

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING **REVISED 2** AGENDA
THURSDAY JULY 7, 2022 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
TO BE HELD HYBRID THROUGH ZOOM:**

<https://us06web.zoom.us/j/83668759778?pwd=d1NxdTAzVXltYVg1Qmt2YjN2Q1BNZz09>

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	3	Schooley	Action	Swearing In of Appointed Members for the Mountain Village Design Review Board <i>continued from June 2, Regular Design Review Board Meeting</i>
3.	10:00	2	Quinn-Jacobs	Action	Reading and Approval of Summary of Motions of the June 2, 2022, Design Review Board Meeting.
4.	10:05	30	Haynes	Action/ Recommendation	Consideration of a recommendation to Town Council regarding Rezoning Lot 164A, Winterleaf, A Condominium Community, from the Multi-Family Zone District to the Single Family Common Interest Community Zone District consistent with CDC Section 17.3.4.
5.	10:35	30	Ward/ Applicants	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for a new Single Family home on Lot 220B, 113 Palmyra Drive, pursuant to CDC Section 17.4.11.
6.	11:05	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for a new Single Family home on Lot 3R, AKA R3, 158 Vischer Drive, pursuant to CDC Section 17.4.11.
7.	11:35	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for a new Single Family home on Lot 533, 237 Russell Drive, pursuant to CDC Section 17.4.11.
8.	12:05	30	Lunch	Lunch	Lunch
9.	12:35	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot 709, 152 Adams Ranch Road, pursuant to CDC Section 17.4.11
10.	1:05	30	Haynes/ Ward	Legislative	Design Review Board Review and Recommendation to Town Council Regarding Amending the Community Development Code; Sections 17.4 and 17.5, concerning housekeeping and minor amendments.
11.	1:35	5	Ward	Quasi-Judicial	Review and Recommendation to Town Council of a Variance request for heights up to 46.58' and Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 927R2, 125 Sundance Lane, pursuant to CDC Sections 17.5.6 and 17.4.16. <i>Staff is requesting this item be continued to the August 4, 2022 regular DRB meeting</i>
12.	1:40		Chair		Adjourn

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

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

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE REGULAR
DESIGN REVIEW BOARD MEETING
THURSDAY JUNE 2, 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 June 2, 2022.

Attendance

The following Board members were present and acting:

Banks Brown
Liz Caton
Scott Bennett
David Craige – recused himself for Agenda Item #10.
Greer Garner

The following Board members were absent:

Ellen Kramer
Shane Jordan (2nd alternate)
Adam Miller

Town Staff in attendance:

John Miller, Principal Planner
Amy Ward, Senior Planner
Samuel Quinn-Jacobs, Planning Technician

Public Attendance:

Jim Austin, Teri Steinberg, Ed Healy, Peter McGinty, Charles Harris, Elise Streeb, Laila Benitez, Gabriel Bustamante, David Forrest

Item 2. Swearing In of Appointed Members for the Mountain Village Design Review Board
continued from May 31, Special Design Review Board Meeting

David Craige was sworn as a Design Review Board Member of the Town of Mountain Village

Item 3. Reading and Approval of Summary of Motions of the May 5, 2022, Design Review Board Meeting.

Samuel Quinn-Jacobs: Presented as Staff

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

Item 4. Reading and Approval of Summary of Motions of the May 17, 2022, Design Review Board Meeting.

Samuel Quinn-Jacobs: Presented as Staff

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

Item 5. Interview New Applicants for Design Review Board open alternate seat with recommendation to Town Council

John Miller: Presented as Staff

On a **MOTION** by **Garner** and seconded by **Craige** the DRB voted **unanimously** to make the recommendation to Town Council to appoint **Jim Austin** as the second alternate seat, on the Design Review Board of the Town of Mountain Village.

Item 6. Consideration of a Design Review: Final Architecture Review for a new Single Family detached condominium on Lot 161D1, Unit 17, 6 Tunnel Lane, pursuant to CDC Section 17.4.11 and 17.5.16.

Amy Ward: Presented as Staff

Chris Hawkins: Presented as Applicant

Public Comment: None

On a motion by **Caton** and seconded by **Bennett** DRB voted **unanimously** to approve the Final Architectural Review for a new single-family detached condominium located at Lot 161D-1 Unit 17, based on the evidence provided within the Staff Memo of record dated May 24, 2022, with the following specific approvals, findings and conditions:

Specific Approval:

1. Materials – Cementitious panel

Findings:

1. That the application is consistent with the Ridgeline Lot requirements found at 17.5.16
2. That the applicant has satisfied the parking requirement.
3. That the application was filed in 2021, when mother-in-law suites were still allowed in detached condominium.

Conditions:

1. Prior to submittal for building permit, the applicant shall provide design and location details for the address monument, to include lighting details and any civil revisions for shallow utilities associated with the monument for staff review.

2. Prior to the submittal for a building permit the applicant shall revise the lighting plan per the comments in this report for review by staff and one DRB member.
3. Prior to the submittal 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 submittal for building permit the applicant shall revise the construction mitigation plan to address the concerns raised in the staff memo of record.
5. Prior to the submittal for a building permit the applicant must provide the town with an executed copy of the Addendum to Reservation and Escrow Agreement for parking.
6. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
7. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
8. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the common open-space.
9. Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Item 7. Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot AR-53-R1, TBD Adams Way, pursuant to CDC Section 17.4.11.

John Miller: Presented as Staff

Ken Alexander: Presented as Applicant

Public Comment: Was provided in the packet associated with this meeting.

On a motion by **Craige** and seconded by **Caton** DRB voted **unanimously** to approve the Final Architecture Review for a new single-family detached condominium home located at Unit AR-53R1, based on the evidence provided within the Staff Report of record dated May 19, 2022, with the following Design Variations and Specific Approvals:

Design Variations:

Fiberglass Windows

Design Review Board Specific Approvals:

Grading in General Easement

And with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall provide an updated utility plan based on the field verification of all utilities and submit a revised utility plan to the public works director identifying these locations for approval.
- 2) Prior to the issuance of a building permit, the applicant shall submit an updated lighting plan to planning staff and a member of the DRB for review and approval, to include a photometric study along with specifications for the address monument lighting. added by David “ modified that the lower patio recess can and entry lights be included in the Iso footcandle study and specification sheets be provided to staff.
- 3) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 4) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 5) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 6) Prior to the Building Division conducting the required framing inspection, a 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
- 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.

Item 8. Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot 89-3A, 99 Lookout Ridge, pursuant to CDC Section 17.4.11.

John Miller: Presented as Staff

Sean O'Bryant and Todd Kennedy, CCY Architects: Presented as Applicant

Public Comment: None

On a motion by **Caton** and seconded by **Garner** DRB voted **unanimously** to approve the Final Architecture 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 20, 2022, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) General Easement Encroachments, no gravel in the 3ft walkway.

And, with the following conditions:

- 1) Prior to Building Permit, the applicant shall revise the landscaping plan to demonstrate irrigation locations and overall water usage, as well as revise the native seed mix to meet the CDC requirements.
- 2) Prior to Building Permit, the applicant shall revise the lighting plan to reduce the overall number of light fixtures, replace fixture X05, and to include a photometric study – to be reviewed by a member of the DRB and town staff.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 6) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 8) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four-feet (4') by four-feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials

Item 9. LUNCH

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 220B, 113 Palmyra Drive, pursuant to CDC Section 17.4.11.

John Miller: Presented as Staff

Chris Hawkins, Alpine Planning: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Bennett** DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family home located at Lot 220B, based on the evidence provided within the Staff Report of record dated May 20, 2022, with the following Design Variations and Specific Approvals:

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

General Easement Encroachments

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the parallel plane diagram per the requirements of the CDC to demonstrate that no portion of the home penetrates the 40-foot plane reflecting the most restrictive adjacent grade.
- 2) Prior to final review, the applicant shall provide window and door recess details for windows and doors located in stone.
- 3) Prior to final review, the applicant shall provide design and location information related to the home's address monument.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

10) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, 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.

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 3R, AKA R3, 158 Vischer Drive, pursuant to CDC Section 17.4.11.

John Miller: Presented as Staff

Kristine Perpar: Presented as Applicant

Public Comment: None

On a motion by **Craige** and seconded by **Garner** DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family home located at Lot 3R, based on the evidence provided within the Staff Report of record dated May 20, 2022, with the following Design Variations and Specific Approvals:

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

General Easement Encroachments

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the location of the address monument to be located outside of the road ROW of Vischer Drive.
- 2) Prior to final review, the applicant shall provide a chimney cap detail.
- 3) Prior to final review, the applicant shall revise the landscaping plan to demonstrate additional plantings to increase diversity to 40% as required by the CDC.
- 4) Prior to final review the applicant shall revise the lighting plan to include the cut sheets for the LED strip light proposed for the address monument.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

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

Item 12. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot 533, 237 Russell Drive, pursuant to CDC Section 17.4.11.

John Miller: Presented as Staff

Jim Kehoe and David Ballode: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Caton** DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family home located at Lot 533, based on the evidence provided within the Staff Report of record dated May 23, 2022, with the following Design Variations and Specific Approvals:

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

1. General Easement Encroachments
2. Green Roof

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the height diagrams to include USGS Datum points for natural and finished grades along with each roof element per the requirements of the CDC.
- 2) Prior to final review, the applicant shall provide a landscaping plan addressing the items in this memo of record.
- 3) Prior to final review, the applicant shall revise the fire mitigation plan to remove all flammable vegetation from Zone 1.
- 4) Prior to final review, the applicant shall provide details related to road and shoulder widths.
- 5) Prior to final review, the applicant shall provide a construction mitigation plan per the requirements of the CDC.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) Prior to the Building Division conducting the required framing inspection, a 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
- 12) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, 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.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the June 2, 2022 meeting at 2:28pm.

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician



**PLANNING AND DEVELOPMENT
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Agenda Item No. 4

TO: Design Review Board

FROM: Michelle Haynes, Housing Planning and Development Services Director

FOR: Meeting of July 7, 2022

DATE: June 27, 2022

RE: Consideration of a recommendation to Town Council regarding rezoning Lot 164A, Winterleaf, A Condominium Community from Multi-Family Zone District to Single Family Common Interest Community Zone District

PROJECT GEOGRAPHY

Application Overview: Consideration of a recommendation to Town Council for the rezoning of Lot 614A, Winterleaf from a Multi-family Zone District to a Single-family Common Interest Community Zone District.

Address:	Winterleaf Drive
Applicant/Agent:	The Law Offices of Thomas G. Kennedy and Dave Bulson
Owner:	The Winterleaf Homeowners Association, Inc.
Legal Description:	Units 1,2,3,4,5 and 6, and Open Space Parcels, Winterleaf
Existing Zoning:	Multi-family
Proposed Zoning:	Single-family Common Interest Community Zone District
Site Area:	Lots range between 4,711 and 10,557 square feet

Adjacent Land Uses:	
North:	Multi-Family
South:	Single-Family
East:	Open Space
West:	Open Space



ATTACHMENTS

1. Applicant Narrative
2. Existing Conditions
3. Referral Comments
 - a. Public Works
 - b. 911 Addressing/Broadway
4. Gaffney, public comment 6.24.22

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)

- Design Review Application as maintained by the Community Development Department.

BACKGROUND

Lot 164A, The Winterleaf Condominiums, is an existing condominium community created on Lot 164A, that was formed in 1990. The property is zoned Multi-Family and developed as six detached condominium units, common open space and a private drive called Winterleaf Drive. The purpose of this application is to rezone the property from the existing Multi-family Zone District to the Single-family Common Interest Community Zone District. In conjunction to this application a minor subdivision application will be considered by Town Council to replat the project in order to convert the land condo units into separately platted lots.

The purpose of the rezoning is to allow for Winterleaf Condominium, which was developed as a land condominium community, to convert to a more conventional planned community. This change in zoning will facilitate financing, conveyancing and insuring the properties. It also provides certainty in the Town of Mountain Village's design review and permitting process.

No density transfer is required or being applied for in connection with this application.

Community Development Code Zoning Definitions

The Zoning designations are defined as follows in the Community Development Code:

Multi-family Zone District: The Multi-family Zone District ("MF") is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses.

Single-Family Common Interest Community Zone District: The Single-family Common Interest Community Zone District ("SFCI") is intended to provide lower density, single-family residential areas limited to single-family dwellings that are platted as single-family lots subject to limitations set forth in the Subdivision Regulations, and similar uses.

Single-Family Common Interest Community Zone District

1. **Permitted Uses.** Detached single-family dwellings are permitted in the Single-family Common Interest Community Zone District provided:
 - a. The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;
 - b. Three (3) or more single-family units are located in the same common interest community;
 - c. The detached single-family condominium dwellings are located in a common interest community;
 - d. The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;
 - e. The Town has reviewed and approved concurrent rezoning and subdivision plat development applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;
 - f. The detached single-family dwellings meet the Design Regulations for single-family dwellings; and
 - g. A plat note and development agreement related to the concurrent subdivision

approval prohibiting lot line vacations and lot line adjustments that would allow for a larger home than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.

2. Accessory Buildings. Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and other similar uses. Storage buildings are expressly prohibited.

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
- c. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.

3 Accessory Uses. Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, surface parking to meet the Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses. Accessory dwelling units are expressly prohibited.

REZONING IMPLICATIONS

Rezoning to SFCI will create more stringent design requirements for the two (2) remaining vacant lots than the prior properties that are constructed such as limiting heights to 35 feet and site coverage to 40%. The rezone and replat process will be cleaning up a number of housekeeping matters related to easements, access, lot size and encroachments which will benefit the HOA, owners and the town at large.

The town adopted the SFCI zone district regulations in 2013 and there has been one other application the rezoned from Multi-Family to SFCI since that time specifically Lots 617 A,B, & C in 2015.

REFERRAL COMMENTS

- Public works had no issue with the application but via the replat document wants water and sewer lines are owned and maintained by the HOA within the property boundary.
- Chief Broady noted we had an addressing issue that relates to 911 and emergency response. The owners have agreed to correcting this, and the properties will be readdressed.

REZONING CRITERIA

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
3. The proposed rezoning meets the Comprehensive Plan project standards;
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
6. Adequate public facilities and services are available to serve the intended land uses;
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
8. The proposed rezoning meets all applicable Town regulations and standards.

RECOMMENDATION

Staff recommends the DRB move to recommend Town Council approve the rezoning of Lot 164A, Winterleaf Condominiums from a Multi-family zone district to a Single-family Common Interest Community Zone District with the following motion:

I move to recommend approval to Town Council regarding a rezone application for Lot 164A, Winterleaf Condominiums, to rezone from the multi-family zone district to the single family common interest community zone district.

Findings:

1. *The application meets the SFCI criteria found at CDC Section 17.3.4.F*
2. *The application meets the rezone criteria for decision found at Section 17.4.9.C.3.*
3. *The applicants have agreed to readdress the properties for 911 emergency response purposes.*

Conditions:

1. *That the associated minor subdivision plat is approved by Town Council.*
2. *The applicant is responsible for associated recording fees at the clerk and recorder's office related to recordation of the ordinance.*
3. *Direct staff to update the Official Zoning Map for Lot 164A from Multi-Family to Single Family Common Interest Zone District.*

This motion is based on evidence and testimony provided at a public hearing held on July 7, 2022 with notice of such meeting as provided for in the Community Development Code.

AMENDED/RESTATED
WINTERLEAF ADDENDUM TO REZONE/REPLAT NARRATIVE

February 3, 2022
Updated May 26, 2022

Applicant/Owner: The Winterleaf Homeowners Association, Inc., a Colorado nonprofit corporation (“**Association**”) for itself and for the individual owners (“**Owners**”) of units in Winterleaf, a Condominium.

Unit	Owner
Unit 1	Iuvo Construction
Unit 2	Cohen 1991 Family Trust, Martin & Sharleen Cohen, Trustees
Unit 3	The Cohen Family Trust Of 1991, Martin L. Cohen, Trustee and Sharleen Cooper Cohen, Trustee
Unit 4	Frank M. Orson and Lillian W. Orson
Unit 5	Raymond Von Drehle and Ronnie Von Drehle
Unit 6	David O’Brien and Amy O’Brien

A copy of a Property Report from Land Title Guarantee Company for each Unit confirms this current ownership (see attached **Exhibit “A”**).

Winterleaf, a Condominium (“**Community**”) is an existing condominium community created on Lot 164A, Telluride Mountain Village, San Miguel County, Colorado (“**Lot 164A**”). The Community was formed by Winterleaf Properties, a California general partnership in 1990 pursuant to the following described documents, as the same may be further amended and/or supplemented from time to time (“**Governing Documents**”): (a) Declaration of Condominium for Winterleaf, a Condominium recorded on October 26, 1990 in Reception No. 268104, as amended by instrument recorded on May 12, 2021 in Reception 470065 (collectively the “**Declaration**”); and (b) Plat of Winterleaf, a Condominium recorded on October 26, 1990 in Plat Book 1, Page 1087 (“**Plat**”), as the same may be amended and/or supplemented from time to time. An electronic copy of the Plat and Declaration have been provided to the Community Development Department/Planning Division.

The property is currently zoned Multi-Family and developed as six detached condominium units. Each Unit has been assigned one unit of condominium density (with three person density equivalency for each unit). Units 3, 4, 5 and 6 have each been improved with a residence, which are not proposed for any change by this Application. Units 1 and 2 have not yet been improved, but any and all rights to develop and improve these lots are reserved, subject to compliance with applicable regulations, codes and requirements of the Town of Mountain Village and the Governing Documents.

The purpose of this “Application” is to: (a) rezone the property from its current Multi-Family zoning to the Single-family Common Interest Community Zone District (“**SFCI**”), which was included in the Community Development Code to accommodate the conversion of land condominium projects like Winterleaf; and (b) replat the project to convert the land condo units into separately platted, subdivided lots. The Application also seeks Town approval of and for certain existing improvements that have been placed within the 16’ General Easement located on Units 3, 4 and 5, as depicted on the existing conditions survey attached **Exhibit “D”**. It is noted that the Town and the Owner of Unit 6 have recently executed a General Easement Encroachment Agreement for improvements associated with Unit 6

The Owners have authorized the Association to pursue this Application on their behalf, as evidenced by the Owners Authorizations and Consents, appended as **Exhibit “B”**. The Owners

Authorizations and Consents also authorize Martin Cohen to execute documents on behalf of the Association and the Owners.

The Association has authorized The Law Offices of Thomas G. Kennedy and Dave Bulson/Bulson Surveying to pursue this Application with the Town, which authorization is appended as **Exhibit "C"**.

In connection with the processing of this Application, the Association is amending the Plat ("**Plat Amendment**") and Declaration ("**Declaration Amendment**") to show the conversion of Winterleaf project from a land condominium community (consisting of six existing detached condominium units) to a planned common interest ownership community as recognized under the Colorado Common Interest Ownership Act. A copy of the Plat Amendment is appended as **Exhibit "E"**

Upon the approval of the Application, the Association will prepare the Declaration Amendment and submit it to the Town staff for its review and approval, which Declaration Amendment along with the Plat Amendment would reflect the conversion to a single-family CIOA community and other issues of relevant to the Unit Owners, which the Association.

In connection with the Town's review and approval of this Application, it is important to note that the overall density of the project and the underlying land uses are not changing as a result of this Application. The Zoning Designation Density for a Multifamily/Condominium Unit is 3.0 persons/unit, which is the same Zoning Designation Density for a Unit in a Single-family Common Interest Community Zone District, namely 3.0 persons/unit, thus no density transfer is required in connection with this Application.

When creating the Single-family Common Interest Community Zone, the Town indicated that the purpose is to allow projects which have developed as a land condominium community to convert to a more conventional planned community as recognized under the Colorado Common Interest Ownership Act. The status of the Community as a land condominium makes financing, conveyancing and insurance challenging. As noted in the CDC, the stated purpose of the Common Interest Community Zone District is "to provide lower density, single-family residential areas limited to single-family dwellings that are platted as single-family lots subject to limitations set forth in the Subdivision Regulations, and similar uses."

The development standards under the CDC for property included in the Common Interest Community Zone District are as follows:

Permitted Uses. Detached single-family dwellings are permitted in the Single-family Common Interest Community Zone District provided:

a. The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;

Discussion: The Winterleaf condominium was platted for condominium and each Unit has been assigned condominium density on the Official Town Lot List. As indicated in the description of the governing documents, Winterleaf was formed as a condominium community consisting of six condominium units. All six Owners have consented, authorized and directed this Application to be processed with the Town.

b. Three (3) or more single-family units are located in the same common interest community;

Discussion: Winterleaf project consists of six condominium units, each of which units have been sold to and are currently owned by different ownership persons or parties.

c. The detached single-family condominium dwellings are located in a common interest community;

Discussion: As indicated in the description of the governing documents, Winterleaf was formed as a condominium community consisting of six units.

d. The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;

Discussion: The Winterleaf condominium has a series of shared facilities (shared access road and utilities), which benefit and burden the project.

Utilities. The utilities were installed and distributed to each Unit through the Community by the original developer, although in preparing this Application, the Association determined that the actual location of some of the utilities crossed unit boundaries and were not covered by easements. To address this condition, the Association located the actual location of the utilities and established and recorded a certain Master Utility Easement Agreement, which was recorded on March 31, 2020 in Rec. 462845.

Road/Driveway. A common access road (Winterleaf Drive), which connects to San Joaquin Road, had been installed in 1990 when the Community was 1990 and intended to serve and provide access to each Unit. Winterleaf Drive was intended to be located within the area of an Association owned Common Element although portions were located within portion of the platted unit boundaries; this condition is being corrected with the Replat covered this Application. Winterleaf Drive is owned and maintained by the Association. On information and belief, the access road was initially installed and extended to serve Unit 1 through Unit 4; thereafter, it was extended as a common driveway to serve and access Unit 5 and Unit 6. The maximum grade of Winterleaf Road is 8.5% and the average grade is 7.5%. The width of the initial segment of the road (through Unit 4) is 20'; the width of the Unit 5 and Unit 6 driveway is 12'. Winterleaf Driveway was designed and permitted in accordance with applicable codes and regulations and the Mountain Village PUD approved by San Miguel County in or about 1990, which would have been San Miguel County oversight at the time, as the work occurred prior to the formation and incorporation of the Town of Mountain Village. No changes to the physical location or condition of Winterleaf Drive is proposed by this Application; except that the paved alignment of Winterleaf Drive is being situated on the Replat such that it falls within the proposed boundaries of a platted Common Area, which would be owned by the Association.

Parking. Parking is required to be accommodated within the boundaries of each Unit; parking is not accommodated along Winterleaf Drive.

Encroachments. The Community backs to the Telluride Ski Area. Over time, owners of the Units had installed certain improvements to accommodate access to the ski area; Telluride Ski and Golf (TSG) have granted easements or licenses to Units 3-6 to accommodate these improvements.

There are no amenities developed in the Community.

e. The Town has reviewed and approved concurrent rezoning and subdivision plat development Applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;

Discussion: The within Application seeks the requisite approvals from the Town to facilitate the conversion of Winterleaf project from a detached condominium project to a more conventional planned unit common ownership interest community. With the approval of the Application, henceforth, the "Units" would be redesignated and referred to as "Lots" and the "Common Elements" would be redesignated and referred to as "Common Areas."

f. The detached single-family dwellings meet the Design Regulations for single-family dwellings.

Discussion: As part of the original formation of Winterleaf, certain Winterleaf Residences Neighborhood Regulations were established and approved by Mountain Village DRB and are appended to the Governing Documents. A copy has been provided to the Town. The existing residences have each been constructed in accordance with the Winterleaf Residences Neighborhood Regulations.

Status of the Existing Dwellings under the CDC.

Based upon the Association’s review of records maintain by the Town, Units 3, 4 and 6 in the Winterleaf community were designed, permitted and constructed between 1990 and 1995 under the jurisdiction and review of San Miguel County and the County PUD approval for the Mt Village.

The Town records reflect that Unit 5 was designed and permitted in or about 1998, which would have been under the jurisdiction and review of the Town of Mountain Village. The permitting process appears to have been occurring between 1996-1998. At the time, the Mt Village LUO designated Lot 164A (the lot upon which Winterleaf was developed) as a “Multi-unit Transition Lot”, with the Maximum Allowable and Maximum Average Height being 48’.

Units 1 and 2 have not been developed.

Building Height.

At the time that development of improvements on Units 3, 4, and 6 was being designed, permitted and constructed (between 1990 and 1995), the review process was occurring under San Miguel County land use review authority. This predated the adoption of the initial Mt Village Land Use Ordinance and the operative land use development document was the Mt Village PUD for Land Use matters. Section 6(f) of the Development Agreement provided that 164A (the lot upon which Winterleaf was developed) was designated as a “Multi-unit Transition Lot”, with the Maximum Allowable Height being 48’.

At the time that development on Unit 5 was being designed and permitted under the Town of Mountain Village (between 1996-1998) and constructed in or about 1998, the Mt Village had formed as a municipality and development was guided by the Mt Village Land Use Ordinance, which was adopted in 1995 and became the operative land use development document. At the time, the Mt Village LUO designated Lot 164A (the lot upon which Winterleaf was developed) as a “Multi-unit Transition Lot”, with the Maximum Allowable and Maximum Average Height being 48’. This carried forward the allowances that had been contained in the Mt Village PUD and the Development Agreement.

So, when Units 3, 4, 5 and 6 we reviewed, permitted and constructed, the allowable maximum height was 48’.

It does appear that the Land Use Ordinance that was adopted and took effect in 1998 established a new and different Maximum Building Height standard of 35’ and is 35’ and an allowable Maximum Average Building Height is 30’ for detached condominium units; Units in Winterleaf were deemed to be detached condominium units and the lower building height standards were made applicable to all Winterleaf Units.

Units 3, 4, 5 and 6 were built as follows, in compliance with the LUO or PUD development standards in effect at that time of constructions:

Table One
Existing Heights - Winterleaf Residential Improvements

Unit	Existing Maximum Height	Existing Average Height
Unit 1	n/a (vacant lot)	n/a (vacant lot)

Unit 2	n/a (vacant lot)	n/a (vacant lot)
Unit 3	41'	32.5'
Unit 4	42'	31.5'
Unit 5	49'*	33.5'
Unit 6	42'	32'

The current allowable Maximum Building Height for development in the Multi-Family zone (when footnote #4 is applied) for detached condominium units is 35' and the allowable Maximum Average Building Height is 30'. The new zoning - Single-family Common Interest Community Zone District – proposed for Winterleaf also establishes an allowable Maximum Building Height for detached condominium units of 35' and an allowable Maximum Average Building Height of 30', which is the same height standard under existing zoning.

Since Units 3, 4, and 6 were built in compliance with the LUO or PUD development standards in effect at that time of their constructions, the structures – to the extent that they exceed current maximum and/or average building height, are deemed to be lawful Nonconforming structures under the CDC (see Section 17.3.18). The change in zoning is not increasing any non-conformity and is allowable under the CDC. The Association and Winterleaf owners expect that the Town, in connection with its review of these Applications, would confirm their understanding that the existing structures are lawful Nonconforming structures under the CDC and would henceforth be accorded the treatment and status provided for in Section 17.3.18.

With respect to Unit 5, the existing maximum height of the residence located on Unit 5 appears to be 49', slightly higher than the allowable Maximum Height of 48' in effect when the residence was constructed. The existing residence complied with the allowable Average Height. In reviewing the Town records, it appears that the plans reviewed for the residence were reviewed and approved by the Town and when the improvements were completed, it was inspected by the Town and determined to be in compliance with the approved plans and codes by the issuance of a certificate of occupancy. In measuring the existing residence for this Application, the Association undertook good faith efforts to measure the maximum and average height of the Unit 5 residence using information obtained by arial imagery. It is not known the actual location where the height measurements of the Unit 5 residence occurred back when the Town inspected and approved the home back in 1998; neither is it known if any regrading has occurred on Unit 5 or adjacent property since the residence was completed, which could result in a different height measurement. The Association and the owner of Unit 5 also request that the Town, in connection with its review of these Applications, would confirm that the existing residence on Unit 5 is also a lawful Nonconforming structure under the CDC and would henceforth be accorded the treatment and status provided for in Section 17.3.18.

Site Coverage.

The current site coverage for the property in the Multi-Family is 65%. With the rezone to the SFCI Zone, the site coverage would be reduced to 40%. Table Two below shows the status of the site coverages on the existing improvements located on Units 3, 4, 5 and 6.

Table Two
Existing Site Coverages - Winterleaf Residential Improvements

Unit	Existing Site Coverage
Unit 1	n/a (vacant lot)
Unit 2	n/a (vacant lot)
Unit 3	40%

Unit 4	18%
Unit 5	40%
Unit 6	30%

Table Two demonstrates that Units 3, 4, 5 and 6 each comply with the existing 65% site coverage requirements and would likewise comply with the 40% site coverage requirements following the rezoning.

REZONING PROCESS REVIEW CRITERIA

The Association and the Owners are proposing to rezone Units 1 through 6 from the current Multi-Family Zone District to the Single-family Common Interest Community Zone District (“SFCI”). The existing condominium density assigned to each of the six Winterleaf units, equates to 3 density points per unit. Per the CDC, a lot zoned SFCI requires 3 density points per lot. With the rezoning, the overall amount of density would not change and no density transfer is required to complete the conversion of the Winterleaf units from a land condominium to a lot in a SFCI, just a rezone

Rezoning Criteria for Decision

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.9(C)(3) as outlined in the following sections:

General Conformance with the Mountain Village Comprehensive Plan

The proposed rezoning is in general conformance with the Comprehensive Plan. Effectively, the underlying use of the land is not changing; namely, six single family residences are currently allowed within the Community and the same land uses would continue to be allowed under the CDC following the rezoning. The residential density assigned to Winterleaf will be preserved, the lots remain clustered, retaining substantial amounts of surrounding open space to be retained. The resulting lot sizes are in keeping with the size original units under the existing Winterleaf map.

Consistency with Zoning and Land Use Regulations

As discussed above, the use and development of the Winterleaf residences would comply with the development standards and requirements of the CDC for property zoned SFCI.

The use and development of the proposed residential lots and open space parcels will conform to the requirements of the CDC.

A single-family residence is permitted under the SFCI.

The approval of the Application does not impact the CDC Platted Open Space requirements.

Scale and Mass

The existing improvements on Units 3-6 are currently existing improvements. Development of improvements on Units 1 and 2 in the future would be reviewed by the Town DRB and need to comply with applicable provisions of the CDC, Town Design Guidelines and the Winterleaf Governing Documents.

Environmental and Geotechnical Impacts

There are not any environmental conditions that impact the portions of Winterleaf where development is contemplated.

Consistency with Public Health, Safety and Welfare

Winterleaf is an existing subdivision, with roads and infrastructure installed. The existing and future development is consistent with the public health, safety and welfare.

The proposed rezoning of the Winterleaf Property is consistent with the public health, safety and welfare, as well as the efficient and economical use of lots in Winterleaf.

The clustered nature of the development allows for the shared usage of infrastructure, reducing overall project needs.

The clustered nature of the development enhances the ability to preserve and protect important environmental features on the Winterleaf Property.

The use and development of the proposed residential lots and open space parcels will conform to the requirements of the CDC.

Rezoning Justification

The proposed rezoning is justified in that the proposal would implement and adhere to specific changes included in the CDC for precisely this type of development (e.g. The conversion of a land condominium to a single-family Colorado common interest community).

Public Facilities and Services

The conversion of the land uses from a land condominium containing six condominium units to a single-family Colorado common interest community containing six lots, each accommodating one residence would not change or require enhancements to the existing public facilities originally installed within Winterleaf.

There are adequate public facilities serving the proposed development of the Winterleaf Property.

Project Circulation, Parking, Trash and Deliveries

Nothing in this application would change the manner, method, siting or operation of the vehicular and pedestrian circulation in the Winterleaf community; nor would parking, trash or deliveries change from what the Town had approved in the past and upon which the Community has been operating since the Winterleaf was platted in the 1990's.

Compliance with Other Town Regulations

The proposed development will comply with the requirements of the CDC and any applicable requirements of the Municipal Code. Site specific development and design plans will be submitted to the Town and acted upon before any improvements can be undertaken on the vacant Lots (Lots 1 and 2, as would any future redevelopment on Lots 3,4,5 and 6). The proposed zoning of the Winterleaf Property is contemplated to be able to accommodate the contemplated uses and activities proposed by the Owner. The proposed rezoning does not violate any rezoning limitations set forth in the CDC.

REPLATTING PROCESS REVIEW CRITERIA

In addition to the criteria for reviewing and acting upon a Rezoning and compliance with the SFCI zone standards as discussed above, the components of the Application relating to the replating of the property complies with the CDC. The replat involves converting the designation of the land condominium units included in Winterleaf from a Unit to a Lot and the Common Elements to Common Areas and adjusting the boundary lines to reflect existing conditions of the residences on Units 3-6 and the Common Areas adjacent to all of the Units as well as the location of Winterleaf Drive and utilities serving the Community. The replating meets all applicable Town regulations and standards.

Note that the replat does have two site specific areas that are reflected on the Replat and are being highlighted in this application:

1. On the original plat of Winterleaf a certain 45' no build zone was established over the shared boundary lines between Unit 1 and Unit 2. At the joint request of the owners of Unit 1 and Unit 2, the parties are proposing to reduce the 45' no build zone to an overall width of 20', with 10' on newly configured Lot 1 and 10' on newly configured Lot 2. There does not seem to be any other purpose for this No Build Zone, such as any access or utility corridor and not easements for such usage have been established in connection with the prior development of Winterleaf.
2. As indicated on the Existing Conditions mapping, the manner in which the residential improvements on Unit 5 and Unit 6 occurred resulted in both structures encroaching across the platted boundary line. The replat shows a jogged line, which is intended to shadow the position of the building. The owners of Unit 5 and Unit 6 will be executing a boundary line agreement that would be recorded with the replat.

The Association contends that the proposed replating of the Winterleaf Property, for reasons stated above, meets the standards for replating property in the Mountain Village as required by the CDC, including Section 17.4.13 and compliance with the SFCI zone standards as discussed above. The replat involves converting the designation of the land condominium units included in Winterleaf from a Unit to a Lot and the Common Elements to Common Areas and adjusting the boundary lines to reflect existing conditions of the residences on Units 3-6 and the Common Areas adjacent to all of the Units as well as the location of Winterleaf Drive and utilities serving the Community. Of note, the Owner contends as follows:

The proposed subdivision of the Winterleaf Property is in general conformance with the Comprehensive Plan for the following reasons:

- It preserves the residential density assigned to the Winterleaf Property, while establishing substantial amounts of surrounding open space.
- The resulting lot sizes are in keeping with the size of other platted residential lots in the vicinity of the Winterleaf Property.

The proposed subdivision of the Winterleaf Property is consistent with the Zoning and Land Use Regulations. The use and development of the proposed residential lots will conform to the requirements of the CDC.

- The Winterleaf Property is zoned for six condominiums and the requisite density is assigned to the property to accommodate the uses and activities proposed by the subdivision. No additional density is required to be transferred to the Winterleaf Property to accommodate the proposed uses. As such, no density transfer is proposed or required.

- The proposed subdivision of the Winterleaf Property is consistent with the Subdivision Regulations. In particular:
 - The residential lots each front directly to Winterleaf Drive, with a frontage of not less than 50'. IS THIS TRUE, WHAT ARE THE SETBACKS
 - The existing siting of the residences will be capable of accommodating solar access as is practical for the site.
 - The original design, width and shape of the lots were laid out to take advantage of topographic features and is generally being preserved and were suitably designed to accommodate the proposed development activities and are logically arranged to be able to be served by shared utilities and access.
 - The subdivision is currently being served by water, sewer and other utilities in accordance with applicable Town standards.

GENERAL EASEMENT ENCROACHMENT AGREEMENT

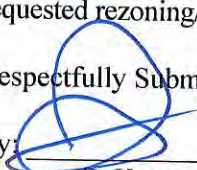
The draft Replat shows and establishes a 16' General Easement around the outer perimeter of the Lots (but not between the lots given the placement of completed residence within the Community. The original platting did not show 16" GE's between lots. The proposed platting carries forward the location of the GE's established original platting. The placement of the 16' setback area will allow for the maintenance of the setback area in a natural, undisturbed state to provide buffering to surrounding land uses.

The Association is seeking Town approval to allow certain existing encroachments located on Units 3, 4 and 5 to remain in place and be covered by a General Easement Encroachment Agreement with the Town.

Conclusion

The Association believes that the Application complies with the requirements of the CDC relative to the requested rezoning/replatting and respectfully requests that the Town approve the Application.

Respectfully Submitted

By: 
 Thomas G. Kennedy, Applicant/Authorized Agent

EXHIBITS

The below described documents are appended to and incorporated into the Application.

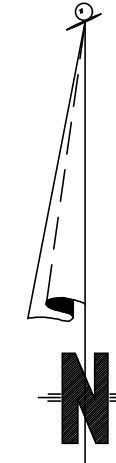
Exhibit	Description of Document
A	Title Property Reports
B	Owner Authorizations
C	Association Authorization
D	Existing Conditions Map/Survey
E	Plat Amendment

Existing Conditions

Winterleaf, a Condominium

Lot 164A, Town of Mountain Village

TRACT OSP-26
(TSG SKI AND GOLF, LLC)



SCALE: 1"=20'
0 5 10 15 20 40

LEGEND	
	FIRE HYDRANT
	SEWER MANHOLE
	SATELLITE DISH
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	TRANSFORMER
	ELECTRIC METER
	LIGHT
	WATER VALVE
	EXISTING UNIT BOUNDARY
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 20632
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 28652
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37903
	SET 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37662
	UNDERGROUND ELECTRIC AND TELEPHONE LINES

TRACT OSP-48
(TSG SKI AND GOLF, LLC)

This Existing Conditions/Improvement Survey of Lot 164A Telluride Mountain Village, was field surveyed on January 4, 2021 under the direct responsibility, supervision and checking of David R. Bulson. It is not a Land Survey Plat or Improvement Survey Plat as defined by Colorado State Statute.

P.L.S. NO. 37662
Date

- NOTES:**
- Easement research provided by Land Title Guaratee Company. Commitments as noted below:
 - Unit 1 - TLR86011412 03/23/2021
 - Unit 2 - TLR86009758 02/12/2020
 - Unit 3 - TLR86009758 02/12/2020
 - Unit 4 - TLR86009759 02/12/2020
 - Unit 5 - TLR86009760 02/12/2020
 - Unit 6 - TLR86006875 03/16/2017
 - According to FEMA Flood Insurance Rate Map 08113C0291-D, Panel Number 0286 C, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside the 100 year flood plain
 - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
 - This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
 - WINTERLEAF DRIVE:**
 - Maximum grade 8.5%
 - Average grade 7.5%
 - Width 12'-20' (asphalt)
 - Minimum Centerline Turning Radius 28'
 - WINTERLEAF BURIED UTILITES**
 - Utilities shown hereon are based upon the base available record evidence of location. They are not to be relied upon for construction. Call 811 prior to any earthwork.
 - The easement agreement recorded at reception 462845 provides for the joint use of the utilities located within Lot 164A
 - The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.

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 Heights - Winterleaf Residential Improvements

Unit Number	Existing Max Height (1)	Existing Average Height (2)
Unit 1	vacant	
Unit 2	vacant	
Unit 3	41'	32.5'
Unit 4	42'	31.5'
Unit 5	49'	33.5'
Unit 6	42'	32'

Existing Site Coverages - Winterleaf Residential Improvements

Unit Number	Existing Site Coverage (3)
Unit 1	vacant
Unit 2	vacant
Unit 3	40%
Unit 4	18%
Unit 5	45%
Unit 6	30%

TRACT OSP-26
(TSG SKI AND GOLF, LLC)

TRACT OSP-26
(TSG SKI AND GOLF, LLC)

(1) Existing Maximum Height calculated using methodology described in Town of Mountain Village Community Development Code (Amended August 20, 2020) section 17.3.11(B)
 (2) Existing Average Height calculated using methodology described in Town of Mountain Village Community Development Code (Amended August 20, 2020) section 17.3.11(C)
 (3) Existing Site Coverage calculated using methodology described in Town of Mountain Village Community Development Code (Amended August 20, 2020) section 17.3.13(A)

Winterleaf HOA Winterleaf Drive Town of Mt. Village, CO, 81435	Winterleaf Subdivision Section T42N R9W NMPM
July 13, 2021	
PROJECT NUMBER 21059	

From: [Finn KJome](#)
To: [Michelle Haynes](#)
Subject: RE: Winterleaf Condominium Rezone and Replat Referral
Date: Thursday, June 9, 2022 8:55:49 AM

Hi Michelle,

Public Works has no issue with what Winterleaf is doing with this application. That being said I did not see in the plat notes that the utilizes in lot 164A are clearly called out that they are owned and maintained by the HOA. I'm talking about the water and sewer. I would like to see a note added. I don't want this to turn into the next Cortina in the future.

Thanks Finn

From: Michelle Haynes <MHaynes@mtnvillage.org>
Sent: Saturday, June 4, 2022 1:26 PM
To: Finn KJome <FKJome@mtnvillage.org>; jwise@mtnvillage.org; ddrew@mtnvillage.org; dmconnaughy@garfieldhecht.com; jsoukup@mtnvillage.org; Jim Loebe <JLoebe@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; sheidergott@telluridefire.com; Drew Harrington <DHarrington@mtnvillage.org>
Cc: Amy Ward <award@mtnvillage.org>; Samuel Quinn-Jacobs <squinn-jacobs@mtnvillage.org>
Subject: Winterleaf Condominium Rezone and Replat Referral

Please see the attached rezone and replat for Winterleaf Condominiums. There are no changes proposed to density or development. Please provide referral comments by June 25, 2022

Thank you!

[Michelle Haynes](#), MPA

Planning and Development Services Director

Housing Director

Town of Mountain Village

[455 Mountain Village Blvd. Suite A](#)

O :: [970.239.4061](tel:970.239.4061)

M :: [970.417.6976](tel:970.417.6976)

[LinkedIn](#) | [Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

Michelle Haynes

To: Chris Broady
Cc: Heather Widlund (heatherw@sanmiguelcountyco.gov)
Subject: RE: phone and winterleaf

From: Chris Broady <CBroady@mtnvillage.org>
Sent: Tuesday, June 14, 2022 11:37 AM
To: Michelle Haynes <MHaynes@mtnvillage.org>
Cc: Heather Widlund (heatherw@sanmiguelcountyco.gov) <heatherw@sanmiguelcountyco.gov>
Subject: RE: phone and winterleaf

Michelle,

For Winter Leaf, attached are some maps that Heather did for us. This really is getting into the Geospatial addressing issues. As heather describes below – all the residences “pinpoint” to a single location of San Joaquin and not to an individual address for each residence. WE were both thinking that 100 series addressing would be the best i.e 102 Winter Leaf Drive, 104 Winter Leaf Drive, etc as these are all on the same side of the road they should be sequenced as even numbers

Heathers e-mail in reference to the attached images -- Here are a few images. All of Winterleaf now "codes" to one place on San Joaquin as the numbers are all the same. This prevents the dispatcher from assisting a responder to distinguish the units. An alternate "good" example is Trails Edge Ln, where numbers are given to each house on its separate road, they are odd/even opposite sides, and in order. They each code to a spot near their driveway.

I copied Heather on this in case she has any further comments. I am happy to complete the referral once we all agree what that will look like.

Chris Broady
Chief of Police
Town of Mountain Village
24 hour Dispatch:: 970-249-9110
O:: 970.728.9281
F:: 970.728.9283

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

From: [Cory Gaffney](#)
To: [cd](#)
Cc: [Cory Gaffney](#)
Subject: Notice of Pending Development Application: The Winterleaf Homeowners Association, Inc.
Date: Friday, June 24, 2022 1:28:00 PM
Attachments: [DOC.pdf](#)

DRB & Town Council:

As the trustee for the homeowners of lots 162a and 162b, The Caitlin Gaffney Irrevocable Trust and the Evelyn Gaffney Irrevocable Trust, we object to the attached rezoning application.

Thank you,

Cory

Cory Gaffney
The Anderson Group LLC
2151 Central Avenue
St. Petersburg, FL 33713
W: (727) 897-5635
F: (727) 897-5631
C: (617) 549-7678
cory@andersongroup.com



TO: Mountain Village Design Review Board

FROM: John Miller, Principal Planner
Amy Ward, Senior Planner

FOR: Design Review Board Public Hearing; July 7, 2022

DATE: June 23, 2022

RE: Staff Memo – Final Architecture Review; Lot 220B, 113 Palmyra Drive

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 220B TELLURIDE MOUNTAIN VILLAGE FILING 6 PHASE 2 ACC TO PLAT REC MAR 24, 1987, AT BK 1 PG 708

Address: 113 Palmyra
Applicant/Agent: Alpine Planning, LLC
Owner: Gondola Holdings, LLC
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: .682 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: Chris Hawkins of Alpine Planning (Applicant) on behalf of Gondola Holdings LLC, the owner of Lot 220B is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) Application for a new single-family home at 113 Palmyra Drive. The improvement survey plat indicates that Lot 220B is 0.682 acres in size and shaped like a flag lot, with the flagpole providing access and the flag being the developable area of the lot. The overall square footage of the home is approximately 8,414 gross square feet and provides 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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	38.66'
Maximum Avg. Building Height	35' (gable) Maximum	20.29'
Maximum Lot Coverage	40% Maximum (s.f.)	20.2%
General Easement Setbacks	16 Feet – No Encroachments	Encroachments
Roof Pitch		
Primary		8:12
Secondary		4:12
Exterior Material		
Stone	35% minimum	39%
Windows/Doors	40% maximum	21%
Parking	2 Enclosed	3
	2 Surface	2

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

General Easement Encroachments

Metal Fascia

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated May 20, 2022, from the June 2, 2022, Public Hearing.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: The applicant has provided a height analysis along with a plane projection demonstrating that heights have been met for a gabled roof form home. It initial review, staff requested additional details related to the the parallel plane projection to be revised, and these details have been provided.

17.3.14: General Easement Setbacks

Lot 220B is burdened by a sixteen (16) foot General Easement (GE) which surrounds most of its perimeter, with the remaining area not within the GE designated as a “No Build Zone” (Reception No. 387902). 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 the following GE encroachments:

- *Driveway: Given the odd flagpole shape of Lot 220B, the driveway must traverse the GE and no build zone of the Lot. As such, there are retaining walls and guard rails associated with the driveway that must also be located within the GE but are otherwise permissible. The CDC Road and Driveway Standards require a stepped retaining wall but given the limited area for the driveway, it may be preferable for the DRB to allow for taller retaining walls to limit impacts of a bigger set of retaining walls at a lower height.*
- *Address Monument: At this time, the location of the address monument is unclear. The applicant as part of the narrative materials has suggested the address monument would be located in the general area of the existing utility pedestal, which will be relocated.*
- *Landscaping and Grading: The landscaping plan now shows minor landscaping to occur within certain areas of the northern and eastern GE. Generally speaking, this is minor, and staff recommends approval of this request. Additionally, the home will require some minor grading to occur within the GE.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: The applicant is meeting all Town Design Theme requirements as shown.

17.5.5: Building Siting Design

Staff: applicant is meeting the requirements for Building Siting Design as shown.

17.5.6: Building Design

Staff: The the applicant is meeting the CDC Building Design requirements. At initial review, staff requested additional details related to window and door recesses which were provided as part of this final review packet.

17.5.7: Grading and Drainage Design

Staff: Due to the odd shape of the lot, there will be grading and retaining walls required in the GE as part of this design and some regrading to occur within the no build zone in an area of an apparent encroachment from Lot 220A. Otherwise the plan is in accordance with CDC requirements.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two enclosed and two surface parking spaces. The applicant has shown a total of 3 enclosed and 2 surface spaces. It should be noted that one of the three enclosed spaces are in a tandem arrangement but this will not require the DRB to issue an specific approval given they are already meeting the parking requirement and this is in excess.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan for final review generally meeting the requirements of the CDC but has not provided water calculations for the project. Additionally, staff requests that as part of building permit submittal, the landscaping be revised to include native seed mix per the CDC requirements for any area of the property that is disturbed and not indicated with specific plantings.

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 building permitting 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: As part of the final submission, a lighting plan was provided meeting the requirements of the CDC. Staff does have the following comments:

- 1. There is monopoint lighting proposed within this application but given their location within the ceiling rafters of the rear porch, they do not appear to create off-site glare.*
- 2. Exterior Fixture 1 appears to meet the requirements of the CDC but staff requests some explanation on the light spread and if its meeting the downlighting requirements of the CDC.*

17.5.13: Sign Regulations

Staff: The applicant is meeting the requirements of the sign regulations.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Generally speaking, the application is meeting the requirements for fire mitigation and forestry management but staff would like to see the following changes made as part of the building permit submittal:

- 1. Remove all instances of Juniper and Blue Spruce from the Zone 1 Fire Mitigation area.*
- 2. Based on the provided tree survey and tree removal plan, the applicant or surveyor shall mark all trees to be maintained on the property to be reviewed and approved by the Town Forester or other staff member.*

17.6.6: Roads and Driveway Standards

Staff: The applicant is meeting the road and driveway standards for widths and slopes, but certain retaining walls associated with the driveway exceed the height allowances in the CDC. This can be approved with a Design Variation to these standards, which was discussed at initial review with general comfort with this request expressed by the DRB.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The proposed design incorporates a "Isokern Magnum Fireplace" which according to the manufacturers specs is a modular fireplace intended to burn natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has provided a CMP as part of the submittal addressing the requirements of the CDC.

Staff Recommendation: Staff recommends the DRB approve the Initial Architecture and Site Review for Lot 220B, 113 Palmyra Drive based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 220B, based on the evidence provided within the Staff Report of record dated June 23, 2022, with the following Design Variations and Specific Approvals:

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

General Easement Encroachments

Metal Fascia

And, with the following conditions:

- 1) As part of the building permit submittal, the applicant shall revise the landscaping plan to include total water usage, shall removal the juniper and blue spruce from Zone 1, and shall specify that any disturbed areas not being treated with individual seed mixes shall be treated with the CDC Native Seed mix.
- 2) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director for their approval identifying the location of utilities and connection points.
- 3) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 4) 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.
- 5) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) 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, 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.

/JM

Lot 220-B Design Review Process Final Architectural Review



June 22, 2022

DRB Initial Review Approval

The DRB approved the Initial Architecture and Site Review for Lot 220B as shown in Figure 1 on June 2, 2022 with the following conditions, with our team comments shown in blue text:

1. Prior to final review, the applicant shall revise the parallel plane diagram per the requirements of the CDC to demonstrate that no portion of the home penetrates the 40-foot plane reflecting the most restrictive adjacent grade. Height plane diagrams are shown on Sheets A5.06 and A5.07.
2. Prior to final review, the applicant shall provide window and door recess details for windows and doors located in stone. Door and window recess details are shown on Sheet A4.02.
3. Prior to final review, the applicant shall provide design and location information related to the home's address monument. The address monument location is shown to the east of the driveway in the General Easement on the site plan, civil plans and landscaping plans.
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. Location and survey work for the utilities has been requested from the project surveyor.
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. This is a Building Code requirement that will be met.
6. Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved. 1) Prior to final review, the applicant shall revise the parallel plane diagram per the requirements of the CDC to demonstrate that no portion of the home penetrates the 40-foot plane reflecting the most restrictive adjacent grade. The Property owner agrees to enter into the GE Encroachment Agreement.

DRB conditions 7 through 10 are the normal "boiler plate" conditions regarding the required surveys, erection of materials board on the site, and owner expense on relocating if necessary. The property owner understands and agrees to these conditions.

General Easement (GE)

The proposed Site development is seeking the following encroachments into the General Easement ("GE"):

1. Ski-in/Ski-out access grading on the east side of the site.
2. Limited homesite grading to tie into existing grades on the north and east sides of the Site.
3. Driveway (including grading, retaining and drainage), address monuments, relocated utility pedestals/transformer.
4. New landscaping planter wall with stone veneer on the north side of the home, and new landscaping with boulders as shown on Sheet L1-A.

Items 1, 2, and 3 are permitted uses in the general easement as described in the following paragraph. Item 4 is not an expressly allowed use in the GE.

Community Development Code (CDC) Section 17.3.14(E)(1) expressly allows the driveway including driveway grading and retaining walls; ski access and address monument and utilities to be placed in the GE:



Figure 1. The Site

"E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
 - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
 - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities.
 - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
 - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
 - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
7. Other uses as provided for in the definition of general easement.

CDC Section 17.3.14(F) states:

“The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided, with team comments on how the proposed landscaping in the General Easement meets the criteria shown in blue text:

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. It is common to have landscaping in the General Easement. Lot 220B is a relatively small, 0.68 acre lot that is constrained by the 25-foot No Build Easement on the south side and the 16-foot General Easement on the east, north and west sides. The resulting buildable area of the Site is very small with an approximate buildable area of 13,853 sq. ft. or 0.31 acres. This small building footprint necessitates providing desired and required landscaping in the northern and 16-foot General Easement as shown. The proposed landscaping consists of landscape planter walls with stone facing, limited planters, decorative boulders and landscaping as shown on Sheet L2-A and in Figure 1. The limited landscaping proposed in the General Easement cannot be avoided to provide desired buffering and landscape amenity.
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. The disturbance in the General Easement is due to the site’s steep slopes and limited building area due to the 25-foot No Build Easement.
3. No unreasonable negative impacts result to the surrounding properties. The proposed landscaping will not cause any unreasonable, negative impacts to surrounding properties, and actually helps soften or buffer the new home.
4. The general easement setback or other setback will be revegetated and landscaped in a natural state. Areas outside of the formal landscaped areas will be revegetated in a natural state.
5. The Public Works Department has approved the permanent above-grade and below-grade improvements. The landscape plans have been referred to the Town Public Works Director.
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town. The Site owner will enter into an encroachment agreement with the Town on the proposed landscape planter walls and landscaping.
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. The landscape buffering is mitigating visual impacts to surrounding properties while also providing a desired landscape amenity.

Driveway Variation

CDC Section 17.6.6(B)(7)(a) states:

- 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.”

The plans propose retaining wall heights ranging from five to eight feet in height with uphill walls located closer than five feet from the driveway due to the exceptionally narrow panhandle portion of the Site that extends up to Palmyra Drive.

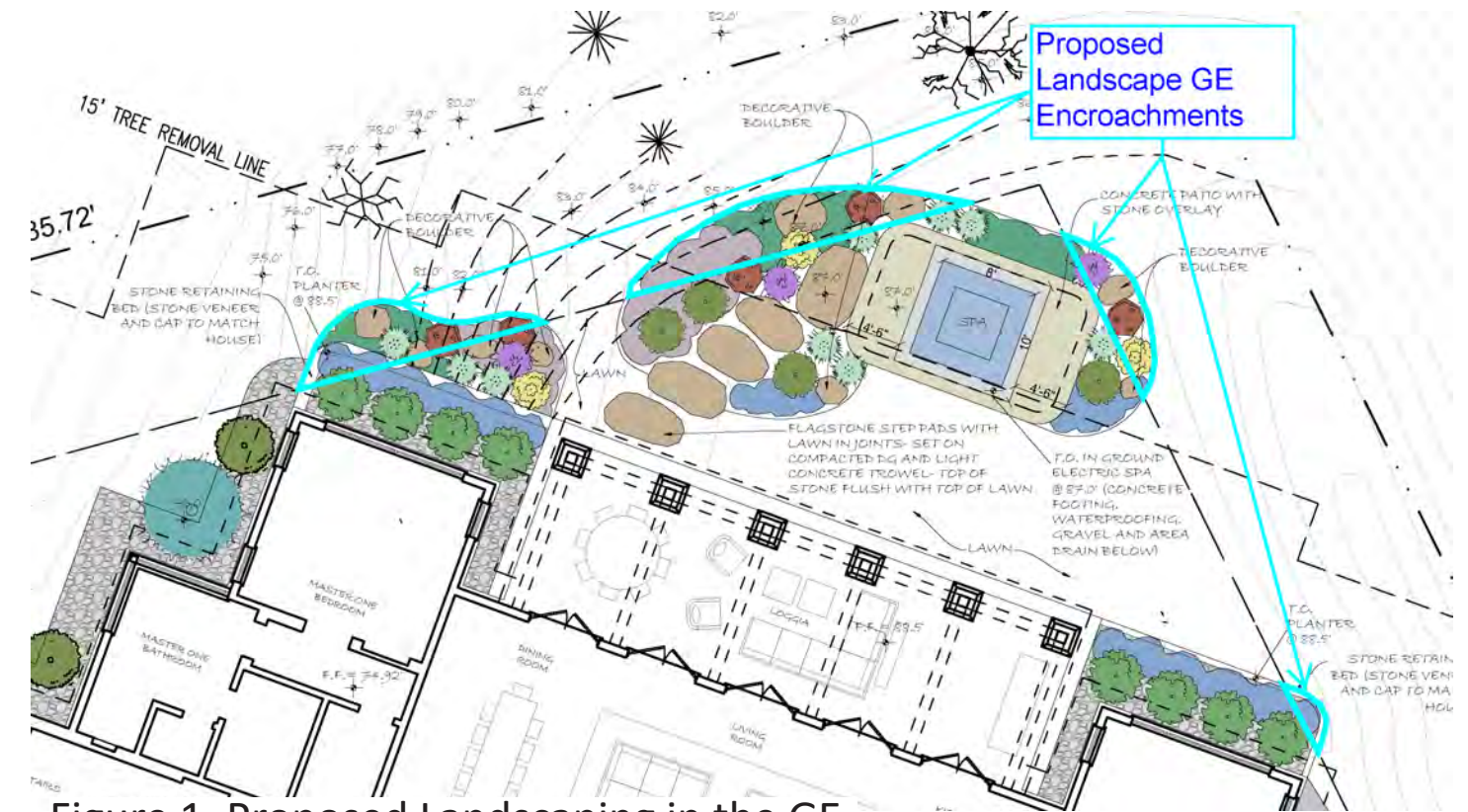


Figure 1. Proposed Landscaping in the GE

CDC Section 17.6.6(B)(23) states:

“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.”

The proposed retaining wall heights will not adversely affect the public health, safety or welfare because the driveway grades meet Town standards; there is no option to step the wall heights due to the narrow pan handle shape; taller wall heights on the uphill, eastern side allow for protecting vegetation due to reducing the amount of cut; and snow storage is available along the driveway area.



shm ARCHITECTS



Uncompahgre
Engineering, LLC





NOTE: RENDERINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

JOHNSON-MASSEY RESIDENCE

MOUNTAIN VILLAGE - TELLURIDE, COLORADO

© STOCKER HOESTERY MONTENEGRO, PLLC, 2022
These documents have been prepared specifically for the Johnson - Massey Residence. They are not suitable for use on other projects or in other locations without the approval of the Architect.



shm ARCHITECTS

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**JOHNSON-MASSEY
RESIDENCE**

113 PALMYRA DRIVE
MOUNTAIN VILLAGE, COLORADO 81435
Design Review Board Final Submittal
NOT FOR CONSTRUCTION

SHM PROJECT #
21-070

ISSUE DATE
JUNE 20, 2022

COVER SHEET /
INDEX

A1.00

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES WITH CITY OF TELLURIDE, COLORADO AMENDMENTS:
 - 2015 INTERNATIONAL RESIDENTIAL CODE
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
 - 2015 INTERNATIONAL PLUMBING CODE
 - 2014 NATIONAL ELECTRIC CODE
- IF THERE ARE DISCREPANCIES CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES, OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS. THE INSTALLATION OF ALL WORK SHALL BE PERFORMED TO THE STANDARD LEVEL OF CARE.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSIONS OF PROPOSALS SHALL BE TAKEN AS EVIDENCE THAT CONDITIONS HAVE BEEN VERIFIED. CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION SHALL NOT BE ACCEPTED OR PAID.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND. CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL DISCREPANCIES HAVE BEEN RESOLVED.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. DO NOT SCALE DIMENSIONS OFF OF DRAWINGS. IF NO DIMENSION IS LISTED, CONTACT ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL VERIFY ALL SIZES, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
- THE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND EQUIPMENT WITH TRADES INVOLVED.

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS. THE INSTALLATION OF ALL WORK SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION. COLLAPSE AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER WHICH THE CONTRACTOR MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY THE CONTRACTOR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT CONFIRMATIONS OR ORDERS, INCLUDING DELIVERY DATES, FOR ALL MATERIALS AND EQUIPMENT WHOSE TIMELY DELIVERY IS REQUIRED TO AVOID CHANGES IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION SCHEDULE.
- THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OR ASSEMBLY, FOR PERFORMING THE WORK IN A SAFE MANNER, AND FOR ADHERING TO ALL APPLICABLE CODES AND STANDARDS. REFERENCE DIVISION 01.8.2 FOR REQUIRED SUBMITTALS.
- IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION THAT IS COMPLETE. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONSTRUCTION DOCUMENTS.
- ALL MEP RELATED ITEMS SHOULD BE REVIEWED BY AN ENGINEER AND MAY BE ADJUSTED PENDING NOTICE TO AND APPROVAL OF THE DESIGNER.
- ALL WORK NOTED "N.I.C. OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.
- "ALIGN" AS USED IN THE CONTRACT DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
B.O.B.	BOTTOM OF BEAM
C.J.	CONTROL JOINT
D.O.	DOUBLE OVEN
D.W.	DISHWASHER
E.F.	EXHAUST FAN
ELEC.	ELECTRICAL
F.V.	FIELD VERIFY
G.V.	GALVANIZED
G.W.B.	GYPSUM WALL BOARD
JT.	JOINT
MECH.	MECHANICAL
MTL.	METAL
O.C.	ON CENTER
PTD.	PANTED
REF.	REFERENCE
SF.	SQUARE FOOT (FEET)
STL.	STEEL
STRUCT.	STRUCTURAL
T.O.B.	TOP OF BEAM
T.O.P.	TOP OF PLATE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WD.	WOOD
WP.	WATERPROOFING
W.R.B.	WEATHER-RESISTANT BARRIER

PROJECT DIRECTORY

PROJECT DIRECTORY

OWNER - CHIP JOHNSON AND MITCHEL MASSEY

ADDRESS: 7443 White River Ridge Fayetteville, Arkansas 72701
 EMAIL: cjohnson@woodmotor.com
 EMAIL: mmassey@cis2s.com
 CHIP PHONE: 214.542.5130
 MITCHEL PHONE: 479.601.1516

ARCHITECT - SHM ARCHITECTS

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 Scott Nunn, AIA
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 EMAIL: dstocker@shmarchitects.com
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 FAX: 214.252.3840

PLANNER - ALPINE PLANNING

Chris Hawkins
 ADDRESS: 525 Clinton Street, Suite 4 Ridgway, Colorado 81432
 EMAIL: alpineplanningllc@gmail.com
 PHONE: 970.964.7927

CONTRACTOR - TBD

NAME:
 ADDRESS:
 EMAIL:
 PHONE:

LANDSCAPE - Aimee Daniel Landscape Design

NAME: Aimee Daniel
 EMAIL: Aimee@ADLandscape.Design
 PHONE: 972.339.8767

INTERIOR DESIGN - SHM Architects

NAME: Jourdan Pratt
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 EMAIL: jpratt@shmarchitects.com
 PHONE: 469.965.3986

STRUCTURE - Anchor Engineering

NAME: Chris Shurtliff
 ADDRESS: 2535 17th Street, Denver, CO 80211
 EMAIL: chris.shurtliff@anchoreng.com
 PHONE: 720.722.4812

MEP - Hughes Consulting Engineering, PA

Dimitri Merrill, PE
 ADDRESS: 920 Massacusetts St #2, Lawrence, KS 66044
 EMAIL: dimitri@hce-pa.com
 PHONE: 970.239.1949

CIVIL - UNCOMPAHGRE ENGINEERING, LLC

David Ballode
 ADDRESS: P.O. Box 3945 Telluride, Colorado 81435
 EMAIL: dballode@msn.com
 PHONE: 970.729.0683

LIGHTING - DAVID CRAIG LIGHTING DESIGN, LLC

David Craig
 ADDRESS: 209 Hillside Lane Telluride, Colorado 81435
 EMAIL: dncraige@me.com
 PHONE: 970.729.1403

SURVEYOR - ALL POINTS LAND SURVEY

Thomas Clark
 ADDRESS: P.O. Box 754 Ophir, Colorado 81426
 EMAIL: allpointslandsurvey@gmail.com
 PHONE: 970.708.9694

PROJECT INFORMATION

PROPERTY ADDRESS

113 PALMYRA DR. MOUNTAIN VILLAGE, COLORADO 81435

LEGAL DESCRIPTION

LOT 220 B, FILING 6, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 220, RECORDED 7/19/1989, IN PLAT BOOK 1 AT PAGE 912, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ZONING RESTRICTIONS

ZONING DISTRICT	SF
DEED RESTRICTIONS	25' NO BUILD @ SOUTH PROPERTY LINE
REQUIRED FRONT YARD SETBACK	16'-0"
REQUIRED REAR YARD SETBACK	16'-0"
REQUIRED SIDE YARD SETBACK	16'-0"
MAXIMUM ROOF HEIGHT	35'-0" OR 40'-0" WITH GABLE
AVERAGE HEIGHT	30'-0"
	MAX HEIGHT 38.66' - IN COMPLIANCE BY 1.34'
	AVERAGE HEIGHT 20.29' - IN COMPLIANCE BY 14.71'
PARKING	3 ENCLOSED SPACES AND 2 SURFACE SPACE
SNOWMELT AREA - 708 SF. PER PLAN	
EXTERIOR MATERIALS AND CALCULATIONS	SEE SHEET A-500

TOTAL LOT AREA 29,708 SF

ALLOWABLE 40% LOT COVERAGE	11,883 SF
PROPOSED LOT COVERAGE	6,007 SF
BUILDING FOOTPRINT - MAIN HOUSE	4,739 SF
COVERED TERRACES - MAIN HOUSE	683 SF

AREA TABULATIONS - MAIN HOUSE

	AC SPACE	TERRACES	GARAGE	TOTAL
FIRST FLOOR	3,417	709	1,064	5,190
SECOND FLOOR	2,173	0000	0000	2,173
BASEMENT FLOOR	1,051	0000	0000	1,051
TOTAL	6,641	709	1,064	8,414

INSULATION SCHEDULE

	R19	R25	R38	R49	SOUND A.B.
CRAWLSPACE	●				
BASEMENT WALL	●				
FLOORS			●		
WALLS		●			
CEILINGS-ROOF				●	
CEILINGS-ATTIC				●	
FENESTRATION U-FACTOR		.32			

INSULATION NOTES

- WOOD FRAME WALLS CAN BE R20 W/ R5 CONTINUOUS INSULATION OR R13 W/ R10 CONTINUOUS INSULATION
- DUCT INSULATION TO BE R8 MINIMUM IF LOCATED OUTSIDE OF CONDITIONED SPACE
- HOT WATER PIPE INSULATION TO BE R3 MINIMUM ON PIPES 3/4" OR LARGER IF LOCATED OUTSIDE OF CONDITIONED SPACE
- CONTRACTOR TO PROVIDE WEATHER STRIPPING AND INSULATION TO ACCESS HATCHES & DOORS LEADING TO ATTIC AND CRAWLSPACE

INDEX OF DRAWINGS

ARCHITECTURAL

<input type="checkbox"/> 01.24.22	A1.00	COVER SHEET
<input type="checkbox"/> 01.24.22	A1.01	INDEX AND AREAS
<input type="checkbox"/> 01.24.22	A1.02	SITE PHOTOS
<input type="checkbox"/> 01.24.22	A1.03	SLOPE STUDY
<input type="checkbox"/> 01.24.22	A1.04	TOPO MAP
<input type="checkbox"/> 01.24.22	A1.05	SITE PLAN

CIVIL

<input type="checkbox"/> 01.24.22	C1	CIVIL ENGINEERING NOTES
<input type="checkbox"/> 01.24.22	C2.1	GRADING AND DRAINAGE - WITHOUT TREES
<input type="checkbox"/> 01.24.22	C2.2	GRADING AND DRAINAGE - WITH TREES
<input type="checkbox"/> 01.24.22	C3	UTILITIES
<input type="checkbox"/> 01.24.22	C4	CONSTRUCTION MITIGATION
<input type="checkbox"/> 01.24.22	C5	FIRE MITIGATION

ARCHITECTURAL

<input type="checkbox"/> 06.20.22	A2.00	FIRST FLOOR PLAN
<input type="checkbox"/> 06.20.22	A2.01	SECOND FLOOR PLAN
<input type="checkbox"/> 06.20.22	A2.02	BASEMENT FLOOR PLAN

<input type="checkbox"/> 06.20.22	A3.00	BUILDING HEIGHT COMPLIANCE
<input type="checkbox"/> 06.20.22	A3.01	ROOF PLAN

<input type="checkbox"/> 06.20.22	A4.00	DOOR TYPES & SCHEDULE
<input type="checkbox"/> 06.20.22	A4.01	WINDOW TYPES & SCHEDULE
<input type="checkbox"/> 06.20.22	A4.02	WINDOW & DOOR HEAD, SILL & JAMB DETAILS

<input type="checkbox"/> 06.20.22	A5.00	EXTERIOR MATERIALS
<input type="checkbox"/> 06.20.22	A5.01	RENDERINGS
<input type="checkbox"/> 06.20.22	A5.02	RENDERINGS
<input type="checkbox"/> 06.20.22	A5.03	EXTERIOR ELEVATIONS
<input type="checkbox"/> 06.20.22	A5.04	EXTERIOR ELEVATIONS
<input type="checkbox"/> 06.20.22	A5.05	EXTERIOR ELEVATIONS
<input type="checkbox"/> 06.20.22	A5.06	EXTERIOR ELEVATIONS HEIGHT PLANE ANALYSIS
<input type="checkbox"/> 06.20.22	A5.07	HEIGHT PLANE ANALYSIS

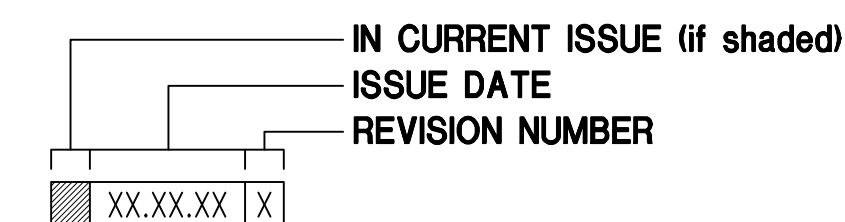
LANDSCAPE

<input type="checkbox"/> 06.20.22	L1-A	HARDSCAPE
<input type="checkbox"/> 06.20.22	L1-B	HARDSCAPE
<input type="checkbox"/> 06.20.22	L2-A	PLANTING
<input type="checkbox"/> 06.20.22	L2-B	PLANTING
<input type="checkbox"/> 06.20.22	L3	MATERIALS

LIGHTING

<input type="checkbox"/> 06.20.22	LX2.A	MAIN LEVEL EXTERIOR LIGHTING PLAN
<input type="checkbox"/> 06.20.22	LX2.B	MAIN LEVEL EXTERIOR LIGHTING PLAN

DRAWING ISSUE:



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 These documents have been prepared specifically for the Johnson - Massey Residence. They are not suitable for use on other projects or in other locations without the approval of the Architect.



shm ARCHITECTS

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JOHNSON-MASSEY RESIDENCE

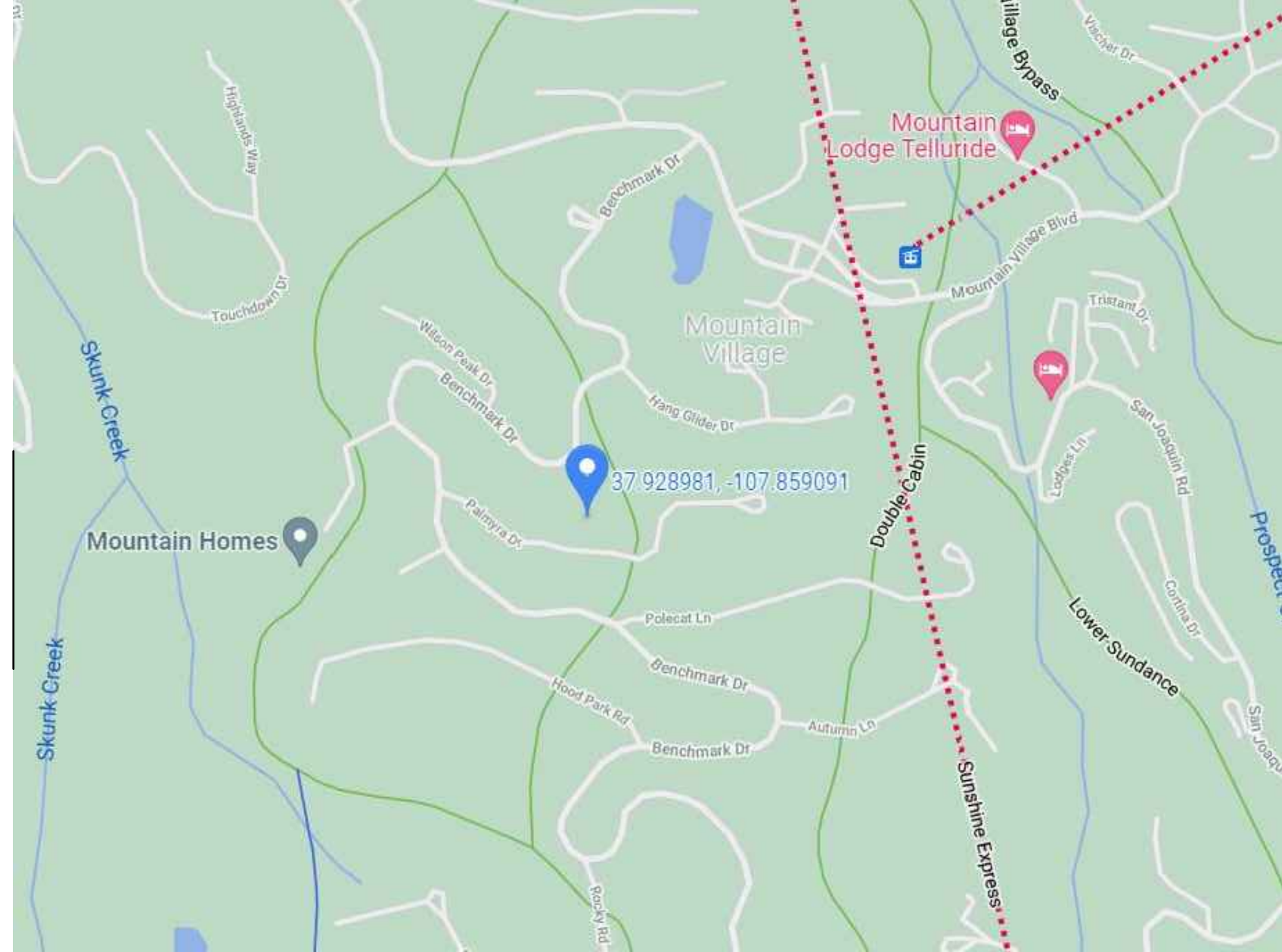
113 PALMYRA DRIVE
 MOUNTAIN VILLAGE, COLORADO 81435
 Design Review Board Final Submittal
 NOT FOR CONSTRUCTION

SHM PROJECT #
21-070

ISSUE DATE
JUNE 20, 2022

INDEX AND AREAS

A1.01



VICINITY MAP



EXISTING SITE



EXISTING SITE



EXISTING SITE



EXISTING SITE



EXISTING SITE

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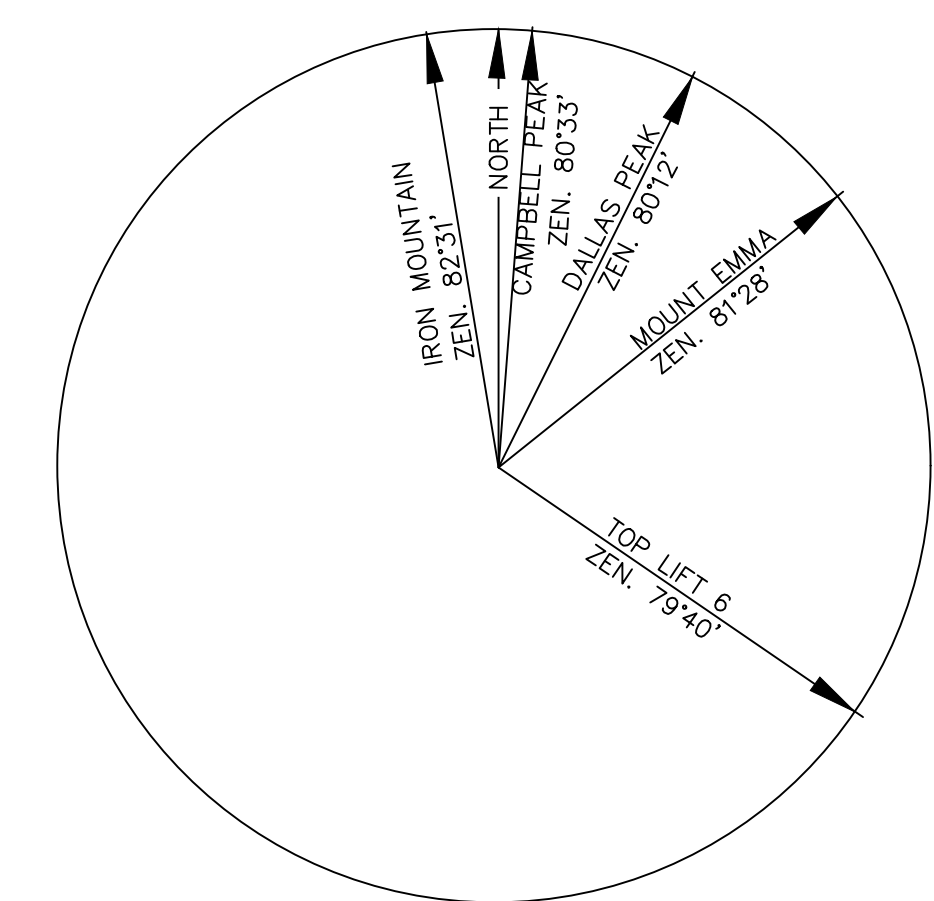
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SITE PHOTOS

A1.02



VIEW ANGLES
 ANGLES ENUMERATED
 ARE ZENITH ANGLES

PROPERTY DESCRIPTION:

LOT 220 B, FILING 6, TELLURIDE MOUNTAIN VILLAGE. ACCORDING TO THE REPLAT OF LOT 220, RECORDED 7/19/1989, IN PLAT BOOK 1 AT PAGE 912.
 COUNTY OF SAN MIGUEL,
 STATE OF COLORADO.

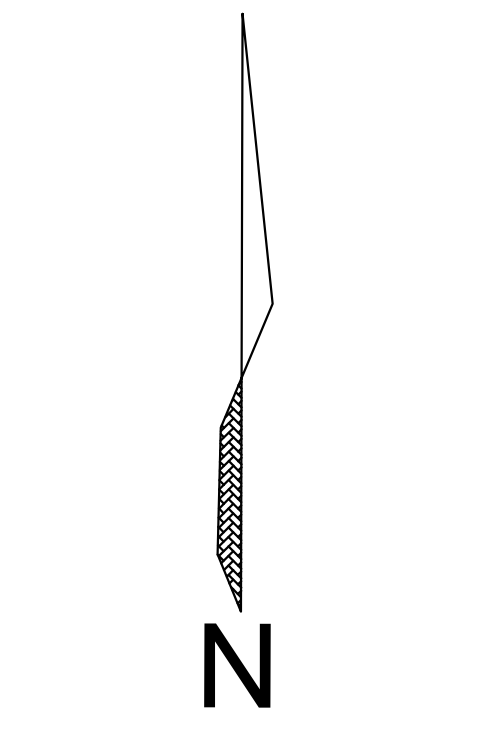
SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 220 B, 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:

- This topographic map does not constitute a title search by All Points Land survey to determine easements of record or ownership.
- Field work was performed in November 2021.
- Elevation datum for this survey are based on GPS observation and OPUS solution on benchmark "CP 8" that elevation being 9691.1'.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

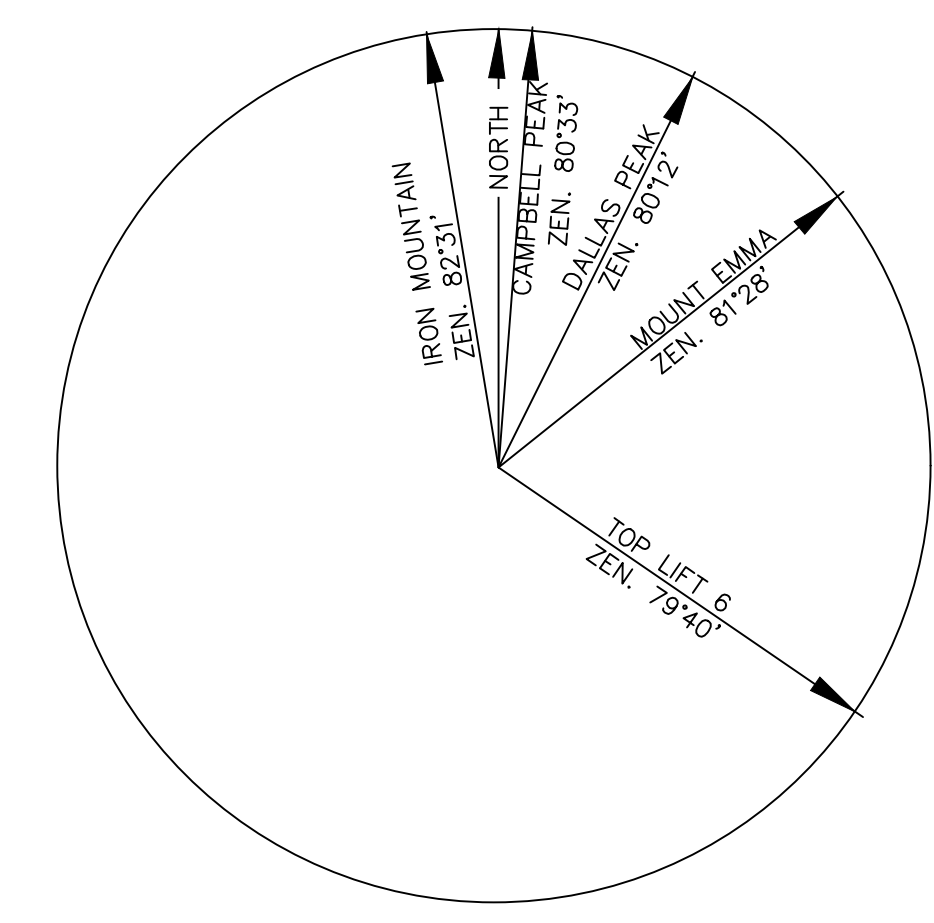


CONTOUR INTERVAL=1'

SLOPE TABLE			
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR
1	1.000%	29.999%	■
2	30.000%	100.000%	■

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

LEGEND:	
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37970
	SURVEY CONTROL POINT
	TRANSFORMER
	TELEPHONE PEDESTAL
	COMMUNICATIONS PEDESTAL
	SEWER MANHOLE

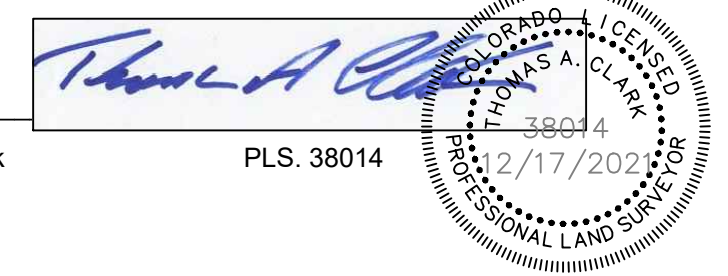


VIEW ANGLES
 ANGLES ENUMERATED
 ARE ZENITH ANGLES

PROPERTY DESCRIPTION:
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TREE CHART

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	ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES

LEGEND:

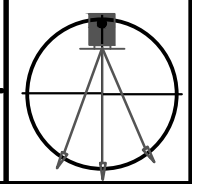
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	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37970
	SURVEY CONTROL POINT
	TRANSFORMER
	TELEPHONE PEDESTAL
	COMMUNICATIONS PEDESTAL
	SEWER MANHOLE

SCALE: 1" = 20'
 CONTOUR INTERVAL=1'

**TOPOGRAPHIC MAP OF LOT 220B, FILING 6,
 TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.**

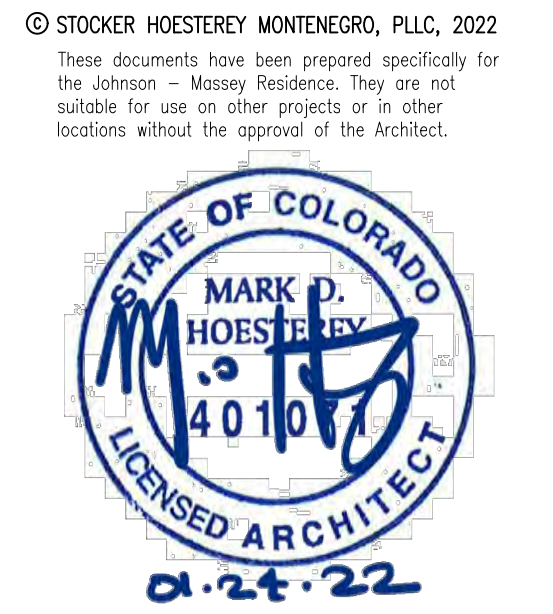
ALL POINTS LAND SURVEY L.L.C.
 PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 12/17/2021	JCC	JOB# 21108
DRAWN BY TC	JCC	SHEET-1-OF-1
CHECKED BY	JCC	





- SITE PLAN NOTES**
1. REFERENCE LANDSCAPE ARCHITECT FOR SITE DRAINAGE
 2. REFERENCE LANDSCAPE ARCHITECT FOR SITE IMPROVEMENTS
 3. 70% OF NON-ROOF AREA TO BE VEGETATION, PERMEABLE PAVING, OR IMPERMEABLE PAVING WITH WATER RUNOFF
 4. DRIP EMITTERS TO BE INSTALLED AT ALL BEDDING AREAS
 5. WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY



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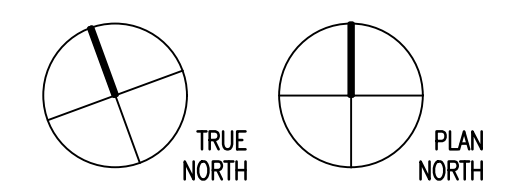
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 21-070

ISSUE DATE
 JUNE 20, 2022

SITE PLAN

A1.05



01 SITE PLAN
 SCALE: 1/8" = 1'-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-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.

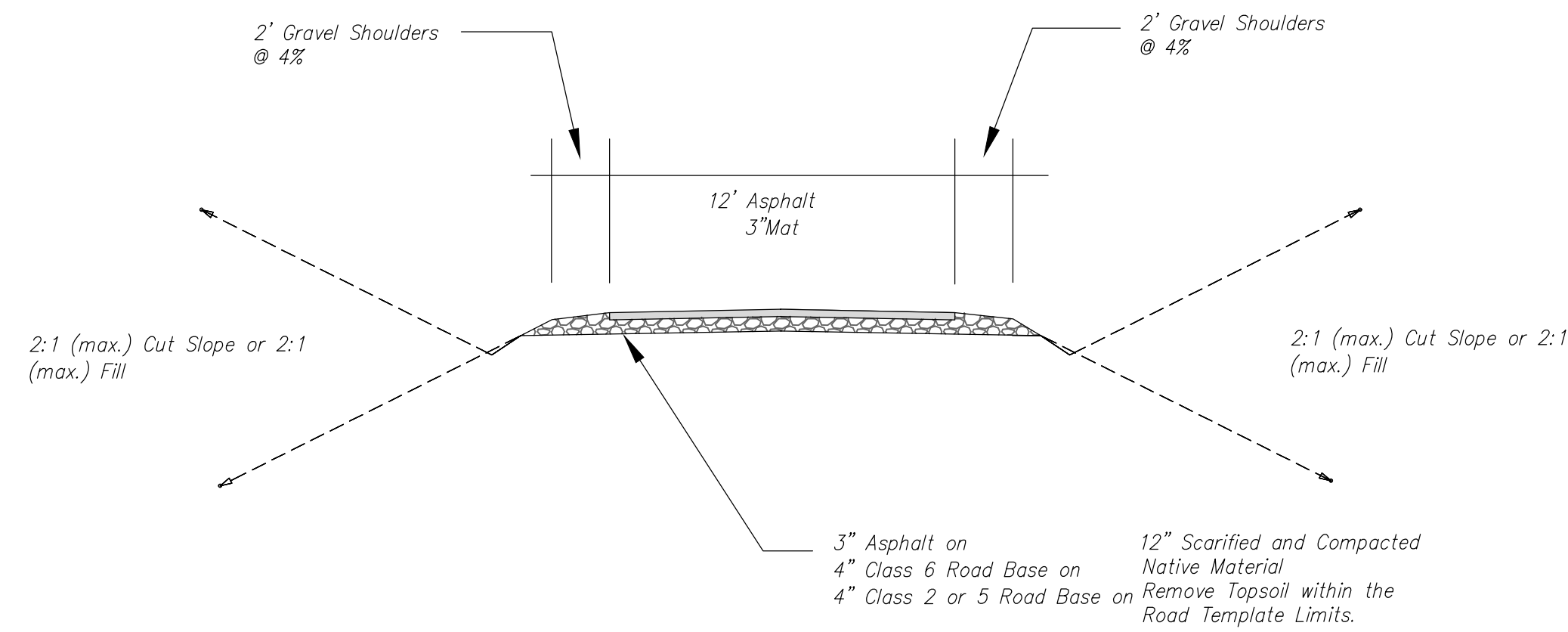
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

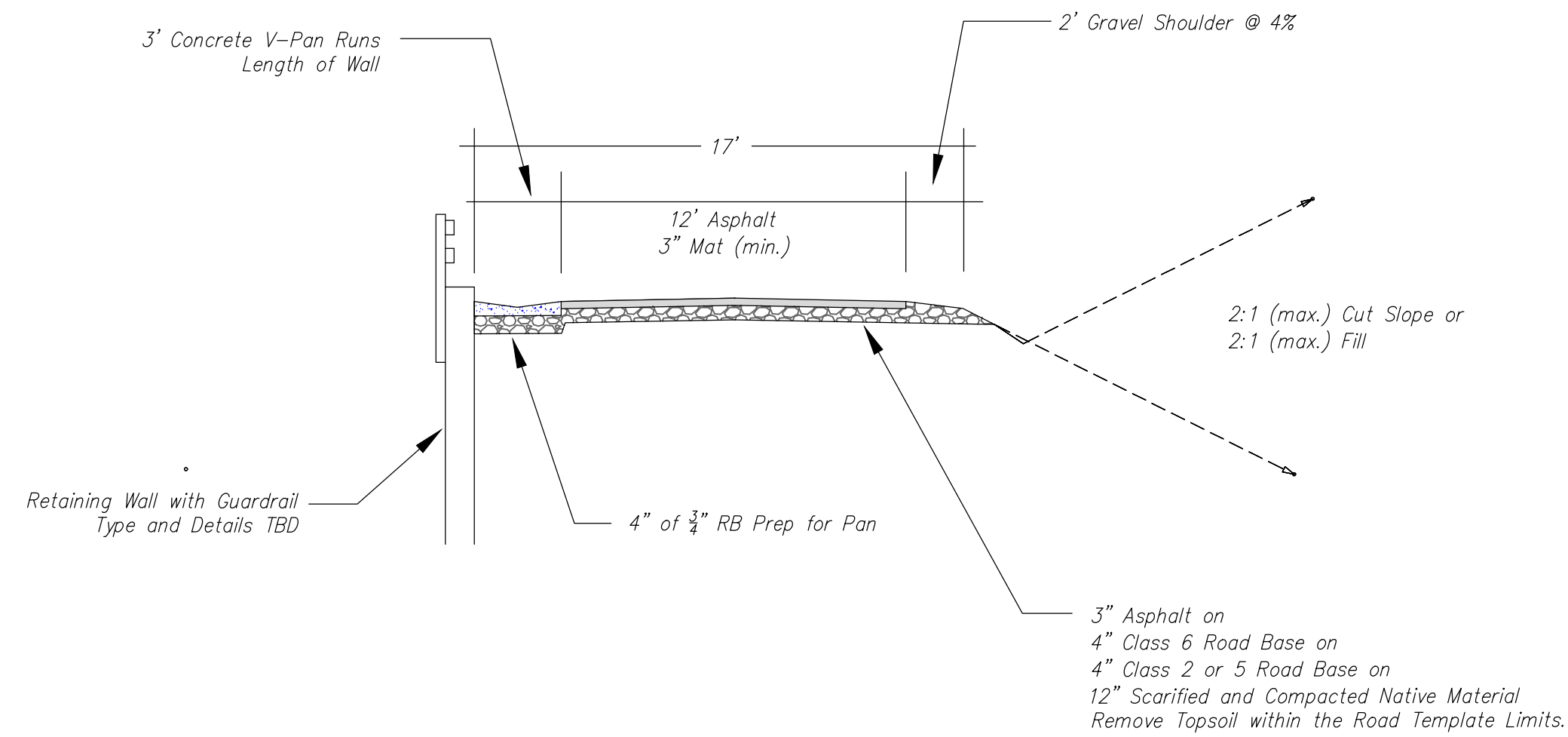
24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

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

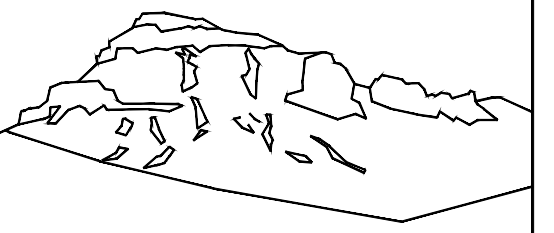
26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



DRIVEWAY CROSS-SECTION
No Retaining Wall - Typical Cross Section
16' Shoulder-to-Shoulder is the minimum Required Width



DRIVEWAY CROSS-SECTION
With Retaining Wall - Typical Cross Section
16' Shoulder-to-Shoulder is the Minimum Required Width



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2022-01-28
DRB SUBMITTAL 2022-06-21

Johnson-Massey
Residence

Lot 220B
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

LOT 221

Heated Exterior Motorcourt, Landing, and Front Entry.
Approx. 1014 SF. See Arch. for Exact Quantities.
Motorcourt Sheet Drains to Trench Drain at 3.5%

Property Line

LOT 219B

PC: 2+86.91
PT: 2+85.84

Field Verify if this is actually a hole. It may require a culvert.

PC: 2+14.60

Retaining Wall with Guardrail.
Wall shall be Faced with DRB-Approved Material.

H=8'

H=7'

3' Wide Concrete V-Pan along Wall

PALMYRA DRIVE

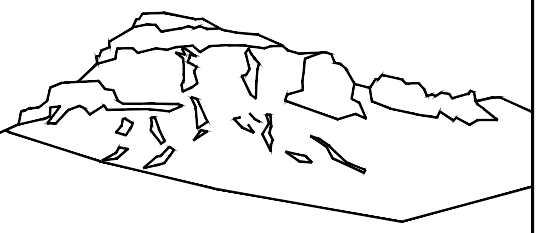
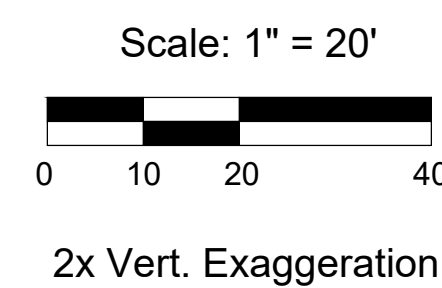
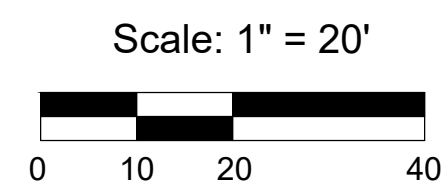
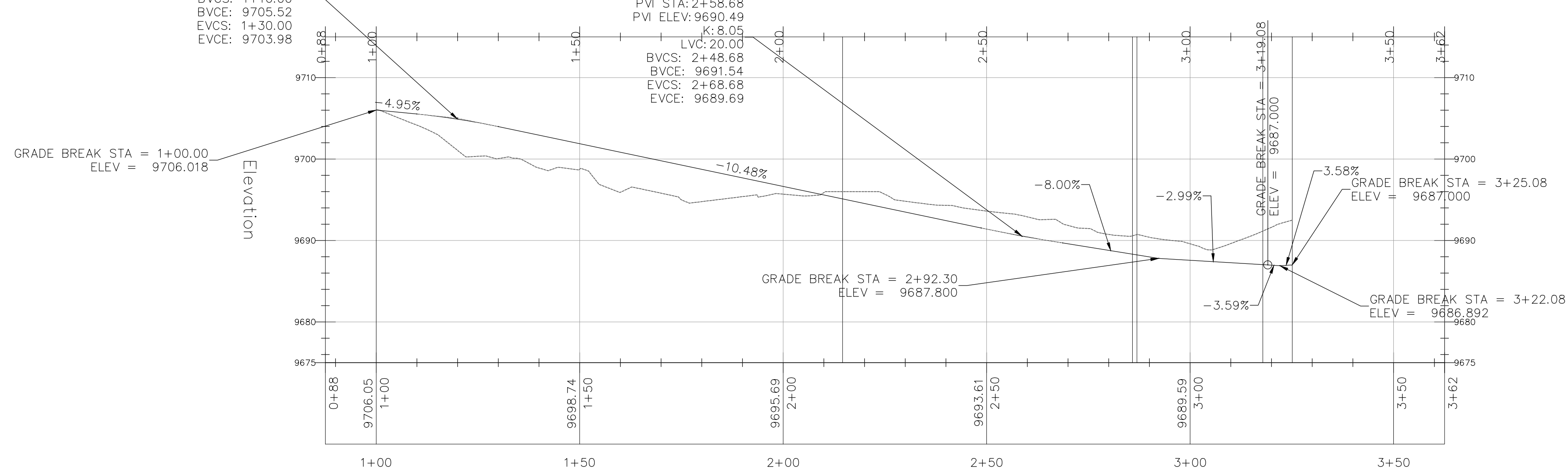
BP: 1+00.00

HIGH PT STA: 1+10.00
HIGH PT ELEV: 9705.52
PVI STA: 1+20.00
PVI ELEV: 9705.03
K: 3.61
LVC: 20.00
BVCS: 1+10.00
BVCE: 9705.52
EVCS: 1+30.00
EVCE: 9703.98

LOW PT STA: 2+68.68
LOW PT ELEV: 9689.69
PVI STA: 2+58.68
PVI ELEV: 9690.49
K: 8.05
LVC: 20.00
BVCS: 2+48.68
BVCE: 9691.54
EVCS: 2+68.68
EVCE: 9689.69

Driveway Profile

Station



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2022-01-28
DRB SUBMITTAL 2022-06-21

Johnson-Massey
Residence

Lot 220B
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL
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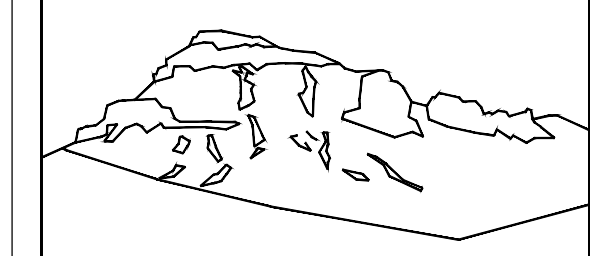
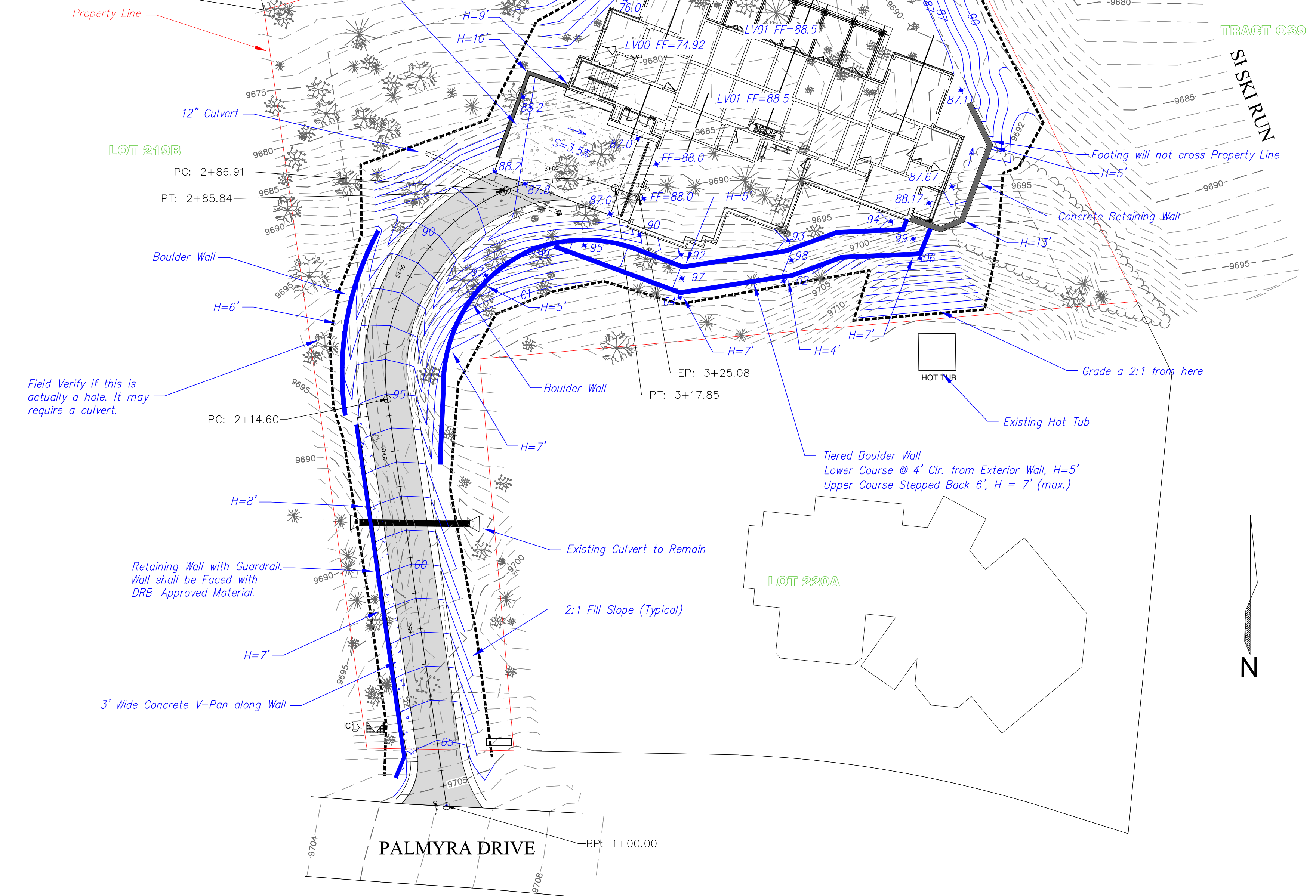
Grading
and
Drainage

Without
Trees
Displayed

C2.1

LOT 221

Heated Exterior Motorcourt, Landing, and Front Entry.
Approx. 1014 SF. See Arch. for Exact Quantities.
Motorcourt Sheet Drains to Trench Drain at 3.5%



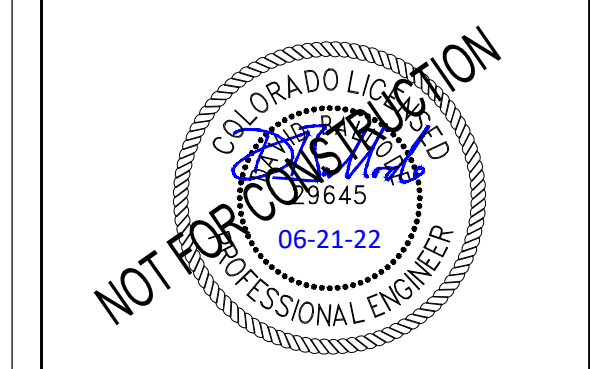
Uncompahgre
Engineering, LLC

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970-729-0683

SUBMISSIONS:
DRB SUBMITTAL 2022-01-18
DRB SUBMITTAL 2022-06-21

Johnson-Massey
Residence

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Mtn. Village, CO

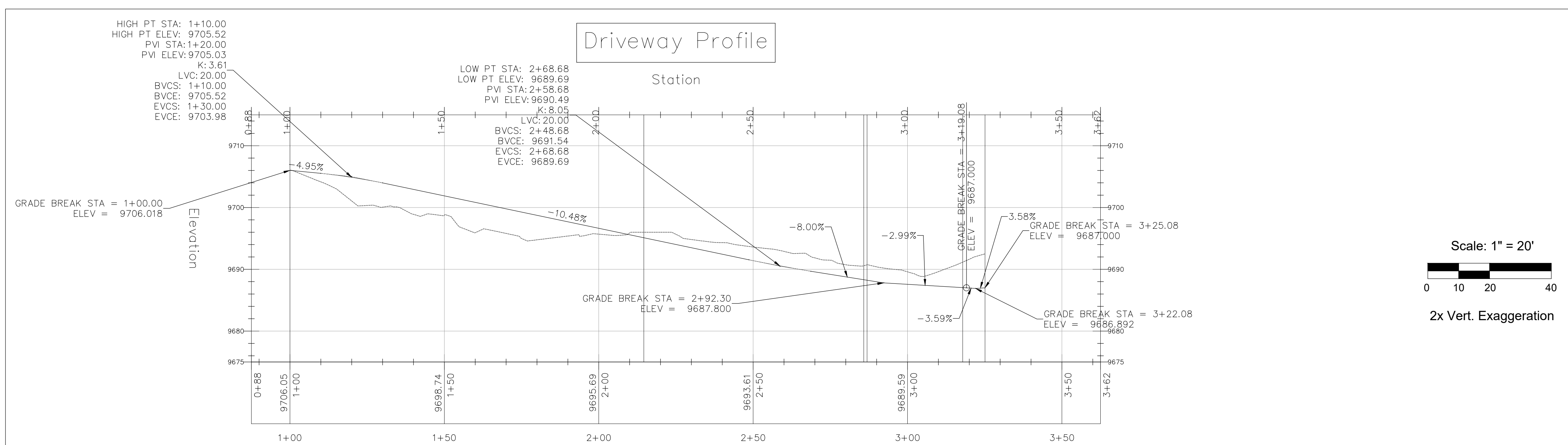


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AND REPORT ANY DISCREPANCIES TO THE
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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage

With
Trees
Displayed

C2.2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2022-01-28
DRB SUBMITTAL 2022-06-21

Johnson-Massey
Residence

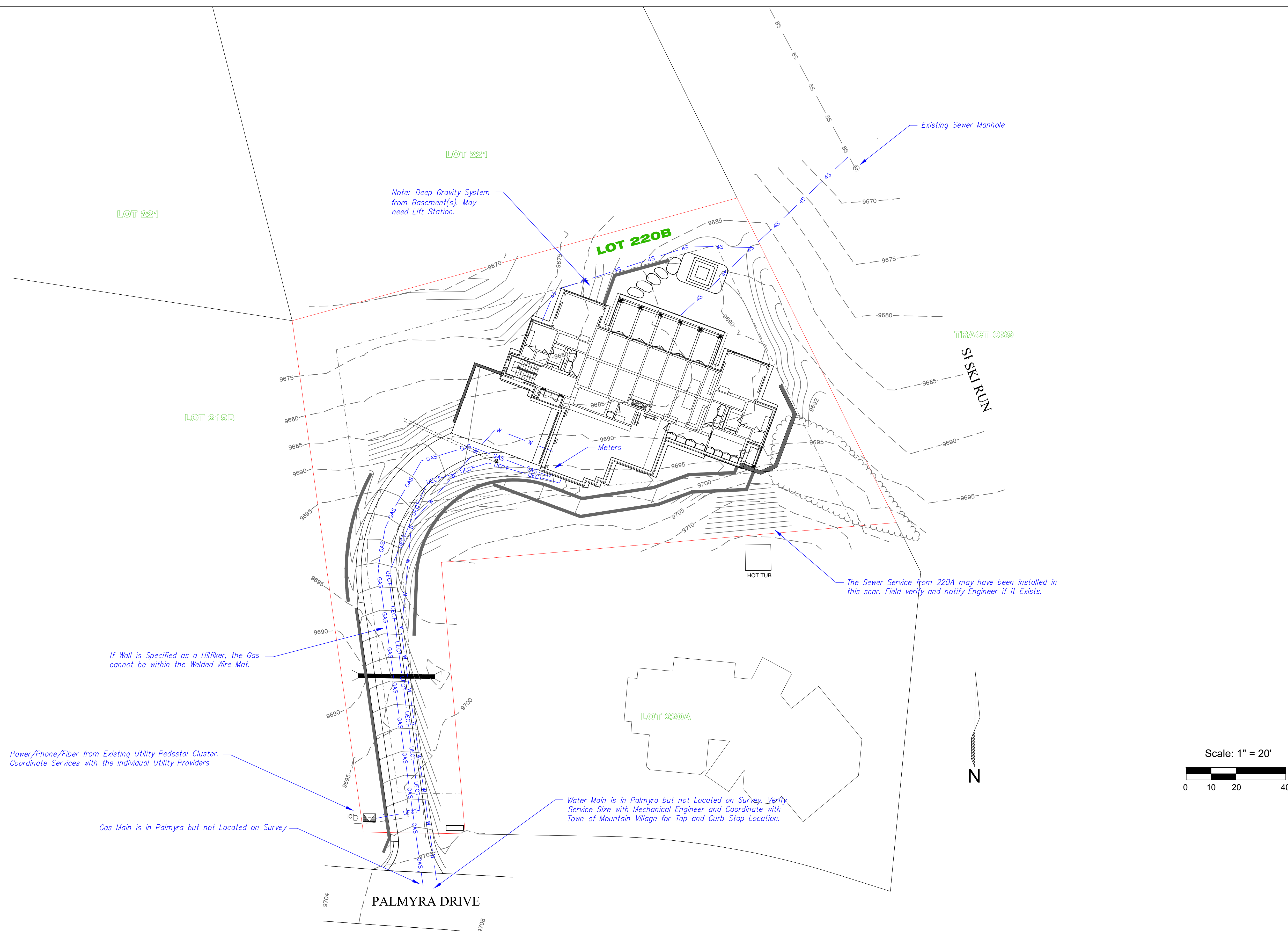
Lot 220B
Mtn. Village, CO



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

Utilities

C3



Note: Deep Gravity System
from Basement(s). May
need Lift Station.

Existing Sewer Manhole

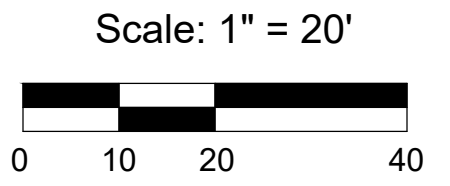
The Sewer Service from 220A may have been installed in
this scar. Field verify and notify Engineer if it exists.

If Wall is Specified as a Hilfiker, the Gas
cannot be within the Welded Wire Mat.

Power/Phone/Fiber from Existing Utility Pedestal Cluster.
Coordinate Services with the Individual Utility Providers

Gas Main is in Palmyra but not Located on Survey

Water Main is in Palmyra but not Located on Survey. Verify
Service Size with Mechanical Engineer and Coordinate with
Town of Mountain Village for Tap and Curb Stop Location.





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

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Johnson-Massey
Residence

Lot 220B
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL
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Construction
Mitigation

C4



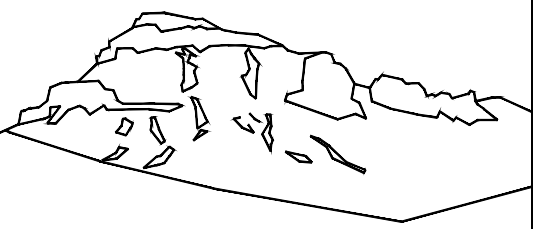
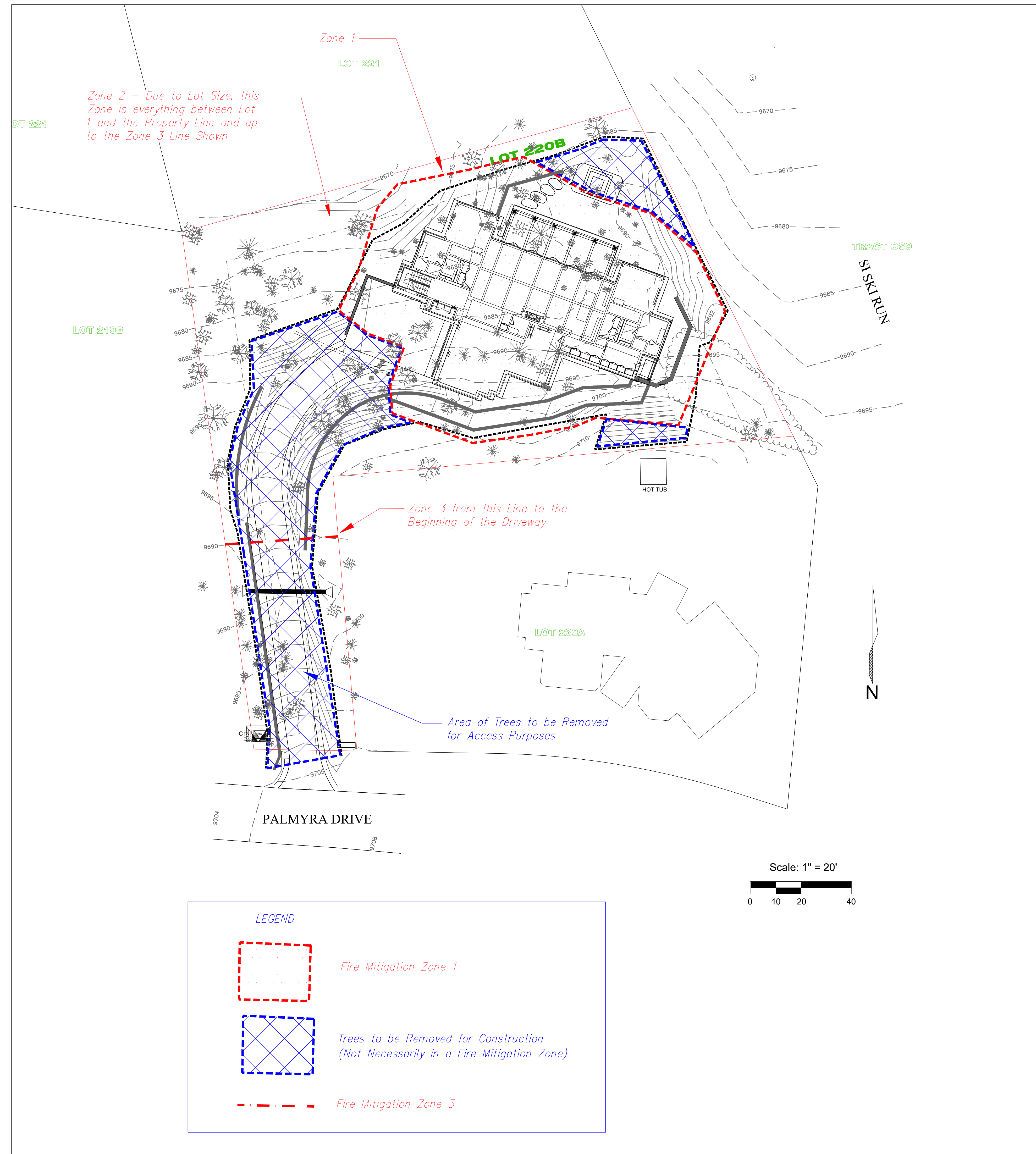
No Stationary Crane in being Proposed at this time.
The Contractor may Modify this Plan, but the New Plan must be Coordinated and Approved by the Town of Mountain Village.

Wildfire Mitigation Notes:

Wildfire Mitigation will be performed according to the Town of Mountain Village requirements, CDC Chapter 17.6. Zones 1, 2, and 3 are identified on the plan.

- D. The following requirements shall be followed in creating the required wildfire mitigation plan:
- i. Zone 1 is the area that consists of fifteen feet (15") around the building as measured from the outside edge of the building's dripline, including decks, planters or patios attached to the building. The following provisions shall apply in Zone 1:
 1. (a) All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
 2. (b) All trees and shrubs located within Zone 1 shall be removed.
 3. (c) The following exceptions apply to Zone 1:
 1. (i.) A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation's drip edge rather than from the building plane (so the tree is considered part of or an extension of the structure), and provided the distance is not limited by a lot line.
 2. (ii.) Flammable vegetation shall be allowed in planters attached to the building so long as the planter is within ten feet (10') of a building, and vegetation is not planted directly beneath windows or next to foundation vents.
 4. (d) In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.
 - ii. Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6-1 (Sec. 17.6.1 of the CDC), Fire Mitigation Zones, based on slope, to the lot line, whichever is less. The following provisions shall apply in Zone 2:
 - (iii.) Dominant and co-dominant live trees with a dbh of four inches (4") or greater shall be spaced with a ten foot (10') crown-to-crown separation. All ladder fuels and slash shall be removed from the ten foot (10') crown-to-crown separation area.
 4. (iv.) All stressed, diseased, dead or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
 5. (v.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.
 - (A) The following exceptions apply to Zone 2:
 2.
 - (i.) Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to-crown or from edge of shrub to any trees or shrubs outside of such grouping.
 - (ii.) Aspens, narrowleaf cottonwoods, willows and other trees and shrubs listed in CSU Cooperative Extension Publication 6.305, Firewise Plant Materials as amended from time to time, may be spaced closer than the ten foot (10') crown-to-crown separation as approved by staff.
 - (iii.) Closer spacing of any trees may be allowed by staff upon a determination that the required ten foot (10') crown-to-crown spacing would put the remaining trees at undue risk of wind-throw or snow breakage.
 - (iv.) Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.
 3. (c) Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10'), but notwithstanding said height requirement, branches need not be pruned to more than one-third (1/3) of the tree height with the following exceptions:
 1. (i.) Aspen trees; and
 2. (ii.) Isolated spruce and fir trees.
 4. (d) In the event that Zone 1 or 2 extends upon the general easement, the review authority shall allow the removal of trees to implement the wildfire mitigation plan.
 5. (e) Chipped wood and small timber may be spread throughout either Zone 2 or Zone 3 provided the wood chips have a maximum depth of two to three inches (2" - 3") and small timber has a diameter of three inches (3") or less and is cut up into lengths that are three feet (3') or less.
 - iii. Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
 - (a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.
- E. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:
- i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.
 - ii. Outdoor storage shall only occur in the rear yard.
 - iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.
 - iv. Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty foot (30') distance from the structure.
 - v. Outdoor firewood storage shall be screened from view from surrounding lots
- F. Prior to the issuance of any certificate of occupancy or certificated of completion, staff shall inspect the lot affected by the fire mitigation plan to ensure that such plan has been implemented in accordance with the approved wildfire mitigation plan.
- G. The wildfire mitigation plan shall be maintained by the lot owner as required by this section.

Limits of Disturbance:
In addition to the Fire Mitigation Zones, all trees within the Limits of Disturbance shall be removed.



Uncompahgre Engineering, LLC

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Johnson-Massey Residence

**Lot 220B
Mtn. Village, CO**



Fire Mitigation

C5



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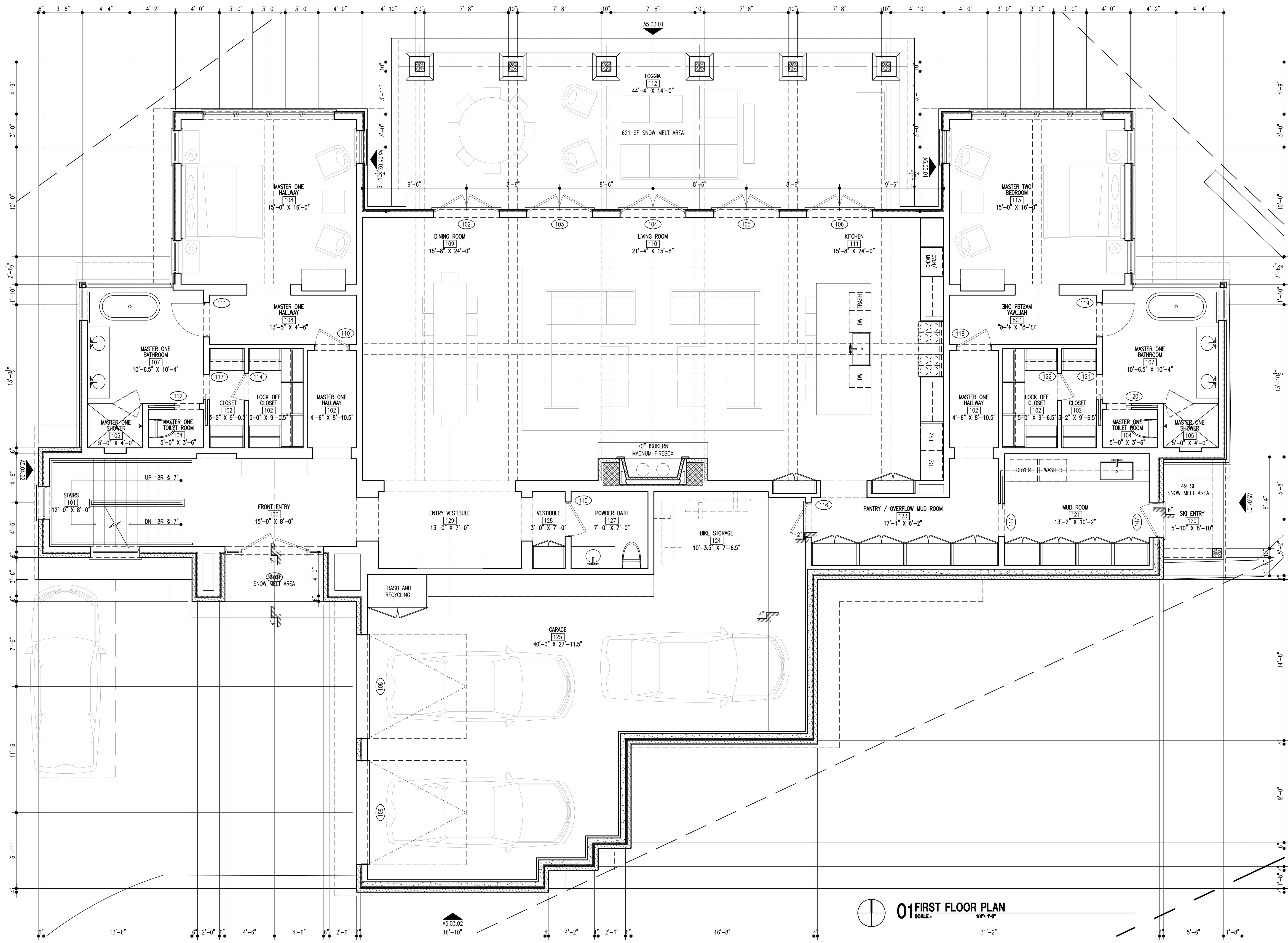
JOHNSON-MASSEY RESIDENCE
 113 PALMYRA DRIVE
 MOUNTAIN VILLAGE, COLORADO 81435
 Design Review Board Final Submittal
 NOT FOR CONSTRUCTION

SHM PROJECT #
 21-070

ISSUE DATE
 JUNE 20, 2022

FIRST FLOOR PLAN

A2.01



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



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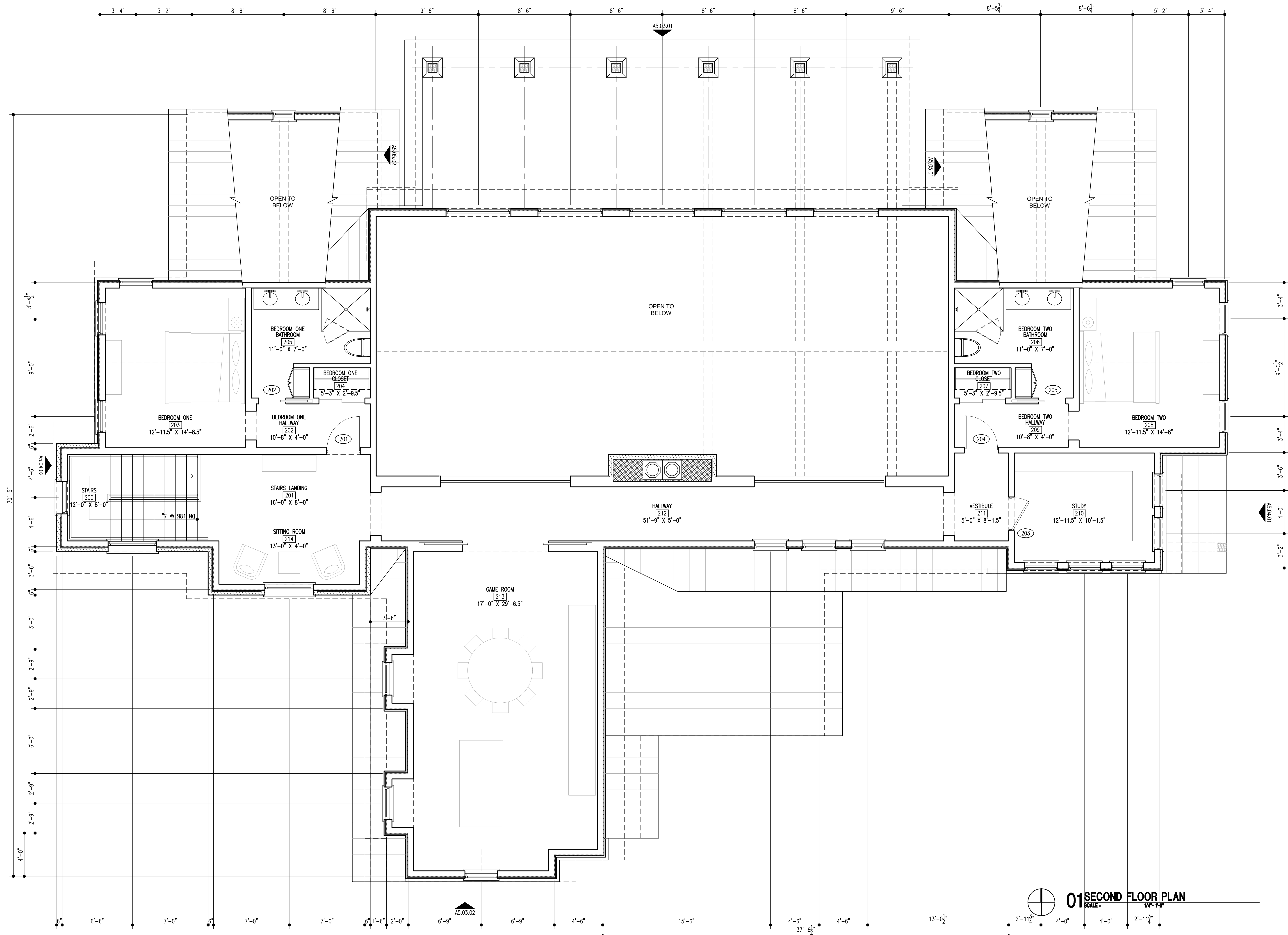
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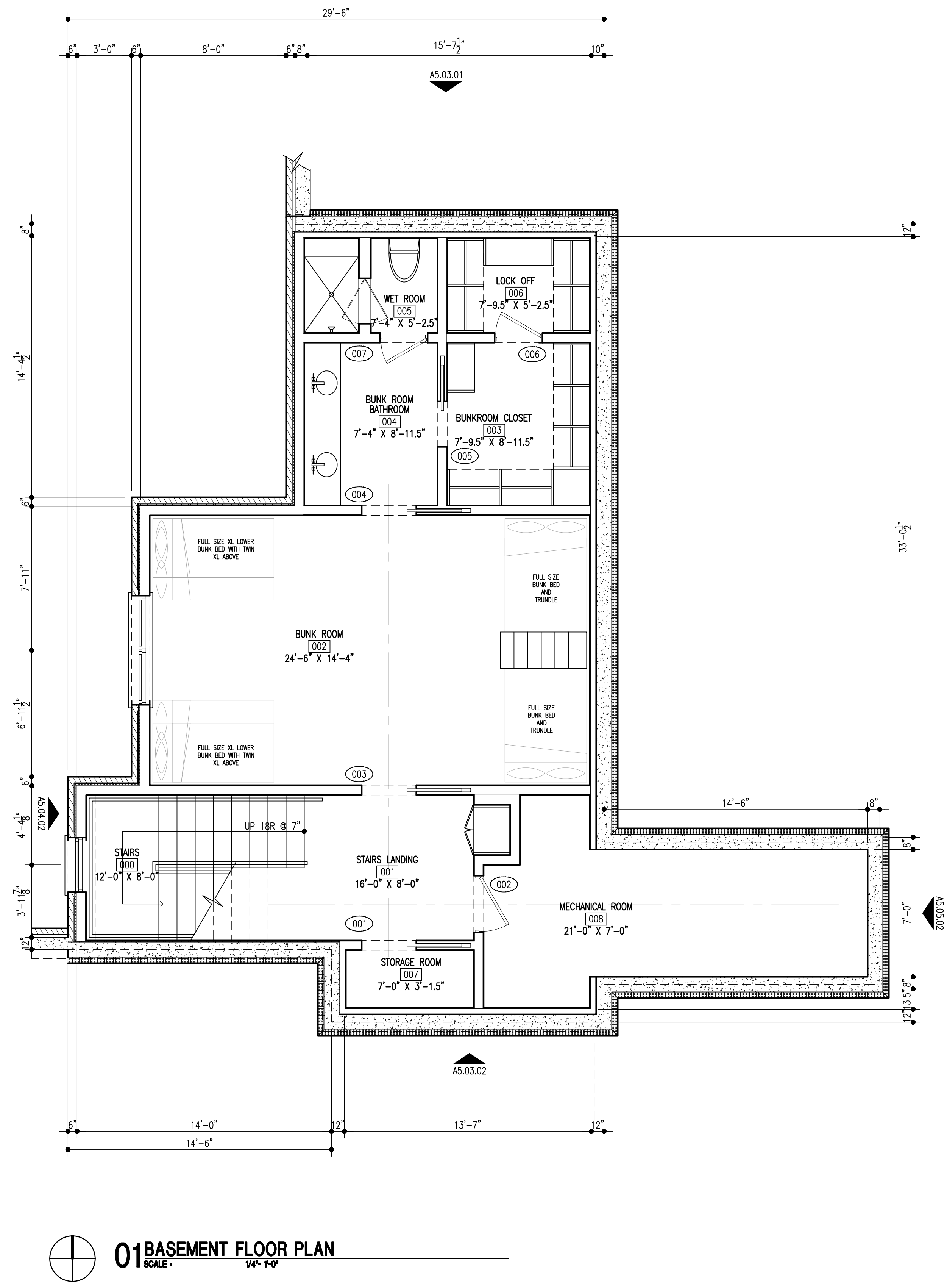
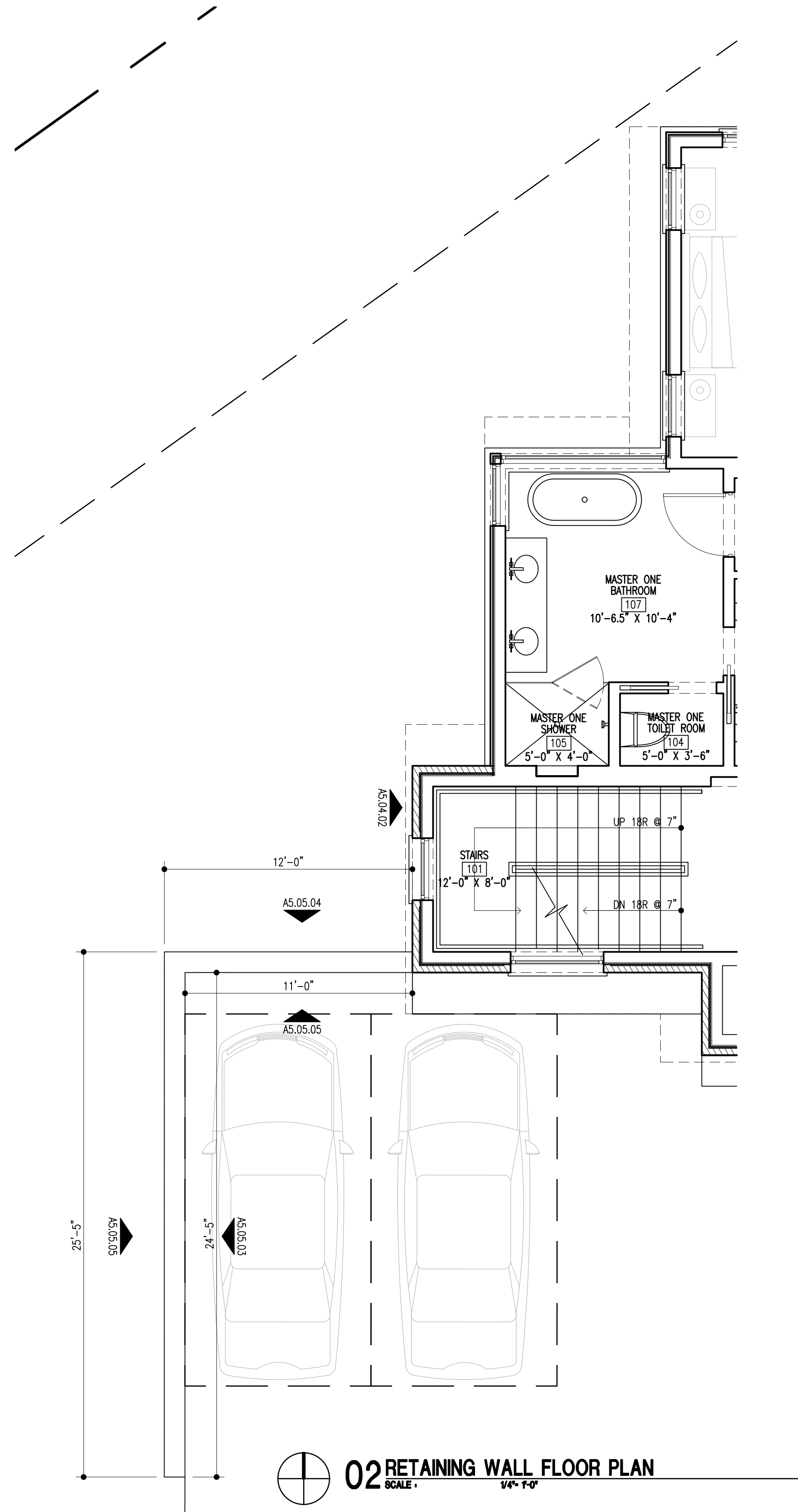
ISSUE DATE
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SECOND FLOOR PLAN

A2.02



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



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**JOHNSON-MASSEY
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BASEMENT FLOOR PLAN

A2.03



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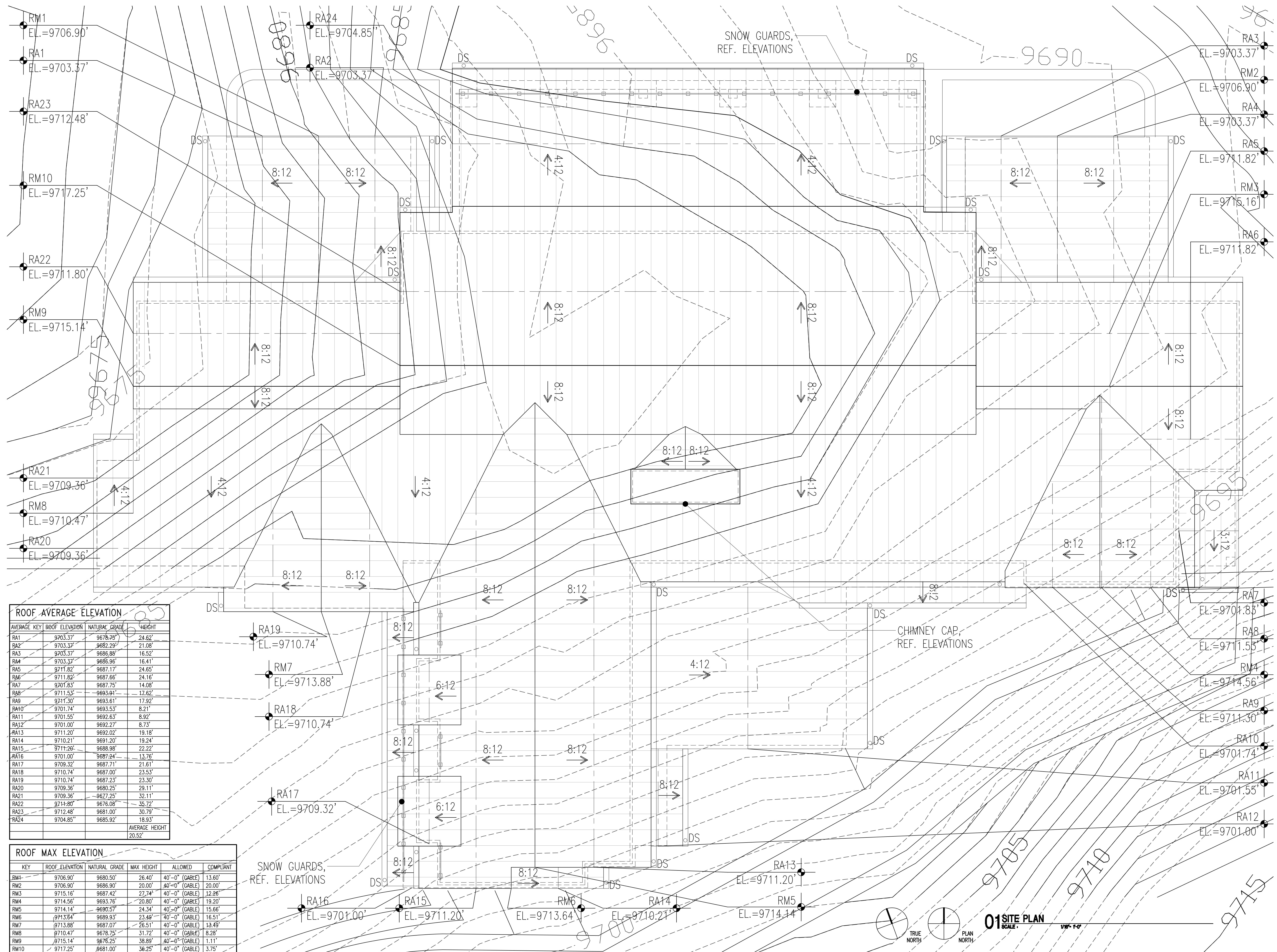
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BUILDING HEIGHT COMPLIANCE

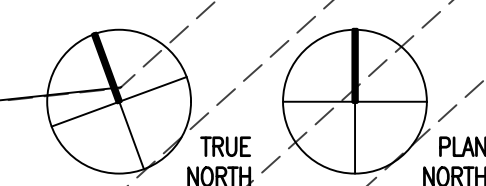
A3.00



ROOF AVERAGE ELEVATION			
AVERAGE KEY	ROOF ELEVATION	NATURAL GRADE	HEIGHT
RA1	9703.37'	9676.28'	24.62'
RA2	9703.37'	9682.29'	21.08'
RA3	9703.37'	9686.86'	16.52'
RA4	9703.37'	9686.96'	16.41'
RA5	9711.82'	9687.17'	24.65'
RA6	9711.82'	9687.66'	24.16'
RA7	9701.83'	9687.75'	14.08'
RA8	9711.83'	9691.91'	17.62'
RA9	9711.30'	9693.61'	17.92'
RA10	9701.74'	9693.53'	8.21'
RA11	9701.55'	9692.63'	8.92'
RA12	9701.00'	9692.27'	8.73'
RA13	9711.20'	9692.02'	19.18'
RA14	9710.21'	9691.20'	19.24'
RA15	9711.20'	9688.98'	22.22'
RA16	9701.00'	9687.24'	13.76'
RA17	9709.32'	9687.71'	21.61'
RA18	9710.74'	9687.00'	23.53'
RA19	9710.74'	9687.23'	23.30'
RA20	9709.36'	9680.25'	29.11'
RA21	9709.36'	9677.25'	32.11'
RA22	9711.80'	9677.08'	35.72'
RA23	9712.48'	9681.00'	30.79'
RA24	9704.85'	9685.92'	18.93'
			AVERAGE HEIGHT 20.52'

ROOF MAX ELEVATION					
KEY	ROOF ELEVATION	NATURAL GRADE	MAX HEIGHT	ALLOWED	COMPLIANT
RM1	9706.90'	9680.50'	26.40'	40'-0" (GABLE)	13.60'
RM2	9706.90'	9686.90'	20.00'	40'-0" (GABLE)	20.00'
RM3	9715.16'	9687.42'	27.74'	40'-0" (GABLE)	12.26'
RM4	9714.56'	9693.76'	20.80'	40'-0" (GABLE)	19.20'
RM5	9714.14'	9690.57'	24.34'	40'-0" (GABLE)	15.66'
RM6	9713.64'	9689.93'	23.49'	40'-0" (GABLE)	16.51'
RM7	9713.88'	9687.07'	26.51'	40'-0" (GABLE)	13.49'
RM8	9710.47'	9678.75'	31.72'	40'-0" (GABLE)	8.28'
RM9	9715.14'	9676.25'	38.89'	40'-0" (GABLE)	1.11'
RM10	9717.25'	9681.00'	36.25'	40'-0" (GABLE)	3.75'

