

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
AGENDA THURSDAY MARCH 31, 2022 10:00 AM  
MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
TO BE HELD HYBRID THROUGH ZOOM:**

<https://zoom.us/j/99117210188?pwd=VG5pSjdINlllQWU5RXJHb2ViSFhvdz09>

	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 March 3, 2022 Design Review Board Meeting.
3.	10:05	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot AR-53-R1, TBD Adams Way, pursuant to CDC Section 17.4.11.
4.	10:50	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 649R-11, 11 Boulders Way, pursuant to CDC Section 17.4.11
5.	11:35	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot 613-C1, 101 Lawson Point, pursuant to CDC Section 17.4.11
6.	12:05	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 649R-10, 10 Boulders Way, pursuant to CDC Section 17.4.11
7.	12:50	30	Lunch	Lunch	Lunch
8.	1:20	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 709, 152 Adams Ranch Road, pursuant to CDC Section 17.4.11
9.	2:05	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 89-3A, 99 Lookout Ridge, pursuant to CDC Section 17.4.11.
10.	2:50	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot BR600-11R, 22 Trails Edge Lane, pursuant to CDC Section 17.4.11.
11.	3:20	45	Miller/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 167-5, 162 San Joaquin, Unit 5, pursuant to CDC Section 17.4.11.
12.	4:05	30	Miller/ Applicant	Quasi-Judicial	Discussion regarding a Conceptual Work Session for Lot 27A, Phase Three (Belvedere), to develop new multi-family condominiums, pursuant to CDC Sections 17.4.6 and 17.4.11.
13.	4:35		Chair		Adjourn

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

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

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY FEBRUARY 3, 2022**

**Call to Order**

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on March 3, 2022.

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
Adam Miller  
Ellen Kramer  
Liz Caton  
Scott Bennett (1st alternate)  
Shane Jordan (2<sup>nd</sup> alternate)  
Cath Jett - Via Zoom

**The following Board members were absent:**

David Craige  
Greer Garner

**Town Staff in attendance:**

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

**Public Attendance:** Emory Smith

**Item 2. Reading and Approval of the February 3, 2022 Regular Design Review Board Meeting Minutes.**

Samuel Quinn-Jacobs: Presented as Staff

On a **MOTION** by **Caton** and seconded by **Kramer** the DRB voted **unanimously** to approve the minutes from the February 3, 2022 Meeting.

**Item 3. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 344R, 111 Rocky Rd., pursuant to CDC Section 17.4.11**

Amy Ward: Presented as Staff  
David Baker and Paul Langford: Presented as Applicants



Public Comment: None

On a **MOTION** by **Caton** and seconded by **Kramer** DRB voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home located at Lot 344R, based on the evidence provided within the Staff Report of record dated February 23, 2022, with the following design variations and specific approvals:

Design Variations:

- 1) Road and Driveway standards – retaining walls over 5'
- 2) Address Monument - Height

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall and grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the plans to show (2) exterior parking spaces
- 2) Prior to final review, the applicant shall revise the driveway to reflect the comments of this memo regarding a 16' hard surface.
- 3) Prior to final review the applicant shall demonstrate that the window shutters are operable.
- 4) 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.
- 5) Prior to final review, the applicant shall provide a fire mitigation plan.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) Prior to 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 encroachments.
- 9) Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is

satisfactory.

**Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 503, 115 Lone Fir Lane, pursuant to CDC Section 17.4.11**

Amy Ward: Presented as Staff

Edwin Lindell: Presented as Applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Jordan** voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home with attached ADU located at Lot 503, based on the evidence provided within the Staff Report of record dated February 23, 2022, with the following specific approvals and design variations:

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall
- 2) Road Right of way encroachment (insubstantial) – Retaining wall
- 3) Road and Driveway Standards - (2) Curb cuts

Design variations:

- 1) Landscaping – diversity of species  
And, with the following conditions:
  - 1) Prior to final review the applicant shall revise their site coverage calculations to include patios and decks consistent with the definition of site coverage found on page 297 of the CDC and Section 17.8 Definitions.
  - 2) Prior to final review, the applicant shall revise the parking to remove all instances of tandem parking while still providing (2) exterior spaces.
  - 3) Prior to final review, the applicant shall submit an address monument design for both the Russell Drive address and the alternate access at Lone Fir Lane per the comments of the Police Chief and Fire Marshall, and to otherwise meet the requirements of the CDC.
  - 4) Prior to final review, the applicant shall revise the construction mitigation plan to include silt fencing, and to move dumpsters and toilets within the fenced area.
  - 5) Prior to final review, the applicant shall indicate the fuel source for all fireplaces.
  - 6) Prior to final review, the applicant shall revise the lighting plan per the comments of this memo.
  - 7) Prior to building permit the applicant shall provide proof of an access agreement with Telski for the sewer accesses.
  - 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
  - 9) Prior to 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 encroachments.
  - 10) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the

- road right of way. This includes any encroachments that already exist on the property as well as any new encroachments.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
  - 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
  - 13) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    - b. Wood that is stained in the approved color(s);
    - c. Any approved metal exterior material;
    - d. Roofing material(s); and
    - e. Any other approved exterior materials
  - 14) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

**Item 5. Consideration of a Design Review: Initial Architecture and Site Review (2) for a new Single Family home on Lot 613-C1, 101 Lawson Point, pursuant to CDC Section 17.4.11.**

Amy Ward: Presented as Staff

Thomas Bulk, Shift Architects: Presented as Applicant

Public Comment: None

A motion by **Kramer** and seconded by **Jett** to continue the Initial Architectural and Site Review (2) for a new single-family home located at Lot 613-C1, to the March 31, 2022 Design Review Board Meeting failed **3-4** (Bennett, Jordan, Miller and Caton Dissented- all citing it wasn't meeting simplicity of form requirement 17.5.4.F.2).

On a motion by **Bennett** and seconded by **Miller** DRB voted **4-3** (Jett, Kramer and Brown dissented due to CDC requirement 17.5.4.F.2- simplicity of form) to approve the Initial Architectural and Site Review (2) for a new single-family home located at Lot AR 613-C1, based on the evidence provided within the Staff Report of record dated January 25, 2022, with the following specific approvals:

DRB Specific Approval:

- 1) Setback Encroachments – Driveway retaining wall and grading
- 2) Metal fascia and soffit
- 3) Parking waiver

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the landscaping plan to increase the diversity of species.
- 2) Prior to final review, the applicant shall revise the fire mitigation plan by extending the Zone 1 area to include any spruce trees to be kept within the dripline of the home.
- 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) 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 encroachments.
- 6) Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 7) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 8) Prior to final review the applicant will add a reflective background behind the cut out lettering on the address monument.

**Item 7. Consideration of a Design Review: Initial Architecture and Site Review (2) for a new Single Family home on Lot BR600-11R, 11 Trails Edge Lane, pursuant to CDC Section 17.4.11.**

Amy Ward: Presented as Staff

Jack Wesson: Presented as Applicant

Public Comment: None

On a motion by **Miller** and seconded by **Caton** DRB voted **unanimously** to approve the Initial Architectural and Site Review (2) for a new single-family home located at Lot 600BR-11R, based on the evidence provided within the Staff Report of record dated February 22, 2022, with the following design variations and DRB specific approvals:

Design Variations:

1. Landscaping – Diversity of Species

DRB Specific Approval:

1. Tandem parking
2. Setback encroachments – Grading, parking and landscaping
3. GE Encroachments – Grading
4. Board form concrete (address monument)

And, with the following conditions:

1. Prior to the building permit, the applicant shall provide proof of an encroachment/license agreement with Telski for proposed construction fencing within the GE areas.
2. Prior to building permit the applicant shall work with the Town Forester to identify trees for removal in the Zone 2 fire mitigation area.
3. Prior to building permit the applicant will provide a revised utility plan for approval by Public Works, if sewer access is proposed on OS-FT1 then proof of an encroachment agreement with Telski will be provided.
4. Consistent with town building codes, Unenclosed accessory structures attached To buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
5. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
6. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
7. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
8. It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

**Item 8. Consideration of a Design Review: Final Architecture Review for a new Single Family detached condominium on Lot 161-D1, unit 22, 4 La Salle Lane, pursuant to CDC Section 17.4.11.**

Amy Ward: Presented as Staff

Steve Morton: Presented as Applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Caton** DRB voted **unanimously** (Jett abstained) to approve the Final Architectural and Site Review for a new single-family detached condominium located at Lot 161D-1 Unit 22, based on the evidence provided within the Staff Memo of record dated January 24, 2022, with the following specific approvals and DRB Specific Approvals:

DRB Specific Approvals:

1. Metal Fascia
2. Landscaping in the GCE
3. Architectural Lighting

Design variations:

1. Landscaping – diversity of species

And, with the following conditions:

- 1) The lighting system will be placed on a capped dimmer system that will limit lumen output of all fixtures to those levels allowed per CDC lighting regulations.
- 2) Prior to issuance of a building permit the applicant must provide the town with an executed copy of the Addendum to Reservation and Escrow Agreement for parking.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Prior to the issuance of a building permit the applicant shall finalize the minor subdivision process altering the Unit 22 location on the condominium map for town review, and record a new condo map with San Miguel County.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete To determine there are no additional encroachments into the common open-space.
- 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) A revised set showing the addition of solar panels on the roof may be approved by staff prior to building permit.

**Item 9. Review of Village Core Design Presentation from 2018, Oz Architecture**

Michelle Haynes: Presented as Staff

**ADJOURN**

**MOTION** to adjourn by unanimous consent, the Design Review Board voted to adjourn the March 3, 2022 meeting at 1:57pm.

Prepared and submitted by,

Samuel Quinn-Jacobs  
Planning Technician

DRAFT





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

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**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Principal Planner

**FOR:** Design Review Board Public Hearing; March 31, 2022

**DATE:** March 18, 2022

**RE:** Staff Memo – Initial Architecture and Site Review (IASR) Lot AR-53R1, TBD Adams Way

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### APPLICATION OVERVIEW: New Single-Family Home on Lot AR-53R1

#### **PROJECT GEOGRAPHY**

**Legal Description:** UNIT AR53R1 THE VILLAGE AT ADAMS RANCH ACC TO THE THIRD AMEND TO THE COMMON OWNERSHIP COMMUNITY PLAT FOR THE VILLAGE AT ADAMS RANCH REC 10 27 2005 PL BK 1 PG 3561-3563 RECPT 379099 LOCATED ON LOT C-2BR1 INCLUDES 0.0435 PERCENT INTEREST IN COMMON ELEMENTS

**Address:** TBD Adams Way

**Applicant/Agent:** Ken Alexander, Architect's Collaborative

**Owner:** Westport Holding Texas LP

**Zoning:** Multi-Family

**Existing Use:** Vacant

**Proposed Use:** Single Family detached condo

**Lot Size:** 6,110 square feet (Unit)  
10,387 (Unit and L.C.E.)

#### **Adjacent Land Uses:**

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



*Figure 1: Vicinity Map*

#### **ATTACHMENTS**

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



**Case Summary:** Ken Alexander of Architects Collaborative (Applicant) on behalf of Westport Holding Texas LP, the owner of Lot AR-53R1 is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family detached condominium at TBD Adams Way. The existing conditions plan provided by Foley and Associates indicates that Unit AR-53R1 is 6,110 square feet in size. The Village at Adams Ranch is a single-family condominium community and is zoned Multi-Family. The overall square footage of the home is approximately 4,778 gross square feet, with 4,005 livable square feet, and provides two interior parking spaces within the proposed garage and an additional two exterior spaces.

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

Table 1

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Maximum Building Height</b>	40' (gable) Maximum	38'-0"
<b>Maximum Avg. Building Height</b>	35' (gable) Maximum	23.35'
<b>Maximum Lot Coverage</b>	65%	64%
<b>General Easement Setbacks</b>	No encroachment	No Encroachment
<b>Roof Pitch</b>		
Primary		6:12
Secondary		3:12
<b>Exterior Material</b>		
Stone	35% minimum	35%
Glass	40% maximum	18%
<b>Parking</b>	2 Interior / 2 Exterior	2 interior / 2 exterior

## **Chapter 17.3: ZONING AND LAND USE REGULATIONS**

### **17.3.12: Building Height Limits**

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a primary gable roof form with some secondary shed roofs and dormers. The maximum building height must be below 40 feet and the average height must be at or below 35 feet for gable roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Both heights are in compliance with the max average height shown at 23.35' and the max height shown at 38.00'. In addition, the applicant has provided a parallel plane analysis confirming that no portion of the home exceeds the allowed maximum height.

*Staff: The application meets all height requirements. It should be noted that the height diagrams provided by the applicant are difficult to read and staff has requested that updated drawings be provided prior to final review.*

### **17.3.14: General Easement Setbacks**

Unit AR-53R1 is zoned multi-family and located in a common-interest condominium community and therefore does not have the traditional General Easement (GE) seen in

most single-family zoned lots. There is a GE that separates the unit from Adams Way to the north, but otherwise the unit is surrounded by Limited Common Element (LCE).

*Staff: There are no impacts to the GE with this proposal. The address monument is however located within the GE of Lot OS-AR-3 which while allowable will require the owner and/or HOA enter into a revocable GE encroachment agreement as required by the CDC.*

*Additionally, there is a small area of roof overhang within the western LCE which is permissible based on the declarations for the condominium association.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

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

*Staff: The proposed design is somewhat traditional although certain newer design elements tie it together with both older and newer architectural mountain styles. The home is well grounded throughout its base with stone and metal elements and the use of rusted metal helps to again tie the newer design with existing design elements within the Mountain Village. In lower stone elements of the home are complimented nicely by the vertical stone elements on the front entryway and the chimney. The home features large north facing windows which should allow the home to capture mountain views. Staff believes this home respects the design context of the neighborhood and represents a home that can stand up to our difficult high-altitude environment.*

### **17.5.5: Building Siting Design**

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

*Staff: Although these units are larger than other common-interest single family condominium developments discussed recently, it is still limited in siting based on its established building envelope as shown in the attached existing conditions plan provided by the applicant. The Unit is 6,110 square feet and surrounded by a LCE which allows for some limited structural improvements. Although not tremendously steep, the elevation of the Unit does drop about 16 feet from its highest point to the lowest point. This slope has allowed the home to be somewhat built into the hillside in a way that limits its overall mass from certain perspectives. Additionally, the material palette helps to blend the home with its subdued color scheme which blends well into its surroundings.*

*It should also be noted that the design of the home and attached garage is somewhat assumably driven by the designated shared access easement located on Lot OS-AR-3, an open-space lot associated with a replat that occurred in 2005, which resulted in the Units/Lots in their current configuration. This access will be discussed in more detail below.*

*The applicant has indicated that they would request to preserve certain trees located within Wildfire Zones 1 and 2, and this will also help the home to blend into the existing landforms and vegetation given the proximity of this homes to neighboring homes.*

#### **17.5.6: Building Design**

The CDC discusses building design and specifies requirements for things like building form, roof form, wall materials, glazing, and other design details for the home.

*Staff: The home appears to have been designed in the traditional Mountain Village vernacular, but certain elements are more reminiscent of a Mountain Modern design including the metal accents and shed dormers. These more modern elements again seem to be linked back to traditional with their rusted finishes and placement.*

*The applicant has proposed a material palate of dry stacked sandstone in a random arrangement, a grey pre-finished fir siding, reclaimed barn wood heavy timbers, along with rusted corrugated roofing and guttering, large scale rusted metal paneling, and black fiberglass windows (see note below). These are typical materials seen in homes in the Mountain Village and it appears that the home will blend well with neighboring homes and provide a durable design.*

*Note: Although the applicant did indicate that the intention was not to utilize fiberglass windows as part of this application, at the time of drafting this memo updated window specifications had not been provided. The applicant should provide CDC compliant specifications for a black clad window as part of final review or will be required to obtain a design variation.*

*Prior to the final review, the following items should be addressed, and additional details provided:*

- 1. Revise windows per the above note.*
- 2. Window / door recesses within stone: Doors are required to be recessed 5" if surrounded by stone, Garage doors are required to be recessed 7" if surrounded by stone. These details should be included prior to final review.*
- 3. Chimney cap material specifications should be included prior to final review.*

#### **17.5.7: Grading and Drainage Design**

*Staff: The grading plan shows positive drainage away from the home but there have been comments expressed by neighboring homes related to off-site impacts of the drainage – especially to the west of the home. It appears based on the proposed drainage plan, that additional drainage facilities could be included in the western LCE that could direct water away from adjacent homes and towards Adams Way to the North. This minor change could alleviate some concerns related to drainage impacts.*

#### **17.5.8: Parking Regulations**

*Staff: The applicant has shown two interior parking spaces and two exterior spaces on their architectural site plan. The CDC requires two spaces in multi-family development outside of the Village Center and does not designate interior vs. exterior parking. With that, the applicant has not demonstrated the dimensions of the parking spaces which are required to be 9'x18' in size. This should be revised prior to final. Otherwise, it appears that the parking plan is adequate and meeting CDC requirements.*

### **17.5.9: Landscaping Regulations**

*Staff: The applicant has provided a landscaping plan but it is preliminary. Prior to final, it should be revised to include specific planting schedules, irrigation locations, water use tables, and other CDC landscaping requirements.*

### **17.5.11: Utilities**

*Staff: The applicant has provided a Utility Plan on Page A1.1 of the provided plan set but it should be noted that the plan does not include the location of the proposed water connection. Additionally, connections and installation of electric, telephone, and cable will impact the adjacent GE to the north but is otherwise necessary due to existing utility locations.*

*Prior to final review, the applicant should coordinate with Public Works to better understand the location of the water connection and shall demonstrate the impacts to the Units and/or adjacent Units / open space.*

### **17.5.12: Lighting Regulations**

*Staff: A preliminary lighting plan has been provided demonstrating the specific types and locations of the proposed lighting. As part of final review, the applicant will be required to provide full 8"x11" cut sheets for each proposed fixture and shall update the lighting plan to include a photometric study of the proposed lighting. Additionally, the lighting specification for the address monument should also be provided.*

### **17.5.13: Sign Regulations**

*Staff: The applicant has provided a schematic for a freestanding address monument that generally meets CDC requirements. The height of the monument is limited to 6 feet and will need to be revised slightly to reduce its height. Additionally, more details are requested on the method of downlighting for the proposed light source above the numbering.*

## **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: Although the site is treed, the wildfire mitigation requirements will require the removal of the majority of the trees on the unit. The applicant has provided a wildfire mitigation plan and has indicated the final review will occur in coordination with the Town Forester.*

### **17.6.6: Roads and Driveway Standards**

*Staff: The proposed driveway as shown is approximately 14 feet in width with 1-foot shoulders on each side for a total of 16 feet. The driveway as shown has a maximum grade of 12% which is permissible. Driveway sections under 500 feet in length may be allowed a maximum grade up to twelve percent with the approval of the Town in consultation with the Fire Marshal, providing all structures are equipped with a fire sprinkler system. The current proposed access design does not show any retaining walls associated with the driveway but due to the grades, staff would like to verify this prior to final review. Otherwise, the applicant is meeting the requirements of the CDC for driveway design.*

### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: The applicant has indicated that the proposed home does include fireplaces but has not specified if they will be natural gas or wood burning. This detail should be clarified prior to final review.*

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.19: Construction Mitigation**

*Staff: The applicant has not provided a construction migration plan at this time and is not required to do so until final review.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architectural and Site Review for Unit AR-53R1, TBD Adams Way, based on the findings and CDC requirements listed in the staff memo of record.

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

#### **Proposed Motion:**

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Unit AR-53R1, based on the evidence provided within the Staff Report of record dated March 18, 2022, with the following conditions:

- 1) Prior to final review, the applicant shall provide updated height elevations due to issues with the digital document quality.
- 2) Prior to final review, the applicant shall revise the proposed windows to meet the requirements of the CDC.
- 3) Prior to final review, the applicant shall provide a door/garage door recess detail, along with additional details related to the chimney cap proposed material.
- 4) Prior to final review, the applicant shall revise the utility plans to specify water utility connections from the ROW to the home. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Prior to final review, the applicant shall provide full page cutsheets for each proposed light fixture, shall provide a photometric study for the home, and shall provide updated details related to the address monument lighting.
- 6) Prior to final review, the applicant shall reduce the height of the address monument to 6 feet maximum.
- 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.

/JM



# ARCHITECTS

COLLABORATIVE

## DEVELOPMENT NARATIVE

Lot AR-53R1 The Moore Residence is a single family condominium with a limited common area.

The building as proposed is to be accessed off of the common area open space tract up the hill off Adams Way.

The owners have a vision of their previous similar home across the street. With a rustic classic look that matches the surrounding existing homes.

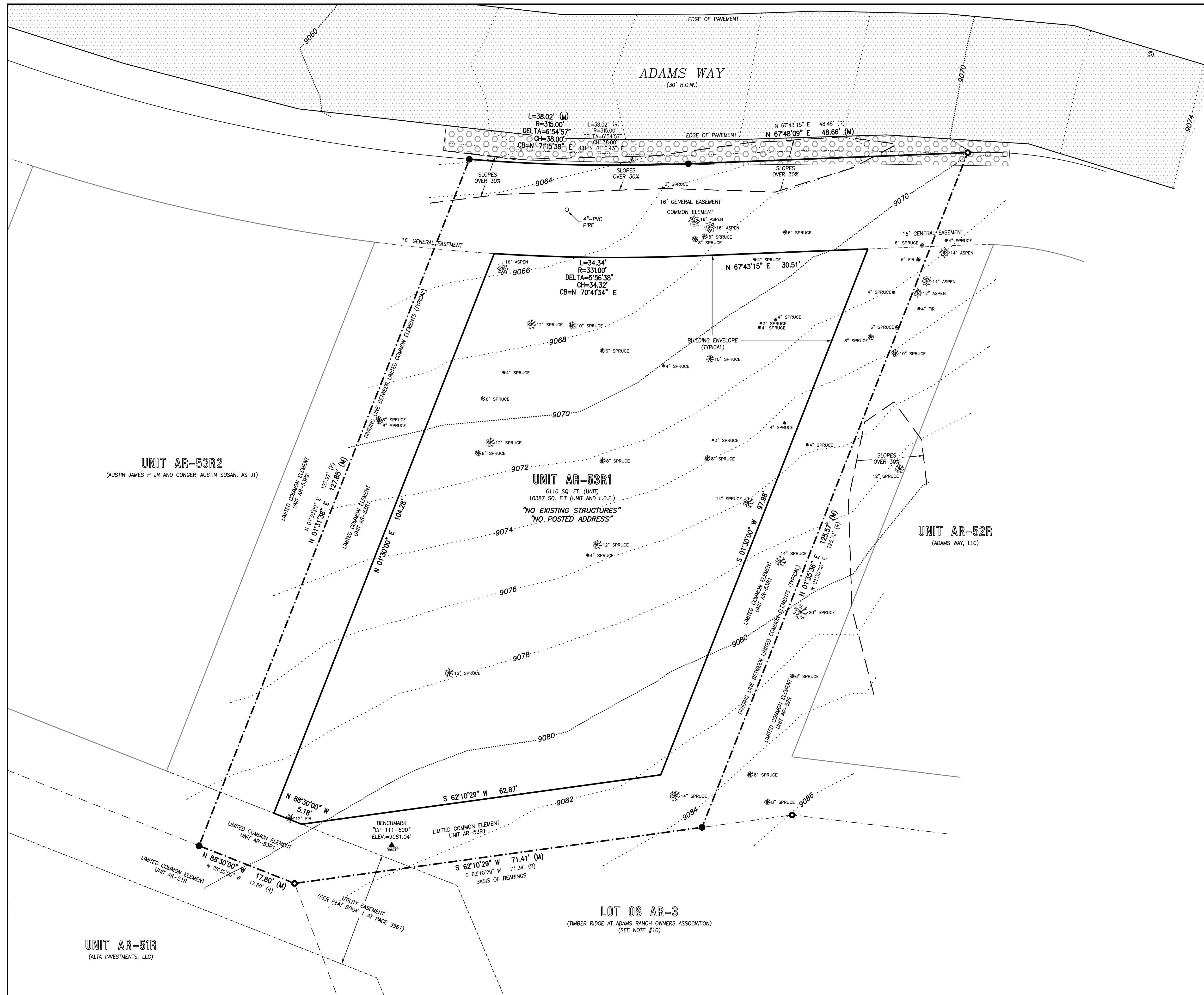
We are not requesting any variations for building design. The most delicate issue is attempting to maintain the existing forest trees in the fire mitigation Zones 1 and 2. We have a preliminary approval to keep a few remain pines inside the 15' fire zone.

2 parking spaces are provided in the garage with 3 more in the drive

The exterior materials are:

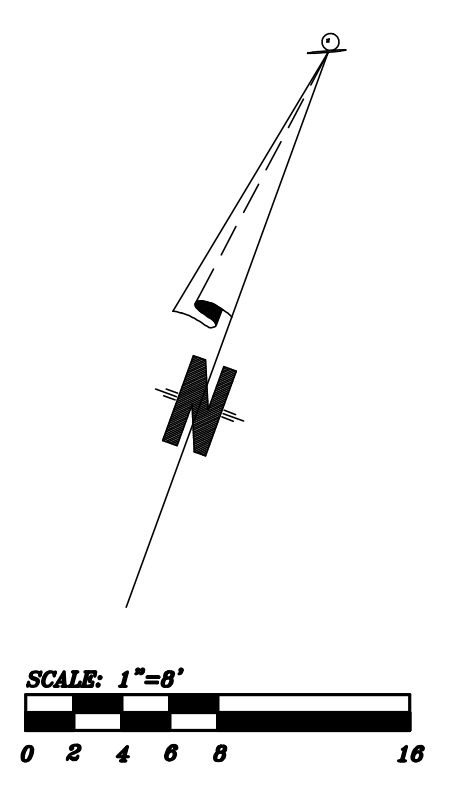
1. Corrugated rusted metal roofing and siding.
2. 6" ½ round rusted metal gutters and 4" downspouts with rusted metal flashing.
3. Heavy timber Barn wood trusses and beams are in the gables.
4. The stone is Telluride quarried gold stone random.
5. The windows are Marvin Integrity series with black cladding.
6. The siding is horizontal and vertical rustic barn wood.
7. The railings a 2" x 3" top rail with a secondary horizontal rail and vertical 1" Ballisters all rusted metal.
8. The fascia is a 2" x 12" rough sawn stained cedar.
9. The garage door is sheathed in 2' x 4' flat rusted metal panels.
10. The soffits are a stained 1 x 6 cedar rustic to match the interior ceilings.

To conclude the design is 4005 sf living with a 773 sf garage for a total off 4778 sf.

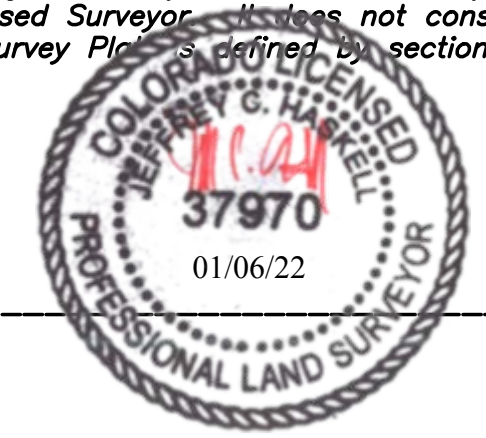


**LEGEND**

- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37662
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37970
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 3561



This Existing Conditions Plan of Unit AR-53R1, Timber Ridge at Mountain Village (formerly the Village at Adams Ranch), Town of Mountain Village, was prepared on August 11, 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

**LEGAL DESCRIPTION:**

UNIT AR-53R1, TIMBER RIDGE AT MOUNTAIN VILLAGE (FORMERLY THE VILLAGE AT ADAMS RANCH), A COMMON INTEREST COMMUNITY, ACCORDING TO THE PLAT RECORDED OCTOBER 27, 2005 IN PLAT BOOK 1 AT PAGE 3561, AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED JUNE 1, 1999 UNDER RECEPTION NO. 326890, AND AS AMENDED IN INSTRUMENT RECORDED JUNE 9, 2000 UNDER RECEPTION NO. 334770, AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 13, 2001 UNDER RECEPTION NO. 343817, AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 27, 2005 UNDER RECEPTION NO. 379100, AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 14, 2013 UNDER RECEPTION NO. 429339, AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 28, 2017 UNDER RECEPTION NO. 449950.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

1. Easement research and property description from Land Title Guarantee Company, Order Number TLR86010603-4, dated November 19, 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: The bearing along the southeastern boundary of Unit AR-53R1, as shown hereon, assumed to have the record bearing of S 62°10'29" W according to Plat Book 1 at page 3561.
4. Benchmark: Control Point "CP 111-60D", as shown hereon, with an elevation of 9081.01 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 underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.
9. Foley Associates, Inc. is not aware of any wetlands located on this lot, but a wetland delineation was not performed as part of this survey.
10. According to Plat Book 1 at page 3561, Note #6 states: "The entirety of Open space Tract OS AR-3 is encumbered by a perpetual non-exclusive access and utility easement. The use of this easement is limited to providing access and utility service to Lot C-2BR1." Lot C-2BR1 was further divided into Units AR-51R, AR-52R, AR-53R1 and AR-53R2 as shown on the Third Amendment to the Common Ownership Community Plat for the Village at Adams Ranch recorded in Reception No. 379099.
11. The Special Warranty Deed recorded at Reception No. 467573 confirms that according to Survey Note #6 on the Third Amendment to the Common Ownership Community Plat for the Village at Adams Ranch recorded in Reception No. 379099, Lot OS AR-3 was made subject to an Access and Utility Easement granted for the use and benefit of Lot C-2BR1, which lot was divided into Units AR-53R1, AR-53R2, AR-52R, and AR-51R, to install, use, operate, repair and maintain an access drive and utilities.

**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.

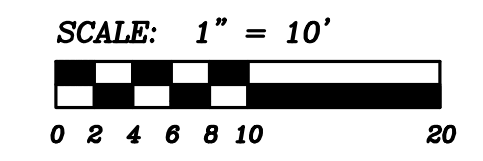
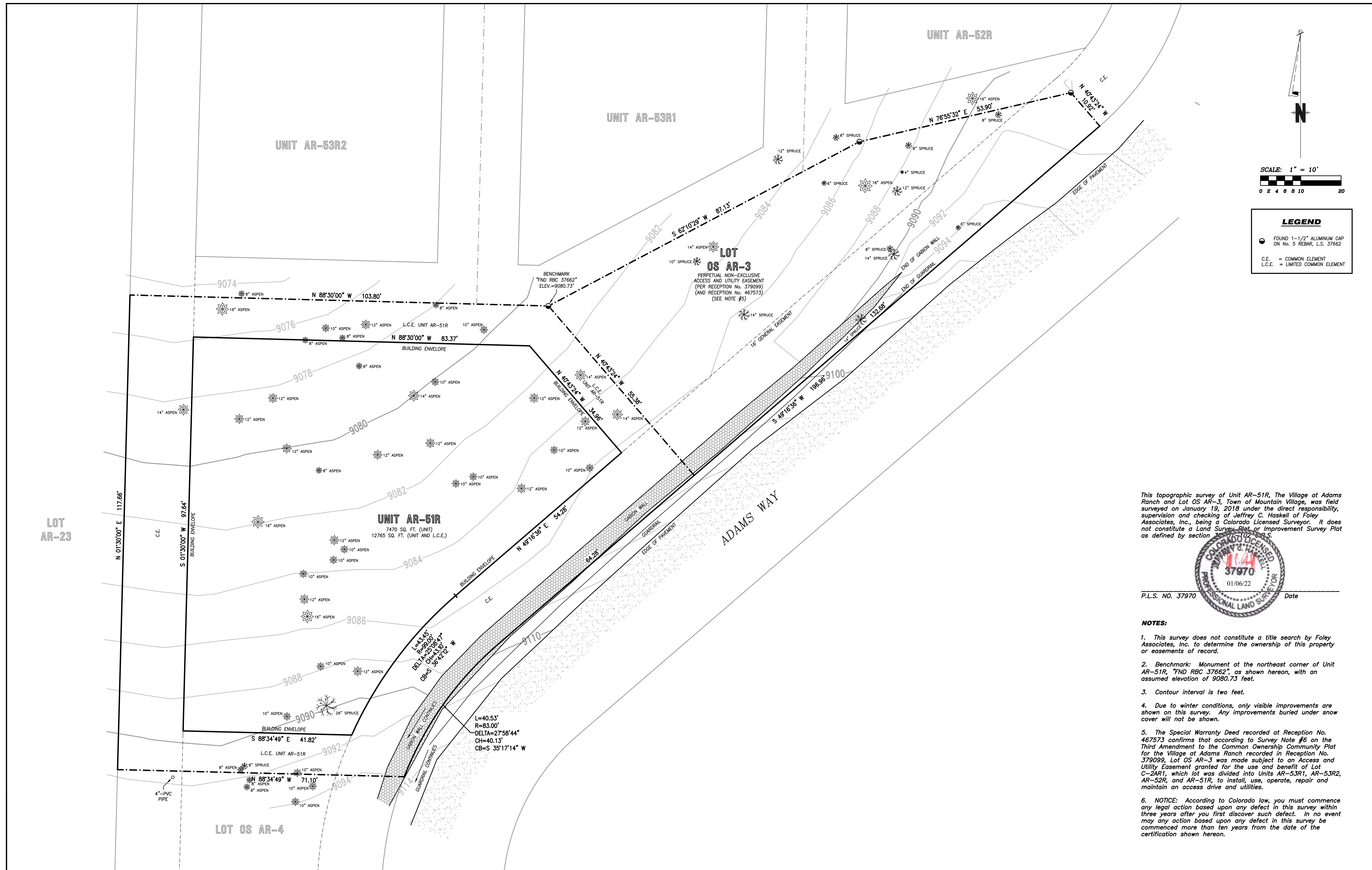
**EXISTING CONDITIONS PLAN**  
 Unit AR-53R1, Timber Ridge at Mountain Village,  
 located within the SW 1/4 of Section 33, T.43N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	08/11/2021				



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





LEGEND	
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662
	C.E. = COMMON ELEMENT
	L.C.E. = LIMITED COMMON ELEMENT

This topographic survey of Unit AR-51R, The Village at Adams Ranch and Lot OS AR-3, Town of Mountain Village, was field surveyed on January 19, 2018 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 38-102, C.R.S.



P.L.S. NO. 37970 Date

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark: Monument at the northeast corner of Unit AR-51R, "FND RBC 37662", as shown hereon, with an assumed elevation of 9080.73 feet.
  - Contour interval is two feet.
  - Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.
  - The Special Warranty Deed recorded at Reception No. 467573 confirms that according to Survey Note #6 on the Third Amendment to the Common Ownership Community Plat for the Village at Adams Ranch recorded in Reception No. 379099, Lot OS AR-3 was made subject to an Access and Utility Easement granted for the use and benefit of Lot C-2AR1, which lot was divided into Units AR-53R1, AR-53R2, AR-52R, and AR-51R, to install, use, operate, repair and maintain an access drive and utilities.
  - NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**Topographic Survey**  
 Unit AR-51R, The Village at Adams Ranch, and Lot OS AR-3, Town of Mountain Village,  
 San Miguel County, Colorado.

Project Mgr:	DB	Rev.	description	date	by
Technician:	NW				
Checked by:	KV, NW				
Start date:	01-19-18				



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

F:\014 W\Jobs\02007\02007.dwg (Access Easement added) dwg, 1/23/22 8:39:07 AM, PCS



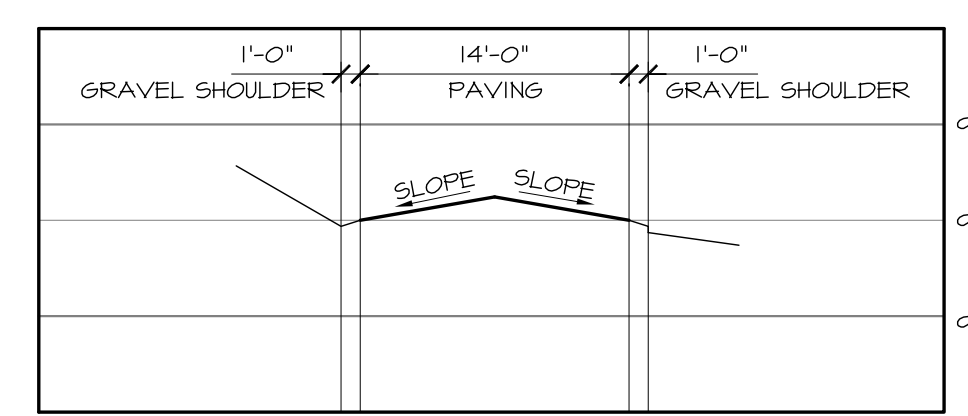
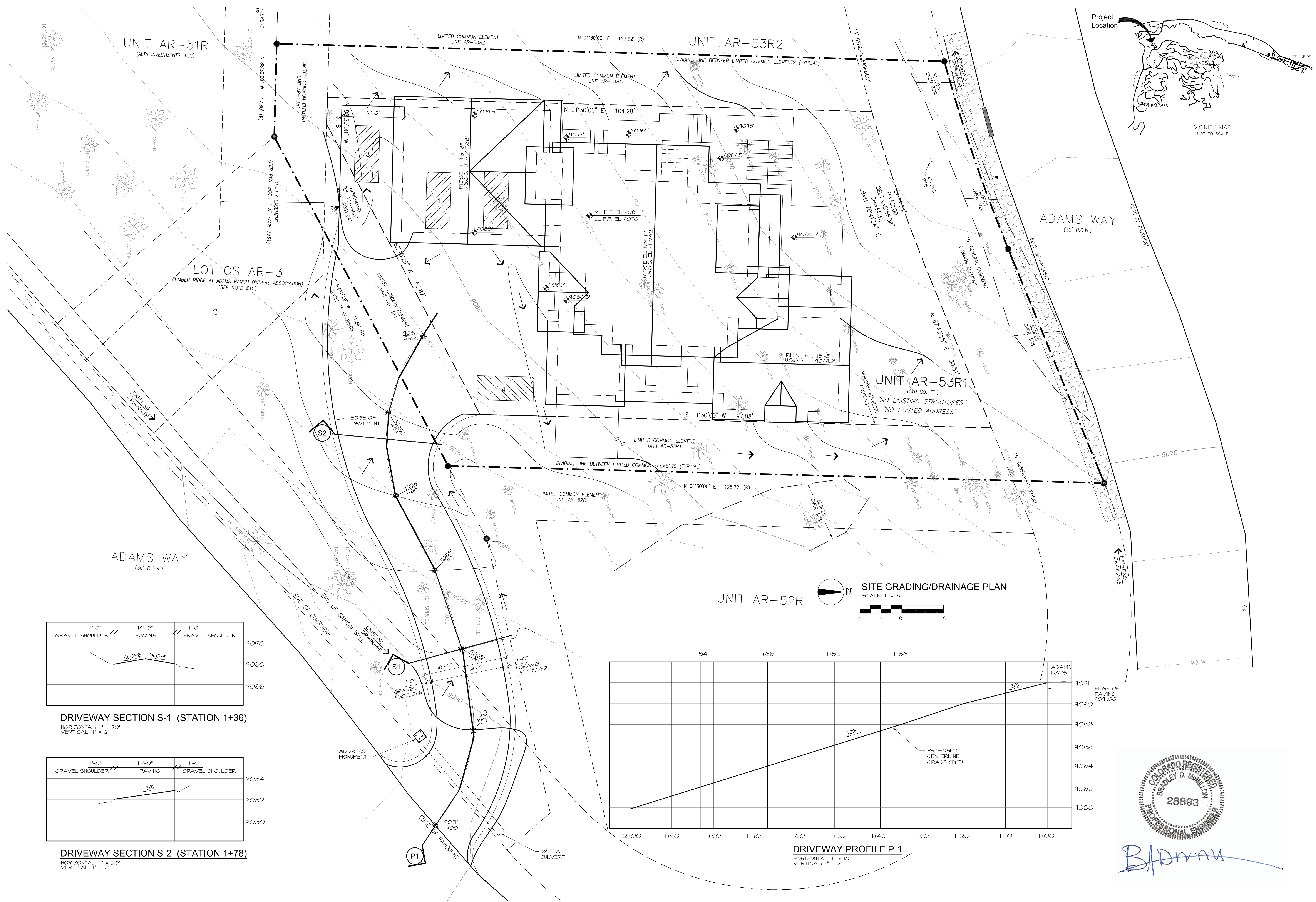
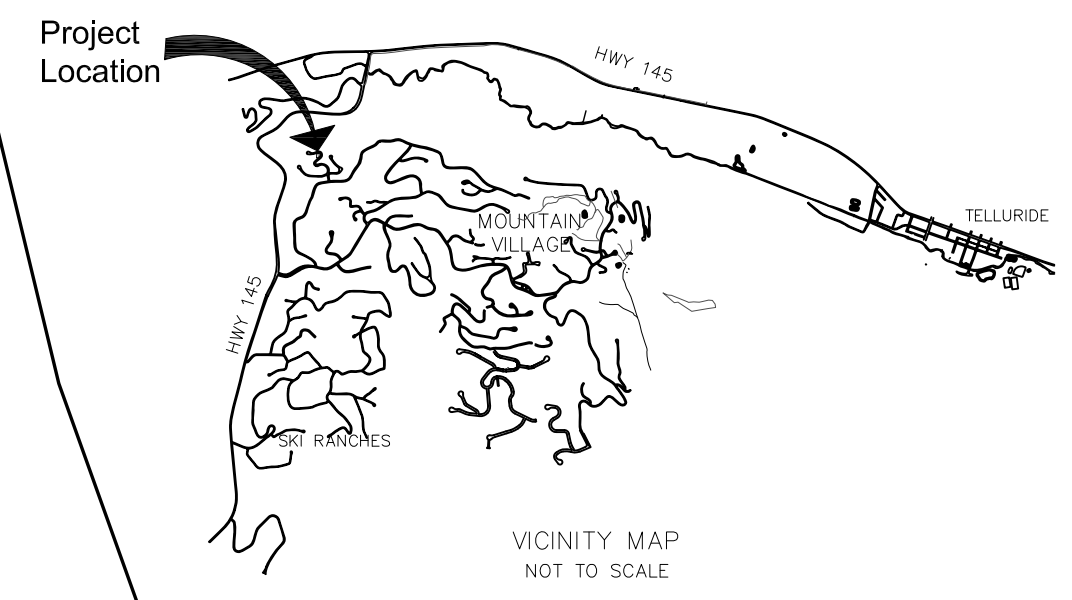
REVISIONS:

ARCHITECTS  
COLLABORATIVE  
Design + Build + Just Build + Just Design

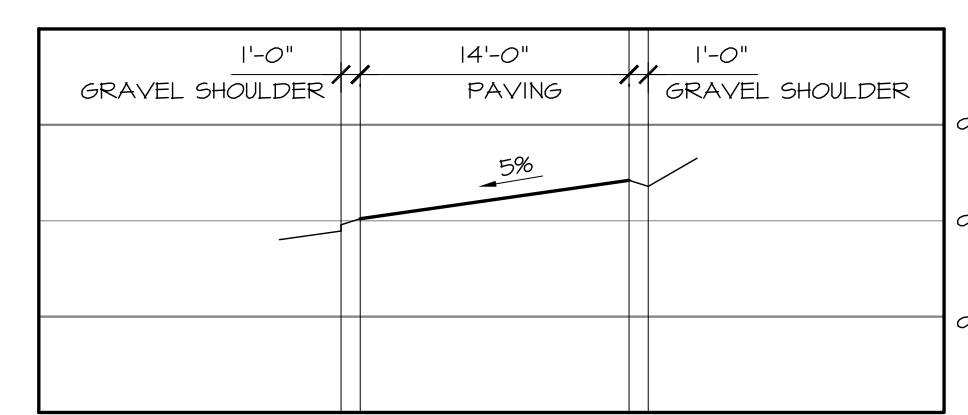
P.O. Box 3954 • Telluride, CO 81435  
C: 970-708-1076

Unit AR-53R1 Timber Ridge at Mountain Village  
TBD Adams Way, Mountain Village  
San Miguel County, Colorado

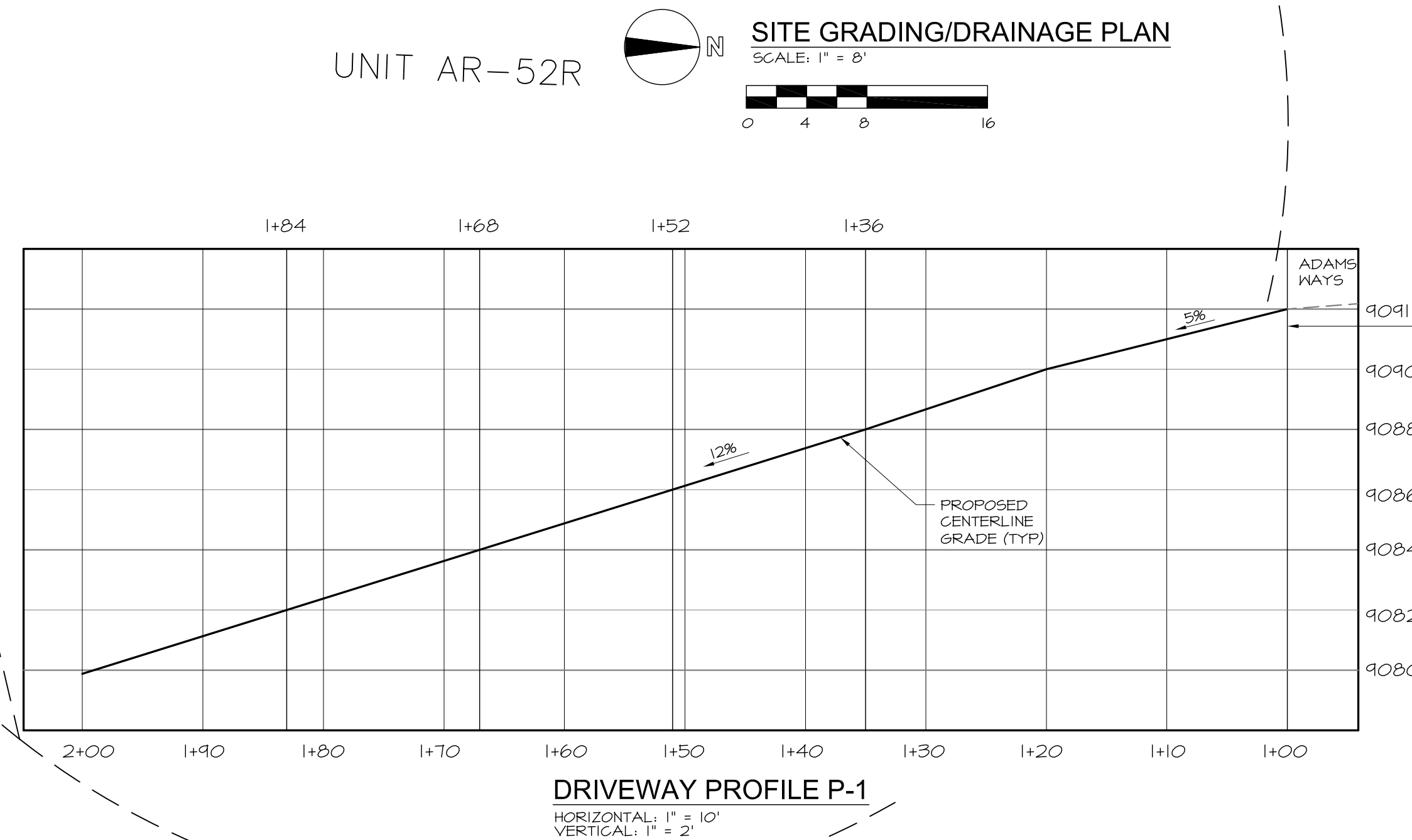
DATE:  
11.18.21  
SHEET  
A1.1  
Unit AR-53R1



DRIVEWAY SECTION S-1 (STATION 1+36)  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 2'



DRIVEWAY SECTION S-2 (STATION 1+78)  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 2'



DRIVEWAY PROFILE P-1  
HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 2'

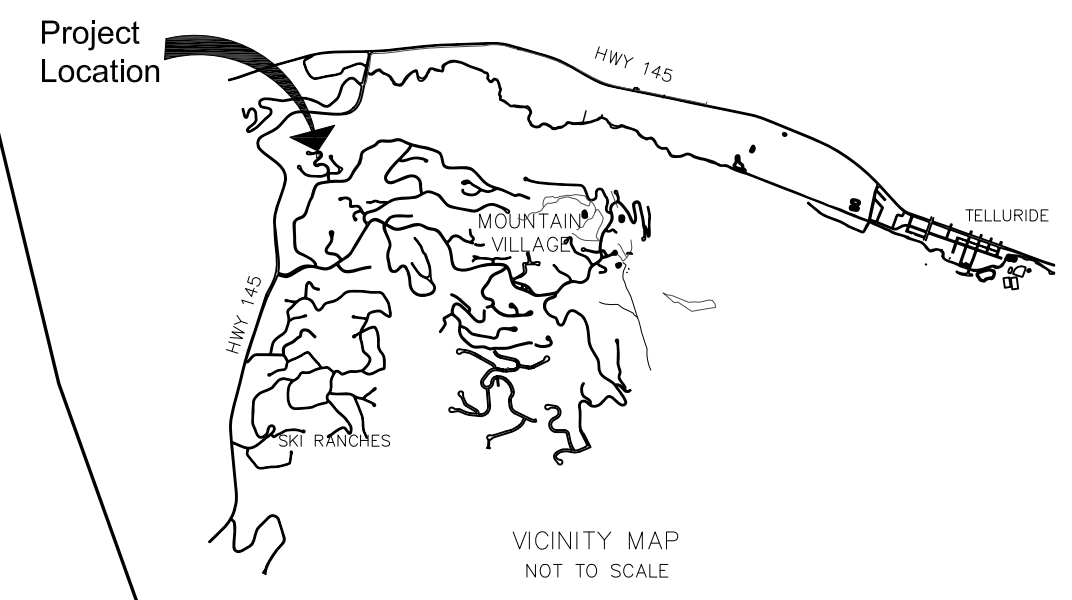
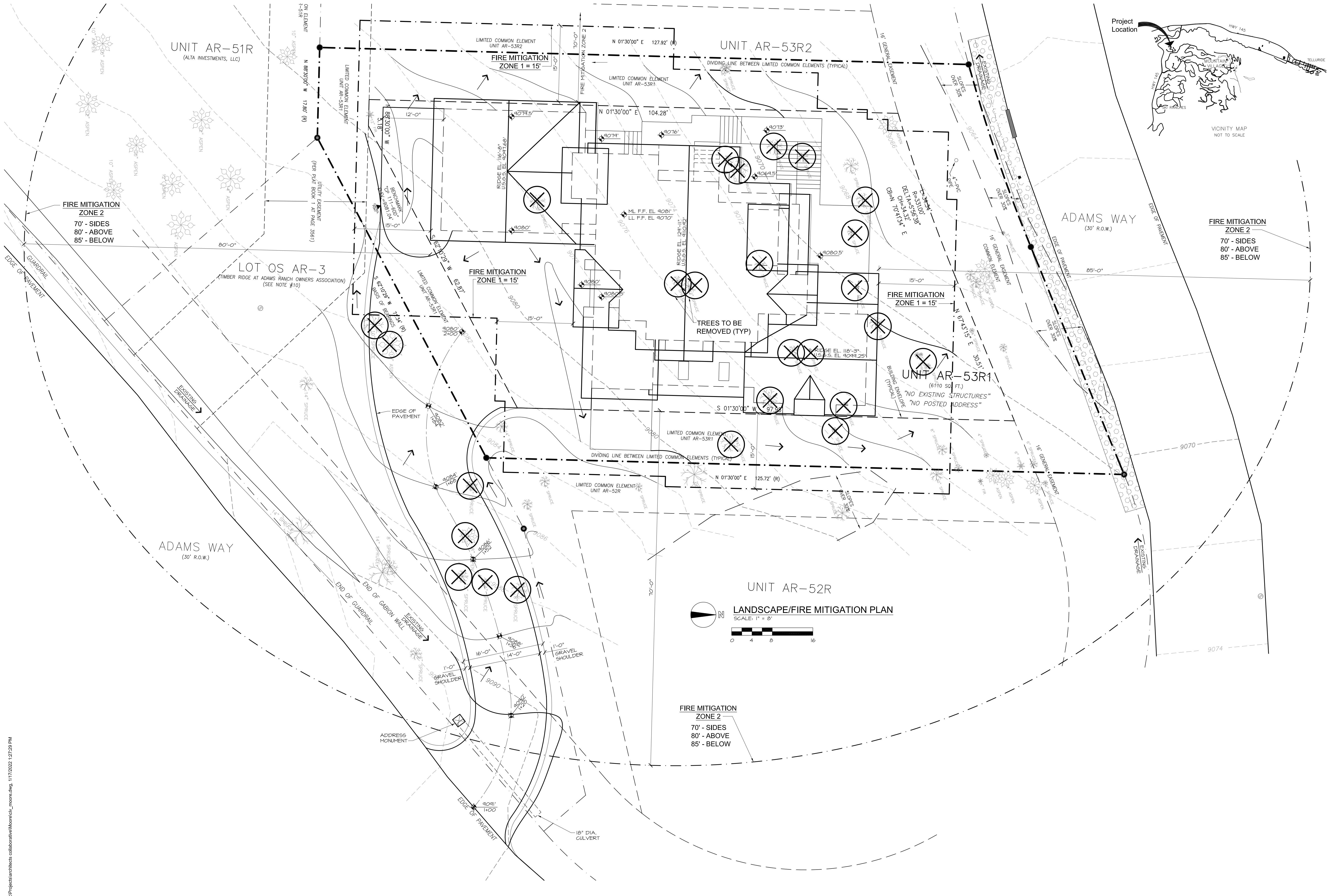
**SITE GRADING/DRAINAGE PLAN**  
SCALE: 1" = 8'



*Bradley D. Millon*

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REVISIONS:

ARCHITECTS  
 COLLABORATIVE

Design + Build + Just Build + Just Design

P.O. Box 3954 • Telluride, CO 81435  
 C: 970-708-1076

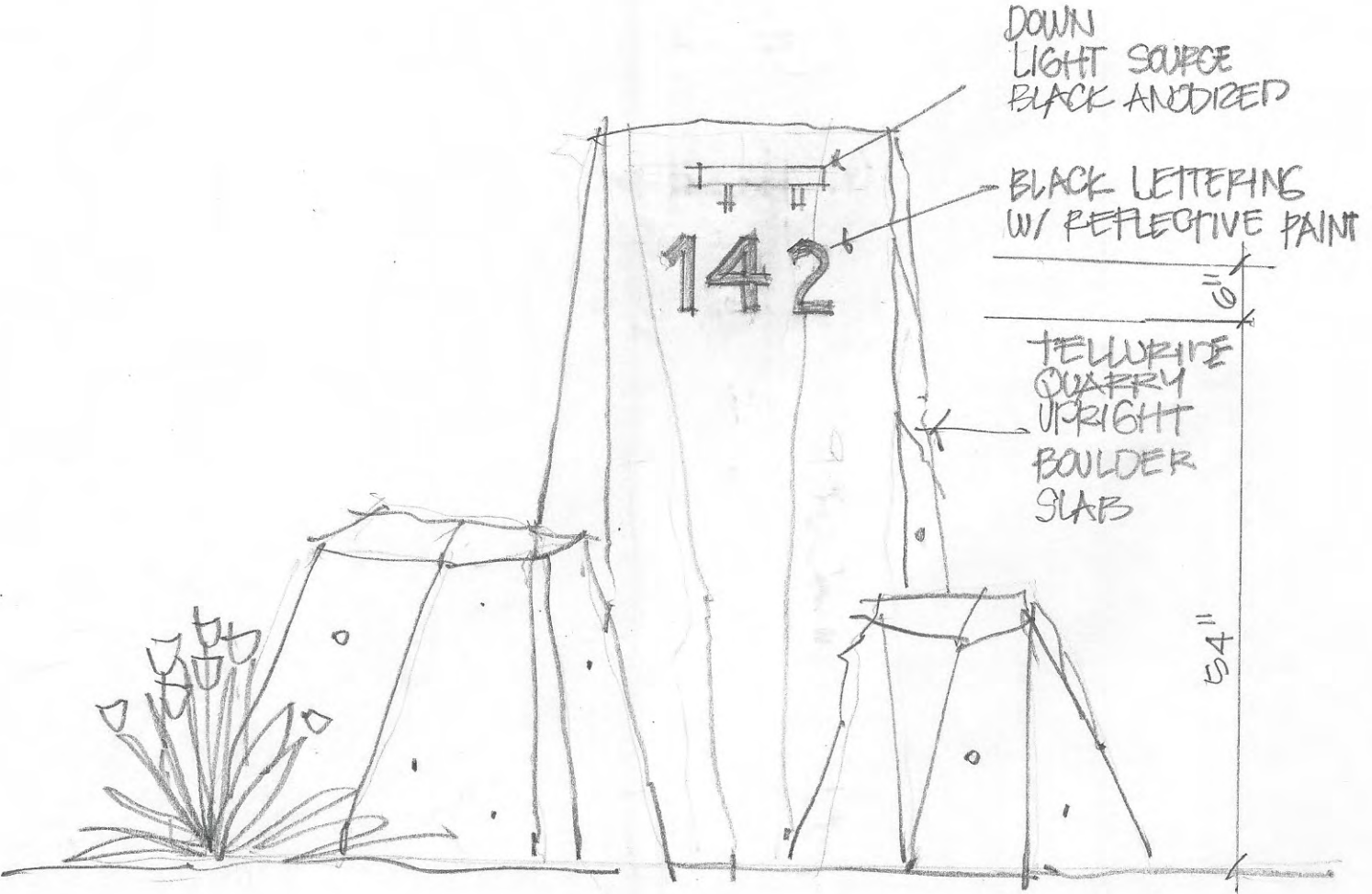
Unit AR-53R1 Timber Ridge at Mountain Village  
 TBD Adams Way, Mountain Village  
 San Miguel County, Colorado

DATE:  
 11.18.21

SHEET

**A1.2**  
 Unit AR-53R1

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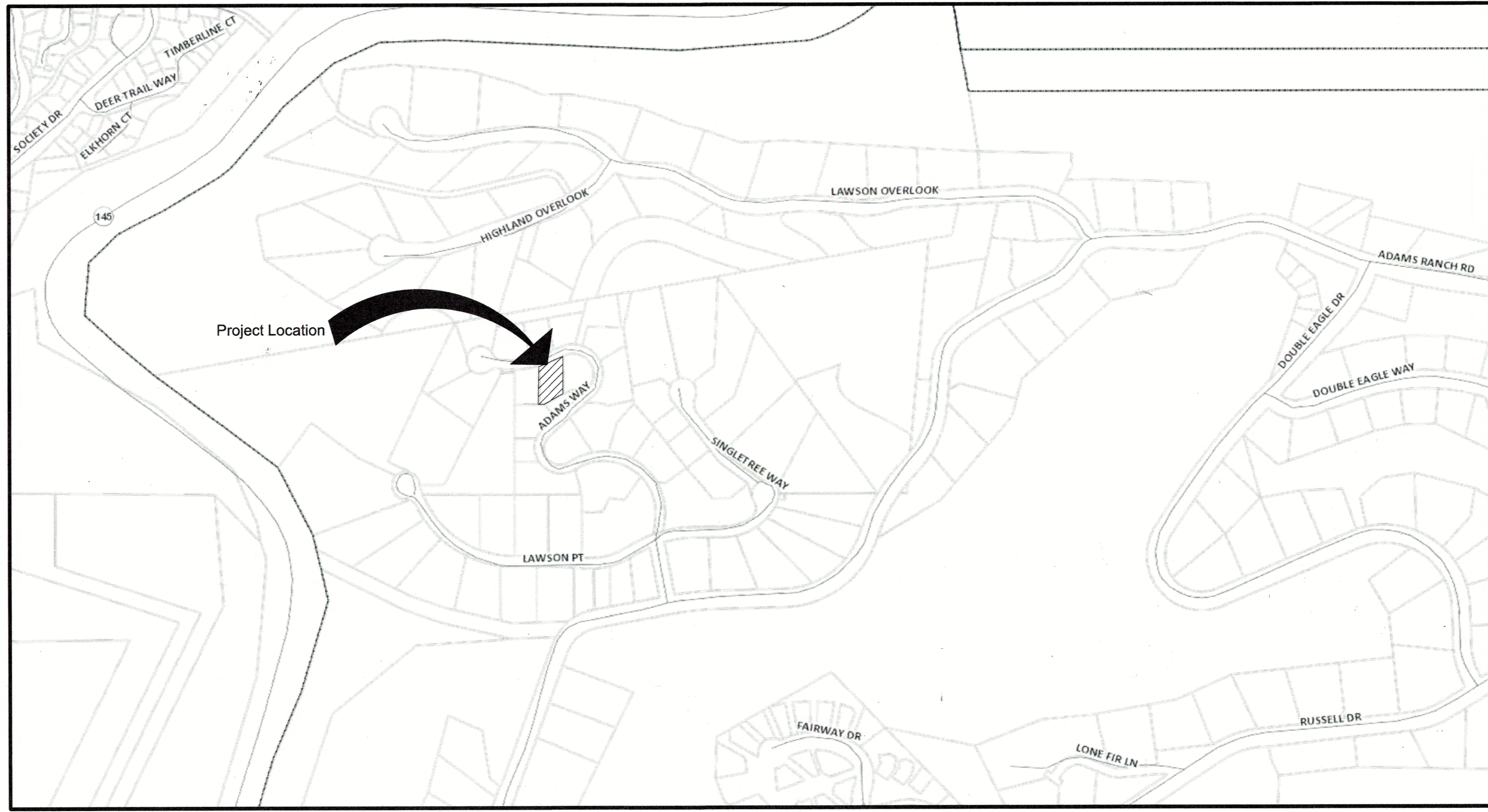


ADDRESS MONUMENT LOT AF-53

3/4" = 1' - 0"

I hereby certify that the information contained within this application and accurate  
 and true to the best of my knowledge and belief and I understand that any  
 false information may result in the denial of my application and I agree to  
 pay the cost of any investigation and I agree to pay the cost of any  
 investigation and I agree to pay the cost of any investigation and I agree to  
 pay the cost of any investigation and I agree to pay the cost of any investigation





VICINITY MAP

DRAWING LIST:

A0	Cover Sheet	Date: Dec. 31, 2021
C1	Improvement Survey Plat	Date: August 11, 2021
A1.1	Site Plan/Roof Plan	Date: Dec. 31, 2021
A1.2	Landscape Plan	Date: Due at final submittal
A1.3	Utility/Exterior Lighting Plan	Date: Dec. 31, 2021
A1.4	Construction Staging Plan	Date: Due at final submittal
A2.1	Floor Plans	Date: Dec. 31, 2021
A2.2	Floor Plans	Date: Dec. 31, 2021
A3.1	Elevations	Date: Dec. 31, 2021
A3.2	Elevations	Date: Dec. 31, 2021
A3.1H	Height Calcs	Date: Dec. 31, 2021
A3.2H	Height Calcs	Date: Dec. 31, 2021
A3.1S	Stone Calcs	Date: Dec. 31, 2021
A3.2S	Stone Calcs	Date: Dec. 31, 2021
E1.1	Electrical Plans	Date: Due at final submittal

PLAN CONSULTANTS:

Architects Collaborative  
 Ken Alexander  
 PO Box 3954  
 Telluride, Colorado 81435  
 970-708-1076  
 ken@architectstelluride.com

McMillian Engineering  
 195 S. Lena St.  
 Ridgeway, Colorado 81432  
 970-626-5113  
 mcmillian@ouraynet.com

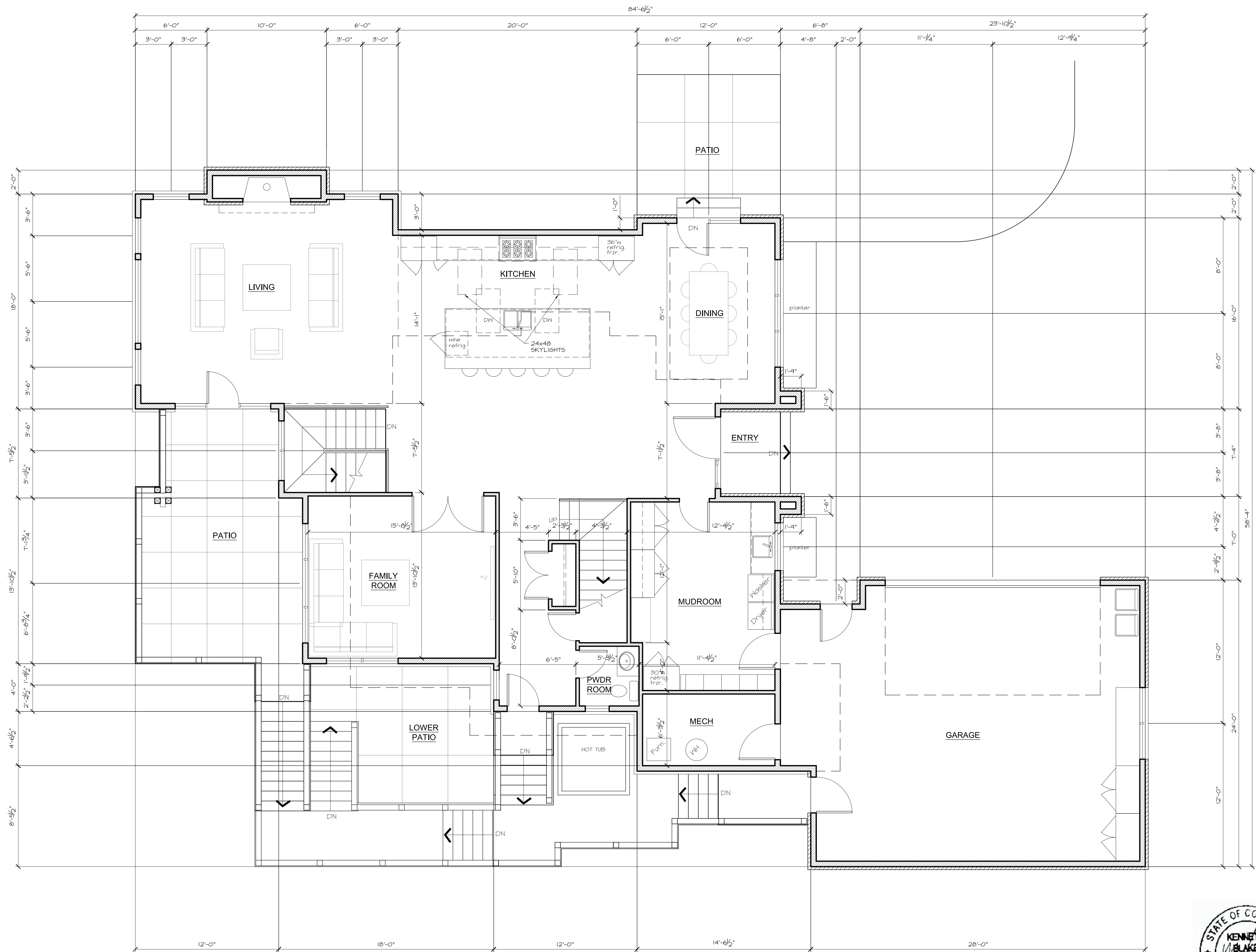
San Juan Survey  
 PO Box 3730  
 102 Society Drive  
 Telluride, Colorado 81435  
 970-728-1128  
 office@sanjuansurveying.net

PROJECT SUMMARY

LOT SIZE: 10,772 S.F.  
 ZONING DESIGNATION: SINGLE FAMILY CONDOMINIUM/Common Area  
 AMAXIMUM BUILDING HEIGHT: 38'  
 AVERAGE BUILDING HEIGHT: 23.35'  
 REQUIRED PARKING: 1.5 SPACES REQ'D/ 4 SPACES PROVIDED  
 BUILDING COVERAGE: 3,386 S.F.  
 TOTAL COVERAGE PERCENT: 31.4% / 40% ALLOWED



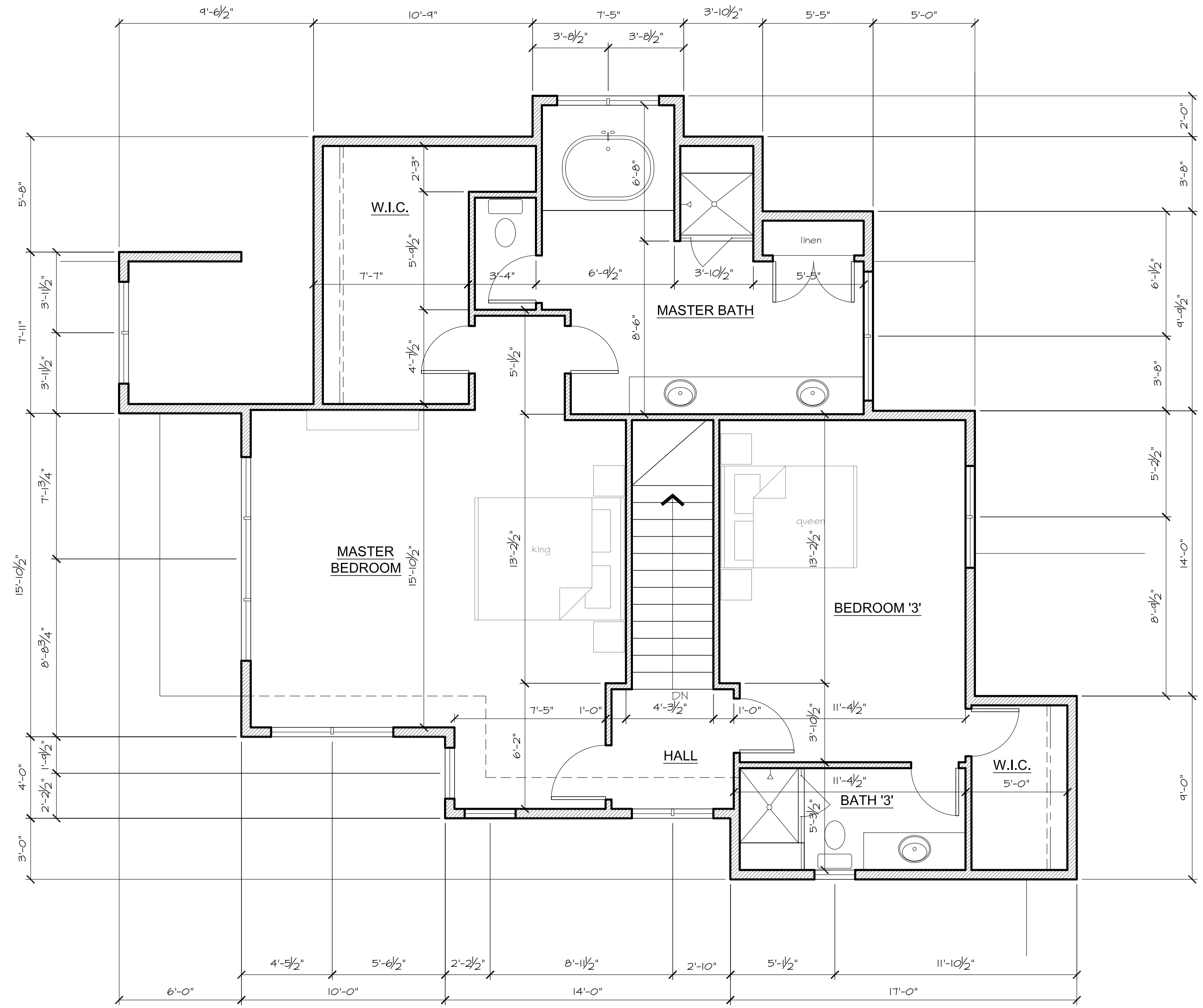
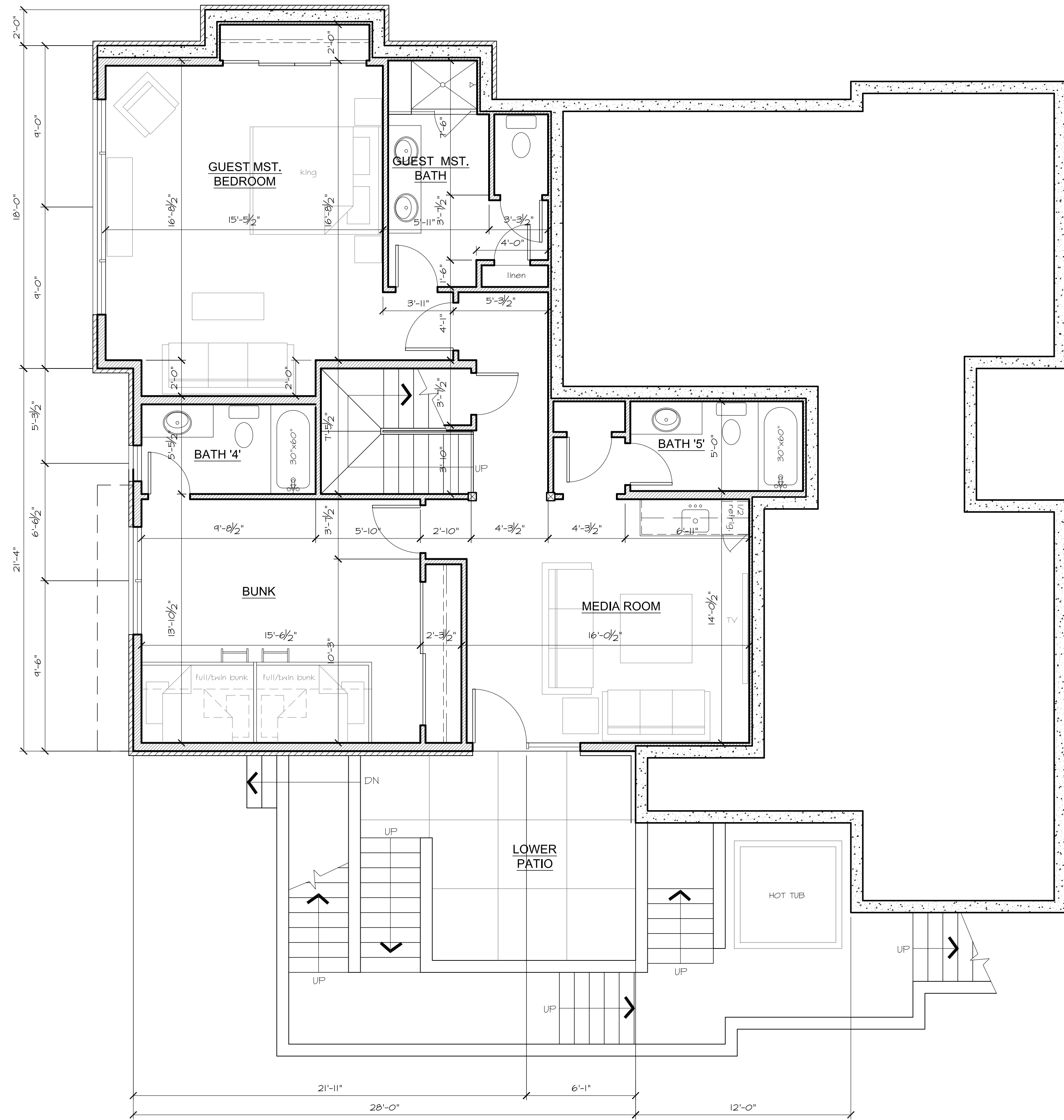




**FLOOR PLAN - MAIN LEVEL**  
SCALE: 1/4" = 1'-0"

SQ. FOOTAGE CALCULATIONS	
LOWER LEVEL	1,202 s.f.
MAIN LEVEL (EXCLUDING GARAGE/MECH)	1,735 s.f.
GARAGE/MECH	773 s.f.
UPPER LEVEL	1,068 s.f.
<b>TOTAL LIVING SPACE</b>	<b>4,005 s.f.</b>
<b>TOTAL BUILDING</b>	<b>4,778 s.f.</b>





NO.	DATE	REVISIONS
1	11-18-21	ISSUE FOR PERMITS
2	11-18-21	ISSUE FOR PERMITS
3	11-18-21	ISSUE FOR PERMITS
4	11-18-21	ISSUE FOR PERMITS
5	11-18-21	ISSUE FOR PERMITS
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91	11-18-21	ISSUE FOR PERMITS
92	11-18-21	ISSUE FOR PERMITS
93	11-18-21	ISSUE FOR PERMITS
94	11-18-21	ISSUE FOR PERMITS
95	11-18-21	ISSUE FOR PERMITS
96	11-18-21	ISSUE FOR PERMITS
97	11-18-21	ISSUE FOR PERMITS
98	11-18-21	ISSUE FOR PERMITS
99	11-18-21	ISSUE FOR PERMITS
100	11-18-21	ISSUE FOR PERMITS





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



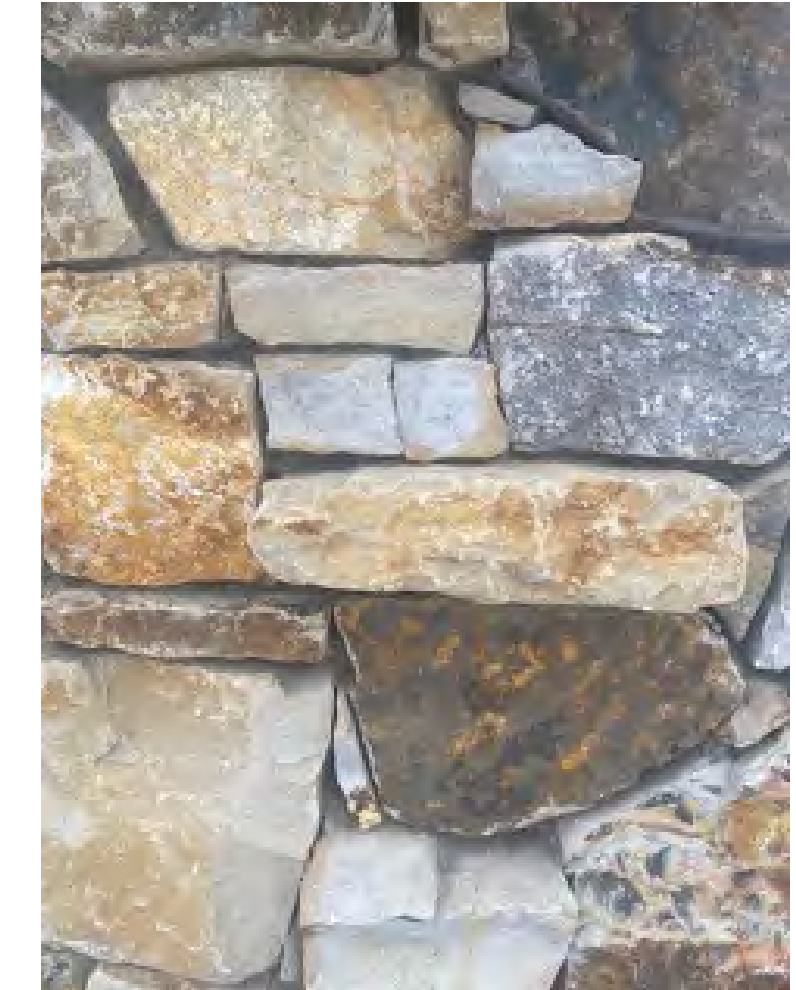
RUSTED CORRUGATED SIDING



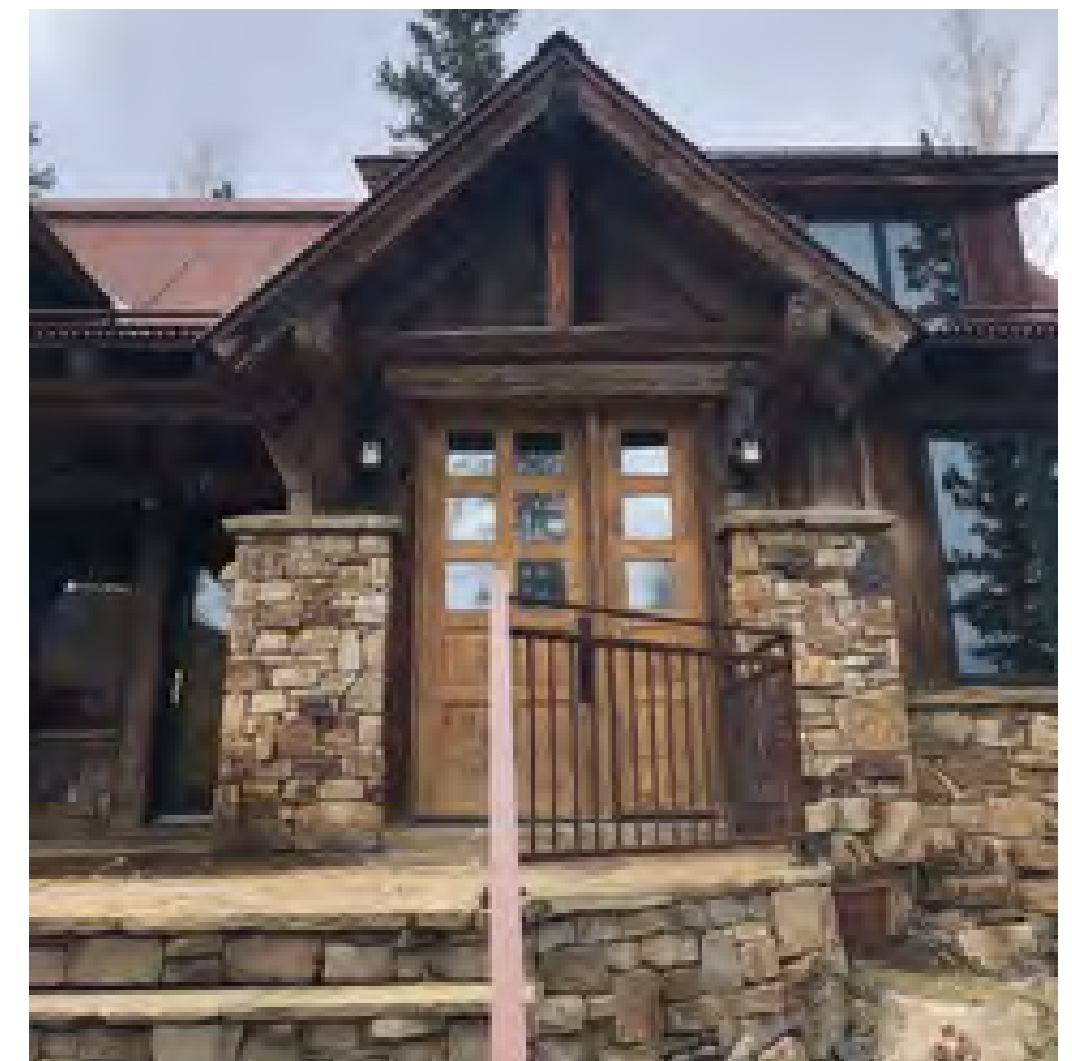
RUSTED 24x48 METAL PANELS



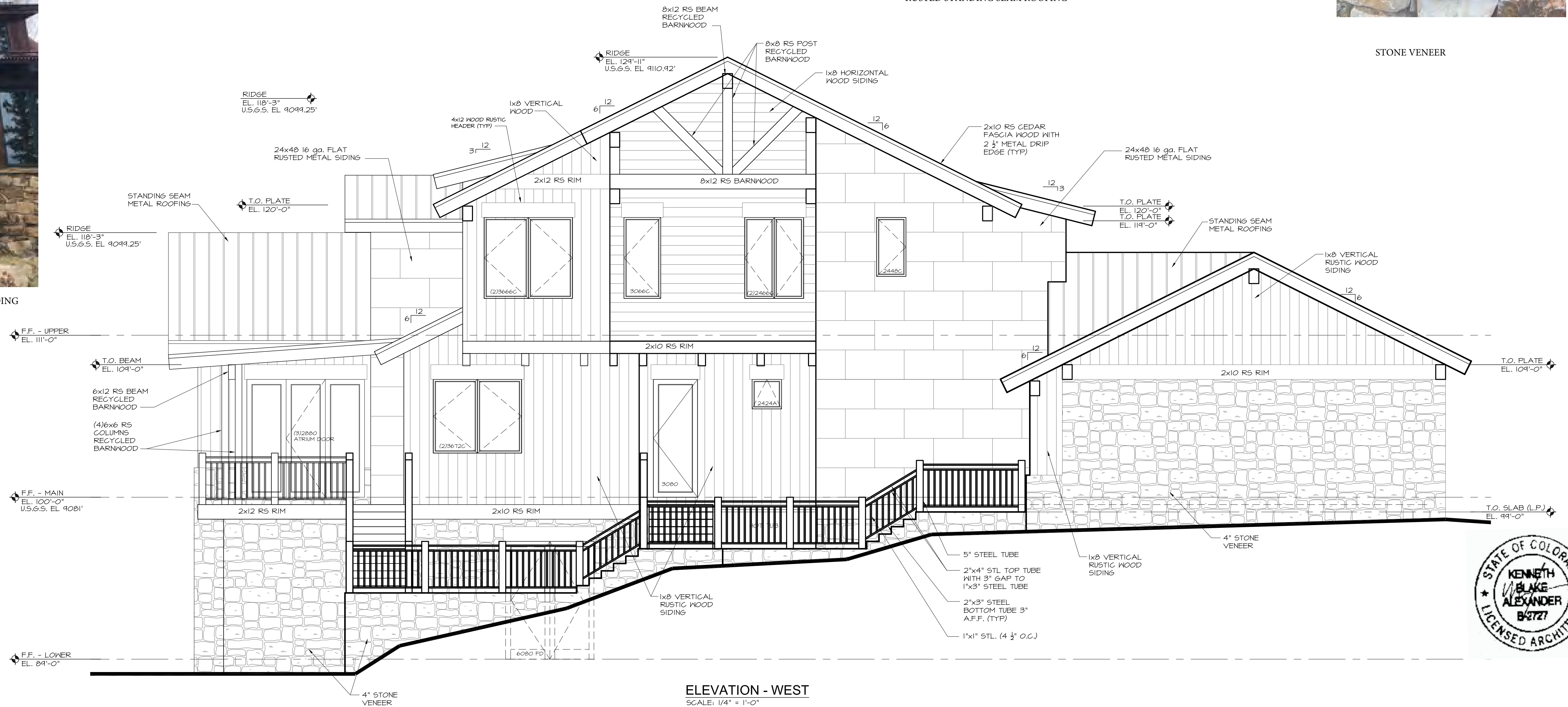
RUSTED STANDING SEAM ROOFING



STONE VENEER



RECYCLED BARNWOOD BEAM, COLUMN AND SIDING



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



REVISIONS:  
12-3-21  
12-6-21  
12-10-21  
12-15-21  
12-31-21

ARCHITECTS  
COLLABORATIVE  
Design + Build + Just Build + Just Design

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C: 970-085-1076

Unit AR-53R1 Timber Ridge at Mountain Village  
TBD Adams Way, Mountain Village  
San Miguel County, Colorado

DATE:  
11.18.21

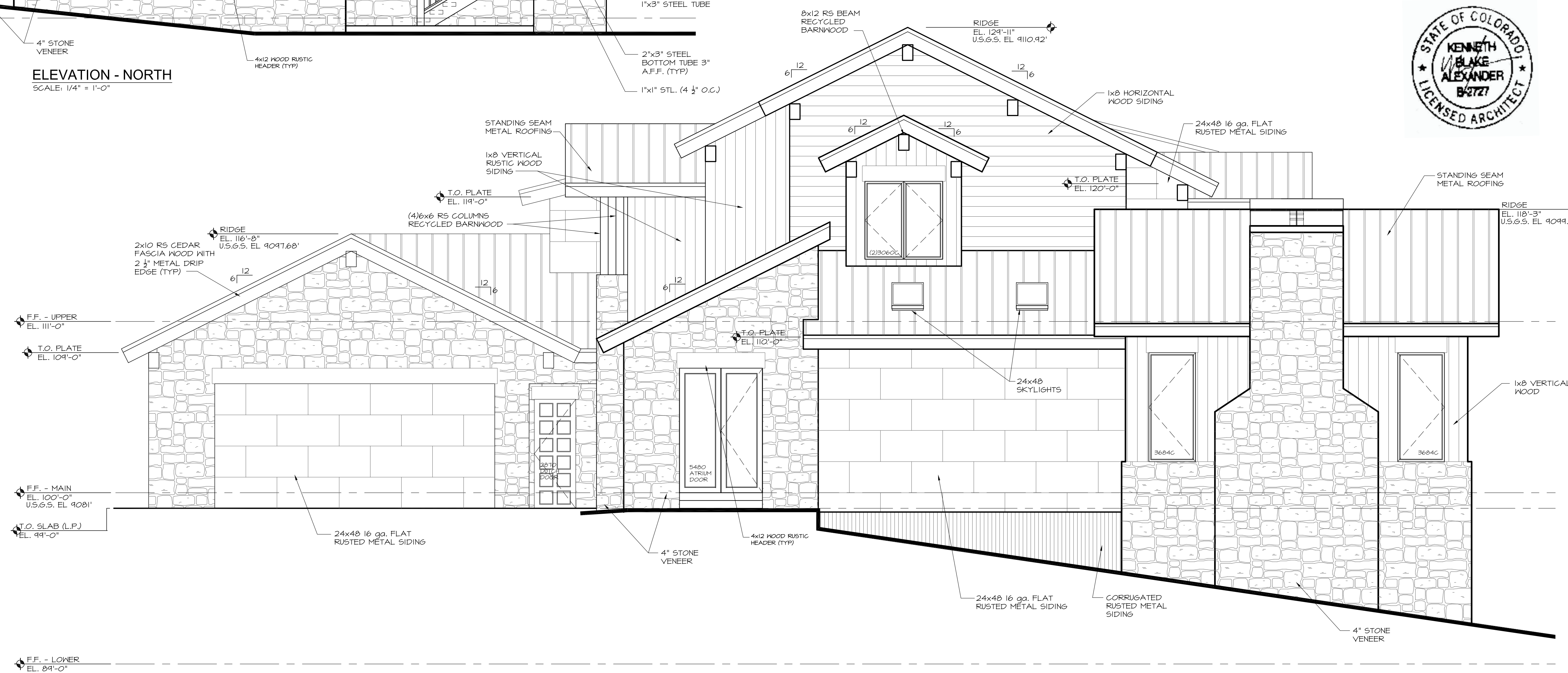
SHEET  
A3.1  
Unit AR-53R1

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



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

WINDOW AND DOOR MATERIALS - MARVIN

HIGH-DENSITY FIBERGLASS



A material with a high concentration of fiberglass and a strong resin, High-Density Fiberglass is a revolutionary material that echoes the look of other modern materials but with better thermal efficiency. In our Marvin Modern product line, High-Density Fiberglass is used on the exterior of the windows and

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Why Marvin



- at a rate comparable to that of glass to help maintain performance over time
- Maintains shape and thermal performance even in demanding climates
- Enables proprietary frame design that offers strength and performance even at expansive sizes

The Marvin Materials Difference: High-Density Fiberglass

We believe that modern windows and doors should perform better, so we developed a High-Density Fiberglass and patent-pending frame design for our Marvin Modern product line that reimagines how products in this size and style can perform. From exterior to interior, a solid piece of High-Density Fiberglass forms our unique new frame, which requires no additional material to aid in its thermal performance—a departure from our thermally broken competitors. Finished seamlessly to the interior with aluminum, we're able to deliver exceptional thermal performance to enable strength at large sizes while preserving desirably narrow sight lines.



REVISIONS:  
12-3-21  
12-16-21  
12-16-21  
12-31-21

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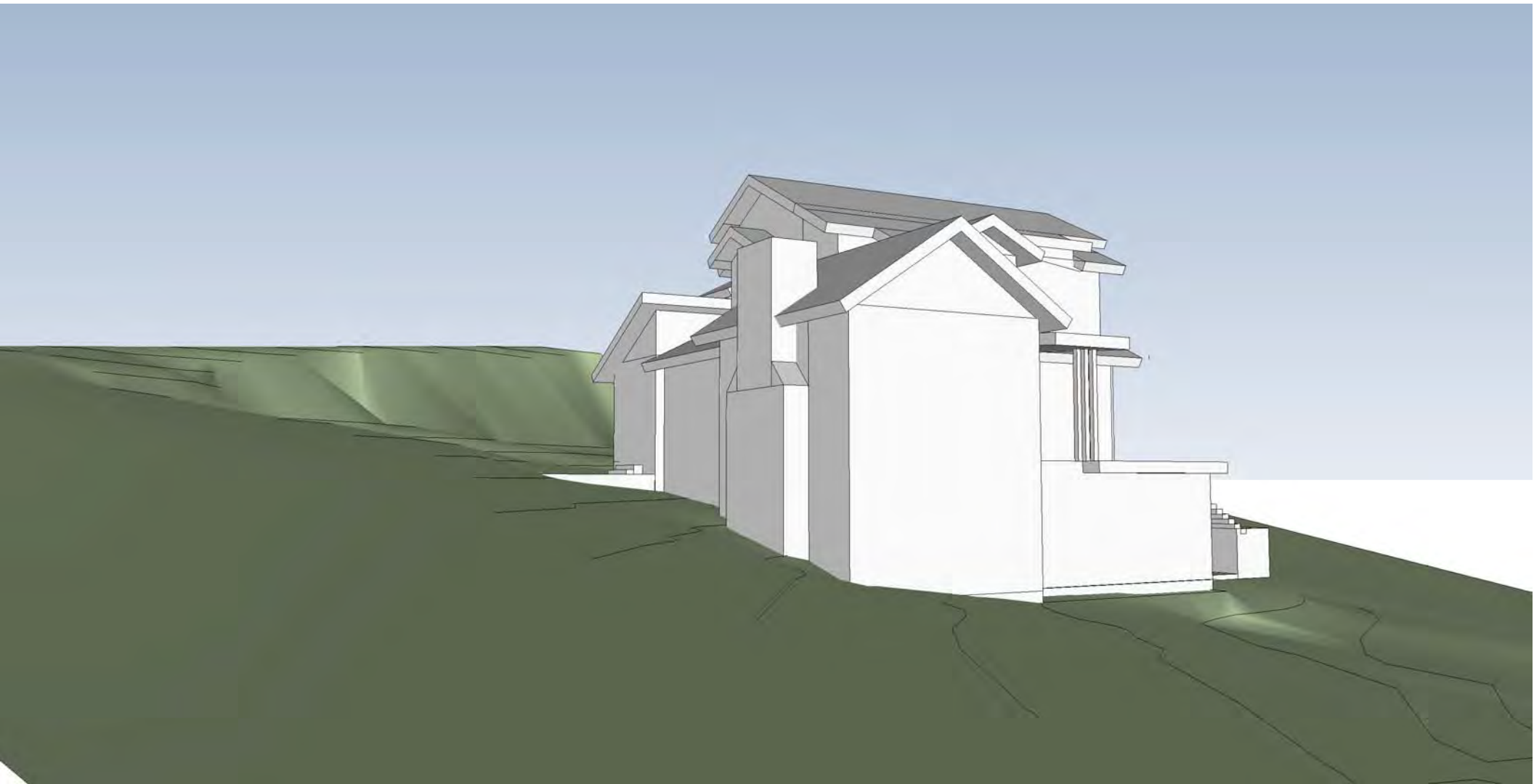
Unit AR-53R1 Timber Ridge at Mountain Village  
TBD Adams Way, Mountain Village  
San Miguel County, Colorado

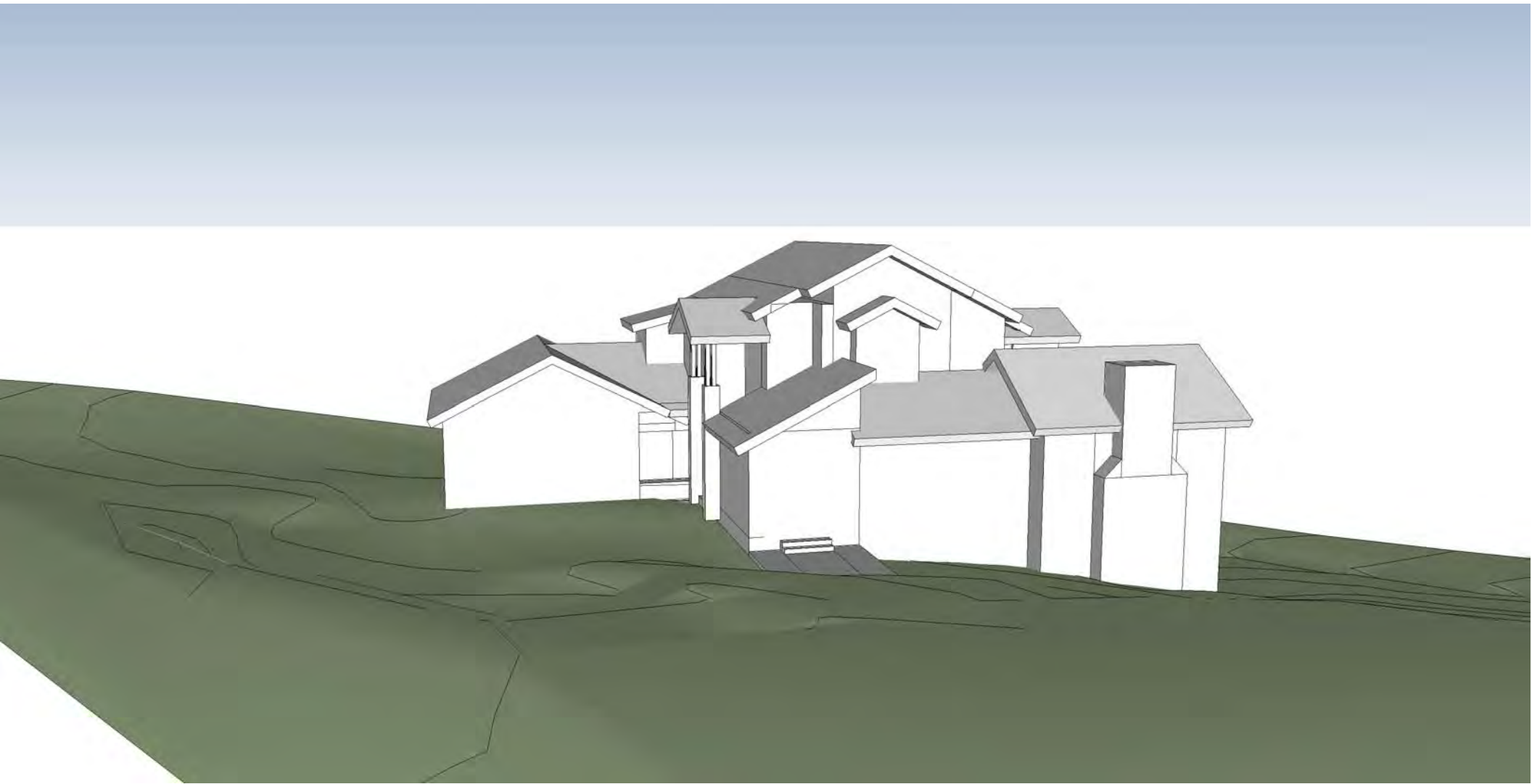
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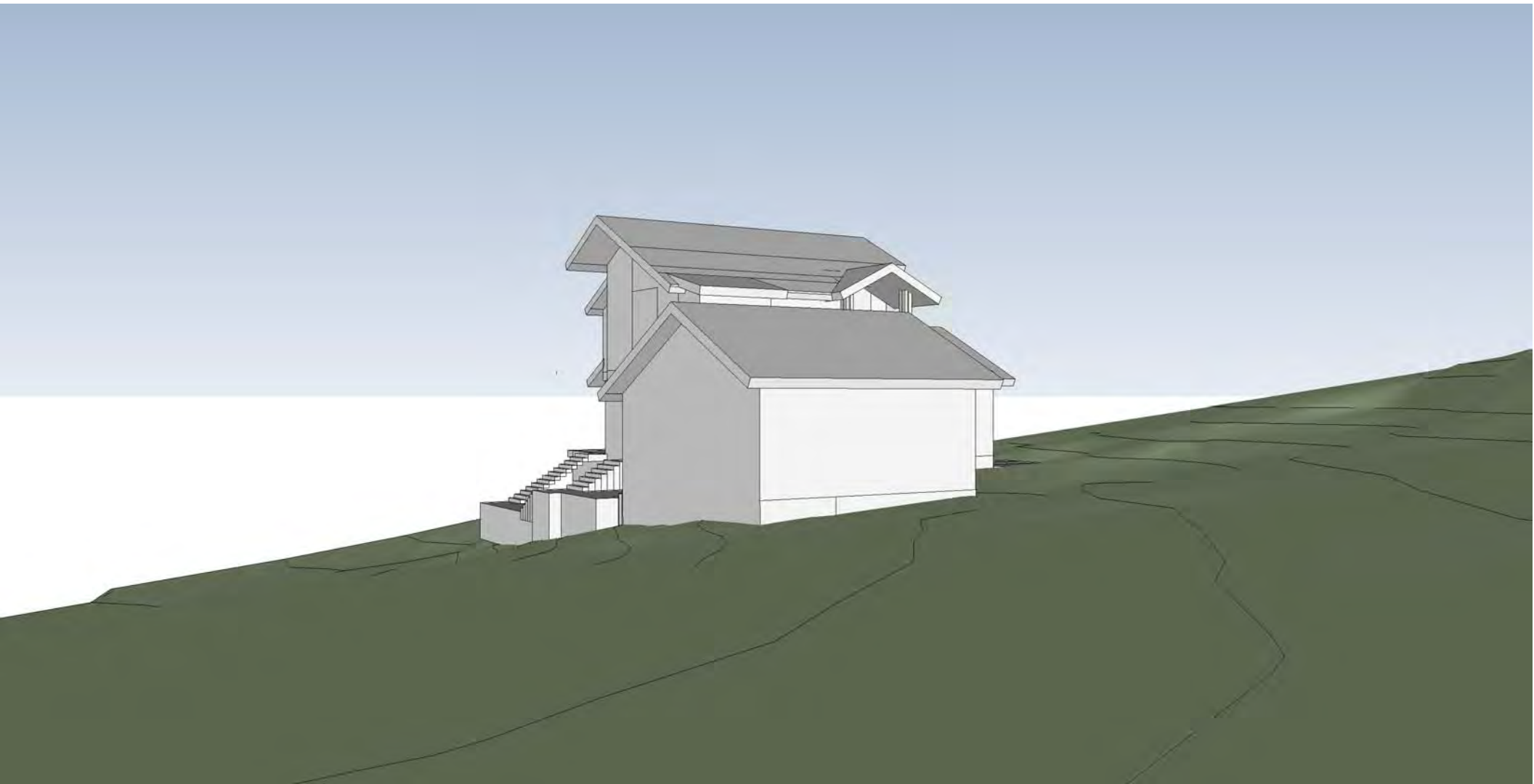
SHEET  
A3.2  
Unit AR-53R1













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

WEST ELEVATION CALC'S

STONE VENEER	400	200	80000
WOOD SIDING	1000	100	100000
WINDOWS	10	100	1000
DOORS	2	100	200
TOTAL	1110	300	180000



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

WEST ELEVATION CALC'S

STONE VENEER	400	200	80000
WOOD SIDING	1000	100	100000
WINDOWS	10	100	1000
DOORS	2	100	200
TOTAL	1110	300	180000



DATE: 3/22/2016  
3:42 PM  
3/22/2016

ARCHITECTS  
COLLABORATIVE

Design + Build + Just a bit of Art Design

PO Box 3969, Silverdale, CO 81136  
C. 970.236.1016

Unit AR-53R1 Timber Ridge at Mountain Village  
1150 Adams Way, Mountain Village  
San Miguel County, Colorado

DATE: 11/2/21

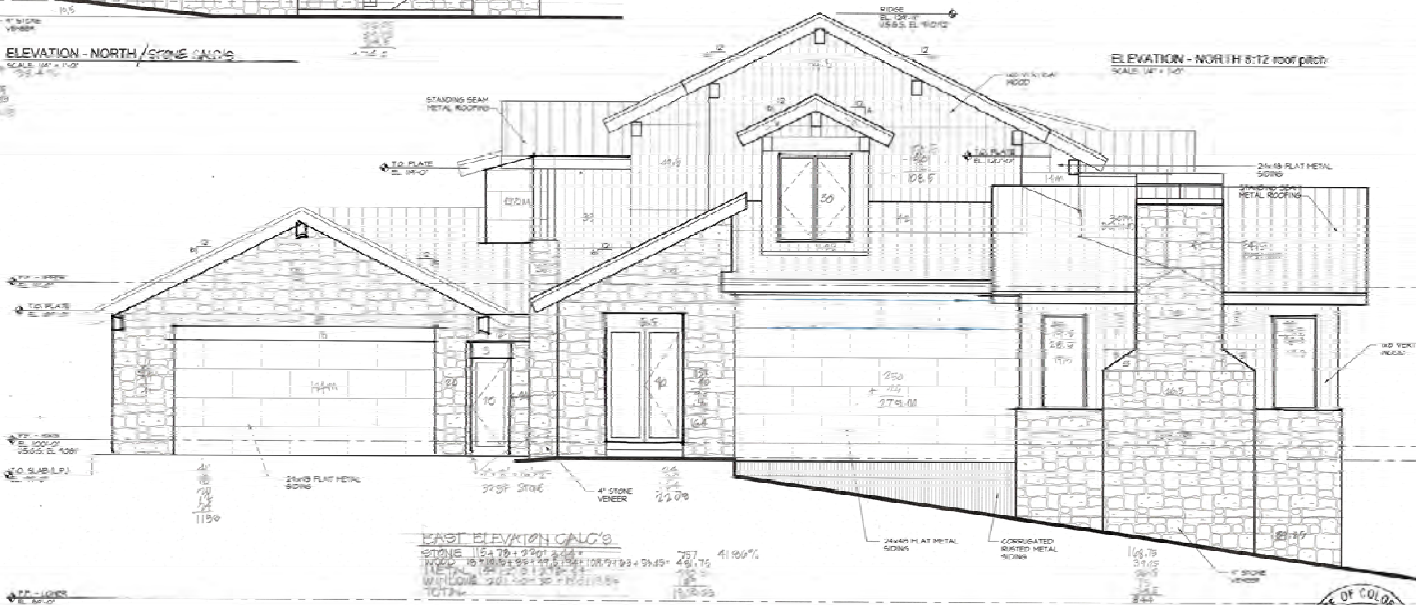
DIST: A3-15  
Unit AR-53R1





**ELEVATION - NORTH / SIDE CALC'S**  
 SCALE: 1/4" = 1'-0"  
 STONE 154.75 + 250.00 = 404.75  
 WOOD 115.00 + 115.00 = 230.00  
 TOTAL 404.75 + 230.00 = 634.75  
 TOTAL

**ELEVATION - NORTH / SIDE CALC'S**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION CALC'S**  
 SCALE: 1/4" = 1'-0"  
 STONE 154.75 + 250.00 = 404.75  
 WOOD 115.00 + 115.00 = 230.00  
 TOTAL 404.75 + 230.00 = 634.75  
 TOTAL

**ELEVATION - EAST (STONE CALC'S)**  
 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	STONE VENEER	404.75	SQ. FT.	1.50	607.13
2	VERTICAL WOOD SIDING	230.00	SQ. FT.	1.00	230.00
3	STANDING SEAM METAL ROOFING	150.00	SQ. FT.	1.50	225.00
4	10' SLATE	100.00	SQ. FT.	1.50	150.00
5	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
6	4" STONE VENEER	100.00	SQ. FT.	1.50	150.00
7	COORDINATED PAINTED METAL TRIM	100.00	SQ. FT.	1.50	150.00
8	NO VERTICAL WOOD	100.00	SQ. FT.	1.50	150.00
9	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
10	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
11	10' SLATE	100.00	SQ. FT.	1.50	150.00
12	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
13	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
14	10' SLATE	100.00	SQ. FT.	1.50	150.00
15	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
16	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
17	10' SLATE	100.00	SQ. FT.	1.50	150.00
18	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
19	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
20	10' SLATE	100.00	SQ. FT.	1.50	150.00
21	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
22	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
23	10' SLATE	100.00	SQ. FT.	1.50	150.00
24	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
25	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
26	10' SLATE	100.00	SQ. FT.	1.50	150.00
27	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
28	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
29	10' SLATE	100.00	SQ. FT.	1.50	150.00
30	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
31	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
32	10' SLATE	100.00	SQ. FT.	1.50	150.00
33	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
34	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
35	10' SLATE	100.00	SQ. FT.	1.50	150.00
36	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
37	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
38	10' SLATE	100.00	SQ. FT.	1.50	150.00
39	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
40	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
41	10' SLATE	100.00	SQ. FT.	1.50	150.00
42	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
43	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
44	10' SLATE	100.00	SQ. FT.	1.50	150.00
45	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
46	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
47	10' SLATE	100.00	SQ. FT.	1.50	150.00
48	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
49	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
50	10' SLATE	100.00	SQ. FT.	1.50	150.00
51	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
52	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
53	10' SLATE	100.00	SQ. FT.	1.50	150.00
54	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
55	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
56	10' SLATE	100.00	SQ. FT.	1.50	150.00
57	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
58	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
59	10' SLATE	100.00	SQ. FT.	1.50	150.00
60	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
61	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
62	10' SLATE	100.00	SQ. FT.	1.50	150.00
63	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
64	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
65	10' SLATE	100.00	SQ. FT.	1.50	150.00
66	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
67	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
68	10' SLATE	100.00	SQ. FT.	1.50	150.00
69	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
70	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
71	10' SLATE	100.00	SQ. FT.	1.50	150.00
72	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
73	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
74	10' SLATE	100.00	SQ. FT.	1.50	150.00
75	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
76	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
77	10' SLATE	100.00	SQ. FT.	1.50	150.00
78	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
79	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
80	10' SLATE	100.00	SQ. FT.	1.50	150.00
81	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
82	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
83	10' SLATE	100.00	SQ. FT.	1.50	150.00
84	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
85	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
86	10' SLATE	100.00	SQ. FT.	1.50	150.00
87	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
88	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
89	10' SLATE	100.00	SQ. FT.	1.50	150.00
90	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
91	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
92	10' SLATE	100.00	SQ. FT.	1.50	150.00
93	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
94	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
95	10' SLATE	100.00	SQ. FT.	1.50	150.00
96	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
97	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00
98	10' SLATE	100.00	SQ. FT.	1.50	150.00
99	2x4s FLAT METAL SIDING	100.00	SQ. FT.	1.50	150.00
100	STANDING SEAM METAL ROOFING	100.00	SQ. FT.	1.50	150.00



NO. 1000  
 10/10/10  
 10/10/10

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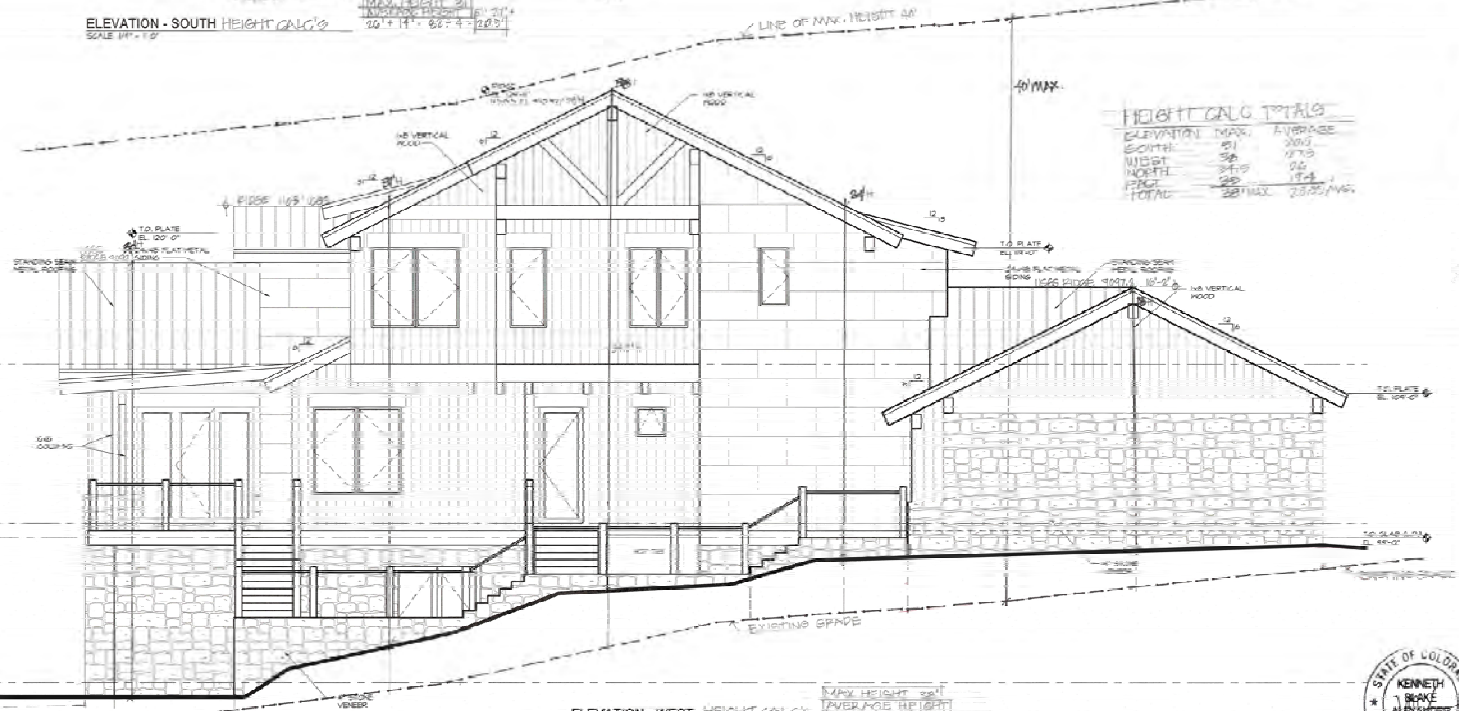
Unit AR-53R1, Timber Ridge at Mountain Village  
 TBD Adams Way, Mountain Village  
 San Miguel County, Colorado

DATE: 11.02.21  
 SHEET: A3.2.5  
 Unit AR-53R1

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ELEVATION - SOUTH HEIGHT CALC'S  
SCALE 1/4" = 1'-0"



ELEVATION - WEST HEIGHT CALC'S  
SCALE 1/4" = 1'-0"

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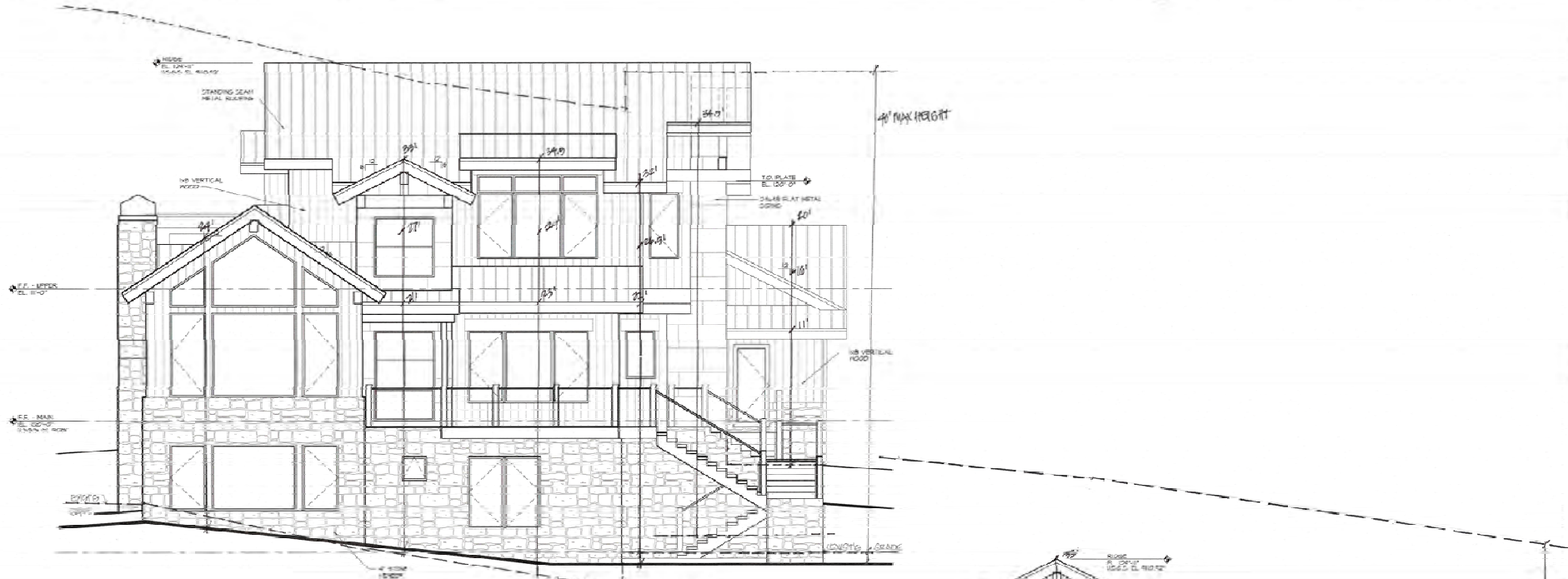
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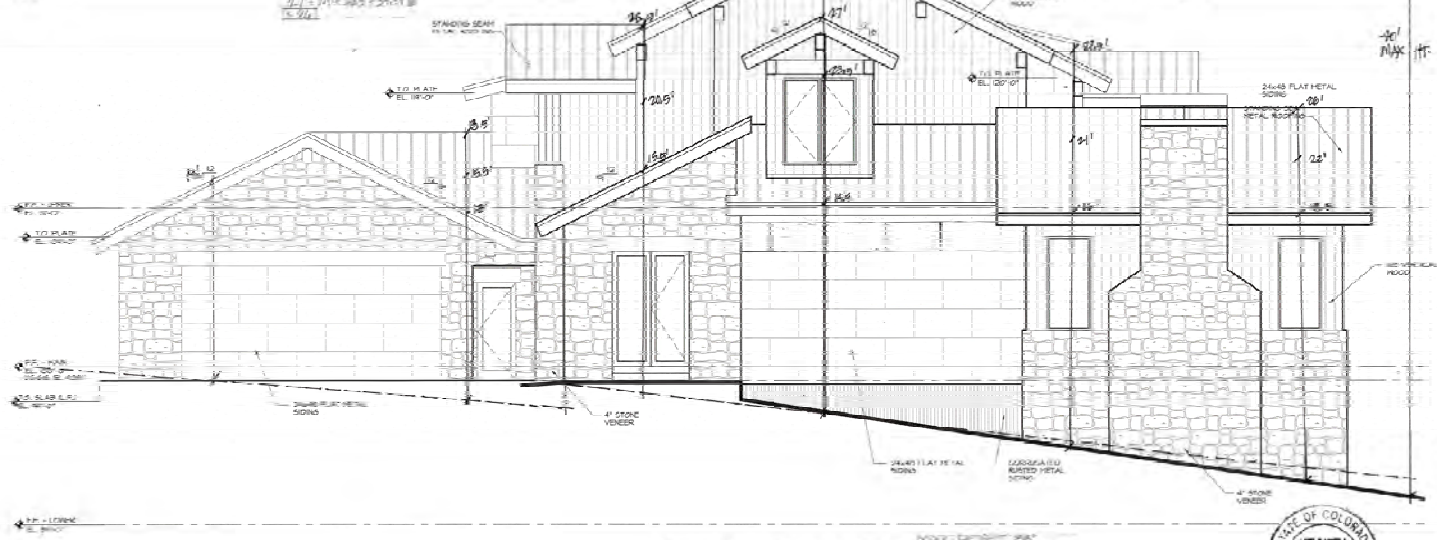
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 San Miguel County, Colorado

DATE: 11/27/17  
 SCALE:  
 A3.1  
 Unit AP-531R1





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



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

PROJECTIONS OF  
KANSAS ARCHITECTS  
1100 S. 10TH ST. SUITE 211  
TOPEKA, KS 66608



DATE: 11/21/21

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Unit AR-53R1 Timber Ridge at Mountain Village  
1150 Adams Way, Mountain Village  
San Miguel County, Colorado

DATE: 11/21/21

AS.2  
Unit AR-53R1

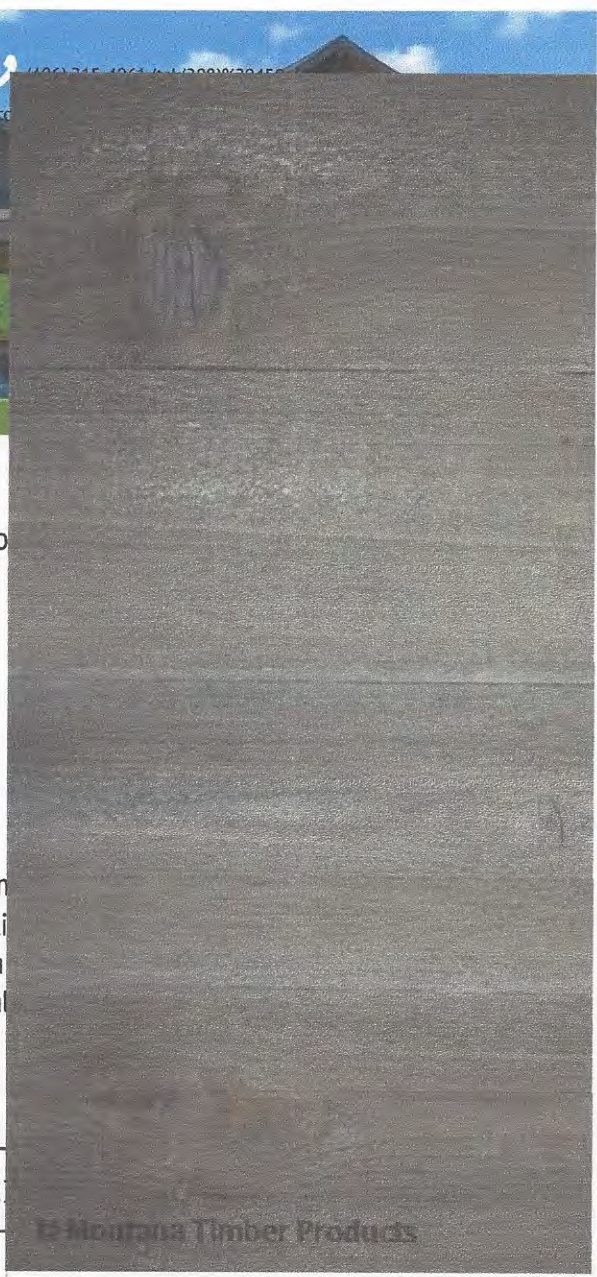
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Home (<https://www.montanatimberproducts.com>) › Product Lines (<https://www.montanatimberproducts.com/product-lines/aquafir/>)



AquaFir is our most versatile product line. It's frequently chosen for clean, modern houses. With an extensive list of color options, subtle differences in our craft-mill selection, AquaFir can be the perfect fit for any design scheme. It's finished with a grain, but emboldens the warmth of this natural wood product. AquaFir is an ideal sealed product at a price-point that is targeted to fit any budget.

[VIEW AQUAFIR™ GALLERY](#)

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</category/modern-reclaimed-alternative-siding-aquafir/>

[SPECIFICATIONS](#)

AquaFir™ shale Wire Brush

</product-applications/resources-specifications/>

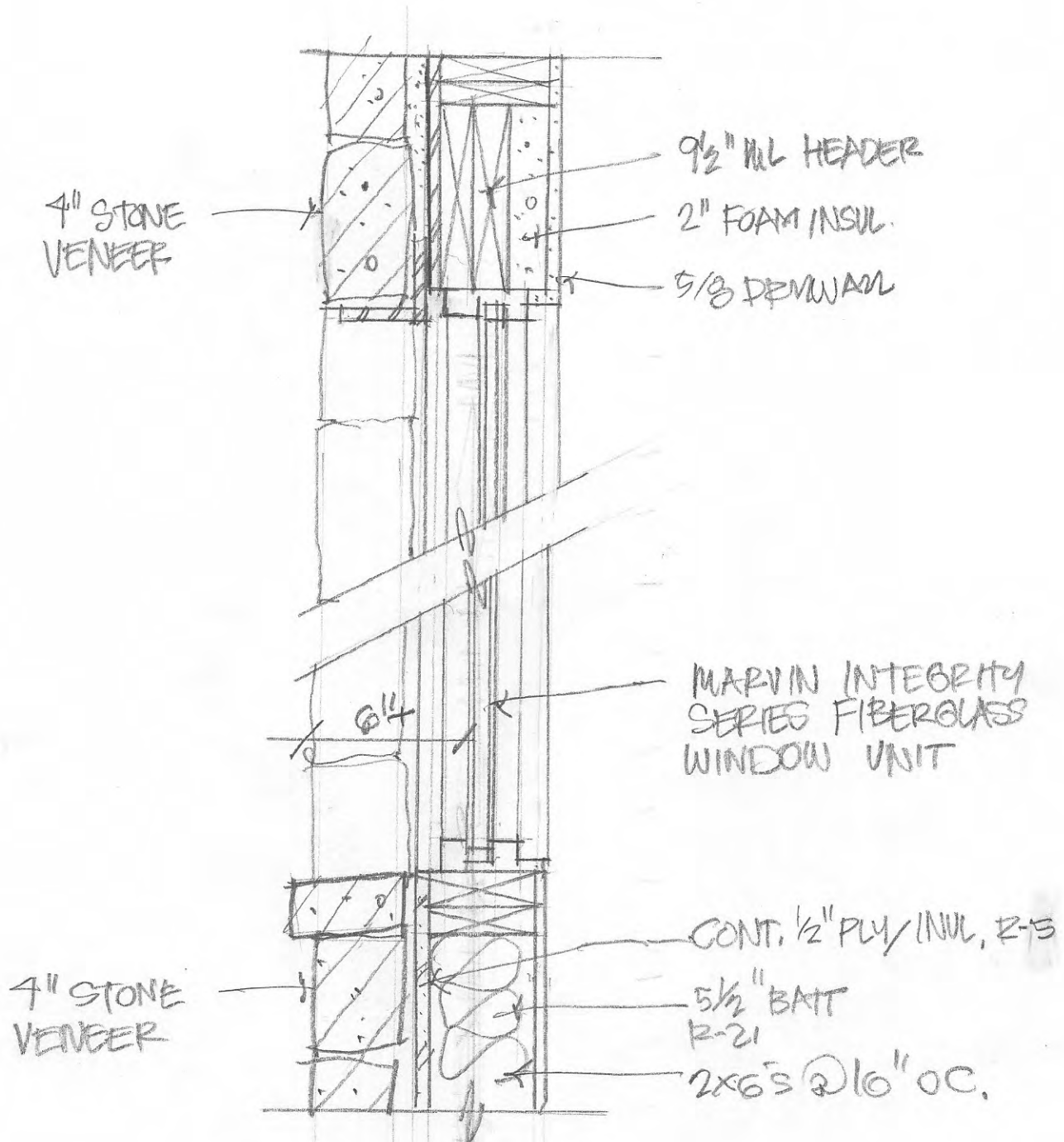
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## AQUAFIR™ COLORS, PROFILES, AND TEXTURES







# WINDOW DETAIL

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

**WINDOW SCHEDULE LOT AR-59 FORD RESIDENCE**

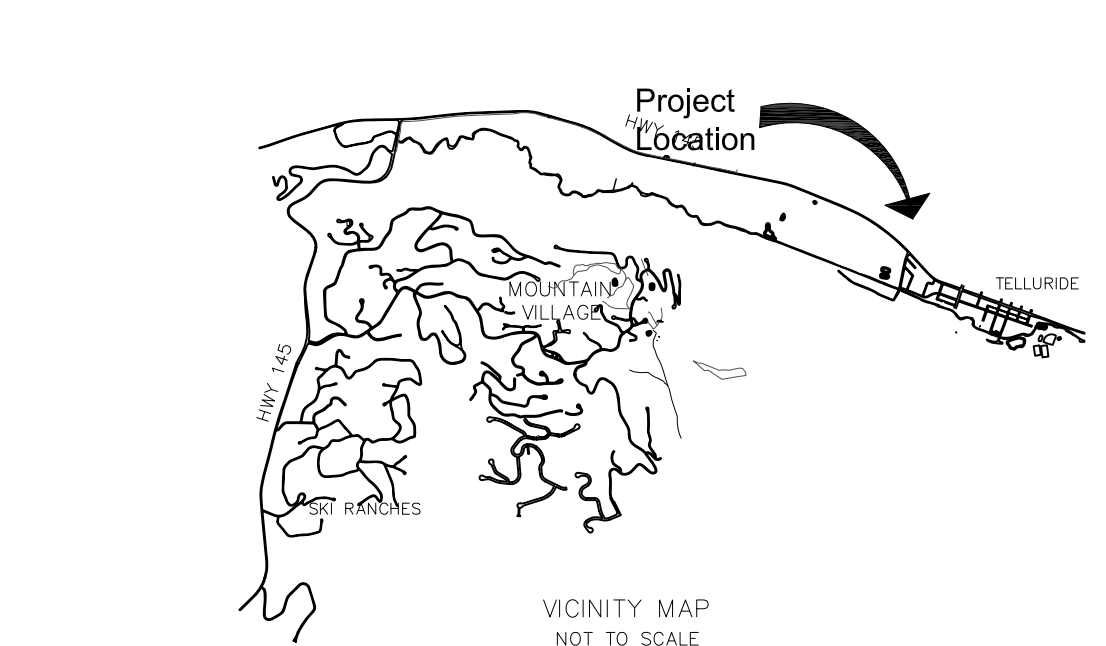
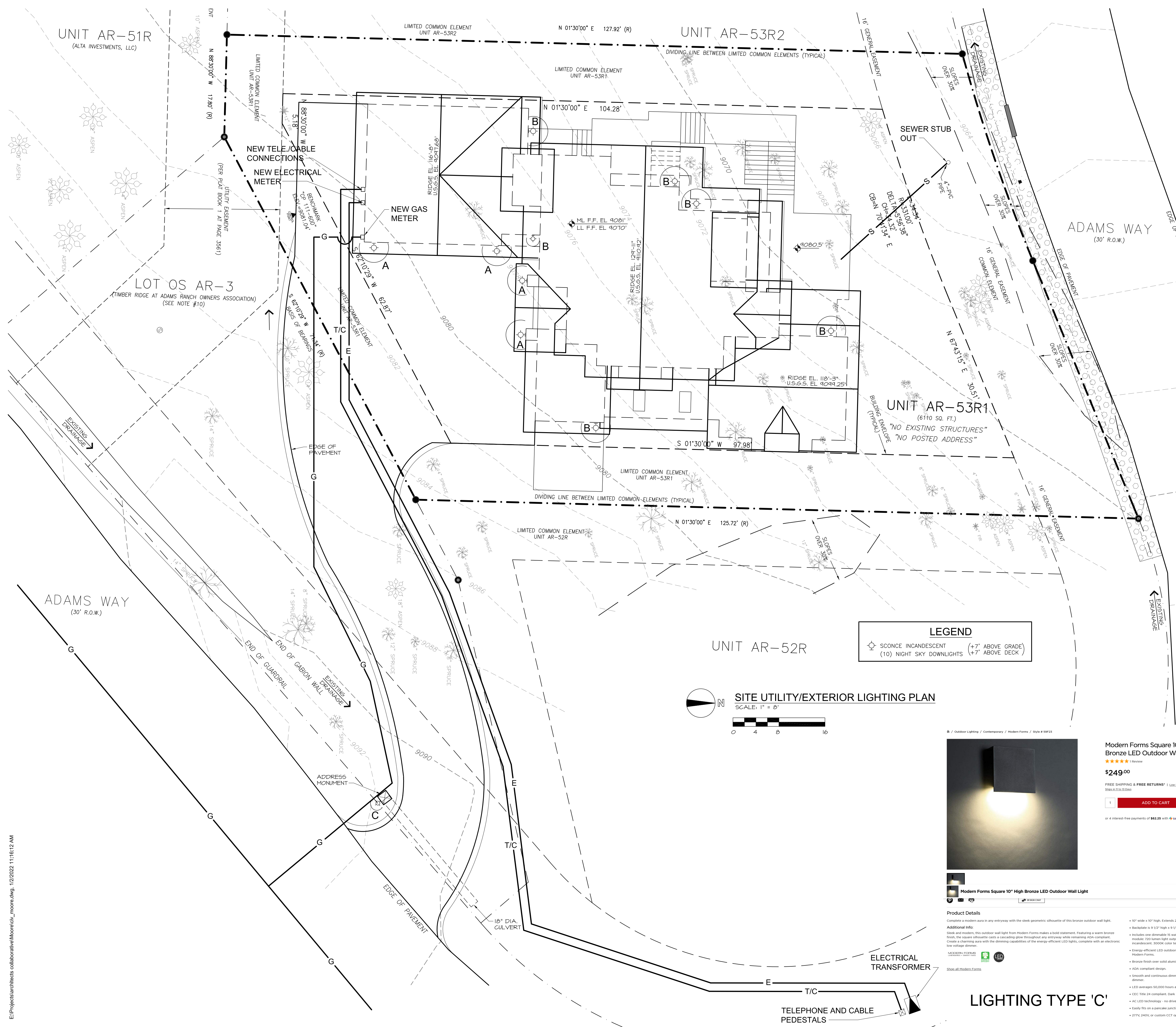
<b>ROOM</b>	<b>WINDOW SIZE</b>	<b>QUANTITY</b>	<b>NOTES</b>
<b>LOWER LEVEL</b>			
Media Room	6496A	(1)	Atrium RH/Temp.
Bunk room	(2)3673C	(1)	
Bathroom #4	2424A	(1)	Temp
G. Master	3666C	(2)	RH/LH
G. Master	8466F	(1)	Fixed
<b>MAIN LEVEL</b>			
Mud room	(2)2448C	(1)	
Garage	(2)3048C	(1)	
Garage	32996FD	(1)	RH
Dining	3674C/4874F/3674C	(1)	RH/Fixed/LH1 mulled
Powder rm	2424A	(1)	Temp.
Hall	3296FD	(1)	Temp.
Hall	3048C	(1)	LH
Family room	(2)3672C	(1)	LH
Family room	3660C/4860F/3660C	(1)	RH/Fixed/LH
Stair	6096F	(1)	Temp.
Living room	3684C	(2)	RH/LH
Living room	8484F	(1)	



Living room	3630T	(2)	Opposite hand traps
Living room	8472T	(1)	Center trap
Living room	3684C	(2)	RH/LH
Dining room	(3)6496A	(1)	Atrium Center door LH
<b>UPPER LEVEL</b>			
Master Bath	(2)3660C	(1)	
Bedroom 3	(2)3048C	(1)	
Bathroom 3	24248C	(1)	LH
Hall	(2)2466C	(1)	
M. Bedroom	3066C	(1)	RH
M. Bedroom	(2)3666C	(1)	
M. Bedroom	3066C	(1)	RH
M. Bedroom	3666C/4866F/3666C	(1)	RH/Fixed/LH
M. Bedroom	3618T/4819T/3618T	(1)	Transom windows mulled
Stairs	6060F	(1)	
M. Bath	(2)3048C	(1)	

Windows to be Marvin Integrity series Black Fiberglass inside and out.





George Burled Iron Energy Star Dark Sky LED Outdoor Wall Lantern

LIGHTING TYPE 'A'

**Cylinder 3000K LED 7" Wall Light Textured Architectural Bronze** 11250AZT30

**SPECIFICATIONS**

Certifications/Qualifications	
Class 2	Yes
Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	<a href="http://www.kichter.com/warranty">www.kichter.com/warranty</a>

Dimensions	
Base Backplate	5.00 X 5.00
Extension	6.50"
Weight	1.95 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	7.00"
Width	5.00"

Electrical	
Input Voltage	Dual (120/140V)

Light Source	
Delivered Lumens	350
Expected Life Span (hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	11W
# of Bulbs/LED Modules	1

Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wall
Mounting Style	Wall Mount

Photometrics	
Color Rendering Index	90
Color Temperature Range	3000
Kelvin Temperature	3000K

**FIXTURE ATTRIBUTES**

Housing	
Primary Material	Aluminum

Product/Ordering Information	
SKU	11250AZT30
Finish	Textured Architectural Bronze
Style	Contemporary
LPC	783927453059



LIGHTING TYPE 'B'

**Modern Forms Square 10" High Bronze LED Outdoor Wall Light**

★★★★★ Review

**\$249.00**

FREE SHIPPING & FREE RETURNS\* | Low Price Guarantee

1 ADD TO CART SAVE

or 4 interest-free payments of \$62.25 with Affirm

**Modern Forms Square 10" High Bronze LED Outdoor Wall Light** \$249.00 ADD TO CART

**Product Details**

Complete a modern era in any entryway with the sleek geometric silhouette of this bronze outdoor wall light.

**Additional Info:**  
Stylish and modern, this outdoor wall light from Modern Forms makes a bold statement. Featuring a warm bronze finish, the square silhouette casts a cascading glow throughout any entryway while remaining ADA-compliant. Create a dramatic aura with the dimming capabilities of the energy-efficient LED lights, complete with an electronic low voltage driver.

**Product Details**

- 10" wide x 10" high. Extends 2 1/2" from the wall.
- Backplate is 9 1/2" high x 5 1/2" wide x 3/4" deep.
- Includes one dimmable 10-watt high-powered replaceable LED module. 200 lumen light output, comparable to a 40-watt incandescent. 3000K color temperature, 90 CRI.
- Energy-efficient LED outdoor wall light from the Square collection by Modern Forms.
- Bronze finish over solid aluminum construction.
- ADA compliant design.
- Smooth and continuous dimming with an electronic low voltage (ELV) driver.
- LED averages 50,000 hours at 3 hours per day.
- ETL ENEC TUV compliant. Dura-UV Resistant.
- AC LED technology - no driver or transformer required.
- Easily fits on a standard junction box.
- 277V, 240V, or custom CCT options available by special order.

**LEGEND**

SCONCE INCANDESCENT (+7" ABOVE GRADE)

(10) NIGHT SKY DOWNLIGHTS (+7" ABOVE DECK)

**SITE UTILITY/EXTERIOR LIGHTING PLAN**

SCALE: 1" = 8'

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REVISIONS:

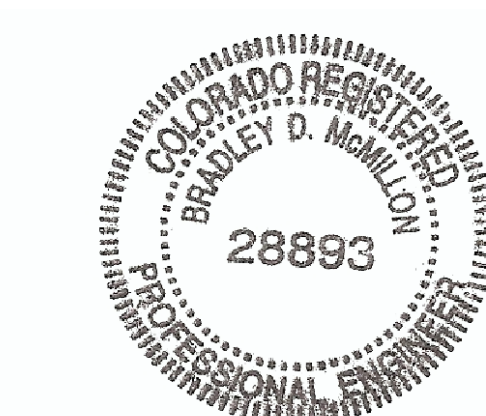
ARCHITECTS COLLABORATIVE  
Design + Build + Just Build + Just Design

P.O. Box 3954 • Telluride, CO 81435  
C: 970-708-1076

Unit AR-53R1 Timber Ridge at Mountain Village  
TBD Adams Way, Mountain Village  
San Miguel County, Colorado

DATE: 11.18.21

SHEET A1.3 Unit AR-53R1



*B.D. Mammola*





# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

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Date: 02/28/2022

Address: Lot AR53R1, Adams Way  
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-feet total width. 12-feet shall be a hard surface with 2-foot 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.

**Review comments by TOMV staff forester, Michael Otto**

**New Single Family Home at Lot AR-53r1.**

A wildfire mitigation plan and landscape plan were not included.



Members of the Design Review Board  
Town of Mountain Village

To the Members of the Design Review Board:

We are the owners of the home, located at 125 Adams Way, and have several objections and concerns with the submittal for the single-family home, located on the AR-53R1, adjacent to our property to the east.

Specifically:

## 1. Lot Coverage

The purpose and intent of establishing design regulations within Mountain Village (Chapter 17.5.1) is to:

- Provide clear, consistent, predictable and efficient design standards;
- Preserve open space and protect the environment;
- Enhance the natural beauty of the town's surroundings;

When the Town of Mountain Village reviewed our property (AR-53R2) the Town of Mountain Village planner, Sam Starr informed us that the lots *"will be treated as a **Single Family Common Interest Community**."* (Italics added; email to Susan Conger-Austin, dated 10/3/18). Therefore, per the CDC (Section 17.3.13, Table 3-4): *"Maximum Lot Coverage: Single-family common interest community: 40% for each lot in the condominium community.* In addition, Lot Coverage as defined by the CDC (Section 17.8 Definitions) is: *"The calculation of the total horizontal area of any building, carport, porte-cochere, or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurement shall be from the building driplines and from the exterior surface of the total wall assembly, whichever is more restrictive."*

The lot size of AR-53R1 is not 10,772 sq. ft. as indicated on page 6 of the submission and therefore, the overall building envelope on the site is much larger than the 40% limit. The AR-53R1 site is listed as 6,110 square feet on the survey. That would mean that the maximum allowable lot coverage would be 2,444 square feet (40% of 6110).

The same standards should be applied consistently, which in turn, preserves more open space and enhances the natural beauty of our community – one of the main purposes for the Design Regulations within Mountain Village.

## 2. Site Drainage/ Grading

Within the CDC, 17.5.5 "Building Siting Design, B. Residential Building Siting: *"Buildings shall be sited based on the consideration of influences such as surrounding development, shade and shadow, views, solar exposure, natural vegetation, and water run-off."*

Reviewing the Site Drainage/Grading Plan of AR-53R1, there are only arrows pointing westward, indicating that drainage from AR-53R1 will be directed into our property which is approximately

16.5 feet away. (The AR-53R1 home is currently proposed to be built to the western property line.) We are very concerned about mud/rain/snow runoff issues inherent in such a plan. We respectfully request that these modifications to the existing natural drainage patterns be specifically approved by a Town of Mountain Village Civil Engineer and/or any other governing agency having jurisdiction on this issue.

In addition, we have a concern in re: to the driveway entrance off the steep curve on Adams Way. Positioned at this location, we respectfully request that this should be assessed by the Town Engineer and Fire Marshal in regard to the angles and slope of approach and departure at such a location. The driveway is not shown in any of the three- dimensional drawings nor on the elevation drawings so it is difficult to understand how this steep driveway will function. It appears to have a 12% slope over much of its length.

### 3. Landscape

#### CDC 17.5.9 LANDSCAPING REGULATIONS

*"Purpose and Intent. The Landscaping Regulations are intended to:*

- *Provide adequate and appropriate plant materials on a project site to enhance the relationship of the project to its site and context.*
- *Preserve existing significant trees and existing vegetation on a site to the extent practicable;"*

We are concerned due to the extreme tree removal shown on the current drawings due in part to the current larger than allowed building footprint on the site.

### 4. General

We are concerned that a hot tub currently located on the west side, adjacent to the easement line has no screening. According to CDC Section 17.3.14, "General Easements Setbacks" Section H, it states that hot tubs should be "*buffered*" from adjacent properties and that the DRB reserves the right to request that this type of activity be set back up to 20 feet from the adjacent property. It also states that noise from such uses shall be buffered from adjacent properties. We ask that the DRB request that the location of the hot tub be both set back 20 feet and that the noise is sufficiently buffered.

Respectfully,



Jim Austin and Susan Conger-Austin AIA  
Submitted March 16, 2022

March 15, 2022

Design Review Board  
Town of Mountain Village

To the Design Review Board:

My name is Stephen Betz, a long-time member of the Mountain Village community and current President of the Owners' Association for Timber Ridge at Mountain Village. I am writing both as a private citizen and as President of the HOA to voice my concerns with the submission for a single-family home, located on AR-53R1, Adams Way. All of these concerns, I believe, are related to existing regulations and requirements established by this board and Mountain Village.

Specifically:

- **Driveway.**

I do not believe it will be safe to allow the proposed curb-cut into this home from the east at the lower bend of Adams Way. The slope of the road coupled with the slope of the proposed driveway should be assessed by the Fire Department and Town Engineer before being allowed to proceed. I have attached a few photos showing the current conditions at the proposed driveway location. The drawing, A1.1 (Site Grading and Drainage Plan) indicates a majority of the currently proposed driveway's slope to be 12% grade, far beyond the recommended driveway gradients indicated in the Community Development Code section on Road and Driveway Standards, Section 17.6.6. There are no drawings in the submission set including the 3d model showing how the slope of the driveway impacts the site and the road nor how close the proposed driveway is in relation to the adjacent driveway curb cut of AR- 52R. I submit a site plan (with my comments in red) for your information.

A driveway entrance from the north side of the lot would appear to be safer.

- **Site Coverage.**

The submitted plans for this "single family- common interest community" can encompass up to 40% of the building lot. (Refer to Drawing A.0, - "Cover Sheet", under Project Summary of submitted plans). However, the

Building Coverage as shown on the drawings of 3,386 square feet is approximately 55% of the actual lot size. There seems to be an error in calculation with this submittal as the adjacent Common Area has been included in the overall lot size. (Inflating the actual lot size of 6,110 square feet to 10,772 square feet). Common Area around this lot cannot be used to compute the buildable area of any proposed dwelling. The Common Areas are just that—Common Areas for all residents of the HOA, not one person’s personal holdings. Apart from the illegality of such an assumption, were the DRB to allow this, it would result in much greater density of buildings, extreme deforestation, and building scale much beyond what is typical of our community.

- **Window Materials**

The window frames indicated on the submission (Drawing A3.2) are exterior clad fiberglass. In the CDC, Section 17.5.6, Building Design, under Section G, Glazing, #8, it states, “Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.” Fiberglass clad windows are not mentioned.

- **Required Drawings.** I do not believe that all the required documents were submitted to the HOA to allow this application to go forward. In particular, we did not receive the following for our assessment:
  - Site and Grading Plan indicating where the run-off would be channeled especially as it relates to adjacent properties in the HOA
  - Landscape Plan
  - Utility Plan
  - Construction Mitigation Plan

For all these reasons, I as president of the HOA and as a long-time member of the Mountain Village community can no longer support this single-family dwelling as currently submitted.

Sincerely,

Stephen Betz

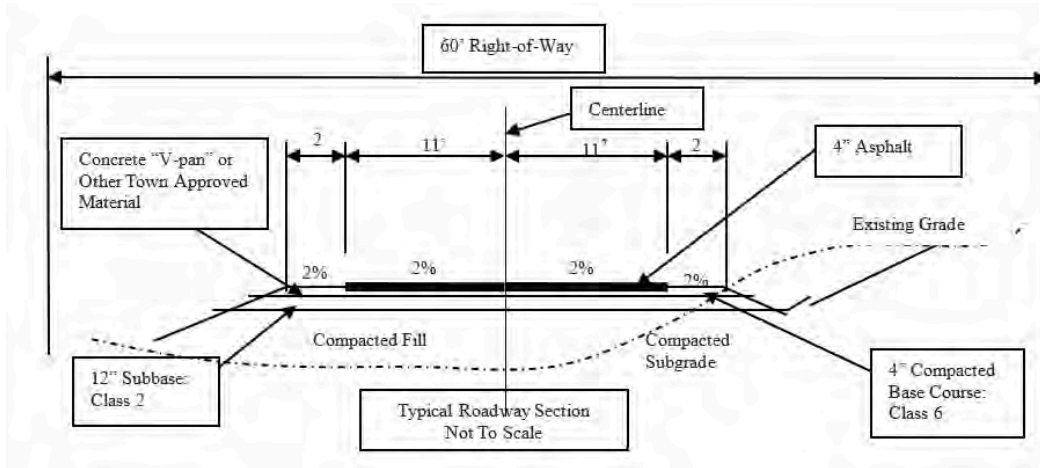


## 17.6.6 Road and Driveway Standards.

### A. Roadway Standards.

1. *Minimum Right-of-Way.* The minimum right-of-way width shall be sixty feet (60').
2. *Roadway Width.* The minimum roadway width shall be twenty feet (20'), with two foot (2') "v-pan" curbs.
  - a. Concrete "v-pan" curbs and gutters constructed of Class B concrete (as defined by CDOT standards) other review authority-approved material shall be provided on both sides of the road leading into the required drainage system.
    - i. Curbs and gutters or other shoulder materials shall be constructed of concrete drainage pans or other review authority-approved material that is compacted to withstand a twenty (20) ton load minimum. The shoulders shall pitch no more than two percent (2%) grade from the edge of the twenty foot (20') travel roadway.
3. *Roadway Construction.* Roadways shall be designed and constructed in accordance with the specifications shown in Figure 6-2.
4. *Maximum Grade.* The maximum road grade shall be eight percent (8%) except:
  - a. The maximum roadway grade shall not exceed five percent (5%) for the first twenty feet (20') from the edge of the public roadway or access tract.
  - b. Transitional sections not exceeding 500 feet in length may be allowed a maximum of 10 percent (10%) if approved by the Town in consultation with the Fire Marshal. Transitional sections exceeding eight percent (8%) shall not be within 500 feet of each other.
  - c. Transitional sections may be allowed a maximum grade up to twelve percent (12%) with the approval of the Town in consultation with the Fire Marshal, providing all structures are equipped with a fire sprinkler system meeting the requirements of the Fire Code.
  - d. Curves with a centerline radius of less than 250 feet shall not exceed eight percent (8%) grade.

### 6-2 Roadway Design Specifications



5. *Turning Radius.* Curves with centerline radii of less than 250 feet shall not exceed eight percent. The minimum inside turning radii of a corner shall not be less than 100 feet (100').
6. *Grading.* The maximum cut and fill slope shall be 3:1 without a soils report prepared by a Colorado professional engineer that shows steeper slopes are warranted. Slopes steeper than 2:1 shall require retaining walls that are designed by a Colorado professional engineer.
  - a. The maximum retaining wall height shall be five (5') feet, with a minimum "step" in between walls of four (4') feet to allow for landscaping to soften the walls.
  - b. Retaining walls shall be setback from roadways at least five (5') feet, where practicable, to allow proper room for drainage, snow plowing and snow storage.
  - c. Roadways shall be crowned at two (2) to three (3) percent maximum grade.
7. *Live Load and Surfacing.* Roadways shall be designed, compacted and maintained to support the imposed loads of fire apparatus, twenty (20) ton minimum, and shall be surfaced so as to provide all-weather driving capabilities.
  - a. Approved roadway surfaces include asphalt, concrete or other materials as approved by the review authority.
  - b. Gravel is prohibited as a surface material for roadways.
8. *Emergency Turnarounds.* Dead-end roads shall be avoided wherever possible.
  - a. Where an emergency turnaround is the only alternative, the roadway shall provide an emergency turnaround as provided for in the Town adopted Fire Code or commentary to such code.
  - b. Adequate rights-of-way for snow storage, utilities and drainage shall be provided at turnarounds.
  - c. Dead-end streets shall not be longer than 600 feet.
9. *Sight Distance Triangles.* For safety and visibility purposes, a sight distance triangle shall be maintained at road and driveway intersections. The distances along the legs of the sight distance triangle shall be measured

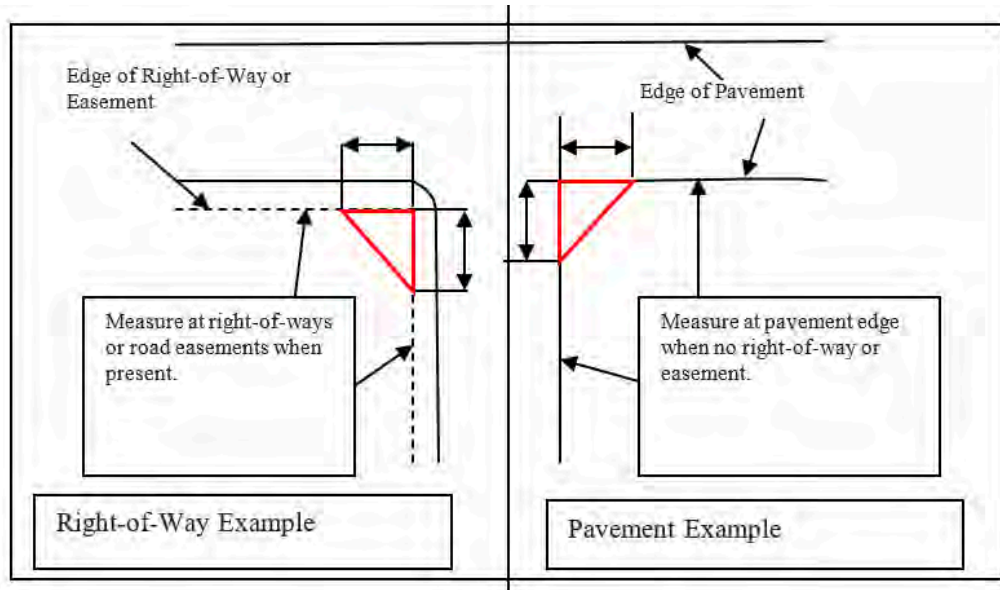
from the corner or intersection point along the right-of-way lines or along edge of driving surface for driveways as shown in Figure 6-3. For each intersection, the length of the legs of the triangle shall be determined by the classification of the roadways at the intersection as outlined in Table 6-2.

- a. To minimize traffic hazards at road intersections and along curves by improving visibility for drivers of converging vehicles, no structures, retaining walls or earth berms, nor landscaping, parking or other obstructions more than three feet (3') in height will be permitted within the sight distance triangle except for single-family residential accessways that may provide an address monument in such area.

**Table 6-2. Sight Distance Triangle Length**

Type of Access	Length of Sight Distance
Driveways (No road intersection)	10 Feet
Local Access/Low Volume	30 Feet
Collector (San Joaquin, Benchmark, Adams Ranch Roads)	50 Feet
Arterial (Mountain Village Boulevard)	70 Feet

**6-3 Sight Distance Triangle**



10. *Bridges.* Bridges shall conform to CDOT requirements and specifications. Plans shall be prepared by a qualified Colorado professional engineer.

- a. Bridges shall be stone faced and have railings and other design features in accordance with the Town design theme.

11. *Traffic Control Devices.* Traffic control devices shall be installed and maintained in accordance with the Manual on Uniform Traffic Control Devices.
12. *Guardrails.* Guardrails shall be installed on the outside of curves as required the Public Works Department. Guardrails shall be installed thirty (30) inches from the outside edge of the road curb. The following conditions may necessitate guardrail installation:
  - a. Height of embankment exceeds ten (10') feet within ten (10) feet of the pavement;
  - b. Side slopes exceed 4:1 within ten (10') feet of the pavement;
  - c. Shoulder or pavement widths are substandard; or
  - d. Roadside hazards exist.
13. *Revegetation.* Revegetation within road right-of-way shall be required utilizing grass seed mix specified in the Landscaping Regulations and shall be completed within forty-eight (48) hours after the completion of the project. Cut and fill slopes shall be treated to prevent erosion.
14. *Drainage.* Roadway drainage shall meet the following requirements:
  - a. Retention or detention shall be provided to protect water quality and attenuate flood flows;
  - b. Culverts shall be located at each natural draw or watercourse, as conditions warrant, to prevent excessive accumulation of flow in roadside ditches or along toe of slope; and
  - c. All drainage shall be designed to in accordance with the drainage design standard.
15. *Sidewalks.* When a new roadway is required, the review authority may require the development to provide a sidewalk constructed of Class B concrete six (6') feet wide shall be provided on one side of the road with the location favoring the predominant pedestrian flow.
16. *Provision of Right-of-Way.* When a new roadway is required, the Town shall require a developer to either dedicate rights-of-way for public use for such new roadway, or require an easement that serves the same functions of a right-of-way, including but not limited to utilities, drainage, grading, snow storage and public access.
  - a. Where the minimum right-of-way width does not include all of the required grading and drainage, easements for such road-related improvements shall be provided to ensure use and maintenance over time.
17. *Fire District Review.* All new roadways shall be required to be reviewed by the Telluride Fire Protection District to ensure compliance with the Fire Code.
18. *Engineer Required.* A Colorado professional engineer shall design all new proposed roadways, bridges and associated grading, utilities and drainage.



19. *Construction and Maintenance.* The design and construction paving of roadways shall be the responsibility of the developer. Roadways shall be maintained after construction by the lot owner(s) that obtain access from the roadway, including but not limited to snow plowing, resurfacing, sign maintenance, curbs and any landscaping.

- a. The Town may elect to maintain a roadway that is dedicated to the Town or that is dedicated by an easement, or it may also require the developer to provide a private maintenance function by a legal instrument that runs with the affected lot(s).
- b. Roadways shall be maintained in accordance with the CDC regulations in effect at the time of development approval.

20. *Road Cut Resolution.* Road construction and maintenance activities shall be in accordance with the effective Town road cut resolution.

21. *Variation.* The review authority may grant a variation to the roadway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare.

B. *Driveway Standards.*

1. *Driveway Allowance.* A driveway may provide access for up to a maximum of three (3) single-family dwellings, or may also be used to provide access to a parking garage or any allowed surface parking lot serving multifamily, mixed-use, commercial or other development containing three or fewer buildings only one (1) lot directly from the main roadway.

- a. All other development shall only use a roadway to serve access per the roadway standards.

2. *Driveway Width.*

a. For driveways that service three (3) or fewer single-family dwellings, the minimum paved drive surface width shall be twelve feet (12') for driveway lengths less than 150 feet. Driveway lengths exceeding 150 feet which service three (3) or fewer single-family dwellings shall have a minimum paved surface of sixteen feet (16'). Shoulders may be required by the Fire Code.

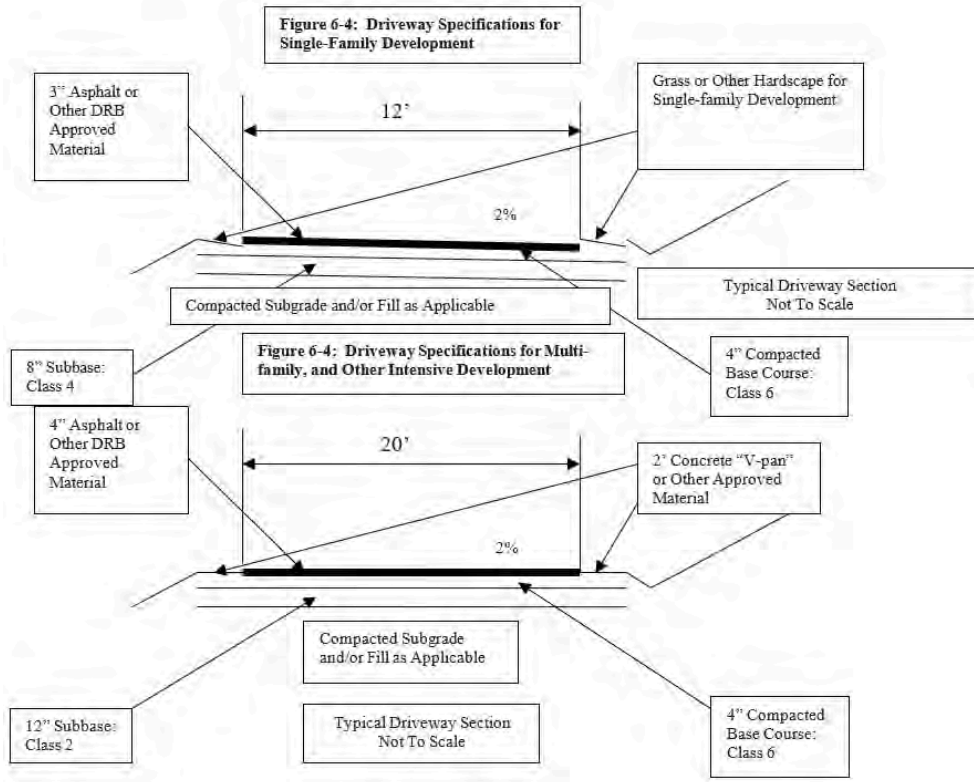
b. For driveways that service multifamily, mixed-use, commercial or other development, the paved drive surface width shall be no less than twenty feet (20') with two foot (2') shoulders on each side.

- i. Shoulders shall be constructed of concrete drainage pans or other review authority approved material that is compacted to withstand a twenty (20) ton load minimum. The shoulders shall pitch two (2%) percent grade from the edge of the edge of the twelve (12') foot driveway.
- ii. Drainage pans are not required where a driveway is a drive aisle in a parking lot with the minimum width of such drive aisle twenty-four (24') feet.

3. *Driveway Construction.* Driveways shall be designed and constructed in accordance with the specifications shown in Figure 6-4.

4. **Maximum Grade.** Driveway grade shall not exceed eight percent (8%) except:
  - a. Garage entrances, parking and required fire apparatus turnaround areas shall not exceed five to six percent (5% – 6%) grades without specific approval from the review authority in consultation with the Telluride Fire Protection District and Public Works Department.
    - i. If driveways grades for such areas are approved greater than five to six (5% – 6%) percent, then the review authority may require that a snowmelt system be incorporated into the driveway design.
  - b. The maximum driveway grades shall not exceed five percent (5%) for the first twenty (20') feet from the edge of the public roadway or access tract.
  - c. Transitional sections not exceeding 500 feet may be allowed a maximum of ten (10%) percent if approved by the Town in consultation with the Fire Marshal. Transitional sections exceeding eight (8%) percent shall not be within 500 feet of each other. Curves with a centerline radius of less than 250 feet shall not exceed eight (8%) percent.
  - d. Transitional sections may be allowed a maximum grade up to twelve (12%) percent providing all residences are equipped with an approved fire sprinkler system meeting the Fire Code.
  - e. Curves with a centerline radius of less than 250 feet shall not exceed eight percent (8%) grade.
5. **Driveway Fire Apparatus Access.** A driveway shall extend to within 150 feet of all portions of the exterior walls of the first story of a building as measured by an approved route around the exterior of the building.
  - a. The Fire Marshal is authorized to increase the dimension of 150 feet (to 225 feet) where:
    - i. Driveways cannot be designed and installed in accordance with this section because of location on property, topography, waterways, nonnegotiable grades or other similar site conditions; and
    - ii. The residence is equipped with an approved fire sprinkler system installed in accordance with section.
  - b. The minimum, unobstructed vertical clearance for a driveway shall be thirteen feet six inches (13' 6").

#### 6-4 Driveway Design Specifications



6. *Turning Radius.* The inside turning radii of a corner shall not be less than thirty-two feet (32').
7. *Grading.* The maximum cut and fill slope shall be 3:1 without a soils report prepared by a Colorado professional engineer that shows steeper slopes are warranted. Slopes steeper than 2:1 shall require retaining walls that are designed by a Colorado professional engineer. Notwithstanding the foregoing, a maximum slope of 1.5:1 may be approved by the review authority based on a soils report prepared by a Colorado professional engineer if the aesthetic of such slope is determined to be appropriate.
  - a. The maximum retaining wall height shall be five feet (5'), with a minimum "step" in between walls of four feet (4') to allow for landscaping to soften the walls.
  - b. Retaining walls shall be setback from driveways at least five (5) feet, where practicable, to allow proper room for drainage, snow plowing and snow storage.
8. *Live Load and Surfacing.* Driveways shall be designed, compacted and maintained to support the imposed loads of fire apparatus, twenty (20) ton minimum, and shall be surfaced so as to provide all-weather driving capabilities.
  - a. Approved driveway surfaces include asphalt, concrete, pavers or cut or tumbled stone block or other materials as approved by the review authority.
  - b. Gravel is prohibited as a surface material for driveways.
9. *Emergency Turnarounds.* The Fire Code may require emergency turnarounds for long driveways.

10. *Emergency Turnouts.* Driveways in excess of 200 feet in length and less than twenty (20') feet in width shall be provided with turnouts if required by the Fire Marshal.

- a. Required driveway turnouts shall be an all-weather driving surface at least ten feet (10') wide and forty feet (40') long and be compacted to withstand a twenty (20) ton load minimum.
- b. Driveway turnouts shall be located as required by the Fire Marshal.

11. *Sight Distance Triangles.* Sight distance triangles at driveway intersections shall be as set forth under the roadway standards above.

12. *Bridges.* Bridges shall conform to CDOT requirements and specifications. Plans shall be prepared by a qualified Colorado professional engineer.

- a. Bridges shall be stone faced and have railings and other design features in accordance with the Town design theme.

13. *Traffic Control Devices.* Traffic control devices shall be installed and maintained in accordance with the Manual on Uniform Traffic Control Devices.

14. *Guardrails.* The review authority may require the installation of guardrails on the outside of curves as required by this section or as otherwise required by the Public Works Department. Guardrails shall be installed thirty (30) inches from the outside edge of the road curb. The following conditions may necessitate guardrail installation:

- a. Height of embankment exceeds ten feet (10') within ten (10) feet of the pavement;
- b. Side slopes exceed 4:1 within ten (10) feet of the pavement;
- c. Shoulder or pavement widths are substandard; or
- d. Roadside hazards exist.

15. *Revegetation.* Revegetation within road right-of-way shall be required utilizing grass seed mix specified in the Landscaping Regulations and shall be completed forty-eight (48) hours after the completion of the project to the extent practicable. Cut and fill slopes shall be treated to prevent erosion.

16. *Drainage.* Driveway drainage shall meet the following requirements:

- a. Culverts shall be located at each natural draw or watercourse, as conditions warrant, to prevent excessive accumulation of flow in roadside ditches or along toe of slope.
- b. Where culverts are required, they shall be at least eighteen inches (18') in diameter to minimize ice and debris build up.
- c. Drainage shall be directed away from wetlands, steep slopes and other environmentally sensitive areas.



17. *Maximum Number of Curb Cuts.* Only one (1) curb cut for a driveway accessing a lot from the main road shall be permitted without specific approval from the review authority in consultation with the Public Works Department.

- a. Single-family lots that are proposed to be created or have been created from duplex lots will be required to utilize a single common driveway from the adjacent access-way.

18. *Public Works Review.* All driveway cuts shall be required to be reviewed and approved by the Public Works Department.

19. *Fire District Review.* All new driveways shall be required to be reviewed by the Fire District to ensure compliance with the Fire Code.

20. *Engineer Required.* A Colorado professional engineer shall design all new proposed driveways, bridges and associated grading and drainage.

21. *Construction and Maintenance.* The design and construction paving of driveways shall be the responsibility of the developer. Driveways shall be maintained after construction by the lot owner(s) that obtain access from the driveway, including but not limited to snow plowing, resurfacing, sign maintenance, curbs and any landscaping.

- a. Driveways shall be maintained by the lot owner(s) in accordance with the CDC regulations in effect at the time of development approval.

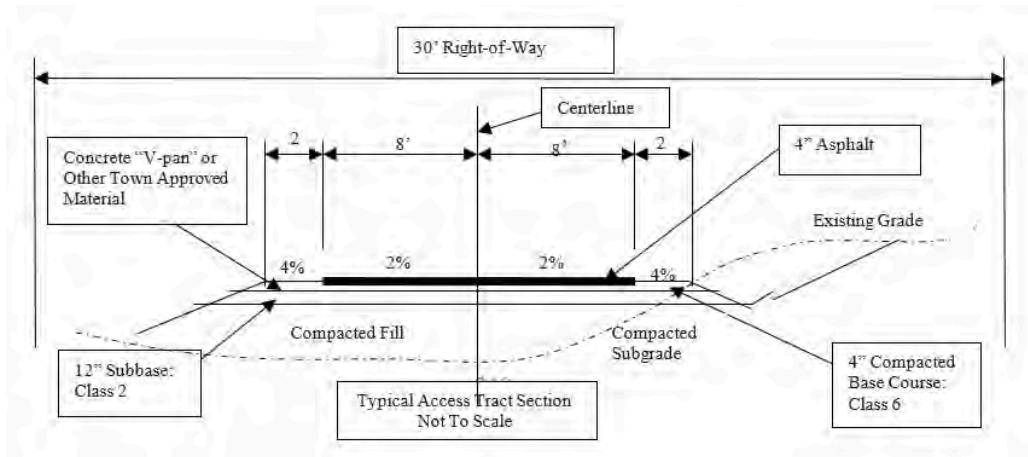
22. *Road Cut Resolution.* Driveway construction and maintenance activities shall be in accordance with the effective Town road cut resolution when work or maintenance is being conducted in a Town right-of-way or access tract.

23. *Variation.* The review authority may grant a variation to the driveway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare.

C. *Access Tract Standards.*

1. *Roadway Construction.* Roadways or driveways within access tracts shall be designed and constructed in accordance with sections A and B and the specifications shown in Figure 6-5.

### **6-5 Access Tract Design Specifications**



2. *Acceptance of Access Tracts.* Pursuant to the class 5 development application process, the Town Council may accept an access tract that is offered for dedication by the owner(s) of such access tract provided:

- a. The roadway or driveway has been constructed to meet the specifications in Figure 6-5. This provision may be waived in the sole and absolute discretion of the Review Authority in exceptional circumstances by finding that the following conditions exist:
  - i. The access tract was constructed prior to 2014.
  - ii. Acceptance of the access tract not meeting the specifications would allow the Town to upgrade other Town owned infrastructure which upgrade would not be practical without acceptance of the access tract.
  - iii. There is a public safety issue not directly related to the access tract being below the specifications set forth in Figure 6-5, which can be alleviated by the Town accepting the access tract and making improvement of the access tract and surrounding area (acceptance of an access tract does not require or guarantee the Town will make such improvements)
  - iv. More than ninety percent (90%) of the lots or condominium land unit are owned by parties other than the original or successor developer.
  - v. Acceptance of substandard access tract shall not set a precedent for future acceptance as every access tract is uniquely situated.
- b. The Town determines that it is in the Town's best interest to accept such access tract.
- c. The access tract serves three (3) or more lots or condominium land units.

**The Mountain Village Municipal Code is current through Ordinance 2021-18, passed December 9, 2021.**

Disclaimer: The town clerk's office has the official version of the Mountain Village Municipal Code. Users should contact the town clerk's office for ordinances passed subsequent to the ordinance cited above.

**Note:** This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[Town Website: townofmountainvillage.com](http://townofmountainvillage.com)

[Code Publishing Company](#)

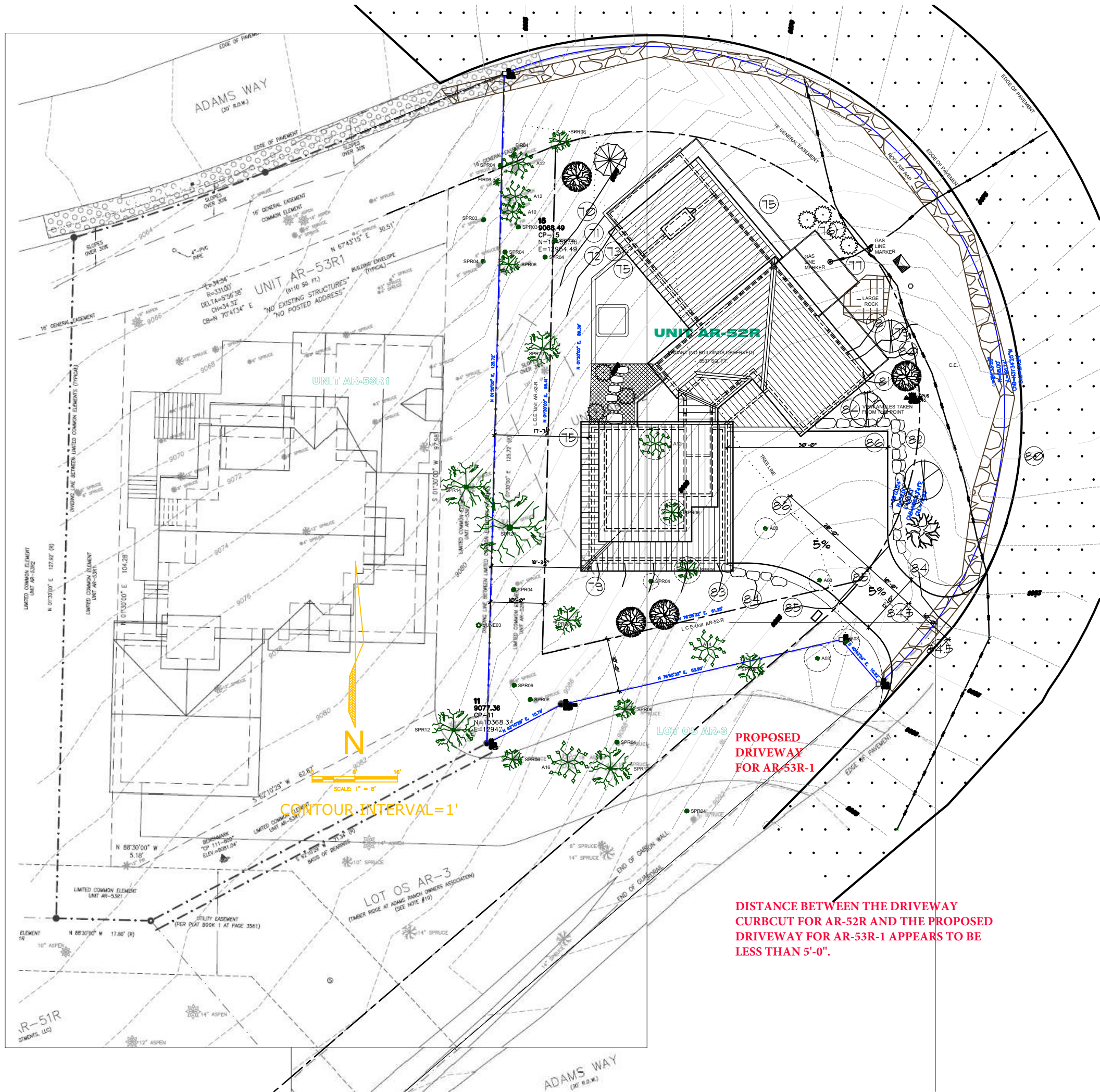
b. Concrete is limited as an exterior material for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

F. *Exterior Color.* Exterior material color shall harmonize with the natural landscape within and surrounding the Town. Color shall be natural, warm and subtle. Roofs may be rusted, black or gray standing seam or corrugated metal. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall or roof areas.

G. *Glazing.* Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.
  - a. The maximum window area of a building shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill to adjacent properties.
2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.
3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.
  - a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.
    - i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.
  - b. Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable.
4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.
5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.
6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations.
7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.
8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.





