITLE
LOWER LEVEL FLOOR PLAN

SHEET #
A1.00



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

0' 1' 2' 4' 8'

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EXTERIOR SQUARE FOOTAGE	
NAME	AREA
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MAIN LEVEL DECK #1	287 SF
MAIN LEVEL DECK #2	132 SF
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PROJECT SQUARE FOOTAGE		
LEVEL	USE	AREA
LOWER LEVEL	LIVING	2040 SF
MAIN LEVEL	LIVING	1773 SF
UPPER LEVEL	LIVING	1628 SF
HABITABLE		5441 SF
LOWER LEVEL	MECH	103 SF
MAIN LEVEL	GARAGE	539 SF
NON HABITABLE		642 SF
GROSS AREA		6083 SF

WALL TYPE LEGEND

- CONCRETE PANEL FINISH
- METAL FINISH
- MASONRY WALL
- 2X WOOD STUD INTERIOR WALL
- 2X WOOD STUD CHASE WALL
- WALLS BELOW GRADE

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PROJECT NAME:
CORTINA LOT 8

PROJECT ADDRESS:
180 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO.
20.054
PROJECT TEAM
RAMIEL KENOUN
DANIEL CAMPBELL
NICK HORVATH

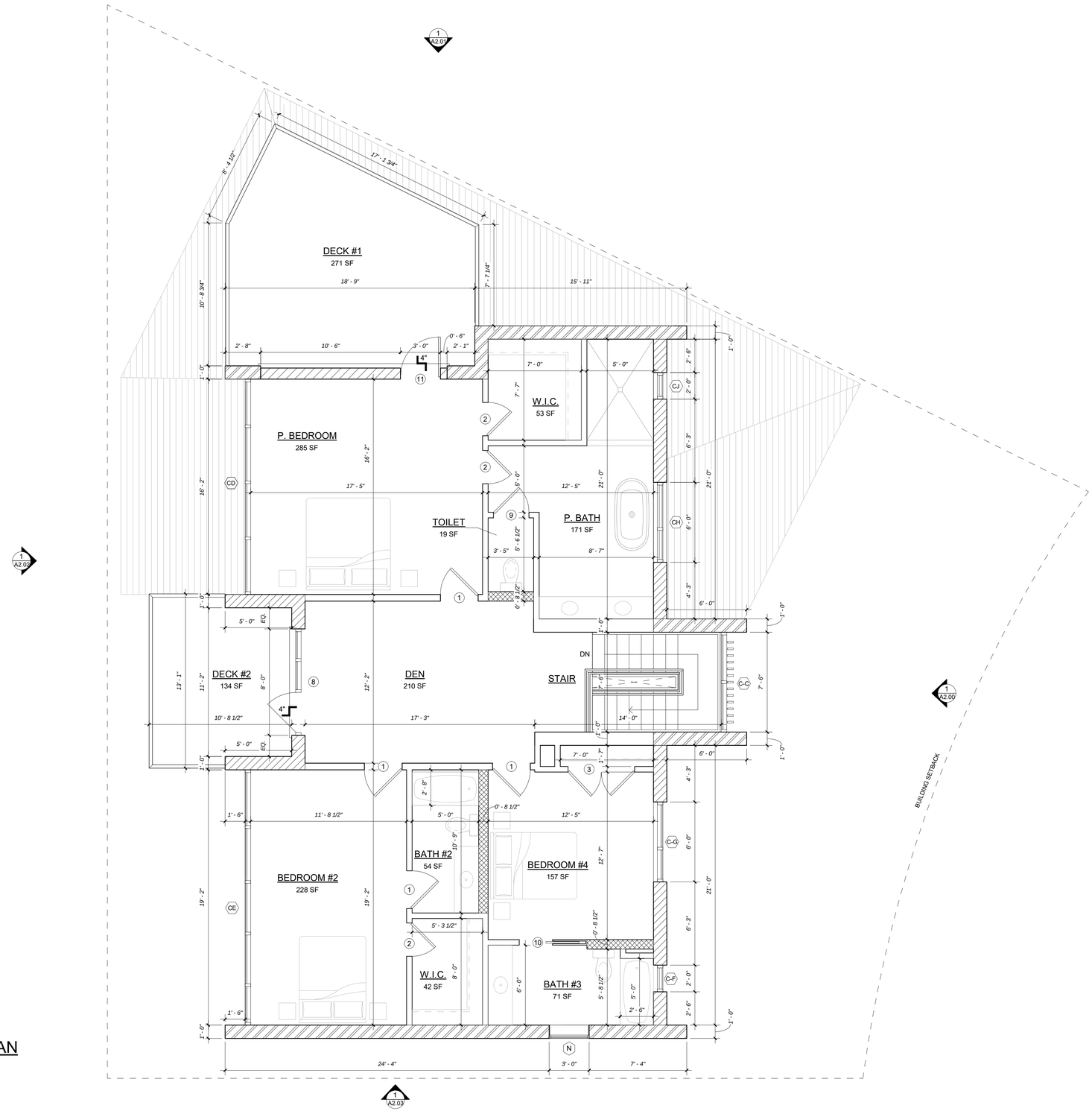
ISSUE
10.22.2021 - DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
MAIN LEVEL FLOOR PLAN

SHEET #
A1.01

PRELIMINARY NOT FOR CONSTRUCTION



1 UPPER LEVEL FLOOR PLAN

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

0' 1' 2' 4' 8'

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL PATIO	373 SF
MAIN LEVEL DECK #1	287 SF
MAIN LEVEL DECK #2	132 SF
UPPER LEVEL DECK #1	271 SF
UPPER LEVEL DECK #2	134 SF
TOTAL AREA	1197 SF

PROJECT SQUARE FOOTAGE		
LEVEL	USE	AREA
LOWER LEVEL	LIVING	2040 SF
MAIN LEVEL	LIVING	1773 SF
UPPER LEVEL	LIVING	1628 SF
HABITABLE		5441 SF
LOWER LEVEL	MECH	103 SF
MAIN LEVEL	GARAGE	539 SF
NON HABITABLE		642 SF
GROSS AREA		6083 SF

WALL TYPE LEGEND

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SHEET TITLE
UPPER LEVEL FLOOR PLAN

SHEET #
A1.02

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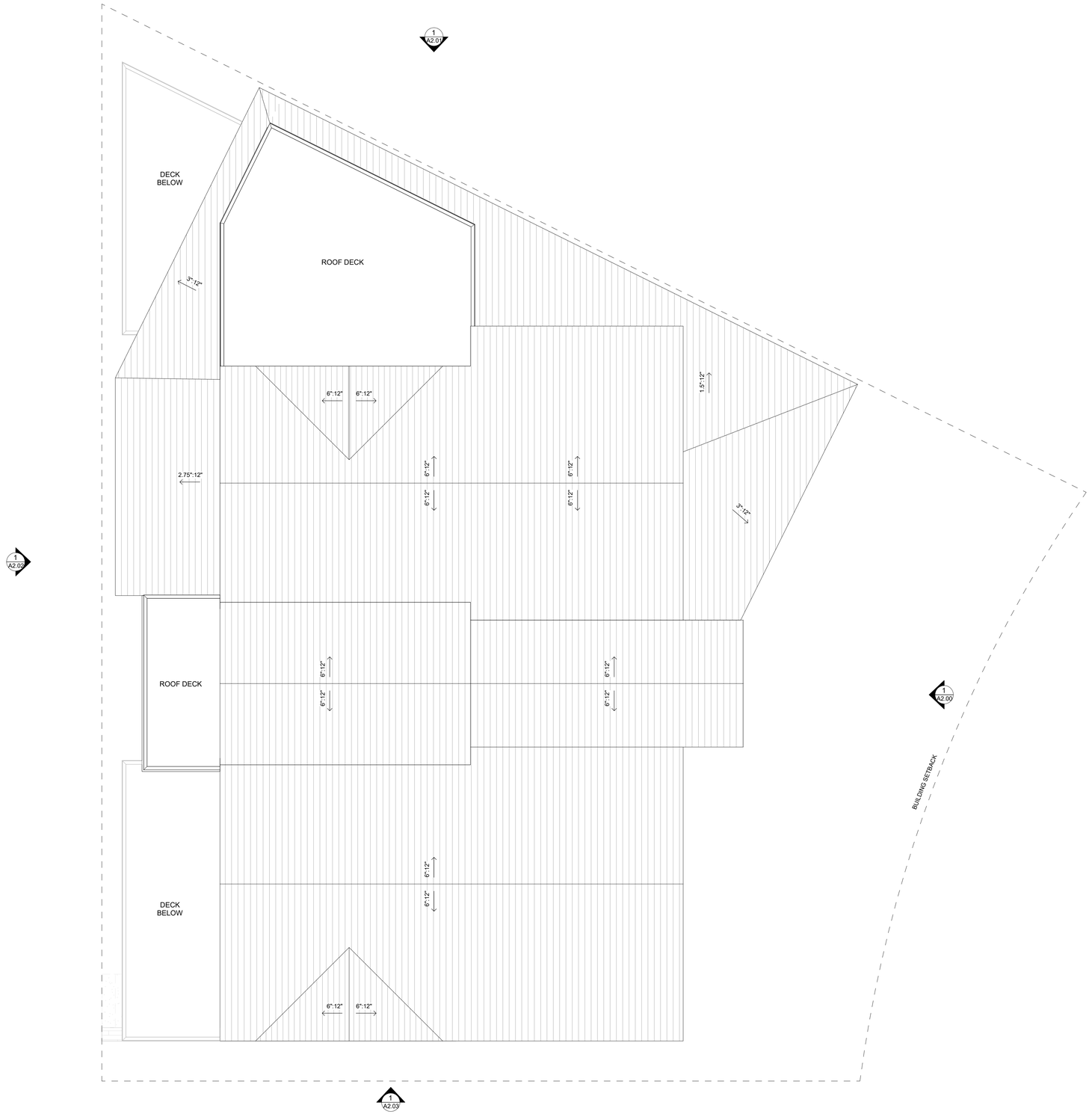

1 ROOF PLAN
SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

N

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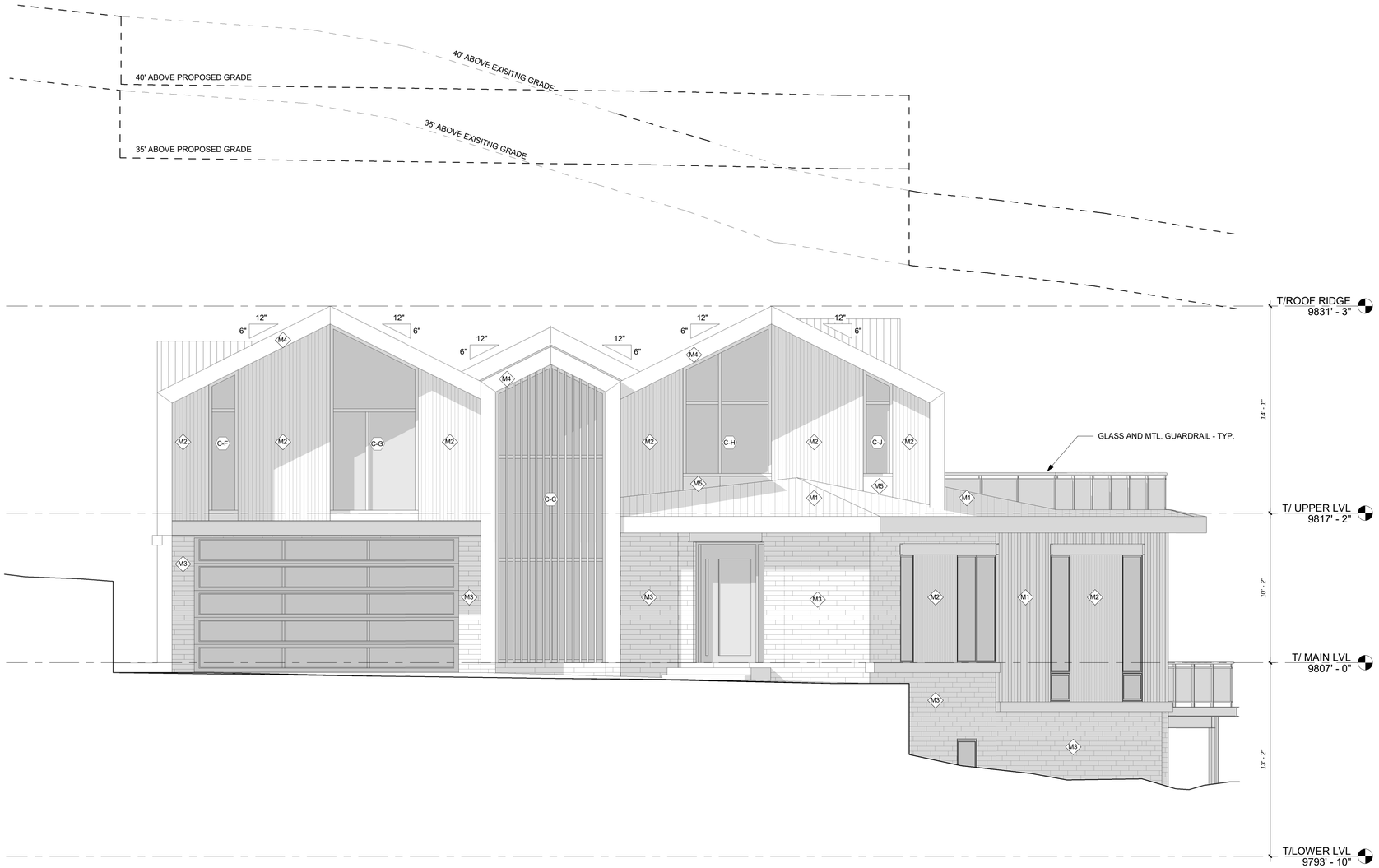
SHEET TITLE
ROOF PLAN

SHEET #
A1.03

PRELIMINARY NOT FOR CONSTRUCTION



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

0' 1' 2' 4' 8'

WOOD LOUVERS

GLASS AND METAL GUARDRAIL

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - OKO SKIN - SILVERGREY-GR04

M3 - MASONRY - AVALANCHE

M4 - STEEL ACCENTS - COLOR TBD

M5 - METAL PANEL SIDING - FLAT LOOK

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING**
  16" RIB SPACING WITH 2" MECHANICAL SEAM
  COLOR: TBD
- M2 — **VERTICAL CONCRETE PANEL SIDING**
  OKO SKIN
  COLOR: SILVERGREY-GR04
- M3 — **STONE MASONRY**
  STONE PRODUCT
  COLOR: TBD
- M4 — **STEEL ACCENT**
  BREAK METAL
  COLOR: TBD
- M5 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD

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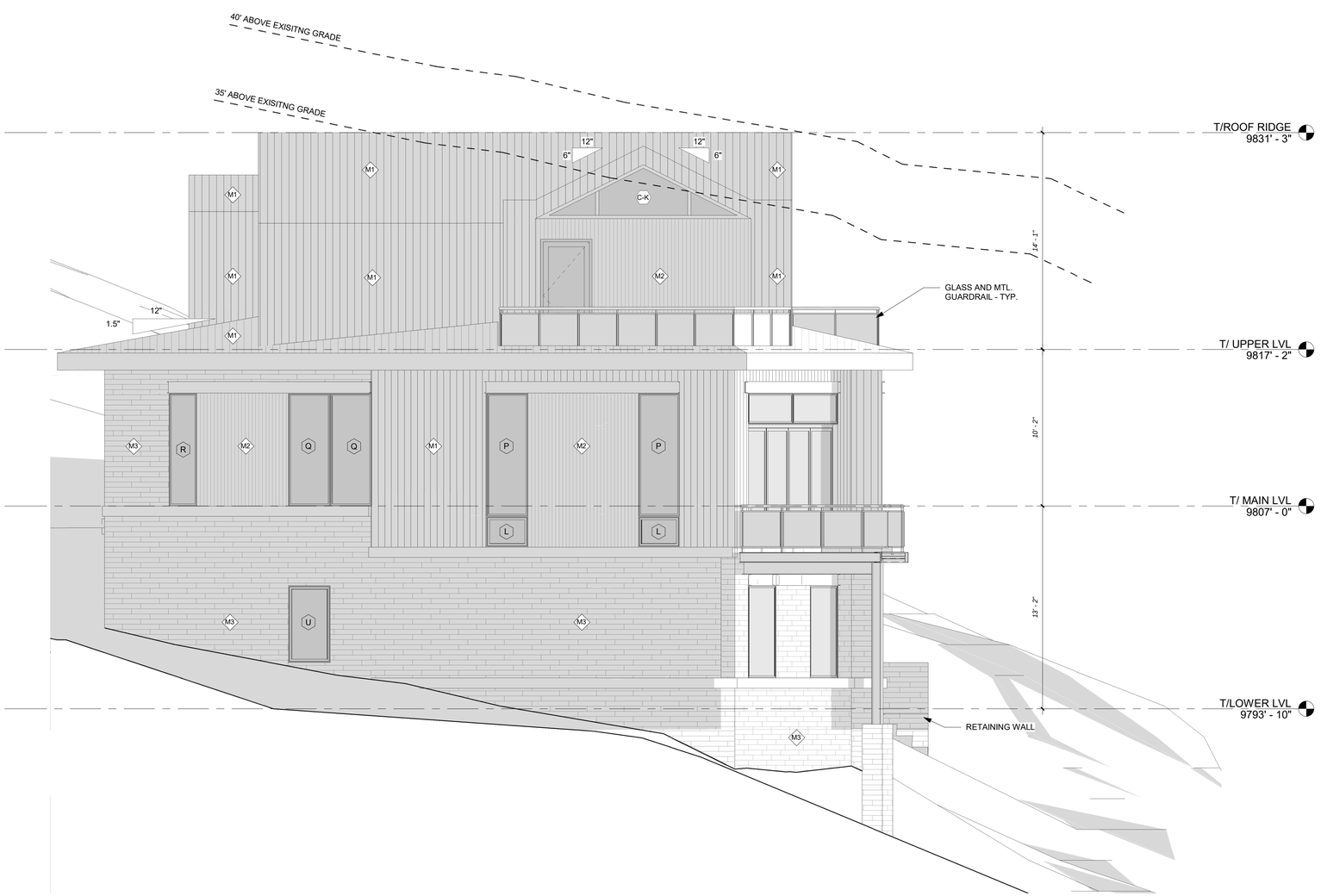
SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.00

PRELIMINARY NOT FOR CONSTRUCTION



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

0' 1' 2' 4' 8'

WOOD LOUVERS

GLASS AND METAL GUARDRAIL

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - OKO SKIN - SILVERGREY-GR04

M3 - MASONRY - AVALANCHE

M4 - STEEL ACCENTS - COLOR TBD

M5 - METAL PANEL SIDING - FLAT LOOK

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING**
  16" RIB SPACING WITH 2" MECHANICAL SEAM
  COLOR: TBD
- M2 — **VERTICAL CONCRETE PANEL SIDING**
  OKO SKIN
  COLOR: SILVERGREY-GR04
- M3 — **STONE MASONRY**
  STONE PRODUCT
  COLOR: TBD
- M4 — **STEEL ACCENT**
  BREAK METAL
  COLOR: TBD
- M5 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD

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SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.01

PRELIMINARY NOT FOR CONSTRUCTION

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

0' 1' 2' 4' 8'

WOOD LOUVERS

GLASS AND METAL GUARDRAIL

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - OKO SKIN - SILVERGREY-GR04

M3 - MASONRY - AVALANCHE

M4 - STEEL ACCENTS - COLOR TBD

M5 - METAL PANEL SIDING - FLAT LOOK

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING**
  16" RIB SPACING WITH 2" MECHANICAL SEAM
  COLOR: TBD
- M2 — **VERTICAL CONCRETE PANEL SIDING**
  OKO SKIN
  COLOR: SILVERGREY-GR04
- M3 — **STONE MASONRY**
  STONE PRODUCT
  COLOR: TBD
- M4 — **STEEL ACCENT**
  BREAK METAL
  COLOR: TBD
- M5 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD

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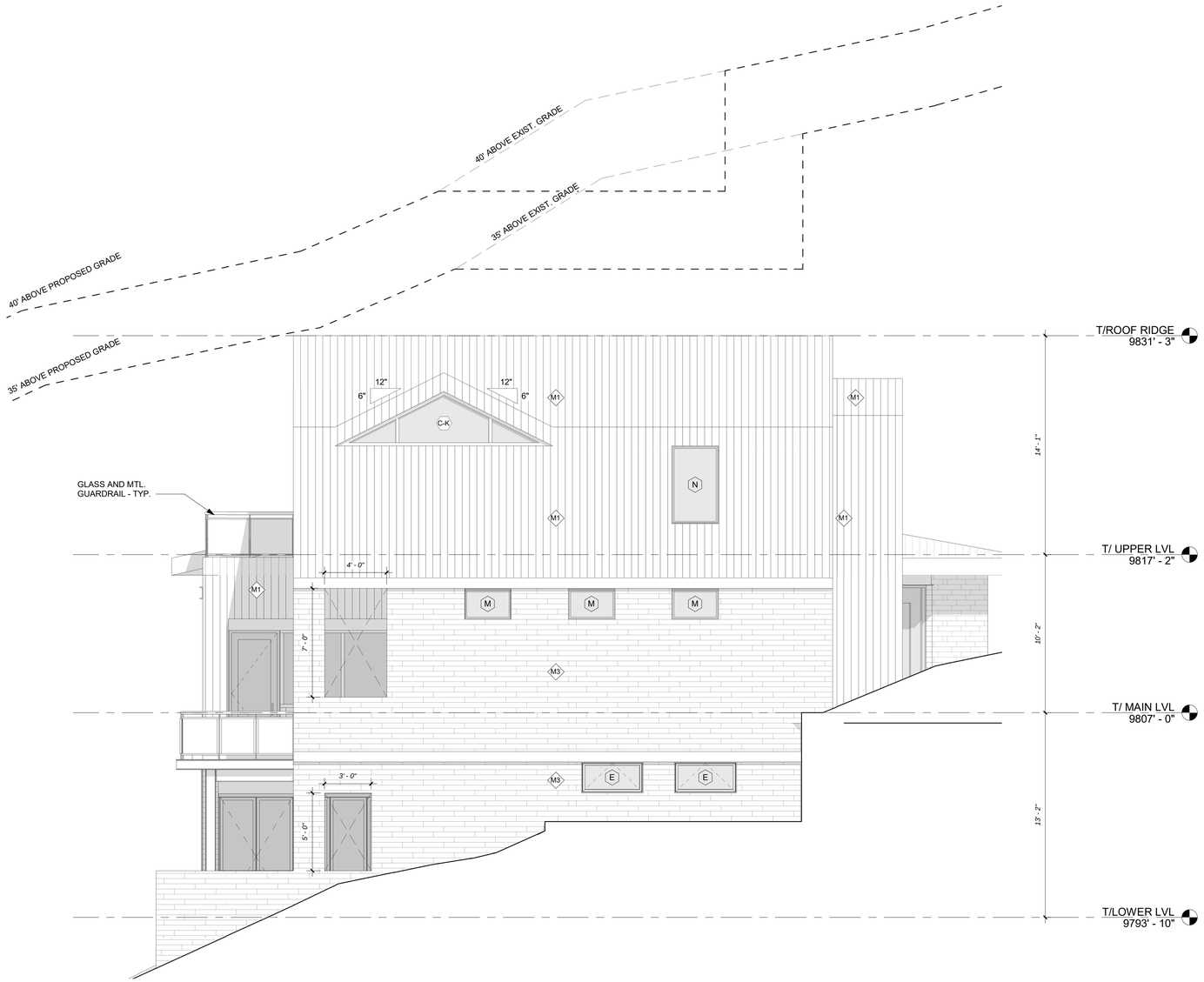
SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.02

PRELIMINARY NOT FOR CONSTRUCTION



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

0' 1' 2' 4' 8'

WOOD LOUVERS

GLASS AND METAL GUARDRAIL

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - OKO SKIN - SILVERGREY-GR04

M3 - MASONRY - AVALANCHE

M4 - STEEL ACCENTS - COLOR TBD

M5 - METAL PANEL SIDING - FLAT LOOK

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING**
  16" RIB SPACING WITH 2" MECHANICAL SEAM
  COLOR: TBD
- M2 — **VERTICAL CONCRETE PANEL SIDING**
  OKO SKIN
  COLOR: SILVERGREY-GR04
- M3 — **STONE MASONRY**
  STONE PRODUCT
  COLOR: TBD
- M4 — **STEEL ACCENT**
  BREAK METAL
  COLOR: TBD
- M5 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD

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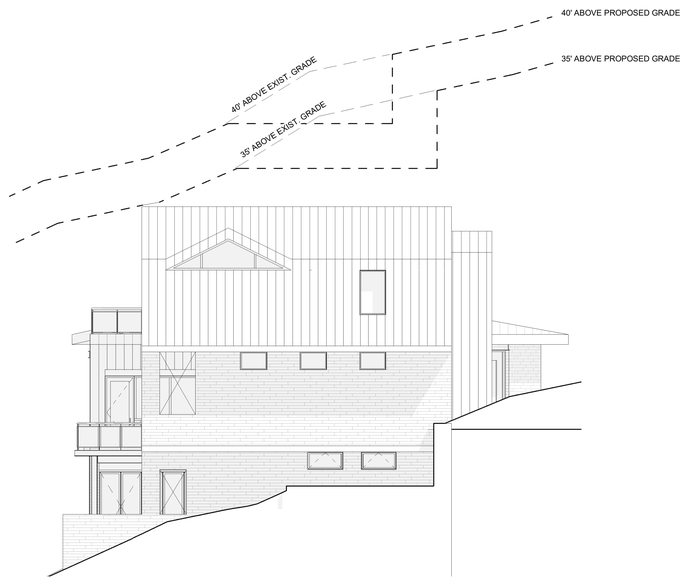
SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.03

3 EAST ELEVATION - HEIGHT DIAGRAM
SCALE : 1/8" = 1'-0"

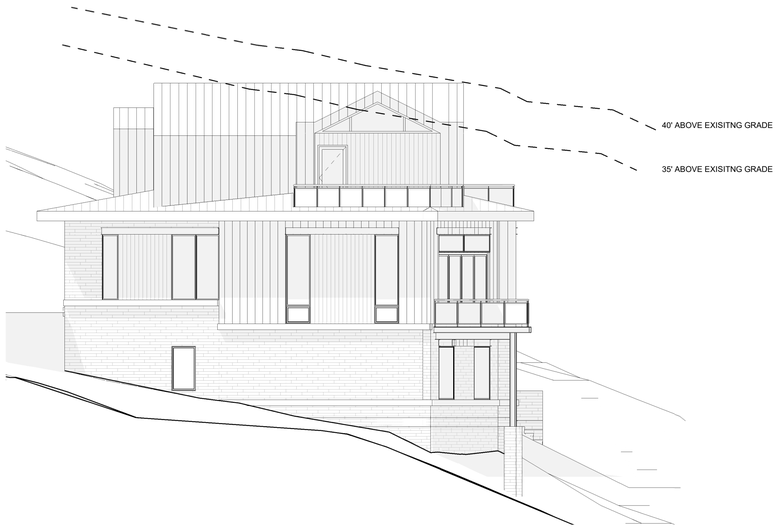
0' 2' 4' 8' 16'



4 SOUTH ELEVATION - HEIGHT DIAGRAM
SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'

PRELIMINARY NOT FOR CONSTRUCTION



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

0' 2' 4' 8' 16'

2 WEST ELEVATION - HEIGHT DIAGRAM
SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'

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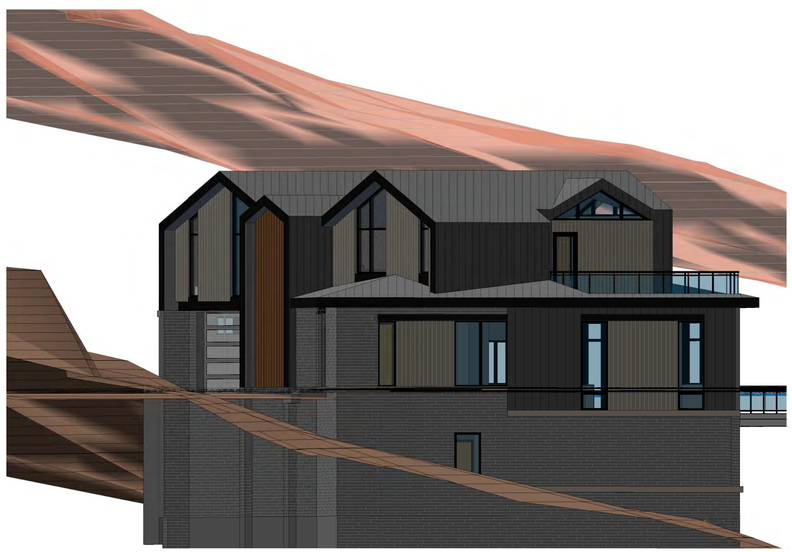
ARCHITECT

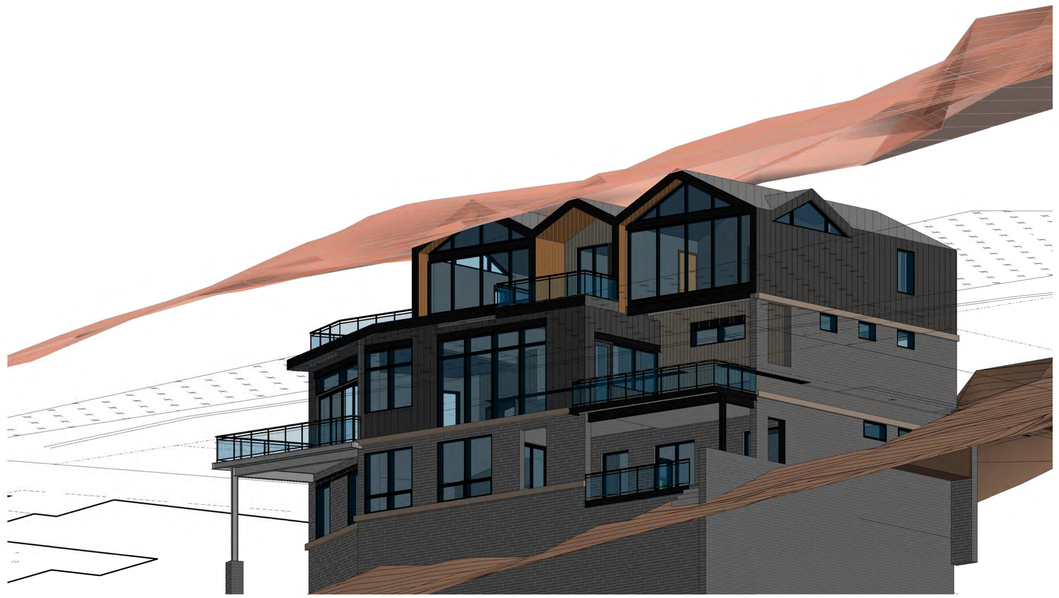
SHEET TITLE
BUILDING HEIGHT DIAGRAMS

SHEET #
A2.10

PRELIMINARY NOT FOR CONSTRUCTION



1 3D HEIGHT DIAGRAM - 40'-0" LINE
SCALE : N.T.S.



2 3D HEIGHT DIAGRAM - 40'-0" LINE
SCALE : N.T.S.

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SHEET TITLE
BUILDING HEIGHT DIAGRAMS

SHEET #
A2.11

PRELIMINARY NOT FOR CONSTRUCTION

3 EAST ELEV. - WALL MATERIAL AREA

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

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

STONE:	140 SF
STANDING METAL SEAM:	0 SF
GLAZING:	478 SF
OKO SKIN:	299 SF
FLAT METAL PANEL:	0 SF

4 SOUTH ELEV. - WALL MATERIAL AREA

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

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

STONE:	533 SF
STANDING METAL SEAM:	460 SF
GLAZING:	161 SF
OKO SKIN:	0 SF
FLAT METAL PANEL:	0 SF

1 NORTH ELEV. - WALL MATERIAL AREA

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

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

STONE:	496 SF
STANDING METAL SEAM:	345 SF
GLAZING:	160 SF
OKO SKIN:	209 SF
FLAT METAL PANEL:	0 SF

2 WEST ELEV. - WALL MATERIAL AREA

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

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

STONE:	739 SF
STANDING METAL SEAM:	227 SF
GLAZING:	978 SF
OKO SKIN:	250 SF
FLAT METAL PANEL:	27 SF

WALL AREA SUMMARY

STONE WALL AREA:	35%
STANDING METAL SEAM:	18.5%
OKO SKIN:	13.5%
METAL PANEL SIDING:	0.5%
GLAZING:	32.5%

WALL MATERIAL LEGEND

- M1 - STANDING SEAM 16" O.C.
- M2 - OKO SKIN - SILVERGREY-GR04
- M3 - MASONRY - AVALANCHE
- M5 - METAL PANEL SIDING - FLAT LOOK
- GLAZING

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406566
ARCHITECT

SHEET TITLE

WALL AREA DIAGRAMS

SHEET #

A2.12

PRELIMINARY NOT FOR CONSTRUCTION

1 FRONT RENDERING
SCALE : N.T.S.

2 AERIAL RENDERING
SCALE : N.T.S.

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PROJECT INFO
PROJECT NO.
20.054
PROJECT TEAM
RAMIEL KENOUN
Checker
Author

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COLORADO LICENSED
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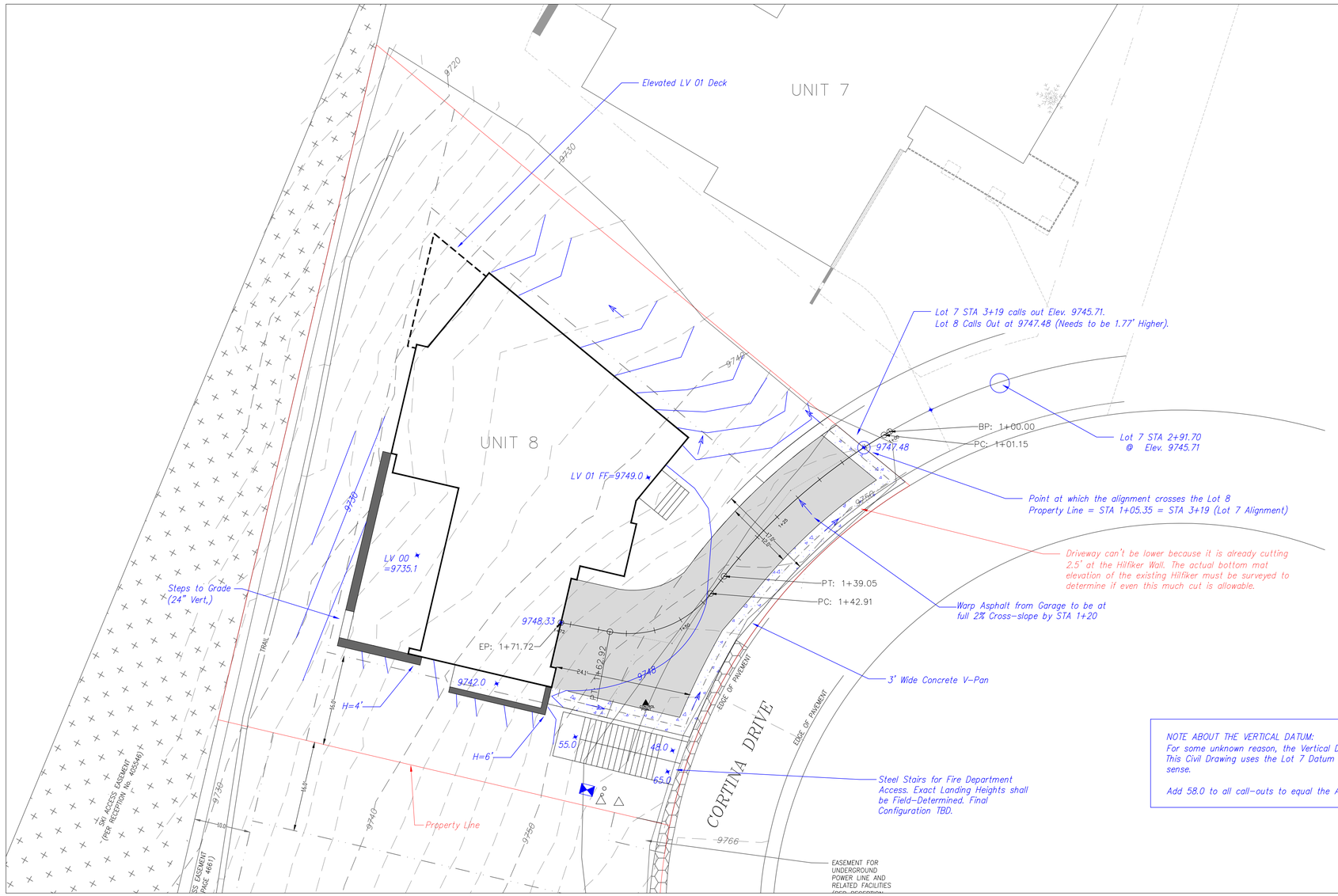
406566
ARCHITECT

SHEET TITLE
BUILDING RENDERINGS

SHEET #
A6.00

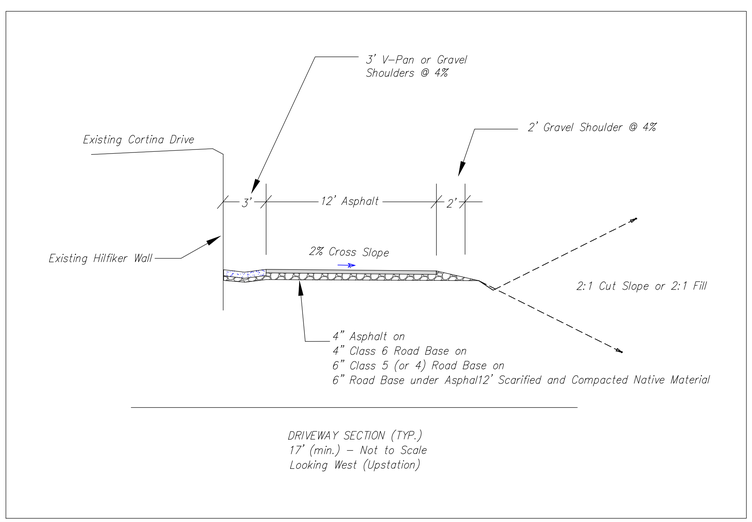


Scale: 1" = 10'

0 5 10 20

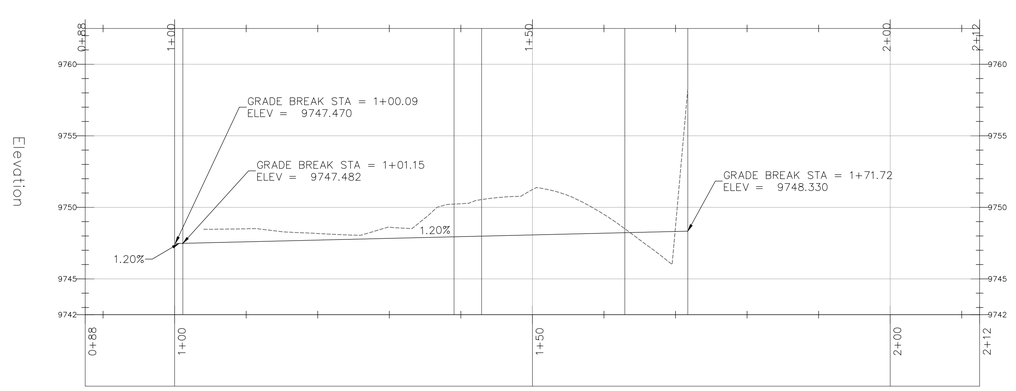
NOTE ABOUT THE VERTICAL DATUM:
For some unknown reason, the Vertical Datum used on Lot 8 was 58' different than Lot 7. This Civil Drawing uses the Lot 7 Datum so that the Tie-In Grades at Property Line make sense.

Add 58.0 to all call-outs to equal the Architecture and the "New" Topography.



DRIVEWAY SECTION (TYP.)
17' (min.) – Not to Scale
Looking West (Upstation)

Lot 8 Driveway Profile



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-22

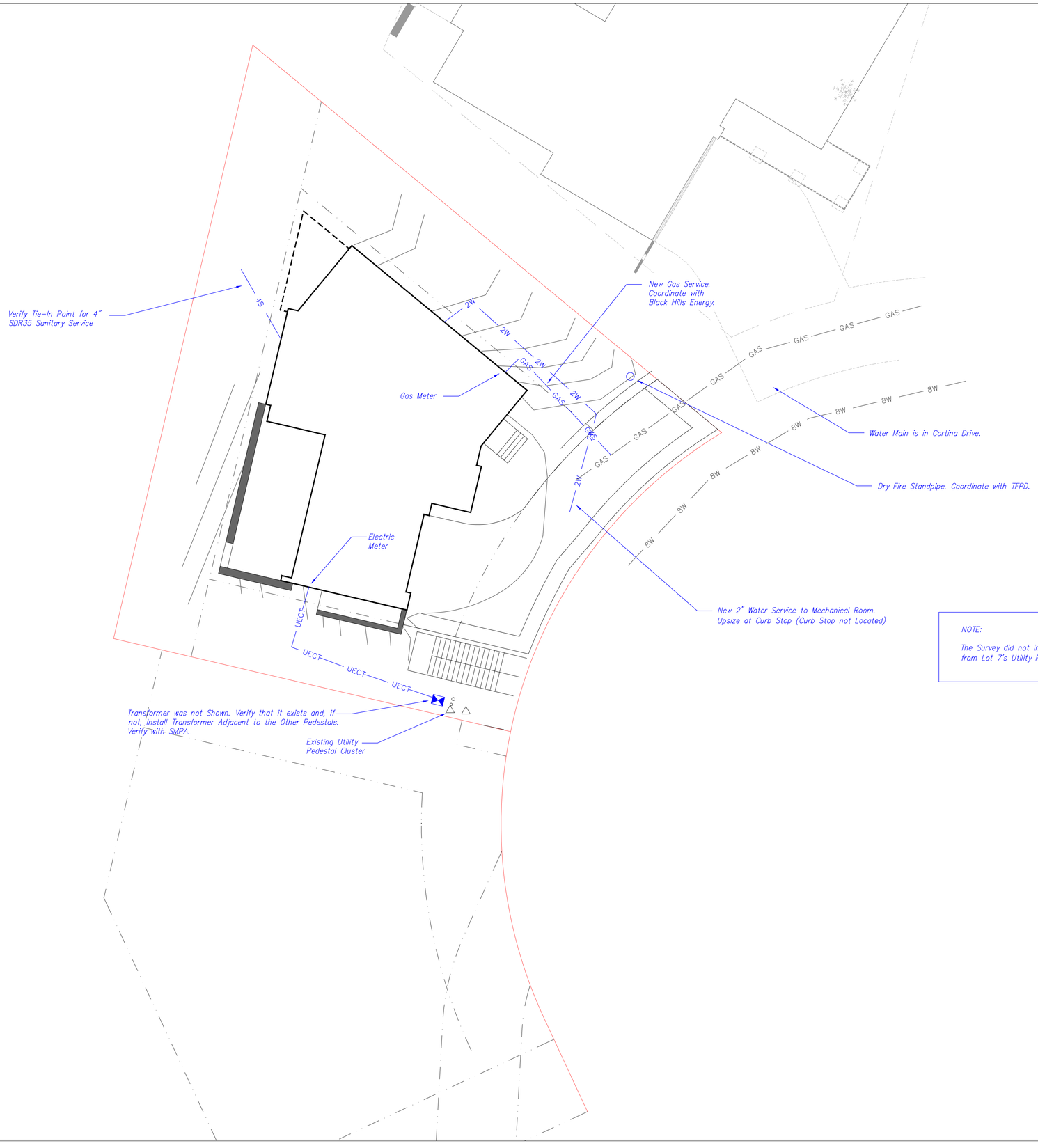
Lot 8
Cortina
Mtn. Village, CO

COLORADO REGISTERED PROFESSIONAL ENGINEER
29645
10-22-21
NOT FOR CONSTRUCTION

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

Site Plan
and
Driveway
Profile

C2



Scale: 1" = 10'

0 5 10 20

NOTE:

The Survey did not include the Utility Mains. Locations for the Mains were taken from Lot 7's Utility Plan and must be verified with the Town of Mountain Village.

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-22

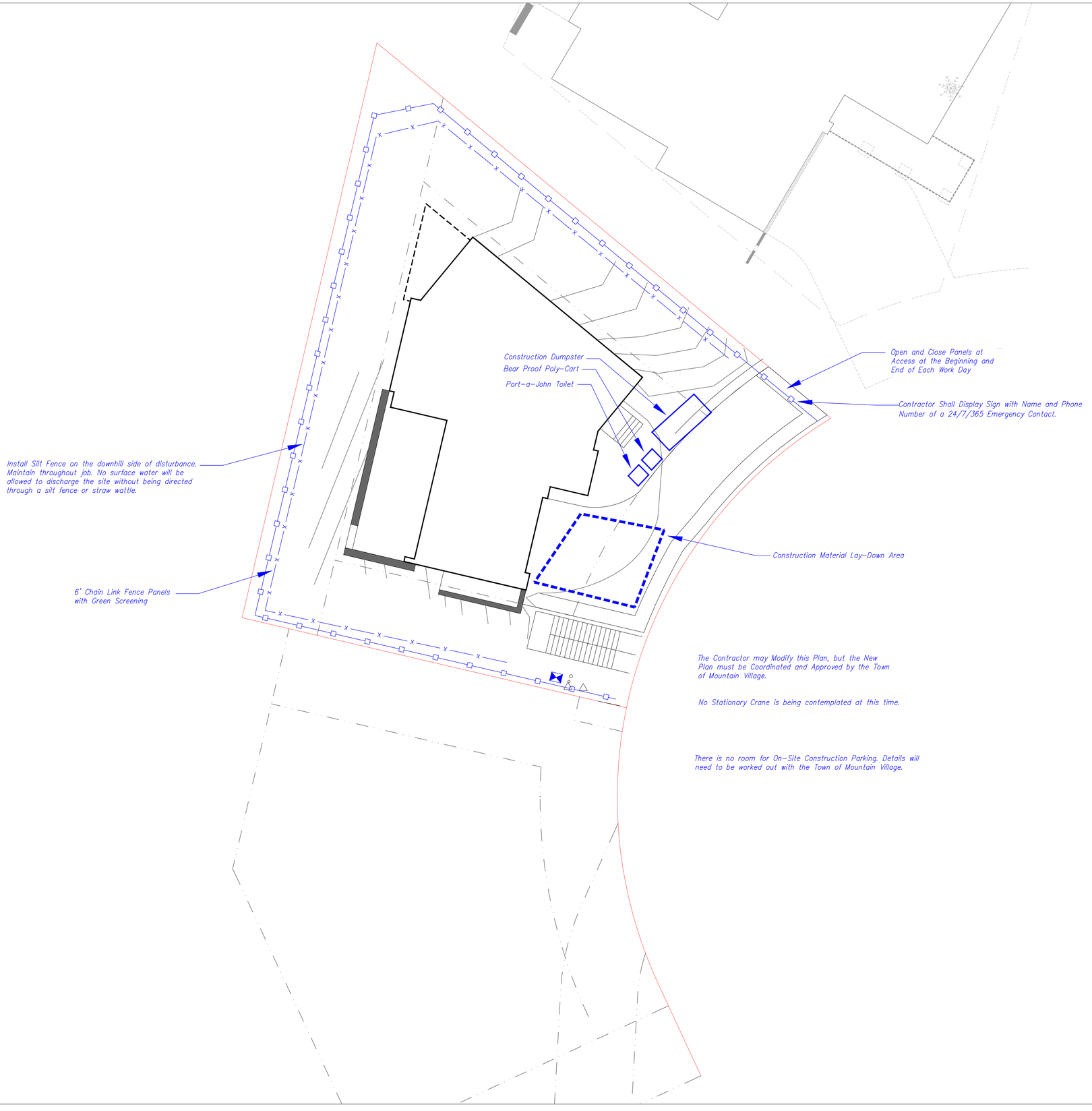
Lot 8
Cortina
Mtn. Village, CO

COLORADO REGISTERED PROFESSIONAL ENGINEER 29645 10-22-21 NOT FOR CONSTRUCTION

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

Utility Plan

C3



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 contemplated at this time.