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





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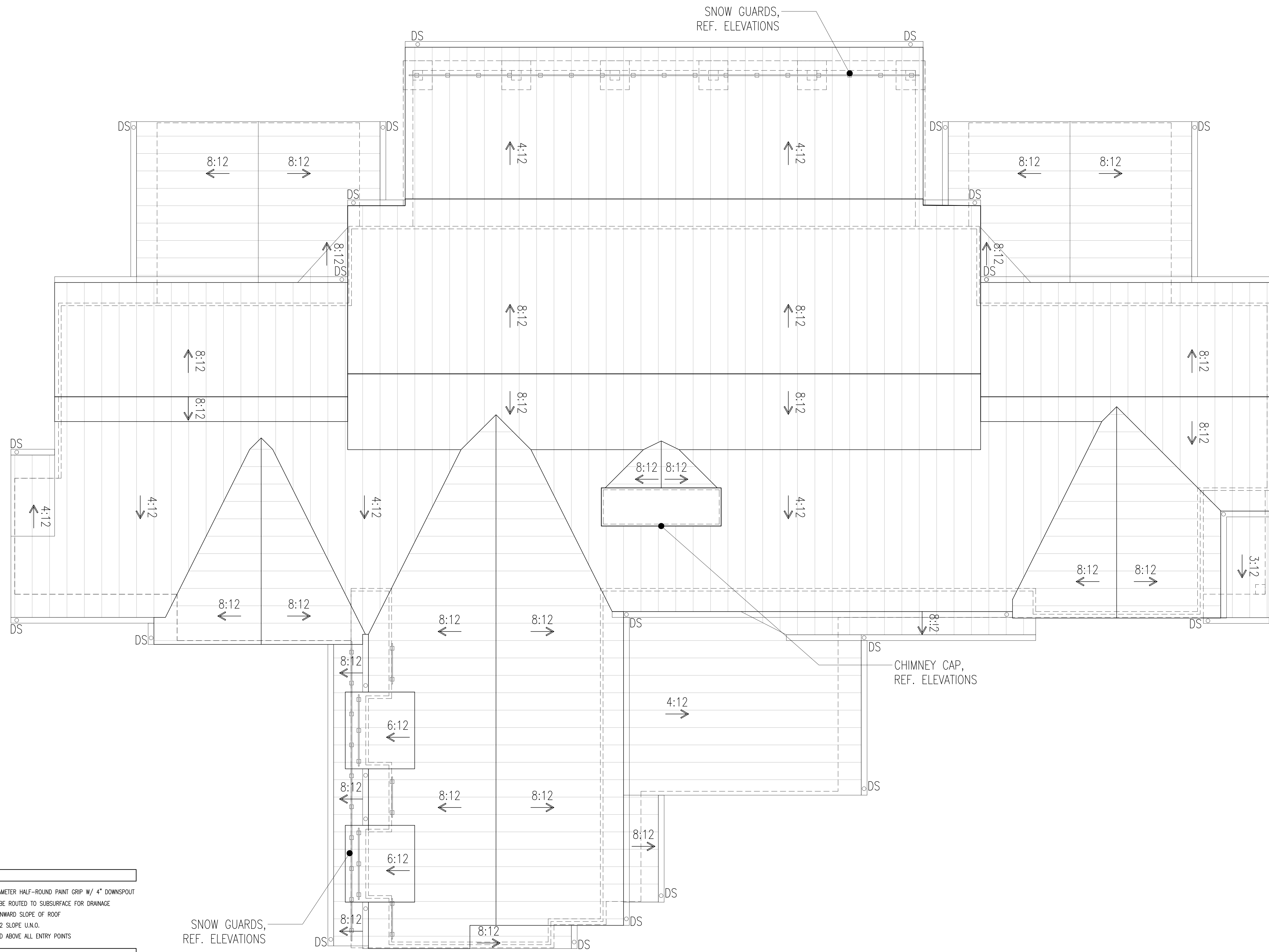
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ROOF PLAN

A3.01



SNOW GUARDS,
 REF. ELEVATIONS

CHIMNEY CAP,
 REF. ELEVATIONS

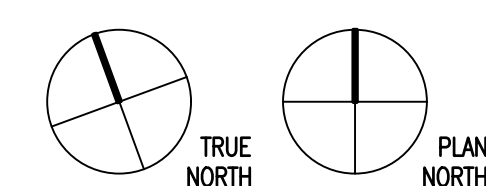
SNOW GUARDS,
 REF. ELEVATIONS

ROOF PLAN NOTES

1. GUTTERS TO BE 6" DIAMETER HALF-ROUND PAINT GRIP W/ 4" DOWNSPOUT
2. ALL DOWNSPOUTS TO BE ROUTED TO SUBSURFACE FOR DRAINAGE
3. ARROWS INDICATE DOWNWARD SLOPE OF ROOF
4. ALL ROOFS TO BE 8:12 SLOPE U.N.O.
5. SNOW GUARDS LOCATED ABOVE ALL ENTRY POINTS

ROOF PLAN LEGEND

- MT-1A; STANDING SEAM METAL ROOF
- MT-2A; METAL SNOW GUARDS



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



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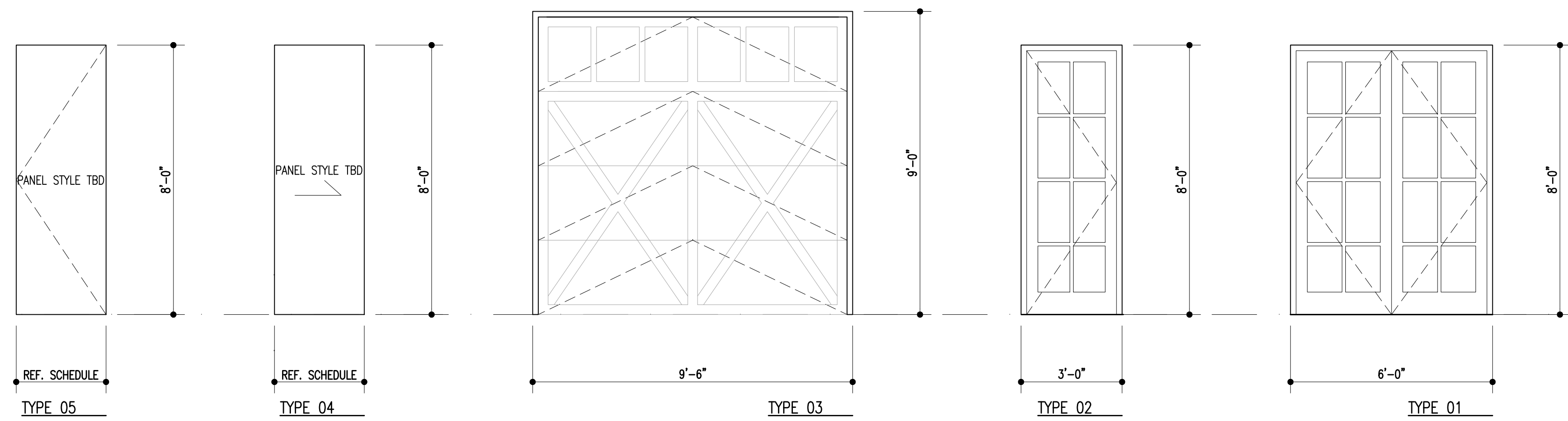
ISSUE DATE
JUNE 20, 2022

**DOOR TYPES
 & SCHEDULE**

A4.00

DOOR		THICKNESS (1 3/4" UNO)	SPECIFICATION		DIVIDED LITE		COLOR		HARDWARE		REMARKS:	NO.		
NO.	TYPE		SIZE (W X H)	MANUFACTURER	MATERIAL	GLASS TYPE	JAMB	PROFILE	SIZE	EXTERIOR			INTERIOR	LOCKSET
101	01		6'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	FRENCH DOOR	101
102	01		6'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	FRENCH DOOR	102
103	01		6'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	FRENCH DOOR	103
104	01		6'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	FRENCH DOOR	104
105	01		6'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	FRENCH DOOR	105
106	01		6'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	FRENCH DOOR	106
107	02		3'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	FRENCH DOOR	107
108	03		9'-6" x 9'-0"	SIERRA PACIFIC	WOOD-CLAD METAL	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	GARAGE DOOR	108
109	03		9'-6" x 9'-0"	SIERRA PACIFIC	WOOD-CLAD METAL	INSULATED		STANDARD	7/8	DARK BRONZE	CLEAR	ANT. BRZ.	GARAGE DOOR	109
110	05		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.		110
111	04		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	111
112	05		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.		112
113	05		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.		113
114	05		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.		114
115	04		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	115
116	05		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.		116
117	04		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	117
118	05		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.		118
201	05		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.		201
202	04		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	202
203	05		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.		203
204	05		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.		204
205	04		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	205
001	04		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	001
002	05		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.		002
003	04		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	003
004	04		3'-0" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	004
005	04		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.	POCKET DOOR	005
006	05		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.		006
007	05		2'-6" x 8'-0"	TRUSTILE	WOOD							T.B.D.		007

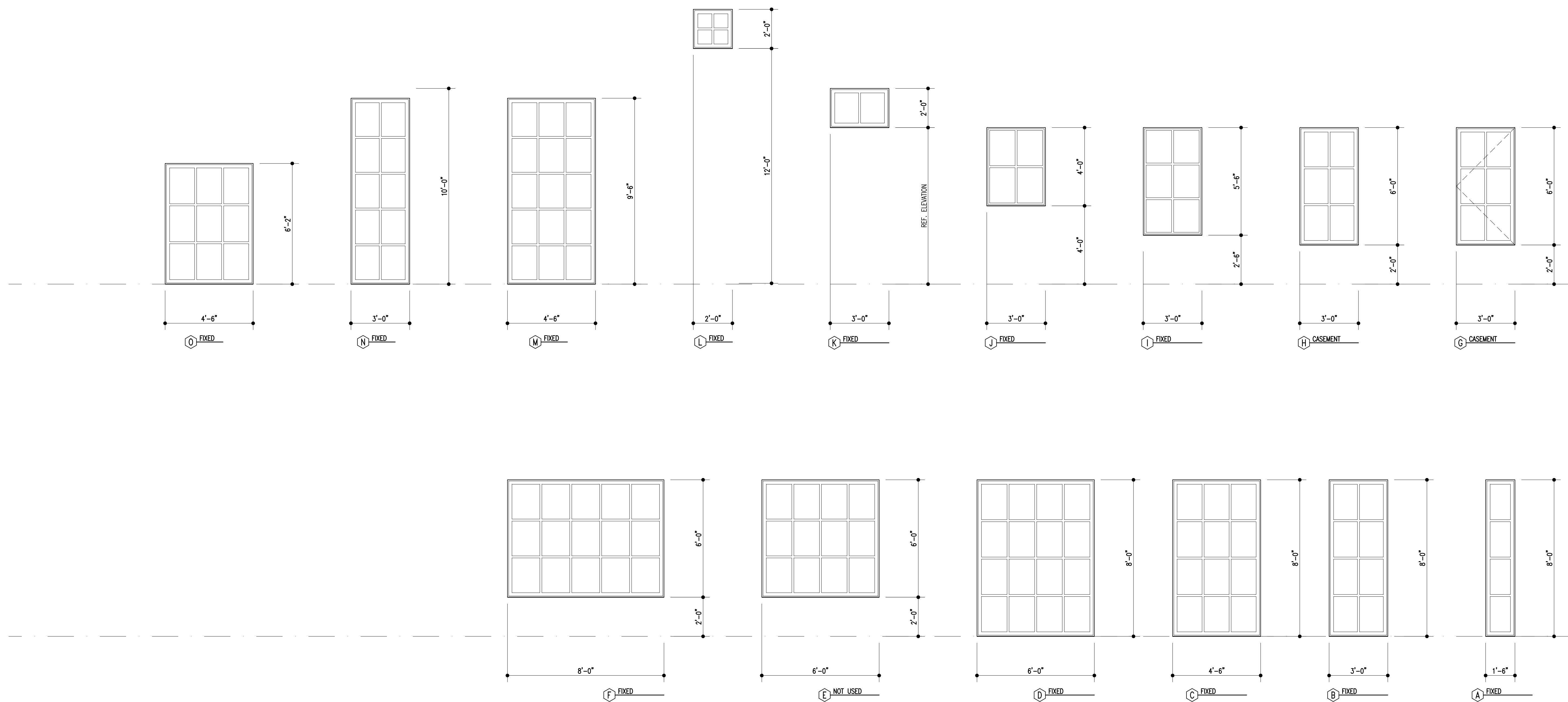
- DOOR NOTES:
- 1) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
 - 2) UNITS MARKED WITH "*" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
 - 3) STEEL DOORS TO HAVE LoE-366 INSULATED GLAZING WITH U VALUE OF .29 AND SHGC OF .25
 - 4) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .25 MAX PER ENERGY CODE
 - 5) ALL DOORS BETWEEN AC SPACES AND NON-AC SPACES TO BE INSULATED AND WEATHER-STRIPPED
 - 6) ALL GARAGE DOORS TO BE INSULATED
 - 7) DOOR AND WINDOW UNITS OF SAME DIMENSION TO ALIGN
 - 8) ALL VERTICAL DIMENSIONS MEASURED FROM FLOOR FINISH
 - 11) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DESIGNER



WINDOW SCHEDULE

WINDOW				SPECIFICATION				DIVIDED LITE		COLOR		REMARKS:	MARK	
MARK	TYPE	(+EGRESS)	SIZE (W X H)	MANUFACTURER	MATERIAL	GLASS TYPE	SCREEN	JAMB	PROFILE	SIZE	EXTERIOR			INTERIOR
A	DIRECT SET		1'-6" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		A
B	DIRECT SET		3'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		B
C	DIRECT SET		4'-6" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		C
D	DIRECT SET		6'-0" x 8'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		D
E	DIRECT SET		6'-0" x 6'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR	NOT USED	E
F	DIRECT SET		8'-0" x 6'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		F
G	CASEMENT		3'-0" x 6'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		G
H	DIRECT SET		3'-0" x 6'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		H
I	DIRECT SET		3'-0" x 5'-6"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		I
J	DIRECT SET		3'-0" x 4'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		J
K	DIRECT SET		3'-0" x 2'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		K
L	DIRECT SET		2'-0" x 2'-0"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		L
M	DIRECT SET		4'-6" x 9'-6"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		M
N	DIRECT SET		3'-0" x 9'-6"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		N
O	DIRECT SET		4'-6" x 6'-2"	SIERRA PACIFIC	METAL-CLAD WOOD	INSULATED		4 1/2	STANDARD	7/8	DARK BRONZE	CLEAR		O

- WINDOW NOTES:
- 1) ALL DIMENSIONS PROVIDED ARE TO OUTSIDE OF FRAME, UNLESS NOTED OTHERWISE (U.N.O.)
 - 2) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
 - 3) UNITS MARKED WITH "*" INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
 - 4) STEEL WINDOWS TO HAVE LoE-366 INSULATED GLAZING WITH U VALUE OF .29 AND SHGC OF .25
 - 5) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .25 MAX PER ENERGY CODE
 - 6) ANY HAZARDOUS GLAZING LOCATIONS PER IRC CODE R308.4 SHALL BE TEMPERED
 - 7) CASEMENT WINDOWS TO BE SIDE HUNG AND SWINGING OUT WITH INSECT SCREENS FOR ALL OPERATING VENTILATORS
 - 8) REFERENCE EXTERIOR ELEVATIONS FOR CASEMENT SWING DIRECTION
 - 9) FIELD VERIFY ALL CORNER UNITS
 - 10) INTERIOR FINISH TO BE COORDINATED WITH INTERIOR DESIGNER



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 MOUNTAIN VILLAGE, COLORADO 81435
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SHM PROJECT #
 21-070

ISSUE DATE
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WINDOW TYPES
 & SCHEDULE

A4.01



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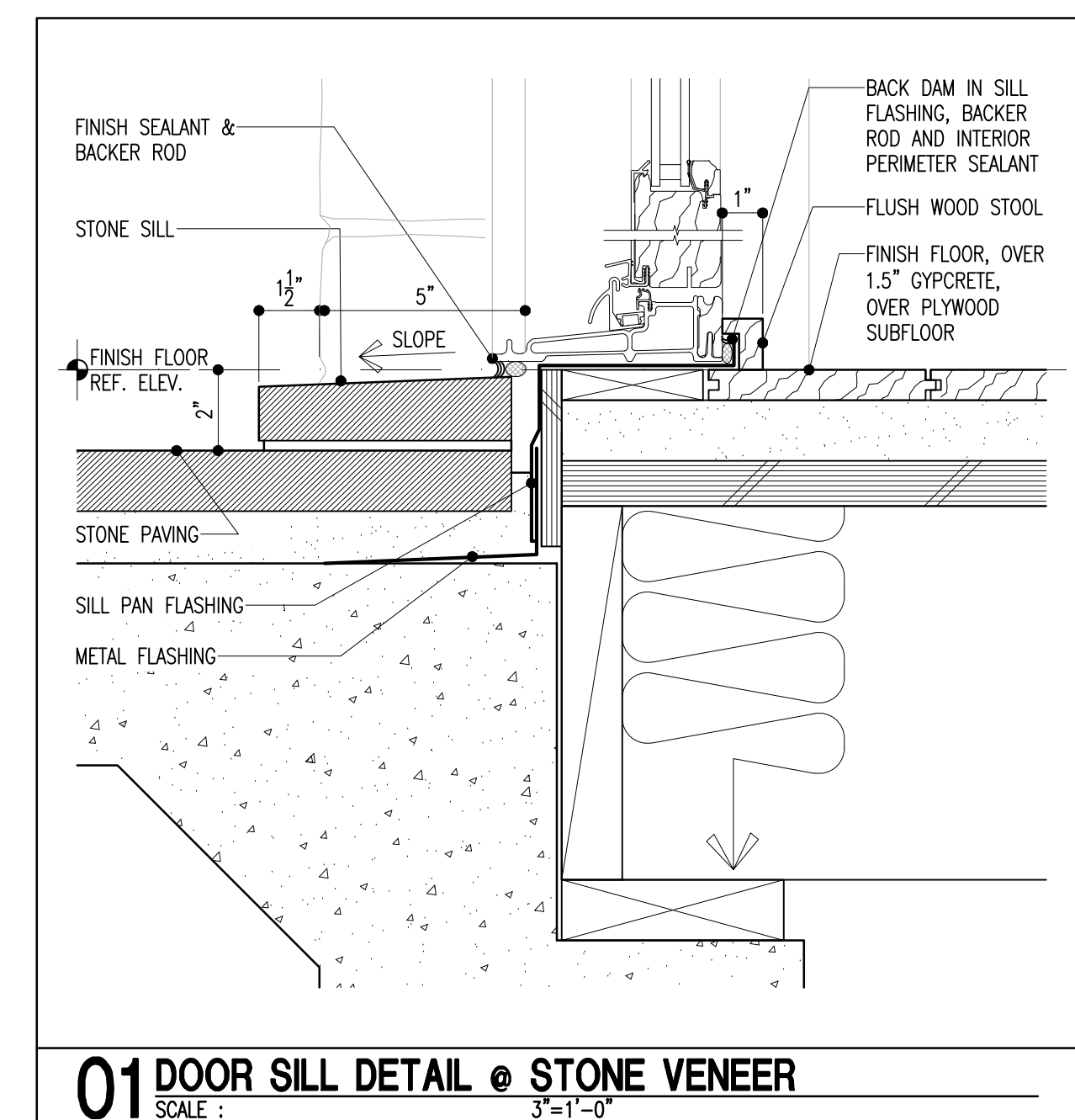
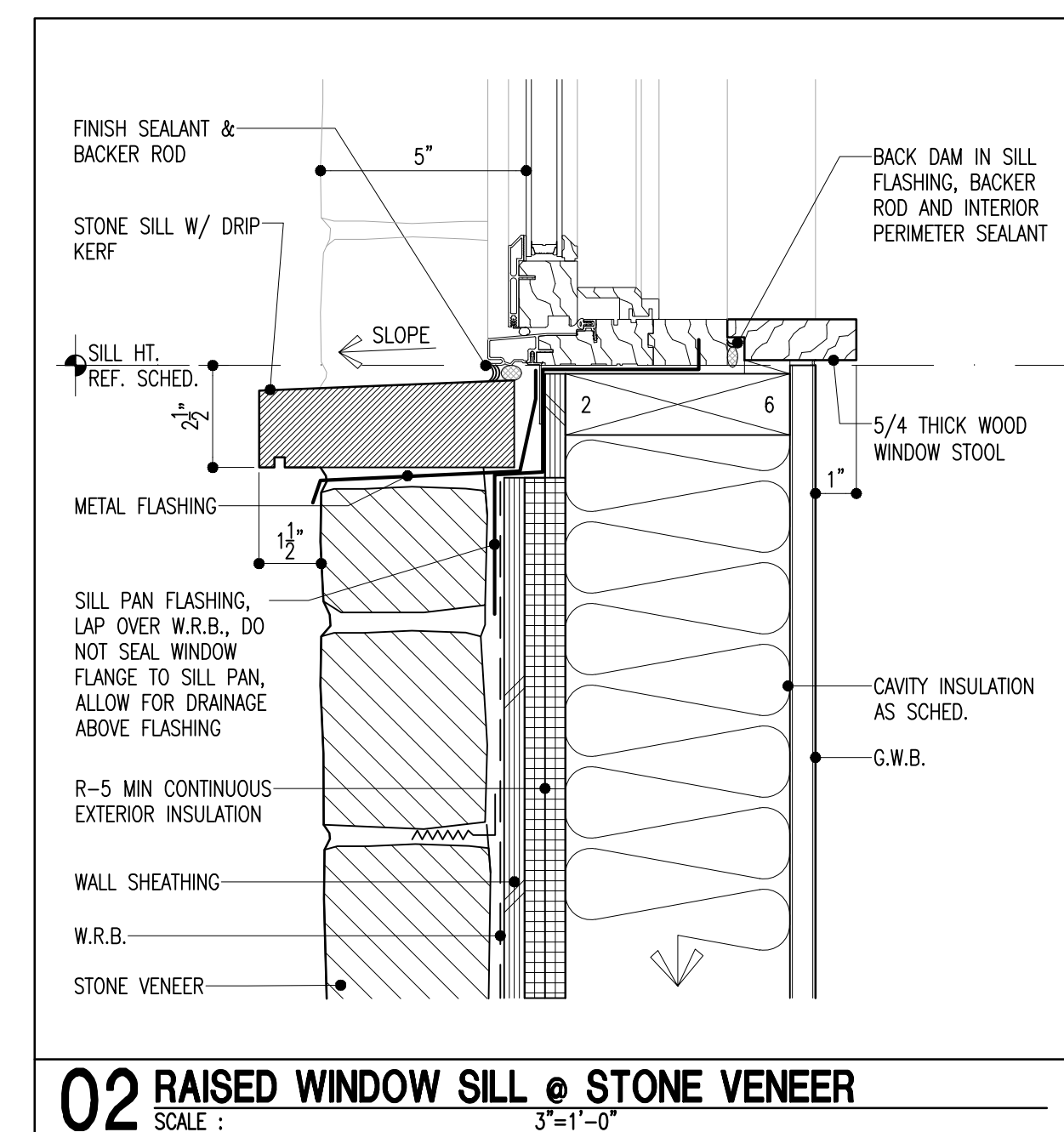
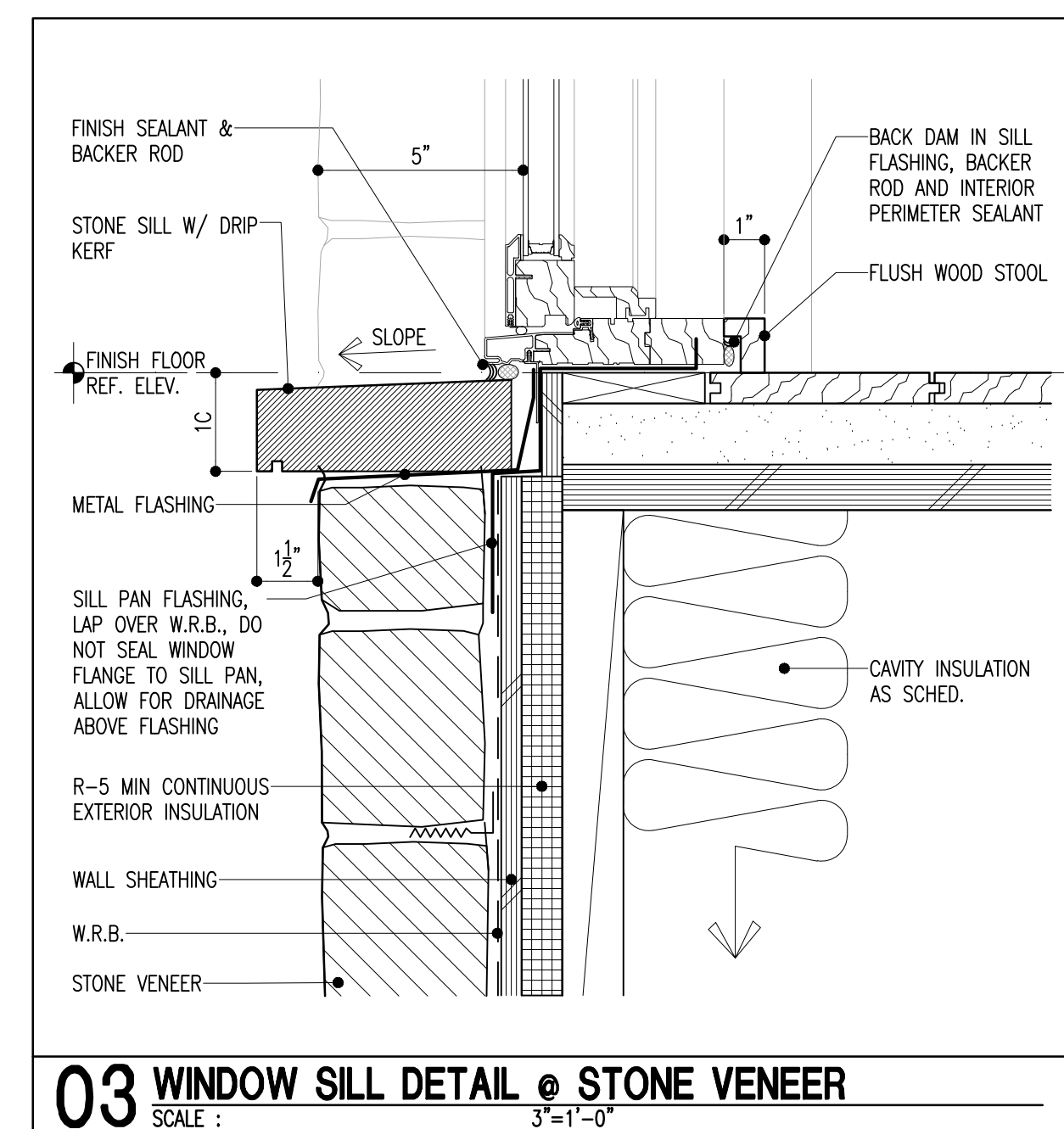
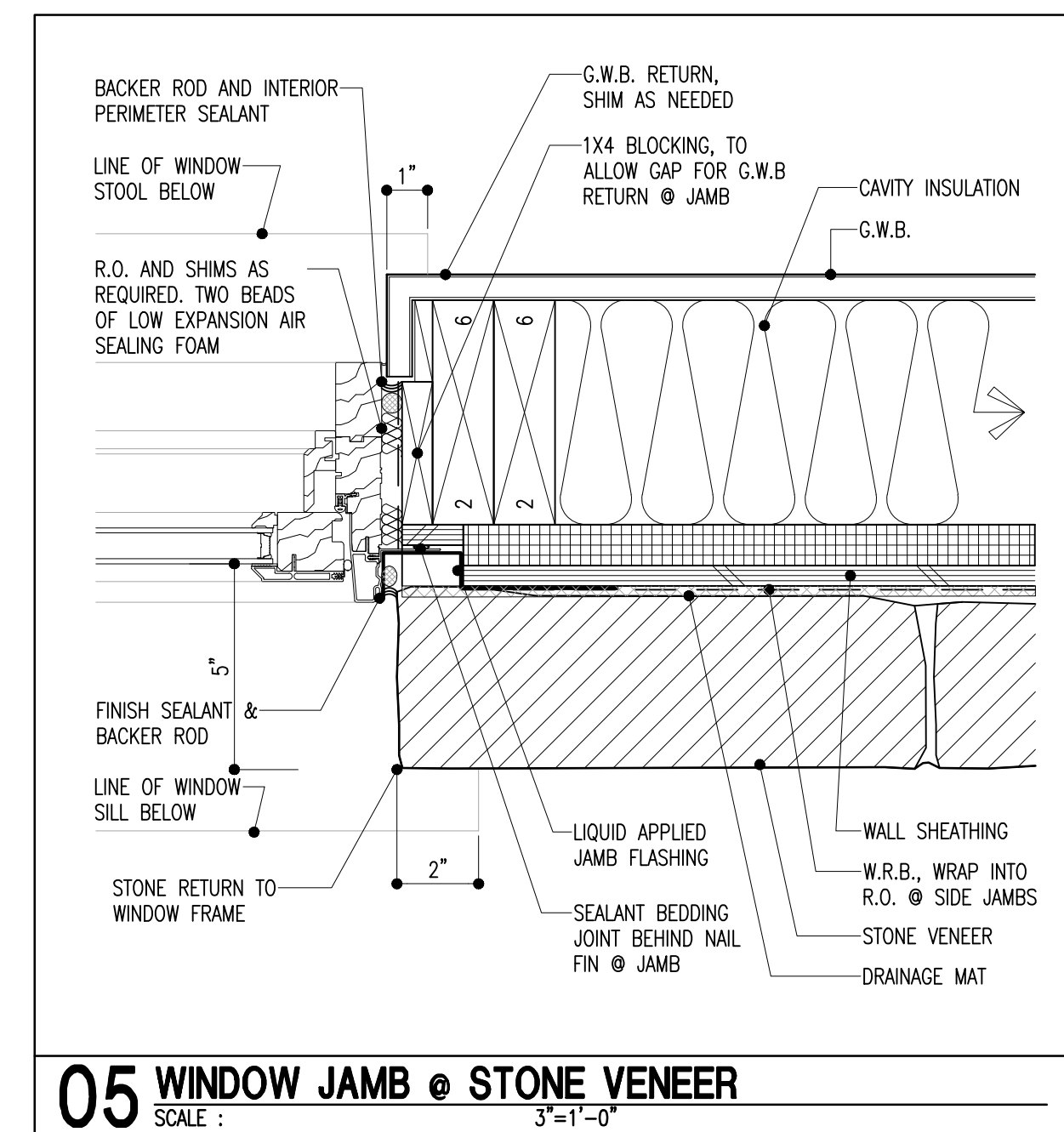
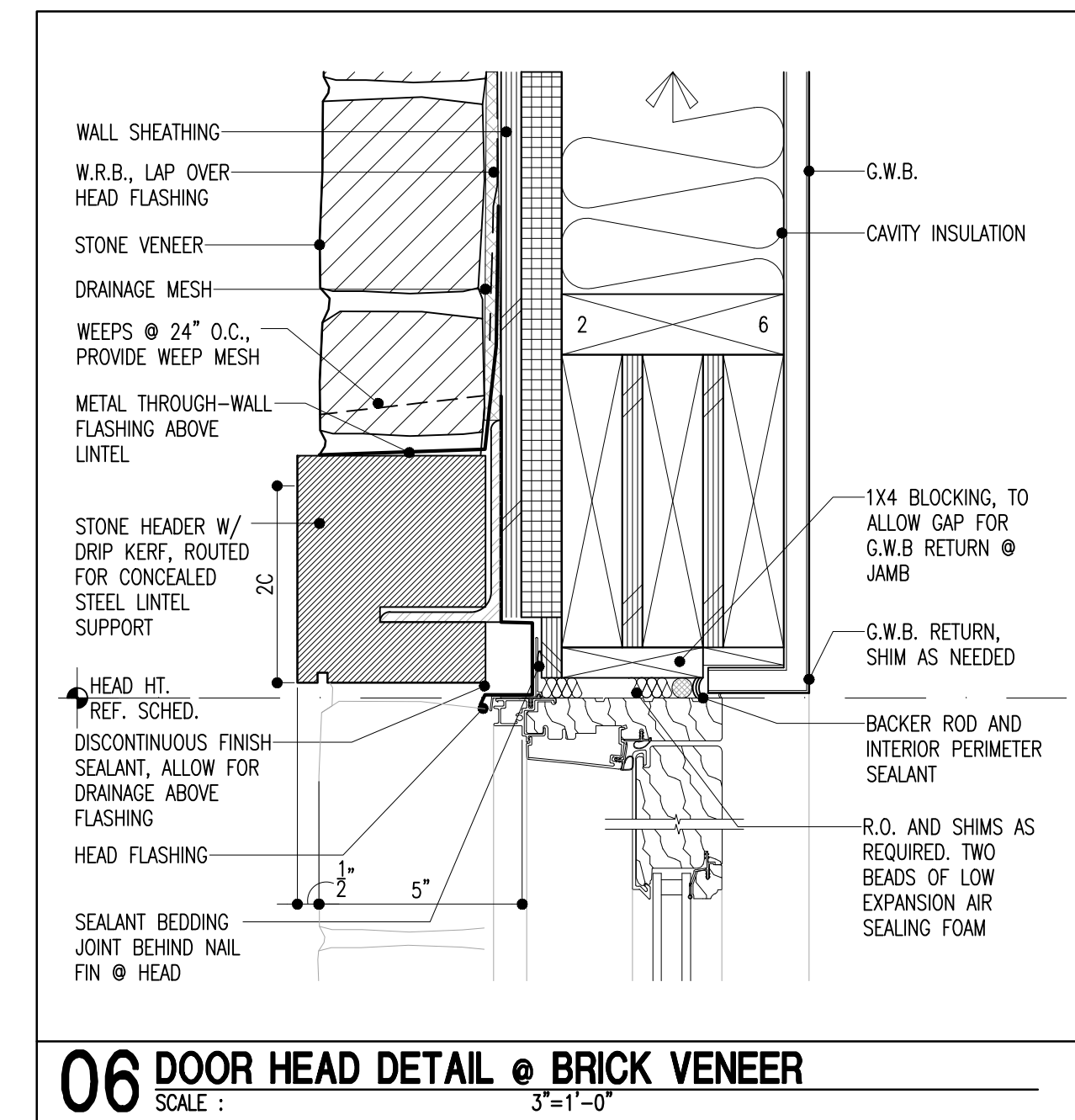
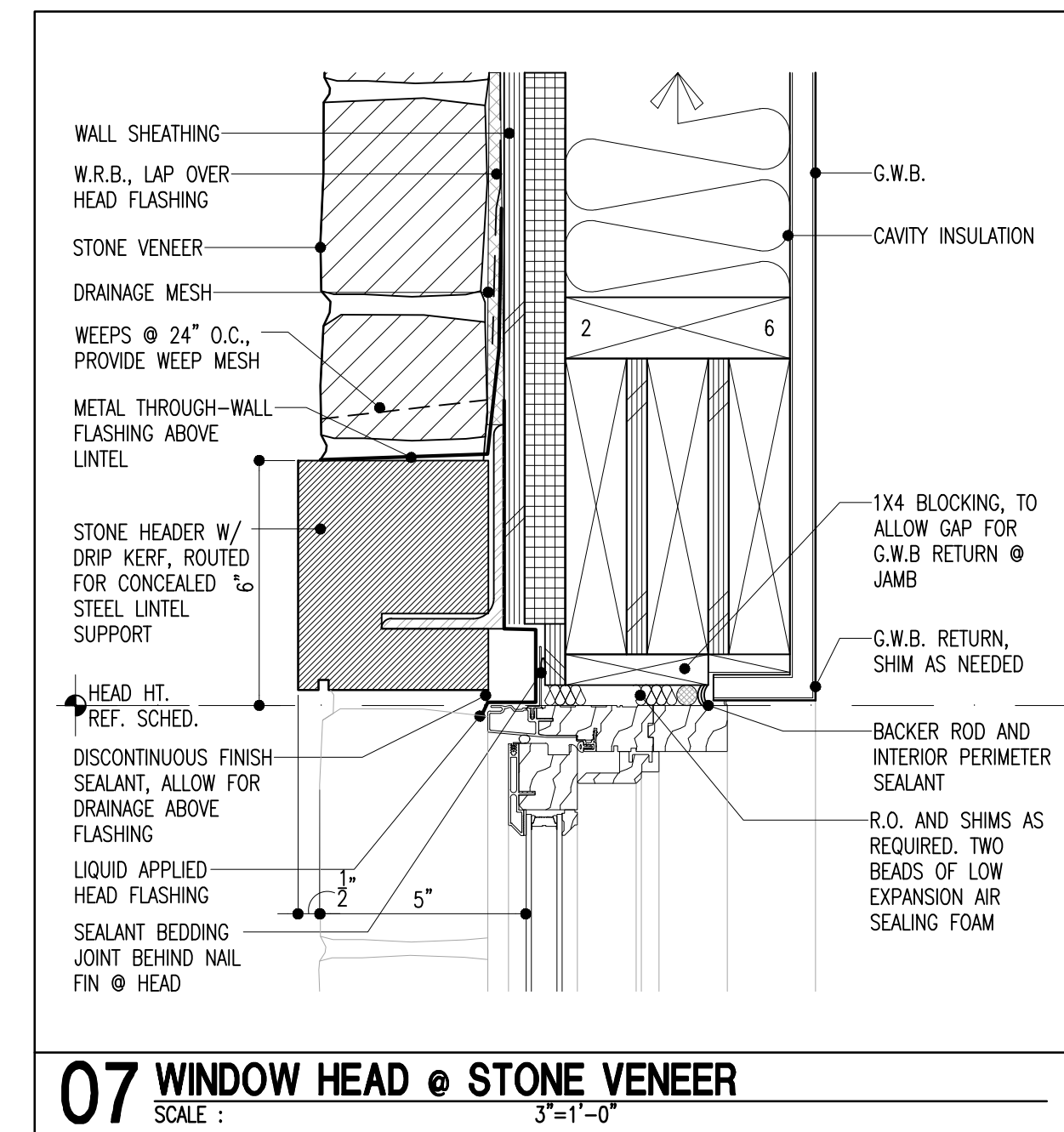
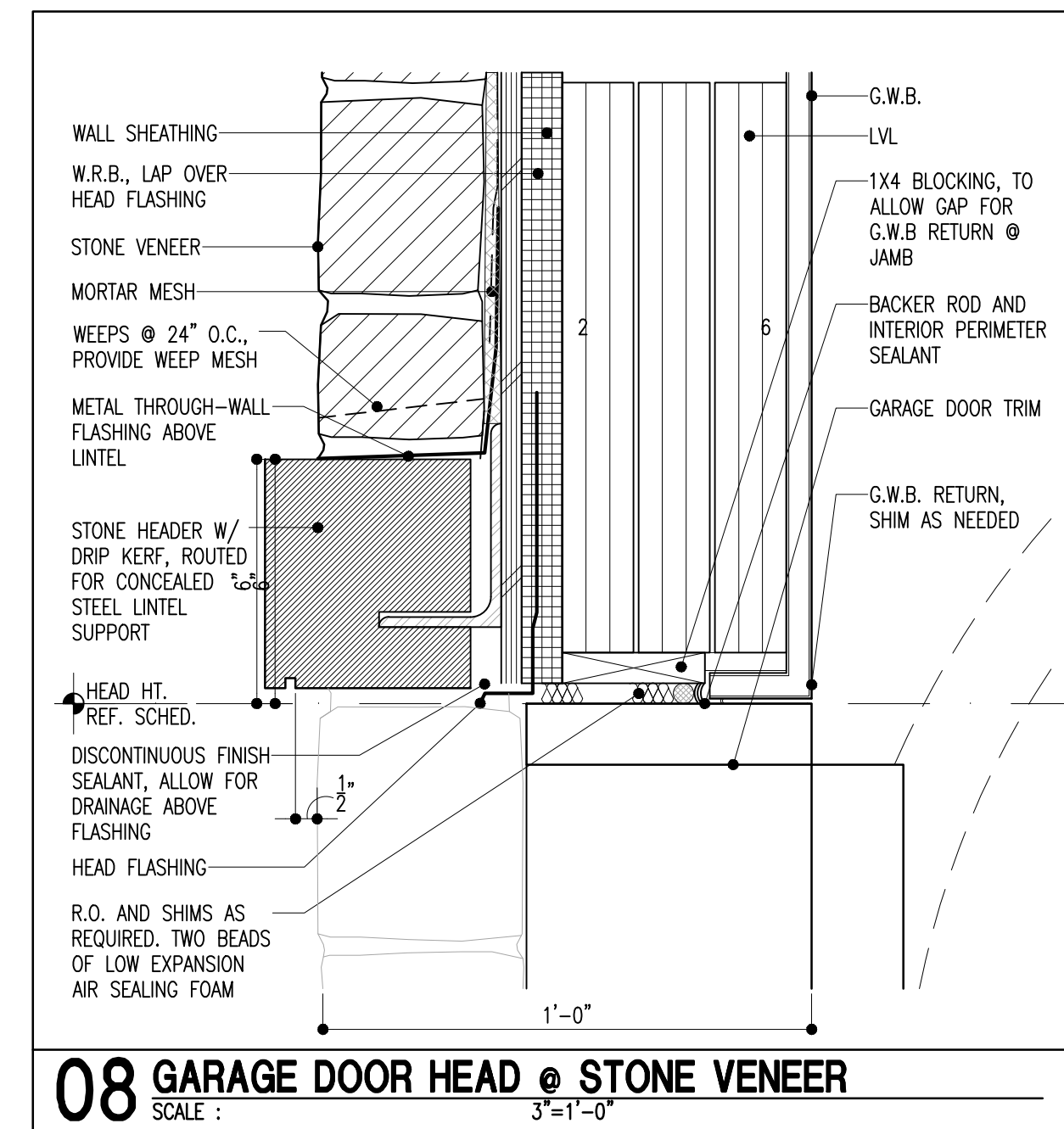
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WINDOW & DOOR HEAD,
 SILL & JAMB DETAILS

A4.02





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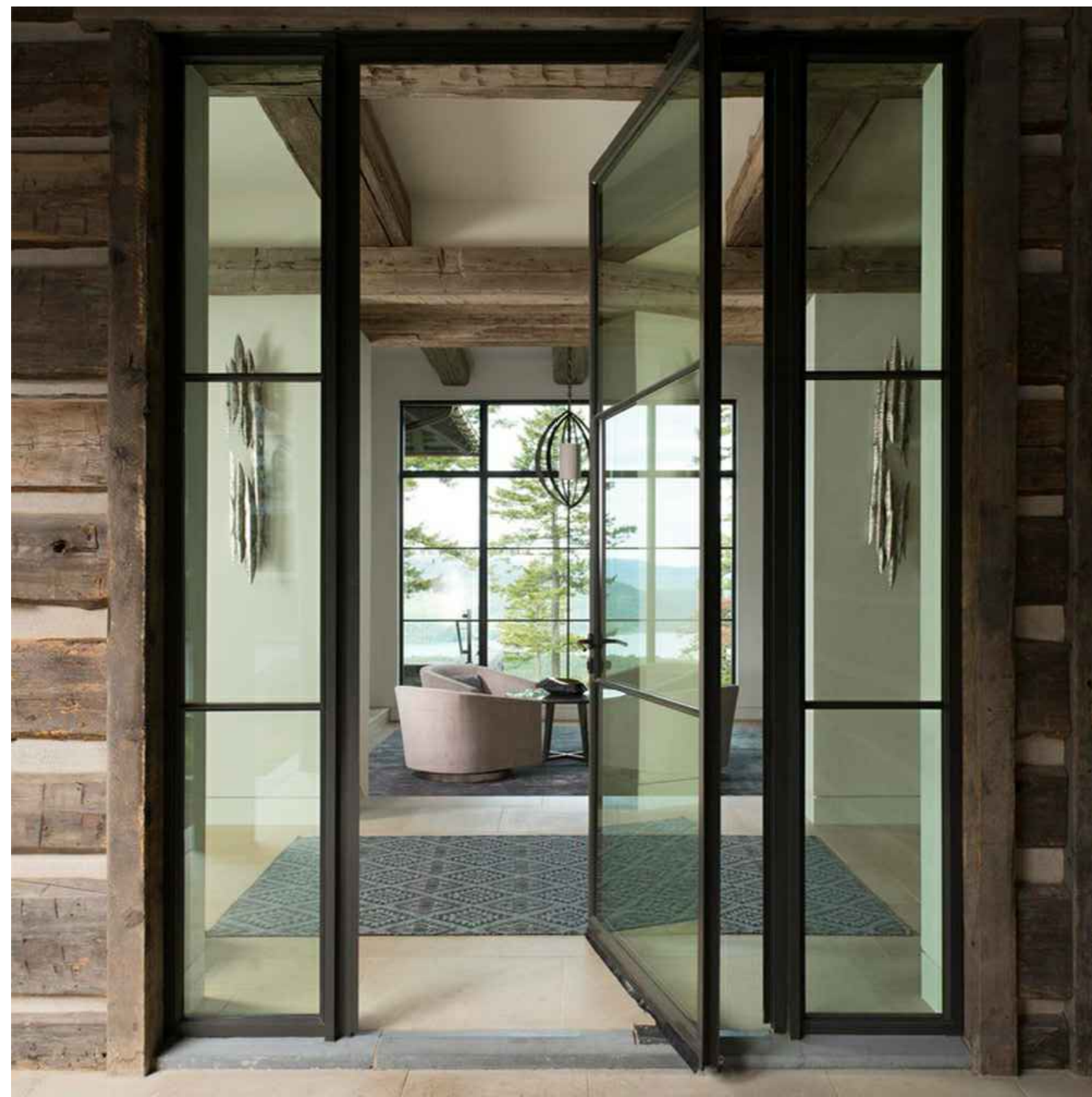
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EXTERIOR MATERIALS

A5.00



SIERRA PACIFIC ALUMINUM CLAD WINDOWS/DOORS
BRONZE 024



HALF ROUND STEEL GUTTER AND DOWN SPOUT
BRONZE



HEADS, SILLS AND CAPS
BUFF LIMESTONE



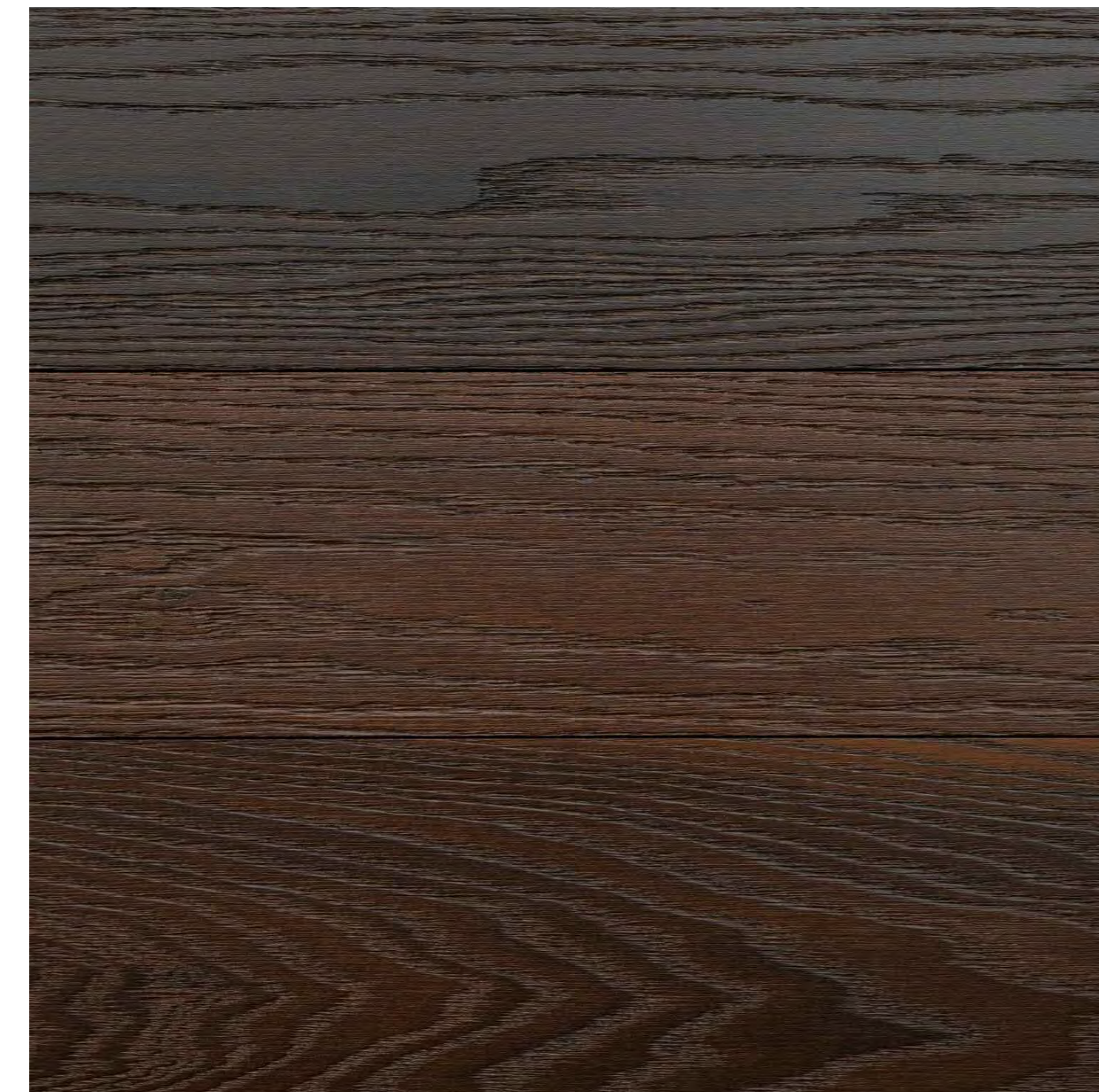
STANDING SEAM METAL ROOF
24 GAUGE



DOUGLAS FIR WEATHERED WOOD COLUMNS
STAIN TO BE DETERMINED ON SITE



GALLEGOS ROUGH STONE
#351 SILVER HERITAGE LEDGE AND JUMPERS



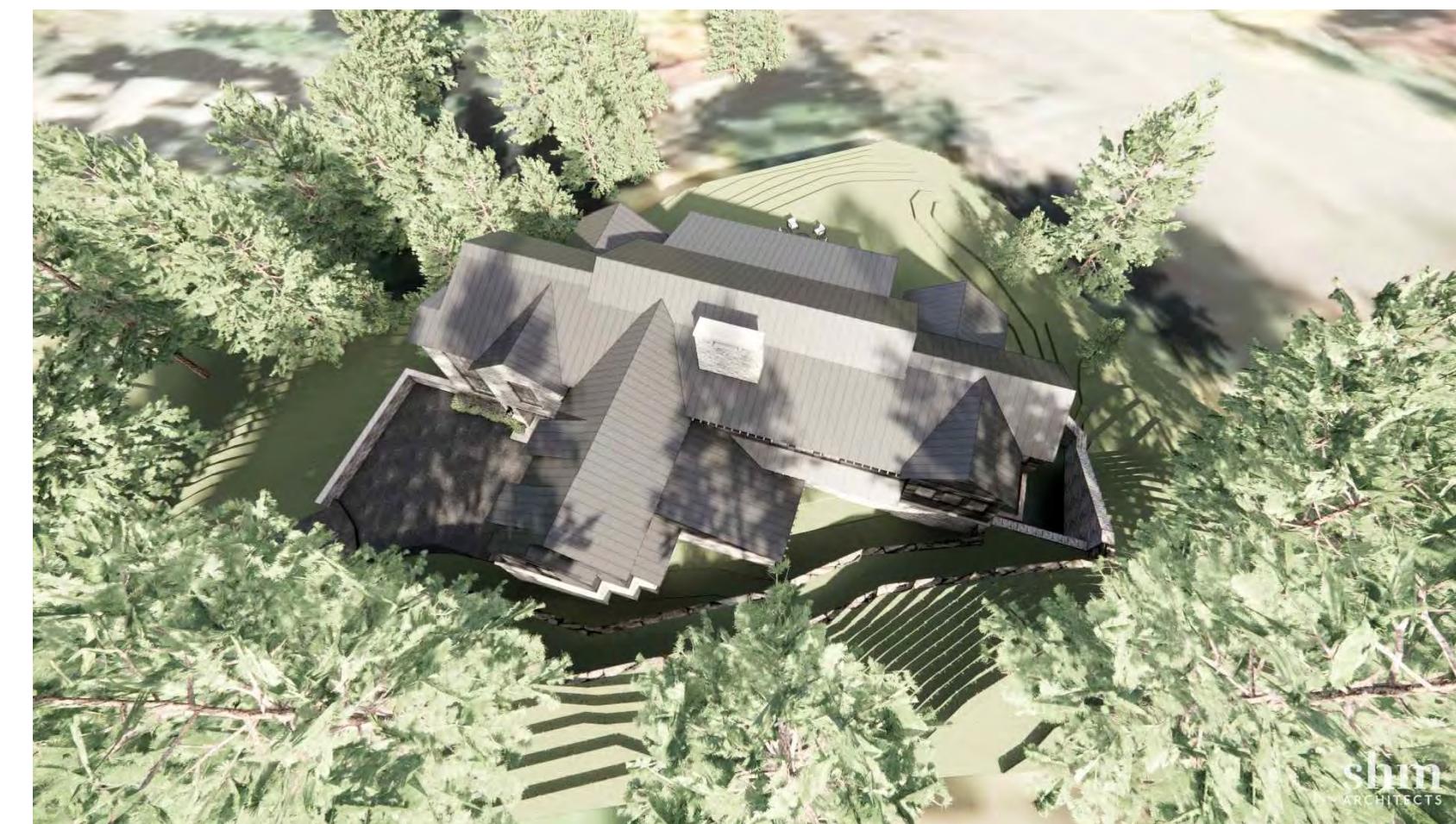
DELTA MILLWORKS WOOD SIDING
MOJAVE THERMO OAK SMOOTH - SABINAL 1X6



OVERVIEW LOOKING NORTH EAST



OVERVIEW LOOKING NORTH EAST



OVERVIEW LOOKING NORTH



OVERVIEW LOOKING SOUTH WEST



OVERVIEW LOOKING SOUTH



OVERVIEW LOOKING SOUTH EAST

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RENDERINGS

A5.01



DRIVE IN LOOKING NORTH



ENTRY LOOKING NORTH



ENTRY FROM BOULDER WALL LOOKING NORTH



VIEW FROM RETAINING WALL LOOKING WEST



VIEW FROM BOULDER WALL LOOKING NORTH WEST



BASEMENT VIEW LOOKING EAST



VIEW FROM SKI ENTRY LOOKING SOUTH WEST



VIEW FROM REAR LOGGIA LOOKING SOUTH



VIEW LOOKING SOUTH EAST

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RENDERINGS

A5.02

REFER A5.03 FOR MATERIAL CALCULATIONS AND PERCENTAGES

REFER A5.05 FOR EXTERIOR FINISH SELECTIONS

REFER A5.06 FOR EXTERIOR ELEVATIONS HEIGHT ANALYSIS

REFER A5.07 FOR HEIGHT PLANE ANALYSIS

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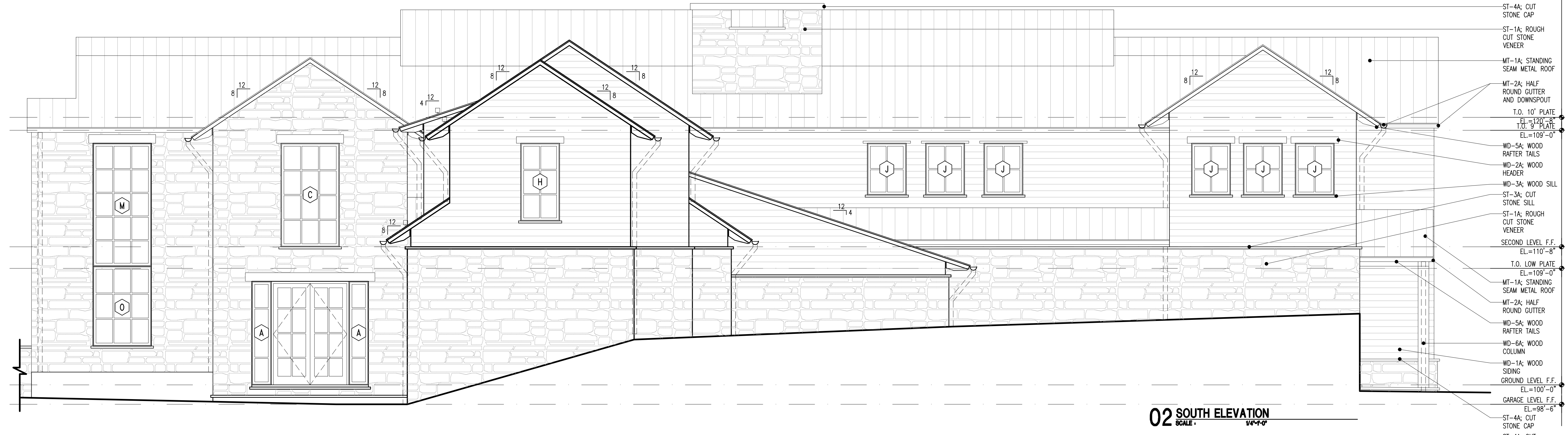
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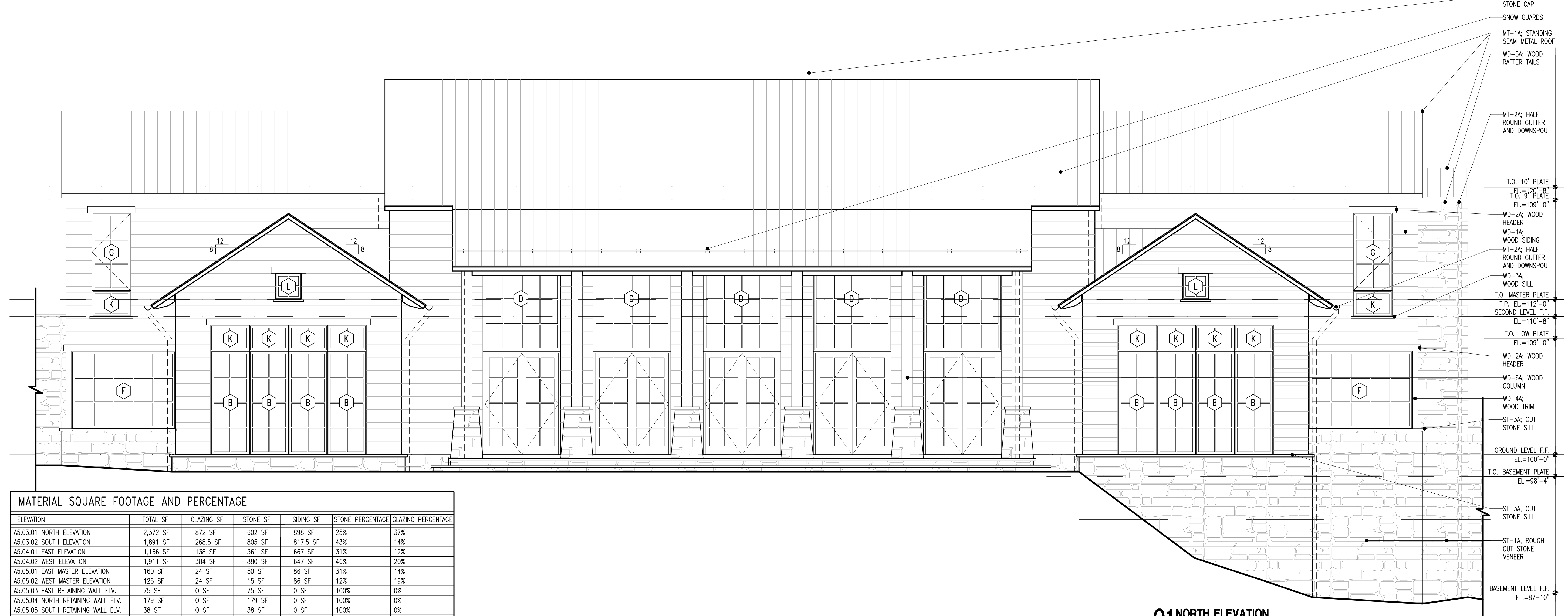
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EXTERIOR ELEVATIONS

A5.03



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



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

MATERIAL SQUARE FOOTAGE AND PERCENTAGE						
ELEVATION	TOTAL SF	GLAZING SF	STONE SF	SIDING SF	STONE PERCENTAGE	GLAZING PERCENTAGE
A5.03.01 NORTH ELEVATION	2,372 SF	872 SF	602 SF	898 SF	25%	37%
A5.03.02 SOUTH ELEVATION	1,891 SF	268.5 SF	805 SF	817.5 SF	43%	14%
A5.04.01 EAST ELEVATION	1,166 SF	138 SF	361 SF	667 SF	31%	12%
A5.04.02 WEST ELEVATION	1,911 SF	384 SF	880 SF	647 SF	46%	20%
A5.05.01 EAST MASTER ELEVATION	160 SF	24 SF	50 SF	86 SF	31%	14%
A5.05.02 WEST MASTER ELEVATION	125 SF	24 SF	15 SF	86 SF	12%	19%
A5.05.03 EAST RETAINING WALL ELV.	75 SF	0 SF	75 SF	0 SF	100%	0%
A5.05.04 NORTH RETAINING WALL ELV.	179 SF	0 SF	179 SF	0 SF	100%	0%
A5.05.05 SOUTH RETAINING WALL ELV.	38 SF	0 SF	38 SF	0 SF	100%	0%
A5.05.06 WEST RETAINING WALL ELV.	169 SF	0 SF	169 SF	0 SF	100%	0%
TOTAL	8,086 SF	1,710.5 SF	3,174 SF	3,201.5 SF	39%	21%

REFER A5.03 FOR MATERIAL CALCULATIONS AND PERCENTAGES

REFER A5.05 FOR EXTERIOR FINISH SELECTIONS

REFER A5.06 FOR EXTERIOR ELEVATIONS HEIGHT ANALYSIS

REFER A5.07 FOR HEIGHT PLANE ANALYSIS

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EXTERIOR ELEVATIONS

A5.04



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

REFER A5.03 FOR MATERIAL CALCULATIONS AND PERCENTAGES

REFER A5.05 FOR EXTERIOR FINISH SELECTIONS

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REFER A5.07 FOR HEIGHT PLANE ANALYSIS

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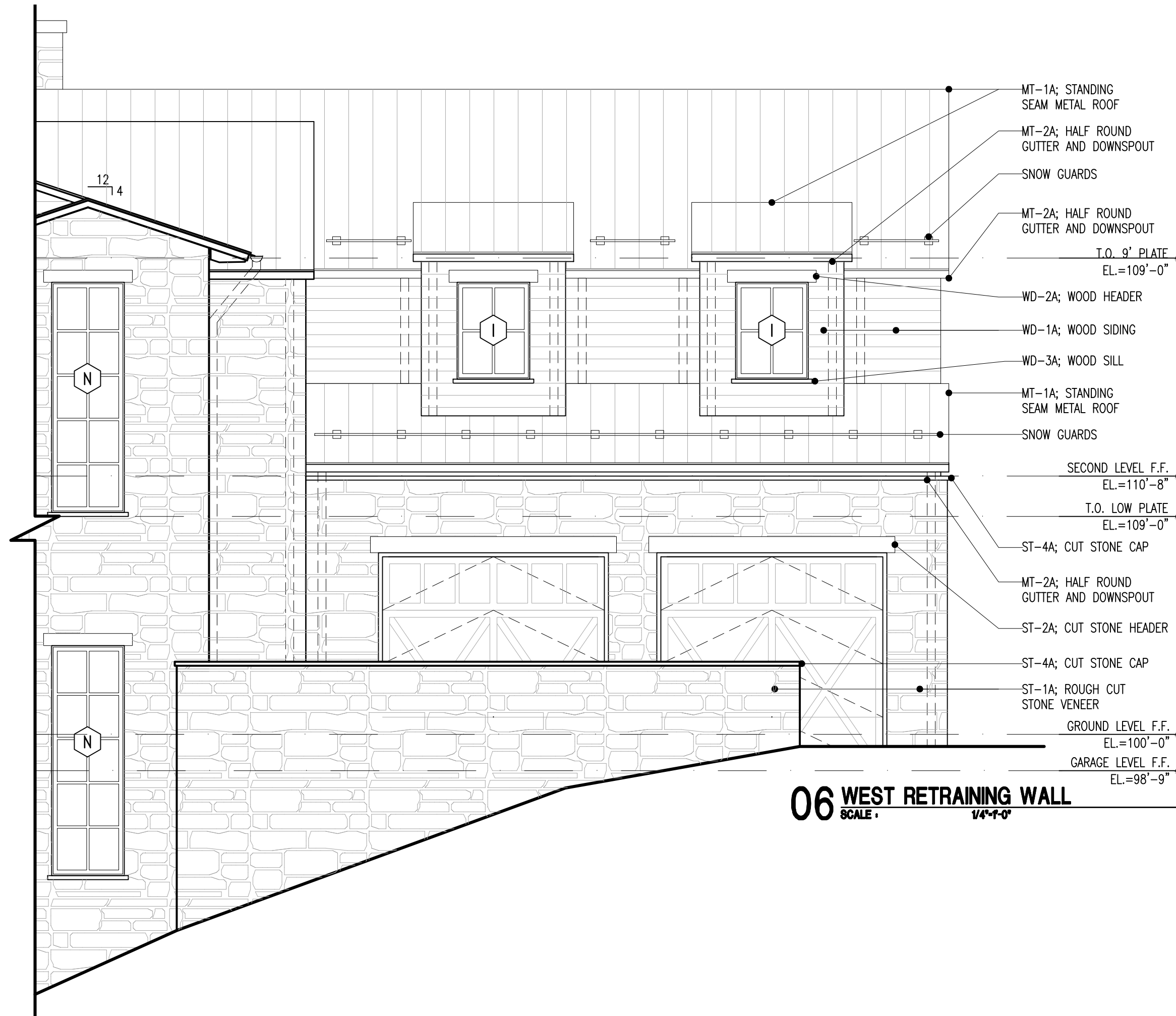
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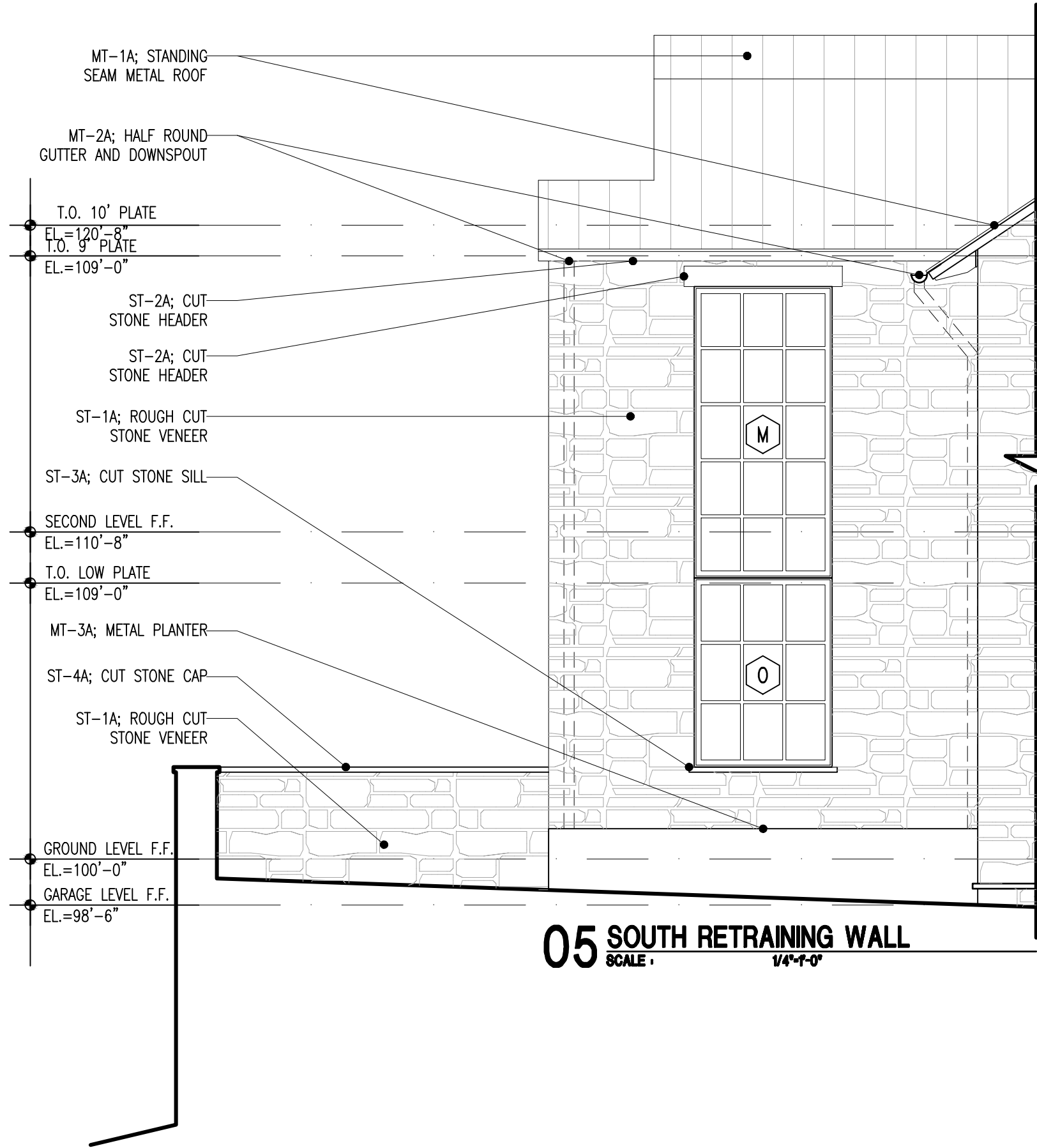
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EXTERIOR ELEVATIONS

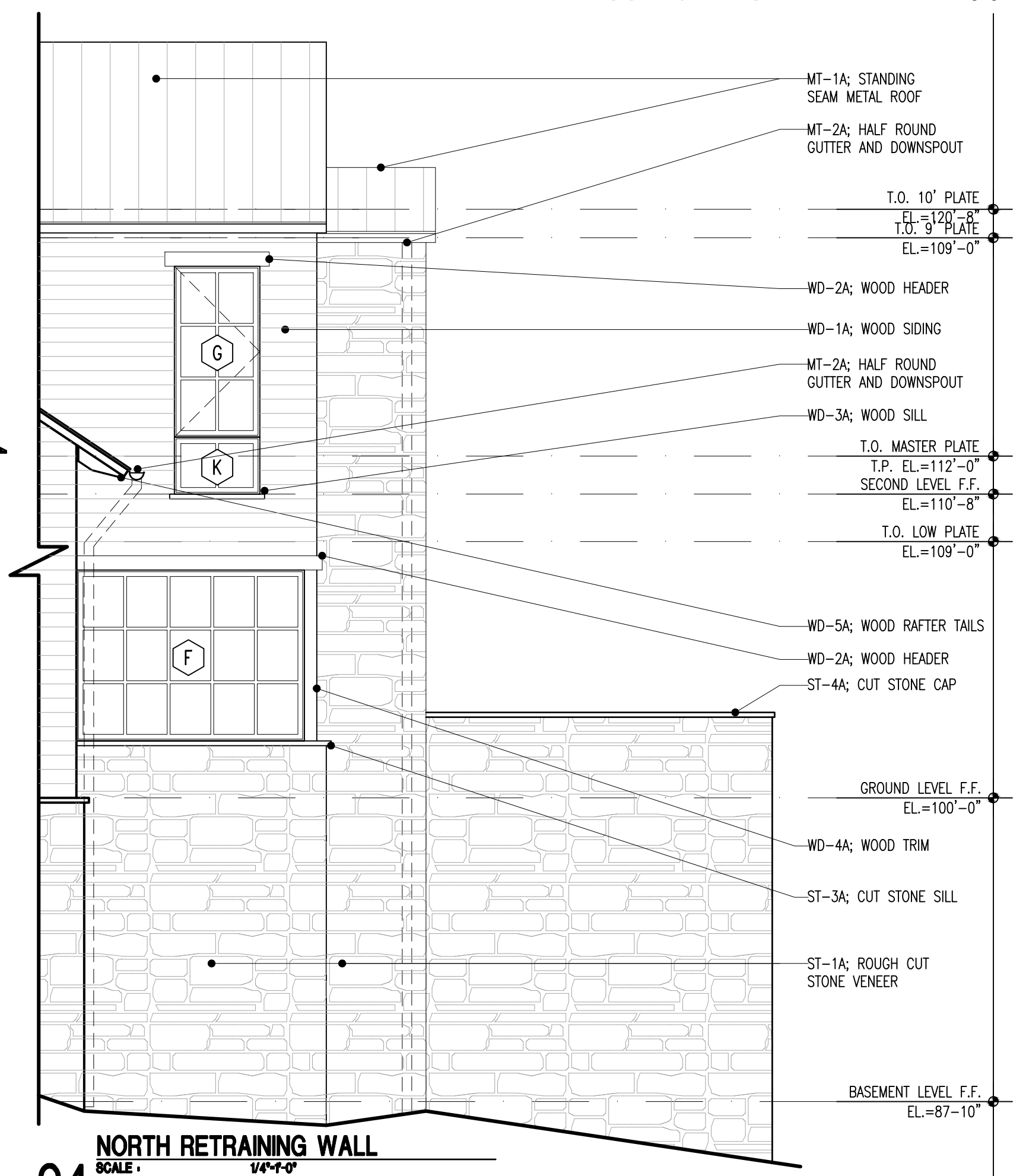
A5.05



06 WEST RETRAINING WALL
SCALE: 1/4"=1'-0"



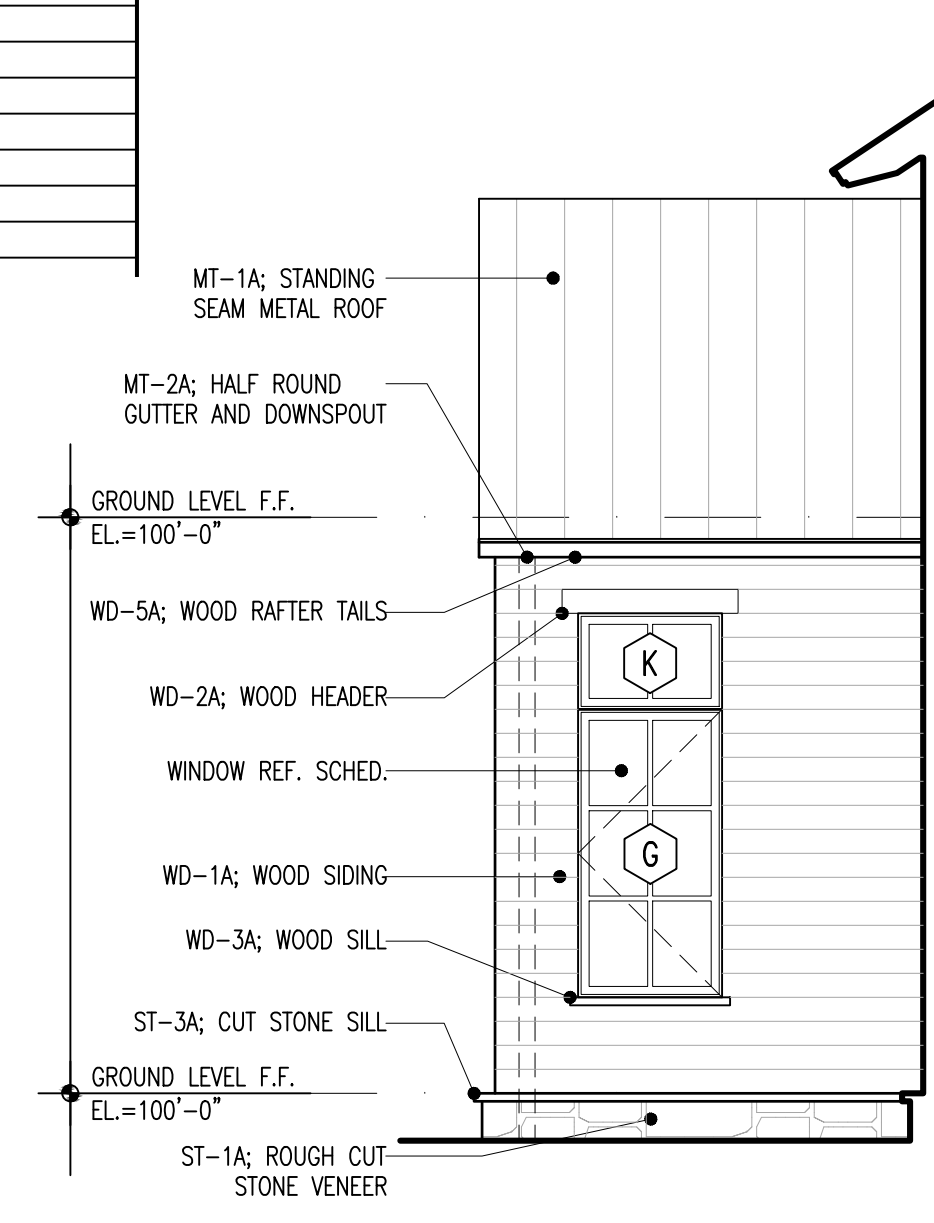
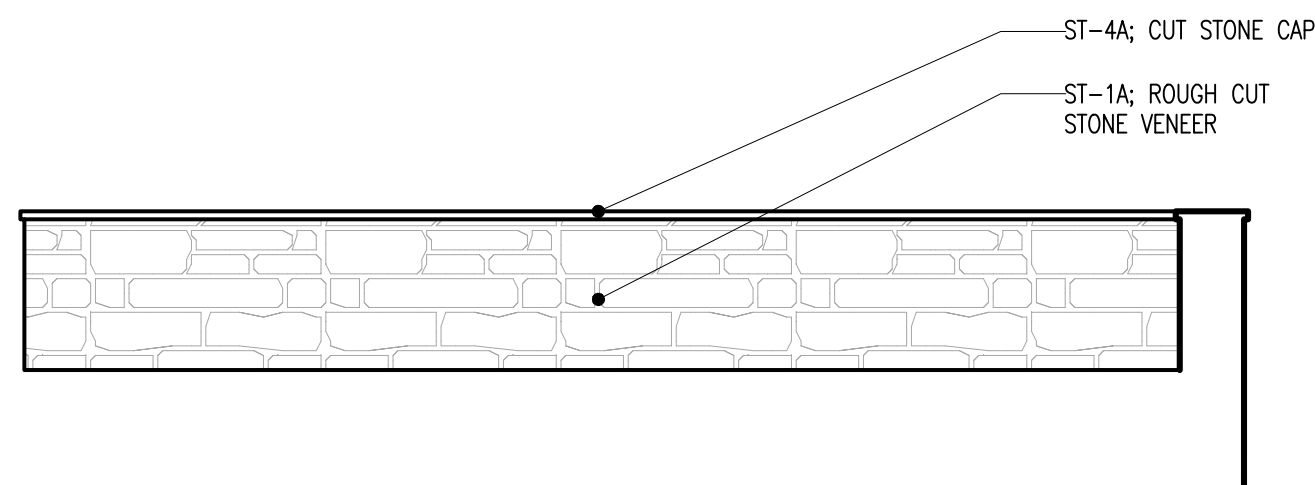
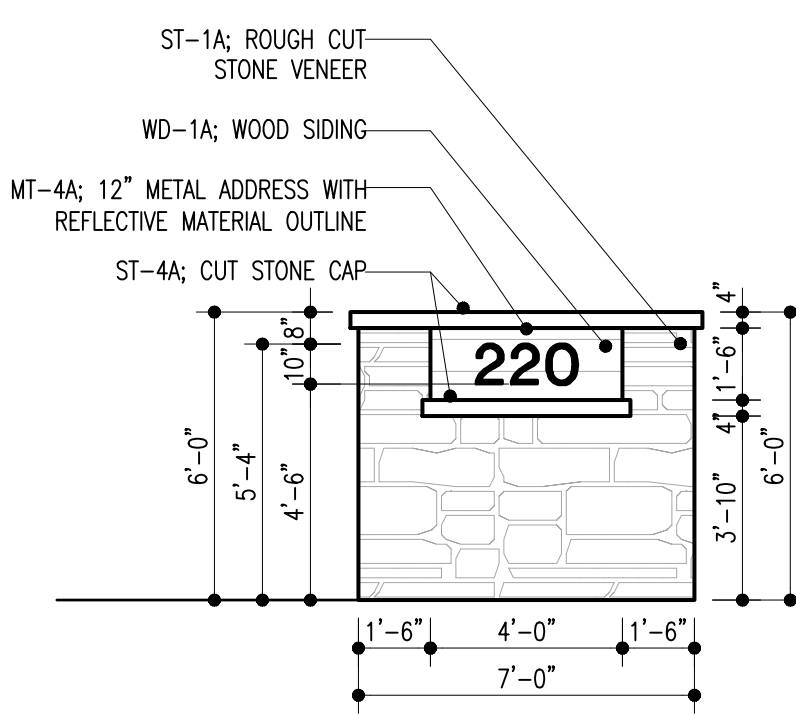
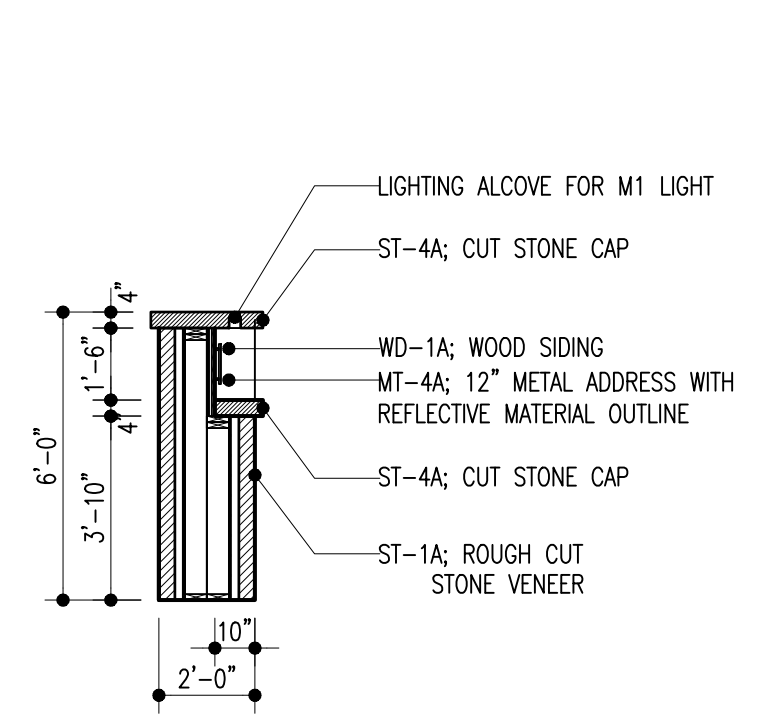
05 SOUTH RETRAINING WALL
SCALE: 1/4"=1'-0"



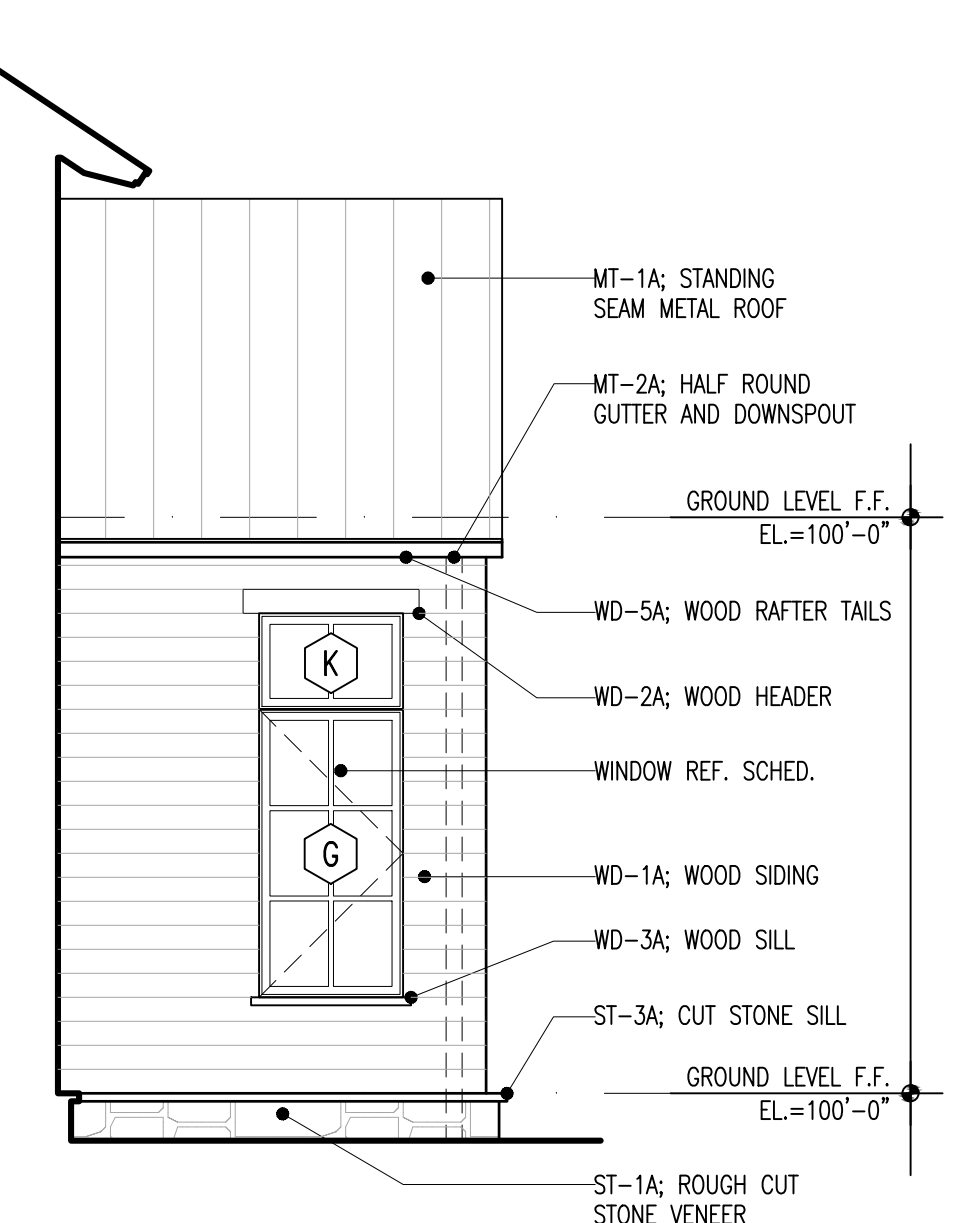
04 NORTH RETRAINING WALL
SCALE: 1/4"=1'-0"

EXTERIOR FINISH SELECTIONS

DESIGNATION	MATERIAL	SPECIES/ALLOY	MANUFACTURER/SUPPLIER	TYPE	SIZE (NOMINAL), PATTERN	COLOR	FINISH	JOINT	REMARKS
ST-1A	STONE	QUARTZITE	GALLEGOS	WALL	4" VENEER, SIZE VARIES, RUNNING BOND	SIVER HERITAGE	ROUGH CUT	1/4", RAKED, COLOR: BUFF	
ST-2A	STONE	LIMESTONE	MEZGER, DALLAS LIMESTONE	HEADER	8", SIZE VARIES	BUFF	SMOOTH CUT	1/4", RAKED, COLOR: BUFF	USE ONE PIECE IF AVAILABLE IN REQ'D LENGTH
ST-3A	STONE	LIMESTONE	MEZGER, DALLAS LIMESTONE	SILL	2", SIZE VARIES	BUFF	SMOOTH CUT	1/4", RAKED, COLOR: BUFF	USE ONE PIECE IF AVAILABLE IN REQ'D LENGTH
ST-4A	STONE	LIMESTONE	MEZGER, DALLAS LIMESTONE	CAP	2-6", SIZE VARIES	BUFF	SMOOTH CUT	1/4", RAKED, COLOR: BUFF	USE ONE PIECE IF AVAILABLE IN REQ'D LENGTH
ST-5A	STONE	LIMESTONE	MEZGER, DALLAS LIMESTONE, ...	PAVING, LUEDERS	1" SLAB, 16"x32", RUNNING BOND	BUFF	SMOOTH CUT	1/4", FLUSH, COLOR: BUFF	
WD-1A	WOOD	THERMO OAK	DELTA MILLWORKS	SIDING, CLEAR VERTICAL GRAIN	1x6, LENGTHS 6'-12"	SABINAL	SMOOTH, STAIN-GRADE	1/8", TONGUE AND GROOVE	
WD-2A	WOOD	TBD	TO BE SELECTED	HEADER	1x6, LENGTHS 6'-12"	TO BE SELECTED	SMOOTH, STAIN-GRADE	N/A	
WD-3A	WOOD	TBD	TO BE SELECTED	SILL	1x2, LENGTHS 6'-12"	TO BE SELECTED	SMOOTH, STAIN-GRADE	N/A	
WD-4A	WOOD	TBD	TO BE SELECTED	WOOD TRIM AND FASCIA	1X4-1x6, LENGTHS 6'-12"	TO BE SELECTED	SMOOTH, STAIN-GRADE	N/A	
WD-5A	WOOD	DOUGLAS FIR	TO BE SELECTED	RAFTER TAILS	REF. STRUCTURAL	TO BE SELECTED	SMOOTH, STAIN-GRADE	N/A	
WD-6A	WOOD	DOUGLAS FIR	TO BE SELECTED	STRUCTURAL TIMBER, REF. STRUCTURAL	REF. STRUCTURAL	TO BE SELECTED	SMOOTH, STAIN-GRADE	N/A	
WD-7A	WOOD	DOUGLAS FIR	TO BE SELECTED	WOOD DECKING AND SOFFIT	1x6, LENGTHS 6'-12"	TO BE SELECTED	SMOOTH, STAIN-GRADE	N/A	
MT-1A	METAL	STEEL	TO BE SELECTED	STANDING-SEAM PAINT-GRIP ROOF	24 GA, 18" PANEL	N/A	UNFINISHED	DOUBLE-LOCK	
MT-2A	METAL	STEEL	TO BE SELECTED	HALF-ROUND GUTTER, ROUND DOWNSPOUT	24 GA, 6" GUTTER, 4" DOWNSPOUT	BRONZE	UNFINISHED	N/A	
MT-3A	METAL	STEEL	TO BE SELECTED	METAL PLANTER	TBD	BRONZE	UNFINISHED	N/A	
MT-4A	METAL	STEEL	TO BE SELECTED	ADDRESS LETTERS	TBD	BRONZE	UNFINISHED	N/A	



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



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

08 ADDRESS MONUMENT SECTION
SCALE: 1/4"=1'-0"

07 NORTH ADDRESS MONUMENT
SCALE: 1/4"=1'-0"

03 EAST RETRAINING WALL
SCALE: 1/4"=1'-0"

REFER A5.03 FOR MATERIAL CALCULATIONS AND PERCENTAGES
 REFER A5.05 FOR EXTERIOR FINISH SELECTIONS
 REFER A5.07 FOR HEIGHT PLANE ANALYSIS

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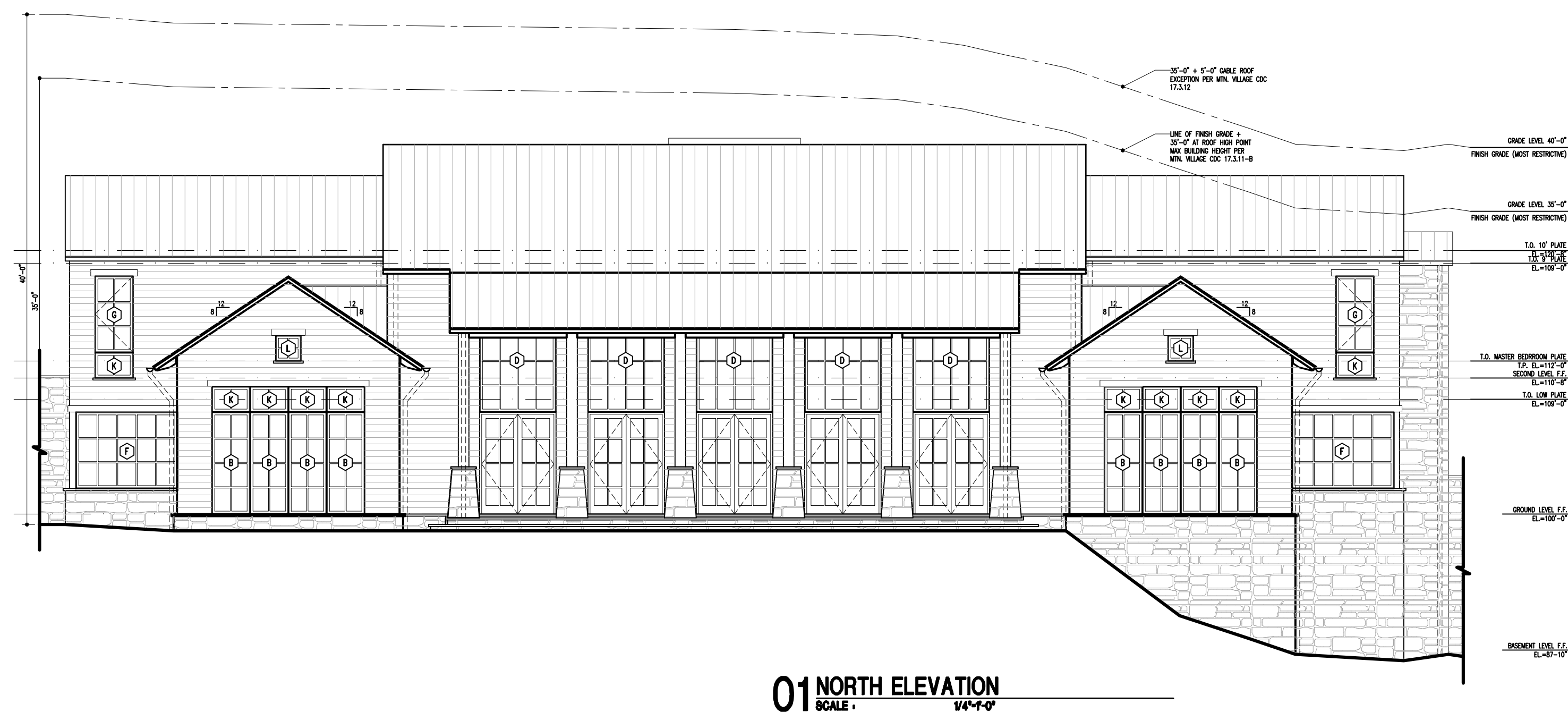
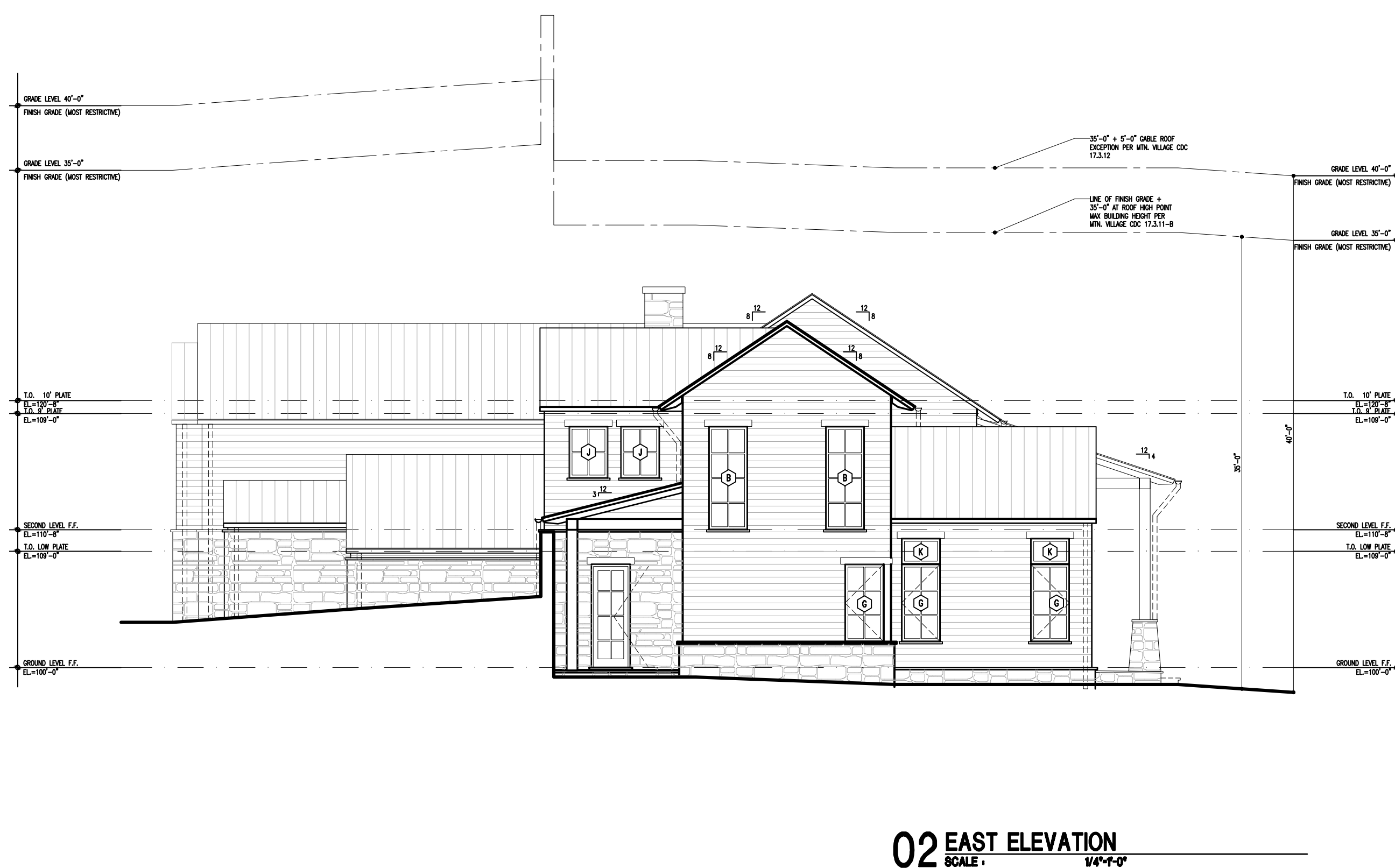
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EXTERIOR ELEVATIONS
 HEIGHT PLANE ANALYSIS

A5.06





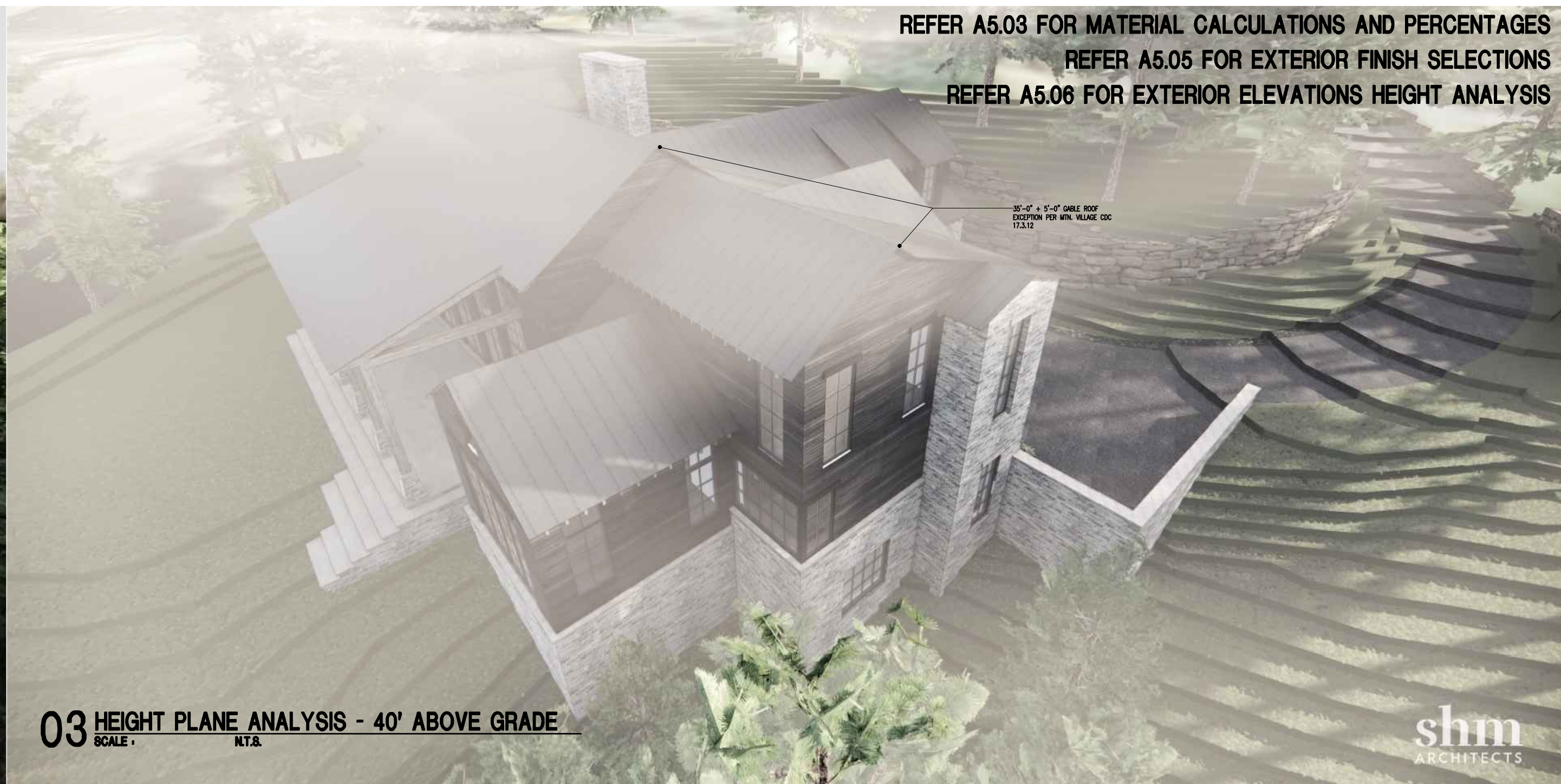
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03 HEIGHT PLANE ANALYSIS - 40' ABOVE GRADE
SCALE: N.T.S.

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02 HEIGHT PLANE ANALYSIS - 35' ABOVE GRADE
SCALE: N.T.S.

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01 HEIGHT PLANE ANALYSIS - AT GRADE
SCALE: N.T.S.

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REFER A5.05 FOR EXTERIOR FINISH SELECTIONS
REFER A5.06 FOR EXTERIOR ELEVATIONS HEIGHT ANALYSIS

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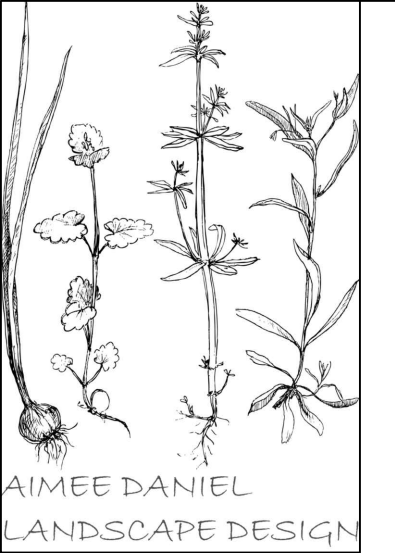
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HEIGHT PLANE
ANALYSIS

A5.07



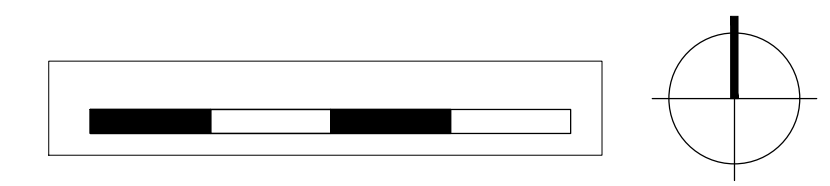
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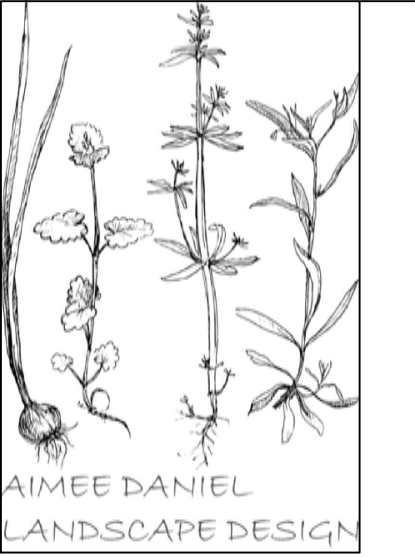
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NOT FOR CONSTRUCTION

DRAWING DATE
03.13.2022 CONCEPTUAL DESIGN
05.04.2022 REVISED DESIGN
05.26.2022 REVISED DESIGN
06.22.2022 SUBMITTAL

SCALE - 1/8" = 1'

L1-A
HARDSCAPE





220B PALMYRA DRIVE
MOUNTAIN VILLAGE, CO 81435

DESIGN DEVELOPMENT/
NOT FOR CONSTRUCTION

DRAWING DATE

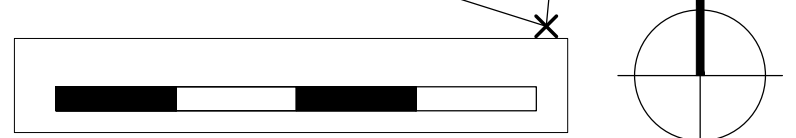
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- 05.26.2022 REVISED DESIGN
- 06.22.2022 SUBMITTAL

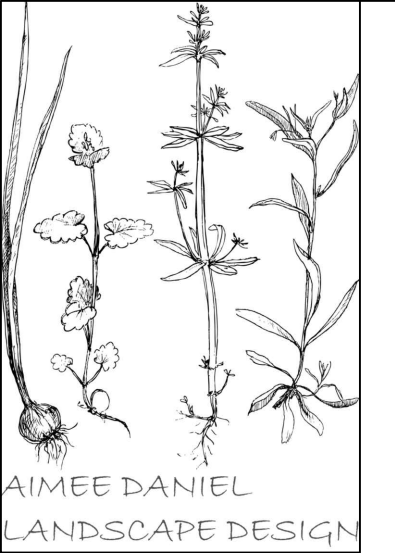
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L1-B
HARDSCAPE



PALMYRA DRIVE





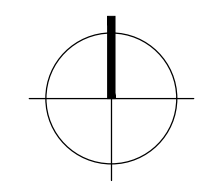
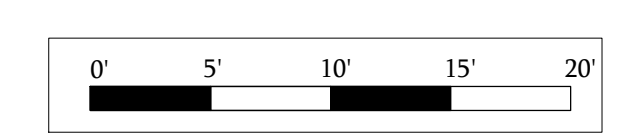
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MOUNTAIN VILLAGE, CO 81435

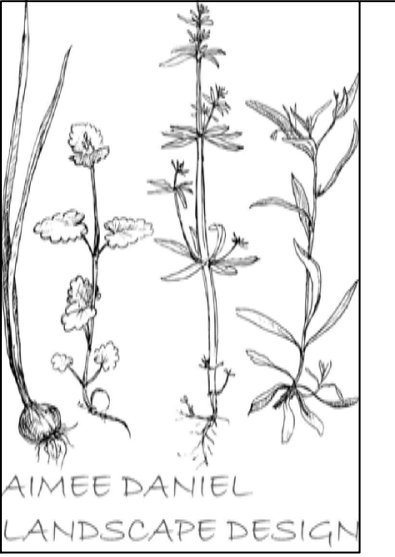
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DRAWING DATE
03.13.2022 CONCEPTUAL DESIGN
05.04.2022 REVISED DESIGN
05.26.2022 REVISED DESIGN
06.22.2022 SUBMITTAL

SCALE - 1/8" = 1'

L2-A
PLANTING





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MOUNTAIN VILLAGE, CO 81435

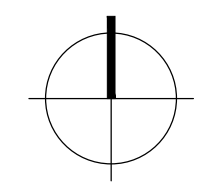
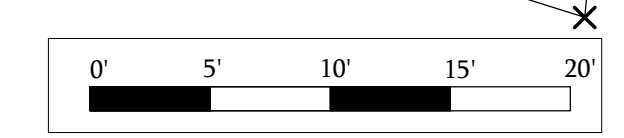
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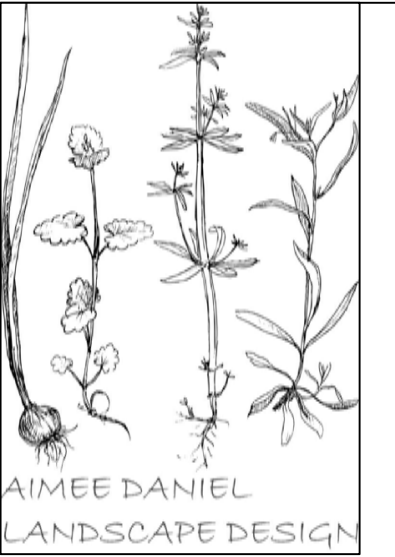
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05.04.2022 REVISED DESIGN
05.26.2022 REVISED DESIGN
06.22.2022 SUBMITTAL

SCALE - 1/8" = 1'

L2-B
PLANTING





220B PALMYRA DRIVE
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**DESIGN DEVELOPMENT/
 NOT FOR CONSTRUCTION**

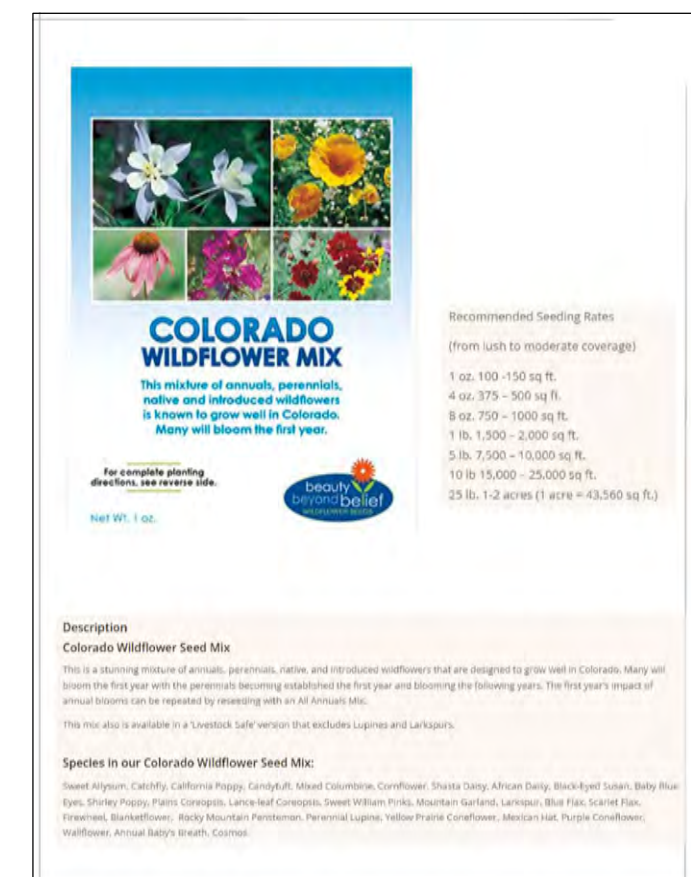
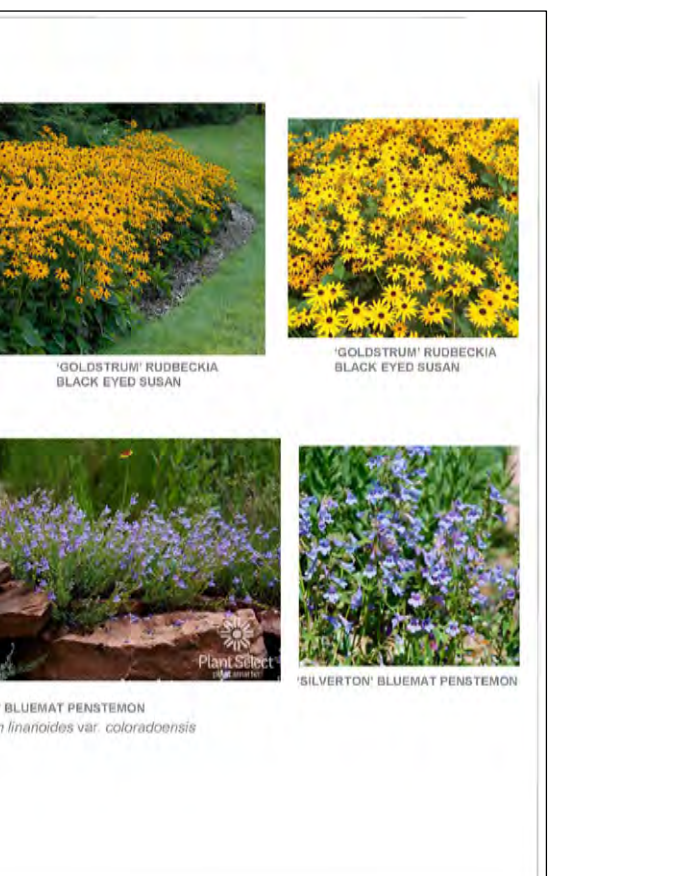
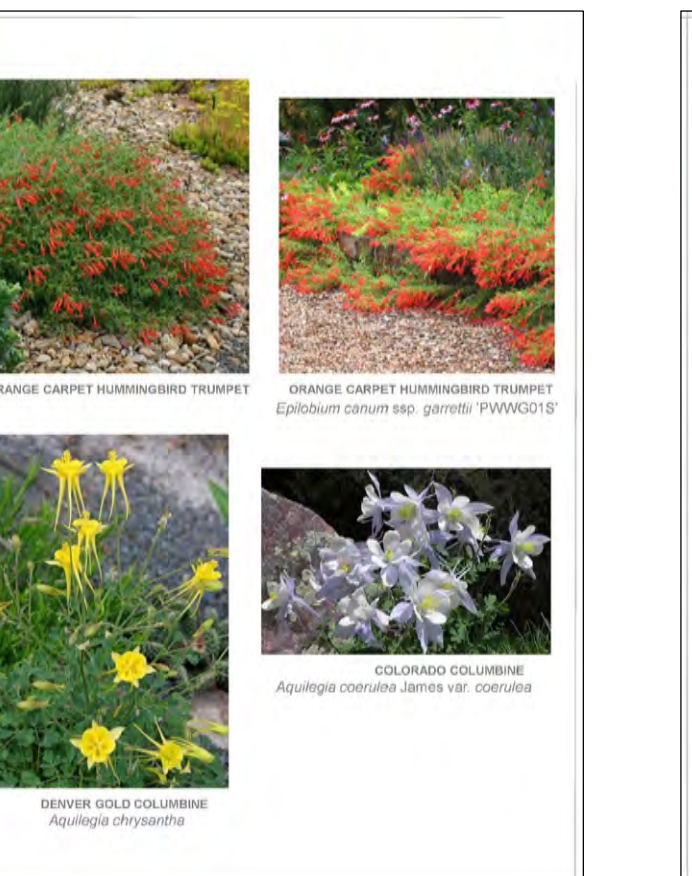
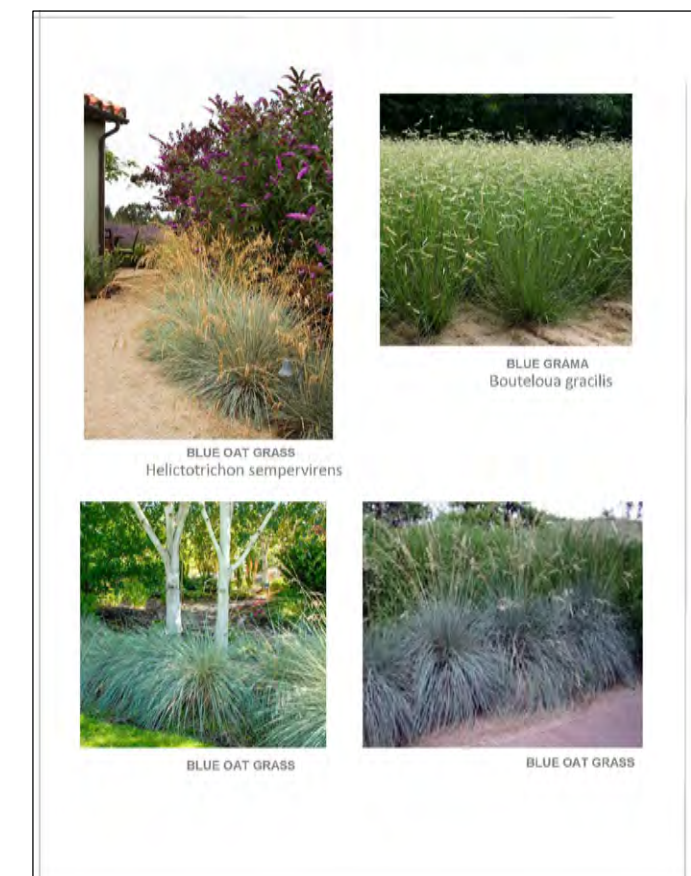
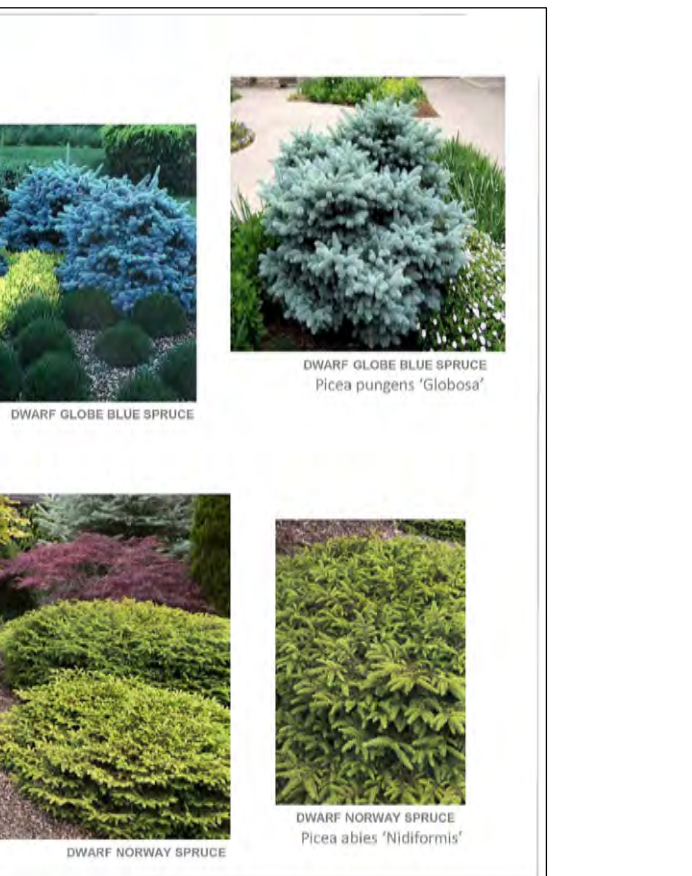
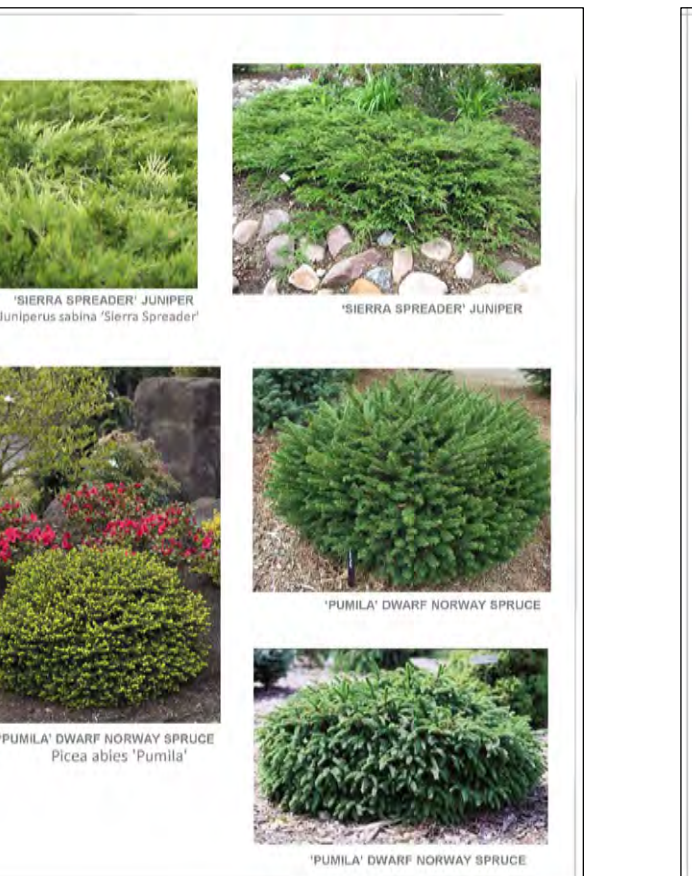
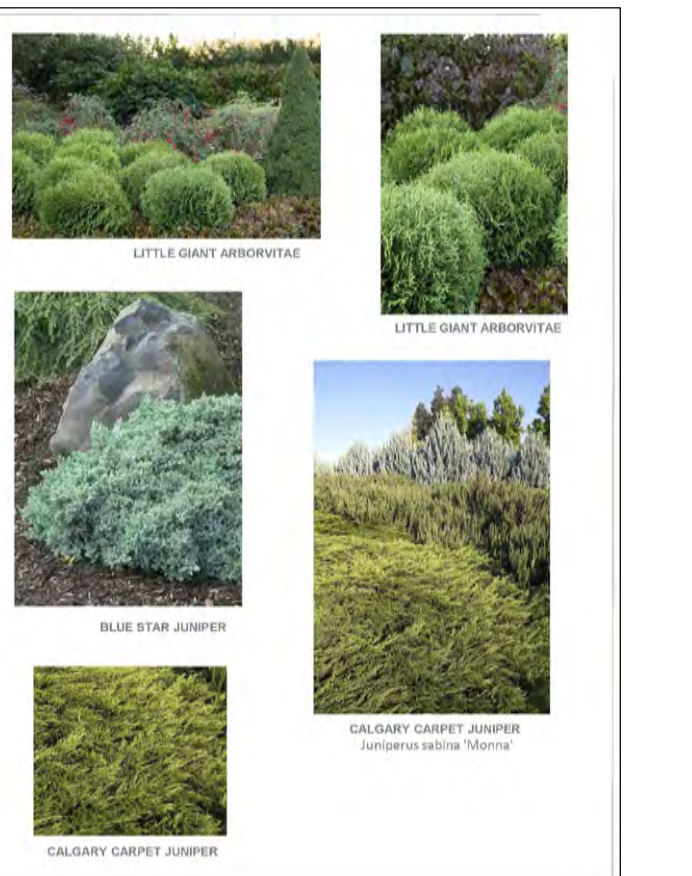
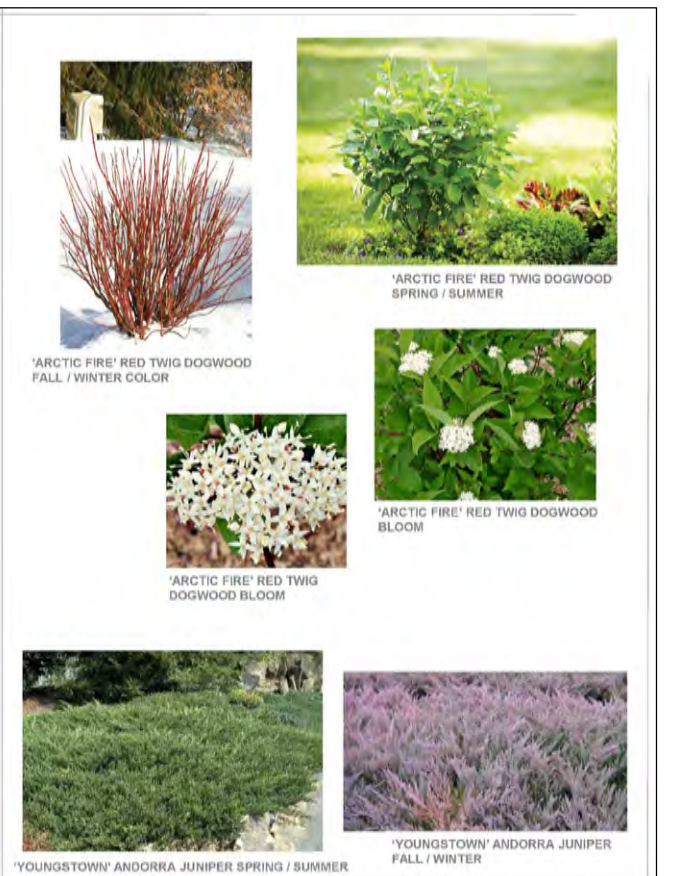
DRAWING DATE

03.13.2022 CONCEPTUAL DESIGN
 05.04.2022 REVISED DESIGN
 05.26.2022 REVISED DESIGN

NOT TO SCALE

L3
 MATERIALS

LANDSCAPE LEGEND:				
SYMBOL	PLANT COMMON NAME	PLANT SCIENTIFIC NAME	QUANTITY	SIZE
	ROCKY MOUNTAIN PENSTEMON	<i>Penstemon linarioides</i> var. <i>coloradensis</i> 'T014'S'	3	1 GALLON
	'GOLDSTURM' RUDBECKIA	<i>Rudbeckia fulgida</i> Goldsturm	3	1 GALLON
	ORANGE CARPET HUMMINGBIRD TRUMPET	<i>Epilobium canum</i> ssp. <i>garrettii</i> 'PWWG01'S'	5	1 GALLON
	ALPINE PLUME GRASS	<i>Achnatherum calamagrostis</i> 'PUNDG0'S'	9	3-5 GALLON
	LITTLE GIANT ARBOVITAE	<i>Thuja occidentalis</i> 'Little Giant'	9	5 GALLON
	LITTLE BLUESTEM	<i>Schizachyrium caperarium</i> 'Standing Ovation' PP25,202	13	3-5 GALLON
	'SISKIYOU BLUE' IDAHO FESCUE	<i>Festuca idahoensis</i>	12	3-5 GALLON
	BLUE OAT GRASS	<i>Helictotrichon sempervirens</i>	11	3-5 GALLON
	'ARCTIC FIRE' RED TWIG DOGWOOD	<i>Cornus stolonifera</i> 'Farrow' PP #16,523	4	15 GALLON
	DWARF BLUE GLOBE SPRUCE	<i>Picea pungens</i> 'Globose'	1	15 GALLON
	PUMILA DWARF NORWAY SPRUCE	<i>Picea abies</i> 'Pumila'	8	15 GALLON
	NORTH POLE ARBOVITAE	<i>Thuja occidentalis</i> 'Art Boe' PP #22,134	5	8'-10' HEIGHT
	'CALGARY CARPET' GREEN SPREADING JUNIPER	<i>Juniperus sabina</i> Mowra	15	3-5 GALLON
	BLUE STAR SPREADING JUNIPER	<i>Juniperus squarrosa</i> 'Blue Star'	33	3-5 GALLON
	BLUE GRAMA GRASS	<i>Bouteloua gracilis</i> 'Blonde Ambition' PP #22,048'	84	3-5 GALLON
	'YOUNGSTOWN' ANDORRA JUNIPER	<i>Juniperus horizontalis</i> 'Youngstown'	26	3-5 GALLON
	'NIDIFORMIS' DWARF NORWAY SPRUCE	<i>Picea abies</i> 'Nidiformis'	9	15 GALLON
	NATURAL PLANTING MIX FOR BOULDER TERRACE WALL:			
	-COLORADO COLUMBINE	<i>Aquilegia canadensis</i>		
	-DENVER GOLD COLUMBINE	<i>Aquilegia canadensis</i>		
	-STANDING OVATION LITTLE BLUESTEM	<i>Schizachyrium caperarium</i> 'Standing Ovation' PP #25,202		
	-AUTUMN AMBER THREE LEAF SUMAC	<i>Rhus typhina</i> 'Autumn Amber'		
	-ORANGE CARPET HUMMINGBIRD TRUMPET	<i>Epilobium canum</i> ssp. <i>garrettii</i> 'PWWG01'S'		
	-ANDORRA JUNIPER	<i>Juniperus horizontalis</i> 'Youngstown'		
			FINAL QUANTITY T.B.D. FOLLOWING CONSTRUCTION OF TERRACE BOULDER WALL	
	SEASONAL COLOR	FLOWERS APPROPRIATELY CHOSEN ACCORDING TO EACH SEASON, FROM LOCAL NURSERY	7 FLATS (18 PLANTS EACH)	4" POTS
	'BEAUTY BEYOND BELIEF' WILDFLOWER SEEDS BRAND 'COLORADO WILDFLOWER MIX'	Sweet Allysium, Catchfly, California Poppy, Candytuft, Mixed Columbine, Coreopsis, Shasta Daisy, African Daisy, Black-Eyed Susan, Baby Blue Eyes, Shirley Poppy, Pinus Coreopsis, Lance-leaf Coreopsis, Sweet William, Pinkies, Mountain Garland, Larkspur, Blue Flax, Scarlet Flax, Firwhheel, Blanket Flower, Rocky Mountain Penstemon, Perennial Lupine, Yellow Prairie Coneflower, Mexican Hat, Purple Coneflower, Wallflower, Annual Baby's Breath, Cosmos	CONFIRM SEEDING RATE PER 'BEAUTY BEYOND BELIEF' WILDFLOWER SEEDS RECOMMENDATIONS. ESTIMATED QUANTITY: 6 OZ. COVERAGE FOR 500 SQ FT	
	'FLAME' AMUR MAPLE TREE	<i>Acer ginnala</i> 'Flame'	3	3" CALIPER
	COLORADO BLUE SPRUCE		1	10'-12' HEIGHT



LANDSCAPE NOTES:

- 14 GAUGE BLACK STEEL EDGING TO BE INSTALLED TO SEPARATE ALL BEDS FROM LAWN AND GRAVEL AREAS
- ALL PLANTING BEDS TO BE PREPARED WITH LANDSCAPE MIX TILLED INTO EXISTING SOIL
- ALL BEDS TO BE TOPPED WITH SHREDDED NATIVE HARDWOOD MULCH
- AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED / AMENDED TO PROVIDE ADEQUATE WATERING COVERAGE OF ALL NEW PLANTING, DRIP IRRIGATION TO BE SEPARATE ZONE FROM SPRAY IRRIGATION
- ALL CITY PERMITS TO BE PULLED AS REQUIRED
- SCALED PLANS INDICATE MINIMUM ESTIMATED PLANT SPACING AND COVERAGE, EXACT AND FINAL PLANTING COUNT AND LAYOUT TO BE DETERMINED ON SITE

-REVISIONS TO LANDSCAPE AND HARDSCAPE PLAN AND DESIGN COORDINATION BY LANDSCAPE DESIGNER MAY BE LIMITED

-LANDSCAPE DESIGNER IS NOT RESPONSIBLE FOR MANAGEMENT OF DESIGN COORDINATION OR INSTALL BY OTHERS

-CORRESPONDING INSTALL ESTIMATE SHOULD BE CONSIDERED FINAL SCOPE OF COSTS AND CLIENT WORK REQUESTS IN THE CASE OF ANY PLAN DISCREPANCIES

-IN ORDER TO EXPEDITE ESTIMATING AND INSTALLATION SCHEDULE, ADDITIONAL DESIGN REVISIONS MAY OCCUR IN FIELD / ON SITE PRIOR OR DURING INSTALLATION WHICH MAY NOT BE REFLECTED ON PLAN REVISIONS

David Craig

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

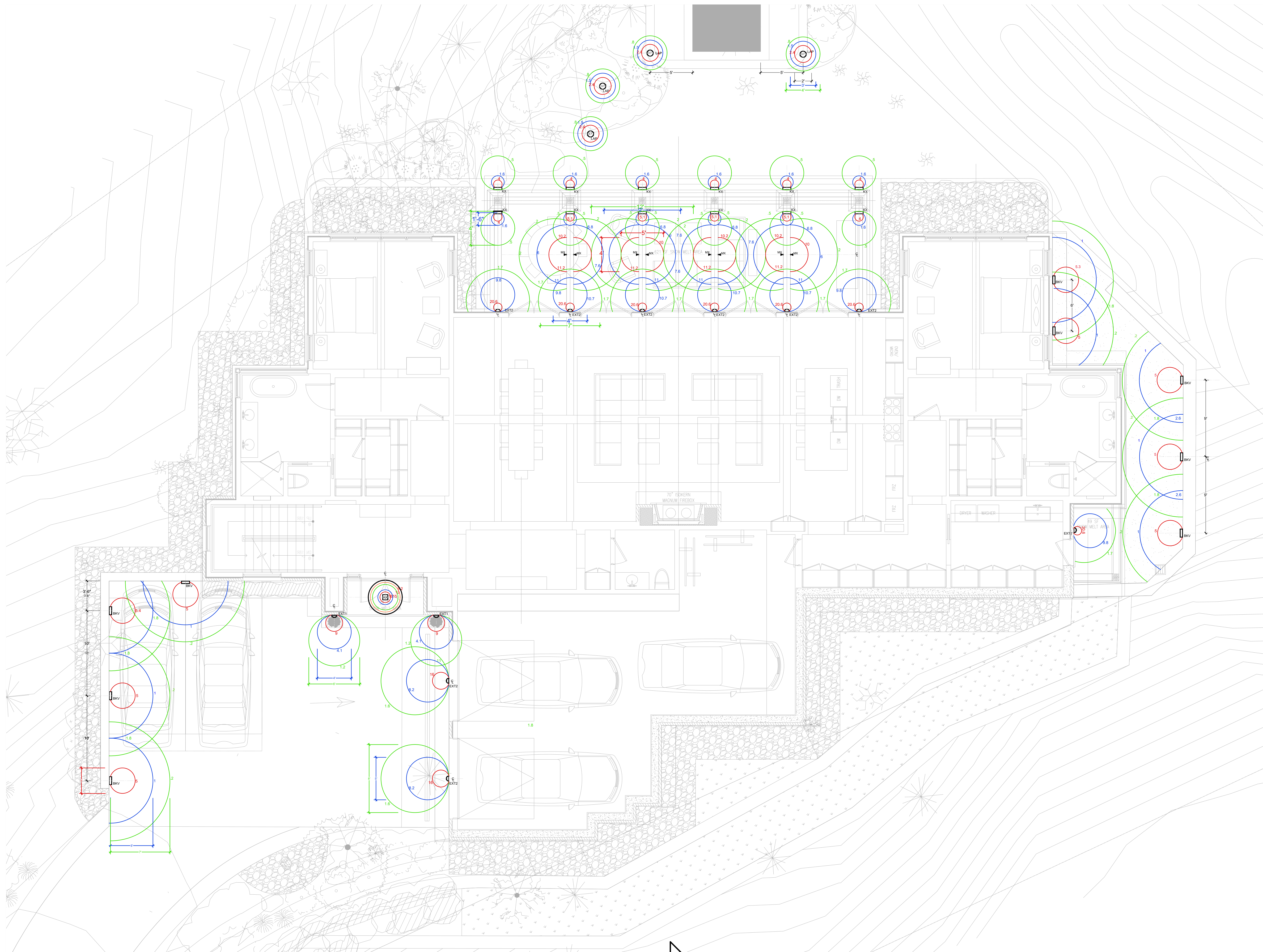
**JOHNSON
-MASSEY
220B
PALMYRA**
TELLURIDE,
CO

2022.04.30 LIGHTING LAYOUT
2022.05.19 IAR SUBMITTAL
2022.06.08 ISOFOOTCANDLE
CALCULATIONS
2022.06.15 FAR SUBMITTAL

LX0 - LIGHTING SCHEDULE
LX1 - LOWER LEVEL EXTERIOR
LIGHTING PLAN
LX2 - MAIN LEVEL EXTERIOR
LIGHTING PLAN
LX3 - UPPER LEVEL EXTERIOR
LIGHTING PLAN

**MAIN LEVEL
EXTERIOR
LIGHTING PLAN**

LX2.a





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**JOHNSON
-MASSEY
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2022.04.30 LIGHTING LAYOUT
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LIGHTING PLAN

**MAIN LEVEL
EXTERIOR
LIGHTING PLAN**

LX2.b



1 MAIN LEVEL EXTERIOR LIGHTING PLAN
LX2.b SCALE: 3/16" = 1'-0"

PROJECT

ADDRESS

SUBMITTAL

SHEET INDEX

DWG TITLE

FRAXION®3 SLIM

ADJUSTABLE

Lots of light in an under-the-radar profile, with multiple design and installation options, ideal for corporate offices and retail settings.

PROJECT NAME:	TYPE:
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ORDERING INFORMATION - DOWNLIGHT / HOUSING

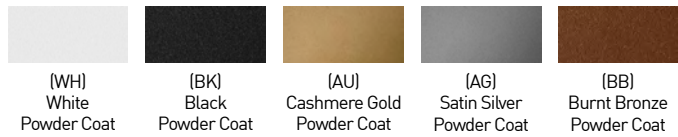


Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.



JA8-2019 INDICATED BY SHADING

SHAPE	TRIM	RATING	TYPE	FLANGE FINISH	BAFFLE FINISH	LUMEN PACKAGE	CCT	OPTIC	INSTALL TYPE	CEILING THICKNESS	DRIVER	EFFECTS DEVICE
			A									
F3R Round	M Microflange	1 Dry/Damp	A Adjustable	WH White	WH White	STATIC WHITE	22 2200K*	10 10°*	INTEGRAL DRIVER	1 0.50" - 1.375"	INTEGRAL	STANDARD EFFECTS DEVICE
F3S Square	T Trimless Drywall	2 Wet*		BK Black	BK Black	80C12A 80+ CRI Divd. Lumens - 795	** (Only available with 90C10A and 90C14A)	22 22°	X IC	2 1.375" - 2.125"	PH ELV/Triac, 2% 120V*	04 Soft Focus Lens
	W Trimless Wood*	* (Requires provided suction cup to service or aim & focus)		PR Primer	PR Primer	80C16A 80+ CRI Divd. Lumens - 1095		27 2700K	Y NIC	* (Only available with 15° optic)	* (Not available for 80C12A, 90C10A, or 97C10A unless 10° degree optic is specified)	00 No Lens*
				AU Cashmere Gold	AU Cashmere Gold	80C23A 80+ CRI Divd. Lumens - 1506		30 3000K	C IC, Airtight	T 0.50" - 1.375"	SG 0-10V Analog, LOG 1% 120 or 277V	* (Standard and only available with 10° optic. Not available for Wet Location)
				AG Satin Silver	AG Satin Silver	90C10A 90+ CRI Divd. Lumens - 683		35 3500K	* (Chicago Plenum, Airtight & Title 24 compliant housing)	* (Includes adjustable housing height bracket, recommended for any T-Grid or Furring Channel applications)	SN 0-10V Analog, LIN 1% 120 or 277V	
				BB Burnt Bronze	BB Burnt Bronze	90C14A 90+ CRI Divd. Lumens - 936		40 4000K	REMOTE DRIVER		LP Lutron, Hi-Lume Premier Ecosystem 0.1% Fade to Black, 120 or 277V*	ALTERNATE EFFECTS DEVICE
				00 Trimless*	CF Custom Finish*	90C19A 90+ CRI Divd. Lumens - 1291			V IC, Remote		* (Not available for 80C23A, 90C19A, or 97C17A in all IC install types)	03 Clear Glass Lens*
				CF Custom Finish*	* (Consult Factory)	97C10A 97+ CRI Divd. Lumens - 608			W NIC, Remote		REMOTE (120V)	05 Frosted Glass Lens
						97C12A 97+ CRI Divd. Lumens - 833			D IC, Airtight, Remote*		L2 Lutron, Hi-Lume 1% 2-wire	08 Frosted Soft Focus Lens
						97C17A 97+ CRI Divd. Lumens - 1151*			* (Chicago Plenum, Airtight & Title 24 compliant housing)		REMOTE (120-277V)	14 Wide Distribution Lens*
						WARM DIM					EG eldoLED, SOLOdrive 0.1% 0-10V, LOG	* (Required and only available for 85° beam spread)
						90W11A 90+ CRI Divd. Lumens - 857 Incandescent Profile	WL 2700K - 1800K	22 22°			EN eldoLED, SOLOdrive 0.1% 0-10V, LIN	26 Frosted Linear Spread Lens
						90W13A 90+ CRI Divd. Lumens - 902 Halogen Profile	WD 3200K - 1800K	40 40°			ED eldoLED, SOLOdrive 0.1% DALI, LOG	28 Adjustable Honeycomb Lower and Soft Focus Lens*
						*SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.		60 60°				* (Not available for Wet location)
						TUNABLE WHITE		85 85°*			TUNABLE WHITE REMOTE (120-277V)	
						90T12A 90+ CRI Divd. Lumens - 950*	TW 5000K - 2700K	22 22°			DG eldoLED, DUALdrive 0.1% 0-10V, LOG	
						* (Only available for remote housings)		40 40°			DN eldoLED, DUALdrive 0.1% 0-10V, LIN	
						*ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.		60 60°			DD eldoLED, DUALdrive 0.1% DALI, LOG	
								85 85°*				
								* (Uses 60° optic and optional configuration 14 (WDL) to achieve 85° beam spread)				



PART NUMBER NOTES

- Housing and trim ship as e.g., F3RM1A-WHWH-90C10*2-3X1-PH*
- Remote driver ships with fixture as e.g., PSF3-RMT-90C-10A-1L2*

FRAXION3SLIM ADJUSTABLE

ACCESSORIES

ROUND ALTERNATE EFFECTS DEVICES

Dry/Damp location only.
Wet location requires alternate baffle.

- CGL-F3R** Clear Glass Lens*
*(Not available for Warm Dim)
- FGL-F3R** Frosted Glass Lens
- SFL-F3R** Soft Focus Lens
- FSFL-F3R** Frosted Soft Focus Lens
- WDL-F3R** Wide Distribution Lens*
*(Required and only available for 85° beam spread)
- FLSL-F3R** Frosted Linear Spread Lens

SQUARE ALTERNATE EFFECTS DEVICES

Dry / Damp location only.
Wet location requires alternate baffle.

- CGL-F3S** Clear Glass Lens*
*(Not available for Warm Dim)
- FGL-F3S** Frosted Glass Lens
- SFL-F3S** Soft Focus Lens
- FSFL-F3S** Frosted Soft Focus Lens
- WDL-F3S** Wide Distribution Lens*
*(Required and only available for 85° beam spread)
- FLSL-F3S** Frosted Linear Spread Lens

ADJUSTABLE HCL ASSEMBLY

Dry / Damp location only.

- OLR-F3RS-SFL-HCL** Adjustable Honeycomb Louver and Soft Focus Lens

REPLACEMENT OPTICS

Interchangeable optics accessible through fixture aperture.

- RO-50-15-2** 15° optic*
*(Not available for Warm Dim)
- RO-50-22-2** 22° optic
- RO-50-40-2** 40° optic
- RO-50-60-2** 60° optic

REPLACEMENT TUNABLE WHITE OPTICS

Interchangeable optics accessible through fixture aperture.

- RO-50-22-3** 22° optic
- RO-50-40-3** 40° optic
- RO-50-60-3** 60° optic

ALTERNATE BAFFLE ASSEMBLY (INCLUDES EFFECTS DEVICE)

ASSEMBLY	SHAPE	RATING	TYPE	BAFFLE FINISH	EFFECTS DEVICE
RBA			A		
REPLACEMENT BAFFLE ASSEMBLY	F3R Round F3S Square	1 Dry / Damp 2 Wet* *(Requires suction cup to service or aim & focus)	A Adjustable	WH White BK Black PR Primer AU Cashmere Gold AG Satin Silver BB Burnt Bronze CF Custom Finish * *(Consult Factory)	Leave blank for standard Soft Focus Lens CGL Clear Glass Lens * *(Not available for Warm Dim) FGL Frosted Glass Lens FSFL Frosted Soft Focus Lens WDL Wide Distribution Lens * *(For use with 60° optic only) FLSL Frosted Linear Spread Lens

REPLACEMENT SUCTION TOOL

One included with every six fixtures designated Wet location.