**DISTANCE BETWEEN THE DRIVEWAY CURB CUT FOR AR-52R AND THE PROPOSED DRIVEWAY FOR AR-53R-1 APPEARS TO BE LESS THAN 5'-0".**

**CONTOUR INTERVAL=1'**



**SCALE: 1" = 8'**

**AR-51R**  
STREETS, LLC



**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Principal Planner  
**FOR:** Design Review Board Public Hearing; March 31, 2022  
**DATE:** March 18, 2022  
**RE:** Staff Memo – Initial Architecture and Site Review (IASR) Lot 649R-11, 11 Boulders Way

## APPLICATION OVERVIEW: New Single-Family Home on Lot 649R-11

### **PROJECT GEOGRAPHY**

**Legal Description:** UNIT 11, 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:** 11 Boulders Way

**Applicant/Agent:** Kris Perpar,  
Shift Architects

**Owner:** Eric and Monique Novaez

**Zoning:** Multi-Family

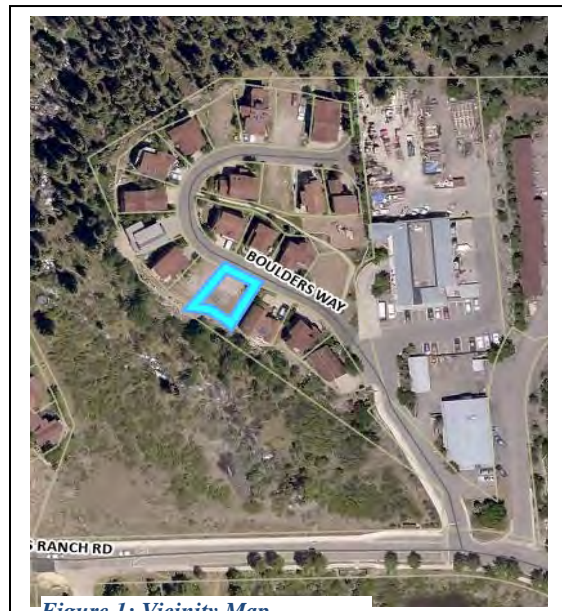
**Existing Use:** Vacant

**Proposed Use:** Single Family detached  
condo

**Lot Size:** 2,709.92 square feet

**Adjacent Land Uses:**

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



*Figure 1: Vicinity Map*

### **ATTACHMENTS**

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



**Case Summary:** Kristine Perpar, of Shift Architects (Applicant) on behalf of Eric and Monique Novaez, the owners of Lot 649R-11 are requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family detached condominium at 11 Boulders Way. The condominium map indicates that Unit 11 is 2,709 square feet in size. The Boulders is a single-family condominium community and is zoned Multi-Family. The overall square footage of the home is approximately 2,567 gross square feet, with 2,220 livable square feet, and provides one interior parking space within the proposed garage and one exterior space in a tandem configuration.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
<b>Maximum Building Height</b>	35' (shed) Maximum	34.82'
<b>Maximum Avg. Building Height</b>	30' (shed) Maximum	26.57'
<b>Maximum Lot Coverage</b>	65%	37%
<b>General Easement Setbacks</b>	No encroachment	Setback encroachment
<b>Roof Pitch</b>		
Primary		5:12
Secondary		
<b>Exterior Material</b>		
Stone	35% minimum	35%
Glass	40% maximum	18%
<b>Parking</b>	2 spaces	1 interior / 1 exterior

**DRB Specific Approval:**

- 1) Setback Encroachment
- 2) Metal Fascia
- 3) Tandem Parking

**DRB Design Variations:**

- 1) Landscaping Regulations

**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 clerestory roof with primary shed roof forms throughout the homes form. The maximum building height must be below 35 feet and the average height must be at or below 30 feet for shed roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Both heights are in compliance with the max average height shown at 26.57' and the max height shown at 34.82'. In addition, the applicant has provided a parallel plane analysis confirming that no portion of the home exceeds the allowed maximum height.

*Staff: The application meets all height requirements.*

#### **17.3.14: General Easement Setbacks**

Lot 649R-11 is burdened by a (10) foot front setback, (5) foot side setbacks, and a (3) foot setback to the rear. Lot 649R does not contain any General Easements (GE).

The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation.

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

- *Utilities: The applicant has provided a utility plan for Lot 649R-11 demonstrating the proposed locations of utility lines and connections. It will be necessary for these to cross the front and side GE. It should be noted that the proposed electrical as shown impacts neighboring Unit 12 and it should be verified that these impacts cannot be limited to Unit 11.*
- *Landscaping: There is proposed natural landscaping within the setbacks of the home.*

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

- *Exterior Parking in front setback (10 ft setback)*
- *Roof overhangs front and rear setback (10 ft and 3 ft setback)*
- *Concrete walkway in front setback (10 ft setback)*

*Staff: The encroachments listed are a mixture of improvements at grade and penetrating the GE through its vertical plane. Although, the DRB has in the past been hesitant to approve structural improvements in setbacks all structural improvements are at grade and are aligned with other encroachments seen in the Boulders subdivision. The HOA has approved the above encroachments.*

*The DRB can waive the general easement setback or other setbacks and allow for prohibited encroachments such as structural or vertical plane encroachments if it's determined that the criteria of the CDC have been met. If DRB finds this application is meeting the criteria below, then a specific approval of these encroachments should be granted.*

1. *The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;*
2. *The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;*
3. *No unreasonable negative impacts result to the surrounding properties;*

4. *The general easement setback or other setback will be revegetated and landscaped in a natural state;*
5. *The Public Works Department has approved the permanent above-grade and below-grade improvements;*
6. *The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and*
7. *Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

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

*Staff: The proposed home can best be described as a mountain modern design featuring the traditional material palate of the Mountain Village – Stone, Wood, and Metal. Although the homes at the boulders have typically been taller 3 story homes with limited footprint sizes, the clerestory shed roof design limits the overall height of the home to 35 feet which helps the mass of the home feel somewhat smaller. The home has incorporated an overhanging second story that allows for protection from weather, but also helps to break the mass of the home up more so than if the home had a flat single surface façade. Staff believes this home will fit nicely in its neighborhood and represent an economical and low maintenance home that can stand up to our difficult high-altitude environment.*

### **17.5.5: Building Siting Design**

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

*Staff: The units in the Boulders development are quite small with no natural vegetation. Although this lot also faces constraints due to the area to the rear of the unit over 30% slope, this area is mostly limited to the rear setback of Unit 11. This proposed home should blend well into the existing neighborhood. In form it will sit quite proudly on the lot, similar to all of the homes in that area. Given the rear of the home overlooks an open space area, the home will be very visible from Adams Ranch Road but otherwise the siting of the home is logical.*

### **17.5.6: Building Design**

The CDC discusses building design and specifies requirements for things like building form, roof form, wall materials, glazing, and other design details for the home.

*Staff: The home, as described above, is a mountain modern home that is smaller than typically seen in Mountain Village – but in line with the sizes of other homes in the Boulders neighborhood. The home has a substantial stone base that grounds the home well given its prominence as seen from Adams Ranch Road. The applicant has proposed a material palate of dry stacked sandstone in a horizontal arrangement, grey wood siding, along with black standing seam roofing, and grey clad windows. These materials will blend well with*



*the neighboring homes and provide a durable contrasting design for Unit 11. The proposed metal fascia will require the DRB grant a specific approval.*

*Prior to the final review, the following items should be addressed, and additional details provided:*

- 1. Garage door materials: Must be wood or metal sectional overhead doors.*
- 2. Window / door recesses within stone: Doors are required to be recessed 5" if surrounded by stone, Garage doors are required to be recessed 7" if surrounded by stone.*
- 3. Deck Railing Materials: Detail should be provided relating to the deck railing.*

#### **17.5.7: Grading and Drainage Design**

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

#### **17.5.8: Parking Regulations**

*Staff: The applicant has shown one interior parking space and one exterior space on their architectural site plan. The CDC requires two spaces in multi-family development outside of the Village Center and does not designate interior vs. exterior parking. The parking configuration as shown will require DRB specific approval of tandem parking, but this is not a-typical in the Boulders subdivision. Due to the limited size of the Lot, the applicant has proposed a portion of the exterior space be located within the front setback which will require DRB approval of the setback encroachment.*

#### **17.5.9: Landscaping Regulations**

*Staff: The applicant has proposed a simple landscaping plan consisting of new aspen plantings along with native shrubs. The applicant has indicated that the disturbed areas are to be revegetated with native grass seed mix. The following items should be discussed:*

- 1. Planting does not meet the diversity clause of the CDC requiring 40% of plantings to be trees not typically found in the Mountain Village.*
- 2. Planting sizes are not indicated on the plans.*
- 3. Plant schedule should be updated to remove non-applicable species, and shall identify shrub types for final review.*

*In order to approve this landscaping plan, the DRB must approve a design variation. Otherwise, if the DRB does not feel that this request is appropriate, then the applicant should revise the plans accordingly prior to final review.*

#### **17.5.11: Utilities**

*Staff: The applicant has demonstrated the proposed utility locations but as described above in the GE/Setbacks portion of this report, the location of the electrical conduit is currently shown within Unit 12. Staff recommends that Unit 12 provide authorization for the use of their unit, or the design be revised so that the proposal does not impact Unit 12. Water is currently located on site, and the remainder of utilities are within Boulders Way.*

#### **17.5.12: Lighting Regulations**

*Staff: A lighting plan has been provided demonstrating the specific types and locations of the proposed lighting. Based on the attached cutsheets, all proposed light fixtures are meeting the requirements of the CDC. Because the home is under 3600 s.f. no*

*photometric study is required. Prior to final review, full 8x11 cutsheets for each proposed fixture shall be provided.*

**17.5.13: Sign Regulations**

*Staff: The applicant has met the requirements for a wall mounted address monument as shown in the provided plans.*

**Chapter 17.6: SUPPLEMENTARY REGULATIONS**

**17.6.1: Environmental Regulations**

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

**17.6.6: Roads and Driveway Standards**

*Staff: The proposed driveway as shown is approximately 12 feet in width. The minimum required per code is 12'. The slope is meeting code at 3.9%. The applicant is meeting the requirements of the CDC for driveway design.*

**17.6.8: Solid Fuel Burning Device Regulations**

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

**Chapter 17.7: BUILDING REGULATIONS**

**17.7.19: Construction Mitigation**

*Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a porta toilet. The entire lot is fenced, but the applicant has not shown any silt fencing shown on the downhill side of the lot. There is no parking indicated on the plan which could be problematic during construction. The applicant has indicated on the CMP that construction parking and staging will be off-site and coordinated with Mountain Village but its unclear to staff where this will take place at this time.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 649-R, Unit 11, 11 Boulders Way, based on the findings and CDC requirements listed in the staff memo of record.

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

**Proposed Motion:**

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 649-R, Unit 11, based on the evidence provided within the Staff Report of record dated March 18, 2022, with the following specific approvals and design variations:

**DRB Specific Approval:**

- 1) Setback Encroachment
- 2) Metal Fascia
- 3) Tandem Parking

**DRB Design Variations:**

- 2) Landscaping Regulations

And, with the following conditions:

- 1) Prior to final review, the applicant shall provide a door recess detail, along with additional details related to the garage door and deck railing proposed material.
- 2) Prior to final review, the applicant shall revise the landscaping plan to include revisions to the plant schedule.
- 3) Prior to final review, the applicant shall revise the utility plans or provide authorization from the owner of Unit 12 to utilize their property. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Prior to final review, the applicant shall provide full page cutsheets for each proposed light fixture.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 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.

/JM

Date: December 27, 2021

By: Kristine Perpar, Architect

Property address:

Lot 11; Boulders  
Mountain Village, CO 81435

**Sent to:** MV DRB

**Re:** Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Unit 11; Lot 649R was designed for sensitivity of the restricted site, neighbors and the existing topography.

Unit 11 is currently vacant of structures and trees. The building site is essentially flat with a slight slope at the west end.

Exterior elevations, plans and roof are simple in form. Roofs are all Shed roofs at a 5:12 pitch. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment, neighboring properties and for durability.

The proposed landscape plan is simple. Aspen trees to be planted on the north and either side of the structure.

Sincerely,



Kristine Perpar





## GENERAL NOTES:

### CONTRACT DOCUMENTS:

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

### ORGANIZATION:

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

### CODE COMPLIANCE:

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

### INTENT:

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

### COORDINATION:

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

### SUBSTITUTIONS:

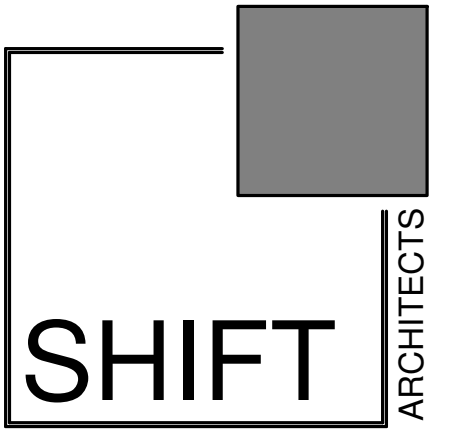
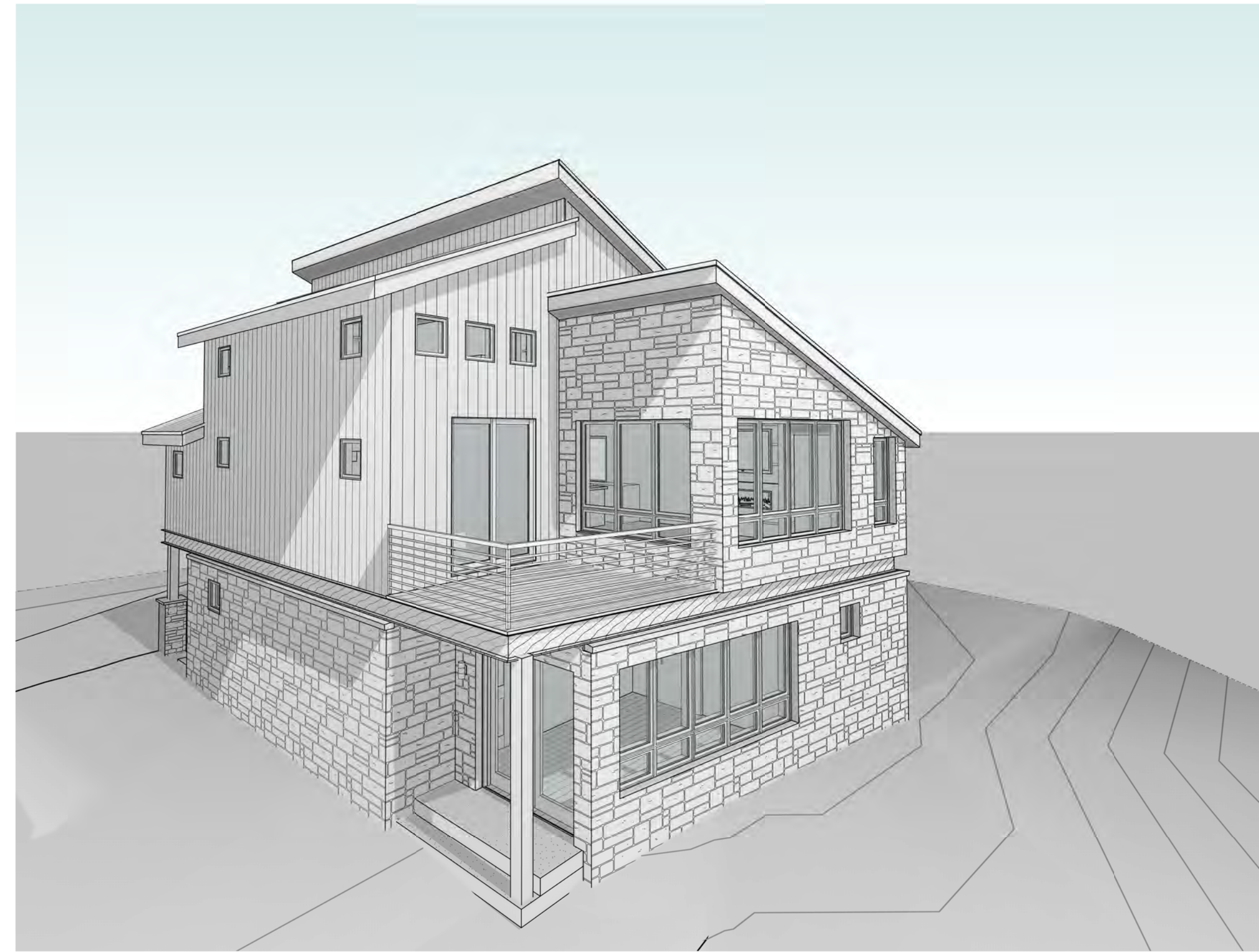
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

### SHOP DRAWINGS:

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

### SAFETY & PROTECTION OF WORK:

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



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

PROJECT ISSUE DATE:  
03.15.21 DRB SUBMITTAL

### REVISIONS

NO.	DATE	DESC.
1	12.03.21	DRB SUBMITTAL
2	01.05.22	INTERIORS & SCHEDULES
3	03.15.22	DRB SUBMITTAL

## PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	BOULDERS
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	BOULDER TOWN OF MOUNTAIN VILLAGE
	MULTI-STORY DWELLING
DESCRIPTION:	R-3
OCCUPANCY CLASSIFICATION:	REQUIRED
AUTOMATIC FIRE SPRINKLER:	GARAGE - 1 HR MECHANICAL - 1 HR
FIRE RESISTIVE RATING:	

## PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT:	35'-0"
GROSS FLOOR AREA:		ALLOWABLE PROPOSED	34.82'
LEVEL 1	510.45 SF	MAX AVERAGE HEIGHT:	30'-0"
LEVEL 2	989.51 SF	ALLOWABLE PROPOSED	26.57'
LEVEL 3	720.76 SF		
TOTAL:	<u>2,220.72 SF</u>	PARKING REQUIRED:	1 SPACE PROVIDED (ENCLOSED IN GARAGE)
GARAGE	348.17 SF		
TOTAL:	<u>2,568.89 SF</u>		
LOT AREA:	0.062 ACRES (2,709.92 SF)		
BUILDING FOOTPRINT:			
ALLOWABLE	2,400 SF		
PROPOSED	1,020 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT / BUILDING FOOTPRINT CALCULATIONS

## SHEET INDEX

<b>GENERAL</b>	
G1.0	COVER SHEET
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<b>CIVIL</b>	
C1	NOTES
C2	SITE DRAINAGE AND UTILITY PLAN
C3	CONSTRUCTION MITIGATION PLAN
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A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR & ROOF PLAN
A3.1	MATERIAL CALCULATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	ELEVATION HEIGHT CALCULATIONS
A3.5	ELEVATION HEIGHT CALCULATIONS
A6.1	PERSPECTIVES
A6.2	PERSPECTIVES
A8.1	WINDOW SCHEDULE
A8.2	DOOR SCHEDULE
<b>LIGHTING</b>	
E1.1	LIGHTING PLANS
E1.2	LIGHTING PLANS

## VICINITY MAP



## PROJECT TEAM

<b>OWNER:</b>	<b>SURVEYOR:</b>	<b>MECHANICAL:</b>
NOVAEZ ERIC AND NOVAEZ MONIQUE AS JT 1411 W 46TH ST AUSTIN TX 787563005 Eric Novaez ericnovaez@gmail.com 1.210.286.5585	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	HUGHES CONSULTING ENGINEERING, PA DIMITRI MERRILL, P.E. TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com
<b>ARCHITECT:</b>	<b>CIVIL:</b>	<b>LANDSCAPING:</b>
SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dbalode@msn.com	SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
<b>GENERAL CONTRACTOR:</b>	<b>STRUCTURAL:</b>	
TBD.	ALPINE EDGE ENGINEERING LLC MATTHEW D. HEPP, P.E. 605 RIVER PARK DR. RIDGWAY, CO 81432 P. 970.318.1469 matthewheppeng@gmail.com	

NOVAEZ RESIDENCE

Boulders Way, Mountain Village  
Telluride, CO 81435, USA

COVER SHEET

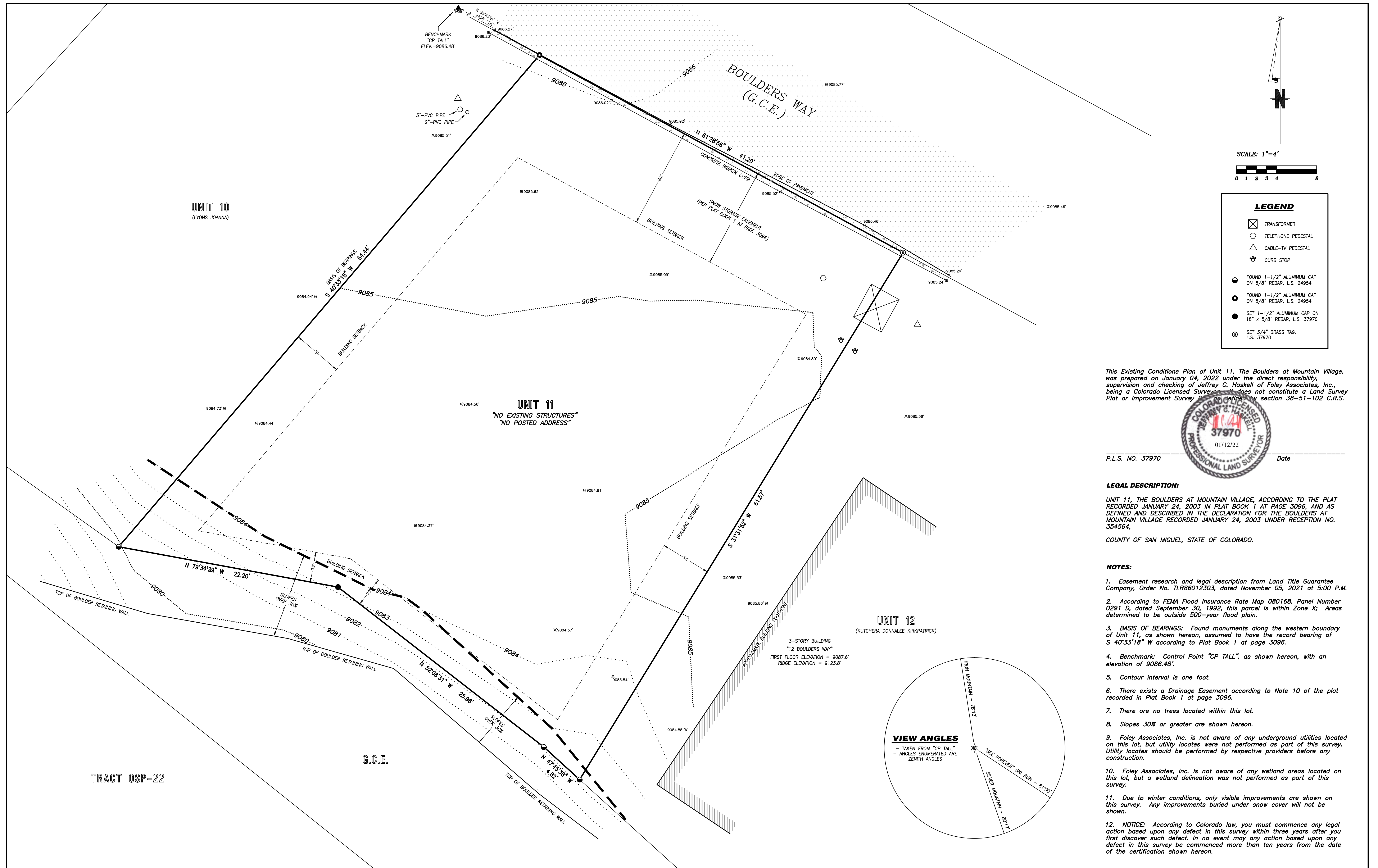
SHEET NUMBER

G1.0

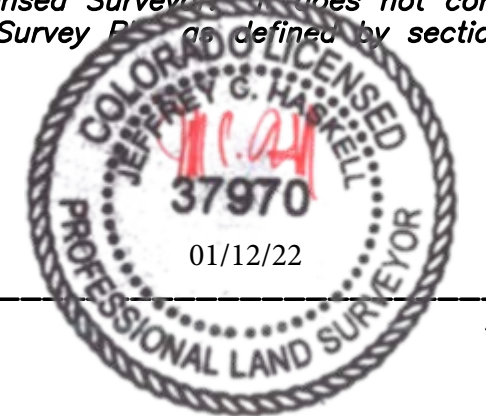
3/23/2022 11:41:00 AM

©shift architects





This Existing Conditions Plan of Unit 11, The Boulders at Mountain Village, was prepared on January 04, 2022 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 \_\_\_\_\_

**LEGAL DESCRIPTION:**  
 UNIT 11, 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.

- NOTES:**
- Easement research and legal description from Land Title Guarantee Company, Order No. TLR66012303, dated November 05, 2021 at 5:00 P.M.
  - According to FEMA Flood Insurance Rate Map 080168, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
  - BASIS OF BEARINGS:** Found monuments along the western boundary of Unit 11, as shown hereon, assumed to have the record bearing of S 40°33'18" W according to Plat Book 1 at page 3096.
  - Benchmark: Control Point "CP TALL", as shown hereon, with an elevation of 9086.48'.
  - Contour interval is one foot.
  - There exists a Drainage Easement according to Note 10 of the plat recorded in Plat Book 1 at page 3096.
  - There are no trees located within this lot.
  - Slopes 30% or greater are shown hereon.
  - Foley Associates, Inc. is not aware of any underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.
  - 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.
  - Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.
  - 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**  
 Unit 11, The Boulders at Mountain Village,  
 Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	01/04/2022				



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

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GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION. INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS. THE UTILITY PROVIDERS ARE: SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE NATURAL GAS: BLACK HILLS ENERGY POWER: SAN MIGUEL POWER TELEPHONE: CENTURY LINK

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

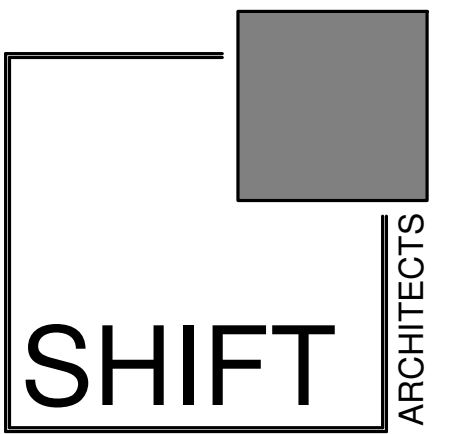
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

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

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

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

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



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PROJECT ISSUE DATE:  
03.15.21 DRB SUBMITTAL

REVISIONS

NO.	DATE	DESC.
1	12.03.21	DRB SUBMITTAL
2	01.05.22	INTERIORS & SCHEDULES
3	03.15.22	DRB SUBMITTAL

NOVAEZ RESIDENCE

Boulders Way, Mountain Village  
Telluride, CO 81435, USA

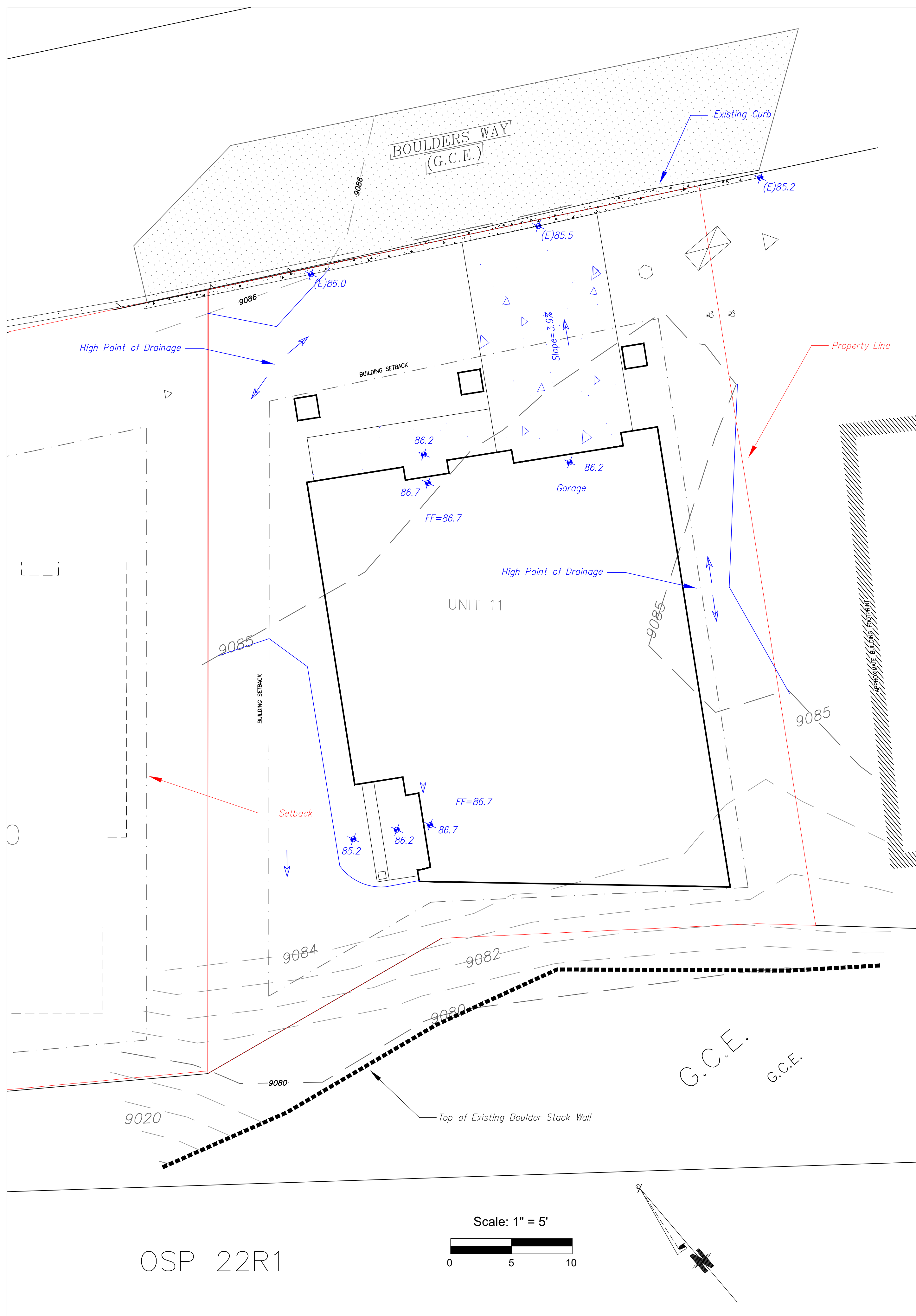
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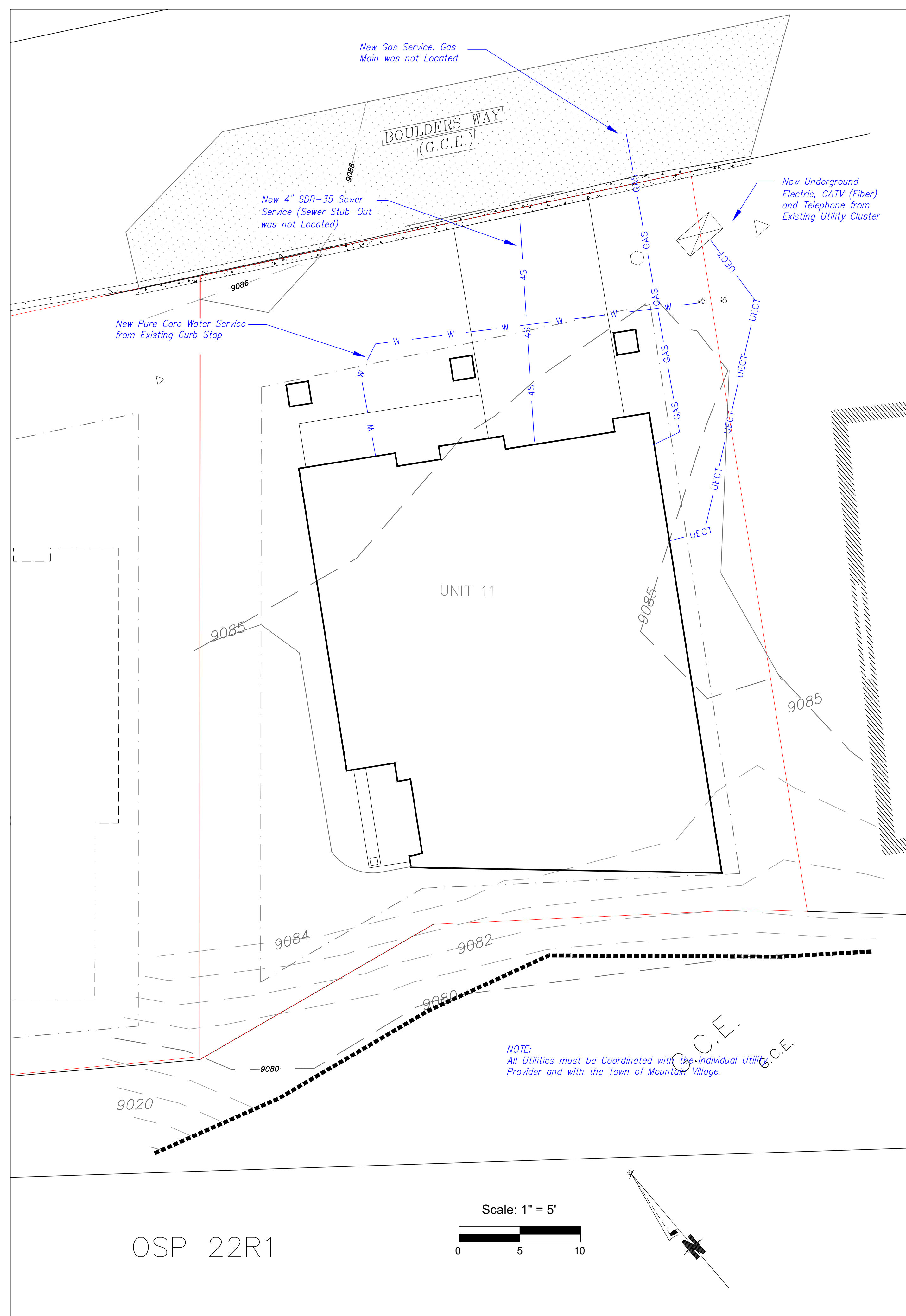
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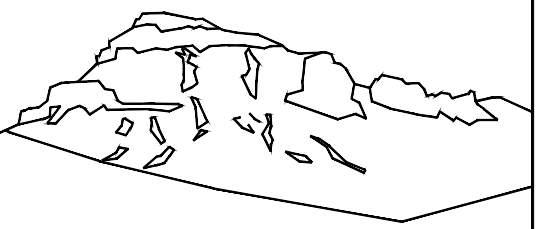




Site Grading and Drainage Plan



Utility Plan



Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
SUBMITTAL 2022-03-14

Novaez Residence  
Lot 11  
The Boulders  
Mtn. Village, CO



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


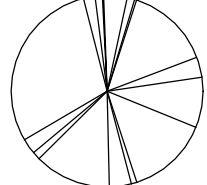
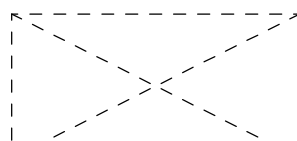
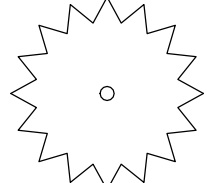




Site Grading and Drainage Plan  
and  
Utility Plan

C2

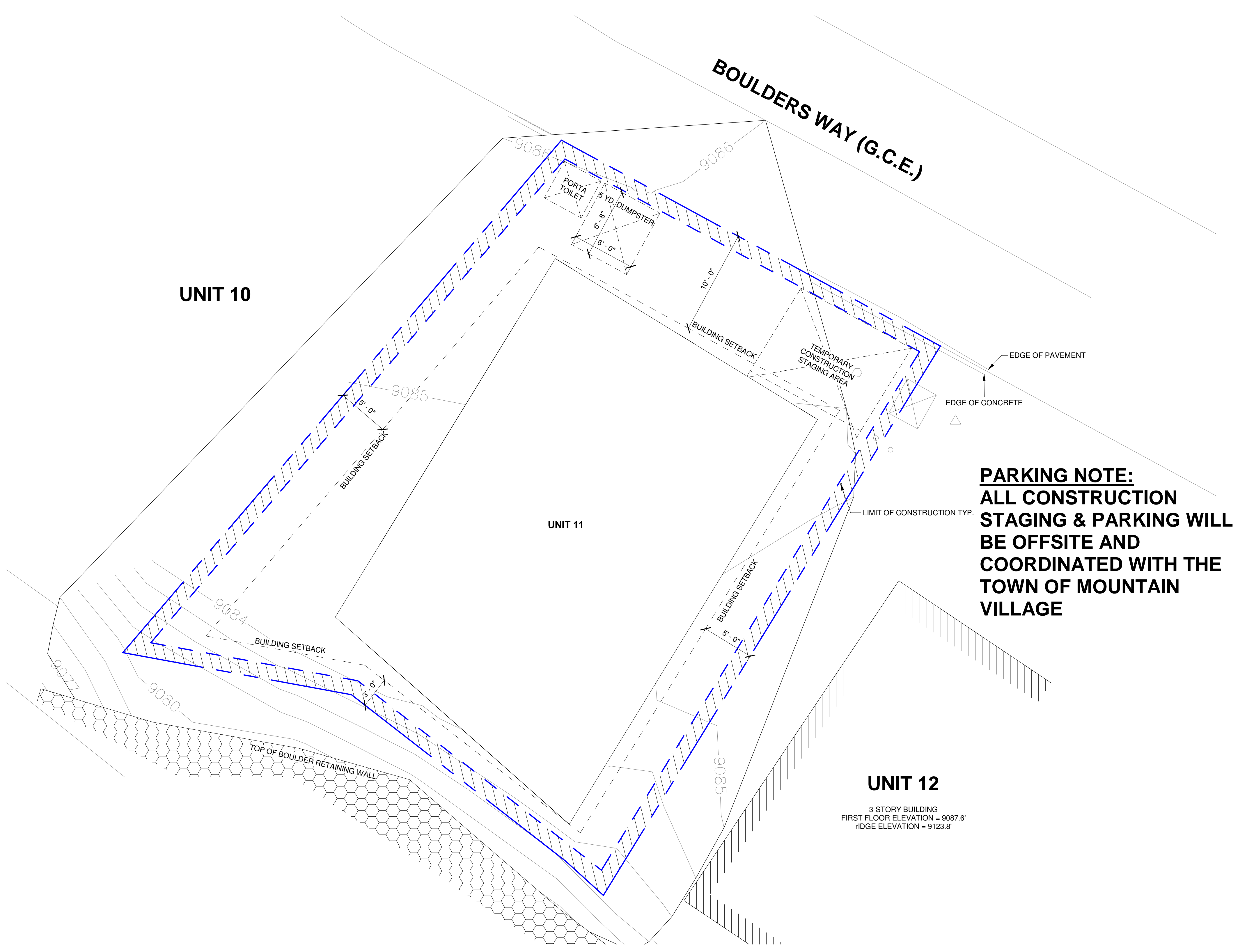
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3	03.15.22	DRB SUBMITTAL

### CONSTRUCTION MITIGATION LEGEND

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	LIMIT OF CONSTRUCTION		
	PERIMETER FENCING W/ ATTACHED GREEN SCREENING		
	TREE PROTECTION FENCING		

- ALL DEVELOPMENT SHALL COMPLY WITH DECLARATION OF THE TOWN OF MOUNTAIN VILLAGE CDC 17.7.20 REQUIREMENTS.
- COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
- ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



**PARKING NOTE:**  
ALL CONSTRUCTION STAGING & PARKING WILL BE OFFSITE AND COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE

**UNIT 12**  
3-STORY BUILDING  
FIRST FLOOR ELEVATION = 9087.6'  
RIDGE ELEVATION = 9123.8'

**NOVAEZ RESIDENCE**

Boulders Way, Mountain Village  
Telluride, CO 81435, USA

CONSTRUCTION MITIGATION PLAN

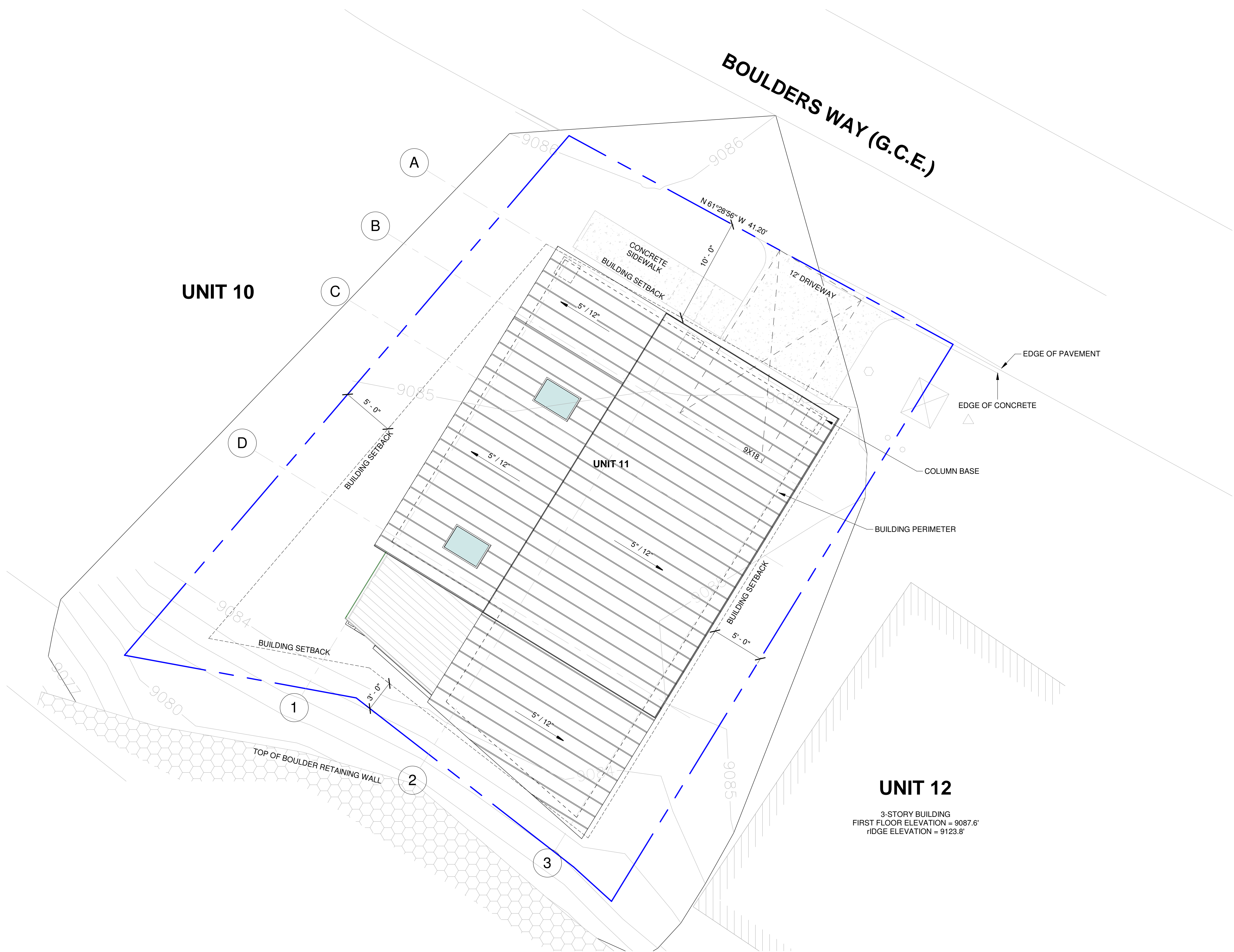
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**UNIT 12**  
 3-STORY BUILDING  
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ARCHITECTURAL  
 SITE PLAN

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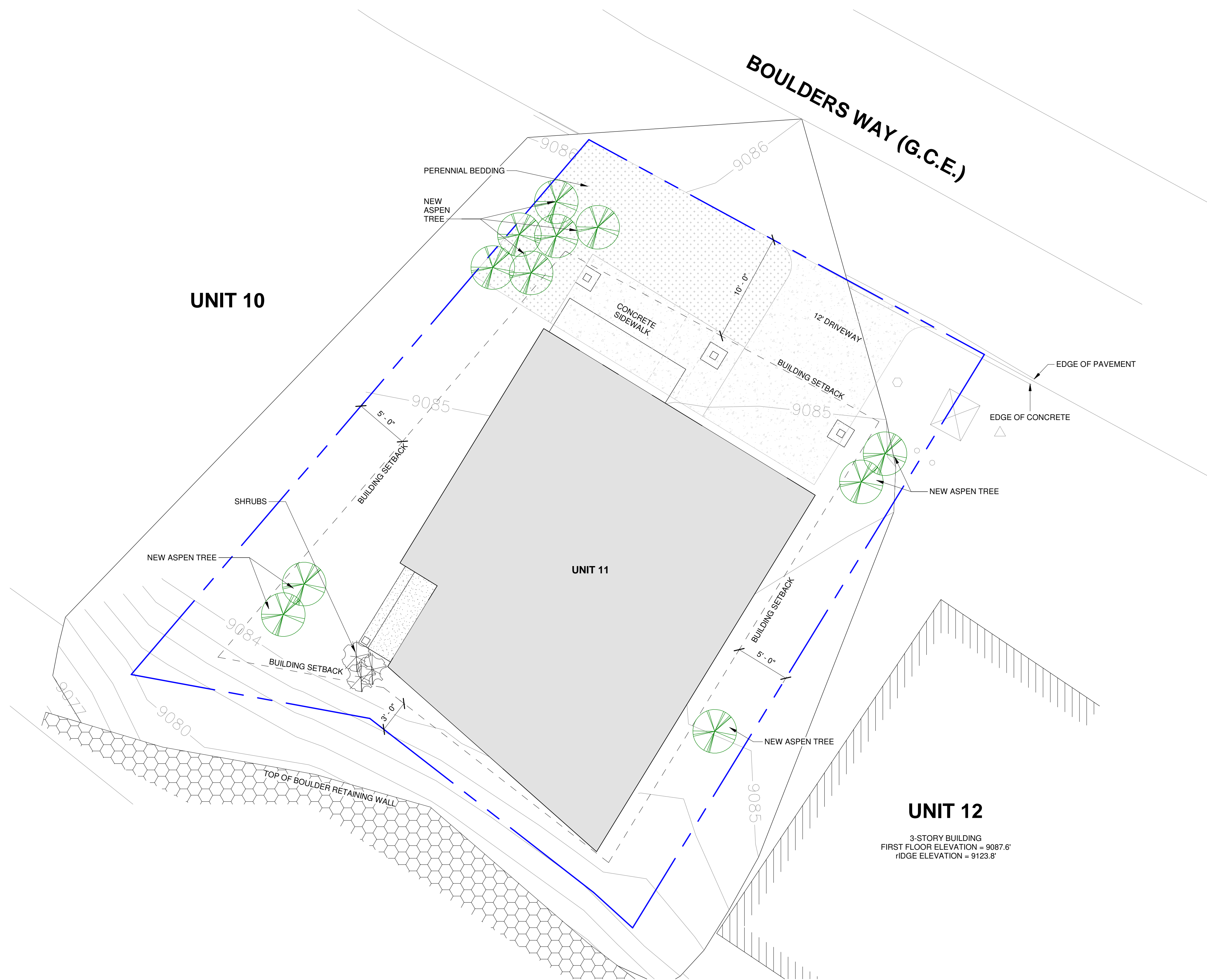
**1** ARCHITECTURAL SITE PLAN  
 3/16" = 1'-0"




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**A1.1**





### LEGEND

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

**NOTE:**  
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

### GENERAL NOTES:

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

### NOXIOUS WEEDS:

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

### LANDSCAPE MAINTENANCE NOTES:

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

### REVEGETATION NOTES:

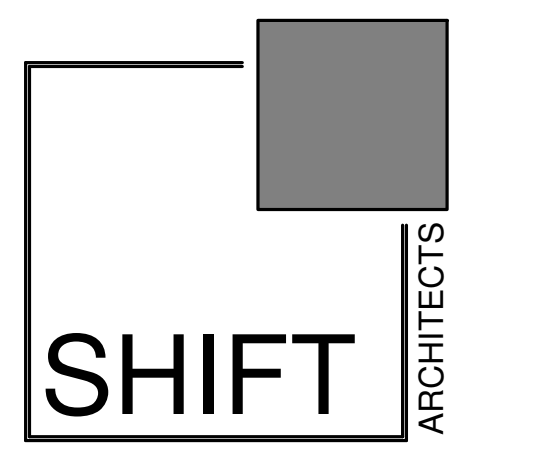
- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
- BROADCASTING OF SEED SHALL BE DONE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

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

### PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	8
PICEA	SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	N/A
SHRUBS		5 GAL.	4
PERENNIALS - BED A			N/A
PERENNIALS - BED B			N/A

**UNIT 12**  
3-STORY BUILDING  
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RIDGE ELEVATION = 9123.8'



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PROJECT ISSUE DATE:  
03.15.21 DRB SUBMITTAL

REVISIONS

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2	01.05.22	INTERIORS & SCHEDULES
3	03.15.22	DRB SUBMITTAL

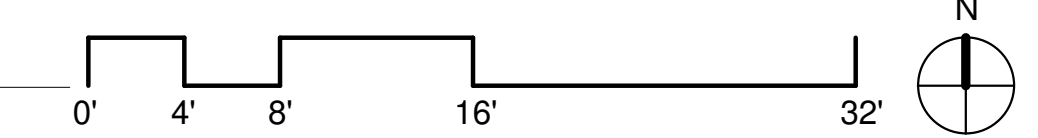
NOVAEZ RESIDENCE

Boulders Way, Mountain Village  
Telluride, CO 81435, USA

LANDSCAPE PLAN

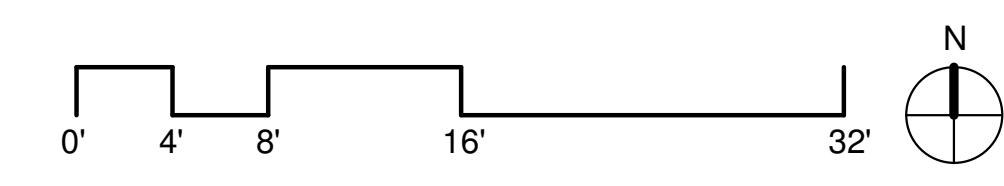
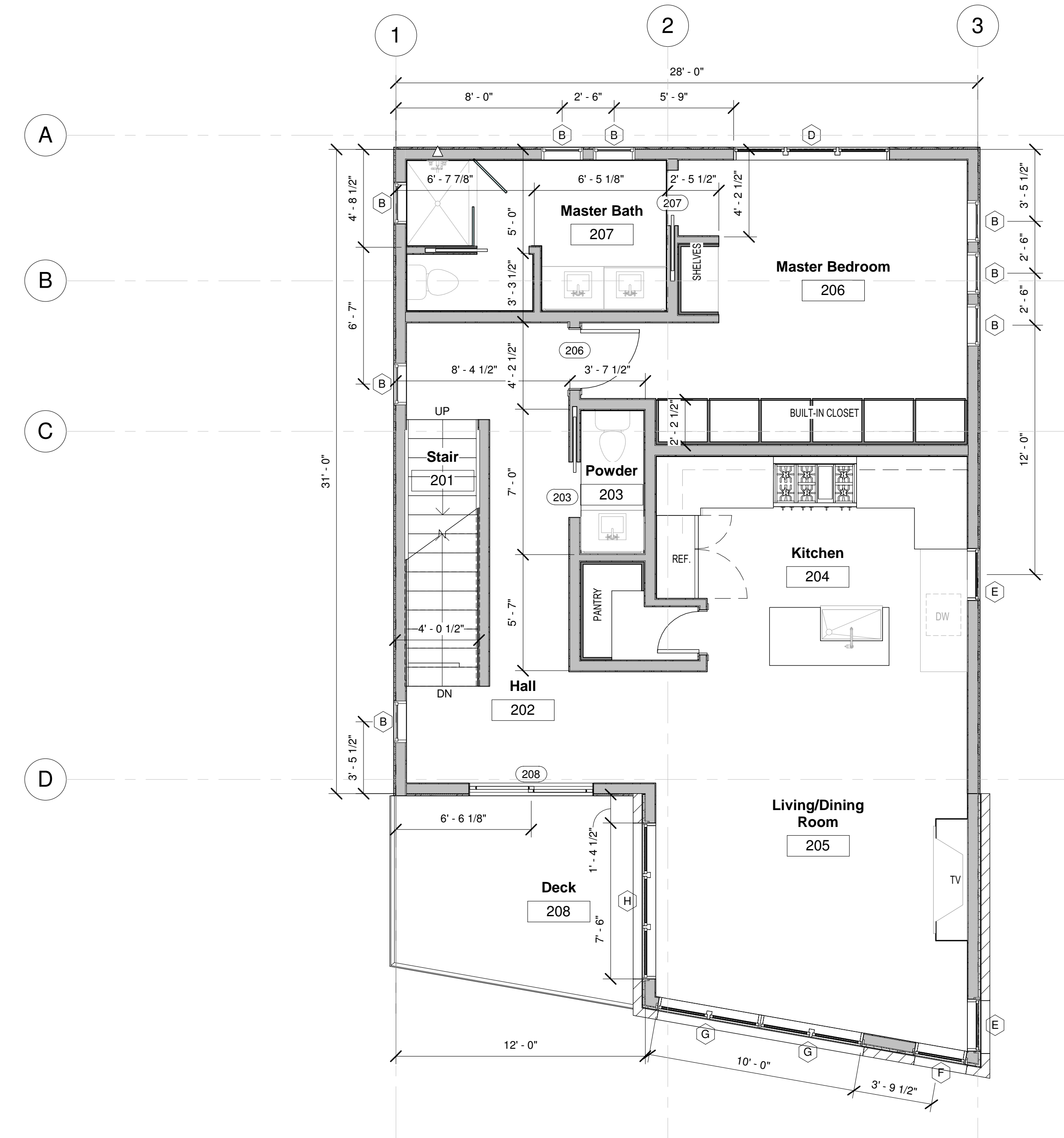
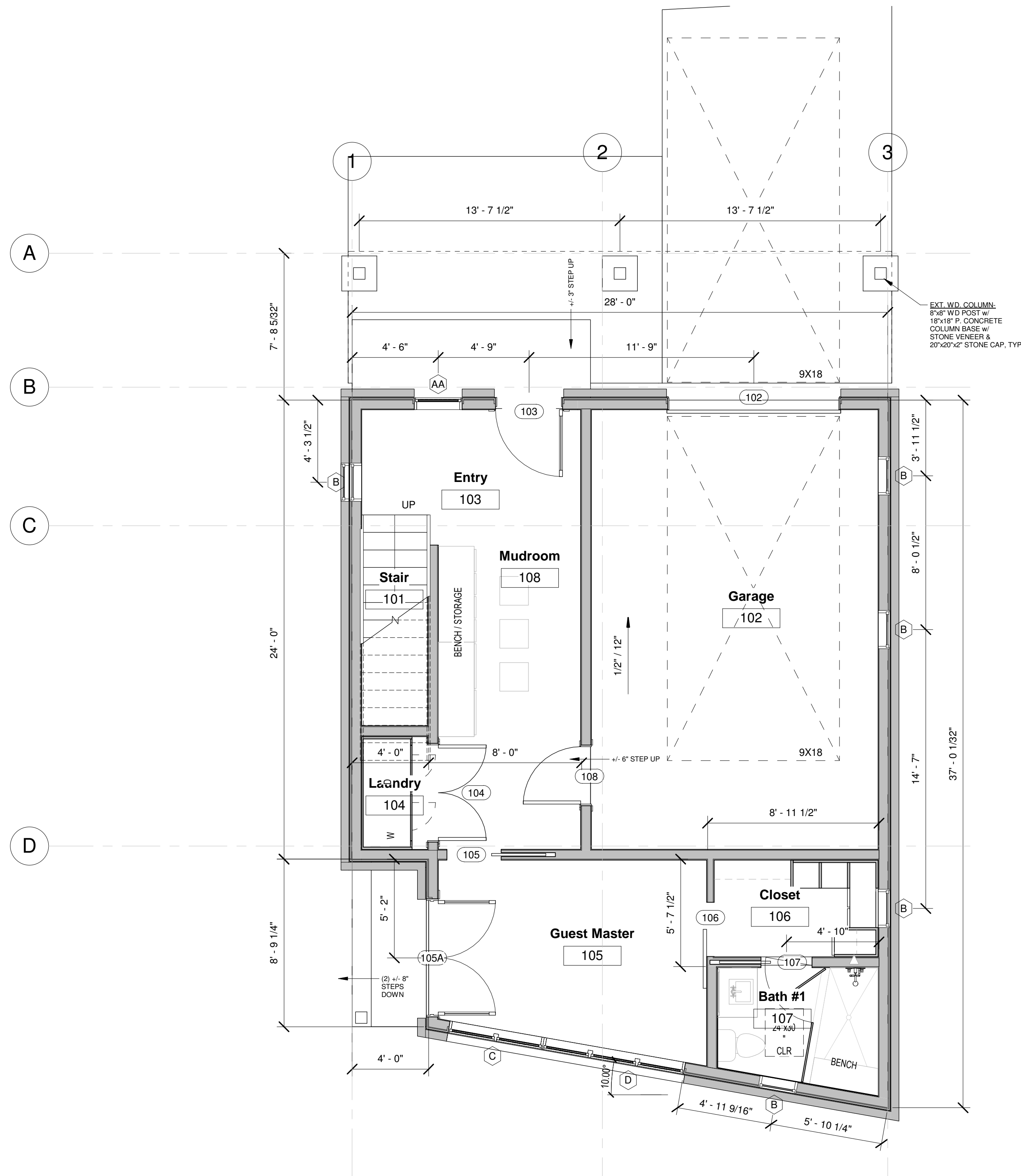
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FLOOR PLANS

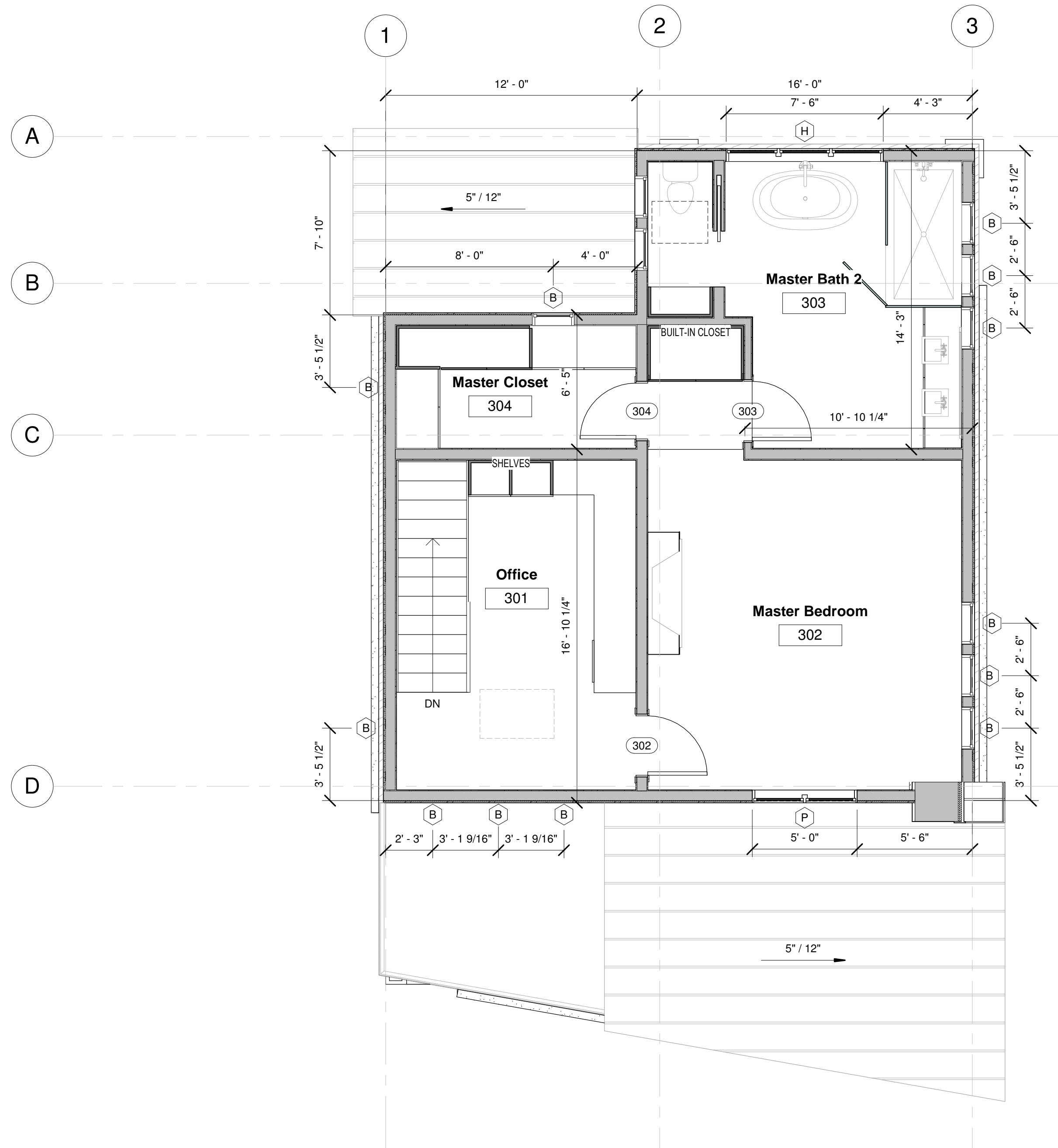
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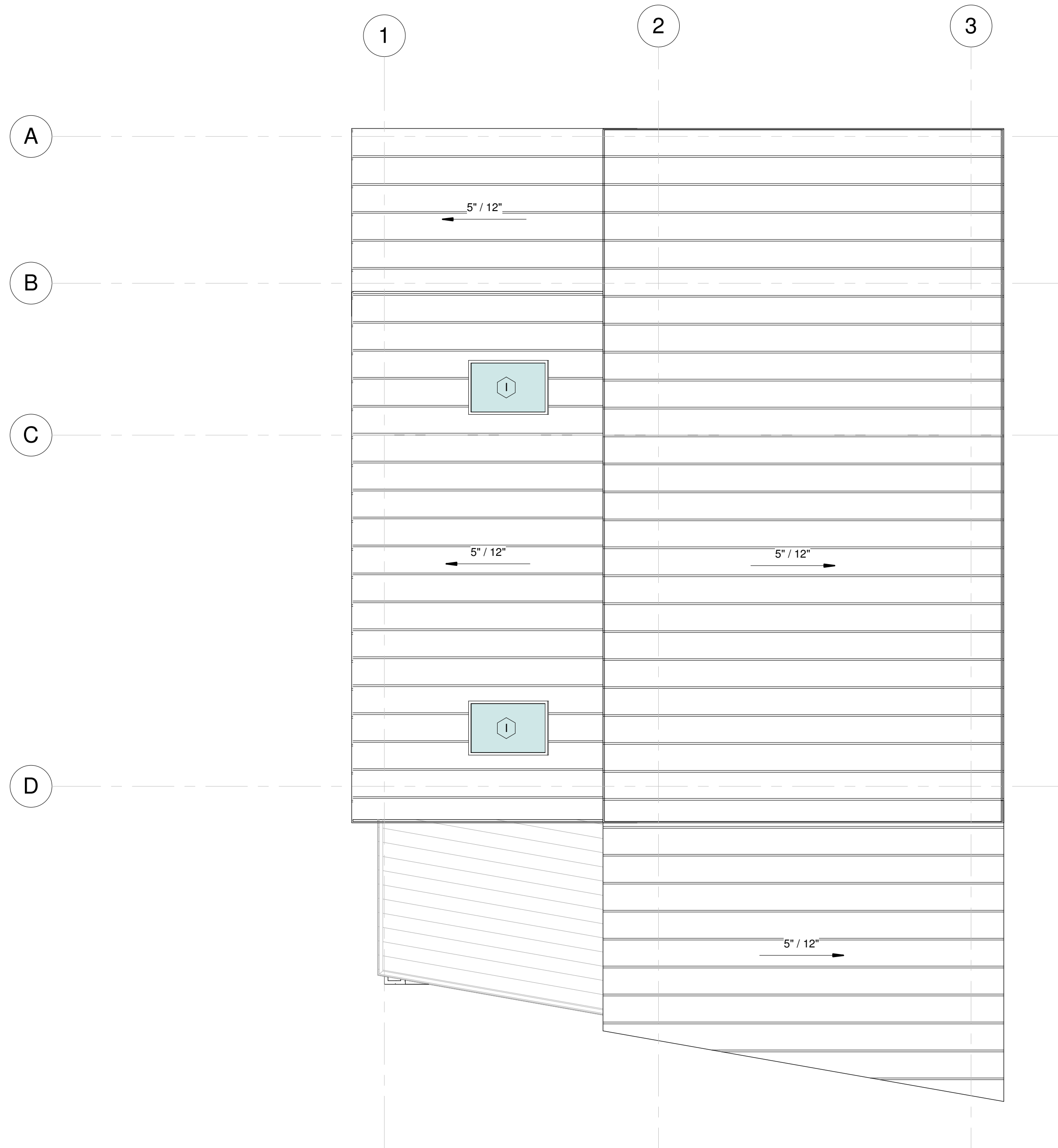


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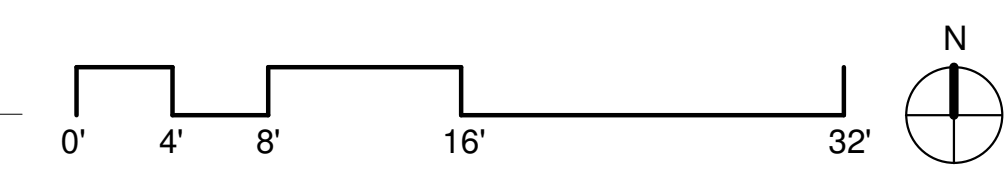
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1	12.03.21	DRB SUBMITTAL
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3	03.15.22	DRB SUBMITTAL



**1 LEVEL 3 FLOOR PLAN**  
 1/4" = 1'-0"



**2 MAIN ROOF PLAN**  
 1/4" = 1'-0"



**NOVAEZ RESIDENCE**

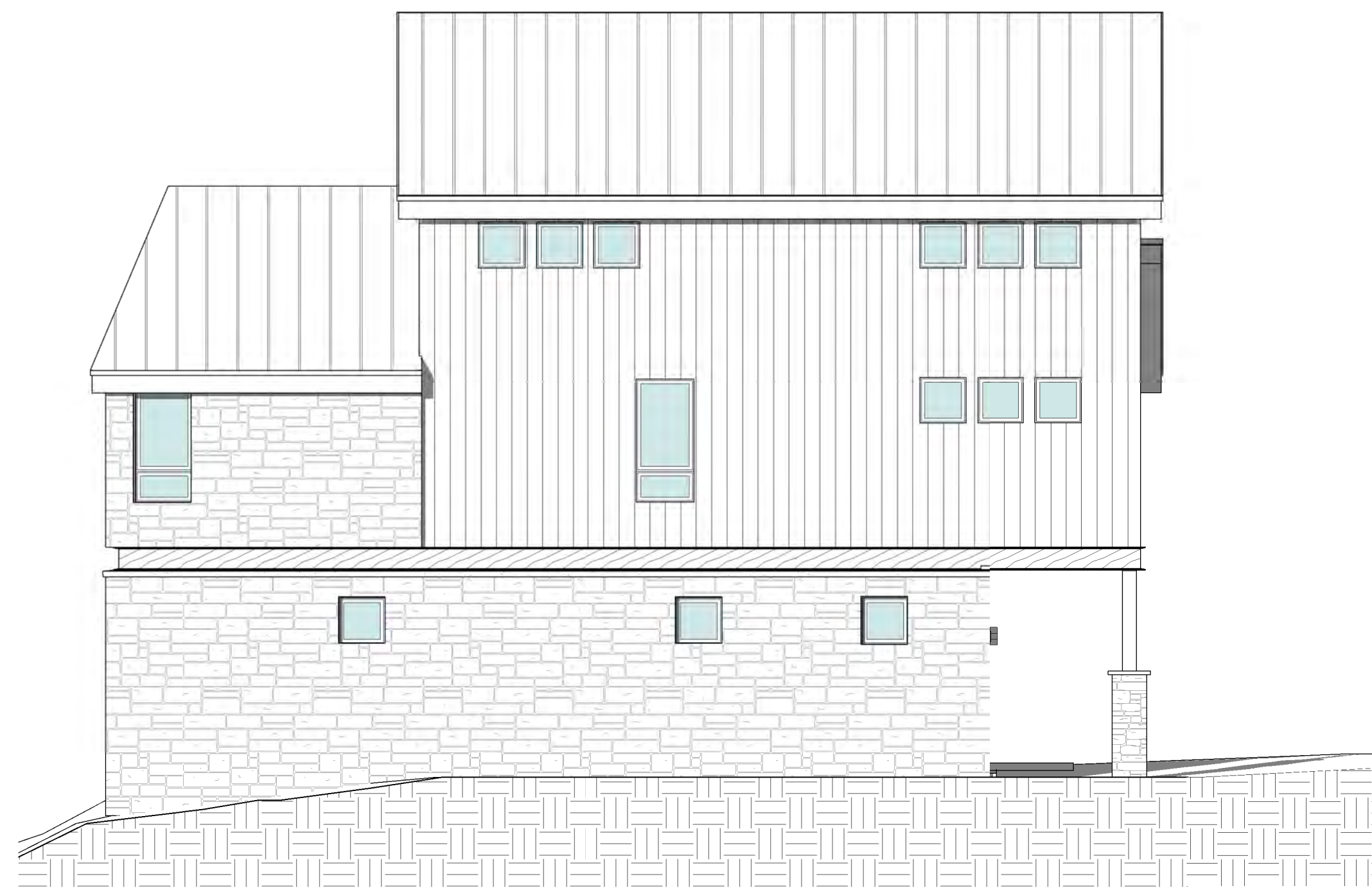
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FLOOR & ROOF PLAN

SHEET NUMBER

**A2.2**





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



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



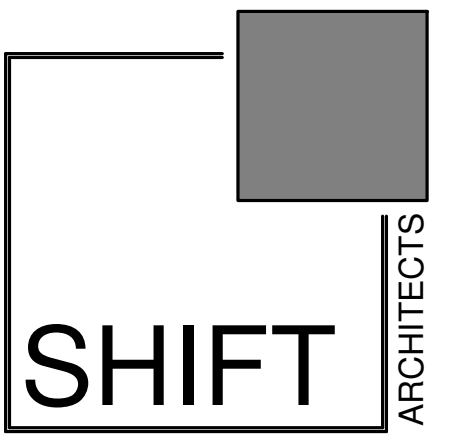
**3 WEST ELEVATION**  
3/16" = 1'-0"



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

**MATERIAL CALCULATIONS**

<b>NORTH</b>	
STONE	140 SF
WOOD SIDING	463 SF
WINDOW/DOOR GLAZING	212 SF
WOOD DOORS	67.5 SF
<b>SOUTH</b>	
STONE	333 SF
WOOD SIDING	148 SF
WINDOW/DOOR GLAZING	237 SF
<b>EAST</b>	
STONE	434 SF
WOOD SIDING	500 SF
WINDOW/DOOR GLAZING	75 SF
<b>WEST</b>	
STONE	374 SF
WOOD SIDING	551 SF
WINDOW/DOOR GLAZING	122 SF
<b>TOTALS</b>	
STONE	1,281 SF
WOOD SIDING	1,662 SF
WINDOW/DOOR GLAZING	646 SF
WOOD DOORS	67.5 SF
TOTAL:	3,657 SF
<b>PERCENTAGES</b>	
STONE	35 %
WOOD SIDING	45 %
WINDOW/DOOR GLAZING	18 %
WOOD DOORS	2 %
TOTAL:	100 %
GLAZING CALCULATIONS ARE BASE ON UNIT SIZE. ACTUAL GLASS T.B.D. BY MANUFACTURER'S SPECIFICATIONS.	
STONE VENEER CALCULATION REQUIREMENT PER TOWN OF MOUNTAIN VILLAGE CDC 17.5.6 EXTERIOR WALL MATERIALS E.1	



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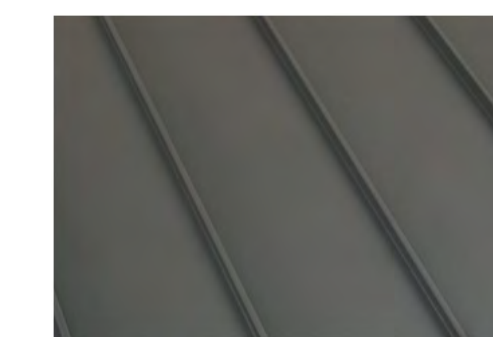
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STONE VENEER



METAL ROOF



GREY WINDOW FRAME



WOOD SIDING



FASCIA



SOFFIT

**NOVAEZ RESIDENCE**

Boulders Way, Mountain Village  
Telluride, CO 81435, USA

MATERIAL CALCULATIONS

SHEET NUMBER

**A3.1**

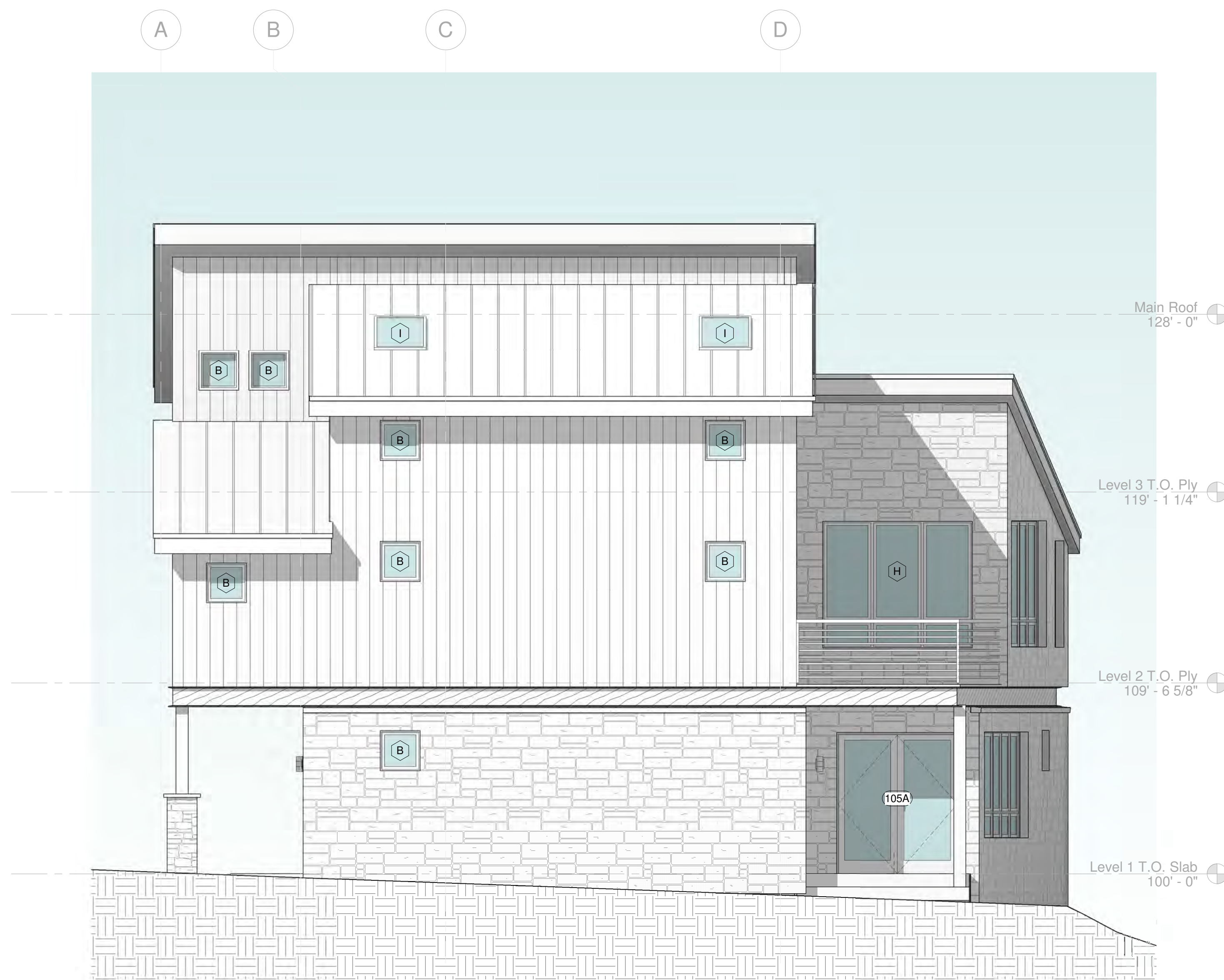
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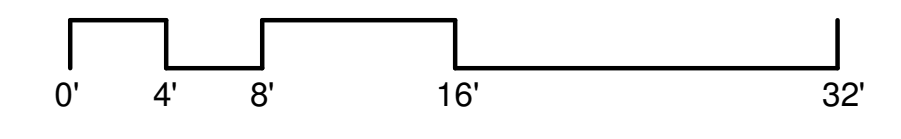
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**1 WEST ELEVATION**  
 1/4" = 1'-0"



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



**NOVAEZ RESIDENCE**

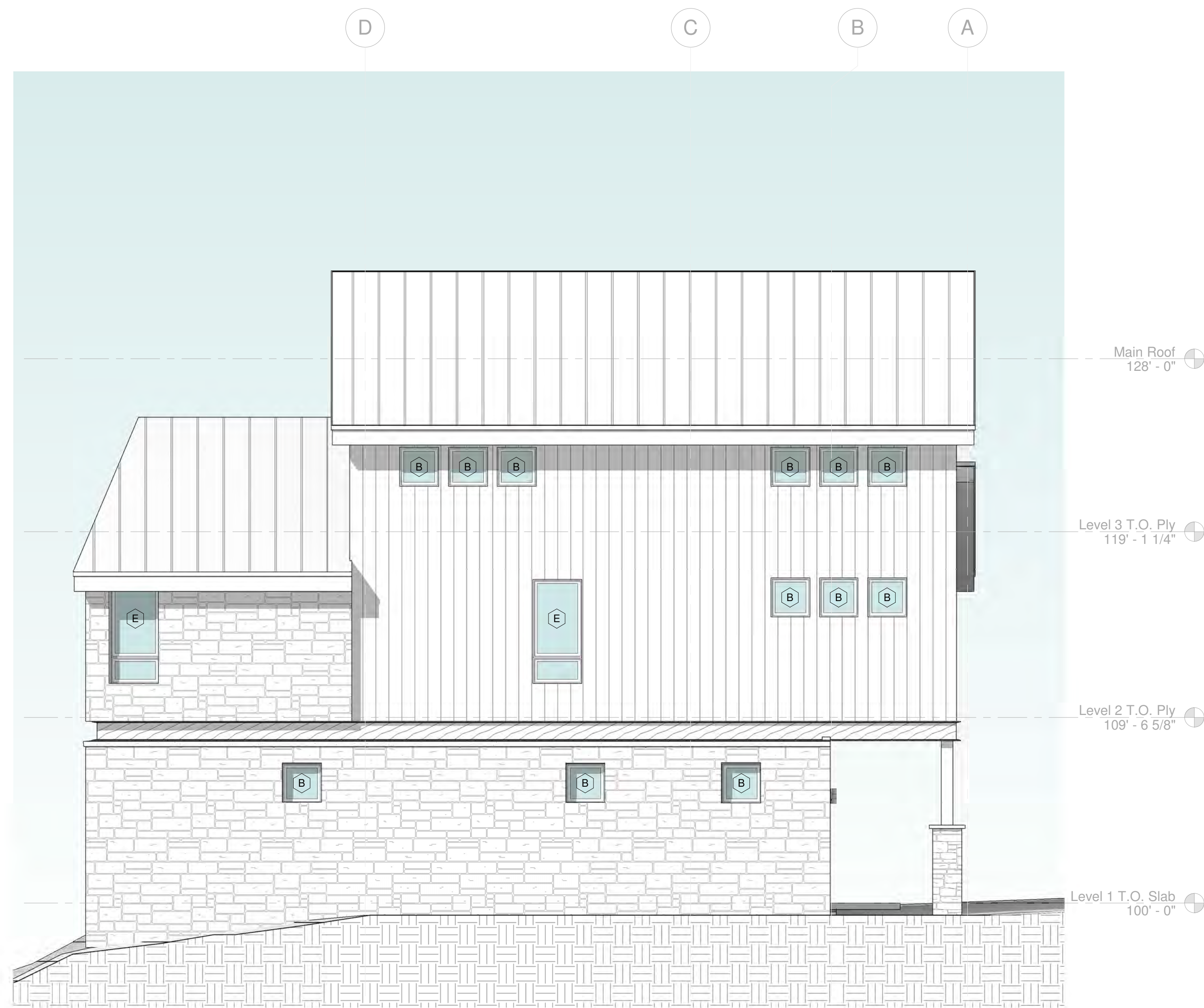
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EXTERIOR  
 ELEVATIONS



REVISIONS

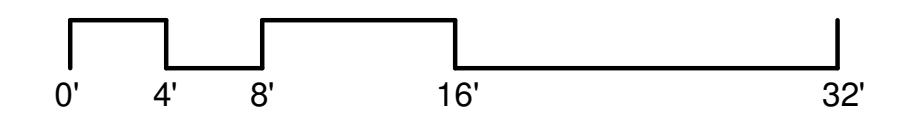
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1	12.03.21	DRB SUBMITTAL
2	01.05.22	INTERIORS & SCHEDULES
3	03.15.22	DRB SUBMITTAL



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



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



**NOVAEZ RESIDENCE**

Boulders Way, Mountain Village  
 Telluride, CO 81435, USA

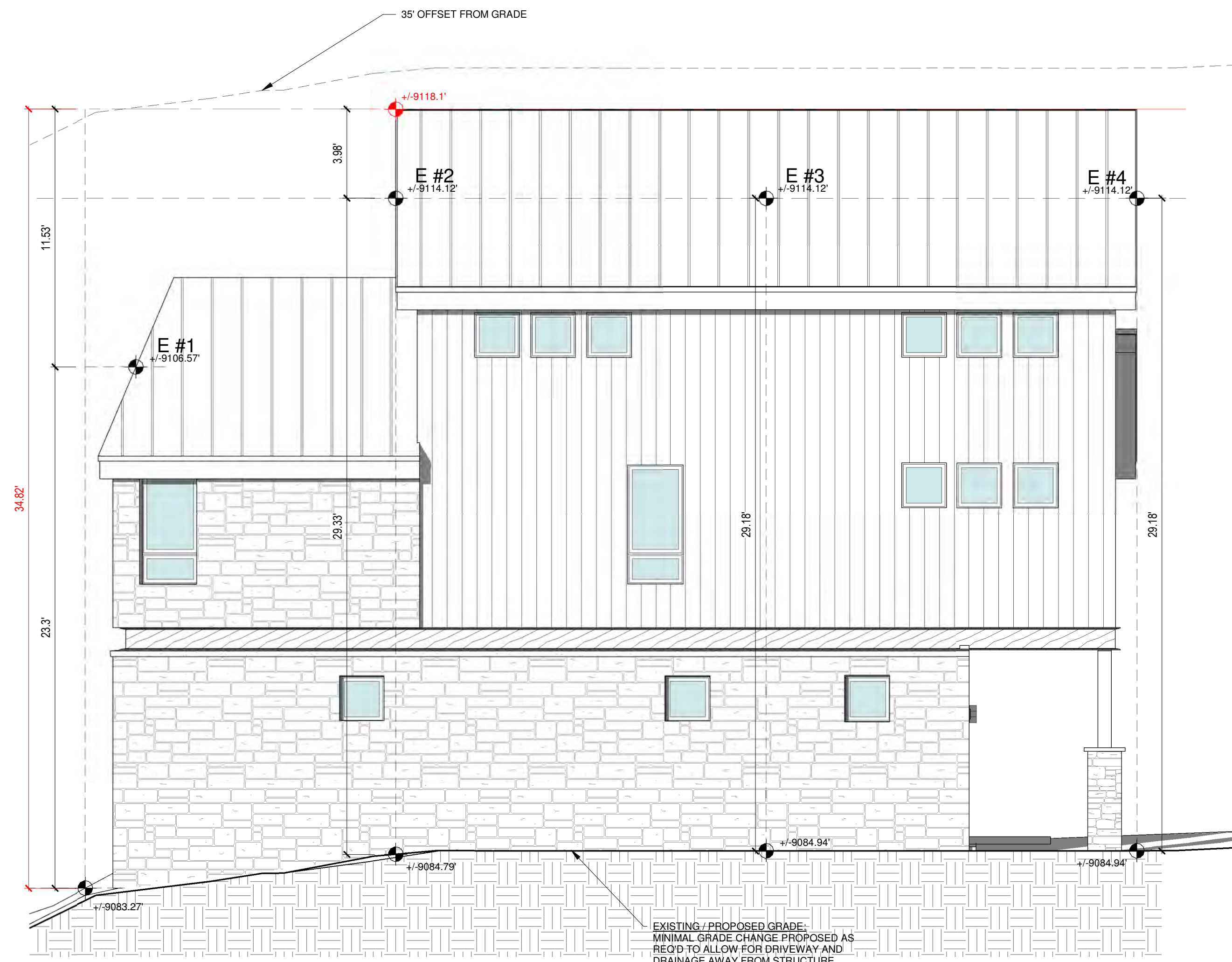
EXTERIOR ELEVATIONS

SHEET NUMBER

**A3.3**

3/23/2022 11:40:23 AM





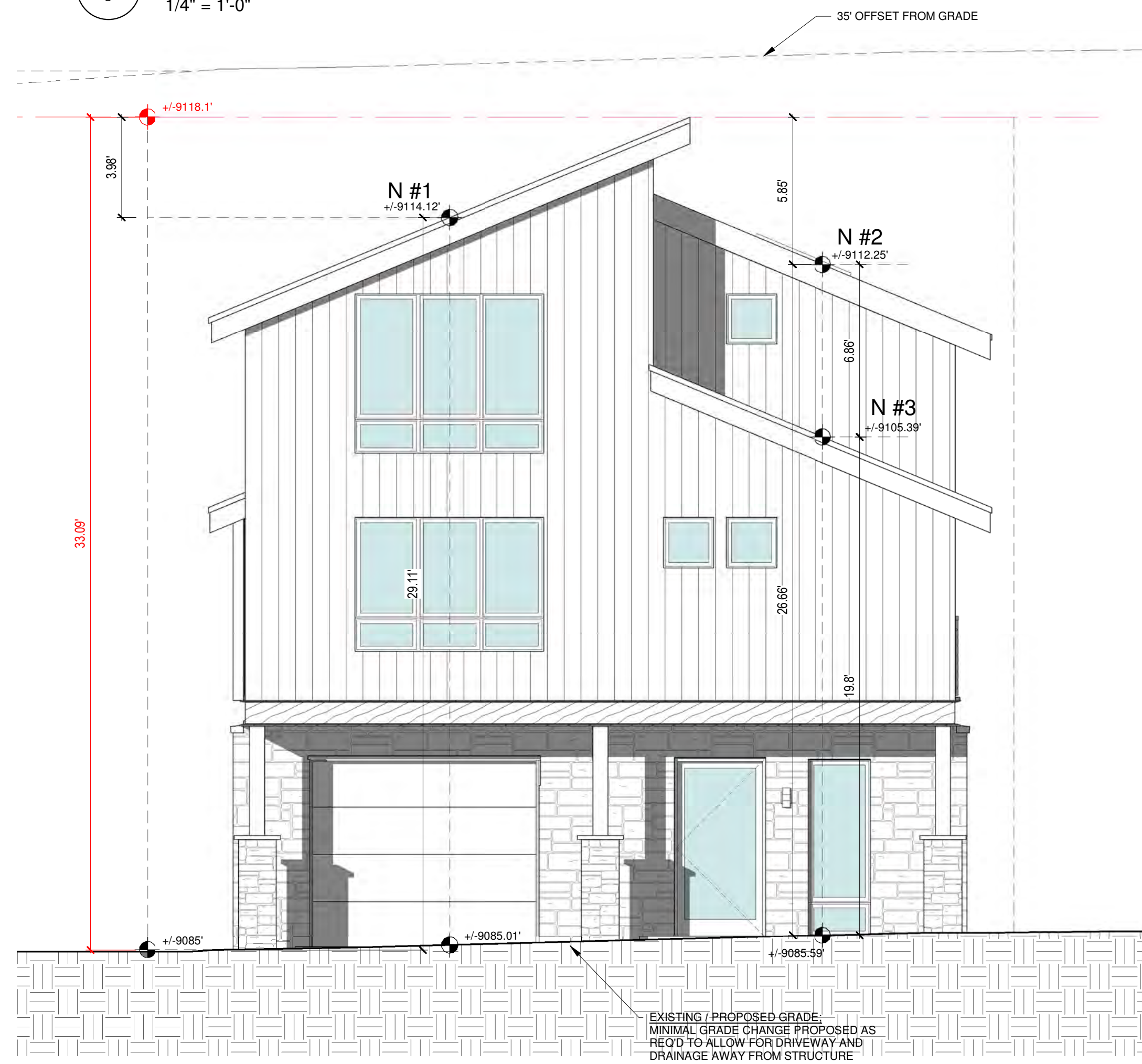
**1 EAST ELEVATION**  
1/4" = 1'-0"

**AVG ROOF HT :**

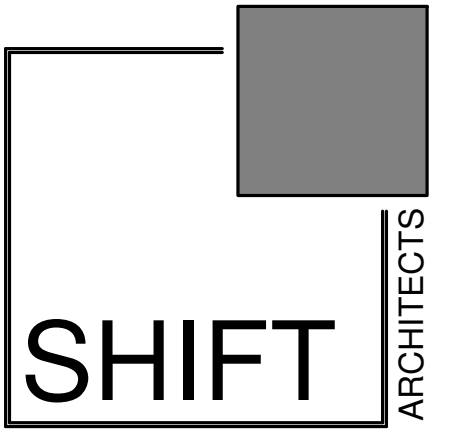
NORTH ELEVATION	
N1	29.11'
N2	26.66'
N3	19.80'
NORTH AVERAGE	25.19'
SOUTH ELEVATION	
S1	28.21'
S2	30.51'
S3	22.90'
SOUTH AVERAGE	27.21'
EAST ELEVATION	
E1	23.30'
E2	29.33'
E3	29.18'
E4	29.18'
EAST AVERAGE	27.75'
WEST ELEVATION	
W1	32.45'
W2	26.90'
W3	27.36'
W4	27.82'
W5	19.67'
W6	22.64'
WEST AVERAGE	26.14'
NUMBER OF LOCATIONS:	16
AVERAGE:	26.57'

**MAX. ROOF HT:**

NORTH ELEVATION	33.09'
SOUTH ELEVATION	34.82'
EAST ELEVATION	34.82'
WEST ELEVATION	34.17'



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



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PROJECT ISSUE DATE:  
03.15.21 DRB SUBMITTAL

REVISIONS

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3	03.15.22	DRB SUBMITTAL

**NOVAEZ RESIDENCE**

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ELEVATION HEIGHT  
CALCULATIONS

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SHEET NUMBER

**A3.4**

3/23/2022 11:40:27 AM

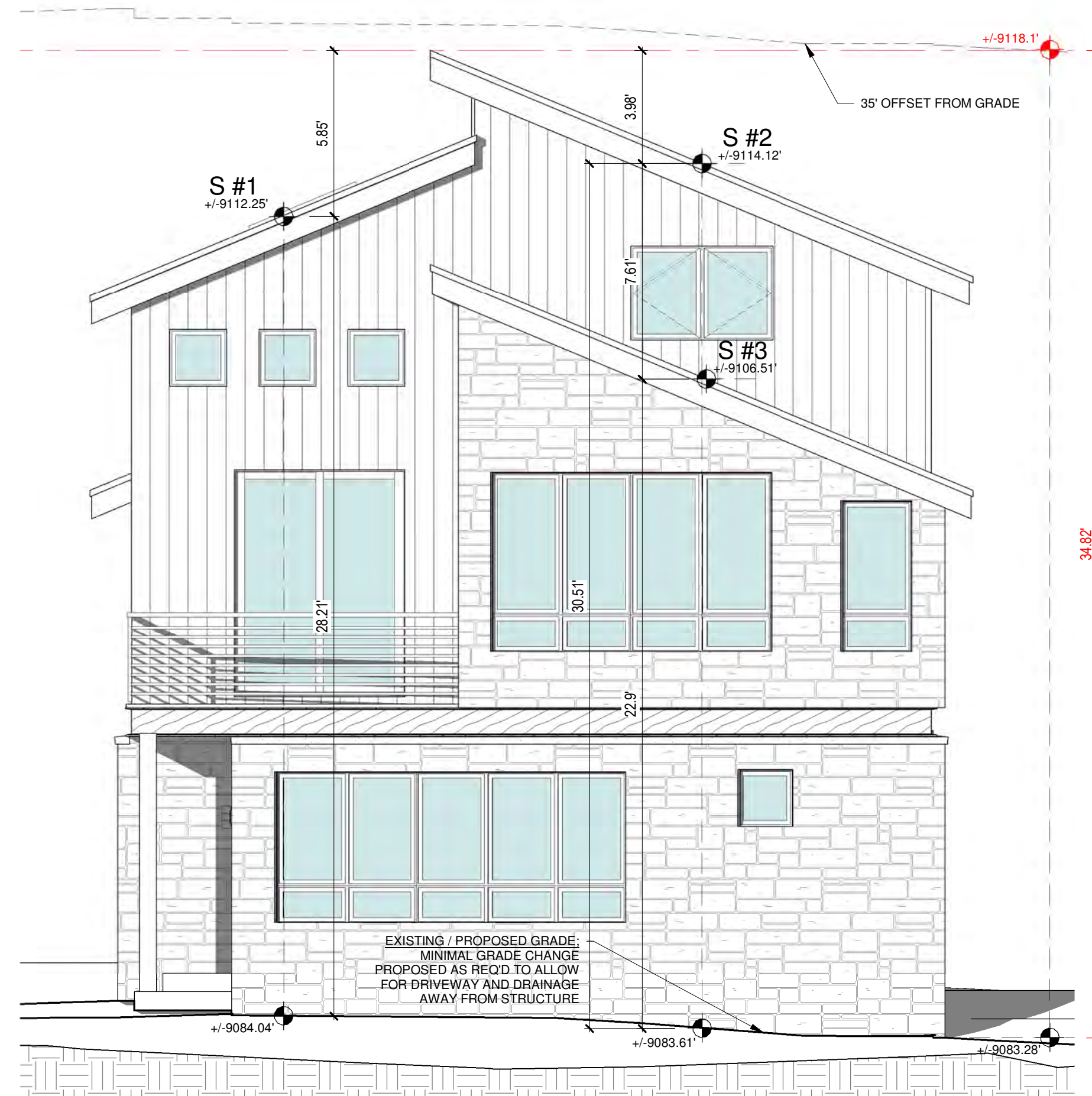


REVISIONS

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3	03.15.22	DRB SUBMITTAL



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



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

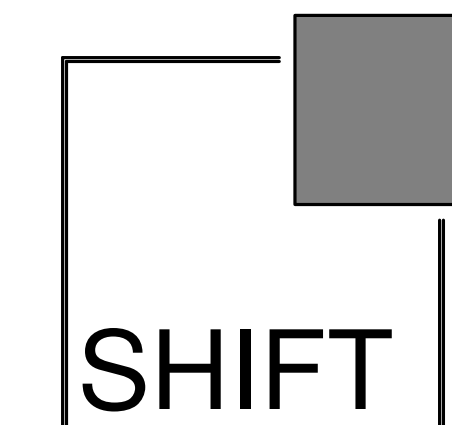
**AVG ROOF HT :**

NORTH ELEVATION	
N1	29.11'
N2	26.66'
N3	19.80'
NORTH AVERAGE	25.19'
SOUTH ELEVATION	
S1	28.21'
S2	30.51'
S3	22.90'
SOUTH AVERAGE	27.21'
EAST ELEVATION	
E1	23.30'
E2	29.33'
E3	29.18'
E4	29.18'
EAST AVERAGE	27.75'
WEST ELEVATION	
W1	32.45'
W2	26.90'
W3	27.36'
W4	27.82'
W5	19.67'
W6	22.64'
WEST AVERAGE	26.14'
NUMBER OF LOCATIONS:	16
AVERAGE:	26.57'

**MAX. ROOF HT:**

NORTH ELEVATION	33.09'
SOUTH ELEVATION	34.82'
EAST ELEVATION	34.82'
WEST ELEVATION	34.17'





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1 NE PERSPECTIVE



2 NW PERSPECTIVE

NOVAEZ RESIDENCE

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PERSPECTIVES

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SHEET NUMBER

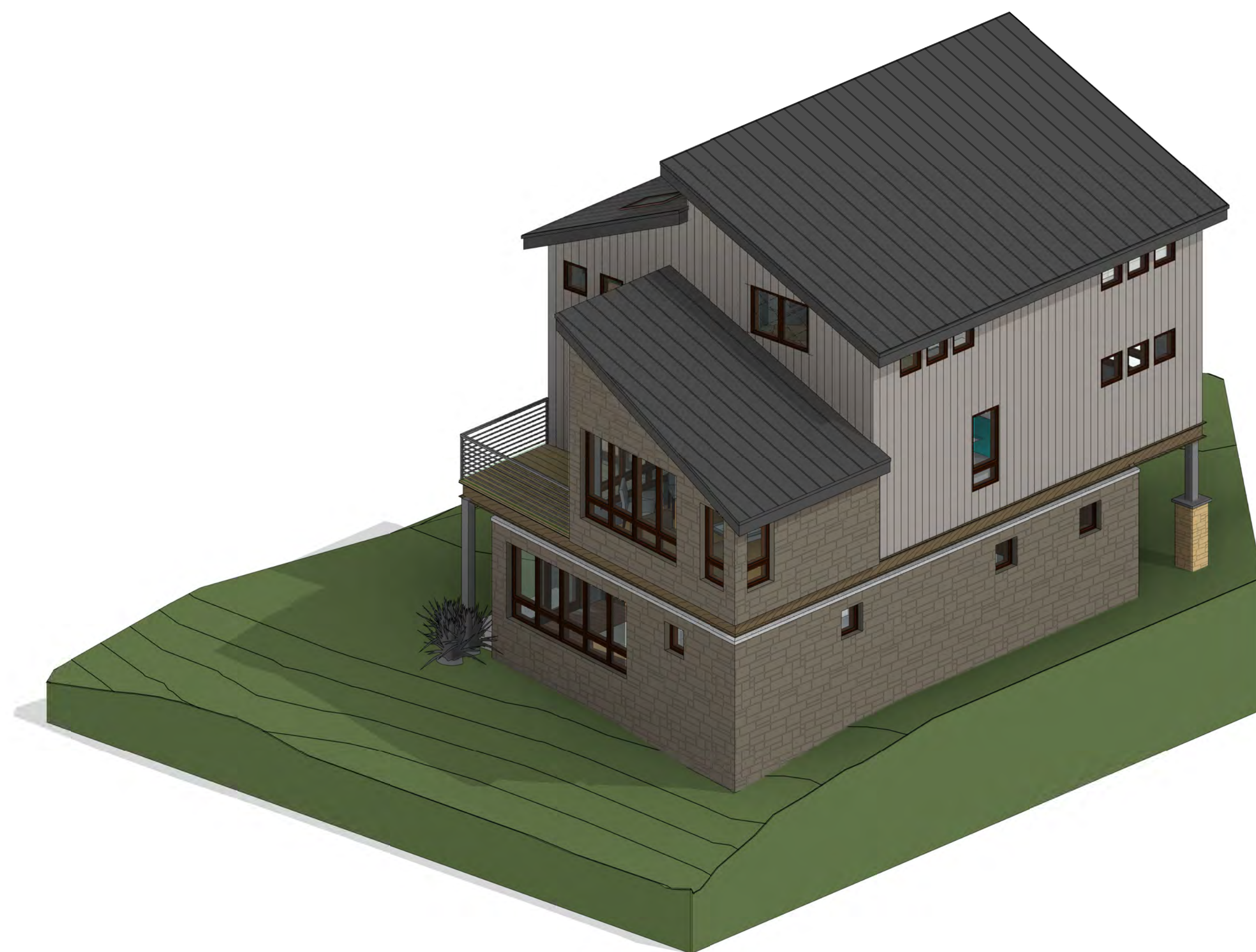
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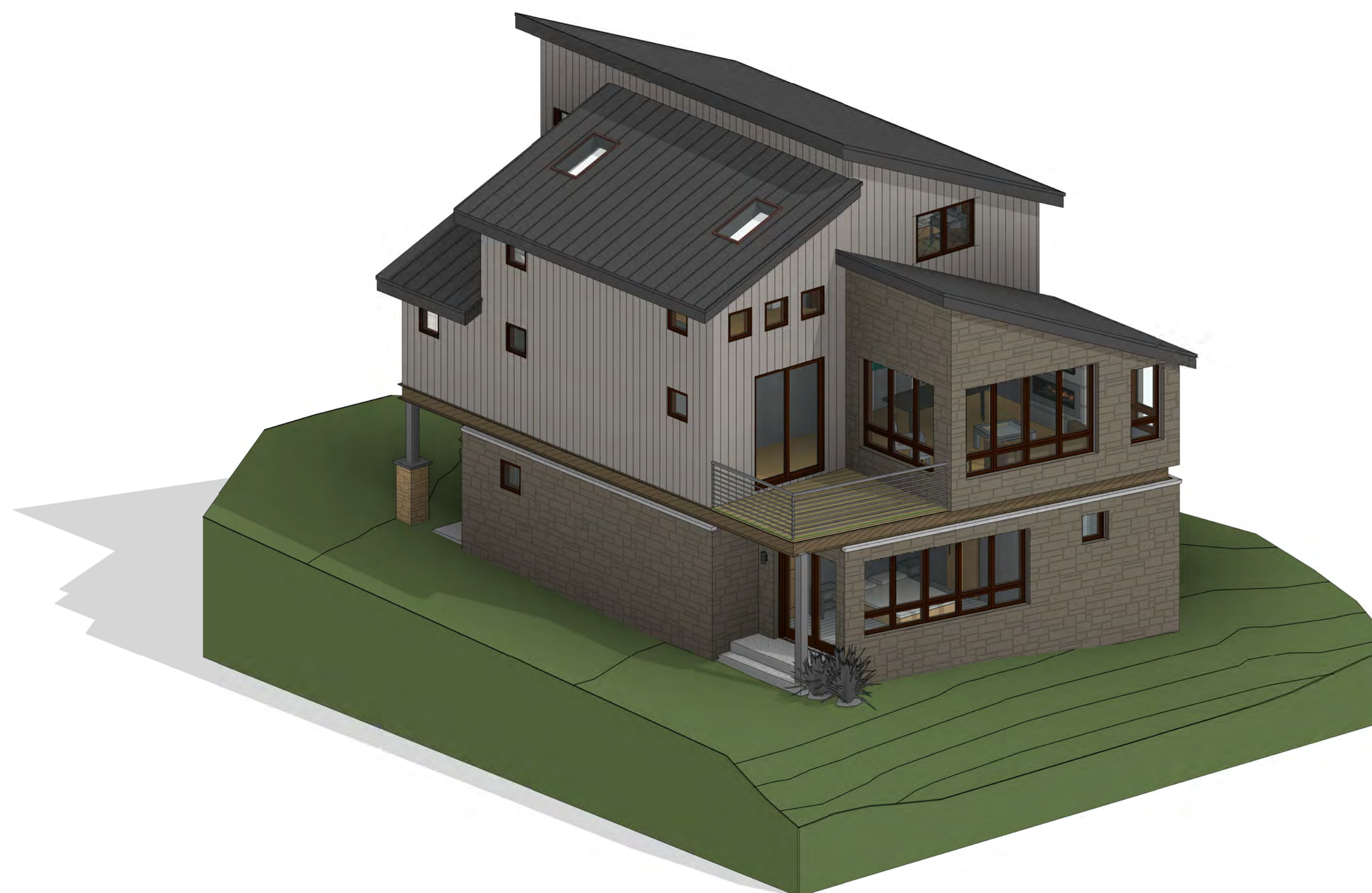


REVISIONS

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1 SE ELEVATION



2 SW PERSPECTIVE

NOVAEZ RESIDENCE

Boulders Way, Mountain Village  
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PERSPECTIVES



ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
		B	2' - 0"	2' - 0"	4	Casement	Kolbe	
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	A	2' - 6"	5' - 8"	1	Casement 1-Wide	Kolbe	
103	Entry	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
105	Guest Master	C	5' - 0"	4' - 0"	2	Casement 2-Wide	Kolbe	
105	Guest Master	D	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
106	Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
107	Bath #1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
204	Kitchen	E	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	E	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	F	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	H	7' - 6"	5' - 0"	3	Casement 3-Wide	Kolbe	
206	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom	D	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
207	Master Bath	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
207	Master Bath	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
301	Office	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
301	Office	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
301	Office	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
301	Office	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom	H	7' - 6"	5' - 0"	3	Casement 3-Wide	Kolbe	
302	Master Bedroom	P	5' - 0"	3' - 4"		Casement 2-Wide	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	

ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	MODEL	COMMENTS
302	BEDROOM #1	I	2' - 6"	4' - 0"			VELUX		
303	BEDROOM #2	I	2' - 6"	4' - 0"			VELUX		

NOVAEZ RESIDENCE

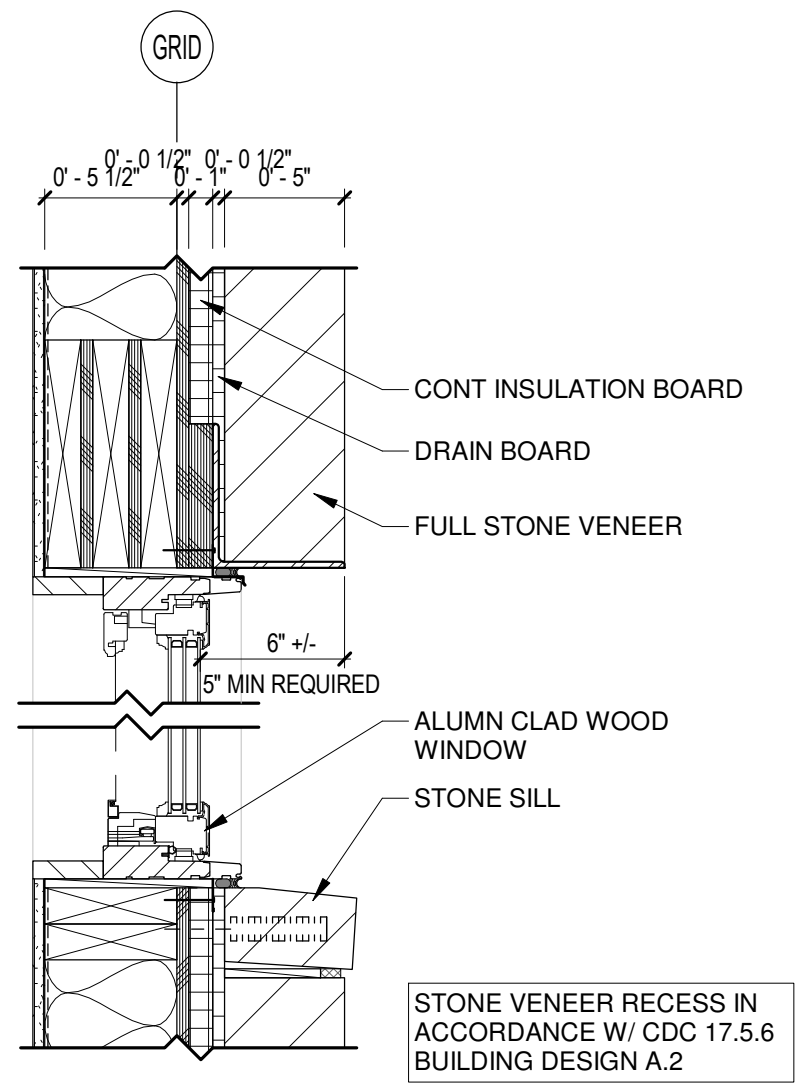
Boulders Way, Mountain Village  
Telluride, CO 81435, USA

WINDOW SCHEDULE

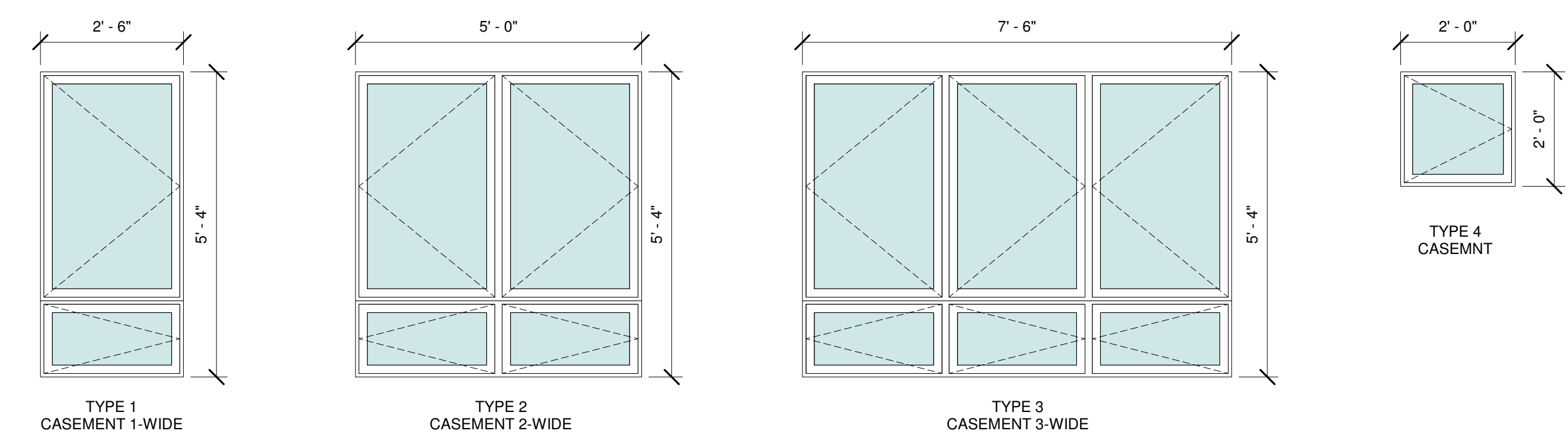
SHEET NUMBER

**WINDOW SCHEDULE**

**WINDOW SCHEDULE SKYLIGHTS**



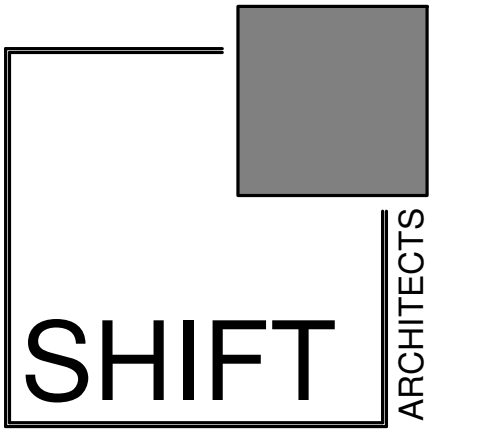
- WINDOW NOTES:**
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
  3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
  4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
  5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
  6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
  7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



**1 WINDOW DETAIL W/ STONE VENEER**  
1 1/2" = 1'-0"

**WINDOW TYPES**  
1/2" = 1'-0"





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PROJECT ISSUE DATE:  
 03.15.21 DRB SUBMITTAL

REVISIONS

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3	03.15.22	DRB SUBMITTAL

NOVAEZ RESIDENCE

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DOOR SCHEDULE



SHEET NUMBER

3/23/2022 11:40:54 AM

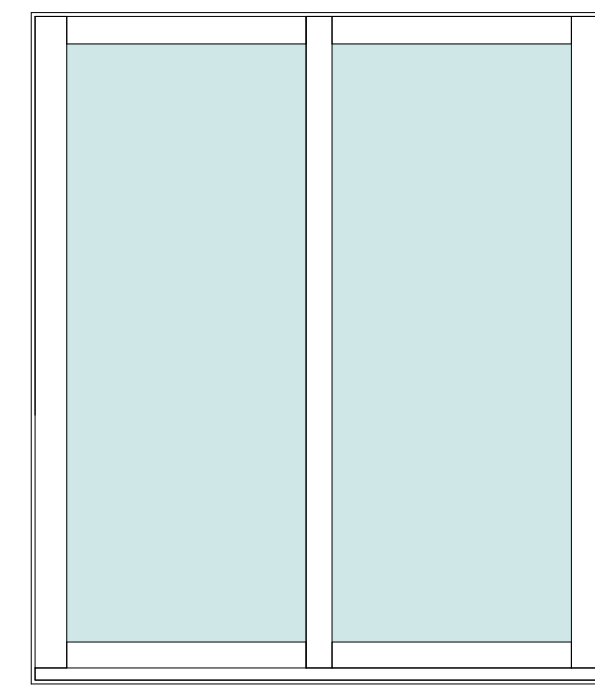
**A8.2**

**DOOR NOTES:**

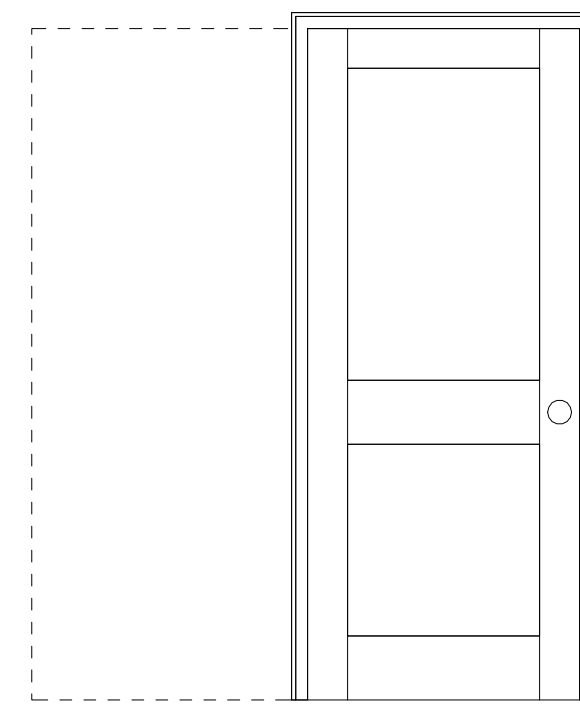
1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. DOOR & WINDOW MANUFACTURER: WINDSOR
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

**DOOR SCHEDULE**

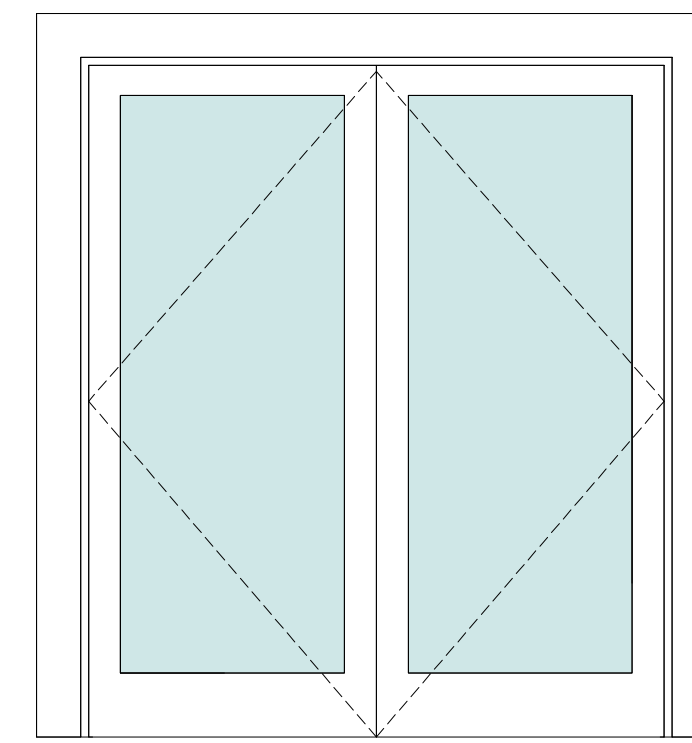
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS
	Bath #1		2' - 11 1/4"	8' - 4"				
			2' - 1 3/4"	8' - 0"				
	Master Bedroom		2' - 10 21/32"	6' - 8 19/32"				
102	Garage	E	9' - 0"	7' - 6"	OVERHEAD DOOR		EXTERIOR	
103	Entry	D	3' - 6"	7' - 0"	SWING		EXTERIOR	
105A	Guest Master	C	6' - 0"	7' - 0"	SWING		EXTERIOR	
208	Deck	A	6' - 0"	8' - 0"	SLIDING		EXTERIOR	
104	Laundry	G	2' - 6"	7' - 0"	SWING		INTERIOR	
105	Guest Master	F	2' - 10"	7' - 0"	SWING		INTERIOR	
106	Closet	I	2' - 10"	7' - 0"	BARN DOOR		INTERIOR	
107	Bath #1	H	2' - 8"	7' - 0"	POCKET		INTERIOR	
108	Mudroom	F	3' - 0"	7' - 0"	SWING		INTERIOR	
113	Master Bath	H	2' - 6"	7' - 0"	POCKET		INTERIOR	
114	Kitchen	F	2' - 0"	6' - 8"	SWING		INTERIOR	
203	Powder	H	2' - 8"	7' - 0"	POCKET		INTERIOR	
206	Hall	F	2' - 10"	7' - 0"	SWING		INTERIOR	
207	Master Bath	H	2' - 8"	7' - 0"	POCKET		INTERIOR	
302	Master Bedroom	F	2' - 10"	7' - 0"	SWING		INTERIOR	
303	Master Bedroom	F	2' - 10"	7' - 0"	SWING		INTERIOR	
304	Master Closet	F	2' - 8"	7' - 0"	SWING		INTERIOR	
305	Master Bedroom	H	2' - 8"	7' - 0"	POCKET		INTERIOR	



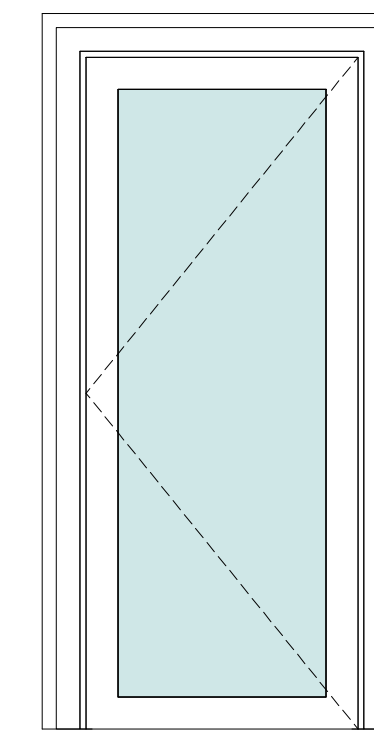
TYPE A



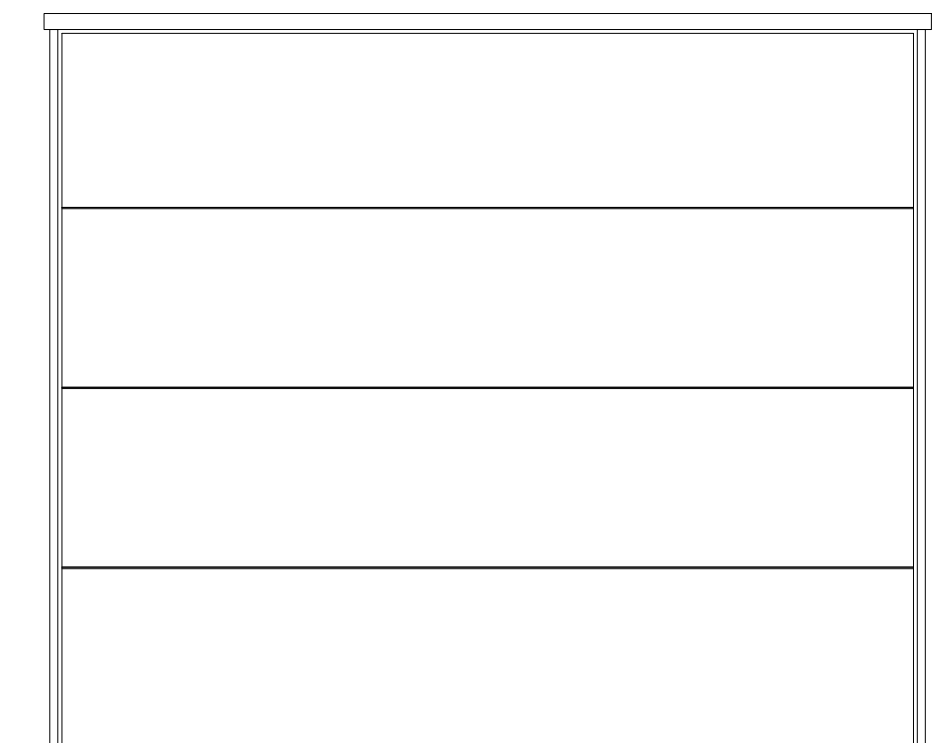
TYPE B



TYPE C

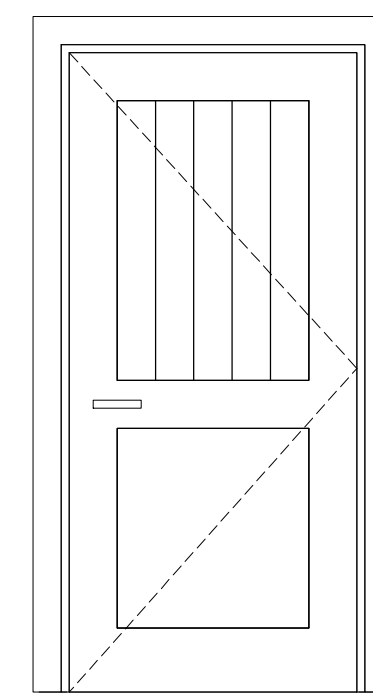


TYPE D

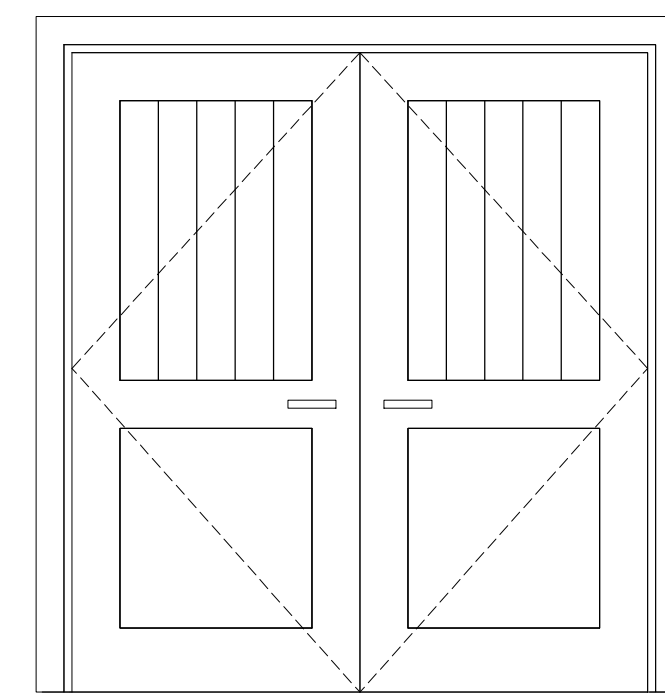


TYPE E

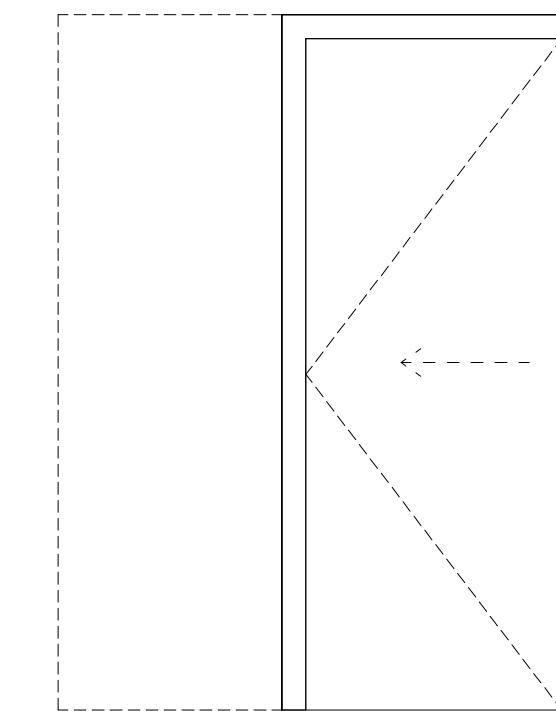
**EXTERIOR DOOR TYPES**  
 1/2" = 1'-0"



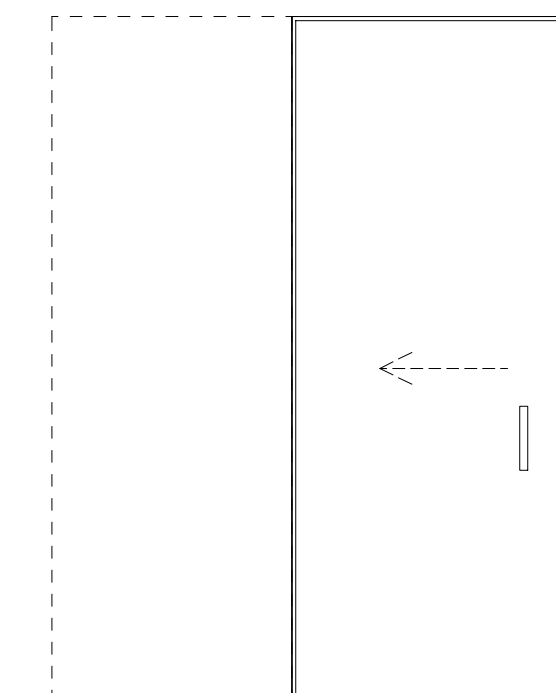
TYPE F



TYPE G



TYPE H



TYPE I

**INTERIOR DOOR TYPES**  
 1/2" = 1'-0"

SHIFT ARCHITECTS



### EXTERIOR E-1:

EXTERIOR TWO WAY SCONCE LIGHT

PANDORA LED INDOOR/OUTDOOR WALL SCONCE	
FINISH: BLACK	
MANUFACTURER	MODERN FORMS
ITEM	MFM1720529
MATERIAL	ALUMINUM
GLASS	LED DRIVER
WIDTH	7"
HEIGHT	7"
DEPTH	4.75"
LAMP TYPE	LED
BULB TYPE	12W
LUMENS	270
COLOR TEMPERATURE	3000K
CRI	85
RATED LIFE	50,000 HOURS
CERTIFICATION	ADA COMPLIANT & ETL LISTED WET
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



### EXTERIOR E-2:

EXTERIOR STEP AND WALL LIGHT

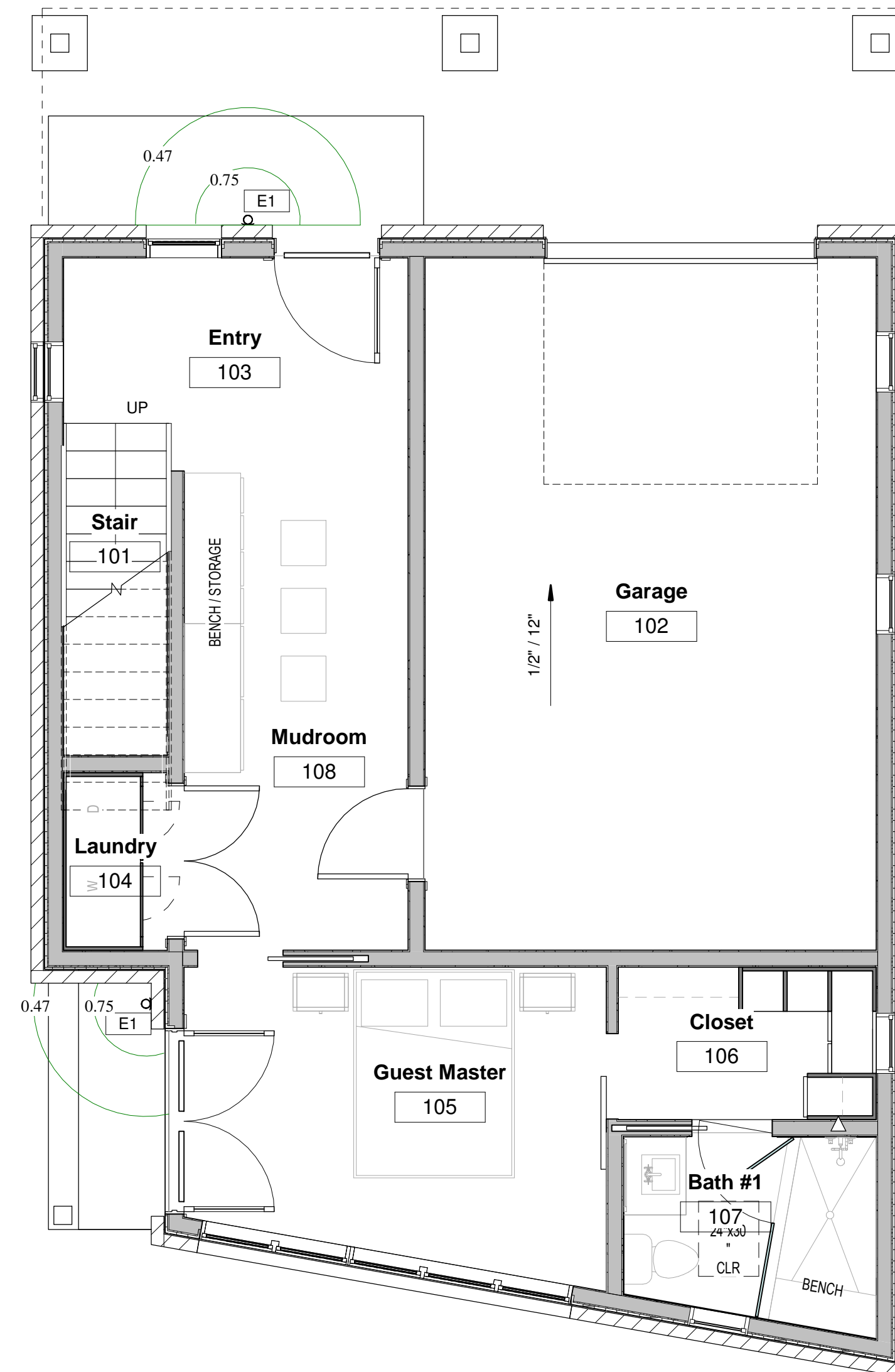
LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WAC671977
MATERIAL	CORROSION RESISTANT ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	68
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	60,000 HOURS
CERTIFICATION	UL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

### LIGHTING NOTES:

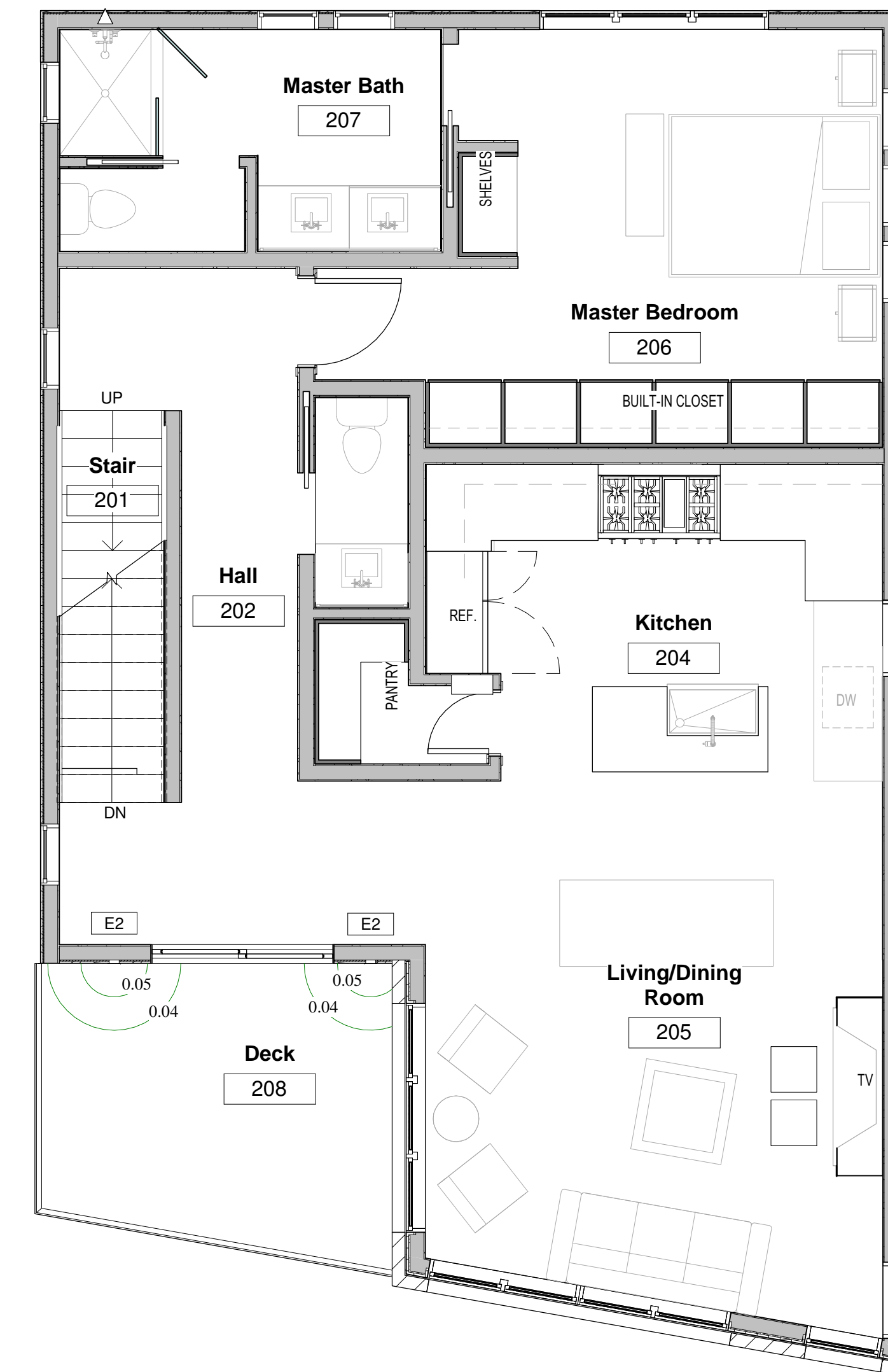
- FIELD VERIFY ALL LIGHTING LOCATIONS.
- TYPICAL LIGHTING LOCATION AT STAIRS:  
(1 EA) PER LANDING  
(2 EA) PER RUN
- CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE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

### LIGHTING LEGEND

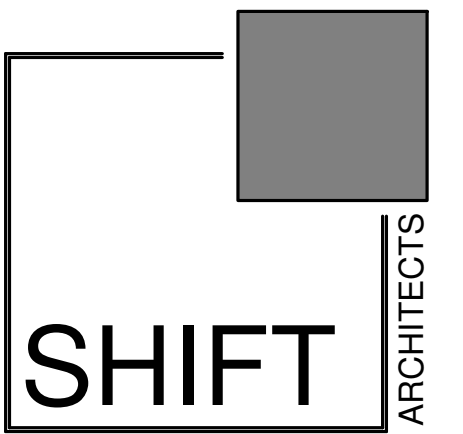
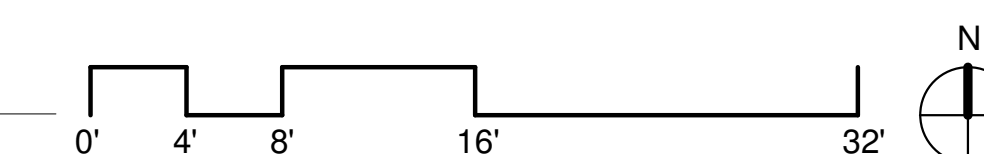
○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	--- PD	UNDER CABINET LED STRIP
✳	CEILING FAN W/ LIGHT	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	⊕ TL	TABLE LAMP RECEPTACLE
○ FN	EXHAUST FAN	⊕ FL	FLOOR LAMP RECEPTACLE
● FN	EXHAUST FAN WITH LIGHT	⊕ S	WALL MOUNTED SCONCE
▭ F	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	⊕ S <sub>2</sub>	TWO WAY SWITCH
⊕ CH	CHANDELIER	⊕ S <sub>3</sub>	THREE WAY SWITCH
⊕	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		— X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID



**1 LEVEL 1 LIGHTING PLAN**  
1/4" = 1'-0"



**2 LEVEL LIGHTING PLAN**  
1/4" = 1'-0"



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PROJECT ISSUE DATE:  
03.15.21 DRB SUBMITTAL

#### REVISIONS

NO.	DATE	DESC.
1	12.03.21	DRB SUBMITTAL
2	01.05.22	INTERIORS & SCHEDULES
3	03.15.22	DRB SUBMITTAL

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#### LIGHTING PLANS

SHEET NUMBER

# E1.1

3/23/2022 11:40:57 AM

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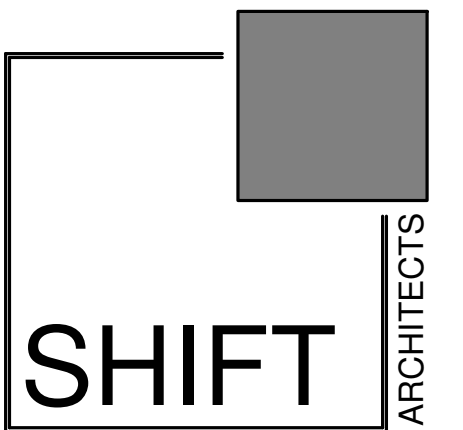


### LIGHTING NOTES:

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

### LIGHTING LEGEND

○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	--- PD	UNDER CABINET LED STRIP
✳	CEILING FAN W/ LIGHT	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	⊕ TL	TABLE LAMP RECEPTACLE
○ FN	EXHAUST FAN	⊕ FL	FLOOR LAMP RECEPTACLE
● FN	EXHAUST FAN WITH LIGHT	⊕ S	WALL MOUNTED SCENCE
▭ F	CEILING MOUNT FLUORESCENT LIGHT	■ ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	S <sub>2</sub>	TWO WAY SWITCH
⊕ CH	CHANDELIER	S <sub>3</sub>	THREE WAY SWITCH
↕	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		— X	EXTERIOR SCENCE
		---	FIXTURE LAYOUT GRID



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

PROJECT ISSUE DATE:  
03.15.21 DRB SUBMITTAL

#### REVISIONS

NO.	DATE	DESC.
1	12.03.21	DRB SUBMITTAL
2	01.05.22	INTERIORS & SCHEDULES
3	03.15.22	DRB SUBMITTAL



# NOVAEZ RESIDENCE

Boulders Way, Mountain Village  
Telluride, CO 81435, USA

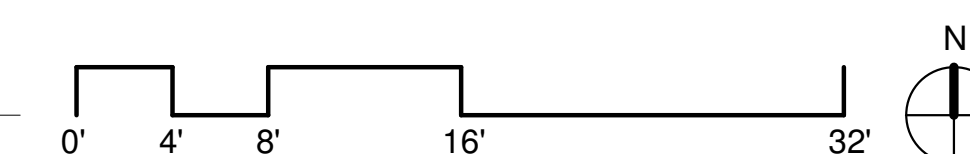
## LIGHTING PLANS

©shift architects

SHEET NUMBER

### 1 LEVEL 3 LIGHTING PLAN

1/4" = 1'-0"



3/23/2022 11:40:57 AM

# E1.2

**Review comments by TOMV staff forester, Michael Otto**

**New Single Family Home at Lot 649r-11**

[initial architecture and site review lot 649r- 11 boulders way.pdf \(townofmountainvillage.com\)](#)

A wildfire mitigation plan was not submitted. Because there are one or no trees on the site, I would support waiving this requirement.

Diversity of plantings clause was not met. Only aspen plantings are planned.





# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

---

Date: 02/28/2021

Address: Lot 649R-11, 11 Boulders Way  
Mountain Village, CO 81435

TFPD approves the proposal with the following conditions:

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



## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

The Planning & Development Services Department has provided this referral form to solicit your input on a development proposal that has been submitted to the Town.

Within the first five (5) calendar days of the referral for a Class 1 or 2 application, or ten (10) calendar days for a Class 3, 4 or 5 application, a referral agency may request an extension of time to review a development application for good cause. The Planning Division shall determine if any requested extension is warranted and notify the referral agency and applicant of its decision and the number of days allowed for the extended review time, if any, within three (3) business days of such request.

If a referral agency fails to respond by the date requested on the referral form, its failure to respond shall be interpreted as “no comment” in which case it shall be presumed that such referral agency does not take issue with the development application.

### Application Information

**Class of Development Application : Class 3**

**Date Referral Emailed to Dept. or Agency :**

**February 25, 2022**

**Class 1 or 2 Application Referral Comment**

**Deadline: 15 calendar days from date above: n/a**

**Class 3,4, & 5 Application Referral Comment**

**Deadline: 21 calendar days from date above (3/18/22)**

**Planner Name: Amy Ward**

**Planner Email: [award@mtnvillage.org](mailto:award@mtnvillage.org)**

**Planner Phone Number: 970-729-2985**

**Applicant Name: Kristine Perpar**

**Applicant Email Address:**

**kristine@shift-architects.com**





## DEVELOPMENT REFERRAL FORM

**Planning & Development Services**  
**Planning Division**  
 455 Mountain Village Blvd. Ste. A  
 Mountain Village, CO 81435  
 (970) 728-1392

**Description of Development Application(s):**

Construction of a new single family home on Lot 649R-11, 11 Boulders Way.

### Referral Agency Information

Referral Agency	Referral	Email Address
Town Public Works	x	<a href="mailto:fkjome@mtnvillage.org">fkjome@mtnvillage.org</a>
Town Plazas and Environmental Services Dept.		<a href="mailto:ddrew@mtnvillage.org">ddrew@mtnvillage.org</a>
Town Attorney		<a href="mailto:pwisor@garfieldhecht.com">pwisor@garfieldhecht.com</a>
Town Forrester	x	<a href="mailto:motto@mtnvillage.org">motto@mtnvillage.org</a>
Mountain Village Cable	x	<a href="mailto:slehane@mtnvillage.org">slehane@mtnvillage.org</a>
Transportation Department		<a href="mailto:jloebe@mtnvillage.org">jloebe@mtnvillage.org</a>
Recreation Department		<a href="mailto:ccolter@mtnvillage.org">ccolter@mtnvillage.org</a>
Police Department	x	<a href="mailto:cbroady@mtnvillage.org">cbroady@mtnvillage.org</a>
Telluride Fire Protection District	x	<a href="mailto:sheidergott@telluridefire.com">sheidergott@telluridefire.com</a>
San Miguel Power Association	x	<a href="mailto:jeremy@smpa.com">jeremy@smpa.com</a> ; <a href="mailto:terry@smpa.com">terry@smpa.com</a>
Black Hills Gas	x	<a href="mailto:brien.gardner@blackhillscorp.com">brien.gardner@blackhillscorp.com</a> <a href="mailto:paul.ficklin@blackhillscorp.com">paul.ficklin@blackhillscorp.com</a>
Century Link (800-526-3557)	x	<a href="mailto:Kirby.bryant@centurylink.com">Kirby.bryant@centurylink.com</a>
Colorado Geologic Survey (fee required)		<a href="mailto:Kaberry@mines.edu">Kaberry@mines.edu</a>
San Miguel County		<a href="mailto:miker@sanmiguelcountyco.gov">miker@sanmiguelcountyco.gov</a>
Town of Telluride		<a href="mailto:mhaynes@telluride-co.gov">mhaynes@telluride-co.gov</a>
San Miguel Regional Housing Authority		<a href="mailto:shirley@smrha.org">shirley@smrha.org</a>
Colorado State Forest Service		<a href="mailto:Jodi.rist@colostate.edu">Jodi.rist@colostate.edu</a>
United States Army Corps of Engineers		<a href="mailto:Carrie.A.Sheata@usace.army.mil">Carrie.A.Sheata@usace.army.mil</a>



## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

### Referral Agency Comments

**Lot 649R-11, 11 Boulders**

**Way:**

Amy,  
The utility plans work for me.  
No issues.  
Finn





**TO:** Mountain Village Design Review Board  
**FROM:** Amy Ward, Senior Planner  
**FOR:** Design Review Board Public Hearing; March 31, 2022  
**DATE:** March 21, 2022  
**RE:** Staff Memo – Final Architecture Review (FAR) Lot AR613-C1, 101 Lawson Point

**APPLICATION OVERVIEW: New Single-Family Home on Lot AR613-C1**

**PROJECT GEOGRAPHY**

**Legal Description:** LOT AR 613-C1, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT AR 613-C RECORDED DECEMBER 21, 2006 IN PLAT BOOK 1 AT PAGE 3786, AND ACCORDING TO THE COMMUNITY PLAT/MAP AMENDMENT FOR THE ADAMS RANCH COMMUNITY RECORDED JUNE 1, 1999 IN PLAT BOOK 1 AT PAGE 2573, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**Address:** 101 Lawson Point  
**Applicant/Agent:** Kristine Perpar, Shift Architects  
**Owner:** Justin Crockett  
**Zoning:** Single-Family  
**Existing Use:** Vacant  
**Proposed Use:** Single-Family  
**Lot Size:** .274 acres  
**Adjacent Land Uses:**

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



*Figure 1: Vicinity Map*

**ATTACHMENTS**

Exhibit A: Architectural Plan Set  
No new staff or public comments since Initial Review

**Case Summary:** Kristine Perpar of Shift Architects is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot AR613-C1, 101 Lawson Point. The Lot is approximately .274 acres and is

zoned Single-family. The overall square footage of the home is approximately 4,137 gross square feet and provides 2 interior parking spaces within the proposed garage. It should be noted that the property has changed ownership since the Initial review and is now owned by Justin Crockett.

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

*Table 1*

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
<b>Maximum Building Height</b>	40' (gable) Maximum	35'
<b>Maximum Avg. Building Height</b>	35' (gable) Maximum	20.33'
<b>Maximum Lot Coverage</b>	40% (4,773 s.f.)	33% (4,001 s.f.)
<b>General Easement Setbacks</b>	No encroachment	Retaining wall
<b>Roof Pitch</b>		
Primary		12:12
Secondary		6:12, 4:12
<b>Exterior Material</b>		
Stone	35% minimum	43.41%
Windows/Doors	40% maximum	26.62%
<b>Parking</b>	2 interior/2 exterior	2 interior

**DRB Specific Approval:**

- 1) Setback Encroachments – Driveway retaining wall and grading
- 2) Metal fascia and soffit
- 3) Parking waiver for (2) exterior spaces

**Design Variations:**

- 1) Landscaping – Diversity of Species

*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 memos of record dated January 25 and February 18, 2022.*

**Chapter 17.3: ZONING AND LAND USE REGULATIONS**

**17.3.12: Building Height Limits**

*Staff: Criteria met.*

**17.3.14: General Easement Setbacks**

Lot AR613-C1 is burdened by a sixteen (16) foot General Easement (GE) on the north, east and south sides and an 8' setback on the west side. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.



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

- *Driveway: The Driveway as shown currently takes access from Lawson Point and crosses the General Easement to the homesite.*
- *Utilities: Gas service is to the north of the lot, water and electric are to the east of the lot, sewer is to the south of the lot. All of these utilities will cross the GE to the home.*
- *Landscaping: The landscaping plan shows a number of new spruce trees to be planted within the general easement to the south and east of the home as well as (2) new aspen to the north of the home.*

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

- *Retaining wall*
- *Grading*

*Staff: There is a boulder retaining wall along the west side of the driveway. There is a small amount of proposed grading on the east and west boundary of GE to create drainage away from the house. DRB seemed generally ok with these encroachments at the initial review, if that is still the case then a specific approval should be granted.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

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

*Staff: At the Initial Review, there was some concern by staff and DRB regarding the Town design theme and whether this project was meeting one key characteristic regarding, “massing that is simple in form and steps with the natural topography.” The applicant made some revisions to simplify the roof forms between the first and second Initial Review. For final review they have made additional revisions to further simplify the roof form that connects the main structure to the garage to better meet this provision. Staff feels that the design characteristic of simple massing is now being 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: Criteria met.*

*At the Initial review a specific approval for metal fascia was granted. The applicant has clarified that the soffit will also be metal. It will be rusted steel panel, not the corrugated specified for the roof. If approved a specific approval should be granted.*

#### **17.5.7: Grading and Drainage Design**

*Staff: Criteria met*

#### **17.5.8: Parking Regulations**

*Staff: The applicant is requesting a waiver of the two exterior parking spaces. This allows for proper back out space from the garage. If DRB deems this approvable, then a specific approval should be granted.*

#### **17.5.9: Landscaping Regulations**

*The applicant has revised the landscape plan to include additional plantings as well as a nice buffer of spruce trees along the north, south and east side of the property. The plan is still not meeting the diversity of species clause. However, the additional plantings should help nestle the home into the site more. Staff recommends approving a design variation for Landscaping – diversity of species.*

*It should be noted that the existing conditions plat shows three sprinkler valves on the southeast corner of the lot. Staff assumes that these belong to the HOA, as they are in close proximity to the corner retaining wall/fence that marks the entrance to Adam's Way, however the applicant might want to investigate ownership and or potential necessary encroachment agreements for this infrastructure.*

#### **17.5.11: Utilities**

*Staff: Criteria met*

#### **17.5.12: Lighting Regulations**

*Staff: Criteria met*

#### **17.5.13: Sign Regulations**

*Staff: Criteria met*

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

#### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: The applicant has (2) spruce trees within the Zone 1 fire mitigation area. They did not revise their drawings to extend this Zone 15' beyond the edge of those trees to include them in the dripline of the home, however beyond that SE corner of the home Adams Way, which gives an opening large enough for defensible space. Staff feels they are meeting these criteria.*

#### **17.6.6: Roads and Driveway Standards**

*Staff: Criteria met.*

#### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: Criteria met.*

### **Chapter 17.7: BUILDING REGULATIONS**

#### **17.7.19: Construction Mitigation**

*Staff: Criteria met.*



**Staff Recommendation:** Staff recommends the DRB approve the Final Architectural Review (FAR) for Lot AR613-C1, 101 Lawson Point, 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 AR 613-C1, based on the evidence provided within the Staff Report of record dated March 21, 2022, with the following specific approvals and design variations:

DRB Specific Approval:

- 1) Setback Encroachments – Driveway retaining wall and grading
- 2) Metal fascia and soffit
- 3) Parking waiver

Design Variations:

- 1) Landscaping – Diversity of species

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) 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 encroachments.
- 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



## GENERAL NOTES

### CONTRACT DOCUMENTS:

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

### ORGANIZATION:

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

### CODE COMPLIANCE:

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

### INTENT:

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

### COORDINATION:

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

### SUBSTITUTIONS:

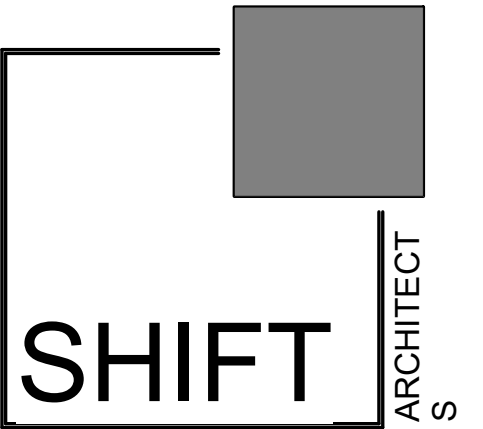
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

### SHOP DRAWINGS:

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

### SAFETY & PROTECTION OF WORK:

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



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

DATE:  
3.11.21 FINAL  
DRB

## PROJECT INFORMATION

ZONING	TOWN OF MOUNTAIN VILLAGE, SINGLE FAMILY
BUILDING CODE	IRC 2018
DESCRIPTION	2 STORY SINGLE FAMILY DWELLING
SCOPE	NEW 2 STORY WOOD FRAMED SINGLE FAMILY DWELLING W/ ATTACHED 2 CAR GARAGE, GROUND LEVEL COV'D DECKS & HOT TUB, 2ND STY DECKS COV'D AND UNCOVERED.

## SITE DATA

SITE:	11,933.91 S.F. / .27 ACRES	PARKING ENCLOSED	2 SPACES PROVIDED
GROUND LEVEL:	2,671	BUILDING HEIGHT ALLOWABLE	35'
COV'D DECKS:	614	BUILDING HEIGHT PROPOSED	35'
2ND FLOOR:	1,432		
2ND FLOOR COV'D DECKS:	168		
2ND FLOOR DECKS:	423		
ROOF COVERAGE:	4,001		
ALLOWABLE COVERAGE:	4,733.5 (40.0%)		
PROPOSED COVERAGE:	4,001 (33.5%)		

## SHEET INDEX

### SHEET INDEX

G1.1	COVER SHEET
0	SURVEY
C1	GENERAL NOTES
C2	SITE GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4	CONSTRUCTION MITIGATION PLAN
A1.1	SITE PLAN
A1.2	LANDSCAPE
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	ROOF PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	ELEVATION HEIGHT CALCS
A3.5	ELEVATION HEIGHT CALCS
A6.1	PERSPECTIVES
A6.2	PERSPECTIVES
A8.1	WINDOW SCHEDULE
A8.2	DOOR SCHEDULE
E1.1	1ST FL EXTERIOR LIGHTING PLANS
E1.2	2ND FL EXTERIOR LIGHTING PLANS

## VICINITY MAP



## PROJECT TEAM

### OWNER:

BIG VANILLA LLC  
PO BOX 837  
OPHIR, CO 81426

### ARCHITECT:

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

### GENERAL CONTRACTOR:

TBD

### STRUCTURAL:

TBD

ARC163-C1

LOT ARC 163  
MOUNTAIN VILLAGE, CO 81435

COVER SHEET

SHEET NUMBER

G1.1







GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

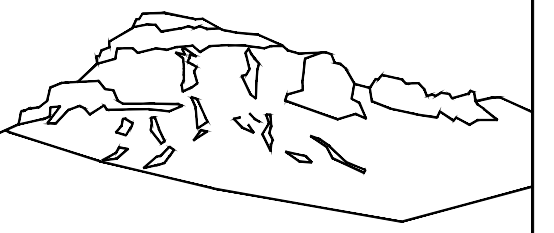
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

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

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

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

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



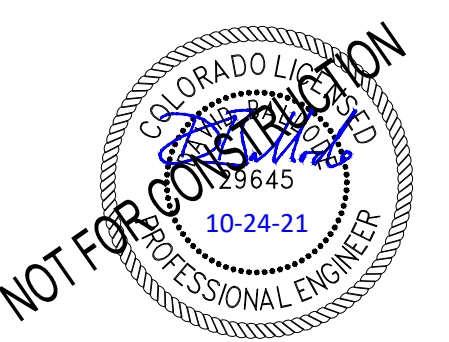
Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-10-24

Lot AR613  
Lawson Point  
Mtn. Village, CO

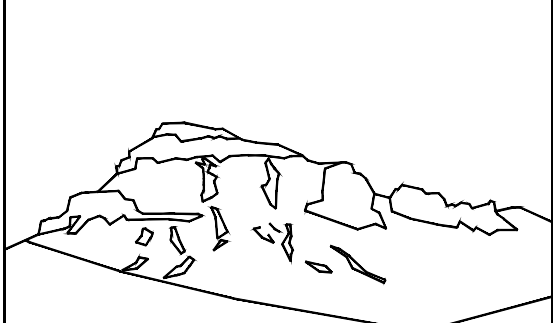
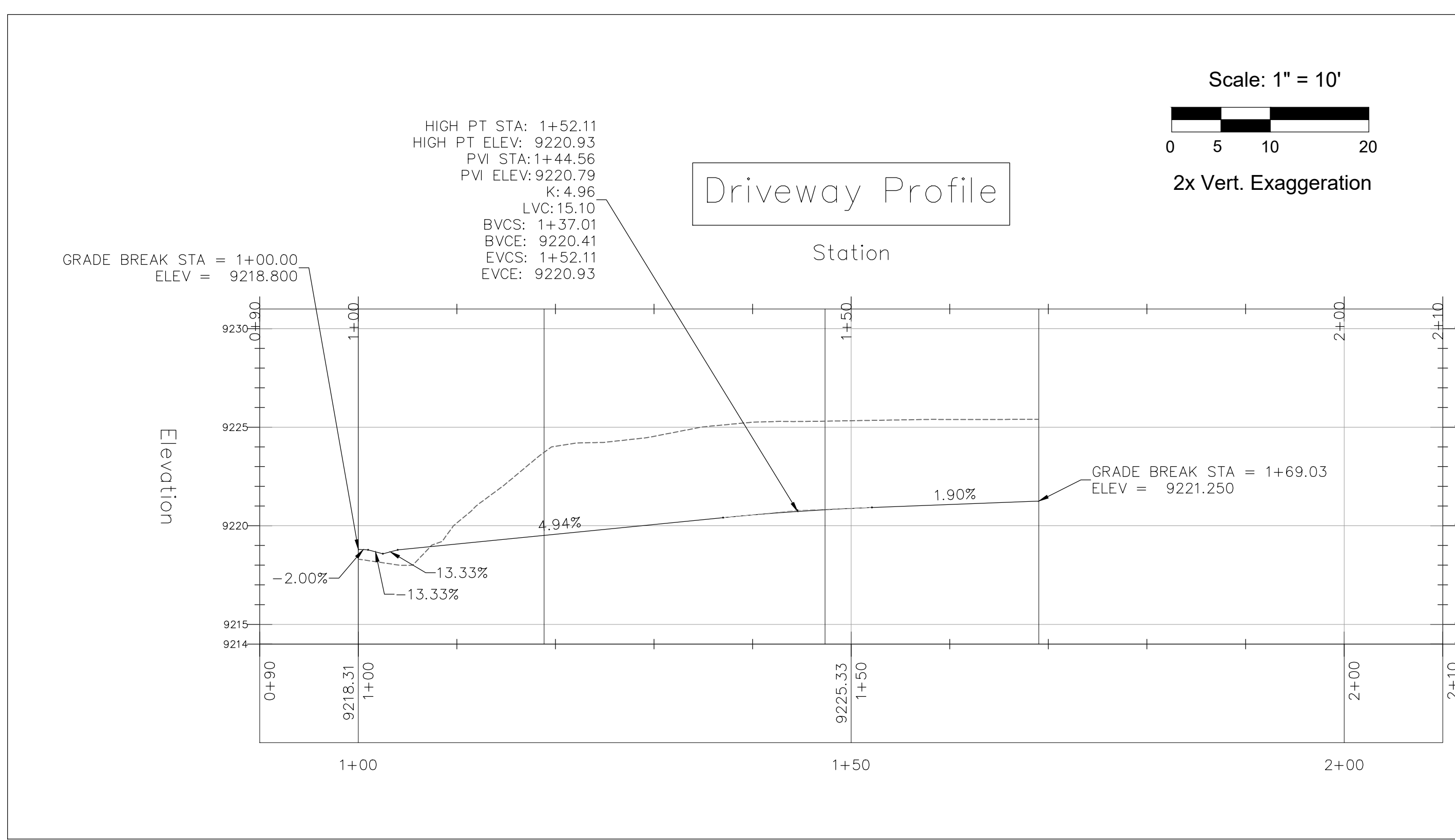
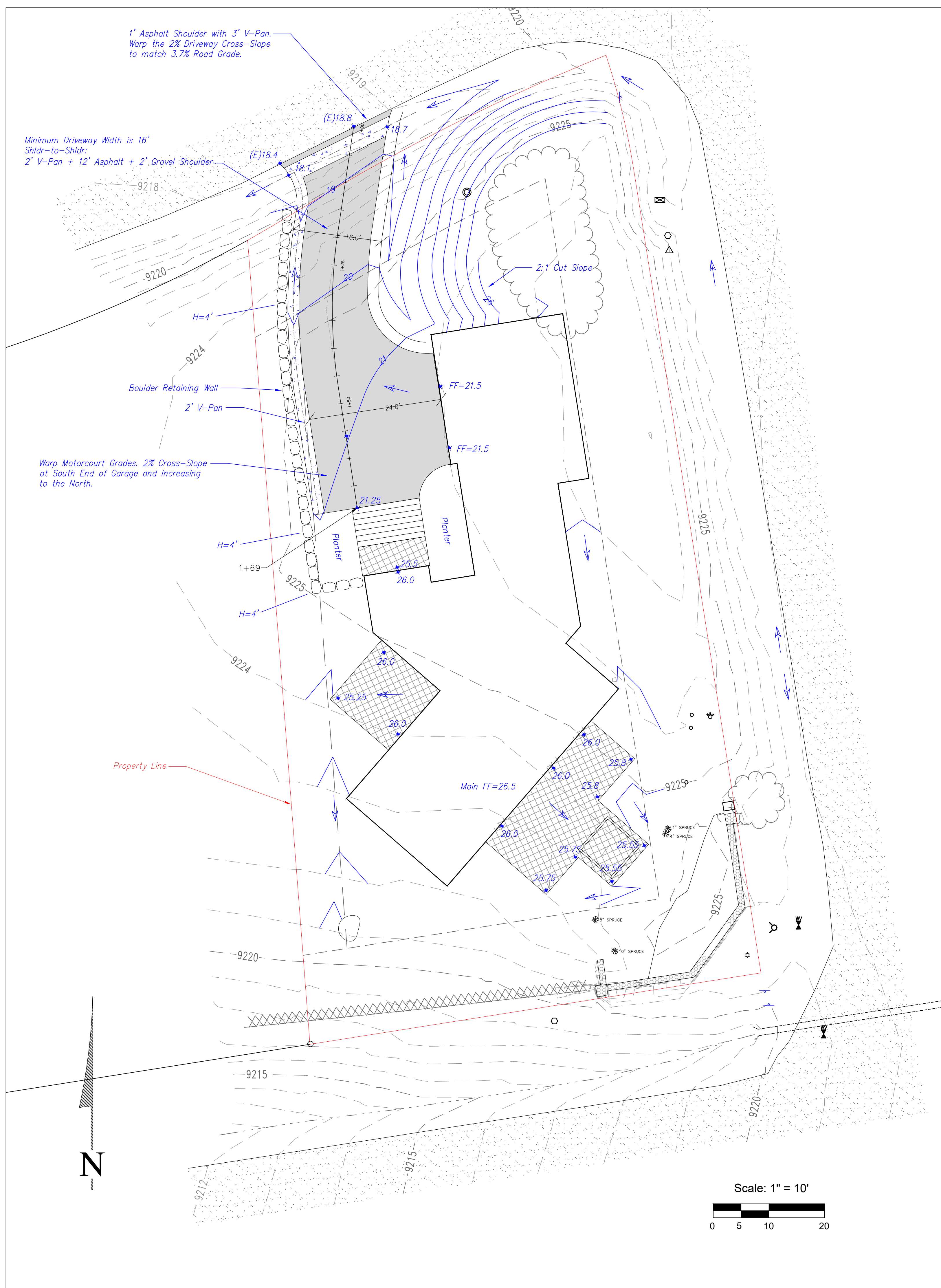


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1



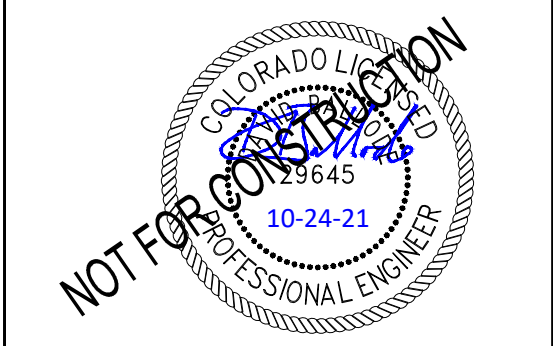


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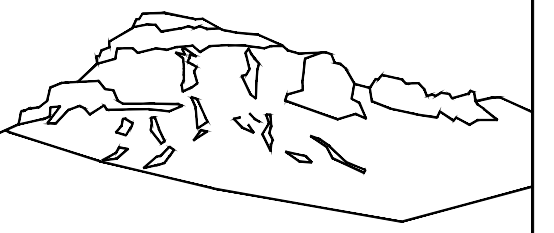
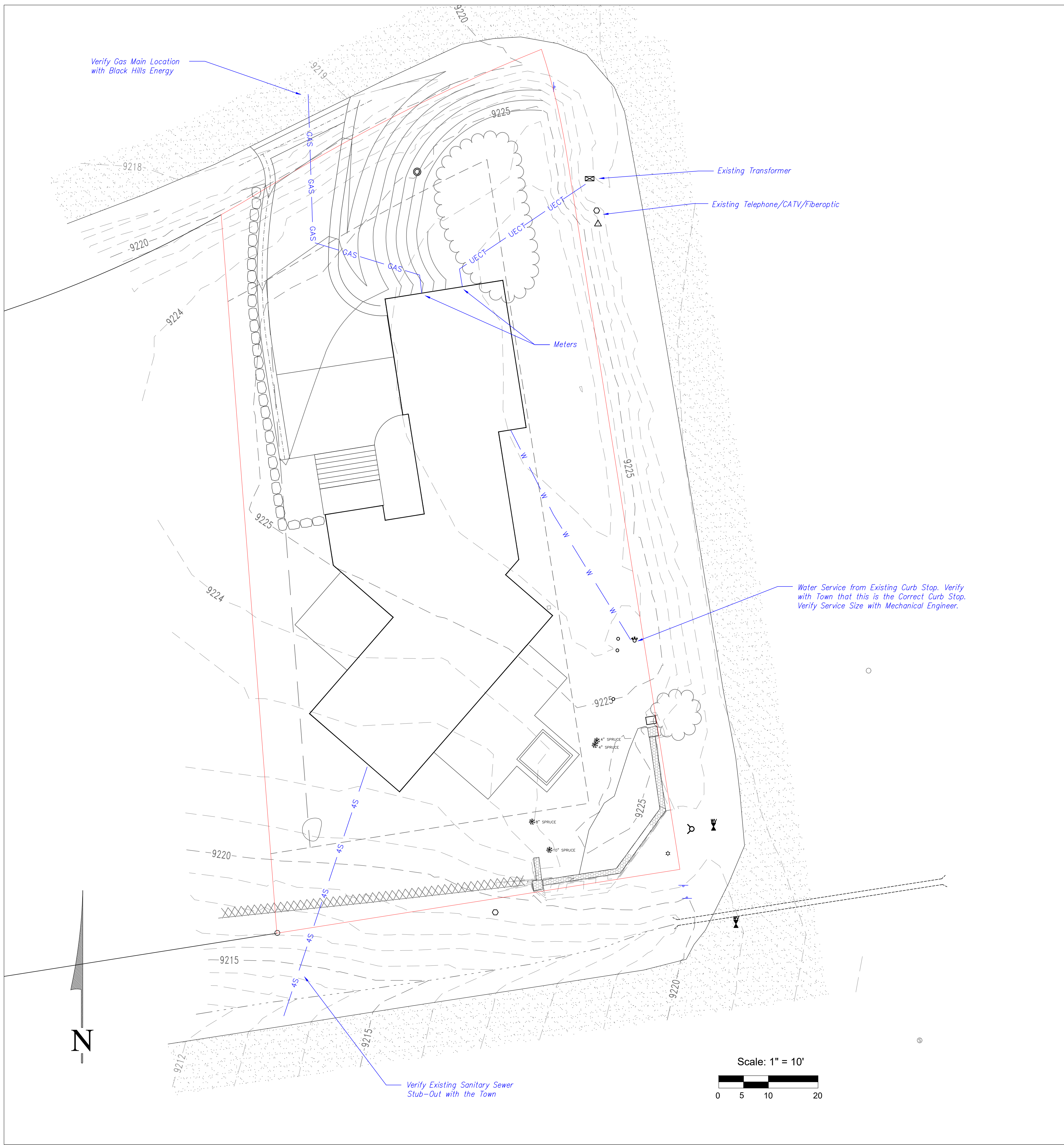


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading  
with  
Driveway Profile

C2





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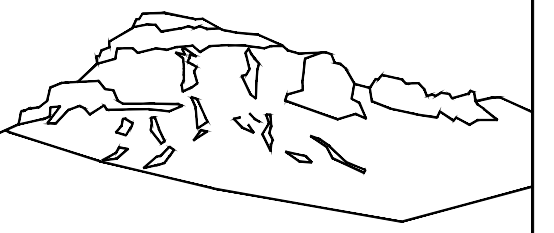


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3





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SUBMISSIONS:

DRB SUBMITTAL 2021-10-24  
Revised Fence and Note 2021-11-04

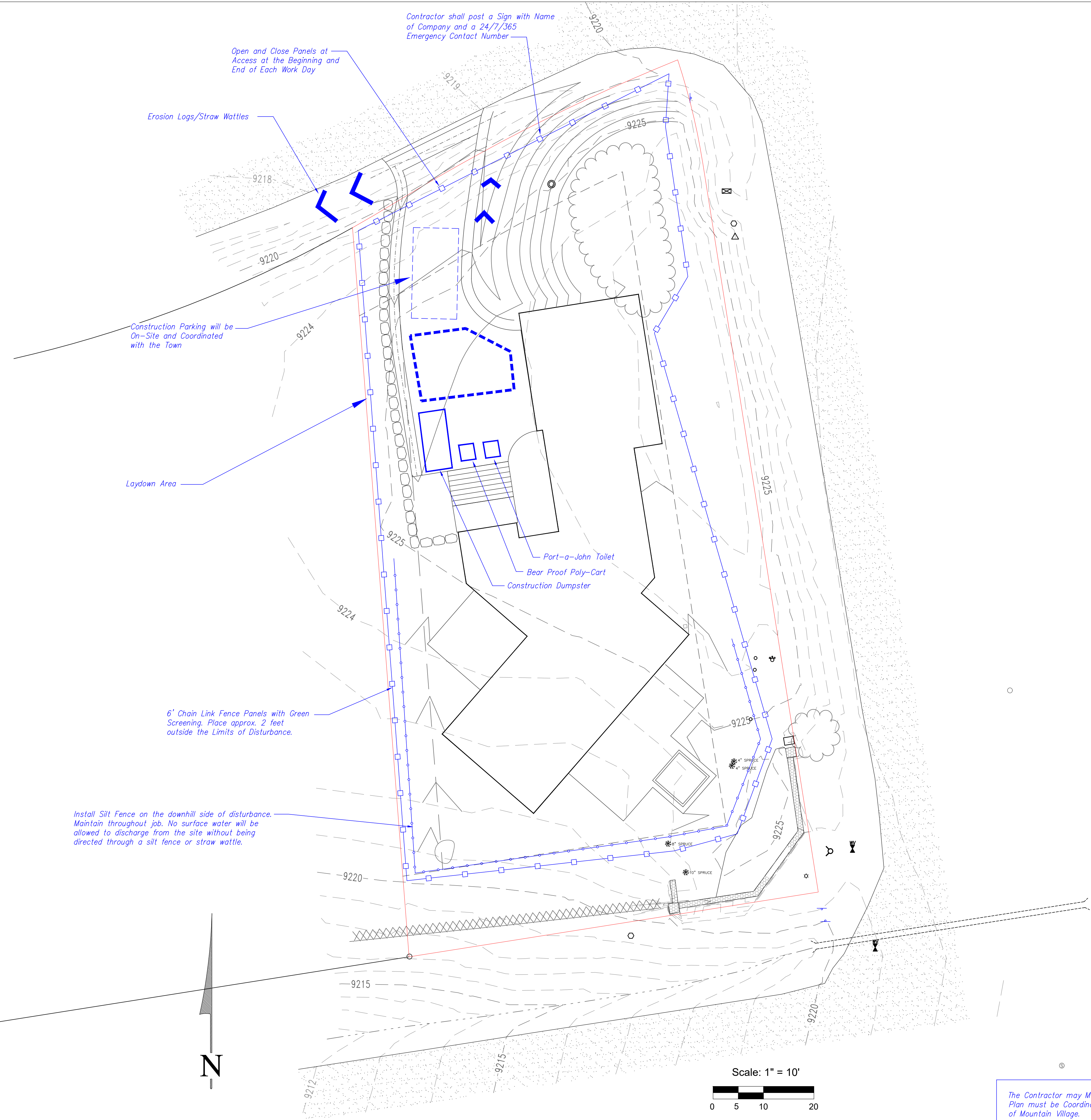
Lot AR613  
Lawson Point  
Mtn. Village, CO



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

Construction  
Mitigation

C4



Contractor shall post a Sign with Name  
of Company and a 24/7/365  
Emergency Contact Number

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

Erosion Logs/Straw Wattles

9218

9220

9224

Construction Parking will be  
On-Site and Coordinated  
with the Town

Laydown Area

9224

Port-a-John Toilet

Bear Proof Poly-Cart

Construction Dumpster

6' Chain Link Fence Panels with Green  
Screening. Place approx. 2 feet  
outside the Limits of Disturbance.

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

9220

9215

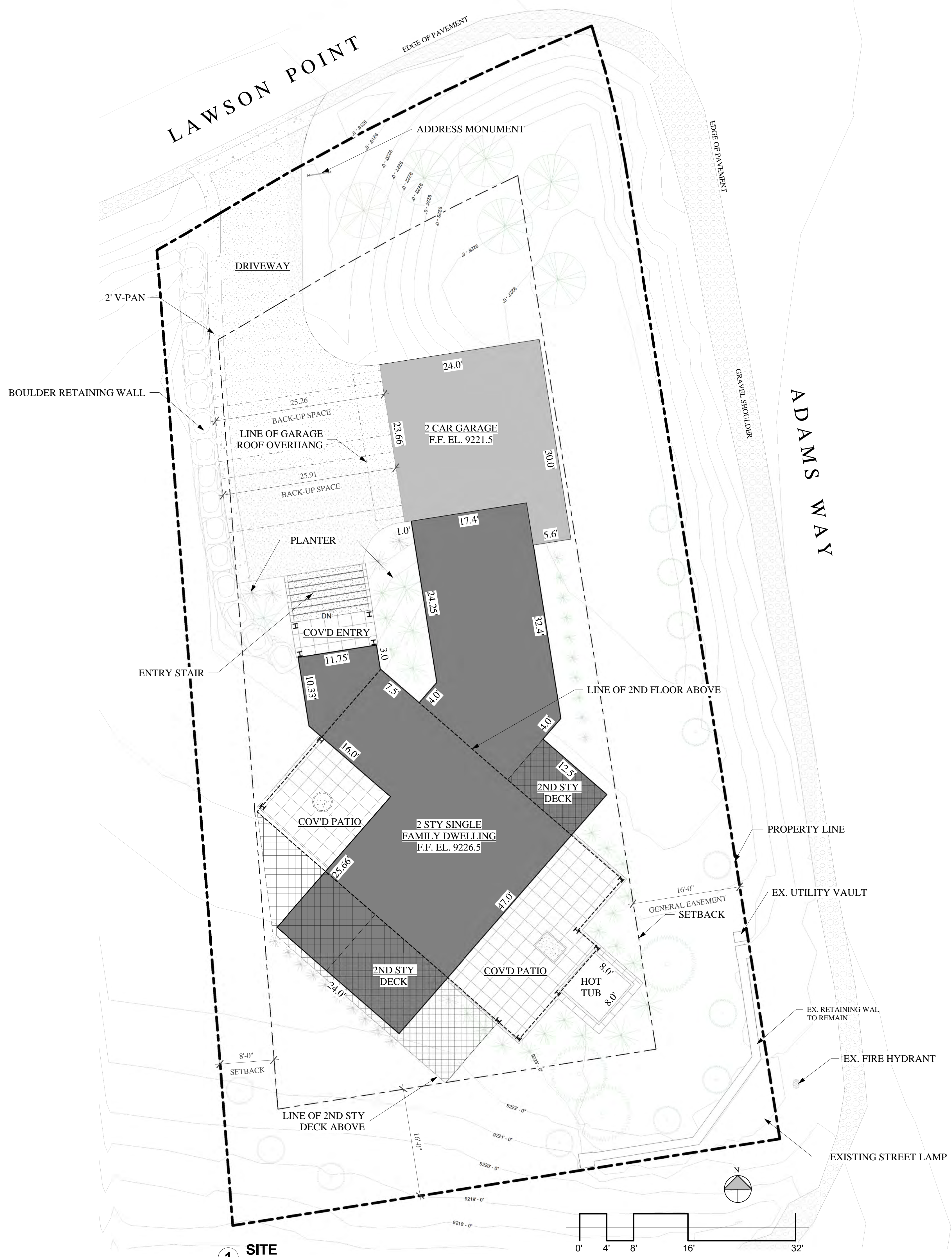
9215

Scale: 1" = 10'

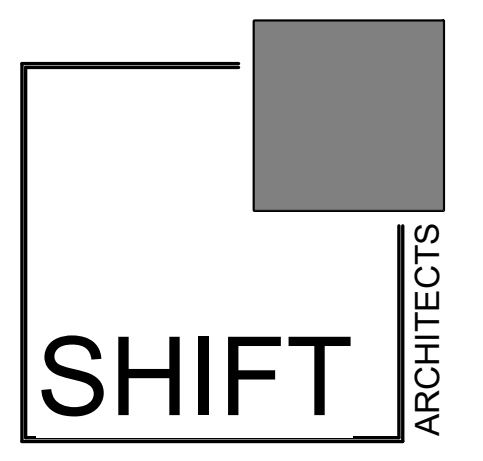


The Contractor may Modify this Plan, but the New  
Plan must be Coordinated and Approved by the Town  
of Mountain Village.





