COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council

FROM: Amy Ward, Community Development Director & Michelle Haynes, Assistant Town Manager

FOR: June 15, 2023

DATE: June 3, 2023

RE: Consider Action on a fourth major Planned Unit Development Amendment to the Lot 109R Planned Unit Development, commonly called the Mountain Village Hotel, by Tiara Telluride, LLC

PROJECT OVERVIEW

The applicant requests a Major PUD Amendment to the 109R Planned Unit Development (PUD), formerly known as the Mountain Village Hotel PUD first approved in 2010, but subsequently received three PUD amendments to extend the approval to September of 2023. A letter of intent has been provided by a luxury hotel brand called Six Senses. The project will also include public plaza improvements, a public bathroom, a market, two retail spaces, fine dining, a bar and a conference/wedding space on the 6th floor. The application also contemplates a major subdivision to adjust boundaries around the property with the Town of Mountain Village, Village Center open space property, to be reviewed by separate agenda item. The use elements consist of 50 guaranteed hot beds, 31 lodge units, 20 condominiums, 18 employee dormitories and two employee apartments, hotel amenity spaces and public commercial areas as identified above. Improvements to village center plazas are otherwise a requirement of Village Center development. A discussion of variations and public benefits will be part of Town Council review.

Legal Description: Lot 109R, Town of Mountain Village according to the Plat recorded on March 18, 2011 in Plat Book 1 at Page 4455, Reception No. 416994, County of San Miguel, State of Colorado
Address: TBD

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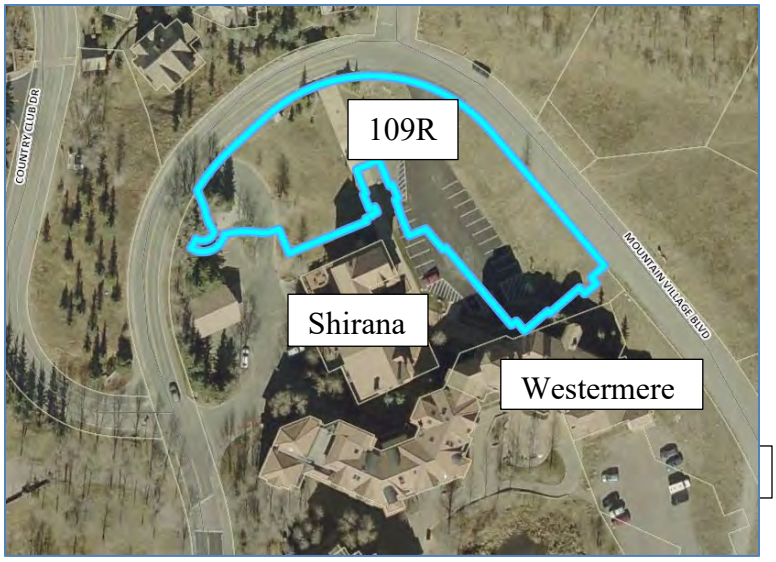
Owner/Applicant: Tiara Telluride, LLC
Agent: Ankur Patel & Matt Shear
Zoning: Planned Unit Development (PUD)
Proposed Zoning: Planned Unit Development (PUD)
Existing Use: Vacant, used for temporary surface parking
Approved Use Pursuant to PUD Development Agreement: 66 efficiency lodge units; 38 lodge units, 20 condominium units, one employee apartment and 20,164 sq. ft. of commercial space.
Proposed Use: 50 efficiency lodge units, 18 lodge units, 20 condominium units, 31 lodge units, 18 dormitory units, 2 employee apartments and approximately 22,609 square feet of commercial space.



Site Area: .825 acres proposed to change to .833 via a major subdivision application
Adjacent Land Uses:

- **North:** See Forever, Village Center
- **South:** Village Center, mixed use
- **East:** Multi-Family and Single Family, vacant
- **West:** Peaks, Village Center

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as amended)
- 2011 Comprehensive Plan
- Town of Mountain Village Home Rule Charter (as amended)

ATTACHMENTS

1. Combined Application dated 5.2.2023
2. Legal application dated 5.5.23 (edited by staff see redlines)
3. Revised applicant supplement dated 6.1.23
4. Alternative Approval Ordinance
    a. Development Agreement
5. Denial Resolution
6. Comprehensive Comparison 2010 to 2023 PUD Dev agreement rev. 6.12.23
7. Referral Comments
    a. Town Engineer – SGM letter dated 5.26.23
    b. D. Reed, 161CRR dated 5.25.2
    c. F. Kjome, Public Works Director dated 5.25.2
    d. Town Forester & Fire Marshal Comments n/d
8. Public Comments
    a. Boden dated 5.29.23
    b. Hawkins-Kelly dated 6.8.23
    c. Kadin dated 6.8.23
    d. Coleman & Quigley, LLC dated 6.13.22
    e. Coleman & Quigley, LLC dated 5.28.22
9. Original PUD Agreement and associated documents found at the following link
10. Six Senses Letter of intent dated 4.12.22 on file with the planning department

11. Additional legal instruments that are part of the PUD amendment:
    a. Amended and Restated Hotel Covenant – *will be provided at second reading*
    b. Employee Housing Restriction
    c. Easement Agreement (Pedestrian and Maintenance Access) – new easement for See Forever walkway – *to be provided at second reading and otherwise a plat not is required on the subdivision plat*
    d. First Amendment to Easement Agreement (Plaza Usage) recorded as Reception No. 417000
    e. First Amendment to Easement Agreement (Permanent Structures) recorded as Reception No. 417001
    f. First Amendment to Easement Agreement (Vehicular Access) recorded as Reception No. 417002
    g. First Amendment to Easement Agreement (Utilities) recorded as Reception No. 417004
    h. First Amendment to License Agreement (Utilities) recorded as Reception No. 416999
    i. Termination of Easement Agreement (Mountain Village Boulevard Work) recorded as Reception No. 417003- *to be provided at second reading*

109R MOUNTAIN VILLAGE HOTEL PLANNED UNIT DEVELOPMENT HISTORY

- Lot 109R PUD was approved in 2010 by Resolution 2010-12088-31 which included a replat inclusive of Village Center open space.
- 1st amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2015, approved by ordinance.
- 2nd amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2022, approved by ordinance.
- 3rd amended PUD agreement via a Major PUD amendment processes extended the approved to expire on September 8, 2023 – pending litigation.

MEETING HISTORY

There have been **two work sessions** regarding the proposed major PUD amendment held on the following dates:

- September 16, 2021 Town Council
- December 16, 2021 Town Council and Design Review Board Joint Meeting

The following **additional meetings** have occurred:

- **May 5, 2022,** Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review. – Continued to May 31, 2022
- **May 31, 2022,** Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review – **APPROVED 3-1,** Bennett dissenting.
- **June 16, 2022,** Town Council consideration on first reading of an ordinance – Council to provide direction regarding the public benefits, development overall and variations requested. Council to provide guidance as to the major subdivision request. This item to be ***continued*** pending council direction and the following meeting schedule:
- **August 18, 2022** Continued first reading of an ordinance and ratification of consent to a major subdivision application by the Town Council that includes Village Center active open space – consent provided. First reading continued to the November 17, 2022 Town Council meeting in order to provide time for the application to submit the major subdivision, rezone and final design review materials.

- **November 17, 2022** Continued First Reading of an ordinance continued to the January 19, 2022 regular Town Council meeting in order to provide the necessary time for the DRB to provide recommendations on the major subdivision, rezone and provide the final DRB design review.
- **December 1, 2022** DRB meeting to provide recommendations to Town Council on the major subdivision, rezone and final design review. The Final design review was approved with conditions. The DRB provided a positive recommendation regarding the subdivision and rezone to the Town Council.
- **January 19, 2023** First reading of an ordinance regarding the major PUD amendment integrating the subdivision, rezone and final design review. Council voted 6-1 to direct staff to prepare a **Resolution to deny** the Ordinance to be evaluated at the March 16, 2023 regular Town Council meeting and directing staff to work with the applicant to present the changes that have been made to the PUD prior to a vote to deny.
- **March 16, 2023** Town Council hearing, Consideration of a Denial Resolution Regarding a Major PUD Amendment. Council voted unanimously to continue this item to June 15, 2023.
- **CURRENT June 15, 2023** – Council will again review the PUD amendment. If the motion for denial fails and the PUD is approved on first reading, the major subdivision and density transfer and rezone will also be considered. Staff will ask that Council continue the subdivision application so that this approval could be heard with the 2nd reading of both the PUD Amendment and the Density Transfer and Rezone. If the denial Resolution is approved, the subdivision and density transfer and rezone will be considered moot.

Anticipated Additional Meeting Schedule

- Town Council 2nd reading of an ordinance (if approved on 1st reading) for Town Council to evaluate the Major PUD amendment – all draft legal documents, subdivision plat as applicable, development agreement, easements, agreements in draft form for review. Date TBD
- Consideration of a Resolution regarding a major subdivision (continued from June 15, 2023), Date TBD
- Consideration of a second reading of an ordinance regarding (if approved on 1st reading) the rezone application associated with the major subdivision

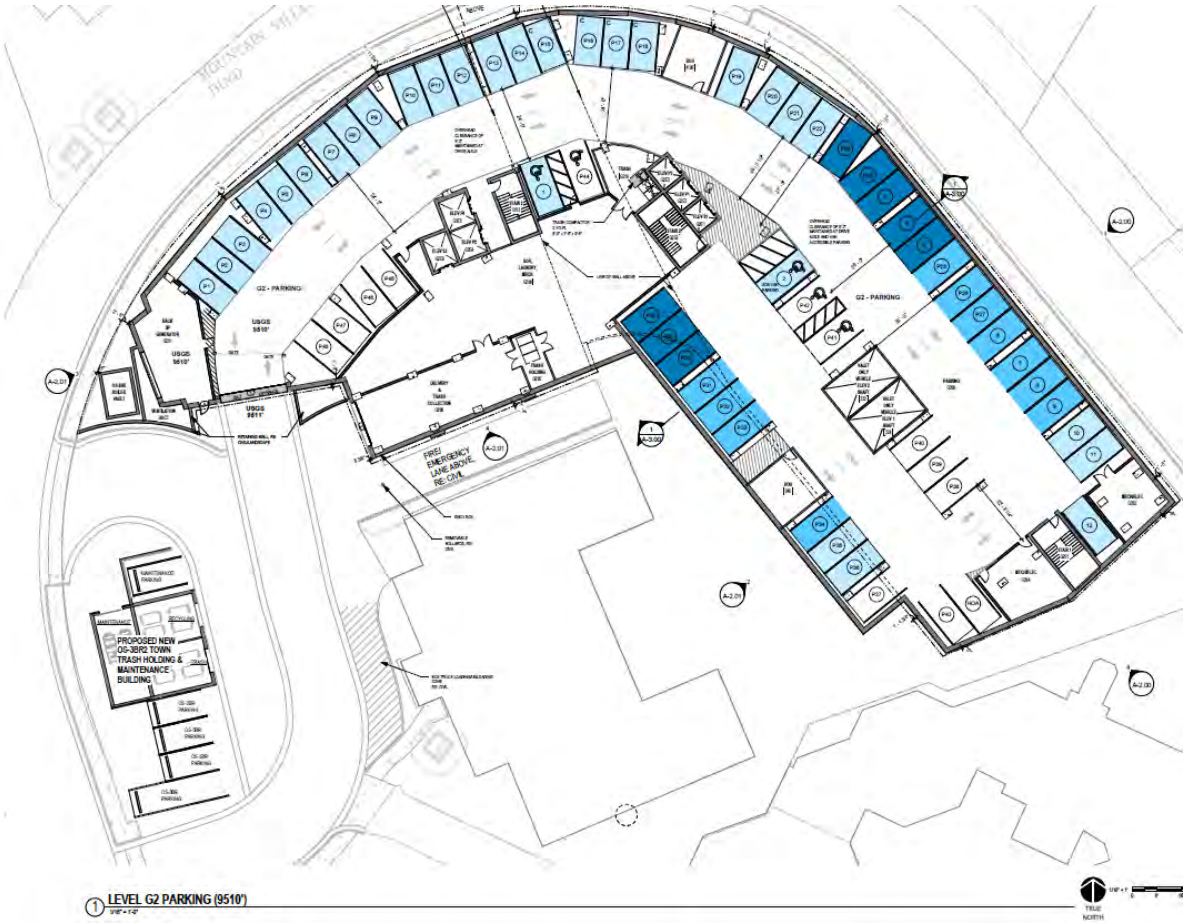
LAND SWAP

This application to amend the 2010 PUD includes a request to swap certain land owned by the Town and presently zoned as Open Space for portions of Lot 109R owned by the applicant. The land swap would be accomplished by a boundary line adjustment to be approved separately as a subdivision application which is addressed in a separate staff report. The land to be deeded to the applicant would become part of the land to be developed subject to the Amended PUD, and the land to be deeded to the Town would become Active Open Space, Village Center The Town Council has the discretion to approve or deny the land swap and has no legal obligation to deed any land to the applicant. Therefore, as a preliminary matter, the Town Council should decide whether it is willing to deed Town-owned land to the applicant to facilitate this development. If the Town Council does not approve the land swap, then the application should be denied.

MAJOR DESIGN CHANGES

Major Design Changes since March 16, 2023 Town Council Hearing

- Applicant has added an **additional sub grade parking** level and is now proposing to provide all 48 public parking spaces proposed with the original PUD. This is accomplished by the addition of a smaller G3 level and utilizing car elevators to eliminate some of the ramping previously required to access the lower parking levels (Note- per fire marshal comments, EV installed parking spaces must be re-located to spaces immediately adjacent to garage entry)



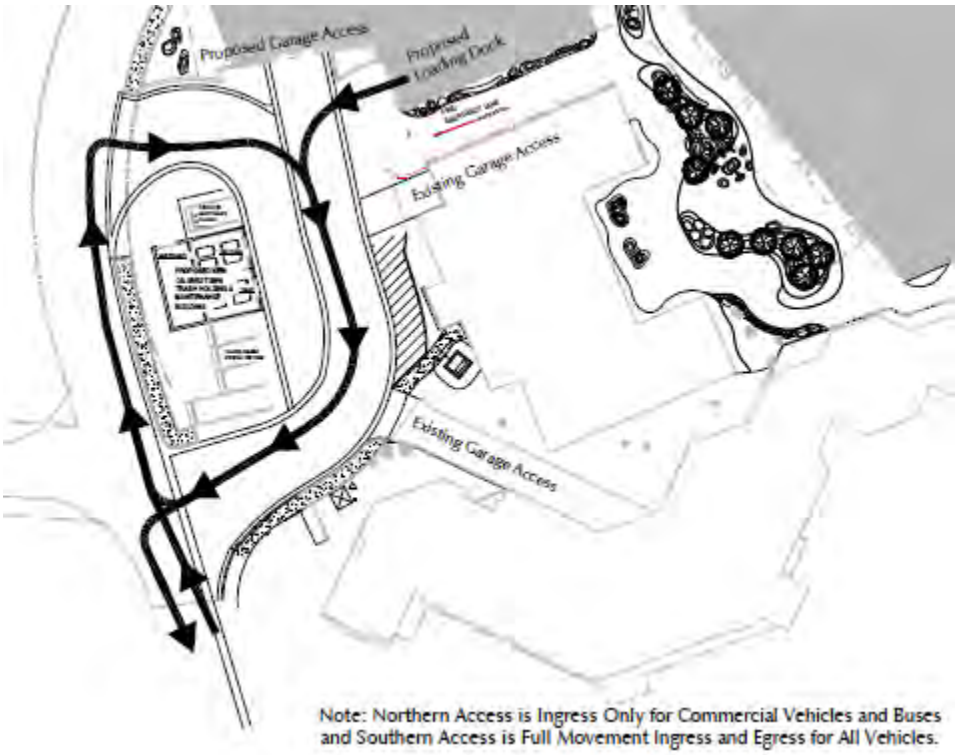
- **Town Trash enclosure** has been re-designed to better accommodate some surface parking and eliminate site line interruptions. The boilers for snowmelt which were previously proposed to be located within the Town Trash enclosure have been re-located onto the 109R property. This allowed for the square footage of the Town Trash building to be decreased while still maintaining the square footage required by the current trash removal contractor. One designated Town surface parking space and 4 additional surface parking spaces are provided. Additionally, an unload zone for smaller box trucks is being provided immediately adjacent to the Shirana Building.

1 LEVEL G2 PARKING (9510')
1/16" = 1'-0"

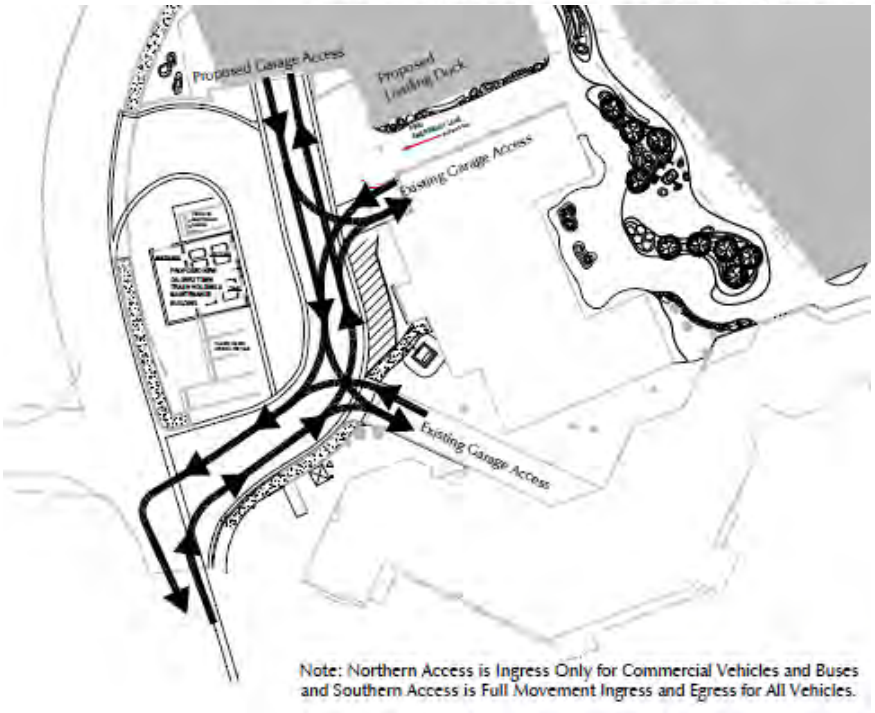
- **Encroachment requests** on Town owned property have been reduced. The applicant no longer requests a sub grade encroachment under the fire lane for back of house area. The garage vent encroachment is no longer a request for an encroachment, instead the applicant proposes to purchase a small parcel from the Town to accommodate the vent. The porte cochere awning has been reduced so as to no longer encroach on road right of way. The SE egress has been removed. Overhead light fixtures have been reduced in size to eliminate any encroachment. Snowmelt boilers have been moved onto the 109R property.
- **Utilities** locations have been further refined, to minimize impact on OS-3BR2. One existing transformer for the Shirana will be re-located from what is proposed as the fire access lane closer to the Shirana building. Otherwise, new electrical transformers will be placed across Mountain Village Blvd. on OS-3J, a switch box will be located within the GE of 89 1BCDR, and the gas substation is proposed at privately owned Access tract 89-B. Public Works and the utility companies are in support of all of these proposed utility locations. With the extensive relocation of utilities required by this development, there will necessarily be heavy involvement by Town staff to ensure that minimal service

disruptions occur. Phased plans inclusive of temporary utilities provided during construction will need review by Town engineer/town staff.

- **Traffic Circulation** study has been updated with a slight change in traffic pattern. The north entrance to the OS-3BR2 parcel is proposed for commercial and bus ingress only, the south entrance to OS-3BR2 would be full movement ingress and egress for all vehicles.



Note: Northern Access is Ingress Only for Commercial Vehicles and Buses and Southern Access is Full Movement Ingress and Egress for All Vehicles.



Note: Northern Access is Ingress Only for Commercial Vehicles and Buses and Southern Access is Full Movement Ingress and Egress for All Vehicles.

- **Construction Mitigation** – the applicant has further refined construction mitigation plans. Access for See Forever residents, Shirana residents, and north Village Center businesses has been better demonstrated.
- **Configuration of Units-** In previous versions of the application, staff had concerns that the applicant didn't understand the intricacies of different types of lodging units. They have since clarified all uses and provided floorplan configurations of each type that meet the requirements of the CDC.
- **Ownership and Ongoing Maintenance** – Many of the questions within the earlier drafts of the development agreement centered around ownership and ongoing maintenance of various improvements
    - Snowmelt boilers – to be installed, owned and maintained by the applicant, now sited on 109R property
    - Public restrooms – to be constructed, owned and maintained by applicant. Permanent easement for public use
    - Public Parking – to be constructed, owned and maintained by applicant. Parking fees go to applicant. Permanent easement for public use. Fees not to exceed 20% greater than Heritage Parking.
    - Stormwater and water utilities as they run through building. To be owned and maintained by applicant. Permanent easement for emergency access if necessary

MAJOR PUD AMENDMENTS PROPOSED BY CATEGORY - OVERVIEW

1. Density and Use
2. Parking
3. Public Benefits Comparison and List
4. Variations & Specific Approvals
5. Subdivision
6. Public Improvements
7. Criteria For Review
8. Other Considerations
9. Analysis
10. Proposed Motion

DENSITY AND USE

Table 1. Approved Density pursuant to the 2010 PUD

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	66	.5	33
Lodge	38	.75	28.5
Condominiums	20	3	60
Employee Apartments	1	3	3
Commercial	20,164 sq ft	0	0
TOTAL			**124.5**

The Town will utilize 4 employee condominium zoning designations with density certificate #27 with a person equivalent of 12 person equivalents and rezone the density to employee apartment and employee dormitory

Table 2. Density Certificate #27 – owned by the Town of Mountain Village

Zoning Designation	Total Number of Units	Person Equivalent	Total Person Equivalent
Employee Condominium	13	3	36

Table 3. Use of Density Certificate #27

Zoning Designation	Total Number of Units	Person Equivalent	Total Person Equivalent	Total Person Equivalent
Employee Condominium	13	3	39	
Utilized for 161CR	-9	3	-27	
Utilized for 109R	-4	3	-12	
TOTAL	0	0	0	

Note: Density Certificate #27 will be voided once all the density is used.

Table 4. 109R employee apartment and dormitory density existing and proposed

Zoning Designation	Total Number of Units	Person Equivalent	Total Person Equivalent Existing	Total Person Equivalent Needed
Employee Apartment – platted and unbuilt	1	3	3	
Employee Apartment- through the rezone and density transfer process	1	3		3
Employee Dormitory through the rezone and density transfer process	18	1		18

Notes:

1. 12 person equivalents of employee condominium will be rezoned to 1 employee apartment and nine employee dormitories with a total person equivalent of 12.
2. Town Council will create the remaining employee dormitory bonus density zoning designations of nine employee dormitories with a person equivalent of nine.
3. Density certificate #27 and bonus density creates the employee zoning designations needed for this project.

4. A density certificate will be issued with the remaining density as shown in table x below issued to the owner of the property. The owner owns the density in the density bank and it is unassigned to any specific lot.

Table 5. Density to be transferred into the density bank

Zoning Designation	Number of Units	Person Equivalent	Total Person Equivalent
Efficiency Lodge	16	.5	8
Lodge	7	.75	5.25

Table 6. 109R Original Zoning Designations and Density

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	66	.5	33
Lodge	38	.75	28.5
Condominiums	20	3	60
Employee Apartments	1	3	3
Commercial	26,468 sq ft		0
TOTAL			**124.5**

Table 7. Proposed Zoning designations and density

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	50	.5	25
Lodge	31	.75	23.25
Condominiums	20	3	60
Employee Apartments	2	3	6
Employee Dormitory	18	1	18
Commercial	22,609		0
TOTAL			**132.25**

Density Summary

The applicant has demonstrated that they have adequate density for the rezone and density transfer request. Adequate density is demonstrated so long as the Town is willing to create bonus density and use existing employee density in the density bank owned by the town, or a combination thereof.

PARKING

Table 8. Parking Table

Parking	Requirement per type	Number of Units	Required	Provided
Commercial Space	low and high intensity 1 per 1,000 and 1 per 500 sq ft	22,608 sq ft	29	29
Condo	1 per unit	20	20	20
Efficiency Lodge	.5 per unit	50	25	25
Lodge	.5 per unit	31	15.5	16
Public Parking	(48 prior PUD)	48	48	48
Employee Dormitory	1 per unit	18	18*	18
Employee Apartment	1 per unit	2	2	2
HOA Maintenance Vehicles	1-5 spaces	1	1-5	1
Total			158.5	159

Note: See parking table in applicant's narrative.
*The DRB established dormitory parking at 1 space per dormitory unit at their May 31, 2022 meeting.

The applicants meet the parking requirements and are providing the original 48 parking spaces pursuant to the original PUD agreement. Under variations and pursuant to the PUD agreement the applicant request an ability to remove up to five parking spaces of commercial parking in exchange for a one-time payment of $100,000 per parking space as a payment in lieu for each space fewer than 29 provided.

The applicants are providing commercial parking pursuant to the CDC at 1 space per 500 square feet for high intensity use of commercial space and 1 space per 1000 square feet of low intensity use of commercial space.

The applicant and town agreed that the developer will own and maintain the parking area. A public parking agreement will be executed and/or integrated into the development agreement. Public parking expectations and rates are found in the development agreement. Public parking as part of this development was a critical public benefit because of the need for public parking in the Village Center and the displaced parking that has occurred over time with infill development in this area.

PUBLIC BENEFITS

The table below illustrates the difference between the original PUD development agreement public benefits, variations and specific approvals and those requests through the Major PUD amendment identified with the application and revised between the June 2022 meeting and the June 2023 Town Council meeting. CDC Section 17.4.12(E)(6) requires that the Council make a finding that the "PUD provides adequate community benefits." Adequacy may be determined in the Council's reasonable discretion and does not necessarily correspond to a dollar amount. Some of the benefits listed below aren't easily quantified into money.

Original Public Benefits are highlighted in yellow.

Table 10. Public Benefits Complete List

Item	Value	Notes
Onsite deed restricted housing an additional 1 employee apartment and 18 dormitory units that sleep up to 3 employees	$9,950,250	One apartment was original
Mitigation Payment	$996,288	See additional stipulations remaining additional payments per employees after the 2nd anniversary of a C of O
48 Public Parking Spaces	$4,800,000	
50 dedicated hotel rooms		40 were original
5 star luxury hotel operator assured via the hotel covenant	n/a	
Furniture Package see hotel covenant		
Hotel Operator and amenity space requirements see hotel covenant		
Westermere Façade Improvements	$75,000	
Shuttle service to the Montrose airport for hotel guests		
Village Pond Improvements	$250,000	
Public Restroom	$154,781	
Conference Room Space - use for the public at market rates	n/a	Conference room original market rate is the variation
Public Access from Port Cochere to See Forever Plaza through the building (easement)	$75,000	
Valet parking	n/a	
Various easements (like the See Forever and town access to See Forever)	n/a	
SUBTOTAL	**$16,051,319**	

Table 11. Public Improvements that are considered public benefits pursuant to the 2010 PUD agreement

Item		Notes

Plaza Improvements (See Forever walkway and Shirana area)	$1,109,561	
Trash Enclosure on OS-3-BR-2	$840,625	*250,000 of housing mitigation payment can be used for the trash enclosure per original agreement
Snowmelt and improving the fire lane	$189,871	
SUBTOTAL	**$2,140,057**	

Table 12. Public improvements also considered a public benefit in 2023

Item	
Stairway from the 89 lots to OS-3BR-2	$150,000
Village Pond Improvement Payment	$250,000
Sidewalk from Shirana to MV Blvd	$81,146
SUB**TOTAL**	**$589,871**

TOTAL PUBLIC BENEFITS $18,781,247*

*This value is given to provide general context of public benefit and is not a precise value.

D. LIST OF ALL VARIATIONS AND SPECIFIC APPROVALS PURSUANT TO THE PUD AMENDMENT

Original PUD variations and specific approvals are highlighted in yellow.

Table 13. Variations and Specific Approvals

Number	Variation Requests
1	Variation/waiver to LUO Section 4-308-9 to allow an increase in maximum to 88' – 9"and maximum average height of 65' – 2.9".
2	A request for Town Council to create bonus density or MV density in the density bank to be transferred to the property for employee apartment or employee dormitory use
3	A variation to CDC Section CDC Section 17.4.12(O)(2) to not require 67% of all owners to consent to a PUD amendment application. See development agreement for details.
4	A request for easements for retail awning overhangs
5	Conference Center to be offered to the public at market rate rather than comparable to the Conference Center.
6	Garage Drive Aisle reduced from 22 feet to 18 feet approved by the fire marshal per CDC 17.5.8.C.3 in discrete locations
7	**Design Variations – subject to change with final architectural design review**
	• Roof Form per CDC 17.5.6.C.
	• Wall material (no stucco proposed) per CDC 17.5.6.E.
	• Glazing – uninterrupted areas of glass that exceed 16 square feet per CDC 17.5.6.G.5
	• Decks and Balconies – long continuous bands per CDC 17.5.6.I.
	• Commercial, Ground Level and Plaza Area Design Regulations – Storefront Design, Color Selection per CDC 17.5.15
	• Commercial, Ground Level and Plaza Area Design Regulations To allow for a ski locker private unit on a Primary Pedestrian Plaza

	• Exterior Lighting, some variations subject to staff and one DRB approval
	• Driveway grade
	Specific Approvals – subject to change with final architectural design review
1	• Materials- TPO membrane roof, metal fascia and soffit
2	• Solar roof tiles in the Village Center
3	• Road and Driveway Standards – 2 curb cuts
4	• Tandem Parking

E. MAJOR SUBDIVISION REQUEST AND ASSOCIATED REZONE

See major subdivision and rezone item under separate agenda item.

Under separate consideration Town Council will review the proposed major subdivision.

Table 14. Approximate Before and After Lot Areas

Proposed Lot/Tract Name	Proposed Zoning	Proposed Size (sq.ft.)	Net Change (sq.ft.)
Lot 109R2	PUD	36319	339 INCREASE
Tract OS-3BR-2R-1R	AOS Village Center	82584	420 DECREASE
ROW Tract	AOS Right of Way	81	81 INCREASE

The applicants agreed to purchase a portion of town land approximately 551 square feet which consisted of an area otherwise previously depicted to be used by easement as a garage venting area. The applicants have agreed to purchase this land at approximately $194 a square foot for a total of $106,894 for the additional acquisition of this portion of town owned land replat into 109R-2. The cost per square foot is based upon the cost per square foot when Tiara Telluride, LLC purchased the overall property/site specific development plan. This monetary amount is required to be paid to the town prior to issuance of a building permit. The draft approval ordinance will include specific authorization for this conveyance of town-owned property. As with the land swap mentioned above, the Town Council is not legally obligated to agree to sell this land to the applicant.

Easements

Requested use of town property have been re-evaluated and reduced.
A summary of the resulting land area is described above. The applicant also intends to use portions of OS-3BR-2R-1 near the town trash shed and Shirana for the following uses:

1. vehicular and pedestrian access (valet and back of house uses)
2. relocation of the Shirana SMPA transformer out of the proposed fire lane (see drawings)

The applicants also request placement of SMPA transformers on OS 3J, owned by the Town of Mountain Village, adjacent to See Forever.

Additionally, the applicant is proposing to extend areas of the garage sub-grade below town owned portions of OS-3BR-2R-1 to allow for:

1. Sub-grade parking
2. additional back of house/mechanical room

These uses are allowed, with Town Council approval and associated easement and use agreements.

Finally, there are additional existing easements that will be modified consistent with the PUD amendment application, see list in subdivision application materials and attachments listed above.

F. PUBLIC IMPROVEMENTS

There is a combination of public improvements that constitute required public improvements, public benefits, and public improvements consistent with the original PUD agreement as part of this Major PUD amendment application.

Table 15. Public Improvements pursuant to the major subdivision application

MV Blvd snowmelted sidewalk and lighting	$612,030
Utility relocations/installation as approved by the Town	$2,500,000
repaving MV blvd	$79,213
TOTAL	**$3,191,243**

Table 16. Other public improvements required

Snowmelting OS-3BR-2 for access and use	$382,575
Repaving OS-3BR-2	$276,129
Village Center improvements that extend beyond the original boundary identified in the 2010 PUd	$829,219
TOTAL	**$1,487,923**

TOTAL PUBLIC IMPROVEMENTS $4,679,166*

* The applicant's engineer will need to certify the estimated construction costs, including a contingency, to determine the appropriate security to be posted by the developer prior to building permit. The number here may change.

Table 17. Provided Amenities of Note but do not constitute public benefits

Sustainabilty Fund committed to be spent locally (A Six Senses requirement)	$350,000
Silver LEED Certified	$2,460,000
TOTAL	**$2,801,000**

Table 18. Other considerations as part of the PUD agreement

Adding approx. 551 sq feet of town owned land to the subdivision at $194 a foot	$106,894
TOTAL	**$106,894**

Note. There could be additional public improvements related to Mountain Village Boulevard once the town engineer reviews the traffic study. This is captured by a condition of approval.

REVIEW STANDARDS

PUD CRITERIA FOR REVIEW

Criteria for Decision.

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;

   At the time the Comprehensive Plan was adopted, those properties, like 109R, were not included in the Village Center Development Table with site specific polices and actions because it had an existing PUD entitlement. The vision therefore is based upon the original development agreement, subject to PUD amendments pursuant to the CDC, which is a public process with DRB and Council review.

   The application, however, can apply broadly to the Comprehensive Plan. The application is generally consistent with the Comprehensive Plan Village Center Subarea Goals which are as listed:

   Village Center [Comprehensive Plan] Subarea Goals
   - Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project – *this is being met*
   - Prioritize pedestrian circulation to and within Mountain Village Center - *this is being met*
   - Integrate deed restricted dorm units into future hotbed projects – *this is being met*
   - Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities *n/a*
   - Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting – *this is being met*
   - Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center – *coordinate wayfinding with the Town as a condition of approval.*

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;

   This application proposed variations to the PUD agreement and underlying zoning as described.

The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;

3. The proposed PUD is consistent with and furthers the PUD purposes and intent;

   The PUD Purpose and Intent is found at 17.4.12.A.1-6.

The purpose and intent of the Planned Unit Development ("PUD") Regulations is to:

1. Permit variations from the strict application of certain standards of the CDC in order to allow for flexibility, creativity and innovation in land use planning and project design;
2. Allow for a creative planning approach to the development and use of land and related physical facilities to produce a better development;
3. Provide for community benefits;
4. Promote and implement the Comprehensive Plan;
5. Promote more efficient use of land, public facilities and governmental services; and
6. Encourage integrated planning in order to achieve the above purposes.

The applicants have increased their public benefits and overall reduced the number of variations requested.

5. The PUD meets the PUD general standards;

PUD General Standards are found at 17.4.12.I. which includes and is not limited to the following requirements:

Sub 5. **Rezone.** The development must rezone to the PUD Zone District which is a rezoning process, that does not require a separate application but does require the PUD Major PUD amendment to be approved by Ordinance. Staff note: The development will be rezoned to Planned Unit Development.

Because this is a PUD amendment, the town has taken the position that an amended PUD amends the site specific PUD and does not rezone the property to the PUD Zone District.

Sub.7. **Density.** Recognizes that a density transfer does not require a separate application.

Sub 8. **Landscaping and Buffering.** The project shall provide buffering of uses from one another to minimize adverse impacts and shall create attractive public spaces consistent with the character of the surrounding environment, neighborhood and area.

Plaza areas and Mountain Village Boulevard create buffers while the applicant has provided an integrated landscape plan that works with the rest of the Village Center plaza areas. Further revisions from the DRB approved landscape plans were a condition of approval, This will be for staff review prior to building permit.

Sub 9. **Infrastructure**. The development proposed for the PUD shall include sufficient infrastructure, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water, sewer and other utilities.

Vehicular access maintains the circulation at OS3-BR2 for a bus turn around. (48) public parking spaces are provided inside the garage, an improvement on the surface parking spaces available today. The Town engineer addressed a number of concerns related to utilities, slopes and grades, and circulation . A condition of approval is that the applicant address all engineering review concerns by the town engineer prior to issuance of a building permit.

6. The PUD provides adequate community benefits;

The applicants have enhanced their list of public benefits for this public meeting. Council will need to determine if the total package is "adequate." The draft ordinance includes a finding that this has been met.

7. Adequate public facilities and services are or will be available to serve the intended land uses;

   Location, maintenance and access to existing, relocated and abandoned utilities need to be better understood including stormwater management. This comment was provided previously and remains the same.

8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

   A traffic and circulation study was provided for the back of house area although not for the porte cochere area. The applicants have been responding to concerns related to vehicular and pedestrian circulation in and through the property. Additional comments by Town engineer indicate further revisions that could facilitate better circulation and could be realized in revisions provided prior to building permit

9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

   This is being met, subject to conditions of approval and requested variations allowed by the PUD amendment process.

The application is generally consistent with CDC Section 17. Required Improvements for Adjacent Plaza Areas are listed below:

7. Required Improvements for Adjacent Public Areas
   a. All new development on lots within the Village Center shall be required to construct improvements that enhance and improve the adjacent open space, town plaza areas and common area, as applicable.
   b. The required improvements shall extend thirty (30) feet from the building dripline and/or encompass the area of disturbance, whichever is greater.
   c. Open space areas shall be enhanced as determined by the review authority by additional landscape plantings, appropriate revegetation and/or the creation of new town plaza areas and/or trails and other improvements as envisioned in the Comprehensive Plan.
   d. Town plaza areas shall be improved with new or repaired paver systems and landscaping as determined by the Town, having as a goal the enhancement and improvement of town plaza areas consistent with the Design Regulations.
   e. Unless otherwise determined by the Town to be unnecessary or unwanted, snowmelt systems shall be required to be installed by the developer and operated and maintained by the subsequent lot owner(s) for all new or improved town plaza areas unless such areas are landscaped with planting beds or other landscaping that does not necessitate snow melting.
   f. Design and construction specifications shall be reviewed and approved by applicable Town departments consistent with this CDC and applicable industry construction standards.
   g. Adjacent plaza area improvements shall be maintained by the development's

owners' association. Any such maintenance responsibilities shall be specifically set forth in the development agreement as well as the governing documents of the owners' association.

h. The developer shall obtain adjacent property owner permission when the adjacent areas to be improved and maintained are owned by a third party, non-Town entity.

Staff finds these requirements are being met.

STAFF ANALYSIS TALKING POINTS

Parking Variation
The applicants are currently meeting the parking requirements, however are requesting that if necessary they be allowed to remove up to (5) five commercial spaces and will provide a payment in lieu fee of $100,000 per space.

Density and Use.
Staff supports the proposed density and uses broadly and applaud the breadth of retail, restaurant and bar, conference, plaza and spa amenities.

1. Staff support Town Council creating bonus density or utilizing our remaining employee density in the density bank, or a combination of both related to the employee housing onsite being constructed.
2. The applicants have otherwise demonstrated they have the necessary density for the rezone and density transfer portion of the PUD amendment.
3. Staff recommends the applicant cannot reduce either the square footage committed or number of deed restricted units part of the PUD agreement and public benefit.
4. Staff strongly encourage that the lodge units be placed in the rental pool when not occupied by the owner to increase short term rental opportunities as part of the hotel development.

Trash Building. The trash building as proposed meets the needs of the Town and with the reduction in square footage also serves to provide some much-needed short-term surface parking. There is also a small space provided for Plaza Services equipment or other Town use. Tiara removed the boilers from the town trash shed and relocated them within their property.

Public Improvements. The applicants have agreed to construct, pay for, own and maintain all snowmelt boilers, the public parking and the stormwater and sewer lines at its sole cost and expense.

Encroachments. Tiara has significantly reduced its request for encroachments from prior submissions. The below grade uses appear to already be covered by an easement agreement that would need to be revised to reflect new boundaries if approved. Town Council can discuss the other areas requested to be encumbered with uses or structures that benefit the hotel building.

Parking. Tiara has accommodated the original 48 public parking spaces within the garage area.

Public Benefits. Tiara has increased the public benefits package primarily through providing 48 parking spaces, compensating the town for 551 square feet of land, and constructing all necessary new sidewalk along Mountain Village Boulevard, snow melting the sidewalk which

will be continuous around the curve of Mountain Village Boulevard. Tiara has also agreed to pay for the snowmelt of town properties (sidewalks and plazas) and adjusted their landscape design in the village center areas to accommodate the town's uses and pedestrian and maintenance uses.

Circulation and Construction Mitigation. The multitude of uses in such a small area is complicated. Through the traffic circulation study provided, the applicant seems to have demonstrated that all of these uses can happen concurrently. Refining the transition plan for uninterrupted utilities will be a critical piece of this project.

Engineering Comments. The revised utility plans are acceptable to Town staff as proposed. Prior to building permit, final engineered plans of all utility connections, plan and profile of access and sidewalks as well as engineered drawings of snowmelt systems will need to be reviewed and approved by staff and the town engineers. Access to snowmelt boilers needs to be better understood.

Pedestrian Paths. The town recognizes that significant plaza improvements are provided and considered public benefits as part of the original and amended PUD. Development of 109R is critical to filling in the North Village Center, establishing a primary pedestrian route from See Forever thru Westermere to the Village Pond Plaza and connecting to the Village Center. The stair access on the SE side of the project also helps circulate pedestrians through the North Village Center.

Lodge Units Lodge units have traditionally functioned as short term one-bedroom rental units in mixed use development in the Village Center.

The applicant's agree that the lodge units will be incentivized to be in the rental pool by the provisions outlined in the development agreement and hotel covenant and that the lodge units cannot be a primary residence of an owner. Minor edits can be made to this between first and second reading.

Subdivision. If Town Council is not supportive of the modification of town owned land boundaries as part of the major subdivision application and proposed design, this should be discussed as part of the PUD review.

STAFF RECOMMENDED MOTION

Town Council can move to approve, deny, or continue the application. A motion for approval would be a motion to approve the ordinance on first reading, with the findings and conditions in the ordinance. A motion for denial would be a motion to approve the denial resolution. A motion to continue should continue the hearing to a date certain. If Council moves to approve either the ordinance or the resolution, Council has the option to add or delete conditions or findings or make other edits as part of the motion.

Sample language:

Approval. *I move to approve first reading of an ordinance a Major PUD amendment for Lot 109R and portions of OS-3BR-2, and approve a vested property right for a site specific development plan with the findings and conditions stated in the ordinance and outlined below and ask the clerk to set a public hearing for ___[insert date here]_____.*

Findings:

1. *The application is in general conformance with the Comprehensive Plan specifically the following:*
    a. *Consistent with the Village Center Subarea Goals specifically the provision of spa and restaurant and pedestrian circulation & Mixed Use Center Goals in the Comprehensive Plan*
    b. *The Final PUD plan is in general conformance with the Future Land Use Plan.*
2. *The application provides adequate Public Benefits*
3. *The Design Plans provided to Town Council replace the DRB final design plans, as they have addressed conditions of approval and revised the plans.*
4. *The applications are consistent with the criteria and standards set forth in the CDC specifically the PUD criteria for decision, the comprehensive plan project standards, the PUD general standards and the density transfer and rezone general standards, unless otherwise asked to be varied by the PUD.*
5. *Village Center Open Space if rezoned, does not require replacement open space pursuant to CDC Section 17.3.10*
6. *The applicant agrees to conform to CDC Section 17.3.4.H.7.a-g Required Improvements for Adjacent Public Areas specific to the areas on the developer's property that will have public easements.*
7. *Parking requirements are being met and exceeded.*
8. *Town Council incorporate the DRB's recommended conditions of approval as part of this motion. To the extent there are duplicate conditions, duplications need not be repeated in the approvals.*
9. *Town Council incorporate the major subdivision approval and associated rezoning with conditions as part of this motion. To the extent there are duplicate conditions, duplications need not be repeated in the approvals.*
10. *Approval and execution of the final PUD constitutes a vested property right and site specific development plan for a period of 3 years.*
11. *The applicants have affirmed this is not a phased development.*
12. *Permanent dewatering is expressly prohibited.*
13. *Public Improvements, Public Improvements Agreement and Public Improvements Guarantee will be addressed in the Development Agreement, an associated cost exhibit, and terms consistent with CDC Section 17 17.4.13.L. Public Improvements Policy and reflect the representations made in the applicant application and staff memo of record. Identified public improvements that are not considered community benefits are identified in tables 15 & 16 in the staff memo.*
14. *The applicants are providing the following public benefits as detailed in tables 10, 11 and 12 in the staff memo.*

In consideration for the following CDC Variations, Waivers, Design Variations and Specific Approvals as detailed in table 13 in the staff memo.

And with the following conditions:

1. *The Town Council must separately approve the related subdivision and replat of the Property, including the Town Property.*

2. *All conditions of the subdivision/replat approval are conditions of this PUD Amendment.*

3. *All recommended conditions of the DRB recommendation are conditions of this Fourth PUD amendment approval.*

4. *The applicants will provide a written confirmation of the five-star operator prior to building permit issuance..*

5. *All associated payment including and not limited to the Village Center Pond improvement payment and vent land payment is due prior to issuance of a building permit.*

6. *Coordinate a civic wayfinding program prior to a Certificate of Occupancy with town staff.*

7. *In accordance with the Design Regulations, this approval does not allow any violation of the CDC or design regulations or imply any approval of any errors that may be contained in this application that violate the CDC and/or the Design Regulations.*

8. *In the event that the project does not continue to assure a five-star operator over time, the project will need to Amend the PUD in order to consider an operator less than a five star operator.*

9. *The employee housing deed restricted legal instruments must be executed prior to a CO.*

10. *The 50 hotel rooms and employee housing need to be constructed concurrent with the residential development.*

11. *Payment of public benefits fees must be paid at building permit issuance.*

12. *Address all town engineer concerns as stated in the referral comment letter that is part of the hearing packet and record.*

13. *A sign program is a class 3 application and will be required to be approved prior to issuance of a certificate of occupancy.*

14. *Construction Mitigation conditions are included in the DRB recommendations and incorporated here. The applicant shall also show the limits of disturbance as part of the construction mitigation plan.*
    a. *An interim utility plan shall be updated prior to issuance of a building permit.*
    b. *Construction mitigation plan review are required to begin six months prior to an anticipated building permit submittal. A communications plan will also be required as part of the Construction Mitigation, to be approved by Town Staff.*

15. *All Public Improvements to be accepted to the Town shall be constructed by the Developer at its expense pursuant to plans and specifications approved by the Town Engineer, and the Developer shall provide financial guarantee to secure the construction and completion of such improvements based on engineering cost estimates to be approved by the Town Engineer. The procedures for providing and releasing security, inspection and acceptance of public dedications, and construction warranties shall be addressed in the Development Agreement and/or a supplement thereto to be executed prior to issuance of a building permit when final plans and specifications and cost estimates are complete. The town will accept improvements but will require the developer to construct, operate and maintain such improvements as outlined in the development agreement.*

16. *All representations of the Applicant, whether within the submittal or at the DRB or Town Council hearing or meetings from the December 1, 2022 DRB meeting, are conditions of this approval.*

17. *The Town and Developer shall enter into a Development Agreement in substantially the form set forth in attachment 4a, as approved by the Town Attorney.*

18. *The location of EV installed parking spaces will be relocated to the spaces closest to garage entry prior to building permit*

19. *Any retaining walls necessary for proposed utilities on Lot OS-3J will have stone cladding to match existing See Forever hardscaping.*

20. *[Additional conditions to be added based on DRB and Staff Recommendations as further refined by the Town Council.]*

This motion is based upon evidence and testimony provided at the public hearing on June 15, 2023.

ALTERNATIVE DENIAL MOTION

Denial. *I move to deny the application for a Major PUD amendment and to adopt the Resolution of denial with the findings and reasons stated in the resolution.*

VAULT DESIGN GROUP

2023.05.02 Town Council
First Reading Submittal

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TIARA TELLURIDE LLC

May 2, 2023 Design Narrative

PROJECT SUMMARY

Lot 109R is a curved lot in Village Center of Mountain Village where zero lot line building is allowed with the neighboring properties constructed as zero lot line. The history and evolution of the design revisions has continued to address staff and public concerns. Although there is no major change to the overall proposed design and mass of Lot 109R Hotel from the December 1, 2022 Final DRB Approved documents, we have incorporated revisions to address staff and neighbor requests as described in this narrative and the design documents.

The adjacent OS-3BR-2 Town trash holding building serves Village Center Town properties. The open space Lot meanders through the Village and around the surrounding properties. The public plaza abuts the proposed hotel Lot 109R and adjacent neighbors of Westermere and Shirana.

Staff requested revisions include incorporating an alternate configuration for OS-3BR-2 for the trash holding building. To increase site parking the snowmelt boiler system has been relocated to Lot 109R. We revised the parking in the hotel garages and incorporated 48 public spaces and current CDC for commercial parking requirements. This removed the need for a requested variation.

We followed staff direction and moved the two hotel transformers to OS-3J utility GE and have relocated the Shirana transformer just off the Westermere ramp adjacent to OS-3BR-2. We removed the majority of the overhead easement request as further described below and addressed neighbor concerns by reducing the subgrade permanent structure to increase separation distance.

In this submittal we responded to the staff requested revision to incorporate additional land at the west end of Lot 109Rcurrently Town-owned and constituting a part of OS-3BR-2. This created a better delineation between the two lots. The snowmelt boiler previously proposed to be located on OS-3BR-2 has been relocated within Lot 109R. This is a design change and further described in the OS-3BR-2 trash holding section of this narrative.

A revised draft plat has been included with two scenarios to also identify the replatted Lot OS-3BR-2 and Lot 109R. Another replat of OS-3BR-2 is currently being processed. If that other replat is completed, the revised OS-3BR-2 will be designated as OS-3BR-2R-1R when replatted pursuant to our proposal. If the other replat has not been completed, the revised OS-3BR-2 will be designated as OS-3BR-2R pursuant to our proposal. References herein toOS-3BR-2 include the applicable revised version of OS-3BR-2. Following our proposed replat, regardless of the status of the other pending replat of OS-3BR-2, the existing site designated Lot 109R will be designated Lot 109R2, and references herein to Lot 109R include Lot 109R2. The site backgrounds have been revised on all sheets and are reflected for all disciplines. The landscape and photometrics do not show any updates other than a reprint for the revised site plan.

We are also including clouded Final DRB Approved documents delineating the changes described in this narrative. The town trash building sheet is clouded in entirety as the plans, elevations, material quantities and schedules have been revised.

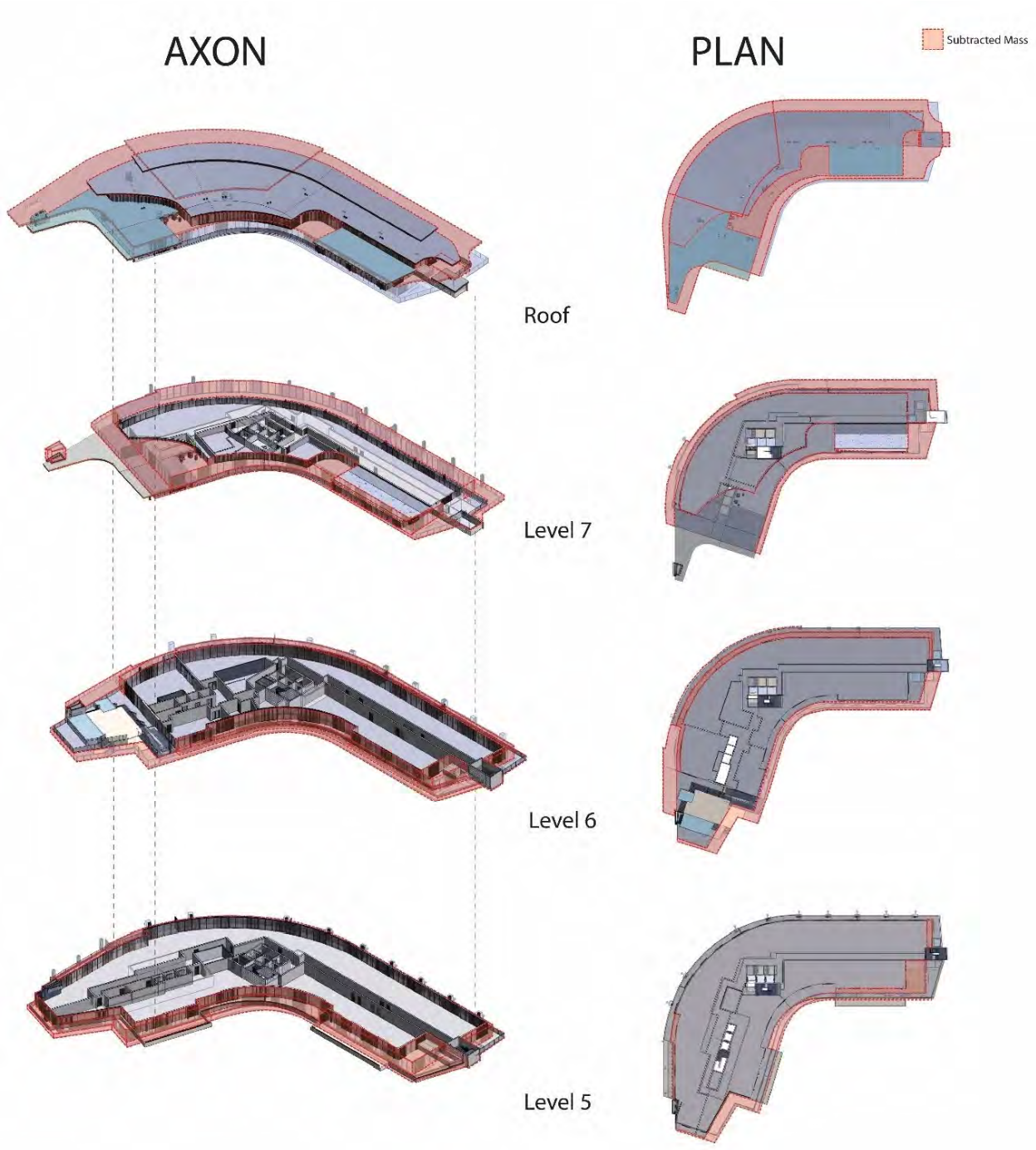
The DRB accepted our response to comments which included a reduction of the building mass and incorporated a stepping of the building resulting in a reduced stacked floor verticality and integrated offsets. The stepped offsets also visually engages the sloped walls that cascade down the façade and helps to anchor the stone base of the building. The tiered floors and removal of mass creates openings to the sky.

BUILDING MASSING/HEIGHT

The Final DRB Approved design addressed concerns focused on the max building height and matched the approved 2011 PUD max height of 88’-9”. We have also addressed concerns focused on the average height which results in an average below the Approved 2011 PUD of 65’-2.5” with a reduction to 63.61’. This is a slight modification to the Final DRB Approved documents and remains below the Approved 2011 PUD average height.

Due to the unique curvature of the building mass, we addressed height concerns raised by the Town through a deconstruction of the building. This deconstruction provided an opportunity to address additional Town comments regarding the general feel of the base of the building’s mass at the plaza level as well as the roof lines.

By pronouncing the stepped levels and jogging floor heights we were able to integrate sloped rooflines which creates a more dynamic and interesting façade. The diagrams attached have no change from previous submission or the Final DRB Approved design. In this submission, building mass and height above grade has remained as approved.



PUBLIC BENEFIT DESIGN ITEM REVISIONS

In response to the comprehensive plan, the design proposed incorporates a publicly accessible stair via Mountain Village Boulevard to the hotel Porte Cochere to the Plaza Level with a continuous connection to See Forever or the Village Core. Additionally, the elevators provide code-required accessible access as needed meeting code requirements and include an access easement. (Refer to development documents).

An exclusive floor of dedicated employee housing is integrated in the design, exceeding the requirements of the Code and providing a public benefit. In this submission, in response to some of the parking revisions, we have made a slight modification to the interior but maintained the 14,455 SF Gross Area.

Restaurants are included in the hotel design and open to the general public. A wedding venue/conference room(s) are also available for public use and provides an additional public benefit. There is no change to the locations of these benefits from the Final DRB Approved documents.

Please refer to the public benefit diagram and table included in the application package.

DESIGN REVISIONS FOR EASEMENTS

The previous submittal included a request for a cantilevered concrete slab to provide ingress/egress at the south end of the building at employee housing level. We removed the over property projection and overhead encroachment request. The design documents have been updated to reflect this and include revisions to plans and elevations.

We removed the request for an overhead easement at the Porte Cochere and have minimized it to be within property boundaries. The Porte Cochere details have been updated to reflect this change.

In response to the Final DRB Approved design we met with staff in December to further review photometrics. After that meeting, we removed any request for exterior light fixtures projecting beyond property boundary as reflected in the 12.16.23 submission. We have included clouds on the elevations to reflect the change from the Final DRB Approved design.

PARKING DESIGN REVISION

The Approved 2011 PUD included 48 public parking spaces. In this submittal, we have addressed concerns raised by staff and the Town to meet the required 48 spaces. Level G2 parking previously incorporated 22 public parking spaces and in this submission we have incorporated the 2011 Approved PUD 48 public parking spaces at the non-valet parking garage level, “G2”. Level G2 is publicly accessible from

Mountain Village Boulevard via OS-3BR-2 shared driveway to the hotel garage entry.

We worked with our engineers and the geotechnical engineer to incorporate an additional level of sub-grade parking below G2, level "G3" to allow for the additional parking. Proposed level G3 parking is valet only and accessible via two proposed vehicle elevators accessed by the valet from the Porte Cochere.

The vehicle elevators' main level, located at G1A, are just off the Porte Cochere where hotel guests, employees and commercial parking will be valet parked at one of the valet parking levels G1A, G1, or G3. The vehicle elevators are proposed to bypass level G2 completely as no public access would be allowed in the elevators for safety and operational concerns.

The added level G3 and vehicle elevators are a change from the previous submittal. The parking garage plans and legend have been clouded in Final DRB Approved design documents to identify updates from previous submission.

PERMANENT UNDERGROUND STRUCTURE EASEMENT - DESIGN REVISION

Integrating level G3 parking has also allowed us to address concerns for the permanent underground structure easement, where part of the parking was beyond the property boundary in both the Approved 2011 PUD and our proposed amendment. We addressed the staff and adjacent neighbor concerns (Shirana and Westermere) for proximity of foundations by increasing the setback of the parking foundation under the plaza between the existing buildings and the proposed underground easement.

The revised underground plaza permanent structure for the subgrade parking garage is a change from the previous submittal as a reduction of total area. We also removed the boiler room proposed below the fire lane.

The plans delineating permanent underground structure revisions have been clouded on Final DRB Approved design documents.