- F4-TOOL-SUCTION** Allows for removal of Wet Location baffles

T-GRID ACCESSORY KIT

Supplied with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Available for ceiling thicknesses from 0.50" - 2.125".

- TG-FX3-KIT**

HANGER BAR EXTENDER KIT

Extends hanger bars from 24.0" to 46.0" maximum.

- FRX-HBE-46** Extender, Hanger Bar

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

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

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

FRAXION3SLIM ADJUSTABLE

PERFORMANCE - 3000K

LUMEN PACKAGE	WATTAGE	10° OPTIC NO SOFT FOCUS LENS		15° OPTIC SOFT FOCUS LENS		22° OPTIC SOFT FOCUS LENS		40° OPTIC SOFT FOCUS LENS		60° OPTIC SOFT FOCUS LENS		85° OPTIC WIDE DISTRIBUTION LENS	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
80C12A	10	739	51 (14W)	872	86	729	72	795	79	784	78	623	62
80C16A	14	-	-	1191	82	1003	71	1095	78	1079	77	857	61
80C23A	21	-	-	1642	77	1381	65	1506	71	1486	70	1180	56
90C10A	10	627	44 (14W)	721	71	626	62	683	68	673	67	535	53
90C14A	14	-	-	984	68	858	61	936	66	923	65	733	52
90C19A	21	-	-	1357	63	1184	56	1291	61	1273	60	1011	48
97C10A	10	578	40 (14W)	657	65	557	55	608	60	599	59	476	47
97C12A	14	-	-	897	62	763	54	833	59	821	58	652	46
97C17A	21	-	-	1238	58	1055	50	1151	58	1135	54	901	42
90W11A	14	-	-	-	-	690	49	857	61	814	58	719	51
90W13A	14	-	-	-	-	726	51	902	64	857	61	757	54
90T12A	16	-	-	-	-	852	53	950	59	949	59	838	52



JA8-2019 INDICATED BY SHADING

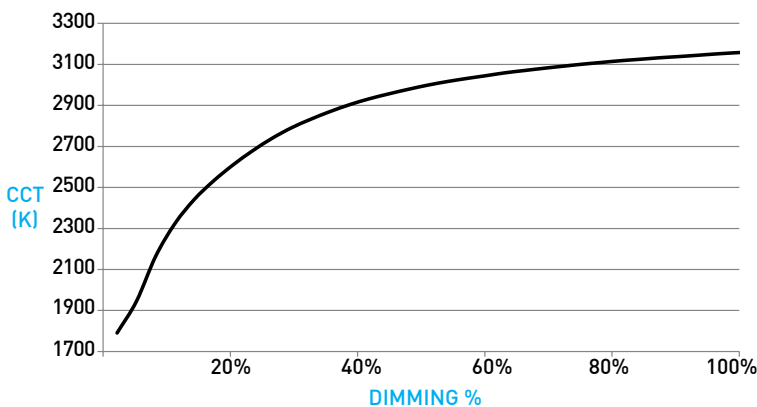
OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR MULTIPLIER	
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83
WDL	0.78

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC

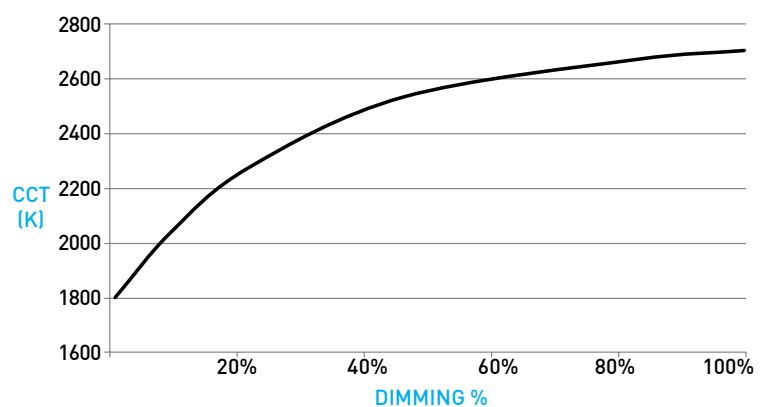
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	902	722	631	451	180	90	18
Power (W)	14	11	10	7	3	1.5	0.3
Efficacy (LPW)	64	64	64	64	64	64	64



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	857	686	600	428	171	86	17
Power (W)	14	11	10	7	3	1.5	0.5
Efficacy (LPW)	61	61	61	61	61	61	61



FRAXION3SLIM ADJUSTABLE

DOWNLIGHT / HOUSING

A ADJUSTABILITY

Aiming mechanism is integral to the housing, providing lockable hot-aim tilt up to 40° and 365° rotation. Sliding pivot point optimizes center beam, ensuring unclipped beam of 15° at 40° tilt and 25° at 30° tilt. 1° tilt increments with 5° indicators, tilt guide included (see **A1** section view).

B LED

Integral LED module design enables field service / replacement through housing aperture.

C OPTIC

Proprietary optic integrates Reflection, Refraction and TIR offering 10°, 15°, 22°, 40° & 60° beams.

D TRIMLESS WOOD SPACERS

Provided for Trimless Wood installations; includes (1) 1/16" spacer and (5) 1/8" spacers.

E TRIM EXTENSION

Provided for -2 ceiling thickness; accommodates 2.125" max ceiling thickness.

F MICROFLANGE PROFILE

Features 0.30" flange. Thickness measures 0.06". Installed after ceiling is complete. Requires 3.375" diameter cutout. Wet location features integral silicone gasket.

G TRIMLESS DRYWALL PROFILE

Installs totally flush with the ceiling with no visible trim. Appliqué includes screws for mounting and has 0.06" plaster stop. Not recommended for stucco applications.

H EFFECTS DEVICES / LENS RETAINER

Fixture is limited to 1 effects device. Wet location effects device is sealed in place. Suction tool provided for removal of baffle with wet location. Lens retainer allows effects devices to be changed in Dry /Damp locations.

H1 ADJUSTABLE HCL ASSEMBLY

Honeycomb Louver and Soft Focus Lens attach directly to optic with clip-on lens retainer and adjusts with fixture. Only compatible with no lens baffle. Dry/Damp locations only. Specified as -28 Effects Device

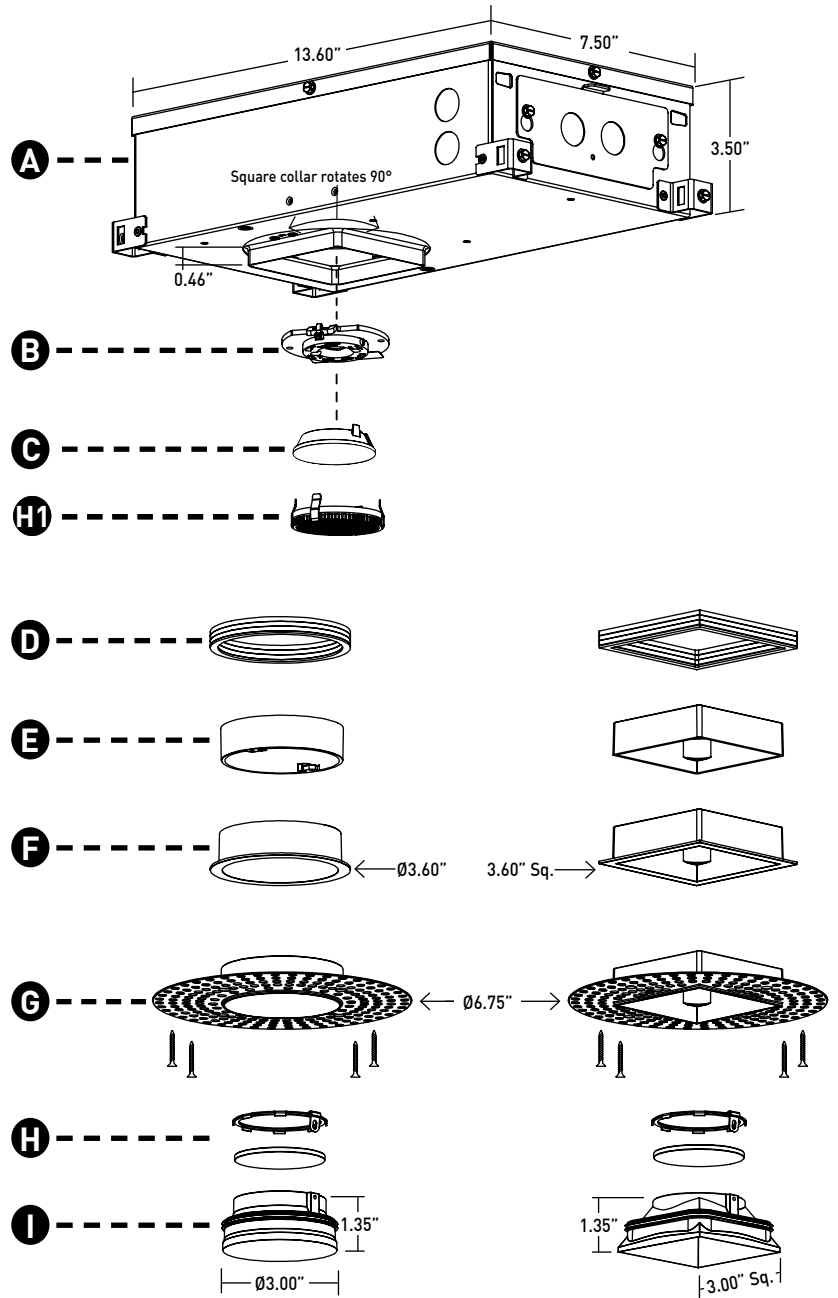
I ROUND BAFFLE

Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Minimizes aperture glare and conceals view into housing; includes gasket.

SQUARE TRANSITIONAL BAFFLE

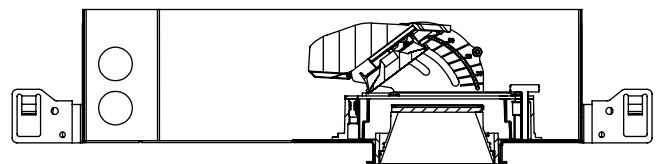
Die-cast removable baffle provides easy access to tilting mechanism and features 62° glare cutoff. Transitions from square aperture at ceiling plane to round aperture at light source. Minimizes aperture glare and conceals view into housing; includes gasket.

DIMENSIONS / DRAWINGS



A1

SECTION VIEW



FRAXION3SLIM ADJUSTABLE

DOWNLIGHT / HOUSING

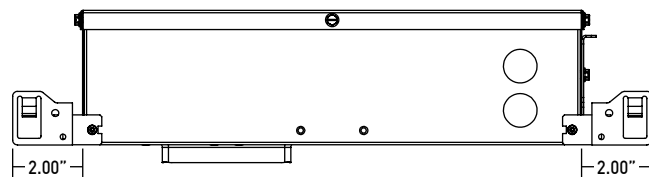
- J IC HOUSING**
 - For IC ceilings.
 - No setback from polycell spray foam insulation having max R-Value of 60 on all sides and top of housing.
- K NIC HOUSING**
 - Minimum 0.50" setback from combustible and non-combustible materials on all sides and top of housing.
 - Minimum 3.00" setback from insulation material having max R-Value 30 on all sides and top of housing.
 - Minimum 6.00" setback from polycell spray foam insulation having max R-Value 60.
- L ADJUSTABLE HANGER BAR HEIGHT ACCESSORY**

Provided with ceiling thickness "T" and recommended for installations in T-Grid and furring channel up to 1.5" tall. Hanger bars are installed to adjustable bracket. Allows housing to be raised and lowered; ceiling thickness remains 0.5" to 1.375" max.
- M APPLIQUÉ DETAIL**

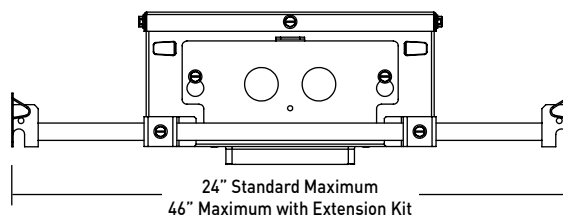
Appliqué for plaster floating directly to baffle.
- N REMOTE POWER SUPPLY**

Provided with install Types "V", "W" and "D". Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PSF3-RMT and fixture. Must be installed in an accessible location.

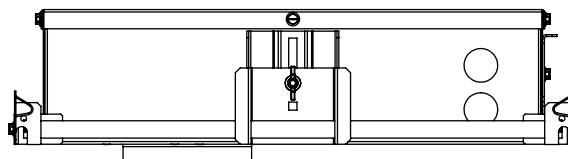
J / K



IC HOUSING FEATURES STRIP GASKETS

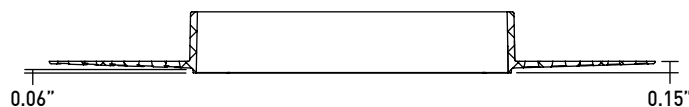


L

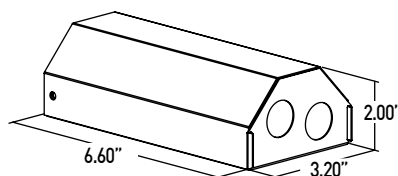


M

SECTION VIEW



N



HOUSING NOTES

- Do not install in environments where ambient temperatures exceed 25°C (77°F).
- Power supply compartment and all splice connections may be serviced from room side.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.
- Hanger bars fitted to short side of housing or long side when TG accessory is specified; extend from 14.0" to 24.0", but may be field cut to accommodate narrow stud spacing. Can be extended up to 46" maximum with FRX-HBE-46 kit.
- Hanger bars and brackets add 4.00" max to the overall dimension, but are exclusive of the setback requirements.
- Housings for round trims feature a round aperture housing collar. Housings for square trims feature a square housing collar that rotates up to 90 degrees for fixture alignment. Housing collars accommodate ceiling thicknesses between 0.50" and 2.125".

FRAZION3SLIM ADJUSTABLE

TECHNICAL

CONSTRUCTION

Downlight: Painted finishes are granulated powder coat.

Housing: Aluminum and 22 Gauge galvanized steel. Die-cast aluminum heat-sink.

Remote Power Supply: 22 Gauge galvanized steel.

Appliqué: Zinc alloy.

LED

2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED

3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

TUNABLE WHITE LED

5-step MacAdam ellipse tunable white LED module available in 90+ CRI configuration. Features tuning range of 2700K to 5000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	PH	SG	SN	LP	L2	EG	EN	ED	DG	DN	DD
Minimum °C	-20 °C	-10 °C	-10 °C	0 °C	0 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	1.0%	1.0%	0.1%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

Note: For L2, LP, EG and EN drivers consult chart on page 7 to confirm appropriate dimming curve for compatibility with selected control.

LISTING

cTUVus listed to UL1598 standard for Dry / Damp and Wet locations.

Chicago Plenum, Airtight and Title 24 JA8-2019 Listed.

WARRANTY

Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. [Consult website for full warranty terms and conditions.](#)

CHANGE LOG

1.01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM AND 10 DEGREE OPTIC OFFERINGS.

FRAXION3SLIM ADJUSTABLE

DIMMING COMPATIBILITY

LUTRON DRIVER COMPATIBILITY

Power supply L2 Lutron Product Family	Part No.
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply LP Lutron Product Family	Part No.
PowPak Dimming Modules	RMJ-EC032-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit	QSN-2ECO-S
Homeworks QS control unit	QSGRJ- E (wireless) QSGR- E
Quantum Hub	QP2-__ 2C
Quantum Hub	QP2-__ 4C
Quantum Hub	QP2-__ 6C
Quantum Hub	QP2-__ 8C
Homeworks QS power module	LQSE-2ECO-D
myRoom Plus power module	

eldoLED DRIVER COMPATIBILITY

Power supply EG / EN Dimmer / Switch Control Manufacturer	Family/Model #
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Power supply EG / EN Lighting Control System Manufacturer	Family/Model #
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-A08
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1



LED recessed wall luminaires - asymmetrical

Application

LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

Materials

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

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 2.1 lbs

Electrical

Operating voltage 120-277V AC
 Minimum start temperature -40°C
 LED module wattage 8.4W
 System wattage 11.0W
 Controlability 0-10V, TRIAC, and ELV dimmable
 Color rendering index $Ra > 80$
 Luminaire lumens 480 lumens (3000K)
 LED service life (L70) 60,000 hours

LED color temperature

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

Wildlife friendly amber LED - Optional

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

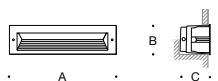
LED module wattage 8.7W (Amber)
 System wattage 10.7 (Amber)
 Luminaire lumens 111 lumens (Amber)

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

Finish

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

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



LED recessed wall luminaires · asymmetrical				
	LED	A	B	C
33055	8.4 W	12 1/2	2 3/4	5

Type:
 BEGA Product:
 Project:
 Modified:



Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.



EL DORADO LED

DATE:	PROJECT:	TYPE:
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CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.

**Please see Adjust-e-Lume photometry to determine desired intensity.

***Accommodates up to 2 lens/shielding media. Two lens/shielding prices required.

CATALOG NUMBER LOGIC

Example: B - ED - LED - e65/e65 - NSP/MFL - A9/A9 - BLP - 12/12 - 11/11 - B

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

ED - El Dorado

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber

OPTICS

NSP - Spot (13°) **MFL** - Medium Flood (23°)
 SP - Spot (16°) WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE***

12 - Soft Focus 13 - Rectilinear

SHIELDING***

11 - Honeycomb Baffle x 2

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weephole (Interior use only)

E - 90° Less Weephole (Interior use only)

F - 90° with Flush

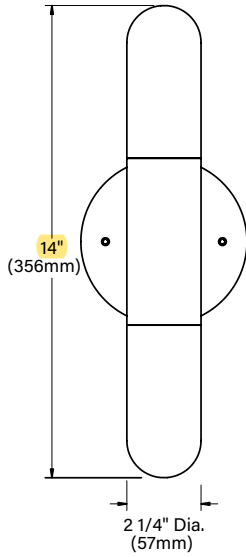
[Custom XXXX-ED-LED-E65-O/MFL-O/A9-STD FINISH 0/12-O/B](#)

EL DORADO LED

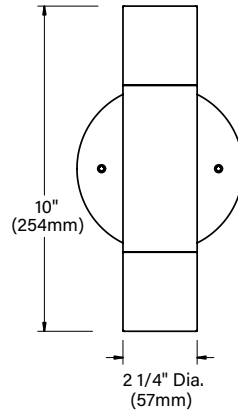
DATE:

PROJECT:

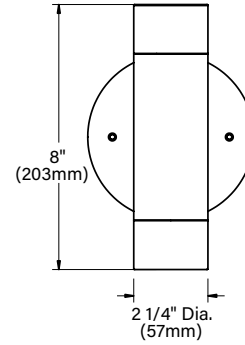
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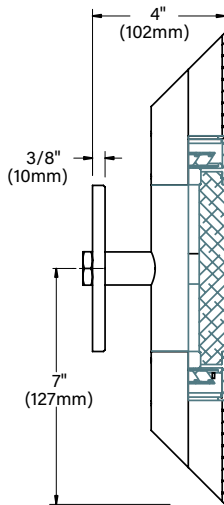
"A/D" CAP



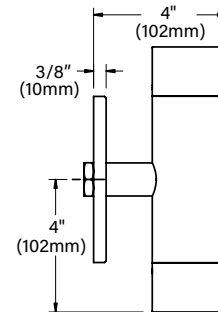
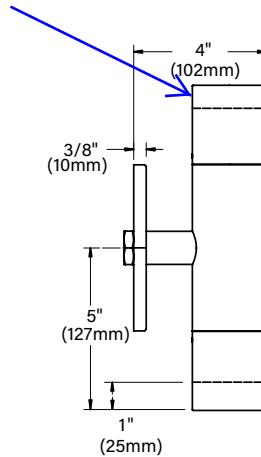
"B/E/F" CAP



"C" CAP



Custom Downlight with blank cap

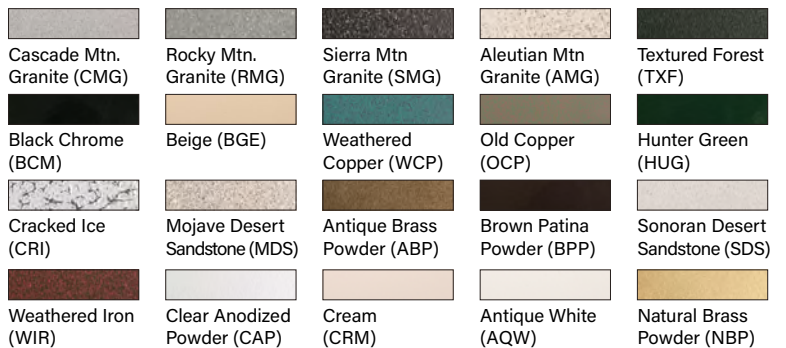


STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



B-K LIGHTING

MADE IN THE USA

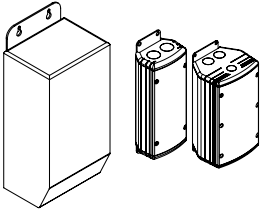
559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

EL DORADO LED

DATE:	PROJECT:	TYPE:
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ACCESSORIES (Configure separately)

Drivers (Configure separately)



TR Series

UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	(2x) 7W
	WIRING	XLPE, 18GA,150C, 600V, rated and certified to UL3321.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	CAP	Fully machined and accommodates two (2) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	ADJUST-E-LUME	Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	INSTALLATION	5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others).
	HARDWARE	Tamper-resistant, stainless steel hardware. Knuckle vertical aiming screw is black oxide treated for additional corrosion resistance.
FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.	
WARRANTY	5-year limited warranty.	
CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. Made in the USA with sustainable processes.	



B-K LIGHTING	MADE IN THE USA	559.438.5800 INFO@BKLIGHTING.COM BKLIGHTING.COM
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07/26/2021 SKU-777
SUB000943

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC: _____

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA	OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)	Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000	13°	5993	456	0.87
	2700K	80	7	50,000	16°	4546	445	0.87
	2700K	80	7	50,000	23°	1726	397	0.87
	2700K	80	7	50,000	31°	1131	399	0.87
e65	3000K	80	7	50,000	13°	6131	466	0.89
	3000K	80	7	50,000	16°	4650	455	0.89
	3000K	80	7	50,000	23°	1766	406	0.89
	3000K	80	7	50,000	31°	1157	409	0.89
e66	4000K	80	7	50,000	13°	6889	524	
	4000K	80	7	50,000	16°	5225	511	
	4000K	80	7	50,000	23°	1984	456	
	4000K	80	7	50,000	31°	1300	459	
e74	Amber	80	7	50,000	13°	3,927	299	0.57
	Amber	80	7	50,000	16°	2,978	291	0.57
	Amber	80	7	50,000	23°	1,131	260	0.57
	Amber	80	7	50,000	31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

B-K LIGHTING

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WAC LIGHTING

Chamber

Outdoor Wall Sconce 3000K

Fixture Type:	EXT 1
Catalog Number:	
Project:	
Location:	

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
WS-W48620 20"	3000K 90	BK Black BZ Bronze	18W	1600	519	Yes

Example: **WS-W48620-BZ**

•For 277V special order, add an "F" before the finish: WS-W48620F-BZ

For custom requests please contact customs@wacighting.com

DESCRIPTION

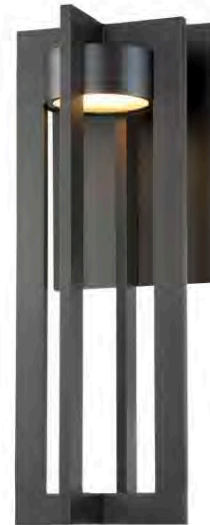
A Mid-Century modern inspired design with solid casted aluminum that shelters an advanced LED light engine within the inner chamber to provide maintenance-free illumination for many years. Chamber features a collection of wet location listed wall sconces, pendants, and post lights for consistency in design throughout any project.

FEATURES

- Minimal mounting hardware for easy installation
- Light engine is factory sealed for maximum protection from the elements
- Weather resistant powder coated finish
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	44000 Hours,50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL,IP65,Title 24 JA8-2019 Compliant Wet Location Listed
Construction:	Aluminum hardware with etched glass lens

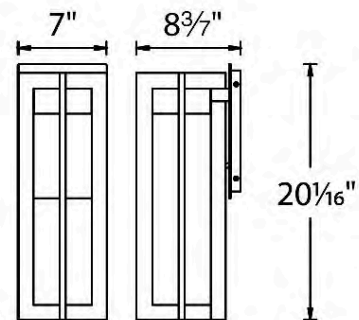


FINISHES:



Bronze Black

LINE DRAWING:



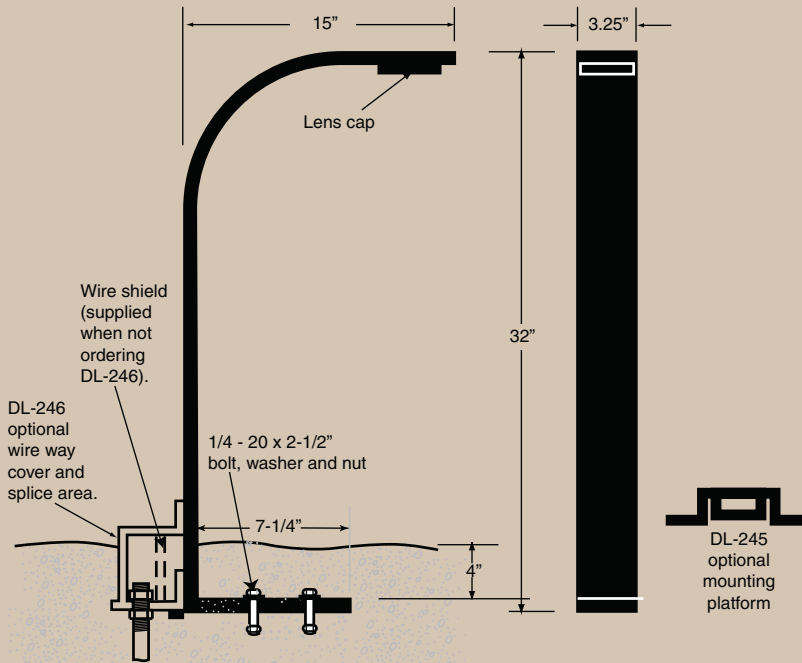
WS-W48620



Dreamscape's award winning **Nalu** architectural landscape fixture is a sculptural illuminator that utilizes either a Xelogen or LED light source. **Nalu** provides general accent illumination to highlight landscape vegetation or hardscape.

Lamping:

G-4 Xelogen or 8W Warm LED Cluster



Specifications DL-180 Series

FIXTURE: Powder coat steel or solid brass construction.

DIMENSIONS: 32"H x 15"D x 3.25"W

LAMP: 20W Xelogen (5,000 hr.) or Warm LED (20,000 hr.)

ELECTRICAL: Xelogen: 12V AC/DC Remote
LED: 24V DC Remote

FINISH: Finishes: 1. Verdè 2. Satin Nickel
3. Copper Bronze 4. White* 5. Ancient Bronze
6. Brass Bronze 7. Custom 8. Copper Plate
9. Ancient Verdè 10. Grey Bronze
11. Rust Brown* 12. Black* 13. Pewter
*Powder coat finishes

MOUNTING: Base is supplied with 2-15/16" holes for bolting down to below grade mounting platform

Ordering Guide

FIXTURE:	Softscapes	(Use suffix S)
	DL-180S	Nalu Steel 20W Xelogen
	DL-181S	Nalu Steel Warm LED
	DL-182S	Nalu Solid Brass 20W Xelogen
	DL-183S	Nalu Solid Brass Warm LED
	Hardscapes	(Use suffix H)
	DL-180H	Nalu Steel 20W Xelogen
	DL-181H	Nalu Steel Warm LED
	DL-182H	Nalu Solid Brass 20W Xelogen
	DL-183H	Nalu Solid Brass Warm LED

POWER: DL-MAG-1060-24 60VA Remote 24V DC for LED
6 LED fixtures per transformer

MOUNTING:	DL-245	Mounting Platform
	DL-246	1/2" PVC Bottom Plate with Wireway Cover
	DL-247	6" x 8" x 16" Concrete Block Mounting

To Form a Catalog Number:	Part No. DL-181H	Power DL-MAG-1060-24	Finish 9	Mounting DL-245
---------------------------	----------------------------	--------------------------------	--------------------	---------------------------

Which Specifies: LED Fixture LED Remote Transformer Ancient Verdè Mounting Platform

TYPE:	M1
CAT. #:	LSL6

LSL6 CYCLOPS



Down Light
DL-BR-BLP
(Actual Size)

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

Features include:

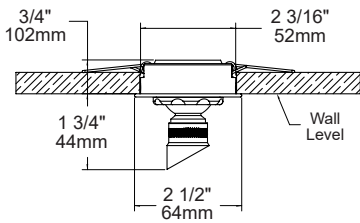
- 2 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated™, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC (Electronic or Magnetic Power Supply)
- Solid Copper and Brass Construction



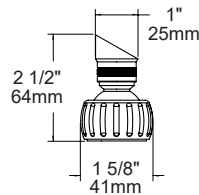
Surface Mount
SM-BR-BLP

Male Thread
1/2-BR-BLP

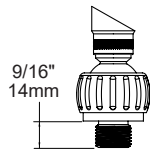
Flush Mount
FM-BR-BLP



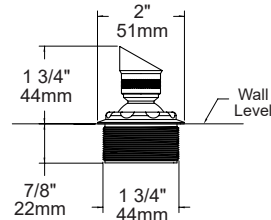
Down Light



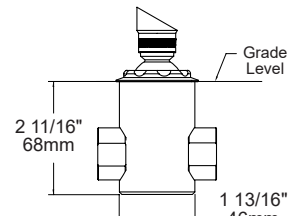
Surface Mount



Male Thread



Flush Mount



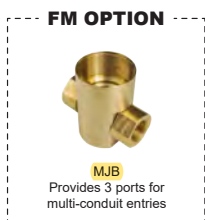
Flush Mount with optional Micro J-Box

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

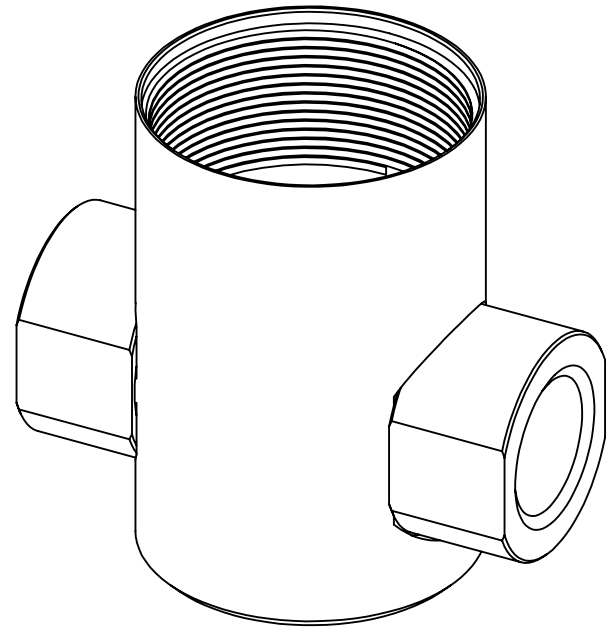
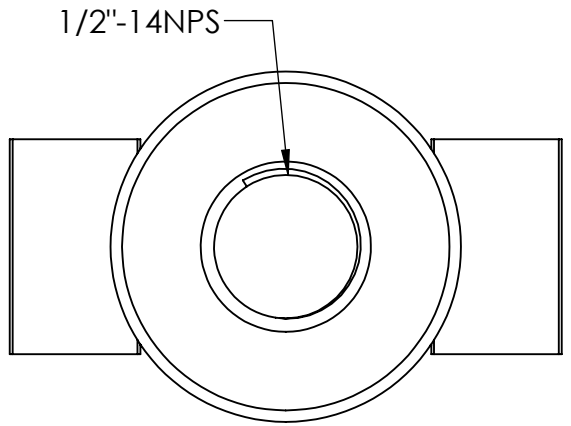
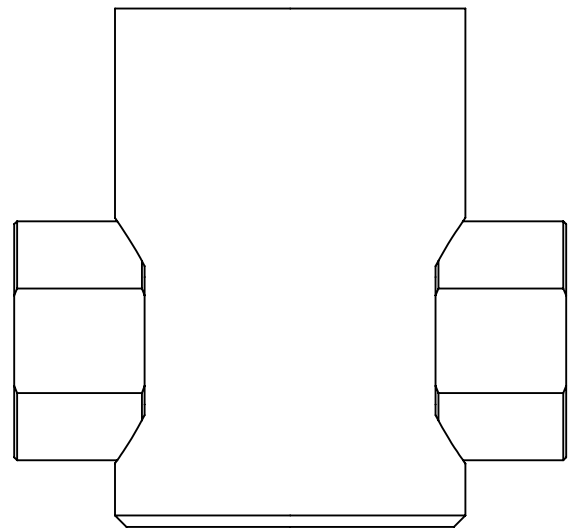
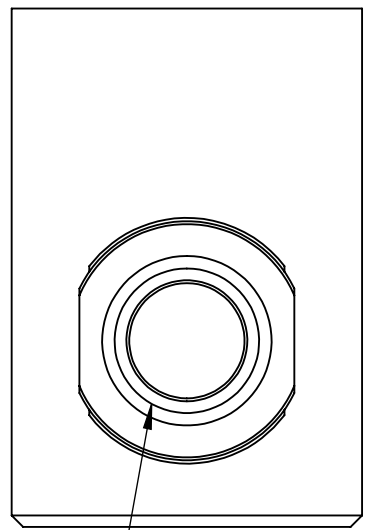
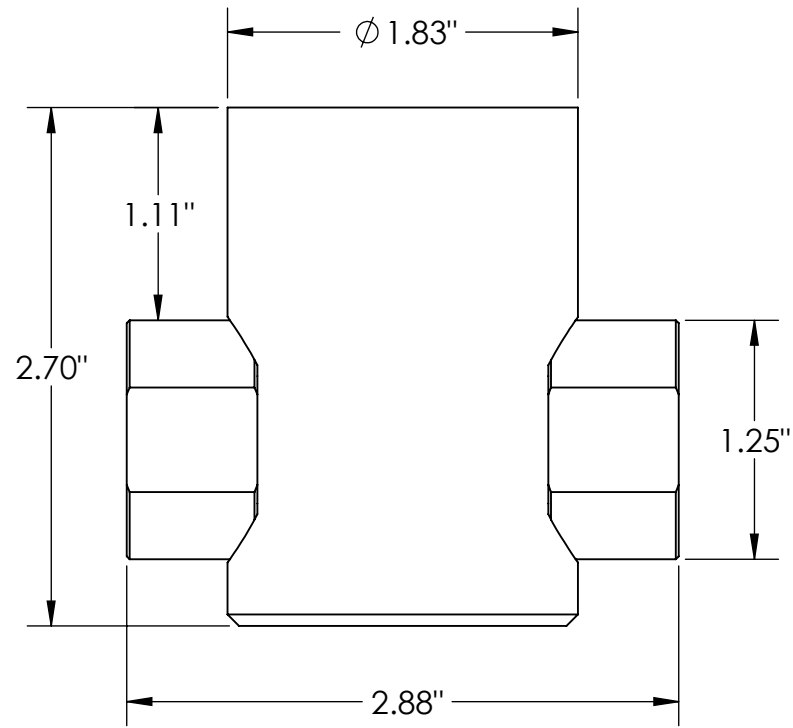
RED INDICATES REQUIRED FIELD

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

[X] = Specify Length



E
D
C
B
A



SCALE 1:1

auroralight™	
TITLE:	MICRO J BOX
DRAWN BY:	Evan J. Leftwick
<small>PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AURORALIGHT. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AURORALIGHT IS PROHIBITED.</small>	
2742 LOKER AVE. WEST CARLSBAD, CA 92010 WWW.AURORALIGHT.COM	PHONE: 760-931-2910 DATE DRAWN: 03/13/2018

6 5 4 3 2 1



L-011-KP

MX

The L-011-KP is a directional fixture which features an extended snoot.



Fixture shown with SA and TDM3 accessories.

Construction: All brass components. 0.140" [3.6mm] thick brass housing.

Lens: Tempered soda lime glass.

Voltage: 12 Volts AC. Remote transformer required.

Lamps:

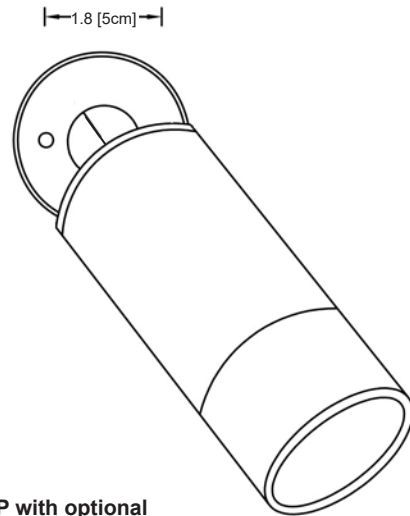
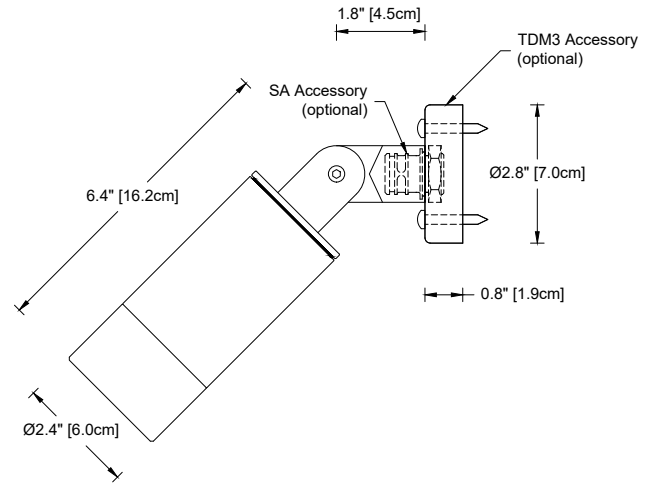
MR16 Halogen	— BAB	20 Watt	36° flood
GU5.3, 50 Watt max.	— FMV	35 Watt	24° narrow flood
	— EXT	50 Watt	12° spot
MR16 LED	— 5W-SP	5 Watt	15° spot
Cree chipset, GU5.3	— 5W-NFL	5 Watt	25° narrow flood
Warm White (3000K)	— 5W-FL	5 Watt	40° flood
	— 5W-WFL	5 Watt	100° wide flood
MR16 LED	— 8W-SP	8 Watt	10° spot
Soraa chipset, GU5.3	— 9W-NFL	9 Watt	25° narrow flood
Warm White (3000K)	— 9W-FL	9 Watt	36° flood

Optical Accessories:

- **FR** Frosted lens
- **HL1** Honeycomb louver, 1/8" [3mm] thick
- **PR** Prismatic spread lens
- **RT** Rectilinear lens
- **SL** Solite lens
- **WP** 1/8" diameter weep hole on snoot (For upward mounting applications)

Mounting Accessories:

- **CMDC1** 5" Diameter solid brass canopy, single-hole
- **CMDC2** 5" Diameter solid brass canopy, double-hole (Two fixture heads per canopy)
- **CMF1** 3-1/4" x 3/8" brass canopy (SA accessory recommended)
- **SA** Sure Aim locking rotation accessory
- **TDM1** Brass tree/deck mount with stainless steel screws
- **TDM2-__** Brass tree mount with nylon strap (48, 72, or 96")
- **TDM2SS-__** Brass tree mount with stainless steel strap (48, 72, or 96")
- **TDM3** Brass low-profile deck/wall mount (SA accessory recommended)
- **TDM4** Brass low-profile tree mount with notch for wire (SA accessory recommended)
- **TMJB-__** Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
- **TMJB2-__** Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")
- **TMJBX** Brass tree-mounted junction box, single fixture mount, stainless steel screws
- **TMJB2X** Brass tree-mounted junction box, double fixture mount, stainless steel screws



L-011-KP with optional TDM3 and SA accessories

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 2.3 lbs / 1 kg

IP 66
 CSA Listed, file #190030
 10 year fixture warranty
 3 year warranty on MR16 LED lamps

MADE IN USA

Project _____	By _____	Date _____
For ordering purposes, please specify (example: L-011-KP—5W-NFL—HL1—SA—TDM3)		
L-011-KP	—	—
Fixture	Lamp	Accessory



John A. Miller

From: Finn KJome
Sent: Tuesday, May 24, 2022 4:35 PM
To: John A. Miller
Subject: RE: Referral - Design Review Lot 22B 113 Palmyra Dr

John,
This looks like a good project. Public Works has no issues with this application.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, May 20, 2022 3:02 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; sheidergott@telluridefire.com; benjamin.wiles@smpa.com
Cc: JD Wise <JWise@mtnvillage.org>
Subject: Referral - Design Review Lot 22B 113 Palmyra Dr

Good Afternoon All –
Please find the following referral for a new single-family home on Palmyra Drive.

https://townofmountainvillage.com/site/assets/files/37643/initial_architecture_and_site_review_lot_220b-113_palmyra_dr.pdf

Please provide comments by responding to this email and don't hesitate to let me know if there are any questions or concerns.

Best,
J

John A Miller III
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789



For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit townofmountainvillage.com/coronavirus/

John A. Miller

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Monday, May 23, 2022 12:23 PM
To: John A. Miller
Subject: Re: Referral - Design Review Lot 22B 113 Palmyra Dr

John,

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.

On Fri, May 20, 2022 at 3:02 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon All –

Please find the following referral for a new single-family home on Palmyra Drive.

https://townofmountainvillage.com/site/assets/files/37643/initial_architecture_and_site_review_lot_220b-113_palmyra_dr.pdf

Please provide comments by responding to this email and don't hesitate to let me know if there are any questions or concerns.

Best,

J

John A Miller III

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A



TO: Mountain Village Design Review Board

FROM: Amy Ward, Senior Planner
John Miller, Principal Planner

FOR: Design Review Board Public Hearing; July 7, 2022

DATE: June 20, 2022

RE: Staff Memo – Final Architecture Review; Lot 3R, 158 Vischer Drive

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 3 AKA LOT R3
TELLURIDE MOUNTAIN VILLAGE FILING 1

Address: 158 Vischer Drive
Applicant/Agent: Shift Architects LLC
Owner: Moran Mountain Properties
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: .97 acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary: Kristine Perpar of Shift Architects (Applicant) on behalf of Moran Mountain Properties, the owner of Lot 3R is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home at 158 Vischer Drive. The improvement survey plat indicates that Lot R3 is 0.97 acres in size. The overall square footage of the home is approximately 8,229 gross square feet and provides two 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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	39'-11 ¼"
Maximum Avg. Building Height	35' (gable) Maximum	26.46'
Maximum Lot Coverage	40% Maximum	17%
General Easement Setbacks	16 Feet – No Encroachments	Encroachments
Roof Pitch		
Primary		7:12
Secondary		2:12 and 1:12
Exterior Material		
Stone	35% minimum	48%
Windows/Doors	40% maximum	26%
Parking	2 Enclosed	2
	2 Surface	2

Design Variations
Road and Driveway Standards

Design Review Board Specific Approvals
General Easement Encroachments

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated May 20, 2022, from the June 2, 2022, Public Hearing.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

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: As discussed at the Initial Review, the proposal includes GE encroachments that do not fall into the above category of permitted setback development activity and must receive Specific Approval by the DRB. These include grading and retaining walls associated with the home and driveway. The DRB members in attendance felt the GE request was appropriate giving the shape and topography of the Lot.

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 application meets all Town Design Theme requirements. It should be noted that as part of the final submittal, the exterior material calculations were revised to slightly reduce the overall stone percentage and increase the window percentages by very minor amounts.

17.5.5: Building Siting Design

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

Staff: Building siting and its relationship to Lot R3 were discussed in length at Initial Review. Given the site constraints, the DRB expressed comfort with the home's siting given the limited area for the proposed driveway and the steepness of the Lot.

17.5.6: Building Design

Staff: The application meets all Building Design requirements with the revised plans. At Initial Review, staff requested additional details related to snowmelt square footage along with chimney cap specifications which were provided and are part of the packet materials. As shown, the applicant is proposing 3,705 square feet of snow melt and the chimney cap is a prefabricated metal matching the roof material. It should also be noted that as part of the revisions for final, the applicant has included an outdoor shower

17.5.7: Grading and Drainage Design

Staff: The application meets all Grading and Drainage Design requirements.

17.5.8: Parking Regulations

Staff: The application meets all parking regulations for a single-family home.

17.5.9: Landscaping Regulations

Staff: The applicant has provided a revised landscaping plan including specific planting schedules, increased diversity, and overall water usage amounts as requested by Staff at initial review. The applicant did not however identify irrigation locations. Staff would like to maintain a condition of any approval to, as part of building permitting, provide updated landscaping plans to show the irrigation locations and if these irrigation lines encroach in the General Easement, they will be required to receive a General Easement encroachment agreement prior to the issuance of a CO.

17.5.11: Utilities

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

17.5.12: Lighting Regulations

Staff: The applicant has provided a final lighting plan as part of their updated submittal including photometrics, fixture cutsheets, and lighting location. It appears that the ZUR 24 Wall Sconce (Fixture A), exceeds the lumen allowance but the applicant has indicated that this fixture's output will be limited through a programmable dimmer for all locations used.

17.5.13: Sign Regulations

Staff: The applicant has provided revised details for the address monument of the home meeting the requirements of the CDC. At initial review, staff requested that the location of the monument be slightly shifted to be outside of the ROW and instead within the home's GE which has been accommodated.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Staff would like to maintain a condition from initial review, requiring that prior to building permitting the applicant will receive approval of tree spacing in zone 2 from the town forester or other staff member.

17.6.6: Roads and Driveway Standards

Staff: The application is meeting the requirements for driveway widths and grades. There are retaining walls associated with the driveway over 5 feet in height that require a Design Variation to be issued by the DRB. This was discussed at Initial and the DRB felt comfortable with the roadway design as shown.

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 requirements of the CDC. The applicant has additionally provided information of material laydown and staging areas as requested at Initial.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 3R AKA Lot R3, 158 Vischer Drive based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 3R, based on the evidence provided within the Staff Report of record dated June 20, 2022, with the following Design Variations and Specific Approvals:

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

General Easement Encroachments

And, with the following conditions:

- 1) Prior to issuance of a building permit, the applicant shall revise the landscaping plan to demonstrate irrigation locations.
- 2) Prior to issuance of a building permit, the applicant shall obtain approval from the Town Forester or other staff member for any proposed tree removal. Trees shall not be removed until the building permit has been issued.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for any approved general easement encroachments.
- 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 GE.
- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four-feet (4') by four-feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 9) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/JM

Date: January 23, 2022
By: Kristine Perpar, Architect

Property address:

TBD Vischer Drive; Lot R3
Telluride, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Lot R3; Moran Residence was designed to capture the views from the house, sensitivity to the site and neighbors and the existing topography.

Lot R3 is currently vacant of structures with a majority of it covered in aspen and spruce trees.

The driveway is situated to the east of the proposed structure, we are requesting a variance for a 12 percent grade on the driveway.

Exterior elevations, plans and roof are simple in form. Roofs consist of a 7:12 gabled with 2:12 and 1:12 sheds. 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 with revegetation plan and grade level planters.

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 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.



REVISIONS

NO.	DATE	DESC.
9	06.13.22	Revised site coverage calc

PROJECT CODE INFORMATION

ZONING:	SINGLE-FAMILY RESIDENCE (MV LOT R3)
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY; SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	PER NFPA - SPRINKLED OVER 3,600 SF
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR

PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY RESIDENCE	MAX BUILDING HEIGHT:	
GROSS FLOOR AREA:		GABLE:	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
LIVING		ALLOWABLE	39'-11 1/4"
LOWER LEVEL	2,314.25 SF	PROPOSED	
GROUND LEVEL	3,086.22 SF	SHED:	
UPPER LEVEL	1,934.33 SF	ALLOWABLE	35'-0"
TOTAL:	7,334.80 SF	PROPOSED	34'-8 1/4"
GARAGE	894.26 SF	MAX AVERAGE HEIGHT:	
TOTAL:	8,229.06 SF	ALLOWABLE	35'-0" GABLE, 30'-0" SHED
LOT AREA:	97 ACRES (42,253.2 SF)	PROPOSED	26.46'
LOT COVERAGE:	(40% MAX) 16,901.28 SF	PARKING REQUIRED:	4 SPACES PROVIDED (4 REQUIRED) (2 ENCLOSED IN GARAGE) (2 SURFACE SPACES)
ALLOWABLE	(17%) 7,371 SF		
PROPOSED			

SEE SHEET A2.0 FOR MAXIMUM BUILDING HEIGHT / LOT COVERAGE CALCULATIONS

SHEET INDEX

GENERAL	G1.0 COVER SHEET
	G1.1 ABBREVIATIONS AND LEGENDS
CIVIL	C1 NOTES
	C2.1 SITE GRADING AND DRAINAGE W/O TREES DISPLAYED
	C2.2 SITE GRADING AND DRAINAGE W/ TREES DISPLAYED
	C3 UTILITY PLAN
	C4 CONSTRUCTION MITIGATION
SURVEY / MAPPING	0 EXISTING CONDITIONS PLAN
ARCHITECTURAL	A1.1 ARCHITECTURAL SITE PLAN
	A1.2 BUILDING SITE PLAN
	A1.3 LANDSCAPE PLAN
	A1.4 FIRE MITIGATION PLAN
	A2.0 MAX BUILDING HEIGHT / MAX LOT COVERAGE CALCULATIONS
	A2.1 MATERIAL CALCULATIONS
	A3.1 FLOOR PLANS
	A3.2 FLOOR PLANS
	A3.3 FLOOR PLANS
	A3.4 ROOF PLAN
	A4.1 EXTERIOR ELEVATIONS
	A4.2 EXTERIOR ELEVATIONS
	A4.3 EXTERIOR ELEVATIONS
	A4.4 PRESENTATION ELEVATIONS
	A8.1 DOOR SCHEDULE
	A8.2 WINDOW SCHEDULE
LTG1.1	LIGHTING PLAN
LTG1.2	LIGHTING PLAN
LTG1.3	LIGHTING PLAN

VICINITY MAP

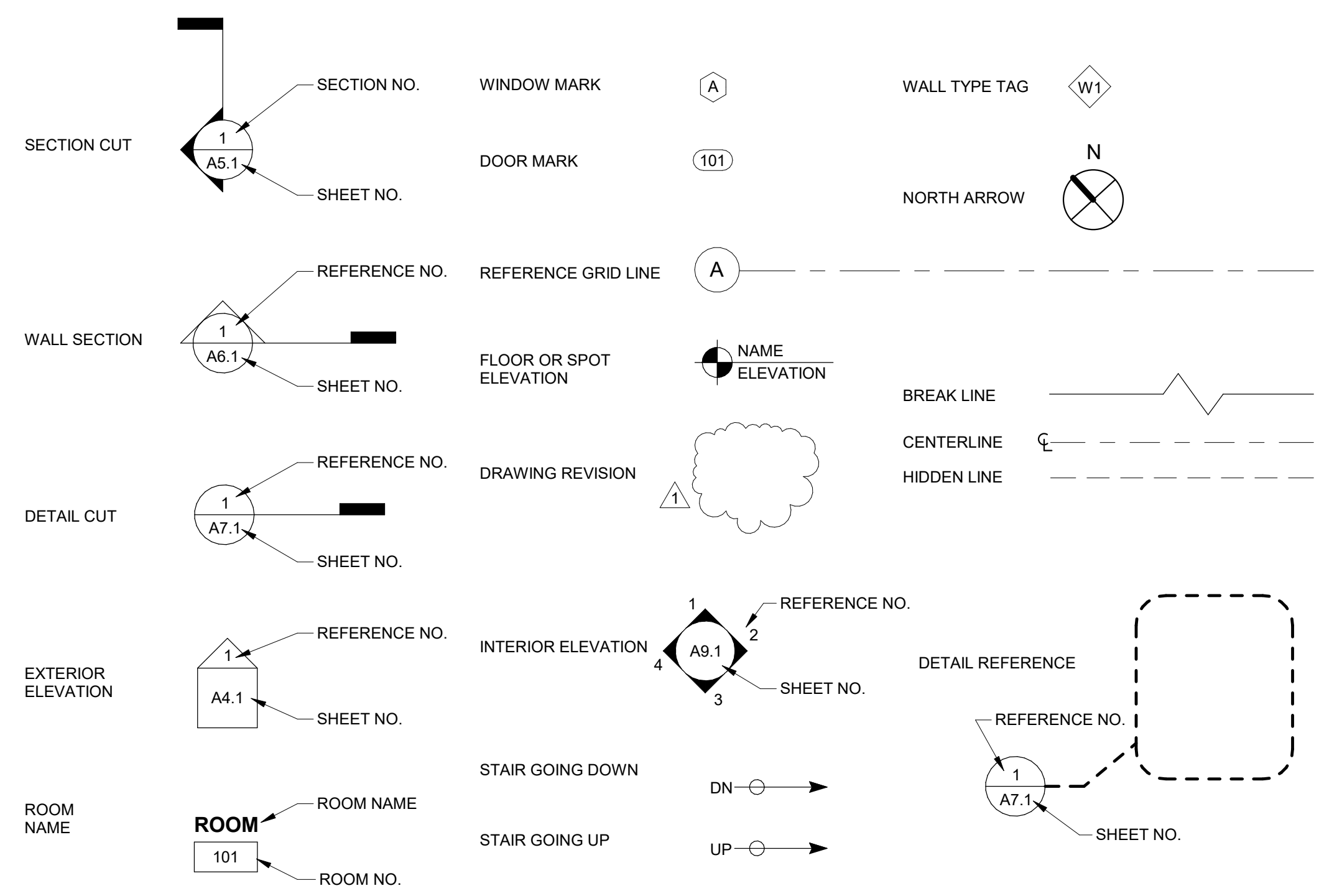
LOT R3, VISCHER DRIVE
 MOUNTAIN VILLAGE



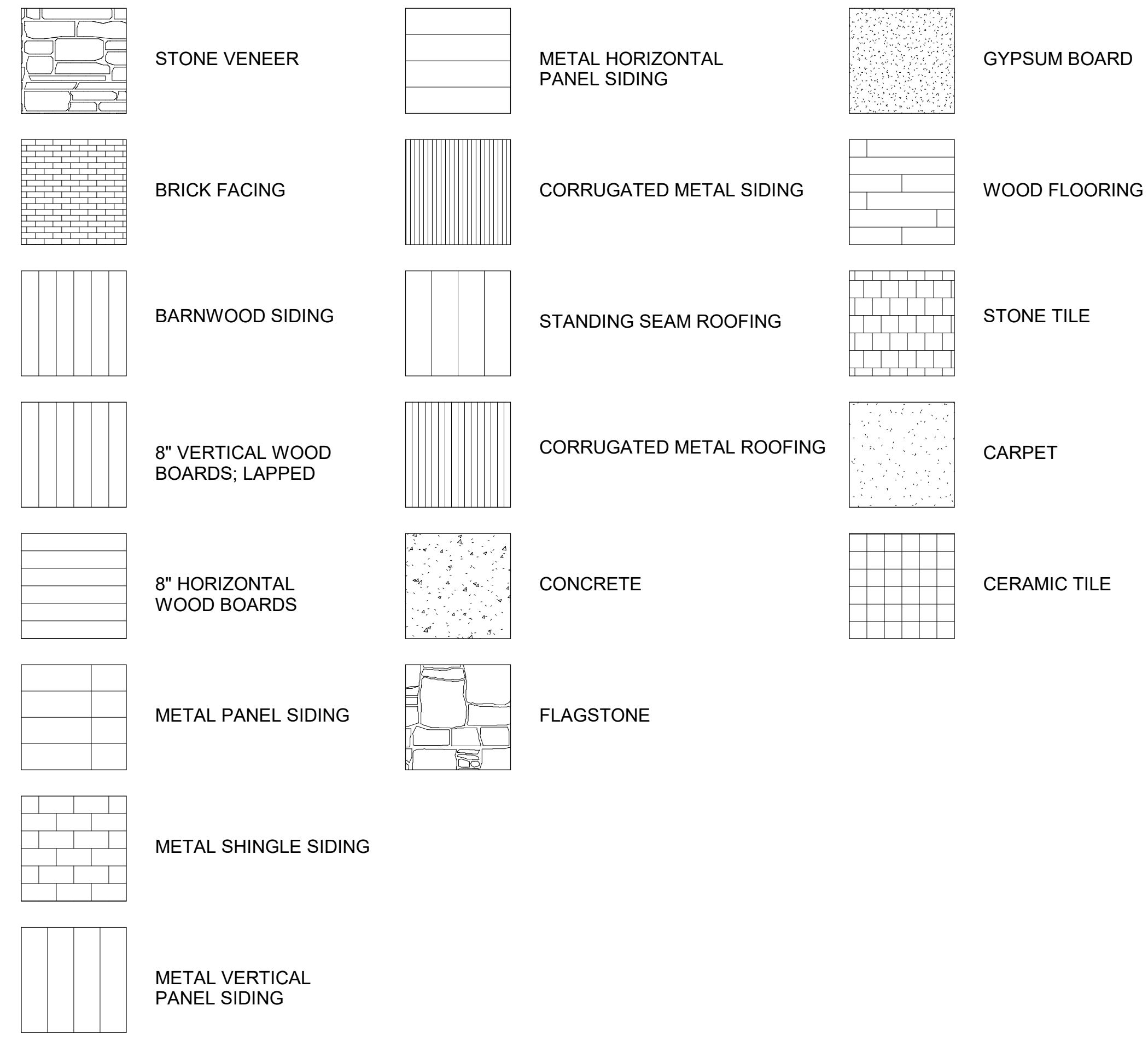
PROJECT TEAM

OWNER:	MORAN MOUNTAIN PROPERTIES LLC A CO LLC 104 CAMELOT LN LIBERTYVILLE, IL 60048-2400	SURVEYOR:	FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	MECHANICAL:	HUGHES CONSULTING ENGINEERING, PA DIMITRI MERRILL, P.E. TELLURIDE, CO 81435 P. 970.239.1949 F. 785.842.2492 dimitri@hce-pa.com
ARCHITECT:	SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	CIVIL:	UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dbalode@msn.com	LANDSCAPING:	SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
GENERAL CONTRACTOR:	T.B.D.	STRUCTURAL:	BLACK CANYON ENGINEERS DREW S. RUDERMAN, P.E. 447 E. MAIN ST. MONTROSE, CO 81401 P. 970.568.5392 F. 877.586.8583 www.blackcanyonengineers.com		

SYMBOL LEGEND



MATERIAL LEGEND



ABBREVIATIONS

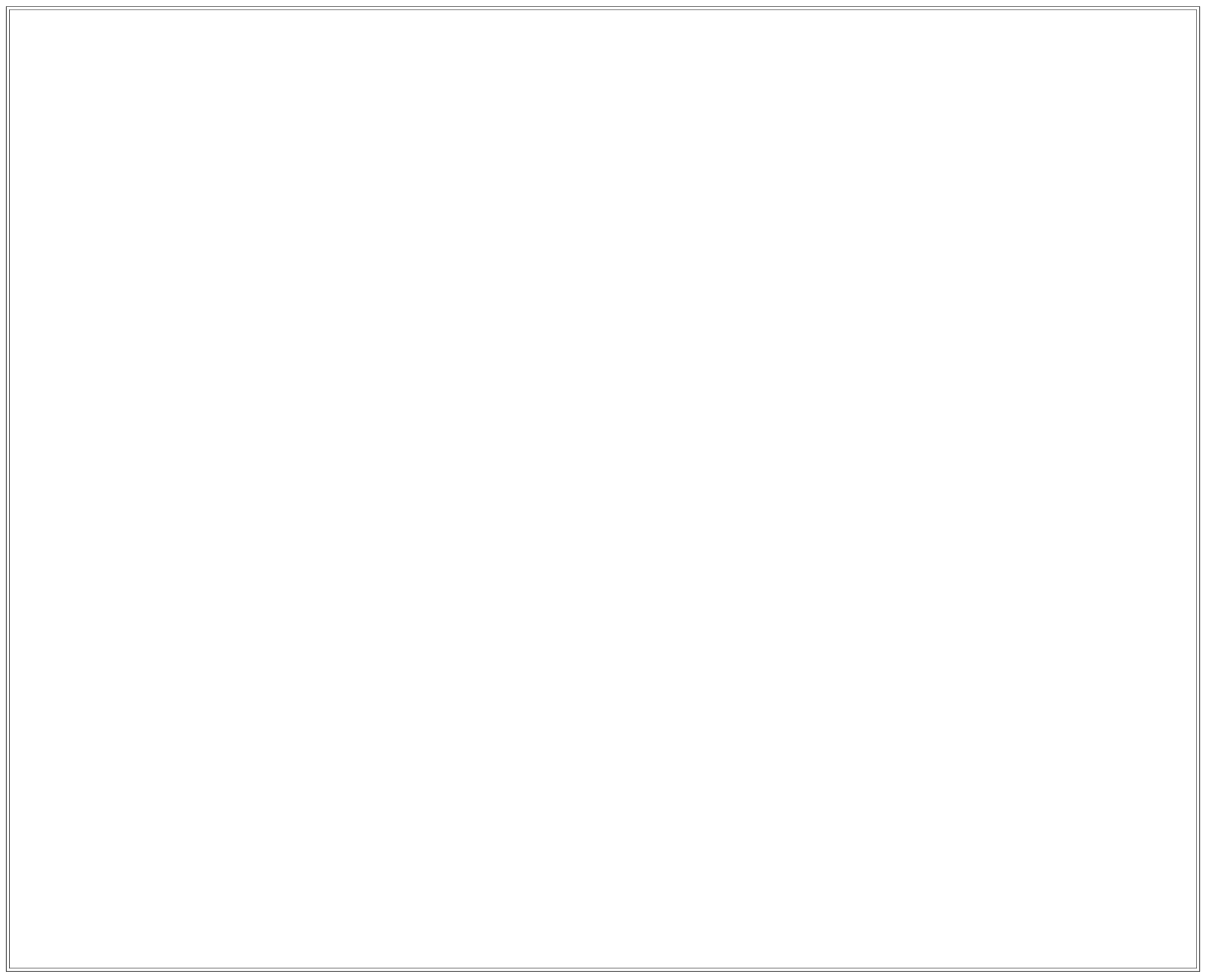
AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminium
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Join
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground 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

SHIFT ARCHITECTS

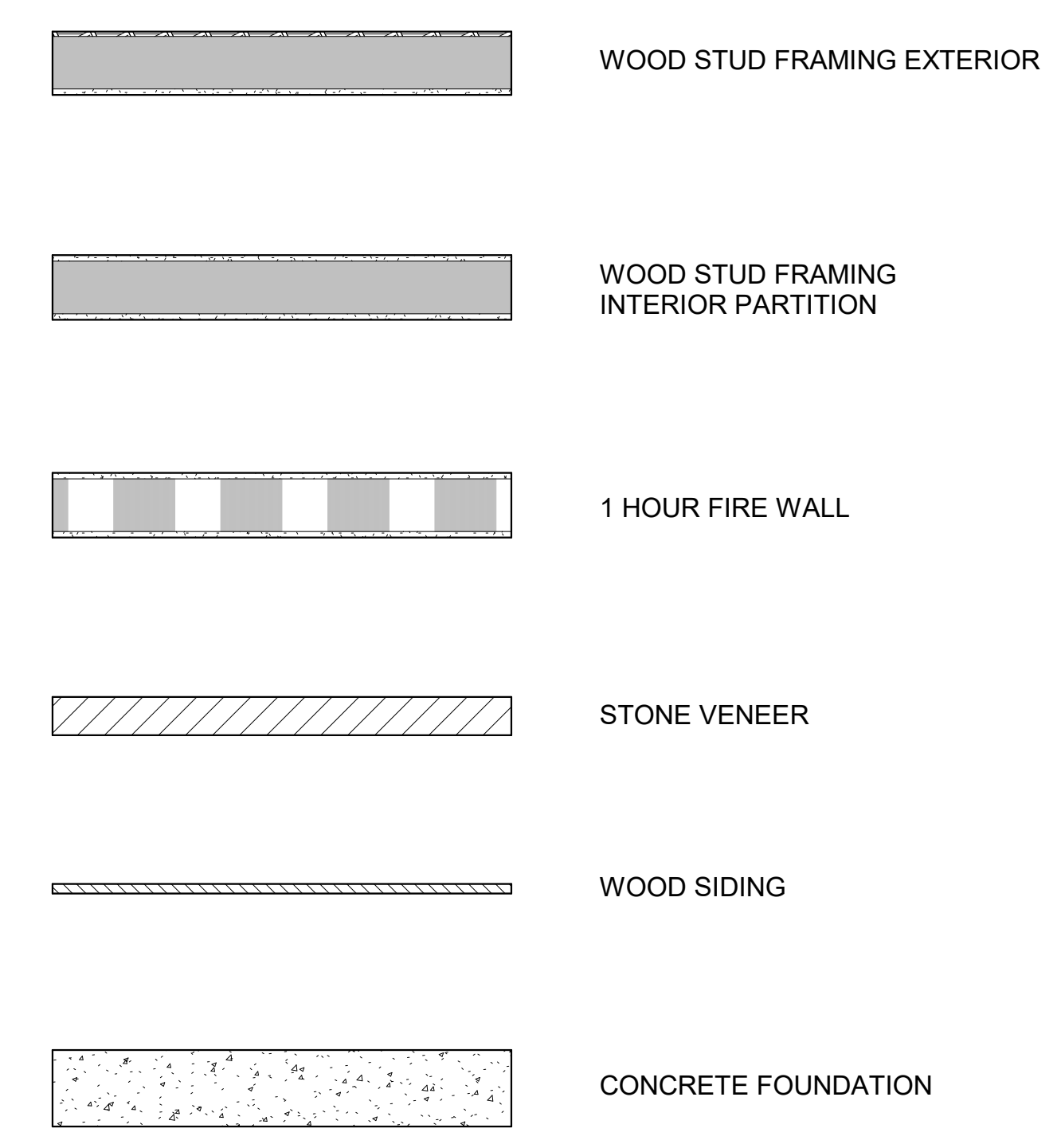
P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
06.20.22 DRB FINAL REVIEW

REVISIONS
NO. DATE DESC.

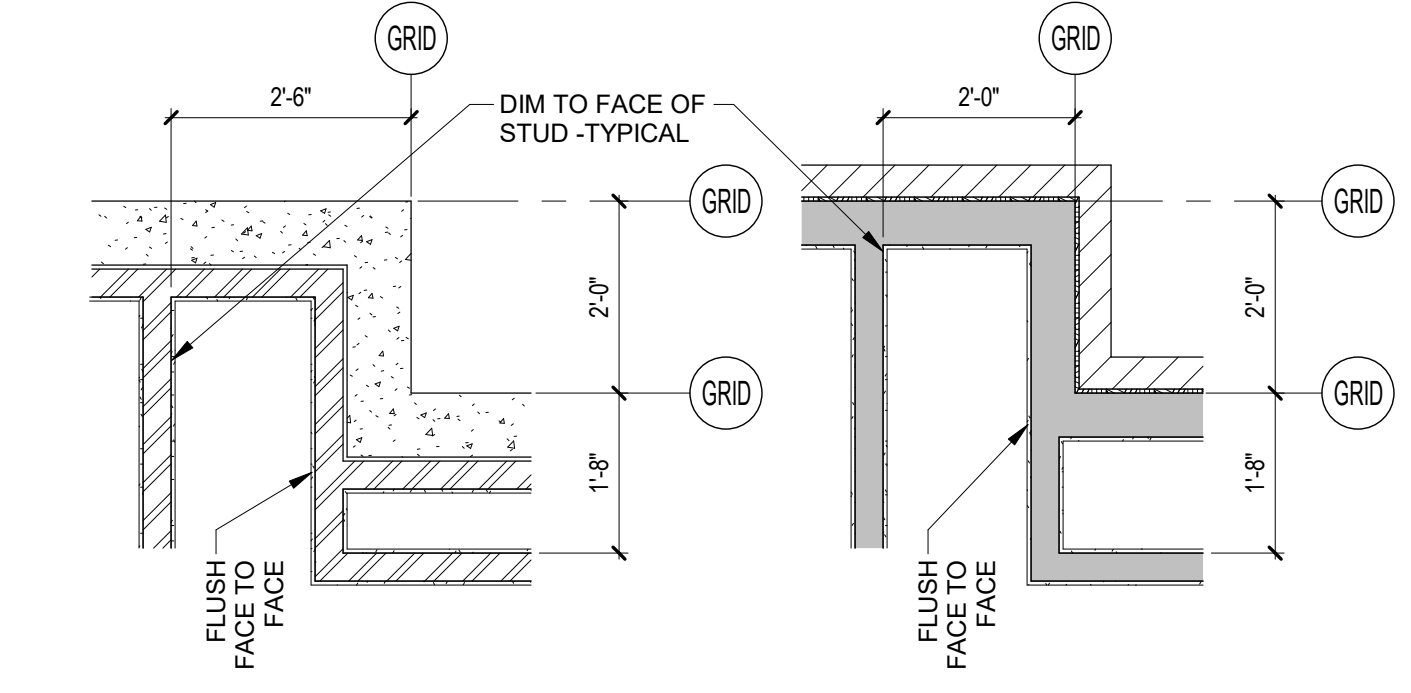


WALL LEGEND

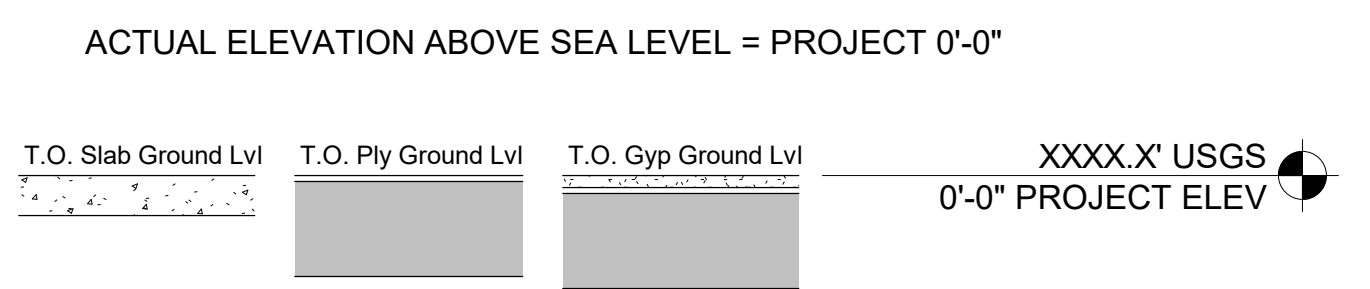


DIMENSIONING LEGEND

- 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



MORAN RESIDENCE

LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 3 AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

ABBREVIATIONS AND LEGENDS

SHEET NUMBER

6/20/2022 8:08:49 AM

G1.1

NOT FOR CONSTRUCTION

© shift architects

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.

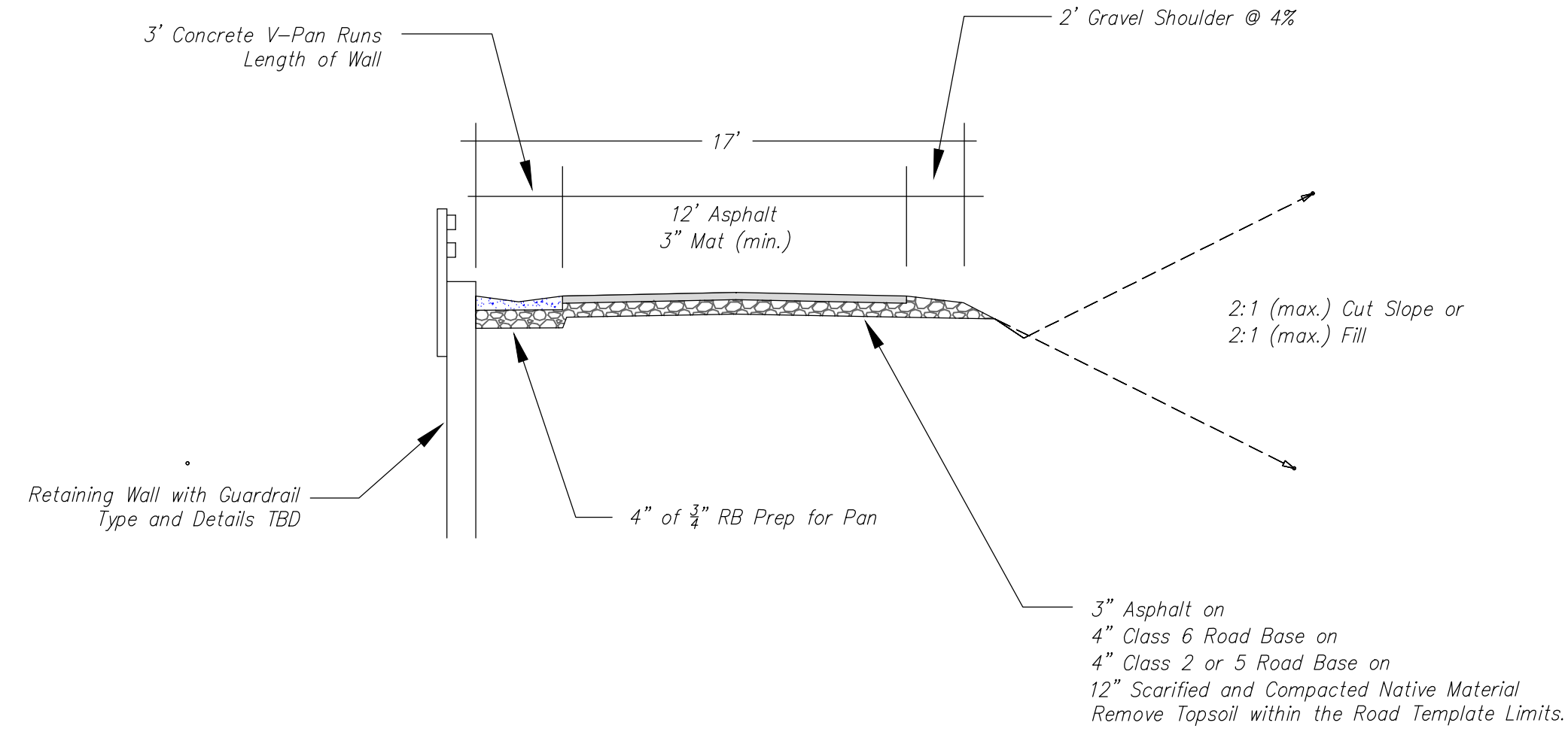
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

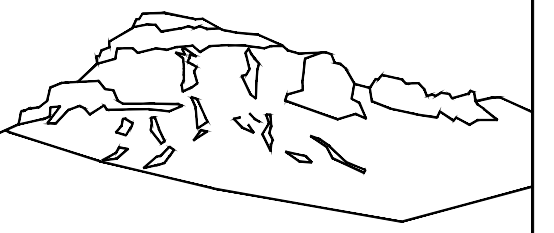
24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

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.



DRIVEWAY CROSS-SECTION
With Retaining Wall - Typical Cross Section
16' Shoulder-to-Shoulder is the Minimum Required Width



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2022-01-28

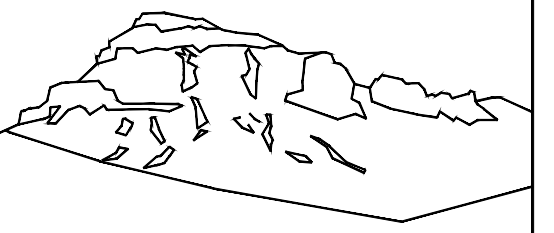
Moran Residence
Lot R3
Vischer Drive
Mtn. Village, CO



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

Notes

C1



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Telluride, CO 81435
970-729-0683

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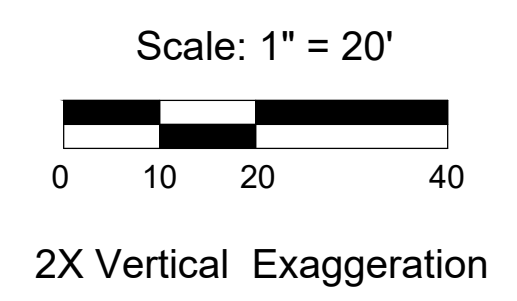
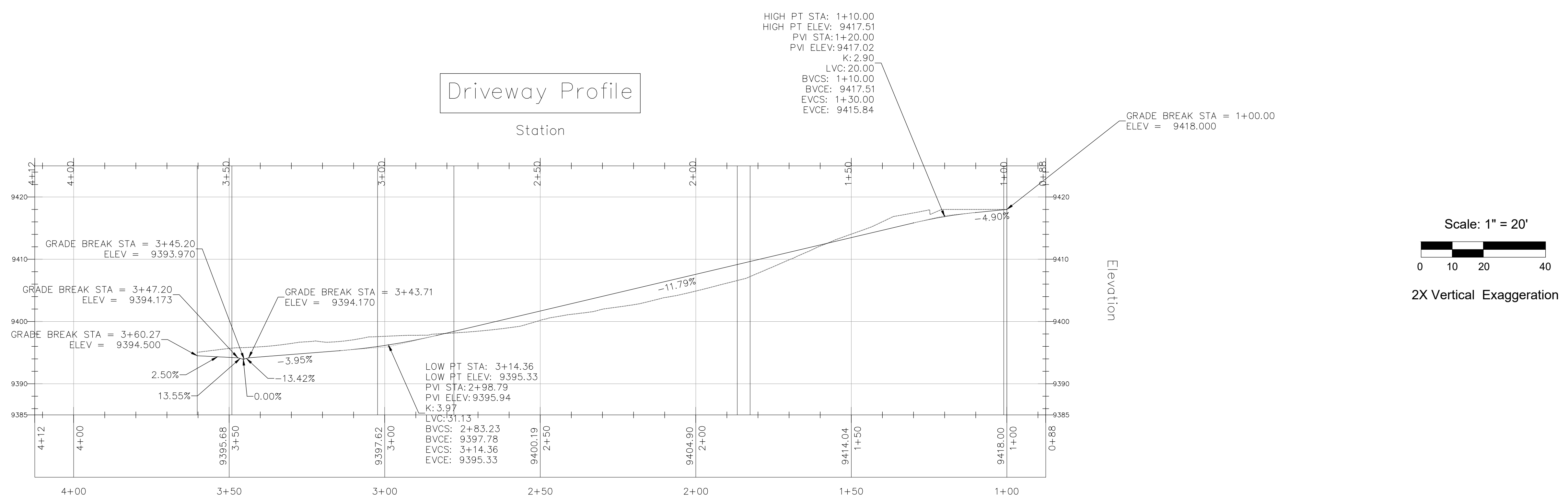
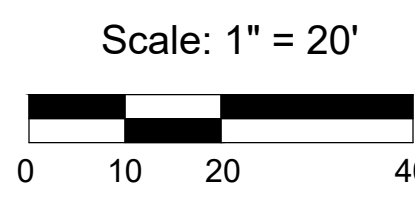
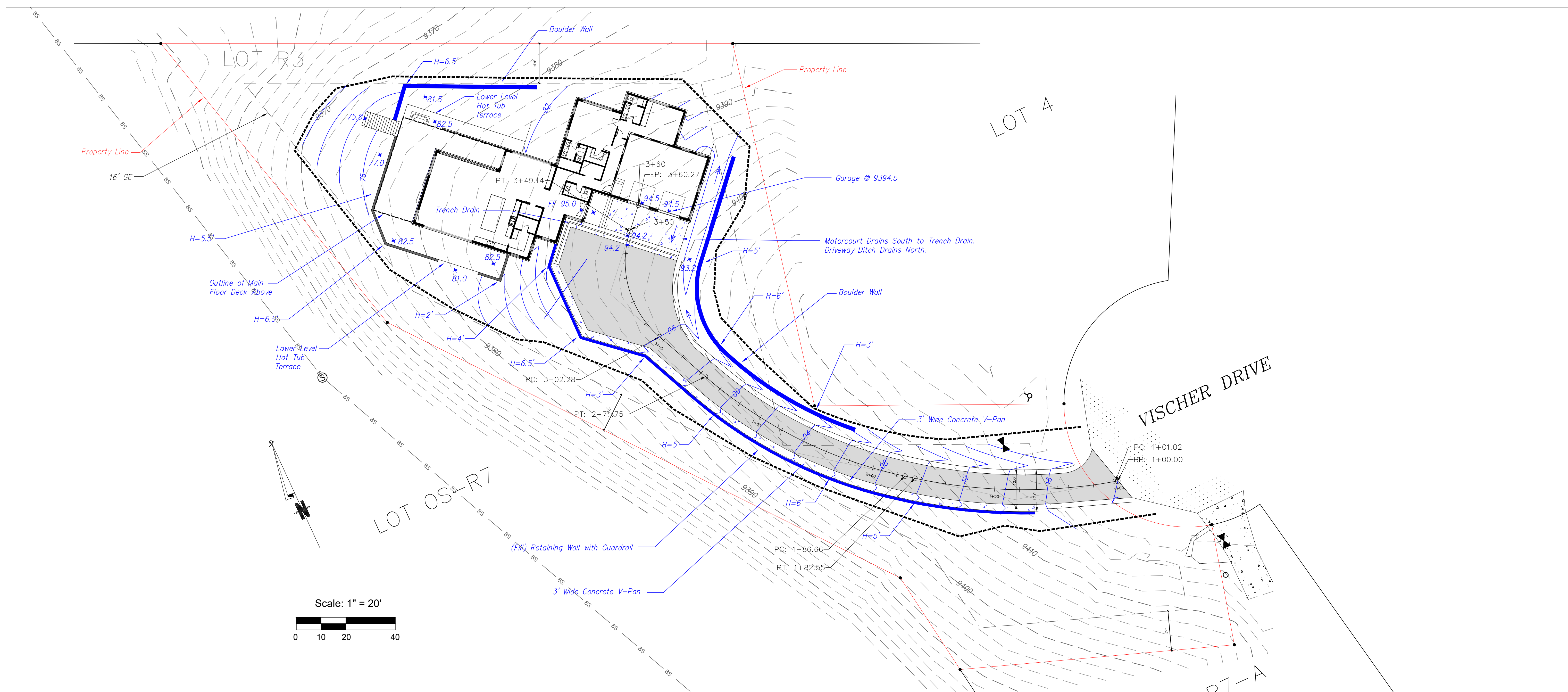
Moran Residence
Lot R3
Vischer Drive
Mtn. Village, CO



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

Site Grading
and
Drainage
and
Driveway
Profile
Without Trees
Displayed

C2.1





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Telluride, CO 81435
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SUBMITTAL 2022-01-28

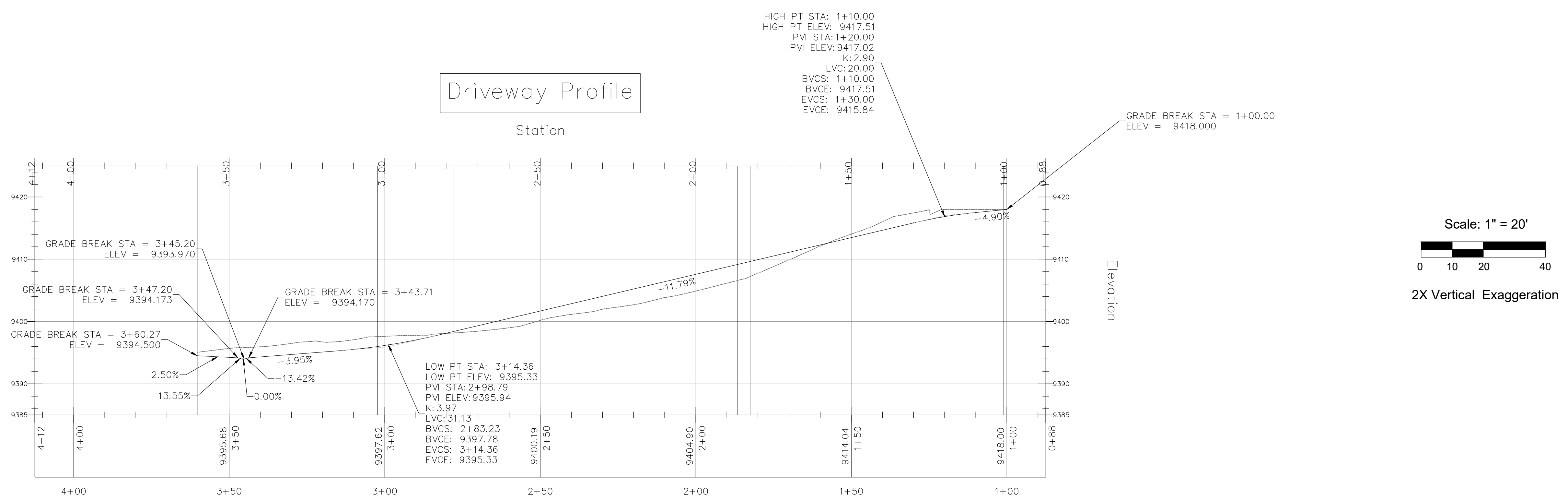
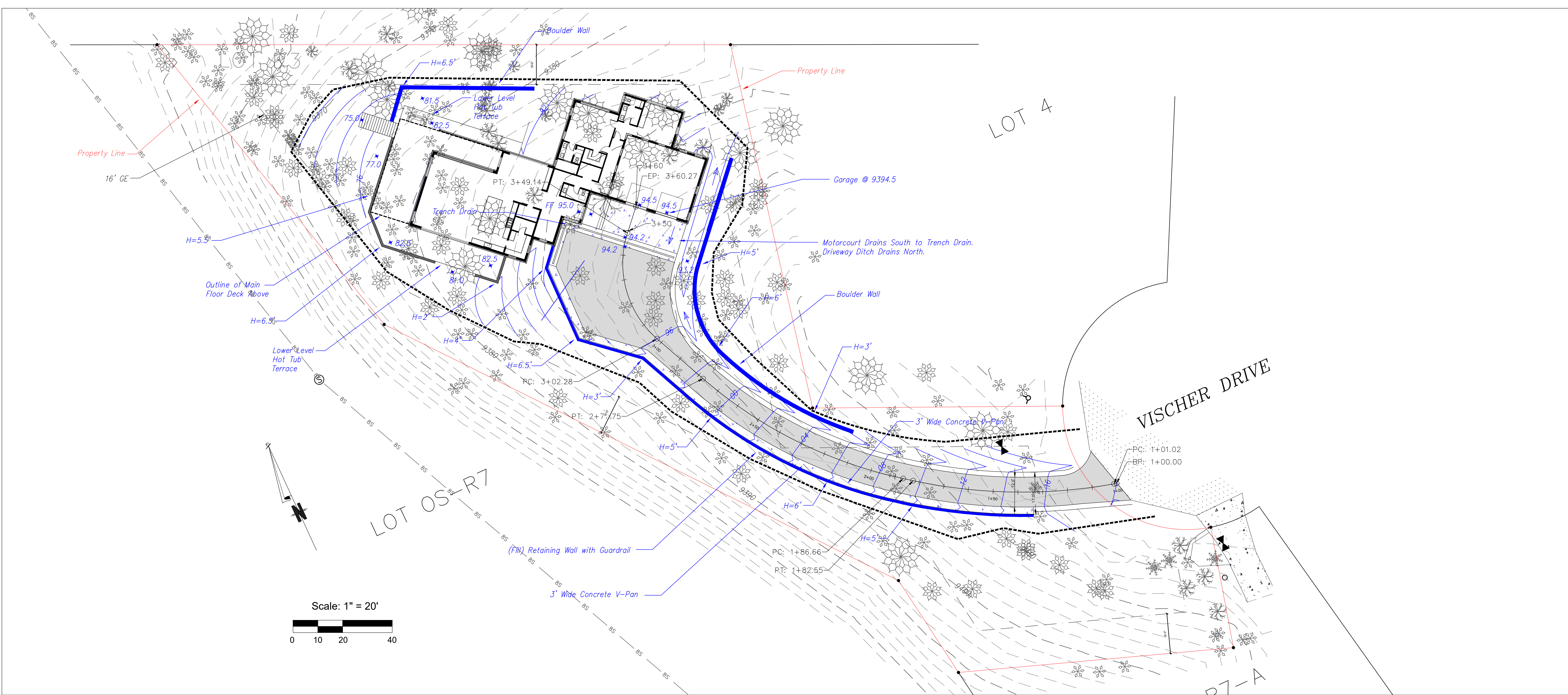
Moran Residence
Lot R3
Vischer Drive
Mtn. Village, CO



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

Site Grading and Drainage and Driveway Profile With Trees Displayed

C2.2



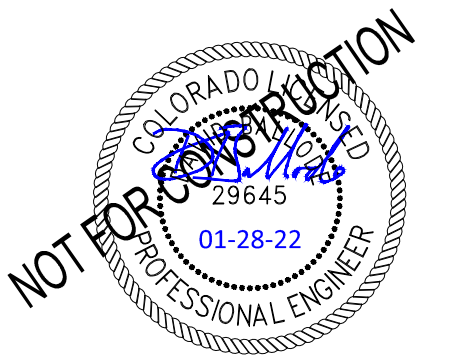


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Moran Residence
Lot R3
Vischer Drive
Mtn. Village, CO



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

Utilities

C3

TRACT OS-1R-1

LOT R3

LOT 4

LOT OS-R7

LOT R7-A

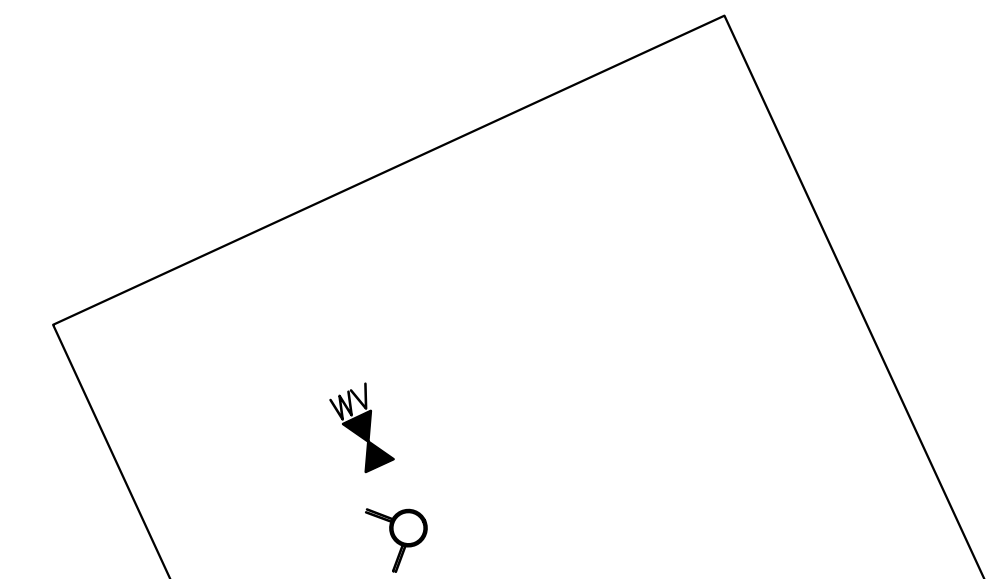
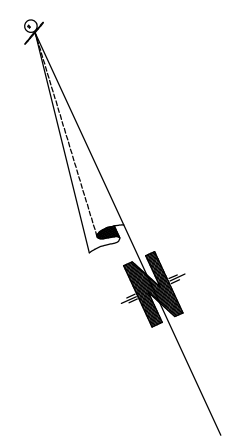
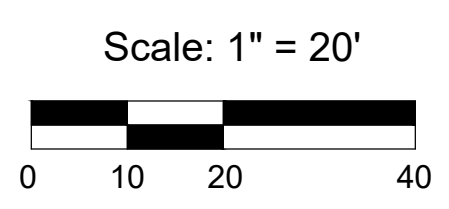
VISCHER DRIVE

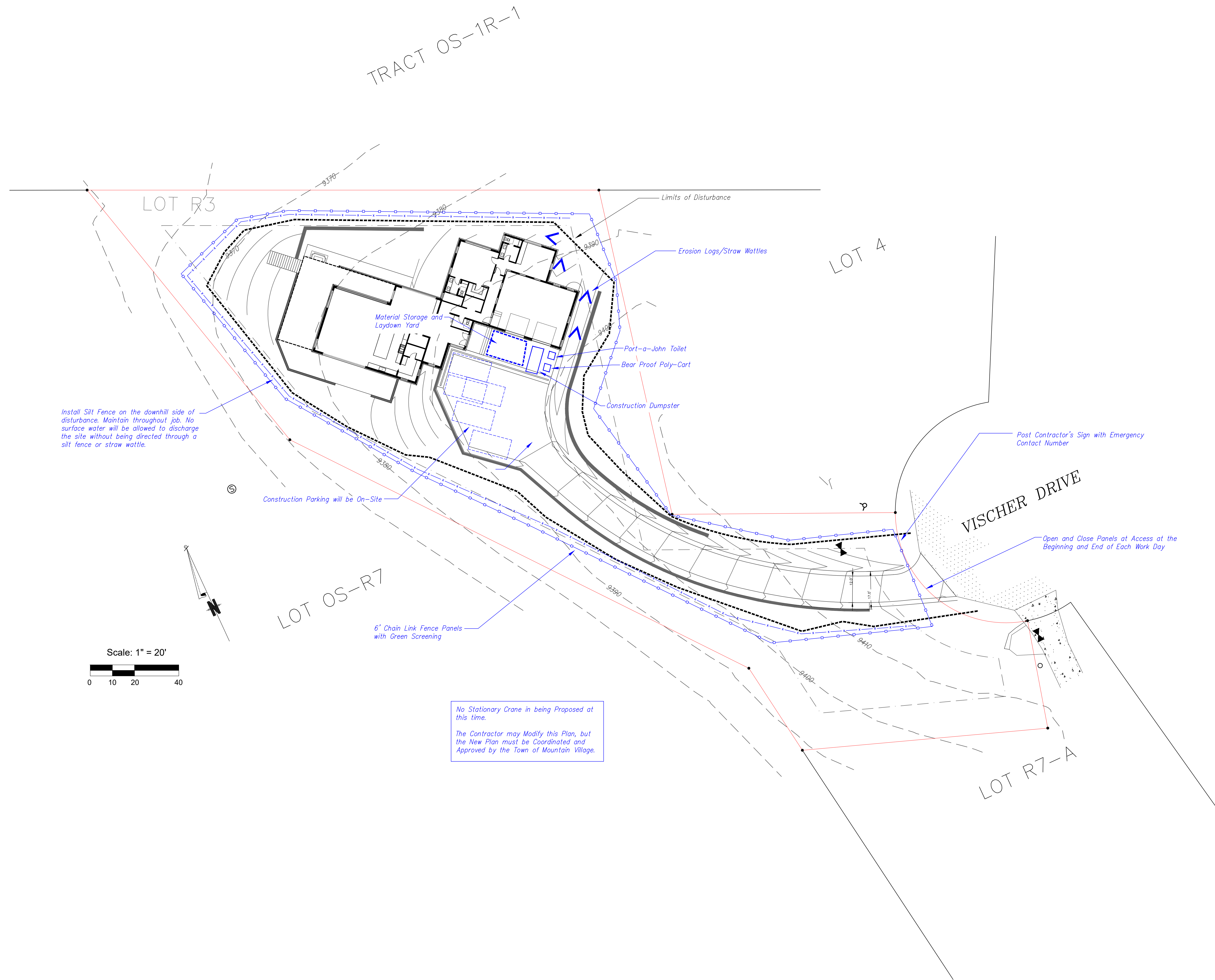
ALL UTILITY MAIN LOCATIONS ARE APPROXIMATE.
NONE WERE LOCATED ON THE SURVEY.

4" SDR35 Sanitary Sewer Service. Saddle Tap
to Existing Main in Ski Run. Coordinate with
Town and it will require separate
Permission/Permit with Telski.

Verify with Town if this is an Existing Curb
Stop. Use it, if possible. Otherwise, Tap the
Main in this Vicinity. Coordinate the Tap and
Curb Stop location with the Town.

Coordinate Gas Service and Tap with Black Hill Energy
No Transformer or Shallow Utility Pedestals were
shown. Coordinate with SMPA and the Town.





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

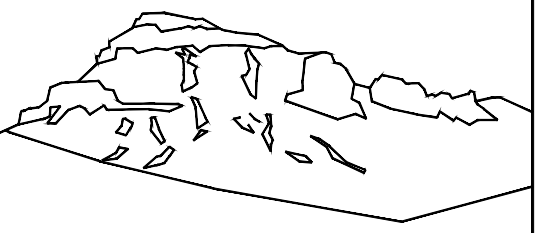
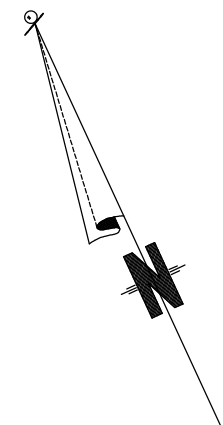
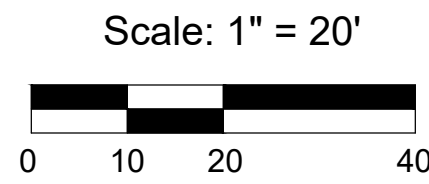
Construction Parking will be On-Site

6' Chain Link Fence Panels with Green Screening

Post Contractor's Sign with Emergency Contact Number

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

No Stationary Crane in being Proposed at this time.
The Contractor may Modify this Plan, but the New Plan must be Coordinated and Approved by the Town of Mountain Village.

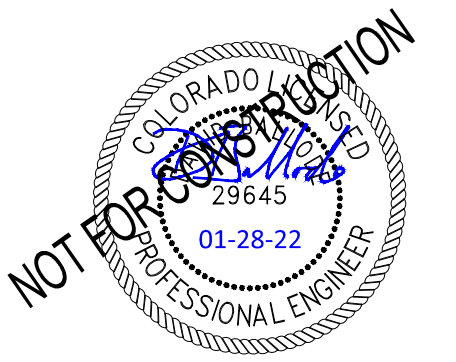


Uncompahgre Engineering, LLC

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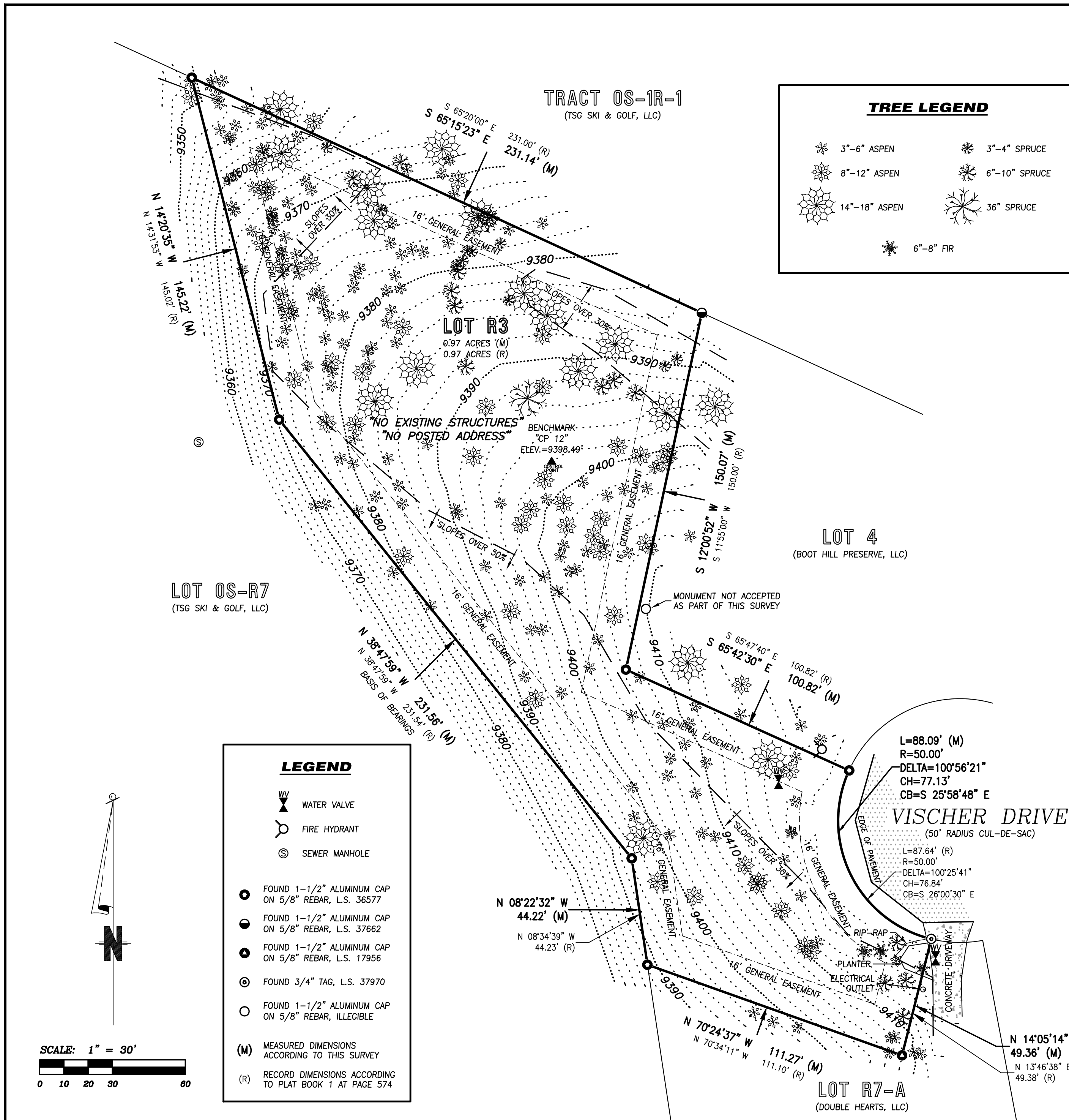
Moran Residence
Lot R3
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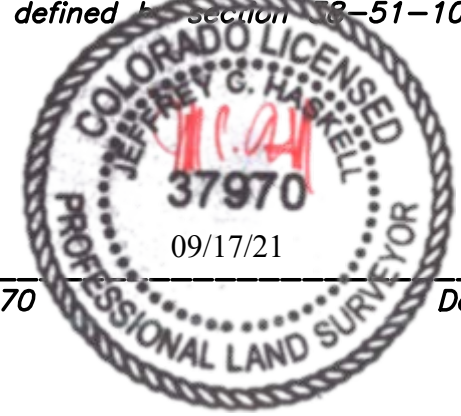
Construction Mitigation

C4



TREE LEGEND	
	3"-6" ASPEN
	8"-12" ASPEN
	14"-18" ASPEN
	3"-4" SPRUCE
	6"-10" SPRUCE
	36" SPRUCE
	6"-8" FIR

This Existing Conditions Plan of Lot R3, Town of Mountain Village, was prepared on September 16, 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 in Section 2-51-102 C.R.S.



P.L.S. NO. 37970 Date

LEGAL DESCRIPTION:

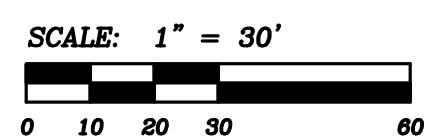
LOT R3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JULY 30, 1985 IN PLAT BOOK 1 AT PAGE 574,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86012022, dated August 19, 2021 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- BASIS OF BEARINGS:** The bearing between found monuments along the southwestern boundary of Lot R3, as shown hereon, assumed to have the record bearing of N 38°47'59" W according to Plat Book 1 at page 574.
- Benchmark: Control Point "CP 12", as shown hereon, with an elevation of 9398.49 feet.
- Contour interval is two feet.
- Trees 3" or greater are shown hereon.
- 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 wetlands located on this lot, but a wetland delineation was not performed as part of this survey.
- NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND	
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 36577
	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. 17956
	FOUND 3/4" TAG, L.S. 37970
	FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, ILLEGIBLE
(M)	MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
(R)	RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 574



EXISTING CONDITIONS PLAN
 Lot R3, Town of Mountain Village,
 located within the NW 1/4 of Section 3, T.42N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	DS
Start date:	09/15/2021

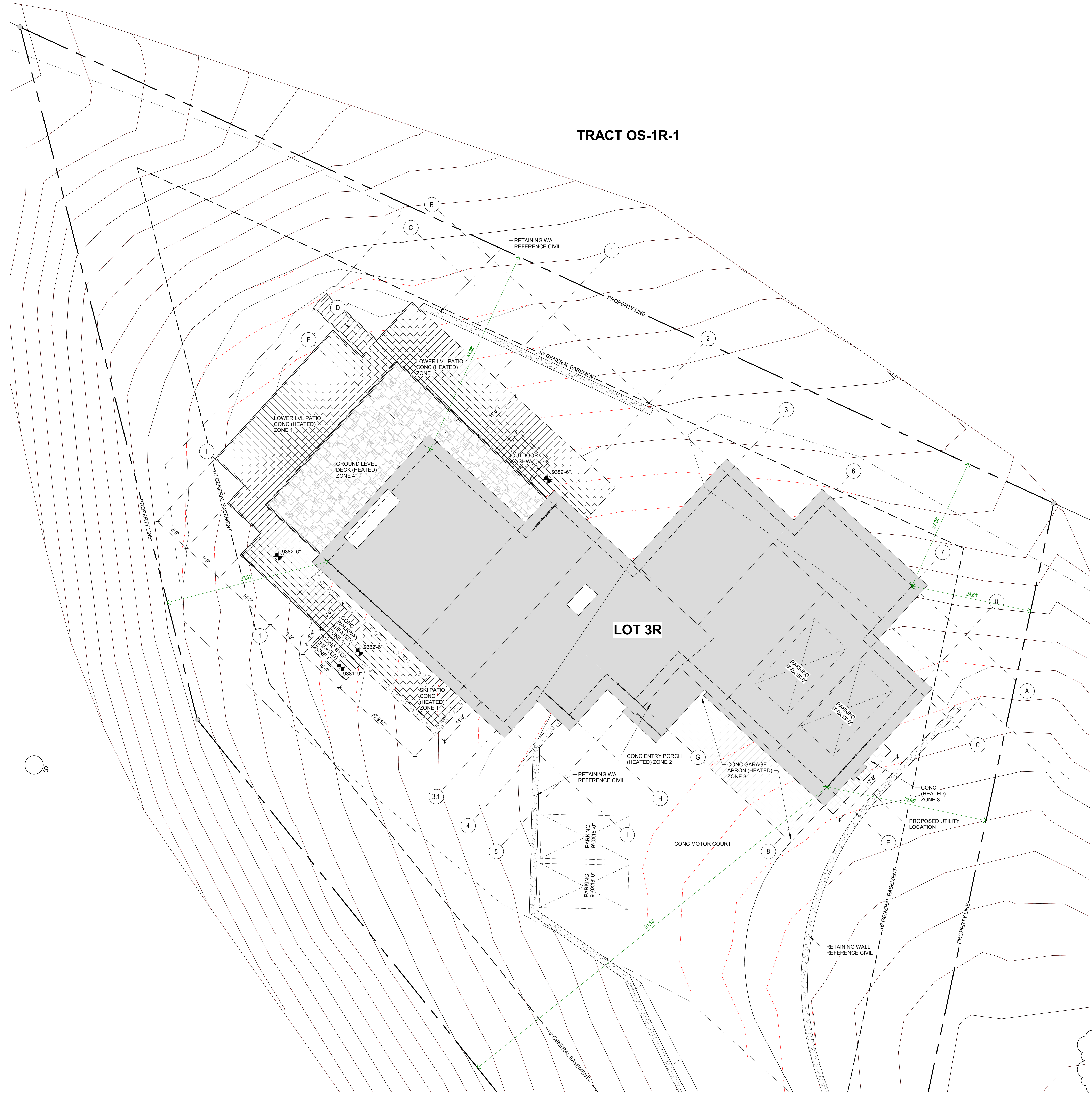


970-728-6153 970-728-6050 fax
 PO Box 1385
 125 W. Pacific Ave., Suite B-1
 Telluride, Colorado, 81435

Drawing path:	dwg\21034 EC Plan 09-21.dwg	Sheet1	of 1	Project #:	21034
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F:\Old W\Jobs\JOBS\2021\1034.dwg 9/17/2021 10:25:19 AM, PC3

TRACT OS-1R-1



PROPOSED PARKING:
(2) ENCLOSED
(2) SURFACE

FLOOR ELEVATIONS:
T.O. SLAB @ LOWER LEVEL = 9383'-0"
T.O. GYP @ GROUND LEVEL = 9395'-0"
T.O. GYP @ UPPER LEVEL = 9406'-0"
MOTOR COURT @ GARAGE DOOR = 9394'-6"

SNOWMELT CALCULATION NOTE:
ZONE 1: LOWER LEVEL PATIO / SKI PATIO / CONC STEP = 2,202 SF
ZONE 2: ENTRY PORCH = 75 SF
ZONE 3: CONC APRON AT GARAGE DOOR / UTILITY AREA SLAB = 523 SF
ZONE 4: GROUND LEVEL DECK = 905 SF
PROPOSED AREA = 3,705 SF

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



MORAN RESIDENCE

LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 3.AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

BUILDING SITE PLAN

SHEET NUMBER

A1.2

NOT FOR CONSTRUCTION

© shift architects

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 STAKED 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 AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:

1. 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:

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 ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEED TO BE SCARIFIED BEFORE BROADCASTING OF 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%

LEGEND

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

NOTE:
 ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	N/A
PICEA PUNGENS	SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	N/A
PINUS ARISTATA	BRISTLECONE PINE		15
PERENNIALS - BED A			92 SF
PERENNIALS - BED B			N/A

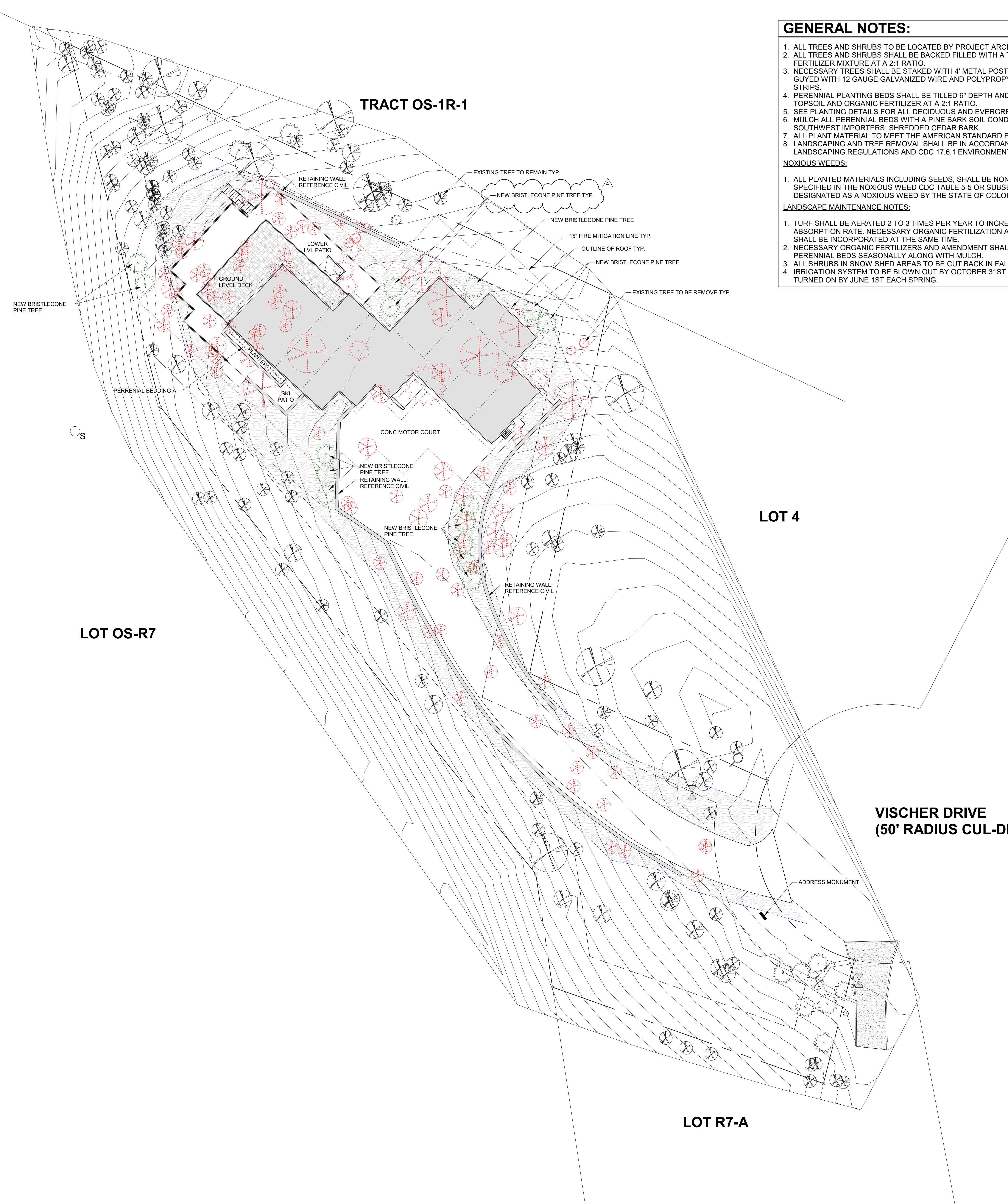
WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	8,191	16,382 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	92	230
ASPENS	10 GAL / EA	N/A	N/A
SPRUCE	10 GAL / EA	N/A	N/A
BRISTLECONE PINE	10 GAL / EA	15	150
NATIVE SHRUBS	2 GAL / EA	N/A	N/A
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			16,762 GAL
(POST ESTABLISHMENT)			380 GAL

- IRRIGATION NOTES**
1. TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER.
 2. RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER.
 3. 1.5" WILKINS MODEL 500 PRESSURE REGULATOR.
 4. RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE.
 5. CLASS 200 PVC MAINLINE 1 1/2".
 6. 1" 80NSF POLYLATERAL LINE.
 7. WATER SENSOR BY RAINBIRD.

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	.
1	EVERGREEN TREES	DRIP EMITTERS	.
2	SHRUBS	DRIP EMITTERS	.
3	PERENNIALS	1806 POP UPS	.
4	REVEGETATION AREAS	ROTORS	24





FIRE MITIGATION LEGEND

<p> ZONE 1 - REMOVE ALL SHRUBS, TREES, SLASH AND FLAMMABLE VEGETATION</p> <p> ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND</p> <p> ZONE 3 - REMOVE ALL DISEASED, DEAD OR DYING TREES</p>	<p> EXISTING ASPEN TREE</p> <p> EXISTING ASPEN TREE TO BE REMOVED</p> <p> EXISTING EVERGREEN TREE</p> <p> EXISTING EVERGREEN TREE TO BE REMOVED</p>	<p>1. ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 ENVIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.</p> <p>2. CONSISTANT WITH 2018 IRC SECTION R101.4.1 APPENDAGES AND PROJECTIONS: 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.</p> <p>3. CONTRACTOR TO SET UP A MEETING WITH TOWN FORESTER ON ZONE 2 REQUIREMENTS PRIOR TO C.O.</p>
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PROJECT ISSUE DATE:
06.20.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC.

LOT OS-R7

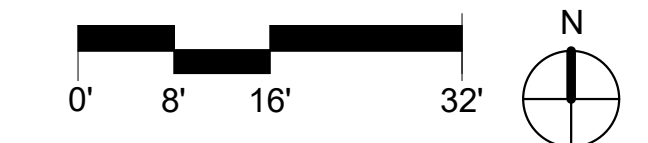
TRACT OS-1R-1

LOT 4

LOT R7-A

VISCHER DRIVE
(50' RADIUS CUL-DE-SAC)

1 FIRE MITIGATION PLAN
1/16" = 1'-0"



MORAN RESIDENCE

LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 3 AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

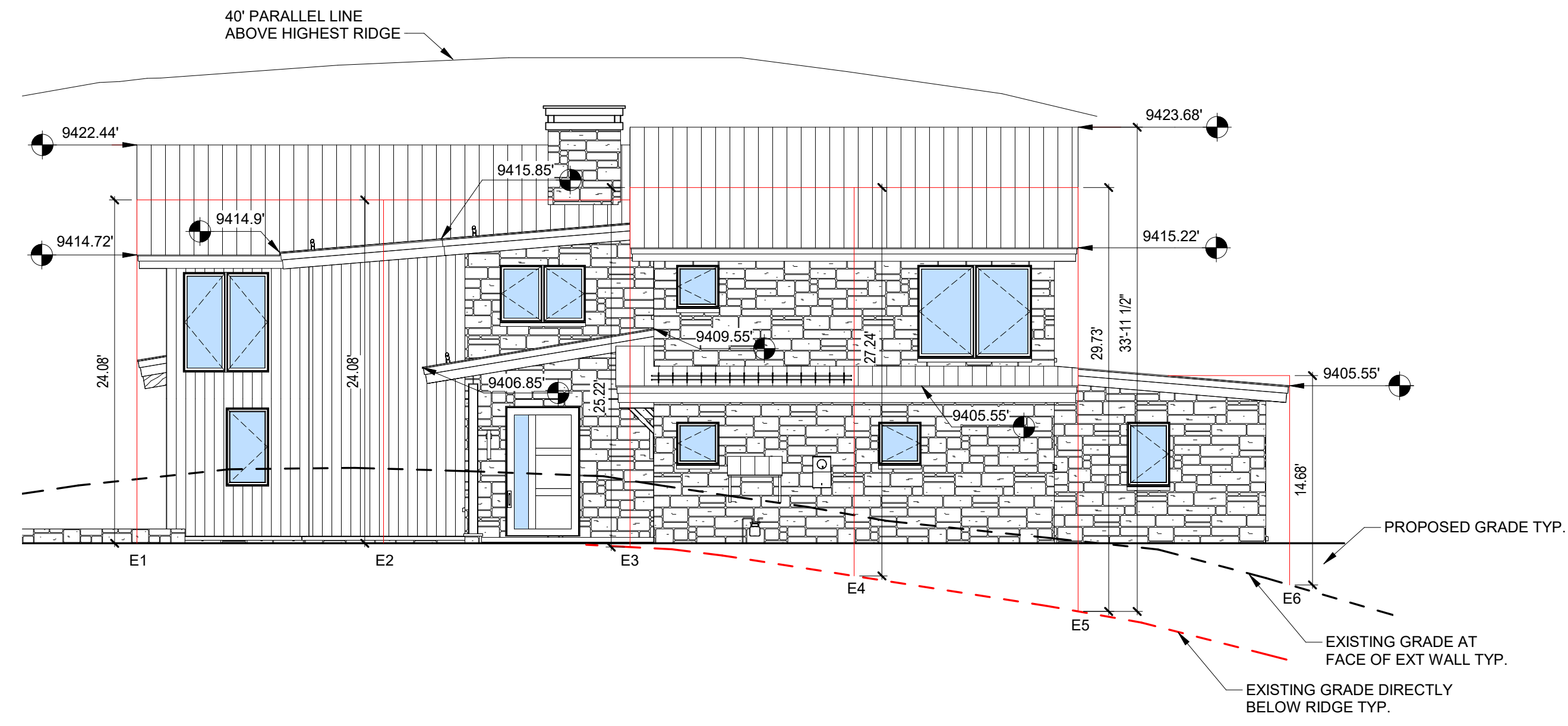
FIRE MITIGATION PLAN

SHEET NUMBER

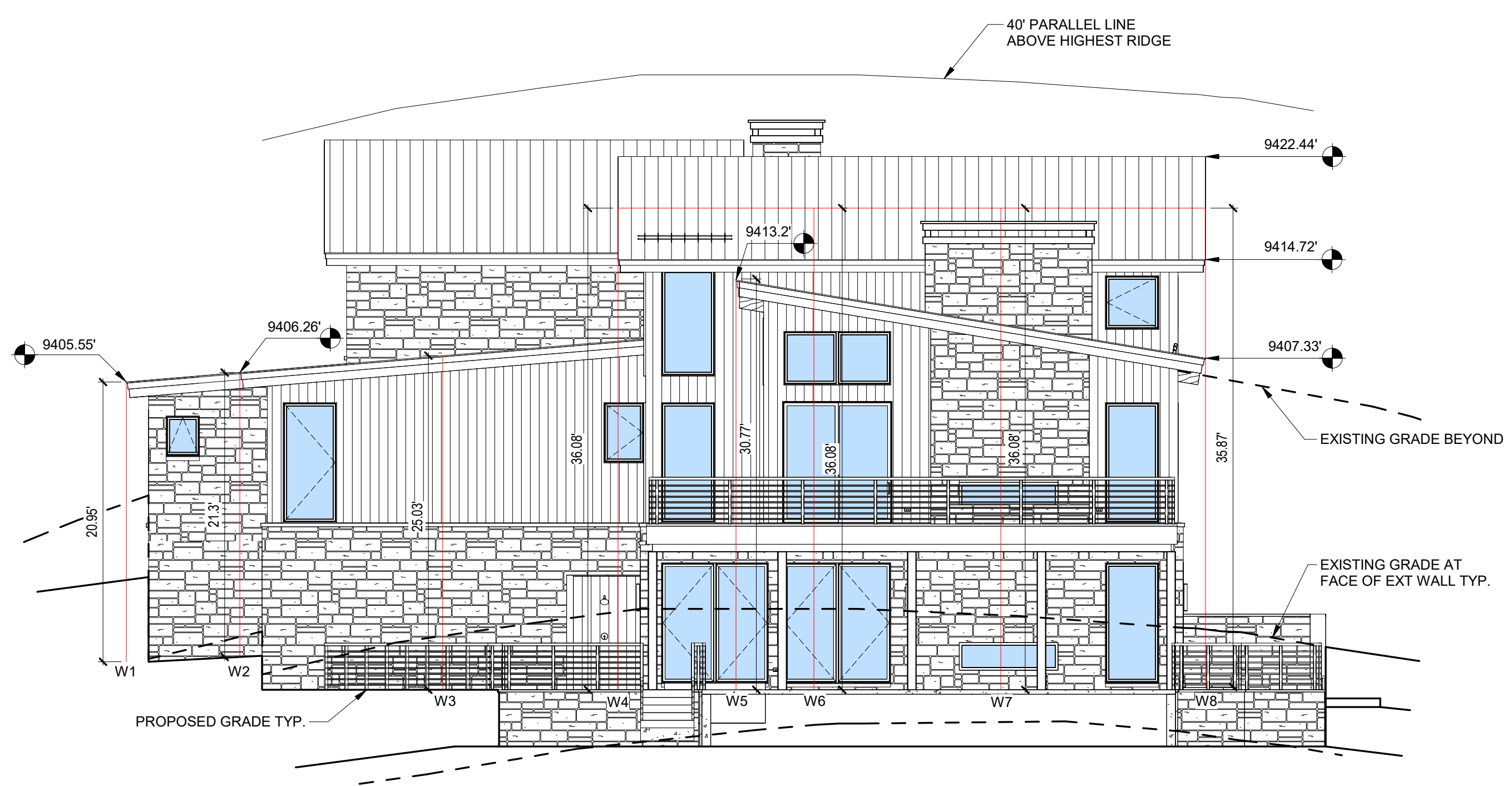
A1.4

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1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

AVG ROOF HT :

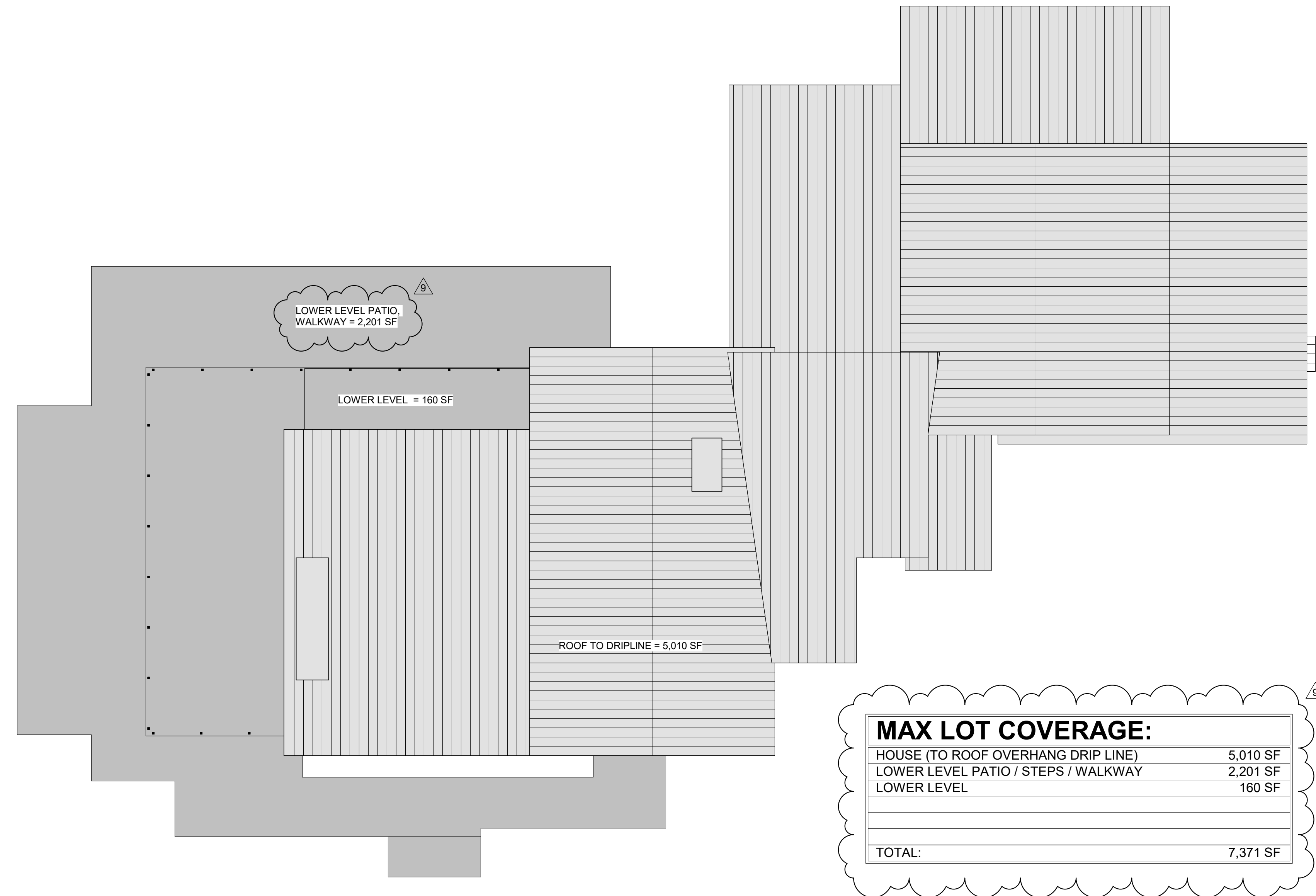
NORTH ELEVATION	
N1	11.39'
N2	17.73'
N3	28.46'
N4	30.73'
N5	33.09'
N6	35.57'
N7	36.08'
SUB-TOTAL:	193.05'

SOUTH ELEVATION	
S1	31.3'
S2	28.4'
S3	35.87'
S4	31.56'
S5	24.34'
S6	25.96'
S7	14.25'
S8	24.95'
S9	12.38'
S10	11.05'
SUB-TOTAL:	240.06'

EAST ELEVATION	
E1	24.08'
E2	24.08'
E3	25.22'
E4	27.24'
E5	29.73'
E6	14.68'
SUB-TOTAL:	145.03'

WEST ELEVATION	
W1	20.95'
W2	21.3'
W3	25.03'
W4	36.08'
W5	30.77'
W6	36.08'
W7	36.08'
W8	35.87'
SUB-TOTAL:	242.16'

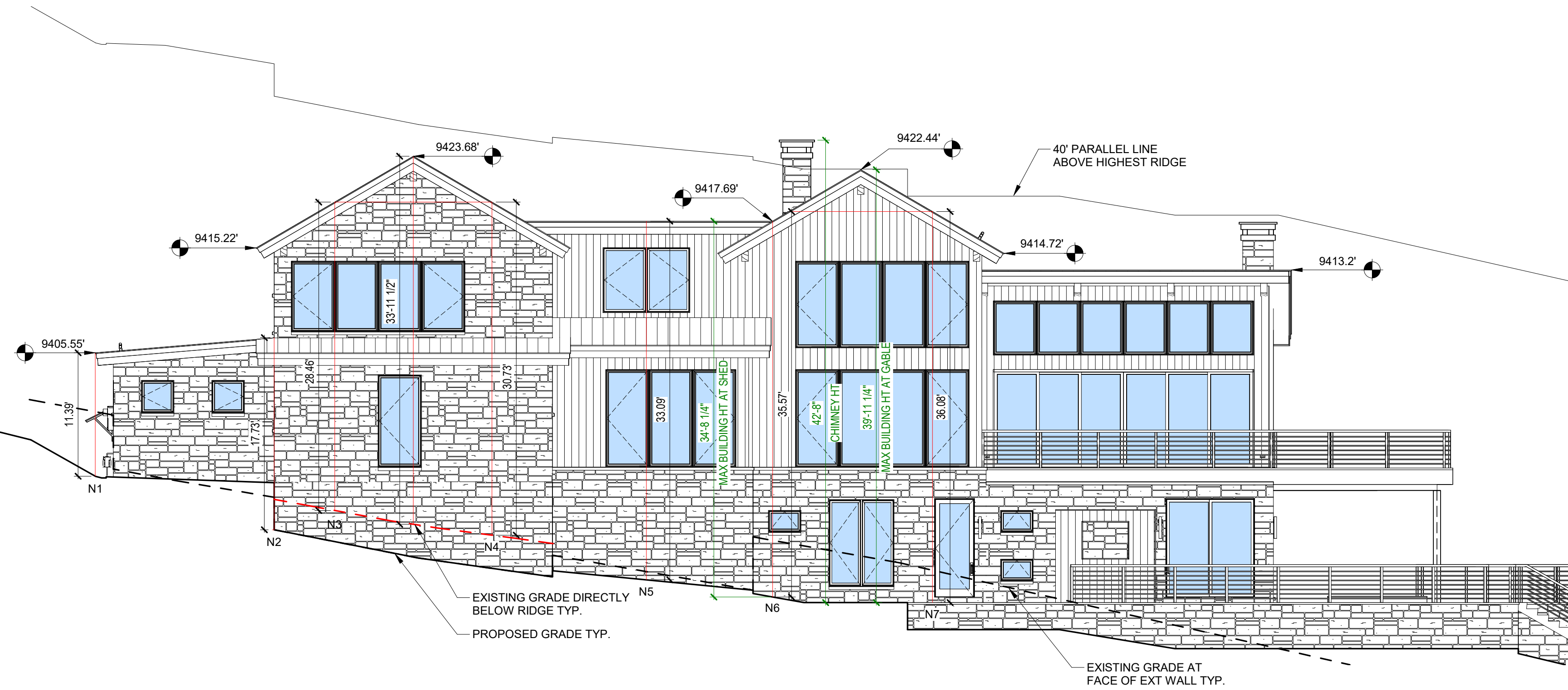
TOTAL:	820.3'
NUMBER OF LOCATIONS:	31
AVERAGE:	26.46'



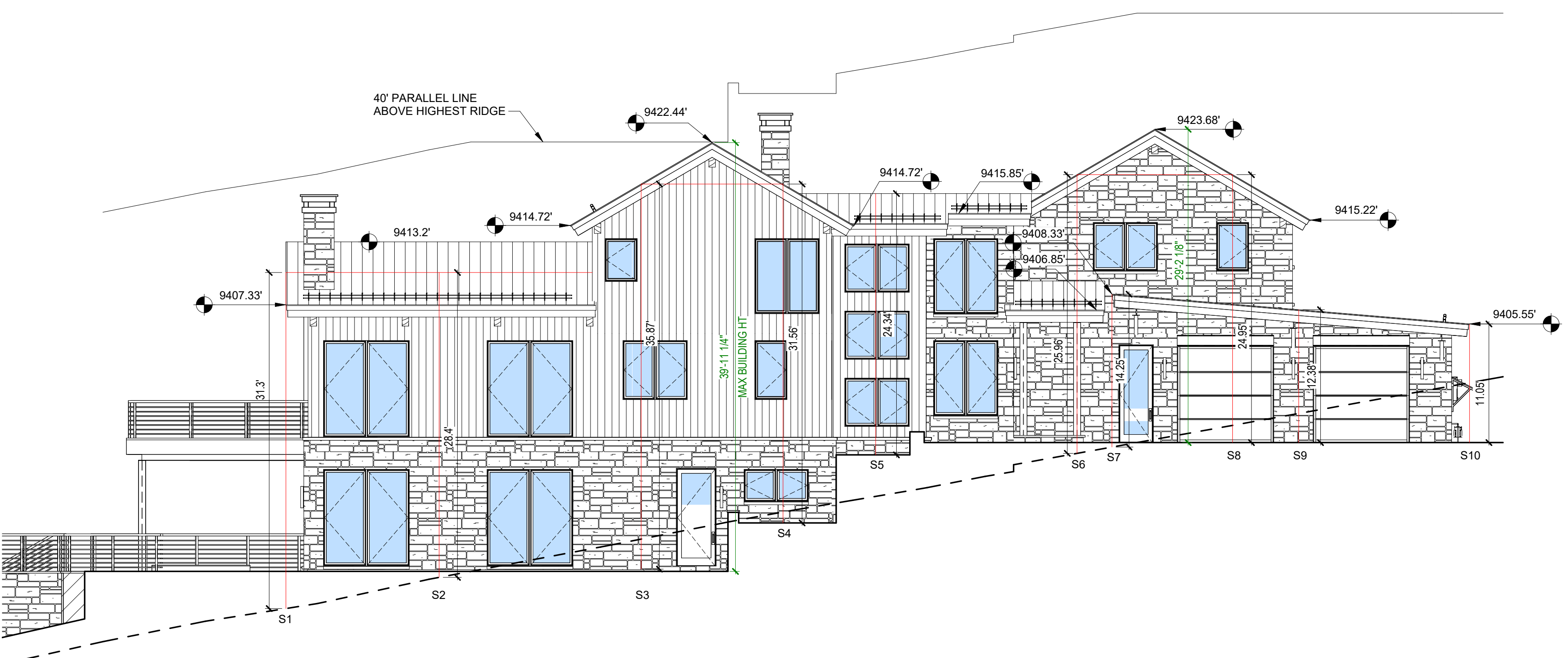
MAX LOT COVERAGE:

HOUSE (TO ROOF OVERHANG DRIP LINE)	5,010 SF
LOWER LEVEL PATIO / STEPS / WALKWAY	2,201 SF
LOWER LEVEL	160 SF
TOTAL:	7,371 SF

5 MAXIMUM LOT COVERAGE CALCULATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS

NORTH		
STONE	1,383 SF	45%
STONE @ RETAINING WALL		
WOOD SIDING	583 SF	19%
WINDOW/DOOR GLAZING	1,089.5 SF	36%
METAL DOOR	N/A	N/A
SUBTOTAL:	3,055.5 SF	100%
SOUTH		
STONE	1,052 SF	42%
STONE @ RETAINING WALL		
WOOD SIDING	655 SF	26%
WINDOW/DOOR GLAZING	673.5 SF	26%
METAL DOOR	162 SF	6%
SUBTOTAL:	2,542.5 SF	100%
EAST		
STONE	815 SF	59%
STONE @ RETAINING WALL		
WOOD SIDING	344 SF	25%
WINDOW/DOOR GLAZING	175 SF	13%
METAL DOOR	46 SF	3%
SUBTOTAL:	1,380 SF	100%
WEST		
STONE	1,243 SF	51%
STONE @ RETAINING WALL		
WOOD SIDING	676 SF	29%
WINDOW/DOOR GLAZING	481 SF	20%
METAL DOOR	N/A	N/A
SUBTOTAL:	2,400 SF	100%
TOTALS		
STONE	4,493 SF	
STONE @ RETAINING WALL		
WOOD SIDING	2,258 SF	
WINDOW/DOOR GLAZING	2,419 SF	
METAL DOOR	208 SF	
TOTAL:	9,378 SF	
PERCENTAGES		
STONE	48%	
STONE @ RETAINING WALL		
WOOD SIDING	24%	
WINDOW/DOOR GLAZING	26%	
METAL DOOR	2%	
TOTAL:	100%	

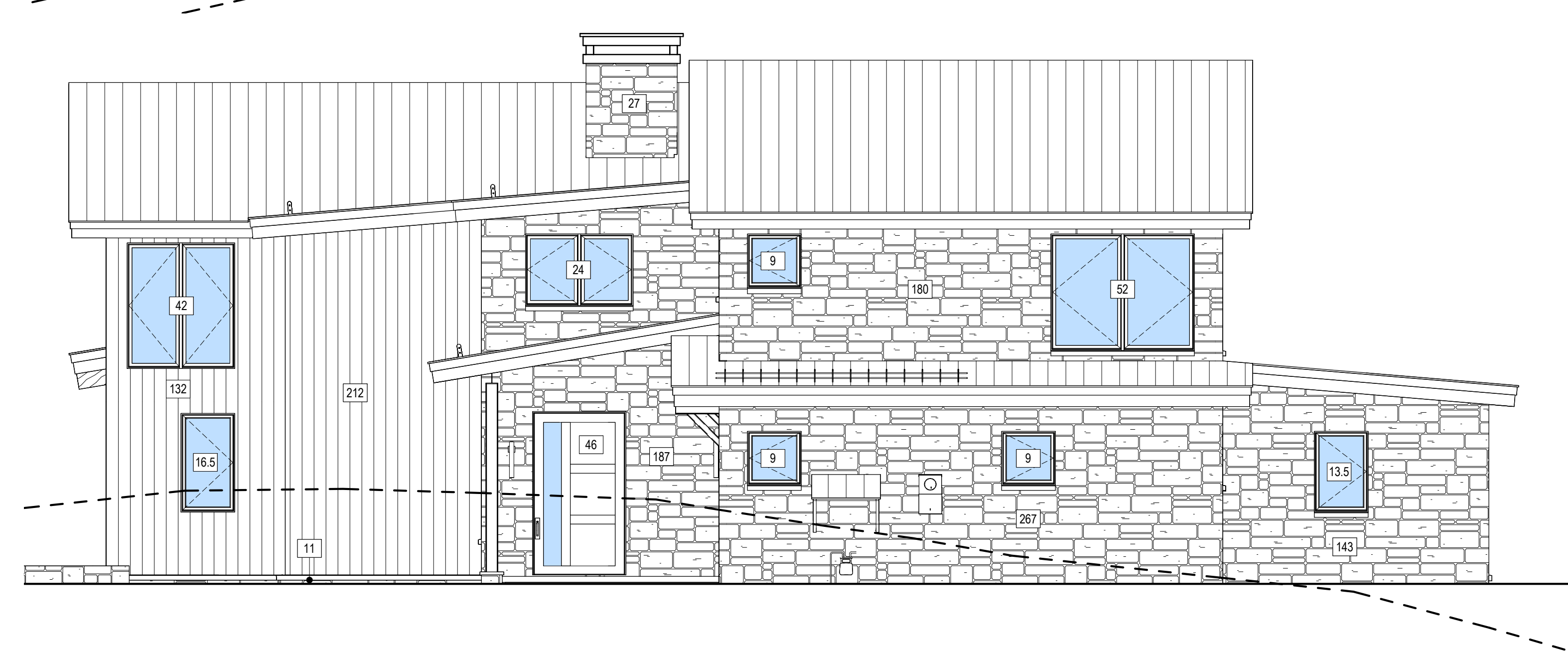
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1



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



2 SOUTH ELEVATION
3/16" = 1'-0"



3 EAST 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.

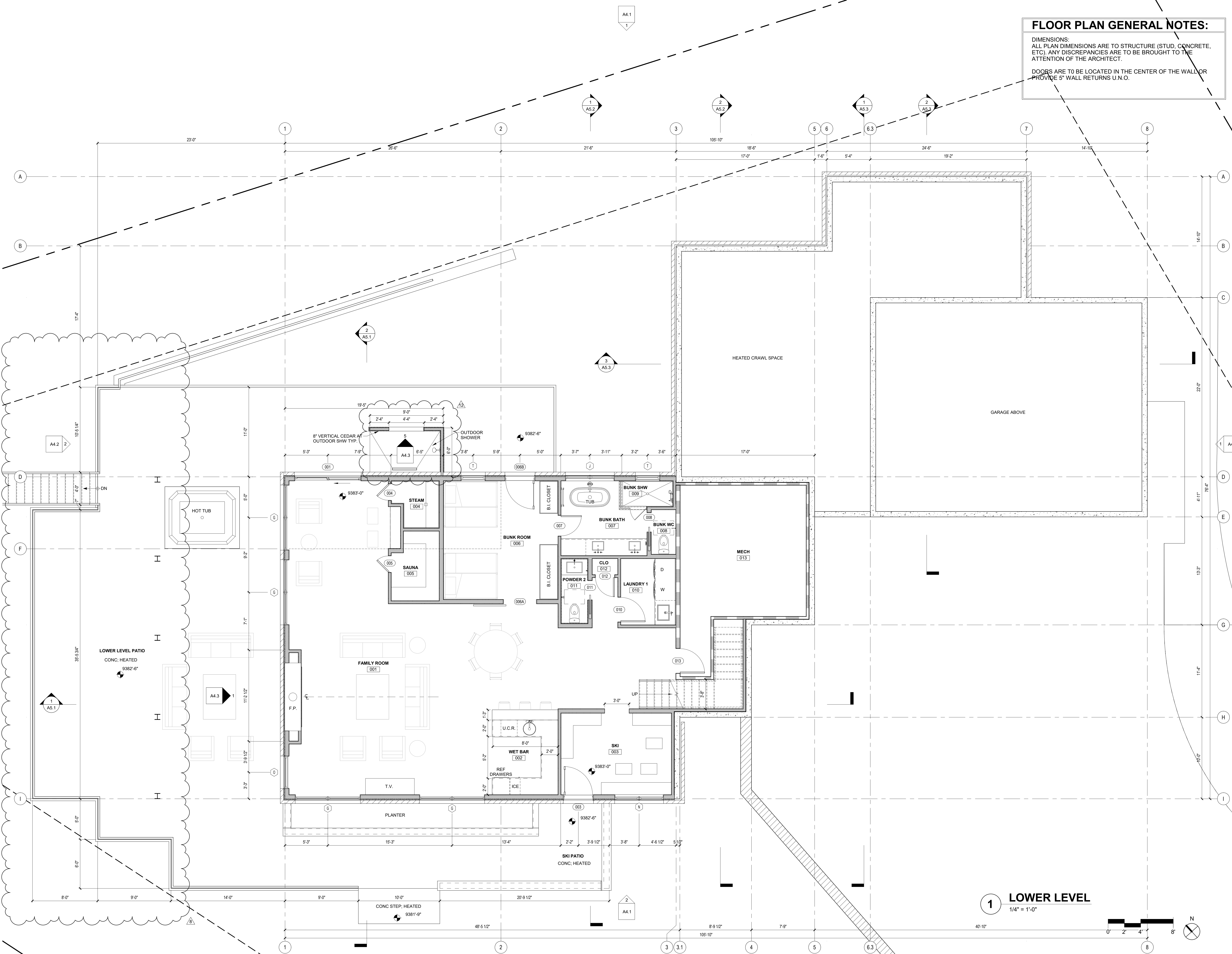
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PROJECT ISSUE DATE:
06.20.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC
8	06.13.22	Revised lower level patio
12	06.13.22	New outdoor shower



MORAN RESIDENCE

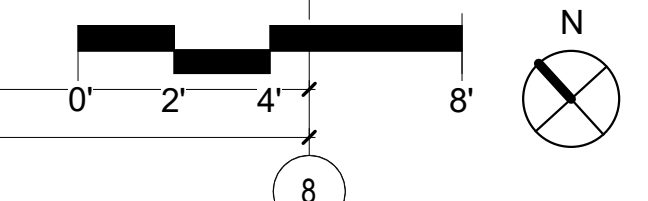
LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 3 AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

FLOOR PLANS

SHEET NUMBER

A3.1

1 LOWER LEVEL
1/4" = 1'-0"



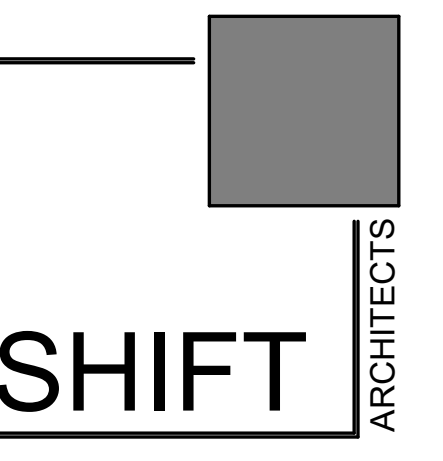
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FLOOR PLAN GENERAL NOTES:

DIMENSIONS:
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC.). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

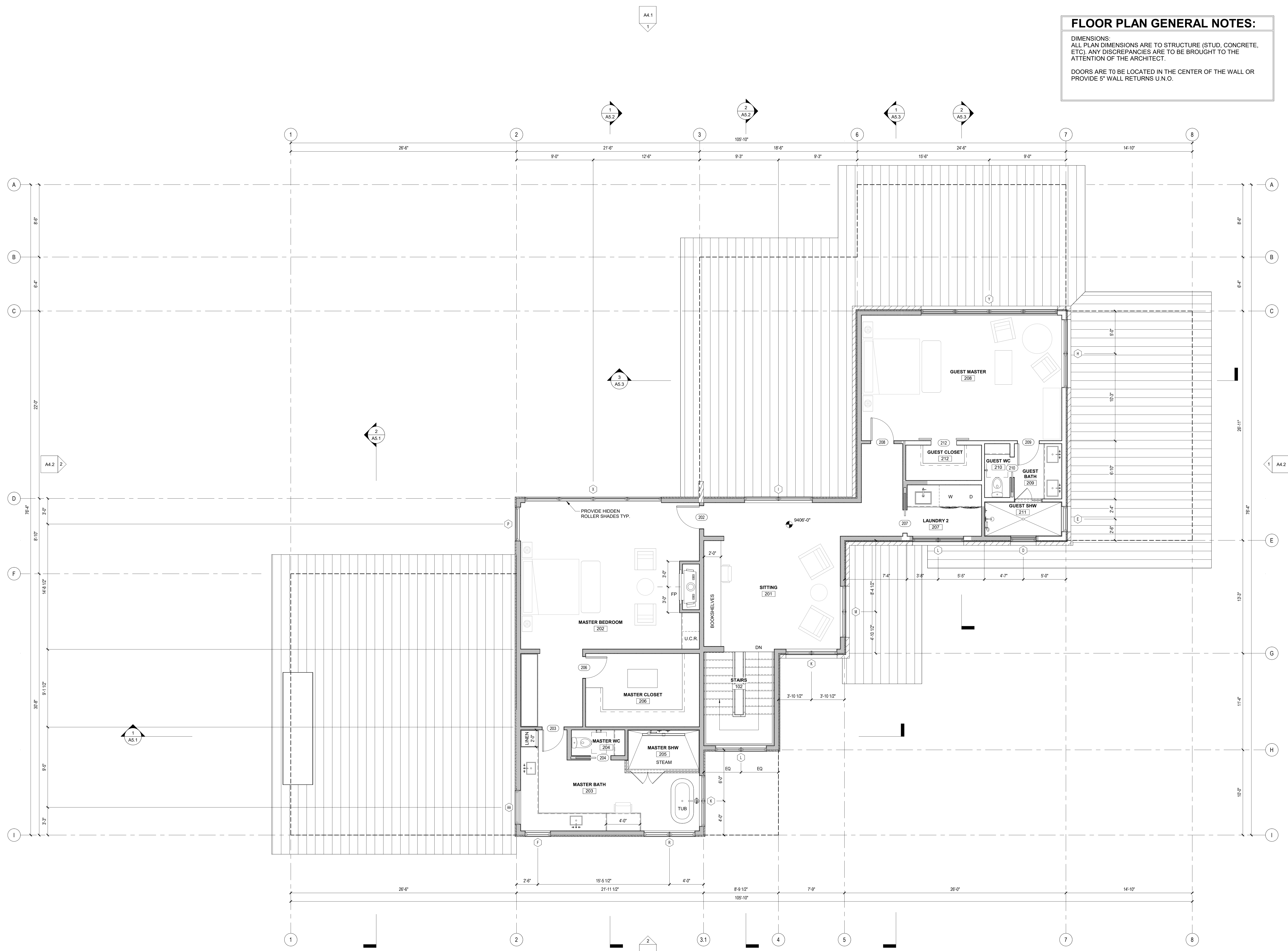
DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.