There is no room for On-Site Construction Parking. Details will need to be worked out with the Town of Mountain Village.

Scale: 1" = 10'

0 5 10 20

N

Uncompahgre Engineering, LLC

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970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2021-10-22

Lot 8
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Mtn. Village, CO

COLORADO REGISTERED 29645 10-22-21 PROFESSIONAL ENGINEER

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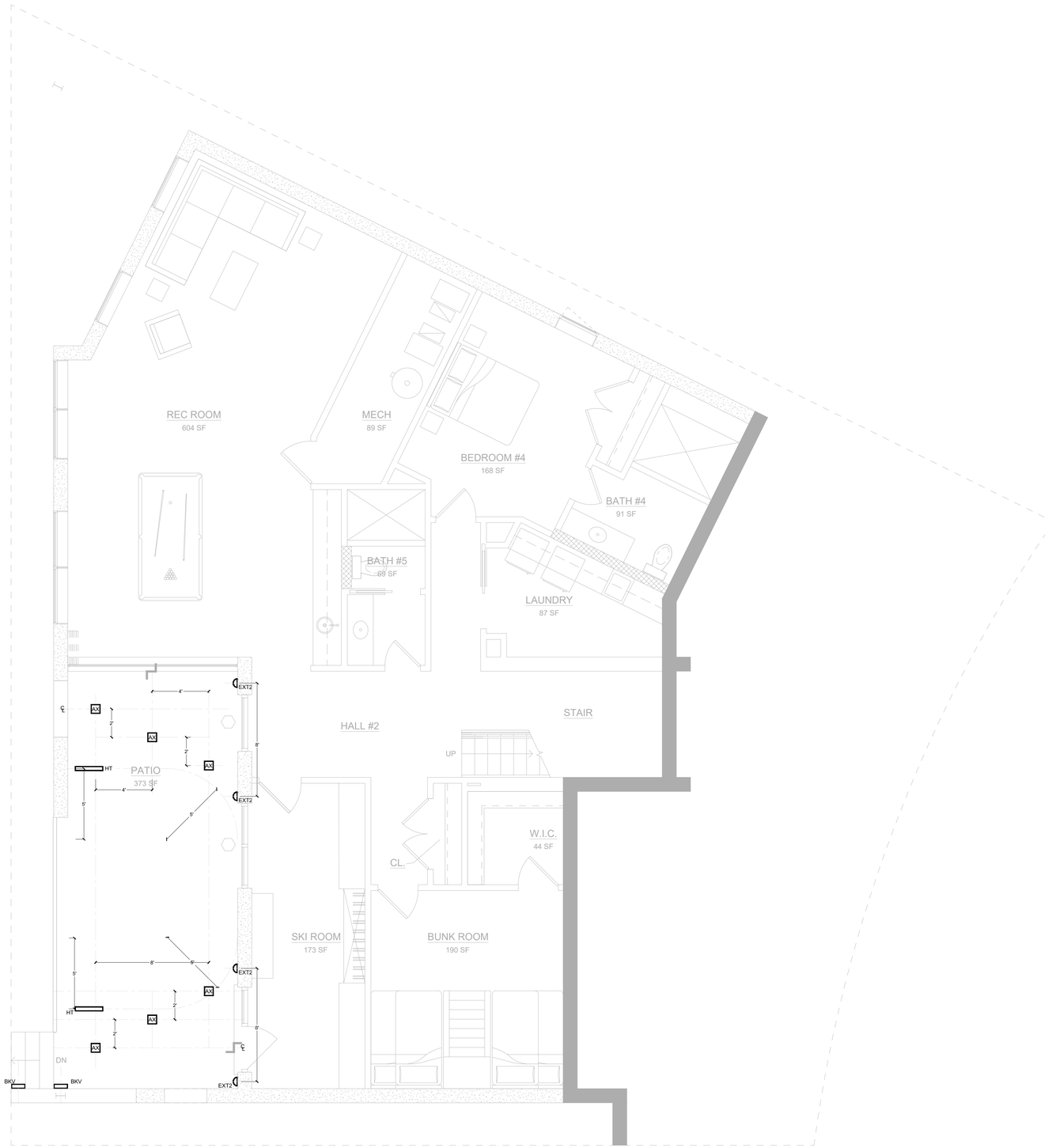
Construction Mitigation Plan

C4



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

A RECESSED CAN, VERIFY TRIM COLOR
AC RECESSED CAN W/ LOW PROFILE HOUSING
AS RECESSED CAN, 9:12 TO 12:12 SLOPE
AG WALL GRAZE RECESSED CAN 6" OFF STONE
B RECESSED CAN, VERIFY TRIM COLOR
BG SHOWER BENCH, WET RATED
BKV/BKH EXTERIOR STEP LIGHT
BL UPLIGHT SCONCE
BW BOOT WARMERS
BBQ BBQ LIGHT
AC AIR CONDITIONING
CK CLOCK RECEPTACLE
C RECESSED CAN
CE RECESSED CAN WITH ELECTRONIC TRANSFORMER
CAS ART LIGHTING POWERED BY CLOCK OUTLET
CLD1 AND CLD2 CLOSET STORAGE
CSL SURFACE MOUNTED UNDER CABINET
D RECESSED NON IC CAN
DP DRAPERY
D2 RECESSED CAN DOUBLE
D3 RECESSED CAN TRIPLE
DX COLUMN UPLIGHT
E RECESSED CAN, SQUARE TRIMLESS
E2 RECESSED CAN, DUAL LAMP TRIMLESS
EC VERGE CORNER
ES STAIR HANDRAIL LED
EW VERTICAL ARCHITECTURAL LED
EW1 LED PANEL
EWC ARCHITECTURAL LED
EXT2 EXTERIOR SCONCE DARK SKY RATED
EXT3 EXTERIOR PENDANT
EXT4 HISTORIC EXTERIOR SCONCE
F1-2' 2' CLOSET FIXTURE
F1-4' 4' CLOSET FIXTURE
FFL FLOOR RECEPTACLE
F LED / FLUORESCENT SURFACE MOUNT
FAN CEILING FAN
FK CEILING FAN LIGHT KIT
FN EXHAUST FAN
Fp FIREPLACE CONTROL
FS FESTOON SUSPENDED BY CABLE
GFI GROUND FAULT OUTLET
GAS EXTERIOR GAS SCONCE
H RECESSED PUCK LIGHT
H1 ADJUSTABLE PUCK LIGHT
IN MINI RECESSED
HT4 1500W ELECTRIC HEAT
HX UNDER WATER
ID# SEMI FLUSH DECORATIVE FIXTURE
IDP HANGING FIXTURE
IDS WALL MOUNTED DECORATIVE FIXTURE
KA CABLE LIGHTING
LX LIGHTING / SHADING KEYPAD
LX LANDSCAPE PATH
EX# LANDSCAPE LOAD NUMBER
LOAD NUMBER
S MOTORIZED SHADE
SB MOTORIZED BLACK OUT SHADE
DP MOTORIZED DRAPERY
M SINGLE HEAD MONOPOINT
MM MAKEUP MIRROR
MO2 DOUBLE HEADED MONOPOINT
MS MOTION SENSOR
ML MIRROR W/ INTEGRATED LIGHTING
MTV TELEVISION
MZ MEZZALUNA WALL
P PENDANT
PD, LED STRIP W/ STRAIGHT CHANNEL
PD VERTICAL LED STRIP
PD1 WET RATED VERTICAL LED
PD1 WET RATED LED STRIP
PD45 LED IN 45 DEGREE CHANNEL
PD FLOATING MIRROR
PDR MINI LINEAR LED
IDPT RECESS TROUGH
PNL LIGHTING MODULE ENCLOSURE
PROJ PROJECTOR (BY OTHERS)
PX POOL LIGHT
RMS SUSPENDED MAGNET
RM RECESS MAGNET
STW THIN WALL
RU OUTLET / USB
S STEP LIGHT
SA READING LIGHT
SU SUSPENDERS
TWV THIN WALL VERTICAL
$j JAMB SWITCH
$ SINGLE POLE SWITCH
$3 THREE WAY SWITCH
$3d THREE WAY WALL BOX DIMMER
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SWITCHED OUTLET
T TRANSFORMER/DRIVER, WATTAGE TBD
TWW WALL MOUNTED MONORAIL
TWH THIN WALL HORIZONTAL
Tc TIME CLOCK
TL TABLE LAMP
TW MONORAIL SYSTEMS
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VA VANITY SCONCE
VP VAPOR PROOF FIXTURE
VP1 VAPOR PROOF WALL MOUNT
WW RECESS WALL WASHER
X WALL SCONCE W/ INTEGRAL SWITCH
Z SURFACE MOUNTED CEILING W/ LENS

David Craige | CLC | IALD
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PROJECT
CORTINA
LOT 8

ADDRESS
MOUNTAIN VILLAGE, CO

SUBMITTAL
2021.10.20 DRB INITIAL
ARCHITECTURE REVIEW
2021.11.27 DRB SUBMITTAL IAR

SHEET INDEX
LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

DWG TITLE
LOWER LEVEL EXTERIOR LIGHTING PLAN

LX1

2 / LX2 MAIN LEVEL EXTERIOR LIGHTING PLAN

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

A RECESSED CAN, VERIFY TRIM COLOR
AC RECESSED CAN W/ LOW PROFILE HOUSING
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GFI GROUND FAULT OUTLET
GAS EXTERIOR GAS SCONCE
H RECESSED PUCK LIGHT
H1 ADJUSTABLE PUCK LIGHT
HM MINI RECESSED
HT4 1500W ELECTRIC HEAT
HX UNDER WATER
ID# SEMI FLUSH DECORATIVE FIXTURE
IDP HANGING FIXTURE
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CORTINA LOT 8

PROJECT

MOUNTAIN VILLAGE, CO

ADDRESS

2021.10.20 DRB INITIAL ARCHITECTURE REVIEW
2021.11.27 DRB SUBMITTAL IAR

SUBMITTAL

LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
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SHEET INDEX

MAIN LEVEL EXTERIOR LIGHTING PLAN

DWG TITLE

LX2

3 / LX3 UPPER LEVEL EXTERIOR LIGHTING PLAN

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CORTINA LOT 8

MOUNTAIN VILLAGE, CO

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LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
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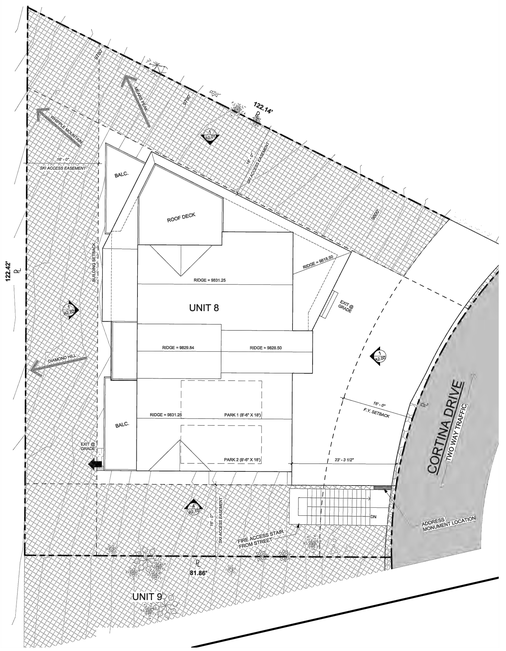
LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

UPPER LEVEL EXTERIOR LIGHTING PLAN

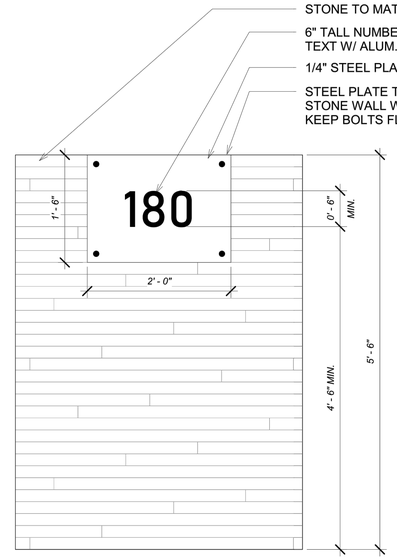
LX3

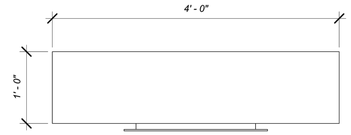
PROJECT ADDRESS SUBMITTAL SHEET INDEX DWG TITLE



1 LX4 MONUMENT INFORMATION LOCATION

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





2 LX4 MONUMENT PLAN AND ELEVATION

SCALE: 1" = 1'-0"

A RECESSED CAN, VERIFY TRIM COLOR
A2 RECESSED CAN W/ LOW PROFILE HOUSING
A7 RECESSED CAN, 9:12 TO 12:12 SLOPE
AG WALL GRAZE RECESSED CAN 6" OFF STONE
B RECESSED CAN, VERIFY TRIM COLOR
BG SHOWER BENCH, WET RATED
BKV/BKH EXTERIOR STEP LIGHT
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FAN CEILING FAN
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GFI GROUND FAULT OUTLET
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H RECESSED PUCK LIGHT
H1 ADJUSTABLE PUCK LIGHT
HM MINI RECESSED
HT4 1500W ELECTRIC HEAT
HX UNDER WATER
ID# SEMI FLUSH DECORATIVE FIXTURE
IDP HANGING FIXTURE
IDS WALL MOUNTED DECORATIVE FIXTURE
KA CABLE LIGHTING
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LX LANDSCAPE PATH
EX# LANDSCAPE LOAD NUMBER
LOAD NUMBER
S MOTORIZED SHADE
SB MOTORIZED BLACK OUT SHADE
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M SINGLE HEAD MONOPOINT
MM MAKEUP MIRROR
MO2 DOUBLE HEADED MONOPOINT
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IDPT RECESS TROUGH
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VP1 VAPOR PROOF WALL MOUNT
WW RECESS WALL WASHER
X WALL SCONCE W/ INTEGRAL SWITCH
Z SURFACE MOUNTED CEILING W/ LENS
ES - ILLUMINATED HANDRAIL

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CORTINA LOT 8

PROJECT

MOUNTAIN VILLAGE, CO

ADDRESS

2021.10.21 DRB INITIAL ARCHITECTURE REVIEW

SUBMITTAL

L1 - LOWER LEVEL LIGHTING PLAN
L2 - MAIN LEVEL LIGHTING PLAN
L3 - UPPER LEVEL LIGHTING PLAN

SHEET INDEX

MONUMENT LOCATION

DWG TITLE

LX4

WALL SCONCE

CYLINDER & SQUILINDER®

PROJECT NAME:	TYPE: EXT 2

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ORDERING INFORMATION

JA8-2019 INDICATED BY SHADING

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	LUMEN PACKAGE	CCT	LOWER OPTIC	UPPER OPTIC	DRIVER	LOWER LENS	UPPER LENS
		2									
CW2 Cylinder **SW2** Squilinder	**DF** Downlight **UD** Up / Downlight	**2** Wet (IP65)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**DOWNLIGHT (DF) STATIC WHITE** **80C12A** 80+ CRI, Delivered Lumens - 706 **80C19A** 80+ CRI, Delivered Lumens - 1092 **80C23A** 80+ CRI, Delivered Lumens - 1337 **90C10A** 90+ CRI, Delivered Lumens - 604 **90C15A** 90+ CRI, Delivered Lumens - 937 **90C20A** 90+ CRI, Delivered Lumens - 1140 **97C09A** 97+ CRI, Delivered Lumens - 543 **97C14A** 97+ CRI, Delivered Lumens - 835 **97C18A** 97+ CRI, Delivered Lumens - 1025	**22** 2200K* *(Only available for 90+ CRI) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**DOWNLIGHT (DF) INTEGRAL** **RP1** 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic **REMOTE (120V)** **TR2** Philips, 2% Leading/ Trailing/Triac* *(Only available with 80C19A, 90C15A and 97C14A)	**3** Clear Glass Lens* *(Not available for Warm Dim) **4** Soft Focus Lens **5** Frosted Glass Lens **6** Frosted Soft Focus Lens **7** Frosted Linear Spread Lens* *(Not available for Squilinder)	**9** Diffusion Lens* *(Required with UD fixture) **LEAVE BLANK FOR DOWNLIGHT (DF)**
					DOWNLIGHT (DF) WARM DIM **90W11A** 90+ CRI, Delivered Lumens - 844 Incandescent Profile **90W13A** 90+ CRI, Delivered Lumens - 888 Halogen Profile *SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.	**WL** 2700K - 1800K **WD** 3200K - 1800K	**25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**UP / DOWNLIGHT (UD) INTEGRAL** **CA2** 120-277V 0-10V Analog Logarithmic **CE2** 120V Electronic ELV Forward / Reverse Phase		
					UP / DOWNLIGHT (UD) STATIC WHITE **80C12A** 80+ CRI, 1200 Source Lumens (Delivered - 1,587) **90C10A** 90+ CRI, 1000 Source Lumens (Delivered - 1,361) **97C09A** 97+ CRI, 900 Source Lumens (Delivered - 1,220) *ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.	**22** 2200K* *(Only available for 90C10A) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**15** 15° **40** 40° **60** 60°	**DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V)** **L23** Lutron, Hi-Lume 1% 2-Wire **REMOTE (120-277V)** **LH1** Lutron, Hi-Lume 1% Ecosystem **AN4** Philips Xitanium 1% 0-10V, LOG **EA2** eldoLED, SOLOdrive 0.1% 0-10V, LOG **ED1** eldoLED, SOLOdrive 0.1% DALI, LOG		

(WH) White Powder Coat

(BK) Black Powder Coat

(AB) Architectural Bronze Powder Coat

(AG) Satin Silver Powder Coat

(AU) Cashmere Gold Powder Coat

(BB) Burnt Bronze Powder Coat

SPECIFICATION NOTES

- Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40
- Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49
- Up / Downlight (UD) fixtures require two remote drivers
- Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.
[PH] +1-210-227-7329
[FAX] +1-210-227-4967

[DATE OF REV: 01122021]

ACCESSORIES

CYLINDER ALTERNATE BAFFLE AND EFFECTS DEVICE
Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-CY2-**-CGL** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-CY2-**-SFL** Soft Focus Lens
☐ **RBA-CY2-**-FGL** Frosted Glass Lens
☐ **RBA-CY2-**-FSFL** Frosted Soft Focus Lens
☐ **RBA-CY2-**-FLSL** Frosted Linear Spread Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

SQUILINDER ALTERNATE BAFFLE AND EFFECTS DEVICE
Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-SQ2-**-CGL-2** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-SQ2-**-SFL-2** Soft Focus Lens
☐ **RBA-SQ2-**-FGL-2** Frosted Glass Lens
☐ **RBA-SQ2-**-FSFL-2** Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

LOWER REPLACEMENT OPTIC

☐ **RO-70-15-1** 15° optic
☐ **RO-70-25-1** 25° optic
☐ **RO-70-40-1** 40° optic
☐ **RO-70-60-1** 60° optic

UPPER REPLACEMENT OPTIC

☐ **RO-50-15-1** 15° optic
☐ **RO-50-40-1** 40° optic
☐ **RO-50-60-1** 60° optic

REPLACEMENT SUCTION TOOL
Included with each order (1 per 10 fixtures).

☐ **CY-SQ-TOOL-SUCTION** Baffle assembly removal tool

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

☐ **EMB-S-20/25-120/277-LEDX** 20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-dimmable
☐ **EMB-S-100-120-LEDX** 100 watt max capacity, 120 VAC 60Hz, Dimmable
☐ **EMB-S-100-277-LEDX** 100 watt max capacity, 277 VAC 60Hz, Dimmable
☐ **EMB-S-250-120/277-LEDX** 250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

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WALL SCONCE

STATIC WHITE PERFORMANCE - 3000K - SOFT FOCUS LENS

LUMEN PACKAGE	WATTAGE	15° OPTIC		25° OPTIC		40° OPTIC		60° OPTIC	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
DOWNLIGHT									
80C12A	10	813	81	764	76	706	70	789	78
80C19A	17	1257	74	1182	69	1092	64	1221	72
80C23A	21	1539	73	1448	68	1337	63	1495	71
90C10A	10	695	69	654	65	604	60	675	68
90C15A	17	1078	63	1014	59	937	55	1047	61
90C20A	21	1313	62	1235	58	1140	54	1275	60
97C09A	10	625	62	588	58	543	54	607	60
97C14A	17	961	57	904	53	835	49	933	55
97C18A	21	1180	56	1110	52	1025	48	1146	54
90W11A	16	-	-	803	50	729	45	825	52
90W13A	16	-	-	845	52	767	48	868	54
UPLIGHT									
80C12A*	10	922	92	-	-	881	88	919	92
90C10A*	10	793	79	-	-	757	76	790	79
97C09A*	10	709	71	-	-	677	68	707	71

***NOTE:** To determine total performance for up / downlight (UD) fixture, add delivered lumens of Up and Down configurations and divide by total system wattage (20W = 10W Up + 10W Down).

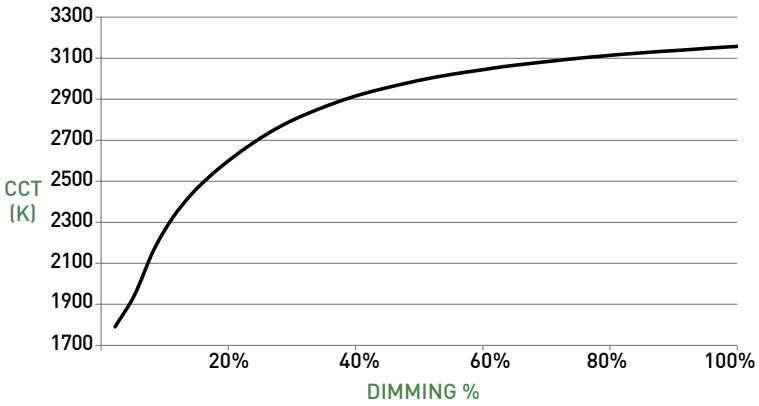
OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR	
No Lens	1.05
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40˚ OPTIC

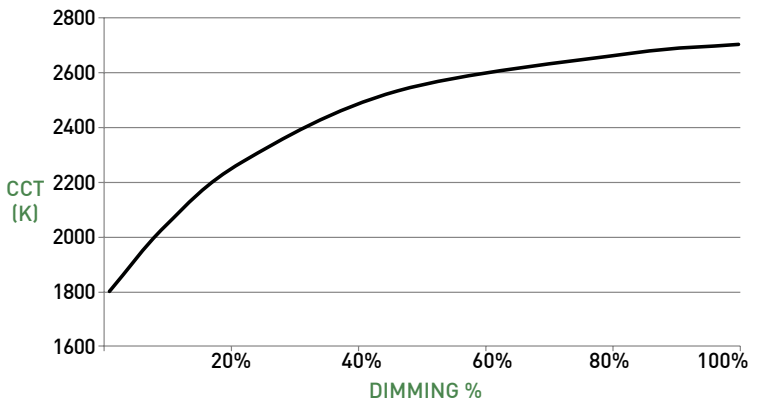
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	767	614	537	383	153	77	15
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	48	48	48	48	48	48	48



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	729	583	510	364	146	73	14
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	45	45	45	45	45	45	45



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WALL SCONCE

CYLINDER

A LUMINAIRE
Machined aluminum body with integrated heat sink and LED; power supply may be integral or remote mount.

B LOWER OPTIC
Proprietary optics available in 15°, 25°, 40° & 60° beams.

C LOWER EFFECTS DEVICES
Cylinder baffle lens assembly can accept 1 lens sealed in place. Soft focus lens included as standard for lens. Suction tool provided for removal of baffle lens assembly.

D UPPER EFFECTS DEVICES
Cylinder assembly can accept 1 lens sealed in place. Diffusion lens included as standard for lens.

E UPPER OPTIC
Proprietary field-changeable optics available in 15°, 40° & 60° beams.

MOUNTING

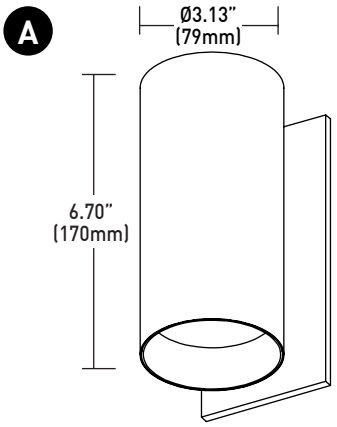
F MOUNTING PLATE
Mounting plate (concealed) with factory supplied hidden screws after wall is fully finished. Single-gang junction box required for mounting. Fixture to mount flush with minimalist transition to wall.

REMOTE POWER SUPPLY

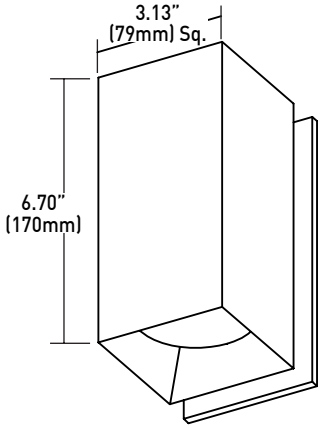
G PS-RMT
Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PS-RMT and fixture. Must be installed in an accessible location.

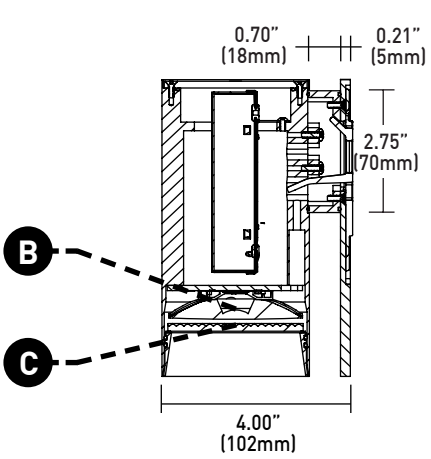
DIMENSIONS / DRAWINGS

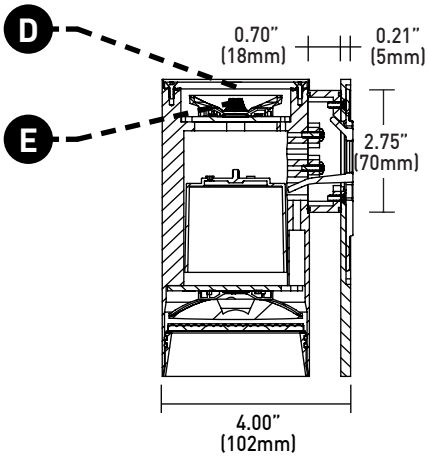
CYLINDER

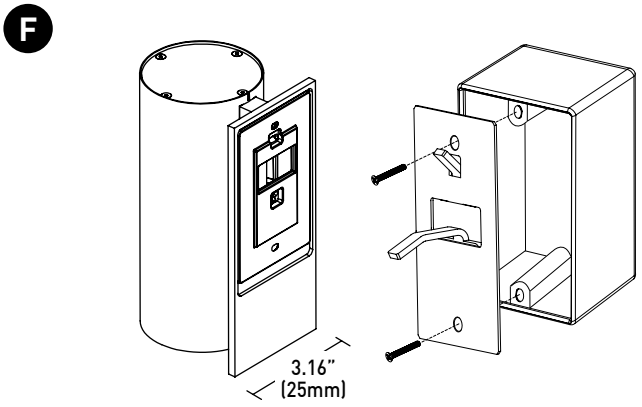


SQUILINDER

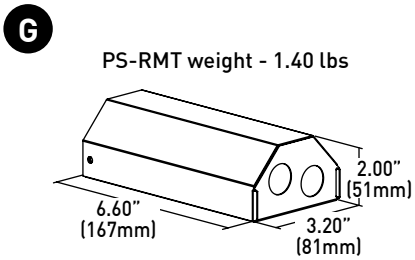








* Single-gang junction box provided by others



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WALL SCONCE

TECHNICAL

CONSTRUCTION
Cylinder / Squilinder: Machined aluminum body; extruded aluminum internal heat-sink; painted finishes are granulated powder coat.
Remote Power Supply: 22 Gauge galvanized steel.

STATIC WHITE LED
2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED
3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	CA2	CE2	RP1	TR2	L23	LH1	AN4	EA2	ED1
Minimum °C	-20 °C	-20 °C	-10 °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	2.0%	1.0%	2.0%	1.0%	1.0%	1.0%	0.1%	0.1%

Note: For TR2, L23, LH1, AN4 and EA2 drivers consult chart on page 6 to confirm appropriate dimming curve for compatibility with selected control.

MOUNTING
Cylinder is supplied with a mounting adaptor plate providing a minimalist transition accommodating wall thicknesses of 0.44" (7/16", 12mm) to 0.75" (3/4", 19mm).

OPERATING TEMPERATURE
Down Light: 104°F (40°C).

LISTING
cTUVus listed to UL1598 standard for Dry / Damp and Wet (IP65) locations. Title 24 JA8-2019 Listed.

WARRANTY
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

CHANGE LOG
1. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM OFFERINGS.
2. 3/31/2020: UPDATED SQUILINDER RBA PART NUMBERS.
3. 11/19/2019: UPDATED 90C16A LUMEN PACKAGE TO 90C15A.
4. 9/19/2019: NEW CONSOLIDATED SPEC SHEET WITH SINGLE NOMENCLATURE FOR SPECIFICATION.
5. 9/19/2019: WALL SCONCE NOW AVAILABLE IN UP / DOWNLIGHT CONFIGURATION.

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WALL SCONCE

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply **TR2**	**Family/Model #**
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM
Power supply **AN4**	**Family/Model #**
Lutron Electronics	DVTV plus PP-DV
Lutron Electronics	DVSCTV plus PP-DV
Lutron Electronics	DVSTV
Lutron Electronics	DVSCSTV
Lutron Electronics	QSGRJ-XP plus GRX-TVI
Lutron Electronics	QSGRJ-XE plus GRX-TVI
Lutron Electronics	QSGR-XE plus GRX-TVI
Lutron Electronics	NFTV plus PP-DV
Lutron Electronics	NTSTV
Lutron Electronics	RMJ-5T
Lutron Electronics	RMJS-8T
Lutron Electronics	FCJS-010
Leviton	IllumaTch IP7 series
Philips	Sunrise - SR1200ZTUNV

LUTRON DRIVER COMPATIBILITY

Power supply **L23**	**Part No.**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply **LH1**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON
2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **EA2**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

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CT LIGHTING & CONTROLS

DENVER, CO OFFICE
1210 SOUTH JASON ST.
DENVER, CO. 80223
303.762.3537

LAS VEGAS, NV OFFICE
6445 W. SUNSET RD. SUITE 124
LAS VEGAS, NV. 89118
702.497.1753

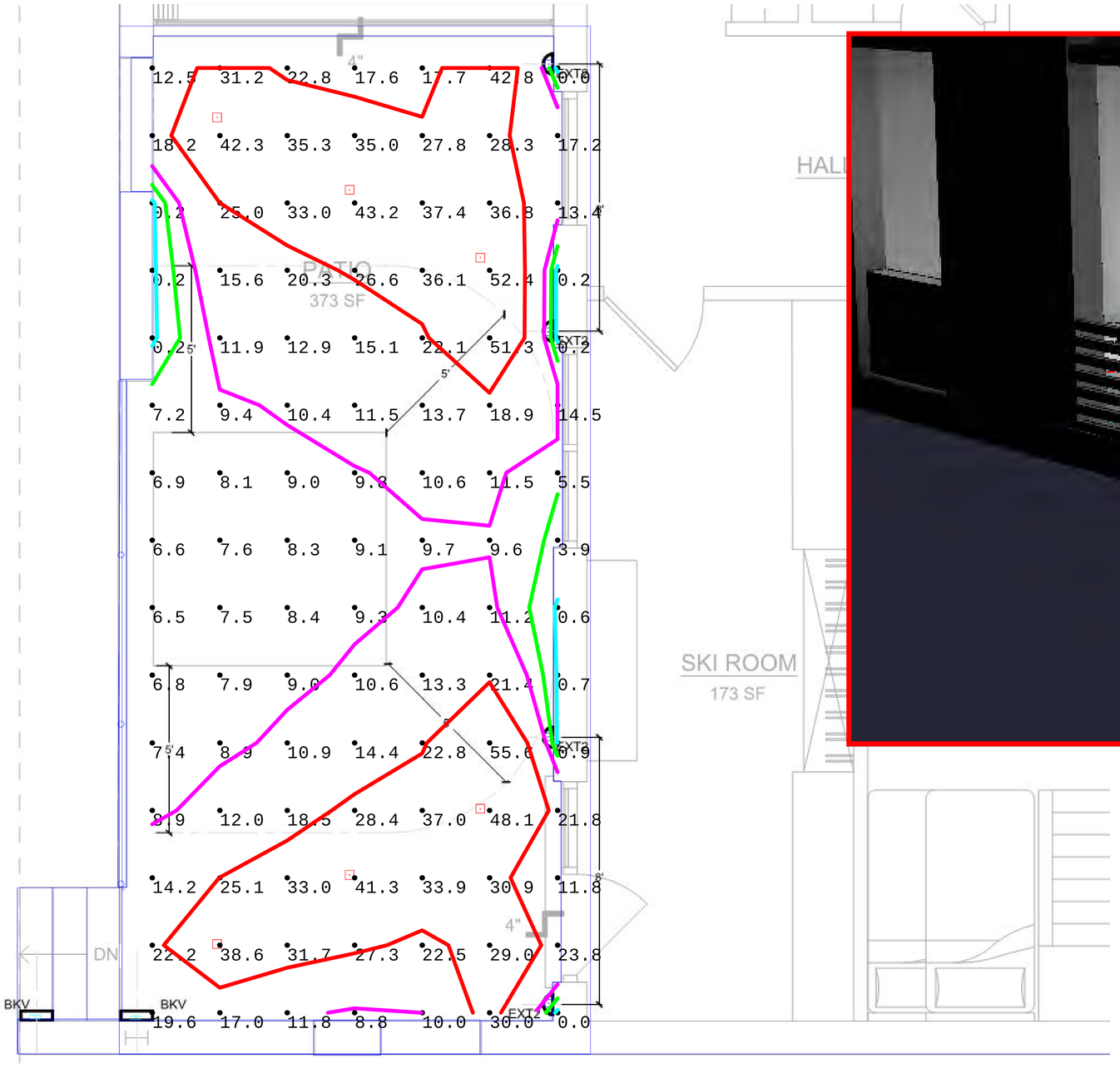
BELGRADE, MT OFFICE
528 N. RIVER ROCK DR.
BELGRADE, MT. 59714
406.690.1204

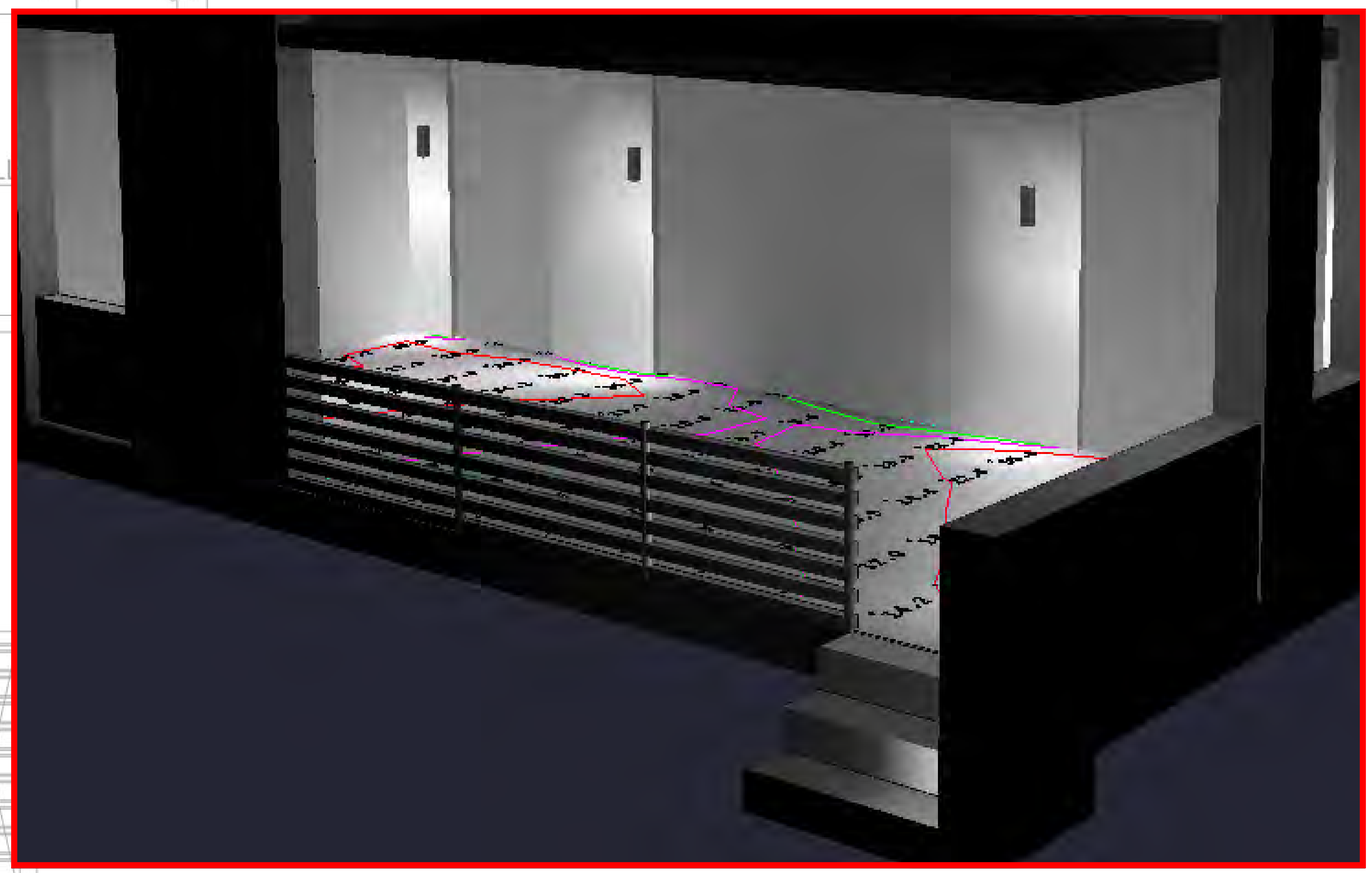
CONTACT NAME
CONTACT EMAIL
CONTACT PHONE

PROJECT CORINA LOT 8 AND 9

	LOCATION	**DATE** 12.15.21
LTG SUBMITTER CR	**CTRL CONTACT**	**CONTACT**

LOT 8 LOWER





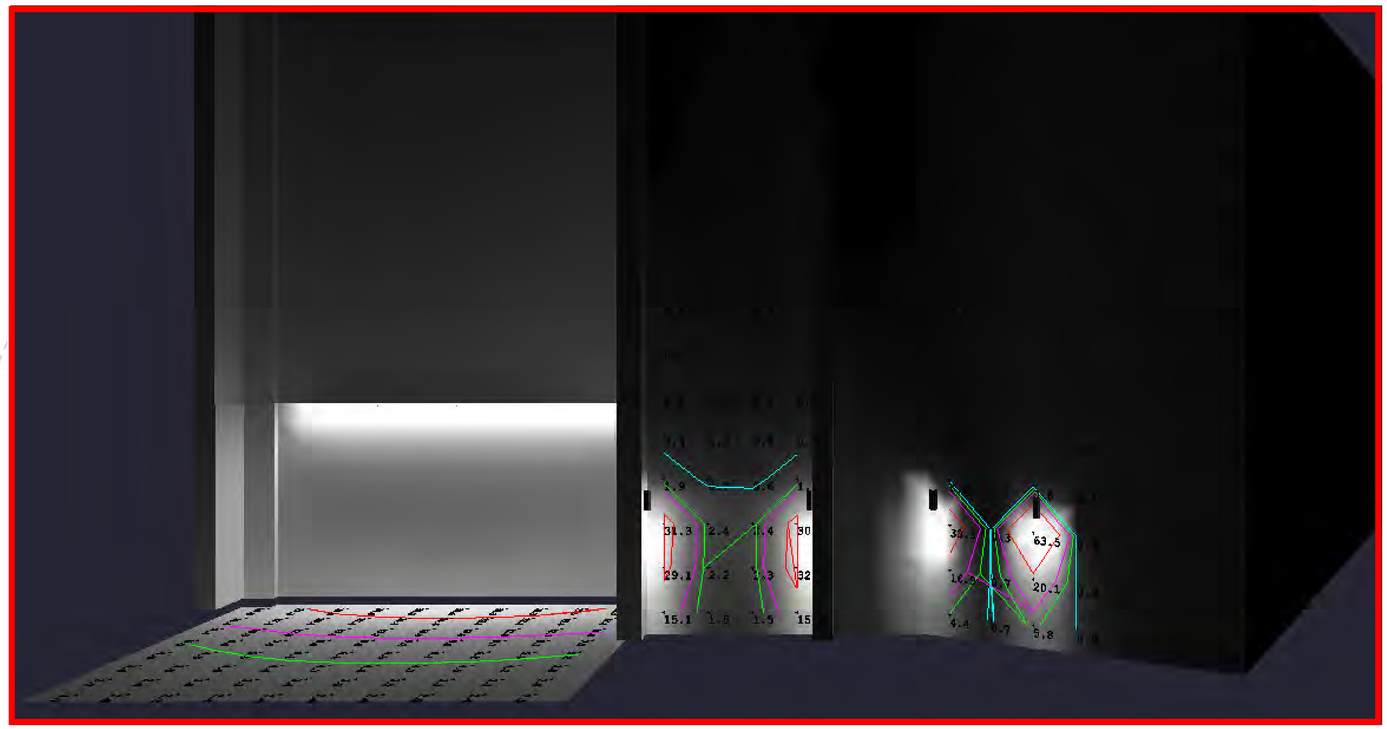
Isolines	Value (Fc)	25	10	5	1
ColorType:	Variable				

Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
	6	AX	F3S_90CRI_1100LM_2700-1800K_W	14	693
	4	EXT2	SW2_DF2_90CRI_1300LM_WARMDIM_	0	846
	2	BKV	ISL1_80CRI_200LM_3000K	9	69

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
patio_Top_1	Illuminance	Fc	18.16	55.6	0.0	N.A.	N.A.

PROJECT CORINA LOT 8 AND 9	**LOCATION**	**DATE** 12.15.21	**PG** 2
LTG SUBMITTER CR	**CTRL CONTACT**	**CONTACT**	

LOT 8 MAIN



Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
	3	AX	F3S_90CRI_1100LM_2700-1800K_W	14	693
	6	EXT2	SW2_DF2_90CRI_1300LM_WARMDIM_	0	846
	2	BKV	ISL1_80CRI_200LM_3000K	9	69
	4	PD1	EOS 3_0-R-WET-XX-GRZ-375-4-35	14.83	1589

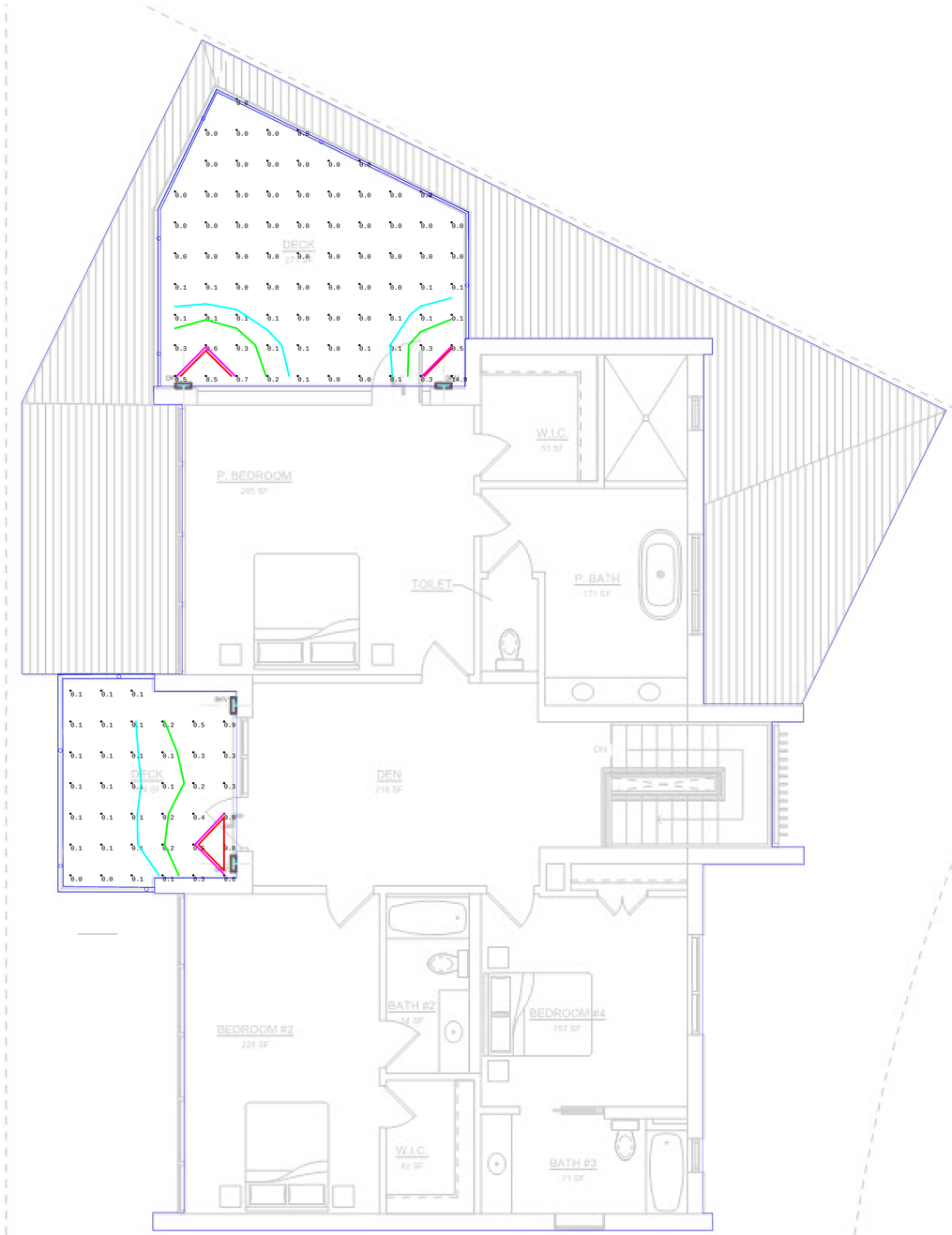
Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG_1_Side_13	Illuminance	Fc	8.70	32.9	0.3	29.00	109.67
BLDG_1_Side_8	Illuminance	Fc	4.45	63.5	0.0	N.A.	N.A.
BLDG_Side_13	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
BLDG_Side_8	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.
FLOOR DECK 1_Top	Illuminance	Fc	15.45	91.8	2.8	5.52	32.79
FLOOR PATIO 2_Top	Illuminance	Fc	0.55	4.4	0.0	N.A.	N.A.
GARAGE	Illuminance	Fc	10.77	36.6	1.7	6.34	21.53

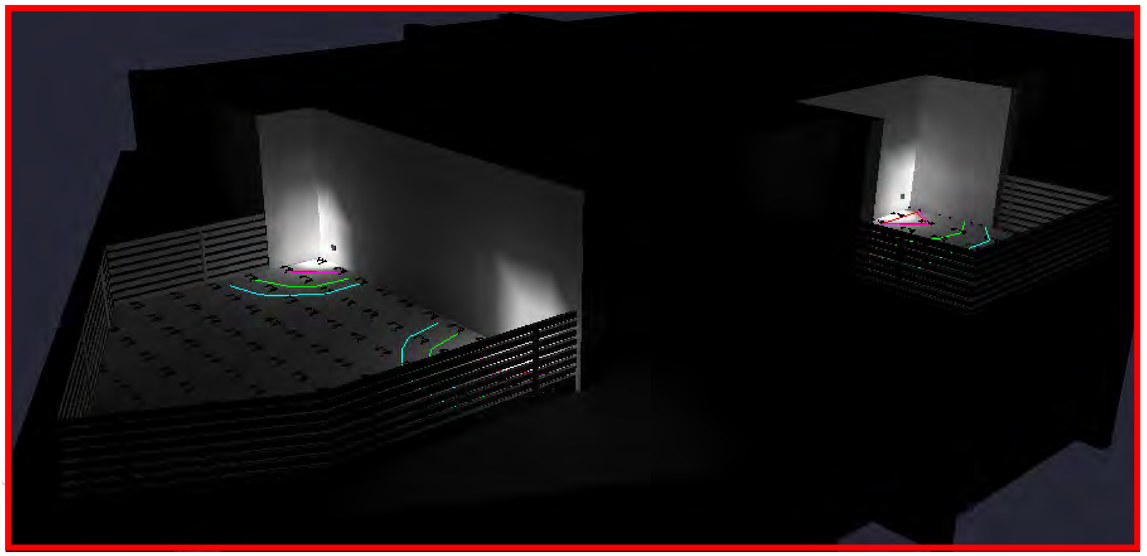
Isolines Value (Fc) 25 10 5 1

ColorType: Variable

PROJECT CORINA LOT 8 AND 9	**LOCATION**	**DATE** 12.2.21	**PG** 3
LTG SUBMITTER CR	**CTRL CONTACT**	**CONTACT**	

LOT 8 UPPER





Isolines	Value (Fc)	0.2	0.1	2	1
ColorType:	Variable				

Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
	4	BKV	ISL1_80CRI_200LM_3000K	9	69

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATIO 1 FLOOR_Top	Illuminance	Fc	0.46	9.8	0.0	N.A.	N.A.
PATIO 2 FLOOR_Top	Illuminance	Fc	0.36	14.9	0.0	N.A.	N.A.