SUSTAINABILITY

The design incorporates sustainable practices that meet or exceed the requirements of the Five Star Flagship Hotel operator, which are among the highest standards of any hotel operator, worldwide. A complete-building energy analysis will be used to optimize envelope, HVAC, lighting, pool/spa systems, snowmelt, and renewable energy strategies, which will all be evaluated under metrics such as energy costs, energy/demand reduction, carbon impacts, and greenhouse gas reduction. This iterative, holistic analysis will occur prior to building permit and help the team determine the ideal fenestration and glazing performance targets with respect to the other building systems and design elements.

SITE DESIGN OS-3BR-2 VEHICULAR ACCESS REVISION

In rsesponse to staff request revised traffic circulation study has been provided and is included in this submittal The revised report includes the site plan with commercial vehicle access via the north for one way clockwise circulation for the Town's bus turn around, OS-3BR-2 trash holding pickup, Lot 109R deliveries, and Shirana deliveries. Additional revisions include one way ingress/egress for passenger vehicles to be accessed via the south from Mountain Village Boulevard to Westermere Parking Garage, Shirana Parking Garage, OS-3BR-2 Site Parking, or Lot 109R Hotel Public Parking.

The revised site design documents in this submittal include grading, driveway access and curb cuts for the suggested circulation patterns from the report. This is further delineated in the design document set and revisions clouded on the sheets from Final DRB Approved submission. The study also includes a trip generation analysis for town operations on OS-3BR-2, hotel operations and neighboring property access.

Additional public parking spaces have also been incorporated on OS-3BR-2 as delineated on the site plan and traffic report. In order to increase site parking, the trash holding building has been modified from the Final DRB Approved Design and incorporates staff requests to remove the boilers as described in the narrative in the "OS-3BR-2 Trash Facility" section.

Revisions incorporated in this study include vehicle circulation for a commercial SU30 delivery truck loading/unloading in front of the Shirana (via north entry commercial vehicle access) or two passenger vehicle loading/unloading spaces adjacent to the trash building. The loading/unloading is deep enough for another delivery truck or two passenger vehicles as shown on the diagram titled "Public

AutoTurn Movement" and "SU-30 AutoTurn Movement".

Also addressed is the commercial circulation access for the hotel deliveries, Shirana delivery, and town trash holding pick up, as well as bus turnaround from the north access for a WB50 truck backing into the delivery bay as well as an SU30 truck backing into the delivery bay. All commercial delivery and hotel garbage/recycling collection will occur within the concealed delivery bay.

UTILITY DESIGN REVISIONS

We responded to the staff's requested revisions to move the three proposed transformers from OS-3BR-2 across the street to the Town Lot OS-3J. The design team presented the revision to the Director of Public Works, Utility Company (SMPA), and town engineer (SGM) and they are accepting the requested relocation for the two transformers feeding Lot 109R in the GE off Mountain Village Boulevard. The transformer feeding Lot 108 for the Shirana has to be closer to their property due to engineering constraints of utility runs and remains on OS-3BR-2 but has been shifted away from the trash holding building off the sidewalk adjacent to the Shirana building.

The switchgear on Lot 109R serves several adjacent properties and has been submitted with a proposed relocation to Lot 1BCDR. In December, the design team met with the Director of Public Works and SMPA to discuss the relocation of the switchgear. Their preferred relocation is still on Lot 1BCDR in the public utility GE, as this meets safety and service requirements in addition to tying into infrastructure. The relocated switchgear will result with a substantial upgrade to infrastructure serving Mountain Village.

In this submittal we are responding to staff-requested revisions for the Gas Reg with two options included in civil plans. One option includes tie-in at the Lot 161CR Gas Reg, which is dependent on consent of the owner/developer of that property. The other option is the previously submitted installation of a new Gas Reg at 89-B on privately owned property in the GE, for which the owner of Lot 89-B has consented. We are resubmitting a letter of approval for 89-B Gas Reg location.

The design team presented the revision with hotel gas loads to the Director of Public Works, Utility Company (Black Hills), and town engineer (SGM) and they have approved these alternate solutions. Included in this submittal is another letter of approval from Black Hills, confirming agreement with the suggested location.

NEW OS-3BR-2 TRASH FACILITY, SNOW MELT, & SITE PARKING

In response to staff requested revisions we removed the boiler room serving the snowmelt system for OS-3BR-2-1R and relocated those boilers into the hotel on Lot 109R. The reduction of square footage allowed for additional site parking for Town-owned spaces.

The orientation is the same as previously proposed for accessing dumpsters and the traffic consultant has confirmed it is the best for vehicular circulation. The garbage truck access is via the north entry for commercial vehicles with a right turn where the truck will pull in front of the trash holding building. The dumpsters are rear loaded perpendicular to the trash truck and the truck exits to the south drive where sight lines are optimal. The north access via right turn, rear load, and exit to the south avoids overlapping passenger vehicles.

The architectural style proposed in the Final DRB Approved design has not changed. We have maintained the stone, wood siding and metal finishes as previously proposed. Shrinking the footprint did result in a reduction of one garage door, but we have separated the two bays into recycling and trash based on direction from the trash pick-up provider, Bruin Waste. We have also included a letter from Bruin Waste confirming approval for this revision. Please refer to the traffic circulation study exhibit for additional updated information.

MISCELLANEOUS CLARIFICATION

- We added area gross and net area plans in this submittal reflective of the CDC.
- We removed the construction mitigation sheets from the design documents and moved them to the construction mitigation section.
- No revisions to landscape or photometrics are reflected other than reprints with the current site design revisions. Final electrical and landscape will be reflected prior to building permit in conjunction with DRB Final Conditions.
- Added level G3 reflected in building section

Thank You,

Katsia Lord, AIA, LEED AP

DESIGN VARIATIONS

17.5.6.C.1 ROOF DESIGN ELEMENTS

a. The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.

We have a flat roof with low slopes.

c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.

We have low sloped roofs and snowmelt system. We will incorporate heat trace for the internal roof drains.

e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

17.5.6.C.3 ROOF MATERIAL

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 membrane roofing material is proposed. The membrane does not emulate wood shake, concrete or slate tile.

17.5.6.C.3.d (Per DRB Condition)

The following roofing material outside of the Village Center

i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).

17.5.6.E.4 EXTERIOR WALL MATERIALS

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.

No stucco is incorporated into the design as required per code.

17.5.6.G.5 GLAZING

The proposed design includes spans in excess of 16 SF. The uninterrupted glazing is a key component to this project and to any five star Flagship hotel. Overall glazing has been

maintained at 40% or less.

17.5.6.I.1 DECKS AND BALCONIES shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies and bay windows shall be used.

We are requesting removal of the requirement to incorporate bay windows as this requirement negatively impacts the architecture. The balconies may require a variance if deemed long and continuous bands.

17.5.8.C.3 PARKING REGULATIONS

Aisle Width. The driveway and aisle width for either surface lots or parking garages shall be twenty-two feet (22').

We are requesting approval of a reduction of this requirement to 18’ min. for aisles without parking spaces as is a standard garage drive aisle width. Fire Marshal approval has been provided.

17.5.12.C. PROHIBITED LIGHTING – LANDSCAPE LIGHTING

While the photometric plan includes tree-mounted gobo projectors and landscape bollards, these fixtures are intended to provide minimum illuminance along the walking path for safety and egress purposes. For this reason, the project is requesting a variance for the prohibited landscape lighting.

17.5.12.D. PROHIBITED LIGHTING – UP-LIGHTING

While the photometric plan does include up-lighting as accent lighting within the entryway canopy (this is interior to the Porte Cochere vehicular access), this up-lighting will not contribute to any form of light pollution, as the canopy above it will stop the light from reaching the sky.
For this reason, the project Design is requesting a variance for the prohibited up- lighting.

It is of note that the above variance requests are submitted under the belief that the submitted design complies with the Lighting Regulations Purpose and Intent of the Community Development Code, Title 17 of Town of Mountain Village Municipal Code, amended August 20, 2020. Per Section 17.5.12, LIGHTING REGULATIONS, this design intends to:

“Minimize the unintended and undesirable side effects of residential exterior lighting

while encouraging the intended and desirable safety and aesthetic purposes of such lighting"

- "Allow illumination that provides the minimum and safe amount of lighting thatis needed for the lot on which the light sources are located"
- "Protect the privacy of neighboring residents by controlling the intensity of thelight source"
- "Enhance and transform architectural and structural facades as well as outdoorspaces"

17.5.12.F. LIGHTING DESIGN REGULATIONS

2. REQUIRED EXTERIOR LIGHTING TYPE

We are requesting a variance specific application of fixture for specific fixtures where LPW efficacy is just below indicated requirements, but are on-board LED. (Not screw-base fixtures.)

7. LEVELS OF ILLUMINATION

Pedestrian walkways and stairs are via primary lighting source and are via primary lighting source. Although these exceed 2 FC max we are requesting a variance as this is applicable to safety.

This version reflects current platting configuration of Town Open Space surrounding Lot 109R

REPLAT AND REZONE
Lot 109R2, Tract OS-3BR-2R and ROW Tract

A Subdivision of Tract OS-3BR-2 and Lot 109R, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS:

TIARA TELLURIDE, LLC – (Title Commitment Parcel A) THAT Tiara Telluride, LLC, a Colorado limited liability company ("TIARA TELLURDE"), is the owner in fee simple of:

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73–76R, 109, 110, TRACT 89–A AND TRACT OS–3BR–1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

AND THAT

the Town of Mountain Village, a Colorado Home–charter–rule municipality (the "Town"), is the owner in fee simple of:

TRACT OS–3BR–2, MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOTS 73–76R, 109, 110, TRACT 89–A AND TRACT OS–3BR–1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TIARA TELLURDE AND THE TOWN (collectively the "OWNERS") DO HEREBY , EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "REPLAT AND REZONE LOT 109R2, TRACT OS–3BR–2R AND ROW TRACT TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat"); AND

THE OWNERS DO THEREBY, CREATE the following new parcels LOT 109R2, TRACT OS–3BR–2R AND ROW TRACT, TOWN OF MOUNTAIN VILLAGE ("Created Parcels")

THE OWNERS DO THEREBY, vacate the former property boundary lines of LOT 109R and TRACT OS–3BR–2 and establishes the boundaries of Created Parcels as set forth, depicted and described on this Replat.

THE OWNERS DO THEREBY AFFIRM that, by virtue of and through this Replat, fee simple title ownership is hereby established in and to Lot 109R2 in and to TIARA TELLURDE LLC, a Colorado limited liability company and fee simple title ownership is hereby established in and to ROW TRACT AND TRACT OS–3BR–2R, in and to the TOWN OF MOUNTAIN VILLAGE

IN WITNESS WHEREOF, Owner executes this Plat as of _____, 200___ ("Effective Date") for the purposes stated herein.

TAIRA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

by:_____
printed name: _____
Title:_____

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____ TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE, a home rule municipality and political subdivision of the state of Colorado

By: _____
Leila Benitez, Mayor

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

Subscribed and sworn to before me this _____ day of _____, 2022 by Leila Benitez, as Mayor of the Town of Mountain Village, a home rule municipality and political subdivision of the state of Colorado

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, _____, as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town of Mountain Village Town Council in accordance with Ordinance No. _____, the Development Agreement recorded at Reception No. _____ and Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ which authorized my execution of this Replat. .

_____
____, Mayor, Date

ACKNOWLEDGMENT

State of)
) ss
County of))

The foregoing signature was acknowledged before me this _____ day of _____, 20 ___ A.D. by _____ as Mayor of the Town of Mountain Village.

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

I, _____, as the Community Development Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.

_____ Date: _____
Community Development Director

TREASURER'S CERTIFICATE

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

Dated this _____ day of _____, 20___.

_____
San Miguel County Treasurer

RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20_____, at
Reception No. _____,
Time _____.

_____
San Miguel County Clerk and Recorder

TITLE INSURANCE COMPANY CERTIFICATE

Fidelity National Title Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY and TOWN OF MOUNTAIN VILLAGE, A COLORADO HOME–CHARTER–RULE MUNICIPALITY is free and clear of all encumbrances, liens, taxes, and special assessments except as follows:

_____
Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned _____, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. _____, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat and to the dedication of land as streets, alleys, roads and other public areas, as designated on this Plat, and hereby releases said dedicated lands from the lien created by said instrument.

Name: _____

Date: _____

Address: _____

Signature: _____

Title: _____

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____ of _____.

Witness my hand and seal.
My commission expires _____.

SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this REPLAT AND REZONE LOT 109R2, TRACT OS–3BR–2R AND ROW TRACT TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 200___.

NOTES

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

Fidelity National Title Company, Order Number 150–F17796–22 dated October 5, 2022 at 08:00 AM as to Lot 109R

BASIS OF BEARINGS. The bearing from monument "Overpass" to monument "Rim", as shown monumented hereon, was assumed to bear N31°16'24"W according to Banner Associates, Inc. project bearings.

LINEAL UNITS. LINEAL DISTANCES shown hereon measured in US survey feet.

Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, December 2003 as amended.

NOTES OF CLARIFICATION

The Configuration of the following lots, tracts, and right–of–way have been modified by this plat:
None

The following lots/tracts have been created by this plat:
Lot 109R2, ROW TRACT and TRACT OS–3BR–2R,

The following lots/tracts have been deleted by this plat:
LOT 109R, TRACT OS–3BR–2

The approval of this Plat Amendment vacates all prior plats and Lot boundary lines for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

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

SHEET INDEX

Page 1 – Certifications, Notes and Overview
Page 2 – North Enlargement (1"=20')
Page 3 – South Enlargement (1"=20') and Easements being amended/vacated

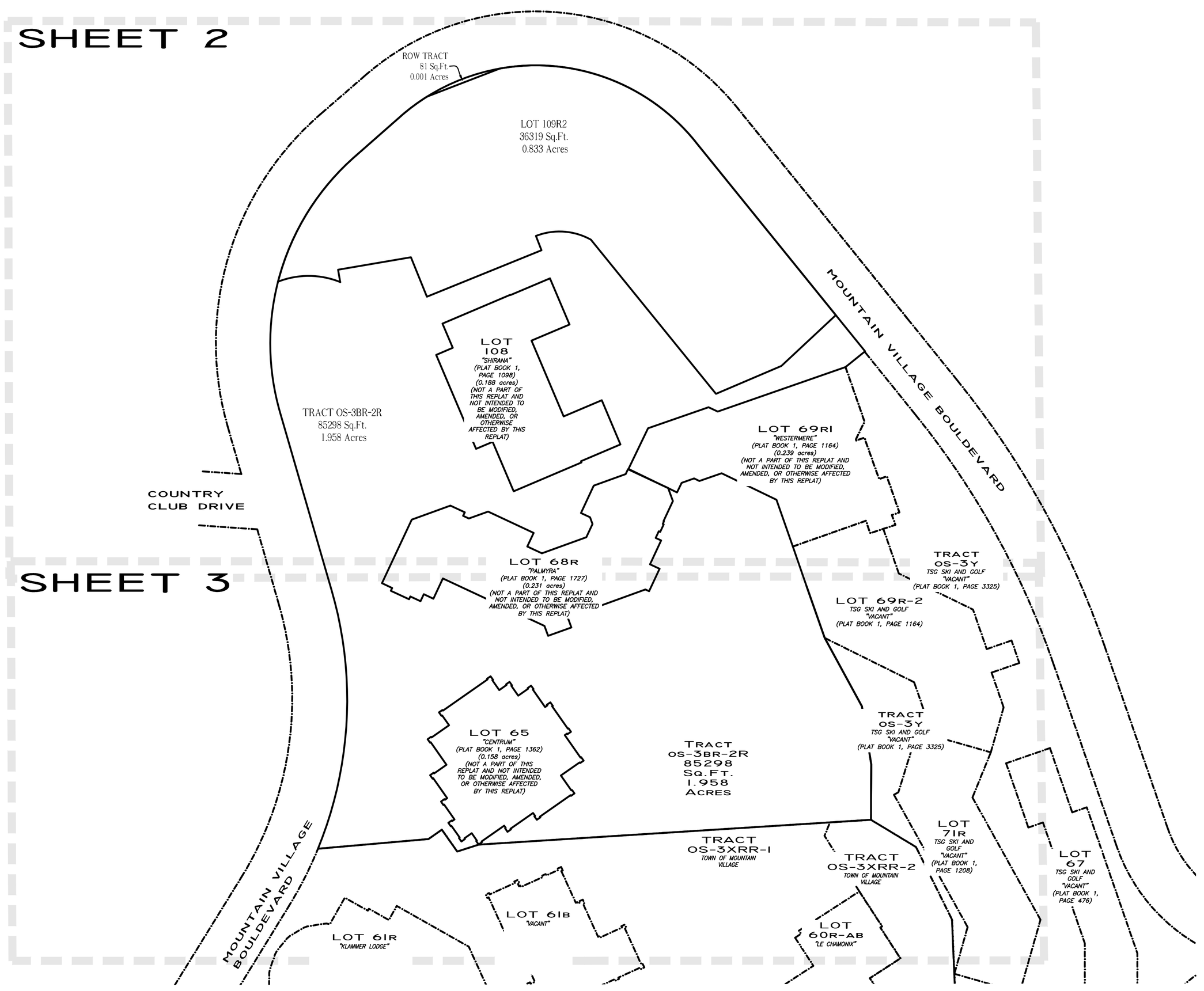
PARCEL AREA SUMMARY

Current Lot	Acreage
LOT 109R	0.825 acres
TRACT OS–3BR–2	1.969 acres
TOTAL	2.79 acres

Replatted Lot\Tracts	Acreage
Tract OS–3BR–2R	1.958 acres
ROW TRACT	0.001 acres
LOT 109R2	0.833 acres
Total	2.79 acres

SHEET 2

SHEET 3



CERTIFICATIONS AND VICINITY MAP

N
W E
S

0 40 80 Feet
SCALE 1" = 40'

Tiare Telluride Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	**REPLAT AND REZONE** **Lot 109R2, Tract OS-3BR-2R and ROW Tract** Town of Mountain Village, Colorado
May 2, 2023	BULSON SURVEYING
Sheet 1 of 3 Project 21062	

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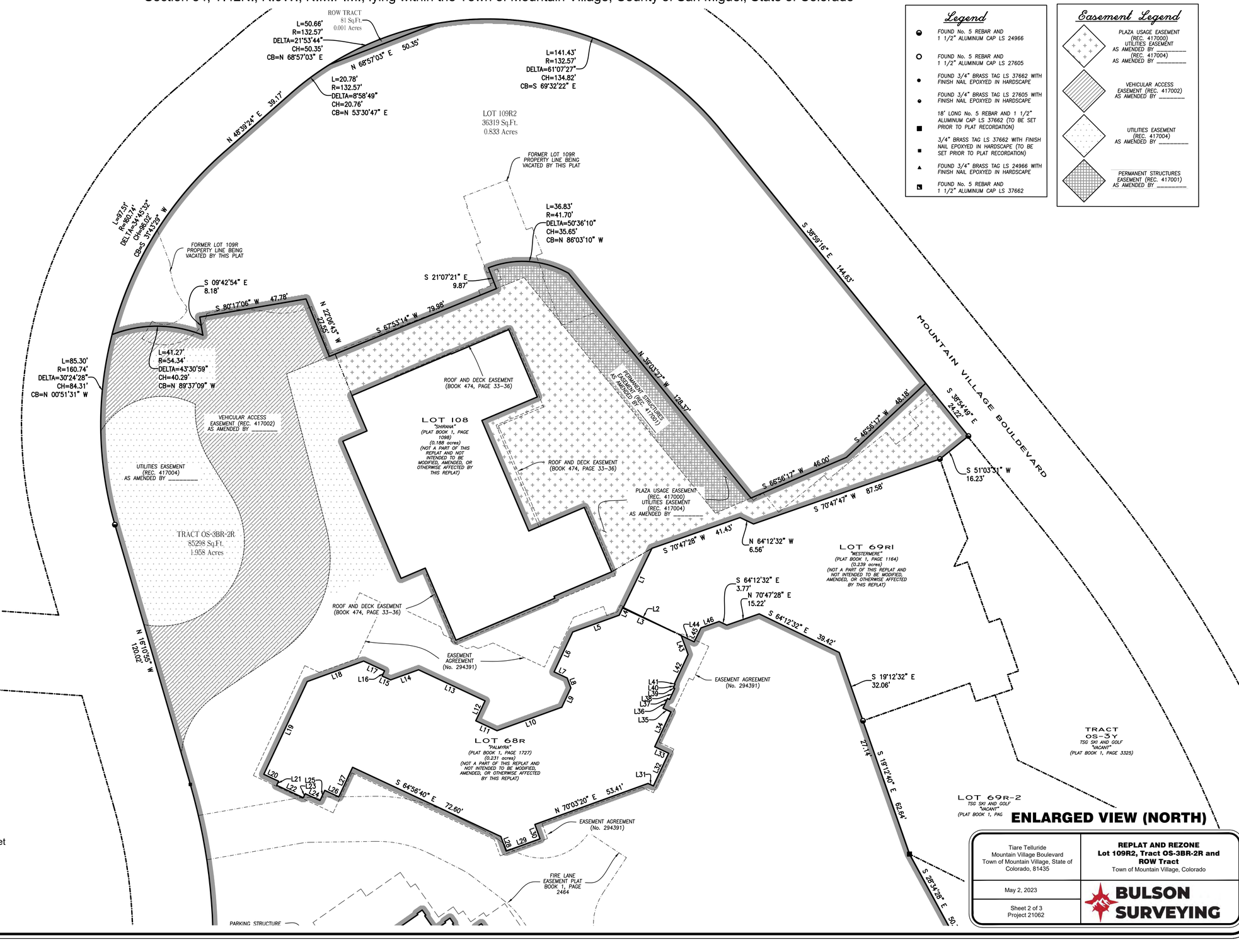
REPLAT AND REZONE
Lot 109R2, Tract OS-3BR-2R and ROW Tract

A Subdivision of Tract OS-3BR-2 and Lot 109R, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 25°47'28" W	29.22'
L2	N 64°12'32" W	24.20'
L3	N 64°56'40" W	24.39'
L4	S 25°03'20" W	3.48'
L5	S 70°03'20" W	21.96'
L6	S 25°03'20" W	19.52'
L7	S 64°56'40" E	6.43'
L8	S 19°56'40" E	4.69'
L9	S 25°03'20" W	9.44'
L10	S 70°03'20" W	30.55'
L11	N 64°56'40" W	10.41'
L12	N 25°03'20" E	9.75'
L13	N 64°56'40" W	32.56'
L14	S 70°03'20" W	13.23'
L15	N 64°56'40" W	4.12'
L16	N 25°03'20" E	2.53'
L17	N 64°56'40" W	10.25'
L18	S 70°03'20" W	26.63'
L19	S 25°03'20" W	45.43'
L20	S 64°56'40" E	7.26'
L21	S 25°03'20" W	2.00'
L22	S 64°56'40" E	13.00'
L23	N 25°03'20" E	2.00'
L24	S 64°56'40" E	7.25'
L25	N 25°03'20" E	5.00'
L26	S 64°56'40" E	6.84'
L27	N 25°03'20" E	14.50'
L28	S 19°56'40" E	6.85'
L29	N 70°03'20" E	16.00'
L30	N 19°56'40" W	6.75'
L31	S 64°56'40" E	2.61'
L32	N 25°03'20" E	16.00'
L33	N 64°56'40" W	6.83'
L34	N 25°03'20" E	17.03'
L35	N 64°56'40" W	3.92'
L36	N 25°03'20" E	4.76'
L37	S 64°56'40" E	1.01'
L38	N 25°03'20" E	5.40'
L39	N 64°56'40" W	0.68'
L40	N 25°03'20" E	1.78'
L41	N 64°56'40" W	0.33'
L42	N 25°03'20" E	14.37'
L43	N 19°56'40" W	8.93'
L44	S 64°12'32" E	6.39'
L45	N 25°47'28" E	6.86'
L46	N 70°27'23" E	8.58'



ENLARGED VIEW (NORTH)

Legend

- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 27605
- FOUND 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- FOUND 3/4" BRASS TAG LS 27605 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- 18" LONG No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662 (TO BE SET PRIOR TO PLAT RECORDATION)
- 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE (TO BE SET PRIOR TO PLAT RECORDATION)
- FOUND 3/4" BRASS TAG LS 24966 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662

Easement Legend

- PLAZA USAGE EASEMENT (REC. 417000) UTILITIES EASEMENT AS AMENDED BY _____ (REC. 417004) AS AMENDED BY _____
- VEHICULAR ACCESS EASEMENT (REC. 417002) AS AMENDED BY _____
- UTILITIES EASEMENT (REC. 417004) AS AMENDED BY _____
- PERMANENT STRUCTURES EASEMENT (REC. 417001) AS AMENDED BY _____

N W E S

0 20 40 Feet

SCALE 1" = 20'

Tiare Telluride Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	**REPLAT AND REZONE** **Lot 109R2, Tract OS-3BR-2R and ROW Tract** Town of Mountain Village, Colorado
May 2, 2023	**BULSON SURVEYING**
Sheet 2 of 3 Project 21062	

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REPLAT AND REZONE
Lot 109R2, Tract OS-3BR-2R and ROW Tract

A Subdivision of Tract OS-3BR-2 and Lot 109R, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

Legend

- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
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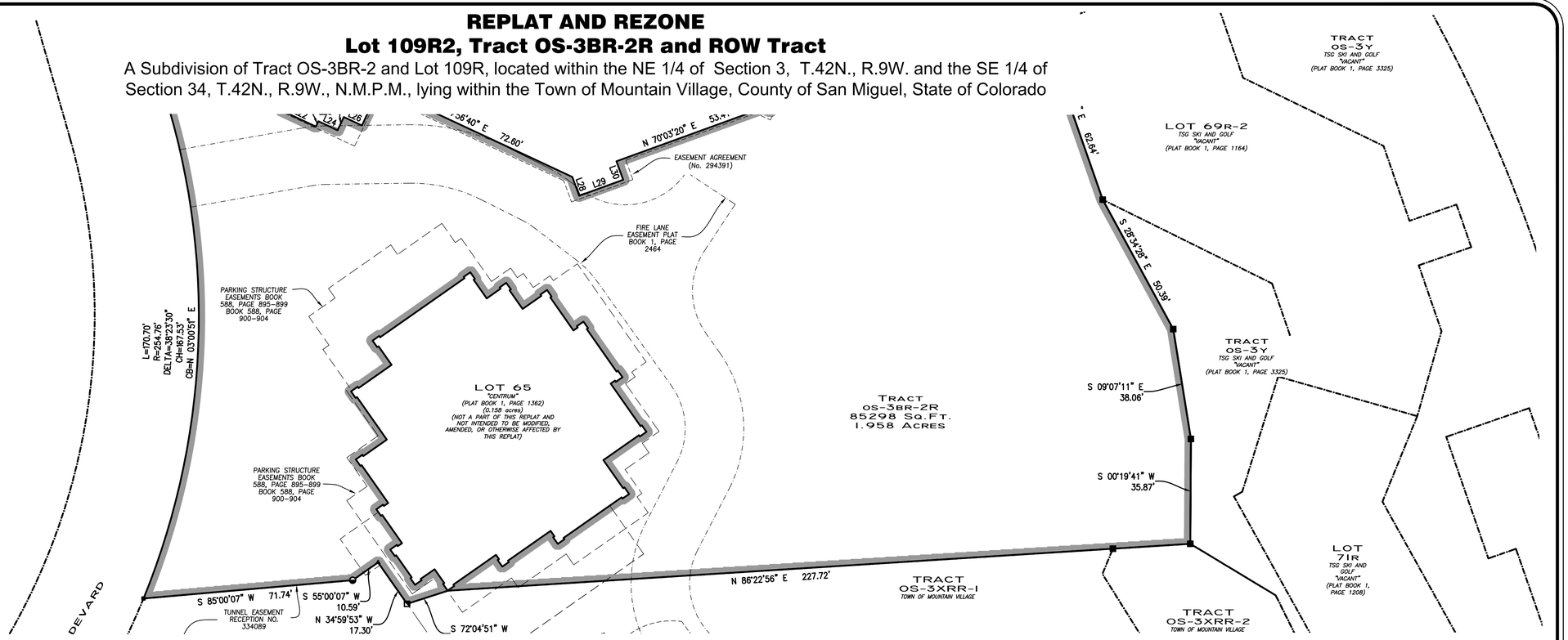
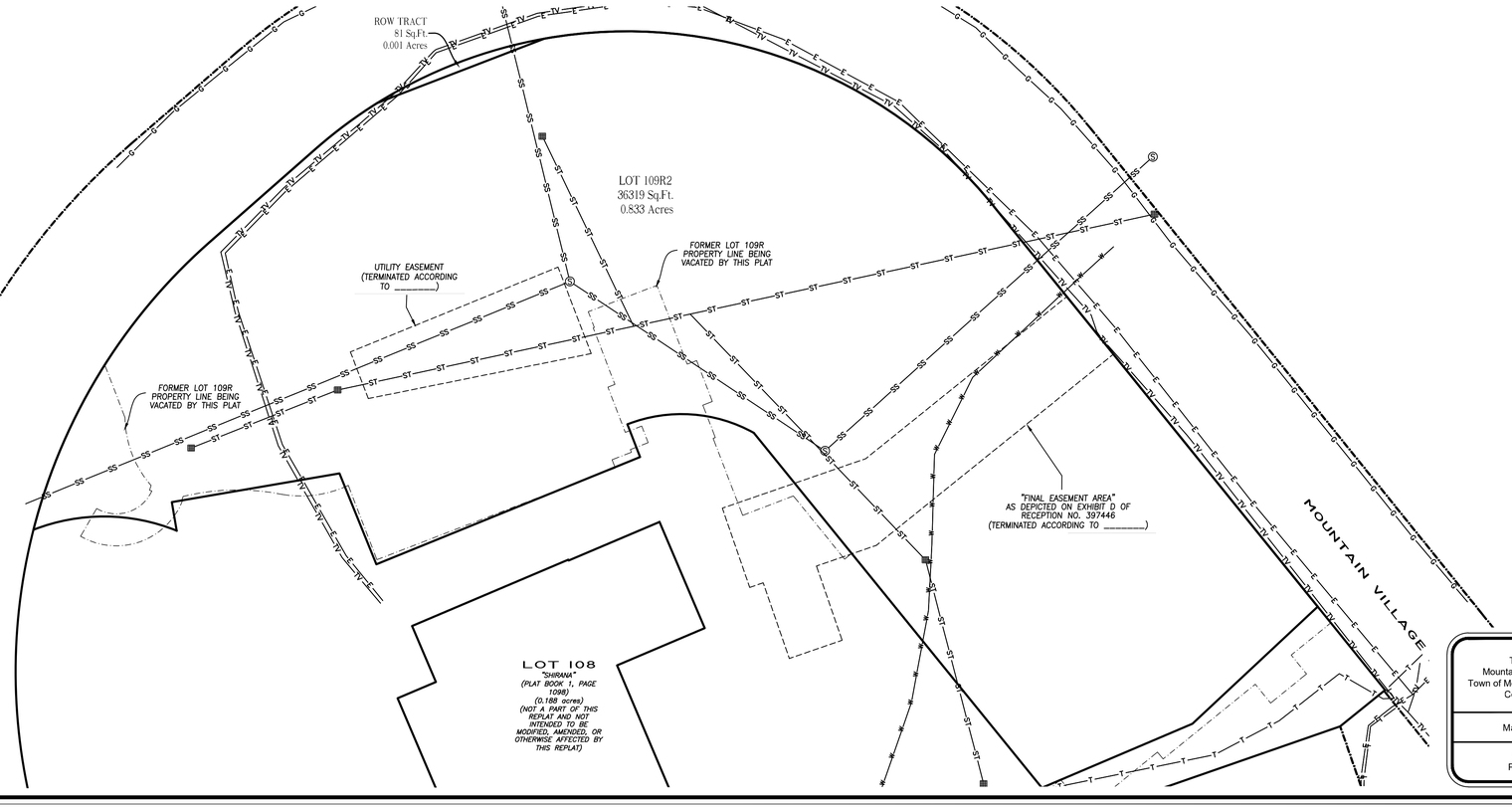
ENLARGED VIEW (SOUTH)



VACATED/AMENDED EASEMENTS



N W E S

0 20 40 Feet

SCALE 1" = 20'

LICENSE AGREEMENT (UTILITIES) PER RECEPTION No. 416999 AMENDED PER _____

- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CABLE-TV LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAIN LINE
- STORM DRAIN GRATE
- SEWER MANHOLE

Tiare Telluride
Mountain Village Boulevard
Town of Mountain Village, State of Colorado, 81435

REPLAT AND REZONE
Lot 109R2, Tract OS-3BR-2R and ROW Tract
Town of Mountain Village, Colorado

May 2, 2023

Sheet 3 of 3
Project 21062

BULSON SURVEYING

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This version reflects the configuration of Open Space surrounding Lot 109R if existing application for replat of Town Open Space is approved

REPLAT AND REZONE
Lot 109R2, Tract OS-3BR-2R-1R and ROW Tract

A Subdivision of Tract OS-3BR-2R-1 and Lot 109R, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS:

TIARA TELLURIDE, LLC – (Title Commitment Parcel A) THAT Tiara Telluride, LLC, a Colorado limited liability company ("TIARA TELLURDE"), is the owner in fee simple of:

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73–76R, 109, 110, TRACT 89–A AND TRACT OS–3BR–1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

AND THAT

the Town of Mountain Village, a Colorado Home–charter–rule municipality (the "Town"), is the owner in fee simple of:

TRACT OS–3BR–2R–1, MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOT 109R AND TRACT OS–3BR–2, TOWN OF MOUNTAIN VILLAGE, A REPLAT OF LOTS 73–76R, 109, 110, TRACT 89–A AND TRACT OS–3BR–1, TOWN OF MOUNTAIN VILLAGE RECORDED _____ IN PLAT BOOK 1 AT PAGE _____,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TIARA TELLURDE AND THE TOWN (collectively the "OWNERS") DO HEREBY , EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "REPLAT AND REZONE LOT 109R2, TRACT OS–3BR–2R–1R AND ROW TRACT TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat"); AND

THE OWNERS DO THEREBY, CREATE the following new parcels LOT 109R2, TRACT OS–3BR–2R–1R AND ROW TRACT, TOWN OF MOUNTAIN VILLAGE ("Created Parcels")

THE OWNERS DO THEREBY, vacate the former property boundary lines of LOT 109R and TRACT OS–3BR–2BR–1, and establishes the boundaries of Created Parcels as set forth, depicted and described on this Replat.

THE OWNERS DO THEREBY AFFIRM that, by virtue of and through this Replat, fee simple title ownership is hereby established in and to Lot 109R2 in and to TIARA TELLURDE LLC, a Colorado limited liability company and fee simple title ownership is hereby established in and to ROW TRACT AND TRACT OS–3BR–2R–1R, in and to the TOWN OF MOUNTAIN VILLAGE

IN WITNESS WHEREOF, Owner executes this Plat as of _____, 200___ ("Effective Date") for the purposes stated herein.

TAIRA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

by:_____
printed name: _____
Title:_____

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____
TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE, a home rule municipality and political subdivision of the state of Colorado

By: _____
Leila Benitez, Mayor

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

Subscribed and sworn to before me this _____ day of _____, 2022 by Leila Benitez, as Mayor of the Town of Mountain Village, a home rule municipality and political subdivision of the state of Colorado

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, _____, as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town Council in accordance with Ordinance No. _____, the Development Agreement recorded at Reception No. _____ and Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ which authorized my execution of this Replat. .

_____
____, Mayor, Date

ACKNOWLEDGMENT

State of)
) ss
County of))

The foregoing signature was acknowledged before me this _____ day of _____, 20 ___ A.D. by _____ as Mayor of the Town of Mountain Village.

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

I, _____, as the Community Development Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.

_____ Date: _____
Community Development Director

TREASURER'S CERTIFICATE

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

Dated this _____ day of _____, 20___.

_____
San Miguel County Treasurer

RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20_____, at
Reception No. _____,
Time _____.

_____
San Miguel County Clerk and Recorder

TITLE INSURANCE COMPANY CERTIFICATE

Fidelity National Title Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY and TOWN OF MOUNTAIN VILLAGE, A COLORADO HOME–CHARTER–RULE MUNICIPALITY is free and clear of all encumbrances, liens, taxes, and special assessments except as follows:

_____
Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned _____, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. _____, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat and to the dedication of land as streets, alleys, roads and other public areas, as designated on this Plat, and hereby releases said dedicated lands from the lien created by said instrument.

Name: _____

Date: _____

Address: _____

Signature: _____

Title: _____

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____ of _____.

Witness my hand and seal.
My commission expires _____.

SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this REPLAT AND REZONE LOT 109R2, TRACT OS–3BR–2R–1R AND ROW TRACT TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 200___.

_____
No. 37662 Date

NOTES

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

Fidelity National Title Company, Order Number 150–F17796–22 dated October 5, 2022 at 08:00 AM as to Lot 109R

BASIS OF BEARINGS. The bearing from monument "Overpass" to monument "Rim", as shown monumented hereon, was assumed to bear N31°16'24"W according to Banner Associates, Inc. project bearings.

LINEAL UNITS. LINEAL DISTANCES shown hereon measured in US survey feet.

Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, December 2003 as amended.

NOTES OF CLARIFICATION

The Configuration of the following lots, tracts, and right–of–way have been modified by this plat:
None

The following lots/tracts have been created by this plat:
Lot 109R2, ROW TRACT and TRACT OS–3BR–2R–1R,

The following lots/tracts have been deleted by this plat:
LOT 109R, TRACT OS–3BR–2R–1

The approval of this Plat Amendment vacates all prior plats and Lot boundary lines for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

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

SHEET INDEX

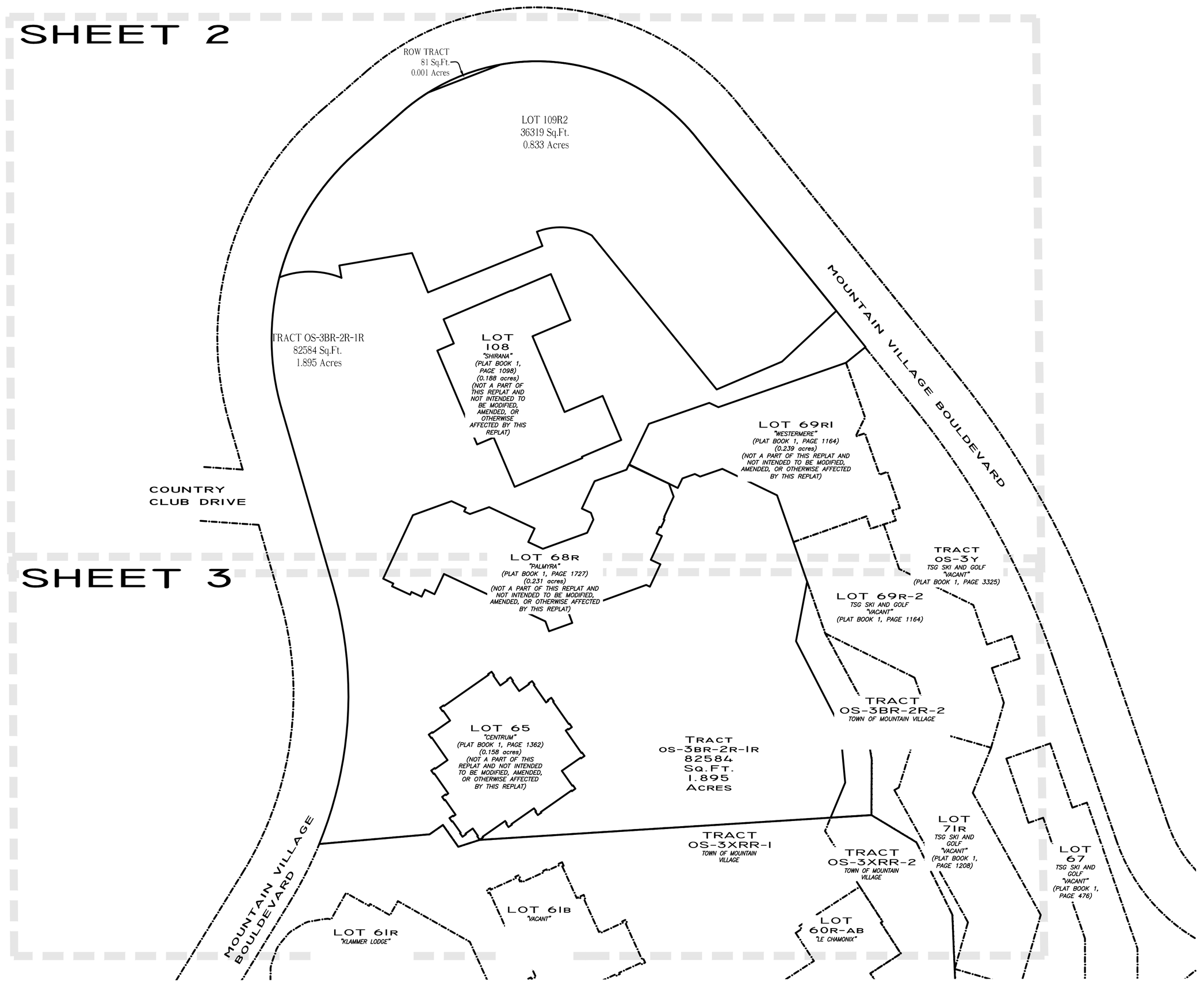
Page 1 – Certifications, Notes and Overview
Page 2 – North Enlargement (1"=20')
Page 3 – South Enlargement (1"=20') and Easements being amended/vacated

PARCEL AREA SUMMARY

Current Lot	Acreage
LOT 109R	0.825 acres
TRACT OS–3BR–2R–1	1.906 acres
TOTAL	2.73 acres

Replatted Lot\Tracts	Acreage
Tract OS–3BR–2R–1R	1.895 acres
ROW TRACT	0.001 acres
LOT 109R2	0.833 acres
Total	2.73 acres

SHEET 2



SHEET 3

CERTIFICATIONS AND VICINITY MAP

N
W E
S

0 40 80 Feet
SCALE 1" = 40'

Tiare Telluride Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	**REPLAT AND REZONE** **Lot 109R2, Tract OS-3BR-2R-1R and ROW Tract** Town of Mountain Village, Colorado
May 2, 2023	BULSON SURVEYING
Sheet 1 of 3 Project 21062	

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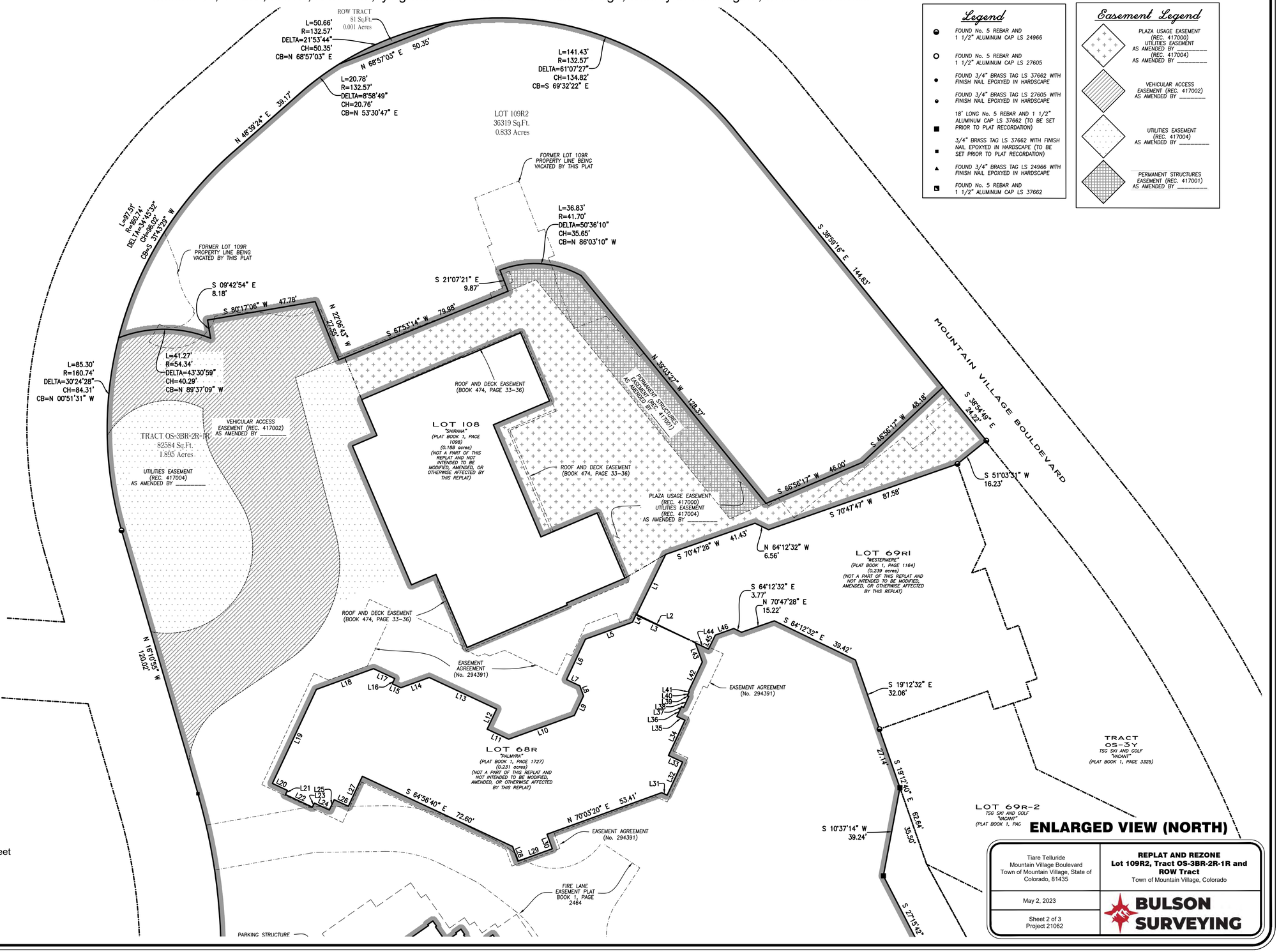
REPLAT AND REZONE
Lot 109R2, Tract OS-3BR-2R-1R and ROW Tract

A Subdivision of Tract OS-3BR-2R-1 and Lot 109R, located within the NE 1/4 of Section 3, T.42N., R.9W. and the SE 1/4 of Section 34, T.42N., R.9W., N.M.P.M., lying within the Town of Mountain Village, County of San Miguel, State of Colorado

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 25°47'28" W	29.22'
L2	N 64°12'32" W	24.20'
L3	N 64°56'40" W	24.39'
L4	S 25°03'20" W	3.48'
L5	S 70°03'20" W	21.96'
L6	S 25°03'20" W	19.52'
L7	S 64°56'40" E	6.43'
L8	S 19°56'40" E	4.69'
L9	S 25°03'20" W	9.44'
L10	S 70°03'20" W	30.55'
L11	N 64°56'40" W	10.41'
L12	N 25°03'20" E	9.75'
L13	N 64°56'40" W	32.56'
L14	S 70°03'20" W	13.23'
L15	N 64°56'40" W	4.12'
L16	N 25°03'20" E	2.53'
L17	N 64°56'40" W	10.25'
L18	S 70°03'20" W	26.63'
L19	S 25°03'20" W	45.43'
L20	S 64°56'40" E	7.26'
L21	S 25°03'20" W	2.00'
L22	S 64°56'40" E	13.00'
L23	N 25°03'20" E	2.00'
L24	S 64°56'40" E	7.25'
L25	N 25°03'20" E	5.00'
L26	S 64°56'40" E	6.84'
L27	N 25°03'20" E	14.50'
L28	S 19°56'40" E	6.85'
L29	N 70°03'20" E	16.00'
L30	N 19°56'40" W	6.75'
L31	S 64°56'40" E	2.61'
L32	N 25°03'20" E	16.00'
L33	N 64°56'40" W	6.83'
L34	N 25°03'20" E	17.03'
L35	N 64°56'40" W	3.92'
L36	N 25°03'20" E	4.76'
L37	S 64°56'40" E	1.01'
L38	N 25°03'20" E	5.40'
L39	N 64°56'40" W	0.68'
L40	N 25°03'20" E	1.78'
L41	N 64°56'40" W	0.33'
L42	N 25°03'20" E	14.37'
L43	N 19°56'40" W	8.93'
L44	S 64°12'32" E	6.39'
L45	N 25°47'28" E	6.86'
L46	N 70°27'23" E	8.58'



Legend

- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24966
- FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 27605
- FOUND 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- FOUND 3/4" BRASS TAG LS 27605 WITH FINISH NAIL EPOXYED IN HARDSCAPE
- 18" LONG No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 37662 (TO BE SET PRIOR TO PLAT RECORDATION)
- 3/4" BRASS TAG LS 37662 WITH FINISH NAIL EPOXYED IN HARDSCAPE (TO BE SET PRIOR TO PLAT RECORDATION)
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Easement Legend

- PLAZA USAGE EASEMENT (REC. 417000) UTILITIES EASEMENT AS AMENDED BY _____ (REC. 417004) AS AMENDED BY _____
- VEHICULAR ACCESS EASEMENT (REC. 417002) AS AMENDED BY _____
- UTILITIES EASEMENT (REC. 417004) AS AMENDED BY _____
- PERMANENT STRUCTURES EASEMENT (REC. 417001) AS AMENDED BY _____

N W E S

0 20 40 Feet

SCALE 1" = 20'

Tiare Telluride Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	**REPLAT AND REZONE** **Lot 109R2, Tract OS-3BR-2R-1R and ROW Tract** Town of Mountain Village, Colorado
May 2, 2023	
Sheet 2 of 3 Project 21062	BULSON SURVEYING

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REPLAT AND REZONE
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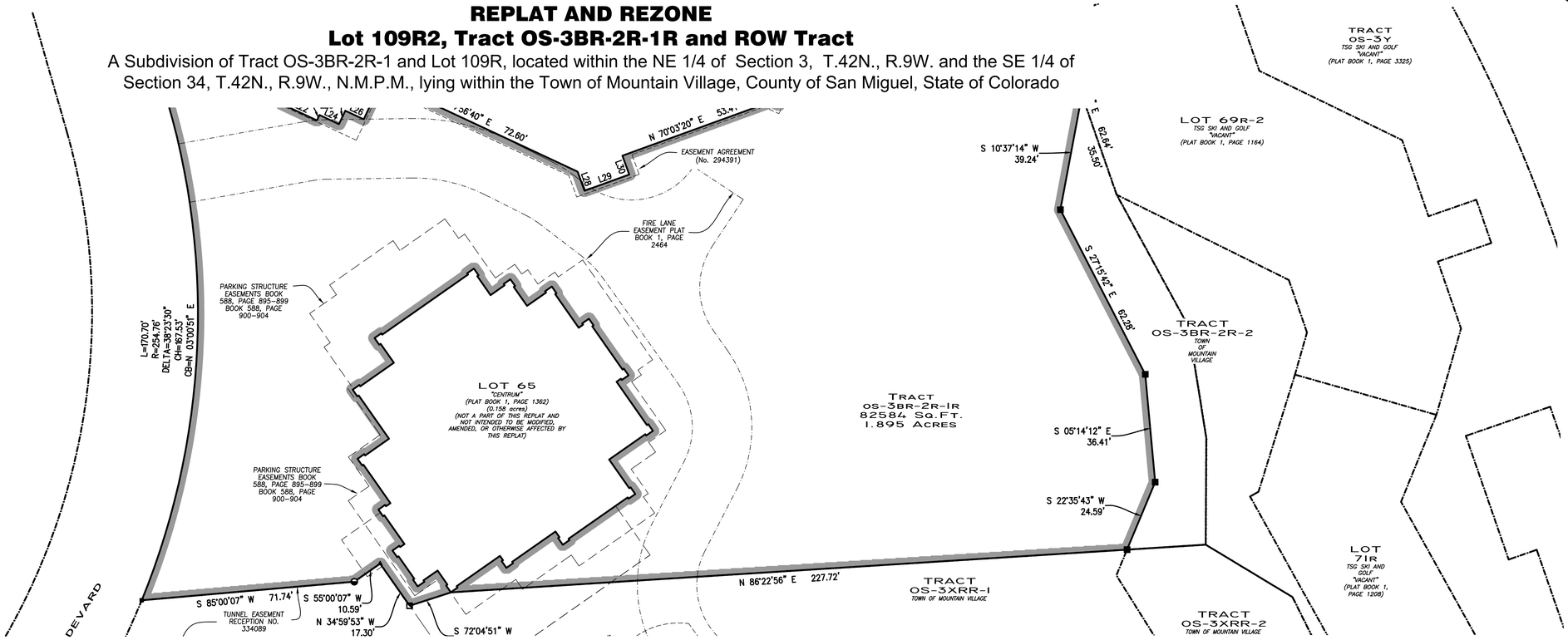
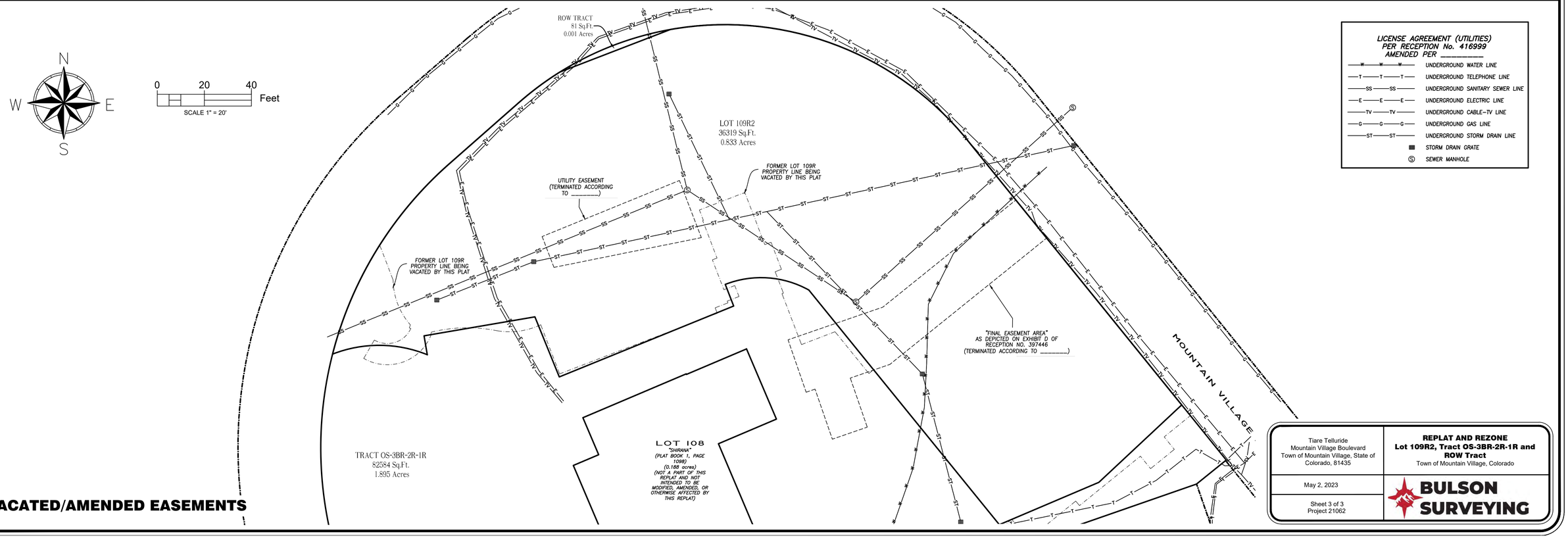


ENLARGED VIEW (SOUTH)



VACATED/AMENDED EASEMENTS

LICENSE AGREEMENT (UTILITIES) PER RECEPTION No. 416999 AMENDED PER _____

- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CABLE-TV LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAIN LINE
- STORM DRAIN GRATE
- SEWER MANHOLE

Tiare Telluride Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	**REPLAT AND REZONE** **Lot 109R2, Tract OS-3BR-2R-1R and ROW Tract** Town of Mountain Village, Colorado
May 2, 2023	**BULSON SURVEYING**
Sheet 3 of 3 Project 21062	

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PROJECT INFORMATION

PROJECT LOCATION

MOUNTAIN VILLAGE, CO

ZONING AND DESIGNATION:

ZONE DISTRICT - VILLAGE CENTER

LOT 109R2 - MAJOR PUD AMENDMENT

LOT 109R2 TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

PROPOSED PUD AREA:

0.833 ACRES - 36,319 SQ. FT.

***17.8.1 LOT COVERAGE*:**
(INCLUSIVE OF COVERED WALKWAYS, PATIOS & DECKS)

34,489 SF /36,319 SF x 100 = 95%

(17.8.1 FLOOR AREA, GROSS) BUILDING AREA:

179,091 SF TOTAL CONDITIONED

84,011 SF PARKING & MECHANICAL - TEMPERED

263,102 SF COMBINED CONDITIONED + TEMPERED

BUILDING HEIGHTS:

MAXIMUM BUILDING HEIGHT: 88' - 9"
AVERAGE BUILDING HEIGHT: 63.61'

*ADDITIONAL HEIGHT INFORMATION CAN BE FOUND ON SHEETS A-1.11, A-1.12. A-2.02, A-2.03, A-2.04, & A-2.05

PER MOUNTAIN VILLAGE CDC SECTION 1601:

GRND SNOW LOAD: 130 lbs. MIN (standard plus elevation per SEAC Guide)
WIND SPEED: 90 MPH (3 sec wind gust)
WIND EXPOSURE: C
CLIMATE ZONE: 6B
SEIMSMIC DESIGN: CLASS C
FROST LINE DEPT: 48"
TERMITES: SLIGHT TO MODERATE

VICINITY MAP

SCOPE OF WORK

THE PROPOSED CONCEPT DESIGN IS COMPRISED OF HOTEL WITH EMPLOYEE HOUSING, APARTMENTS, AND CONDOS. THE COMMERCIAL SPACE INCLUDES RETAIL SPACES, RESTAURANTS, BAR, SPA, WEDDING VENUE, MEETING SPACE, AND POOL DECK.