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REVISIONS
NO. DATE DESC.



MORAN RESIDENCE

LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
LOT 3 AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

FLOOR PLANS

SHEET NUMBER

A3.3

1 UPPER LEVEL
1/4" = 1'-0"

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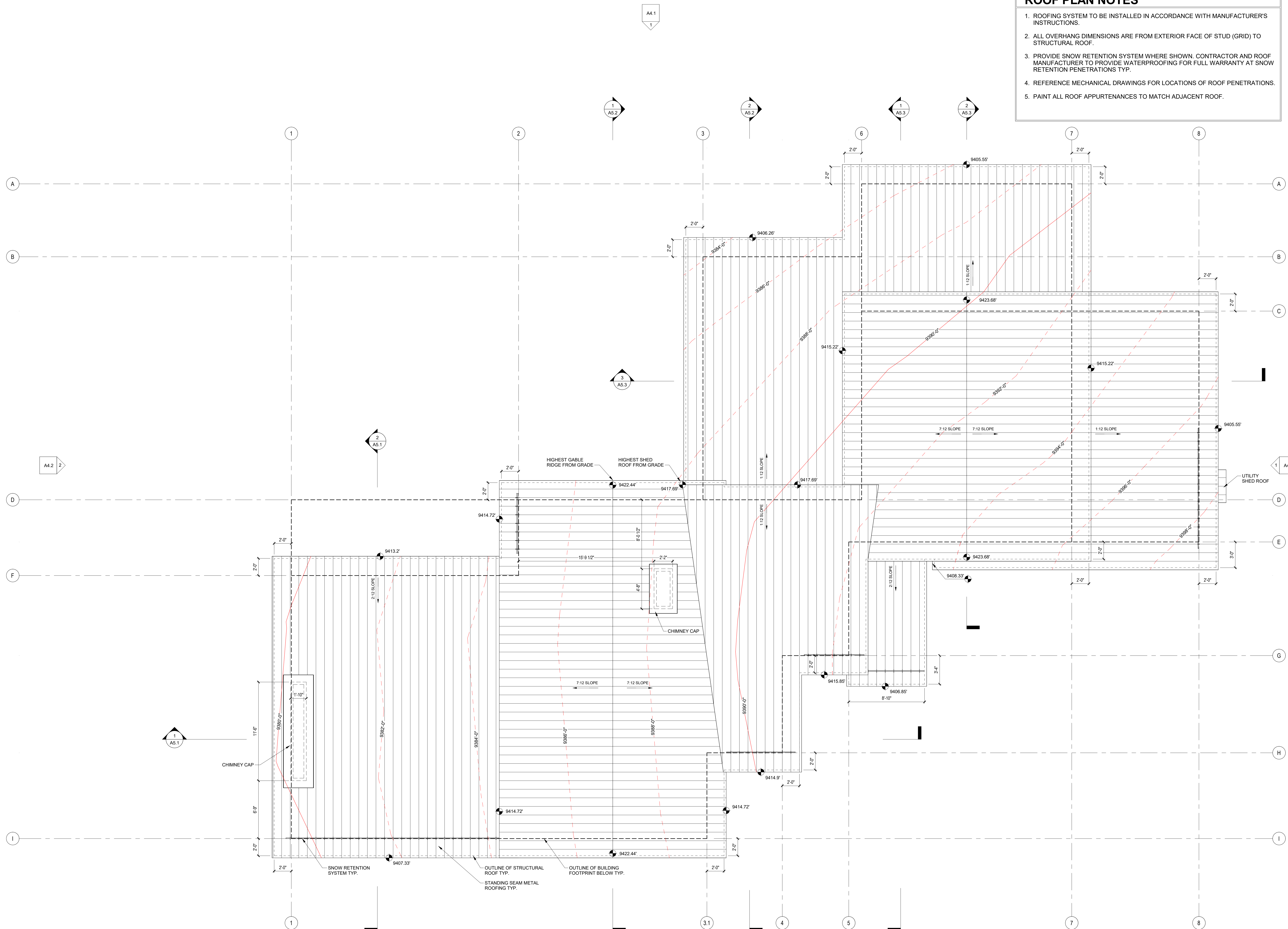
ROOF PLAN NOTES

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.

PROJECT ISSUE DATE:
 06.20.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC.



MORAN RESIDENCE
 LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 3 AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

ROOF PLAN
 SHEET NUMBER

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



A3.4
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EXTERIOR ELEVATION NOTES

1. 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.

PROJECT ISSUE DATE:
 06.20.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC
7	06.09.22	Revised columns at entry porch
10	06.13.22	Revised fascia
11	06.13.22	New timber beam typ.
12	06.13.22	New outdoor shower
14	06.13.22	Revised window size
16	06.13.22	New C Channel at garage door header
17	06.13.22	Revised height of stone veneer



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



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

MORAN RESIDENCE

LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 3 AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

EXTERIOR ELEVATIONS

SHEET NUMBER

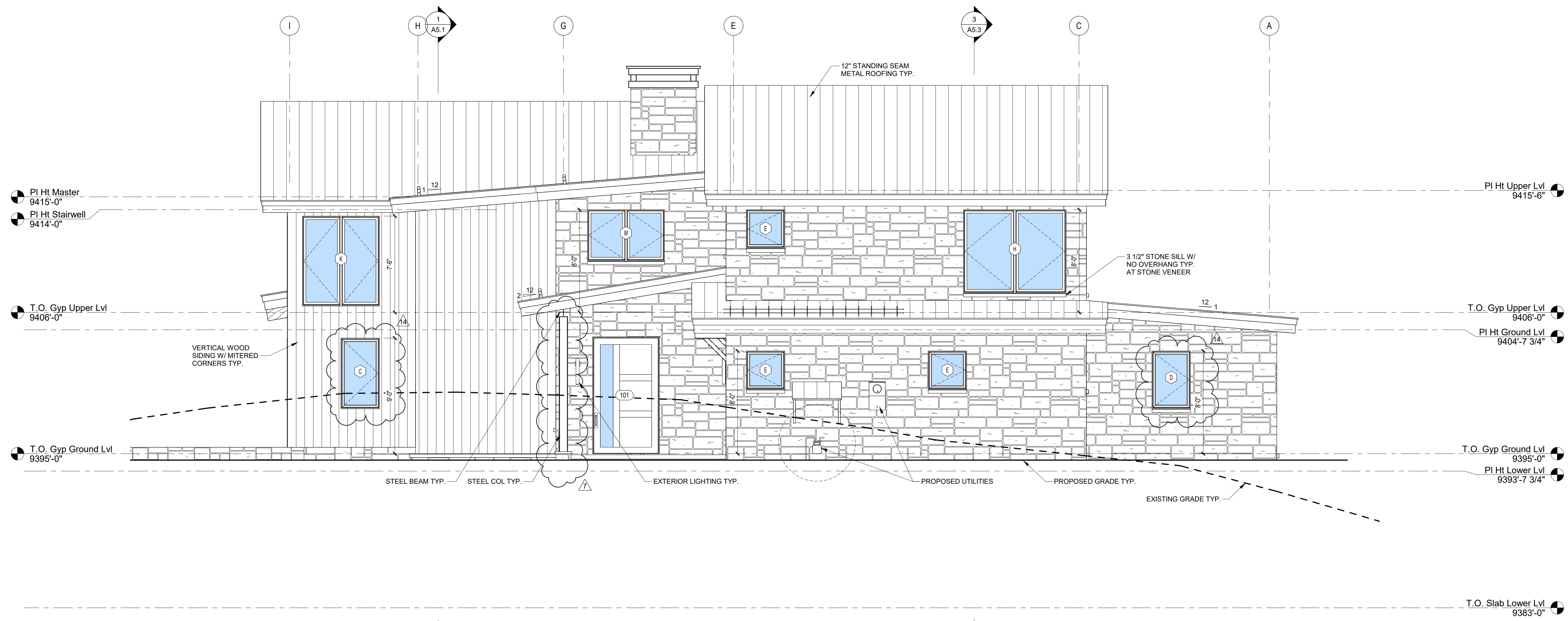
A4.1

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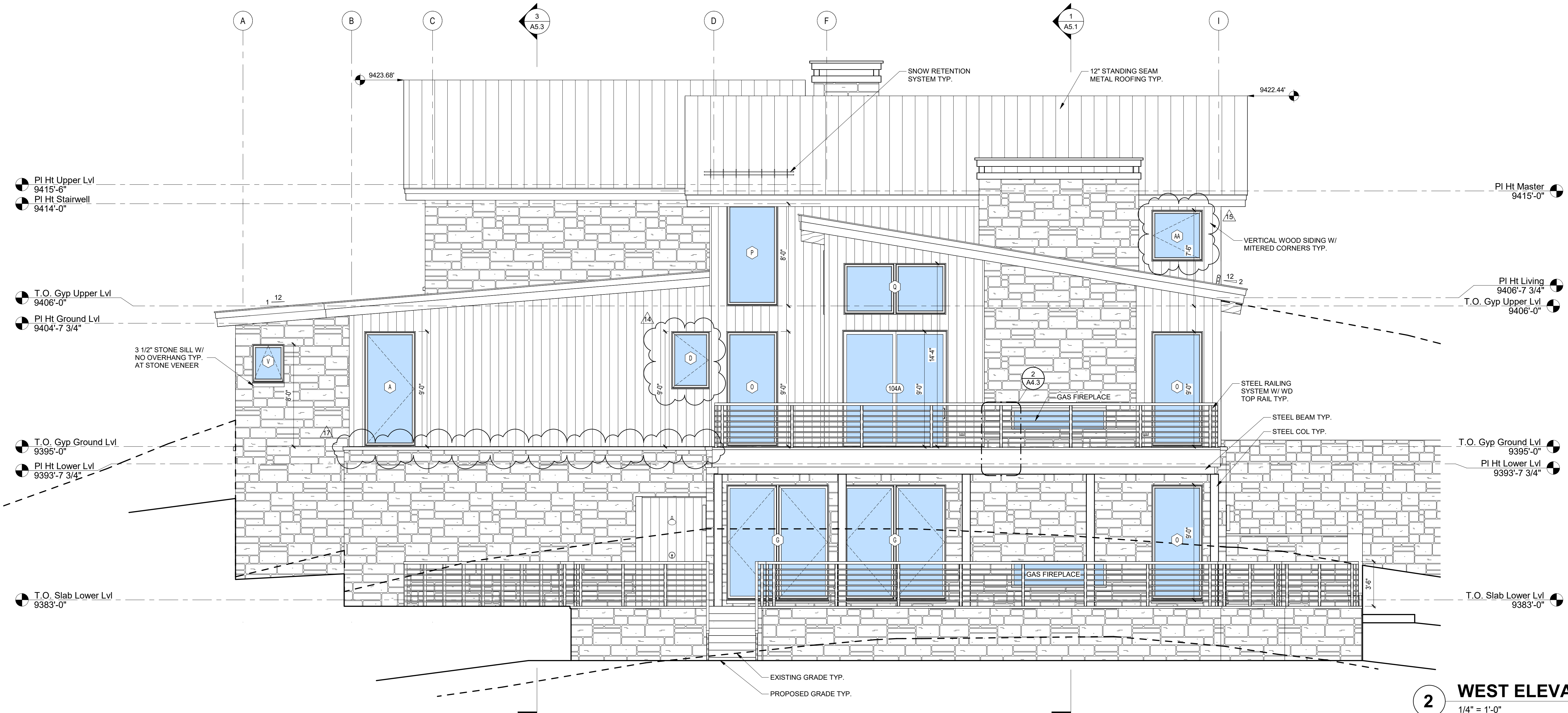
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REVISIONS

NO.	DATE	DESC.
7	06.09.22	Revised columns at entry porch
14	06.13.22	Revised window size
15	06.13.22	New window
17	06.13.22	Revised height of stone veneer



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



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

MORAN RESIDENCE

LOT R3, VISCHER DRIVE, MOUNTAIN VILLAGE, CO 81435
 LOT 3 AKA LOT R3 TELLURIDE MOUNTAIN VILLAGE FILING 1 CONT. 97 AC

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.2

NOT FOR CONSTRUCTION



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



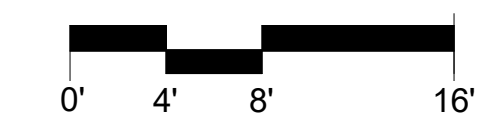
2 SOUTH ELEVATION
 1/8" = 1'-0"

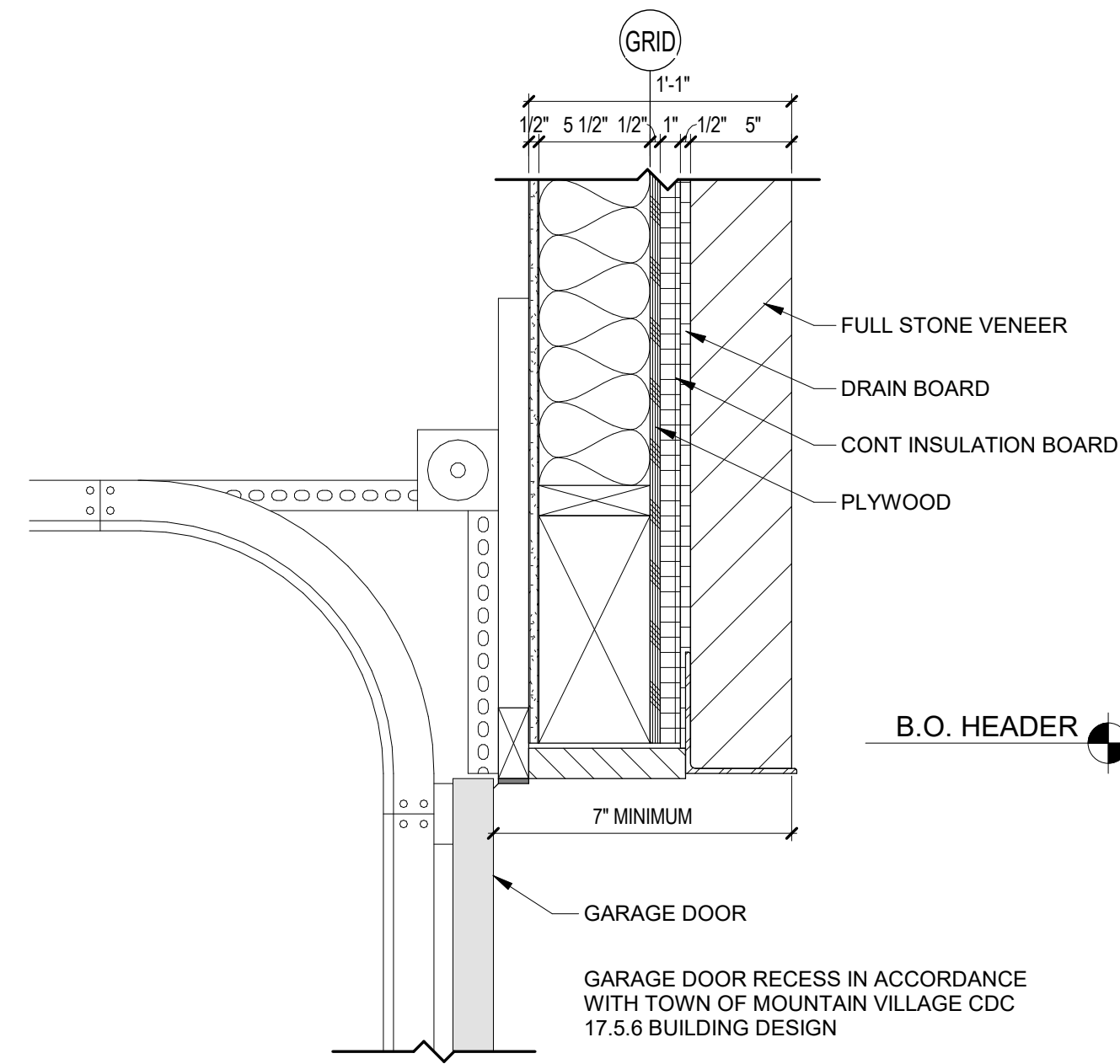


3 EAST ELEVATION
 1/8" = 1'-0"



4 WEST ELEVATION
 1/8" = 1'-0"





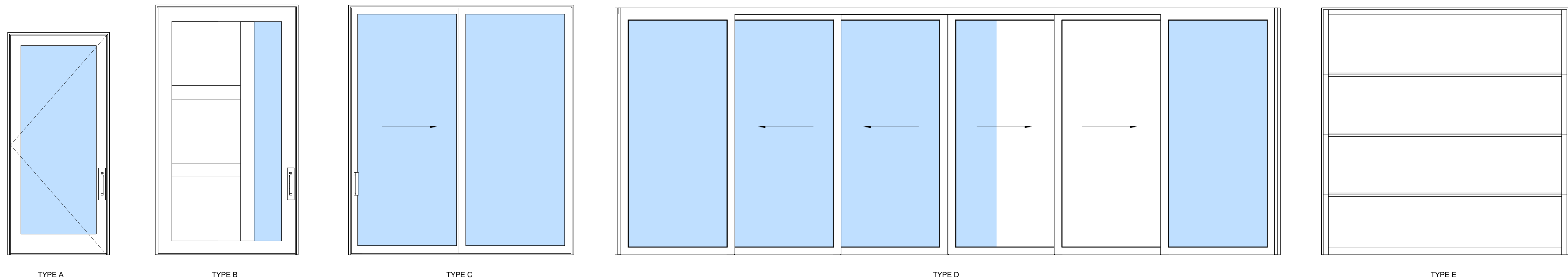
1 GARAGE DOOR RECESS
1 1/2" = 1'-0"

- DOOR NOTES:**
1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
 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.
 6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
 7. PROVIDE SCREENS FOR ALL DOORS.
 8. DOORS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6H DOORS AND ENTRY WAYS).

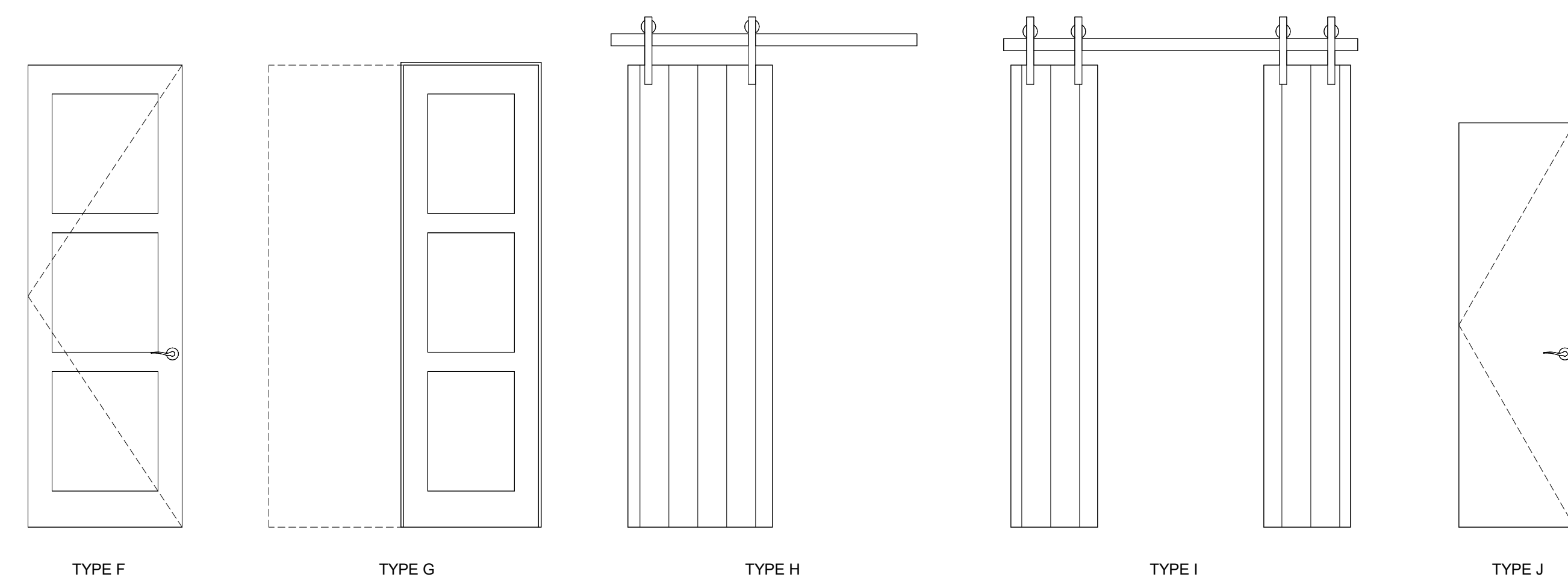
DOOR SCHEDULE EXTERIOR FRAME							
MARK	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	COMMENTS
001	FAMILY ROOM	C	8'-0"	9'-0"	SLIDING PATIO	LOEWEN ALUM CLAD WOOD; CHARCOAL	
104A	LIVING	C	8'-0"	9'-0"	SLIDING PATIO	LOEWEN ALUM CLAD WOOD; CHARCOAL	
104B	LIVING	D	24'-0"	9'-0"	BI-PARTING LIFTSLIDE (6 PANEL)	LOEWEN ALUM CLAD WOOD; CHARCOAL	

DOOR SCHEDULE EXTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
003	SKI	A	3'-6"	9'-0"	SWING	LOEWEN ALUM CLAD WOOD; CHARCOAL	
006B	BUNK ROOM	A	3'-6"	9'-0"	SWING	LOEWEN ALUM CLAD WOOD; CHARCOAL	
101	ENTRY	B	5'-0"	9'-0"	PIVOT	CUSTOM PIVOT DOOR: STEEL / GLASS	
120B	GARAGE	A	3'-0"	9'-0"	SWING	LOEWEN ALUM CLAD WOOD; CHARCOAL	
120C	GARAGE	E	9'-0"	9'-0"	OVERHEAD DOOR	STEEL PANEL	
120D	GARAGE	E	9'-0"	9'-0"	OVERHEAD DOOR	STEEL PANEL	

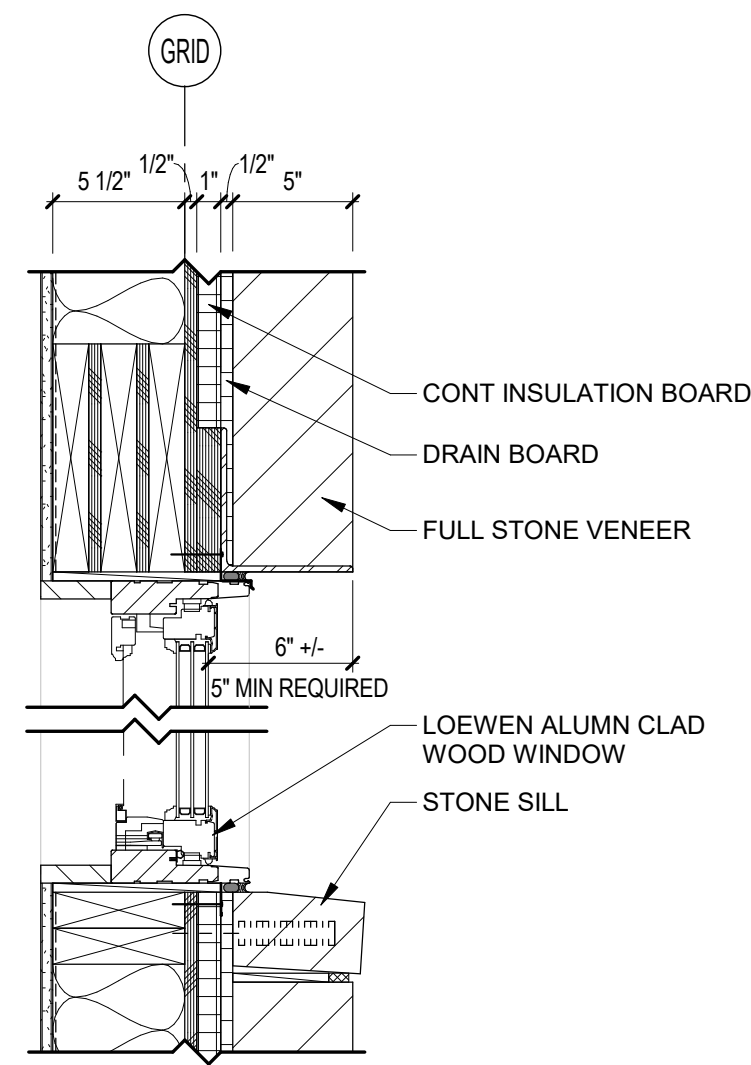
DOOR SCHEDULE INTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
004	STEAM	J	2'-0"	7'-0"	SWING (SAUNA/STEAM)		
005	SAUNA	J	2'-0"	7'-0"	SWING (SAUNA/STEAM)		
006A	BUNK ROOM	H	4'-0"	8'-0"	BARN DOOR (SINGLE)		
007	BUNK BATH	F	2'-6"	8'-0"	SWING		
008	BUNK WC	G	2'-4"	8'-0"	POCKET		
010	LAUNDRY 1	F	3'-0"	8'-0"	SWING		
011	POWDER 2	G	2'-4"	8'-0"	POCKET		
012	FAMILY ROOM	F	2'-4"	8'-0"	SWING		
013	MECH	F	3'-0"	8'-0"	SWING		20 MIN FIRE RATED
106	KITCHEN 2	G	2'-8"	8'-0"	POCKET		
107	PANTRY	F	2'-6"	8'-0"	SWING		
108	CLOSET	H	2'-6"	8'-0"	BARN DOOR (SINGLE)		
110	POWDER 1	F	2'-6"	8'-0"	SWING		
111	CLOSET	F	2'-8"	8'-0"	SWING		
112A	BEDROOM 1	F	2'-8"	8'-0"	SWING		
112B	BEDROOM 2	F	2'-8"	8'-0"	SWING		
113	BATH 1	F	2'-6"	8'-0"	SWING		
114	WC 1	G	2'-4"	8'-0"	POCKET		
116	CLOSET 1	F	2'-6"	8'-0"	SWING		
117	BEDROOM 2	F	2'-8"	8'-0"	SWING		
118	BATH 2	F	2'-4"	8'-0"	SWING		
119	BATH 2	G	2'-4"	8'-0"	POCKET		
120A	HALL	F	3'-0"	8'-0"	SWING		20 MIN FIRE RATED
202	MASTER BEDROOM	F	2'-8"	8'-0"	SWING		
203	MASTER BATH	F	2'-6"	8'-0"	SWING		
204	MASTER BATH	G	2'-4"	8'-0"	POCKET		
206	MASTER CLOSET	F	2'-6"	8'-0"	SWING		
207	LAUNDRY 2	G	2'-8"	8'-0"	POCKET		
208	GUEST MASTER	F	2'-8"	8'-0"	SWING		
209	GUEST BATH	F	2'-6"	8'-0"	SWING		
210	GUEST BATH	G	2'-4"	8'-0"	POCKET		
212	GUEST CLOSET	I	3'-0"	8'-0"	BARN DOOR (DOUBLE)		



EXTERIOR DOOR TYPES



INTERIOR DOOR TYPES

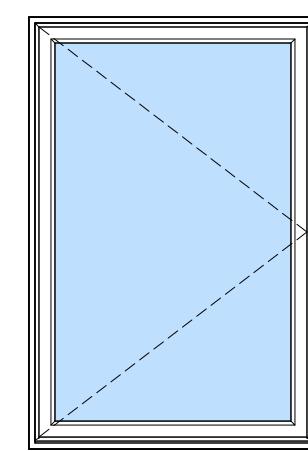


1 WINDOW HEAD/SILL STONE VENEER
 1 1/2" = 1'-0"

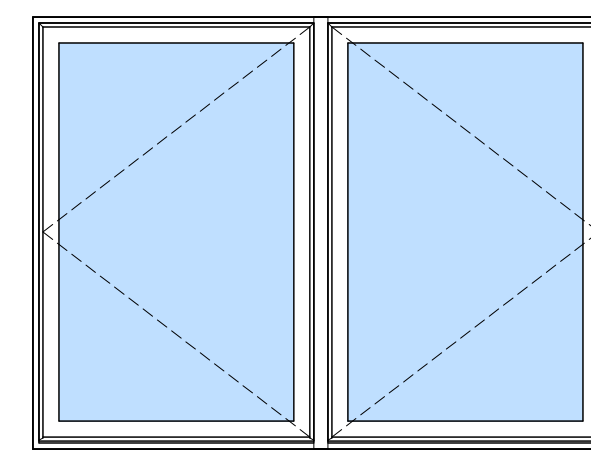
WINDOW NOTES:

1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
3. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
4. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
6. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
7. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
8. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.
9. DOORS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6H DOORS AND ENTRY WAYS).

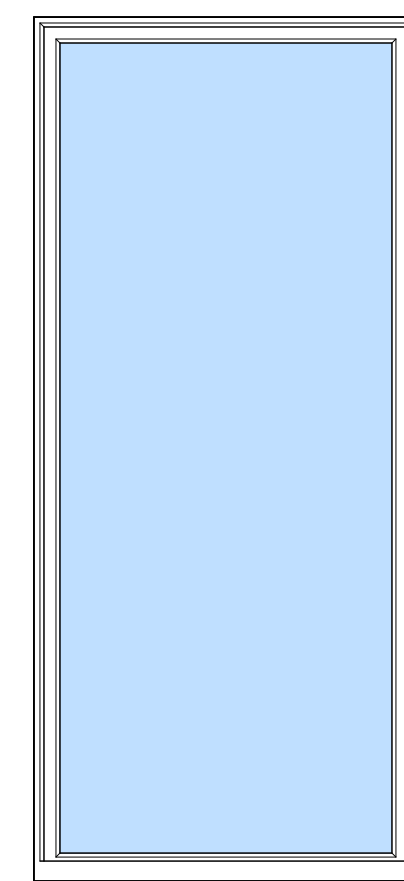
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
001	FAMILY ROOM	G	8'-0"	9'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
001	FAMILY ROOM	G	8'-0"	9'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
001	FAMILY ROOM	G	8'-0"	9'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
001	FAMILY ROOM	G	8'-0"	9'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
001	FAMILY ROOM	O	4'-0"	9'-0"	3	PICTURE (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
003	SKI	N	6'-0"	3'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
006	BUNK ROOM	T	3'-0"	2'-0"	6	AWNING (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
006	BUNK ROOM	T	3'-0"	2'-0"	6	AWNING (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
007	BUNK BATH	J	6'-0"	8'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
009	BUNK SHW	T	3'-0"	2'-0"	6	AWNING (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
101	ENTRY	K	6'-0"	7'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
102	STAIRS	L	6'-0"	4'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
102	STAIRS	L	6'-0"	4'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
102	STAIRS	L	6'-0"	4'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
103	DINING	O	4'-0"	9'-0"	3	PICTURE (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
103	DINING	W	16'-0"	9'-0"	7	CASEMENT / PICTURE / PICTURE / CASEMENT (4 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
104	LIVING	G	8'-0"	9'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
104	LIVING	G	8'-0"	9'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
104	LIVING	O	4'-0"	9'-0"	3	PICTURE (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
104	LIVING	Q	8'-0"	4'-0"	4	PICTURE (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
104	LIVING	S	24'-0"	5'-0"	5	PICTURE (6 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
105	KITCHEN	U	6'-0"	5'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
106	KITCHEN 2	C	3'-0"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
106	KITCHEN 2	C	3'-0"	5'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
112	BEDROOM 1	A	4'-0"	9'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
112	BEDROOM 1	Z	12'-0"	9'-0"	8	CASEMENT / PICTURE / CASEMENT (3 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
115	SHW 1	D	3'-0"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
117	BEDROOM 2	B	4'-0"	8'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
117	BEDROOM 2	D	3'-0"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
119	WC 2	V	2'-6"	3'-0"	6	AWNING (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
120	GARAGE	E	3'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
120	GARAGE	E	3'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
120	GARAGE	E	3'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
120	GARAGE	E	3'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
201	SITTING	I	8'-0"	6'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
201	SITTING	K	6'-0"	7'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
201	SITTING	M	6'-0"	4'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
202	MASTER BEDROOM	P	4'-0"	8'-0"	3	PICTURE (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
202	MASTER BEDROOM	X	16'-0"	8'-0"	7	CASEMENT / PICTURE / PICTURE / CASEMENT (4 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
203	MASTER BATH	AA	4'-0"	4'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
203	MASTER BATH	F	3'-0"	4'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
203	MASTER BATH	K	6'-0"	7'-0"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
203	MASTER BATH	R	6'-0"	7'-0"	4	PICTURE (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
207	LAUNDRY 2	L	6'-0"	4'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
208	GUEST MASTER	H	8'-0"	6'-6"	2	CASEMENT (2 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
208	GUEST MASTER	Y	16'-0"	6'-6"	7	CASEMENT / PICTURE / PICTURE / CASEMENT (4 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
211	GUEST SHW	D	3'-0"	4'-6"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	
211	GUEST SHW	E	3'-0"	3'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD WOOD; CHARCOAL	



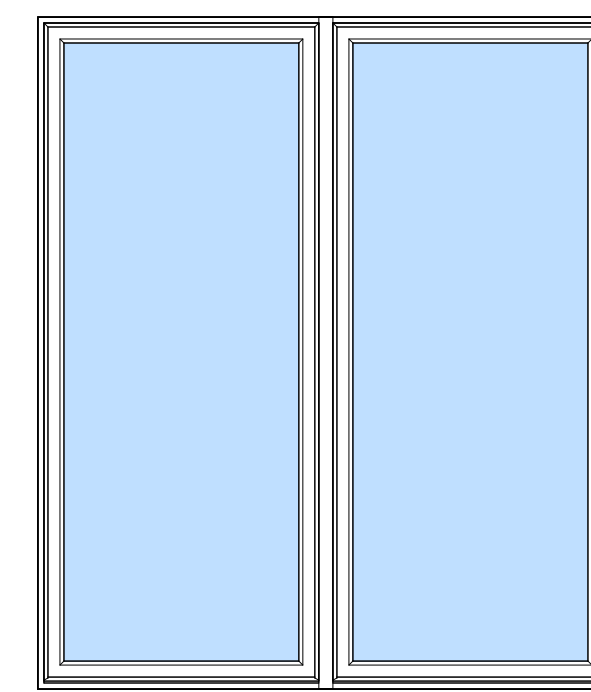
TYPE 1
CASEMENT 1-WIDE



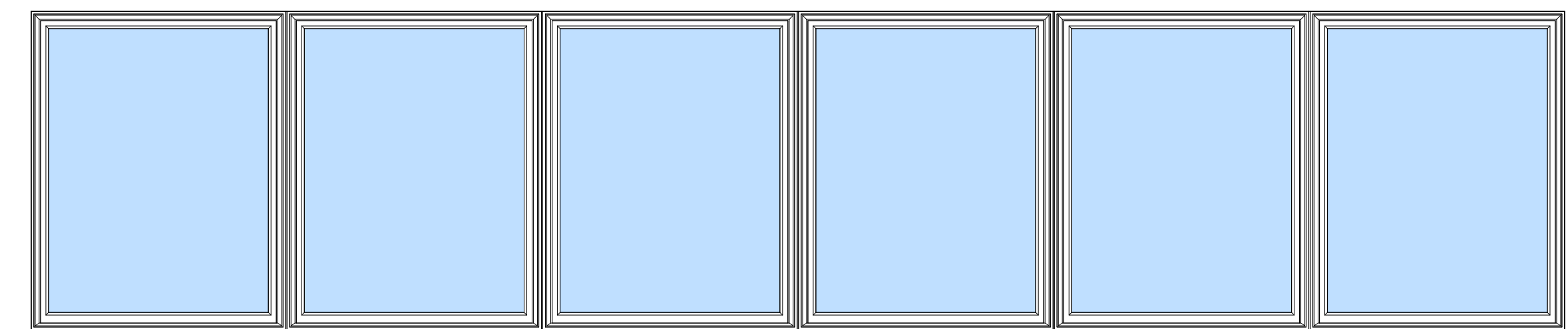
TYPE 2
CASEMENT 2-WIDE



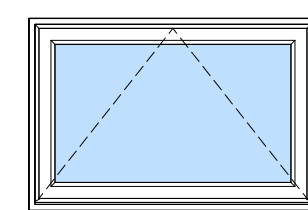
TYPE 3
PICTURE 1-WIDE



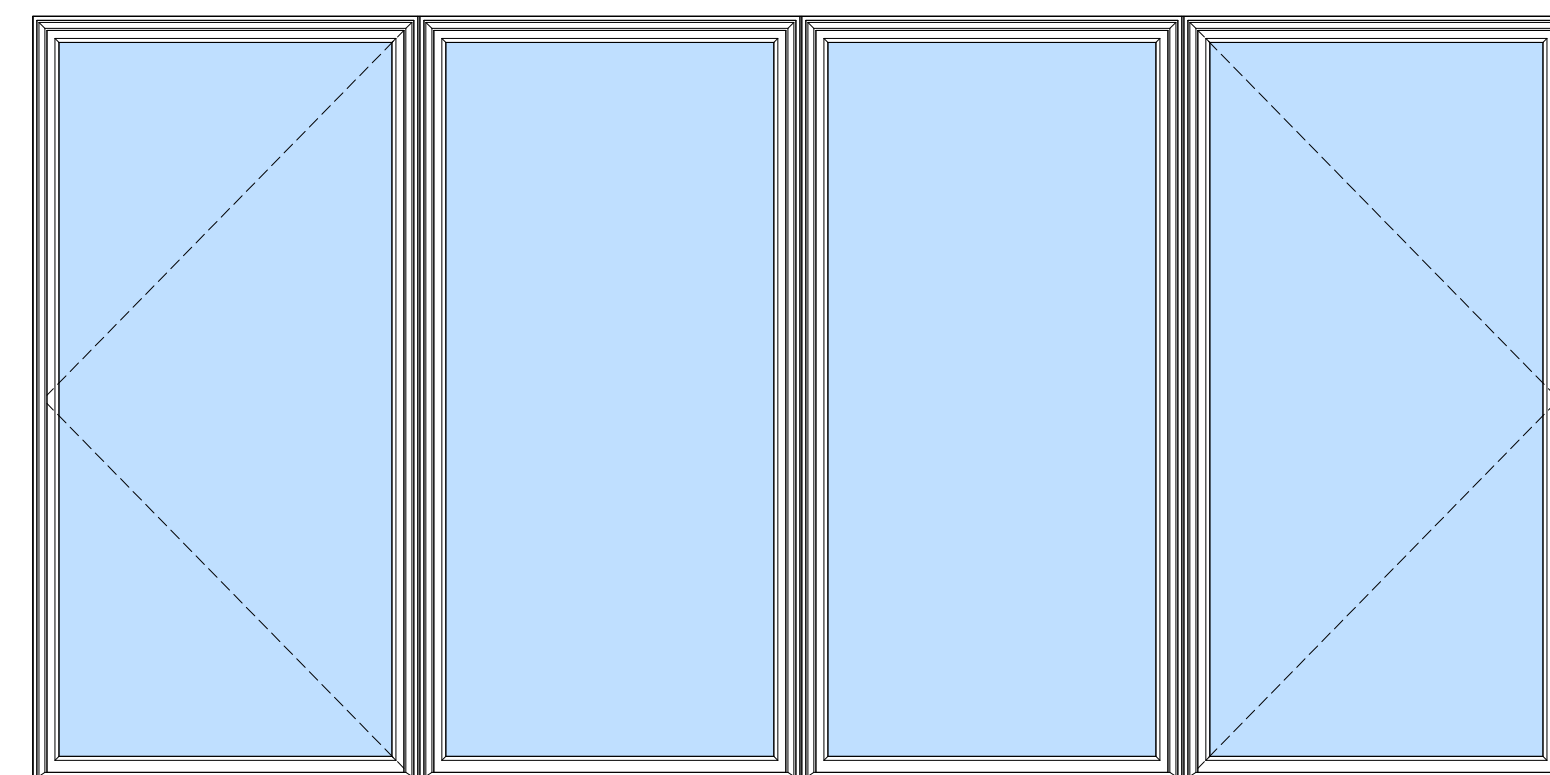
TYPE 4
PICTURE 2-WIDE



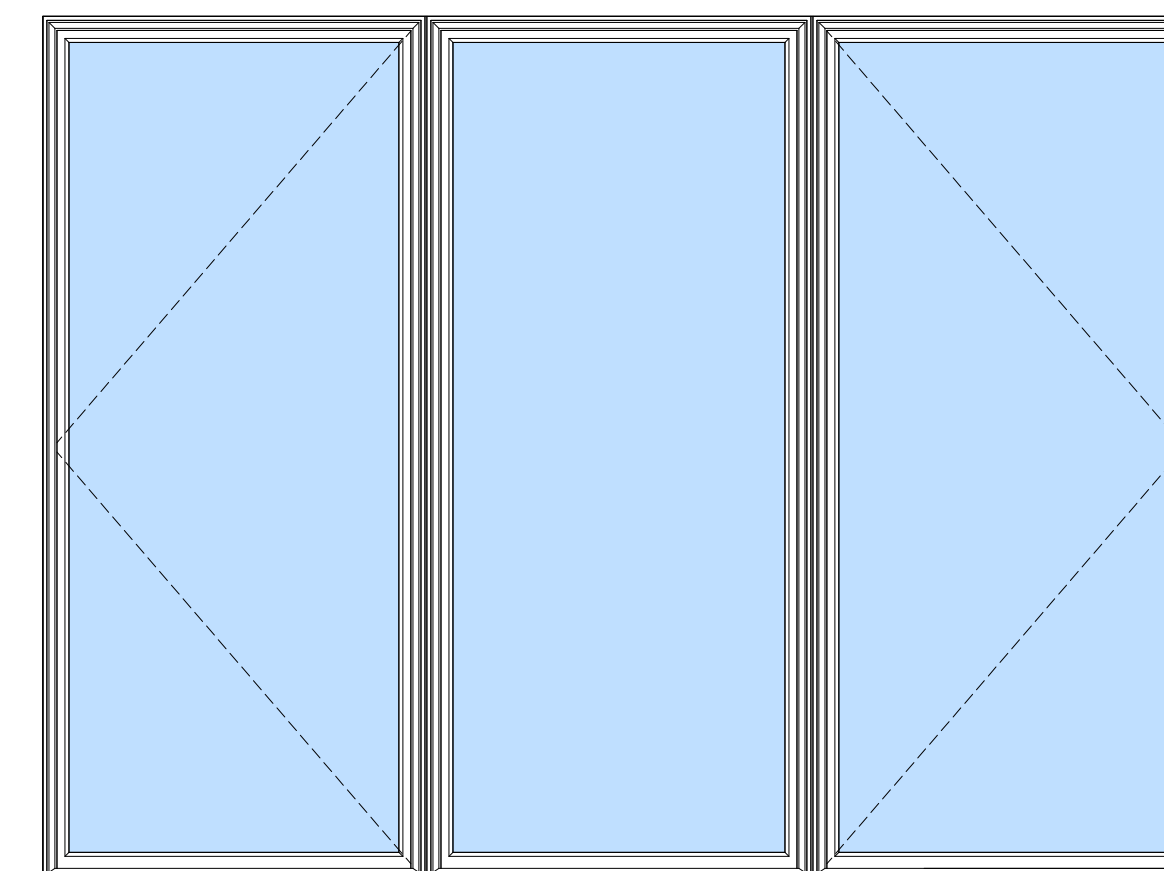
TYPE 5
PICTURE 6-WIDE



TYPE 6
AWNING 1-WIDE



TYPE 7
CASEMENT/PICTURE/CASEMENT 4-WIDE



TYPE 8
CASEMENT/PICTURE/CASEMENT 3-WIDE

WINDOW TYPES

EXTERIOR FIXTURE A:

EXTERIOR WALL SCONCE (8 TOTAL)

ZUR 24 WALL SCONCE	
BLACK	
MANUFACTURER	TECH LIGHTING
WIDTH	5"
HEIGHT	24"
EXTENSION	5.7"
LUMENS	45
WATTS	20.4
VOLTAGE	UNIVERSAL 120-277V WITH INTEGRAL TRANSIENT 2.5KV SURGE PROTECTION (DRIVER)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	ADJUSTABLE
MOUNTING OPTIONS	WALL
ADJUSTABILITY	HEAD PIVOTS 240
PERFORMANCE OPTIONS	PHOTOCONTROL/IN-LINE FUSE
CCT	2700K, 3000K
CRI	90+
COLOR BINNING	3 STEP
DARK SKY	COMPLIANT
WET LISTED	IP65
GENERAL LISTING	ETL TITLE 24
START TEMP	-30° C
FIELD SERVICEABLE LED	YES
CONSTRUCTION	ALUMINUM
HARDWARE	STAINLESS STEEL
FINISH	POWDER COAT
LED LIFETIME	L70: >60,000 HOURS

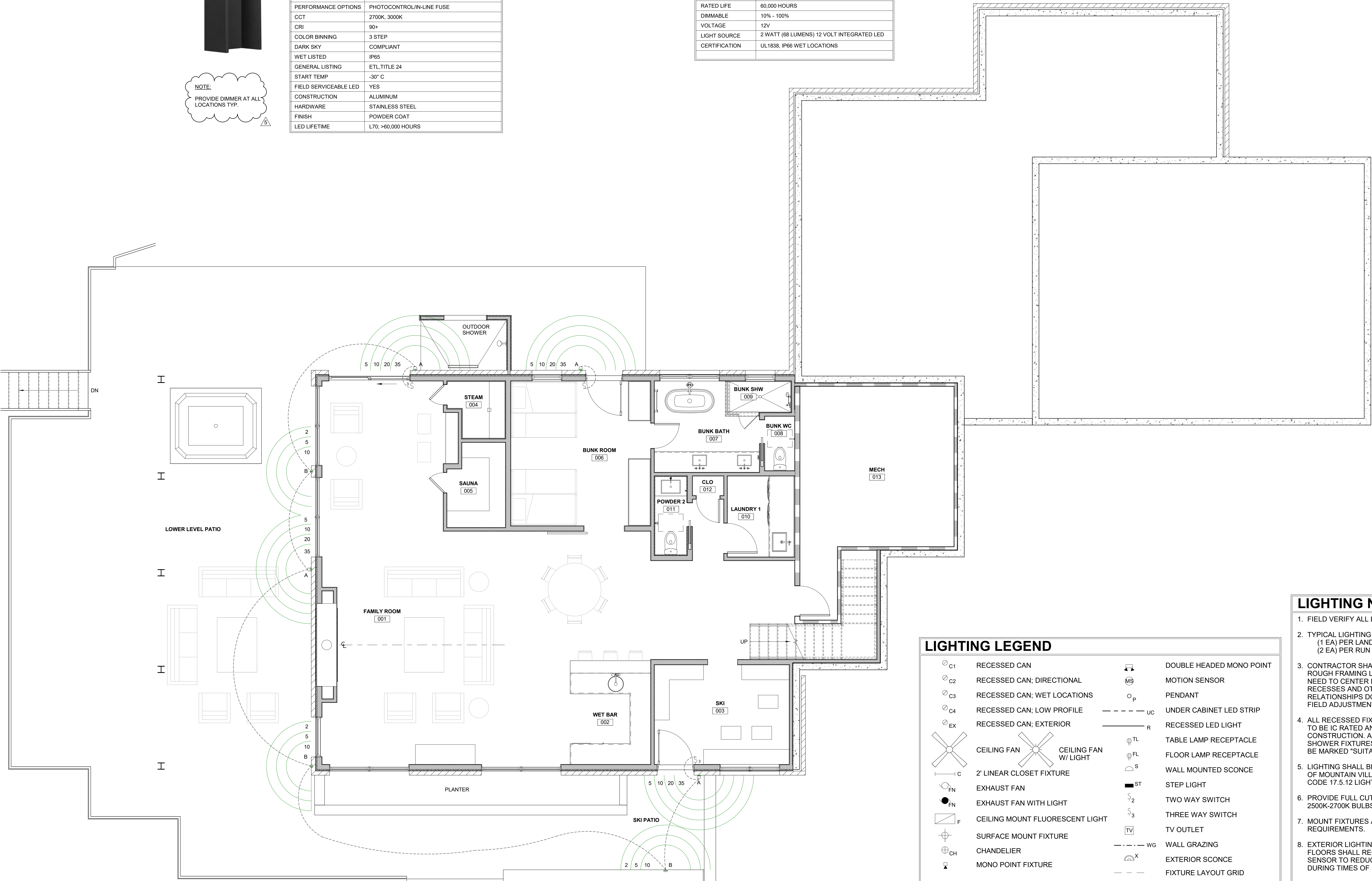


NOTE:
PROVIDE DIMMER AT ALL LOCATIONS TYP.

EXTERIOR FIXTURE B:

EXTERIOR LED WALL/STEP LIGHT (7 TOTAL)

LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
BLACK ON ALUMINUM	
MANUFACTURER	WAC LIGHTING
ITEM	4011-30BK
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY
GLASS	FROSTED GLASS DIFFUSER
WIDTH	5"
HEIGHT	3"
DEPTH	1.93"
LUMENS	68
BEAM SPREAD	50°
CRI	90
COLOR TEMP	3000K
PRIMARY BULB	1 X 2.0 WATTS 2.0 LED
RATED LIFE	60,000 HOURS
DIMMABLE	10% - 100%
VOLTAGE	12V
LIGHT SOURCE	2 WATT (68 LUMENS) 12 VOLT INTEGRATED LED
CERTIFICATION	UL1838, IP66 WET LOCATIONS



LIGHTING LEGEND

⊙ C1	RECESSED CAN	⏏ MS	DOUBLE HEADED MONO POINT
⊙ C2	RECESSED CAN; DIRECTIONAL	⊙ P	MOTION SENSOR
⊙ C3	RECESSED CAN; WET LOCATIONS	--- UC	PENDANT
⊙ C4	RECESSED CAN; LOW PROFILE	--- R	UNDER CABINET LED STRIP
⊙ EX	RECESSED CAN; EXTERIOR	⊕ TL	RECESSED LED LIGHT
⊕	CEILING FAN	⊕ FL	TABLE LAMP RECEPTACLE
⊕ C	2' LINEAR CLOSET FIXTURE	⊕ S	FLOOR LAMP RECEPTACLE
⊕ FN	EXHAUST FAN	■ ST	WALL MOUNTED SCONCE
⊕ FN	EXHAUST FAN WITH LIGHT	⊕ 2	STEP LIGHT
⊕ F	CEILING MOUNT FLUORESCENT LIGHT	⊕ 3	TWO WAY SWITCH
⊕ CH	SURFACE MOUNT FIXTURE	⊕ TV	THREE WAY SWITCH
⊕	CHANDELIER	--- WG	TV OUTLET
⊕	MONO POINT FIXTURE	⊕ X	WALL GRAZING
		---	EXTERIOR SCONCE
		---	FIXTURE LAYOUT GRID

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 FIXTURE A:

EXTERIOR WALL SCONCE (8 TOTAL)

ZUR 24 WALL SCONCE	
BLACK	
MANUFACTURER	TECH LIGHTING
WIDTH	5"
HEIGHT	24"
EXTENSION	5.7"
LUMENS	45
WATTS	20.4
VOLTAGE	UNIVERSAL 120-277V WITH INTEGRAL TRANSIENT 2.5KV SURGE PROTECTION (DRIVER)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	ADJUSTABLE
MOUNTING OPTIONS	WALL
ADJUSTABILITY	HEAD PIVOTS 240
PERFORMANCE OPTIONS	PHOTOCONTROL/IN-LINE FUSE
CCT	2700K, 3000K
CRI	90+
COLOR BINNING	3 STEP
DARK SKY	COMPLIANT
WET LISTED	IP65
GENERAL LISTING	ETL TITLE 24
START TEMP	-30° C
FIELD SERVICEABLE LED	YES
CONSTRUCTION	ALUMINUM
HARDWARE	STAINLESS STEEL
FINISH	POWDER COAT
LED LIFETIME	L70: >60,000 HOURS

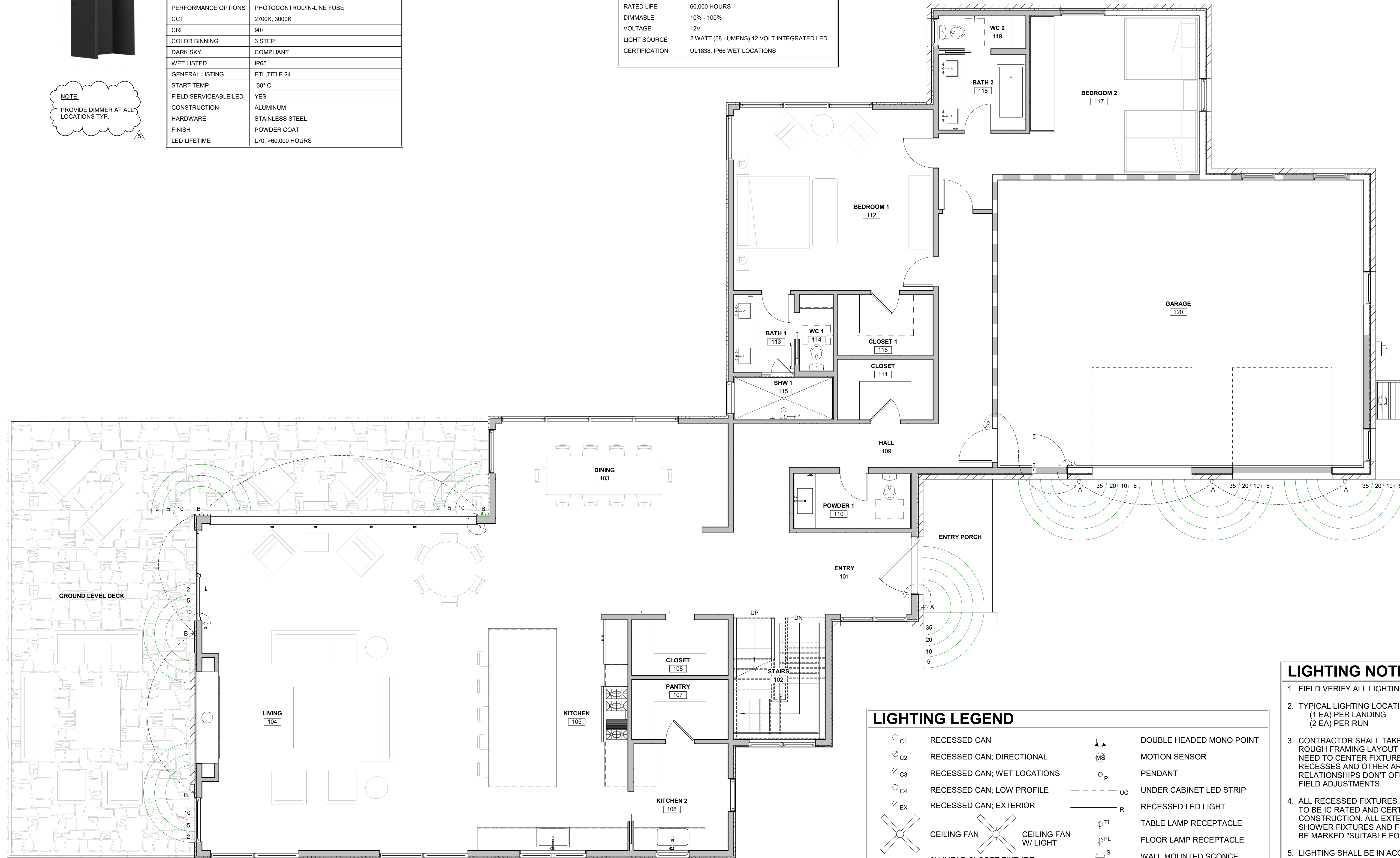


NOTE:
PROVIDE DIMMER AT ALL LOCATIONS TYP.

EXTERIOR FIXTURE B:

EXTERIOR LED WALL/STEP LIGHT (7 TOTAL)

LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
BLACK ON ALUMINUM	
MANUFACTURER	WAC LIGHTING
ITEM	4011-30BK
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY
GLASS	FROSTED GLASS DIFFUSER
WIDTH	5"
HEIGHT	3"
DEPTH	1.93"
LUMENS	68
BEAM SPREAD	50°
CRI	90
COLOR TEMP	3000K
PRIMARY BULB	1 X 2.0 WATTS 2.0 LED
RATED LIFE	60,000 HOURS
DIMMABLE	10% - 100%
VOLTAGE	12V
LIGHT SOURCE	2 WATT (68 LUMENS) 12 VOLT INTEGRATED LED
CERTIFICATION	UL1838, IP66 WET LOCATIONS

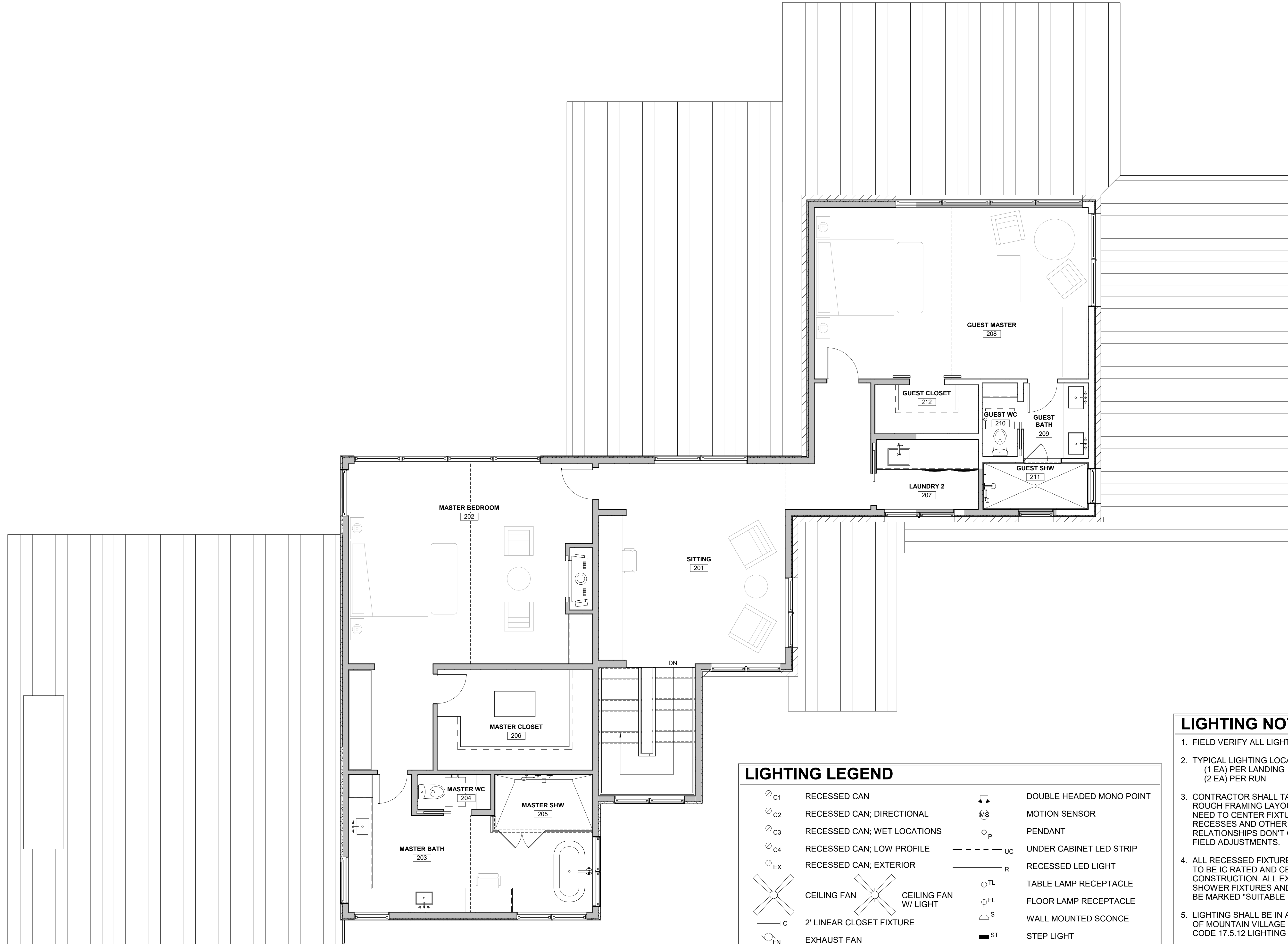


LIGHTING LEGEND

C1	RECESSED CAN	MS	DOUBLE HEADED MONO POINT
C2	RECESSED CAN; DIRECTIONAL	MOTION SENSOR	
C3	RECESSED CAN; WET LOCATIONS	P	PENDANT
C4	RECESSED CAN; LOW PROFILE	UC	UNDER CABINET LED STRIP
EX	RECESSED CAN; EXTERIOR	R	RECESSED LED LIGHT
CF	CEILING FAN	TL	TABLE LAMP RECEPTACLE
2' LINEAR	CEILING FAN W/ LIGHT	FL	FLOOR LAMP RECEPTACLE
EF	EXHAUST FAN	S	WALL MOUNTED SCONCE
EFN	EXHAUST FAN WITH LIGHT	ST	STEP LIGHT
F	CEILING MOUNT FLUORESCENT LIGHT	2	TWO WAY SWITCH
S	SURFACE MOUNT FIXTURE	3	THREE WAY SWITCH
CH	CHANDELIER	TV	TV OUTLET
M	MONO POINT FIXTURE	WG	WALL GRAZING
		X	EXTERIOR SCONCE
		GRID	FIXTURE LAYOUT GRID

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	MS	DOUBLE HEADED MONO POINT
C2	RECESSED CAN; DIRECTIONAL	M	MOTION SENSOR
C3	RECESSED CAN; WET LOCATIONS	P	PENDANT
C4	RECESSED CAN; LOW PROFILE	UC	UNDER CABINET LED STRIP
EX	RECESSED CAN; EXTERIOR	R	RECESSED LED LIGHT
FL	CEILING FAN	TL	TABLE LAMP RECEPTACLE
CFL	2" LINEAR CLOSET FIXTURE	FL	FLOOR LAMP RECEPTACLE
FN	EXHAUST FAN	S	WALL MOUNTED SCENCE
FN+L	EXHAUST FAN WITH LIGHT	ST	STEP LIGHT
F	CEILING MOUNT FLUORESCENT LIGHT	2	TWO WAY SWITCH
S	SURFACE MOUNT FIXTURE	3	THREE WAY SWITCH
CH	CHANDELIER	TV	TV OUTLET
M	MONO POINT FIXTURE	WG	WALL GRAZING
		X	EXTERIOR SCENCE
		Grid	FIXTURE LAYOUT GRID

- 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.

Zur 24 Outdoor Wall Sconce

By Tech Lighting

Zur 24 Outdoor Wall Sconce
By Tech Lighting

Product Options

Finish: Black,
Photocell: Yes,
Color Temperature: 4000

Details

Designed by Sean Lavin
Material: Aluminum
Title 24 compliant
ETL Listed Wet
Made In China

Dimensions

Fixture: Width 7.7", Height 24", Depth 5.5"

Lighting

4000

Lamp Type	LED Built-in
Total Lumens	1613
Total Watts	20.00
Volts	120 /277 Volt
Color Temp	4000 (Cool)
Average Lifespan	70000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/zur-24-outdoor-wall-sconce-by-tech-lighting-TEC1875285.html>
Rating: ETL Listed Wet

ITEM#: TEC1875285



Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:



Landscape Lighting LED Horizontal Step Light

By WAC Lighting

Landscape Lighting LED Horizontal Step Light
By WAC Lighting

Product Options

Finish: Black on Aluminum,
Light Option: White

Details

Protected against high-pressure water jets
10%-100% dimming
50° beam spread
Solid diecast brass, corrosion resistant aluminum alloy or cast stainless steel construction
Invisible hardware
Maintains constant lumen output against voltage drop
Transformer required
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
Designed in 2016
Shade Material: Frosted Glass
ADA compliant
UL Listed Wet
Warranty: 10 Years Functional / 5 Years Functional for Black Finish
Made In China



Notes:

Dimensions

Fixture: Width 5", Height 3", Depth 1.5"

Lighting

White

Lamp Type	LED Built-in
Total Lumens	68
Total Watts	2.00
Volts	12
Average Lifespan	60000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:

<https://www.lumens.com/landscape-lighting-led-horizontal-step-light-by-wac-lighting-WAC671977.html>

Rating: UL Listed Wet

ITEM#: WAC671977



Created June 21st, 2022

John A. Miller

From: Finn KJome
Sent: Tuesday, May 24, 2022 4:50 PM
To: John A. Miller
Subject: RE: Referral - Design Review Lot 3R TBD Vischer Dr

Hi John,
This project looks like a tough site. Public Works has no issues with this application.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, May 20, 2022 3:04 PM
To: Finn KJome <FKJome@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; sheidergott@telluridefire.com; benjamin.wiles@smpa.com; Jim Soukup <JSoukup@mtnvillage.org>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: Referral - Design Review Lot 3R TBD Vischer Dr

Good Afternoon All –
Please find the following referral for a new single-family home on Vischer Drive.

https://townofmountainvillage.com/site/assets/files/37642/initial_architecture_and_site_review_lot_3_aka_r3-tbd_vischer_dr.pdf

Please provide comments by responding to this email and don't hesitate to let me know if there are any questions or concerns.

Best,
J

John A Miller III
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789



For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit townofmountainvillage.com/coronavirus/

John A. Miller

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Monday, May 23, 2022 12:25 PM
To: John A. Miller
Subject: Re: Referral - Design Review Lot 3R TBD Vischer Dr

John,

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.

On Fri, May 20, 2022 at 3:03 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon All –

Please find the following referral for a new single-family home on Vischer Drive.

https://townofmountainvillage.com/site/assets/files/37642/initial_architecture_and_site_review_lot_3_aka_r3-tbd_vischer_dr.pdf

Please provide comments by responding to this email and don't hesitate to let me know if there are any questions or concerns.

Best,

J

John A Miller III

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A



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

TO: Mountain Village Design Review Board
FROM: John Miller, Principal Planner
FOR: Design Review Board Public Hearing; July 7, 2022
DATE: June 24, 2022
RE: Staff Memo – Final Architecture Review; Lot 533, 237 Russell Drive

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: LOT 533 TELLURIDE MOUNTAIN VILLAGE FILING 3 A SUB LOC IN A PORTION OF THE SE4SE4 SEC 33 AND A PORTION OF THE SW4SW4 SEC 34 T43NR49W NMPM AND A PORTION OF THE NE4NE4 OF SECTION 4 AND A PORTION OF THE NW4NW4 OF SEC 3 IN T42NR9W NMPM ACC TO PLAT IN BK 1 PG 765 SMC CO

Address: 237 Russell
Applicant/Agent: KA Design Works
Owner: Red Hill Management LLC
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: .59 acres

Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

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

Case Summary: Brendan Hamlet of KA Design Works (Applicant) on behalf of Red Hill Management LLC, the owner of Lot 533 is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home at 237 Russell Drive. The improvement survey plat indicates that Lot 533 is 0.59 acres and located at the terminus of Russell Drive. The overall square footage of the

home is approximately 9,730 gross square feet and provides two 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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	34.80'
Maximum Avg. Building Height	30' (shed) Maximum	25.96'
Maximum Lot Coverage	40% Maximum (s.f.)	39.9%
General Easement Setbacks	16 Feet – No Encroachments	Retaining wall
Roof Pitch		
Primary		1 ½ : 12
Secondary		n/a
Exterior Material		
Stone	35% minimum	38.66%
Windows/Doors	40% maximum	24.65%
Parking	2 Enclosed	2
	2 Surface	2

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

General Easement Encroachments

Green Roof

Tandem Parking

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated May 23, 2022, from the June 2, 2022, Public Hearing.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: The applicant has provided a height analysis along with a plane projection demonstrating that heights have been met for the home. Staff requested that prior to final review, USGS datums be provided on pages A301-A304 which was completed by the applicant as part of this submittal.

17.3.14: General Easement Setbacks

Lot 220B 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 the following GE encroachments:

- *Driveway: The driveway will cross the GE closest to Russell Drive. Additionally, there is a retaining wall associated with the driveway that will be located in this easement area as well. It should be noted that a small portion of this retaining wall is used to retain the parking area, which was discussed by the DRB at initial with no concerns raised.*
- *Address Monument: Given the large area of Right of Way (ROW) between the edge of pavement and Lot 533, the applicant is proposing to place the address monument within the ROW. This will require the owner enter into a RROW encroachment agreement for the improvements within Town ROW.*
- *Grading: The applicant has proposed grading through the GE surrounding the home. Given the size of the Lot and home, it appears this would be necessary.*

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: The applicant is meeting all Town Design Theme requirements as shown.

17.5.5: Building Siting Design

Staff: applicant is meeting the requirements for Building Siting Design as shown.

17.5.6: Building Design

Staff: Overall, it appears that applicant is meeting the requirements for Building Design as shown. The application does feature green roof elements, with specifications for the roof assembly provided as part of this application, which will require specific approval from the DRB. The applicant has proposed a total of 1937 sq ft of snowmelt at this time, which will require additional offsetting of external energy use at building permit.

17.5.7: Grading and Drainage Design

Staff: The applicant provided a grading and drainage plan that was discussed at initial review. Given the relationship between the Road ROW, Lot 533, and the driveway, there is some grading shown in the GE and ROW. This should was discussed by the DRB at initial with general comfort as proposed.

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. It should be noted that due to the limited driveway area and the slope of the Lot, the parking is shown in a tandem configuration which is allowable for lots under .75 acres with DRB specific approval.

17.5.9: Landscaping Regulations

The applicant has provided an updated final landscaping plan, addressing the concerns staff expressed at initial review. The spruce trees identified were removed from Zone 1 and the finalized planting schedule has also been provided. The applicant did not however provide landscaping water usage details for review by the public works. This should be added as any condition of approval.

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 issuance of a building permit to verify the specific locations of the connections for the home.

17.5.12: Lighting Regulations

Staff: The applicant has provided a lighting plan as part of the final review and the following should be notes:

- 1. Multiple fixtures exceed the lumen allowance but have been indicated to be on dimmer systems to reduce their overall output per CDC requirements.*
- 2. The LED strip lighting does not appear to meet the degree downlit requirements but with specific placement within recessed areas it should not be problematic.*

The DRB should discuss these items along with the proposed monopoint fixtures to determine if they are appropriate.

17.5.13: Sign Regulations

Staff: At initial review, the applicant provided an address monument that appeared to meet the requirements of the CDC. As part of final review, the revisions now specify that the numbering on the monument is cut out with a back lighting which would not be allowed per the CDC. Staff recommends that as part of the building permit submittal, this detail be revised so that the numbering is solid with down lighting.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has provided a revised fire mitigation plan that now appears to meet the requirements for plantings in Zone 1.

17.6.6: Roads and Driveway Standards

Staff: The CDC requires driveways under 150 feet in length have a minimum paved surface of 12-foot width and 2-foot shoulders on each side. The driveway appears to be 12-foot paved with 5 feet of shoulders for a total of 17-foot in width. The maximum grade of the driveway appears to be approximately 10.16% as it travels from Russell Drive down towards the home. This is permissible with the approval of the Fire Marshall and Public Works Director, who have not indicated they take issue with this proposal.

The proposal does require a design variation for Road and Driveway Standards given the retaining wall heights along the southern border of the driveway and parking area.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The proposed fireplace has been identified in the plans as natural gas burning.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has provided a CMP as part of the final submittal addressing the requirements of the CDC. It should be noted that this lot size is limited and therefore the applicant will need to work with the building and public works department to verify that adequate parking is available on the roadway.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture Review for Lot 533, 237 Russell Drive based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for a new single-family home located at Lot 533, based on the evidence provided within the Staff Report of record dated June 24, 2022, with the following Design Variations and Specific Approvals:

Design Variations

Road and Driveway Standards

Design Review Board Specific Approvals

General Easement Encroachments

Green Roof

Tandem Parking

And, with the following conditions:

- 1) As part of the building permit submittal, the applicant shall revise the landscaping plan to include total water usage.
- 2) As part of the building permit submittal, the applicant shall revise address monument so that the numbers are no longer cut out and back lit.
- 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 for approval, identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 6) A monumented land survey 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 GE.
- 8) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern, and any grouting with the minimum size of four-feet (4') by four-feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;

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

/JM

237 RUSSELL DRIVE (LOT 533)

MOUNTAIN VILLAGE, CO

FINAL DRB REVIEW - 6/21/22

SYMBOL LEGEND

SECTION	DRAWING NO. (TYP)		MATCH LINE	
	SHEET NO. (TYP)			
DETAIL (PLAN)			SPOT ELEVATION	
DETAIL			DRAWING REVISION	
EXTERIOR ELEVATION			INTERIOR ELEVATION	
ROOM NAME & NUMBER	LIVING 100		WINDOW MARK	
DOOR MARK			ASSEMBLY MARK	

PROJECT DIRECTORY

OWNER
Red Hill Management LLC
7550 Wisconsin Ave, 10th Floor CONTACT: Mike Niccolini (mniccolini@mcmcap.com)
Bethesda, MD 20814 202.251.9667
Steven Trowern (strowern@mcmcap.com)
202.744.0223

ARCHITECT
KA DESIGNWORKS, INC. CONTACT: Kenneth Adler
PO Box 12204 (970)948-9510
Aspen, CO 81612 ken@ka-designworks.com

CONTRACTOR
Tougher/New West Partners LLC CONTACT: Ryan Tougher
Wintercrown Building, 100 West Colorado Ave. Unit G (970) 729-1247
Telluride, CO 81435 Ryan@tougherconstruction.com

SURVEY
San Juan Surveying CONTACT: Christopher R. Kennedy
102 Society Drive (970) 728-1128
Telluride, CO 81435 office@sanjuansurveying.net

CIVIL ENGINEER
Uncompangre Engineering LLC CONTACT: David Ballode
Blue Mesa Building, Ste D, 113 Lost Creek Ln (970) 729-0683
Mountain Village, CO 81435 dbalode@msn.com

STRUCTURAL
Riverstone Structural Concepts CONTACT: Jake Timmons
671 E Riverpark Ln #150 (208) 343-2092
Boise, ID 83706 jake@riverstonesc.com

MEP
Bighorn Consulting Engineers, CO. CONTACT: Blaine Buck
386 Indian Road (970) 241-8709
Grand Junction, CO 81501 blaine@bighorneng.com

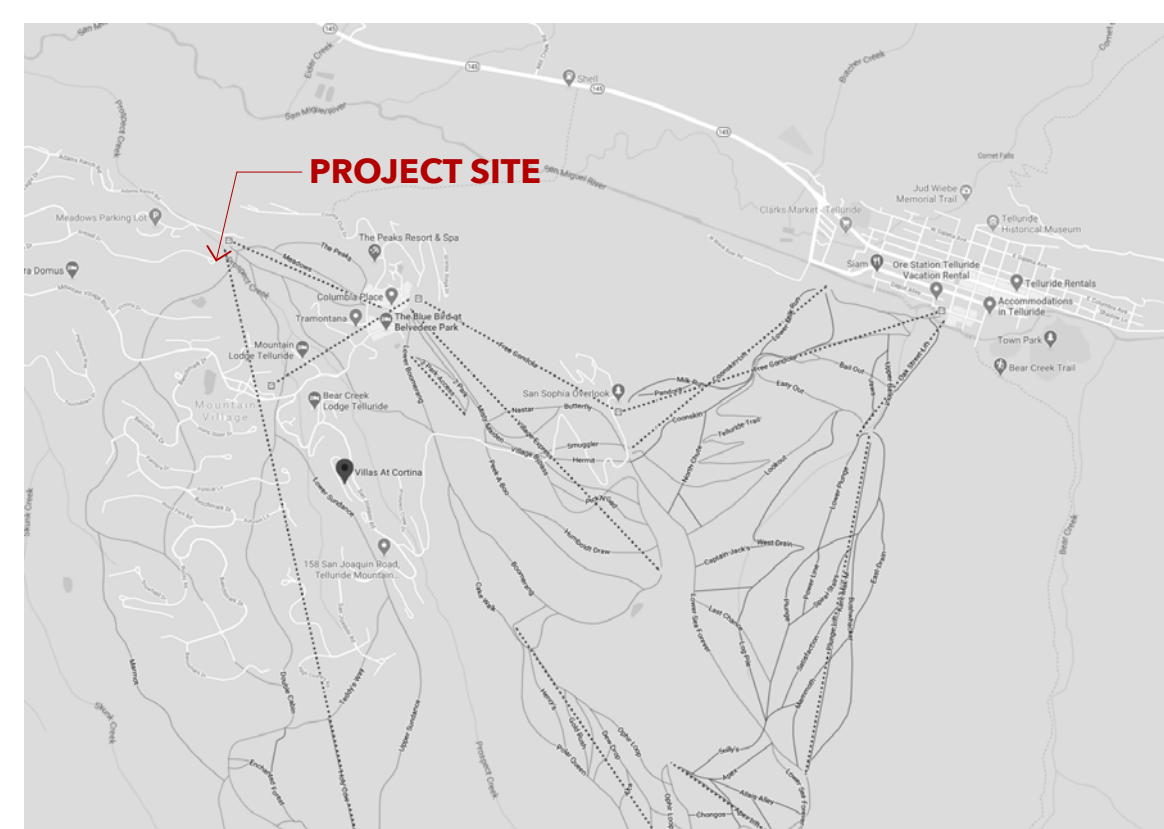
SOILS
Lambert and Associates CONTACT: Daniel Lambert
P.O. Box 45 (970) 249-2154
Montrose, CO 81402 lageot@gmail.com

ENERGY
Annadel Building Solutions, LLC CONTACT: Mike Frisoni
P.O. Box 741 (970) 533-1548
Mancos, CO 81328 mfrisoni82@gmail.com

LANDSCAPE
Aceto Landscape Architects CONTACT: Caitlin Aceto
424 Fore St. #3B (207) 221-3390
Portland, ME 04101 ca@acetola.com

LIGHTING
Luminosity Architectural Lighting Design CONTACT: Craig Spring
618 Mountain Village Blvd, Ste 203A (970) 729-8892
PO Box 3610 craig@luminosityald.com
Mountain Village, CO 81435

VICINITY MAP



PROJECT INFO

237 RUSSELL DRIVE MOUNTAIN VILLAGE CO 81435

JURISDICTION: MOUNTAIN VILLAGE, CO
PARCEL ID: 456534303533
LEGAL DESC: LOT 533, TELLURIDE MOUNTAIN VILLAGE, FILING 3, ACCORDING TO THE PLAT RECORDED OCTOBER 30, 1987 IN PLAT BOOK 1 AT PAGE 765

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Zoning: Single-Family
Climate Zone: 6B

Height Limit: 35'-0" MAX (+5'-0" @ CHIMNEY)
30'-0" AVERAGE (SEE SHEET: Z101 HEIGHTS)



ABBREVIATIONS

AAD	Atic Access Door	GALV	Galvanized	RO	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAW	Saw
AOR	Area of Refuge	GR	Grado	SECT	Section
AGO	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFP	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	GWB	Gypsum Wallboard	SHLV	Shelving
ARCH	Architectural	HDW	Hardware	SM	Similar
BM	Beam	HO	Head	SL	Slab
BRG	Beaming	HVAC	Heating, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between	HT	Height	STC	Square Transmission Class
BD	Board	HT	Height	SPEC	Specification
BST	Both Sides	HVW	Highway	SG	Square
BO	Bottom Of	HOR	Horizontal	STD	Standard
BLDG	Building	ID	Inside Diameter	STL	Steel
CAB	Cabinet	INT	Interior	STRUCT	Structure (s)
CL	Centerline	JNT	Joint	SUB	Substrate
CER	Ceramic	LAM	Laminate	SUPPL	Supplier (s)
CLR	Clear	LAV	Lavatory	TEL	Telephone
CLOS	Closet	MFG	Manufacturer	TEL	Telephone
CMU	Concrete Masonry Unit	MID	Masonry Opening	TELE	Television
COL	Column	MTL	Material	TEMP	Tempored
CONC	Concrete	MAX	Maximum	IE	Interior
CJ	Construction Joint	MEC	Medicine Cabinet	THK	Thick
CONT	Contingency	MECH	Mechanical	THK	Thick
DP	Dampening	MEN	Minimum	T&G	Tongue and Groove
DET	Detail	MISC	Miscellaneous	T&B	Top and Bottom
DN	Down	NIC	Not in Contract	TOP	Top of
DM	Dimension	NA	Not Applicable	TRD	Tread
DW	Dishwasher	NTS	Not to Scale	T&T	Top and Tread
DN	Down	OC	On Center	TYP	Typical
DR	Drain	OPP	Opposite	UG	Underground
DS	Downspout	OPN	Opposite Hand	U.N.O.	Unless Noted Otherwise
DRWG	Drawing	OD	Outside Diameter	UNFN	Uniform Building Code
EA	Each	OS	Opening Size	VAR	Variable
EL	Elevation	PERF	Perforated (s)	VEH	Vehicle
EQ	Equal	PFM	Prefinished Sheet Metal	VERT	Vertical
EXST	Existing	PL	Plate	VF	Verify in Field
EXT	Expansion Joint	PROD	Product	VAT	Verify in Field
FEC	Fire Extinguisher Cabinet	PROJ	Project	V	Vertical
FCC	Face Of Concrete	PROP	Property	W	Water Closet
FOS	Face Of Stud	R	Rafter	WC	Waterproof
FR	Finish	REF	Reference	WT	Water
FRN	Finish	REFR	Refrigerate	WN	Window
FP	Finish	REIN	Reinforce (s)	W	Water (amb. term)
FL	Floor	REQD	Required	WO	Without
FD	Floor Drain	REQD	Required	W	Wood
FTG	Footing	RM	Room		
FDN	Foundation				
GA	Gauge				

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, 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 SPECIFICATIONS, 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. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES.
- 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 TO THE REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT 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.
- 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 6. ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- 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.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED. NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

DRAWING INDEX

INTRODUCTION

- A000 COVER SHEET
- SURVEY
- A001 3D VIEW 1
- A002 3D VIEW 2
- A003 3D VIEW 3
- A004 3D VIEW 4
- A005 3D VIEW 5
- A006 PHOTOS OF SITE
- A100 SITE PLAN
- Z100 FLOOR AREAS
- Z101 HEIGHTS
- Z102 WALL AREAS

ARCHITECTURAL

- A201 LOWER LEVEL PLAN
- A202 MAIN LEVEL PLAN
- A203 UPPER LEVEL PLAN
- A204 ROOF PLAN
- A301 SOUTH ELEVATION
- A302 WEST ELEVATIONS
- A303 NORTH ELEVATION
- A304 EAST ELEVATIONS
- A401 SECTION
- A402 SECTION
- A403 SECTION
- A404 SECTION
- A405 SECTION
- A701 WINDOW SCHEDULE

CIVIL

- C1 NOTES
- C2 SITE GRADING WITH DRIVEWAY PROFILE
- C3 UTILITIES

LANDSCAPE

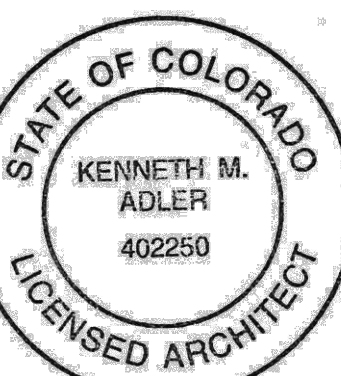
- L1-00 PLANTING PLAN
- L1-01 WILDFIRE AND TREE MITIGATION PLAN
- L1-02 SNOWMELT PLAN

LIGHTING

- L0.0 COVER SHEET + DRAWING INDEX + LEGEND + GENE...
- L0.1 SITE LIGHTING LAYOUT - LOWER LEVEL
- L0.2 SITE LIGHTING LAYOUT - MAIN LEVEL
- L0.3 SITE LIGHTING LAYOUT - UPPER LEVEL
- L0.4 SITE LIGHTING CALCULATION - LOWER LEVEL
- L0.5 SITE LIGHTING CALCULATION - MAIN LEVEL
- L0.6 SITE LIGHTING CALCULATION - UPPER LEVEL
- L1.0 LIGHTING SCHEDULE
- L1.1 LIGHTING SCHEDULE

237 RUSSELL DRIVE (LOT 533)
MOUNTAIN VILLAGE, CO 81435

NOT FOR CONSTRUCTION



ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
02	DD Progress	05/05/2022
03	Final DRB Review	06/21/2022

PRINT DATE: 6/21/22

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These documents have been prepared specifically for the 237 RUSSELL DRIVE (LOT 533). They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

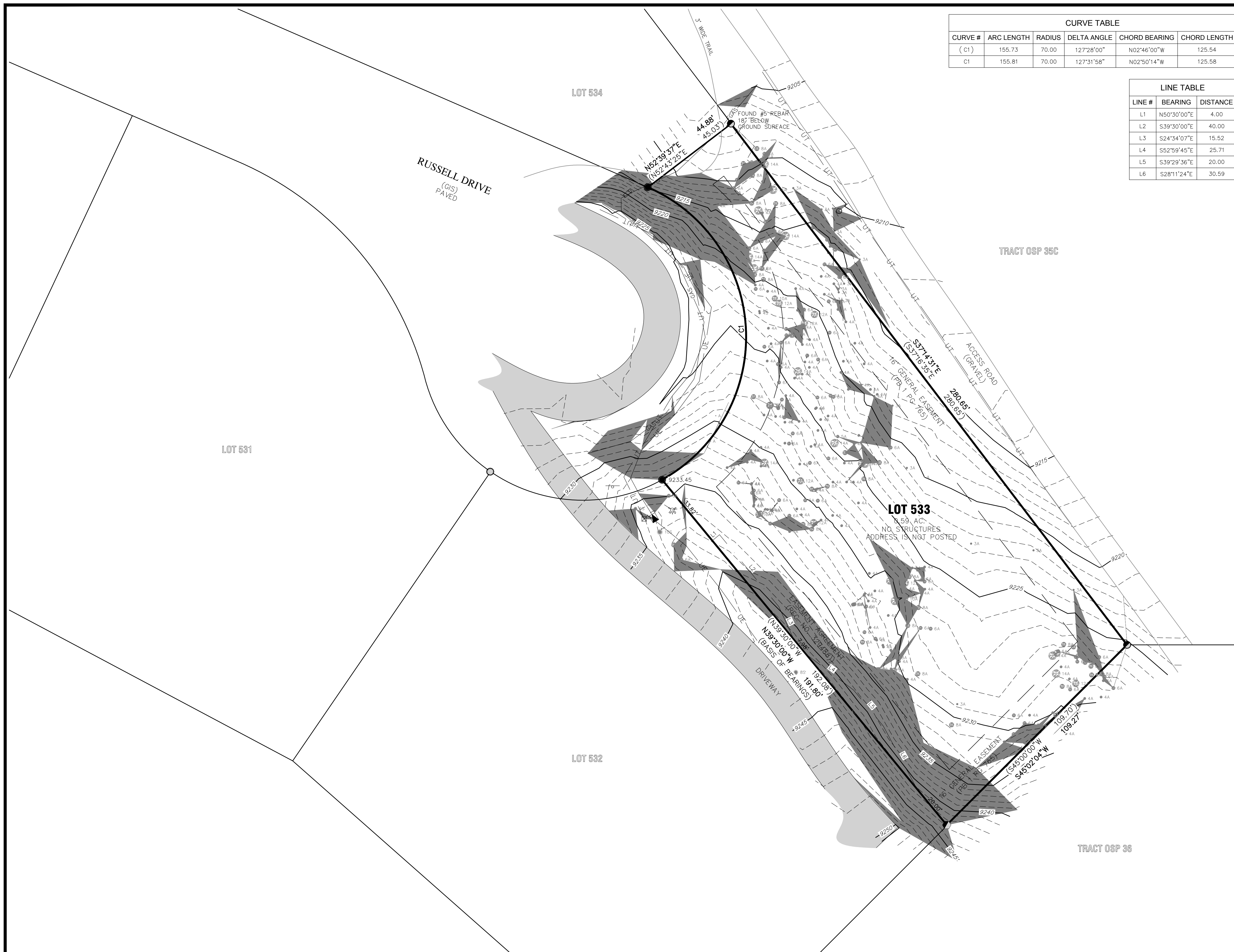
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SHEET TITLE

COVER SHEET

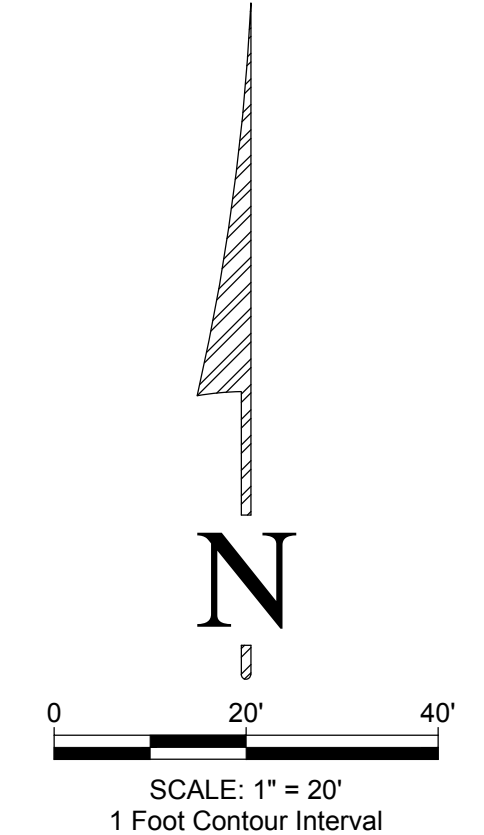
A000



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	155.73	70.00	127°28'00"	N02°46'00"W	125.54
C1	155.81	70.00	127°31'58"	N02°50'14"W	125.58

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N50°30'00"E	4.00
L2	S39°30'00"E	40.00
L3	S24°34'07"E	15.52
L4	S52°59'45"E	25.71
L5	S39°29'36"E	20.00
L6	S28°11'24"E	30.59

- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 37970
 - SET 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
 - ☐ TELEPHONE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - ⊕ FIRE HYDRANT
 - #234 RUSSEL DRIVE ADDRESS MONUMENT
 - GAS MARKER CARBONITE POST
 - #A ASPEN TREE, # INDICATES CALIPER
 - #S SPRUCE TREE, # INDICATES CALIPER
 - ▨ 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 08113C0284 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 Westcor Land Title Insurance Company, File No: 3210CEA, Effective Date August 12, 2021 at 08:00 am.
 - Vertical datum is based on the found Northwest corner of Lot 533, an Aluminum Cap Rebar, LS 28652, having an elevation of 9233.45 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
 - Underground Utility Locates provided are for Engineering/Design purposes only - NOT for excavation. Prior to excavation please contact www.811colorado.org.
 - 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 533, Telluride Mountain Village, Filing 3, according to the Plat recorded October 30, 1987 in Plat Book 1 at page 765.
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 533, Telluride Mountain Village, Filing 3, according to the Plat recorded October 30, 1987 in Plat Book 1 at page 765; said bearing being **N 39°30'00" W**, 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 Westcor Land Title Insurance Company, and Lot 533, Mountain Village, LLC, a Colorado limited liability company was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
01/21/2022

IMPROVEMENT SURVEY PLAT
LOT 533, TELLURIDE MOUNTAIN VILLAGE, FILING 3

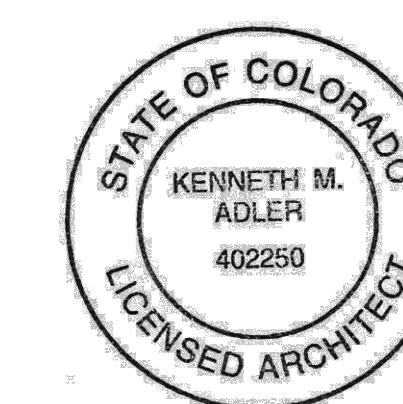
	SAN JUAN SURVEYING		DATE: 01/21/2022
	SURVEYING * PLANNING		JOB: 95029
	102 SOCIETY DRIVE TELLURIDE, CO. 81435		DRAWN BY: CRK
	(970) 728-1128 (970) 728-9201 fax		CHECKED BY: SDH
	office@sanjuansurveying.net		REVISION DATES:
			SHEET: 1 OF 1



237 RUSSELL DRIVE (LOT 533)

237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

**NOT FOR
CONSTRUCTION**



ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
02	DD Progress	05/05/2022
03	Final DRB Review	06/21/2022

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SHEET TITLE
3D VIEW 1

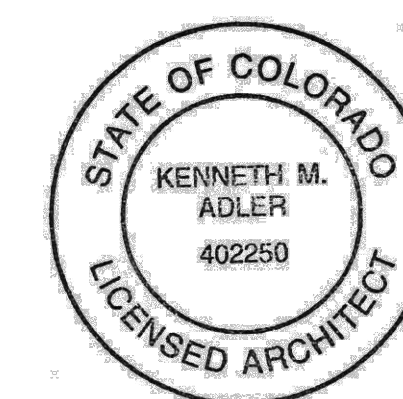
A001



237 RUSSELL DRIVE (LOT 533)

237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

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SHEET TITLE

3D VIEW 2

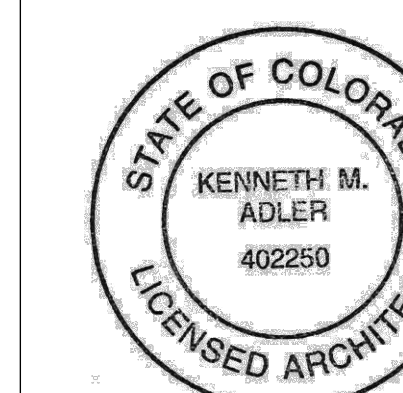
A002



237 RUSSELL DRIVE (LOT 533)

237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

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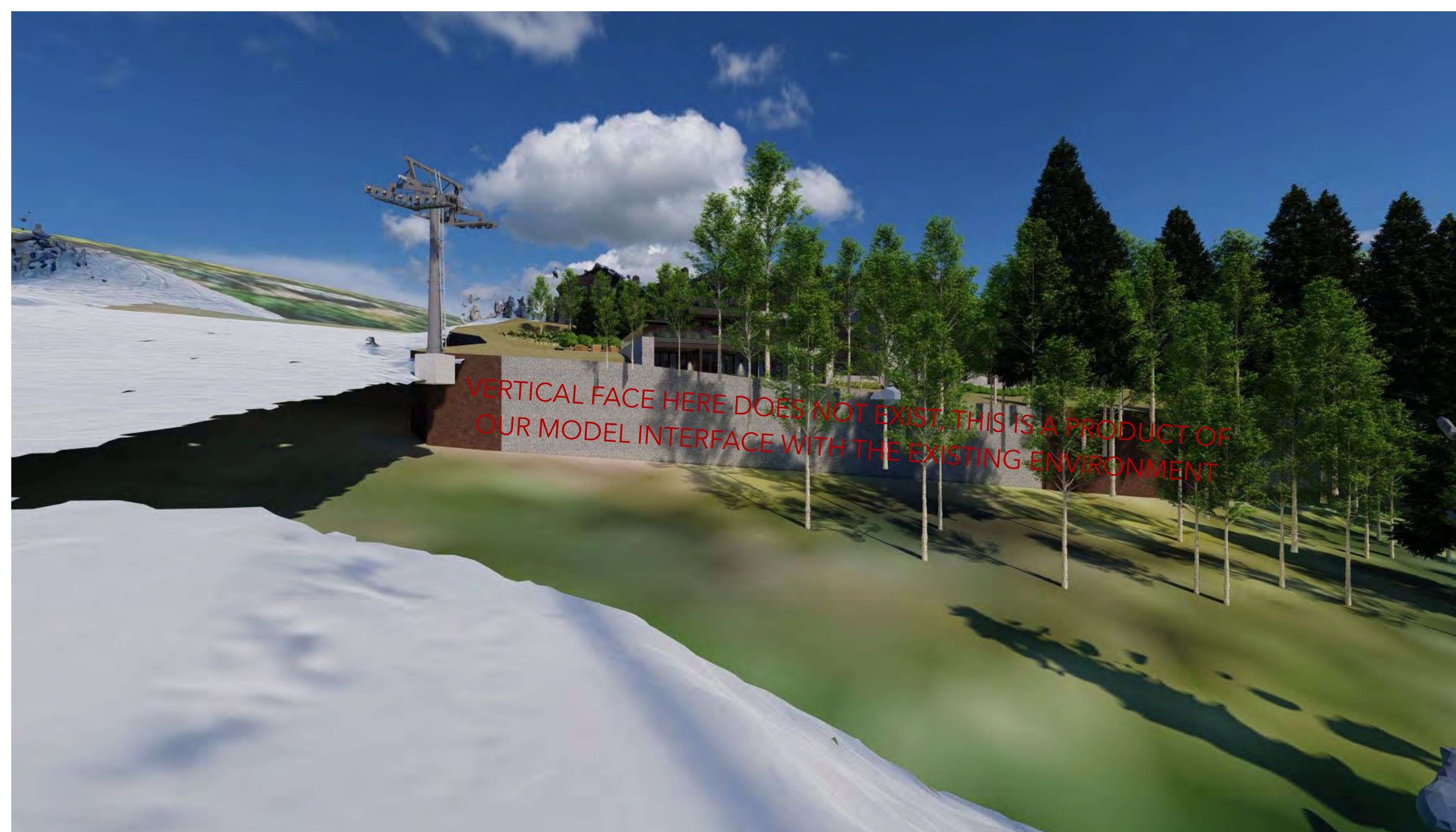
SHEET TITLE
3D VIEW 3

A003

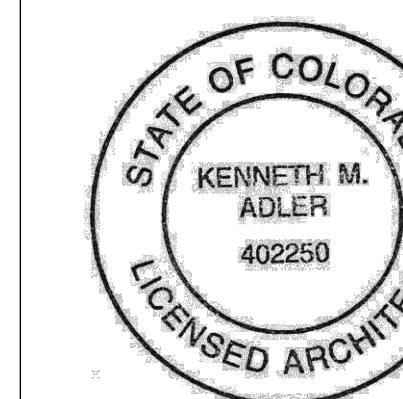


237 RUSSELL DRIVE (LOT 533)

237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435



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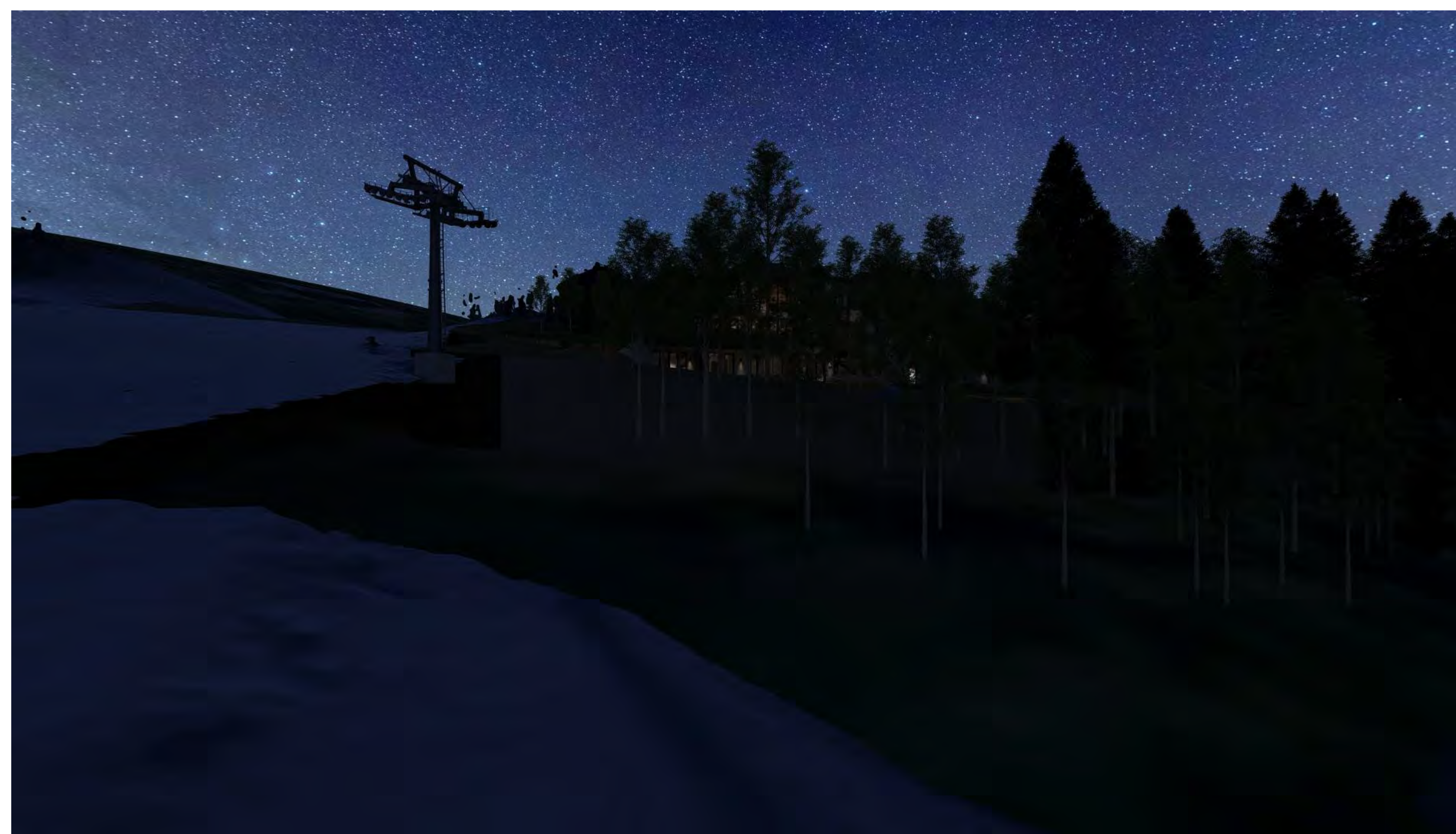
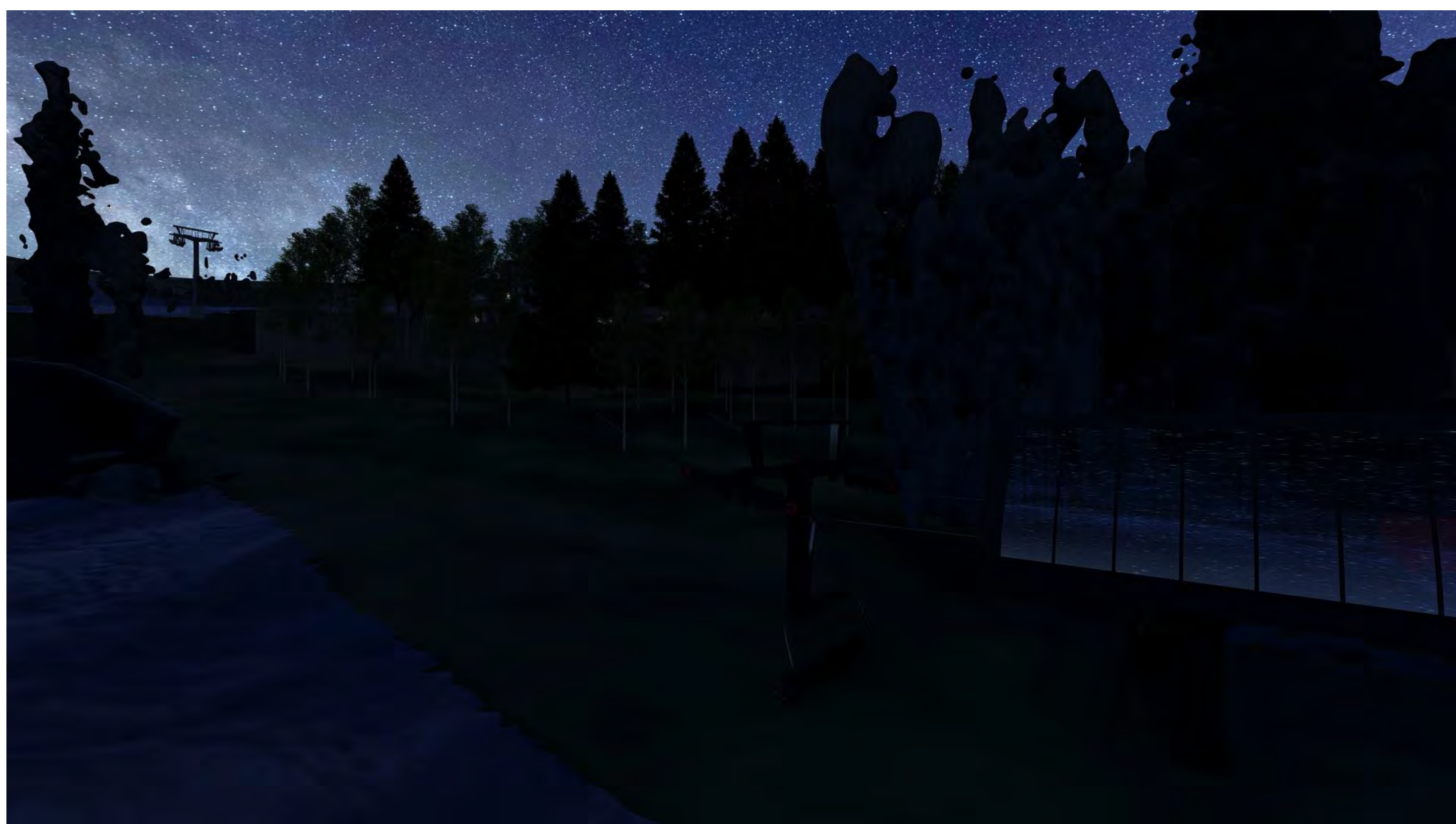
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SHEET TITLE

3D VIEW 4

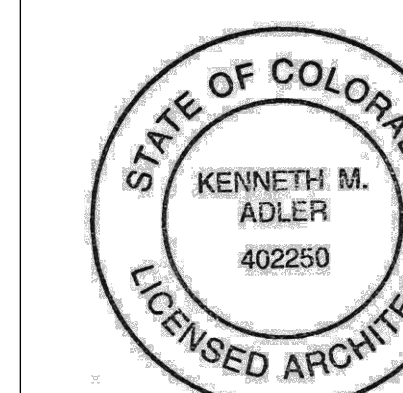
A004



237 RUSSELL DRIVE (LOT 533)

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MOUNTAIN VILLAGE, CO 81435

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SHEET TITLE

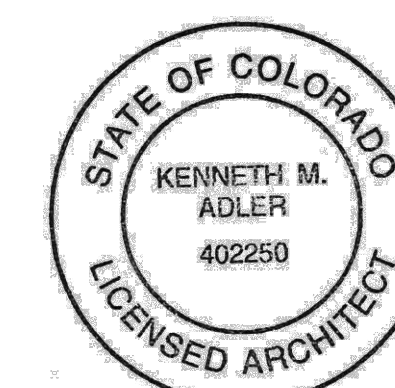
3D VIEW 5

A005

237 RUSSELL DRIVE (LOT 533)

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MOUNTAIN VILLAGE, CO 81435

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SHEET TITLE

PHOTOS OF SITE

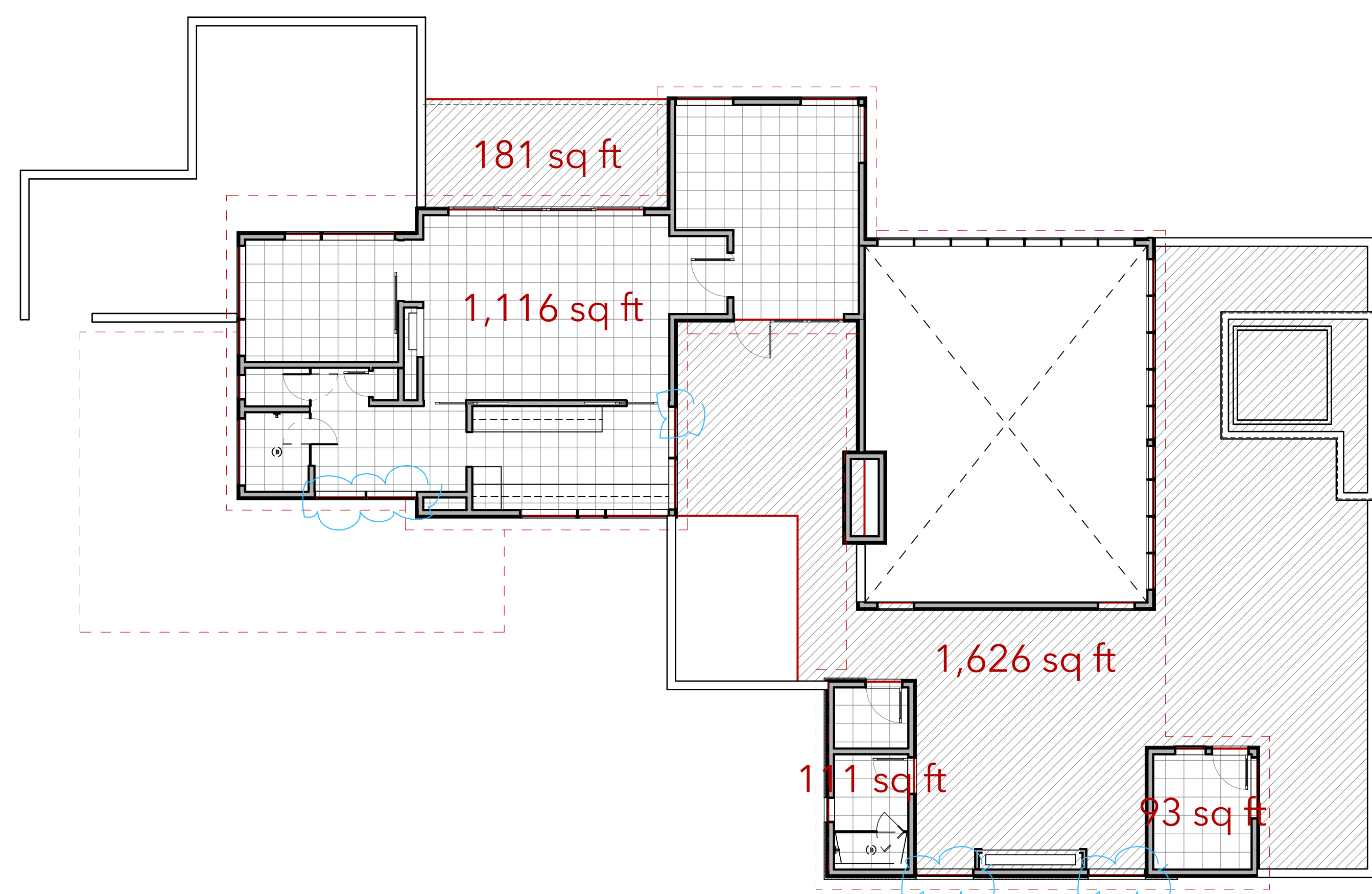
A006



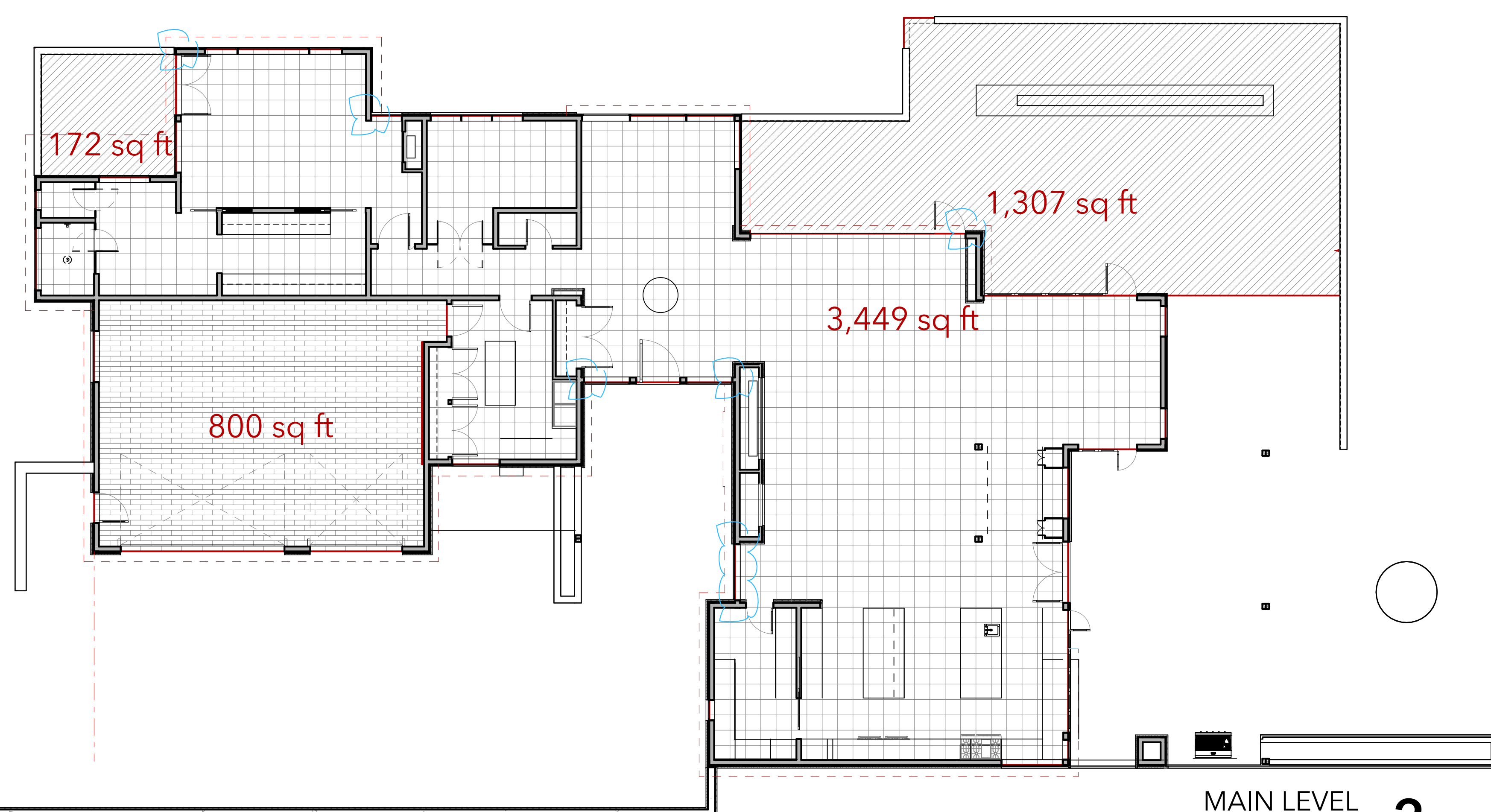
PHOTO TAKEN FROM ACCESS ROAD, LOOKING NORTHEAST

▶ SEQUENCE PANS CLOCKWISE

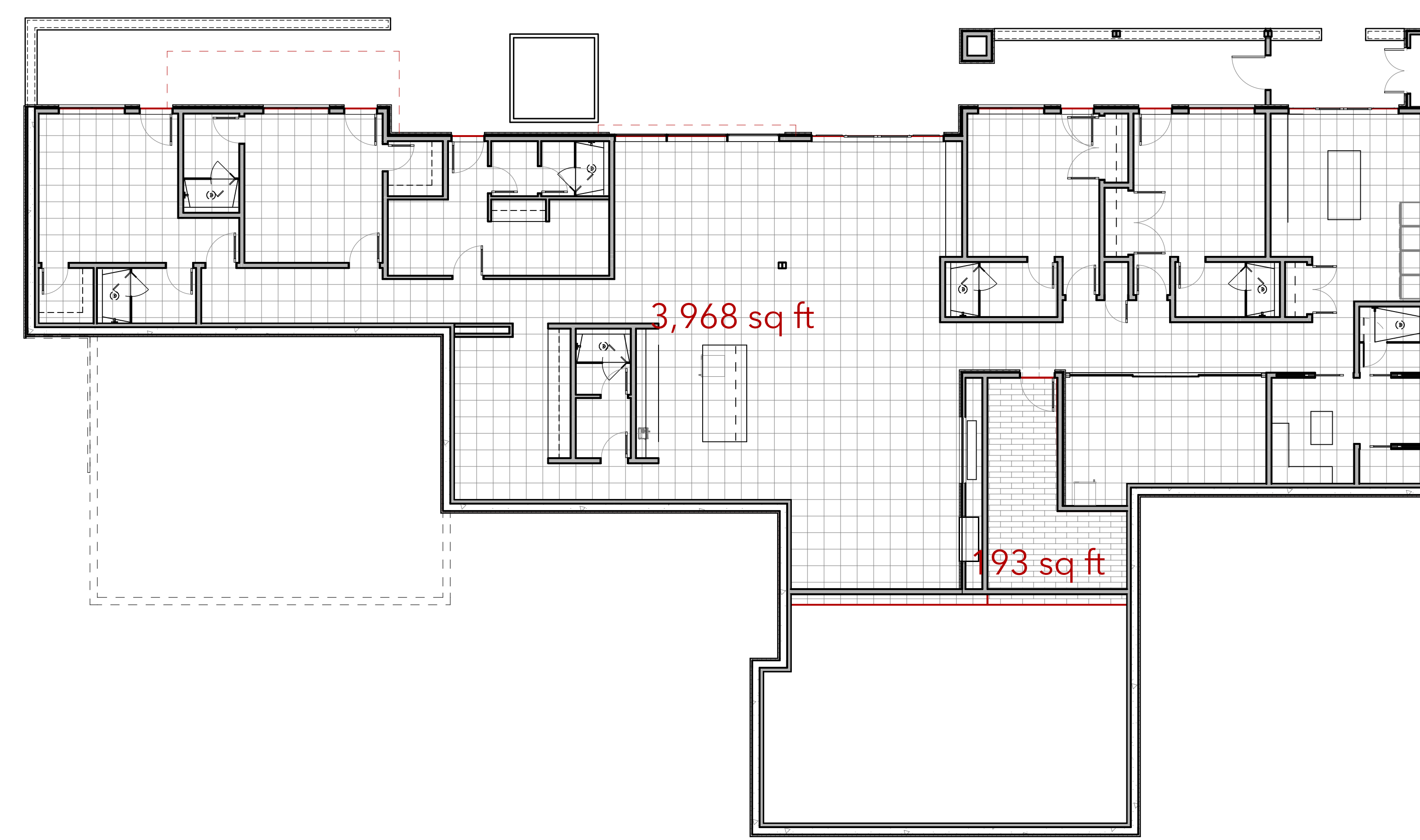




UPPER LEVEL **3**
SCALE: 1/8" = 1'-0"



MAIN LEVEL **2**
SCALE: 1/8" = 1'-0"



Lower Level **1**
SCALE: 1/8" = 1'-0"

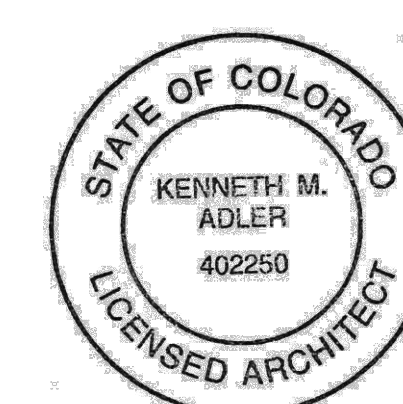
FLOOR AREA KEY

	FLOOR AREA
	GARAGE / MECH
	DECK - EXEMPT

FAR CALCULATIONS:

UPPER LEVEL FLOOR AREA	1,320 SF
MAIN LEVEL FLOOR AREA	3,449 SF
LOWER LEVEL AREA	3,968 SF
GARAGE	800 SF
MECH	193 SF
TOTAL GROSS FLOOR AREA	9,730 SF
DECK (EXEMPT)	3,286 SF

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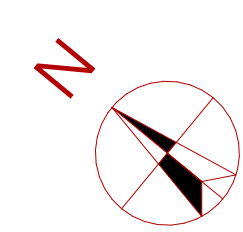
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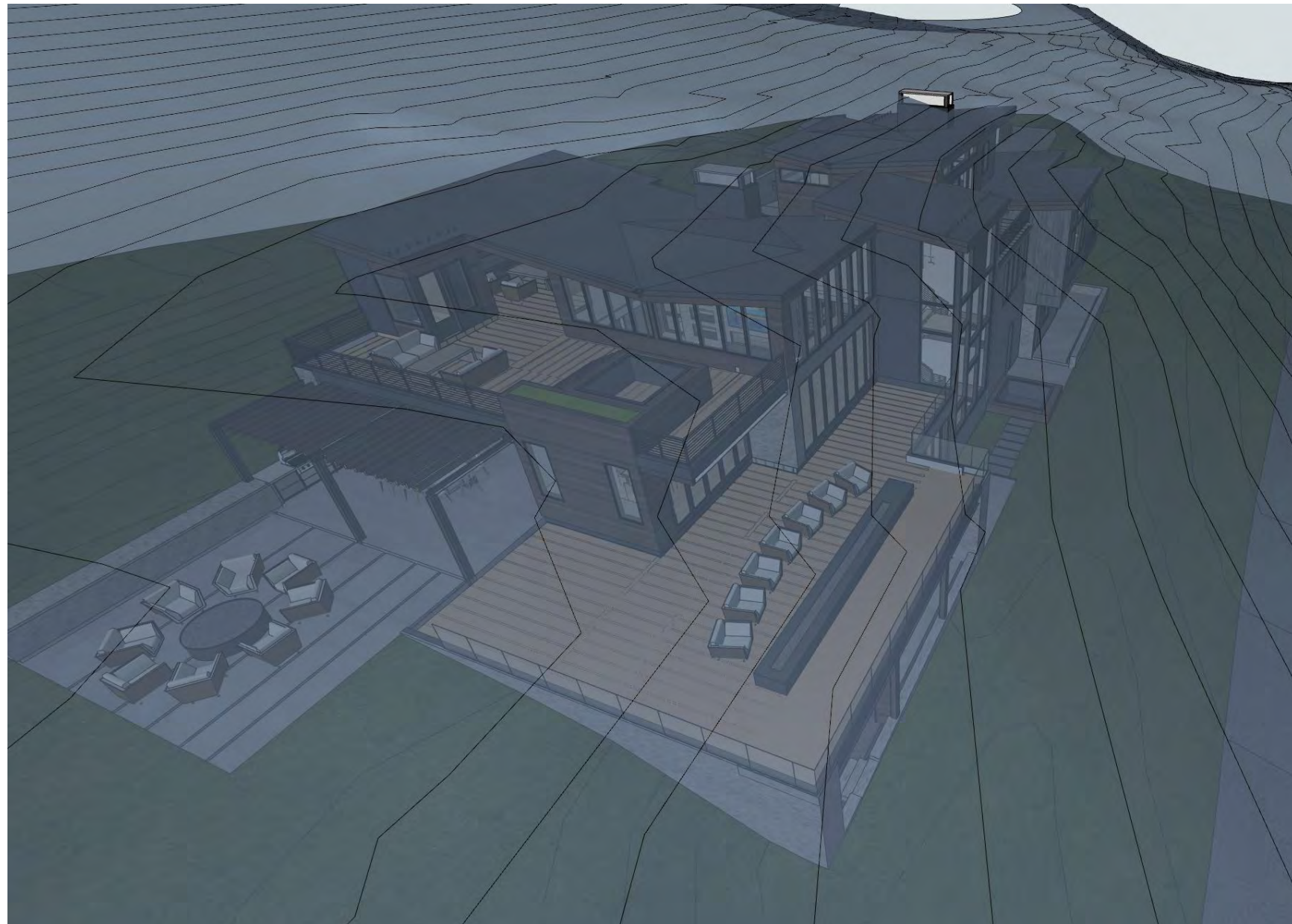
SHEET TITLE
FLOOR AREAS

Z100

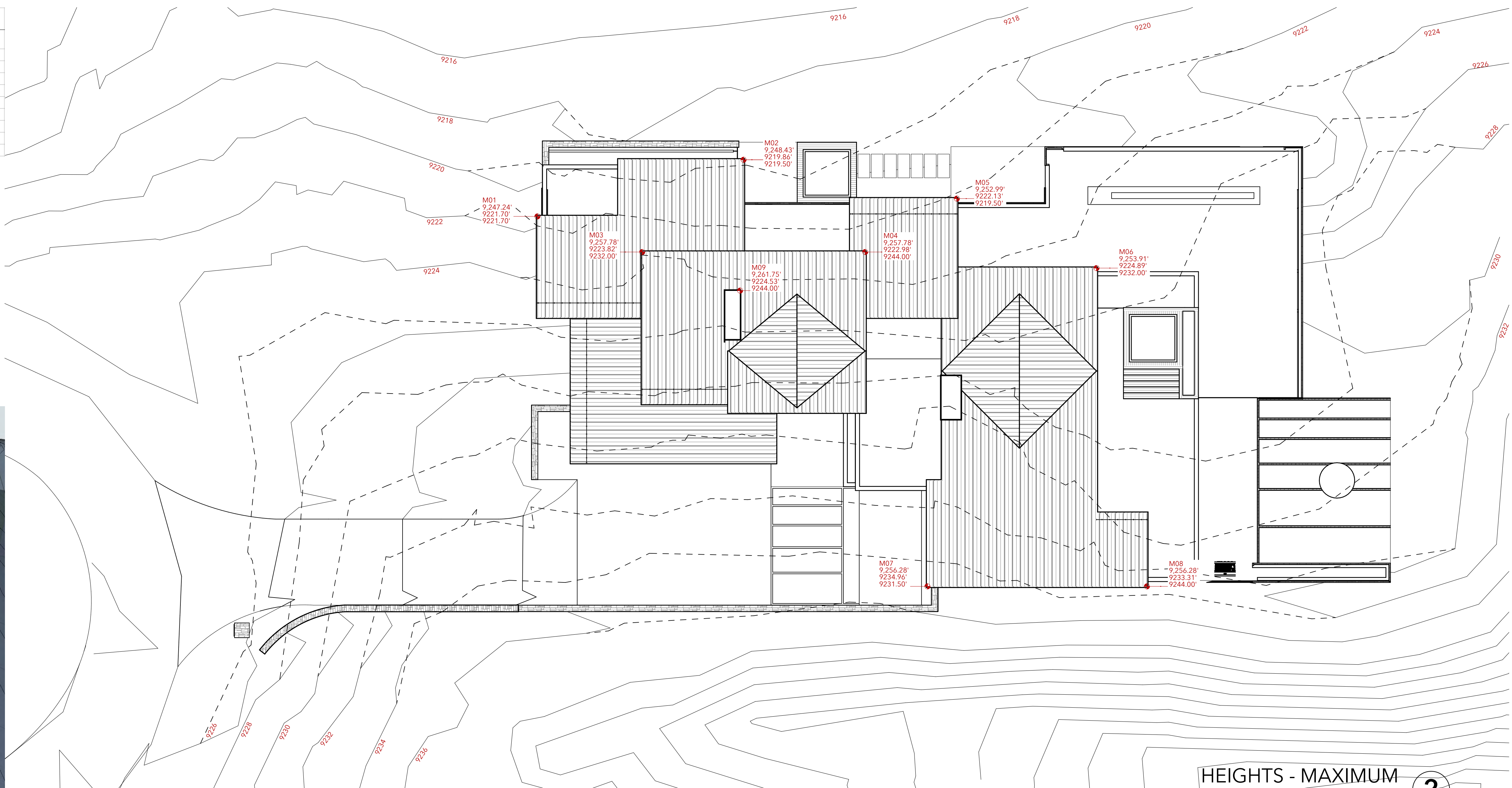


237 Russell MAX Heights					
Roof Point	Roof Point Elevation	Natural Grade Below	Roof Height Above Natural Grade	Proposed Grade Below	Roof Height Above Proposed Grade
M01	9247.24	9221.70	25.54	9221.78	25.54
M02	9248.43	9219.86	28.57	9219.50	28.93
M03	9257.78	9223.82	33.96	9232.00	25.78
M04	9257.78	9222.98	34.80	9244.00	13.78
M05	9252.99	9222.13	30.86	9219.50	33.49
M06	9253.91	9224.89	29.02	9232.00	21.91
M07	9256.28	9234.96	21.32	9231.50	24.78
M08	9256.28	9233.31	22.97	9244.00	12.28
M09	9261.75	9224.53	37.22	9244.00	17.75

5' EXEMPTION FOR CHIMNEY



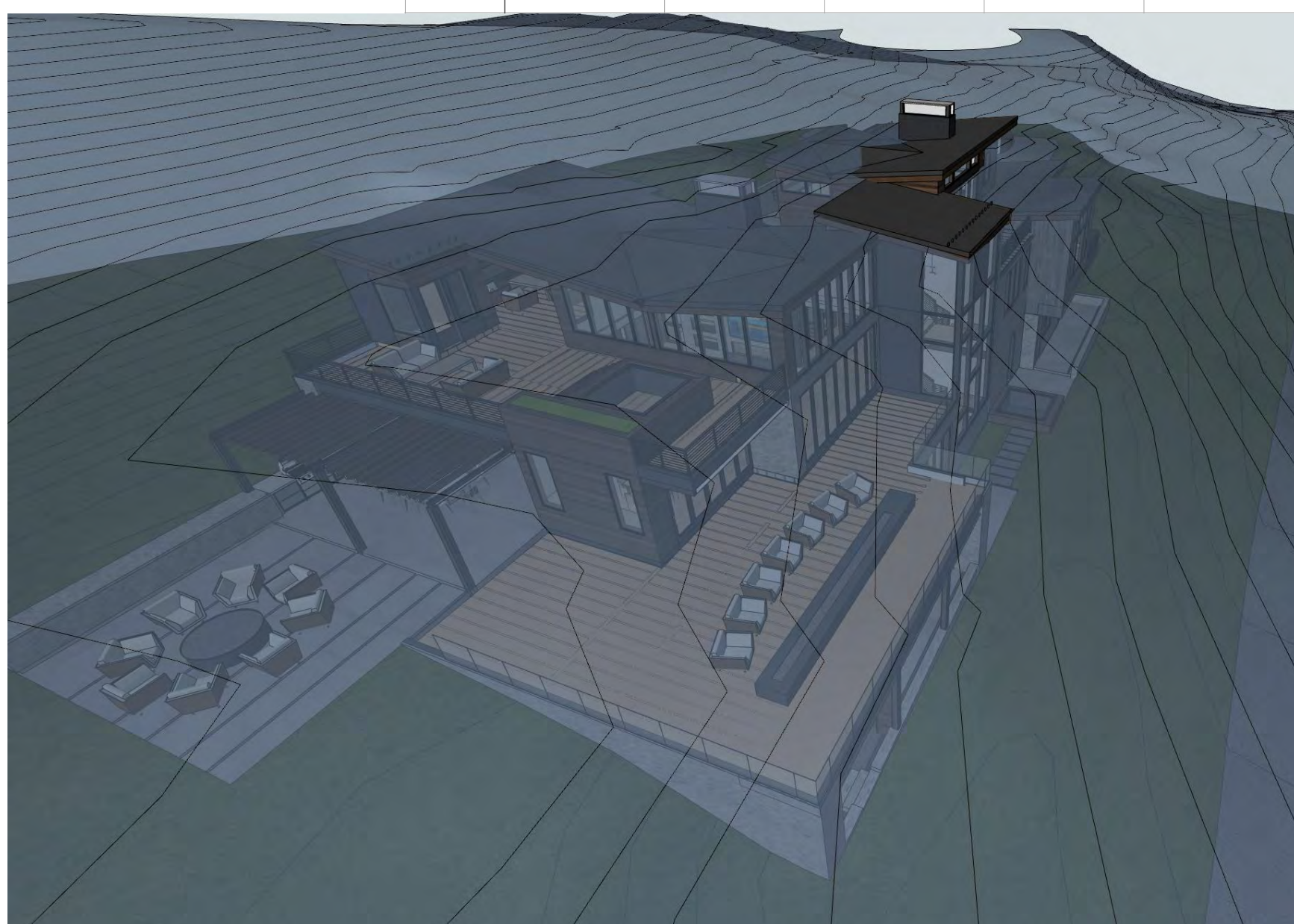
Height 35' Maximum **4**



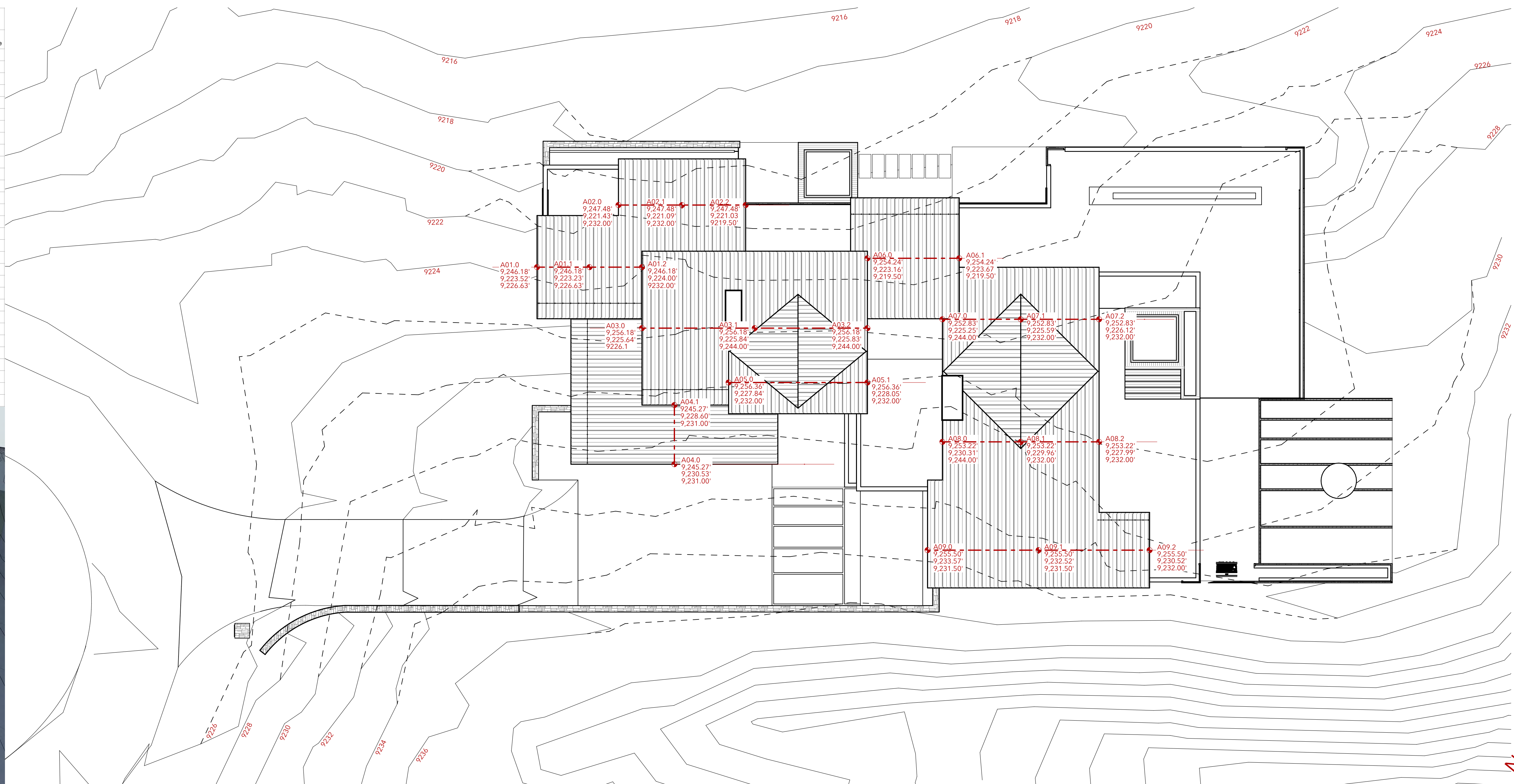
HEIGHTS - MAXIMUM **2**
SCALE: 1" = 10'

237 Russell Average Heights					
Roof Point	Roof Mid Point Elevation	Natural Grade Below	Proposed Grade Below	NG = Natural Grade PG = Proposed Grade	Roof Height Above Most Restrictive Grade
A01.0	9246.18	9223.63	9223.63	NG	22.56
A01.1	9246.18	9223.23	9226.63	NG	22.95
A01.2	9246.18	9224.00	9232.00	NG	22.18
A02.0	9247.48	9221.43	9232.00	NG	26.05
A02.1	9247.48	9221.09	9232.00	NG	26.39
A02.2	9247.48	9221.03	9219.50	PG	27.98
A03.0	9256.18	9225.64	9226.10	NG	30.54
A03.1	9256.18	9225.84	9244.00	NG	30.34
A03.2	9256.18	9225.83	9244.00	NG	30.35
A04.0	9245.27	9220.53	9231.00	NG	14.74
A04.1	9245.27	9228.60	9231.00	NG	16.67
A05.0	9256.36	9227.84	9232.00	NG	28.52
A05.1	9256.36	9228.05	9232.00	NG	28.31
A06.0	9254.24	9223.16	9219.50	PG	34.74
A06.1	9254.24	9223.67	9219.50	PG	34.74
A07.0	9252.83	9225.25	9244.00	NG	27.58
A07.1	9252.83	9225.59	9232.00	NG	27.24
A07.2	9252.83	9226.12	9232.00	NG	26.71
A08.0	9253.22	9230.31	9244.00	NG	22.91
A08.1	9253.22	9229.96	9232.00	NG	23.26
A08.2	9253.22	9227.99	9232.00	NG	25.23
A09.0	9255.50	9233.57	9231.50	PG	24.00
A09.1	9255.50	9232.52	9231.50	PG	24.00
A09.2	9255.50	9230.52	9232.00	NG	24.98