SITE DATA		
AREA	SQ.FT.	%
SITE	11,933.91	100.00
GROUND LEVEL	2,671.00	22.38
COVID DECKS (1ST...)	614.00	5.14
2ND FLOOR	1,466.00	12.28
COVID DECKS (2ND...)	183.00	1.53
2ND FLOOR DECKS	237.00	1.98
TOTAL ROOF COVG	4,001.00	33.52
ALLOWABLE COVG	4,733.56	40.00
PROPOSED COVG	4,001.00	33.52
AS PER MV CDC 17.3.13		



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DATE:  
 3.11.21 FINAL DRB

Revision Schedule		
Number	Date	Revision Description

ARC163-C1

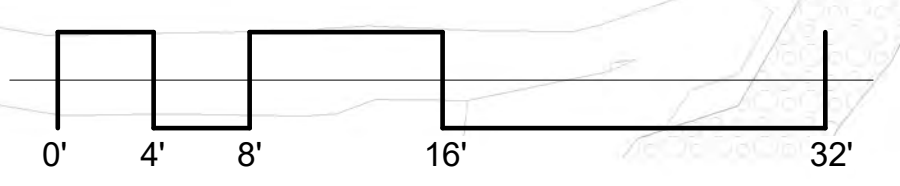
LOT ARC 163  
 MOUNTAIN VILLAGE, CO 81435

SITE PLAN

SHEET NUMBER

A1.1

1 SITE  
 1/8" = 1'-0"

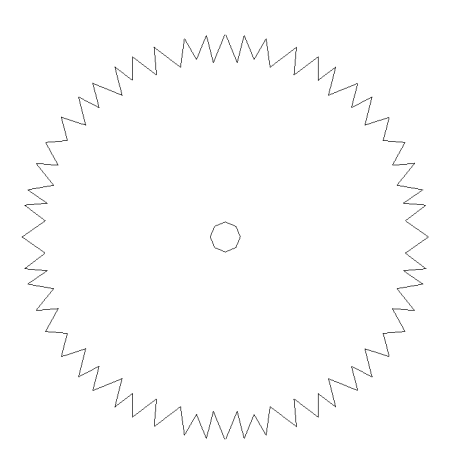


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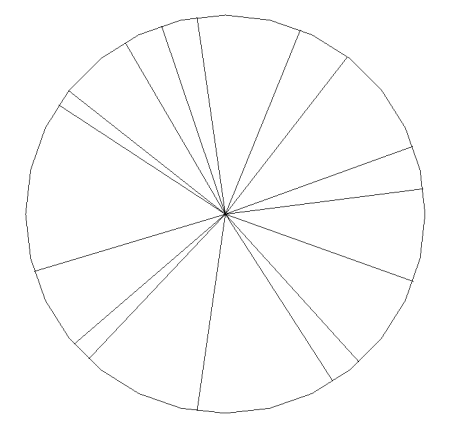
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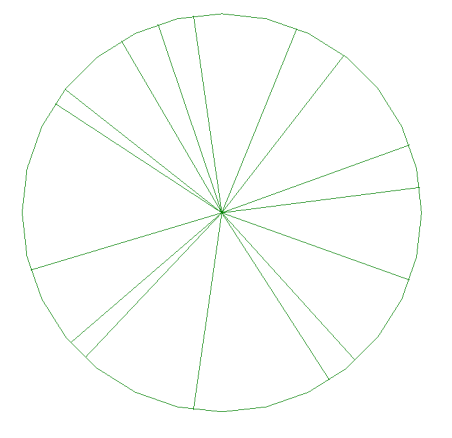
LAWSON POINT



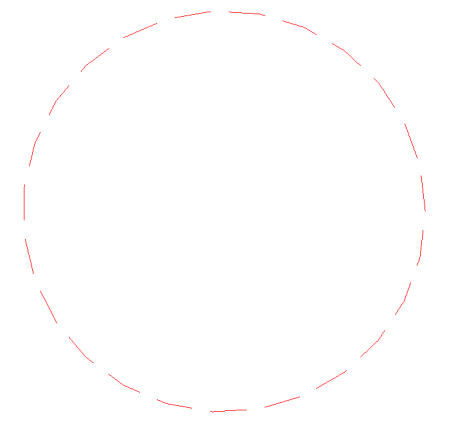
EXISTING SPRUCE TO REMAIN



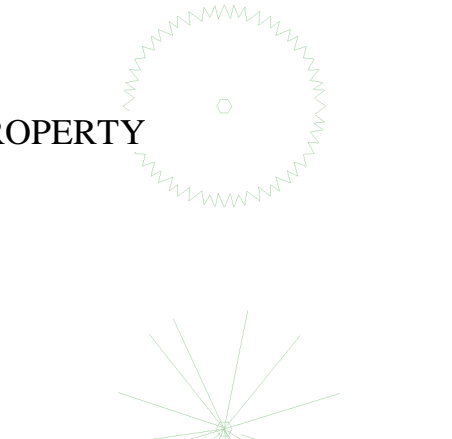
EXISTING ASPEN TO REMAIN



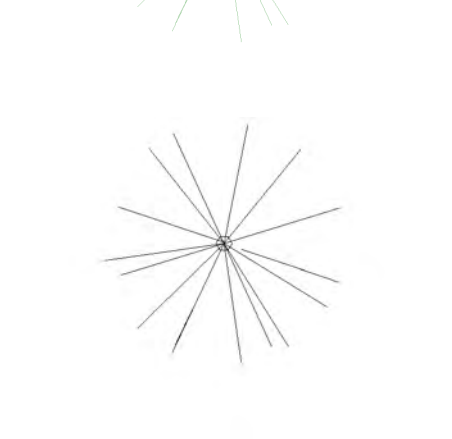
NEW ASPEN



EXISTING TO BE REMOVED



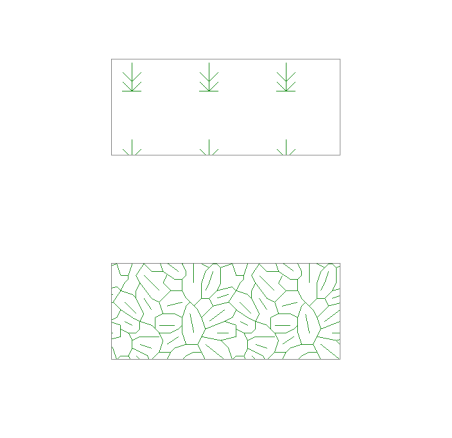
COLORADO SPRUCE



NATIVE RED-BERRIED ELDER



CHOCHECHERRY



COLORADO DOGWOOD



BOULDER RASBERRY



WOODS ROSE



PERENNIAL BED



WILDFLOWER REVEGETATION ZONE

**GENERAL NOTES:**

- ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
- ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- NECESSARY TREES SHALL BE STACKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH L.U.C. "SECTION 3-505 MAINTENANCE, REMOVAL, OR RELOCATION OF TREES".

**NOXIOUS WEEDS:**

- ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY'S MOST CURRENT NOXIOUS WEED LIST.

**LANDSCAPE MAINTENANCE NOTES:**

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

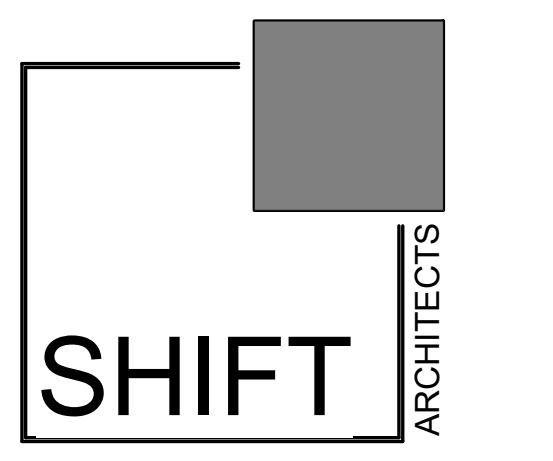
**REVEGETATION NOTES:**

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

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

WILDFLOWER SPECIES	PURE LIVE SEED PER ACRE
INDIAN PAINTBRUSH	25%
ROCKY MOUNTAIN COLUMBINE	25%
YARROW	25%
SKY PILOT	25%

PLANTING SCHEDULE				
Type	LATIN NAME	Type Mark	SIZE	Count
COLORADO SPRUCE	PICEA PUNGENS	P1	8-10'	13
NATIVE RED-BERRIED ELDER	SAMBUCAS RACEMOSA	P2	5 GAL.	6
COLORADO DOGWOOD	CORNUS STOLONIFERA COLORADENSE	P3	5 GAL.	7
BOULDER RASBERRY	RUBUS DELICIOSUS	P4	5 GAL.	12
WOODS ROSE	ROSA WOODSII	P5	5 GAL.	10
ASPEN	POPULOUS TREMULOIDES	P6	3" CALIPER DBH	2
CHOCHECHERRY	PRUNUS VIRGINIANA MELANCARPA	P7	5 GAL.	16
Grand total: 66				



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DATE:  
3.11.21 FINAL DRB

Revision Schedule		
Number	Date	Revision Description

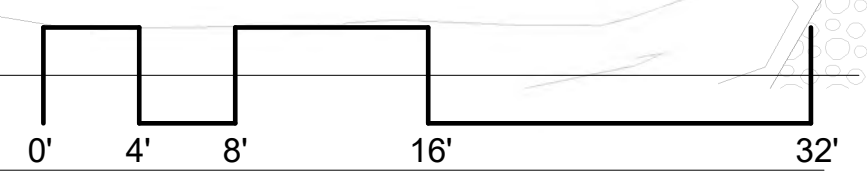
ARC163-C1

LANDSCAPE

SHEET NUMBER

A1.2

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

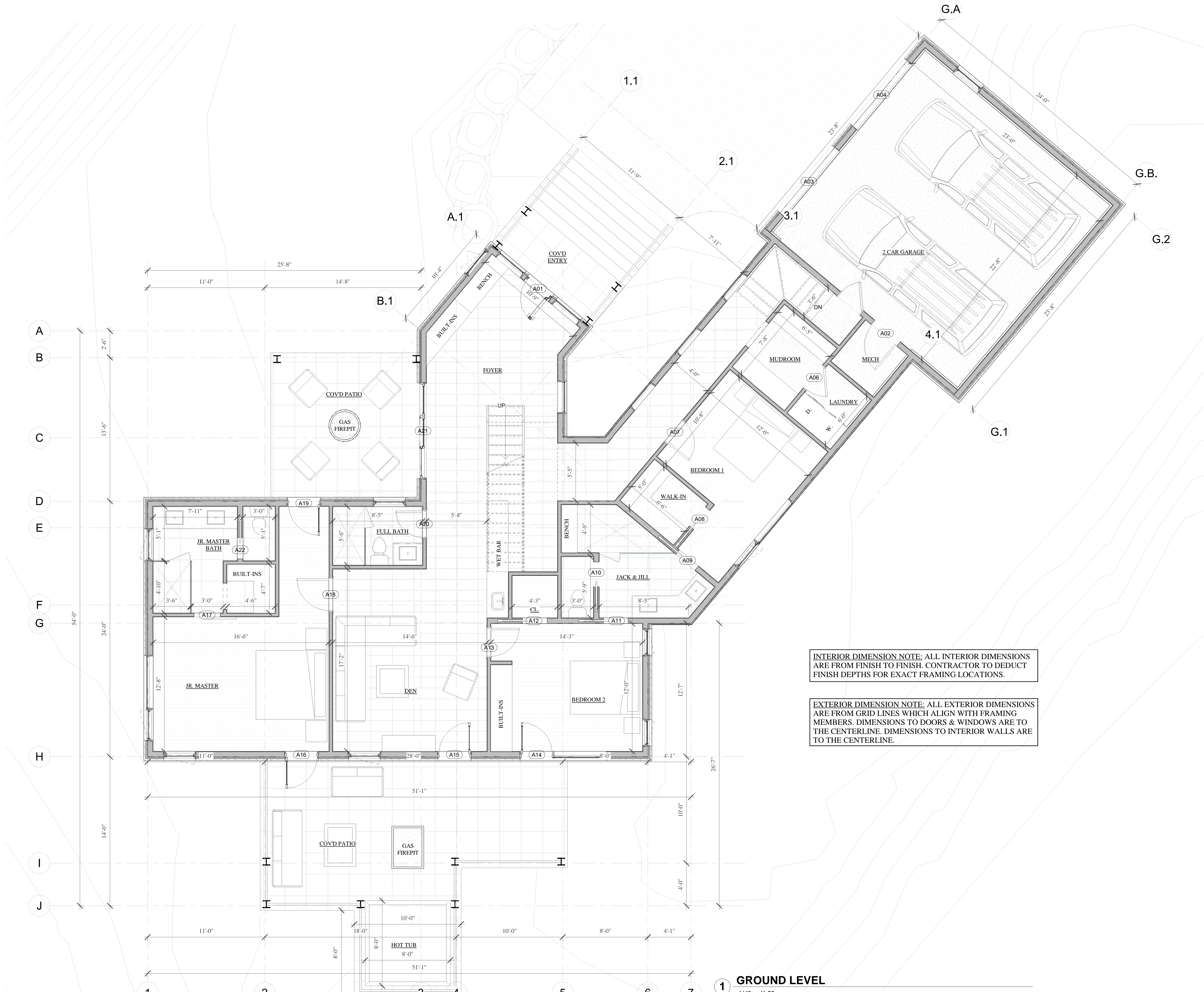


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LOT ARC 163  
MOUNTAIN VILLAGE, CO 81435





**INTERIOR DIMENSION NOTE:** ALL INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH. CONTRACTOR TO DEDUCT FINISH DEPTHS FOR EXACT FRAMING LOCATIONS.

**EXTERIOR DIMENSION NOTE:** ALL EXTERIOR DIMENSIONS ARE FROM GRID LINES WHICH ALIGN WITH FRAMING MEMBERS. DIMENSIONS TO DOORS & WINDOWS ARE TO THE CENTERLINE. DIMENSIONS TO INTERIOR WALLS ARE TO THE CENTERLINE.

**1 GROUND LEVEL**

1/4" = 1'-0"

ARC163-C1

LOT ARC 163  
 MOUNTAIN VILLAGE, CO 81435

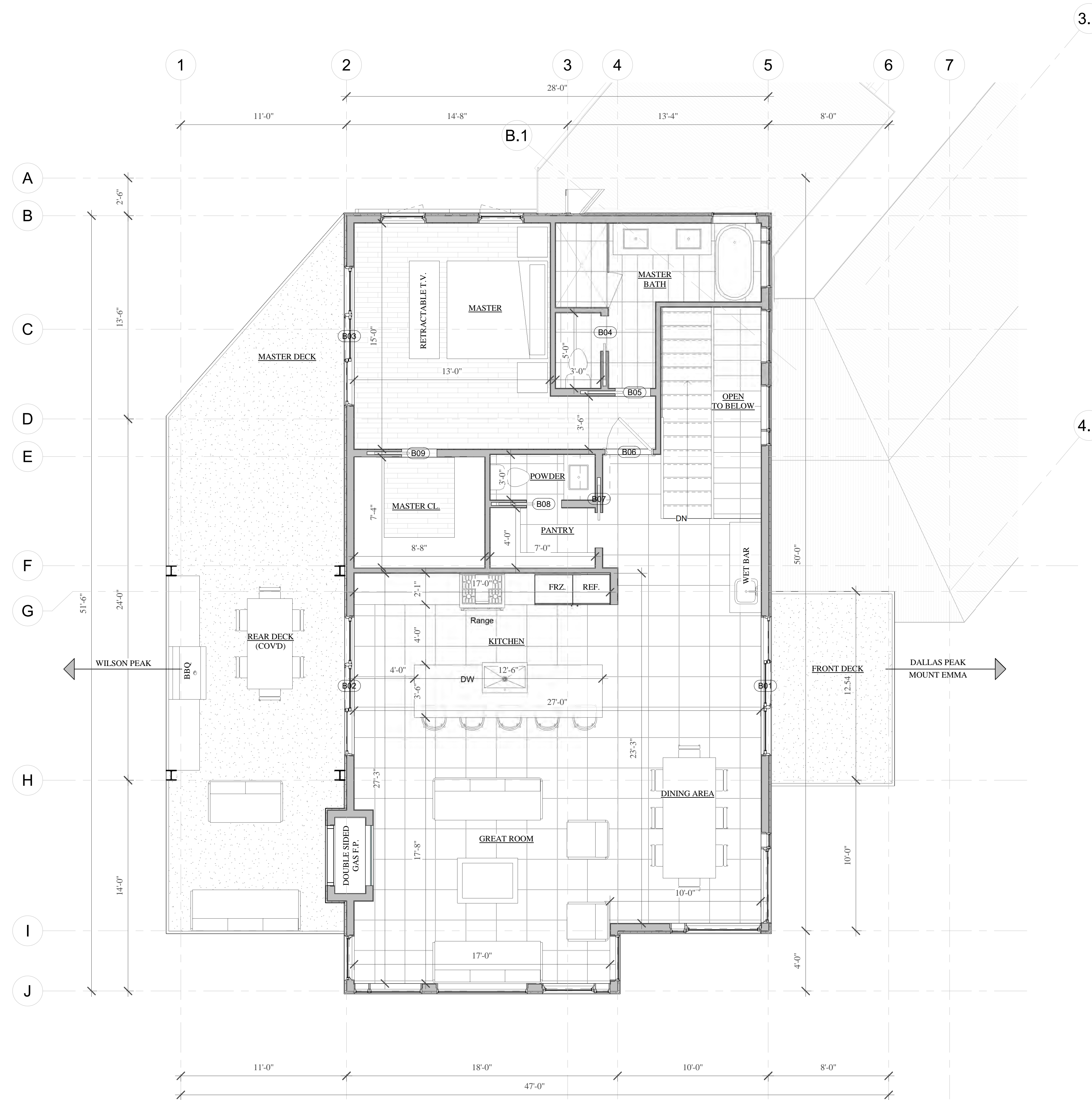
PROPOSED FLOOR  
 PLANS

SHEET NUMBER

A2.1

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**INTERIOR DIMENSION NOTE:** ALL INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH. CONTRACTOR TO DEDUCT FINISH DEPTHS FOR EXACT FRAMING LOCATIONS.

**EXTERIOR DIMENSION NOTE:** ALL EXTERIOR DIMENSIONS ARE FROM GRID LINES WHICH ALIGN WITH FRAMING MEMBERS. DIMENSIONS TO DOORS & WINDOWS ARE TO THE CENTERLINE. DIMENSIONS TO INTERIOR WALLS ARE TO THE CENTERLINE.

**1 2ND FLOOR**  
 1/4" = 1'-0"

ARC163-C1

LOT ARC 163  
 MOUNTAIN VILLAGE, CO 81435

PROPOSED FLOOR  
 PLANS

SHEET NUMBER

A2.2









TELLURIDE AIRPORT STONE



GRAY BARN WOOD

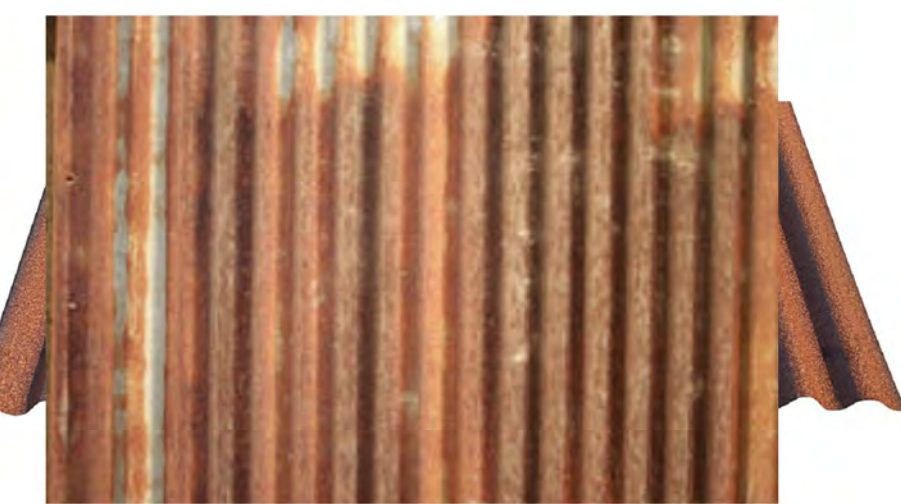


RUSTED STEEL FASCIA & SOFFIT

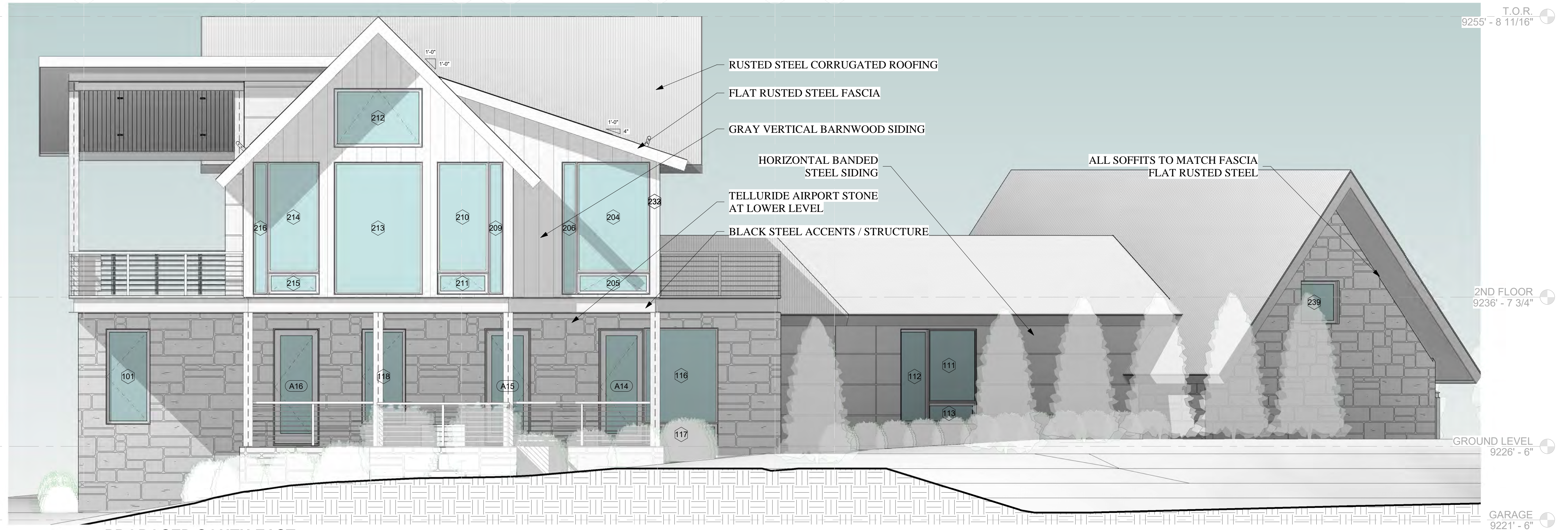
RUSTED HORIZONTAL STEEL SIDING



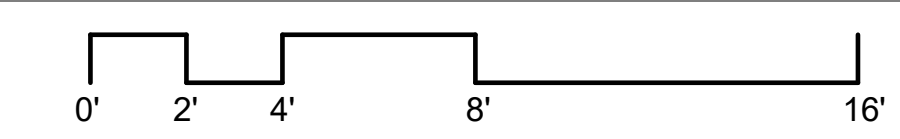
BRONZE WINDOWS



RUSTED STEEL CORRUGATED ROOFING



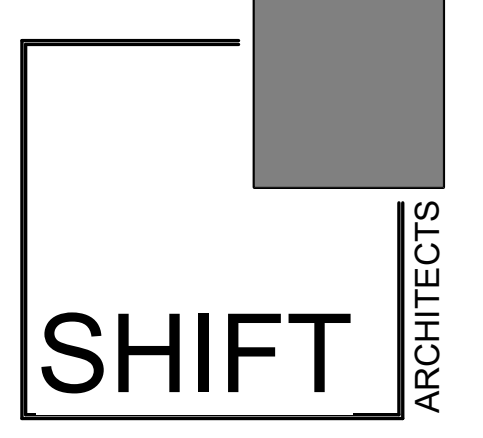
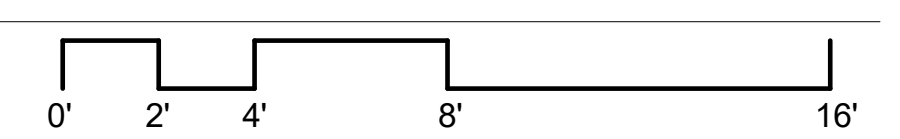
1 PROPOSED SOUTH EAST  
1/4" = 1'-0"



ELEVATION	MATERIAL (S.F.)					TOTALS
	STONE	WOOD SIDING	STEEL SIDING	GLAZING	OPAQUE DOORS	
SOUTH EAST	388.66	143.56	57.03	366.28	0	955.53
SOUTH WEST	454.14	245.09	109.32	372.31	0	1,180.86
NORTH WEST	259.24	193.38	9.9	75.61	0	538.13
WEST	388.59	0	150.52	128.8	128.0	795.91
NORTH	274.28	0	24.39	89.78	24	412.45
EAST	314.81	0	170.18	63.71	0	548.7
SOUTH	51.95	0	0	0	0	51.95
NORTH EAST	92.4	280.03	0	267.31	0	639.74
TOTALS	2,224.07	862.06	521.34	1,363.8	152.00	5,123.27
PERCENTAGE	43.41%	16.83%	10.18%	26.62%	2.96%	100%



2 PROPOSED SOUTH WEST  
1/4" = 1'-0"



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ARC163-C1

LOT ARC 163  
MOUNTAIN VILLAGE, CO 81435

PROPOSED ELEVATIONS

SHEET NUMBER

A3.1

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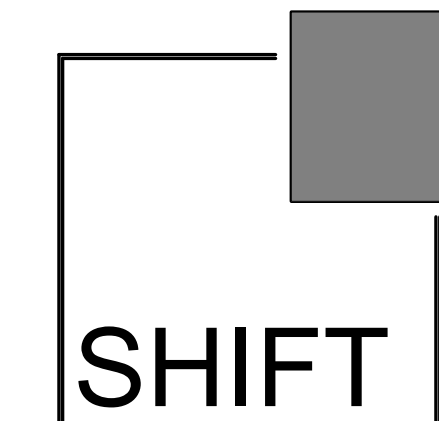


G.2

G.1

A.1

B.1



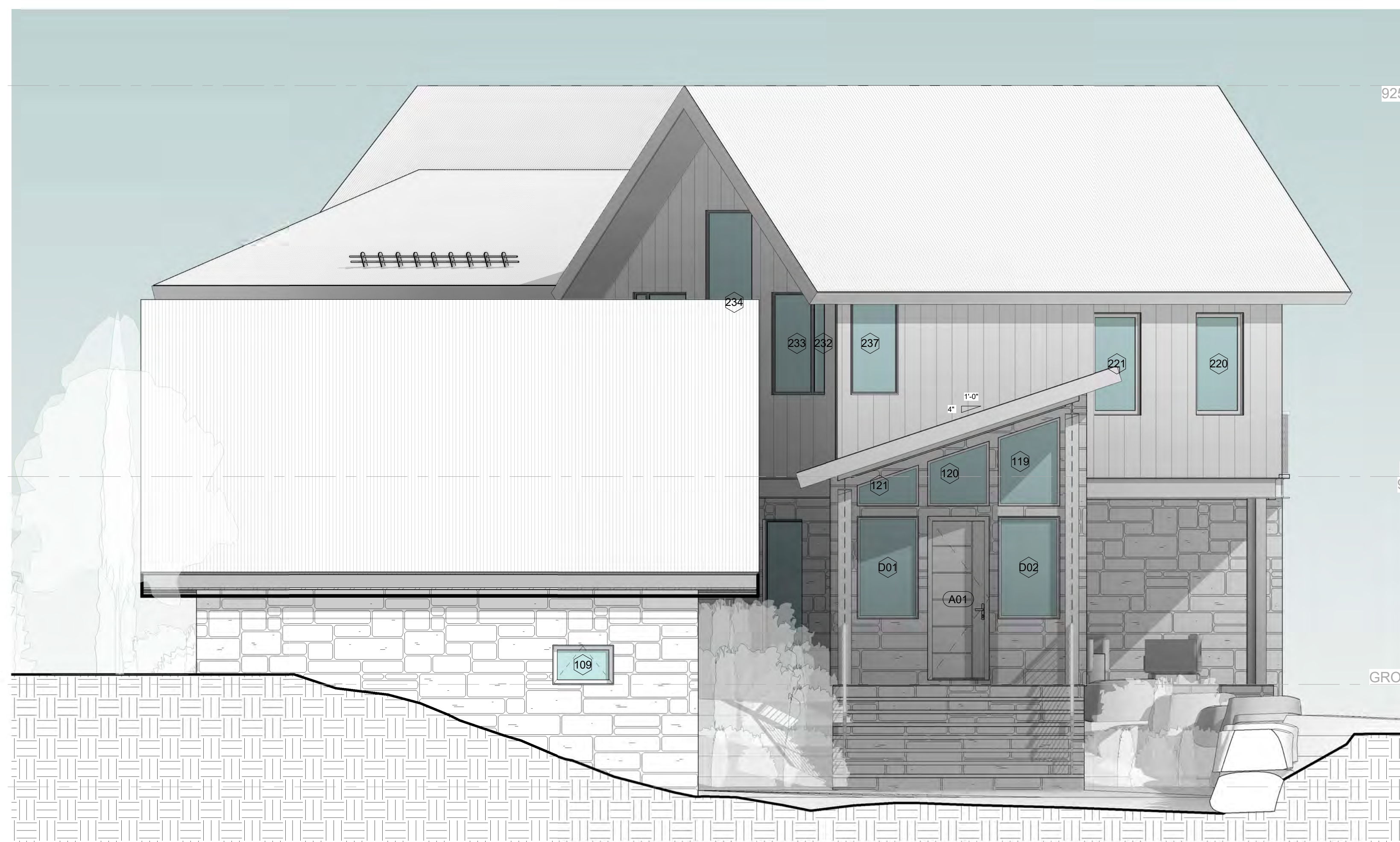
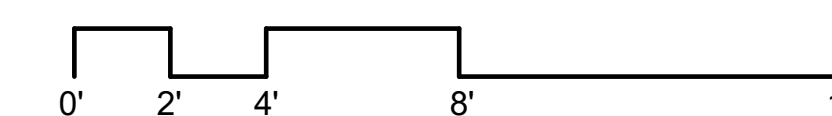
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DATE:  
3.11.21 FINAL DRB



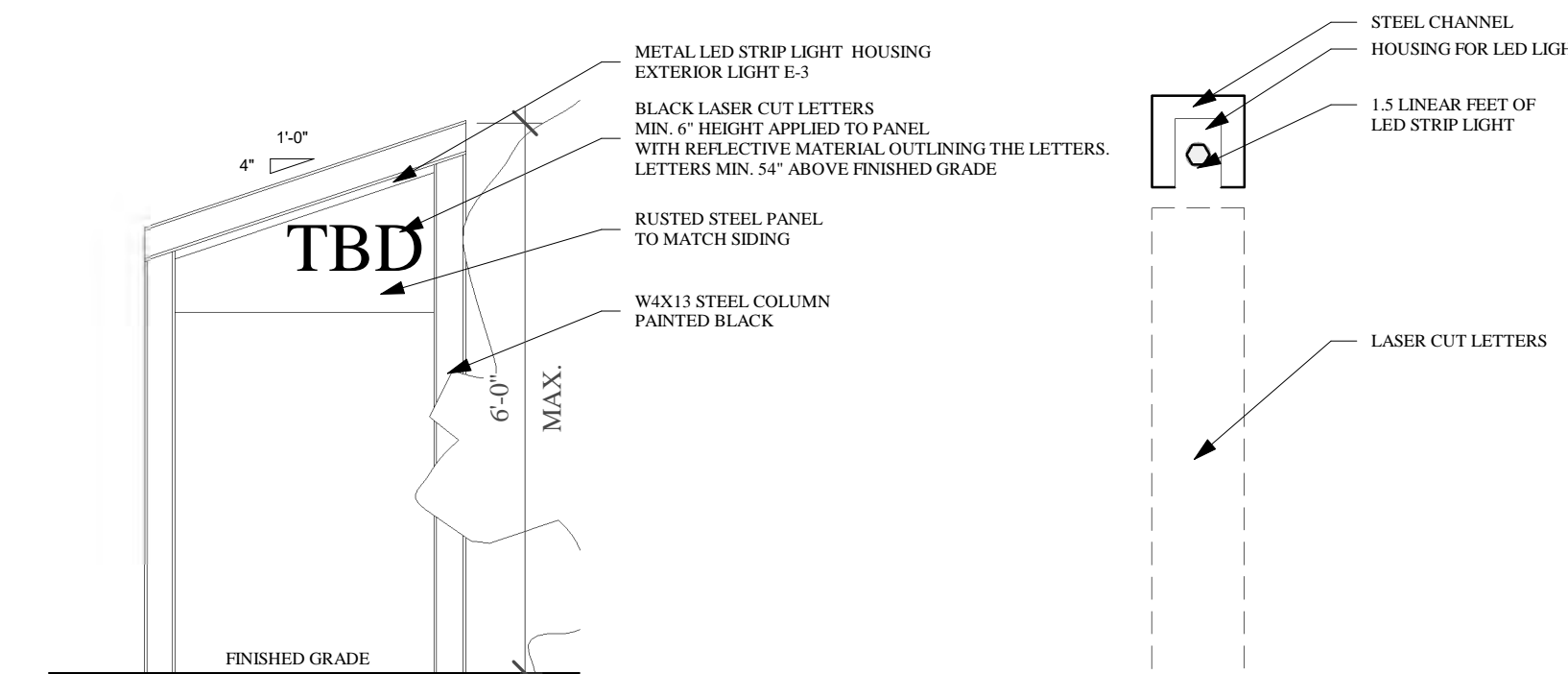
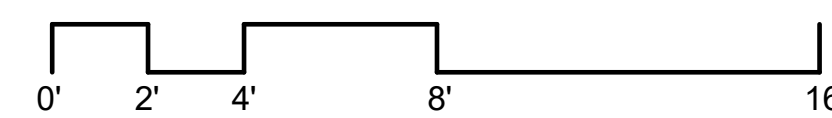
**1 PROPOSED WEST**

1/4" = 1'-0"



**2 PROPOSED NORTH**

1/4" = 1'-0"



**3 ADDRESS MOUNMENT**

1/2" = 1'-0"

**4 RECESSED LED MOUNMENT LIGHT DETAIL**

6" = 1'-0"

ARC163-C1

LOT ARC 163  
MOUNTAIN VILLAGE, CO 81435

PROPOSED  
ELEVATIONS

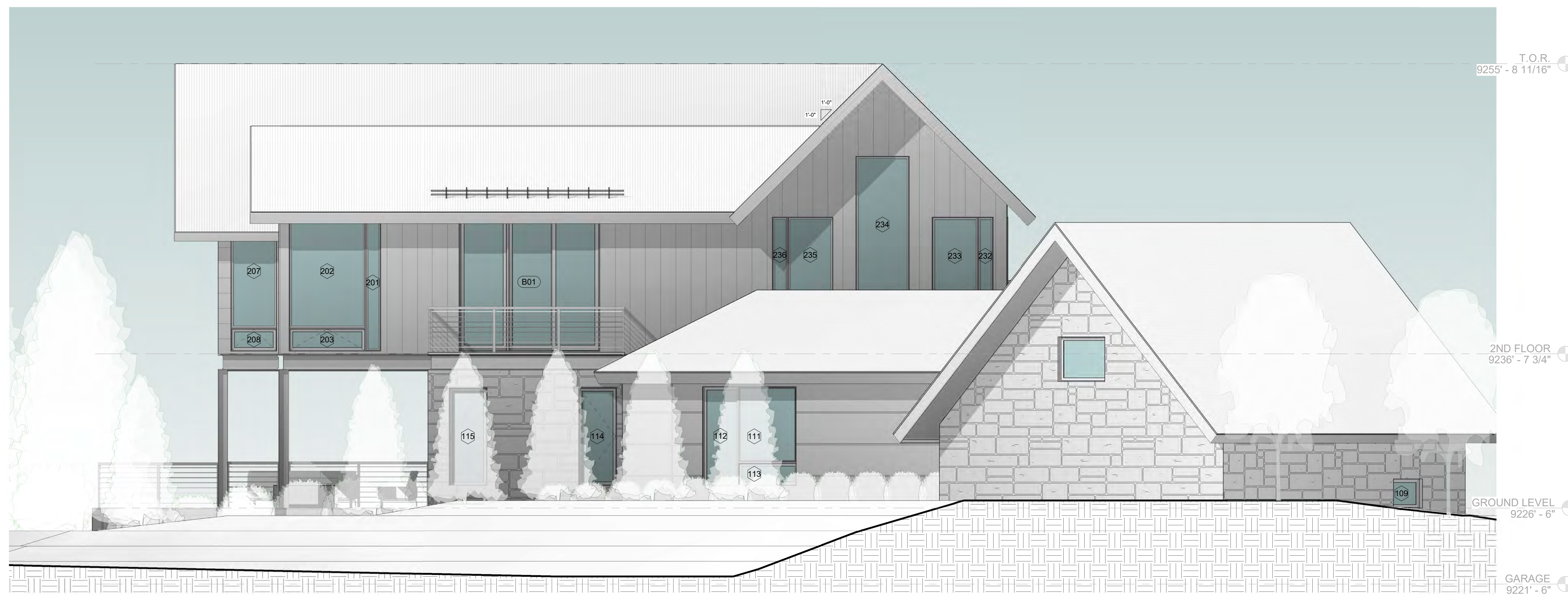
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A3.2

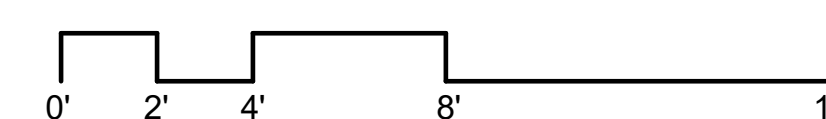
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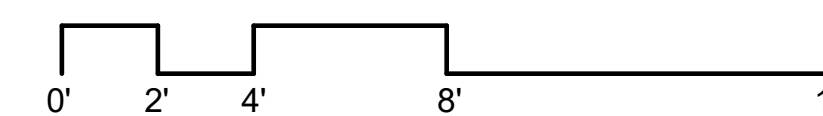




**1 PROPOSED NORTH EAST**  
 1/4" = 1'-0"



**2 PROPOSED EAST**  
 1/4" = 1'-0"



ARC163-C1

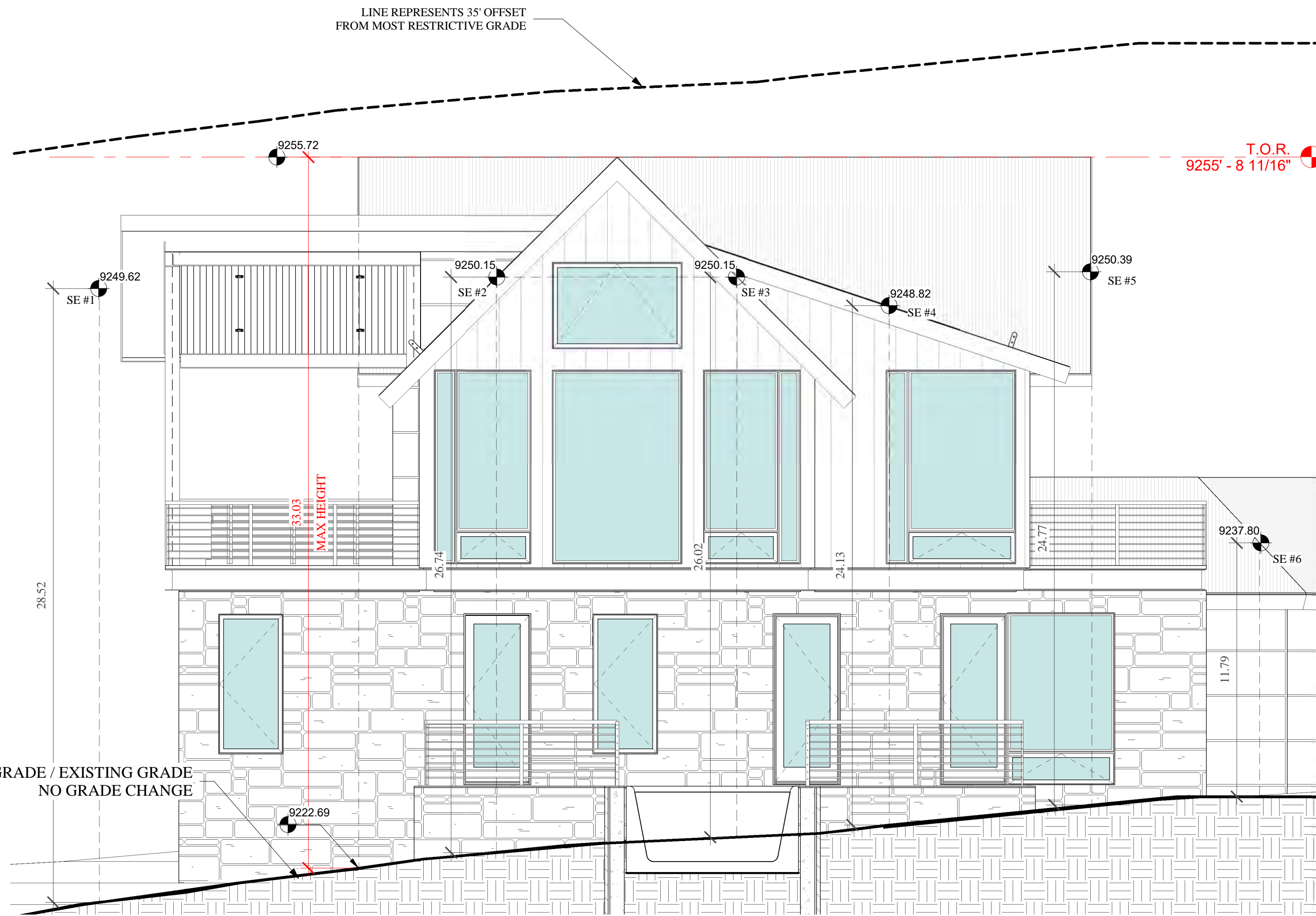
LOT ARC 163  
 MOUNTAIN VILLAGE, CO 81435

PROPOSED  
 ELEVATIONS

SHEET NUMBER

A3.3

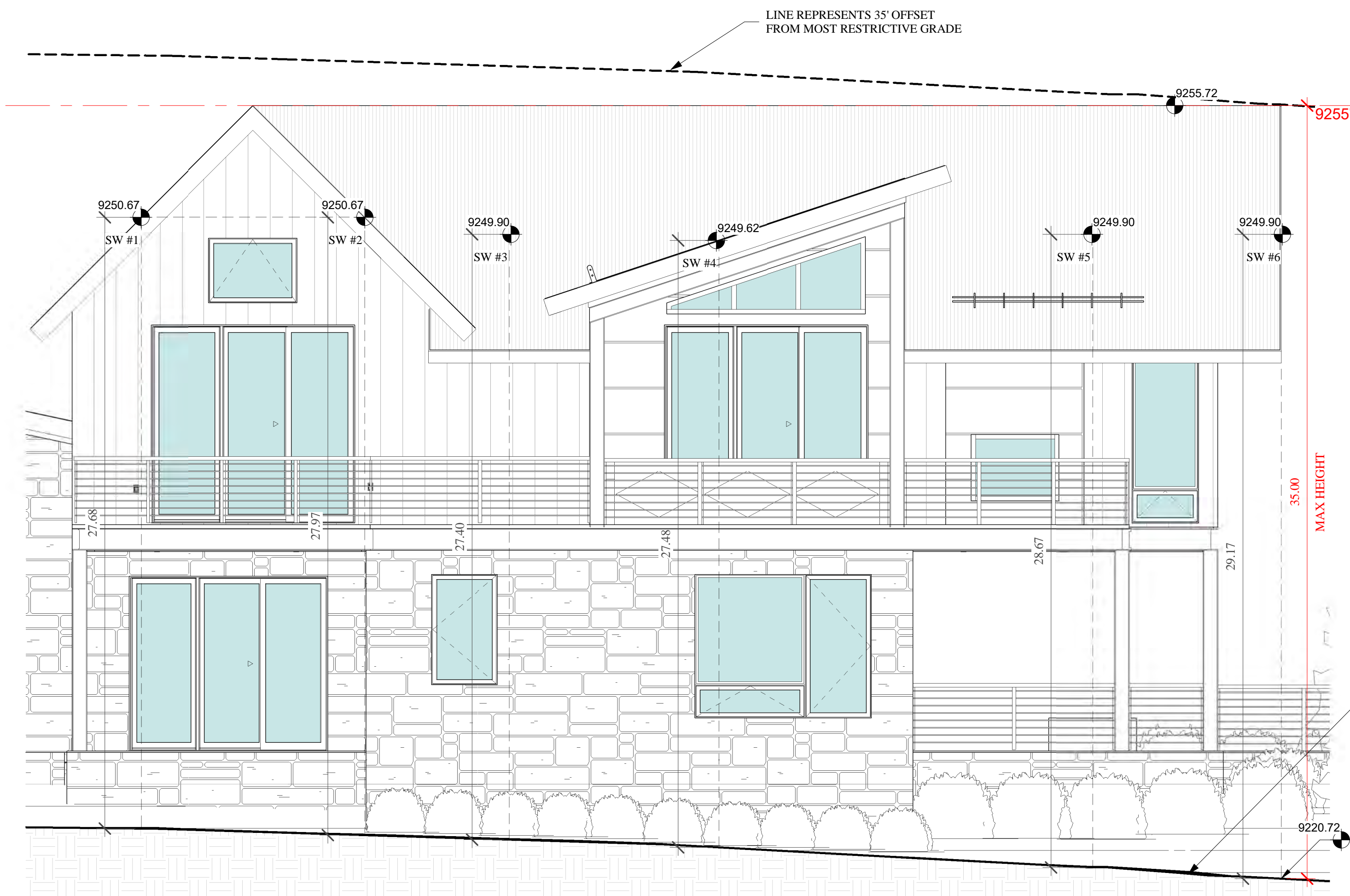




**1 SOUTH EAST HEIGHT CALCS**  
1/4" = 1'-0"



**2 NORTH WEST HEIGHT CALCS**  
1/4" = 1'-0"



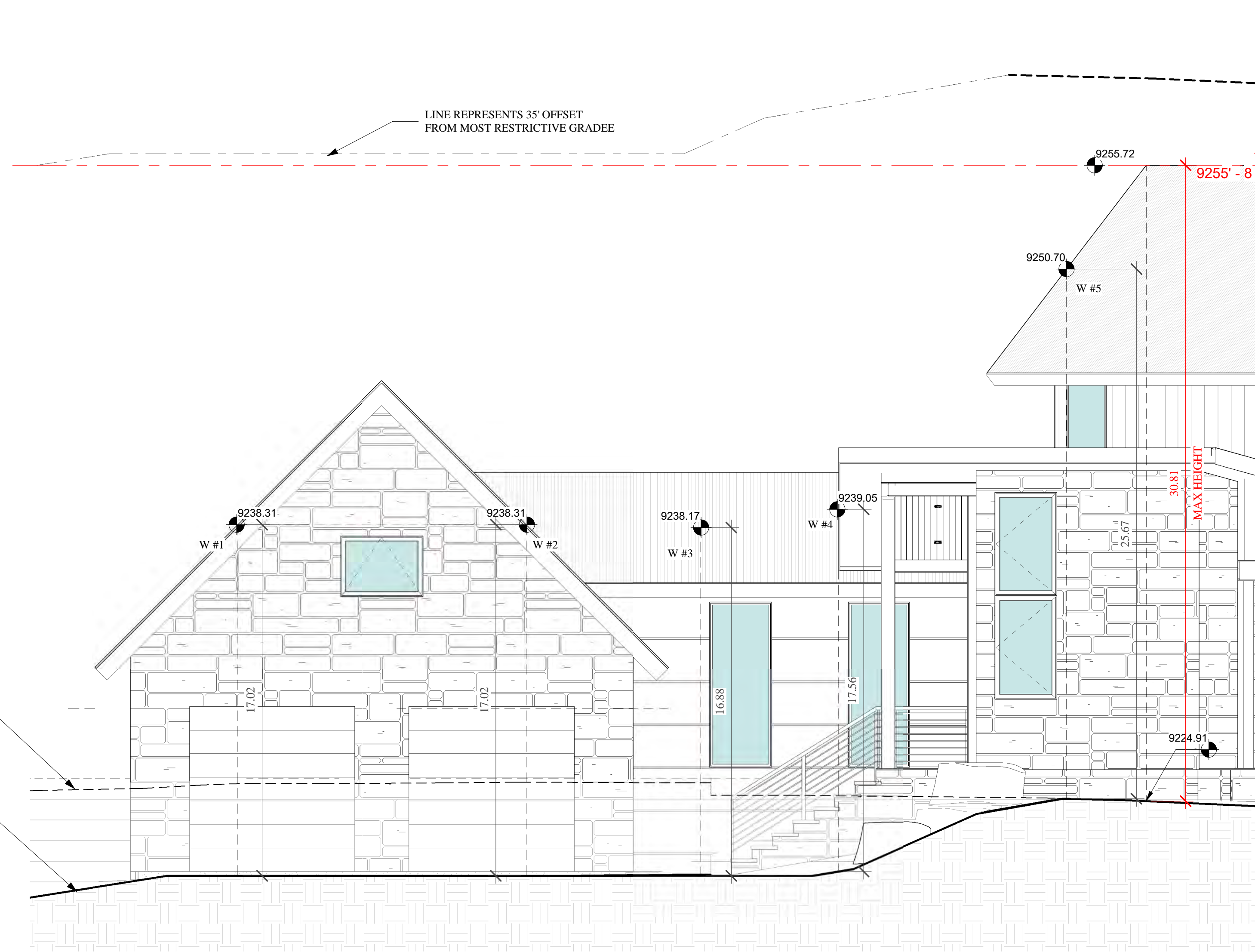
**3 SOUTH WEST HEIGHT CALCS**  
1/4" = 1'-0"

**AVERAGE HEIGHT CALCULATION**

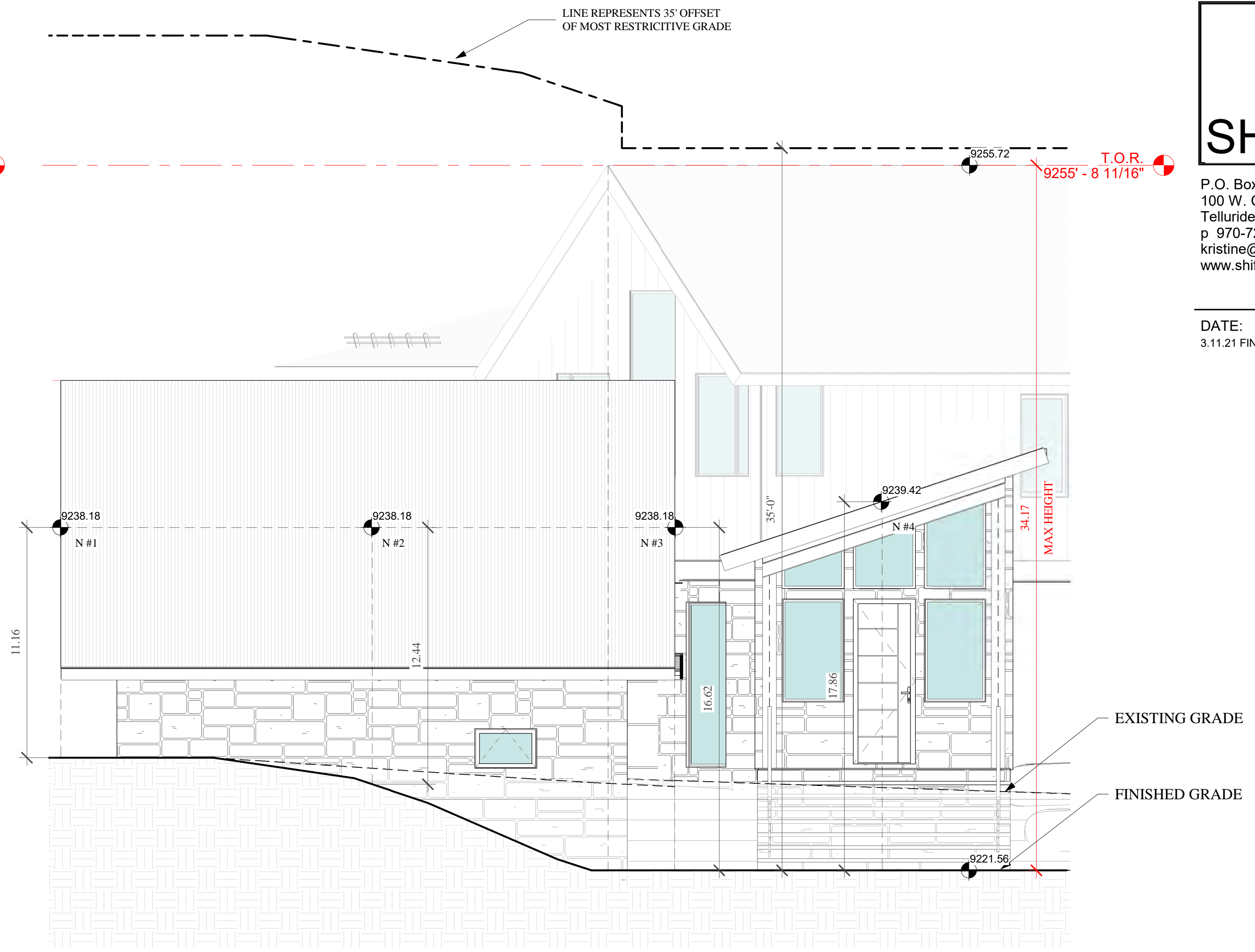
POINT	HEIGHT
SE #1	28.52
SE #2	26.74
SE #3	26.02
SE #4	24.13
SE #5	24.77
SE #6	11.79
<b>SOUTH EAST AVG.</b>	<b>23.66'</b>
SW #1	27.68
SW #2	27.97
SW #3	27.40
SW #4	27.48
SW #5	28.67
SW #6	29.21
<b>SOUTH WEST AVG.</b>	<b>28.06</b>
NW #1	28.70
NW #2	27.55
NW #3	25.61
NW #4	26.43
NW #5	26.41
<b>NORTH WEST AVG.</b>	<b>26.94</b>
W #1	17.02
W #2	17.02
W #3	16.88
W #4	17.56
W #5	25.67
<b>WEST AVG.</b>	<b>18.83</b>
N #1	11.16
N #2	12.44
N #3	16.62
N #4	17.86
<b>NORTH AVG.</b>	<b>14.52</b>
E #1	23.90
E #2	11.02
E #3	10.80
E #4	10.80
E #5	11.31
E #6	11.31
<b>EAST AVG.</b>	<b>13.19</b>
<b>TOTAL AVG.</b>	<b>20.89</b>
AS PER SEC 17.3.11	

MAX HEIGHT	
ELEVATION	HEIGHT
SOUTH EAST	33.03'
NORTH WEST	34.03'
SOUTH WEST	35.00'
WEST	30.81'
NORTH	34.17'
EAST	29.45'

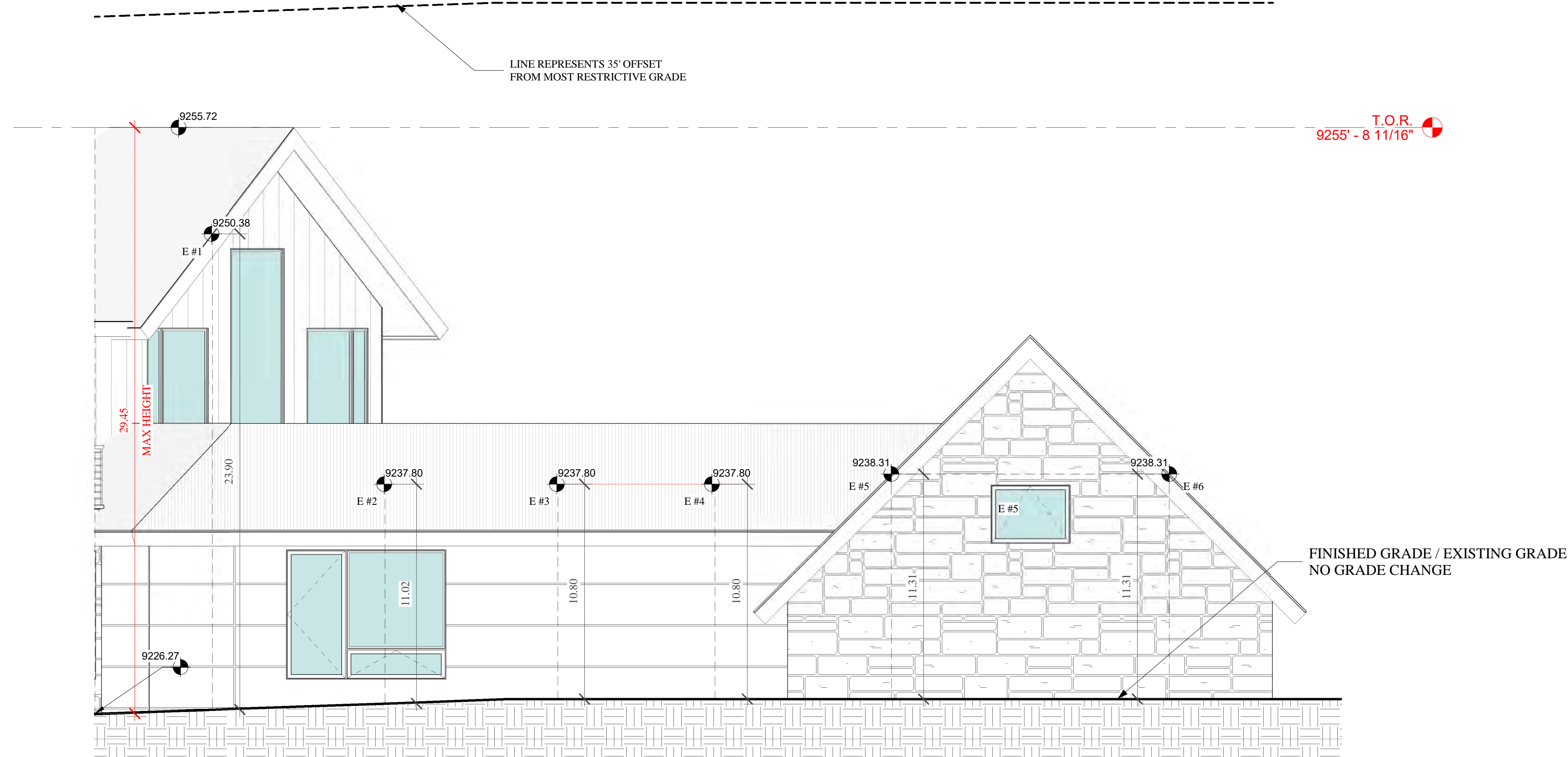




**1 WEST HEIGHT CALCS**  
 1/4" = 1'-0"

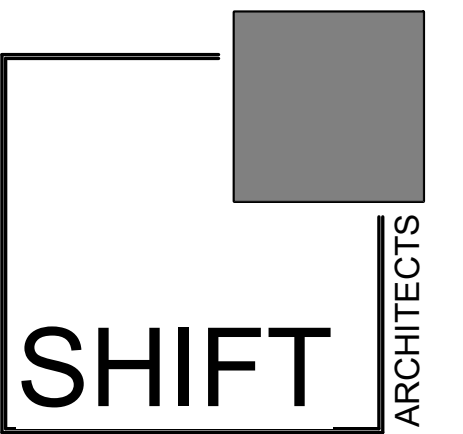


**2 NORTH HEIGHT CALCS**  
 1/4" = 1'-0"



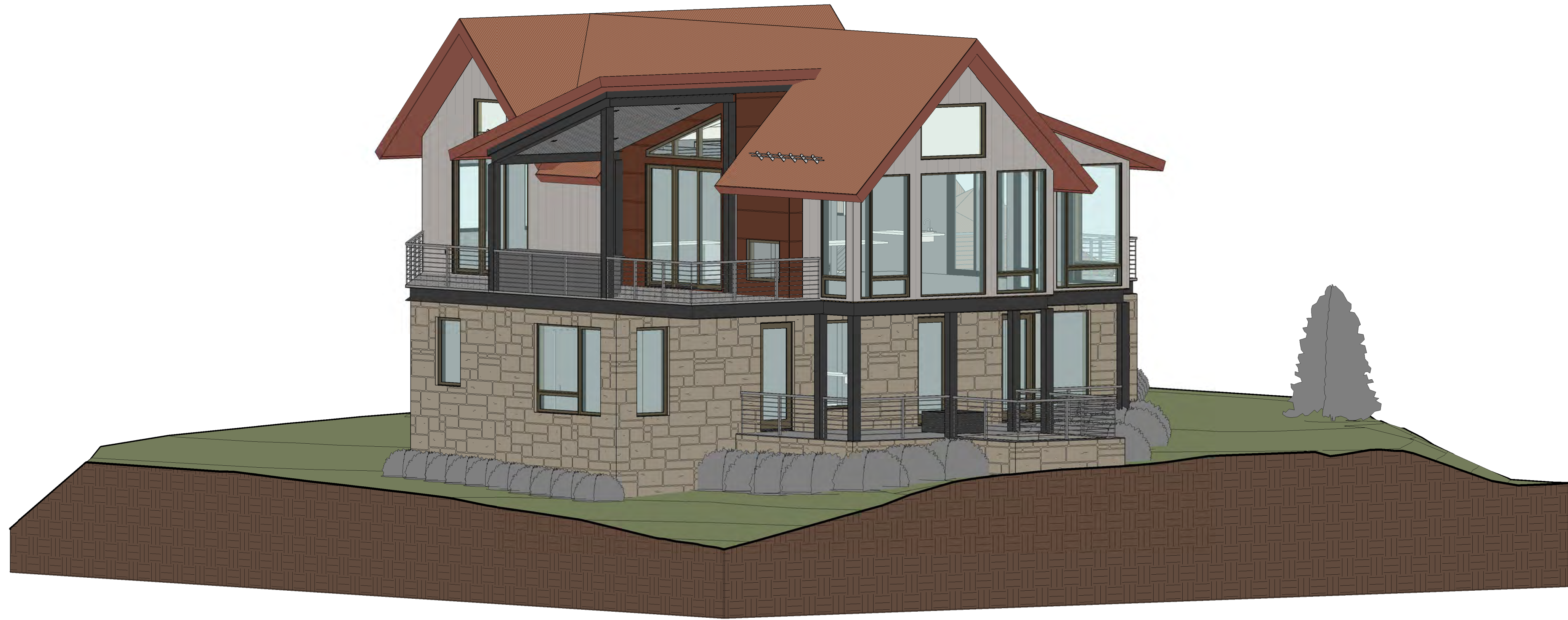
**3 EAST HEIGHT CALCS**  
 1/4" = 1'-0"





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1 NE PERSPECTIVE



2 NW PERSPECTIVE

ARC163-C1

LOT ARC 163  
MOUNTAIN VILLAGE, CO 81435

PERSPECTIVES

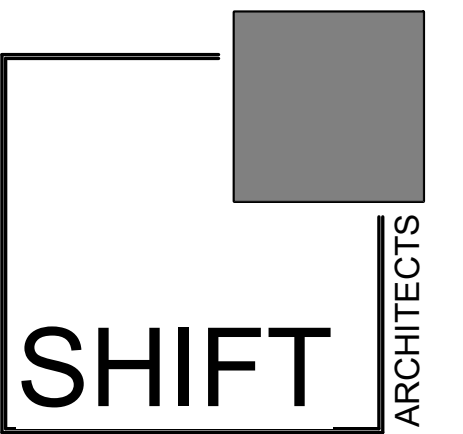


SHEET NUMBER

A6.1

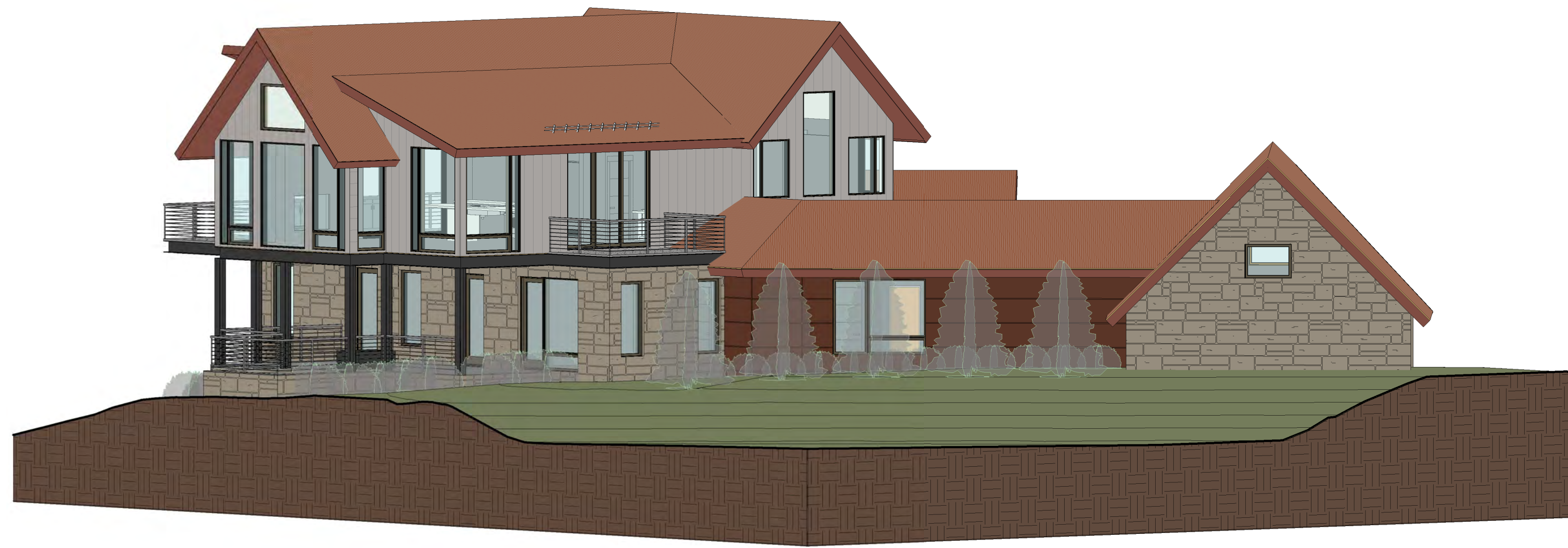
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1 SE PERSPECTIVE

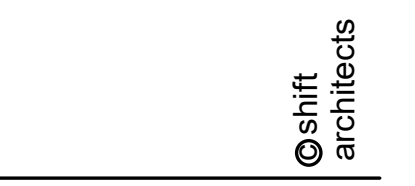


2 SW PERSPECTIVE

ARC163-C1

LOT ARC 163  
MOUNTAIN VILLAGE, CO 81435

PERSPECTIVES



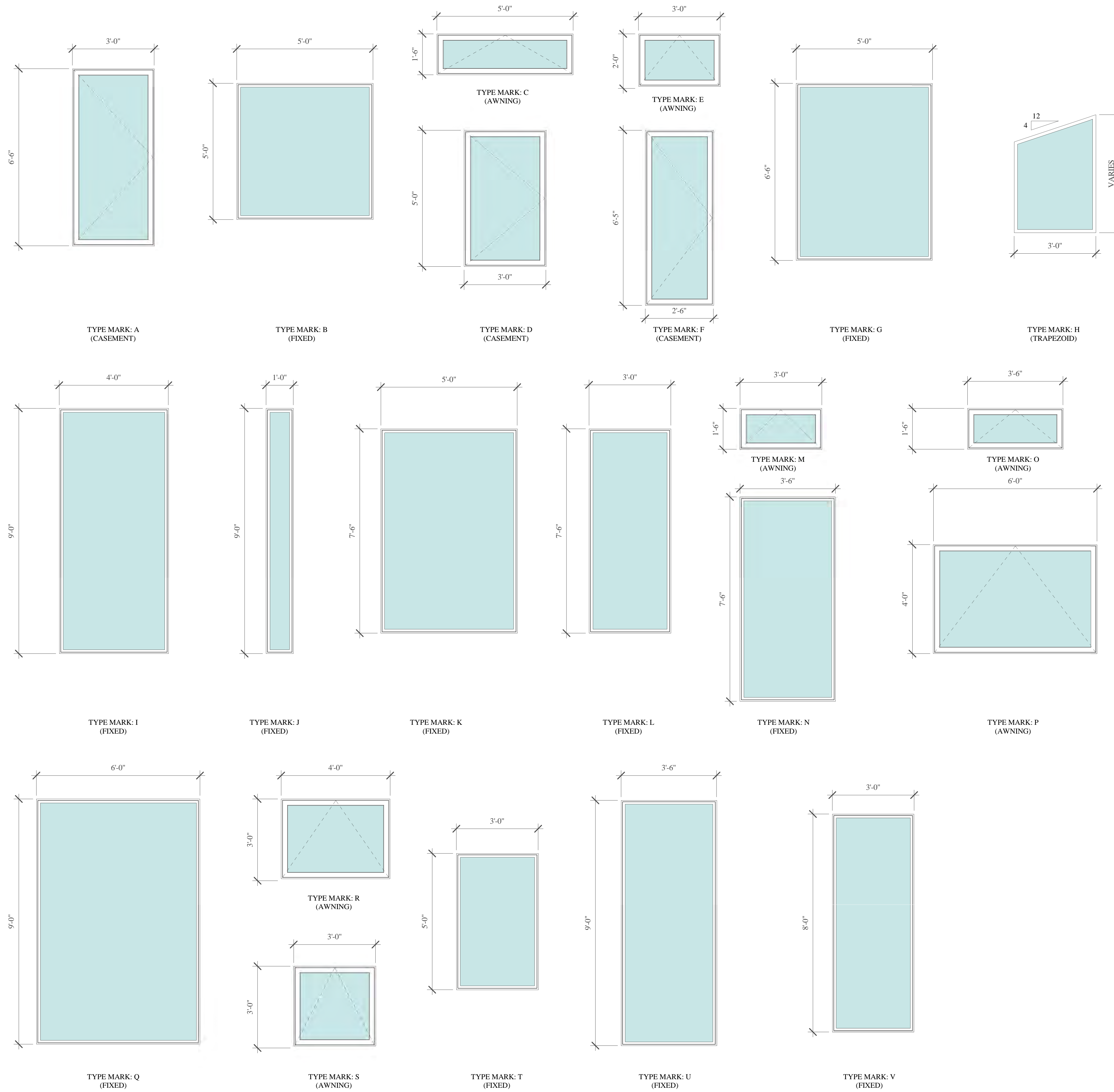
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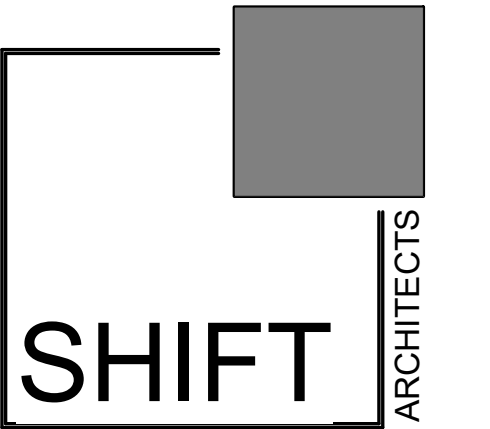
A6.2



WINDOW SCHEDULE				
Family	Type	Mark	Type Mark	Comments
CASEMENT	3-0 X 6-6	101	A	
CASEMENT	3-0 X 6-6	102	A	
FIXED	5-0 X 5-0	103	B	
AWNING	5-0 X 1-6	104	C	
CASEMENT	3-0 X 5-0	105	D	
AWNING	3-0 X 2-0	106	E	
AWNING	3-0 X 2-0	109	E	
FIXED	5-0 X 5-0	111	B	
CASEMENT	3-0 X 6-6	112	A	
AWNING	5-0 X 1-6	113	C	
CASEMENT	2-6 X 6-6	114	F	
CASEMENT	2-6 X 6-6	115	F	
FIXED	5-0 X 6-6	116	G	
AWNING	5-0 X 1-6	117	C	
CASEMENT	3-0 X 6-6	118	A	
FIXED TRAPEZOID	3-0 X 4-4 (4 PITCH)	119	H	
FIXED TRAPEZOID	3-0 X 3-2 (4 PITCH)	120	H	
FIXED TRAPEZOID	3-0 X 2-0 (4 PITCH)	121	H	
FIXED	3-0 X 8-0	122	V	
FIXED	3-0 X 8-0	123	V	
FIXED	3-0 X 8-0	124	V	
FIXED	3-0 X 8-0	125	V	
CASEMENT	3-0 X 5-0	126	D	
CASEMENT	3-0 X 5-0	127	D	
FIXED	1-0 X 9-0	201	J	
FIXED	5-0 X 7-6	202	K	
AWNING	5-0 X 1-6	203	C	
FIXED	5-0 X 7-6	204	K	
AWNING	5-0 X 1-6	205	C	
FIXED	1-0 X 9-0	206	J	
FIXED	3-0 X 7-6	207	L	
AWNING	3-0 X 1-6	208	M	
FIXED	1-0 X 9-0	209	J	
FIXED	3-6 X 7-6	210	N	
AWNING	3-6 X 1-6	211	O	
AWNING	6-0 X 4-0	212	P	
FIXED	6-0 X 9-0	213	Q	
FIXED	3-6 X 7-6	214	N	
AWNING	3-6 X 1-6	215	O	
FIXED	1-0 X 9-0	216	J	
FIXED	3-0 X 7-6	217	L	
AWNING	3-0 X 1-6	218	M	
AWNING	4-0 X 3-0	219	R	
CASEMENT	3-0 X 5-0	220	D	
CASEMENT	3-0 X 5-0	221	D	
FIXED	1-0 X 5-0	232	S	
FIXED	3-0 X 5-0	233	T	
FIXED	3-6 X 9-0	234	U	
FIXED	3-0 X 5-0	235	T	
FIXED	1-0 X 5-0	236	S	
FIXED	3-0 X 5-0	237	T	
AWNING	4-0 X 3-0	238	R	
AWNING	4-0 X 3-0	239	R	
FIXED	3-0 X 5-0	D01	T	
FIXED	3-0 X 5-0	D02	T	



- WINDOW NOTES:**
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
  3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
  4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
  5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
  6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
  7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



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ARC163-C1

LOT ARC-163  
 MOUNTAIN VILLAGE, CO 81435

WINDOW  
 SCHEDULE

SHEET NUMBER



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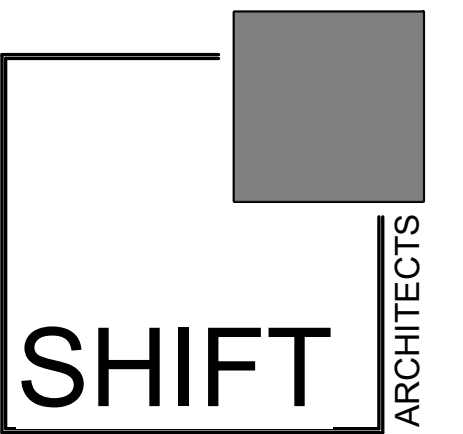
A8.1



DOOR SCHEDULE						
Family	Mark	Type	Width	Height	Hardware	Note
SINGLE FLUSH	1	2-8 X 7-0	2' - 8"	7' - 0"		
ENTRY DOOR	A01	3-0 X 8-0	3' - 0"	8' - 0"		
SINGLE FLUSH	A02	3-0 X 7-0	3' - 0"	7' - 0"		
OVERHEAD GARAGE DOOR	A03	8-0 X 8-0	8' - 0"	8' - 0"		
OVERHEAD GARAGE DOOR	A04	8-0 X 8-0	8' - 0"	8' - 0"		
SINGLE FLUSH	A06	2-8 X 7-0	2' - 8"	7' - 0"		
SINGLE FLUSH	A07	2-6 X 6-8	2' - 6"	6' - 8"		
Single-Pocket-Panel	A08	2-4 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A09	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A10	2-4 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A11	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	A12	2-6 X 7-0	2' - 4"	7' - 0"		
SINGLE FLUSH	A13	2-8 X 7-0	2' - 8"	7' - 0"		
SINGLE GLASS INSWING	A14	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
SINGLE GLASS INSWING	A15	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
SINGLE GLASS OUTSWING	A16	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
Barn Door	A17	2-6 X 7-0	2' - 6"	7' - 0"		
SINGLE FLUSH	A18	3-0 X 7-0	3' - 0"	7' - 0"		
SINGLE GLASS INSWING	A19	3-0 X 8-0	3' - 1 7/16"	7' - 11 1/2"		
SINGLE FLUSH	A20	2-6 X 6-8	2' - 6"	6' - 8"		
THREE PANEL SLIDING	A21	9-0 X 8-0	9' - 0"	7' - 11"		
Single-Pocket-Panel	A22	2-0 X 7-0	2' - 0"	7' - 0"		
THREE PANEL SLIDING	B01	9-0 X 9-0	9' - 2 3/4"	8' - 11 1/2"		
THREE PANEL SLIDING	B02	9-0 X 9-0	9' - 2 3/4"	8' - 11 1/2"		
THREE PANEL SLIDING	B03	9-0 X 9-0	9' - 2 3/4"	8' - 11 1/2"		
Single-Pocket-Panel	B04	2-4 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	B05	2-6 X 7-0	2' - 4"	7' - 0"		
SINGLE FLUSH	B06	3-0 X 7-0	3' - 0"	7' - 0"		
Single-Pocket-Panel	B07	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	B08	2-6 X 7-0	2' - 4"	7' - 0"		
Single-Pocket-Panel	B09	2-6 X 7-0	2' - 4"	7' - 0"		

### DOOR NOTES:

- NEW EXTERIOR DOORS TO BE 2/3 LITE PER GS#34.
- DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SEE ELEVATIONS FOR DOOR MULLION PATTERN.
- DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
- DOOR & WINDOW MANUFACTURER: LOEWEN OR EQUAL
- VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



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ARC163-C1

LOT ARC 163  
 MOUNTAIN VILLAGE, CO 81435

DOOR SCHEDULE

SHEET NUMBER



A8.2



### LIGHTING NOTES:

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

### EXTERIOR E-3:

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

### EXTERIOR E-2:

EXTERIOR STEP AND WALL LIGHT

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

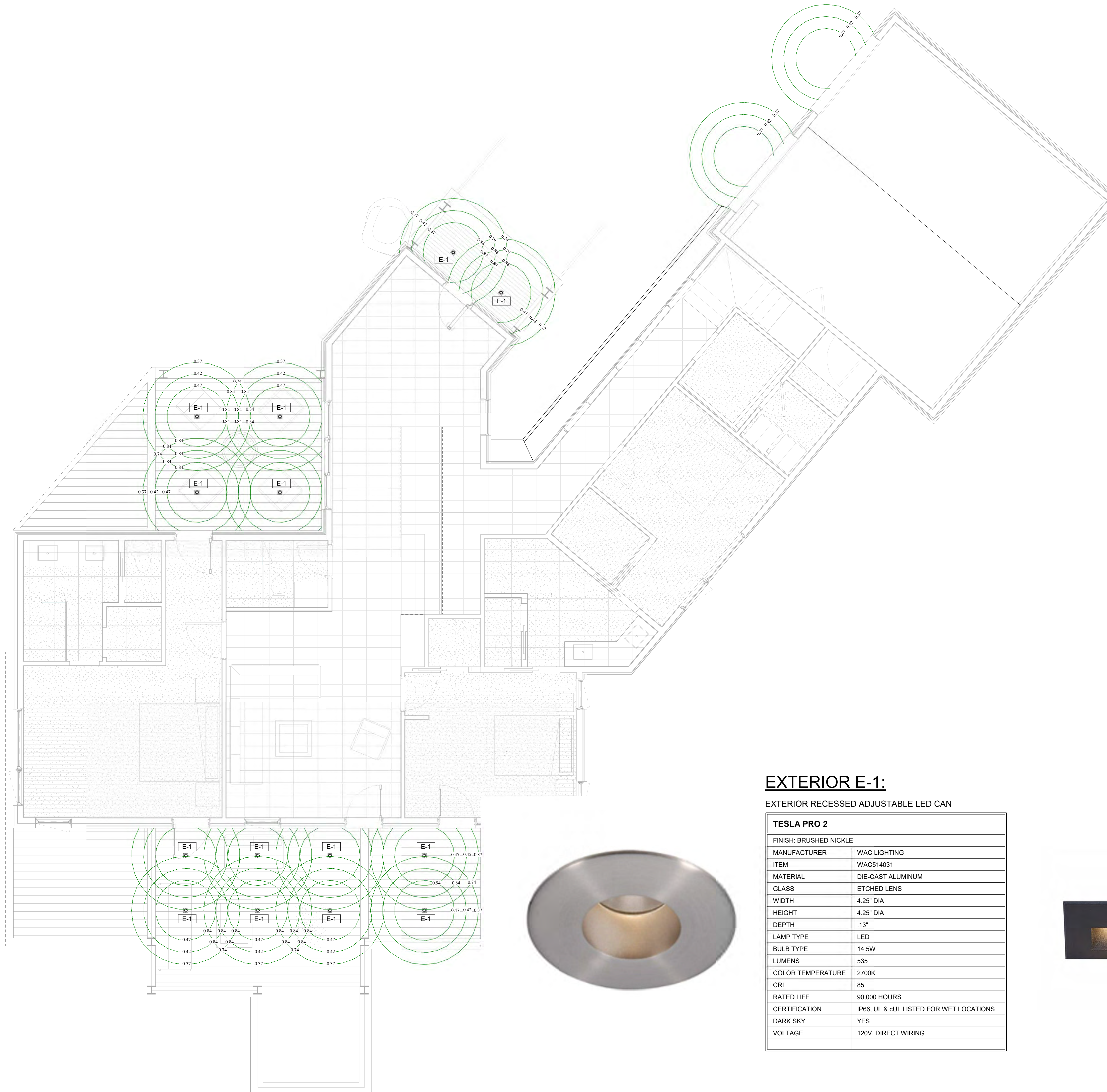
### EXTERIOR E-1:

EXTERIOR RECESSED ADJUSTABLE LED CAN

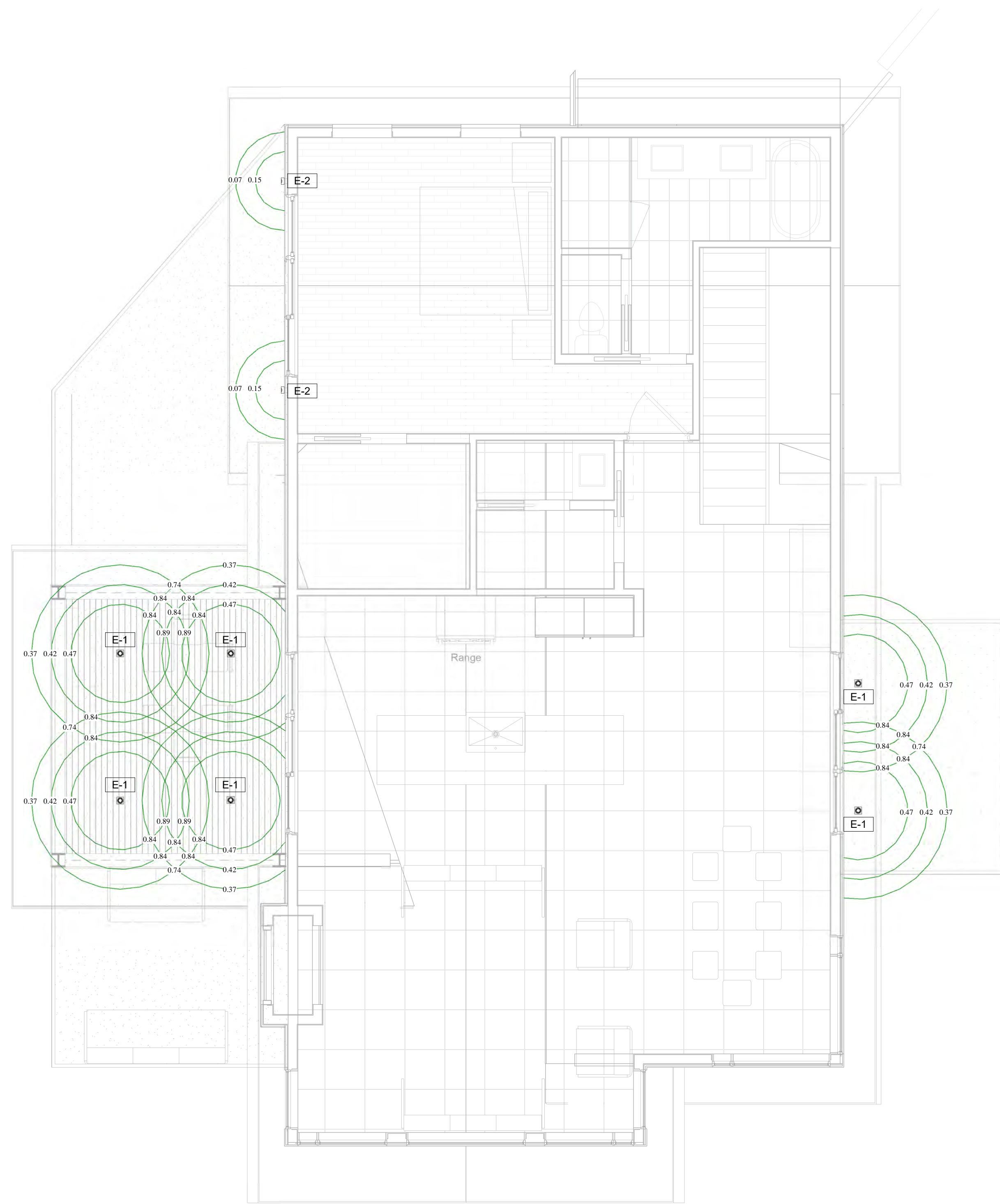
TESLA PRO 2	
FINISH: BRUSHED NICKLE	
MANUFACTURER	WAC LIGHTING
ITEM	WACS14031
MATERIAL	DIE-CAST ALUMINUM
GLASS	ETCHED LENS
WIDTH	4.25" DIA
HEIGHT	4.25" DIA
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	14.5W
LUMENS	535
COLOR TEMPERATURE	2700K
CRI	85
RATED LIFE	90,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



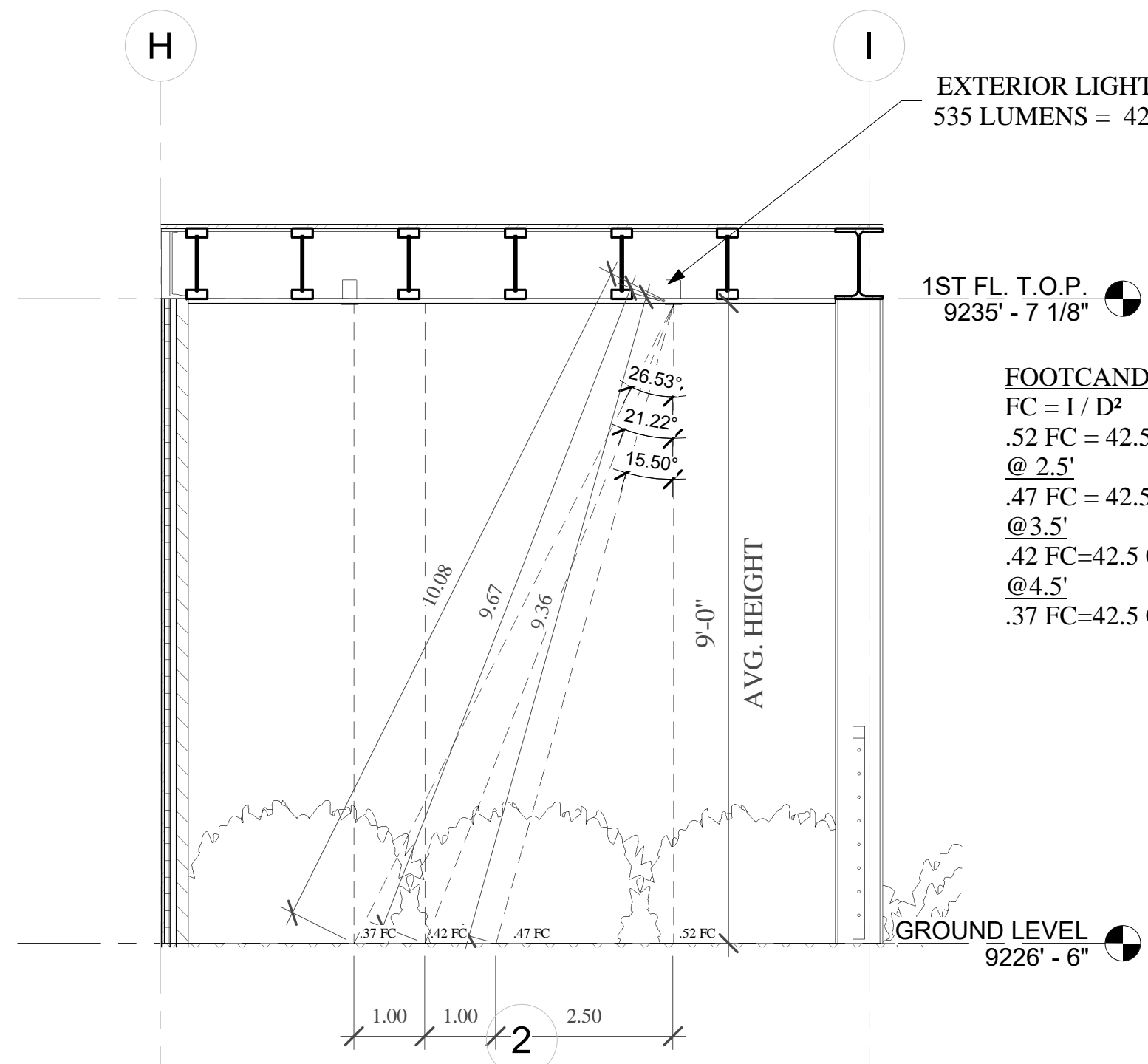
BK- Black Finish







**1 2ND FL EXTERIOR LIGHTING PLAN**  
 1/4" = 1'-0"

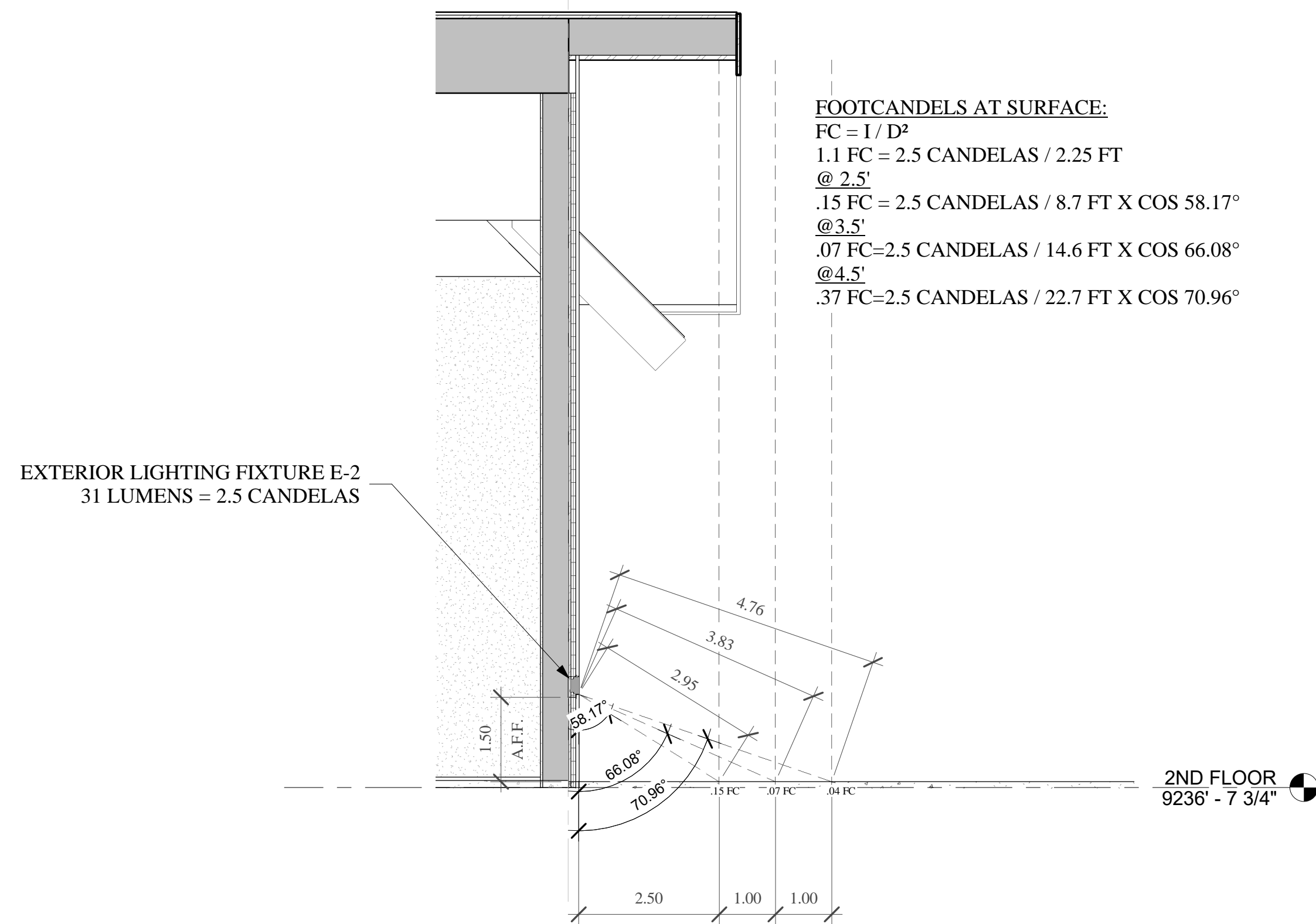


EXTERIOR LIGHT FIXTURE E-1  
 535 LUMENS = 42.5 CANDELAS

1ST FL. T.O.P.  
 9235' - 7 1/8"

FOOTCANDELS AT SURFACE:  
 $FC = 1 / D^2$   
 .52 FC = 42.5 CANDELAS / 81 FT  
 @ 2.5'  
 .47 FC = 42.5 CANDELAS / 87.6 FT X COS 15.5°  
 @ 3.5'  
 .42 FC = 42.5 CANDELAS / 93.5 FT X COS 21.22°  
 @ 4.5'  
 .37 FC = 42.5 CANDELAS / 101.6 FT X COS 26.53°

**2 EXTERIOR E-1 LIGHT FIXTURE CALCS**  
 1/2" = 1'-0"



EXTERIOR LIGHTING FIXTURE E-2  
 31 LUMENS = 2.5 CANDELAS

FOOTCANDELS AT SURFACE:  
 $FC = 1 / D^2$   
 1.1 FC = 2.5 CANDELAS / 2.25 FT  
 @ 2.5'  
 .15 FC = 2.5 CANDELAS / 8.7 FT X COS 58.17°  
 @ 3.5'  
 .07 FC = 2.5 CANDELAS / 14.6 FT X COS 66.08°  
 @ 4.5'  
 .37 FC = 2.5 CANDELAS / 22.7 FT X COS 70.96°

2ND FLOOR  
 9236' - 7 3/4"

**3 EXTERIOR E-2 LIGHT FIXTURE CALCS**  
 1/2" = 1'-0"



**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Principal Planner

**FOR:** Design Review Board Public Hearing; March 31, 2022

**DATE:** March 16, 2022

**RE:** Staff Memo – Initial Architecture and Site Review (IASR) Lot 649R-10, 10 Boulders Way

## APPLICATION OVERVIEW: New Single-Family Home on Lot 649R-10

### **PROJECT GEOGRAPHY**

**Legal Description:** UNIT 10, 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:** 10 Boulders Way

**Applicant/Agent:** Kris Perpar,  
Shift Architects

**Owner:** Joanna Lyons

**Zoning:** Multi-Family

**Existing Use:** Vacant

**Proposed Use:** Single Family detached  
condo

**Lot Size:** 2,273.13 square feet

**Adjacent Land Uses:**

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



*Figure 1: Vicinity Map*

### **ATTACHMENTS**

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



**Case Summary:** Kristine Perpar, of Shift Architects (Applicant) on behalf of Joanna Lyons, the owner of Lot 649R-10 is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family detached condominium at 10 Boulders Way. The condominium map indicates that Unit 10 is 2,282 square feet, but according to the existing conditions plan provided by Foley and Associates the measured size is 2,273 square feet. The Boulders is a single-family condominium community and is zoned Multi-Family. The overall square footage of the home is approximately 2,187 gross square feet, with 1,926 livable square feet, and provides one interior parking space within the proposed garage and two exterior spaces. The detached condominium proposal also includes an ADU on the lower level.

**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

<b><u>CDC Provision</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed</u></b>
<b>Maximum Building Height</b>	40' (gable) Maximum	38.85'
<b>Maximum Avg. Building Height</b>	35' (gable) Maximum	32.22'
<b>Maximum Lot Coverage</b>	65%	36%
<b>General Easement Setbacks</b>	No encroachment	Setback encroachment
<b>Roof Pitch</b>		
Primary		10:12
Secondary		4:12
<b>Exterior Material</b>		
Stone	35% minimum	41.38%
Glass	40% maximum	17.91%
<b>Parking</b>	2 spaces	1 interior / 2 exterior

**DRB Specific Approval:**

- 1) Setback Encroachment
- 2) Metal Fascia
- 3) Tandem Parking

**DRB Design Variations:**

- 1) Landscaping Regulations

**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 primary gable roof forms with a secondary shed roof form. The maximum building height must be below 40 feet and the average height must be at or below 35 feet for gabled roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Both heights are in compliance with the max average height shown at 32.22' and the max height shown at 38.85'. In addition, the applicant has provided a parallel plane analysis confirming that no portion of the home exceeds the allowed maximum height.

*Staff: The application meets all height requirements.*

#### **17.3.14: General Easement Setbacks**

Lot 649R-10 is burdened by a (10) foot front setback, (5) foot side setbacks, and a (3) foot setback to the rear. Lot 649R does not contain any General Easements (GE).

The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation.

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

- *Utilities: Given Lot 649R-10's location and the location of the existing utilities, the setback area will need to be crossed on the front the lot for all utilities.*
- *Landscaping: There is proposed natural landscaping within the setbacks of the home.*

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

- *Exterior Parking in front setback (10 ft setback)*
- *Roof overhangs side setback (5 ft setback)*
- *Rear decks overhang rear setback (3 ft setback)*
- *Rear side steps within side setback (5 ft setback)*
- *Paving stones for parking within side setback (3 ft setback)*

*Staff: The encroachments listed are a mixture of improvements at grade and penetrating the GE through its vertical plane. Although, the DRB has in the past been hesitant to approve structural improvements in setbacks, they are aligned with other encroachments seen in the Boulders subdivision. The HOA has approved the above encroachments.*

*The DRB can waive the general easement setback or other setbacks and allow for prohibited encroachments such as structural or vertical plane encroachments if it's determined that the criteria of the CDC have been met. If DRB finds this application is meeting the criteria below, then a specific approval of these encroachments should be granted.*

1. *The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;*
2. *The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;*
3. *No unreasonable negative impacts result to the surrounding properties;*
4. *The general easement setback or other setback will be revegetated and landscaped in a natural state;*



5. *The Public Works Department has approved the permanent above-grade and below-grade improvements;*
6. *The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and*
7. *Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

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

*Staff: The proposed home can best be described as a mountain modern design featuring the traditional material palate of the Mountain Village – Stone, Wood, and Metal. The units at the Boulders are typically taller homes with limited footprint options and with that many homes look similar in form. This home has incorporated cantilevered and braced decks at the front and rear of the home which break up this vertical mass of the home and the heavy base helps to further ground the home to the site. Staff believes this home will fit nicely in its neighborhood and represent an economical and low maintenance home that can stand up to our difficult high-altitude environment.*

### **17.5.5: Building Siting Design**

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

*Staff: The units in the Boulders development are quite small with no natural vegetation and this particular unit faces additional obstacles with an area to the rear of the unit over 30% slope. This proposed home should blend well into the existing neighborhood. In form it will sit quite proudly on the lot, similar to all of the homes in that area. Given the rear of the home overlooks an open space area, the home will be very visible from Adams Ranch Road but otherwise the siting of the home is logical.*

### **17.5.6: Building Design**

The CDC discusses building design and specifies requirements for things like building form, roof form, wall materials, glazing, and other design details for the home.

*Staff: The home, as described above, is a mountain modern home that is smaller than typically seen in Mountain Village – but in line with the sizes of other homes in the Boulders neighborhood. The home has a substantial stone base that grounds the home well given its prominence as seen from Adams Ranch Road. The applicant has proposed a material palate of dry stack Telluride Airport Stone, grey barnwood, along with bonderized steel, corrugated roofing, and bronze clad windows. These materials will blend well with the neighboring homes and provide a durable contrasting design for Unit 10. The proposed metal fascia will require the DRB grant a specific approval.*

*Prior to the final review, the following items should be addressed, and additional details provided:*

- 1. Garage door materials: Must be wood or metal sectional overhead doors.*
- 2. Window / door recesses within stone: Windows and doors are required to be recessed 5" if surrounded by stone, Garage doors are required to be recessed 7" if surrounded by stone.*

#### **17.5.7: Grading and Drainage Design**

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

#### **17.5.8: Parking Regulations**

*Staff: The applicant has shown one interior parking space and two exterior spaces on their architectural site plan. The CDC requires two spaces in multi-family development outside of the Village Center and does not designate interior vs. exterior parking. The parking configuration as shown will require DRB specific approval of tandem parking, but this is not a-typical in the Boulders subdivision. Due to the limited size of the Lot, the applicant has proposed a portion of both exterior spaces be located within the front setback which will require DRB approval of the setback encroachment.*

#### **17.5.9: Landscaping Regulations**

*Staff: The applicant has proposed a simple landscaping plan consisting of new aspen plantings along with woods rose aka wild rose. The applicant has indicated that the disturbed areas are to be revegetated with native grass seed mix. The following items should be discussed:*

- 1. Planting does not meet the diversity clause of the CDC requiring 40% of plantings to be trees not typically found in the Mountain Village.*
- 2. Planting sizes are not indicated on the plans.*

*In order to approve this landscaping plan, the DRB must approve a design variation. Otherwise, if the DRB does not feel that this request is appropriate, then the applicant should revise the plans accordingly prior to final review.*

#### **17.5.11: Utilities**

*Staff: The provided utility plan does not indicate utility locations or utility connections, assumably due to snow cover at the site. Typically, the civil drawings would propose conceptual connections to the home to demonstrate areas of impact. Staff suggest that prior to final review, the utility plan be revised to better capture both existing locations of utilities along with proposed connections and locations of disturbances. It should be noted that all utilities are found in Boulder's way.*

#### **17.5.12: Lighting Regulations**

*Staff: A lighting plan has been provided demonstrating the specific types and locations of the proposed lighting. Based on the attached cutsheets, all proposed light fixtures are meeting the requirements of the CDC. It appears that fixture E-3 at the front entryway may exceed height allowances for wall mounted fixtures, and if so would need to be reduced in height to no more than 7 feet above adjacent grade below. Because the home is under 3600 s.f. no photometric study is required. Prior to final review, full 8x11 cutsheets for each proposed fixture shall be provided, and the E-3 fixture shall be lowered to meet height requirements.*



### **17.5.13: Sign Regulations**

*Staff: The applicant has met the requirements for a wall mounted address monument as shown in the provided plans. Due to the lowering of sconce light E-3 as addressed above, this address height will need to also be lowered slightly.*

## **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### **17.6.1: Environmental Regulations**

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

### **17.6.6: Roads and Driveway Standards**

*Staff: The proposed driveway varies in width from the apron, which is approximately 18 feet in width, to approximately 12 feet in width at its midpoint tapering to 11 feet at the garage entrance. The minimum required per code is 12'. The slope is meeting code at 3.7%. The garage could be slightly widened at the garage entryway, but staff feels that the applicant is meeting the intent of the code with the proposed driveway.*

### **17.6.8: Solid Fuel Burning Device Regulations**

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

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.19: Construction Mitigation**

*Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The entire lot is fenced, but the applicant has not shown any silt fencing shown on the downhill side of the lot. There is only one parking space indicated on the plan which could be problematic for realistic parking during construction. The applicant has indicated on the CMP that construction parking and staging will be off-site and coordinated with Mountain Village but its unclear to staff where this will take place at this time.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 649-R, Unit 10, 10 Boulders Way, based on the findings and CDC requirements listed in the staff memo of record.

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

**Proposed Motion:**

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 649-R, Unit 10, based on the evidence provided within the Staff Report of record dated March 16, 2022, with the following specific approvals and design variations:

**DRB Specific Approval:**

- 1) Setback Encroachment
- 2) Metal Fascia
- 3) Tandem Parking

**DRB Design Variations:**

- 2) Landscaping Regulations

And, with the following conditions:

- 1) Prior to final review, the applicant shall provide a window and door recess detail, along with additional details related to the garage door proposed material.
- 2) Prior to final review, the applicant shall revise the utility plans to provide existing locations of utilities along with connection and disturbance locations. 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) Prior to final review, the applicant shall provide full page cutsheets for each proposed light fixture. Additionally, the wall mounted fixture E-3 shall be revised to meet height requirements for wall mounted fixtures.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 7) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;



- d. Roofing material(s); and
  - e. Any other approved exterior materials
- 8) 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.

/JM



## GENERAL NOTES:

### CONTRACT DOCUMENTS:

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

### ORGANIZATION:

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

### CODE COMPLIANCE:

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

### INTENT:

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

### COORDINATION:

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

### SUBSTITUTIONS:

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

### SHOP DRAWINGS:

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

### SAFETY & PROTECTION OF WORK:

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



### REVISION

NO.	DATE	DESC.
1	03.15.21	DRB SUBMITTAL

## PROJECT CODE INFORMATION

ZONING:	MULTI-FAMILY
SUBDIVISION:	BOULDER ESTATES
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESIGN REQUIREMENTS:	DECLARATION AND BOULDER ESTATES DESIGN COVENANTS IN ADDITION TO ANY REQUIREMENTS BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	NOT REQUIRED
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR

## PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROSS FLOOR AREA: LIVING		PROPOSED	38.85'
LOWER LEVEL	451.1 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
MAIN LEVEL	737.7 SF	PROPOSED	32.22'
UPPER LEVEL	737.7 SF	PARKING REQUIRED:	3 SPACES PROVIDED (1 ENCLOSED IN GARAGE) (1 SURFACE)
TOTAL:	1926.5 SF		
GARAGE	260.7 SF		
TOTAL:	2187.2 SF		
LOT AREA:	2282.01 SF		
BUILDING FOOTPRINT: ALLOWABLE	816.0 SF		
PROPOSED	815.3 SF		

## SHEET INDEX

<b>GENERAL</b>	
G1.0	COVER SHEET
<b>SURVEY</b>	
0	SURVEY / EXISTING CONDITIONS
<b>CIVIL</b>	
C1	NOTES
C2	SITE DRAINAGE AND UTILITY PLAN
C3	CONSTRUCTION MITIGATION PLAN
<b>ARCHITECTURAL</b>	
A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A3.1	FLOOR PLANS
A3.2	FLOOR & ROOF PLAN
A4.1	PROPOSED ELEVATIONS
A4.2	PROPOSED ELEVATIONS
A4.3	ELEVATION HEIGHT CALCS
A4.4	ELEVATION HEIGHT CALCS
A4.5	COLORIZED PERSPECTIVE
A4.6	COLORIZED PERSPECTIVE
A8.1	DOOR & WINDOW SCHEDULE
<b>LIGHTING</b>	
LTG1.1	LIGHTING PLANS
LTG1.2	LIGHTING PLAN

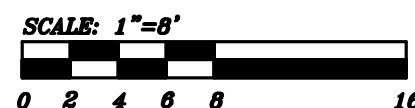
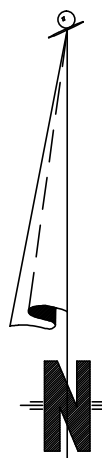
## VICINITY MAP



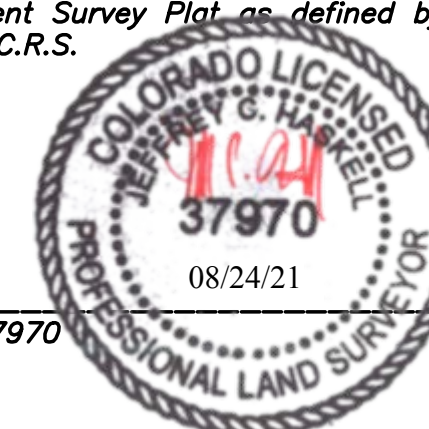
## PROJECT TEAM

<b>OWNER:</b>	<b>SURVEYOR:</b>	<b>MECHANICAL:</b>
LYONS JOANNA PO BOX 1156 TELLURIDE CO 814351156 EMAIL: PHONE NO:	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	HUGHES CONSULTING ENGINEERING, PA DIMITRI MERRILL, P.E. TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com
<b>ARCHITECT:</b>	<b>CIVIL:</b>	<b>LANDSCAPING:</b>
SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dbalode@msn.com	SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
<b>GENERAL CONTRACTOR:</b>	<b>STRUCTURAL:</b>	
TBD.	ALPINE EDGE ENGINEERING LLC MATTHEW D. HEPP, P.E. 605 RIVER PARK DR. RIDGWAY, CO 81432 P. 970.318.1469 matthewheppeng@gmail.com	





This Existing Conditions Plan Unit 10, The Boulders at Mountain Village, was field surveyed in August of 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 Date

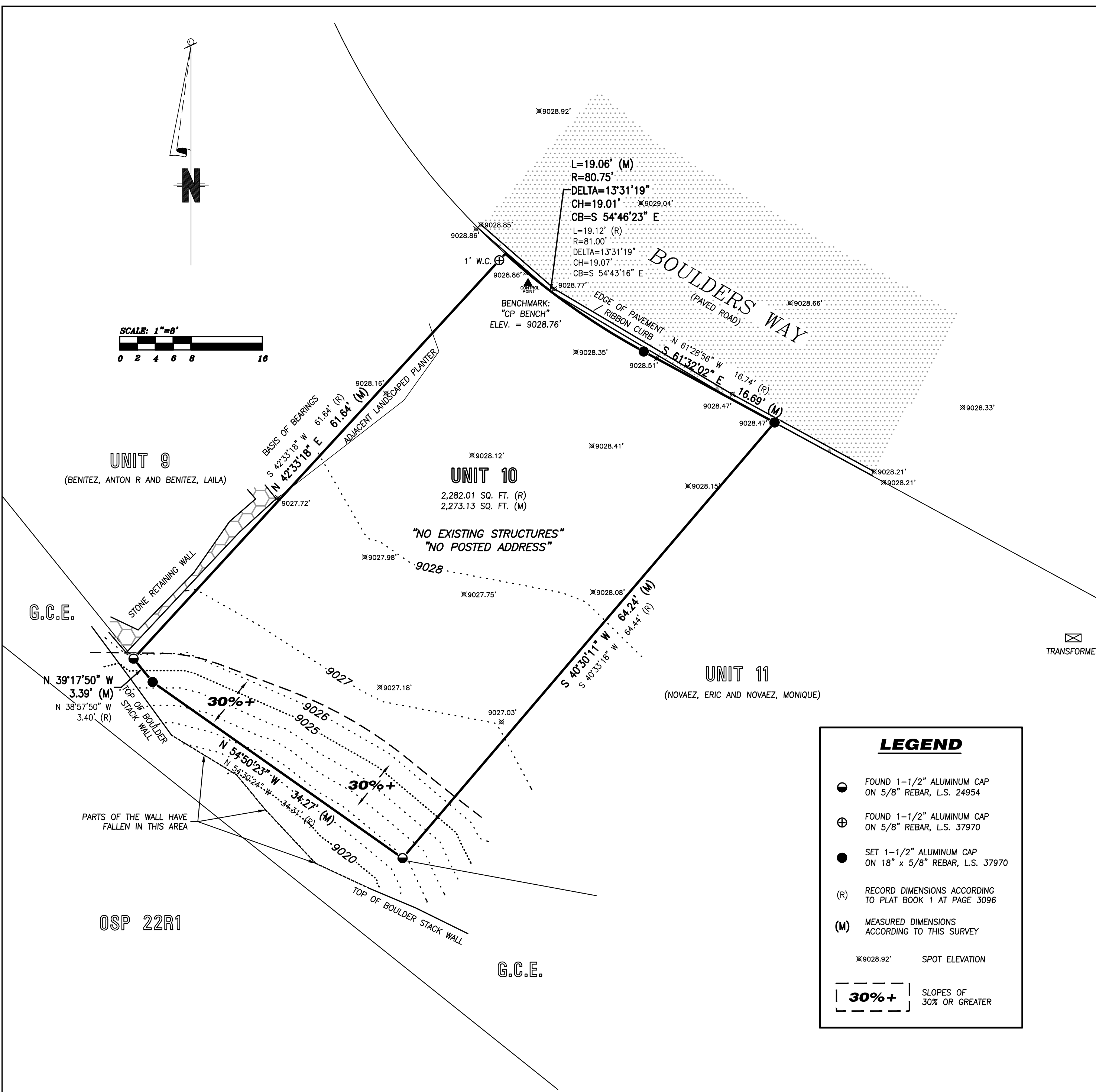
**PROPERTY DESCRIPTION:**

UNIT 10, 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.

**NOTES:**

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86011806, dated July 8, 2021 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 080168, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- Benchmark: "CP BENCH" as shown hereon with an assumed elevation of 9028.76 feet.
- Contour interval is one foot.
- BASIS OF BEARINGS: Found monuments along the Western boundary of Unit 10, as shown hereon, assumed to have the record bearing of N 42°33'18" E according to Plat Book 1 at page 3096.
- Slopes steeper than 30% exist on Unit 10 as shown hereon.
- The utilities shown hereon are based on visible infrastructure and utility locates should be performed by respective providers prior to construction.
- No trees greater than 4" in diameter exist on Unit 10.
- No known wetlands exist on Unit 10.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

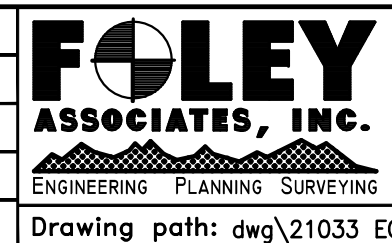


**LEGEND**

- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- ⊕ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37970
- SET 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 3096
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- ⊗ SPOT ELEVATION
- 30%+ SLOPES OF 30% OR GREATER

**Existing Conditions Plan**  
 Unit 10, The Boulders at Mountain Village,  
 located within Section 33, T.43N., R.9W., N.M.P.M., San Miguel County, Colorado

Project Mgr:	JH
Technician:	FO
Checked by:	
Start date:	08 / 2021

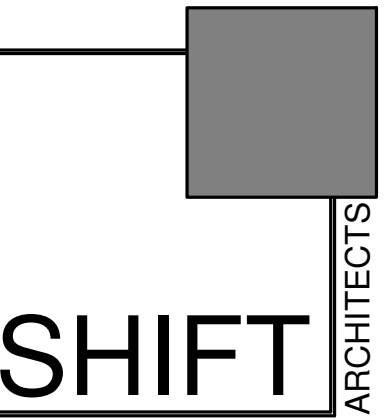


970-728-6153 970-728-6050 fax  
 PO Box 1385  
 125 W. Pacific Ave., Suite B-1  
 Telluride, Colorado, 81435

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GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION. INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS. THE UTILITY PROVIDERS ARE: SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE NATURAL GAS: BLACK HILLS ENERGY POWER: SAN MIGUEL POWER TELEPHONE: CENTURY LINK
2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA 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 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).



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

PROJECT ISSUE DATE:  
03.15.22 DRB SUBMITTAL

REVISION  
NO. DATE DESC.

LYONS RESIDENCE

Unit-10, Boulders Way, Mountain Village  
Telluride, CO 81435, USA

NOTES

SHEET NUMBER

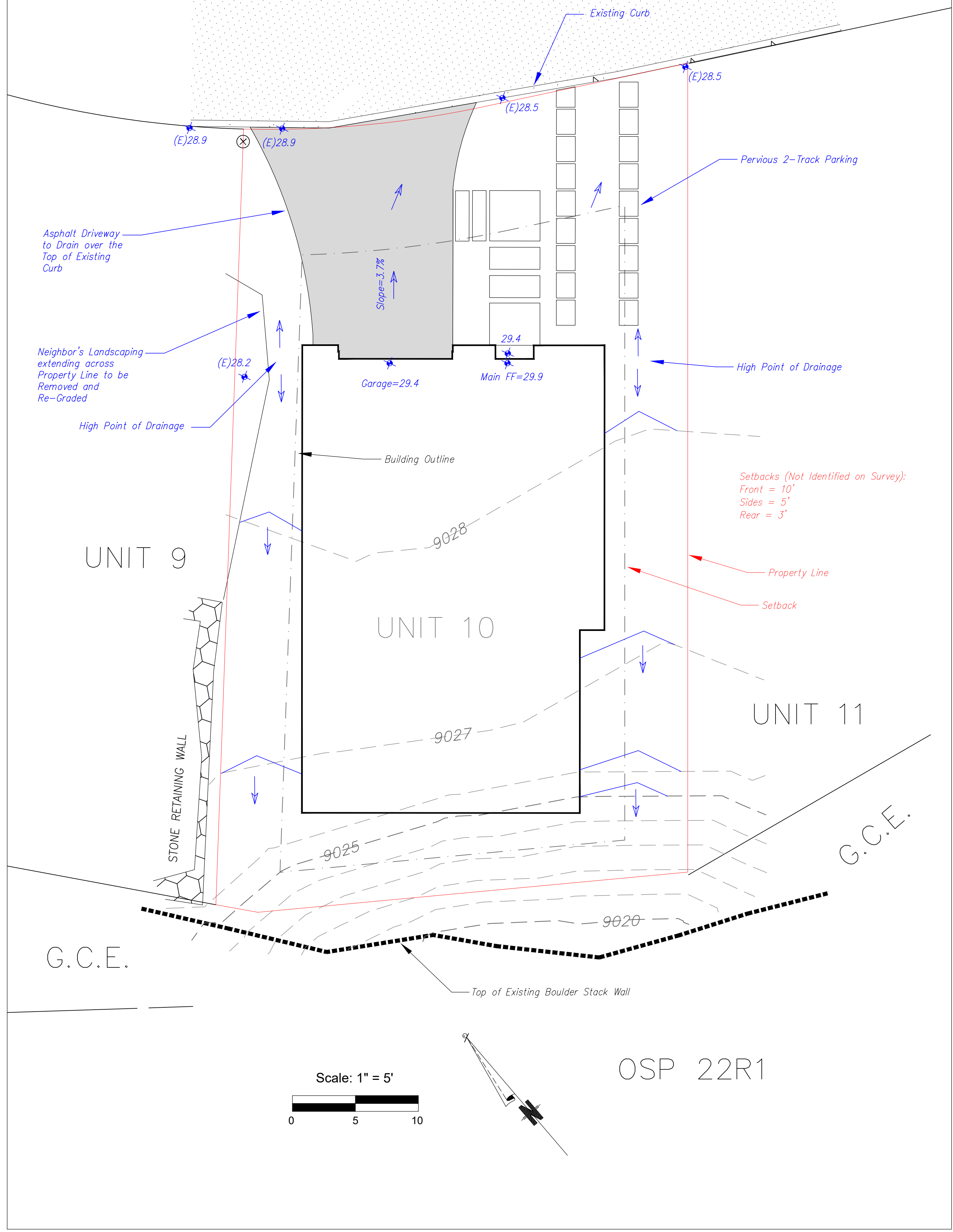
C1

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©shift architects

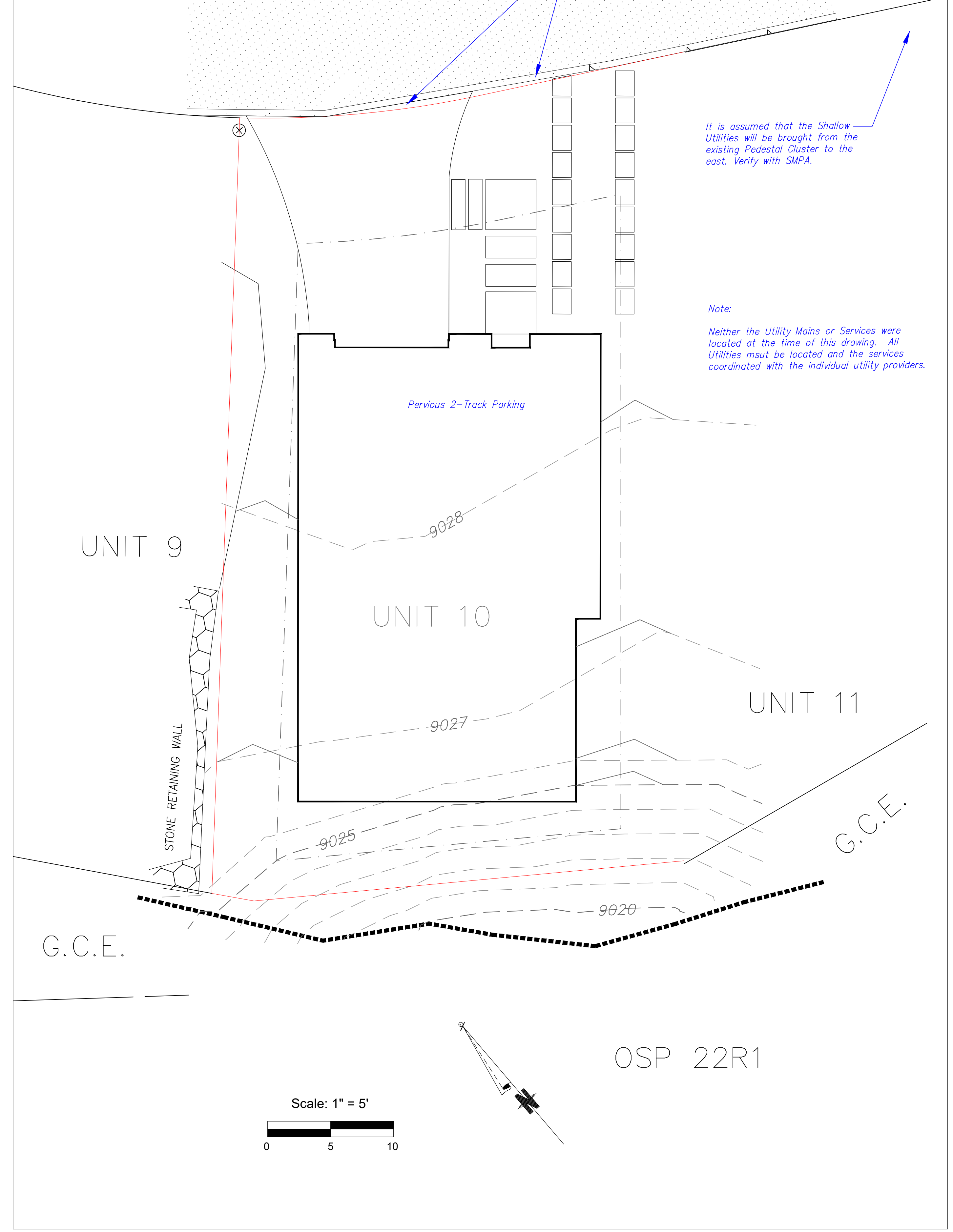


BOULDERS WAY  
(PAVED ROAD)

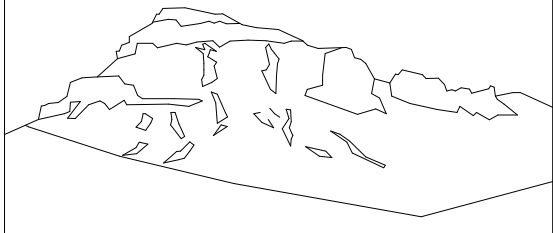


Site Grading and Drainage Plan

BOULDERS WAY  
(PAVED ROAD)



Utility Plan



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
SUBMITTAL 2022-03-14

Note:  
Neither the Utility Mains or Services were located at the time of this drawing. All Utilities must be located and the services coordinated with the individual utility providers.

Lyons Residence  
Lot 10  
The Boulders  
Mtn. Village, CO

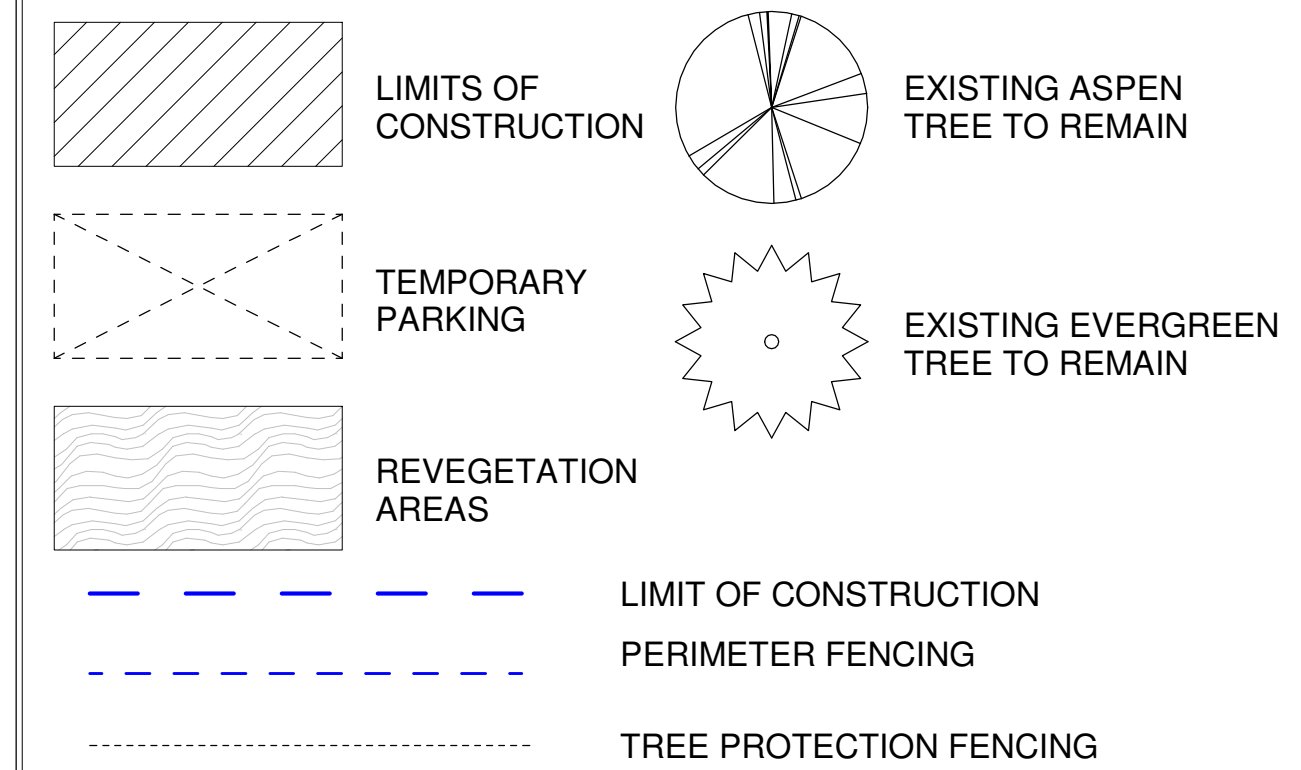


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

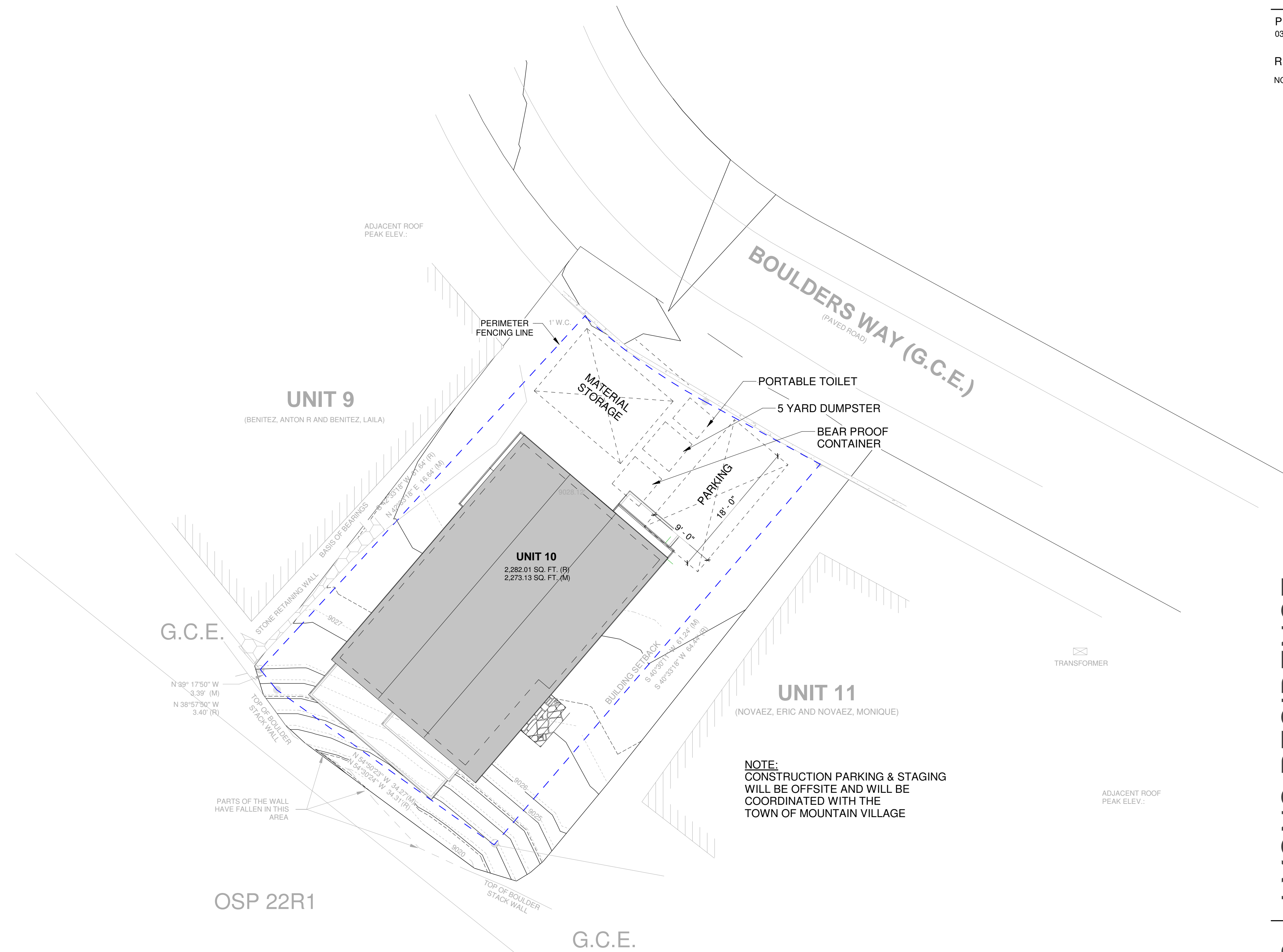
Site Grading and  
Drainage  
Plan  
and  
Utility Plan

C2

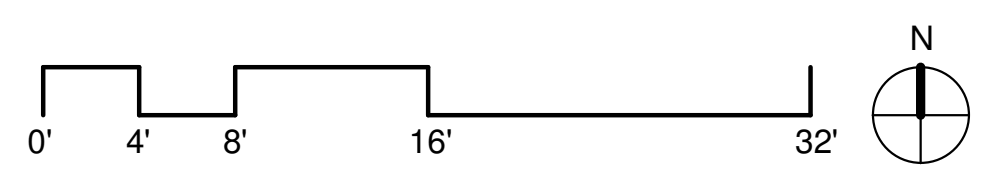
**CONSTRUCTION MITIGATION LEGEND**



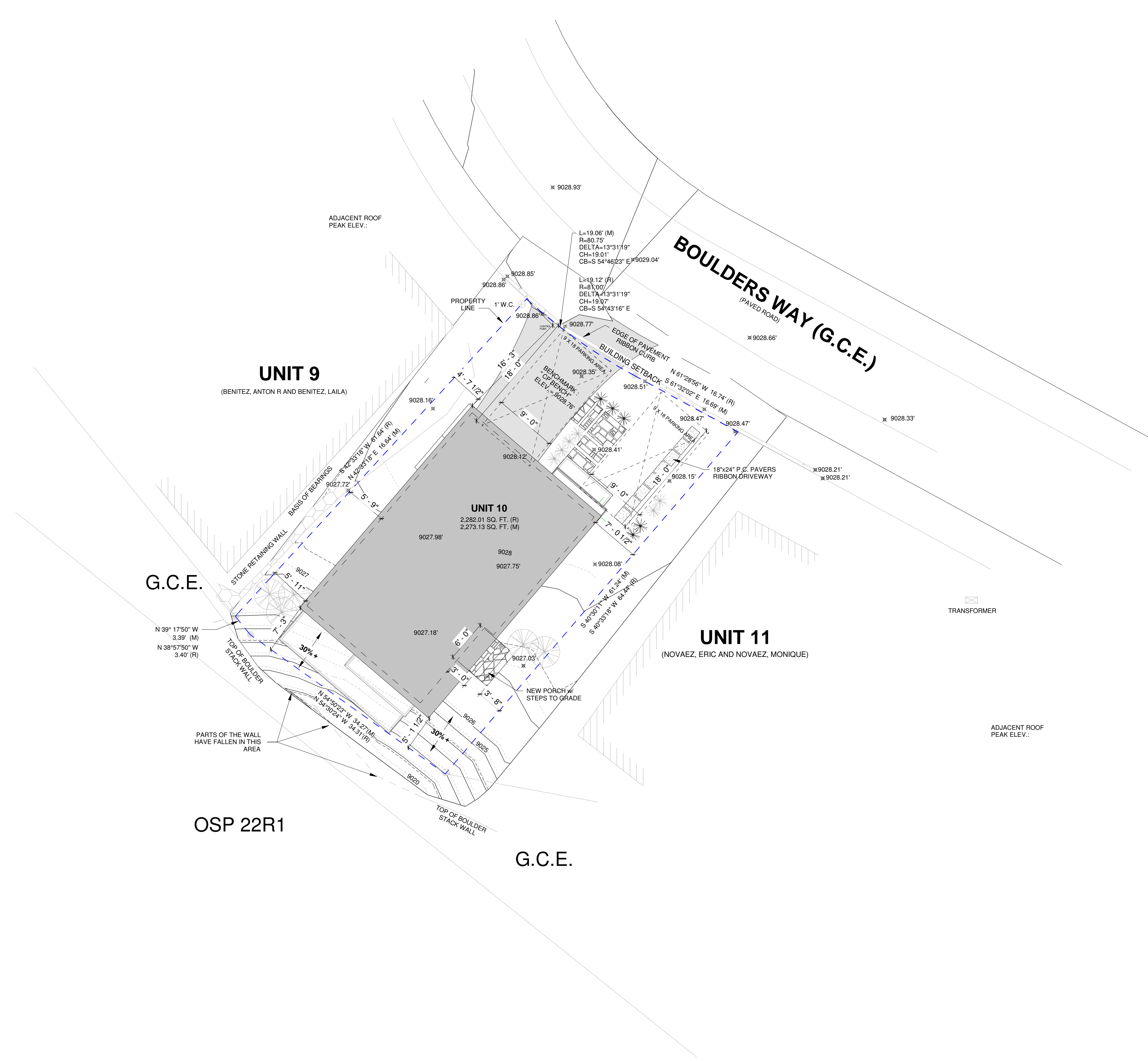
1. ALL DEVELOPMENT SHALL COMPLY WITH DECLARATION OF CONDOMINIUM FOR KNOLL ESTATES, A CONDOMINIUM IN ADDITION TO TOWN OF MOUNTAIN VILLAGE CDC 17.7.20 REQUIREMENTS.
2. COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
3. ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



**1 CONSTRUCTION MITIGATION PLAN**  
1/8" = 1'-0"







**LYONS RESIDENCE**

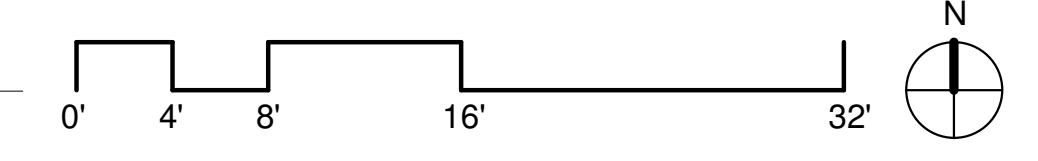
Unit-10, Boulders Way, Mountain Village  
Telluride, CO 81435, USA

ARCHITECTURAL  
SITE PLAN

SHEET NUMBER

**A1.1**

**1** ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"





**GENERAL NOTES:**

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STACKED WITH 4' METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING SHALL BE IN ACCORDANCE WITH L.U.C. "SECTION 3-505 MAINTENANCE, REMOVAL, OR RELOCATION OF TREES".

**NOXIOUS WEEDS:**

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY'S MOST CURRENT NOXIOUS WEED LIST.

**LANDSCAPE MAINTENANCE NOTES:**

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

**REVEGETATION NOTES:**

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

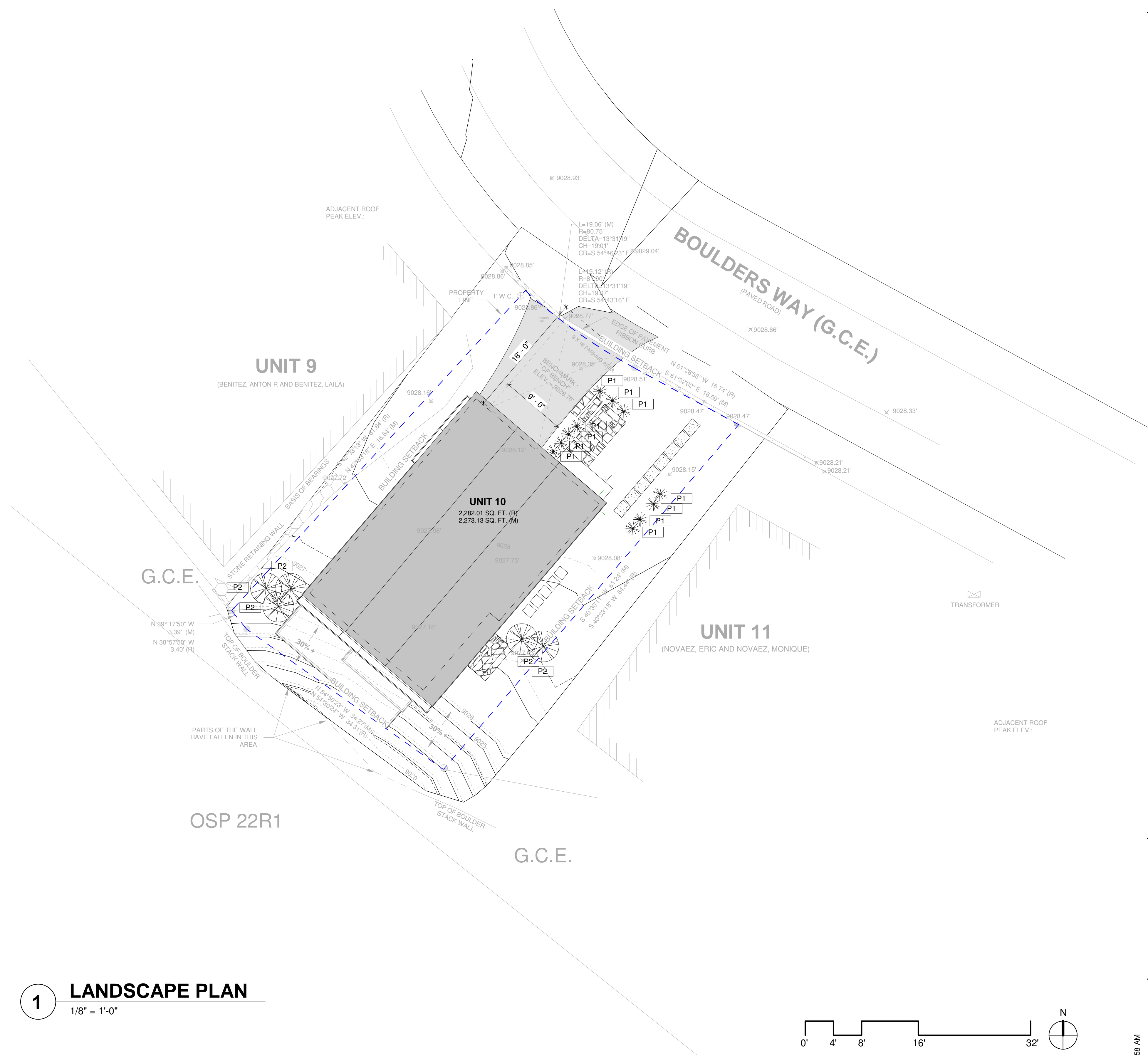
SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%
MOUNTAIN BROME (BROMAR)	10%

**LANDSCAPE LEGEND**

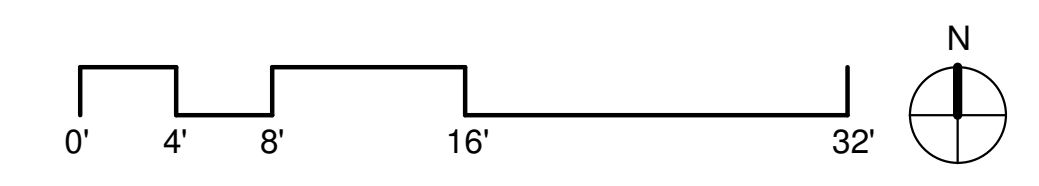
	CONCRETE PAVERS		INDIGENOUS SHRUBS
	FENCE; WOOD FRAME AND HOGWIRE		TREE; ASPEN
	METAL GATE TO MATCH FENCE		TREE; SPRUCE
	METAL LANDSCAPE WALL		FENCE; WOOD
	METAL GRATE WITH 3' X 3' EGRESS HATCH AT WINDOW WELL		
	DISTURBED AREAS		
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING		
	FLAGSTONE		

**NOTE:**  
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

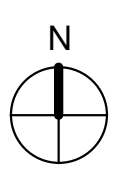
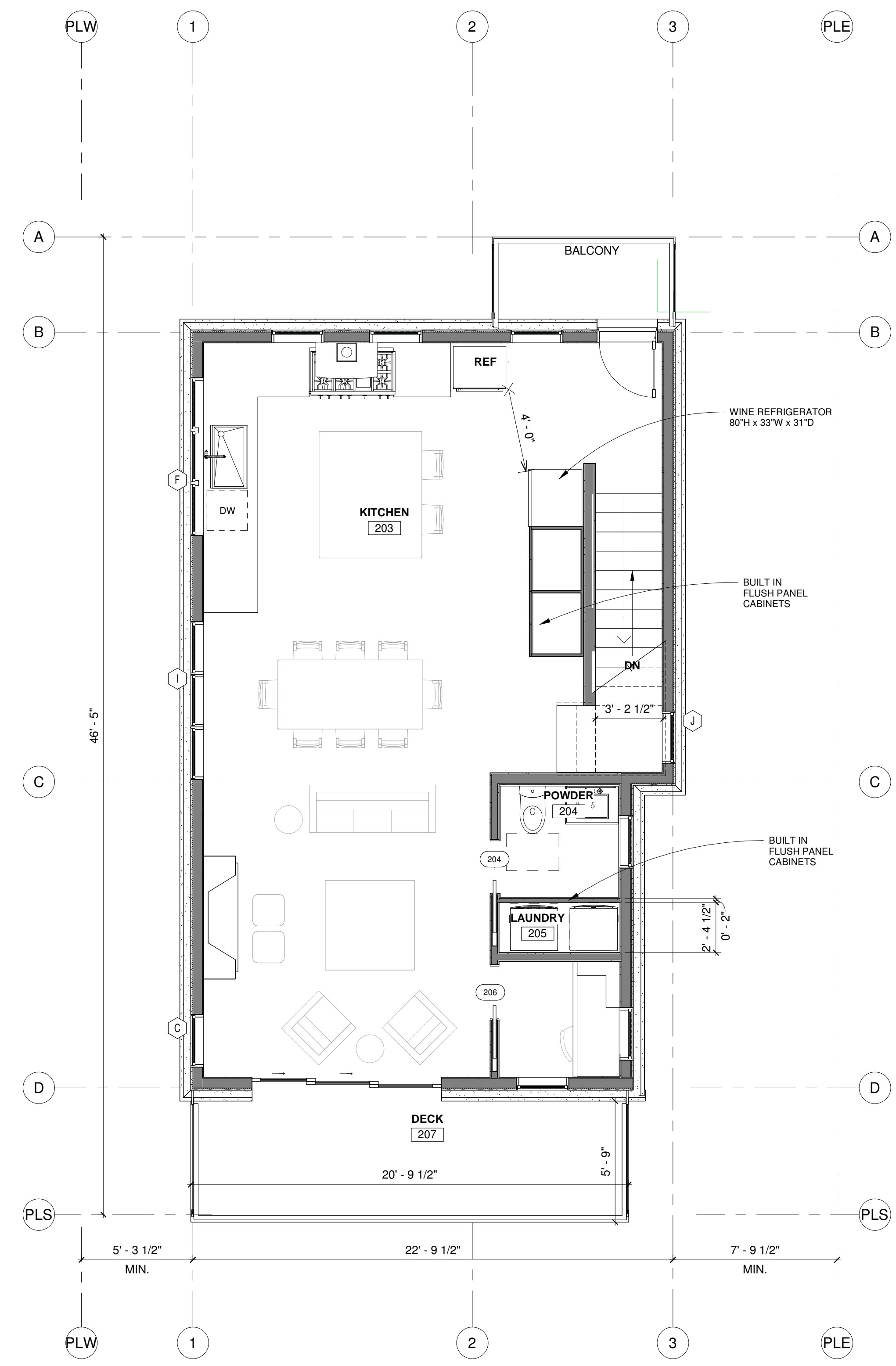
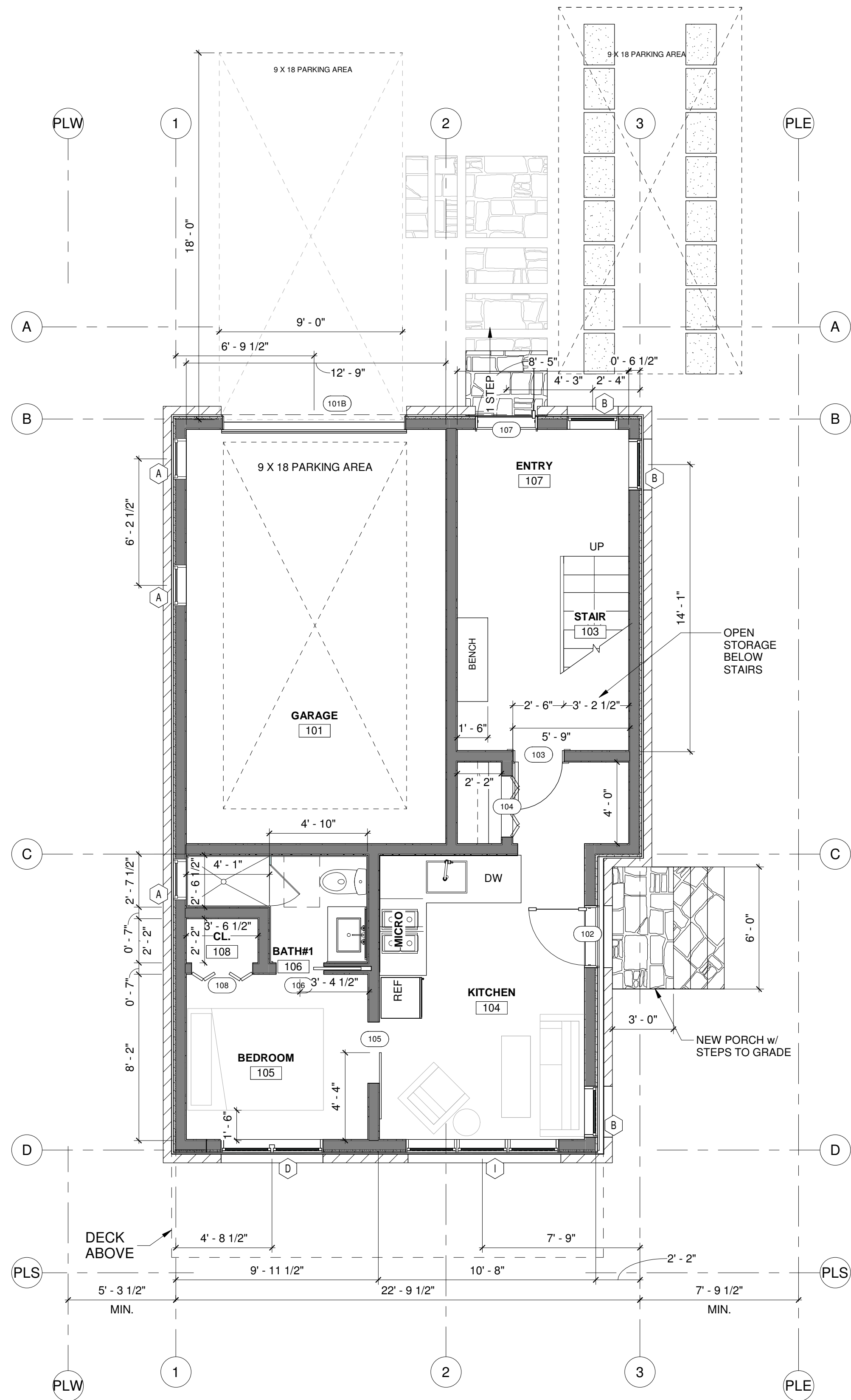
PLANTING SCHEDULE				
Type	LATIN NAME	Type Mark	SIZE	Count
WOODS ROSE		P1		11
Large-tooth Aspen - 8'		P2		5
Grand total: 16				



**1 LANDSCAPE PLAN**  
1/8" = 1'-0"







**LYONS RESIDENCE**

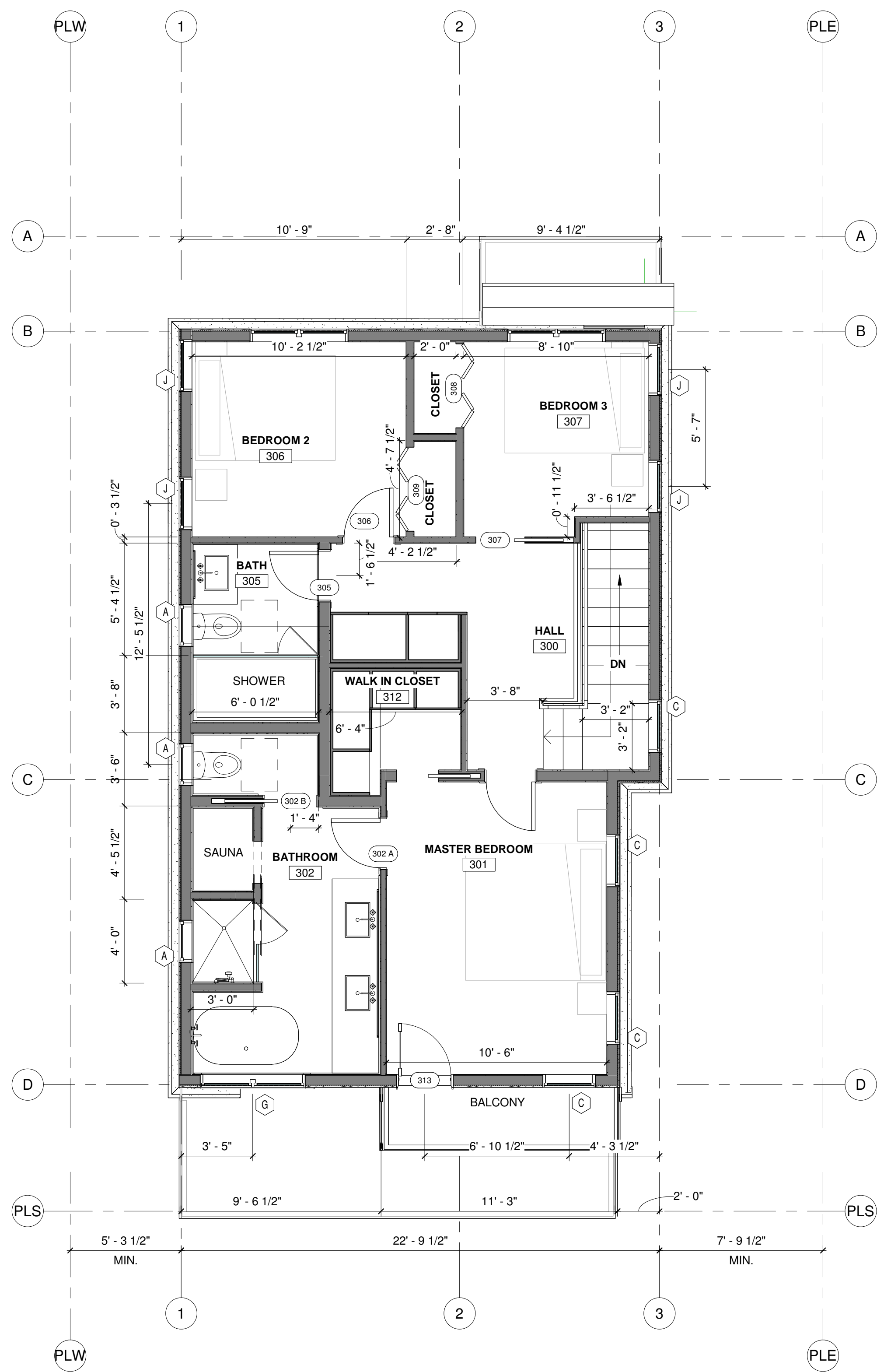
Unit-10, Boulders Way, Mountain Village  
 Telluride, CO 81435, USA

FLOOR & ROOF  
 PLAN

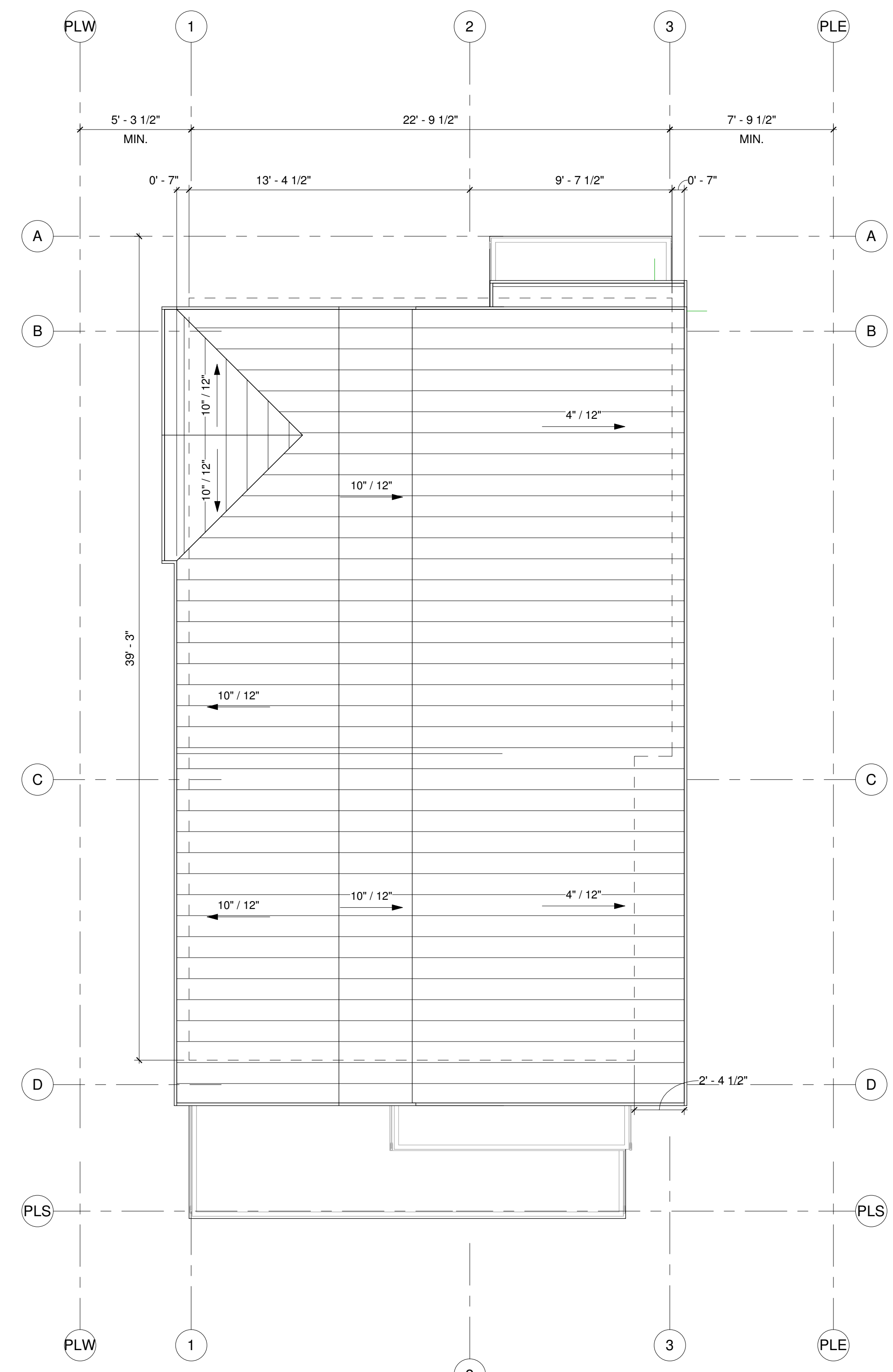
SHEET NUMBER

**A3.2**

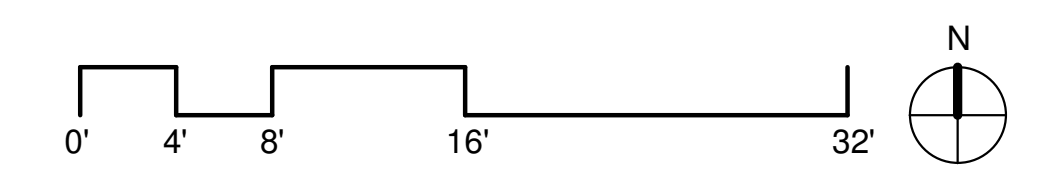
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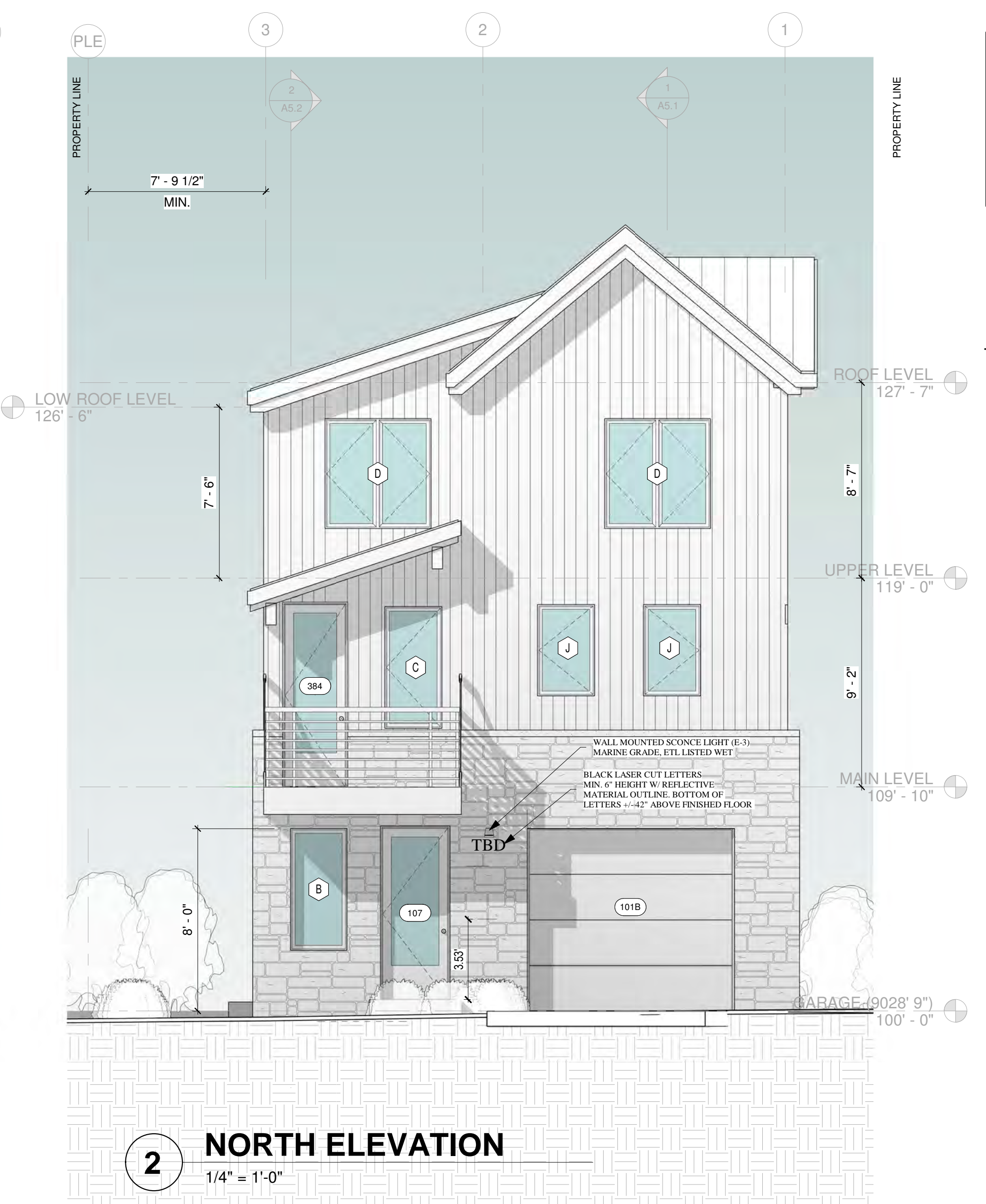
**1 UPPER LEVEL FLOOR PLAN**  
 1/4" = 1'-0"



**2 ROOF PLAN**  
 1/4" = 1'-0"







**MATERIAL CALCULATIONS**

ELEVATIONS	STONE	SIDING	GLASS	TOTAL
EAST	471.53	411.58	141.13	1024.24
NORTH	190.24	297.54	136.94	624.72
SOUTH	284.19	271.01	211.02	766.22
WEST	492.06	434.20	133.51	1059.77
<b>TOTAL</b>	<b>1438.02</b>	<b>1414.33</b>	<b>622.6</b>	<b>3474.95</b>
<b>PERCENTAGE</b>	<b>41.38%</b>	<b>40.70%</b>	<b>17.91%</b>	<b>100%</b>

EXIST. / PROP. HIGH GRADE  
100' - 0"

EXIST. / PROP. LOW GRADE  
99' - 2"



BRONZE WINDOWS



BONDERIZED STEEL CORRUGATED ROOFING



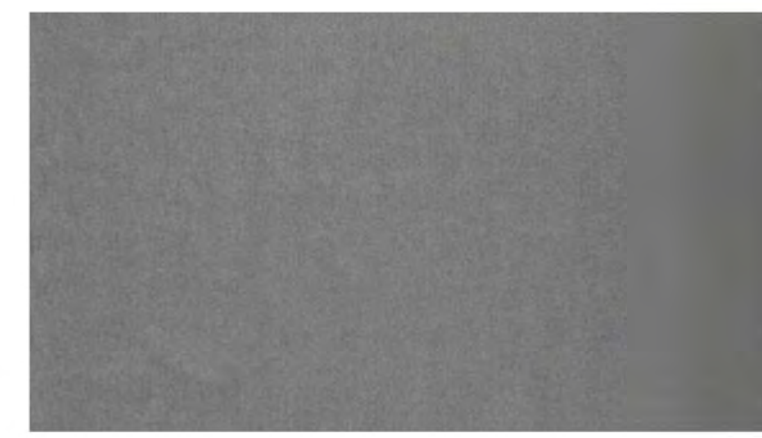
GRAY BARN WOOD  
T&G SOFFIT



GRAY BARN WOOD



CONCRETE



BONDERIZED STEEL FASCIA



12X24 PAVERS



TELLURIDE AIRPORT STONE





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



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

**LYONS RESIDENCE**

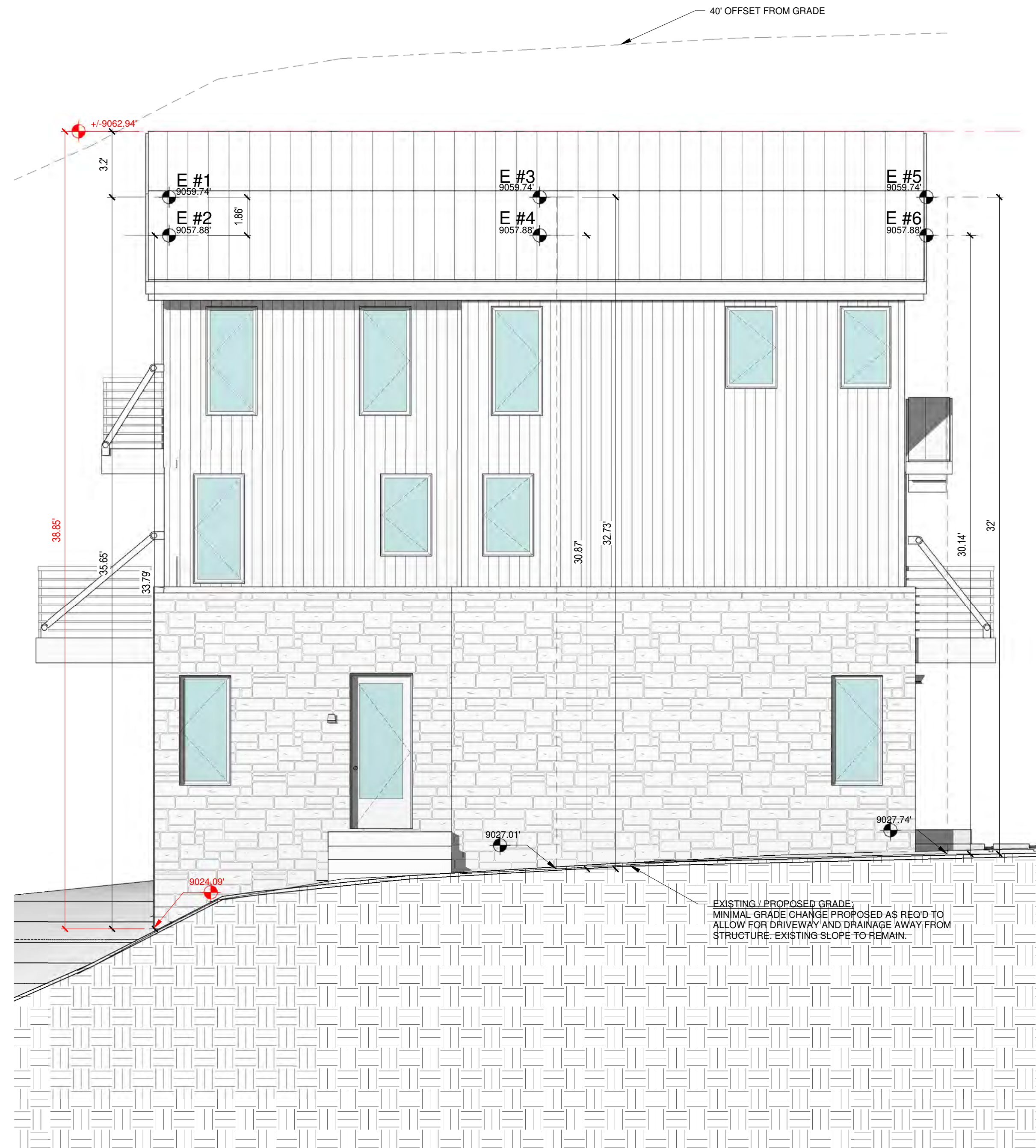
Unit-10, Boulders Way, Mountain Village  
 Telluride, CO 81435, USA

PROPOSED  
 ELEVATIONS

SHEET NUMBER

**A4.2**

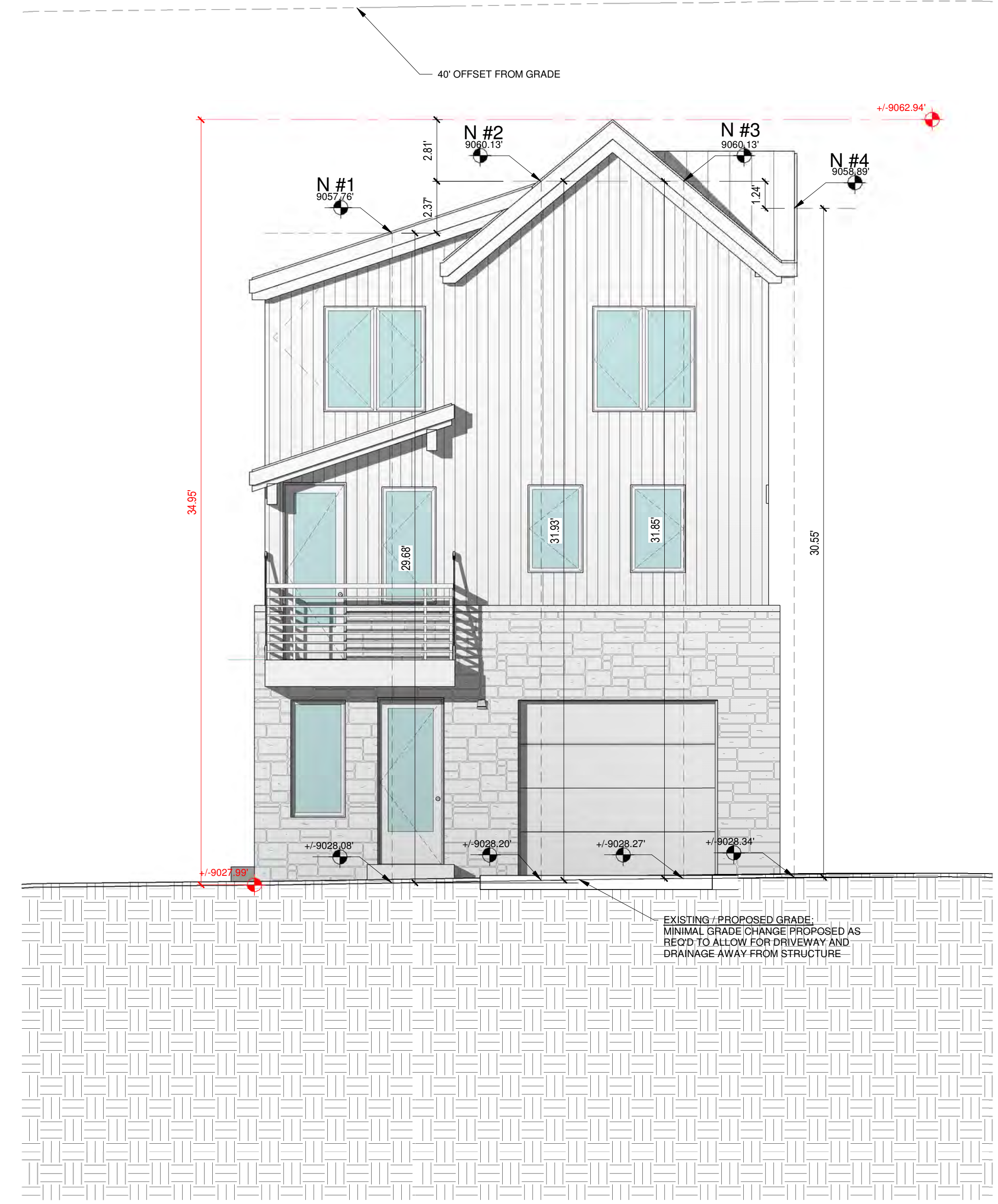




**1 EAST ELEVATION**  
1/4" = 1'-0"

AVERAGE HEIGHT CALCULATION	
POINT	HEIGHT
E #1	35.65
E #2	33.79
E #3	32.73
E #4	30.87
E #5	32
E #6	30.14
EAST AVERAGE	32.53
N #1	29.68
N #2	31.93
N #3	31.85
N #4	30.55
NORTH AVERAGE	31.00
S #1	31.5
S #2	33.84
S #3	34.82
S #4	33.23
SOUTH AVERAGE	33.35
W #1	31.82
W #2	31.13
W #3	31.27
W #4	32.44
W #5	33.42
WEST AVERAGE	32.02
TOTAL AVERAGE	32.22

MAX. ROOF HT:	
NORTH ELEVATION	34.95'
SOUTH ELEVATION	38.85'
EAST ELEVATION	38.85'
WEST ELEVATION	36.62'



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

**LYONS RESIDENCE**

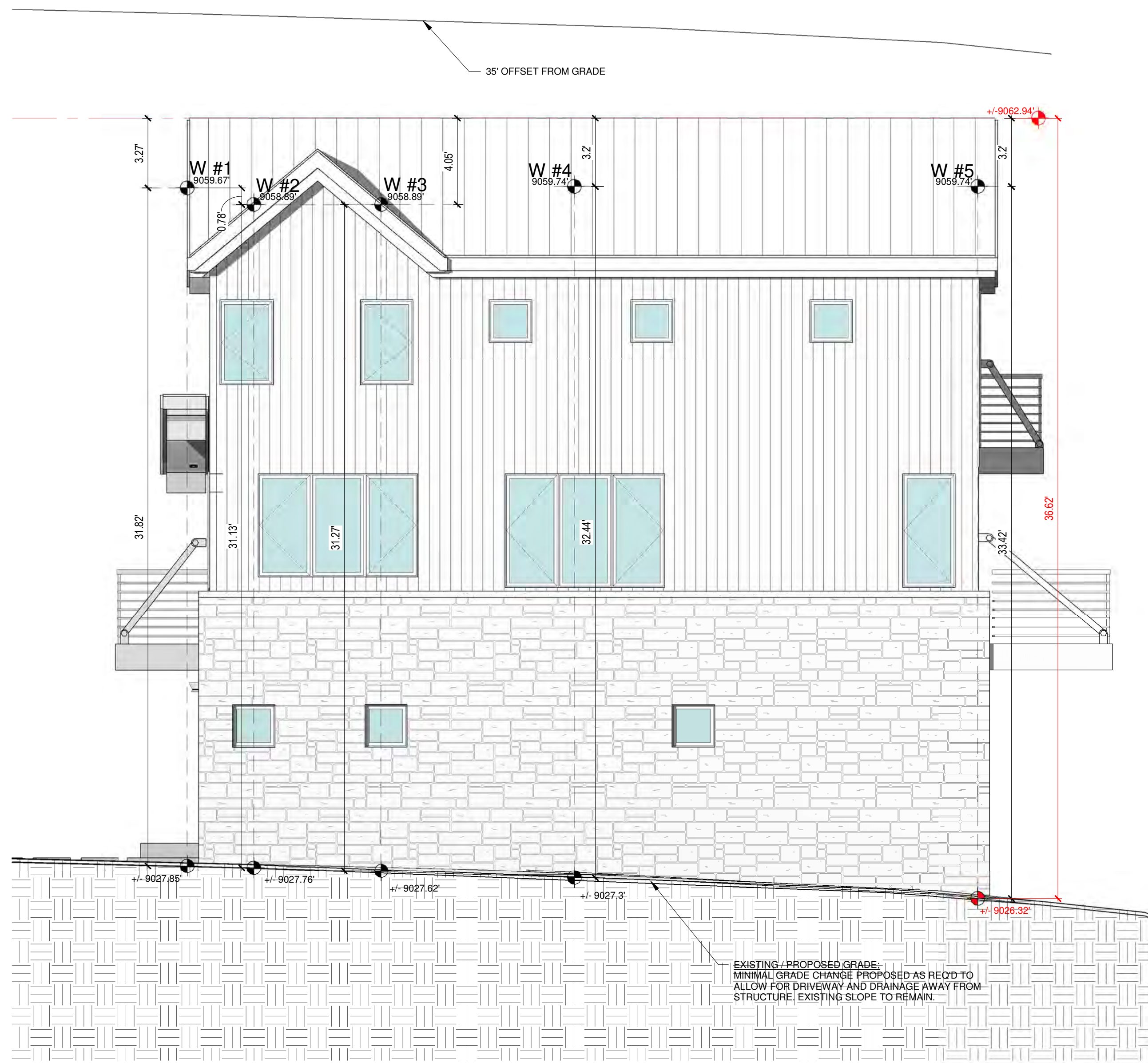
Unit-10, Boulders Way, Mountain Village  
Telluride, CO 81435, USA

ELEVATION  
HEIGHT CALCS

SHEET NUMBER

**A4.3**

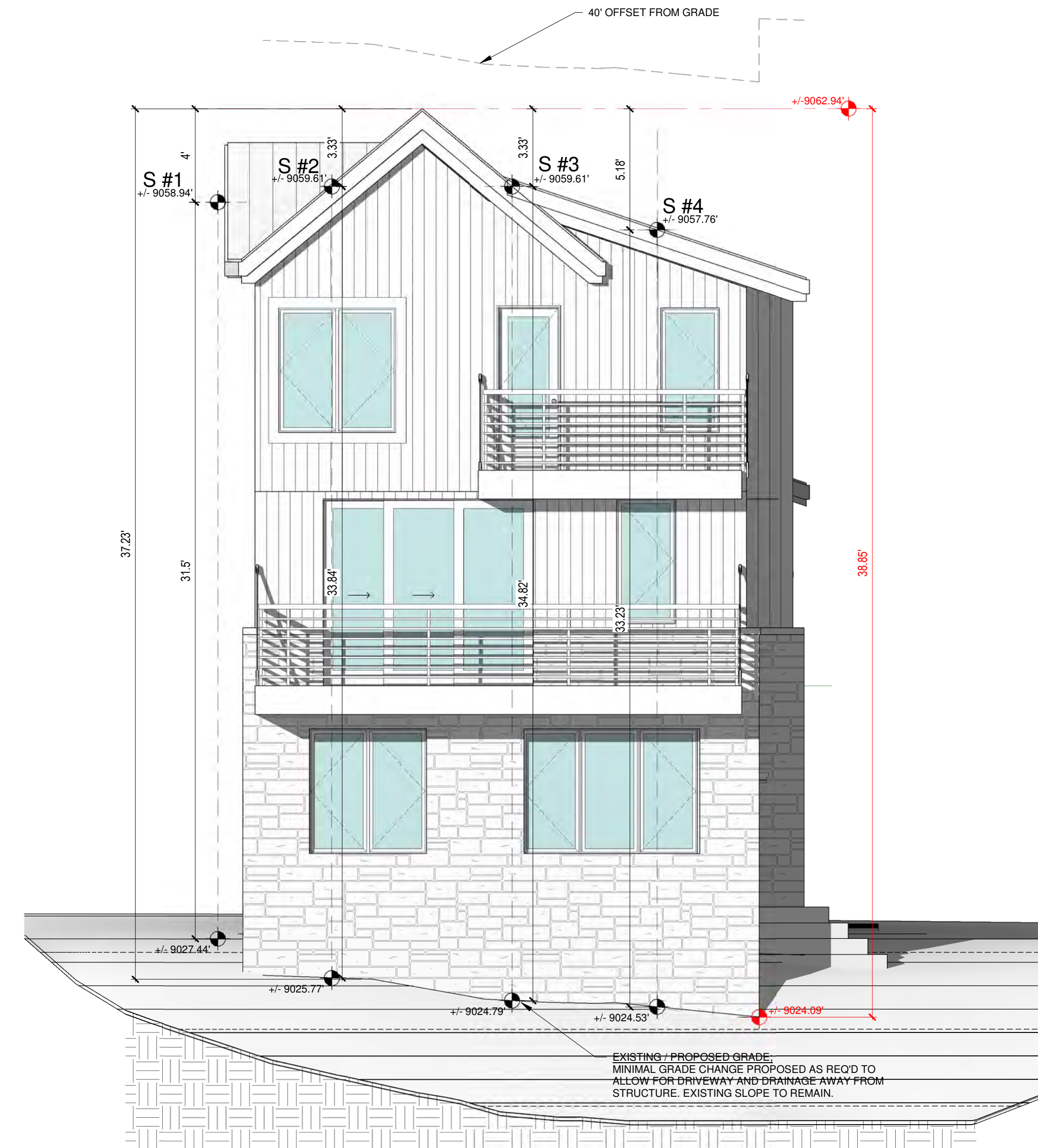




**1 WEST ELEVATION**  
1/4" = 1'-0"

AVERAGE HEIGHT CALCULATION	
POINT	HEIGHT
E #1	35.65
E #2	33.79
E #3	32.73
E #4	30.87
E #5	32
E #6	30.14
EAST AVERAGE	32.53
N #1	29.68
N #2	31.93
N #3	31.85
N #4	30.55
NORTH AVERAGE	31.00
S #1	31.5
S #2	33.84
S #3	34.82
S #4	33.23
SOUTH AVERAGE	33.35
W #1	31.82
W #2	31.13
W #3	31.27
W #4	32.44
W #5	33.42
WEST AVERAGE	32.02
TOTAL AVERAGE	32.22

MAX. ROOF HT:	
NORTH ELEVATION	34.95'
SOUTH ELEVATION	38.85'
EAST ELEVATION	38.85'
WEST ELEVATION	36.62'

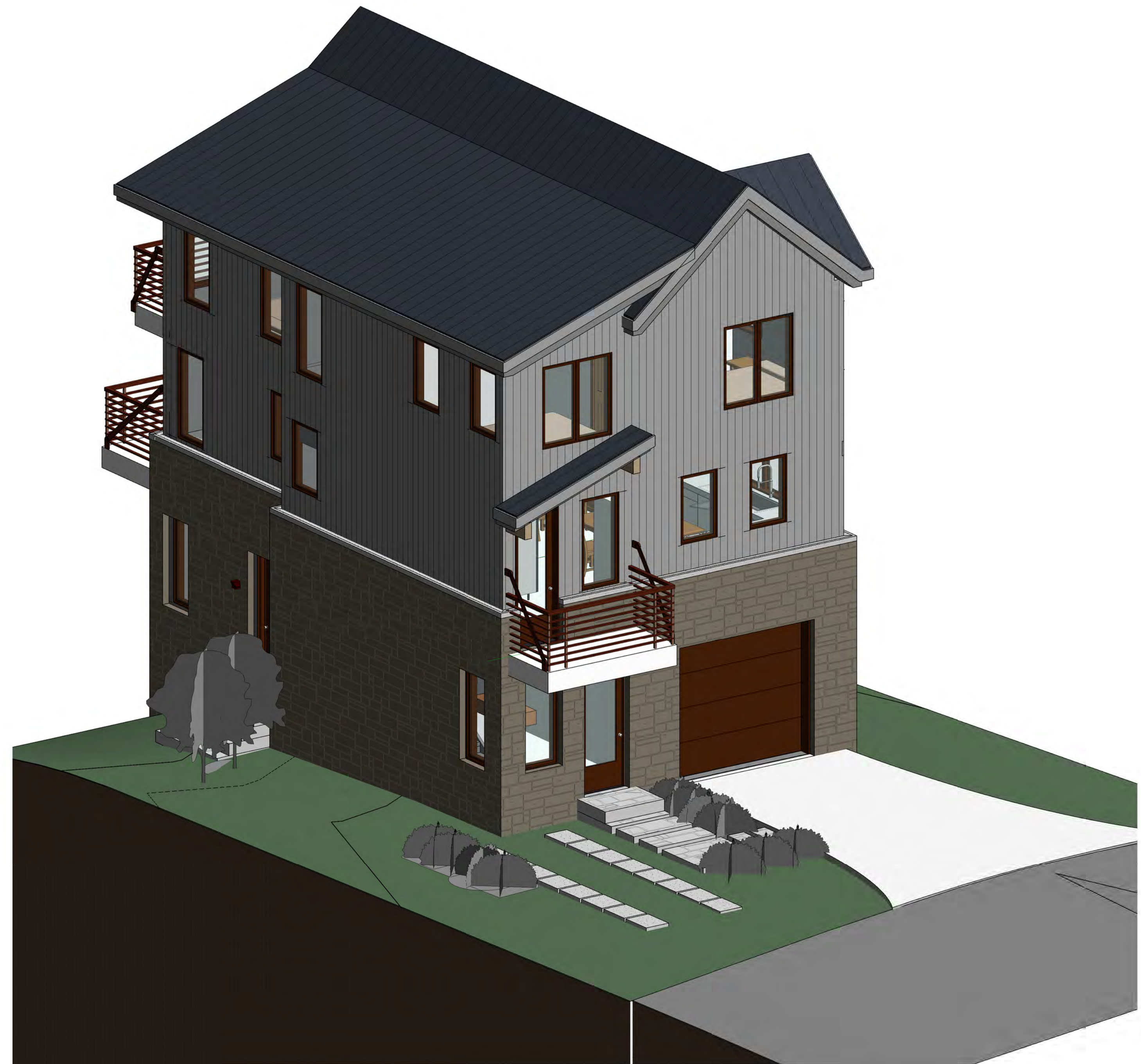


**2 SOUTH ELEVATION**  
1/4" = 1'-0"





NW PERSPECTIVE



NE PERSPECTIVE

LYONS RESIDENCE

Unit-10, Boulders Way, Mountain Village  
 Telluride, CO 81435, USA

COLORIZED  
 PERSPECTIVE

SHEET NUMBER

**A4.5**





SW PERSPECTIVE



SE PERSPECTIVE

LYONS RESIDENCE

Unit-10, Boulders Way, Mountain Village  
 Telluride, CO 81435, USA

COLORIZED  
 PERSPECTIVE

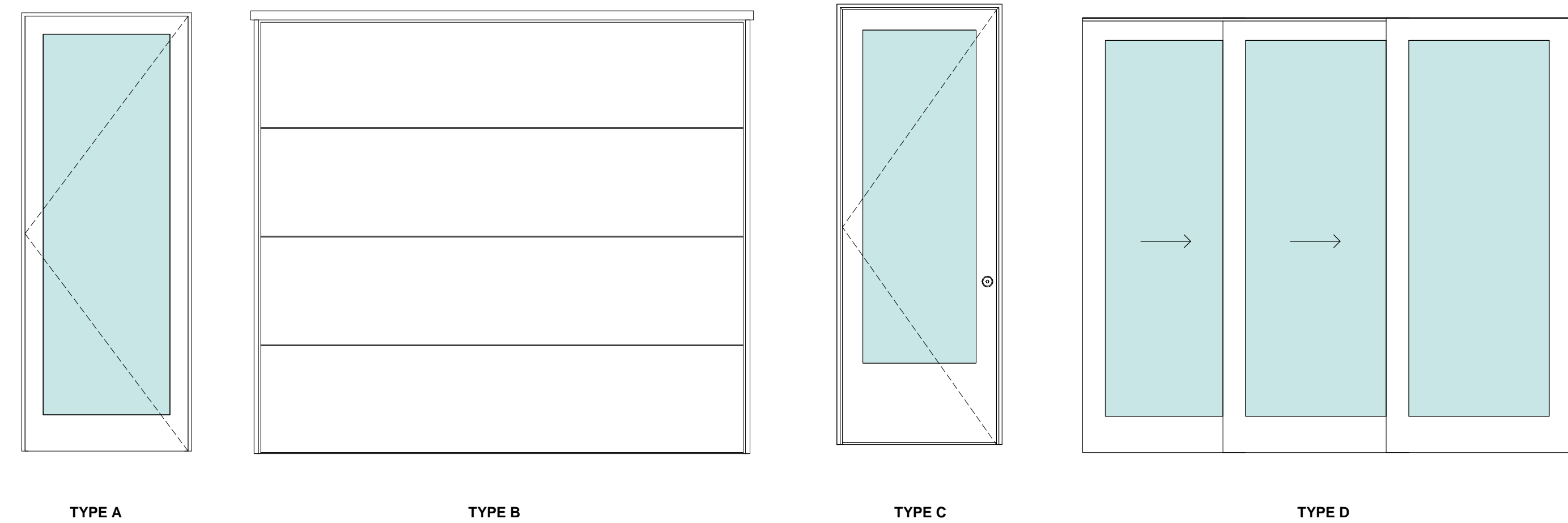
SHEET NUMBER



DOOR SCHEDULE					
MARK	UNIT HEIGHT	UNIT WIDTH	DOOR TYPE	HARDWARE	Description
101B	8' - 0"	9' - 0"	EXT. OVHD. SECTIONAL FLUSH GARAGE		
102	7' - 6"	2' - 10"	EXTERIOR SINGLE GLASS PANEL		
103	6' - 8"	2' - 4"	INTERIOR SINGLE PANEL		
104	7' - 0"	3' - 0"	INTERIOR BIFOLDING		
105	7' - 0"	3' - 0"	INTERIOR BARN DOOR		
106	7' - 0"	2' - 4"	INTERIOR POCKET DOOR		
107	7' - 6"	2' - 10"	EXTERIOR SINGLE GLASS PANEL		
108	7' - 0"	3' - 0"	INTERIOR BIFOLDING		
204	7' - 0"	2' - 6"	INTERIOR POCKET DOOR		
206	7' - 0"	2' - 6"	INTERIOR POCKET DOOR		
302 A	6' - 8"	2' - 4"	INTERIOR SINGLE PANEL		
302 B	7' - 0"	2' - 6"	INTERIOR POCKET DOOR		
305	6' - 8"	2' - 4"	INTERIOR SINGLE PANEL		
306	6' - 8"	2' - 4"	INTERIOR SINGLE PANEL		
307	7' - 0"	2' - 4"	INTERIOR POCKET DOOR		
308	7' - 0"	4' - 0"	INTERIOR BIFOLDING		
309	7' - 0"	4' - 0"	INTERIOR BIFOLDING		
310	0' - 0"	0' - 0"	INTERIOR CASED OPENING		
313	7' - 0"	2' - 6"	EXTERIOR SINGLE GLASS PANEL		
384	8' - 0"	2' - 8"	SINGLE SWING PANNEL		
385	8' - 0"	3' - 0"	EXTERIOR TRIPLE SLIDING GLASS DOOR		
386	7' - 0"	2' - 0"	INTERIOR SINGLE PANEL		
387	6' - 8"	2' - 4"	INTERIOR SINGLE PANEL		

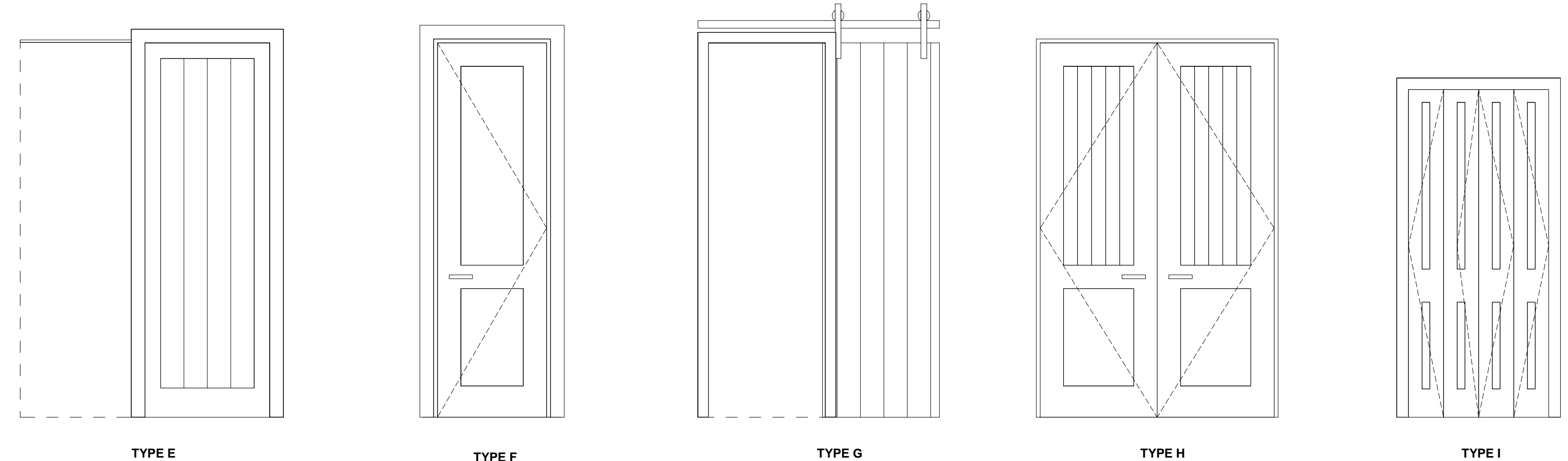
### WINDOW SCHEDULE

TYPE MARK	MARK	UNIT WIDTH	UNIT HEIGHT	TYPE
A	4	2' - 0"	2' - 0"	Casement
A	5	2' - 0"	2' - 0"	Casement
A	7	2' - 0"	2' - 0"	Casement
J	48	2' - 6"	4' - 0"	Casement
J	60	2' - 6"	4' - 0"	Casement
J	69	2' - 6"	4' - 0"	Casement
J	70	2' - 6"	4' - 0"	Casement
B	75	2' - 6"	5' - 4"	Casement
A	76	2' - 0"	2' - 0"	Casement
A	77	2' - 0"	2' - 0"	Casement
J	79	2' - 6"	4' - 0"	Casement
C	83	2' - 6"	5' - 4"	Casement
B	90	2' - 6"	5' - 4"	Casement
B	91	2' - 6"	5' - 4"	Casement
C	101	2' - 6"	5' - 4"	Casement
D	104	5' - 0"	5' - 4"	Casement
F	105	7' - 6"	4' - 10"	Casement 3-Wide
I	106	7' - 6"	5' - 4"	Casement 3-Wide
I	107	7' - 6"	5' - 4"	Casement 3-Wide
C	110	2' - 6"	5' - 4"	Casement
C	111	2' - 6"	5' - 4"	Casement
G	112	5' - 0"	5' - 4"	Casement 2-Wide
C	113	2' - 6"	5' - 4"	Casement
A	115	2' - 0"	2' - 0"	Casement
D	220	4' - 8"	4' - 10"	Casement
C	221	2' - 6"	5' - 4"	Casement
D	222	4' - 8"	4' - 10"	Casement
J	223	2' - 6"	4' - 0"	Casement
J	224	2' - 6"	4' - 0"	Casement
C	225	2' - 6"	5' - 4"	Casement
C	228	2' - 6"	5' - 4"	Casement
J	229	2' - 6"	4' - 0"	Casement



### EXTERIOR DOOR TYPES

1/2" = 1'-0"



### INTERIOR DOOR TYPES

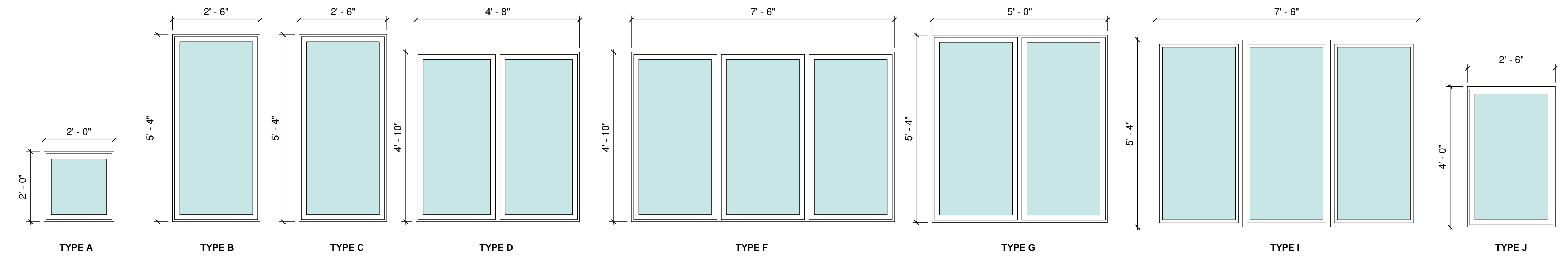
1/2" = 1'-0"

**DOOR NOTES**

1. NEW EXTERIOR DOORS TO BE 2/3 LITE PER GS#34.
2. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
3. DOOR & WINDOW MANUFACTURER: LOEWEN ALUMN CLAD WOOD OR SIMILAR.
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

**WINDOW NOTES**

1. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
2. WINDOW MANUFACTURER TO VERIFY WINDOW DRAWINGS.
3. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
4. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.