SHEET INDEX

SHEET NUMBER	SHEET NAME	DRB SUBMITTAL #1 04.24.2022	SPECIAL HEARING SUBMITTAL 05.19.2022	TOWN COUNCIL SUBMITTAL #1 06.07.2022	TOWN COUNCIL SUBMITTAL 08.08.2022	FINAL DRB SUBMITTAL 10.21.2022	TOWN COUNCIL SUBMITTAL 12.16.2022/01.09.2023	TOWN COUNCIL SUBMITTAL 05.01.2023
01 GENERAL								
G-000	COVER SHEET	X	X	X	X	X	X	X
G-001	FLOOR AREA GROSS							X
G-002	FLOOR AREA NET							X
G-003	PLAN DIAGRAMS						X	X
02-CIVIL								
C2.1	SITE GRADING WITH G2 LEVEL	X	X	X	X	X	X	X
C2.2	SITE GRADING WITH PORTE COCHERE LEVEL							X
C2.3	PROFILES							X
C2.4	SNOWMELT DIAGRAM		X	X	X			
C3	UTILITY PLAN	X	X	X	X			
C3.1	UTILITY & STORM DRAIN PLAN					X	X	X
C4	CONSTRUCTION MITIGATION PLAN					X	X	
C5	CONSTRUCTION MITIGATION PLAN					X	X	
C6	AREA OF POTENTIAL WORK IN TOWN RIGHT-OF-WAY						X	
03-LANDSCAPE								
L0.02	EXISTING TREE PLAN & REPORT					X	X	X
L1.01	PLAZA LANDSCAPE PLAN					X	X	X
L1.02	PLAZA LANDSCAPE MATERIALS					X	X	X
L1.03	LANDSCAPE FLOORS 2-5					X	X	X
L1.04	LANDSCAPE FLOORS 6-7					X	X	X
L2.01	PLAZA LANDSCAPE BOULDER PLAN					X	X	X
L2.02	SNOWMELT DIAGRAM					X	X	X
L2.03	PLAZA IRRIGATION PLAN					X	X	X
L2.04	PLAZA OUTDOOR LIGHTING DIAGRAM					X		
L2.05	OUTDOOR LIGHTING DIAGRAM FLOORS 6-7					X		
L4.01	PLAZA PLANTING PLAN					X	X	X
05-ARCHITECTURAL								
A-0.00	ARCHITECTURAL SITE PLAN	X	X	X	X	X	X	X
A-0.P1	PERSPECTIVE RENDERINGS	X	X	X	X	X	X	X
A-0.P2	PERSPECTIVE RENDERINGS				X	X	X	X
A-0.P3	PERSPECTIVE RENDERINGS				X	X	X	X
A-0.P4	PERSPECTIVE RENDERINGS					X	X	X
A-0.P5	PERSPECTIVE RENDERINGS					X	X	X
A-1.00	FLOOR PLAN - LEVEL G3 OVERALL							X
A-1.01	FLOOR PLAN - LEVEL G2 - OVERALL	X	X	X	X	X	X	X
A-1.02	FLOOR PLAN - LEVEL G1 PLAZA - OVERALL	X	X	X	X	X	X	X
A-1.03	FLOOR PLAN - LEVEL 1/G1A PARKING - OVERALL	X	X	X	X	X	X	X

SHEET NUMBER	SHEET NAME	DRB SUBMITTAL #1 04.24.2022	SPECIAL HEARING SUBMITTAL 05.19.2022	TOWN COUNCIL SUBMITTAL #1 06.07.2022	TOWN COUNCIL SUBMITTAL 08.08.2022	FINAL DRB SUBMITTAL 10.21.2022	TOWN COUNCIL SUBMITTAL 12.16.2022/01.09.2023	TOWN COUNCIL SUBMITTAL 05.01.2023
A-1.04	FLOOR PLAN - LEVEL 1 MEZZANINE - OVERALL	X	X	X	X	X	X	X
A-1.05	FLOOR PLAN - LEVEL 2 - OVERALL	X	X	X	X	X	X	X
A-1.06	FLOOR PLAN - LEVEL 3 - OVERALL	X	X	X	X	X	X	X
A-1.07	FLOOR PLAN - LEVEL 4 - OVERALL	X	X	X	X	X	X	X
A-1.08	FLOOR PLAN - LEVEL 5 - OVERALL	X	X	X	X	X	X	X
A-1.09	FLOOR PLAN - LEVEL 6 - OVERALL	X	X	X	X	X	X	X
A-1.10	FLOOR PLAN - LEVEL 7 - OVERALL	X	X	X	X	X	X	X
A-1.11	OVERALL ROOF & MAX HEIGHT PLAN	X	X	X	X	X	X	X
A-1.12	AVERAGE HEIGHT PLAN	X	X	X	X	X	X	X
A-2.00	EXTERIOR MATERIAL ELEVATIONS						X	X
A-2.01	EXTERIOR MATERIAL ELEVATIONS						X	X
A-2.02	NORTH & EAST ELEVATIONS	X	X	X	X	X	X	X
A-2.03	SOUTHEAST & WEST ELEVATIONS	X	X	X	X	X	X	X
A-2.04	3D MAX HEIGHT WITH EXISTING TOPO	X	X	X	X	X	X	X
A-2.05	3D MAX HEIGHT WITH PROPOSED TOPO	X	X	X	X	X	X	X
A-2.10	GARAGE UTILITY DIAGRAM		X	X	X	X	X	
A-2.21	EXTERIOR ELEVATION SNOW MELT STUDY	X	X	X	X	X	X	X
A-2.22	EXTERIOR ELEVATION SNOW MELT STUDY	X	X	X	X	X	X	X
A-2.23	TYPICAL DETAILS, WINDOW LEGEND AND DOOR SCHEDULE	X	X	X	X	X	X	X
A-2.24	TYPICAL DETAILS						X	X
A-3.00	BUILDING SECTION		X	X	X	X	X	X
A-111	OS-3BR2-1R TRASH HOLDING PLANS & ELEVATIONS	X	X	X	X	X	X	X
08-ELECTRICAL								
E.100	LIGHTING SITE PLAN					X	X	X
E.101	PHOTOMETRIC SITE PLAN					X	X	X
E.102	POOL DECK & BALCONY PHOTOMETRIC					X	X	X
E.200	PHOTOMETRIC SCHEDULES					X	X	X
E.201	PHOTOMETRIC CUTSHEETS					X	X	X

PROJECT TEAM

OWNER

TIARA TELLURIDE
450 S OLD DIXIE HWY
JUPITER, FL 33458

ARCHITECT

VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE CO 80027

CIVIL ENGINEER

UPCOMPAHGRE ENGINEERING, LLC
P.O.BOX 3945
TELLURIDE, CO 81435

LANDSCAPE ARCHITECT

MARPA LANDSCAPE ARCHITECTURE
1539 PEARL ST
BOULDER, CO 80302

STRUCTURAL ENGINEER

ANCHOR ENGINEERING
2535 17TH ST
DENVER, CO 80211

MECHANICAL/PLUMBING ENGINEER

MCGRATH INCORPORATED
5353 W DARTHMOUTH AVE
SUITE 506
DENVER, CO 80227

ELECTRICAL ENGINEER

AE DESIGN
1900 WAZEE ST, #205
DENVER, CO 80202

LIGHTING DESIGNER

G2J DESIGN NEW YORK
2287 JOHNSON AVE
SUTE #15 H
RIVERDALE, NY
10463

INTERIORS

ROSE INK WORKSHOP
5 WHITE ST, 4B
NEW YORK, NY 10013

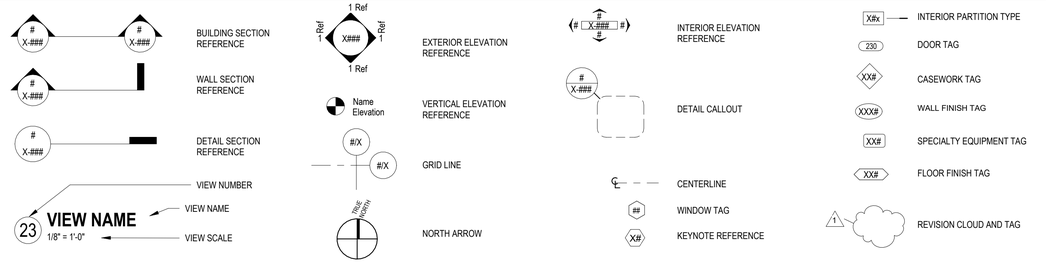
LEED & ENERGY MODELER

INTERTEK
1795 DOGWOOD ST.,
SUITE 200
LOUISVILLE, CO 80027

BUILDING ENVELOPE

ARCHITECTURAL CONSULTING & FORENSICS, PLLC
4739 N LUNE AVE
CHICAGO, IL 60630

DRAWING SYMBOLS



VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HISHER CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX, ALTHOUGH THE ARCHITECT PERFORMS SERVICES IN ACCORDANCE WITH THE STANDARD OF SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO NOTIFY THE ARCHITECT BEFORE WORK PROCEEDS SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

THE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS. THE DRAWINGS AND SPECIFICATIONS AND INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. © VAULT ARCHITECTS.

DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

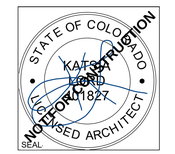
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23



JOB NO. Project Number

COVER SHEET

G-000

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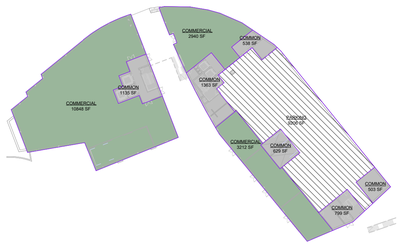
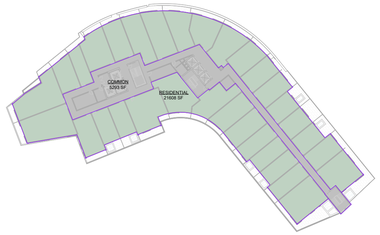
4 **LEVEL 1/G1A- GROSS AREA**
1/64" = 1'-0"

8 **LEVEL 4 - GROSS AREA**
1/64" = 1'-0"

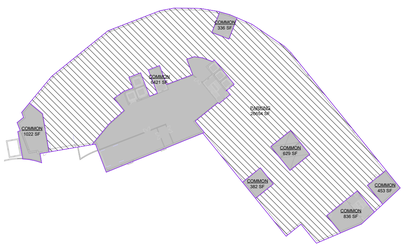


3 **LEVEL G1 PLAZA - GROSS AREA**
1/64" = 1'-0"



7 **LEVEL 3 - GROSS AREA**
1/64" = 1'-0"

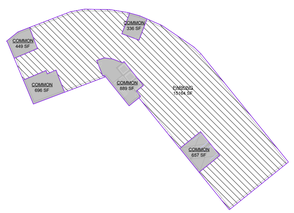
11 **LEVEL 7 - GROSS AREA**
1/64" = 1'-0"



2 **LEVEL G2 PARKING - GROSS AREA**
1/64" = 1'-0"

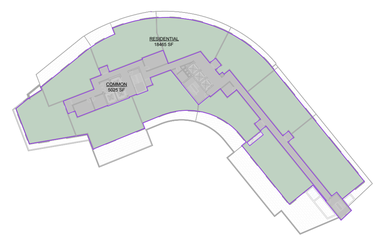
6 **LEVEL 2 - GROSS AREA**
1/64" = 1'-0"

10 **LEVEL 6 - GROSS AREA**
1/64" = 1'-0"



1 **LEVEL G3 PARKING (9500')**
1/64" = 1'-0"

5 **LEVEL 1 MEZZANINE - GROSS AREA**
1/64" = 1'-0"



9 **LEVEL 5 - GROSS AREA**
1/64" = 1'-0"

Building Area Legend

- COMMERCIAL
- COMMON AREA
- PARKING
- RESIDENTIAL

17.8.1 FLOOR AREA, GROSS

1. FLOOR AREA, GROSS. THE SUM OF ALL AREA(S) WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS, EXCLUDING THE AREA WITHIN ATTACHED OR DETACHED GARAGES AND ATTICS OR CRAWL SPACES PROVIDED THAT SUCH AREAS MEET THE FOLLOWING FLOOR AREA EXCLUSIONS:

1. ATTIC AREAS. ATTIC AREAS SHALL HAVE WITH A CEILING HEIGHT OF FIVE FEET (5') OR LESS AS MEASURED FROM THE TOPSIDE OF THE STRUCTURAL MEMEBERS OF THE FLOOR TO THE UNDERIDE OF THE STRUCTURAL MEMBERS OF THE ROOF DIRECTLY ABOVE.

2. ATTIC AREAS WITH TRUSSES. ATTIC AREAS CREATED BYU CONSTRUCITON OF A ROOF WITH STRUCTURAL TRUSS TYPE MEMBERS PROVIDED THE TRUSSES ARE SPACED NO GREATER THAN THIRTY INCHES (30") APART.

3. ATTIC AREAS WITH NONTRUSS SYSTEM. ATTIC AREAS CREATED BY CONSTRUCTION OF A ROOF STRUCTURE UTILIZING A NONTRUSS SYSTEM WITH SPACES GREATER THAN FIVE FEET (5') IN HEIGHT IF ALL OF THE FOLLOWING CRITERIA ARE MET:

I. THE AREA CANNOT BE ACCESSED DIRECTLY FROM A HABITABLE AREA WITHIN THE SAME BUILDING LEVEL; AND
II. THE AREA SHALL HAVE ONLY THE MINIMUM ACCESS REQUIRED BY THE BUILDING CODES FROM THE LEVEL BELOW; AND
III. THE ATTIC SPACE SHALL NOT HAVE A STRUCTURAL FLOOR CAPABLE OF SUPPORTING A "LIVE LOAD" GREATER THAN 40 POUNDS PER SQUARE FOOT, AND THE "FLOOR" OF THE ATTIC SPACE SHALL NOT BE IMPROVED WITH DECKING.

5. STAIRWAYS. STAIRS WITHIN A DWELLING UNIT SHALL ONLY BE COUNTED ON EVERY OTHER LEVEL.

GROSS COMMON AREA SCHEDULE

LEVEL	NAME	AREA
LEVEL G3 PARKING (9500')	COMMON	889 SF
LEVEL G3 PARKING (9500')	COMMON	336 SF
LEVEL G3 PARKING (9500')	COMMON	696 SF
LEVEL G3 PARKING (9500')	COMMON	657 SF
LEVEL G3 PARKING (9500')	COMMON	449 SF
LEVEL G3 PARKING (9500')	PARKING	15164 SF
LEVEL G2 PARKING (9510')	COMMON	6421 SF
LEVEL G2 PARKING (9510')	COMMON	1022 SF
LEVEL G2 PARKING (9510')	COMMON	336 SF
LEVEL G2 PARKING (9510')	COMMON	836 SF
LEVEL G2 PARKING (9510')	COMMON	453 SF
LEVEL G2 PARKING (9510')	COMMON	382 SF
LEVEL G2 PARKING (9510')	COMMON	629 SF
LEVEL G2 PARKING (9510')	PARKING	26654 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMON	1135 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMON	1363 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMON	538 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMON	503 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMON	799 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMON	629 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	PARKING	9206 SF
LEVEL 1 (9535')	COMMON	9497 SF
LEVEL 1 (9535')	COMMON	1321 SF
LEVEL 1 (9535')	COMMON	477 SF
LEVEL 1 (9535')	COMMON	310 SF
LEVEL 1 (9535')	COMMON	629 SF
LEVEL 1 (9535')	PARKING	15996 SF
LEVEL 1 MEZZANINE (9540')	COMMON	5874 SF
LEVEL 2 (9550')	COMMON	5192 SF
LEVEL 3 (9560.5')	COMMON	5293 SF
LEVEL 4 (9571')	COMMON	4450 SF
LEVEL 5 (9581.5')	COMMON	5025 SF
LEVEL 6 (9592')	COMMON	6154 SF
LEVEL 7 (9603.5')	COMMON	2814 SF
Grand total: 34		132129 SF

GROSS RESIDENTIAL AREA SCHEDULE

LEVEL	NAME	AREA
LEVEL 1 MEZZANINE (9540')	RESIDENTIAL	4552 SF
LEVEL 1 MEZZANINE (9540')	RESIDENTIAL	4029 SF
LEVEL 2 (9550')	RESIDENTIAL	22087 SF
LEVEL 3 (9560.5')	RESIDENTIAL	21608 SF
LEVEL 4 (9571')	RESIDENTIAL	21396 SF
LEVEL 5 (9581.5')	RESIDENTIAL	18465 SF
LEVEL 6 (9592')	RESIDENTIAL	5054 SF
LEVEL 6 (9592')	RESIDENTIAL	3069 SF
LEVEL 7 (9603.5')	RESIDENTIAL	7904 SF
Grand total: 9		108364 SF

GROSS COMMERCIAL AREA SCHEDULE

LEVEL	NAME	AREA
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMERCIAL	10848 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMERCIAL	2940 SF
LEVEL G1 PLAZA MAIN LEVEL (9520')	COMMERCIAL	3212 SF
LEVEL 1 (9535')	COMMERCIAL	1128 SF
LEVEL 1 (9535')	COMMERCIAL	488 SF
LEVEL 6 (9592')	COMMERCIAL	937 SF
LEVEL 6 (9592')	COMMERCIAL	3056 SF
Grand total: 7		22609 SF

TRUE NORTH

1/64" = 1'
0 32' 64' 128'

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520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUHIRO ITO
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

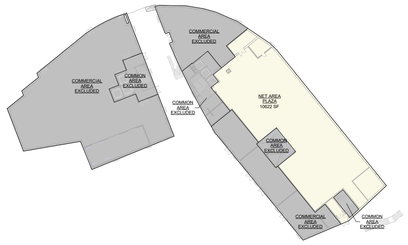
FLOOR AREA GROSS

G-001

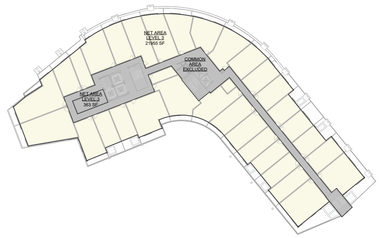
5/1/2023 2:05:07 PM

4 **LEVEL 1 (9535')**
1/64" = 1'-0"

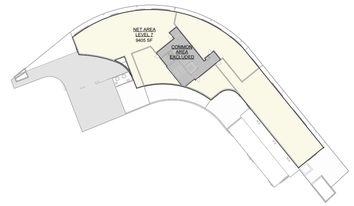
8 **LEVEL 4 (9571')**
1/64" = 1'-0"



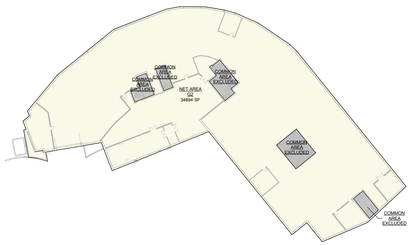
3 **LEVEL G1 PLAZA (9522')**
1/64" = 1'-0"



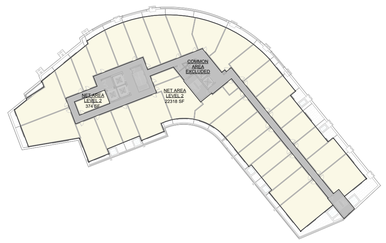
7 **LEVEL 3 (9560.5')**
1/64" = 1'-0"



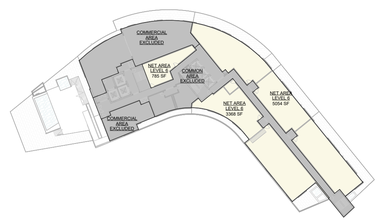
11 **LEVEL 7 (9603.5')**
1/64" = 1'-0"



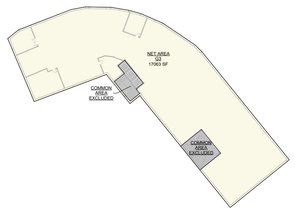
2 **LEVEL G2 PARKING (9510')**
1/64" = 1'-0"



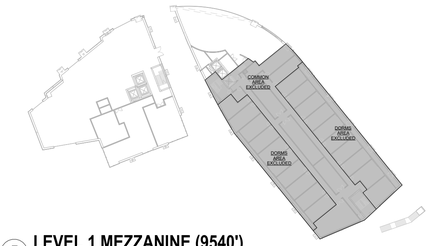
6 **LEVEL 2 (9550')**
1/64" = 1'-0"



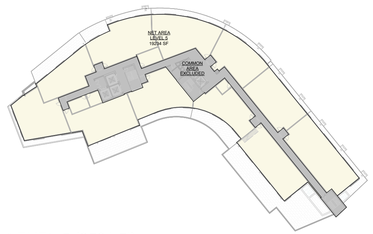
10 **LEVEL 6 (9592')**
1/64" = 1'-0"



1 **LEVEL G3 PARKING (9500')**
1/64" = 1'-0"



5 **LEVEL 1 MEZZANINE (9540')**
1/64" = 1'-0"



9 **LEVEL 5 (9581.5')**
1/64" = 1'-0"

17.8.1 NET FLOOR AREA

7. NET FLOOR AREA. THE FLOOR AREA AS MEASURED FROM THE EXTERIOR WALL ASSEMBLY AND EXCLUDES COMMERCIAL SPACE, SPAS, DORM ROOMS AND COMMON AREAS.

NET FLOOR AREA

LEVEL	NAME	AREA
LEVEL G3 PARKING (9500')	NET AREA G3	17063 SF
LEVEL G2 PARKING (9510')	NET AREA G2	34894 SF
LEVEL G1 PLAZA (9522')	NET AREA PLAZA	10622 SF
LEVEL 1 (9535')	NET AREA LEVEL 1	17248 SF
LEVEL 1 (9535')	NET AREA LEVEL 1	2221 SF
LEVEL 2 (9550')	NET AREA LEVEL 2	22318 SF
LEVEL 2 (9550')	NET AREA LEVEL 2	374 SF
LEVEL 3 (9560.5')	NET AREA LEVEL 3	21955 SF
LEVEL 3 (9560.5')	NET AREA LEVEL 3	363 SF
LEVEL 4 (9571')	NET AREA LEVEL 4	21646 SF
LEVEL 5 (9581.5')	NET AREA LEVEL 5	19234 SF
LEVEL 6 (9592')	NET AREA LEVEL 6	5054 SF
LEVEL 6 (9592')	NET AREA LEVEL 6	3368 SF
LEVEL 6 (9592')	NET AREA LEVEL 6	786 SF
LEVEL 7 (9603.5')	NET AREA LEVEL 7	9405 SF
Grand total: 15		186550 SF

TRUE NORTH

1/32" = 1' 0 16' 32' 64'

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA landscape architecture + construction

AE DESIGN
Integrated Lighting and Electrical Solutions
1560 Wazee Street #305 | Denver, CO 80202 | 501.276.3054
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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

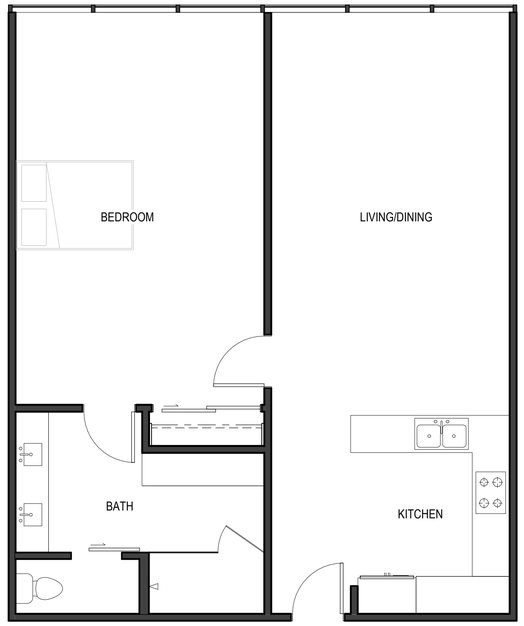
STATE OF COLORADO
KATSUYA KOBAYASHI
37827
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

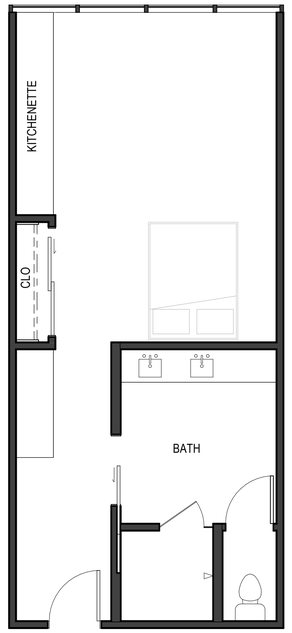
FLOOR AREA NET

G-002

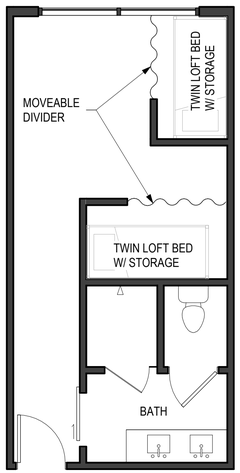
5/11/2023 2:10:29 PM



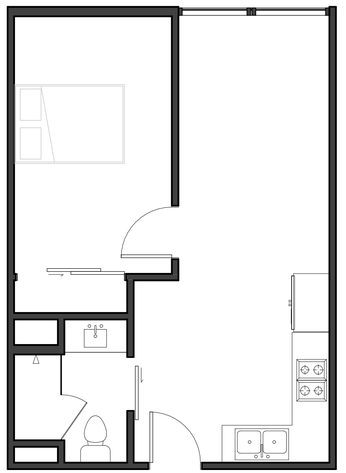
LODGE DIAGRAMMATIC ONLY
DESIGN TBD



EFFICIENCY LODGE
DIAGRAMMATIC ONLY
DESIGN TBD



EMPLOYEE DORM
DIAGRAMMATIC
ONLY
DESIGN TBD



EMPLOYEE APT.
DIAGRAMMATIC ONLY
DESIGN TBD

NOTE:
DIAGRAMATIC INTERIOR DESIGN IS PROVIDED PER STAFF REQUEST.

PER 17.8.1 DEFINITIONS
Efficiency Lodge. A zoning designation that means a habitable, one (1) room space with separate bath and limited kitchen facilities used for Short-Term Accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, and six (6) cubic foot (maximum) refrigerator trash compactor and garbage disposal. These units may be in a condominium community.
Employee Apartment. A zoning designation that means employee apartment multifamily dwelling units that cannot be separately subdivided or conveyed as individual condominium units the occupancy of which is limited to employees and are encumbered by the workforce housing restriction.
Employee Dorm. A zoning designation that means employee dorm units that are within a building with individual sleeping rooms that provide sleeping and living accommodations with shared kitchen and recreational facilities and that cannot be separately subdivided or conveyed as individual units, the occupancy of which is limited to employees that are encumbered by the workforce housing restriction.
Lodge. A zoning designation that means a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen. These units may be in a condominium community.

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
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Uncompahgre Engineering, LLC

MARPA
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Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:

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LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

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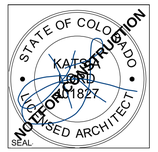
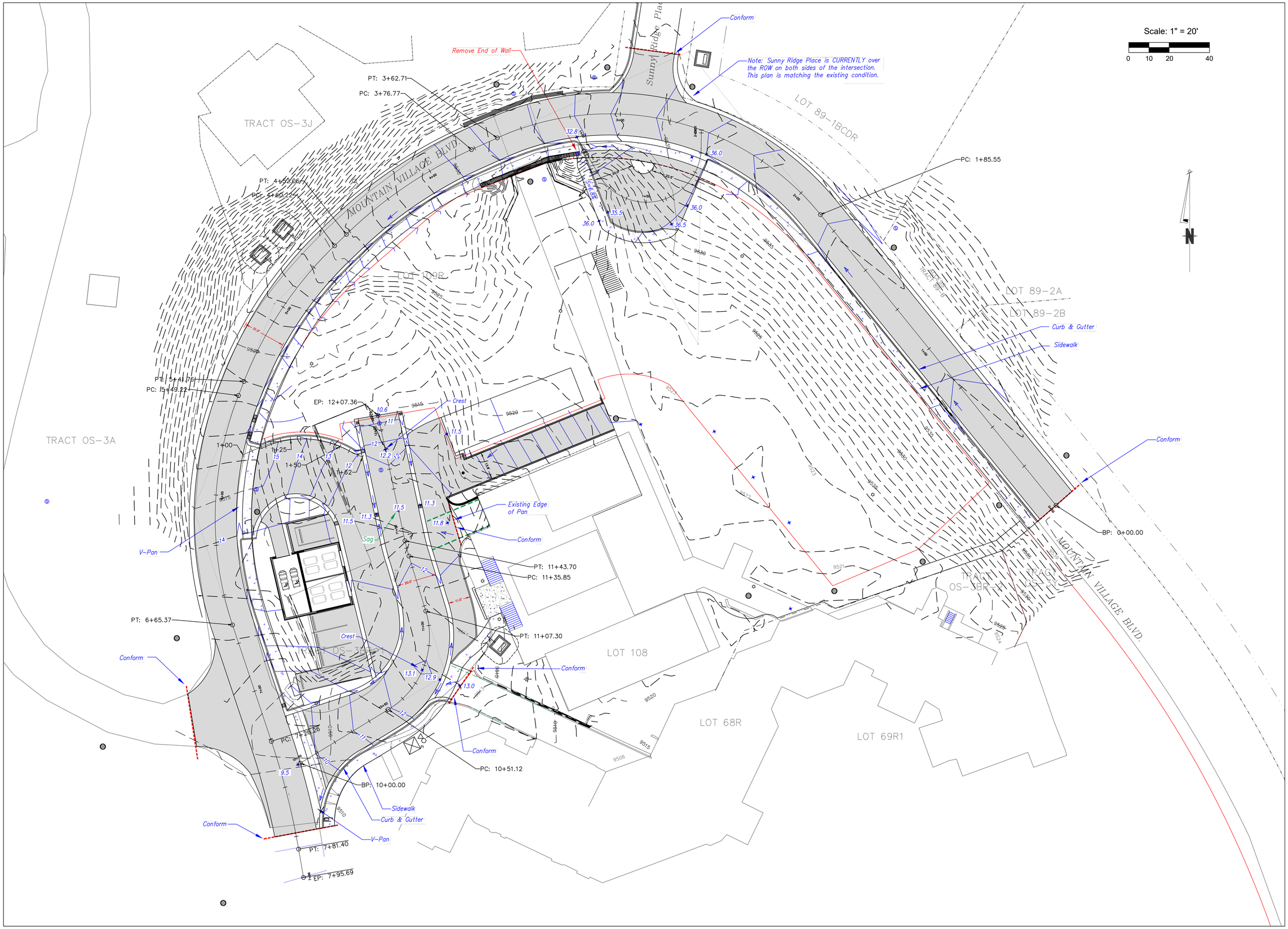


Project Number
JOB NO.

PLAN DIAGRAMS

G-003

4/29/2023 12:43:53 PM



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-04-15
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08
Submittal	2022-09-23
Submittal	2022-10-21
Town Council	2022-12-16
Submittal	2023-05-02

Lot 109R
Mtn. Village, CO

COLORADO LICENSED PROFESSIONAL ENGINEER 29645 04-30-23
NOT FOR CONSTRUCTION

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

Site Grading
with
G2 Level

C2.1

Scale: 1" = 20'

0 10 20 40

Remove End of Wall

Conform

Note: Sunny Ridge Place is CURRENTLY over the ROW on both sides of the intersection. This plan is matching the existing condition.

Sunny Ridge Place

LOT 89-1BCDR

PT: 3+62.71

PC: 3+76.77

TRACT OS-3J

MOUNTAIN VILLAGE BLVD

PT: 4+52.06

PC: 4+60.22

LOT 109R

PC: 1+85.55

LOT 89-2A

LOT 89-2B

TRACT OS-3BR-1

Curb & Gutter

Sidewalk

Conform

PT: 5+41.76

PC: 5+49.22

EP: 2+07.36

Crest

TRACT OS-3A

Existing Edge of Pan

Conform

V-Pan

Sag

PT: 11+43.70

PC: 11+35.85

PT: 6+65.37

Crest

TRACT OS-3BR-1

PT: 11+07.30

LOT 108

Conform

Conform

PC: 7+26.26

LOT 68R

LOT 69R1

PC: 10+51.12

BP: 10+00.00

Sidewalk

Curb & Gutter

Conform

V-Pan

PT: 7+81.40

EP: 7+95.69

BP: 0+00.00

TRACT OS-3BR-1

TRACT OS-3C

MOUNTAIN VILLAGE BLVD.

TRUE NORTH

1/16" = 1' 0 8' 16' 32'

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-04-15
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08
Submittal	2022-09-23
Submittal	2022-10-21
Town Council	2022-12-16
Submittal	2023-05-02

Lot 109R
Mtn. Village, CO

COLORADO LICENSED
CHRISTOPHER J. HAWKINS
29645
04-30-23
PROFESSIONAL ENGINEER

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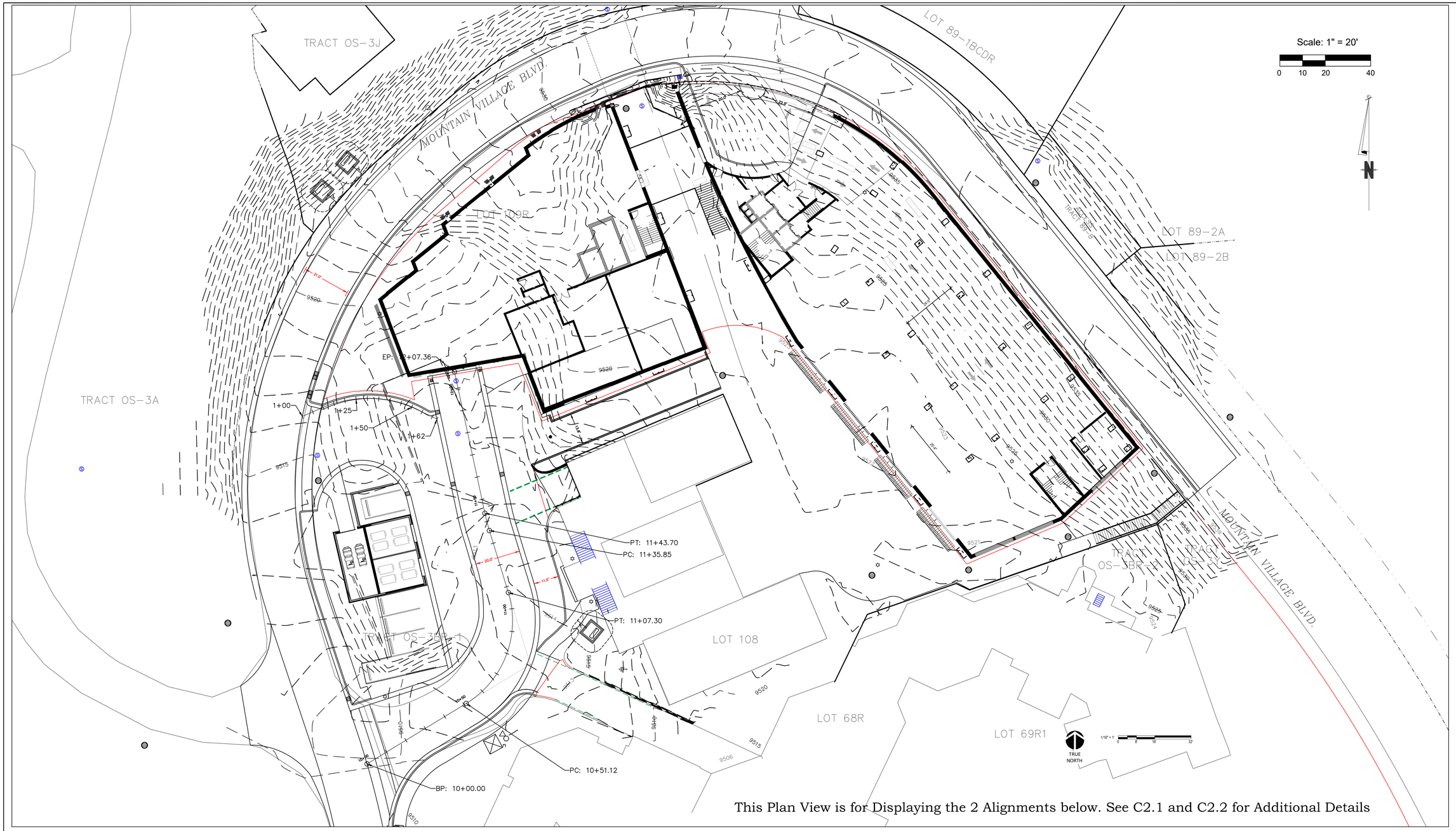
Site Grading

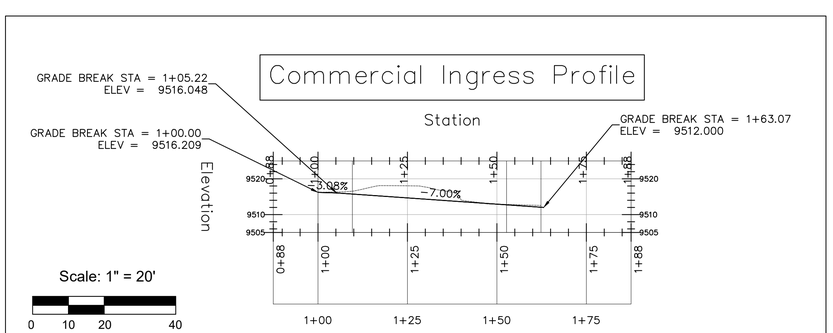
with

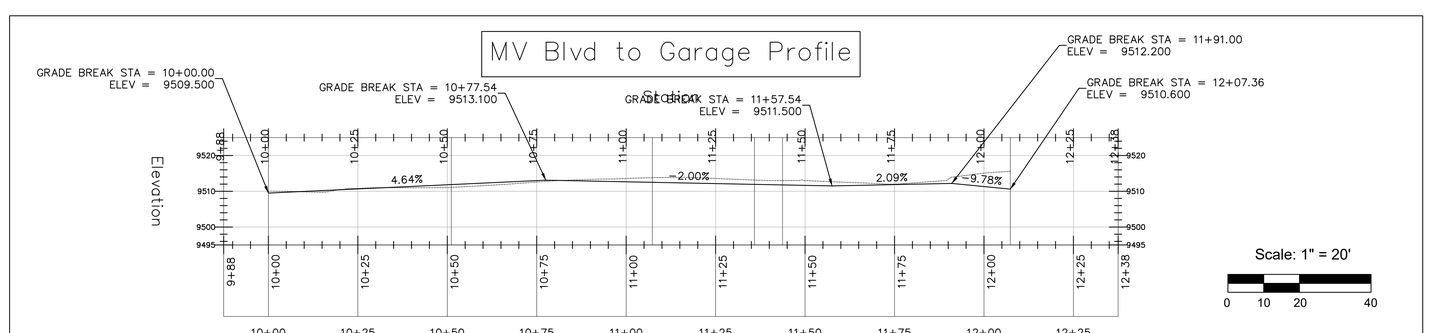
Porte Cochere Level

C2.2



This Plan View is for Displaying the 2 Alignments below. See C2.1 and C2.2 for Additional Details





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-04-15
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08
Submittal	2022-09-23
Submittal	2022-10-21
Town Council	2022-12-16
Submittal	2023-05-02

Lot 109R
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

Profiles

C2.3

Scale: 1" = 20'

0 10 20 40

N

New Junction Box. Floor shall be 18" Lower than Invert for Debris

Existing 12" Storm from See Forever

Remove End of Wall

Install Drop Manhole to Lower See Forever Village Sewer

Install Drop Inlet to Lower the Storm Drain

(E) STORM DRAIN
INVERT 12" PVC IN 9511.32'
INVERT 12" PVC OUT 9511.26'

New 18" Culvert

Re-Located Switch Gear.

Angled 18" Drop Inlet. Break-Over at 24" of Head. Floor = 18" below Invert for Debris.

Remove Culvert

Sunny Ridge Place

LOT 89-1BCDR

TRACT OS-3J

MOUNTAIN VILLAGE BLVD.

Re-Locate Switch Gear to the Sunnyside Ridge Intersection

24" Elliptical Storm Drain and 8" Sanitary Sewer from See Forever will be Routed through the Garage

Lot 109R Hotel Transformers

(E) STORM DRAIN
INV. 24" CONC. IN 9508.46'
INV. 2.5' CONC. OUT 9508.36'

To Disconnects in Meter Room

(E) STORM DRAIN
INV. 24" CONC. IN 9506.89
INV. 12" PVC IN 9506.84
INV. 24" CONC. OUT 9506.74

(E) SEWER MANHOLE
RIM 9516.88'
INVERT 8" PVC IN 9506.90'
INVERT 8" PVC OUT 9506.68'

2 Sets of Double Curb Inlets (for Large Storm Events)

TRACT OS-3A

SANITARY MANHOLE RIM ELEV. = 9500.3' INVERT IN (SE) = 9489.62' INVERT IN (NE) = 9489.62' INVERT OUT = 9489.49'

Pour New MH Invert on Existing Main. Exact Location TBD based on Final Foundation Plans.

Country Club Drive

IE=03.5

IE=03.5

IE=04.5

IE=02.5

Sag

LOT 109R

STORM DRAIN
INVERT 12" PVC IN 9510.43'
INVERT 12" PVC OUT 9510.42'

IE=07.0

IE=06.0

Remove

(E) MANHOLE BC-3
RIM 9522.18'
INVERT 8" PVC IN 9508.71'
INVERT 8" PVC IN 9508.59'
INVERT 8" PVC OUT 9508.41'

S=1.5%

S=1.5%

(E) STORM DRAIN
INVERT 2.5 CONC. IN 9509.32
INVERT 2.5 CONC. OUT 9509.19

Remove

Remove

Re-Locate the Shirana Transformer

Shirana

Remove

New Drop Inlet where Grade Allows

From JB on Main Line

The Peaks Sign

Shirana Entry

TRACT OS-3BR-1

LOT 108

New Water Valve

Re-Located Shirana Transformer

(E) MANHOLE BC-3A
RIM 9522.70'
INVERT 8" PVC IN 9515.57'
INVERT 8" PVC OUT 9515.44'

(E) STORM DRAIN
INVERT 12" PVC IN 9511.86'
INVERT 12" PVC OUT 9511.82'

Gas Meter (Hotel)

Water to Fire Room

Property Line

(E) STORM DRAIN
INVERT 6" STEEL IN 9514.57'
INVERT 4" PVC IN 9512.65'
INVERT 12" PVC OUT 9512.50'

Re-Routed Water

New Water Valve

Low Pressure Gas Tee to be capped for Future Service to Lot 161

LOT 68R

LOT 69R1

TRACT OS-3BR-2

TRACT OS-3Y

MOUNTAIN VILLAGE BLVD.

(E) MANHOLE
RIM 9537.5'
INVERT 8" PVC IN 9532.07'
INVERT 8" PVC OUT 9531.97'

New Drop Inlet at Existing Culvert Location. New Culvert runs South.

Option 2 (Alternate Location) Gas Regulator Station w/ Retaining Wall

Gas Valves

ACCESS TRACT 89-1B

LOT 89-2A

LOT 89-2B

(E) High Pressure Gas

New Drop Inlet

Flared End Section

To Next Switch Gear to the South (at Lot 161)

LEGEND

- Existing Waterline
- Existing Waterline
- Proposed Waterline
- Existing Sanitary
- Existing Sanitary to be Removed
- Proposed Sanitary
- Existing Storm Drain
- Existing Storm Drain to be Removed
- Proposed Storm Drain
- Existing Storm Drain Inlet
- Proposed Storm Drain Drop Inlet
- Existing Sanitary Manhole
- Proposed Sanitary Manhole

Uncompahgre Engineering, LLC

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Town Council	2022-12-16
Submittal	2023-05- 02

Lot 109R
Mtn. Village, CO

COLORADO REGISTERED PROFESSIONAL ENGINEER
29645
04-30-23
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Utility and Storm Drain

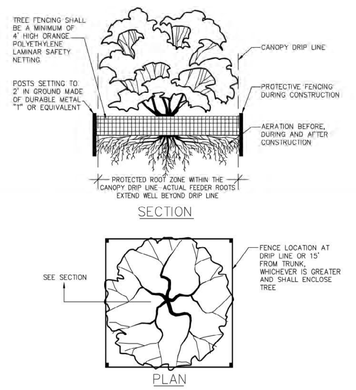
C3.1

EXISTING TREE PROTECTION REPORT

ID	COMMON NAME	BOTANICAL NAME	AVERAGE SPREAD	HEIGHT	HEIGHT FIRST BRANCH	DBH	ACTION	DATE ASSESSED	NOTES
E01	Colorado Spruce	Picea pungens	10'0"±	15'0"±	3'6"±	4"±	Preserve with Tree Protection		
E02	Colorado Spruce	Picea pungens	10'0"	15'0"	3'6"	4"	Preserve with Tree Protection		
E03	Quaking Aspen	Populus tremuloides	5'0"±	15'0"±	7'0"±	4"±	Preserve with Tree Protection		
E04	Quaking Aspen	Populus tremuloides	5'0"±	15'0"±	7'0"	4"	Preserve with Tree Protection		
E05	Quaking Aspen	Populus tremuloides	5'0"±	15'0"±	7'0"	4"±	Preserve with Tree Protection		
E06	Quaking Aspen	Populus tremuloides	5'0"±	15'0"±	7'0"	4"±	Preserve with Tree Protection		

1 EXISTING TREE PLAN
Scale: 1" = 20'-0"
1/16" = 1' 0 8' 16' 32'

TRUE NORTH



2 TREE PROTECTION BARRIER
N.T.S

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TREE PROTECTION BARRIER NOTES

1) Tree protection fencing shall be a minimum of 4' high orange polyethylene laminar safety netting, or equivalent.
2) Tree protection barrier posts shall be made of durable metal ("t-posts"), or equivalent, and shall be installed at a minimum depth of 2' below grade.
4) Existing trees with root zones in close proximity to new construction shall be protected to the maximum possible extent to avoid soil compaction, given the proximity of construction.
5) Tree protection barrier to be approved by Landscape Architect prior to construction.
6) Trees marked to be removed are to be approved by Landscape Architect prior to removal.
7) No roots 2" or larger in diameter shall be cut.
8) Lower branches on evergreens selected for preservation/transplanting need to be lift pruned or "limbed-up" to reduce fuel load and "fire ladder" potential.

Existing Tree to be Removed
Existing Tree to be Preserved-Not in Limits of Work
Existing Tree to Protected
Protection Barrier, see 9/L0.02

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MARPA landscape architecture + construction

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aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

SEAL

JOB NO.

Existing Tree Plan & Report

L0.02

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1 LANDSCAPE PLAN
Scale: 1" = 20'-0"

1/16" = 1' 0 8 16 32

TRUE NORTH

NOTE
PUBLIC PROPERTY PLAZA TO RETAIN 13'-8" MIN DRIVEABLE CIRCULATION
PRIVATE PROPERTY PLAZA TO RETAIN 10' MIN DRIVEABLE CIRCULATION

LEGEND

HARDSCAPE 1 | HARDSCAPE 2 | HARDSCAPE 3 | ROCK SLAB | FLAGSTONE | BOULDER | STEPPING STONE | PLANTING BED/MULCH | NATIVE SEED | PROPOSED DECIDUOUS TREE | PROPOSED EVERGREEN TREE

EXISTING TREES | FIRE PIT | PROPERTY LINE | PLANTER | CARVED STONE BENCH | CRUSHED ROCK

VAULT DESIGN GROUP
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920 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3024
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LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

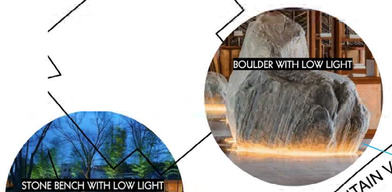
SEAL

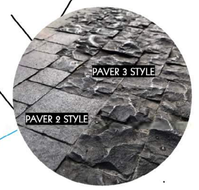
JOB NO.

Plaza Landscape Plan

L1.01

LIGHTING IN THIS SUBMITTAL. PER FINAL DRB CONDITIONS, LANDSCAPE AND PHOTOMETRICS TO BE FINALIZED WITH STAFF REVIEW PRIOR TO PERMIT. ANY DRAWING INCONSISTENCIES WILL BE ADDRESSED WITH FINAL APPROVED LANDSCAPE AND LIGHTING DESIGN WHEN APPROVAL IS OBTAINED. FINAL DRAWINGS WILL THEN BE COORDINATED ACCORDINGLY.



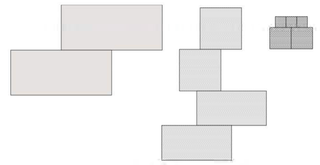


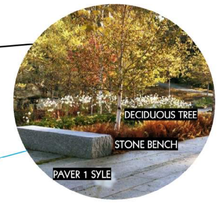
HARDSCAPE PAVERS. *final paver type and dimensions to be determined

HARDSCAPE 1, TBD: Dimensionally Cut Rectangular Stone. Running Bond

HARDSCAPE 2, TBD: Dimensionally Cut Stone. Random Running Bond

HARDSCAPE 3, TBD: Pavers with Rough Face. Random Bond





BOULDER FIRE TABLE W/ SEATING BOULDERS

BOULDER FIRE TABLE W/ LID: BECOMES TABLE

1 LANDSCAPE MATERIALS
Scale: 1" = 20'-0"

1/16" = 1' 0 8' 16' 32'

TRUE NORTH

LEGEND

HARDSCAPE 1 | HARDSCAPE 2 | HARDSCAPE 3 | ROCK SLAB | FLAGSTONE | BOULDER | STEPPING STONE | PLANTING BED/MULCH | NATIVE SEED

EXISTING TREES | FIRE PIT | PROPERTY LINE | PLANTER | CARVED STONE BENCH | GRAVEL/CRUSHED ROCK

VAULT DESIGN GROUP

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LOT 109R MOUNTAIN VILLAGE, CO

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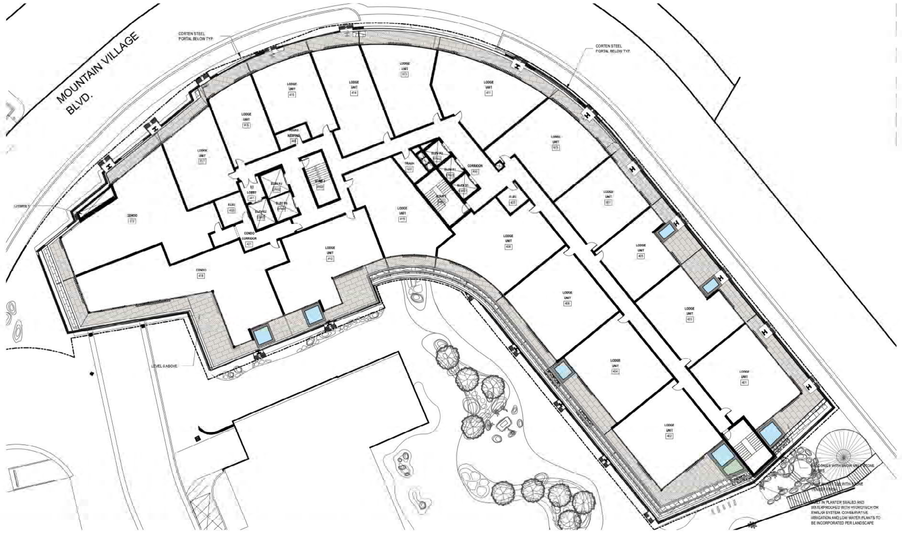
SEAL

JOB NO.

Plaza Landscape Materials

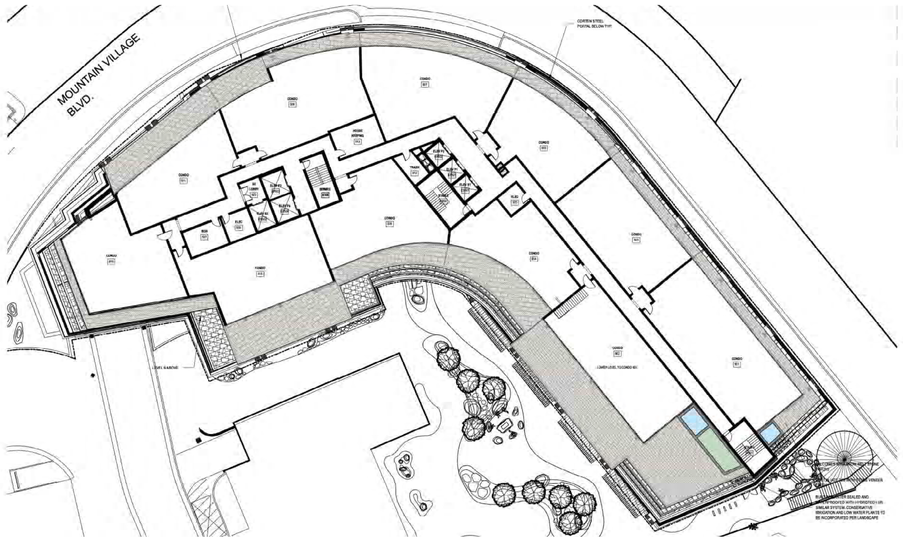
L1.02



3 Floor 4
Scale: 1" = 30'-0"

2 Floor 3
Scale: 1" = 30'-0"

1 Floor 2
Scale: 1" = 30'-0"



4 Floor 5
Scale: 1" = 30'-0"

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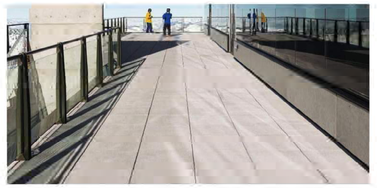
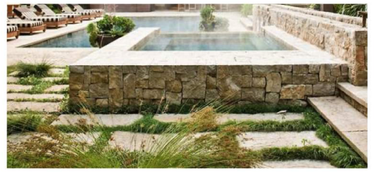
PAVERS WITH SNOW MELT



SPA WITH STONE VENEER



PLANTER WITH STONE VENEER- TO HAVE DRIP IRRIGATION
to be planted with annuals or with perennials chosen from the approved Mountain Village plant list

1"=30' 0 15' 30' 60'

TRUE NORTH

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

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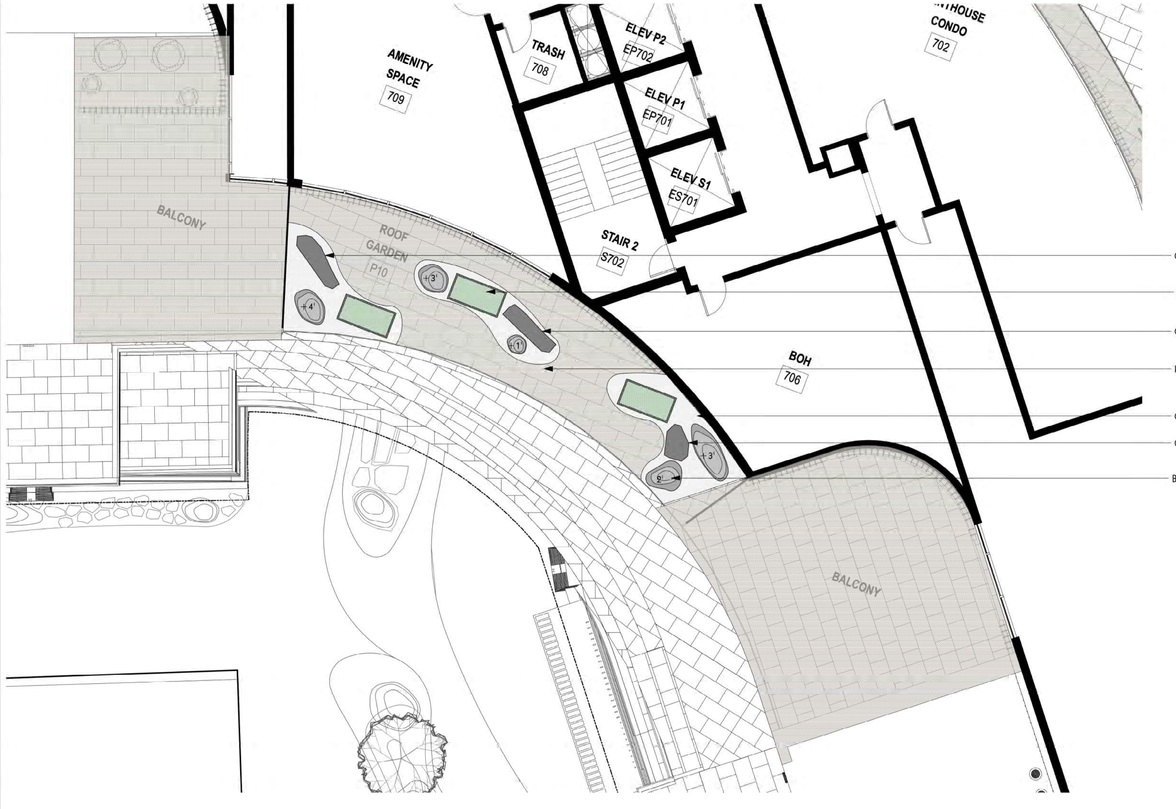
SEAL

JOB NO.