MAX. Average Allowable
Average Height: **25.96**
Complies By: **4.04**



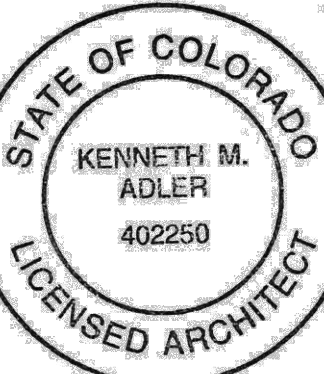
Height 30' Average **3**



HEIGHTS - MAXIMUM AVERAGE **1**
SCALE: 1" = 10'

237 RUSSELL DRIVE (LOT 533)
237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

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02	DD Progress	05/05/2022
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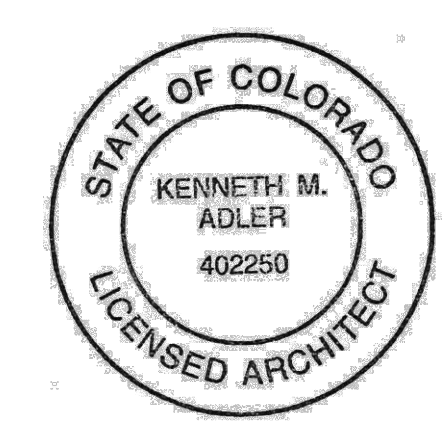
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SHEET TITLE
HEIGHTS

Z101

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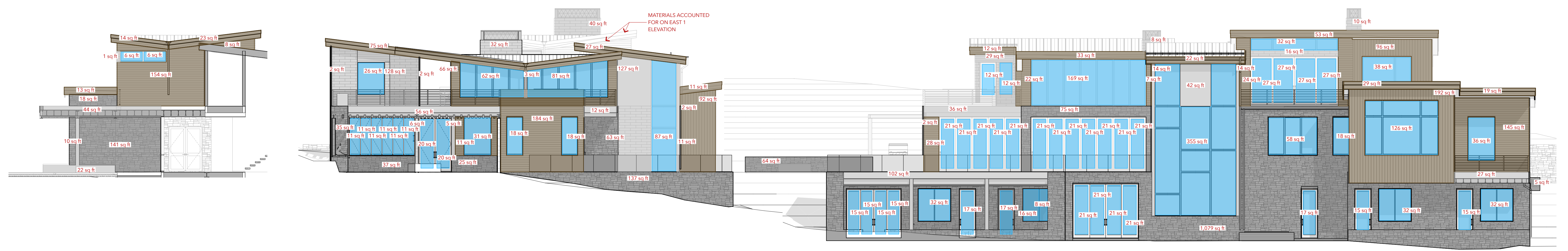
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SHEET TITLE
WALL AREAS

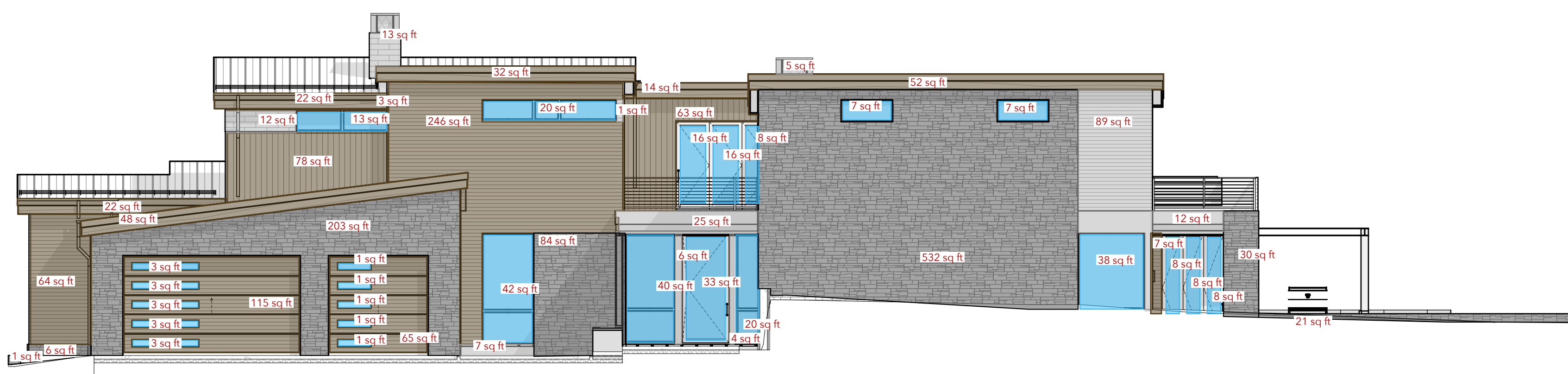
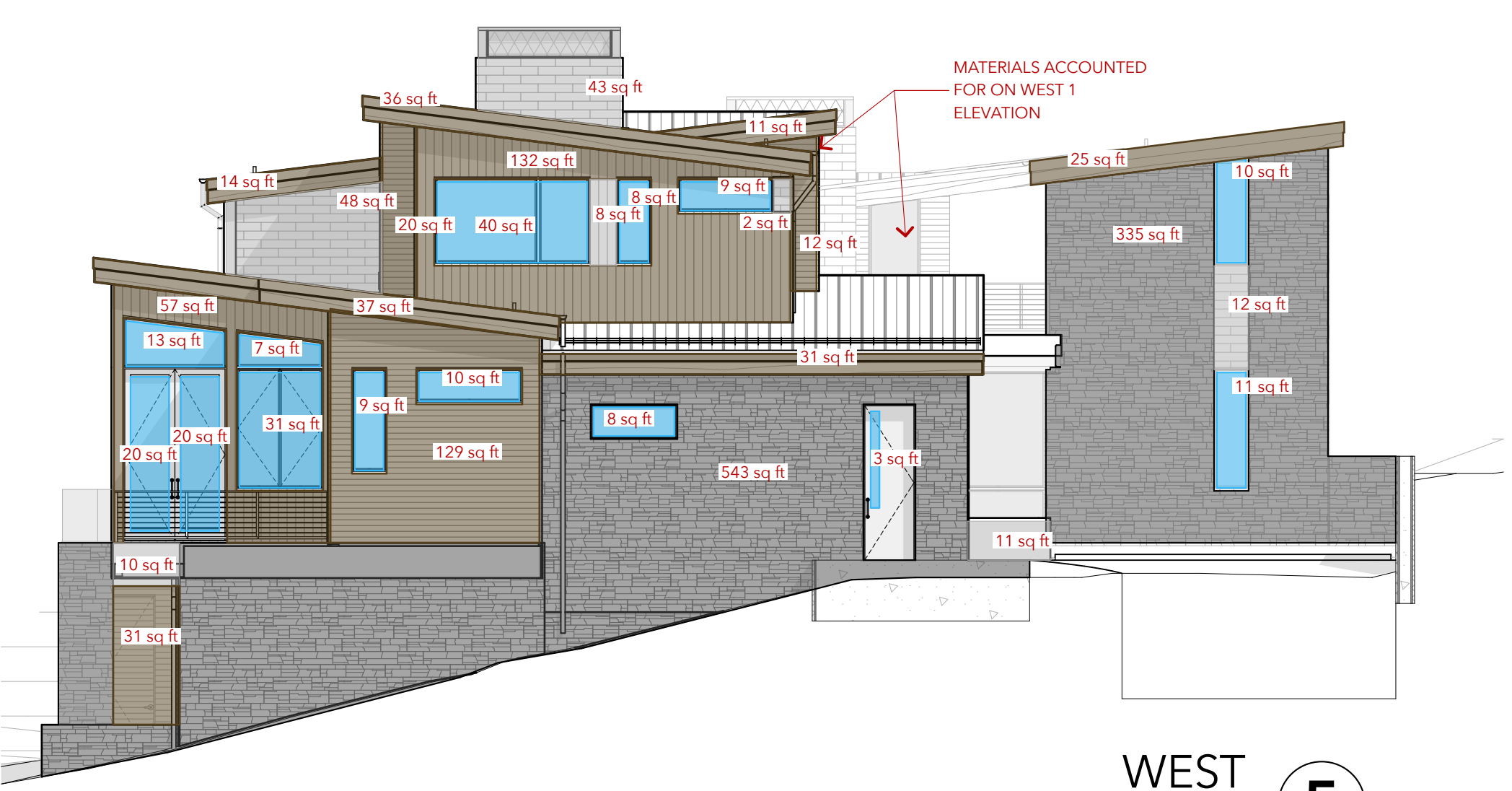
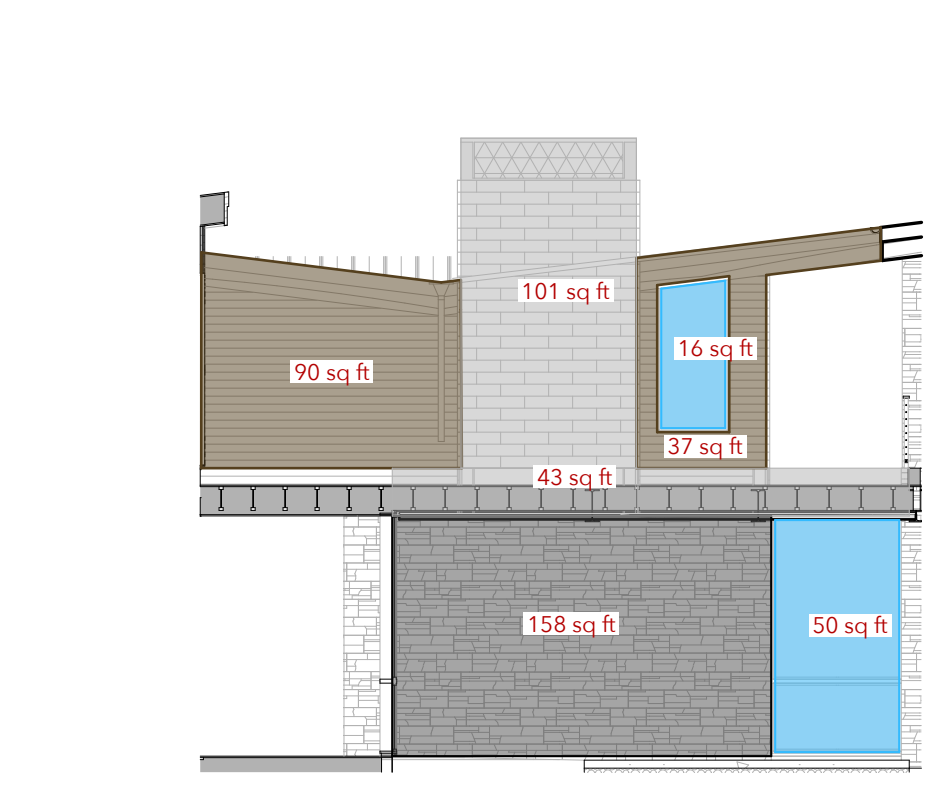
Z102



EAST @ ENTRY 3
SCALE: 1/8" = 1'-0"

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

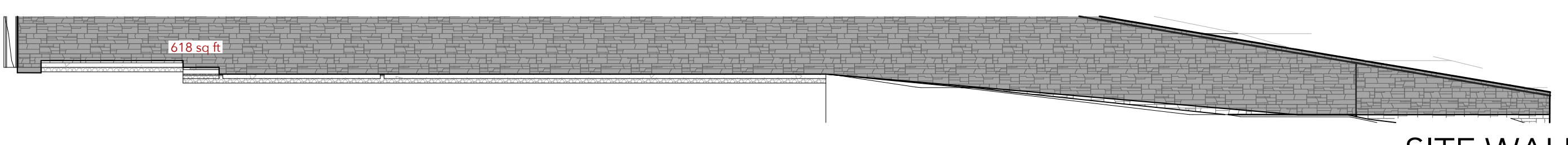
NORTH 1
SCALE: 1/8" = 1'-0"



WEST @ ENTRY 6
SCALE: 1/8" = 1'-0"

WEST 5
SCALE: 1/8" = 1'-0"

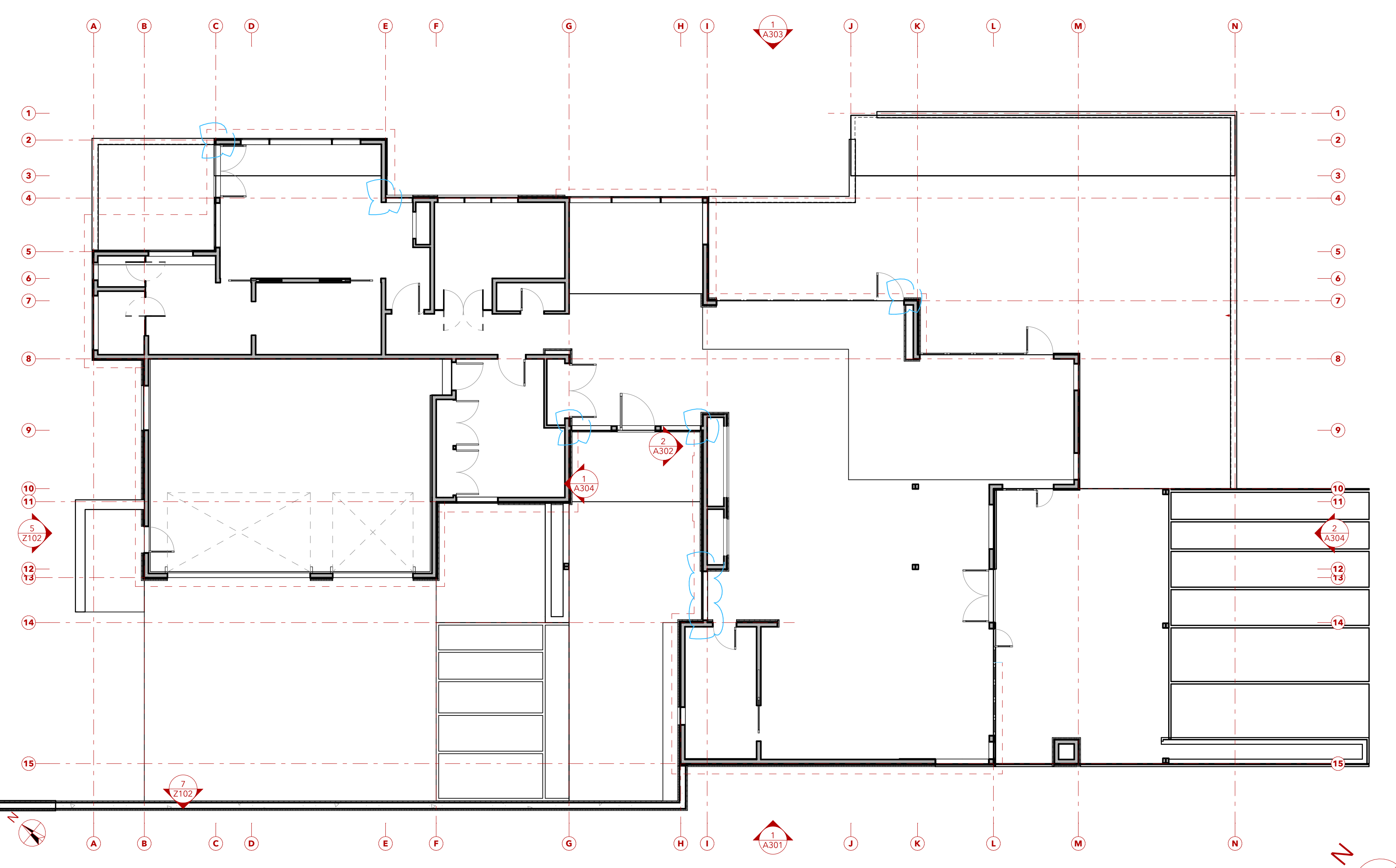
SOUTH 4
SCALE: 1/8" = 1'-0"



SITE WALL 7
SCALE: 1/8" = 1'-0"

WALL AREA MATERIAL LEGEND

WALL AREA MATERIAL LEGEND	% OF MATERIALS
STONE WALL AREA	38.66%
GLASS WALL AREA	24.65%
WOOD WALL AREA	26.26%
METAL WALL AREA	10.43%



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

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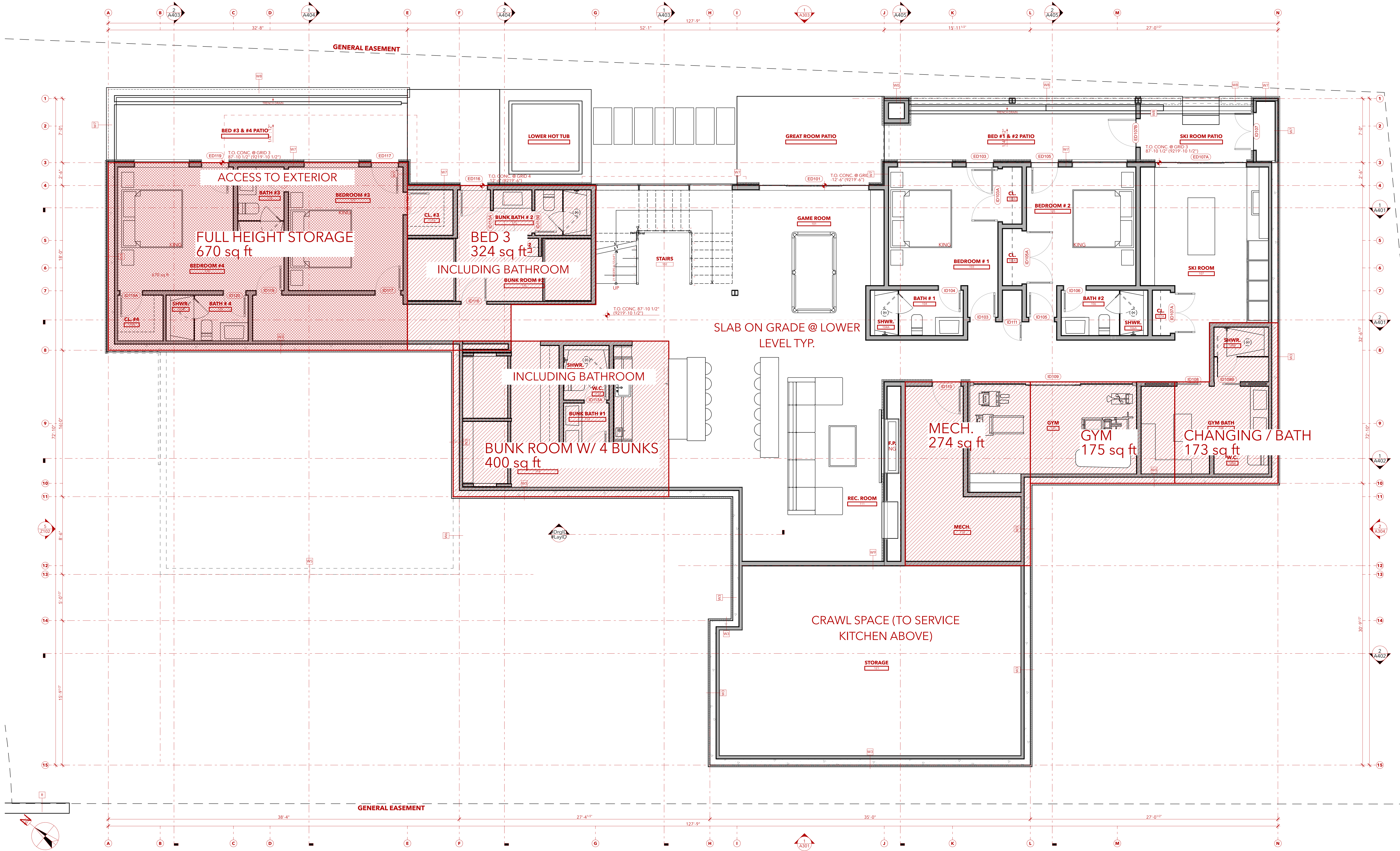


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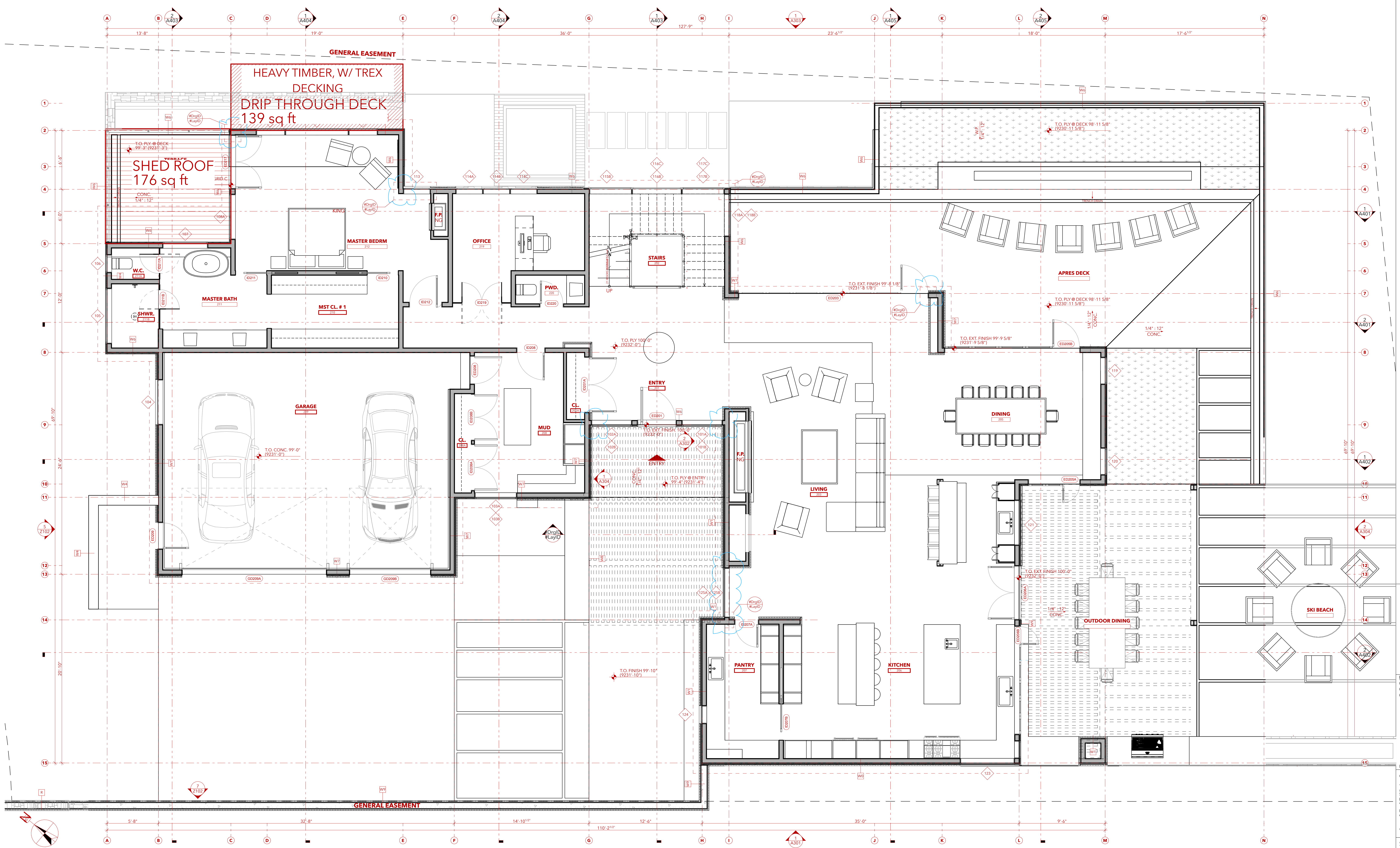
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SHEET TITLE
LOWER LEVEL PLAN

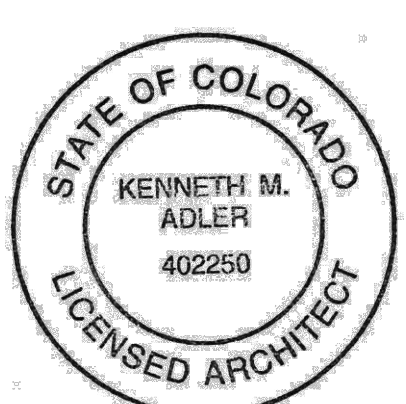


LOWER LEVEL
SCALE: 1/4" = 1'-0"



237 RUSSELL DRIVE (LOT 533)
237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

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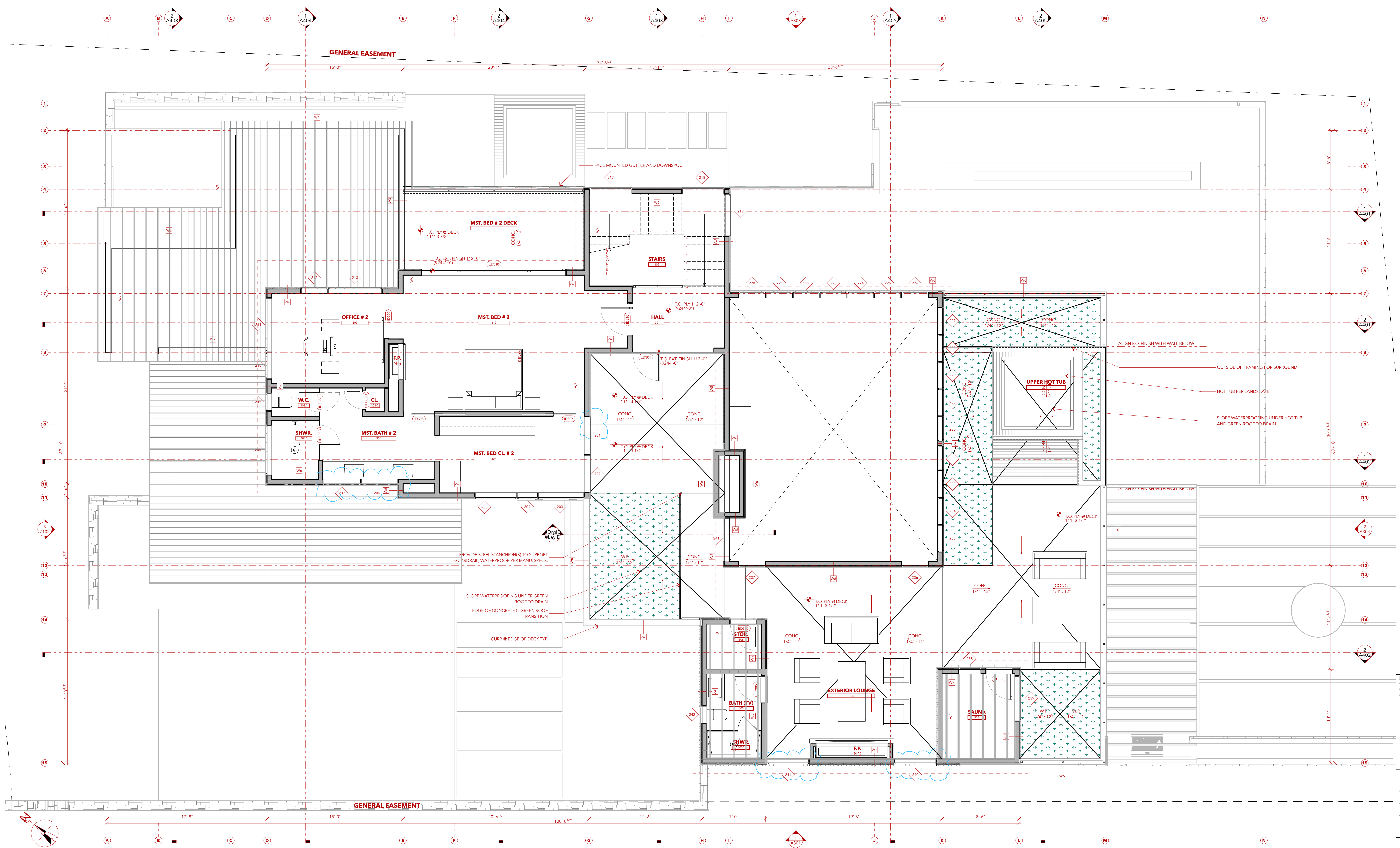
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SHEET TITLE
MAIN LEVEL PLAN

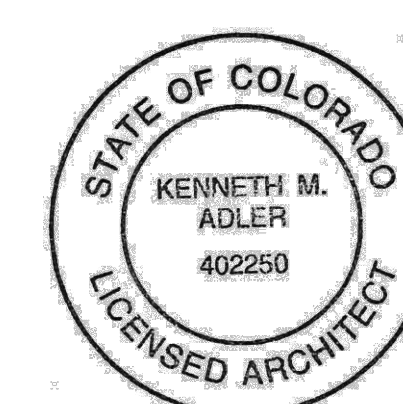
A202

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





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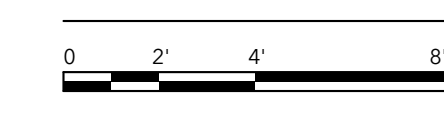
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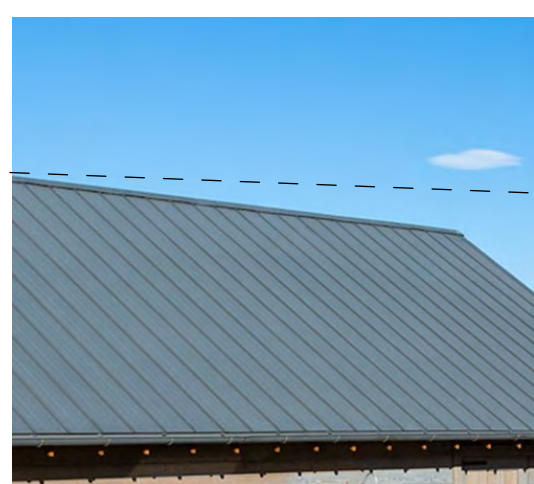
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SHEET TITLE
UPPER LEVEL PLAN

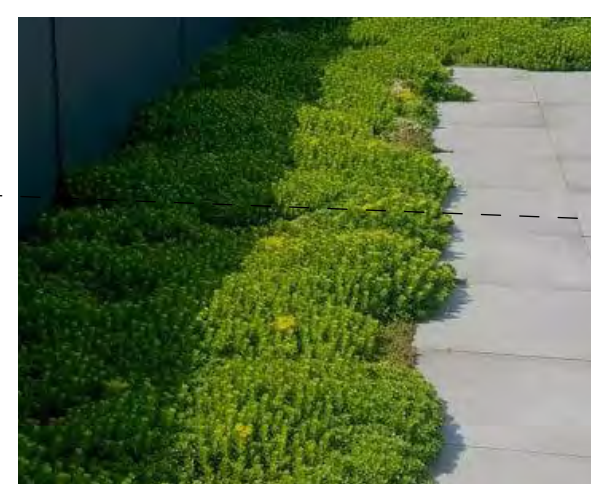
A203

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



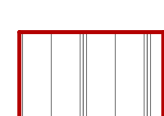
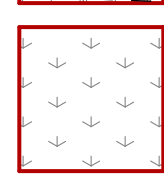


Roofing / (Drip Edge) - Standing Seam 16" O.C.



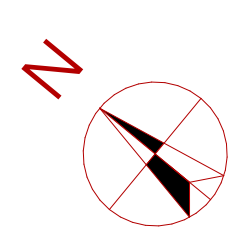
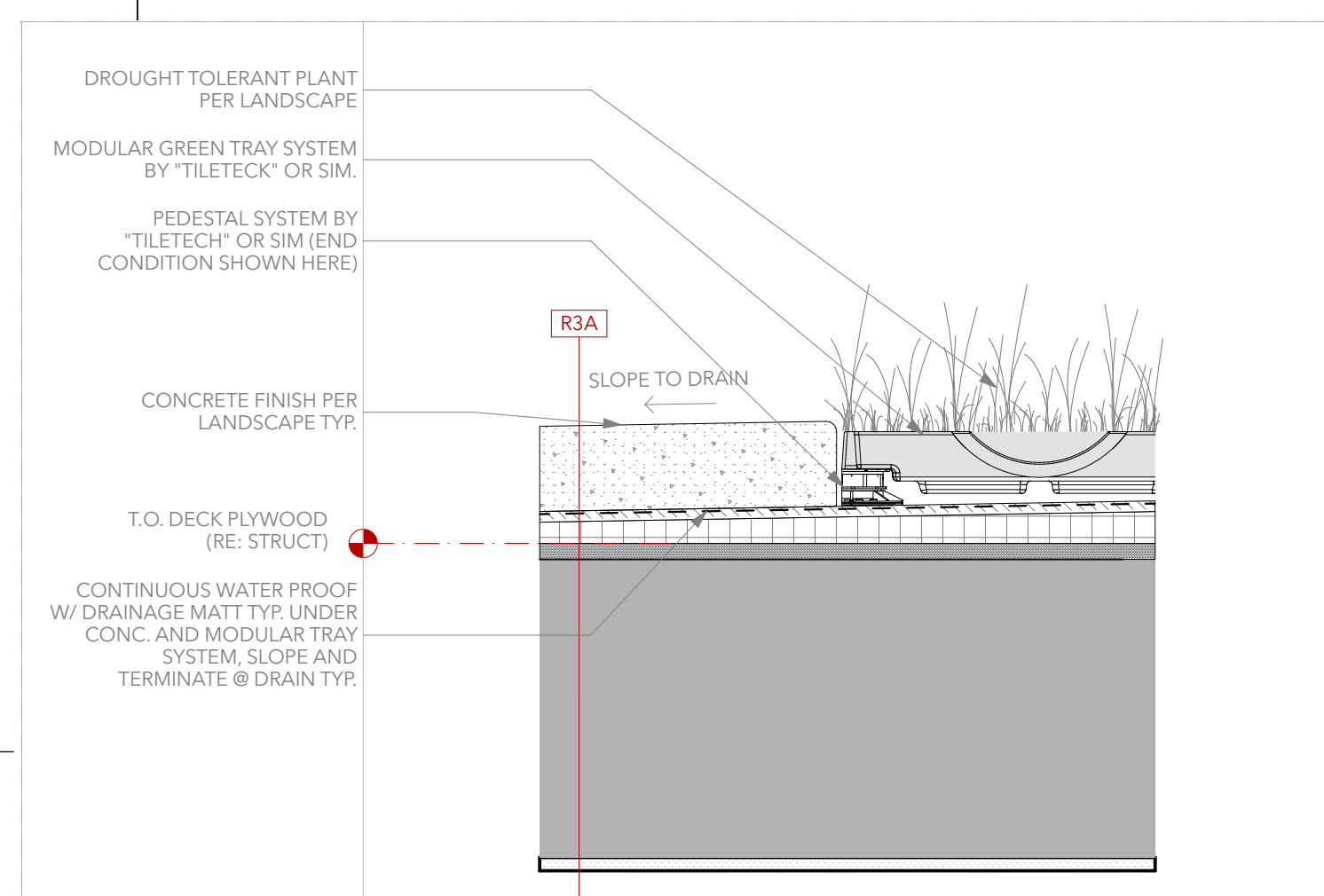
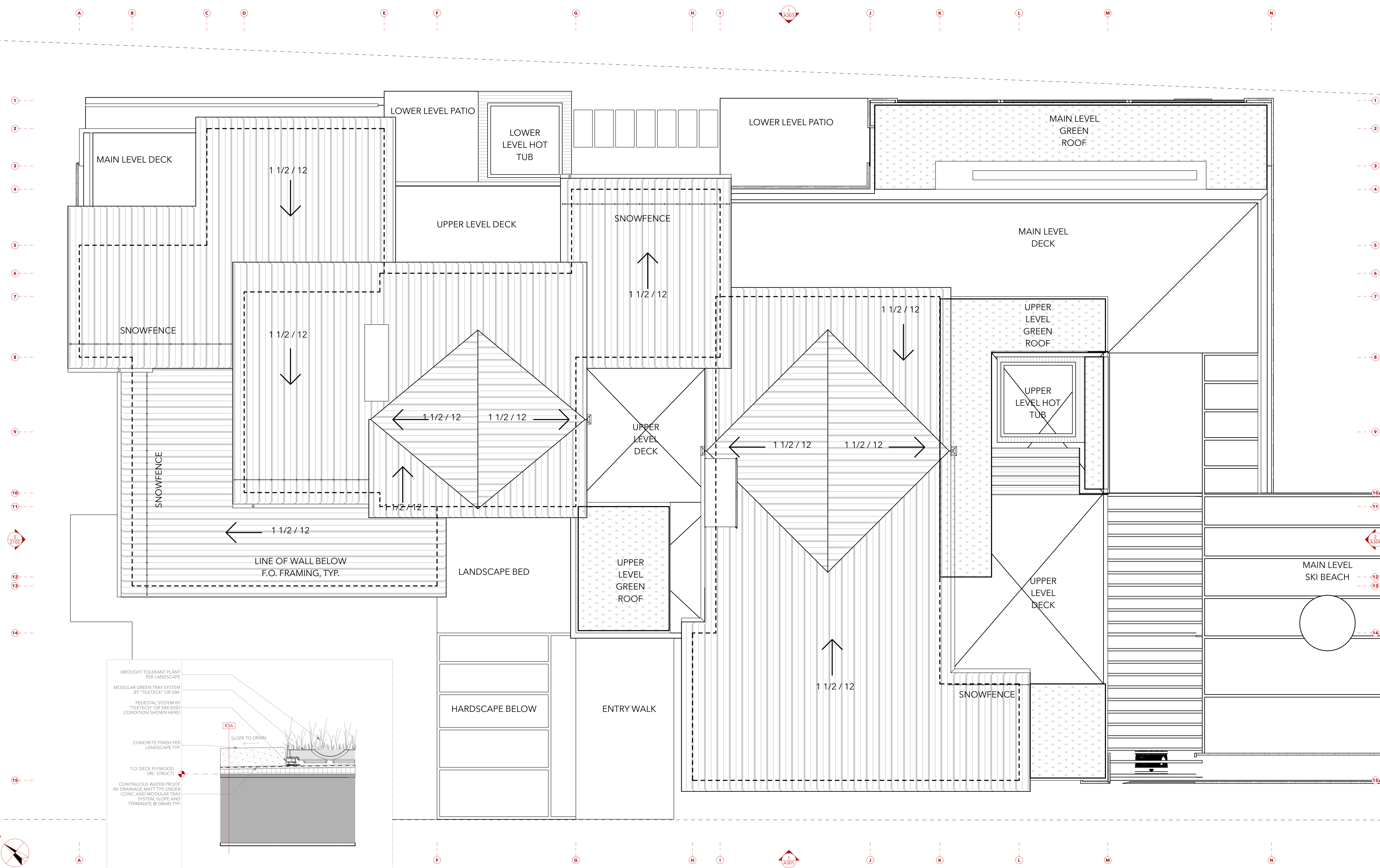
Green Roof - Tray System

ROOF MATERIAL LEGEND

-  **STANDING SEAM METAL ROOFING**
COLOR - CHARCOAL GRAY
-  **GREEN ROOF**



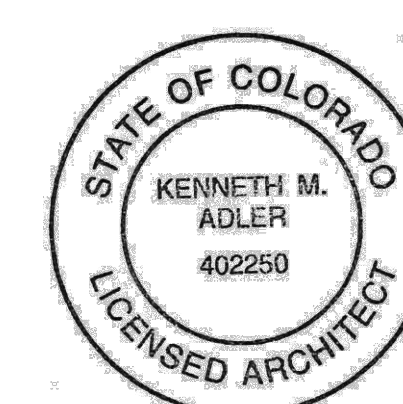
ASPEN | BASALT | COLORADO
P: 970.948.9510
KA-DESIGNWORKS.COM



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

237 RUSSELL DRIVE (LOT 533)
237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

NOT FOR CONSTRUCTION



ID	ISSUE	DATE
02	ISSUE	02/07/2022
03	Progress	06/05/2022
04	Final DBS Review	06/21/2022
01	SCHEMATIC DESIGN	4/22/20, 10:13 AM

PRINT DATE: 6/21/22

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SHEET TITLE
ROOF PLAN

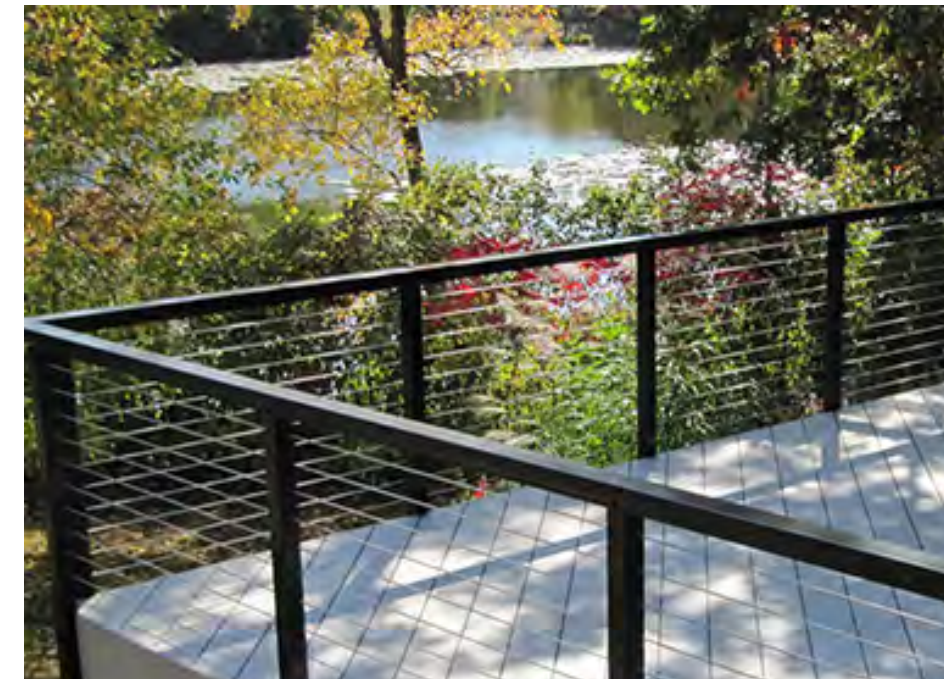
A204



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Railing - Glass



Railing - Cable



Steel Accents - Raw Patina



Window / Door - Clad



Fascia - Rough Sawn Wood



Wood Siding - Barnwood 8"



Wood Siding - Ash 4"

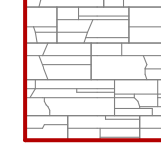
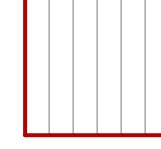
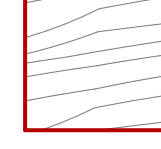
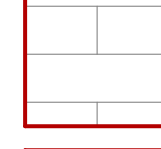


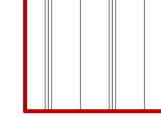


Metal Panel Siding - Flat Lock



Masonry Veneer - CK Dove Gray Drystack

ELEVATIONS MATERIAL LEGEND

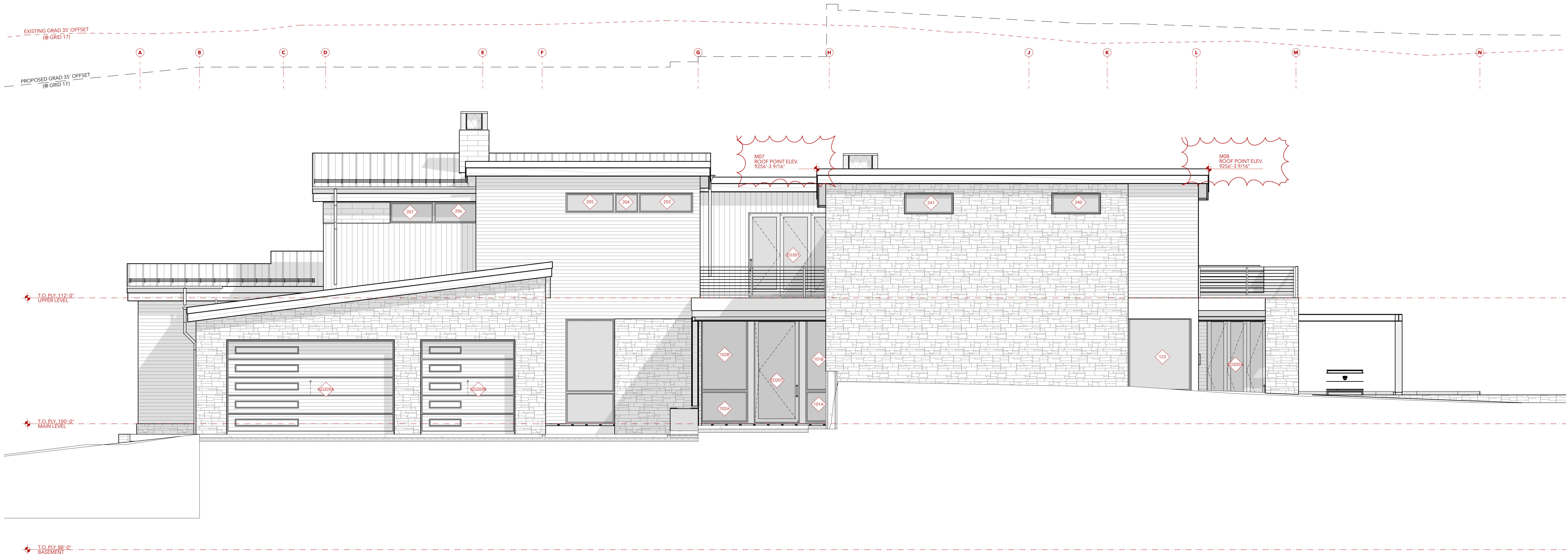
-  **STONE SIDING**
-  **VERTICAL WOOD SIDING 4"**
-  **WOOD TIMBERS & TRIM**
-  **METAL PANEL SIDING - FLAT LOCK**
-  **HORIZONTAL WOOD SIDING 4"**
-  **METAL ACCENT & FACIA**
-  **STANDING SEAM METAL ROOFING**

CURRENT BARNWOOD SHOWN ON PHYSICAL MATERIAL BOARD WILL BE REPLACED WITH A SIDING THAT MATCHES THE RENDERINGS & THIS SAMPLE IMAGE

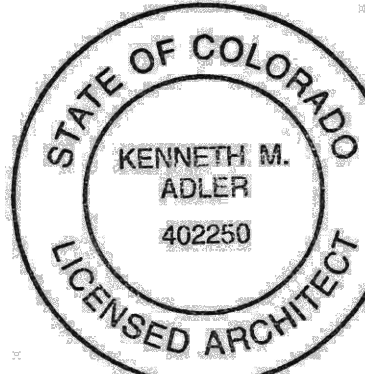
SAMPLE WILL BE BROUGHT TO MEETING

CURRENT STONE SHOWN ON PHYSICAL MATERIAL BOARD WILL BE REPLACED WITH A STONE THAT MATCHES THE RENDERINGS & THIS SAMPLE IMAGE

SAMPLE WILL BE BROUGHT TO MEETING



NOT FOR CONSTRUCTION



ID	ISSUE	DATE
01	SCHEMATIC DESIGN	02/07/2022
02	CD Progress	06/05/2022
03	Final DBB Review	06/21/2022
04	Final DBB Review	06/21/2022

PRINT DATE: 6/21/22
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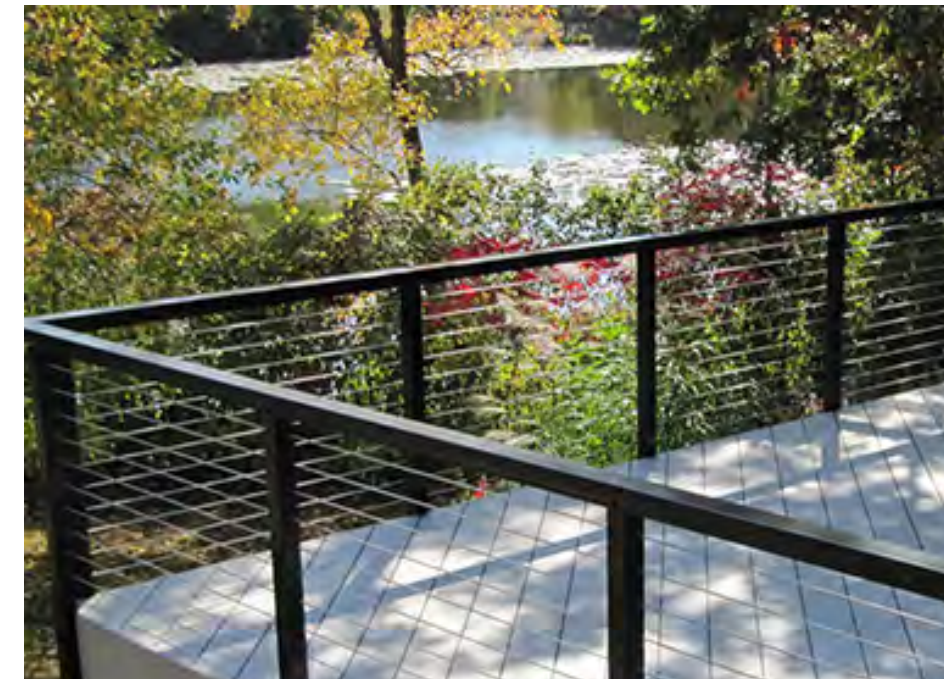
SHEET TITLE
SOUTH ELEVATION



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Railing - Glass



Railing - Cable



Steel Accents - Raw Patina



Window / Door - Clad



Fascia - Rough Sawn Wood



Wood Siding - Barnwood 8"



Wood Siding - Ash 4"



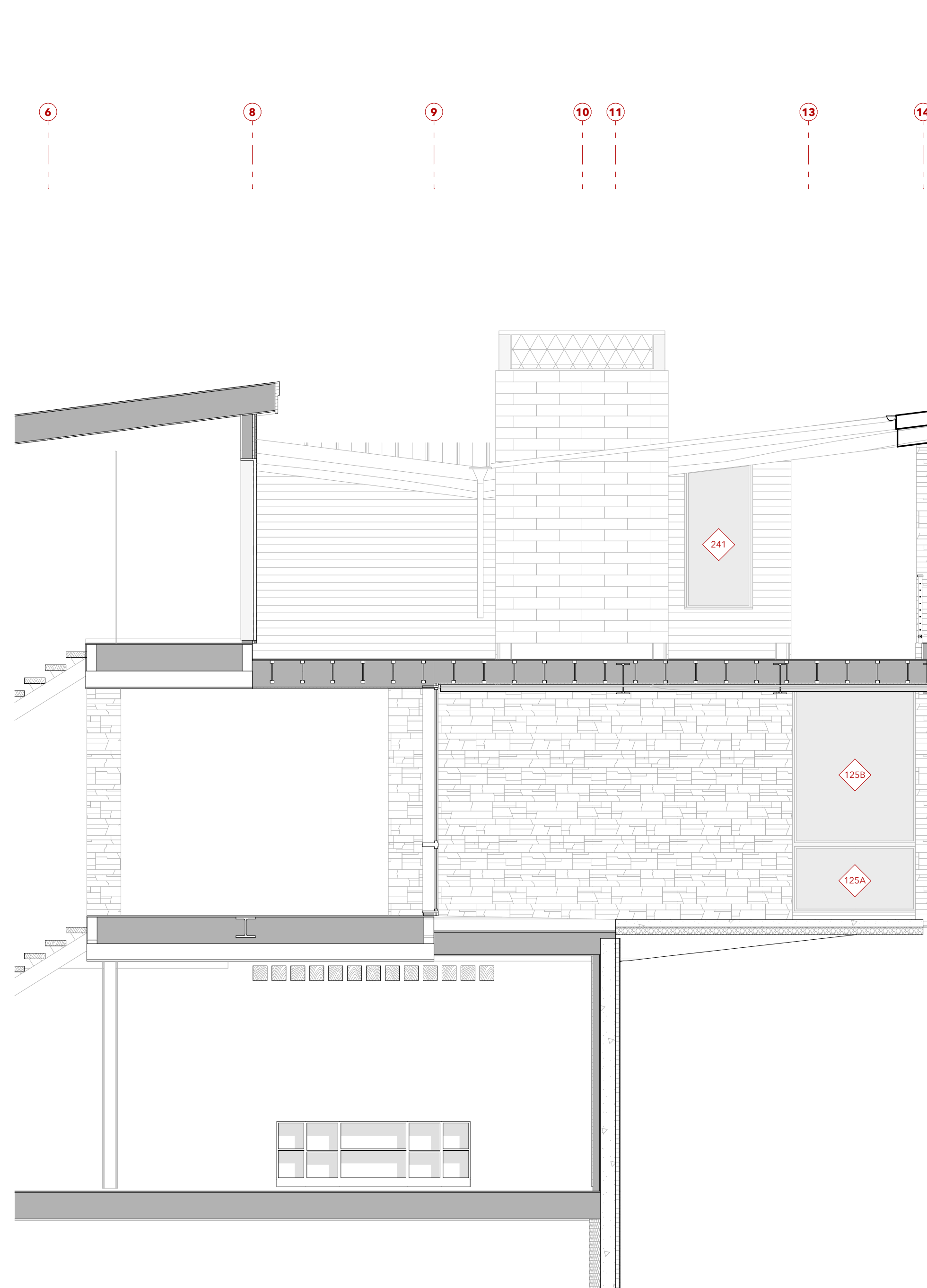
Metal Panel Siding - Flat Lock



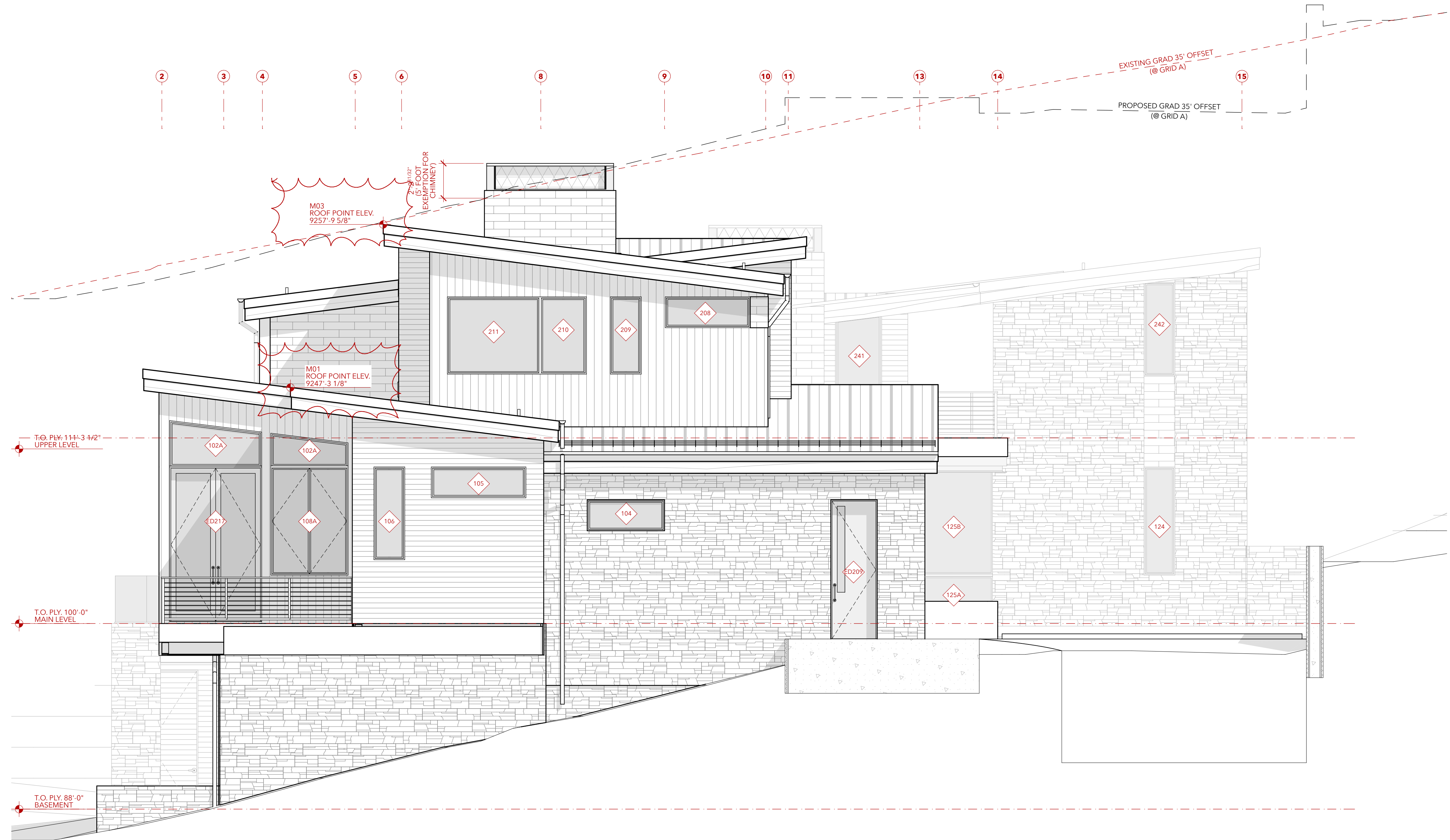
Masonry Veneer - CK Dove Gray Drystack

ELEVATIONS MATERIAL LEGEND

- STONE SIDING**
- VERTICAL WOOD SIDING 4"**
- WOOD TIMBERS & TRIM**
- METAL PANEL SIDING - FLAT LOCK**
- HORIZONTAL WOOD SIDING 4"**
- METAL ACCENT & FACIA**
- STANDING SEAM METAL ROOFING**



ELEVATION WEST @ ENTRY **2**
SCALE: 1/4" = 1'-0"

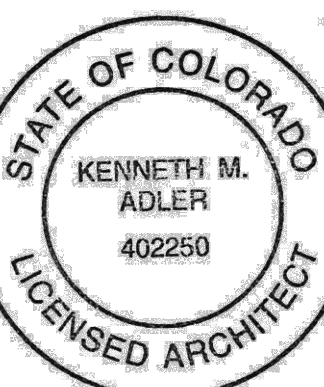


ELEVATION WEST **1**
SCALE: 1/4" = 1'-0"

237 RUSSELL DRIVE (LOT 533)

237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

NOT FOR CONSTRUCTION



ISSUE	DATE
01 - SCHEMATIC DESIGN	4/22/20, 10:13 AM
02 - PROGRESS	6/6/2022
03 - FINAL DBS REVIEW	4/26/21/2022
04 - ISSUED FOR PERMIT	02/07/2022

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SHEET TITLE
WEST ELEVATIONS

A302



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Railing - Glass



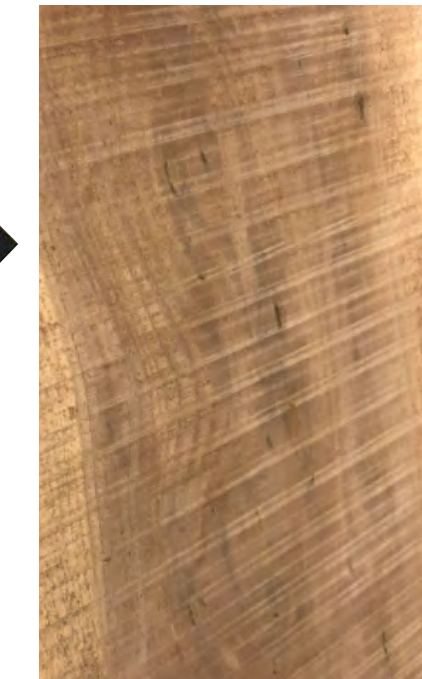
Railing - Cable



Steel Accents - Raw Patina



Window / Door - Clad



Fascia - Rough Sawn Wood



Wood Siding - Barnwood 8"



Wood Siding - Ash 4"

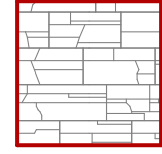
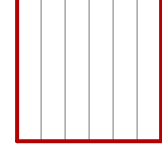
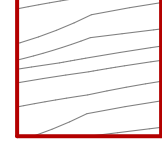
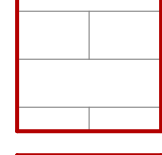

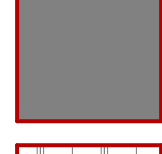



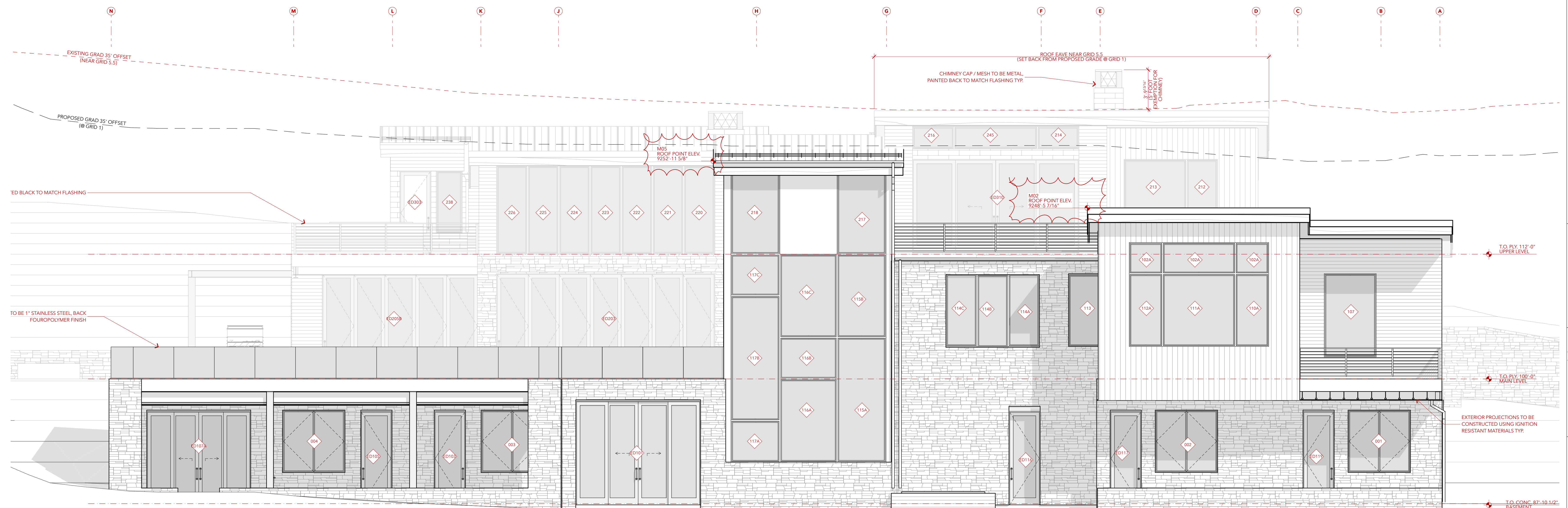
Metal Panel Siding - Flat Lock



Masonry Veneer - CK Dove Gray Drystack

ELEVATIONS MATERIAL LEGEND

-  **STONE SIDING**
-  **VERTICAL WOOD SIDING 4"**
-  **WOOD TIMBERS & TRIM**
-  **METAL PANEL SIDING - FLAT LOCK**
-  **HORIZONTAL WOOD SIDING 4"**
-  **METAL ACCENT & FACIA**
-  **STANDING SEAM METAL ROOFING**

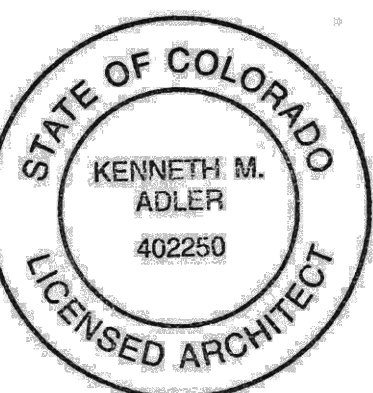


ELEVATION NORTH
SCALE: 1/4" = 1'-0"

1

A303

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ID	ISSUE	DATE
02	ISSUE	02/07/2022
03	Progress	06/05/2022
01	Final DBS Review	06/21/2022
01	Schematic Design	4/2/20, 10:13 AM

PRINT DATE: 6/21/22
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SHEET TITLE
NORTH ELEVATION



Roofing / (Drip Edge) - Standing Seam 16" O.C.



Railing - Glass



Railing - Cable



Steel Accents - Raw Patina



Window / Door - Clad



Fascia - Rough Sawn Wood



Wood Siding - Barnwood 8"



Wood Siding - Ash 4"

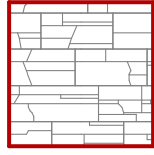
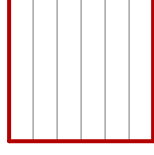
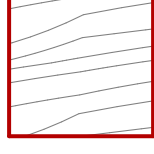
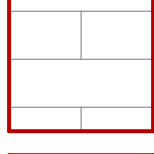

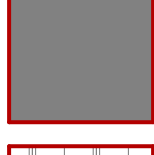
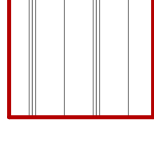


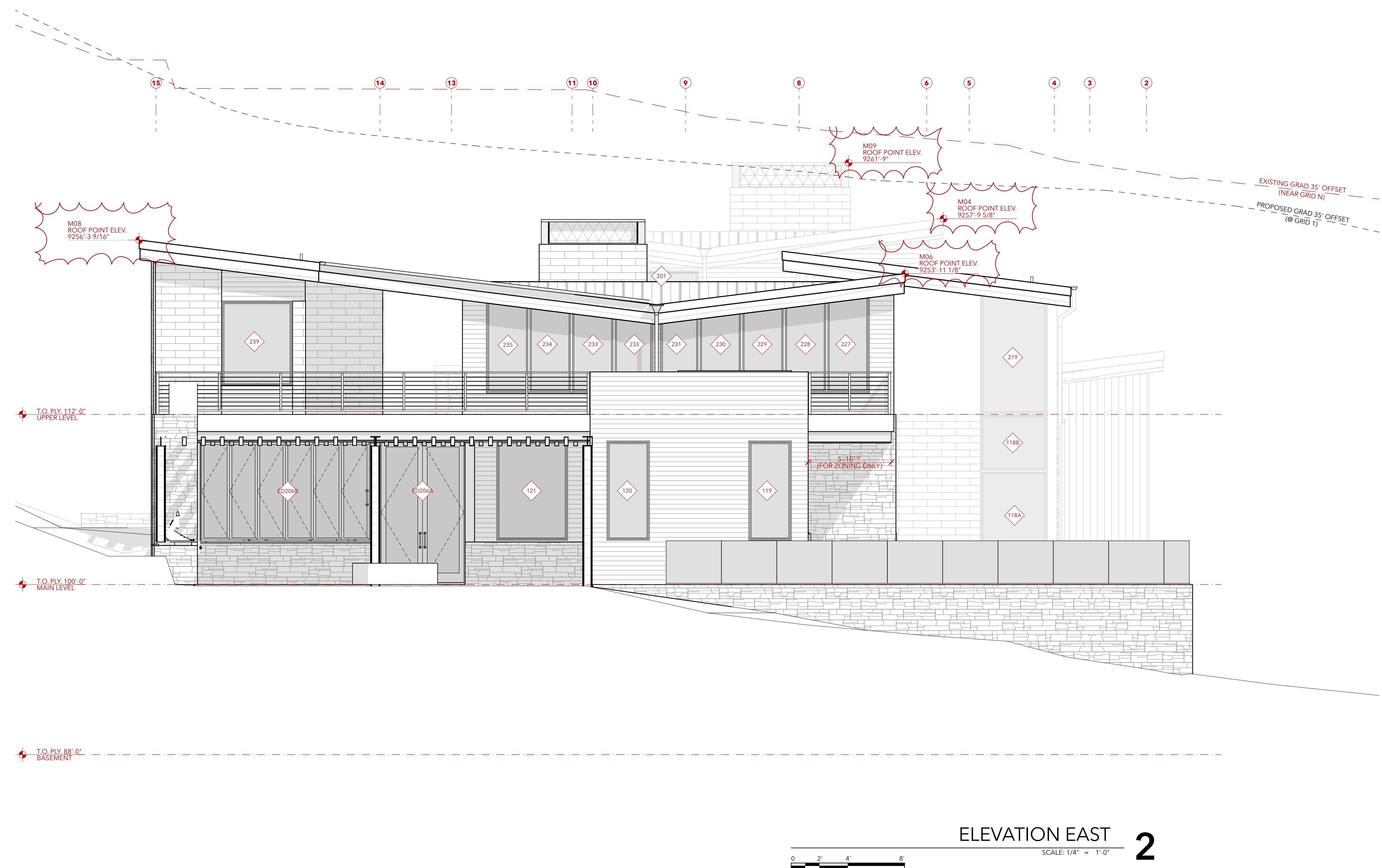
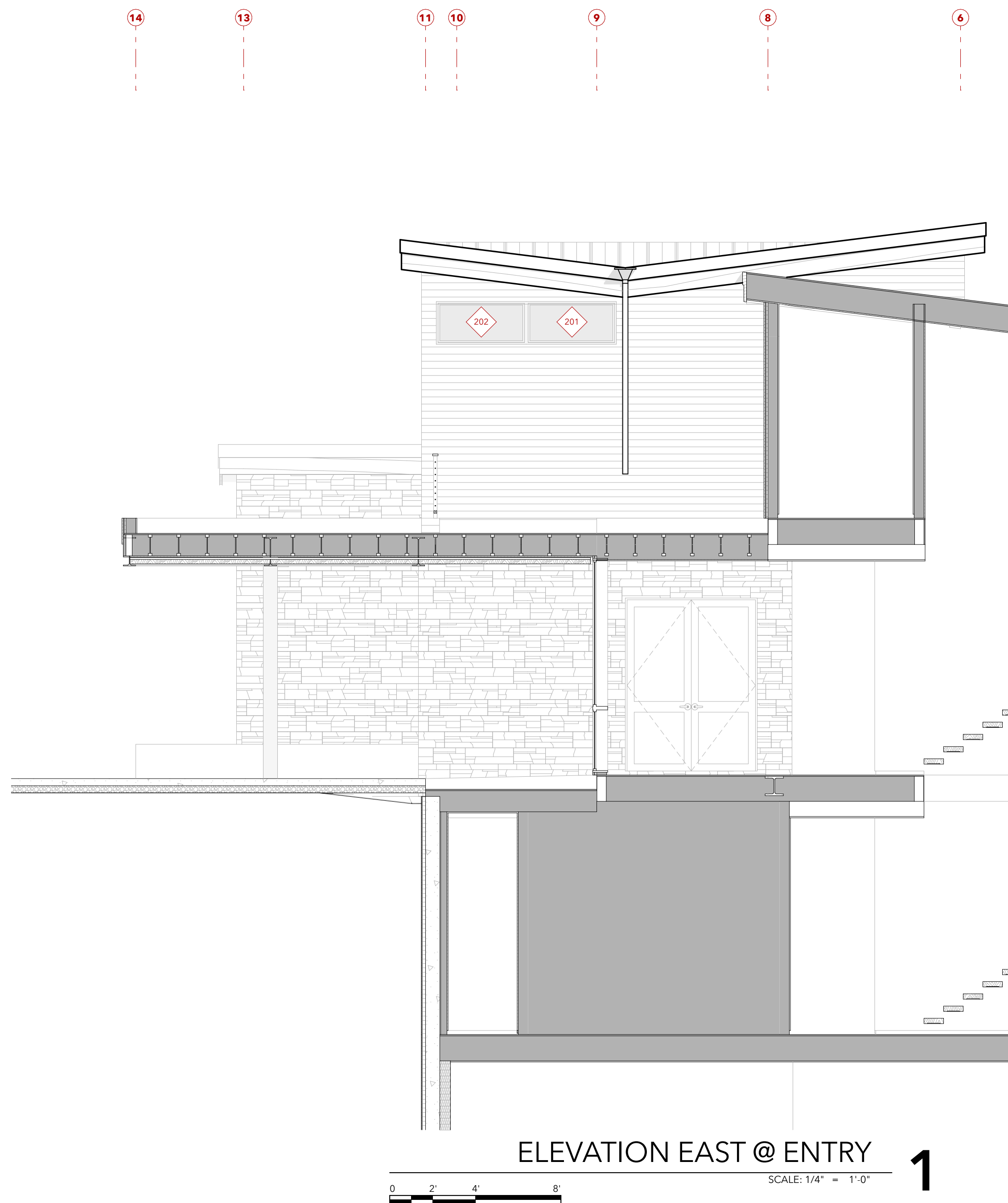
Metal Panel Siding - Flat Lock



Masonry Veneer - CK Dove Gray Drystack

ELEVATIONS MATERIAL LEGEND

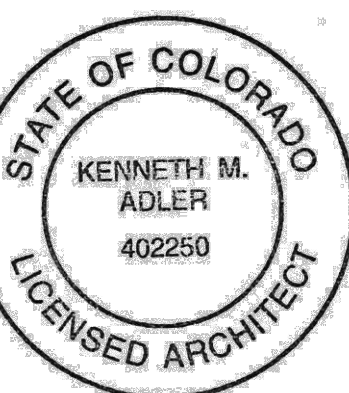
-  **STONE SIDING**
-  **VERTICAL WOOD SIDING 4"**
-  **WOOD TIMBERS & TRIM**
-  **METAL PANEL SIDING - FLAT LOCK**
-  **HORIZONTAL WOOD SIDING 4"**
-  **METAL ACCENT & FACIA**
-  **STANDING SEAM METAL ROOFING**



237 RUSSELL DRIVE (LOT 533)

237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

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ID	ISSUE	DATE
02	ISSUE	02/07/2022
01	PROGRESS	02/05/2022
03	FINAL DBS REVIEW	02/01/2022
01	SCHEMATIC DESIGN	02/01/2022

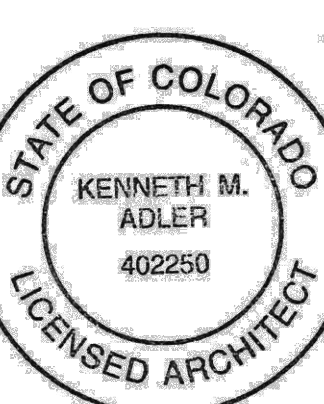
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SHEET TITLE
EAST ELEVATIONS

A304

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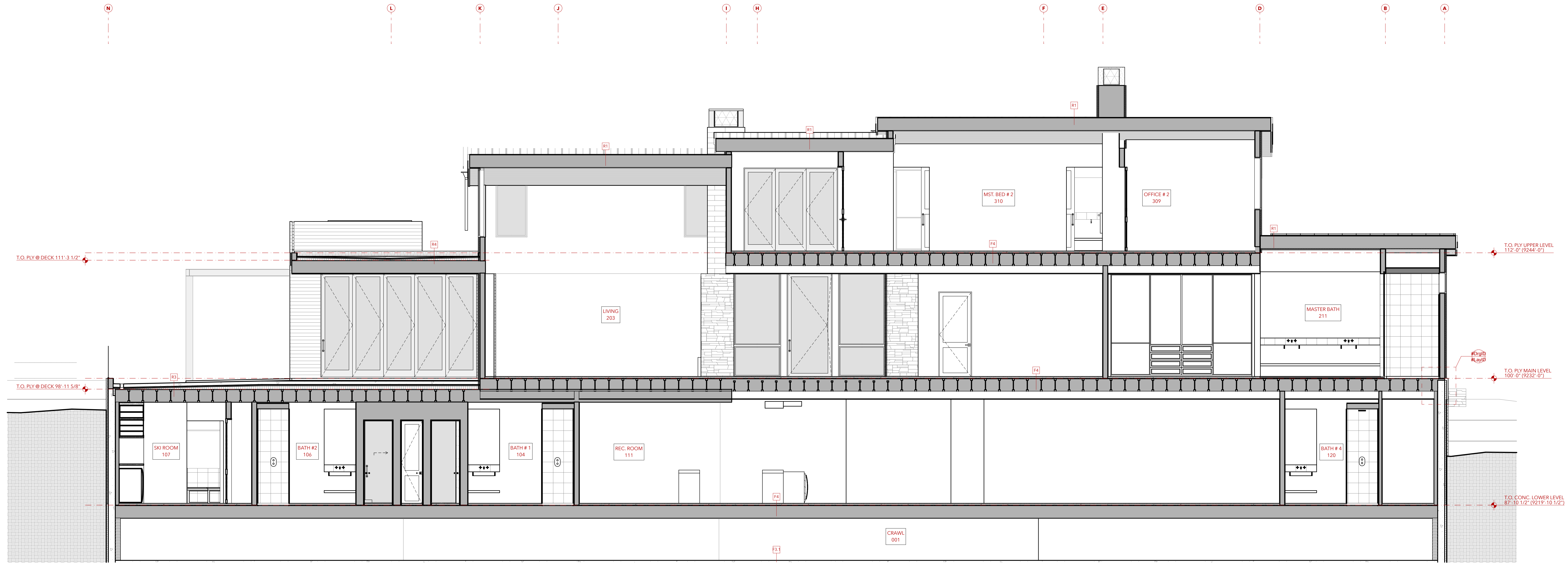


ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
02	DD Progress	05/05/2022
03	Final DRB Review	06/21/2022

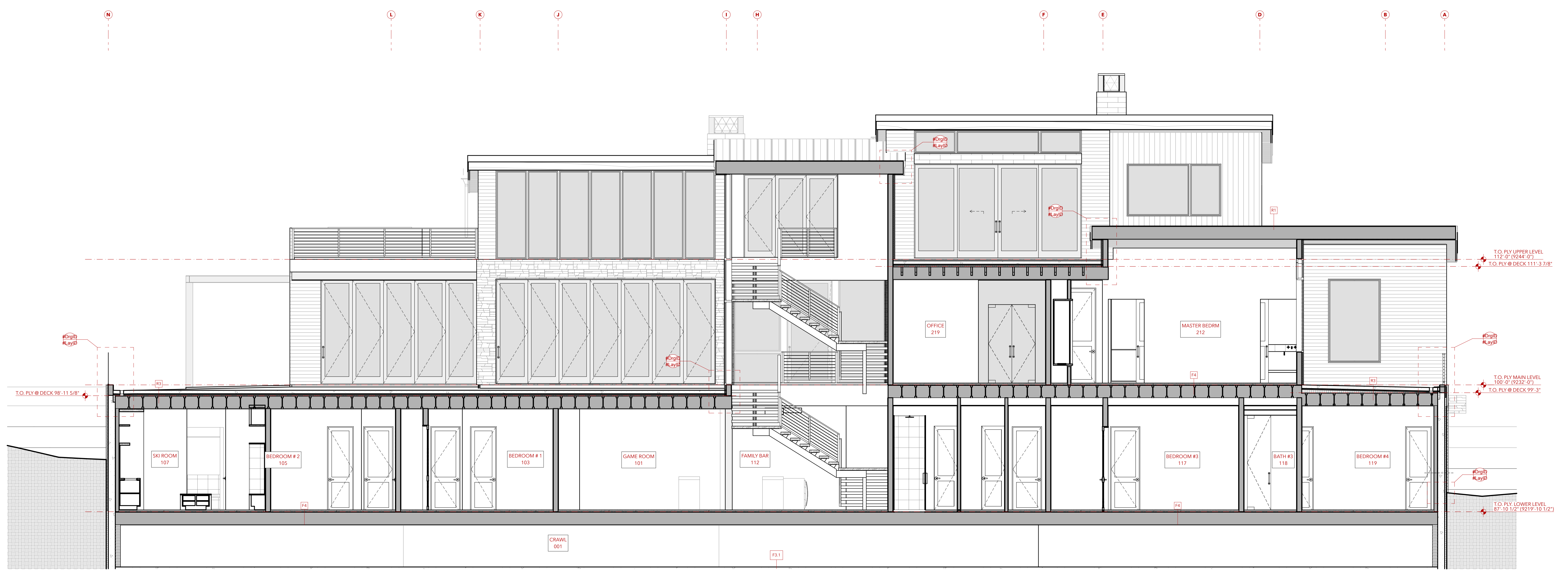
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SHEET TITLE
SECTION

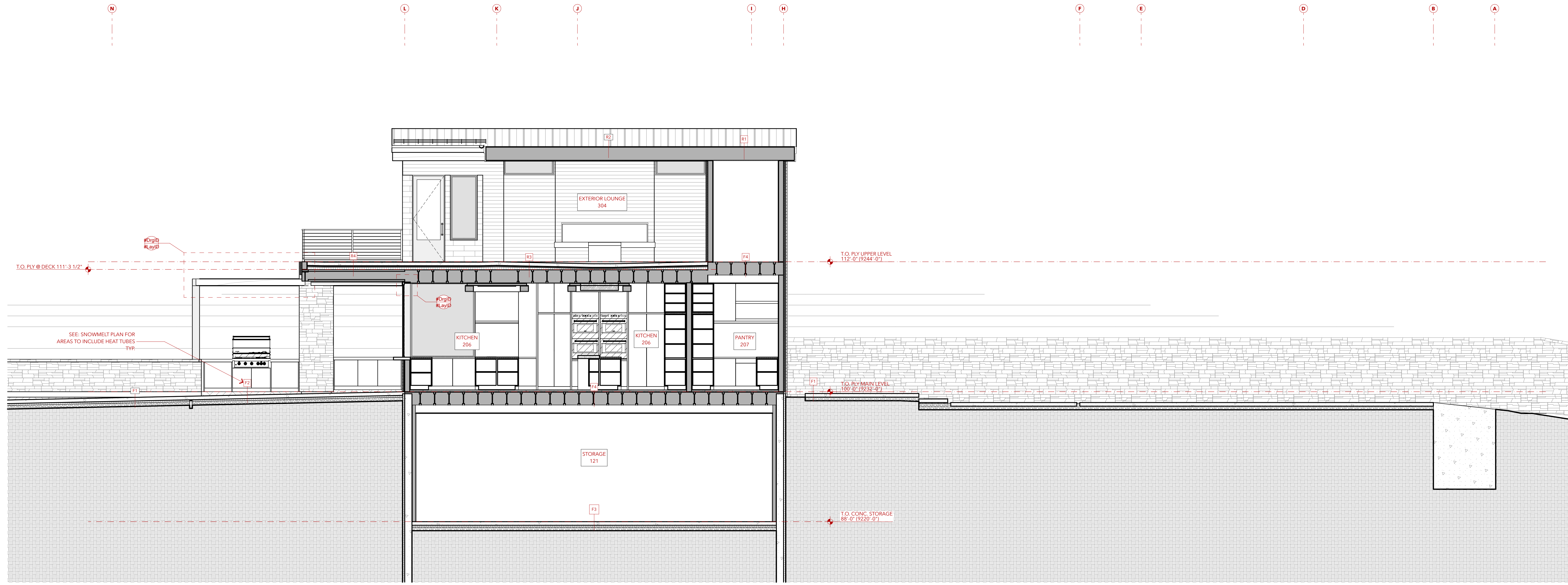
A401



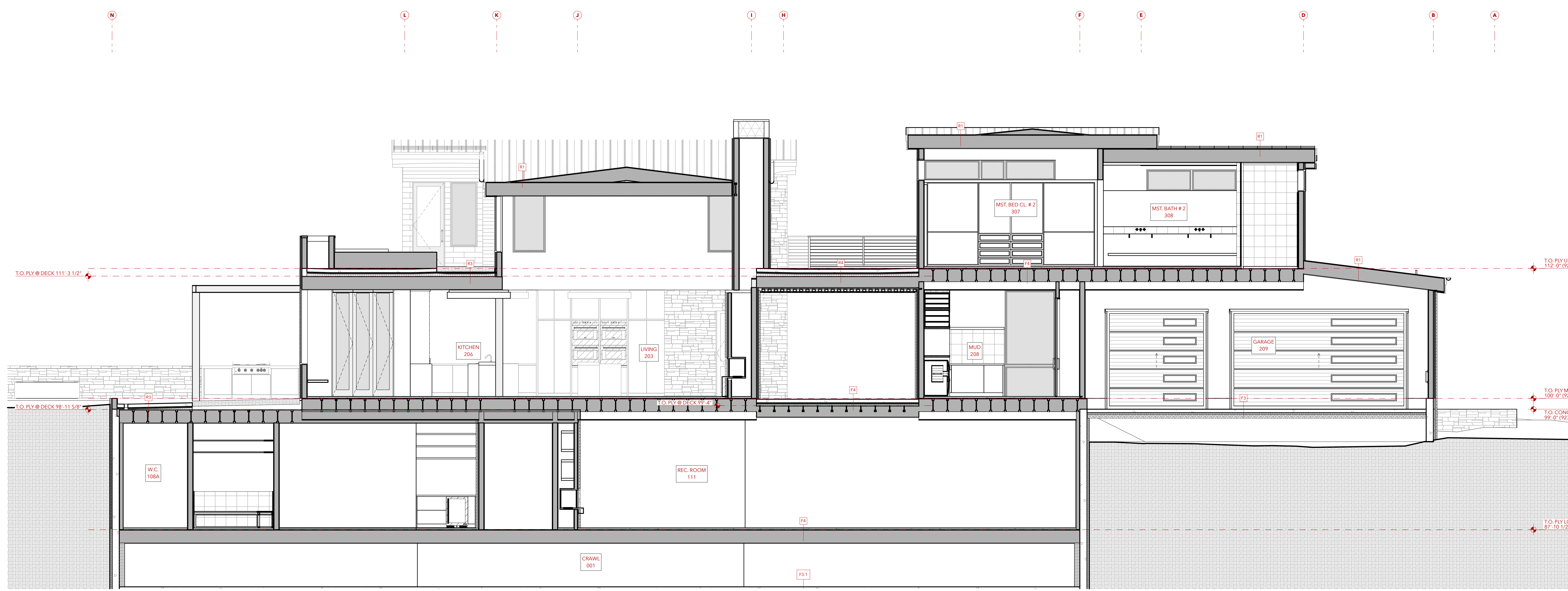
SOUTH SECTION @ LIVING / M. BATH 1
 SCALE: 1/4" = 1'-0" **2**



SOUTH SECTION @ STAIR
 SCALE: 1/4" = 1'-0" **1**

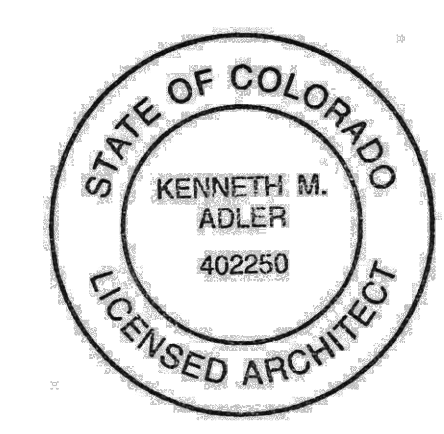


SOUTH SECTION @ KITCHEN 2
SCALE: 1/4" = 1'-0"



SOUTH SECTION @ DINING / GARAGE 1
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



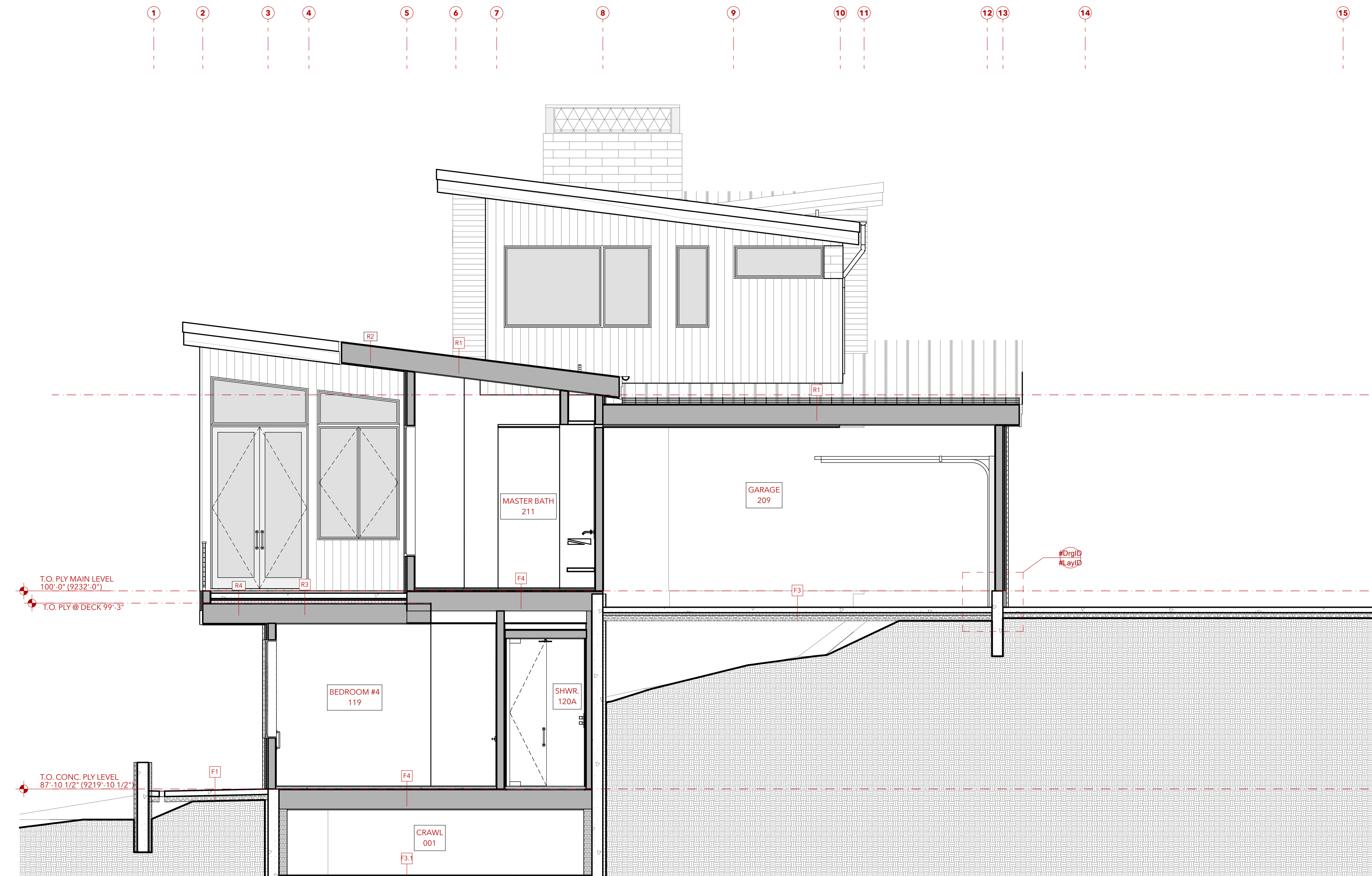
ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
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SECTION

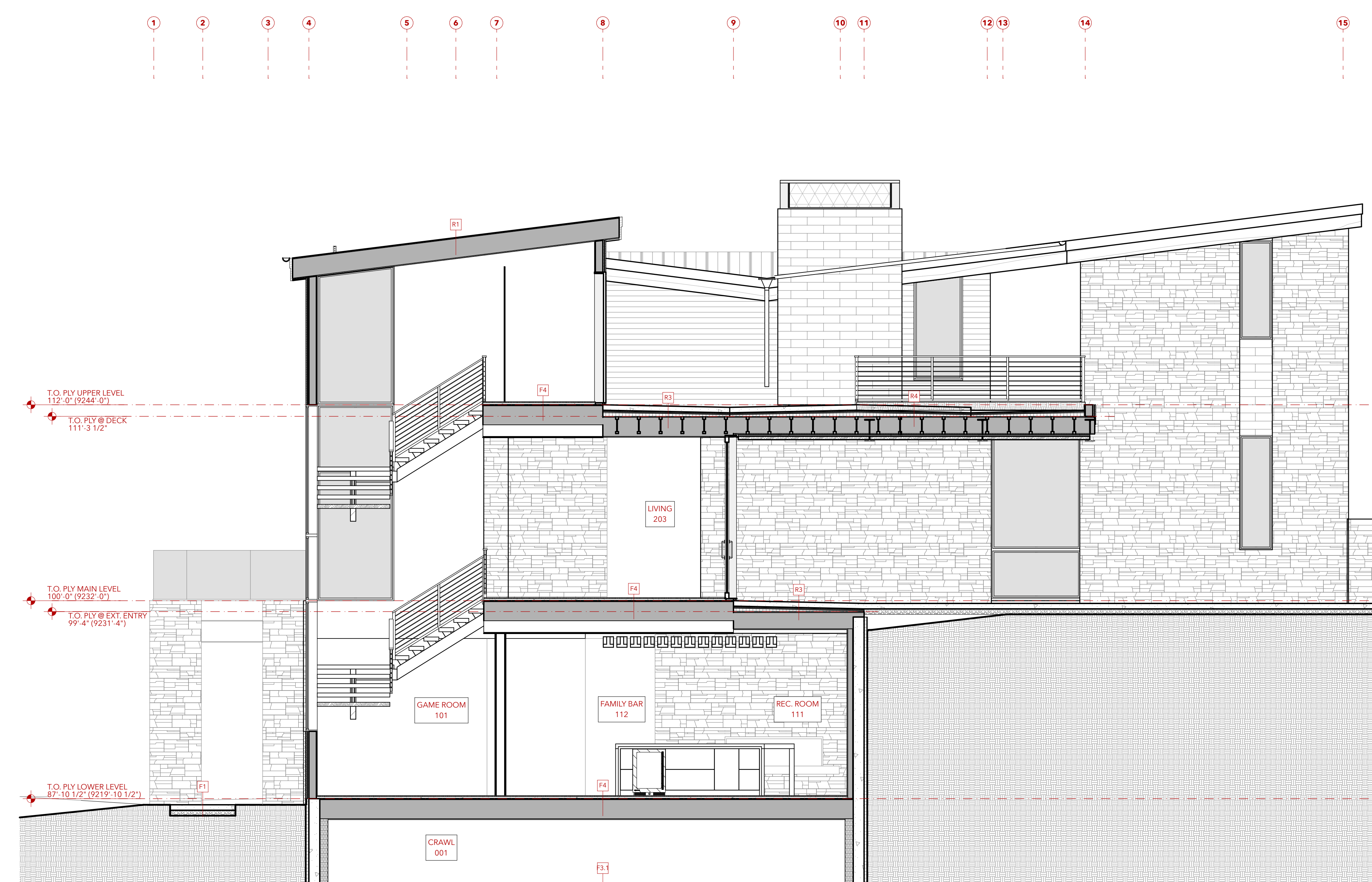
A402



EAST SECTION @ GARAGE / M. BATH 1

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

2

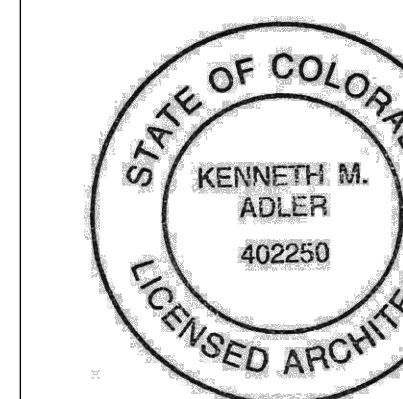


EAST SECTION @ ENTRY / STAIR

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

1

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ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
02	DD Progress	05/05/2022
03	Final DRB Review	06/21/2022

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SHEET TITLE

SECTION

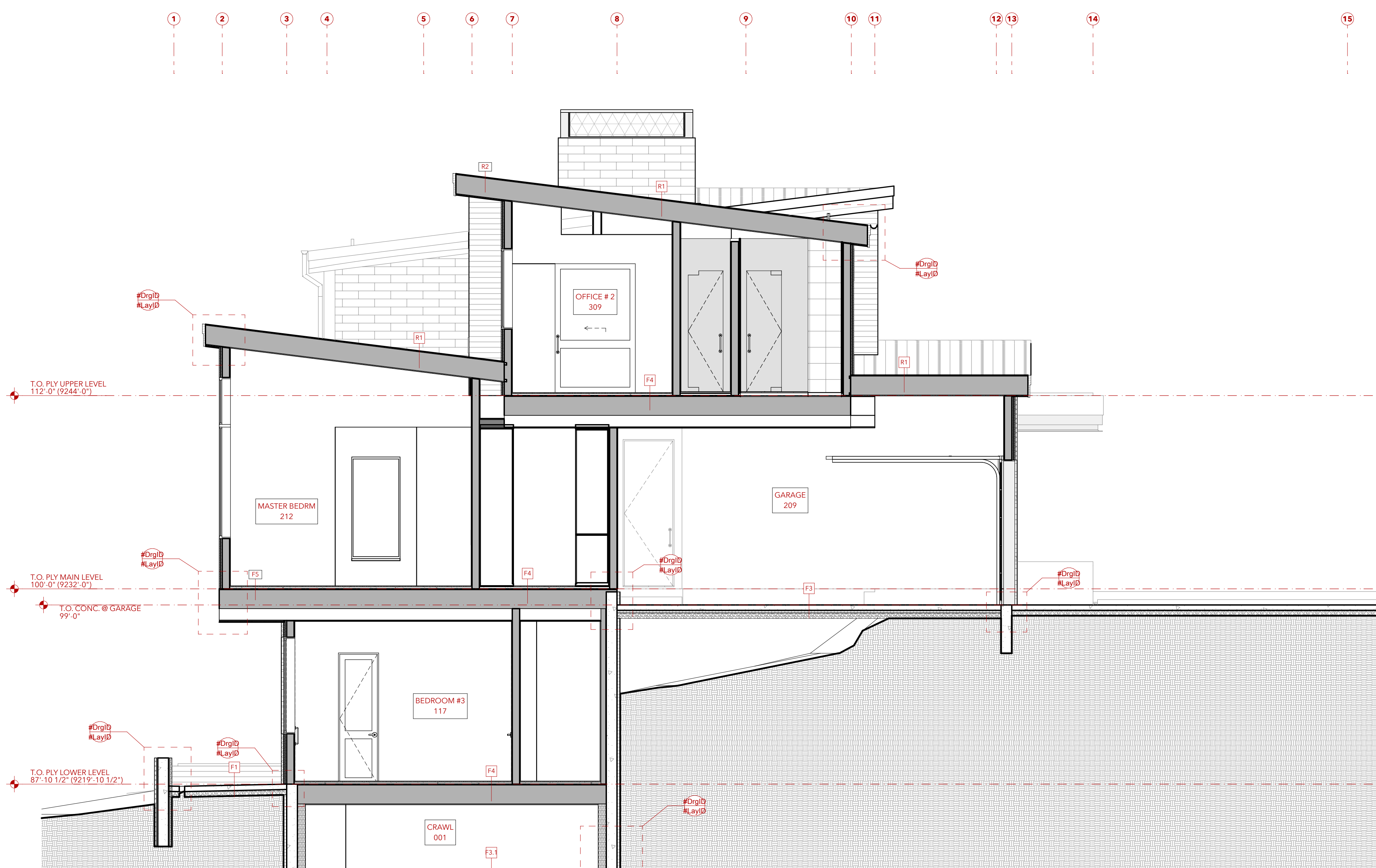
A403



EAST SECTION @ MUD / OFFICE

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

2

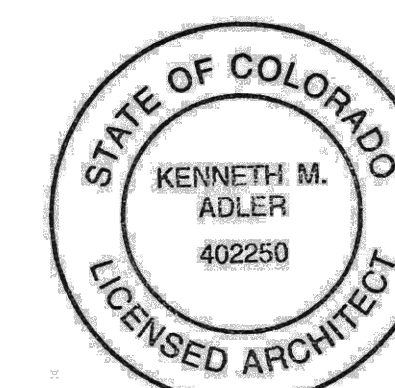


EAST SECTION @ GARAGE / M. BED 1

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

1

NOT FOR CONSTRUCTION



ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
02	DD Progress	05/05/2022
03	Final DRB Review	06/21/2022

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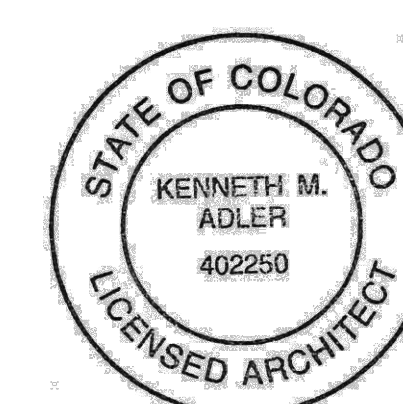
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SHEET TITLE

SECTION

A404

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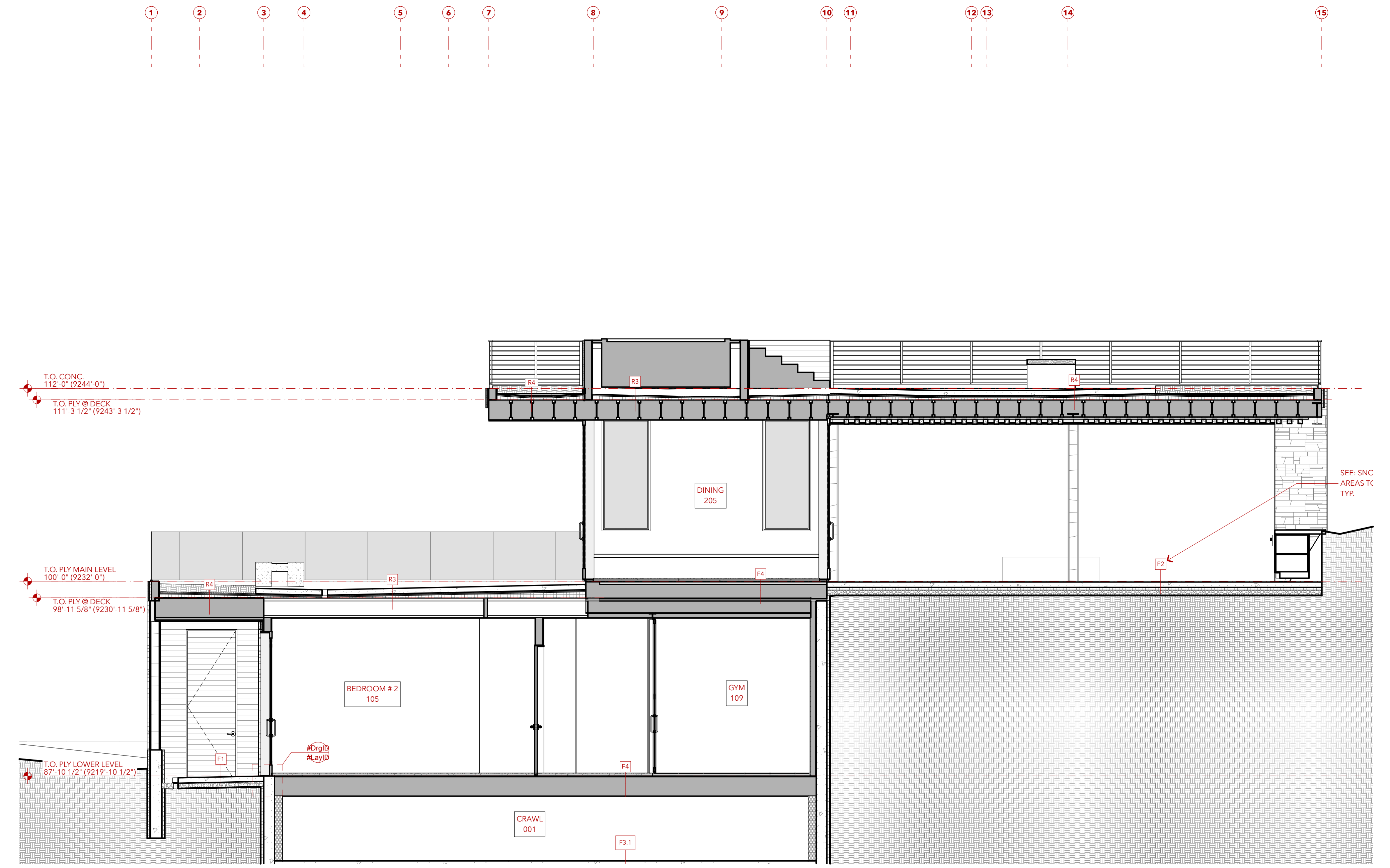
ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
02	DD Progress	05/05/2022
03	Final DRB Review	06/21/2022

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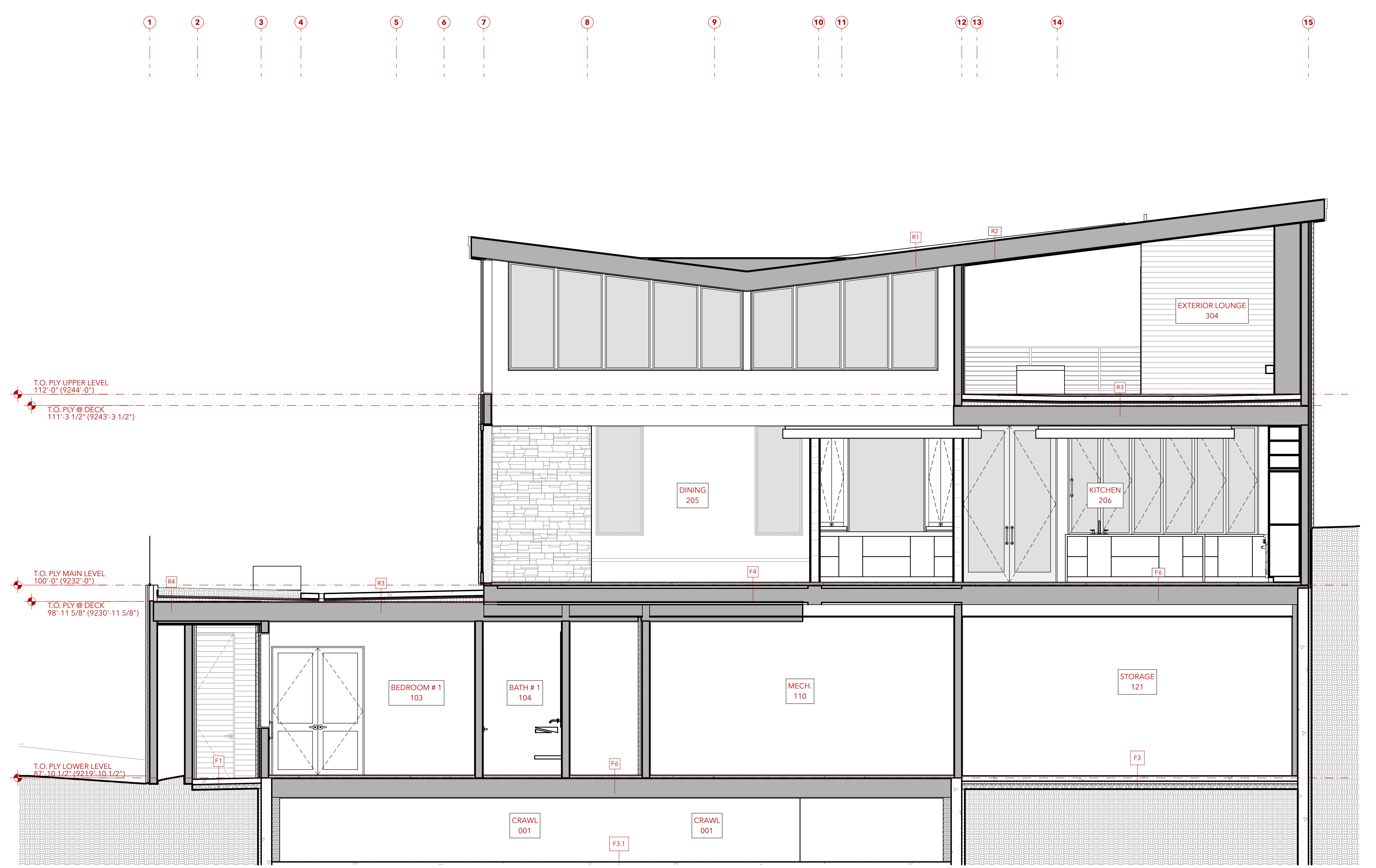
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SHEET TITLE
SECTION

A405



EAST SECTION @ DINING 2
SCALE: 1/4" = 1'-0"



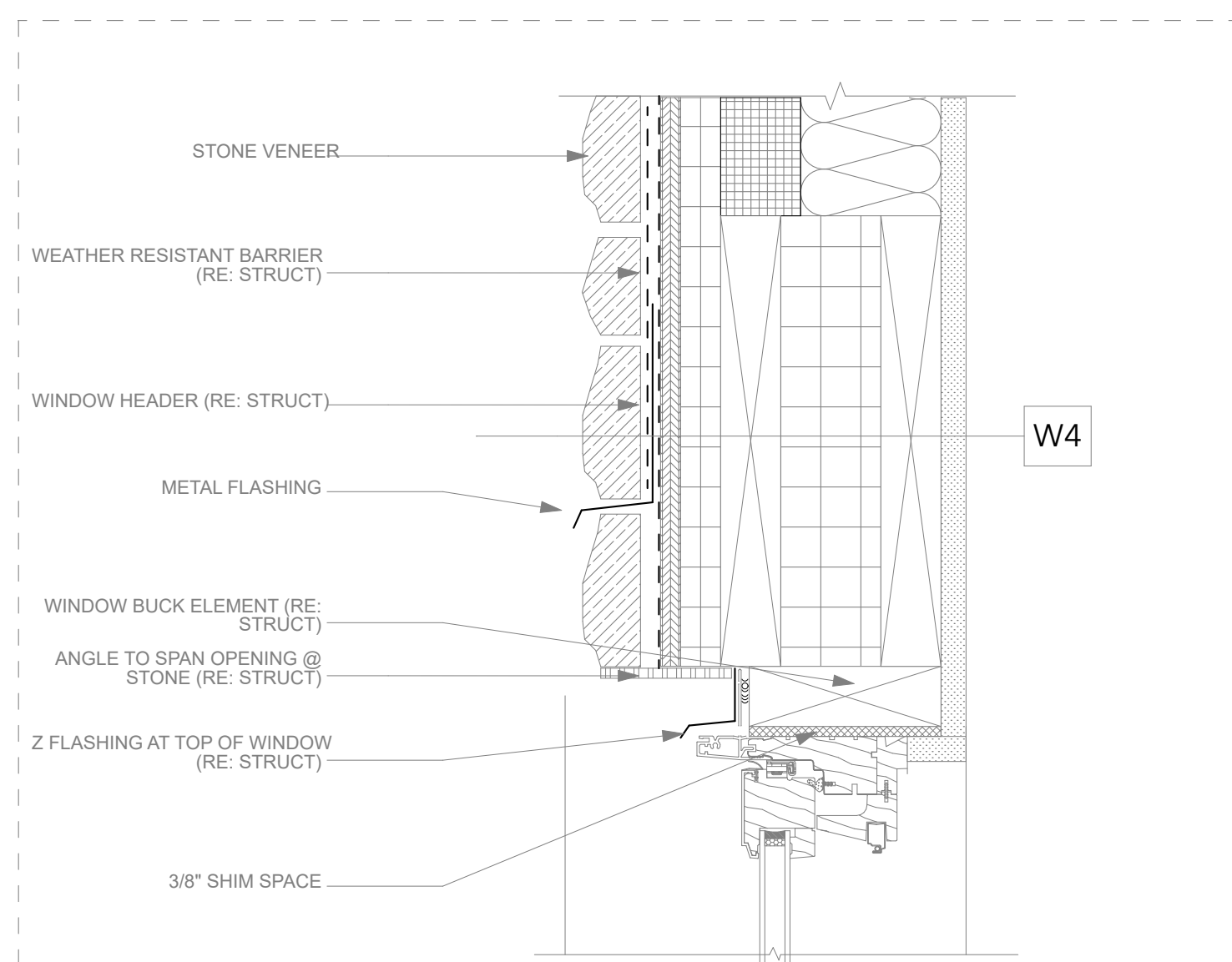
EAST SECTION @ KITCHEN / LIVING 1
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

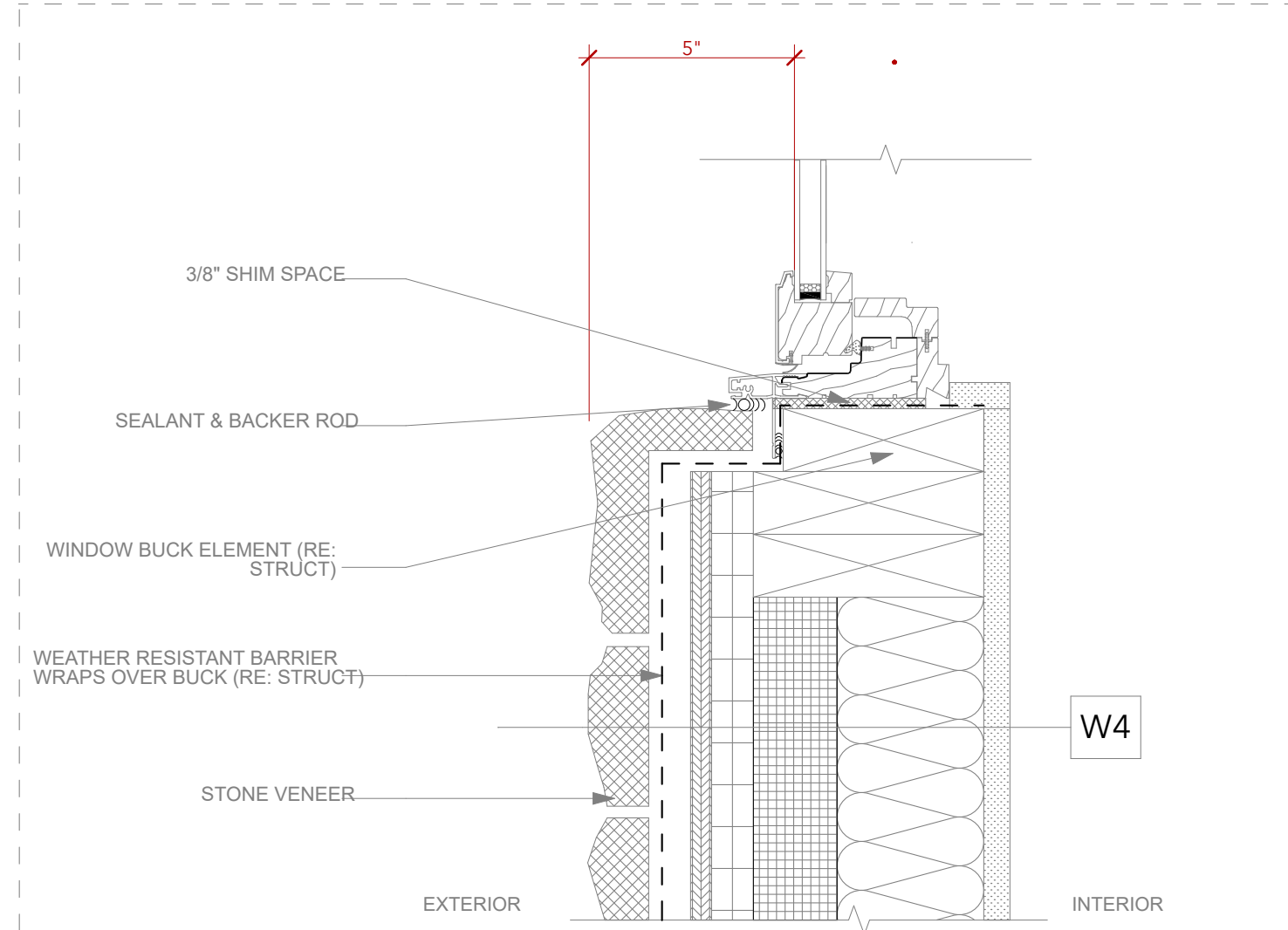
ID	ELEV	W x H	TYPE	NOTES	OPERATION					
001		6'-0" x 6'-0"			Casement	224		3'-0" x 8'-6"		Fixed
002		6'-0" x 6'-0"			Casement	225		3'-0" x 8'-6"		Fixed
003		6'-0" x 6'-0"			Casement	226		3'-0" x 8'-6"		Fixed
004		6'-0" x 6'-0"			Casement	227		3'-0" x 6'-10 1/2"		Fixed
101A		4'-6" x 3'-0"			Fixed	228		3'-0" x 6'-6"		Fixed
101B		4'-6" x 7'-0"			Fixed	229		3'-0" x 6'-11 1/2"		Fixed
102A		1'-11 1/2" x 7'-0"			Fixed	230		3'-0" x 5'-9"		Fixed
102A		3'-2 1/2" x 3'-0"			Fixed	231		2'-9" x 5'-4 1/2"		Fixed
102A		3'-2 1/2" x 3'-0"			Fixed	233		2'-9" x 5'-4 1/2"		Fixed
102A		4'-6" x 3'-0"			Fixed	233		3'-0" x 5'-9"		Fixed
102A		5'-0" x 2'-2 3/16"			Fixed	234		3'-0" x 6'-11 1/2"		Fixed
102A		5'-11 1/2" x 3'-0"			Fixed	235		3'-0" x 6'-6"		Fixed
102A		7'-0" x 3'-0"			Fixed	236		3'-0" x 6'-7 1/2"		Fixed
102B		4'-6" x 7'-0"			Fixed	237		3'-0" x 6'-7 1/2"		Fixed
103A		4'-8" x 3'-0"			Fixed	238		2'-6" x 6'-0"		Fixed
103B		4'-8" x 7'-0"			Fixed	239		5'-0" x 6'-0"		Fixed
104		5'-0" x 2'-0"			Fixed	240		4'-8" x 2'-0"		Fixed
105		6'-1 1/2" x 2'-0"			Fixed	241		3'-0" x 6'-6"		Fixed
106		2'-0" x 6'-0"			Fixed	241		4'-8" x 2'-0"		Fixed
107		5'-0" x 8'-0"			Fixed	242		2'-0" x 6'-0 13/16"		Fixed
108A		5'-0" x 7'-0"			Casement	245		8'-0" x 2'-2 7/16"		Fixed
110A		3'-2 1/2" x 7'-0"			Fixed					
111A		7'-0" x 7'-0"			Fixed					
112A		3'-2 1/2" x 7'-0"			Fixed					
113		3'-0" x 6'-10 3/16"			Fixed					
114A		3'-0" x 7'-0"			Fixed					
114B		3'-0" x 7'-0"			Fixed					
114C		3'-0" x 7'-0"			Fixed					
115A		4'-8 1/2" x 12'-0"			Fixed					
115B		4'-8 1/2" x 8'-0"			Fixed					
116A		5'-6" x 8'-0"			Fixed					
116B		5'-6" x 4'-0"			Fixed					
116C		5'-6" x 8'-0"			Fixed					
117A		4'-8 1/2" x 4'-0"			Fixed					
117B		4'-8 1/2" x 12'-0"			Fixed					
117C		4'-8 1/2" x 4'-0"			Fixed					
118A		4'-8 1/2" x 8'-0"			Fixed					
118B		4'-8 1/2" x 4'-0"			Fixed					
119		3'-0" x 7'-0"			Fixed					
120		3'-0" x 7'-0"			Fixed					
121		5'-0" x 7'-0"			Fixed					
123		6'-0" x 7'-0"			Fixed					
124		2'-0" x 7'-0"			Fixed					
125A		5'-6" x 3'-0"			Fixed					
125B		5'-6" x 7'-0"			Fixed					
201		4'-2 1/2" x 2'-0"			Fixed					
202		4'-2 1/2" x 2'-0"			Fixed					
203		5'-2" x 1'-10 1/2"			Fixed					
204		2'-3 1/2" x 1'-10 1/2"			Fixed					
205		4'-8" x 1'-10 1/2"			Fixed					
206		4'-2" x 2'-0"			Fixed					
207		4'-2" x 2'-0"			Fixed					
208		5'-6" x 2'-0"			Fixed					
209		2'-0" x 5'-0"			Fixed					
210		3'-0" x 5'-0"			Fixed					
211		6'-0" x 5'-0"			Fixed					
212		3'-0" x 5'-0"			Fixed					
213		6'-0" x 5'-0"			Fixed					
214		4'-0" x 2'-2 7/16"			Fixed					
216		4'-0" x 2'-2 7/16"			Fixed					
217		4'-8 1/2" x 7'-11"			Fixed					
218		4'-8 1/2" x 7'-11"			Fixed					
219		4'-8 1/2" x 8'-6 5/16"			Fixed					
220		3'-0" x 8'-6"			Fixed					
221		3'-0" x 8'-6"			Fixed					
222		3'-0" x 8'-6"			Fixed					
223		3'-0" x 8'-6"			Fixed					

DOOR SCHEDULE

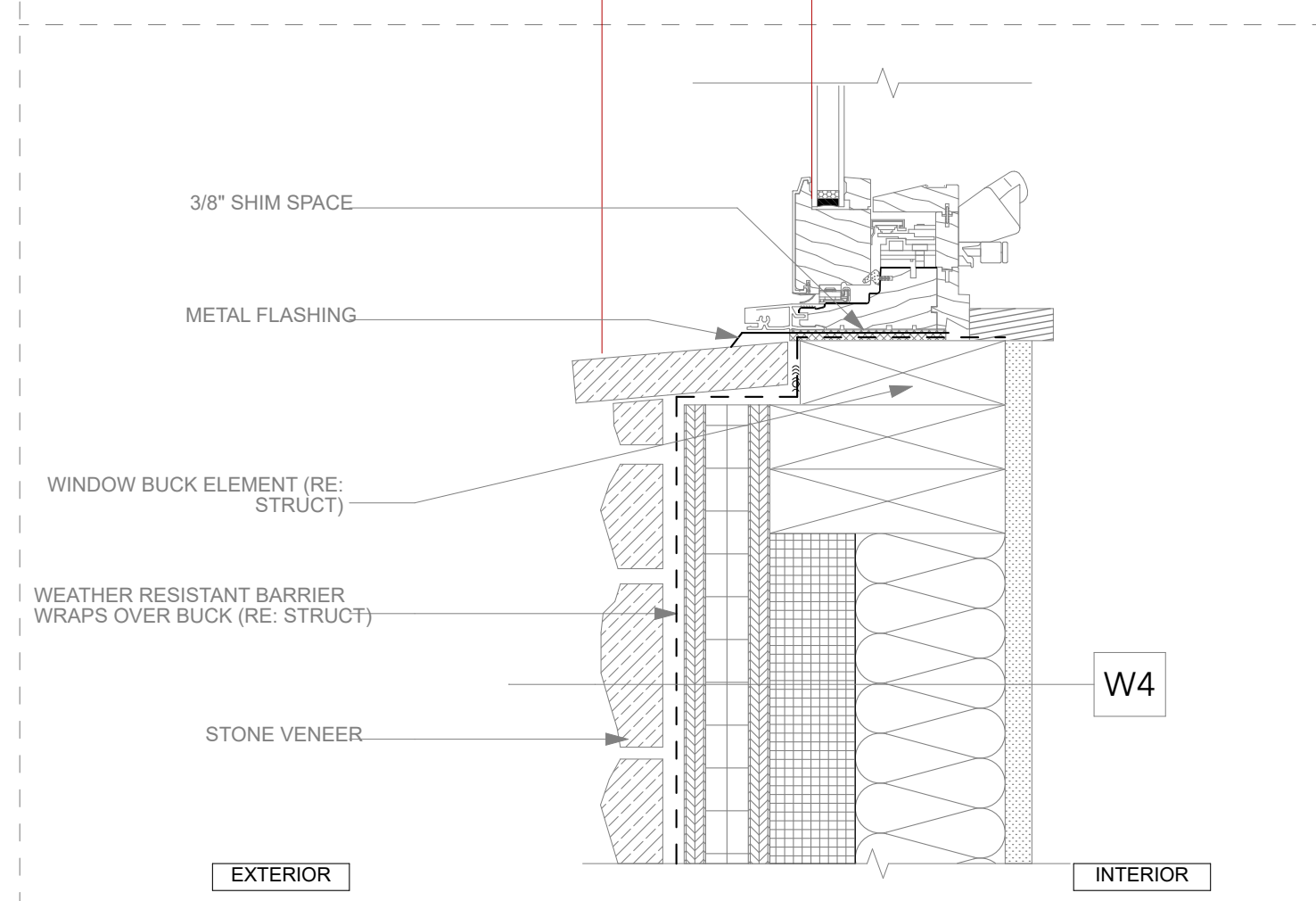
ID	ELEV	W x H	MAT.	TYPE
ED101		12'-0" x 10'-0"		
ED103		3'-0" x 9'-0"		
ED105		3'-0" x 9'-0"		
ED107 A		10'-0" x 9'-0"		
ED107 B		3'-0" x 9'-5"		
ED116		3'-0" x 9'-0"		
ED117		3'-0" x 9'-0"		
ED119		3'-0" x 9'-0"		
ED201		4'-4" x 10'-0"		
ED203		21'-0" x 10'-0"		
ED205 A		5'-9 1/4" x 10'-0"		
ED205 B		15'-0" x 10'-0"		
ED206 A		6'-0" x 10'-0"		
ED206 B		12'-0" x 7'-0"		
ED208		3'-0" x 9'-0"		
ED209		3'-0" x 9'-0"		
ED217		5'-11 1/2" x 10'-0"		
ED301		9'-0" x 8'-0"		
ED303		3'-0" x 8'-0"		
ED305		3'-0" x 8'-0"		
ED306		3'-0" x 8'-0"		
ED310		16'-0" x 9'-0"		
GD209 A		16'-0" x 9'-0"		
GD209 B		9'-0" x 9'-0"		
ID103		2'-8" x 8'-0"		
ID103 A		5'-8" x 8'-0"		
ID104		2'-4" x 8'-0"		
ID105		2'-8" x 8'-0"		
ID105 A		5'-8" x 8'-0"		
ID106		2'-4" x 8'-0"		
ID107		4'-0" x 8'-0"		
ID107 A		4'-4" x 8'-0"		
ID108		3'-6" x 8'-0"		
ID108B		2'-10" x 8'-0"		
ID108B		2'-10" x 8'-0"		
ID109		6'-0" x 9'-6 3/32"		
ID110		3'-0" x 8'-0"		
ID111		2'-0" x 8'-0"		
ID113		2'-4" x 8'-0"		
ID113 A		2'-4" x 8'-0"		
ID115 A		2'-4" x 8'-0"		
ID115B		2'-4" x 8'-0"		
ID116		2'-8" x 8'-0"		
ID117		2'-8" x 8'-0"		
ID117 A		2'-4" x 8'-0"		
ID118		2'-4" x 8'-0"		
ID119		2'-8" x 8'-0"		
ID119 A		2'-4" x 8'-0"		
ID120		2'-4" x 8'-0"		
ID201 A		6'-0" x 8'-0"		
ID205F		2'-2" x 7'-6"		
ID207 A		2'-6" x 8'-0"		
ID207B		4'-0" x 8'-0"		
ID208		3'-0" x 8'-0"		
ID208 A		5'-0" x 9'-0"		
ID208B		5'-0" x 9'-0"		
ID210		3'-5 1/4" x 8'-0"		
ID211		3'-5 1/4" x 8'-0"		
ID211 A		2'-2" x 7'-6"		
ID211B		2'-2" x 7'-6"		
ID212		3'-6" x 9'-0"		
ID219		4'-6" x 7'-6"		
ID220		2'-6" x 8'-0"		
ID307		3'-5 1/4" x 8'-0"		
ID308		3'-5 1/4" x 8'-0"		
ID308 A		2'-2" x 7'-6"		
ID308B		2'-2" x 7'-6"		
ID308 C		2'-0" x 8'-0"		
ID309		4'-11 3/4" x 8'-0"		
ID310		3'-6" x 8'-0"		



WINDOW HEAD @ STONE VENEER
SCALE: 3" = 1'-0" **9**



WINDOW JAMB @ STONE VENEER
SCALE: 3" = 1'-0" **8**



WINDOW SILL @ STONE VENEER
SCALE: 3" = 1'-0" **7**

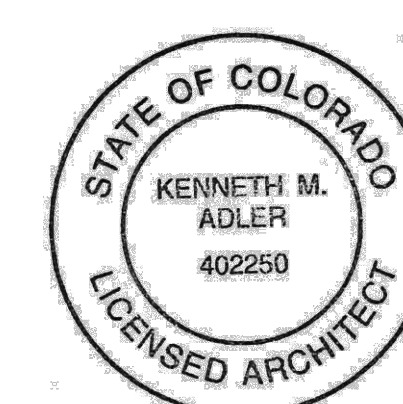
- DOOR & WINDOW NOTES**
- SEE PLAN & ELEVATIONS FOR DOOR/ WINDOW UNIT OPERATION & SWINGS
 - ALL NEW GLAZING TO BE LOW E GLASS. MINIMUM INSULATION VALUE OF U=26 PER 2018 IECC REQUIREMENTS FOR CLIMATE ZONE 6B (OR AS SPECIFIED IN HERS ENERGY REPORT) **← VERIFY**
 - SAFETY GLAZING TO BE INSTALLED PER IRC R308.4. SEE ELEVATIONS FOR SAFETY GLAZING (SG) LOCATIONS.
 - WINDOW MANUFACTURER TO PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. DOOR MANUFACTURER TO PROVIDE SCREENS FOR ALL PROVIDED EXTERIOR DOORS.
 - WINDOW/ DOOR MULLIONS PER ELEVATIONS/ SCHEDULE.
 - ALUMINUM CLAD DOOR & WINDOW UNITS FINISH COLOR TO BE **DARK BRONZE**. **← VERIFY**



ASPEN | BASALT | COLORADO
P: 970.948.9510
KA-DESIGNWORKS.COM

237 RUSSELL DRIVE (LOT 533)
237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

NOT FOR CONSTRUCTION



ID	ISSUE	DATE
01	Preliminary DRB Review	02/07/2022
02	DD Progress	05/05/2022
03	Final DRB Review	06/21/2022

PRINT DATE: 6/21/22
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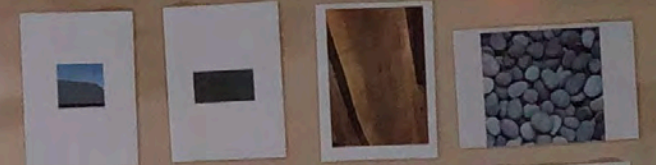
SHEET TITLE
WINDOW SCHEDULE

A701

237 RUSSEL DRIVE
(LOT 533)



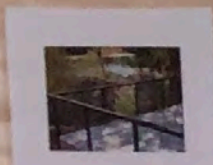
Window/Door: Clad



Roofing: Standing Seam 18" Steel Accents: Raw Plate Facia: Rough Sawn Wood Balcony Railing: Mexican Beach Pebbles



Railing: Cable Masonry Veneer: Mont Blanc Metal Panel Siding: Flat Lack Wood Siding: Ash 4" Window/Door: Clad



Railing: Cable



Metal Siding: Bonderized Metal Roofing: Gray Standing Seam



Wood Siding - Barnwood 8"



Steel Beams & Accents



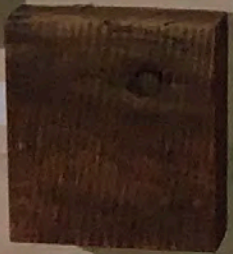
Balcony Railing: Mexican Beach Pebbles



Masonry Veneer: Mont Blanc



Wood Siding: Ash



Facia: Rough Sawn Wood

06/21/22 NOTE:
STONE AND VERTICAL WEATHERED
SIDING WILL MATCH RENDERINGS AND
IMAGES ON ELEVATION SHEETS AS
REQUESTED SUGGESTED BY DRB,
SAMPLES WILL BE PROVIDED AT
REVIEW.



237 RUSSELL DRIVE (LOT 533)
EXTERIOR MATERIALS CHARACTER

237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO, 81435
6/21/22

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.

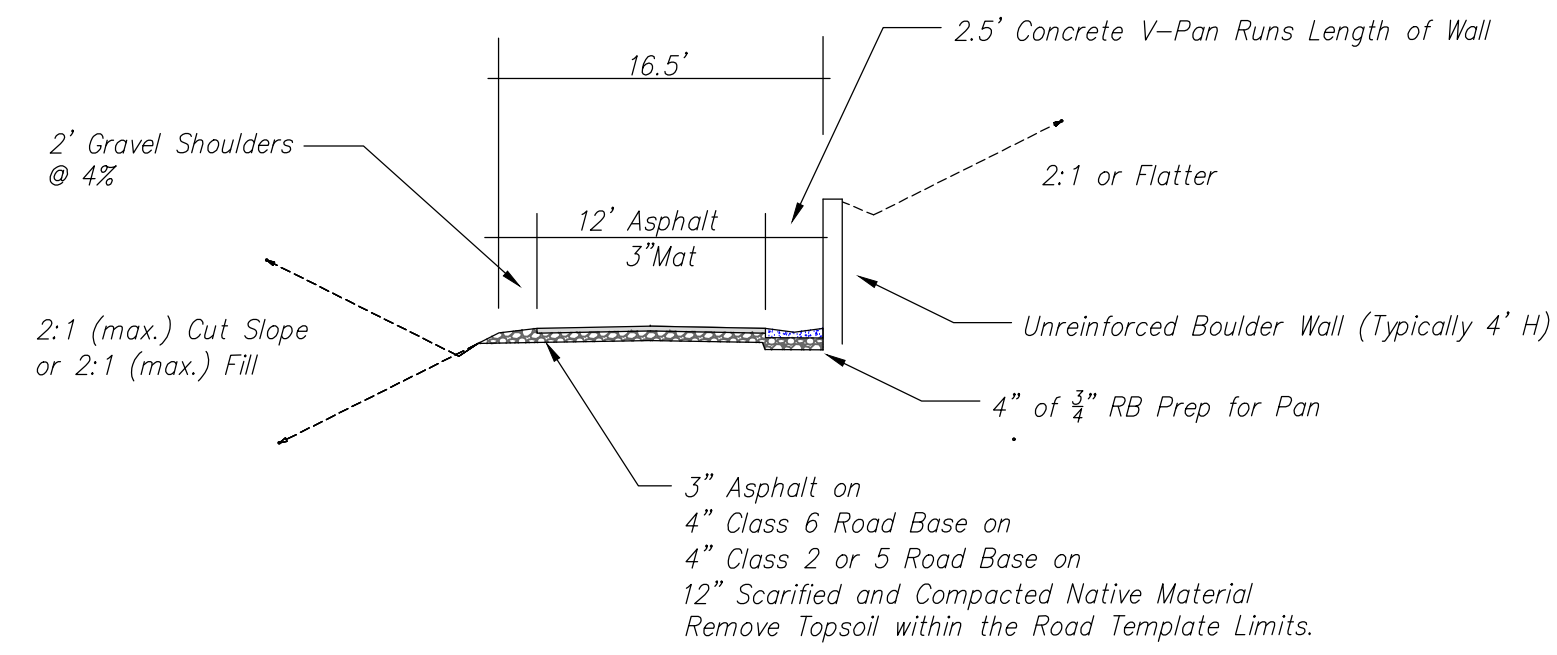
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

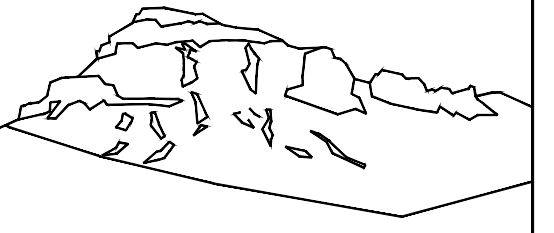
24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

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.



DRIVEWAY CROSS-SECTION
With Retaining Wall - Typical Cross Section
16' Shoulder-to-Shoulder (Driveable) is the minimum Required Width



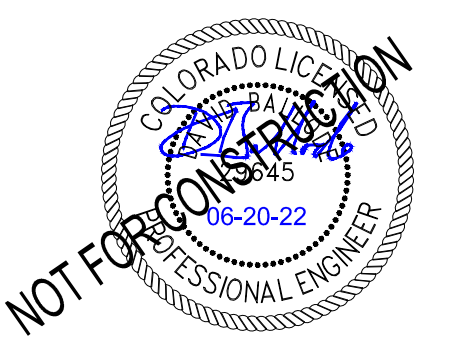
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2022-02-04
DRB SUBMITTAL	2022-06-20

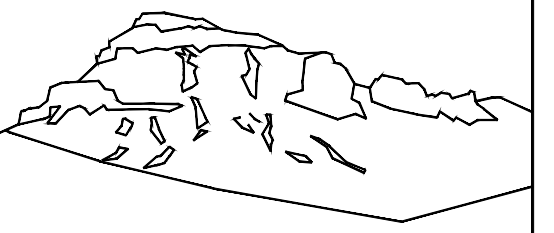
Lot 533
237 Russell Drive
Mtn. Village, CO



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

Notes

C1



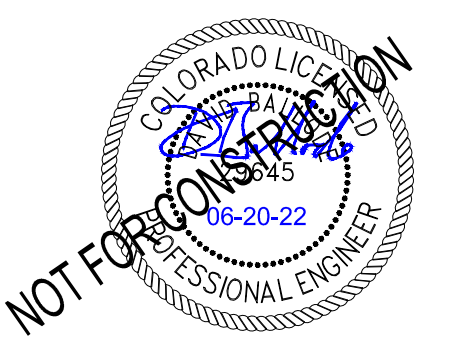
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Engineering, LLC

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970-729-0683

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DRB SUBMITTAL 2022-06-20

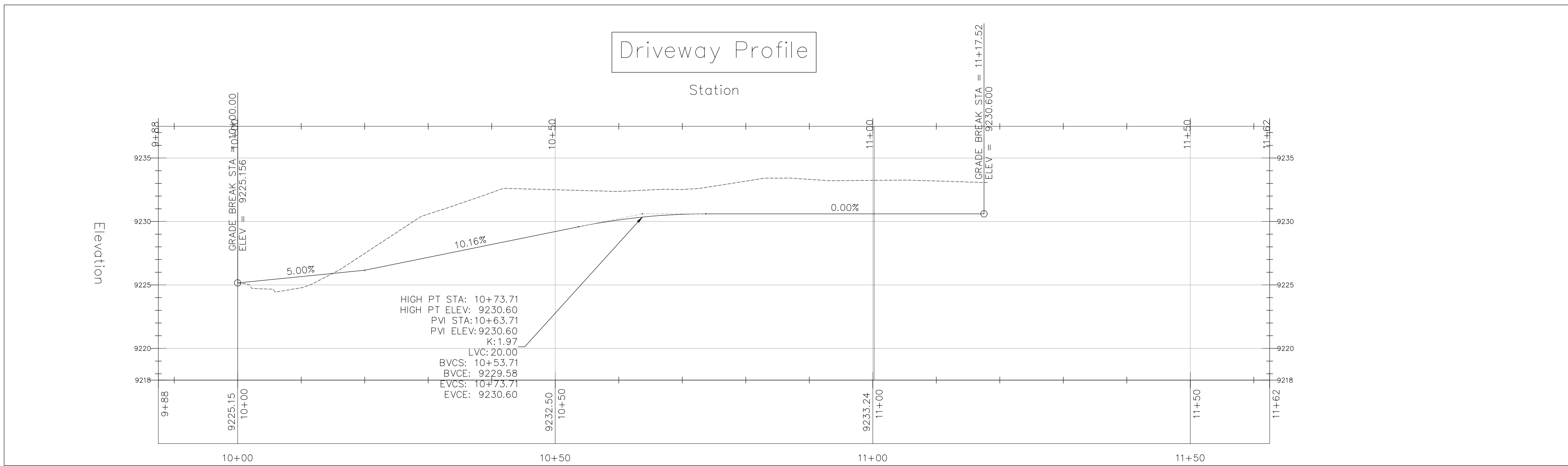
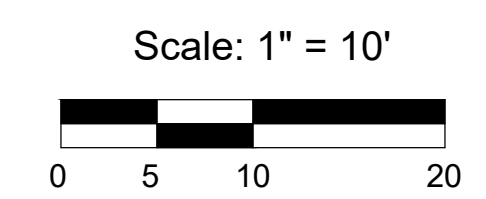
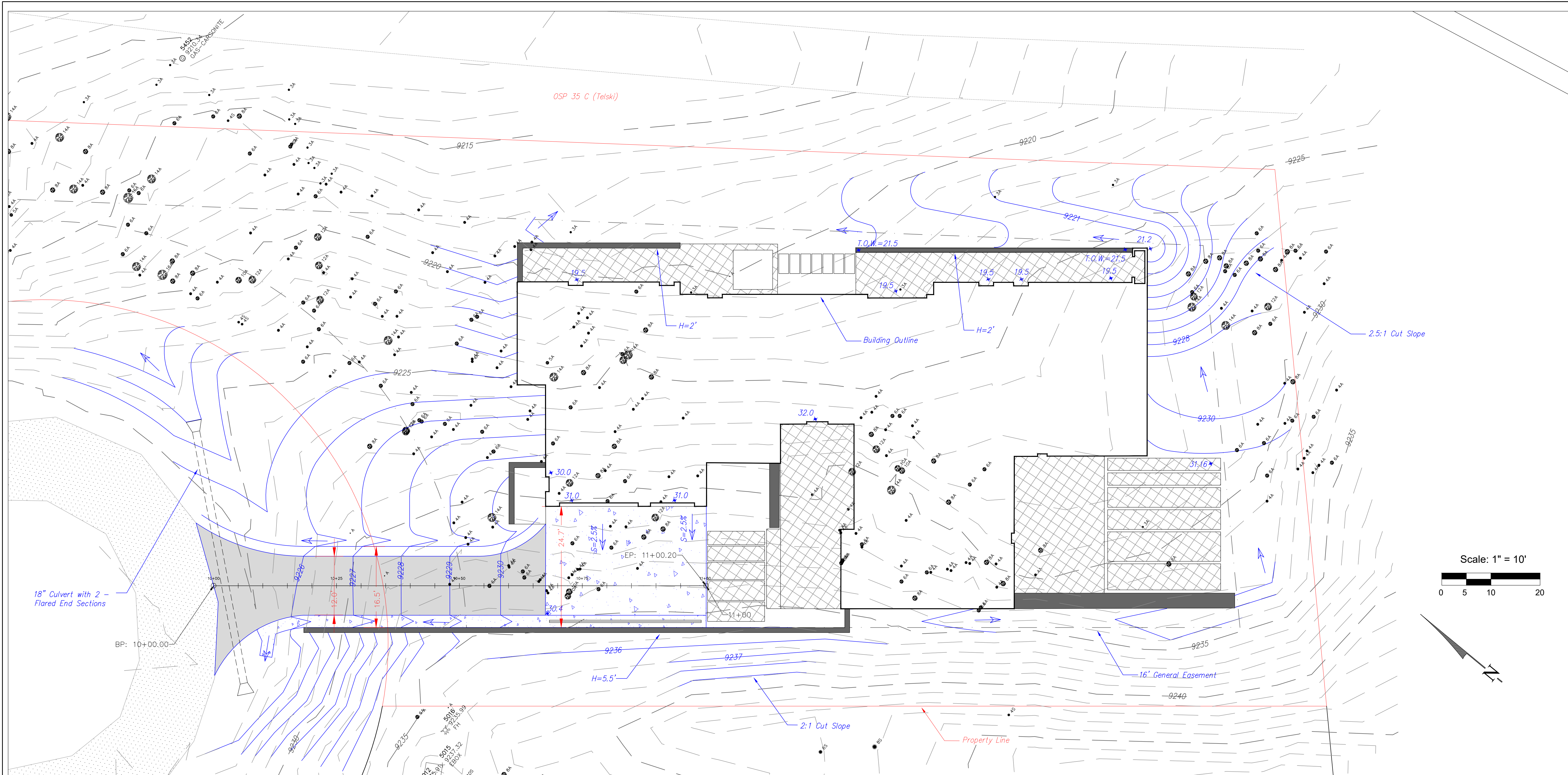
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Site Grading
with
Driveway
Profile

C2





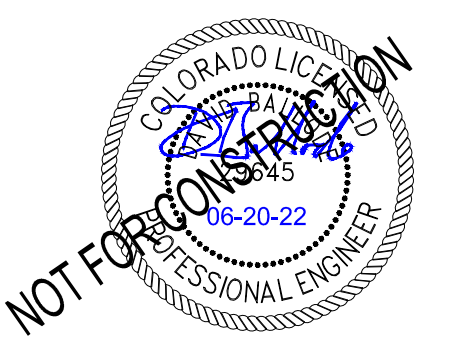
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DRB SUBMITTAL 2022-06-20

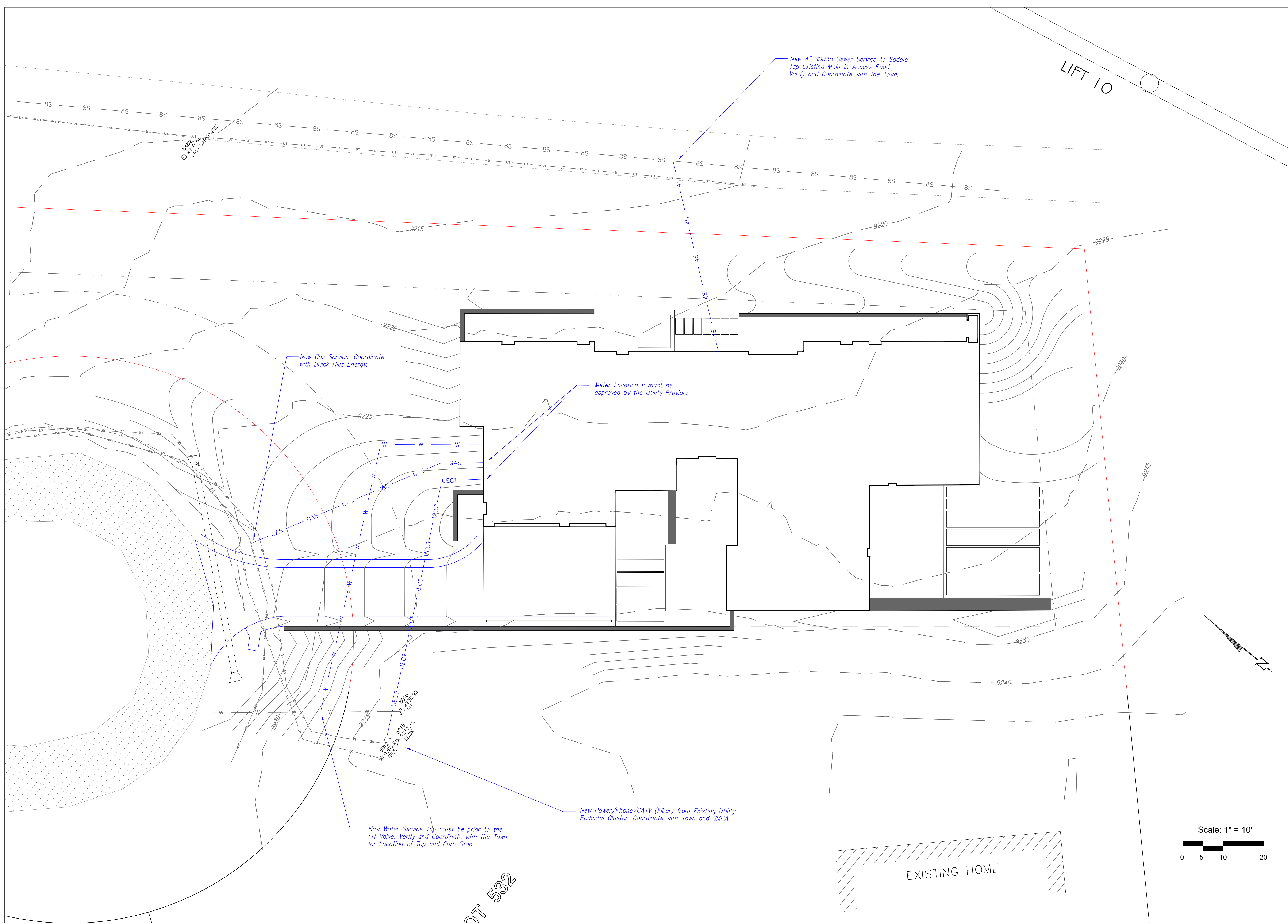
Lot 533
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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3



New 4" SDR35 Sewer Service to Saddle
Tap Existing Main in Access Road.
Verify and Coordinate with the Town.