BKV

IMPACT
ISL1-LED

RECESSED LED LUMINAIRE
PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creats discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

PERFORMANCE

LUMINAIRE PERFORMANCE			
LED Configuration	Delivered Lumens lm	Power Consumption W	Luminous Efficacy lm/W
80L-02B	43	3.4	12.6

ORDERING INFORMATION - FIXTURE

ISL1 - [ ] - [ ] - **80L** **02B** [ ]

IMPACT STEPLIGHT

RATING
- 1 Dry / Damp (Non-Locking)
- 2 Wet (Locking)

POWDER COAT FINISH
- WH White
- BK Black
- AG Satin Silver
- AB Architectural Bronze
- CF Custom Finish [1] Designation: _____ (Ex. RAL1234)

NATURAL FINISH
- IG Industrial Gray
- SS Brushed Stainless Steel
- BR Brushed Bronze
- NB Natural Bronze

PLATED FINISH
- CH Chrome
- PB Polished Oil-Rubbed Bronze
- MB Matte Oil-Rubbed Bronze [2]

CRI / LED
- 80L 80+ CRI

SOURCE LUMENS
- 02B 200lm

CCT
- 1 2700K
- 2 3000K
- 3 3500K
- 4 4000K
- C Custom Color (gel) [3] Color Temp: _____K

[1] Powder coat only, no plated finishes; custom finishes assigned unique suffix upon receipt of order, consult factory for additional cost.
[2] Dry / Damp location only

[3] Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

☐ **SSL-UMP**
Universal Mounting Plate

☐ **SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Mounting Plate; specify collar depth

☐ **SSL-BB**
Back Box with SSL-UMP mounting plate

☐ **SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box with SSL-MP mounting plate; specify collar depth

☐ **SSL-SMB-(finish)**
Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

☐ **SSL-RM**
Remodel-Mount collar (drywall / plasterboard)

☐ **SSL-CC**
Cavity Collar

☐ **SSL-SC3**
Stud-Mount collar (3")

☐ **SSL-SC6**
Stud-Mount collar (6")

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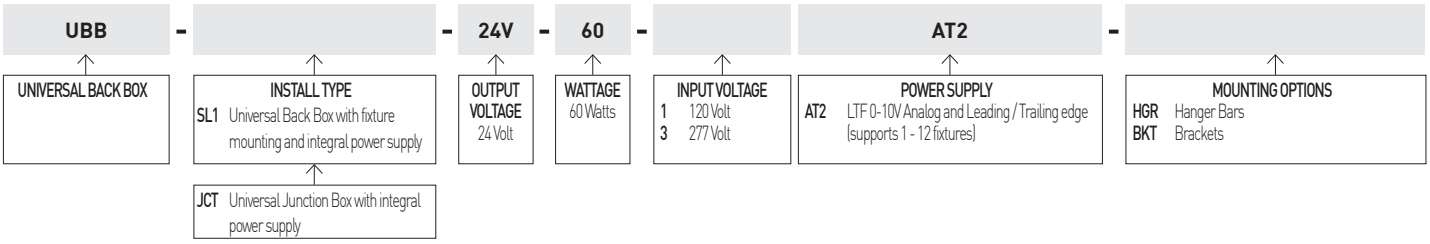
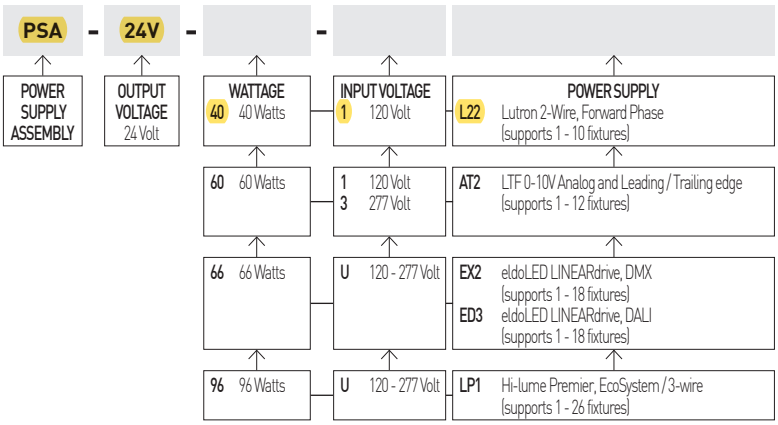
IMPACT ISL1

POWER SUPPLY OPTIONS





FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

☐ **PSA-24V-25-1EL2** Plug-in 120V Class 2 power supply (Supports 1 fixture)

TECHNICAL

CONSTRUCTION

Impact: Cast 316 stainless steel or brass, depending on finish.
Mounting Plates and Mounting Collars: Stainless Steel.
Single-gang Weatherproof Box: Aluminum.
Surface Mount Box: Aluminum.
Universal Back Box: Polycarbonate.

LED

Proprietary 2 step MacAdam ellipse LED module available with 80+ CRI in color temperatures of 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C
Maximum °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 5 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

Optimum 18" (457mm) above walking surface; 36" (914mm) on-center spacing.

ELECTRICAL

Luminaire requires factory-supplied 24-Volt DC power supply. May be integral to back box or remote. Secondary run lengths vary depending on power supply specified, see installation guidelines for run lengths.

LISTING

cTUVus Listed; Dark-Sky approved; Patent No. US D610,734 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location.

WARRANTY

Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

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IMPACT ISL1

FIXTURE

A LED
Regressed LED with wide low glare aperture, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

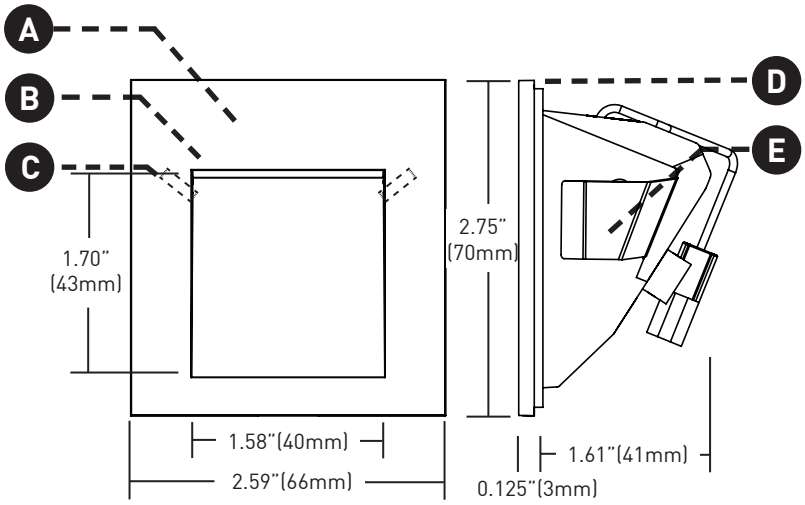
B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

DIMENSIONS / DRAWINGS



MOUNTING
REQUIRES REMOTE POWER SUPPLY

F SSL-UMP
Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry /damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.

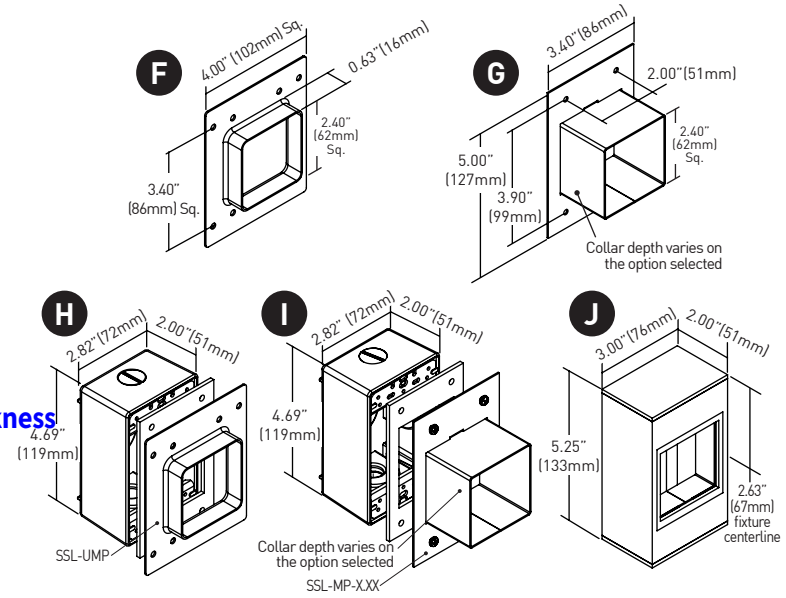
G SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)
Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.

H SSL-BB
Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.

I SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00) Verify wall thickness
Back Box equipped with SSL-MP-X.XX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.

J SSL-SMB-(finish)
Surface Mounting Box for interior or exterior applications, providing flush mount of luminaire. Receives secondary wiring through back of box. Powder coat finishes only.

WET AND DRY / DAMP LOCATION



MOUNTING
REQUIRES REMOTE POWER SUPPLY

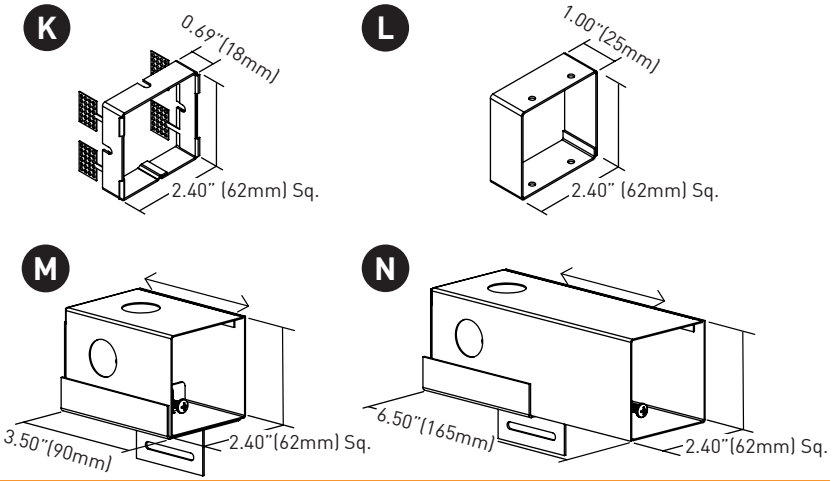
K SSL-RM
Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.

L SSL-CC
Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.

M SSL-SC3
Stud-mount Collar, adjusts with integral jackscrew from 1/2" to 3" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

N SSL-SC6
Stud-mount Collar, adjusts with integral jackscrew from 3" to 6" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

DRY / DAMP LOCATION ONLY



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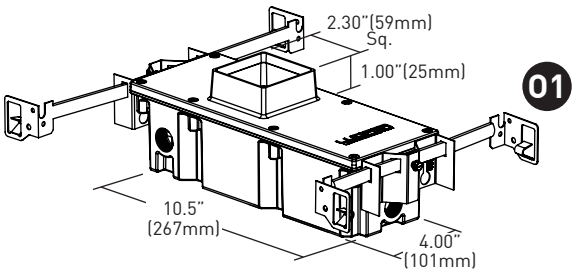
MOUNTING WITH INTEGRAL POWER SUPPLY

O UBB-SL1-24V-60-XAT2-XXX
Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

O1 Hanger bars, adjust from 14" to 24" for standard joist spacing.

DIMENSIONS / DRAWINGS

O



REMOTE POWER SUPPLIES

P UBB-JCT-24V-60-XAT2-XXX
Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

P1 Brackets, universal stainless steel mounting flange.

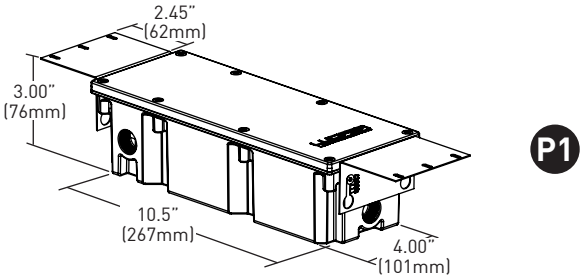
Q PSA-24V-XX-XXXX
Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.

Q1 Used for 60W electronic transformer (AT2).

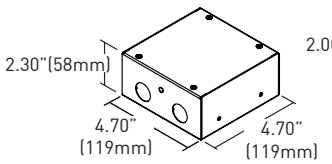
Q2 Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1 & L22).

R PSA-24V-25-1EL2
Plug-in Class 2 power supply, features connector to plug-in directly to standard fixture. **For demonstration and sampling purposes only. Not for permanent installation.**

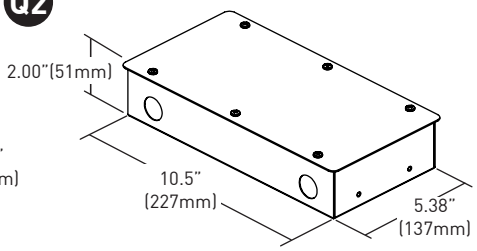
P



Q1



Q2



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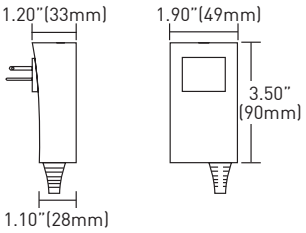
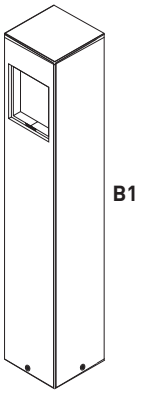


BOLLARD

S BOLLARD
Free-standing mount. Available with integral or remote power supply. See BOLLARD spec sheet for complete details and ordering information.

S



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LUTRON DIMMING COMPATIBILITY

Power supply **L22 Product Family**	**Part No.**	**Drivers Per Control (120V only)**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120, LP-RPM-4U-120	2-26 (per output), 26 total per module
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120	1-13 (per output), 26 total per module
GP dimming panels	Various	1-26
Ariadni CL 250W dimmer	AYCL-253P-	1-8
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8
Nova T CL 250W dimmer	NTCL-250-	1-10

Power supply **LP1 Product Family**	**120V Part No.**	**277V Part No.**	**Drivers per Control**	
			120V	**277V**
NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
	NTF-103P-	NTF-103P-277-	1-8	1-14
Nova®	NF-10-	NF-10-277-	1-8	1-19
	NF-103P-	NF-103P-277-	1-8	1-14
Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
	SF-103P-	SF-12P-277-3	1-8	1-14
Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
Interfaces	PHPM-3F-120	-	1-16	-
	PHPM-3F-DV		1-16	1-38
	BCI-0-10		1-16	1-38
GP Dimming Panels	Various		1-16	1-38
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	URMJ-ECO32-DVB		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S, UQSN-2ECO-S		64 per EcoSystem link	
GRAFIK Eye® QS with EcoSystem	QSGRJ-_E QSGR-_E	-	64 per EcoSystem link	
HomeWorks® QS with EcoSystem	LQSE-2ECO-D, QSGRJ-_E, QSGR-_E		64 per EcoSystem link	
Quantum®	QP2-_P_C		64 per EcoSystem link	

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AX

FRAXION®3 SLIM ADJUSTABLE

PROJECT NAME:	TYPE:

Lots of light in an under-the-radar profile, with multiple design and installation options, ideal for corporate offices and retail settings.

ORDERING INFORMATION - DOWNLIGHT / HOUSING

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

JA8-2019 INDICATED BY SHADING

SHAPE	TRIM	RATING	TYPE	FLANGE FINISH	BAFFLE FINISH
			A		
F3R Round F3S Square	M Microflange T Trimless Drywall W Trimless Wood* *(Not available for Wet location)	1 Dry/Damp 2 Wet* *(Requires provided suction cup to service or aim & focus)	A Adjustable	WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze 00 Trimless* *(Required for trimless) CF Custom Finish* *(Consult Factory)	WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish* *(Consult Factory)

LUMEN PACKAGE	CCT
STATIC WHITE	22 2200K* *(Only available with 90C10A and 90C14A)
80C12A 80+ CRI Dlvd. Lumens - 795	27 2700K
80C16A 80+ CRI Dlvd. Lumens - 1095	30 3000K
80C23A 80+ CRI Dlvd. Lumens - 1506	35 3500K
90C10A 90+ CRI Dlvd. Lumens - 683	40 4000K
90C14A 90+ CRI Dlvd. Lumens - 936	
90C19A 90+ CRI Dlvd. Lumens - 1291	
97C10A 97+ CRI Dlvd. Lumens - 608	
97C12A 97+ CRI Dlvd. Lumens - 833	
97C17A 97+ CRI Dlvd. Lumens - 1151* *(Not available for IC housings)	
WARM DIM	
90W11A 90+ CRI Dlvd. Lumens - 857 Incandescent Profile	WL 2700K - 1800K
90W13A 90+ CRI Dlvd. Lumens - 902 Halogen Profile	WD 3200K - 1800K
*SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.	
TUNABLE WHITE	
90T12A 90+ CRI Dlvd. Lumens -950* *(Only available for remote housings)	TW 5000K - 2700K
*ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.	

OPTIC	INSTALL TYPE	CEILING THICKNESS
10 10°* *(Only available with 80C12A, 90C10A and 97C10A. Not available with 2200K)	INTEGRAL DRIVER X IC Y NIC C IC, Airtight* *(Chicago Plenum, Airtight & Title 24 compliant housing)	1 0.50" - 1.375" 2 1.375" - 2.125"* *(Only available with 15° optic) T 0.50" - 1.375"* *(Includes adjustable housing height bracket, recommended for any T-Grid or Furring Channel applications)
15 15° 22 22° 40 40° 60 60° 85 85°* *(Uses 60° optic and optional configuration 14 (WDL) to achieve 85° beam spread)	REMOTE DRIVER V IC, Remote W NIC, Remote D IC, Airtight, Remote* *(Chicago Plenum, Airtight & Title 24 compliant housing)	
22 22° 40 40° 60 60° 85 85°* *(Uses 60° optic and optional configuration 14 (WDL) to achieve 85° beam spread)		
22 22° 40 40° 60 60° 85 85°* *(Uses 60° optic and optional configuration 14 (WDL) to achieve 85° beam spread)		

DRIVER	EFFECTS DEVICE
INTEGRAL PH ELV/Triac, 2% 120V* *(Not available for 80C12A, 90C10A, or 97C10A unless 10° degree optic is specified) SG 0-10V Analog, LOG 1% 120 or 277V SN 0-10V Analog, LIN 1% 120 or 277V LP Lutron, Hi-Lume Premier Ecosystem 0.1% Fade to Black, 120 or 277V* *(Not available for 80C23A, 90C19A, or 97C17A in all IC install types)	STANDARD EFFECTS DEVICE 04 Soft Focus Lens 00 No Lens* *(Standard and only available with 10° optic. Not available for Wet Location)
REMOTE (120V) L2 Lutron, Hi-Lume 1% 2-wire	ALTERNATE EFFECTS DEVICE 03 Clear Glass Lens* *(Not available for Warm Dim) 05 Frosted Glass Lens 08 Frosted Soft Focus Lens 14 Wide Distribution Lens* *(Required and only available for 85° beam spread) 26 Frosted Linear Spread Lens 28 Adjustable Honeycomb Louver and Soft Focus Lens* *(Not available for Wet location)
REMOTE (120-277V) EG eldoLED, SOLOdrive 0.1% 0-10V, LOG EN eldoLED, SOLOdrive 0.1% 0-10V, LIN ED eldoLED, SOLOdrive 0.1% DALI, LOG	
TUNABLE WHITE REMOTE (120-277V) DG eldoLED, DUALdrive 0.1% 0-10V, LOG DN eldoLED, DUALdrive 0.1% 0-10V, LIN DD eldoLED, DUALdrive 0.1% DALI, LOG	

(WH) White Powder Coat

(BK) Black Powder Coat

(AU) Cashmere Gold Powder Coat

(AG) Satin Silver Powder Coat

(BB) Burnt Bronze Powder Coat

PART NUMBER NOTES

- Housing and trim ship as e.g., F3RM1A-WHWH-90C10*2-3X1-PH*
- Remote driver ships with fixture as e.g., PSF3-RMT-90C-10A-1L2*

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FRAXION3 SLIM ADJUSTABLE

ACCESSORIES

ROUND ALTERNATE EFFECTS DEVICES
Dry/Damp location only.
Wet location requires alternate baffle.

- ☐ **CGL-F3R** Clear Glass Lens*
  *(Not available for Warm Dim)
- ☐ **FGL-F3R** Frosted Glass Lens
- ☐ **SFL-F3R** Soft Focus Lens
- ☐ **FSFL-F3R** Frosted Soft Focus Lens
- ☐ **WDL-F3R** Wide Distribution Lens*
  *(Required and only available for 85° beam spread)
- ☐ **FLSL-F3R** Frosted Linear Spread Lens

SQUARE ALTERNATE EFFECTS DEVICES
Dry / Damp location only.
Wet location requires alternate baffle.

- ☐ **CGL-F3S** Clear Glass Lens*
  *(Not available for Warm Dim)
- ☐ **FGL-F3S** Frosted Glass Lens
- ☐ **SFL-F3S** Soft Focus Lens
- ☐ **FSFL-F3S** Frosted Soft Focus Lens
- ☐ **WDL-F3S** Wide Distribution Lens*
  *(Required and only available for 85° beam spread)
- ☐ **FLSL-F3S** Frosted Linear Spread Lens

ADJUSTABLE HCL ASSEMBLY
Dry / Damp location only.

- ☐ **OLR-F3RS-SFL-HCL** Adjustable Honeycomb Louver and Soft Focus Lens

REPLACEMENT OPTICS
Interchangeable optics accessible through fixture aperture.

- ☐ **RO-50-15-2** 15° optic*
  *(Not available for Warm Dim)
- ☐ **RO-50-22-2** 22° optic
- ☐ **RO-50-40-2** 40° optic
- ☐ **RO-50-60-2** 60° optic

REPLACEMENT TUNABLE WHITE OPTICS
Interchangeable optics accessible through fixture aperture.

- ☐ **RO-50-22-3** 22° optic
- ☐ **RO-50-40-3** 40° optic
- ☐ **RO-50-60-3** 60° optic

ALTERNATE BAFFLE ASSEMBLY (INCLUDES EFFECTS DEVICE)

ASSEMBLY		SHAPE	RATING	TYPE		BAFFLE FINISH		EFFECTS DEVICE
RBA	-			A	-		-	
REPLACEMENT BAFFLE ASSEMBLY		F3R Round F3S Square	1 Dry / Damp 2 Wet* *(Requires suction cup to service or aim & focus)	A Adjustable		WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish * *(Consult Factory)		Leave blank for standard Soft Focus Lens CGL Clear Glass Lens * *(Not available for Warm Dim) FGL Frosted Glass Lens FSFL Frosted Soft Focus Lens WDL Wide Distribution Lens * *(For use with 60° optic only) FLSL Frosted Linear Spread Lens

REPLACEMENT SUCTION TOOL
One included with every six fixtures designated Wet location.

- ☐ **F4-TOOL-SUCTION** Allows for removal of Wet Location baffles

T-GRID ACCESSORY KIT
Supplied with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Available for ceiling thicknesses from 0.50" - 2.125".

- ☐ **TG-FX3-KIT**

HANGER BAR EXTENDER KIT
Extends hanger bars from 24.0" to 46.0" maximum.

- ☐ **FRX-HBE-46** Extender, Hanger Bar

EMERGENCY LIGHTING - REMOTE MOUNT ONLY
During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

- ☐ **EMB-S-20/25-120/277-LEDX** 20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-Dimmable
- ☐ **EMB-S-100-120-LEDX** 100 watt max capacity, 120 VAC 60Hz, Dimmable
- ☐ **EMB-S-100-277-LEDX** 100 watt max capacity, 277 VAC 60Hz, Dimmable
- ☐ **EMB-S-250-120/277-LEDX** 250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

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FRAXION3 SLIM ADJUSTABLE

PERFORMANCE - 3000K

LUMEN PACKAGE	WATTAGE	10° OPTIC NO SOFT FOCUS LENS		15° OPTIC SOFT FOCUS LENS		22° OPTIC SOFT FOCUS LENS		40° OPTIC SOFT FOCUS LENS		60° OPTIC SOFT FOCUS LENS		85° OPTIC WIDE DISTRIBUTION LENS	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
80C12A	10	739	51 (14W)	872	86	729	72	795	79	784	78	623	62
80C16A	14	-	-	1191	82	1003	71	1095	78	1079	77	857	61
80C23A	21	-	-	1642	77	1381	65	1506	71	1486	70	1180	56
90C10A	10	627	44 (14W)	721	71	626	62	683	68	673	67	535	53
90C14A	14	-	-	984	68	858	61	936	66	923	65	733	52
90C19A	21	-	-	1357	63	1184	56	1291	61	1273	60	1011	48
97C10A	10	578	40 (14W)	657	65	557	55	608	60	599	59	476	47
97C12A	14	-	-	897	62	763	54	833	59	821	58	652	46
97C17A	21	-	-	1238	58	1055	50	1151	58	1135	54	901	42
90W11A	14	-	-	-	-	690	49	857	61	814	58	719	51
90W13A	14	-	-	-	-	726	51	902	64	857	61	757	54
90T12A	16	-	-	-	-	852	53	950	59	949	59	838	52

JA8-2019 INDICATED BY SHADING

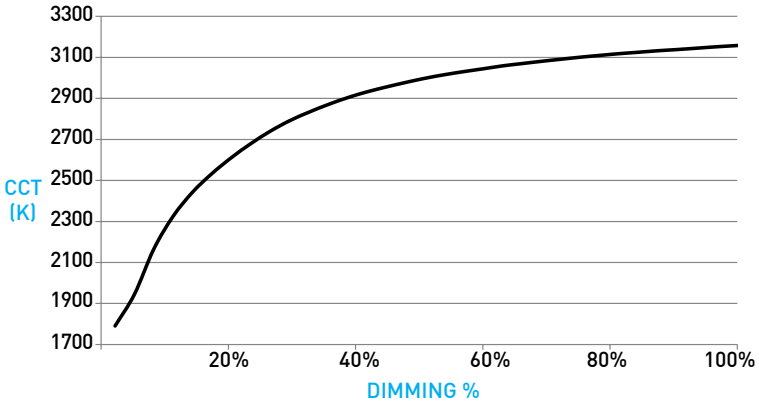
OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR MULTIPLIER	
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83
WDL	0.78

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC

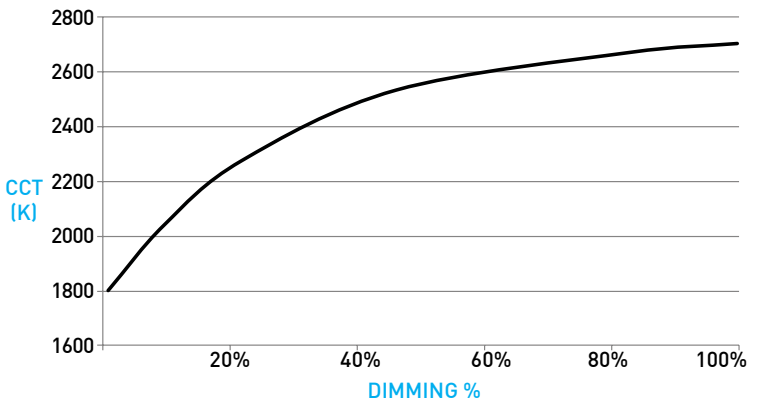
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	902	722	631	451	180	90	18
Power (W)	14	11	10	7	3	1.5	0.3
Efficacy (LPW)	64	64	64	64	64	64	64



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	857	686	600	428	171	86	17
Power (W)	14	11	10	7	3	1.5	0.5
Efficacy (LPW)	61	61	61	61	61	61	61



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FRAXION3 SLIM ADJUSTABLE

DOWNLIGHT / HOUSING

A ADJUSTABILITY
Aiming mechanism is integral to the housing, providing lockable hot-aim tilt up to 40° and 365° rotation. Sliding pivot point optimizes center beam, ensuring unclipped beam of 15° at 40° tilt and 25° at 30° tilt. 1° tilt increments with 5° indicators, tilt guide included (see A1 section view).

B LED
Integral LED module design enables field service / replacement through housing aperture.

C OPTIC
Proprietary optic integrates Reflection, Refraction and TIR offering 10°, 15°, 22°, 40° & 60° beams.

D TRIMLESS WOOD SPACERS
Provided for Trimless Wood installations; includes (1) 1/16" spacer and (5) 1/8" spacers.

E TRIM EXTENSION
Provided for -2 ceiling thickness; accommodates 2.125" max ceiling thickness.

F MICROFLANGE PROFILE
Features 0.30" flange. Thickness measures 0.06". Installed after ceiling is complete. Requires 3.375" diameter cutout. Wet location features integral silicone gasket.

G TRIMLESS DRYWALL PROFILE
Installs totally flush with the ceiling with no visible trim. Appliqué includes screws for mounting and has 0.06" plaster stop. Not recommended for stucco applications.

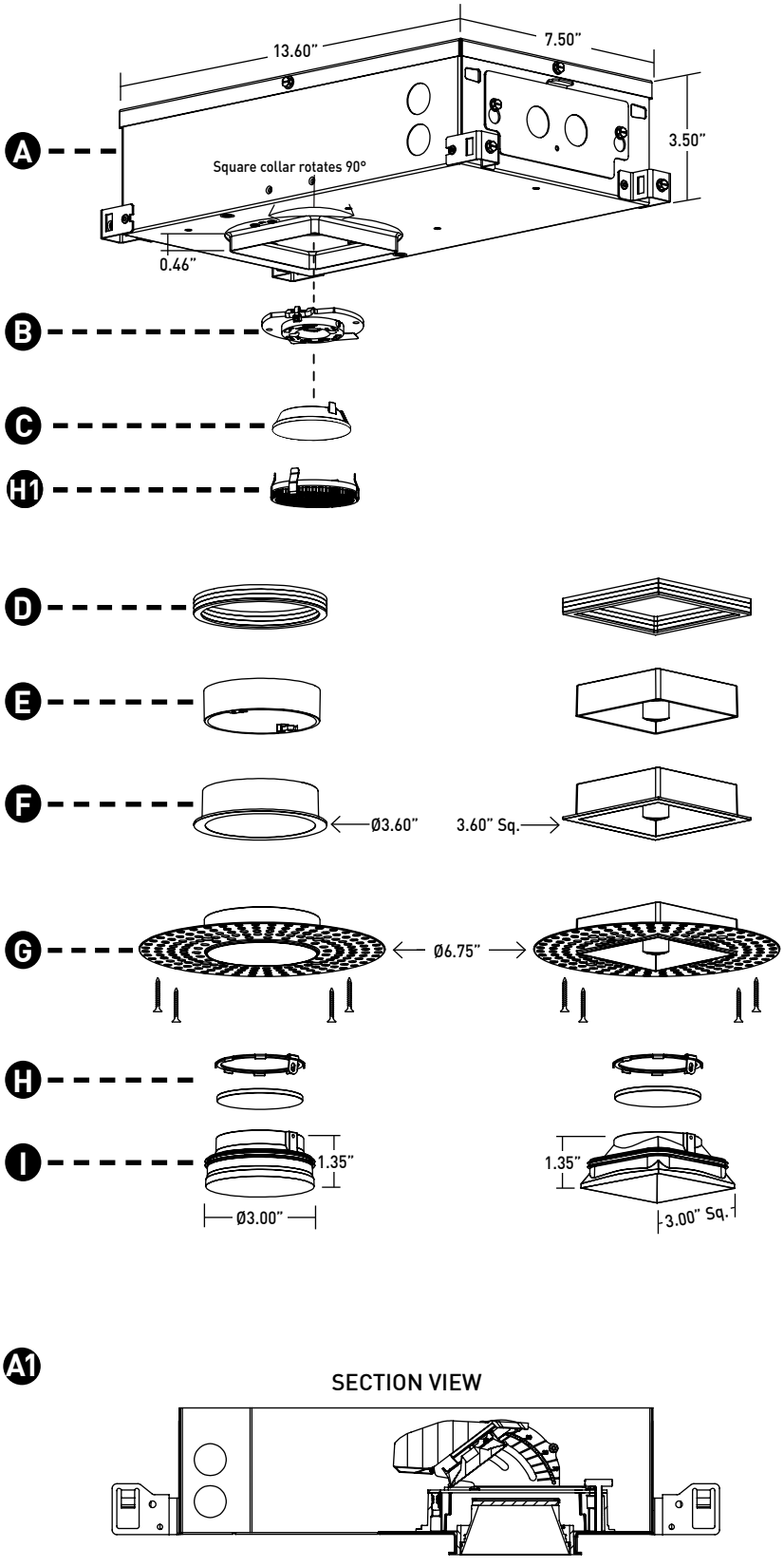
H EFFECTS DEVICES / LENS RETAINER
Fixture is limited to 1 effects device. Wet location effects device is sealed in place. Suction tool provided for removal of baffle with wet location. Lens retainer allows effects devices to be changed in Dry /Damp locations.

H1 ADJUSTABLE HCL ASSEMBLY
Honeycomb Louver and Soft Focus Lens attach directly to optic with clip-on lens retainer and adjusts with fixture. Only compatible with no lens baffle. Dry/Damp locations only. Specified as -28 Effects Device

I ROUND BAFFLE
Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Minimizes aperture glare and conceals view into housing; includes gasket.

SQUARE TRANSITIONAL BAFFLE
Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Transitions from square aperture at ceiling plane to round aperture at light source. Minimizes aperture glare and conceals view into housing; includes gasket.

DIMENSIONS / DRAWINGS



A1

SECTION VIEW

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FRAXION3SLIM ADJUSTABLE

DOWNLIGHT / HOUSING

J IC HOUSING
- For IC ceilings.
- No setback from polycell spray foam insulation having max R-Value of 60 on all sides and top of housing.

K NIC HOUSING
- Minimum 0.50" setback from combustible and non-combustible materials on all sides and top of housing.
- Minimum 3.00" setback from insulation material having max R-Value 30 on all sides and top of housing.
- Minimum 6.00" setback from polycell spray foam insulation having max R-Value 60.

L ADJUSTABLE HANGER BAR HEIGHT ACCESSORY
Provided with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Hanger bars are installed to adjustable bracket. Allows housing to be raised and lowered; ceiling thickness remains 0.5" to 1.375" max.

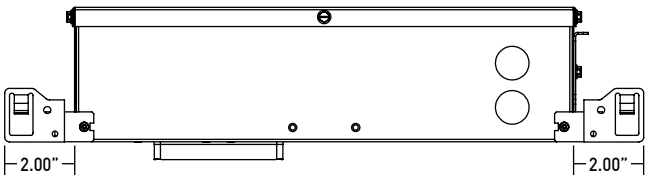
M APPLIQUÉ DETAIL
Appliqué for plaster floating directly to baffle.

N REMOTE POWER SUPPLY
Provided with install Types "V", "W" and "D". Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PSF3-RMT and fixture. Must be installed in an accessible location.

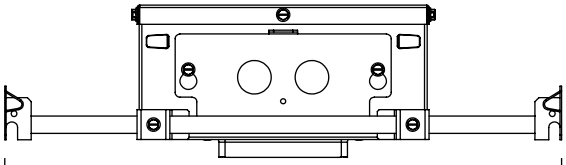
HOUSING NOTES

- Do not install in environments where ambient temperatures exceed 25°C (77°F).
- Power supply compartment and all splice connections may be serviced from room side.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.
- Hanger bars fitted to short side of housing or long side when TG accessory is specified; extend from 14.0" to 24.0", but may be field cut to accommodate narrow stud spacing. Can be extended up to 46" maximum with FRX-HBE-46 kit.
- Hanger bars and brackets add 4.00" max to the overall dimension, but are exclusive of the setback requirements.
- Housings for round trims feature a round aperture housing collar. Housings for square trims feature a square housing collar that rotates up to 90 degrees for fixture alignment. Housing collars accommodate ceiling thicknesses between 0.50" and 2.125".

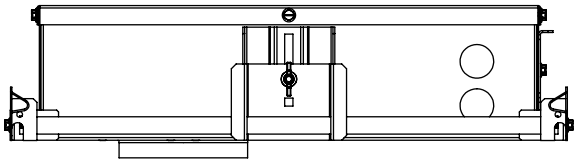
J / K



IC HOUSING FEATURES STRIP GASKETS

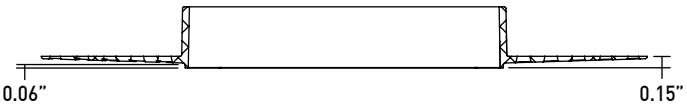


L

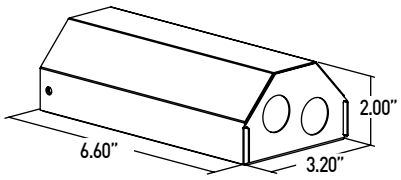


M

SECTION VIEW



N



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FRAXION3 SLIM ADJUSTABLE

TECHNICAL

CONSTRUCTION
Downlight: Painted finishes are granulated powder coat.
Housing: Aluminum and 22 Gauge galvanized steel. Die-cast aluminum heat-sink.
Remote Power Supply: 22 Gauge galvanized steel.
Appliqué: Zinc alloy.

LED
2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED
3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

TUNABLE WHITE LED
5-step MacAdam ellipse tunable white LED module available in 90+ CRI configuration. Features tuning range of 2700K to 5000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	PH	SG	SN	LP	L2	EG	EN	ED	DG	DN	DD
Minimum °C	-20 °C	-10 °C	-10 °C	0 °C	0 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	1.0%	1.0%	0.1%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

Note: For L2, LP, EG and EN drivers consult chart on page 7 to confirm appropriate dimming curve for compatibility with selected control.

LISTING
cTUVus listed to UL1598 standard for Dry / Damp and Wet locations. Chicago Plenum, Airtight and Title 24 JA8-2019 Listed.

WARRANTY
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

CHANGE LOG
1. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM AND 10 DEGREE OPTIC OFFERINGS.

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DIMMING COMPATIBILITY

LUTRON DRIVER COMPATIBILITY

Power supply **L2** **Lutron Product Family**	**Part No.**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply **LP** **Lutron Product Family**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON
2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **EG / EN** **Dimmer / Switch Control Manufacturer**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Power supply **EG / EN** **Lighting Control System Manufacturer**	**Family/Model #**
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

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DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency Comments
Lot 165, Unit 8, 180 Cortina Drive:

AGENDA ITEM 9
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Planner

FOR: Design Review Board Public Hearing; January 6, 2022

DATE: December 8, 2021

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 165, Unit 9, 190 Cortina Drive

APPLICATION OVERVIEW: New Single-Family Detached Condominium on Lot 165, Unit 9

PROJECT GEOGRAPHY

Legal Description: UNIT 9 CORTINA LAND CONDOMINIUMS ACC TO THE MAP OF THE CORTINA LAND CONDOMINIUMS A COLORADO COMMON INTEREST COMMUNITY LOT 165 TOWN OF MOUNTAIN VILLAGE REC NOV 30 2004 PL 1 PG 3400 THRU 3401 AND ALSO ACC TO THE DECLARATION REC NOV 30 2004 AT REC NUM 37069
Address: 190 Cortina Drive
Applicant/Agent: Ramiel Kenoun, Space Architects and Planners
Owner: JEFFREY W. METZ REVOCABLE TRUST
Zoning: Multi-Family
Existing Use: Vacant
Proposed Use: Multi-Family
Lot Size: .20 acres
Adjacent Land Uses:

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

Figure 1: Vicinity Map

ATTACHMENTS

Exbibit A: Architectural Plan Set
Exhibit B: Staff/Public Comm

Case Summary: Ramiel Kenoun of Space Architects and Planners is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family condominium on Lot 165, Unit 9, 190 Cortina Drive.

The Lot is approximately .20 acres and is zoned Multi-family. The overall square footage of the home is approximately 5,844 gross square feet, with 5,195 livable square feet, and provides 2 interior parking spaces within the proposed garage.

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

Unit 9 shares a deeded driveway easement with Unit 10. The units at Cortina do not have General Easements, but they do have established building envelopes and in some cases pedestrian/skier easements.

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

Table 1

CDC Provision	**Requirement**	**Proposed**
Maximum Building Height	40' (gable) Maximum	39.89'
Maximum Avg. Building Height	35' (gable) Maximum	31.19'
Maximum Lot Coverage	65% (5,835 s.f.)	38% (3,411 s.f.)
General Easement Setbacks	No GE	N/A
Setback Encroachments	None	Retaining wall, Grading,
Roof Pitch		
Primary		4:12
Secondary		5:12, 1/8:12
Exterior Material		
Stone	35% minimum	36.5%
Windows/Doors	40% maximum	22.9%
Parking	2 spaces	2

Design Variation:

1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

1) Materials – metal fascia
2) GE Encroachments – Retaining wall, landscape grading

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 gable and shed roof forms, but overall staff believes the dominant form is a gable. Homes with a primary gable roof form are granted a maximum building height of 40 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 applicant has calculated a max height of 39.89' and a max average height of 31.19'. The home appears to meet the requirements for both max and max average height. The plan set demonstrates height compliance with a parallel plane analysis that shows both existing and proposed grade, and although the applicant shows both a 35' and 40' max height on his height compliance drawings, staff feels that the 40' max height is what should be applied.

17.3.14: General Easement Setbacks

Lot 165 Unit 9 does not have a General Easement and is instead burdened by a sixteen (16) foot setback that surrounds its building envelope. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Driveways, Ski Access, Utilities, Address Monuments, and Fire Mitigation.

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

- *Driveway: There is a deeded driveway easement for Units 9 and 10 in the front setback of the lots. However, the application as shown is not utilizing this access, but instead re-siting it to the north. Unit 10 is currently under construction and not utilizing this access either. The driveway as proposed includes a paved surface and a retaining wall.*

- *Utilities: Utility Main locations were not located on their survey, but it is assumed that they will be required to cross the front setback area to the lot. The sewer tie in will likely cross the west setback.*

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

- *Landscaping: Due to the steepness of the lot, the applicant has proposed some grading to occur within the south setback. Although a landscape plan has not yet been provided, it is assumed that there will be some landscaping in the setback areas.*

- *Construction Mitigation (Materials staging and Grading): The applicant has construction fencing that encompasses the whole lot. Due to the small size of the lot, it would be difficult to avoid this scenario and Staff does not take issue with this proposal, but any areas of the GE utilized for construction must be returned to their pre-existing conditions.*

- *Retaining Wall – the civil drawings show a retaining wall in the southern setback that encroaches into the GE.*

- *Parking – The civil plans are showing parking in the setback area. The home is meeting its' parking requirement through the two interior garage spaces, so staff recommends the applicant just remove the exterior parking from the drawings, thus avoiding this encroachment.*

Although not a GE or setback encroachment, there is one other encroachment shown as the property is currently platted. There is a driveway easement for the benefit of both Units 9 and 10 on the SE corner of the lot. Unit 10 is currently under construction and is not utilizing this driveway easement for access. The plans for Unit 9 show a portion of a retaining wall and small corner of the building envelope encroaching into this driveway easement. The applicant is in discussion with the owners of Unit 10 to remove this easement. Proof of the withdrawal of this easement should be provided prior to any building permit being issued.

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

Chapter 17.5: DESIGN REGULATIONS
17.5.4: Town Design Theme
The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: From the entry, a low angle gable form traditional to the Swiss chalet style is broken by both the prominent rectilinear forms of the entryway and garage and a steeply pitched shed roof. This takes a historic mountain style and gives it a contemporary edge. Materials chosen for the project have a similar traditional vs. modern contrast, with the traditional stone and wood cladding contrasting with the more modern materials of metal panels and steel accents. The rear of the home in form doesn't carry as much of an alpine style, concentrating more on capturing views and programming requirements, however the continuity of the materials carries through. Overall, staff feels that the home meets the standards of the Town design theme.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: Unit 9 is quite steep and nicely treed, however due to the small size of the lot, most of the native vegetation will be slated for removal. The renderings of the home probably show more trees than is realistic for the site given the fire mitigation requirements. The

applicant had little choice on the siting of the home due to the smaller size of the lot. The home does step with the hillside mimicking the existing landform.