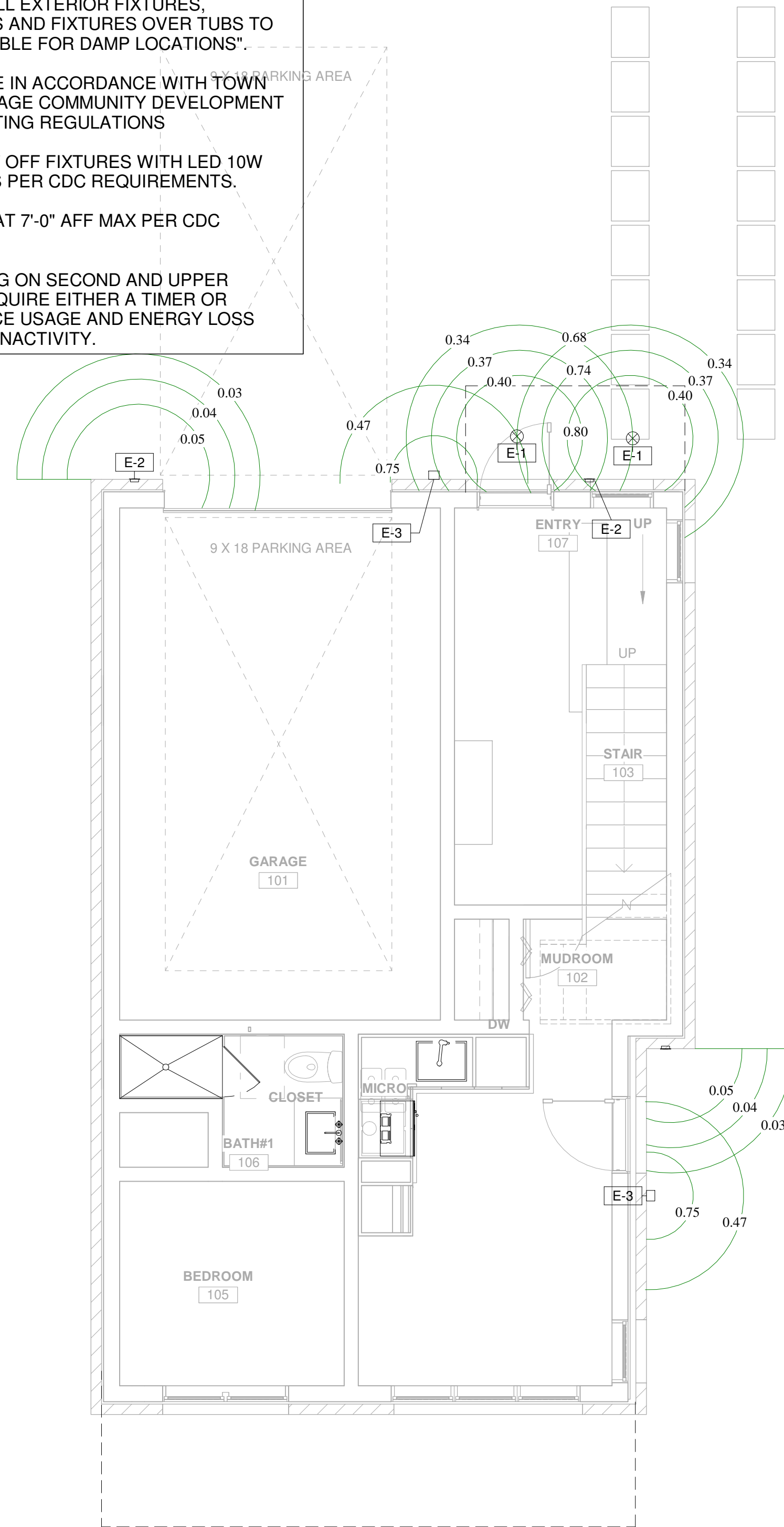


### WINDOW TYPES

1/2" = 1'-0"

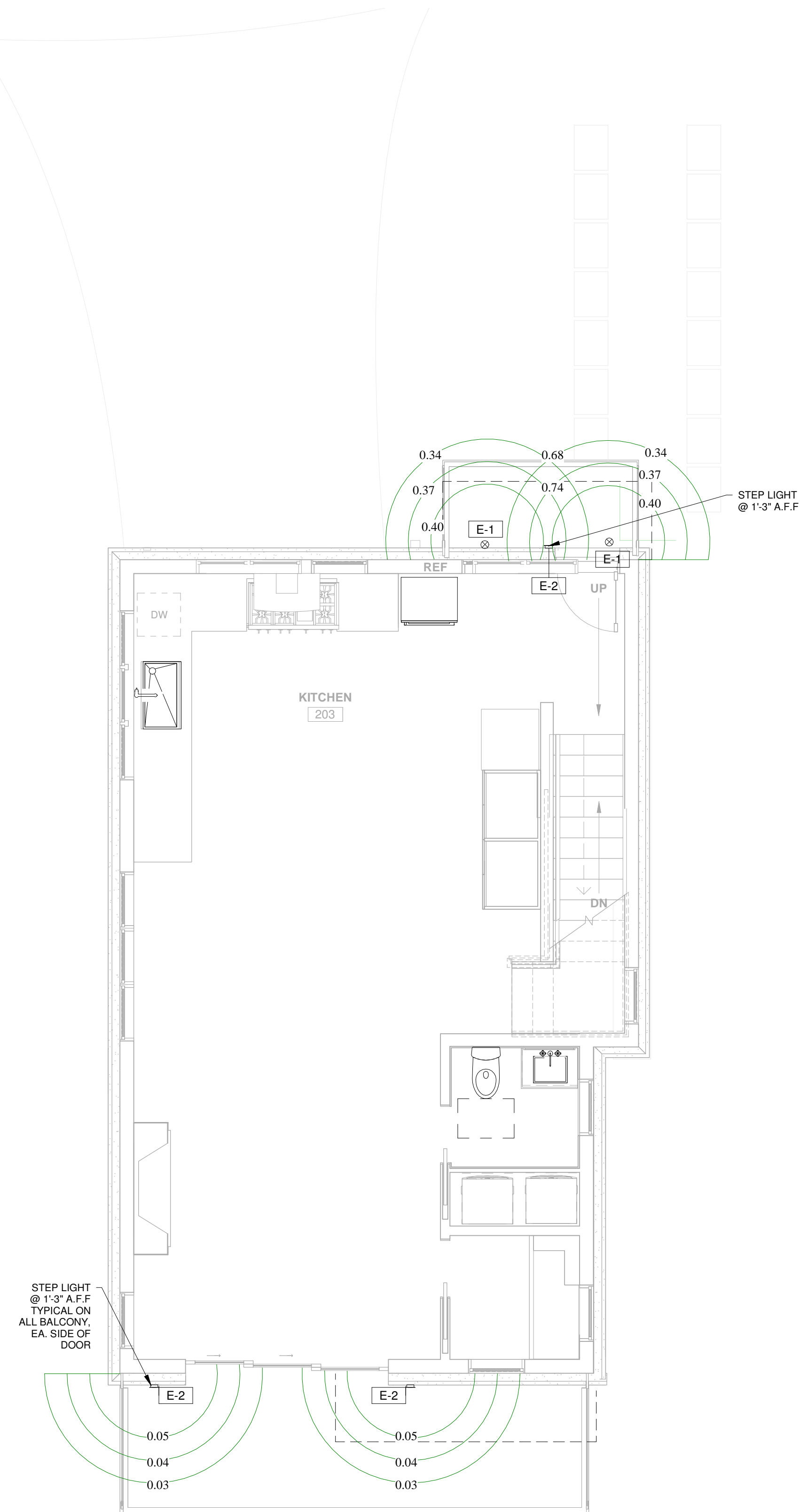
## LIGHTING NOTES:

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



**1 LOWER LEVEL EXTERIOR LIGHTING PLAN**

1/4" = 1'-0"



**2 MAIN LEVEL EXTERIOR LIGHTING PLAN**

1/4" = 1'-0"



## EXTERIOR E-1: EXTERIOR RECESSED LED CAN

TESLA PRO 2	
FINISH:	BRUSHED NICKEL
MANUFACTURER	WAC LIGHTING
ITEM	WAC514031
MATERIAL	DIE-CAST ALUMINIUM
GLASS	ETCHED LENSE
WIDTH	4.25" DIA.
HEIGHT	4.25" DIA.
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	14.5W
LUMENS	535
COLOR TEMPERATURE	2700K
CRI	85
RATED LIFE	90,000 HOURS
CERTIFICATION	IP66, UL & cUL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING

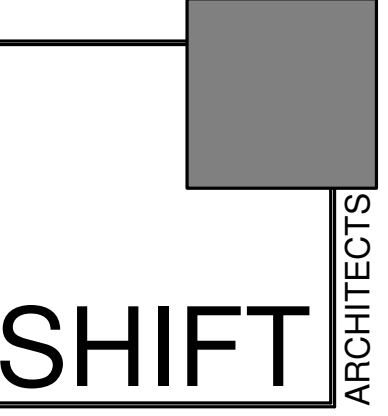
## EXTERIOR E-2: EXTERIOR STEP AND WALL LIGHT

LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
FINISH:	BLACK
MANUFACTURER	WAC LIGHTING
ITEM	WAC671977
MATERIAL	CORROSION RESISTANT ALUMINIUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	68
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	60,000 HOURS
CERTIFICATION	UL LISTED FOR WET LOCATIONS
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



## EXTERIOR E-3: EXTERIOR WALL SCONCE

PITCH LED INDOOR/OUTDOOR WALL SCONCE	
FINISH:	BRONZE
MANUFACTURER	LUMENS
ITEM	TEC680794
MATERIAL	DIE-CAST ALUMINIUM
GLASS	UV STABILIZED FROSTED ACRYLIC LENSE
WIDTH	5"
HEIGHT	5"
DEPTH	3.9"
LAMP TYPE	LED
BULB TYPE	26.1W
LUMENS	823
COLOR TEMPERATURE	3000K
CRI	90
RATED LIFE	70,000 HOURS
CERTIFICATION	MARINE GRADE, ETL LISTED WET
DARK SKY	YES
VOLTAGE	120V, DIRECT WIRING



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

PROJECT ISSUE DATE:  
03.15.22 DRB SUBMITTAL

REVISION  
NO. DATE DESC.

LYONS RESIDENCE

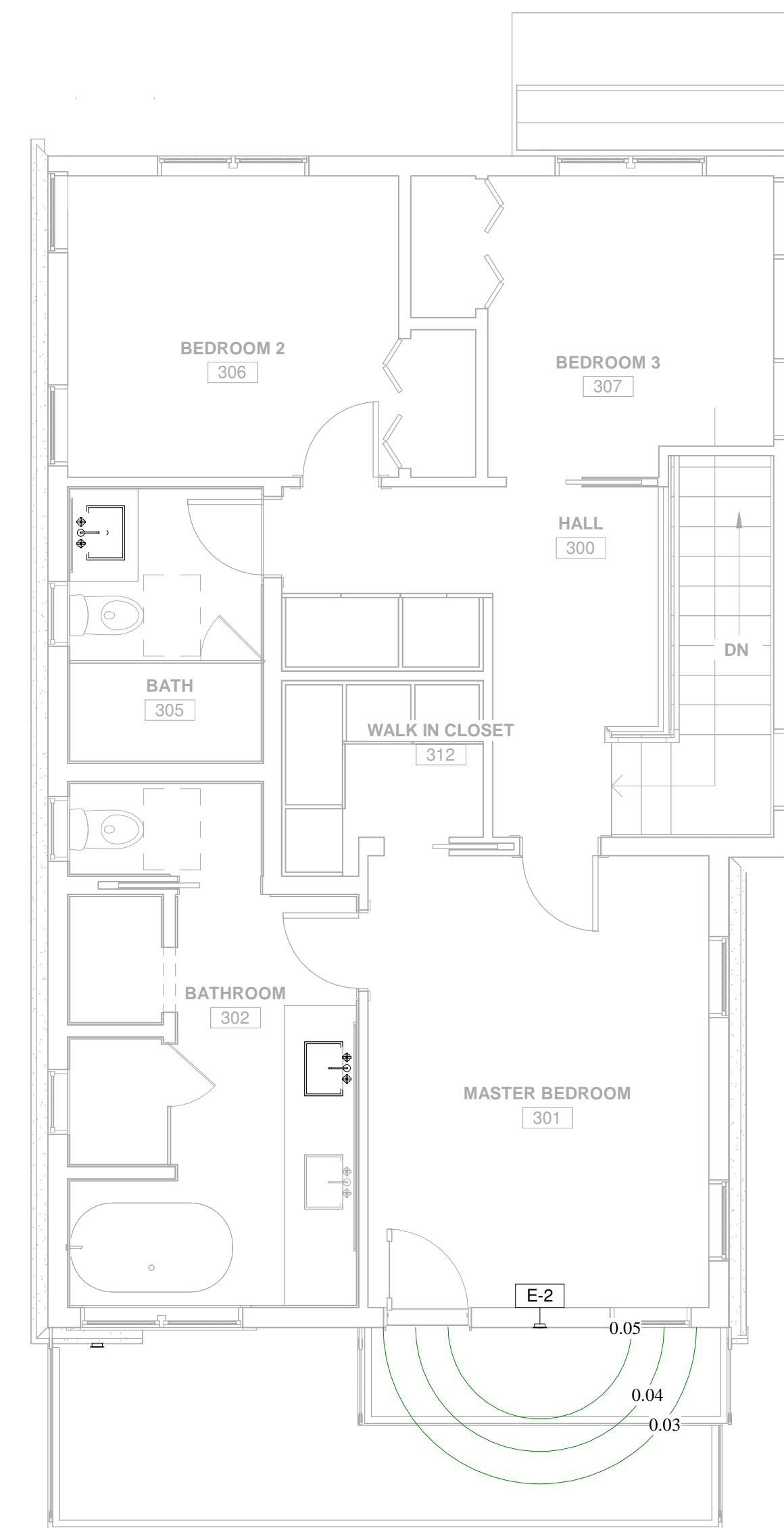
Unit-10, Boulders Way, Mountain Village  
Telluride, CO 81435, USA

LIGHTING PLANS

SHEET NUMBER

3/16/2022 10:06:30 AM  
**LTG1.1**





**1** UPPER LEVEL EXTERIOR LIGHTING PLAN  
 1/4" = 1'-0"

**LYONS RESIDENCE**

Unit-10, Boulders Way, Mountain Village  
 Telluride, CO 81435, USA

LIGHTING PLAN

SHEET NUMBER

**Review comments by TOMV staff forester, Michael Otto**

**New Single Family Home at Lot 649r-10**

[initial architecture and site review lot 649r- 10 boulders way.pdf \(townofmountainvillage.com\)](#)

A wildfire mitigation plan was not submitted. Because there are no trees on the site, I would support waiving this requirement.

Diversity of plantings clause was not met. Only aspen plantings are planned. A wooden fence is included in the landscape plan and would require an exception





# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

---

Date: 02/28/2021

Address: Lot 649R-10, 10 Boulders Way  
Mountain Village, CO 81435

TFPD approves the proposal with the following conditions:

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



## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

**Referral Agency Comments**  
**Lot 649R-10, 10 Boulders**  
**Way:**

Amy,  
The utility plans work for me.  
No issues.  
Finn





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

**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Principal Planner

**FOR:** Design Review Board Public Hearing; March 31, 2022

**DATE:** March 23, 2022

**RE:** Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 709, 152 Adams Ranch Road, pursuant to CDC Section 17.4.11.

### APPLICATION OVERVIEW: New Single-Family Home, Lot 709

#### **PROJECT GEOGRAPHY**

**Legal Description:** LOT 709 TELLURIDE MOUNTAIN VILLAGE FILING 27 ACC TO PLAT BK 1 PG 1198 CONT 0.691 ACRES

**Address:** 152 Adams Ranch Rd  
**Applicant/Agent:** Centre Sky Architecture  
**Owner:** Angelo and Chollada Gilmore

**Zoning:** Single-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.691 acres

**Adjacent Land Uses:**

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

#### **ATTACHMENTS**

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



Figure 1: Vicinity Map

**Case Summary:** Mark Bertelsen of Centre Sky Architecture (Applicant) on behalf of Angelo and Chollada Gilmore, the owners of Lot 709, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home at 152 Adams Ranch Road. Lot 709 is 0.691 acres in size and the overall square footage of the home is approximately 5,311 gross square feet. The proposal would provide three interior parking spaces within the proposed garage and two exterior spaces.

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

*Table 1*

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Maximum Building Height</b>	35' (shed) Maximum	34.85'
<b>Maximum Avg. Building Height</b>	30' (shed) Maximum	24.25'
<b>Maximum Lot Coverage</b>	40% Maximum (s.f.)	12.74%
<b>General Easement Setbacks</b>	16 Feet – No Encroachments	No Encroachments
<b>Roof Pitch</b>		
Primary		1 :12"
Secondary		3 ½ : 12"
<b>Exterior Material</b>		
Stone	35% minimum	35.07%
Windows/Doors	40% maximum	33.34%
<b>Parking</b>	2 Enclosed	2
	2 Surface	2

**Design Review Board Specific Approvals:**

- 1. Board Form Concrete**

**Chapter 17.3: ZONING AND LAND USE REGULATIONS**

**17.3.12: Building Height Limits**

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

Both heights are in compliance with the max average height shown at 24.25' and the max height shown at 34.85' In addition, the applicant has provided a parallel plane analysis confirming that no portion of the home exceeds the allowed maximum height.

*Staff: The application meets all height requirements.*



### **17.3.14: General Easement Setbacks**

Lot 89-3A is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: Discussed below.*
- *Address Monument: The address monument is located within the front GE.*
- *Utilities: Gas, Water, Cable, Electric, and Phone are already located within Adams Ranch Road, directly adjacent to the Lot and will require crossing the GE to the home.*

*Otherwise, the applicant has not proposed any GE encroachments other than the permissible encroachments outlined above.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

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

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

*This home can be described as mountain modern featuring multiple sloping shed roofs as the home steps across the site. There are three primary shed roof forms on the home, but they are broken up with different elevations and heights in a way that complement the form of the home. The home is well grounded throughout its base with the use of stone and retaining wall areas that build the home into the hillside. It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular.*

### **17.5.5: Building Siting Design**

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

*Staff: Lot 709 is a 0.691-acre lot that slopes from a high point on the western boundary down to the low point at its eastern boundary bordering Adams Ranch Road. The aerial imagery indicates that the site is not vegetated except for grasses.*

*From the provided renderings, the home appears to be visually subdued and subordinate to the surrounding landscape. Given the existing vegetation is limited to grass, it appears that the home's proposed colors palette seems to blend the home with the existing vegetation on the site.*

### **17.5.6: Building Design**

*Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a rectangular grey stone in a horizontal that surrounds the base of the home. These stone wrap the base of the home entirely and contrast very nicely with the proposed vertical wood siding elements of the façade. The use of wood is limited to the siding and fascia on the proposed plans. Staff also assumes the soffit of the home would be the same wood proposed for the siding, but this should be clarified for final review.*

*The home's exterior palette as shown in the material sheet of the submission appears to blend well, providing some contrast between the stone, metal, and wood siding. The garage door appears to also be a metal panels design but should also be clarified for final. Overall, it appears that the applicant is meeting the CDC Building Design requirements*

*The plans indicate there will be no exterior snowmelt.*

*Prior to the final review, the following items should be addressed, and additional details provided:*

- 1. Additional Materials: The applicant should clarify soffit and garage door materials prior to final review. .*
- 2. Window / door recesses within stone: Windows and doors are required to be recessed 5" if surrounded by stone, Garage doors are required to be recessed 7" if surrounded by stone. This detail should be provided prior to final review.*
- 3. Chimney Cap shall be specified as applicable prior to final review.*

### **17.5.7: Grading and Drainage Design**

*Staff: The applicant provided a grading and drainage plan for initial review meeting the requirements of the CDC. The plan shows areas of grading and disturbance, as well as finished slope calculations and areas of retainage. The plan does demonstrate the positive drainage away from the home in accordance with CDC requirements.*

### **17.5.8: Parking Regulations**

*Staff: The CDC requires all single-family homes to provide two enclosed and two surface parking spaces. The applicant has shown a total of 2 enclosed and 2 surface spaces. The applicant is meeting the parking requirement but has not shown parking space dimensions of 9'x18' for each space. This should be revised prior to final review. Otherwise, the applicant is meeting the requirements of the CDC for parking.*



### **17.5.9: Landscaping Regulations**

*The applicant has not provided a landscaping plan but is not required to do so until final review.*

### **17.5.11: Utilities**

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

### **17.5.12: Lighting Regulations**

*Staff: The applicant has not provided a lighting plan at this time but is not required to do so until final review.*

### **17.5.13: Sign Regulations**

*Staff: The applicant has provided details for the address monument of the home. It appears that the monument's design does not meet the height requirement for numbering with a minimum numbering height of 54" required. Staff does not take issue with the design or lighting of the monument but request that the overall heights be increased to comply with CDC requirements prior to final review. The location of the monument seems logical and visible as shown in the GE. The owner will be required to enter into a GE encroachment agreement with the Town for the address monument.*

## **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: The applicant did demonstrate zone 1 wildfire mitigation zones, but given the lack of existing vegetation on the site and neighboring sites, it makes sense to waive this requirement.*

### **17.6.6: Roads and Driveway Standards**

*Staff: The CDC requires driveways under 150 feet in length have a minimum paved surface of 12 feet width and 2-foot shoulders on each side and as shown the applicant is meeting that requirement with a 16-foot paved surface with v-pan shoulders on each side. The maximum grade of the driveway appears to be approximately 8%. The driveway grades meet the grade requirements of the CDC.*

### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: The proposed design designates all fireplaces to be gas burning.*

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.19: Construction Mitigation**

*Staff: The applicant has not provided a CMP as part of the submittal and is not required to do so until final review.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architecture and Site Review for Lot 709, 152 Adams Ranch Road based on the findings and CDC requirements listed in the staff memo of record.

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

**Proposed Motion:**

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

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot 709, based on the evidence provided within the Staff Report of record dated March 23, 2022, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Board Form Concrete

And, with the following conditions:

- 1) Prior to final review, the applicant shall provide a window, door, and garage door recess details along with additional information related to specific proposed materials for soffit, garage door, and chimney cap as applicable.
- 2) Prior to final review, the applicant shall revise the parking plan to demonstrate that each parking space is a minimum of 9'x18' in size.
- 3) Prior to final review, the applicant shall revise the address monument so that the numbering is minimally 54" above grade and that the monument is no taller than 6 feet in height.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 7) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.



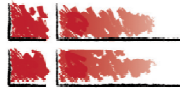
- 10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
- a. The stone, setting pattern, and any grouting with the minimum size of four-feet (4') 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

/JM

CENTRE SKY  
ARCHITECTURE LTD

---

10125 RANCHO MONTECITO DRIVE  
PARKER COLORADO 80138  
303.840.0020  
303.840.2299 F



11 LONE PEAK DR #206; BOX 161488  
BIG SKY MONTANA 59718  
406.995.7572  
406.995.7477 F

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Lot 709 Project Narrative:

Located in Mountain Village, Lot 709 is a steep sloping site accessed from Adams Ranch Road. The lot has no existing trees and is adjacent to the golf course. There are various views of the peaks to the north & northeast.

The proposed mountain modern design for Lot 709 will be a 2 story structure with a Lower level walkout and garage on the down-slope side. The home will be finished with an exterior material palette that includes vertical grey wood siding, a linear stone layup, metal paneling, black window frames, and a grey zinc standing seam roof. The Great Room and Public outdoor spaces and are pushed to the high side of the site to take advantage of views. The Great Room & Dining room are oriented to maximize the views to the north and northeast. The Master suite is also located on the Main level. The garage is located on the Lower level to allow for a functional access to the home. The Lower level also includes a bedroom, mudroom, and family room that opens to the northwest & overlooks the Lower level patio. A bedroom and office/ exercise space comprise the Upper level take advantage of the higher viewpoint with glazing that provides views from the northeast to the northwest.

Sincerely,

A handwritten signature in black ink that reads "J. Dugaard". The signature is fluid and cursive, with a long, sweeping tail on the letter "d".

Jamie Dugaard, AIA, NCARB, LEED ap

Principal Architect-Centre Sky Architecture



# MOUNTAIN VILLAGE - LOT 709

ADAMS RANCH ROAD  
TELLURIDE COLORADO, 81435



T-709

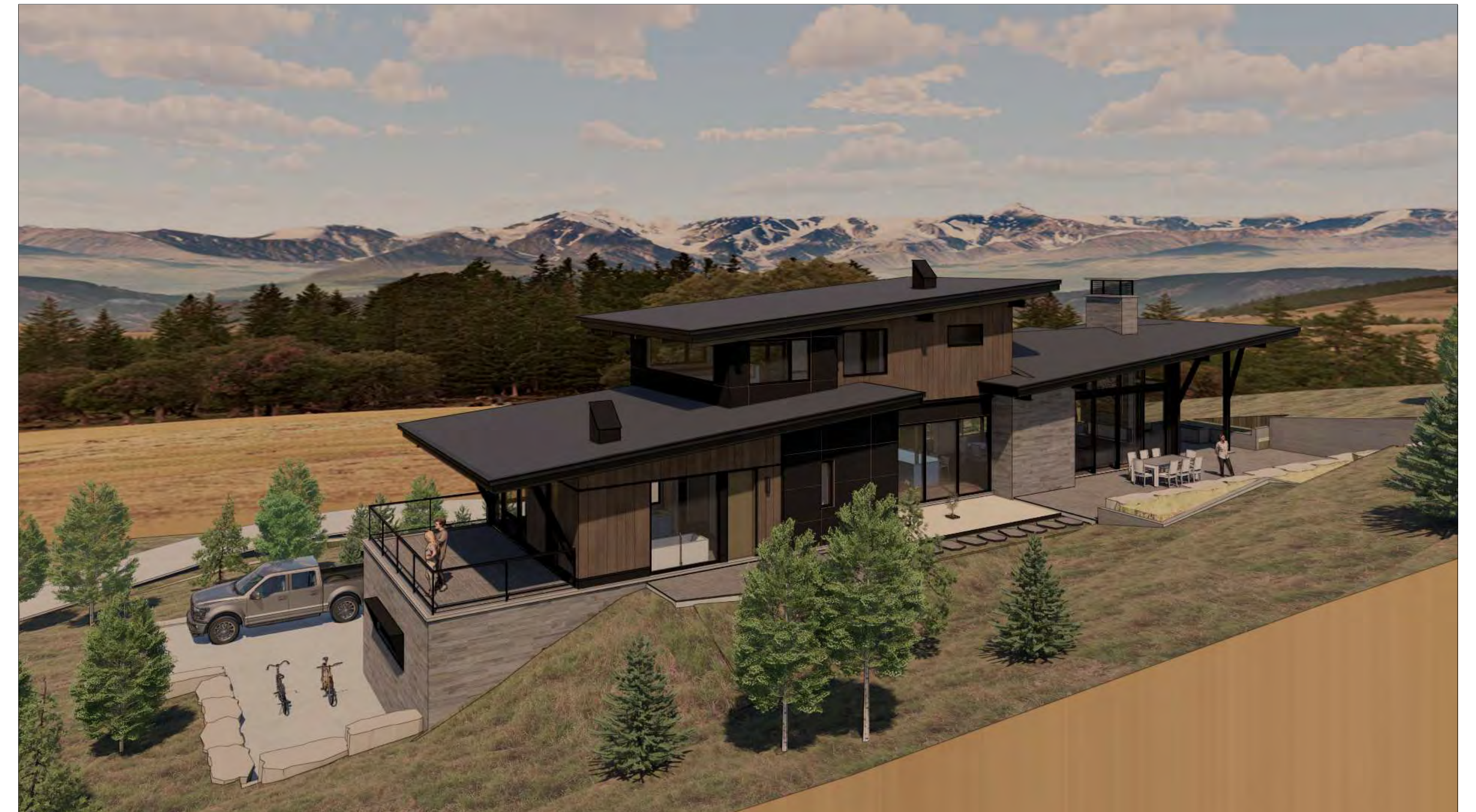
NOTE:  
RENDERINGS MAY DIFFER FROM CONSTRUCTION PLANS.  
CONSTRUCTION PLANS ARE DEEMED TO BE ACCURATE.



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ISSUE # \_\_\_\_\_





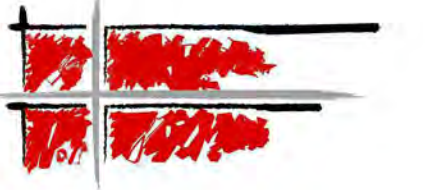
NOTE:  
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**CENTRE SKY**  
ARCHITECTURE LTD

T-709





**COLORADO:**  
10125 RANCHO MONTECITO  
DR. PARKER, COLORADO 80138  
P 303.840.0020

**MONTANA:**  
P.O. BOX 161488  
11 LONE PEAK DR., UNIT 206  
BIG SKY, MONTANA 59716  
P 406.995.7572

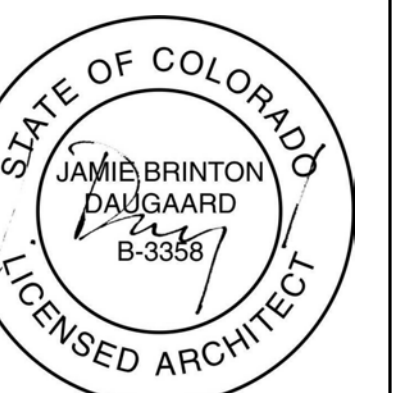
**UTAH:**  
1960 SIDEWINDER DR., #101  
PARK CITY, UTAH 84060  
P 435.604.0891

www.centresky.com



MOUNTAIN VILLAGE - LOT 709  
ADAMS RANCH ROAD  
TELLURIDE COLORADO, 81435

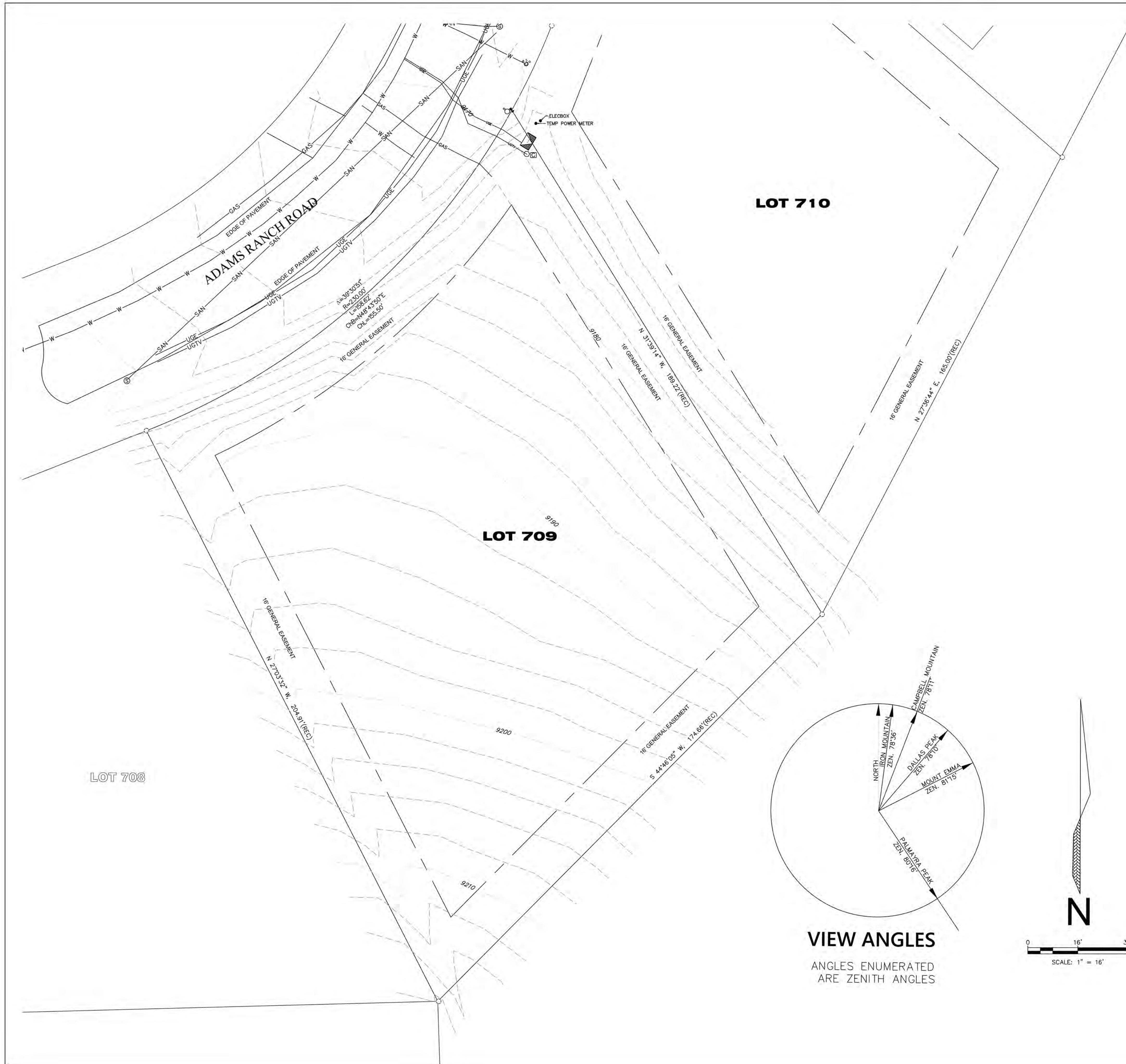
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Issued For	Date
• 100% S.D.	-
• Pricing #	11-02-2021
• DRB Initial Review	12-17-2021
• 100% D.D.	-
• DRB Final Review	-
• 100% C.D.	-
• REV. #	-

Drawn By Author  
Date 03-21-2022  
Project # 2128.00  
Phase SD  
Sheet

**C1-0.1**  
EXISTING SITE  
SURVEY



**PROPERTY DESCRIPTION:**

LOT 709 & 710, BLOCK 3, TELLURIDE MOUNTAIN VILLAGE, FILING 27, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 1198,  
COUNTY OF SAN MIGUEL,  
STATE OF COLORADO.

**SURVEYORS CERTIFICATE**

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 709, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



Thomas A. Clark PLS. 38014

**NOTES:**

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86011488 effective on June 04, 2021 at 5:00 P.M.
- Field work was performed in April 2021.
- Elevation datum for this survey are based on GPS observation and OPUS solution (NAVD 88) on site benchmark "CP 1020" that elevation being 9189.52.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- NOTICE:** According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

**LINE CHART:**

UNDERGROUND ELECTRIC LINE	— UGE —
UNDERGROUND GAS LINE	— GAS —
UNDERGROUND COMMUNICATION LINE	— UGTV —
SANITARY SEWER LINE	— SAN —
WATER LINE	— W —

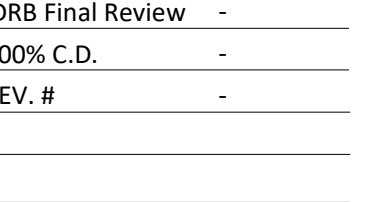
**LEGEND:**

- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- SURVEY CONTROL POINT
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 36577
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20532
- TRANSFORMER
- TELEPHONE PEDESTAL
- SEWER MAN HOLE

TOPOGRAPHIC MAP FOR LOT 709, FILING 27, TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.

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

DATE: 4/26/2021	TC	JOB# 19010	
DRAWN BY	NP	SHEET-1-OF-1	
CHECKED BY			





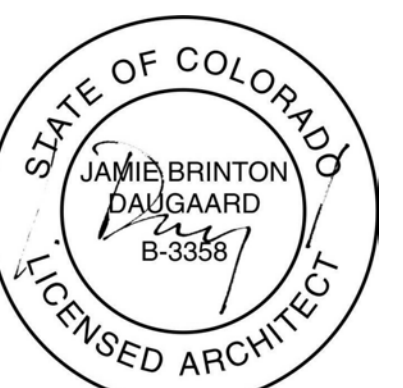


- COLORADO:  
10125 RANCHO MONTECITO  
DR. PARKER, COLORADO 80138  
P.303.840.0020
- MONTANA:  
P.O. BOX 161488  
11 LONE PEAK DR., UNIT 206  
BIG SKY, MONTANA 59716  
P.406.995.7572
- UTAH:  
1960 SIDEWINDER DR., #101  
PARK CITY, UTAH 84060  
P.435.604.0891

www.centresky.com

MOUNTAIN VILLAGE - LOT 709  
ADAMS RANCH ROAD  
TELLURIDE COLORADO, 81435

**NOT FOR  
CONSTRUCTION**



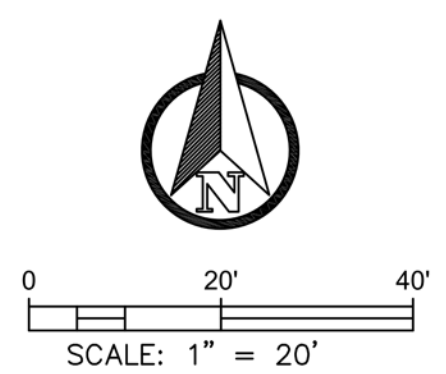
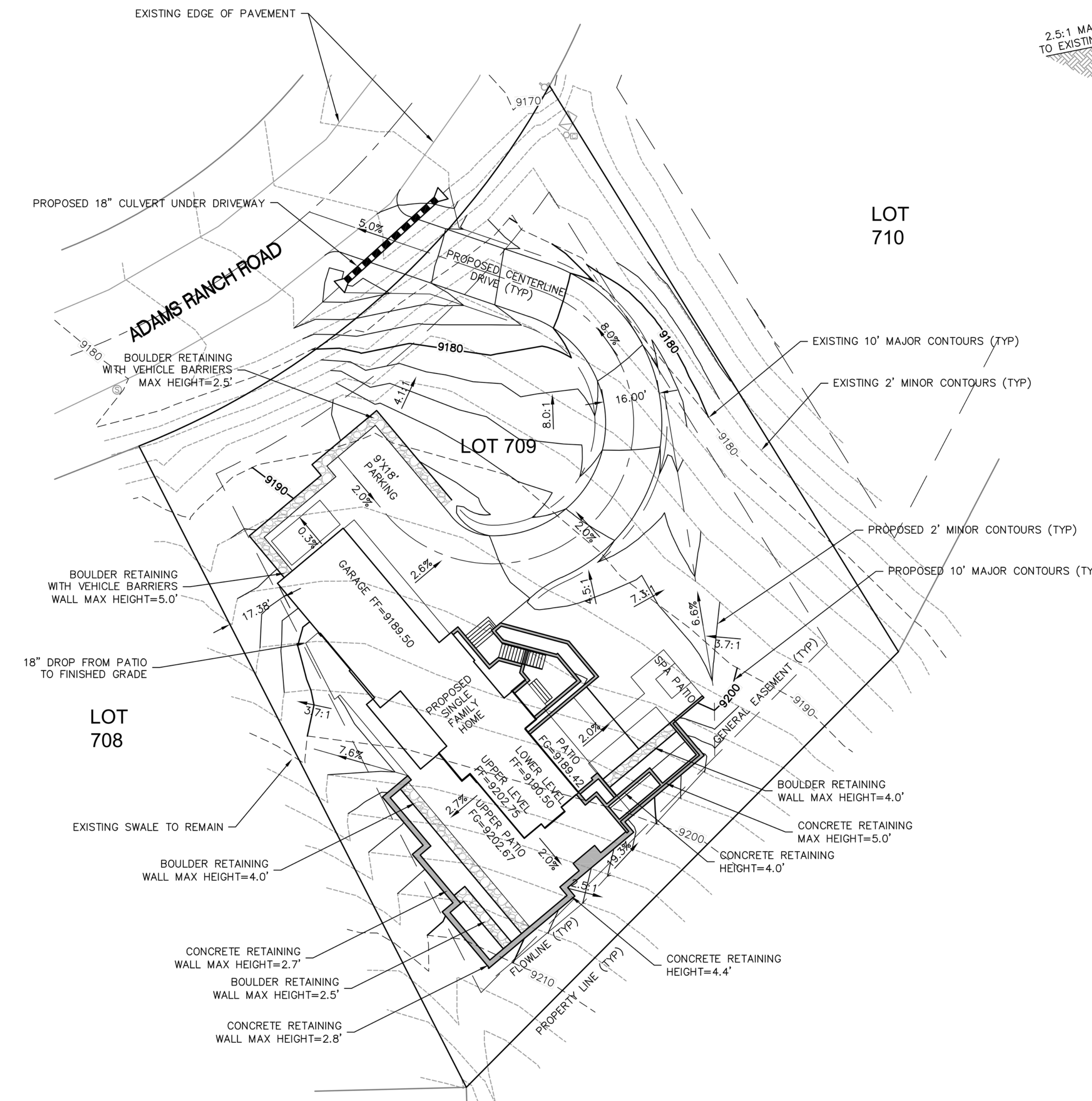
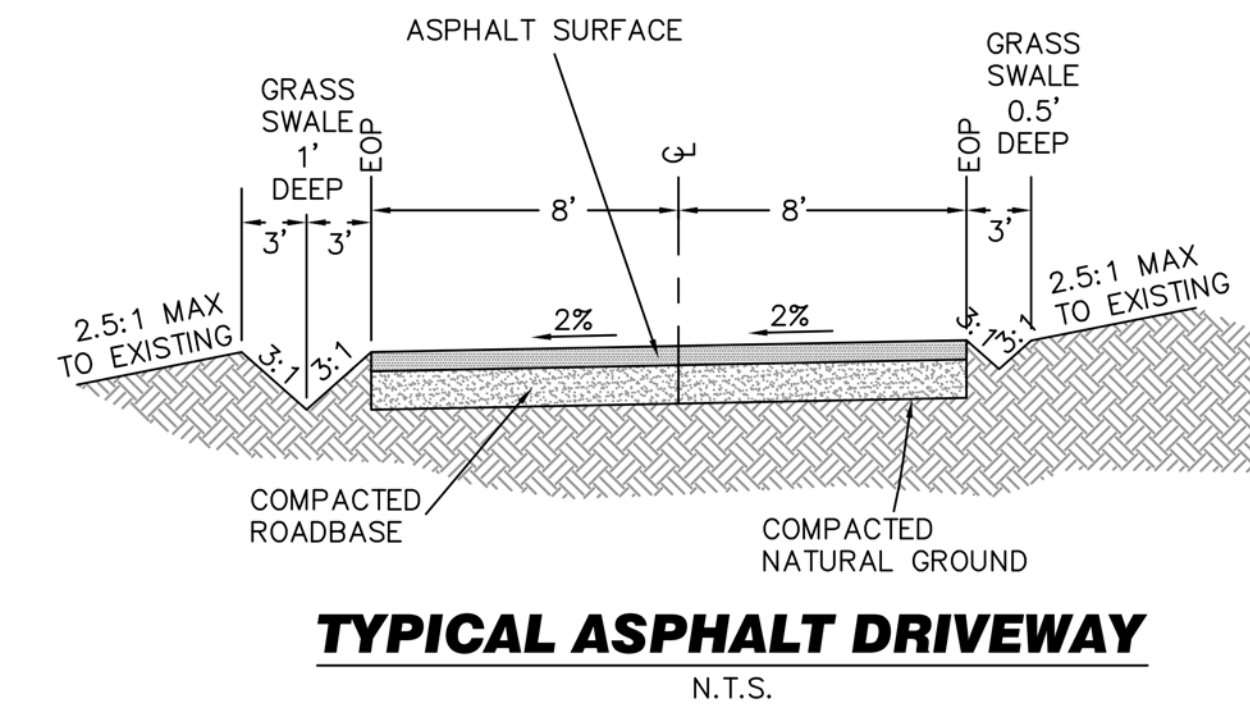
Issued For	Date
• 100% S.D.	-
• Pricing #	11-02-2021
• DRB Initial Review	12-17-2021
• 100% D.D.	-
• DRB Final Review	-
• 100% C.D.	-
• REV. #	-

Drawn By: Author  
Date: 03-21-2022  
Project #: 2128.00  
Phase: SD  
Sheet:

**C1-0.2**  
**GRADING PLAN**

**NOTES**

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY ALL POINTS LAND SURVEY LLC.
2. TELLURIDE FIRE PROTECTION DISTRICT (TFPD) TO APPROVE ANY DRIVEWAY PRIOR TO FINAL DESIGN.
3. MAXIMUM SLOPE GRADING 2.5(H):1(V) TO BE CONFIRMED BY A GEOTECHNICAL REPORT.



**INITIAL DRB GRADING PLAN**

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
OR  
**811**  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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



GREGORY E. ANDERSON  
COLORADO PROFESSIONAL ENGINEER  
REGISTRATION NO. 35736

No.	REVISIONS	DATE
1	ARCHITECTURAL BUILDING REVISIONS	12/17/21



**ALPINE LAND CONSULTING, LLC**  
P.O. BOX 234  
RICO, COLORADO 81532  
970-708-0326  
GREG@ALPINELANDCONSULTING.COM

---

LOT 709 MOUNTAIN VILLAGE  
INITIAL DRB GRADING PLAN

---

CLIENT:  
ANGELO AND CHOLLADA GILMORE  
1949 PEARL ST  
BOULDER, CO 80502

---

DATE: NOVEMBER 16, 2021

---

PROJECT #: 2021034

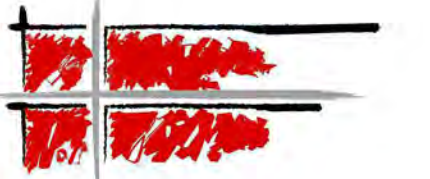
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PROJECT MANAGER: GEA  
DRAWN BY: ADM

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SHEET #:  
**1 OF 3**





**COLORADO:**  
10125 RANCHO MONTECITO  
DR. PARKER, COLORADO 80138  
P.303.840.0020

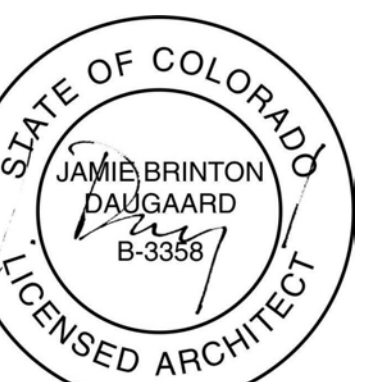
**MONTANA:**  
P.O. BOX 161488  
11 LONE PEAK DR., UNIT 206  
BIG SKY, MONTANA 59716  
P.406.995.7572

**UTAH:**  
1960 SIDEWINDER DR., #101  
PARK CITY, UTAH 84060  
P.435.604.0891

www.centresky.com

MOUNTAIN VILLAGE - LOT 709  
ADAMS RANCH ROAD  
TELLURIDE COLORADO, 81435

NOT FOR  
CONSTRUCTION



Issued For	Date
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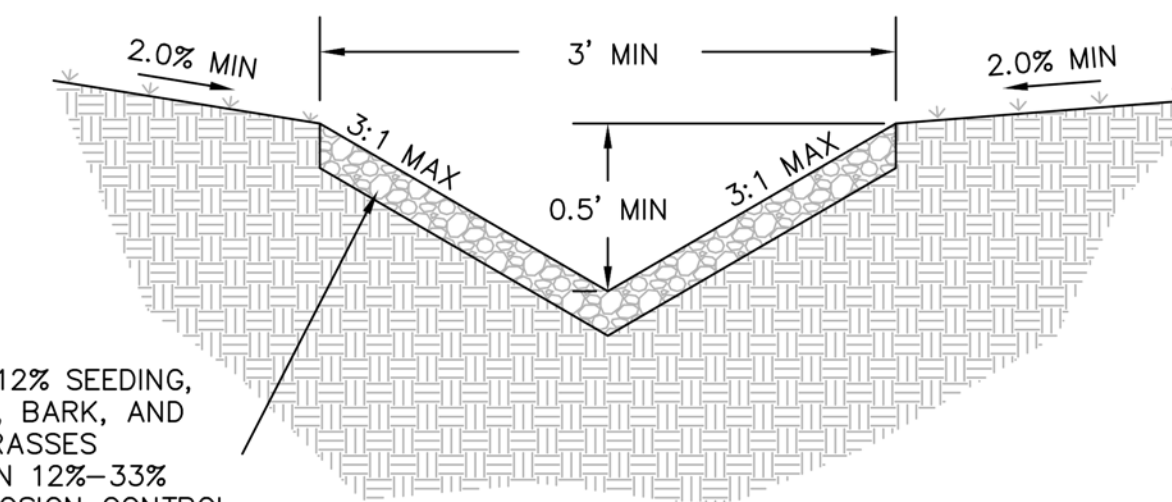
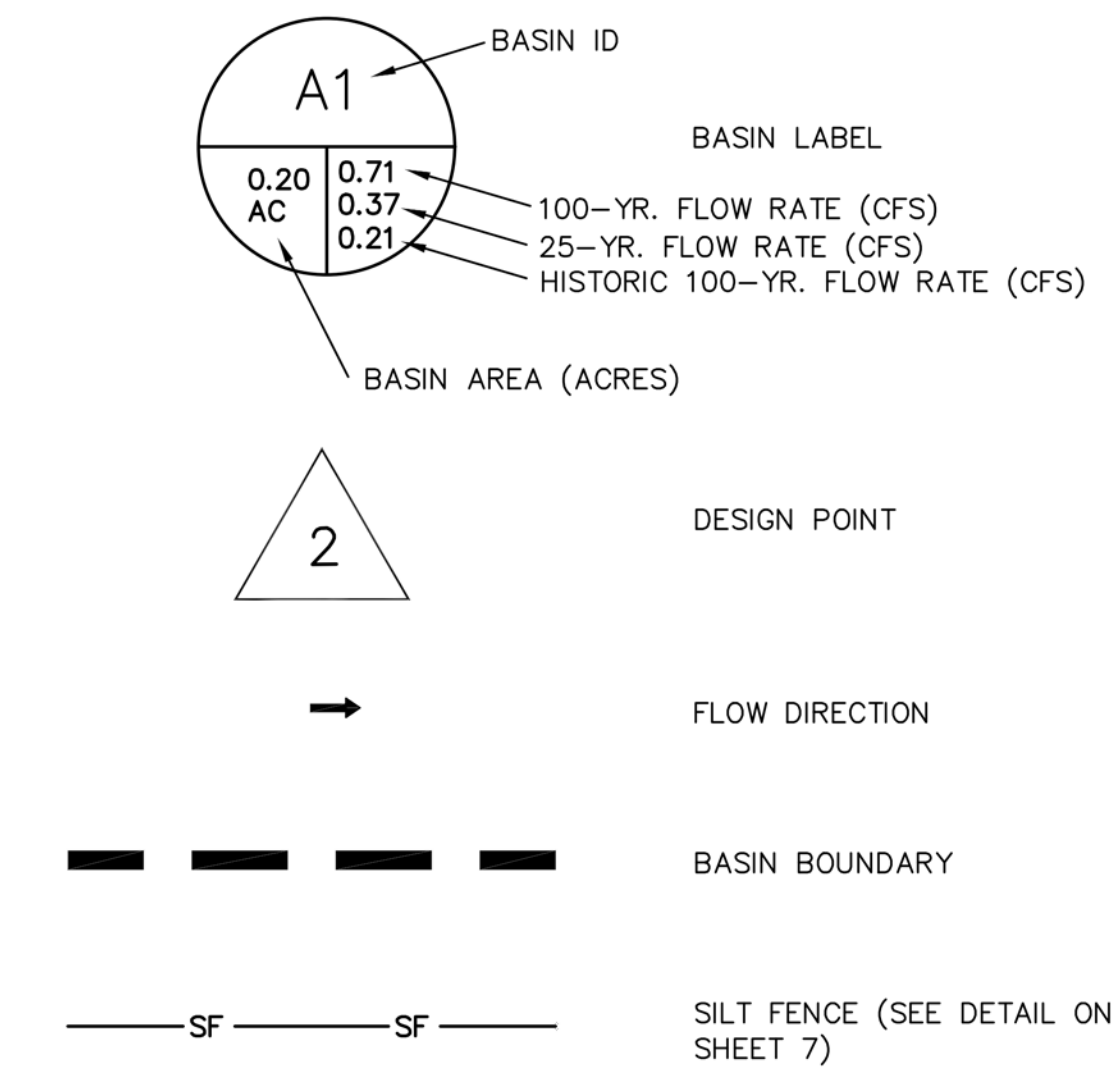
Drawn By: Author  
Date: 03-21-2022  
Project #: 2128.00  
Phase: SD  
Sheet

**C1-0.3**  
DRAINAGE AND  
EROSION PLAN

**NOTES**

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2. TELLURIDE FIRE PROTECTION DISTRICT (TFPD) TO APPROVE ANY DRIVEWAY PRIOR TO FINAL DESIGN.

**LEGEND**



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

**TYPICAL YARD SWALE SECTION**

N.T.S.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
OR  
**811**  
CALL 2-BUSINESS DAYS IN ADVANCE  
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GREGORY E. ANDERSON  
COLORADO PROFESSIONAL ENGINEER  
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RICO, COLORADO 81532  
970-708-0326  
GREG@ALPINELANDCONSULTING.COM

LOT 709 MOUNTAIN VILLAGE  
INITIAL DRB DRAINAGE AND EROSION CONTROL PLAN

**CLIENT:**

ANGELO AND CHOLLADA GILMORE  
1949 PEARL ST  
BOULDER, CO 80502

DATE: NOVEMBER 16, 2021

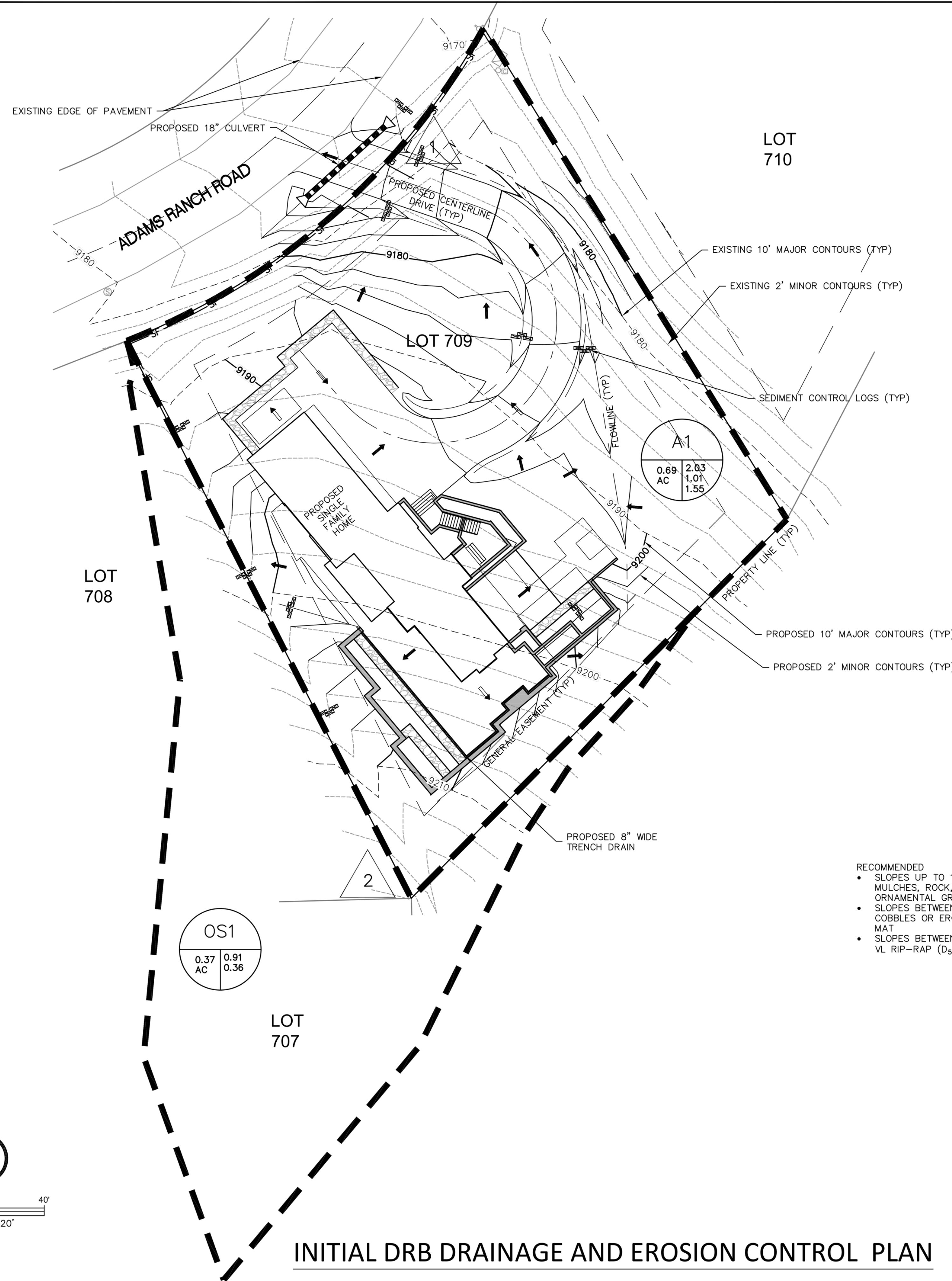
PROJECT #: 2021034

PROJECT MANAGER: GEA  
DRAWN BY: ADM

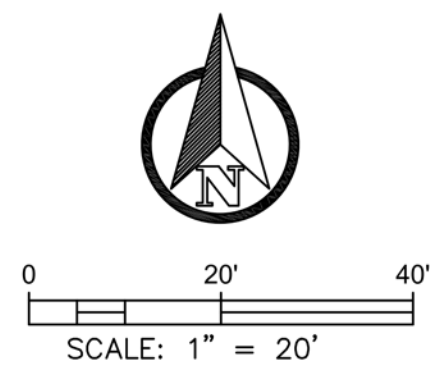
SHEET #:

**2 OF 3**

NO.	REVISIONS	DATE
1	ARCHITECTURAL BUILDING REVISIONS	12/17/21



**INITIAL DRB DRAINAGE AND EROSION CONTROL PLAN**







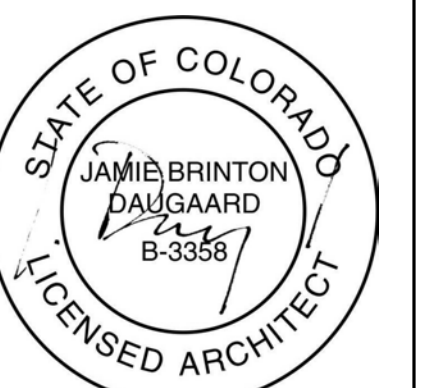
- COLORADO:  
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DR. PARKER, COLORADO 80138  
P.303.840.0020
- MONTANA:  
P.O. BOX 161488  
11 LONE PEAK DR., UNIT 206  
BIG SKY, MONTANA 59716  
P.406.995.7572
- UTAH:  
1960 SIDEWINDER DR., #101  
PARK CITY, UTAH 84060  
P.435.604.0891

www.centresky.com



MOUNTAIN VILLAGE - LOT 709  
 ADAMS RANCH ROAD  
 TELLURIDE COLORADO, 81435

**NOT FOR  
 CONSTRUCTION**



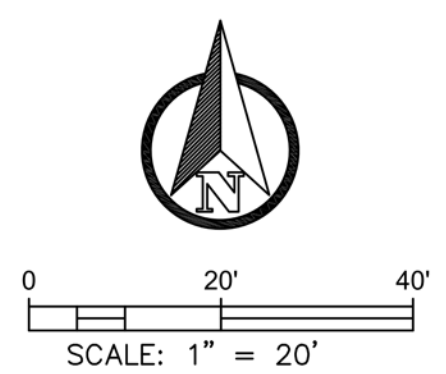
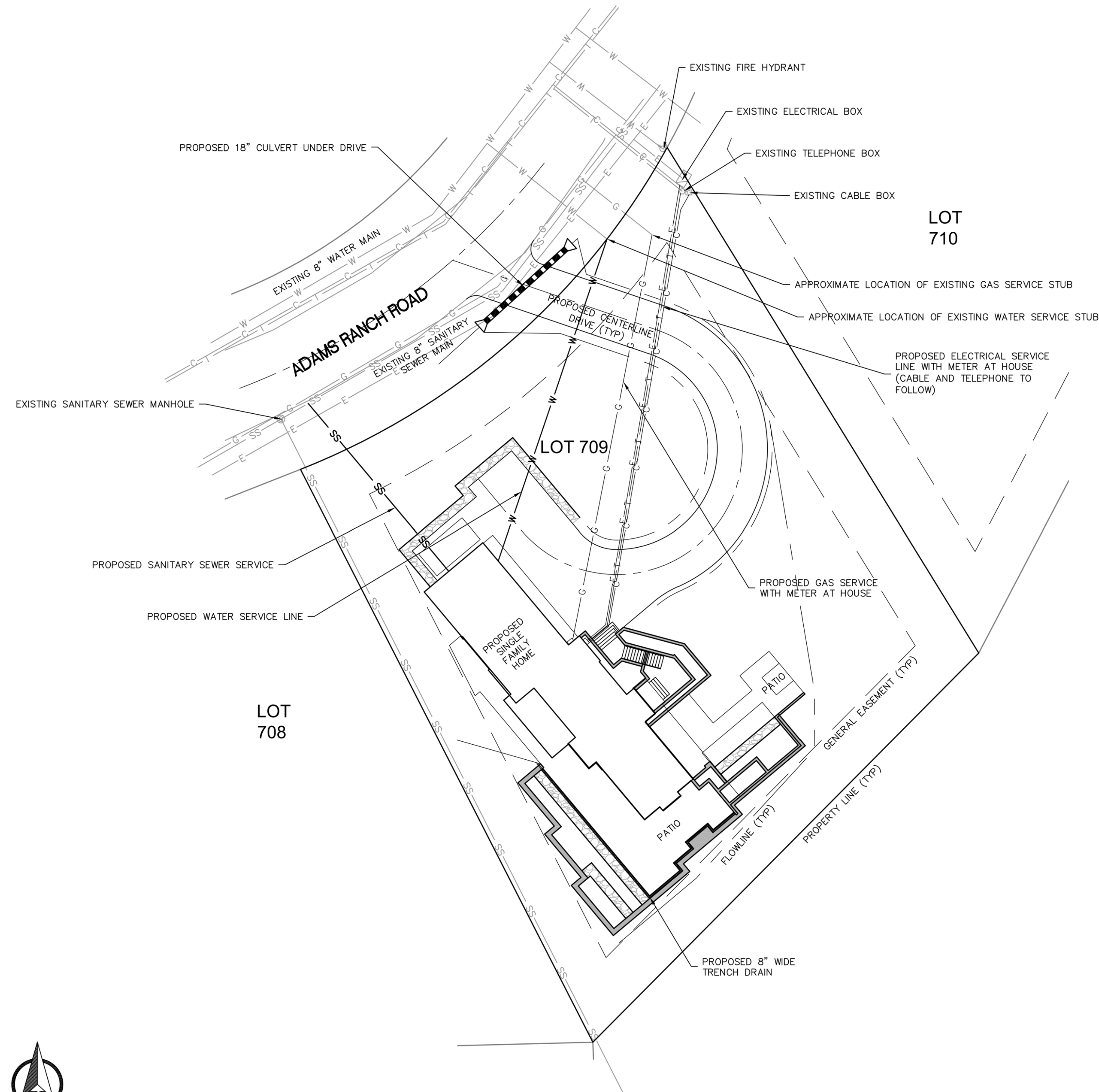
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Drawn By: Author  
 Date: 03-21-2022  
 Project #: 2128.00  
 Phase: SD  
 Sheet:

**C1-0.4**  
 UTILITY PLAN

**NOTES**

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**INITIAL DRB UTILITY PLAN**

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 970-708-0326  
 GREG@ALPINELANDCONSULTING.COM

**LOT 709 MOUNTAIN VILLAGE**  
 INITIAL DRB UTILITY PLAN

**CLIENT:**  
 ANGELO AND CHOLLADA GILMORE  
 1949 PEARL ST  
 BOULDER, CO 80502

DATE: NOVEMBER 16, 2021  
 PROJECT #: 2021034

PROJECT MANAGER: GEA  
 DRAWN BY: ADM

SHEET #:  
3 OF 3



# T-709

TELLURIDE, COLORADO

■ CENTRE SKY ARCHITECTURE, LTD.

FINBRO CONSTRUCTION ■

## CENTRE SKY ARCHITECTURE, LTD.

11 Lone Peak Dr. #206  
P.O. Box 161488  
Big Sky, MT. 59716  
Phone: (970) 406-1598  
E-mail: MarkB@centresky.com  
Website: www.centresky.com

10125 Rancho Montecito Drive  
Parker, CO 80138  
Phone: (970) 729-8064

## MARTINO & LUTH, INC.

999 18th Street  
Suite 855 North  
Denver, CO 80202  
Phone: (303) 359-2543  
Email: russ@mandlinc.com

## LAMBERT & ASSOCIATES

17751 US-550 S  
Montrose, CO 81403  
Phone: (970) 249-2154  
Website: https://lageot.com/

## ARCHITECTURE

## SCOTTY & POM GILMORE

1949 Pearl St., STE C  
Boulder, CO 80302  
Home: (805) 708-2200  
E-mail: AngeloGilmore@gmail.com

## CLIENT

## FINBRO CONSTRUCTION, LLC

70 Pilot Knob Lane, PO Box 3251  
Telluride, CO 81435  
Phone: (970) 728-5038  
Email: Werner@catsman.com  
Website: https://finbroconstruction.com/

## GENERAL CONTRACTOR

## STRUCTURAL ENGINEER

## CHALEEYA DESIGN CO., LTD.

5/21 Phaholyothin 60,  
Kookot, Lanlukka, Pathumthani 12130  
Phone: +02 (081) 531-5996  
E-mail: ChaleeyaDesign@gmail.com

## INTERIOR DESIGN

## ALPINE LAND CONSULTING

220 East Colorado Avenue, STE 203 & 205  
Telluride, CO 81435  
Phone: (970) 708-0326  
Email: Gregg@alpinelandconsulting.com  
Website: https://alpinelandconsulting.com/

## CIVIL ENGINEER

## GEOTECHNICAL ENGINEER

## GRASSROOTS

PO Box 536  
Placerville, CO 81430  
Phone: (970) 729-1657  
E-mail: grassrootstelluride@gmail.com  
Website: telluridelandscape.com

## LANDSCAPE CONSULTANT

## ALL POINTS LAND SURVEY L.L.C.

315 Adams Ranch Road  
Telluride, CO 81435  
Phone: (970) 708-9694  
Website: https://allpointslandsurvey.business.site/

## SURVEYOR

## CONFLUENCE

515 Crystal Circle  
Carbondale, Colorado 81623  
Phone: (970) 963-9720  
https://www.confluencearchitecture.com/

## HERS CONSULTANT

## ■ DRB- INITIAL ARCHITECTURE AND SITE REVIEW

RESUBMIT- MARCH 21, 2022 ■

### CODE ANALYSIS

ZONING DISTRICT	MINIMUM AREA	MAXIMUM HEIGHT	PROPERTY SETBACKS		
			FRONT (ROAD)	SIDE	REAR
REQUIRED	2,500 GSF	35'-0" ABOVE EXIST GRADE	16 FEET	16 FEET	16 FEET
ACTUAL	4,910 GSF	31'-6" ABOVE EXIST GRADE	COMPLIED	COMPLIED	COMPLIED

### AREA ANALYSIS

NAME	AREA
LOWER LEVEL	1341.9 SF
MAIN LEVEL	2033.0 SF
UPPER LEVEL	1710.0 SF
LIVING	4085.0 SF
GARAGE	1022.6 SF
MECH	23.7 SF
NON-LIVING	1226.2 SF
GROSS SF	5311.2 SF

### SITE INFORMATION

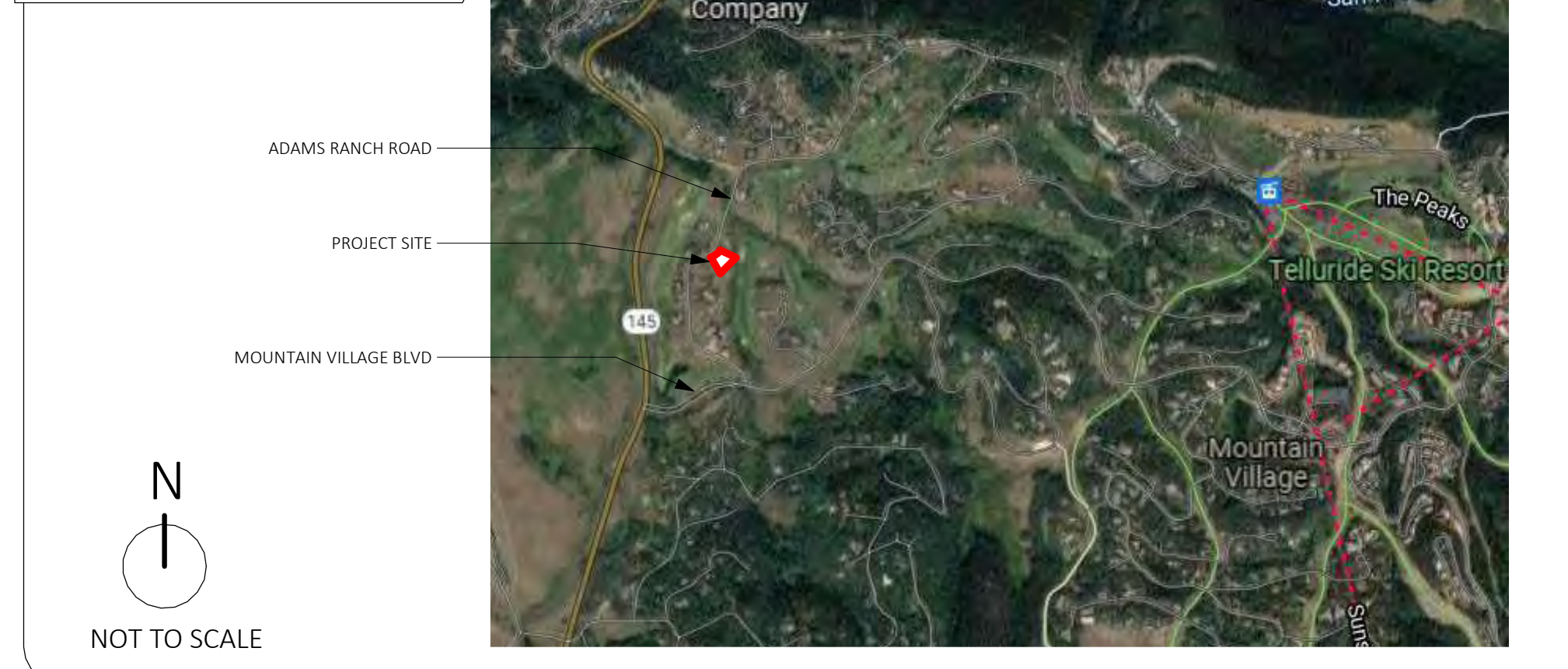
POWER:	SAN MIGUEL POWER ASSOCIATION	BASIC WIND SPEED:	115 MPH 3 SEC. GUST - EXPOSURE C (VERIFY W/ STRUCTURAL ENG.)
WATER:	TOWN	SEISMIC DESIGN CATEGORY:	"D" (VERIFY WITH STRUCTURAL ENG.)
SEWER:	TOWN	FROST DEPTH:	MINIMUM 48" BELOW FINISH GRADE
GAS:	SOURCE GAS - (970) 728-6141	SNOW LOADS:	ROOF: 145 PSF (VERIFY WITH STRUCTURAL ENGINEER)
TELEPHONE SERVICE:		FOUNDATION STANDARD:	GROUND: 180 PSF (REFER TO STRUCTURAL DRAWINGS, GENERAL NOTES & FOUNDATION DETAILS)
UNDERGROUND UTILITY LOCATE:	811		
FIRE DEPT.:	TELLURIDE FIRE PROTECTION DISTRICT (970) 728-3800, SCOTT HEDERIGOTT, FIRE MARSHAL		
DEFENSIBLE SPACE:	30 FEET IS RECOMMENDED		
GEOTECHNICAL REPORT:	LAMBERT & ASSOCIATES COPIES AVAILABLE UPON REQUEST		

### DESIGN CRITERIA

### ABBREVIATIONS

AB	anchor bolt	DWG	drawing	HT	height	PC	pumice-crete	STN	stone
ABV	above	DWR	drawing	HTG	heating	PERF	perforate	STIFF	stiffener
AAC	autoclaved aerated concrete	EHD	electric hand dryer	HWD	hardwood	PERIM	perimeter	STO	storage
ADI	adjacent	E	east, egress	HVAC	heat/ventilate/air condition	PL	plaster	STR	structural
AFF	above finished floor	EA	each	ID	inside diameter	PLAM	plastic laminate	SUSP	suspended
AGG	aggregate	EJ	expansion joint	INCL	include (d) (ing)	PLAS	plastic	SV	stacked overs
ALUM	aluminum	EL	elevation	INSUL	insulate (d) (en)	PLT	plate	T	tread
ALT	alternate	ELEC	electric (el)	INT	interior	PNT	panel	TB	towel bar
ARCH	architect (ural)	EMEM	elastomeric membrane	IRC	international residential code	PR	paint (ed)	TC	terra cotta
ASPH	asphalt	EQ	equal	INV	invert	PSF	pounds per square foot	TEL	telephone
A/C	air conditioning	EGT	equipment	JST	joist	PSI	pounds per square inch	THK	thick (ness)
AVG	average	EWC	electric water cooler	JT	joint	PTD	paper towel dispenser	TO	top of
BD	board	EXH	exhaust	KIT	kitchen	PTN	partition	TOC	top of concrete
BLDG	building	EXT	exterior	KO	knockout	PVC	polyvinyl chloride	TOS	top of steel
BLK	block	FC	faucet	L	length, angle	PVT	pavement	TOW	top of wall
BLKG	blocking	FD	floor drain	LAB	laboratory	PWD	plywood	TPD	toilet paper dispenser
BD	bottom of	FTN	foundation	LAM	laminated (d)	QT	quarry tile	TR	trash compactor
BDT	bottom of	FE	fire extinguisher	LAV	lavatory	R	riser, radius	TS	tube steel
BR	bedroom	FEC	fire extinguisher cabinet	LB	label	RA	return air	TV	television
BRG	bearing	FF	factory finish	LF	lineal feet	RB	rubber base	T&G	typical
BSMT	basement	FFE	finished floor elevation	LT	live load	RCP	reflected ceiling plan	UE	underground electric
BUR	built up roofing	FIR	finish	LWC	lightweight concrete	RD	roof drain	UL	underwriters laboratory
		FLR	fluorescent	MAS	masonry	RE	reference	UNL	unless noted otherwise
		FLR	floor (ing)	MATL	material (s)	REG	register	VCT	vinyl composition tile
		FLUR	fluorescent	MC	mechanic (al)	REF	refrigerator	VERT	vertical
		FND	feminine napkin dispenser	MECH	mechanic (al)	REIN	reinforce (d) (ing)	VR	vapor retarder
		FNV	feminine napkin vendor	MECH	mechanic (al)	REQD	required	W	west, wide, width
		FQC	face of concrete	MTL	metal	REV	revision (s), revised	W/	with
		FOF	face of finish	MFR	manufacturer (r)	RM	room	WC	water closet
		FOM	face of masonry	MH	manhole	RO	rough opening	WD	wood
		FOS	face of stud	MN	minimum	ROW	right of way	WIDW	wide window
		FRM	framing	MISC	miscellaneous	RS	rough sawn	WF	wide flange
		FT	foot	ML	molding	RUB	rubber	WG	wire glass
		FTG	footing	MLD	molding, moulding	RW	refrigerator drawers	WI	wrought iron
		FUT	future	MMB	membrane	S	soath	W/O	without
		GAL	gallon	MND	masonry opening	SA	smoke alarm	WP	waterproof (ing)
		GAL	gallon	MOV	movable	S/A	supply air	WS	warming drawer
		GB	grab bar	MW	micro-wave oven	SAG	suspended acoustic grid	WS	water supply
		GC	general contract	N	north	SC	solid core	WWW	welded wire fabric
		GDO	garage door opener	NAT	natural	SCH	schedule		
		GI	galvanized iron	NIC	not in contract	SD	storm drain		
		GL	glass, glazing	NOM	nominal	SHT	section		
		GL	glass, glazing	NTS	not to scale	SHT	sheet		
		GWB	gypsum wall board			SIM	similar		
		GV	galvanized			SPD	soap dispenser		
		GYP	gypsum			SPC	specification		
						SPR	speaker		
						SQ	square		
						SS	service sink		
						ST	steel		
						STD	standard		

### VICINITY MAP



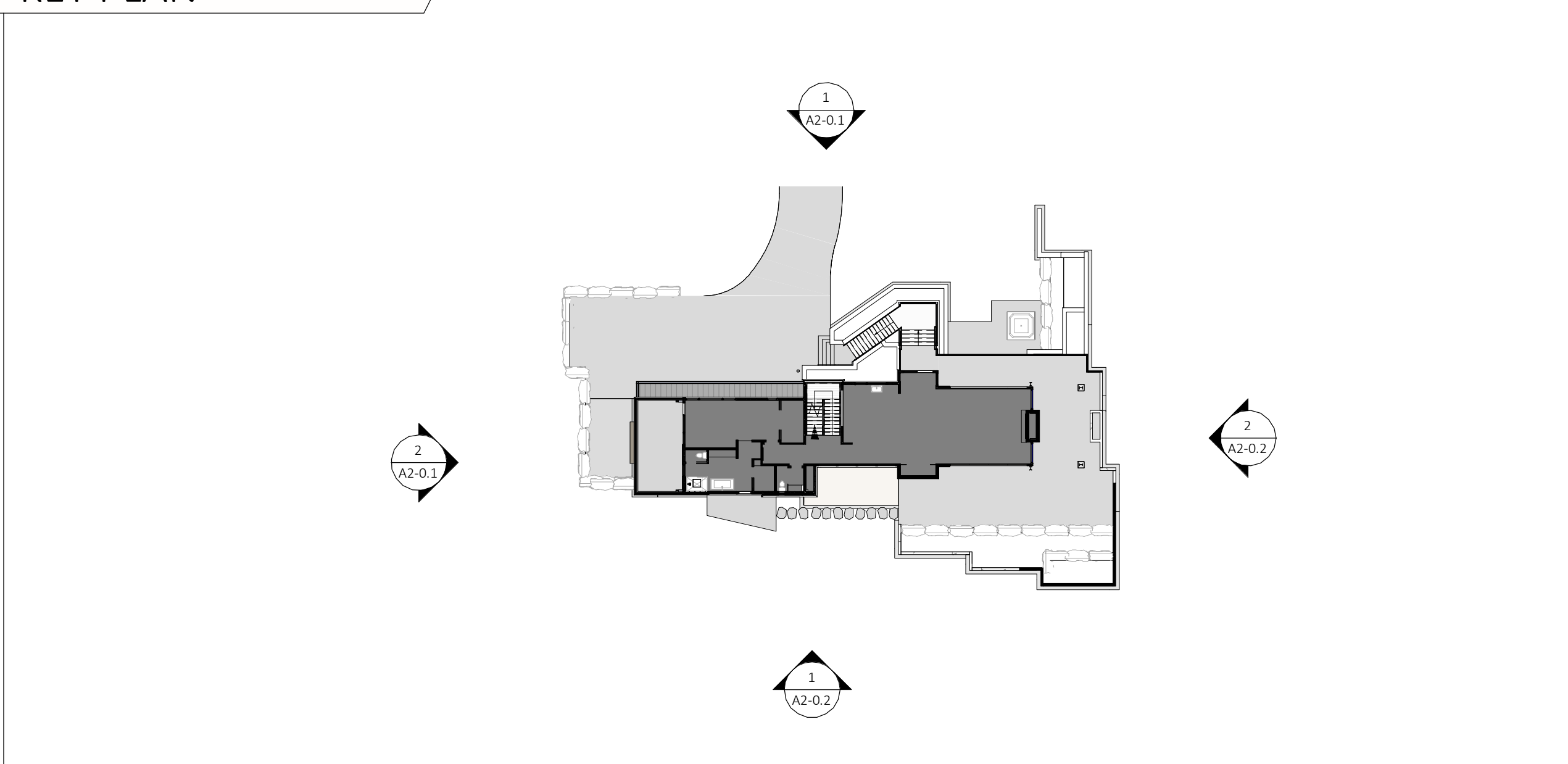
### SHEET INDEX

NO	DESCRIPTION	NO	DESCRIPTION
00	COVER	A1-1.1	LOWER LEVEL PLAN
01	PERSPECTIVES	A1-1.2	MAIN LEVEL PLAN
AD-0.0	TITLE SHEET	A1-1.3	UPPER LEVEL PLAN
AD-0.1	GENERAL NOTES	A1-3.1	ROOF PLAN
AD-0.2	MATERIAL SPECIFICATIONS	A2-0.1	EXTERIOR ELEVATIONS
AD-0.3	AREA PLANS	A2-0.2	EXTERIOR ELEVATIONS
C1-0.1	EXISTING SITE SURVEY	A2-0.5	EXTERIOR MATERIAL CALCULATIONS
C1-0.2	GRADING PLAN	A2-0.6	EXTERIOR MATERIAL CALCULATIONS
C1-0.3	DRAINAGE AND EROSION PLAN		
C1-0.4	UTILITY PLAN		
A1-0.1	ARCHITECTURAL SITE PLAN		
A1-0.5	SITE SECTIONS		
A1-0.7	EXISTING SITE PHOTOS		

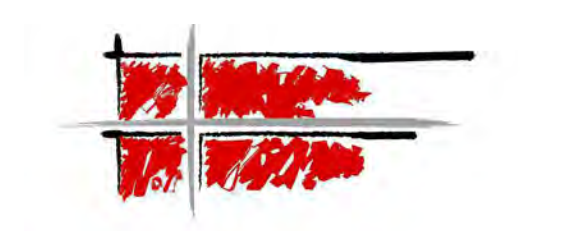
### GRAPHIC SYMBOLS

100'-0" T.O. CONC.	POINT ELEVATION POINT	---	LINE OF ELEMENT ABOVE OR HIDDEN
0	EXTERIOR ELEVATION MARKER	1	TITLE SCALE
0	BUILDING SECTION & SECTION DETAIL MARKER	0	DETAIL INDICATOR
1	INTERIOR WALL ELEVATION MARKER	0/AD-0.0	SECTION DETAIL INDICATOR
ROOM	ROOM NAME	1	REVISION MARKER
100	ROOM NUMBER		
100	DOOR INDICATOR		
X	WINDOW TYPE		
+	WALL TYPE		
+	DATUM POINT		
---	BREAK LINE		
●	NEW CONCRETE	●	PUMICE-CRETE
●	FRAMED EARTH RASTRA PANELS	●	TIMBER OR LOG ELEMENT
●	INSULATION	●	EARTH
●	ASPHALT	●	WALL TO BE REMOVED
●	EXISTING WALL TO REMAIN	●	NEW WALL

### KEY PLAN



CENTRE SKY ARCHITECTURE, LTD. ARCHITECTURE & PLANNING

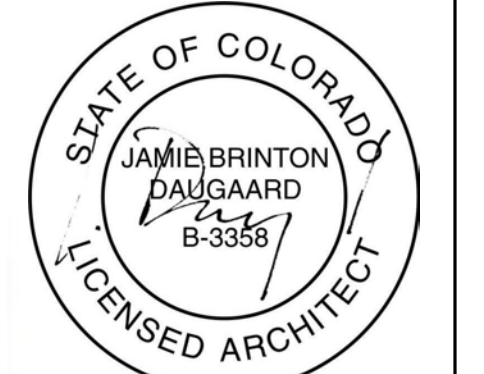


COLORADO: 10125 RANCHO MONTECITO DR. PARKER, COLORADO 80138 P.303.840.0020  
MONTANA: P.O. BOX 161488 11 LONE PEAK DR., UNIT 206 BIG SKY, MONTANA 59716 P.406.995.7572  
UTAH: 1960 SIDEWINDER DR., #101 PARK CITY, UTAH 84060 P.435.604.0891

www.centresky.com

MOUNTAIN VILLAGE - LOT 709  
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Drawn By M.H.B.  
Date 03-21-2022  
Project # 2128.00  
Phase SD  
Sheet

A0-0.0  
TITLE SHEET



## GENERAL NOTES

GENERAL NOTES ARE INDENTED TO HIGHLIGHT OR IN SOME CASES SUPPLEMENT PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.

- ALL CONSTRUCTION INCLUDED UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, STANDARDS, REGULATIONS, ORDINANCES, SPECIFICATIONS AND ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL SCHEDULE CONSTRUCTION LIMITS AS SET FORTH WITHIN THIS DRAWING SET. ALL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND OR RE-LANDSCAPED AS SET FORTH IN THE LANDSCAPING PLAN OR TO MATCH EXISTING WHERE NOT NOTED, SUCH THAT THEY BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL AREAS.
- NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. FROM STUCCO, PAINT, ROOFING, FORM, CONCRETE OR OTHER DAMAGE BY COVERING WITH PLASTIC OR AS REQUIRED. PROVIDE A 4" HIGH BARRIER WITHIN BUILDING ENVELOPE (WHERE APPLICABLE). KEEP MATERIALS AND WORKMAN WITHIN THE FENCE TO PREVENT DAMAGE TO NATURAL, TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS EXTENDING BEYOND THE IMMEDIATE BUILDING SITE THAT ARE DISTURBED THROUGH CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY DEWEL, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE. ALL TRADES SHALL BE RESPONSIBLE TO COMPLETE SITE INVESTIGATION TO DETERMINE SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
- ALL PROPERTY AND BUILDING LINES AS WELL AS ALL SPOT ELEVATIONS SUCH AS TOP OF PWD IN RELATION TO EXISTING GRADE, SHALL BE FIELD VERIFIED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- HOUSE ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER, SO THAT IT IS REASONABLY VISIBLE TO ALL RETAINING WALLS TO HAVE DRAIN TILE SURROUNDED BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" OC. (TYP). REFER TO SOils REPORT FOR FURTHER INFORMATION.
- 3" OF NON COMBUSTIBLE SPACE AROUND HOUSE PERIMETER IS REQUIRED. 30'-0" DEFENSIBLE SPACE AROUND HOUSE PERIMETER IS STRONGLY RECOMMENDED.
- UTILITIES
- CONTRACTOR SHALL CONFIRM WITH EACH APPLICABLE AGENCY THAT ALL UTILITIES (SEWER, POWER, WATER, ETC.) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAIN.
- CONTRACTOR SHALL NOTIFY UTILITY LOCATOR A MINIMUM OF (3) WORKING DAYS PRIOR TO COMMENCING WORK TO DETERMINE HOW RESPECTIVE UTILITIES WILL BE EFFECTED BY CONSTRUCTION.
- ALL UTILITIES ARE TO BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
- ELECTRICITY ROUTING AND CONDUIT TRENCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
- ELECTRICAL METERS SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
- WATER SUPPLY LINE SHALL BE 1 1/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS NOTED OTHERWISE.
- EXCAVATION
- ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
- FINISH GRADE SHALL BE A MINIMUM OF 8" INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 30'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 2:1 UNLESS NOTED OTHERWISE. - GEOTECHNICAL REPORT TO SUPERSEDE ANY FURTHER CONFLICTS.
- THERE SHALL BE AN EVEN SLOPE BETWEEN NEW GRADES. UNLESS NOTED OTHERWISE, MEET EXISTING GRADES AT A MAXIMUM SLOPE OF 1:2" VERTICAL TO 2'-0" HORIZONTAL AND A RECOMMENDED SLOPE OF 1:2" VERTICAL TO 10'-0" HORIZONTAL. ALL FINISHED EARTH GRADES TO BE 1" BELOW ADJACENT WALLS AND DRIVES UNLESS OTHERWISE NOTED. DITCHES TO HAVE SMOOTH CONTOURS TO FACILITATE WATER FLOW AND VERTICAL SEPARATION.
- THE UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED, AND ALL CRAWL SPACES SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS BEFORE STRUCTURE IS OCCUPIED.
- FIRE SUPPRESSION
- FIRE SUPPRESSION SYSTEM IS REQUIRED. SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
- FIRE SUPPRESSION ENGINEER OF RECORD SHALL BE CONTACTED BY GENERAL CONTRACTOR TO PERFORM ON-SITE OBSERVATION VERIFYING THE INSTALLATION IS IN ACCORDANCE WITH PLANS PROVIDED.
- STAGING NOTES
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
- ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CURBS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPER.
- GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2" OR 3/4" SCREENED ROCK TO COVER ALL DRIVEWAYS, PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF 18" MINUS 3" PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC.
- ANY USE OF ANY FIRE HAZARD IS PROHIBITED FOR USE BY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
- ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
- DITCHES OR GULLIES TO PROVIDE ONE LOCATION FOR CONCRETE TRUCK WASHOUT, CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.

## SITE MANAGEMENT NOTES

- GENERAL NOTES
- BUILDING FOOTPRINT SHALL BE LOCATED BY A CERTIFIED SURVEYOR & TO BE REVIEWED AND APPROVED BY ARCHITECT BEFORE COMMENCING WORK.
- CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, DEBRIS AND EXISTING STRUCTURES, INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTING TOPSOIL IN ALL AREAS OF DEVELOPMENT.
- DO NOT DISTURB EXISTING CONSTRUCTION LIMITS AS SET FORTH WITHIN THIS DRAWING SET.
- ALL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND OR RE-LANDSCAPED AS SET FORTH IN THE LANDSCAPING PLAN OR TO MATCH EXISTING WHERE NOT NOTED, SUCH THAT THEY BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL AREAS.
- NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. FROM STUCCO, PAINT, ROOFING, FORM, CONCRETE OR OTHER DAMAGE BY COVERING WITH PLASTIC OR AS REQUIRED. PROVIDE A 4" HIGH BARRIER WITHIN BUILDING ENVELOPE (WHERE APPLICABLE). KEEP MATERIALS AND WORKMAN WITHIN THE FENCE TO PREVENT DAMAGE TO NATURAL, TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS EXTENDING BEYOND THE IMMEDIATE BUILDING SITE THAT ARE DISTURBED THROUGH CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY DEWEL, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE. ALL TRADES SHALL BE RESPONSIBLE TO COMPLETE SITE INVESTIGATION TO DETERMINE SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
- ALL PROPERTY AND BUILDING LINES AS WELL AS ALL SPOT ELEVATIONS SUCH AS TOP OF PWD IN RELATION TO EXISTING GRADE, SHALL BE FIELD VERIFIED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- HOUSE ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER, SO THAT IT IS REASONABLY VISIBLE TO ALL RETAINING WALLS TO HAVE DRAIN TILE SURROUNDED BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" OC. (TYP). REFER TO SOils REPORT FOR FURTHER INFORMATION.
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## G.C. SUBMITTALS TO ARCHITECT

- PROJECT SCHEDULE
- PROJECT BUDGET
- RADON MITIGATION PLAN AND DETAILS
- FIRE SUPPRESSION DESIGN AND LAYOUT, IF REQUIRED.
- MECHANICAL ROOM EQUIPMENT LAYOUT
- ROOF PENETRATION PLAN
- MATERIAL SAMPLES AND MOCKUPS AS REQUIRED - SEE MATERIAL LEGEND.
- STEEL SHOP DRAWINGS
- TIMBER SHOP DRAWINGS
- DOOR AND WINDOW SUBMITTALS AND SHOP DRAWINGS
- ROUGH OPENING WALK THROUGH REQUIRED, COORD W/ ARCH.
- PRE MANUFACTURED TRUSS SHOP DRAWINGS, AS APPLICABLE.
- VAPOR BARRIER SPEC AND SUBMITTAL SHEETS
- INSULATION SPEC AND SUBMITTAL SHEETS
- BELOW SLAB INSULATION THROUGH REVIEW & APPROVAL REQUIRED, COORD W/ ARCH.
- MECHANICAL DESIGN AND SHOP DRAWINGS WHERE MECHANICAL DESIGN IS NOT PROVIDED AS PART OF ARCHITECTS SCOPE.
- ELECTRICAL WALK THROUGH REQUIRED, COORD W/ ARCH, OWNER
- SNOW GUARD AND GUTTER SUBMITTALS AND SHOP DRAWINGS
- DOCUMENTATION OF SITE INSPECTIONS FROM STRUCTURAL, ENGINEER AND GEOTECHNICAL ENGINEER AS OUTLINED BY EACH ENTITY.
- BLOWER DOOR TEST RESULTS
- THERMAL IMAGING TEST RESULTS (KEVIN BUDO: 406.581.3090)
- CONTRACT W/ RECYCLING COMPANY COORD. INFORMATION W/ ARCHITECT.
- OPERATIONS AND MAINTENANCE MANUAL.
- 3D HOUSE SCAN BY 3D BOZEMAN, LLC. SCAN TAKEN BEFORE DRYWALL IS INSTALLED. ANOTHER OPTIONAL SCAN AFTER HOUSE IS COMPLETED.
- WEEKLY OR BI-WEEKLY CONSTRUCTION REPORTS AND PHOTOS DESCRIBING ALL WORK PERFORMED, ANY BUDGET ITEMS, AND UP COMING SCHEDULE READINGS.
- UNDERGROUND UTILITIES RECORD DRAWINGS.
- TILE LAYOUT TO BE REVIEWED BY ARCHITECT OR ID

## EROSION CONTROL AND BMP'S

- STORM WATER DETENTION POND(S) ARE REQUIRED TO MINIMIZE SEDIMENT RUNOFF. SEE SITE PLAN AND SITE DETAILS. FOR FURTHER INFORMATION.
- STORM WATER DETENTION POND(S) SHOULD BE LOCATED ON SITE TO MAXIMIZE THE COLLECTION OF SURFACE RUNOFF WATER. IN ADDITION TO COLLECTING ROOF DRAINS AND DOWNSPOUTS THAT ARE APPLICABLE.
- DO NOT DISTURB EXISTING CONSTRUCTION LIMITS AS SET FORTH WITHIN THIS DRAWING SET.
- CONTRACTOR SHALL CONDUCT THEIR WORK IN SUCH A MANNER THAT ALL SOIL, FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SANITARY SEWAGE, AND OTHER HARMFUL MATERIALS ARE CONTROLLED WITHIN THE PROJECT LIMITS AND PREVENTED FROM ENTERING STORM SEWERS, WATER COURSES, RIVERS, LAKES OR RESERVOIRS.
- THE CONTRACTOR SHALL PLACE A FILTER OR BARRIER COMPOSED OF STRAW, STONE, FILTER FABRIC OR DRAINAGE STRUCTURE GRATES OR OTHER APPROVED MATERIAL AROUND ALL DRAINAGE COURSES TO PREVENT SEDIMENTATION IN THESE AREAS. AFTER THE CONSTRUCTION OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL REMOVE THESE FILTERS AND CLEAN ALL THE SEDIMENT AND DEBRIS FROM THE CATCH BASINS OR OTHER DRAINAGE STRUCTURES.
- THE COST OF THIS WORK AND OTHER CONTROL MEASURES, WHICH MAY BE REQUIRED, WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCLUDED UNDER THE SCOPE OF THIS PROJECT.
- FOR RECOMMENDED SEDIMENT CONTROL INSTALLATION, VISIT [www.txdot.gov](http://www.txdot.gov) OR ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.
- INTRODUCED DRAINAGE FEATURES SHALL BE NATURAL APPEARING, DESIGNED TO EMULATE INDIGENOUS SWALES AND WASHES AND SHALL CONFORM TO ALL DRAINAGE EASEMENTS.
- A "STORM WATER POLLUTION PROTECTION PLAN" (SWPPP) AND PERMIT IS REQUIRED FOR ANY PROJECT WHICH THE AREA OF DISTURBANCE IS GREATER THAN 1 ACRE. FURTHERMORE, THE GOVERNING DEVELOPMENT MAY REQUIRE A SWPPP REGARDLESS OF SIZE OF AREA OF DISTURBANCE.

## DRIVEWAY REQUIREMENTS

- ANY DRIVEWAY THAT SHALL SERVE AS A "TIRE LANES" AS INDICATED ON THE ARCHITECTURAL LOT DIAGRAM, SHEET A3-0.1, SHALL CONFORM TO THE FOLLOWING:
  - A TYPICAL ROUND DRIVEWAY SURFACE CAPABLE TO SUSTAIN ANY IMPOSED LOADS OF FIVE AXELWEIGHTS (30 TONS).
  - A MIN. UNDISTURBED DRIVEWAY WIDTH OF NOT LESS THAN 10'-0" AND A MAXIMUM WIDTH OF 14'-0".
  - A MIN. UNDISTURBED CLEARANCE OF NOT LESS THAN 13'-6".
  - A MAXIMUM SLOPE OF 2% AT ANY STRAIGHT RUN AND RECOMMENDED MAXIMUM SLOPE OF 5% AT ANY TURN LOCATION.
  - MINIMUM INSIDE TURNING RADIUS OF 30'-0", AND MINIMUM OUTSIDE TURNING RADIUS OF 50'-0".
- INSIDE TURNING RADIUS FOR ANY DRIVEWAY THAT IS NOT PART OF A "TIRE LANE" SHALL NOT BE LESS 30'-0".
- DRIVEWAYS SHALL HAVE A NORMAL GRADE NOT TO EXCEED 10% EXCEPT FOR THE FIRST AND LAST 2'-0" OF DRIVEWAY WHICH IS NOT TO EXCEED 4%.
- A MAXIMUM OF 5% GRADE IS STRONGLY RECOMMENDED AT ANY AND ALL TURNING LOCATIONS.
- SEE DETAILS FOR DRIVEWAY SECTION DETAILS.

## LANDSCAPING

- LANDSCAPE CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT PRIOR TO INSTALLATION, COPIES OF REPORT AVAILABLE UPON REQUEST. RE: ARCHITECT/GENERAL CONTRACTOR/OWNER.
- REFERENCE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE NOTES.

## REMEDIATION - DUST CONTROL

- DUST CONTROL PLAN IS TO BE SUBMITTED TO OWNER AND ARCHITECT BEFORE DEMOLITION OCCURS.
- ISOLATE WORK AREA CLOSE TO DITCHES AND SEAL OFFS NOT IN USE WITH TAPE.
- CREATE TEMPORARY WALLS AND CORDON OFF AREAS USING A "ZIPWALL DUST BARRIER SYSTEM" OR EQUAL TO THE MANUFACTURER'S SPECS.
- FLOOR PAPER SHOULD BE APPLIED TO ALL AREAS OF THE CONSTRUCTION ZONE.
- DESIGNATE ONE DOORWAY INTO THE STRUCTURE AND INSTALL A "ZIPPOOR KIT" OR EQUAL IN THAT ENTRY WAY SEPARATING WORK AREA FROM THE REST OF THE HOME. IT IS RECOMMENDED TO CHOOSE AN ENTRY WAY THAT ALSO HAS A DOOR TO CLOSE TO CREATE A BARRIER.
- DEMO WASTE TO BE REMOVED THROUGH DUST BARRIER PROTECTION AREA, NOT THROUGH UNPROTECTED AREAS.
- IF POSSIBLE, COMPLETELY ELIMINATE ACCESS FROM THE NON-CONSTRUCTION AREAS, PROVIDING OUTDOOR OR ALTERNATIVE ACCESS TO REST ROOMS, OUTSIDE BASEMENT ACCESS TO UTILITIES, ETC..
- IT IS RECOMMENDED THAT STICKY HANDS BE PLACED DIRECTLY OUTSIDE OF THE ENTRANCE TO THE CONSTRUCTION ZONE IN AN ATTEMPT TO CAPTURE EXTRA DUST FROM THE EXTERIOR.
- IT IS RECOMMENDED TO USE HIGH EFFICIENCY, HEPA FILTERED DUST CONTROL EQUIPMENT AND CONTAINMENT BARRIERS TO HELP ISOLATE AND REMOVE PARTICLES RELEASED INTO THE AIR DURING DEMOLITION.
- ESTABLISH ANEAGATIVE PRESSURE ENVIRONMENT WITH OUTDOOR AIR CIRCULATION, KEEP WINDOWS AND DOORS IN THE NON-REMEDIATION HOME CLOSED AT ALL TIMES.
- TURN OFF DUCT WORK BLOWER AND COOLING DURING THE ENTIRE CONSTRUCTION PROCESS. IT IS RECOMMENDED TO TAPE PLASTIC BARRIER OVER THE REGISTERS AND VENTS THROUGH OUT THE HOME.
- PREVENT OR SIMILAR PRODUCT TO BE ADDED TO EXPOSED DUCT INTAKES IMMEDIATELY AFTER THEY ARE INSTALLED.
- IT IS RECOMMENDED TO USE A HEPA VACUUM FOR CLEANING PIPES, NOT SWEEPING WITH A BROOM.
- EXISTING LIGHT FIXTURES TO REMAIN WILL BE SEALED OFF WITH PLASTIC AND TAPE.
- ONCE CARPET OR WOOD FLOORING IS REMOVED, MAKE SURE RYWOOD SURFLOOR IS SECURELY ATTACHED TO PREVENT SQUEAKS.
- IT IS RECOMMENDED TO PERFORM AS MUCH OF THE WORK OUTSIDE AS POSSIBLE.
- IT IS RECOMMENDED THAT ALL SMOKE ALARMS BE TAPED AND COVERED AFTER INSTALL.

## STANDARD PUNCH LIST ITEMS

GO THROUGH AND COMPLETE ALL STANDARD PUNCH LIST ITEMS LISTED BELOW PRIOR TO FINAL PUNCH LIST WALK THROUGH WITH ARCHITECT.

- BRING OPERATIONS & MAINTENANCE MANUAL - BINDER TO BE PROVIDED BY GC
- CLEAR UP GENERAL EXTERIOR AND INTERIOR CONSTRUCTION CLEAN UP
- REMOVE OR CLEAN UP PAINT - EXTERIOR AND INTERIOR PAINT SHOULD NOT TRIM OR OTHER MATERIALS
- PUTTY - APPLY PUTTY TO ALL INTERIOR FINISH NAHLES
- PAINT/STAIN - APPLY PAINT OR STAIN TO PUTTIED NAH HLES OR WOOD THAT HAS BEEN CHIPPED
- SEALANT OR CAULK APPLIED WHERE APPLICABLE
- DRYWALL MUD & JOINT
- REMOVE TAPE
- PAIN MONTHS STRIKE FLAT BRACK THROUGHOUT
- CLEAN EXTERIOR THRESHHOLDS
- ORIENTATE PLUMBING FUTURE HANDLES AND DEGREES TO FLOOR OR COUNTER
- STAIN - STAIN OR STAIN TO PUTTIED NAH HLES OR WOOD THAT HAS BEEN CHIPPED
- WOOD FLOOR FILL
- CLEAN WINDOW SASH
- CABINET DOOR BUMPS ADJUSTED
- ALL DRAWERS TO BE ADJUSTED TO THERE BE NO MOVEMENT AND NO RUBBING
- PAINT FLOOR MECHANICAL VENTS FLAT BLACK
- CLEAN ALL VENTS OF ANY CONSTRUCTION DEBRIS

## MOISTURE CONTROL

- SLOPE PATIO SLABS, WALKS AND DRIVEWAYS A MINIMUM ON 1/8" PER FT. AWAY FROM U.N.I.N. TAMP BACK FILL IN LAYERS TO PREVENT SETTLING. AN SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A MINIMUM OF 1:10.
- INSTALL PROTECTED DRAIN TILE AT FOOTINGS. PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING OR JOINTS TILE SYSTEM.
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION AND INTO AN APPROVED SEWER SYSTEM. PROVIDE SEALED (GASKETS) SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROVIDE CAPILARY BREAK BEHIND CONCRETE SLAB, INCLUDING BASEMENT FLOORS.
- DAMP PROOF OR WATERPROOF ALL EXTERIOR SURFACES OF BELOW GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE STRUCTURE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATERAL PIPING THAT SLOPE AWAY FROM FOUNDATION A MINIMUM OF 1:10".
- CONSTRUCTION OF ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROCK BED WITH WATERPROOF LINER DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM NOT CONNECTED TO THE FOUNDATION (RAIN TIE SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 10 FT. FROM THE FOUNDATION. RAINWATER HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PROPERLY DRAIN OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIAL AND MOISTURE PROTECTIVE SYSTEMS IN VULNERABLE AREAS TO PREVENT THE GROWTH OF MOISTURE. INSTALL WATER-RESISTANT HARD-SURFACE FLOORING IN KITCHENS, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT BACKING MATERIAL (I.E., CEMENT BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACE BOARD) BEHIND TUB AND SHOWER ENCLOSURES.
- INSTALL ALL CONCRETE DISCHARGE CONNECTIONS TO SECTION M413.1.3.
- INSULATE PIPING INSTALLED IN EXTERIOR WALLS.
- DO NOT INSTALL CONTINUOUS VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE HIGH SOIL AIR VAPOR RESISTANCE PARTICLES RELEASED INTO THE AIR DURING DEMOLITION.
- EXTERIOR WALL IN WARM-HUMID CLIMATES: EXAMPLE: AN INTERIOR STUD WALL ERECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOAM-FACED PAPER, POLYETHYLENE FILM OR VINYL WALLPAPER ON ITS INTERIOR SURFACE. WATER VAPOR PASSES FROM THE DAMP EARTH THROUGH THE BELOW-GRADE CONCRETE EXTERIOR WALL WHICH WILL CAUSE INSULATION MATERIALS TO ACCUMULATE ON MICROCLIMATE. USING MATERIALS 2 PERMS OF MORE ON THE INTERIOR OF THE WALLS ALLOWS IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) EITHER THE FRAMING MEMBERS OR INSULATION HAS BEEN APPLIED INSULATION. FOR BEST APPLIED INSULATION, FOLLOW THE MANUFACTURER'S DRIVING REQUIREMENTS. LUMBER SHOULD NOT EXCEED 18% MOISTURE CONTENT. GRADE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN INTO LANDSCAPED/INLAND HOLDING POND(S) TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP# 5. EPA REQUIREMENTS.

## GEOTECHNICAL REPORT NOTES

NOTES REGARDING THE GEOTECHNICAL REPORT PROVIDED HERE ARE IN NO WAY INTENDED TO SERVE AS A SUPPLEMENT TO THE GEOTECHNICAL REPORT. IT IS REQUIRED THAT THE GENERAL CONTRACTOR AS WELL AS ANY APPLICABLE SUB CONTRACTORS RECEIVE AND REVIEW THE GEOTECHNICAL REPORT, IN ITS ENTIRETY AND TO NOTIFY THE GEOTECHNICAL ENGINEER IF THERE ARE ANY QUESTIONS OR CONCERNS.

A FULL GEOTECHNICAL ANALYSIS AND REPORT HAS BEEN PREPARED FOR THIS PROPERTY BY: **JAMBERT & ASSOCIATES, P.C.** DATED: AUGUST 2024. PROJECT # M2103162

- SURFACE & SUBSURFACE DRAINAGE SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AS SET FORTH IN THE REFERENCED GEOTECHNICAL REPORT.
- PROPER DRAINAGE SHOULD BE PROVIDED IN THE FINAL DESIGN AND DURING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY ISSUES OR CONFLICTS NOT ACCOUNTED FOR WITHIN THESE NOTES.
- REVISIONS TO THE ORIGINAL OR THE REFERENCED GEOTECHNICAL REPORT.
- SITE PREPARATION PROCEDURES AND FOUNDATION EXCAVATIONS TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO ASSESS THAT THE ADEQUATE BEARING CONDITIONS EXIST AND THAT PLACEMENT OF ENGINEER'S FILL HAS BEEN PERFORMED SATISFACTORILY. IF THE SOIL CONDITIONS ENCOUNTERED DEFER SIGNIFICANTLY FROM THOSE PRESENTED IN THE GEOTECHNICAL REPORT, SUPPLEMENTAL RECOMMENDATIONS MAY BE REQUIRED.
- POSITIVE DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED THROUGHOUT THE LIFE OF THE PROPOSED DEVELOPMENT. INFILTRATION OF WATER INTO UTILITY OR FOUNDATION EXCAVATIONS MUST BE PREVENTED DURING CONSTRUCTION.
- STRIP AND REMOVE ANY EXISTING VEGETATION, ORGANIC TOPSOILS, DEBRIS AND ANY OTHER DELETERIOUS MATERIALS FROM THE BUILDING AREAS. THE BUILDING AREAS ARE EXTENDED AS THAT AREA WITHIN THE BUILDING FOOTPRINT PLUS 5 FEET BEYOND THE PERIMETER OF THE FOOTPRINT. ALL EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS THAT COULD PREVENT UNIFORM COMPACTION.
- FROZEN SOILS SHOULD NOT BE USED AS FILL OR BACKFILL.
- EXISTING SOILS REMOVED AT BUILDING FOOTPRINT EXCAVATION MAY BE REUSED IN LANDSCAPE AREAS, AS LONG AS IN ACCORDANCE OF THE REFERENCED GEOTECHNICAL REPORT.
- ALL IMPORT FILL AND CONCRETE BACKFILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. WHERE FILL IS TO BE PLACED, LOOSE OR OTHERWISE UNSUITABLE MATERIAL SHOULD BE REMOVED PRIOR TO PLACEMENT OF NEW FILL.
- GEOTECHNICAL ENGINEER OF RECORD SHALL BE CONTACTED BY THE GENERAL CONTRACTOR AT THE ONSET OF THE PROJECT TO SCHEDULE AND PERFORM ON-SITE REVIEWS AT THE GEOTECHNICAL ENGINEERS DISCRETION THROUGHOUT ANY AND ALL STAGES OF EXCAVATION AND FOUNDATION.
- ALL EXCAVATION WORK SHALL CONFORM TO OSHA REGULATIONS.

## RECYCLING

AT A MINIMUM THE FOLLOWING EXCESS MATERIALS TO BE RECYCLED: CARBONADO, DRYWALL, WOOD, METAL, COPPER, BRASS, STEEL, TIN, NEWSPAPER, AND CARBONADO.

THE FOLLOWING RECYCLING CONTRACTORS ARE TO BE CONSIDERED:

- TBD

## RADON SYSTEMS

NOTE: RADON PLAN TO BE SUBMITTED BY CONTRACTOR, TO ARCHITECT FOR REVIEW. RADON MEASURED IN PHO CURVES PER LITER (PCL)

- < 4 pCi/L - ACTION REQUIRED LEVEL
- < 2 pCi/L - ACCEPTABLE LEVEL
- > 2pCi/L - RADON LEVEL GOAL

## RADON MITIGATION - CRAWLSPACE PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

- FOUNDATION WALL - ALL CONTROL JOINTS, ISOLATION JOINTS & OTHER JOINTS SHOULD BE CAULKED WITH AN ELECTROMETRIC SEALANT SUCH AS POLYURETHANE CAULK. DAMP PROOF FOUNDATION WALL AND SEAL ANY PENETRATIONS THROUGH THE WALL.
- CRAWLSPACE SHEETING TO BE HIGH-DENSITY CROSSLAMINATED POLYETHYLENE. COLOR TO BE WHITE. OVERLAY W. EPDM RUBBERIZED ROOF MEMBRANE AT HIGH TRAFFIC AREAS AND ALONG EXPECTED TRAFFIC ROUTES. OVERLAY SHEETS BY 1" AND SEAL SHEETING USING A 1/2" WIDE BEAD OF CAULK. WIRE BRUSH 1" ABOVE CRAWLSPACE FLOOR TO REMOVE ANY DIRT AND SECURE PLASTIC TO WALL @ 12" ABOVE CRAWLSPACE FLOOR WITH 3/2" WIDE BEAD OF CAULK.
- SEAL AROUND ALL VERTICAL PENETRATIONS. SEAL FLOOR-TO-WALL JOINTS WITH 1/2" WIDE BEAD OF CAULK.
- AIR HANDLING SYSTEMS IN CRAWLSPACE TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN THE DUCTWORK. THIS IS TO PREVENT RADON FROM BEING DRAWN INTO THE DUCTWORK AND THEN DISTRIBUTED THROUGHOUT THE HOME.
- RISER PIPE TO BE SCHEDULE 40 PIPE OR ABS, CONNECT TO 3 OR 4 INCH DIAMETER CONFIGURED AND PERFORATED COLLECTION PIPE 5' OR 4" STRIP OF GEOTEXTILE DRAIN MATTING ON THE SOIL AT THE RISER LOCATION BENEATH THE PLASTIC SHEETING.
- ACCESS DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN FLOORS AND ADDING CRAWLSPACE SHOULD BE CLOSED, GASKETED OR OTHERWISE SEALED TO PREVENT AIR LEAKAGE.
- AIR HANDLING SYSTEMS IN CRAWLSPACE TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN THE DUCTWORK. THIS IS TO PREVENT RADON FROM BEING DRAWN INTO THE DUCTWORK AND THEN DISTRIBUTED THROUGHOUT THE HOME.
- RISER PIPE TO BE SCHEDULE 40 PIPE OR ABS, CONNECT TO 3 OR 4 INCH DIAMETER CONFIGURED AND PERFORATED COLLECTION PIPE 5' OR 4" STRIP OF GEOTEXTILE DRAIN MATTING ON THE SOIL AT THE RISER LOCATION BENEATH THE PLASTIC SHEETING.
- ACCESS DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN FLOORS AND ADDING CRAWLSPACE SHOULD BE CLOSED, GASKETED OR OTHERWISE SEALED TO PREVENT AIR LEAKAGE.
- LABEL RISER AT ALL VISIBLE LOCATIONS SO IT IS NOT CONFUSED WITH ANY OTHER PLUMBING.
- LABEL PLASTIC SHEETING TO STATE THAT THE PLASTIC SHOULD NOT BE REMOVED AND IF CUT, IT SHOULD BE PATCHED OR REPLACED. AFTER CONSTRUCTION IS COMPLETED, INSPECT THE SHEETING FOR DAMAGE AND REPAIR AS NECESSARY.
- PROVIDE A RADON FAN IN EACH CRAWLSPACE. A RADON FAN CANNOT BE INSIDE THE LIVING SPACE OR CRAWLSPACE. FANS ARE MOST OFTEN LOCATED IN ATTIC OR GARAGES UNLESS THERE IS A LIVING SPACE ABOVE THE GARAGE. FANS REQUIRE A 30-INCH VERTICAL RUN OF PIPE FOR INSTALLATION. FANS REQUIRE AN UNSWITCHED ELECTRICAL JUNCTION BOX.

## RADON MITIGATION - ACTIVE SUB-SLAB SYSTEM

- PLACE A UNIFORM LAYER OF CLEAN AGGREGATE UNDER ALL CONCRETE SLABS OF FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND AND ARE WITHIN THE WALLS OF THE LIVING SPACES. USE A MINIMUM 4" THICK LAYER 1/2" TO 3/4" IN SIZE. UNLESS GEOTECHNICAL RECOMMENDATIONS ARE MORE STRINGENT.
- PLACE A 4" TIE FITTING AT THE LOCATION THE RISER WALL EXTEND THROUGH THE SLAB. CONNECT SHORT STUB AT LEAST 8" OR 4" PVC PIPE VERTICALLY INTO THE LAY 4" PERFORATED AND CORRUGATED PIPE (MINIMUM LENGTH OF 10 FEET) IN THE GRAVEL AND CONNECT IT TO THE RADON VENT ROSES TIE FITTING. AN ELBOW FITTING MAY BE USED IN PLACE OF A TIE FITTING WHEN USING ADDITIONAL PIPING IN THE GRAVEL. MAKE SURE THE CONCRETE DOES NOT RUB UP ON THE PIPE DURING POUR.
- PRIOR TO POURING THE SLAB OR PLACING FLOOR ASSEMBLY, LAY A MIN. 6-MIL OR 3-MIL CROSS LAMINATED POLYETHYLENE OR EQUIVALENT SHEETING MATERIAL ON TOP OF THE GAS PERMEABLE LAYER. THE SHEETING SHOULD COVER THE ENTIRE FLOOR AREA. SHEETING SHOULD FIT CLOSELY AROUND ANY PIPE, WIRE OR PENETRATIONS.
- FOUNDATION WALL AND SLABS SHOULD BE CONSTRUCTED TO REDUCE POTENTIAL RADON ENTRY RISERS. IN GENERAL OPENINGS IN WALL AND SLABS SHOULD BE MINIMIZED AND NECESSARY OPENINGS AND JOINTS SHOULD BE SEALED WITH POLYURETHANE CAULK TO REDUCE RADON ENTRY.
- LABEL RISER AT ALL VISIBLE LOCATIONS SO IT IS NOT CONFUSED WITH ANY OTHER PLUMBING.
- LABEL PLASTIC SHEETING TO STATE THAT THE PLASTIC SHOULD NOT BE REMOVED AND IF CUT, IT SHOULD BE PATCHED OR REPLACED. AFTER CONSTRUCTION IS COMPLETED, INSPECT THE SHEETING FOR DAMAGE AND REPAIR AS NECESSARY.
- A RADON FAN WILL BE REQUIRED. A FAN CANNOT BE INSIDE THE LIVING SPACE OR CRAWLSPACE. FANS ARE MOST OFTEN LOCATED IN ATTIC OR GARAGES UNLESS THERE IS A LIVING SPACE ABOVE THE GARAGE. FANS REQUIRE A 30-INCH VERTICAL RUN OF PIPE FOR INSTALLATION. FANS REQUIRE AN UNSWITCHED ELECTRICAL JUNCTION BOX.

## AIR CONTROL

- PROVIDE A CONTINUOUS AIR BARRIER BEHIND TUB AND SHOWER LOCATIONS AT ALL EXTERIOR WALLS. INSULATION TO BE INSTALLED BEFORE TUB OR SHOWER ENCLOSURE IS INSTALLED.
- LABEL PLASTIC SHEETING TO STATE THAT THE PLASTIC SHOULD NOT BE REMOVED AND IF CUT, IT SHOULD BE PATCHED OR REPLACED. AFTER CONSTRUCTION IS COMPLETED, INSPECT THE SHEETING FOR DAMAGE AND REPAIR AS NECESSARY.
- SEAMS BETWEEN TOP PLATE, FLOOR JOISTS, AND ROOF JOISTS TO BE SEALED WITH CAULK.
- SEAMS BETWEEN KING AND TRIMMER STUDS AT WINDOWS AND DOORS TO BE SEALED WITH CAULK.
- SEAL HOLES IN ELECTRICAL BOXES LOCATED ON EXTERIOR WALLS WITH EITHER WOOD EXPANSION FOAM OR USE AN AIR TIGHT BOX.
- SILL SEAL PROVIDED BETWEEN TREATED WOOD SILL PLATES AND CONCRETE STEMS OR SLABS.

## EXPECTED PROTECTION OF FINISHES & SYSTEMS

- PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE INSTALLED WORK IS WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
- WHERE CONCRETE SLAB TO BE FINAL FINISH, PROTECT SLAB FROM CHIPS, MARKS, SEALANT AND DRYWALL DEBRIS, PAINT, OILS AND STAIN. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, TEMPERATURE AND RELATIVE HUMIDITY.
- ALL SPECIFIED METHOD OF PROTECTIONS CAN BE REPLACED WITH ACCEPTABLE SIMILAR PRODUCT.



GLASS ADVANCED: GLASS PROTECTION



CARPET COVER BY SKUDO: CARPET PROTECTION



TACK-MAT BY SKUDO: SURFACE PROTECTION



KRAFT SHIELD SURFACE PROTECTION



TACKY ADHESIVE MAT: PLACE AT ENTRANCE











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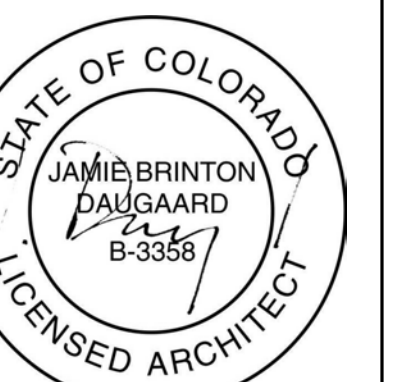
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MOUNTAIN VILLAGE - LOT 709  
 ADAMS RANCH ROAD  
 TELLURIDE COLORADO, 81435

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 Date 03-21-2022  
 Project # 2128.00  
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**A0-0.3**  
 AREA PLANS

**AREA ANALYSIS**

**DEFINITIONS:**

**SQUARE FOOT:** As defined by ANSI Z765-2003: Livable floor area as measured from exterior dimensions including thickness of all walls, interior and exterior, excluding fireplace bump-outs, mechanical spaces, garage spaces, and unfinished basement and/or attic space.

**GROSS SQUARE FOOT:** Total building area as measured from exterior dimensions including thickness of all walls, interior and exterior, mechanical spaces, garage spaces, and accessible unfinished space; does NOT include crawl spaces, patios and decks.

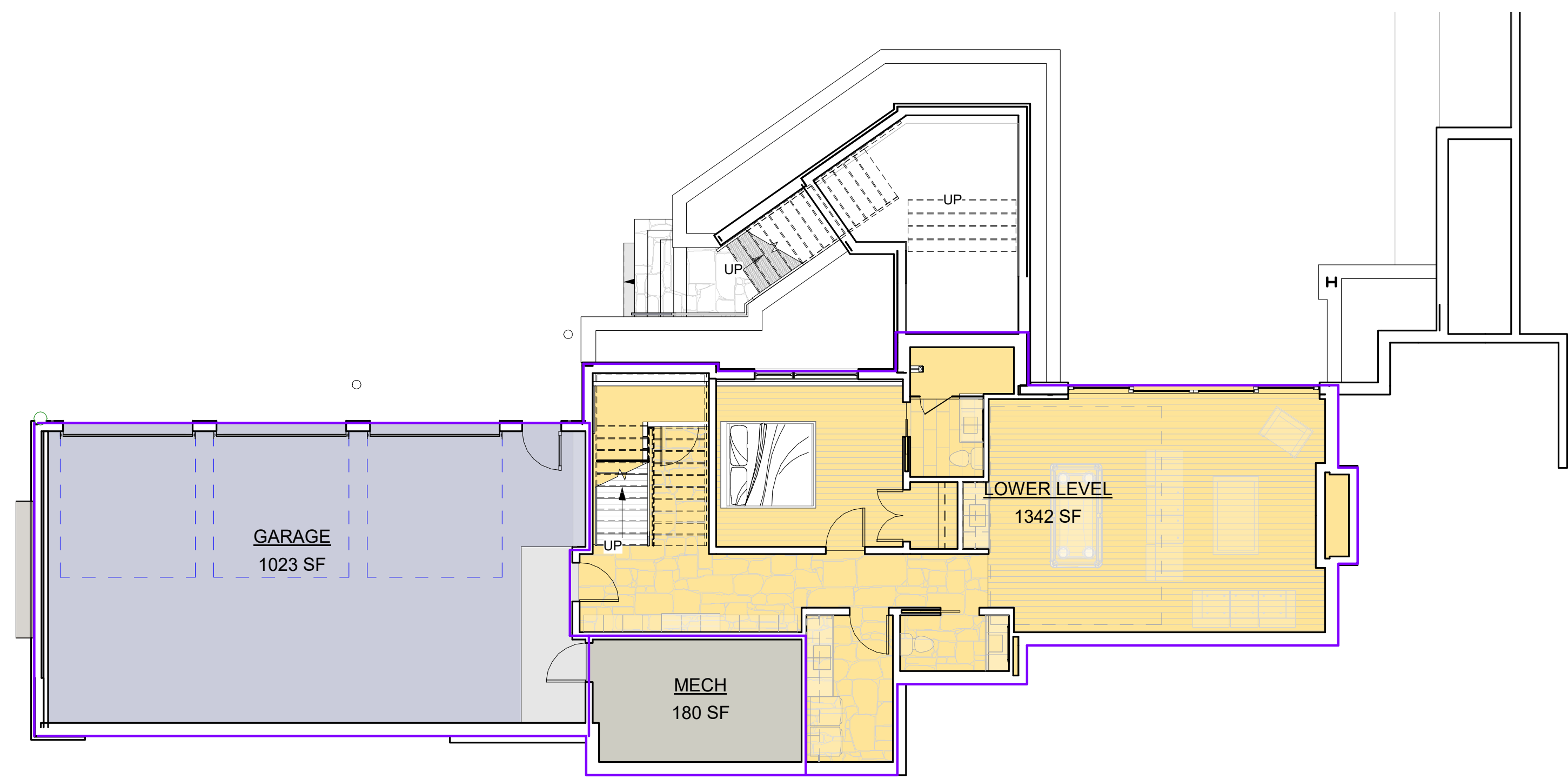
**PROJECT SQUARE FOOTAGE**

NAME	AREA
LOWER LEVEL	1342.9 SF
MAIN LEVEL	2033.0 SF
UPPER LEVEL	710.0 SF
LIVING	4085.0 SF
GARAGE	1023.6 SF
MECH	180.0 SF
MECH	23.7 SF
NON-LIVING	1226.2 SF
GROSS SF	5313.2 SF

**EXTERIOR SQUARE FOOT...**

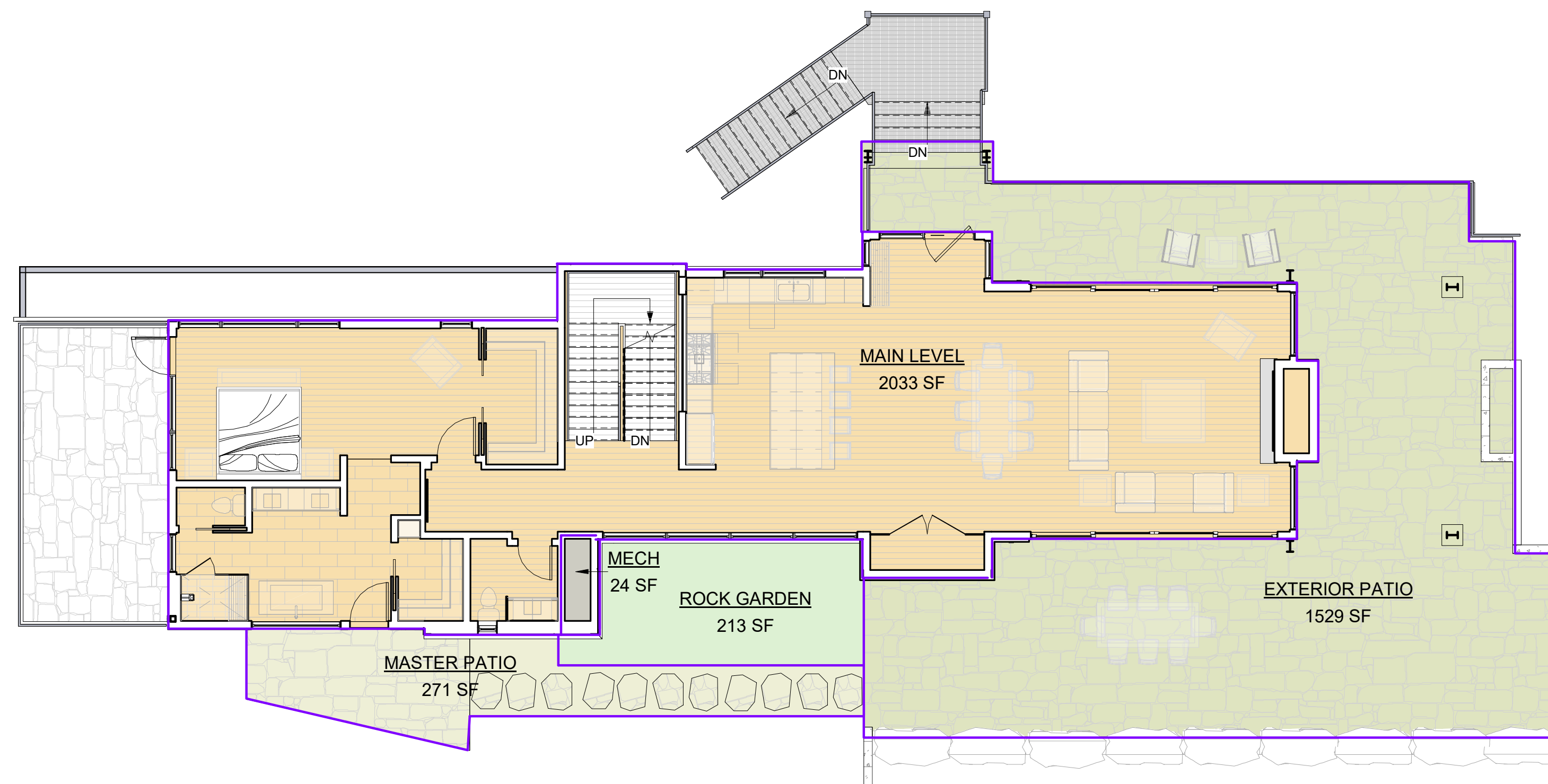
NAME	AREA
EXTERIOR PATIO	1529.4 SF
MASTER PATIO	271.0 SF
ROCK GARDEN	212.7 SF
EXTERIOR AREA	2013.1 SF

\*\*\* CLIENTS CONFIRMED APPROVAL OF GROSS SF NUMBER ON 10/15/21.