Landscape Floors 2-5

L1.03



1 7th Floor Garden
Scale: 1/8" = 1'-0"

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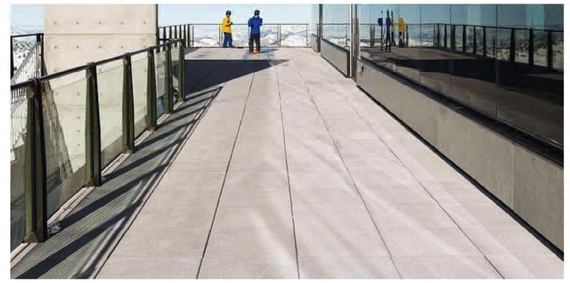
CHEF'S PLANTER BOXES- TO HAVE DRIP IRRIGATION

PAVERS WITH SNOW MELT



CRUSHED ROCK

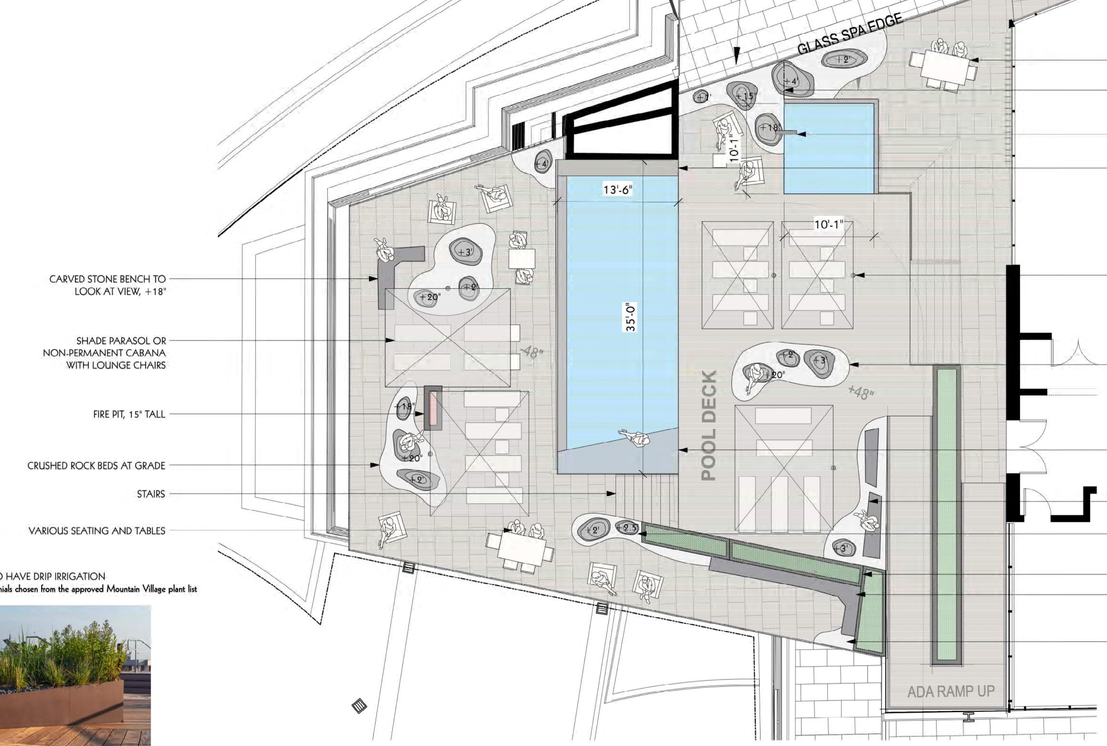
CARVED SLAB BENCE

POOL/SPA W/ STONE

MOUNTED/REMOVABLE PARASOL W/ SUITABLE WIND RATING

FIRE PIT

PLANTER WITH STEEL VENEER- TO HAVE DRIP IRRIGATION
to be planted with annuals or with perennials chosen from the approved Mountain Village plant list



2 6th Floor Pool Deck
Scale: 1/8" = 1'-0"

1/8" = 1' 0 4' 8' 16'

TRUE NORTH

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LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

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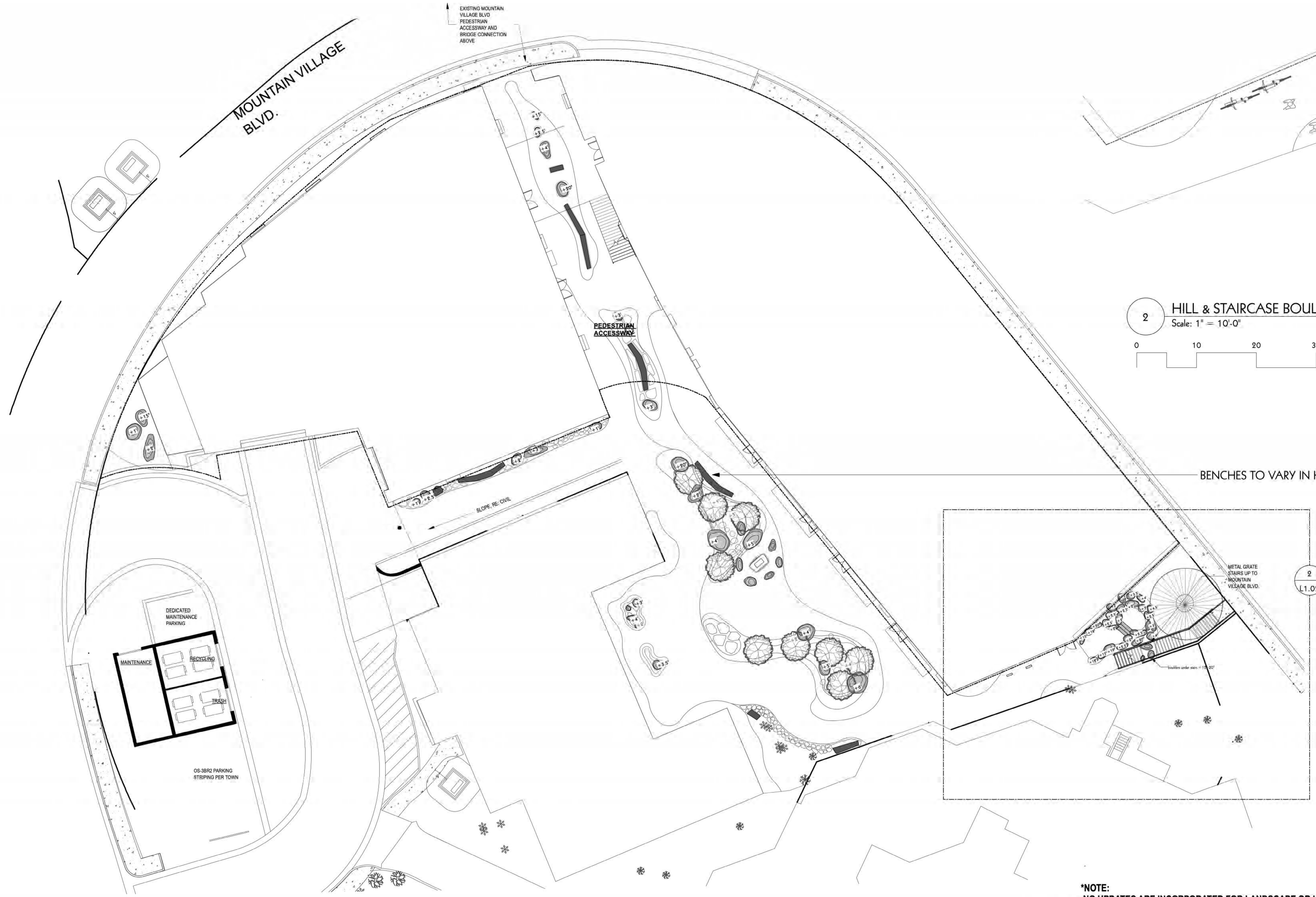
SEAL

JOB NO.

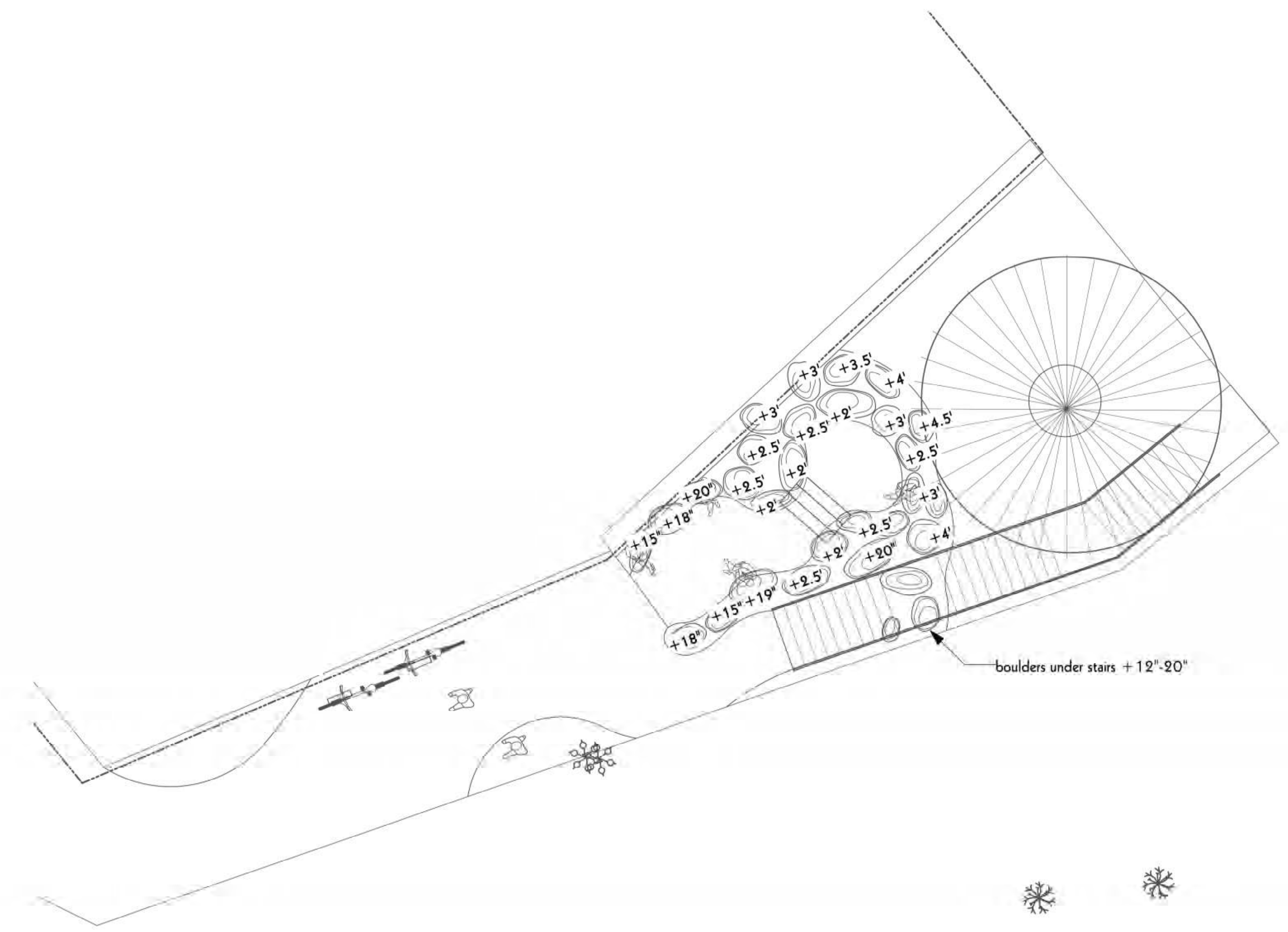
Landscape Floors 6-7

L1.04



1 PLAZA LANDSCAPE BOULDERS PLAN
Scale: 1" = 20'-0"

0 20 40 60 FT



2 HILL & STAIRCASE BOULDER PLAN
Scale: 1" = 10'-0"

0 10 20 30 FT

LEGEND

+000	PROPOSED BERM HEIGHT (ABOVE GRADE)
+000	PROPOSED BOULDER HEIGHT (ABOVE GRADE)

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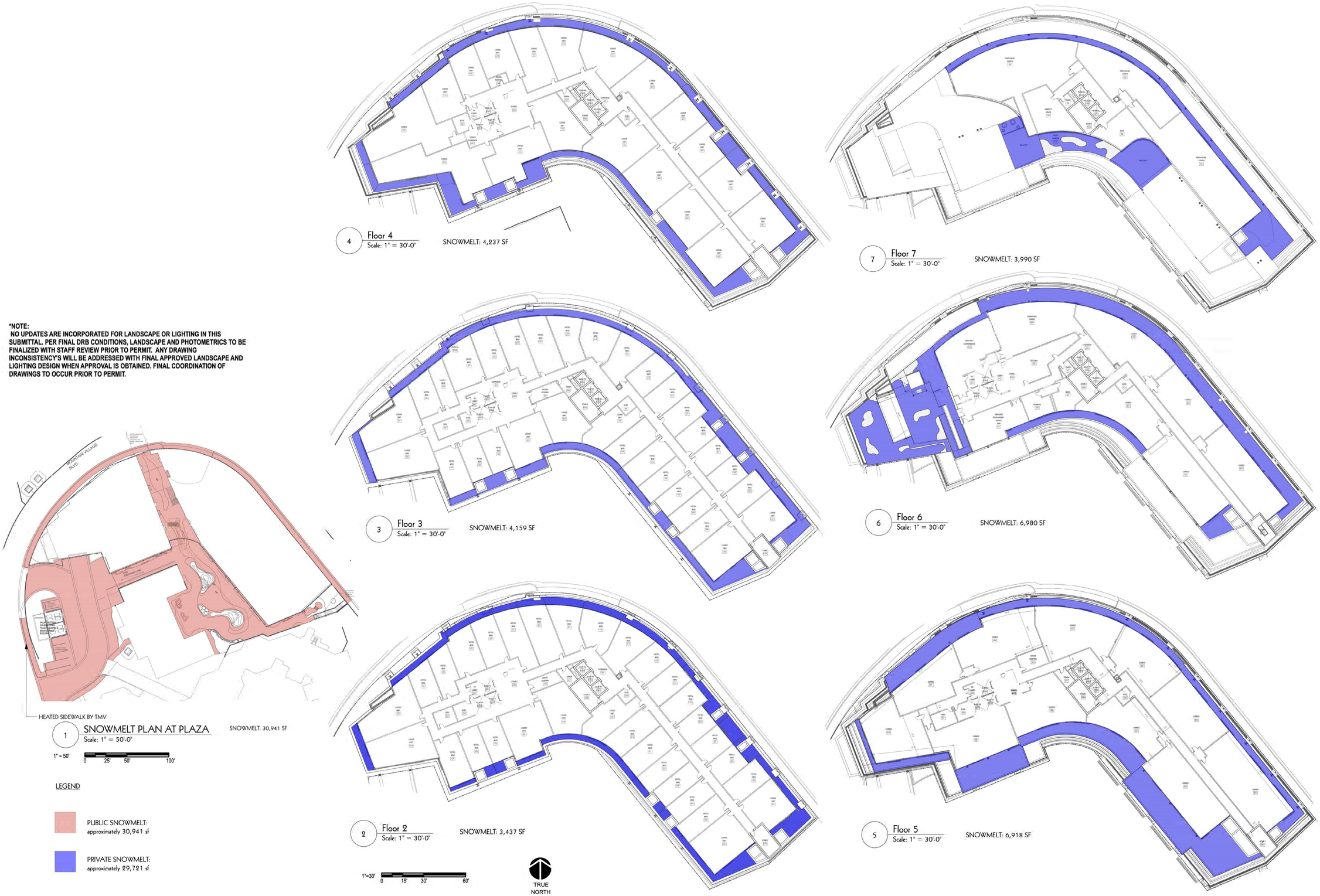
SEAL

JOB NO.

Plaza Landscape Boulder Plan

L2.01



1 SNOWMELT PLAN AT PLAZA
Scale: 1" = 50'-0"
SNOWMELT: 30,941 SF

LEGEND

PUBLIC SNOWMELT: approximately 30,941 sf

PRIVATE SNOWMELT: approximately 29,721 sf

4 Floor 4
Scale: 1" = 30'-0"
SNOWMELT: 4,237 SF

3 Floor 3
Scale: 1" = 30'-0"
SNOWMELT: 4,159 SF

2 Floor 2
Scale: 1" = 30'-0"
SNOWMELT: 3,437 SF

7 Floor 7
Scale: 1" = 30'-0"
SNOWMELT: 3,990 SF

6 Floor 6
Scale: 1" = 30'-0"
SNOWMELT: 6,980 SF

5 Floor 5
Scale: 1" = 30'-0"
SNOWMELT: 6,918 SF

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SEAL

JOB NO.

Snowmelt Diagram

L2.02

1 IRRIGATION PLAN
Scale: 1" = 20'-0"

1/16" = 1'
0 8' 16' 32'

TRUE NORTH

LEGEND

POINT-SOURCE DRIP for xeric perennial plant areas and trees

12" POP UP SPRAY for native seed area

NOTE
Location of irrigation controller, backflow preventer, and tap and pressure reduction valve per mechanical engineer

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IRRIGATION NOTES

1) Irrigation system is designed to operate off of pressure of 80 psi (may vary) at each point of connection before back flow preventer. Contractor to verify pressure prior to installation and notify owner of any differences. Assumes 1" line minimum. Design pressure at heads to be as noted in legend.

2) No irrigation work to begin until final grade has been approved.

3) Locate all heads 6" min. Away from any wall, walk, or curb, and 12" min. from any curb adjacent to parking stalls.

4) Bury all mainlines 24" underground to top of pipe. Bury all laterals 12" underground to top of pipe. Drip line to lay on surface under mulch.

5) All pipe under pavement to be sleeved in 4" minimum (unless otherwise noted) PVC class 900 extend 12" beyond each edge of pavement, sloped to drain. Install prior to paving. Sleeve wires separately in 4" min. pipe.

6) All valve wire is to direct burial 14" gauge wire. Install 5 spare wires to each end of mainline.

7) Heads will be diagrammatic. Contractor to select and install correct arcs as need for part circle heads. Adjust radii and arc as necessary for no overspray/backwash onto adjacent buildings, walls, or fences.

8) For Inline Drip Tubing, snake pipe through planting area and tree voids in one run to allow for easy maintenance. Space rows 12" apart. When running through sleeves, transition from 1/2" drip line to 3/4" polyethylene 100 PSI. Do not run inline drip tubing in sleeving. Routing is diagrammtic, contractor to adjust layout to achieve 12" line spacing.

9) Plan has been prepared using limited on-site observation. Plan is diagrammatic and does not reflect all equipment, etc., that could be encountered during construction. All tie locations, mainline locations, and lateral locations are approximate and shall require exact location by Contractor.

10) Locate all valve boxes a minimum of 3' from concrete or asphalt paving when mainline runs parallel to adjacent elements. Final locations to be approved by Landscape Architect.

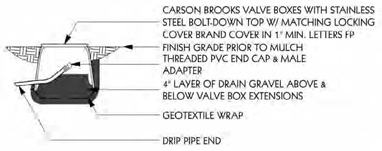
11) All existing trees and notable plant material to receive new irrigation.

12) Soil moisture sensing device to be installed in turf areas.

13) Install drip emitters as described below:

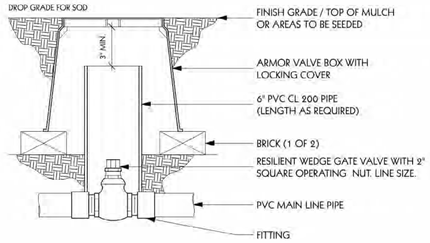
1 Gallon Material	Rain Bird SW-10 (1GPH)	1 ea.
5 Gallon Material	Rain Bird SW-10 (1GPH)	2 ea.
Deciduous Trees (1.5" - 2.5" Cal.)	Rain Bird SW-20 (2GPH)	3 ea.
Deciduous Trees (3" - 4" Cal.)	Rain Bird SW-20 (2GPH)	4 ea.
Evergreen Trees (6' - 10')	Rain Bird SW-20 (2GPH)	3 ea.
Evergreen Trees (11' - 14')	Rain Bird SW-20 (2GPH)	4 ea.

Controller system to have rain/freeze sensor and moisture sensor.
Contractor to specify RainBird WR2 or approved alternate.



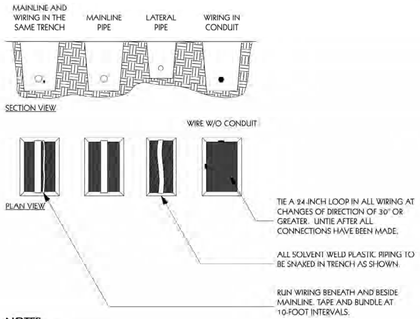
NOTES:
1. TAPE FABRIC TO SIDE OF VALVE BOX & PIPE W/ DUCT TAPE.

2 DRIP FLUSH VALVE
N.T.S



NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.
2. INSTALL A 4" THICK CONCRETE PAD BELOW VALVE WITH NO. 4 REBAR WHEN USING PUSH ON TYPE VALVES.

3 ISOLATION GATE VALVE
N.T.S

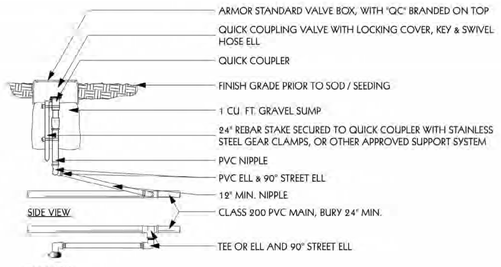


NOTES
1) SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2) FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

4 PIPE AND WIRE TRENCHING
N.T.S

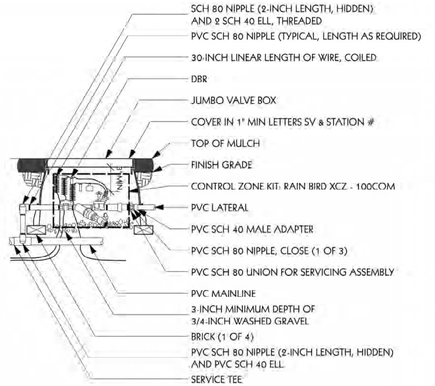
DIAGRAMATIC HEADS: see note 7 on Irrigation Notes

12" Rotor Pop-Ups (Adjustable Spray Heads) — spray rotation



NOTES:
1. COMPACT BACKFILL TO DENSITY OF UNDISTURBED SOIL

5 QUICK COUPLER
N.T.S



6 DRIP VALVE DETAIL
N.T.S

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SEAL

JOB NO.

Plaza Irrigation Plan

L2.03

1 PLANTING AND TREE PLAN
Scale: 1" = 20'-0"

1/16" = 1' 0 8' 16' 32'

TRUE NORTH

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LEGEND

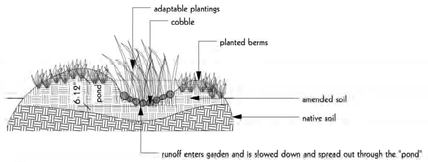
MINI PINE BARK MULCH PLANTING BED
to be planted with perennials chosen from the approved Mountain Village plant list
mulch type to be based on availability- final specification to be approved by landscape architect

NATIVE SEED
local native seed, per Native Seed Mix specified on page 12 of the Mountain Village landscape regulations, to be broadcast on hill for restoration

RAIN GARDEN:
"A rain garden is a landscaped area designed to capture runoff and reduce polluted runoff using natural filtration processes. Established with a variety of native and perennial plants, grasses and flowers; rain gardens can add color to the landscape and provide habitat for various types of wildlife."
From, "Building a Raingarden in Colorado" Colorado Stormwater Center at CSU, page 3.

design of existing building allows water to run-off quickly from roof

proposed rain garden will slow roof runoff



2 Rain Garden
Scale: 1/2" = 1'-0"

PLANT SCHEDULE

	QTY	COMMON NAME	BOTANICAL NAME	SCHEDULED SIZE	HEIGHT	SPREAD	SPACING	WATER RANGE	COMMENTS
Groundcover									
Ornamental Grasses									
Perennials									
Shrubs									
Trees									
	9	Quaking Aspen	Populus tremuloides	3" B&B	20 - 50 ft	20 - 30 ft	18'0"	Medium	Mix of single stem and clump form.
	1	White Fir	Abies concolor	12' B&B	40 - 60 ft	20 - 30 ft	15'0"	Medium	
Vines									

NOTES
1) PLANTING IS SUBJECT TO WEATHER AND PLANT AVAILABILITY.
2) PLANTING WINDOW FOR PERENNIALS, GRASSES, & EVERGREENS IS GENERALLY BETWEEN MAY 15 AND OCTOBER 15, WEATHER PENDING.
3) SEE PLANTING DETAILS ON L7.01.

Native Grass Seed Mix (General Revegetation)

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

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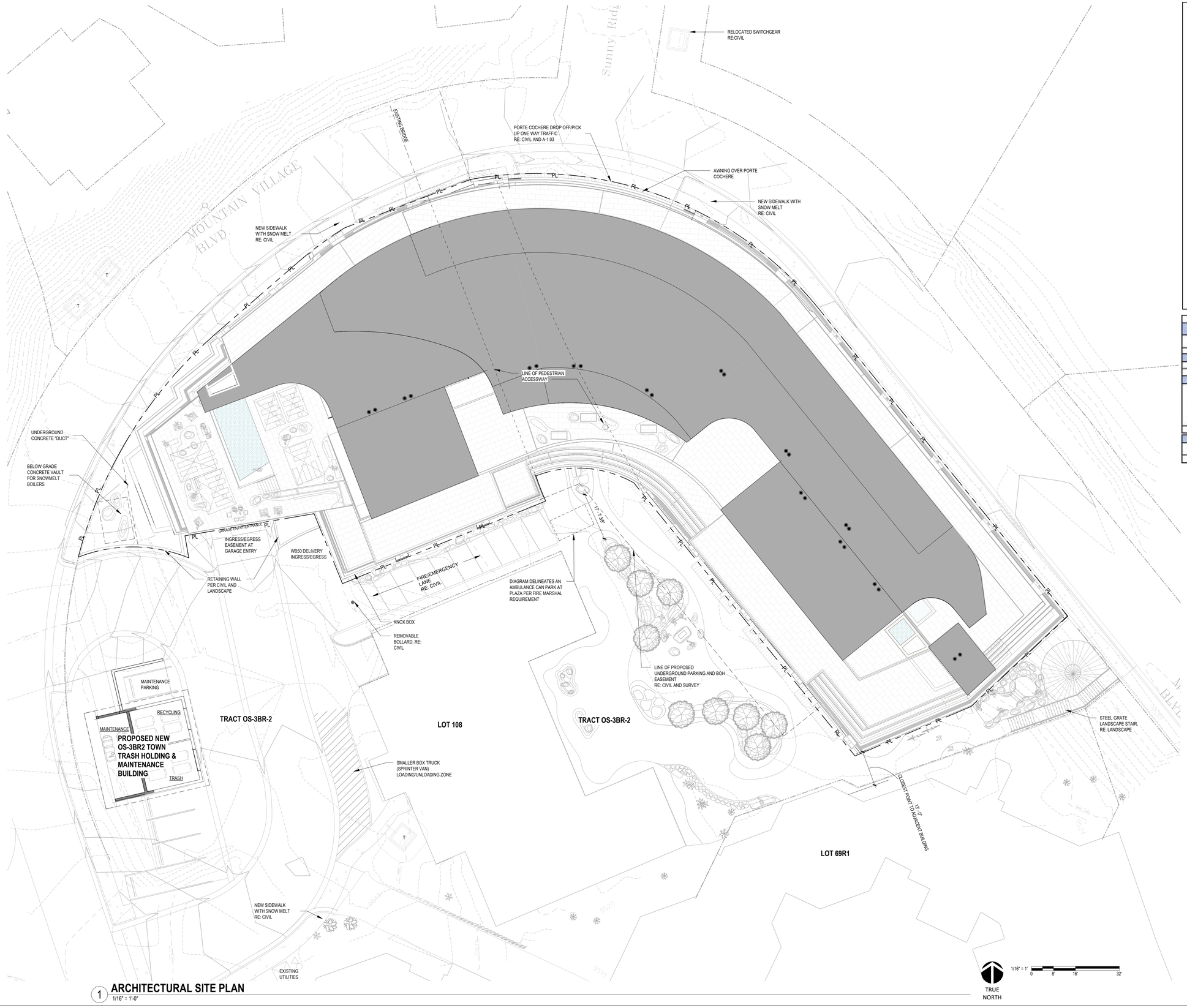
SEAL

JOB NO.

Plaza Planting Plan

L4.01



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

PROJECT LOCATION

MOUNTAIN VILLAGE, CO

ZONING AND DESIGNATION:

ZONE DISTRICT - VILLAGE CENTER

LOT 109R - MAJOR PUD AMENDMENT

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

***17.8.1 LOT COVERAGE*:**

34,489 SF /36,319 SF x 100 = 95%

(17.8.1 FLOOR AREA, GROSS) BUILDING AREA:

179,091 SF TOTAL CONDITIONED

84,011 SF PARKING & MECHANICAL - TEMPERED

263,102 SF COMBINED CONDITIONED + TEMPERED

BUILDING HEIGHTS:

MAXIMUM BUILDING HEIGHT: 88' - 9"
AVERAGE BUILDING HEIGHT: 63.61'

*ADDITIONAL HEIGHT INFORMATION CAN BE FOUND ON SHEETS A-1.11, A-1.12. A-2.02, A-2.03, A-2.04, & A-2.05

LOT 109R2 PARKING GARAGE LEGEND

	G3	G2	G1(PLAZA)	G1A	TOTAL PROVIDED
PUBLIC PARKING SPACES PROVIDED:					
STANDARD PUBLIC		44			44
COMPACT PUBLIC		4			4
SUB-TOTAL		*48*			**48**
HOTEL PARKING SPACES PROVIDED:					
STANDARD		12			12
SUB-TOTAL		**12**			**12**
PRIVATE PARKING SPACES PROVIDED:					
HOA MAINTENANCE		1			**1**
EMPLOYEE STANDARD	12		3	5	**20**
STANDARD	23		23	7	**53**
COMPACT	4			1	**5**
TANDEM STANDARD				16	**16**
TANDEM COMPACT				4	
SUB-TOTAL	**39**	1	26	*33*	
TOTAL PARKING	**39**	**61**	**26**	**33**	**159**
ACCESSIBLE PARKING SPACES:					
STANDARD ACCESSIBLE		3		2	5
VAN ACCESSIBLE		1			1
TOTAL ACCESSIBLE REQUIRED		4		2	**6**

NOTE:
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VAULT DESIGN GROUP

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Uncompahgre Engineering, LLC

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Integrated Lighting and Electrical Solutions
1560 Wazee Street #305 | Denver, CO 80202 | 303.296.3694
Principal of:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
THE CONSTRUCTION CONTRACT DOCUMENT CONTEMPLATES FURTHER COOPERATION, AS BETWEEN THE OWNER, HIS/HER CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

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Project Number
JOB NO.

ARCHITECTURAL SITE PLAN

A-0.00

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VAULT DESIGN GROUP

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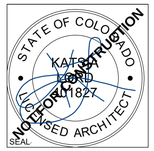

JOB NO. Project Number

PERSPECTIVE RENDERINGS

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LOT 109R MOUNTAIN VILLAGE, CO

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JOB NO. Project Number

PERSPECTIVE RENDERINGS

A-0.P2

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JOB NO. Project Number

PERSPECTIVE RENDERINGS

A-0.P3

4/21/2023 5:16:21 PM

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LOT 109R MOUNTAIN VILLAGE, CO

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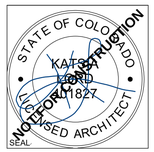
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23



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PERSPECTIVE RENDERINGS

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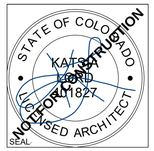

SEAL

JOB NO. Project Number

PERSPECTIVE RENDERINGS

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1 **LEVEL G3 PARKING (9500')**
1/16" = 1'-0"

4/30/2023 9:15:59 AM

LOT 109R2 PARKING GARAGE LEGEND

PUBLIC PARKING SPACES NON-VALET	G3	G2	G1(PLAZA)	G1A	TOTAL PROVIDED
STANDARD PUBLIC		44			44
COMPACT PUBLIC		4			4
SUB-TOTAL		*48*			**48**
HOTEL PARKING SPACES NON-VALET					
STANDARD		12			12
SUB-TOTAL		**12**			**12**
HOTEL PARKING SPACES VALET					
HOA MAINTENANCE		1			**1**
EMPLOYEE STANDARD	12		3	5	**20**
STANDARD	23		23	7	**53**
COMPACT	4			1	**5**
TANDEM STANDARD				16	**16**
TANDEM COMPACT				4	
SUB-TOTAL	**39**	*1*	*26*	*33*	
TOTAL PARKING	**39**	**61**	**26**	**33**	**159**

ACCESSIBLE PARKING SPACES				
STANDARD ACCESSIBLE	3		2	5
VAN ACCESSIBLE	1			1
TOTAL ACCESSIBLE REQUIRED	4		2	**6**

LOT 109R2 PARKING CALCULATIONS

COMMERCIAL	SQUARE FOOTAGE	AMOUNT PER	TOTAL REQ'D		TOTAL PROVIDED
COMMERCIAL LOW USEAGE (RETAIL, SPA, MARKET)	17,000	1/1000	17		17
COMMERCIAL HIGH USEAGE (RESTAURANT, LOUNGE, WEDDING VENUE, OFFICE)	5,609	1/500	*11.218*		12
		SUB-TOTAL REQUIRED	*29*	*SUB-TOTAL*	**29**

PER 2011 DOCS	QUANTITY	AMOUNT PER	TOTAL REQ'D		TOTAL PROVIDED
PUBLIC	48		*48*		**48**
DEDICATED HOA MAINTENANCE	1		*1*		**1**
		SUB-TOTAL REQUIRED	*49*	*SUB-TOTAL*	**49**
EMPLOYEE					
DEDICATED EMPLOYEE DORM SPACES	18	1	*18*		**18**
DEDICATED EMPLOYEE APARTMENT SPACES	2	1	*2*		**2**
		SUB-TOTAL REQUIRED	*20*	*SUB-TOTAL*	**20**
HOTEL					
1 SPACE PER CONDO TOTAL CONDOS	20	1	*20*		**20**
LODGE	31	0.5	*15.5*		**16**
EFFICIENCY	50	0.5	*25*		**25**
		SUB-TOTAL REQUIRED	*60.5*	*SUB-TOTAL*	**61**
TOTAL LOT 109R2 PARKING REQUIRED / PROVIDED			*159*		**159**

ACCESSIBLE	REQ'D	1106.5 VAN SPACES	TOTAL REQ'D		TOTAL PROVIDED
IBC TABLE 1106.1					
151 to 200	6		6		**6**
1106.5 For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space.	1/6		*1*		**1**
TOTAL LOT 109R ACCESSIBLE PARKING			*1*		**6**

COMPACT	ALLOWED	TOTAL	TOTAL ALLOWED	TOTAL PROVIDED
17.5.8 Parking Regulations c. Up to ten percent (10%) of the required parking may be provided in designated compact motor vehicle spaces that measure nine feet in width (9') and sixteen feet in length (16'). Compact motor vehicle spaces shall be designated as a general common element and be signed as compact parking spaces.	10%	159	15.9	**13**

LOT 109R2 EV PARKING LEGEND

	PARKING SPACES	EV INSTALLED	EV READY	EV CAPABLE	TOTAL REQ'D
EV INSTALLED %	**159**	**10%**	**15%**		**75%**
TOTAL EV PARKING		16	23.85	79.5	**119.35**
COMMERCIAL SPACES	29	3	4.35	14.5	22
PUBLIC SPACES	48	5	7.2	24	36
EMPLOYEE SPACES	20	2	3	10	15
CONDO	20	2	3	10	15
HOTEL	41.5	4	6.23	20.75	31
TOTAL PROVIDED		**16**	**24**	**79**	**120**

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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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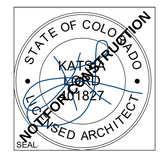

JOB NO. Project Number

FLOOR PLAN - LEVEL G3 OVERALL

A-1.00

1 **LEVEL G2 PARKING (9510')**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

ROOM LEGEND

BOH/CIRCULATION

LOT 109R2 PARKING GARAGE LEGEND

FIRE LOT PARKING SPACES NOT VALET	G3	G2	G1(PLAZA)	G1A	TOTAL PROVIDED
STANDARD PUBLIC		44			44
COMPACT PUBLIC		4			4
SUB-TOTAL		48			**48**
HOTEL PARKING SPACES NOT VALET					
STANDARD		12			12
SUB-TOTAL		**12**			**12**
NON-PUBLIC/OTHER SPACES					
HOA MAINTENANCE		1			**1**
EMPLOYEE STANDARD	12		3	5	**20**
STANDARD	23		23	7	**53**
COMPACT	4			1	**5**
TANDEM STANDARD				16	**16**
TANDEM COMPACT				4	
SUB-TOTAL	**39**	1	26	*33*	
TOTAL PARKING	**39**	**61**	**26**	**33**	**159**
ACCESSIBLE PARKING SPACES					
STANDARD ACCESSIBLE		3		2	5
VAN ACCESSIBLE		1			1
TOTAL ACCESSIBLE REQUIRED		4		2	**6**

LOT 109R2 PARKING CALCULATIONS

COMMERCIAL	SQUARE FOOTAGE	AMOUNT PER	TOTAL REQ'D		TOTAL PROVIDED
COMMERCIAL LOW USEAGE (RETAIL, SPA, MARKET)	17,000	1/1000	17		17
COMMERCIAL HIGH USEAGE (RESTAURANT, LOUNGE, WEDDING VENUE, OFFICE)	5,609	1/500	*11.218*		12
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		*29*		**29**
PER 2011 DOCS	**QUANTITY**	**AMOUNT PER**	**TOTAL REQ'D**		**TOTAL PROVIDED**
PUBLIC	48		*48*		**48**
DEDICATED HOA MAINTENANCE	1		*1*		**1**
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		*49*		**49**
EMPLOYEE					
DEDICATED EMPLOYEE DORM SPACES	18	1	*18*		**18**
DEDICATED EMPLOYEE APARTMENT SPACES	2	1	*2*		**2**
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		*20*		**20**
HOTEL					
1 SPACE PER CONDO TOTAL CONDOS	20	1	*20*		**20**
LODGE	31	0.5	*15.5*		**16**
EFFICIENCY	50	0.5	*25*		**25**
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		*60.5*		**61**
TOTAL LOT 109R2 PARKING REQUIRED / PROVIDED			*159*		**159**

ACCESSIBLE	REQ'D	1106.5 VAN SPACES	TOTAL REQ'D		TOTAL PROVIDED
IBC TABLE 1106.1					
151 to 200	6		*6*		**6**
1106.5 For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space.	1/6		*1*		**1**
TOTAL LOT 109R ACCESSIBLE PARKING			*1*		**6**

COMPACT		ALLOWED	TOTAL	TOTAL ALLOWED	TOTAL PROVIDED
17.5.8 Parking Regulations c. Up to ten percent (10%) of the required parking may be provided in designated compact motor vehicle spaces that measure nine feet in width (9') and sixteen feet in length (16'). Compact motor vehicle spaces shall be designated as a general common element and be signed as compact parking spaces.		10%	159	15.9	**13**

LOT 109R2 EV PARKING LEGEND

	PARKING SPACES	EV INSTALLED	EV READY	EV CAPABLE	TOTAL REQ'D
PERCENTAGE	**159**	**10%**	**15%**	**50%**	**75%**
TOTAL EV PARKING		16	23.85	79.5	**119.35**
COMMERCIAL SPACES	29	3	4.35	14.5	22
PUBLIC SPACES	48	5	7.2	24	36
EMPLOYEE SPACES	20	2	3	10	15
CONDO	20	2	3	10	15
HOTEL	41.5	4	6.23	20.75	31
TOTAL PROVIDED		**16**	**24**	**79**	**120**

NOTE:
NO UPDATES ARE INCORPORATED FOR LANDSCAPE OR LIGHTING IN THIS SUBMITTAL. PER FINAL DRB CONDITIONS, LANDSCAPE AND PHOTOMETRICS TO BE FINALIZED WITH STAFF REVIEW PRIOR TO PERMIT. ANY DRAWING INCONSISTENCIES WILL BE ADDRESSED WITH FINAL APPROVED LANDSCAPE AND LIGHTING DESIGN WHEN APPROVAL IS OBTAINED. FINAL COORDINATION OF DRAWINGS TO OCCUR PRIOR TO PERMIT.

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Uncompahgre Engineering, LLC

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wade@ae-inc.com Project of

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

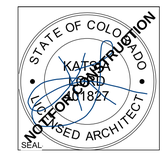
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23



Project Number
JOB NO.

FLOOR PLAN - LEVEL G2 - OVERALL

A-1.01

4/30/2023 6:00:51 PM

LOT 109R2 PARKING GARAGE LEGEND

	G3	G2	G1(PLAZA)	G1A	TOTAL PROVIDED
PUBLIC PARKING SPACES NON-VALET					
STANDARD PUBLIC		44			44
COMPACT PUBLIC		4			4
SUB-TOTAL		48			**48**
HOTEL PARKING SPACES NON-VALET					
STANDARD		12			12
SUB-TOTAL		**12**			**12**
EMPLOYEE/CONDO SPACES					
HOA MAINTENANCE		1			**1**
EMPLOYEE STANDARD	12		3	5	**20**
STANDARD	23		23	7	**53**
COMPACT	4			1	**5**
TANDEM STANDARD				16	**16**
TANDEM COMPACT				4	
SUB-TOTAL	**39**	1	26	33	
TOTAL PARKING	**39**	**61**	**26**	**33**	**159**
ACCESSIBLE PARKING SPACES					
STANDARD ACCESSIBLE		3		2	5
VAN ACCESSIBLE		1			1
TOTAL ACCESSIBLE REQUIRED		**4**		**2**	**6**

LOT 109R2 PARKING CALCULATIONS

COMMERCIAL	SQUARE FOOTAGE	AMOUNT PER	TOTAL REQ'D		TOTAL PROVIDED
COMMERCIAL LOW USEAGE (RETAIL, SPA, MARKET)	17,000	1/1000	17		17
COMMERCIAL HIGH USEAGE (RESTAURANT, LOUNGE, WEDDING VENUE, OFFICE)	5,609	1/500	*11.218*		12
		SUB-TOTAL REQUIRED	29	SUB-TOTAL	**29**
PER 2011 DOCS	**QUANTITY**	**AMOUNT PER**	**TOTAL REQ'D**		**TOTAL PROVIDED**
PUBLIC	48		*48*		**48**
DEDICATED HOA MAINTENANCE	1		*1*		**1**
		SUB-TOTAL REQUIRED	*49*	SUB-TOTAL	**49**
EMPLOYEE					
DEDICATED EMPLOYEE DORM SPACES	18	1	*18*		**18**
DEDICATED EMPLOYEE APARTMENT SPACES	2	1	*2*		**2**
		SUB-TOTAL REQUIRED	*20*	SUB-TOTAL	**20**
CONDO					
1 SPACE PER CONDO TOTAL CONDOS	20	1	*20*		**20**
LODGE	31	0.5	*15.5*		**16**
EFFICIENCY	50	0.5	*25*		**25**
		SUB-TOTAL REQUIRED	*60.5*	SUB-TOTAL	**61**
TOTAL LOT 109R2 PARKING REQUIRED / PROVIDED			*159*		**159**

ACCESSIBLE	REQ'D	1106.5 VAN SPACES	TOTAL REQ'D	TOTAL PROVIDED
IBC TABLE 1106.1				
151 to 200	6		*6*	**6**
1106.5 For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space.	1/6		*1*	**1**
TOTAL LOT 109R ACCESSIBLE PARKING			*1*	**6**

COMPACT	ALLOWED	TOTAL	TOTAL ALLOWED	TOTAL PROVIDED
17.5.8 Parking Regulations c. Up to ten percent (10%) of the required parking may be provided in designated compact motor vehicle spaces that measure nine feet in width (9') and sixteen feet in length (16'). Compact motor vehicle spaces shall be designated as a general common element and be signed as compact parking spaces.	10%	159	15.9	**13**

LOT 109R2 EV PARKING LEGEND

	PARKING SPACES	EV INSTALLED	EV READY	EV CAPABLE	TOTAL REQ'D
REQUIREMENTS	159	10%	25%		75%
TOTAL EV PARKING		16	23.85	79.5	**119.35**
COMMERCIAL SPACES	29	3	4.35	14.5	22
PUBLIC SPACES	48	5	7.2	24	36
EMPLOYEE SPACES	20	2	3	10	15
CONDO	20	2	3	10	15
HOTEL	41.5	4	6.23	20.75	31
TOTAL PROVIDED		**16**	**24**	**79**	**120**

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Uncompahgre Engineering, LLC

MARPA ARCHITECTURE + CONSTRUCTION

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wade@ae-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATHRYN LOUISE ROLLAND
37811827
REGISTERED ARCHITECT
SEAL

NOT FOR CONSTRUCTION

Project Number
JOB NO.

FLOOR PLAN - LEVEL G1 PLAZA - OVERALL

A-1.02

4/30/2023 6:24:34 PM

1 **LEVEL 1 (9535')**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

4/30/2023 6:27:12 PM

LOT 109R2 PARKING GARAGE LEGEND

	G3	G2	G1(PLAZA)	G1A	TOTAL PROVIDED
FIRE STATIONED SPACES (NON-VALET)					
STANDARD PUBLIC		44			44
COMPACT PUBLIC		4			4
SUB-TOTAL		48			**48**
HOTEL PARKING SPACES NON-VALET					
STANDARD		12			12
SUB-TOTAL		**12**			**12**
CONDO/LODGE/HOTEL VALET					
HOA MAINTENANCE		1			**1**
EMPLOYEE STANDARD	12		3	5	**20**
STANDARD	23		23	7	**53**
COMPACT	4			1	**5**
TANDEM STANDARD				16	**16**
TANDEM COMPACT				4	
SUB-TOTAL	**39**	1	26	*33*	
TOTAL PARKING	**39**	**61**	**26**	**33**	**159**
ACCESSIBLE PARKING SPACES					
STANDARD ACCESSIBLE		3		2	5
VAN ACCESSIBLE		1			1
TOTAL ACCESSIBLE REQUIRED		4		2	**6**

LOT 109R2 PARKING CALCULATIONS

COMMERCIAL	SQUARE FOOTAGE	AMOUNT PER	TOTAL REQ'D		TOTAL PROVIDED
COMMERCIAL LOW USEAGE (RETAIL, SPA, MARKET)	17,000	1/1000	17		17
COMMERCIAL HIGH USEAGE (RESTAURANT, LOUNGE, WEDDING VENUE, OFFICE)	5,609	1/500	*11.218*		12
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		29		**29**
PER 2011 DOCS	**QUANTITY**	**AMOUNT PER**	**TOTAL REQ'D**		**TOTAL PROVIDED**
PUBLIC	48		*48*		**48**
DEDICATED HOA MAINTENANCE	1		*1*		**1**
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		*49*		**49**
EMPLOYEE					
DEDICATED EMPLOYEE DORM SPACES	18	1	*18*		**18**
DEDICATED EMPLOYEE APARTMENT SPACES	2	1	*2*		**2**
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		*20*		**20**
HOTEL					
1 SPACE PER CONDO TOTAL CONDOS	20	1	*20*		**20**
LODGE	31	0.5	*15.5*		**16**
EFFICIENCY	50	0.5	*25*		**25**
				SUB-TOTAL	
	SUB-TOTAL REQUIRED		*60.5*		**61**
TOTAL LOT 109R2 PARKING REQUIRED / PROVIDED			*159*		**159**

ACCESSIBLE	REQ'D	1106.5 VAN SPACES	TOTAL REQ'D	TOTAL PROVIDED
IBC TABLE 1106.1				
151 to 200	6		*6*	**6**
1106.5 For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space.	1/6		*1*	**1**
TOTAL LOT 109R ACCESSIBLE PARKING			*1*	**6**

COMPACT	ALLOWED	TOTAL	TOTAL ALLOWED	TOTAL PROVIDED
17.5.8 Parking Regulations c. Up to ten percent (10%) of the required parking may be provided in designated compact motor vehicle spaces that measure nine feet in width (9') and sixteen feet in length (16'). Compact motor vehicle spaces shall be designated as a general common element and be signed as compact parking spaces.	10%	159	15.9	**13**

LOT 109R2 EV PARKING LEGEND

	PARKING SPACES	EV INSTALLED	EV READY	EV CAPABLE	TOTAL REQ'D
	159	**10%**	**15%**		**75%**
TOTAL EV PARKING		16	23.85	79.5	**119.35**
COMMERCIAL SPACES	29	3	4.35	14.5	22
PUBLIC SPACES	48	5	7.2	24	36
EMPLOYEE SPACES	20	2	3	10	15
CONDO	20	2	3	10	15
HOTEL	41.5	4	6.23	20.75	31
TOTAL PROVIDED		**16**	**24**	**79**	**120**

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aedesign@me.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

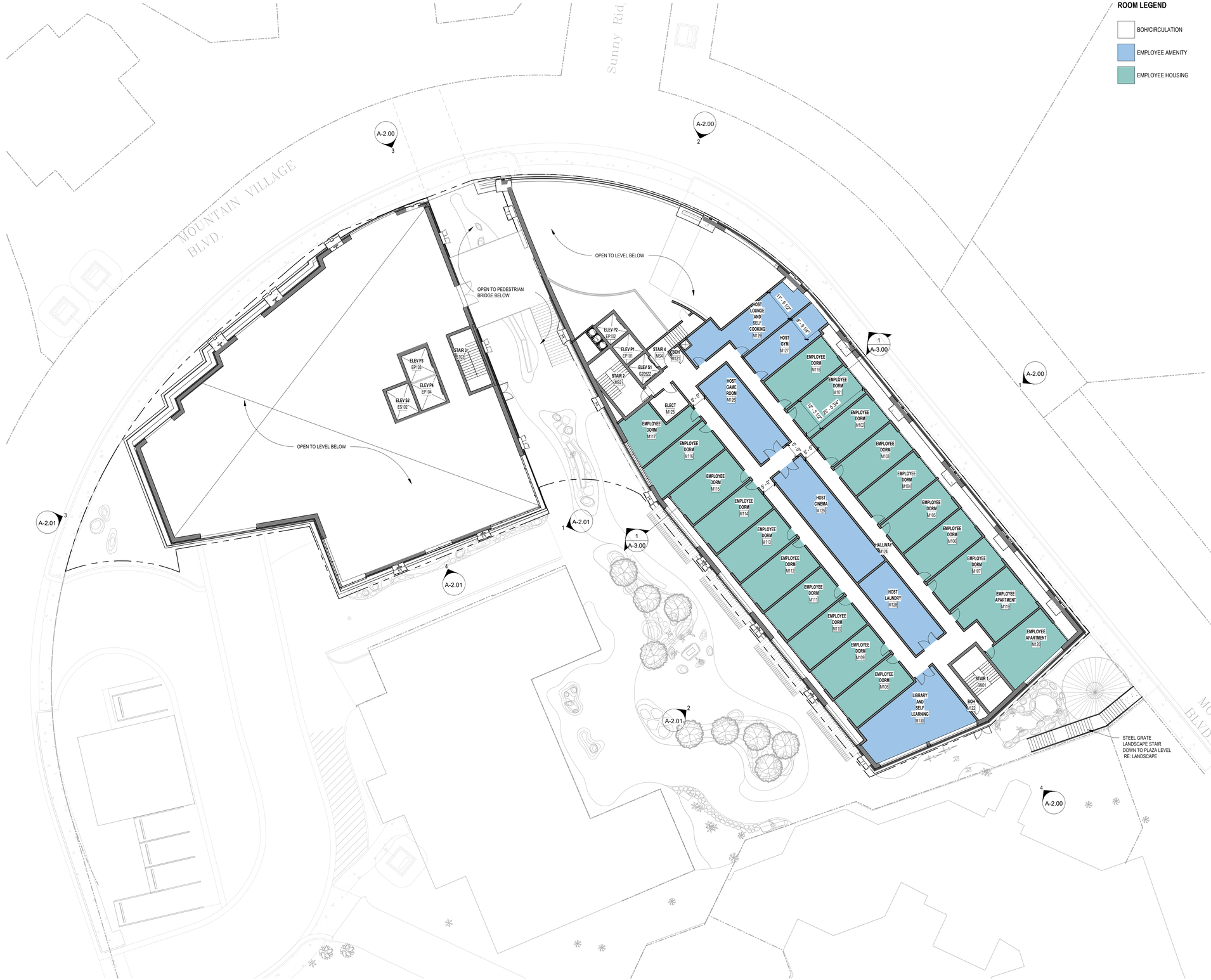
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUHIRO FORD
37827
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 1/G1A PARKING - OVERALL

A-1.03



ROOM LEGEND

- BOH/CIRCULATION
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING

UNIT SUMMARY

UNIT DESCRIPTION	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE APARTMENT	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

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1 **LEVEL 1 MEZZANINE**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

5/1/2023 2:37:39 PM

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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Integrated Lighting and Electrical Solutions
1560 Wazee Street #305 | Denver, CO 80202 | 501.276.3034
aedesign@me.com
Project of:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUHIRO ISHIBASHI
LICENSED ARCHITECT
37827
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 1 MEZZANINE - OVERALL

A-1.04

1 **LEVEL 2**
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- HOTEL MOD
- LODGE

UNIT SUMMARY

REMEMBER UNITS	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE APARTMENT	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

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Uncompahgre Engineering, LLC

MARPA

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Integrated Lighting and Electrical Solutions
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aedesign-llc.com
Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSA LORD
401827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 2 - OVERALL

A-1.05

4/29/2023 3:10:49 PM

1 **LEVEL 3**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1' 0 8' 16' 32'

ROOM LEGEND

- BOH/CIRCULATION
- HOTEL MOD
- LODGE

UNIT SUMMARY

ROOM DESCRIPTIONS	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE APARTMENT	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

NOTE:
NO UPDATES ARE INCORPORATED FOR LANDSCAPE OR LIGHTING IN THIS SUBMITTAL. PER FINAL DRB CONDITIONS, LANDSCAPE AND PHOTOMETRICS TO BE FINALIZED WITH STAFF REVIEW PRIOR TO PERMIT. ANY DRAWING INCONSISTENCIES WILL BE ADDRESSED WITH FINAL APPROVED LANDSCAPE AND LIGHTING DESIGN WHEN APPROVAL IS OBTAINED. FINAL COORDINATION OF DRAWINGS TO OCCUR PRIOR TO PERMIT.

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1560 Wazee Street #305 | Denver, CO 80202 | 501.276.3054
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUYA UCHIDA LORD
37411827
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 3 - OVERALL

A-1.06

4/29/2023 3:11:00 PM

ROOM LEGEND

- BOH/CIRCULATION
- LODGE
- CONDO

UNIT SUMMARY

UNIT DESCRIPTION	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE APARTMENT	2	3	6
EMPLOYEE DORM	16	1	16
	121		132.25

NOTE:
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MOUNTAIN VILLAGE BLVD.

CORTEN STEEL PORTAL BELOW TYP.

CORTEN STEEL PORTAL BELOW TYP.