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 lowest level of the home, foundation and supports are clad in a dark stone masonry, as you move up in elevation the stone surface switches to a mix of lighter buff colored stone, and the other cladding is metal paneling and wood siding. The transition from dark to light as well as from generally "harder" materials to "softer" wood and metal emphasizes the feel of a strong heavy foundation. Though the back side of the home does have some portion that is elevated and supported by stone columns, the consistency of material cladding on both the columns and foundation should minimize any sense of floating. The larger scale of the columns also has a grounding effect.

The roof is a dark standing seam metal that should tie in well with the metal panel siding and steel accents. The soffit is shown as metal, so a specific approval should be given if DRB finds this material appropriate. It is unclear what is proposed as soffit material, and there is a roof on the NW corner of the home that is almost flat and therefore not shown as a standing seam material. The applicant should clarify these materials prior to final review.

17.5.7: Grading and Drainage Design
Staff: There is little proposed grading on the site outside of the creation of the driveway and some grading on the south side of the home to create positive drainage away from the foundation.

17.5.8: Parking Regulations
Staff: The applicant has shown two interior parking spaces on their plan that fulfill the requirements of the CDC. They have also shown two exterior spaces, however the exterior spaces are not required and are in the front setback area. Staff suggests that the applicant remove these two exterior spaces from the plans to avoid the encroachment. Detached condominiums are required to have two spaces, so the applicant is meeting all parking requirements. There is appropriate garage back-out space.

17.5.9: Landscaping Regulations
The applicant has not included a landscaping plan. It should be noted that landscaping is not required at Initial Review.

17.5.11: Utilities
Staff: Some utility mains were not located on survey, all utility connections should be verified with Public Works prior to building permit. The meters are located on the south side of the home in a location that should not be visually obtrusive.

17.5.12: Lighting Regulations
Staff: A lighting plan was not provided. It should be noted that lighting is not required for Initial Review.

17.5.13: Sign Regulations
Staff: An address monument detail was included; however staff is unclear of the proposed location. It does not appear that a light fixture was included in the design. The numerals

need to have a reflective surface in case of power outage. A revised design should be submitted prior to FAR.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: The applicant has included the 15' Zone 1 Fire Mitigation Area. The landscape plan will have to be reviewed separately for fire mitigation compliance once submitted at final. There are some nice trees on the outer edges of the Zone 1 fire mitigation area that would create beneficial screening between properties, at the time of this memo the plan is being reviewed by the Town Forester to determine if there is a path to keep any of these trees.

17.6.6: Roads and Driveway Standards
Staff: The driveway is shown at a 2% cross slope. A concrete v-pan will be poured over the top of the hilfiker wall at the edge of Cortina drive, this might may require some alteration of the existing baskets. The applicant should work closely with Public Works during this process.

There are two retaining walls that are in excess of 4' congruent to the driveway. One is just slightly over allowable at 4.5', the other is between 9' and 15' high. Given the steepness of this lot, staff does not see a path to creating access without this type of retainage. Stepping the walls would just increase overall site disturbance. If DRB finds these retaining walls allowable as proposed, 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 include a fireplace and that it is to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The plan includes only one in-site parking space, but notes that they need to work with the town to create additional parking. Staff would urge the applicant to start those discussions now, in order to present at least a preliminary parking plan prior to final review. Construction fencing and silt fencing is indicated appropriately. It should be noted that all disturbances in setback areas will need to be revegetated per Town code.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 165, Unit 9, 190 Cortina Drive, based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 9, based on the evidence provided within the Staff

Report of record dated December 8, 2021, with the following design variations and specific approvals:

Design Variation:

1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

1) Materials – metal fascia
2) GE Encroachments – Retaining wall, landscape grading

And, with the following conditions:

1) Prior to final review, the applicant shall remove the exterior parking spaces shown on the plan set.
2) Prior to final review, the applicant shall amend the CMP to include some detail regarding parking.
3) Prior to final review the applicant shall provide more detail regarding the soffit material as well as any proposed material for the flat roof on the NW corner of the home.
4) Prior to final review the applicant shall revise the address monument to meet all requirements of the CDC as well as to show proposed location of the monument.
5) Prior to building permit, the applicant shall provide proof that the driveway easement for the benefit of Unit 10 has been removed.
6) Prior to Certificate of Occupancy the applicant shall record a condo map amendment that shows the revised access for Units 9 and 10.
7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the Setback.
9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials
11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw

October 22, 2021

Project Number: 20.055
Project Address: 190 Cortina Dr. Unit 9 Mountain Village, CO 81435
Client Name: Jeffrey W. Metz Revocable Trust

Initial Architecture Review - Narrative

We are extremely excited to present our proposal for 190 Cortina Dr. Unit 9 on behalf of the owners, Jeffrey and Jennifer Metz. They are seeking to improve the lot with new construction single family residence. The 5 bedroom, 6.5 bath home will contain 5,195 square feet of livable area on three floors. In addition to the indoor space, a variety of decks provide outdoor living space at all levels.

The home's two-car garage and motor court will be accessed directly off Cortina drive.

The unique shape of the site influenced the massing of the home. Two distinct orientations of the building masses were necessary to accommodate the varying angles. The design utilizes a gable roof as the building's primary roofline, and a central stair element with a shed roof provides circulation to all floors. The rooflines are fully compliant with the maximum and average height restrictions of the Village Development code

The exterior materials are to be a combination of black standing seam metal roof, "white buff" stone, wood siding, charcoal metal panel and a darker grey stone at the base & retaining walls.

We look forward to receiving your feedback on the proposed plans and thank you for your consideration.

Sincerely,

Ramiel Kenoun AIA
SPACE Architects + Planners
312.829.6666 x 104

CORTINA LOT 9

190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT TEAM

ARCHITECT:	SPACE ARCHITECTS + PLANNERS RAMIEL KENOUN - ARCHITECT OF RECORD 2149 N. TALMAN AVE., CHICAGO, IL 60647 312.829.6666
CIVIL ENGINEER:	UNCOMPAHGRE ENGINEERING, LLC DAVID BALLODE - ENGINEER OF RECORD P.O. BOX 3945 TELLURIDE, CO 81435 970.729.0683
STRUCTURAL ENGINEER:	SP ENGINEERS JEFF PRIBYL - ENGINEER OF RECORD 134 N. LASALLE DR. SUITE 1930 CHICAGO, IL 60602 312.332.2800
MEP ENGINEER:	CARTLAND KRAUS ENGINEERING LTD. JOHN CARTLAND - ENGINEER OF RECORD 760 TESLER RD. LAKE ZURICH, IL 60047 847.719.1708
LIGHTING:	DAVID CRAIGE LIGHTING DESIGN DAVID CRAIGE 138 E. COLORADO AVE. TELLURIDE, CO 81435 970.729.1403
GENERAL CONTRACTOR:	TBD
OWNER:	JEFFERY W. METZ REVOCABLE TRUST JEFF METZ 924 S. CATHRINE, LA GRANGE, IL 60525 708.878.9135

PROJECT SCOPE

ISSUED FOR:

	REVIEW/BID	■	DRB REVIEW		PERMIT		AMENDED PERMIT		CONSTRUCTION

WORK TO INCLUDE:

■	ARCHITECTURAL		ACCESSIBILITY		ELECTRICAL		ENVIRONMENTAL		FIRE PREVENTION
	LANDSCAPING		PLUMBING		REFRIGERATION		STRUCTURAL		VENTILATION

VICINITY MAP

PROJECT DATA AND CODES

ZONING			CODE / LIFE SAFETY	
PARCEL ZONING	SINGLE-FAMILY COMMON INTEREST COMMUNITY ZONE DISTRICT		BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE
SPECIAL USE/P.D.	-		MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
TOTAL SITE AREA	8977.00 SF		ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE
			PLUMBING CODE	2018 INTERNATIONAL PLUMBING CODE
	REQUIRED	ACTUAL	FIRE CODE	2018 INTERNATIONAL FIRE CODE
LOT COVERAGE	< 65.0%	38.0%	FUEL GAS CODE	2018 FUEL GAS CODE
MAX. BUILDING HEIGHT	40.0' (GABLE)	39.89'		
AVG. BUILDING HEIGHT	35.0' (GABLE)	31.19'	OCCUPANCY TYPE	R-1
PARKING SPACES	2	2	CONSTRUCTION TYPE	TYPE V
FRONT YARD SETBACK	16'-0"	19'-4"		
SIDE YARD SETBACK	16'-0" SKI ACCESS EASEMENT	16'-0"		
REAR YARD SETBACK	16'-0" SKI ACCESS EASEMENT	16'-0"		

AREA ANALYSIS

PROJECT SQUARE FOOTAGE		EXTERIOR SQUARE FOOTAGE	
LOWER LEVEL	2423 SF	LOWER LEVEL SHARED PATIO	241 SF
MAIN LEVEL	1555 SF	LOWER LEVEL SKI PATIO	475 SF
UPPER LEVEL	1217 SF	MAIN LEVEL DECK	652 SF
HABITABLE	5195 SF	MAIN LEVEL FRONT PORCH	127 SF
		UPPER LEVEL DECK	71 SF
MECHANICAL	97 SF		
GARAGE	552 SF	TOTAL AREA	1566 SF
NON HABITABLE	649 SF		
GROSS AREA	5844 SF		

PROJECT IMAGE

DRAWING INDEX

	SHEET #	CONTENTS:	SHEET #	CONTENTS:
ARCHITECTURE	A0.00	PROJECT DATA		
	A0.10	SITE PLAN		
	-	SURVEY IMPROVEMENT PLAT		
	--	TOPOGRAPHIC SURVEY		
	A0.11	ZONING HEIGHTS		
	A0.12	ZONING HEIGHTS		
	A0.13	FIRE MITIGATION PLAN		
	A0.20	SITE DETAILS		
	A0.30	SCHEDULES & DETAILS		
	A1.00	LOWER LEVEL FLOOR PLAN		
	A1.01	MAIN LEVEL FLOOR PLAN		
	A1.02	UPPER LEVEL FLOOR PLAN		
	A1.03	ROOF PLAN		
	A2.00	BUILDING ELEVATIONS		
	A2.01	BUILDING ELEVATIONS		
	A2.02	BUILDING ELEVATIONS		
	A2.03	BUILDING ELEVATIONS		
	A2.10	BUILDING HEIGHT DIAGRAMS		
	A2.11	BUILDING HEIGHT DIAGRAMS		
	A2.12	BUILDING HEIGHT DIAGRAMS		
	A2.13	WALL AREA DIAGRAMS		
	A2.14	WALL AREA DIAGRAMS		
	A6.00	BUILDING RENDERINGS		
CIVIL	C1	NOTES		
	C2	SITE PLAN AND DRIVEWAY PROFILE		
	C3	UTILITY PLAN		
	C4	CONSTRUCTION MITIGATION PLAN		

SYMBOLS LEGEND

N	NORTH ARROW		ELEVATION CHANGE
DIRECTION VIEWED / SHEET # / INT. ELEVATION #	INTERIOR ELEVATION IDENTIFIER	X	PARTITION TAG
DRAWING # / SHEET #	DRAWING MARKER	X	DOOR TAG
DIRECTION VIEWED / DRAWING # / SHEET #	ELEVATION MARKER	X	WINDOW TAG
DIRECTION VIEWED / DRAWING # / SHEET #	BLDG. SECTION MARKER	X	KEY NOTE TAG
NAME / EL.	WORK POINT / LEVEL MARKER	X	EQUIPMENT TAG
X	FINISHED ELEVATION MARKER	X	REVISION TAG

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CHICAGO, IL 60647
312 829 6666
www.spacearchplan.com

PROJECT NAME:
CORTINA LOT 9

PROJECT ADDRESS:
190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO.
20.055

PROJECT TEAM
RAMIEL KENOUN
TESS SEKALIAS
SARAH REINDL
JEN POTOCZAK

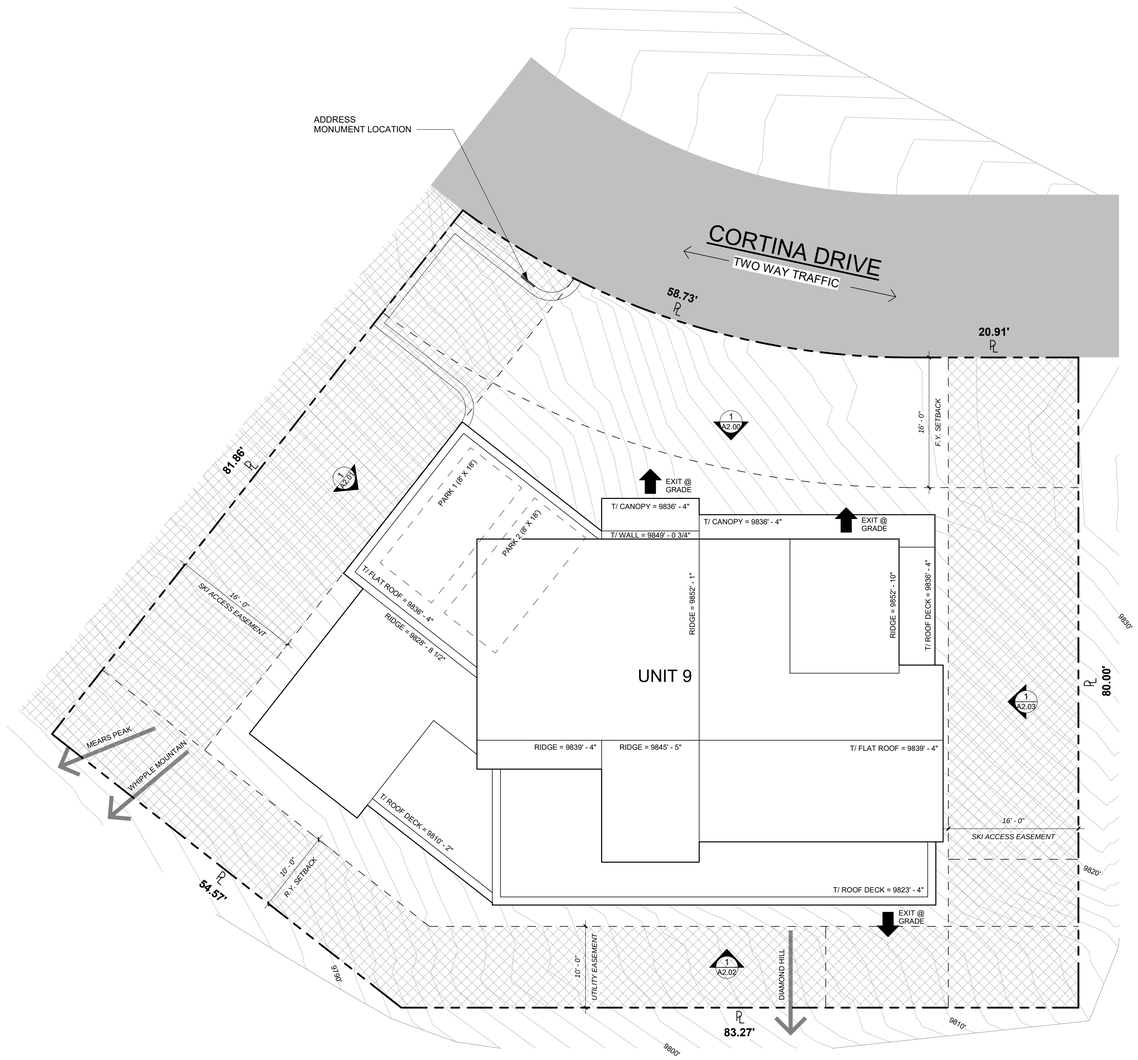
ISSUE
10.22.2021 DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
PROJECT DATA

SHEET #
A0.00

PRELIMINARY NOT FOR CONSTRUCTION



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

0' 2' 4' 8' 16'

VIEW LOOKING NORTHWEST

VIEW LOOKING WEST

VIEW LOOKING SOUTHEAST

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CORTINA LOT 9

PROJECT ADDRESS:
190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO	ISSUE	CERTIFICATION	SHEET TITLE	SHEET #
PROJECT NO. 20.055 PROJECT TEAM RAMIEL KENOUN TESS SEKALIAS SARAH REINDL JEN POTOCZAK	10.22.2021 DRB INITIAL REVIEW	COLORADO LICENSED RAMIEL KENOUN 406566 ARCHITECT	SITE PLAN	A0.10

IMPROVEMENT LOCATION CERTIFICATE:

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

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

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JEFFREY C. HASKELL 37970

12/4/15

Jeffrey C. Haskell P.L.S. 37970

LEGAL DESCRIPTION:

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

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *Easement research and legal description from Land Title Guarantee Company, Order No. 86005356, dated November 05, 2015 at 5:00 P.M.*

2. *According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100-year flood plain.*

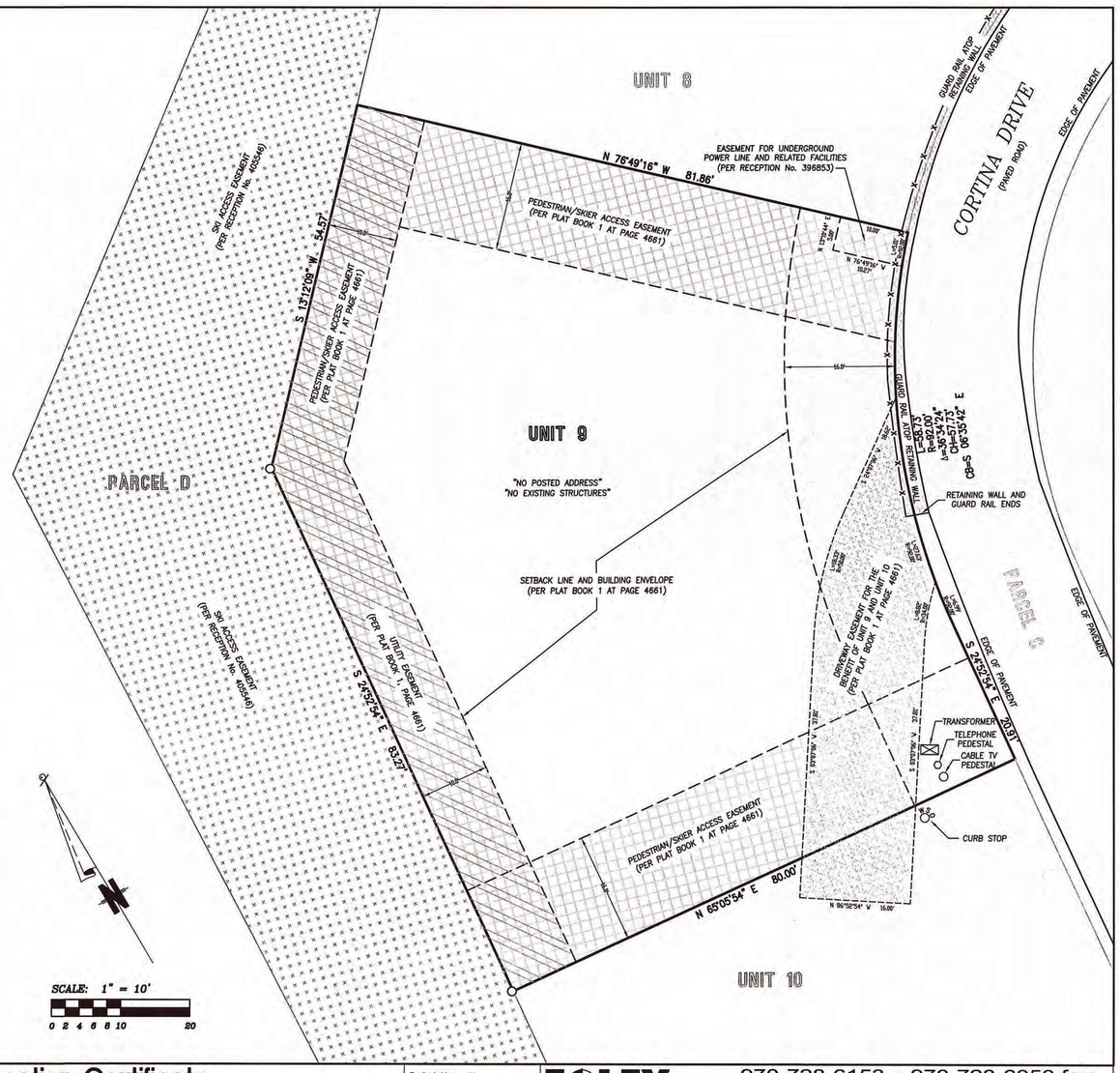
3. *No posted address.*

NOTICE:

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

LEGEND

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



Improvement Location Certificate

Unit 9, The Cortina Land Condominiums

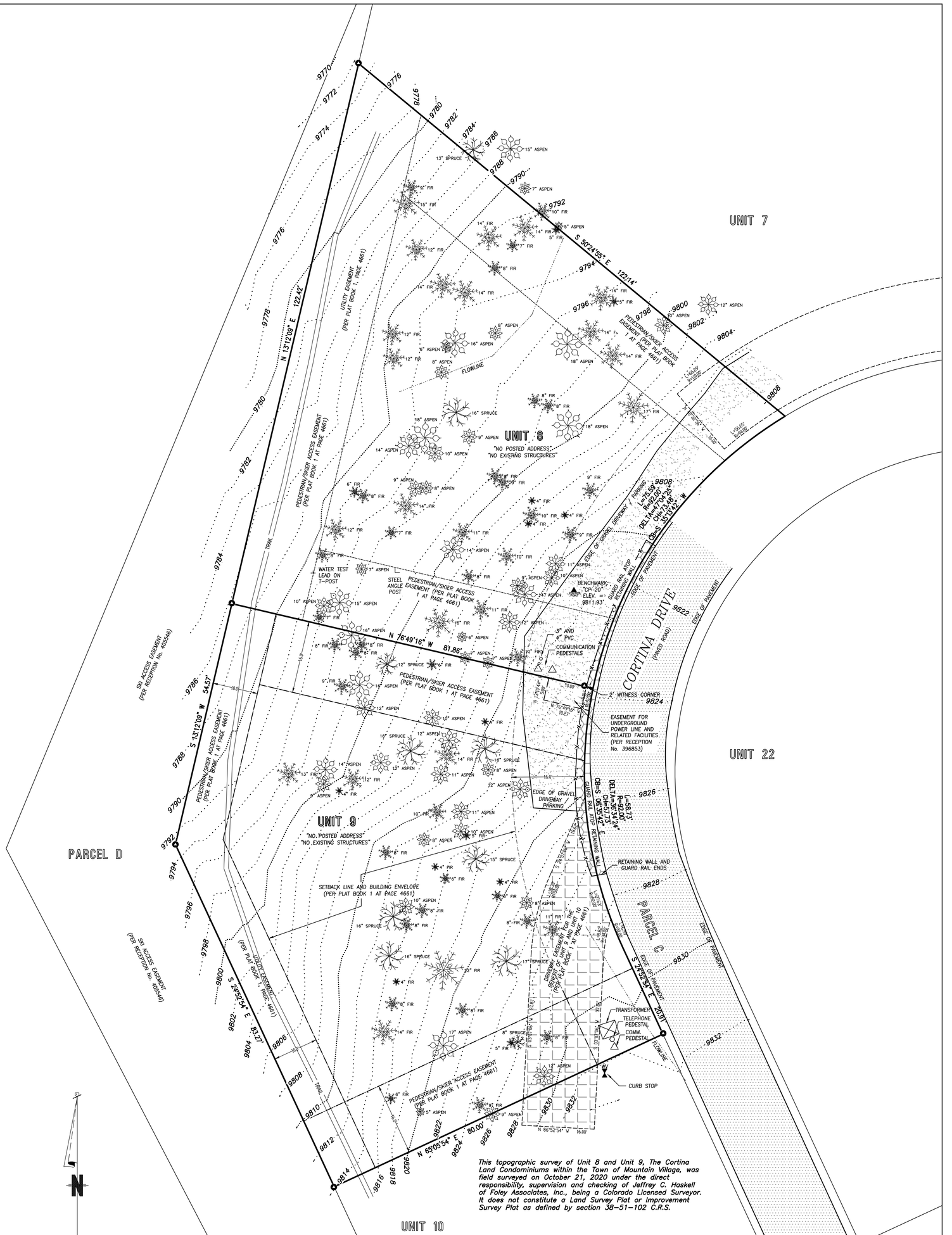
Project Mgr:	JH
Technician:	FO
Technician:	
Checked by:	
Start date:	12/2/2015

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING

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

Drawing path: dwg\03117 ILC 12-15 (unit 9).dwg | Sheet 1 of 1 | Project #: 15040

C:\Old Working Jobs\JOBS2015\15040\dwg\15040 ILC 12-15 (unit 9).dwg, 12/4/2015 8:52:12 AM, PCS, \\Staff-9\SHP64dt\RW-240MP



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

P.L.S. NO. 37970 *Date*

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.

2. Benchmark: 8" nail in gravel ("CP 20") as shown hereon, with an assumed elevation of 9811.93 feet.

3. Contour interval is two feet.

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

SCALE: 1" = 10'

0 2 4 6 8 10 20

LEGEND

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

TOPOGRAPHIC SURVEY

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

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

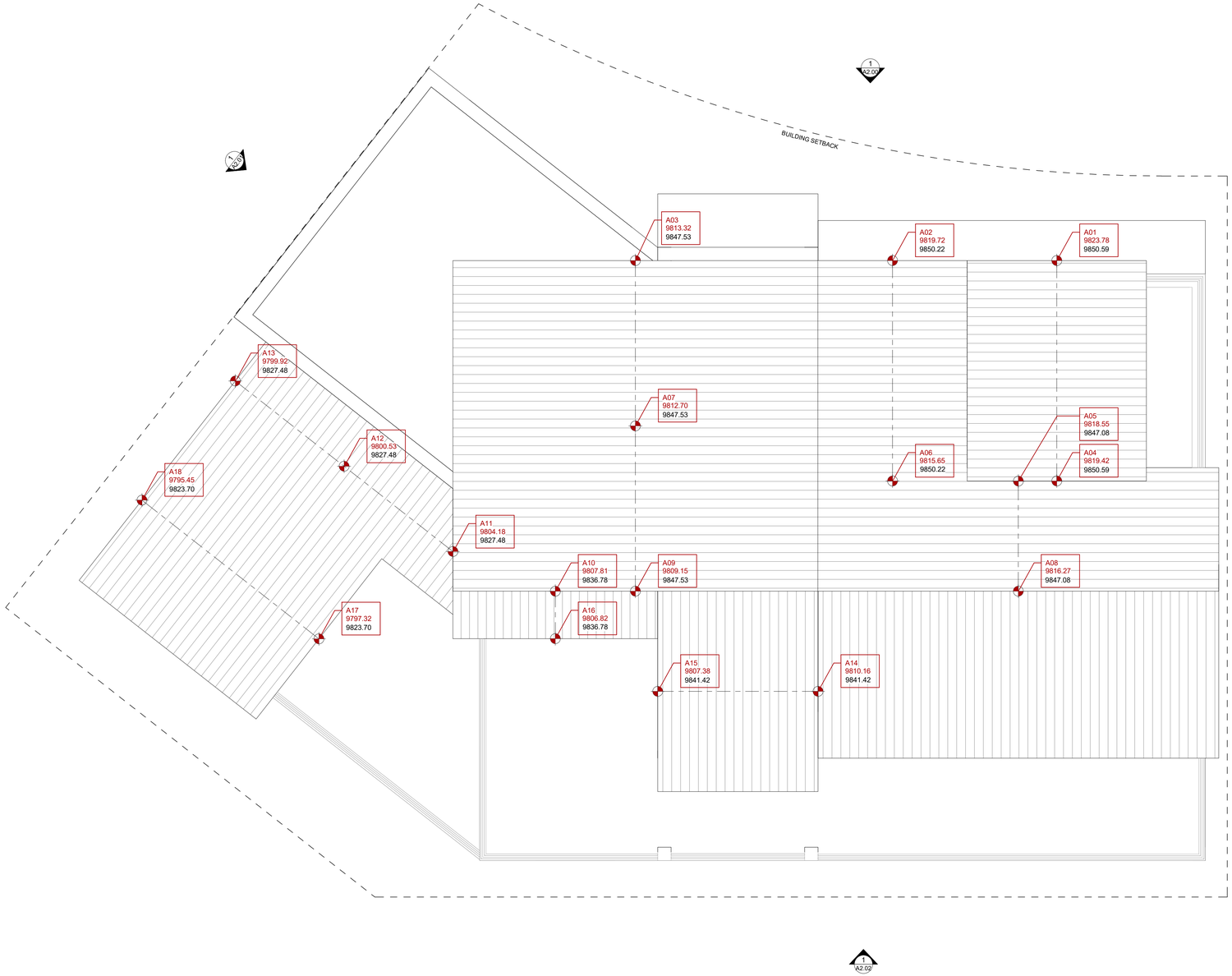
Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\15040 Topo 8 and 9 11-20.dwg | Sheet1 of 1 | Project #: 15040

C:\Foley Associates\JOBS\2015\15040\dwg\15040 Topo 8 and 9 11-20 datum adjusted.dwg, 11/13/2020 12:02:05 PM, PC4

PRELIMINARY NOT FOR CONSTRUCTION



ROOF POINT	ROOF POINT ELEVATION	MOST RESTRICTIVE GRADE BELOW	NG = NATURAL GRADE PG = PROPOSED GRADE	ROOF HEIGHT ABOVE MOST RESTRICTIVE GRADE
A01	9850.59	9823.78	NG	26.81
A02	9850.22	9819.72	NG	30.50
A03	9847.53	9813.32	NG	34.21
A04	9850.59	9819.42	NG	31.17
A05	9847.08	9818.55	NG	28.53
A06	9850.22	9815.65	NG	34.57
A07	9847.53	9812.70	NG	34.83
A08	9847.08	9816.27	NG	30.81
A09	9847.53	9809.15	NG	38.38
A10	9836.78	9807.81	NG	28.97
A11	9827.48	9804.18	NG	23.30
A12	9827.48	9800.53	NG	26.95
A13	9827.48	9799.92	NG	27.56
A14	9841.42	9810.16	NG	31.26
A15	9841.42	9807.38	NG	34.04
A16	9836.78	9806.82	NG	29.96
A17	9823.70	9797.32	NG	26.38
A18	9823.70	9795.45	NG	28.25
AVERAGE HEIGHT				30.36
MAX. AVERAGE HEIGHT				35.00
COMPLIANT BY				4.64

1 ROOF AVERAGE HEIGHT

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

0' 2' 4' 8' 16'

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PROJECT NAME:
CORTINA LOT 9

PROJECT ADDRESS:
190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO

PROJECT NO.
20.055

PROJECT TEAM
RAMIEL KENDUN
TESS SEKALIAS
SARAH REINDL
JEN POTOCZAK

ISSUE

10.22.2021 DRB INITIAL REVIEW

CERTIFICATION

COLORADO LICENSED
RAMIEL KENDUN
406566
ARCHITECT

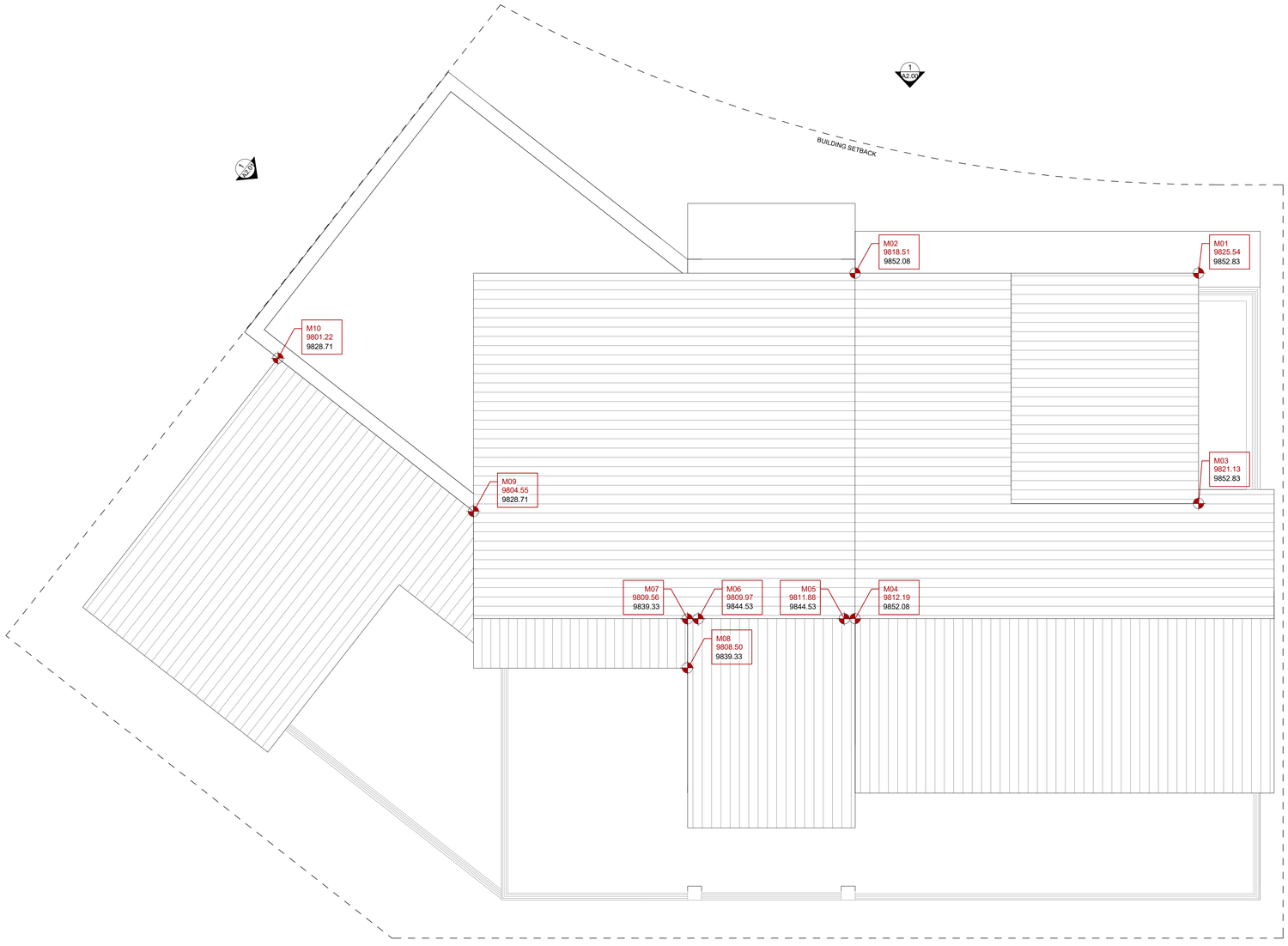
SHEET TITLE

ZONING HEIGHTS

SHEET #

A0.11

PRELIMINARY NOT FOR CONSTRUCTION



ROOF POINT	ROOF POINT ELEVATION	NATURAL GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE NATURAL GRADE	PROPOSED GRADE ELEVATION BELOW	ROOF HEIGHT ABOVE FINISH GRADE
M01	9852.83	9825.54	27.29	9825.54	27.29
M02	9852.08	9818.51	33.57	9818.51	33.57
M03	9852.83	9821.13	31.70	9821.13	31.70
M04	9852.08	9812.19	39.89	9812.19	39.89
M05	9844.53	9811.88	32.65	9811.88	32.65
M06	9844.53	9809.97	34.56	9809.97	34.56
M07	9839.33	9809.56	29.77	9809.56	29.77
M08	9839.33	9808.50	30.83	9808.50	30.83
M09	9828.71	9804.55	24.16	9804.55	24.16
M10	9828.71	9801.22	27.49	9801.22	27.49

1 ROOF MAX HEIGHT
SCALE : 1/4" = 1'-0"
0' 2' 4' 8' 16'

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PROJECT NAME:
CORTINA LOT 9

PROJECT ADDRESS:
190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO. 20.055
PROJECT TEAM
RAMIEL KENOUN
TESS SEKALIAS
SARAH REINDL
JEN POTOCZAK

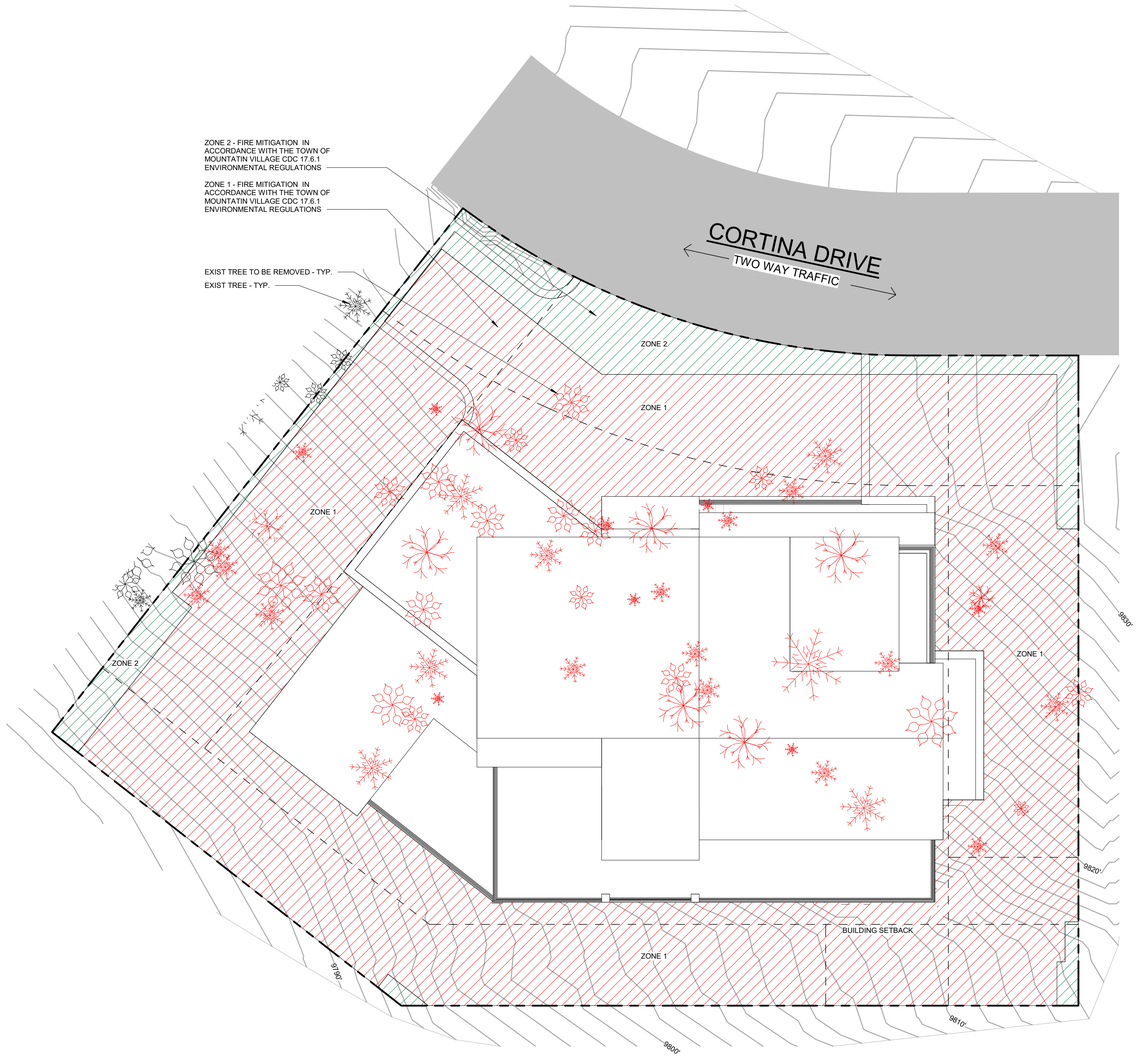
ISSUE
10.22.2021 DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
ZONING HEIGHTS

SHEET #
A0.12

PRELIMINARY NOT FOR CONSTRUCTION



1 FIRE MITIGATION PLAN
SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16' N

FIRE MITIGATION LEGEND

- ZONE 1 - REMOVE ALL SHRUBS, TREES SLASH AND FLAMMABLE VEGETATION
- ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND
- EXISTING DOUGLAS FIR TREE
- EXISTING DOUGLAS FIR TREE TO BE REMOVED
- EXISTING ASPEN TREE
- EXISTING ASPEN TREE TO BE REMOVED
- EXISTING SPRUCE TREE
- EXISTING SPRUCE TREE TO BE REMOVED

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 EVNIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.
2. CONSISTANT WITH 2018 IRC SECITON R101.4.1 APENDAGES AND PROJECTIONS: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTS, SUCH AS DECKS SHALL BE SONSTRUCTED AS FOLLOWS: NON-COMBUSTIBLE MATERIALS. HEAVY TIMBER, EXTERIOR GRADE IGINTION RESITANT MATERALS SUCH AS THOSE ISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODCUTS.
3. REMOVE ALL DISEASED, DEAD OR DRYING TREES.

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PROJECT NAME:
CORTINA LOT 9

PROJECT ADDRESS:
190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO.
20.055
PROJECT TEAM
RAMIEL KENOUN
TESS SEKALIAS
SARAH REINDL
JEN POTOCZAK

ISSUE
10.22.2021 DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
FIRE MITIGATION PLAN

SHEET #
A0.13

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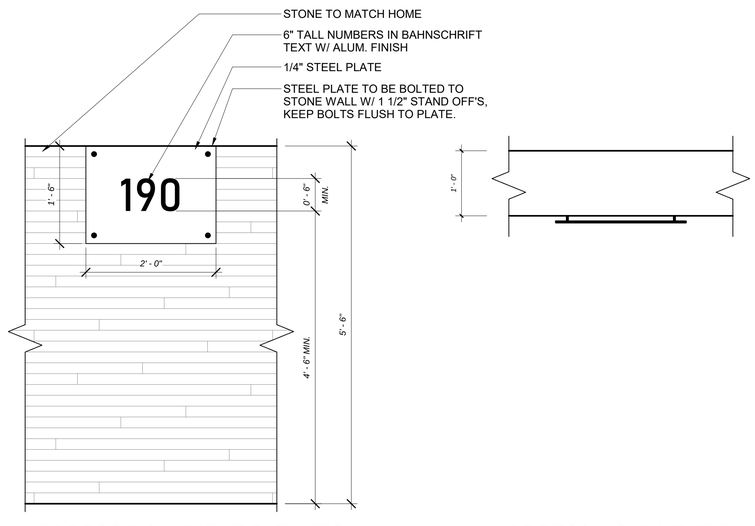

1 ADDRESS MONUMENT ELEVATION
SCALE : 1" = 1'-0"

2 ADDRESS MONUMENT PLAN
SCALE : 1" = 1'-0"

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RAMIEL KENOUN
406566
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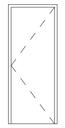
SHEET TITLE
SITE DETAILS

SHEET #
A0.20

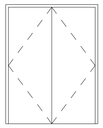
DOOR SCHEDULE

DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	U.L. LABEL	ENTRY	PASSAGE	PRIVACY	DUMMY	KNURLED HANDLE	AUTO CLOSURE	OTHER	REMARKS
1	10' - 0"	9' - 2"	1 3/4"	IX	AL/G	ADZ	AL	ADZ	-	•						•	PIVOT ENTRY DOOR
2	3' - 6"	7' - 0"	1 3/4"	VI	AL/G	ADZ	AL	ADZ	-	•							KITCHEN ENTRY DOOR
3	8' - 0"	9' - 2"	1 3/4"	IV	AL/G	ADZ	AL	ADZ	-	•							PATIO ENTRY DOUBLE DOOR
4	3' - 4"	7' - 4"	1 3/4"	VI	AL/G	ADZ	AL	ADZ	-	•							PATIO ENTRY DOOR
5	8' - 0"	8' - 6"	1 3/4"	V	AL/G	ADZ	AL	ADZ	-	•							PATIO ENTRY DOUBLE DOOR
6	3' - 4"	9' - 0"	1 3/4"	VI	AL/G	GAL	AL	GAL	-	•							SKI ROOM ENTRY DOOR
7	15' - 6"	9' - 0"	1 3/4"	III	AL/G	ADZ	AL	ADZ	-	•							LOWER PATIO NANA WALL
8	13' - 6"	11' - 0"	1 3/4"	XI	AL/G	ADZ	AL	ADZ	-	•							SLIDING PATIO DOOR
9	12' - 6"	8' - 6"	1 3/4"	X	AL/G	ADZ	AL	ADZ	-	•							SLIDING PATIO DOOR
10	15' - 6"	8' - 0"	1 3/4"	VII	AL/G	ADZ	AL	ADZ	-							•	GARAGE DOOR
11	3' - 0"	7' - 0"	1 3/4"	I	WD	PT	WD	PT	-		•						
12	2' - 6"	7' - 0"	1 3/4"	I	WD	PT	WD	PT	-		•						
13	2' - 6"	7' - 0"	1 3/4"	I	WD	PT	WD	PT	-			•					
14	5' - 0"	7' - 0"	1 3/4"	II	WD	PT	WD	PT	-		•						
15	2' - 4"	7' - 0"	1 1/2"	VIII	WD	PT	WD	PT	-		•						
16	2' - 0"	7' - 0"	1 3/4"	I	WD	PT	WD	PT	-			•					
17	2' - 4"	7' - 0"	1 3/4"	I	WD	PT	WD	PT	-			•					

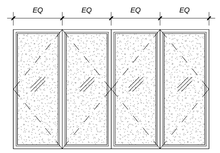
ABBREVIATIONS: WD - WOOD / PT - PAINT / AL - ALUMINUM / AL/G - ALUMINUM AND GLAZING / ADZ - ANODIZED / MTL - METAL



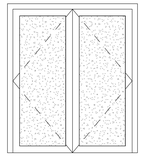
I FLUSH FACE SOLID CORE WOOD DOOR



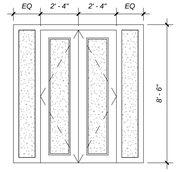
II DOUBLE FLUSH FACE SOLID CORE WOOD DOOR



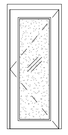
III CONTEMPORARY CLAD FOLDING DOOR 4-PART (3+1) DOOR, BLACK ANODIZED EXTERIOR, BLACK ALUM. INTERIOR



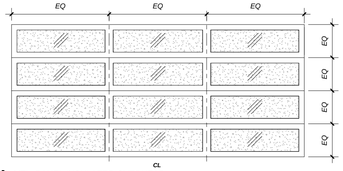
IV FULL LITE EXTERIOR BLACK ANODIZED ALUMINUM DOUBLE DOOR W/ INSULATED TEMPERED GLASS LITE.



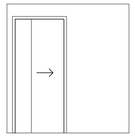
V FULL LITE EXTERIOR ALUMINUM DOUBLE DOOR W/ INSULATED TEMPERED GLASS LITE & ADJACENT FIXED FULLY TEMPERED PANELS AS INDICATED PER PLANS



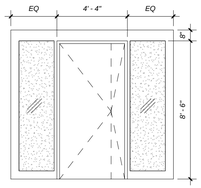
VI FULL LITE EXTERIOR ALUMINUM DOOR W/ INSULATED TEMPERED GLASS LITE.