New Gas Service. Coordinate
with Black Hills Energy.

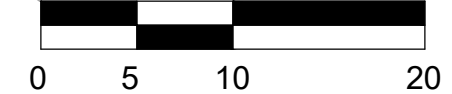
Meter Location s must be
approved by the Utility Provider.

New Water Service Tap must be prior to the
FH Valve. Verify and Coordinate with the Town
for Location of Tap and Curb Stop.

New Power/Phone/CATV (Fiber) from Existing Utility
Pedestal Cluster. Coordinate with Town and SMPA.

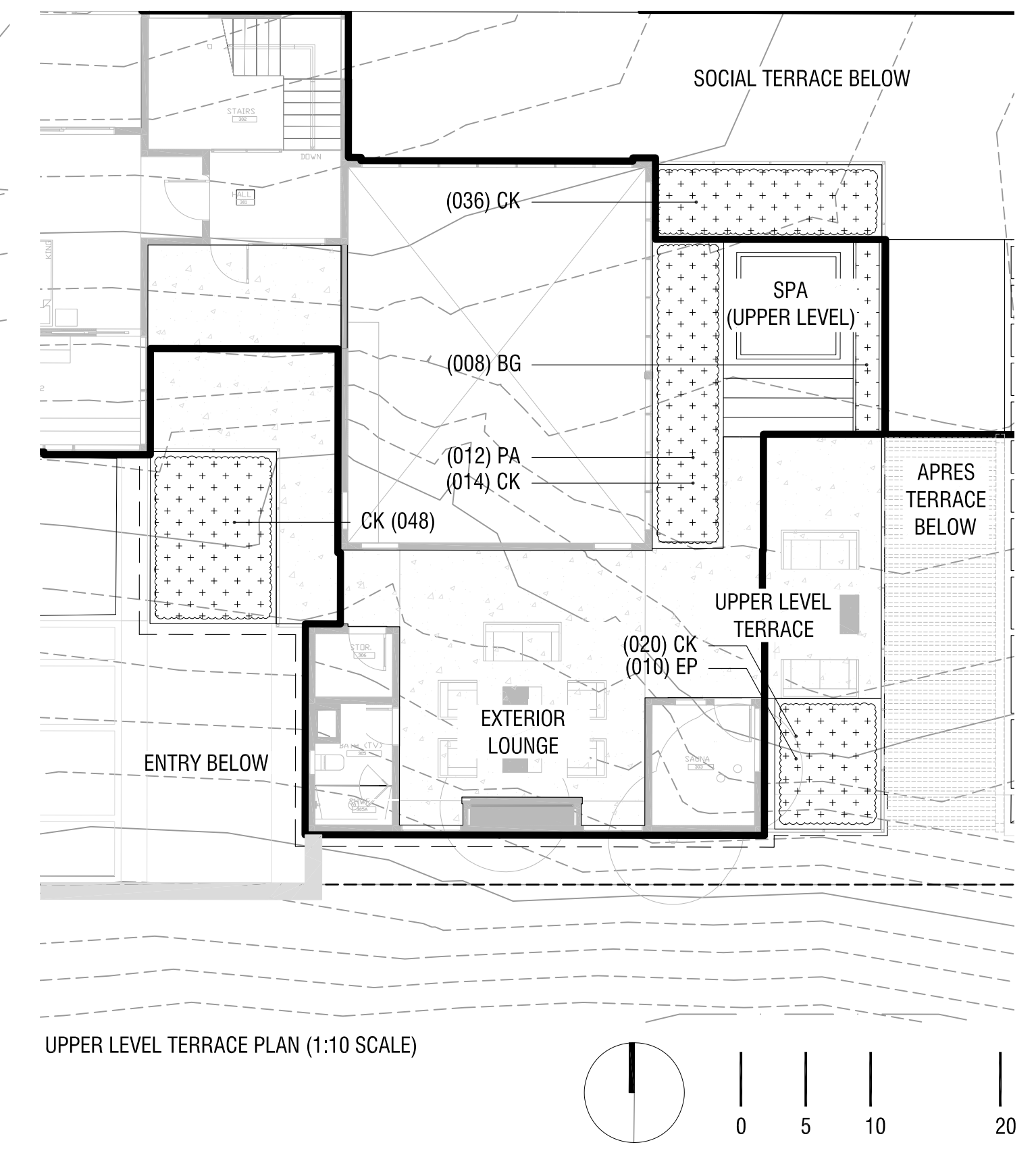
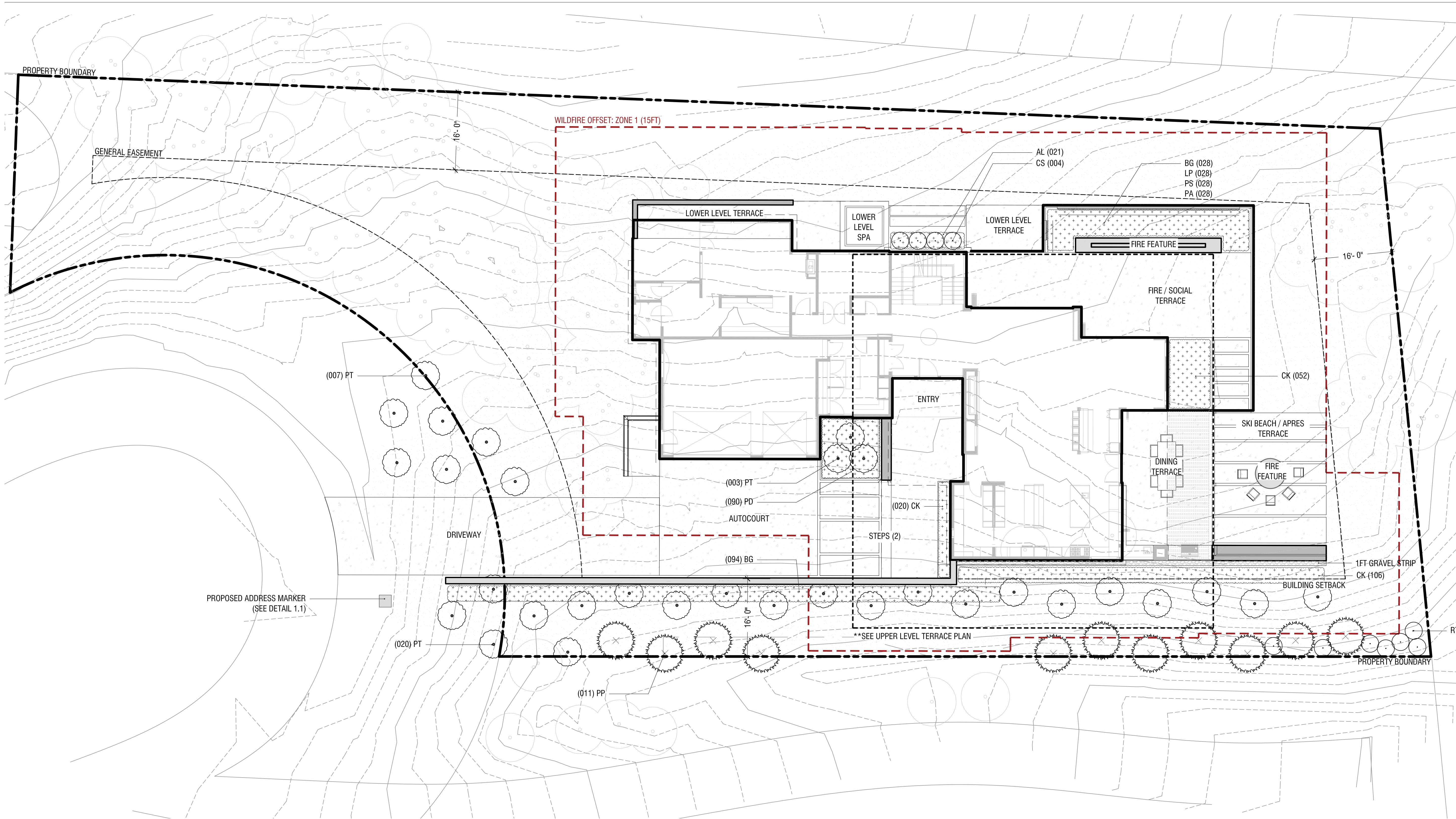
LIFT 10

Scale: 1" = 10'



EXISTING HOME

LOT 532



TE PLAN (1:10 SCALE)

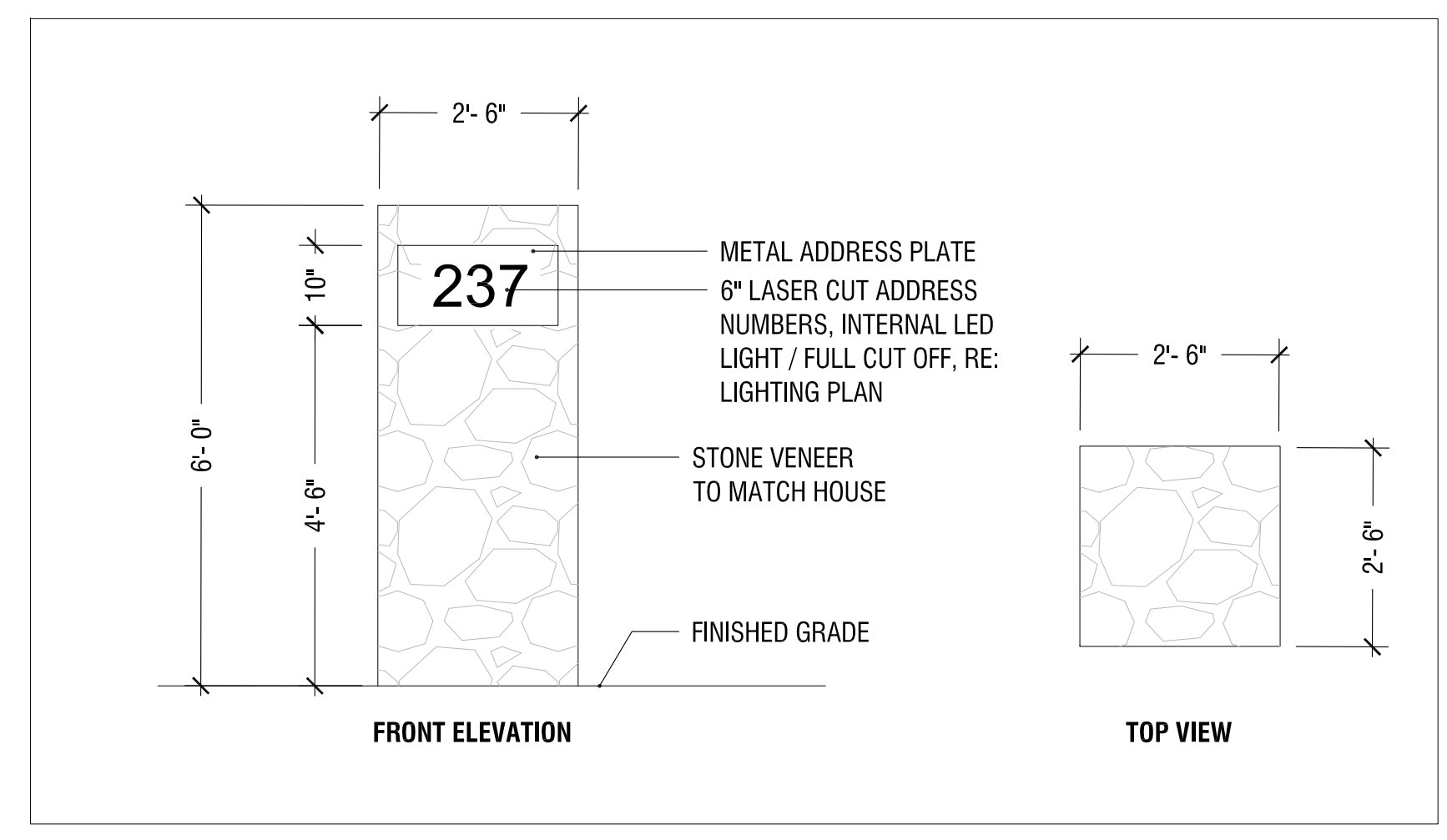
PLANT LIST

TREES - DECIDUOUS						
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	PT	POPULUS TREMULOIDES	QUAKING ASPEN	30	2.5" CAL. MIN.	PER PLAN
TREES - EVERGREEN						
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	PP	PICEA PUNGENS	COLORADO SPRUCE	11	8-10' HT.	PER PLAN
SHRUBS & ORNAMENTAL GRASSES						
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	CS	CORNUS STOLONIFERA	RED-TWIG DOGWOOD	4	#5	PER PLAN
	RT	RHUS TRILOBATA	THREE-LEAF SUMAC	7	#5	PER PLAN
	BG	BOUTELOUA GRACILIS	BLUE GRAMMA GRASS	130	#1	24" O.C.
	PD	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED	90	#1	12" O.C.
	CK	CALAMAGROSTIS ACUTIFLORA 'KARL FOENSTER'	FEATHER REED GRASS	306	#1	18" O.C.
PERENNIALS & GROUNDCOVERS						
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	40	#1	30" O.C.
	LP	LIATRIS PUNCTATA	DOTTED GAYFEATHER	28	#1	18" O.C.
	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	10	#1	18" O.C.
	AL	ASTER LAEVIS	SMOOTH ASTER	21	#1	18" O.C.
	PS	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	28	#1	12" O.C.

SEEDING

NATIVE GRASS SEED MIX (GENERAL REVEGETATION)
TOTAL AREA: 8,840 SF

COMMON NAME	PERCENT OF MIX
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%



1.1 ADDRESS MONUMENT DETAIL (SCALE: 1"=2'-0")

IRRIGATION

ALL PLANTINGS TO RECEIVE PERMANENT, AUTOMATIC IRRIGATION. FINAL SYSTEM DESIGN AND COORDINATION BY OTHERS PRIOR TO PLANT INSTALLATION. TEMPORARY WATERING SHALL OCCUR WHEREVER PERMANENT IRRIGATION IS NOT IN PLACE FOR A PERIOD OF UP TO TWO YEARS OR UNTIL FULL ESTABLISHMENT.



PROJECT TITLE

237 RUSSELL DRIVE
237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

RED HILL MANAGEMENT LLC

REVISIONS	DATE
PRELIMINARY REVIEW	02.04.2022
FINAL REVIEW	06.20.2022

ISSUE DATE

SHEET TITLE

PLANTING PLAN

SHEET INFORMATION

L-1-00
NOT FOR CONSTRUCTION



PROJECT TITLE

237 RUSSELL DRIVE
237 RUSSELL DRIVE
MOUNTAIN VILLAGE, CO 81435

PREPARED FOR

RED HILL MANAGEMENT LLC

REVISIONS DATE

PRELIMINARY REVIEW 02.04.2022

FINAL REVIEW 06.20.2022

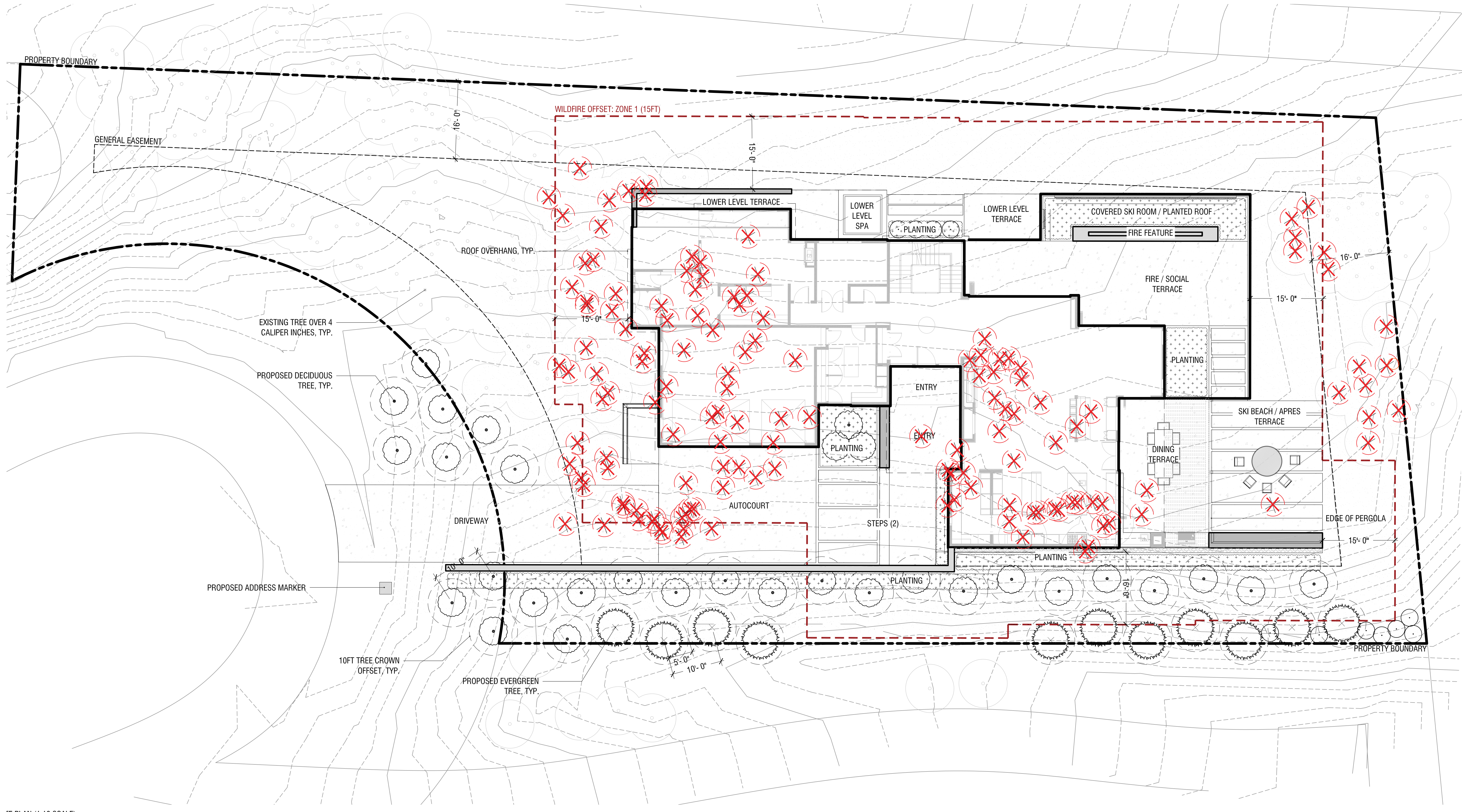
ISSUE DATE

SHEET TITLE

WILDFIRE AND TREE
MITIGATION PLAN

SHEET INFORMATION

NOT FOR CONSTRUCTION
L-1-01



SITE PLAN (1:10 SCALE)

WILDFIRE MITIGATION LEGEND

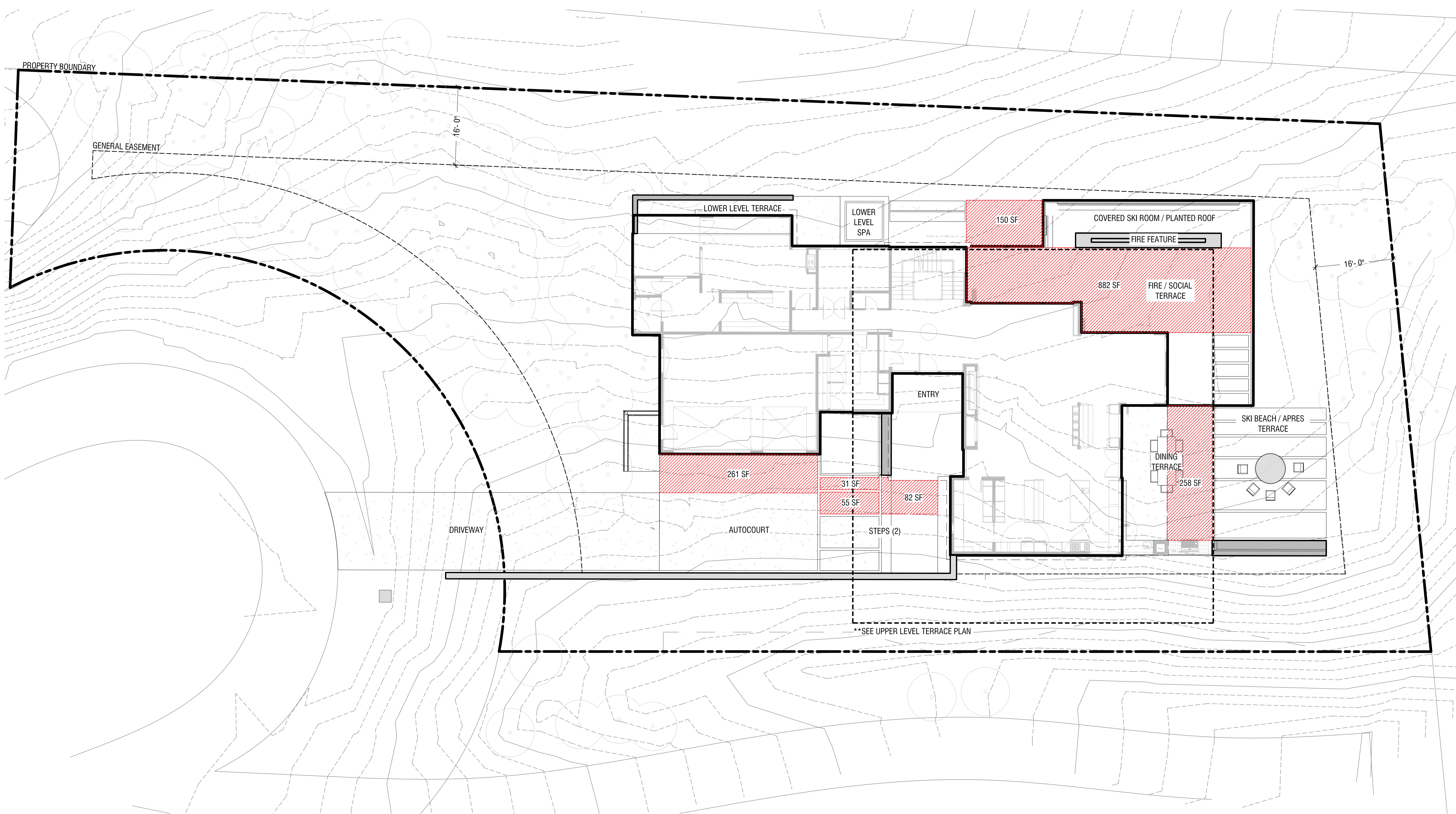
SYMBOL	TYPE
	10FT TREE CROWN OFFSET
	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE
	PROPOSED HERBACEOUS PLANTING
	PROPOSED REVEGETATION SEED MIX

TREE MITIGATION LEGEND

SYMBOL	TYPE	QUANTITY	CALIPER INCHES	SPECIES
	TREES TO BE REMOVED	86 TREES	4"	QUAKING ASPEN
		1 TREES	5"	QUAKING ASPEN
		32 TREES	6"	QUAKING ASPEN
		16 TREES	8"	QUAKING ASPEN
		4 TREES	10"	QUAKING ASPEN

TOTAL CALIPER INCHES: 709"

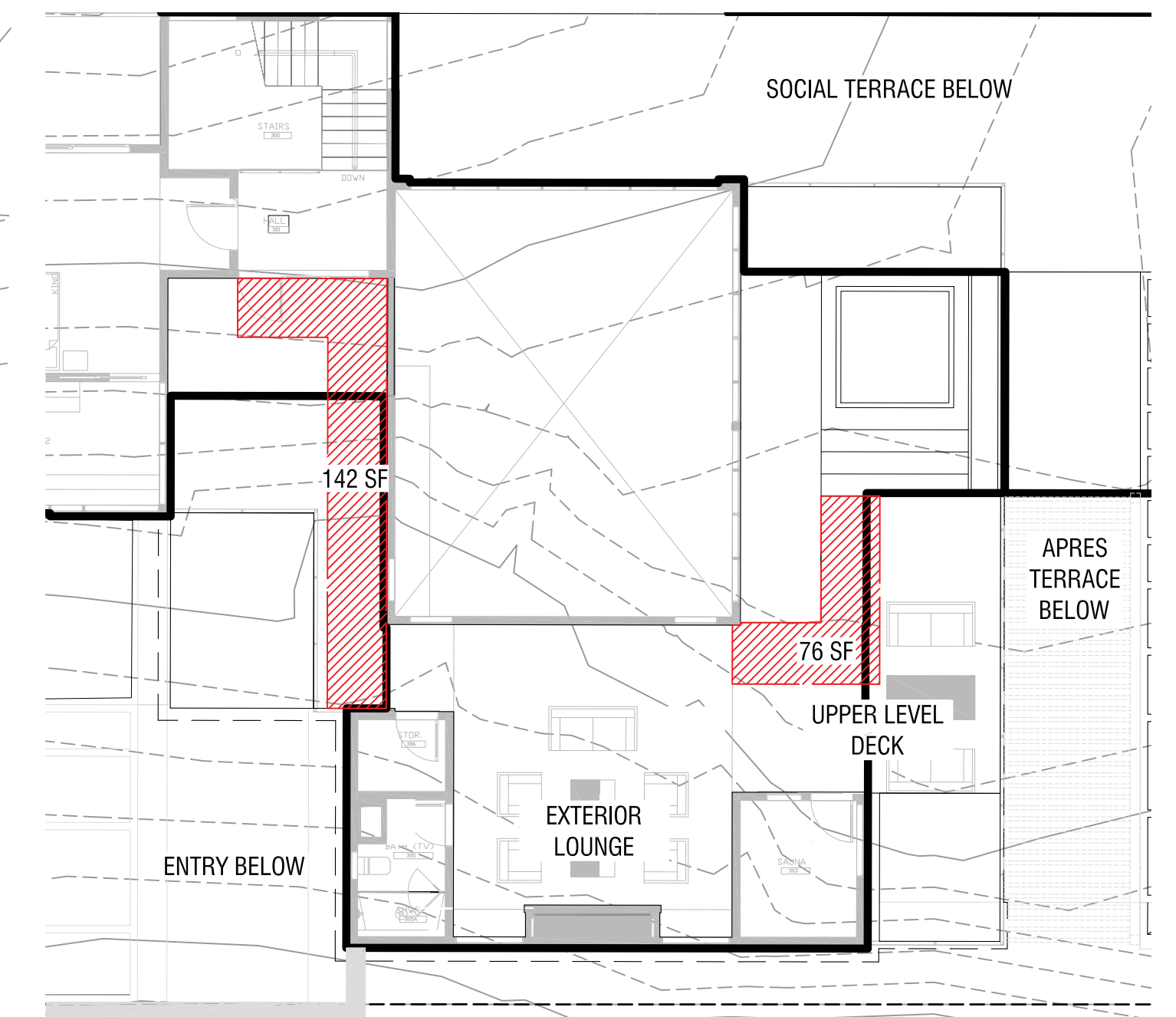
- NOTES:
- ZONE 1: IS THE AREA THAT CONSISTS OF FIFTEEN FT (15FT) AROUND THE BUILDING AS MEASURED FROM THE OUTSIDE EDGE OF THE BUILDING'S DRIPLINE, INCLUDING DECKS, PLANTERS OR PATIOS ATTACHED TO THE BUILDING
 - ZONE 2: DOMINANT AND CODOMINANT LIVE TREES WITH A DBH OF FOUR INCHES (4") OR GREATER SHALL BE SPACED WITH A TEN FOOT (10') CROWN-TO-CROWN SEPARATION. ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA.
 - SITE EXTENTS NOT IN ZONE 1 WILL ABIDE BY ALL ZONE 2 FIRE MITIGATION ZONE REGULATIONS.
 - CROWN: THE PORTION OF TREE COMPRISING THE BRANCHES. (DEFINED BY AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA) AMERICAN STANDARD FOR NURSERY STOCK)
 - PROTECT EXISTING TREES WITH PROTECTION FENCING TO THE GREATEST EXTENT POSSIBLE



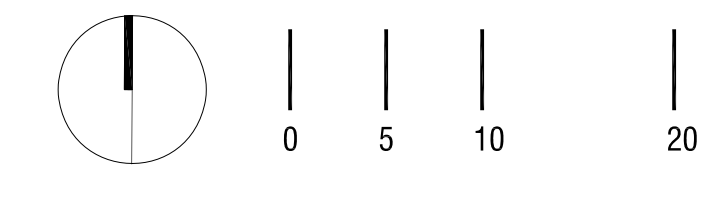
TE PLAN (1:10 SCALE)

SNOWMELT LEGEND

SYMBOL	TYPE	AREA (SF)
	MAIN LEVEL (ENTRY)	429 SF
	MAIN LEVEL (TERRACES)	1140 SF
	LOWER LEVEL	150 SF
	UPPER LEVEL	218 SF
	TOTAL SNOWMELT AREA (SF):	1937 SF



UPPER LEVEL TERRACE PLAN (1:10 SCALE)



237 RUSSELL DR

ARCHITECTURAL LIGHTING



ARCHITECTURAL LIGHTING DESIGN SERVICES : DRAWING SCHEDULE

- L0.0 COVER SHEET + LIGHTING DRAWING INDEX
+ LEGEND + GENERAL NOTES
- L0.1 SITE LIGHTING LAYOUT - LOWER LEVEL
- L0.2 SITE LIGHTING LAYOUT - MAIN LEVEL
- L0.3 SITE LIGHTING LAYOUT - UPPER LEVEL
- L0.4 SITE LIGHTING CALCULATION - LOWER LEVEL
- L0.5 SITE LIGHTING CALCULATION - MAIN LEVEL
- L0.6 SITE LIGHTING CALCULATION - UPPER LEVEL

GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO INSTALL AND PROGRAM LIGHTING CONTROL SYSTEM. EC TO UTILIZE CONTROL OVERVIEW SPREADSHEET IN INITIAL PROGRAMMING OF THE SYSTEM, AND REVIEW FINAL LEVELS WITH LIGHTING DESIGNER ONSITE DURING NIGHTTIME AIMING SESSIONS.
2. PROVIDE PRICING FOR LUTRON OR CRESTRON TO BE PROVIDED. EXACT SYSTEM AND KEYPAD TO BE CONFIRMED.
3. PROVIDE ALL SWITCHES AND DIMMERS AS SMART DEVICES ON THE LUTRON AND CRESTRON SYSTEM FOR THE ALL OFF FUNCTION/FEATURE.
4. PROVIDE FIXTURE, COMPATIBLE DIMMING DRIVER, ALL NECESSARY COMPONENTS AND CONNECTIONS, TO PROVIDE A SYSTEM OF SMOOTH DIMMING WITHOUT FLICKER AT ALL LEVELS OF DIMMING.
5. EC TO PROVIDE SUBMITTAL PACKAGE FOR REVIEW BY LIGHTING DESIGNER AND SIGN OFF PRIOR TO ORDERING.

LIGHTING SYMBOLS

☒/☒	REC ADJ DOUBLE DOWNLIGHT
→○	SURF MNNTD CLG MONOPOINT
⊞/⊞	RECESSED ADJ DOWNLIGHT
□/○	RECESSED ADJ DOWNLIGHT. WET RATED.
◆	SURF MNNTD CLG FIXT. STEAM RATED.
⊞	SURF MTD CLG FIXT
—	SURF MNNTD LINEAR LED FIXT
⊞	CEILING MOUNTED PENDANT
—	CEILING MOUNTED FIXT
⊞	WALL MOUNTED SCONCE
—	WALL MOUNTED LINEAR FIXT
·	VERT MOUNTED LED EXTRUSION
■	STEP LIGHT
§	SWITCH - SINGLE POLE
§ ₂	SWITCH - DIMMER
§ ₃	SWITCH - THREE WAY
§ _{3D}	SWITCH - THREE WAY DIMMER
§ _J	SWITCH - DOOR JAMB
§ _K	SWITCH - CONTROL SYSTEM KEYPAD
§ _T	SWITCH - TIMER
⊞	SWITCH - DUPLEX RECEPTACLE
⊞	DUPLEX RECEPTACLE
⊞	SWITCHED - DUPLEX RECT FLUSH IN FLOOR
⊞	DUPLEX RECEPTACLE FLUSH IN FLOOR
⊞	EXHAUST FAN
⊞	JUNCTION BOX
⊞	REMOTE TRANSFORMER
⊞	REMOTE DRIVER - LED POWER SUPPLY

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Interior Designer

Landscape Architect

ACETO LANDSCAPE ARCHITECTS
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Portland, ME 04101
207.221.3390

Electrical Engineer

Structural Engineer

Mechanical Engineer

REVISIONS

△	DATE	DESCRIPTION
△	06.20.22	PERMIT SET

PROJECT

237 RUSSELL DR
Lot 533
Mountain Village, CO 81435

SITE ORIENTATION

DRAWING TITLE

COVER SHEET

DRAWING ISSUE

ISSUE: PERMIT SET
DATE: 22 JUNE 2022
DRAWING: ARCH E1 - 30 X 42
SCALE: AS NOTED ON DRAWING
JOB #:
DRAWN BY: AC
CHECKED BY: CS

DRAWING NO.

L0.0

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SITE ORIENTATION

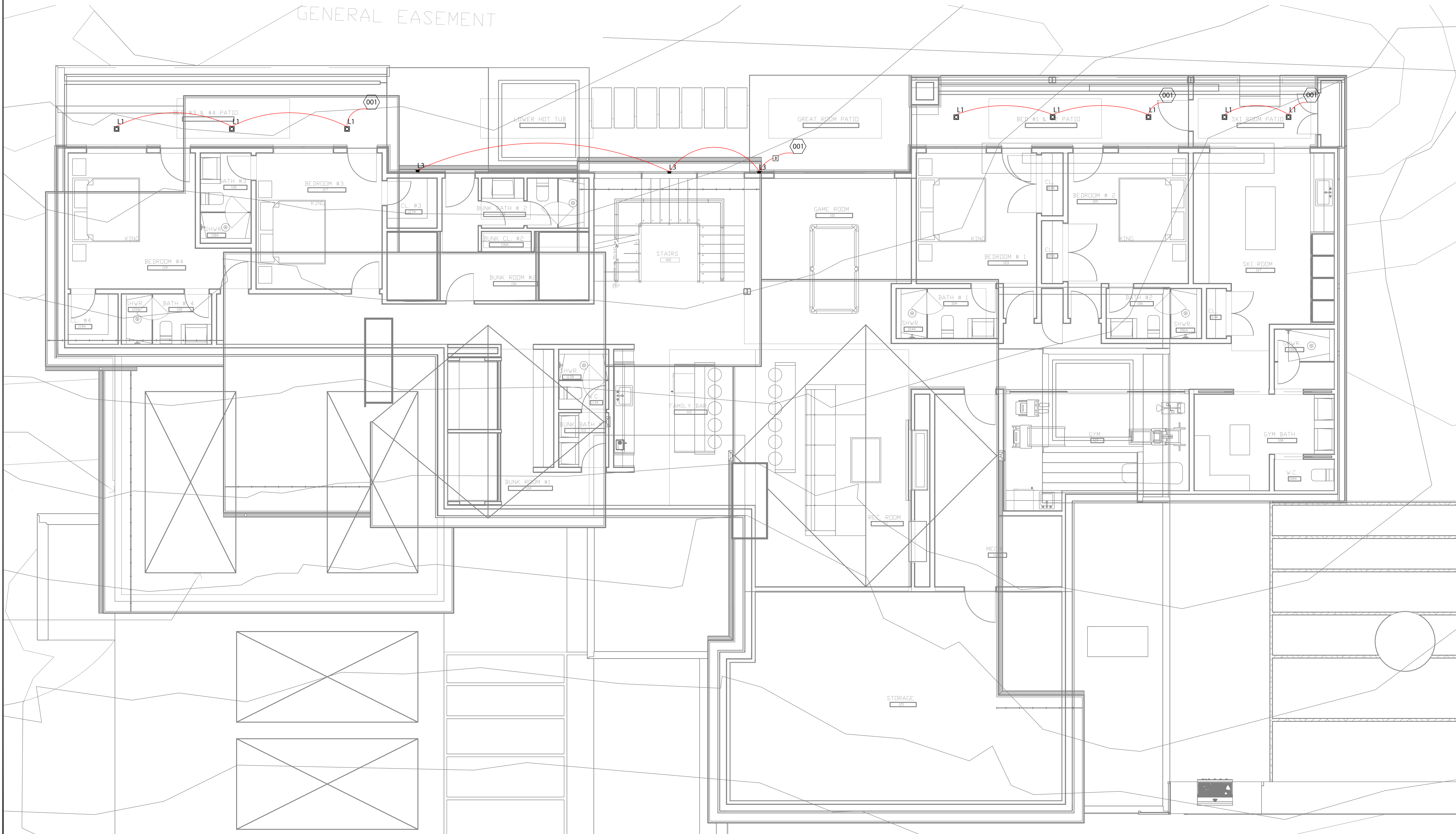
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SITE LIGHTING
LAYOUT -
LOWER LEVEL

DRAWING ISSUE

ISSUE:	PERMIT SET
DATE:	22 JUNE 2022
DRAWING:	ARCH E1 - 30 X 42
SCALE:	AS NOTED ON DRAWING
JOB #:	
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CHECKED BY:	CS

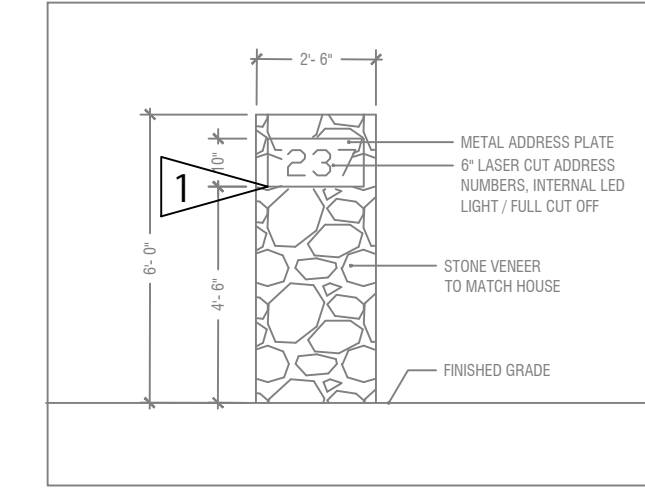
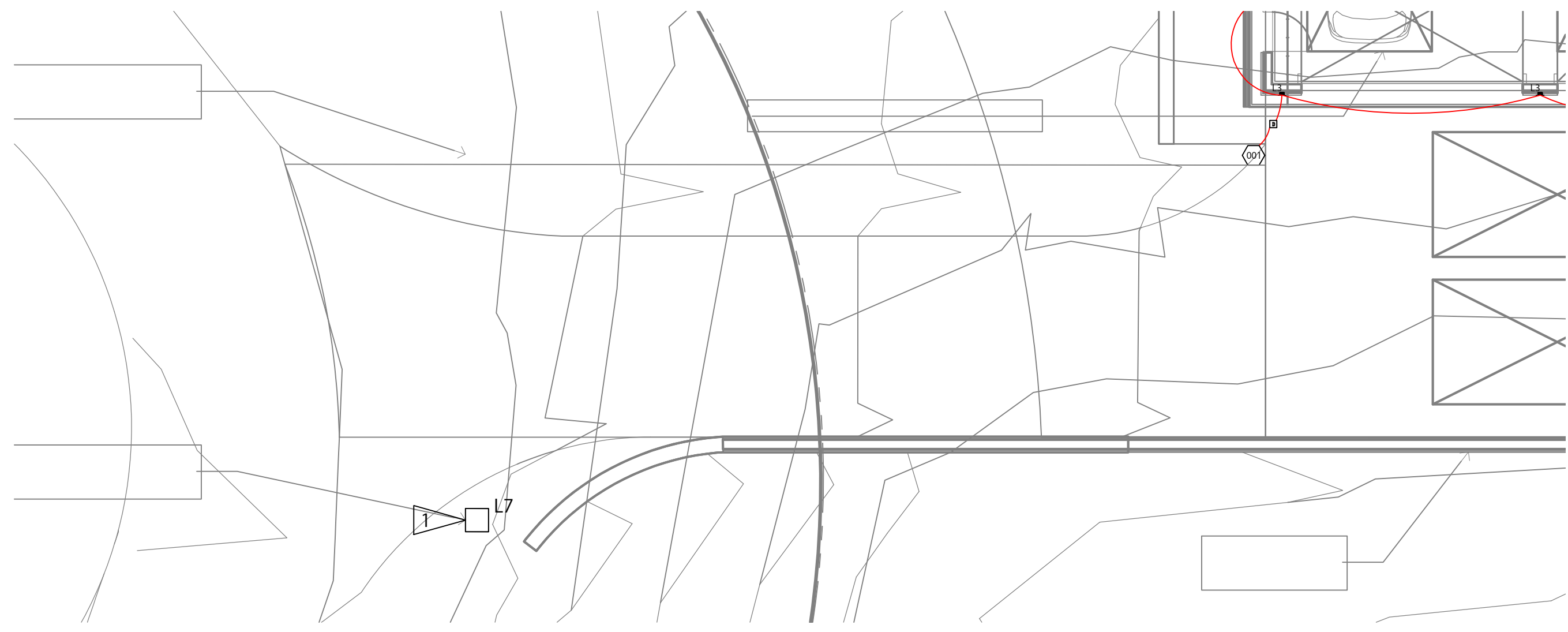
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1 SITE LIGHTING PLAN - LOWER LEVEL
1/4" = 1'-0"

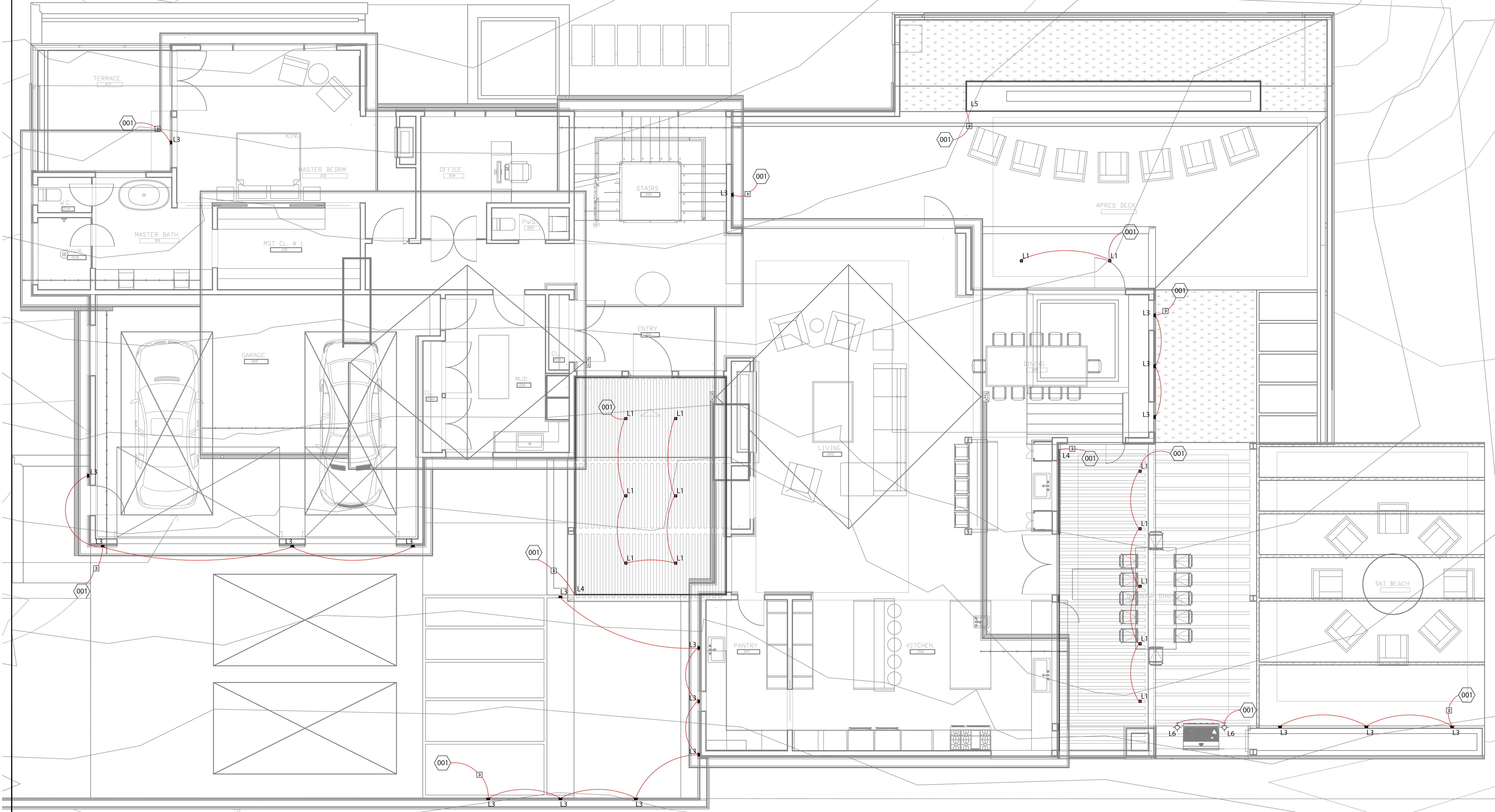
NOTES

1 WELDED HOLLOW SEALED STEEL
RECTANGULAR FORM. LINEAR LED'S AIM
DOWNWARD FROM TOP EDGE. ADDRESS
NUMBERS CUT OUT OF FRONT FACE OF FORM.



2 SITE LIGHTING - ADDRESS MONUMENT
1/8" = 1'-0"

3 SITE LIGHTING - ADDRESS MONUMENT
3/4" = 1'-0"



1 SITE LIGHTING PLAN - MAIN LEVEL
1/4" = 1'-0"

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Mountain Village, CO 81435

SITE ORIENTATION

DRAWING TITLE

SITE LIGHTING
LAYOUT -
MAIN LEVEL

DRAWING ISSUE

ISSUE:	PERMIT SET
DATE:	22 JUNE 2022
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SCALE:	AS NOTED ON DRAWING
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Lot 533
Mountain Village, CO 81435

SITE ORIENTATION

DRAWING TITLE

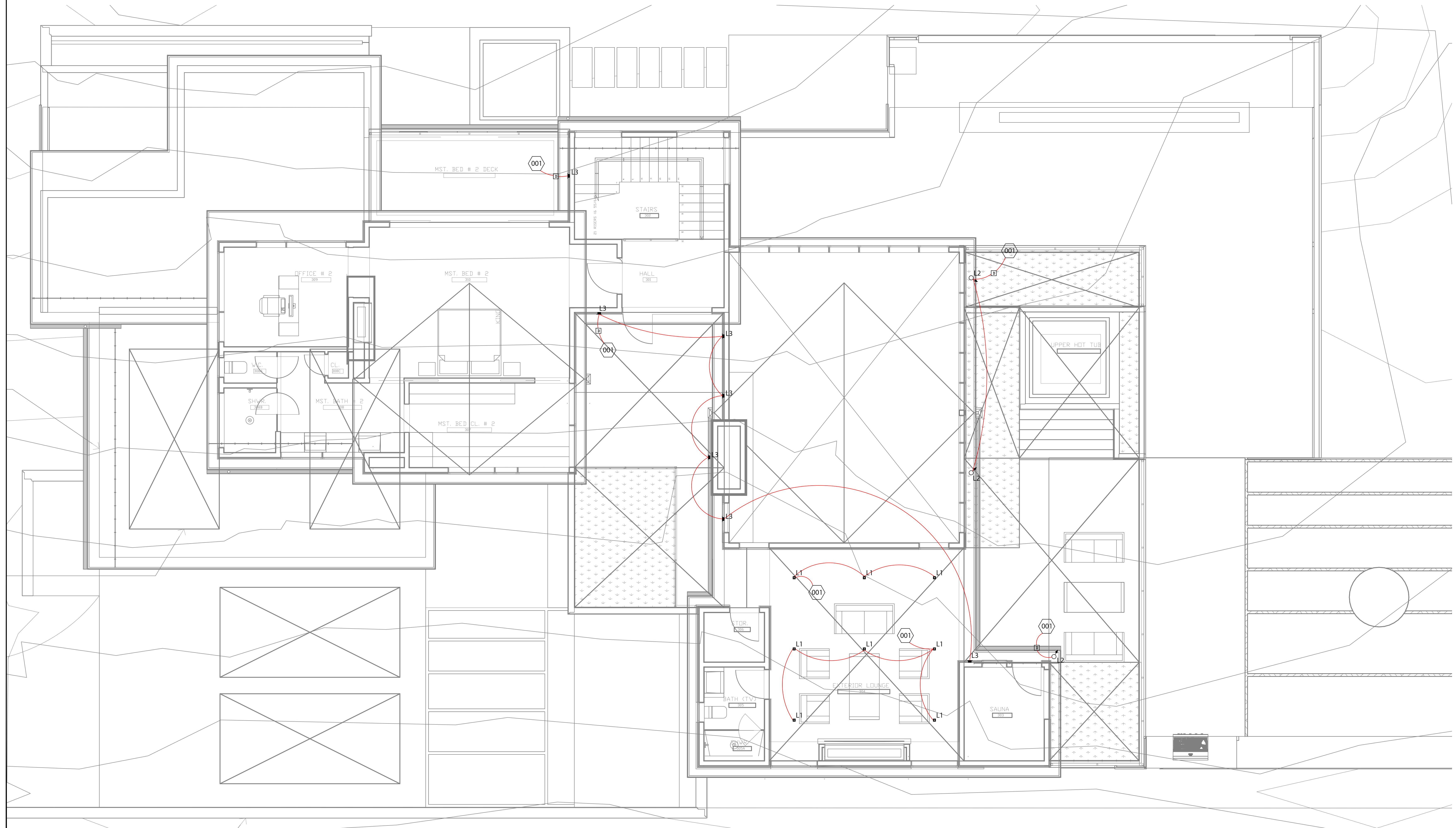
SITE LIGHTING
LAYOUT -
UPPER LEVEL

DRAWING ISSUE

ISSUE:	PERMIT SET
DATE:	22 JUNE 2022
DRAWING:	ARCH E1 - 30 X 42
SCALE:	AS NOTED ON DRAWING
JOB #:	
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CHECKED BY:	CS

DRAWING NO.

L0.3



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

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PROJECT

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Lot 533
Mountain Village, CO 81435

SITE ORIENTATION

DRAWING TITLE

SITE LIGHTING
CALCULATION -
LOWER LEVEL

DRAWING ISSUE

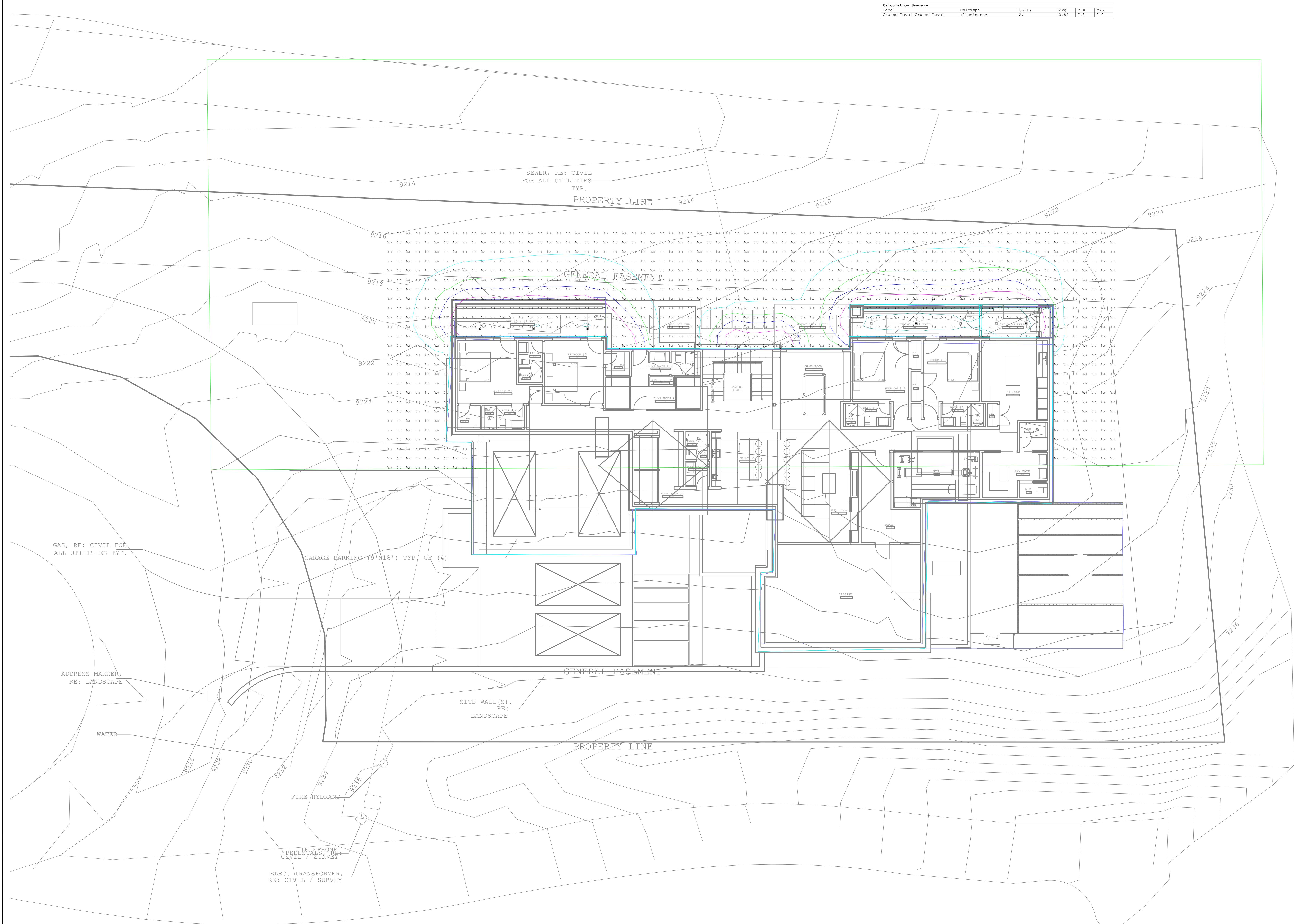
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DATE:	22 JUNE 2022
DRAWING:	ARCH E1 - 30 X 42
SCALE:	AS NOTED ON DRAWING
JOB #:	
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CHECKED BY:	CS

DRAWING NO.

L0.4

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
1	8	Zin 40 Degree Adj DownLight	800	0.700	ZIN40-1000000
2	3	Ikon Step	220	1.000	IKON9230x120

Label	CalcType	Units	Avg	Max	Min
Ground Level, Ground Level	ILLuminance	Fc	0.44	1.8	0.0



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06.20.22	PERMIT SET

PROJECT

237 RUSSELL DR
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Mountain Village, CO 81435

SITE ORIENTATION

DRAWING TITLE

SITE LIGHTING
CALCULATION -
MAIN LEVEL

DRAWING ISSUE

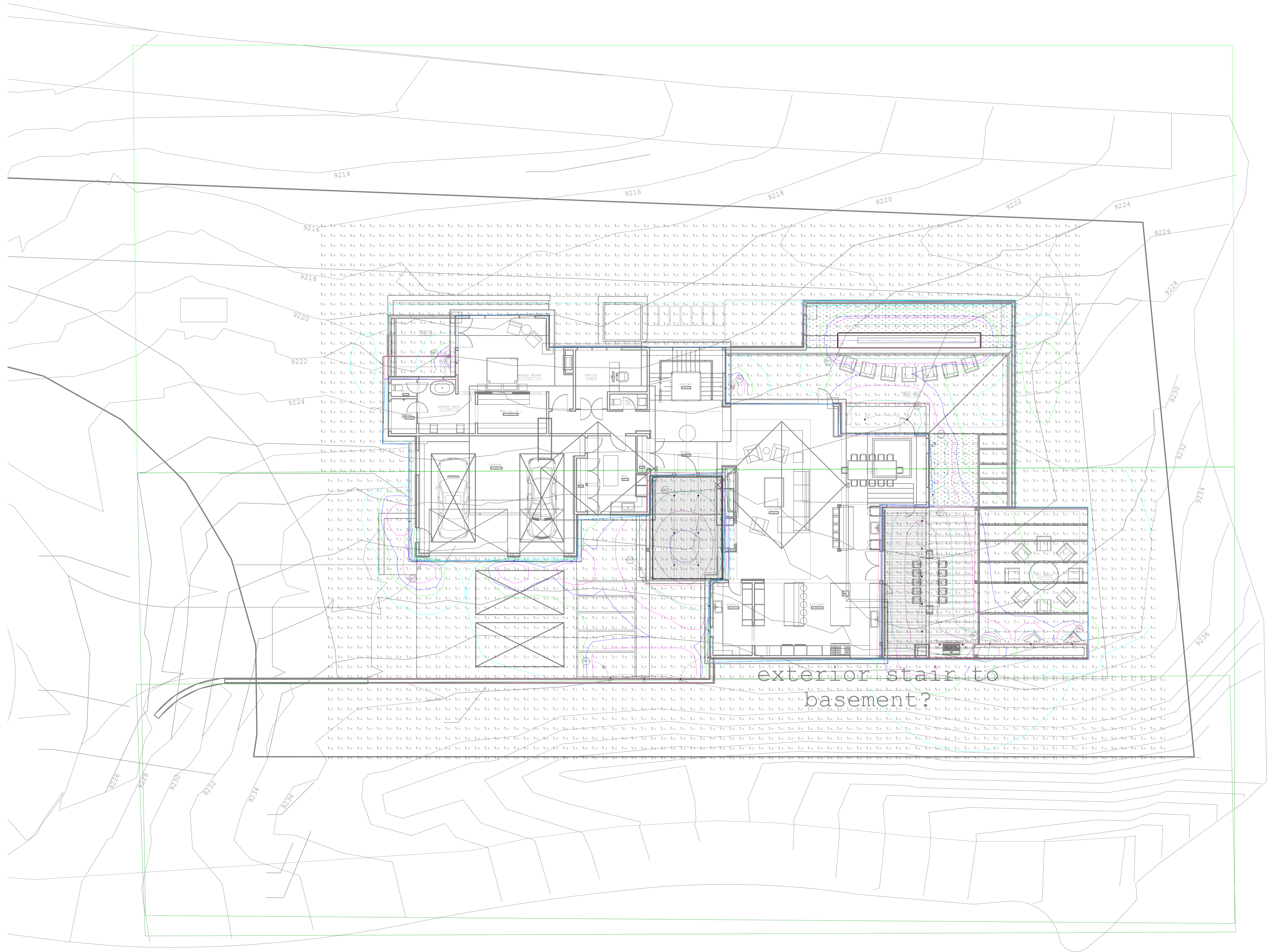
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DATE:	22 JUNE 2022
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SCALE:	AS NOTED ON DRAWING
JOB #:	
DRAWN BY:	AC
CHECKED BY:	CS

DRAWING NO.

L0.5

Symbol	Type	Label	Total Lamp Lumens	LLF	Description
□	15	2in 60 Degree Adj Downlight	930	0.700	8281-L031060A1
□	16	10m Strip	220	1.000	7200S10V1235m10
□	100	canopy uplight	195/FT	1.000	82-SM24-2-0-MET-30
□	84	70w Recessed Lighting	195/FT	1.000	82-SM24-2-0-MET-30
○	2	RPT Adj Bulbless W/ Canopy	728	0.800	816-11W-977-REPL-FP-RL1-T0M3

Label	Avg	Max	Min
Back Deck 1	1.90	21.0	0.0
Back Deck 2	1.15	23.9	0.0
Back Deck 3	4.47	66.9	0.2
Ground Level Ground Level	0.06	0.7	0.0
Main Level 10 Top 1 1	6.80	25.9	0.1
Main Level 11 Planar	0.09	0.4	0.0
Main Level 11 Planar	1.52	16.7	0.0



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REVISIONS

DATE	DESCRIPTION
06.20.22	PERMIT SET

PROJECT

237 RUSSELL DR
Lot 533
Mountain Village, CO 81435

SITE ORIENTATION

DRAWING TITLE

SITE LIGHTING
CALCULATION -
UPPER LEVEL

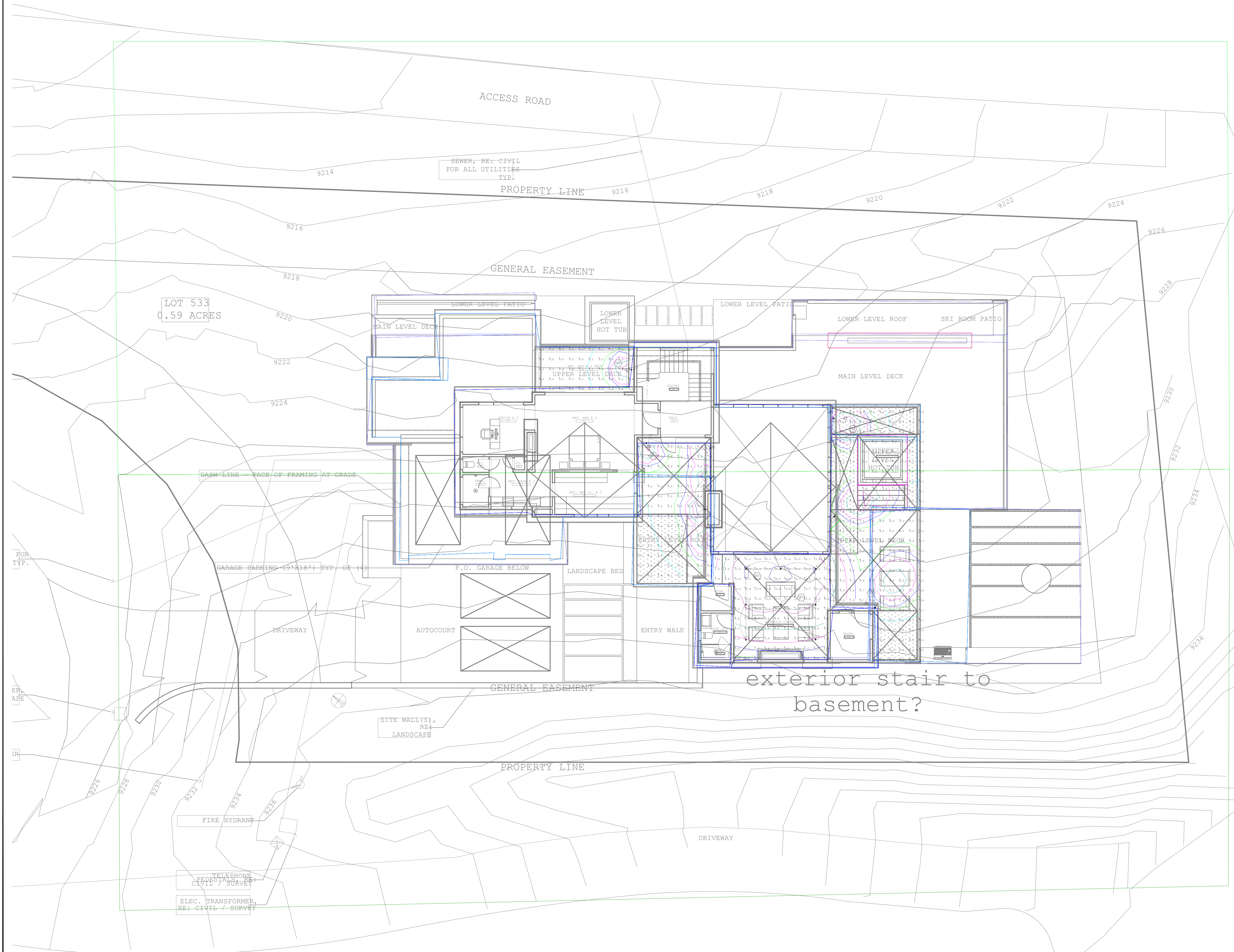
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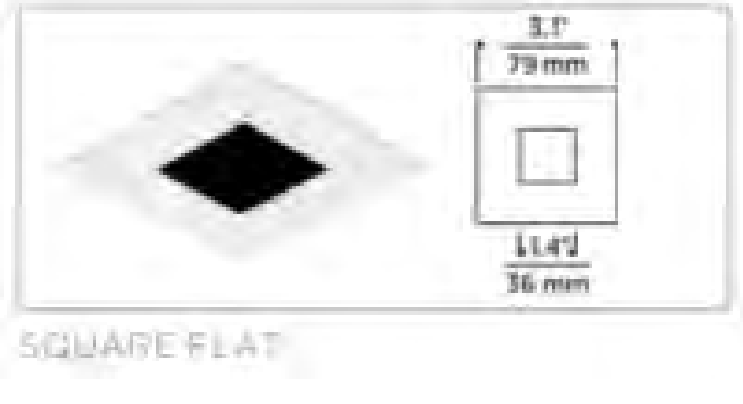


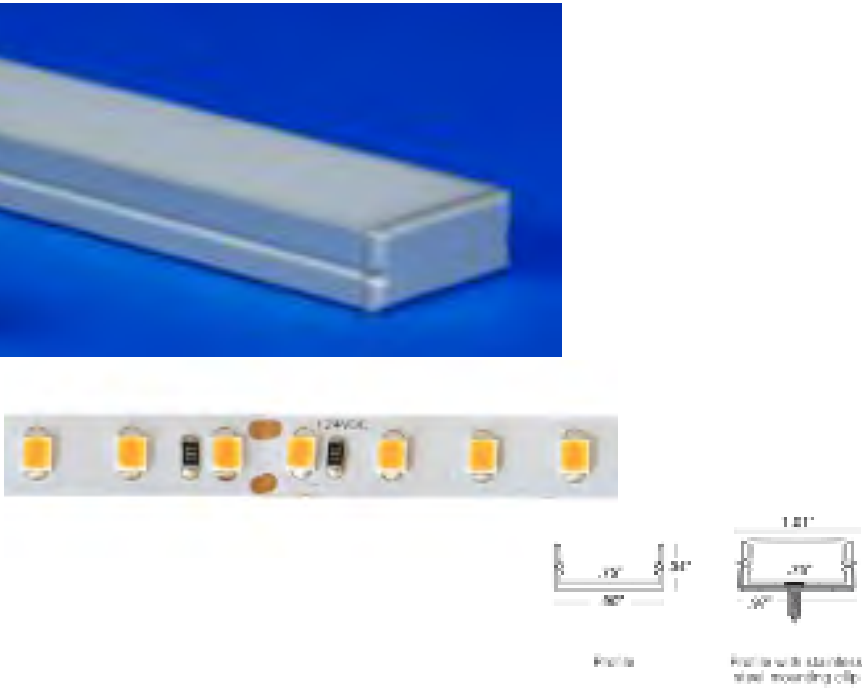
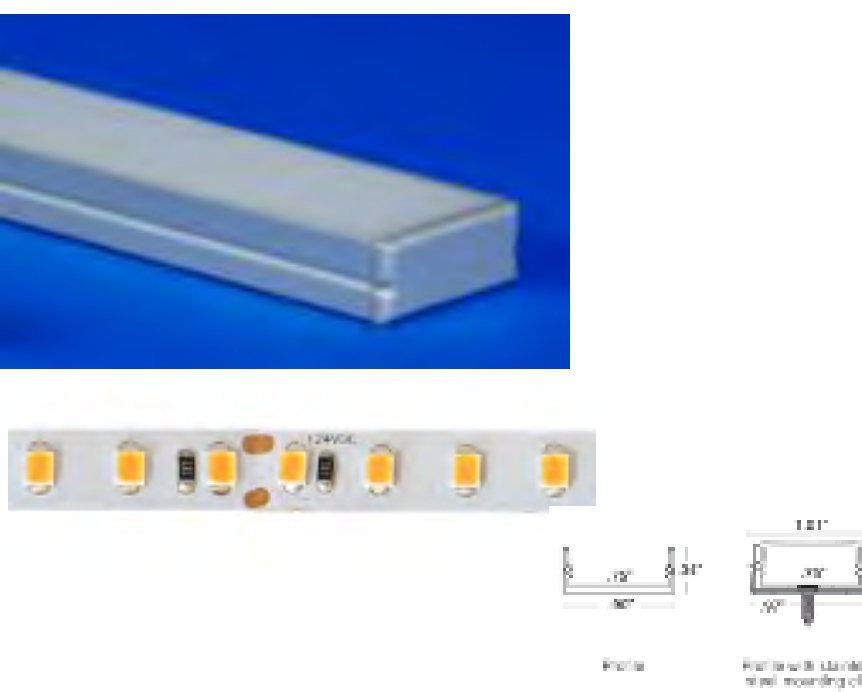
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DRAWING NO.

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
□	6	Ikou Step	220	1.000	700018R92730x120
○	8	2in 60 deg Downlight	930	0.300	8285-061060s
○	3	RFL Adj Bullet Sq Canopy	720	0.800	E16 11W-927-RFL-BUL-SQ-3.5

Label	Avg	Max	Min
Exterior Deck 2	2.78	28.0	0.0
Exterior Deck 3	0.85	15.4	0.0
Exterior Living	8.18	16.1	0.4
Hot Tub 1 Planar	4.22	15.9	0.0
Hot Tub Top 1	0.21	0.1	0.0
Upper Deck 1	1.43	15.1	0.0



FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	Diming Levels	ACCESSORIES	NOTES	LOCATION
L1		2" LED Square Adjustable Downlight	Element	2" Adj	Housing: E2SF-LO 927-60 A HLECO Trims: E2SFF-H-TBD	2700K, 930 Lumens, 12 watts, 90 CRI.	NA	120V	ELV	Remote Driver	12.0		Finish TBD / Damp Location	2.5"W, 1.4"W Aperture Housing: 12" L x 10" W x 5.25" T	Dimmed to 70% minimum to meet DRB and MV Lighting Standards	MOCEC for all L1's	60 Degree Beam Spread Finish TBD, Flanged Flat, Square Trim	Exterior Downlight
L2		LED Adjustable Bullet	Beachside Lighting	E16	E16 11W-927-NFL + KP + HL1 + SQ1-3.5	2700K, 11W, 728 Lumens, 90+CRI		12V AC / DC	MLV	Remote Transformer	11.0		TBD / Wet Location	2.4"W 5.9" T X 0.67" D	Dimmed to 80% minimum to meet DRB and MV Lighting Standards	KP + HL1	40 Degree Beam Spread Color TBD	Exterior Surface Mount Adjustable Monopoint
L3		LED Step Light	Tech	Ikon	7000SIKN 927 TBD 12	2700k, 202 Lumens, 12.2 Watts, 90+ CRI		12V	MLV		12.0		Finish TBD / Wet Location	6"W X 4"H X				Exterior Step Light
L4		2.0W Static White LED Linear	Qtran	Wide / SD SW 24/2.0	Extrusion: WIDE BK SST DF XX XX LEDs: SD SW24/2.0-WET-30-XX	3000K, 195 Lumens/FT, 2.0W/FT Watts, 90+ CRI		24VDC	MLV	Remote Power Supply		2.0	Black / Wet Location	0.90"W X 0.34" T + Clip		Connectors: Provide PS to tape, jumper cables and end caps as required.	97 Degree Spread	Exterior Canopy Uplight
L5		2.0W Static White LED Linear	Qtran	Wide / SD SW 24/2.0	Extrusion: WIDE BK SST DF XX XX LEDs: SD SW24/2.0-WET-30-XX	3000K, 195 Lumens/FT, 2.0W/FT Watts, 90+ CRI		24VDC	MLV	Remote Power Supply		2.0	Black / Wet Location	0.90"W X 0.34" T + Clip		Connectors: Provide PS to tape, jumper cables and end caps as required.	97 Degree Spread	Exterior Toe Kick Lighting

FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING	DIMENSIONS	Diming Levels	ACCESSORIES	NOTES	LOCATION
L6		LED Adjustable Bullet	Beachside Lighting	E16	E16 11W-927-NFL + KP + HL1 + TDM3	2700K, 11W, 728 Lumens, 90+CRI		12V AC / DC	MLV	Remote Transformer	11.0		Architectural Bronze / Wet Location	2.4"W 5.9"T	Dimmed to 80% minimum to meet DRB and MV Lighting Standards	E16 + HL8		Exterior Wall Mount Adjustable Monopoint
L7		1.5W Static White LED Linear	GM	LTR-P / CHL W	Extrusion: LED-CHL-W LEDs: LTR P WP 24V 1.5W 27K XX	2700K, 109 Lumens/FT, 1.5W/FT Watts, 90+ CRI		24VDC	MLV	Remote Power Supply		1.5	Aluminum / Wet Location	1.019"W X 0.457"T		Connectors: Provide PS to tape, jumper cables and end caps as required.		Exterior Address Monument

NOTES

- 1) Each Manufacturer to provide fixture, compatible dimming driver, and all necessary components and connections, to provide a system of smooth dimming without flicker at all levels of dimming.
- 2) Electrical contractor to install and program lighting control system. EC to review utilize Control Overview spreadsheet in initial programming of the system, and review final levels with lighting designer onsite during nighttime aiming sessions.

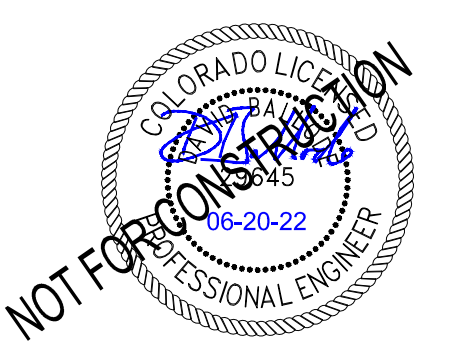


Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB SUBMITTAL 2022-02-04
DRB SUBMITTAL 2022-06-20

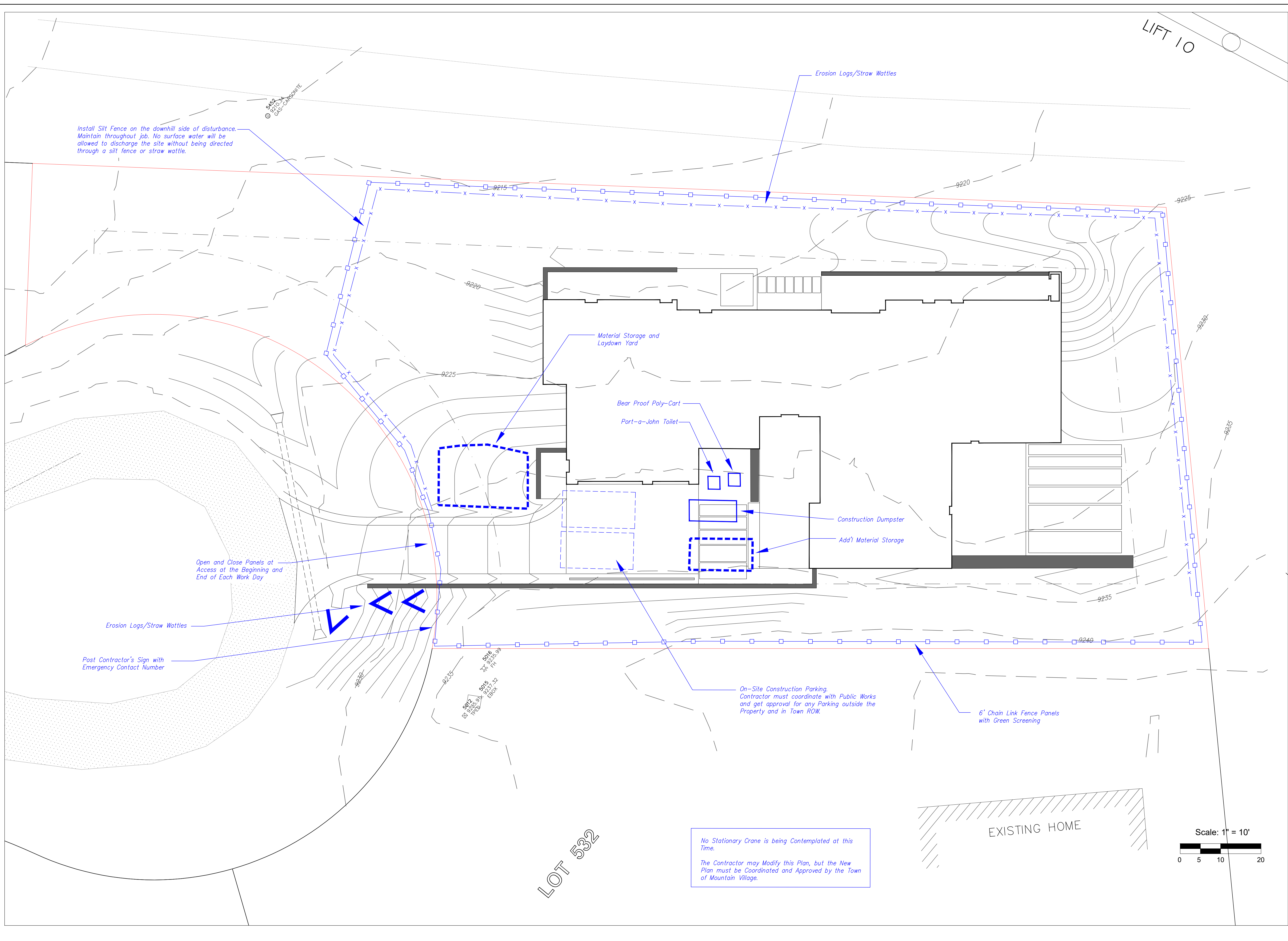
Lot 533
237 Russell Drive
Mtn. Village, CO



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

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.

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

Post Contractor's Sign with Emergency Contact Number

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.

Scale: 1" = 10'
0 5 10 20

LOT 532

EXISTING HOME

On-Site Construction Parking. Contractor must coordinate with Public Works and get approval for any Parking outside the Property and in Town ROW.

6' Chain Link Fence Panels with Green Screening

Construction Dumpster
Add'l Material Storage

Bear Proof Poly-Cart
Port-a-John Toilet

Material Storage and Laydown Yard

Erosion Logs/Straw Wattles

LIFT 10

546
© 2022
GAS-CARBONITE

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TRAB

John A. Miller

From: Finn KJome
Sent: Wednesday, May 25, 2022 11:17 AM
To: John A. Miller
Subject: RE: Referral - Design Review Lot 533 TBD Russell Dr

Hi John,
Public Works has no issues with this application. Make sure they give you the irrigation plan and water calculations.
Finn

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Friday, May 20, 2022 3:05 PM
To: Finn KJome <FKJome@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; sheidergott@telluridefire.com; benjamin.wiles@smpa.com; Jim Soukup <JSoukup@mtnvillage.org>
Cc: JD Wise <JWise@mtnvillage.org>
Subject: Referral - Design Review Lot 533 TBD Russell Dr

Good Afternoon All –
Please find the following referral for a new single-family home on Russell Drive.

https://townofmountainvillage.com/site/assets/files/37644/initial_architecture_and_site_review_lot_533-tbd_russell_dr.pdf

Please provide comments by responding to this email and don't hesitate to let me know if there are any questions or concerns.

Sorry for the 3 consecutive emails....

Best,
J

John A Miller III
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789



John A. Miller

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Monday, May 23, 2022 12:27 PM
To: John A. Miller
Subject: Re: Referral - Design Review Lot 533 TBD Russell Dr

John,

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.

On Fri, May 20, 2022 at 3:05 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon All –

Please find the following referral for a new single-family home on Russell Drive.

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Sorry for the 3 consecutive emails....

Best,

J

John A Miller III



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
Amy Ward, Senior Planner

FOR: Design Review Board Public Hearing; July 7, 2022

DATE: June 22, 2022

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

APPLICATION OVERVIEW:

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

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) Maximum	34.85'
Maximum Avg. Building Height	30' (shed) Maximum	22.90
Maximum Lot Coverage	40% Maximum (s.f.)	12.74%
General Easement Setbacks	16 Feet – No Encroachments	Minor Grading
Roof Pitch		
Primary		1 :12"
Secondary		3 ½ : 12"
Exterior Material		
Stone	35% minimum	35.07%
Windows/Doors	40% maximum	32.34%
Parking	2 Enclosed	3
	2 Surface	2

Design Review Board Specific Approvals:

1. **Board Form Concrete**
2. **Parking Regulations**

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated March 23, 2022, from the March 31, 2022, Public Hearing.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: The application meets all height requirements.

17.3.14: General Easement Setbacks

Lot 709 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.

Staff: The proposal does not include any structural improvements within the GE but does include grading throughout the majority of the properties GE. The DRB should discuss this and determine if it's appropriate, and if so grant specific approval for this request.

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 application meets all Town Design Theme requirements.

17.5.5: Building Siting Design

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

Staff: Building siting and its relationship to Lot 709 were discussed in length at Initial Review. Given the limited size of the Lot, lack of existing vegetation, and the slope constraints, the DRB expressed comfort with the home's siting.

17.5.6: Building Design

Staff: The applicant has made minimal changes since the initial review to the overall building design. At initial, staff requested additional details related to soffit and garage door materials, window, and door recess details, along with specifications for the chimney cap. The applicant did provide these details with the exception of the chimney cap spec – although this appears to be a metal cap based on the 3D renderings provided. The plans have also been revised to demonstrate 411 sq ft of exterior snowmelt. As discussed at initial, the proposal also includes board form concrete which requires a specific approval.

17.5.7: Grading and Drainage Design

Staff: The application meets all Grading and Drainage Design requirements. It should be noted that the grading plan shows grading within the GE as noted above.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family homes to provide two enclosed and two surface parking spaces. The applicant has shown a total of 3 enclosed and 2 surface spaces. The applicant is meeting the parking requirements, but it appears they are not meeting the back out requirements of the CDC to allow for a 25 foot back out area for the garage. This will require a specific approval from the DRB but otherwise seems appropriate given the size of the lot and limited area for turn arounds.

17.5.9: Landscaping Regulations

The applicant has provided a landscaping plan generally meeting the requirements of the Landscaping Regulations, but water usage calculations have not been provided and are required to be demonstrated. Staff recommends a condition of approval requiring this as part of the building permit submittal.

17.5.11: Utilities

Staff: The applicant shall work with the Public Works Director before building permit submittal to verify the specific locations of the connections for the home. If different than identified within this application, a revision must be obtained.

17.5.12: Lighting Regulations

Staff: The applicant has provided a lighting plan as required which appears to be meeting the requirements of the CDC. It should be noted that with the large deck areas and outdoor living spaces, the majority of the light intensity is focused in these areas. The DRB should discuss the overall intensity and number of fixtures to determine if it is appropriate.

17.5.13: Sign Regulations

Staff: The applicant has provided revised details for the address monument of the home. At initial review, staff requested revisions to the dimensions of the monument to increase the minimum height of the numbering to the required 54". The numbering is now meeting that requirement, but the overall height of the monument should not exceed 6 feet and must be reduced as a condition of approval and submitted as part of the building permit drawings.

In addition, the location of the monument appears to be located within the GE and the Town RROW and will require an encroachment agreement with the Town for both unless the location is revised to be entirely within the GE.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: At the initial review, staff recommended waiving this requirement due to the vegetation types in the area and surrounding the home.

17.6.6: Roads and Driveway Standards

Staff: The applicant is meeting road and driveway standards.

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 final submittal, and it appears to adequately address the requirements of the CDC. The project will require a truck crane, but it would seemingly be on site as needed and not a permanent crane system.

Staff Recommendation: Staff recommends the DRB approve the Final Architecture 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 Final Architecture Review for a new single-family home located at Lot 709, based on the evidence provided within the Staff Report of record dated June 22, 2022, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Board Form Concrete
- 2) Parking Regulations

And, with the following conditions:

- 1) As part of the building permit submittal, the applicant shall revise the landscaping plan to include water usage calculations to be reviewed by the Public Works Director.
- 2) As part of the building permit submittal, the applicant shall revise the address monument so that the monument is no taller than 6 feet in height.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 6) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement or ROW Encroachment Agreement, as applicable, with the Town of Mountain Village for any approved encroachments.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 8) 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) 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
/AW

MOUNTAIN VILLAGE - LOT 709

ADAMS RANCH ROAD
TELLURIDE COLORADO, 81435



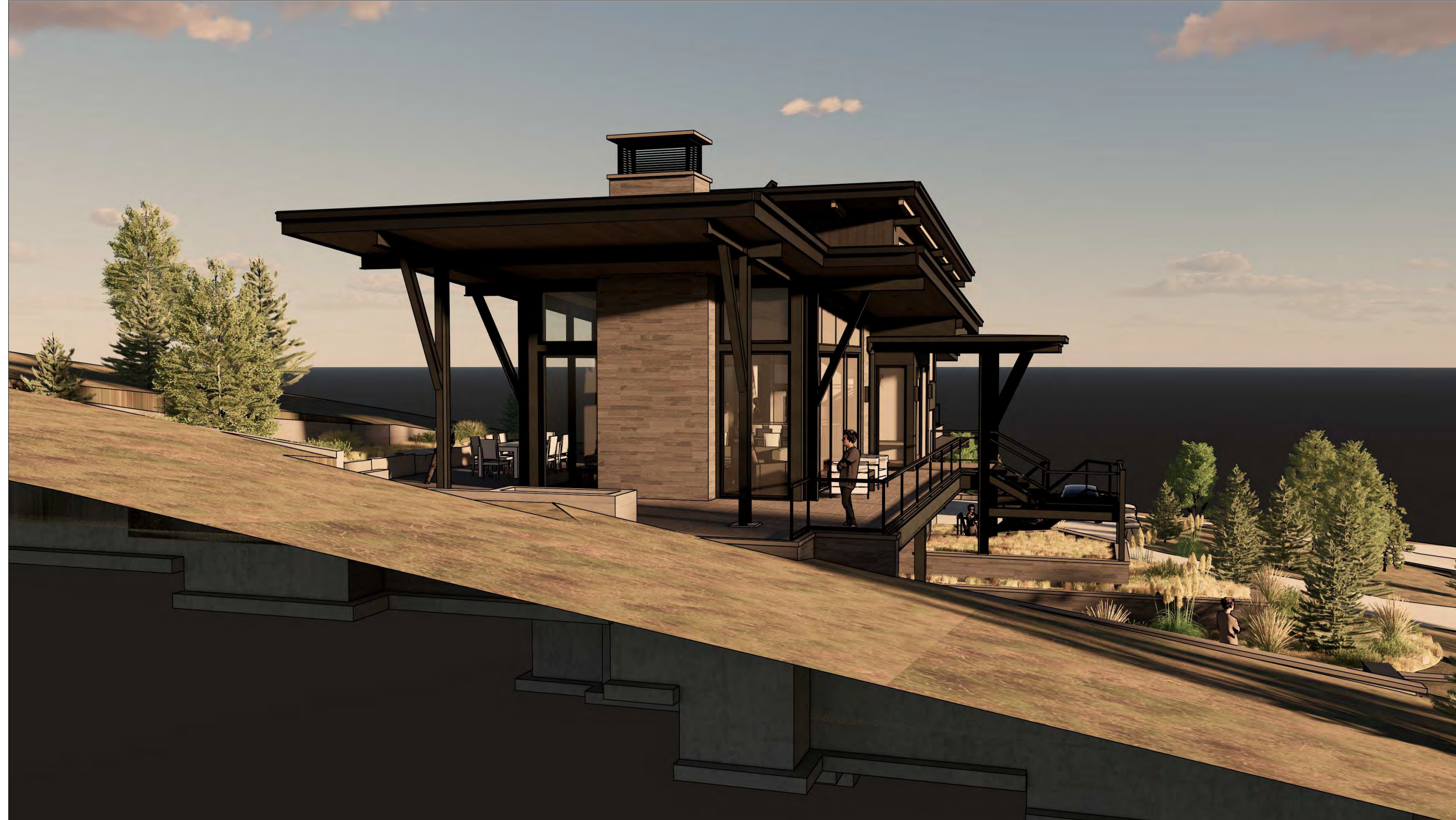
T-709

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



CENTRE SKY
ARCHITECTURE LTD

ISSUE # _____



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CONSTRUCTION PLANS ARE DEEMED TO BE ACCURATE.



CENTRE SKY
ARCHITECTURE LTD

T-709

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 ON-SITE REVIEWS WITH BOTH THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER AT THE APPROPRIATE CONSTRUCTION PHASES AS SET FORTH BY EACH SPECIALTY.
- GENERAL CONTRACTOR/CONSTRUCTION MANAGER AS WELL AS SUB-CONTRACTORS SHALL BE FAMILIAR WITH & COMPLY TO ALL PROCEDURES SET FORTH BY FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES IN THE CONSTRUCTION OF THIS PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PERMITS, CERTIFICATES, & REPORTS THAT MAY BE REQUIRED BY ANY & ALL AGENCIES INCLUDING ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES UPON REQUEST.
- ALL CONSTRUCTION SHALL BE ACCORDING TO THE ACCURATE RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE WITH A MINIMUM OF 72 HOURS PRIOR NOTICE. THESE SERVICE INTERRUPTIONS INCLUDE BUT ARE NOT LIMITED TO: WATER, POWER, SANITARY SEWER, GAS, TELEPHONE, CABLE, ETC. CONTRACTORS SHALL COMPLY WITH ALL CONSTRUCTION DOCUMENTS, INCLUDING DETAILED SPECIFICATIONS. **DO NOT SCALE DRAWINGS!** VERIFY DIMENSIONS AS PER PLANS. NOTIFY ARCHITECT OF ANY CONFLICTS.
- SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONTRACTORS AND SUB CONTRACTORS SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. THEY SHALL NOTIFY AND RECEIVE CLARIFICATION FROM ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS PRIOR TO MATERIAL FABRICATION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR CONFORMANCE TO DESIGN. REFER TO NOTES REGARDING SHOP DRAWINGS AS WELL AS STRUCTURAL ENGINEERS GENERAL NOTES FOR FURTHER INFORMATION. THE CHECKING OF SHOP DRAWINGS BY THE ARCHITECT OR ENGINEER IN NO WAY RELEASES THE CONTRACTOR OR SUB CONTRACTOR FOR ACCURATE COMPLETION OF THE WORK AND SPECIFIC PERFORMANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WALL TYPES CONFORM TO STRUCTURAL SHEAR WALL REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- PROVIDE SCREEN WALL AT ALL EXTERIOR MECHANICAL EQUIPMENT. SCREEN WALL TO BE A MIN. HEIGHT OF 1'-0" ABOVE THE MECHANICAL EQUIPMENT, UNLESS NOTED OTHERWISE.
- A RADON MITIGATION SYSTEM SHALL BE INSTALLED ON ALL CONCRETE SLABS.
- ALUMINUMS ARE REQUIRED AT ANY LOCATION HAVING A VERTICAL DROP GREATER THAN 30 INCHES AND ARE TO BE 3/8" MINIMUM IN HEIGHT.
- UPPER GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- INSTALL HANDRAILS AT ALL STAIRS HAVING MORE THAN TWO RISERS, UNLESS SHOWN OTHERWISE.
- HANDRAILS TO BE NOT LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE FINISH OF TREADS. CONCRETE SIDEWALKS TO HAVE 3/4" TROTTED DIMENTS AT 4'-0" O.C. UNLESS NOTED OTHERWISE.
- ALL CONCRETE SLABS ON GRADE TO BE V-SIP SHEETS INSTALLED BETWEEN SLAB AND SUBGRADE.
- EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSIONS IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT FOR A RESOLUTION.
- PROVIDE INSULATION AS FOLLOWS IN COMPLIANCE WITH 2012 IECC, SEE TABLE 402.1.1 FOR FULL DETAILS.

- | | |
|-----------------|--|
| CEILING | R-49 MIN. |
| WOOD FRAME WALL | R-25 MIN. OR R-13 CONTINUOUS INSULATED SHEATHING PLUS R-5 INSULATED SHEATHING. |
| MASS WALL | R-25 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME, OR IF MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL, R-19 MIN. CONTINUOUS INSULATION AT THE INTERIOR OF THE BASEMENT WALL. |
| FLOOR | R-30 MIN. |
| BASEMENT WALL | R-35 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME, OR IF MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL, R-19 CONTINUOUS INSULATION AT THE INTERIOR OF THE BASEMENT WALL. |
| SLAB | R-10 MIN. @ 4" DEPTH. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUE FOR HEATED CRAWL SPACE WALL. R-10 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CONTINUOUS INSULATION AT THE INTERIOR OF THE BASEMENT WALL. |

- MECHANICAL CONTRACTOR TO SUBMIT MECHANICAL EQUIPMENT LAISTS TO ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION.
- THE REVIEW OF PLANS BY THE ARCHITECTURAL REVIEW COMMITTEE DOES NOT IMPLY THAT COMPLIANCE WITH FEDERAL, STATE AND/OR LOCAL CODES HAVE BEEN MET. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE COMPLIANCE WITH ANY AND ALL LAWS GOVERNING THE DEVELOPMENT OF PROPERTY.
- G.C. SHALL SUBMIT WEEKLY DIGITAL PHOTOS OF THE PROJECT AT THE END OF EACH WEEK TO ARCHITECT & OWNER.
- G.C. SHALL SUBMIT TO ARCHITECT AND OWNER OPERATIONS AND MAINTENANCE MANUALS INCLUDING BUT NOT LIMITED TO: TABLE OF CONTENTS, LIST OF CONTRACTORS AND SUB CONTRACTORS, SYSTEMS AND EQUIPMENT, AND EQUIPMENT AND/OR MANUALS.
- ALL PROPOSED ROOF PENETRATIONS SHALL BE COORDINATED BY GENERAL CONTRACTOR AND SUBMITTED TO ARCHITECT BEFORE INSTALLATION.
- CO DETECTORS SHOULD BE LOCATED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE RESIDENCE, INCLUDING BASEMENTS AS APPLICABLE.
- A BENCH MARK OF 100'-0" SHALL BE ESTABLISHED AT CONSTRUCTION SITE.
- PROVIDE OR SIMILAR PRODUCT TO BE ADDED TO EXPOSED DUCT INTAKES IMMEDIATELY AFTER THEY ARE INSTALLED.
- IN-WOOD FLOORING INSTALLATION OVER BANNED HEAT, MODERATE STAPLES CHECKING, CRACKING, SHRINKAGE, GAPPING BETWEEN PLANKS, AND SLIGHT CUPPING ARE ALL TO BE EXPECTED AND DO NOT CONSTITUTE A PRODUCT DEFECT.
- ALL DUCTS TO BE FLUSH WITH WOOD FLOORS.
- PRIOR TO PROJECT HAND OFF, ALL WATER SENSORS ARE TO BE TESTED.

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 PREPARED 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 STUCKO, PILING, ROOFING, FORM, CONCRETE OR OTHER DAMAGE BY COVERING WITH PLASTIC OR AS REQUIRED. PROVIDE 4'-0" 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 CONTRACTORS' SOLE RESPONSIBILITY.
- ANY AREAS EXTENDING BEYOND THE INCLUDES BUILDING SITE THAT ARE DISTURBED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY CELEW, 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 DISPLACED IN A PROMINENT MANNER, SO THAT IT IS REASONABLY VISIBLE TO THE PUBLIC.
- ALL RETAINING WALLS TO HAVE DRAIN TILE SURROUNDED BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" O.C. (TYP). REFER TO SOILS REPORT FOR FURTHER INFORMATION.
- 3'-0" 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 DRAINS.
- CONTRACTORS 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.
- UTILITY 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 3'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 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 BARBER, ROADSIDE DITCH, EXISTING CURBSIDES, 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" PITRIN 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.
- GENERAL CONTRACTOR TO PROVIDE ONE LOCATION FOR CONCRETE TRUCK WASHOUT, CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.

G.C. SUBMITTALS TO ARCHITECT

- PROJECT SCHEDULE
- PROJECT BUDGET
- RADON MITIGATION PLAN AND DETAILS
- FIRE SUPPRESSION DESIGN AND LAYOUT, IF REQUIRED.
- DOCUMENTATION OF FIRE SUPPRESSION ENGINEERS SITE REVIEW
- 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 SCHEDULES, SUBMITTALS AND SHOP DRAWINGS
- ROUGH OPENING WALK THROUGH REQUIRED, COORD W/ ARCH.
- PRE-FABRICATED 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 BUDG: 406.581.3096)
- 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 DATES.
- UNDERGROUND UTILITIES RECORD DRAWINGS.
- TITLE LAYOUT TO BE REVIEWED BY ARCHITECT OR ID

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 BE SMOOVED ON TRIM OR OTHER MATERIALS
- PUTTY - APPLY PUTTY TO ALL INTERIOR FINISH NAHLS
- PAINT/STAIN - APPLY PAINT OR STAIN TO PUTTIED NAHLS HOLES OR WOOD THAT HAS BEEN CHIPPED
- STAIN - STAIN OR PAINT TO PUTTIED NAHLS HOLES OR WOOD THAT HAS BEEN CHIPPED
- SEALANT OR CAULK APPLIED WHERE APPLICABLE
- DRYWALL MUD & JOINT
- CAULK
- REMOVE TAPE
- PAINT MONTHS STROKE FLAT BRACK THROUGHOUT
- CLEAN EXTERIOR THRESHHOLDS
- ORIENTATE PLUMBING FUTURE HANDLES AND DEGREES TO FLOOR OR COUNTER
- STAIN - STAIN OR PAINT TO PUTTIED NAHLS HOLES OR WOOD THAT HAS BEEN CHIPPED
- WOOD FLOOR FINISH
- 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

DRIVEWAY REQUIREMENTS

- ANY DRIVEWAY THAT SHALL SERVE AS A "TIRE LANE" AS INDICATED ON THE ARCHITECTURAL LOT DIAGRAM, SHEET A3-0.1, SHALL CONFORM TO THE FOLLOWING:
 - A TYPICAL RADIUS DRIVEWAY SURFACE CAPABLE TO SUSTAIN ANY IMPOSED LOADS OF FIVE AXLEWEIGHTS (30 TONS).
 - A MIN. UNDISTURBED DRIVEWAY WIDTH OF NOT LESS THAN 10'-0" AND A MAXIMUM WIDTH OF 14'-0"
 - A MIN. UNDISTURBED HEIGHT 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.
 - A 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'
- 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 DOORS 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.
- BEFORE WASTE TO BE REMOVED THROUGH A 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 AN AGGRESSIVE 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.
- PROVIDE 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 PORES, 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.

SHOP DRAWING NOTES

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL ELEMENTS REQUIRING CUSTOM FABRICATION IN ADDITION TO ANY STRUCTURAL ITEMS REQUIRED BY THE STRUCTURAL ENGINEER. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR US AS SHOP DRAWINGS.
- RADON MITIGATION PLAN AND DETAILS
- FIRE SUPPRESSION DESIGN AND LAYOUT, IF REQUIRED.
- DOCUMENTATION OF FIRE SUPPRESSION ENGINEERS SITE REVIEW
- MECHANICAL ROOM EQUIPMENT LAYOUT
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- UNDERGROUND UTILITIES RECORD DRAWINGS.
- TITLE LAYOUT TO BE REVIEWED BY ARCHITECT OR ID

MOISTURE CONTROL

GO THROUGH AND COMPLETE ALL STANDARD PUNCH LIST ITEMS LISTED BELOW PRIOR TO FINAL PUNCH LIST WALK THROUGH WITH ARCHITECT.

- SLOPE PATIO SLABS, WALKS AND DRIVEWAYS A MINIMUM ON 1/8" PER FT. AWAY FROM U.N. TAMP BACK FILL IN LAYERS TO PREVENT SETTLING. AN SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A MINIMUM OF 1:12.
- 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 TIE-INS 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 CAPSLARY BREAKS BETWEEN CONCRETE SLABS, 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 DOWNSPUTS THAT EMPTY INTO LATERAL PIPING THAT SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 1:12".
- 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 MOLD, INSTANT 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 DISCHARGES ACCORDING 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 SOLUBLE ALKALI CONTENT. 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 FOLDED 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 PERFORMS 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) IF 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. GEAOR FLOOR DRIMS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN INTO LANDSCAPED/UNLEAKING PONDS TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP# 3. EPA REQUIREMENTS.

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

MOISTURE CONTROL

- SLOPE PATIO SLABS, WALKS AND DRIVEWAYS A MINIMUM ON 1/8" PER FT. AWAY FROM U.N. TAMP BACK FILL IN LAYERS TO PREVENT SETTLING. AN SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A MINIMUM OF 1:12".
- 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 TIE-INS SYSTEM.
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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, DATED: AUGUST 2021, 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 DIFFER 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

MOISTURE CONTROL

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- EXTERIOR WALL IN WARM-HUMID CLIMATES, EXAMPLE: AN INTERIOR STUD WALL ERECTED NEXT TO A BELOW-GRADE BASEMENT WALL

MATERIAL SPECIFICATIONS

EXTERIOR MATERIALS LEGEND

NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.

METAL ROOFING
STANDING SEAM, 2" MECH. RIB W/ STRIATIONS & MASTIC, 36" RIB SPACING
COLOR: DARK BRONZE
MFR: BRIDGER STEEL

BALLAST ROOFING
EPDM ROOF W/RANDOM 3" TO 3" RIVER ROCK BALLAST, COLOR: DARK BRONZE
THICKNESS: 60 MIL, THING BOND ATTACHMENT SYSTEM

HORIZONTAL WOOD SIDING
2X10 WD HORIZONTAL SHIP LAP
COLOR: GRAY
MFR: TBD

STONE MASONRY VENEER
NATURAL RECT ANGULAR CUT, 1 1/2" THICK
QUARRY WORKS: FRONTIER
LAYOUT: RE: 4/ AS-1.2

STEEL SIDING
PATINATED STEEL SIDING PANELS, 1/8" W/ EXPOSED FASTENERS, SEE ELEVATIONS FOR SEAM SPACING
PATINA: VARIED BROWN
MFR: TBD
RE: 7/ AS-1.2

BOARD FORMED CONCRETE

CEILING MATERIALS LEGEND

NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIALS AND INSTALLATION REQUIREMENTS

CEILING FINISH - PAINT
5/8" QWB TYPE 'X' WITH PAINTED FINISH
REFERENCE: INTERIOR FINISH SPECIFICATIONS FOR COLOR, (TYP.)

SOFFIT FINISH - WOOD
1X8 WIRE BRUSHED SPRUCE T & G
STAIN: L3-41
MFR: VINTAGE
RE:

CEILING FINISH - TILE
COORDINATE TYPE AND LAYOUT WITH ID, (TYP.)

CEILING FINISH - CELOTEX TILE
24" X 24"
RE: MFR FOR SPECIFICATIONS

*** CLIENTS PREFER TO STAY MODERN, LIKES STEEL STRUCTURE OVER WOOD

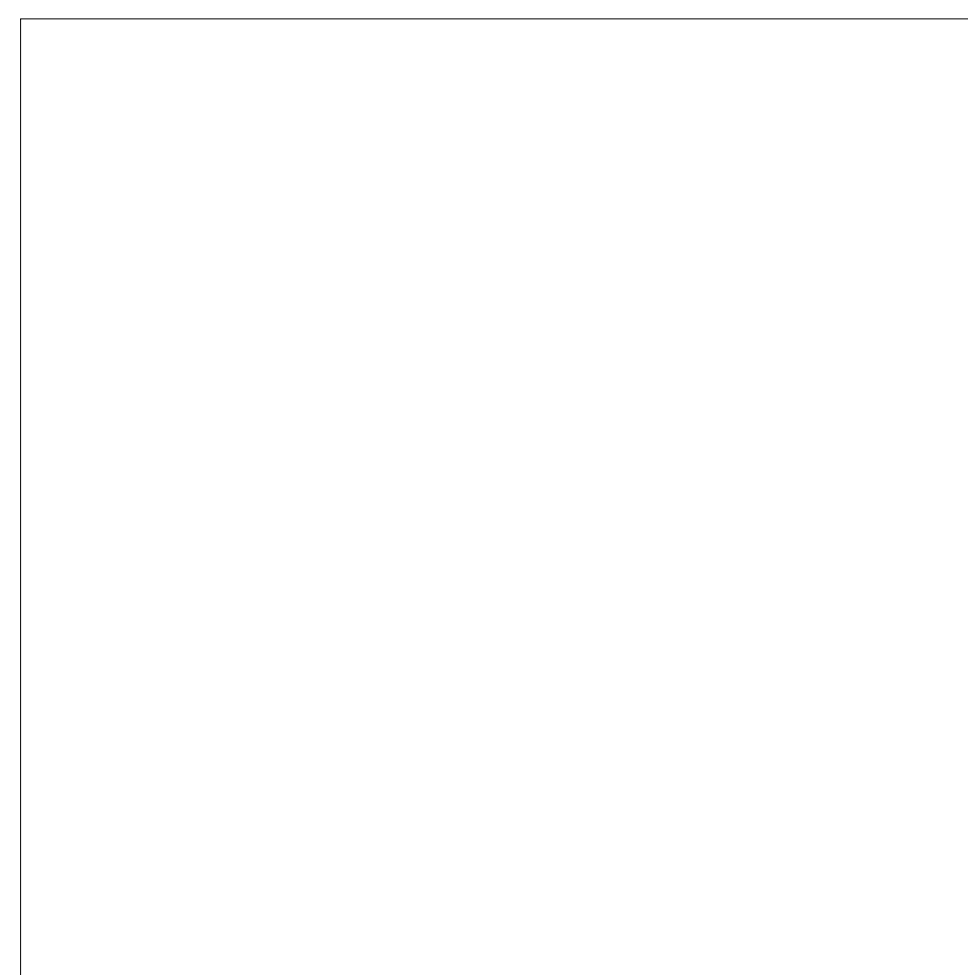
ALL SAMPLES TO BE SUBMITTED TO ARCHITECT

NOTE: AFTER SA METAL SIDING SAMPLE IS SUBMITTED AND APPROVED, RECONFIRM METAL ROOF, FLASHING, GUTTER AND D.S. FINISH W/ ARCH.

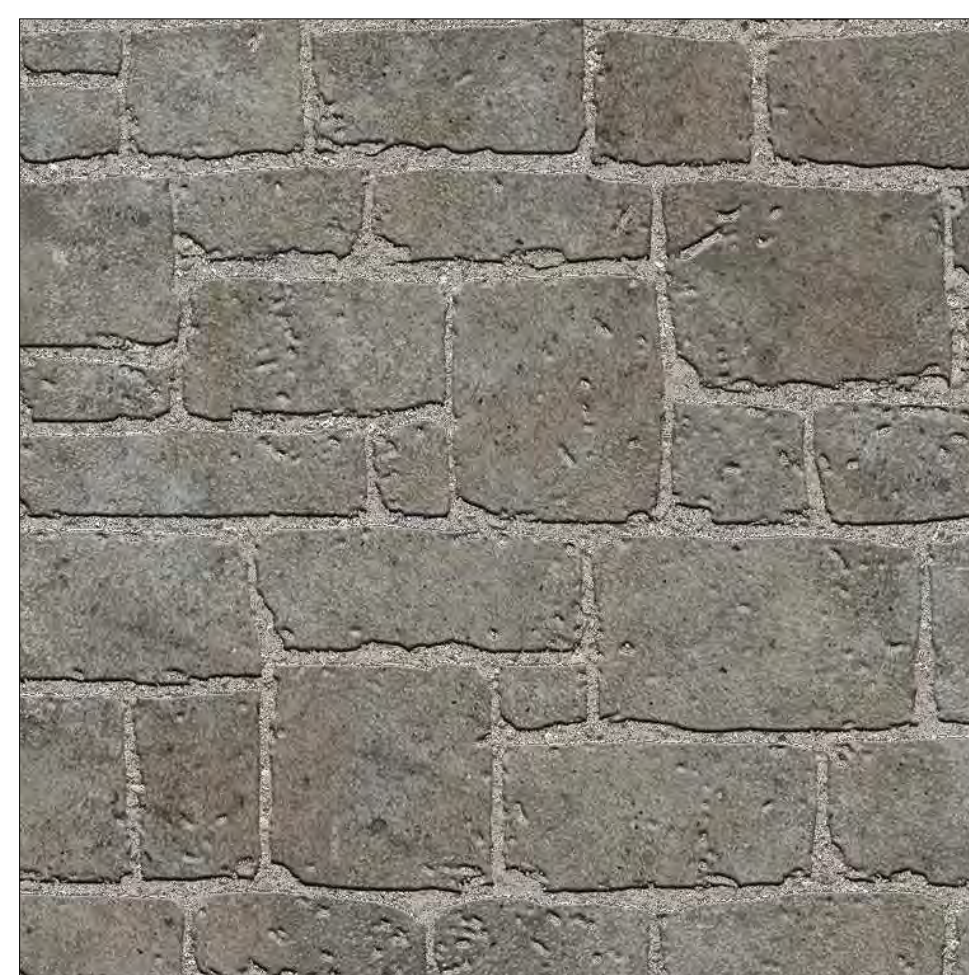
MATERIAL BOARD



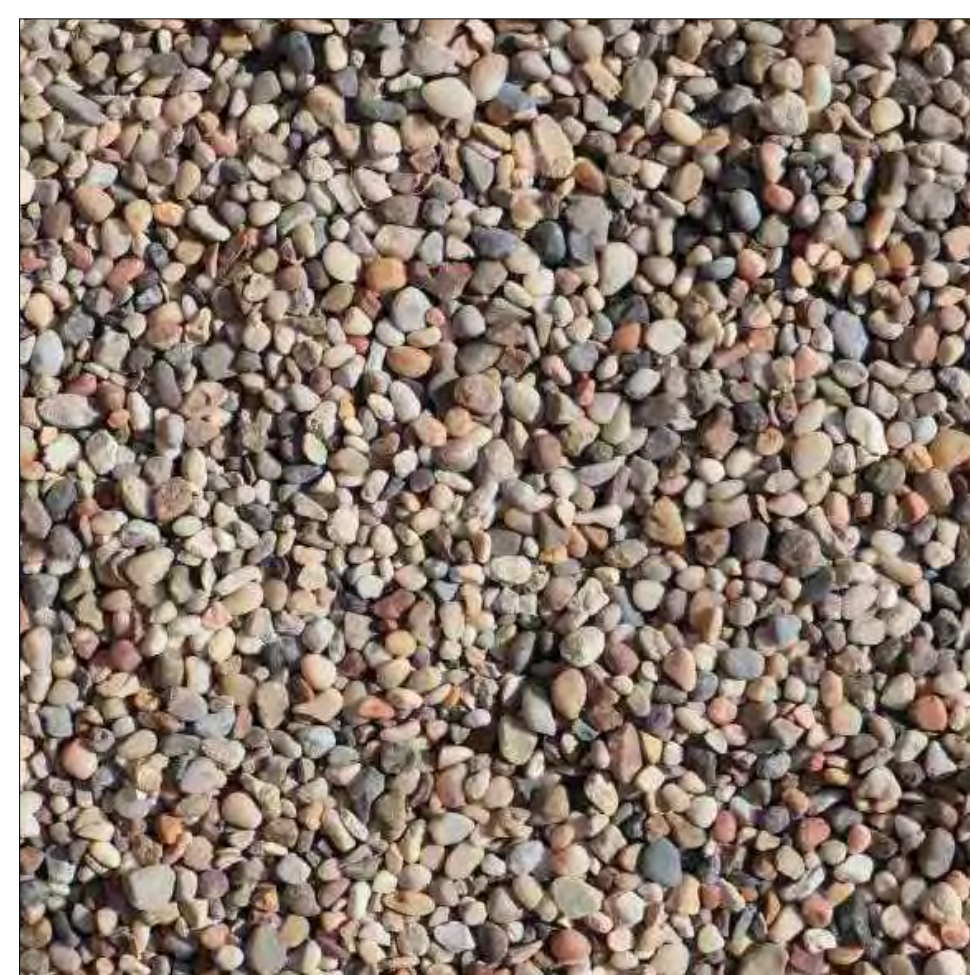
R1



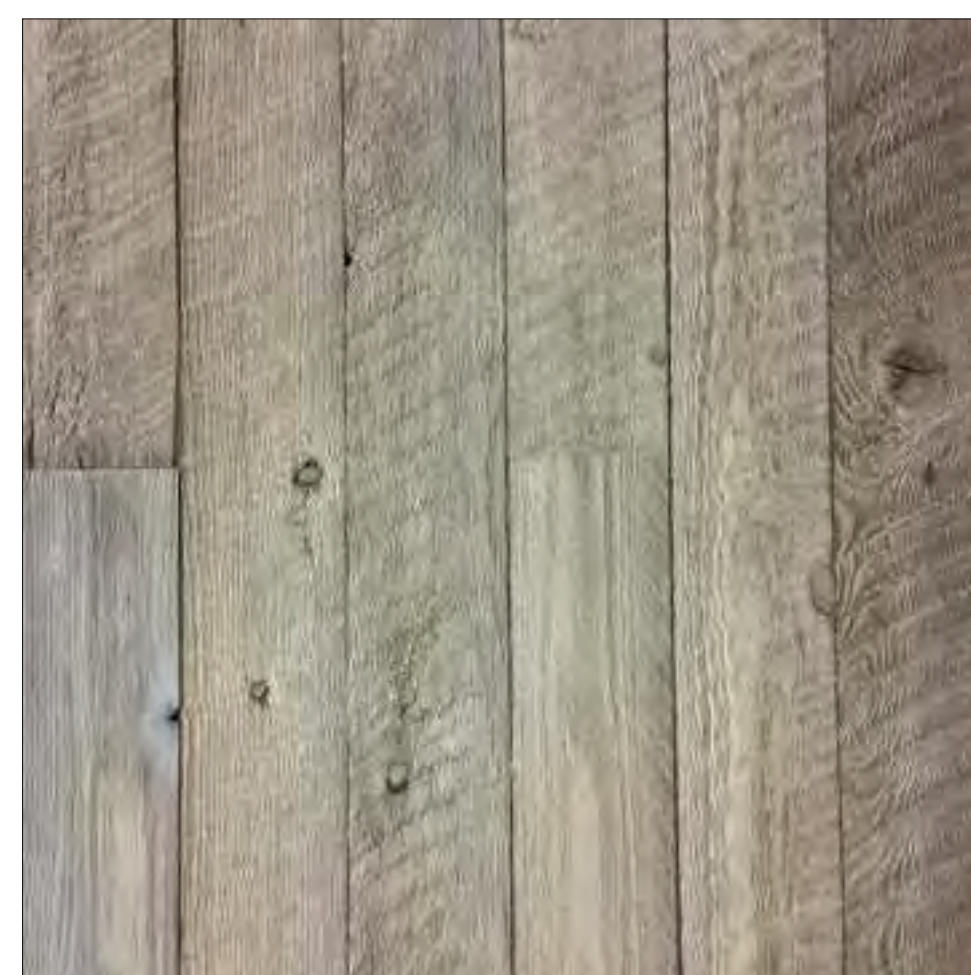
R2



P1



P2



S1



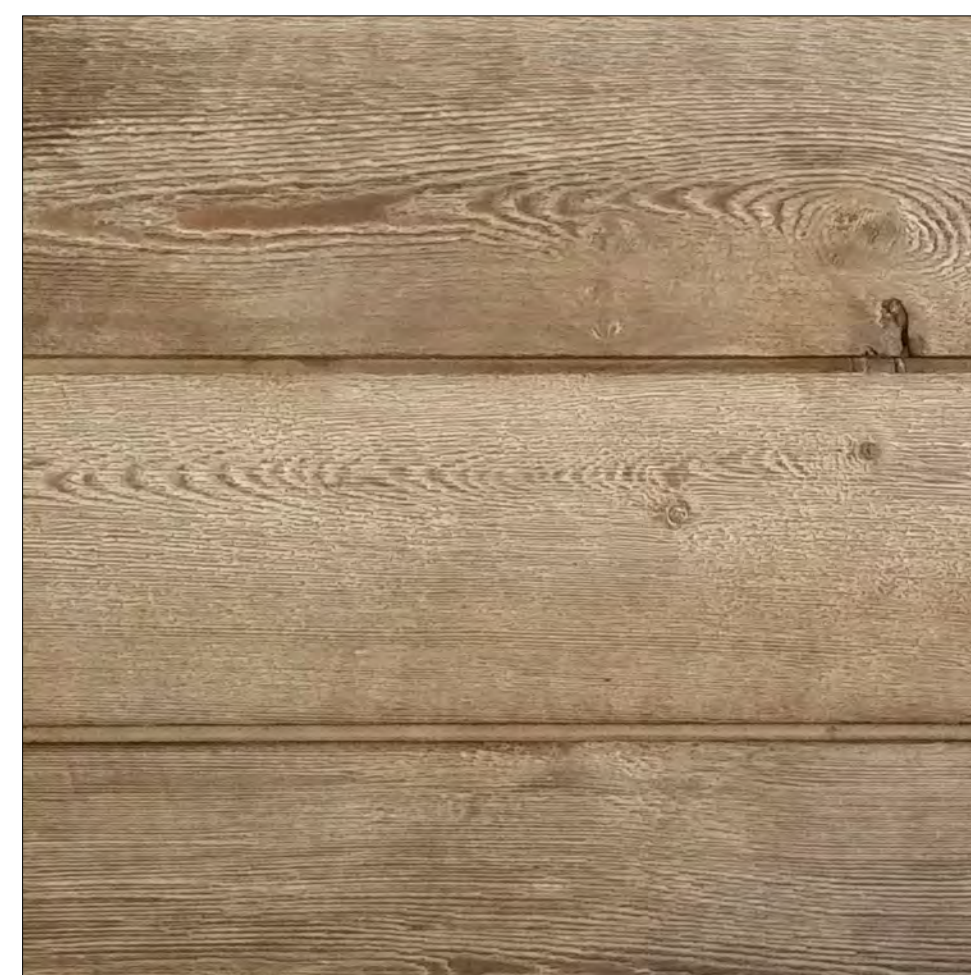
S2



S3



S4



C2



SIERRA PACIFIC

CONTEMPORARY PROFILE, CLEAR PINE INTERIOR, CAFE ROYAL EXTERIOR

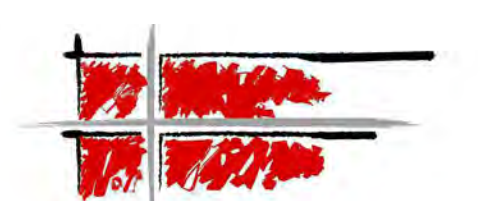
ELECTRICAL SPEC.

AUTOMATED LIGHTING SYSTEM	YES/NO
MOTION ACTIVATED LIGHTS	YES/NO
CLOSETS	YES/NO
PANTRY	YES/NO
ART LIGHTING	YES/NO
STAIR TREAD LIGHTING	YES/NO
CEILING FANS	YES/NO
CAR POWER CHARGING STATION	YES/NO
OUTLETS ABOVE FIREPLACE MANTELS	YES/NO
GENERATOR	YES/NO
CONFIRM EXT ELEC. OUTLET LOCATIONS	YES/NO
OUTLET STRIP BELOW DRIVEWAY	YES/NO
SMOKE DETECTOR	YES/NO
CARBON MONOXIDE DETECTOR	YES/NO
TOILET REQUIRED POWER	YES/NO
BIKE	YES/NO
HEAT	YES/NO
HEATED TOWEL RACKS	YES/NO
EXT HEAT LAMPS	YES/NO
AUTOMATED WINDOW COVERINGS	YES/NO
BURIED CONDUIT BELOW DRIVEWAY	YES/NO
SOLAR LIGHT AT ADDRESS MONUMENT	YES/NO
BOOT DRYER	YES/NO
USG PORTS	YES/NO
HOT TUB	YES/NO
OUTLETS IN VANITY DRAWER	YES/NO
LIT MIRROR	YES/NO
FLOOR OUTLETS	YES/NO
BATTERY STORAGE	YES/NO
MOTORIZED WINDOWS	YES/NO

APPLIANCE SPEC.

COOK TOP	GAS	YES
ELECTRIC	NO	
NUMBER OF BURNERS	6	YES/NO
RANGE	DROP-IN	YES/NO
FREESTANDING	GAS	YES/NO
ELECTRIC	DUAL FUEL	YES/NO
NUMBER OF BURNERS	ADDITIONAL WALL OVEN	NO
SINGLE	DOUBLE	-
OVEN/MICROWAVE COMBO	GAS	-
ELECTRIC	MANUFACTURER	-
MICROWAVE OVEN	FREESTANDING	YES/NO
ABOVE	BELOW	YES/NO
WALL OVEN UNIT	MANUFACTURER	YES/NO
DISHWASHER	MANUFACTURER	YES/NO
REFRIGERATOR/FREEZER	SIDE BY SIDE DOORS	YES
ONE DOOR WITH FREEZER INT.	TOP FREEZER	NO
BOTTOM FREEZER	FREESTANDING	NO
BUILT INTO CABINET	FRONT PANEL	YES
MANUFACTURER	BEVERAGE CENTER/DRAWER	YES/NO
ICE MAKER	UNDER COUNTER	YES/NO
WARMING DRAWER	FRONT PANEL	YES/NO
TRASH COMPACTOR	MANUFACTURER	-
BAR MINI FRIDGE	FREESTANDING	YES/NO
BUILT INTO CABINET	FRONT PANEL	YES/NO
MANUFACTURER	BAR ICE MAKER	YES/NO
UNDER COUNTER	UNDER COUNTER	YES/NO
FRONT PANEL	MANUFACTURER	-
MANUFACTURER	BAR WINE CHILLER	YES/NO
FREESTANDING	BUILT INTO CABINET	YES/NO
FRONT PANEL	FRONT PANEL	-
MANUFACTURER	OUTDOOR BBQ	YES/NO
GAS	CHARCOAL	YES/NO
FREESTANDING	BUILT IN	YES/NO
SIDE RANGES	MANUFACTURER	YES/NO
OUTDOOR MINI FRIDGE	FREESTANDING	NO
BUILT INTO CABINET	FRONT PANEL	-
MANUFACTURER	FRONT LOADER CLOTHES WASHER	NO
MANUFACTURER	TOP LOADER CLOTHES WASHER	YES
MANUFACTURER	FRONT LOADER CLOTHES DRYER	NO
MANUFACTURER	TOP LOADER CLOTHES DRYER	YES
MANUFACTURER	MASTER LAUNDRY	NO
STACKED WASHER/DRYER	OTHER APPLIANCES	-

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

NOT FOR CONSTRUCTION



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REV. #	-

Drawn By M.H.B.
Date 06-01-2022
Project # 2128.00
Phase DD
Sheet

A0-0.2 MATERIAL SPECIFICATIONS

MATERIAL TYPE SCHEDULE

SCHEDULE						
METAL	APPLICATION	MFR.	SPECIES/TYPE	TEXTURE	COLOR/FINISH	COMMENTS
TYPE 'A'	FLASHING	BRIDGER STEEL	T.B.D.	-	T.B.D.	
TYPE 'B'	EXPOSED STRUCTURAL STEEL	T.B.D.	PER STRUCTURAL	-	T.B.D.	
TYPE 'C'	DECORATIVE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
TYPE 'D'	WALL PANELING	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
WOOD						
TYPE 'A'	TIMBER BEAMS & POSTS	T.B.D.	NEW DOUGLAS FIR	SMOOTH	T.B.D.	
TYPE 'B'	FASCIA	T.B.D.	CEDAR	SMOOTH	T.B.D.	
TYPE 'C'	EXTERIOR TRIM	T.B.D.	CEDAR	SMOOTH	T.B.D.	
TYPE 'D'	INTERIOR TRIM	T.B.D.	SPRUCE	SMOOTH	T.B.D.	
STONE						
TYPE 'A'	PRIMARY WALL VENEER	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
TYPE 'B'	CAP STONE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
TYPE 'C'	EXTERIOR PATIO FLAGSTONE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	
TYPE 'D'	EXTERIOR BOULDERS	T.B.D.	T.B.D.	T.B.D.	T.B.D.	

NOTE:
• ALL CUT ENDS, MITERS, & CORNERS TO BE SEALED W/ MFR RECOMMENDED SEALANT/STAIN
• COORD. W/ MFR FOR ADDITIONAL TOUCH UP STAIN
• COORD. W/ MFR ON TOUCH UP APPLICATIONS AND TREATMENTS

INSULATION SPECIFICATIONS

CAVITY	R - VALUE		NOTES
	MINIMUM	PROJECT SPECIFIC	
ROOFS OVER HEATED SPACES	R-49	R-51	8.5" MIN OF SPRAY APPLIED POLYURETHANE INSULATION
EXTERIOR WALLS	R-20	R-24	4" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
INTERIOR WALLS	-	R-15	RECOMMENDED 4" BLOWN IN CELLULOSE - DAMP SPRAYED OR EQUIVALENT ROCK WOOL BATT INSULATION
FLOORS OVER UNHEATED SPACES	R-30	R-36	6" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION
FLOORS OVER HEATED SPACES	-	-	3.5" MINERAL FIBER BATT INSULATION IN FLOORS OVER HEATED SPACES FOR SOUND INSULATION
BASEMENT WALL	R-15/19	R-19	R-19 BATT INSULATION - WHERE STUD BAY EXISTS 3.5" 2" POLYURETHANE TAPER ELSEWHERE
CRAWL SPACE	LID	R-20	4" SPRAY POLYURETHANE INSULATION OR EQ.
	WALL	R-15/19	3.5" SPRAY POLYURETHANE
UNDER CONC. SLAB	R-10/13	R-14	2" OF DOW STYROFOAM BRAND 5M" INSULATION

NOTES:
1. ARCHITECT'S RECOMMENDATION FOR ALL EXTERIOR EAVES AND RAKES TO RECEIVE MIN. OF 3" BLOWN IN POLYURETHANE INSULATION UNLESS NOTED OTHERWISE.
2. DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 4" SPRAY APPLIED POLYURETHANE INSULATION AT EXTERIOR WALLS WITH AN R-11 MINERAL FIBER BATT OVER TOP OF 2" SPRAY APPLIED POLYURETHANE INSULATION.
3. ARCHITECT'S RECOMMENDATION FOR BASEMENT FURRING WALLS TO RECEIVE 3.5" BLOWN IN POLYURETHANE INSULATION IN PLACE OF R-19 BATT.
4. DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 2" MCF SPRAY APPLIED POLYURETHANE INSULATION UNDER CONCRETE SLAB WITH 2" POLY-ISO CYANURATE RIGID FOAM INSULATION.
5. GENERAL CONTRACTOR TO PROVIDE COST COMPARISON FOR BLOWN-IN WET CELLULOSE PRODUCT TO REPLACE BATT INSULATION IN EXTERIOR WALLS AND FLOORS.
6. THERMAL IMAGING TEST SHALL BE PERFORMED AND REPORT SUBMITTED TO OWNER AND ARCHITECT.
7. AT A MINIMUM, ALL INTERIOR WALLS SEPARATING BEDROOMS AND/OR BATHROOMS SHALL BE INSULATED AS SPECIFIED ABOVE. IT IS STRONGLY RECOMMENDED THAT ALL INTERIOR WALLS BE INSULATED.
8. FOAM INSULATING SEALANT AT ALL WINDOWS AND DOORS.
9. INSULATION REQUIRED AT ALL HEADERS UNLESS HEADER FILLS CAVITY

AV SYSTEMS

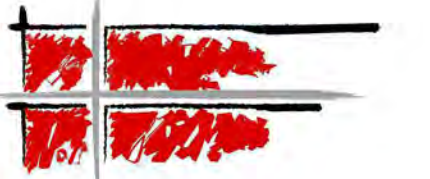
ENVIRONMENTAL SECURITY	YES
WATER -	YES
LOW TEMP/FREEZE -	YES
WATER COP -	YES
SECURITY LIFE SAFETY & INTRUSION	YES
CD -	YES
HEAT -	YES
SMOKE -	YES
GAS -	NO
DOORS -	NO
MOTION -	NO
SIRENS & STROBE -	M.V.?
SPRINKLER -	YES
SEPTIC ALARM -	NO
ACCESS CONTROL -	KEYPAD ENTRY
SECURITY CAMERAS -	DOOR CAM.
HOME AUTOMATION -	NEST? POWERED SHADES?
BUILT - IN SPEAKERS -	NO - WILL USE SENSORS
TV/DISPLAYS -	1 IN G.R., 1 IN F.R.
GAMING SYSTEM -	PART OF FAMILY ROOM?
THEATER/ MEDIA RM -	NO
LIGHTING CONTROL -	YES @ UNREACHABLE ONLY?
AUTOMATED SHADES -	YES
MANUAL SHADES -	CEILING INTEGRATED - MASTER, G.R.?
WALL INTEGRATED -	OTHER SPACES
SURFACE MOUNT -	YES
NETWORK / DATA SYSTEM -	YES
GARAGE DOOR AUTO- CLOSE TIMER -	YES

HVAC SYSTEMS

GEOTHERMAL SYSTEM -	NO
FORCED AIR HEATING SYSTEM -	NO
FILTER -	TBD
RADIANT HEAT -	YES
AIR TO WATER HEAT EXCH. W/ SUPP. BOILER BASED. HYDRONIC	YES
GARAGE HEAT -	TBD (7-11 WAS...)
ENERGY RECOVERY VENT. SYSTEM -	YES
HUMIDIFIER UNIT -	YES
VISIBLE THERMOSTAT W/ WIFI -	YES
REMOTE THERMOSTAT W/ WIFI -	NO
WATER FILTRATION -	NO
WATER SOFTENER -	NO
REVERSE OSMOSIS -	YES, AT KITCHEN SINK
OXYGEN -	NO
BACK UP POWER -	NO POSSIBLY PRE-WIRE?
BATTERY -	YES W/ SOLAR?
GENERATOR -	NO
ACTIVE RADON MITIGATION -	YES
PROPANE -	N/A
NATURAL GAS -	YES
SNOW MELT -	YES
CRAWLSPACE EXHAUST FAN	N/A
PROPANE DETECTION SYSTEM	NO
GARAGE EXHAUST FAN	YES ON HUMIDISTAT
BATHROOM EXHAUST FAN	YES @ W.C.'S
KITCHEN MAKEUP AIR SYSTEM	YES
DOM. HOT WATER RECIRC. PUMP -	YES VIA OCC. SENSOR
FIREPLACES -	NATURAL GAS
TOILET	HEATED
WALL MOUNTED	YES - @ MASTER ONLY
SELF-CLEANING	NO
BIKE	YES - @ MASTER ONLY

SUSTAINABLE SPEC.

PHOTO VOLTIC	YES
SOLAR HOT WATER	NO
WIND TURBINES	NO
GEOTHERMAL	NO
WASTE DIVERSION	TBD, COST? - WERNER
LOW VOC INT. PAINT	YES - LIMIT COLORS? - JAMIE
BLOWER DOOR TEST	YES



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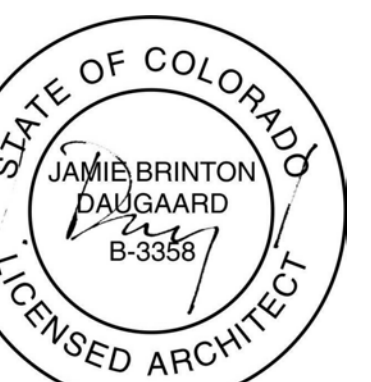
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MOUNTAIN VILLAGE - LOT 709
ADAMS RANCH ROAD
TELLURIDE COLORADO, 81435

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Drawn By M.H.B.
Date 06-21-2022
Project # 2128.00
Phase DD
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A0-0.3
AREA PLANS

AREA ANALYSIS

DEFINITIONS:

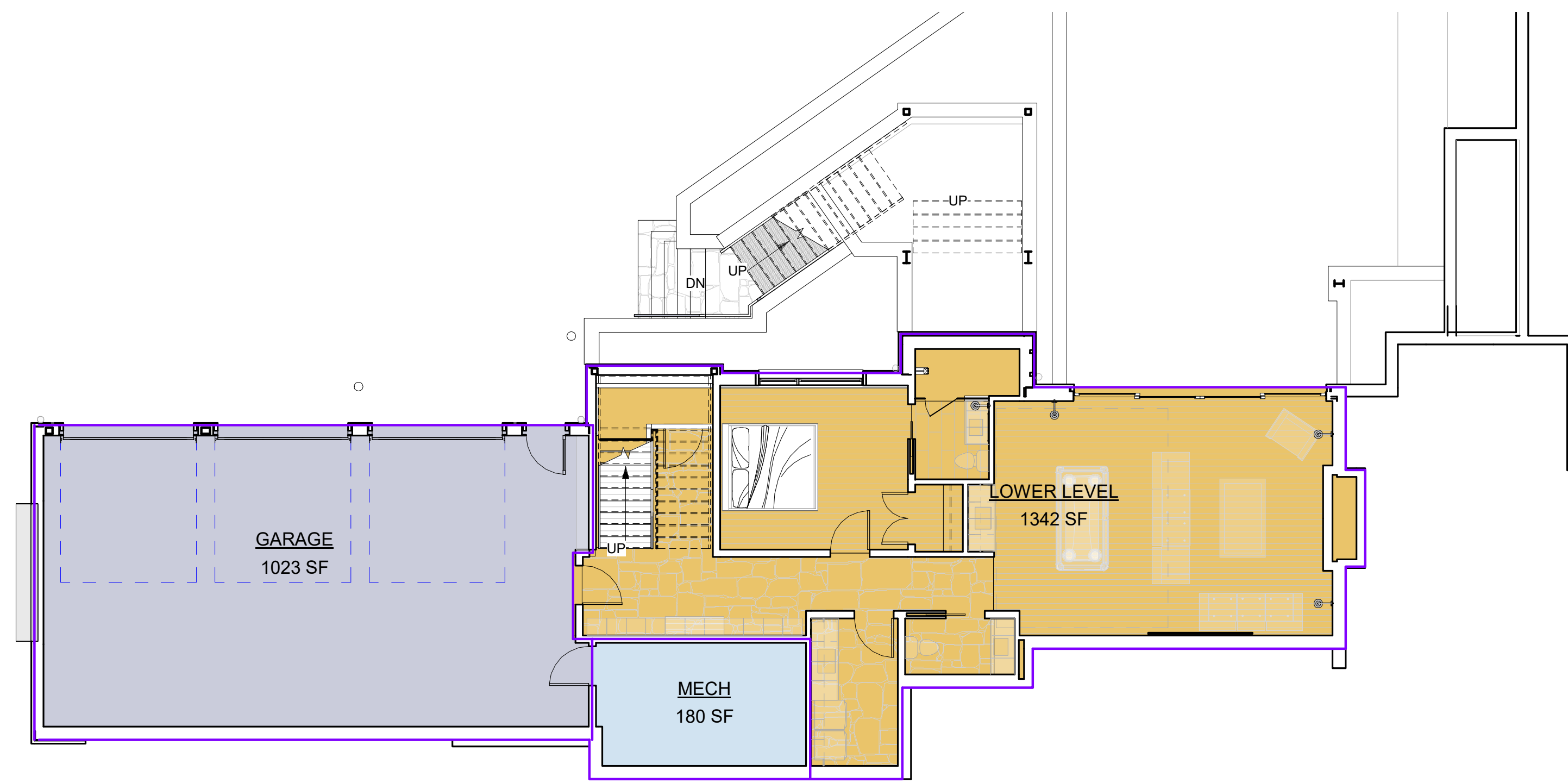
SQUARE FOOT: As defined by ANSI Z765-2003: Livable floor area as measured from exterior dimensions including thickness of all walls, interior and exterior, excluding fireplace bump-outs, mechanical spaces, garage spaces, and unfinished basement and/or attic space.

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.