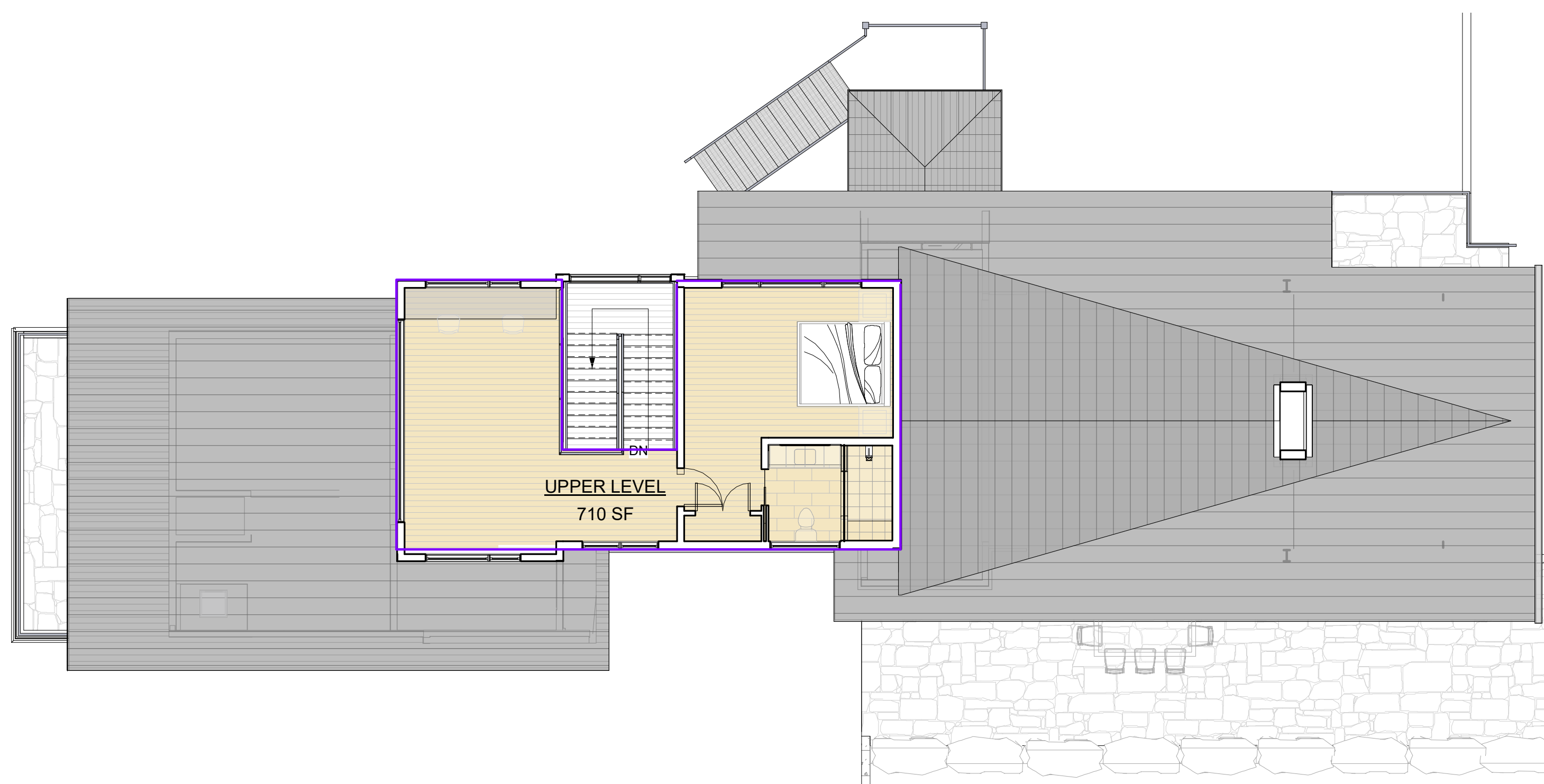
GSF Areas  
 GARAGE  
 LOWER LEVEL  
 MECH

1 LOWER LEVEL AREA PLAN  
 1/8" = 1'-0"



GSF Areas  
 EXTERIOR PATIO  
 MAIN LEVEL  
 MASTER PATIO  
 MECH  
 ROCK GARDEN

2 MAIN LEVEL AREA PLAN  
 1/8" = 1'-0"



GSF Areas  
 UPPER LEVEL

3 UPPER LEVEL AREA PLAN  
 1/8" = 1'-0"





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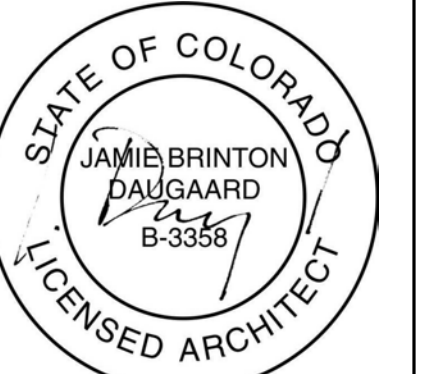
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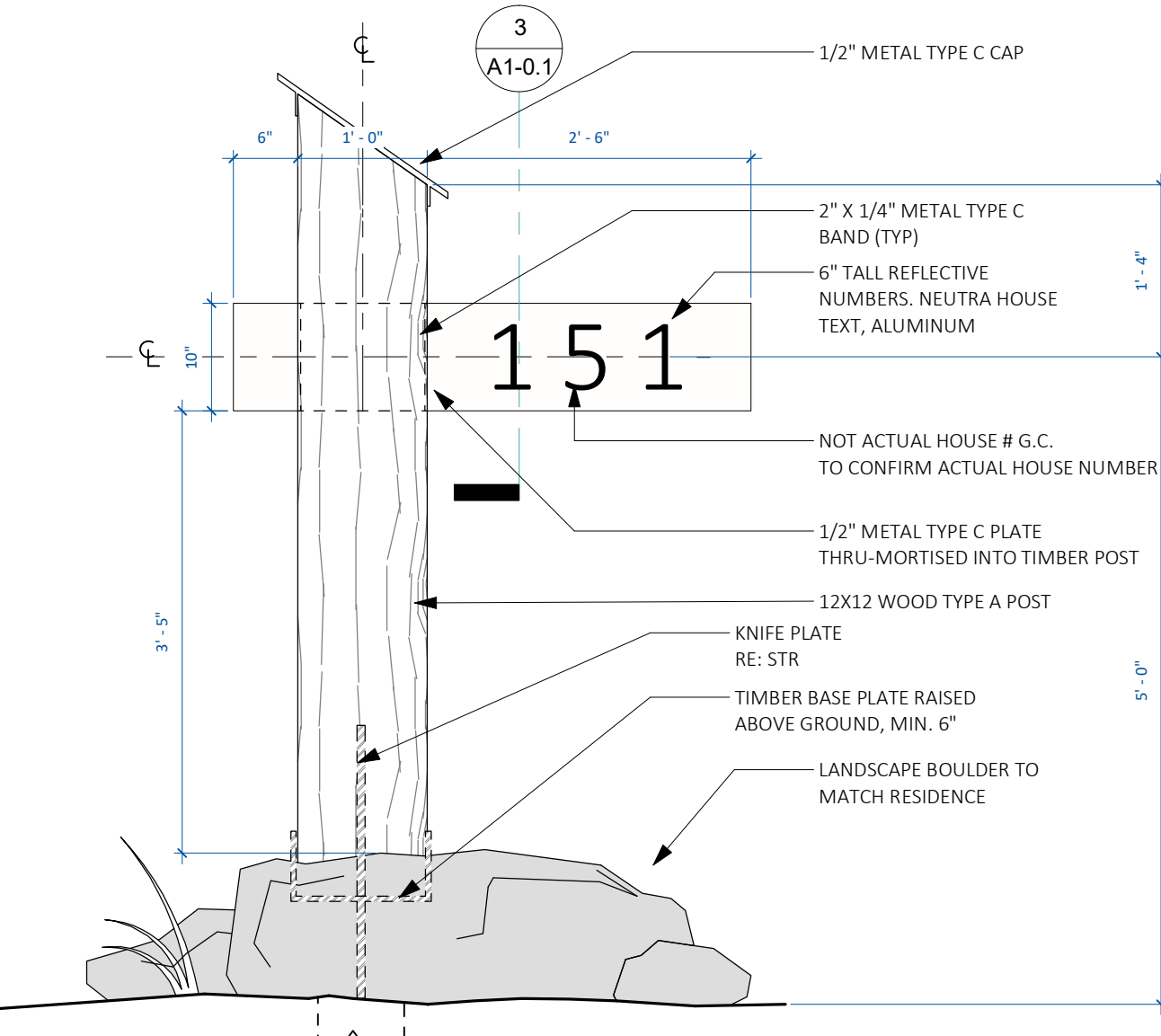
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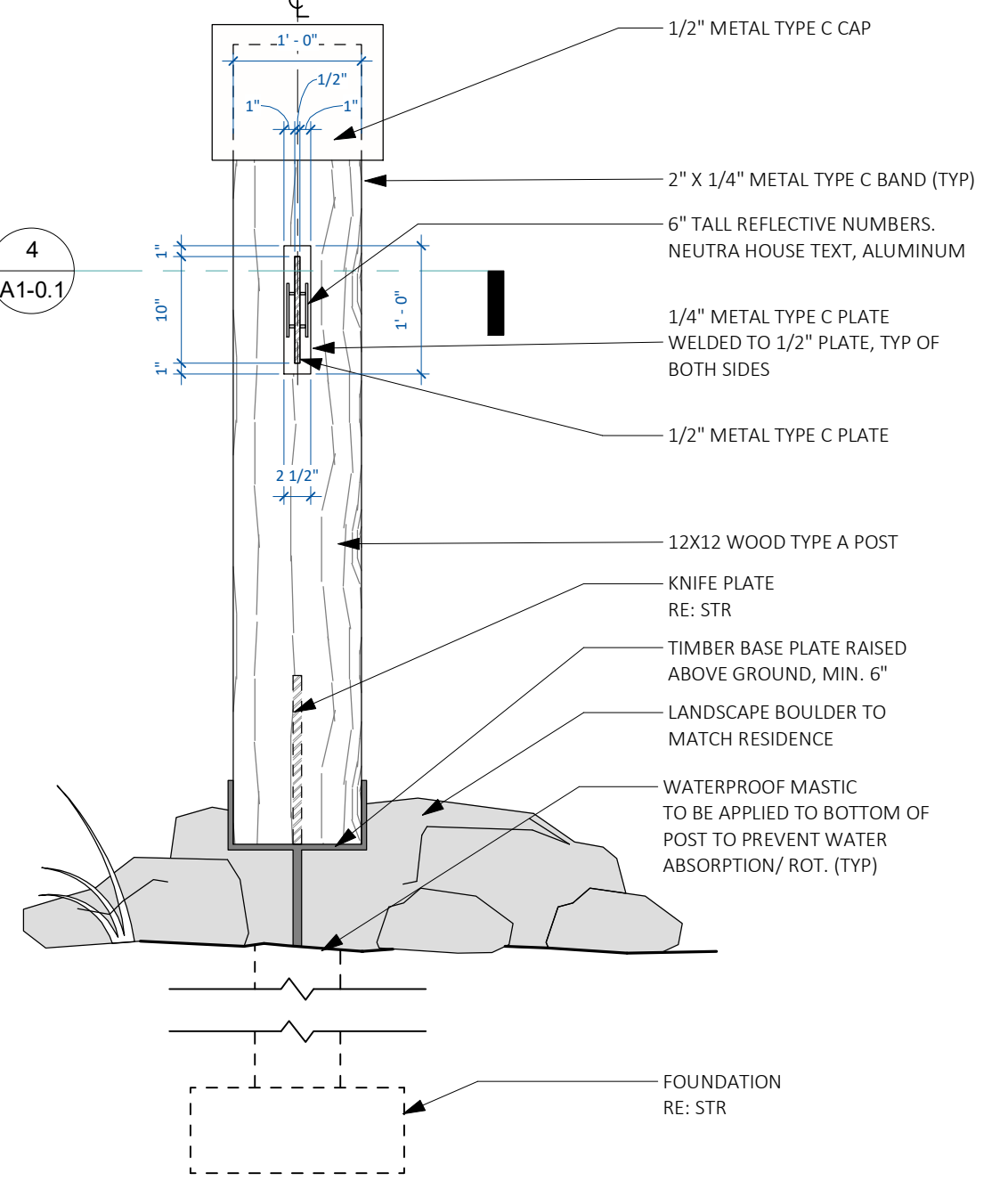
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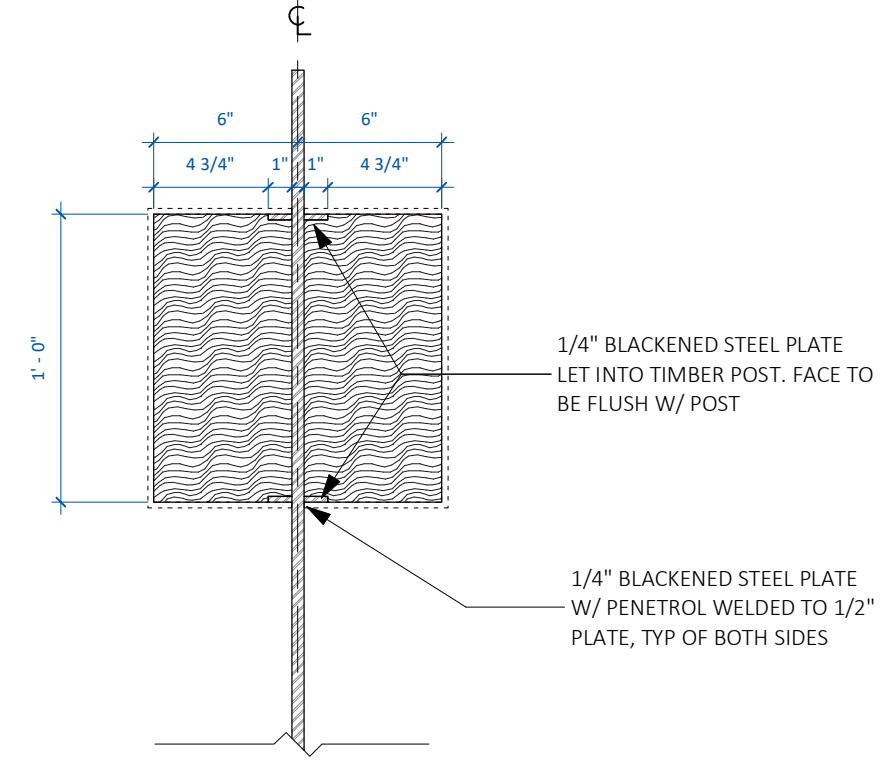
**A1-0.1**  
 ARCHITECTURAL  
 SITE PLAN



2 ADDRESS MONUMENT - ELEVATION DETAIL  
 3/4" = 1'-0"

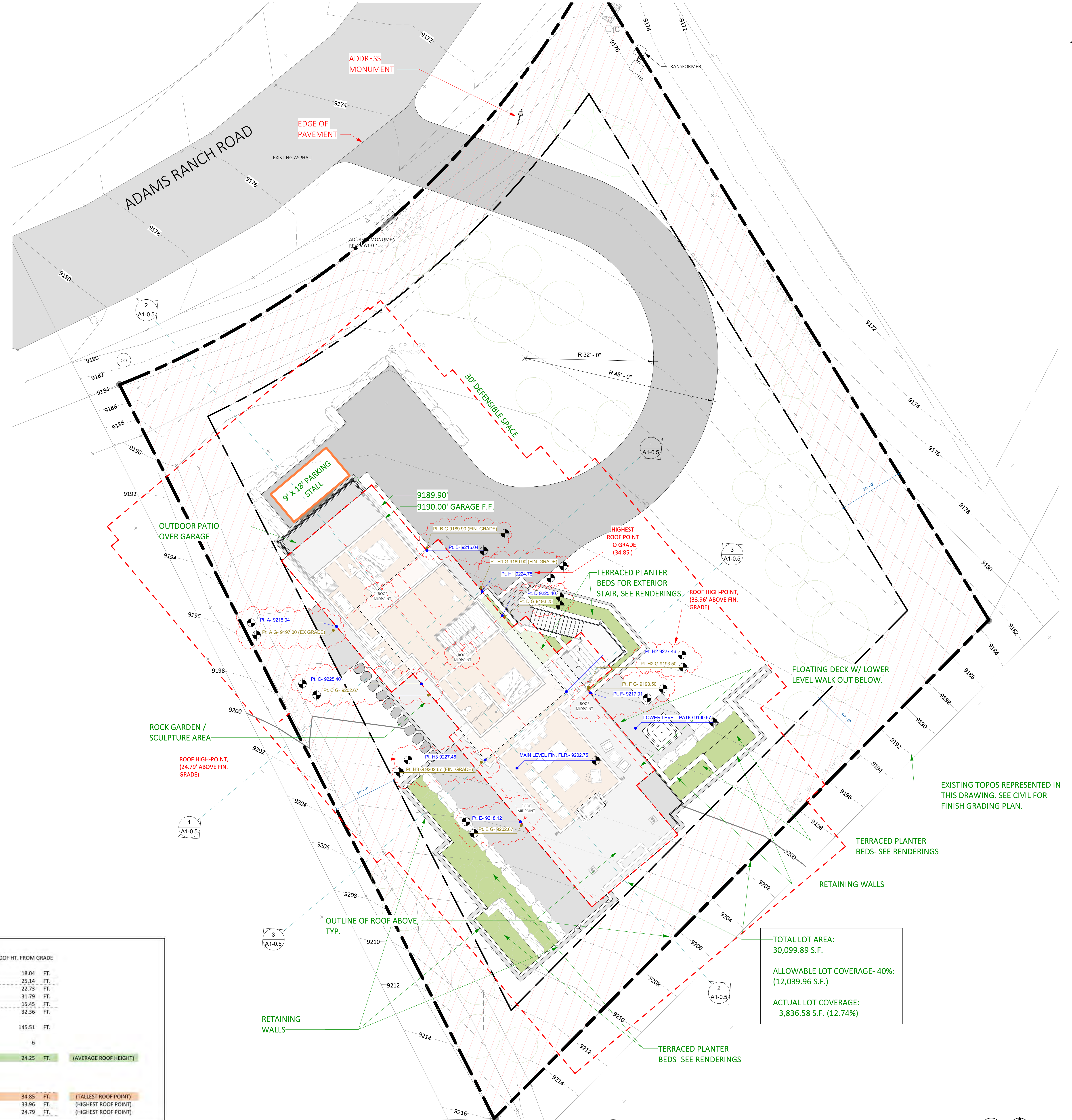


3 ADDRESS MONUMENT - ELEVATION DETAIL  
 3/4" = 1'-0"



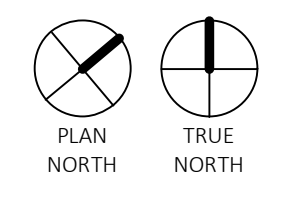
4 ADDRESS MONUMENT PLAN  
 1 1/2" = 1'-0"

ROOF-POINT LOCATION	ROOF USGS ELEVATION	GRADE LOCATION	EX. OR NEW GRADE USGS ELEVATION	ROOF HT. FROM GRADE
Pt. A	9215.04	Pt. A G	9197.00	18.04 FT.
Pt. B	9215.04	Pt. B G	9189.90	25.14 FT.
Pt. C	9225.40	Pt. C G	9202.67	22.73 FT.
Pt. D	9225.04	Pt. D G	9199.25	31.79 FT.
Pt. E	9228.12	Pt. E G	9202.67	15.45 FT.
Pt. F	9225.04	Pt. F G	9192.68	32.36 FT.
TOTAL HTS.	55323.68			145.51 FT.
DIVIDED BY	6			6
AVERAGE HT.	9220.61			24.25 FT. (AVERAGE ROOF HEIGHT)
Pt. H1	9224.75	Pt. H1 G	9189.90	34.85 FT. (TALLEST ROOF POINT)
Pt. H2	9227.46	Pt. H2 G	9193.50	33.96 FT. (HIGHEST ROOF POINT)
Pt. H3	9227.46	Pt. H3 G	9202.67	24.79 FT. (HIGHEST ROOF POINT)

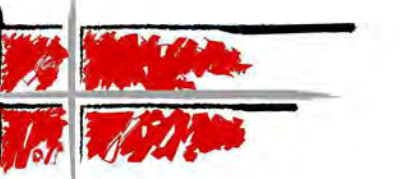


TOTAL LOT AREA:  
 30,099.89 S.F.  
 ALLOWABLE LOT COVERAGE- 40%:  
 (12,039.96 S.F.)  
 ACTUAL LOT COVERAGE:  
 3,836.58 S.F. (12.74%)

1 ARCHITECTURAL SITE PLAN  
 3/32" = 1'-0"





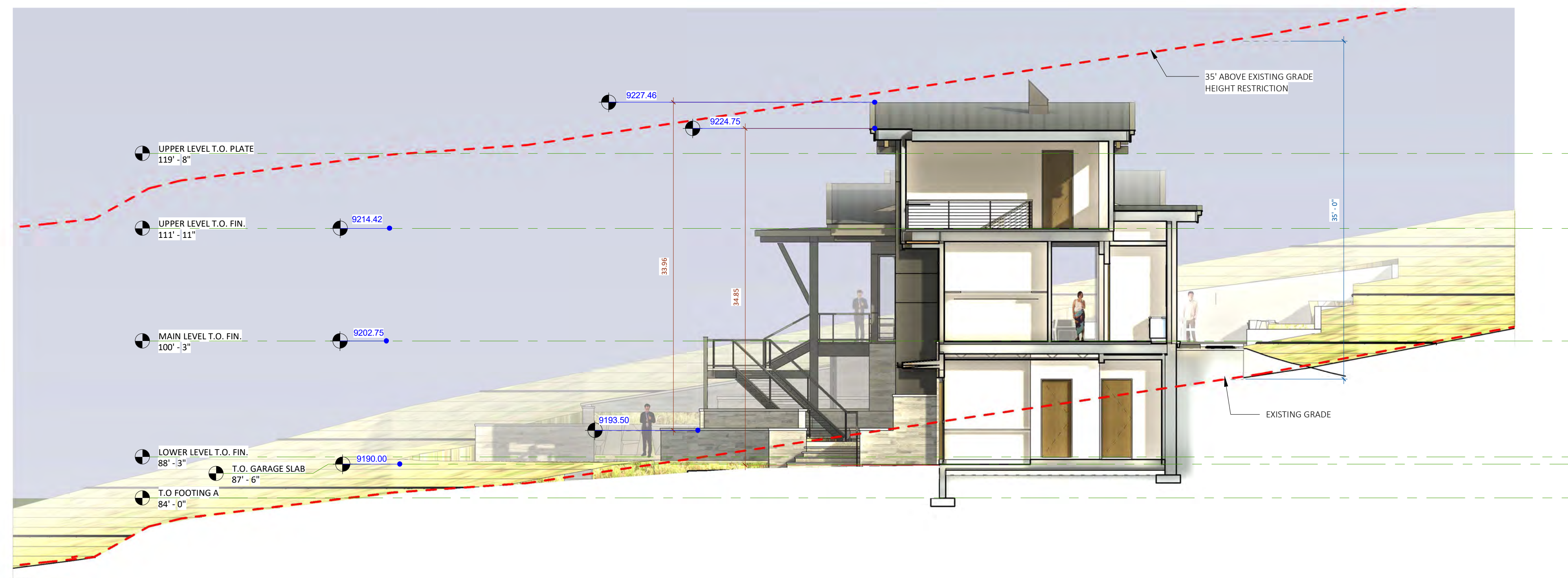


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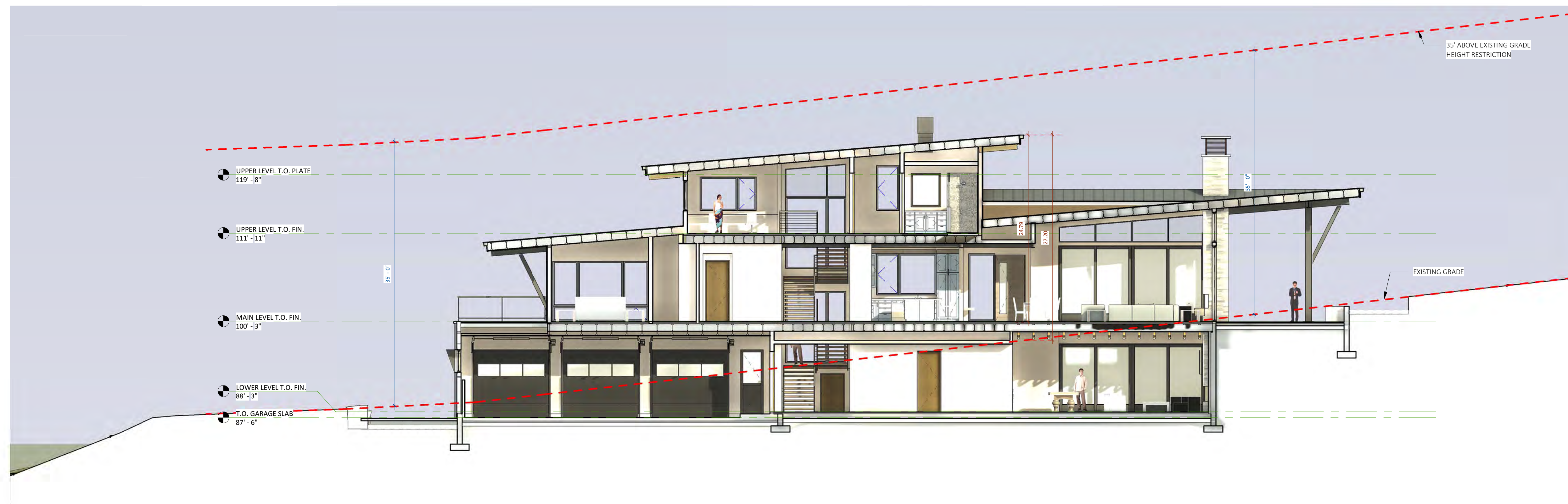
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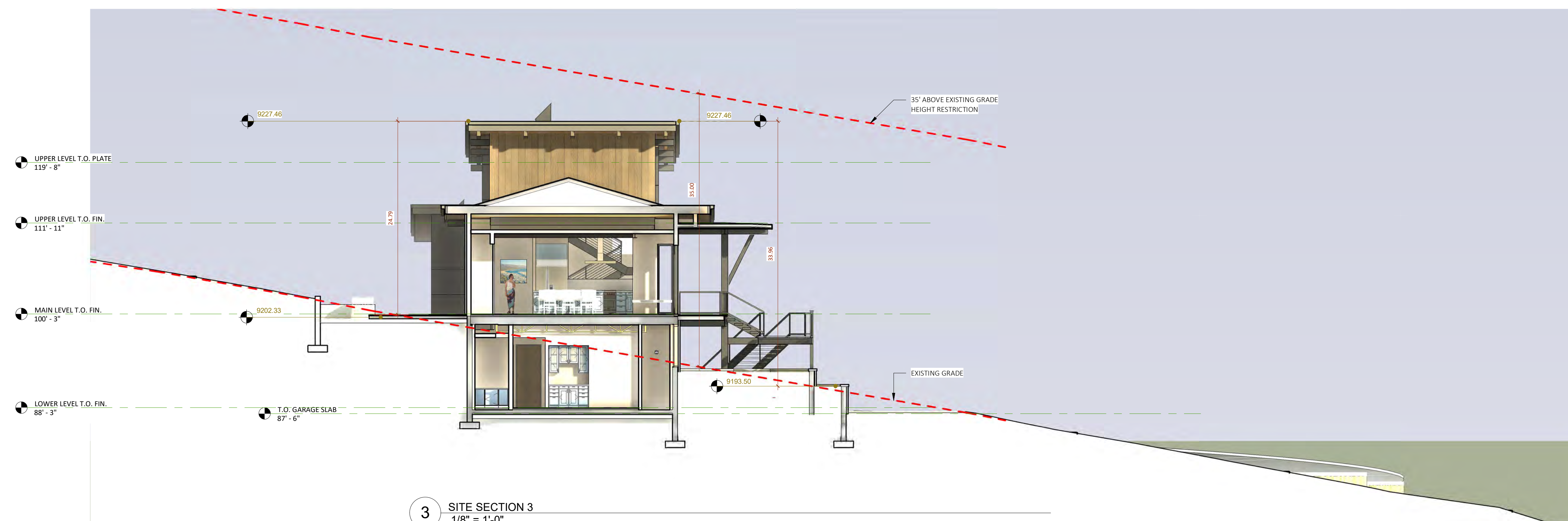
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1 SITE SECTION 1  
1/8" = 1'-0"



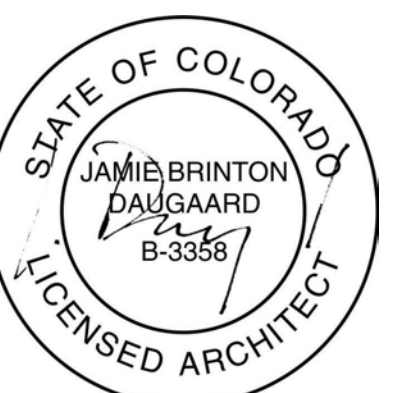
2 SITE SECTION 2  
1/8" = 1'-0"



3 SITE SECTION 3  
1/8" = 1'-0"

MOUNTAIN VILLAGE - LOT 709  
ADAMS RANCH ROAD  
TELLURIDE COLORADO, 81435

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A1-0.5  
SITE SECTIONS





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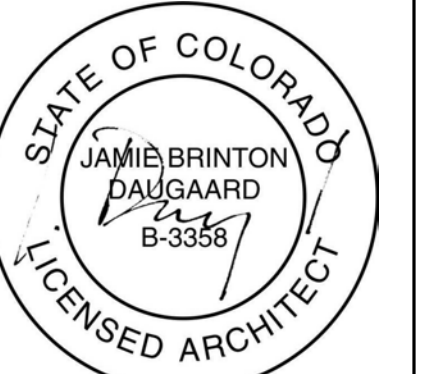
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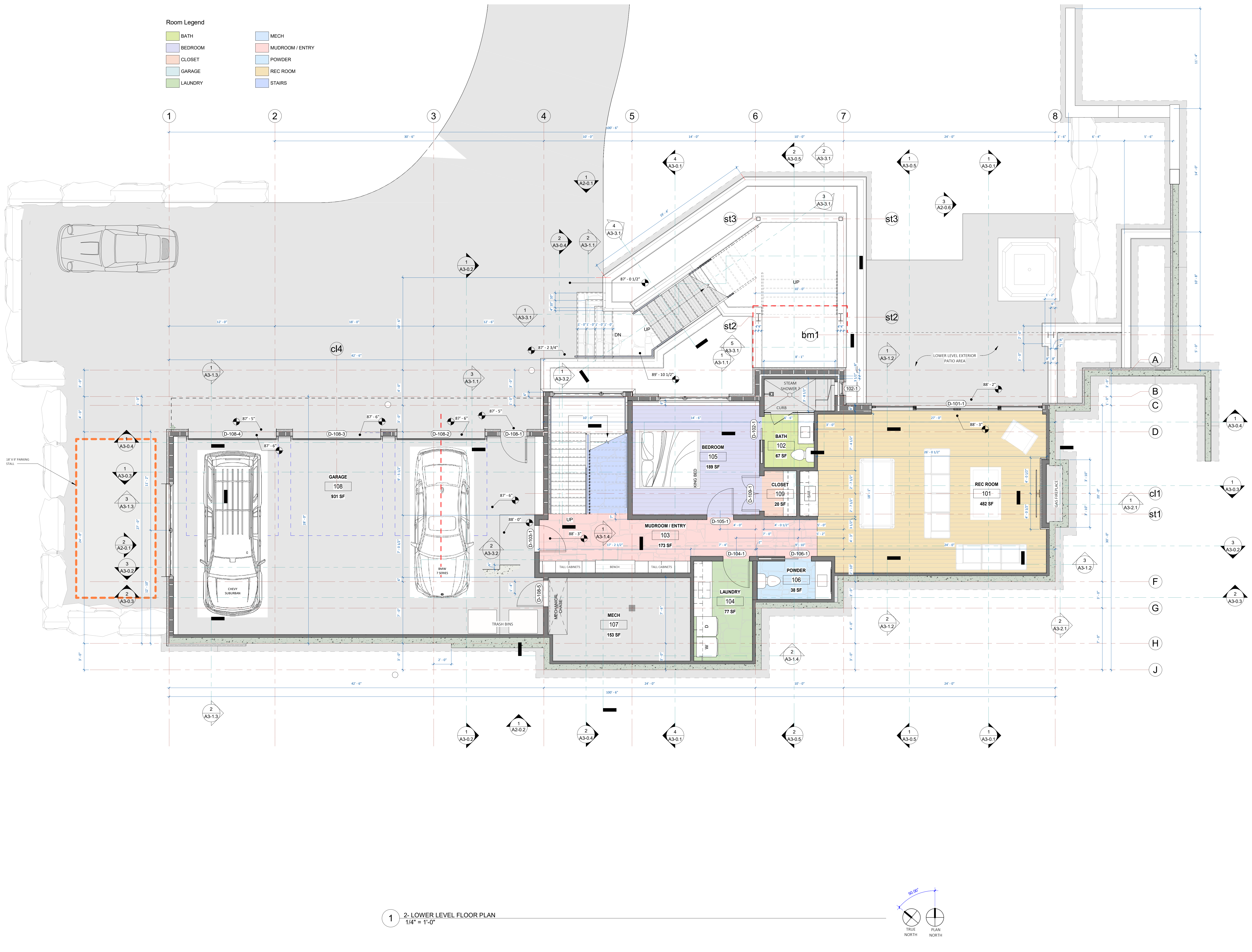


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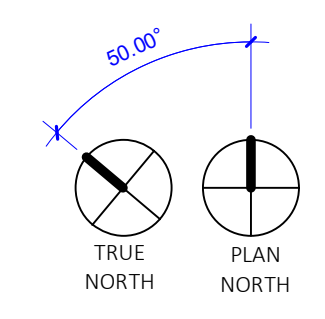
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**A1-1.1**  
 LOWER LEVEL PLAN

- Room Legend**
- BATH
  - MECH
  - BEDROOM
  - MUDROOM / ENTRY
  - CLOSET
  - POWDER
  - GARAGE
  - REC ROOM
  - LAUNDRY
  - STAIRS



**1** 2- LOWER LEVEL FLOOR PLAN  
 1/4" = 1'-0"







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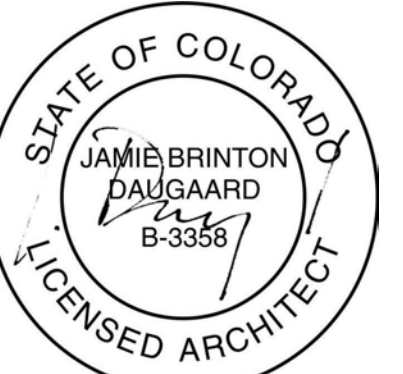
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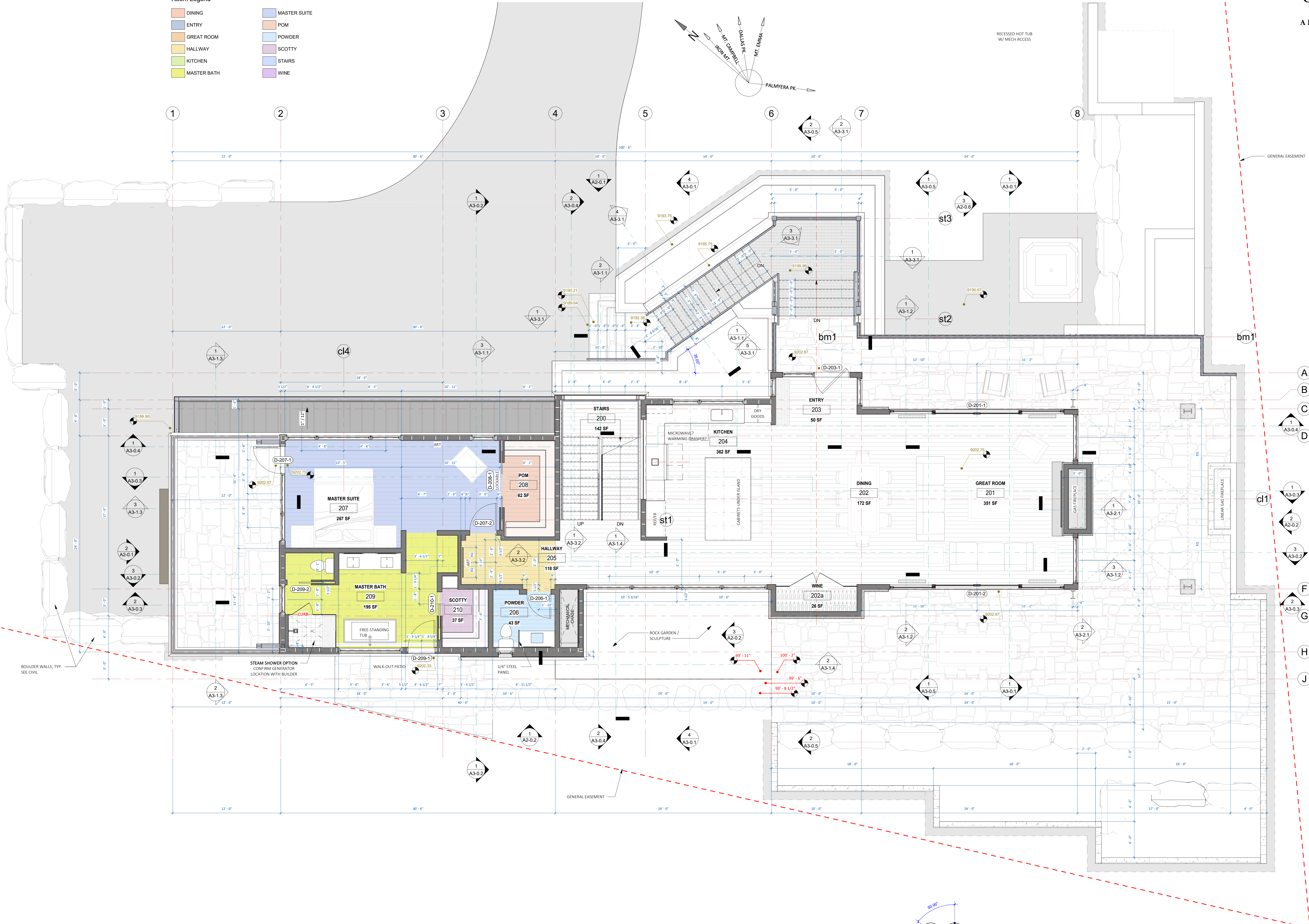


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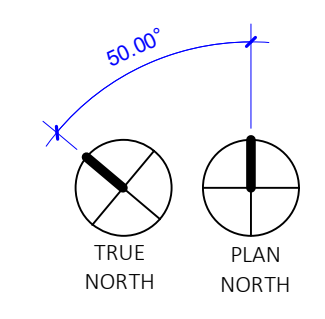
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**A1-1.2**  
MAIN LEVEL PLAN

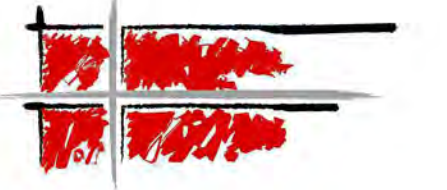
- Room Legend**
- DINING
  - ENTRY
  - GREAT ROOM
  - HALLWAY
  - KITCHEN
  - MASTER BATH
  - MASTER SUITE
  - POM
  - POWDER
  - SCOTTY
  - STAIRS
  - WINE



**1** 3- MAIN LEVEL FLOOR PLAN  
1/4" = 1'-0"







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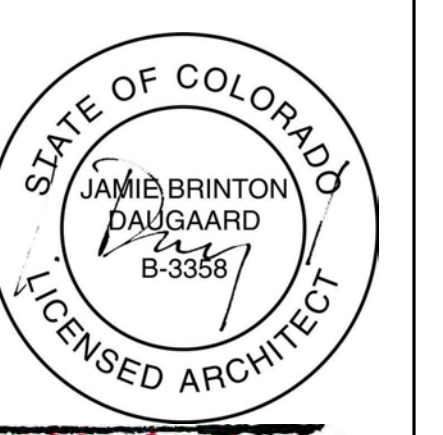
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MOUNTAIN VILLAGE - LOT 709  
 ADAMS RANCH ROAD  
 TELLURIDE COLORADO, 81435

**NOT FOR  
 CONSTRUCTION**

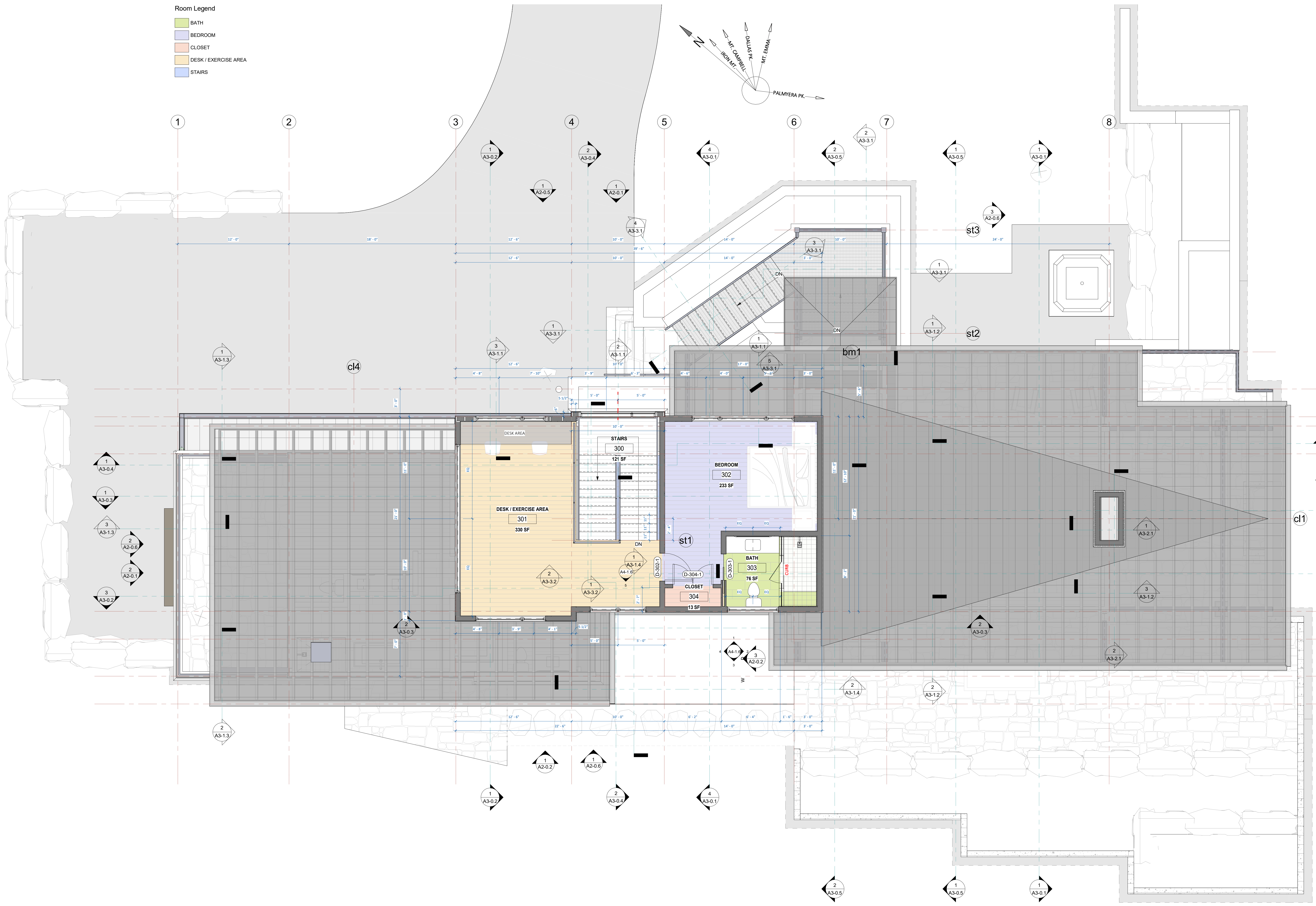


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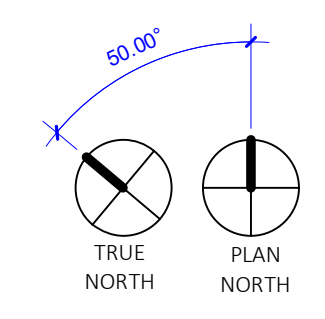
Drawn By M.H.B.  
 Date 03-21-2022  
 Project # 2128.00  
 Phase SD  
 Sheet

**A1-1.3**  
 UPPER LEVEL PLAN

- Room Legend**
- BATH
  - BEDROOM
  - CLOSET
  - DESK / EXERCISE AREA
  - STAIRS



**1** 4- UPPER LEVEL FLOOR PLAN  
 1/4" = 1'-0"







**COLORADO:**  
 10125 RANCHO MONTECITO  
 DR. PARKER, COLORADO 80138  
 P 303.840.0020

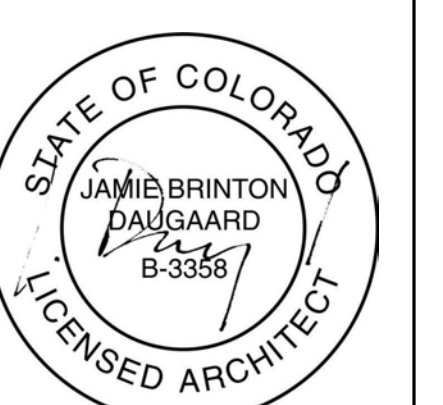
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 11 LONE PEAK DR., UNIT 206  
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 P 406.995.7572

**UTAH:**  
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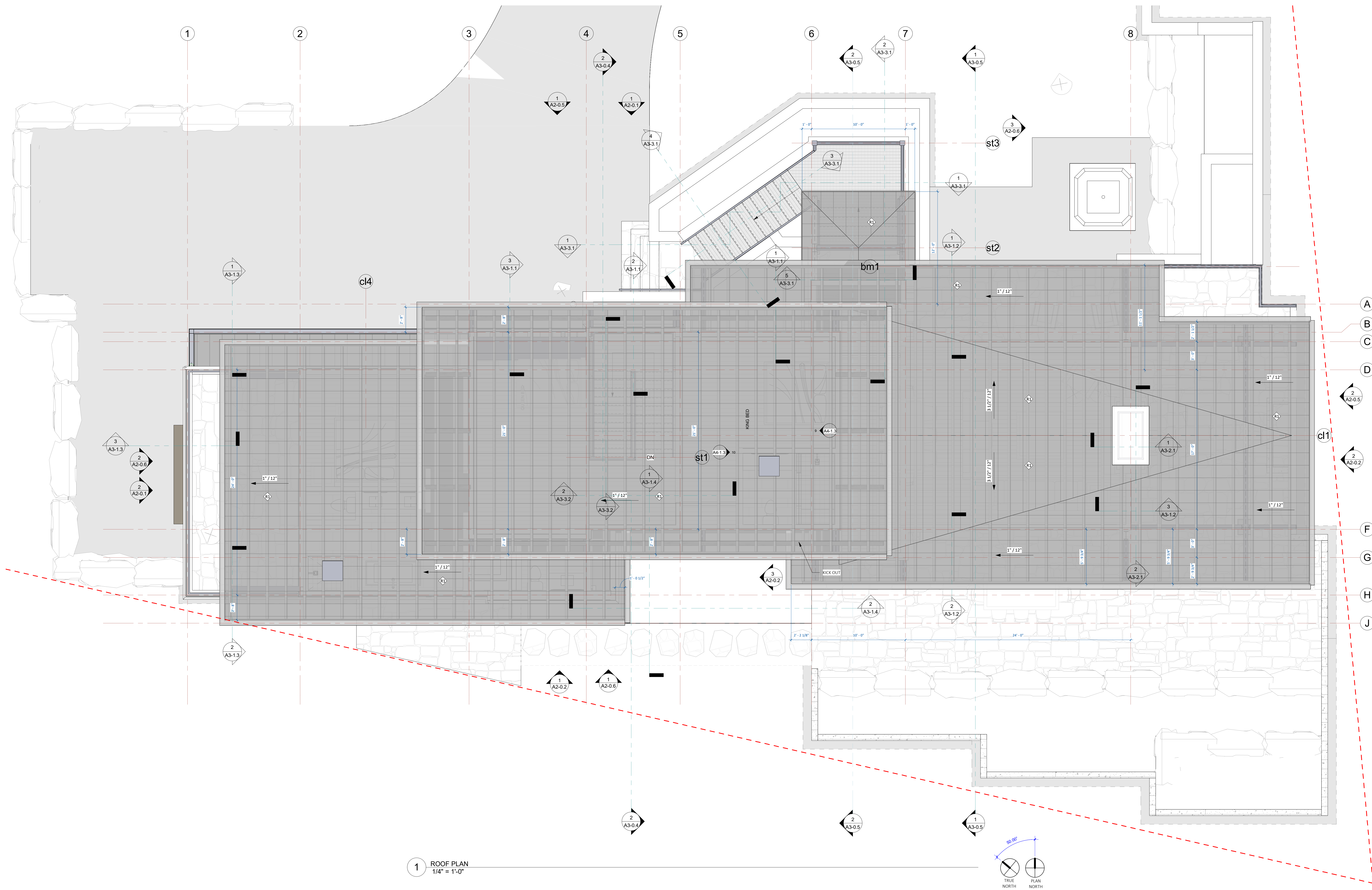
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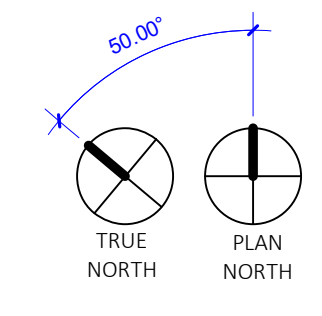
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**A1-3.1**  
 ROOF PLAN



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







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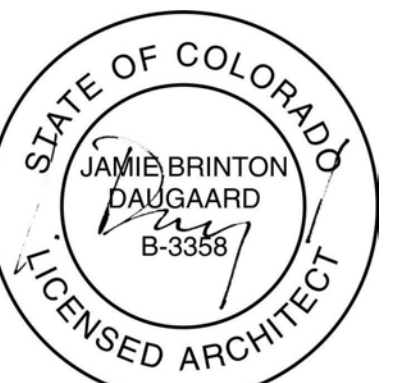
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Drawn By M.H.B.

Date 03-21-2022

Project # 2128.00

Phase SD

Sheet

A2-0.1

EXTERIOR  
 ELEVATIONS



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



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

**EXTERIOR MATERIALS LEGEND**

NOTE:  
 REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

	<b>METAL ROOFING</b> STANDING SEAM, 2" MECH. RIB W/ STRIATIONS & MASTIC, 16" RIB SPACING COLOR: DARK BRONZE MFR: BRIDGER STEEL
	<b>BALLAST ROOFING</b> EPDM HOOR W/RANDOM 1" TO 3" RIVER ROCK BALLAST, COLOR: DARK BRONZE THICKNESS: 60 MIL, RHINO BOND ATTACHMENT SYSTEM
	<b>HORIZONTAL WOOD SIDING</b> 2X10 WD HORIZONTAL SHIP LAP COLOR: GRAY MFR: TBD
	<b>STONE MASONRY VENEER</b> NATURAL RECTANGULAR CUT, 1 1/2" THICK QUARRY WORKS: FRONTIER LAYUP: RE: 4 / AS-1.2
	<b>STEEL SIDING</b> PATINATED STEEL SIDING PANELS, 1/8", W/EXPOSED FASTENERS, SEE ELEVATIONS FOR SEAM SPACING PATTERN: VARIOUS BROWN MFR: TBD RE: 7 / AS-1.2
	<b>BOARD FORMED CONCRETE</b>

**EXTERIOR DOORS**

Mark	Width	Height	Comments
D-101-1	19'-4 5/8"	9'-2 3/8"	STACKING PANEL
D-108-1	3'-0"	9'-0"	GLASS PANEL
D-108-2	10'-0"	9'-0"	GARAGE
D-108-3	10'-0"	9'-0"	GARAGE
D-108-4	10'-0"	9'-0"	GARAGE
D-201-1	19'-4 5/8"	10'-2 3/8"	STACKING PANEL
D-201-2	19'-4 5/8"	10'-2 3/8"	STACKING PANEL
D-203-1	3'-10"	8'-10"	PIVOT
D-207-1	3'-0"	8'-0"	GLASS PANEL

**WINDOW AREAS**

Mark	Width	Height	Area
102-1	1'-6"	3'-0"	5 SF
105-1	5'-0"	6'-0"	30 SF
105-2	3'-0"	6'-0"	18 SF
108-1	5'-3"	3'-0"	16 SF
108-2	5'-3"	3'-0"	16 SF
200-1	2'-6"	6'-6"	16 SF
200-2	5'-6"	6'-6"	36 SF
200-3	2'-6"	3'-0"	8 SF
200-4	5'-6"	3'-0"	17 SF
201-1	5'-0"	10'-0"	50 SF
201-2	5'-0"	4'-0"	20 SF
201-3	5'-0"	10'-0"	50 SF
201-4	5'-0"	4'-0"	20 SF
201-5	4'-10 3/16"	3'-8"	18 SF
201-6	4'-10 3/16"	3'-3"	16 SF
201-7	4'-10 3/16"	2'-10"	14 SF
201-8	4'-10 3/16"	2'-5"	12 SF
201-9	4'-10 3/16"	2'-5"	12 SF
201-10	4'-10 3/16"	2'-10"	14 SF
201-11	4'-10 3/16"	3'-3"	16 SF
201-12	4'-10 3/16"	3'-8"	18 SF
203-1	3'-0"	9'-0"	27 SF
203-2	3'-6"	9'-0"	32 SF
203-3	2'-0"	9'-0"	18 SF
204-1	5'-0"	6'-0"	30 SF
204-2	3'-0"	5'-6"	17 SF
205-1	5'-0"	9'-0"	45 SF
205-2	5'-0"	9'-0"	45 SF
205-3	5'-0"	9'-0"	45 SF
205-4	5'-0"	9'-0"	45 SF
206-1	1'-6"	4'-6"	7 SF
207-1	3'-4"	6'-0"	20 SF
207-2	3'-4"	2'-0"	7 SF
207-3	6'-0"	6'-0"	36 SF
207-4	6'-0"	2'-0"	12 SF
207-5	3'-4"	6'-0"	20 SF
207-6	3'-4"	2'-0"	7 SF
207-7	4'-6"	6'-0"	27 SF
207-8	4'-6"	2'-0"	9 SF
207-9	3'-0"	6'-0"	18 SF
207-10	3'-0"	2'-0"	6 SF
207-11	2'-0"	6'-0"	12 SF
209-1	3'-0"	6'-0"	18 SF
209-2	3'-0"	2'-0"	6 SF
209-3	7'-0"	8'-2"	57 SF
209-4	2'-6"	4'-4 1/2"	11 SF
300-1	5'-6"	4'-2"	23 SF
300-2	2'-6"	9'-6"	24 SF
300-3	5'-6"	9'-6"	52 SF
301-1	2'-6"	4'-6"	11 SF
301-2	5'-0"	4'-6"	23 SF
301-3	16'-0"	4'-0"	64 SF
301-4	5'-0"	4'-6"	23 SF
301-5	2'-6"	4'-6"	11 SF
301-6	3'-0"	5'-0"	15 SF
301-7	3'-0"	5'-0"	15 SF
302-1	3'-0"	6'-0"	18 SF
302-2	5'-0"	6'-0"	30 SF
303-1	5'-0"	2'-0"	10 SF
303-3	3'-0"	6'-0"	18 SF





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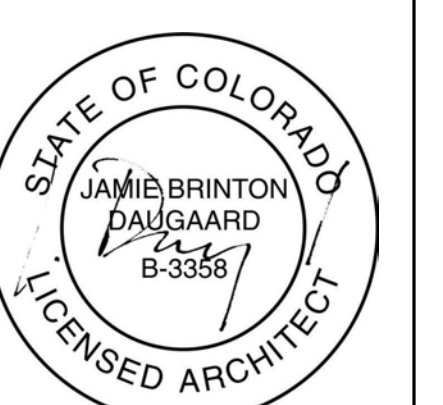
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 Project # 2128.00  
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**A2-0.2**  
 EXTERIOR  
 ELEVATIONS



3 EAST ELEVATION (PARTIAL)  
 1/4" = 1'-0"



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



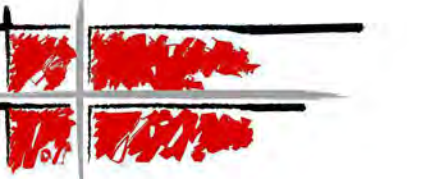
1 SOUTH ELEVATION  
 1/4" = 1'-0"

**EXTERIOR MATERIALS LEGEND**

NOTE:  
 REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

	<b>METAL ROOFING</b> STANDING SEAM, 2" MECH. RIB W/ STRIATIONS & MASTIC, 16" RIB SPACING COLOR: DARK BRONZE MFR: BRIDGER STEEL
	<b>BALLAST ROOFING</b> EPDM ROOF W/RANDOM 1" TO 3" RIVER ROCK BALLAST, COLOR: DARK BRONZE THICKNESS: 60 MIL, RHINO BOND ATTACHMENT SYSTEM
	<b>HORIZONTAL WOOD SIDING</b> 2X10 W/D HORIZONTAL SHIP LAP COLOR: GRAY MFR: TBD
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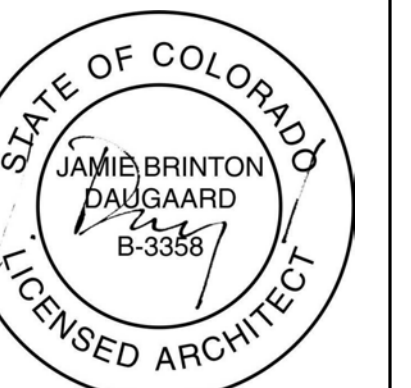
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A2-0.5  
EXTERIOR  
MATERIAL  
CALCULATIONS



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

SUMMARY OF EXTERIOR MATERIALS:

NORTH WALL MARK	SF	EAST WALL MARK	SF	SOUTH WALL MARK	SF	WEST WALL MARK	SF
S1	19	S17	40	S22	82	S27	14
S2	25	S18	62	S23	131	S28	44
S3	57	S19	122	S24	37	S29	47
S4	9	S20	37	S25	19	S30	265
S5	0	S21	63	S26	24	S31 (HIDDEN)	203
S6	34						
S7	39	STONE TOTAL	324	STONE TOTAL	293	STONE TOTAL	573
S8	39						
S9	60	M4	80	M8	160	M11	12
S10	21	M5	21	M9	55	M12	71
S11	53	M6	21	M10	45	M13	88
S12	125	M7	30	M10a	51		
S13	63					METAL TOTAL	171
S14	90	METAL TOTAL	152	METAL TOTAL	311		
S15	67						
S16	206	W4	154	W5	117	W8	120
		W6	271	WOOD TOTAL	120		
STONE TOTAL	941	WOOD TOTAL	154	WOOD TOTAL	380	G28	17
M1	45	G16	70	G29	64		
M2	51	G17	0	G20	58	G30	86
M3	81	G18	70	G21	34	G31	25
M3a	94	G19	22	G22	30	G32	32
		G23	7				
METAL TOTAL	271	GLAZING TOTAL	162	G24	14	GLAZING TOTAL	224
W1	219	G25	180	G26	55		
W2	194	WALL TOTAL	792	G27	194	WALL TOTAL	1088
		GLAZING TOTAL	572				
WOOD TOTAL	413	WALL TOTAL	1564				
G1	55						
G2	194						
G3	175						
G4	39						
G5	44						
G6	48						
G7	108						
G8	76						
G9	34						
G10	101						
G10a	15						
G11	10						
G12	14						
G13	14						
G14	14						
G15	66						
GLAZING TOTAL	1007						
WALL TOTAL	2632						

OVERALL	SF
STONE OVERALL	2131
METAL OVERALL	905
WOOD OVERALL	1079
GLAZING OVERALL	1965
WALL OVERALL	6076
STONE PERCENTAGE	35.07% (MINIMUM 35%)
METAL PERCENTAGE	14.89%
WOOD PERCENTAGE	17.69%
GLAZING PERCENTAGE	32.34% (40% ALLOWABLE)



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







**Review comments by TOMV staff forester, Michael Otto**

**New Single Family Home at Lot 709**

Wildfire zone 1 was included in the plan set. No trees currently exist on site, and I would recommend not to require a tree survey or wildfire mitigation plan.

Tree planting locations were provided in the plan set, however, species and size of the plantings are not described.





# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

---

Date: 02/28/2022

Address: Lot 709R, 152 Adams Ranch Road  
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-feet total width. 12-feet shall be a hard surface with 2-foot 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-foot 6-inches from grade to the bottom of the address numbers. Address numbers shall be 6-inches 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.





## 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 709, 152 Adams Ranch**  
**Rd:**

Hi Amy,  
Public Works has no issues with this application. Please have them field verify all utilities.  
Finn





AGENDA ITEM 9  
**PLANNING & DEVELOPMENT**  
**SERVICE PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Principal Planner

**FOR:** Design Review Board Public Hearing; March 31, 2022

**DATE:** March 21, 2022

**RE:** Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 89-3A, 99 Lookout Ridge, pursuant to CDC Section 17.4.11.

**APPLICATION OVERVIEW: New Single-Family Home, Lot 89-3A**

**PROJECT GEOGRAPHY**

**Legal Description:** LOT 89 3A TELLURIDE MOUNTAIN VILLAGE ACC TO PLAT BK 1 PG 1066 REC AUG 7, 1990, CONT 0.521 ACRES

**Address:** 99 Lookout Ridge  
**Applicant/Agent:** CCY Architects, LTD  
**Owner:** Project 99, LLC  
**Zoning:** Single-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** .52 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

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



*Figure 1: Vicinity Map*



**Case Summary:** Sean O’Bryant of CCY Architects (Applicant) on behalf of Project 99 LLC, the owner of Lot 89-3A is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home at 99 Lookout Ridge. The improvement survey plat indicates that Lot 89-3A is 0.52 acres in size. The overall square footage of the home is approximately 7,093 gross square feet and provides two interior parking spaces within the proposed garage and two exterior spaces. The proposal also includes an ADU located directly above the garage. It should be noted that Lot 89-3A is defined as a ridgeline lot per CDC Section 17.5.16 and has additional criteria that must be met as part of the review process. This lot was pre-addressed with the address of 99 Lookout Ridge, but due to the location of the driveway will need to be readdressed for emergency services with a new address on Mountain Village Blvd.

**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*

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Maximum Building Height</b>	35’ (shed) Maximum	27’-9”
<b>Maximum Avg. Building Height</b>	30’ (shed) Maximum	24’-6”
<b>Maximum Lot Coverage</b>	40% Maximum (s.f.)	33.8%
<b>General Easement Setbacks</b>	16 Feet – No Encroachments	Encroachments
<b>Roof Pitch</b>		
Primary		5/8” : 12”
Secondary		n/a
<b>Exterior Material</b>		
Stone	35% minimum	38.1%
Windows/Doors	40% maximum	25.9%
<b>Parking</b>	2 Enclosed	2
	2 Surface	2

**Design Review Board Specific Approvals:**

1. ***Metal Fascia***
2. ***General Easement Encroachments***

**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 primary shed roof forms with smaller secondary shed roof forms. The maximum building height must be below 35 feet and the average height must be at or below 30 feet for shed roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Both heights are in compliance with the max average height shown at 24’-6” and the max height shown at 27’-9”. In addition, the applicant has provided a parallel plane analysis confirming that no portion of the home exceeds the allowed maximum height.

*Staff: The application meets all height requirements.*



### **17.3.14: General Easement Setbacks**

Lot 89-3A is burdened by a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: Discussed below.*
- *Address Monument: The address monument is located within the front GE.*
- *Utilities: Gas, Water, Cable, Electric, and Phone are already located within Mountain Village Blvd, directly adjacent to the Lot and will require crossing the GE to the home.*
- *Landscaping: There is landscaping proposed in the majority of the GE areas surrounding the home. Staff requests more information regarding irrigation locations in order to determine total impacts within the GE related to landscaping.*

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

- *Boulder retaining wall: There is a boulder retaining wall area referenced on the civil plans and shown on the landscaping plan proposed which will encroach on the west GE. It appears that the boulders are associated with the driveway access.*
- *Stone faced retaining walls / Parking turn around: Due to the topography of the site, the applicants are proposing a series of retaining walls associated with the driveway within the southern and eastern GE. Additionally, a small area of the parking turn around is located within the same GE area.*
- *Northwest Staircase / North Patio: The staircase on the northwest corner of the home is within the western GE. It also appears that a small portion of the patio area also is located within the same GE area.*

*Staff: The DRB can waive the general easement setback or other setbacks and allow for prohibited encroachments such as structural or vertical plane encroachments if it's determined that the criteria of the CDC have been met. If DRB finds this application is meeting the criteria below, then a specific approval of these encroachments should be granted.*

1. *The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;*
2. *The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;*
3. *No unreasonable negative impacts result to the surrounding properties;*



4. *The general easement setback or other setback will be revegetated and landscaped in a natural state;*
5. *The Public Works Department has approved the permanent above-grade and below-grade improvements;*
6. *The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and*
7. *Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

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

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

*This mountain modern home has a number of prominent features, but what stands out the most are the low angles opposite sloping shed roofs and the homes relatively short height. Although the home is quite large in terms of square footage, the design has accomplished a certain minimization of the home's massing through its design and siting on the hillside. The home is well grounded throughout it's base with the use of stone and retaining wall areas. The proposed siding complements the homes shorter height and stone base with a vertical arrangement that projects upward and contrasting darker horizontal metal elements. It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular.*

*Staff will provide additional notes on the proposed materials below as it relates to ridgeline lots.*

### **17.5.5: Building Siting Design**

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

*Staff: Lot 89-3A is a 0.52-acre lot that slopes from a high point on the northern boundary down to the low point at its southern boundary bordering Mountain Village Blvd. The aerial imagery indicates that the site is vegetated with trees and grasses although it also appears that the forest in this area may not be healthy due to the number of downed aspens on the site. Although sloped, the majority of the home's footprint is not on slopes over 30%.*

*From the provided renderings, the home appears to be visually subdued and subordinate to the surrounding landscape. It should be noted that the homes light and dark contrasting colors palette seems to make it somewhat more difficult to blend the home with the existing*



vegetation on the site. Given the ridge lot standards discussed below, this may be worth discussing in more detail at the March 31 hearing.

### **17.5.6: Building Design**

*Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. In order to accomplish this, the applicant is proposing a large-scale grey granite in a random arrangement and a blackened steel metal paneling that surrounds the base of the home. These materials wrap the home entirely and contrast very nicely with the proposed vertical wood siding elements of the façade. The use of wood is limited to the siding and soffit of the home with the soffit material being a lighter stained finish.*

*The design of the home incorporates a very low angle roof with an opposite sloping roof for the ADU/Garage. Although the roof is low angle, the stepped nature of the design breaks up the forms of the roofs and the cantilevered living areas will provide some depth and shading to the design as the sun travels over the surfaces creating additional relief to the façade.*

*The home's exterior palette as shown in the material sheet of the submission appears to blend well, providing some contrast between the stone, metal, and wood siding. The garage door is called out as being the same blacked steel panels. Overall, it appears that the applicant is meeting the CDC Building Design requirements*

*The plans demonstrate a total of 807 sq ft of snowmelt as shown on page A101.*

*Prior to the final review, the following items should be addressed, and additional details provided:*

- 1. Additional Materials: There appear to be some accent materials used on the home such as louvers on certain windows and deck railing materials shown in the 3D renderings. These materials should be specified prior to final review.*
- 2. Window / door recesses within stone: Windows and doors are required to be recessed 5" if surrounded by stone, Garage doors are required to be recessed 7" if surrounded by stone. This detail should be provided prior to final review.*
- 3. Chimney Cap shall be specified as applicable prior to final review.*

### **17.5.7: Grading and Drainage Design**

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

### **17.5.8: Parking Regulations**

*Staff: The CDC requires all single-family homes to provide two enclosed and two surface parking spaces. The applicant has shown a total of 2 enclosed and 2 surface spaces. The applicant is meeting the parking requirement but has not shown parking space dimensions of 9'x18' for each space. This should be revised prior to final review. Otherwise, the applicant is meeting the requirements of the CDC for parking.*



### **17.5.9: Landscaping Regulations**

*The applicant has provided a preliminary landscaping plan generally meeting the requirements of the CDC but staff will note the following:*

- 1. Proposed irrigation has not been addressed but any irrigation located within the GE will require specific DRB approval and a GE encroachment agreement.*
- 2. The applicant is not meeting the diversity of species requirements of the CDC and should include additional planting types to increase diversity prior to final review or request a design variation for this requirement.*
- 3. The applicant shall provide a full planting schedule for all proposed plantings including perennials and shrubs. Irrigation details and water use details should also be provided for final review.*

### **17.5.11: Utilities**

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

### **17.5.12: Lighting Regulations**

*Staff: The applicant has not provided a lighting plan at this time but is not required to do so until final review.*

### **17.5.13: Sign Regulations**

*Staff: The applicant has provided details for the address monument of the home. It appears that the monument's design does not meet the height requirement for numbering with a minimum numbering height of 54" required. Staff does not take issue with the design or lighting of the monument but request that the overall height be increased to comply with CDC requirements prior to final review. The location of the monument seems logical and visible as shown in the GE. The owner will be required to enter into a GE encroachment agreement with the Town for the address monument.*

### **17.5.16: Ridgeline Lots**

*Staff: The following provisions apply to Lot 89-3A, as it is defined as a Ridgeline Lot:*

- 1. All structures shall have varied facades to reduce the apparent mass.*
- 2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut,
  - 1. fill and vegetation removal.*
  - 2. Building and roofing materials and colors shall blend with the hillside.*
  - 3. Colors and textures shall be used that are found naturally in the hillside.*
  - 4. Reflective materials, such as mirrored glass or polished metals, shall not be used.*
  - 5. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.**

*It appears that the applicant is meeting the requirements above, but some additional discussion should be given for #2-3 related to the proposed colors and textures of the home and visual subordination of the home to the hillside. The colors of the home do contrast and its unclear visually if this would create impacts. Additionally, the large areas of glazing could potentially create glare, and this should also be discussed.*



## **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: As part of the landscaping plan, the applicant did include information related to fire mitigation for the Lot. The Town forester provided comments as part of the referral process that should be incorporated into the design for final review.*

### **17.6.6: Roads and Driveway Standards**

*Staff: The CDC requires driveways under 150 feet in length have a minimum paved surface of 12 feet width and 2-foot shoulders on each side and as shown the applicant is meeting that requirement with a 14 foot width and 2-foot shoulders on each side.*

*The maximum grade of the driveway appears to be approximately 7.8%. The driveway grades meet the grade requirements of the CDC. The retaining walls have been shown to step down as required by the CDC driveway standards, but it should be noted that this does impact the GE more than a single wall given the step-down requirements.*

### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: The proposed design designates all fireplaces to be gas burning.*

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.19: Construction Mitigation**

*Staff: The applicant has provided a CMP as part of the submittal addressing the majority of the requirements of the CDC. As part of the building permit submittal, this plan should be slightly revised to provide additional locations of parking and material staging. Given the slopes of the lot and the scale of the project, it's unrealistic to believe that three parking spaces on site would accommodate all of the required parking for the project.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architecture and Site Review for Lot 89-3A, 99 Lookout Ridge based on the findings and CDC requirements listed in the staff memo of record.

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

### **Proposed Motion:**

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

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot 89-3A, based on the evidence provided within the Staff Report of record dated March 21, 2022, with the following Specific Approvals:

#### Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) General Easement Encroachments

And, with the following conditions:

- 1) Prior to final review, the applicant shall provide a window, door, and garage door recess details along with additional information related to specific proposed accent materials.

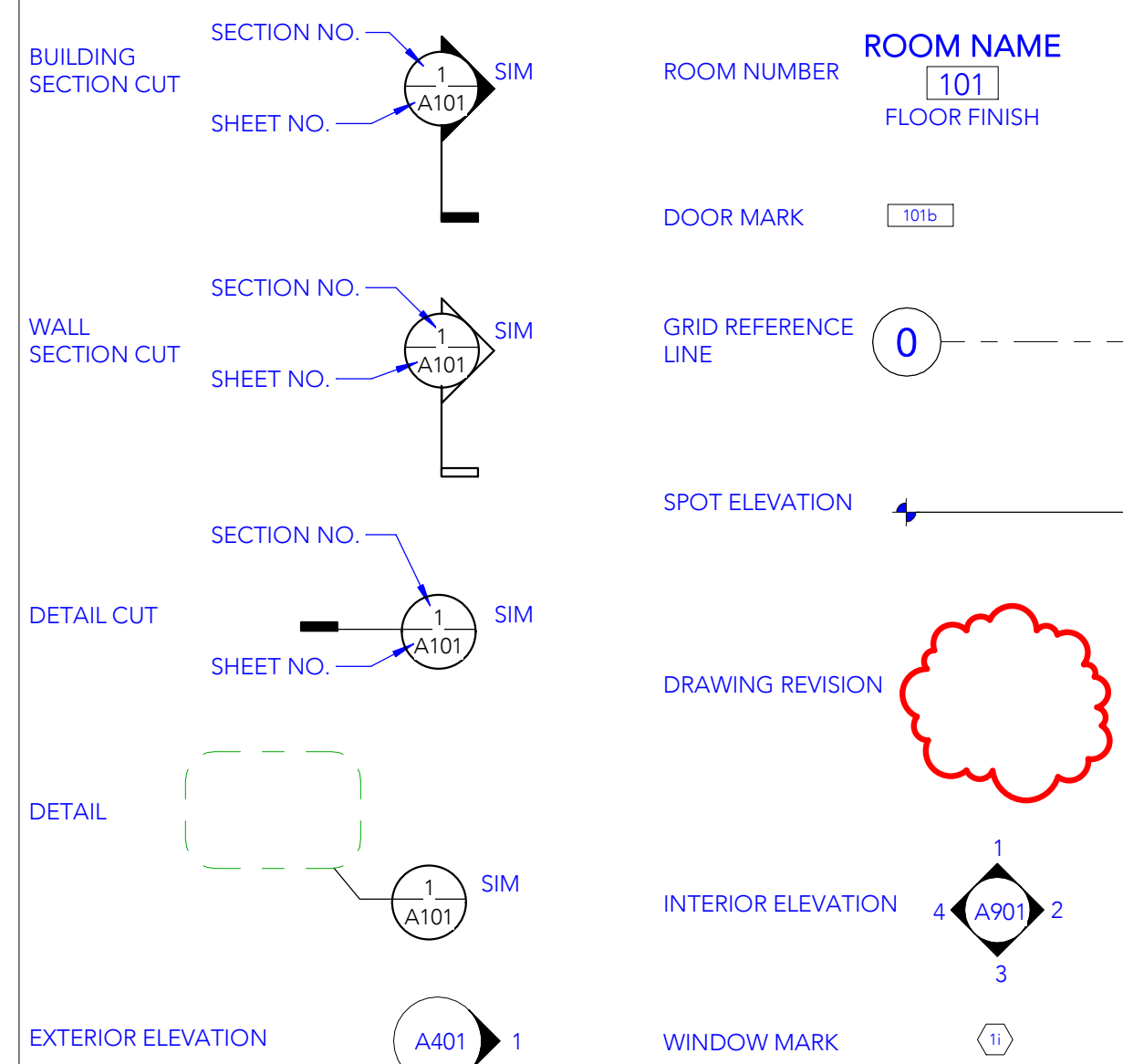


- 2) Prior to final review, the applicant shall revise the parking plan to demonstrate that each parking space is a minimum of 9'x18' in size.
- 3) Prior to final review, the applicant shall revise the landscaping plan to demonstrate the full planting schedule, irrigation locations, water usage, and shall include additional plantings to increase diversity to 40% as required by the CDC.
- 4) Prior to final review, the applicant shall revise the address monument so that the numbering is minimally 54" above grade and that the monument is no taller than 6 feet in height.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) As part of the Building Permit submittal, the applicant shall revise the construction mitigation plan to address additional on-street parking requests.
- 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) 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.
- 9) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern, and any grouting with the minimum size of four-feet (4') by four-feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

/jjm



# SYMBOL LEGEND



# LOOKOUT RIDGE RESIDENCE



99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

# SHEET INDEX

SURVEY	
SURVEY	TOPOGRAPHICAL SURVEY
LANDSCAPE	
L-1.0	LANDSCAPE SITE PLAN
L-1.1	TREE REMOVAL
CIVIL	
C-1.0	NOTES
C-2.0	SITE GRADING WITH DRIVEWAY
C-3.0	UTILITIES
C-4.0	CONSTRUCTION MITIGATION
ARCHITECTURE	
A-000	COVER SHEET
A-000.1	PROJECT DESIGN NARRATIVE
A-001	FAR
A-002	SITE COVERAGE
A-003	HEIGHT LIMIT DIAGRAM
A-100	SITE PLAN
A-101	SNOWMELT & AREA PLANS
A-102	SITE DETAILS
A-110	FLOOR PLAN
A-111	FLOOR PLAN
A-112	FLOOR PLAN
A-118	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS CALCULATIONS
A-205	EXTERIOR MATERIAL PALETTE
A-900	PERSPECTIVE VIEWS

\*ADDITIONAL SHEETS TO BE INCLUDED IN SECOND SUBMITTAL PER SUBMITTAL REQUIREMENTS FOR LANDSCAPE, LIGHTING, WINDOW SCHEDULE, ETC.

## PROJECT CDC INFORMATION

**CODE INFORMATION:**  
ZONING: SINGLE FAMILY RESIDENTIAL  
BUILDING CODE: IRC 2012  
CBC 2018  
2 STORY SINGLE FAMILY RES.

**LOT COVERAGE:**  
GROSS LOT AREA: 0.52 ACERS = 22,683 SF  
MAX. ALLOW. COVERAGE: 47% = 10,713 SF  
PROP. LOT COVERAGE: 7,647 SF = 33.8%

**FLOOR AREA:**  
SEE SHEET A-001 FOR AREA CALCULATIONS

**SETBACKS:**  
BUILDING SETBACKS:  
GENERAL EASEMENT: N = 16'  
E = 16'  
S = 16'  
W = 16'

**BUILDING HEIGHT LIMITS:**  
MAX. ALLOW. BLDG. HEIGHT: 35'  
MAX. ALLOW. AVERAGE: 30'  
MAX. PROPOSED BLDG HEIGHT: 27'-9"  
MAX. PROPOSED AVERAGE: 24'-6"

**PARKING REGULATIONS:**  
REQ. ENCLOSED SPACES: 2  
REQ. SURFACE SPACES: 2  
PROP. ENCLOSED SPACES: 2  
PROP. SURFACE SPACES: 2

## PROJECT DIRECTORY

<b>OWNER</b> PROJECT 99 LLC STREET ADDRESS: 228 MIDLAND AVENUE CITY, STATE, ZIP: BASALT, CO 81621 XXX-XXX-XXXX FAX XXX-XXX-XXXX CONTACT: DAVID FORREST/ ROBERT GUTERMUTH	<b>ARCHITECT</b> CCY ARCHITECTS, LTD. 228 MIDLAND AVENUE P.O. BOX 529 BASALT, CO 81621 970-927-4925 FAX 970-927-8578 CONTACT: SEAN O'BRYAN	<b>BUILDER</b> DELUCA CONSTRUCTION 394 W COLORADO AVENUE TELLURIDE, CO 81435 970-728-5547 CONTACT: PETE DELUCA
<b>LANDSCAPES</b> DHM DESIGN 311 MAIN ST, #102 CARBONDALE, CO 81623 970-963-6520 CONTACT: JASON JAYNES	<b>STRUCTURAL ENGINEER</b> KL&A 215 N. 12TH STREET, UNITE E CARBONDALE, CO 81623 970-927-5174 CONTACT: DAN DOHERTY EMAIL: DDOHERTY@KLA.COM	<b>MECHANICAL ENGINEER</b> TBD
<b>SURVEYOR</b> SAN JUAN SURVEYING 102 SOCIETY DRIVE TELLURIDE, CO 81435 970-728-1128 CONTACT: CHRIS KENNEDY	<b>SOILS/ GEOTECH.</b> TRAUTNER GEOTECH LLC 649 TECH CENTER DRIVE DURANGO, CO 81301 970-259-5095 CONTACT: NAME	

## ABBREVIATIONS

AAD	ATHIC ACCESS DOOR	GALV	GALVANIZED	REIN	REINFORCE
ADD	ADDENDUM	GC	GENERAL CONTRACTOR	REQ'D	REQUIRED
ADJ	ADJACENT	GLB	GLU-LAM BEAM	RHM	ROUND HEAD SHEET METAL
AF	ABOVE FINISHED FLOOR	GR	GRADE	RM	ROOM
AGG	AGGREGATE	GR	GYP-SUR WALLBOARD	RO	ROUGH OPENING
ALT	ALTERNATIVE	GYP	GYP-SUR	RW	ROUGH WINDOW
ALR	AREA OF REFUGE	H.T.	HEAVY TIMBER	S.T.D.	SLOPE TO DRAIN
ARCH	ARCHITECTURAL	HD	HEAD	SAN	SANITARY
ASBY	ASSEMBLY	HDW	HARDWARE	SECT	SECTION
B.O.	BOTTOM OF	HOR	HORIZONTAL	SEW	SEWER
BS	BETWEEN	HIT	HEIGHT	SHV	SHEET
BUDG	BUILDING	HVAC	HEATING VENTILATING AND COOLING	SHT	SHELVES
BN	BEARING	HWY	HIGHWAY	SIM	SIMILAR
BRG	BEARING	IBC	INTERNATIONAL BUILDING CODE	SPEC	SPECIFICATION
BS	BOTH SIDES	ICP	INTERGRATED COLOR PLASTER	SQ	SQUARE
CAB	CABINET	ID	INSIDE DIAMETER	STC	SOUND TRANSMISSION CLASS
CER	CERAMIC	IE	THAT IS	STD	STANDARD
CJ	CENTERLINE JOINT	INT	INTERIOR	STL	STEEL
CL	CENTERLINE	INT	INSULATION	STRUCT	STRUCTURE
CLOS	CLOSET	INT	INTERNATIONAL RESIDENTIAL CODE	SUB	SUBSTITUTE
CLR	CLEAR	INT	INTERNATIONAL RESIDENTIAL CODE	SUPPL	SUPPLEMENTAL
CMU	CONCRETE MASONRY UNIT	INT	INTERNATIONAL RESIDENTIAL CODE	SUSP	SUSPENDED
COL	COLUMN	JOINT	JOINT	T&G	TONGUE AND GROOVE
CONC	CONCRETE	JT	JT	T.O.	TOP OF
CONT	CONTINUOUS	LAM	LAMINATE	TEL	TELEPHONE
DET	DETAIL	LAV	LAVATORY	TEMP	TEMPERED
DA	DIAMETER	LAV	LAVATORY	THK	THICK
DM	DIMENSION	LAV	LAVATORY	TH	TOILET PAPER HOLDER
DN	DOWN	LAV	LAVATORY	TS	TUBE STEEL
DP	DAMP PROOFING	LAV	LAVATORY	TV	TELEVISION
DR	DRAIN	LAV	LAVATORY	UN.O.	UNLESS NOTED OTHERWISE TYPICAL</td
DWG	DRAWING	LAV	LAVATORY	UG	UNDERGROUND
DW	DISHWASHER	LAV	LAVATORY	UNFIN	UNFINISHED
DWS	DOWNSPOUT	LAV	LAVATORY	USG	UNITED STATES GAUGE
EA	EACH	LAV	LAVATORY	V.F.	VARIABLE IN FIELD
EJ	EXPANSION JOINT	LAV	LAVATORY	VAR	VARIABLE
EL	ELEVATION	LAV	LAVATORY	VENT	VENTILATED
EXIST	EXISTING	LAV	LAVATORY	VERT	VERTICAL
EXT	EXTERIOR	LAV	LAVATORY	WG	WOOD
F.F.	FINISH FLOOR	LAV	LAVATORY		
FD	FLOOR DRAIN	LAV	LAVATORY		
FE CABT	FIRE EXTINGUISHER	LAV	LAVATORY		
FDN	FOUNDATION	LAV	LAVATORY		
FE CABT	FIRE EXTINGUISHER	LAV	LAVATORY		
FN	FINISH	LAV	LAVATORY		
FL	FLOOR	LAV	LAVATORY		
FOC	FACE OF CONCRETE	LAV	LAVATORY		
FOS	FACE OF STUD	LAV	LAVATORY		
FP	FIREPROOF	LAV	LAVATORY		
FTG	FOOTING	LAV	LAVATORY		
GA	GAUGE	LAV	LAVATORY		

## GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION/DETAIL BOOK, AND THE 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 DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED, OR CALLED OUT BY TRADE NAME, IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

## VICINITY MAP



PROJECT SITE

CCY ARCHITECTS

LOOKOUT RIDGE RESIDENCE

99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

DATE: 01.14.2022

ISSUE: DRB SUBMITTAL

PROJECT NUMBER: 21115

DRAWN BY: -- CHECKED BY: --

### HISTORY:

REV.#	DATE	DESCRIPTION
1	01.14.2022	DRB SUBMITTAL

NOT FOR CONSTRUCTION



COVER SHEET

SCALE: As indicated

# A-000



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.42	67.50	36°51'26"	N84°33'58"E	42.68
(C1)	43.42	67.50	36°51'22"	N84°34'00"E	42.68

**LEGEND**

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- ⊠ ELECTRIC TRANSFORMER
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ SPRUCE TREE, # INDICATES CALIPER
- ⊠ ASPEN TREE, # INDICATES CALIPER
- ⊠ FIR TREE, # INDICATES CALIPER
- CABLE PEDESTAL
- ⊠ ELECTRIC BOX
- ⊠ TELEPHONE PEDESTAL
- ⊠ SEWER MANHOLE
- ▨ SLOPES > 30%

**NOTICE:**

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

**NOTES:**

- According to Flood Insurance Rate Map 08113C0286 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
- Easement research from Land Title Guarantee Company, Commitment No. TLR86011276, Effective Date 03/02/2021 at 05:00 PM.
- Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 9589.52 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
- Ownership was researched from the county GIS and is for informational purposes only.
- Lineal Units U.S. Survey Feet
- The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

**PROPERTY DESCRIPTION:**

Lot 89-3A, Telluride Mountain Village, according to the Plat Recorded August 7, 1990 in Plat Book 1 at Page 1066, and the Technical Amendment thereto Recorded August 31, 1990 in Book 469 at Page 878.

County of San Miguel,  
State of Colorado

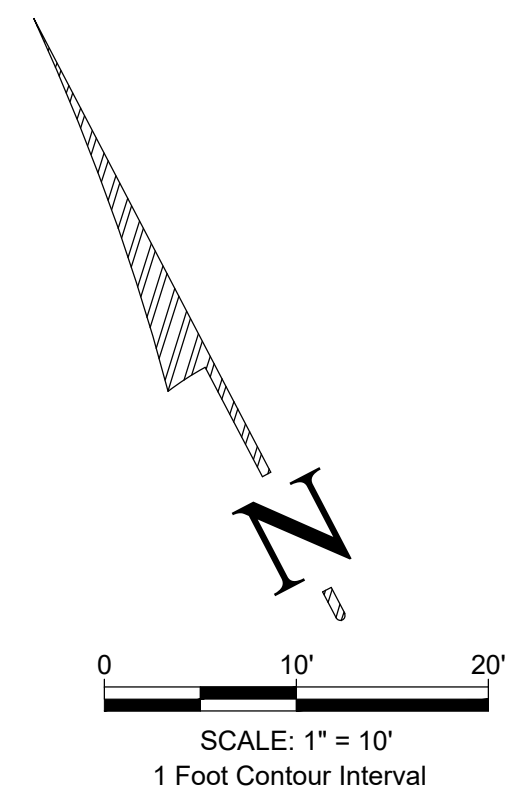
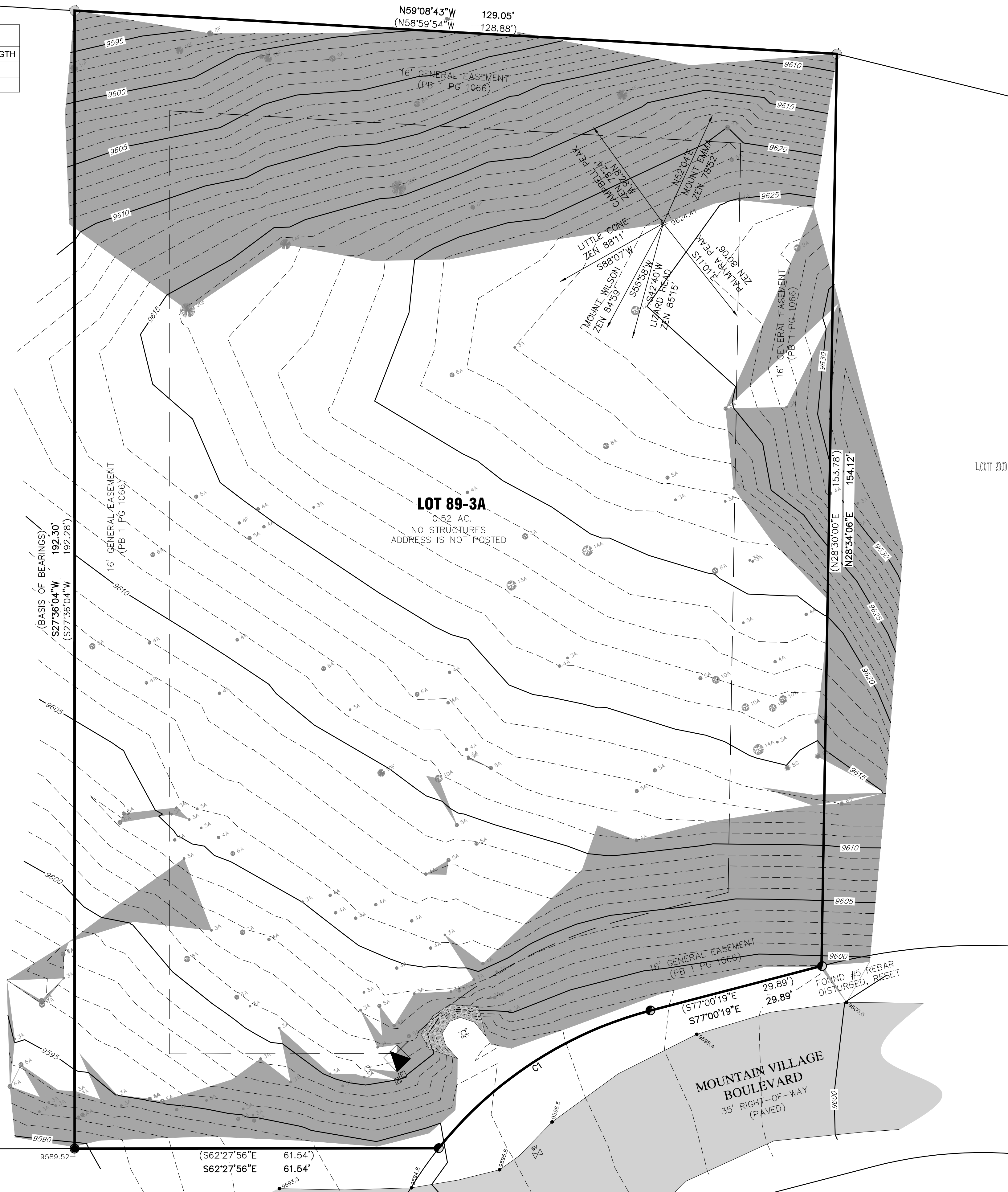
**BASIS OF BEARINGS:**

The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 89-3A, according to the Plat recorded in Plat Book 1 at page 1066, said bearing being **N 27°36'04" E**, both being found monuments as depicted on this plat.

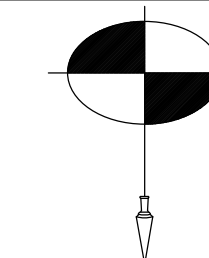
**SURVEYOR'S CERTIFICATE:**

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, Deep Creek Mesa 101 LLC, Ramesh Cherukuri, Radha Cherukuri, and Uma Cherukuri, was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

*Christopher R. Kennedy*  
Christopher R. Kennedy, P.L.S. 36577  
01/12/2022



**IMPROVEMENT SURVEY PLAT**  
**LOT 89-3A, TELLURIDE MOUNTAIN VILLAGE**



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

DATE:	01/12/2022
JOB:	97083
DRAWN BY:	CRK
CHECKED BY:	KSK
REVISION DATES:	
SHEET:	1 OF 1



**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- BUILDING ROOF OVERHANG
- EXISTING CONTOURS
- ENHANCED NATIVE SEED MIX
- PROPOSED PERENNIAL AND SHRUB BEDS
- PROPOSED ASPEN TREES; TYP.
- EXISTING TREES TO REMAIN

**WILDFIRE ZONE 1**

PER COMMUNITY DEVELOPMENT CODE:

1. 15ft around the building as measured from the outside edge of building dripline, including decks, planters, or patios attached to the building.
  2. All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
  3. All trees and shrubs located within Zone 1 shall be removed.
- EXEMPTIONS
4. A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation drip edge rather than the building plane.
  5. Flammable vegetation shall be allowed in planters attached to building so long as the planter is within 10ft of a building, and vegetation is not planted directly beneath windows or next to foundation vents.

**WILDFIRE ZONE 2**

PER COMMUNITY DEVELOPMENT CODE:

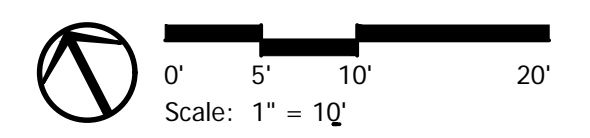
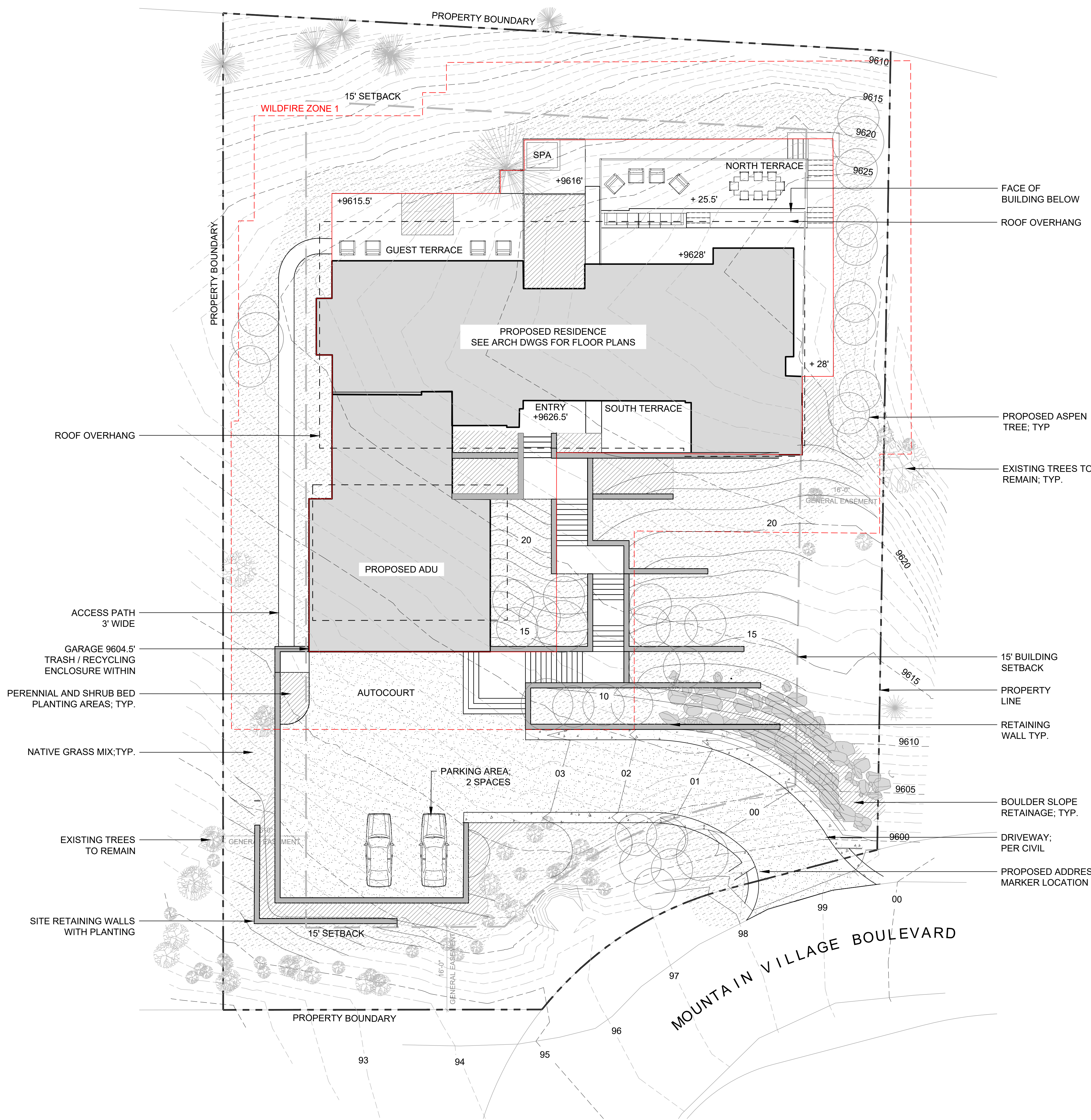
1. Area between Zone 1 and Lot Line.
2. Trees with DBH of greater than or equal to 4" shall be spaced with a ten foot crown to crown separation.
3. All stressed, diseased, dead, or dying trees and shrubs, as identified by staff, shall be removed except for standing dead stress that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
4. Shrubs over 5ft tall shall have an average space of 10ft from shrub to shrub.

EXEMPTIONS

5. Aspens, narrowleaf cottonwoods, willows, and other trees and shrubs listed in CSU Extension P6.305, Firewise Plant Materials may be spaced closer than 10ft crown to crown.
6. Tree Removal for creation of defensible space. If such tree removal is determined to be impractical by the Town due to steep slopes, wetland, or other environmental constraints, and other mitigation is provided.

**NOTES**

1. SEE CIVIL DRAWINGS FOR ALL SITE GRADING AND DRAINAGE, AND UTILITIES.
2. REFER TO ARCHITECTURAL FLOOR PLANS FOR ELEVATIONS AND SPECIFIC INFORMATION RELATED TO EGRESS AND EXTERIOR ACCESS.
3. PLANTING PLAN IS CONCEPTUAL AND EXACT SPECIES AND QUANTITIES TO BE PROVIDED DURING FINAL REVIEW SUBMITTAL.
4. NATIVE GRASS MIX TO BE APPLIED TO LIMITS OF DISTURBED AREAS. FINAL MIX TO BE APPROVED BY TOWN OF MOUNTAIN VILLAGE.





**LEGEND**

- PROPERTY LINE
- - - BUILDING SETBACK
- EXISTING TREES TO REMAIN
- TREES TO BE REMOVED
- EXISTING CONTOURS
- PROPOSED CONTOURS

**WILDFIRE ZONE 1**

PER COMMUNITY DEVELOPMENT CODE:

1. 15ft around the building as measured from the outside edge of building dripline, including decks, planters, or patios attached to the building.
2. All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
3. All trees and shrubs located within Zone 1 shall be removed.

**EXEMPTIONS**

4. A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation drip edge rather than the building plane.
5. Flammable vegetation shall be allowed in planters attached to building so long as the planter is within 10ft of a building, and vegetation is not planted directly beneath windows or next to foundation vents.

**WILDFIRE ZONE 2**

PER COMMUNITY DEVELOPMENT CODE:

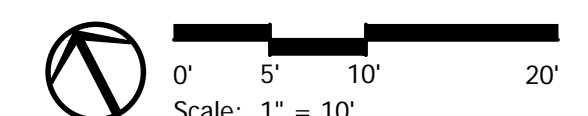
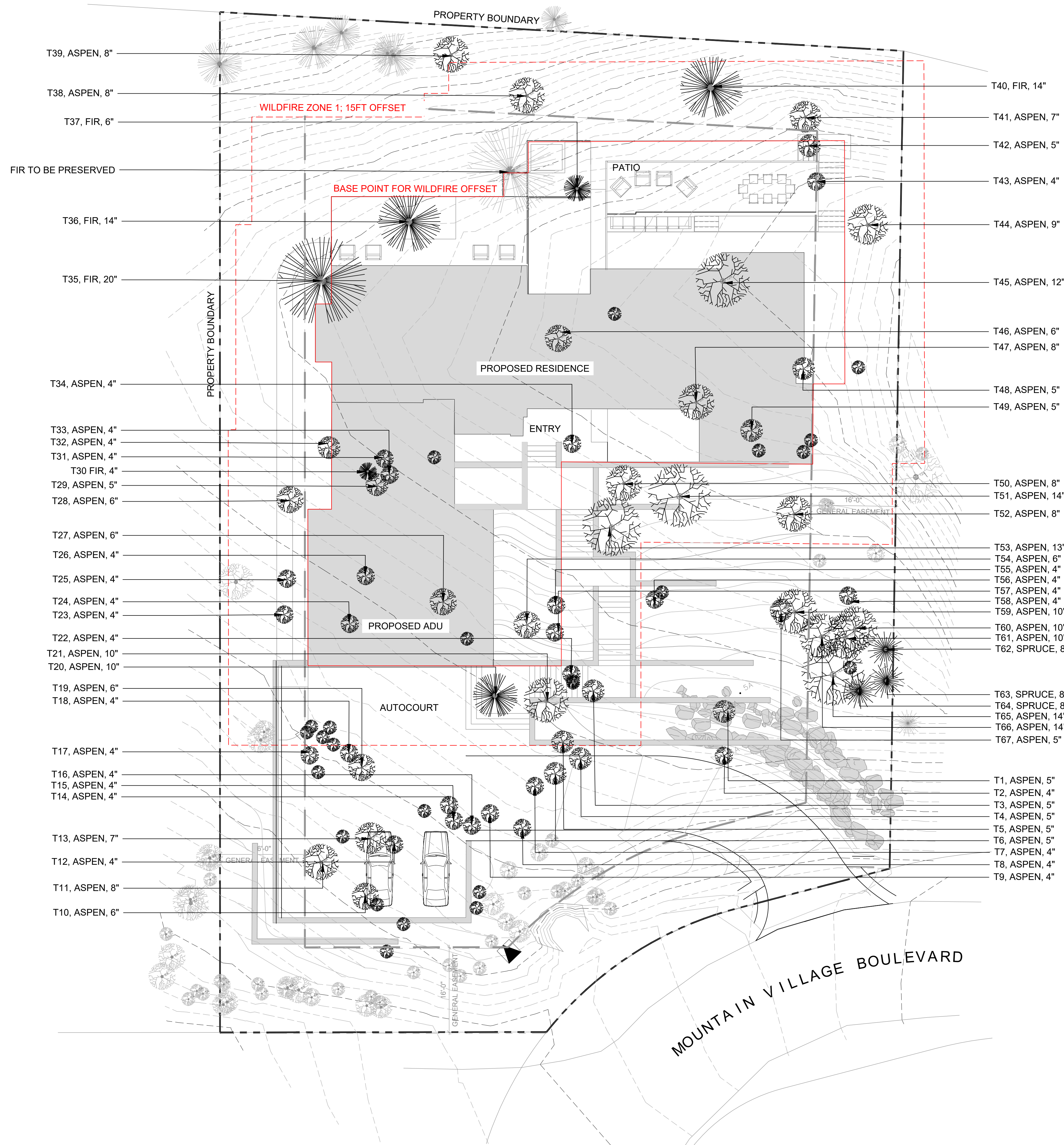
1. Area between Zone 1 and Lot Line.
2. Trees with DBH of greater than or equal to 4" shall be spaced with a ten foot crown to crown separation.
3. All stressed, diseased, dead, or dying trees and shrubs, as identified by staff, shall be removed except for standing dead stress that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
4. Shrubs over 5ft tall shall have an average space of 10ft from shrub to shrub.

**EXEMPTIONS**

5. Aspens, narrowleaf cottonwoods, willows, and other trees and shrubs listed in CSU Extension P6.305, Firewise Plant Materials may be spaced closer than 10ft crown to crown.
6. Tree Removal for creation of defensible space. If such tree removal is determined to be impractical by the Town due to steep slopes, wetland, or other environmental constraints, and other mitigation is provided.

**NOTES**

1. TREES 4" DBH AND ABOVE ARE SHOWN PER SURVEY. TREES UNDER 3" ARE NOT CALLED OUT BUT ARE IDENTIFIED FOR REMOVAL.





GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

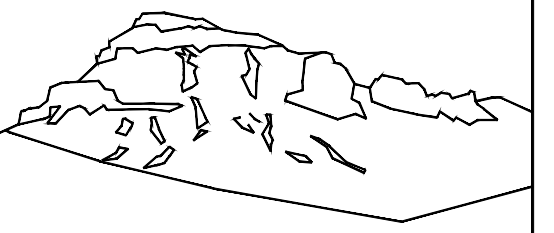
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



**Uncompahgre  
Engineering, LLC**

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

SUBMISSIONS:

DRB 2022-01-14

**Lookout Ridge  
Residence**

**Lot 89A  
Mtn Village Blvd  
Mtn. Village, CO**

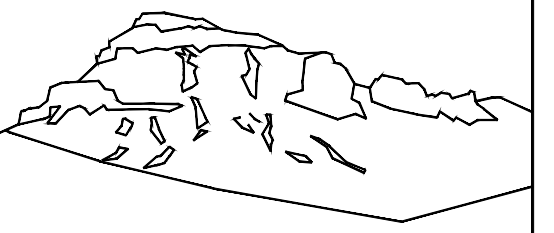


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**Notes**

**C1**





Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
DRB 2022-01-14

Lookout Ridge Residence  
Lot 89A  
Mtn Village Blvd  
Mtn. Village, CO

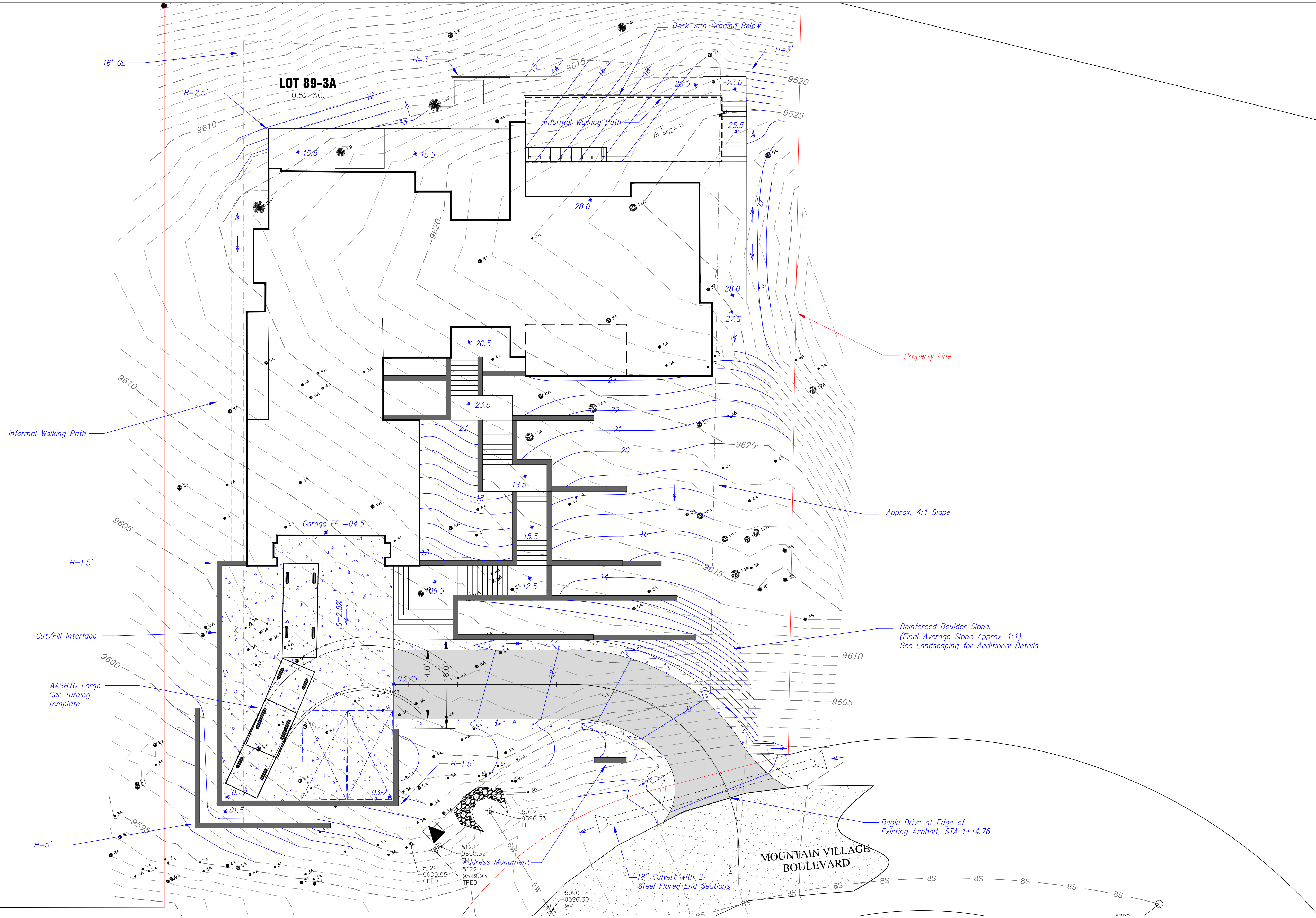
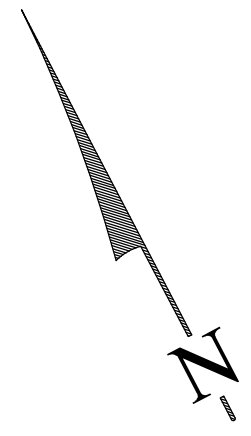


CONTRACTOR TO REVIEW AND COMPARE ALL CHARTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

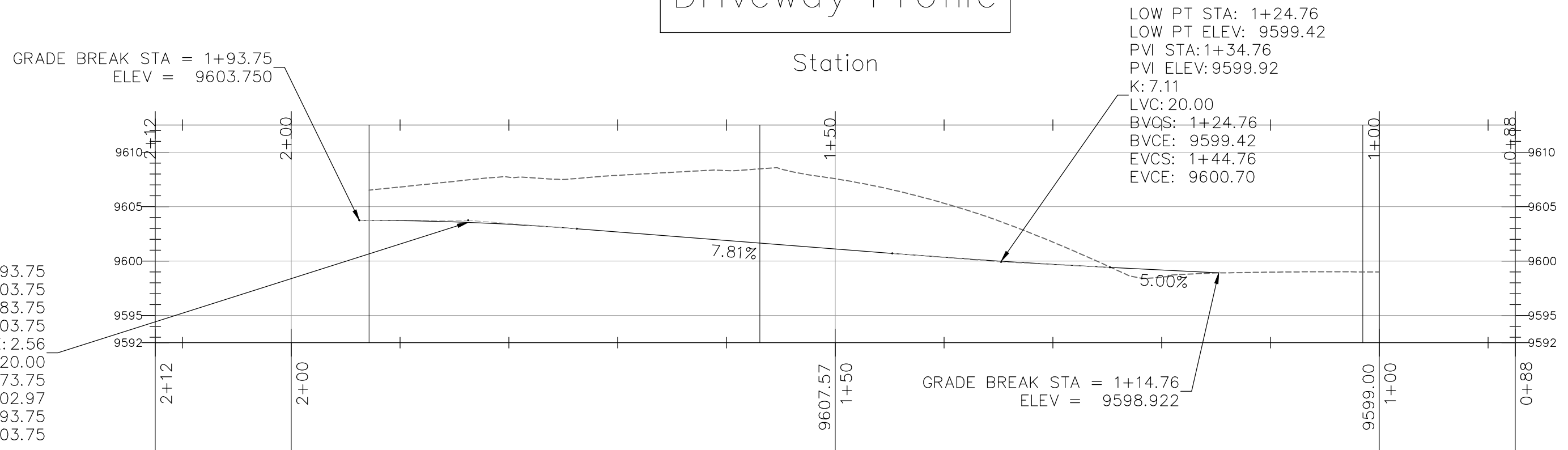
Site Grading  
with  
Driveway Profile

C2

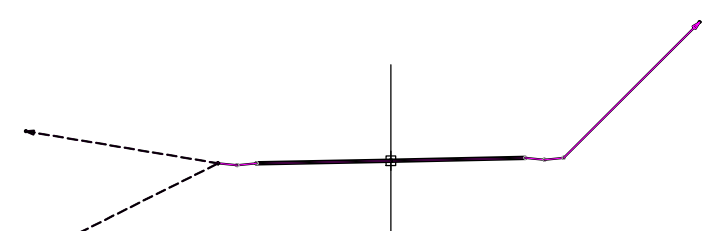
Scale: 1" = 10'  
0 5 10 20



Driveway Profile



Scale: 1" = 10'  
0 5 10 20











Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
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SUBMISSIONS:  
DRB 2022-01-14

Lookout Ridge  
Residence

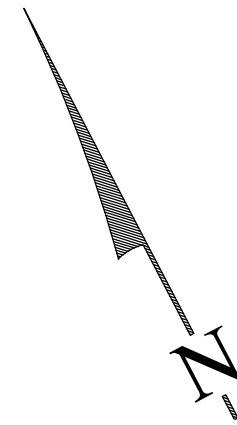
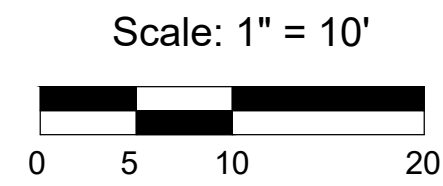
Lot 89A  
Mtn Village Blvd  
Mtn. Village, CO



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

Construction  
Mitigation

C4



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

6' Chain Link Fence Panels  
with Green Screening

Material Storage and  
Laydown Yard

Port-a-John Toilet

Bear Proof Poly-Cart

Construction Dumpster

Construction Parking  
shall be On-Site

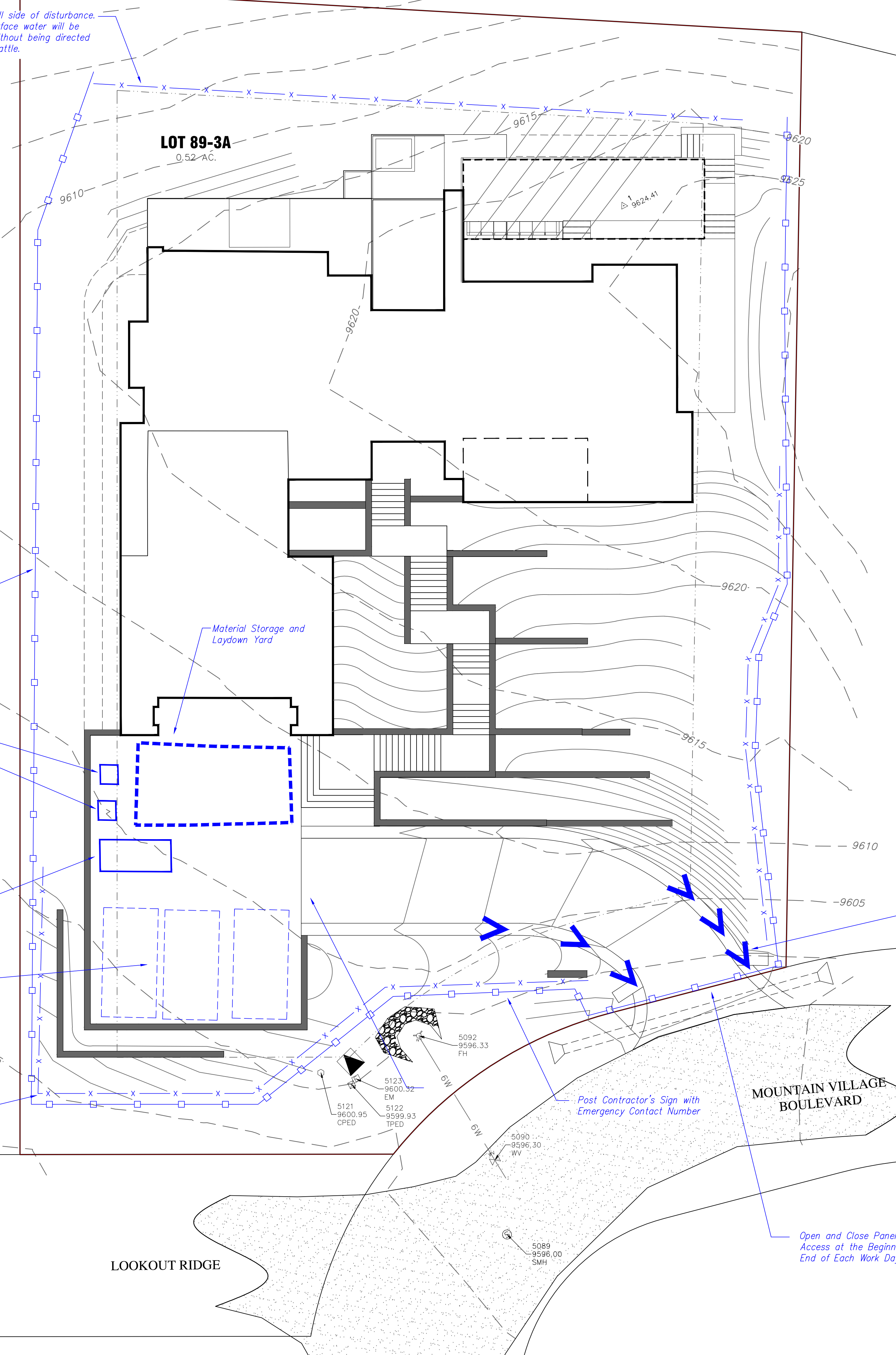
Install Silt Fence on the downhill side of disturbance.  
Maintain throughout job. No surface water will be  
allowed to discharge the site without being directed  
through a silt fence or straw wattle.

No Stationary Crane is being contemplated at this  
time.  
The Contractor may Modify this Plan, but the New  
Plan must be Coordinated and Approved by the Town  
of Mountain Village.

LOT 89-3A  
0.52 AC.

MOUNTAIN VILLAGE  
BOULEVARD

LOOKOUT RIDGE



Post Contractor's Sign with  
Emergency Contact Number

Erosion Logs/Straw Wattles

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



# DESIGN + DEVELOPMENT NARRATIVE

## THE SITE - OBSERVATIONS & OPPORTUNITY

THE SITE IS LOCATED AT THE INTERSECTION OF MOUNTAIN VILLAGE BOULEVARD AND LOOKOUT RIDGE DR. LOT 89-3A. IT IS ONE A SERIES OF RIDGELINE LOTS THAT IMPRESSIVELY CAPTURES VIEWS TO OF THE SAN SOPHIA RIDGE TO THE NORTH AS WELL AS VIEWS TO THE SOUTH SPANNING FROM LITTLE CONE AND MOUNT WILSON TO PALMYRA.

LOCATING THE HOME TO CAPTURE THESE VIEWS IS A CLEAR OPPORTUNITY FOR THE PROJECT. NAVIGATING THE SLOPE OF THE SITE AND SCULPTING THE ARCHITECTURE IN A WAY THAT LIVES HUMBLY ON THE LAND WHILE GAINING THE VIEWS AFFORDED FROM A UNIQUE POSITION QUICKLY BECAME THE DESIGN OBJECTIVE.

THE SITE CLIMBS FROM ELEVATION 9560' ON THE SOUTHWEST CORNER 40' TO ELEVATION 9560' TO THE NORTH EASTERN END OF THE LOT ALONG A RIDGELINE SLOPING UPWARD FROM WEST TO EAST.

THE SITE IS WOODED WITH ASPEN TREES AND OCCASIONAL CONIFERS. WHILE BUILDING ON THE SITE WILL INHERENTLY ENTAIL TREE REMOVAL. THE ASPEN GROVE THINS AS YOU CLIMB HIGHER TO THE RIDGE OF THE SITE. THE PROPOSED DEVELOPMENT INTENDS TO MAINTAIN THIS NATURAL CONDITION AS A BUFFER WHERE THE SITE MEETS LOOKOUT RIDGE DR.

## THE ARCHITECTURE - RESPONSIVE TO THE LANDSCAPE

AS MENTIONED, THE HOUSE HAS BEEN DESIGNED TO CAPTURE THE SITE'S AMAZING VIEWS WITH A STRUCTURE THAT RESPECTS AND IS RESPONDING TO THE LAND IT SITS ON.

THE STRUCTURE IS ORGANIZED AS A 2 STORY LIVABLE HOME, WITH A GARAGE LEVEL BELOW TO MINIMIZING THE SITE DISTURBANCE FOR DRIVE ACCESS WITH A SAFE LOW SLOPED DRIVEWAY. USERS MAY HAVE THE EXPERIENCE OF PARKING THE CAR AT THE AUTO COURT TO EMBARK TOWARDS THE FRONT DOOR, ACCESSED BY A PROCESSION OF EXTERIOR STEPS THAT BRINGS USERS THOUGH CLIMBING TOWARDS THE RIDGE. THIS PROCESSION IMMULATES THE UNVEILING EXPERIENCE OF GAINING THE SUMMIT AND AFFORDING SPECTACULAR VIEWS.

THE MAIN LEVEL OFFERS A UNIQUE DOUBLE SIDED QUALITY WITH VIEWS TO THE NORTH AND SOUTH. ON THE NORTH EAST END OF THE HOME, AN EXTERIOR DECK HOVERS OVER THE LAND AS GRADE SLOPES AWAY.

THE HOUSE IS SIMPLE IN FORM AND GROUNDED. THE PRIMARY MATERIAL ELEMENTS ARE A STONE BASE THAT ANCHORS THE HOUSE TO THE LAND WITH WOOD AND DARKENED METAL FORMS THAT EVOKE THE TONES OF THE WOODED SITE AROUND IT.

THE PRIMARY FORM OF THE BUILDING SLOPES FROM WEST TO EAST DIRECTLY RESPONDING TO THE NATURAL GRADE OF THE TOPOGRAPHY, INTENDING TO MINIMIZE THE SCALE OF THE STRUCTURE AND BALANCE THE USER'S EXPERIENCE BY BOTH BEING CONNECTED TO THE LAND YET HIGH ENOUGH TO GAIN VIEWS. A TESTAMENT TO THIS IS THAT WHILE THE MAX ALLOWABLE ROOF HEIGHT IS 35', THE MAX HEIGHT OF THIS STRUCTURE IS 27' - 9", AND THE MAX ALLOWABLE AVERAGE ROOF HEIGHT IS 30', THIS STRUCTURE'S MAX AVERAGE ROOF HEIGHT IS 24' - 6".

GIVEN THE PROMINENCE OF THIS RIDGELINE TO THE TELLURIDE VALLEY, EXTRA SENSITIVITY TO THE STRUCTURES PRESENCE HAS BEEN CAREFULLY CONSIDERED IN THE PROPOSED DESIGN. THE RIDGELINE LOT CRITERIA OUTLINED IN SECTION 17.5.16 OUTLINES KEY AREAS TO YIELD A BUILDING THAT WORKS WITH SITE, RATHER THAN COMPETING WITH IT.

### Ridgeline Lot

- All structures shall have varied facades to reduce the apparent mass.
  - The primary roof plane hovers above a varied facade breaking down scale and mass on all elevations.
- To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal.
  - The building steps from south to north, as well as from west to east, responding to and minimizing cut / fill, as well as it's resulting mass.
- Building and roofing materials and colors shall blend with the hillside.
  - Materials have been selected with the goal of having the architecture feel of the site by blending with the colors and tones of the immediate surrounding
- Colors and textures shall be used that are found naturally in the hillside.
  - Materials have been selected with the goal of having the architecture feel of the site by blending with the textures, colors and tones of the immediate surrounding
- Reflective materials, such as mirrored glass or polished metals, shall not be used.
  - All proposed metal is to have a matte finish and be non reflective.
- To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.
  - We will provide a lighting plan for final review that complies with and is sensitive to the intent of this criteria.

## CDC DESIGN VARIATIONS

PER 17.4.11.E.5

### 17.5.6.C.1.A - ROOF FORM

IN KEEPING WITH THE INTENT ON MASSING AND ROOF FORM IN THE CODE, OUR GOAL IS TO DESIGN A HOME THAT CAPTURES THE SITE'S AMAZING VIEWS WITH A STRUCTURE THAT RESPECTS AND IS RESPONDING TO THE LAND

THE BUILDING IS MADE UP OF TWO SHED ROOFS AND A FEW SMALLER SUBSERVIENT FLAT ROOFS. THE PRIMARY SHED ROOF SLOPES FROM WEST TO EAST DIRECTLY RESPONDING TO THE NATURAL GRADE OF THE TOPOGRAPHY. THE FLOOR PLATE UNDERNEATH THIS ROOF IS A SPLIT LEVEL THAT IS ALSO STEPPING WITH THE TOPOGRAPHY. THE INTENT HERE IS FOR THE FORM OF THE STRUCTURE TO CONNECT TO THE LAND AND TO BREAK DOWN MASS AND SCALE OF THE HOME. THE SECONDARY SHED ROOF OF THE ADU IS STEPPED DOWN FROM THE PRIMARY ROOF, AGAIN RESPONDING TO TOPOGRAPHY TOPOGRAPHY. UNDERNEATH THE SHED ROOFS, THE MASSING IS VARIED, ADDING INTEREST WHILE BREAKING DOWN SCALE TO EACH FACADE REDUCING THE APPARENT MASS.

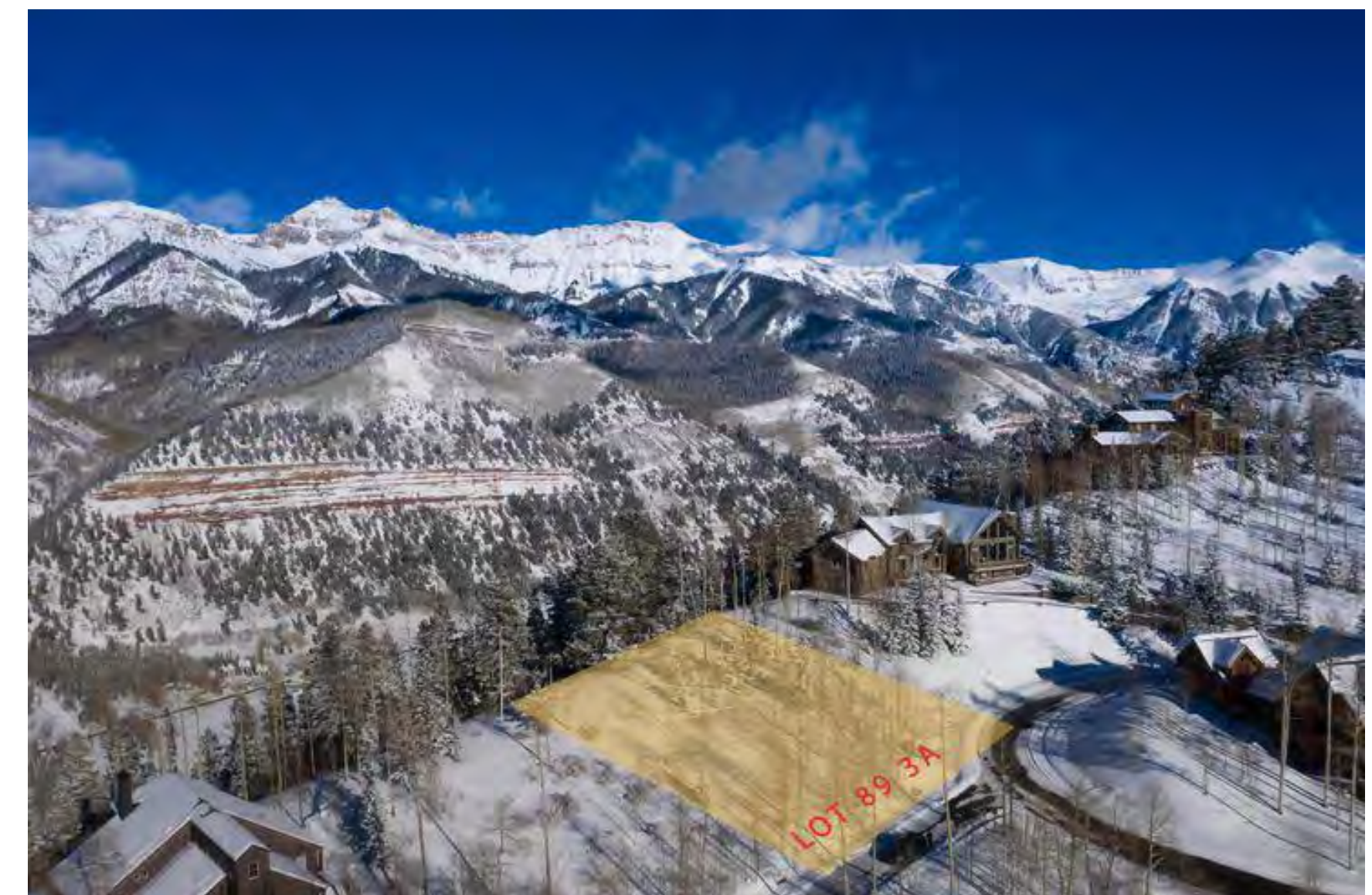
### 17.6.6.A.6a - ROAD AND DRIVEWAY STANDARDS

OUR ENTRY ACCESS DRIVE IS SHOWING A RETAINING WALL THAT REACHES 6'. OUR INTENT IS TO WORK WITH THE GRADE WHEREVER POSSIBLE, AND TO MINIMIZE OUR IMPACT WHEN FORCED TO UTILIZE RETAINAGE. THE LANDSCAPE DESIGN SEEKS TO ACHIEVE NECESSARY PROGRAMMATIC FEATURES SUCH AS DRIVE AN PEDESTRIAN ACCESS. A SERIES OF MINIMAL SITE WALLS CASCADE DOWN THE PROPERTY'S SOUTHERN HILLSIDE TO LESSEN THE SLOPES OF THESE PATHS OF TRAFFIC. THE DRIVEWAY CURB CUT IS ON THE SOUTH EAST SIDE OF THE LOT. RETAINAGE HERE IS NECESSARY TO PROVIDE A DRIVEWAY WITH A SAFE SLOPE, IT IS HERE ALONG THE NORTH SIDE OF THE DRIVEWAY WHERE THE ARCHITECTURAL SITE WALL REACHES A HEIGHT OF APPROXIMATELY 6'. AS NATURAL GRADE STEEPENS AT THE EASTERN SIDE OF THE DRIVEWAY, EVEN TALLER RETAINAGE WOULD BE REQUIRED, BUT HERE WE LOOK TO BREAK UP THAT VERTICAL SCALE WITH A STRUCTURE BOULDER WALL LIED BACK RANGING FROM 1:1 TO 2:2 SLOPES. SEE RENDERINGS ON A-900 FOR REFERENCE

### 17.3.14 - GENERAL EASEMENTS

THE SIDE EASEMENTS ARE MOSTLY LEFT UNDISTURBED, HOWEVER THERE ARE A FEW AREAS THAT WE LOOK TO IMPROVE THE PROJECT WITH MINIMAL ENCROACHMENT WHILE RESPECTING THE PURPOSE OF THESE EASEMENTS.

- THERE IS A 5' ENCROACHMENT OF THE AUTO COURT IN THE SIDE SETBACK TO ALLOW FOR THE DIMENSION REQUIRED FOR THE DRIVE LENGTH NECESSARY TO REACH THE GARAGE ELEVATION AT SAFE SLOPES, FOR THE REQUIRED SURFACE PARKING OF TWO CARS, AND TO ALOT SPACE FOR CARS IN THE GARAGE TO BACK OUT AND TURN AROUND TO SAFELY DRIVE OUT. THERE IS THEN A MINOR SITE WALL OFFSET FROM THE AUTOCOURT TO MINIMIZE GRADE DISTURBANCE WHILE ALSO MINIMIZING THE HEIGHT OF RETAINAGE. ACHIEVING THIS STANDARD OF SAFETY WE FEEL IS AN APPROPRIATE REASON FOR MINOR ENCROACHMENT PER 17.3.14.F.1  
RE: A-100 FOR LOCATION, AND A-900 FOR 3D ILLUSTRATION OF THIS CONDITION.
- TO PROVIDE ACCESS FOR USERS TO THE HOME AND THE LAND IN A FEW AREAS WE ARE REQUESTING MINIMAL IMPROVEMENTS - WALKWAYS, SITE WALLS, AND MINIMAL GRADING, PER 17.3.14.E.1



CCY ARCHITECTS

LOOKOUT RIDGE RESIDENCE

99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

DATE:  
01.14.2021

ISSUE:  
DRB SUBMITTAL

PROJECT NUMBER:  
21115

DRAWN BY: Author CHECKED BY: Checker

### HISTORY:

REV.#	DATE	DESCRIPTION
1	01.14.2022	DRB SUBMITTAL

NOT FOR  
CONSTRUCTION



PROJECT  
DESIGN  
NARRATIVE

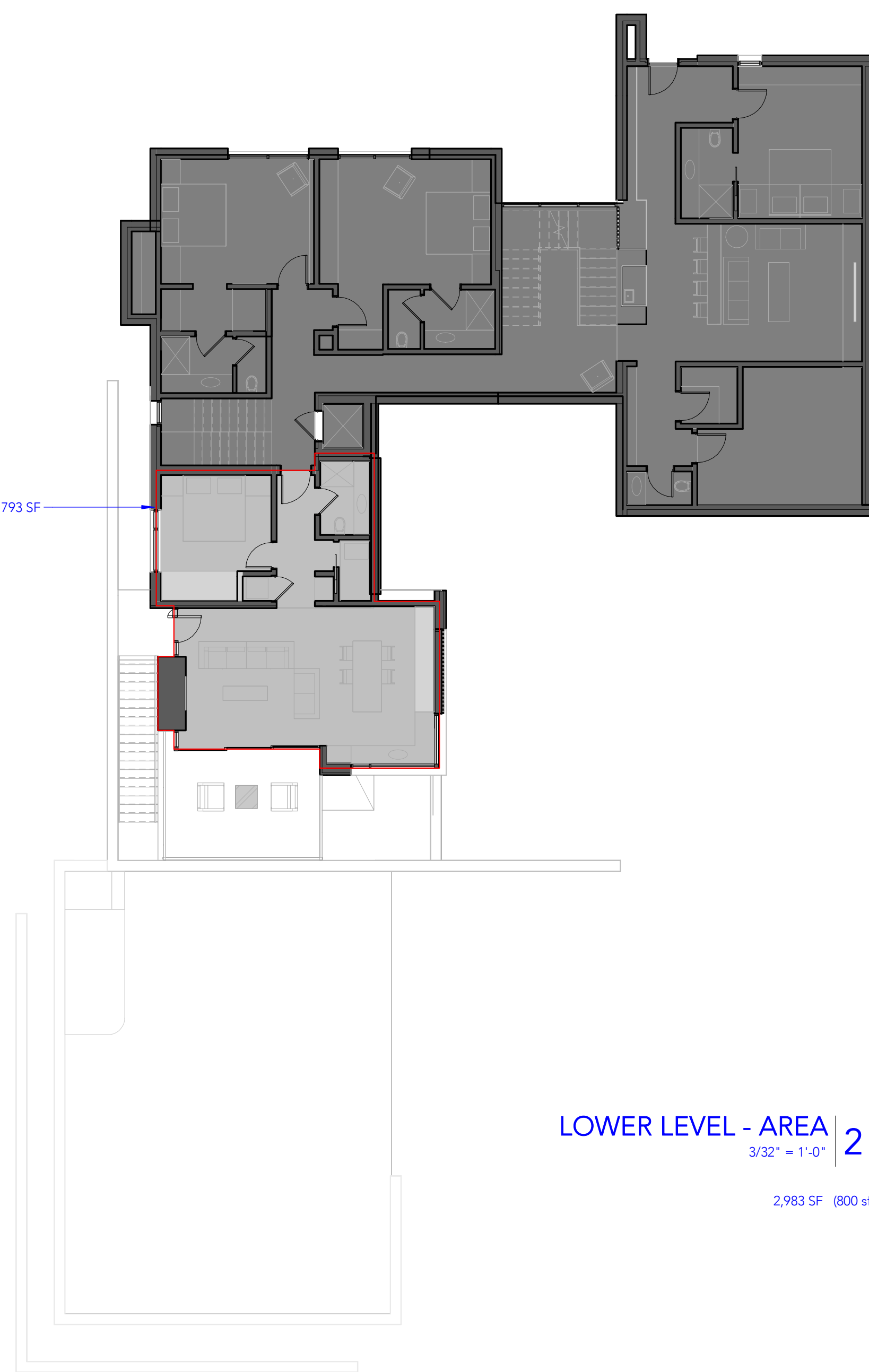
SCALE:

A-000.1

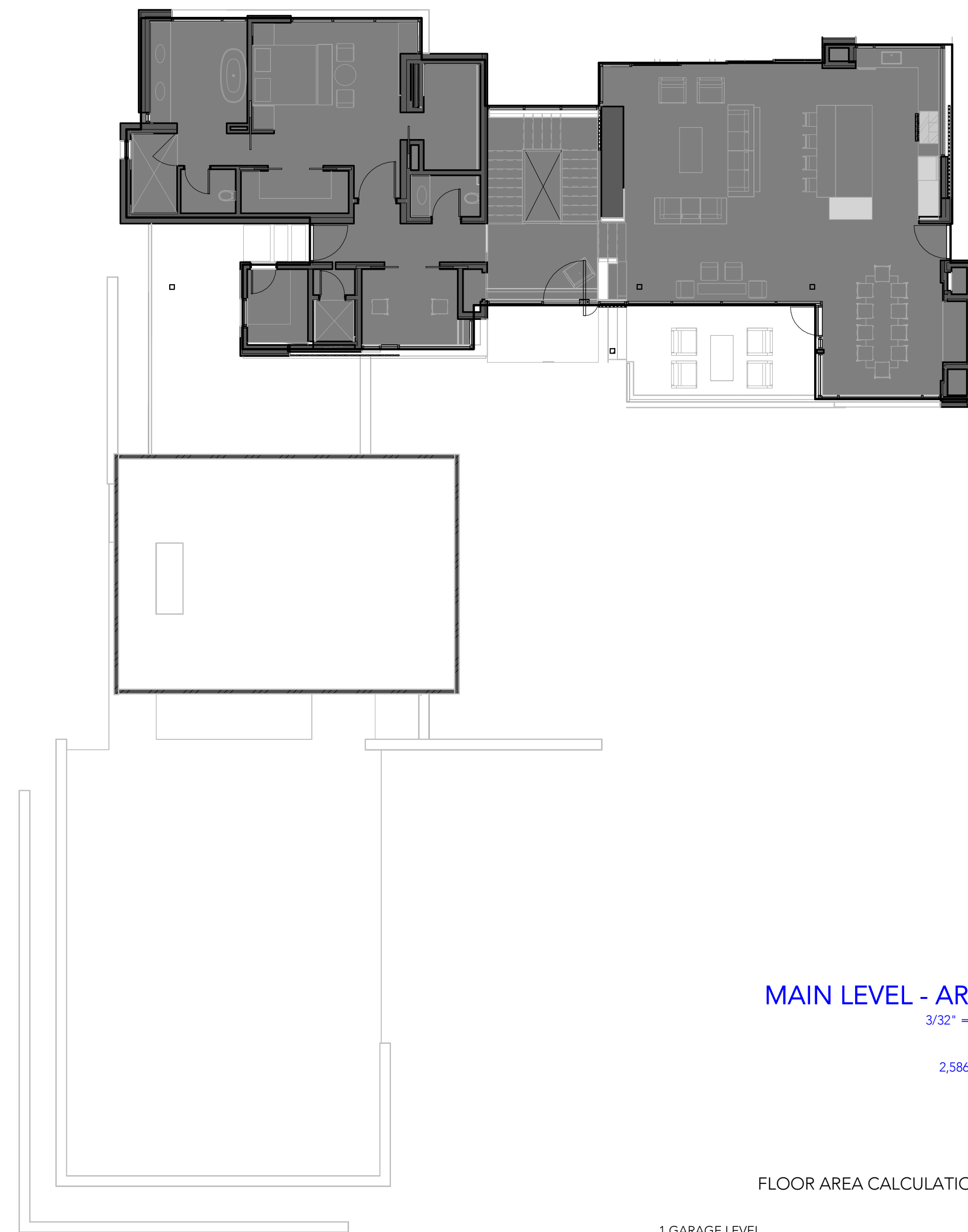




**GARAGE LEVEL - AREA** | 1  
 3/32" = 1'-0"  
 1,130 SF



**LOWER LEVEL - AREA** | 2  
 3/32" = 1'-0"  
 2,983 SF (800 sf Owner's Unit)



**MAIN LEVEL - AREA** | 3  
 3/32" = 1'-0"  
 2,586 SF

FLOOR AREA CALCULATION

1 GARAGE LEVEL	1,133 SF
2 LOWER LEVEL (INCLUDES 793 SF ADU)	3,338 SF
3 MAIN LEVEL	2,622 SF
	7,093 SF

**DATE:**  
 01.14.2021

**ISSUE:**  
 DRB SUBMITTAL

**PROJECT NUMBER:**  
 21115

DRAWN BY: Author/HECKED BY: Checker

**HISTORY:**

REV. #	DATE	DESCRIPTION
1	01.14.2022	DRB SUBMITTAL

**NOT FOR CONSTRUCTION**

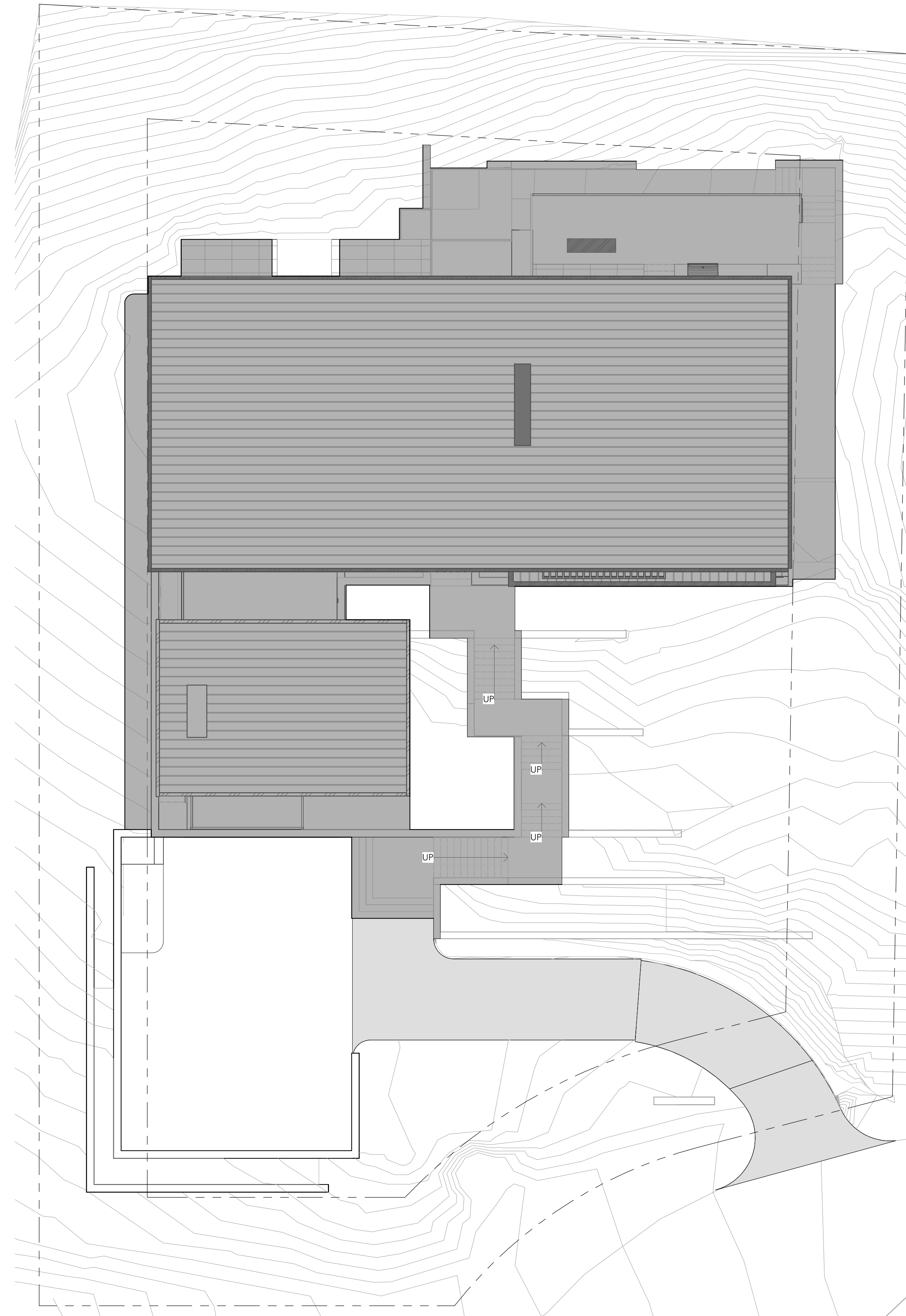


**FAR**

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

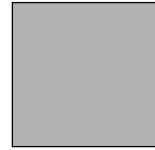
**A-001**





SITE COVERAGE CALCULATION	
<b>ALLOWABLE COVERAGE</b>	
PER TABLE 17.3.13: SINGLE-FAMILY WITH LOTS, 1 ACRE: 40% MAX. LOT COVERAGE	
22,683 x 40% = <b>9,073 SF</b>	
<b>PROPOSED COVERAGE</b>	
TOTAL: <b>8,284 SF</b>	

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

SITE COVERAGE LEGEND	
	SITE COVERAGE AREA

**DATE:**  
01.14.2021

**ISSUE:**  
DRB SUBMITTAL

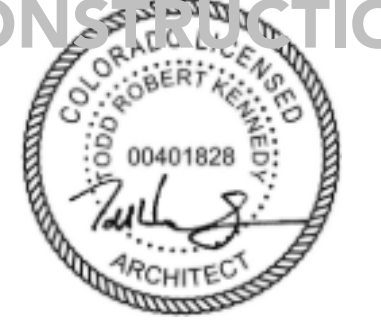
**PROJECT NUMBER:**  
21115

DRAWN BY: Author-HECKED BY: Checker

**HISTORY:**

REV. #	DATE	DESCRIPTION
1	01.14.2021	DRB SUBMITTAL

**NOT FOR CONSTRUCTION**



**SITE COVERAGE**

SCALE: As indicated

**A-002**



FLOOR PLAN NOTES  
 1. MAX SPAN BETWEEN ROOF HEIGHT POINTS IS 20'  
 2. FOR MAX ROOF HEIGHT ILLUSTRATION, SEE A-201 & A-202

AVERAGE ROOF HEIGHT SCHEDULE					
LOCATION	ROOF ELEVATION	PROPOSED GRADE	EXISTING GRADE	MOST RESTRICTIVE GRAD & ROOF ELEVATION DELTA	COMMENTS
<b>MAIN HOUSE</b>					
A	9645'-7"	9627'-0"	9626'-4"	19'-3"	
B	9645'-7"	9628'-0"	9626'-0"	19'-7"	
C	9645'-7"	9624'-7"	9622'-0"	23'-7"	
D	9644'-9"	9628'-0"	9621'-1"	23'-8"	
E	9643'-9"	9628'-0"	9619'-5"	24'-4"	
F	9642'-8"	9626'-6"	9617'-8"	25'-0"	
G	9641'-8"	9626'-6"	9615'-7"	26'-1"	
H	9640'-8"	9615'-9"	9613'-3"	27'-5"	
I	9640'-8"	9615'-5"	9615'-3"	25'-5"	
J	9640'-8"	9615'-6"	9612'-11"	27'-9"	
K	9641'-8"	9615'-6"	9616'-5"	26'-2"	
L	9642'-8"	9615'-6"	9618'-11"	27'-2"	
M	9643'-9"	9626'-0"	9621'-5"	27'-2"	
N	9644'-9"	9628'-0"	9624'-0"	22'-4"	
<b>TOTAL AVG</b>				<b>24'-2"</b>	
<b>ADU</b>					
AA	9628'-9"	9616'-2"	9616'-6"	12'-7"	
BB	9628'-9"	9616'-2"	9612'-6"	16'-3"	
CC	9629'-8"	9615'-6"	9610'-0"	19'-8"	
DD	9630'-8"	9617'-0"	9607'-6"	23'-2"	
EE	9630'-8"	9617'-0"	9612'-3"	18'-5"	
FF	9629'-8"	9615'-6"	9614'-6"	15'-2"	
<b>TOTAL AVG</b>				<b>17'-5"</b>	

**CCY ARCHITECTS**  
 LOOKOUT RIDGE RESIDENCE  
 99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

DATE: 01.14.2021  
 ISSUE: DRB SUBMITTAL  
 PROJECT NUMBER: 21115  
 DRAWN BY: Author/HECKED BY: Checker

**HISTORY:**

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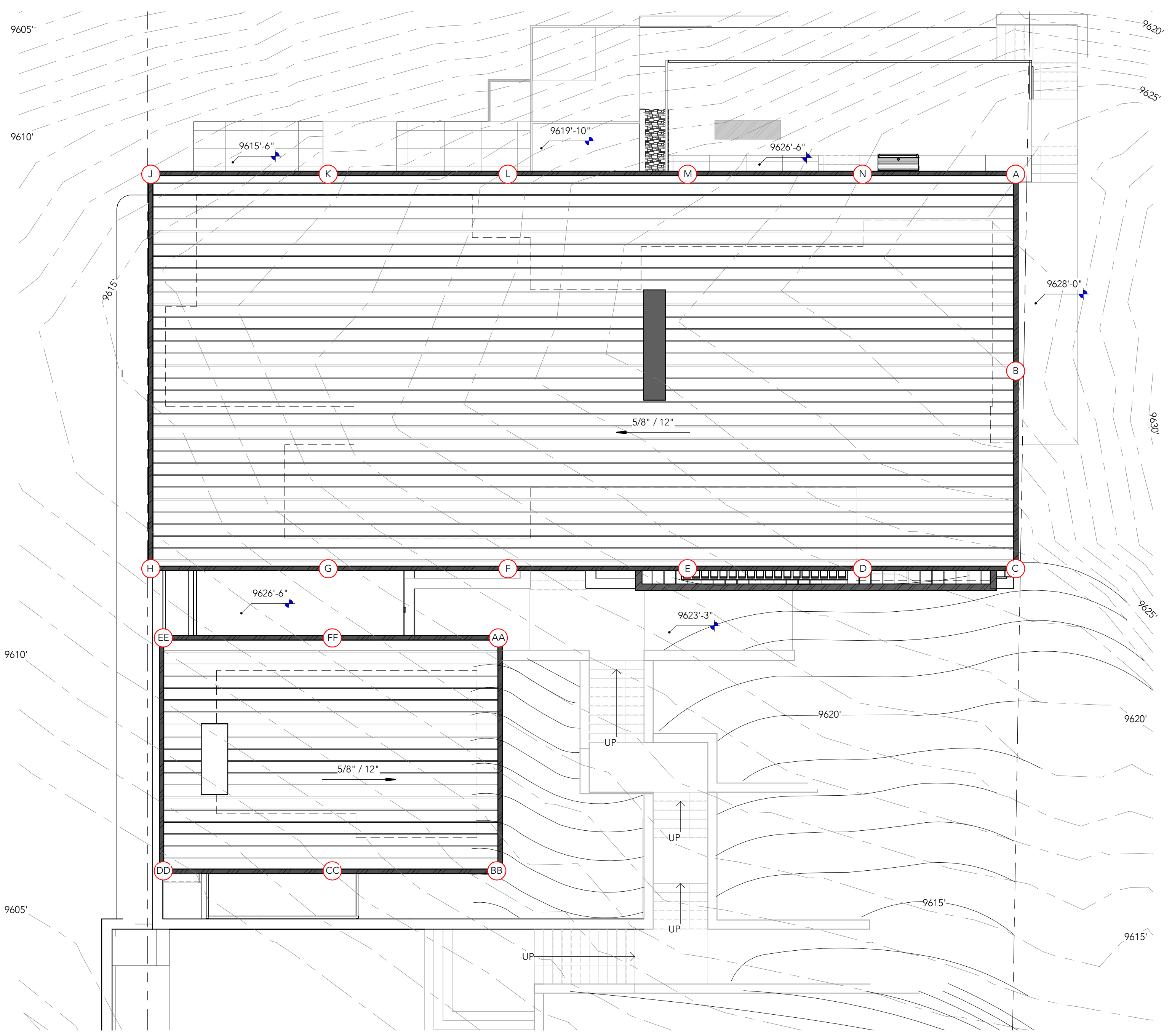
NOT FOR CONSTRUCTION



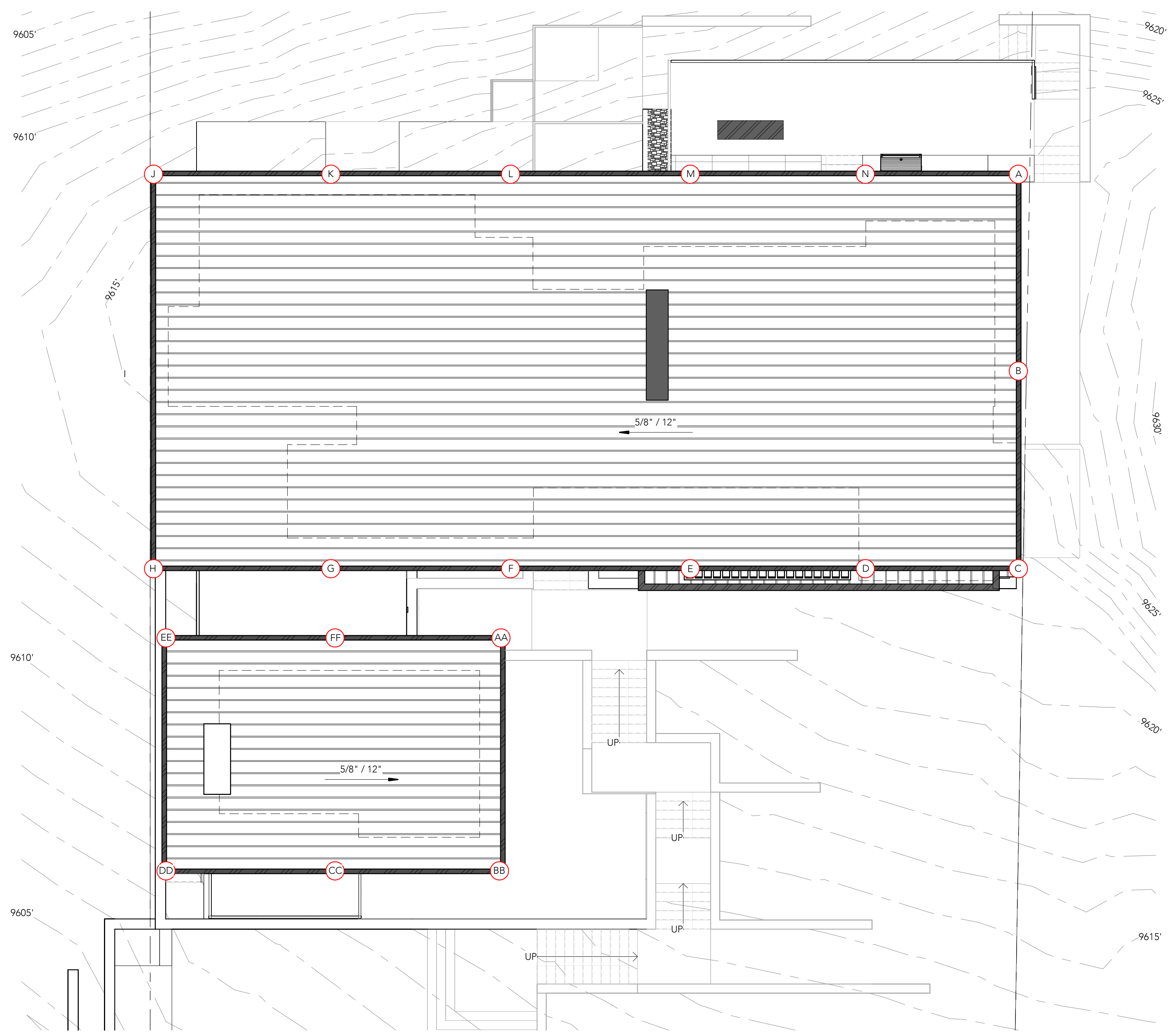
HEIGHT LIMIT DIAGRAM

SCALE: As indicated

**A-003**

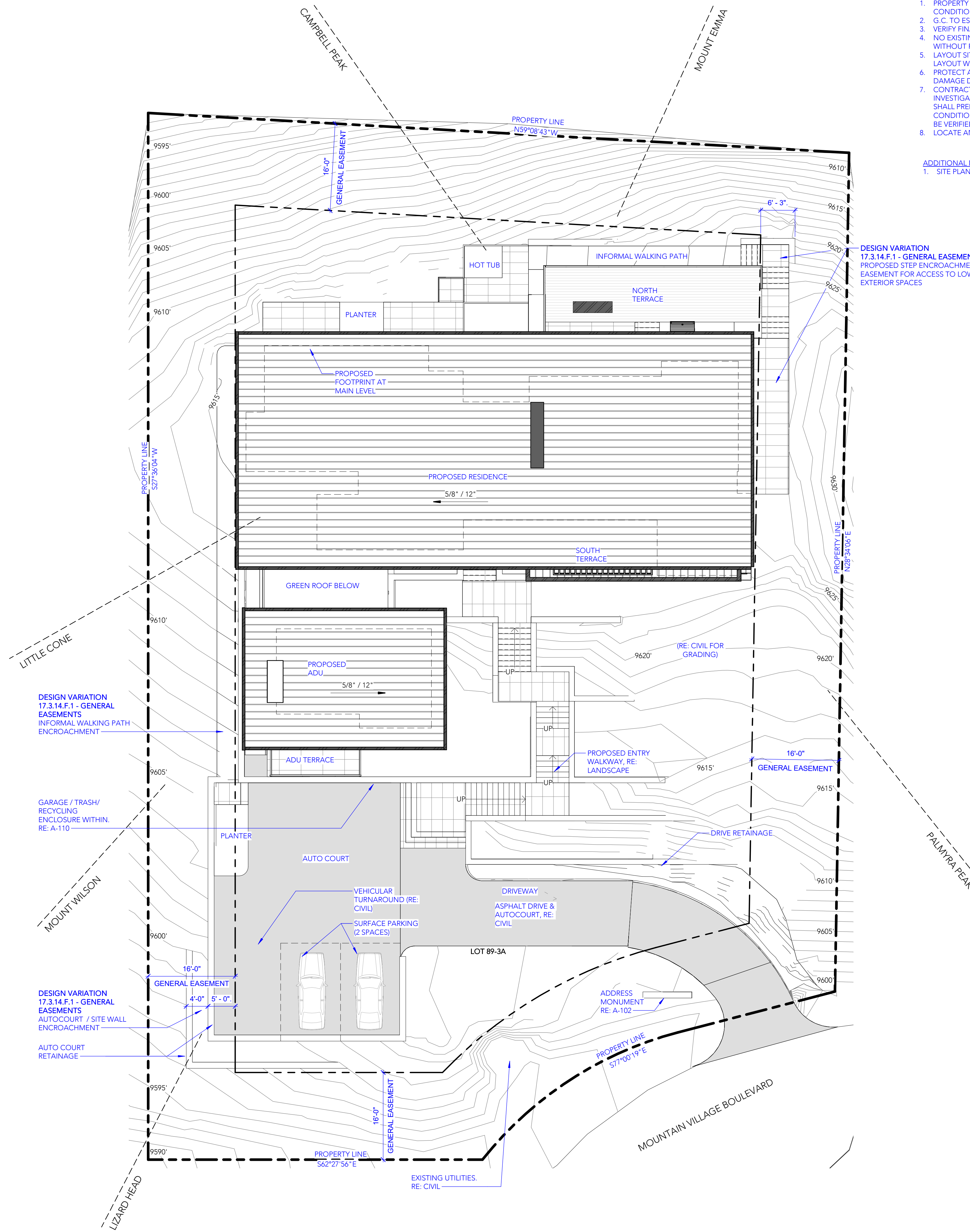


ROOF PLAN - PROPOSED GRADES  
 1/8" = 1'-0" 2



ROOF PLAN - EXISTING GRADES  
 1/8" = 1'-0" 1





- SITE PLAN NOTES**
1. PROPERTY LINE, EASEMENTS, TOPOGRAPHY, ETC. INDICATED HEREON ARE TAKEN FROM TOPOGRAPHIC CONDITIONS SURVEY AND TREE INVENTORY PREPARED BY CHRIS KENNEDY DATED --/2021.
  2. G.C. TO ESTABLISH PERMANENT CONSTRUCTION BENCH MARK PRIOR TO COMMENCEMENT OF WORK.
  3. VERIFY FINAL LAYOUT WITH ARCHITECT PRIOR TO CLEARING AND EXCAVATION.
  4. NO EXISTING TREES OR SHRUBS ON SITE MAY BE REMOVED OR TRIMMED FOR CONSTRUCTION PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM THE ARCHITECT OR LANDSCAPE ARCHITECT.
  5. LAYOUT SITE UTILITY RUNS SO AS TO MINIMIZE DISTURBANCE OF EXISTING TREES AND SHRUBS. VERIFY UTILITY LAYOUT WITH ARCHITECT PRIOR TO CLEARING AND EXCAVATION.
  6. PROTECT ALL ON-SITE VEGETATION NOT APPROVED BY THE ARCHITECT FOR REMOVAL OR TRIMMING FROM DAMAGE DURING ALL CONSTRUCTION ACTIVITY.
  7. CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL SOILS ENGINEER WHO SHALL MAKE AN ON SITE INVESTIGATION OF THE EXISTING SOILS CONDITIONS AFTER THE STRUCTURAL EXCAVATION IS COMPLETE AND SHALL PREPARE A LETTER WITH COPIES TO THE ARCHITECT AND STRUCTURAL ENGINEER DESCRIBING SOIL CONDITIONS IN SUFFICIENT DETAIL SUCH THAT THE FOUNDATION DESIGN INDICATED ON THE DOCUMENTS MAY BE VERIFIED AS BEING ADEQUATE OR MAY BE REVISED AS NECESSARY BY THE STRUCTURAL ENGINEER.
  8. LOCATE AND INSTALL FOUNDATION DRAINS, DRYWELLS, AND DETAILS OF SOIL AND CIVIL ENGINEERS.

- ADDITIONAL NOTES**
1. SITE PLAN TO INCLUDE SITE LIGHTING FOR FINAL DRB SUBMITTAL

**DESIGN VARIATION**  
 17.3.14.F.1 - GENERAL EASEMENTS  
 PROPOSED STEP ENCROACHMENT IN SIDE  
 EASEMENT FOR ACCESS TO LOWER  
 EXTERIOR SPACES

**DESIGN VARIATION**  
 17.3.14.F.1 - GENERAL  
 EASEMENTS  
 INFORMAL WALKING PATH  
 ENCROACHMENT

GARAGE / TRASH/  
 RECYCLING  
 ENCLOSURE WITHIN.  
 RE: A-110

**DESIGN VARIATION**  
 17.3.14.F.1 - GENERAL  
 EASEMENTS  
 AUTOCOURT / SITE WALL  
 ENCROACHMENT

AUTO COURT  
 RETAINAGE

**OVERALL SITE PLAN** | 1  
 1" = 10'-0"

**DATE:**  
 01.14.2021  
**ISSUE:**  
 DRB SUBMITTAL  
**PROJECT NUMBER:**  
 21115

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**HISTORY:**

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**NOT FOR  
 CONSTRUCTION**



**SITE PLAN**

SCALE: As indicated

**A-100**



DATE:  
01.14.2021

ISSUE:  
DRB SUBMITTAL

PROJECT NUMBER:  
21115

DRAWN BY: Author CHECKED BY: Checker

HISTORY:

REV.#	DATE	DESCRIPTION
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NOT FOR  
CONSTRUCTION



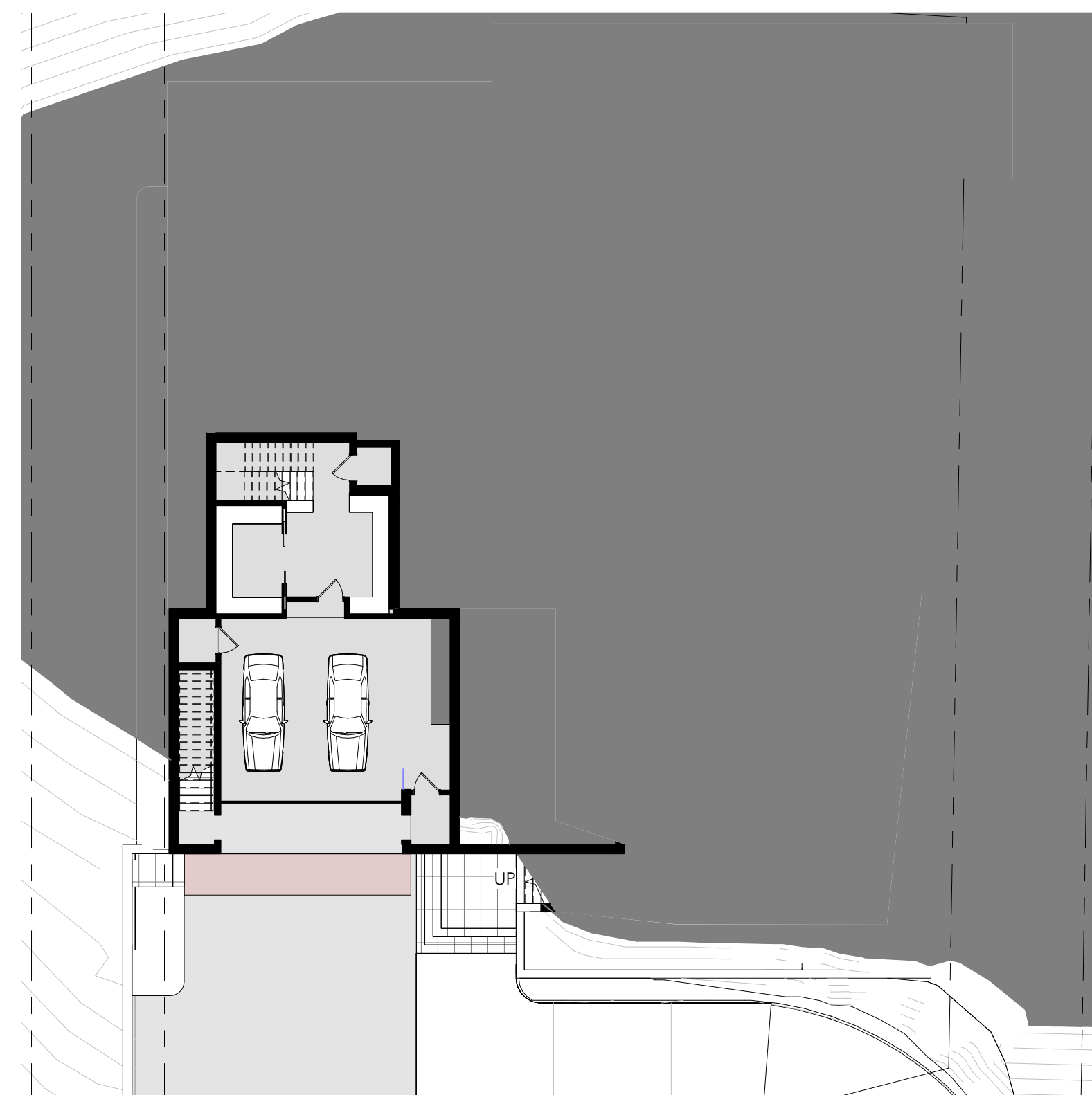
SNOWMELT &  
AREA PLANS

SCALE: As indicated

A-101

SNOWMELT AREA	
NAME	AREA
DRIVEWAY/ AUTOCOURT	136 SF
ENTRY APPROACH	671 SF
LOWER LEVEL	- SF
MAIN LEVEL	- SF
<b>TOTAL</b>	<b>807 SF</b>

SNOWMELT LEGEND	
	AREAS TO BE SNOWMELTED



GARAGE LEVEL | 1  
1/16" = 1'-0"



MAIN LEVEL | 2  
1/16" = 1'-0"



DATE:  
01.14.2021

ISSUE:  
DRB SUBMITTAL

PROJECT NUMBER:  
21115

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HISTORY:

REV.#	DATE	DESCRIPTION
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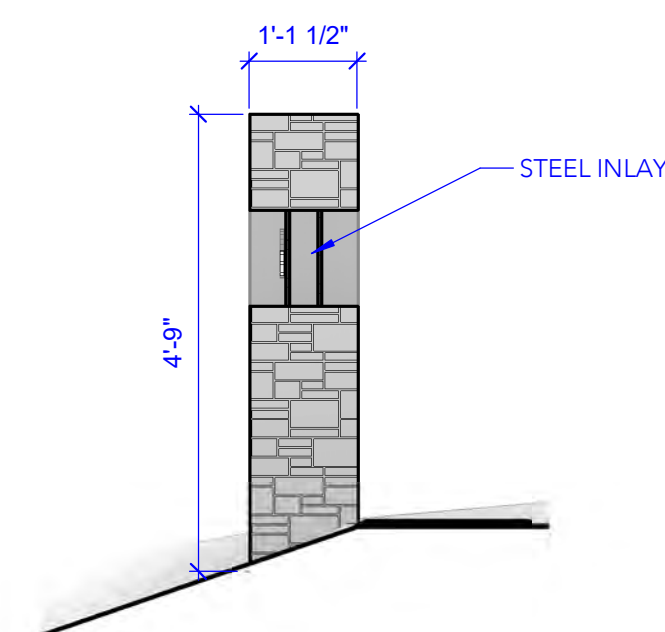
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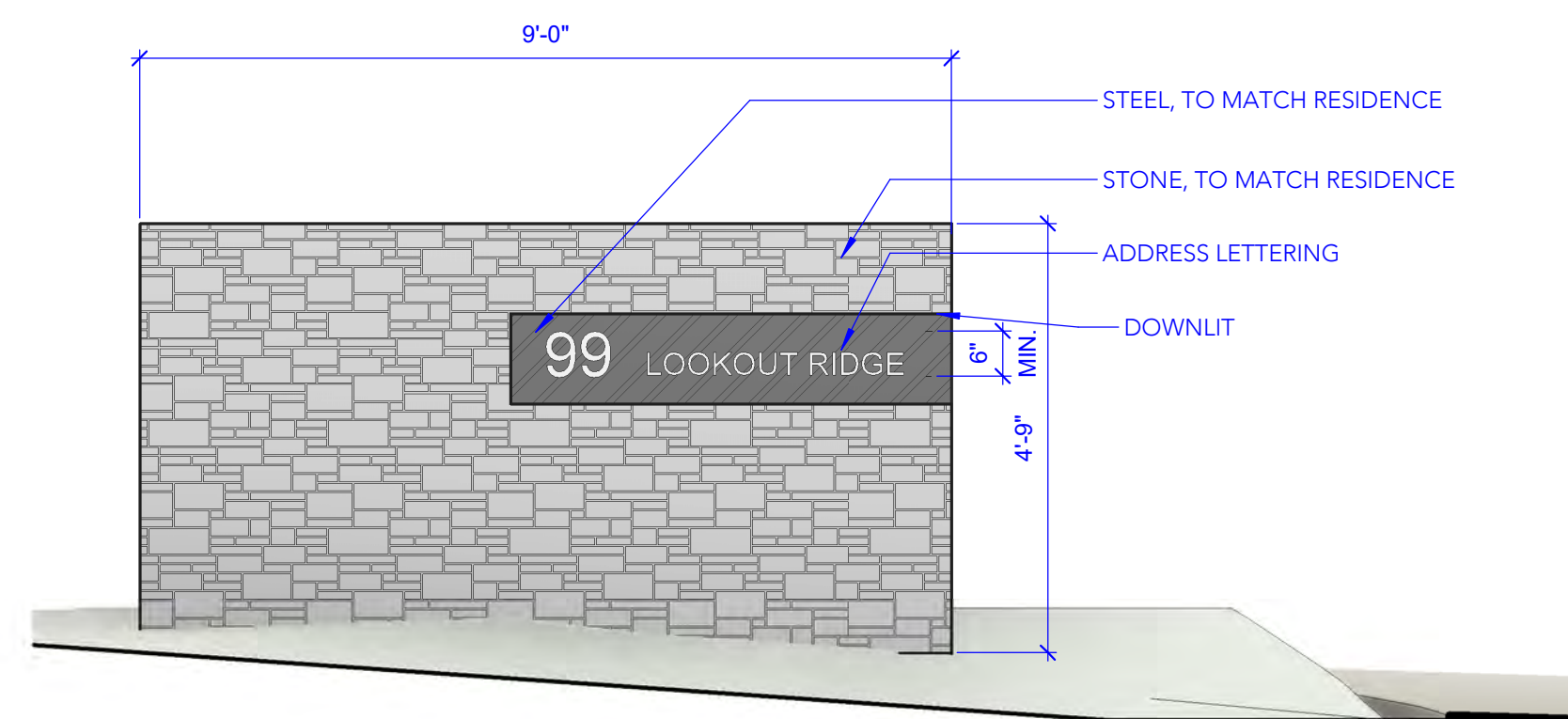
SITE DETAILS

SCALE: As indicated

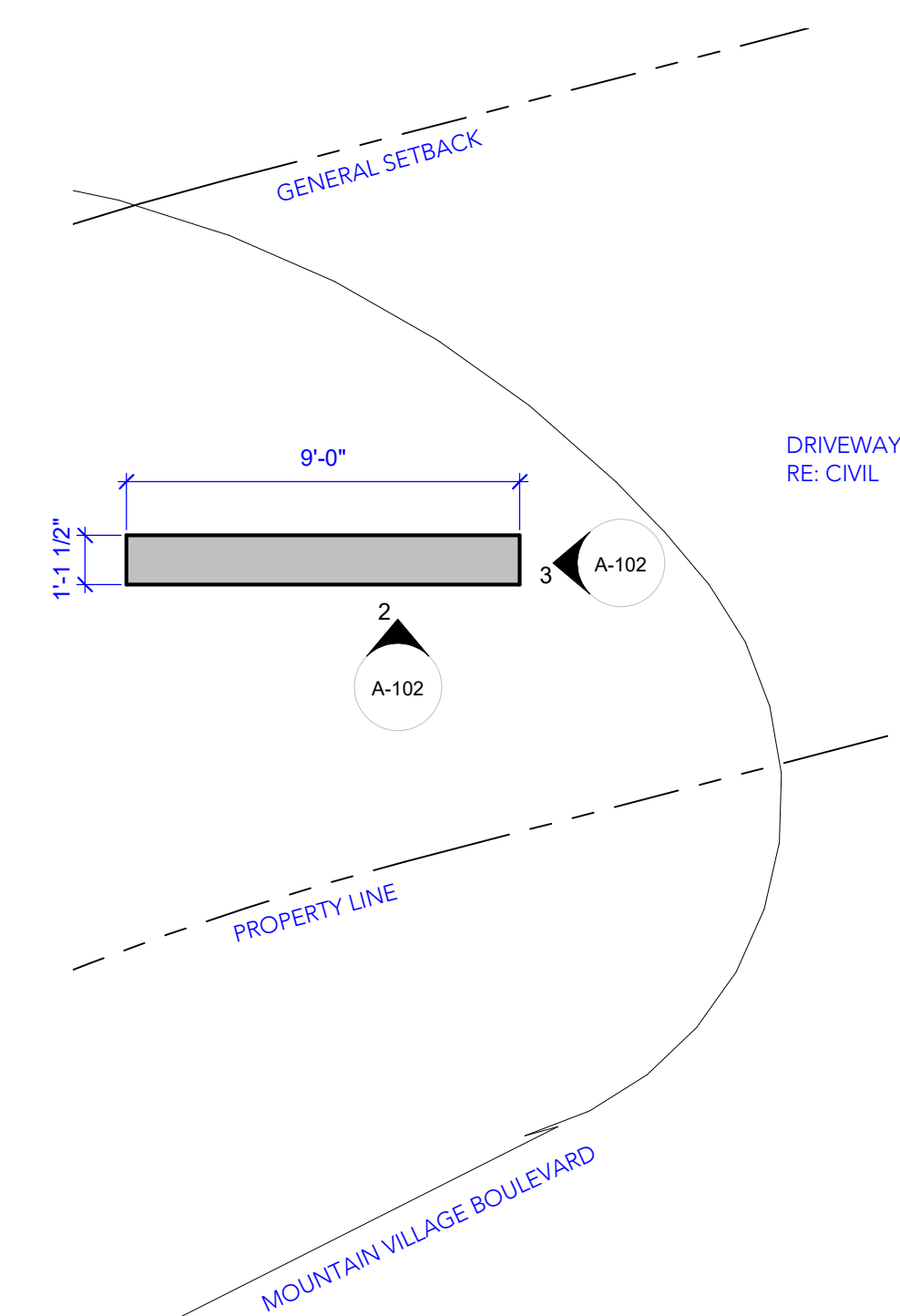
A-102



ELEVATION - MONUMENT SIGN (SIDE) | 3  
1/2" = 1'-0"

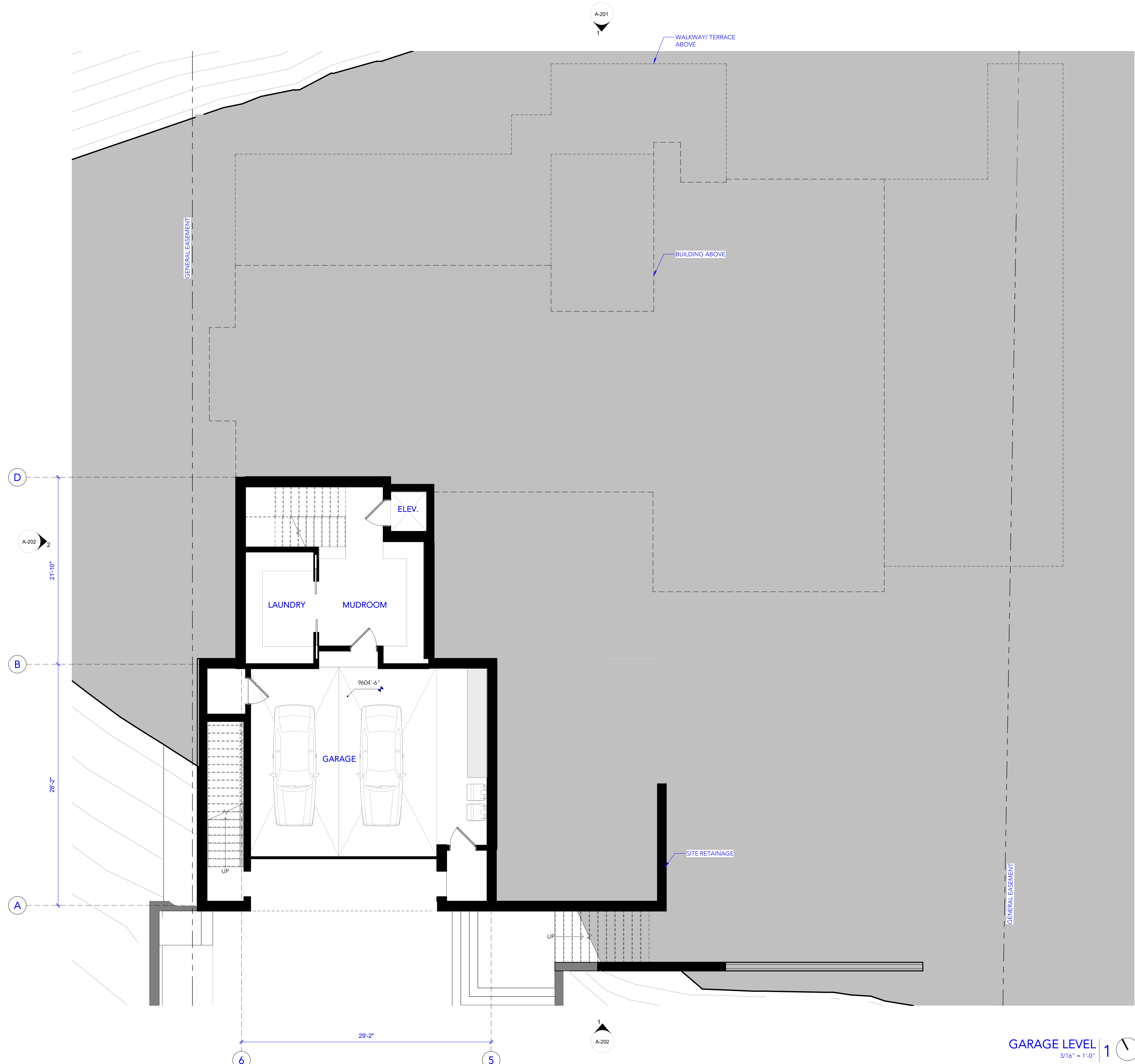


ELEVATION - MONUMENT SIGN (FRONT) | 2  
1/2" = 1'-0"



ADDRESS MONUMENT VICINITY PLAN | 1  
1/4" = 1'-0"





- FLOOR PLAN NOTES**
1. FOR GENERAL NOTES SEE A-000
  2. CONTRACTOR TO ESTABLISH PERMANENT BENCHMARK PRIOR TO COMMENCEMENT OF WORK.
  3. CONTRACTOR TO PROVIDE SHOP DRAWINGS AS REQUIRED BY SPECS.
  4. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD AND CONCRETE U.N.O.
  5. CALLED DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES. DO NOT SCALE DRAWINGS.
  6. REFERENCE LANDSCAPE PLANS FOR EXTERIOR PATIO AND DRIVEWAY DESIGN.
  7. ALL INTERIOR WALLS TO INCLUDE SOUND INSULATION.
  8. CONTRACTOR TO REVIEW PLACEMENT OF ELECTRICAL AND TELEPHONE OUTLETS WITH ARCHITECT PRIOR TO ROUGH-IN.
  9. CONTRACTOR TO COORDINATE GAS LINES TO ALL FIREPLACE UNITS.
  10. AN APPROVED AUTOMATIC FIRE EXTINGUISHING (SPRINKLER) SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
  11. RADON MITIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

**CCY ARCHITECTS**  
**LOOKOUT RIDGE RESIDENCE**  
 99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

**DATE:**  
01.14.2021

**ISSUE:**  
DRB SUBMITTAL

**PROJECT NUMBER:**  
21115

DRAWN BY: -- CHECKED BY: --

**HISTORY:**

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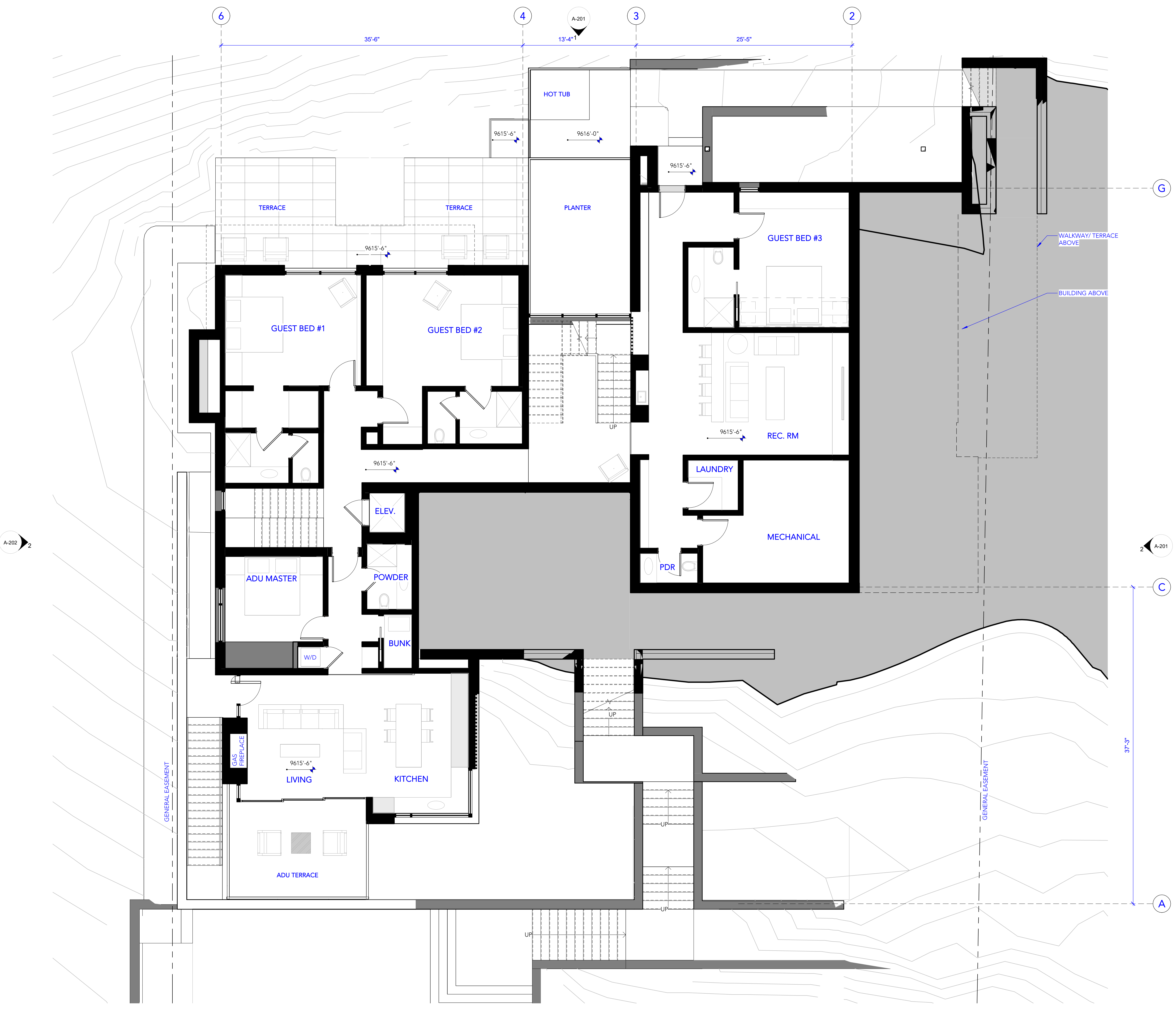
**FLOOR PLAN**

SCALE: As indicated

**A-110**

**GARAGE LEVEL | 1**  
 3/16" = 1'-0"





- FLOOR PLAN NOTES**
- FOR GENERAL NOTES SEE A-000
  - CONTRACTOR TO ESTABLISH PERMANENT BENCHMARK PRIOR TO COMMENCEMENT OF WORK.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS AS REQUIRED BY SPECS.
  - ALL DIMENSIONS ARE GIVEN TO FACE OF STUD AND CONCRETE U.N.O.
  - ALL DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES. DO NOT SCALE DRAWINGS.
  - REFERENCE LANDSCAPE PLANS FOR EXTERIOR PATIO AND DRIVEWAY DESIGN.
  - ALL INTERIOR WALLS TO INCLUDE SOUND INSULATION.
  - CONTRACTOR TO REVIEW PLACEMENT OF ELECTRICAL AND TELEPHONE OUTLETS WITH ARCHITECT PRIOR TO ROUGH-IN.
  - CONTRACTOR TO COORDINATE GAS LINES TO ALL FIREPLACE UNITS.
  - AN APPROVED AUTOMATIC FIRE EXTINGUISHING (SPRINKLER) SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
  - RADON MITIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

**CCY ARCHITECTS**  
**LOOKOUT RIDGE RESIDENCE**  
 99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

**DATE:**  
01.14.2021

**ISSUE:**  
DRB SUBMITTAL

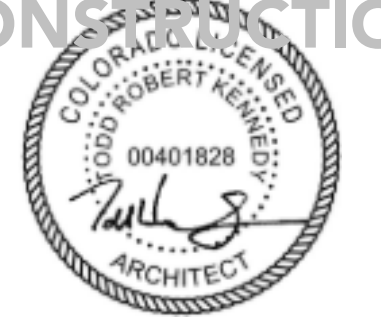
**PROJECT NUMBER:**  
21115

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**HISTORY:**

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**NOT FOR CONSTRUCTION**



**FLOOR PLAN**

SCALE: As indicated

**A-111**



FLOOR PLAN NOTES

- FOR GENERAL NOTES SEE A-000
- CONTRACTOR TO ESTABLISH PERMANENT BENCHMARK PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS AS REQUIRED BY SPECS.
- ALL DIMENSIONS ARE GIVEN TO FACE OF STUD AND CONCRETE U.N.O.
- ALL DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES. DO NOT SCALE DRAWINGS.
- REFERENCE LANDSCAPE PLANS FOR EXTERIOR PATIO AND DRIVEWAY DESIGN.
- ALL INTERIOR WALLS TO INCLUDE SOUND INSULATION.
- CONTRACTOR TO REVIEW PLACEMENT OF ELECTRICAL AND TELEPHONE OUTLETS WITH ARCHITECT PRIOR TO ROUGH-IN.
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- AN APPROVED AUTOMATIC FIRE EXTINGUISHING (SPRINKLER) SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- RADON MITIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

CCY ARCHITECTS

LOOKOUT RIDGE RESIDENCE  
99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

DATE:  
01.14.2021

ISSUE:  
DRB SUBMITTAL

PROJECT NUMBER:  
21115

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HISTORY:

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FLOOR PLAN

SCALE: As indicated

A-112



MAIN LEVEL - PRODUCTION

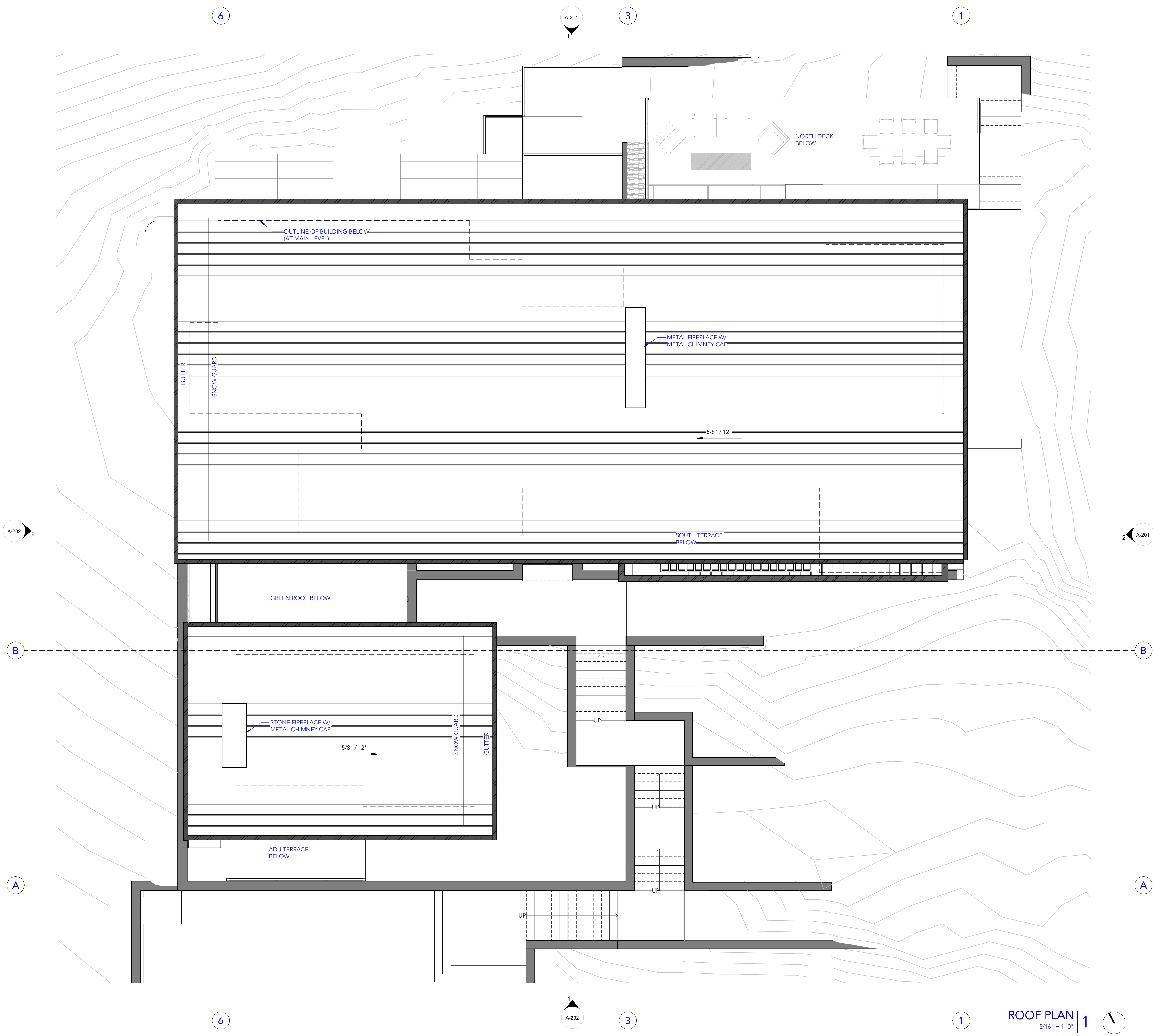
3/16" = 1'-0"



A-202 2

A-202 1





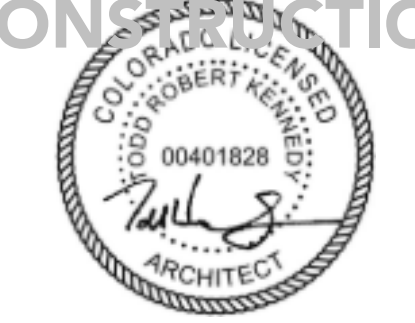
- ROOF PLAN NOTES**
1. THE PRIMARY ROOF SLOPES WITH THE SLOPE OF THE TOPOGRAPHY
  2. ROOFS SLOPE AWAY FROM PRIMARY WALKWAYS SHEDDING SNOW AND WATER AWAY FROM PEDESTRIAN AND VEHICULAR TRAFFIC

**DATE:** 01.14.2021  
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**ROOF PLAN**

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

**A-118**



**DATE:**  
01.14.2021

**ISSUE:**  
DRB SUBMITTAL

**PROJECT NUMBER:**  
21115

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**HISTORY:**

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**EXTERIOR ELEVATIONS**

SCALE: As indicated

**A-201**

**MATERIAL CALCULATIONS**

MATERIAL	TOTAL AREA	PERCENTAGE
STONE*	3,139 SF	38.1%
WOOD	1,193 SF	14.4%
METAL	1,783 SF	21.6%
GLAZING**	2,142 SF	25.9%
<b>TOTAL:</b>	<b>8,257 SF</b>	
STONE SITE WALL 469 SF (NOT INCLUDED IN BUILDING MATERIAL CALCS.)		