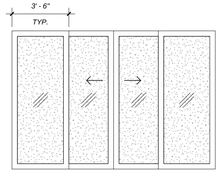
VII MTL. PANEL INSULATED OVERHEAD GARAGE DOOR W/ TEMPERED GLASS LITES W/ KEYLESS ENTRY SYSTEM



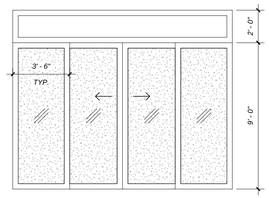
VIII FLUSH FACE SOLID CORE WOOD POCKET DOOR



IX FULL LITE EXTERIOR ALUMINUM DOOR W/ INSULATED TEMPERED GLASS LITE & ADJACENT FIXED FULLY TEMPERED PANELS AS INDICATED PER PLANS



X FULL LITE EXTERIOR ALUMINUM DOOR W/ INSULATED TEMPERED GLASS LITE & ADJACENT FIXED FULLY TEMPERED PANELS AS INDICATED PER PLANS



XI FULL LITE EXTERIOR ALUMINUM DOOR W/ INSULATED TEMPERED GLASS LITE & ADJACENT FIXED FULLY TEMPERED PANELS AS INDICATED PER PLANS

CONTEMPORARY CLAD FOLDING DOOR 4-PART (3+1) DOOR, BLACK ANODIZED EXTERIOR, BLACK ALUM. INTERIOR

INDICATES FULLY TEMPERED SAFETY GLAZING. NOTE IN ADDITION TO SAFETY GLAZING IN DOORS AND WINDOWS BELOW, ALL STOREFRONTS SHALLF BE FULLY TEMPERED SAFETY GLAZING

DOOR NOTES:

- *ALL DOORS USED IN CONNECTION W/ EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT A KEY IN THE DIRECTION OF EGRESS*
- *VERIFY ALL DOOR WIDTHS & HEIGHTS IN FIELD PRIOR TO ORDERING*
- *PROVIDE ROLLER CATCH OR MAGNETIC CATCH AT DUMMY TRIM*
- *ALL HINGES & HANDLES TO BE SELECTED BY INTERIOR DESIGN / OWNER*
- *ALL DOORS & HARDWARE TO BE SELECTED BY INTERIOR DESIGNER / OWNER & REVIEWED BY ARCHITECT PRIOR TO PURCHASE BY CONTRACTOR, U.N.O.*
- *CONTRACTOR TO PURCHASE ALL DOORS, U.N.O.*
- *ALL DOOR FRAMES MUST BE FIRE LISTED TO MATCH THE FIRE RATING OF THE DOOR*

1 DOOR TYPES
SCALE : NTS

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	CLEAR	FROSTED	OPAQUE	TEMPERED	COMMENTS
A	3' - 3"	2' - 6"	FIXED	•				
B	3' - 6"	2' - 6"	FIXED	•				
C	1' - 6"	5' - 8"	FIXED	•			•	
D	3' - 4"	2' - 2"	AWNING	•				
E	3' - 0"	5' - 8"	CASEMENT	•				
F	3' - 0"	2' - 10"	FIXED	•			•	
G	2' - 8"	4' - 3"	CASEMENT	•				
H	4' - 0"	2' - 0"	FIXED	•				
J	3' - 4"	2' - 10"	FIXED	•				

WINDOW NOTES:

- *CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES IN THE FIELD PRIOR TO ORDERING*
- *ARCHITECT TO REVIEW AND APPROVE WINDOW SPECIFICATIONS PRIOR TO GC PLACING ORDER*

DOOR & WINDOW GLASS REQUIREMENTS:

- *PROVIDE SAFETY GLAZING UNDER THE FOLLOWING CONDITIONS:*
  -ALL DOORS / SKYLIGHTS / SHOWER DOORS
  -ALL WINDOWS WHICH OCCUR AT BATHTUBS OR SHOWERS
  -ALL SIDELIGHTS WITHIN 24" ARC OF A DOOR
- *FOR ALL WINDOWS OTHER THAN SIDELIGHTS WITHIN 18" OF THE FLOOR, SAFETY GLASS IS REQUIRED IF ALL OF THE FOLLOWING CONDITIONS EXIST:*
  - GLASS AREA IS 9 SF OR MORE
  - BOTTOM EDGE OF GLASS IS LESS THAN 18" ABOVE FLOOR
  - TOP EDGE OF GLASS IS MORE THAN 36" ABOVE FLOOR
- *WHERE THE FLOOR OR WALKING SURFACE IS FURTHER THAN 36" HORIZONTALLY FROM THE GLASS, SAFETY GLASS IS NOT REQUIRED.*
- *WHERE SAFETY GLASS IS REQUIRED AND DOUBLE GLAZING IS SPECIFIED, BOTH THE PANES MUST BE SAFETY GLASS IF WITHIN 25 FEET OF THE GRADE. IF ABOVE 25 FEET, ONLY THE INNER PANE NEEDS TO BE SAFETY GLASS.*
- *ALL GUARDRAILS WITH GLAZING PER 2406.4.4*

2 WINDOW TYPES
SCALE : NTS

CUSTOM WINDOW SCHEDULE

MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	GLASS TYPE: CLEAR	FROSTED	OPAQUE	TEMPERED	REMARKS
CA	12' - 6"	4' - 5 1/2"	I	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CB	10' - 4"	VARIES	II	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CC	10' - 0"	10' - 4"	III	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CD	10' - 4"	8' - 6"	IV	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CE	10' - 0"	13' - 2"	V	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CF	10' - 2"	14' - 10"	VI	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CG	5' - 0"	14' - 10"	VII	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH
CH	10' - 0"	11' - 4"	VIII	•			•	FULLY TEMPERED, LOW-E GLAZED ALUMINUM STOREFORNT IN ANODIZED BLACK FINISH

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PROJECT TEAM
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SARAH REINDL
JEN POTOCZAK

ISSUE
10.22.2021 DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED RAMIEL KENOUN 406566 ARCHITECT

SHEET TITLE
SCHEDULES & DETAILS

SHEET #
A0.30

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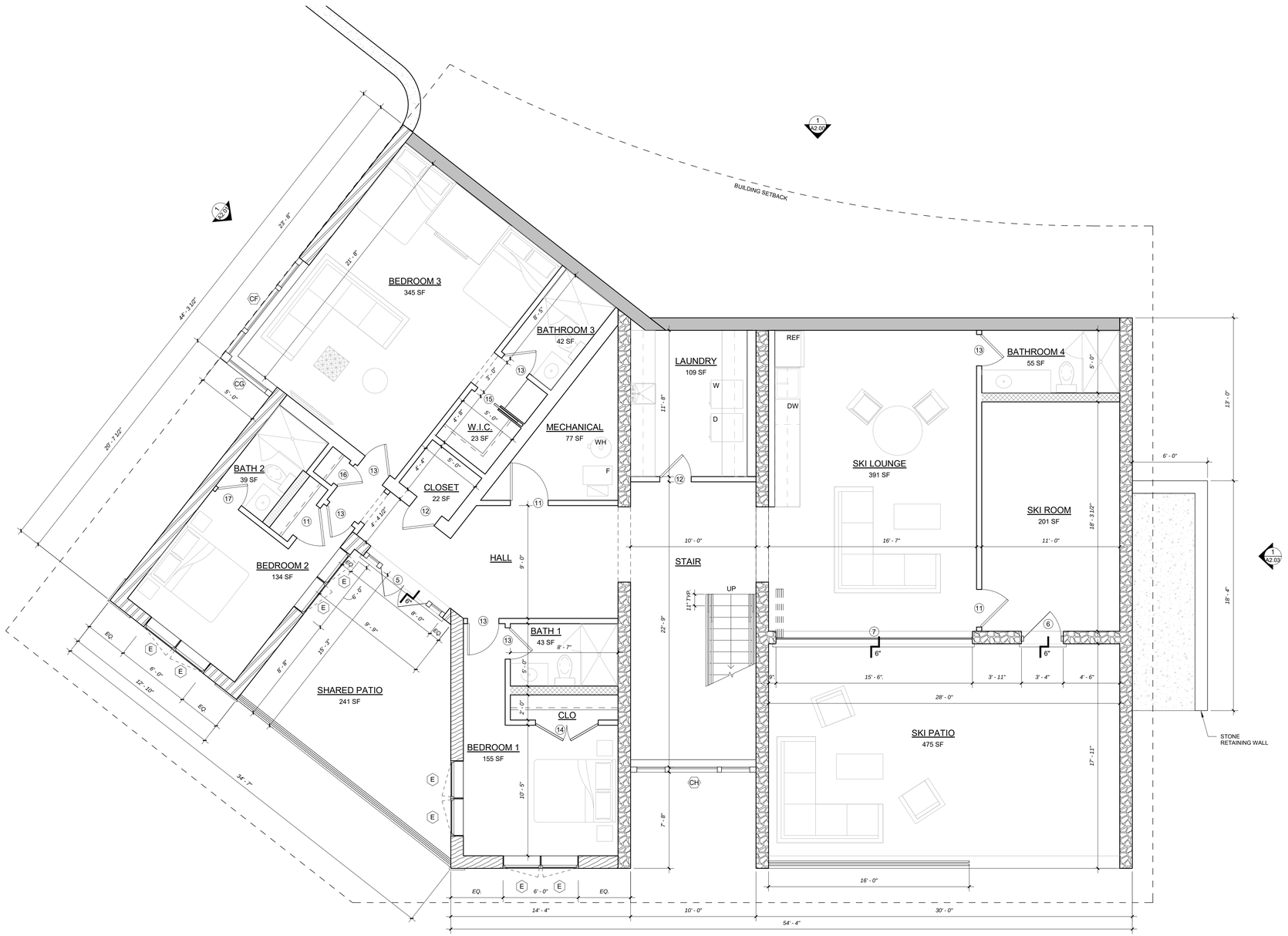

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL SHARED PATIO	241 SF
LOWER LEVEL SKI PATIO	475 SF
MAIN LEVEL DECK	652 SF
MAIN LEVEL FRONT PORCH	127 SF
UPPER LEVEL DECK	71 SF
TOTAL AREA	1566 SF

PROJECT SQUARE FOOTAGE		
LEVEL	USE	AREA
LOWER LEVEL	LIVING	2423 SF
MAIN LEVEL	LIVING	1555 SF
UPPER LEVEL	LIVING	1217 SF
HABITABLE		5195 SF
LOWER LEVEL	MECH	97 SF
MAIN LEVEL	GARAGE	552 SF
NON HABITABLE		649 SF
GROSS AREA		5844 SF

WALL TYPE LEGEND

- MASONRY WALL (LIGHT STONE)
- COMPOSITE WOOD FRAME WALL
- METAL PANEL FRAME WALL
- MASONRY WALL (DARK STONE)
- 2X WOOD STUD INTERIOR WALL
- 2X WOOD STUD CHASE WALL
- WALLS BELOW GRADE

1 LOWER LEVEL FLOOR PLAN

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

0' 1' 2' 4' 8'

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RAMIEL KENOUN
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ARCHITECT

SHEET TITLE
LOWER LEVEL FLOOR PLAN

SHEET #
A1.00

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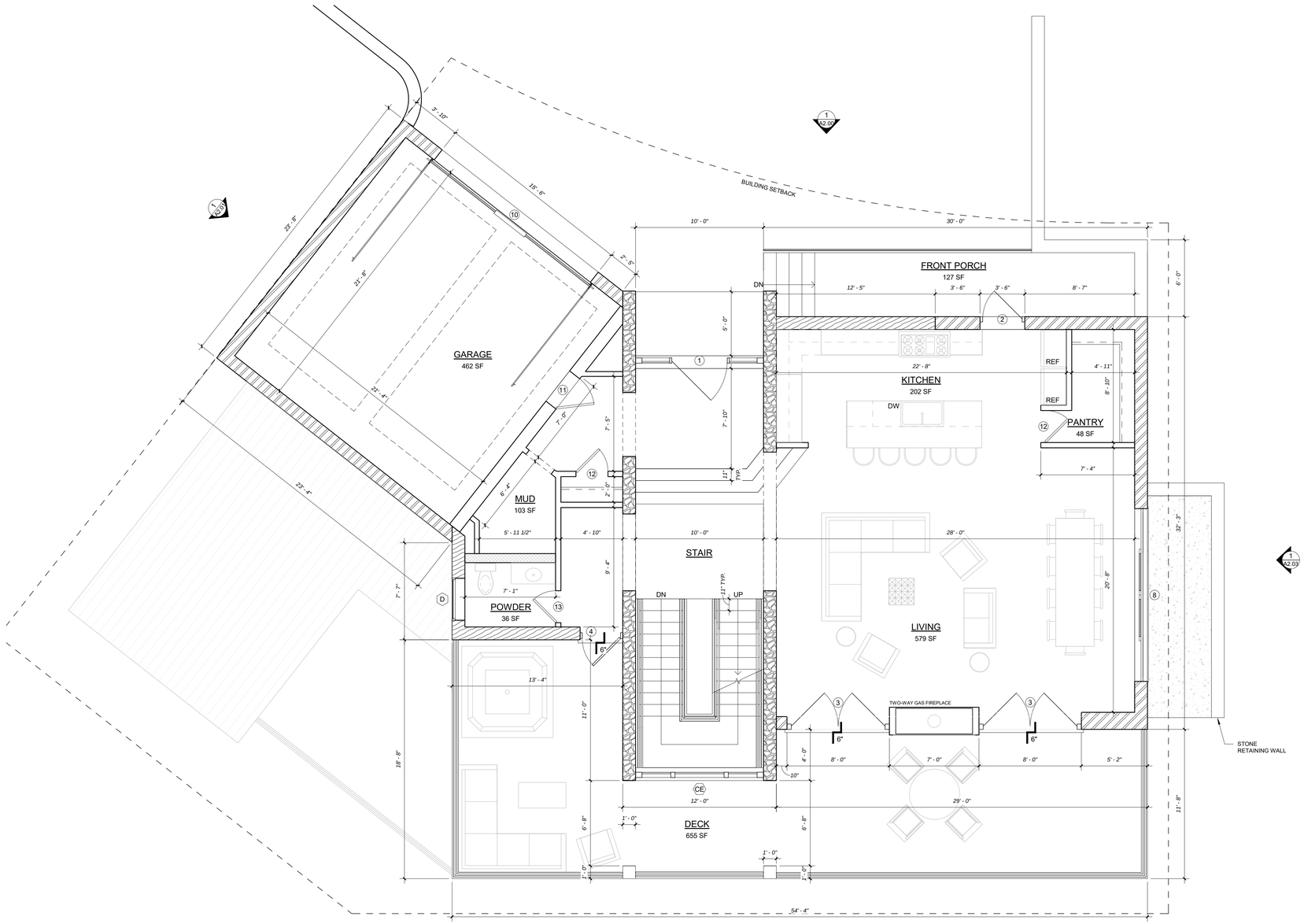

1 MAIN LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL SHARED PATIO	241 SF
LOWER LEVEL SKI PATIO	475 SF
MAIN LEVEL DECK	652 SF
MAIN LEVEL FRONT PORCH	127 SF
UPPER LEVEL DECK	71 SF
TOTAL AREA	1566 SF

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LEVEL	USE	AREA
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MAIN LEVEL	LIVING	1555 SF
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HABITABLE		5195 SF
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MAIN LEVEL	GARAGE	552 SF
NON HABITABLE		649 SF
GROSS AREA		5844 SF

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- WALLS BELOW GRADE

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COLORADO LICENSED
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ARCHITECT

SHEET TITLE
MAIN LEVEL FLOOR PLAN

SHEET #
A1.01

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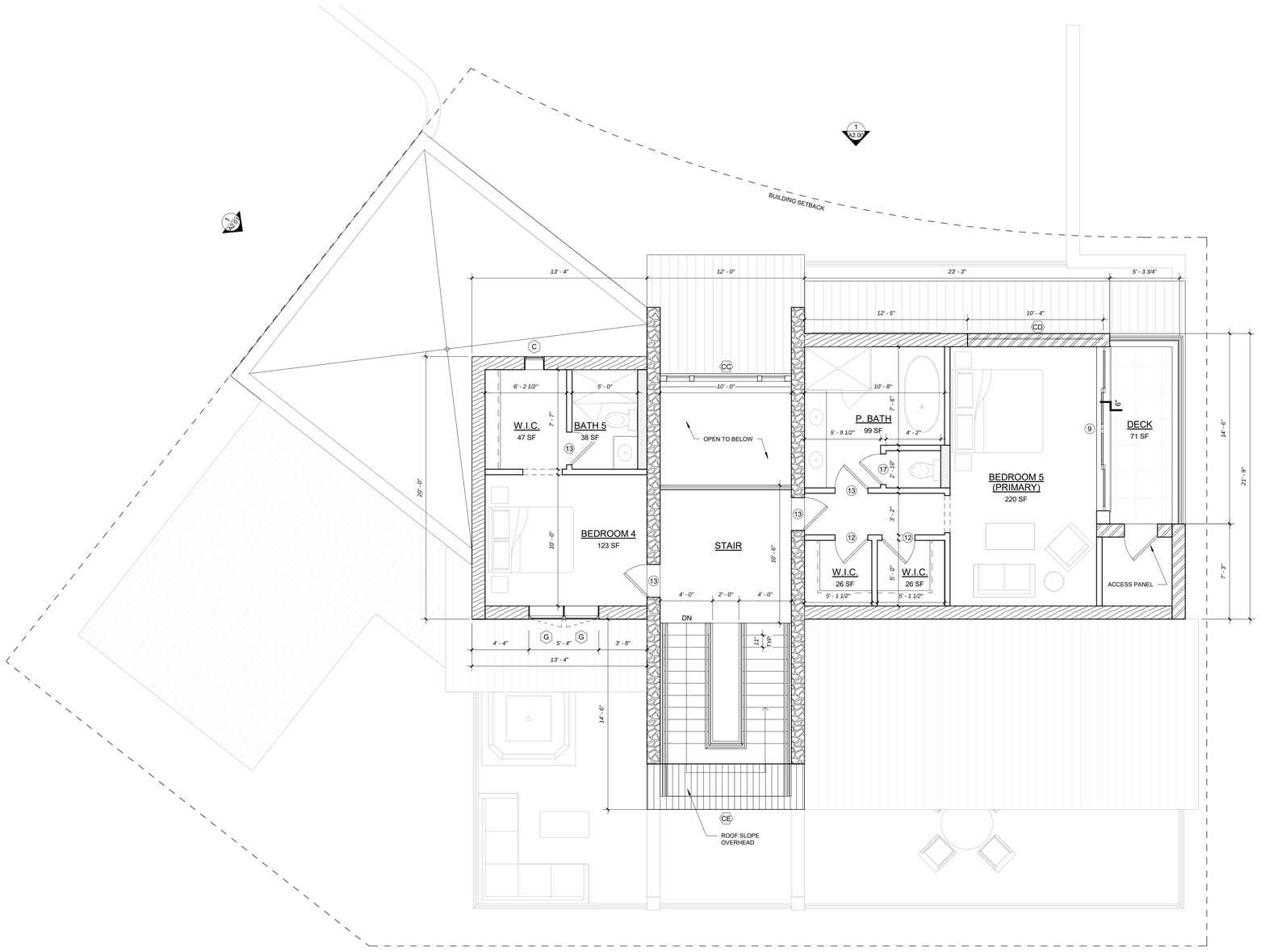

1 UPPER LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'

EXTERIOR SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL SHARED PATIO	241 SF
LOWER LEVEL SKI PATIO	475 SF
MAIN LEVEL DECK	652 SF
MAIN LEVEL FRONT PORCH	127 SF
UPPER LEVEL DECK	71 SF
TOTAL AREA	1566 SF

PROJECT SQUARE FOOTAGE		
LEVEL	USE	AREA
LOWER LEVEL	LIVING	2423 SF
MAIN LEVEL	LIVING	1555 SF
UPPER LEVEL	LIVING	1217 SF
HABITABLE		5195 SF
LOWER LEVEL	MECH	97 SF
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- 2X WOOD STUD CHASE WALL
- WALLS BELOW GRADE

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SHEET TITLE
UPPER LEVEL FLOOR PLAN

SHEET #
A1.02

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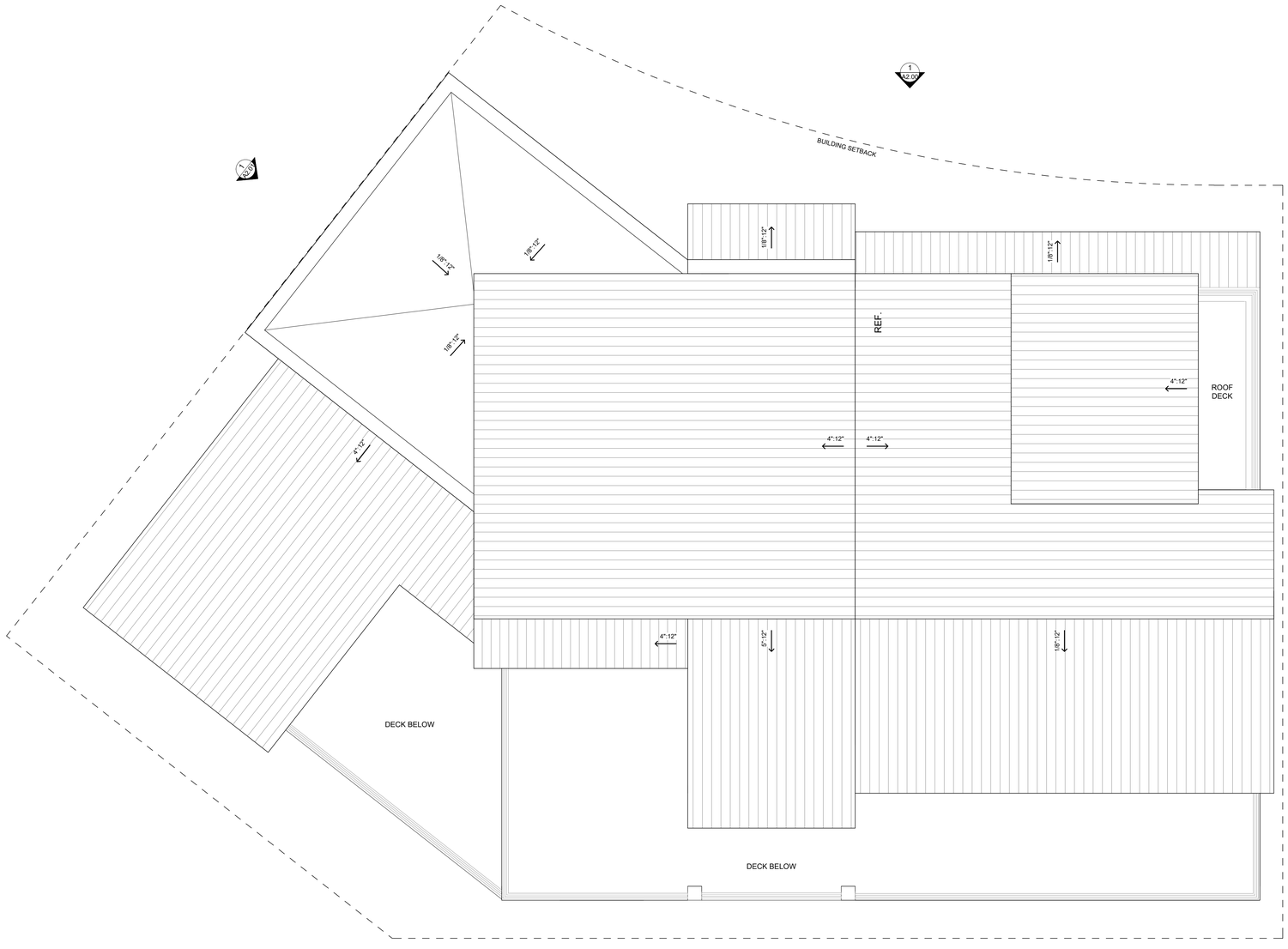

1 ROOF PLAN
SCALE : 1/4" = 1'-0"

0' 2' 4' 8' 16'

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CORTINA LOT 9

PROJECT ADDRESS:
190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO.
20.055

PROJECT TEAM
RAMIEL KENOUN
TESS SEKALIAS
SARAH REINDL
JEN POTOCZAK

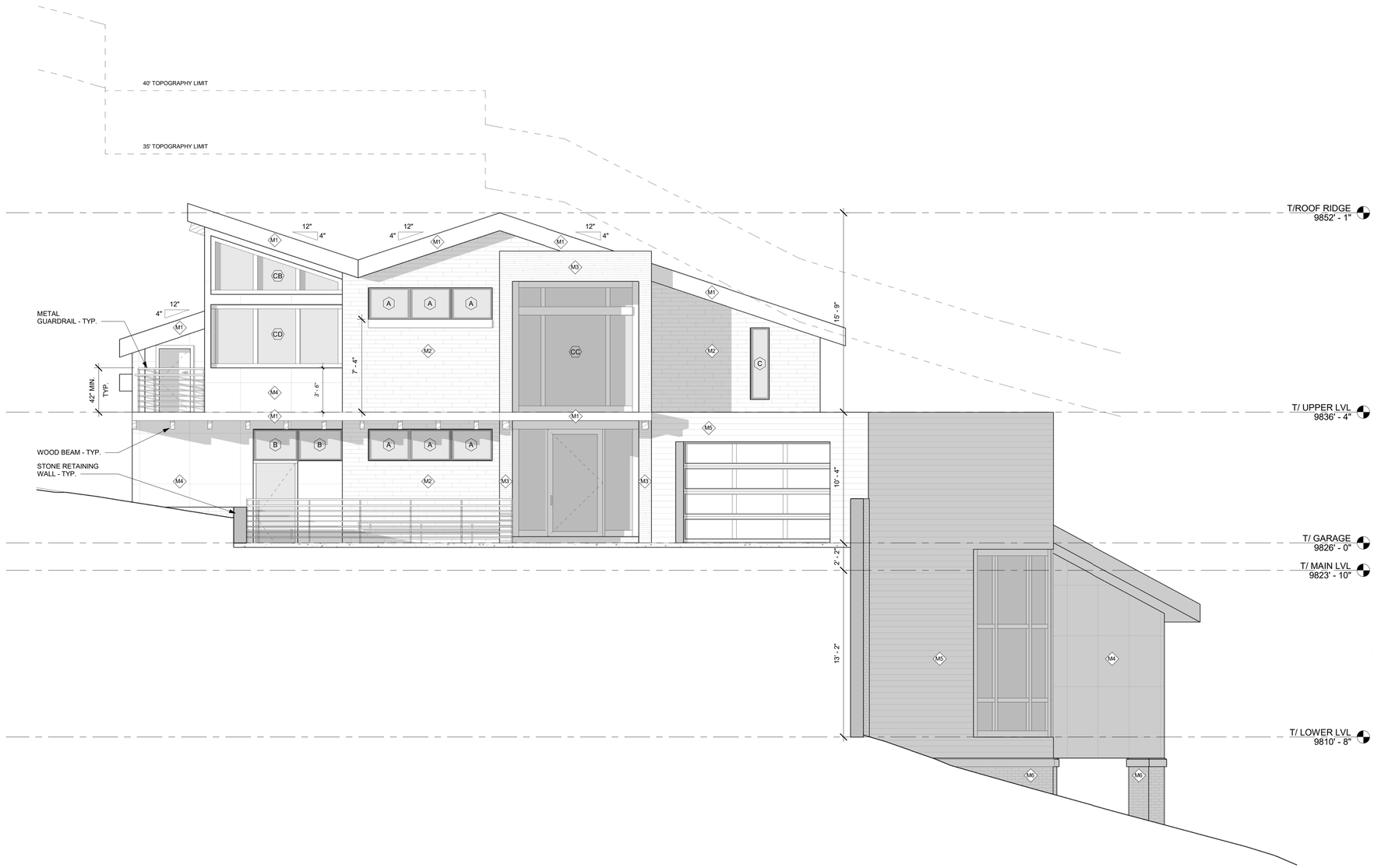
ISSUE
10.22.2021 DRB INITIAL REVIEW

CERTIFICATION
COLORADO LICENSED
RAMIEL KENOUN
406566
ARCHITECT

SHEET TITLE
ROOF PLAN

SHEET #
A1.03

PRELIMINARY NOT FOR CONSTRUCTION



1 EAST ELEVATION
SCALE : 1/4" = 1'-0"
0' 1' 2' 4' 8'

BALCONY RAILING

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - WOOD SIDING

M3 - MASONRY - WHITE BUFF

M4 - METAL PANEL SIDING - FLAT LOOK

M5 - METAL PANEL SIDING - FLAT LOOK

M6 - STONE MASONRY - COLOR TBD

M7 - STEEL ACCENTS - COLOR TBD

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING** 16" RIB SPACING WITH 2" MECHANICAL SEAM COLOR: TBD
- M2 — **HORIZONTAL CLADDING** WOOD SIDING COLOR: TBD
- M3 — **STONE MASONRY** TELLURIDE STONE COMPANY COLOR: WHITE BUFF
- M4 — **METAL PANEL SIDING** FLAT LOOK METAL COLOR: TBD
- M5 — **METAL PANEL SIDING** FLAT LOOK METAL COLOR: TBD
- M6 — **STONE MASONRY** TO BE DETERMINED COLOR: TBD
- M7 — **STEEL ACCENT** BRAKE METAL COLOR: TBD

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PROJECT NAME:
CORTINA LOT 9

PROJECT ADDRESS:
190 CORTINA DRIVE, MOUNTAIN VILLAGE, CO 81435

PROJECT INFO
PROJECT NO. 20.055
PROJECT TEAM
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TESS SEKALIAS
SARAH REINDL
JEN POTOCZAK

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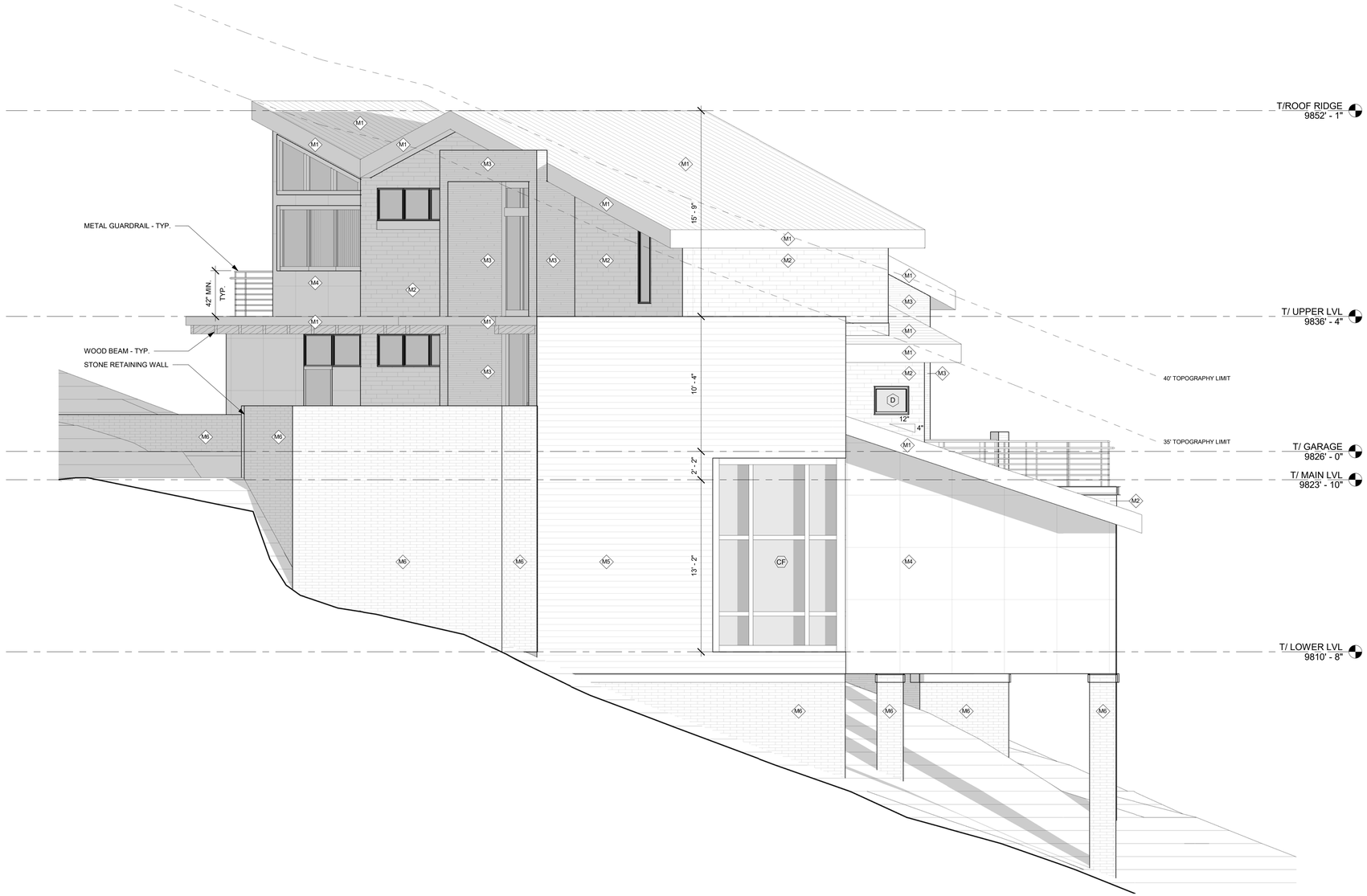
CERTIFICATION
COLORADO LICENSED RAMIEL KENDUN 406566 ARCHITECT

SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.00

PRELIMINARY NOT FOR CONSTRUCTION



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

0" 1' 2' 4' 8'

BALCONY RAILING

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - WOOD SIDING

M3 - MASONRY - WHITE BUFF

M4 - METAL PANEL SIDING - FLAT LOOK

M5 - METAL PANEL SIDING - FLAT LOOK

M6 - STONE MASONRY - COLOR TBD

M7 - STEEL ACCENTS - COLOR TBD

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING**
  16" RIB SPACING WITH 2" MECHANICAL SEAM
  COLOR: TBD
- M2 — **HORIZONTAL CLADDING**
  WOOD SIDING
  COLOR: TBD
- M3 — **STONE MASONRY**
  TELLURIDE STONE COMPANY
  COLOR: WHITE BUFF
- M4 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD
- M5 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD
- M6 — **STONE MASONRY**
  TO BE DETERMINED
  COLOR: TBD
- M7 — **STEEL ACCENT**
  BRAKE METAL
  COLOR: TBD

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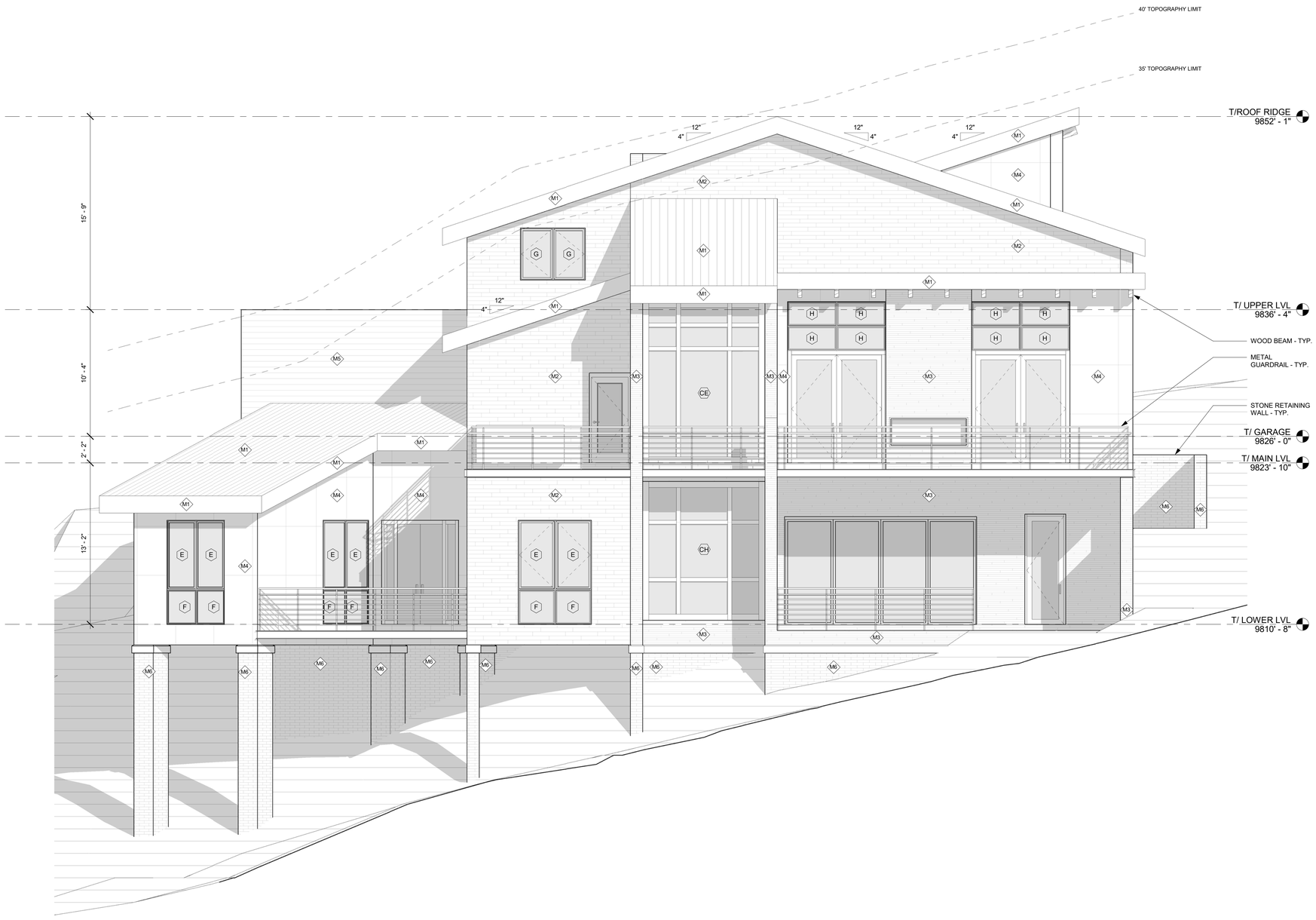
SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.01



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

0' 1' 2' 4' 8'

PRELIMINARY NOT FOR CONSTRUCTION

BALCONY RAILING

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - WOOD SIDING

M3 - MASONRY - WHITE BUFF

M4 - METAL PANEL SIDING - FLAT LOOK

M5 - METAL PANEL SIDING - FLAT LOOK

M6 - STONE MASONRY - COLOR TBD

M7 - STEEL ACCENTS - COLOR TBD

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING**
  16" RIB SPACING WITH 2" MECHANICAL SEAM
  COLOR: TBD
- M2 — **HORIZONTAL CLADDING**
  WOOD SIDING
  COLOR: TBD
- M3 — **STONE MASONRY**
  TELLURIDE STONE COMPANY
  COLOR: WHITE BUFF
- M4 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD
- M5 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD
- M6 — **STONE MASONRY**
  TO BE DETERMINED
  COLOR: TBD
- M7 — **STEEL ACCENT**
  BRAKE METAL
  COLOR: TBD

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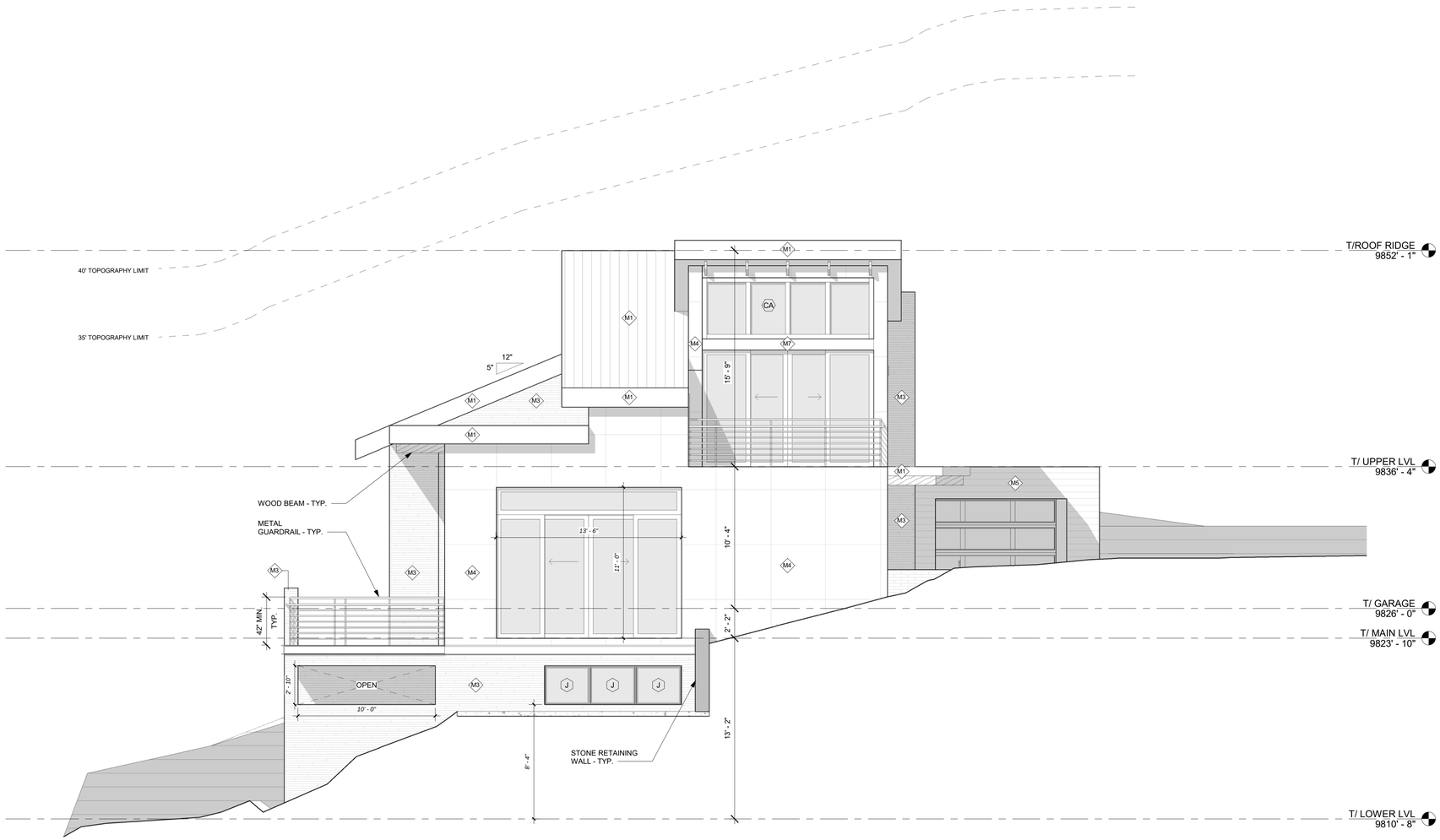
SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.02

PRELIMINARY NOT FOR CONSTRUCTION



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

0' 1' 2' 4' 8'

BALCONY RAILING

M1 - ROOFING / SIDING - STNDING SEAM 16" O.C.