INTERIOR AREAS SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL	1341.9 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	5311.2 SF

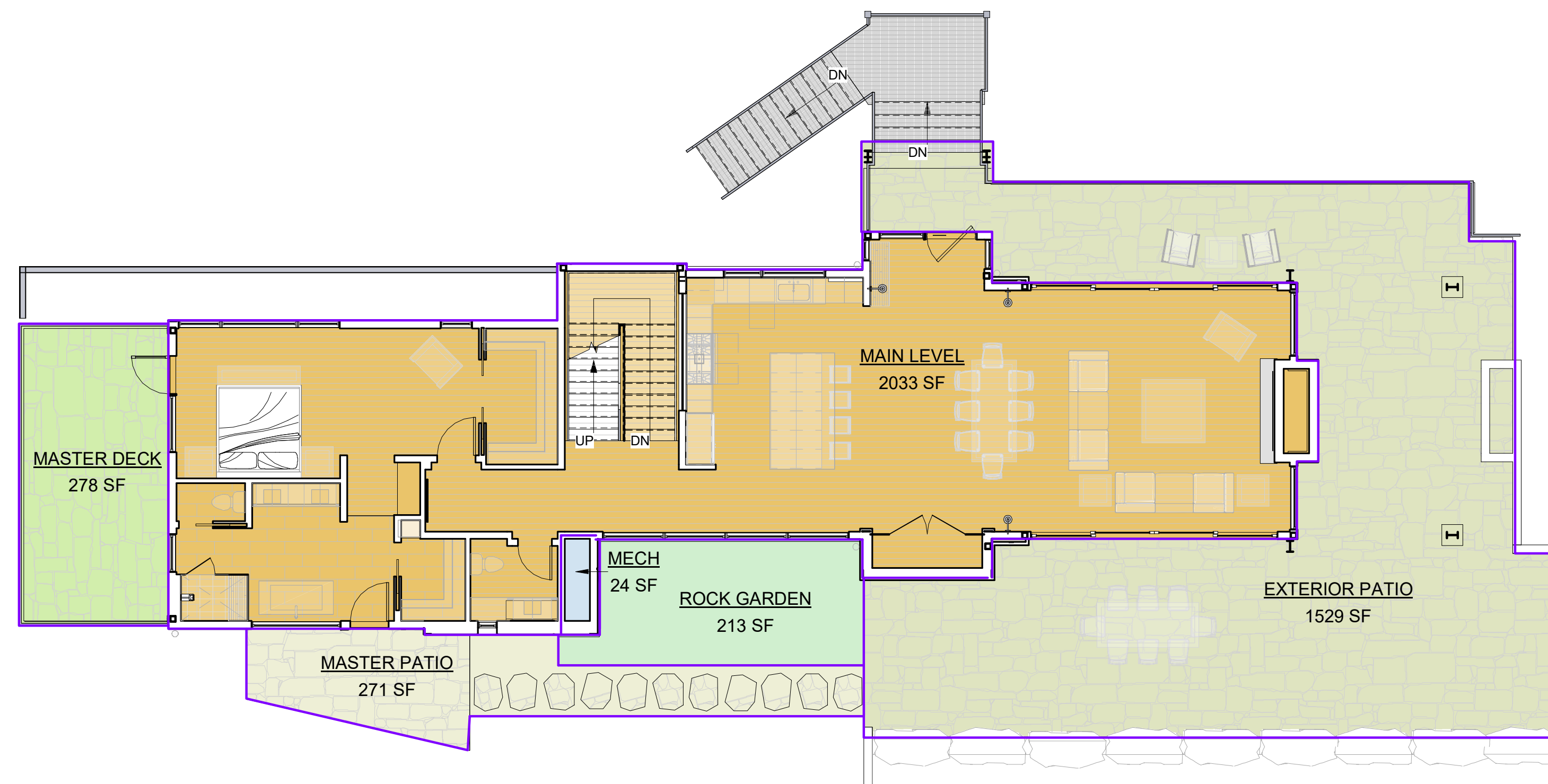
EXTERIOR AREAS SQUARE FOOTAGE	
NAME	AREA
EXTERIOR PATIO	1529.4 SF
MASTER PATIO	271.0 SF
ROCK GARDEN	212.7 SF
MASTER DECK	278.1 SF
EXTERIOR AREA	2291.2 SF

*** CLIENTS CONFIRMED APPROVAL OF GROSS SF NUMBER ON 10/15/21.



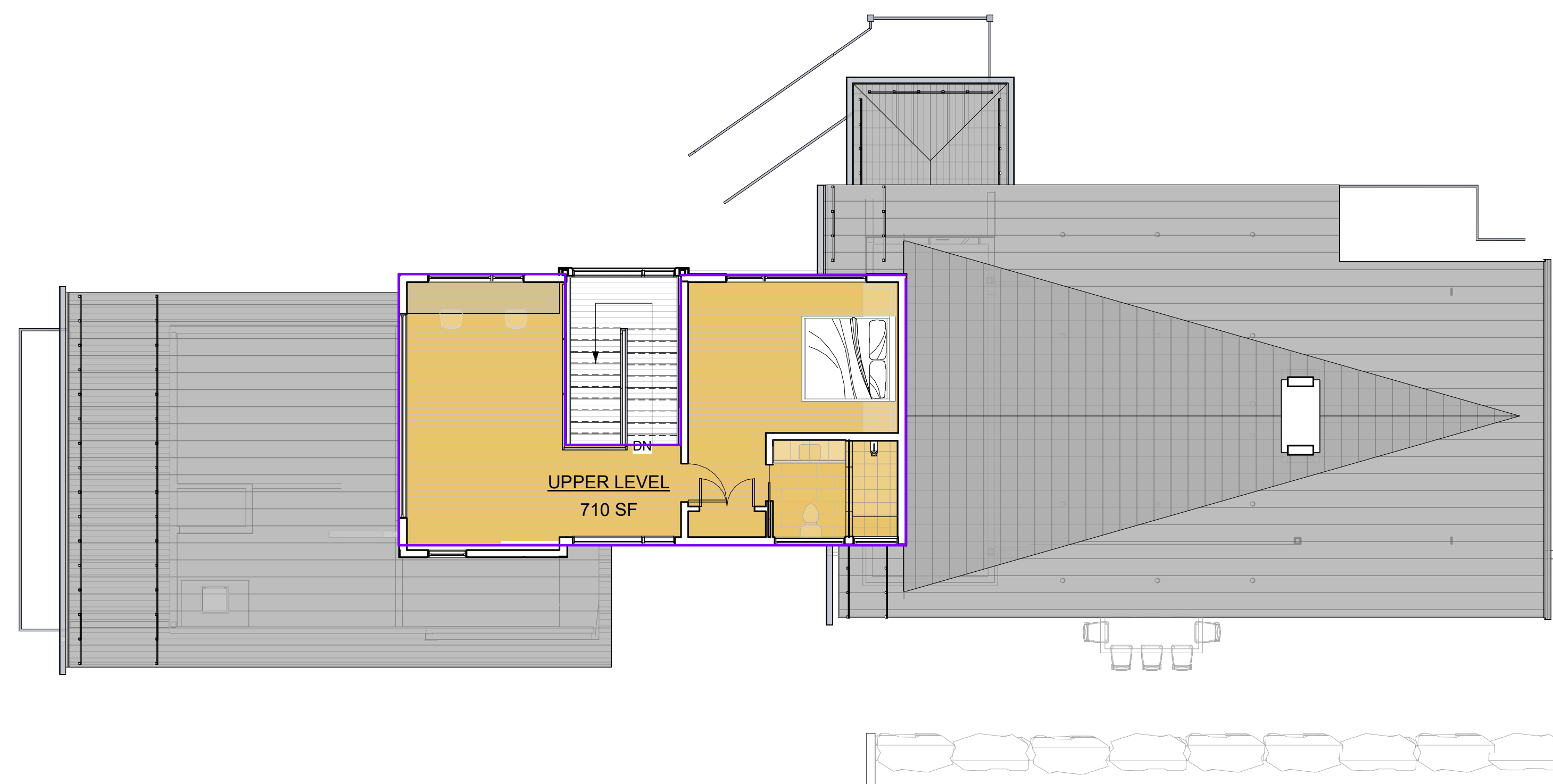
1 LOWER LEVEL AREA PLAN
1/8" = 1'-0"

GSF Areas
GARAGE
LOWER LEVEL
MECH



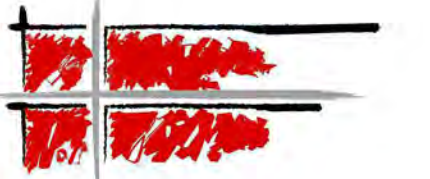
2 MAIN LEVEL AREA PLAN
1/8" = 1'-0"

GSF Areas
EXTERIOR PATIO
MAIN LEVEL
MASTER DECK
MASTER PATIO
MECH
ROCK GARDEN



3 UPPER LEVEL AREA PLAN
1/8" = 1'-0"

GSF Areas
UPPER LEVEL



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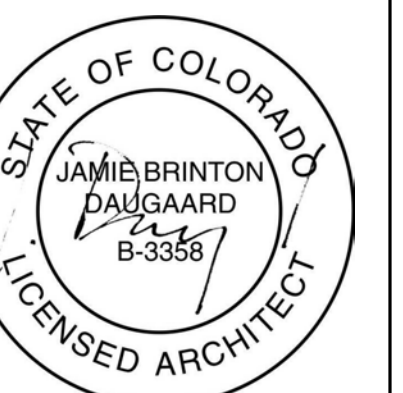
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MOUNTAIN VILLAGE - LOT 709
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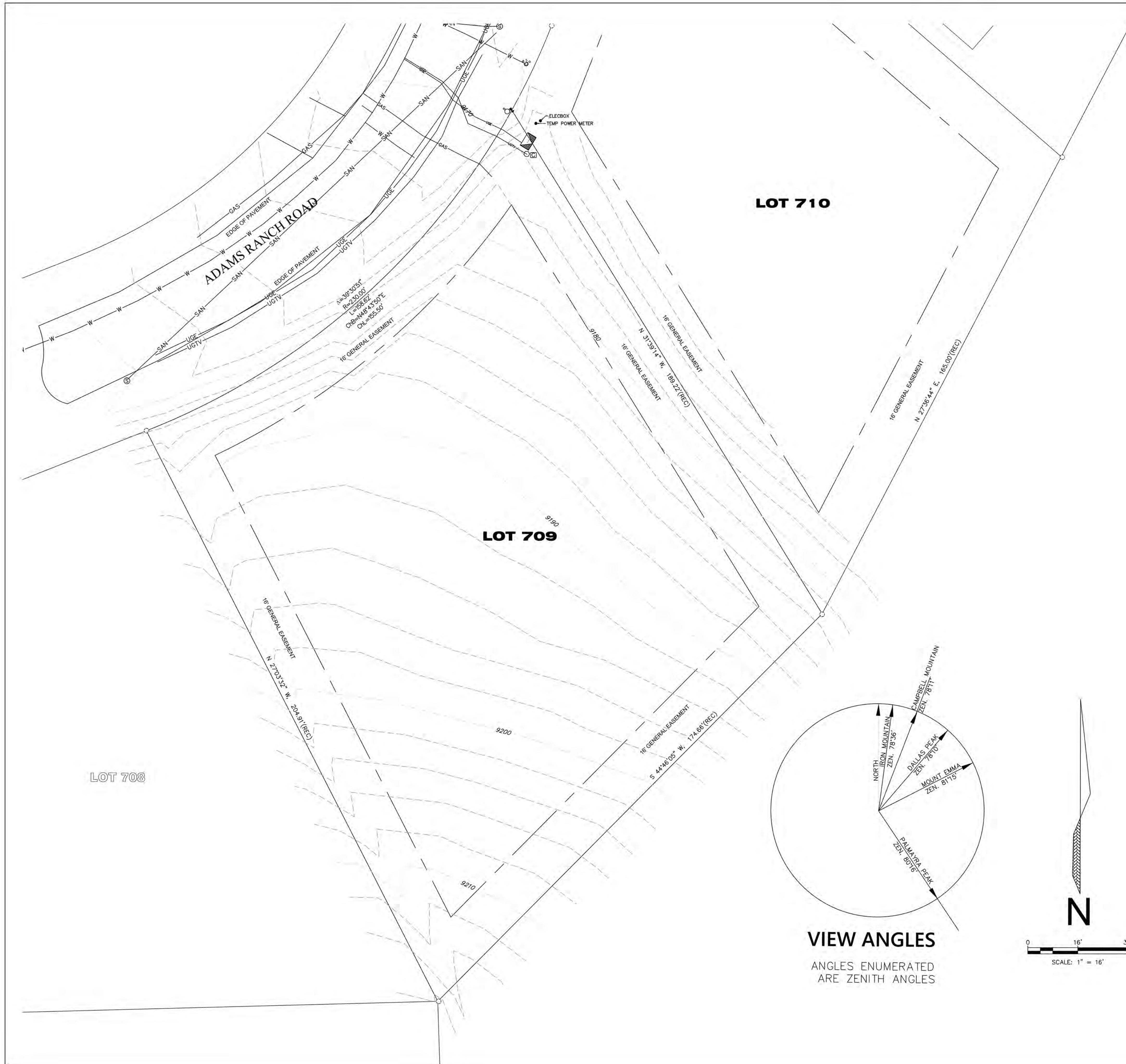
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• REV. #	-

Drawn By Author
 Date 06-01-2022
 Project # 2128.00
 Phase DD
 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 —

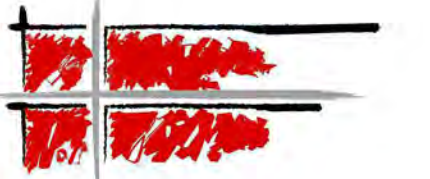
LEGEND:

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	NP		



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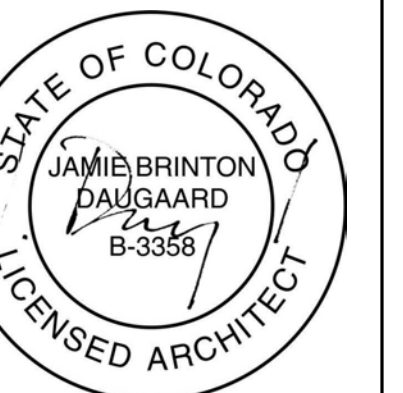
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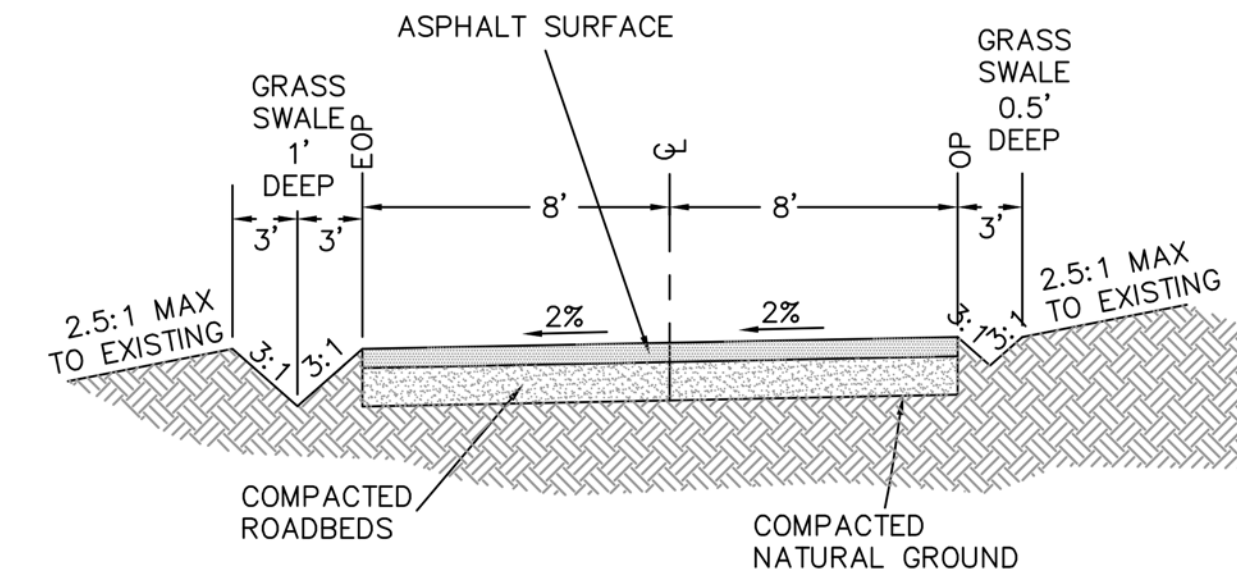
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Project #: 2128.00
Phase: DD
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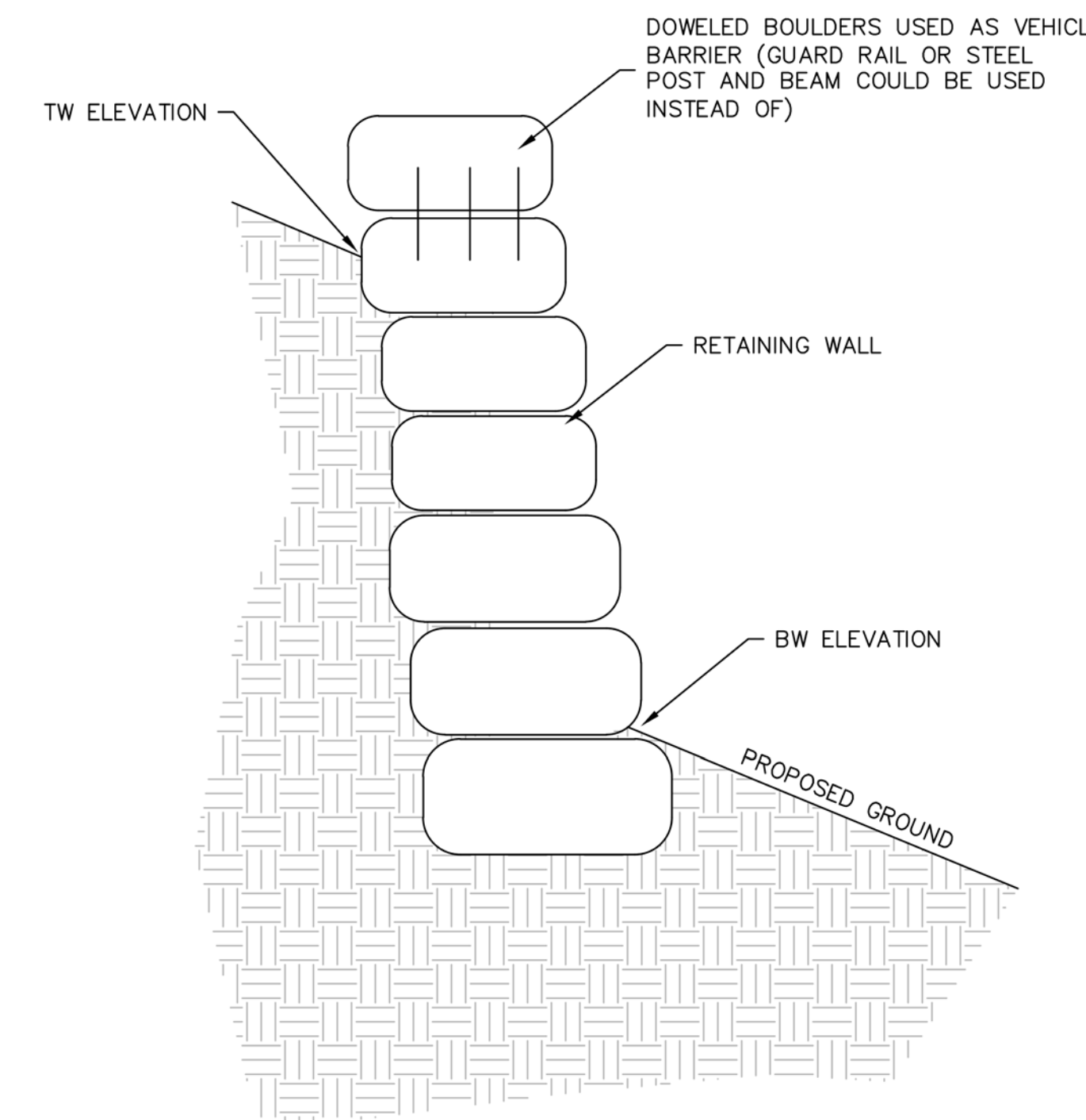
C1-0.2
GRADING PLAN

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 CONSTRUCTION.
3. MAXIMUM SLOPE GRADING 2.5(H):1(V) TO BE CONFIRMED BY A GEOTECHNICAL REPORT.
4. TOP OF WALL ELEVATIONS (TW ELEVATION) AND BOTTOM OF WALL ELEVATIONS (BW ELEVATION) ARE TO FINISHED GRADE ONLY AND DO NOT INCLUDE ANY CAPS OR FOUNDATION/BURRY DEPTHS THAT MAYBE REQUIRED.
5. PROPOSED HOME WILL HAVE SPRINKLER OR FIRE SUPPRESSION SYSTEM.



TYPICAL ASPHALT DRIVEWAY
N.T.S.



TYPICAL BOULDER RETAINING WALL SECTION
N.T.S.

THIS PLAN IS FOR PLANNING ONLY AND NOT TO BE USED FOR CONSTRUCTION

THESE FINAL 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 FINAL DRB DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

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ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81532
970-738-0326
GREG@ALPINELANDCONSULTING.COM

LOT 709 MOUNTAIN VILLAGE
FINAL DRB GRADING PLAN

CLIENT:
ANGELO AND CHOLLADA GILMORE
1949 PEARL ST
BOULDER, CO 80502

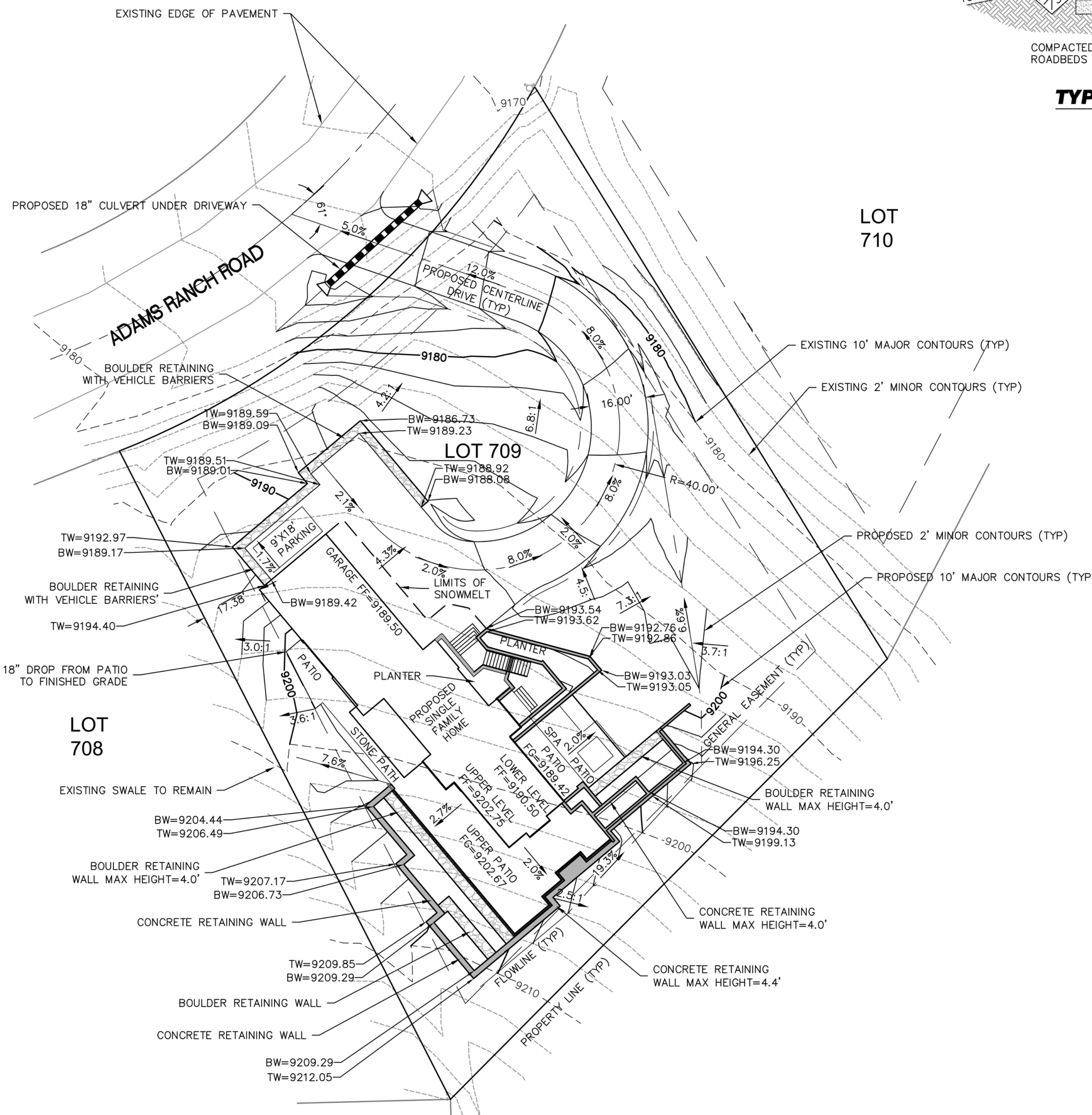
DATE: JUNE 21, 2022

PROJECT #: 2021034

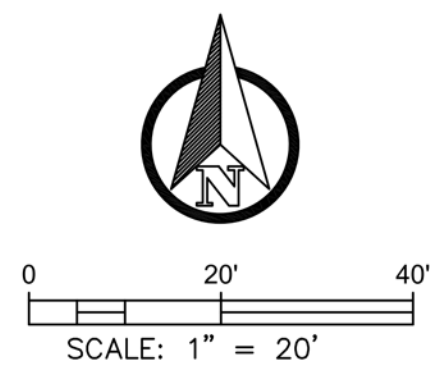
PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

1 OF 3



FINAL DRB GRADING PLAN





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DR. PARKER, COLORADO 80138
P.303.840.0020

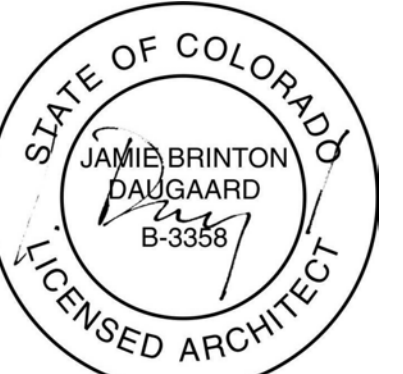
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BIG SKY, MONTANA 59716
P.406.995.7572

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

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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	3-31-2021
• 100% D.D.	6-1-2022
• DRB Final Review	7-7-2022
• 100% C.D.	-
• REV. #	-

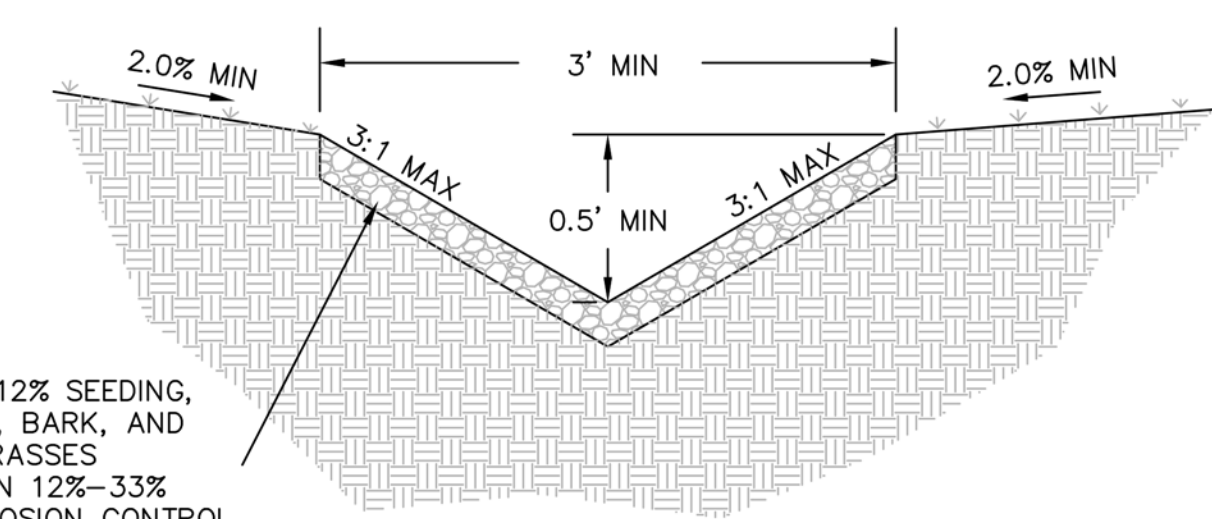
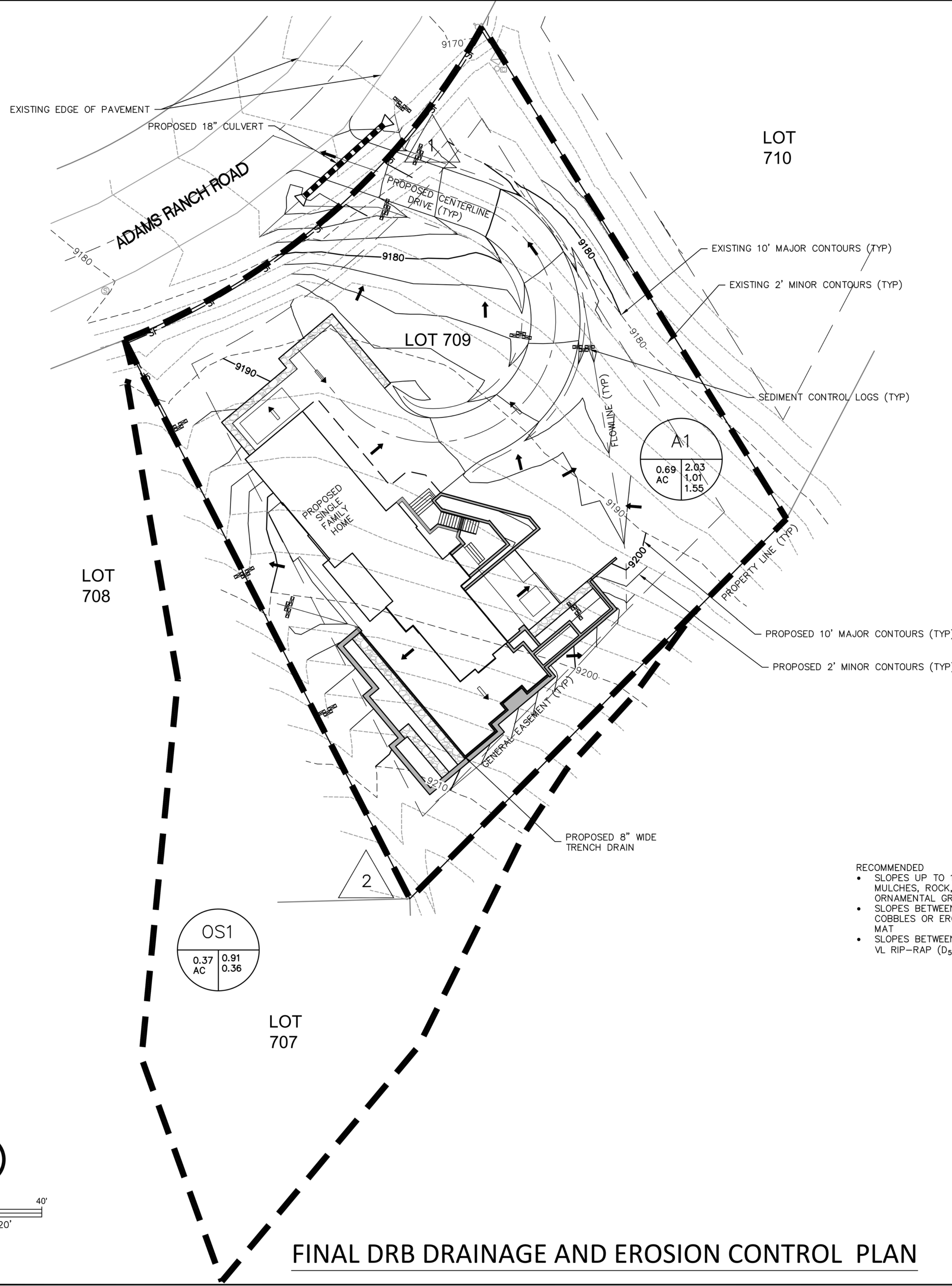
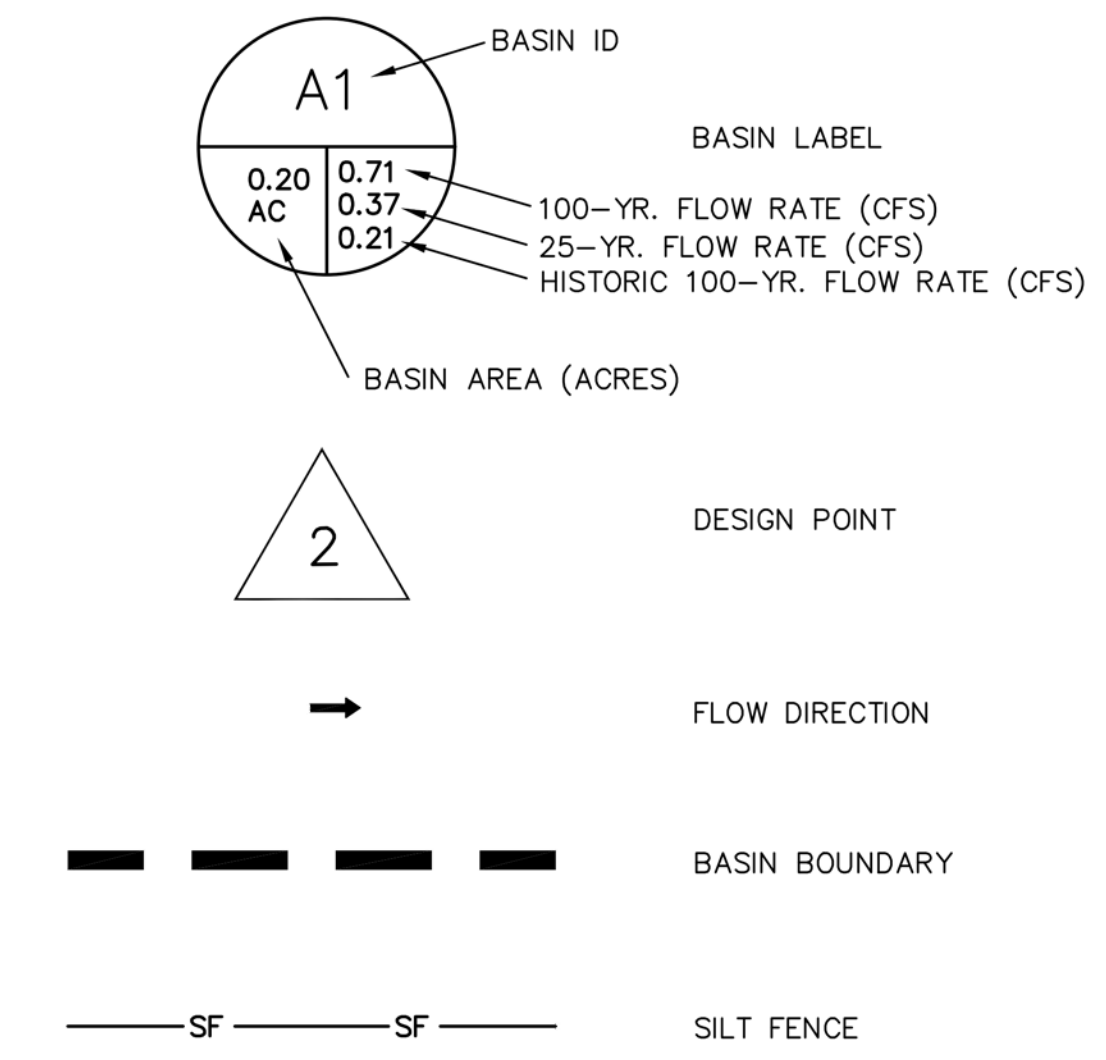
Drawn By: Author
Date: 06-21-2022
Project #: 2128.00
Phase: DD
Sheet:

C1-0.3
DRAINAGE AND
EROSION 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.

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 (D₅₀=6")

TYPICAL YARD SWALE SECTION
N.T.S.

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REGISTRATION NO. 35736

NO.	REVISIONS	DATE

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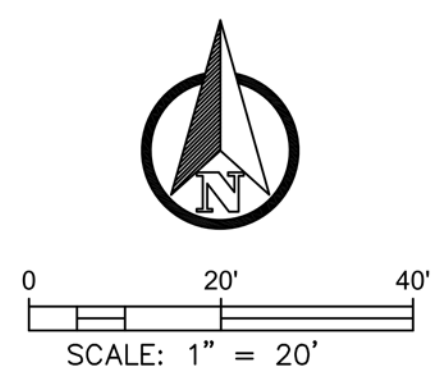
LOT 709 MOUNTAIN VILLAGE
FINAL DRB DRAINAGE AND EROSION CONTROL PLAN

CLIENT:
ANGELO AND CHOLLADA GILMORE
1949 PEARL ST
BOULDER, CO 80502

DATE: JUNE 21, 2022
PROJECT #: 2021034

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:
2 OF 3



FINAL DRB DRAINAGE AND EROSION CONTROL PLAN



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

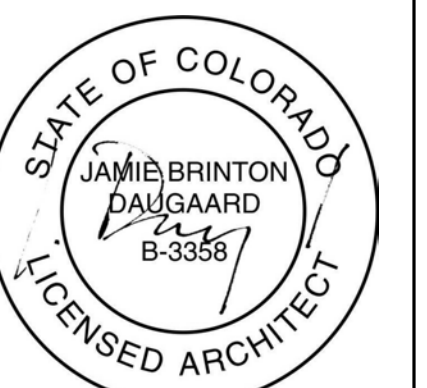
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P.406.995.7572

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

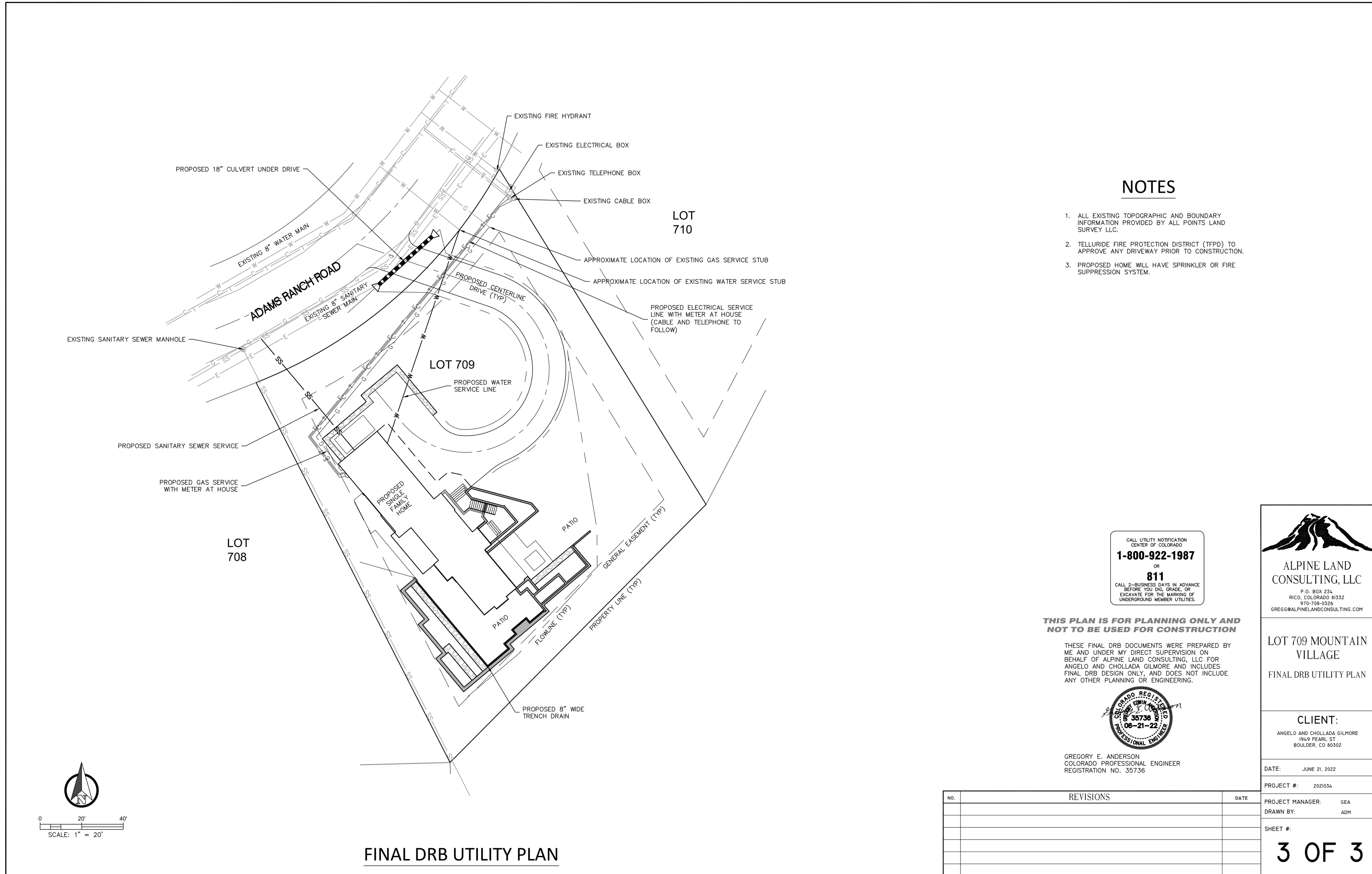
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• DRB Final Review	7-7-2022
• 100% C.D.	-
• REV. #	-

Drawn By: Author
Date: 06-21-2022
Project #: 2128.00
Phase: DD
Sheet:

C1-0.4
UTILITY 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 CONSTRUCTION.
3. PROPOSED HOME WILL HAVE SPRINKLER OR FIRE SUPPRESSION SYSTEM.

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No.	REVISIONS	DATE

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CONSULTING, LLC**
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970-708-0326
GREG@ALPINELANDCONSULTING.COM

LOT 709 MOUNTAIN
VILLAGE
FINAL DRB UTILITY PLAN

CLIENT:
ANGELO AND CHOLLADA GILMORE
1949 PEARL ST
BOULDER, CO 80302

DATE: JUNE 21, 2022
PROJECT #: 2021034

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:
3 OF 3

FINAL DRB UTILITY PLAN



COLORADO:
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 DR. PARKER, COLORADO 80138
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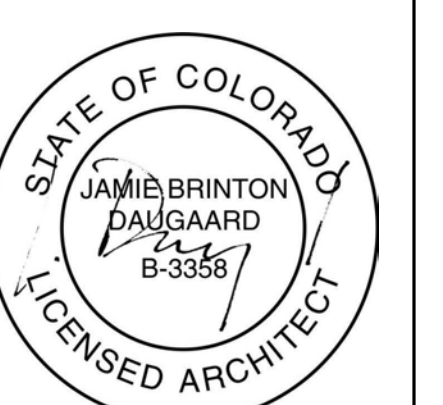
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MOUNTAIN VILLAGE - LOT 709
 ADAMS RANCH ROAD
 TELLURIDE COLORADO, 81435

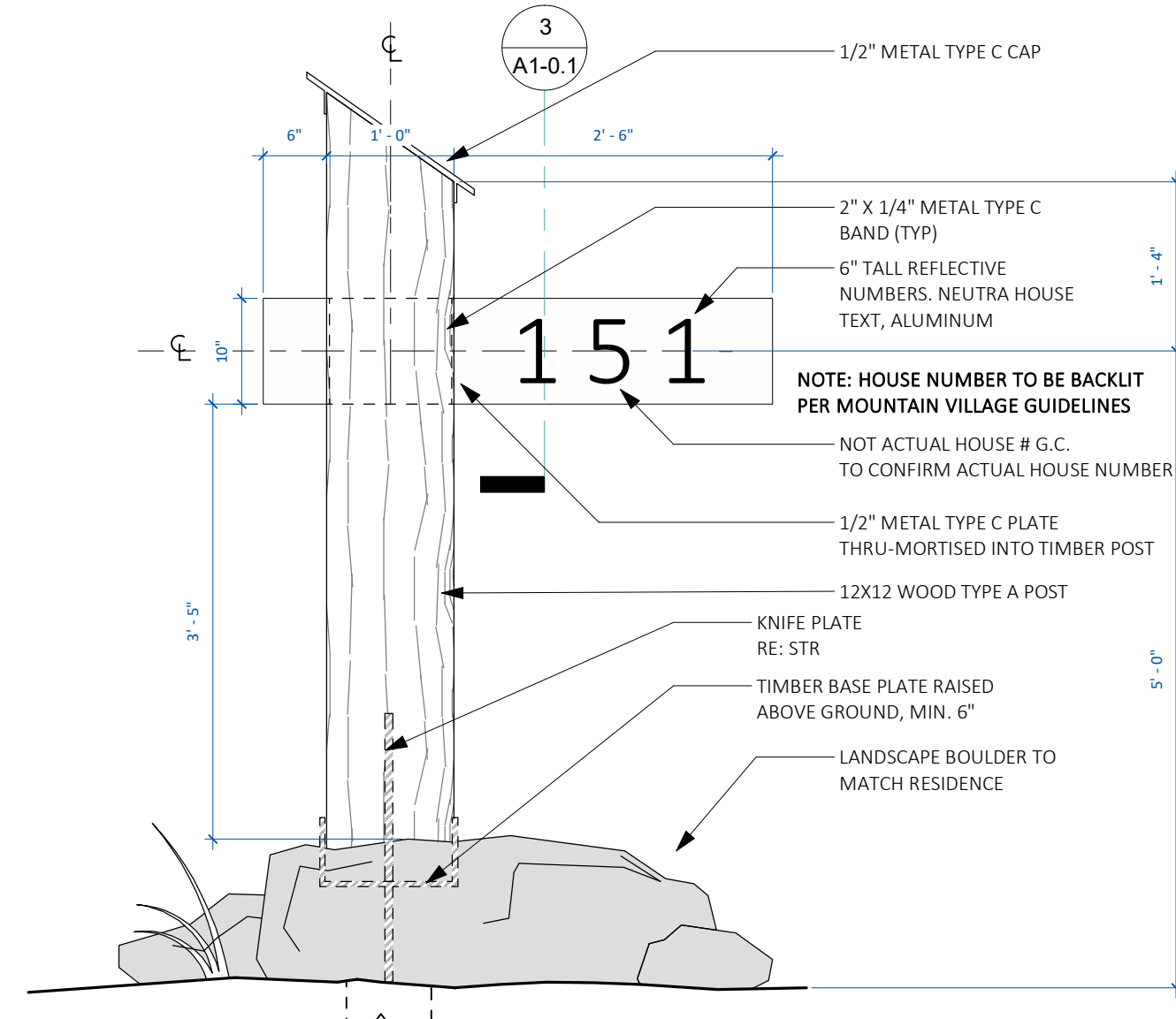
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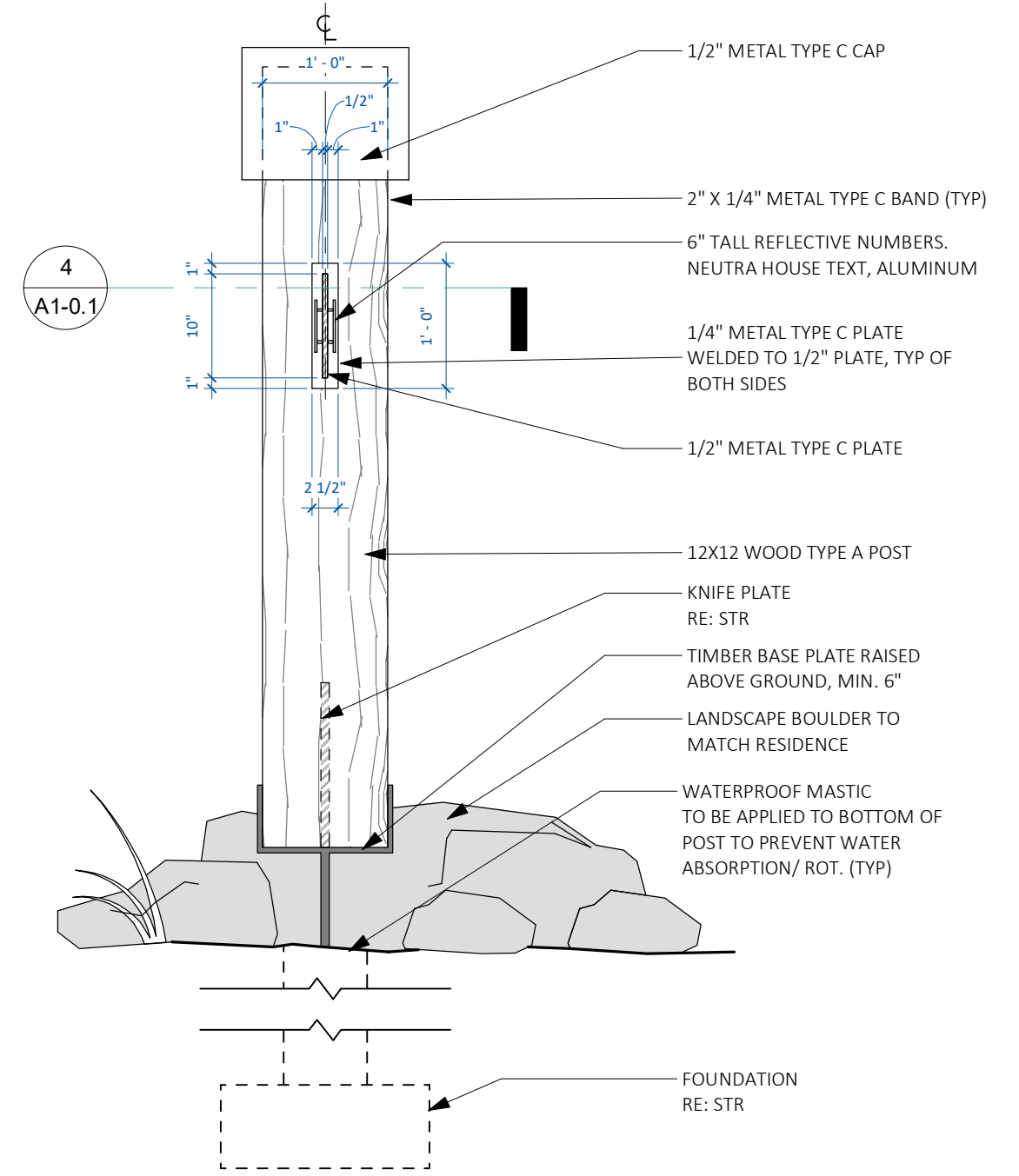
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• 100% C.D.	-
• REV. #	-

Drawn By M.H.B.
 Date 06-21-2022
 Project # 2128.00
 Phase DD
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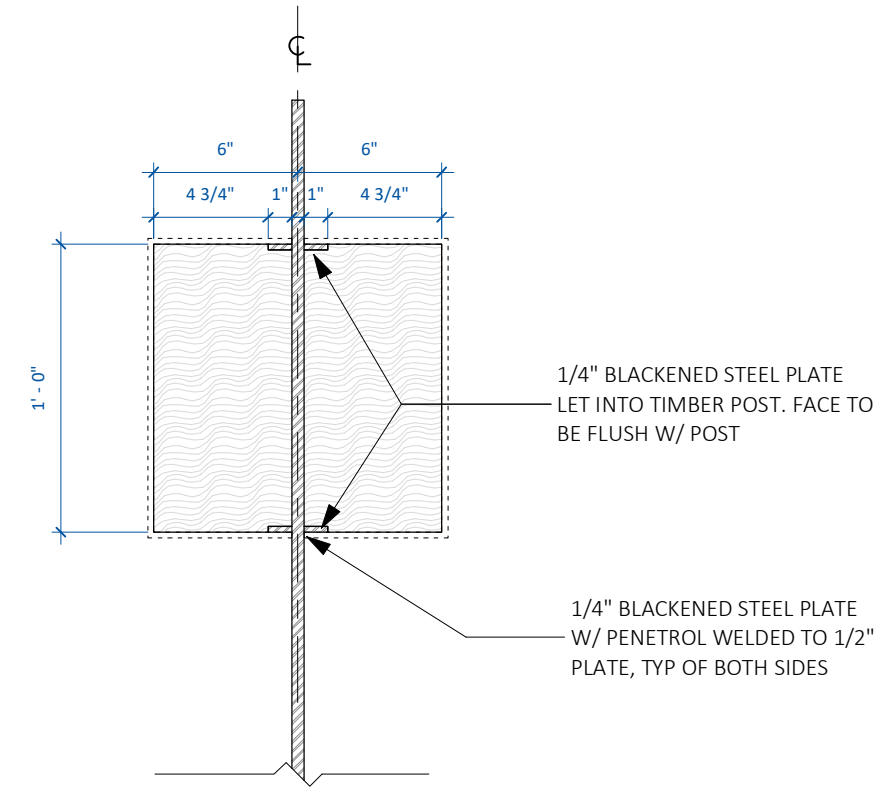
A1-0.1
 ARCHITECTURAL
 SITE PLAN



2 ADDRESS MONUMENT - ELEVATION DETAIL
 3/4" = 1'-0"

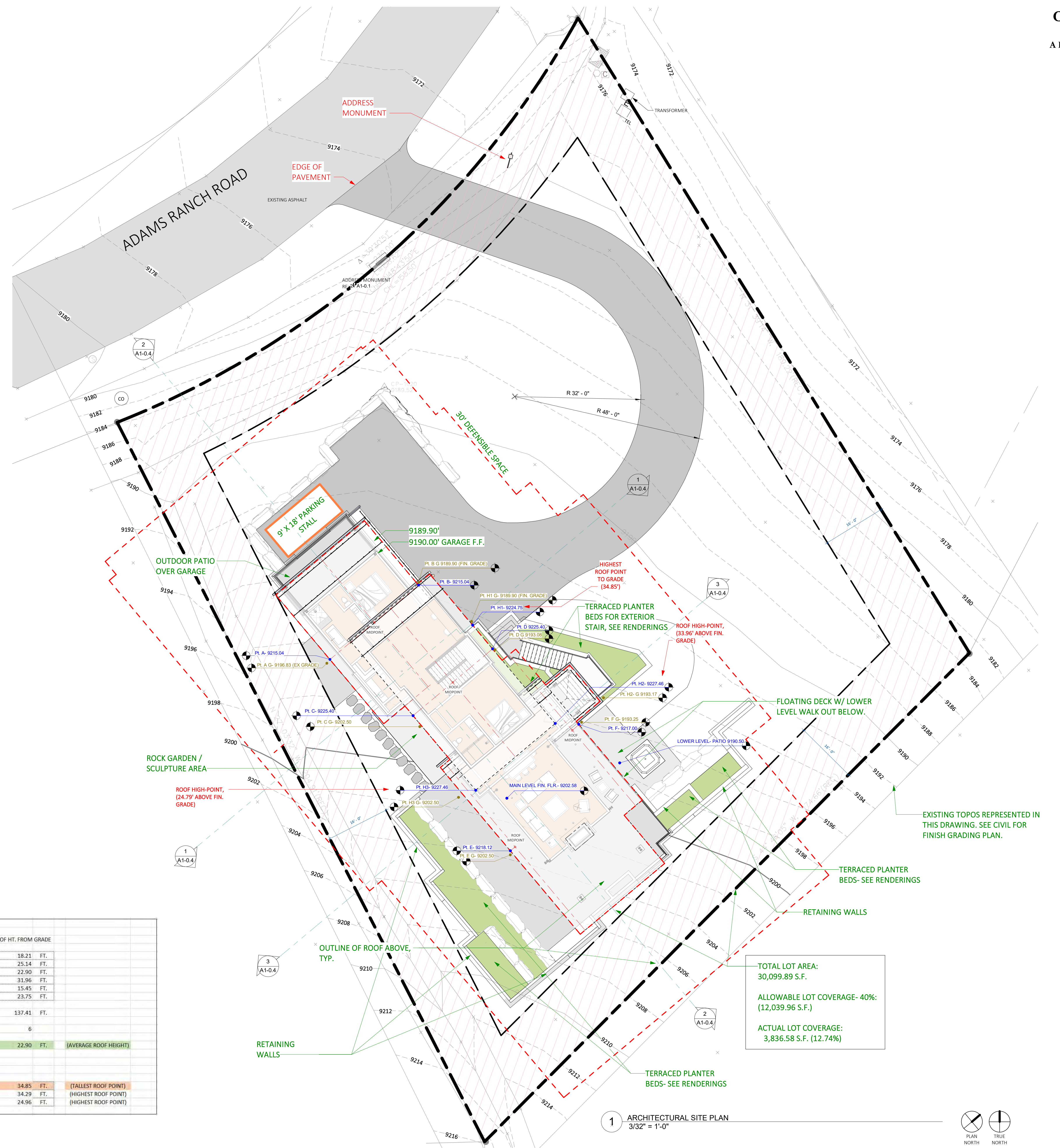


3 ADDRESS MONUMENT - ELEVATION DETAIL
 3/4" = 1'-0"

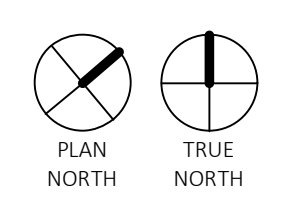


4 ADDRESS MONUMENT PLAN
 1 1/2" = 1'-0"

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	9196.83	18.21 FT.
Pt. B	9215.04	Pt. B G	9189.90	25.14 FT.
Pt. C	9225.40	Pt. C G	9202.50	22.90 FT.
Pt. D	9225.04	Pt. D G	9193.08	31.96 FT.
Pt. E	9218.12	Pt. E G	9202.67	15.45 FT.
Pt. F	9217.00	Pt. F G	9193.25	23.75 FT.
TOTAL HTS.	55315.64			137.41 FT.
DIVIDED BY	6			6
AVERAGE HT.	9219.27			22.90 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	9193.17	34.29 FT. (HIGHEST ROOF POINT)
Pt. H3	9227.46	Pt. H3 G	9202.50	24.96 FT. (HIGHEST ROOF POINT)



1 ARCHITECTURAL SITE PLAN
 3/32" = 1'-0"



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%)

EXISTING TOPOS REPRESENTED IN THIS DRAWING. SEE CIVIL FOR FINISH GRADING PLAN.



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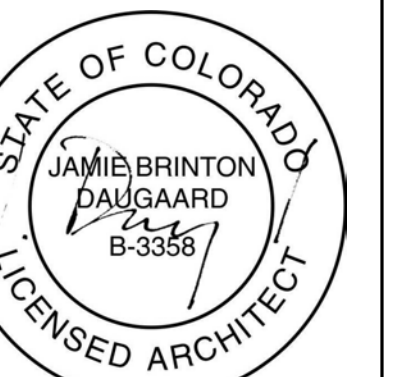
UTAH:
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 P.435.604.0891

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MOUNTAIN VILLAGE - LOT 709

ADAMS RANCH ROAD
 TELLURIDE COLORADO, 81435

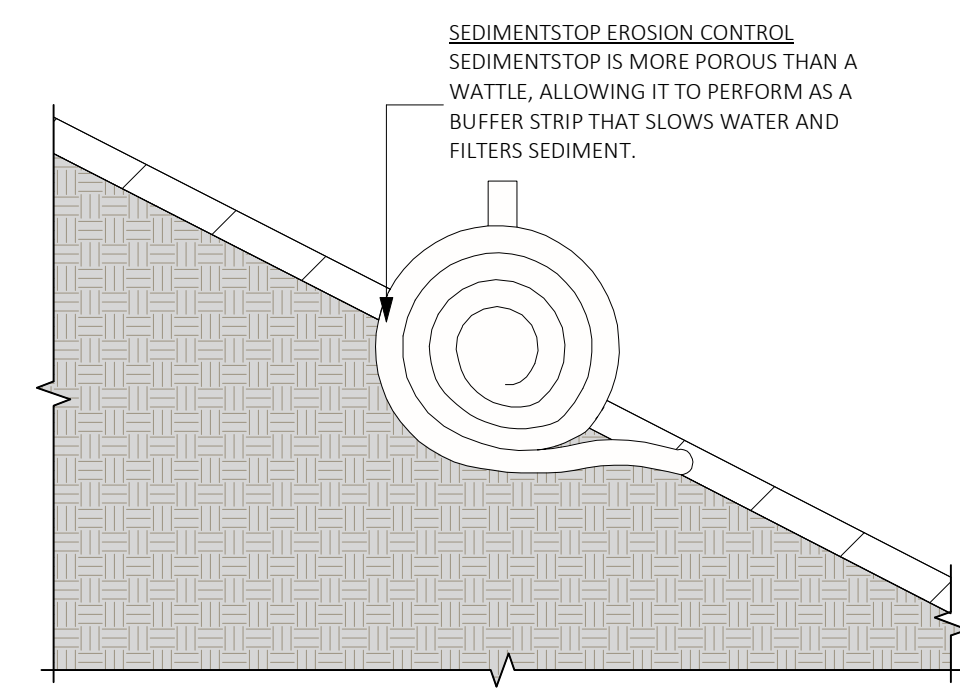
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DRB Final Review	6-2-2022
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REV. #	-

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 Date 06-01-2022
 Project # 2128.00
 Phase DD
 Sheet

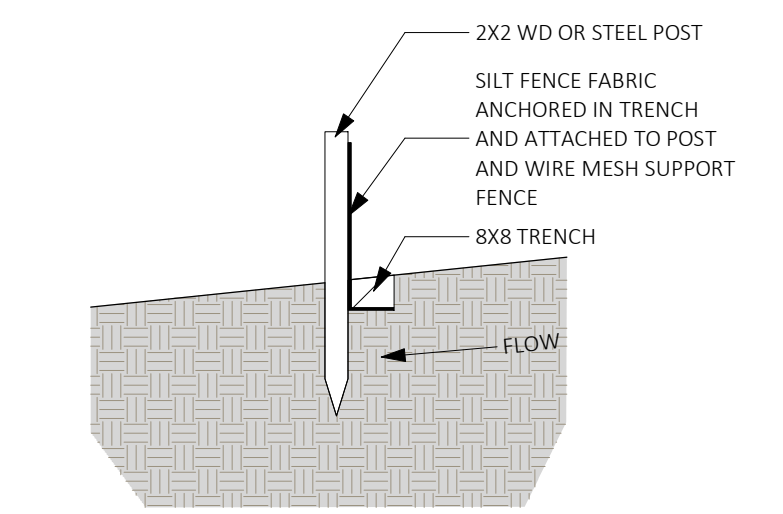
A1-0.3
CONSTRUCTION
MITIGATION PLAN



GENERAL INSTALLATION NOTES

- PREPARE SOIL BEFORE INSTALLATION.
- ANCHOR BLANKET AT TOP OF THE SLOPE IN A 6-INCH x 6-INCH WIDE TRENCH WITH A ROW OF STAPLES/STACKS APPROXIMATELY 12 INCHES APART AT THE BOTTOM OF THE TRENCH.
- FOLD A 12-INCH PORTION OF BLANKET BACK AND SECURE WITH A ROW OF STAPLES APPROXIMATELY 12 INCHES APART ACROSS THE WIDTH OF THE BLANKET.
- STAPLE THE EDGES OF PARALLEL BLANKETS WITH 2 - 5 INCHES OF OVERLAP.
- WHEN USING DOT SYSTEM, PLACES THROUGH THE APPROPRIATE STAPLE PATTERN PROVIDED BY THE MANUFACTURER.
- INSTALL SEDIMENT STOP EROSION CONTROL TO MANUFACTURERS SPECIFICATIONS.

2 EROSION CONTROL DETAIL
 1/4" = 1'-0"



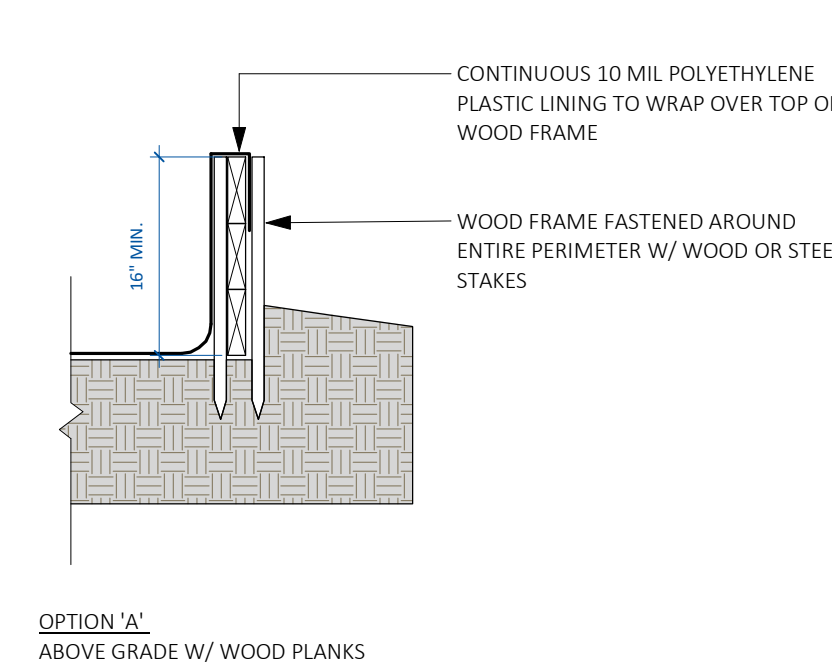
GENERAL NOTES

- FABRIC MATERIAL SHALL BE MIRAFI 300X, OR ENGINEER APPROVED EQUAL.
- SUPPORT FENCE IF USED SHALL BE 2X2 BY 14-GAUGE WIRE MESH FENCING IN 3 FOOT WIDE ROLLS.
- SILT FENCE SHOULD NOT BE USED IF GRADE IS ABOVE 50% IN EITHER DIRECTION FOR A DISTANCE OF MORE THAN 100'-0" UNLESS USED IN COMBINATION WITH TEMPORARY SEDIMENT TRAPS.
- SILT FENCE SHALL NOT BE USED TO DIVERT FLOW AND NOT INTENDED FOR CONCENTRATED FLOW CONDITIONS.
- ENDS OF EACH SEPARATE SECTION OF SILT FENCE SHOULD BE TURNED UPSLOPE A MINIMUM OF 1'-0" TO PREVENT RUNOFF FROM GOING AROUND THE END OF FENCE.

3 SILT FENCE DETAIL
 1/4" = 1'-0"

CONCRETE WASHOUT AREA NOTES:

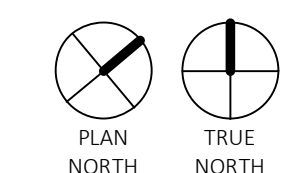
- Temporary concrete washout facilities shall be located a minimum of 50 ft from sensitive areas including storm drain inlets, open drainage facilities, and watercourses.
- Concrete washout within the roadside ditches is strictly prohibited.
- Washout of concrete trucks shall be performed in designated areas only.
- Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of per applicable solid waste regulations. Dispose of hardened concrete on a regular basis.
- Materials used to construct temporary concrete washout facilities shall be removed from the site of the work and disposed of or recycled.
- Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled, repaired, and stabilized to prevent erosion.



5 CONCRETE WASHOUT AREA
 3/4" = 1'-0"



1 CONSTRUCTION MITIGATION PLAN
 3/32" = 1'-0"



EXISTING TOPOS REPRESENTED IN THIS DRAWING. SEE CIVIL FOR FINISH GRADING PLAN.



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 P 303.840.0020

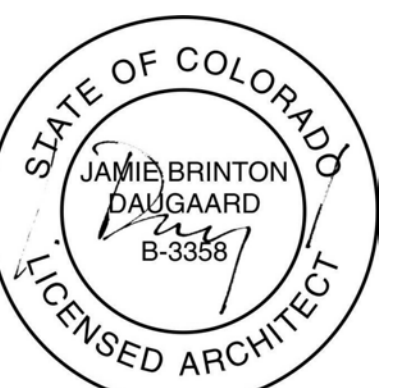
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UTAH:
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 PARK CITY, UTAH 84060
 P 435.604.0891

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

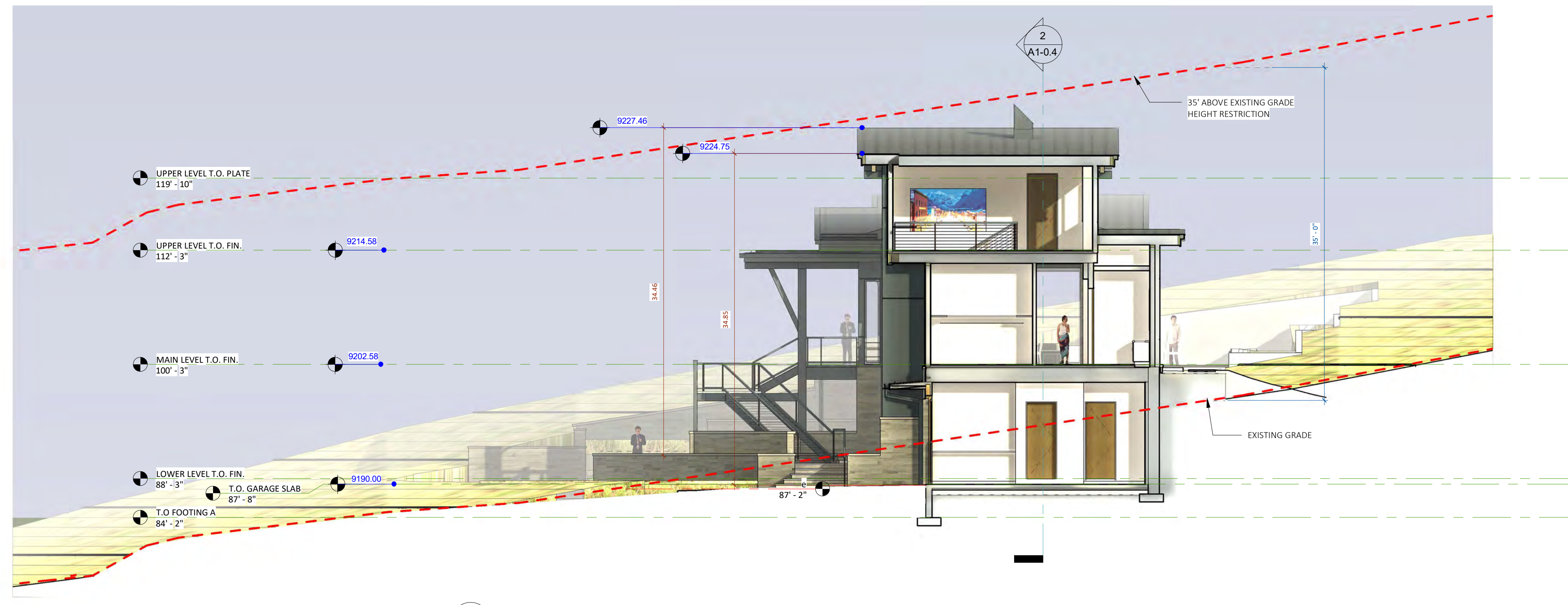
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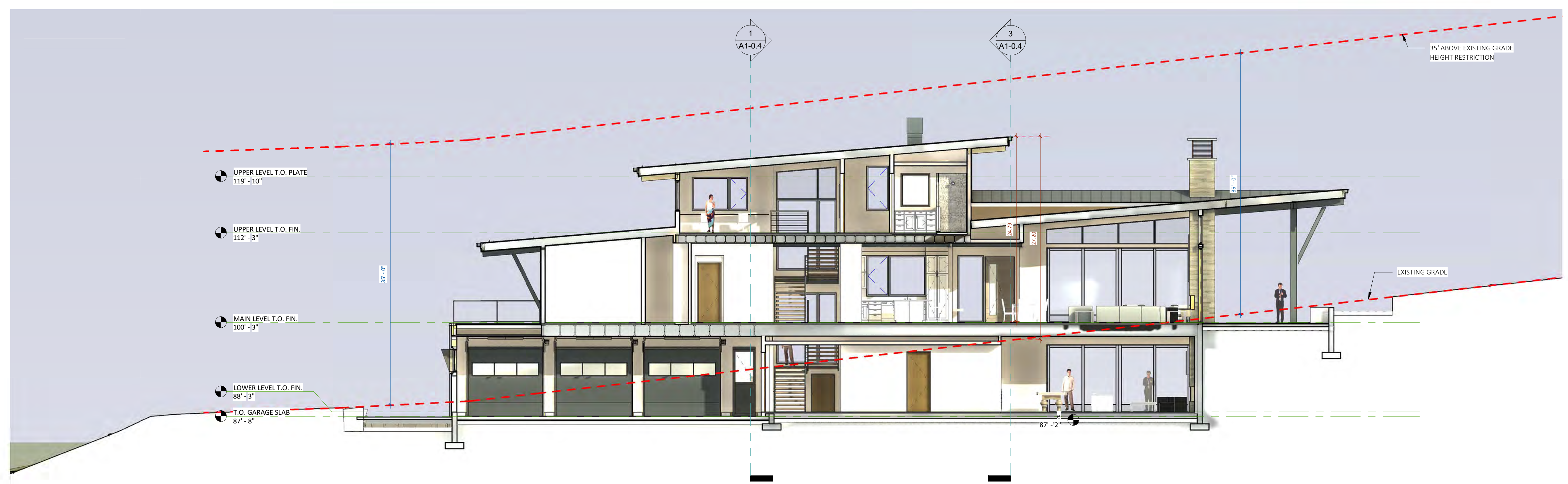
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• REV. #	-

Drawn By M.H.B.
 Date 06-21-2022
 Project # 2128.00
 Phase DD
 Sheet

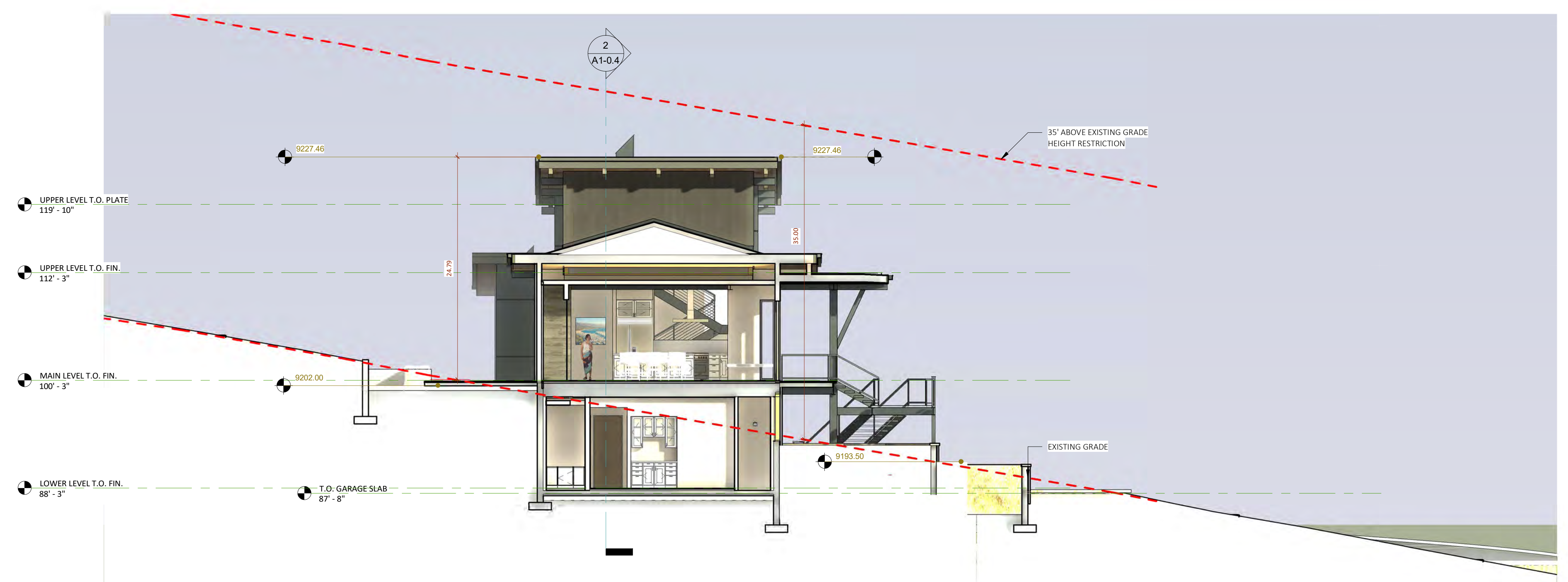
A1-0.4
 SITE SECTIONS



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



2 SITE SECTION 2
 1/8" = 1'-0"



3 SITE SECTION 3
 1/8" = 1'-0"



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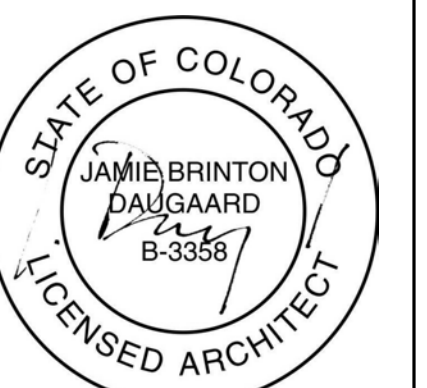
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MOUNTAIN VILLAGE - LOT 709
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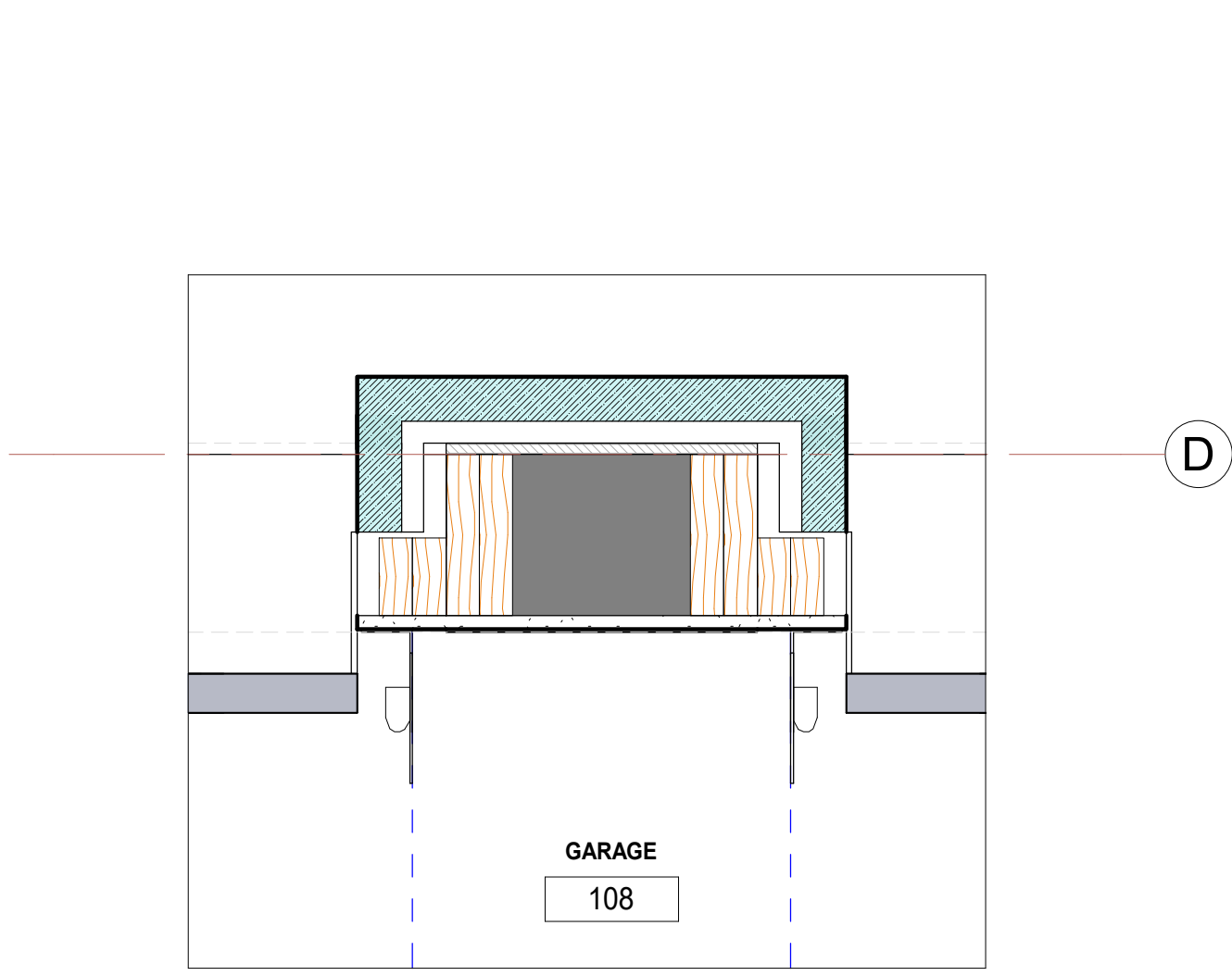
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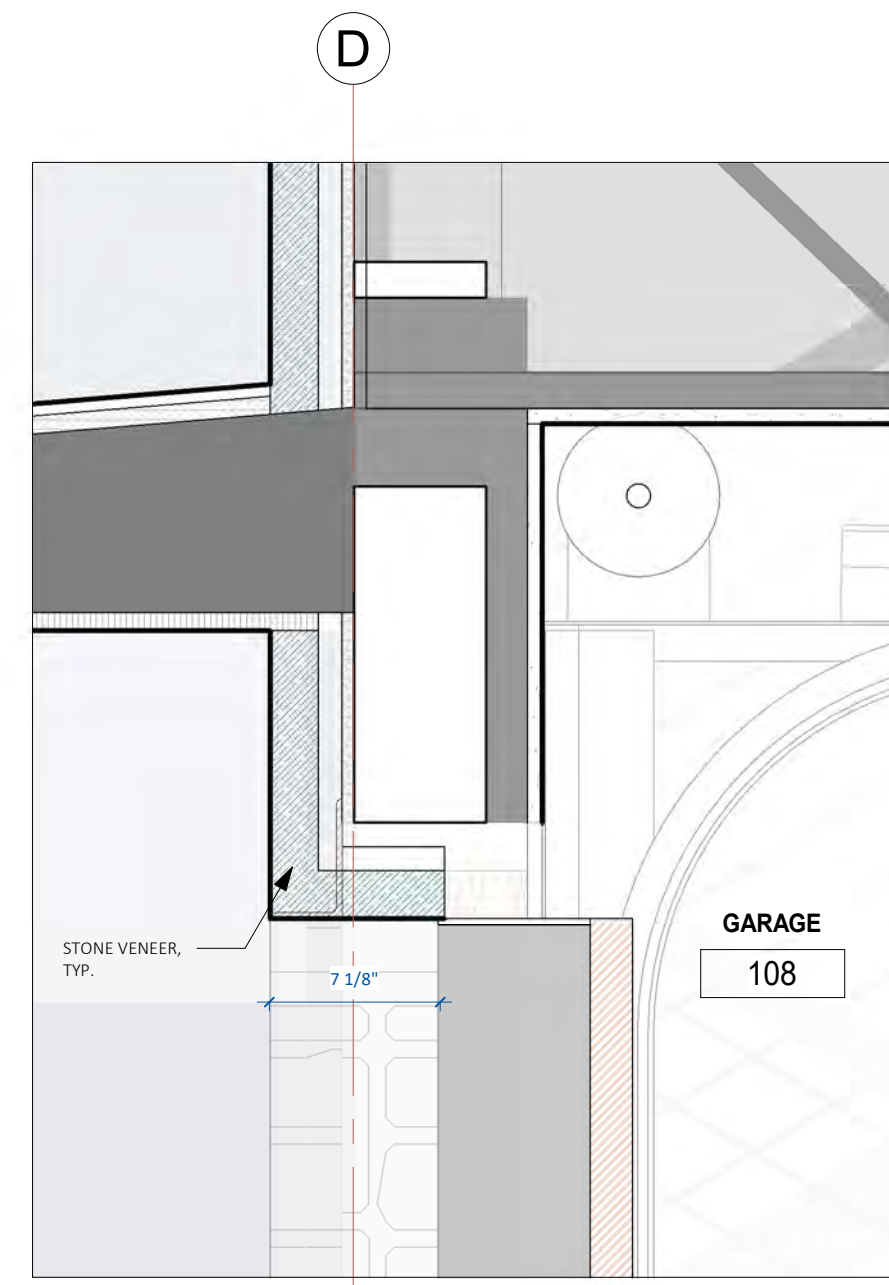
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 Phase DD
 Sheet

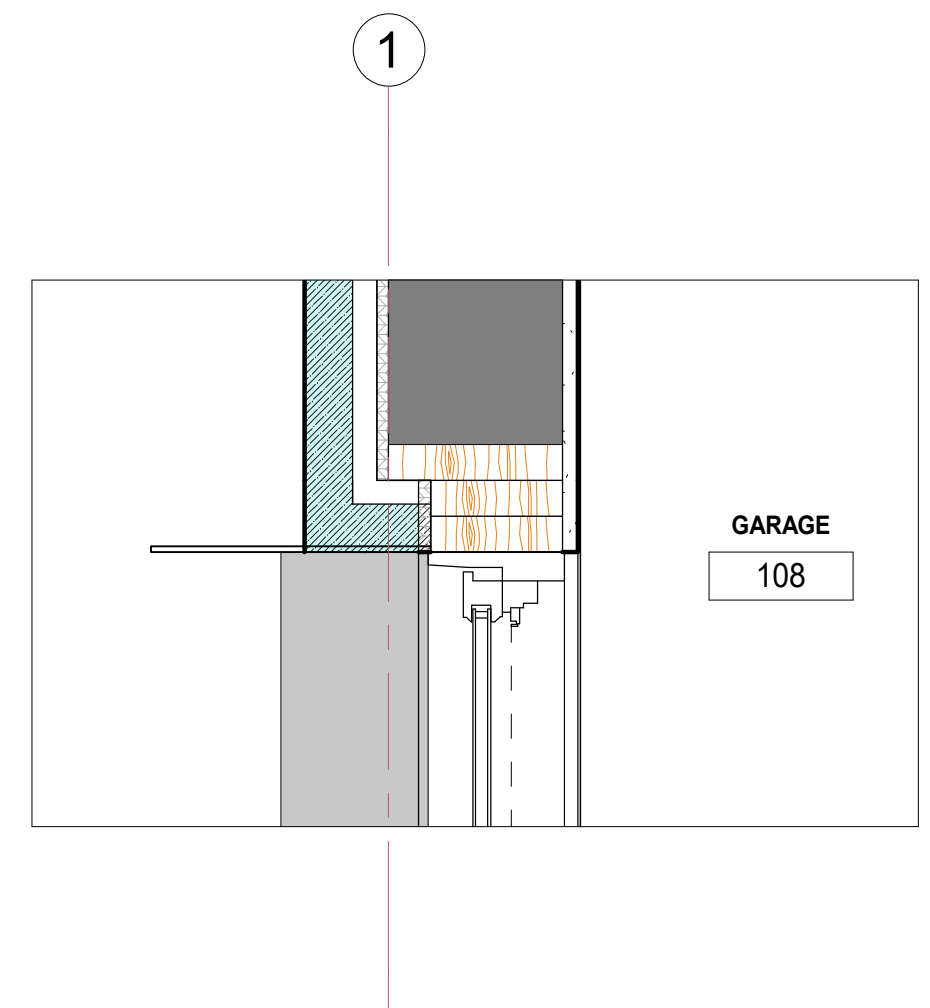
A1-0.5
 EXTERIOR DETAILS



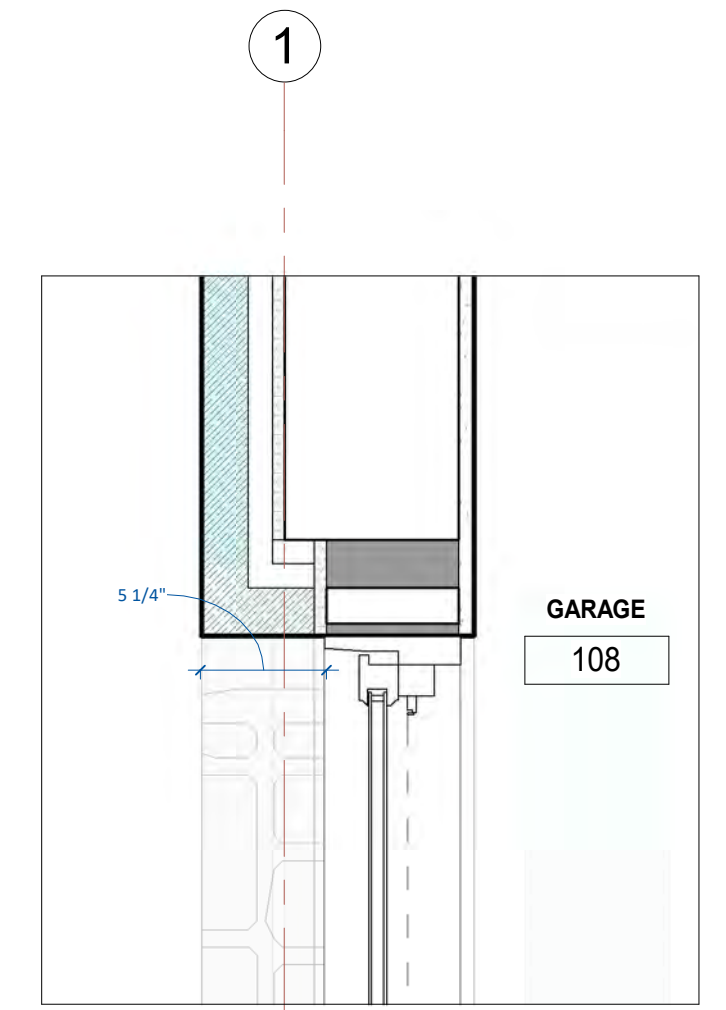
1a TYP. GARAGE DOOR AT JAMB
 1 1/2" = 1'-0"



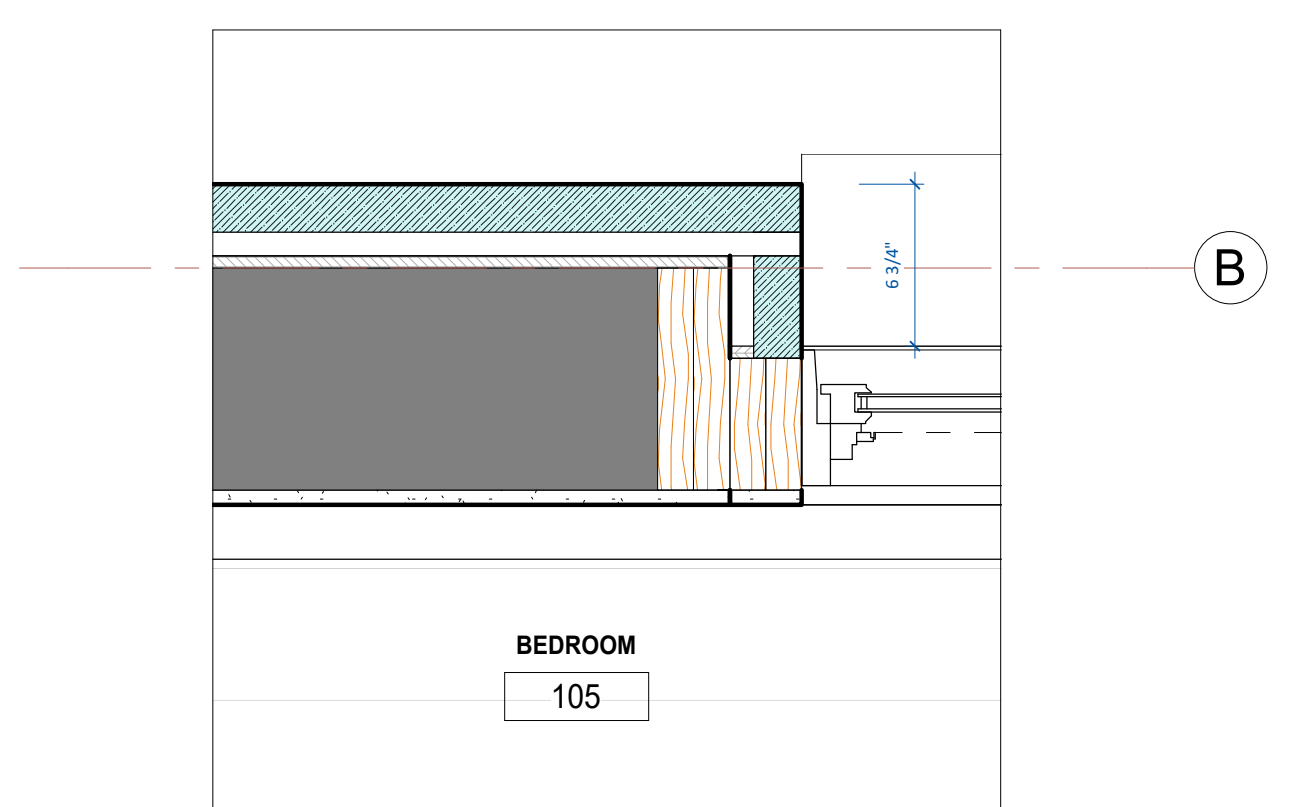
1b TYP. GARAGE DOOR AT HEAD
 1 1/2" = 1'-0"



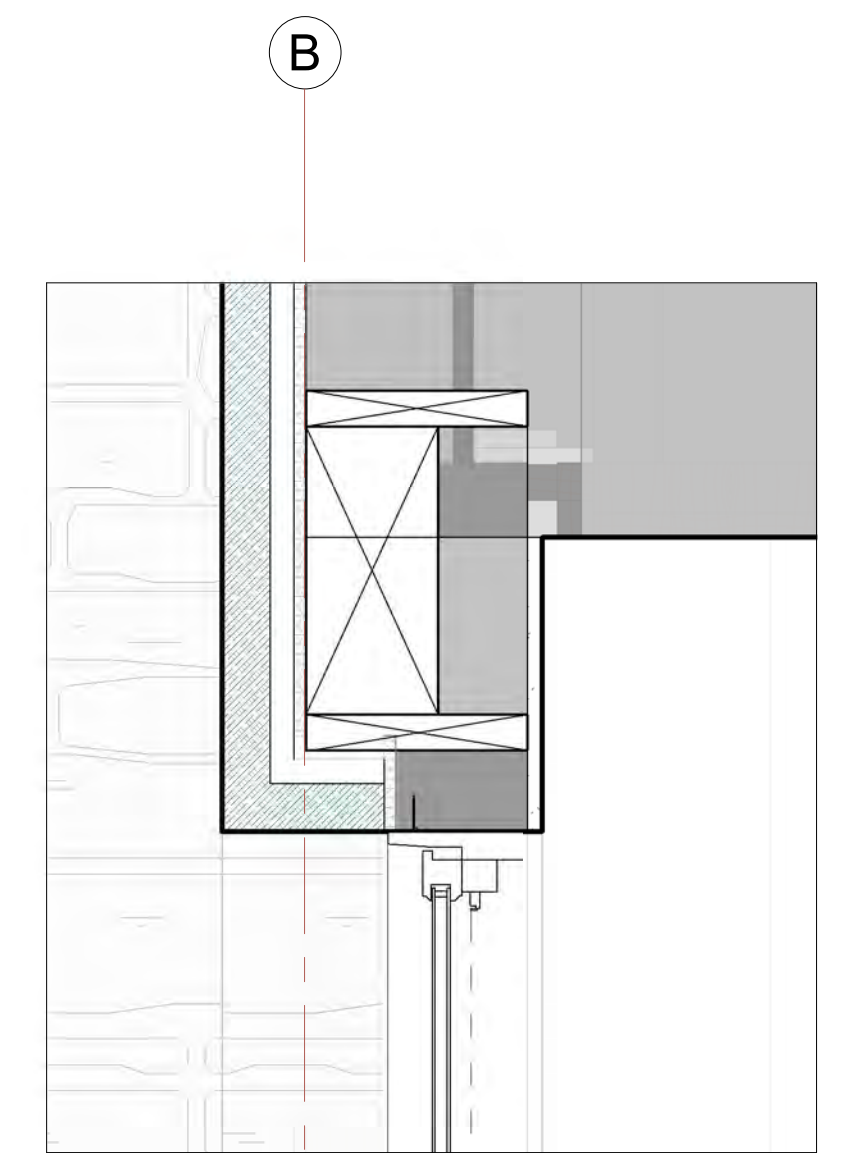
2a JAMB AT GARAGE WINDOW
 1 1/2" = 1'-0"



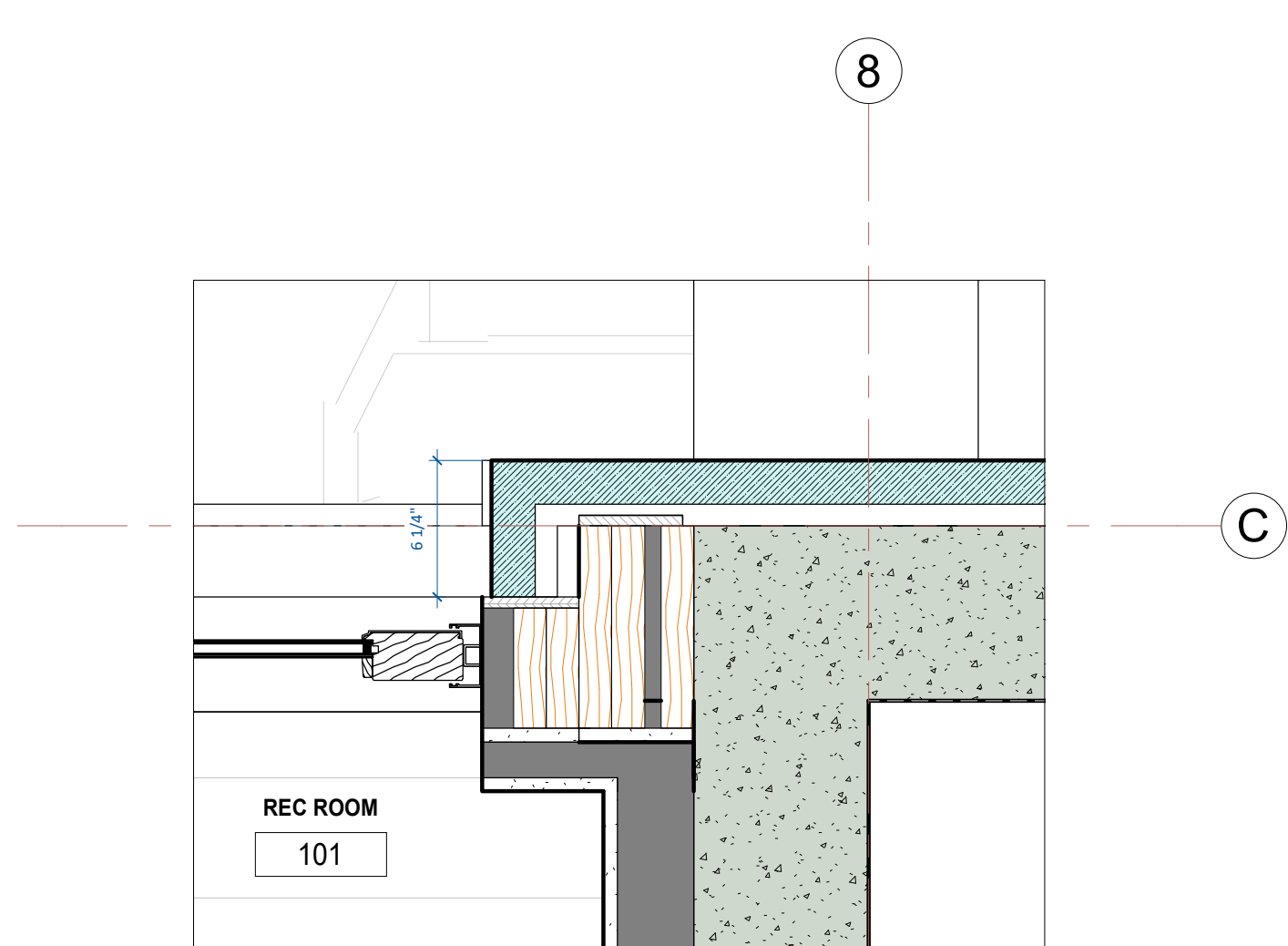
2b HEAD AT GARAGE WINDOW
 1 1/2" = 1'-0"



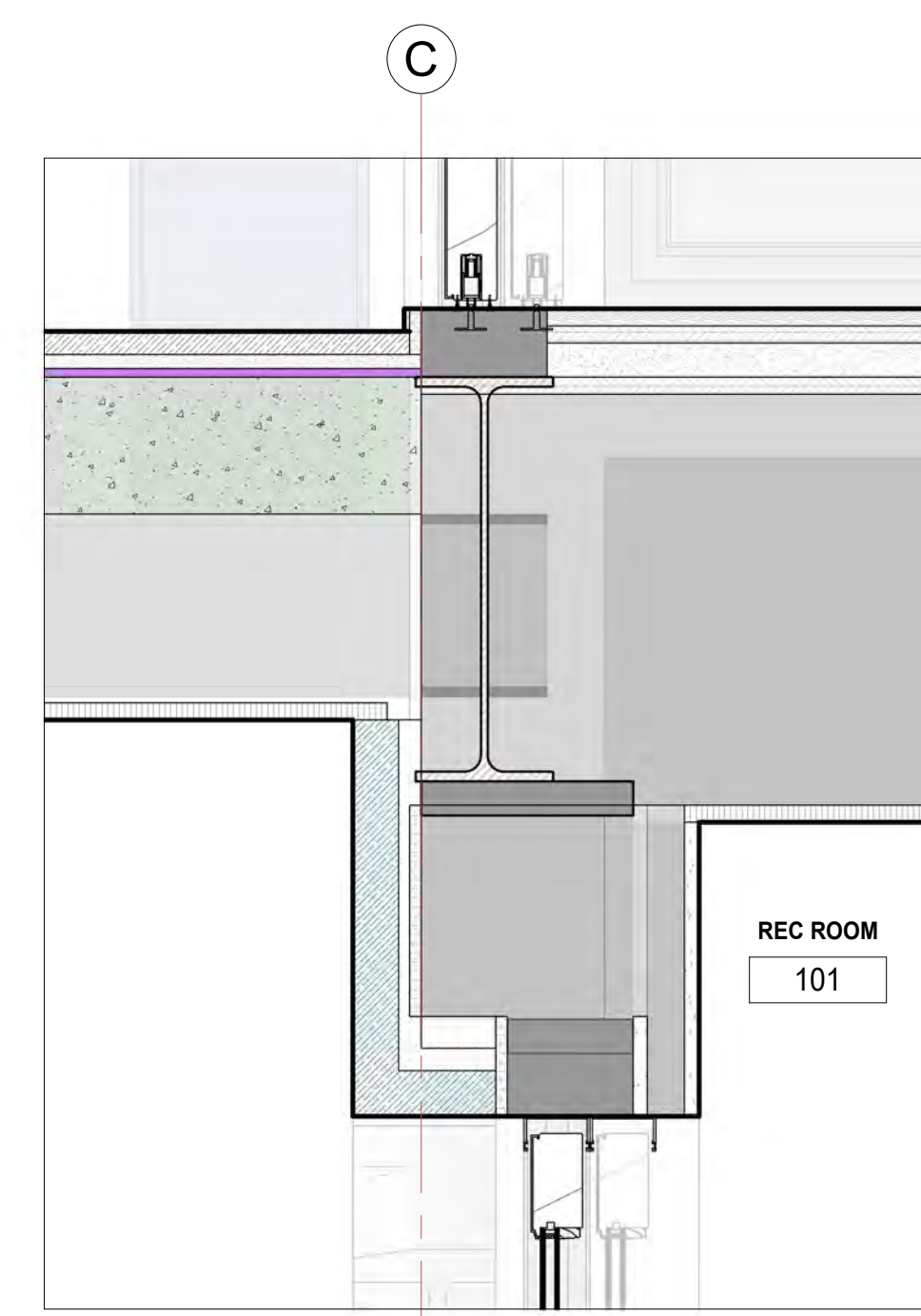
3a JAMB AT BEDROOM 105
 1 1/2" = 1'-0"



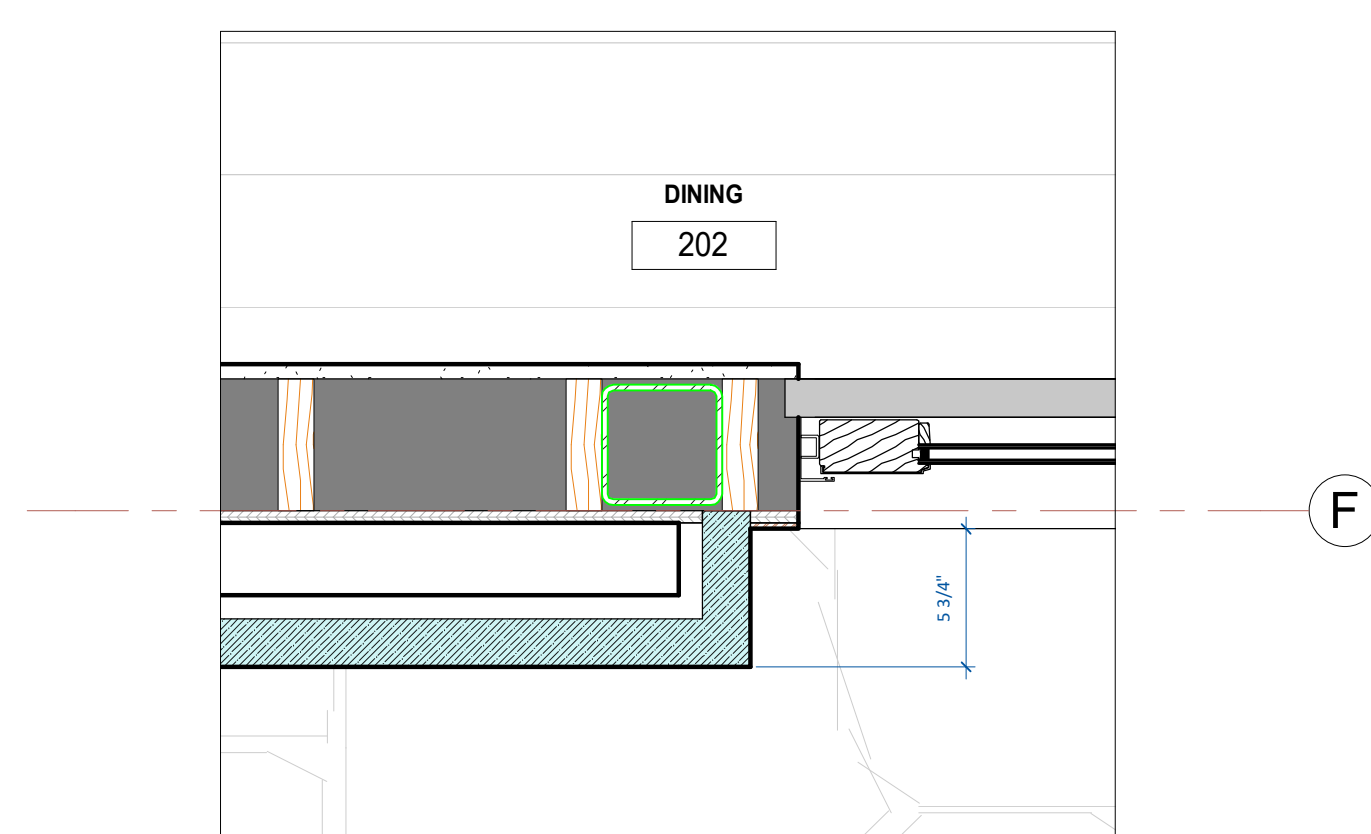
3b HEAD AT BEDROOM 105
 1 1/2" = 1'-0"



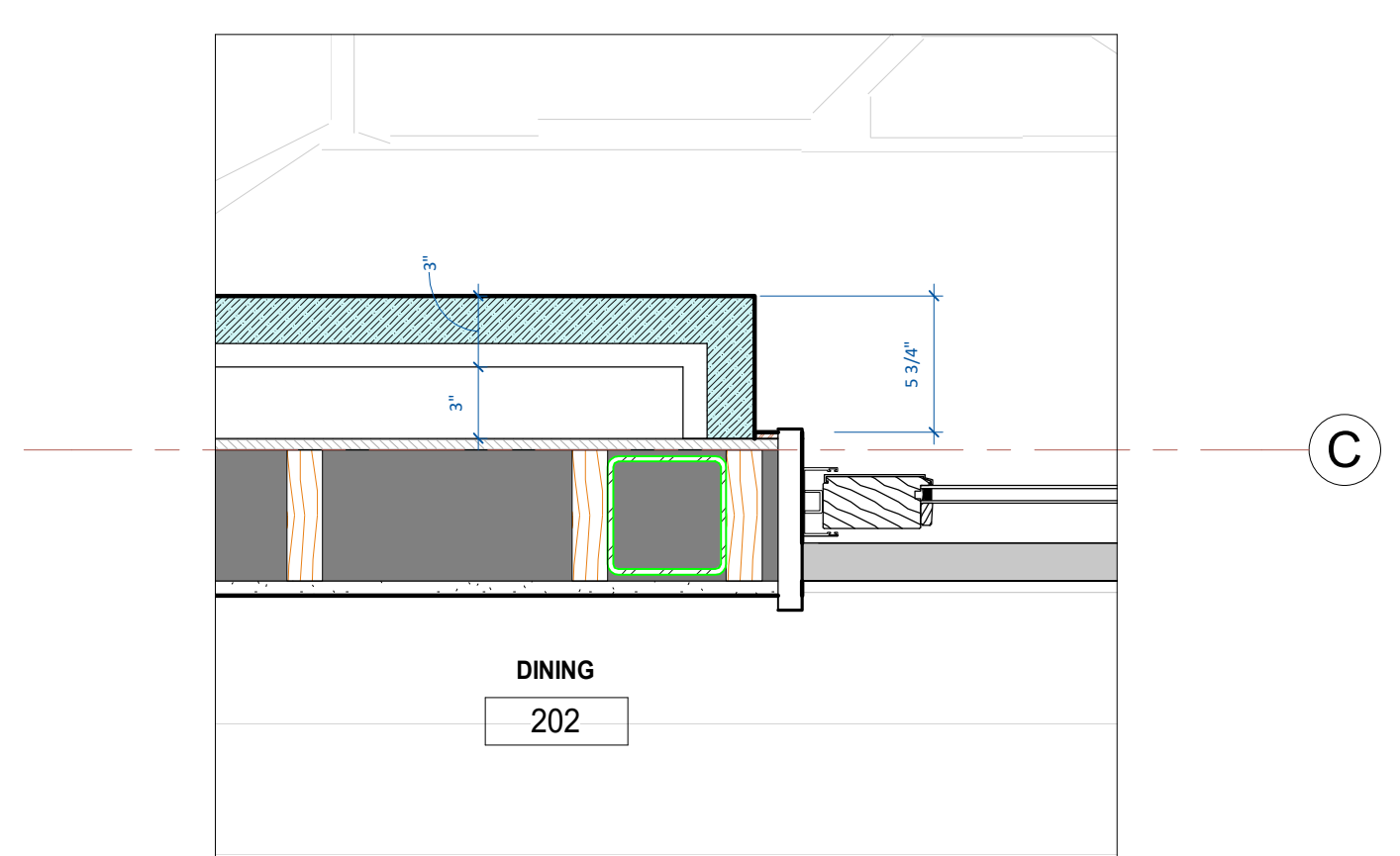
4a JAMB AT REC ROOM
 1 1/2" = 1'-0"



4b HEAD AT REC ROOM
 1 1/2" = 1'-0"



5 JAMB AT DINING 1 (NO HEAD DETAIL)
 1 1/2" = 1'-0"



6 JAMB AT DINING 2 (NO HEAD DETAIL)
 1 1/2" = 1'-0"

CENTRE SKY

ARCHITECTURE, LTD.
ARCHITECTURE
&
PLANNING



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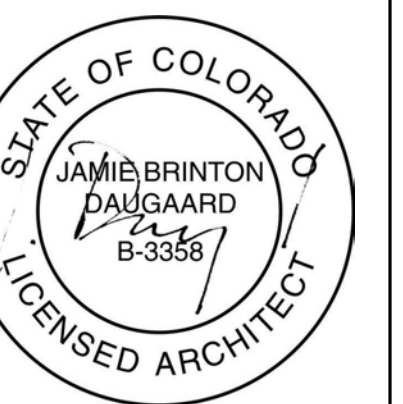
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MOUNTAIN VILLAGE - LOT 709
ADAMS RANCH ROAD
TELLURIDE COLORADO, 81435

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Phase DD
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A1-0.7

EXISTING SITE
PHOTOS



VIEW TO THE SOUTH



VIEW TO THE NE AT NORTH LOT CORNER



VIEW TO THE SOUTHEAST



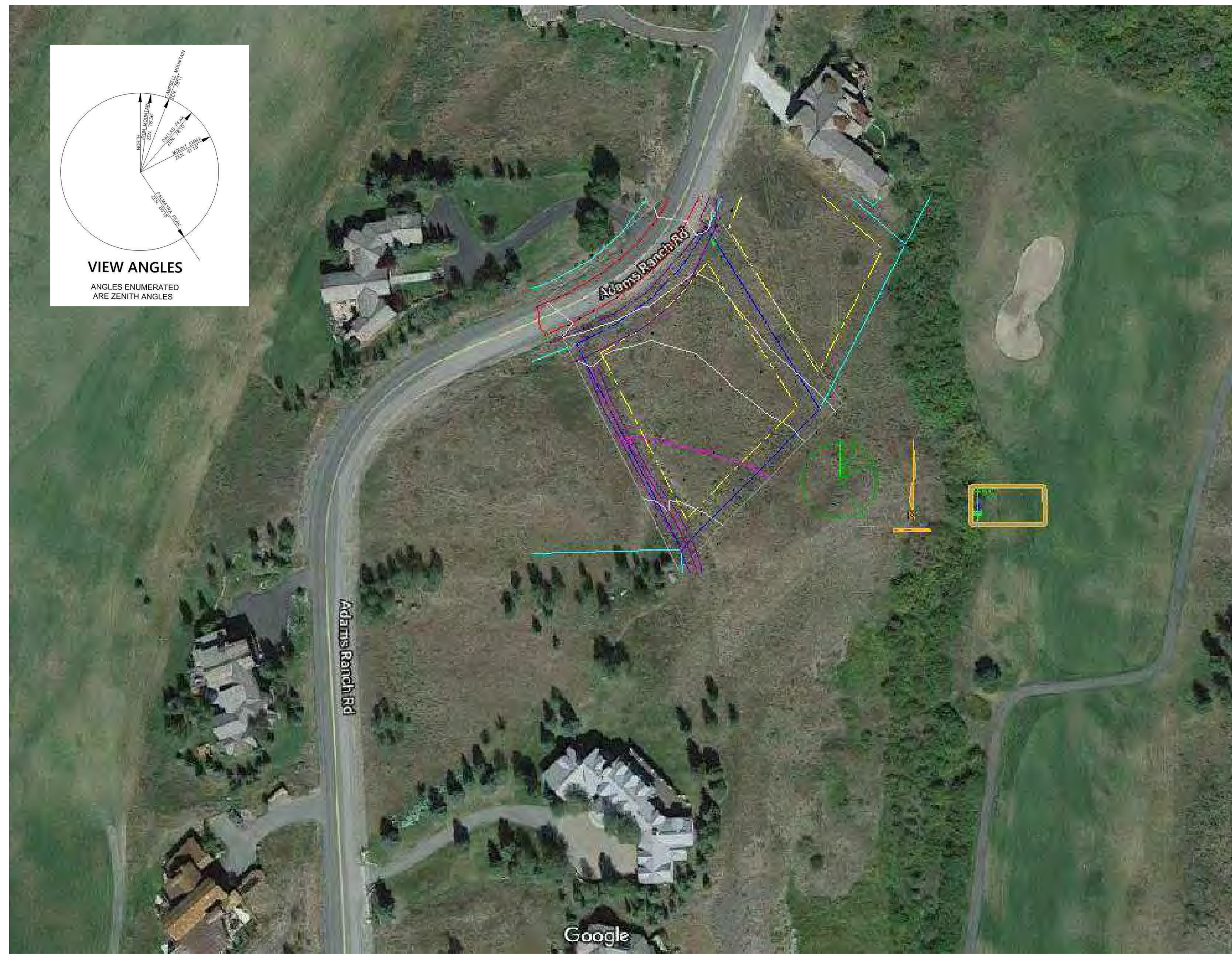
VIEW TO THE EAST



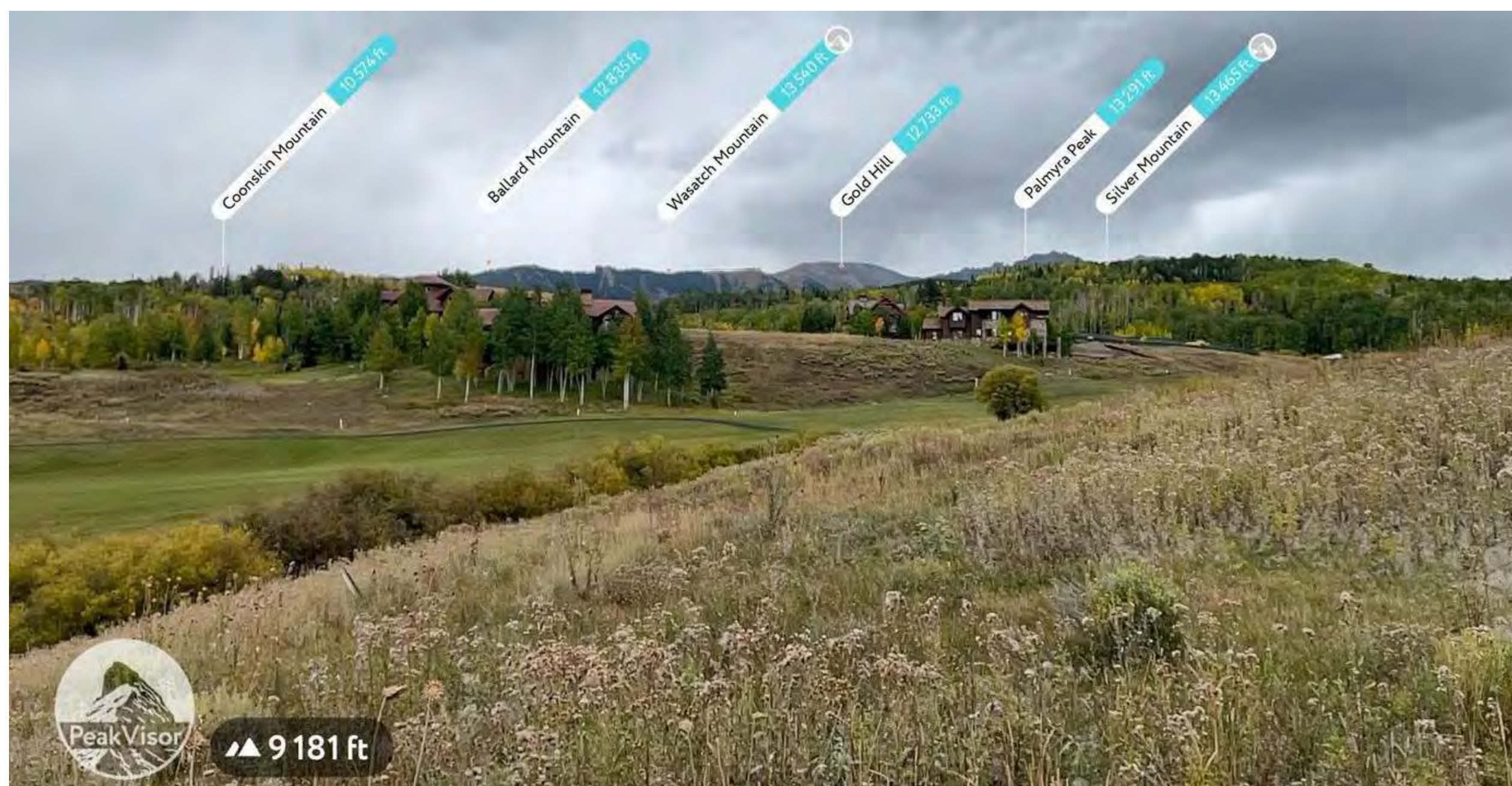
VIEW TO THE EAST



VIEW TO THE NORTH



VIEW TO THE NORTH-NORTHEAST



VIEW TO THE SOUTHEAST



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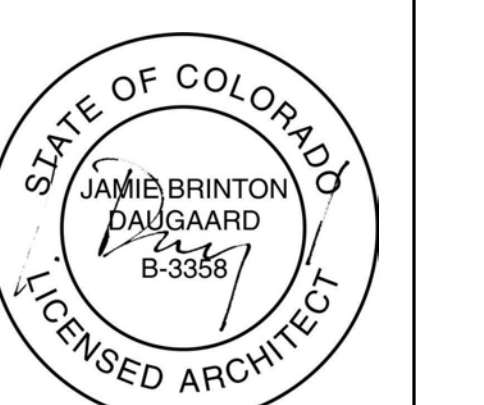
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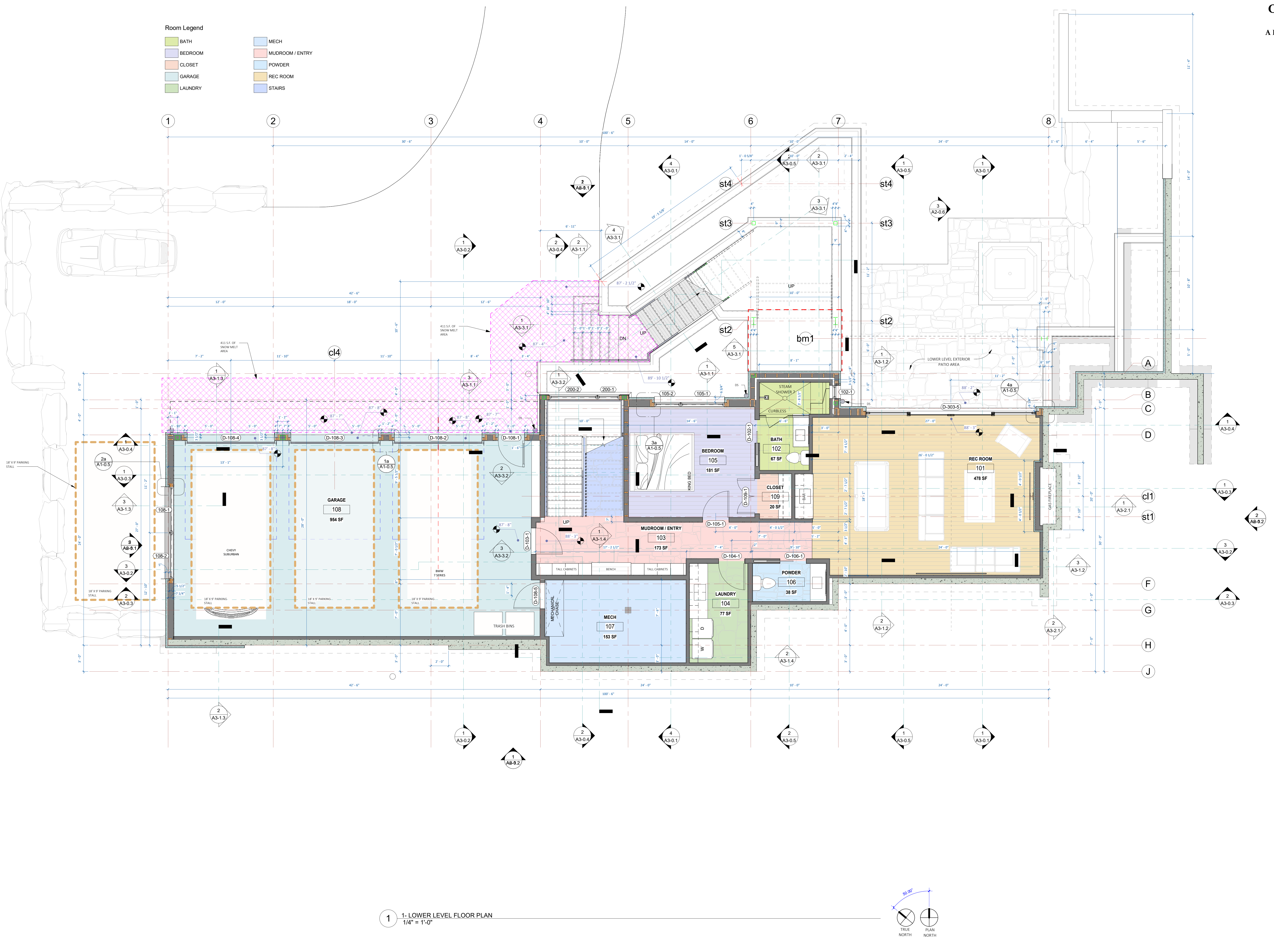


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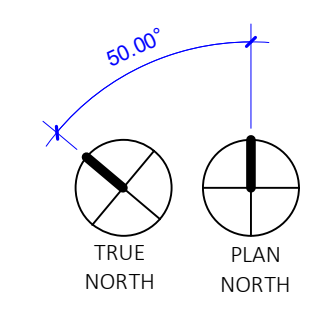
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A1-1.1
 LOWER LEVEL PLAN

- Room Legend**
- BATH
 - BEDROOM
 - CLOSET
 - GARAGE
 - LAUNDRY
 - MECH
 - MUDROOM / ENTRY
 - POWDER
 - REC ROOM
 - STAIRS



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





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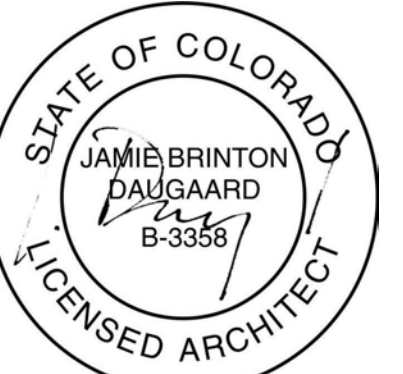
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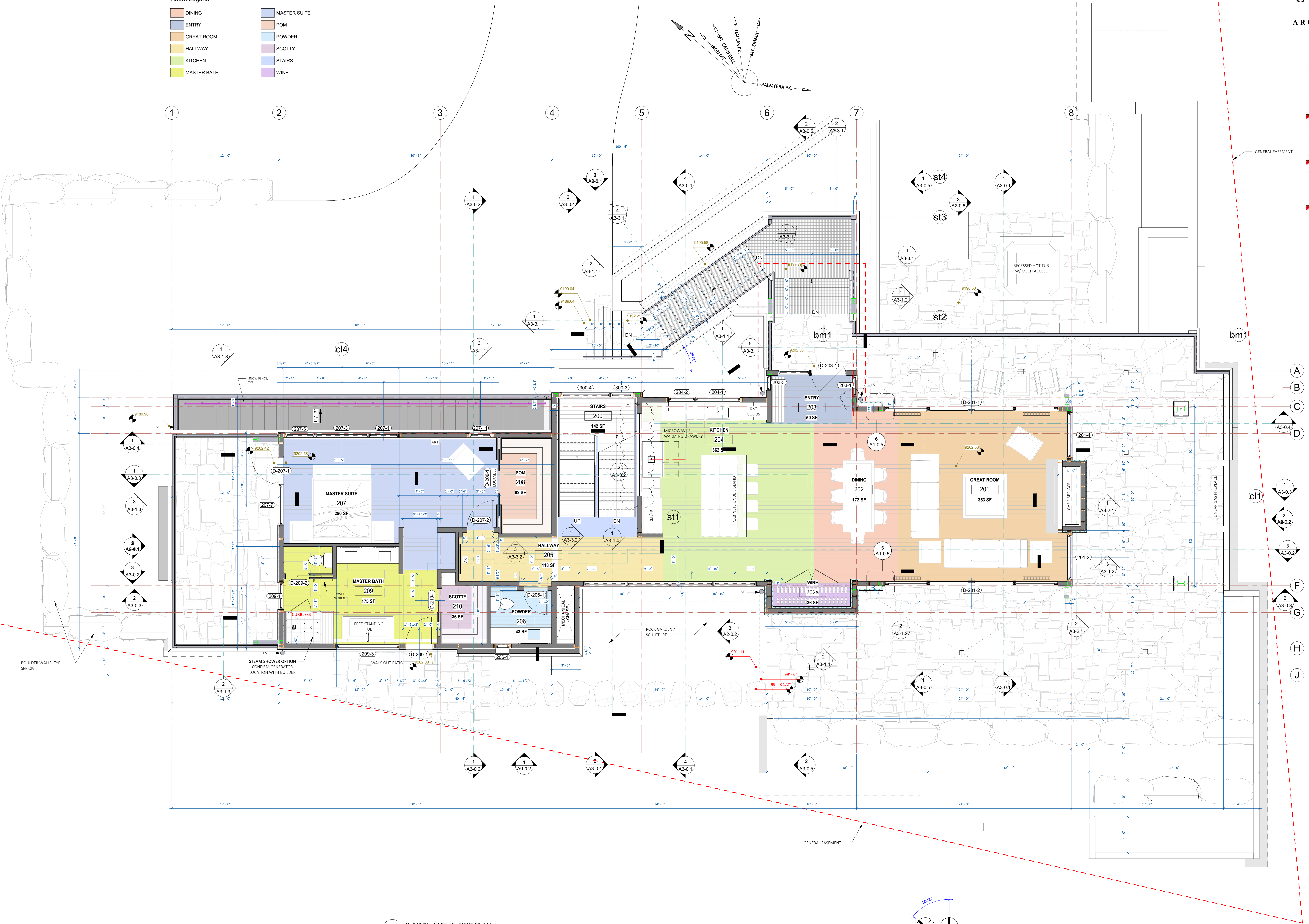


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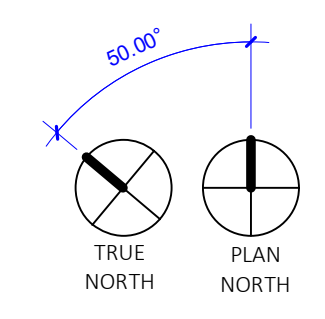
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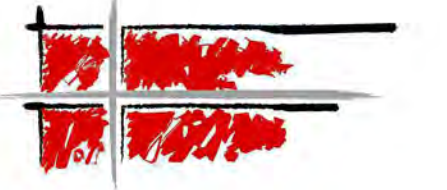
A1-1.2
 MAIN LEVEL PLAN

- Room Legend**
- DINING
 - ENTRY
 - GREAT ROOM
 - HALLWAY
 - KITCHEN
 - MASTER BATH
 - MASTER SUITE
 - POM
 - POWDER
 - SCOTTY
 - STAIRS
 - WINE



1 2- MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0"





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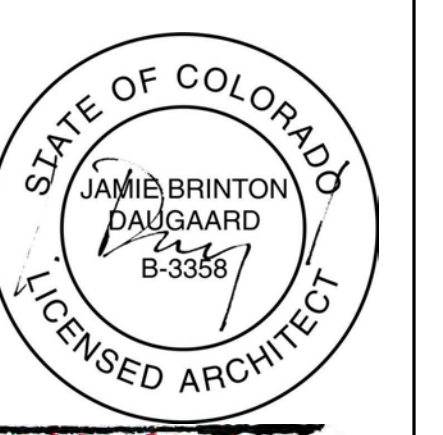
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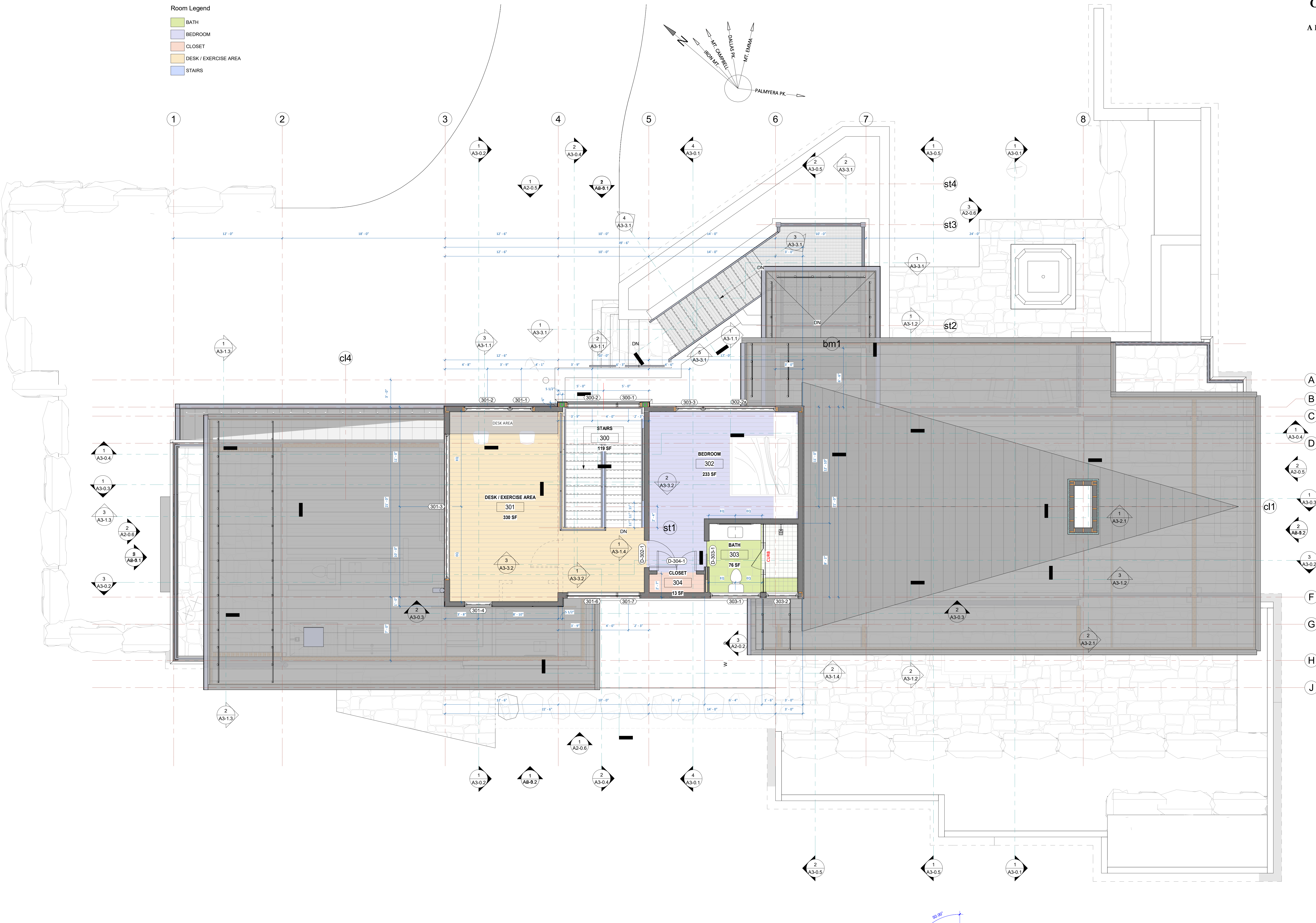


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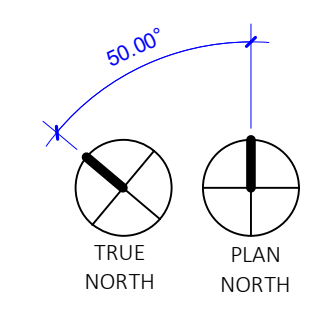
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A1-1.3
 UPPER LEVEL PLAN

- Room Legend**
- BATH
 - BEDROOM
 - CLOSET
 - DESK / EXERCISE AREA
 - STAIRS



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





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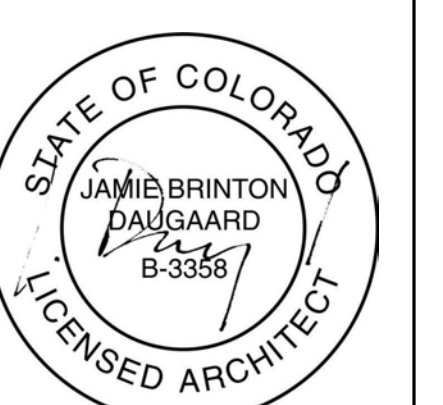
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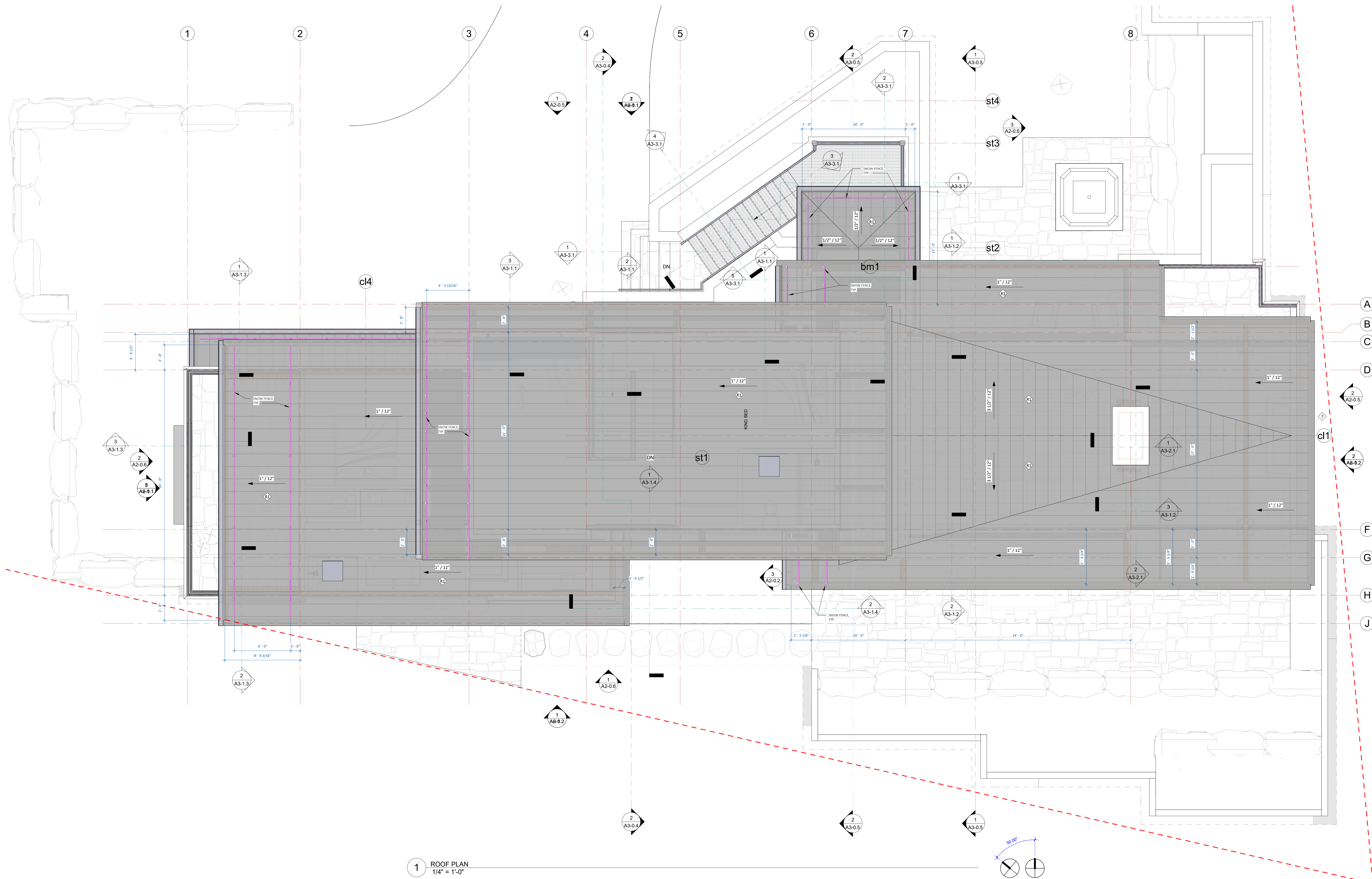
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A1-3.1
 ROOF PLAN



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



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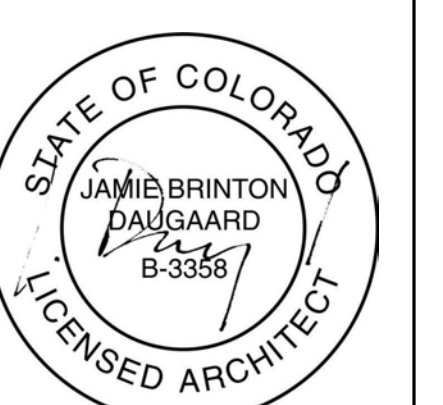
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A2-0.2
 EXTERIOR
 ELEVATIONS



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.