\*MIN. 35% STONE REQUIRED PER 17.5.6.E.1A. SEE A-205

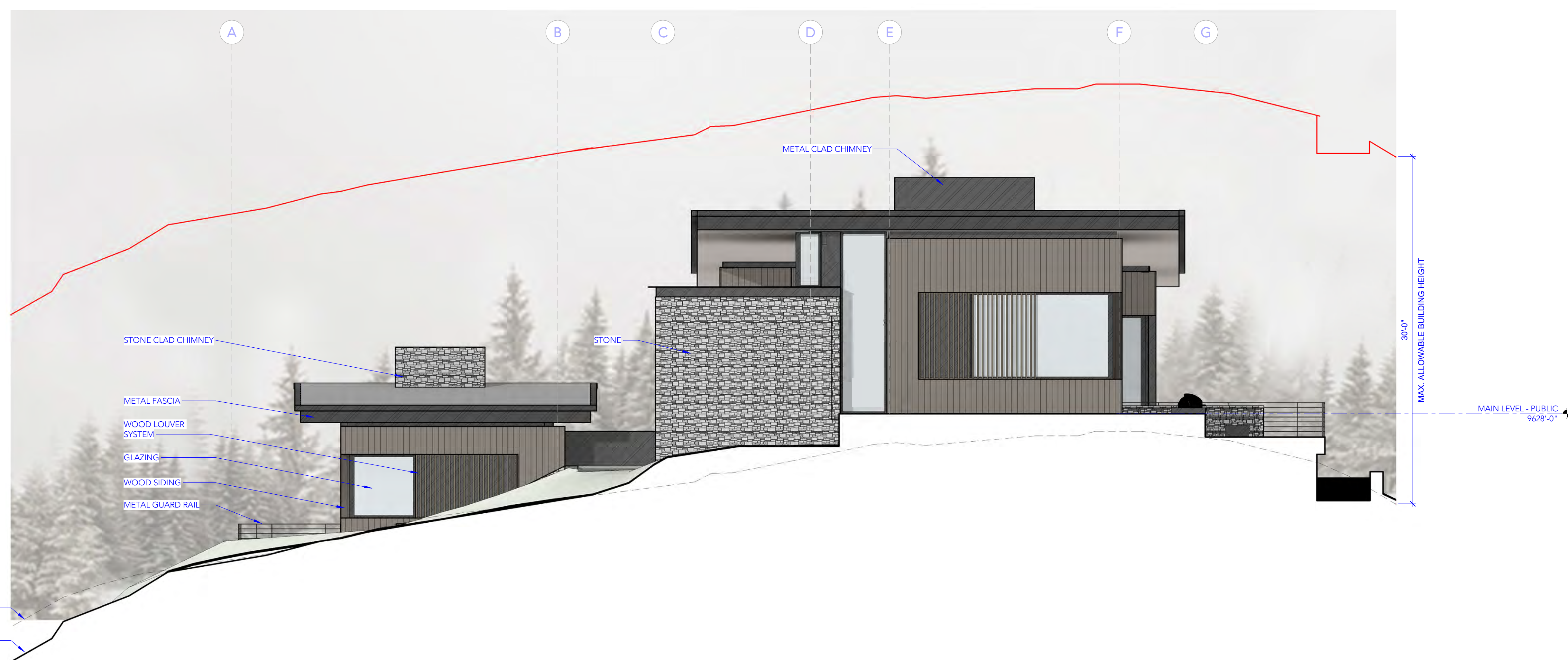
\*\*MAX. 40% GLAZING ALLOWED PER ELEVATION PER 17.5.6.G.1A. SEE A-205

**BUILDING HEIGHT CALCULATIONS**

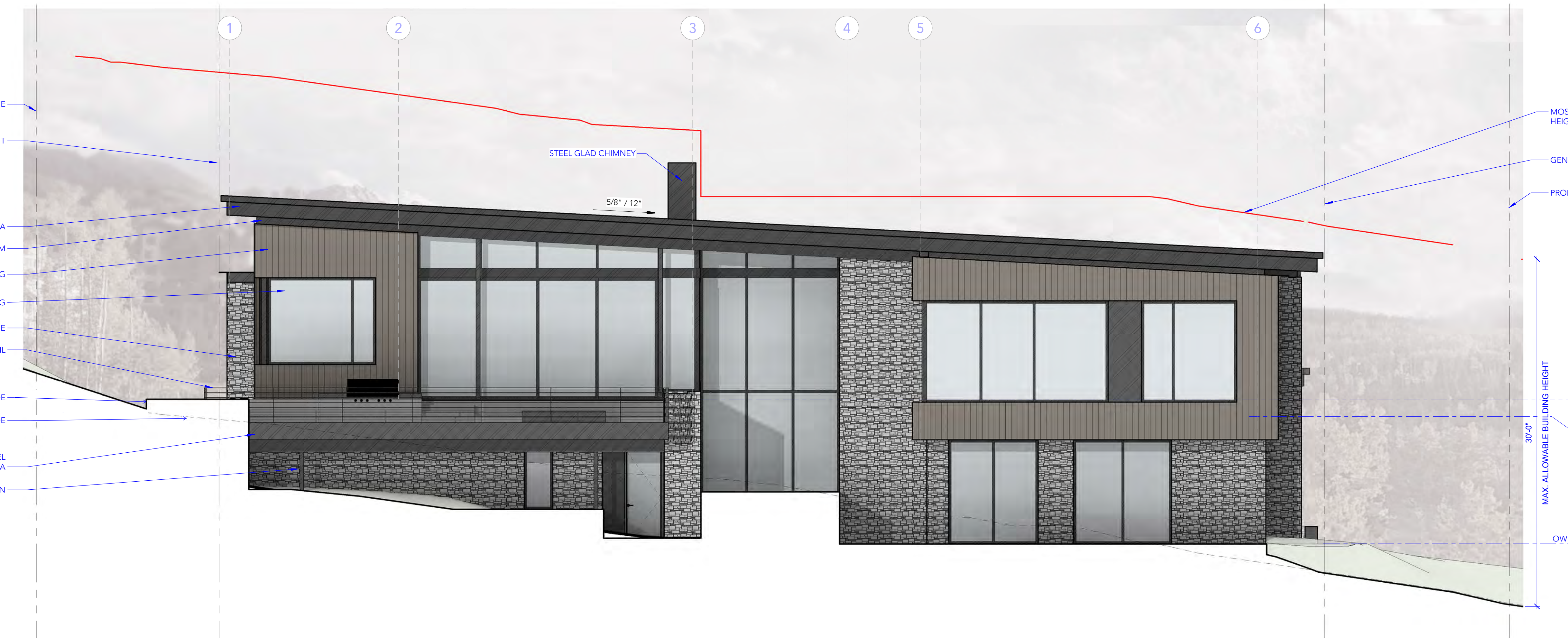
MAX FINISH GRADE ELEVATION:	9628' - 0"
LOWEST FINISH GRADE ELEVATION:	9604' - 6"
AVERAGE FINISH GRADE ELEVATION:	9616' - 3"
MIDWAY POINT ELEVATION ON ROOF:	9642' - 4"
<b>AVERAGE BUILDING HEIGHT:</b>	<b>24' - 6"</b>

MAX. ALLOWABLE BUILDING HEIGHT: (PER CDC 17.3.12 TABLE 3-3)	30' - 0"
<b>PROPOSED MAX. BUILDING HEIGHT:</b>	<b>27' - 9"</b>

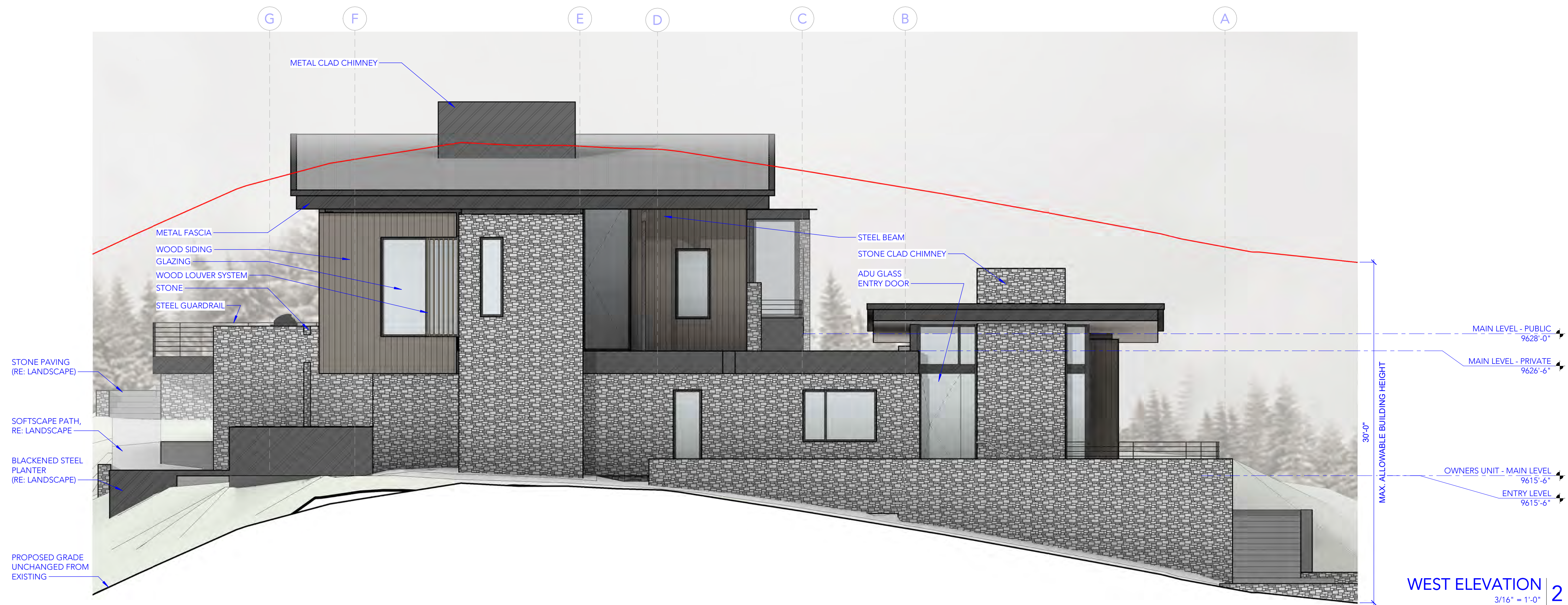


**EAST ELEVATION** | 2  
 3/16" = 1'-0"



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





### MATERIAL CALCULATIONS

MATERIAL	TOTAL AREA	PERCENTAGE
STONE*	3,014 SF	36.0%
WOOD	1,246 SF	14.9%
METAL	1,896 SF	22.6%
GLAZING**	2,216 SF	26.5%
<b>TOTAL:</b>	<b>8,372 SF</b>	

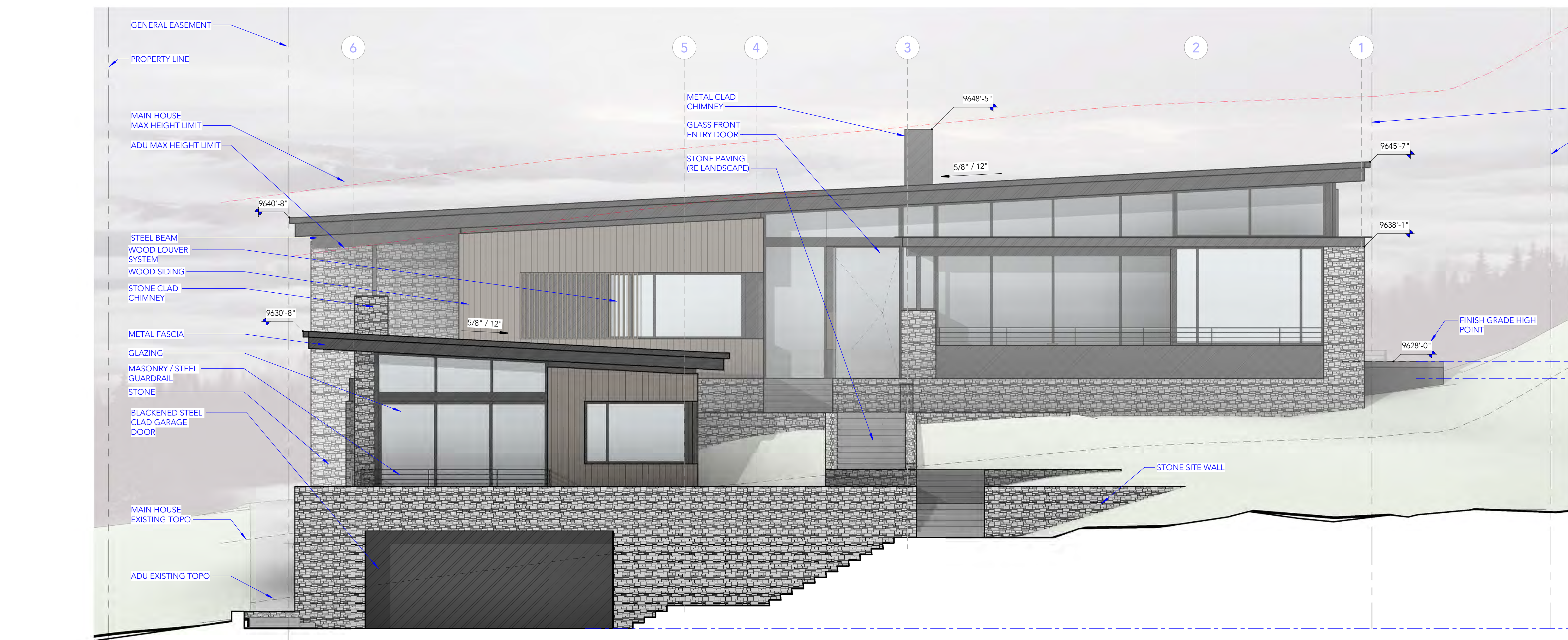
\*MIN. 35% STONE REQUIRED PER 17.5.6.E.1A. SEE A-205  
 \*\*MAX. 40% GLAZING ALLOWED PER ELEVATION PER 17.5.6.G.1A. SEE A-205

### BUILDING HEIGHT CALCULATIONS

MAX FINISH GRADE ELEVATION:	9628' - 0"
LOWEST FINISH GRADE ELEVATION:	9604' - 6"
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MIDWAY POINT ELEVATION ON ROOF:	9642' - 4"
<b>AVERAGE BUILDING HEIGHT:</b>	<b>24' - 6"</b>

MAX. ALLOWABLE BUILDING HEIGHT: (PER CDC 17.3.12 TABLE 3-3)	30' - 0"
<b>PROPOSED MAX. BUILDING HEIGHT:</b>	<b>27' - 9"</b>



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

**CCY ARCHITECTS**  
 LOOKOUT RIDGE RESIDENCE  
 99 LOOKOUT RIDGE DR, MOUNTAIN VILLAGE, CO 81435

DATE: 01.14.2021  
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**HISTORY:**

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EXTERIOR ELEVATIONS

SCALE: As indicated

**A-202**



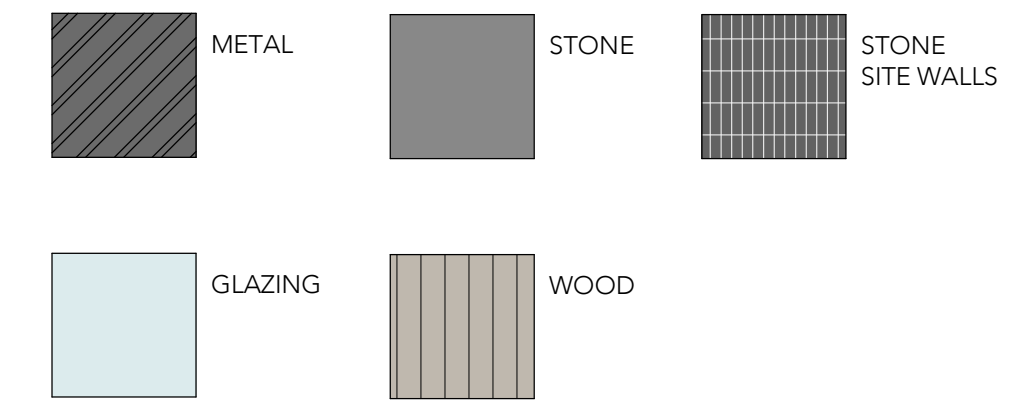
### BUILDING HEIGHT CALCULATIONS

MAX FINISH GRADE ELEVATION:	9628' - 0"
LOWEST FINISH GRADE ELEVATION:	9604' - 6"
AVERAGE FINISH GRADE ELEVATION:	9616' - 3"
MIDWAY POINT ELEVATION ON ROOF:	9642' - 4"
<b>AVERAGE BUILDING HEIGHT:</b>	<b>24' - 6"</b>
MAX. ALLOWABLE BUILDING HEIGHT: (PER CDC 17.3.12 TABLE 3-3)	30' - 0"
<b>PROPOSED MAX. BUILDING HEIGHT:</b>	<b>27' - 9"</b>

### MATERIAL CALCULATIONS

MATERIAL	TOTAL AREA	PERCENTAGE
STONE*	3,139 SF	38.1%
WOOD	1,193 SF	14.4%
METAL	1,783 SF	21.6%
<b>GLAZING**</b>	<b>2,142 SF</b>	<b>25.9%</b>
<b>TOTAL:</b>	<b>8,257 SF</b>	
STONE SITE WALL (NOT INCLUDED IN BUILDING MATERIAL CALCS.)	469 SF	
*MIN. 35% STONE REQUIRED PER 17.5.6.E.1A. SEE A-205		
**MAX. 40% GLAZING ALLOWED PER ELEVATION PER 17.5.6.G.1A. SEE A-205		

### EXTERIOR MATERIALS LEGEND



\*WINDOW DETAILING WILL COMPLY WITH 17.5.6.G.3 WITH INSET 5" WHEN LOCATED IN STONE  
A COMPLETE WINDOW SCHEDULE WILL BE PROVIDED FOR FINAL REVIEW.

**DATE:** 01.14.2021  
**ISSUE:** DRB SUBMITTAL  
**PROJECT NUMBER:** 21115  
  
DRAWN BY: -- CHECKED BY: --

**HISTORY:**

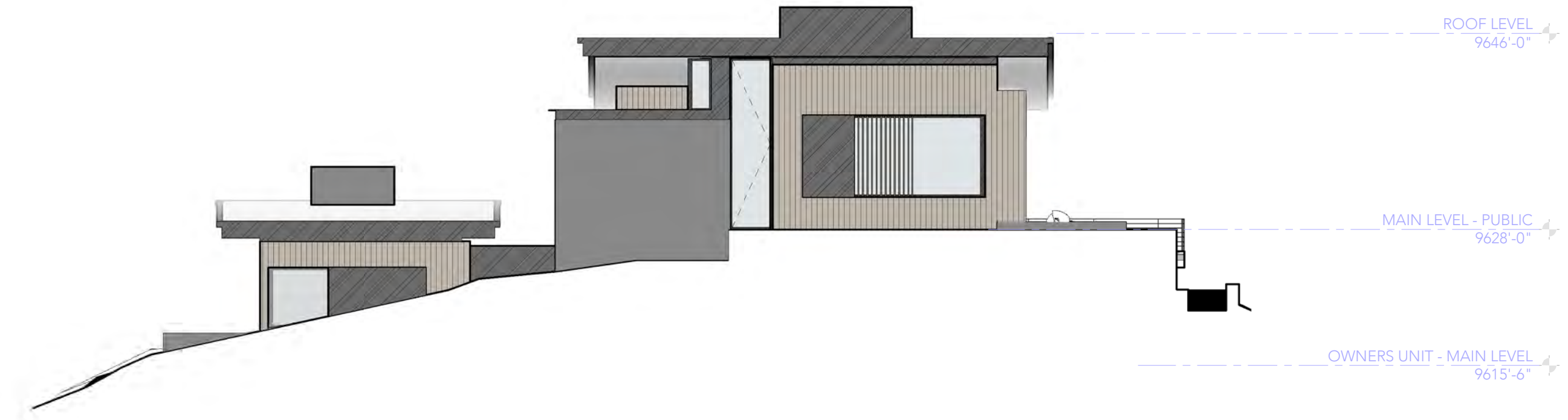
REV.#	DATE	DESCRIPTION
1	01.14.2022	DRB SUBMITTAL



**EXTERIOR ELEVATIONS CALCULATIONS**

SCALE: As indicated

# A-203



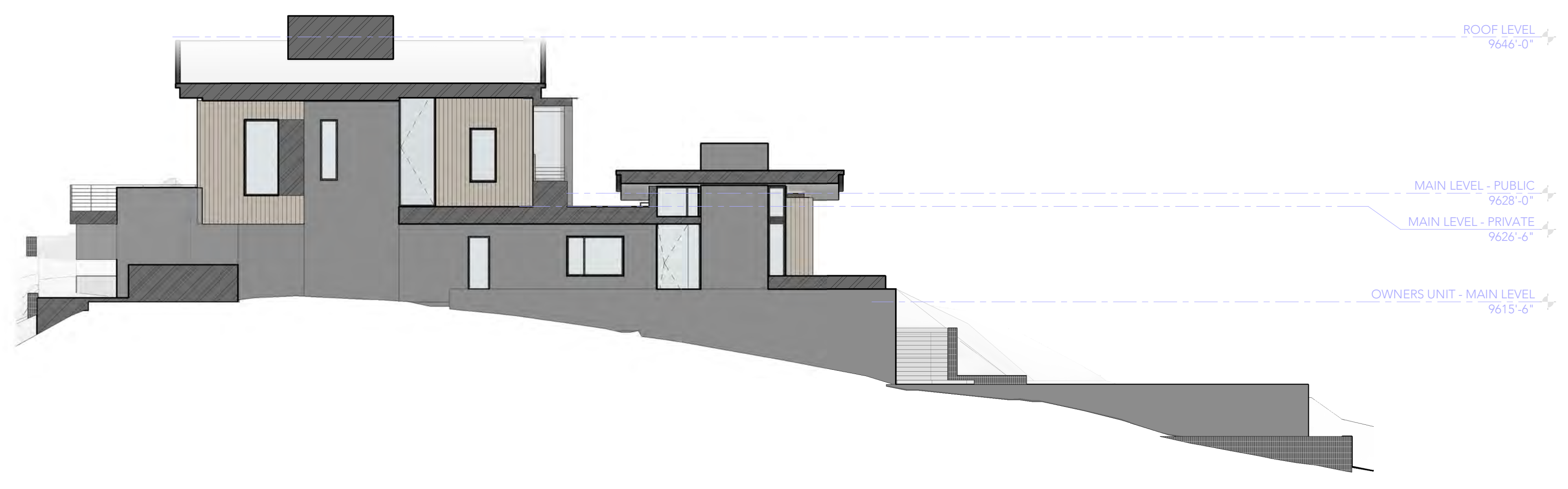
**EAST ELEVATION** | 1  
3/32" = 1'-0"

**EAST ELEVATION MATERIAL AREAS:**  
STONE: 196 SF  
WOOD: 293 SF  
METAL: 274 SF  
GLAZING: 192 SF - 20.1%  
TOTAL: 955 SF



**NORTH ELEVATION** | 2  
3/32" = 1'-0"

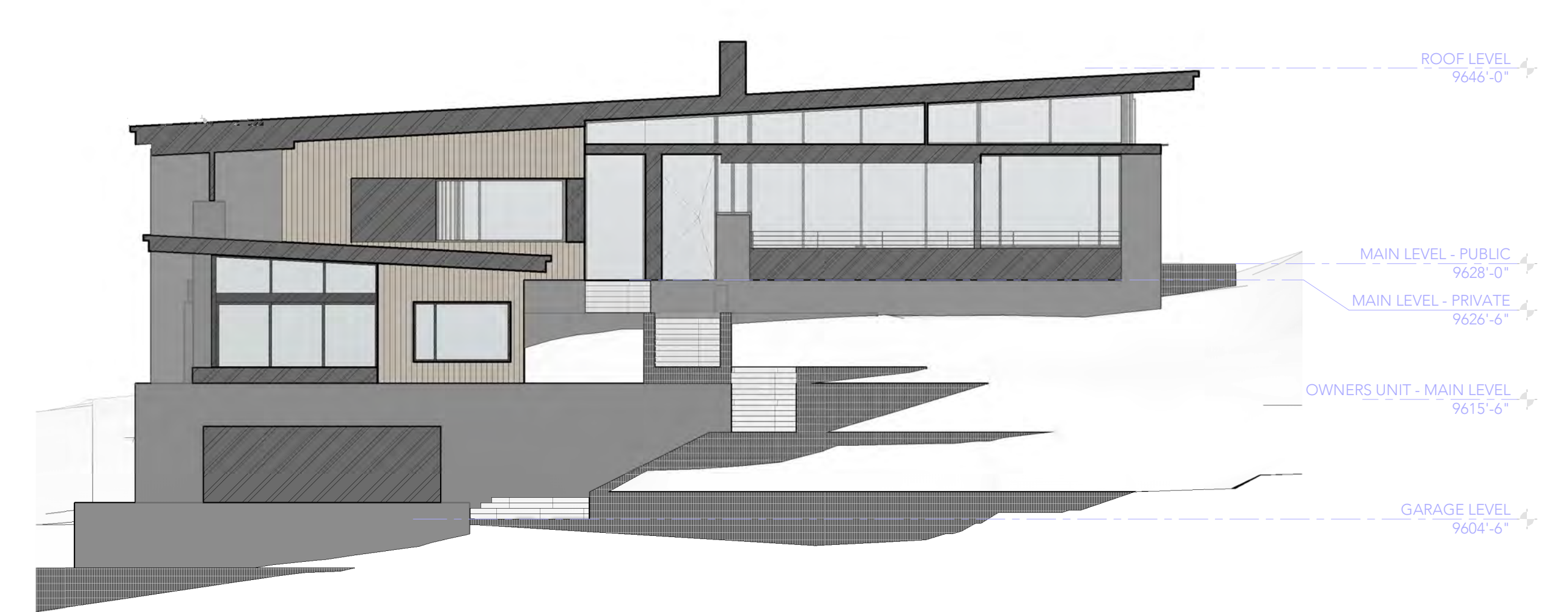
**NORTH ELEVATION MATERIAL AREAS:**  
STONE: 691 SF  
WOOD: 367 SF  
METAL: 446 SF  
GLAZING: 922 SF - 38%  
TOTAL: 2,426 SF



**WEST ELEVATION** | 3  
3/32" = 1'-0"

**WEST ELEVATION MATERIAL AREAS:**  
STONE: 1,220 SF  
WOOD: 258 SF  
METAL: 384 SF  
GLAZING: 200 SF - 09.6%  
TOTAL: 2,062 SF

STONE SITE WALL 66 SF



**SOUTH ELEVATION** | 4  
3/32" = 1'-0"

**SOUTH ELEVATION MATERIAL AREAS:**  
STONE: 1,032 SF  
WOOD: 275 SF  
METAL: 679 SF  
GLAZING: 838 SF - 29.4%  
TOTAL: 2,814 SF

STONE SITE WALL 403 SF



# WOOD

WOOD IS USED FOR BOTH EXTERIOR SIDING AS WELL AS THE SOFFIT. THE VERTICAL WOOD SIDING IS EXIST THROUGH THE UPPER LEVELS OF THE STRUCTURE, WHERE THE 'WOOD BOXES' LIVE ON TOP OF THE STONE BASE AND STEP WITH THE SLOPING LANDSCAPE. THIS VERTICAL SIDING WILL BE A WEATHERED GRAY / BROWN TONE PICKING UP ON THE SURROUNDING TREES ON SITE, BLENDING WITH IT'S ENVIRONMENT. IN SOME AREAS, WITH WOOD SIDING WILL RUN IN FRONT OF WINDOWS, TO FILTER LIGHT IN TO THE HOME, AND CREATE A MOMENTARY GRADATION OF OPACITY.



8" VERTICAL WOOD SIDING      8" WOOD SOFFIT AND DECK

# STONE

STONE IS USED TO GROUND THE PROJECT INTO THE LANDSCAPE. THE SITE WALLS, GARAGE, MAIN HOUSE, AND CHIMNEYS ARE CLAD WITH STONE TO APPEAR AS IF THEY ARE GROWING OUT OF THE EARTH. THE DARK GRAY TONE AND THE ROUGH TEXTURE OF THE STONE IS OF THE RUGGED AND ROCKY TERRAIN THAT SURROUNDS MOUNTAIN VILLAGE.



GRAY GRANITE - LARGE SCALE - WILL HAVE BITTERED GROUT APPLICATION      MEDIUM GRAY PAVER STONE TILE FLOORING

# METAL

BLACKENED STEEL IS USED AS AN EXTERIOR CLADDING AS TO CREATE A BACKDROP FROM THE PRIMARY STONE AND WOOD ELEMENTS. EXPOSED STRUCTURAL STEEL AND THE FASCIA OF THE PRIMARY ROOF HOVER OVER THE ARTICULATE BUILDING FORMS, PARALLELING THE GENTLE SLOPE OF THE RIDGELINE, MINIMIZING THE HOME'S MASS AND SCALE.



BLACKENED STEEL METAL PANEL SYSTEM      DARK PREFINISHED METAL ROOF WILL BE EITHER A DARK STEEL OR ZINC PER 17.5.6.C.3.C.iv

DARK PREFINISHED ALUMINUM SHEET METAL AT WINDOWS (NON REFLECTIVE) TO MATCH THE ROOF

# GLASS

GIVEN THE IMPRESSIVE POSITION OF THE HOME, GLASS IS UTILIZED TO PROVIDE VIEWS TO THE IMMEDIATE AND DISTANT SCENERY. GLAZING WILL BE EXPANSIVE WHERE IT IS OPPORTUNE TO TAKE ADVANTAGE OF THESE VIEWS, AND WILL LOOK TO BE MORE MINIMAL IN OTHER AREAS OF THE HOME. WINDOW DETAILING WILL COMPLY WITH 17.5.6.G.3 WITH INSET 5" WHEN LOCATED IN STONE. A COMPLETE WINDOW SCHEDULE WILL BE PROVIDED FOR FINAL REVIEW.



PAINTED ALUMINUM CLAD WOOD WINDOW SYSTEM PER 17.5.6.G.8.a

## PRECEDENT IMAGES



VERTICAL WOOD SIDING



WOOD SCREENING



WOOD SOFFIT

## PRECEDENT IMAGES



STONE PAVING AT EXTERIOR TERRACES AND WALKWAYS / STEPS



STONE SITE WALLS AND SITE STEPS



STONE LAY UP - OVER GROUT (BITTERED)

## PRECEDENT IMAGES



BLACKENED STEEL

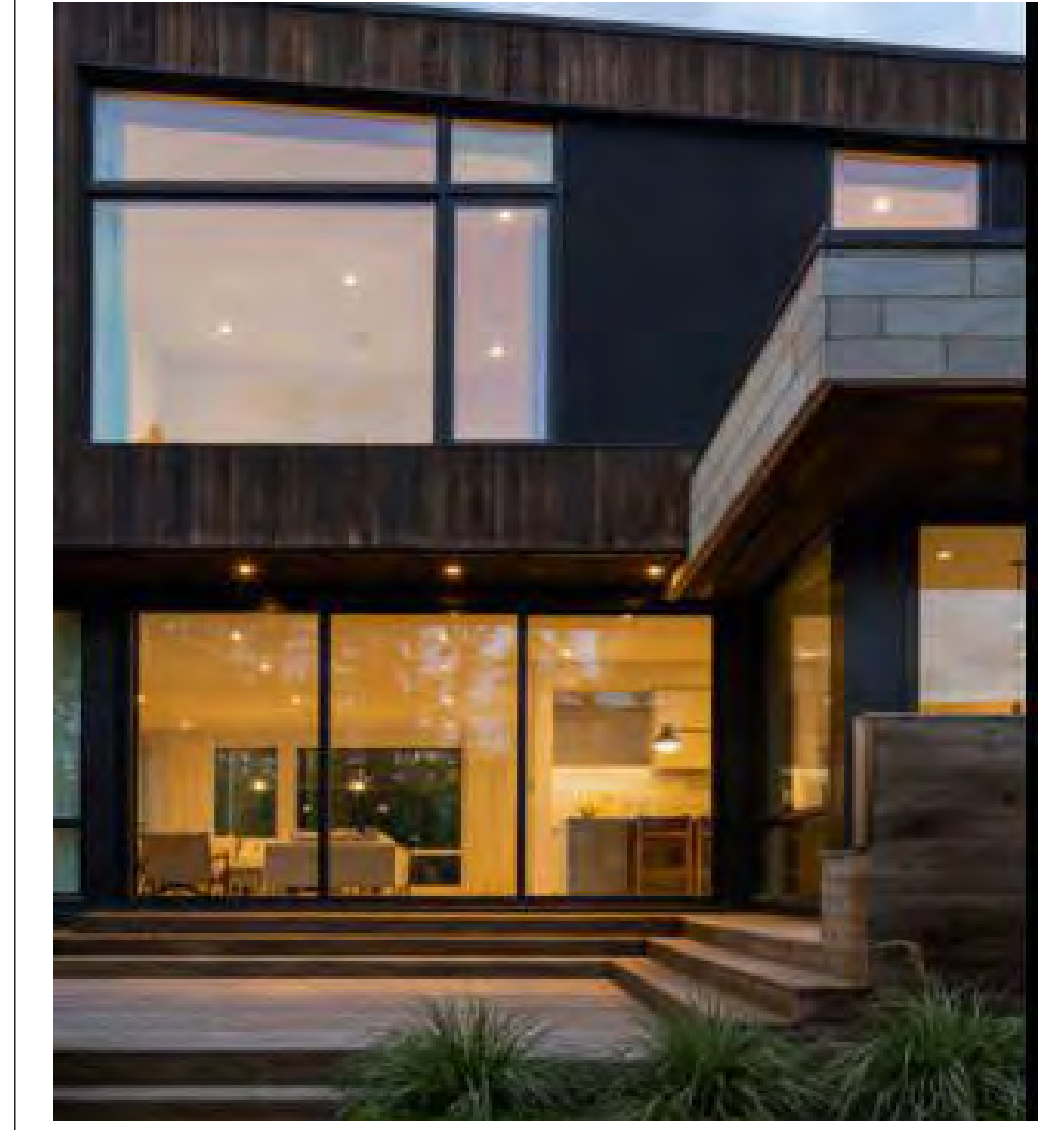


STANDING SEAM METAL ROOF      EXPOSED STEEL STRUCTURE



DARK PREFINISHED ALUMINUM SHEET METAL AT WINDOWS & FASCIAS MATTE FINISH (NON REFLECTIVE)

## PRECEDENT IMAGES



ALUMINUM WOOD CLAD WINDOW SYSTEM

DATE: 01.14.2021  
 ISSUE: DRB SUBMITTAL  
 PROJECT NUMBER: 21115

DRAWN BY: Author CHECKED BY: Checker

**HISTORY:**

REV.#	DATE	DESCRIPTION
1	01.14.2022	DRB SUBMITTAL

**NOT FOR CONSTRUCTION**



**EXTERIOR MATERIAL PALETTE**

SCALE:

**A-205**



DATE:  
01.14.2021

ISSUE:  
DRB SUBMITTAL

PROJECT NUMBER:  
21115

DRAWN BY: -- CHECKED BY: --

HISTORY:

REV.#	DATE	DESCRIPTION
1	01.14.2022	DRB SUBMITTAL

PERSPECTIVE  
VIEWS

SCALE:

A-900



1) FROM THE ENTRY DRIVE AT THE JUNCTION OF MOUNTAIN VILLAGE BOULEVARD AND LOOKOUT RIDGE DRIVE. THE STRUCTURED BOULDER WALL IS MEANT TO BREAK DOWN VERTICAL SCALE OF NECESSARY RETAINAGE FOR A SAFE DRIVEWAY IN CONGRUENCE WITH THE LANGUAGE OF THE HILLSIDE.



2) FROM THE SOUTHWEST CORNER OF THE AUTO COURT. AUTO COURT SIZED TO ACCOMMODATE TWO PARKED VEHICLES AND TURN AROUND SPACE FOR VEHICLES IN THE GARAGE.



3) FROM THE APPROACH OF THE EXTERIOR ENTRY SEQUENCE



4) FROM THE SOUTHWEST CORNER OF THE LOT ON LOOKOUT RIDGE DRIVE. THE PRESERVATION OF EXISTING TREES WILL PROVIDE MORE SCREENING IN THE FOREGROUND HERE, BUT ILLUSTRATION OF PLANTINGS HAVE BEEN MINIMIZED IN ORDER TO SHOW THE ARCHITECTURE. THIS ILLUSTRATES A MINOR ENCROACHMENT OF THE AUTO COURT IN THE SIDE SETBACK TO ALLOW FOR THE DIMENSION REQUIRED FOR THE DRIVE LENGTH NECESSARY TO REACH THE GARAGE ELEVATION AT SAFE SLOPES, FOR THE REQUIRED SURFACE PARKING OF TWO CARS, AND TO ALLOT SPACE FOR CARS IN THE GARAGE TO BACK OUT AND TURN AROUND TO SAFELY DRIVE OUT. RE: CIVIL DRAWINGS AND A-100



5) FROM THE NORTHEAST CORNER OF THE LOT. THIS ILLUSTRATES MINOR ENCROACHMENTS OF ACCESS STAIRS IN THE SIDE SETBACK LEADING TO A PASSIVE GRAVEL TRAIL AT GRADE ON THE NORTH SIDE OF THE HOME



6) FROM THE NORTHEAST CORNER OF THE LOT.





# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

---

Date: 02/28/2022

Address: Lot 89-3A, 99 Lookout Ridge  
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-feet total width. 12-feet shall be a hard surface with 2-foot 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-foot 6-inches from grade to the bottom of the address numbers. Address numbers shall be 6-inches 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.





## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

The Planning & Development Services Department has provided this referral form to solicit your input on a development proposal that has been submitted to the Town.

Within the first five (5) calendar days of the referral for a Class 1 or 2 application, or ten (10) calendar days for a Class 3, 4 or 5 application, a referral agency may request an extension of time to review a development application for good cause. The Planning Division shall determine if any requested extension is warranted and notify the referral agency and applicant of its decision and the number of days allowed for the extended review time, if any, within three (3) business days of such request.

If a referral agency fails to respond by the date requested on the referral form, its failure to respond shall be interpreted as "no comment" in which case it shall be presumed that such referral agency does not take issue with the development application.

### Application Information

**Class of Development Application : Class 3**

**Date Referral Emailed to Dept. or Agency :**

**February 25, 2022**

**Class 1 or 2 Application Referral Comment**

**Deadline: 15 calendar days from date above: n/a**

**Class 3,4, & 5 Application Referral Comment**

**Deadline: 21 calendar days from date above (3/18/22)**

**Planner Name: Amy Ward**

**Planner Email: [award@mtnvillage.org](mailto:award@mtnvillage.org)**

**Planner Phone Number: 970-729-2985**

**Applicant Name: Sean O'Bryant**

**Applicant Email Address:**

**sobryant@ccyarchitects.com**





## DEVELOPMENT REFERRAL FORM

**Planning & Development Services**  
**Planning Division**  
 455 Mountain Village Blvd. Ste. A  
 Mountain Village, CO 81435  
 (970) 728-1392

**Description of Development Application(s):**

Construction of a new single family home on Lot 89-3A, 99 Lookout Ridge.

### Referral Agency Information

Referral Agency	Referral	Email Address
Town Public Works	x	<a href="mailto:fkjome@mtnvillage.org">fkjome@mtnvillage.org</a>
Town Plazas and Environmental Services Dept.		<a href="mailto:ddrew@mtnvillage.org">ddrew@mtnvillage.org</a>
Town Attorney		<a href="mailto:pwisor@garfieldhecht.com">pwisor@garfieldhecht.com</a>
Town Forrester	x	<a href="mailto:motto@mtnvillage.org">motto@mtnvillage.org</a>
Mountain Village Cable	x	<a href="mailto:slehane@mtnvillage.org">slehane@mtnvillage.org</a>
Transportation Department		<a href="mailto:jloebe@mtnvillage.org">jloebe@mtnvillage.org</a>
Recreation Department		<a href="mailto:ccolter@mtnvillage.org">ccolter@mtnvillage.org</a>
Police Department	x	<a href="mailto:cbroady@mtnvillage.org">cbroady@mtnvillage.org</a>
Telluride Fire Protection District	x	<a href="mailto:sheidergott@telluridefire.com">sheidergott@telluridefire.com</a>
San Miguel Power Association	x	<a href="mailto:jeremy@smpa.com">jeremy@smpa.com</a> ; <a href="mailto:terry@smpa.com">terry@smpa.com</a>
Black Hills Gas	x	<a href="mailto:brien.gardner@blackhillscorp.com">brien.gardner@blackhillscorp.com</a> <a href="mailto:paul.ficklin@blackhillscorp.com">paul.ficklin@blackhillscorp.com</a>
Century Link (800-526-3557)	x	<a href="mailto:Kirby.bryant@centurylink.com">Kirby.bryant@centurylink.com</a>
Colorado Geologic Survey (fee required)		<a href="mailto:Kaberry@mines.edu">Kaberry@mines.edu</a>
San Miguel County		<a href="mailto:miker@sanmiguelcountyco.gov">miker@sanmiguelcountyco.gov</a>
Town of Telluride		<a href="mailto:mhaynes@telluride-co.gov">mhaynes@telluride-co.gov</a>
San Miguel Regional Housing Authority		<a href="mailto:shirley@smrha.org">shirley@smrha.org</a>
Colorado State Forest Service		<a href="mailto:Jodi.rist@colostate.edu">Jodi.rist@colostate.edu</a>
United States Army Corps of Engineers		<a href="mailto:Carrie.A.Sheata@usace.army.mil">Carrie.A.Sheata@usace.army.mil</a>





## 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 893-A, 99 Lookout**

**Ridge:**

Public Works has no issues with this application. Field verify all utilities.

Just a comment there seems to be a fair amount of GE encroachments with this application.

Finn





**TO:** Mountain Village Design Review Board

**FROM:** Amy Ward, Senior Planner

**FOR:** Design Review Board Public Hearing; March 31, 2022

**DATE:** March 21, 2022

**RE:** Staff Memo – Final Architecture Review (FAR) Lot 600BR-11R, 22 Trails Edge Lane

## APPLICATION OVERVIEW: New Single-Family Home on Lot 600BR-11R

### **PROJECT GEOGRAPHY**

**Legal Description:** LOT 600BR-11-R, TRAIL'S EDGE AT DOUBLE CABINS, ACCORDING TO THE PLAT RECORDED NOVEMBER 11, 2004 IN PLAT BOOK 1 AT PAGE 3385 AND ACCORDING TO THE LOT LINE ADJUSTMENTS FOR LOTS 600BR-9 & 600BR-11, TRAIL'S EDGE AT DOUBLE CABINS RECORDED JULY 25, 2014 IN PLAT BOOK 1 AT PAGE 4659, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**Address:** 22 Trail's Edge Lane

**Applicant/Agent:** Jack Wesson, Jack Wesson Architects Inc.

**Owner:** Trey and Tina Mosbach Revocable Trust

**Zoning:** Single Family

**Existing Use:** Vacant

**Proposed Use:** Single Family

**Lot Size:** .34 acres

**Adjacent Land Uses:**

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

### **ATTACHMENTS**

Exhibit A: Architectural Plan Set

No additional staff or public comments since Initial Review



*Figure 1: Vicinity Map*



**Case Summary:** Jack Wesson of Jack Wesson Architects is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 600BR-11R, 22 Trail's Edge Lane. The Lot is approximately .34 acres and is zoned single family. The overall square footage of the home is approximately 4,914 gross square feet, with 4,314 livable square feet, and provides 2 interior parking spaces within the proposed garage and 2 exterior spaces.

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

*Table 1*

<b><u>CDC Provision</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed</u></b>
<b>Maximum Building Height</b>	40' (gable) Maximum	38' 3"
<b>Maximum Avg. Building Height</b>	35' (gable) Maximum	26' 3"
<b>Maximum Lot Coverage</b>	40% (5,976 s.f.)	25% (3775 s.f.)
<b>General Easement Encroachments</b>	None	Grading, hardscaping, landscaping
<b>Setback Encroachments</b>	None	Grading, parking, landscaping
<b>Roof Pitch</b>		
Primary		5.5:12
Secondary		3:12
<b>Exterior Material</b>		
Stone	35% minimum	38.84%
Windows/Doors	40% maximum	21.22%
<b>Parking</b>	2 interior/2 exterior spaces	2/2

**Design Variations:**

1. Landscaping – Diversity of Species

**DRB Specific Approval:**

1. Tandem parking
2. Setback encroachments – Grading, parking, and landscaping
3. GE Encroachments – Grading
4. Board form concrete (address monument)

*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 Initial Architectural and Site Review (2). For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated January 24, and February 22, 2022*

**Chapter 17.3: ZONING AND LAND USE REGULATIONS**

**17.3.12: Building Height Limits**

*Staff: Criteria met*

**17.3.14: General Easement Setbacks**



Lot 600BR-11R is burdened by a sixteen (16) foot setback to the east and south and an 8' setback to the north and west. There is also an additional approximately 80' GE to the east that overlays the 16' setback area. This GE is primarily as a buffer for the ski lift (Lift 10) that runs from north to south across the Lot. Though not specifically a setback or easement, the tram board also requires that a 35' airspace be maintained outside the haul line of the chairlift. 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: It should be noted that the both the 16' setback and the 80' GE are to the benefit of Telski. The 8' setback areas are to the benefit of the HOA. The beneficiaries of the setback/GE areas need to authorize any encroachments in addition to DRB approval. The proposal includes setback encroachments that fall into the above category of CDC permitted setback development activity including the following:*

- *Driveway: A portion of the driveway is within the setback area on the NW corner of the lot.*
- *Utilities: Most utilities are located in the NW corner of the lot. they would cross the setback area to the home.*
- *Ski Access: There is an existing ski access with an improved trail in the setback area to the north of the home. There is also an encroachment agreement for ski access and a social trail that is in the setback area to the south of the home and crosses the GE are to the east of the home.*

*In addition to the above, the proposal also includes setback/GE encroachments that do not fall into the above category of permitted Setback/GE development and would require DRB specific approval:*

- *Grading is shown in the eastern GE as well as the southern and western setback, this appears to be the minimum necessary to create positive drainage away from the house.*
- *Parking – a portion of a parking space encroaches into the NW setback area.*
- *Landscaping – there is some proposed new planting in the western setback area.*

*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**

*Staff: Criteria met.*

### **17.5.5: Building Siting Design**

*Staff: Criteria met.*

### **17.5.6: Building Design**

*Staff: Criteria met*



#### **17.5.7: Grading and Drainage Design**

*Staff: There is grading shown in both the eastern GE and the southern and western setback area. This appears to be the minimum necessary to create positive drainage away from the house. If DRB finds this encroachment tolerable than a specific approval should be granted.*

#### **17.5.8: Parking Regulations**

*Staff: The applicant has shown two interior and two exterior parking spaces on their plan. The exterior spaces are shown in a tandem format. A portion of one of these spaces also encroaches into a setback area. Both concessions require DRB specific approval. The lot is .34 acres, within the allowable size for the tandem parking variation. Given that the eastern third of the lot is encumbered by a GE, staff believes that this variation is supportable. If DRB agrees, then a specific approval should be granted.*

#### **17.5.9: Landscaping Regulations**

*The applicant has provided a landscaping plan that concentrates new planting along the north side of the home (buffering from the ski access trail) and along the driveway. The plan is not meeting the diversity of species clause of the CDC. Staff recommends approving a design variation to the landscaping regulations for the diversity of species.*

#### **17.5.11: Utilities**

*Staff: The utility plan has been provided. Most utilities will be accessed at the NW corner of the site. The applicant believes that a sewer stub is also located in this area but has not yet been able to confirm this. He has provided an alternate sewer connection that runs east to the ski run and would require an access agreement with Telski. Prior to building permit, the applicant will provide a revised utility plan, and if the sewer needs to access OS-FT1 then proof of an access agreement will be required.*

#### **17.5.12: Lighting Regulations**

*Staff: Criteria met.*

#### **17.5.13: Sign Regulations**

*Staff: An address monument has been included. Dimensions and lighting appear to meet CDC regulations. The base of the monument is called out as board form concrete. If DRB finds this acceptable, then a DRB specific approval should be granted.*

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

#### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: Criteria met*

#### **17.6.6: Roads and Driveway Standards**

*Staff: The driveway is shown at 15' wide with a consistent grade of 1.93%. It is unclear whether there is truly a 25' back-up space from both bays of the garage, but otherwise appears to be meeting all of the road and driveway standards.*

#### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: Criteria met.*

### **Chapter 17.7: BUILDING REGULATIONS**

#### **17.7.19: Construction Mitigation**

*Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The plan includes 3 parking spaces. There is construction fencing encircling the entirety of the site and appropriate silt fencing indicated.*



*Tree protection is indicated. The area of construction staging to the east of the home is a GE area still to the benefit of Telski, the applicant will need to obtain permissions from Telski for this use. Additionally, because the construction fencing extends into the 35' ski lift airspace, it would need to be removed or relocated prior to the operation of the lift in winter. It should be noted that all disturbances in GE and setback areas will need to be revegetated per Town code.*

**Staff Recommendation:** Staff recommends the DRB approve the Final Architectural Review for Lot 600BR-11R, 22 Trails Edge Lane, 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 600BR-11R, based on the evidence provided within the Staff Report of record dated March 21, 2022, with the following design variations and DRB specific approvals:

**Design Variations:**

1. Landscaping – Diversity of Species

**DRB Specific Approval:**

1. Tandem parking
2. Setback encroachments – Grading, parking, and landscaping
3. GE Encroachments – Grading
4. Board form concrete (address monument)

And, with the following conditions:

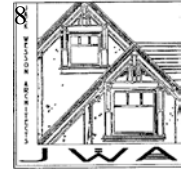
1. Prior to the building permit, the applicant shall provide proof of an encroachment/license agreement with Telski for proposed construction fencing within the GE areas.
2. Prior to building permit the applicant shall work with the Town Forester to identify trees for removal in the Zone 2 fire mitigation area.
3. Prior to building permit the applicant will provide a revised utility plan for approval by Public Works, if sewer access is proposed on OS-FT1 then proof of an encroachment agreement with Telski will be provided.
4. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
5. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
6. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.



7. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
8. It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/aw





## NARRATIVE

3.15.22

To: Amy Ward, Town of Mountain Village Planner  
Community Development Department  
Design Review Board  
Mountain Village, CO

From: Jack Wesson  
Jack Wesson Architects, Inc.  
109 E. Colorado Ave. #2, Telluride CO  
P.O. Box 2051  
Telluride, CO 81435  
(970) 519.1551  
jwesson@me.com.com

Re: Final Design Review Submission Narrative  
for a Single Family Residence  
Lot BR600-11, 22 Trails Edge, Mountain Village

### Project Outline:

This single family residence is proposed to be built on lot BR600-11 (lot size .34 acres). The interior gross heated area is approximately 4314 s.f., 100 s.f. of mechanical and 500 s.f. of gross garage area. The design esthetic is a rustic, mining vernacular in material and massing components as required by the Trails Edge Design covenants. The exterior materials incorporate stained wood siding and timbers, stone and mill-scale steel finish railings and rusted metal roofing (as required). Roof forms are traditional gable forms also compliant with the Trails Edge design requirements. The project is compliant with the Mountain Village Land Use Ordinance; the massing is within the maximum height limit (26'-2" ave. and 38'-0" max.) and the site coverage (3733/14942) is only 25.3%. All fireplaces will be natural gas. The overall design is compliant with the Mountain Village Design Guidelines.

### Exterior Material Requirements:

The exterior materials meet the surface area criteria:

stone veneer	38.84% (exceeds 35%)
fenestration	21.22%
wood	26.76%
metal accent	13.17%



Land Use Ordinance Compliance:

Lot Area:	14942 s.f. mol. (.34 acres)
Site Coverage:	3733 s.f. or 25.3%
Floor Area Living:	4314 s.f. plus 100 s.f. mechanical
Floor Area Garage	500 s.f.
Ave. Ht.	26'-0 1/2" (30' max. ave. allowed)
Max. Ht.	38'-0" (40' max. allowed)

Previous Meeting Conditions:

**Requested Design Variations:**

- 1 Landscaping – Diversity of Species

**Requested DRB Specific Approvals:**

1. Tandem parking  
*The applicant requests tandem parking because of the short driveway area available*
2. Setback encroachments – Grading, parking and landscaping  
*The applicant requests a setback encroachment on the west side for driveway access (grading and paving) and for landscaping.*
3. GE Encroachments – Grading  
*The applicant is requesting very shallow areas in grading on the south and east side to provide positive drainage around the structure. The small available building envelope limits options.*
4. Board form concrete (address monument)  
*Board form concrete at foundation base only.*

And, with the following conditions:

*Note: The applicant intends to comply with all conditions as required during construction. All conditions are non-design related.*

1. Prior to the building permit, the applicant shall provide proof of an encroachment/license agreement with Telski for proposed construction fencing within the GE areas.
2. Prior to building permit the applicant shall work with the Town Forester to identify trees for removal in the Zone 2 fire mitigation area.
3. Prior to building permit the applicant will provide a revised utility plan for approval by Public Works, if sewer access is proposed on OS-FT1 then proof of an encroachment agreement with Telski will be provided.
4. Consistent with town building codes, Unenclosed accessory structures attached To buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
5. A monumented land survey of the footers will be provided prior to pouring concrete



- to determine there are no additional encroachments into the setbacks.
6. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
  7. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    - b. Wood that is stained in the approved color(s);
    - c. Any approved metal exterior material;
    - d. Roofing material(s); and
    - e. Any other approved exterior materials
  8. 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.

Sincerely,

Jack Wesson









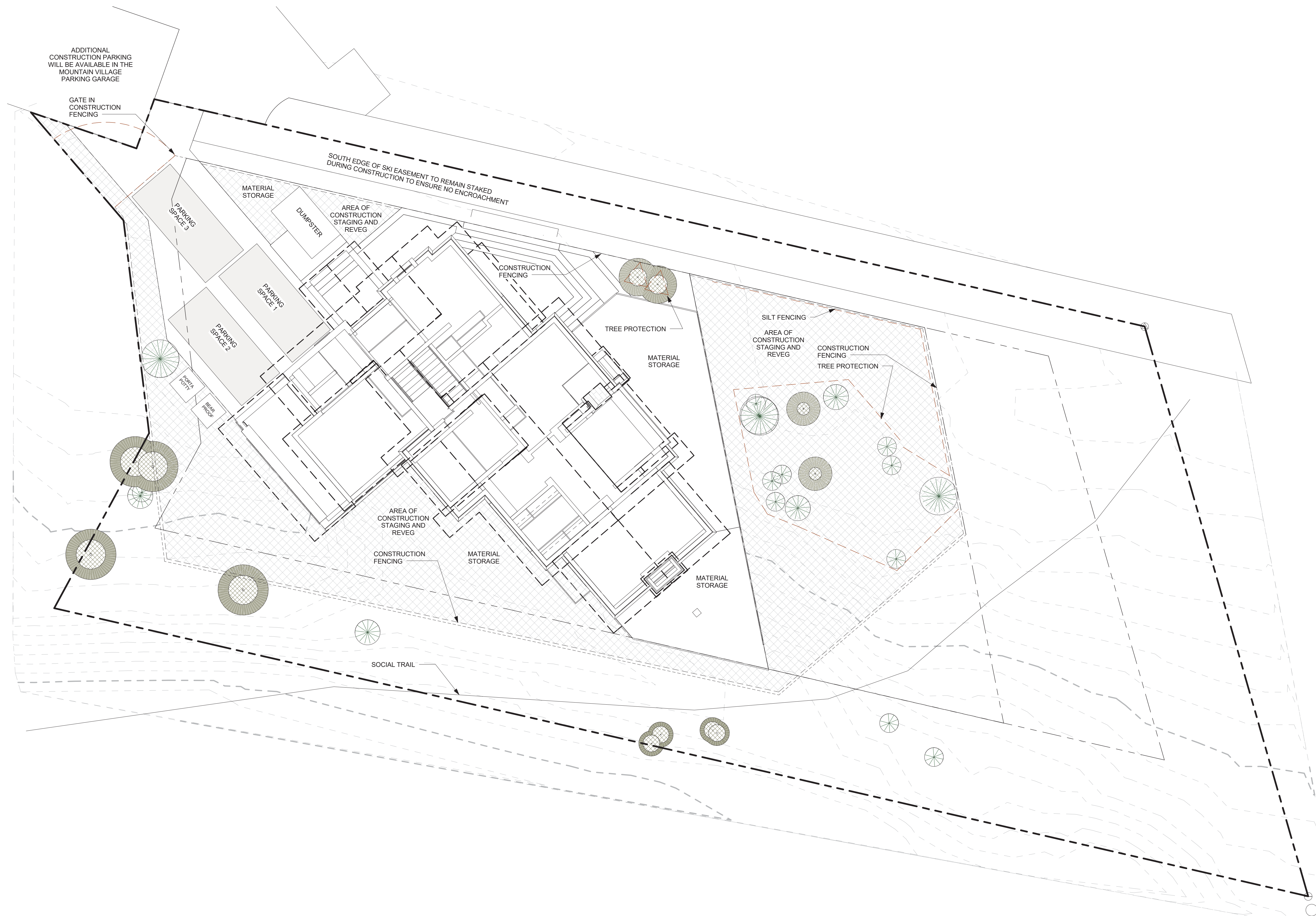












ADDITIONAL CONSTRUCTION PARKING WILL BE AVAILABLE IN THE MOUNTAIN VILLAGE PARKING GARAGE

GATE IN CONSTRUCTION FENCING

SOUTH EDGE OF SKI EASEMENT TO REMAIN STAKED DURING CONSTRUCTION TO ENSURE NO ENCROACHMENT

MATERIAL STORAGE

DUMPSTER

AREA OF CONSTRUCTION STAGING AND REVEG

CONSTRUCTION FENCING

TREE PROTECTION

MATERIAL STORAGE

SILT FENCING

AREA OF CONSTRUCTION STAGING AND REVEG

CONSTRUCTION FENCING

TREE PROTECTION

AREA OF CONSTRUCTION STAGING AND REVEG

CONSTRUCTION FENCING

MATERIAL STORAGE

MATERIAL STORAGE

SOCIAL TRAIL

1 SITE PLAN- CONSTRUCTION STAGING  
1/8" = 1'-0"



ADDITIONAL CONSTRUCTION PARKING WILL BE AVAILABLE IN THE MOUNTAIN VILLAGE PARKING GARAGE

\*\*\*NOTE: ADDITIONAL TREE CLEARING WILL BE DONE IN ACCORDANCE WITH THE MOUNTAIN VILLAGE LAND USE ORDINANCE FIRE MITIGATION REQUIREMENTS\*\*\*

NOT FOR CONSTRUCTION



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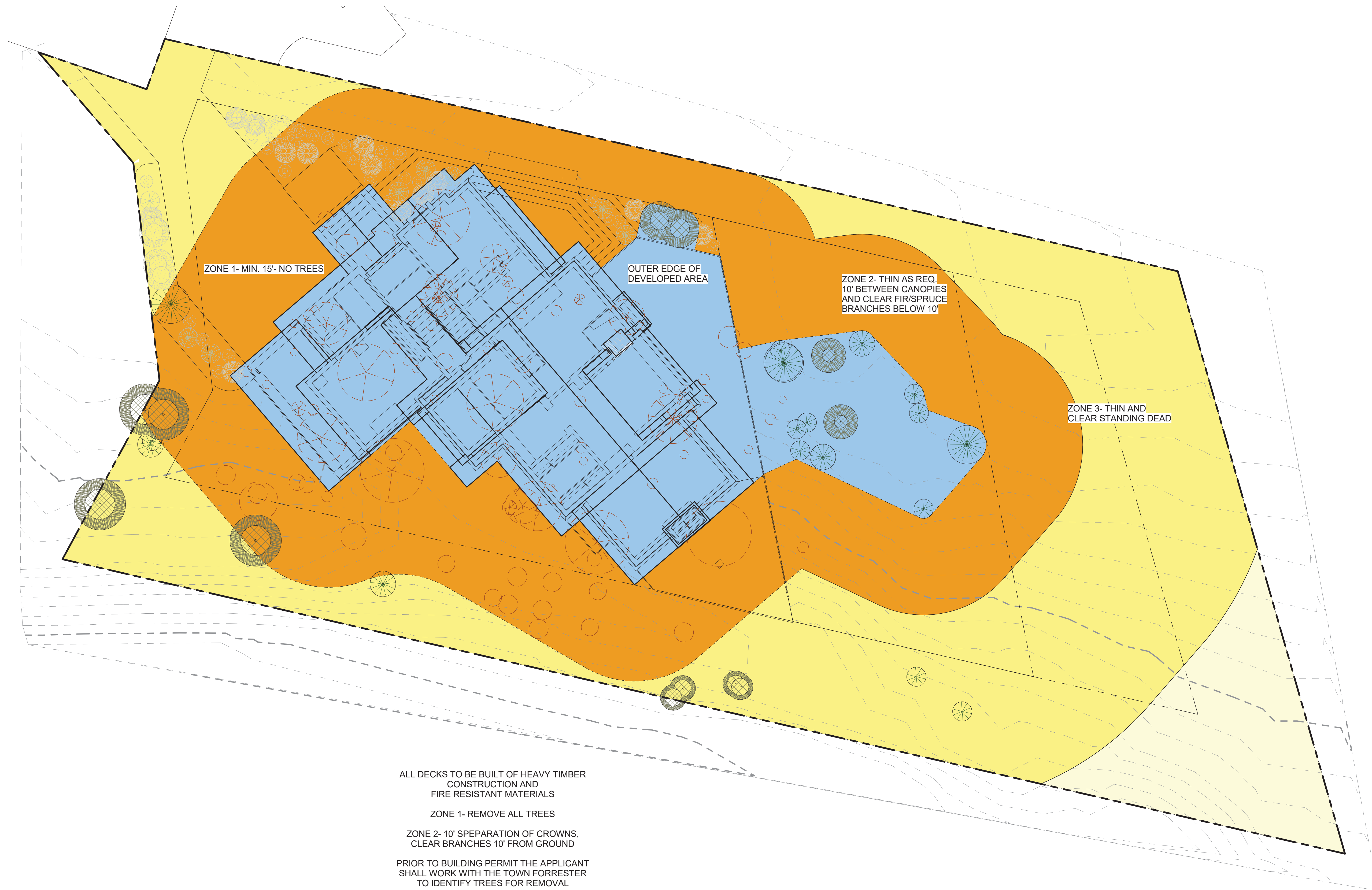
MARK	REV	DATE	DESCRIPTION
	2-8-22		DRB CONDITIONS
	1-18-22		INTERIORS SET
	11-2-21		TREE REMOVAL REVISION
	10-19-21		HOA FINAL APPROVAL
	8-13-21		CONSTRUCTION STAGING
	8-23-21		DRB set 1
	7-19-21		HOA set 1
	4-21-21		SITE PLAN PROGRESS
	3-25-21		AREA CALCS
	3-16-21		DRWT SET
	2-22-21		SITE PLANNING

PROJECT NAME:  
**LOT 600BR-11-R  
MOUNTAIN VILLAGE**  
COLORADO 81435

SHEET DESCRIPTION:  
**CONSTRUCTION  
STAGING PLAN**

SHEET NUMBER:  
**A101**





ZONE 1- MIN. 15'- NO TREES

OUTER EDGE OF DEVELOPED AREA

ZONE 2- THIN AS REQ. 10' BETWEEN CANOPIES AND CLEAR FIR/SPRUCE BRANCHES BELOW 10'

ZONE 3- THIN AND CLEAR STANDING DEAD

ALL DECKS TO BE BUILT OF HEAVY TIMBER CONSTRUCTION AND FIRE RESISTANT MATERIALS

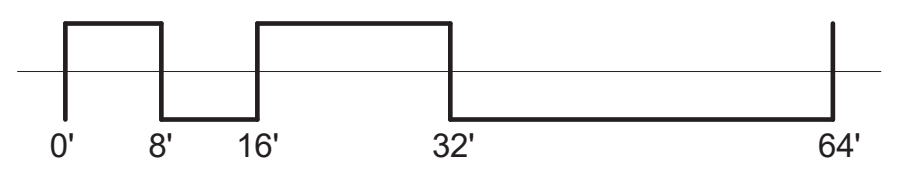
ZONE 1- REMOVE ALL TREES

ZONE 2- 10' SEPARATION OF CROWNS, CLEAR BRANCHES 10' FROM GROUND

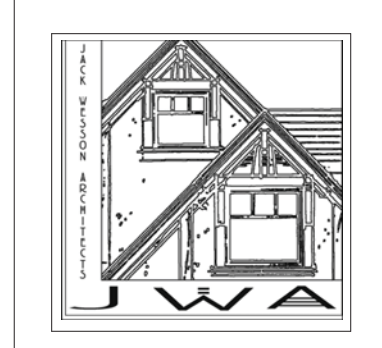
PRIOR TO BUILDING PERMIT THE APPLICANT SHALL WORK WITH THE TOWN FORRESTER TO IDENTIFY TREES FOR REMOVAL

ZONE 3- THIN AND CLEAR STANDING DEAD

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 WUI (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.



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3-16-21		DRWT SET
2-22-21		SITE PLANNING

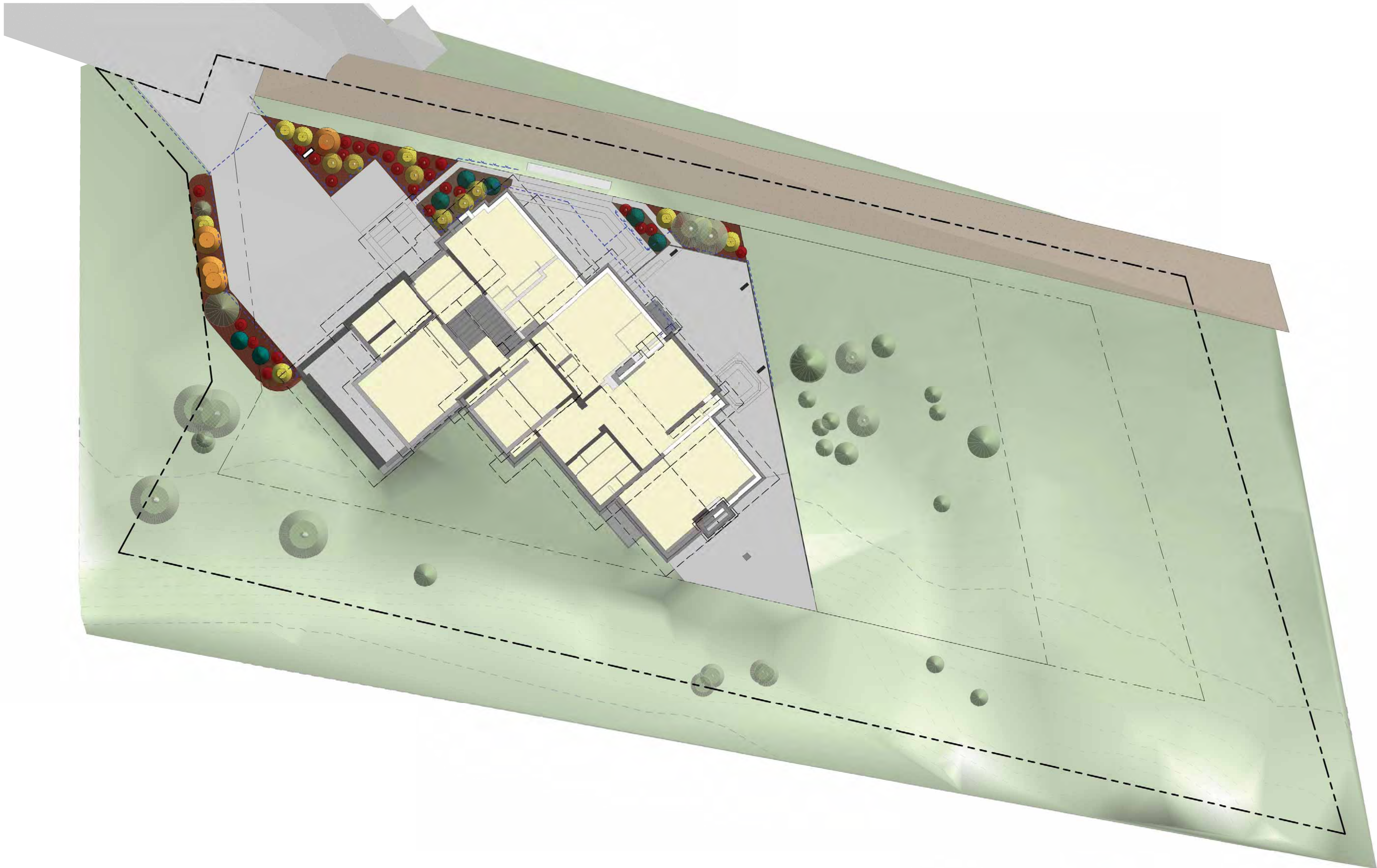
PROJECT NAME:  
**LOT 600BR-11-R MOUNTAIN VILLAGE**  
 COLORADO 81435

SHEET DESCRIPTION:  
**FIRE MITIGATION PLAN**

SHEET NUMBER:  
**A102**

PROJECT MANAGER:  
 DRAWN BY:  
 REVIEWED BY:  
 DATE:





- GENERAL NOTES:**
1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.
  2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
  3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
  4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
  5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
  6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDDED CEDAR BARK.
  7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OR COLORADO.
  8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

- REVEGETATION AND EROSION CONTROL NOTES:**
1. SUBSOIL SURFACES 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 RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTO-TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
  3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
  4. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.
  5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
  7. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.
  8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
  9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
  10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
  11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).

DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADOPTIVE BUILDING CODES

THE PROJECT SHALL COMPLY WITH THE TOWN'S FIRE MITIGATION STANDARDS

THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

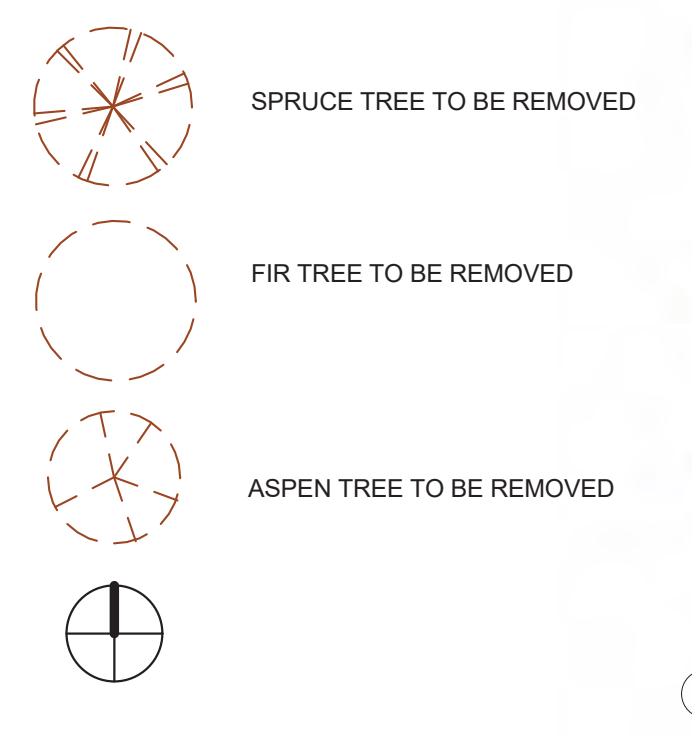
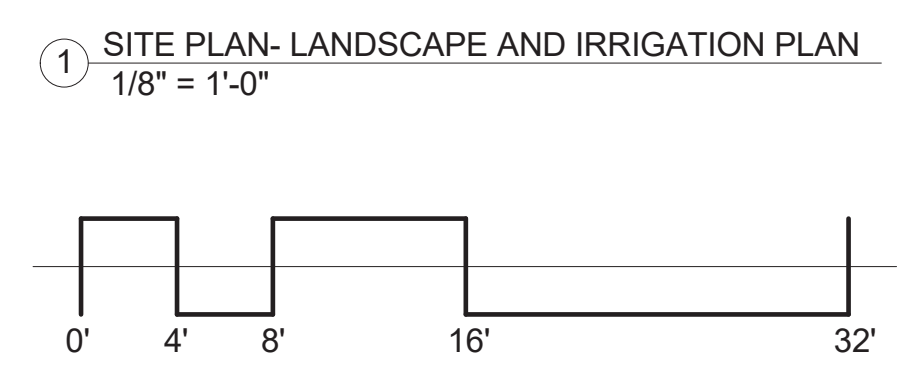
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**WATER USAGE CHART:**

ASPEN	6 @ 10 gal. = 60 gal.
SPRUCE	9 @ 10 gal. = 90 gal.
POTENTILLA	41 @ 2 gal. = 82 gal.
DOGWOOD	19 @ 2 gal. = 38 gal.
<b>TOTAL =</b>	<b>270 gal.</b>

**\*NOTE: INSTALL RAIN SHUT-OFF DEVICE AS REQ'D BY SECTION 9-210**

**INSTALL BACKFLOW PREVENTERS**



**LANDSCAPE ZONE 1:**  
COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL APPROX. 875 SF.

**LANDSCAPE ZONE 2:**  
RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL APPROX 175 SF.

**NOTE: REVEGETATION IS WILL BE NATIVE MIX**  
5% WESTERN YARROW  
10% TALL FESCUE  
5% ARIZONA FESCUE  
5% HARD FESCUE  
10% CREEPING RED FESCUE  
15% ALPINE BLUEGRASS  
10% CANADA BLUEGRASS  
15% PERENNIAL RYEGRASS  
10% SLENDER WHEATGRASS  
15% MOUNTAIN BROME APPROX. 5000 SF

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3-8-22	DRIB CONDITIONS
1-18-22	INTERIORS SET
11-2-21	TREE REMOVAL REVISION
10-18-21	HDA FINAL APPROVAL
9-13-21	CONSTRUCTION STAGING
8-23-21	DRIB set 1
7-19-21	HDA set 1
4-21-21	SITE PLAN PROGRESS
3-25-21	AREA CALCUS
3-16-21	DRAFT SET
2-22-21	SITE PLANNING

PROJECT NAME: LOT 600BR-11-R MOUNTAIN VILLAGE COLORADO 81435

SHEET DESCRIPTION: LANDSCAPE & IRRIGATION PLAN

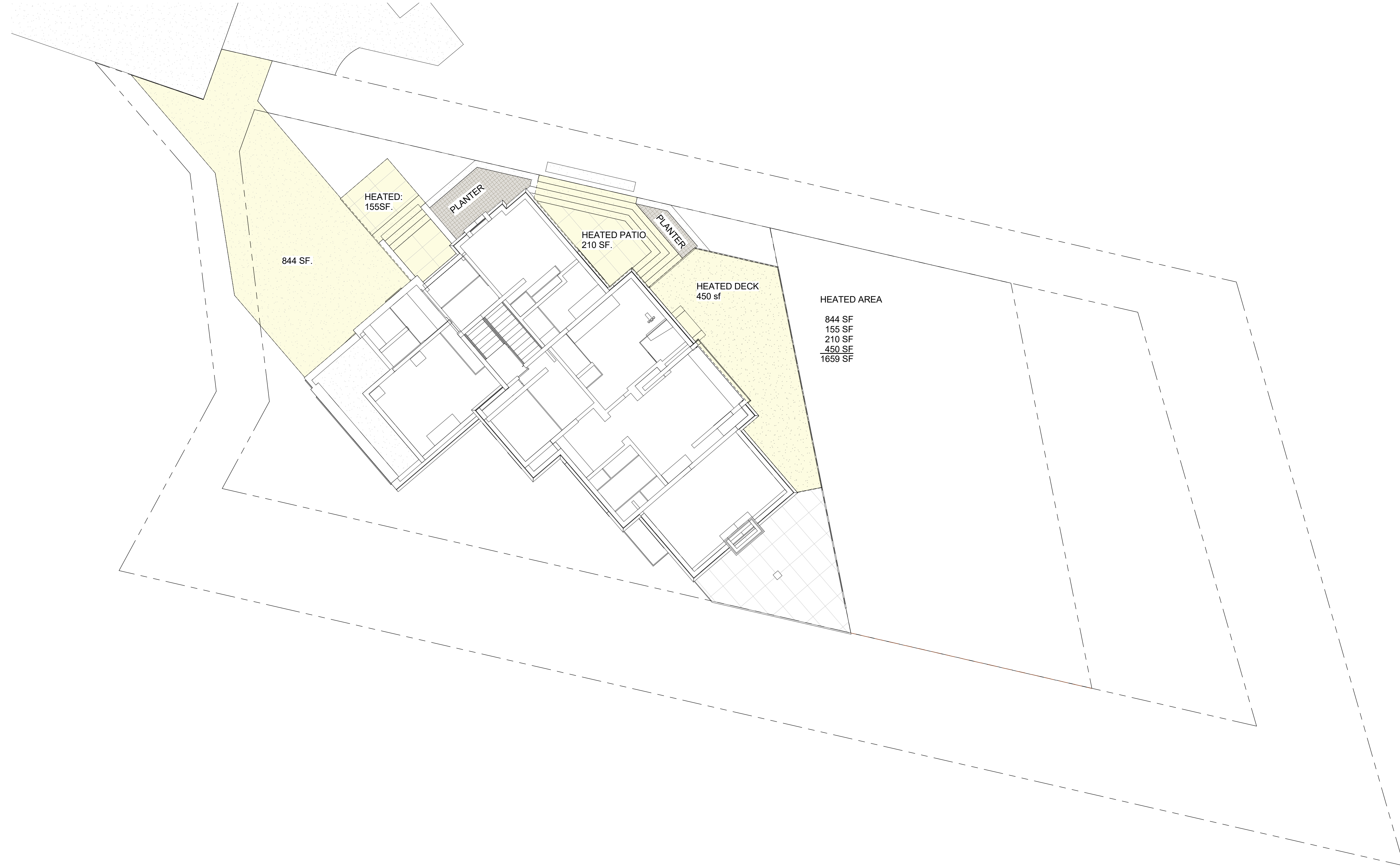
SHEET NUMBER: A103

SHOULD THE STATE OF THE GENERAL EASEMENTS BE DISTURBED DURING CONSTRUCTION, THE APPLICANT MUST REVEGETATE THE AREA TO ITS PRIOR CONDITION USING THE NATIVE SEED MIX.









1 SITE PLAN- SNOW MELT PLAN  
1/8" = 1'-0"

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PROJECT NAME:  
**LOT 600BR-11-R  
MOUNTAIN VILLAGE**  
COLORADO 81435

SHEET DESCRIPTION:  
**SNOW MELT PLAN**

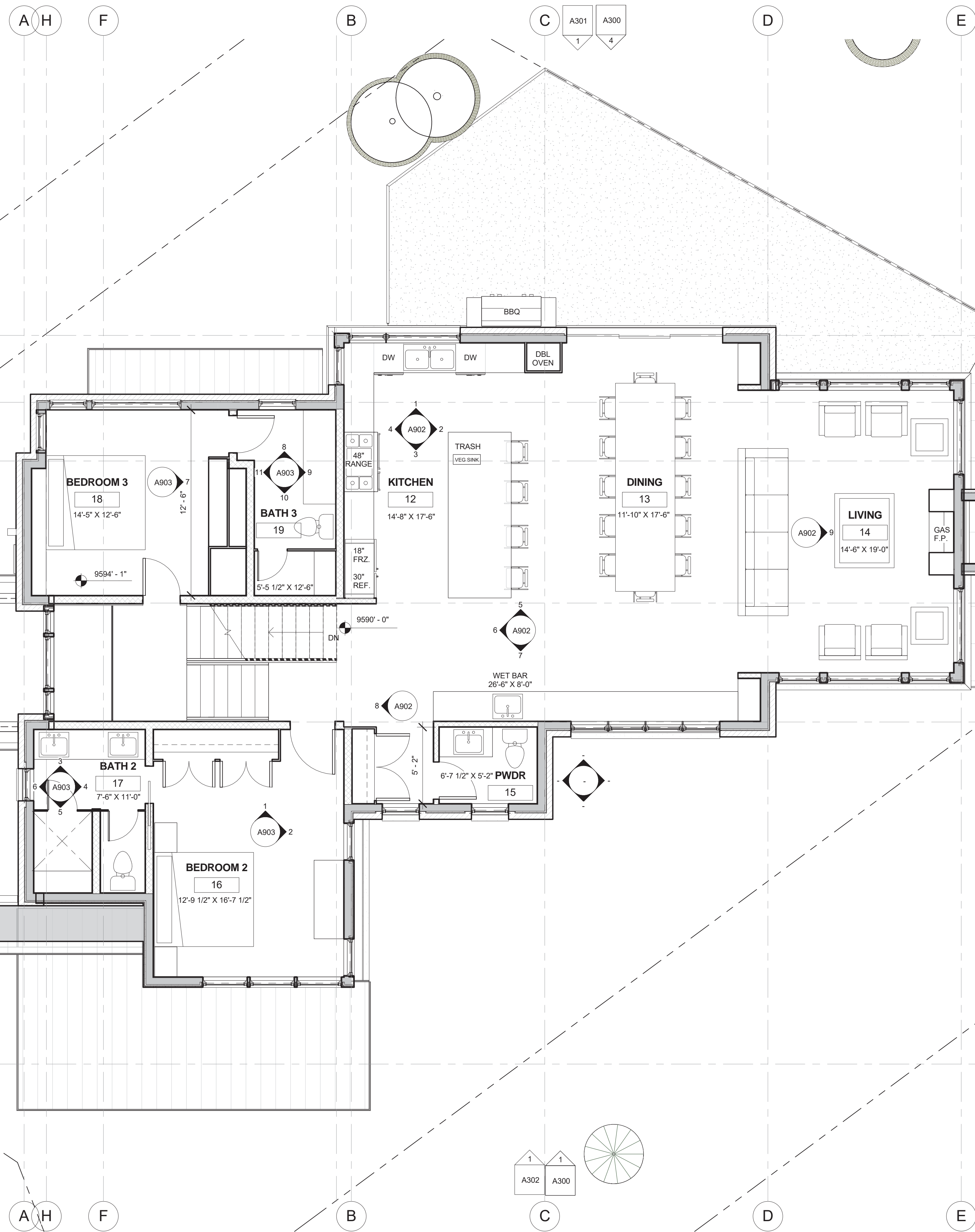
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**A105**

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		PROJECT NAME
		PROJECT MANAGER
		DRAWN BY
		REVIEWED BY
		DATE

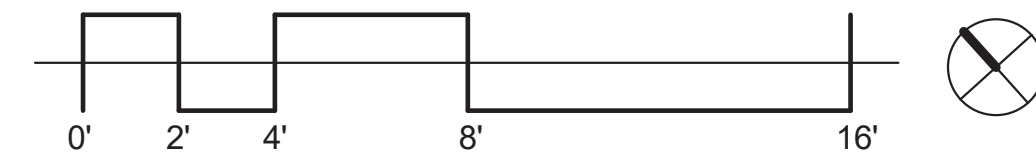








1 FRAMING PLAN- LEVEL 2  
1/4" = 1'-0"



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.

\*\*\*SQUARE FOOTAGE REQUIRES A FIRE SPRINKLER SYSTEM\*\*\*

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3-22-2022	DRB CONDITIONS	
1-24-2022	DRB SITE PLAN	
10-27-2021	DRB PACKAGE	
10-4-2021	HDA NOTES	
8-19-2021	DRIVEWAY REV	
7-23-2021	DRB 1	
1-29-2021	REVIT 3D	
MARK	REV DATE	DESCRIPTION

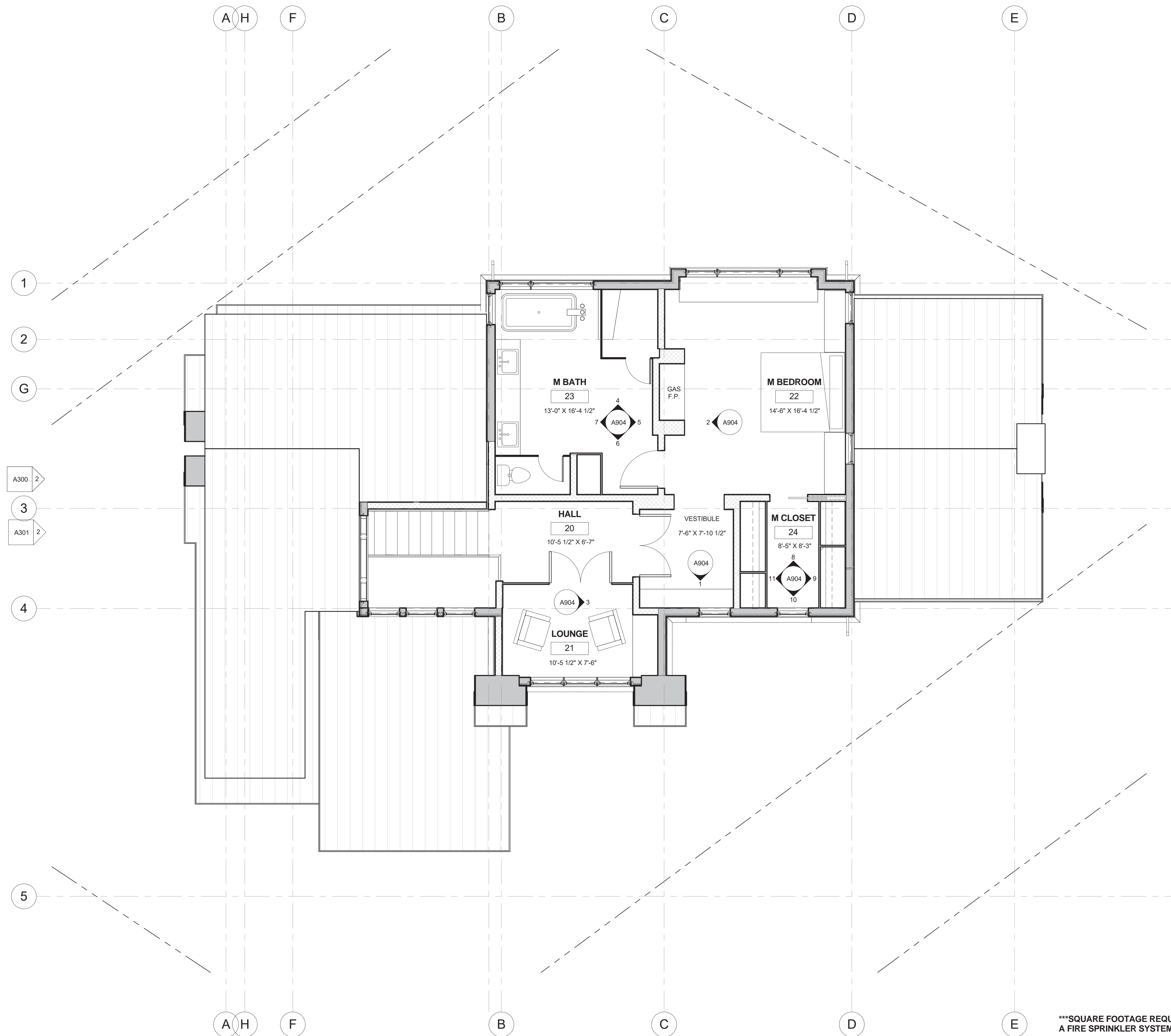
PROJECT NAME  
PROJECT MANAGER  
DRAWN BY  
REVIEWED BY  
DATE

PROJECT NAME  
600BR-11  
MOUNTAIN VILLAGE  
COL.09.030 81435

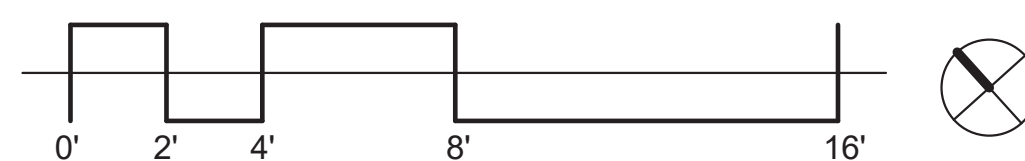
SHEET DESCRIPTION  
2ND & 3RD LEVEL  
FLOOR PLAN

SHEET NUMBER  
A202





1 FRAMING PLAN- LEVEL 4  
1/4" = 1'-0"



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A FIRE SPRINKLER SYSTEM\*\*\*

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3-22-2022	DRB CONDITIONS
1-24-2022	DRB SITE PLAN
10-27-2021	DRB PACKAGE
10-4-2021	HDA NOTES
8-19-2021	DRIVEWAY REV
7-23-2021	DRB 1
1-29-2021	REVIT 3D
MARK	REV DATE DESCRIPTION

PROJECT NAME  
PROJECT MANAGER  
DRAWN BY  
REVIEWED BY  
DATE

PROJECT NAME  
600BR-11  
MOUNTAIN VILLAGE  
COLORADO 81435

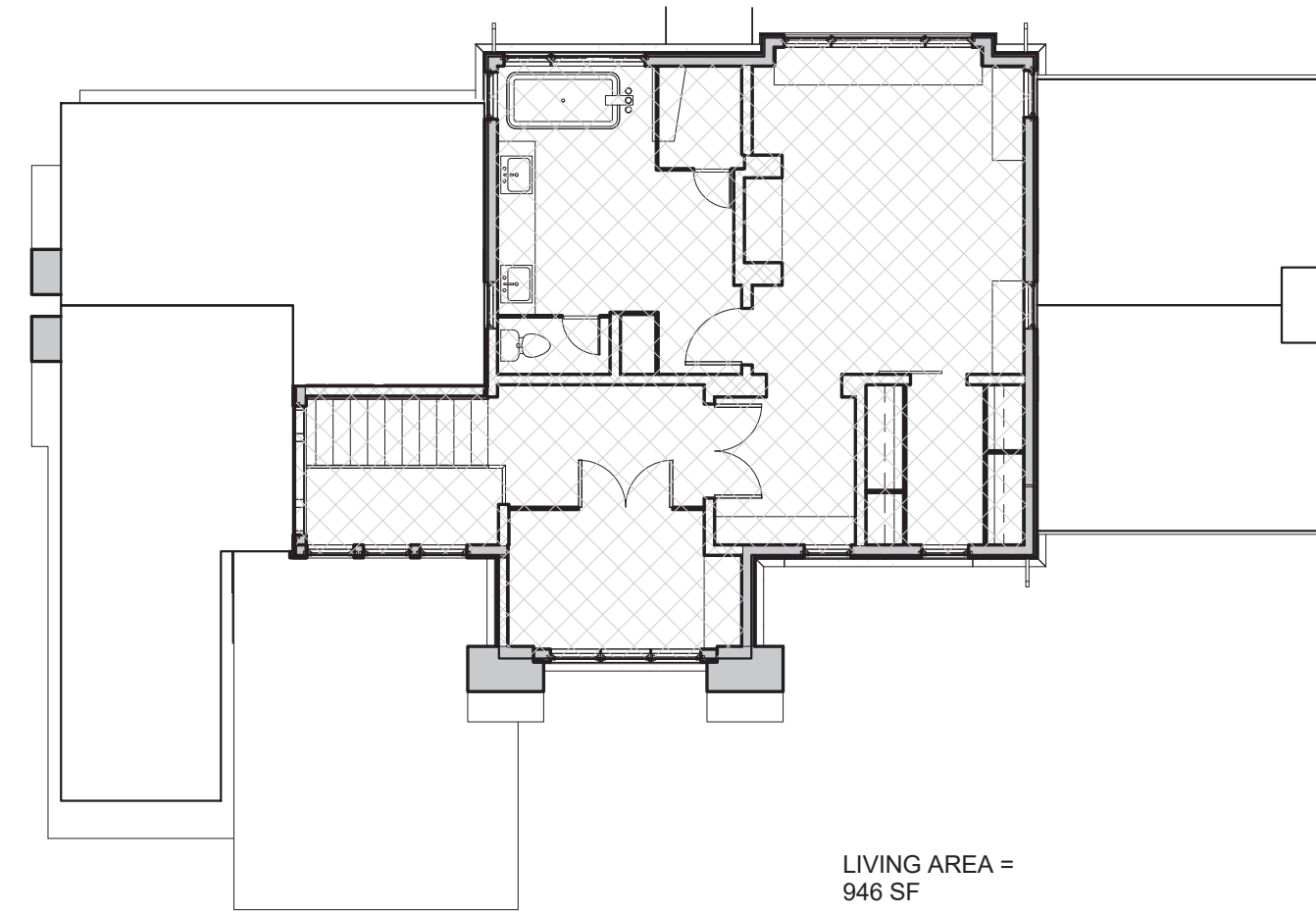
SHEET DESCRIPTION  
4TH LEVEL FRAMING  
PLAN

SHEET NUMBER  
A203

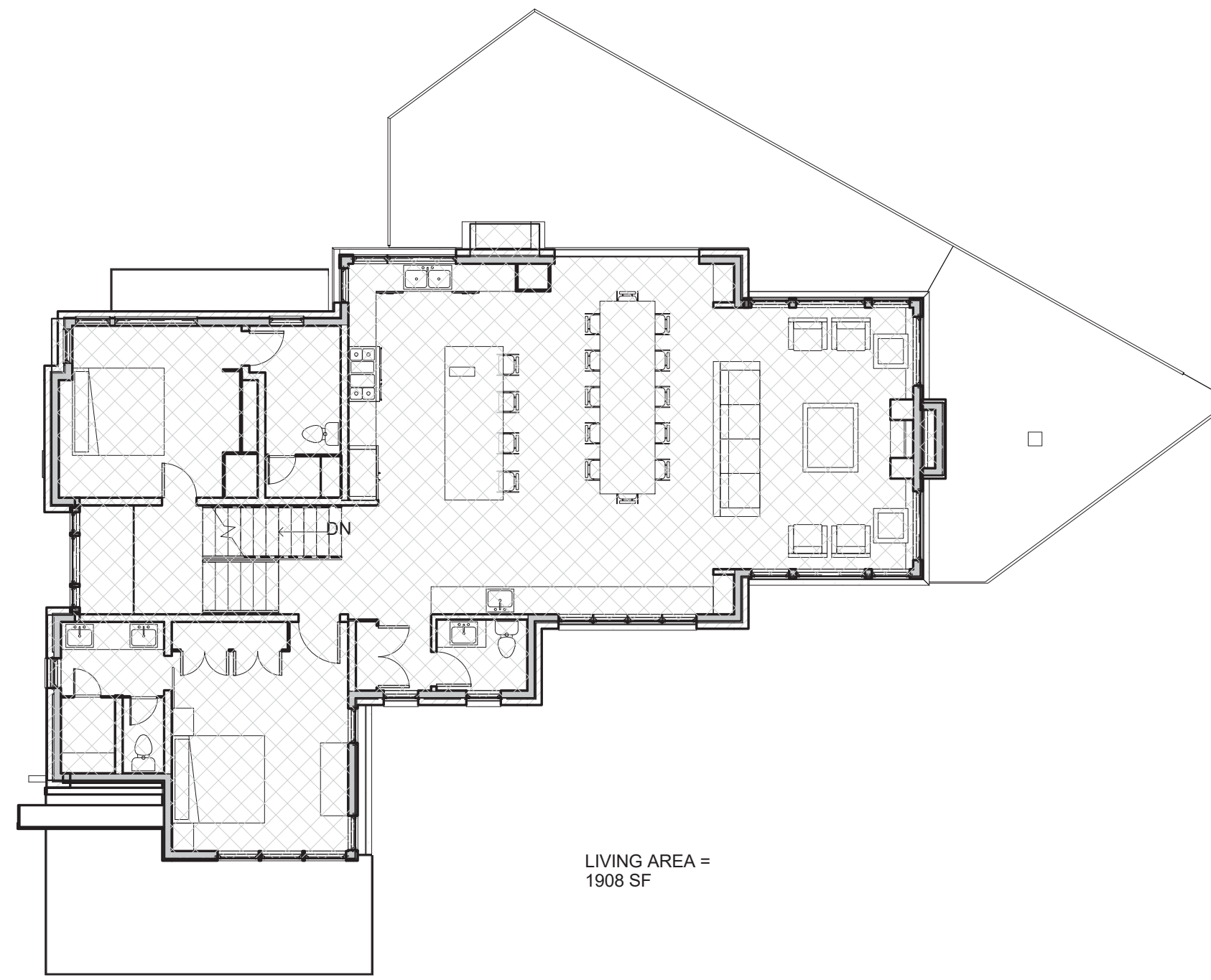




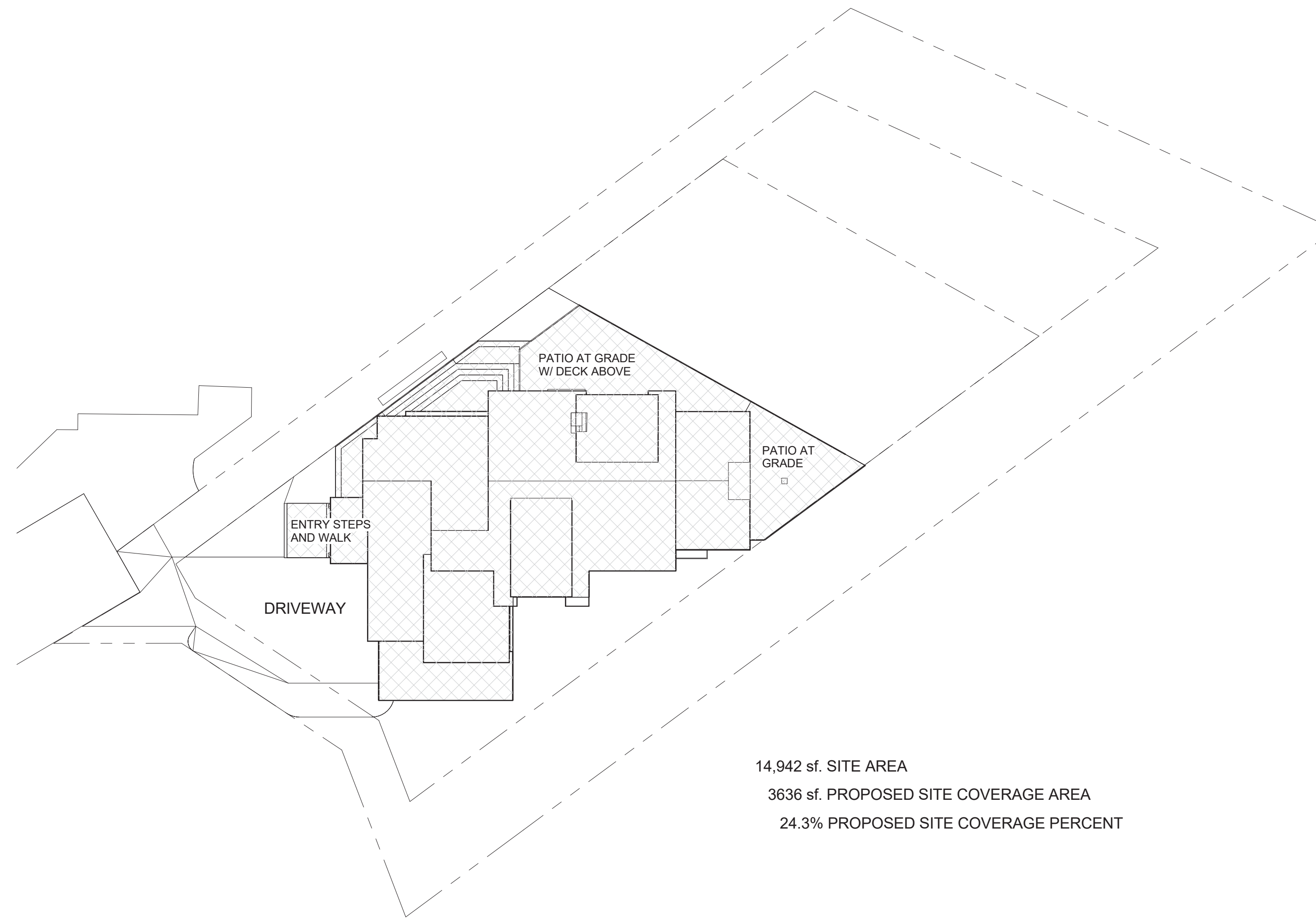
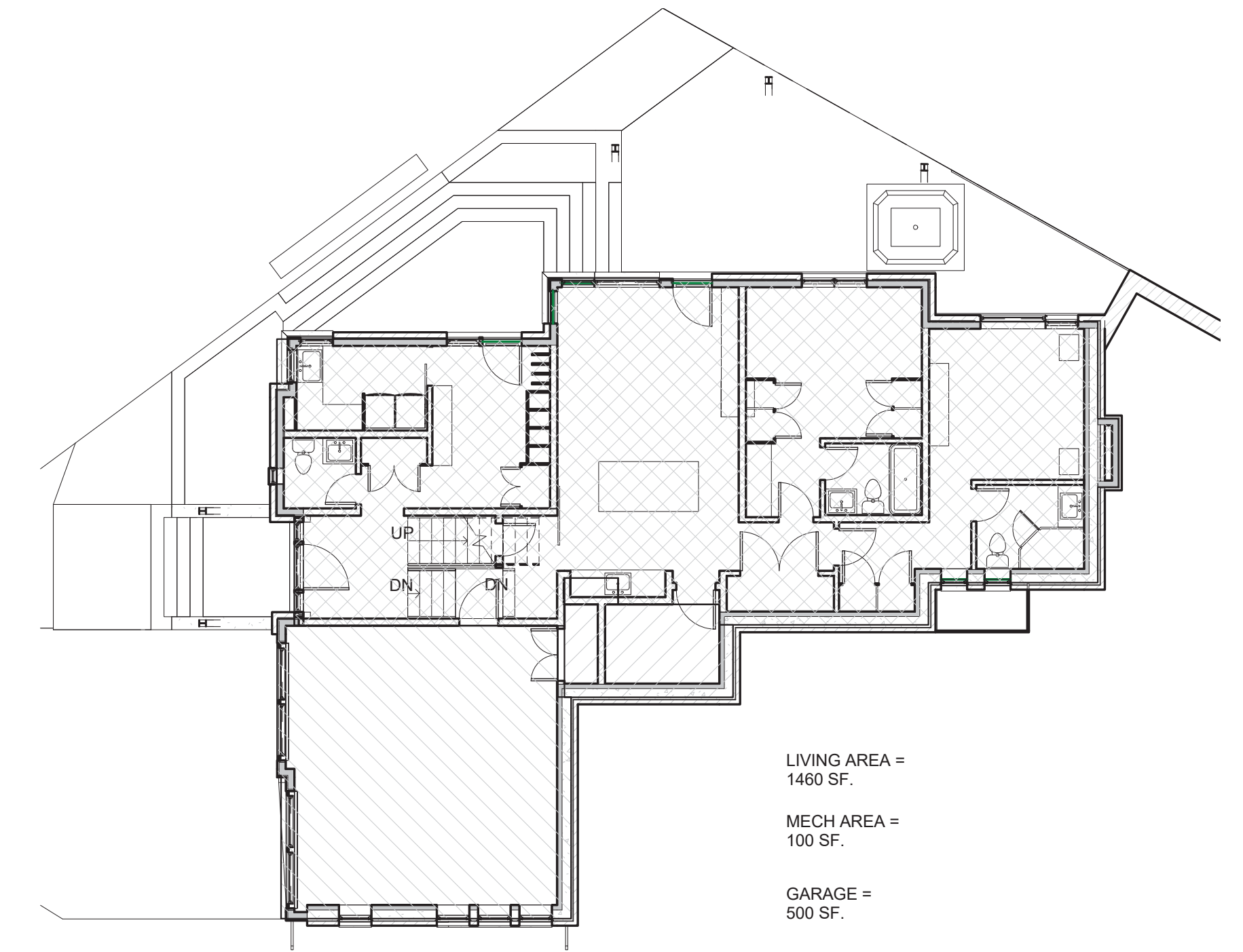




③ AREA PLAN- LEVEL 4  
1" = 10'-0"



② AREA PLAN- LEVEL 2  
1" = 10'-0"



14,942 sf. SITE AREA  
3636 sf. PROPOSED SITE COVERAGE AREA  
24.3% PROPOSED SITE COVERAGE PERCENT

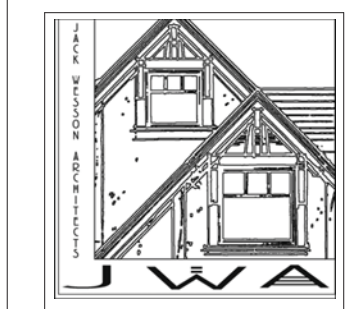
④ AREA- SITE COVERAGE  
1/16" = 1'-0"

AREA ANALYSIS:

SITE AREA =	0.34 acres	14,942 sf.
ALLOW. SITE COVER. (40%) =		5,977 sf.
PRO. SITE COVER. (25.3%) =		3,775 sf.
GROSS AREA (TO FACE OF STRUCTURE):		
1ST LVL		
LIVING =		1460 sf.
MECH =		100 sf.
GARAGE =		500 sf.
2ND + 3RD LVL		
LIVING =		1908 sf.
4TH LVL		
LIVING =		946 sf.
TOTAL LIVING =		4,314 sf.
TOTAL GROSS =		4,914 sf.

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3-16-21		DRWT SET
2-22-21		SITE PLANNING

PROJECT NAME:  
**LOT 600BR-11-R  
MOUNTAIN VILLAGE**  
COLORADO 81435

SHEET DESCRIPTION:  
**AREA ANALYSIS**

SHEET NUMBER:  
**A205**





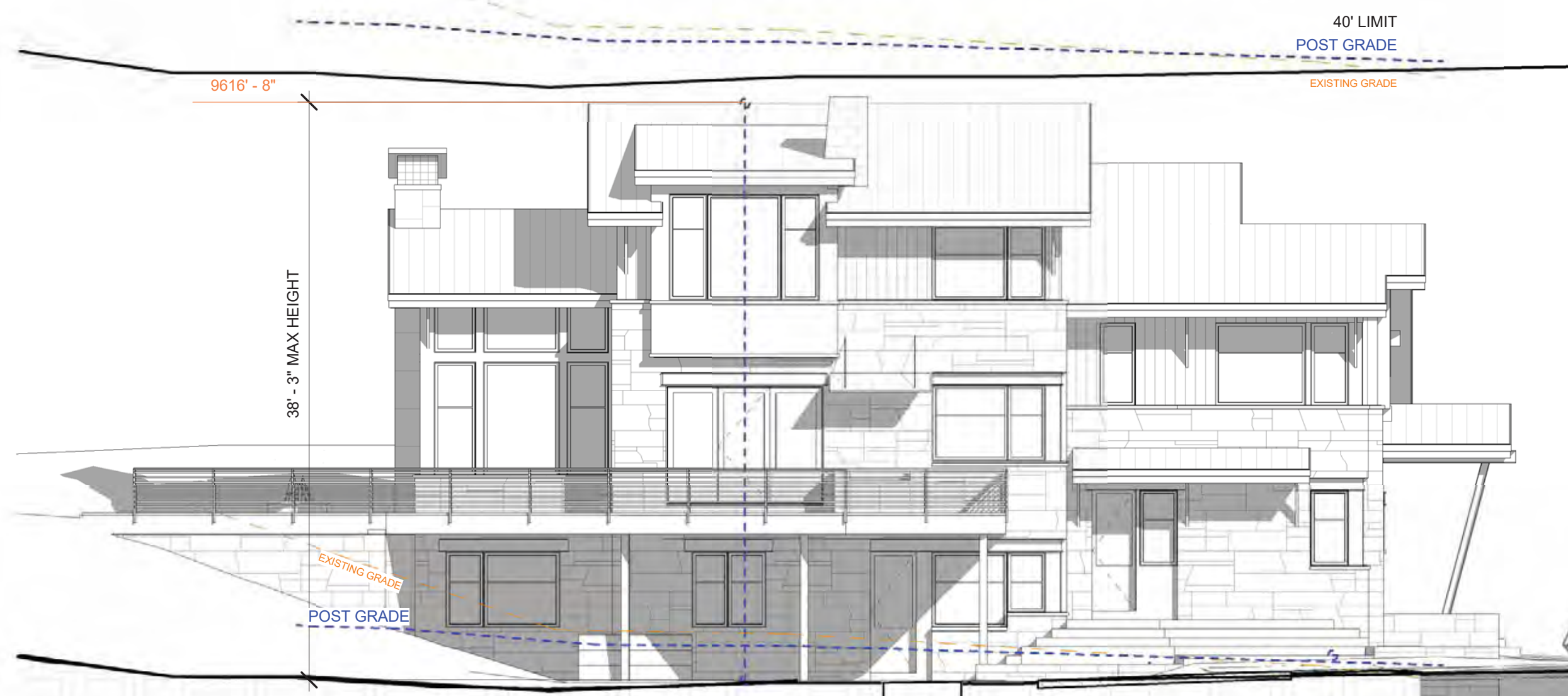
① HEIGHT CALC- SOUTH  
1/8" = 1'-0"



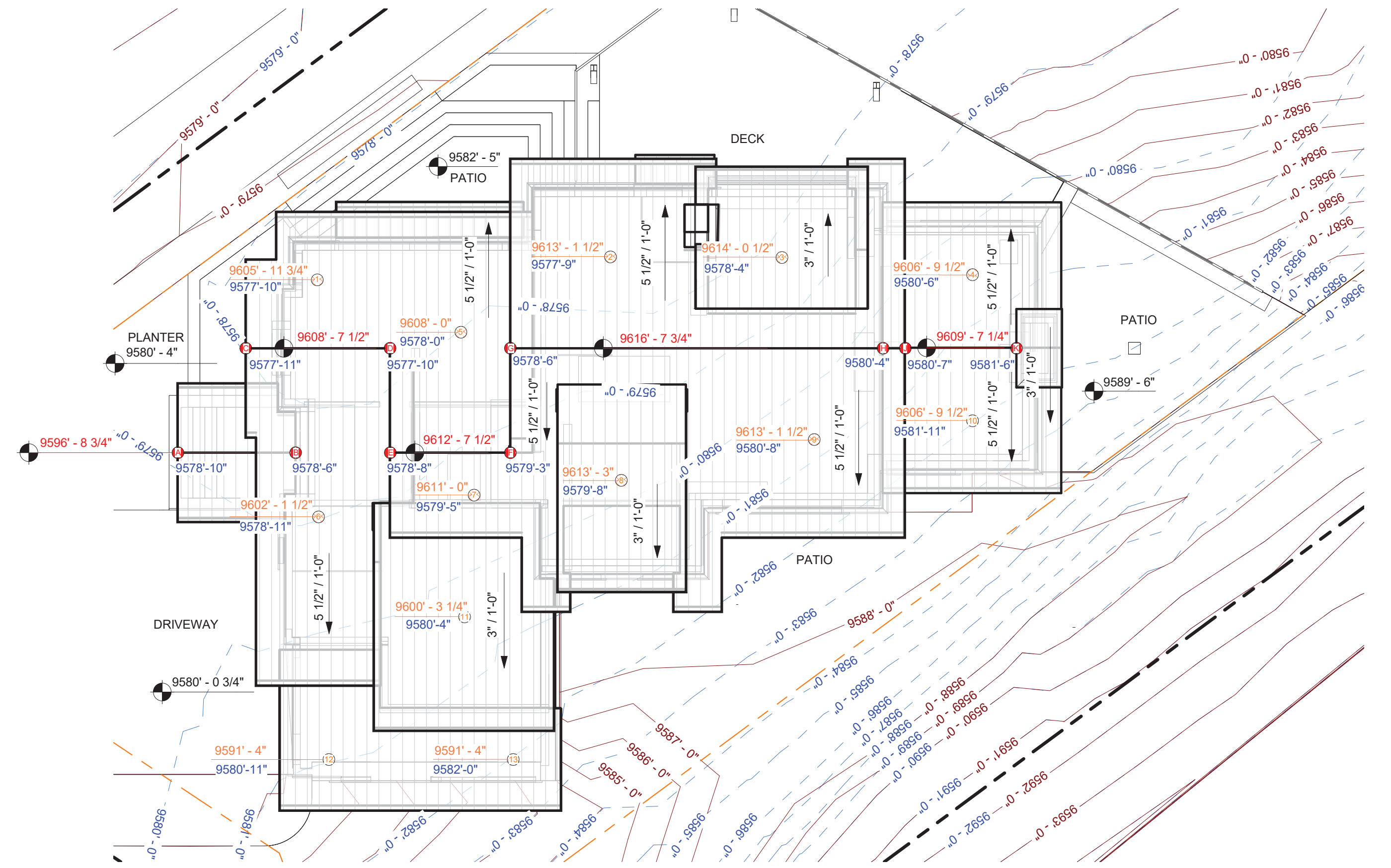
② HEIGHT CALC- WEST- FRONT  
1/8" = 1'-0"



③ HEIGHT CALC- EAST  
1/8" = 1'-0"



④ HEIGHT CALC- NORTH  
1/8" = 1'-0"



⑤ ROOF with survey  
1/8" = 1'-0"

AVERAGE GRADE CALC			HIGH POINT GRADE CALC		
PRE CONST GRADE (MOST RESTRICTIVE)	ROOF MID POINT	HEIGHT	PRE CONST GRADE (MOST RESTRICTIVE)	ROOF HIGH POINT	HEIGHT
1 9577'-10"	9605'-11 3/4"	28'-1 3/4"	SOUTH 9580'-2 3/4"	9616'-7 3/4"	36'-5"
2 9577'-9"	9613'-1 1/2"	35'-4 1/2"	WEST 9580'-0 3/4"	9616'-7 3/4"	36'-7"
3 9578'-4"	9614'-0 1/2"	35'-8 1/2"	EAST 9580'-9 3/4"	9616'-7 3/4"	35'-10"
4 9580'-6"	9606'-9 1/2"	26'-3 1/2"	<b>MAXIMUM HEIGHT TH 9578'-4 3/4"</b>	<b>9616'-7 3/4"</b>	<b>38'-3"</b>
5 9578'-0"	9608'-0"	30'-0"			
6 9578'-11"	9602'-1 1/2"	23'-2 1/2"			
7 9579'-5"	9611'-0"	31'-7"			
8 9579'-8"	9613'-3"	33'-7"			
9 9580'-8"	9613'-1 3/4"	32'-5 3/4"			
10 9581'-11"	9606'-9 1/2"	24'-10 1/2"			
11 9580'-4"	9600'-5"	20'-1"			
12 9580'-11"	9591'-4"	10'-5"			
13 9582'-0"	9591'-4"	9'-4"			
		<b>341'-1"/13 = 26'-2-27/32" AVERAGE HEIGHT</b>			

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MARK	REV	DATE	DESCRIPTION

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE  
PROJECT MANAGER: [blank]  
DRAWN BY: [blank]  
REVIEWED BY: [blank]

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE  
COLORADO 81435

SHEET DESCRIPTION: HEIGHT CALCUS

SHEET NUMBER: **A300**

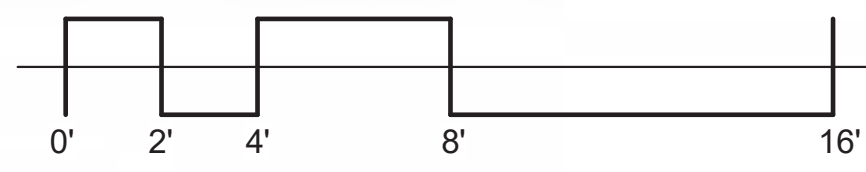




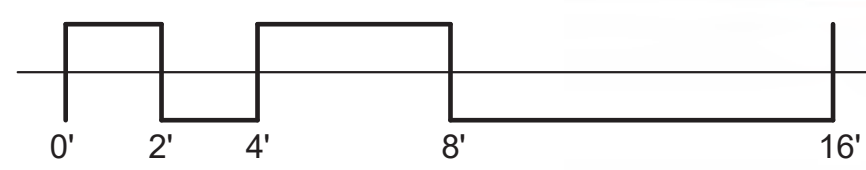




① NORTH  
1/4" = 1'-0"



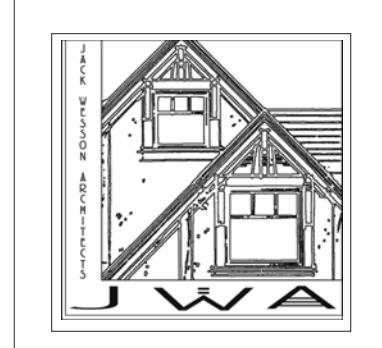
② WEST-FRONT  
1/4" = 1'-0"



- RIDGE 1  
133' - 8"
- RUSTED STANDING SEAM  
METAL ROOF
- RIDGE 2  
129' - 8"
- RIDGE 3  
125' - 7 1/2"
- 2X WOOD FASCIA, BARN WOD
- METAL CLAD WINDOW
- WOOD TRIM, STAINED
- LEVEL 4  
118' - 1"
- 4" TELLURIDE GREY STONE  
VENEER WITH WEEPS
- LEVEL 3  
111' - 1"
- LEVEL 2  
107' - 0"
- LEVEL 1  
100' - 0"
- LEVEL G  
97' - 1"
- LEVEL 0  
95' - 11"
- 9583' - 0"
- 9580' - 1"
- 9578' - 11"

- RIDGE 1  
133' - 8"
- RIDGE 2  
129' - 8"
- RIDGE 3  
125' - 7 1/2"
- PRECAST STONE CAP WITH  
DRIP
- OIL RUBBED STEEL
- METAL CLAD WINDOW
- LEVEL 4  
118' - 1"
- 1X6 VERTICAL CEDAR SIDING,  
STAINED
- 2X WOOD FASCIA, BARN WOD
- 4" TELLURIDE GREY STONE  
VENEER WITH WEEPS
- LEVEL 3  
111' - 1"
- LEVEL 2  
107' - 0"
- LEVEL 1  
100' - 0"
- LEVEL G  
97' - 1"
- LEVEL 0  
95' - 11"

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jwesson@jwa.com  
www.jackwessonarchitects.com

MARK	REV	DATE	DESCRIPTION
	1	3-22-2022	DRB CONDITIONS
	2	1-24-2022	DRB SITE PLAN
	3	10-27-2021	DRB PACKAGE
	4	10-4-2021	HDA NOTES
	5	8-19-2021	DRIVEWAY REV
	6	7-23-2021	DRB 1
	7	1-29-2021	REVIT 3D

PROJECT NAME:  
**600BR-11**  
MOUNTAIN VILLAGE  
COLORADO 81435

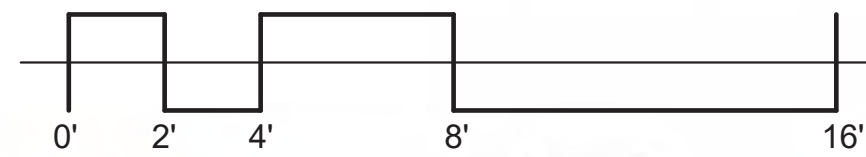
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**ELEVATIONS**

SHEET NUMBER:  
**A301**

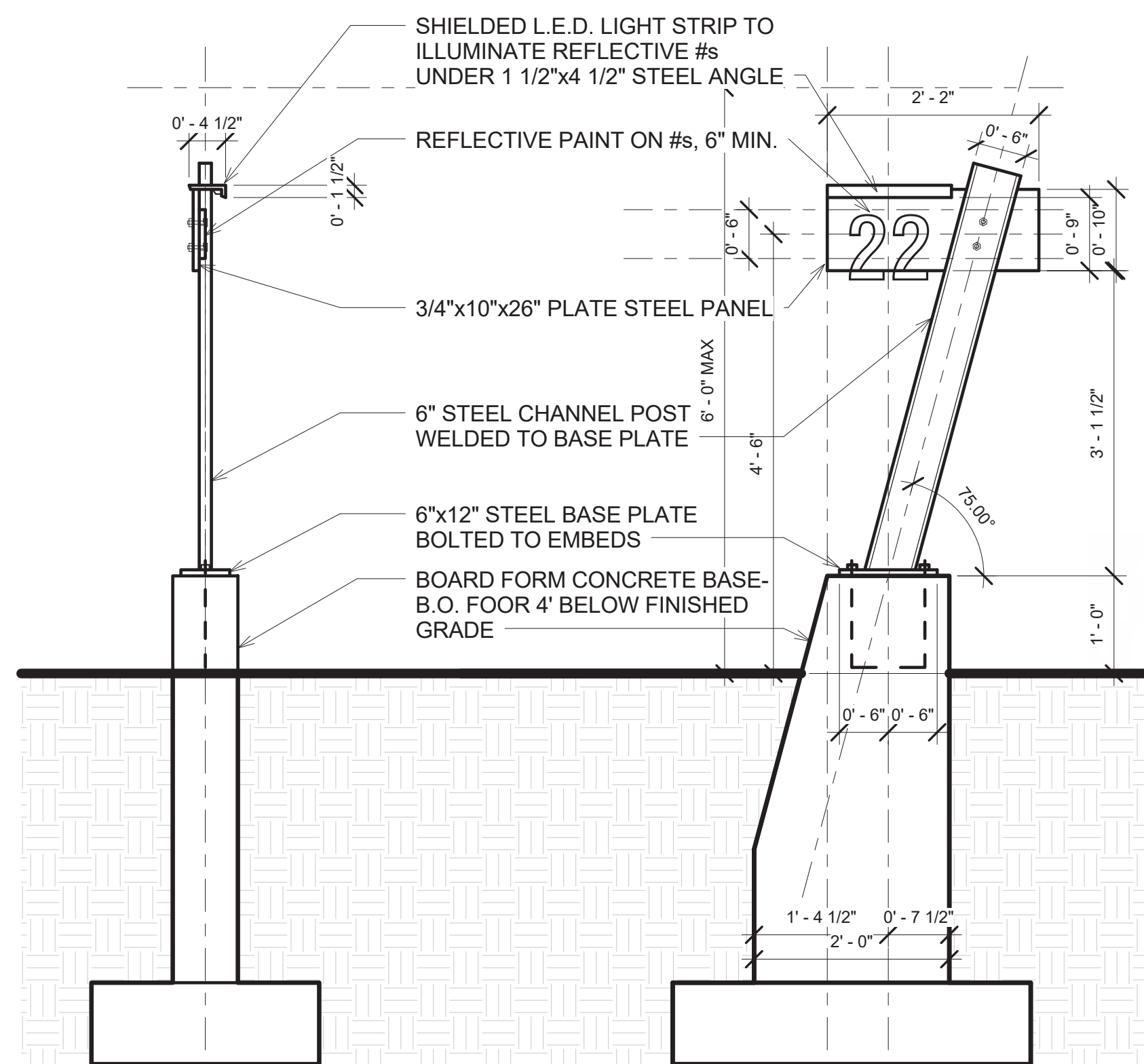
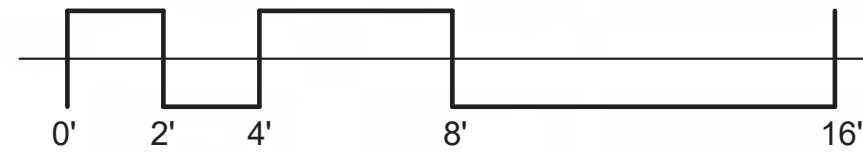




① SOUTH  
1/4" = 1'-0"

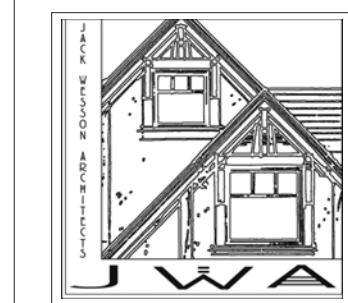


② EAST  
1/4" = 1'-0"



③ ADDRESS MONUMENT  
3/4" = 1'-0"

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MARK	REV	DATE	DESCRIPTION
	1	2-22-2022	DRB CONDITIONS
	2	1-24-2022	DRB SITE PLAN
	3	10-27-2021	DRB PACKAGE
	4	10-4-2021	HDA NOTES
	5	8-19-2021	DRIVEWAY REV
	6	7-23-2021	DRB 1
	7	1-29-2021	REVIT 3D

PROJECT NAME:  
**600BR-11**  
MOUNTAIN VILLAGE

COLORADO 81435

SHEET DESCRIPTION:  
**ELEVATIONS**

SHEET NUMBER:  
**A302**

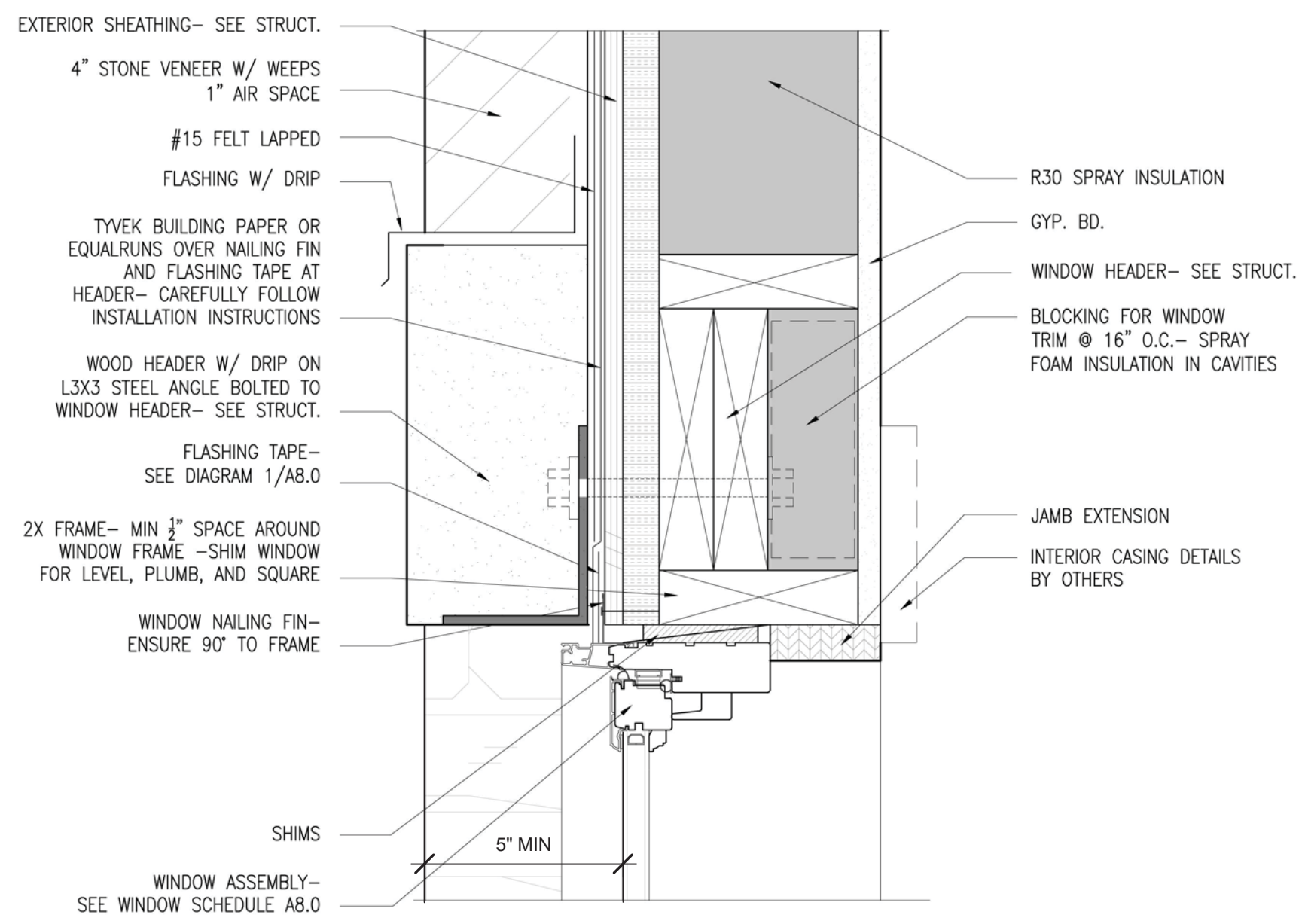




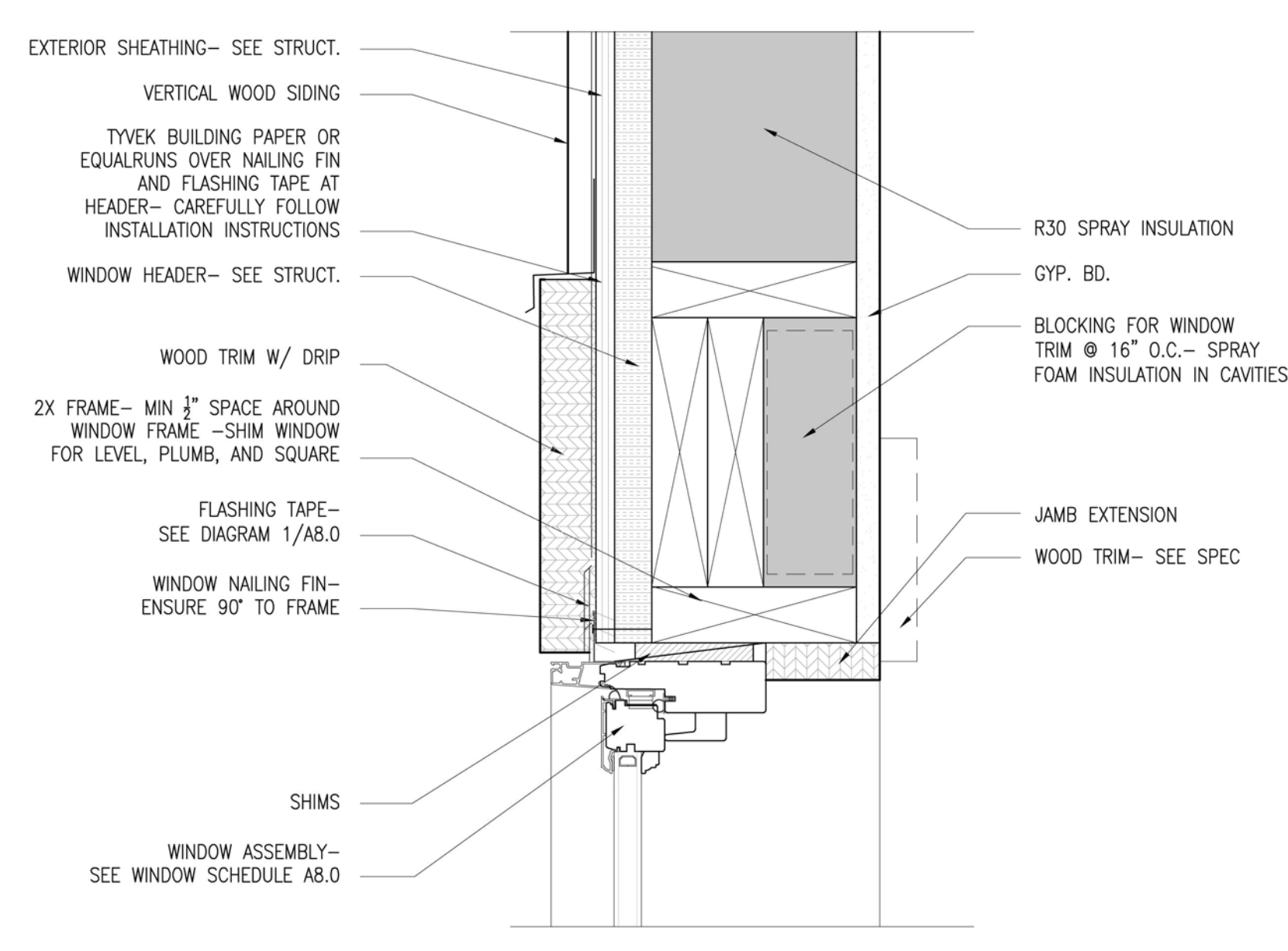




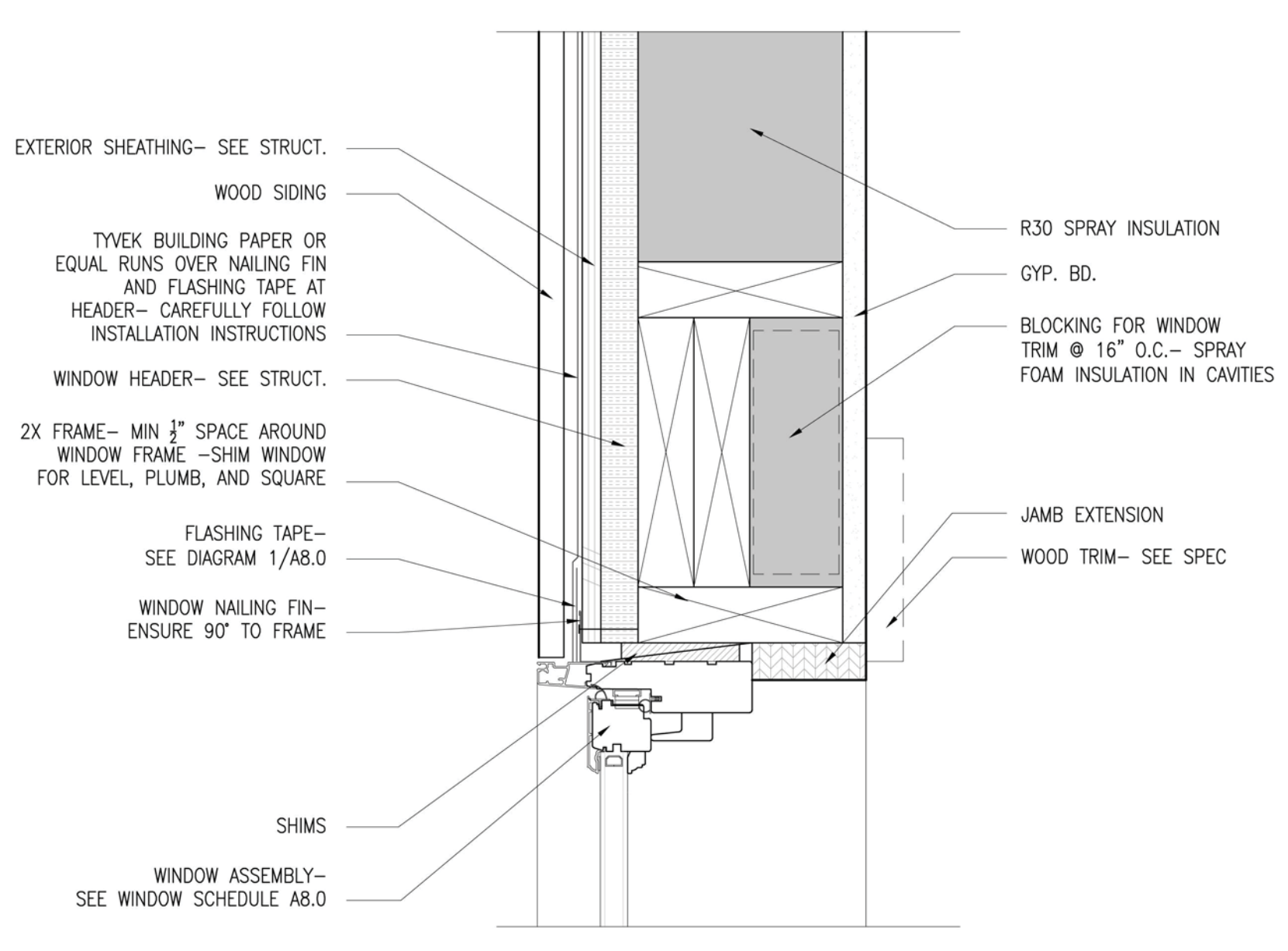




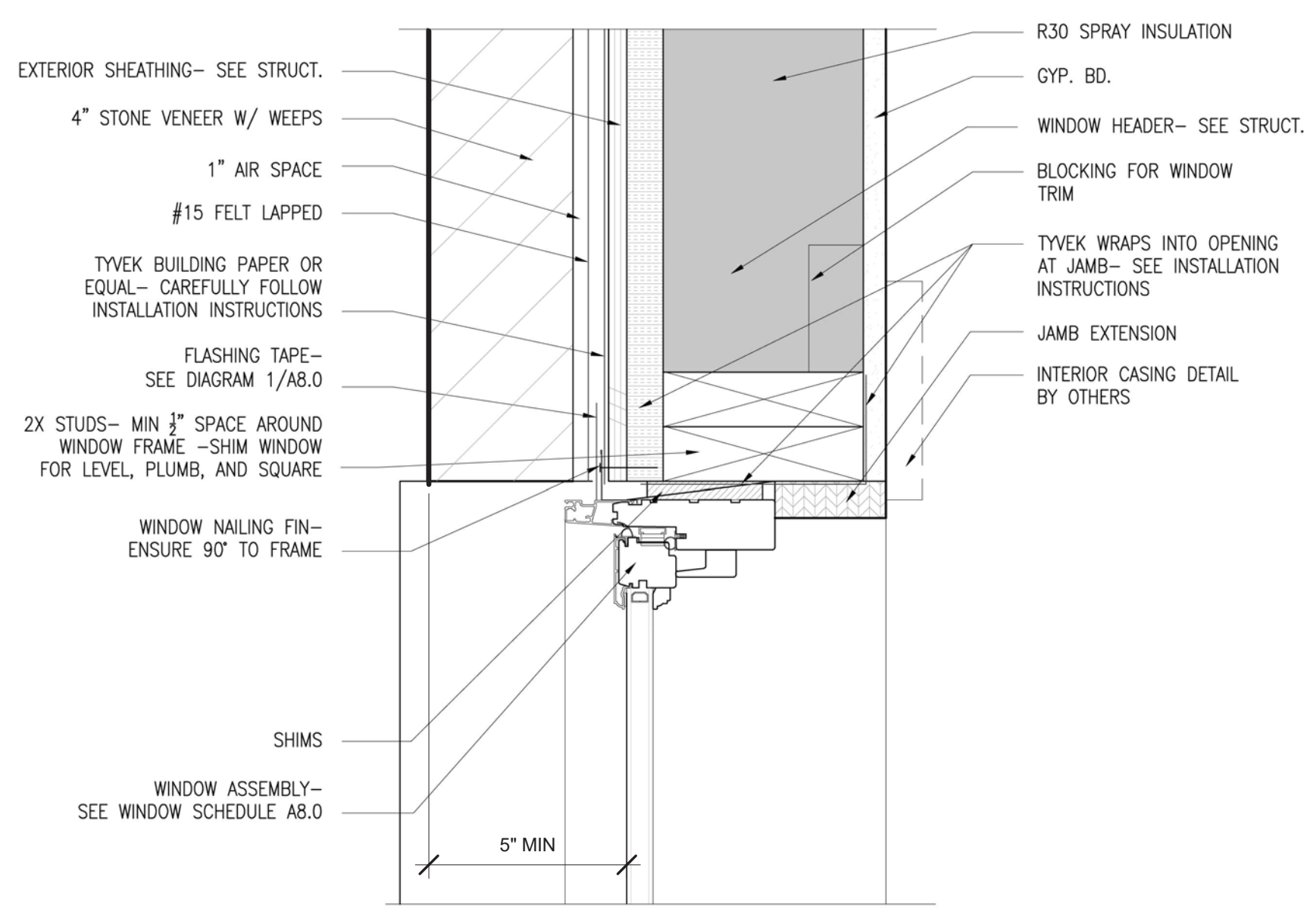
9 WINDOW HEAD  
A601 STONE SIDING SCALE: 3/4" = 1'-0"



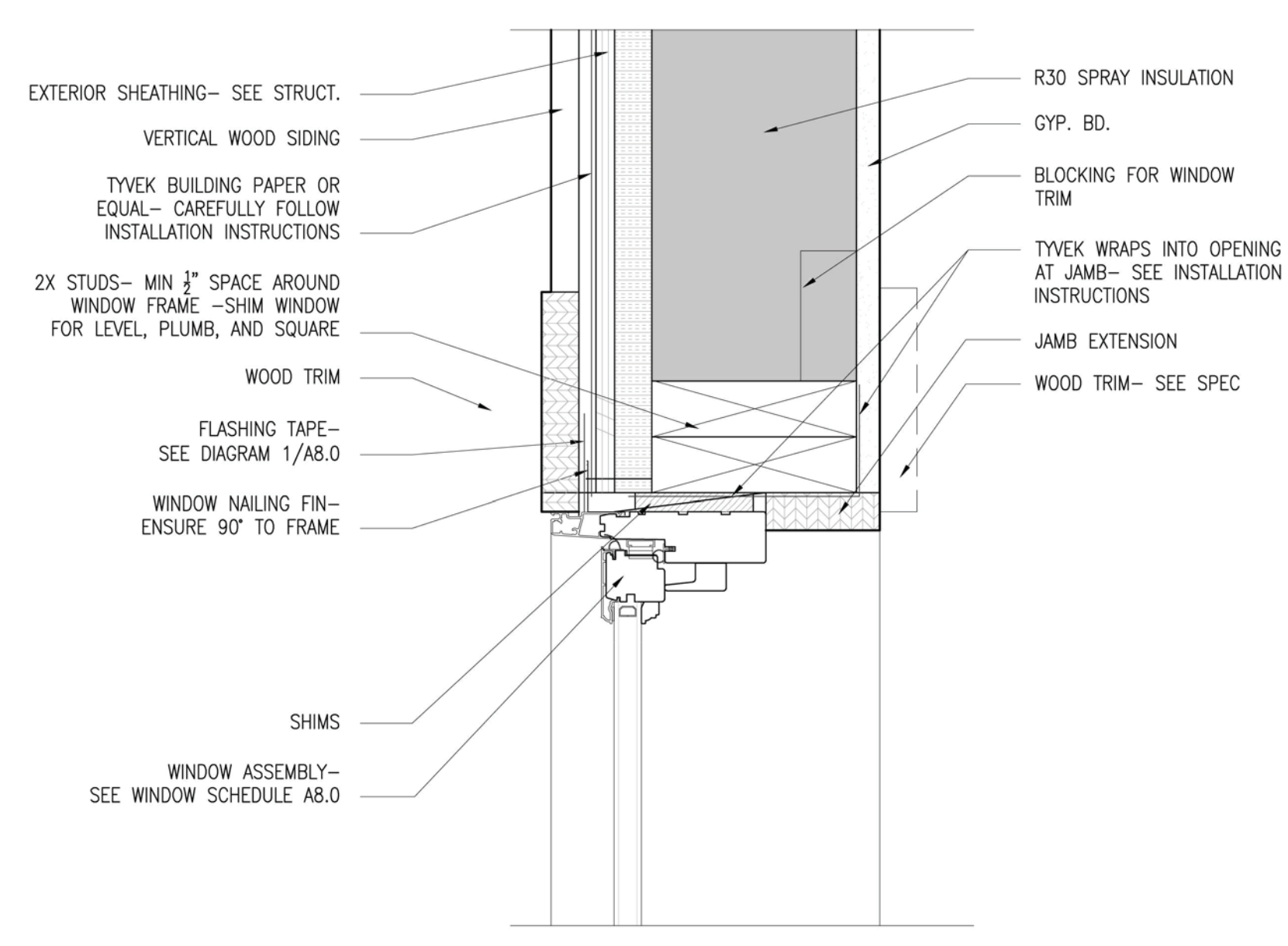
6 WINDOW HEAD  
A603 WOOD SIDING-TIMBER TRIM SCALE: 3/4" = 1'-0"



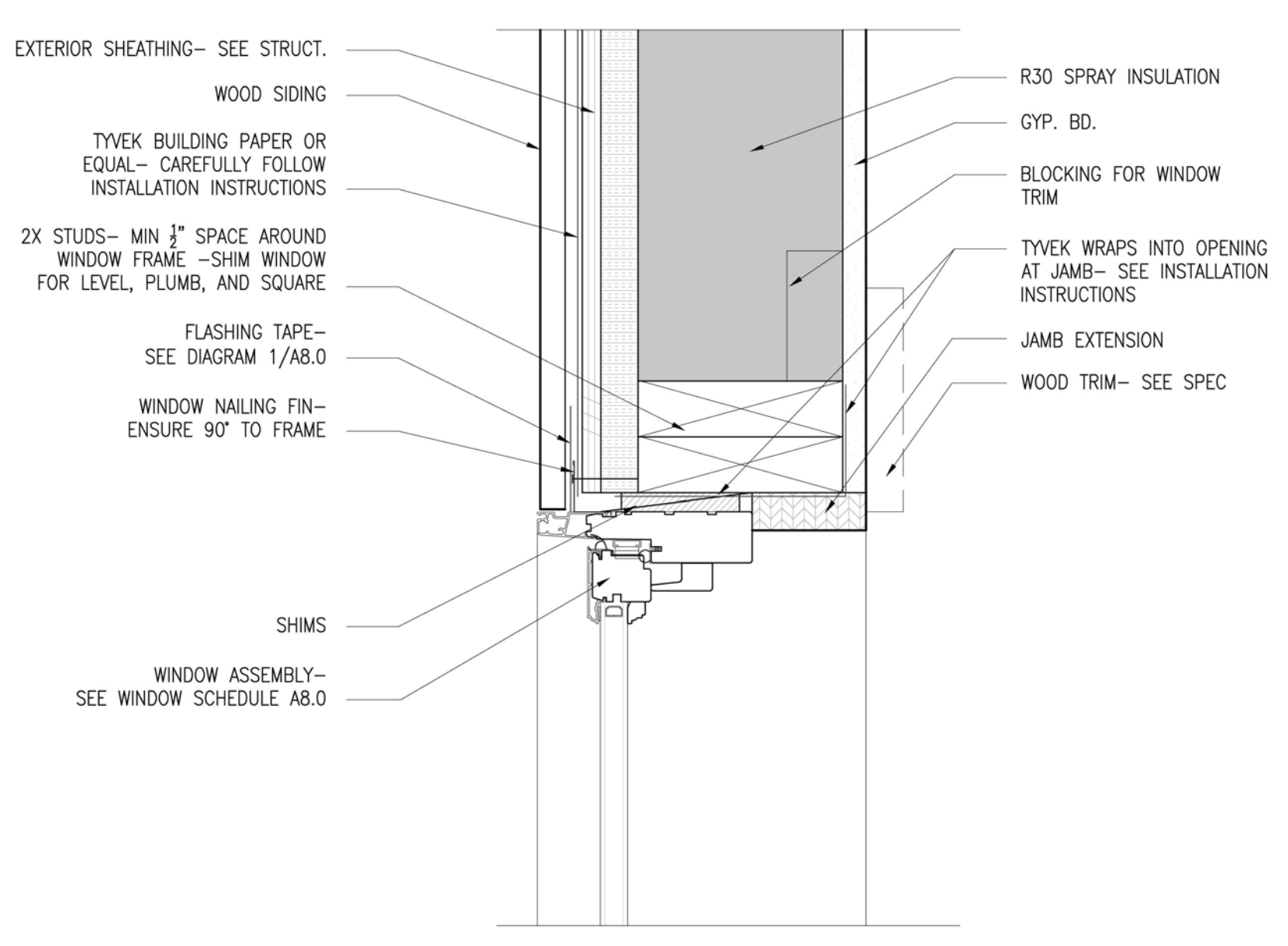
3 WINDOW HEAD  
A601 WOOD SIDING SCALE: 3/4" = 1'-0"



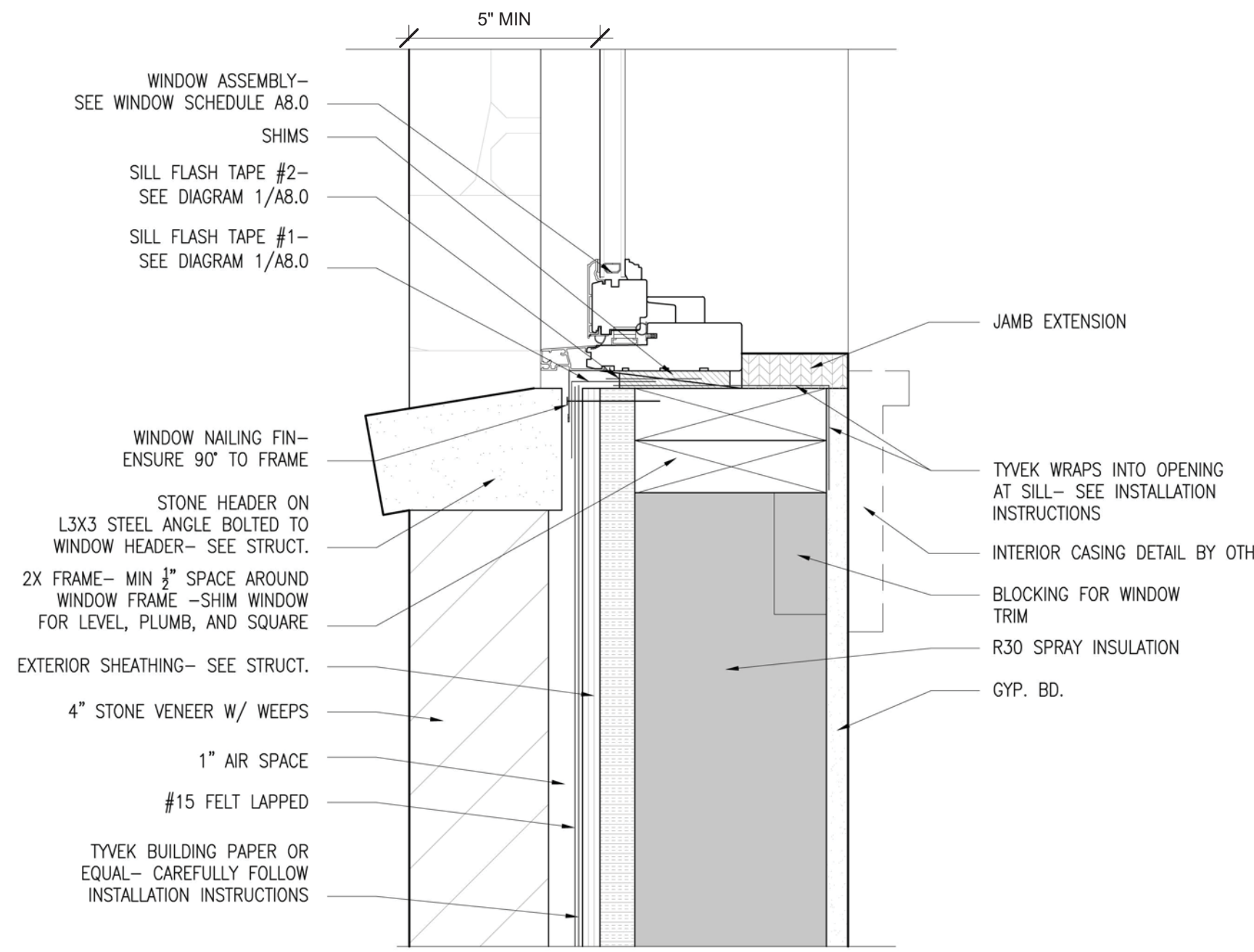
8 WINDOW JAMB  
A601 STONE SIDING SCALE: 3/4" = 1'-0"



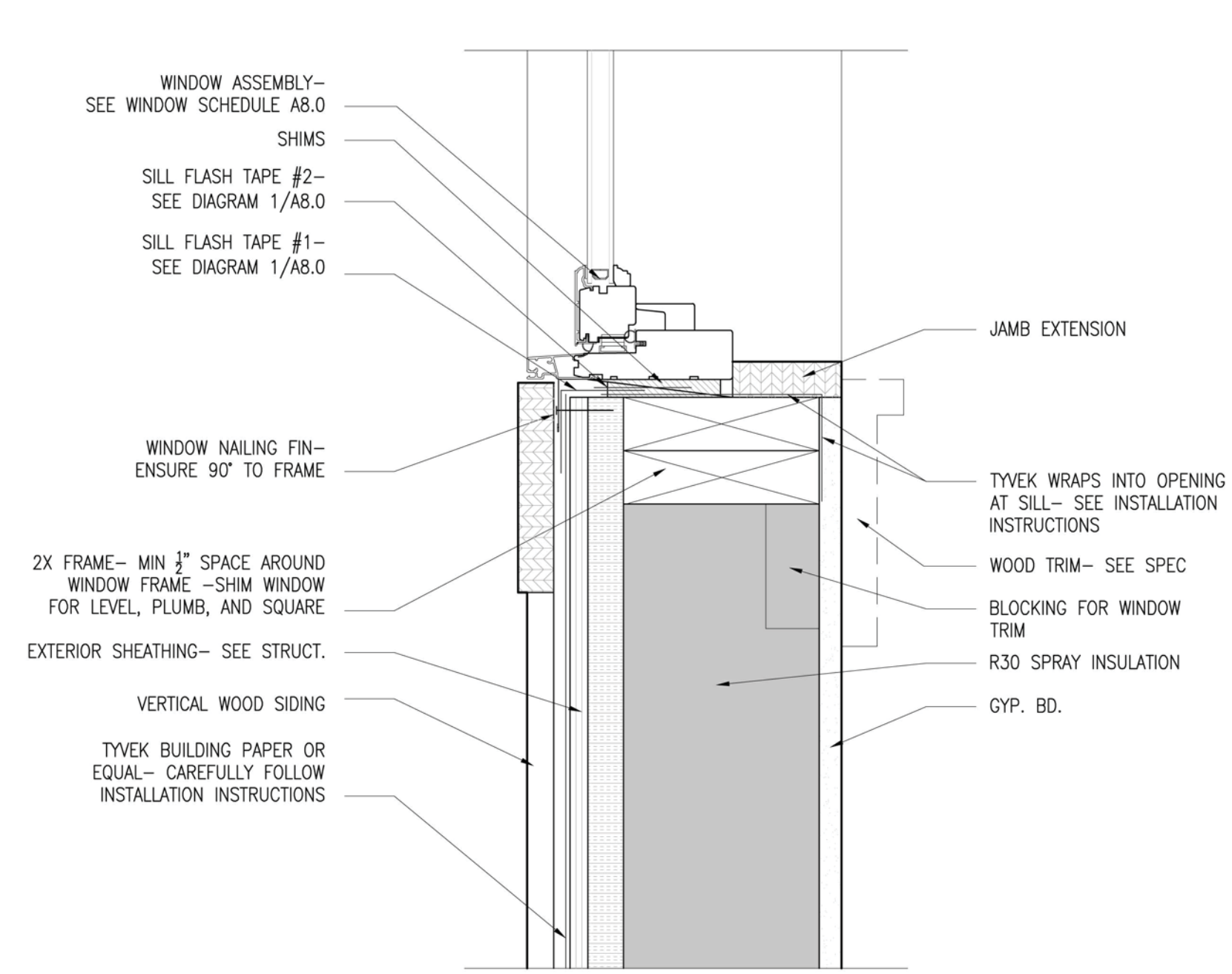
5 WINDOW JAMB  
A601 WOOD SIDING-TIMBER TRIM SCALE: 3/4" = 1'-0"



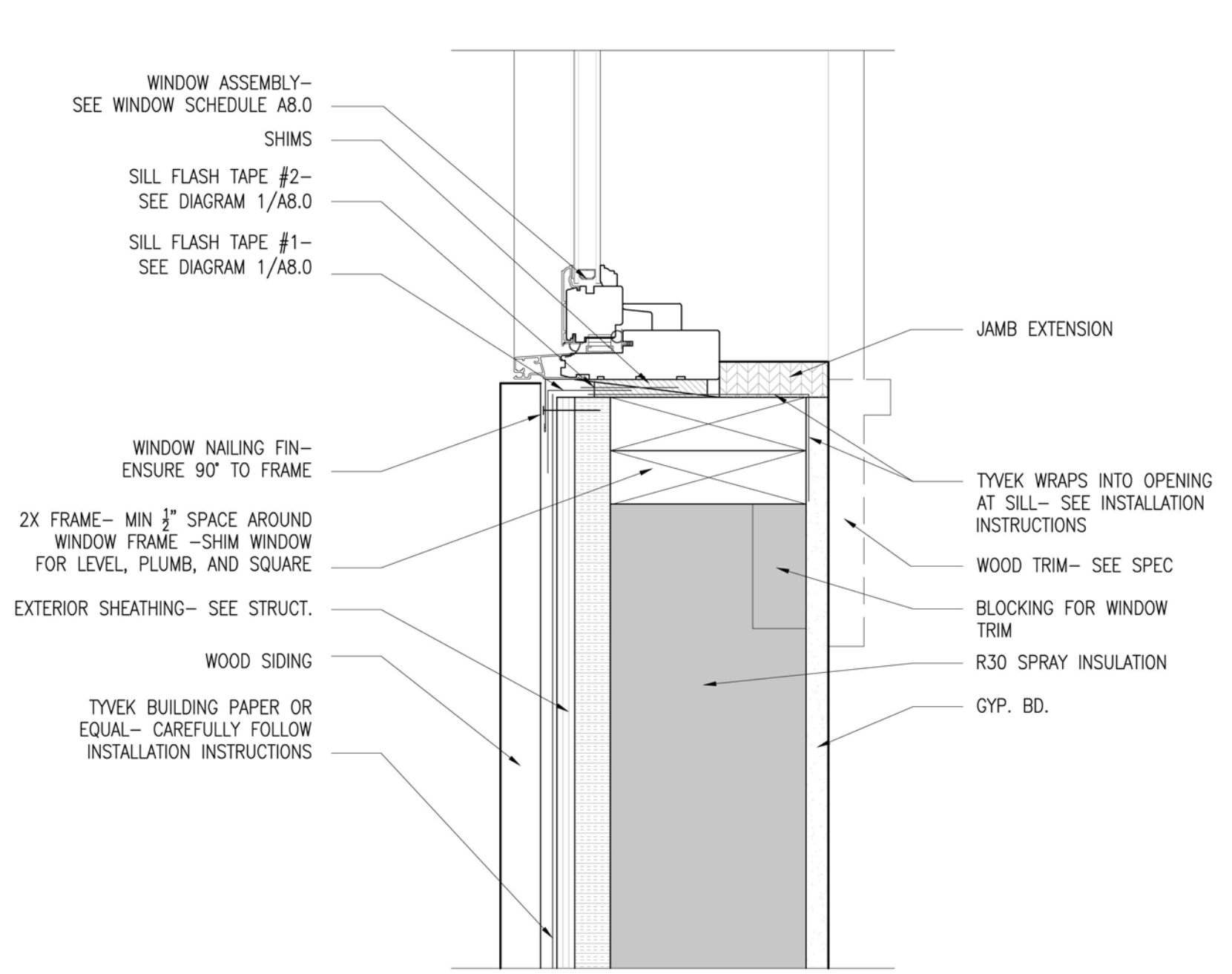
2 WINDOW JAMB  
A601 WOOD SIDING SCALE: 3/4" = 1'-0"



7 WINDOW SILL  
A601 STONE SIDING SCALE: 3/4" = 1'-0"

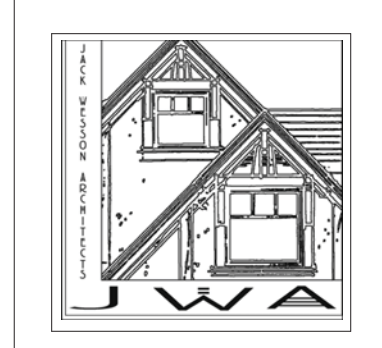


4 WINDOW SILL  
A601 WOOD SIDING-TIMBER TRIM SCALE: 3/4" = 1'-0"



1 WINDOW SILL  
A601 WOOD SIDING SCALE: 3/4" = 1'-0"

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www.jackwessonarchitects.com

MARK	REV	DATE	DESCRIPTION
	2-8-22		DRB CONDITIONS
	1-18-22		INTERIORS SET
	11-2-21		TREE REMOVAL REVISION
	10-19-21		HQA FINAL APPROVAL
	9-13-21		CONSTRUCTION STAGING
	8-23-21		DRB set 1
	7-19-21		HQA set 1
	4-21-21		SITE PLAN PROGRESS
	3-25-21		AREA CALCUS
	3-16-21		DRWT SET
	2-22-21		SITE PLANNING

PROJECT NAME:  
**LOT 600BR-11-R**  
MOUNTAIN VILLAGE  
COLORADO 81435

SHEET DESCRIPTION:  
**DETAILS- WINDOWS**

SHEET NUMBER:  
**A601**

PROJECT MANAGER:  
DRAWN BY:  
REVIEWED BY:  
DATE:



**Model: WL-LED201**  
LEDme® Step Light



**PRODUCT DESCRIPTION**

Vertical rectangle LEDme® Step Light with Anti-microbial powder coat paint proven to restrain a wide range of bacteria, coliform, mold, fungus, algae, and yeast. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

**FEATURES**

- Direct wiring, no driver needed
- Title 24 JA8 – 2016 Compliant (120V only)
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

**ORDER NUMBER**

Model #	Color	Finish
WL-LED201	27 2700K	WT White
	30 3000K	
	AM Amber (610nm)	

**WL-LED201** –  – **WT**

Example: **WL-LED201-30-WT**

For 277V, add "F" before the CCT: **WL-LED201F-30-WT**

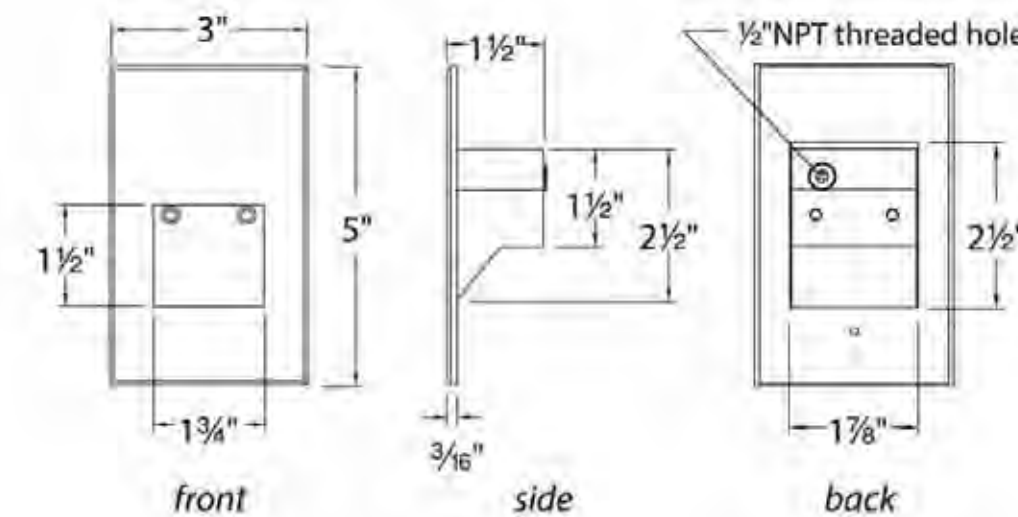
**WAC LIGHTING**  
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:



**SPECIFICATIONS**

**Construction:** Die-cast aluminum.

**Power:** Direct wiring, no remote driver needed.

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

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

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

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

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



**PRODUCT SPECIFICATIONS**



**Stratum Dark Sky Friendly LED Outdoor Sconce**

Base Item #302630  
Configured Item #302630-1005  
302630-LED-10-78

**FINISH**  
Coastal Black - 10

**ACCENT**  
Coastal Burnished Steel - 78

**LAMPING**  
LED

**OPTIONS**

**FINISH**

Coastal Black - 10  
Coastal Natural Iron - 20  
Coastal Gold - 70  
Coastal Mahogany - 73  
Coastal Bronze - 75  
Coastal Dark Smoke - 77  
Coastal Burnished Steel - 78

**ACCENT**

Black - 10  
Natural Iron - 20  
Coastal Gold - 70  
Coastal Mahogany - 73  
Coastal Bronze - 75  
Coastal Dark Smoke - 77  
Coastal Burnished Steel - 78

**LAMPING**

LED

**SPECIFICATIONS**

**Stratum Dark Sky Friendly LED Outdoor Sconce**

Base Item #: 302630  
Configured Item #: 302630-1005  
302630-LED-10-78

ADA compliant Contemporary aluminum direct wire LED exterior wall sconce. Choose a finish for the upper LED housing and an accent for the textured plate. Designed and built to Dark Sky standards.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

**Dimensions**

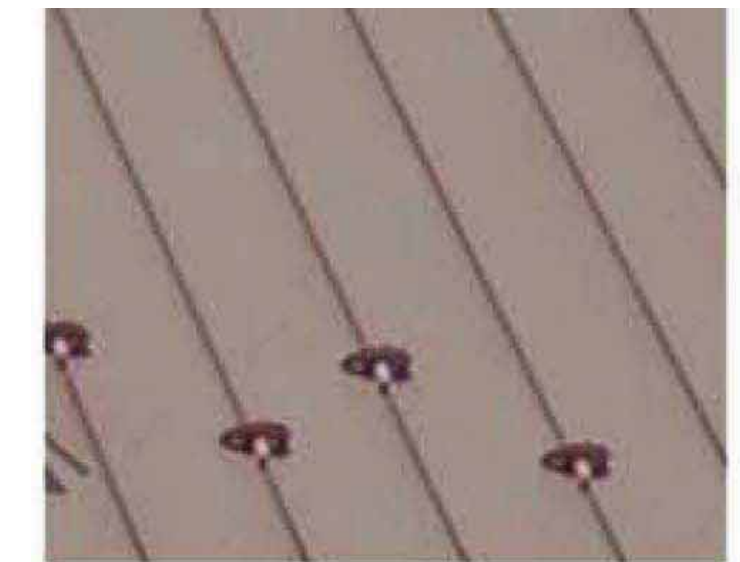
Height	7.40"
Width	9.50"
Projection	3.70"
Product Weight	4.70 lbs
Vertical Mounting Height	5.00"
Packed Weight	9.00 lbs
Shipping (DIM) Weight	17.00 lbs

**LED Lamping Dedicated**

LED: 15 watt  
CCT: 3000K  
CRI: 90  
Input: 120 - 277V 50/60Hz  
Dimming: ELV, 0-10  
Delivered Lumens: 500  
LED Source Lumens: 975  
IES Files Available: N

**Location Rating**  
Outdoor Wet

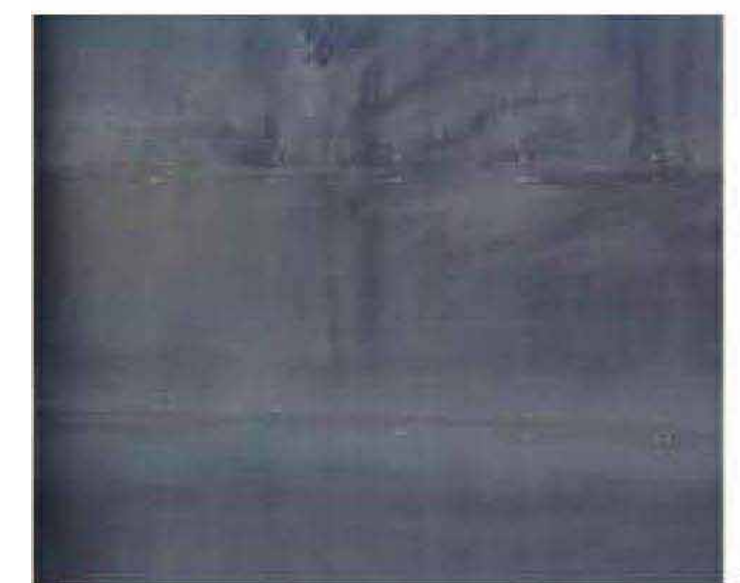
**Safety Rating**  
UL, CUL listed



RUSTED STANDING SEAM METAL ROOF



8" VERTICAL WOOD SIDING STAINED MEDIUM BROWN

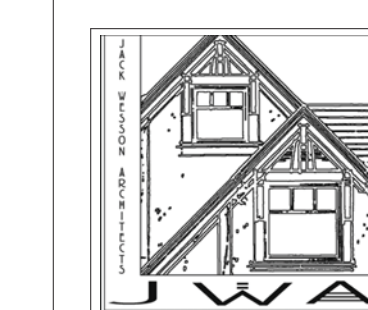


OIL RUBBED METAL PANELS, SEE ELEVATION FOR PATTERN



TELLURIDE GREY STONE VENEER

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MARK	REV. DATE	DESCRIPTION
	5-22-2022	DRB CONDITIONS
	1-24-2022	DRB SITE PLAN
	10-27-2021	DRB PACKAGE
	10-4-2021	HOA NOTES
	8-19-2021	DRIVEWAY REV
	7-23-2021	DRB 1
	1-29-2021	REVIT 3D

PROJECT NAME: 600BR-11 MOUNTAIN VILLAGE COLORADO 81435

SHEET DESCRIPTION: MATERIAL SAMPLES AND CUT SHEETS

SHEET NUMBER: A810

wacighting.com	Headquarters/Eastern Distribution Center	Central Distribution Center	Western Distribution Center
Phone (800) 526.2588	44 Harbor Park Drive	1600 Distribution Ct	1750 Archibald Avenue
Fax (800) 526.2585	Port Washington, NY 11050	Lithia Springs, GA 30122	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. JAN 2019





AGENDA ITEM 11  
PLANNING & DEVELOPMENT SERVICE  
PLANNING DIVISION  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Principal Planner  
**FOR:** Design Review Board Public Hearing; March 31, 2022  
**DATE:** March 16, 2022  
**RE:** Staff Memo – Initial Architecture and Site Review (IASR) Lot 167, Unit 5, 162 San Joaquin Rd.

### APPLICATION OVERVIEW: New Single-Family Home on Lot 167, Unit 5

#### **PROJECT GEOGRAPHY**

**Legal Description:** AIRSPACE UNIT 5, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, ACCORDING TO THE MAP RECORDED NOVEMBER 28, 2005.

**Address:** 162 San Joaquin Road, Unit 5

**Applicant/Agent:** Kristine Perpar, Shift Architects

**Owner:** CHALETS MVE, LLC

**Zoning:** Multi-family

**Existing Use:** Vacant

**Proposed Use:** Detached Condominium

**Lot Size:** 7,368 square feet

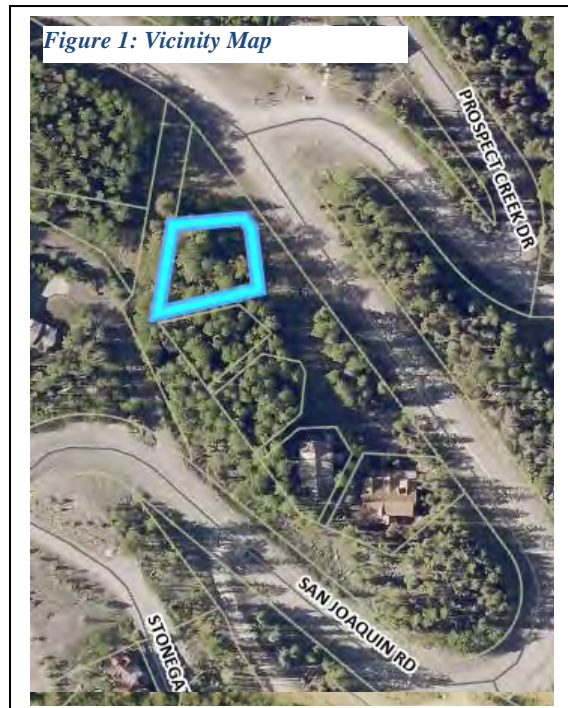
**Adjacent Land Uses:**

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

#### **ATTACHMENTS**

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment



**Case Summary:** Kristine Perpar of Shift Architectures, Applicant for Lot 167, Unit 5 is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 167, Unit 5, 162 San Joaquin Rd. The Unit is approximately 7,968 s.f. and is zoned Multi-family. The overall square footage of the home is approximately 3,855 gross square feet and provides 1 interior parking space within the proposed garage and 1 exterior parking space.



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

*Table 1*

<b><u>CDC Provision</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed</u></b>
<b>Maximum Building Height</b>	35' (shed) / 40' (gable) Max	39 – 9”
<b>Maximum Avg. Building Height</b>	30' (shed) / 35' (gable) Max	28.74”
<b>Maximum Lot Coverage</b>	1684 s.f.	1684 s.f.
<b>General Easement Setbacks</b>	No encroachment	Grading/ Retaining Wall
<b>Roof Pitch</b>		
Primary		9:12 / 7:12
Secondary		8:12 / 6:12 / 2:12
<b>Exterior Material</b>		
Stone	35% minimum	40%
Windows/Doors	40% maximum	21%
<b>Parking</b>	2 Parking Spaces	1/1

**Design variations:**

- 1) Tandem Parking
- 2) Road and Driveway Standards

**DRB Specific Approval:**

- 1) GE encroachment for Grading
- 2) GE encroachment for Dry Stack Landscaping Wall

**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 primary gable roof forms with some secondary shed roof forms. The maximum building height must be below 40 feet and the average height must be at or below 35 feet for gabled roof forms. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Both heights are in compliance with the max average height shown at 28.74’ and the max height shown at 39’-9”. In addition, the applicant has provided a parallel plane analysis confirming that no portion of the home exceeds the allowed maximum height.

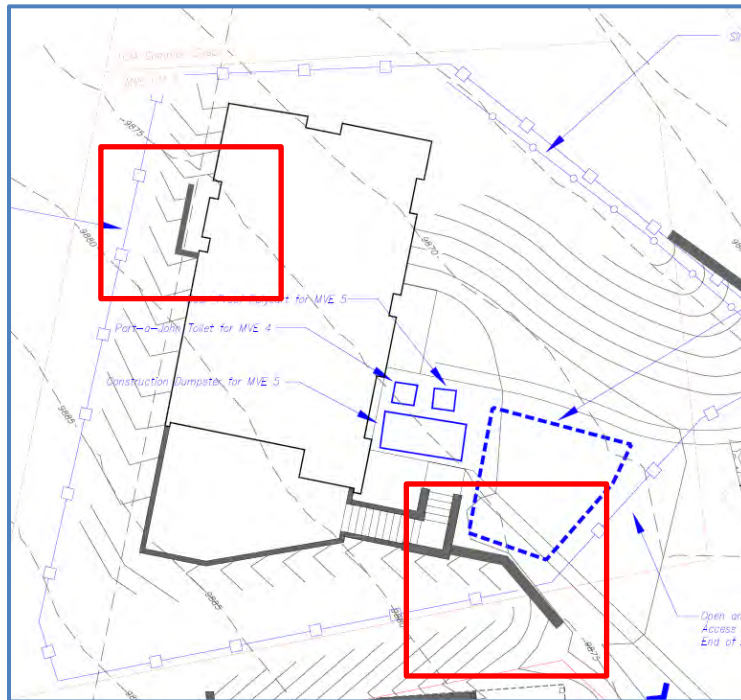
*Staff: The application meets all height requirements.*

**17.3.14: General Easement Setbacks**

The perimeter of Lot 167 is surrounded by the typical 16-foot wide General Easement (GE). Each condominium land unit is also separated by a 10-foot wide HOA GE that permits for minor necessary encroachments. The HOA GE could allow for some improvements such as retaining walls or other limited common elements (LCE) or general



common elements (GCE) associated with the construction of this home or other homes on Lot 167. In this case, within the Town GE there is what is described by the applicant as a “dry stack landscaping wall” 3-feet in height; and, within the HOA GE, there is a stone faced retaining wall that crosses into the HOA GE and GCE but is necessary to provide grades for the driveway and parking area.



Additionally, the home will require grading in the Town GE, and an existing retaining wall located along San Joaquin Road within the Lot 167 Town GE will need to be modified and extended in order to provide the required Fire Department turn around necessary for the multi-family development.