CHIMNEY

LEVEL 6 ABOVE

LODGE UNIT 415
LODGE UNIT 414
LODGE UNIT 413
LODGE UNIT 411
LODGE UNIT 416
LODGE UNIT 417
HOUSE KEEPING 440
ELEV P3 EP403
ELEV P4 EP404
S2 LOBBY 441
ELEC 438
ELEV S2 ES402
CONDO CORRIDOR 421
CONDO 419
CONDO 418
STAIR 3 S403
TRASH 424
ELEV P2 EP402
ELEV P1 EP401
ELEV S1 ES401
STAIR 2 S402
CORRIDOR 400
LODGE UNIT 420
LODGE UNIT 410
LODGE UNIT 412
LODGE UNIT 408
ELEC 435
LODGE UNIT 407
LODGE UNIT 425
LODGE UNIT 406
LODGE UNIT 403
LODGE UNIT 404
LODGE UNIT 402
LODGE UNIT 401

BALCONIES WITH SNOW MELT STONE PAVERS

BUILT IN HOT TUB WITH STONE VENEER FINISH

BUILT IN PLANTER SEALED AND WATERPROOFED WITH HYDROTECH OR SIMILAR SYSTEM. CONSERVATIVE IRRIGATION AND LOW WATER PLANTS TO BE INCORPORATED PER LANDSCAPE

A-2.00 3 · A-2.00 2 · A-2.00 1 · A-2.00 4 · A-2.01 3 · A-2.01 1 · A-2.01 4 · A-2.01 2 · 1 A-3.00 · 1 A-3.00

1 **LEVEL 4**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

4/29/2023 3:11:11 PM

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
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MARPA

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1560 Wazee Street #305 | Denver, CO 80202 | 501.276.3054
aedesign@me.com

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

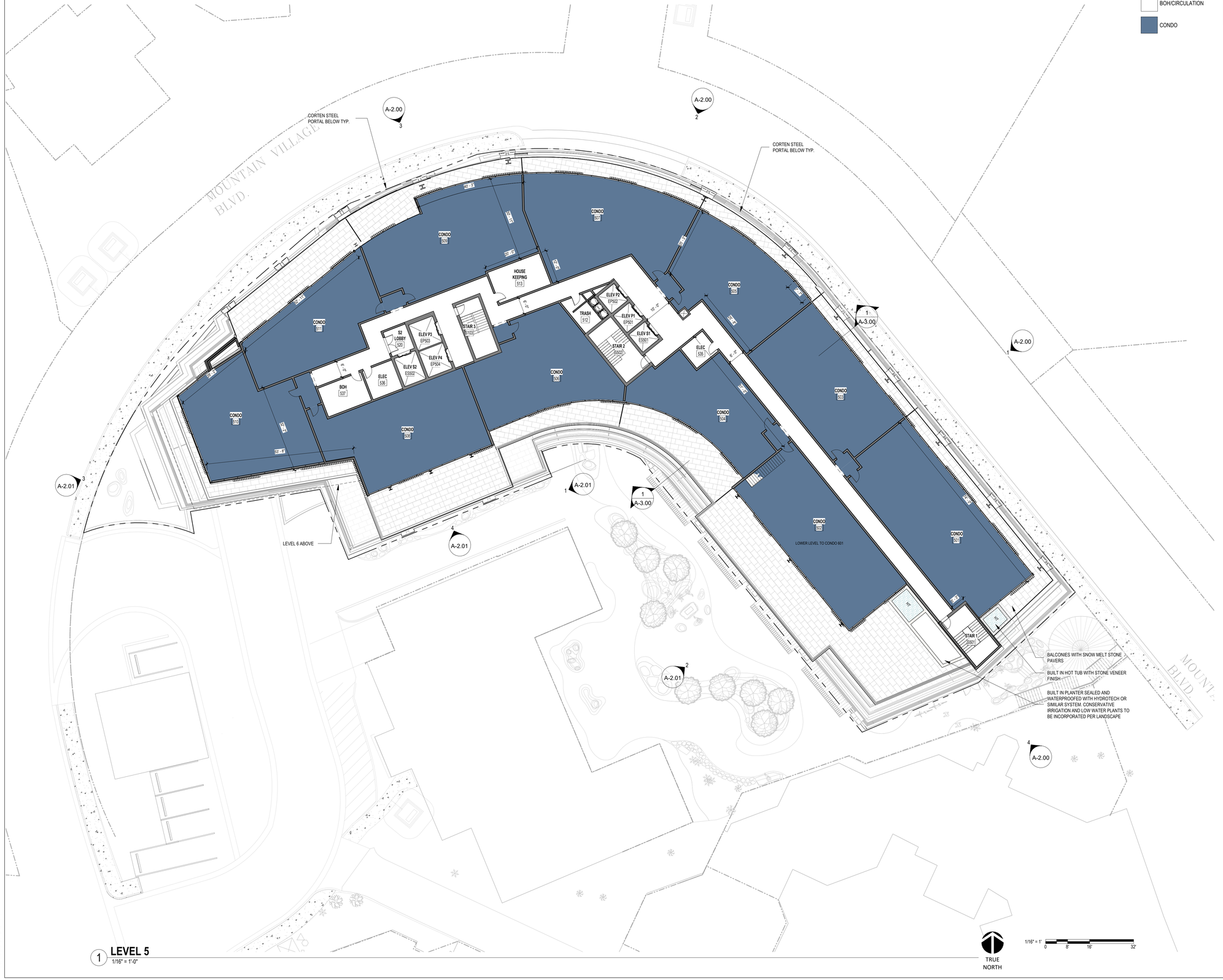
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO · KATSKA KLOND · 41827 · REGISTERED ARCHITECT · NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 4 - OVERALL

A-1.07



1 **LEVEL 5**
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- CONDO

UNIT SUMMARY

ACCOMMODATIONS	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE APARTMENT	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

NOTE:
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VAULT DESIGN GROUP

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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUHIRO LORD
37411827
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 5 - OVERALL

A-1.08

4/29/2023 3:15:07 PM

ROOM LEGEND

- BOH/CIRCULATION
- HOTEL AMENITY
- CONDO

UNIT SUMMARY

UNIT DESCRIPTION	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE APARTMENT	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

NOTE:
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1 **LEVEL 6**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

4/29/2023 3:11:34 PM

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
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Uncompahgre Engineering, LLC

MARPA

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aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUKI KOMOTO
37827
LICENSED ARCHITECT
SEAL
NOT FOR CONSTRUCTION

JOB NO.: Project Number

FLOOR PLAN - LEVEL 6 - OVERALL

A-1.09

1 **LEVEL 7**
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- CONDO

UNIT SUMMARY

REMEMBER UNITS	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE APARTMENT	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

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VAULT DESIGN GROUP
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520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA
ARCHITECTURE + LANDSCAPE

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wilson Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

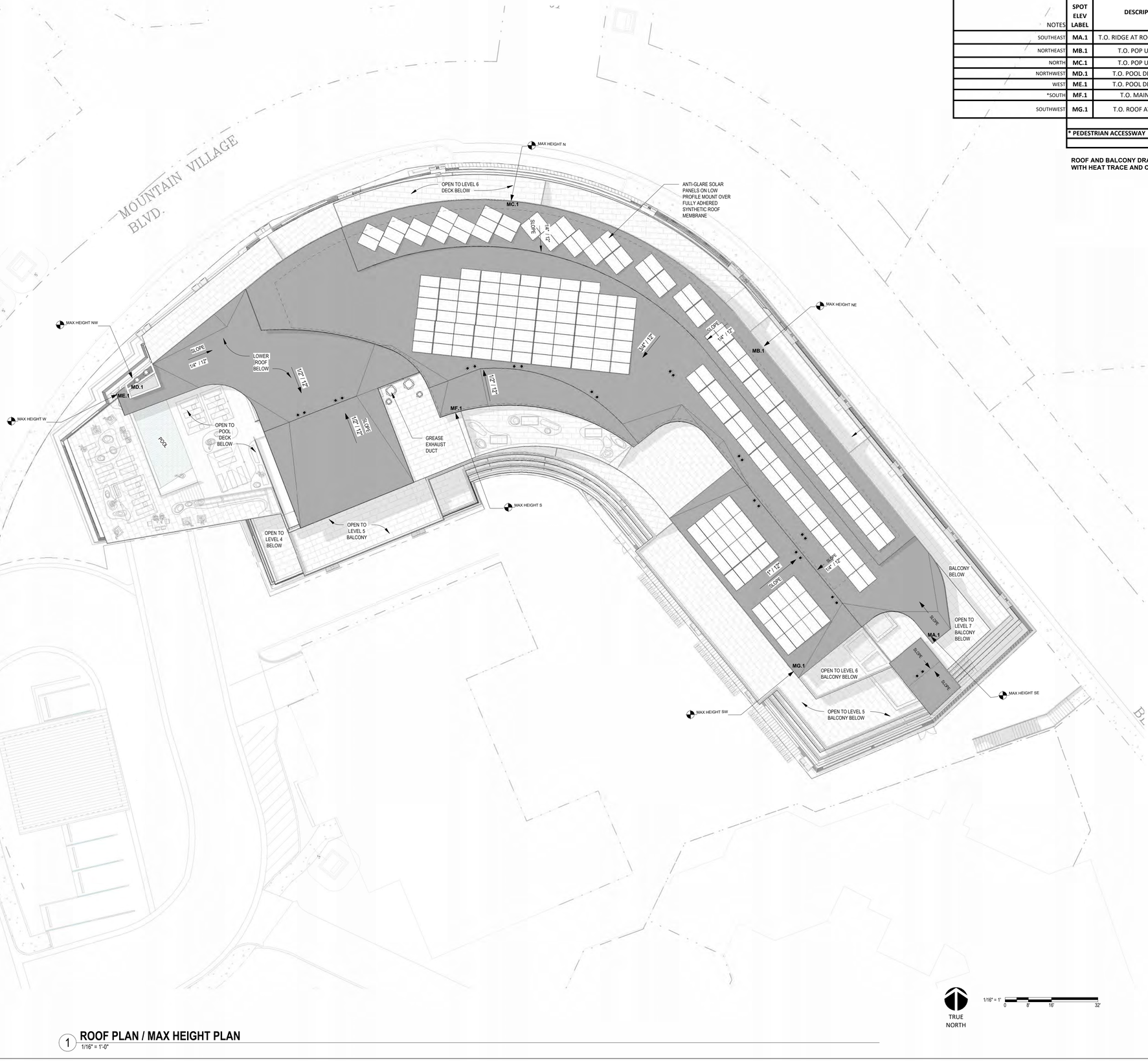
STATE OF COLORADO
KATSA LORD
401827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 7 - OVERALL

A-1.10

4/29/2023 3:11:39 PM



NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	HEIGHT FROM PROPOSED GRADE	EXISTING GRADE	HEIGHT FROM EXISTING GRADE
SOUTHEAST	MA.1	T.O. RIDGE AT ROOF EXTENSION	9614.5	9525.8	88.7	9528.0	86.5
NORTHEAST	MB.1	T.O. POP UP ROOF	9620.0	9535.0	85.0	9533.8	86.2
NORTH	MC.1	T.O. POP UP ROOF	9615.5	9528.5	87.0	9528.5	87.0
NORTHWEST	MD.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
WEST	ME.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
*SOUTH	MF.1	T.O. MAIN ROOF	9614.5	9525.9	88.6	9525.9	88.6
SOUTHWEST	MG.1	T.O. ROOF AT LEVEL 6	9611.0	9522.5	88.5	9522.5	88.5
						MAX HEIGHT	88'-9"

*** PEDESTRIAN ACCESSWAY**

ROOF AND BALCONY DRAINAGE TO BE ROUTED INTERNALLY WITH HEAT TRACE AND CONNECTED TO EXISTING STORM .

1 ROOF PLAN / MAX HEIGHT PLAN
1/16" = 1'-0"

4/28/2023 12:06:32 PM

VAULT DESIGN GROUP
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MARPA

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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

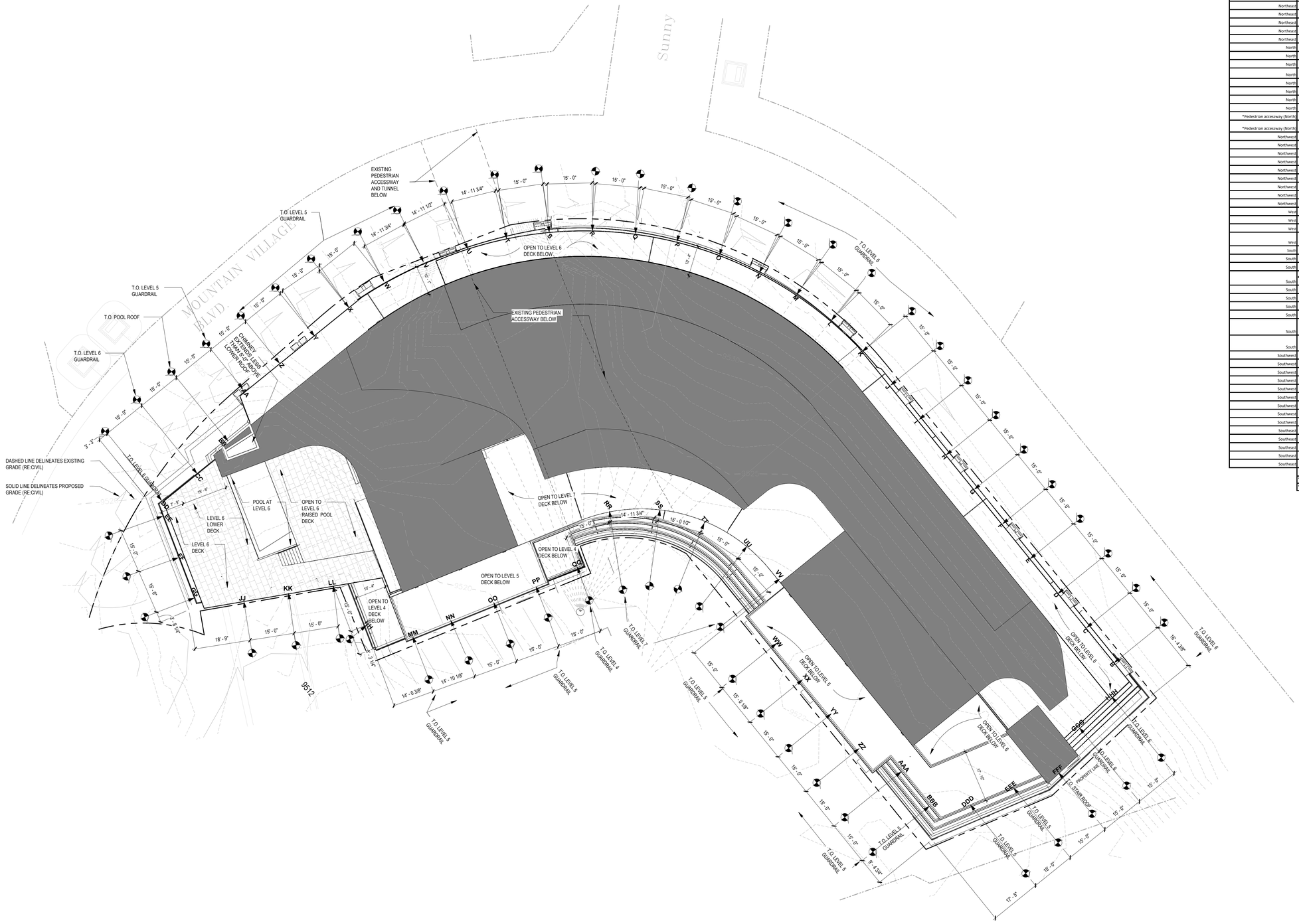
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSHA LORD
37811827
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

OVERALL ROOF & MAX HEIGHT PLAN

A-1.11



1 **AVERAGE HEIGHT PLAN REVISED**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9523.3	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

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Uncompahgre Engineering, LLC

MARPA landscape architecture + construction

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aedesign-inc.com Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.09.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSEA LEE LONG
37827
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

JOB NO. Project Number

AVERAGE HEIGHT PLAN

A-1.12

4/25/2023 8:42:20 PM

4 **EAST-MATERIAL ELEVATION**
1/16" = 1'-0"

A — STONE VENEER - HONED

B — STONE VENEER, FIELD - ROUGH

C — WALNUT FINISH WOOD DOOR

D — BRONZE TINTED GLASS

E — VERTICAL METAL LOUVERS IN CORTEN STEEL FINISH

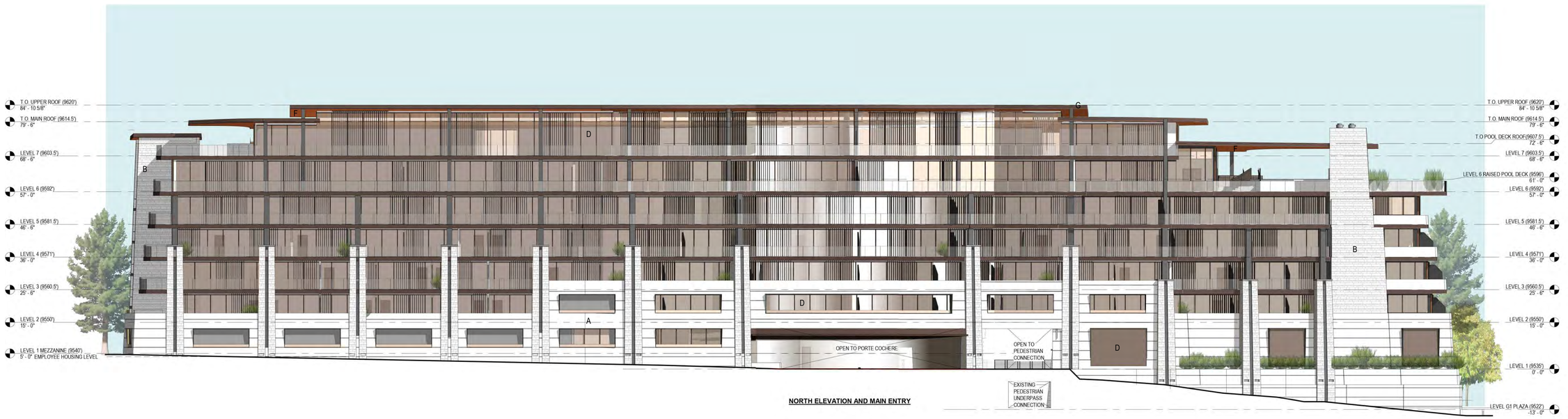
F — WOOD LOOK METAL SOFFIT

G — DARK BRONZE STOREFRONT AND FASCIA

H — CORTEN STEEL DECORATIVE METAL STRIP AT GUARDRAIL

J — CORTEN STEEL FINISH GARAGE DOOR

ELEVATION #SQFT	WEST ELEVATION (03/A-2.01)	NORTHWEST ELEVATION (03/A-2.00)	NORTH ELEVATION (02/A-2.00)	NORTHEAST ELEVATION (01/A-2.00)	EAST ELEVATION (04/A-2.00)	SOUTHEAST ELEVATION (02/A-2.01)	SOUTHWEST ELEVATION (04/A-2.01)	PEDESTRIAN WAY WEST ELEVATION (01/A-2.01)	TOTAL	PERCENT
SCREENS	1043.63	1974.96	771.46	5219.55	1118.64	3187.9	2464.61		15780.65	19%
GLASS	1305.3	2864.5	675.21	5341.02	1554.8	3739.38	3809.38	321.8	19611.39	23%
STONE	3320.1	4732.59	614.14	4866.47	3583.63	7493.96	6750.68	2727.45	34089.02	40%
METAL	621.85	1030.22	279.46	2167.14	667.29	2116.14	1806.6	41.12	8729.82	10%
GLASS GUARDRAIL	266.51	1495.1	442.43	3400.9	490.29	262.21	539.72		6897.16	8%
WOOD					22.69	22.75	25.8	87.12	158.36	0.2%
MATERIAL TOTAL	6557.39	12097.27	2782.7	20995.08	7437.34	16822.34	15370.99	3177.49	85264.4	100%



NORTH ELEVATION AND MAIN ENTRY

1 **NORTHEAST-MATERIAL ELEVATION**
1/16" = 1'-0"

2 **NORTH-MATERIAL ELEVATION AT PORTE CHOCHERE**
1/16" = 1'-0"

3 **NORTHWEST-MATERIAL ELEVATION**
1/16" = 1'-0"

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

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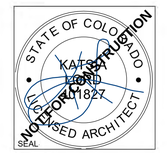

JOB NO. Project Number

EXTERIOR MATERIAL ELEVATIONS

A-2.00

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

4 **SOUTHWEST MATERIAL ELEVATION**
1/16" = 1'-0"

1 **WEST MATERIAL ELEVATION AT PEDESTRIAN WALKWAY**
1/16" = 1'-0"

2 **SOUTHEAST MATERIAL ELEVATION**
1/16" = 1'-0"

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

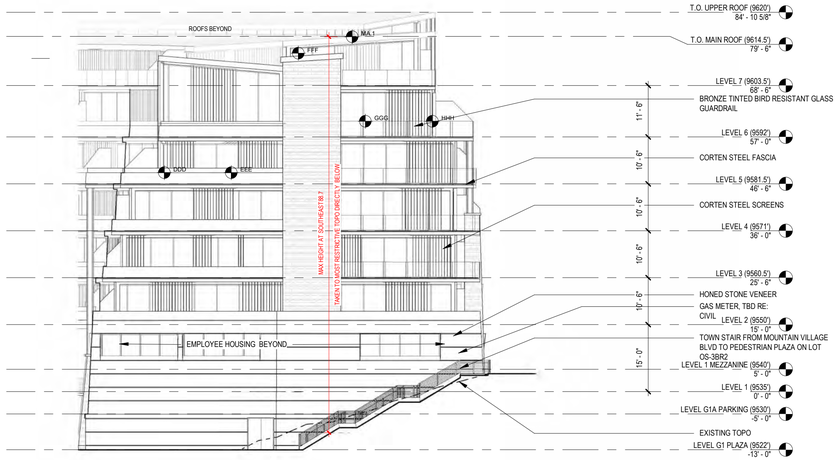
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUHIRO ISHIDA
37811827
REGISTERED ARCHITECT
SEAL

Project Number
JOB NO.

EXTERIOR MATERIAL ELEVATIONS

A-2.01



2 SOUTHEAST ELEVATION
1/16" = 1'-0"

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
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South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

NORTH ELEVATION AND MAIN ENTRY

1 NORTH ELEVATION FROM MOUNTAIN BLVD FLATTENED LOOKING SOUTH
1/16" = 1'-0"

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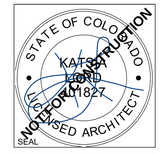
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23



JOB NO. Project Number

NORTH & EAST ELEVATIONS

A-2.02

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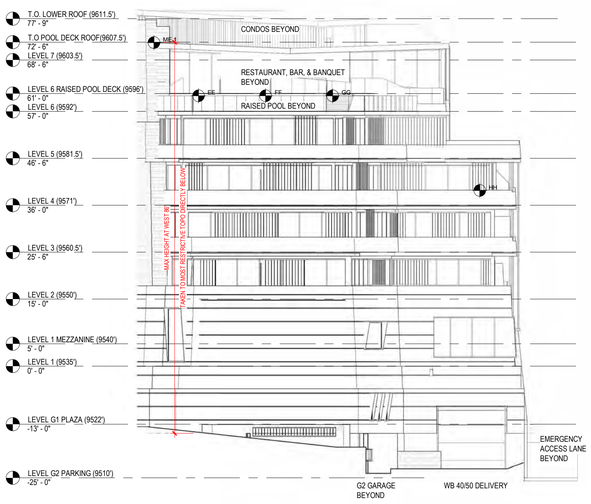
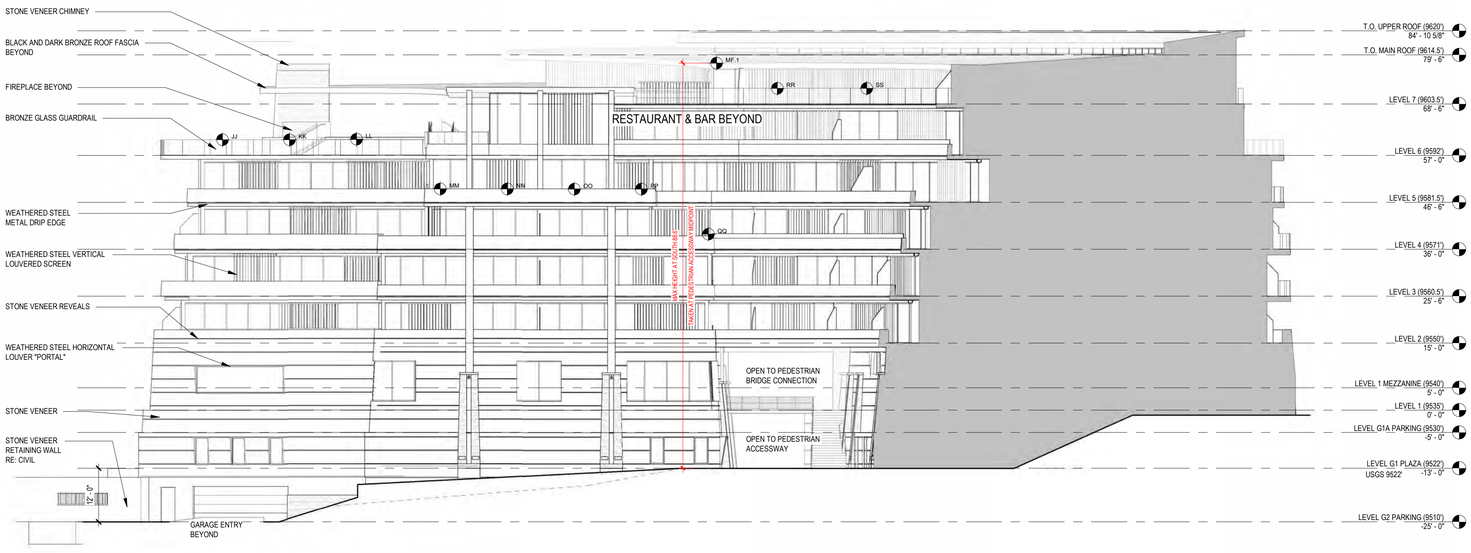
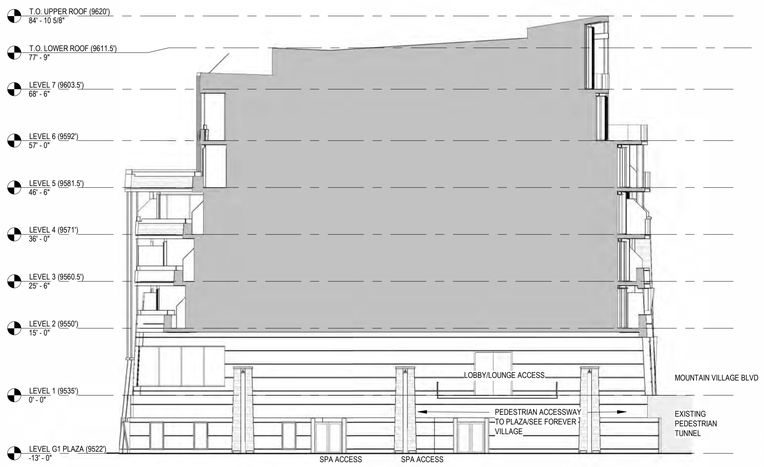


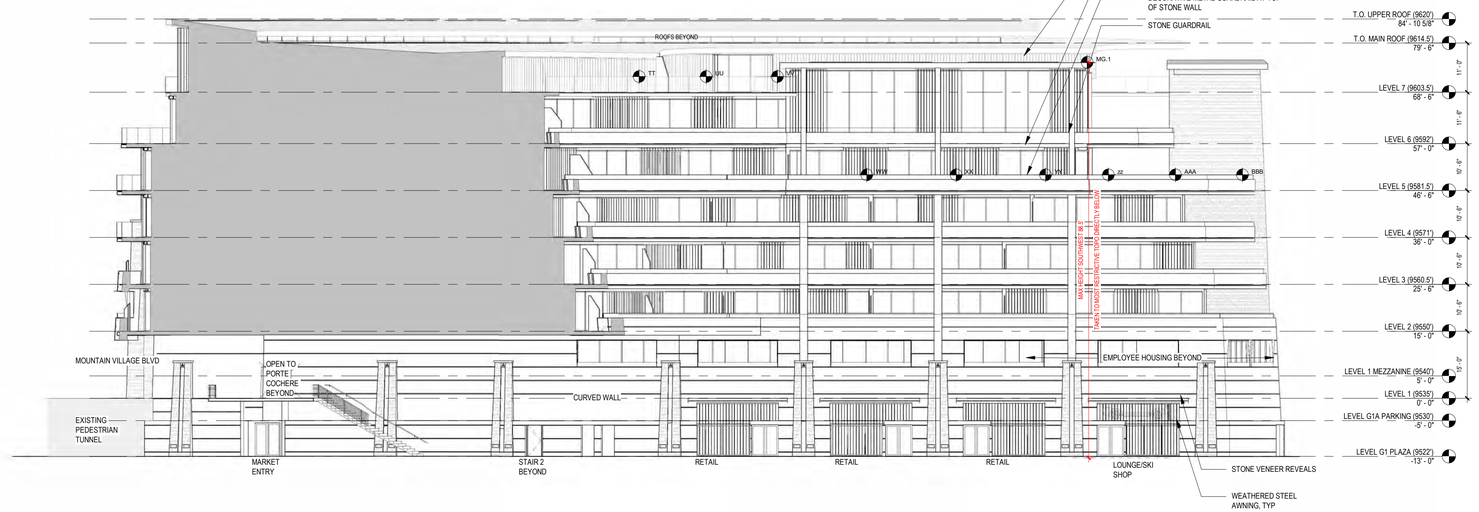
3 **WEST ELEVATION**
1/16" = 1'-0"



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



1 **WEST ELEVATION - PEDESTRIAN WALKWAY**
1/16" = 1'-0"



2 **SOUTHWEST ELEVATION**
1/16" = 1'-0"

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

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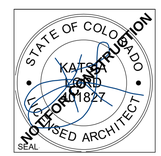

SEAL

Project Number
JOB NO.

SOUTHEAST & WEST ELEVATIONS

A-2.03

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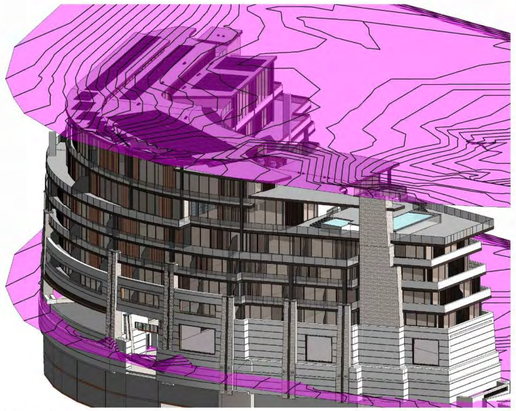
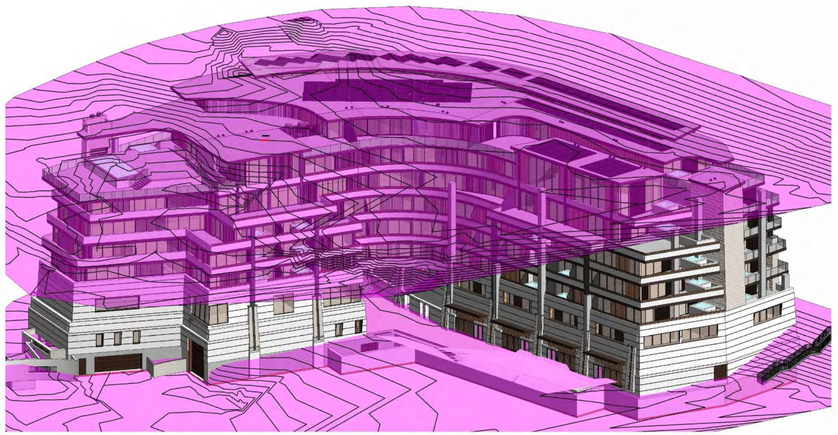
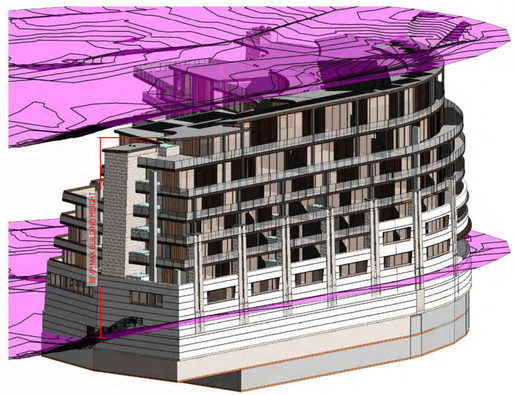


5 NW PERSPECTIVE

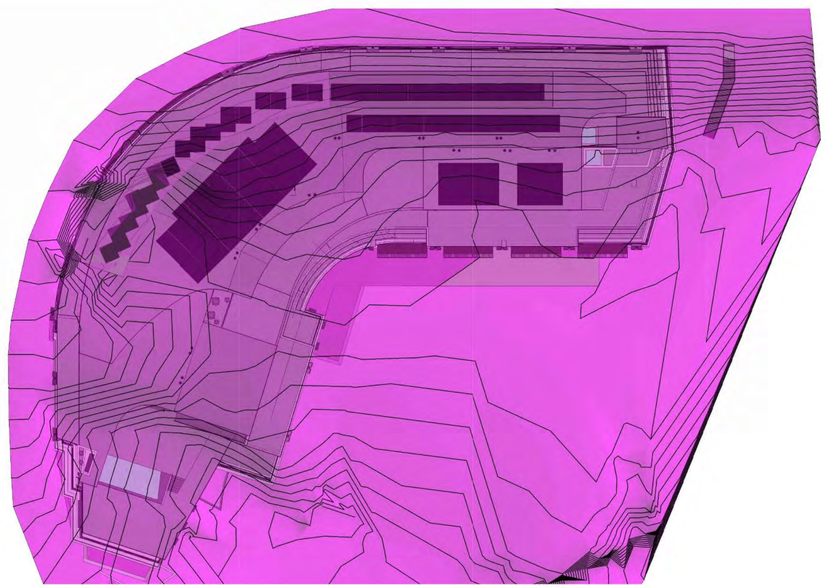
3 NW ELEVATION



4 SW PERSPECTIVE - EXISTING TOPO



2 SE PERSPECTIVE



1 EXISTING TOPO

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

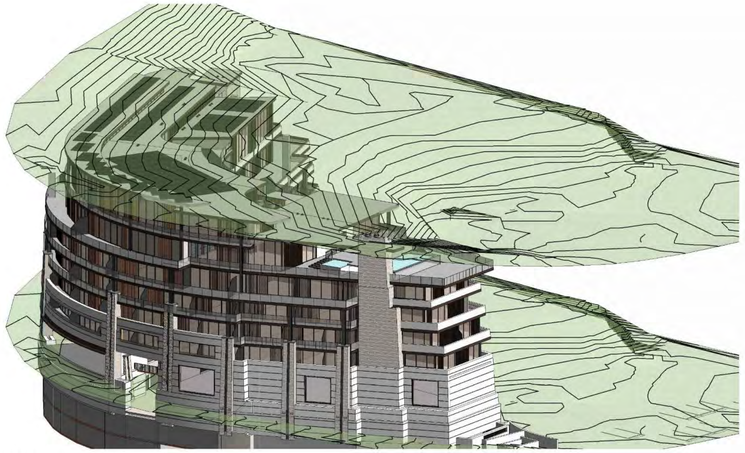
STATE OF COLORADO
KATSUYA
FLOYD
37411827
NOT FOR CONSTRUCTION
LICENSED ARCHITECT
SEAL

Project Number
JOB NO.

3D MAX HEIGHT WITH EXISTING TOPO

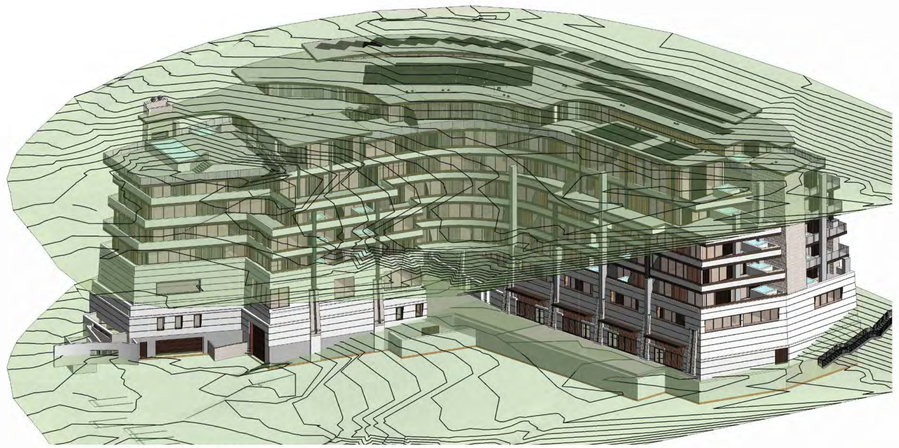
A-2.04

4/23/2023 2:21:56 PM

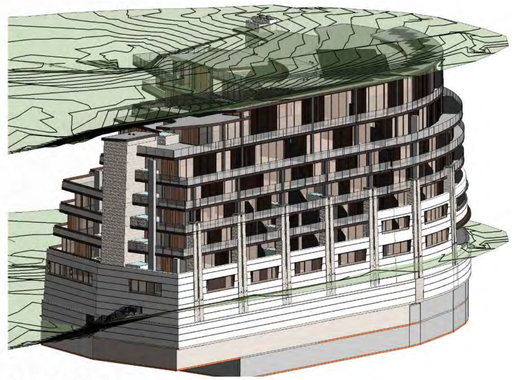


5 **NW PERSPECTIVE**

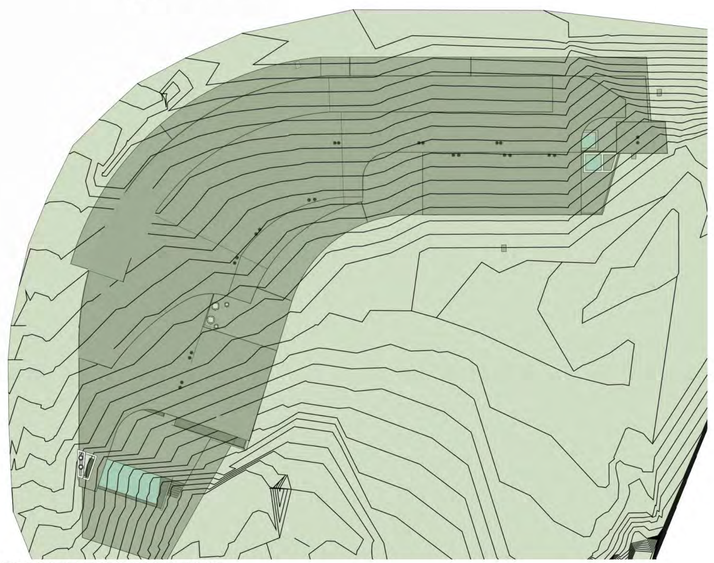
3 **NW ELEVATION**



4 **SW PERSPECTIVE - PROPOSED TOPO**



2 **SE PERSPECTIVE**



1 **PROPOSED TOPO OVER ROOF**

1/32" = 1'-0"

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	**FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

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LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA landscape architecture + construction

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3024
aedesignlimit.com Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATHRYN LORD
37811827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

3D MAX HEIGHT WITH PROPOSED TOPO

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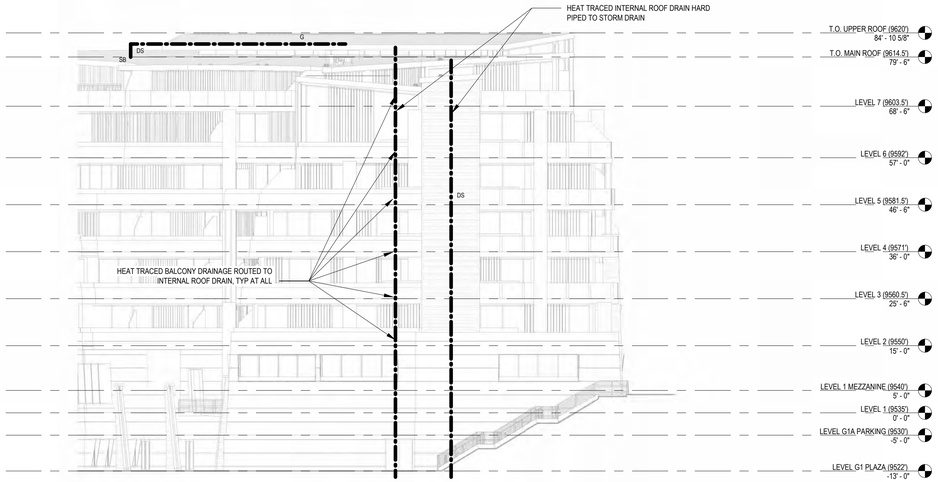
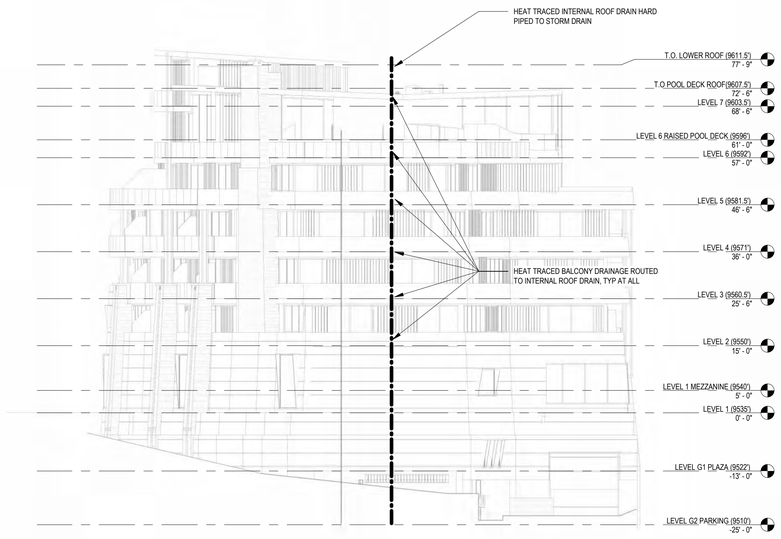
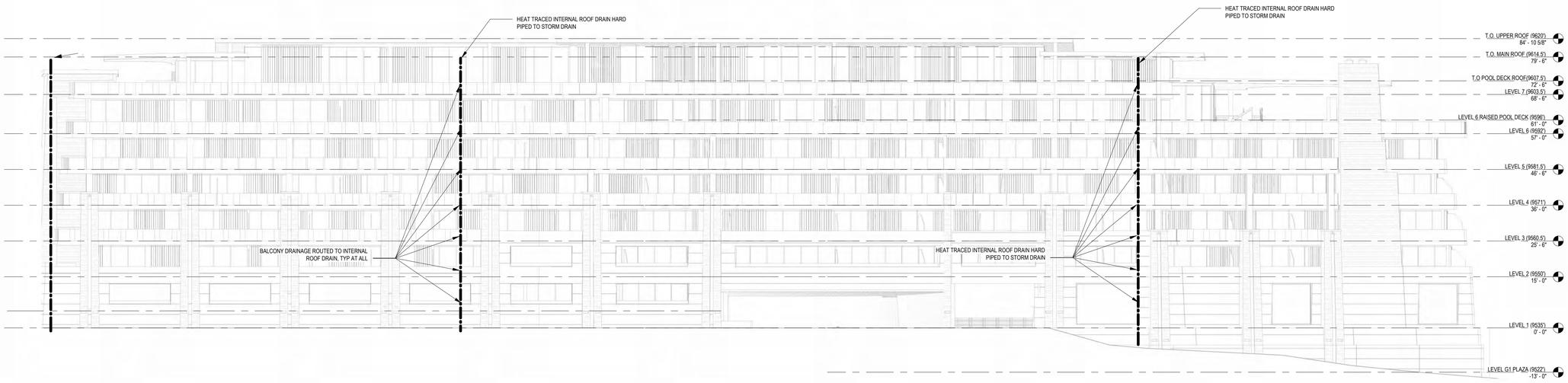


3 **EXTERIOR ELEVATION·SNOW MELT STUDY EAST**
1/16" = 1'-0"



4 **EXTERIOR ELEVATION·SNOW MELT STUDY- WEST**
1/16" = 1'-0"



1 **EXTERIOR ELEVATION·SNOW MELT STUDY NORTHEAST**
1/16" = 1'-0"

2 **EXTERIOR ELEVATION·SNOW MELT STUDY- NORTHWEST**
1/16" = 1'-0"

SNOW MELT KEY	
SB	SPLASH BLOCKS IN TERRACE
◄——	DIRECTION OF WATER FLOW
——•——	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN

SNOW MELT KEY
1/4" = 1'-0"

4/28/2023 12:09:31 PM

VAULT DESIGN GROUP
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520 W FIR WAY
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Uncompahgre Engineering, LLC

MARPA
landscape architecture + construction

AE DESIGN
Integrated Lighting and Electrical Solutions
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aedesign@mc.com Project of

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LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATSUYA UCHIDA
37811827
REGISTERED ARCHITECT
SEAL
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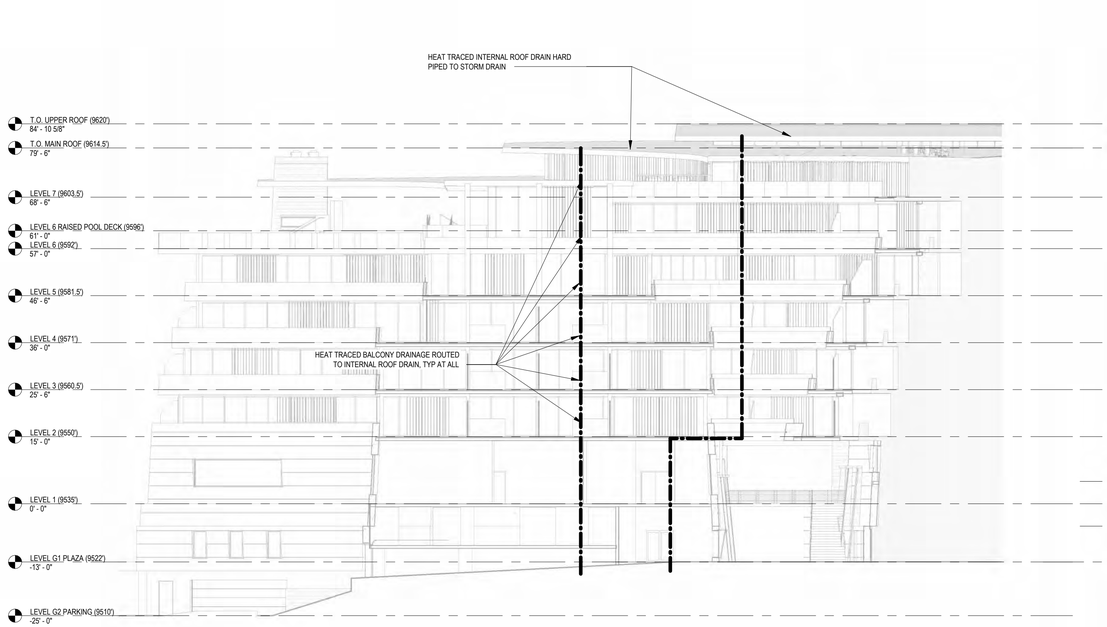
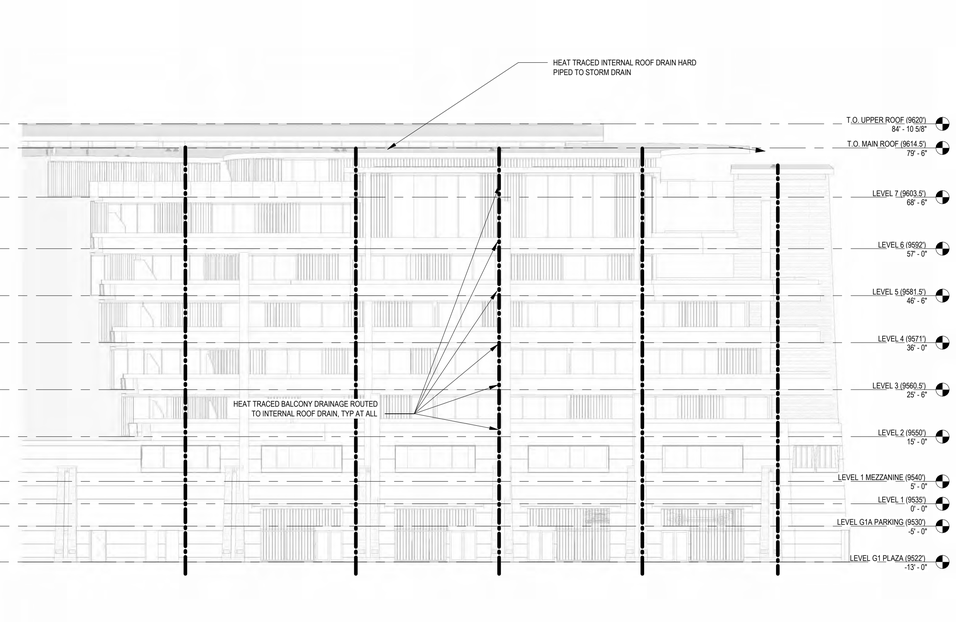
Project Number
JOB NO.

EXTERIOR ELEVATION·SNOW MELT STUDY

A-2.21



1 **EXTERIOR ELEVATION·SNOW MELT STUDY - SOUTHWEST**
1/16" = 1'-0"



2 **EXTERIOR ELEVATION·SNOW MELT STUDY- SOUTHEAST**
1/16" = 1'-0"

SNOW MELT KEY	
SB	SPLASH BLOCKS IN TERRACE
◄	DIRECTION OF WATER FLOW
▬●▬	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN

SNOW MELT KEY
1/4" = 1'-0"

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STATE OF COLORADO
KATSEY LOUISE WOOD
37011827
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

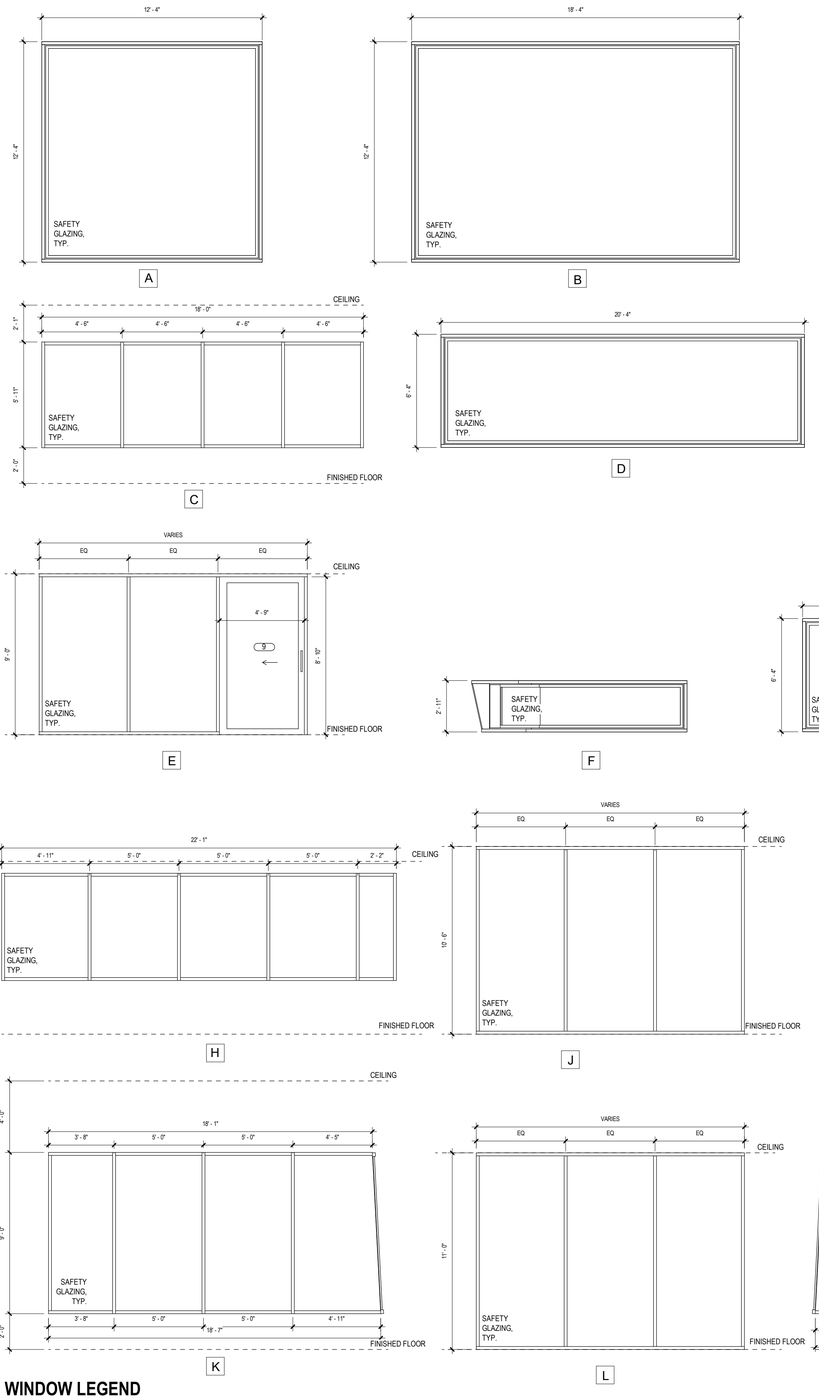
JOB NO. Project Number

EXTERIOR ELEVATION·SNOW MELT STUDY

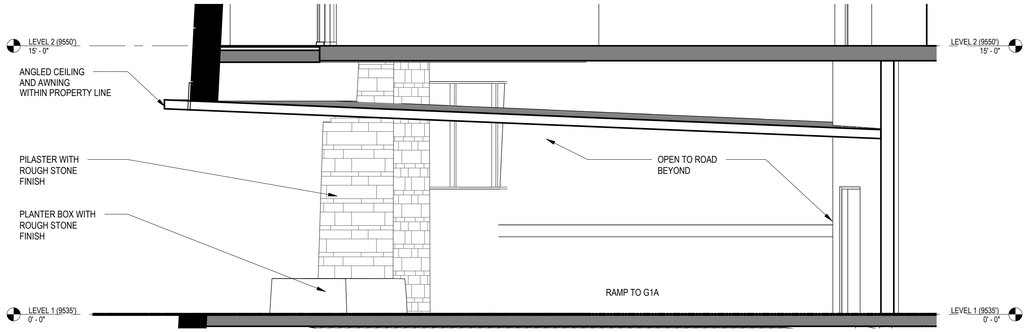
A-2.22

EXTERIOR DOOR SCHEDULE					
TYPE MARK	HEIGHT	WIDTH	REMARKS	TYPE	COMMENTS
1	8' - 0"	22' - 0"	CORTEN STEEL	SECTIONAL OVERHEAD GARAGE	-
2	15' - 10"	15' - 0"	CORTEN STEEL	SECTIONAL OVERHEAD GARAGE	-
3	7' - 0"	6' - 0"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	DOUBLE STOREFRONT	-
4	8' - 0"	3' - 0"	STEEL CORE CLAD WITH WOOD	SINGLE FLUSH	DARK BRONZE FRAME TO MATCH
5	7' - 0"	6' - 0"	STEEL CORE CLAD WITH WOOD	DOUBLE FLUSH	DARK BRONZE FRAME TO MATCH
6	7' - 0"	3' - 0"	STEEL CORE CLAD WITH WOOD	SINGLE FLUSH	DARK BRONZE FRAME TO MATCH
7	7' - 6"	6' - 0"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	DOUBLE STOREFRONT	-
8	10' - 0"	8' - 0"	CUSTOM WOOD WALNUT FINISH	DOUBLE FLUSH	-
9	8' - 10"	4' - 9"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	SINGLE SLIDER	BALCONY DOOR LEVELS 2-7

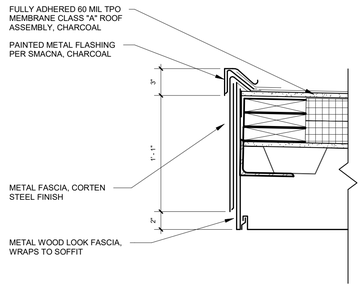
DOOR LOCATIONS PROVIDED IN PLAN



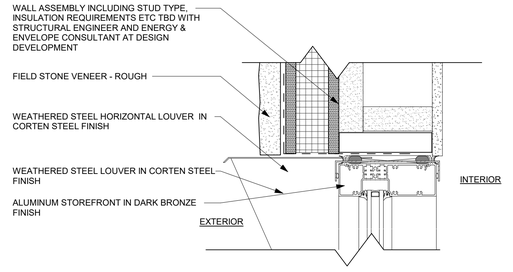
WINDOW LEGEND
1/4" = 1'-0"



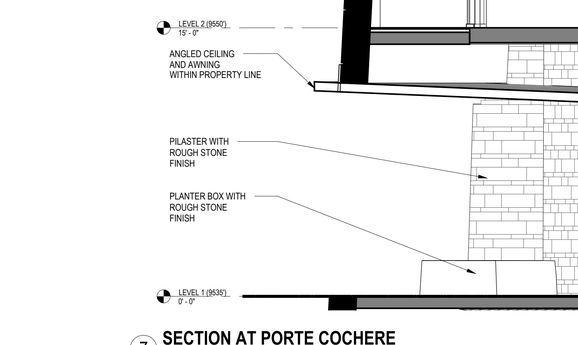
7 SECTION AT PORTE COCHERE
1/4" = 1'-0"



6 SCHEMATIC SECTION AT ROOF FASCIA
1 1/2" = 1'-0"

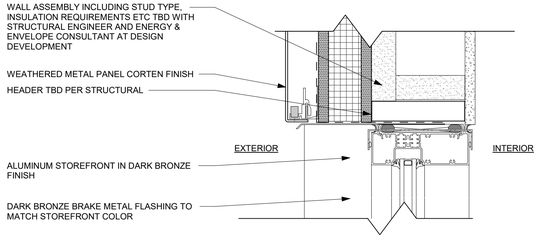


5 HEAD AT STONE
3" = 1'-0"

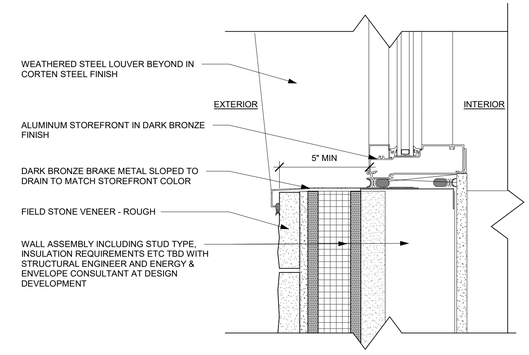


3 JAMB AT METAL PANEL
3" = 1'-0"

4 JAMB AT STONE
3" = 1'-0"



1 HEAD AT METAL PANEL
3" = 1'-0"



2 SILL AT STONE
3" = 1'-0"

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LOUISVILLE, CO 80027

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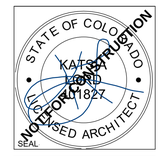

Project Number
JOB NO.