M2 - WOOD SIDING

M3 - MASONRY - WHITE BUFF

M4 - METAL PANEL SIDING - FLAT LOOK

M5 - METAL PANEL SIDING - FLAT LOOK

M6 - STONE MASONRY - COLOR TBD

M7 - STEEL ACCENTS - COLOR TBD

ELEVATION MATERIAL LEGEND

- M1 — **STANDING METAL SEAM ROOFING**
  16" RIB SPACING WITH 2" MECHANICAL SEAM
  COLOR: TBD
- M2 — **HORIZONTAL CLADDING**
  WOOD SIDING
  COLOR: TBD
- M3 — **STONE MASONRY**
  TELLURIDE STONE COMPANY
  COLOR: WHITE BUFF
- M4 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD
- M5 — **METAL PANEL SIDING**
  FLAT LOOK METAL
  COLOR: TBD
- M6 — **STONE MASONRY**
  TO BE DETERMINED
  COLOR: TBD
- M7 — **STEEL ACCENT**
  BRAKE METAL
  COLOR: TBD

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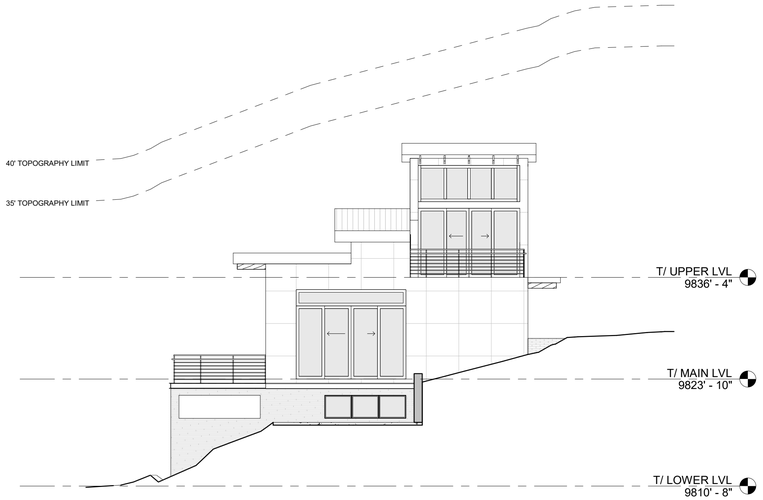
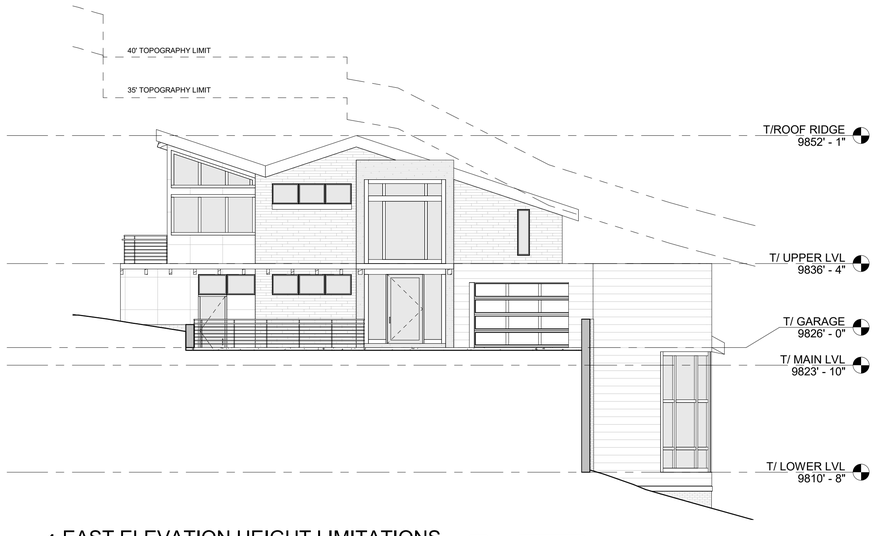
SHEET TITLE
BUILDING ELEVATIONS

SHEET #
A2.03

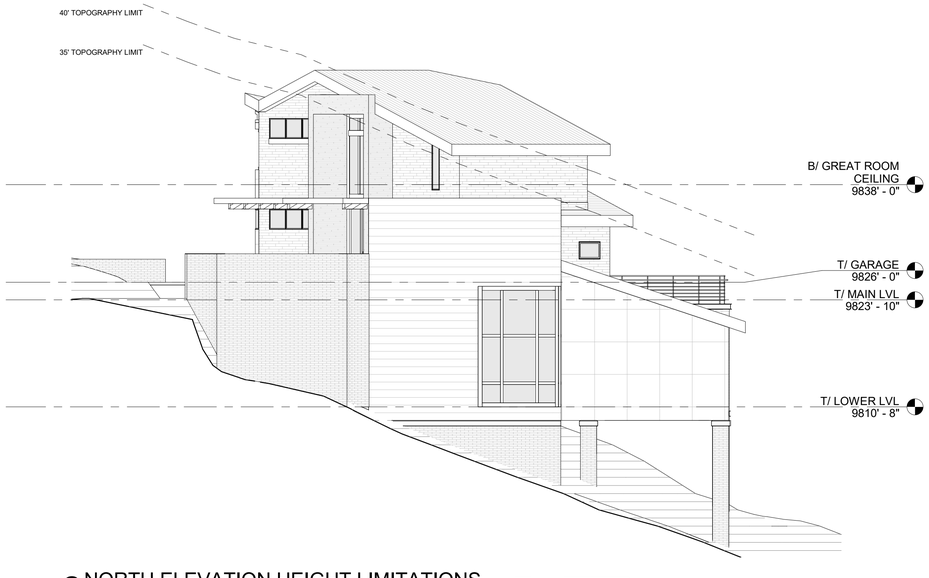


3 SOUTH ELEVATION HEIGHT LIMITATIONS
SCALE : 1/8" = 1'-0"
0' 2' 4' 8' 16'

4 WEST ELEVATION HEIGHT LIMITATIONS
SCALE : 1/8" = 1'-0"
0' 2' 4' 8' 16'



1 EAST ELEVATION HEIGHT LIMITATIONS
SCALE : 1/8" = 1'-0"
0' 2' 4' 8' 16'



2 NORTH ELEVATION HEIGHT LIMITATIONS
SCALE : 1/8" = 1'-0"
0' 2' 4' 8' 16'

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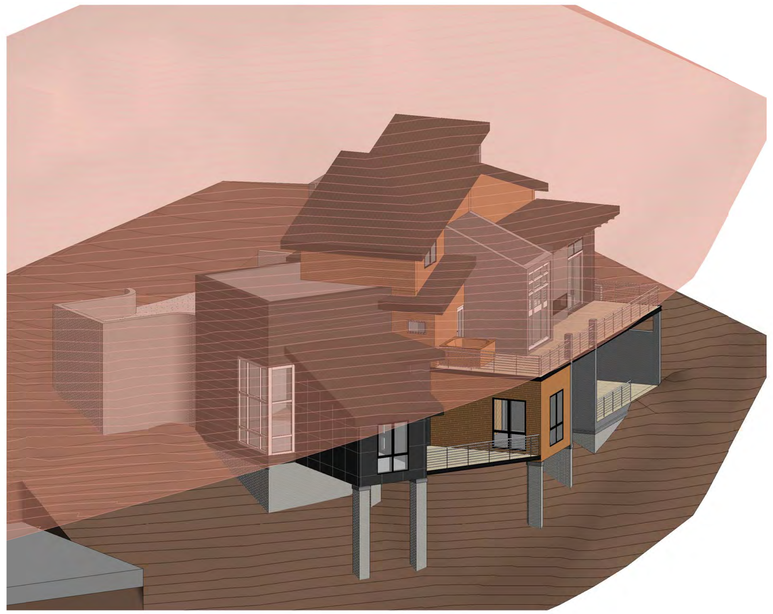
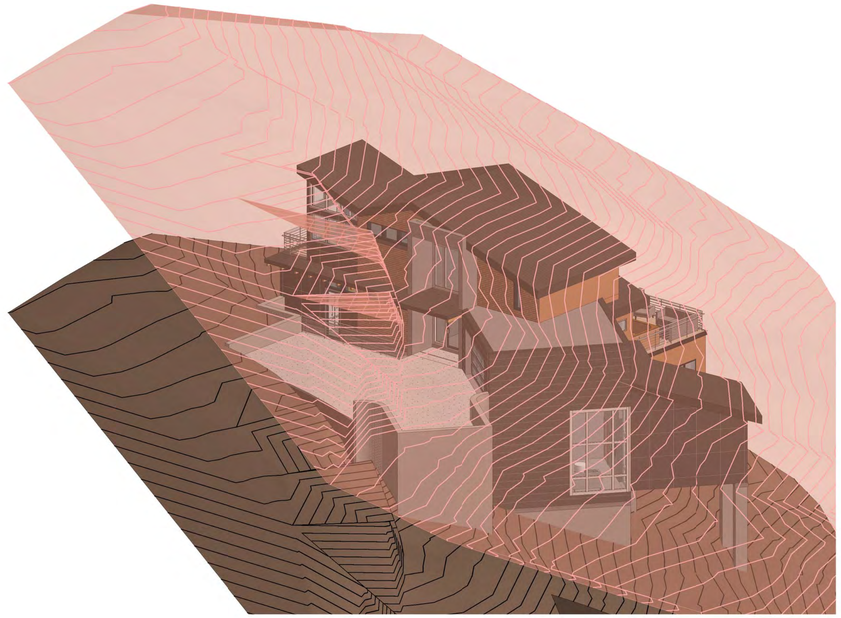
SHEET TITLE
BUILDING HEIGHT DIAGRAMS

SHEET #
A2.10

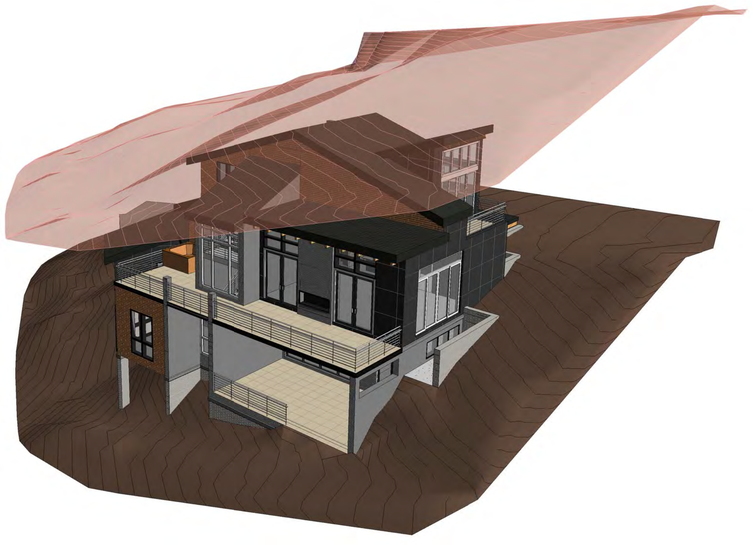
PRELIMINARY NOT FOR CONSTRUCTION



3 3D HEIGHT DIAGRAM - 40'-0" LINE
SCALE :



4 3D HEIGHT DIAGRAM - 40'-0" LINE
SCALE :



1 3D HEIGHT DIAGRAM - 40'-0" LINE
SCALE :

2 3D HEIGHT DIAGRAM - 40'-0" LINE
SCALE :

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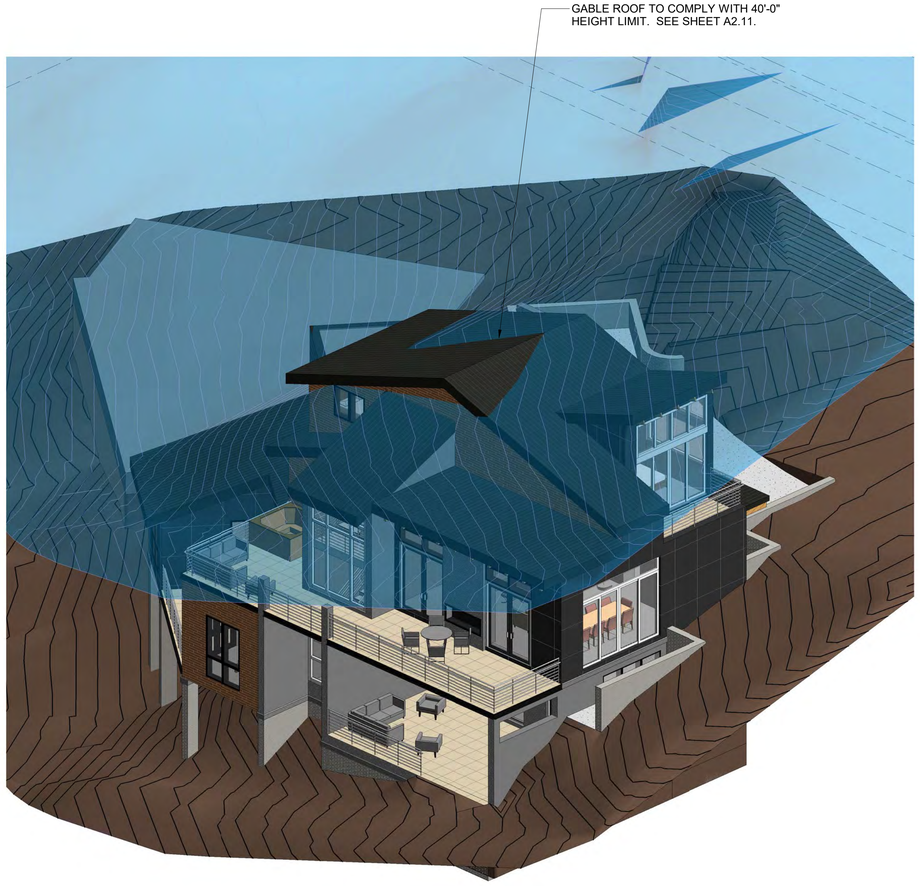
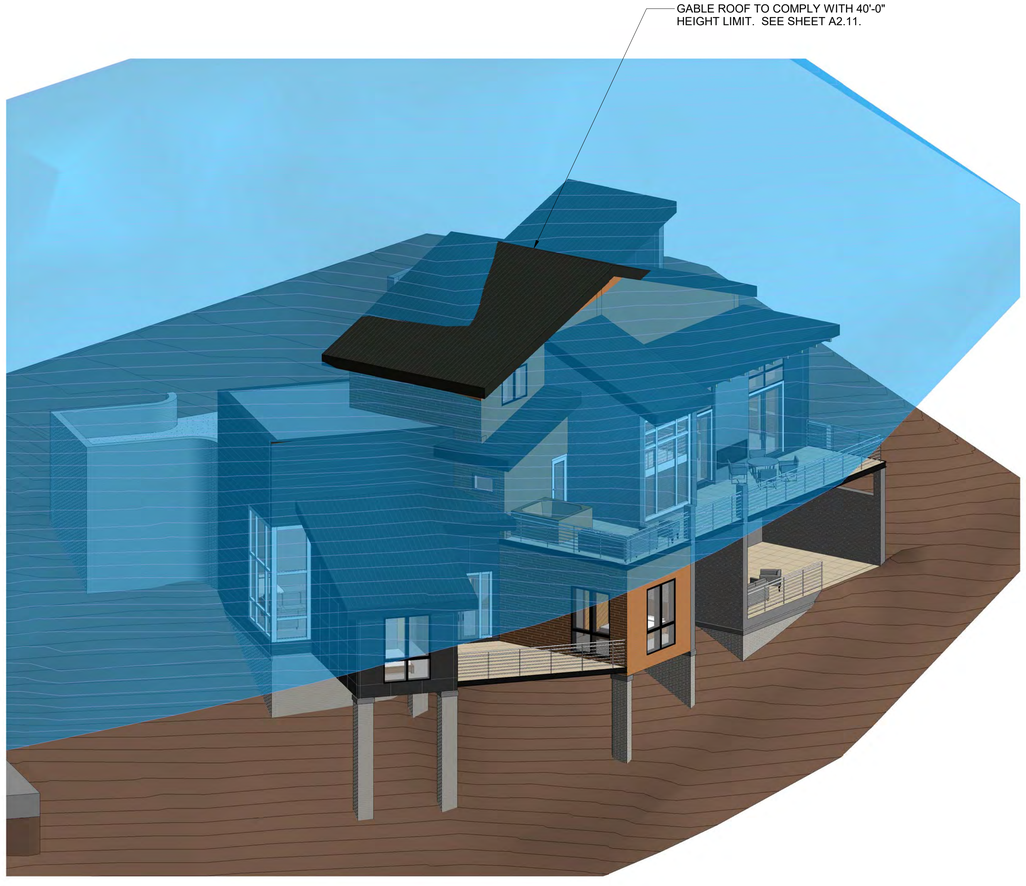
SHEET TITLE
BUILDING HEIGHT DIAGRAMS

SHEET #
A2.11

PRELIMINARY NOT FOR CONSTRUCTION



1 3D HEIGHT DIAGRAM - 35'-0" LINE
SCALE : NTS



2 3D HEIGHT DIAGRAM - 35'-0" LINE
SCALE : NTS

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SHEET TITLE
BUILDING HEIGHT DIAGRAMS

SHEET #
A2.12

PRELIMINARY NOT FOR CONSTRUCTION

3 WEST ELEV. - WALL MATERIAL AREA

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

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

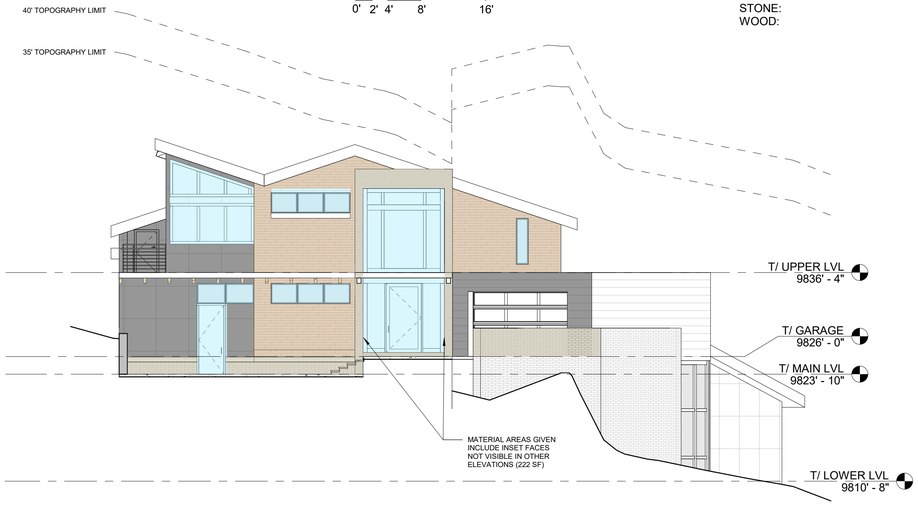
GLAZING:	936 SF
METAL PANEL:	653 SF
STONE:	1706 SF
WOOD:	584 SF

WALL AREA SUMMARY

WOOD SIDING:	15.3%
STONE:	36.5%
METAL PANEL SIDING:	25.3%
GLAZING:	22.9%

WALL MATERIAL LEGEND

- M2 - WOOD SIDING
- M3 & M6 - STONE MASONRY
- M5 - METAL PANEL SIDING - FLAT LOOK
- GLAZING



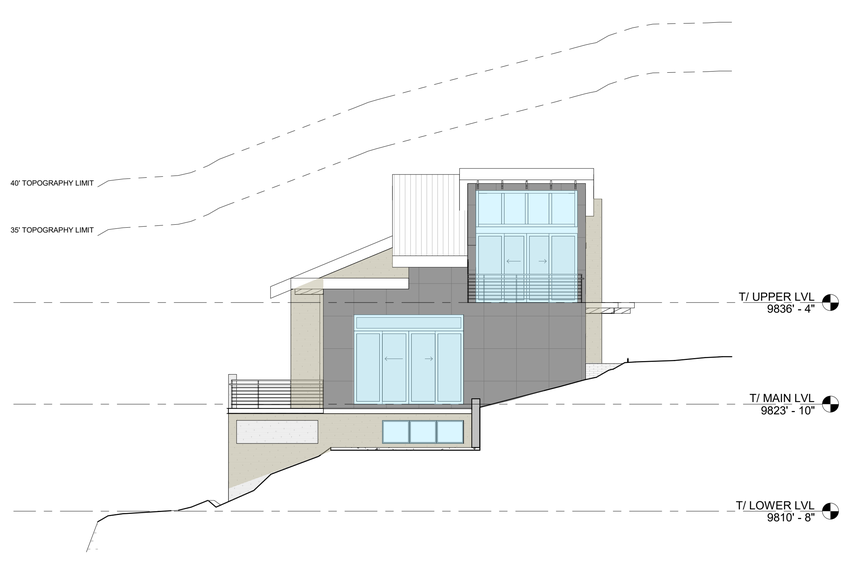
1 EAST ELEV. - WALL MATERIAL AREA

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

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

GLAZING:	387 SF
METAL PANEL:	295 SF
STONE:	410 SF
WOOD:	318 SF



2 SOUTH ELEV. - WALL MATERIAL AREA

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

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

GLAZING:	349 SF
METAL PANEL:	336 SF
STONE:	222 SF

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COLORADO LICENSED RAMIEL KENOUN 406566 ARCHITECT

SHEET TITLE
WALL AREA DIAGRAMS

SHEET #
A2.13

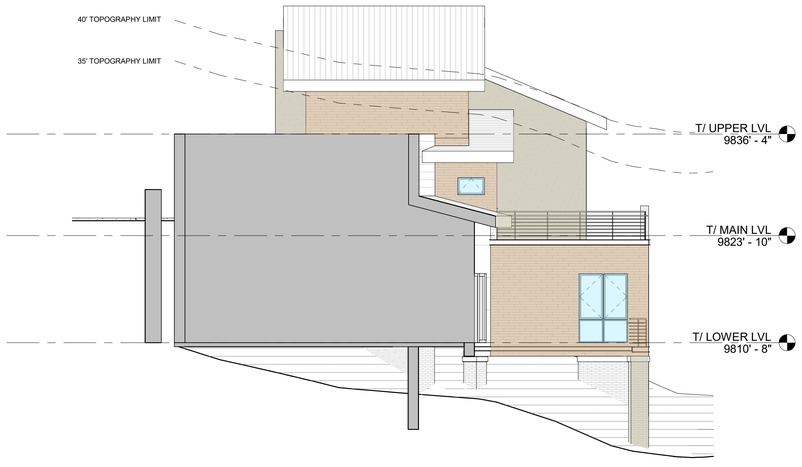
PRELIMINARY NOT FOR CONSTRUCTION

WALL AREA SUMMARY

WOOD SIDING:	15.3%
STONE:	36.5%
METAL PANEL SIDING:	25.3%
GLAZING:	22.9%

WALL MATERIAL LEGEND

- M2 - WOOD SIDING
- M3 & M6 - STONE MASONRY
- M5 - METAL PANEL SIDING - FLAT LOOK
- GLAZING

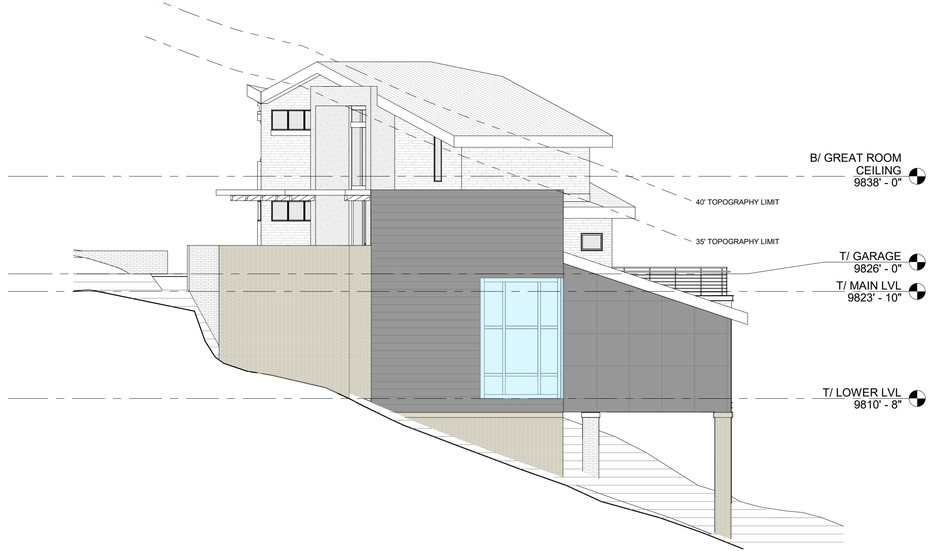


1 NORTH ELEV. 1 - WALL MATERIAL AREA
SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

GLAZING:	59 SF
STONE:	232 SF
WOOD:	358 SF



2 NORTH ELEV. 2 - WALL MATERIAL AREA
SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'

WALL AREA BY MATERIAL

GLAZING:	150 SF
METAL PANEL:	801 SF
STONE:	430 SF

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406566
ARCHITECT

SHEET TITLE
WALL AREA DIAGRAMS

SHEET #
A2.14

PRELIMINARY NOT FOR CONSTRUCTION

1 FRONT RENDERING
SCALE : NTS

2 AERIAL RENDERING
SCALE : NTS

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SHEET TITLE
BUILDING RENDERINGS

SHEET #
A6.00

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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 REQUIRIEMENTS. 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% 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).

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS. 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 2021-10-22

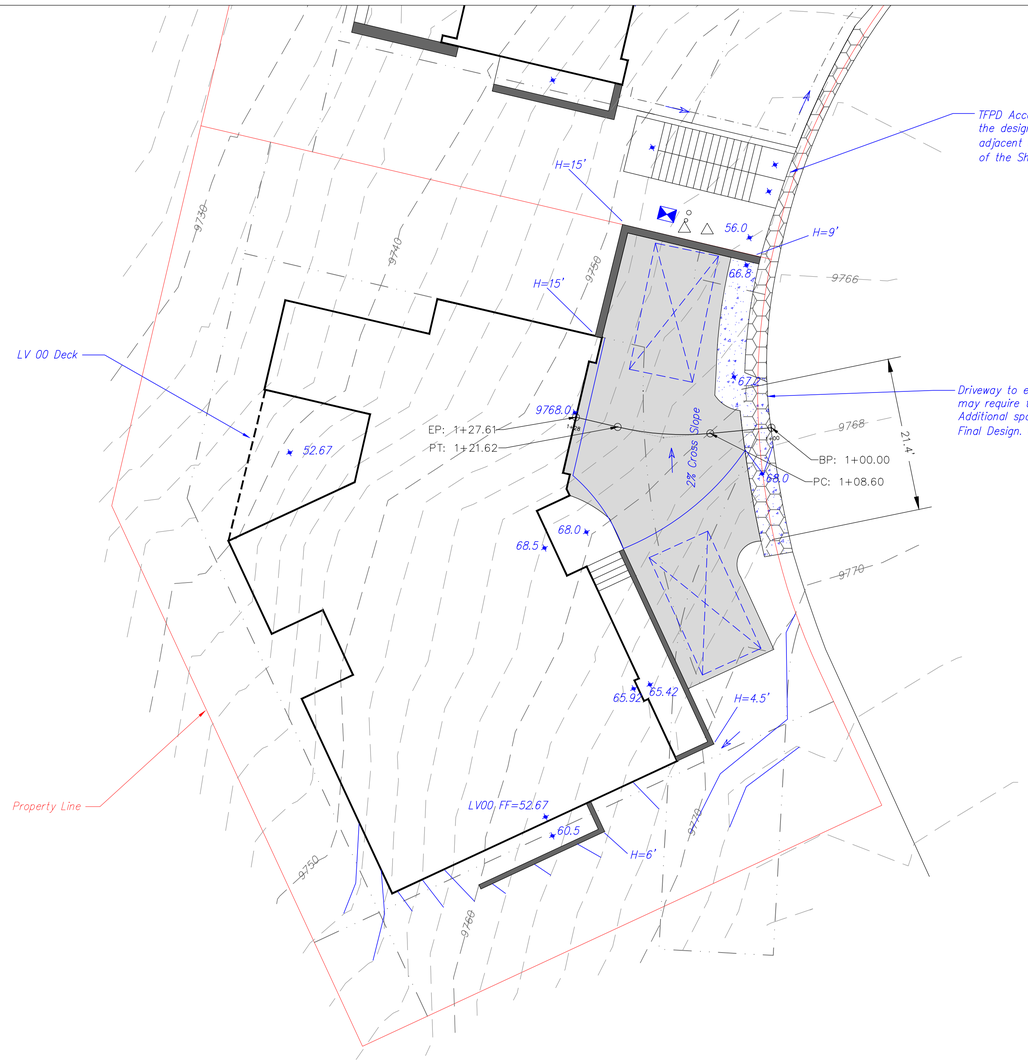
Lot 9
Cortina
Mtn. Village, CO

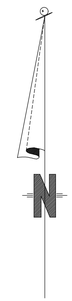
COLORADO
JOHN P. HEIN
29645
PROFESSIONAL ENGINEER
10-22-21
NOT FOR CONSTRUCTION

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

Notes

C1





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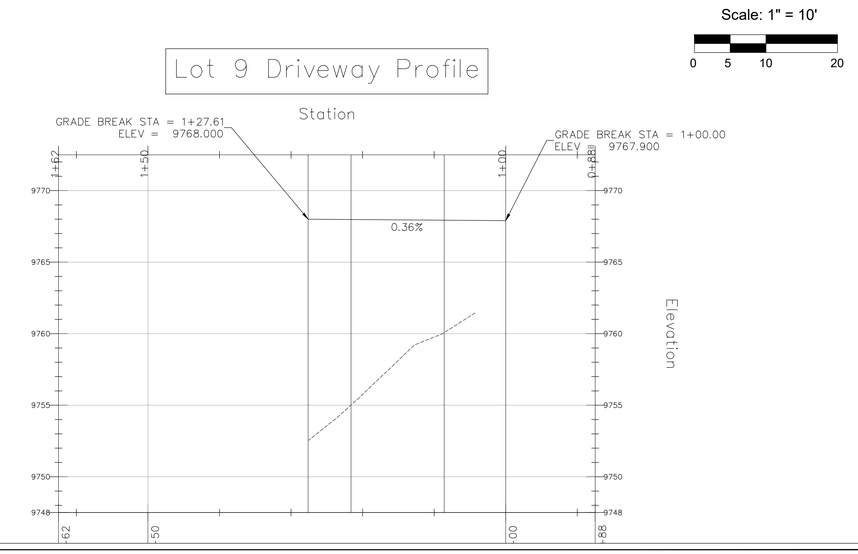

Scale: 1" = 10'

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Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-22

Lot 9
Cortina
Mtn. Village, CO

COLORADO REGISTERED 29645 PROFESSIONAL ENGINEER
10-22-21
NOT FOR CONSTRUCTION

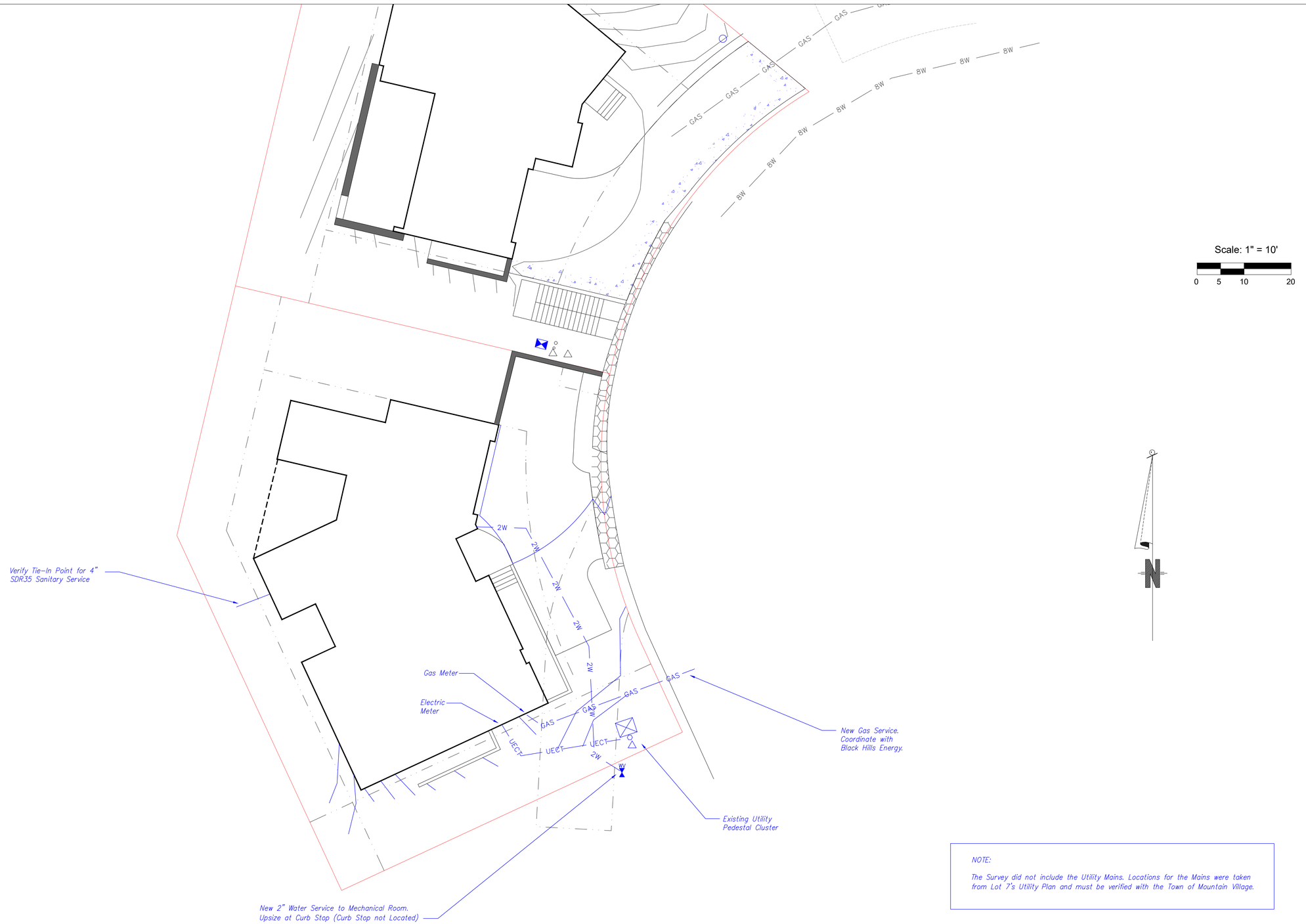
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Plan

and

Driveway Profile

C2



NOTE:

The Survey did not include the Utility Mains. Locations for the Mains were taken from Lot 7's Utility Plan and must be verified with the Town of Mountain Village.

Uncompahgre Engineering, LLC

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SUBMISSIONS:

DRB SUBMITTAL	2021-10-22

Lot 9
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Mtn. Village, CO

COLORADO REGISTERED PROFESSIONAL ENGINEER 29645 10-22-21

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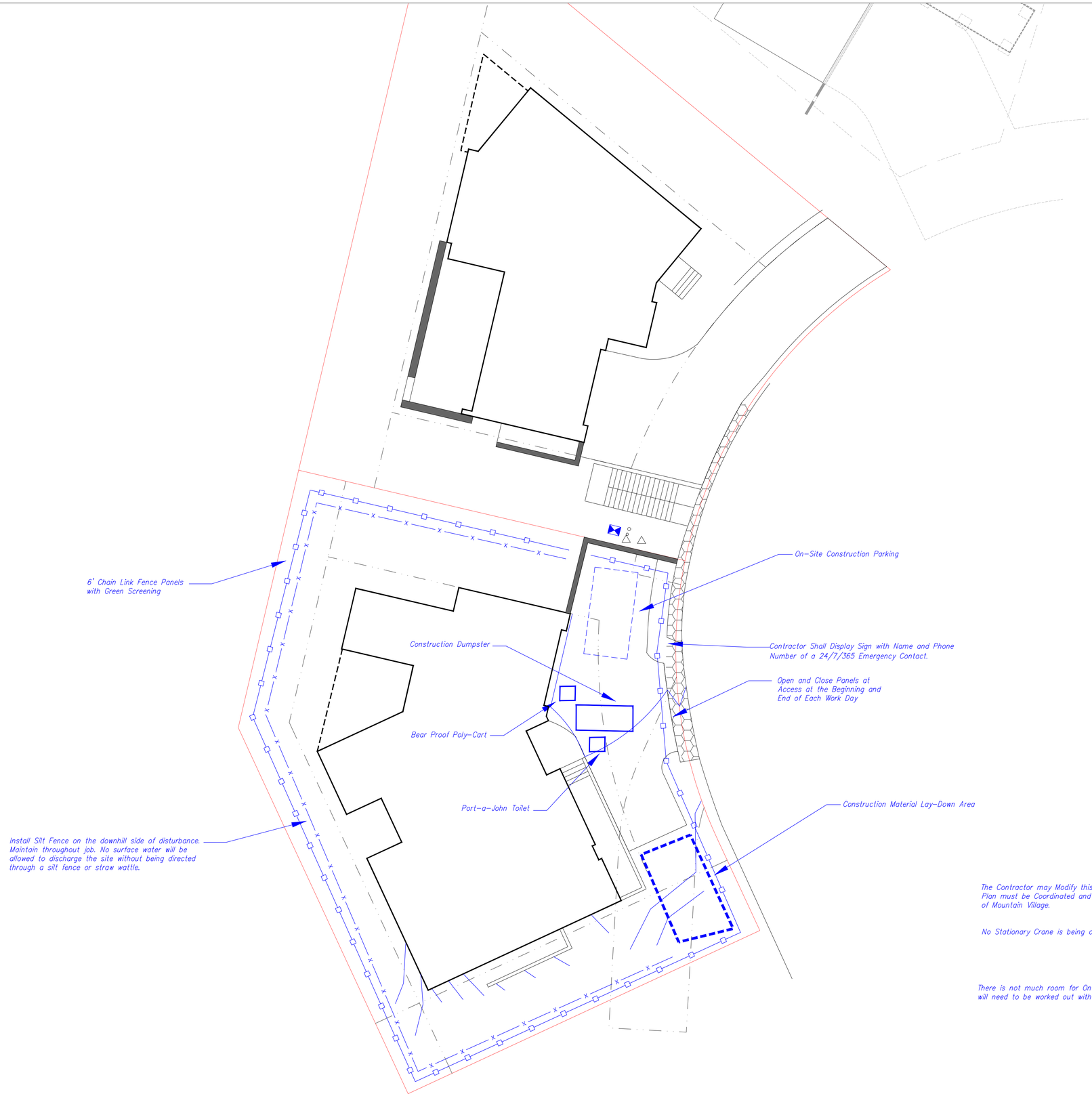
Utility Plan

C3



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 contemplated at this time.

There is not much room for On-Site Construction Parking. Details will need to be worked out with the Town of Mountain Village.

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Mtn. Village, CO

COLORADO REGISTERED 29645 PROFESSIONAL ENGINEER 10-22-21 NOT FOR CONSTRUCTION

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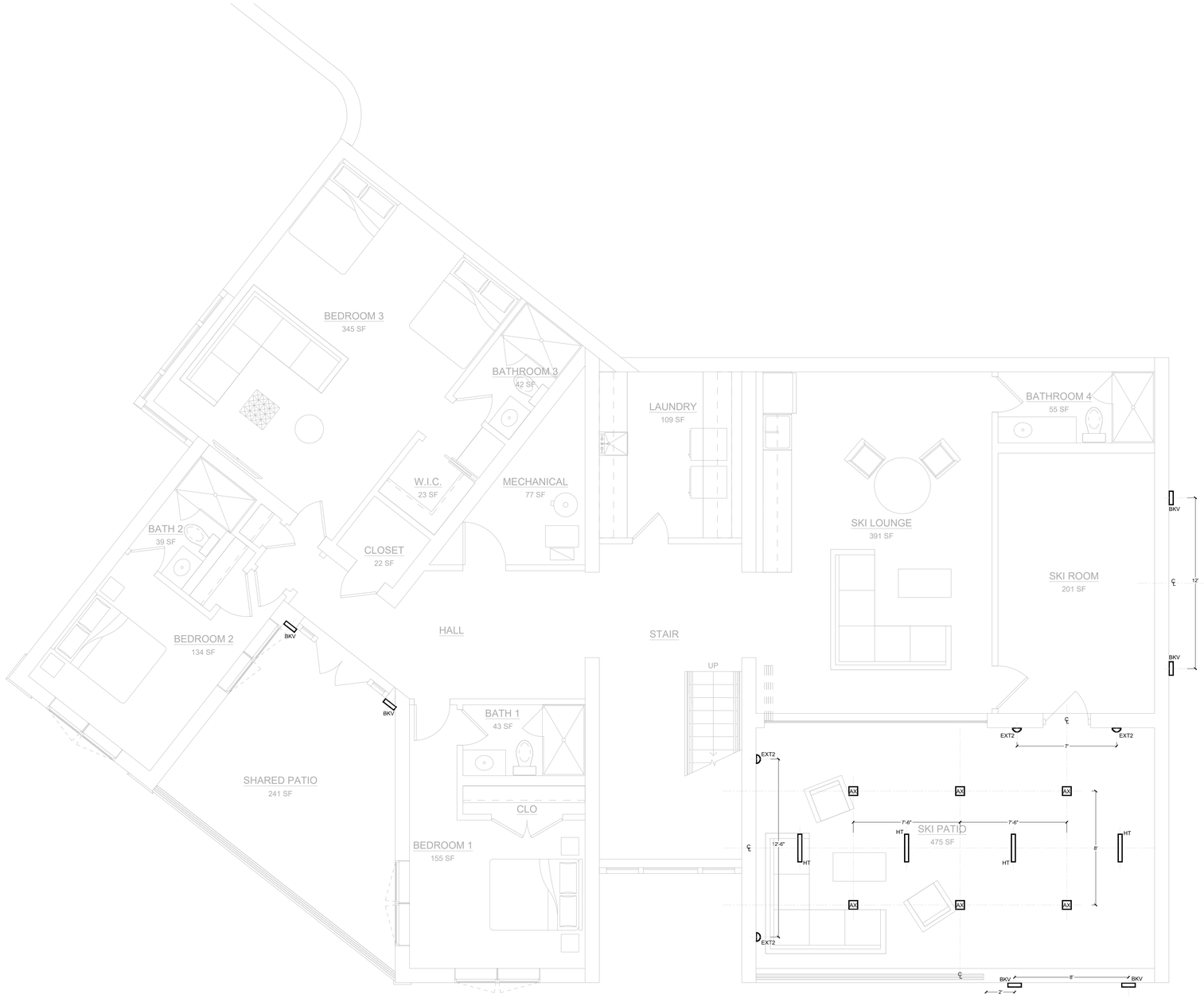
Construction Mitigation Plan

C4



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

A RECESSED CAN, VERIFY TRIM COLOR
AC RECESSED CAN W/ LOW PROFILE HOUSING
AS RECESSED CAN, 9:12 TO 12:12 SLOPE
AG WALL GRAZE RECESSED CAN 6" OFF STONE
B RECESSED CAN, VERIFY TRIM COLOR
BG SHOWER BENCH, WET RATED
BKV/BKH EXTERIOR STEP LIGHT
BL UPLIGHT SCONCE
BW BOOT WARMERS
BBQ BBQ LIGHT
AC AIR CONDITIONING
CR CLOCK RECEPTACLE
C RECESSED CAN
CE RECESSED CAN WITH ELECTRONIC TRANSFORMER
CAS ART LIGHTING POWERED BY CLOCK OUTLET
CLD1 AND CLD2 CLOSET STORAGE
CSL, SURFACE MOUNTED UNDER CABINET
D RECESSED NON IC CAN
DP DRAPERY
D2 RECESSED CAN DOUBLE
D3 RECESSED CAN TRIPLE
DX COLUMN UPLIGHT
E RECESSED CAN, SQUARE TRIMLESS
E2 RECESSED CAN, DUAL LAMP TRIMLESS
EC VERGE CORNER
ES STAIR HANDRAIL LED
EW VERTICAL ARCHITECTURAL LED
EW1 LED PANEL
EWC ARCHITECTURAL LED
EXT2 EXTERIOR SCONCE DARK SKY RATED
EXT3 EXTERIOR PENDANT
EXT4 HISTORIC EXTERIOR SCONCE
F1-2' 2' CLOSET FIXTURE
F1-4' 4' CLOSET FIXTURE
FRL FLOOR RECEPTACLE
F LED / FLUORESCENT SURFACE MOUNT
FAN CEILING FAN
FK CEILING FAN LIGHT KIT
FN EXHAUST FAN
Fp FIREPLACE CONTROL
FS FESTOON SUSPENDED BY CABLE
GFI GROUND FAULT OUTLET
GAS EXTERIOR GAS SCONCE
H RECESSED PUCK LIGHT
H1 ADJUSTABLE PUCK LIGHT
HM MINI RECESSED
HT4 1500W ELECTRIC HEAT
HX UNDER WATER
ID# SEMI FLUSH DECORATIVE FIXTURE
IDP HANGING FIXTURE
IDS WALL MOUNTED DECORATIVE FIXTURE
KA CABLE LIGHTING
LIGHTING / SHADING KEYPAD
LX LANDSCAPE PATH
EX# LANDSCAPE LOAD NUMBER
LOAD NUMBER
S MOTORIZED SHADE
SB MOTORIZED BLACK OUT SHADE
DP MOTORIZED DRAPERY
M SINGLE HEAD MONOPOINT
MM MAKEUP MIRROR
MO2 DOUBLE HEADED MONOPOINT
MS MOTION SENSOR
ML MIRROR W/ INTEGRATED LIGHTING
MTV TELEVISION
MZ MEZZALUNA WALL
P PENDANT
PD, LED STRIP W/ STRAIGHT CHANNEL
PD VERTICAL LED STRIP
PD1 WET RATED VERTICAL LED
PD1 WET RATED LED STRIP
PD45 LED IN 45 DEGREE CHANNEL
PD FLOATING MIRROR
PDR MINI LINEAR LED
IDPT RECESS TROUGH
PNL LIGHTING MODULE ENCLOSURE
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RMS SUSPENDED MAGNET
RM RECESS MAGNET
STW THIN WALL
RU OUTLET / USB
S STEP LIGHT
SA READING LIGHT
SS SUSPENDERS
TWV THIN WALL VERTICAL
$j JAMB SWITCH
$ SINGLE POLE SWITCH
$3 THREE WAY SWITCH
$3d THREE WAY WALL BOX DIMMER
$d SINGLE POLE WALL BOX DIMMER
$f EXHAUST FAN SWITCH WITH TIME OUT
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TWH THIN WALL HORIZONTAL
Tc TIME CLOCK
TL TABLE LAMP
TW MONORAIL SYSTEMS
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VP1 VAPOR PROOF WALL MOUNT
WW RECESS WALL WASHER
X WALL SCONCE W/ INTEGRAL SWITCH
Z SURFACE MOUNTED CEILING W/ LENS

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

CORTINA LOT 9

MOUNTAIN VILLAGE, CO

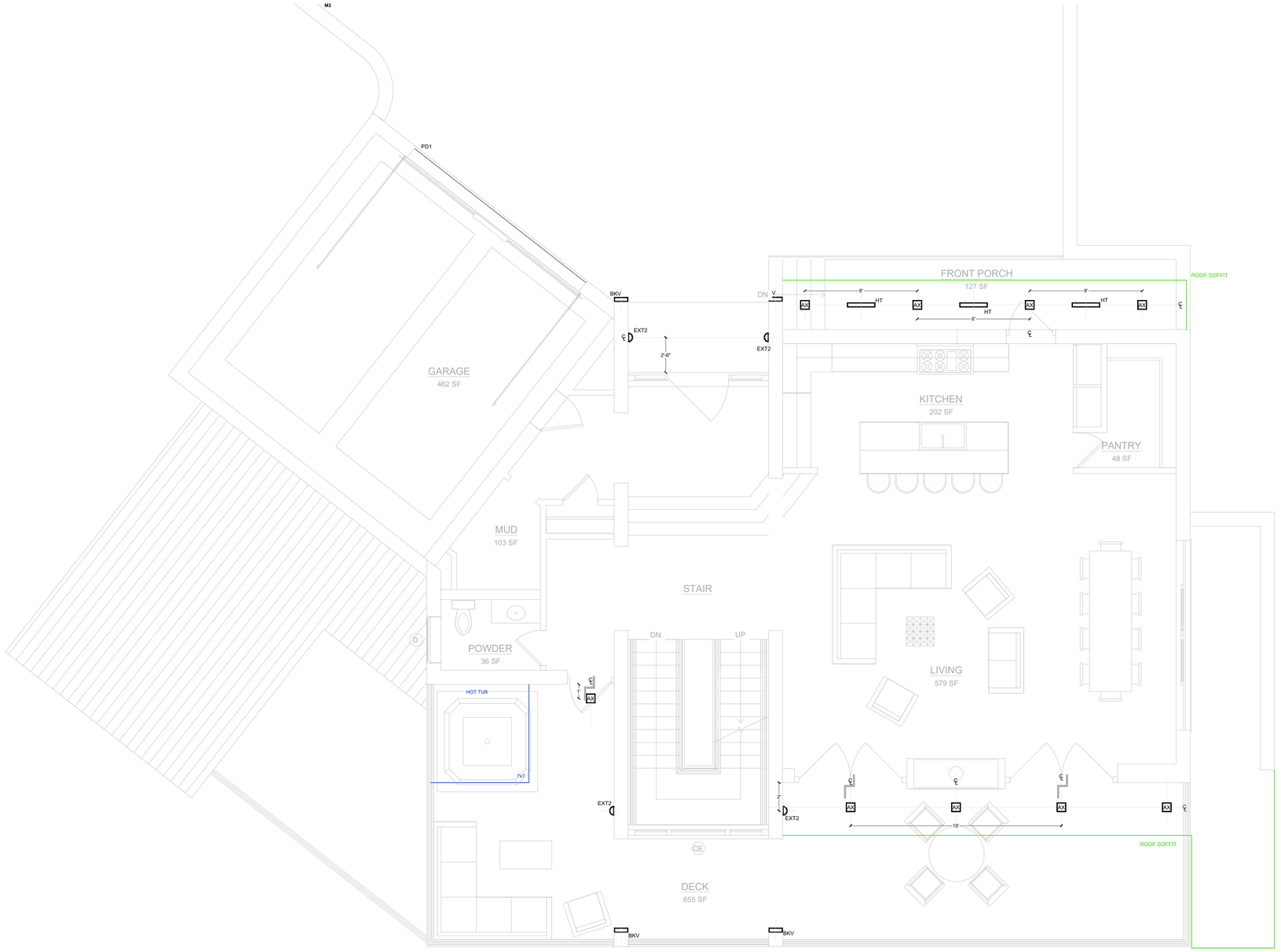
2021.10.20 DRB INITIAL ARCHITECTURE REVIEW
2021.11.29 DRB SUBMITTAL IAR

LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

LOWER LEVEL EXTERIOR LIGHTING PLAN

LX1

PROJECT ADDRESS SUBMITTAL SHEET INDEX DWG TITLE



2 / LX2 MAIN LEVEL EXTERIOR LIGHTING PLAN

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

A RECESSED CAN, VERIFY TRIM COLOR
AC RECESSED CAN W/ LOW PROFILE HOUSING
AS RECESSED CAN, 9:12 TO 12:12 SLOPE
AG WALL GRAZE RECESSED CAN 6" OFF STONE
B RECESSED CAN, VERIFY TRIM COLOR
BG SHOWER BENCH, WET RATED
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BL UPLIGHT SCONCE
BW BOOT WARMERS
BBQ BBQ LIGHT
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CC CLOCK RECEPTACLE
C RECESSED CAN
CE RECESSED CAN WITH ELECTRONIC TRANSFORMER
CAS ART LIGHTING POWERED BY CLOCK OUTLET
CLD1 AND CLD2 CLOSET STORAGE
CSL, SURFACE MOUNTED UNDER CABINET
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EXT3 EXTERIOR PENDANT
EXT4 HISTORIC EXTERIOR SCONCE
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F LED / FLUORESCENT SURFACE MOUNT
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H RECESSED PUCK LIGHT
H1 ADJUSTABLE PUCK LIGHT
HM MINI RECESSED
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HX UNDER WATER
ID# SEMI FLUSH DECORATIVE FIXTURE
IDP HANGING FIXTURE
IDS WALL MOUNTED DECORATIVE FIXTURE
KA CABLE LIGHTING
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EX# LANDSCAPE LOAD NUMBER
LOAD NUMBER
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SB MOTORIZED BLACK OUT SHADE
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PD1 WET RATED VERTICAL LED
PD1' WET RATED LED STRIP
PD45 LED IN 45 DEGREE CHANNEL
IPD FLOATING MIRROR
PDR MINI LINEAR LED
IDPT RECESS TROUGH
PNL LIGHTING MODULE ENCLOSURE
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David Craige | CLC | IALD
209 Hillside Lane
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CORTINA LOT 9