*Staff: The applicant has requested the encroachments into the Town GE and the HOA GE as described and shown above. As such, the DRB can waive the general easement setback or other setbacks and allow for prohibited encroachments such as retaining walls if its determined that the criteria of the CDC has been met. If DRB finds this application is meeting the criteria below, then a specific approval of these encroachments should be granted.*

- 1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;*
- 2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;*
- 3. No unreasonable negative impacts result to the surrounding properties;*
- 4. The general easement setback or other setback will be revegetated and landscaped in a natural state;*
- 5. The Public Works Department has approved the permanent above-grade and below-grade improvements;*
- 6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and*



7. *Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.*

## **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: While the units in Mountain View Estates are all relatively small, Unit 5 is one of the larger of the 5 units and the only remaining vacant unit at the site. Given this is the last remaining home to be constructed, it is important for the design of the home to blend with existing development. Given the majority of the homes have been approved recently with the same development team leading the design, staff feels that the applicant has designed the home in a way that provides some contrast to the existing homes while providing changes in exterior materials giving Unit 5 just enough of its own detail to maintain its individuality. The material palette of wood and stone ties visually to the older log homes that have already been built in the neighborhood and seem to fit within the overall vernacular and design theme of the Mountain Village.*

### **17.5.5: Building Siting Design**

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

*Staff: Given the airspace unit's small size, siting locations for the home are limited to the designated building envelope Unit 5, Lot 167. Given the existing topography of the site, the home does seem to sit well within the excavated portion of the unit so that it blends into the natural landscape. The dark palette of the wood will also help the home to blend with the existing vegetation that surrounds the home.*

### **17.5.6: Building Design**

*Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. Given the building form has been set into the natural slope of the lot, it appears that the house settles into the hillside and appears very anchored with its' stone clad lower level. Overall, the home looks grounded, and the smaller elevated decks on the main and upper levels are not so large as to counteract this grounded-ness. The vertical elements of the wood siding complement the horizontally arranged stone base as to project upward and give the home some contrast in both color and form.*

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



#### **17.5.7: Grading and Drainage Design**

*Staff: The Grading and Drainage Plan has been provided and demonstrates areas of grading around the home. In addition to the grading located within the rear GE, the applicant is also proposing some additional grading in front of the home in order to accommodate the driveway and fire truck turn-around. The grading as indicated on the plan shall not exceed 2.5:1 slope meeting the requirements of the CDC. The grading plan appears to create positive drainage away from the home but the specific drainage paths have not been indicated on the plan and this should be revised prior to final review. Stormwater mitigation/silt fencing has been shown on the Construction Mitigation Plan (CMP) and appears to meet our CDC requirements.*

*Additionally, the creation of the new retaining wall associated with the fire-truck turnaround will require grading in the GE between San Joaquin Road and Lot 167. It will be important to understand if this will require grading to occur within Town ROW and if so, this will need to be addressed as part of final review with a proposal to return those disturbed areas to their previously undisturbed condition.*

#### **17.5.8: Parking Regulations**

*Staff: The CDC requires all single-family common interest developments to provide a total of two parking spaces. The applicant has shown a total of 1 interior space and 1 exterior space that meet the required sizes of 9' x 18'. The spaces are configured in tandem, therefore the vehicle parked in the exterior space will need to be moved for the other vehicle to pull out of the garage. Tandem parking can be allowed on lots of less than .75 acres where non-tandem parking is not feasible due to unique site conditions. DRB will have to determine if this condition is met to allow for the tandem parking request. Additionally, due to the constraints on the unit, the applicant is not meeting the CDC requirements of the Parking Area Design Standards, Garage Back-Out, which requires garages that are designed to have cars backing out have a minimum of 25 feet of backup space.*

#### **17.5.9: Landscaping Regulations**

*The applicant has provided a preliminary landscaping plan. The plan indicates the addition of aspen and spruce trees, as well as a perennial bed near the entry and parking areas. The applicant has provided required information on water usage and irrigation along but should provide more information on the perennials that are to be planted. It would also appear that the application does not meet the 40% diversity clause for new planting as required by the CDC. With a total of 9 new trees to be planted, it would appear that this diversity could be increased, and the existing planting schedule augmented to meet this requirement.*

#### **17.5.11: Utilities**

*Staff: All utilities were stubbed in during the initial development but need to be field verified. Utilities will only require connections to the home. The utility plan indicated that most shallow utilities come from San Joaquin Rd., with other utilities entering the home near the garage. It will be important to address concealing the gas and electrical meters as part of the final review. The Public Works Director has requested that the applicant shall work to field verify all other utilities before the issuance of a building permit.*

#### **17.5.12: Lighting Regulations**

*Staff: The applicant has provided an exterior lighting plan with fixture specifications. A photometric study was also provided. The lighting plan includes only two kinds of fixtures. A wall mounted sconce with down light and a step light. Both of these fixtures appear to*



*meet the overall regulations of the CDC. The applicant did provide the specs for each light on the lighting plan, but staff does request the full 8x11" cutsheets prior to final review.*

#### **17.5.13: Sign Regulations**

*Staff: The address marker is within the airspace unit on the east side of the home and south side of the driveway. It uses materials that match the home, and the indicated heights, lighting, reflectivity, and numbering sizes meet CDC guidelines.*

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

#### **17.6.1: Environmental Regulations**

*Staff: Fire Mitigation and Forestry Management: The applicant has submitted a fire mitigation plan that was reviewed by the Town Forester and has been indicated to meet the Forestry provisions of the CDC.*

#### **17.6.6: Roads and Driveway Standards**

*Staff: The owner of Unit 5 recently developed Units 3 and 4, and as mentioned previously this is the last remaining unit to be developed at Lot 167. As such, the entirety of the driveway has been previously approved and this standard solely relates to the newly proposed driveway for Unit 5. The driveway is shown at 12 feet in width as it enters Unit 5's garage which meets the dimensional requirements for width. Additionally, the driveway is meeting grade requirements of the CDC at 3.51% max grade.*

*The main access drive has been revised from previous submittals to increase the total width of the access to 20' in width with two 2' shoulders for a total width of 24'. In addition, it would appear that the applicant has also proposed guest parking in front of Unit 3.*

*Finally, the applicant has proposed a fire-truck turn around to be located between Units 4 and 5 which is necessary but will require the extension / creation of a retaining wall partially located within the GE. The height of this wall is 7' max, which would exceed the height allowances for retaining walls associated with roads and driveways. The DRB, could require additional stepping of the wall to reduce its height or could alternatively allow for the design variation to increase permissible retaining wall heights.*

#### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: The applicant has indicated that the proposed home does include a fireplace but has not specified if it is to run on gas or solid fuel. Prior to final review this should be addressed and if the fireplace is to run on solid fuel, a fireplace permit shall be provided prior to issuance of building permit.*

### **Chapter 17.7: BUILDING REGULATIONS**

#### **17.7.19: Construction Mitigation**

*Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, parking and a port a toilet. In some areas, construction fencing extends into the GE or the GCE of Lot 167 but staff does not take issue with this proposal given the limits of disturbance. Given the limited areas remaining at Lot 167 for material staging and parking, these items should be addressed as part of a final review – specifically how exported materials from excavation are to be handled and how the site can accommodate additional parking for Unit 5.*

*Any disturbances on Lot 167 not associated directly with Unit 5's construction (IE. Guest parking areas, and retaining walls associated with the fire truck turnaround), shall also be addressed as part of a construction mitigation plan prior to final review. Any areas of town*



*ROW to be disturbed as part of the retaining wall and fire-truck turnaround construction, shall be identified and are required to be returned to their pre-disturbed condition.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 167, Unit 5, 162 San Joaquin Rd. based on the findings and CDC requirements listed in the staff memo of record.

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

**Proposed Motion:**

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

I move to approve the Initial Architectural and Site Review for a new detached condominium located at Lot 167, Unit 5, based on the evidence provided within the Staff Report of record dated March 16, 2022, with the following design variations and specific approvals:

Design variations:

- 1) Tandem Parking
- 2) Road and Driveway Standards

DRB Specific Approval:

- 1) GE encroachment for Grading
- 2) GE encroachment for Dry Stack Landscaping Wall

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional tree plants to increase variety of species on the Unit.
- 2) Prior to final review, the applicant shall revise the drainage plan to demonstrate positive drainage away from the home.
- 3) Prior to final review, the applicant shall review the CMP to include additional details related to disturbances related to access drive and fire truck turnaround disturbances and shall address both material export along with construction parking.
- 4) Prior to final review, the applicant shall provide full cut sheets related to the proposed light fixtures A and B.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.



- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 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.

/JM



## GENERAL NOTES:

### CONTRACT DOCUMENTS:

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

### ORGANIZATION:

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

### CODE COMPLIANCE:

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

### INTENT:

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

### COORDINATION:

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

### SUBSTITUTIONS:

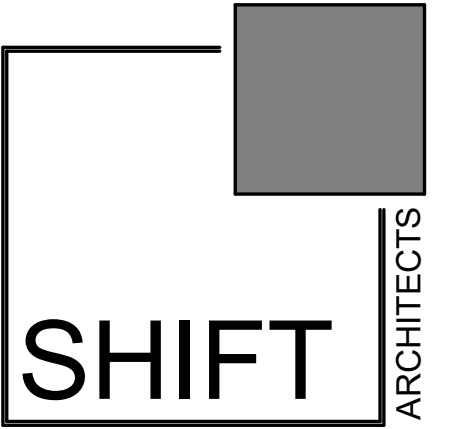
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED.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

### SHOP DRAWINGS:

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

### SAFETY & PROTECTION OF WORK:

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



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PROJECT ISSUE DATE:  
03.15.22 REVISED DRB PRELIMINARY  
SUBMITTAL

### REVISIONS

NO. DATE DESC.

MOUNTAIN VILLAGE ESTATES UNIT 5

162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
UNIT 5 MOUNTAIN VIEW ESTATES TMY SMC0 IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
TMY REC 08.28.03 IN PL 1 PG 3180 AS AMEND BY THE MAP REC 11.28.05 IN PL 1 PG 3573 REOPT 379792 AND THE DEC OF COMMON INTEREST  
COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11.28.05 REOPT 379791 SMC0

## PROJECT CODE INFORMATION

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

## PROJECT INFORMATION

MAX RESIDENCE SQUARE FOOTAGE: ALLOWABLE	5,052 SF	MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
PROPOSED RESIDENCE FLOOR AREA: LOWER LEVEL	869.56 SF	PROPOSED	39.9'
GROUND LEVEL	1,375.52 SF	MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
UPPER LEVEL	1,127.39 SF	PROPOSED	28.74'
TOTAL FLOOR AREA: GARAGE	3,372.47 SF 483.11 SF	PARKING REQUIRED:	2 SPACES PROVIDED (2 REQUIRED) (1 ENCLOSED IN GARAGE) (1 SURFACE SPACE)
TOTAL:	3,855.58 SF		
RESIDENCE BUILDING FOOTPRINT: ALLOWABLE	1,684 SF		
PROPOSED	1,352.67 SF		

SEE SHEET A2.1 FOR MAXIMUM BUILDING HEIGHT  
CALCULATION

## SHEET INDEX

### GENERAL

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

### CIVIL

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

### SURVEY / MAPPING

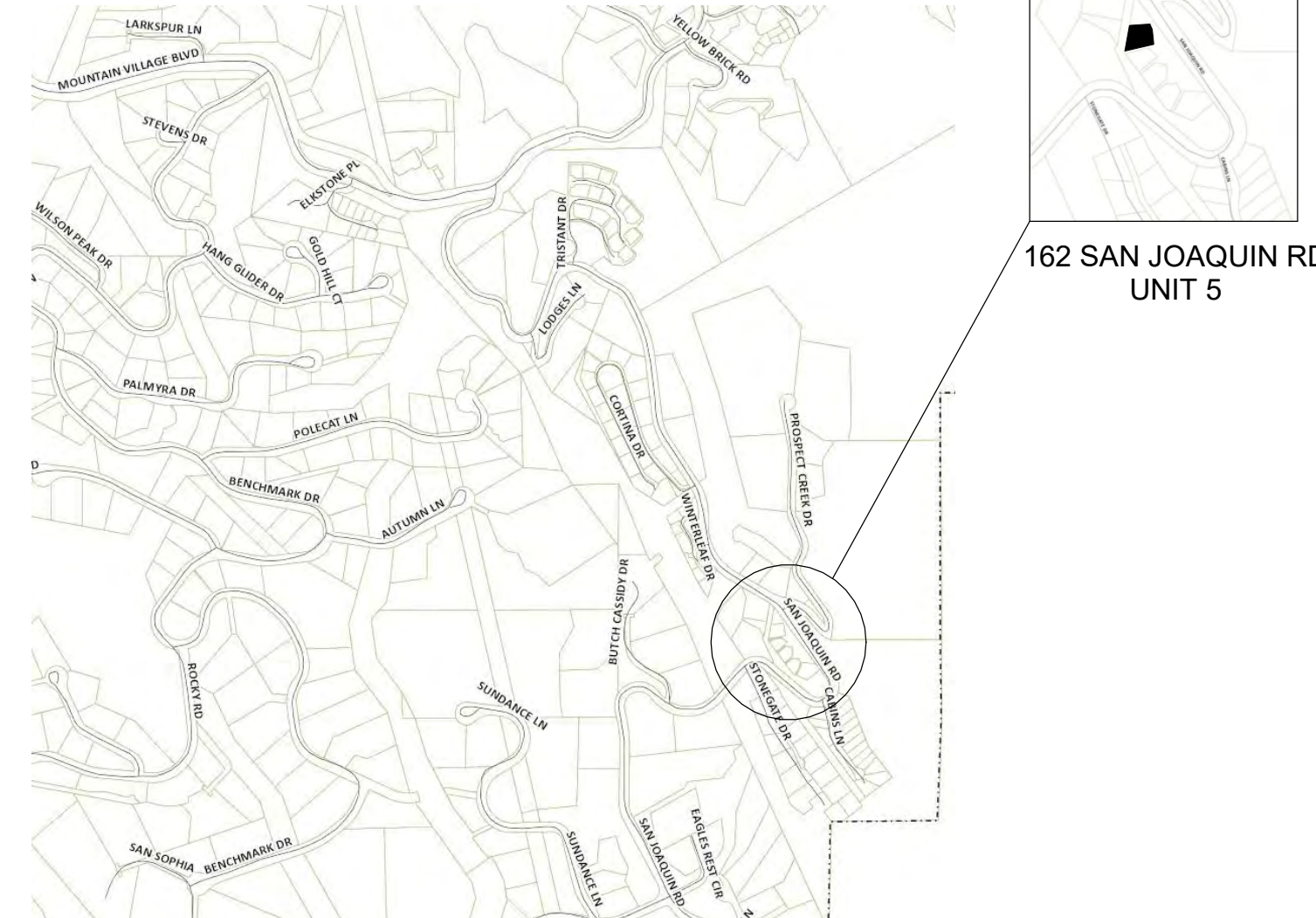
- 0 SURVEY

### ARCHITECTURAL

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

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

## VICINITY MAP



## PROJECT TEAM

### OWNER:

CHALET'S MVE LLC A CO LLC  
3521 N 32ND TER  
HOLLYWOOD, FL 33021-2618

### ARCHITECT:

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### MECHANICAL:

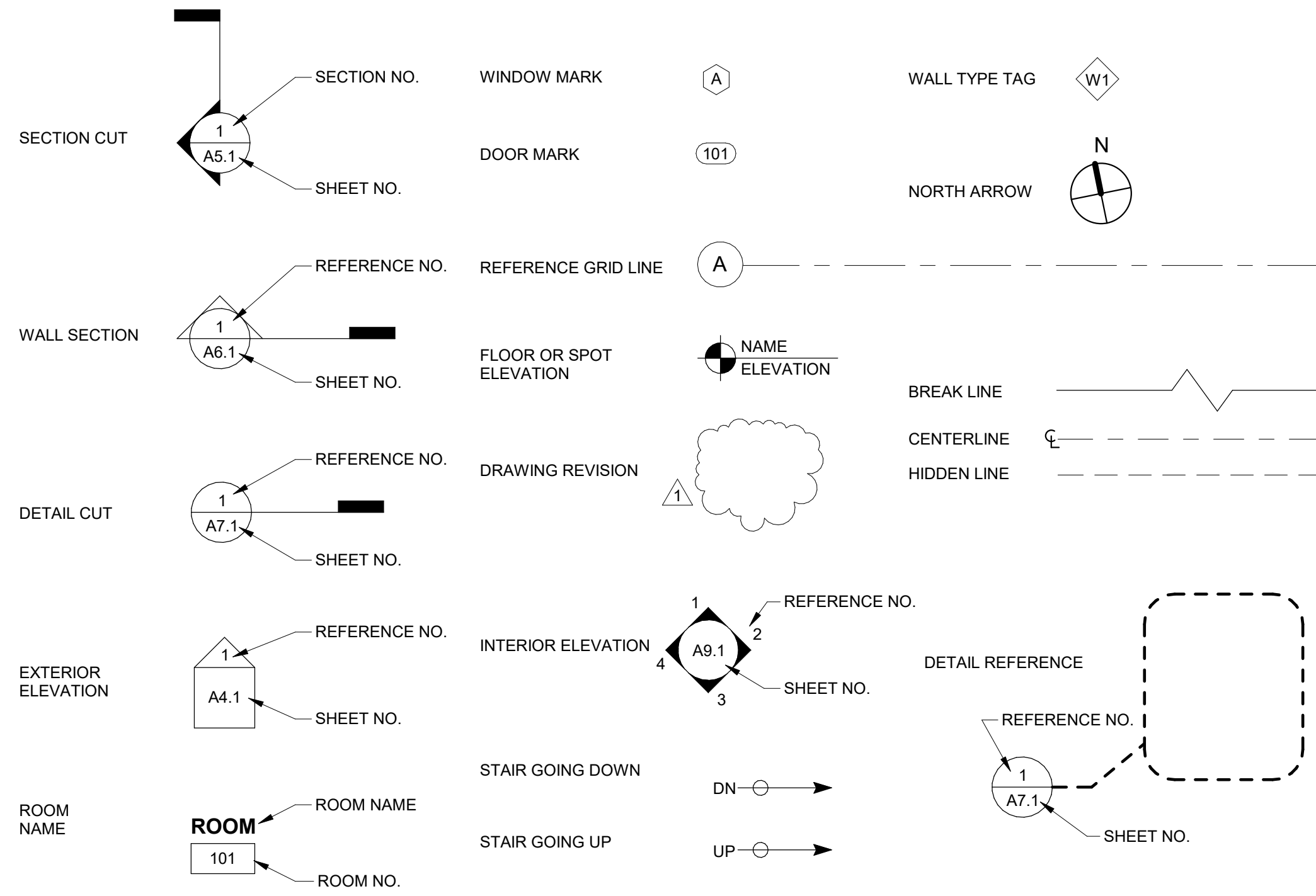
HUGHES CONSULTING ENGINEERING, PA  
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### LANDSCAPING:

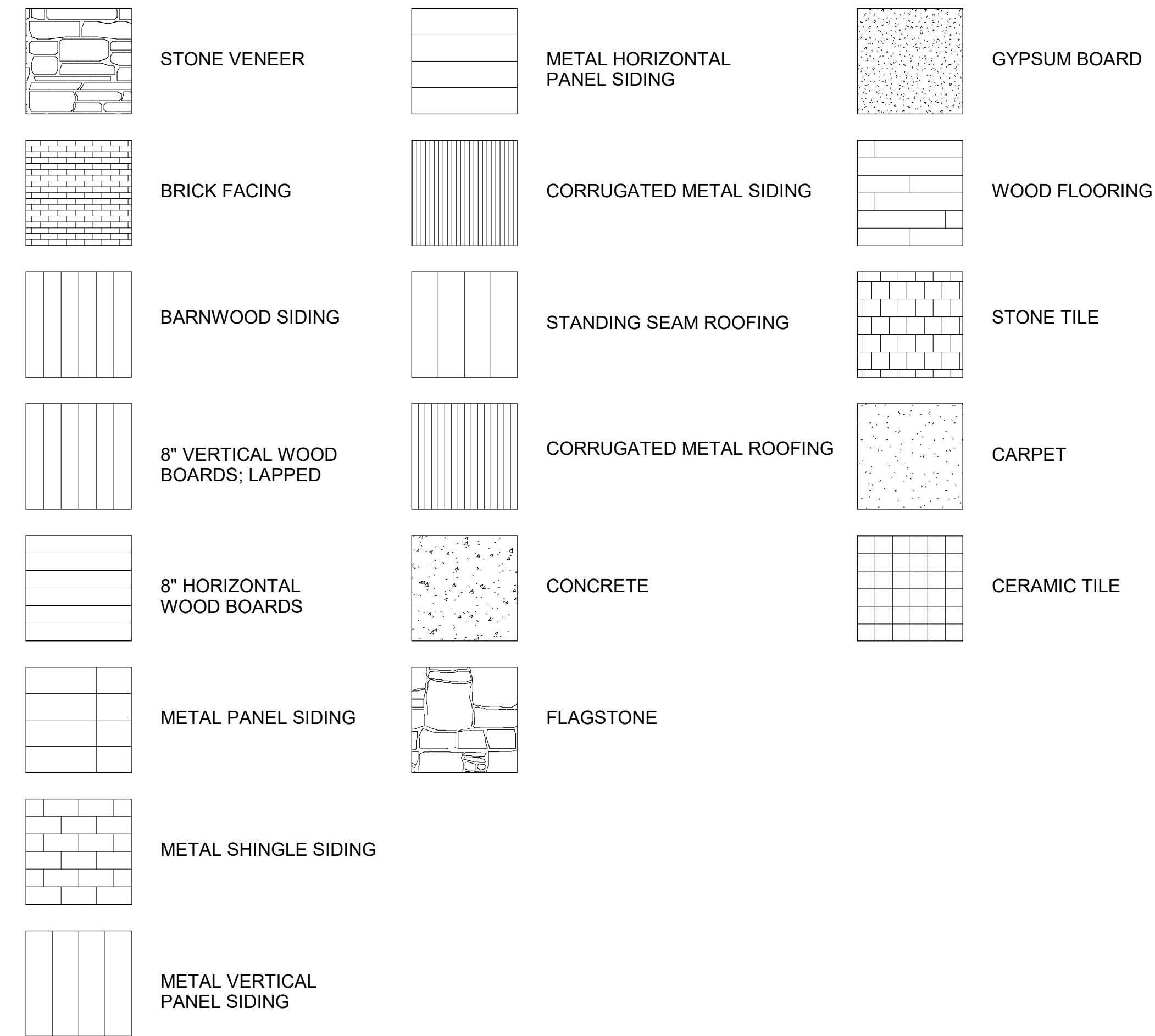
SHIFT ARCHITECTS  
KRISTINE PERPAR - ARCHITECT  
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## SYMBOL LEGEND

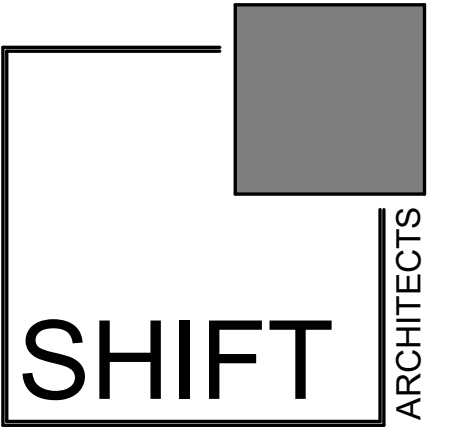


## MATERIAL LEGEND



## ABBREVIATIONS

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



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 COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11.28.05 RECPT 379791 SMC0

# MOUNTAIN VILLAGE ESTATES UNIT 5

ABBREVIATIONS AND LEGENDS

SHEET NUMBER

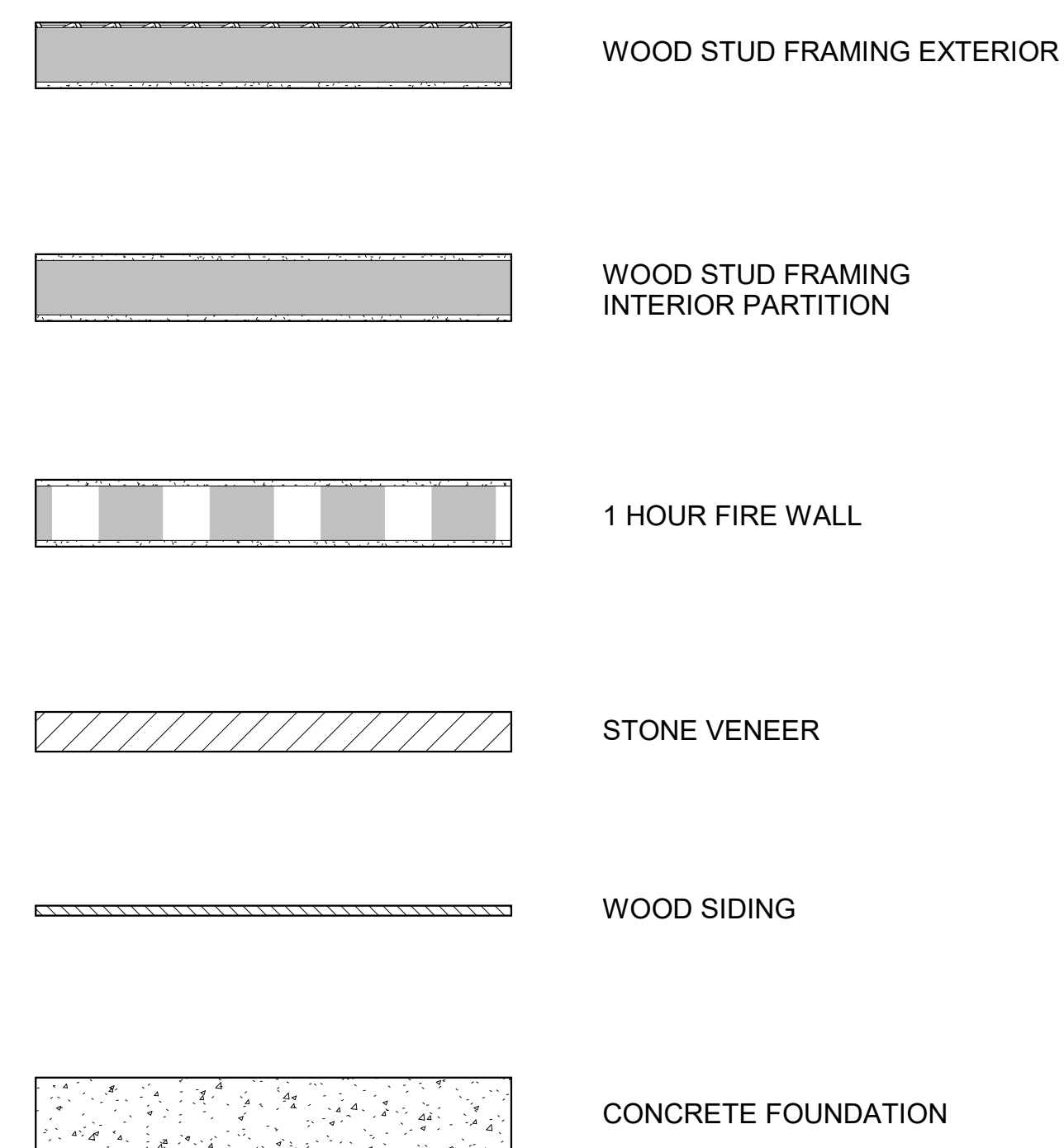
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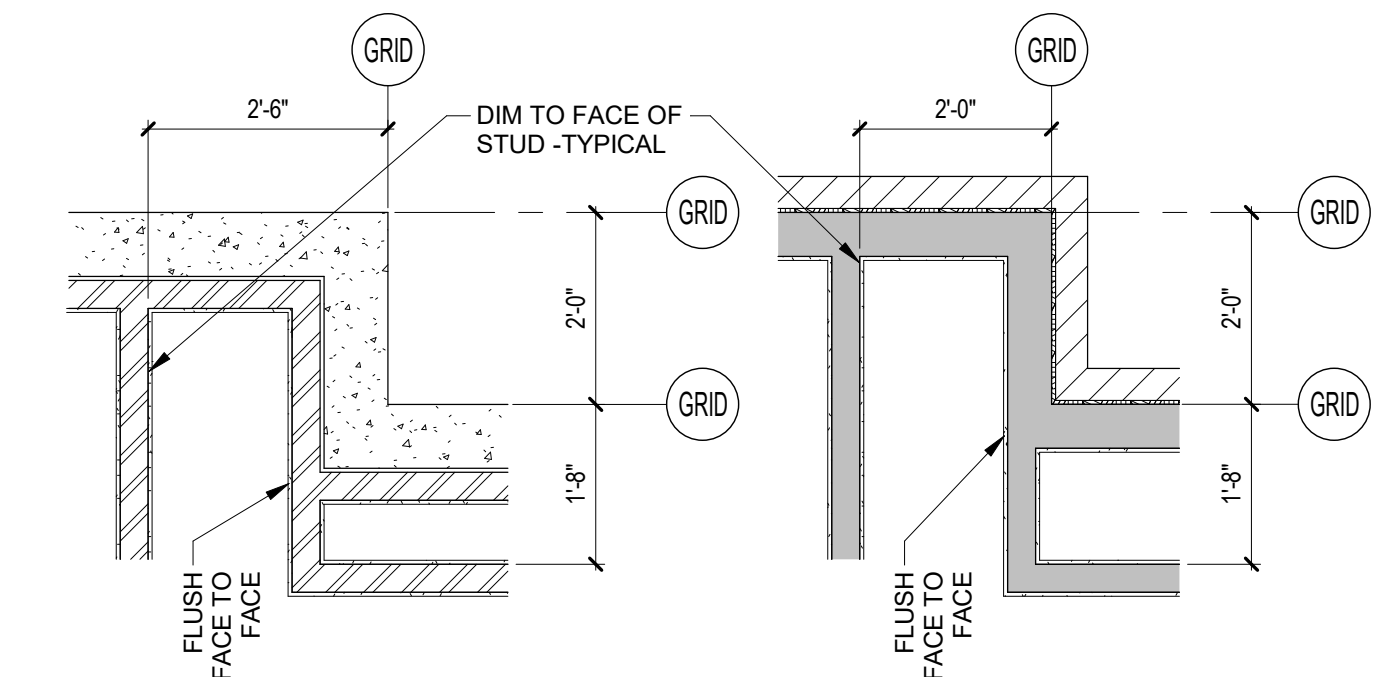
©shift architects

## WALL LEGEND



## DIMENSIONING LEGEND

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



## PROJECT DATUM LEGEND

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





GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

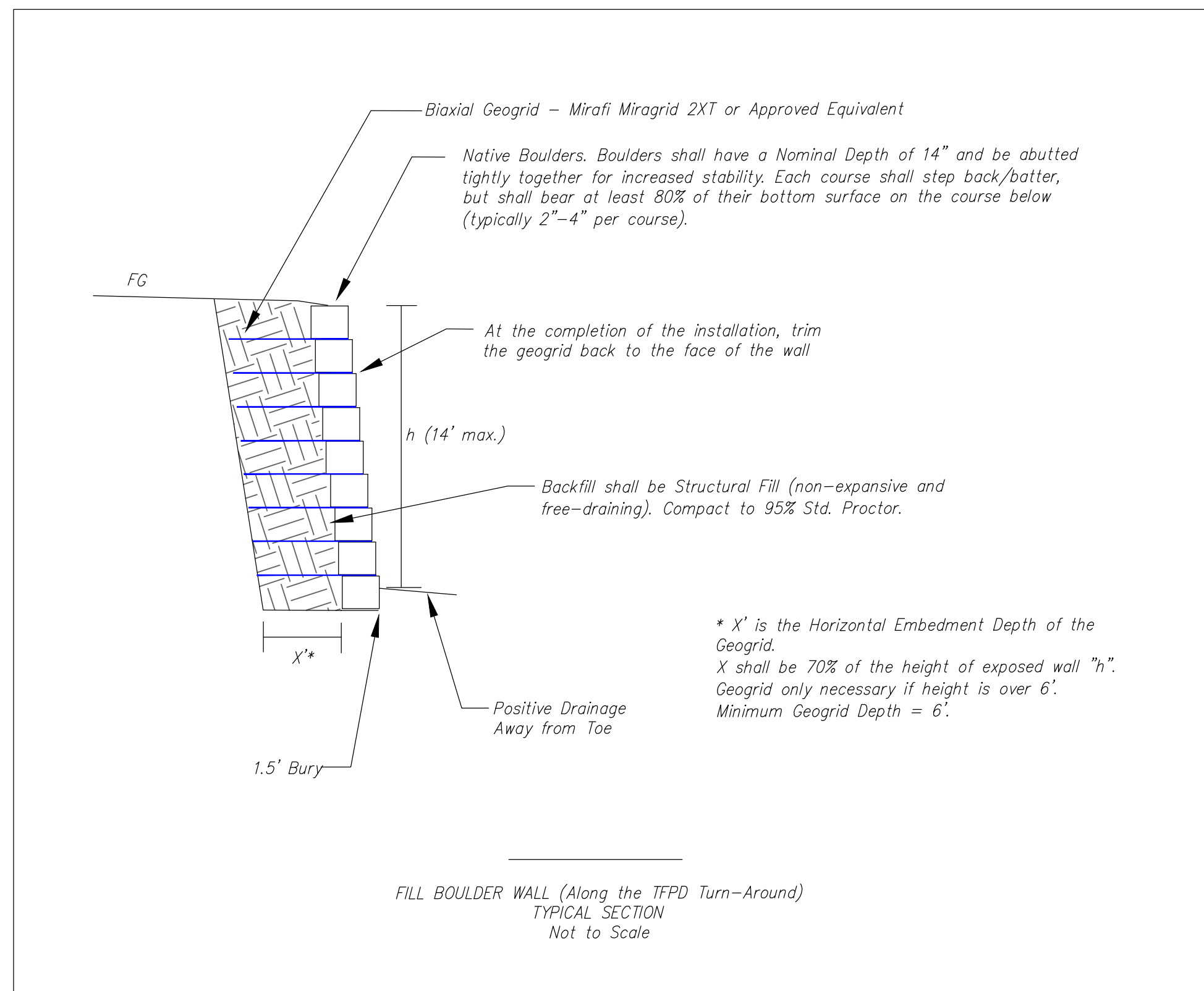
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

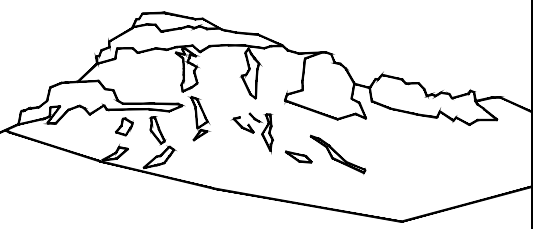
25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

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



NO. PIECES	DESCRIPTION	LENGTH PER FT. (LBS.)	WEIGHT PER FT. (LBS.)	TOTAL WEIGHT (LBS.)
4	S4 x 7.7 BEAM	40'	7.70	103
2	3/2" x 1/2" FLAT	265'	2.98	13
2	3" x 1/4" FLAT	265'	2.55	12
				TOTAL LBS. - 128

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS (REQD.)
2'-6"	0.9	75	0
3'-0"	1.0	80	0
3'-6"	1.2	96	0
4'-0"	1.3	101	1
4'-6"	1.4	106	2
5'-0"	1.5	122	2
5'-6"	1.7	137	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	179	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
11'-6"	3.4	251	6



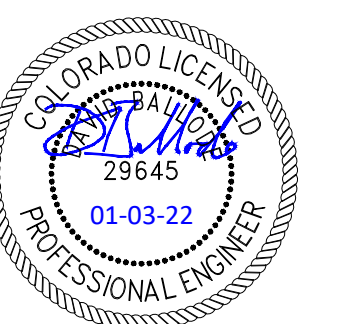
Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB Submittal 2022-01-03

162 San Joaquin  
Unit 5  
Mtn. Village, CO

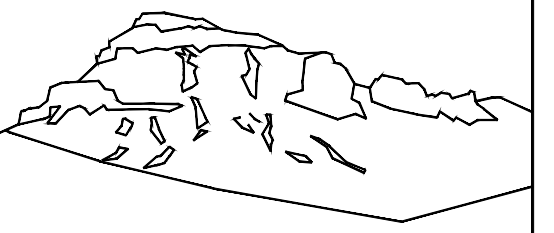


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes and Details

C1





Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
DRB Submittal 2022-01-03

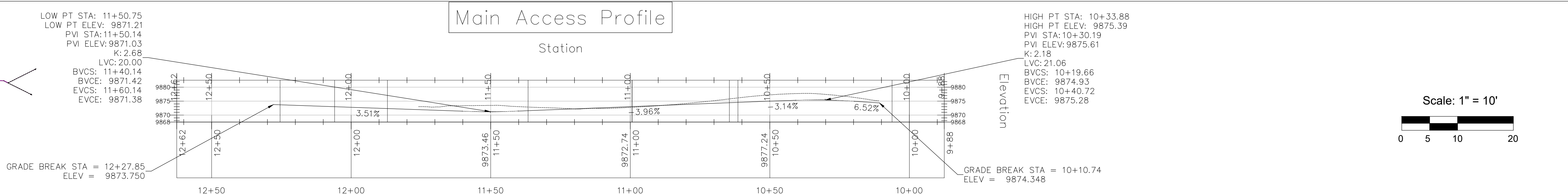
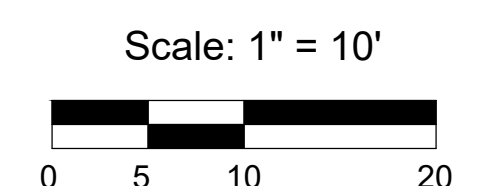
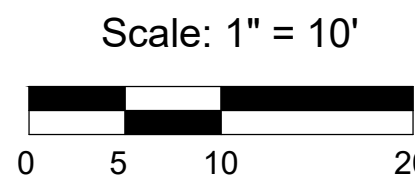
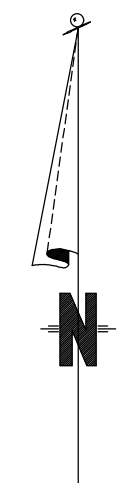
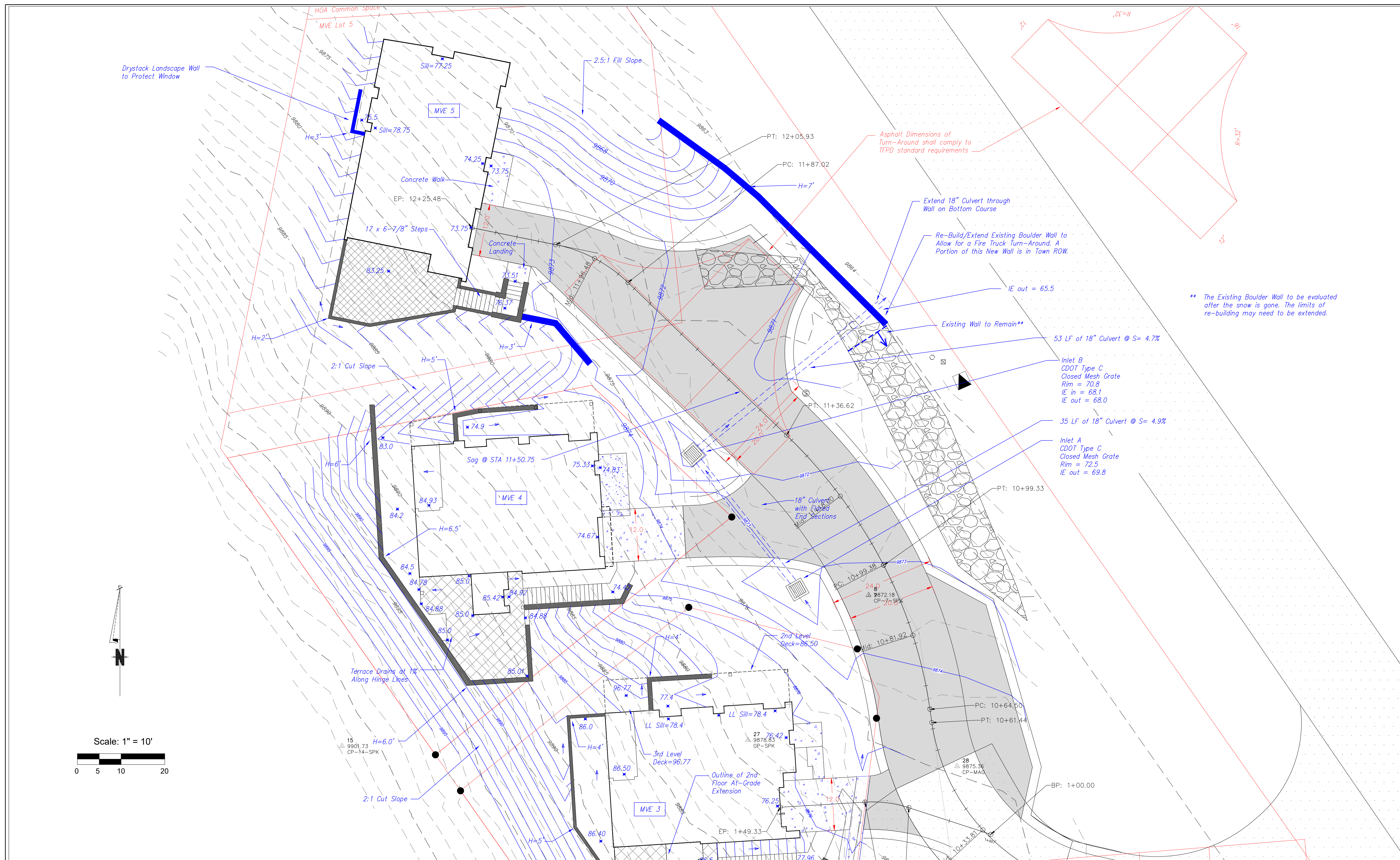
162 San Joaquin  
Unit 5  
Mtn. Village, CO



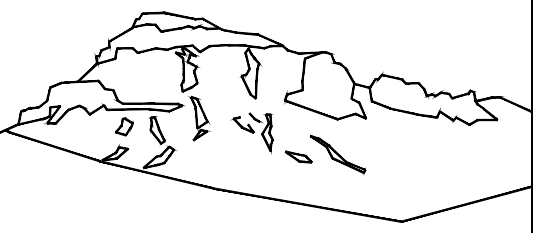
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

MVE 5  
Grading  
and  
Drainage

C2.1







Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
DRB Submittal 2022-01-03

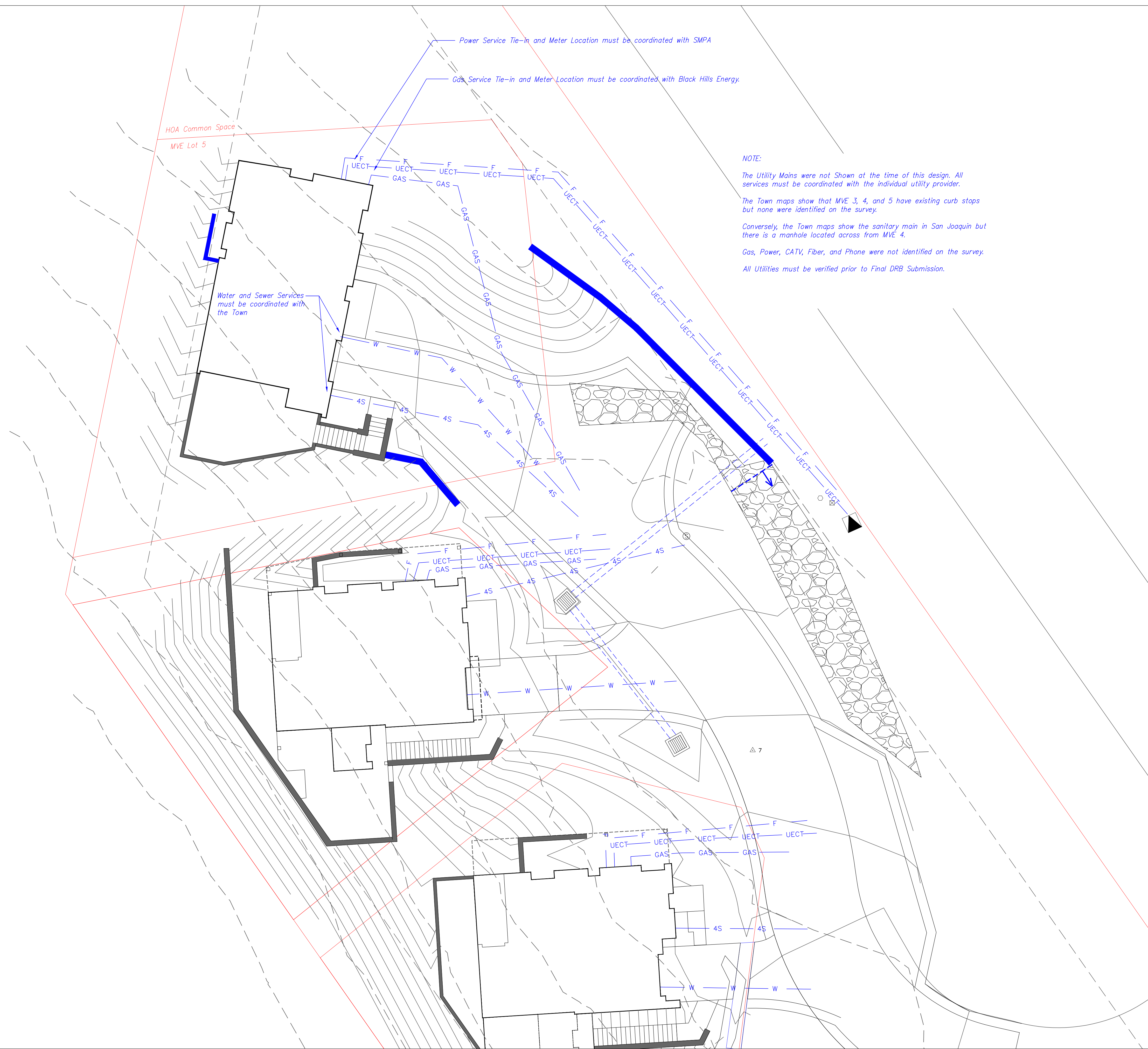
162 San Joaquin  
Unit 5  
Mtn. Village, CO



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

Utilities

C3



HOA Common Space  
MVE Lot 5

Water and Sewer Services  
must be coordinated with  
the Town

Power Service Tie-in and Meter Location must be coordinated with SMPA

Gas Service Tie-in and Meter Location must be coordinated with Black Hills Energy.

NOTE:

The Utility Mains were not Shown at the time of this design. All services must be coordinated with the individual utility provider.

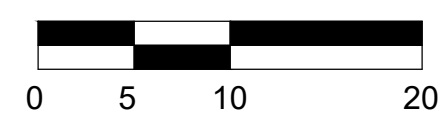
The Town maps show that MVE 3, 4, and 5 have existing curb stops but none were identified on the survey.

Conversely, the Town maps show the sanitary main in San Joaquin but there is a manhole located across from MVE 4.

Gas, Power, CATV, Fiber, and Phone were not identified on the survey.

All Utilities must be verified prior to Final DRB Submission.

Scale: 1" = 10'







Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

DRB Submittal	2021-02-01
DRB MVE 4 Submittal	2021-03-17
DRB Submittal	2021-05-20
Permit	2021-06-03
Expanded Width to 24'	2021-07-06

162 San Joaquin  
Units 3 and 4  
Mtn. Village, CO



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

**Construction  
Mitigation  
Plan**

**C4**

No Stationary Crane is being contemplated at this time.  
The Contractor may Modify this Plan, but the New Plan must be Coordinated and Approved by the Town of Mountain Village.

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

6" Chain Link Fence Panels with Green Screening

HOA Common Space  
MVE Lot 5

Silt Fence

Material Storage for MVE 5

Bear-Proof Polycart for MVE 5

Port-a-John Toilet for MVE 4

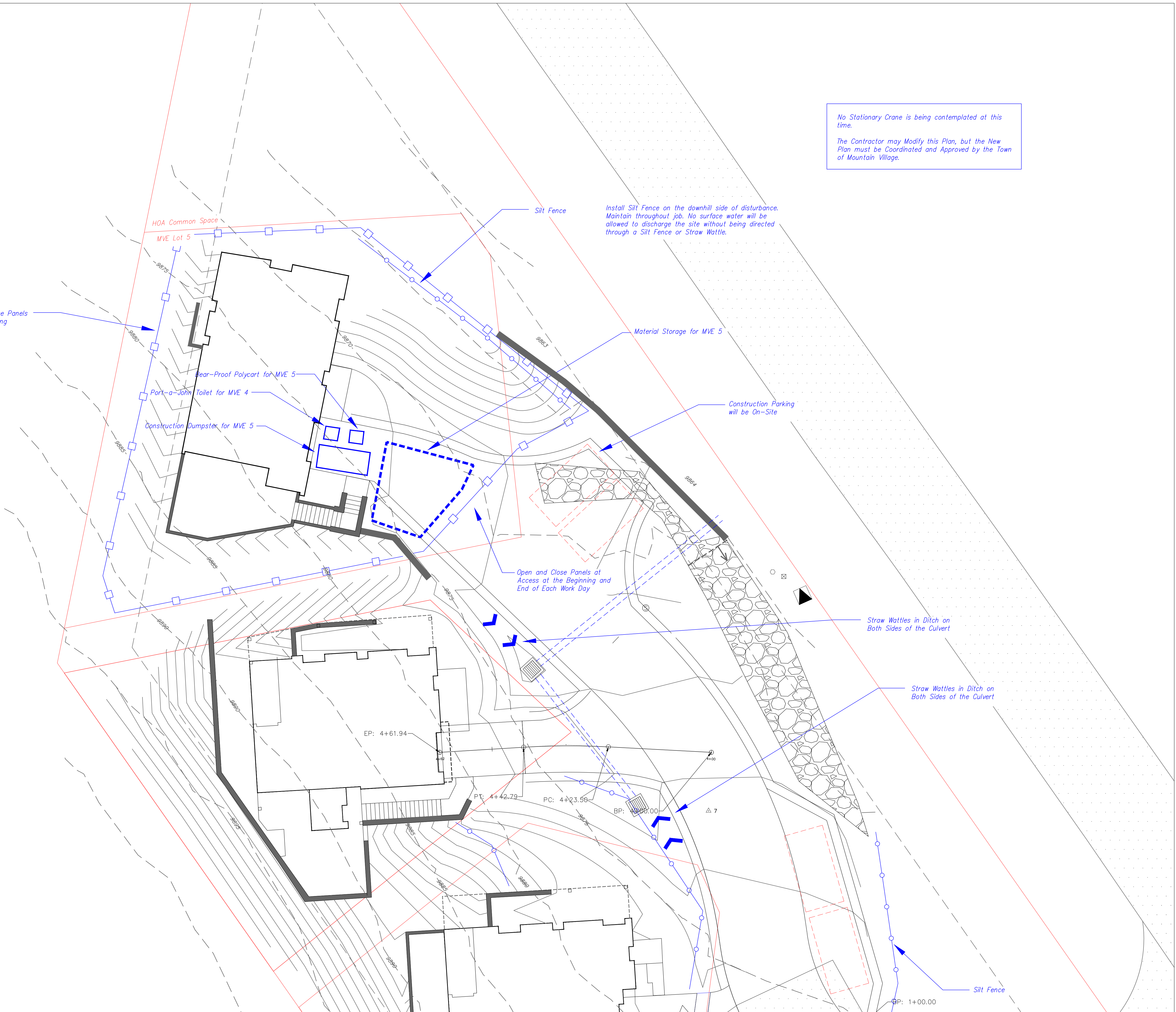
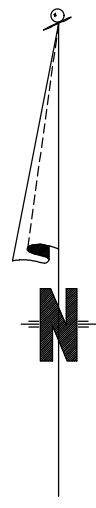
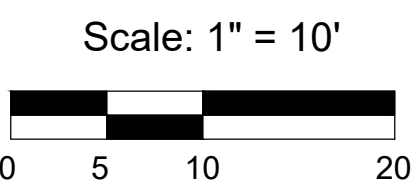
Construction Dumpster for MVE 5

Construction Parking will be On-Site

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

Straw Wattles in Ditch on Both Sides of the Culvert

Straw Wattles in Ditch on Both Sides of the Culvert

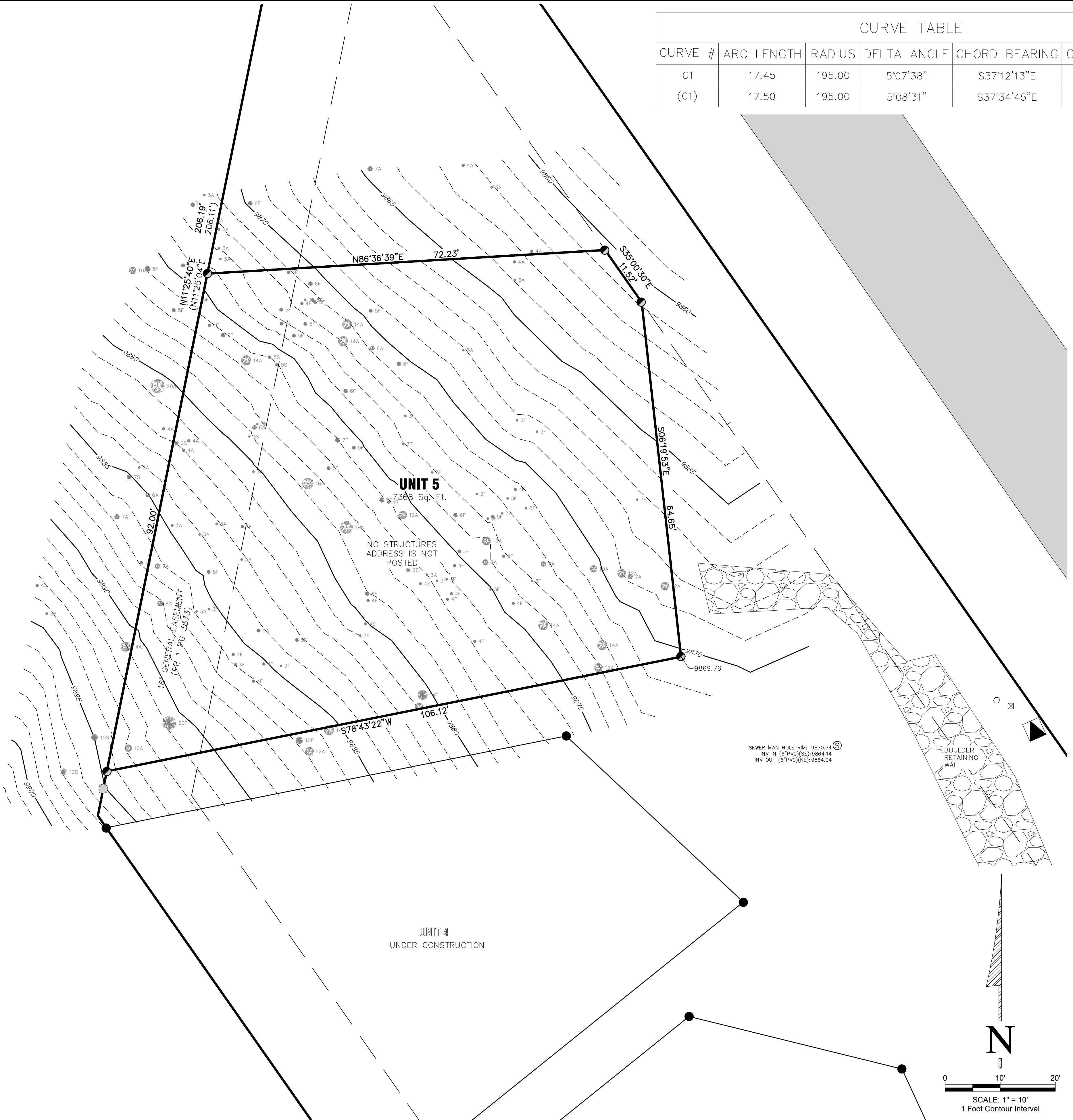
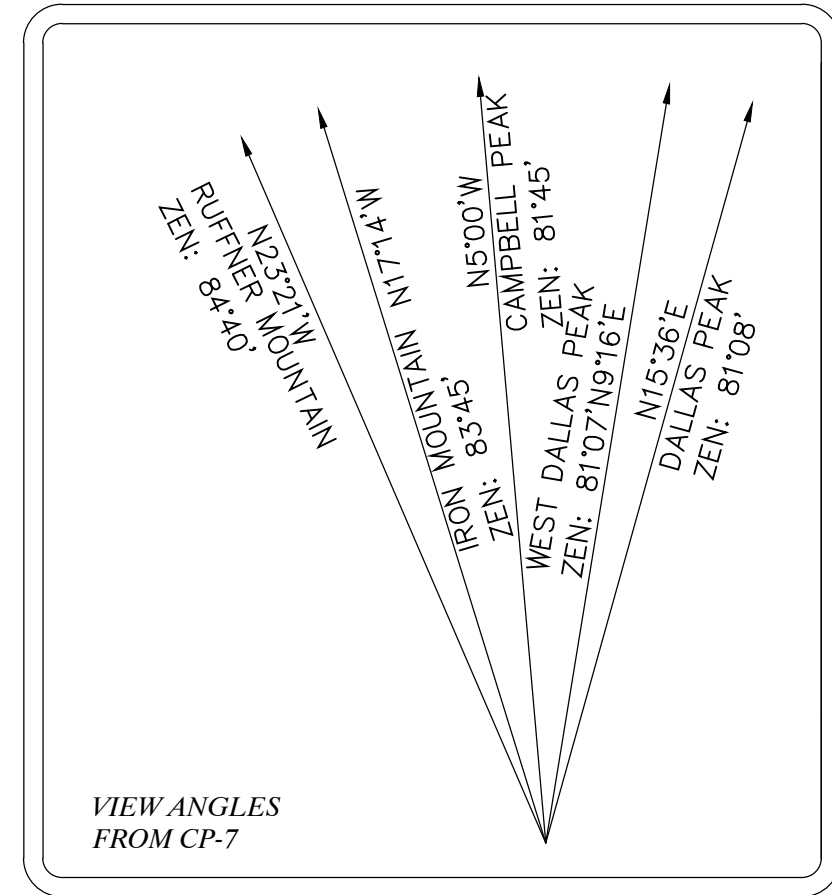




**LEGEND**

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24963
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- PVC SEWER CLEAN OUT
- ⊕ FIRE HYDRANT
- ⊠ TELEPHONE PEDESTAL
- CABLE PEDESTAL
- ▲ ELECTRIC TRANSFORMER
- ⊕ ASPEN TREE, NUMBER INDICATES CALIPER
- ⊕ SPRUCE TREE, NUMBER INDICATES CALIPER
- ⊕ FIR TREE, NUMBER INDICATES CALIPER

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.45	195.00	5°07'38"	S37°12'13"E	17.44
(C1)	17.50	195.00	5°08'31"	S37°34'45"E	17.49



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

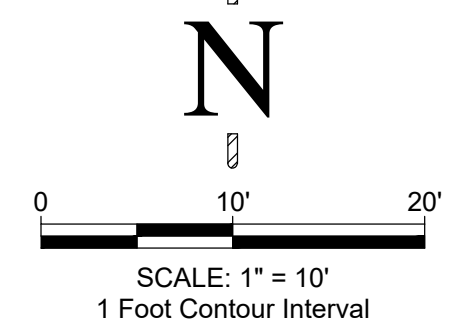
- NOTES:**
- According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
  - Easement research from Land Title Guarantee Company, Policy No. OX86010075.2813587, Policy Date September 10, 2020 at 05:00 PM.
  - Vertical datum is based on the set South corner of Unit 3, an Aluminum Cap Rebar, LS 36577, having an elevation of 9892.96 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
  - Lineal Units U.S. Survey Feet
  - The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

**PROPERTY DESCRIPTION:**  
Airspace Unit 5, Mountain View Estates, Town of Mountain Village, San Miguel County, according to the Map recorded November 28, 2005 in Plat Book 1 at page 3573, and as defined and described in the declaration of Common Interest Community of Mountain View Estates, recorded November 28, 2005 under Reception No. 379791 and as amended by instrument recorded December 5, 2018 under Reception No. 456332, and as amended by instrument recorded August 15, 2020 under Reception No. 464457

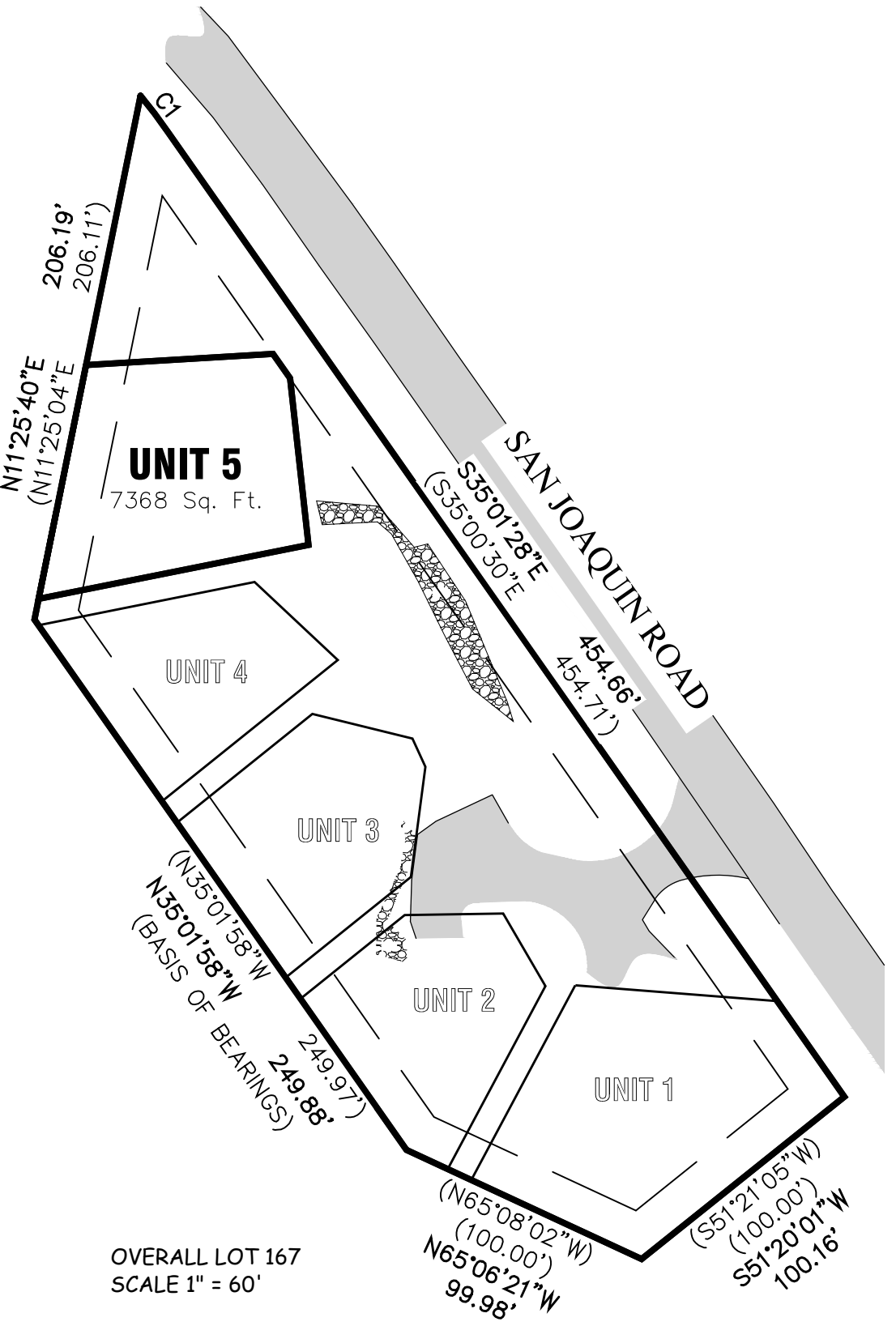
County of San Miguel,  
State of Colorado

**BASIS OF BEARINGS:**  
The Basis of Bearings for this Improvement Survey Plat was derived from the southwest line of Lot 167, according to the Condominium Plat recorded in Plat Book 1 at page 3573, said bearing being **N 35°01'58" W**, both being found monuments as depicted on this plat.

**SURVEYOR'S CERTIFICATE:**  
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Airspace Unit 5, Mountain View Estates, Town of Mountain Village, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



*Christopher R. Kennedy*  
Christopher R. Kennedy, P.L.S. 36577  
01/14/2022



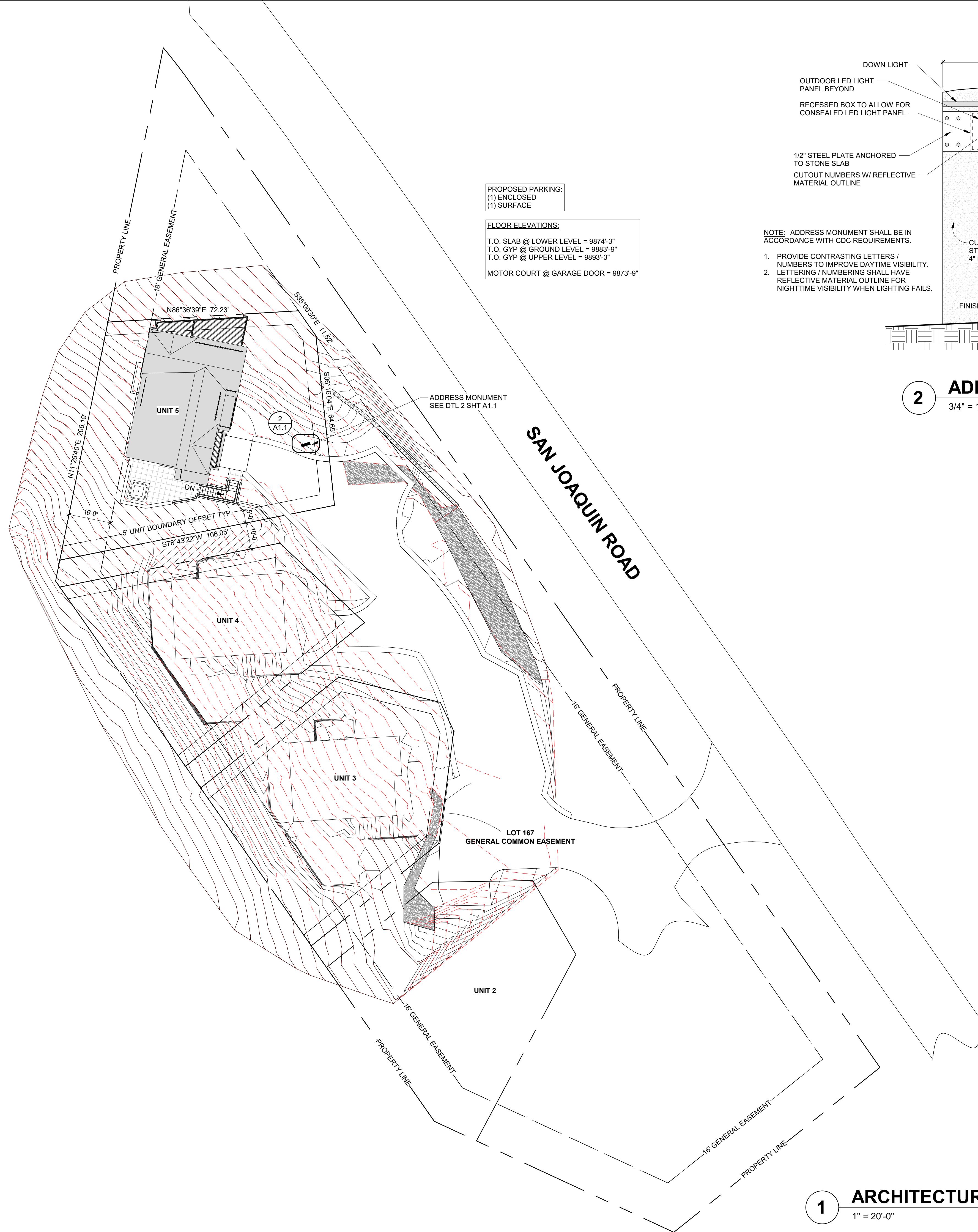
# IMPROVEMENT SURVEY PLAT

## AIRSPACE UNIT 5, MOUNTAIN VIEW ESTATES, TOWN OF MOUNTAIN VILLAGE

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

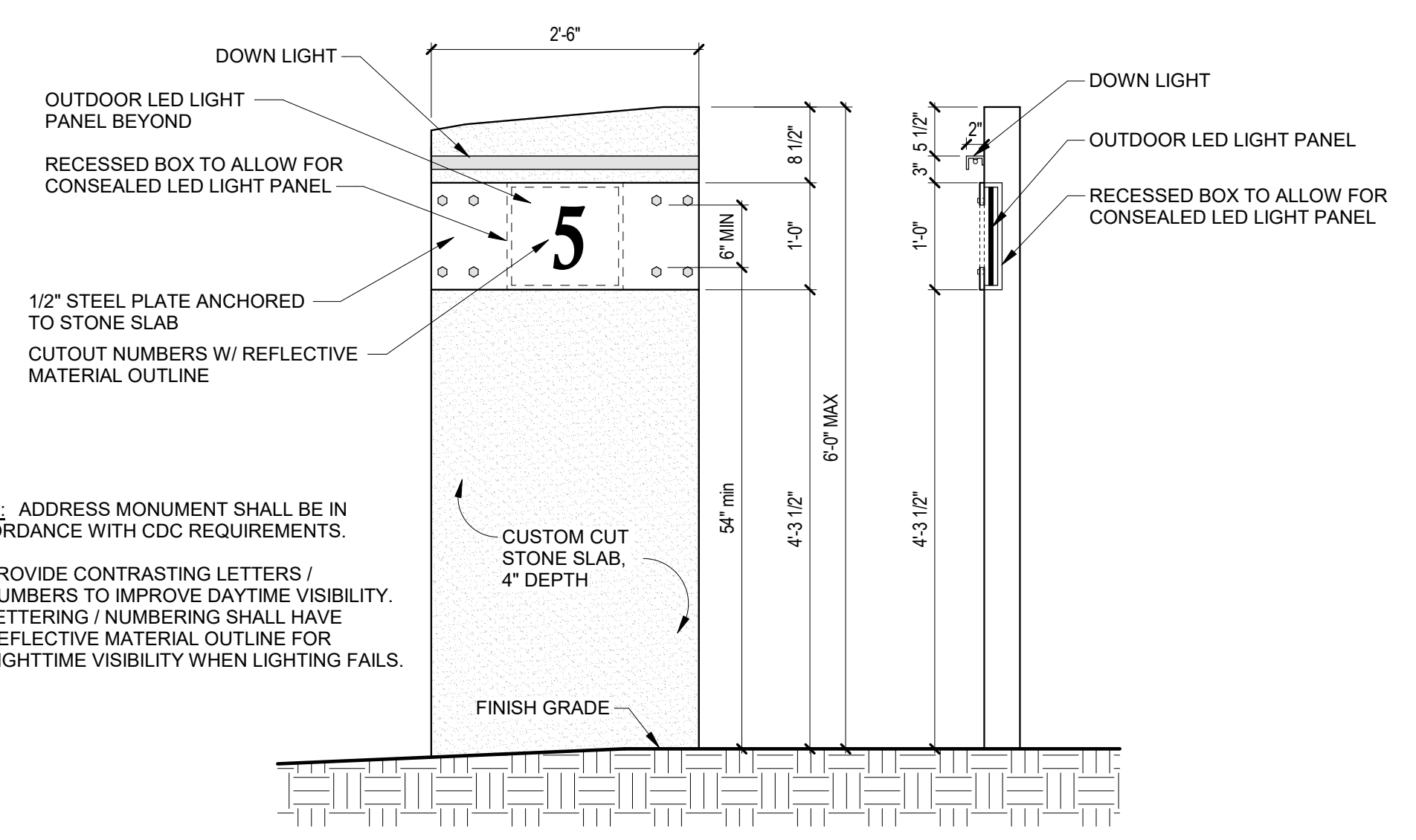
DATE:	.....
JOB:	19028
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1





**PROPOSED PARKING:**  
 (1) ENCLOSED  
 (1) SURFACE

**FLOOR ELEVATIONS:**  
 T.O. SLAB @ LOWER LEVEL = 9874'-3"  
 T.O. GYP @ GROUND LEVEL = 9883'-9"  
 T.O. GYP @ UPPER LEVEL = 9893'-3"  
 MOTOR COURT @ GARAGE DOOR = 9873'-9"

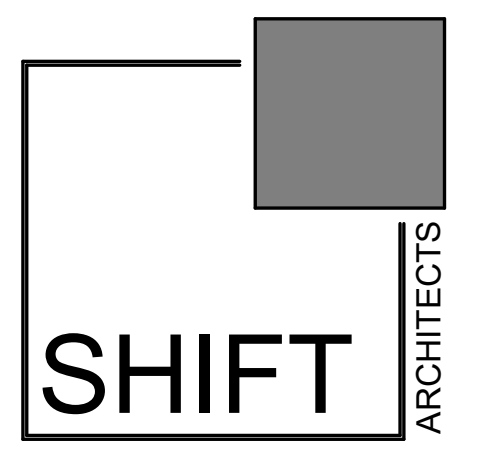


**NOTE:** ADDRESS MONUMENT SHALL BE IN ACCORDANCE WITH CDC REQUIREMENTS.

1. PROVIDE CONTRASTING LETTERS / NUMBERS TO IMPROVE DAYTIME VISIBILITY.
2. LETTERING / NUMBERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME VISIBILITY WHEN LIGHTING FAILS.

**2 ADDRESS MONUMENT**  
 3/4" = 1'-0"

**1 ARCHITECTURAL SITE PLAN**  
 1" = 20'-0"



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

**PROJECT ISSUE DATE:**  
 03.15.22 REVISED DRB PRELIMINARY SUBMITTAL

**REVISIONS**

NO.	DATE	DESC.
-----	------	-------

**MOUNTAIN VILLAGE ESTATES UNIT 5**  
 162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
 UNIT 5 MOUNTAIN VIEW ESTATES TMY SMC0 IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
 TMY REC 08 28 03 IN PL 1 PG 3180 AS AMEND BY THE MAP REC 11 28 05 IN PL 1 PG 3573 REOPT 379792 AND THE DEC OF COMMON INTEREST  
 COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11 28 05 REOPT 379791 SMC0

ARCHITECTURAL  
 SITE PLAN

SHEET NUMBER

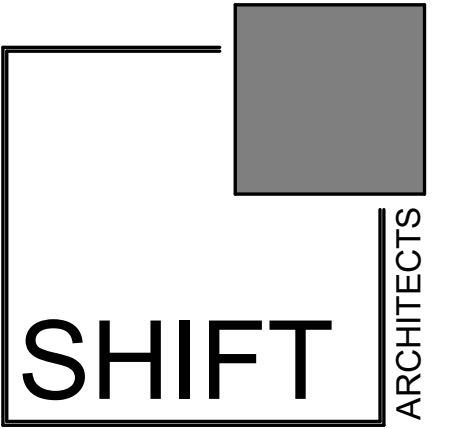
**A1.1**

**NOT FOR CONSTRUCTION**

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3/15/2022 9:28:07 AM





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

PROJECT ISSUE DATE:  
 03.15.22 REVISED DRB PRELIMINARY  
 SUBMITTAL

REVISIONS  
 NO. DATE DESC.

MOUNTAIN VILLAGE ESTATES UNIT 5  
 162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
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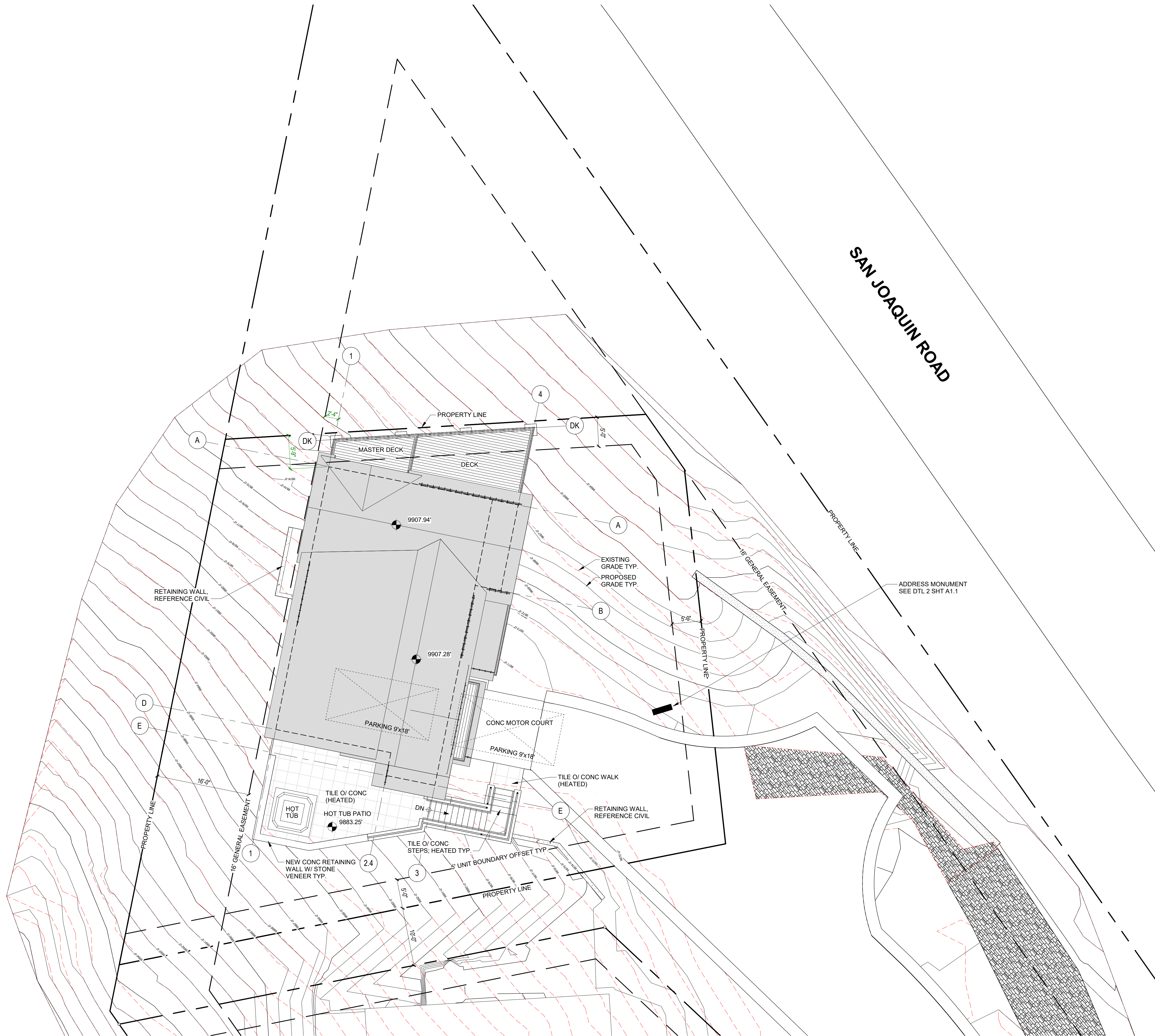
BUILDING SITE PLAN

SHEET NUMBER

**A1.2**

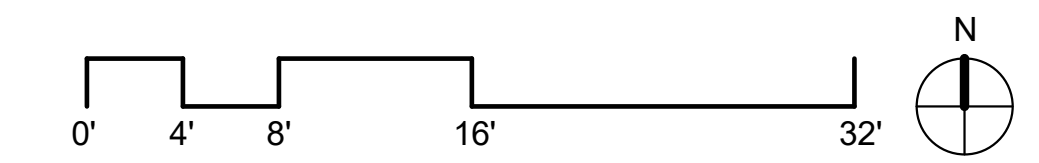
NOT FOR CONSTRUCTION

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**PROPOSED PARKING:**  
 (1) ENCLOSED  
 (1) SURFACE

**FLOOR ELEVATIONS:**  
 T.O. SLAB @ LOWER LEVEL = 9874'-3"  
 T.O. GYP @ GROUND LEVEL = 9883'-0"  
 T.O. GYP @ UPPER LEVEL = 9893'-3"  
 MOTOR COURT @ GARAGE DOOR = 9873'-9"



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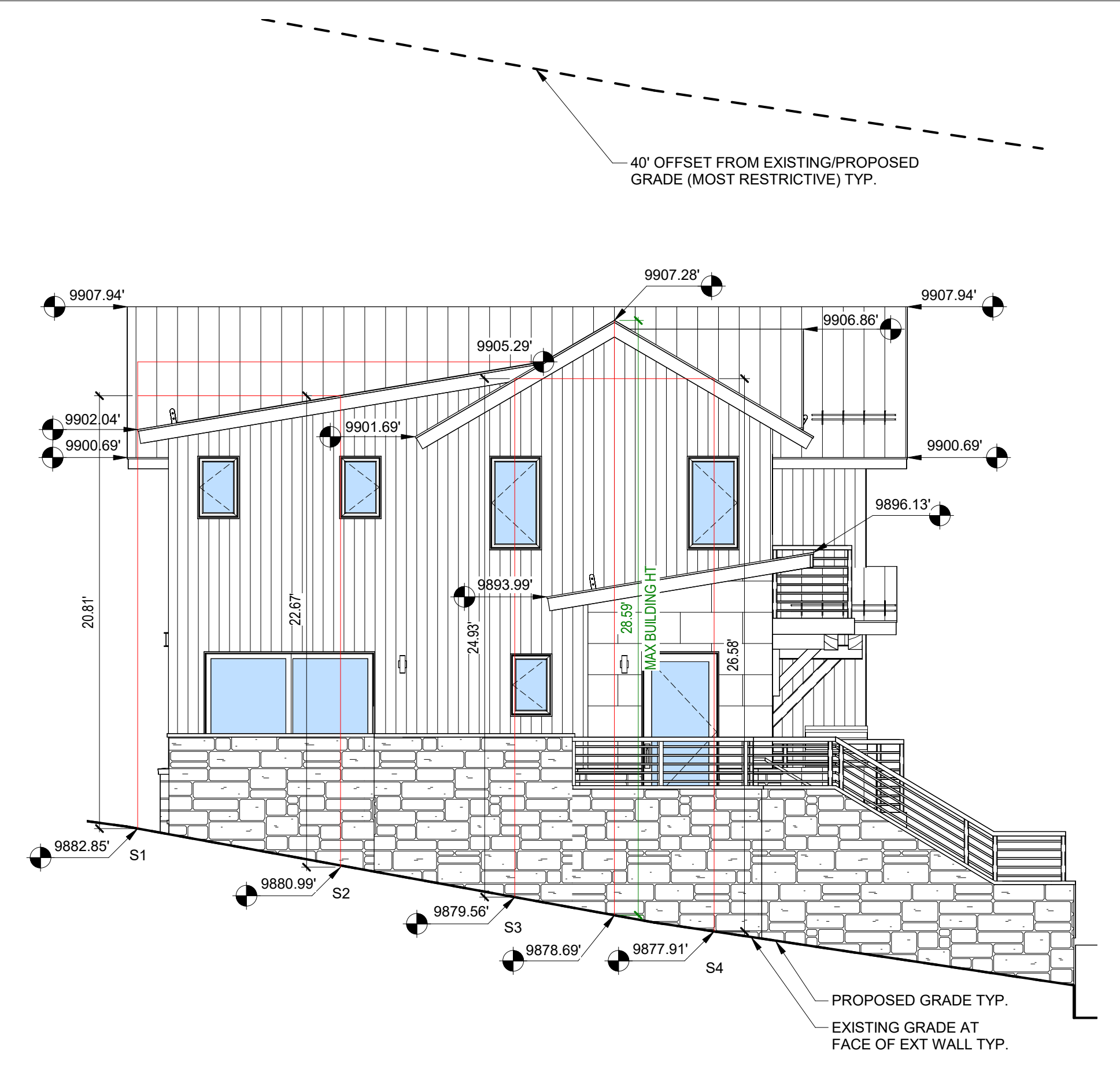








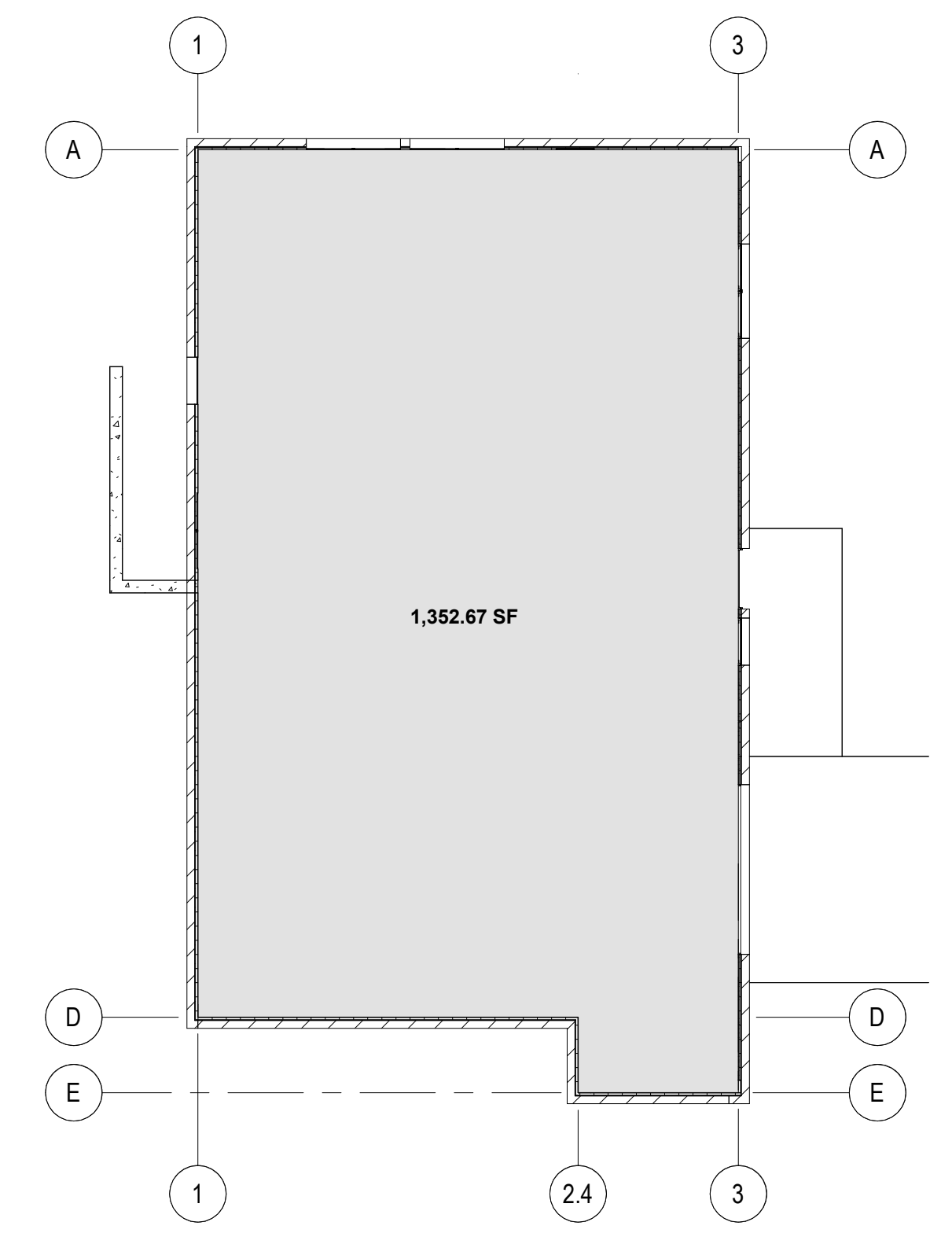
**1 NORTH ELEVATION**  
3/16" = 1'-0"



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

**AVG ROOF HT :**

NORTH ELEVATION	
N1	36.27'
N2	33.53'
N3	30.06'
SUB-TOTAL:	99.86'
# OF LOCATIONS:	3
AVERAGE:	33.28'
SOUTH ELEVATION	
S1	20.81'
S2	22.67'
S3	24.93'
S4	26.58'
SUB-TOTAL:	94.99'
# OF LOCATIONS:	4
AVERAGE:	23.74'
EAST ELEVATION	
E1	27.04'
E2	30.65'
E3	34.17'
E4	35.94'
SUB-TOTAL:	127.8'
# OF LOCATIONS:	4
AVERAGE:	31.95'
WEST ELEVATION	
W1	32.69'
W2	31.49'
W3	28.05'
W4	24.2'
W5	20.81'
SUB-TOTAL:	137.24'
# OF LOCATIONS:	5
AVERAGE:	27.44'
TOTAL:	459.89'
NUMBER OF LOCATIONS:	16
AVERAGE:	28.74'



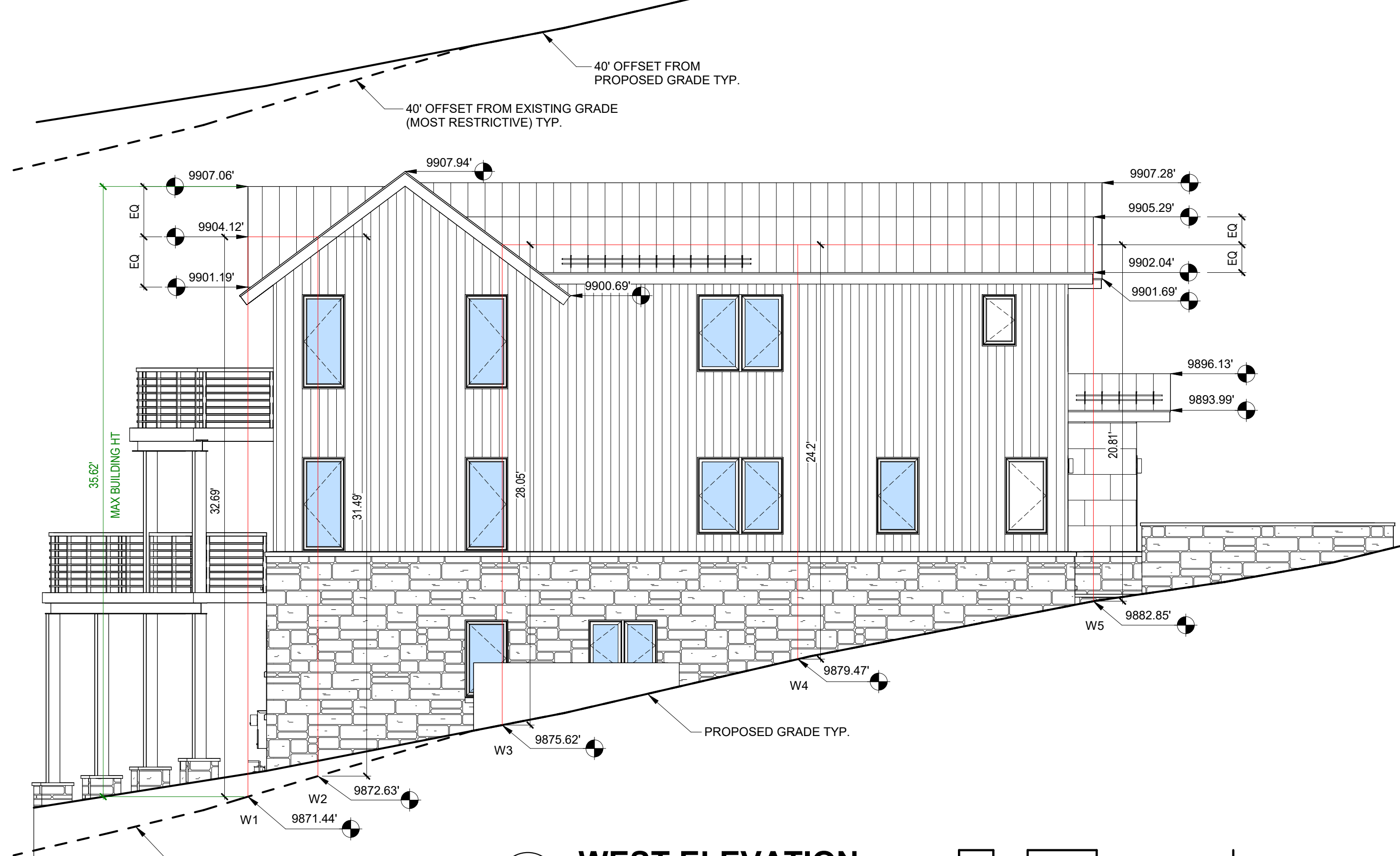
**5 MAX BUILDING FOOTPRINT**  
1/8" = 1'-0"

**MAX BUILDING HT :**

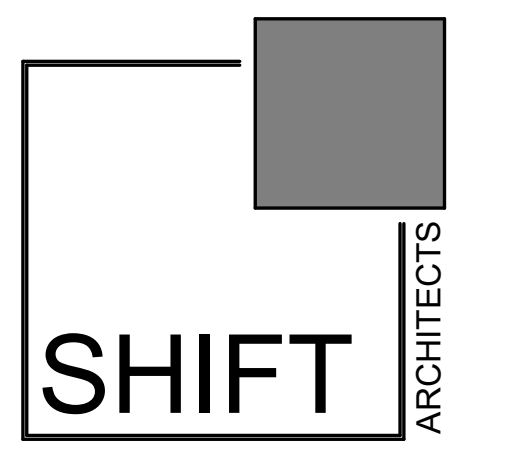
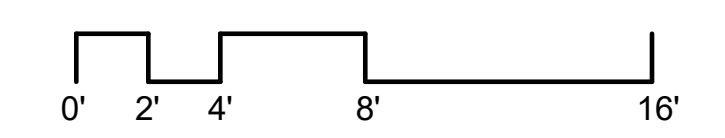
HIGHEST POINT RELATIVE TO GRADE:		3RD HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: NORTH	39.9'	LOCATION: WEST	35.62'
MAX BUILDING HT ALLOWABLE	40.00'	MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9907.94'	ROOF HEIGHT	9907.06'
MOST RESTRICT. GRADE BELOW	9868.04'	MOST RESTRICT. GRADE BELOW	9871.44'
2ND HIGHEST POINT RELATIVE TO GRADE:		4TH HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: EAST	36.97'	LOCATION: SOUTH	28.59'
MAX BUILDING HT ALLOWABLE	40.00'	MAX BUILDING HT ALLOWABLE	40.00'
ROOF HEIGHT	9907.06'	ROOF HEIGHT	9907.28'
MOST RESTRICT. GRADE BELOW	9870.31'	MOST RESTRICT. GRADE BELOW	9878.69'



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



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



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SUBMITTAL

REVISIONS  
NO. DATE DESC.

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 COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11 28 05 RECPY 379791 S/MCO

MAX BUILDING HEIGHT / RESIDENCE BUILDING FOOTPRINT CALCULATIONS

SHEET NUMBER

**A2.1**

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3/15/2022 9:53:30 AM



### MATERIAL CALCULATIONS

NORTH		
STONE	325 SF	33%
WOOD SIDING	241 SF	24%
WINDOW/DOOR GLAZING	419 SF	43%
METAL SIDING		
SUBTOTAL:	985 SF	100%
SOUTH		
STONE	60 SF	9%
WOOD SIDING	425 SF	64%
WINDOW/DOOR GLAZING	126.75 SF	19%
METAL SIDING	56 SF	8%
SUBTOTAL:	667.75 SF	100%
EAST		
STONE	542 SF	41%
WOOD SIDING	375 SF	28%
WINDOW/DOOR GLAZING	311.25 SF	23%
METAL SIDING	38 SF	3%
WOOD DOOR	72 SF	5%
SUBTOTAL:	1,338.25 SF	100%
WEST		
STONE	363 SF	30%
WOOD SIDING	655 SF	55%
WINDOW/DOOR GLAZING	151.75 SF	13%
METAL SIDING	21 SF	2%
SUBTOTAL:	1,190.75 SF	100%
TOTALS		
STONE	1,290 SF	
STONE @ RETAINING WALL	645 SF	
WOOD SIDING	1,696 SF	
WINDOW/DOOR GLAZING	1,008.75 SF	
METAL SIDING	115 SF	
WOOD DOOR	72 SF	
TOTAL:	4,826.75 SF	
PERCENTAGES		
STONE	27 %	40 % TOTAL
STONE @ RETAINING WALL	13 %	
WOOD SIDING	35 %	
WINDOW/DOOR GLAZING	21 %	
METAL SIDING	2 %	
WOOD DOOR	2 %	
TOTAL:	100 %	

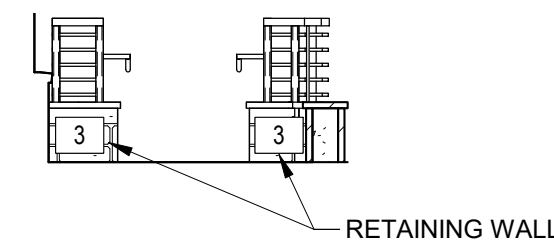
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH  
TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL  
CODE CDC 17.5.6.E.1



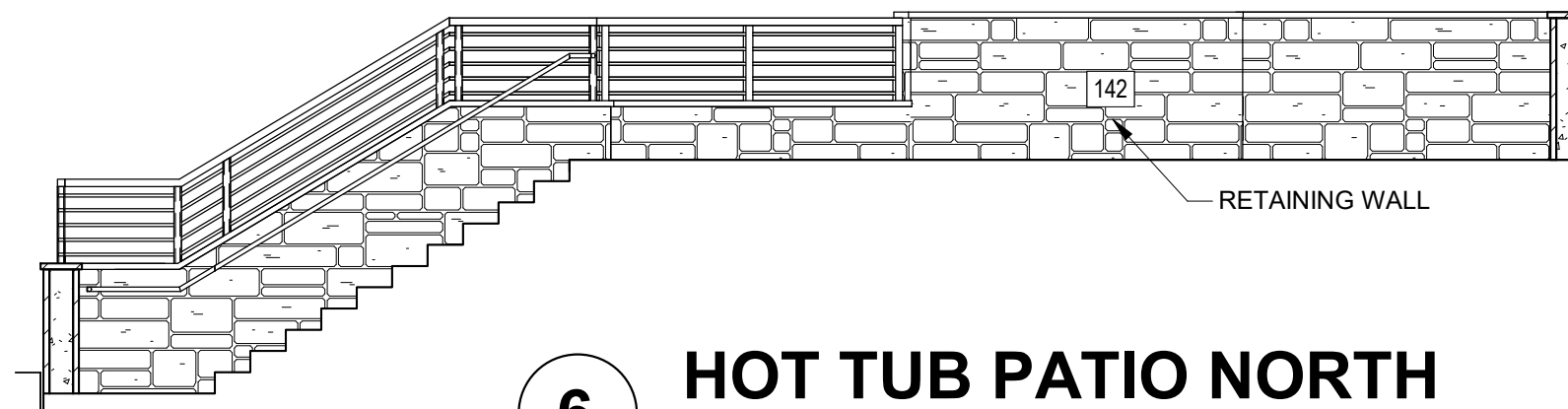
**1 NORTH ELEVATION**  
3/16" = 1'-0"



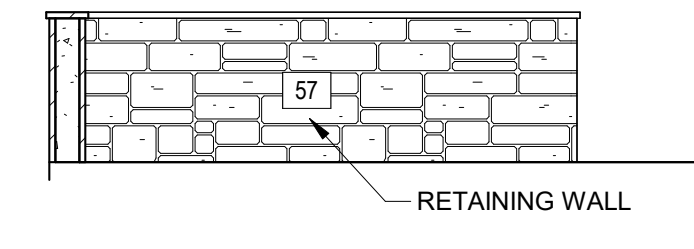
**2 EAST ELEVATION**  
3/16" = 1'-0"



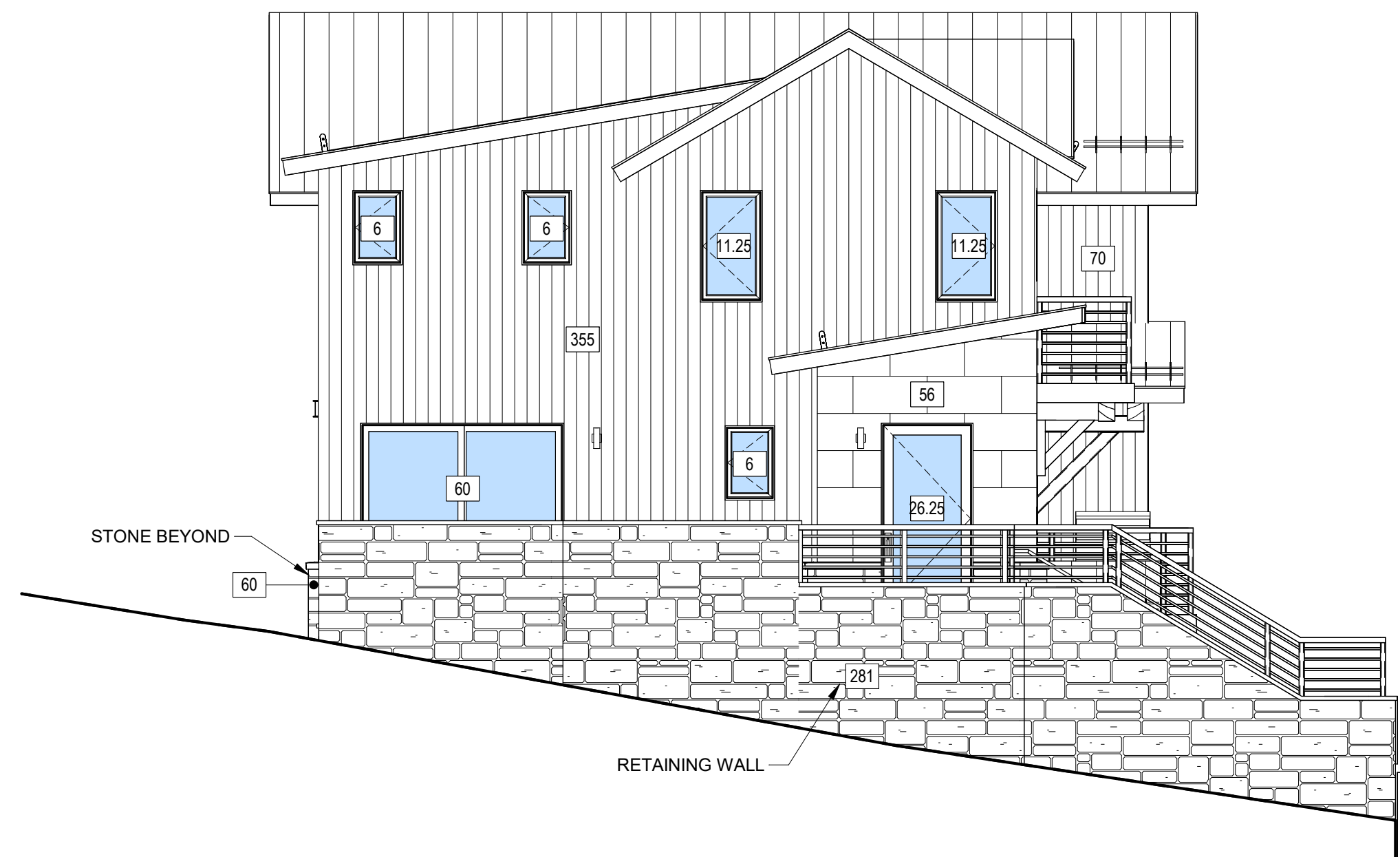
**5 HOT TUB PATIO WEST**  
3/16" = 1'-0"



**6 HOT TUB PATIO NORTH**  
3/16" = 1'-0"



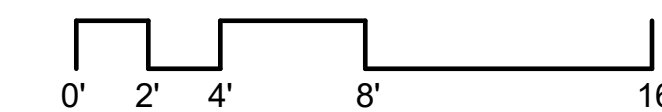
**7 HOT TUB PATIO EAST**  
3/16" = 1'-0"



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



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

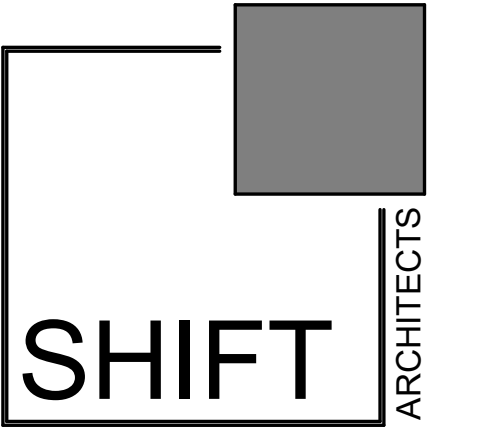




**FLOOR PLAN GENERAL NOTES:**

DIMENSIONS:  
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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03.15.22 REVISED DRB PRELIMINARY SUBMITTAL

REVISIONS  
NO. DATE DESC.

**MOUNTAIN VILLAGE ESTATES UNIT 5**

162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
UNIT 5 MOUNTAIN VIEW ESTATES TMY SMC0 IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
TMY REC 08.28.03 IN PL 1 PG 3180 AS AMEND BY THE MAP REC 11.28.05 IN PL 1 PG 3573 RECPY 379792 AND THE DEC OF COMMON INTEREST  
COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11.28.05 RECPY 379791 SMC0

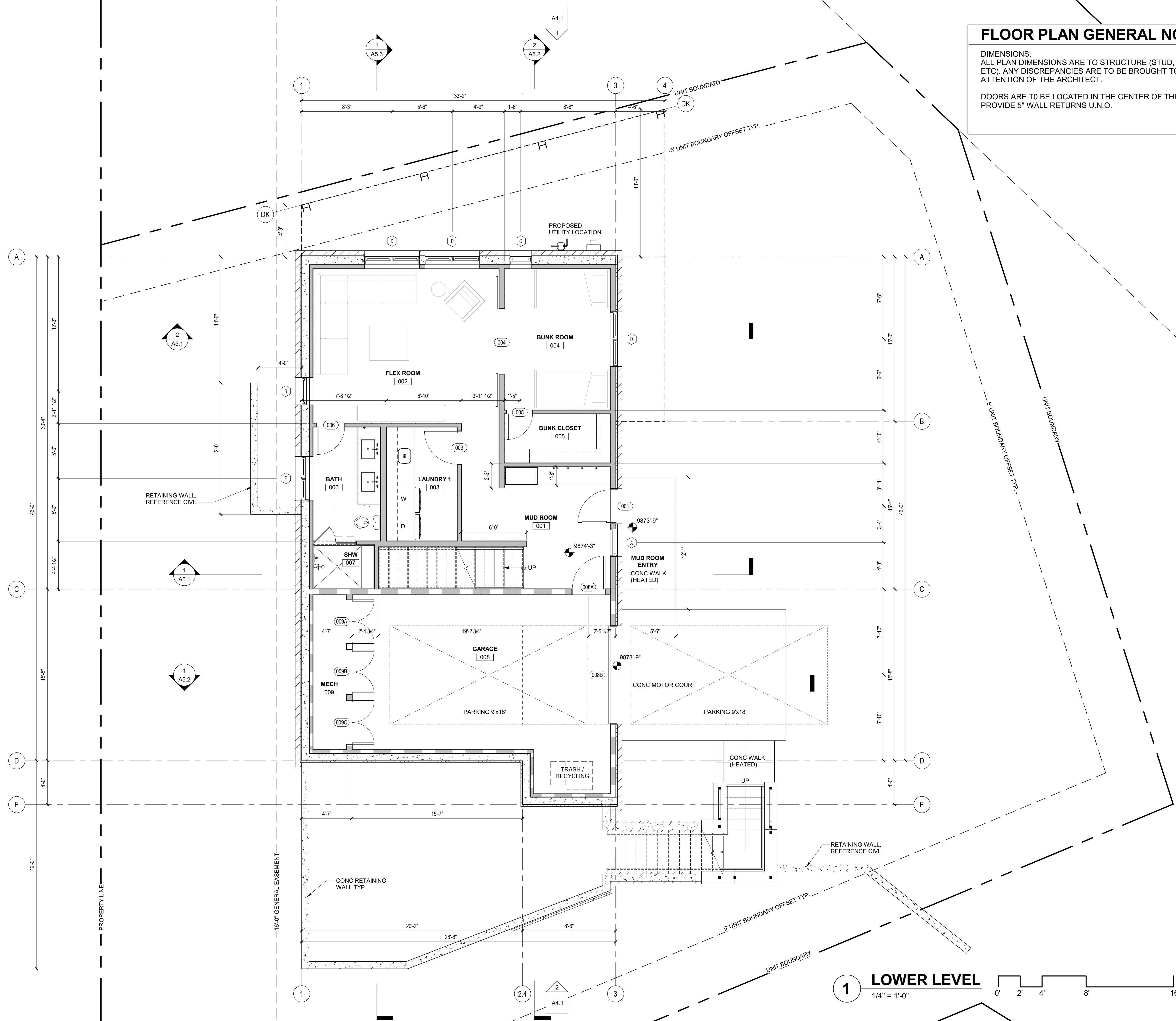
FLOOR PLANS

SHEET NUMBER

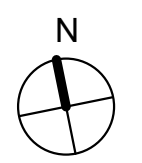
**A3.1**

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



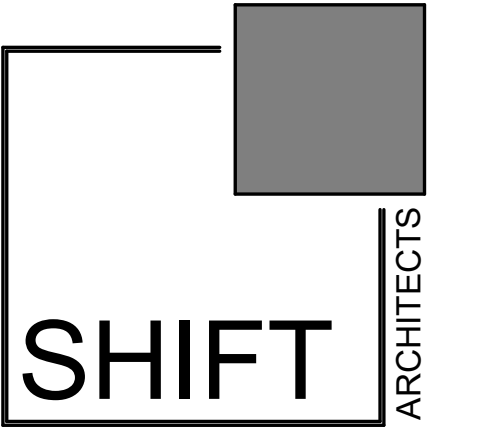
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**FLOOR PLAN GENERAL NOTES:**

DIMENSIONS:  
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.

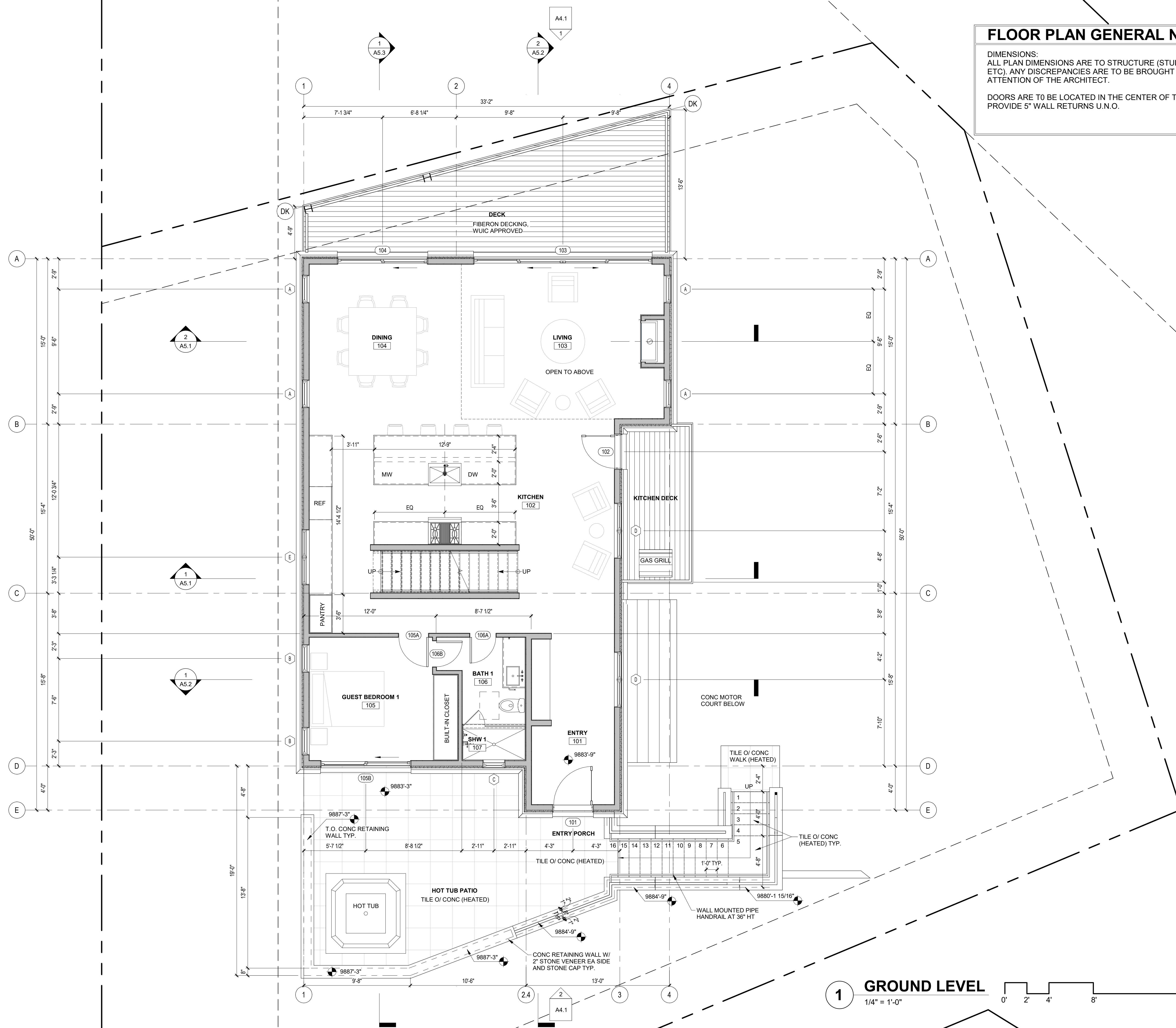


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 TMY REC 08 28 03 IN PL 1 PG 3180 AS AMEND BY THE MAP REC 11 28 05 IN PL 1 PG 3573 RECPY 379792 AND THE DEC OF COMMON INTEREST  
 COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11 28 05 RECPY 379791 SMC0



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

FLOOR PLANS

SHEET NUMBER

**A3.2**

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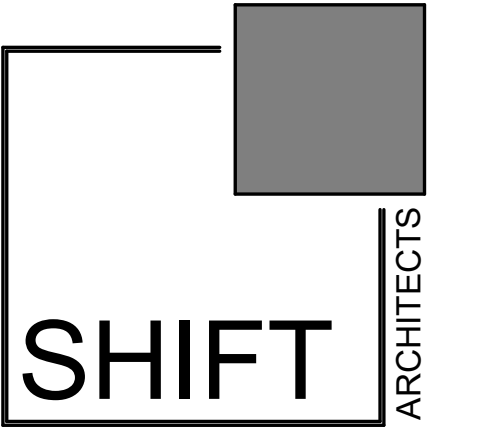
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**FLOOR PLAN GENERAL NOTES:**

DIMENSIONS:  
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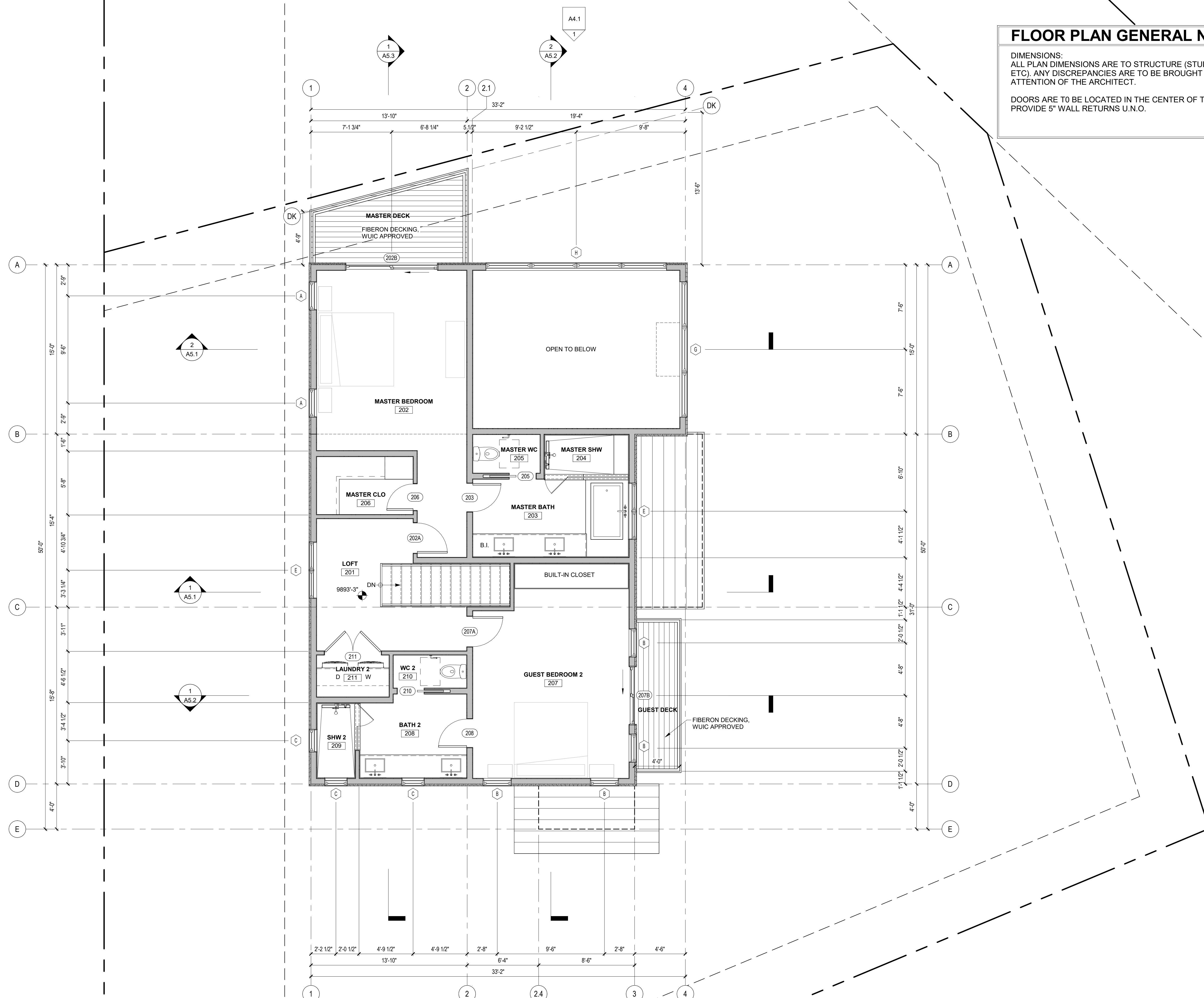
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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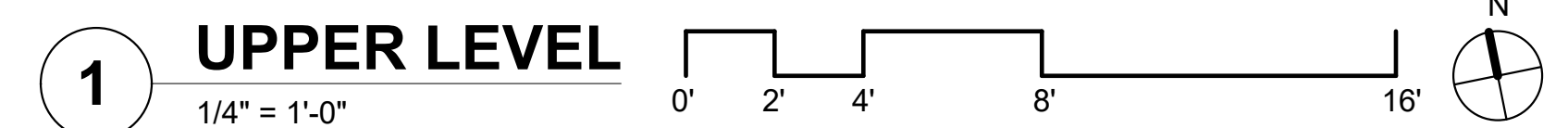
**MOUNTAIN VILLAGE ESTATES UNIT 5**

162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
UNIT 5 MOUNTAIN VIEW ESTATES TMY S/MCO IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
TMY REC 08 28 03 IN PL 1 PG 3180 AS AMEND BY THE MAP REC 11 28 05 IN PL 1 PG 3573 REOPT 379792 AND THE DEC OF COMMON INTEREST  
COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11 28 05 REOPT 379791 S/MCO

FLOOR PLANS

SHEET NUMBER

**A3.3**



NOT FOR CONSTRUCTION

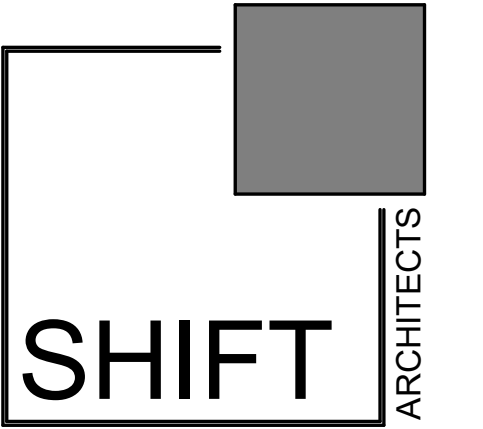
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### ROOF PLAN NOTES

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

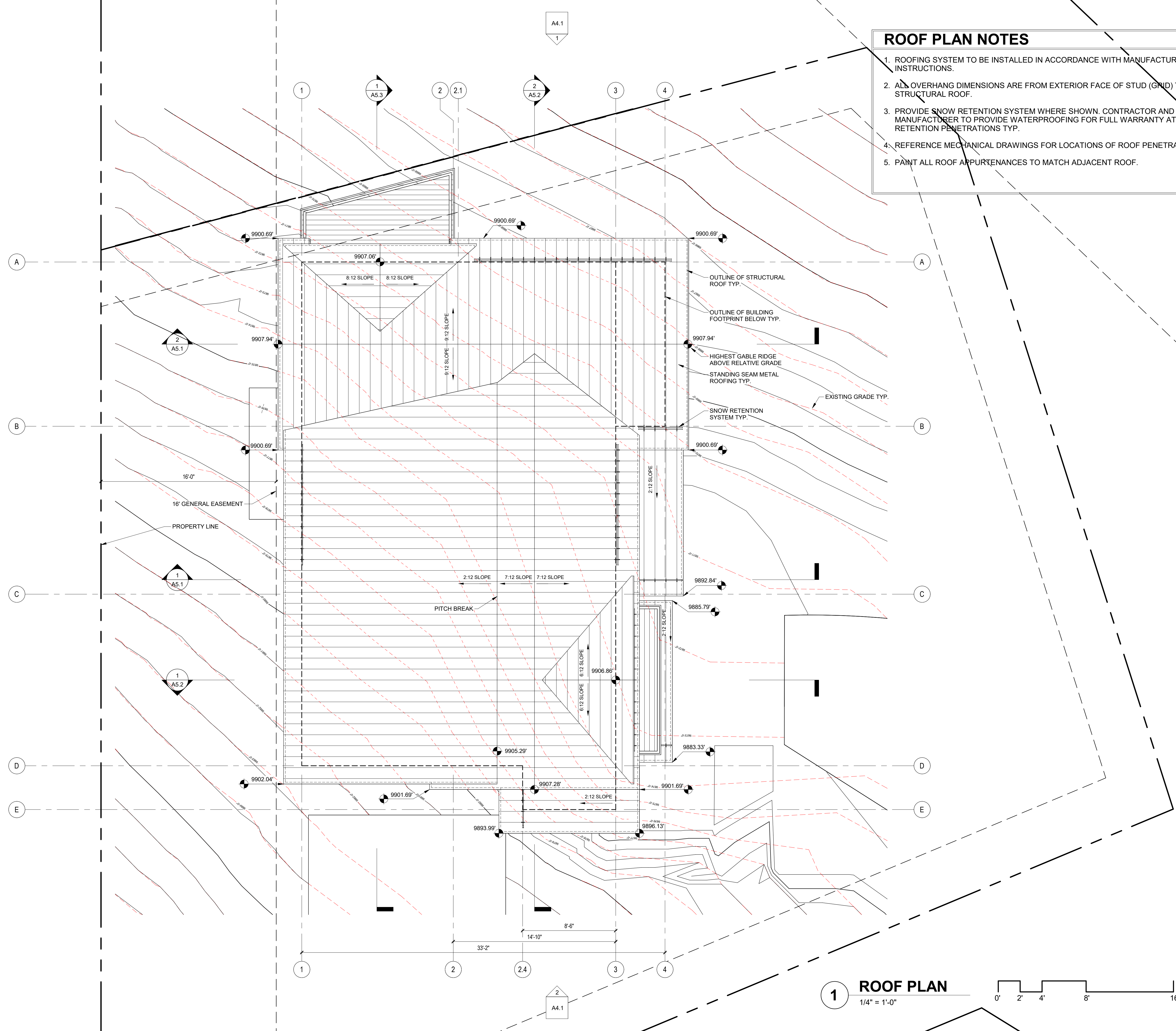


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# MOUNTAIN VILLAGE ESTATES UNIT 5

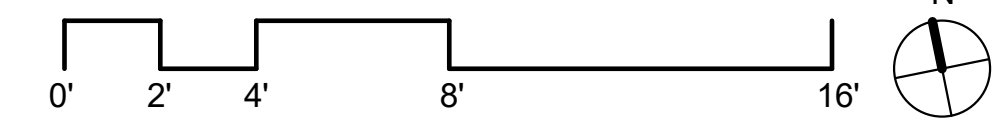
162 SAN JOAQUIN RD. 5, MOUNTAIN VILLAGE, CO 81435  
 UNIT 5 MOUNTAIN VIEW ESTATES TMY SMC0 IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
 TMY REC 08.28.03 IN PL. 1 PG. 3180 AS AMEND BY THE MAP REC 11.28.05 IN PL. 1 PG. 3573 RECPY 379792 AND THE DEC OF COMMON INTEREST  
 COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11.28.05 RECPY 379791 SMC0

ROOF PLAN

SHEET NUMBER

## A3.4

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

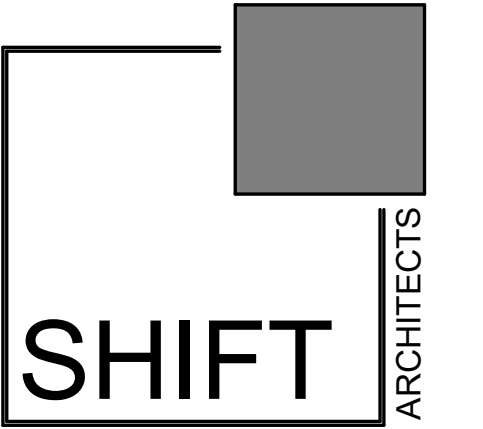


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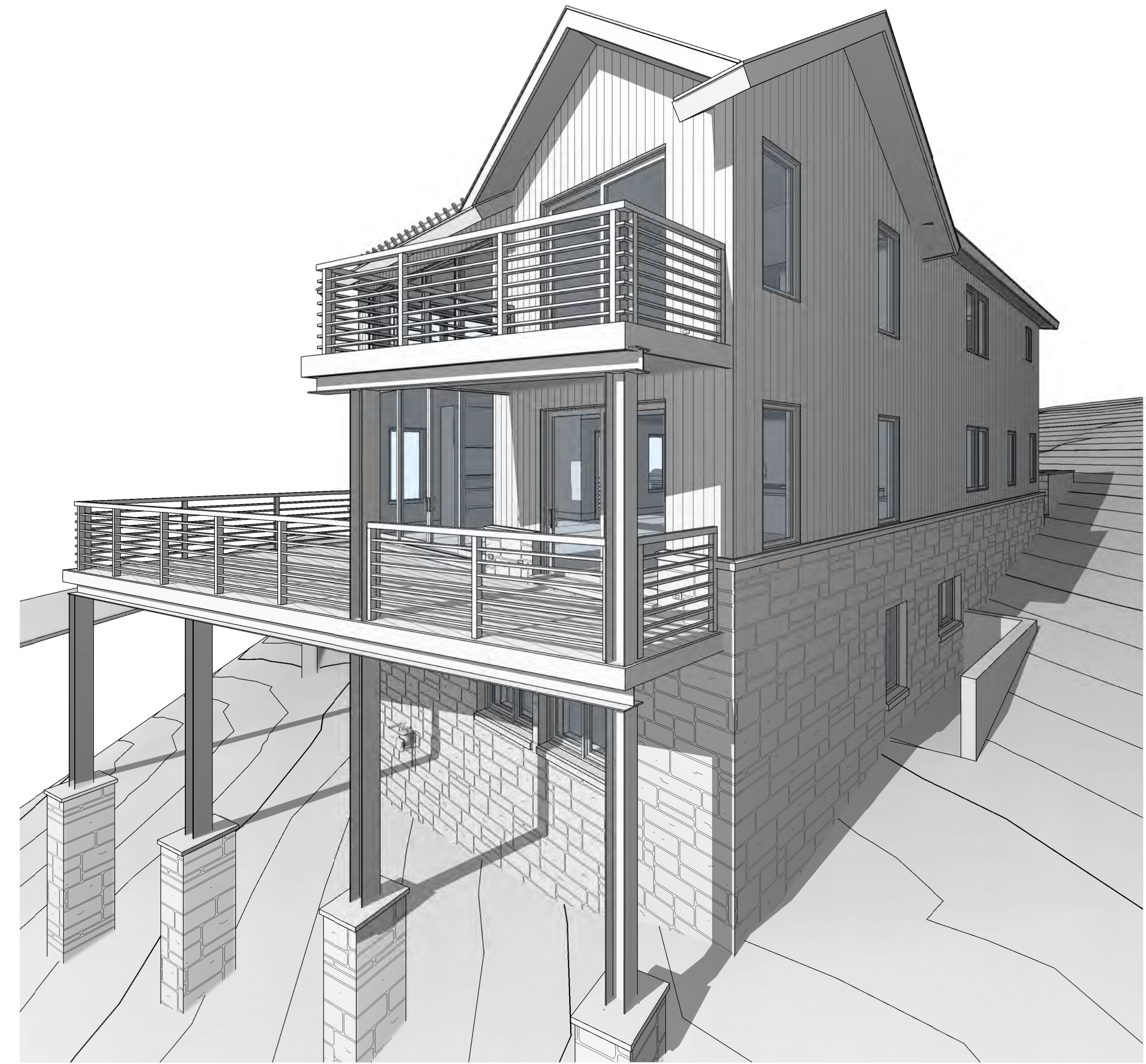
PROJECT ISSUE DATE:  
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REVISIONS  
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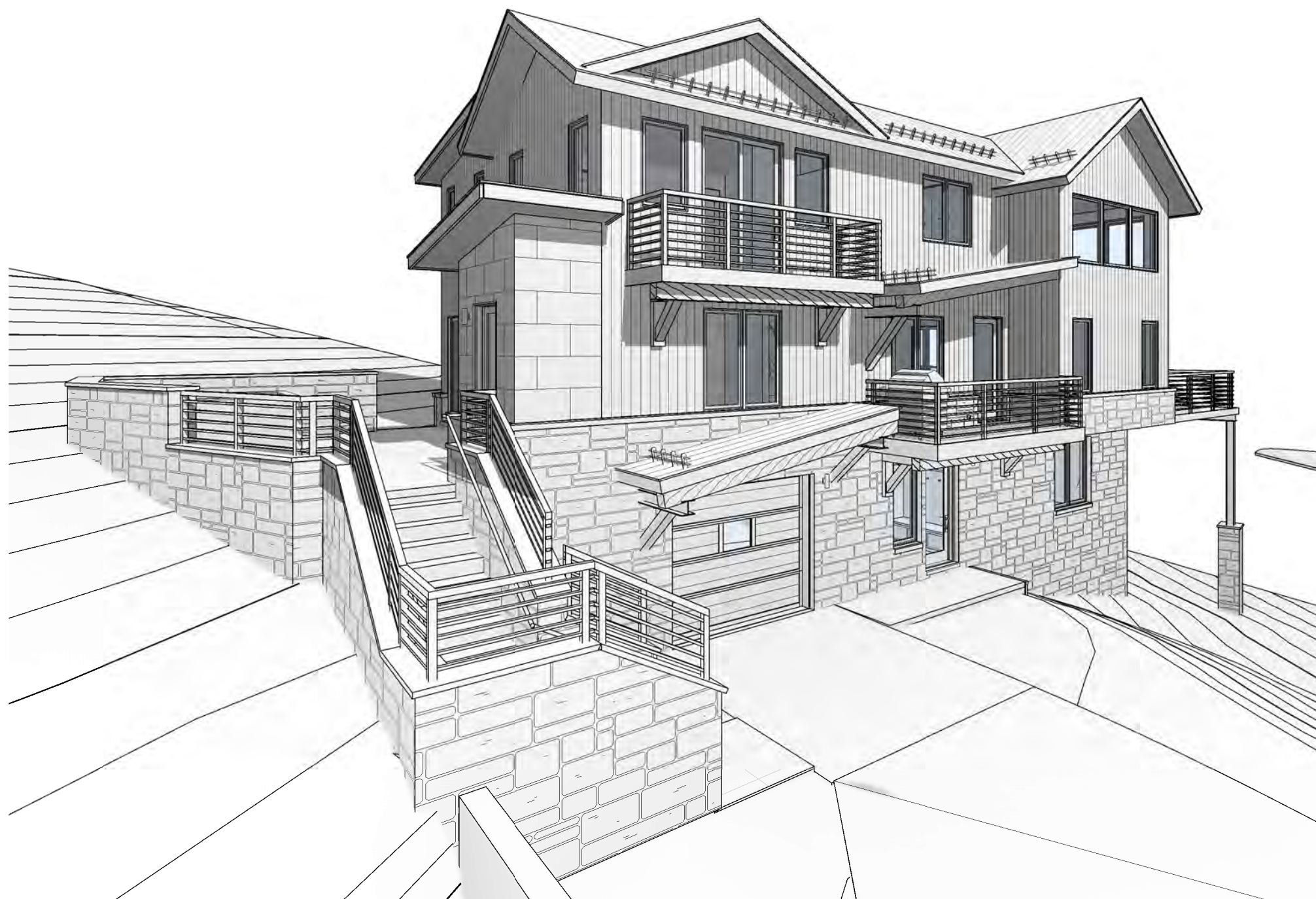
MOUNTAIN VILLAGE ESTATES UNIT 5  
 162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
 UNIT 5 MOUNTAIN VIEW ESTATES TMY SMC0 IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
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 COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11 28 05 RECEPT 379791 SMC0



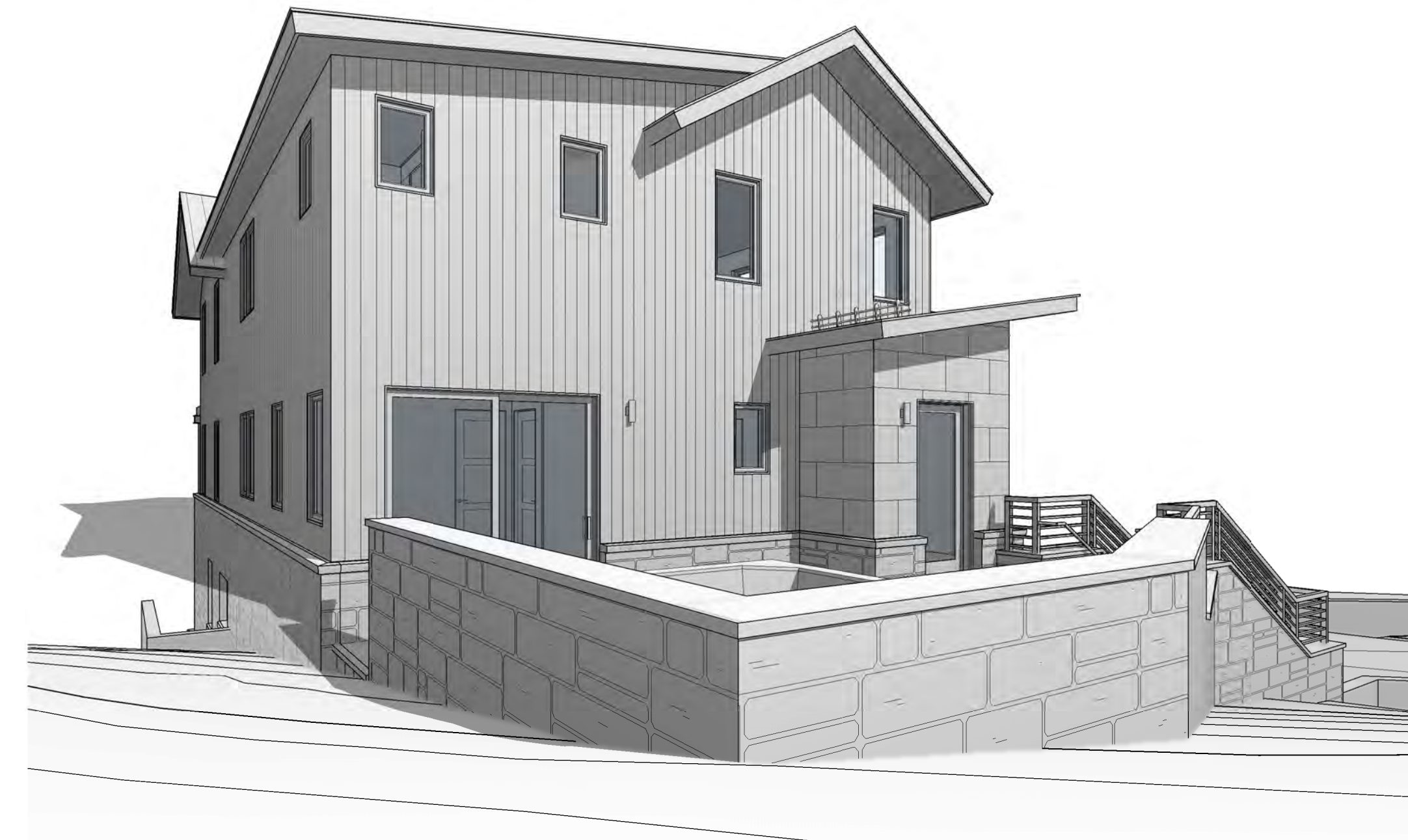
1 **NORTHEAST**



2 **NORTHWEST**



3 **SOUTHEAST**



4 **SOUTHWEST**

AXONS

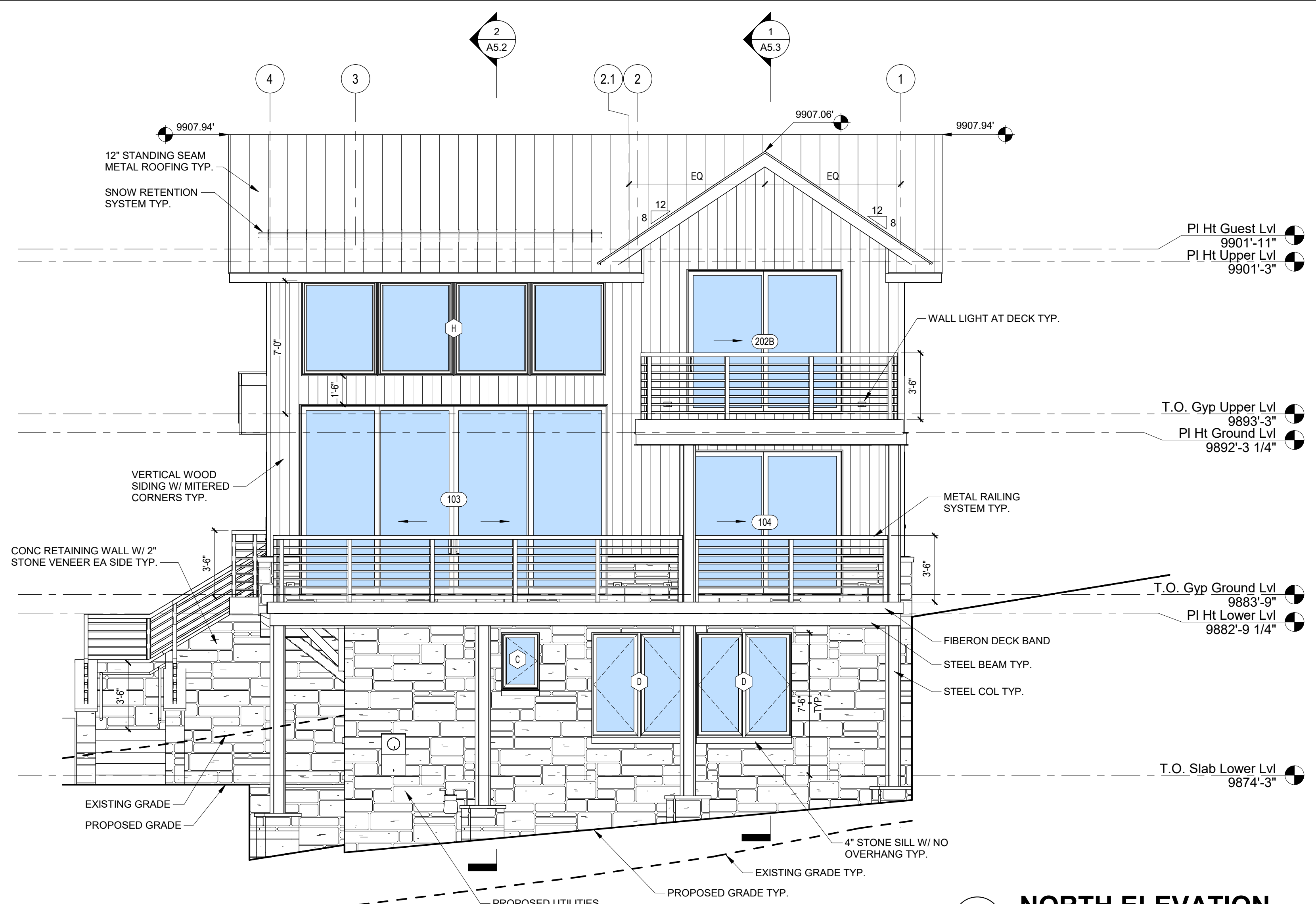
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**A4.0**

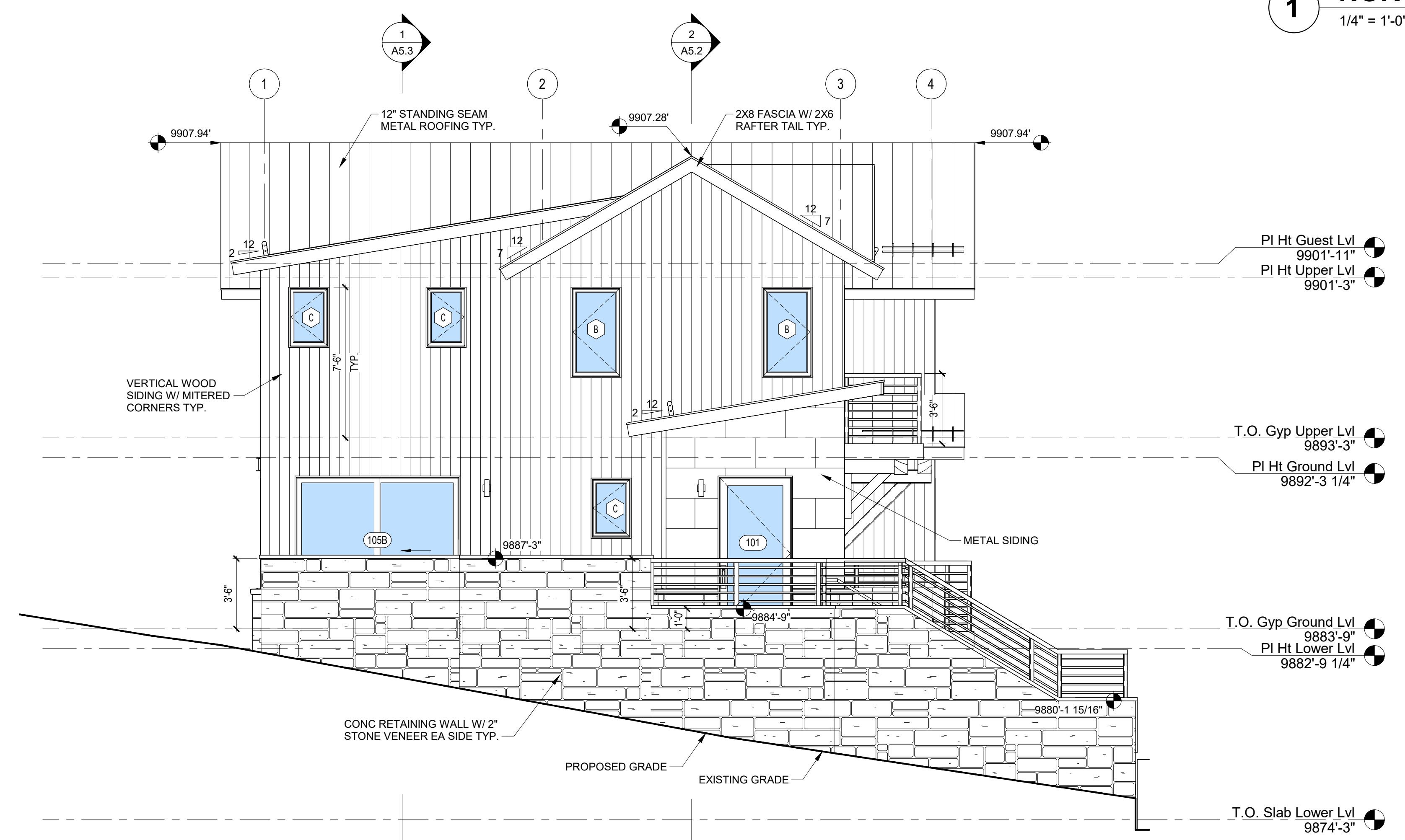
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**1 NORTH ELEVATION**  
1/4" = 1'-0"



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

**EXTERIOR ELEVATION NOTES**

CONSISTANT 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.



**TELLURIDE STONE GOLD COLLECTION SKYLINE FULL STONE VENEER**



**VERTICAL WOOD SIDING: 6\"/>**



**TYPICAL STAIN: CABOT CORDOVAN BROWN (SEMI-TRANSPARENT)**

FINISH: TYPICAL STAIN

**STEEL BEAMS / COLUMNS:**  
FINISH: PAINTED BLACK

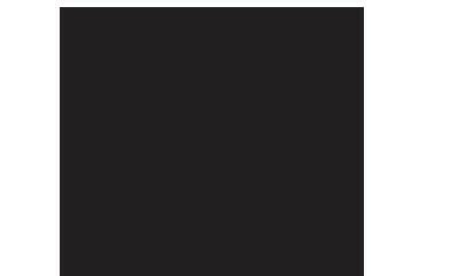
**WOOD BEAMS:**  
FINISH: TYPICAL STAIN

**FASCIA:**  
2X8 DOUG FIR FASCIA W/ 2X6 RAFTER TAIL  
FINISH: TYPICAL STAIN

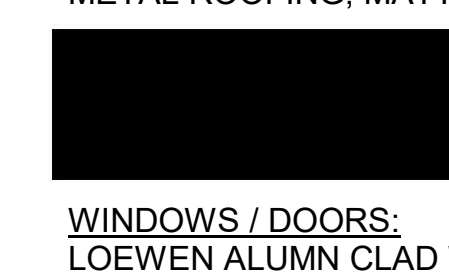
**SOFFIT:**  
1X4 PINE  
FINISH: TYPICAL STAIN



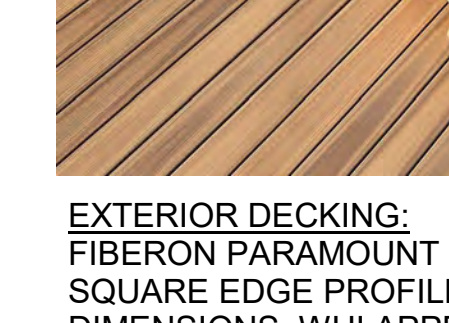
**METAL SIDING:**  
18\"/>



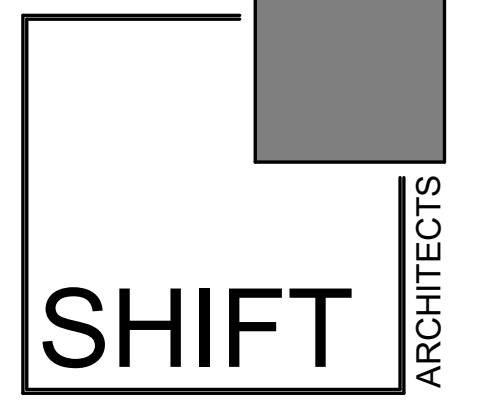
**ROOFING:**  
PAC-CLAD 150 12\"/>



**WINDOWS / DOORS:**  
LOEWEN ALUMN CLAD WOOD: BLACK



**EXTERIOR DECKING:**  
FIBERON PARAMOUNT PVC; BROWNSTONE SQUARE EDGE PROFILE, 1 X 5.5 BOARD DIMENSIONS, WUI APPROVED (ALL ZONES)



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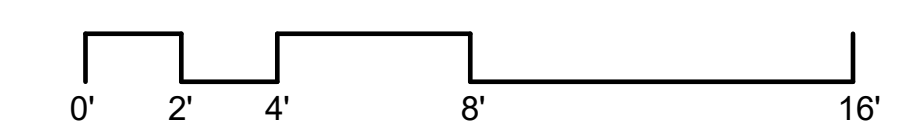
**MOUNTAIN VILLAGE ESTATES UNIT 5**

162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
UNIT 5 MOUNTAIN VIEW ESTATES TMY SMC0 IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
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COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11 28 05 RECPY 379791 SMC0

**EXTERIOR ELEVATIONS**

SHEET NUMBER

**A4.1**



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



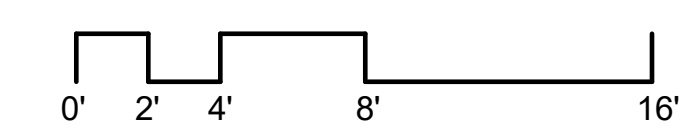
**2** EAST PRESENTATION  
 3/16" = 1'-0"



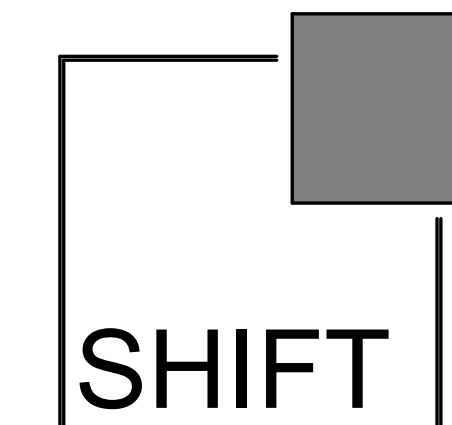
**3** SOUTH ELEVATION  
 3/16" = 1'-0"



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







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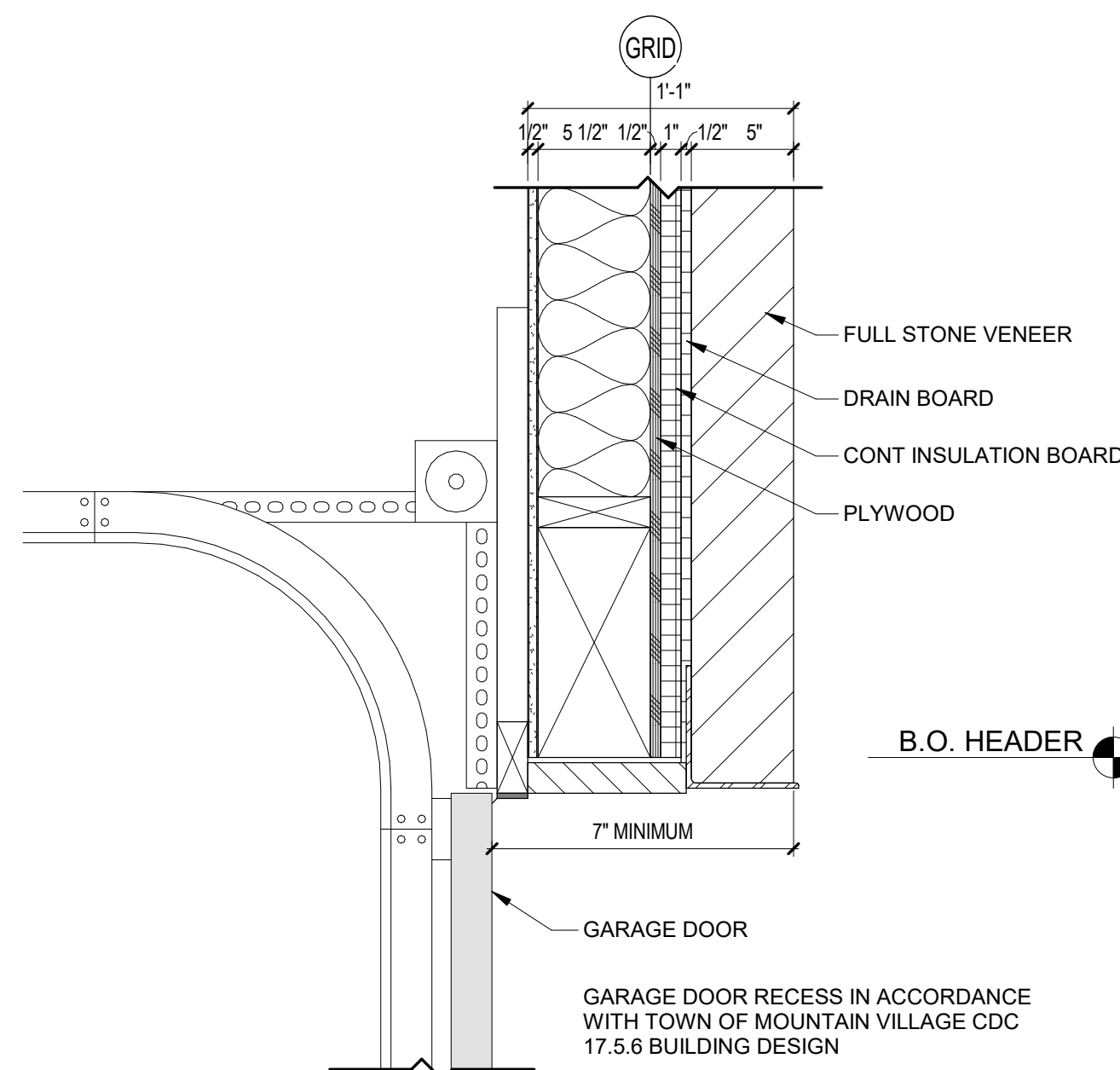
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MOUNTAIN VILLAGE ESTATES UNIT 5  
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 COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11.28.05 RECPY 379791 SMC0

## DOOR SCHEDULE

MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS
001	MUD ROOM	A	3'-0"	7'-6"	SWING	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
008B	GARAGE	D	9'-0"	8'-0"	OVERHEAD DOOR		EXTERIOR	WOOD PANEL
101	ENTRY	A	3'-6"	7'-6"	SWING	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
102	KITCHEN	A	3'-0"	7'-6"	SWING	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
103	LIVING	C	16'-0"	9'-10 3/4"	MULTISLIDE (4 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
104	DINING	B	8'-0"	7'-6"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
105B	GUEST BEDROOM 1	B	8'-0"	7'-6"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
202B	MASTER BEDROOM	B	8'-0"	7'-6"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
207B	GUEST BEDROOM 2	B	5'-0"	7'-6"	SLIDING PATIO (2 PANEL)	LOEWEN ALUMN CLAD WOOD; BLACK	EXTERIOR	
003	MUD ROOM	E	3'-0"	7'-6"	SWING		INTERIOR	
004	BUNK ROOM	I	6'-0"	7'-6"	BARN DOOR DOUBLE		INTERIOR	
005	BUNK ROOM	E	2'-4"	7'-6"	SWING		INTERIOR	
006	BATH	E	2'-6"	7'-6"	SWING		INTERIOR	
008A	GARAGE	E	3'-0"	7'-6"	SWING		INTERIOR	20 MIN FIRE-RATED
009A	MECH	F	4'-0"	7'-6"	DOUBLE SWING		INTERIOR	20 MIN FIRE-RATED
009B	MECH	F	4'-0"	7'-6"	DOUBLE SWING		INTERIOR	20 MIN FIRE-RATED
009C	MECH	F	4'-0"	7'-6"	DOUBLE SWING		INTERIOR	20 MIN FIRE-RATED
105A	GUEST BEDROOM 1	E	2'-8"	7'-6"	SWING		INTERIOR	
106A	BATH 1	E	2'-4"	7'-6"	SWING		INTERIOR	
106B	BATH 1	E	2'-4"	7'-6"	SWING		INTERIOR	
202A	MASTER BEDROOM	E	2'-8"	7'-6"	SWING		INTERIOR	
203	MASTER BATH	E	2'-6"	7'-6"	SWING		INTERIOR	
205	MASTER WC	G	2'-4"	7'-6"	POCKET		INTERIOR	
206	MASTER CLO	E	2'-4"	7'-6"	SWING		INTERIOR	
207A	GUEST BEDROOM 2	E	2'-8"	7'-6"	SWING		INTERIOR	
208	BATH 2	E	2'-6"	7'-6"	SWING		INTERIOR	
210	WC 2	G	2'-4"	7'-6"	POCKET		INTERIOR	
211	LAUNDRY 2	H	5'-0"	7'-6"	DOUBLE SWING / LOUVERED		INTERIOR	

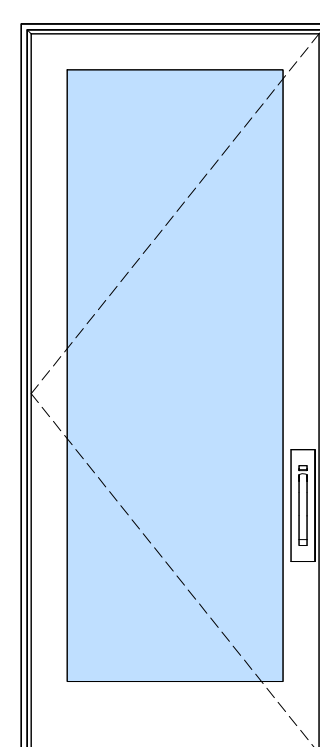


### 1 GARAGE DOOR RECESS

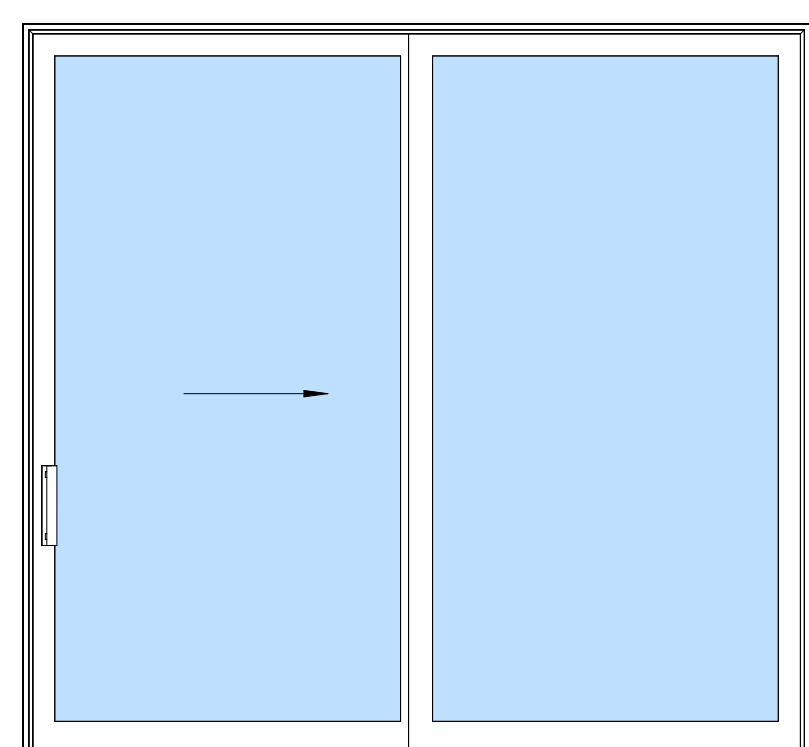
1 1/2" = 1'-0"

#### DOOR NOTES:

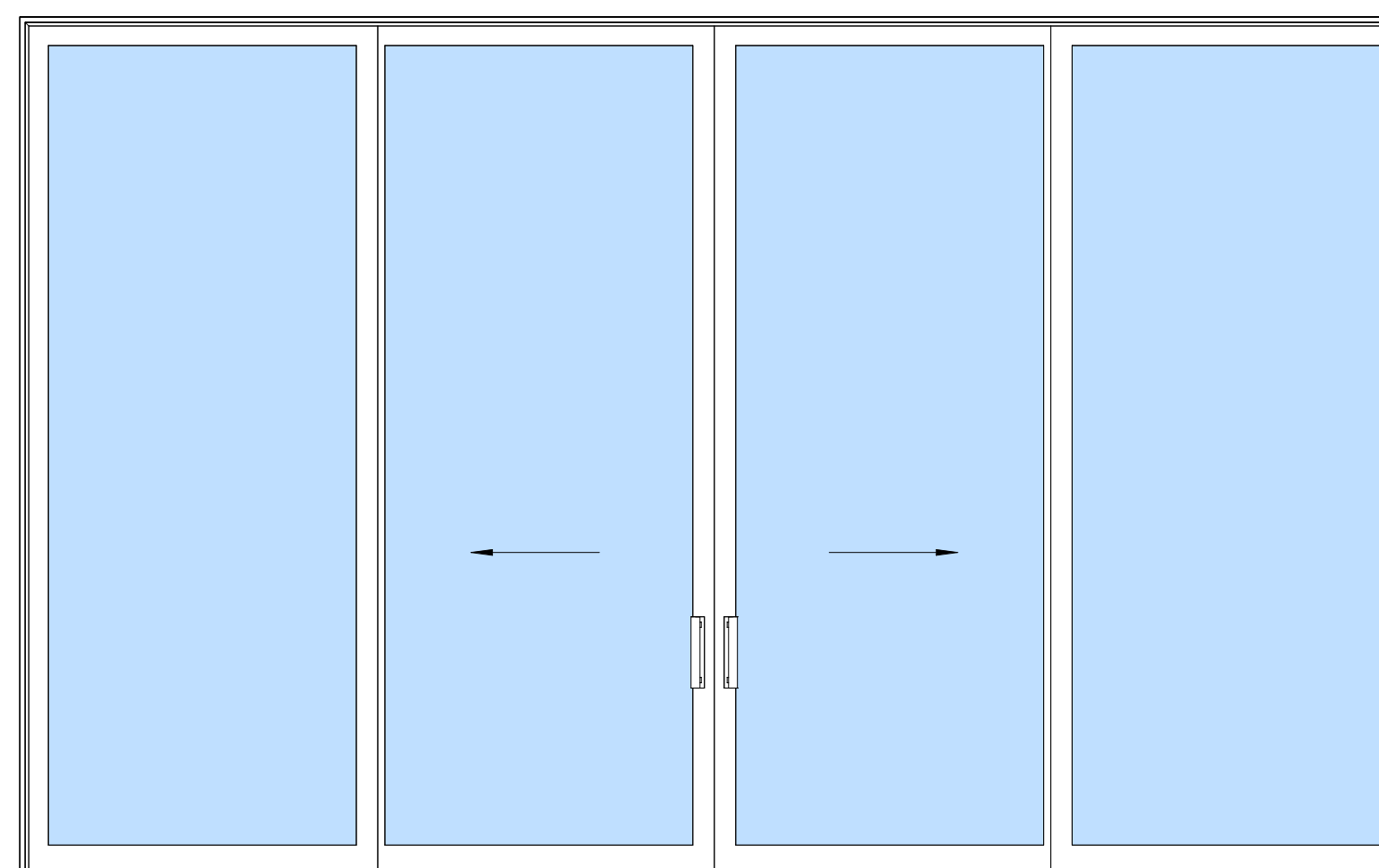
1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. DOOR & WINDOW MANUFACTURER: LOEWEN ALUMN CLAD WOOD
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



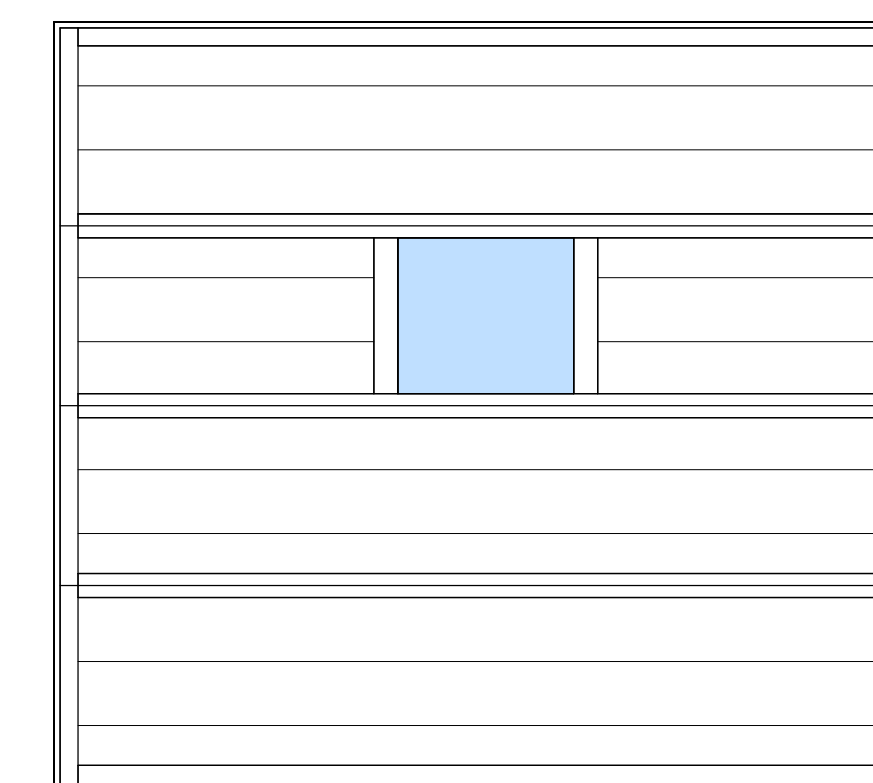
TYPE A



TYPE B

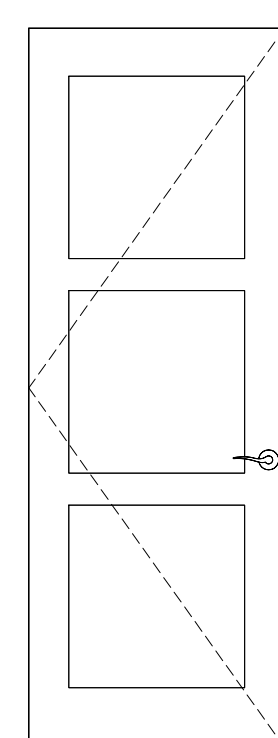


TYPE C

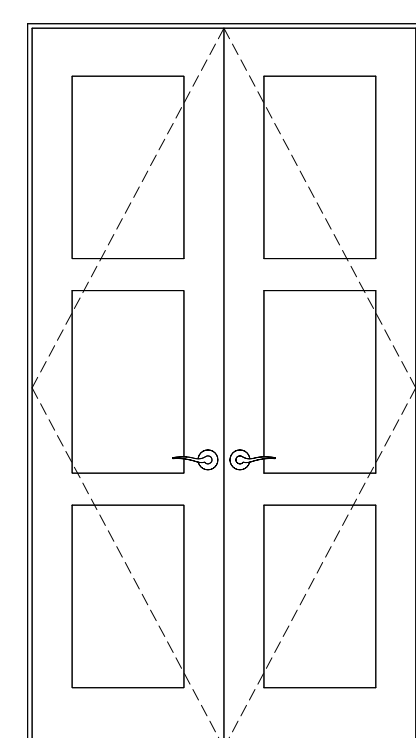


TYPE D

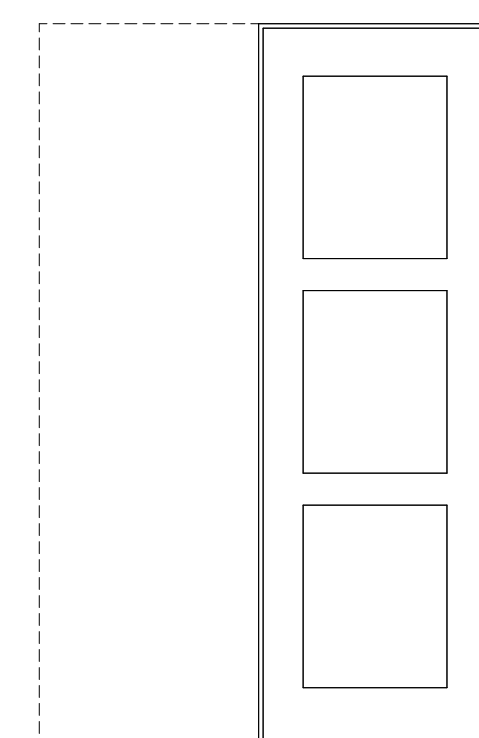
#### EXTERIOR DOOR TYPES



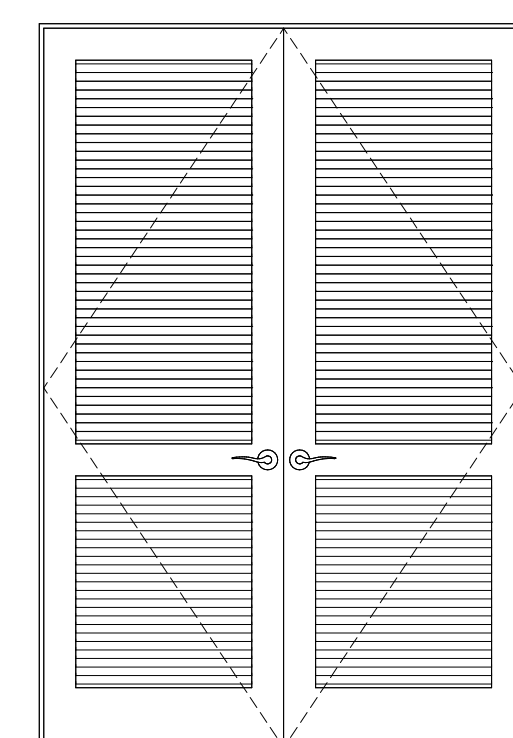
TYPE E



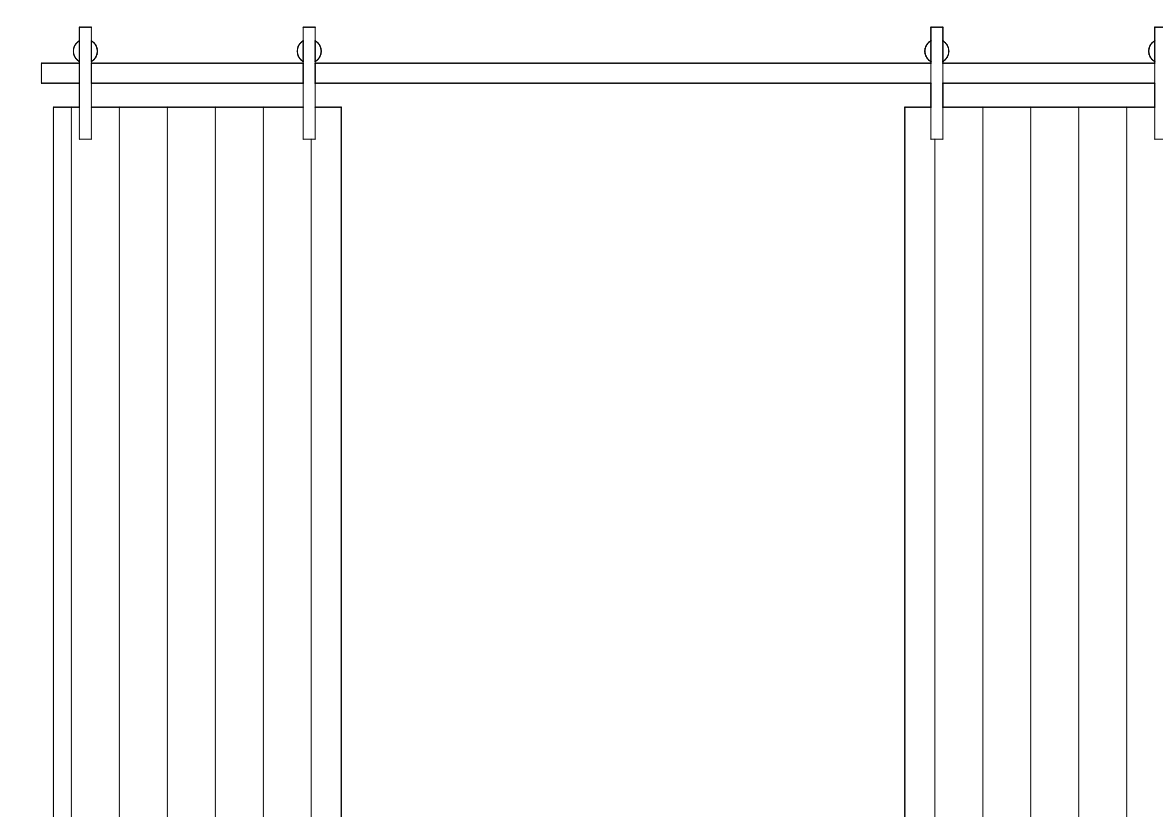
TYPE F



TYPE G



TYPE H



TYPE I

#### INTERIOR DOOR TYPES

DOOR SCHEDULE

SHEET NUMBER

**A8.1**

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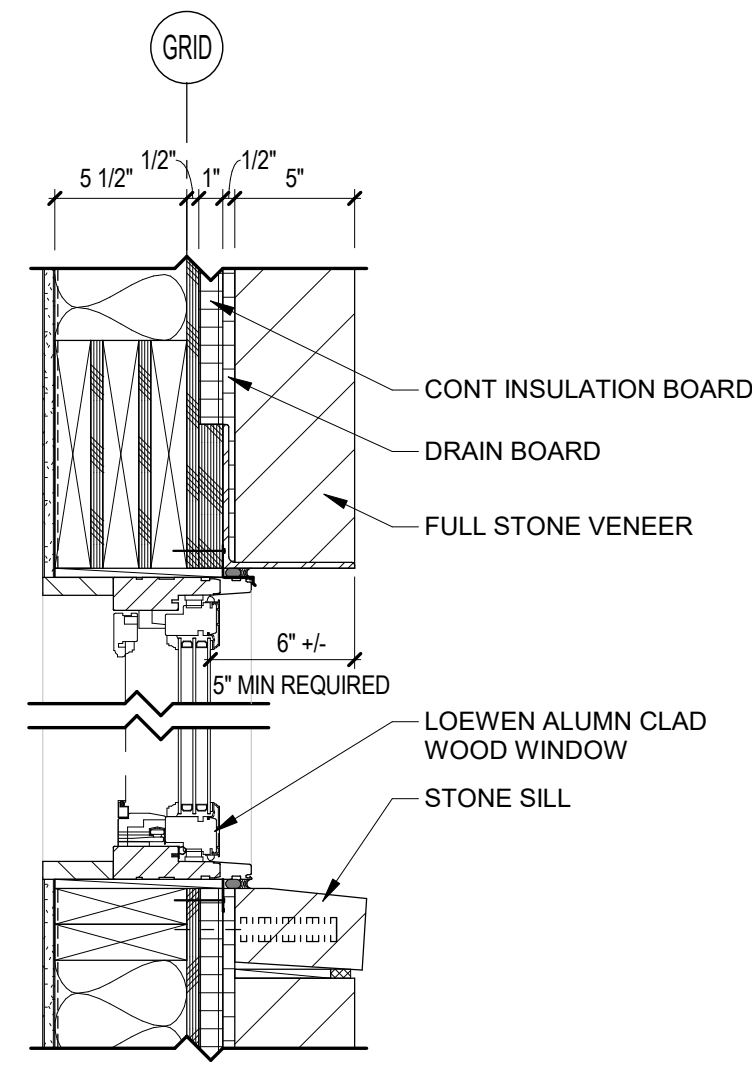
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**WINDOW NOTES:**

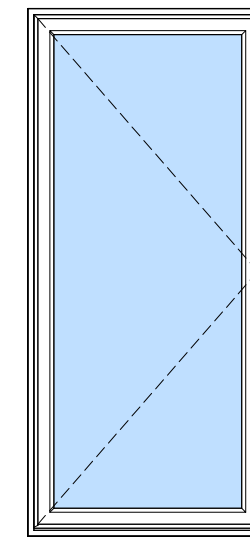
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
5. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
7. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.