TYPICAL DETAILS, WINDOW LEGEND AND DOOR SCHEDULE

A-2.23

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NOTE:
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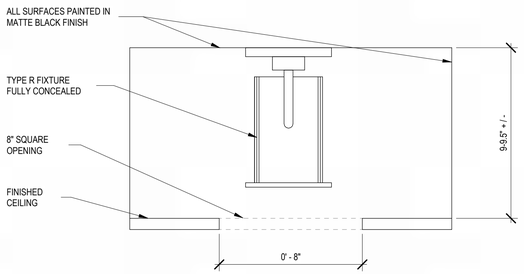
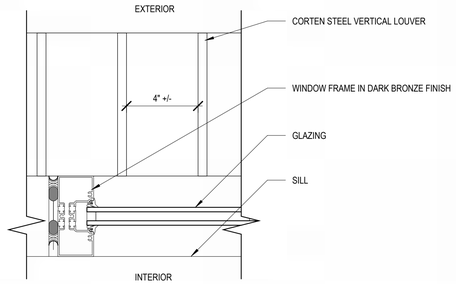
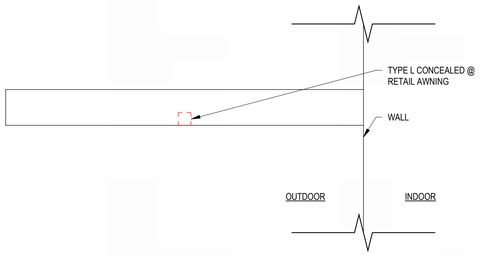


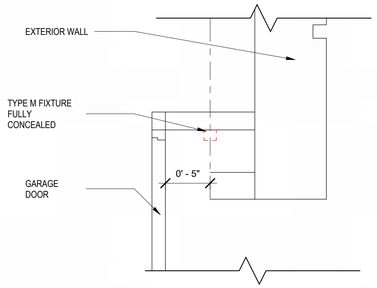
13 **TYPE R DETAIL TYP.**
3" = 1'-0"



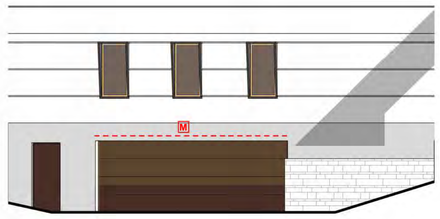
14 **LOUVER DETAIL**
3" = 1'-0"



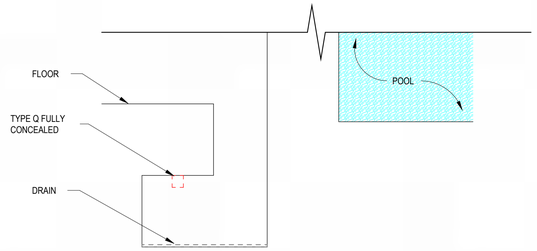
9 **TYPE L DETAIL TYP. @ CANOPY**
1" = 1'-0"



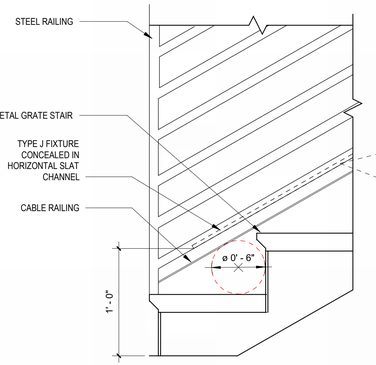
10 **TYPE M DETAIL TYP.**
1 1/2" = 1'-0"



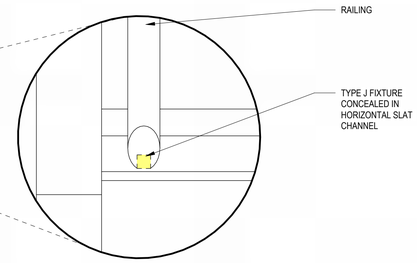
11 **TYPE M ELEVATION DETAIL TYP.**
1/8" = 1'-0"



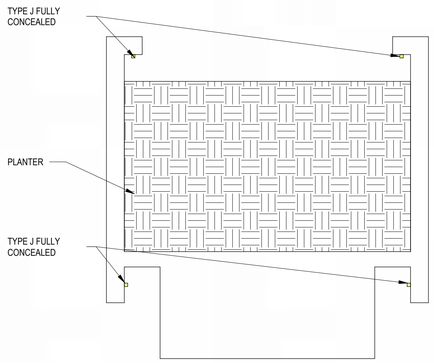
12 **TYPE Q DETAIL TYP.**
3" = 1'-0"



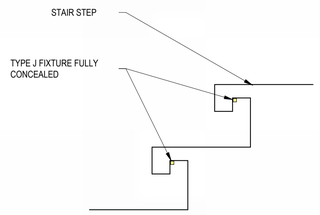
5 **TYP. RAILING DETAIL TYPE J**
1 1/2" = 1'-0"



6 **TYP. RAILING DETAIL SECTION TYPE J**
6" = 1'-0"



7 **TYP. PLANTER DETAIL @ POOL DECK TYPE J**
1 1/2" = 1'-0"



8 **TYP. STEP DETAIL @ POOL DECK TYPE J**
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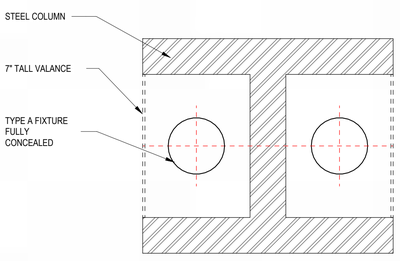
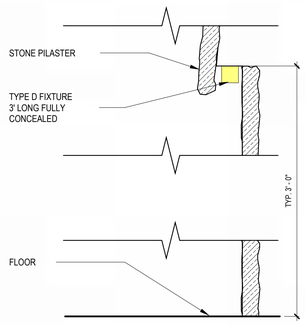
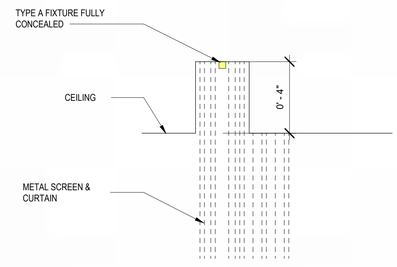


PLAN VIEW

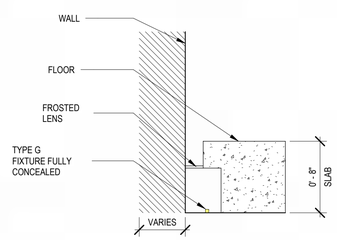
1 **TYPE A DETAIL TYP.**
3" = 1'-0"



2 **TYPE D FIXTURE TYP**
3" = 1'-0"



3 **TYP. CEILING DETAIL TYP. F**
3" = 1'-0"



4 **TYPE G FIXTURE TYP.**
1 1/2" = 1'-0"

4/26/2023 5:16:02 PM

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MARPA landscape architecture + construction

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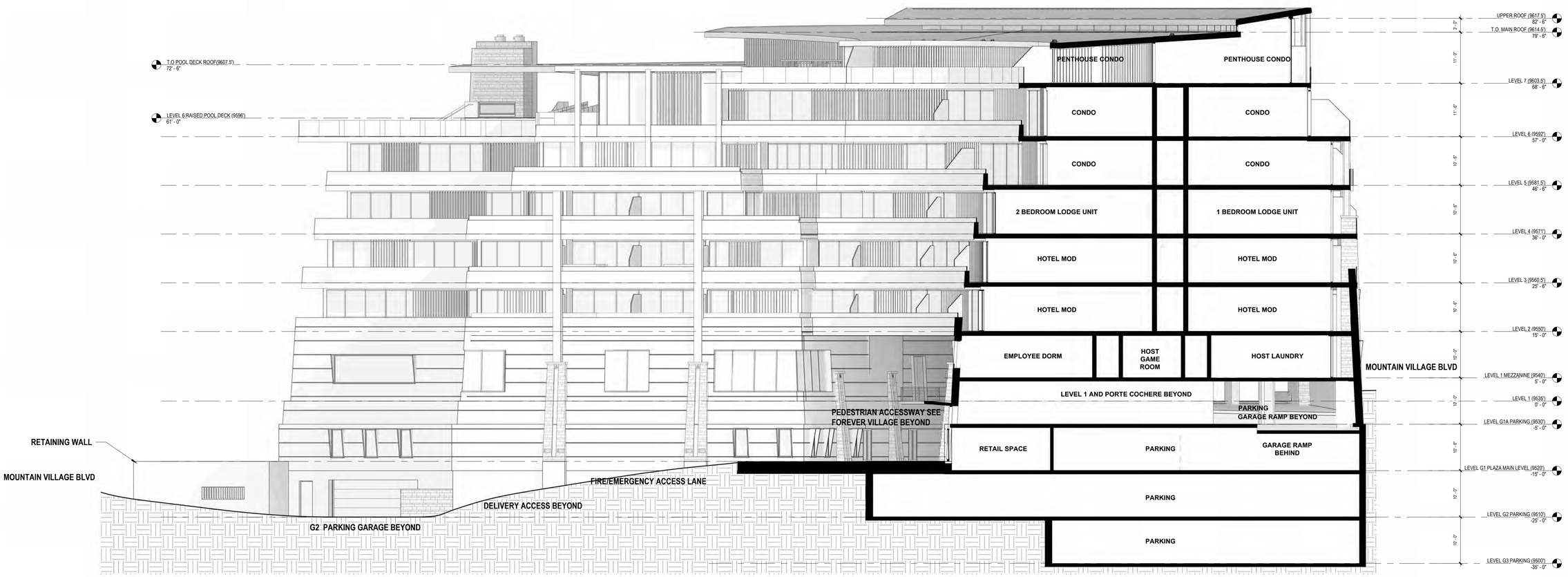
LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

STATE OF COLORADO
KATHRYN ANN WORD
401827
LICENSED ARCHITECT
SEAL
NOT FOR CONSTRUCTION

JOB NO. Project Number

TYPICAL DETAILS

A-2.24



1 **N-S SECTION LOOKING NE**
3/32" = 1'-0"

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STATE OF COLORADO
KATSEY LOCKE
037011827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

BUILDING SECTION

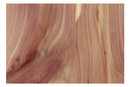
A-3.00

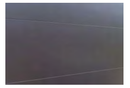
4/29/2023 9:12:39 AM

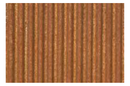
EXTERIOR DOOR SCHEDULE				
TYPE MARK	HEIGHT	WIDTH	REMARKS	TYPE
2	7' - 0"	8' - 0"	DARK BRONZE WITH WINDOW	SECTIONAL OVERHEAD GARAGE

31.31% DRYSTACK STONE

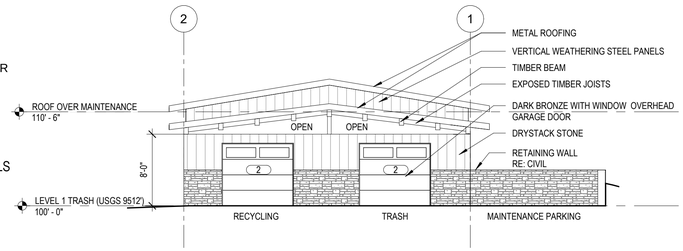
18.67% DARK BRONZE METAL ROOFING

1.13%  CEDAR WOOD TIMBER

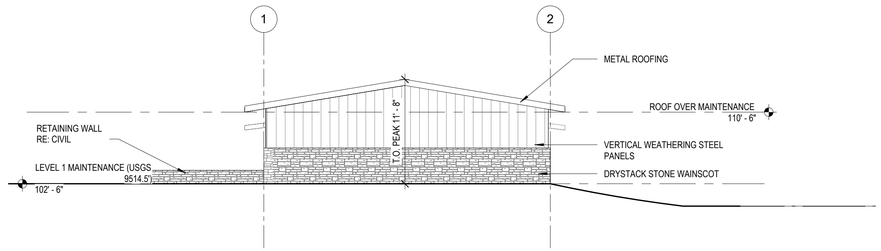
9.46%  DARK BRONZE METAL GARAGE DOOR

38.03%  VERTICAL WEATHERING STEEL PANELS

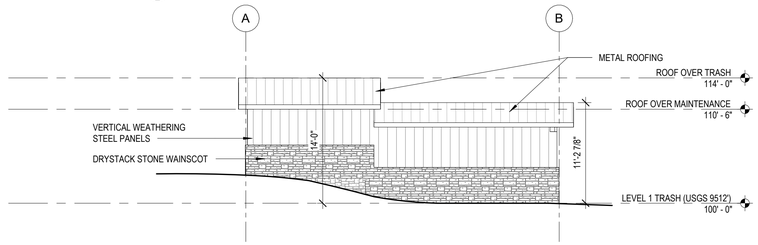
1.41% GLASS WINDOW



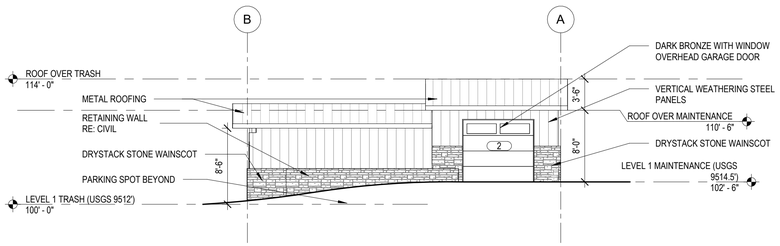
5 EAST ELEVATION
1/8" = 1'-0"



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

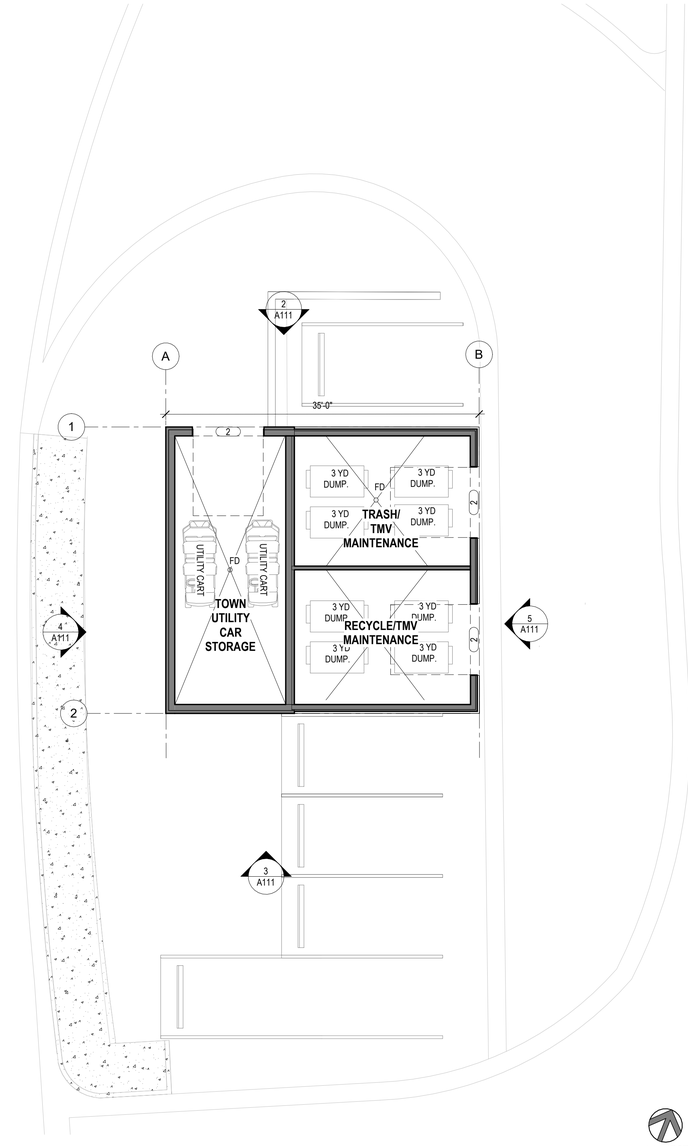


3 SOUTH ELEVATION
1/8" = 1'-0"



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

MOUNTAIN VILLAGE BOULEVARD



1 FLOOR PLAN - TRASH & SNOWMELT BOILER SYSTEM ENCLOSURE
1/8" = 1'-0"

PROJECT NORTH

5/2/2023 3:45:24 PM

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

SEAL

JOB NO. 165214

OS-3BR2-1R TRASH HOLDING PLANS & ELEVATIONS

A111

NOTE:
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ABBREVIATIONS AND SYMBOLS

AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
LTG	LIGHTING
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
◇	DETAIL NOTE

LIGHTING FIXTURES

A a	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
	WALL MOUNTED LUMINAIRE
	SURFACE OR PENDANT MOUNTED LUMINAIRE
	RECESSED LUMINAIRE
	DOWNLIGHT LUMINAIRE
	SURFACE CEILING LUMINAIRE
	FIXED MONOPOINT PATHLIGHT
	LED TAPE LUMINAIRE
	HATCH INDICATES EMERGENCY LUMINAIRE
	STEP LIGHT TYPE LUMINAIRE
	IN-GRADE UPLIGHT
	BOLLARD
	PEDESTRIAN POLE OR POST TOP LUMINAIRE
	EXTERIOR AREA LIGHT

ELECTRICAL GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION AND LOCATIONS HAVE BEEN PROVIDED BASED UPON THE AVAILABLE ARCHITECTURAL, LANDSCAPE, AND LIGHTING PLANS AND CURRENT SPECIFICATIONS. IT IS ANTICIPATED THAT THE PROVIDED INFORMATION IS PRELIMINARY AND SHALL BECOME FURTHER DEVELOPED WITH THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS FOR THE FACILITY. FURTHER DEVELOPMENT MAY AND FIXTURE AVAILABILITY MAY RESULT IN MINOR AMENDMENTS, HOWEVER IT IS ANTICIPATED THAT THE VARIANCES, FIXTURE AESTHETICS, OVERALL STANDARDS OF LIGHT LEVELS AND LOCATIONS ARE TO BE REFINED BASED ON THIS PRELIMINARY INTENT.

B. ALL EXTERIOR LIGHTING SHALL BE SUBDUED, UNDERSTATED, AND INDIRECT TO MINIMIZE THE NEGATIVE IMPACTS TO SURROUNDING LOTS AND PUBLIC RIGHTS-OF-WAY, UNLESS OTHERWISE NOTED.

C. ALL EXTERIOR LIGHTING SHALL BE EIGHTY-FIVE DEGREES FULL CUT-OFF FIXTURES THAT DIRECT LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE WITH THE EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAY LIGHTING, UNLESS OTHERWISE NOTED.

D. ALL FIXTURES USED FOR EXTERIOR LIGHTING SHALL BE LED, UNLESS OTHERWISE NOTED.

E. ANY FIXTURE WITH A 0 TO 5 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 30 LUMENS/WATT AND ANY FIXTURE WITH A 6 TO 15 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 45 LUMENS/WATT, UNLESS OTHERWISE NOTED.

F. THE MAXIMUM CORRELATED COLOR TEMPERATURE FOR ALL PROPOSED LIGHTING TYPES SHALL BE A MINIMUM OF 2400K AND SHALL NOT EXCEED 3000K, UNLESS OTHERWISE NOTED.

G. NO SURFACE PARKING LOTS AS PART OF SCOPE.

H. PARKING LOTS, DRIVEWAYS, AND TRASH ENCLOSURES/AREAS SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED FOUR (4 FC) FOOT-CANDLES OF LIGHT.

I. PEDESTRIAN WALKWAYS AND STAIRCASES SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED TWO (2 FC) FOOT-CANDLES OF LIGHT OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

J. EXTERIOR DOORS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE (1 FC) FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FIVE (5' 0") FOOT RADIUS ON EACH SIDE OF THE DOOR AT GROUND LEVEL OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200

K. IN ORDER TO MINIMIZE LIGHT TRESPASS ON ABUTTING RESIDENTIAL PROPERTY, ILLUMINATION MEASURED AT THE NEAREST RESIDENTIAL STRUCTURE OR REAR YARD SETBACK LINE SHALL NOT EXCEED ONE-TENTH (0.1 FC) FOOT-CANDLE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

L. THE USE OF EXTERIOR LIGHTING SHALL BE DESIGNED SO THAT IT DOES NOT SPILL OVER OR ONTO IMPORTANT WILDLIFE HABITAT OR DELINEATED WETLANDS.

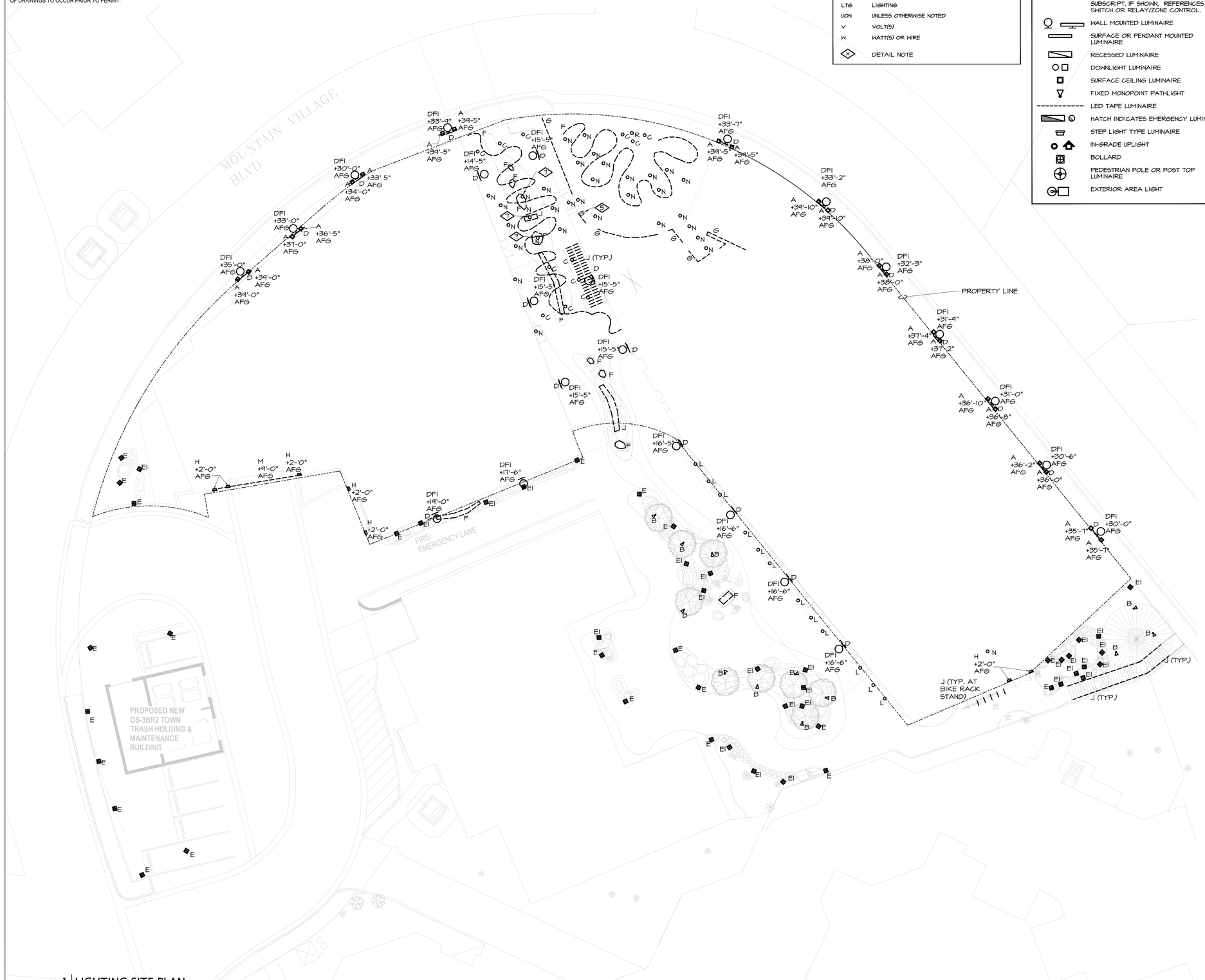
M. TREE-MOUNTED GOBO PROJECTORS AND LANDSCAPE BOLLARDS ARE INTENDED TO PROVIDE MINIMUM ILLUMINANCE ALONG THE WALKING PATH FOR SAFETY AND EGREE PURPOSES. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED LANDSCAPE LIGHTING.

N. UP-LIGHTING ACCENT LIGHTING WITHIN THE ENTRYWAY CANOPY WILL NOT CONTRIBUTE TO ANY FORM OF LIGHT POLLUTION, AS THE CANOPY ABOVE IT WILL STOP THE LIGHT FROM REACHING THE SKY. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED UP-LIGHTING.

O. SEE ARCHITECTURAL SHEET A-2.24 TYPICAL DETAILS FOR INFORMATION ON EXACT LIGHTING MOUNTING INTENT FOR ALL LIGHT FIXTURE TYPES.

KEYNOTE LEGEND

KEY VALUE	
◇	
1.	TYPE 'A' FIXTURES TYP. AT COLUMN LOCATIONS ALONG PLAN NORTH/NORTHEAST SIDE OF BUILDING. FIXTURES MOUNTED ON LEVELS 3, 4, 5, AND 7. REFER TO ARCHITECTURAL SHEETS FOR EXACT LOCATIONS OF ALL 'A' TYPE FIXTURES.
2.	BALCONIES ARE GENERALLY CONSISTENT SCALE AND APPROAH. A TYPICAL HAS BEEN PROVIDED. REFER TO #2/EL02. BALCONIES OCCUR AT LOCATIONS AROUND THE BUILDING ON LEVELS 2, 3, 4, 5, AND 6. REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION ON BALCONY LOCATIONS.
3.	GOBO PROJECTOR SPECIFIC FOR SCULPTURE, RECESSED IN CEILING DETAIL.
4.	LINEAR TYPE 'F' INTENDED TO BE CONCEALED WITHIN CEILING SLOT TO HIGHLIGHT METAL SCREENING.
5.	TYPE 'G' INTENDED MOUNTING BELOW FLOOR LEVEL FOR UPLIGHT GLOW AT COLUMNS ALONG DROP OFF AREAS.
6.	MOUNTED WITHIN DOORFRAME.
7.	TYPE 'N' THIS AREA MOUNTED BENEATH BRIDGE. OTHER CEILING MOUNTED FIXTURES ARE WITHIN LEVEL ABOVE.
8.	TYPE 'L' FIXTURES CONCEALED IN CANOPY ABOVE.



1 | LIGHTING SITE PLAN
E.100 | SCALE: 1/16" = 1'-0"

12/13/2022 11:36:51 AM

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Project Number
JOB NO.

LIGHTING SITE PLAN

E.100

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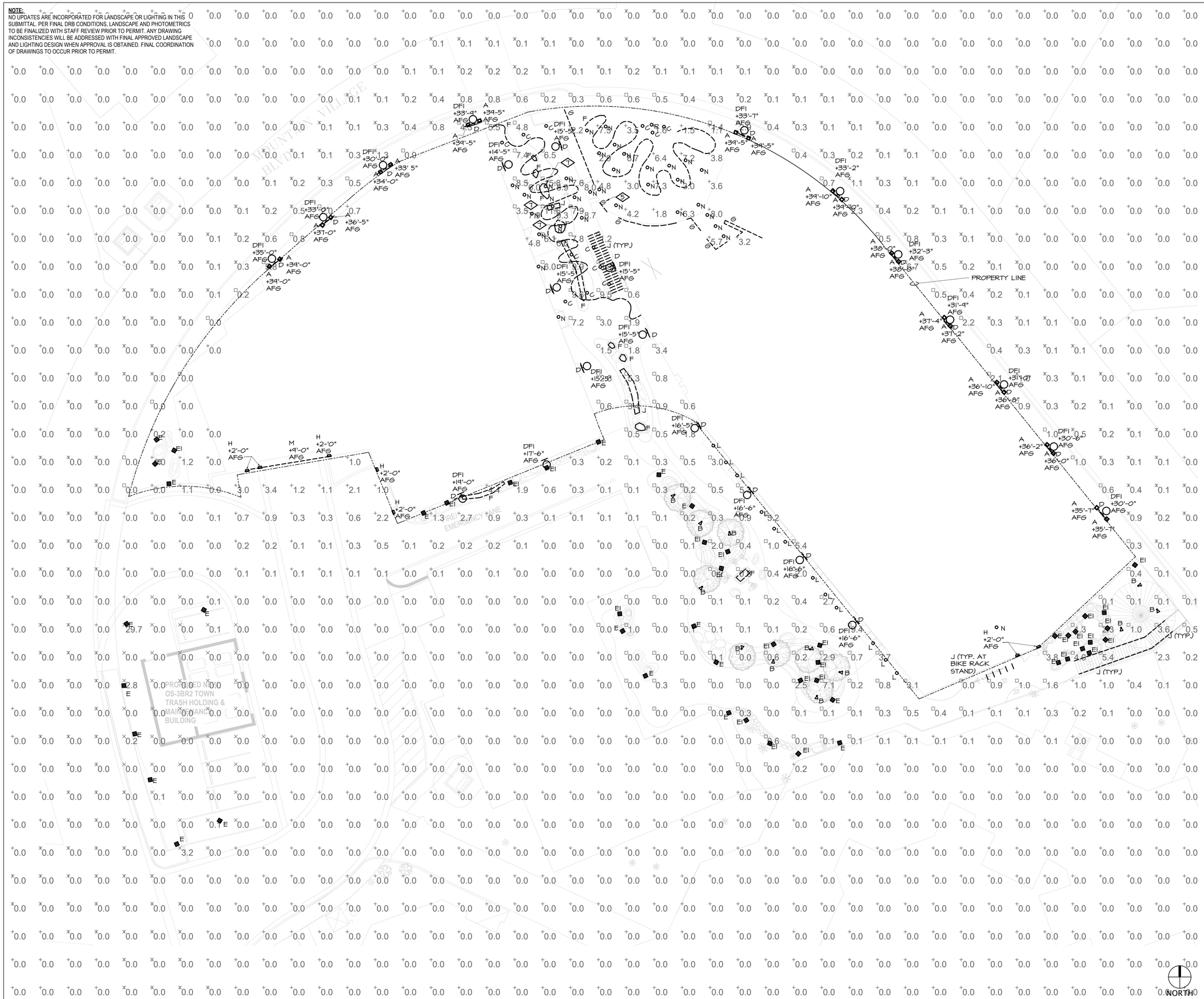

1 | PHOTOMETRIC SITE PLAN
E.101 | SCALE: 1/16" = 1'-0"

ELECTRICAL GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION AND LOCATIONS HAVE BEEN PROVIDED BASED UPON THE AVAILABLE ARCHITECTURAL, LANDSCAPE, AND LIGHTING PLANS AND CURRENT SPECIFICATIONS. IT IS ANTICIPATED THAT THE PROVIDED INFORMATION IS PRELIMINARY AND SHALL BECOME FURTHER DEVELOPED WITH THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS FOR THE FACILITY. FURTHER DEVELOPMENT MAY AND FIXTURE AVAILABILITY MAY RESULT IN MINOR AMENDMENTS, HOWEVER IT IS ANTICIPATED THAT THE VARIANCES, FIXTURE AESTHETICS, OVERALL STANDARDS OF LIGHT LEVELS AND LOCATIONS ARE TO BE REFINED BASED ON THIS PRELIMINARY INTENT.

B. ALL EXTERIOR LIGHTING SHALL BE SUBDUED, UNDERSTATED, AND INDIRECT TO MINIMIZE THE NEGATIVE IMPACTS TO SURROUNDING LOTS AND PUBLIC RIGHTS-OF-WAY, UNLESS OTHERWISE NOTED.

C. ALL EXTERIOR LIGHTING SHALL BE EIGHTY-FIVE DEGREES FULL CUT-OFF FIXTURES THAT DIRECT LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE WITH THE EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAY LIGHTING, UNLESS OTHERWISE NOTED.

D. ALL FIXTURES USED FOR EXTERIOR LIGHTING SHALL BE LED, UNLESS OTHERWISE NOTED.

E. ANY FIXTURE WITH A 0 TO 5 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 30 LUMENS/WATT AND ANY FIXTURE WITH A 6 TO 15 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 45 LUMENS/WATT, UNLESS OTHERWISE NOTED.

F. THE MAXIMUM CORRELATED COLOR TEMPERATURE FOR ALL PROPOSED LIGHTING TYPES SHALL BE A MINIMUM OF 2400K AND SHALL NOT EXCEED 3000K, UNLESS OTHERWISE NOTED.

G. NO SURFACE PARKING LOTS AS PART OF SCOPE.

H. PARKING LOTS, DRIVEWAYS, AND TRASH ENCLOSURES/AREAS SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED FOUR (4 FC) FOOT-CANDLES OF LIGHT.

I. PEDESTRIAN WALKWAYS AND STAIRCASES SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED TWO (2 FC) FOOT-CANDLES OF LIGHT OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

J. EXTERIOR DOORS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE (1 FC) FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FIVE (5' 0") FOOT RADIUS ON EACH SIDE OF THE DOOR AT GROUND LEVEL OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200

K. IN ORDER TO MINIMIZE LIGHT TRESPASS ON ABUTTING RESIDENTIAL PROPERTY, ILLUMINATION MEASURED AT THE NEAREST RESIDENTIAL STRUCTURE OR REAR YARD SETBACK LINE SHALL NOT EXCEED ONE-TENTH (0.1 FC) FOOT-CANDLE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

L. THE USE OF EXTERIOR LIGHTING SHALL BE DESIGNED SO THAT IT DOES NOT SPILL OVER OR ONTO IMPORTANT WILDLIFE HABITAT OR DELINEATED WETLANDS.

M. TREE-MOUNTED GOBO PROJECTORS AND LANDSCAPE BOLLARDS ARE INTENDED TO PROVIDE MINIMUM ILLUMINANCE ALONG THE WALKING PATH FOR SAFETY AND EGREE PURPOSES. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED LANDSCAPE LIGHTING.

N. UP-LIGHTING ACCENT LIGHTING WITHIN THE ENTRYWAY CANOPY WILL NOT CONTRIBUTE TO ANY FORM OF LIGHT POLLUTION, AS THE CANOPY ABOVE IT WILL STOP THE LIGHT FROM REACHING THE SKY. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED UP-LIGHTING.

O. SEE ARCHITECTURAL SHEET A-2.24 TYPICAL DETAILS FOR INFORMATION ON EXACT LIGHTING MOUNTING INTENT FOR ALL LIGHT FIXTURE TYPES.

KEYNOTE LEGEND

KEY VALUE	
1.	TYPE 'A' FIXTURES TYP. AT COLUMN LOCATIONS ALONG PLAN NORTH/NORTHEAST SIDE OF BUILDING. FIXTURES MOUNTED ON LEVELS 3, 4, 5, AND 7. REFER TO ARCHITECTURAL SHEETS FOR EXACT LOCATIONS OF ALL 'A' TYPE FIXTURES.
2.	BALCONIES ARE GENERALLY CONSISTENT SCALE AND APPROAH, A TYPICAL HAS BEEN PROVIDED. REFER TO #2/EI.02. BALCONIES OCCUR AT LOCATIONS AROUND THE BUILDING ON LEVELS 2, 3, 4, 5, AND 6. REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION ON BALCONY LOCATIONS.
3.	GOBO PROJECTOR SPECIFIC FOR SCULPTURE, RECESSED IN CEILING DETAIL.
4.	LINEAR TYPE 'F' INTENDED TO BE CONCEALED WITHIN CEILING SLOT TO HIGHLIGHT METAL SCREENING.
5.	TYPE 'G' INTENDED MOUNTING BELOW FLOOR LEVEL FOR UPLIGHT GLOW AT COLUMNS ALONG DROP OFF AREAS.
6.	MOUNTED WITHIN DOORFRAME.
7.	TYPE 'N' THIS AREA MOUNTED BENEATH BRIDGE. OTHER CEILING MOUNTED FIXTURES ARE WITHIN LEVEL ABOVE.
8.	TYPE 'L' FIXTURES CONCEALED IN CANOPY ABOVE.

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Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HISHER CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION OF A PROJECT BY THE OWNER, ARCHITECT AND HISHER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE. THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND DOES NOT RELIEVE THE CONTRACTOR FROM THE DUTY TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

THE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE CONSENT OF VAULT DESIGN GROUP ARCHITECTS. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. © VAULT ARCHITECTS.

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

SEAL

Project Number
JOB NO.

PHOTOMETRIC SITE PLAN

E.101

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Project #:5843.00

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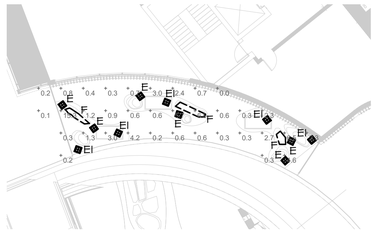
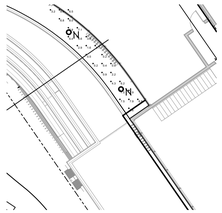
NOTE:
NO UPDATES ARE INCORPORATED FOR LANDSCAPE OR LIGHTING IN THIS SUBMITTAL. PER FINAL DRB CONDITIONS, LANDSCAPE AND PHOTOMETRICS TO BE FINALIZED WITH STAFF REVIEW PRIOR TO PERMIT. ANY DRAWING INCONSISTENCIES WILL BE ADDRESSED WITH FINAL APPROVED LANDSCAPE AND LIGHTING DESIGN WHEN APPROVAL IS OBTAINED. FINAL COORDINATION OF DRAWINGS TO OCCUR PRIOR TO PERMIT.



NORTH 3 | ROOFTOP GARDEN PHOTOMETRIC
E.102 | SCALE: 1/16" = 1'-0"



NORTH 2 | BALCONY PHOTOMETRIC
E.102 | SCALE: 1/16" = 1'-0"

NORTH 1 | POOL DECK PHOTOMETRIC
E.102 | SCALE: 1/16" = 1'-0"

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D. ALL FIXTURES USED FOR EXTERIOR LIGHTING SHALL BE LED, UNLESS OTHERWISE NOTED.

E. ANY FIXTURE WITH A 0 TO 5 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 30 LUMENS/WATT AND ANY FIXTURE WITH A 6 TO 15 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 45 LUMENS/WATT, UNLESS OTHERWISE NOTED.

F. THE MAXIMUM CORRELATED COLOR TEMPERATURE FOR ALL PROPOSED LIGHTING TYPES SHALL BE A MINIMUM OF 2400K AND SHALL NOT EXCEED 3000K, UNLESS OTHERWISE NOTED.

G. NO SURFACE PARKING LOTS AS PART OF SCOPE.

H. PARKING LOTS, DRIVEWAYS, AND TRASH ENCLOSURES/AREAS SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED FOUR (4 FC) FOOT-CANDLES OF LIGHT.

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O. SEE ARCHITECTURAL SHEET A-2.24 TYPICAL DETAILS FOR INFORMATION ON EXACT LIGHTING MOUNTING INTENT FOR ALL LIGHT FIXTURE TYPES.

KEYNOTE LEGEND

KEY VALUE	
1.	HOT TUB AND POOL LIGHTING BY CONSULTANT.
2.	LINEAR POOL NICHE LIGHT IS ANTICIPATED TO BE INSTALLED IN POCKET BELOW LEDGE, NON-CONTRIBUTING ON POOL DECK LIGHT LEVEL.

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SIX SENSES HOTEL
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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

SEAL

Project Number
JOB NO.

POOL DECK & BALCONY PHOTOMETRIC

E.102

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Project #:5843.00

12/13/2022 11:36:51 AM

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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	X	0.1 fc	1.3 fc	0.0 fc	N/A	N/A
MEZZ. DRIVEWAY	+	4.4 fc	8.7 fc	1.1 fc	7.9:1	4.0:1
OVERALL	+	0.3 fc	29.7 fc	0.0 fc	N/A	N/A
2 PEDESTRIAN BRIDGE	+	7.5 fc	9.3 fc	4.8 fc	1.9:1	1.6:1
TRASH AREA	X	0.8 fc	29.7 fc	0.0 fc	N/A	N/A
WALKWAY	□	2.0 fc	15.8 fc	0.0 fc	N/A	N/A
WALKWAY NEAR STREET	□	1.2 fc	6.7 fc	0.0 fc	N/A	N/A

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BALCONY - LARGE	+	7.5 fc	9.2 fc	4.7 fc	2.0:1	1.6:1
BALCONY - SMALL	+	4.6 fc	8.0 fc	1.1 fc	7.3:1	4.2:1
2 LOWER STAIRS	+	5.4 fc	6.5 fc	4.6 fc	1.4:1	1.2:1
POOL DECK	+	3.8 fc	42.0 fc	0.0 fc	N/A	N/A
ROOFTOP GARDEN	+	2.4 fc	26.8 fc	0.0 fc	N/A	N/A
2 UPPER STAIRS	+	4.4 fc	10.9 fc	0.0 fc	N/A	N/A

GENERAL NOTES

A.	PROPERTY LINE IS DIRECTLY ADJACENT TO BUILDING, LIGHT LEVELS HAVE BEEN LIMITED TO EXTENT POSSIBLE, BUT IN SELECT AREAS EXCEED MAXIMUM.

VARIANCE REQUEST KEYNOTES

KEY VALUE	
◇	
1.	REQUESTED LPW VARIANCE FOR SPECIFIC APPLICATION OF FIXTURE. SPECIFIC FIXTURES INDICATED WHERE LPW EFFICACY IS JUST BELOW INDICATED REQUIREMENTS, BUT ARE ON-BOARD LED (NOT-SCREW BASE FIXTURES).
2.	PEDESTRIAN WALKWAYS AND STAIRS ARE VIA PRIMARY LIGHTING SOURCE THESE AREAS EXCEED 2 FC MAXIMUM.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SOURCE QTY	SOURCE WATT	SOURCE TYPE	SOURCE CCT/CRI	MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
DF-1	DECORATIVE LED WALL-MOUNTED SCONCE, FULL CUTOFF, DIRECT ONLY	LUMENS SORAA	R339425 SAI9-11-OMNI-927-01	1	11 W	LED	2700K / 90+	11 VA	850 LM	0-10V	COSTAL BLACK	SURFACE WALL	OFH 1' 4"	5, 6, 13, 14
A	3-INCH DIAMETER SURFACE-MOUNTED LED CYLINDER WITH CUSTOM 4-DEGREE BEAM ANGLE, DIMMING	B-LIGHT	OKKIO 80 CL- 65252-U-D-[MODIFY WITH 4-DEGREE]-2-C-69091	1	6 W	LED	2400K / 90+	6 VA	170 LM	0-10V	BLACK	SURFACE CEILING	OFH 0'-5 1/4"	5, 6, 13, 14
B	2.5-INCH DIAMETER TREE-STRAP-MOUNTED LED FIXED DARK-SKY COMPLIANT GOBO PROJECTOR AND 25-DEGREE BEAM ANGLE, DIMMING	BEACHSIDE LIGHTING SORAA	L-011-P-BW-FL-2T-120V -TMJBX V2GTO SNAP LENS - 2400K	1	8 W	LED	2400K / 90+	8 VA	390 LM ◇1	0-10V	BRASS	SURFACE TREE STRAP	AFG 12'-0"	5, 6, 13, 14
C	3-INCH DIAMETER RECESSED DOWNLIGHT WITH 30-DEGREE BEAM ANGLE AND HONEYCOMB LOUVER, DIMMING	B-LIGHT	ATRIA XS R-66096-U-[CUST 2400K]-4-2-C-69818	1	10 W	LED	2400K / 90+	10 VA	760 LM	0-10V	BLACK	RECESSED CEILING	RFD 0'-4 3/4"	5, 6, 14
D	551 MM LONG SURFACE-MOUNTED LINEAR LED CONCEALED STEP LIGHT, DIMMING	B-LIGHT	LINEAR TUBE SLIM 674-62-R-[CUST 2400K]-1-B	1	9 W	LED	2400K / 90+	9 VA	290 LM	0-10V	GREY ANODIZED	SURFACE	BOF 3'-0"	5, 6, 13, 14
E	10" TALL LED PATH LIGHT, DIFFUSED DIMMING	B-LIGHT	TONDO 80 - 245LM	1	5 W	LED	2400K / 90+	5 VA	245 LM ◇1	0-10V	POWDER COATED	SURFACE PLANTER	OFH 0'-9 7/8"	5, 6, 13, 14
E1	10" TALL LED PATH LIGHT, DIFFUSED DIMMING	B-LIGHT	TONDO 80 - 245LM	1	5 W	LED	2400K / 90+	5 VA	245 LM	0-10V	POWDER COATED	SURFACE PLANTER	OFH 1'-7 5/8"	5, 6, 13, 14
F	1/2-INCH WIDE SURFACE-MOUNTED LED CONCEALED CURVABLE LINEAR, STANDARD OUTPUT, DIMMING	Q-TRAN	ANYBEND-SW-WSC-WET-24-SO	1	1 W	LED	2400K / 90+	1 VA	49 LM	0-10V	WHITE	SURFACE CEILING	OFH 0'-0 1/8"	5, 6, 13, 14
G	1/2-INCH WIDE SURFACE-MOUNTED LED CONCEALED CURVABLE LINEAR, VERY HIGH OUTPUT, DIMMING	Q-TRAN	ANYBEND-SW-WSC-WET-24-VHO	1	4 W	LED	2400K / 90+	4 VA	253 LM	0-10V	WHITE	SURFACE CEILING	OFH 0'-0 1/8"	5, 6, 13, 14
H	4-INCH DIAMETER ROUND LED RECESSED STEP LIGHT, DIMMING	B-LIGHT	ATRIA FW-66129-R-[CUST 2400K]-W-1	1	5 W	LED	2400K / 90+	5 VA	360 LM	0-10V	GREY	RECESSED WALL	BOF 2'-0" RFD 0'-4"	5, 6, 14
J	1/2-INCH WIDE SURFACE-MOUNTED LED CONCEALED CURVABLE LINEAR, STANDARD OUTPUT, DIMMING	Q-TRAN	ANYBEND-SW-WSC-WET-24-SO-PPS-96	1	1 W	LED	2400K / 90+	1 VA	49 LM ◇1	0-10V	WHITE	SURFACE CEILING	OFH 0'-0 1/8"	5, 6, 13, 14
L	2 1/4-INCH APERTURE SQUARE LED SURFACE-MOUNTED CYLINDER, DIMMING	B-LIGHT	KUBO 54-66415-U-[CUST 2400K]-4-Q	1	5 W	LED	2400K / 90+	5 VA	270 LM	0-10V	BLACK	SURFACE WALL	OFH 0'-2 1/4"	5, 6 14
M	1 1/3-INCH WIDE LINEAR LED SURFACE-MOUNTED WALL GRAZER, DIMMING	VANILLA	LED MODULE -LINE - [LENGTH] - 9 - [CUST 2400K] - ML	1	5 W	LED	2400K / 90+	5 VA	91 LM	0-10V	BLACK	SURFACE	OFH 0'-0 3/4" BOF 9'-0"	5, 6 14
N	2.5-INCH DIAMETER RECESSED DOWNLIGHT WITH 50-DEGREE BEAM ANGLE AND HONEYCOMB LOUVER, DIMMING	B-LIGHT	ATRIA 60 P-66098-U-[CUST 2400K]-5-2-C-69090	1	6 W	LED	2400K / 90+	6 VA	550 LM	0-10V	BLACK	RECESSED CEILING	RFD 0'-2 3/4"	5, 6 14
Q	3/4-INCH WIDE SURFACE-MOUNTED UNDERWATER POOL / SPA LINEAR LED, DIMMING	Q-TRAN	FLS-SW-PS-P-27-HB-90-3.6-DIM-FC-[LENGTH]-DIM-FC-[LENGTH] W/ MOUNTING TRACK	1	3.6 W PER LF	LED	2700K / 90+	3.6 VA PER LF	85 LM PER LF	0-10V	WHITE	SURFACE POOL	OFH 0'-3/4"	5, 6 14
R	123MM WIDE SURFACE-MOUNTED GOBO PROJECTOR WITH COLOR FILTER FOR 2200K COLOR TEMPERATURE	ROSCO	IMAGE SPOT 296 0001 0030 + GOBO	1	45 W	LED	3000K / 90+	45 VA	2400 LM	DMX	BLACK	SURFACE	OFH 0'-9 1/4"	5, 6 14

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
D. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
E. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
F. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
G. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
H. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
I. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.

SPECIFIC NOTES:

1. CONTRACTOR TO COORDINATE FIXTURE MOUNTING TYPE WITH SPECIFIED CEILING SYSTEM PRIOR TO PROCUREMENT.
2. CONTRACTOR TO COORDINATE FIXTURE LENGTHS FOR CONTINUOUS ILLUMINATION (USING 3' AND 4' FIXTURE LENGTHS ONLY).
3. FIXTURE SUITABLE FOR AIR PLENUM RETURN.
4. FIXTURE U.L. LISTED FOR DAMP LOCATION.
5. FIXTURE U.L. LISTED FOR WET LOCATION.
6. NO SUBSTITUTIONS TO LIGHTING DESIGNER'S SPECIFICATIONS UNLESS APPROVED BY LIGHTING DESIGNER.
7. CUSTOM COLOR TO MATCH SAMPLE SUBMITTED BY ARCHITECT.
8. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
9. FURNISH IN LENGTHS AS INDICATED ON ARCHITECTURAL DRAWINGS.
10. FIXTURE TO BE MODIFIED FOR WHITE PAINTED LOUVERS.
11. FIXTRES TO BE MOUNTED WITH LAMPS ORIENTED AS INDICATED ON DRAWINGS.
12. SEE ARCHITECTURAL DRAWINGS FOR LIGHT FIXTURE MOUNTING DETAILS.
13. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT.
14. MUST MEET APPLICABLE TELLURIDE, COLORADO ELECTRICAL CODES.
15. GC SUPPLY WITH CAPABLE DIMMABLE DRIVER OR REMOTE TRANSFORMER AS REQUIRED FOR THE FIXTURES INDICATED AS DIMMABLE.

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA
landscape architecture + construction

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
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DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

SEAL

Project Number
JOB NO.

PHOTOMETRIC SCHEDULES

E.200

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:5843.00

12/13/2022 11:36:51 AM

NOTE:
NO UPDATES ARE INCORPORATED FOR LANDSCAPE OR LIGHTING IN THIS SUBMITTAL. PER FINAL DRB CONDITIONS, LANDSCAPE AND PHOTOMETRICS TO BE FINALIZED WITH STAFF REVIEW PRIOR TO PERMIT. ANY DRAWING INCONSISTENCIES WILL BE ADDRESSED WITH FINAL APPROVED LANDSCAPE AND LIGHTING DESIGN WHEN APPROVAL IS OBTAINED. FINAL COORDINATION OF DRAWINGS TO OCCUR PRIOR TO PERMIT.

Hood Outdoor Tall Dark Sky Wall Sconce
By Hubbardton Forge

LUMENS
Call Us (877) 445-4486

Hood Outdoor Tall Dark Sky Wall Sconce
By Hubbardton Forge

Product Options

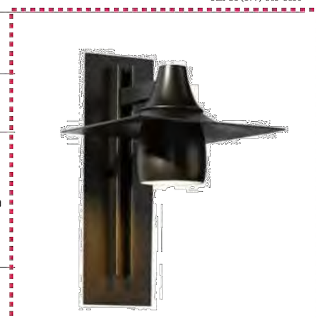
Canopy / Socket / Stem Finish: Coastal Black

Details

- Commercial/Residential use
- Handcrafted
- Designed in 2012
- Material: Aluminum
- Shade Material: Aluminum
- Dimmable when used with a Standard Dimmer (Not Included)
- Installation Type: Hardwired
- UL Listed Wet

Dimensions

Backplate: Width 10", Height 32"
Fixture: Width 15", Height 32", Depth 32"



Lighting

Lamp Type	Halogen
Total Lumens	1490.0
# of Bulbs	1 (Not Included)
Bulb Type	72W A19 E26
Volts	120
Color Temp	2900 (Soft White)
Average Lifespan	1000.00
CRI	100
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by: Prepared for: Project: Room: Placement: Approval:

SIX SENSES TELLURIDE
TYPE "DF-1"
Page 1 of 1

Supply with LED A19 or Par 20. TBD by AE team. 11 watt, 2700k

Additional Details

Product URL:
https://www.lumens.com/hood-outdoor-tall-dark-sky-wall-sconce-by-hubbardton-forge-R339925.html
Rating: UL Listed Wet

ITEM#: R339925

1 | TYPE DF-1
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "A"
Page 1 of 2

OKKIO 80 CL / OKKIO 80 AD

PLUS

GLARE FREE

SPECIFICATIONS

base code	65252 OKKIO 80 CL - 65302 OKKIO 80 AD
typology	Glare free ceiling mounting luminaire. Adjustable light distribution for OKKIO 80 AD
mounting	To ceiling using mounting plate
diameter	80 mm / 3.15"
height	130 mm / 5.12"
construction	Fixture: turning and milling aluminum. Reflector: polycarbonate. Protective glass in PMMA or softening glass
finishes	Powder coated
ingress protection	OKKIO 80 CL: IP30, IP44 or IP66; OKKIO 80 AD: IP30
lamp type	COB. Remote power supply not included
lamp wattage	10W at 500mA. **Vf 17,8V DC.** Dynamic white: Maximum wattage 10W (CH1 + CH2 max 10W, one channel max 10W)
lamp lumens	980lm
delivered lumens	845lm (30°) - 930lm (50°) - 970lm (70°)
lumen maintenance	50.000h L90
beam	30°, 50°, 70°. OKKIO 80 AD - 355° rotation and 90° tilt. Rotation via base and toolless adjustment that hold position with precision
kelvin	2200K CRI93, 2700K CRI93, 3000K CRI93, 4000K CRI93 / 3 step MacAdam ellipse or Dynamic white (1800K - 4000K) CRI93
special features	Safe wiring - Two wires dimming. Delivers glare free homogeneous light. UGR<10 (30°), UGR<19 (50°), UGR<25 (70°)
dimming options	Push button, potentiometer, 0-10V, DALI, DMX, KNX. Dimming options depend on power supply and additional control units to be separately ordered as accessories
standards	CE, UL approval pending

2400K

OKKIO 80 CL — Ø 80 — 130

IP30 IP44 IP66 CE

REFER TO ARCH SHEET A-2.24 FOR TYPE A DETAIL

www.b-light.it — 209

2 | TYPE A
E.201 | SCALE: N.T.S.

L-011-30-BGS-SA

The L-011-30-BGS-SA is fixed, downward-facing directional fixture available in both low voltage and line voltage configurations. It is limited to a maximum 30° angle from vertical and supplied with an angled glare shield. The fixture needs to be specified with one of the available mountings to ensure it meets International Dark Sky Association requirements. The L-011-30-BGS-SA can be equipped with several different MR16 LED and halogen lamps and a variety of accessories to produce the desired effect.

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

Lens Tempered glass, stepped to prevent pooling of water on lens

L-011 12 Volts AC/DC • GU5.3 MR16 LED • Remote Transformer Required. Amber (1500K), Warm White (2700K/3000K) • Most lamps dim to less than 20%. See lamp manufacturer's transformer/dimmer compatibility chart.

5 Watt Cree chipset	5W-A-NFL	AMBER (1500K)	25° narrow flood	
	2700K	3000K		
Cree chipset 5 Watts	5W-SP-27	5W-SP-30	15° spot	320 lm
	5W-NFL-27	5W-NFL-30	25° narrow flood	320 lm
	5W-FL-27	5W-FL-30	40° flood	320 lm
	5W-FL/60-27	5W-FL/60-30	60° flood	320 lm
	5W-WFL-27	5W-WFL-30	100° wide flood	320 lm
Lumiled chipset 7 Watts	7W-FL/60-27	7W-FL/60-30	60° flood	483 lm
Soraa chipset 8 Watts	8W-SP-27	8W-SP-30	10° spot	600 lm
	8W-NFL-27	8W-NFL-30	25° narrow flood	630 lm
	8W-FL-27	8W-FL-30	36° flood	630 lm

L-011-120V / L-011-230V 120 Volts / 230 Volts • GU10 MR16 LED • Amber (1500K), Warm White (2700K/3000K). Most lamps dim to less than 20%. See lamp manufacturer's transformer/dimmer compatibility chart.

5 Watt Cree chipset	5W-A-NFL-120V	AMBER (1500K)	25° narrow flood	79 lm
	2700K	3000K		
Green Creative 5 Watts	5W-NFL-27-120V	5W-NFL-30-120V	25° narrow flood	390 lm
	5W-FL-27-120V	5W-FL-30-120V	35° flood	390 lm
Soraa chipset 8 Watts	8W-SP-27-120V	8W-SP-30-120V	10° spot	600 lm
	8W-NFL-27-120V	8W-NFL-30-120V	25° narrow flood	630 lm
	8W-FL-27-120V	8W-FL-30-120V	36° flood	630 lm
	8W-WFL-27-120V	8W-WFL-30-120V	60° wide flood	630 lm

Optical Accessories
- X BGS — Brass glare shield, 45° cutoff (STANDARD)
- CTO-1/4-2.04 — Color Temperature Orange filter 1/4
- CTO-1/2-2.04 — Color Temperature Orange filter 1/2
- CTO-3/4-2.04 — Color Temperature Orange filter 3/4
- FR — Frosted lens, 1/8" [3mm] thick
- HL1 — Honeycomb louver, 1/8" [3mm] thick
- HL2 — Honeycomb louver, 1/4" [6mm] thick
- PR — Prismatic spread lens, 1/8" [3mm] thick
- RT — Rectilinear spread lens, 1/8" [3mm] thick
- SL — Solite (Soft Focus) lens, 1/8" [3mm] thick

Maximum (2) 1/8" thick accessories or (1) HL2 + (1) CTO Filter

add "P"-gobo holder

Mounting Accessories
- X SA — Sure Aim locking rotation accessory (STANDARD)
- 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
- TDM4 — *Brass low-profile tree mount with notch for wire
- TMJB-__ — Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
- TMJBX — Brass tree-mounted junction box, single fixture mount, stainless steel screws

* These accessories for 12 Volt only

1.6" [4.0cm] — SA Accessory (standard) — 7.3" [18.4cm] — Ø2.4" [6.0cm]

SUITABLE FOR INDOOR USE UP TO 15W LED

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.

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

SIX SENSES TELLURIDE TYPE "B"
Page 1 of 6

Please specify (example: L-011-30-120V—8W-NFL-27-120V—BGS—CTO-1/2-2.04—HL1—SA) — BGS — Accessory — Accessory — Accessory — SA

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA

L-011-P

The L-011-P is a brass projection fixture for landscape applications.

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

Lens Dual Convex Optical Glass

L-011-P 12 Volts • GU5.3 MR16 • Remote transformer required
Soraa chipset — 8W-NFL-27 — 8 Watt LED (2700K) — 25° narrow flood; 8W-NFL-30 — 8 Watt LED (3000K) — 25° narrow flood

L-011-P-120V / -230V 120/230 Volts • GU10 MR16
Soraa chipset — 8W-SP-27-120V — 8 Watt LED (2700K) — 10° spot; 8W-SP-30-120V — 8 Watt LED (3000K) — 10° spot

L-011-P-MH-120V / -230V 120/230 Volts • GX10 MR16 • Remote ballast required
Warm White (3000K) — MH20MR16SP — 20 Watt metal halide — 12° spot; MH39MR16SP — 39 Watt metal halide — 12° spot

Optical Accessories BGS9 — Brass glare shield, 45° cutoff
Metal gobos are 8 mil stainless steel, 51.5mm diameter, with high levels of nickel and chromium to provide long life and excellent image quality. Any gobo pattern, including custom designs, can be ordered with up to a 35mm diameter pattern area, though 29mm is recommended.
- AMPH — Amorphous
- EP — Egyptian Palms
- WP — Wild Palms
- CUSTOM — Consult sales rep for art specifications

Final gobo pattern TBD

with 45 degree snoot

L-011-P with BGS9

Mounting Accessories 1/2" male threads. Mounts into any standard j-box or:
- GS2 — Heavy-duty ground spike
- GS2BC — Heavy-duty ground spike with cast brass cap
- GS4 — *Standard ground spike with cast brass cap
- JB — Cast brass junction box
- 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

* This accessory for 12 Volt fixture only.

Custom Example — Consult sales rep — Amorphous — Wild Palms — Egyptian Palms

SUITABLE FOR INDOOR USE

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.