MOUNTAIN VILLAGE, CO

2021.10.20 DRB INITIAL ARCHITECTURE REVIEW
2021.11.29 DRB SUBMITTAL IAR

LX1 - LOWER LEVEL EXTERIOR LIGHTING PLAN
LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

MAIN LEVEL EXTERIOR LIGHTING PLAN

LX2

PROJECT ADDRESS SUBMITTAL SHEET INDEX DWG TITLE

3 / LX3 UPPER LEVEL EXTERIOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"

A RECESSED CAN, VERIFY TRIM COLOR
AW RECESSED CAN W/ LOW PROFILE HOUSING
B RECESSED CAN, 9:12 TO 12:12 SLOPE
BG WALL GRAZE RECESSED CAN 6" OFF STONE
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IDS WALL MOUNTED DECORATIVE FIXTURE
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LOAD NUMBER
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CORTINA LOT 9

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2021.11.29 DRB SUBMITTAL IAR

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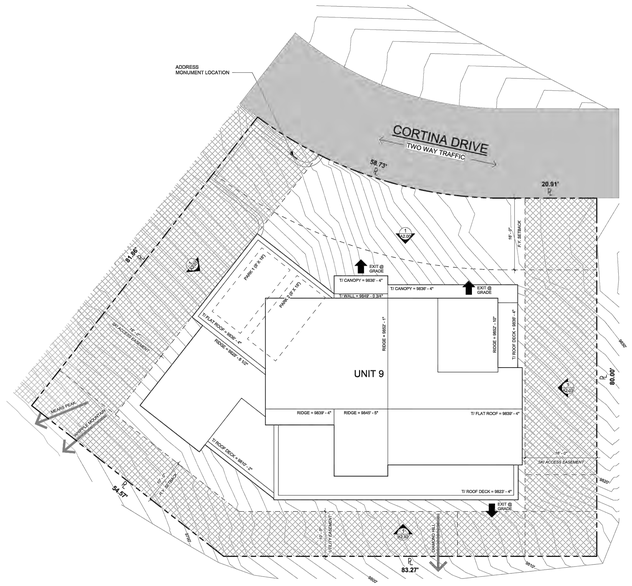
LX2 - MAIN LEVEL EXTERIOR LIGHTING PLAN
LX3 - UPPER LEVEL EXTERIOR LIGHTING PLAN

UPPER LEVEL EXTERIOR LIGHTING PLAN

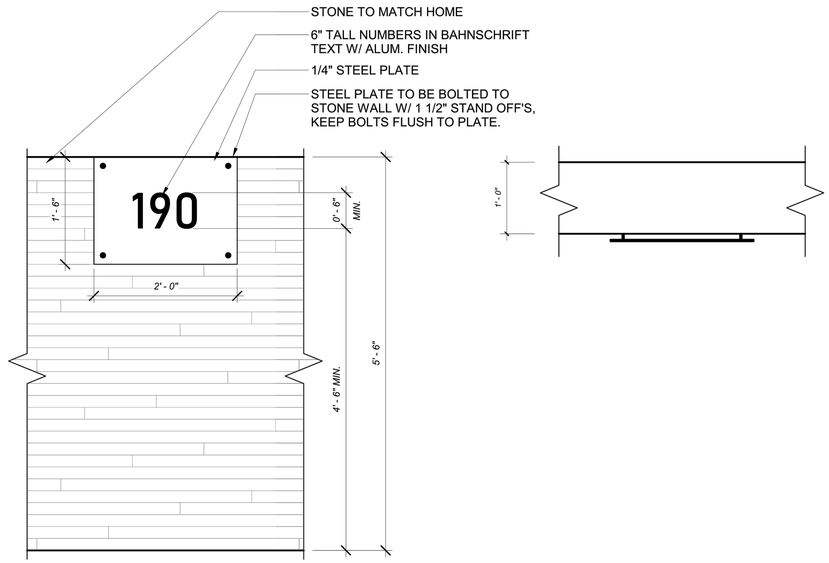
LX3

PROJECT
ADDRESS
SUBMITTAL
SHEET INDEX
DWG TITLE



1 LX4 MONUMENT INFORMATION LOCATION

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



2 LX4 MONUMENT PLAN AND ELEVATION

SCALE: 1" = 1'-0"

A RECESSED CAN, VERIFY TRIM COLOR
AA RECESSED CAN W/ LOW PROFILE HOUSING
A1 RECESSED CAN, 9:12 TO 12:12 SLOPE
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F LED / FLUORESCENT SURFACE MOUNT
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FK CEILING FAN LIGHT KIT
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PD45 LED IN 45 DEGREE CHANNEL
PD FLOATING MIRROR
PDR MINI LINEAR LED
IDPT RECESS TROUGH
PNL LIGHTING MODULE ENCLOSURE
PROJ PROJECTOR (BY OTHERS)
PX POOL LIGHT
RMS SUSPENDED MAGNET
RM RECESS MAGNET
STW THIN WALL
RU OUTLET / USB
S STEP LIGHT
SA READING LIGHT
SU SUSPENDERS
TWV THIN WALL VERTICAL
$J JAMB SWITCH
$ SINGLE POLE SWITCH
$3 THREE WAY SWITCH
$3d THREE WAY WALL BOX DIMMER
$d SINGLE POLE WALL BOX DIMMER
$f EXHAUST FAN SWITCH WITH TIME OUT
$m INTEGRATED WALL BOX SMART DIMMER
SWITCHED OUTLET
T TRANSFORMER/DRIVER, WATTAGE TBD
TWW WALL MOUNTED MONORAIL
TWH THIN WALL HORIZONTAL
Tc TIME CLOCK
TL TABLE LAMP
TW MONORAIL SYSTEMS
U IN GROUND UPLIGHT
VA VANITY SCONCE
VP VAPOR PROOF FIXTURE
VP1 VAPOR PROOF WALL MOUNT
WW RECESS WALL WASHER
X WALL SCONCE W/ INTEGRAL SWITCH
Z SURFACE MOUNTED CEILING W/ LENS
ES - ILLUMINATED HANDRAIL

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

PROJECT
CORTINA
LOT9

ADDRESS
MOUNTAIN VILLAGE, CO

SUBMITTAL
2021.10.21 DRB INITIAL
ARCHITECTURE REVIEW

SHEET INDEX
L1 - LOWER LEVEL LIGHTING PLAN
L2 - MAIN LEVEL LIGHTING PLAN
L3 - UPPER LEVEL LIGHTING PLAN

DWG TITLE
MONUMENT
LOCATION

LX4

CT LIGHTING & CONTROLS

DENVER, CO OFFICE
1210 SOUTH JASON ST.
DENVER, CO. 80223
303.762.3537

LAS VEGAS, NV OFFICE
6445 W. SUNSET RD. SUITE 124
LAS VEGAS, NV. 89118
702.497.1753

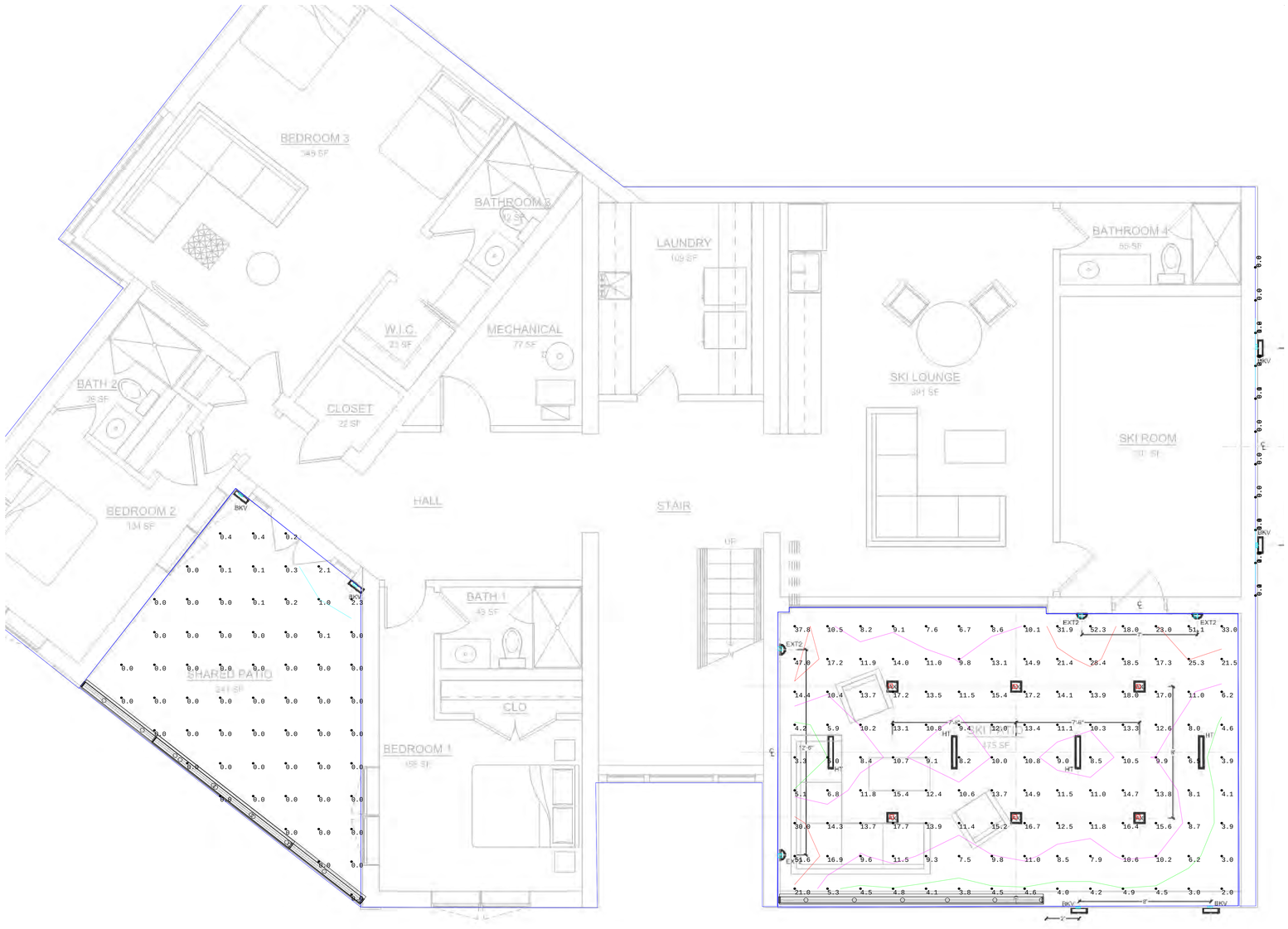
BELGRADE, MT OFFICE
528 N. RIVER ROCK DR.
BELGRADE, MT. 59714
406.690.1204

CONTACT NAME
CONTACT EMAIL
CONTACT PHONE

PROJECT CORINA LOT 8 AND 9

	LOCATION	**DATE** 12.15.21
LTG SUBMITTER$_{CR}$	**CTRL CONTACT**	**CONTACT**

LOT 9 LOWER



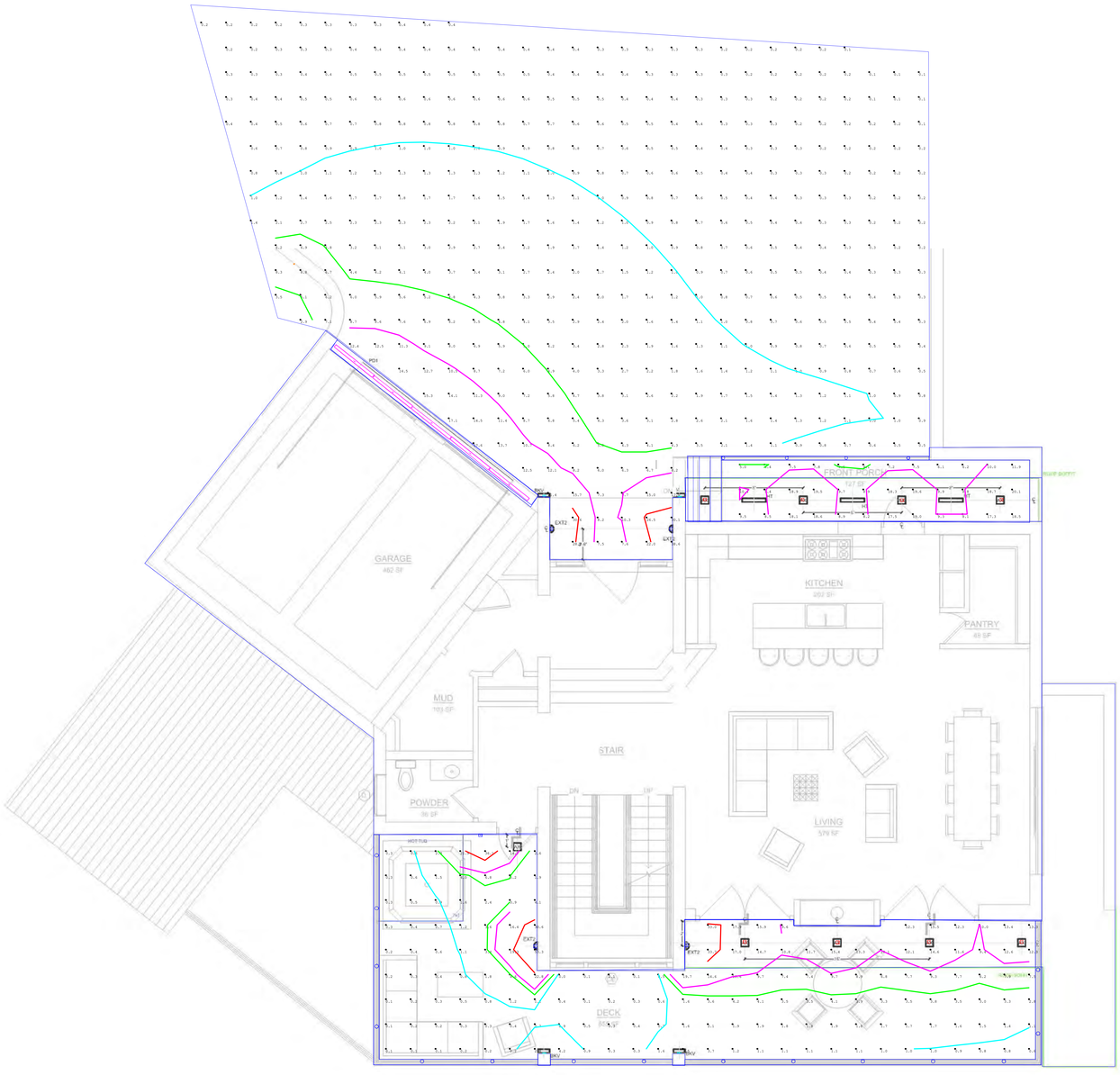
Isolines Value (Fc) 25 10 5 1

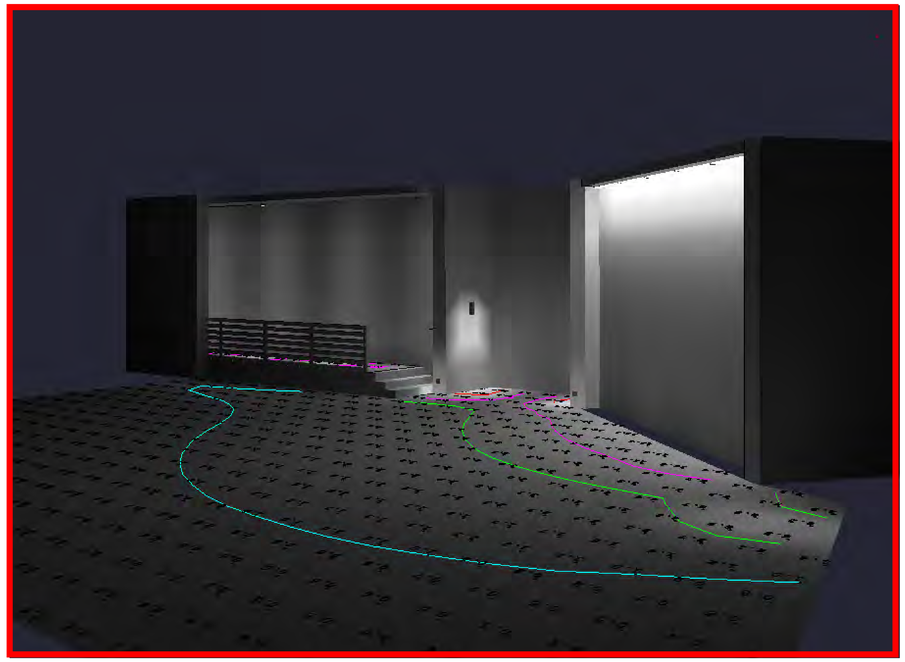
ColorType: Variable

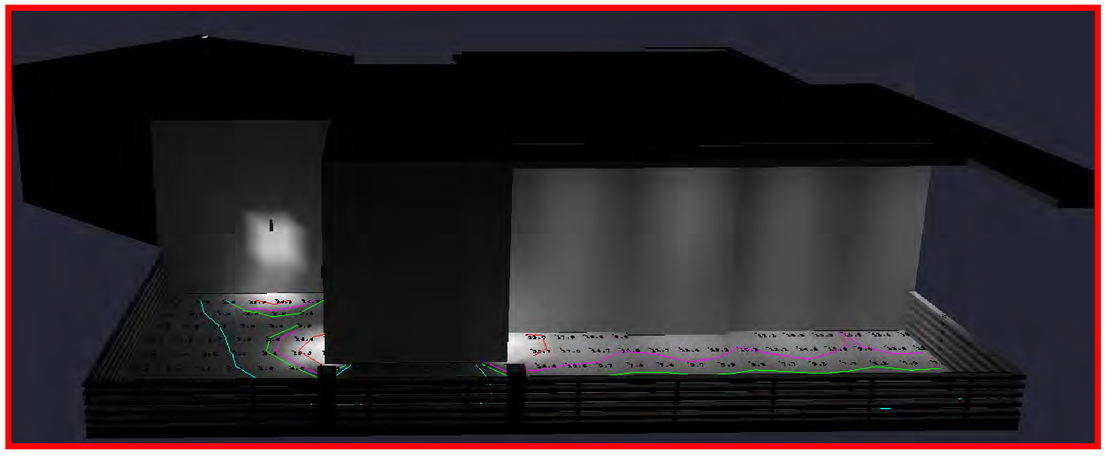
Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
	6	BKV	ISL1_80CRI_200LM_3000K	9	69
	6	AX	F3S_90CRI_1100LM_2700-1800K_W	14	693
	4	EXT2	SW2_DF2_90CRI_1300LM_WARMDIM_	0	846

Numeric Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOWER LEVEL_Side_11	Illuminance	Fc	0.19	2.6	0.0	N.A.	N.A.
patio 1 floor_Top	Illuminance	Fc	12.94	52.3	2.0	6.47	26.15
patio 2 floor_Top	Illuminance	Fc	0.12	2.3	0.0	N.A.	N.A.

LOT 9 MAIN







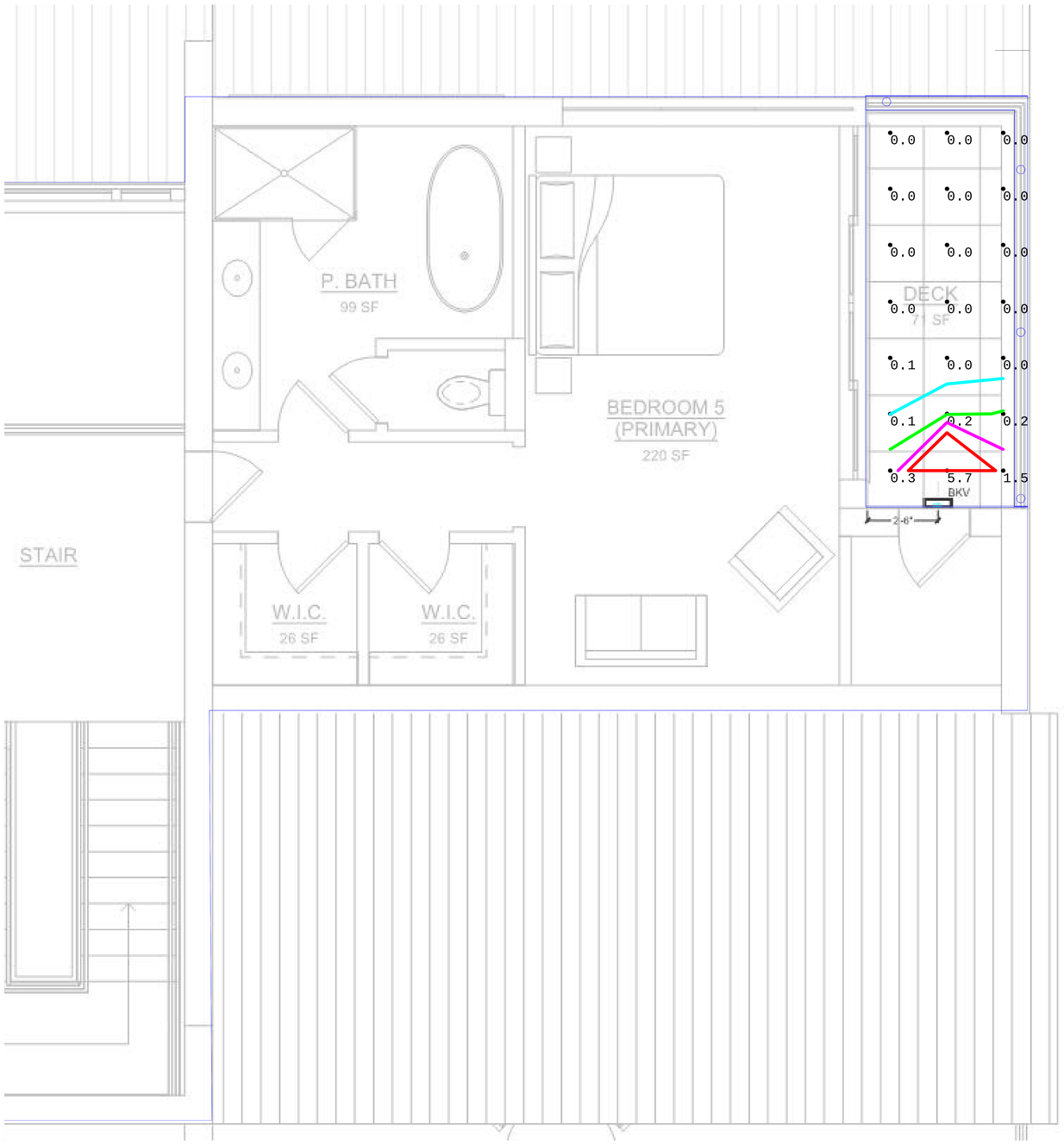
Isolines	Value (Fc)	25	10	5	1
ColorType:	Variable				

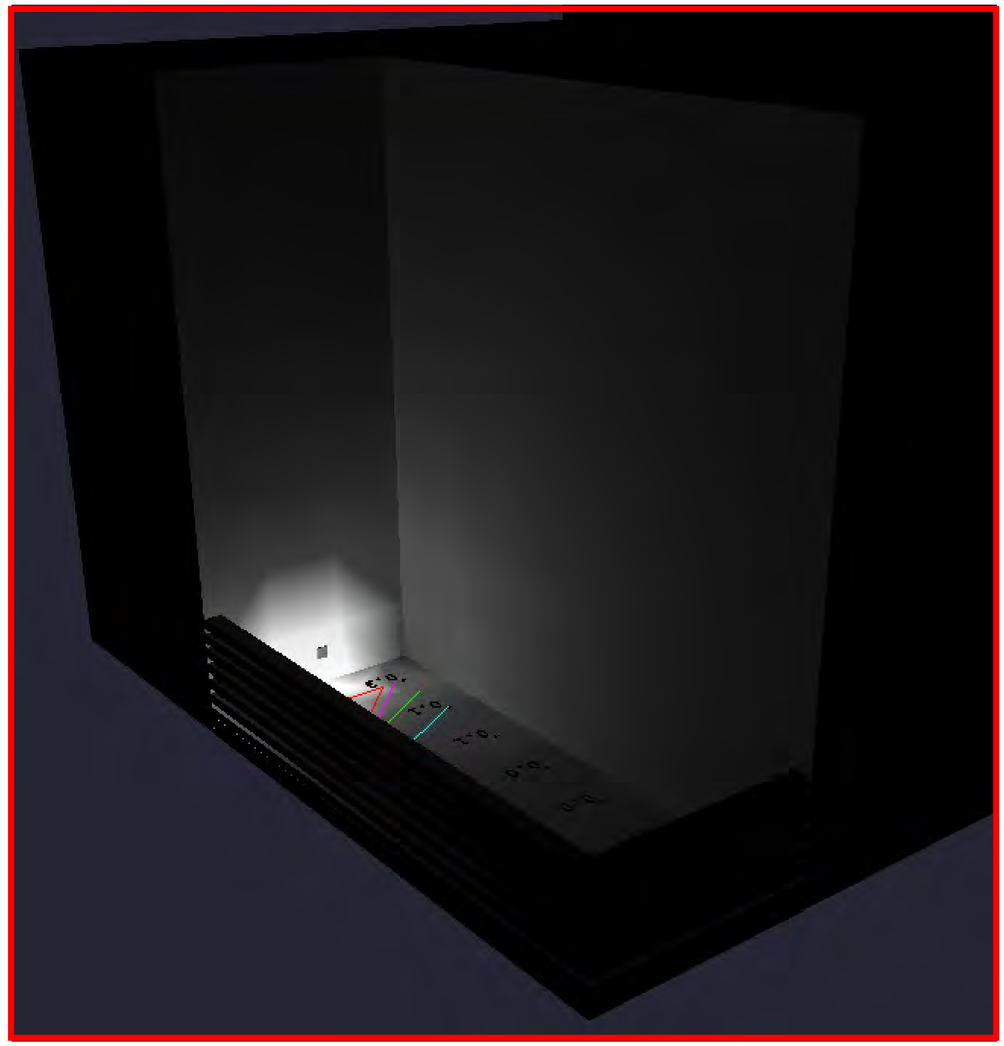
Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
	4	BKV	ISL1_80CRI_200LM_3000K	9	69
	5	PD1	EOS 3_0-R-WET-XX-GRZ-375-4-35	14.83	1589
	8	AX	F3S_90CRI_1100LM_2700-1800K_W	14	693
	5	EXT2	SW2_DF2_90CRI_1300LM_WARMDIM_	0	846
	1	M1	LSL6-NS-M-30 (25° OPTIC, 3000K)	3.079	171

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT PATIO_Top	Illuminance	Fc	11.55	20.1	4.1	2.82	4.90
GARAGE PLANAR_Planar	Illuminance	Fc	2.61	38.6	0.1	26.10	386.00
PATIO 2_Top	Illuminance	Fc	5.33	53.3	0.0	N.A.	N.A.

PROJECT CORINA LOT 8 AND 9	**LOCATION**	**DATE** 12.2.21	**PG** 6
LTG SUBMITTER CR	**CTRL CONTACT**	**CONTACT**	

LOT 9 UPPER





Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
	1	BKV	ISL1_80CRI_200LM_3000K	9	69

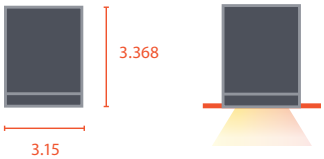
Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATIO 3_Top_1	Illuminance	Fc	0.39	5.7	0.0	N.A.	N.A.

UP TO 108 lm/W PERFORMANCE	
DIRECT LIGHT	SYSTEM WATTS
375 lm/ft	14.6
500 lm/ft	18.8
750 lm/ft	29
1000 lm/ft	39.4
1250 lm/ft	52.7

Performance based on 4-foot luminaire at 4,000K @ 25-degrees C

LIGHT LOSS FACTOR		
CCT	CRI	%
4000K	84+	100%
3500K	84+	97.1%
3000K	84+	95.7%
2700K	84+	94.1%
4000K	92+	88.9%
3500K	92+	85.5%
3000K	92+	83.8%
2700K	92+	82.4%

STANDARD FINISHES
Black, White, & Silver



ORDER GUIDE

EOS3.0-R -WET										OPTIONS
A	B	C	D	E	F	G	H	I	J	K (Multiple Selections)

EXAMPLE

EOS 3.0-R	FT	LAM	500	4	35K	8	UNV	S1	W	

LUX ENABLED

WET LISTED

c UL us LISTED Suitable for Wet locations. IC Rated.

5 YEAR WARRANTY

MADE IN U. S. A.

A. MODEL

EOS3.0-R -WET

B. TRIM

G	Grid
FT	Flange Trim
TL	Trimless Spackle Flange

C. OPTICS

LAM	Lambertian
ASY	Asymmetric
BAT	Batwing
GRZ	Graze

D. DISTRIBUTION

375	375 lm/ft
500	500 lm/ft
750	750 lm/ft
1000	1000 lm/ft
1250	1250 lm/ft
XXX	Custom lm/ft

E. LENGTH

2	2 ft (24 in)
3	3 ft (36 in)
4	4 ft (48 in)
5	5 ft (60 in)
6	6 ft (72 in)
7	7 ft (84 in)
8	8 ft (96 in)
XXX	System Run

F. COLOR TEMPERATURE

27K	2700K
30K	3000K
35K	3500K
40K	4000K
WCT	White Color Tuning 2700K - 6500K

NOTES

Asymmetric direction is determined by lens position. Field adjustable for right or left throw.

Consult factory for outputs between min and max.

WCT - max lm/f is 1000 based on 80 CRI and 4000K.

G. CRI

8	80+CRI
9	90+CRI

H. VOLTAGE

UNV	120-277v
347	347v

347 may not be available in all configurations.

I. DRIVER

S1	1% Dimming (0-10v)
LDE1	Lutron Hi-Lume 1% Fade to Black
ELO	0.1% EldoLED
DXL	1% Dexal
DXL2	Dexal 2-Chanel
DALI	DALI 2.0 Compatible
PSQ	Lutron T Series
LTE	Lutron Hi-Lume 2 - Wire LED driver

J. FINISH

W	White
B	Black
S	Silver
CC	Custom Colors

Architect to verify finish

Consult factory for custom colors.

OPTIONS

K. FACTORY OPTIONS

NONE	Leave Blank
EB	Emergency Battery (10-Watt)
EC	Emergency Circuit
NL	Night Light Circuit

EB option only available for lengths 4ft or greater.

May choose more than one option in this category.

LIGHT SOURCE

Long life name brand LED chips and boards to ensure the highest of quality while providing even and smooth illumination throughout our luminaires.

Our luminaires are available in 2700K, 3000K, 3500K and 4000K color temperature as well as White Color Tuning (2700-6500K).

Optional 80CRI or 90CRI available in all CCT options.

LUMEN MAINTENANCE

The projected lumen maintenance of the name brand mid-powered LED's are projected to maintain 80% (L80) of their initial output for +80,000 hours.

CONSTRUCTION

The housings are constructed of (6063T5) extruded aluminum. End cap gaskets insure a Wet location rating.

FINISH

Polyester powder, low gloss textured paint finish applied after a multi-stage pretreatment. Standard luminaire finishes include white, silver, and black. Custom color options are available. (Consult Factory).

OPTICS

Snap in extruded frosted acrylic lens

DRIVERS

All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10v constant current protocol. 120v/277v is standard with the option of 347v.

EMERGENCY

An integral factory installed 10 watt emergency battery pack. Emergency circuit and Night Light circuit options are available.

LUMINAIRE LENGTH

Our EOS 3.0 Recessed WET luminaire series are available in 2', 3', 4', 5', 6', 7' and 8' individual lengths.

LUMINAIRE WEIGHT

The approximate weight of a four foot luminaire is 16.8 lbs Including end caps assembled.

CONTINUOUS RUN ORDER GUIDES

Please use the following run guides for fixture ordering. If your product will require a submittal, our in-house Application Engineering Team will work closely with you on your project.

ALUMINUM PRODUCT ORDER GUIDE	
RUN LENGTH (ft)	RUN CONFIGURATION - SECTION LENGTHS
9	6' + 3'
10	6' + 4'
11	6' + 5'
12	6' + 6'
13	6' + 7'
14	8' + 6'
15	8' + 7'
16	8' + 8'
17	6' + 5' + 6'
18	6' + 6' + 6'
19	6' + 7' + 6'
20	8' + 4' + 8'
21	8' + 5' + 8'
22	8' + 6' + 8'
23	8' + 7' + 8'
24	8' + 8' + 8'
25	5' + 8' + 8' + 4'
26	4' + 6' + 6' + 6' + 4'
27	6' + 8' + 8' + 5'
28	6' + 8' + 8' + 6'
29	7' + 8' + 8' + 6'
*Standard Run Configurations Shown, Consult Factory for Custom Configurations.	

ALUMINUM PRODUCT ORDER GUIDE	
RUN LENGTH (ft)	RUN CONFIGURATION - SECTION LENGTHS
30	6' + 6' + 6' + 6' + 6'
31	6' + 6' + 7' + 6' + 6'
32	8' + 8' + 8' + 8'
33	5' + 8' + 8' + 8' + 4'
34	6' + 8' + 8' + 8' + 4'
35	6' + 8' + 8' + 8' + 5'
36	6' + 8' + 8' + 8' + 6'
37	8' + 8' + 5' + 8' + 8'
38	8' + 8' + 6' + 8' + 8'
39	8' + 8' + 7' + 8' + 8'
40	8' + 8' + 8' + 8' + 8'
41	5' + 8' + 8' + 8' + 8' + 4'
42	6' + 8' + 8' + 8' + 8' + 4'
43	6' + 8' + 8' + 8' + 8' + 5'
44	6' + 8' + 8' + 8' + 8' + 6'
45	7' + 8' + 8' + 8' + 8' + 6'
46	3' + 8' + 8' + 8' + 8' + 8' + 3'
47	4' + 8' + 8' + 8' + 8' + 8' + 3'
48	8' + 8' + 8' + 8' + 8' + 8'
49	5' + 8' + 8' + 8' + 8' + 8' + 4'
50	6' + 8' + 8' + 8' + 8' + 8' + 4'
*Standard Run Configurations Shown, Consult Factory for Custom Configurations.	

WALL SCONCE

CYLINDER & SQUILINDER®

PROJECT NAME:	TYPE: EXT 2

Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ORDERING INFORMATION

JA8-2019 INDICATED BY SHADING

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	LUMEN PACKAGE	CCT	LOWER OPTIC	UPPER OPTIC	DRIVER	LOWER LENS	UPPER LENS
		2									
CW2 Cylinder **SW2** Squilinder	**DF** Downlight **UD** Up / Downlight	**2** Wet (IP65)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**DOWNLIGHT (DF) STATIC WHITE** **80C12A** 80+ CRI, Delivered Lumens - 706 **80C19A** 80+ CRI, Delivered Lumens - 1092 **80C23A** 80+ CRI, Delivered Lumens - 1337 **90C10A** 90+ CRI, Delivered Lumens - 604 **90C15A** 90+ CRI, Delivered Lumens - 937 **90C20A** 90+ CRI, Delivered Lumens - 1140 **97C09A** 97+ CRI, Delivered Lumens - 543 **97C14A** 97+ CRI, Delivered Lumens - 835 **97C18A** 97+ CRI, Delivered Lumens - 1025	**22** 2200K* *(Only available for 90+ CRI) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**DOWNLIGHT (DF) INTEGRAL** **RP1** 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic **REMOTE (120V)** **TR2** Philips, 2% Leading/ Trailing/Triac* *(Only available with 80C19A, 90C15A and 97C14A)	**3** Clear Glass Lens* *(Not available for Warm Dim) **4** Soft Focus Lens **5** Frosted Glass Lens **6** Frosted Soft Focus Lens **7** Frosted Linear Spread Lens* *(Not available for Squilinder)	**9** Diffusion Lens* *(Required with UD fixture) **LEAVE BLANK FOR DOWNLIGHT (DF)**
					DOWNLIGHT (DF) WARM DIM **90W11A** 90+ CRI, Delivered Lumens - 844 Incandescent Profile **90W13A** 90+ CRI, Delivered Lumens - 888 Halogen Profile *SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.	**WL** 2700K - 1800K **WD** 3200K - 1800K	**25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**UP / DOWNLIGHT (UD) INTEGRAL** **CA2** 120-277V 0-10V Analog Logarithmic **CE2** 120V Electronic ELV Forward / Reverse Phase		
					UP / DOWNLIGHT (UD) STATIC WHITE **80C12A** 80+ CRI, 1200 Source Lumens (Delivered - 1,587) **90C10A** 90+ CRI, 1000 Source Lumens (Delivered - 1,361) **97C09A** 97+ CRI, 900 Source Lumens (Delivered - 1,220) *ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.	**22** 2200K* *(Only available for 90C10A) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**15** 15° **40** 40° **60** 60°	**DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V)** **L23** Lutron, Hi-Lume 1% 2-Wire **REMOTE (120-277V)** **LH1** Lutron, Hi-Lume 1% Ecosystem **AN4** Philips Xitanium 1% 0-10V, LOG **EA2** eldoLED, SOLOdrive 0.1% 0-10V, LOG **ED1** eldoLED, SOLOdrive 0.1% DALI, LOG		

(WH) White Powder Coat

(BK) Black Powder Coat

(AB) Architectural Bronze Powder Coat

(AG) Satin Silver Powder Coat

(AU) Cashmere Gold Powder Coat

(BB) Burnt Bronze Powder Coat

SPECIFICATION NOTES

- Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40
- Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49
- Up / Downlight (UD) fixtures require two remote drivers
- Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.
[PH] +1-210-227-7329
[FAX] +1-210-227-4967

[DATE OF REV: 01122021]

ACCESSORIES

CYLINDER ALTERNATE BAFFLE AND EFFECTS DEVICE
Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-CY2-**-CGL** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-CY2-**-SFL** Soft Focus Lens
☐ **RBA-CY2-**-FGL** Frosted Glass Lens
☐ **RBA-CY2-**-FSFL** Frosted Soft Focus Lens
☐ **RBA-CY2-**-FLSL** Frosted Linear Spread Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

SQUILINDER ALTERNATE BAFFLE AND EFFECTS DEVICE
Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-SQ2-**-CGL-2** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-SQ2-**-SFL-2** Soft Focus Lens
☐ **RBA-SQ2-**-FGL-2** Frosted Glass Lens
☐ **RBA-SQ2-**-FSFL-2** Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

LOWER REPLACEMENT OPTIC

☐ **RO-70-15-1** 15° optic
☐ **RO-70-25-1** 25° optic
☐ **RO-70-40-1** 40° optic
☐ **RO-70-60-1** 60° optic

UPPER REPLACEMENT OPTIC

☐ **RO-50-15-1** 15° optic
☐ **RO-50-40-1** 40° optic
☐ **RO-50-60-1** 60° optic

REPLACEMENT SUCTION TOOL
Included with each order (1 per 10 fixtures).

☐ **CY-SQ-TOOL-SUCTION** Baffle assembly removal tool

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

☐ **EMB-S-20/25-120/277-LEDX** 20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-dimmable
☐ **EMB-S-100-120-LEDX** 100 watt max capacity, 120 VAC 60Hz, Dimmable
☐ **EMB-S-100-277-LEDX** 100 watt max capacity, 277 VAC 60Hz, Dimmable
☐ **EMB-S-250-120/277-LEDX** 250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

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[DATE OF REV: 01122021]

WALL SCONCE

STATIC WHITE PERFORMANCE - 3000K - SOFT FOCUS LENS

LUMEN PACKAGE	WATTAGE	15° OPTIC		25° OPTIC		40° OPTIC		60° OPTIC	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
DOWNLIGHT									
80C12A	10	813	81	764	76	706	70	789	78
80C19A	17	1257	74	1182	69	1092	64	1221	72
80C23A	21	1539	73	1448	68	1337	63	1495	71
90C10A	10	695	69	654	65	604	60	675	68
90C15A	17	1078	63	1014	59	937	55	1047	61
90C20A	21	1313	62	1235	58	1140	54	1275	60
97C09A	10	625	62	588	58	543	54	607	60
97C14A	17	961	57	904	53	835	49	933	55
97C18A	21	1180	56	1110	52	1025	48	1146	54
90W11A	16	-	-	803	50	729	45	825	52
90W13A	16	-	-	845	52	767	48	868	54
UPLIGHT									
80C12A*	10	922	92	-	-	881	88	919	92
90C10A*	10	793	79	-	-	757	76	790	79
97C09A*	10	709	71	-	-	677	68	707	71

***NOTE:** To determine total performance for up / downlight (UD) fixture, add delivered lumens of Up and Down configurations and divide by total system wattage (20W = 10W Up + 10W Down).

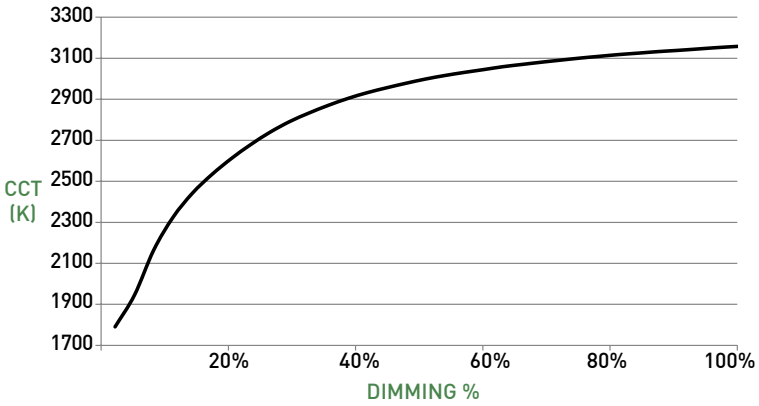
OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR	
No Lens	1.05
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40˚ OPTIC

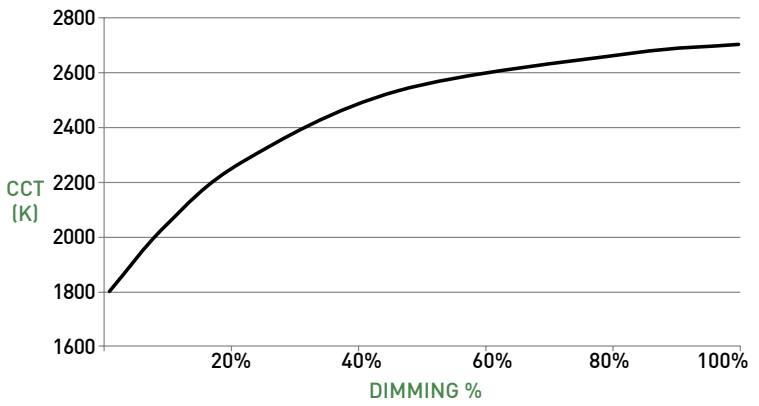
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	767	614	537	383	153	77	15
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	48	48	48	48	48	48	48



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	729	583	510	364	146	73	14
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	45	45	45	45	45	45	45



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[DATE OF REV: 01122021]

WALL SCONCE

CYLINDER

A LUMINAIRE
Machined aluminum body with integrated heat sink and LED; power supply may be integral or remote mount.

B LOWER OPTIC
Proprietary optics available in 15°, 25°, 40° & 60° beams.

C LOWER EFFECTS DEVICES
Cylinder baffle lens assembly can accept 1 lens sealed in place. Soft focus lens included as standard for lens. Suction tool provided for removal of baffle lens assembly.

D UPPER EFFECTS DEVICES
Cylinder assembly can accept 1 lens sealed in place. Diffusion lens included as standard for lens.

E UPPER OPTIC
Proprietary field-changeable optics available in 15°, 40° & 60° beams.

MOUNTING

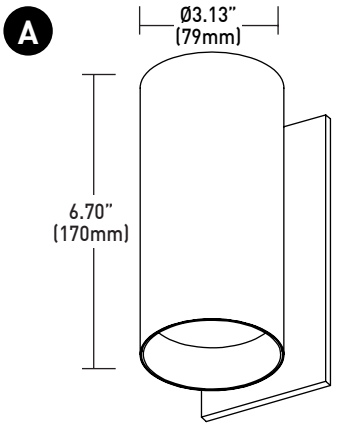
F MOUNTING PLATE
Mounting plate (concealed) with factory supplied hidden screws after wall is fully finished. Single-gang junction box required for mounting. Fixture to mount flush with minimalist transition to wall.

REMOTE POWER SUPPLY

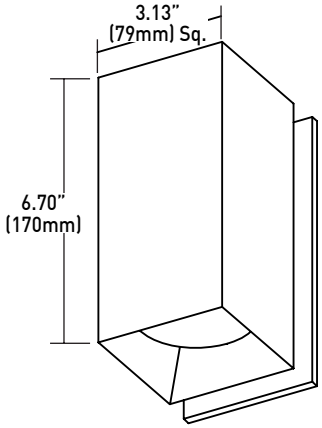
G PS-RMT
Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PS-RMT and fixture. Must be installed in an accessible location.