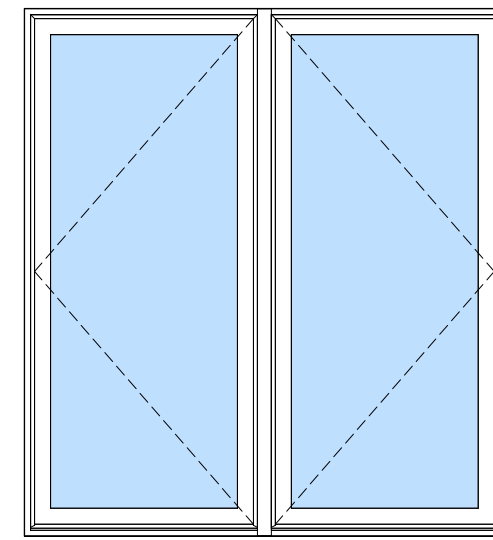
**1 WINDOW HEAD/SILL STONE VENEER**  
1 1/2" = 1'-0"

**WINDOW SCHEDULE**

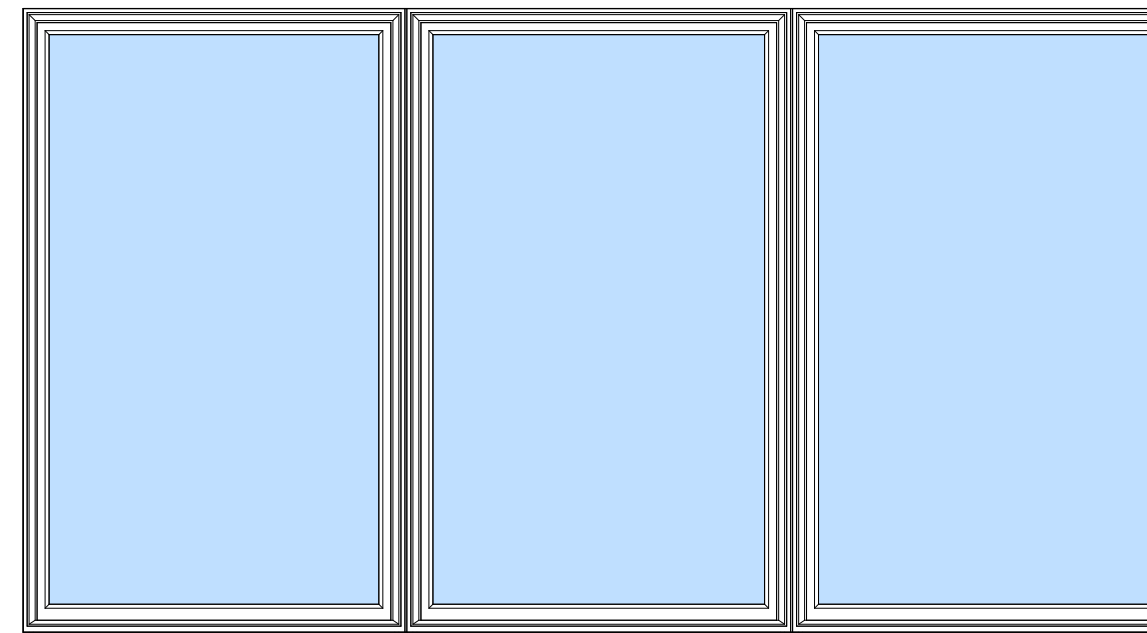
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
001	MUD ROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
002	FLEX ROOM	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
002	FLEX ROOM	D	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
002	FLEX ROOM	D	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
004	BUNK ROOM	C	2'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
004	BUNK ROOM	D	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
006	BATH	F	4'-0"	3'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
101	ENTRY	D	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
102	KITCHEN	D	5'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
102	KITCHEN	E	5'-0"	4'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	G	12'-0"	5'-0"	3	PICTURE (3 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
103	LIVING	H	16'-0"	5'-0"	4	PICTURE (4 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
104	DINING	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
104	DINING	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
105	GUEST BEDROOM 1	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
105	GUEST BEDROOM 1	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
107	SHW 1	C	2'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
201	LOFT	E	5'-0"	4'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
202	MASTER BEDROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
202	MASTER BEDROOM	A	2'-6"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
203	MASTER BATH	E	5'-0"	4'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
207	GUEST BEDROOM 2	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
207	GUEST BEDROOM 2	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
207	GUEST BEDROOM 2	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
207	GUEST BEDROOM 2	B	2'-6"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
208	BATH 2	C	2'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
209	SHW 2	C	2'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	
209	SHW 2	C	2'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUMN CLAD WOOD; BLACK	



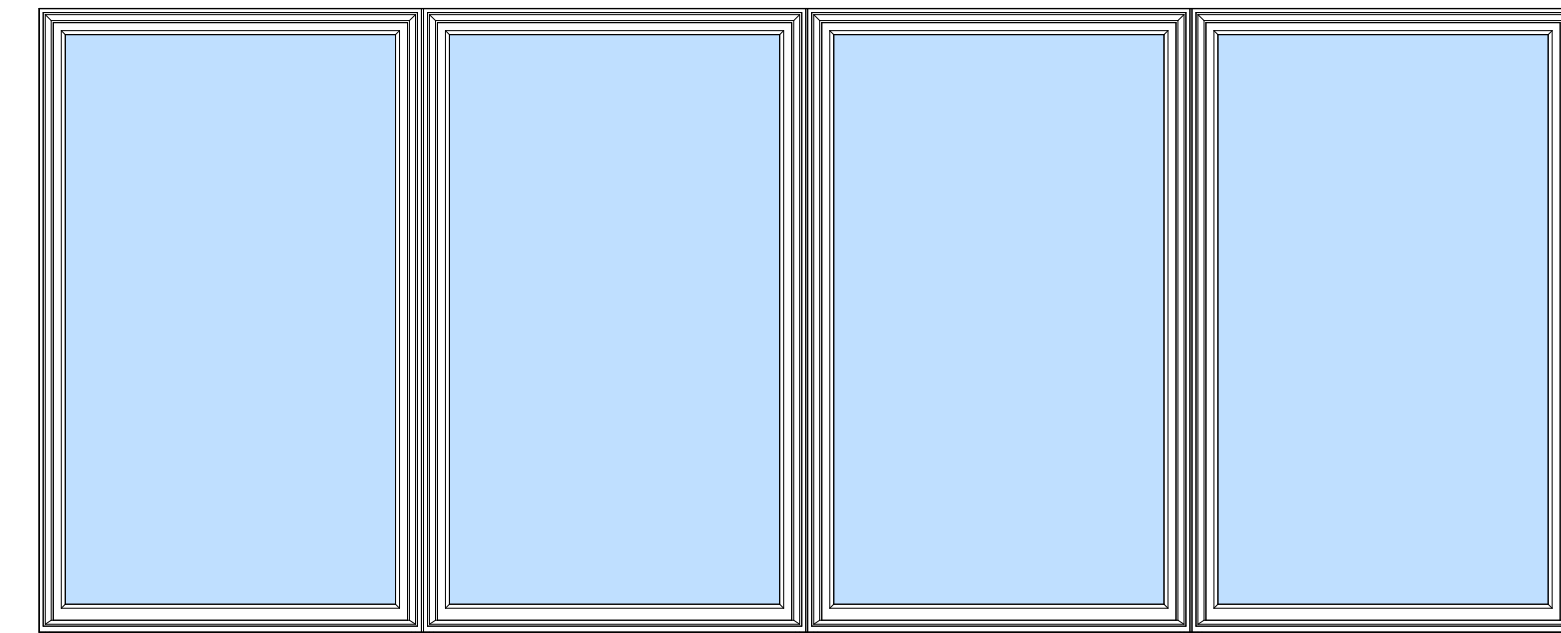
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TYPE 2

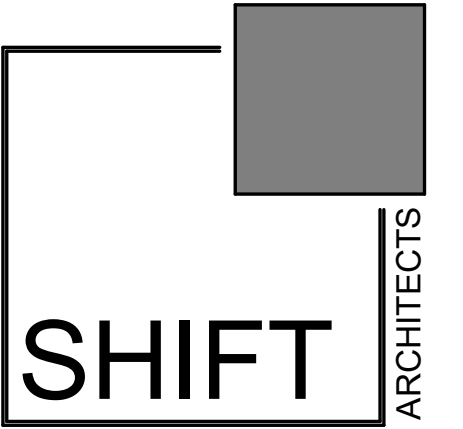


TYPE 3



TYPE 4

**WINDOW TYPES**



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

PROJECT ISSUE DATE:  
03.15.22 REVISED DRB PRELIMINARY  
SUBMITTAL

REVISIONS  
NO. DATE DESC.

162 SAN JOAQUIN RD 5, MOUNTAIN VILLAGE, CO 81435  
UNIT 5 MOUNTAIN VIEW ESTATES TMY SMC0 IN ACC WITH AND SUBJECT TO THE REVISION TO MASTER PLAN FOR MOUNTAIN VIEW ESTATES LOT 167R  
TMY REC 08.28.03 IN PL 1 PG 3180 AS AMEND BY THE MAP REC 11.28.05 IN PL 1 PG 3573 RECPT 379792 AND THE DEC OF COMMON INTEREST  
COMMUNITY FOR MOUNTAIN VIEW ESTATES REC 11.28.05 RECPT 379791 SMC0

**MOUNTAIN VILLAGE ESTATES UNIT 5**

WINDOW SCHEDULE

SHEET NUMBER

**A8.2**

3/15/2022 9:28:25 AM

NOT FOR CONSTRUCTION

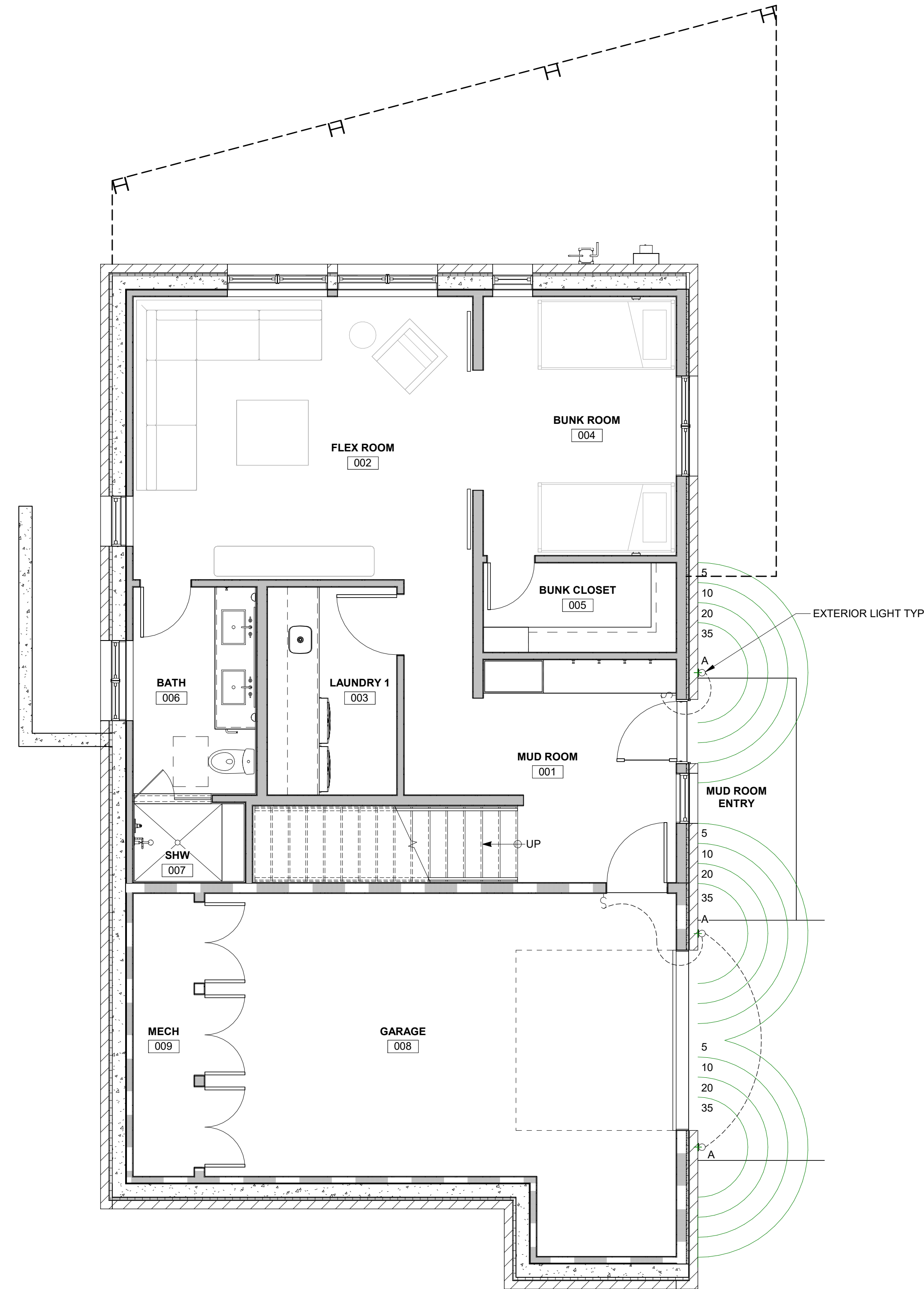
©shift architects



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

**LIGHTING LEGEND**

○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	--- UC	UNDER CABINET LED STRIP
✕	CEILING FAN	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	TL	TABLE LAMP RECEPTACLE
○ FN	EXHAUST FAN	FL	FLOOR LAMP RECEPTACLE
● FN	EXHAUST FAN WITH LIGHT	S	WALL MOUNTED SCONCE
▭ F	CEILING MOUNT FLUORESCENT LIGHT	ST	STEP LIGHT
⊕	SURFACE MOUNT FIXTURE	2	TWO WAY SWITCH
⊕ CH	CHANDELIER	3	THREE WAY SWITCH
⌞	MONO POINT FIXTURE	TV	TV OUTLET
		WG	WALL GRAZING
		X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID



**EXTERIOR FIXTURE A:**



LED OUTDOOR WALL LIGHT (5 TOTAL)

CALIBER MODEL "WS-W36610"	
FINISH:	BLACK
SIZE:	ONE-WAY LIGHT OPTION
MANUFACTURER:	WAC LIGHTING
WIDTH:	4.5"
HEIGHT:	10"
DEPTH:	4"
MATERIAL:	ALUMINUM HARDWARE W/ LENS DIFFUSER WEATHER RESISTANT POWDER COATED FINISH
WATTAGE:	11wLED
BULB:	1 X 11W, 120V LED MODULE, 3000K, 90CRI
DARK SKY:	YES
LED INFO:	
LUMENS:	735
LUMENS DELIVERED:	560
COLOR TEMPERATURE:	3000K
CRI:	90
DIMMABLE:	YES, 100%, 10% ELV
RATED LIFE:	72,000 HOURS
VOLTAGE:	120V
CERTIFICATION:	ETL & CETL WET LOCATION LISTED, IP 65, CEC TITLE 24

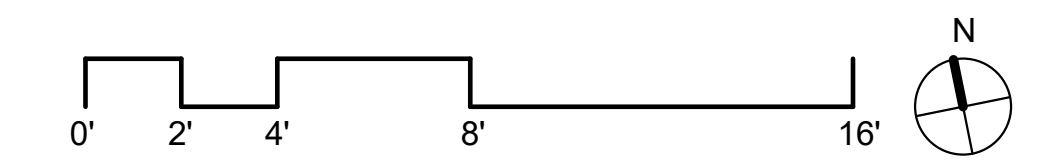
**EXTERIOR FIXTURE B:**



EXTERIOR STEP AND WALL LIGHT (16 TOTAL)  
(6 EA @ STEPS, 10 EA @ HOUSE)

WL-LED 100	
FINISH:	BLACK
MANUFACTURER:	WAC LIGHTING
ITEM:	WL-LED100-C-BK
MATERIAL:	DIE-CAST ALUMINUM
GLASS:	3000K
WIDTH:	5"
HEIGHT:	3"
LUMENS:	68
EFFICACY (lm/W):	8
CRI:	90
RATED LIFE:	50,000 HOURS
WATTAGE:	3.9W
DIMMABLE:	WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER
CERTIFICATION:	IP66, UL & cUL LISTED FOR WET LOCATIONS
LIGHT SOURCE:	PRIMARY BULB: X 3.90 WATTS INTEGRATED LED MODULE
VOLTAGE:	120V, DIRECT WIRING

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

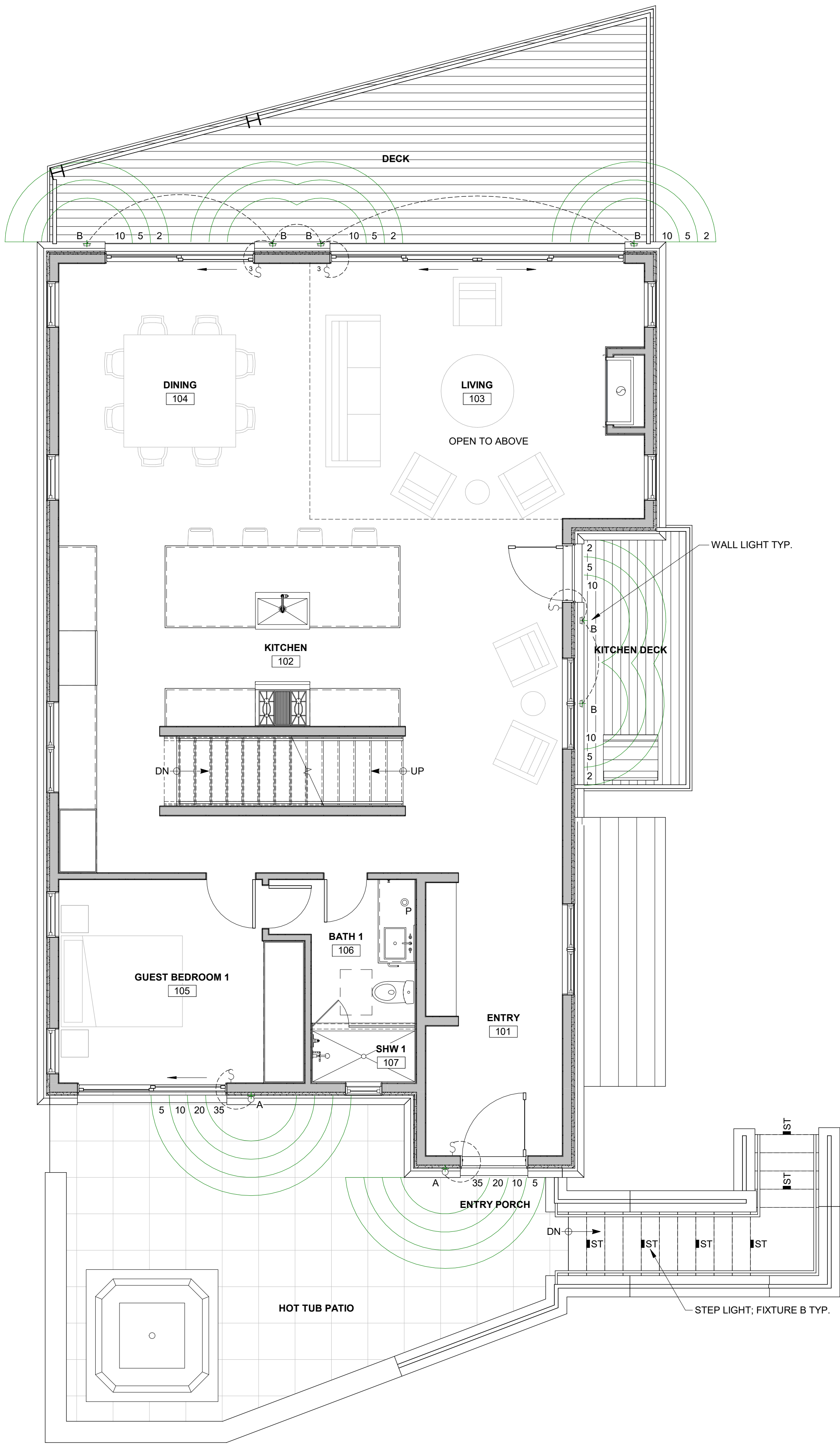




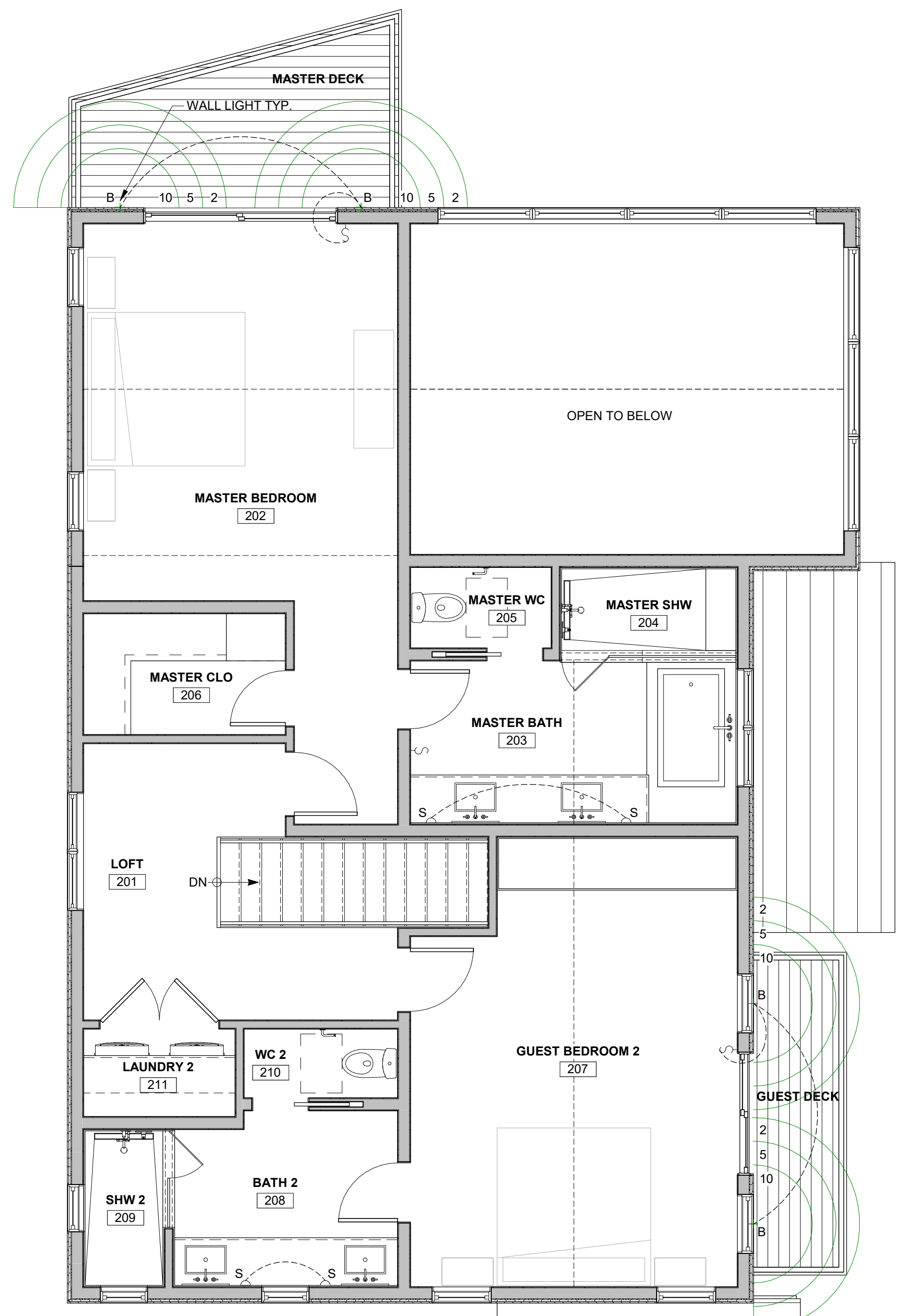
- LIGHTING NOTES:**
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
  2. TYPICAL LIGHTING LOCATION AT STAIRS:  
(1 EA) PER LANDING  
(2 EA) PER RUN
  3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
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**LIGHTING LEGEND**

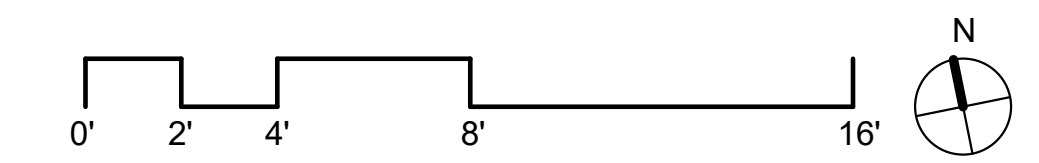
○ C1	RECESSED CAN	↕	DOUBLE HEADED MONO POINT
○ C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
○ C3	RECESSED CAN; WET LOCATIONS	○ P	PENDANT
○ EX	RECESSED CAN; EXTERIOR	--- UC	UNDER CABINET LED STRIP
✳	CEILING FAN	— R	RECESSED LED LIGHT
— C	2' LINEAR CLOSET FIXTURE	TL	TABLE LAMP RECEPTACLE
○ FN	EXHAUST FAN	FL	FLOOR LAMP RECEPTACLE
● FN	EXHAUST FAN WITH LIGHT	S	WALL MOUNTED SCONCE
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⊕ CH	SURFACE MOUNT FIXTURE	2	TWO WAY SWITCH
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⊕	MONO POINT FIXTURE	TV	TV OUTLET
		--- WG	WALL GRAZING
		○ X	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID



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



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





**Review comments by TOMV staff forester, Michael Otto**

**New Single Family Home at Lot 167-5**

[24X36 HOR \(townofmountainvillage.com\)](http://townofmountainvillage.com)

The wildfire mitigation plan looks to be adequate and complete. Diversity of plantings clause has not been met. 9 new trees, 0 not typically found in landscaping in the town.





# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

---

Date: 02/28/2022

Address: Lot 167-5, 162 San Joaquin Road  
Mountain Village, CO 81435

TFPD approves the proposal with the following conditions:

- 1) The width of the driveway shall meet the code of 16-feet total width. 12-feet shall be a hard surface with 2-foot shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 2) The address numbers shall be minimum 4-foot 6-inches from grade to the bottom of the address numbers. Address numbers shall be 6-inches in height, reflective coated or outlined with a reflective coating.
- 3) TFPD recommends the installation of a Knox Box for access during emergency situations.





## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

The Planning & Development Services Department has provided this referral form to solicit your input on a development proposal that has been submitted to the Town.

Within the first five (5) calendar days of the referral for a Class 1 or 2 application, or ten (10) calendar days for a Class 3, 4 or 5 application, a referral agency may request an extension of time to review a development application for good cause. The Planning Division shall determine if any requested extension is warranted and notify the referral agency and applicant of its decision and the number of days allowed for the extended review time, if any, within three (3) business days of such request.

If a referral agency fails to respond by the date requested on the referral form, its failure to respond shall be interpreted as "no comment" in which case it shall be presumed that such referral agency does not take issue with the development application.

### Application Information

**Class of Development Application : Class 3**

**Date Referral Emailed to Dept. or Agency :**

**February 25, 2022**

**Class 1 or 2 Application Referral Comment**

**Deadline: 15 calendar days from date above: n/a**

**Class 3,4, & 5 Application Referral Comment**

**Deadline: 21 calendar days from date above (3/18/22)**

**Planner Name: Amy Ward**

**Planner Email: [award@mtnvillage.org](mailto:award@mtnvillage.org)**

**Planner Phone Number: 970-729-2985**

**Applicant Name: Kristine Perpar**

**Applicant Email Address:**

**kristine@shift-architects.com**





## DEVELOPMENT REFERRAL FORM

**Planning & Development Services**  
**Planning Division**  
 455 Mountain Village Blvd. Ste. A  
 Mountain Village, CO 81435  
 (970) 728-1392

**Description of Development Application(s):**

Construction of a new single family home on Lot 167-5, 162 San Joaquin Rd, Unit 5.

### Referral Agency Information

Referral Agency	Referral	Email Address
Town Public Works	x	<a href="mailto:fkjome@mtnvillage.org">fkjome@mtnvillage.org</a>
Town Plazas and Environmental Services Dept.		<a href="mailto:ddrew@mtnvillage.org">ddrew@mtnvillage.org</a>
Town Attorney		<a href="mailto:pwisor@garfieldhecht.com">pwisor@garfieldhecht.com</a>
Town Forrester	x	<a href="mailto:motto@mtnvillage.org">motto@mtnvillage.org</a>
Mountain Village Cable	x	<a href="mailto:slehane@mtnvillage.org">slehane@mtnvillage.org</a>
Transportation Department		<a href="mailto:jloebe@mtnvillage.org">jloebe@mtnvillage.org</a>
Recreation Department		<a href="mailto:ccolter@mtnvillage.org">ccolter@mtnvillage.org</a>
Police Department	x	<a href="mailto:cbroady@mtnvillage.org">cbroady@mtnvillage.org</a>
Telluride Fire Protection District	x	<a href="mailto:sheidergott@telluridefire.com">sheidergott@telluridefire.com</a>
San Miguel Power Association	x	<a href="mailto:jeremy@smpa.com">jeremy@smpa.com</a> ; <a href="mailto:terry@smpa.com">terry@smpa.com</a>
Black Hills Gas	x	<a href="mailto:brien.gardner@blackhillscorp.com">brien.gardner@blackhillscorp.com</a> <a href="mailto:paul.ficklin@blackhillscorp.com">paul.ficklin@blackhillscorp.com</a>
Century Link (800-526-3557)	x	<a href="mailto:Kirby.bryant@centurylink.com">Kirby.bryant@centurylink.com</a>
Colorado Geologic Survey (fee required)		<a href="mailto:Kaberry@mines.edu">Kaberry@mines.edu</a>
San Miguel County		<a href="mailto:miker@sanmiguelcountyco.gov">miker@sanmiguelcountyco.gov</a>
Town of Telluride		<a href="mailto:mhaynes@telluride-co.gov">mhaynes@telluride-co.gov</a>
San Miguel Regional Housing Authority		<a href="mailto:shirley@smrha.org">shirley@smrha.org</a>
Colorado State Forest Service		<a href="mailto:Jodi.rist@colostate.edu">Jodi.rist@colostate.edu</a>
United States Army Corps of Engineers		<a href="mailto:Carrie.A.Sheata@usace.army.mil">Carrie.A.Sheata@usace.army.mil</a>





## 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 167-5, 162 San Joaquin**  
**Rd, Unit 5**

Hi Amy,

Public Works has no issues with this application. The lot has existing utilities stubbed out to the build site. Have the applicant field verify the utilities.

Finn





**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Principal Planner

**FOR:** Design Review Board Public Hearing; March 31, 2022

**DATE:** March 21, 2022

**RE:** Discussion regarding a Conceptual Work Session for Lot 27A, Phase Three (Belvedere), to develop new multi-family condominiums, pursuant to CDC Sections 17.4.6 and 17.4.11.

## Work Session Overview – Design Review, Multi-Family Development

### PROJECT GEOGRAPHY

**Legal Description:** PARCEL 3R BELVEDERE PARK CONDO ACC TO SECOND AMMENDMENT TO THE CONDO MAP FOR BELVEDERE PARK CONDOS REC 06 15 2006 AT BK PL 1 PG 3674-3675 RECEIPT 384818

**Address:** TBD Lost Creek Ln  
**Applicant/Agent:**  
**Owner:**  
**Zoning:** Village Center  
**Existing Use:** Vacant  
**Proposed Use:** Multi-Family Condos  
**Lot Size:** 0.93 Acres

#### **Adjacent Land Uses:**

- **North:** Village Center
- **South:** Open Space
- **East:** Village Center
- **West:** Village Center



*Figure 1: Vicinity Map*

### ATTACHMENTS

- Exhibit A: Plan Set



### **Case Summary:**

Griffin Gilbert of 359 Design (Applicant) working with the property owner of Lot 27A Phase III, has requested a work session with the Design Review Board to discuss a proposed Design Review application for a new Multi-Family Condominium to be located in the Village Center off of Lost Creek Lane.

The applicant has provided a conceptual architectural design package for Lot 27A Phase III and as part of the work session would like to discuss higher-level design concepts with the Design Review Board for the development of the 19 Condominium Units and 2 employee condominium units, based on the proposed massing and design of the development.

### **Existing Conditions:**

The property is currently vacant has been historically platted for a third phase of the existing Belvedere development. The remaining undeveloped portion of the Lot currently has the required density necessary for their development. The Lot slopes to the south, but does not contain areas of extreme slopes seen in other areas of the village. There are adjacent buildings near this proposed development so understanding how the new development fits into the context of the existing development will be important for both the DRB and the applicant.

#### **1. Density:**

The applicant has previously been approved for the required density and all density is currently located on-site for the proposed development.

#### **2. Design Review:**

This design review portion of the work session serves to discuss the proposal for Lot 27A Phase III. The applicant has provided an initial design concept within the project narrative related to things such as site context and constraints, specific building designs, massing, building heights, and parking. Generally speaking, the design seems to fit in well with existing development in and around the Village Center. Architecturally, the design is best described as a mountain modern vernacular with elements that are reminiscent of existing styles and buildings located in the general vicinity of the development. Although the materials provided do not specify total square footage of the development, its anticipated to be large given the number of units and the fact that they are spread between two buildings along with the associated common areas.

The expansion area for phase III has several geographical constraints, namely the slope and how the Lot has been platted which has resulted in its almost being landlocked by surrounding developments. This will be important as we move forward to a formal submittal given the proximity to other residential units and the need to minimize neighborhood impacts.

**It will be important for the Design Review Board to give feedback on the proposal including the massing and form, design elements such as proposed materials, building heights, and any amenities associated with the development.**

### **Additional Information:**

#### **1.A. Pedestrian Amenities:**

Pedestrian amenities are required as part of multi-family developments. The location of this development is somewhat isolated, but this should be addressed as part of a future submittal. The applicant did provide some materials addressing pedestrian connectivity from the site to the Village Core and these should be addressed.



**1.B. Next Steps:**

The Work Session and associated discussion regarding the Development Plan relate to the following future applications:

1. Design Review – Any design proposed for the development is inherently conceptual until the density is specifically addressed. Until there is some certainty, all design is purely based on the applicant's envisioned proposal.

**RECOMMENDATION**

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





# MV LOT 27A

MOUNTAIN VILLAGE, COLORADO

**DRB Pre-Submittal Package** \ 31 March 2022



## TABLE OF CONTENTS

1.0: SITE INFORMATION

2.0: PRECEDENT IMAGERY

3.0: TECHNICAL INFORMATION

4.0: MATERIAL STUDY

5.0: ADDENDUM







# 01.0// SITE INFORMATION



## 01.0 \ \ SITE INFORMATION: Site Features

### SITE

---

- 0.93 acres - 20 units per acre
- 20 vertical feet, sloped up at the back of the site

### PROGRAM

---

- 19 condominium units - ranging from 2,000 - 3,000 sq ft (3 and 4 bedroom configurations, with most being 3 bedroom units)
- Two employee housing units approximately 750 - 1,000 sq ft
- Lobby
- Ski Lockers, Owner Storage
- Underground parking
- Large outdoor area that allows for circulation and the preservation of the existing neighborhood access paths
- Common area for hot tubs and gas fire pits for owners to enjoy a common outdoor element in winter and summer



# 01.0 \ SITE INFORMATION: Site Location - Mountain Village Precedent Comparison

● THE PEAKS RESORT & SPA



● LUMIERE WITH INSPIRATO



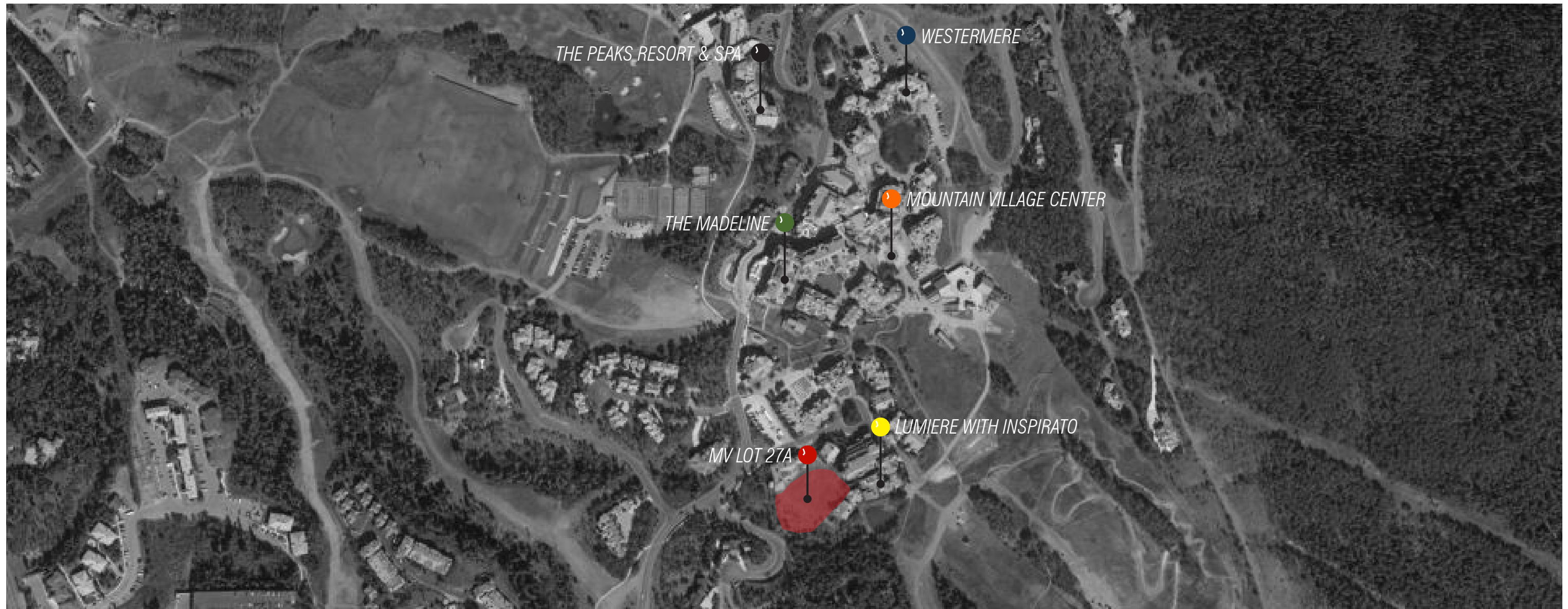
● WESTERMERE



● MOUNTAIN VILLAGE CENTER



● THE MADELINE HOTEL & RESIDENCES





**LEGEND**

- FOUND REBAR & ALUMINUM CAP, LS 20632
- FOUND REBAR & ALUMINUM CAP, LS 24954
- ◐ FOUND REBAR & ALUMINUM CAP, LS 31155
- FOUND ALUMINUM CAP IN CONCRETE, CAP ILLEGIBLE
- ⊙ FIRE PROTECTION SPRINKLER
- ▒ ASPHALT PAVEMENT
- INDICATES MASTER ASSOCIATION COMMON ELEMENT PLAT BOOK 1, PAGE 3674
- ▒ INDICATES MASTER ASSOCIATION LIMITED COMMON ELEMENT FOR PARCEL THREE-R PLAT BOOK 1, PAGE 3674
- ▒ INDICATES MASTER ASSOCIATION COMMON ELEMENT FOR BRIDGE EASEMENT PLAT BOOK 1, PAGE 3674

**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 08113C0300 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Order No. ABS86008787, Effective Date 03/04/2019 at 5:00 P.M.
3. Lineal Units U.S. Survey Feet.
4. Improvements shown are from 4/2007 ILC, lot is completely snow covered. There is no evidence visible of any changes to the lot from the site inspection on 3/18/2019.
5. The use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

**PROPERTY DESCRIPTION:**



Parcel Three-R, Belvedere Park Condominiums, A Common Interest Community, according to the Map recorded June 15, 2006 in Plat Book 1 at page 3674, and as defined and described in the Declaration of Covenants, Conditions, and Restrictions (Belvedere Park Condominiums, a Colorado Common Interest Ownership Community) recorded June 29, 2004 under Reception No. 367339,

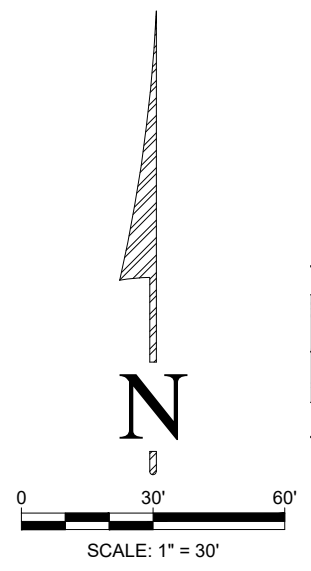
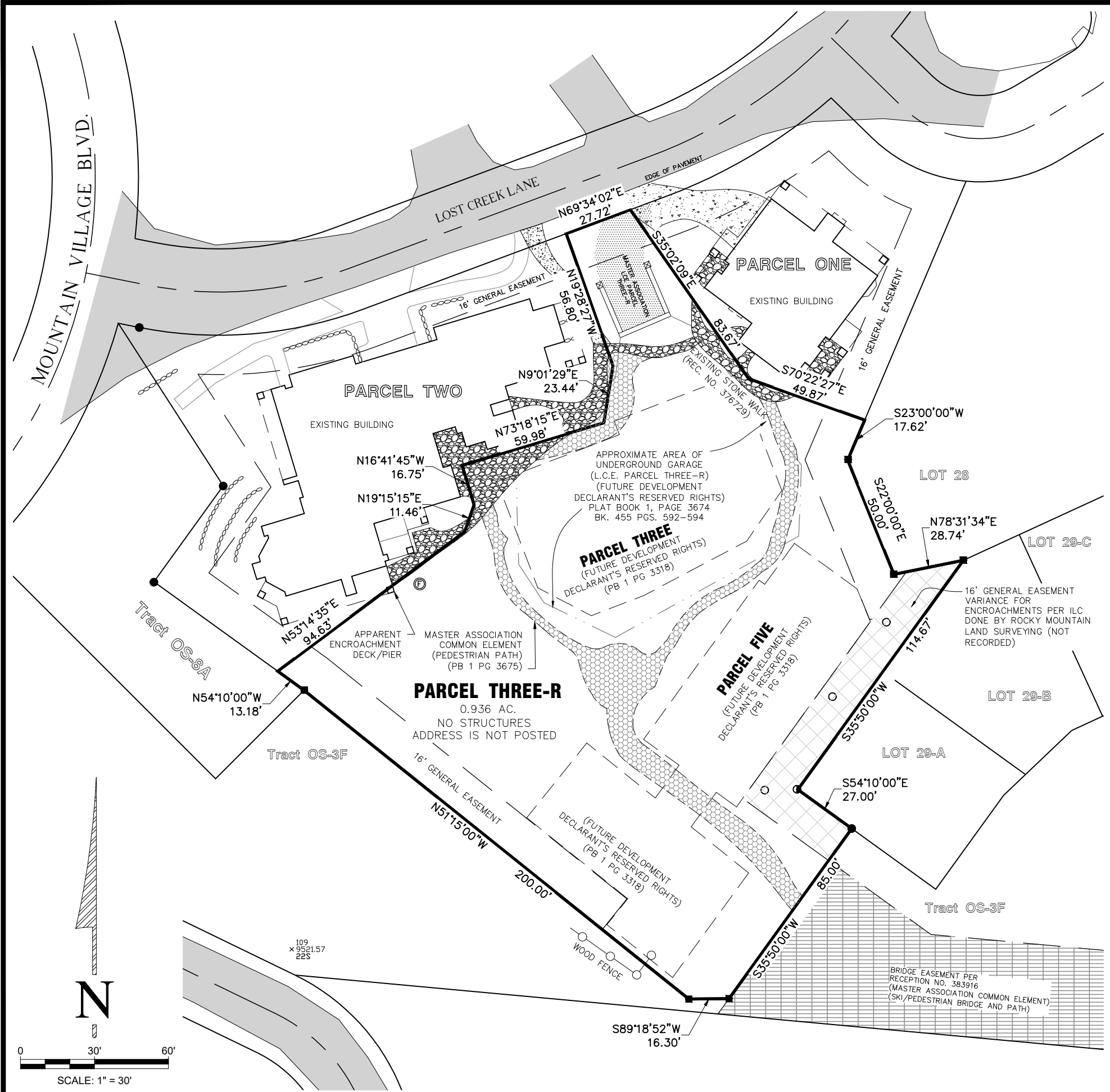
County of San Miguel,  
State of Colorado

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, Bariloche, LLC, and TCH Belvedere Phase Three, LLC, a Delaware Limited Liability Company, and that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, March 18, 2019, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated and, there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

  
 Christopher R. Kennedy, F.L.S. 36577  
 03/27/2019  




**IMPROVEMENT LOCATION CERTIFICATE  
PARCEL THREE-R, BELVEDERE PARK CONDOMINIUMS**

	<b>SAN JUAN SURVEYING</b>		DATE: 3/22/2019
	SURVEYING * PLANNING		JOB: 03110
	102 SOCIETY DRIVE TELLURIDE, CO. 81435		DRAWN BY: ESS
	(970) 728 - 1128 (970) 728 - 9201 fax		CHECKED BY: CRK
	office@sanjuansurveying.net		REVISION DATES:
			SHEET: 1 OF 1



# 01.0 \ \ SITE INFORMATION: Site

## SITE FEATURES

SUBGRADE PARKING WITH EST. 40 PARKING SPACES ALONG WITH SKI LOCKER AND STORAGE

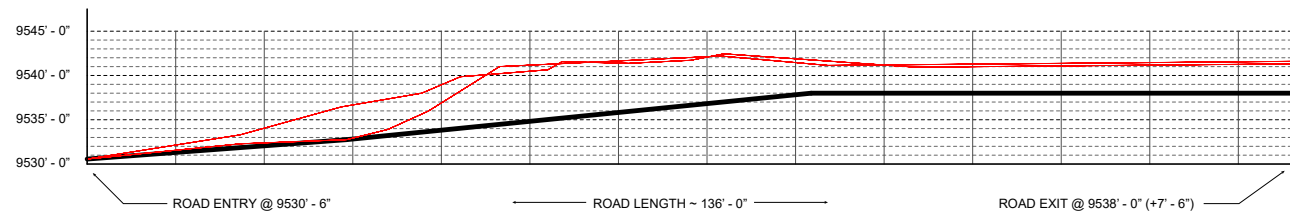
EFFICIENT TWO-LANE PARKING ENTRY AND EXIT

19 FOR-SALE UNITS + 2 WORKFORCE UNITS

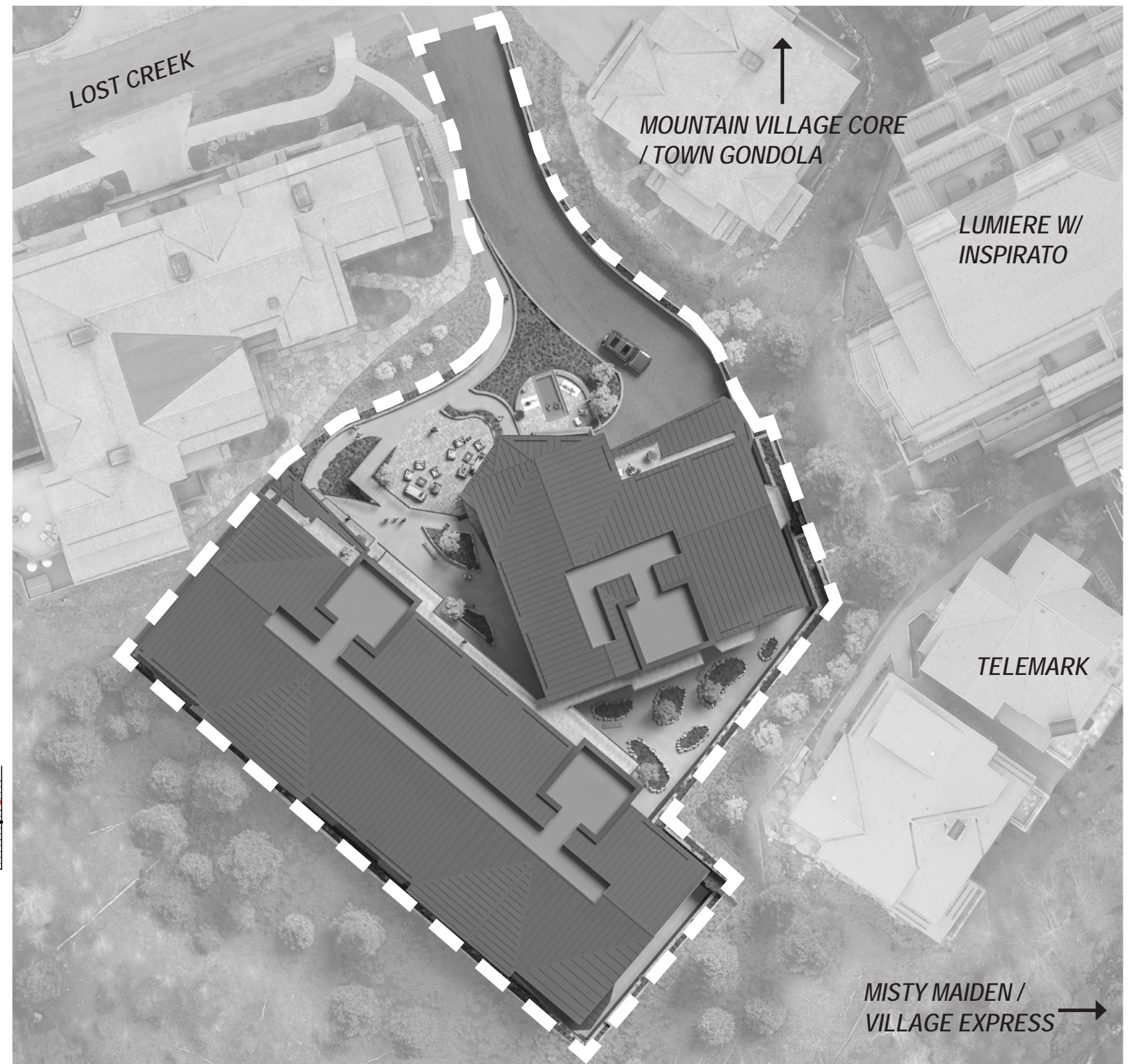
CORE ORIENTATION TOWARDS SITE INTERIOR WITH UNIT ORIENTATION OPTIMIZED TO VIEWS

DIRECT ROAD ACCESS MINIMIZES EXCAVATION

20 VERTICAL FEET, SLOPED UP AT THE BACK OF THE SITE



ROAD CROSS-SECTION





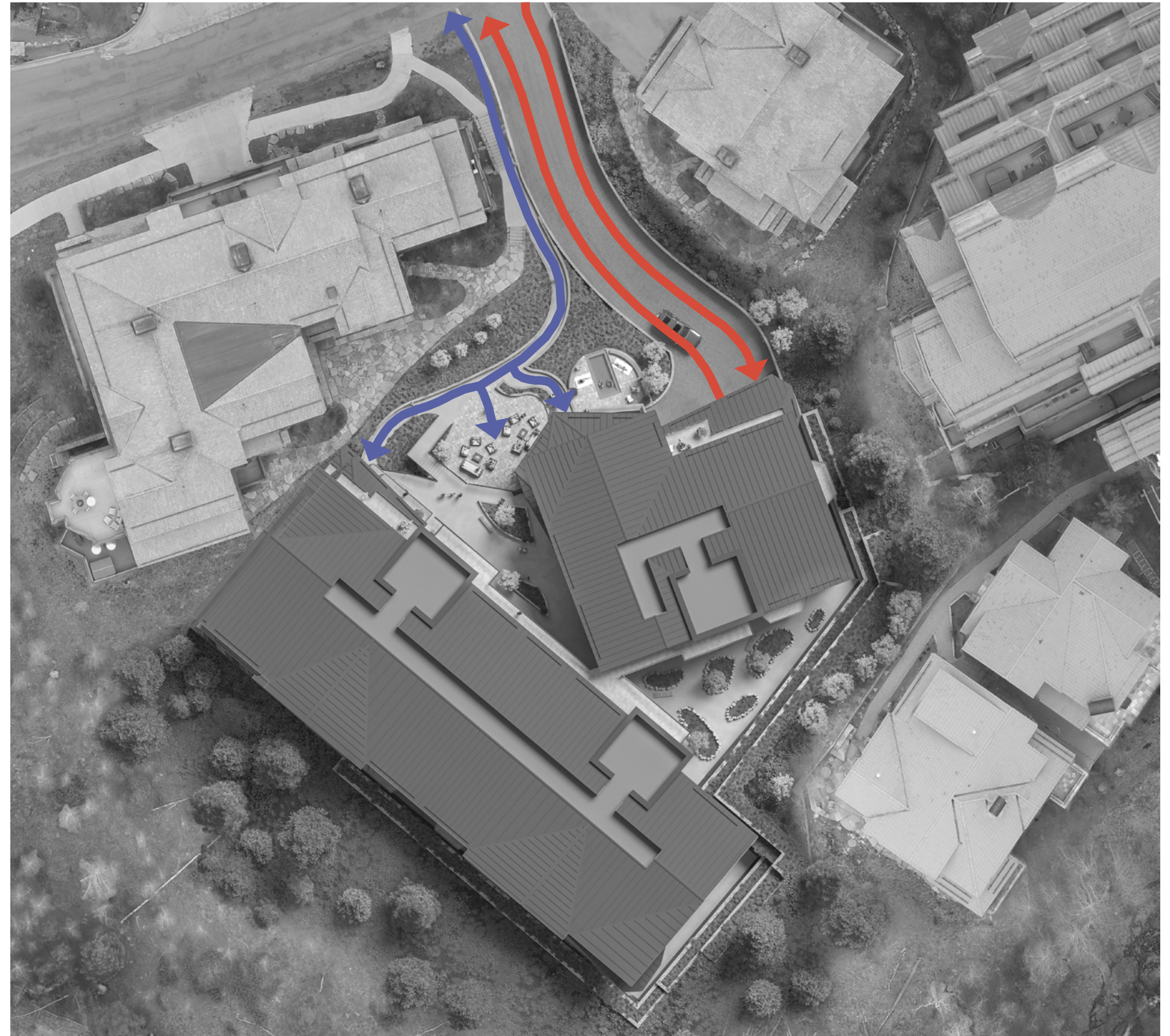
***SITE CONNECTIVITY***

---

***LEGEND***

 **VEHICULAR ACCESS**

 **PEDESTRIAN ACCESS**







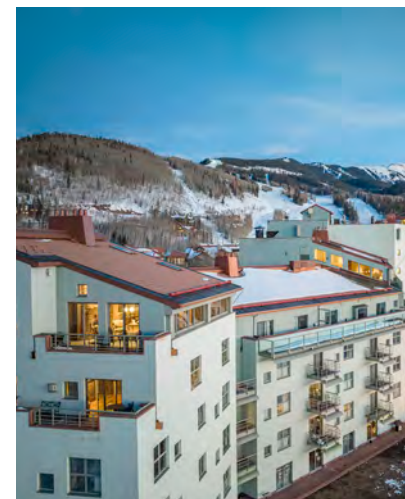
# 02.0// PRECEDENT IMAGERY



# 02.0 \ PRECEDENT IMAGERY: Mountain Village Precedent

## VERNACULAR ARCHITECTURE SPECIFIC TO MOUNTAIN VILLAGE

Unlike Aspen and Vail, Telluride has an approachable and personal connection to mountain living. A material palette that reflects and refines this will help the building maintain its local charm as part of the larger community. Standard mountain modern forms are elevated and customized to be more tactile and unique than the overly manicured found in competing mountain towns.



MOUNTAIN VILLAGE TRADITIONAL

MOUNTAIN VILLAGE MODERN









# 03.0// TECHNICAL INFORMATION



03.0 \ TECHNICAL INFORMATION: Entry - 3D Rendering

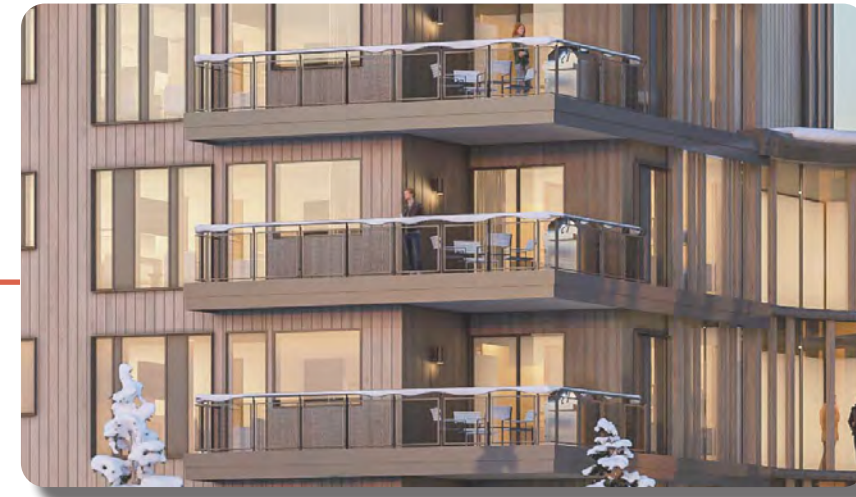




# 03.0 \ TECHNICAL INFORMATION: Entry - Facade Review

## SETTING A STANDARD FOR MOUNTAIN VILLAGE LUXURY

The base of the building is the first impression. It needs to be welcoming, iconic, and monumental. The days of entering a building into rusticated bases and deep corners are gone. The area will highlight the social aspects of the building design and base integration. It will be fun, it will be modernly contextual, and it will set the standard for luxury projects in Mountain Village.



### **PRIVATE DECK FOR RESIDENCES**

Generous unit decks expand out into the space, bringing the units into the landscape. Deck sides are angled to avoid strong corners and highlight critical views. Deck railings are constructed of natural finished wood battens with 3-inch spacing, elegantly tying into the facade while providing a layer of privacy for residents.



### **LOWER ROOF**

Soaring roof form with 3-step wood fascia detailing. A 4:12 roof pitch flairs over the interior courtyard area, accentuating the interior journey from second-floor amenity to ground-level boot up and ski storage.



### **TIMBER COLUMNS**

Timber clad steel columns for layered architectural expression. Wood columns sit proud of glazing system for double skin aesthetic. Knifeplate base detail.



03.0 \ TECHNICAL INFORMATION: Material Board w/ Renderings



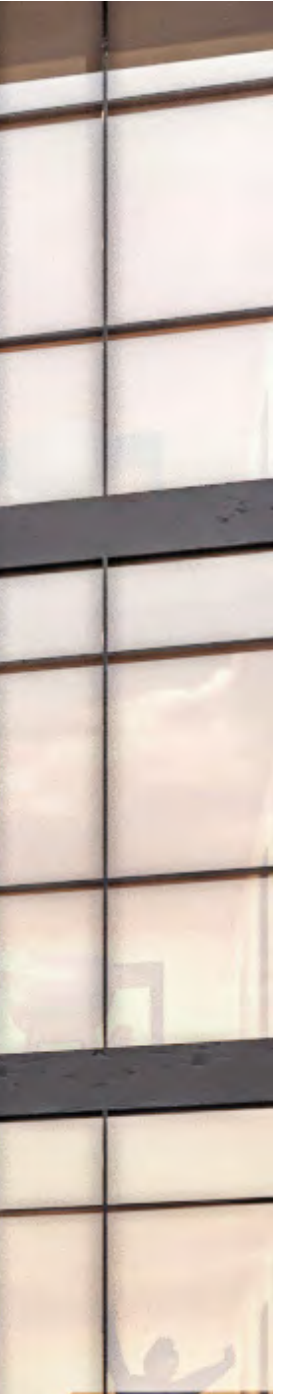
*6" shiplap clearcoat cedar wood siding*



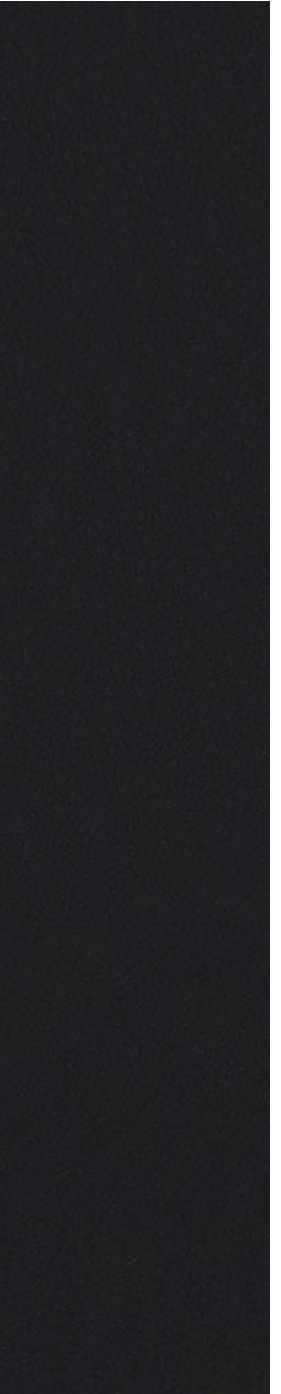
*Black Slate Stone*



*Clearcoat Timber*



*High-performance glazing*



*Metal Clad Wood Mullions*



*RENDERING*



03.0 \ TECHNICAL INFORMATION: Material Board w/ Renderings



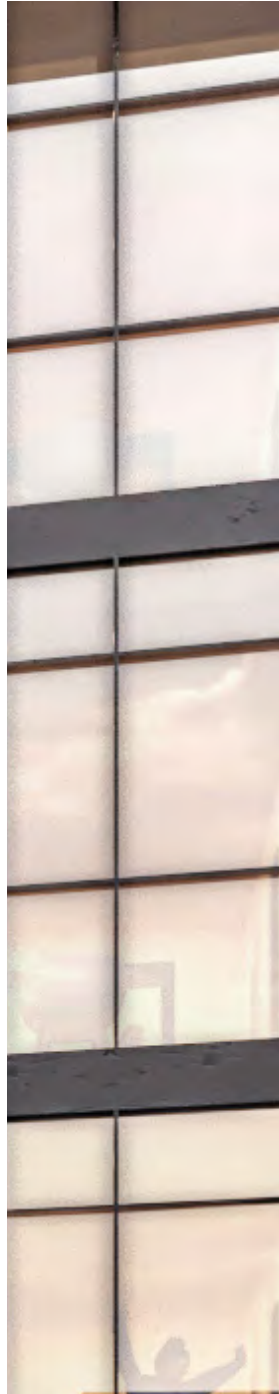
*6" shiplap clearcoat cedar wood siding*



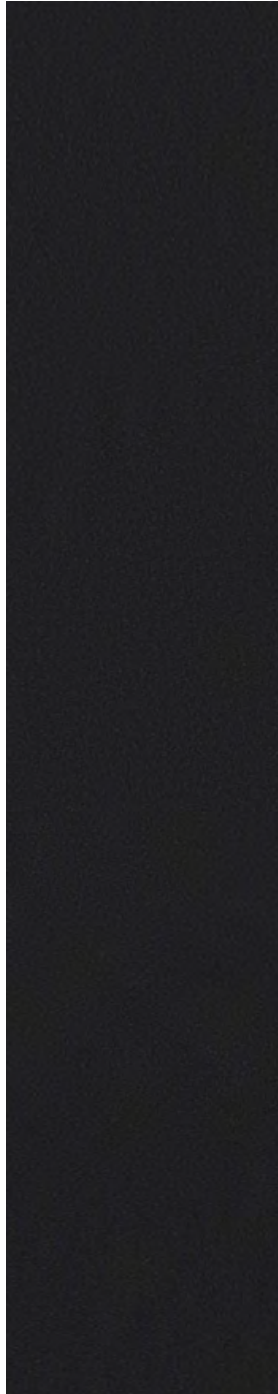
*Black Slate Stone*



*Clearcoat Timber*



*High-performance glazing*



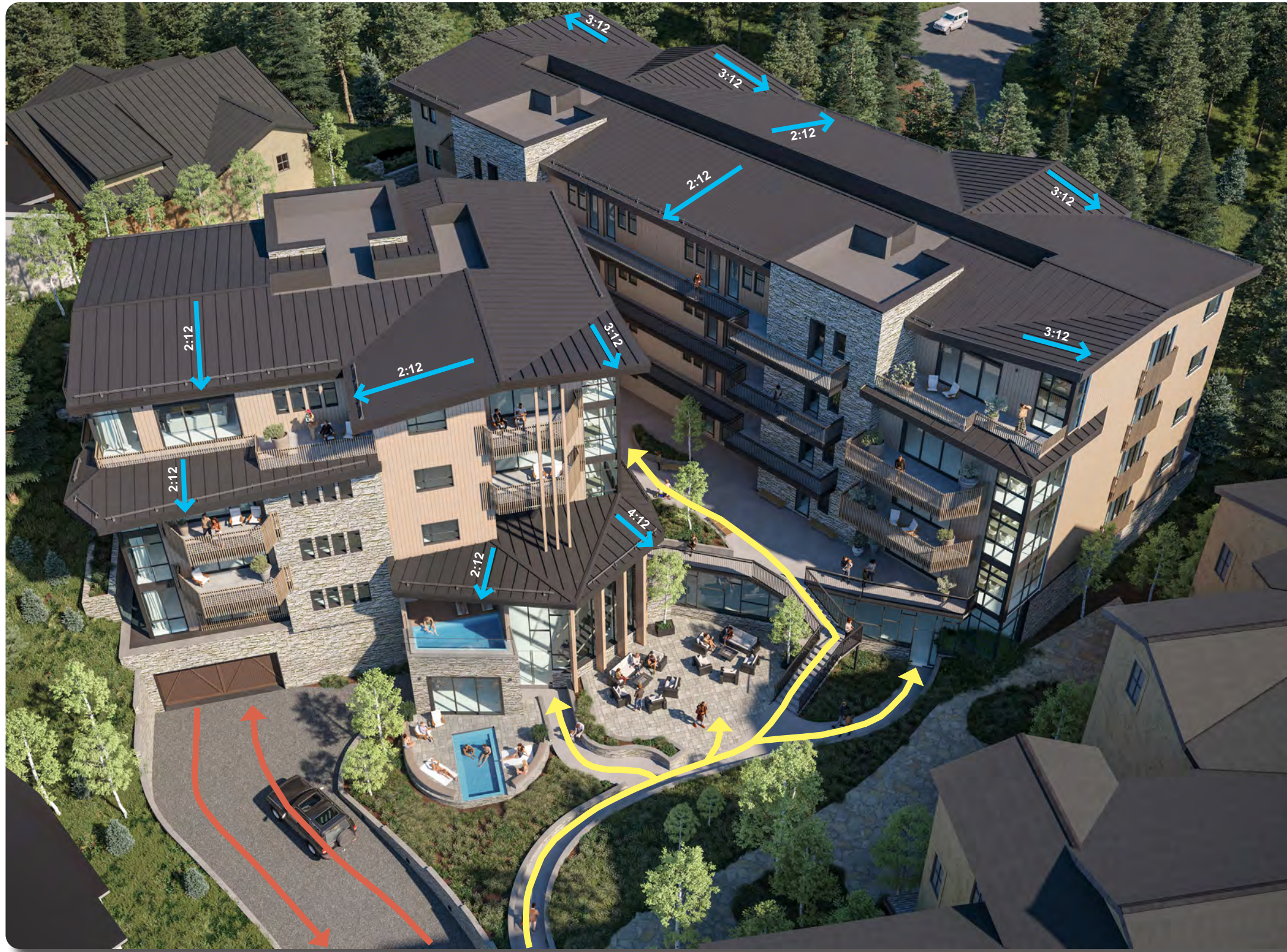
*Metal Clad Wood Mullions*



*RENDERING*



# 03.0 \ TECHNICAL INFORMATION: Aerial - Roof / Utility Review



### **STANDING SEAM METAL ROOF**

Roofs are constructed of standing seam, with slopes varying from 2:12 - 4:12 to maintain maximum building height and highlight the architectural form. Snow guards are located at downslope roof edges for snow control.

### **PARAPETTED MECHANICAL WELLS**

Each primary roof is designed with a 42" mechanical well along the ridgeline with access from building cores. This naturally provides a screened location for mechanical equipment while maintaining overall building form.

 **VEHICULAR ACCESS**

 **PEDESTRIAN ACCESS**

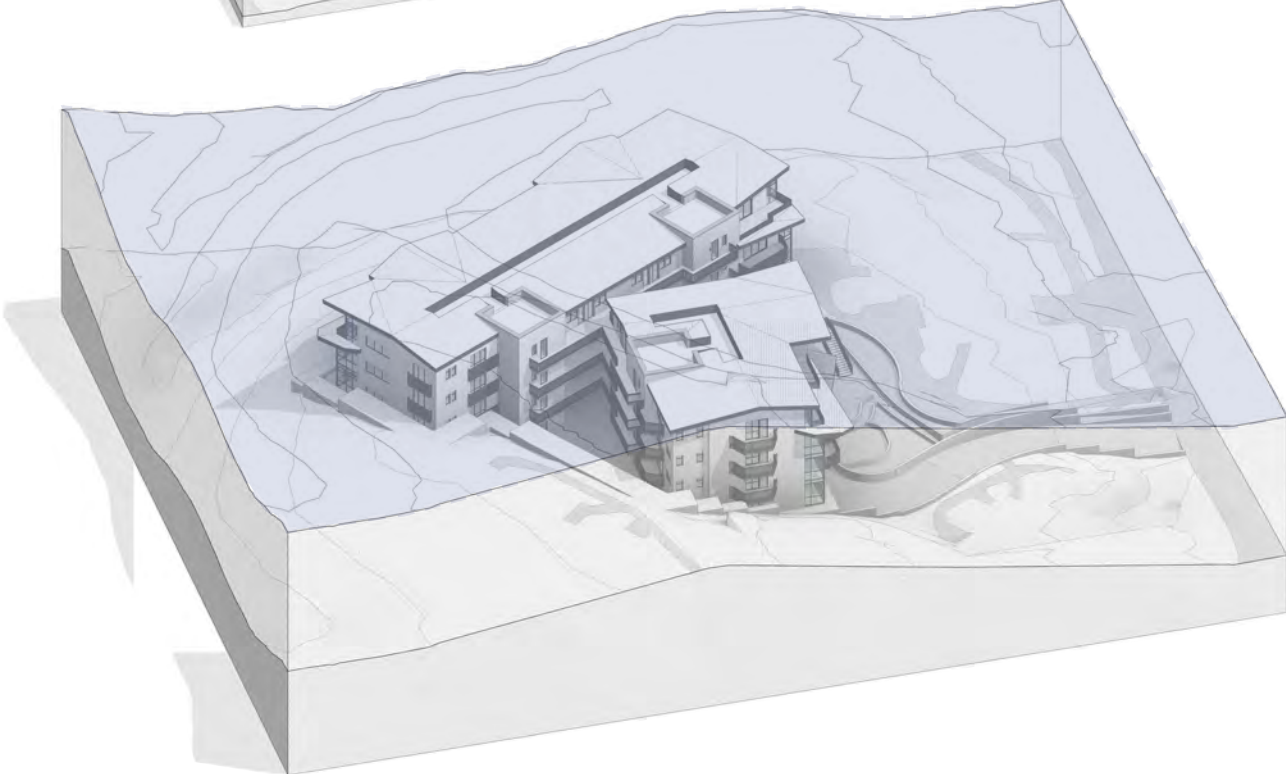
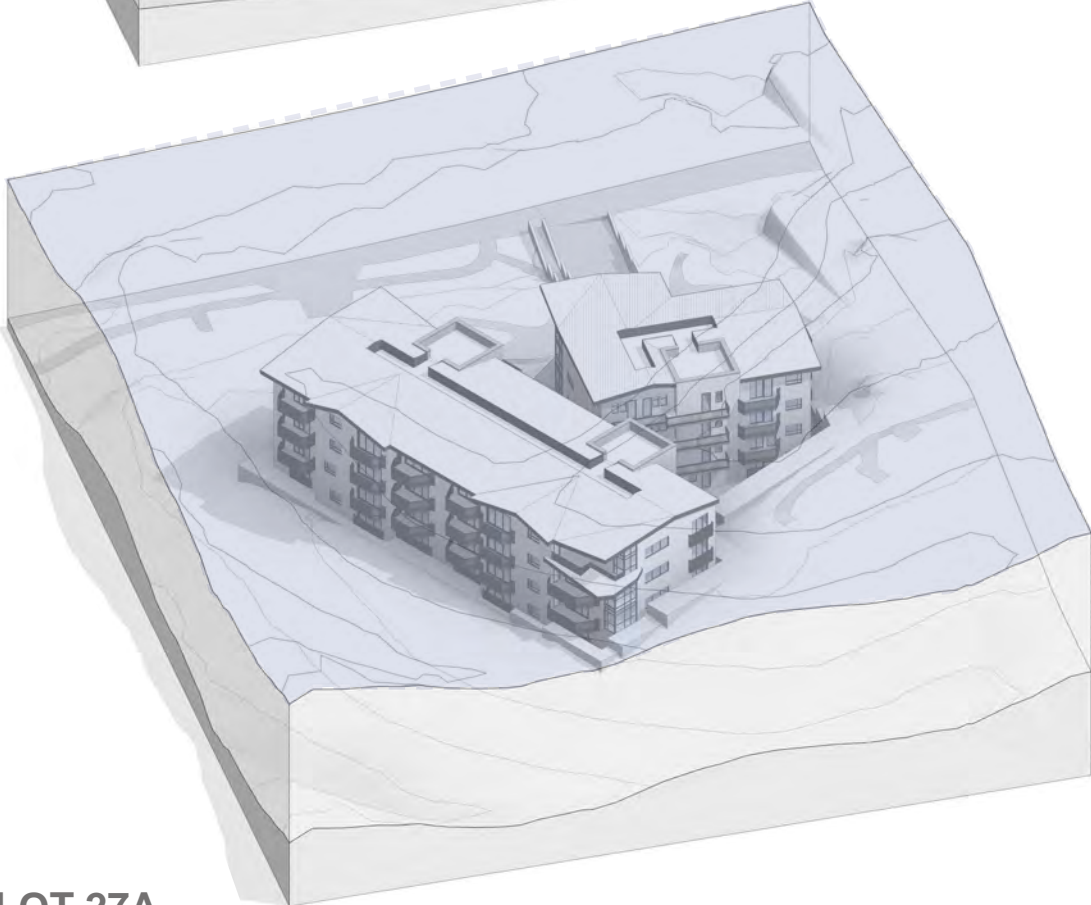
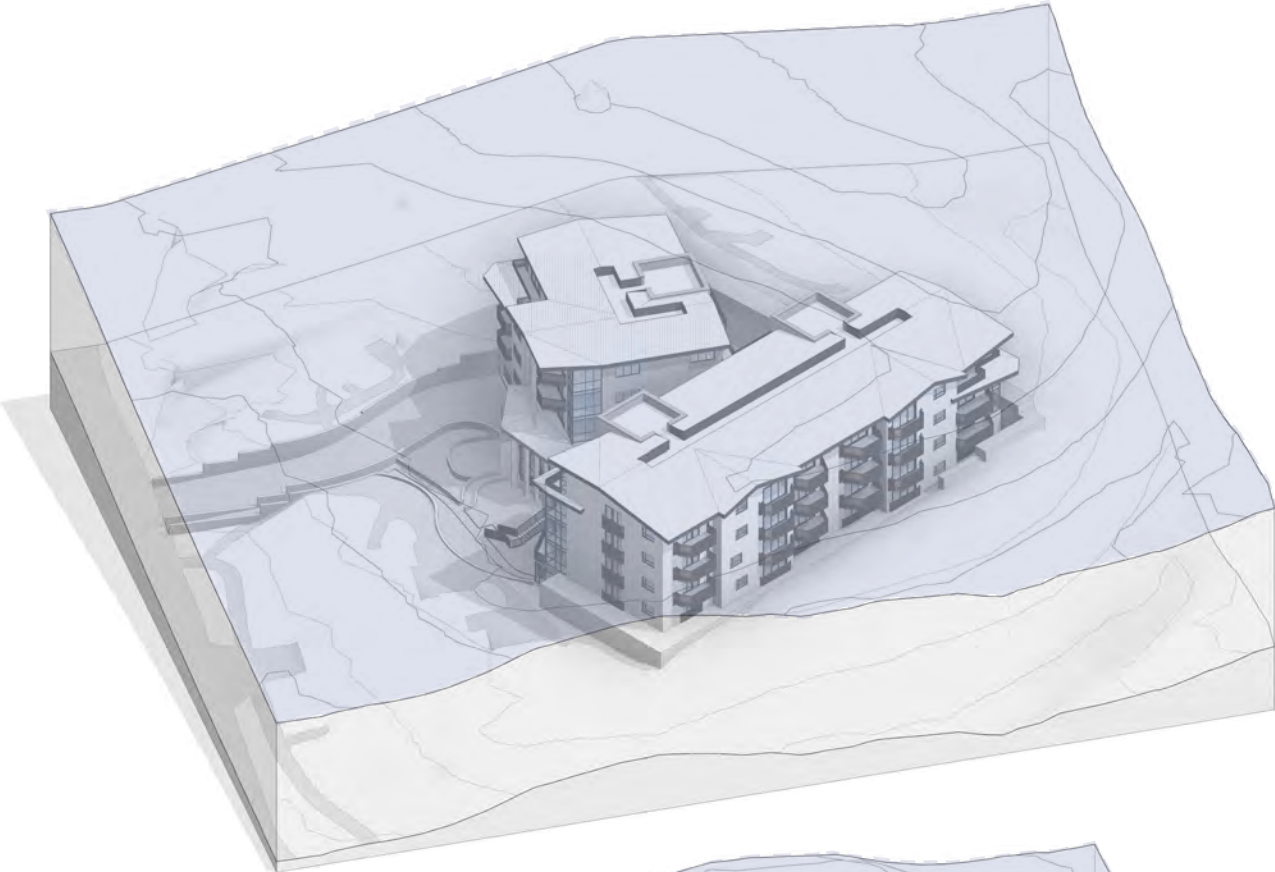
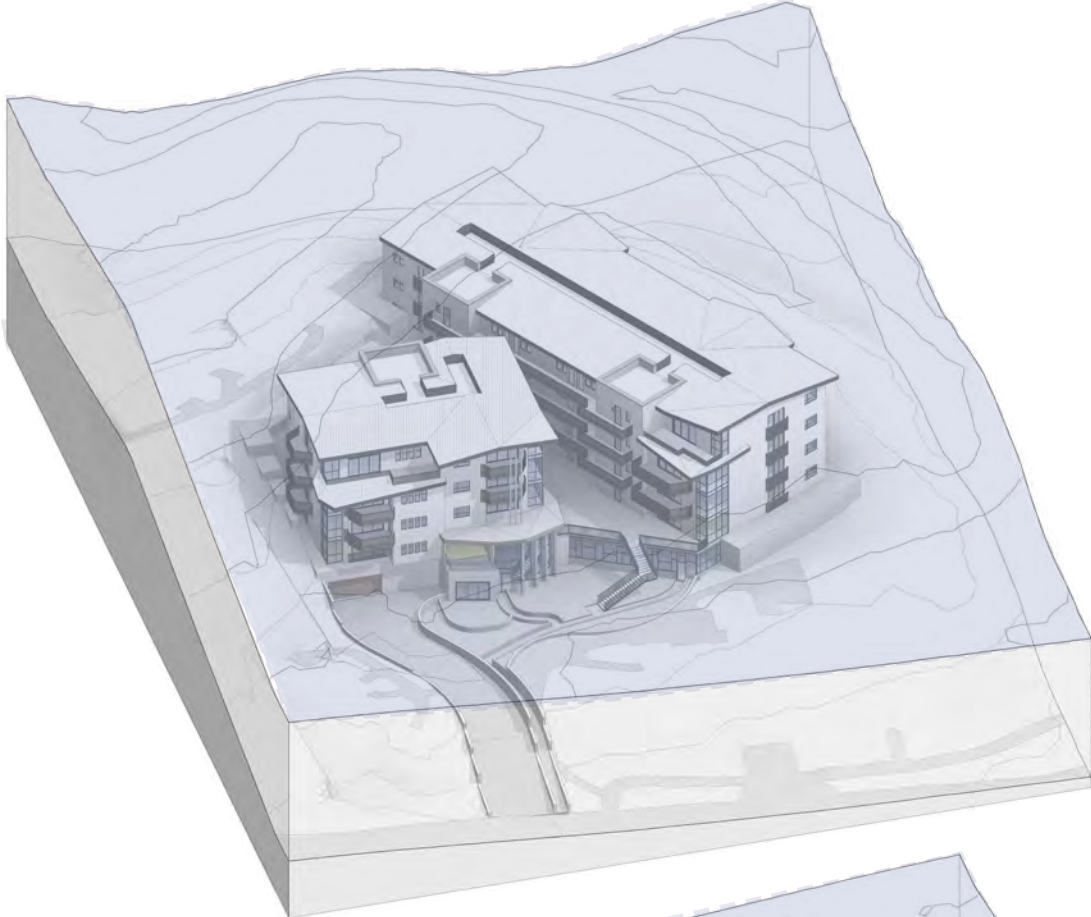




# 05.0// ADDENDUM



05.0 \ ADDENDUM: Building Conformance - 3D Axonometric Diagram





# 05.0 \ \ ADDENDUM: Building Height

## MAX BUILDING HEIGHT = 60' - 0"

### CDC SECTION 17.3.11.B - Method for Measuring Building Height

1. The Building Height shall be measured from the highest point on the rooftop, roof ridge, parapet, or topmost portion of the structure (including but not limited to the roofing membrane) to the natural grade or finish grade, whichever is more restrictive, located directly below the highest point of the structure. A building height calculation is produced for each of the four (4) architectural elevations.
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the building height shall also be demonstrated relative to a plane parallel to and measured vertically from the natural grade or finished grade, whichever is most restrictive, to the maximum building heights established in Table 3-3 of the CDC. No portion of the building may exceed this parallel plane or slope except as otherwise permitted within the CDC.

## MAX AVERAGE BUILDING HEIGHT = 48' - 0"

### CDC SECTION 17.3.11.C - Method for Measuring the Average Building Height

1. The Average Building Height shall be measured from the natural or the finished grade, whichever is more restrictive, to the point on the roof plane midway between the eave and the highest point on the rooftop, roof ridge, parapet, or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the average building height shall also be determined by taking the average 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 the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure. 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.

### CDC SECTION 17.3.11.D - Maximum Average Height

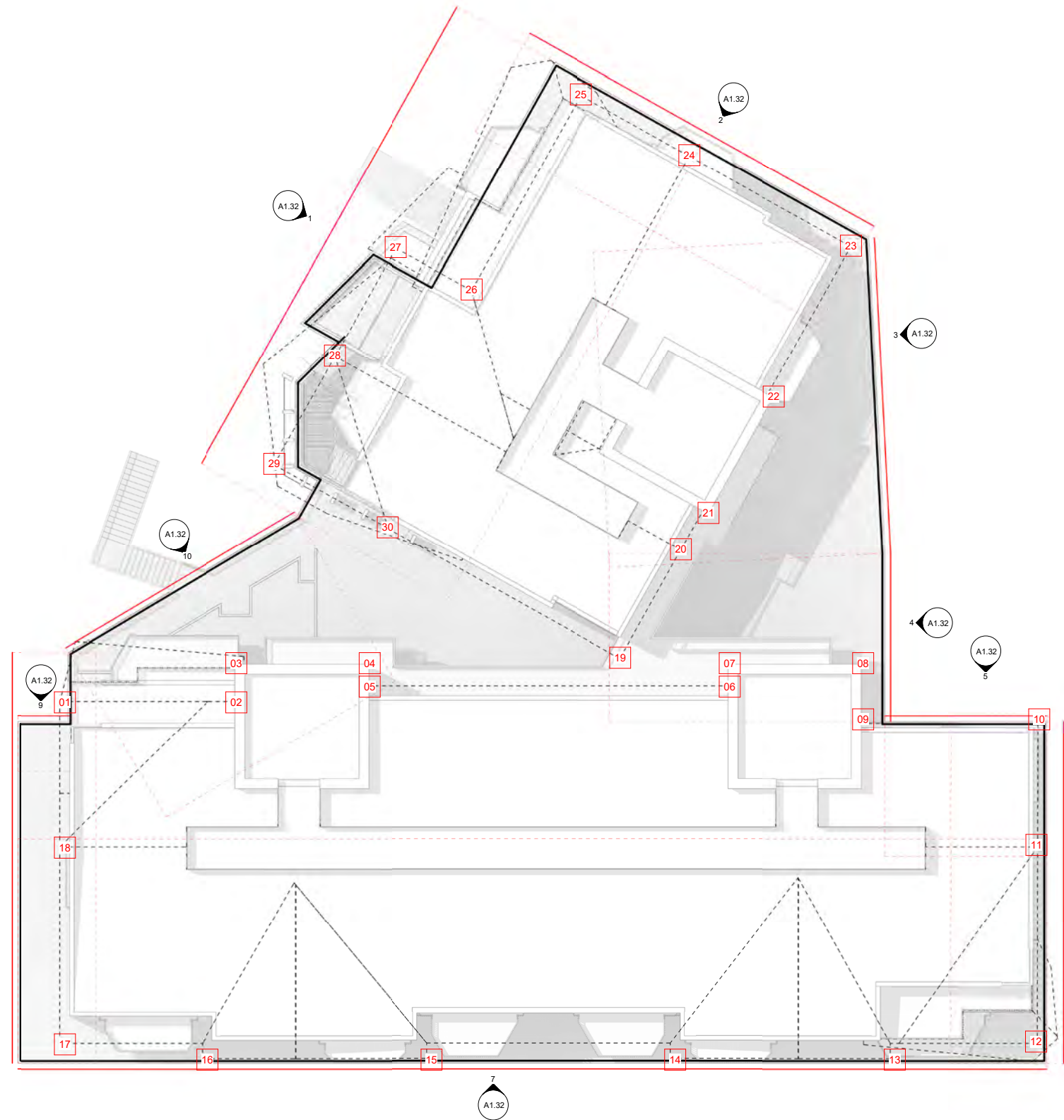
1. Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and the ridge.
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the average building height shall be determined by taking the average 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 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.

## BUILDING HEIGHT LIMITS

### CDC SECTION 17.3.12 Table 3-3 - Building Height Limits

	Maximum Building Height	Maximum Average Building Height
Village Center:	60'	48'

1. The ridge of a gable, hip, gambrel or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except on ridgeline lots.
2. Chimneys, flues, vents or similar structures may extend up to five (5) feet above the specified maximum height excluding unscreened telecommunications antenna with the height of such structures set forth in the telecommunications antenna regulations.

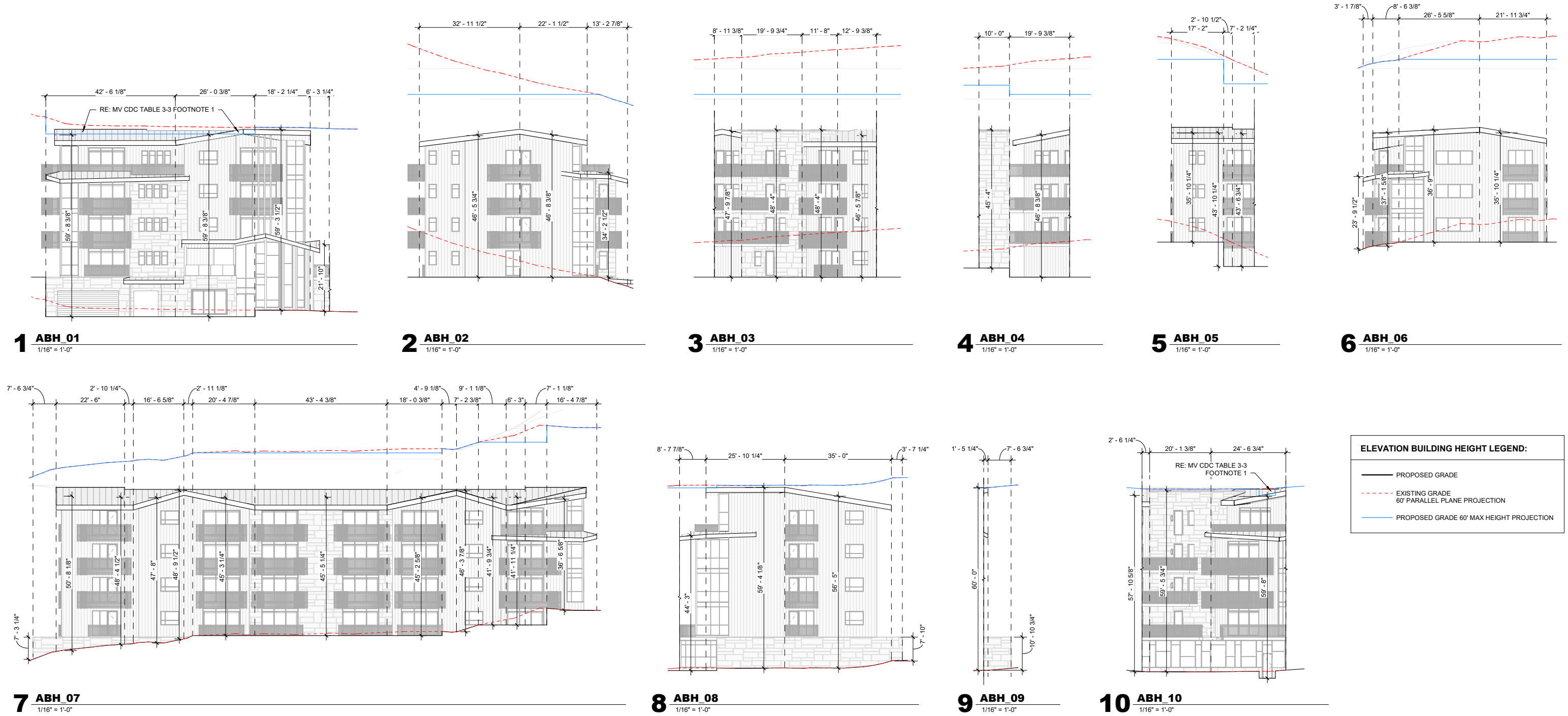


BUILDING HEIGHT POINTS					
Building Point	USGS Elevation (ft.)	USGS Existing Grade (ft.)	USGS Proposed Grade (ft.)	Height (most restrictive, ft.)	Notes
1	9,600.42	9,540.55	9,540.55	59.86	
2	9,596.38	9,540.33	9,538.00	58.38	
3	9,599.58	9,540.33	9,538.00	61.58	Core walls - see footnote 02
4	9,599.58	9,540.63	9,538.00	61.58	Core walls - see footnote 02
5	9,595.92	9,540.63	9,538.00	57.92	
6	9,595.92	9,548.83	9,538.00	57.92	
7	9,599.58	9,548.83	9,538.00	61.58	Core walls - see footnote 02
8	9,599.58	9,558.92	9,538.00	61.58	Core walls - see footnote 02
9	9,588.50	9,558.92	9,538.00	50.50	
10	9,597.02	9,569.81	9,563.00	34.02	
11	9,600.69	9,568.77	9,563.00	37.69	
12	9,598.81	9,561.67	9,561.67	37.15	
13	9,594.88	9,557.25	9,555.50	39.38	
14	9,594.84	9,553.17	9,552.00	42.84	
15	9,594.84	9,552.42	9,552.00	42.84	
16	9,594.88	9,549.38	9,549.38	45.50	
17	9,594.85	9,546.79	9,546.79	48.06	
18	9,600.69	9,541.39	9,541.39	59.30	
19	9,596.35	9,544.06	9,538.00	58.35	
20	9,600.04	9,549.92	9,538.00	62.04	Roof ridge - see footnote 01
21	9,599.83	9,552.43	9,538.00	61.83	Core walls - see footnote 02
22	9,599.83	9,558.75	9,538.00	61.83	Core walls - see footnote 02
23	9,595.93	9,566.58	9,551.50	44.43	
24	9,600.04	9,556.92	9,551.50	48.54	
25	9,596.35	9,552.25	9,551.50	44.85	
26	9,596.35	9,540.67	9,538.50	57.85	
27	9,596.35	9,540.67	9,538.50	57.85	
28	9,600.04	9,540.67	9,540.67	59.38	
29	9,599.58	9,540.50	9,540.50	59.08	
30	9,596.35	9,540.69	9,538.00	58.35	

- 1 - Per MV CDC Table 3-3 Footnote 01: The ridge of a gable, hip, gambrel or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except on ridgeline lots.
- 2 - Per MV CDC Table 3-3 Footnote 02: Chimneys, flues, vents or similar structures may extend up to five (5) feet above the specified maximum building height excluding unscreened telecommunications antenna with the height of such structures set forth in the telecommunications antenna regulations.



# 05.0 \ ADDENDUM: Building Height Elevations



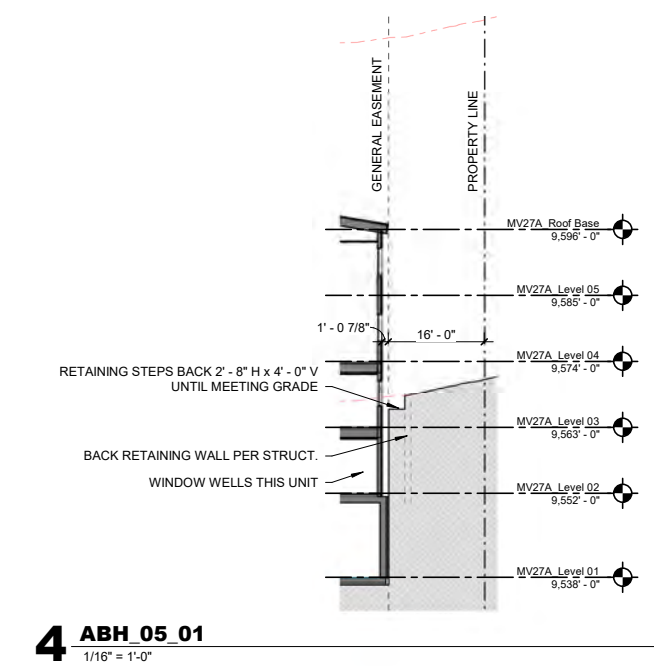
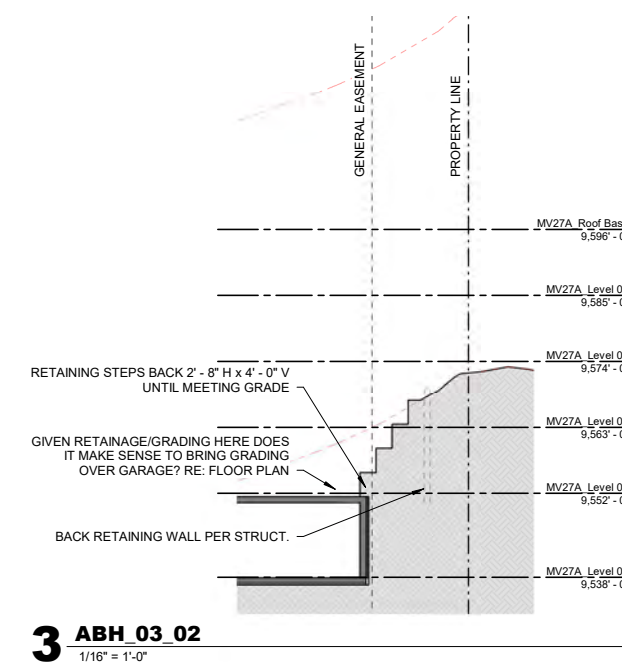
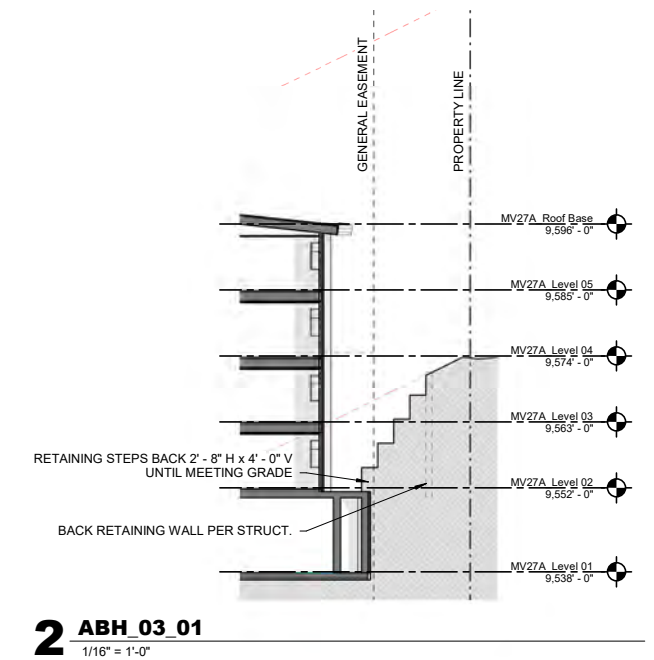
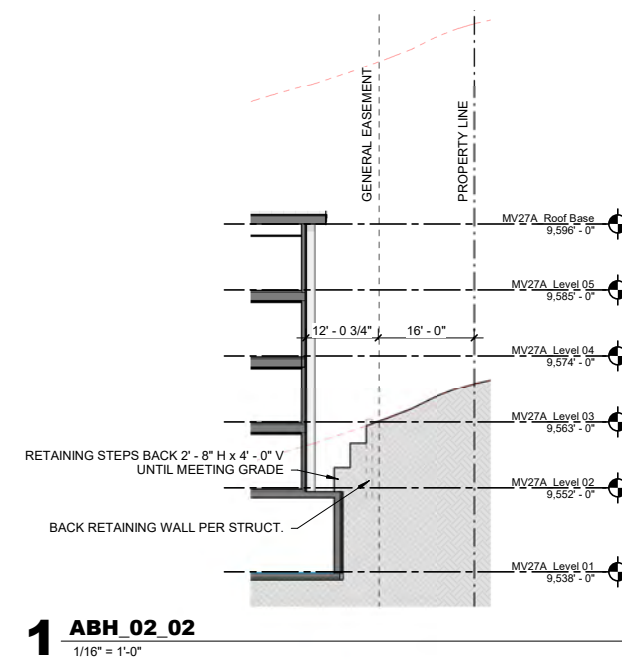
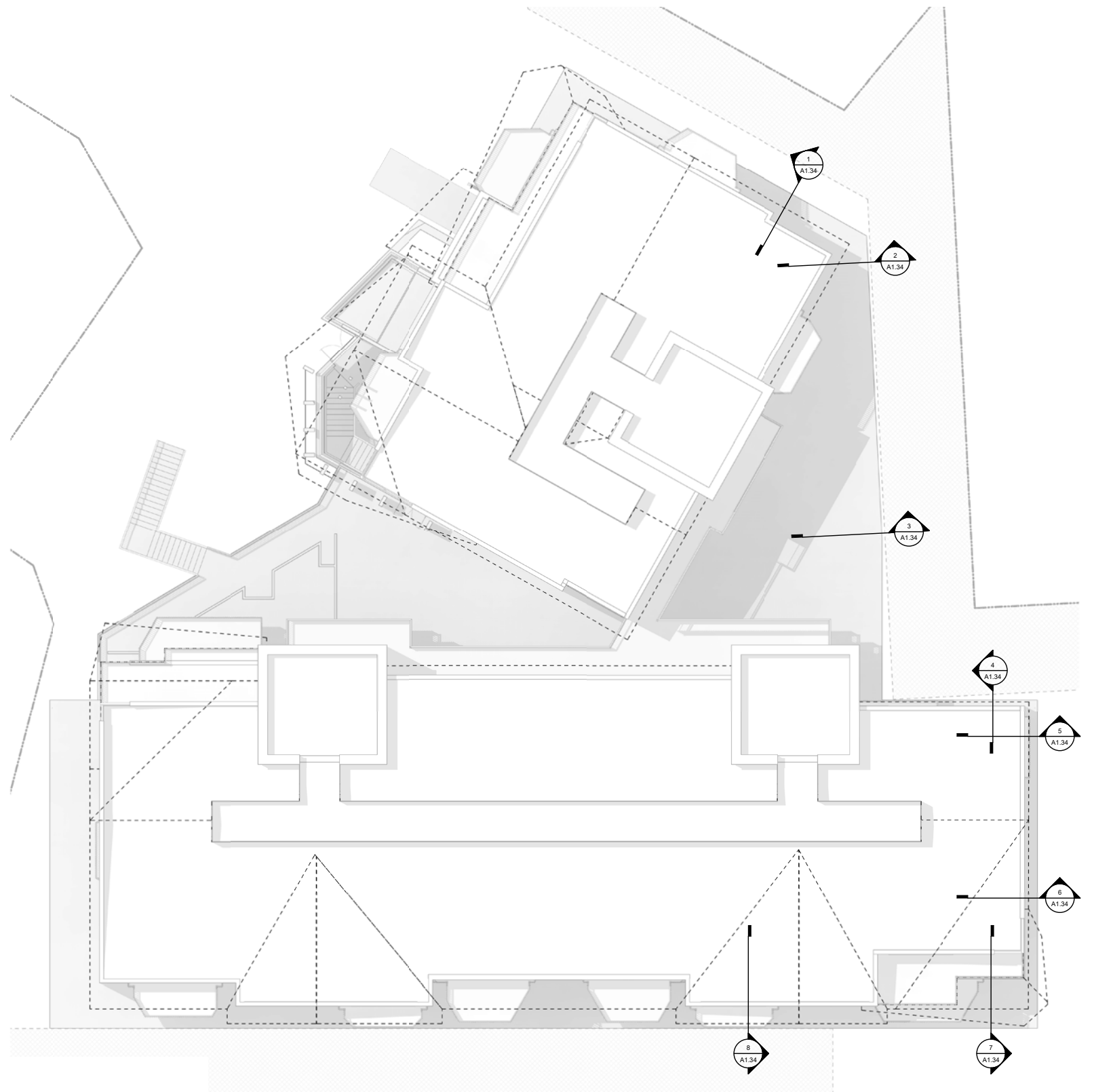
**ELEVATION BUILDING HEIGHT LEGEND:**

- PROPOSED GRADE
- - - EXISTING GRADE
- PROPOSED GRADE 60' MAX HEIGHT PROJECTION

	Total Horiz. (")	Total Height (")	Average Height (")	Average Height (feet-inches)	
ABH-01	1116	764,228	684.7923107	57	0.79
ABH-02	819.875	434,588	530.0660162	44	2.07
ABH-03	638.5	366,279	573.6552956	47	9.66
ABH-04	357.375	198,293	554.8599685	46	2.86
ABH-05	326.75	133,719	409.2385233	34	1.24
ABH-06	721.625	309,985	429.5655422	35	9.57
ABH-07	2220	1,161,805	523.3355997	43	7.34
ABH-08	877.375	564,500	643.3963884	53	7.40
ABH-09	108	24,286	224.8663194	18	8.87
ABH-10	566.375	404,335	713.8994703	59	5.90
<b>TOTAL</b>	<b>7751.875</b>	<b>4,362,017</b>	<b>562.7048057</b>	<b>46</b>	<b>10.70</b>



# 05.0 \ \ ADDENDUM: Retaining Wall Review



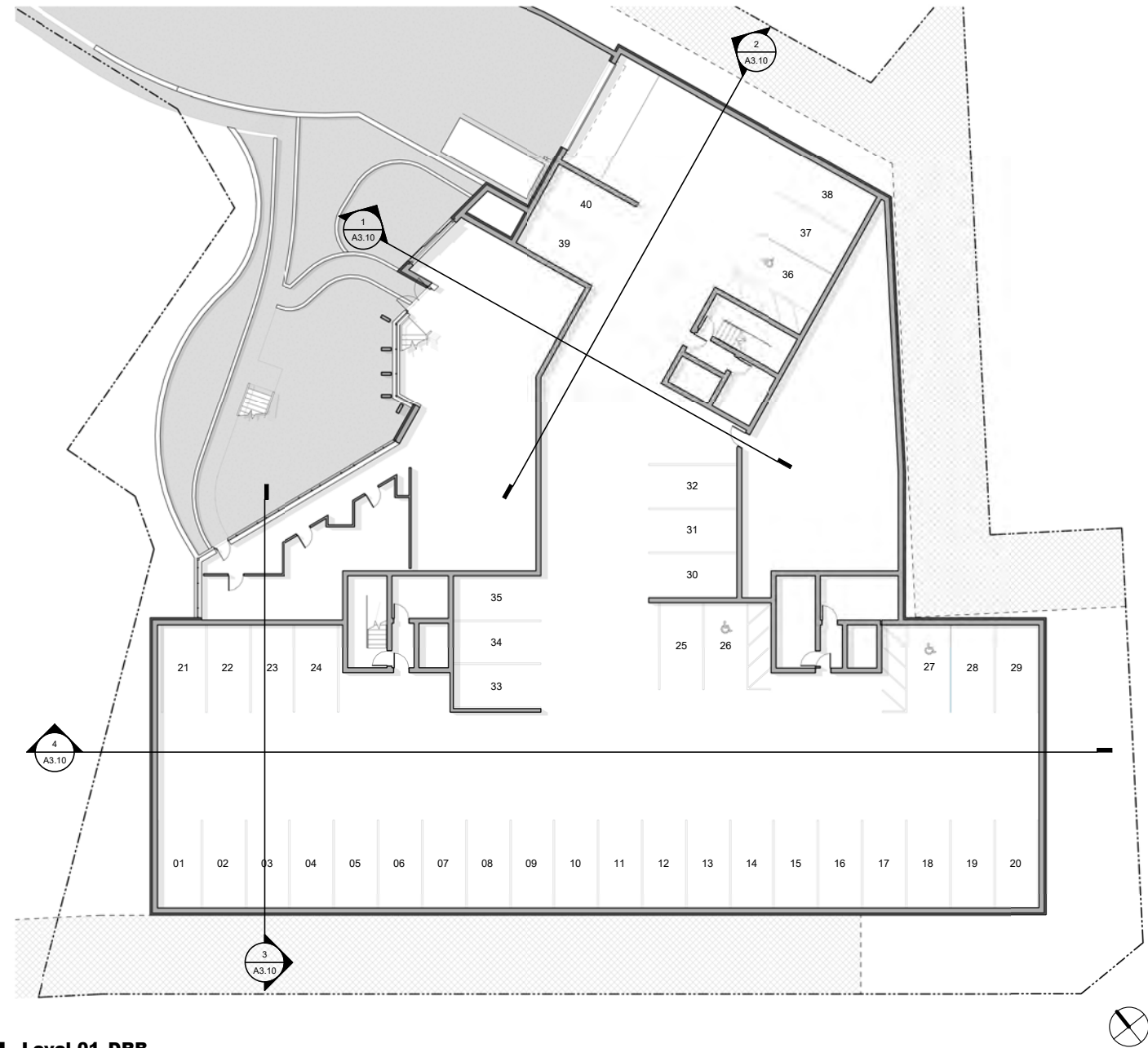


05.0 \ ADDENDUM: Site Plan - Loading and Delivery

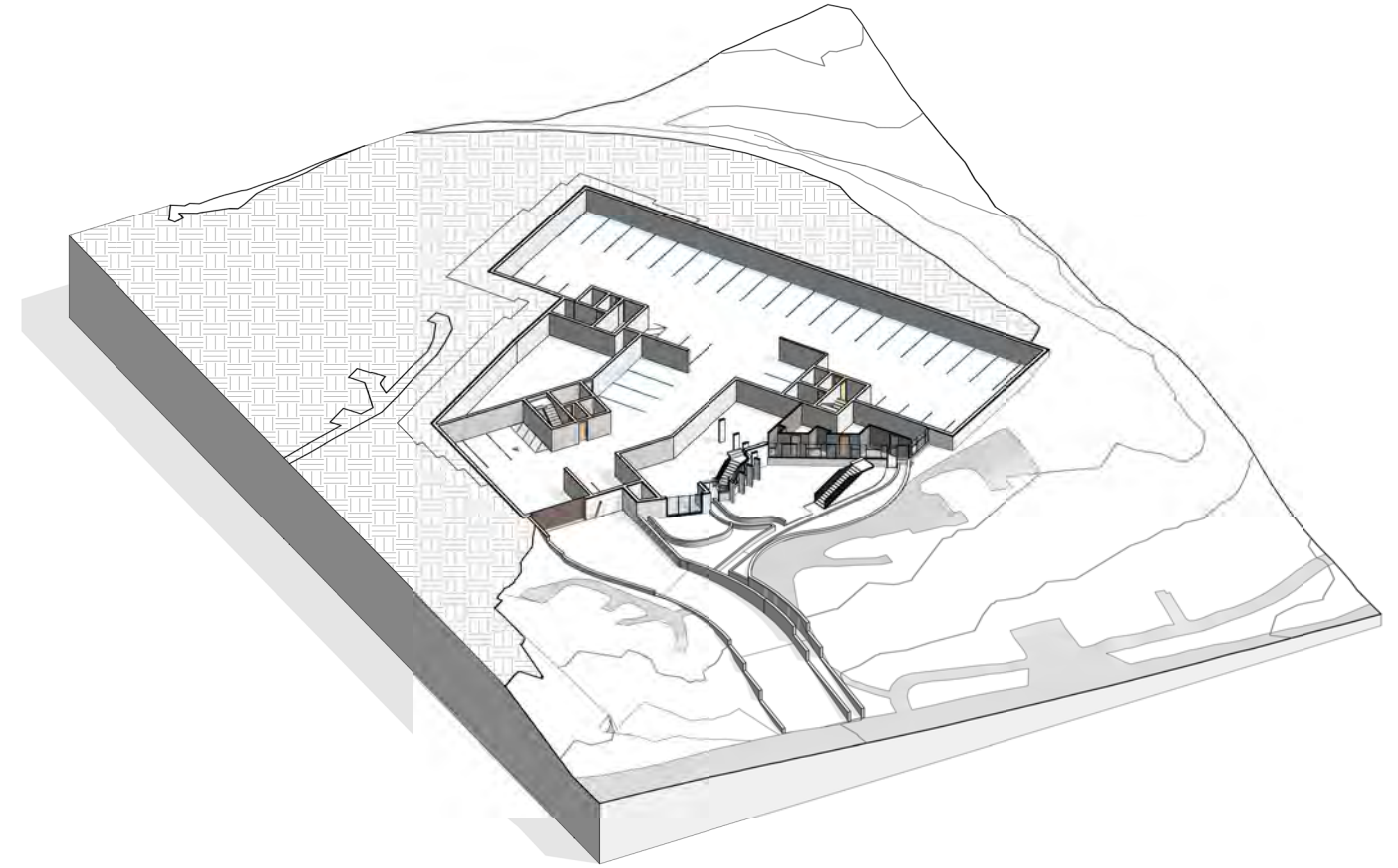




# 05.0 \ ADDENDUM: Level 01 - Floor Plan

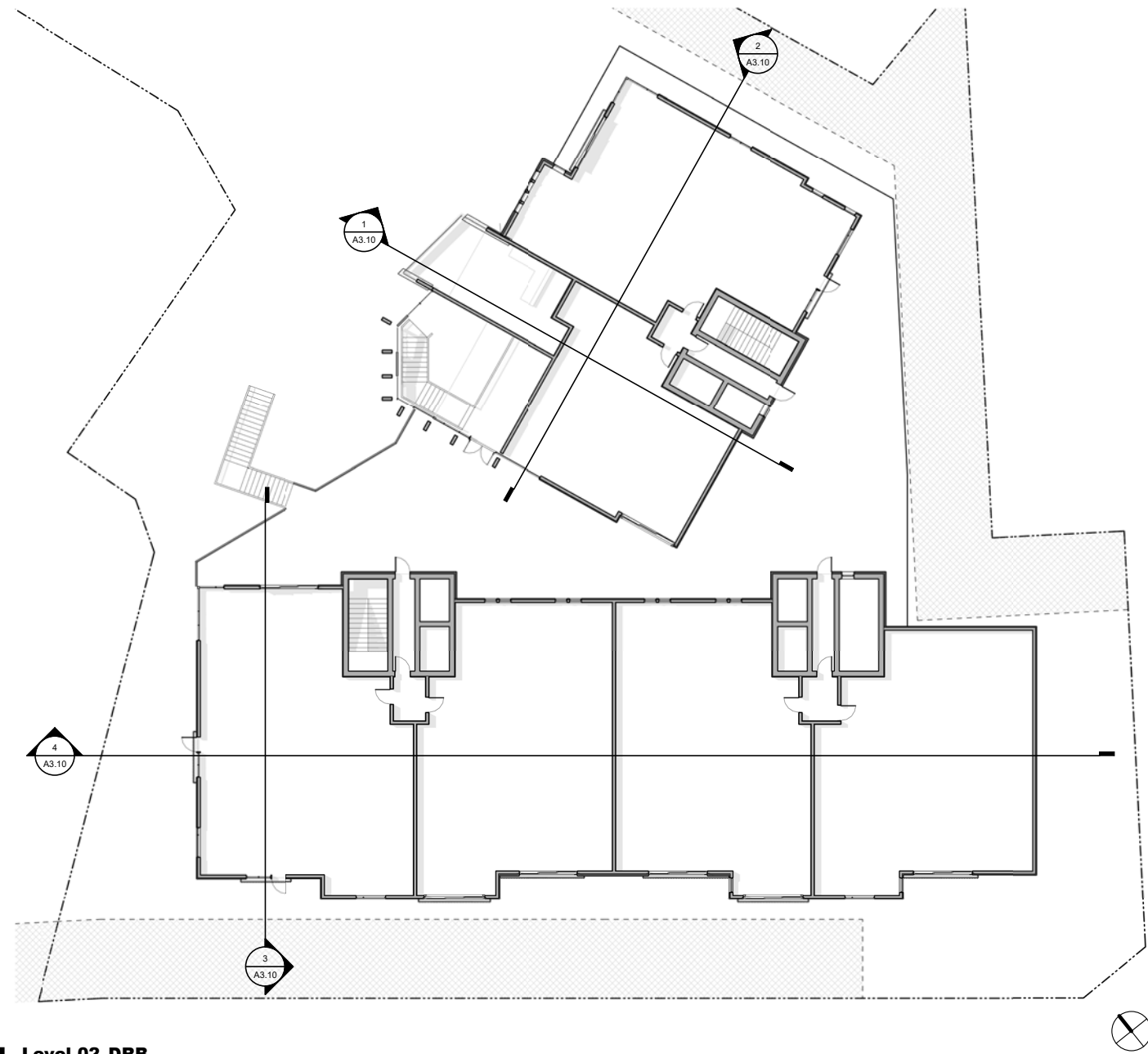


**1 Level 01\_DRB**  
1/16" = 1'-0"

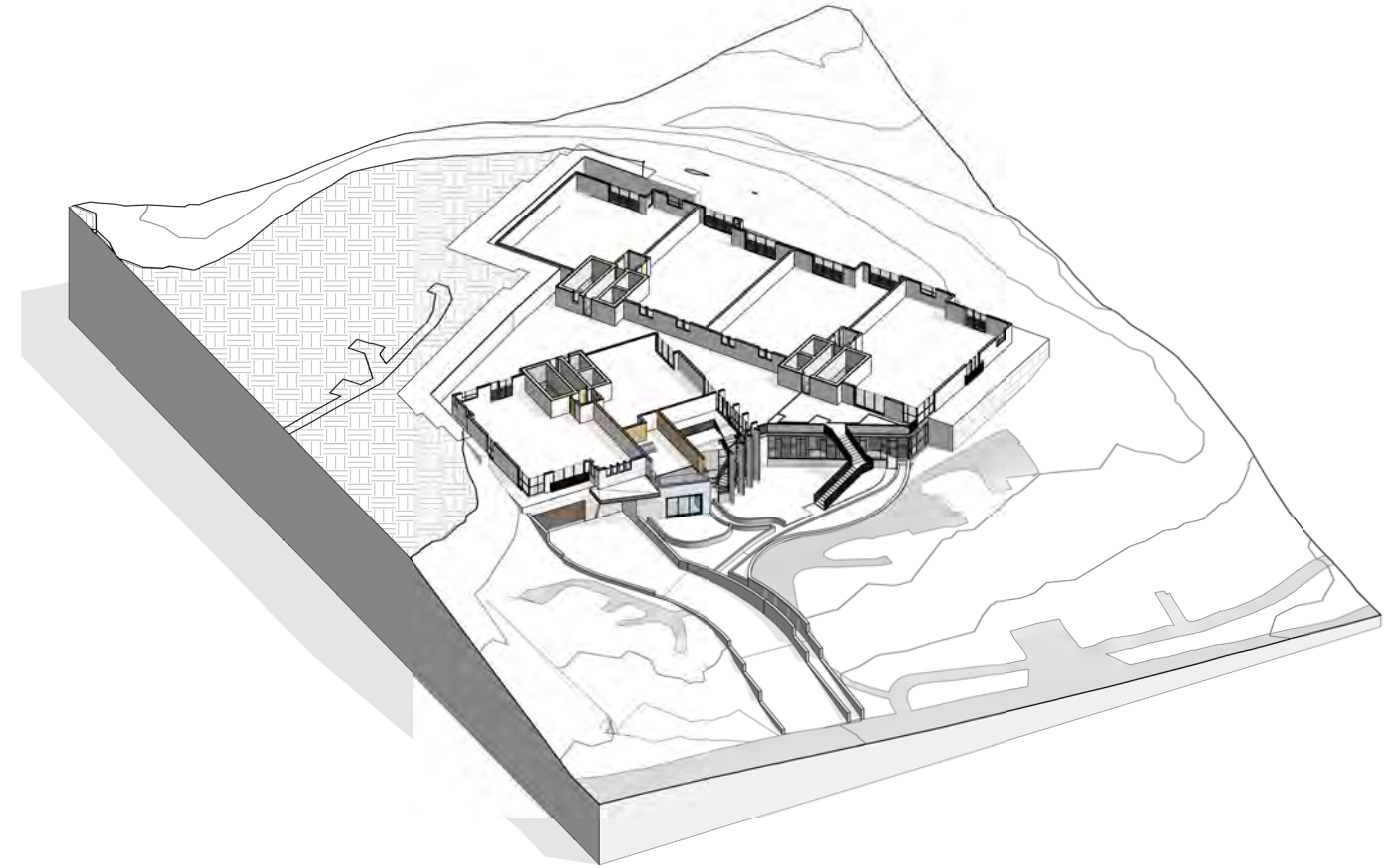




# 05.0 \ ADDENDUM: Level 02 - Floor Plan

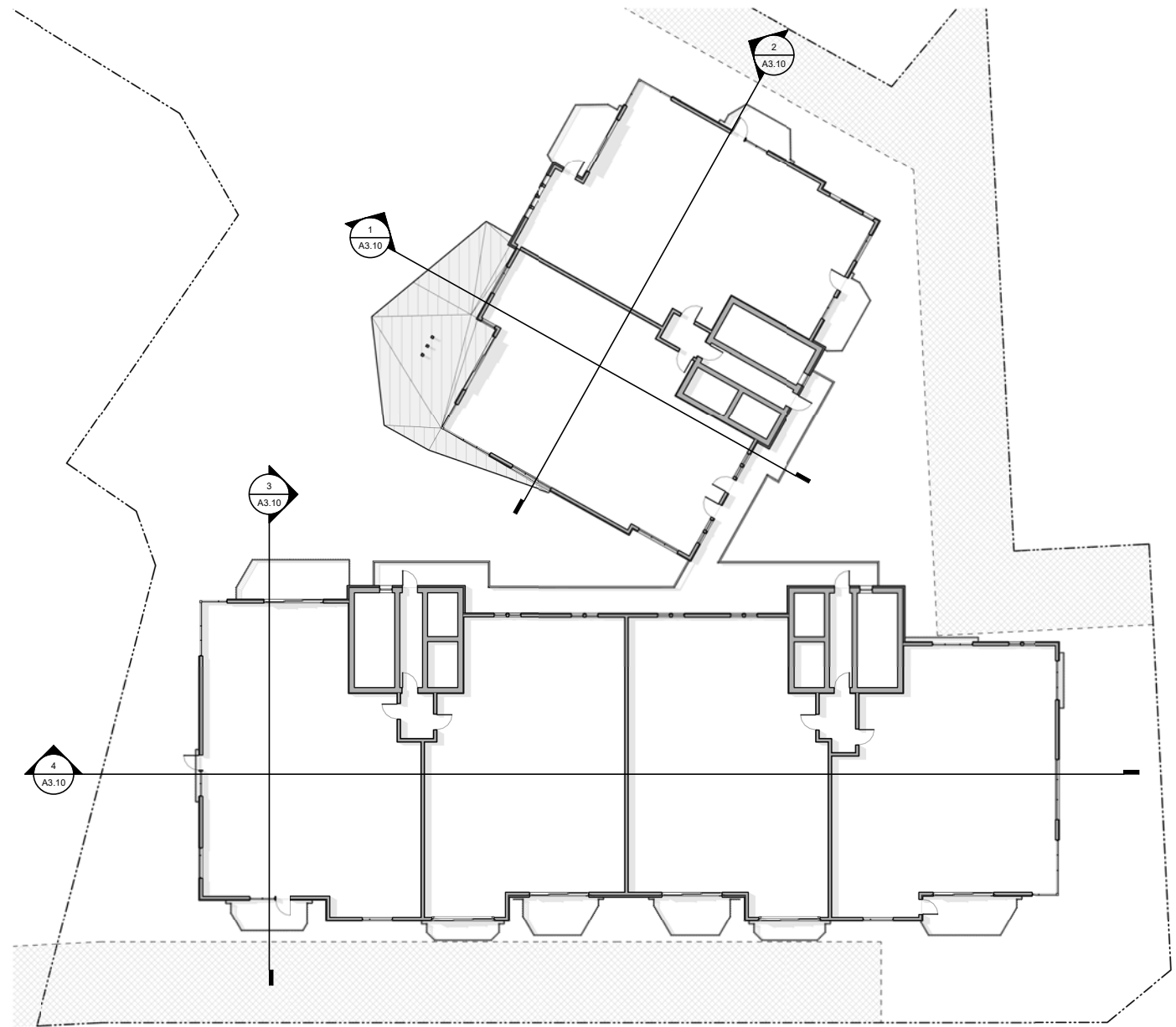


**1** Level 02\_DRB  
1/16" = 1'-0"

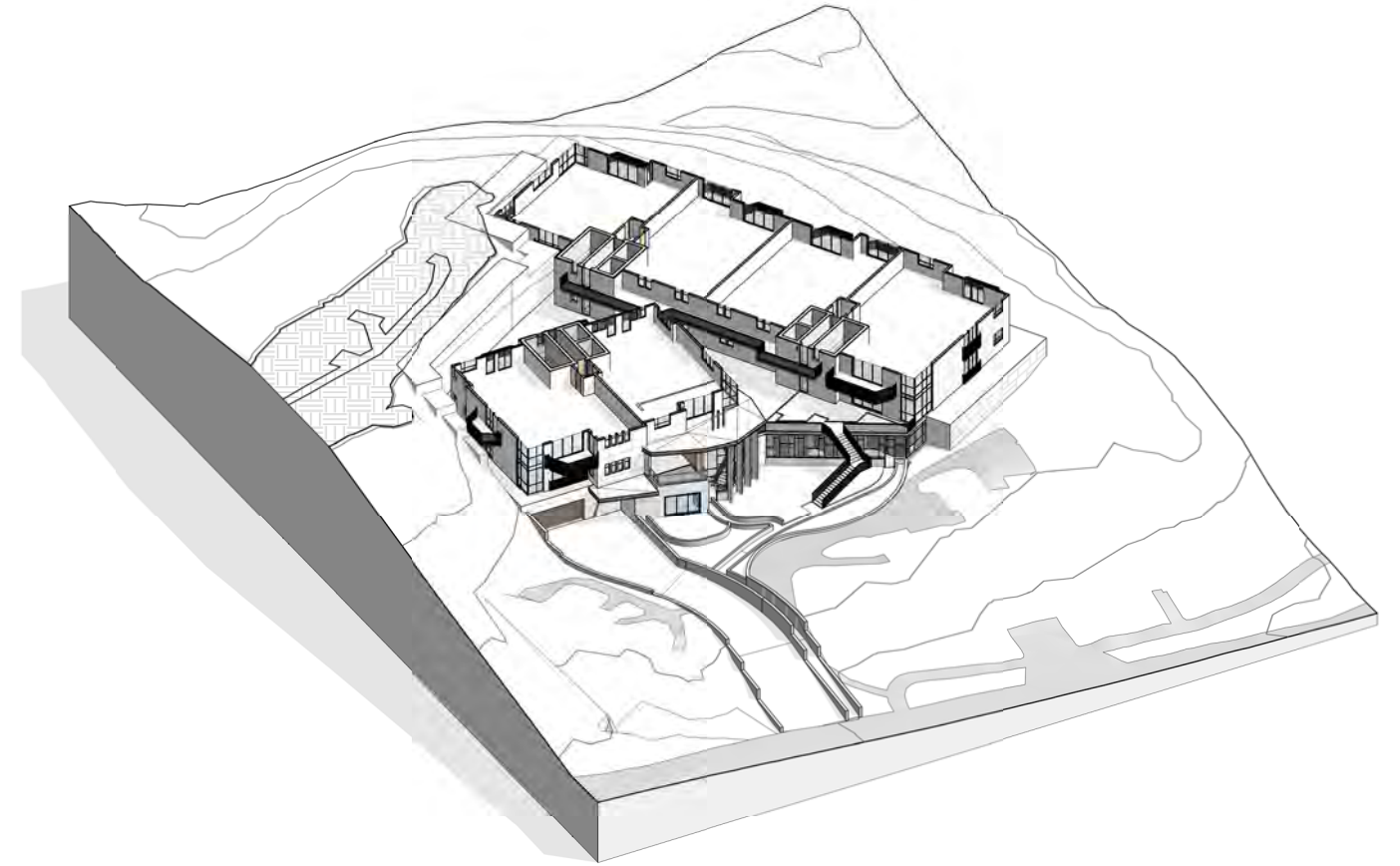




# 05.0 \ ADDENDUM: Level 03 - Floor Plan

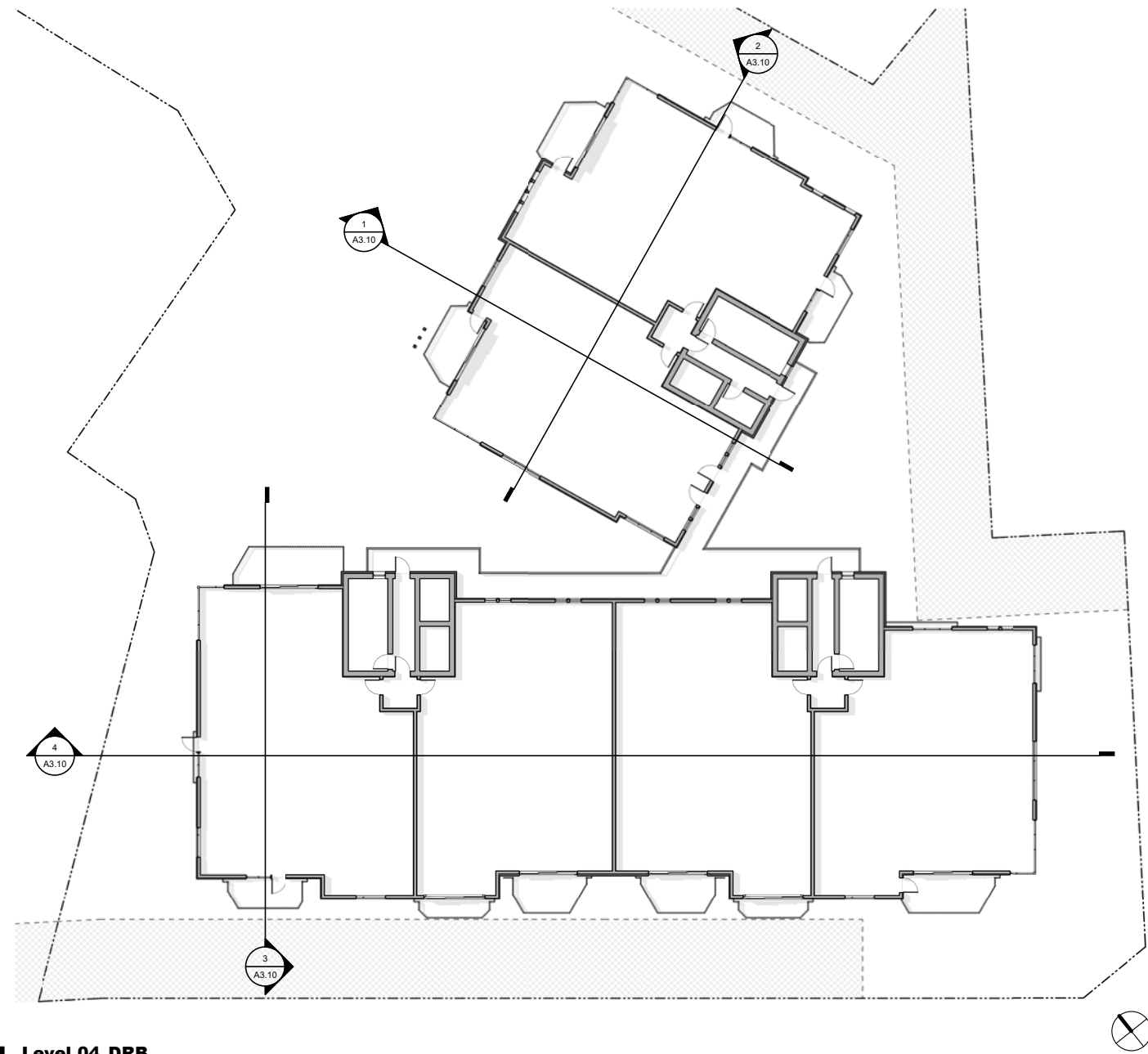


**1** Level 03\_DRB  
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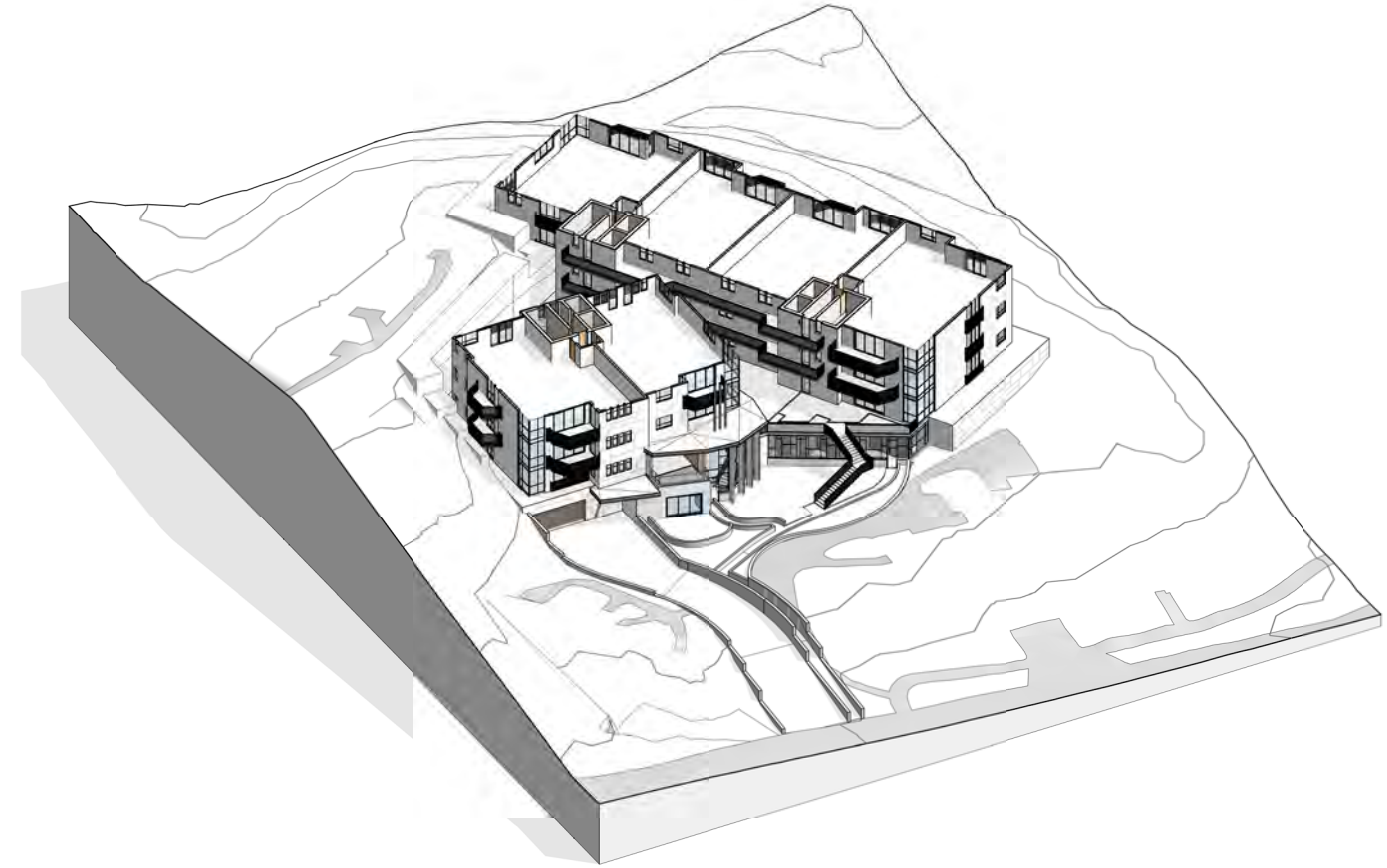




# 05.0 \ \ ADDENDUM: Level 04 - Floor Plan

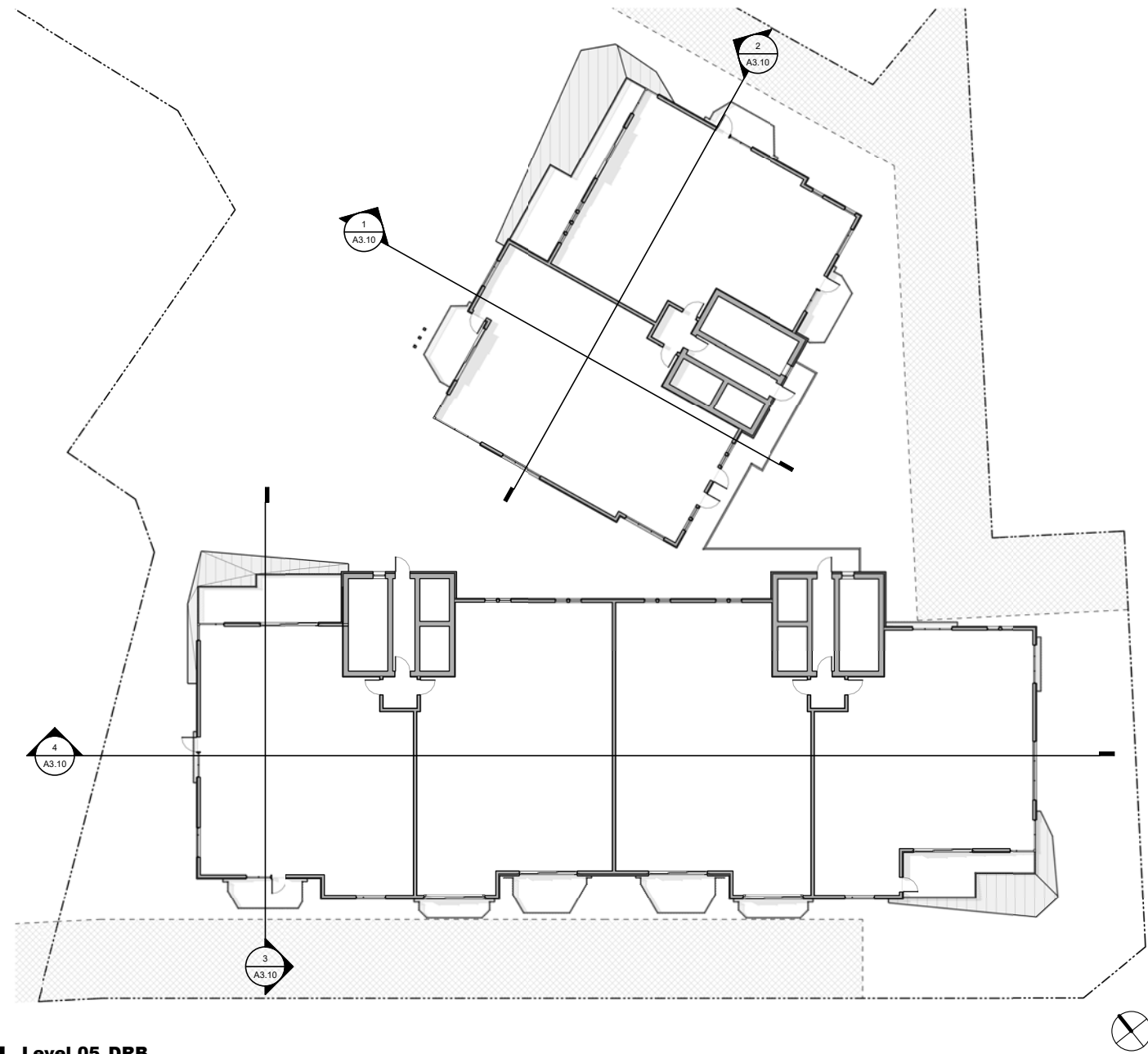


**1 Level 04\_DRB**  
1/16" = 1'-0"

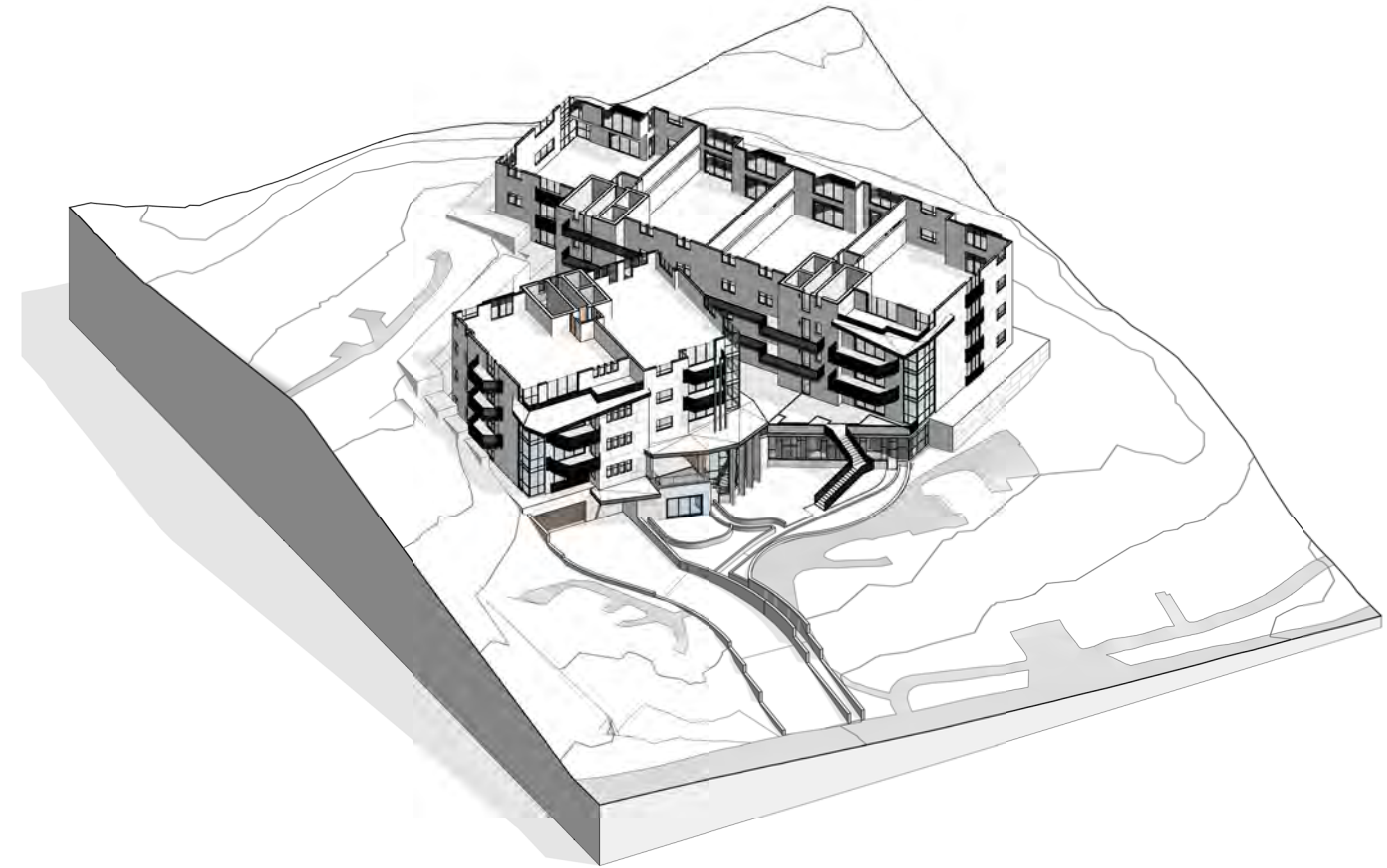




# 05.0 \ \ ADDENDUM: Level 05 - Floor Plan

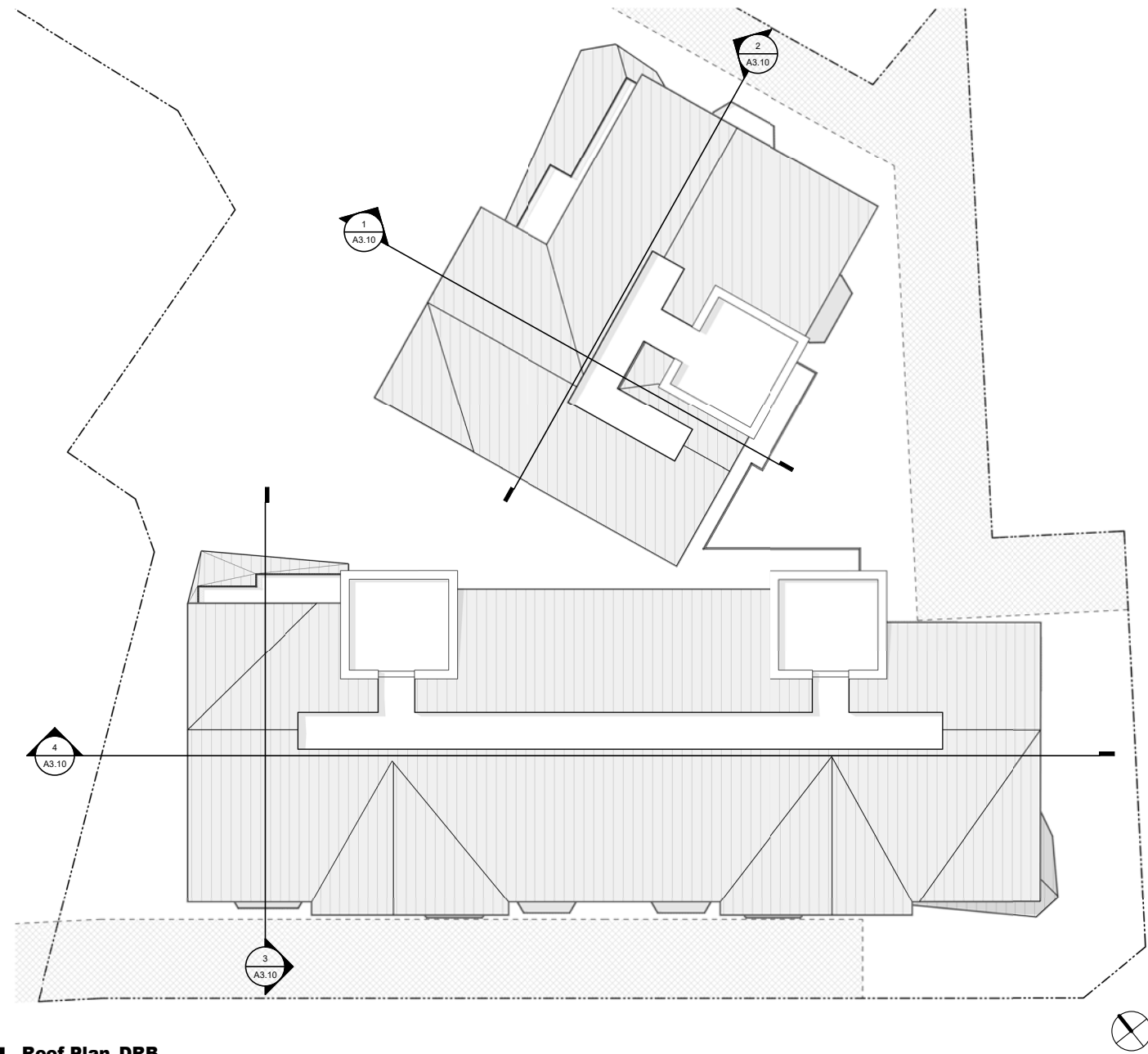


**1** Level 05\_DRB  
1/16" = 1'-0"

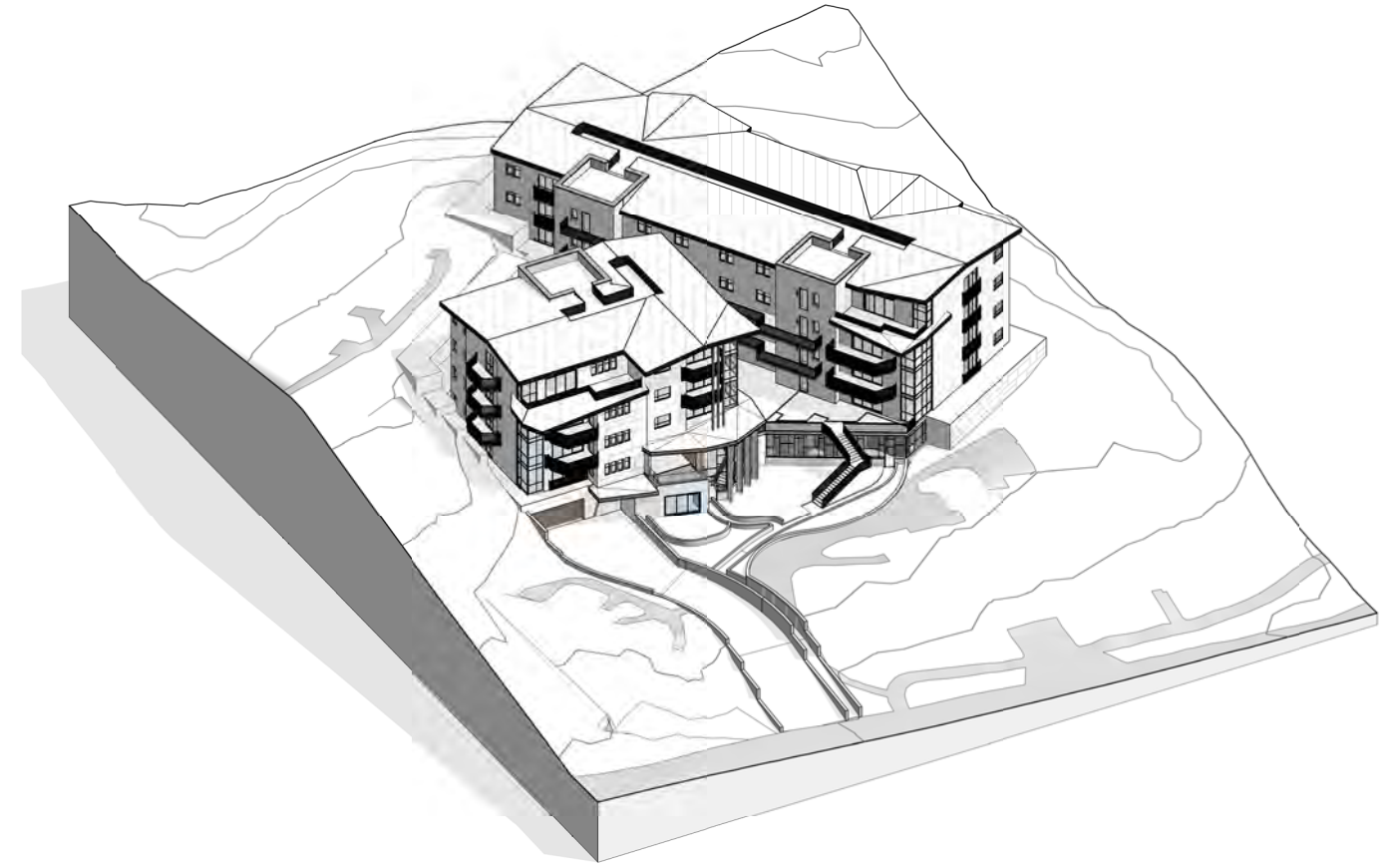




# 05.0 \ \ ADDENDUM: Roof Plan



**1 Roof Plan\_DRB**  
1/16" = 1'-0"








# 05.0 \ ADDENDUM: Building Elevations



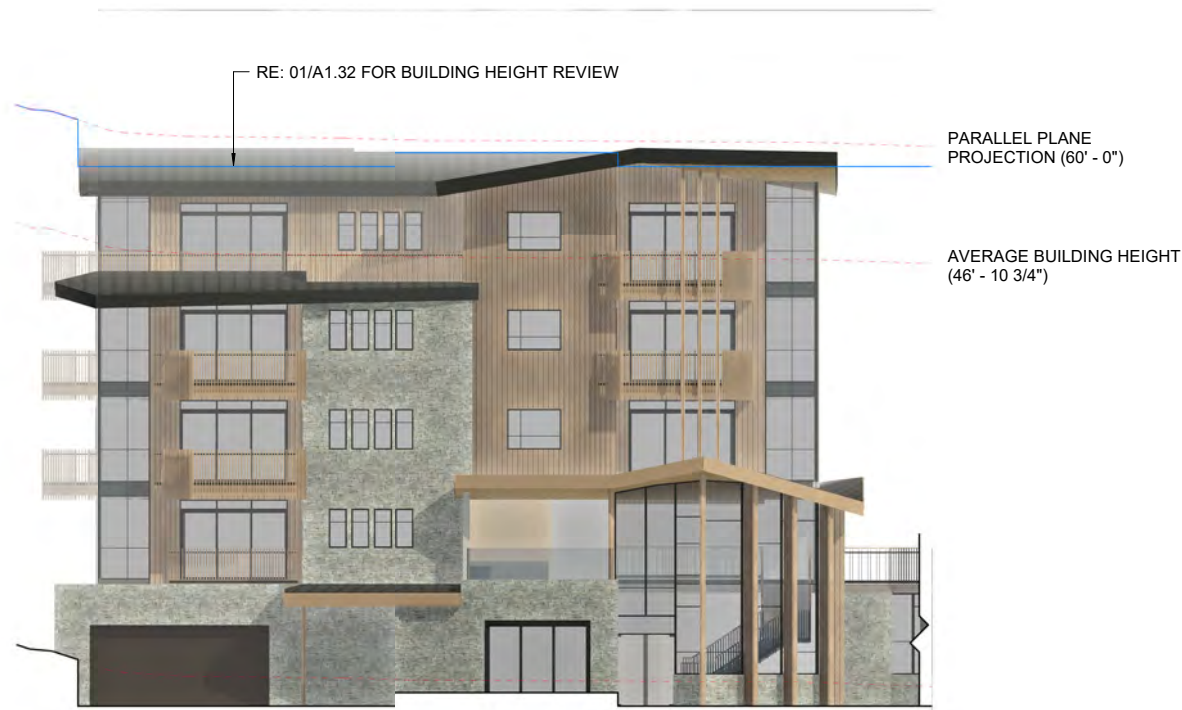
**1 Amenity Elevation DRB Color**  
3/32" = 1'-0"

MATERIAL PERCENTAGES										
	WOOD SIDING	STONE SIDING	METAL SIDING	GLAZING	ELEVATION SF	Wood %	Stone %	Metal %	Glazing %	
Elevation 01-A	1,025	1,026	70	2,018	4,139	24.76%	24.79%	1.69%	48.76%	
Elevation 01-B	1,949	308	41	638	2,936	66.38%	10.49%	1.40%	21.73%	
Elevation 01-C	1,707	910	0	833	3,450	49.48%	26.38%	0.00%	24.14%	
Elevation 01-D	1,525	210	54	1,063	2,852	53.47%	7.36%	1.89%	37.27%	
Amenity	0	183	436	0	619	0.00%	29.56%	70.44%	0.00%	
Elevation 02-A	3,781	1,845	35	1,529	7,190	52.59%	25.66%	0.49%	21.27%	
Elevation 02-B	2,009	812	55	833	3,709	54.17%	21.89%	1.48%	22.46%	
Elevation 02-C	3,128	1,060	20	2,728	6,936	45.10%	15.28%	0.29%	39.33%	
Elevation 02-D	1,108	170	32	708	2,018	54.91%	8.42%	1.59%	35.08%	
<b>Total</b>	<b>16,232</b>	<b>6,524</b>	<b>743</b>	<b>10,350</b>	<b>33,849</b>	<b>47.95%</b>	<b>19.27%</b>	<b>2.20%</b>	<b>30.58%</b>	

	<b>WOOD SIDING</b> Material % = <b>47.95%</b>
	<b>STONE SIDING</b> Material % = <b>19.27%</b>
	<b>METAL SIDING</b> Material % = <b>2.20%</b>
	<b>GLAZING</b> Material % = <b>30.58%</b>



# 05.0 \ ADDENDUM: Building Elevations






**1 Building 01 - Elevation A DRB Color**  
3/32" = 1'-0"



**2 Building 01 - Elevation B DRB Color**  
3/32" = 1'-0"

MATERIAL PERCENTAGES										
	WOOD SIDING	STONE SIDING	METAL SIDING	GLAZING	ELEVATION SF	Wood %	Stone %	Metal %	Glazing %	
Elevation 01-A	1,025	1,026	70	2,018	4,139	24.76%	24.79%	1.69%	48.76%	
Elevation 01-B	1,949	308	41	638	2,936	66.38%	10.49%	1.40%	21.73%	
Elevation 01-C	1,707	910	0	833	3,450	49.48%	26.38%	0.00%	24.14%	
Elevation 01-D	1,525	210	54	1,063	2,852	53.47%	7.36%	1.89%	37.27%	
Amenity	0	183	436	0	619	0.00%	29.56%	70.44%	0.00%	
Elevation 02-A	3,781	1,845	35	1,529	7,190	52.59%	25.66%	0.49%	21.27%	
Elevation 02-B	2,009	812	55	833	3,709	54.17%	21.89%	1.48%	22.46%	
Elevation 02-C	3,128	1,060	20	2,728	6,936	45.10%	15.28%	0.29%	39.33%	
Elevation 02-D	1,108	170	32	708	2,018	54.91%	8.42%	1.59%	35.08%	
<b>Total</b>	<b>16,232</b>	<b>6,524</b>	<b>743</b>	<b>10,350</b>	<b>33,849</b>	<b>47.95%</b>	<b>19.27%</b>	<b>2.20%</b>	<b>30.58%</b>	

	<b>WOOD SIDING</b> Material % = <b>47.95%</b>
	<b>STONE SIDING</b> Material % = <b>19.27%</b>
	<b>METAL SIDING</b> Material % = <b>2.20%</b>
	<b>GLAZING</b> Material % = <b>30.58%</b>



# 05.0 \ ADDENDUM: Building Elevations







**2 Building 01 - Elevation C DRB\_Color**  
3/32" = 1'-0"



**4 Building 01 - Elevation D DRB\_Color**  
3/32" = 1'-0"

MATERIAL PERCENTAGES									
	WOOD SIDING	STONE SIDING	METAL SIDING	GLAZING	ELEVATION SF	Wood %	Stone %	Metal %	Glazing %
Elevation 01-A	1,025	1,026	70	2,018	4,139	24.76%	24.79%	1.69%	48.76%
Elevation 01-B	1,949	308	41	638	2,936	66.38%	10.49%	1.40%	21.73%
Elevation 01-C	1,707	910	0	833	3,450	49.48%	26.38%	0.00%	24.14%
Elevation 01-D	1,525	210	54	1,063	2,852	53.47%	7.36%	1.89%	37.27%
Amenity	0	183	436	0	619	0.00%	29.56%	70.44%	0.00%
Elevation 02-A	3,781	1,845	35	1,529	7,190	52.59%	25.66%	0.49%	21.27%
Elevation 02-B	2,009	812	55	833	3,709	54.17%	21.89%	1.48%	22.46%
Elevation 02-C	3,128	1,060	20	2,728	6,936	45.10%	15.28%	0.29%	39.33%
Elevation 02-D	1,108	170	32	708	2,018	54.91%	8.42%	1.59%	35.08%
<b>Total</b>	<b>16,232</b>	<b>6,524</b>	<b>743</b>	<b>10,350</b>	<b>33,849</b>	<b>47.95%</b>	<b>19.27%</b>	<b>2.20%</b>	<b>30.58%</b>

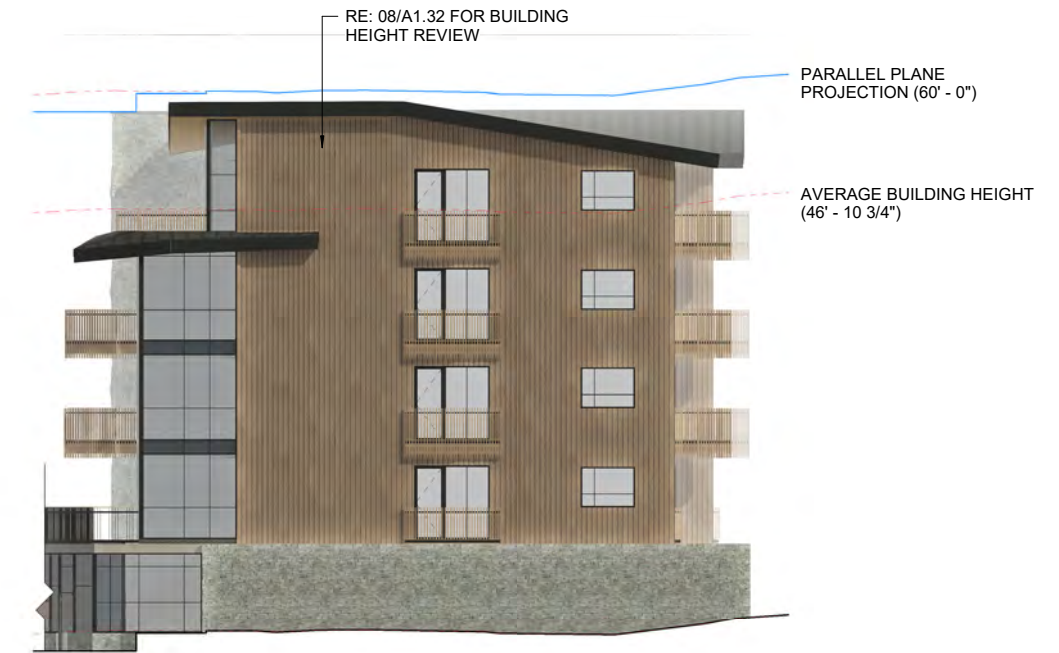
	<b>WOOD SIDING</b> Material % = 47.95%
	<b>STONE SIDING</b> Material % = 19.27%
	<b>METAL SIDING</b> Material % = 2.20%
	<b>GLAZING</b> Material % = 30.58%



# 05.0 \ ADDENDUM: Building Elevations



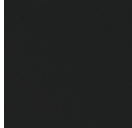
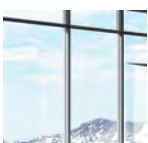


**1 Building 02 - Elevation A DRB\_Color**  
3/32" = 1'-0"



**2 Building 02 - Elevation B DRB\_Color**  
3/32" = 1'-0"

MATERIAL PERCENTAGES										
	WOOD SIDING	STONE SIDING	METAL SIDING	GLAZING	ELEVATION SF	Wood %	Stone %	Metal %	Glazing %	
Elevation 01-A	1,025	1,026	70	2,018	4,139	24.76%	24.79%	1.69%	48.76%	
Elevation 01-B	1,949	308	41	638	2,936	66.38%	10.49%	1.40%	21.73%	
Elevation 01-C	1,707	910	0	833	3,450	49.48%	26.38%	0.00%	24.14%	
Elevation 01-D	1,525	210	54	1,063	2,852	53.47%	7.36%	1.89%	37.27%	
Amenity	0	183	436	0	619	0.00%	29.56%	70.44%	0.00%	
Elevation 02-A	3,781	1,845	35	1,529	7,190	52.59%	25.66%	0.49%	21.27%	
Elevation 02-B	2,009	812	55	833	3,709	54.17%	21.89%	1.48%	22.46%	
Elevation 02-C	3,128	1,060	20	2,728	6,936	45.10%	15.28%	0.29%	39.33%	
Elevation 02-D	1,108	170	32	708	2,018	54.91%	8.42%	1.59%	35.08%	
<b>Total</b>	<b>16,232</b>	<b>6,524</b>	<b>743</b>	<b>10,350</b>	<b>33,849</b>	<b>47.95%</b>	<b>19.27%</b>	<b>2.20%</b>	<b>30.58%</b>	

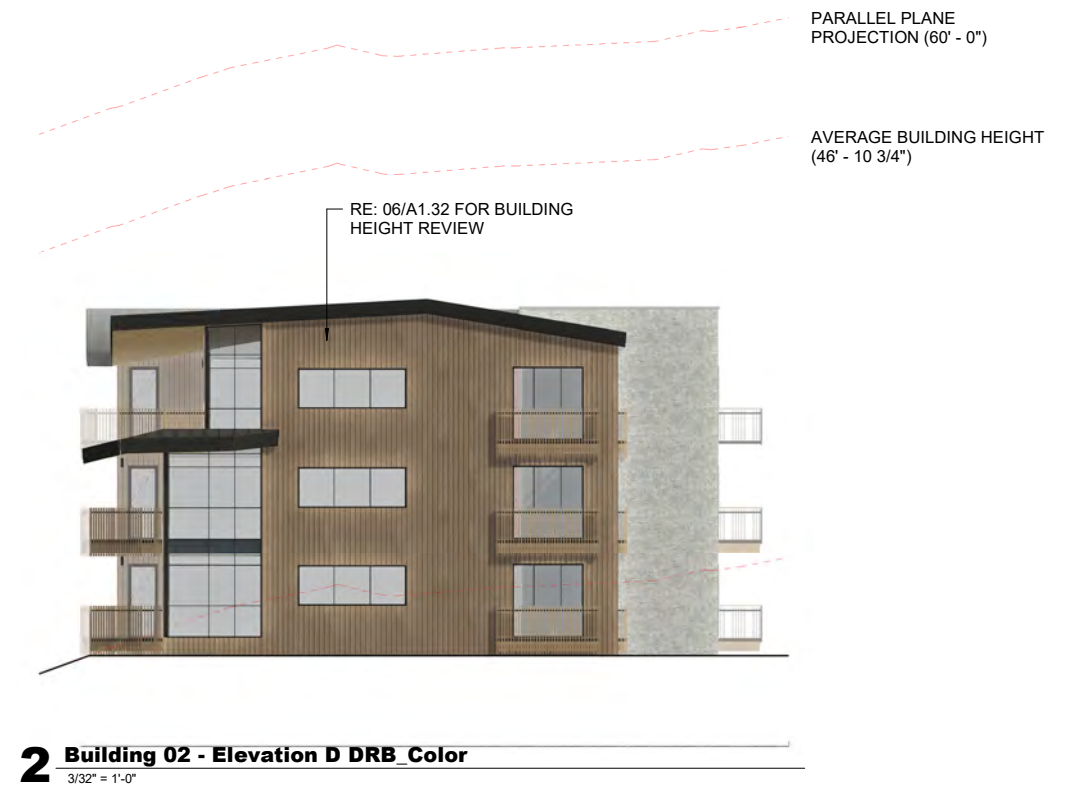
	<b>WOOD SIDING</b> Material % = <b>47.95%</b>
	<b>STONE SIDING</b> Material % = <b>19.27%</b>
	<b>METAL SIDING</b> Material % = <b>2.20%</b>
	<b>GLAZING</b> Material % = <b>30.58%</b>



# 05.0 \ ADDENDUM: Building Elevations



**1 Building 02 - Elevation C DRB\_Color**  
3/32" = 1'-0"



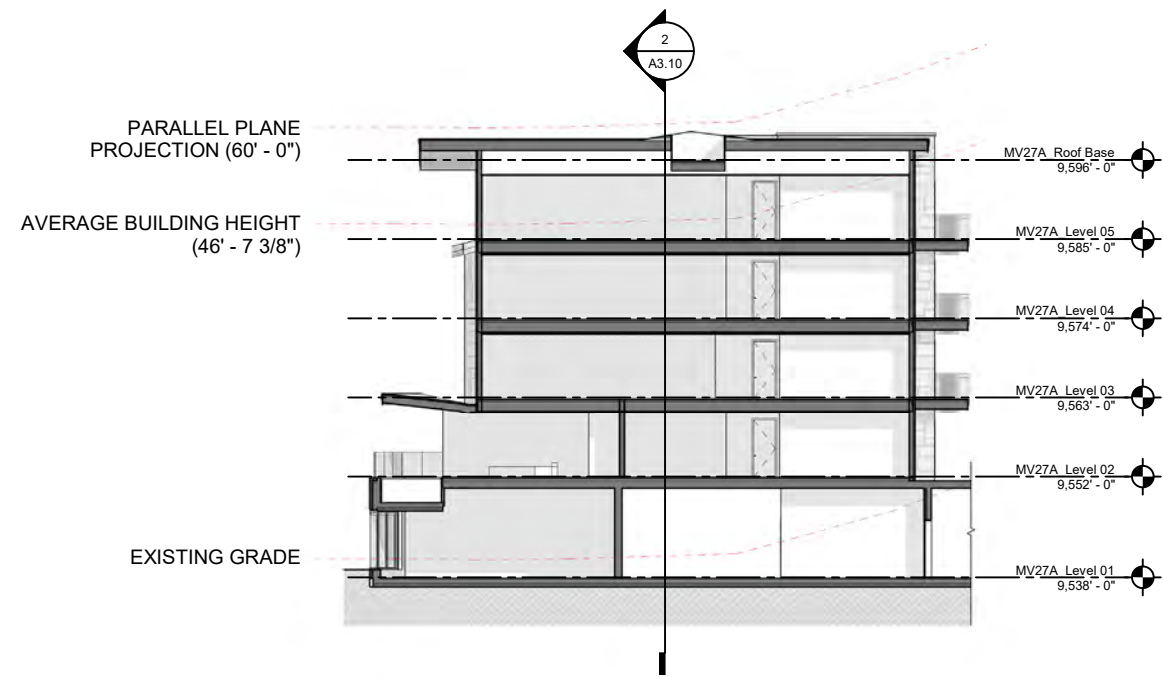
**2 Building 02 - Elevation D DRB\_Color**  
3/32" = 1'-0"

MATERIAL PERCENTAGES									
	WOOD SIDING	STONE SIDING	METAL SIDING	GLAZING	ELEVATION SF	Wood %	Stone %	Metal %	Glazing %
Elevation 01-A	1,025	1,026	70	2,018	4,139	24.76%	24.79%	1.69%	48.76%
Elevation 01-B	1,949	308	41	638	2,936	66.38%	10.49%	1.40%	21.73%
Elevation 01-C	1,707	910	0	833	3,450	49.48%	26.38%	0.00%	24.14%
Elevation 01-D	1,525	210	54	1,063	2,852	53.47%	7.36%	1.89%	37.27%
Amenity	0	183	436	0	619	0.00%	29.56%	70.44%	0.00%
Elevation 02-A	3,781	1,845	35	1,529	7,190	52.59%	25.66%	0.49%	21.27%
Elevation 02-B	2,009	812	55	833	3,709	54.17%	21.89%	1.48%	22.46%
Elevation 02-C	3,128	1,060	20	2,728	6,936	45.10%	15.28%	0.29%	39.33%
Elevation 02-D	1,108	170	32	708	2,018	54.91%	8.42%	1.59%	35.08%
<b>Total</b>	<b>16,232</b>	<b>6,524</b>	<b>743</b>	<b>10,350</b>	<b>33,849</b>	<b>47.95%</b>	<b>19.27%</b>	<b>2.20%</b>	<b>30.58%</b>

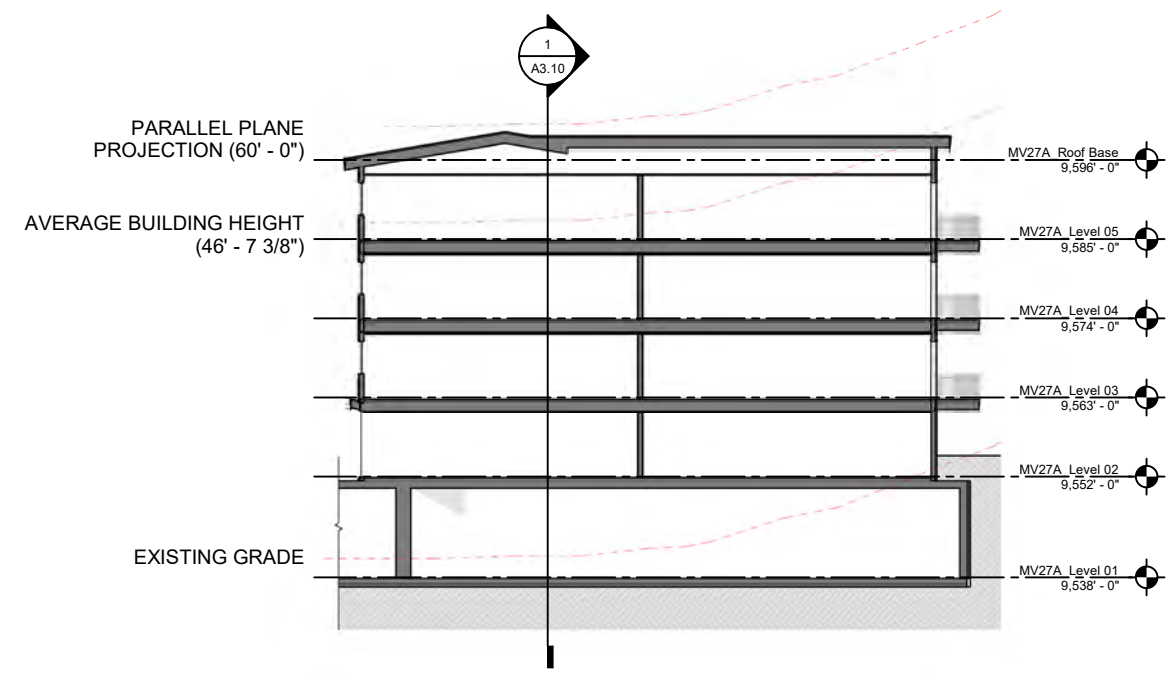
	<b>WOOD SIDING</b> Material % = <b>47.95%</b>
	<b>STONE SIDING</b> Material % = <b>19.27%</b>
	<b>METAL SIDING</b> Material % = <b>2.20%</b>
	<b>GLAZING</b> Material % = <b>30.58%</b>



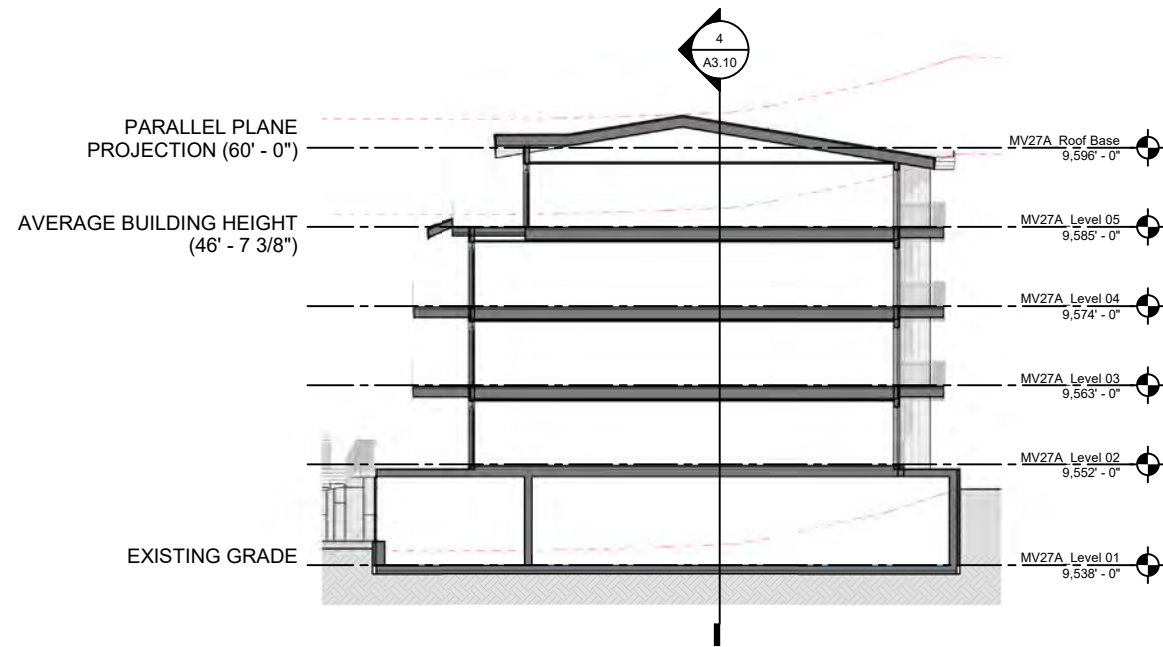
# 05.0 \ \ ADDENDUM: Building Sections



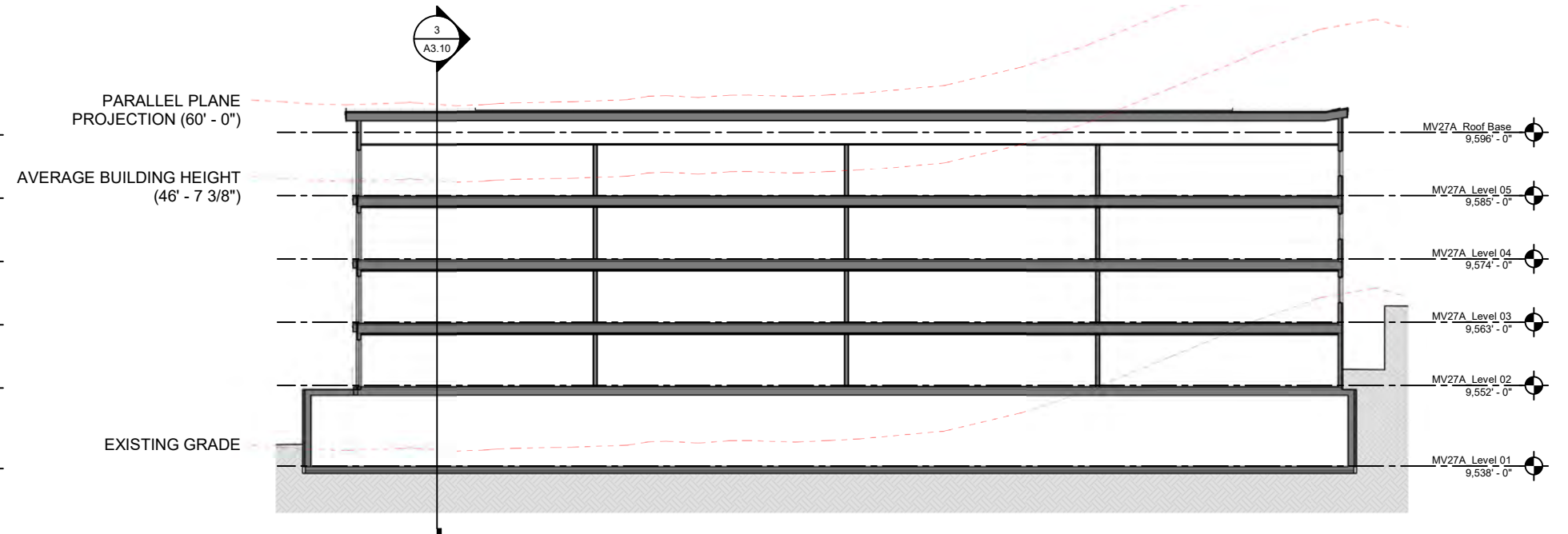
**1 Building A - Section 01**  
1/16" = 1'-0"



**2 Building A - Section 02**  
1/16" = 1'-0"



**3 Building B - Section 01**  
1/16" = 1'-0"



**4 Building B - Section 02**  
1/16" = 1'-0"