IP 66 — 10 year fixture warranty — 3 year warranty for MR16 lamps
Weight (12 Volt): 2.8 lbs. [1.3 kg] (120 Volt & MH): 3.4 lbs. [1.5 kg]

SIX SENSES TELLURIDE
TYPE "B"
Page 2 of 6

(example: L-011-P-120V—8W-SP-27-120V—EP—TMJB-72) — Gobo — Accessory — Date

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3 | TYPE B
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "C"
Page 1 of 3

ATRIA XS R

PLUS — GLARE FREE

SPECIFICATIONS

base code	66096
typology	Glare free downlight with recessed trim and symmetrical or asymmetrical (wallwasher and downlight) light distribution
mounting	In plasterboard using springs (included)
diameter	78 mm / 3.07"
height	Downlight: 105 mm / 4.13". Asymmetrical downlight: 78 mm / 3.07"
required depth	Downlight: 120 mm / 4.72". Asymmetrical downlight: 100 mm / 3.93"
ceiling cut out	65 mm / 2.56"
construction	Fixture and flange: turning and milling aluminum. Reflector: polycarbonate. Protective glass in PMMA or softening glass complete with silicone gasket
finishes	Powder coated. Heat sink anodized
ingress protection	IP66
lamp type	COB. Remote power supply not included
lamp wattage	10W at 500mA. **Vf 17,8V DC.** Dynamic white: Maximum wattage 10W (CH1 + CH2 max 10W, one channel max 10W)
lamp lumens	980lm
delivered lumens	760lm (30°) - 840lm (50°) - 870lm (70°) - 710lm (asymmetrical)
lumen maintenance	50.000h L90
beam	30°, 50°, 70° or asymmetrical reflector (25° and wallwasher)
kelvin	2200K CRI80, 2500K CRI93, 2700K CRI93, 3000K CRI93, 3500K CRI93, 4000K CRI93 / 3 step MacAdam ellipse or Dynamic white (1800K - 4000K)
special features	Safe wiring - Two wires dimming. Designed with symmetrical and asymmetrical reflectors, delivers glare free homogeneous light. UGR<10 (30°), UGR<19 (50°), UGR<25 (70°). The asymmetrical reflector offers longitudinal cut-off and delivers homogeneous light from the upper edge of the wall to the floor with no visible dark zones
dimming options	Push button, potentiometer, 0-10V, DALI, DMX, KNX. Dimming options depend on power supply and additional control units to be separately ordered as accessories
standards	CE, UL approval pending

2400K, 93 CRI

SYMMETRICAL REFLECTOR — Ø 78 — 105 — 22 — Ø 65

IP66 — 120 mm 4.72" — 65 mm 2.56" — 0,5 kg 1.1 lbs — CE

www.b-light.it — 523

4 | TYPE C
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "D"
Page 1 of 3

LINEAR TUBE SLIM

SPECIFICATIONS

base code	674
typology	Compact, linear surface luminaire with symmetrical light distribution
mounting	Via spring clips (code 69813) or via security brackets (code 69821) to be separately ordered as accessories
length	Available in twelve lengths, from 301 to 3051 mm / from 11.85" to 120.12"
diameter	24 mm / 0.94"
construction	Extruded aluminum fixture. End caps in turning and milling aluminum or stainless steel AISI 316L complete with silicone gaskets. Diffuser in frosted PMMA. Enclosure in transparent polycarbonate
finishes	Anodized or polished stainless steel
ingress protection	IP67. Built-in protection from water infiltration and moisture
lamp type	Linear LED array on printed circuit board. PCB L 250 mm / 9.84". PCB increment 250 mm / 9.84" - 3000 mm / 118.11" max. Custom dimensions on request. Remote power supply not included
LED pitch	4,5 mm / 0.18" (224 LEDs per meter)
lamp wattage	From 4,5W to 54W at 48V DC. North America 24V DC
lamp lumens	PCB L 250: 2700K CRI93 - 400lm, 3000K CRI93 - 400lm, 4000K CRI93 - 430lm
delivered lumens	PCB L 250: 290lm (3000K CRI93)
lumen maintenance	50.000h L90
beam	Diffused
kelvin	2700K CRI93, 3000K CRI93 and 4000K CRI93 / 3 step MacAdam ellipse
special features	Reverse polarity protection - Two wires dimming. Diffuse and completely homogenous light distribution across the entire surface
dimming options	Push button, potentiometer, 1-10V, DALI, DMX, KNX. Dimming options depend on power supply and additional control units to be separately ordered as accessories
standards	CE, UL 1598, CSA C22.2

2400K

301 / 3051 — 32 — 17 — Ø 24 — 50

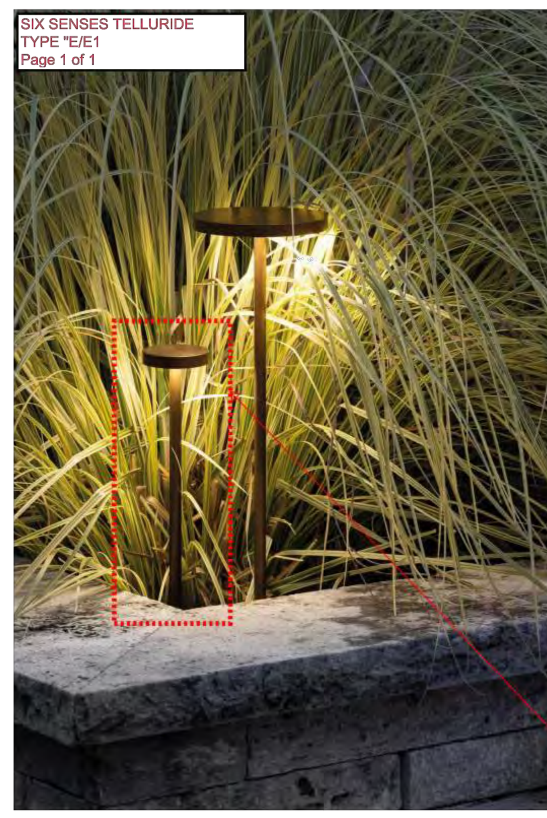
IP67 — CE — 0,15 kg* 0.3 lbs* — * weight based on 250 mm / 9.84"

REFER TO ARCH SHEET A-2.24 FOR TYPE D DETAIL

www.b-light.it — 137

5 | TYPE D
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "E/E1"
Page 1 of 1



TONDO 80 / TONDO 160

SPECIFICATIONS

typology	Bollard with diffused light distribution
mounting	On ground with housing box or spike to be separately ordered as accessories
stem length	250 - 500 mm / 9.84" - 19.69"
diameter	TONDO 80: 80 mm / 3.15" - TONDO 160: 160 mm / 6.30"
construction	Fixture: aluminium. Diffuser in polycarbonate complete with silicone gasket. Stainless steel A4 bolts
finishes	Powder coated
ingress protection	IP65
lamp type	LED array on printed circuit board. Remote power supply not included
lamp wattage	TONDO 80: 4,5W at 24V DC - TONDO 160: 9W at 24V DC
lamp lumens	TONDO 80: 520lm - TONDO 160: 1035lm
delivered lumens	TONDO 80: 245lm - TONDO 160: 780lm
lumen maintenance	50.000h L90
beam	Diffused
kelvin	2700K CRI93, 3000K CRI93 and 4000K CRI93 / 3 step MacAdam ellipse
dimming options	Push button, potentiometer, 0-10V, DALI. Dimming options depend on power supply and additional control units to be separately ordered as accessories
standards	CE

E — TONDO 80 — E1

ONLY USING TONDO 80

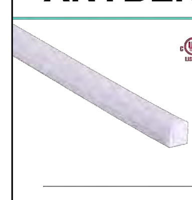
IP65 — CE

www.b-light.it — 3

6 | TYPE E, E1
E.201 | SCALE: N.T.S.

ANYBEND-SW
Q-CAP Flexible Fixtures - MICRO 5 SERIES

SIX SENSES TELLURIDE
TYPE "F/G/J"
Page 1 of 2



ANYBEND-SW is a fully encapsulated flexible linear LED fixture suitable for use in a variety of applications. Because of its dry and wet rating, it is perfect for not only indoor use but also as outdoor accent lighting where the fixture is visible. ANYBEND-SW encapsulates our 24-volt static white LED strips in polyurethane. Offered in three different outputs: standard output (1.0W/ft), high output (2.0W/ft), and very high output (4.0W/ft). ANYBEND-SW has a unique up/down and side bend with a 9" bending radius and it is compatible with three different mounting hardware options to ensure our product fits any design need. Utilize clear endcaps for continuous runs with no light loss.

F & J = STANDARD OUTPUT
G=VHO

Output (Calculated L70 = 40000 hours) — Tested for ANBD-SW-WSC-DRY

CCT	SO Standard Output 1 W/ft ENC/CL LM	ENC/CL CRI	ENC/TL LM	ENC/TL CRI	HO High Output 2 W/ft ENC/CL LM	ENC/CL CRI	ENC/TL LM	ENC/TL CRI	VHO Very High Output 4 W/ft ENC/CL LM	ENC/CL CRI	ENC/TL LM	ENC/TL CRI
2400K	44	93	49	92	120	93	131	92	260	93	253	93
2700K	48	96	32	98	133	97	85	98	283	97	186	98
3000K	52	95	47	96	140	95	127	97	300	96	217	97
3500K	51	98	41	98	137	98	109	98	296	97	247	98
4000K	46	97	53	98	122	97	138	98	275	96	304	97

Dimensions — .38" — .58" — Profile (Standard)

Wiring Detail — 1" increments from 1"-191" — BW 24"

Part Number Builder

Product	Mounting	Rated	CCT	Output	Lens	Type	Connector/Wire in	Connector/Wire out	End Caps (No feed)	Length (in)
ANBD-SW	WSC, PPS-2, PPS-96, PPS-FT, PPS-LP-2, PPS-LP-96, PPS-LP-FT	DRY (IP20), WET (IP67)	24 - 2400K, 27 - 2700K, 30 - 3000K, 35 - 3500K, 40 - 4000K	SO (1.0W), HO (2.0W), VHO (4.0W)	ENC/CL, ENC/TL	Single (Closed end): S1A, S1B; Pass through: P1A, P1B	BW, BRL, CON6, CON24	N/A; BW, BRL, CON6, CON24	CL, WH; N/A	

Voltage: 24 VDC. Wattage: see table. ENCAPSULATED PRODUCTS ARE NOT FIELD CUTTABLE

REFER TO ARCH SHEET A-2.24 FOR TYPE F, G & J DETAIL

- **BW** comes in standard 24"- request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
- **Connector/Wire In or Out** not needed to specify product. Standard configuration is type S1, Connector/Wire In: BW & Connector/Wire Out: N/A with white endcaps (WH)

Flexibility — 9"

- Field modifications are not covered under Q-Tran warranty
- 5 year warranty
- Up/Down, Side Bend
- Data subject to change, all data has +/- 5% tolerance
- **PPS-FT** and **PPS-LP-FT** is to be cut at Q-Tran to requested length

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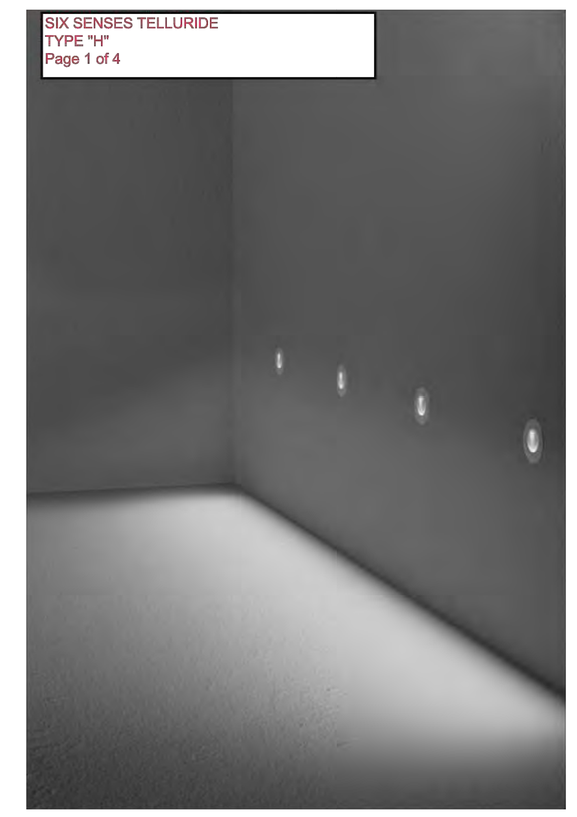
7 | TYPE F, G, J
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "H"
Page 1 of 4



ATRIA FW

PLUS — GLARE FREE

SPECIFICATIONS

base code	66129
typology	Recessed wall mounting glare free floorwasher with flat trim
mounting	In concrete using housing box (code: 69397 or 69398) to be separately ordered as accessory
diameter	103 mm / 4.06"
height	83 mm / 3.27"
required depth	Depending on housing box
first fit requirement	Yes, separate housing box: code 69397 or code 69398 (adjustable height)
surface cut out	100 mm / 3.94"
construction	Fixture and flange: turning and milling aluminum. Lens: Polycarbonate. Protective glass or PMMA complete with silicone gasket. Housing box: PVC
finishes	Anodized or powder coated
ingress protection	IP66
lamp type	LED array on printed circuit board. Remote power supply not included
lamp wattage	8W at 48V DC. North America 5W at 24V DC
lamp lumens	8W: 720lm; 5W: 450lm
delivered lumens	8W: 530lm; 5W: 360lm
lumen maintenance	50.000h L90
beam	Asymmetrical reflector: 5° - 75° towards the floor
kelvin	2700K CRI93 and 3000K CRI93 / 3 step MacAdam ellipse
special features	48V DC: unpolarized electronic system. 24V DC: reverse polarity protection. B LIGHT Thermal Sensor - Safe wiring - Two wires dimming. Designed with an asymmetrical reflector offers longitudinal cut-off and delivers glare free homogeneous light from the lower edge of the wall with no visible dark zones
dimming options	Push button, potentiometer, 0-10V, DALI, DMX, KNX. Dimming options depend on power supply and additional control units to be separately ordered as accessories
standards	CE, UL 1598, CSA C22.2

2400K

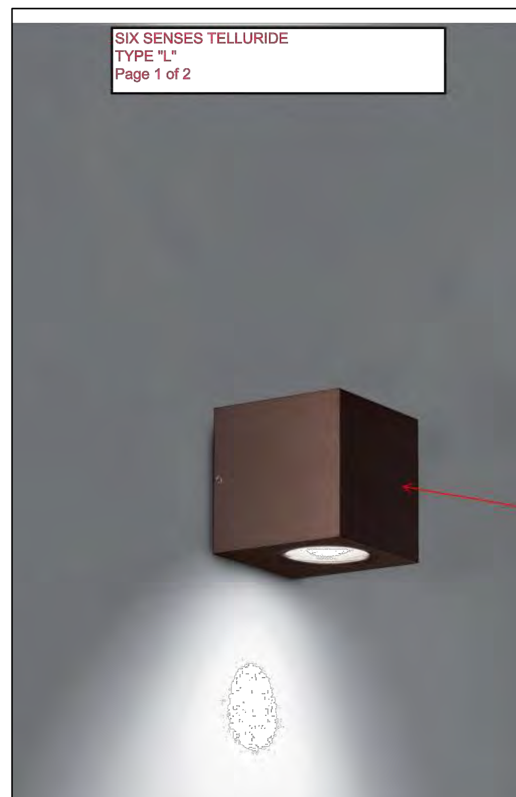
Ø 103 — 83 — Ø 80 — 69397 — 69398 — 135 — 139-189

IP66 — 100 mm 3.94" — 0,55 kg 1.2 lbs — CE

www.b-light.it — 547

8 | TYPE H
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "L"
Page 1 of 2



NOTE: DOWNLIGHT

KUBO 54 W / KUBO 54 W2

SPECIFICATIONS

base code	66415/XX KUBO 54 W - 66416 KUBO 54 W2
typology	Wall mounted luminaire with light emission on one side (KUBO 54 W) or two sides, direct light and indirect light (KUBO 54 W2)
mounting	To wall using mounting plate
width	54 mm / 2.13"
depth	KUBO 54 W: 54 mm / 2.13"; KUBO 54 W2: 62 mm / 2.44"
height	KUBO 54 W: 54 mm / 2.13"; KUBO 54 W2: 110 mm / 4.33"
construction	Fixture: turning and milling aluminum. Lens: PMMA. Protective glass in PMMA complete with silicone gasket
finishes	Powder coated
ingress protection	IP67. North America wet location. Built-in protection from water infiltration and moisture
lamp type	LED array on printed circuit board. Remote power supply not included
lamp wattage	KUBO 54 W: 5W at 350 mA. KUBO 54 W2: 10W (5W direct light and 5W indirect light) at 350 mA
lamp lumens	KUBO 54 W: 420lm - KUBO 54 W2: 840lm
delivered lumens	KUBO 54 W: 270lm (3000K CRI93, 36°) - KUBO 54 W2: 540lm (3000K CRI93, 36°)
lumen maintenance	50.000h L90
beam	16°, 36°, 45°
kelvin	2400K CRI93 / 3 step MacAdam ellipse
special features	Unpolarized electronic system (24V DC: reverse polarity protection) - Safe wiring. 48V DC, 24V DC: Thermal Sensor - Two wires dimming - Water stop technology
dimming options	Push button, potentiometer, 0-10V, DALI, DMX, KNX. Dimming options depend on power supply and additional control units to be separately ordered as accessories
listings	CE, ETL listed for wet location

2400K

KUBO 54 W — 54 — 54 — 54

IP67 — 0,35 kg 0.8 lbs — 0,63 kg 1.9 lbs — CE

REFER TO ARCH SHEET A-2.24 FOR TYPE L DETAIL

www.b-light.it — 263

9 | TYPE L
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "M"
Page 1 of 2

VANILLA

LINE LED GRAZER/WALLWASHER

The Vanilla LINE exterior linear is a high efficacy linear LED fixture with a wide range of optical options. Fixture is outdoor rated IP67. It features a very compact body that is suitable for installation conditions with limited space. It is ideal for facade lighting for historical and modern buildings. With its end to end installation capabilities, it can provide a uniform lighting effect along any facade condition with constant pixel pitch. The fixture comes with an array of accessories to meet anyapplication condition. Such as the micro louver for optimal glare control.

Fixture features an extruded aluminum body and tempered glass construction. Integrated thermal management system with passive cooling.

LIGHT SOURCE AND PERFORMANCE

LIGHT:	LED MODULE			
SOURCE:	LED			
SDCM:	2 STEP			
CCT:	2700K / 3000K / 4000K			
CRI:	80 CRI	90 CRI (AVAILABLE UPON REQUEST)		
LENGTH:	12 INCH	24 INCH	37 INCH	49 INCH
WATTAGE:	14.4 W	28.8 W	43.2 W	57.6 W
LUMEN PERF:	91 LM/W	91 LM/W	91 LM/W	91 LM/W
DELIVERED LUMENS:	1313 LMS	2626 LMS	3939 LMS	5252 LMS
OPERATING TEMP:	-40° F - 120° F			
POWER:	24 - 48 VDC			
RATING:	IP 67			

2400K

DIMENSIONS — 1 FEET — 2 FEET — 3 FEET — 4 FEET

VAN	PROFILE	STEM LENGTH (INCH)	CRI	COLOR TEMP (KELVIN)	OPTICS	DRIVER**	MOUNTING	OPTION
	LINE	1 — 12.20; 2 — 24.49; 3 — 36.77; 4 — 49.06	8 — 80; 9 — 90*	27 — 2700K; 30 — 3000K; 40 — 4000K	N — 16°; M — 30°; W — 45°; EW — 55°; EL — 15 x 35°; WW — 20x25°	E — ELV; XX — Other**	FP — FIXED; AP — ADJUSTABLE	ML — MICRO LOUVER; CT — CONNECTION KIT; JT — JUNITON BOX (3 WAY); VS — VISOR

*90 CRI available upon request
** Other dimming options available upon request

Imported by the Lighting Group Network (LGN) https://www.lightinggroupnetwork.com

Lighting Group Network is the premier importer of European lighting products. We specialize in tailoring products from around the world to make them compliant with every North American market. From component sourcing, to full listings, Lighting Group Network has the engineering background to bring any manufacturer or product to full local compliance.

Fixture is rated for outdoor use IP67 — Updated: July 7, 2022

REFER TO ARCH SHEET A-2.24 FOR TYPE M DETAIL

10 | TYPE M
E.201 | SCALE: N.T.S.

SIX SENSES TELLURIDE
TYPE "N"
Page 1 of 3

ATRIA 60 P

PLUS — GLARE FREE

SPECIFICATIONS

base code	66098
typology	Compact glare free downlight with flat trim and symmetrical or asymmetrical (wallwasher and downlight) light distribution
mounting	In plasterboard using springs (included)
diameter	60 mm / 2.36"
height	56 mm / 2.20"
required depth	70 mm / 2.76" if mounting in plasterboard; 115 mm / 4.53" if mounting in concrete
ceiling cut out	Plasterboard: 50 mm / 1.97"
construction	Fixture and bezel: turning and milling aluminum. Reflector: polycarbonate. Protective glass in PMMA or softening glass complete with silicone gasket
finishes	Anodized or powder coated when painted. Heat sink anodized
ingress protection	IP66
lamp type	COB. Remote power supply not included
lamp wattage	6W at 350 mA. **Vf 17,8V DC.** Dynamic white: Maximum wattage 6W (CH1 + CH2 max 6W, one channel max 6W)
lamp lumens	690lm
delivered lumens	610lm (50°) - 630lm (70°) - 510lm (asymmetrical)
lumen maintenance	50.000h L90
beam	50°, 70° or asymmetrical reflector (25° and wallwasher)
kelvin	2200K CRI93, 2700K CRI93, 3000K CRI93, 4000K CRI93 / 3 step MacAdam ellipse or Dynamic white (1800K - 4000K) CRI93
special features	Safe wiring - Two wires dimming. Designed with symmetrical and asymmetrical reflectors, delivers glare free homogeneous light. UGR<19 (50°), UGR<25 (70°). The asymmetrical reflector offers longitudinal cut-off and delivers homogeneous light from the upper edge of the wall to the floor with no visible dark zones
dimming options	Push button, potentiometer, 0-10V, DALI, DMX, KNX. Dimming options depend on power supply and additional control units to be separately ordered as accessories
standards	CE, UL approval pending

2400K

Ø 60 — SYMMETRICAL REFLECTOR — 56

IP66 — 70 mm 2.76" — 50 mm 1.97" — 0,1 kg 0.2 lbs — CE

www.b-light.it — 513

11 | TYPE N
E.201 | SCALE: N.T.S.

Image Spot®

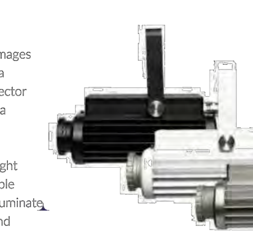
SIX SENSES TELLURIDE
TYPE "R"
Page 1 of 4

ROSCO

Brilliant Imaging.

Crystal clear optics allow you to project vivid images and messaging up to 40 ft. (12m) away! Using a mere 45W of power, the Image Spot LED projector packs an amazing amount of light output from a versatile and compact design.

The cool white or warm white LEDs ensure bright imaging in virtually any environment. An available filter kit allows the Image Spot to be used to illuminate subjects in museums, themed entertainment and hospitality venues.



KEY FEATURES
- 40W LED array with 19°, 25° or 30° beam optics provide superb image uniformity and fringe-free shadows
- IP40 rating for indoor use or IP65 rating for outdoor use HT variant for high ambient temperature environments
- Accepts Rosco Image Spot Gobos and Permacolor Dichroic Glass Color Filters
- Available OPTI-FLECS filter packs for beam diffusion
- Accepts universal line voltage input allowing operation anywhere around the globe
- On board dimming control
- DMX512 compatibility provides flicker-free dimming throughout the range: 100% ~ 0%
- Passive cooling means operation is completely silent
- Standard Color Options: Black, White and Silver

Superior Uniformity Across Entire Field — Image Diameter Ø 550mm — LUX Ø 45mm %: 2590 100%, 2400 96%, 2490 96%, 2380 91%

CONCEALED FIXTURE PER DETAIL. THIS FIXTURE WILL PROJECT DOWN ONTO PORTE COCHERE FLOOR. REFER TO ARCH SHEET A-2.24 FOR TYPE R DETAIL.

WWW.ROSCO.COM

11 | TYPE R
E.201 | SCALE: N.T.S.

FLEX-SQUARE
FLEX Light: Static White Pool & Spa

SIX SENSES TELLURIDE
TYPE "Q"
Page 1 of 2

The FLEX series is ideal for spaces where the light will be in direct view. As the name implies, these LED lights are flexible and can be easily molded into different curvatures. The housing and the lens allow for a perfect monochromatic light source with no hot spots. All of Q-Tran's FLEX series fixtures are made with high-quality SMD LED chips, are UV and flame resistant and are extremely energy-efficient.

The FLEX Square Static White Pool & Spa is available in a variety of different color temperatures and is submersible rated (IP68).

Color Temperature (CCT) — 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Housing Color — White

Dimensions — BEAM ANGLE 120° — 11.81" bending radius — VB: Vertical Bending — HB: Horizontal Bending

Lead Wire Length (ft)

LED Load (W)	Max Recommended Lead Length (ft) 18AWG
20W	160
30W	95
40W	70
50W	55
60W	45
80W	30
100W	16

Part Number Builder

Product	Series	CCT	Bend Direction	CRI	Watts/ft	Connector In	Connector In Orientation	Connector In Wire Length	Connector Out	Connector Out Orientation	Connector Out Wire Length	Illuminated Length (in)
FLS-SW-PS	P - PVC	22 - 2200K, 27 - 2700K, 30 - 3000K, 35 - 3500K, 40 - 4000K, 57 - 5700K	VB Vertical Bend, HB Horizontal Bend	90	3.6	DIM Dual Injected-Molded	FC, BC, SCL, SCR	15', 30', 50', 100'	DIM Dual Injected-Molded	FC, BC, SCL, SCR, EC	15', 30', 50', 100', N/A	2.19" increments; Nominal max length: 26'

FLEX Square Static White Pool & Spa (IP68). Voltage: 24 VDC

- Product length = illuminated length + connector length
- For factory assembled connector information, see page 2
- For compatible power supplies, see page 2
- For extrusion options, see page 2 (sold separately)

REFER TO ARCH SHEET A-2.24 FOR TYPE Q DETAIL

- 2 year warranty on PVC
- IP68 Pool & Spa rated
- Ambient temperature: 32°F to 113°F
- UV & Flame resistant construction
- No diode imaging
- Max run is 26'
- PVC construction
- Pool installations require end cap/no daisy chain

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11 | TYPE Q
E.201 | SCALE: N.T.S.

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA — landscape architecture + construction

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:5843.00

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

SEAL

JOB NO. Project Number

PHOTOMETRIC CUTSHEETS

E.201

12/13/2022 11:36:51 AM

REVISIONS KEY NOTES INDEX

CLOUDS DELINEATE AREAS THAT HAVE BEEN REVISED AND ARE NO LONGER CURRENT IN MOST RECENT SUBMISSION

1. LOT AREA REVISED IN TOWN COUNCIL FIRST READING SUBMISSION. (LAND ADDED TO 109R2 PROPERTY BOUNDARY PER STAFF REQUEST.)
2. BUILDING AREAS REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
3. SHEET REMOVED FROM TOWN COUNCIL FIRST READING SUBMISSION
4. UPDATED BACKGROUND REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
5. SHEET TITLE REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
6. PARKING REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
7. MOUNTAIN VILLAGE BLVD EMPLOYEE ACCESS REMOVED IN TOWN COUNCIL FIRST READING SUBMISSION
8. PORTE COCHERE AWNING REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
9. PILASTER LIGHTING REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
10. LEVEL G2 MASSING REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
11. ELEVATOR CONFIGURATION REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
12. AREA WELL REMOVED, RETAINING WALL REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
13. LEVEL G3 ADDED IN TOWN COUNCIL FIRST READING SUBMISSION
14. TRASH ENCLOSURE REVISED IN TOWN COUNCIL FIRST READING SUBMISSION
15. EASEMENTS AREAS REVISED IN TOWN COUNCIL FIRST READING SUBMISSION (FINAL AREAS TO BE PROVIDED AT FINAL TOWN COUNCIL)
16. AVERAGE HEIGHT REVISED IN TOWN COUNCIL FIRST READING SUBMISSION

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.02.23

PROJECT INFORMATION

PROJECT LOCATION

MOUNTAIN VILLAGE, CO

ZONING AND DESIGNATION:

ZONE DISTRICT - VILLAGE CENTER

LOT 109R2 - MAJOR PUD AMENDMENT

LOT 109R2 TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

PROPOSED PUD AREA:

0.821 ACRES - 35,771 SQ. FT.

LOT COVERAGE COVERAGE:
(INCLUSIVE OF COVERED WALKWAYS, PATIOS & DECKS)

35,085 SF /35,771 SF x 100 = 98%

BUILDING AREA:

173,603 SF TOTAL CONDITIONED

68,121 SF PARKING & MECHANICAL - TEMPERED

241,724 SF COMBINED CONDITIONED + TEMPERED

BUILDING HEIGHTS:

~~MAXIMUM BUILDING HEIGHT: 68' - 9"~~
AVERAGE BUILDING HEIGHT: 62.35'

*ADDITIONAL HEIGHT INFORMATION CAN BE FOUND ON SHEETS A-1.11, A-1.12. A-2.02, A-2.03, A-2.04, & A-2.05

PER MOUNTAIN VILLAGE CDC SECTION 1601:

GRND SNOW LOAD: 130 lbs. MIN (standard plus elevation per SEAC Guide)
WIND SPEED: 90 MPH (3 sec wind gust)
WIND EXPOSURE: C
CLIMATE ZONE: 6B
SEIMSMIC DESIGN: CLASS C
FROST LINE DEPT: 48"
TERMITES: SLIGHT TO MODERATE

1
2
16

VICINITY MAP

SCOPE OF WORK

THE PROPOSED CONCEPT DESIGN IS COMPRISED OF HOTEL WITH EMPLOYEE HOUSING, APARTMENTS, AND CONDOS. THE COMMERCIAL SPACE INCLUDES RETAIL SPACES, RESTAURANTS, BAR, SPA, WEDDING VENUE, MEETING SPACE, AND POOL DECK.

SHEET INDEX

3

SHEET NUMBER	SHEET NAME	DRB SUBMITTAL #1 04.24.2022	SPECIAL HEARING SUBMITTAL 05.19.2022	TOWN COUNCIL SUBMITTAL #1 06.07.2022	TOWN COUNCIL SUBMITTAL 08.08.2022	FINAL DRB SUBMITTAL 10.21.2022
01 GENERAL						
G-000	COVER SHEET	X	X	X	X	X
G-001	PUBLIC BENEFITS DIAGRAM				X	X
G-002	PUBLIC BENEFITS DIAGRAM					X
02-SURVEY						
C2.1	SITE GRADING WITH GARAGE ACCESS PROFILE	X	X	X	X	X
C2.3	TURNING TEMPLATE EXHIBIT	X	X	X	X	
C2.4	SNOWMELT DIAGRAM		X	X	X	
C3	UTILITY PLAN	X	X	X	X	
C3.1	UTILITY & STORM DRAIN PLAN					X
C4	CONSTRUCTION MITIGATION PLAN					X
C5	CONSTRUCTION MITIGATION PLAN					X
03-LANDSCAPE						
L0.02	EXISTING TREE PLAN & REPORT					X
L1.01	PLAZA LANDSCAPE PLAN					X
L1.02	PLAZA LANDSCAPE MATERIALS					X
L1.03	LANDSCAPE FLOORS 2-5					X
L1.04	LANDSCAPE FLOORS 6-7					X
L2.01	PLAZA LANDSCAPE GRADING PLAN					X
L2.02	SNOWMELT DIAGRAM					X
L2.03	PLAZA IRRIGATION PLAN					X
L2.04	PLAZA OUTDOOR LIGHTING DIAGRAM					X
L2.05	OUTDOOR LIGHTING DIAGRAM FLOORS 6-7					X
L4.01	PLAZA PLANTING PLAN					X
05-ARCHITECTURAL						
A-0.00	ARCHITECTURAL SITE PLAN	X	X	X	X	X
A-0.P1	PERSPECTIVE RENDERINGS	X	X	X	X	X
A-0.P2	PERSPECTIVE RENDERINGS				X	X
A-0.P3	PERSPECTIVE RENDERINGS				X	X
A-0.P4	PERSPECTIVE RENDERINGS					X
A-0.P5	PERSPECTIVE RENDERINGS					X
A-1.01	FLOOR PLAN - LEVEL G2 - OVERALL	X	X	X	X	X
A-1.02	FLOOR PLAN - LEVEL G1 PLAZA - OVERALL	X	X	X	X	X
A-1.03	FLOOR PLAN - LEVEL 1/G1A PARKING - OVERALL	X	X	X	X	X
A-1.04	FLOOR PLAN - LEVEL 1 MEZZANINE - OVERALL	X	X	X	X	X
A-1.05	FLOOR PLAN - LEVEL 2 - OVERALL	X	X	X	X	X
A-1.06	FLOOR PLAN - LEVEL 3 - OVERALL	X	X	X	X	X

SHEET NUMBER	SHEET NAME	DRB SUBMITTAL #1 04.24.2022	SPECIAL HEARING SUBMITTAL 05.19.2022	TOWN COUNCIL SUBMITTAL #1 06.07.2022	TOWN COUNCIL SUBMITTAL 08.08.2022	FINAL DRB SUBMITTAL 10.21.2022
A-1.07	FLOOR PLAN - LEVEL 4 - OVERALL	X	X	X	X	X
A-1.08	FLOOR PLAN - LEVEL 5 - OVERALL	X	X	X	X	X
A-1.09	FLOOR PLAN - LEVEL 6 - OVERALL	X	X	X	X	X
A-1.10	FLOOR PLAN - LEVEL 7 - OVERALL	X	X	X	X	X
A-1.11	OVERALL ROOF & MAX HEIGHT PLAN	X	X	X	X	X
A-1.12	AVERAGE HEIGHT PLAN	X	X	X	X	X
A-2.00	EXTERIOR MATERIAL ELEVATIONS					X
A-2.01	EXTERIOR MATERIAL ELEVATIONS					X
A-2.02	NORTH & EAST ELEVATIONS	X	X	X	X	X
A-2.03	SOUTHEAST & WEST ELEVATIONS	X	X	X	X	X
A-2.04	3D MAX HEIGHT WITH EXISTING TOPO	X	X	X	X	X
A-2.05	3D MAX HEIGHT WITH PROPOSED TOPO	X	X	X	X	X
A-2.10	GARAGE UTILITY DIAGRAM			X	X	X
A-2.21	EXTERIOR ELEVATION SNOW MELT STUDY	X	X	X	X	X
A-2.22	EXTERIOR ELEVATION SNOW MELT STUDY	X	X	X	X	X
A-2.23	TYPICAL DETAILS, WINDOW LEGEND AND DOOR SCHEDULE	X	X	X	X	X
A-3.00	BUILDING SECTION		X	X	X	X
A-111	TRASH ENCLOSURE FLOOR PLANS & ELEVATIONS				X	X
08-ELECTRICAL						
E.100	LIGHTING SITE PLAN					X
E.101	PHOTOMETRIC SITE PLAN					X
E.102	POOL DECK & BALCONY PHOTOMETRIC					X
E.200	PHOTOMETRIC SCHEDULES					X
E.201	PHOTOMETRIC CUTSHEETS					X
E.202	PHOTOMETRIC CUTSHEETS					X

PROJECT TEAM

OWNER
TIARA TELLURIDE
450 S OLD DIXIE HWY
JUPITER, FL 33458

ARCHITECT
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE CO 80027

CIVIL ENGINEER
UPCOMPAHGRE ENGINEERING, LLC
P.O.BOX 3945
TELLURIDE, CO 81435

LANDSCAPE ARCHITECT
MARPA LANDSCAPE ARCHITECTURE
1539 PEARL ST
BOULDER, CO 80302

STRUCTURAL ENGINEER
ANCHOR ENGINEERING
2535 17TH ST
DENVER, CO 80211

MECHANICAL/PLUMBING ENGINEER
MCGRATH INCORPORATED
5353 W DARTHMOUTH AVE
SUITE 506
DENVER, CO 80227

ELECTRICAL ENGINEER
AE DESIGN
1900 WAZEE ST, #205
DENVER, CO 80202

LIGHTING DESIGNER
G2J DESIGN NEW YORK
2287 JOHNSON AVE
SUTE #15 H
RIVERDALE, NY
10463

INTERIORS
ROSE INK WORKSHOP
5 WHITE ST, 4B
NEW YORK, NY 10013

LEED & ENERGY MODELER
INTERTEK
1795 DOGWOOD ST.,
SUITE 200
LOUISVILLE, CO 80027

BUILDING ENVELOPE
ARCHITECTURAL CONSULTING & FORENSICS, PLLC
4739 N LUNE AVE
CHICAGO, IL 60630

DRAWING SYMBOLS

BUILDING SECTION REFERENCE
WALL SECTION REFERENCE
DETAIL SECTION REFERENCE
VIEW NUMBER
VIEW NAME
VIEW SCALE
EXTERIOR ELEVATION REFERENCE
VERTICAL ELEVATION REFERENCE
GRID LINE
NORTH ARROW
INTERIOR ELEVATION REFERENCE
DETAIL CALLOUT
CENTERLINE
WINDOW TAG
KEYNOTE REFERENCE
INTERIOR PARTITION TYPE
DOOR TAG
CASEWORK TAG
WALL FINISH TAG
SPECIALTY EQUIPMENT TAG
FLOOR FINISH TAG
REVISION CLOUD AND TAG

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3834

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSA LORD
14827
REGISTERED ARCHITECT
SEAL

Project Number
JOB NO.

COVER SHEET

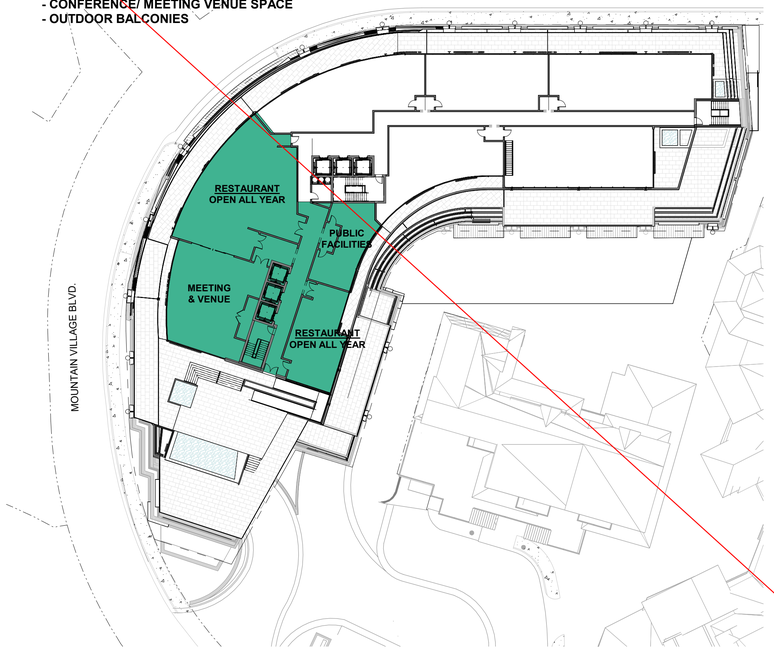
G-000

10/21/2022 4:43:14 PM

3

LEVEL 6

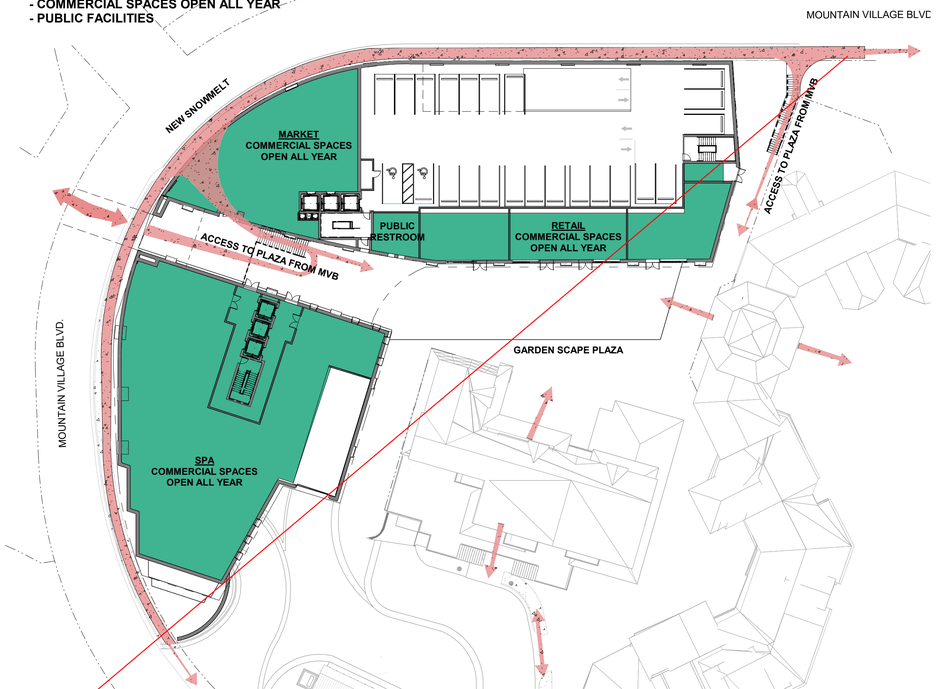
- TWO (2) RESTAURANTS, OPEN ALL YEAR
- PUBLIC FACILITIES
- CONFERENCE/ MEETING VENUE SPACE
- OUTDOOR BALCONIES



3. LEVEL 6 PUBLIC SPACES - PUBLIC BENEFITS
1/32" = 1'-0"

PLAZA LEVEL & MVB

- ACCESS FROM STREET (MVB) TO PLAZA
- COMMERCIAL SPACES OPEN ALL YEAR
- PUBLIC FACILITIES

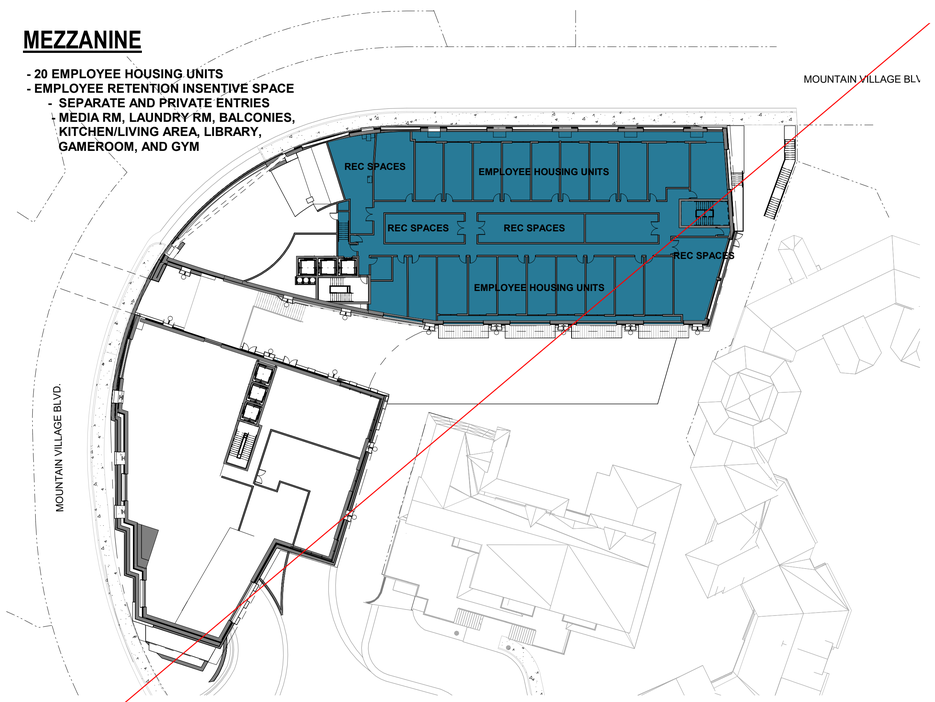


4 PEDESTRIAN MOVEMENT & COMMERCE - PUBLIC BENEFITS
1/32" = 1'-0"

DIAGRAMS REMOVED FROM DESIGN SET

MEZZANINE

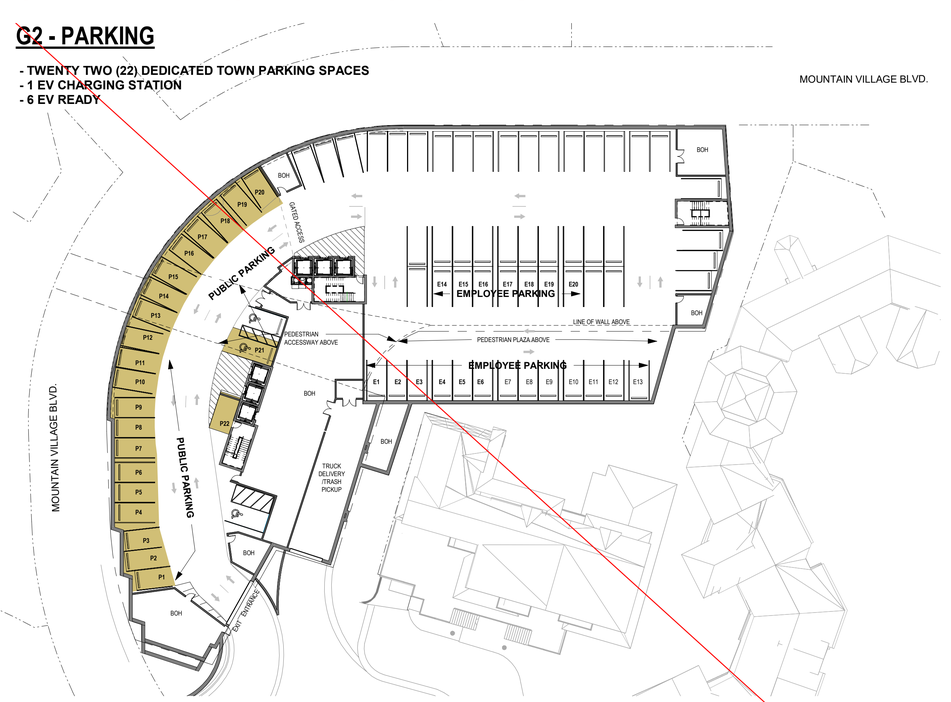
- 20 EMPLOYEE HOUSING UNITS
- EMPLOYEE RETENTION INSENTIVE SPACE
  - SEPARATE AND PRIVATE ENTRIES
  - MEDIA RM, LAUNDRY RM, BALCONIES, KITCHEN/LIVING AREA, LIBRARY, GAMEROOM, AND GYM



1 EMPLOYEE HOUSING - PUBLIC BENIFITS
1/32" = 1'-0"

G2 - PARKING

- TWENTY TWO (22) DEDICATED TOWN PARKING SPACES
- 1 EV CHARGING STATION
- 6 EV READY



2 DEDICATED TOWN PARKING - PUBLIC BENEFITS
1/32" = 1'-0"

TRUE NORTH
PROJECT NORTH

1/32" = 1'
0 16' 32' 64'

10/21/2022 11:29:58 AM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #305 | Denver, CO 80202 | 303.296.2834
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATHRYN A. KOLB
REGISTERED
No. ARCHITECT 01827
LICENSED ARCHITECT
SEAL

JOB NO. Project Number

PUBLIC BENEFITS DIAGRAM

G-001

3

DIAGRAMS REMOVED FROM DESIGN SET

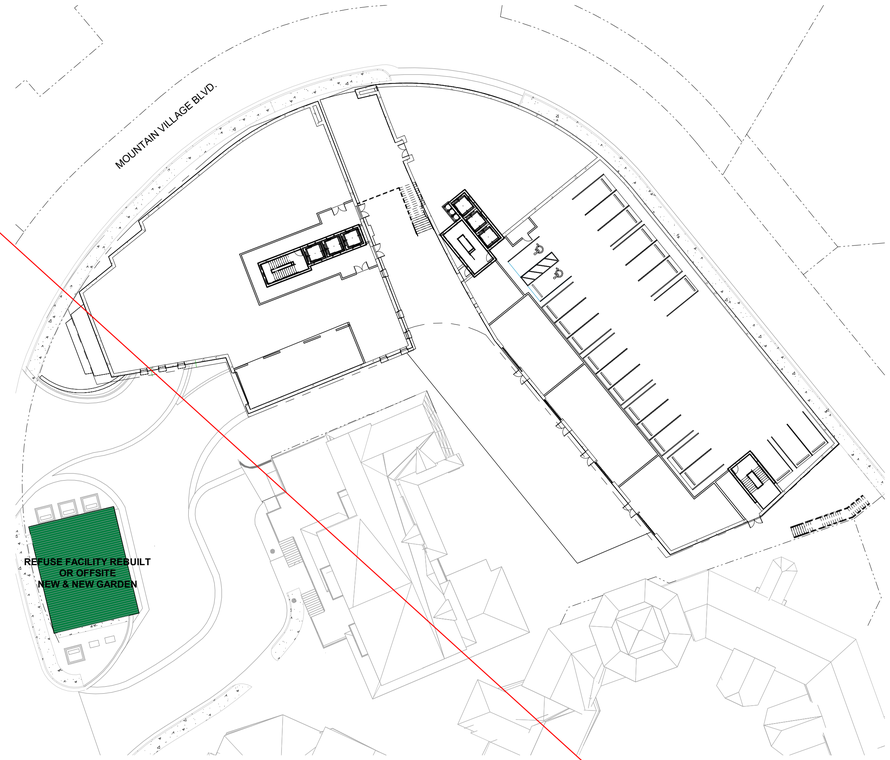
PLAZA LEVEL & MVB

- NEW SNOW MELT SIDEWALKS
- NEW SNOW MELT DRIVEWAY

1 PUBLIC SNOWMELT DIAGRAM
1/32" = 1'-0"

LOT OS-3BR-2 OFF MTN VILLAGE BLVD

- NEW REFUSE FACILITY REBUILT OFFSITE



2 TRASH ENCLOSURE DIAGRAM
1/32" = 1'-0"

TRUE NORTH

1/32" = 1'
0 16' 32' 64'

10/21/2022 2:28:56 PM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #305 | Denver, CO 80202 | 303.296.3834
aedesignsinc.com Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

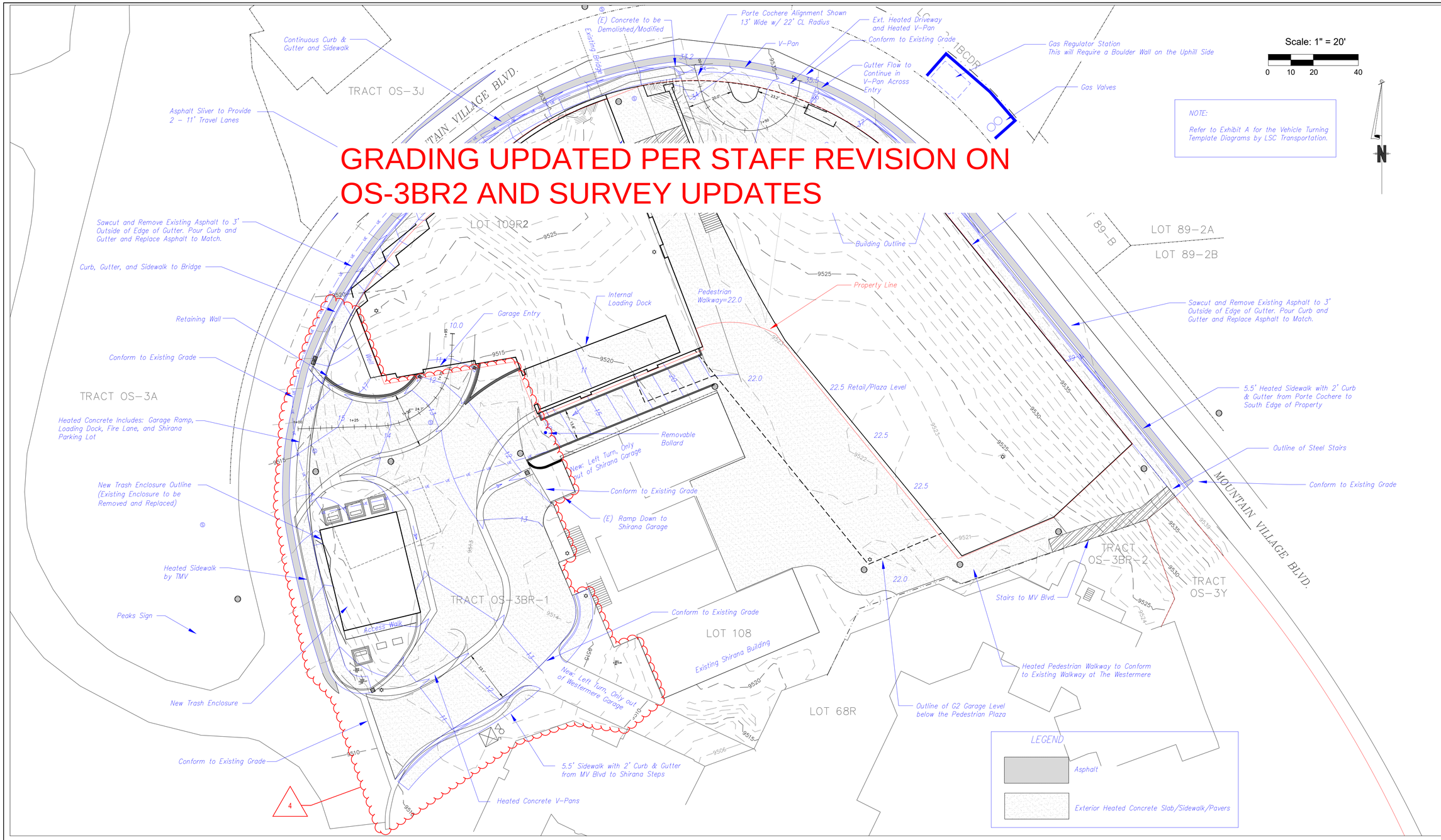
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

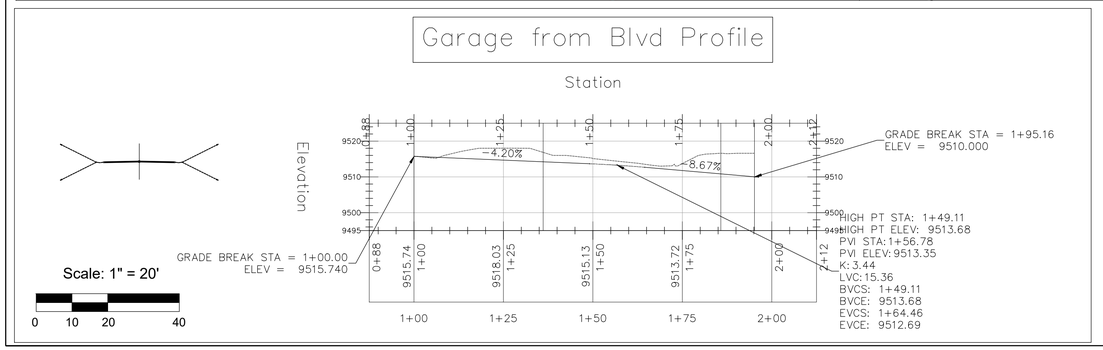
STATE OF COLORADO
KATHRYN [illegible] BOND
NO. 0041827
LICENSED ARCHITECT
SEAL

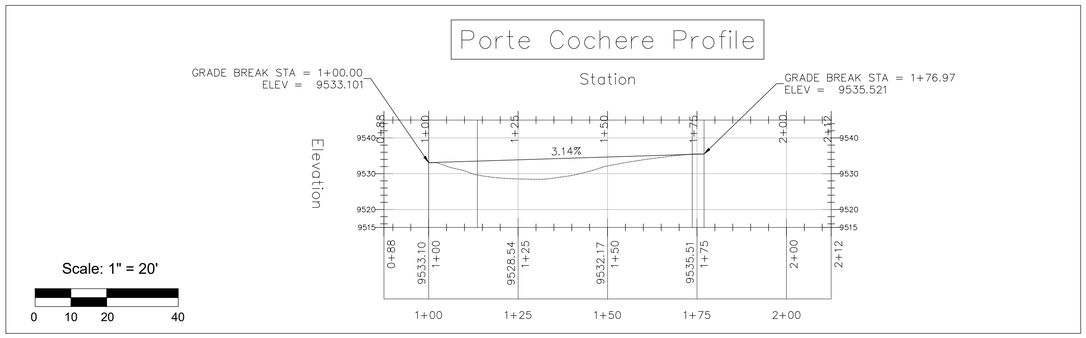
JOB NO. Project Number

PUBLIC BENEFITS DIAGRAM

G-002


GRADING UPDATED PER STAFF REVISION ON
OS-3BR2 AND SURVEY UPDATES





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-04-15
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08
Submittal	2022-09-23
Submittal	2022-10-21

Lot 109R
Mtn. Village, CO

NOT FOR CONSTRUCTION
COLORADO LICENSED PROFESSIONAL ENGINEER
10-21-22

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

Site Grading

with

Garage Access Profile

C2.1

UTILITIES REVISED/UPDATED PER STAFF DIRECTION

Scale: 1" = 20'
0 10 20 40

Install Drop Manhole to Lower See Forever Village Sewer
Install Drop Inlet to Lower the Storm Drain
(E) STORM DRAIN
INVERT 12" PVC IN 9511.32'
INVERT 12" PVC OUT 9511.26'
New Drop Inlet
Remove
New 18" Culvert
LOT 89-1BCDR
Gas Regulator Station
This will Require a Boulder Wall on the Uphill Side
Gas Valves
Re-Use Existing Conduit across Bridge
Re-Locate Switch Gear to South of the Trash Enclosure
TRACT OS-3J
MOUNTAIN VILLAGE BLVD.
STORM DRAIN
INVERT 12" PVC IN 9510.47'
INVERT 12" PVC OUT 9510.42'
IE=06.0
(E) MANHOLE
RIM 9537.57'
INVERT 8" PVC IN 9532.07'
INVERT 8" PVC OUT 9531.97'
24" Elliptical Storm Drain and 8" Sanitary Sewer from See Forever will be Routed through the Garage
(E) STORM DRAIN
INV. 2.5' CONC. IN 9508.46'
INV. 2.5' CONC. OUT 9508.36'
(E) STORM DRAIN
INV. 24" CONC. IN 9506.89
INV. 12" PVC IN 9506.84
INV. 24" CONC. OUT 9506.74
(E) SEWER MANHOLE
RIM 9516.88'
INVERT 8" PVC IN 9506.90'
INVERT 8" PVC OUT 9506.68'
TRACT OS-3A
(E) STORM DRAIN
INVERT 2.5 CONC. IN 9509.32
INVERT 2.5 CONC. OUT 9509.19
IE=04.5
IE=03.5
IE=02.5
IE=03.0
Re-Locate the Shirana Transformer
Pour New MH Invert on Existing Main. Exact Location TBD based on Final Foundation Plans.
Relocated Shirana Transformer
Lot 109R Transformers
Access Door
Sidewalk
Trash Enclosure
Lot 109 Power Disconnects
Shirana Entry
TRACT OS-3BR-1
Shirana
(E) Sanitary Manholes. Scaled, not Surveyed
Remove
New Drop Inlet where Grade Allows
The Peaks Sign
Country Club Drive
Re-Located Switch Gear. Power Feeds must be Re-Run to provide continuous lines.
4
Remove
(E) MANHOLE BC-3A
RIM 9522.70'
INVERT 8" PVC IN 9515.57'
INVERT 8" PVC OUT 9515.44'
(E) STORM DRAIN
INVERT 12" PVC IN 9511.86'
INVERT 12" PVC OUT 9511.82'
Property Line
(E) STORM DRAIN
INVERT 6" STEEL IN 9514.57'
INVERT 4" PVC IN 9512.65'
INVERT 12" PVC OUT 9512.50'
New Water Valve
Re-Routed Water
LOT 108
LOT 68R
LOT 69R1
TRACT OS-3BR-2
TRACT OS-3Y
New Drop Inlet
Gas Meter
Low Pressure Gas Tee to be capped for Future Service to Lot 161
Water to Fire Room
(E) High Pressure Gas
MOUNTAIN VILLAGE BLVD.

LEGEND
- Existing Waterline
- Existing Waterline
- Proposed Waterline
- Existing Sanitary
- Existing Sanitary to be Removed
- Proposed Sanitary
- Existing Storm Drain
- Existing Storm Drain to be Removed
- Proposed Storm Drain
- Existing Storm Drain Inlet
- Proposed Storm Drain Drop Inlet
- Existing Sanitary Manhole
- Proposed Sanitary Manhole

Note:

Power Re-Locates are being coordinated with SMPA. It is assumed that CATV and Phone will follow the Power.

No gas lines were located within the Building Envelope.