	METAL ROOFING STANDING SEAM, 2" MECH. RIB W/ STRIATIONS & MASTIC, 16" RIB SPACING COLOR: DARK BRONZE MFR: BRIDGER STEEL
	BALLAST ROOFING EPDM ROOF WITH RANDOM 1" TO 3" RIVER ROCK BALLAST, COLOR: DARK BRONZE THICKNESS: 60 MIL, RHINO BOND ATTACHMENT SYSTEM
	HORIZONTAL WOOD SIDING 2X10 W/D HORIZONTAL SHIP LAP COLOR: GRAY MFR: TBD
	STONE MASONRY VENEER NATURAL RECTANGULAR CUT, 1 1/2" THICK QUARRY WORKS: FRONTIER LAYOUT: RE: 4 / AS-1.2
	STEEL SIDING PATINATED STEEL SIDING PANELS, 1/8", W/ EXPOSED FASTENERS, SEE ELEVATIONS FOR SEAM SPACING PATINA: VARIED BROWN MFR: TBD RE: 7 / AS-1.2
	BOARD FORMED CONCRETE



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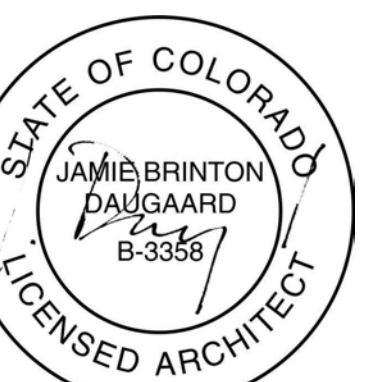
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A2-0.5
EXTERIOR
MATERIAL
CALCULATIONS



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

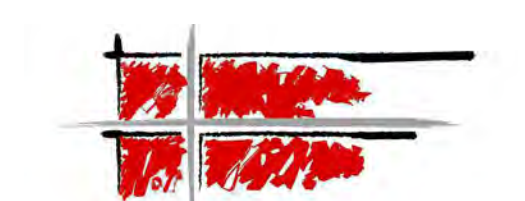
SUMMARY OF EXTERIOR MATERIALS:

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	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	G25	180		
W2	194	G26	55	G27	194		
		WALL TOTAL	792			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"



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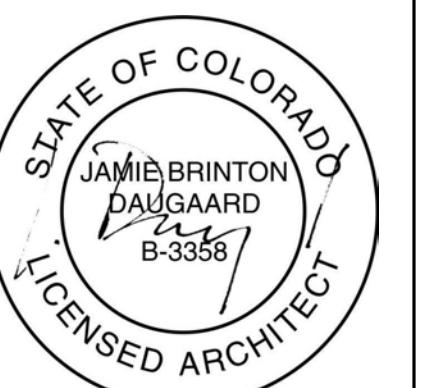
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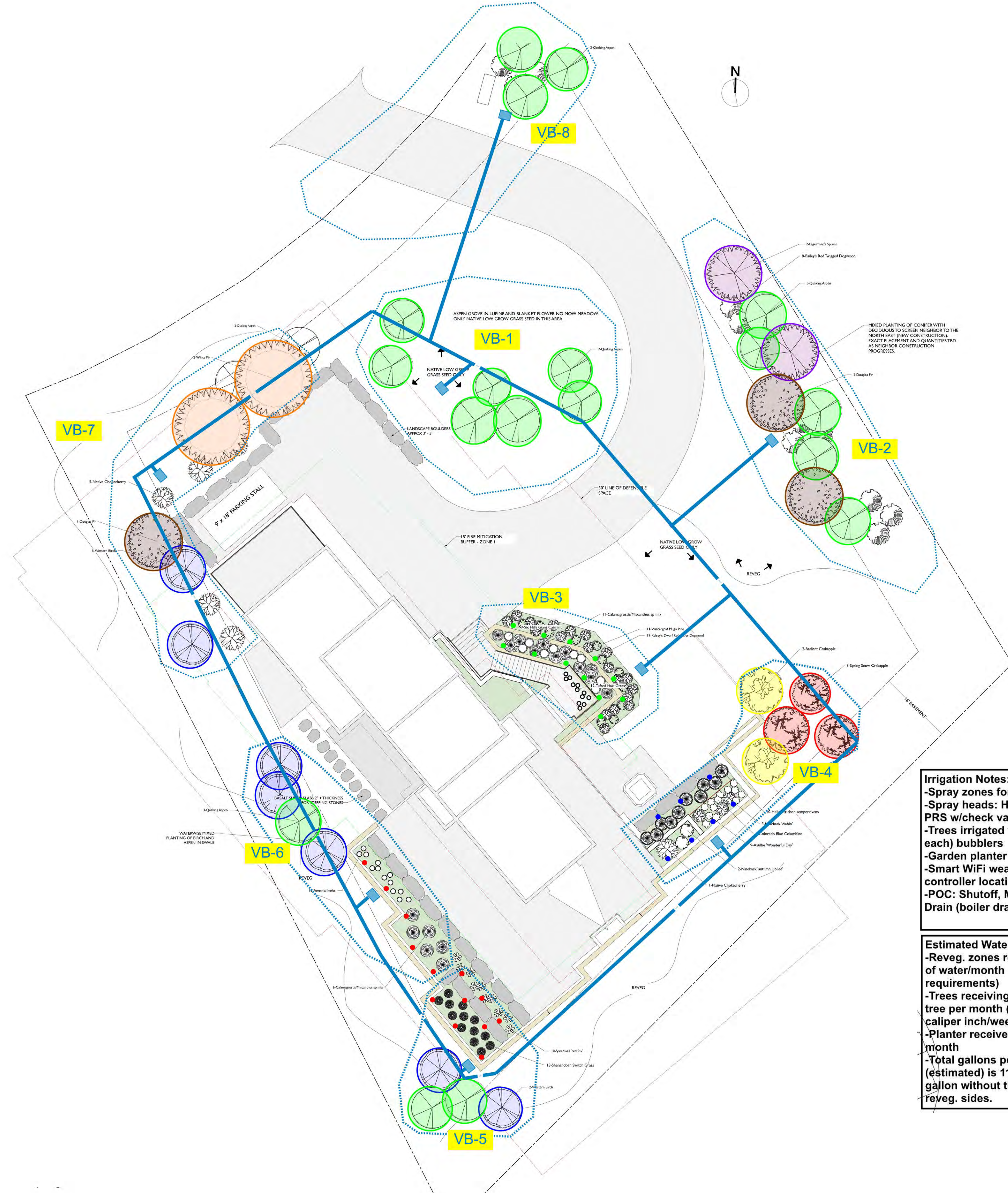


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LS-2
IRRIGATION PLAN

PLANT SCHEDULE					
Image	ID	Qty	Botanical Name	Common Name	Scheduled Size
	Abco	2	Abies concolor	White Fir	B&B: 8' - 10' TALL WITH 30% 10' OR TALLER
	Aqca	4	Aquilegia caerulea	Colorado Blue Columbine	1 GALLON
	Asar	9	Astilbe x arendsi	Astilbe 'Wonderful Day'	1 GALLON
	Beoc	7	Betula occidentalis	Western Birch	3" DBH SINGLE STEM
	Caac	17	Calamagrostis sp	Calamagrostis/Miscantus sp mix	2 GALLON
	Cose	11	Cornus sericea 'Bailey'	Bailey's Red Twigged Dogwood	5 GALLON
	Cose-k	19	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	10 GALLON
	Deca	12	Deschampsia caespitosa	Tufted Hair Grass	1 GALLON
	Hese	10	Helleborichon sempervivens	Helleborichon sempervivens	2 GALLON
	Ma - radiant	2	Malus x 'Radiant'	Radiant Crabapple	B&B: 3 1/2" - 4" CALIPER
	Ma - spring snow	3	Malus x 'Spring Snow'	Spring Snow Crabapple	B&B: 3 1/2" - 4" CALIPER
	Nefa	9	Nepeta x faassenii 'Six Hills Giant'	Six Hills Giant Cammie	1 GALLON
	Pawi	13	Panicum virgatum 'Shenandoah Switch Grass'	Shenandoah Switch Grass	2 GALLON
	Pehe	13	Perennial Herbs	Perennial herbs	4" POT
	Phop-di	3	Physocarpus opulifolius	Ninebark 'diablo'	5 GALLON
	Pien	2	Picea engelmannii	Engelmann's Spruce	B&B: 8' - 10' TALL WITH 30% 10' OR TALLER
	Pimu	11	Pinus mugo	Wintergold Mugo Pine	5 GALLON
	Potr	20	Populus tremuloides	Quaking Aspen	3" DBH SINGLE STEM AND 2 1/2" MULTI STEM WITH > 40% MULTI STEM
	Prvi	6	Prunus virginiana	Native Chokecherry	5 GALLON
	Psme	3	Pseudotsuga menziesii	Douglas Fir	B&B: 8' - 10' TALL WITH 30% 10' OR TALLER
	Psop - aj	2	Physocarpus opulifolius 'autumn jubilee'	Ninebark 'autumn jubilee'	5 GALLON
	Vesp	10	Veronica spicata	Speedwell 'red fox'	1 GALLON



Irrigation Notes:
 -Spray zones for reveg. purposes.
 -Spray heads: Hunter Pro-Spray PRS w/check valves
 -Trees irrigated with 3 (.25 GPM each) bubblers
 -Garden planter is drip irrigated
 -Smart WiFi weather-based controller location TBD
 -POC: Shutoff, Meter, Backflow, Drain (boiler drain)

Estimated Water Usage:
 -Reveg. zones receiving ~3 inches of water/month (1/2 of turf grass requirements)
 -Trees receiving 45 gallons per tree per month (estimated 10 gal/caliper inch/week/tree)
 -Planter receives ~400 gallons per month
 -Total gallons per month (estimated) is 11,700 gallons. 8800 gallon without the driveway reveg. sides.

1 IRRIGATION PLAN
3/32" = 1'-0"

LIGHTING DESIGN PACKAGE

EXTERIOR LIGHTING
-MOUNTAIN VILLAGE - LOT709
LOWER FLOOR
MAIN FLOOR
UPPER FLOOR

MOUNTAIN VILLAGE - LOT709

ADAMS RANCH ROAD
TELLURIDE COLORADO, 81435

STATUS FOR CO-ORDINATION DRAWING
ISSUE 01
DATE 08 MAY 2022

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E-mail: apd@apdesign.com inquiry: info@apdesign.com www.apdesign.com

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&
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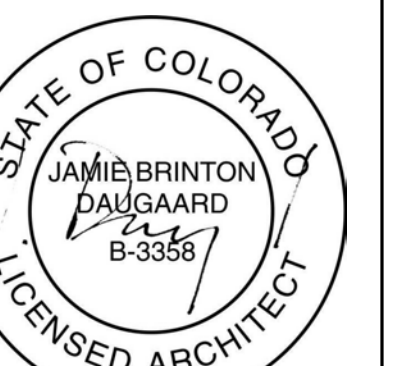
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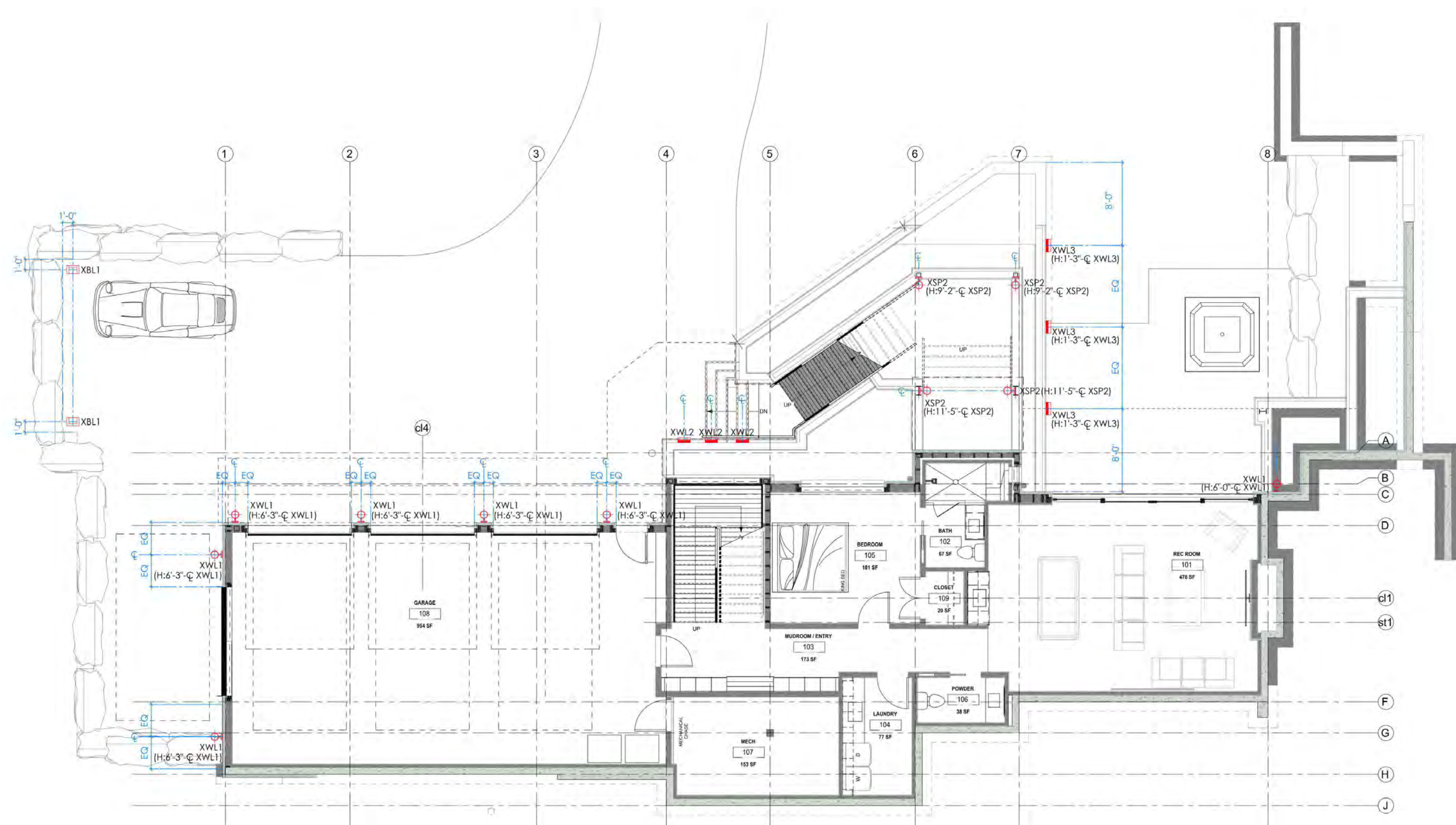
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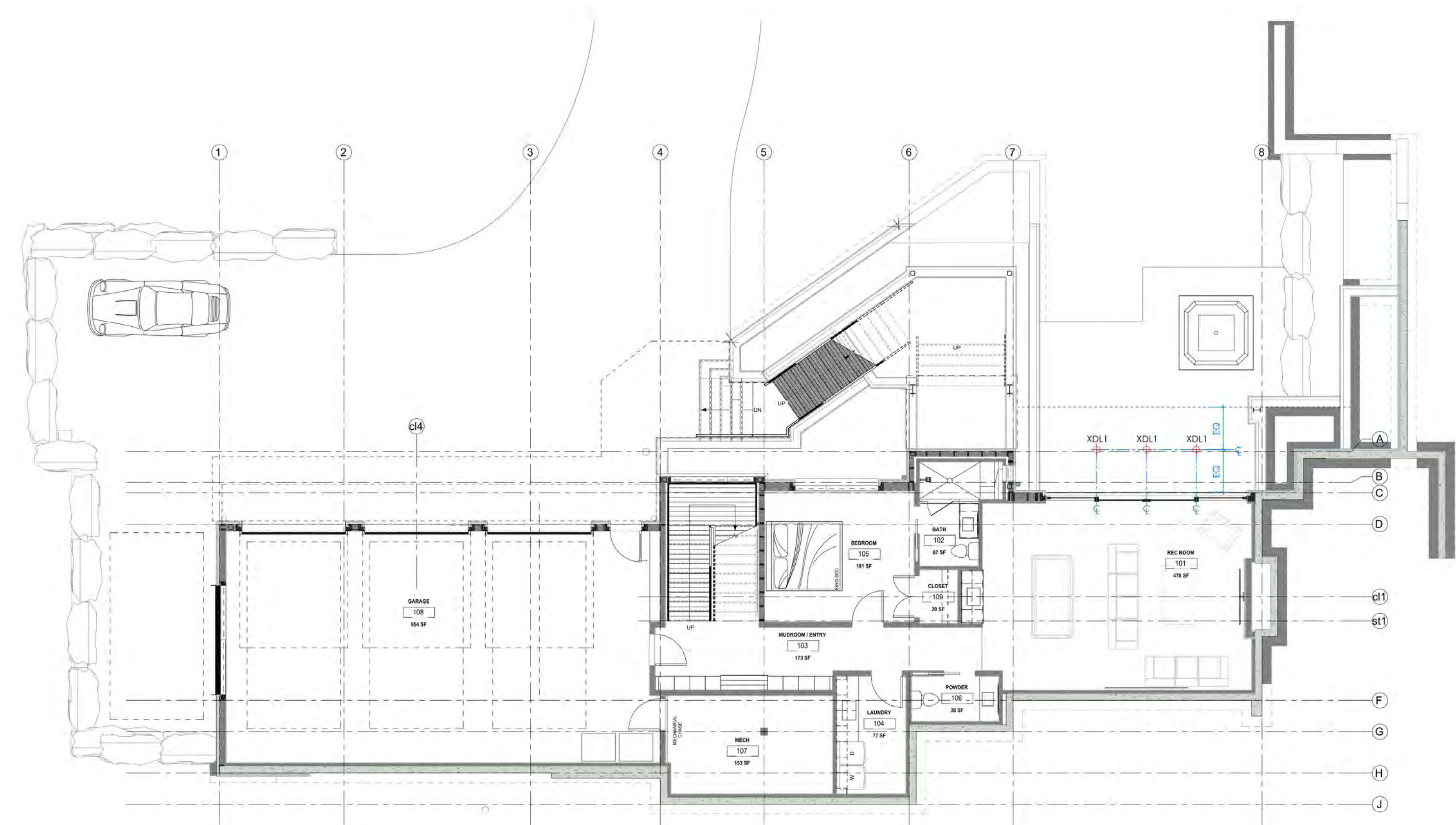
E-100
EXT. LIGHTING-
SCHEDULE AND
LOWER PLAN

LIST OF DRAWING		DRAWING INDEX		LIGHTING SYMBOL		GENERAL NOTES
SERIES NO.	DRAWING NO.	DRAWING TITLE	ABBREVIATION & DEFINITION	GENERAL SYMBOL IN DRAWING	SYMBOL CODE CATEGORY	
EXTERIOR LIGHTING			ABV ABOVE ADJ. ADJUSTABLE AFF. ABOVE FINISH FLOOR ALT. ALTERNATIVE	ORIENTATION N=North		1.0 This drawings indicate the lighting plan together with support relevant informations including lighting in elevation, section, details and specification.
DRAWING INDEX	LTI-1100	DRAWING INDEX	ALUM. ALUMINUM ANCH. ANCHOR APPR. APPROXIMATELY ARCH. ARCHITECTURAL AT AT BLDG. BUILDING BYNH. BETHENI CLG. CEILING CL. AT CENTER LINE C.H. CEILING HEIGHT C.C. CENTER TO CENTER COL. COLUMN DIA. DIAMETER DIM. DIMENSION DWG. DRAWING ELEC. ELECTRICITY EXPO. EXPOSED FIN. FINISH FL. FLOOR LEVEL GLF. GROUND FLOOR LEVEL H. HEIGHT INT. INTERIOR L. LENGTH MECH. MECHANICAL MAX. MAXIMUM MIN. MINIMUM N. NORTH NO. NUMBER O.C. ON CENTER RM. ROOM S. SCALE SEC. SECTION SHT. SHEET SPEC. SPECIFICATIONS SQ. SQUARE SUPP. SUSPENDED TYP. TYPICAL W. WIDTH WT. WEIGHT	FLOOR LEVEL CEILING LEVEL CENTER TO CENTER ELEVATION KEY A-D : ELEVATION NUMBER A-1 - A-4 : DRAWING NUMBER		2.0 This drawing are grouped and identified in division and generally comprise of area zone according to architecture and/or interior and/or landscape packages. 3.0 All dimensions showing are based upon: the metric system 4.0 Do not scale from the drawing 5.0 Use update date shown in the drawing for Co-Ordination. 6.0 The lighting plan drawings are showing the schematic planning and wiring diagram/ the client must consult an Electrical Engineer prior to M&E work 7.0 The specification detail show in drawing are based on the information issue by the manufactures such as photometric data/ and calculation result. Any alternative and/or equivalent option must be comply with the original specification and must be approve by APLD before proceed to further stage.
MOUNTAIN VILLAGE - LOT709	LTI-1101	LOWER LEVEL LIGHTING PLAN				
	LTI-1102	LOWER LEVEL LIGHTING CIRCUITS PLAN				
	LTI-1103	LOWER LEVEL REFLECTED CEILING PLAN				
	LTI-1104	LOWER LEVEL REFLECTED CEILING CIRCUITS PLAN				
	LTI-1105	MAIN LEVEL LIGHTING PLAN				
	LTI-1106	MAIN LEVEL LIGHTING CIRCUITS PLAN				
	LTI-1107	MAIN LEVEL REFLECTED CEILING PLAN				
	LTI-1108	MAIN LEVEL REFLECTED CEILING CIRCUITS PLAN				
	LTI-1109	UPPER LEVEL REFLECTED CEILING PLAN				
	LTI-1110	UPPER LEVEL REFLECTED CEILING CIRCUITS PLAN				
	LTI-2101	NORTH ELEVATION				
	LTI-2102	WEST ELEVATION				
	LTI-2103	EAST ELEVATION (PARTIAL)				
	LTI-2104	SOUTH ELEVATION				

CLIENT	PROJECT TITLE	ARCHITECT	INTERIOR DESIGNER	LANDSCAPE DESIGNER	DRAWING TITLE	DRAWING INFORMATION
APLD DESIGNING • PLANNING • CONSULTING	MOUNTAIN VILLAGE LOT09 ADAMS RANCH ROAD TELLURIDE COLORADO 81435	CENTRE SKY ARCHITECTURE LTD.	Chaleeyas DESIGN		DRAWING INDEX	SCALE: A3, 1/16"=1'-0" DATE: 06/20/22 PROJECT NO: 2128.00 PROJECT TITLE: MOUNTAIN VILLAGE LOT 709



1 LOWER LEVEL LIGHTING PLAN
1/16"=1'-0"



3 LOWER LEVEL REFLECTED CEILING PLAN
1/16"=1'-0"

CLIENT	PROJECT TITLE	ARCHITECT	INTERIOR DESIGNER	LANDSCAPE DESIGNER	DRAWING TITLE	DRAWING INFORMATION
APLD DESIGNING • PLANNING • CONSULTING	MOUNTAIN VILLAGE LOT09 ADAMS RANCH ROAD TELLURIDE COLORADO 81435	CENTRE SKY ARCHITECTURE LTD.	Chaleeyas DESIGN		LOWER LEVEL LIGHTING PLAN	SCALE: A3, 1/16"=1'-0" DATE: 06/20/22 PROJECT NO: 2128.00 PROJECT TITLE: MOUNTAIN VILLAGE LOT 709

CLIENT	PROJECT TITLE	ARCHITECT	INTERIOR DESIGNER	LANDSCAPE DESIGNER	DRAWING TITLE	DRAWING INFORMATION
APLD DESIGNING • PLANNING • CONSULTING	MOUNTAIN VILLAGE LOT09 ADAMS RANCH ROAD TELLURIDE COLORADO 81435	CENTRE SKY ARCHITECTURE LTD.	Chaleeyas DESIGN		LOWER LEVEL REFLECTED CEILING PLAN	SCALE: A3, 1/16"=1'-0" DATE: 06/20/22 PROJECT NO: 2128.00 PROJECT TITLE: MOUNTAIN VILLAGE LOT 709

NOTE: PLANS ON THIS SHEET HAVE BEEN REDUCED FROM FULL SCALE



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

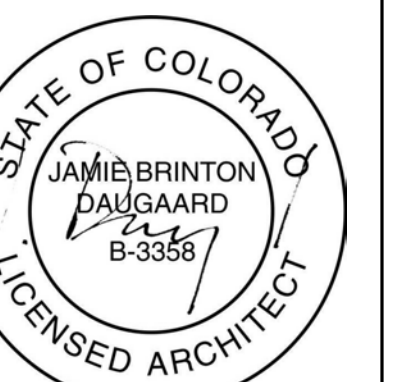
MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
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UTAH:
1960 SIDEWINDER DR., #101
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MOUNTAIN VILLAGE - LOT 709
ADAMS RANCH ROAD
TELLURIDE COLORADO, 81435

NOT FOR
CONSTRUCTION

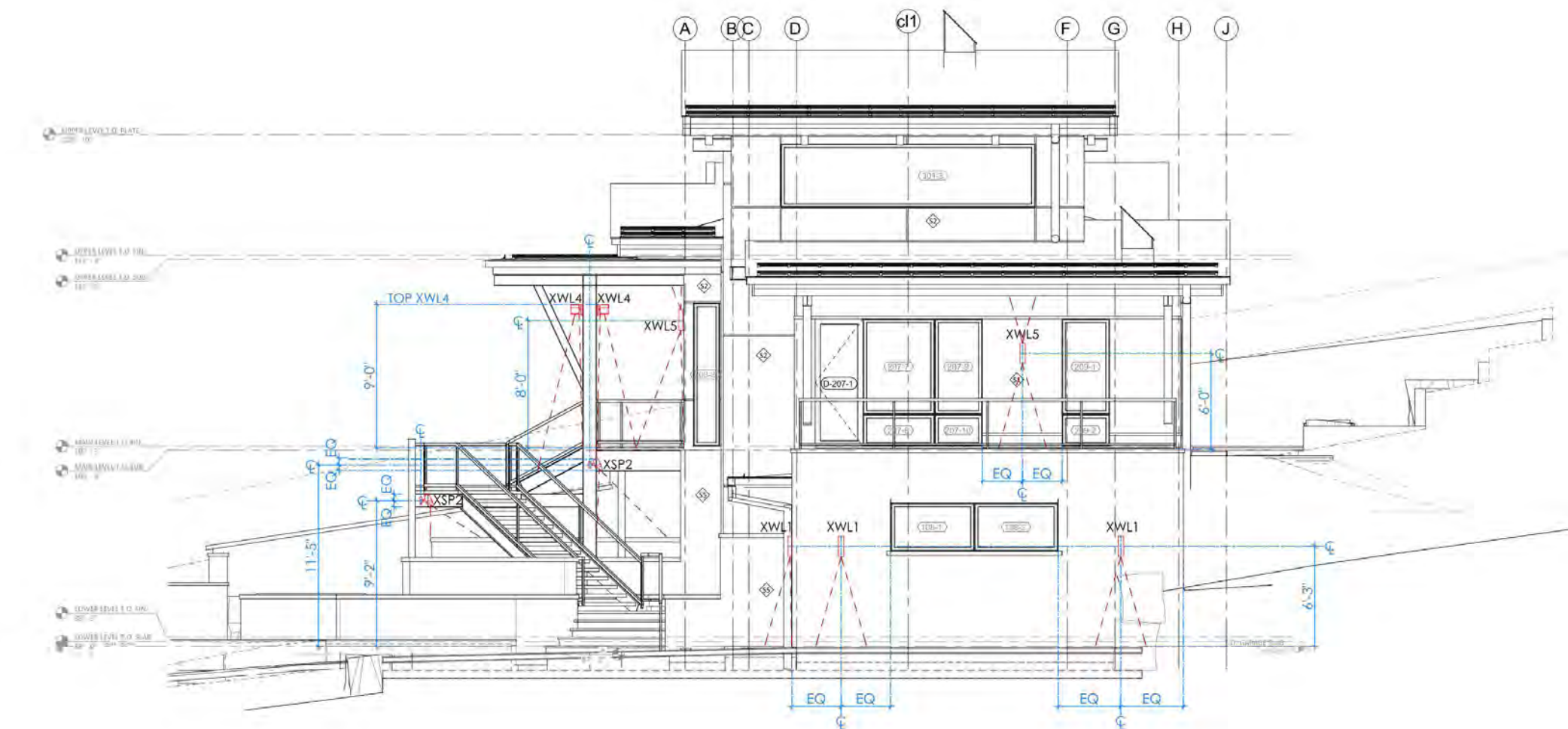


Issued For	Date
• 100% S.D.	-
• Pricing #	11-02-2021
• DRB Initial Review	3-31-2021
• 100% D.D.	6-1-2022
• DRB Final Review	7-7-2022
• 100% C.D.	-
• REV. #	-

Drawn By Author
Date 06-21-2022
Project # 2128.00
Phase DD
Sheet

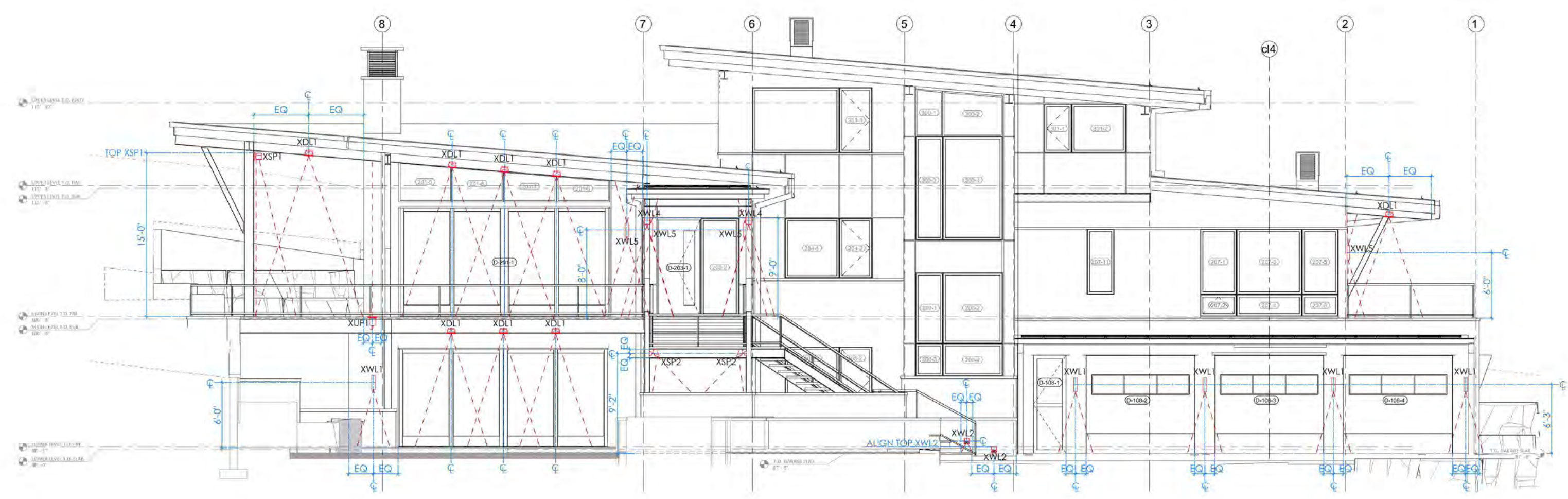
E-102
EXT. LIGHTING-
LIGHT FIXTURE
SPREAD

NOTE: PLANS ON THIS SHEET HAVE
BEEN REDUCED FROM FULL SCALE



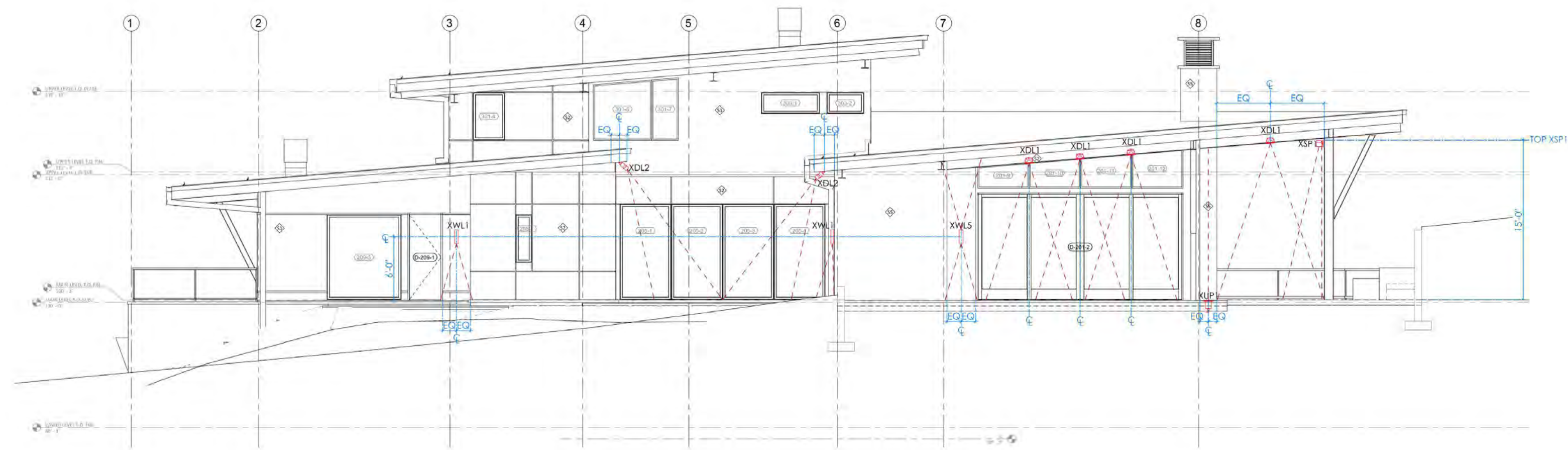
12
LTI-2102 WEST ELEVATION

APLD	DESIGNING • PLANNING • CONSULTING	CLIENT	PROJECT TITLE	ARCHITECT	INTERIOR DESIGNER	LANDSCAPE DESIGNER	DRAWING TITLE	DRAWING INFORMATION				DRAWING NO.	DRAWING FOR	
								SCALE	DATE	CHECKED BY	REVISION DATE			
		MOUNTAIN VILLAGE LOT 709 ADAMS RANCH ROAD TELLURIDE COLORADO 81435		CENTRE SKY ARCHITECTURE LTD.	Choleey DESIGN		WEST ELEVATION	1/8" = 1'-0"	06/21/2022	JAMIE B	1	6/21/22	LTI-2102	FOR COORDINATION
											2	6/21/22		FOR TENDER
											3	6/21/22		FOR CONSTRUCTION



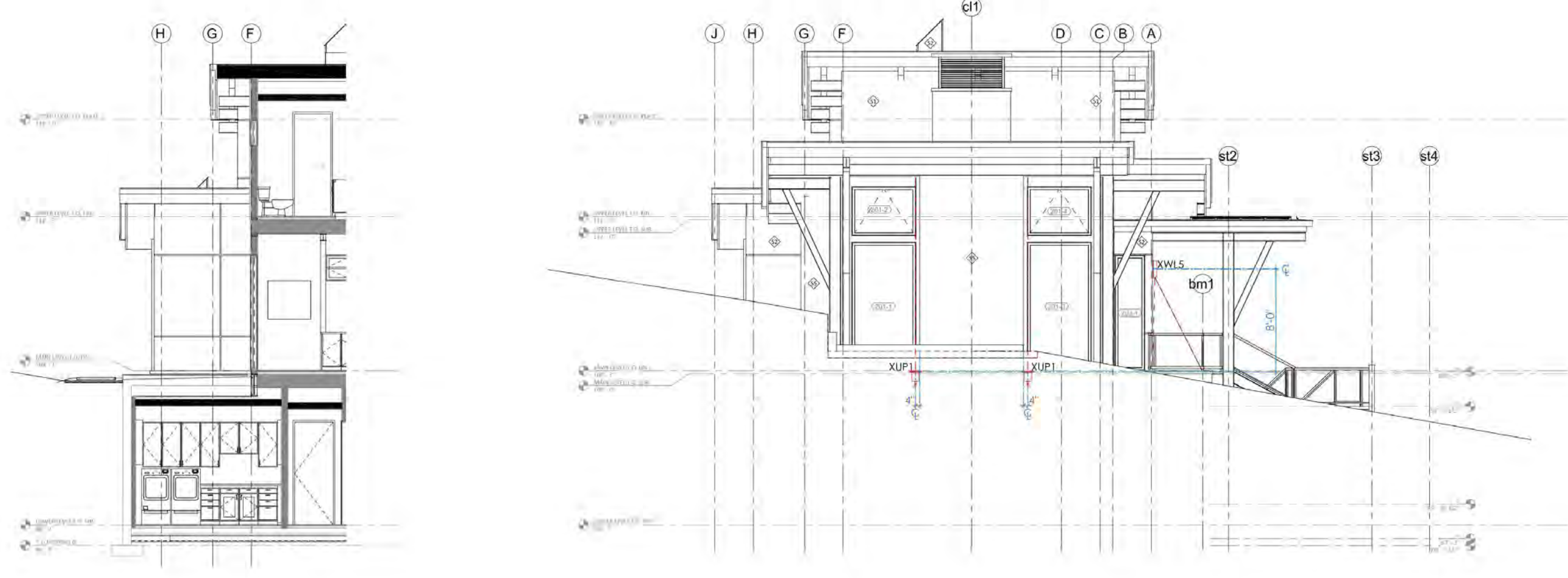
11
LTI-2101 NORTH ELEVATION

APLD	DESIGNING • PLANNING • CONSULTING	CLIENT	PROJECT TITLE	ARCHITECT	INTERIOR DESIGNER	LANDSCAPE DESIGNER	DRAWING TITLE	DRAWING INFORMATION				DRAWING NO.	DRAWING FOR	
								SCALE	DATE	CHECKED BY	REVISION DATE			
		MOUNTAIN VILLAGE LOT 709 ADAMS RANCH ROAD TELLURIDE COLORADO 81435		CENTRE SKY ARCHITECTURE LTD.	Choleey DESIGN		NORTH ELEVATION	1/8" = 1'-0"	06/21/2022	JAMIE B	1	6/21/22	LTI-2101	FOR COORDINATION
											2	6/21/22		FOR TENDER
											3	6/21/22		FOR CONSTRUCTION



15
LTI-2104 SOUTH ELEVATION

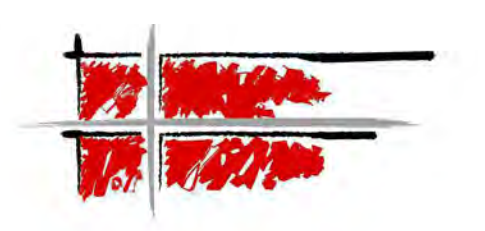
APLD	DESIGNING • PLANNING • CONSULTING	CLIENT	PROJECT TITLE	ARCHITECT	INTERIOR DESIGNER	LANDSCAPE DESIGNER	DRAWING TITLE	DRAWING INFORMATION				DRAWING NO.	DRAWING FOR	
								SCALE	DATE	CHECKED BY	REVISION DATE			
		MOUNTAIN VILLAGE LOT 709 ADAMS RANCH ROAD TELLURIDE COLORADO 81435		CENTRE SKY ARCHITECTURE LTD.	Choleey DESIGN		SOUTH ELEVATION	1/8" = 1'-0"	06/21/2022	JAMIE B	1	6/21/22	LTI-2104	FOR COORDINATION
											2	6/21/22		FOR TENDER
											3	6/21/22		FOR CONSTRUCTION



13
LTI-2103 EAST ELEVATION (PARTIAL)

14
LTI-2103 EAST ELEVATION

APLD	DESIGNING • PLANNING • CONSULTING	CLIENT	PROJECT TITLE	ARCHITECT	INTERIOR DESIGNER	LANDSCAPE DESIGNER	DRAWING TITLE	DRAWING INFORMATION				DRAWING NO.	DRAWING FOR	
								SCALE	DATE	CHECKED BY	REVISION DATE			
		MOUNTAIN VILLAGE LOT 709 ADAMS RANCH ROAD TELLURIDE COLORADO 81435		CENTRE SKY ARCHITECTURE LTD.	Choleey DESIGN		EAST ELEVATION (PARTIAL)	1/8" = 1'-0"	06/21/2022	JAMIE B	1	6/21/22	LTI-2103	FOR COORDINATION
											2	6/21/22		FOR TENDER
											3	6/21/22		FOR CONSTRUCTION



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MOUNTAIN VILLAGE - LOT 709

ADAMS RANCH ROAD
TELLURIDE COLORADO, 81435

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• 100% S.D.	-
• Pricing #	11-02-2021
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• DRB Final Review	7-7-2022
• 100% C.D.	-
• REV. #	-

Drawn By: Author
Date: 06-21-2022
Project #: 2128.00
Phase: DD
Sheet:

E-103
EXT. LIGHTING-
FIXTURE CUT
SHEETS

SCOPE OF WORK
Supplier shall study lighting design drawings & Documents carefully, understand Lighting Consultant's design intention to achieve the intended lighting design effects. The work shall consist of the following items:

- Lighting Fixtures** categorized under lamp sources of:
 - Tungsten Lamps**
 - To submit required specifications, samples, shop drawings & prototypes for approval.
 - To liaise with Design & Build Contractor and supply & deliver the lighting fixtures, lamps, accessories, transformers, ballasts & all the necessary components for performance & site mock-ups.
 - To coordinate with Design & Build Contractor based on shop drawings including locations, dimensions & quantity of the lighting fixtures before proceeding as per Design & Build Works Programme.
 - To supply & deliver the lighting fixtures, lamps, accessories, transformers, ballasts & all the necessary components to a designated place without delay.
 - To assemble the lighting fixtures before handing over to Design & Build Contractor for installation.
 - To give instruction to Design & Build Contractor on how to install, adjust & aim the lighting fixtures.
 - To coordinate with Design & Build Contractor to inspect the completed works are installed in accordance with Lighting Manufacturer's specifications and requirements.
 - To jointly test and commission the installed light fixtures with Design & Build Contractor and after successful test & commission, to coordinate with Design & Build Contractor for witness by Client, Architects and Lighting Consultant.
 - To provide minimum 12 months warranty on the lighting fixtures, lamps, accessories, transformers, ballasts & all the necessary components as specified from the date of Certificate of Practical Completion. It is subjected to be negotiable with owner.
 - To promptly attend to defects / technical problems at no additional charges during maintenance period
 - Energy Saving Lamp**
 - To submit specification & samples (as specified in colours temperature), shop drawings & prototypes for approval.
 - To liaise with Design & Build Contractor and supply & deliver the lighting fixtures, lamps, accessories, associates control gears & all the necessary components for performance & site mock-ups.
 - To coordinate with Design & Build Contractor based on shop drawings including locations, dimensions & quantities before proceeding as per Design & Build Works Programme.

- To supply & deliver the lighting fixtures, lamps, accessories, associates control gears & all the necessary components to a designated place without delay.
 - To assemble the lighting fixtures before handing over to Design & Build Contractor for installation.
 - To give instruction to Design & Build Contractor on how to install, adjust & aim the lighting fixtures.
 - To coordinate with Design & Build Contractor to inspect the completed works are installed in accordance with Lighting Manufacturer's specifications and requirements.
 - To jointly test and commission the installed light fixtures with Design & Build Contractor and after successful test & commission, to coordinate with Design & Build Contractor for witness by Client, Architects and Lighting Consultant.
 - To provide minimum 12 months warranty on the lighting fixtures, lamps, accessories, transformers, ballasts & all the necessary components as specified from the date of Certificate of Practical Completion. It is subjected to be negotiable with owner.
 - To promptly attend to defects / technical problems at no additional charges during maintenance period
- LED Lamp**
- To submit specification & samples (as specified in colours temperature), shop drawings & prototypes for approval.
 - To liaise with Design & Build Contractor and supply & deliver the lighting fixtures, lamps, accessories, associates control driver, controlling devices & programme with all the necessary components for performance & site mock-ups.
 - To liaise with Design & Build Contractor and supply & install LED "All Types" for site mock-up.
 - To study Lighting Consultants mounting details & Design & Build Contractor's shop drawings & submit shop drawings (plans & sections) of installations showing locations & types of lamps, location & position of driver housing with controlling and connection for approval.
 - To coordinate with Design & Build Contractor based on shop drawings including locations, dimensions & quantities before proceeding as per Design & Build Works Programme.
 - To supply & deliver the lighting fixtures, lamps, accessories, associates driver and controlling devices & all the necessary components to a designated place without delay.
 - To assemble the lighting fixtures before handing over to Design & Build Contractor for installation.
 - To give instruction to Design & Build Contractor on how to install, adjust & aim the lighting fixtures.
 - To coordinate with Design & Build Contractor to inspect the completed works are installed in accordance with Lighting Manufacturer's specifications and requirements.
 - To jointly test and commission the installed light fixtures with Design & Build Contractor and after successful test & commission, to coordinate with Design & Build Contractor for witness by Client, Architects and Lighting Consultant.
 - To provide minimum 12 months warranty on the lighting fixtures, lamps, accessories, transformers, ballasts & all the necessary components as specified from the date of Certificate of Practical Completion. It is subjected to be negotiable with owner.
 - To promptly attend to defects / technical problems at no additional charges during maintenance period

- 1. TENDER SUBMITTALS**
1.1. Tender Contract Documentation Submitted for Fixtures
To submit the following documents by Tender Closing Date:
1.1.1 Supply & Delivery of Lighting Fixtures
1.2 Summary of Alternative Lighting Fixtures
1.3 Alternative Lighting Fixtures Specifications
- 1.1 Supply & Delivery of Lighting Fixtures**
To study the accompanying notes & fill in the following tables accordingly:
1.1.1 Base Tender Lighting Fixtures
1.1.2 Alternative Tender Lighting Fixtures
- 1.2 Summary of Alternative Lighting Fixtures**
To study the accompanying notes & fill in the tables "Summary of Alternative Lighting Fixtures" Accordingly with the following information:
- Original or Alternative (if original fixtures are proposed, clearly mention "original")
- Manufacturer
- Model number
- Country of Origin
SOFT COPY PROVIDE AT THIS STAGE
- 1.3 Alternative Lighting Fixtures Specification**
To provide lighting fixtures specification sheet (A4 size, 1 page per fixture) for alternative fixtures.
The following information should be clearly mentioned in the specifications.
Fixture
- Manufacturer
- Model Code
- Photo
- Section
- Dimensions
- Photometrical Data
- Electrical component
- Description
- Material
- Colour & Finish
- Cut-off Angle (degrees)
- Ingress Protection (IP) Rating
Lamp
- Manufacturer
- Lamp Type
- Socket
- Wattage (W)
- Colour Temperature (K)
- Colour Rendering Index (Ra)
- Beam Angle (degrees, wherever applicable)
- Lamp Life (h)
- (Accessories (whenever applicable))**
(Components (whenever applicable))

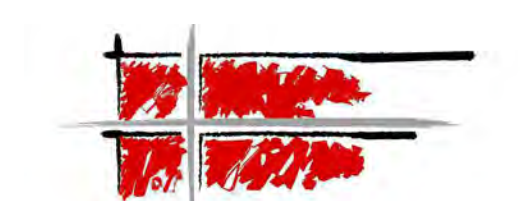
- 2. POST TENDER SUBMITTALS**
To submit the following alternative lighting fixtures samples by Tender Interview No. 1
"ALL ALTERNATIVE LIGHTING FIXTURES MUST BE INTERVIEW & EVALUATE"
To ensure that samples are all wired-up and turned on for evaluation during tender interview No. 1.
- 3. PRE-INSTALLATION SUBMITTALS**
To submit the following documentations & samples for approval before proceeding with order.
1. Lighting Fixtures Specification (for ALL FIXTURES)
2. Lighting Fixtures Sample complete with correct lamps (for ALL FIXTURES)
3. Shop Drawings of customized & modified Lighting Fixtures (where applicable)
4. Shop Drawings of External Lighting Fixtures for Mounting Installation & applicable of maintenance.
5. Lux Calculation (externally with iso-lux curves on the floor level) for the following areas:
- If need.
- 4. MOCK-UPS REQUIREMENTS**
Lighting Supplier shall liaise with Design & Build Contractor and supply & deliver the following lighting fixtures & its related lighting control system to a designated place as per design Build Works Programme.

Fixture Information			
Code	Category	Vendor Code	Vendor List
XDL1	RC Down Light	RC-1D-RED-F8	FX Luminaire (Puriter Industries) 1940 Diamond St, San Marcos, CA 92078, United States +1 760-744-5240
Notes OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)			
Luminaire Description			
Lamp Description	Lamp Description	Power Consumption	Power Consumption
	RED Cree® Integrated LEDs	11.2 Watts	8.2 Watts
Operating Voltage	Input voltage: 10-15 V	Operating Voltage	Input voltage: 10-15 V
Beam Angle	40 Degree	Beam Angle	18 Degree
Color temperature	2700 Kelvin	Color temperature	2700 Kelvin
Lumens Output	722 Lumen	Lumens Output	328 Lumen
Efficiency (Lumen/Watt)	42 Lumen	Efficiency (Lumen/Watt)	40 Lumen
Color Rendering Index (CRI)	80	Color Rendering Index (CRI)	80+
Dimension	Dia 3.5 x H 3.5 inches	Dimension	Dia 3.0 x H 10.2 inches
Material	Die-cast aluminum/Glare-free shielding	Material	Die-cast aluminum/Glare-free shielding
Body Color	Black	Body Color	Bronze Metallic Finish
IP Rating	44	IP Rating	64
Control Gear	Remote LED Transformer	Control Gear	Remote LED Transformer
Control	Phase and PWM Dimmable	Control	Phase and PWM Dimmable
Accessories	Hex Baffle, Housing, LED Wide Flood Lem 60"	Accessories	Hex Baffle, Straight Shroud, Mini Mount
Lifetime of LEDs	50,000 hrs.	Lifetime of LEDs	50,000 hrs.
Accessories Description Approve model to be select after review again			
Glare Control			
IC-LED ILLUMINANCE AT A DISTANCE			
Center Beam		Beam Width	
1.7 ft	2,870 fc	0.3 ft	
3.3 ft	762 fc	0.7 ft	
5.0 ft	332 fc	1.0 ft	
6.7 ft	261 fc	1.3 ft	
8.2 ft	192 fc	1.7 ft	
10.0 ft	83.9 fc	2.0 ft	
Document Prepare By: Jonejira Check By:			

Fixture Information			
Code	Category	Vendor Code	Vendor List
XDL2	DE LED Down Light	DE-1D-ALED-S1-B2	FX Luminaire (Puriter Industries) 1940 Diamond St, San Marcos, CA 92078, United States +1 760-744-5240
Notes OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)			
Luminaire Description			
Lamp Description	Lamp Description	Power Consumption	Power Consumption
	ALED Cree® Integrated LEDs	8.2 Watts	8.2 Watts
Operating Voltage	Input voltage: 10-15 V	Operating Voltage	Input voltage: 10-15 V
Beam Angle	18 Degree	Beam Angle	18 Degree
Color temperature	2700 Kelvin	Color temperature	2700 Kelvin
Lumens Output	328 Lumen	Lumens Output	328 Lumen
Efficiency (Lumen/Watt)	40 Lumen	Efficiency (Lumen/Watt)	40 Lumen
Color Rendering Index (CRI)	80+	Color Rendering Index (CRI)	80+
Dimension	Dia 3.0 x H 10.2 inches	Dimension	Dia 3.0 x H 10.2 inches
Material	Die-cast aluminum/Glare-free shielding	Material	Die-cast aluminum/Glare-free shielding
Body Color	Bronze Metallic Finish	Body Color	Bronze Metallic Finish
IP Rating	64	IP Rating	64
Control Gear	Remote LED Transformer	Control Gear	Remote LED Transformer
Control	Phase and PWM Dimmable	Control	Phase and PWM Dimmable
Accessories	Hex Baffle, Straight Shroud, Mini Mount	Accessories	Hex Baffle, Straight Shroud, Mini Mount
Lifetime of LEDs	50,000 hrs.	Lifetime of LEDs	50,000 hrs.
Accessories Description Approve model to be select after review again			
Glare Control			
IC-LED ILLUMINANCE AT A DISTANCE			
Center Beam		Beam Width	
1.7 (0.5 m)	60 fc (645 fc)	1 (0.4 m)	
3.3 (2.4 m)	15 fc (162 fc)	2 (0.8 m)	
5.0 (2.7 m)	7.5 fc (81 fc)	3 (0.9 m)	
6.7 (3.0 m)	5.6 fc (60 fc)	4 (1.2 m)	
8.2 (3.8 m)	4.3 fc (45 fc)	5 (1.8 m)	
10.0 (4.1 m)	3.4 fc (36 fc)	7 (2.0 m)	
Document Prepare By: Jonejira Check By:			

Fixture Information			
Code	Category	Vendor Code	Vendor List
XP1	SD Down Light	SD-1D-ALED-B2	FX Luminaire (Puriter Industries) 1940 Diamond St, San Marcos, CA 92078, United States +1 760-744-5240
Notes OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)			
Luminaire Description			
Lamp Description	Lamp Description	Power Consumption	Power Consumption
	ALED Cree® Integrated LEDs	8.2 Watts	8.2 Watts
Operating Voltage	Input voltage: 10-15 V	Operating Voltage	Input voltage: 10-15 V
Beam Angle	18 Degree	Beam Angle	18 Degree
Color temperature	2700 Kelvin	Color temperature	2700 Kelvin
Lumens Output	327 Lumen	Lumens Output	327 Lumen
Efficiency (Lumen/Watt)	44 Lumen	Efficiency (Lumen/Watt)	44 Lumen
Color Rendering Index (CRI)	80+	Color Rendering Index (CRI)	80+
Dimension	Dia 3.0 x D 4.0 x W 5.3 inches	Dimension	Dia 3.0 x D 4.0 x W 5.3 inches
Material	Die-cast aluminum/Glare-free shielding	Material	Die-cast aluminum/Glare-free shielding
Body Color	Bronze Metallic Finish	Body Color	Bronze Metallic Finish
IP Rating	65	IP Rating	65
Control Gear	Remote LED Transformer	Control Gear	Remote LED Transformer
Control	Phase and PWM Dimmable	Control	Phase and PWM Dimmable
Accessories	Hex Baffle, Straight Shroud, Mini Mount	Accessories	Hex Baffle, Straight Shroud, Mini Mount
Lifetime of LEDs	50,000 hrs.	Lifetime of LEDs	50,000 hrs.
Accessories Description Approve model to be select after review again			
Glare Control			
IC-LED ILLUMINANCE AT A DISTANCE			
Center Beam		Beam Width	
1.7 (0.5 m)	58.9 fc (632 fc)	1 (0.3 m)	
3.3 (1.0 m)	14.7 fc (157 fc)	2 (0.5 m)	
5.0 (1.5 m)	9.8 fc (105 fc)	3 (0.6 m)	
6.7 (2.0 m)	7.4 fc (78 fc)	4 (0.8 m)	
8.2 (2.5 m)	5.9 fc (62 fc)	5 (1.0 m)	
10.0 (3.0 m)	4.7 fc (50 fc)	7 (1.3 m)	
Document Prepare By: Jonejira Check By:			

Fixture Information			
Code	Category	Vendor Code	Vendor List
XP2	JR LED Down Light	JR-1LED-S1-B2	FX Luminaire (Puriter Industries) 1940 Diamond St, San Marcos, CA 92078, United States +1 760-744-5240
Notes OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)			
Luminaire Description			
Lamp Description	Lamp Description	Power Consumption	Power Consumption
	LED Cree® Integrated LEDs	1.9 Watts	1.9 Watts
Operating Voltage	Input voltage: 10-15 V	Operating Voltage	Input voltage: 10-15 V
Beam Angle	44 Degree	Beam Angle	44 Degree
Color temperature	2700 Kelvin	Color temperature	2700 Kelvin
Lumens Output	101 Lumen	Lumens Output	101 Lumen
Efficiency (Lumen/Watt)	53 Lumen	Efficiency (Lumen/Watt)	53 Lumen
Color Rendering Index (CRI)	83	Color Rendering Index (CRI)	83
Dimension	Dia 2.4 x L 8.9 inches	Dimension	Dia 2.4 x L 8.9 inches
Material	Die-cast aluminum/Glare-free shielding	Material	Die-cast aluminum/Glare-free shielding
Body Color	Bronze Metallic Finish	Body Color	Bronze Metallic Finish
IP Rating	44	IP Rating	44
Control Gear	Remote LED Transformer	Control Gear	Remote LED Transformer
Control	Non Dimmable	Control	Non Dimmable
Accessories	Hex Baffle, Straight Shroud, Mini Mount	Accessories	Hex Baffle, Straight Shroud, Mini Mount
Lifetime of LEDs	72,000 hrs.	Lifetime of LEDs	72,000 hrs.
Accessories Description Approve model to be select after review again			
Glare Control			
JR-LED ILLUMINANCE AT A DISTANCE			
Center Beam		Beam Width	
Distance	Center Beam fc	Beam Width	
1.7 (0.5 m)	5.1 fc (55 fc)	0.7 (0.3 m)	
3.3 (1.0 m)	1.3 fc (14 fc)	1.3 (0.5 m)	
5.0 (1.5 m)	0.9 fc (9 fc)	2.0 (0.7 m)	
6.7 (2.0 m)	0.7 fc (7 fc)	2.7 (0.9 m)	
8.2 (2.5 m)	0.5 fc (5 fc)	3.4 (1.1 m)	
10.0 (3.0 m)	0.4 fc (4 fc)	4.1 (1.4 m)	
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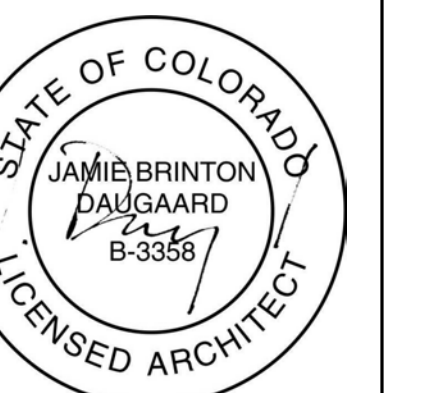
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DRB Final Review	7-7-2022
100% C.D.	-
REV. #	-

Drawn By: Author
Date: 06-21-2022
Project #: 2128.00
Phase: DD
Sheet:

E-104
FIXTURE CUT
SHEETS

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Luminaire Cut-Sheet

Code	Category	Vendor Code	Vendor List
XW11	ZW Down Light	ZW-3LED-DH-BZ	FX Luminaire (Hunter Industries) 1940 Diamond St. San Marcos, CA 92078, United States +1 760-744-5240

Notes
OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)

Luminaire Description	
Lamp Description	3LED Cree® Integrated LEDs
Power Consumption	4.2 Watts
Operating Voltage	Input voltage: 10-15 V
Beam Angle	31 Degree
Color Temperature	2700 Kelvin
Lumens Output	179 Lumen
Efficacy (Lumens/Watt)	42 Lumen
Color Rendering Index (CRI)	80+
Dimension	Dia 2.1 x D 2.7 x H 4.0 inches
Material	Powder-coated aluminum, natural stainless steel, or natural copper finishes
Body Color	Bronze Metallic Finish
IP Rating	65
Control Gear	Remote LED Transformer
Control	Non Dimmable
Accessories	-
Lifetime of LEDs	55,000 hrs.
Approve model to be select after review again	

Power Accessories	
ZW-3LED-DH Illuminance at a Distance	
Feet (Meters)	Center Beam Beam Width
2.0' (0.6 m)	1.7' (0.5 m) 1.7' (0.5 m)
4.0' (1.2 m)	3.4' (1.0 m) 3.4' (1.0 m)
6.0' (1.8 m)	5.1' (1.5 m) 5.1' (1.5 m)
8.0' (2.4 m)	6.8' (2.1 m) 6.8' (2.1 m)
10.0' (3.0 m)	8.5' (2.6 m) 8.5' (2.6 m)
12.0' (3.7 m)	10.2' (3.1 m) 10.2' (3.1 m)

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Luminaire Cut-Sheet

Code	Category	Vendor Code	Vendor List
XW12	SL Wall Light (Flat)	SL-S-LED-W-FT-BZ	FX Luminaire (Hunter Industries) 1940 Diamond St. San Marcos, CA 92078, United States +1 760-744-5240

Notes
OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)

Luminaire Description	
Lamp Description	1LED Cree® Integrated LEDs
Power Consumption	2 Watts
Operating Voltage	Input voltage: 10-15 V
Beam Angle	N/A Degree
Color Temperature	2700 Kelvin
Lumens Output	49 Lumen
Efficacy (Lumens/Watt)	24 Lumen
Color Rendering Index (CRI)	80+
Dimension	W 5.1 x H 5.1 x D 1.4 inches
Material	Die-cast aluminum/Glare-free shielding Two-layer mirror-grade anodization and powder coat finish
Body Color	Bronze Metallic Finish
IP Rating	66
Control Gear	Remote LED Transformer
Control	Non Dimmable
Accessories	Mounting Kit, Flat
Lifetime of LEDs	55,000 hrs.
Approve model to be select after review again	

Power Accessories	
SL-S-FT 1x100 Isofootcandle Plot	
Feet (Meters)	Center Beam Beam Width
2.0' (0.6 m)	1.7' (0.5 m) 1.7' (0.5 m)
4.0' (1.2 m)	3.4' (1.0 m) 3.4' (1.0 m)
6.0' (1.8 m)	5.1' (1.5 m) 5.1' (1.5 m)
8.0' (2.4 m)	6.8' (2.1 m) 6.8' (2.1 m)
10.0' (3.0 m)	8.5' (2.6 m) 8.5' (2.6 m)
12.0' (3.7 m)	10.2' (3.1 m) 10.2' (3.1 m)

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Luminaire Cut-Sheet

Code	Category	Vendor Code	Vendor List
XW13	SL Wall Light (Flat)	SL-S-ZD-3LED-W-FT-BZ	FX Luminaire (Hunter Industries) 1940 Diamond St. San Marcos, CA 92078, United States +1 760-744-5240

Notes
OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)

Luminaire Description	
Lamp Description	3LED Cree® Integrated LEDs
Power Consumption	4.2 Watts
Operating Voltage	Input voltage: 10-15 V
Beam Angle	N/A Degree
Color Temperature	2700 Kelvin
Lumens Output	132 Lumen
Efficacy (Lumens/Watt)	32 Lumen
Color Rendering Index (CRI)	80+
Dimension	W 5.1 x H 5.1 x D 1.4 inches
Material	Die-cast aluminum/Glare-free shielding Two-layer mirror-grade anodization and powder coat finish
Body Color	Bronze Metallic Finish
IP Rating	66
Control Gear	Remote LED Transformer
Control	Non Dimmable
Accessories	Mounting Kit, Flat
Lifetime of LEDs	55,000 hrs.
Approve model to be select after review again	

Power Accessories	
SL-S-FT 2x100 Isofootcandle Plot	
Feet (Meters)	Center Beam Beam Width
2.0' (0.6 m)	1.7' (0.5 m) 1.7' (0.5 m)
4.0' (1.2 m)	3.4' (1.0 m) 3.4' (1.0 m)
6.0' (1.8 m)	5.1' (1.5 m) 5.1' (1.5 m)
8.0' (2.4 m)	6.8' (2.1 m) 6.8' (2.1 m)
10.0' (3.0 m)	8.5' (2.6 m) 8.5' (2.6 m)
12.0' (3.7 m)	10.2' (3.1 m) 10.2' (3.1 m)

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Luminaire Cut-Sheet

Code	Category	Vendor Code	Vendor List
XW14	SD Down Light	SD-ZD-3LED-BZ	FX Luminaire (Hunter Industries) 1940 Diamond St. San Marcos, CA 92078, United States +1 760-744-5240

Notes
OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)

Luminaire Description	
Lamp Description	3LED Cree® Integrated LEDs
Power Consumption	10 Watts
Operating Voltage	Input voltage: 10-15 V
Beam Angle	37 Degree
Color Temperature	2700 Kelvin
Lumens Output	398 Lumen
Efficacy (Lumens/Watt)	40 Lumen
Color Rendering Index (CRI)	80+
Dimension	Dia 3.0 x D 4.0 x W 5.3 inches
Material	Die-cast aluminum/Glare-free shielding Two-layer mirror-grade anodization and powder coat finish
Body Color	Bronze Metallic Finish
IP Rating	65
Control Gear	Remote LED Transformer
Control	Phase and PWM dimmable
Accessories	Hex Baffle
Lifetime of LEDs	55,000 hrs.
Approve model to be select after review again	

Power Accessories	
SD-3LED Illuminance at a Distance	
Feet (Meters)	Center Beam Beam Width
1.0' (0.3 m)	1.7' (0.5 m) 1.7' (0.5 m)
2.0' (0.6 m)	3.4' (1.0 m) 3.4' (1.0 m)
3.0' (0.9 m)	5.1' (1.5 m) 5.1' (1.5 m)
4.0' (1.2 m)	6.8' (2.1 m) 6.8' (2.1 m)
5.0' (1.5 m)	8.5' (2.6 m) 8.5' (2.6 m)
6.0' (1.8 m)	10.2' (3.1 m) 10.2' (3.1 m)
8.0' (2.4 m)	13.6' (4.1 m) 13.6' (4.1 m)
10.0' (3.0 m)	17.0' (5.2 m) 17.0' (5.2 m)

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Luminaire Cut-Sheet

Code	Category	Vendor Code	Vendor List
XW15	ZW Up, & Down Light	ZW-ZD-3LED-UD-BZ	FX Luminaire (Hunter Industries) 1940 Diamond St. San Marcos, CA 92078, United States +1 760-744-5240

Notes
OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)

Luminaire Description	
Lamp Description	3LED Cree® Integrated LEDs
Power Consumption	8.4 Watts
Operating Voltage	Input voltage: 10-15 V
Beam Angle	31 Degree
Color Temperature	2700 Kelvin
Lumens Output	358 Lumen
Efficacy (Lumens/Watt)	42 Lumen
Color Rendering Index (CRI)	80+
Dimension	Dia 2.1 x D 2.7 x H 10.3 inches
Material	Powder-coated aluminum, natural stainless steel, or natural copper finishes
Body Color	Bronze Metallic Finish
IP Rating	65
Control Gear	Remote LED Transformer
Control	Phase and PWM dimmable
Accessories	-
Lifetime of LEDs	55,000 hrs.
Approve model to be select after review again	

Power Accessories	
ZW-ZD-3LED Illuminance at a Distance	
Feet (Meters)	Center Beam Beam Width
2.0' (0.6 m)	1.7' (0.5 m) 1.7' (0.5 m)
4.0' (1.2 m)	3.4' (1.0 m) 3.4' (1.0 m)
6.0' (1.8 m)	5.1' (1.5 m) 5.1' (1.5 m)
8.0' (2.4 m)	6.8' (2.1 m) 6.8' (2.1 m)
10.0' (3.0 m)	8.5' (2.6 m) 8.5' (2.6 m)
12.0' (3.7 m)	10.2' (3.1 m) 10.2' (3.1 m)

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Luminaire Cut-Sheet

Code	Category	Vendor Code	Vendor List
XW16	M-PK Path Light	M-PK-3LED-BZ	FX Luminaire (Hunter Industries) 1940 Diamond St. San Marcos, CA 92078, United States +1 760-744-5240

Notes
OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)

Luminaire Description	
Lamp Description	3LED Cree® Integrated LEDs
Power Consumption	4.2 Watts
Operating Voltage	Input voltage: 10-15 V
Beam Angle	N/A Degree
Color Temperature	2700 Kelvin
Lumens Output	132 Lumen
Efficacy (Lumens/Watt)	32 Lumen
Color Rendering Index (CRI)	80+
Dimension	W 2.2 x D 4.7 x H 22.5 inches
Material	Die-cast aluminum/Glare-free shielding Two-layer mirror-grade anodization and powder coat finish
Body Color	Bronze Metallic Finish
IP Rating	66
Control Gear	Remote LED Transformer
Control	Non Dimmable
Accessories	Mounting Option Deck Mount
Lifetime of LEDs	55,000 hrs.
Approve model to be select after review again	

Power Accessories	
M-PK-3LED Illuminance at a Distance	
Feet (Meters)	Center Beam Beam Width
2.0' (0.6 m)	1.7' (0.5 m) 1.7' (0.5 m)
4.0' (1.2 m)	3.4' (1.0 m) 3.4' (1.0 m)
6.0' (1.8 m)	5.1' (1.5 m) 5.1' (1.5 m)
8.0' (2.4 m)	6.8' (2.1 m) 6.8' (2.1 m)
10.0' (3.0 m)	8.5' (2.6 m) 8.5' (2.6 m)
12.0' (3.7 m)	10.2' (3.1 m) 10.2' (3.1 m)

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Luminaire Cut-Sheet

Code	Category	Vendor Code	Vendor List
XW17	EBR In-Grade Light	ZW-AR11-SP-27	Beachside Lighting 768 Kalamazoo Hwy. Soc. 2901 Indalee, HI 96724 USA (808) 405-4732

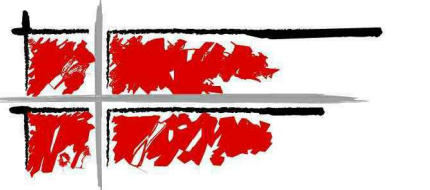
Notes
OR EQUIVALENT (Please see additional information required for Alternative Tender Specification)

Luminaire Description	
Lamp Description	AR11 LED SCRAM Lamp
Power Consumption	2W
Operating Voltage	12V AC/DC
Beam Angle	15 Degree
Color Temperature	2700 Kelvin
Lumens Output	120 Lumen
Efficacy (Lumens/Watt)	60 Lumen
Color Rendering Index (CRI)	80+
Dimension	Dia 2.17 x L 3.14 inches
Material	Solid Brass Round Uplight
Body Color	Brass
IP Rating	67
Control Gear	Remote LED Transformer
Control	Phase Dimmable
Accessories	PVC Housing, Honey Louvers
Lifetime of LEDs	55,000 hrs.
Approve model to be select after review again	

Power Accessories	
ZW-AR11-SP-27 Illuminance at a Distance	
Feet (Meters)	Center Beam Beam Width
2.0' (0.6 m)	1.7' (0.5 m) 1.7' (0.5 m)
4.0' (1.2 m)	3.4' (1.0 m) 3.4' (1.0 m)
6.0' (1.8 m)	5.1' (1.5 m) 5.1' (1.5 m)
8.0' (2.4 m)	6.8' (2.1 m) 6.8' (2.1 m)
10.0' (3.0 m)	8.5' (2.6 m) 8.5' (2.6 m)
12.0' (3.7 m)	10.2' (3.1 m) 10.2' (3.1 m)

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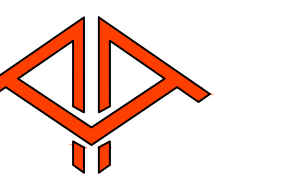
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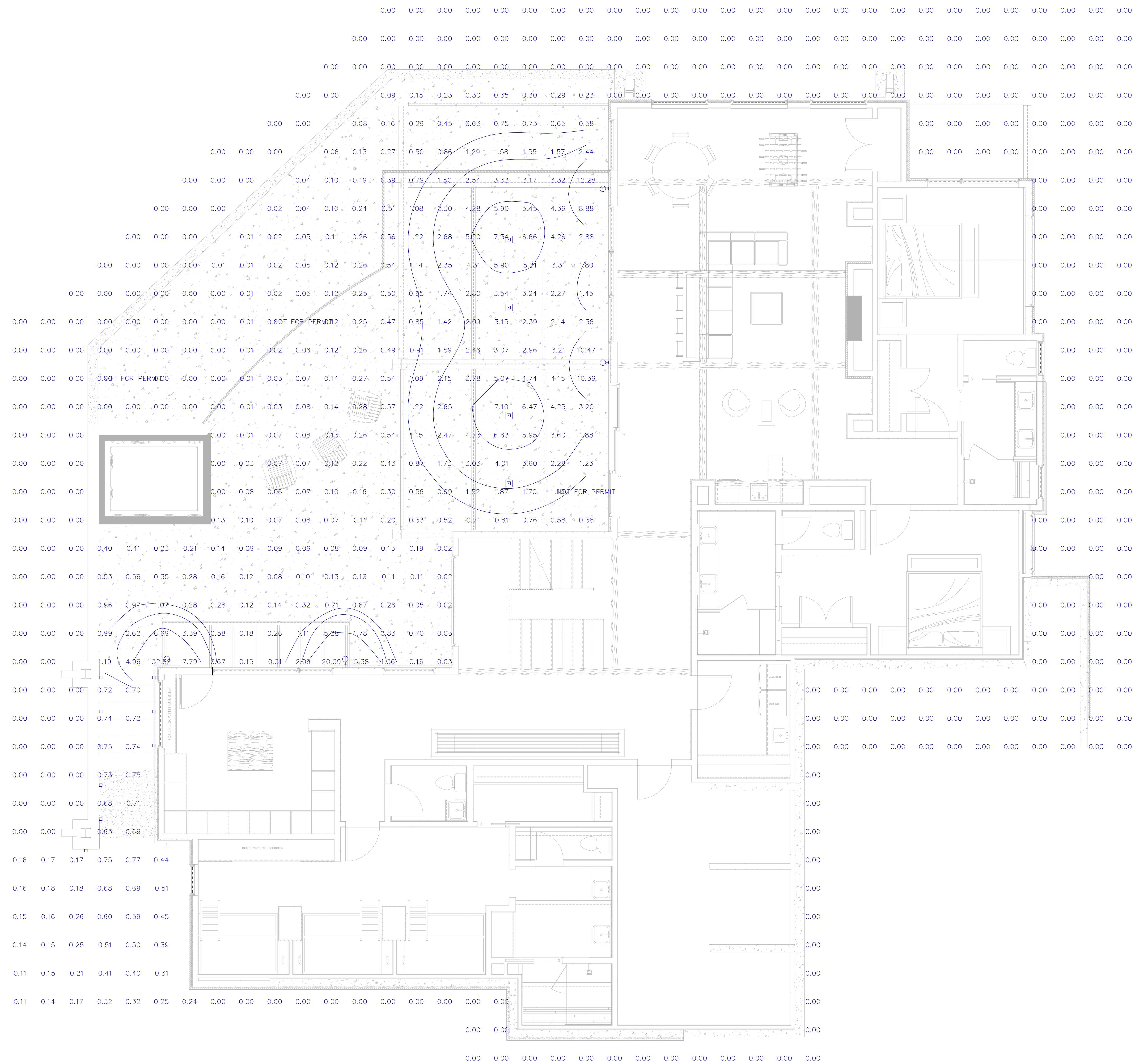
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• Pricing #	5/14/2021
• ARC Sketch Review	04/06/2021
• 100% D.D.	05/14/2021
• ARC Final Review	05/13/2021
• 100% C.D.	07/30/2021
• REV. #	-

Drawn By ALLEN MACDONALD
Date 8.20.2021
Project # 2021.00
Phase CD
Sheet

PA1.0

LOWER LEVEL
PHOTOMETRIC
ANALYSIS

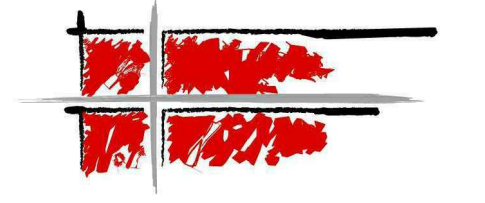
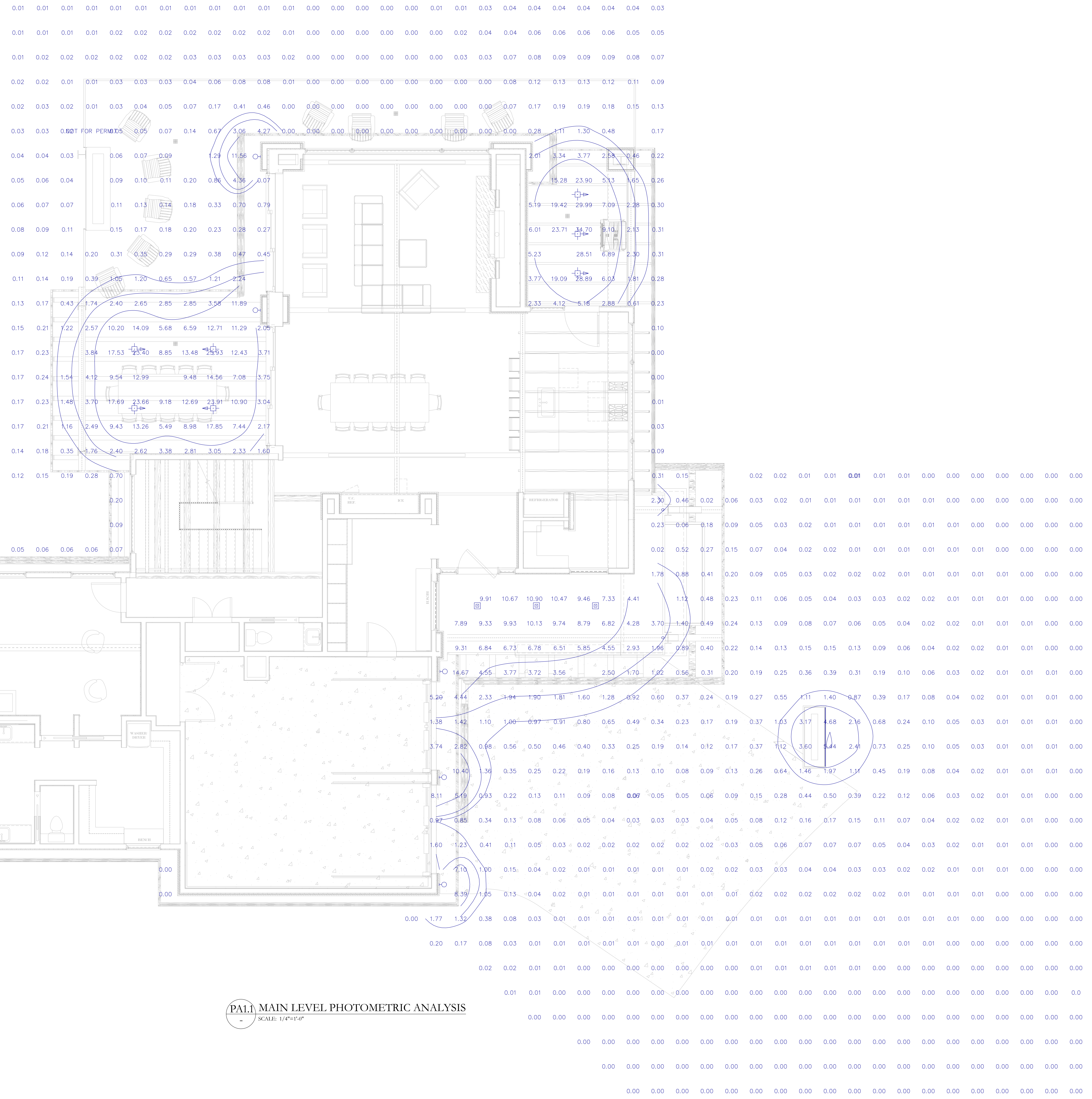
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AVERAGE FOOT-CANDLES	0.69
MAXIMUM FOOT-CANDLES	866-516-9497
MINIMUM FOOT-CANDLES	0.00
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	32.82 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.69 / 0.00



PA1.0 LOWER LEVEL PHOTOMETRIC ANALYSIS
SCALE: 1/4"=1'-0"

GENERAL PHOTOMETRIC SCHEDULE

NOT FOR PRODUCTION USE	1.39
MAXIMUM FOOT-CANDLES	34.70
MINIMUM FOOT-CANDLES	0.00
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	34.70 / 0.00
NOT FOR PRODUCTION USE	1.39 / 0.00



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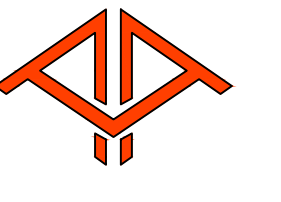
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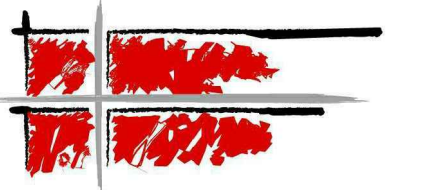


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• 100% S.D.	03/19/2021
• Pricing #	5/14/2021
• ARC Sketch Review	04/06/2021
• 100% D.D.	05/14/2021
• ARC Final Review	05/13/2021
• 100% C.D.	07/30/2021
• REV. #	-

Drawn By ALLEN MACDONALD
 Date 8.20.2021
 Project # 2021.00
 Phase CD
 Sheet

PA1.1
 MAIN LEVEL
 PHOTOMETRIC
 ANALYSIS

PA1.1 MAIN LEVEL PHOTOMETRIC ANALYSIS
 SCALE: 1/4"=1'-0"

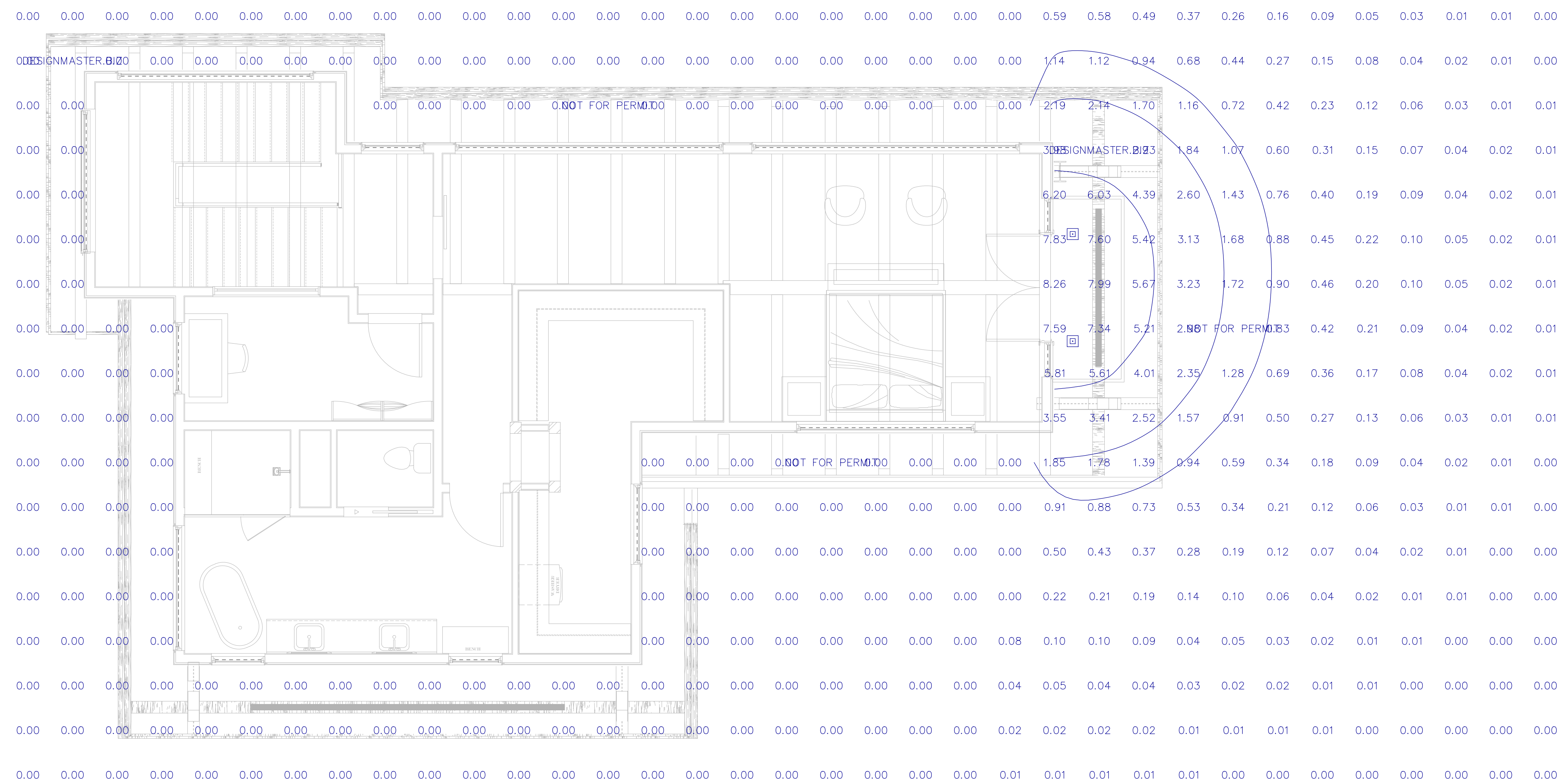


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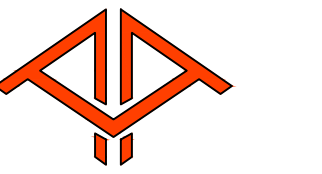
**GENERAL
 PHOTOMETRIC
 SCHEDULE**

AVERAGE FOOT-CANDLES	NOT FOR PRODUCTION USE
MAXIMUM FOOT-CANDLES	8.26
MINIMUM FOOT-CANDLES	0.00
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8.26 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.43 / 0.00

PA1.2 UPPER LEVEL PHOTOMETRIC ANALYSIS
 SCALE: 1/4"=1'-0"

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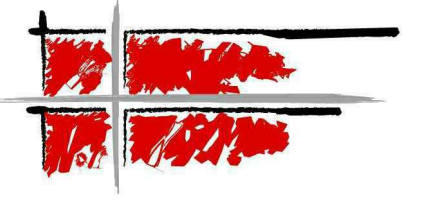
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PA1.2
 UPPER LEVEL
 PHOTOMETRIC
 ANALYSIS

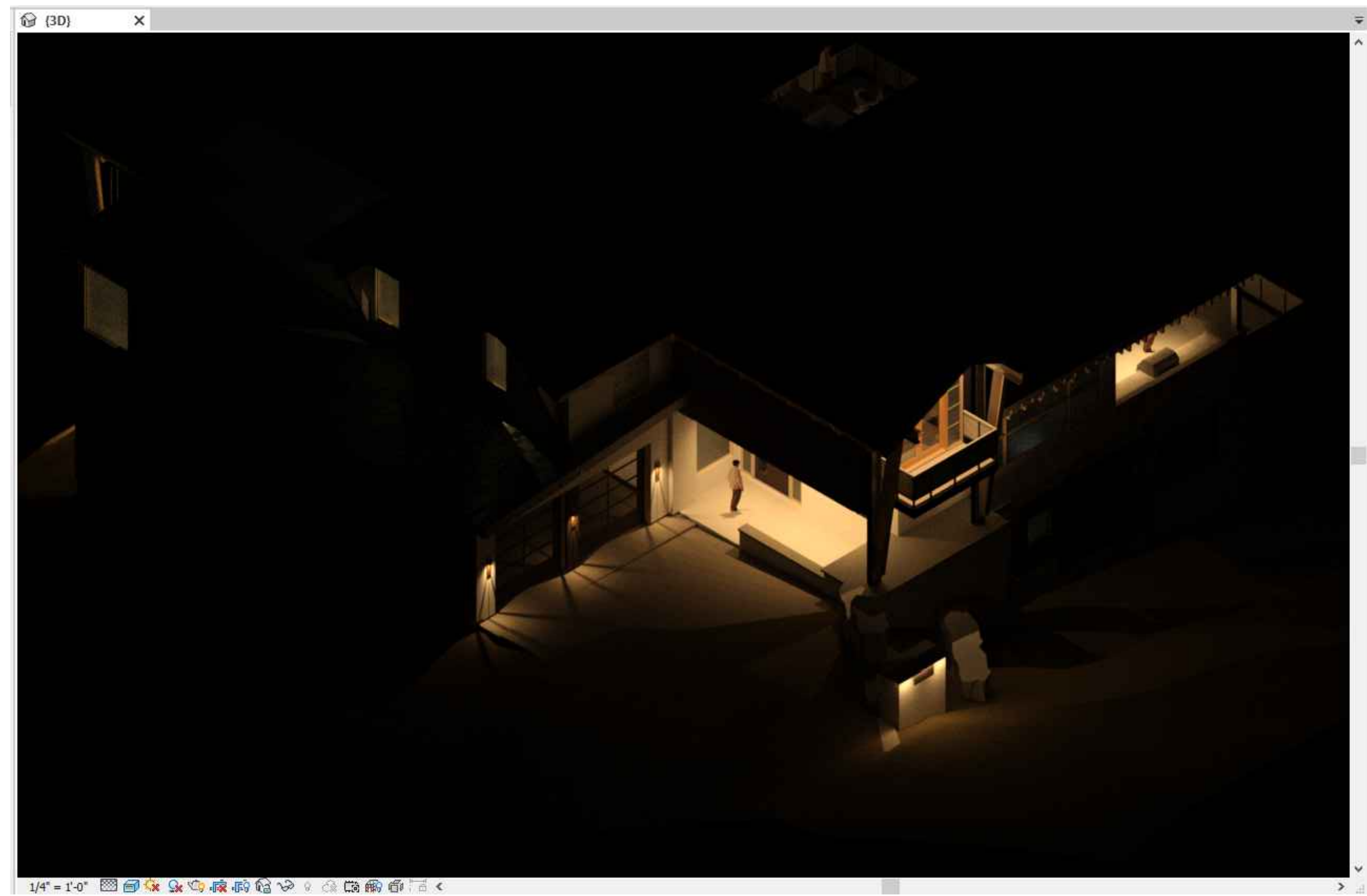


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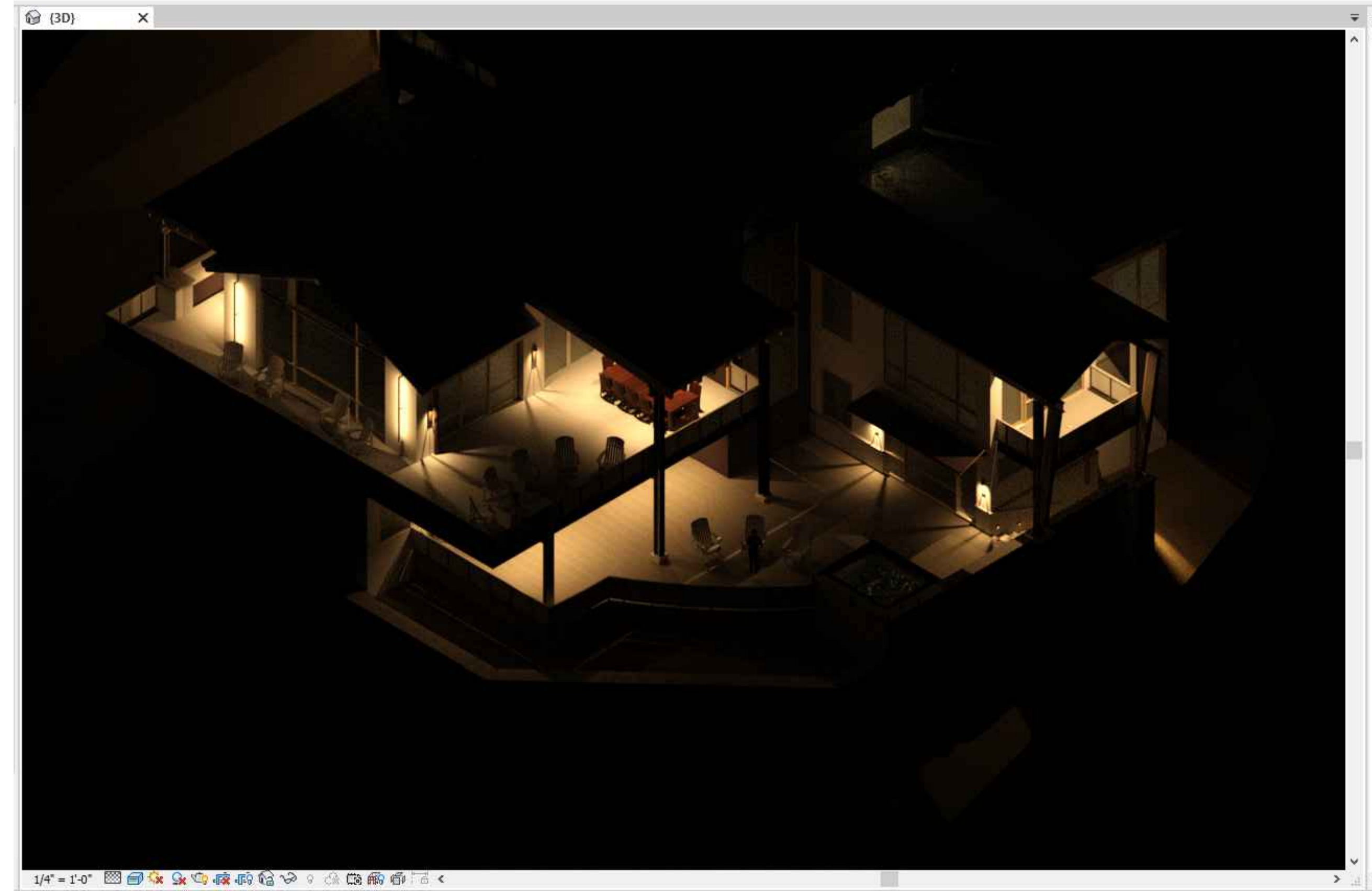
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 P 406.995.7572

UTAH:
 1960 SIDEWINDER DR., #101
 PARK CITY, UTAH 84060
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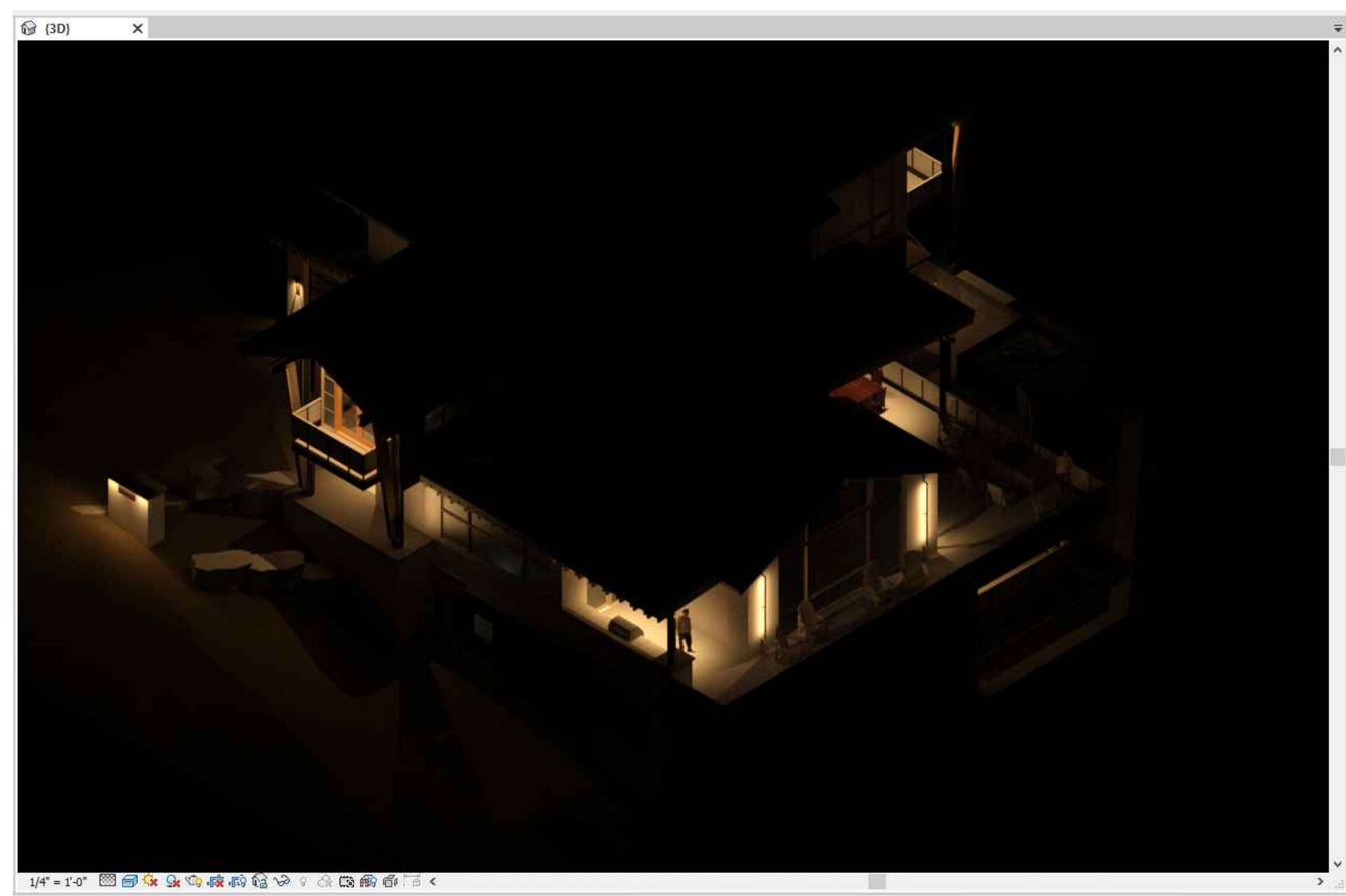
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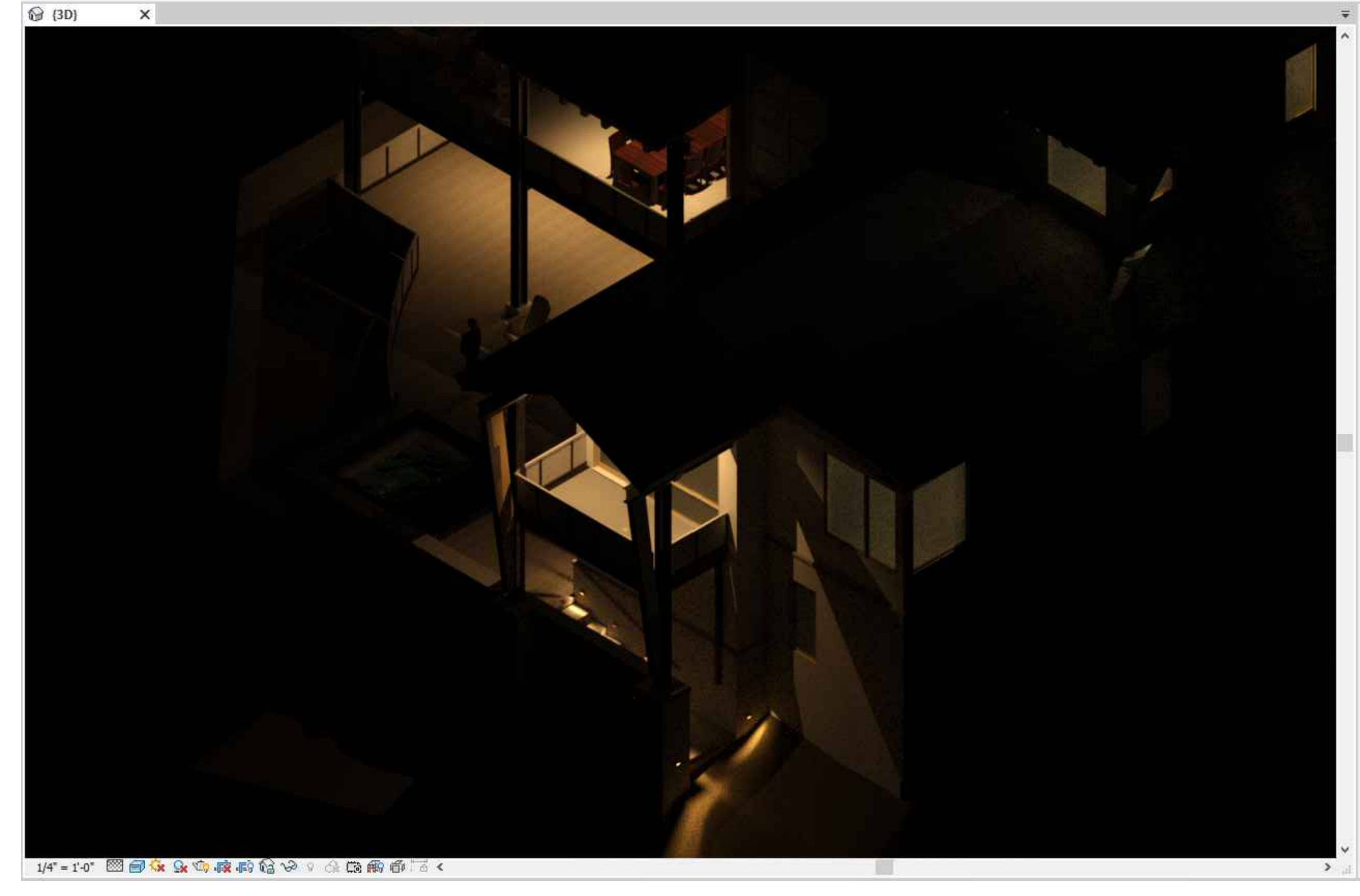
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 SCALE: N.T.S.



PA2.0 PATIO - LIGHT RENDERING
 SCALE: N.T.S.



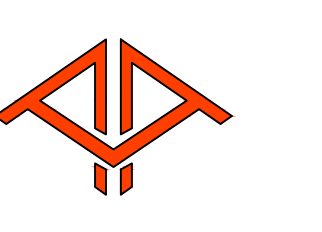
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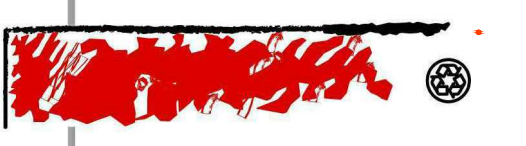
PA2.0 STAIRWAY - LIGHT RENDERING
 SCALE: N.T.S.

TELLURIDE #7
 ADDRESS
 MOUNTAIN VILLAGE, CO 81435

NOT FOR
 CONSTRUCTION



AMBIANCE
 406.585.2276 office
 406.585.2415 fax
 204 Graves Trail Suite E,
 Bozeman, MT 59718



Issued For	Date
• 100% S.D.	03/19/2021
• Pricing #	5/14/2021
• ARC Sketch Review	04/06/2021
• 100% D.D.	05/14/2021
• ARC Final Review	05/13/2021
• 100% C.D.	07/30/2021
• REV. #	-

Drawn By ALLEN MACDONALD
 Date 8.20.2021
 Project # 2021.00
 Phase CD
 Sheet

PA2.0
 LIGHT RENDERING



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 709, 152 Adams Ranch Road.

Referral Agency Information

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



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

Planner Phone Number: 970-729-2985

Applicant Name: Mark Bertelsen

Applicant Email Address:

markb@centresky.com



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

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.



To: Mountain Village Design Review Board

From: John Miller, Principal Planner

For: July 7, 2022, Design Review Board Meeting

Date: June 7, 2022

Re: Design Review Board Review and Recommendation to Town Council Regarding Amending the Community Development Code; Sections 17.4 and 17.5, concerning housekeeping and minor amendments.

PART I. Introduction

This staff memo has been prepared in an effort to improve the Community Development Code in areas identified as “housekeeping amendments”. These are generally technical amendments identified by staff as needed to improve the zoning/development code administration. The proposals included in this staff report would amend *Title 17: Community Development Code (CDC)*, to increase consistency, clarify requirements, and ease certain restrictions.

Each change proposed is not significant enough to be its own long-range planning action and therefore, they have been grouped to allow efficient use of the Design Review Board and Town Council’s time. This report addresses the following amendments and includes a detailed discussion of each in Part II:

1. Amend Section 17.4.3: Development Review Procedures
2. Amend Section 17.4.4: General Provisions Applicable to All Development Application Classes
3. Amend Section 17.4.11: Design Review Process
4. Amend Section 17.4.12: Planned Unit Development Regulations
5. Amend Section 17.5.6: Building Design

The remainder of this page has been left blank intentionally.

PART II. Text Amendment Discussion

The following discussion considers each of the proposals in detail and identifies the relevant sections of the CDC.

The following formatting styles are used for the proposed code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(*******) = Portion of existing code removed (skipping to another code section to reduce report length)

1. Amend Section 17.4.3: Development Review Procedures to specify that certain Class 3 applications do not require two public hearings.

Staff Note: The CDC was previously amended to require a two-step process for Class 3 applications. Based on this previous amendment, it appears that things like Design Variations, Specific Approvals, and the Sketch SPUD processes were not contemplated. This amendment would require those applications obtain Final Review approval at a public hearing but would otherwise exempt the applications from the Initial Architecture and Site Review step.

17.4.3 Development Review Procedures.

(*******)

G. *Step 7: Schedule Review Authority Public Hearing.*

1. *Class 1 and Class 2 Applications.* Class 1 and 2 development applications do not require a formal public hearing with the review authority. Therefore, no public hearing is required.

2. *Class 3, 4 and 5 Applications.*

a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

i. The development application has addressed any required plan revisions;

ii. The applicant has amended the development application to address any discretionary plan revisions or provided a written narrative why the development application does not need to be amended to address such discretionary requirements;
and

iii. The development application contains sufficient detail to allow a thorough review of the proposal by the review authority per the applicable requirements of this CDC and the applicable criteria for decision.

iv. For Class 3 applications that require a two-step process consisting of an Initial Architecture and Site Review and subsequent Final Review, ~~an~~ the Initial Architecture and Site Review hearing ~~has~~ shall be ~~been~~ scheduled prior to the scheduled date for the Final Review public hearing.

b. Certain class 5 applications are exempt from the need to conduct a public hearing as outlined in step 10 and the public hearing noticing requirements.

c. Class 3 applications will require a two-step process consisting of an Initial Architecture and Site Review hearing, followed by a public hearing for final approval at a subsequent Design Review Board meeting.

i. The following Class 3 applications are exempt from the Initial Architecture and Site Review and instead only require a Final Review Public Hearing:

(a) Design Variation Applications absent new development.

(b) Design Review Board Specific Approvals

(c) Sketch SPUD Applications

3. *Scheduling Development Application on Agenda.* A development application shall be scheduled before the review authority at its next regular meeting, considering the required notice period, where adequate time is available on the agenda to conduct a public meeting or hearing, as applicable. Notwithstanding the foregoing, scheduling of the meeting or public hearing, whichever situation applies, shall occur within 60 calendar days after the Planning Division determines that the public hearing threshold requirements have been met.

H. *Step 8: Public Noticing.*

1. *Class 1 and 2 Applications.* Class 1 and 2 development applications do not require public noticing.

2. *Class 3, 4 and 5 Applications.* Noticing of class 3, 4 and 5 development application public hearings shall be in accordance with the public hearing noticing requirements.

a. Certain class 5 development applications as outlined in step 10 are exempt from the public noticing requirements because a public hearing is not required.

b. The Initial Architecture and Site Review hearing of the Class 3 Design Review process may be noticed concurrently with the Final Review public hearing, as applicable.

I. *Step 9: Preparation of Staff Report.*

1. *Class 1 and 2 Applications.* Class 1 and 2 development applications do not require the preparation of a formal staff report. Notwithstanding the foregoing, the Planning Division may elect to prepare a report on such development applications.

2. *Class 3, 4 and 5 Applications.* The Planning Division shall prepare a staff report for the review authority for class 3, 4 and 5 development applications that analyzes the development application as per the applicable requirements and criteria for decision of this CDC. Such staff report shall be included as part of the application packet materials for the review authority.

J. *Step 10: Review Authority Public Hearing or Meeting.*

1. *Class 1 and 2 Applications.* No public hearing or meeting is required for class 1 or 2 development applications prior to taking action.

2. *Class 3 Applications.* Except as exempted in Section 17.4.3(G)(2)(c)(i), ~~Prior to taking any action on a class 3 development application,~~ the DRB shall hold at least one (1) Initial Architecture and Site Review hearing and at least one (1) Final Review public hearing held at a subsequent DRB agenda for the purpose of considering recommendations from the Planning Division, the Design Review Board, other agencies and testimony from the applicant and the public, prior to taking any action on a class 3 development application.

3. *Class 4 Applications.* A class 4 development application shall first be reviewed by the DRB, which shall make a recommendation to the Town Council. Thereafter, the Town Council shall render a final decision on such development applications.

a. Prior to taking any action and making a recommendation on a class 4 development application, the DRB shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, other agencies and testimony from the applicant and the public.

b. Prior to taking any action on a class 4 development application, the Town Council shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, DRB, other agencies and testimony from the applicant and the public.

4. *Class 5 Applications That Require a Public Hearing.* Prior to taking any action on the following class 5 development application, the review authority shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, other agencies and testimony from the applicant and the public:

a. Outline MPUD development applications;

5. *Other Class 5 Applications.* Minor subdivision and other class 5 development applications do not require a public hearing.

K. *Step 11: Review Authority Action on a Development Application.*

1. *Class 1 or Class 2 Applications.*

- a. The Planning Division shall issue a written decision on class 1 or 2 development applications within seven (7) calendar days after the Planning Division determines a development application can proceed to step 7 as outlined under step 6 above.
- b. The Planning Division's action on class 1 or 2 development applications shall be based on a finding of compliance with the specific requirements of this CDC for the type of development application under review and shall be for approval, conditional approval or denial.
- c. Approval of class 1 or class 2 development applications may include conditions of approval.

2. *Class 3 Applications.* The following options are available to the review authority when acting on class 3 development applications:

a. *Initial Architecture and Site Review.* The Design Review Board shall review and approve an Initial Architecture and Site Review application before the application is allowed to proceed to a subsequent agenda for a public hearing and Final Review. However, the public hearing and Final Review may be noticed concurrently with the Initial Architecture and Site Review application and such public hearing shall be continued in the event the Sketch Review application hearing is not approved before the noticed date for the Final Review public hearing

b. *Final Review.* After the DRB approves the Initial Architecture and Site Review application a public hearing shall be held on a subsequent agenda. The DRB shall have the following options for action:

i. *Approval.* The DRB shall approve a proposed Class 3 development application if it determines that it meets the applicable requirements and criteria of the CDC.

(a) The DRB's approval of a class 3 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

(b) The review authority may attach conditions of approval.

ii. *Denial.* The DRB shall deny a proposed class 3 development application if it determines that it does not meet the applicable requirements and criteria of the CDC.

(a) The DRB's denial of a class 3 Final Review development application shall be made by resolution.

(b) The DRB's recommendation of denial of a class 3 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

(***)

c. Class 3 Applications Not Requiring Initial Architecture and Site Review . For applications that do not require and Initial Architecture and Site Review as exempted in Section 17.4.3(G)(2)(c)(i), the DRB shall have the following options for action:

i. Approval. The DRB shall approve a proposed Class 3 development application not requiring an Initial Architecture and Site Review if it determines that it meets the applicable requirements and criteria of the CDC.

(a) The DRB's approval of a class 3 development application not requiring an Initial Architecture and Site Review shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

(b) The review authority may attach conditions of approval.

ii. Denial. The DRB shall deny a proposed Class 3 development application not requiring an Initial Architecture and Site Review if it determines that it does not meet the applicable requirements and criteria of the CDC.

(a) The DRB's denial of a class 3 Final Review development application shall be made by resolution.

(b) The DRB's denial of a class 3 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

iii. Continuance.

(a) The public hearing may identify additional issues that relate to applicable requirements or criteria for decisions set forth in this CDC, and the applicant may be required by the review authority to address such new issues prior to taking formal action on a development application. Where development application revisions are required by the review authority, the review authority shall determine, at its public hearing or meeting, the timeline for submitting such revisions or new information to the Planning Division and continue the public hearing or meeting to a date certain, which will allow sufficient time for proper analysis and preparation of a supplemental staff report by the Planning Division.

(b) If a hearing is continued, the applicant shall submit, at least 14 calendar days prior to the continued hearing (unless otherwise specified by the review authority provided there is enough time to review the revised plans and prepare a staff report), any additional required submittal documents or new information to address the review authority's concerns per the applicable requirements and criteria for decision set forth in this CDC. Failure to address such requirements in the required timeframe shall result in a further continuance of the application.

(c) A public hearing continued to a certain date, time and location is not required to be renoticed.

iv. Tabling. If continuance is not appropriate or if more than two months are needed to address development issues or questions, the DRB may table a development application for good cause or to allow additional information and materials to be submitted that will allow for a comprehensive review. Tabled development applications require renoticing in accordance with the public hearing noticing requirements prior to recommencing the public hearing process.

2. Amend Section 17.4.4: General Provisions Applicable to All Development Application Classes

Staff Note: This amendment would align the Public Hearing Noticing Requirements for Class 3 applications not requiring an Initial Architecture and Site Review to specify that public notice is still required for these types of applications for all properties with 400 feet of the project, 15 days prior to Final Review.

17.4.4 (I)(2) General Provisions Applicable to All Development Application Classes.

(***)

I. *Public Hearing Noticing Requirements.* This section sets forth the public hearing noticing requirements for various public hearings as provided for in this CDC.

1. *General Provisions.*

(***)

2. *Public Noticing Requirements.* Notice as required by this section shall be given as prescribed below prior to the initial hearing held by the review authority. Development applications shall be noticed in substantial compliance with the following provisions:

a. *Class 1 and 2 Applications.* No legal notice of these administrative development application processes is required.

b. *Class 3 Applications.* Notice of the Initial Architecture and Site Review hearing and Final Review public hearing(s) shall be: 1) sent to all property owners within 400 feet of the property boundaries in accordance with the public hearing noticing requirements and the mailing notice details at least fifteen (15) days prior to the Initial Architecture and Site Review hearing and Final Review public hearing with such notices able to be noticed concurrently 2) posted in accordance with the posted notice details, and 3) listed on the review authority agenda. Class 3 development applications not requiring an Initial Architecture and Site Review are required to notice the Final Review in accordance with the Class 3 Public Noticing requirement provisions listed above.

(***)

3. Amend Section 17.4.11: Design Review Process

Staff Note: This amendment to Section 17.4.11 provides continuity with changes proposed above and specifically modifies language related to Design Variations.

17.4.11 Design Review Process.

(***)

C. Review Process.

1. Class 1 Applications.

a. The following types of Design Review Process development applications shall be processed as class 1 applications:

i. Design revisions or remodeling that are minor in nature, does not alter the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;

ii. Roofing replacement;

iii. Insubstantial landscaping and grading development applications;

iv. Sign permits;

v. Bridges for recreational or pedestrian paths;

vi. Fire mitigation and forestry management projects;

vii. New or modified lighting on all buildings and structures;

viii. The replacement of a lift with a new lift provided the capacity of the lift is not changing;

ix. Minor golf course improvements or landscaping, such green or tee replacements; and

x. Minor ski resort improvements such as replacing or installing a snowmaking line.

b. If any ~~is~~ design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a ~~class 3 application~~ Class 3 development application not requiring an Initial Architecture and Site Review.

- c. The review authority may elect to elevate a Design Review Process development application to either a class 2 or 3 application based on complicating factors, complex design or other similar considerations.
 - i. If the review authority elects to elevate a Design Review Process development application to a class 3 application, no public notice of such application is required.

2. *Class 2 Development Applications.*

- a. The following types of Design Review Process development applications shall be processed as class 2 applications:
 - i. Building additions that do not increase the floor area by more than twenty-five percent (25%) of the primary structure;
 - ii. Design revisions or remodeling that are more significant in nature, minimally alters the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;
 - iii. *New or remodeled, nonresidential buildings or structures with less than 2,500 sq. ft. of floor area; and*
 - iv. Substantial landscaping and grading development applications;
- b. If any ~~is~~ design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a ~~class 3 application~~ Class 3 development application not requiring an Initial Architecture and Site Review.
- c. The review authority may elect to elevate a Design Review Process development application to a class 3 application based on complicating factors, complex design or other similar considerations.
 - i. If the review authority elects to elevate a Design Review Process development application to a class 3 application, no public notice of such application is required.

3. *Class 3 Development Applications.* All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below except as exempted in Section 17.4.3(G)(2)(c)(i).

- a. *Initial Architecture and Site Review.* The intent of the Initial Architecture and Site Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. The review is not a public hearing and no action will be taken.

i. *Initial Architecture and Site Review Disclaimer.* Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. An Initial Architecture and Site Review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

b. *Final Review.* Held on a subsequent agenda after the Initial Architecture and Site Review, the Final Review is a public hearing to determine the project's consistency with the Town Design Theme and compliance with the CDC.

c. *Class 3 Applications Not Requiring Initial Architecture and Site Review . For applications that do not require and Initial Architecture and Site Review as exempted in Section 17.4.3(G)(2)(c)(i), the DRB shall hold a Final Review public hearing to determine the projects consistency with the Town Design Theme and compliance with the CDC.*

(***)

4. Amend Section 17.4.12: Planned Unit Development Regulations

Staff Note: This amendment would specify that SPUD applications do not require an Initial Architecture and Site Review.

17.4.12 Planned Unit Development Regulations.

(***)

D. *Review Process.*

1. SPUD:

a. *Step 1, Conceptual SPUD.* The conceptual SPUD is processed as a class 4 application.

i. The purpose of the conceptual SPUD is to provide the DRB, the Town Council, the applicant and the public an opportunity to engage in an exploratory discussion of the SPUD development proposal (including proposed uses, density, maximum building height and floor area and community benefits), to raise issues and concerns and to examine alternative approaches to development.

(a) The DRB shall focus its review and comments on design-related issues pursuant to the Design Regulations.

(b) The Town Council shall focus its review on the other issues associated with a SPUD, such as mass and scale, public benefits, density, and general conformance with the Comprehensive Plan.

ii. Conceptual SPUD approval authorizes the applicant to submit a sketch PUD development application.

iii. Conceptual SPUD approval is effective for a period of twelve (12) months from the date of approval, unless the Town Council, upon request of the applicant, grants an extension of the approval.

b. *Step 2, Sketch SPUD.* The sketch SPUD is processed as a class 3 application not requiring an Initial Architecture and Site Review.

i. The purpose of the sketch SPUD is for the applicant to present its development application to the DRB with Design Review Process plans that are designed/engineered solutions to the issues and concerns identified during the conceptual SPUD stage and to address the criteria for decision.

ii. Sketch SPUD approval authorizes the applicant to submit a final PUD application.

iii. Sketch SPUD approval shall be effective for a period of twelve (12) months from the date of approval, unless the DRB, upon request of the applicant, grants an extension of the approval.

(***)

5. Amend Section 17.5.6: Building Design

Staff Note: This amendment would expand allowed roofing colors and material, remove the requirements for DRB specific approval for metal soffit and fascia, and remove the prohibition on fiberglass windows. These amendments were based on feedback from the DRB and the public as it relates to these items.

17.5.6 Building Design.

(***)

C. *Roof Form.*

(***)

3. *Roof Material.*

a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.

b. The review authority may require class A roofing materials as a fire mitigation measure.

c. Permitted roof material outside the Village Center include:

i. Metal roof material limited to the following: rusted, black, brown, bronze, or gray standing seam, bonderized or corrugated metal (not reflective);

ii. Zinc;

- iii. Minimum 1/2" slate; and
- iv. Copper;
 - (a) Copper shall only be considered when it is proposed with a brown patina finish.
 - (b) The brown patina finish shall be completed prior to issuing a certificate of occupancy.
- v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.
 - (a) Synthetic roofing material shall be:
 - (i) Durable;
 - (ii) High strength, both material and shape;
 - (iii) Low absorption or permeability
 - (iv) High freeze/thaw damage resistance;
 - (v) Color throughout the tile (not surface applied); and high-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.
- d. The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the Town design theme and the applicable Design Regulations:
 - i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
 - ii. Earthen/Landscaped Green Roofs
- e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the Town design theme and applicable Design Regulations:
 - i. Burnt sienna concrete tile.
 - ii. Earth tones compatible with burnt sienna concrete tile in color and texture.
 - iii. Brown patina copper

- iv. Metal roofing material limited to the following: black, brown, bronze or gray standing seam bonderized (not reflective)
 - v. Zinc
 - vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
 - vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.
- f. Modification to roof materials on dormers and secondary roof forms in the Village Center may be reviewed as a class 1 development application.
- i. Permitted roof materials are listed in e.i-vii above.
 - ii. Rusted metal and/or corrugated metal may be approved so long as it is contextually compatible in design, color, theme and durability.
- g. The following requirements are applicable to all roofing:
- i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
 - ii. All rusted metal roofing materials shall be pre-treated to produce rusting prior to the issuance of a certificate of occupancy.
- h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.
- i. *Roof flashing, Gutters Downspouts and Similar Hardware.*
- i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences. The DRB may grant specific approval to allow for metal flashing, gutters, downspouts and other roof hardware as long as its contextually is compatible in design, color, theme, material and durability as the approved roofing materials.
 - ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
 - iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked-on enamel paint or, subject to the prior approval of the review

authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

4. *Pedestrian Protection.* Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.

b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.

c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.

d. Raised planters, retaining walls or similar landscape features shall be used to direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.

e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

5. *Nonreflective Material.* All roof material shall be a nonreflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

D. *Chimneys, Vent and Rooftop Equipment Design.*

1. Chimney forms shall relate to the overall building.

2. All fireplace flues shall be enclosed; and have a chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed metal or clay flues. Chimney enclosures are generally made of stone, stucco or rusted or painted metal, or metal treated to create a natural patina, to complement the roof material.

3. All wood-burning fireplaces shall require the installation of a spark arrester.

a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.

4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to minimize the visual impacts caused by excessive chimneys, flues and vents.

5. Vents shall be located on the roof plane that is furthest away from the adjoining public ways.

6. Vents on the roof or on a wall shall be located and designed to ensure the lack of obstructions from accumulating snowfall.

7. Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors shall be designed and located so as to vent from the roof of buildings and thus mitigate odors. The review authority has the right to require improvements, such as air cleaners (scrubbers), to any system that does not in its judgment perform satisfactorily.

8. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.

9. Exhaust vents and air conditioning equipment must be located to ensure emitted noise is directed away from public and habitable spaces.

E. *Exterior Wall Materials.* A mix of materials including natural stone, stucco (only in the Village Center), steel and wood shall be the primary exterior materials. Cementitious paneling may be used as a subordinate exterior material and shall be reviewed on a case-by-case basis by Town Staff to determine its compatibility with the Town Design Theme. Proposed exterior materials shall be compatible with surrounding area development.

1. *Stone.* In addition to achieving the building massing requirements, stone walls shall meet the following standards:

a. All buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls. Buildings within the Village Center shall have twenty-five percent (25%) minimum stone walls.

b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.

c. The designs shall show stone that is distributed to enhance the overall architecture.

i. Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.

ii. A narrative that describes the pattern, grout, block size and color of the proposed stone and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.

iii. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with

the review authority approval. Such mock-up shall be provided prior to the installation of any stone and prior to the Town conducting the framing inspection (if any), or other trigger point developed by the review authority.

2. *Wood.* Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:

- a. Log and log siding shall be a larger diameter on lower and first floor elevations and smaller diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.
- b. Wood siding shall have no minimum dimension either painted or stained, including reclaimed barn wood.
- c. Board and batten wood siding shall not be the predominant siding pattern.

3. *Metal.* The review authority may review and approve metal as a siding, soffit, or fascia material. ~~Metal soffit material and fascia material require specific approvals in a development application.~~

- a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
- b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
- c. Corrugated metal intended to have a rusted patina finish shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. *Stucco.* Stucco is allowed in the Village Center and allowed as a subordinate exterior material in all other zone districts. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

- a. ~~The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.~~
- b. ~~Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas in the Village Center. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.~~
- c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.

d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.

~~e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.~~

5. *Noncombustible Materials.* The Town Building Codes may require certain noncombustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve noncombustible materials as a specific approval provided it finds such materials are compatible with the Town design theme and surrounding area development.

6. *Sustainable Green Building Materials.* The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the Town design theme and surrounding area development.

7. *Prohibited Exterior Materials.* The following exterior materials are prohibited:

- a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.
- 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, brown, bronze 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, cementitious panel, 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, fiberglass or patina copper clad.
 - a. Aluminum is allowed as painted clad material only.
 - b. The use of vinyl windows is prohibited.
 9. Divided-lite windows shall be either individual glass lites with real mullions unless special divided-lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.
 10. The use of mirrored glass is prohibited.
 11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

(***)

Proposed Motion:

Staff recommends the DRB provide a recommendation of approval to the Town Council with the following proposed motion:

I move to recommend approval to the Town Council regarding an amendment to the Community Development Code (CDC), Chapters 17.4 and 17.5; with the following finding:

- 1. Consistent with the CDC Section 17.1.17, the CDC amendment was initiated by the Town Council and the Director of the Community Development Department.*

This motion is based on the evidence and testimony provided at a public hearing held on July 7, 2022, with notice of such hearing as required by the Community Development Code.

/JM & AW

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, CORRECTING ERRORS, PROVIDING CLARIFICATIONS, AND MAKING MINOR AMENDMENTS TO TITLE 17 OF THE COMMUNITY DEVELOPMENT CODE (CDC); CHAPTERS 17.4 DEVELOPMENT REVIEW PROCEEDURES AND 17.5 DESIGN REGULATIONS.

RECITALS

- A. The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”).
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC from time to time due to changing circumstances or for general housekeeping purposes. Such an update of the CDC has become necessary for technical corrections, clarifications and consistency.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AS FOLLOWS:

Section 1. Amendment of Community Development Code

- A. The Town of Mountain Village Community Development Code, Title 17 is hereby amended and replaced as set forth in Exhibit A which is attached hereto and incorporated herein.
- B. The Planning Division is directed to codify the amendments in Exhibit A into the CDC.
- C. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.

Section 2. Ordinance Effect

- A. This Ordinance shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.
- B. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 3. Severability

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

Section 4. Effective Date

This Ordinance shall become effective on August 18, 2022

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 18th day of August 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 7th day of July 2022.

TOWN OF MOUNTAIN VILLAGE:

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

ATTEST:

By: _____
Laila Benitez, Mayor

Susan Johnson, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 18th day of August, 2022.

TOWN OF MOUNTAIN VILLAGE:

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

ATTEST:

By: _____
Laila Benitez, Mayor

Susan Johnson, Town Clerk

Approved As To Form:

David McConaughy Town Attorney

EXHIBIT A

(Language ~~stricken~~ is deleted; underlined language is new.)

1. Amend Section 17.4.3: Development Review Procedures to specify that certain Class 3 applications do not require two public hearings.

Staff Note: The CDC was previously amended to require a two-step process for Class 3 applications. Based on this previous amendment, it appears that things like Design Variations, Specific Approvals, and the Sketch SPUD processes were not contemplated. This amendment would require those applications obtain Final Review approval at a public hearing but would otherwise exempt the applications from the Initial Architecture and Site Review step.

17.4.3 Development Review Procedures.

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G. Step 7: Schedule Review Authority Public Hearing.

1. *Class 1 and Class 2 Applications.* Class 1 and 2 development applications do not require a formal public hearing with the review authority. Therefore, no public hearing is required.

2. *Class 3, 4 and 5 Applications.*

a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

i. The development application has addressed any required plan revisions;

ii. The applicant has amended the development application to address any discretionary plan revisions or provided a written narrative why the development application does not need to be amended to address such discretionary requirements; and

iii. The development application contains sufficient detail to allow a thorough review of the proposal by the review authority per the applicable requirements of this CDC and the applicable criteria for decision.

iv. For Class 3 applications that require a two-step process consisting of an Initial Architecture and Site Review and subsequent Final Review, ~~an the~~ Initial Architecture and Site Review hearing ~~has~~ shall be ~~been~~ scheduled prior to the scheduled date for the Final Review public hearing.

b. Certain class 5 applications are exempt from the need to conduct a public hearing as outlined in step 10 and the public hearing noticing requirements.

c. Class 3 applications will require a two-step process consisting of an Initial Architecture and Site Review hearing, followed by a public hearing for final approval at a subsequent Design Review

Board meeting.

i. The following Class 3 applications are exempt from the Initial Architecture and Site Review and instead only require a Final Review Public Hearing:

(a) Design Variation Applications absent new development.

(b) Design Review Board Specific Approvals

(c) Sketch SPUD Applications

3. *Scheduling Development Application on Agenda.* A development application shall be scheduled before the review authority at its next regular meeting, considering the required notice period, where adequate time is available on the agenda to conduct a public meeting or hearing, as applicable. Notwithstanding the foregoing, scheduling of the meeting or public hearing, whichever situation applies, shall occur within 60 calendar days after the Planning Division determines that the public hearing threshold requirements have been met.

H. *Step 8: Public Noticing.*

1. *Class 1 and 2 Applications.* Class 1 and 2 development applications do not require public noticing.

2. *Class 3, 4 and 5 Applications.* Noticing of class 3, 4 and 5 development application public hearings shall be in accordance with the public hearing noticing requirements.

a. Certain class 5 development applications as outlined in step 10 are exempt from the public noticing requirements because a public hearing is not required.

b. The Initial Architecture and Site Review hearing of the Class 3 Design Review process may be noticed concurrently with the Final Review public hearing, as applicable.

I. *Step 9: Preparation of Staff Report.*

1. *Class 1 and 2 Applications.* Class 1 and 2 development applications do not require the preparation of a formal staff report. Notwithstanding the foregoing, the Planning Division may elect to prepare a report on such development applications.

2. *Class 3, 4 and 5 Applications.* The Planning Division shall prepare a staff report for the review authority for class 3, 4 and 5 development applications that analyzes the development application as per the applicable requirements and criteria for decision of this CDC. Such staff report shall be included as part of the application packet materials for the review authority.

J. *Step 10: Review Authority Public Hearing or Meeting.*

1. *Class 1 and 2 Applications.* No public hearing or meeting is required for class 1 or 2 development applications prior to taking action.

2. *Class 3 Applications.* Except as exempted in Section 17.4.3(G)(2)(c)(i), ~~Prior to taking any action on a class 3 development application,~~ the DRB shall hold at least one (1) Initial Architecture and Site Review hearing and at least one (1) Final Review public hearing held at a subsequent DRB agenda for the purpose of considering recommendations from the Planning Division, the Design Review Board, other agencies and testimony from the applicant and the public, prior to taking any action on a class 3 development application.

3. *Class 4 Applications.* A class 4 development application shall first be reviewed by the DRB, which shall make a recommendation to the Town Council. Thereafter, the Town Council shall render a final decision on such development applications.

a. Prior to taking any action and making a recommendation on a class 4 development application, the DRB shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, other agencies and testimony from the applicant and the public.

b. Prior to taking any action on a class 4 development application, the Town Council shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, DRB, other agencies and testimony from the applicant and the public.

4. *Class 5 Applications That Require a Public Hearing.* Prior to taking any action on the following class 5 development application, the review authority shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, other agencies and testimony from the applicant and the public:

a. Outline MPUD development applications;

5. *Other Class 5 Applications.* Minor subdivision and other class 5 development applications do not require a public hearing.

K. *Step 11: Review Authority Action on a Development Application.*

1. *Class 1 or Class 2 Applications.*

a. The Planning Division shall issue a written decision on class 1 or 2 development applications within seven (7) calendar days after the Planning Division determines a development application can proceed to step 7 as outlined under step 6 above.

b. The Planning Division's action on class 1 or 2 development applications shall be based on a finding of compliance with the specific requirements of this CDC for the type of development application under review and shall be for approval, conditional approval or denial.

c. Approval of class 1 or class 2 development applications may include conditions of approval.

2. *Class 3 Applications.* The following options are available to the review authority when acting on class 3 development applications:

a. *Initial Architecture and Site Review.* The Design Review Board shall review and approve an Initial Architecture and Site Review application before the application is allowed to proceed to a subsequent agenda for a public hearing and Final Review. However, the public hearing and Final Review may be noticed concurrently with the Initial Architecture and Site Review application and such public hearing shall be continued in the event the Sketch Review application hearing is not approved before the noticed date for the Final Review public hearing

b. *Final Review.* After the DRB approves the Initial Architecture and Site Review application a public hearing shall be held on a subsequent agenda. The DRB shall have the following options for action:

i. *Approval.* The DRB shall approve a proposed Class 3 development application if it determines that it meets the applicable requirements and criteria of the CDC.

(a) The DRB's approval of a class 3 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

(b) The review authority may attach conditions of approval.

ii. *Denial.* The DRB shall deny a proposed class 3 development application if it determines that it does not meet the applicable requirements and criteria of the CDC.

(a) The DRB's denial of a class 3 Final Review development application shall be made by resolution.

(b) The DRB's recommendation of denial of a class 3 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

(***)

c. *Class 3 Applications Not Requiring Initial Architecture and Site Review.* For applications that do not require and Initial Architecture and Site Review as exempted in Section 17.4.3(G)(2)(c)(i), the DRB shall have the following options for action:

i. *Approval.* The DRB shall approve a proposed Class 3 development application not requiring an Initial Architecture and Site Review if it determines that it meets the applicable requirements and criteria of the CDC.

(a) The DRB's approval of a class 3 development application not requiring an Initial Architecture and Site Review shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

(b) The review authority may attach conditions of approval.

ii. Denial. The DRB shall deny a proposed Class 3 development application not requiring an Initial Architecture and Site Review if it determines that it does not meet the applicable requirements and criteria of the CDC.

(a) The DRB's denial of a class 3 Final Review development application shall be made by resolution.

(b) The DRB's denial of a class 3 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

iii. Continuance.

(a) The public hearing may identify additional issues that relate to applicable requirements or criteria for decisions set forth in this CDC, and the applicant may be required by the review authority to address such new issues prior to taking formal action on a development application. Where development application revisions are required by the review authority, the review authority shall determine, at its public hearing or meeting, the timeline for submitting such revisions or new information to the Planning Division and continue the public hearing or meeting to a date certain, which will allow sufficient time for proper analysis and preparation of a supplemental staff report by the Planning Division.

(b) If a hearing is continued, the applicant shall submit, at least 14 calendar days prior to the continued hearing (unless otherwise specified by the review authority provided there is enough time to review the revised plans and prepare a staff report), any additional required submittal documents or new information to address the review authority's concerns per the applicable requirements and criteria for decision set forth in this CDC. Failure to address such requirements in the required timeframe shall result in a further continuance of the application.

(c) A public hearing continued to a certain date, time and location is not required to be renoticed.

iv. Tabling. If continuance is not appropriate or if more than two months are needed to address development issues or questions, the DRB may table a development application for good cause or to allow additional information and materials to be submitted that will allow for a comprehensive review. Tabled development applications require renoticing in accordance with the public hearing noticing requirements prior to recommencing the public hearing process.

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2. Amend Section 17.4.4: General Provisions Applicable to All Development Application Classes

Staff Note: This amendment would align the Public Hearing Noticing Requirements for Class 3 applications not requiring an Initial Architecture and Site Review to specify that public notice is still required for these types of applications for all properties with 400 feet of the project, 15 days prior to Final Review.

17.4.4 (I)(2) General Provisions Applicable to All Development Application Classes.

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I. *Public Hearing Noticing Requirements.* This section sets forth the public hearing noticing requirements for various public hearings as provided for in this CDC.

1. *General Provisions.*

(***)

2. *Public Noticing Requirements.* Notice as required by this section shall be given as prescribed below prior to the initial hearing held by the review authority. Development applications shall be noticed in substantial compliance with the following provisions:

a. *Class 1 and 2 Applications.* No legal notice of these administrative development application processes is required.

b. *Class 3 Applications.* Notice of the Initial Architecture and Site Review hearing and Final Review public hearing(s) shall be: 1) sent to all property owners within 400 feet of the property boundaries in accordance with the public hearing noticing requirements and the mailing notice details at least fifteen (15) days prior to the Initial Architecture and Site Review hearing and Final Review public hearing with such notices able to be noticed concurrently 2) posted in accordance with the posted notice details, and 3) listed on the review authority agenda. Class 3 development applications not requiring an Initial Architecture and Site Review are required to notice the Final Review in accordance with the Class 3 Public Noticing requirement provisions listed above.

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3. Amend Section 17.4.11: Design Review Process

Staff Note: This amendment to Section 17.4.11 provides continuity with changes proposed above and specifically modifies language related to Design Variations.

17.4.11 Design Review Process.

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C. Review Process.

1. Class 1 Applications.

a. The following types of Design Review Process development applications shall be processed as class 1 applications:

- i. Design revisions or remodeling that are minor in nature, does not alter the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;
- ii. Roofing replacement;
- iii. Insubstantial landscaping and grading development applications;
- iv. Sign permits;
- v. Bridges for recreational or pedestrian paths;
- vi. Fire mitigation and forestry management projects;
- vii. New or modified lighting on all buildings and structures;
- viii. The replacement of a lift with a new lift provided the capacity of the lift is not changing;
- ix. Minor golf course improvements or landscaping, such green or tee replacements; and
- x. Minor ski resort improvements such as replacing or installing a snowmaking line.

b. If any is design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a ~~class 3 application~~ Class 3 development application not requiring an Initial Architecture and Site Review.

c. The review authority may elect to elevate a Design Review Process development application to either a class 2 or 3 application based on complicating factors, complex design or other similar considerations.

- i. If the review authority elects to elevate a Design Review Process development application to

a class 3 application, no public notice of such application is required.

2. *Class 2 Development Applications.*

a. The following types of Design Review Process development applications shall be processed as class 2 applications:

i. Building additions that do not increase the floor area by more than twenty-five percent (25%) of the primary structure;

ii. Design revisions or remodeling that are more significant in nature, minimally alters the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;

iii. *New or remodeled, nonresidential buildings or structures with less than 2,500 sq. ft. of floor area;* and

iv. Substantial landscaping and grading development applications;

b. If any ~~is~~ design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a ~~class 3 application~~ Class 3 development application not requiring an Initial Architecture and Site Review.

c. The review authority may elect to elevate a Design Review Process development application to a class 3 application based on complicating factors, complex design or other similar considerations.

i. If the review authority elects to elevate a Design Review Process development application to a class 3 application, no public notice of such application is required.

3. *Class 3 Development Applications.* All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below except as exempted in Section 17.4.3(G)(2)(c)(i).

a. *Initial Architecture and Site Review.* The intent of the Initial Architecture and Site Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. The review is not a public hearing and no action will be taken.

i. *Initial Architecture and Site Review Disclaimer.* Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. An Initial Architecture and Site Review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

b. *Final Review.* Held on a subsequent agenda after the Initial Architecture and Site Review, the Final Review is a public hearing to determine the project's consistency with the Town Design Theme and compliance with the CDC.

c. *Class 3 Applications Not Requiring Initial Architecture and Site Review.* For applications that do not require an Initial Architecture and Site Review as exempted in Section 17.4.3(G)(2)(c)(i), the DRB shall hold a Final Review public hearing to determine the projects consistency with the Town Design Theme and compliance with the CDC.

(***)

4. Amend Section 17.4.12: Planned Unit Development Regulations

Staff Note: This amendment would specify that SPUD applications do not require an Initial Architecture and Site Review.

17.4.12 Planned Unit Development Regulations.

(***)

D. *Review Process.*

1. SPUD:

a. *Step 1, Conceptual SPUD.* The conceptual SPUD is processed as a class 4 application.

i. The purpose of the conceptual SPUD is to provide the DRB, the Town Council, the applicant and the public an opportunity to engage in an exploratory discussion of the SPUD development proposal (including proposed uses, density, maximum building height and floor area and community benefits), to raise issues and concerns and to examine alternative approaches to development.

(a) The DRB shall focus its review and comments on design-related issues pursuant to the Design Regulations.

(b) The Town Council shall focus its review on the other issues associated with a SPUD, such as mass and scale, public benefits, density, and general conformance with the Comprehensive Plan.

ii. Conceptual SPUD approval authorizes the applicant to submit a sketch PUD development application.

iii. Conceptual SPUD approval is effective for a period of twelve (12) months from the date of approval, unless the Town Council, upon request of the applicant, grants an extension of the approval.

b. *Step 2, Sketch SPUD.* The sketch SPUD is processed as a class 3 application not requiring an

Initial Architecture and Site Review.

- i. The purpose of the sketch SPUD is for the applicant to present its development application to the DRB with Design Review Process plans that are designed/engineered solutions to the issues and concerns identified during the conceptual SPUD stage and to address the criteria for decision.
- ii. Sketch SPUD approval authorizes the applicant to submit a final PUD application.
- iii. Sketch SPUD approval shall be effective for a period of twelve (12) months from the date of approval, unless the DRB, upon request of the applicant, grants an extension of the approval.

(***)

5. Amend Section 17.5.6: Building Design

Staff Note: This amendment would expand allowed roofing colors and material, remove the requirements for DRB specific approval for metal soffit and fascia, and remove the prohibition on fiberglass windows. These amendments were based on feedback from the DRB and the public as it relates to these items.

17.5.6 Building Design.

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C. *Roof Form.*

(***)

3. *Roof Material.*

- a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
- b. The review authority may require class A roofing materials as a fire mitigation measure.
- c. Permitted roof material outside the Village Center include:
 - i. Metal roof material limited to the following: rusted, black, brown, bronze, or gray standing seam, bonderized or corrugated metal (not reflective);
 - ii. Zinc;
 - iii. Minimum 1/2" slate; and
 - iv. Copper;
 - (a) Copper shall only be considered when it is proposed with a brown patina finish.

(b) The brown patina finish shall be completed prior to issuing a certificate of occupancy.

v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

(a) Synthetic roofing material shall be:

(i) Durable;

(ii) High strength, both material and shape;

(iii) Low absorption or permeability

(iv) High freeze/thaw damage resistance;

(v) Color throughout the tile (not surface applied); and high-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

d. The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the Town design theme and the applicable Design Regulations:

i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).

ii. Earthen/Landscaped Green Roofs

e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the Town design theme and applicable Design Regulations:

i. Burnt sienna concrete tile.

ii. Earth tones compatible with burnt sienna concrete tile in color and texture.

iii. Brown patina copper

iv. Metal roofing material limited to the following: black, brown, bronze or gray standing seam bonderized (not reflective)

v. Zinc

vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).

vii. Some variation of roof material color is permissible by specific DRB approval as long as it

is contextually compatible in design, color, theme and durability.

f. Modification to roof materials on dormers and secondary roof forms in the Village Center may be reviewed as a class 1 development application.

i. Permitted roof materials are listed in e.i-vii above.

ii. Rusted metal and/or corrugated metal may be approved so long as it is contextually compatible in design, color, theme and durability.

g. The following requirements are applicable to all roofing:

i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.

ii. All rusted metal roofing materials shall be pre-treated to produce rusting prior to the issuance of a certificate of occupancy.

h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.

i. *Roof flashing, Gutters Downspouts and Similar Hardware.*

i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences. The DRB may grant specific approval to allow for metal flashing, gutters, downspouts and other roof hardware as long as its contextually is compatible in design, color, theme, material and durability as the approved roofing materials.

ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.

iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked-on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

4. *Pedestrian Protection.* Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.

- b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.
- c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.
- d. Raised planters, retaining walls or similar landscape features shall be used to direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.
- e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

5. *Nonreflective Material.* All roof material shall be a nonreflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

D. *Chimneys, Vent and Rooftop Equipment Design.*

- 1. Chimney forms shall relate to the overall building.
- 2. All fireplace flues shall be enclosed; and have a chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed metal or clay flues. Chimney enclosures are generally made of stone, stucco or rusted or painted metal, or metal treated to create a natural patina, to complement the roof material.
- 3. All wood-burning fireplaces shall require the installation of a spark arrester.
 - a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.
- 4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to minimize the visual impacts caused by excessive chimneys, flues and vents.
- 5. Vents shall be located on the roof plane that is furthest away from the adjoining public ways.
- 6. Vents on the roof or on a wall shall be located and designed to ensure the lack of obstructions from accumulating snowfall.
- 7. Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors shall be designed and located so as to vent from the roof of buildings and thus mitigate odors. The review authority has the right to require improvements, such as air cleaners (scrubbers), to any system that does not in its judgment perform satisfactorily.
- 8. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical

equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.

9. Exhaust vents and air conditioning equipment must be located to ensure emitted noise is directed away from public and habitable spaces.

E. *Exterior Wall Materials.* A mix of materials including natural stone, stucco (only in the Village Center), steel and wood shall be the primary exterior materials. Cementitious paneling may be used as a subordinate exterior material and shall be reviewed on a case-by-case basis by Town Staff to determine its compatibility with the Town Design Theme. Proposed exterior materials shall be compatible with surrounding area development.

1. *Stone.* In addition to achieving the building massing requirements, stone walls shall meet the following standards:

a. All buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls. Buildings within the Village Center shall have twenty-five percent (25%) minimum stone walls.

b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.

c. The designs shall show stone that is distributed to enhance the overall architecture.

i. Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.

ii. A narrative that describes the pattern, grout, block size and color of the proposed stone and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.

iii. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock-up shall be provided prior to the installation of any stone and prior to the Town conducting the framing inspection (if any), or other trigger point developed by the review authority.

2. *Wood.* Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:

- a. Log and log siding shall be a larger diameter on lower and first floor elevations and smaller diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.
- b. Wood siding shall have no minimum dimension either painted or stained, including reclaimed barn wood.
- c. Board and batten wood siding shall not be the predominant siding pattern.

3. *Metal*. The review authority may review and approve metal as a siding, soffit, or fascia material. ~~Metal soffit material and fascia material require specific approvals in a development application.~~

- a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
- b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
- c. Corrugated metal intended to have a rusted patina finish shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. *Stucco*. Stucco is allowed in the Village Center and allowed as a subordinate exterior material in all other zone districts. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

a. ~~The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.~~

b. ~~Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas in the Village Center. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.~~

c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.

d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.

e. ~~Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.~~

5. *Noncombustible Materials*. The Town Building Codes may require certain noncombustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve noncombustible materials

as a specific approval provided it finds such materials are compatible with the Town design theme and surrounding area development.

6. *Sustainable Green Building Materials.* The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the Town design theme and surrounding area development.

7. *Prohibited Exterior Materials.* The following exterior materials are prohibited:

- a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.
- 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, brown, bronze 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, cementitious panel, 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, fiberglass or patina copper clad.
 - a. Aluminum is allowed as painted clad material only.
 - b. The use of vinyl windows is prohibited.
9. Divided-lite windows shall be either individual glass lites with real mullions unless special divided-lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.
10. The use of mirrored glass is prohibited.
11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

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Agenda Item No. 11
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: Amy Ward, Senior Planner

FOR: Design Review Board Meeting; July 7, 2022

DATE: June 28, 2022

RE: Review and Recommendation to Town Council of a Variance request for heights up to 46.58' and Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 927R2, 125 Sundance Lane, pursuant to CDC Sections 17.5.6 and 17.4.16.

BACKGROUND: Staff is requesting a continuation of the Review and Recommendation of a Variance request for heights up to 46.58' and the Initial Architecture and Site Review to the August 4, 2022 Regular Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular August 4 meeting date.

RECOMMENDED MOTION: I move to continue, the the Review and Recommendation of a Variance request and the Initial Architecture and Site Review to for a new Single-Family on Lot 927R2, 125 Sundance Lane, pursuant to CDC Sections 17.5.6 and 17.4.16. to the Regular Design Review Board Meeting on August 5, 2021.

/AW