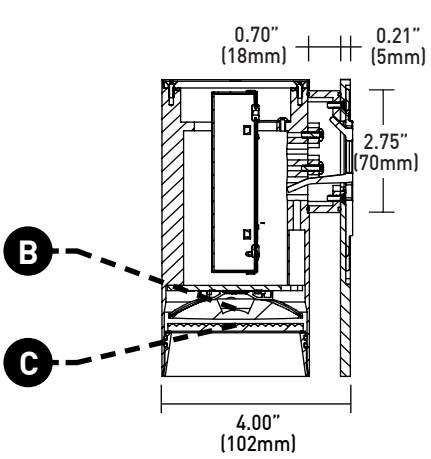
DIMENSIONS / DRAWINGS

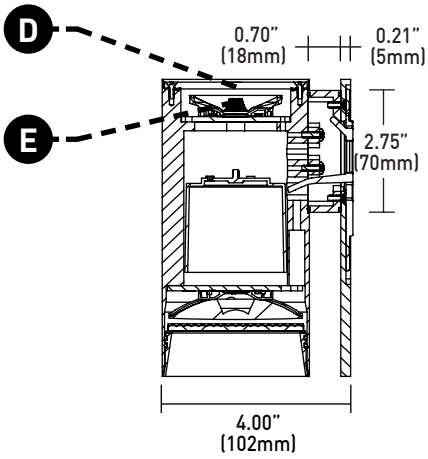
CYLINDER

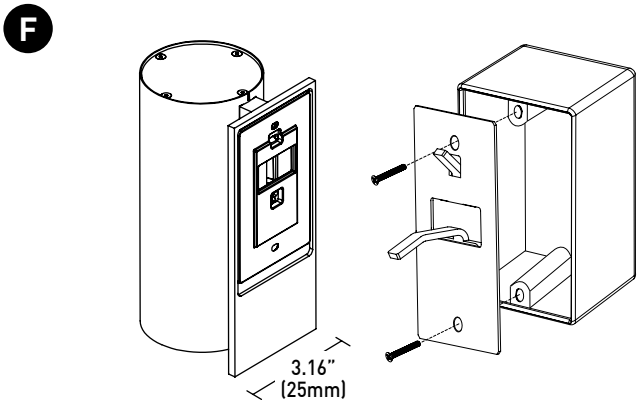


SQUILINDER

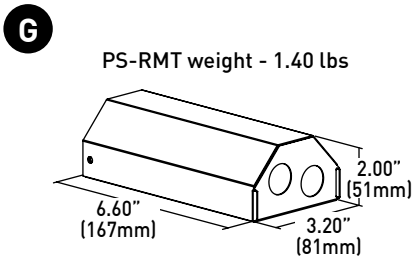








* Single-gang junction box provided by others



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WALL SCONCE

TECHNICAL

CONSTRUCTION
Cylinder / Squilinder: Machined aluminum body; extruded aluminum internal heat-sink; painted finishes are granulated powder coat.
Remote Power Supply: 22 Gauge galvanized steel.

STATIC WHITE LED
2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED
3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	CA2	CE2	RP1	TR2	L23	LH1	AN4	EA2	ED1
Minimum °C	-20 °C	-20 °C	-10 °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	2.0%	1.0%	2.0%	1.0%	1.0%	1.0%	0.1%	0.1%

Note: For TR2, L23, LH1, AN4 and EA2 drivers consult chart on page 6 to confirm appropriate dimming curve for compatibility with selected control.

MOUNTING
Cylinder is supplied with a mounting adaptor plate providing a minimalist transition accommodating wall thicknesses of 0.44" (7/16", 12mm) to 0.75" (3/4", 19mm).

OPERATING TEMPERATURE
Down Light: 104°F (40°C).

LISTING
cTUVus listed to UL1598 standard for Dry / Damp and Wet (IP65) locations. Title 24 JA8-2019 Listed.

WARRANTY
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

CHANGE LOG
1. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM OFFERINGS.
2. 3/31/2020: UPDATED SQUILINDER RBA PART NUMBERS.
3. 11/19/2019: UPDATED 90C16A LUMEN PACKAGE TO 90C15A.
4. 9/19/2019: NEW CONSOLIDATED SPEC SHEET WITH SINGLE NOMENCLATURE FOR SPECIFICATION.
5. 9/19/2019: WALL SCONCE NOW AVAILABLE IN UP / DOWNLIGHT CONFIGURATION.

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WALL SCONCE

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply **TR2**	**Family/Model #**
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM
Power supply **AN4**	**Family/Model #**
Lutron Electronics	DVTV plus PP-DV
Lutron Electronics	DVSCTV plus PP-DV
Lutron Electronics	DVSTV
Lutron Electronics	DVSCSTV
Lutron Electronics	QSGRJ-XP plus GRX-TVI
Lutron Electronics	QSGRJ-XE plus GRX-TVI
Lutron Electronics	QSGR-XE plus GRX-TVI
Lutron Electronics	NFTV plus PP-DV
Lutron Electronics	NTSTV
Lutron Electronics	RMJ-5T
Lutron Electronics	RMJS-8T
Lutron Electronics	FCJS-010
Leviton	IllumaTch IP7 series
Philips	Sunrise - SR1200ZTUNV

LUTRON DRIVER COMPATIBILITY

Power supply **L23**	**Part No.**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply **LH1**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON
2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **EA2**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

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BKV

IMPACT
ISL1-LED

RECESSED LED LUMINAIRE
PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creats discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

PERFORMANCE

LUMINAIRE PERFORMANCE			
LED Configuration	Delivered Lumens lm	Power Consumption W	Luminous Efficacy lm/W
80L-02B	43	3.4	12.6

ORDERING INFORMATION - FIXTURE

ISL1 - [ ] - [ ] - **80L** **02B** [ ]

IMPACT STEPLIGHT

RATING
- 1 Dry / Damp (Non-Locking)
- 2 Wet (Locking)

POWDER COAT FINISH
- WH White
- BK Black
- AG Satin Silver
- AB Architectural Bronze
- CF Custom Finish [1] Designation: _____ (Ex. RAL1234)

NATURAL FINISH
- IG Industrial Gray
- SS Brushed Stainless Steel
- BR Brushed Bronze
- NB Natural Bronze

PLATED FINISH
- CH Chrome
- PB Polished Oil-Rubbed Bronze
- MB Matte Oil-Rubbed Bronze [2]

CRI / LED
- 80L 80+ CRI

SOURCE LUMENS
- 02B 200lm

CCT
- 1 2700K
- 2 3000K
- 3 3500K
- 4 4000K
- C Custom Color (gel) [3] Color Temp: _____K

[1] Powder coat only, no plated finishes; custom finishes assigned unique suffix upon receipt of order, consult factory for additional cost.
[2] Dry / Damp location only

[3] Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION

☐ **SSL-UMP**
Universal Mounting Plate

☐ **SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Mounting Plate; specify collar depth

☐ **SSL-BB**
Back Box with SSL-UMP mounting plate

☐ **SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box with SSL-MP mounting plate; specify collar depth

☐ **SSL-SMB-(finish)**
Surface Mount Box; specify finish, powder coat only

DRY / DAMP LOCATION ONLY

☐ **SSL-RM**
Remodel-Mount collar (drywall / plasterboard)

☐ **SSL-CC**
Cavity Collar

☐ **SSL-SC3**
Stud-Mount collar (3")

☐ **SSL-SC6**
Stud-Mount collar (6")

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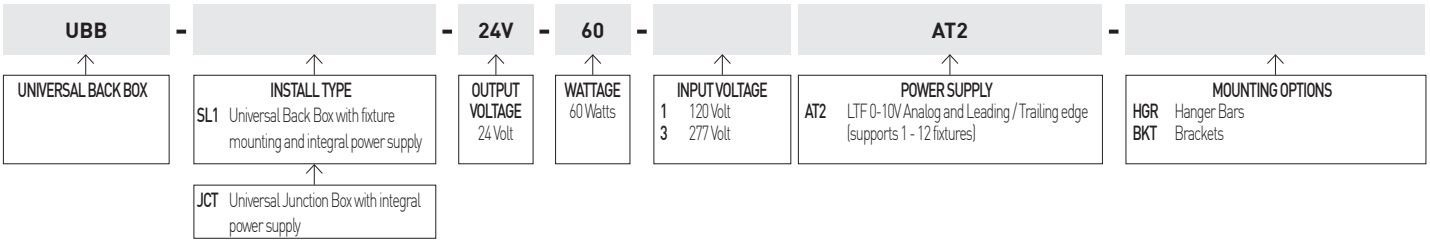
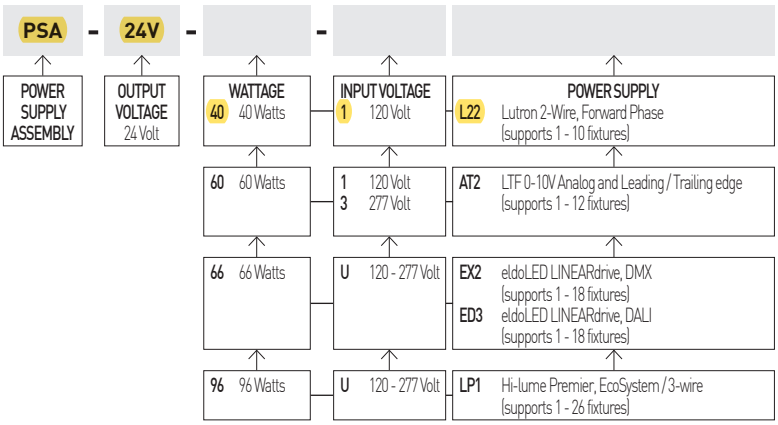
IMPACT ISL1

POWER SUPPLY OPTIONS





FOLLOWING POWER SUPPLY FOR DEMONSTRATION AND SAMPLING PURPOSES ONLY. NOT FOR PERMANENT INSTALLATIONS.

☐ **PSA-24V-25-1EL2** Plug-in 120V Class 2 power supply (Supports 1 fixture)

TECHNICAL

CONSTRUCTION

Impact: Cast 316 stainless steel or brass, depending on finish.
Mounting Plates and Mounting Collars: Stainless Steel.
Single-gang Weatherproof Box: Aluminum.
Surface Mount Box: Aluminum.
Universal Back Box: Polycarbonate.

LED

Proprietary 2 step MacAdam ellipse LED module available with 80+ CRI in color temperatures of 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	AT2	L22	LP1	EX2	ED3
Minimum °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C
Maximum °C	50 °C	40 °C	40 °C	50 °C	50 °C
Dimming %	10.0%	1.0%	0.1%	0%	0%

Note: For L22 and LP1 drivers consult chart on page 5 to confirm appropriate dimming curve for compatibility with selected control.

RECOMMENDED SPACING

Optimum 18" (457mm) above walking surface; 36" (914mm) on-center spacing.

ELECTRICAL

Luminaire requires factory-supplied 24-Volt DC power supply. May be integral to back box or remote. Secondary run lengths vary depending on power supply specified, see installation guidelines for run lengths.

LISTING

cTUVus Listed; Dark-Sky approved; Patent No. US D610,734 S; Dry / Damp (IP54 rated) and Wet (IP65 rated) location.

WARRANTY

Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

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IMPACT ISL1

FIXTURE

A LED
Regressed LED with wide low glare aperture, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

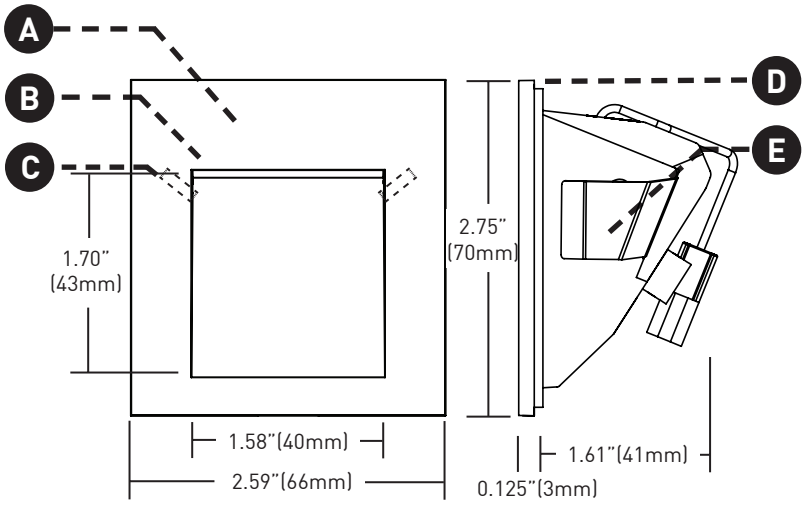
B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

DIMENSIONS / DRAWINGS



MOUNTING
REQUIRES REMOTE POWER SUPPLY

F SSL-UMP
Universal Mounting Plate typically used with two-gang switch box or 4-square junction box for dry /damp locations. May be used with customer-furnished single or two gang weatherproof box and factory supplied gasket for wet and concrete pour locations.

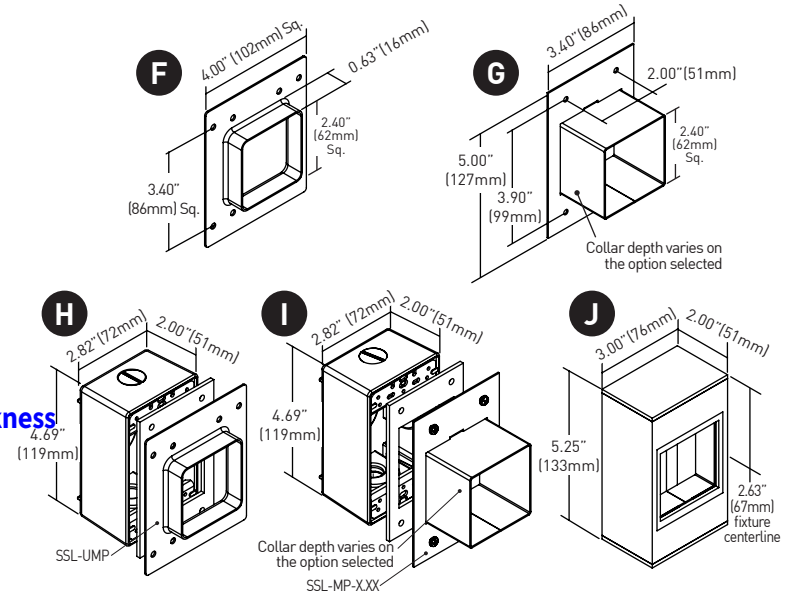
G SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)
Mounting Plate includes gasket and features an extended collar for single-gang weatherproof box; specify preferred depth. Typically for wet and concrete pour locations.

H SSL-BB
Back Box equipped with SSL-UMP mounting plate and gasket. Typically used in wet and concrete pour applications. Features 1/2" knockouts.

I SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00) Verify wall thickness
Back Box equipped with SSL-MP-X.XX mounting plate and gasket; specify preferred depth. Typically used in wet and concrete pour locations. Features 1/2" knockouts.

J SSL-SMB-(finish)
Surface Mounting Box for interior or exterior applications, providing flush mount of luminaire. Receives secondary wiring through back of box. Powder coat finishes only.

WET AND DRY / DAMP LOCATION



MOUNTING
REQUIRES REMOTE POWER SUPPLY

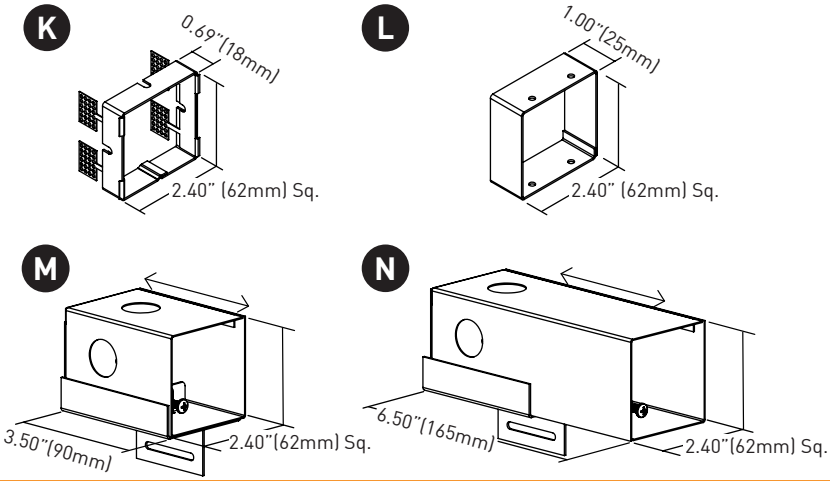
K SSL-RM
Remodel Mount collar for installing fixture into drywall / plasterboard. Requires Class 2 power supply.

L SSL-CC
Cavity Collar for installing fixture into cavity or bore. Requires Class 2 power supply.

M SSL-SC3
Stud-mount Collar, adjusts with integral jackscrew from 1/2" to 3" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

N SSL-SC6
Stud-mount Collar, adjusts with integral jackscrew from 3" to 6" for walls with varying substrate depths (rock, brick and stone). Features 1/2" knockouts for wiring.

DRY / DAMP LOCATION ONLY



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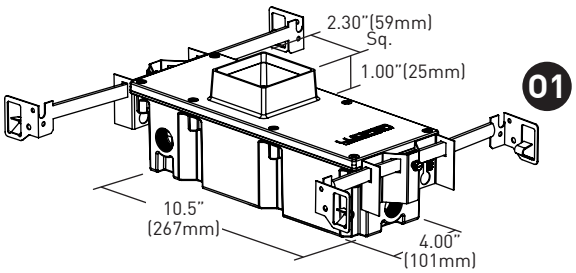
MOUNTING WITH INTEGRAL POWER SUPPLY

O UBB-SL1-24V-60-XAT2-XXX
Universal Back Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with mounting hardware, specify "-HGR" or "-BKT". Shown with hanger bars (-HGR).

O1 Hanger bars, adjust from 14" to 24" for standard joist spacing.

DIMENSIONS / DRAWINGS

O



REMOTE POWER SUPPLIES

P UBB-JCT-24V-60-XAT2-XXX
Universal Junction Box, wet location and concrete pour rated. Can be specified with integral or remote power supply and features secondary output capacity, simplifying wiring practices and reducing budgets. See Page 2 for power supply options. Supplied with "-HGR" or "-BKT" mounting hardware, shown with Bracket (-BKT).

P1 Brackets, universal stainless steel mounting flange.

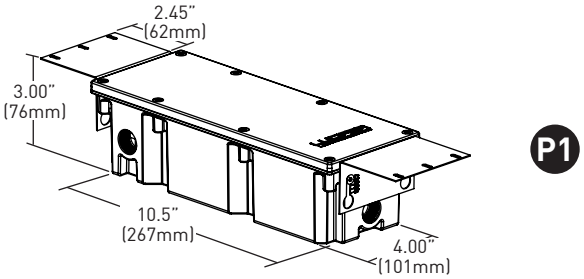
Q PSA-24V-XX-XXXX
Hardwire Class 2 power supply, consists of a steel compartment and lid painted black with integral conventional electronic power supply. Wired in either a homerun or parallel method. See page 2 for power supply options.

Q1 Used for 60W electronic transformer (AT2).

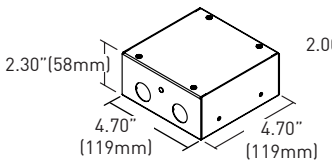
Q2 Used for 40W, 66W and 96W electronic transformers (EX2, ED3, LP1 & L22).

R PSA-24V-25-1EL2
Plug-in Class 2 power supply, features connector to plug-in directly to standard fixture. **For demonstration and sampling purposes only. Not for permanent installation.**

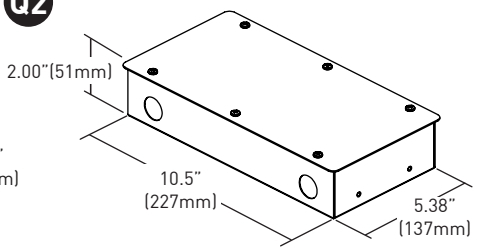
P



Q1



Q2



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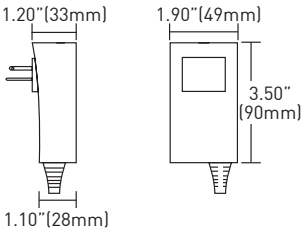
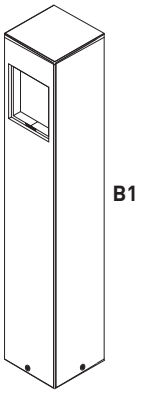


BOLLARD

S BOLLARD
Free-standing mount. Available with integral or remote power supply. See BOLLARD spec sheet for complete details and ordering information.

S



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LUTRON DIMMING COMPATIBILITY

Power supply **L22 Product Family**	**Part No.**	**Drivers Per Control (120V only)**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-	1-8
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-	1-13
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-	1-13
GRAFIK T™ CL® dimmer	GT-250M-, GTJ-250M-	1-10
HomeWorks® QS adaptive dimmer	HQRD-6NA-	1-8
HomeWorks® QS 600 W dimmer	HQRD-6ND-	1-8
HomeWorks® QS 1000 W dimmer	HQRD-10ND-	1-13
RadioRA® 2 adaptive dimmer	RRD-6NA-	1-8
RadioRA® 2 1000 W dimmer	RRD-10ND	1-13
myRoom™ DIN power module	MQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS DIN power module	LQSE-4A1-D	1-6 (per output), 1A max driver input current
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120	2-10 (per output), 26 total per module
HomeWorks® wallbox power module	HWI-WPM-6D-120	2-10 (per output), 26 total per module
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-	2-10 (per output), 26 total per module
GRAFIK Eye® 3000 control unit	GRX-3100-, GRX-3500-	2-10 (per output), 26 total per module
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120, LP-RPM-4U-120	2-26 (per output), 26 total per module
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120	1-13 (per output), 26 total per module
GP dimming panels	Various	1-26
Ariadni CL 250W dimmer	AYCL-253P-	1-8
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-	1-8
Nova T CL 250W dimmer	NTCL-250-	1-10

Power supply **LP1 Product Family**	**120V Part No.**	**277V Part No.**	**Drivers per Control**	
			120V	**277V**
NovaT®	NTF-10-	NTF-10-277-	1 - 16	1-19
	NTF-103P-	NTF-103P-277-	1-8	1-14
Nova®	NF-10-	NF-10-277-	1-8	1-19
	NF-103P-	NF-103P-277-	1-8	1-14
Skylark®	SF-10P-	SF-12P-277-	1-8	1-14
	SF-103P-	SF-12P-277-3	1-8	1-14
Diva®	DVF-103P-	DVF-103P-277-	1-8	1-14
	DVSCF-103P-	DVSCF-103P-277-	1-8	1-14
Ariadni®	AYF-103P-	AYF-103P-277-	1-6	1-14
Maestro®	MAF-6AM-	MAF-6AM-277-	1-6	1-14
	MSCF-6AM-	MSCF-6AM-277-	1-6	1-14
Maestro Wireless®	MRF2-F6AN-DV-		1-6	1-14
RadioRA® 2	RRD-F6AN-DV-		1-6	1-14
HomeWorks® QS	HQRD-F6AN-DV		1-6	1-14
Interfaces	PHPM-3F-120	-	1-16	-
	PHPM-3F-DV		1-16	1-38
	BCI-0-10		1-16	1-38
GP Dimming Panels	Various		1-16	1-38
PowPak™ with EcoSystem	RMJ-ECO32-DV-B		32 per EcoSystem link	
	URMJ-ECO32-DVB		32 per EcoSystem link	
	FCJ-ECO		3 per EcoSystem link	
Energi Savr Node™ with EcoSystem	QSN-1ECO-S, QSN-2ECO-S, QSN-2ECO-PS120, UQSN-1ECO-S, UQSN-2ECO-S		64 per EcoSystem link	
GRAFIK Eye® QS with EcoSystem	QSGRJ-_E QSGR-_E	-	64 per EcoSystem link	
HomeWorks® QS with EcoSystem	LQSE-2ECO-D, QSGRJ-_E, QSGR-_E		64 per EcoSystem link	
Quantum®	QP2-_P_C		64 per EcoSystem link	

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AX

FRAXION®3 SLIM ADJUSTABLE

PROJECT NAME:	TYPE:

Lots of light in an under-the-radar profile, with multiple design and installation options, ideal for corporate offices and retail settings.

ORDERING INFORMATION - DOWNLIGHT / HOUSING

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

JA8-2019 INDICATED BY SHADING

SHAPE	TRIM	RATING	TYPE	FLANGE FINISH	BAFFLE FINISH
			A		
F3R Round F3S Square	M Microflange T Trimless Drywall W Trimless Wood* *(Not available for Wet location)	1 Dry/Damp 2 Wet* *(Requires provided suction cup to service or aim & focus)	A Adjustable	WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze 00 Trimless* *(Required for trimless) CF Custom Finish* *(Consult Factory)	WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish* *(Consult Factory)

LUMEN PACKAGE	CCT
STATIC WHITE	22 2200K* *(Only available with 90C10A and 90C14A)
80C12A 80+ CRI Dlvd. Lumens - 795	27 2700K
80C16A 80+ CRI Dlvd. Lumens - 1095	30 3000K
80C23A 80+ CRI Dlvd. Lumens - 1506	35 3500K
90C10A 90+ CRI Dlvd. Lumens - 683	40 4000K
90C14A 90+ CRI Dlvd. Lumens - 936	
90C19A 90+ CRI Dlvd. Lumens - 1291	
97C10A 97+ CRI Dlvd. Lumens - 608	
97C12A 97+ CRI Dlvd. Lumens - 833	
97C17A 97+ CRI Dlvd. Lumens - 1151* *(Not available for IC housings)	
WARM DIM	
90W11A 90+ CRI Dlvd. Lumens - 857 Incandescent Profile	WL 2700K - 1800K
90W13A 90+ CRI Dlvd. Lumens - 902 Halogen Profile	WD 3200K - 1800K
*SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.	
TUNABLE WHITE	
90T12A 90+ CRI Dlvd. Lumens -950* *(Only available for remote housings)	TW 5000K - 2700K
*ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.	

OPTIC	INSTALL TYPE	CEILING THICKNESS
10 10°* *(Only available with 80C12A, 90C10A and 97C10A. Not available with 2200K)	INTEGRAL DRIVER X IC Y NIC C IC, Airtight* *(Chicago Plenum, Airtight & Title 24 compliant housing)	1 0.50" - 1.375" 2 1.375" - 2.125"* *(Only available with 15° optic) T 0.50" - 1.375"* *(Includes adjustable housing height bracket, recommended for any T-Grid or Furring Channel applications)
15 15° 22 22° 40 40° 60 60° 85 85°* *(Uses 60° optic and optional configuration 14 (WDL) to achieve 85° beam spread)	REMOTE DRIVER V IC, Remote W NIC, Remote D IC, Airtight, Remote* *(Chicago Plenum, Airtight & Title 24 compliant housing)	
22 22° 40 40° 60 60° 85 85°* *(Uses 60° optic and optional configuration 14 (WDL) to achieve 85° beam spread)		
22 22° 40 40° 60 60° 85 85°* *(Uses 60° optic and optional configuration 14 (WDL) to achieve 85° beam spread)		

DRIVER	EFFECTS DEVICE
INTEGRAL PH ELV/Triac, 2% 120V* *(Not available for 80C12A, 90C10A, or 97C10A unless 10° degree optic is specified) SG 0-10V Analog, LOG 1% 120 or 277V SN 0-10V Analog, LIN 1% 120 or 277V LP Lutron, Hi-Lume Premier Ecosystem 0.1% Fade to Black, 120 or 277V* *(Not available for 80C23A, 90C19A, or 97C17A in all IC install types)	STANDARD EFFECTS DEVICE 04 Soft Focus Lens 00 No Lens* *(Standard and only available with 10° optic. Not available for Wet Location)
REMOTE (120V) L2 Lutron, Hi-Lume 1% 2-wire	ALTERNATE EFFECTS DEVICE 03 Clear Glass Lens* *(Not available for Warm Dim) 05 Frosted Glass Lens 08 Frosted Soft Focus Lens 14 Wide Distribution Lens* *(Required and only available for 85° beam spread) 26 Frosted Linear Spread Lens 28 Adjustable Honeycomb Louver and Soft Focus Lens* *(Not available for Wet location)
REMOTE (120-277V) EG eldoLED, SOLOdrive 0.1% 0-10V, LOG EN eldoLED, SOLOdrive 0.1% 0-10V, LIN ED eldoLED, SOLOdrive 0.1% DALI, LOG	
TUNABLE WHITE REMOTE (120-277V) DG eldoLED, DUALdrive 0.1% 0-10V, LOG DN eldoLED, DUALdrive 0.1% 0-10V, LIN DD eldoLED, DUALdrive 0.1% DALI, LOG	

(WH) White Powder Coat

(BK) Black Powder Coat

(AU) Cashmere Gold Powder Coat

(AG) Satin Silver Powder Coat

(BB) Burnt Bronze Powder Coat

PART NUMBER NOTES

- Housing and trim ship as e.g., F3RM1A-WHWH-90C10*2-3X1-PH*
- Remote driver ships with fixture as e.g., PSF3-RMT-90C-10A-1L2*

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FRAXION3 SLIM ADJUSTABLE

ACCESSORIES

ROUND ALTERNATE EFFECTS DEVICES
Dry/Damp location only.
Wet location requires alternate baffle.

- ☐ **CGL-F3R** Clear Glass Lens*
  *(Not available for Warm Dim)
- ☐ **FGL-F3R** Frosted Glass Lens
- ☐ **SFL-F3R** Soft Focus Lens
- ☐ **FSFL-F3R** Frosted Soft Focus Lens
- ☐ **WDL-F3R** Wide Distribution Lens*
  *(Required and only available for 85° beam spread)
- ☐ **FLSL-F3R** Frosted Linear Spread Lens

SQUARE ALTERNATE EFFECTS DEVICES
Dry / Damp location only.
Wet location requires alternate baffle.

- ☐ **CGL-F3S** Clear Glass Lens*
  *(Not available for Warm Dim)
- ☐ **FGL-F3S** Frosted Glass Lens
- ☐ **SFL-F3S** Soft Focus Lens
- ☐ **FSFL-F3S** Frosted Soft Focus Lens
- ☐ **WDL-F3S** Wide Distribution Lens*
  *(Required and only available for 85° beam spread)
- ☐ **FLSL-F3S** Frosted Linear Spread Lens

ADJUSTABLE HCL ASSEMBLY
Dry / Damp location only.

- ☐ **OLR-F3RS-SFL-HCL** Adjustable Honeycomb Louver and Soft Focus Lens

REPLACEMENT OPTICS
Interchangeable optics accessible through fixture aperture.

- ☐ **RO-50-15-2** 15° optic*
  *(Not available for Warm Dim)
- ☐ **RO-50-22-2** 22° optic
- ☐ **RO-50-40-2** 40° optic
- ☐ **RO-50-60-2** 60° optic

REPLACEMENT TUNABLE WHITE OPTICS
Interchangeable optics accessible through fixture aperture.

- ☐ **RO-50-22-3** 22° optic
- ☐ **RO-50-40-3** 40° optic
- ☐ **RO-50-60-3** 60° optic

ALTERNATE BAFFLE ASSEMBLY (INCLUDES EFFECTS DEVICE)

ASSEMBLY		SHAPE	RATING	TYPE		BAFFLE FINISH		EFFECTS DEVICE
RBA	-			A	-		-	
REPLACEMENT BAFFLE ASSEMBLY		F3R Round F3S Square	1 Dry / Damp 2 Wet* *(Requires suction cup to service or aim & focus)	A Adjustable		WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish * *(Consult Factory)		Leave blank for standard Soft Focus Lens CGL Clear Glass Lens * *(Not available for Warm Dim) FGL Frosted Glass Lens FSFL Frosted Soft Focus Lens WDL Wide Distribution Lens * *(For use with 60° optic only) FLSL Frosted Linear Spread Lens

REPLACEMENT SUCTION TOOL
One included with every six fixtures designated Wet location.

- ☐ **F4-TOOL-SUCTION** Allows for removal of Wet Location baffles

T-GRID ACCESSORY KIT
Supplied with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Available for ceiling thicknesses from 0.50" - 2.125".

- ☐ **TG-FX3-KIT**

HANGER BAR EXTENDER KIT
Extends hanger bars from 24.0" to 46.0" maximum.

- ☐ **FRX-HBE-46** Extender, Hanger Bar

EMERGENCY LIGHTING - REMOTE MOUNT ONLY
During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

- ☐ **EMB-S-20/25-120/277-LEDX** 20/25 watt max capacity, 120 or 277 VAC 60Hz, Non-Dimmable
- ☐ **EMB-S-100-120-LEDX** 100 watt max capacity, 120 VAC 60Hz, Dimmable
- ☐ **EMB-S-100-277-LEDX** 100 watt max capacity, 277 VAC 60Hz, Dimmable
- ☐ **EMB-S-250-120/277-LEDX** 250 watt max capacity, 120 or 277 VAC 60Hz, Dimmable

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FRAXION3 SLIM ADJUSTABLE

PERFORMANCE - 3000K

LUMEN PACKAGE	WATTAGE	10° OPTIC NO SOFT FOCUS LENS		15° OPTIC SOFT FOCUS LENS		22° OPTIC SOFT FOCUS LENS		40° OPTIC SOFT FOCUS LENS		60° OPTIC SOFT FOCUS LENS		85° OPTIC WIDE DISTRIBUTION LENS	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
80C12A	10	739	51 (14W)	872	86	729	72	795	79	784	78	623	62
80C16A	14	-	-	1191	82	1003	71	1095	78	1079	77	857	61
80C23A	21	-	-	1642	77	1381	65	1506	71	1486	70	1180	56
90C10A	10	627	44 (14W)	721	71	626	62	683	68	673	67	535	53
90C14A	14	-	-	984	68	858	61	936	66	923	65	733	52
90C19A	21	-	-	1357	63	1184	56	1291	61	1273	60	1011	48
97C10A	10	578	40 (14W)	657	65	557	55	608	60	599	59	476	47
97C12A	14	-	-	897	62	763	54	833	59	821	58	652	46
97C17A	21	-	-	1238	58	1055	50	1151	58	1135	54	901	42
90W11A	14	-	-	-	-	690	49	857	61	814	58	719	51
90W13A	14	-	-	-	-	726	51	902	64	857	61	757	54
90T12A	16	-	-	-	-	852	53	950	59	949	59	838	52

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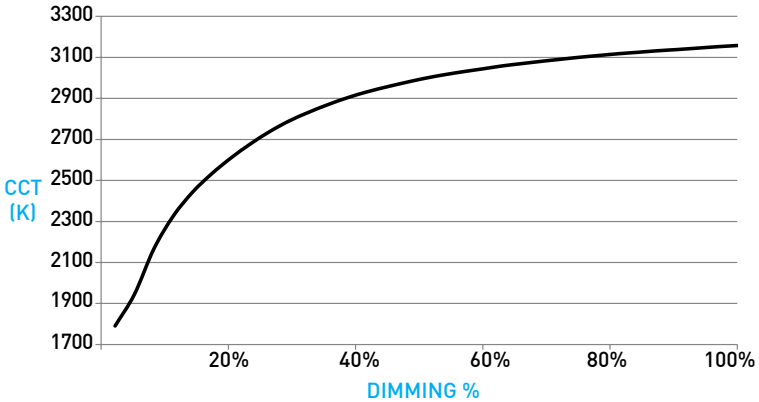
OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR MULTIPLIER	
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83
WDL	0.78

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC

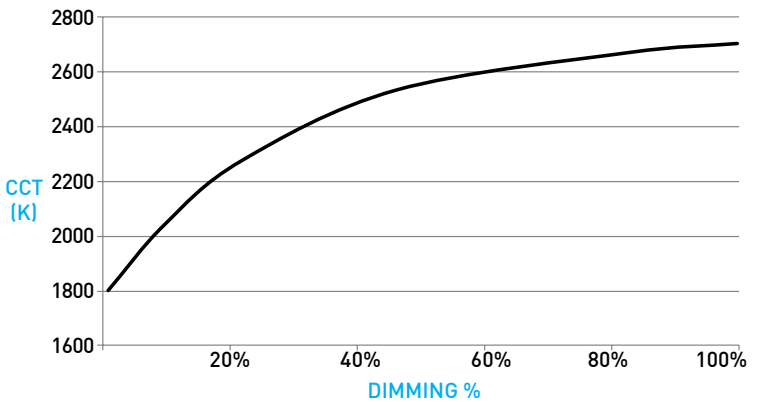
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	902	722	631	451	180	90	18
Power (W)	14	11	10	7	3	1.5	0.3
Efficacy (LPW)	64	64	64	64	64	64	64



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	857	686	600	428	171	86	17
Power (W)	14	11	10	7	3	1.5	0.5
Efficacy (LPW)	61	61	61	61	61	61	61



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FRAXION3 SLIM ADJUSTABLE

DOWNLIGHT / HOUSING

A ADJUSTABILITY
Aiming mechanism is integral to the housing, providing lockable hot-aim tilt up to 40° and 365° rotation. Sliding pivot point optimizes center beam, ensuring unclipped beam of 15° at 40° tilt and 25° at 30° tilt. 1° tilt increments with 5° indicators, tilt guide included (see A1 section view).

B LED
Integral LED module design enables field service / replacement through housing aperture.

C OPTIC
Proprietary optic integrates Reflection, Refraction and TIR offering 10°, 15°, 22°, 40° & 60° beams.

D TRIMLESS WOOD SPACERS
Provided for Trimless Wood installations; includes (1) 1/16" spacer and (5) 1/8" spacers.

E TRIM EXTENSION
Provided for -2 ceiling thickness; accommodates 2.125" max ceiling thickness.

F MICROFLANGE PROFILE
Features 0.30" flange. Thickness measures 0.06". Installed after ceiling is complete. Requires 3.375" diameter cutout. Wet location features integral silicone gasket.

G TRIMLESS DRYWALL PROFILE
Installs totally flush with the ceiling with no visible trim. Appliqué includes screws for mounting and has 0.06" plaster stop. Not recommended for stucco applications.

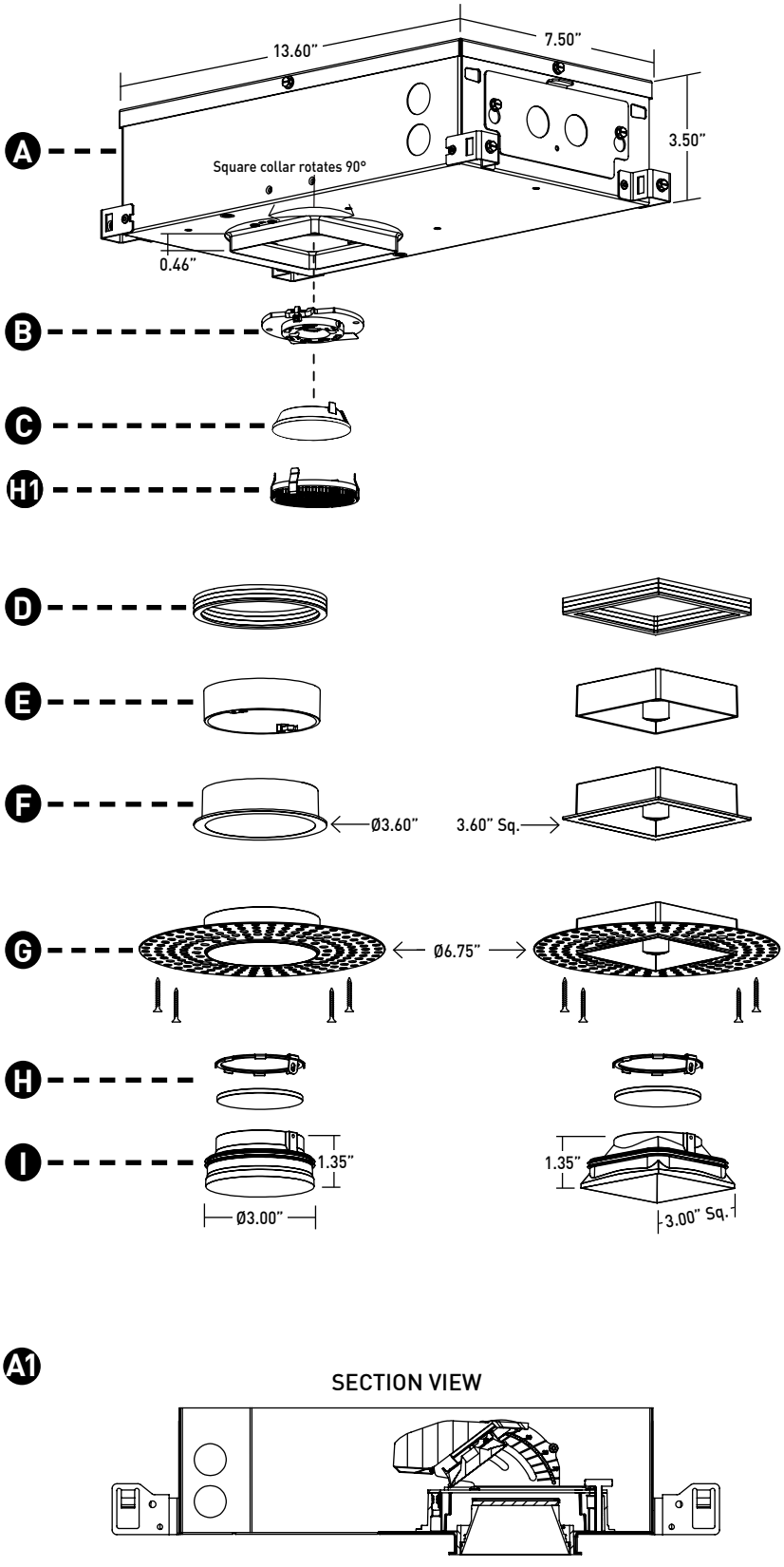
H EFFECTS DEVICES / LENS RETAINER
Fixture is limited to 1 effects device. Wet location effects device is sealed in place. Suction tool provided for removal of baffle with wet location. Lens retainer allows effects devices to be changed in Dry /Damp locations.

H1 ADJUSTABLE HCL ASSEMBLY
Honeycomb Louver and Soft Focus Lens attach directly to optic with clip-on lens retainer and adjusts with fixture. Only compatible with no lens baffle. Dry/Damp locations only. Specified as -28 Effects Device

I ROUND BAFFLE
Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Minimizes aperture glare and conceals view into housing; includes gasket.

SQUARE TRANSITIONAL BAFFLE
Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Transitions from square aperture at ceiling plane to round aperture at light source. Minimizes aperture glare and conceals view into housing; includes gasket.

DIMENSIONS / DRAWINGS



A1

SECTION VIEW

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FRAXION3SLIM ADJUSTABLE

DOWNLIGHT / HOUSING

J IC HOUSING
- For IC ceilings.
- No setback from polycell spray foam insulation having max R-Value of 60 on all sides and top of housing.

K NIC HOUSING
- Minimum 0.50" setback from combustible and non-combustible materials on all sides and top of housing.
- Minimum 3.00" setback from insulation material having max R-Value 30 on all sides and top of housing.
- Minimum 6.00" setback from polycell spray foam insulation having max R-Value 60.

L ADJUSTABLE HANGER BAR HEIGHT ACCESSORY
Provided with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Hanger bars are installed to adjustable bracket. Allows housing to be raised and lowered; ceiling thickness remains 0.5" to 1.375" max.

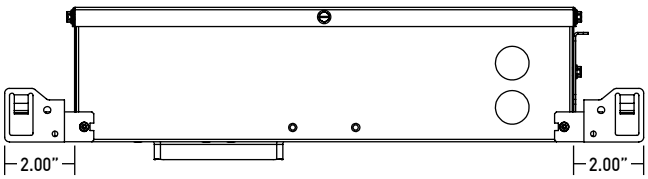
M APPLIQUÉ DETAIL
Appliqué for plaster floating directly to baffle.

N REMOTE POWER SUPPLY
Provided with install Types "V", "W" and "D". Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PSF3-RMT and fixture. Must be installed in an accessible location.

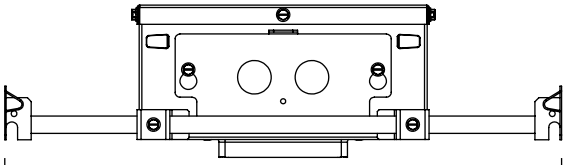
HOUSING NOTES

- Do not install in environments where ambient temperatures exceed 25°C (77°F).
- Power supply compartment and all splice connections may be serviced from room side.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.
- Hanger bars fitted to short side of housing or long side when TG accessory is specified; extend from 14.0" to 24.0", but may be field cut to accommodate narrow stud spacing. Can be extended up to 46" maximum with FRX-HBE-46 kit.
- Hanger bars and brackets add 4.00" max to the overall dimension, but are exclusive of the setback requirements.
- Housings for round trims feature a round aperture housing collar. Housings for square trims feature a square housing collar that rotates up to 90 degrees for fixture alignment. Housing collars accommodate ceiling thicknesses between 0.50" and 2.125".

J / K



IC HOUSING FEATURES STRIP GASKETS



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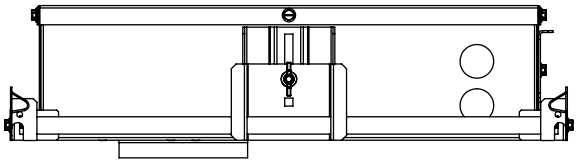
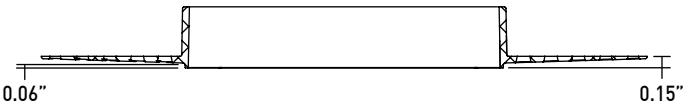


M

SECTION VIEW



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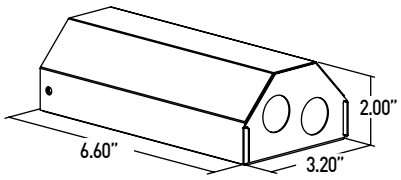

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FRAXION3 SLIM ADJUSTABLE

TECHNICAL

CONSTRUCTION
Downlight: Painted finishes are granulated powder coat.
Housing: Aluminum and 22 Gauge galvanized steel. Die-cast aluminum heat-sink.
Remote Power Supply: 22 Gauge galvanized steel.
Appliqué: Zinc alloy.

LED
2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED
3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

TUNABLE WHITE LED
5-step MacAdam ellipse tunable white LED module available in 90+ CRI configuration. Features tuning range of 2700K to 5000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	PH	SG	SN	LP	L2	EG	EN	ED	DG	DN	DD
Minimum °C	-20 °C	-10 °C	-10 °C	0 °C	0 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	1.0%	1.0%	0.1%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

Note: For L2, LP, EG and EN drivers consult chart on page 7 to confirm appropriate dimming curve for compatibility with selected control.

LISTING
cTUVus listed to UL1598 standard for Dry / Damp and Wet locations. Chicago Plenum, Airtight and Title 24 JA8-2019 Listed.

WARRANTY
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

CHANGE LOG
1. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM AND 10 DEGREE OPTIC OFFERINGS.

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DIMMING COMPATIBILITY

LUTRON DRIVER COMPATIBILITY

Power supply **L2** **Lutron Product Family**	**Part No.**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply **LP** **Lutron Product Family**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON
2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **EG / EN** **Dimmer / Switch Control Manufacturer**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Power supply **EG / EN** **Lighting Control System Manufacturer**	**Family/Model #**
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

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[DATE OF REV: 01122021]

EXHIBIT B

TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

Date: 12/06/2021
Address: Lot 9, 190 Cortina Drive
Mountain Village, CO 81435

TFPD approves the proposal with the following conditions:

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

PO Box 1645/131 West Columbia Avenue, Telluride, CO 81435 970-708-0098 email: sheidergott@telluridefire.com