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08
Submittal	2022-09-23
Submittal	2022-10-21

Lot 109R
Mtn. Village, CO

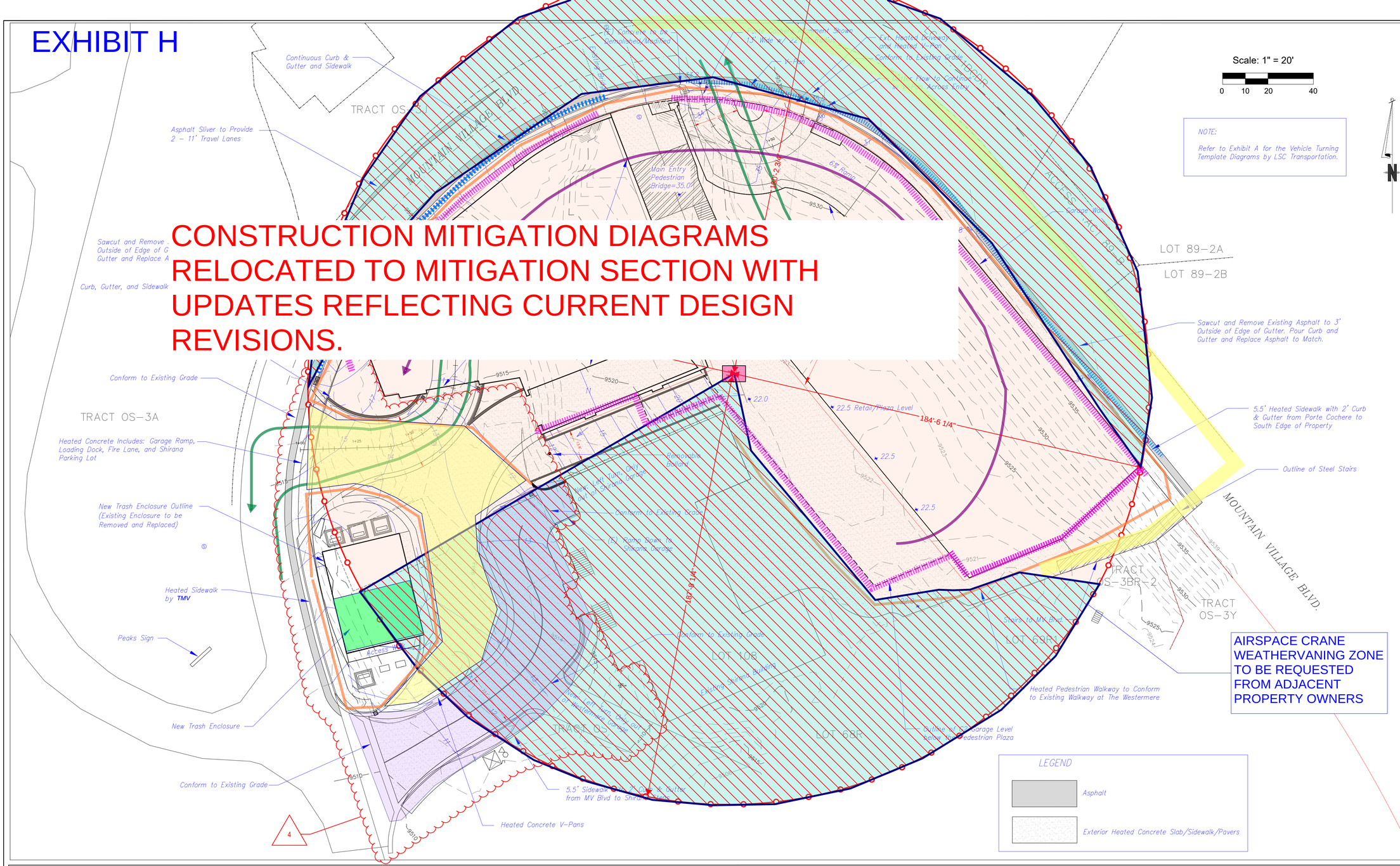
COLORADO REGISTERED PROFESSIONAL ENGINEER
29645
10-21-22
NOT FOR CONSTRUCTION

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

Utility and Storm Drain

C3.1

EXHIBIT H



CONSTRUCTION MITIGATION DIAGRAMS RELOCATED TO MITIGATION SECTION WITH UPDATES REFLECTING CURRENT DESIGN REVISIONS.

AIRSPACE CRANE WEATHERVANING ZONE TO BE REQUESTED FROM ADJACENT PROPERTY OWNERS

PERIMETER FENCE WITH GREEN SCREEN
LAYDOWN/STORAGE AREAS (behind construction fence)
PARKING AREAS
CENTER OF CRANE
CRANE SWING RADIUS
CRANE WEATHERVANE ZONE/NO OVERHEAD LOADS
RECYCLING DUMPSTERS
JERSY BARRICADES
SEE FOREVER VILLAGE TEMP PED PATHWAY
CONSTRUCTION OFFICES
BEAR PROOF DUMPSTERS
PERIMETER FENCE WITH GREEN SCREEN
CONTRACTOR ACCESS TO SITE
POTENTIAL LIMITS OF TEMPORARY SOIL NAILS
PORTABLE TOILETS

1. CONTRACTOR WILL SUBMIT AND MANAGE STORMWATER POLLUTION PREVENTION PLAN PER STATE REQUIREMENTS
2. PHASING AT SHIRANA PLAZA IS PRELIMINARY - CONTRACTOR WILL ACCOMODATE RELOCATION OF FENCING/JERSEY BARRIERS TO DIRECT TRAFFIC INTO PARKING STRUCTURES WHILE PROVING ACCESS FOR TOWN TRASH REMOVAL - CONTRACTOR TO WORK WITH MOUNTAIN VILLAGE AND HOTELS TO ACCOMODATE MODIFIED ACCESS AND STAGING
3. CONTRACTOR WILL PRESENT AND COORDINATE UTILITY PHASING PLAN TO MOUNTAIN VILLAGE - FINAL UTILITY PHASING CONTINGENCT UPON UTILITY PROVIDERS FINAL ACCEPTED UTILITY CONSTRUCTION PLAN
4. PARKING WILL OCCUR ONSITE UNTIL WORKFORCRE SIZE REQUIRES PARKING AND STAGING AT AIRPORT LOT OR THIRD PARTY OFFSITE LOT
5. SHORING EQUIPMENT TO BE STAGED BEHIND CONSTRUCTION FENCE. PROPERTY LINE (AT SHORING) WILL INCLUDE JERSY BARRIER AND SCREENED FENCING.
6. TOWN TRASH ENCLOSURE/SNOWMELT BOILER BUILDING WILL BE PHASED TO ALLOW RELOCATION OF TRASH SERVICE WHILE EXISTING BUILDING IS DEMOLISHED.

Uncompahgre Engineering, LLC

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

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Submittal	2022-08-08
Submittal	2022-09-23
Submittal	2022-10-19

Lot 109R
Mtn. Village, CO

NOT FOR CONSTRUCTION
COLORADO LICENSED PROFESSIONAL ENGINEER
10-09-22

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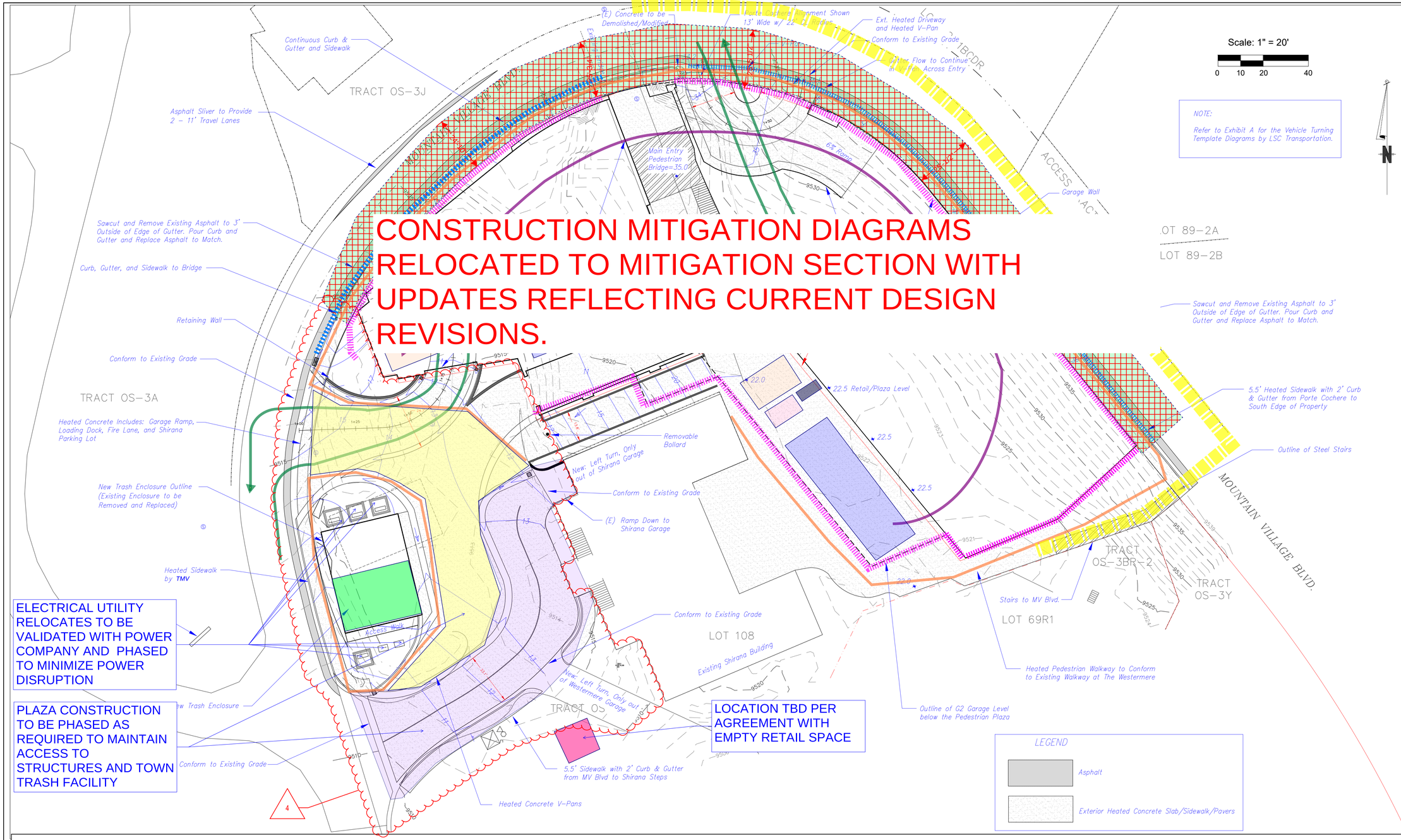
Construction Mitigation Plan

C4



PERIMETER FENCE WITH GREEN SCREEN

LAYDOWN/STORAGE AREAS (behind construction fence)

PARKING AREAS

CENTER OF CRANE

CRANE SWING RADIUS

CRANE WEATHERVANE ZONE/NO OVERHEAD LOADS

RECYCLING DUMPSTERS

JERSY BARRICADES

SEE FOREVER VILLAGE TEMP PED PATHWAY

CONSTRUCTION OFFICES PROPOSED WITHIN EMPTY RETAIL SPACE

BEAR PROOF DUMPSTERS

PERIMETER FENCE WITH GREEN SCREEN

CONTRACTOR ACCESS TO SITE

POTENTIAL LIMITS OF TEMPORARY SOIL NAILS

PORTABLE TOILETS

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5. SHORING EQUIPMENT TO BE STAGED BEHIND CONSTRUCTION FENCE. PROPERTY LINE (AT SHORING) WILL INCLUDE JERSY BARRIER AND SCREENED FENCING.
6. TOWN TRASH ENCLOSURE/SNOWMELT BOILER BUILDING WILL BE PHASED TO ALLOW RELOCATION OF TRASH SERVICE WHILE EXISTING BUILDING IS DEMOLISHED.

Uncompahgre Engineering, LLC

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

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Submittal	2022-08-08
Submittal	2022-09-23
Submittal	2022-10-19

Lot 109R
Mtn. Village, CO

COLORADO LICENSED
Bradley A. Wise
29645
10-09-22
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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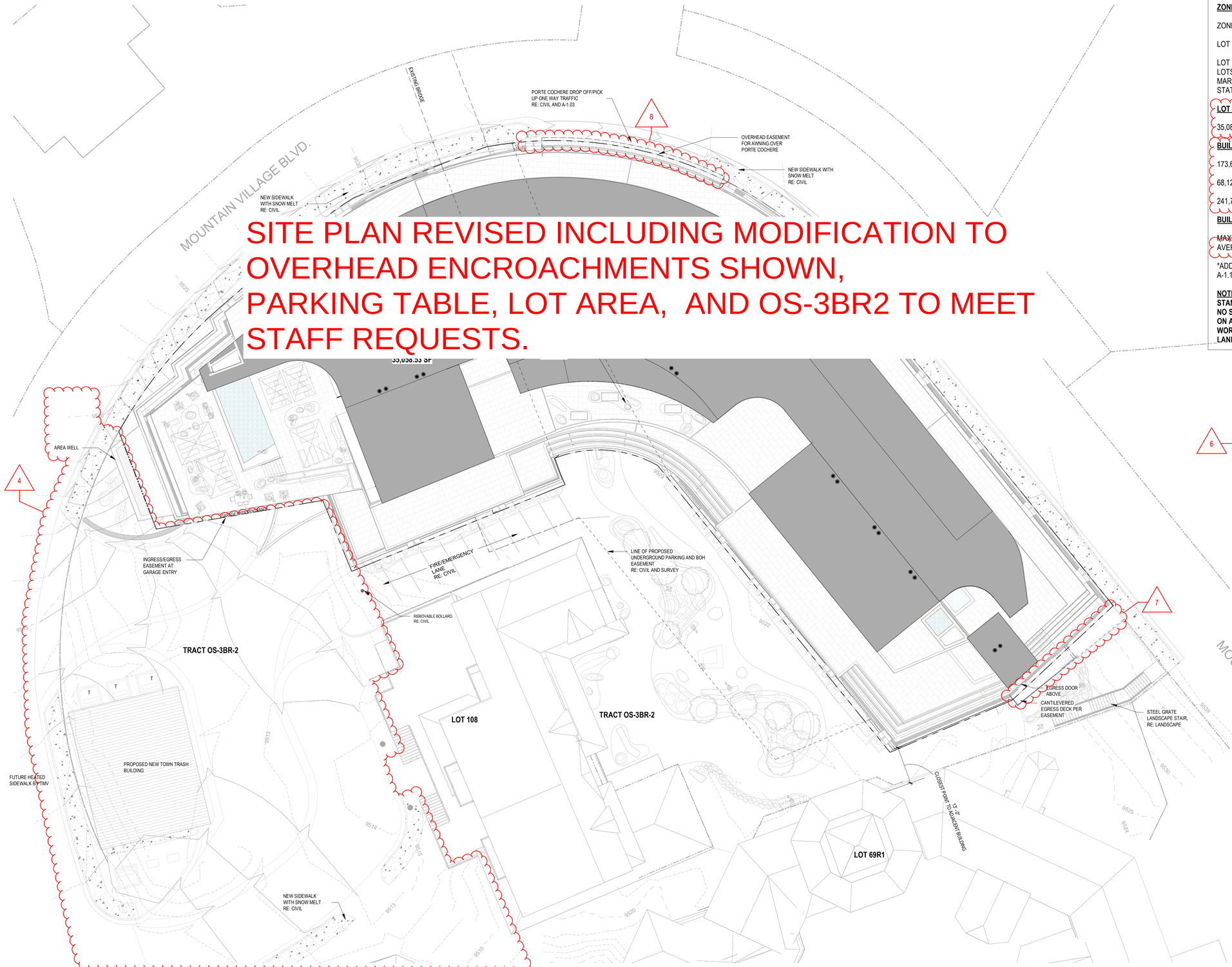
Construction Mitigation Plan

C5



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

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

PROJECT LOCATION

MOUNTAIN VILLAGE, CO

ZONING AND DESIGNATION:

ZONE DISTRICT - VILLAGE CENTER

LOT 109R2 - MAJOR PUD AMENDMENT

LOT 109R2 TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

LOT COVERAGE COVERAGE: 1

35,085 SF /35,771 SF x 100 = 98%

BUILDING AREA: 2

173,603 SF TOTAL CONDITIONED

68,121 SF PARKING & MECHANICAL - TEMPERED

241,724 SF COMBINED CONDITIONED + TEMPERED

BUILDING HEIGHTS: 16

~~MAXIMUM BUILDING HEIGHT: 88'- 9"~~
AVERAGE BUILDING HEIGHT: 62.35'

*ADDITIONAL HEIGHT INFORMATION CAN BE FOUND ON SHEETS A-1.11, A-1.12. A-2.02, A-2.03, A-2.04, & A-2.05

NOTE: THIS IS AN OVERALL ARCHITECTURAL SITE PLAN. PER INDUSTRY STANDARD, IT WOULD INCLUDE SITE PARKING, IF APPLICABLE. THERE IS NO SITE PARKING ON LOT 109R. REFER TO CIVIL FOR ANY SITE PARKING ON ADJACENT LOTS BEYOND 109R. PER INDUSTRY STANDARD ALL SITE WORK INCLUDING UTILITIES, GRADING, SIDEWALKS, ETC IS PER CIVIL. ALL LANDSCAPE IS PER LANDSCAPE.

PARKING LEGEND

	PARKING LEVEL			
TYPE	G2	G1	G1A	TOTAL
STANDARD PUBLIC	16	-	-	16
COMPACT PUBLIC	5	-	-	5
EMPLOYEE STANDARD	20			20
STANDARD	33	21	28	82
COMPACT	1	-	1	2
VAN ACCESSIBLE	1			1
STANDARD ACCESSIBLE	2	2	-	4
TOTAL	78	23	29	130

NOTES:
1. STANDARD PARKING SPACE = 9' - 0" x 19' - 0" PER CDC
2. COMPACT PARKING SPACE = 9' - 0" x 16' -0 " PER CDC

- COMMERCIAL PARKING = 1/1,000 PARKING REQUIRED = 27 SPACES

- DEDICATED EMPLOYEE DORM SPACES = 18 SPACES

- DEDICATED EMPLOYEE APARTMENT SPACES = 2 SPACES

- 19 CONDOS x 1 = 19 SPACES

- 18 LODGE x .5 = 9 SPACES

- 64 EFFICIENCY x .5 = 32 SPACES

- DEDICATED HOA SPACE = 1 SPACE
TOTAL REQUIRED = 108 SPACES

ADA
1 VAN ACCESSIBLE SPACE REQUIRED 1 PROVIDED
4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED

PUBLIC PARKING
22 SPACES

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #305 | Denver, CO 80202 | 303.296.3834
aedesign-inc.com
Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS/HER CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND CONSTRUCTION IS FULL OF SURPRISES. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATHRYN A. LONG
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

JOB NO. Project Number

ARCHITECTURAL SITE PLAN

A-0.00

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Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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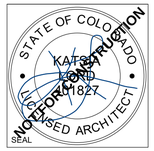
LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.09.2022



PERSPECTIVE RENDERINGS

A-0.P1

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LOUISVILLE, CO 80027

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SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.09.2022

STATE OF COLORADO
KATSIA LORD
401827
LICENSED ARCHITECT
SEAL

PERSPECTIVE RENDERINGS

A-0.P2

9/20/2022 8:58:00 AM

Vault Design
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SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

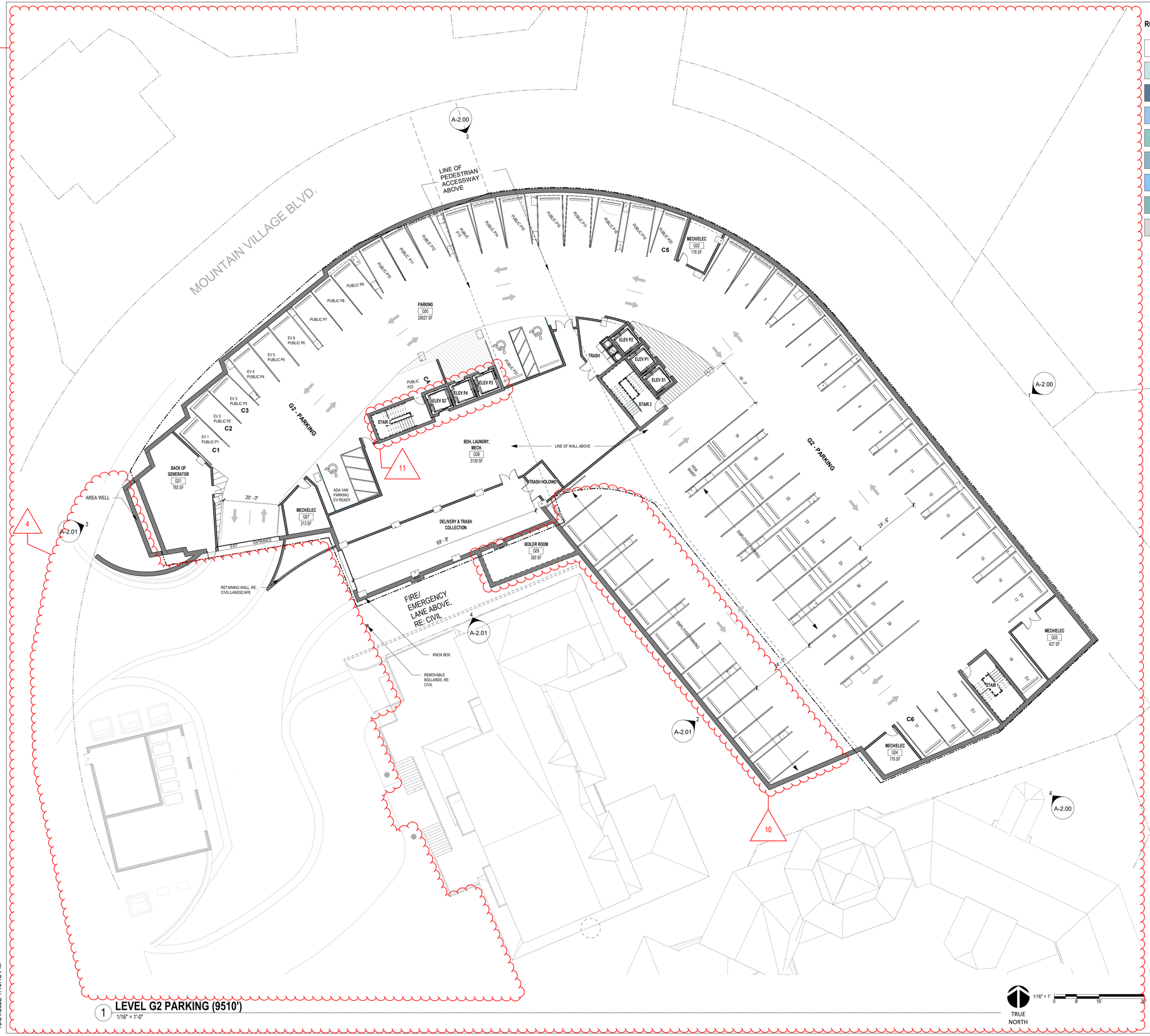
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.09.2022

STATE OF COLORADO
KATSUHIRO ITOND
#41827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

PERSPECTIVE RENDERINGS

A-0.P4

9/20/2022 8:59:27 AM



ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

PARKING LEGEND

	PARKING LEVEL			
TYPE	G2	G1	G1A	TOTAL
STANDARD PUBLIC	16	-	-	16
COMPACT PUBLIC	5	-	-	5
EMPLOYEE STANDARD	20			20
STANDARD	33	21	28	82
COMPACT	1	-	1	2
VAN ACCESSIBLE	1			1
STANDARD ACCESSIBLE	2	2	-	4
TOTAL	78	23	29	**130**

NOTES:
1. STANDARD PARKING SPACE = 9' - 0" x 19' - 0" PER CDC
2. COMPACT PARKING SPACE = 9' - 0" x 16 ' -0 " PER CDC

- COMMERCIAL PARKING = 1/1,000 PARKING REQUIRED = 27 SPACES

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- DEDICATED EMPLOYEE APARTMENT SPACES = 2 SPACES

- 19 CONDOS x 1 = 19 SPACES

- 18 LODGE x .5 = 9 SPACES

- 64 EFFICIENCY x .5 = 32 SPACES

- DEDICATED HOA SPACE = 1 SPACE
TOTAL REQUIRED = 108 SPACES

ADA
1 VAN ACCESSIBLE SPACE REQUIRED 1 PROVIDED
4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED

PUBLIC PARKING
22 SPACES

LEVEL G2 BACK OF HOUSE ROOM AREAS

LEVEL	NAME	AREA
LEVEL G2 PARKING (9510')	PARKING	29527 SF
LEVEL G2 PARKING (9510')	BACK UP GENERATOR	793 SF
LEVEL G2 PARKING (9510')	MECH/ELEC	176 SF
LEVEL G2 PARKING (9510')	MECH/ELEC	427 SF
LEVEL G2 PARKING (9510')	MECH/ELEC	176 SF
LEVEL G2 PARKING (9510')	TRASH HOLDING	91 SF
LEVEL G2 PARKING (9510')	DELIVERY & TRASH COLLECTION	1319 SF
LEVEL G2 PARKING (9510')	MECH/ELEC	213 SF
LEVEL G2 PARKING (9510')	BOH, LAUNDRY, MECH.	3130 SF
LEVEL G2 PARKING (9510')	BOILER ROOM	350 SF
LEVEL G2 PARKING (9510')	TRASH	182 SF
LEVEL G2 PARKING (9510')	ELEV P3	63 SF
LEVEL G2 PARKING (9510')	ELEV P1	61 SF
LEVEL G2 PARKING (9510')	ELEV P2	61 SF
LEVEL G2 PARKING (9510')	ELEV P4	62 SF
LEVEL G2 PARKING (9510')	ELEV S1	62 SF
LEVEL G2 PARKING (9510')	ELEV S2	62 SF
LEVEL G2 PARKING (9510')	STAIR 1	249 SF
LEVEL G2 PARKING (9510')	STAIR 2	245 SF
LEVEL G2 PARKING (9510')	STAIR 3	185 SF
TOTAL: 20		37435 SF

(AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM)

1 LEVEL G2 PARKING (9510')

1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

10/21/2022 1:10:15 PM

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520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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aedesign-inc.com Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

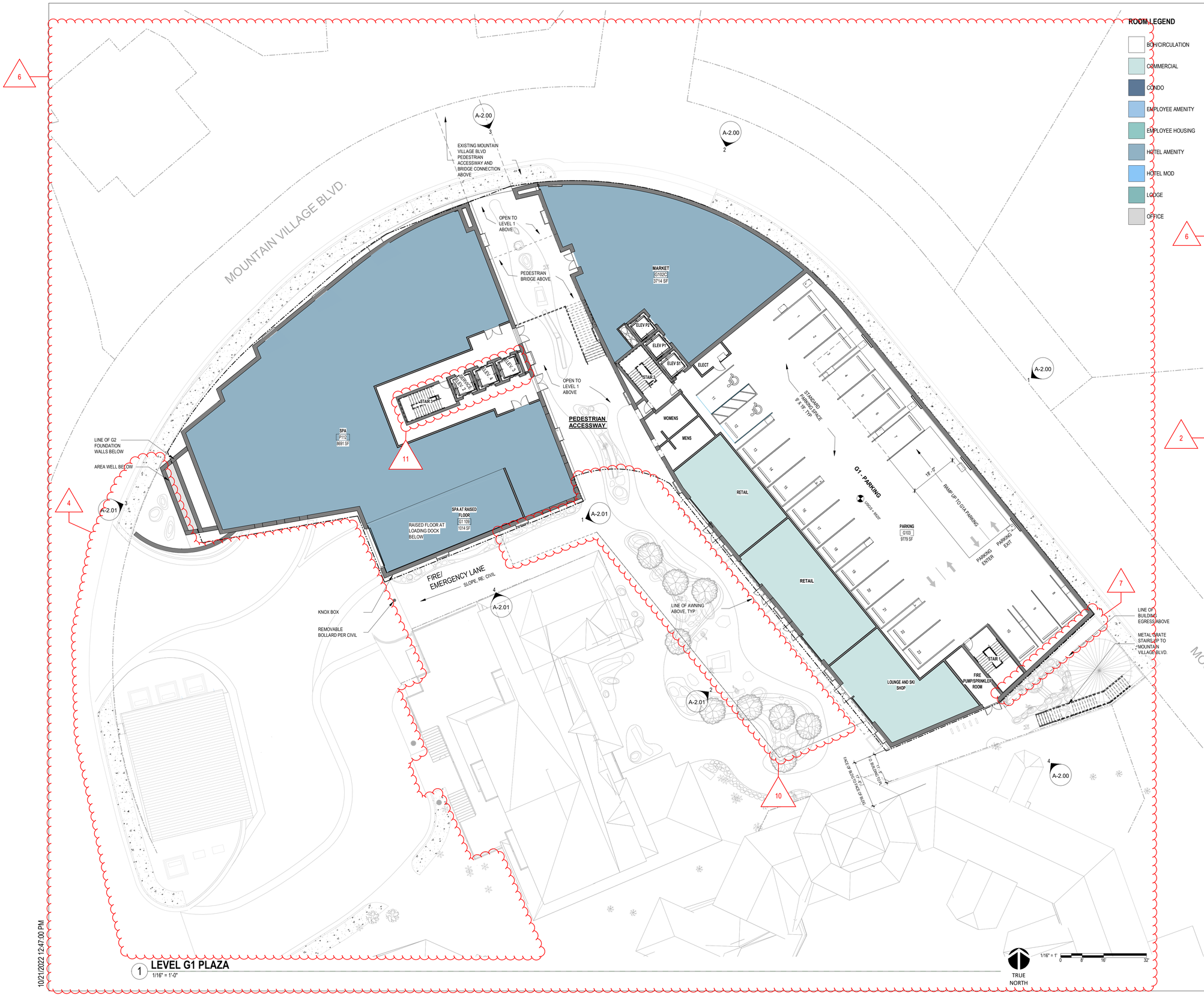
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSEA LORD
37827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

JOB NO. Project Number

FLOOR PLAN - LEVEL G2 - OVERALL

A-1.01



1 **LEVEL G1 PLAZA**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

10/21/2022 12:47:00 PM

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

PARKING LEGEND

	PARKING LEVEL			
TYPE	G2	G1	G1A	TOTAL
STANDARD PUBLIC	16	-	-	16
COMPACT PUBLIC	5	-	-	5
EMPLOYEE STANDARD	20			20
STANDARD	34	21	28	83
COMPACT	1	-	1	2
VAN ACCESSIBLE	1			1
STANDARD ACCESSIBLE	2	2	-	4
TOTAL	79	23	29	**131**

NOTES:
1. STANDARD PARKING SPACE = 9' - 0" x 18' - 0" PER CDC
2. COMPACT PARKING SPACE = 9' - 0" x 16' - 0 " PER CDC

- COMMERCIAL PARKING = 1/1,000 PARKING REQUIRED = 27 SPACES

- DEDICATED EMPLOYEE DORM SPACES = 18 SPACES
- DEDICATED EMPLOYEE APARTMENT SPACES = 2 SPACES
- 20 CONDOS x 1 = 20 SPACES/TMENT SPACES = 2 SPACES
- 18 LODGE x .5 = 9 SPACES
- 64 EFFICIENCY x .5 = 32 SPACES

- DEDICATED HOA SPACE = 1 SPACE
TOTAL REQUIRED = 108 SPACES
- 64 EFFICIENCY x .5 = 32 SPACES

ADA
1 VAN ACCESSIBLE SPACE REQUIRED 1 PROVIDED
4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED

PUBLIC PARKING
22 SPACES/SSIBLE SPACE REQUIRED 1 PROVIDED
4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED
75% EV PARKING (RE: BUILDING PARKING GARAGE)
10% INSTALLED
15% READY
50% CAPABLE

131 SPACES x 75% = 99 SPACES

LEVEL G1 INTERIOR AREAS

LEVEL	NAME	AREA
LEVEL G1 PLAZA (9522')	CORRIDOR	886 SF
LEVEL G1 PLAZA (9522')	ELECT	61 SF
LEVEL G1 PLAZA (9522')	ELEV P3	63 SF
LEVEL G1 PLAZA (9522')	ELEV P4	62 SF
LEVEL G1 PLAZA (9522')	ELEV S2	62 SF
LEVEL G1 PLAZA (9522')	FIRE PUMP/SPRINKLER ROOM	178 SF
LEVEL G1 PLAZA (9522')	LOUNGE AND SKI SHOP	1138 SF
LEVEL G1 PLAZA (9522')	MARKET	3714 SF
LEVEL G1 PLAZA (9522')	MENS	183 SF
LEVEL G1 PLAZA (9522')	PARKING	9779 SF
LEVEL G1 PLAZA (9522')	RETAIL	919 SF
LEVEL G1 PLAZA (9522')	RETAIL	1211 SF
LEVEL G1 PLAZA (9522')	SPA	8691 SF
LEVEL G1 PLAZA (9522')	SPA AT RAISED FLOOR	1014 SF
LEVEL G1 PLAZA (9522')	STAIR 1	249 SF
LEVEL G1 PLAZA (9522')	STAIR 2	245 SF
LEVEL G1 PLAZA (9522')	STAIR 3	180 SF
LEVEL G1 PLAZA (9522')	WOMENS	179 SF
LEVEL G1A PARKING (9530')	MECH/ELEC	386 SF
LEVEL G1A PARKING (9530')	MECH/ELEC	237 SF
LEVEL G1A PARKING (9530')	PARKING	12840 SF
LEVEL G1A PARKING (9530')	STAIR 1	239 SF
LEVEL G1A PARKING (9530')	STAIR 2	245 SF
TOTAL: 23		42760 SF

*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #305 | Denver, CO 80202 | 303.296.3834
aedesign-inc.com Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

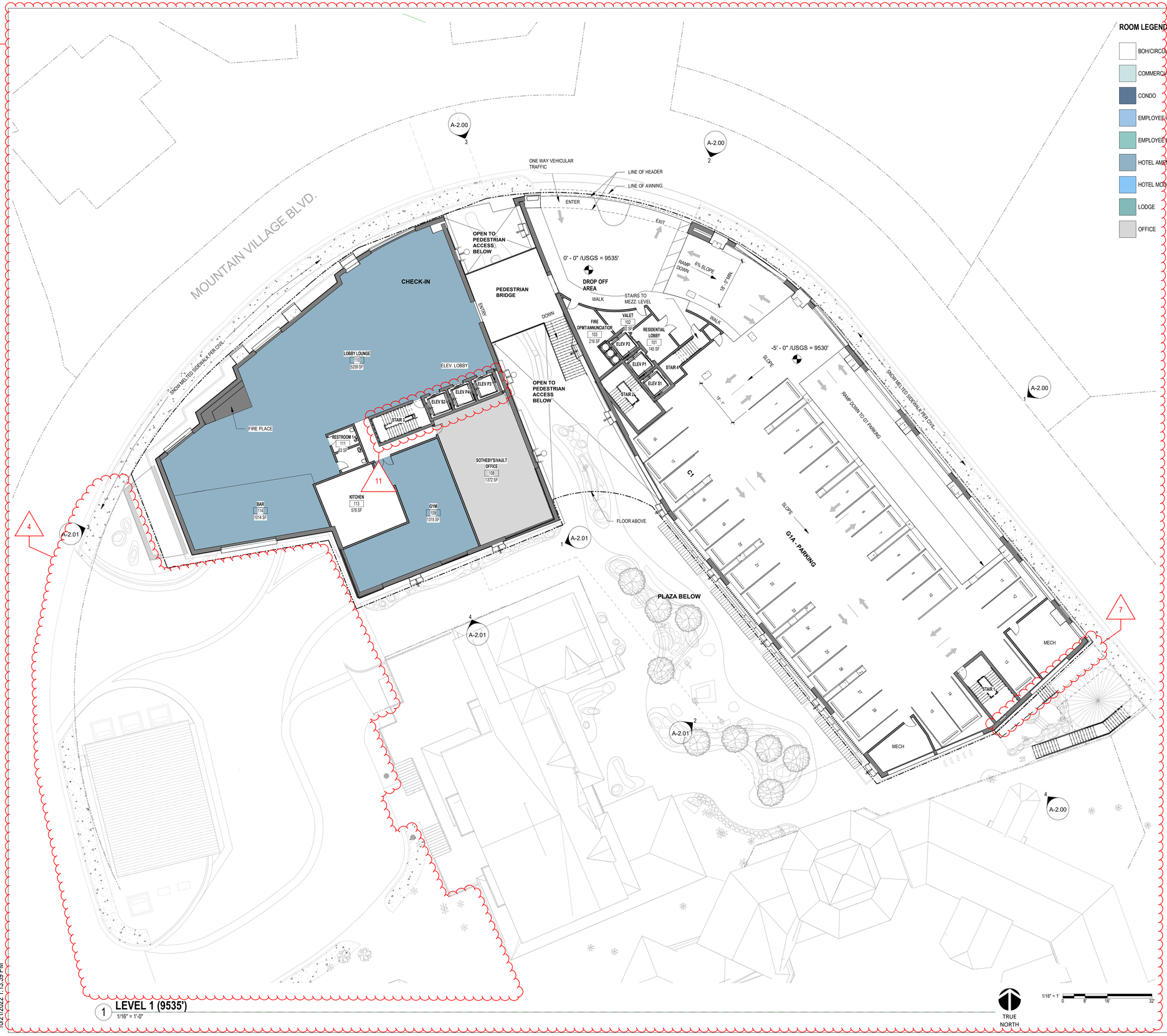
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATHRYN A. KNOX
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

JOB NO. Project Number

FLOOR PLAN - LEVEL G1 PLAZA - OVERALL

A-1.02



1 LEVEL 1 (9535')

1/16" = 1'-0"

10/21/2022 1:13:39 PM

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

PARKING LEGEND

	PARKING LEVEL			
TYPE	G2	G1	G1A	TOTAL
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COMPACT PUBLIC	5	-	-	5
EMPLOYEE STANDARD	20			20
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4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED

PUBLIC PARKING
22 SPACES

75% EV PARKING (RE: BUILDING PARKING GARAGE)
10% INSTALLED
15% READY
50% CAPABLE

131 SPACES x 75% = 99 SPACES

LEVEL 1 NON-RESIDENTIAL

LEVEL	NAME	NUMBER	AREA
LEVEL 1 (9535')	PORTE COCHERE	100	1883 SF
LEVEL 1 (9535')	RESIDENTIAL LOBBY	101	145 SF
LEVEL 1 (9535')	VALET	102	92 SF
LEVEL 1 (9535')	FIRE DPMT/ANNUNCIATIOR	103	216 SF
LEVEL 1 (9535')	PEDESTRIAN BRIDGE	104	734 SF
LEVEL 1 (9535')	SOTHEBY'S/VAULT OFFICE	108	1372 SF
LEVEL 1 (9535')	GYM	109	1315 SF
LEVEL 1 (9535')	LOBBY LOUNGE	110	5259 SF
LEVEL 1 (9535')	RESTROOM 1	111	63 SF
LEVEL 1 (9535')	RESTROOM 2	112	68 SF
LEVEL 1 (9535')	KITCHEN	113	576 SF
LEVEL 1 (9535')	BAR	114	1014 SF
LEVEL 1 (9535')	CORRIDOR	115	166 SF
LEVEL 1 (9535')	STAIR 2	S102	245 SF
LEVEL 1 (9535')	STAIR 3	S103	180 SF
LEVEL 1 (9535')	STAIR 4	S104	114 SF
TOTAL: 16			13440 SF

LEVEL G1/A NON-RESIDENTIAL

LEVEL	NAME	NUMBER	AREA
LEVEL G1A PARKING (9530')	MECH/ELEC	728	386 SF
LEVEL G1A PARKING (9530')	MECH/ELEC	730	237 SF
LEVEL G1A PARKING (9530')	PARKING	P01	12840 SF
LEVEL G1A PARKING (9530')	STAIR 1	PS01	239 SF
LEVEL G1A PARKING (9530')	STAIR 2	PS02	245 SF
TOTAL: 5			13947 SF

*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
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Uncompahgre Engineering, LLC

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AE DESIGN
Integrated Lighting and Electrical Solutions
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aedesign-inc.com
Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

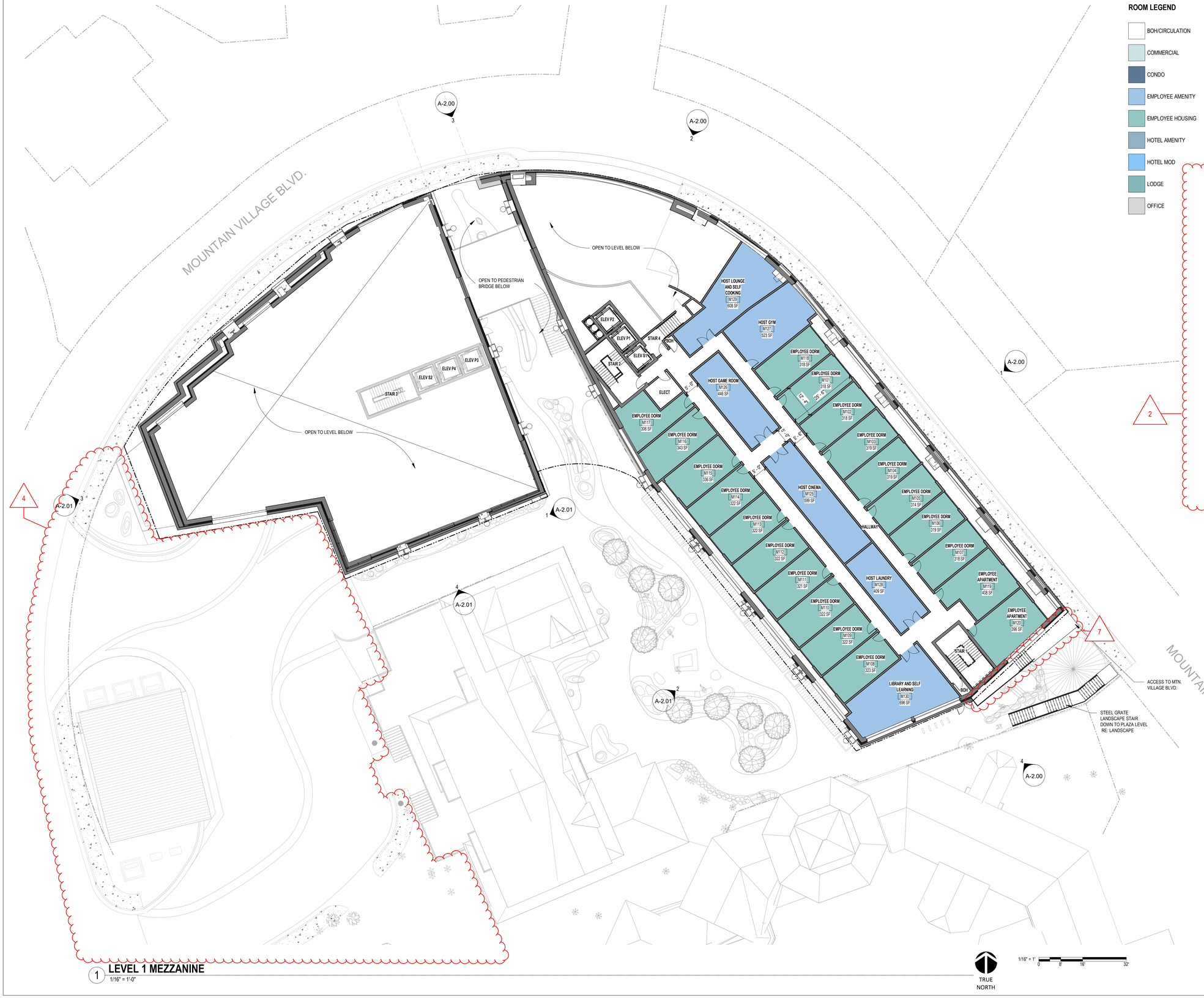
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSEA LORD
37827
LICENSED ARCHITECT
SEAL

JOB NO. Project Number

FLOOR PLAN - LEVEL 1/G1A PARKING - OVERALL

A-1.03



1 **LEVEL 1 MEZZANINE**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 408	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD.	491 - 749	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	625 - 875	3		
	LODGE	826 - 1199	7		
LEVEL 03	HOTEL MOD.	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE 2 CONDO UNIT	30,400
	LODGE	1009 - 1289	8		
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2340	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1595 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

LEVEL 1 MEZZANINE NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 1 MEZZANINE (9540')	BOH	21 SF
LEVEL 1 MEZZANINE (9540')	BOH	6 SF
LEVEL 1 MEZZANINE (9540')	ELECT	96 SF
LEVEL 1 MEZZANINE (9540')	HALLWAY	1791 SF
LEVEL 1 MEZZANINE (9540')	HOST CINEMA	599 SF
LEVEL 1 MEZZANINE (9540')	HOST GAME ROOM	446 SF
LEVEL 1 MEZZANINE (9540')	HOST GYM	523 SF
LEVEL 1 MEZZANINE (9540')	HOST LAUNDRY	409 SF
LEVEL 1 MEZZANINE (9540')	HOST LOUNGE AND SELF COOKING	608 SF
LEVEL 1 MEZZANINE (9540')	LIBRARY AND SELF LEARNING	696 SF
LEVEL 1 MEZZANINE (9540')	STAIR 1	234 SF
TOTAL: 11		5428 SF

LEVEL 1 MEZZANINE NRESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	318 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	318 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	319 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	319 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	314 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	319 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	318 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	323 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	322 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	322 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	321 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	322 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	322 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	322 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	336 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	343 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	306 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE DORM	318 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE APARTMENT	408 SF
LEVEL 1 MEZZANINE (9540')	EMPLOYEE APARTMENT	396 SF
TOTAL: 20		6586 SF

*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

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1900 Wazee Street #305 | Denver, CO 80202 | 303.296.3834
austinlaps.com Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSEA LORD
17827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 1 MEZZANINE - OVERALL

A-1.04

10/21/2022 1:16:44 PM

1 **LEVEL 2**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 408	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD.	491 - 749	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	625 - 876	3		
	LODGE	826 - 1199	7		
LEVEL 03	HOTEL MOD.	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE 2 CONDO UNIT	30,400
	LODGE	1009 - 1289	8		
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2380	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1595 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

LEVEL 2 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 2 (9550')	BOH	162 SF
LEVEL 2 (9550')	CORRIDOR	2849 SF
LEVEL 2 (9550')	HOUSE KEEPING	192 SF
LEVEL 2 (9550')	STAIR 1	230 SF
LEVEL 2 (9550')	STAIR 2	241 SF
LEVEL 2 (9550')	STAIR 3	180 SF
LEVEL 2 (9550')	TRASH	102 SF
TOTAL: 7		3955 SF

LEVEL 2 HOTEL ROOM INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 2 (9550')	HOTEL MOD	646 SF
LEVEL 2 (9550')	HOTEL MOD	623 SF
LEVEL 2 (9550')	HOTEL MOD	515 SF
LEVEL 2 (9550')	HOTEL MOD	482 SF
LEVEL 2 (9550')	HOTEL MOD	478 SF
LEVEL 2 (9550')	HOTEL MOD	520 SF
LEVEL 2 (9550')	HOTEL MOD	417 SF
LEVEL 2 (9550')	HOTEL MOD	417 SF
LEVEL 2 (9550')	HOTEL MOD	520 SF
LEVEL 2 (9550')	HOTEL MOD	520 SF
LEVEL 2 (9550')	HOTEL MOD	559 SF
LEVEL 2 (9550')	HOTEL MOD	718 SF
LEVEL 2 (9550')	HOTEL MOD	608 SF
LEVEL 2 (9550')	HOTEL MOD	787 SF
LEVEL 2 (9550')	HOTEL MOD	749 SF
LEVEL 2 (9550')	HOTEL MOD	683 SF
LEVEL 2 (9550')	HOTEL MOD	646 SF
LEVEL 2 (9550')	HOTEL MOD	631 SF
LEVEL 2 (9550')	HOTEL MOD	477 SF
LEVEL 2 (9550')	HOTEL MOD	647 SF
LEVEL 2 (9550')	HOTEL MOD	466 SF
LEVEL 2 (9550')	HOTEL MOD	467 SF
LEVEL 2 (9550')	HOTEL MOD	613 SF
LEVEL 2 (9550')	HOTEL MOD	523 SF
LEVEL 2 (9550')	LODGE UNIT	809 SF
LEVEL 2 (9550')	LODGE UNIT	903 SF
LEVEL 2 (9550')	LODGE UNIT	1021 SF
LEVEL 2 (9550')	LODGE UNIT	798 SF
LEVEL 2 (9550')	LODGE UNIT	1040 SF
LEVEL 2 (9550')	LODGE UNIT	1058 SF
LEVEL 2 (9550')	LODGE UNIT	1071 SF
TOTAL: 32		20828 SF

NOTE: AREAS SHOWN ARE TAKEN TO INSIDE FACE OF FINISH

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Uncompahgre Engineering, LLC

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AE DESIGN
Integrated Lighting and Electrical Solutions
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austin@ae-inc.com
Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSUYA UCHIDA
REGISTERED 37827
LICENSED ARCHITECT
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 2 - OVERALL

A-1.05

10/21/2022 1:19:10 PM

1 **LEVEL 3**
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 408	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD.	491 - 749	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	625 - 876	3		
	LODGE	826 - 1199	7		
LEVEL 03	HOTEL MOD.	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE 2 CONDO UNIT	30,400
	LODGE	1009 - 1289	8		
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2360	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1595 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

LEVEL 3 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 3 (9560.5')	BOH	162 SF
LEVEL 3 (9560.5')	CORRIDOR	2850 SF
LEVEL 3 (9560.5')	HOUSE KEEPING	192 SF
LEVEL 3 (9560.5')	STAIR 1	227 SF
LEVEL 3 (9560.5')	STAIR 2	241 SF
LEVEL 3 (9560.5')	STAIR 3	180 SF
LEVEL 3 (9560.5')	TRASH	102 SF
TOTAL: 7		3952 SF

HOTEL ROOM INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 3 (9560.5')	LODGE UNIT	798 SF
LEVEL 3 (9560.5')	LODGE UNIT	910 SF
LEVEL 3 (9560.5')	HOTEL MOD	520 SF
LEVEL 3 (9560.5')	HOTEL MOD	501 SF
LEVEL 3 (9560.5')	HOTEL MOD	417 SF
LEVEL 3 (9560.5')	HOTEL MOD	457 SF
LEVEL 3 (9560.5')	HOTEL MOD	417 SF
LEVEL 3 (9560.5')	HOTEL MOD	458 SF
LEVEL 3 (9560.5')	HOTEL MOD	417 SF
LEVEL 3 (9560.5')	HOTEL MOD	500 SF
LEVEL 3 (9560.5')	HOTEL MOD	528 SF
LEVEL 3 (9560.5')	HOTEL MOD	607 SF
LEVEL 3 (9560.5')	HOTEL MOD	529 SF
LEVEL 3 (9560.5')	HOTEL MOD	625 SF
LEVEL 3 (9560.5')	HOTEL MOD	566 SF
LEVEL 3 (9560.5')	LODGE UNIT	787 SF
LEVEL 3 (9560.5')	HOTEL MOD	730 SF
LEVEL 3 (9560.5')	HOTEL MOD	621 SF
LEVEL 3 (9560.5')	HOTEL MOD	624 SF
LEVEL 3 (9560.5')	LODGE UNIT	865 SF
LEVEL 3 (9560.5')	HOTEL MOD	796 SF
LEVEL 3 (9560.5')	LODGE UNIT	972 SF
LEVEL 3 (9560.5')	HOTEL MOD	753 SF
LEVEL 3 (9560.5')	HOTEL MOD	467 SF
LEVEL 3 (9560.5')	HOTEL MOD	695 SF
LEVEL 3 (9560.5')	HOTEL MOD	466 SF
LEVEL 3 (9560.5')	HOTEL MOD	651 SF
LEVEL 3 (9560.5')	HOTEL MOD	655 SF
LEVEL 3 (9560.5')	HOTEL MOD	618 SF
LEVEL 3 (9560.5')	LODGE UNIT	1080 SF
LEVEL 3 (9560.5')	HOTEL MOD	490 SF
LEVEL 3 (9560.5')	LODGE UNIT	1041 SF
TOTAL: 32		20560 SF

NOTE: AREAS SHOWN ARE TAKEN TO INSIDE FACE OF FINISH

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VAULT DESIGN, LLC
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LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

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Integrated Lighting and Electrical Solutions
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aedesigninc.com
Project #

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

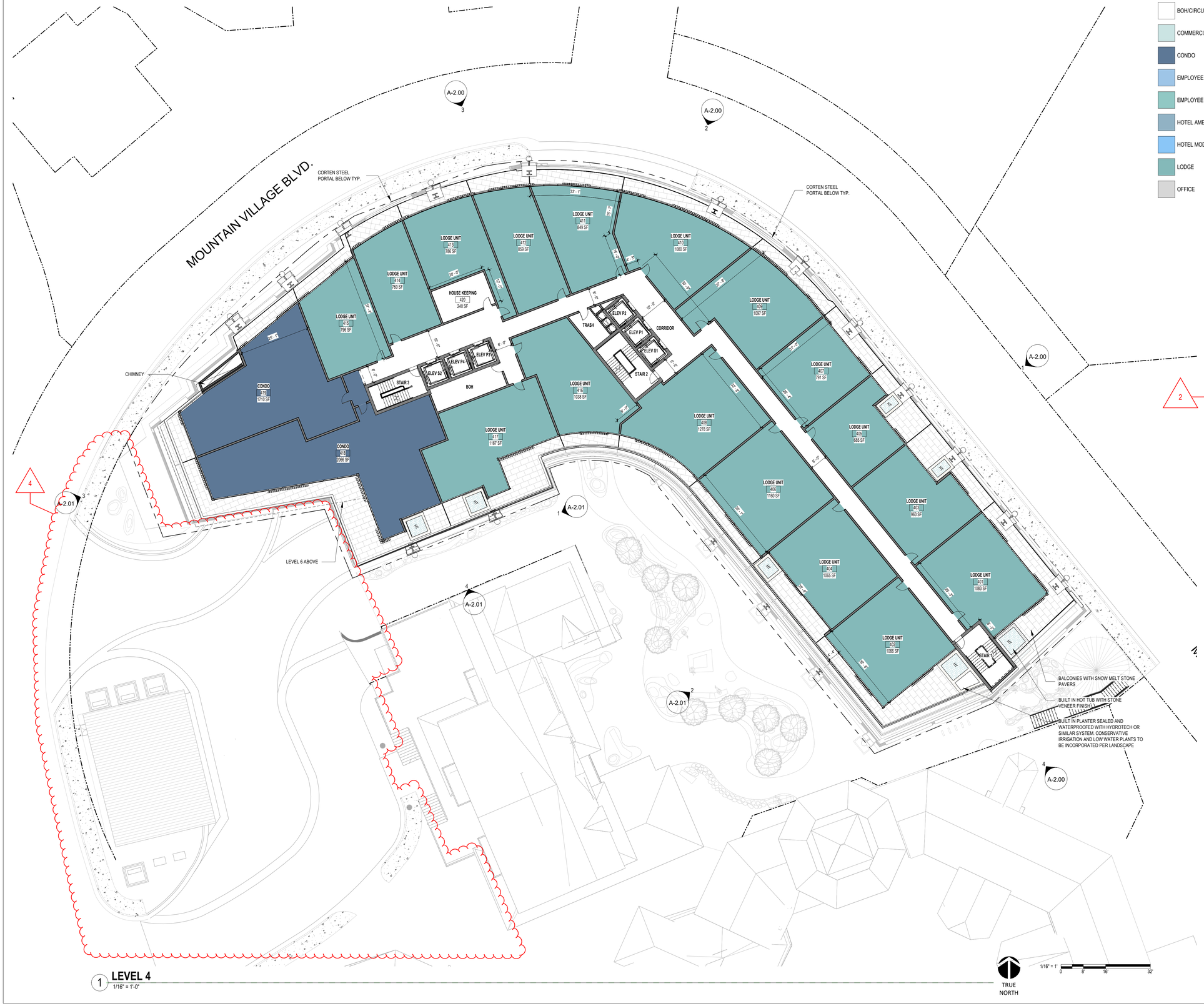
STATE OF COLORADO
KATHRYN LOUISE ARNOLD
37811827
LICENSED ARCHITECT
SEAL
NOT FOR CONSTRUCTION

JOB NO. Project Number

FLOOR PLAN - LEVEL 3 - OVERALL

A-1.06

10/21/2022 1:22:00 PM



1 **LEVEL 4**
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 408	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD.	491 - 749	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	625 - 875	3		
	LODGE	826 - 1199	7		
LEVEL 03	HOTEL MOD.	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE 2 CONDO UNIT	30,400
	LODGE	1009 - 1289	8		
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2360	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1595 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

LEVEL 4 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 4 (9571')	BOH	227 SF
LEVEL 4 (9571')	CORRIDOR	2170 SF
LEVEL 4 (9571')	HOUSE KEEPING	240 SF
LEVEL 4 (9571')	STAIR 1	222 SF
LEVEL 4 (9571')	STAIR 2	241 SF
LEVEL 4 (9571')	STAIR 3	180 SF
LEVEL 4 (9571')	TRASH	100 SF
TOTAL: 7		3381 SF

LEVEL 4 INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 4 (9571')	CONDO	2066 SF
LEVEL 4 (9571')	CONDO	1710 SF
LEVEL 4 (9571')	LODGE UNIT	1083 SF
LEVEL 4 (9571')	LODGE UNIT	1066 SF
LEVEL 4 (9571')	LODGE UNIT	963 SF
LEVEL 4 (9571')	LODGE UNIT	1065 SF
LEVEL 4 (9571')	LODGE UNIT	685 SF
LEVEL 4 (9571')	LODGE UNIT	1160 SF
LEVEL 4 (9571')	LODGE UNIT	791 SF
LEVEL 4 (9571')	LODGE UNIT	1278 SF
LEVEL 4 (9571')	LODGE UNIT	1097 SF
LEVEL 4 (9571')	LODGE UNIT	1080 SF
LEVEL 4 (9571')	LODGE UNIT	849 SF
LEVEL 4 (9571')	LODGE UNIT	859 SF
LEVEL 4 (9571')	LODGE UNIT	786 SF
LEVEL 4 (9571')	LODGE UNIT	760 SF
LEVEL 4 (9571')	LODGE UNIT	796 SF
LEVEL 4 (9571')	LODGE UNIT	1038 SF
LEVEL 4 (9571')	LODGE UNIT	1167 SF
TOTAL: 19		20297 SF

*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
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1900 Wazee Street #305 · Denver, CO 80202 · 303.296.3834
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO · KATSEA LORD · 11827 · LICENSED ARCHITECT · NOT FOR CONSTRUCTION
SEAL

Project Number
JOB NO.

FLOOR PLAN - LEVEL 4 - OVERALL

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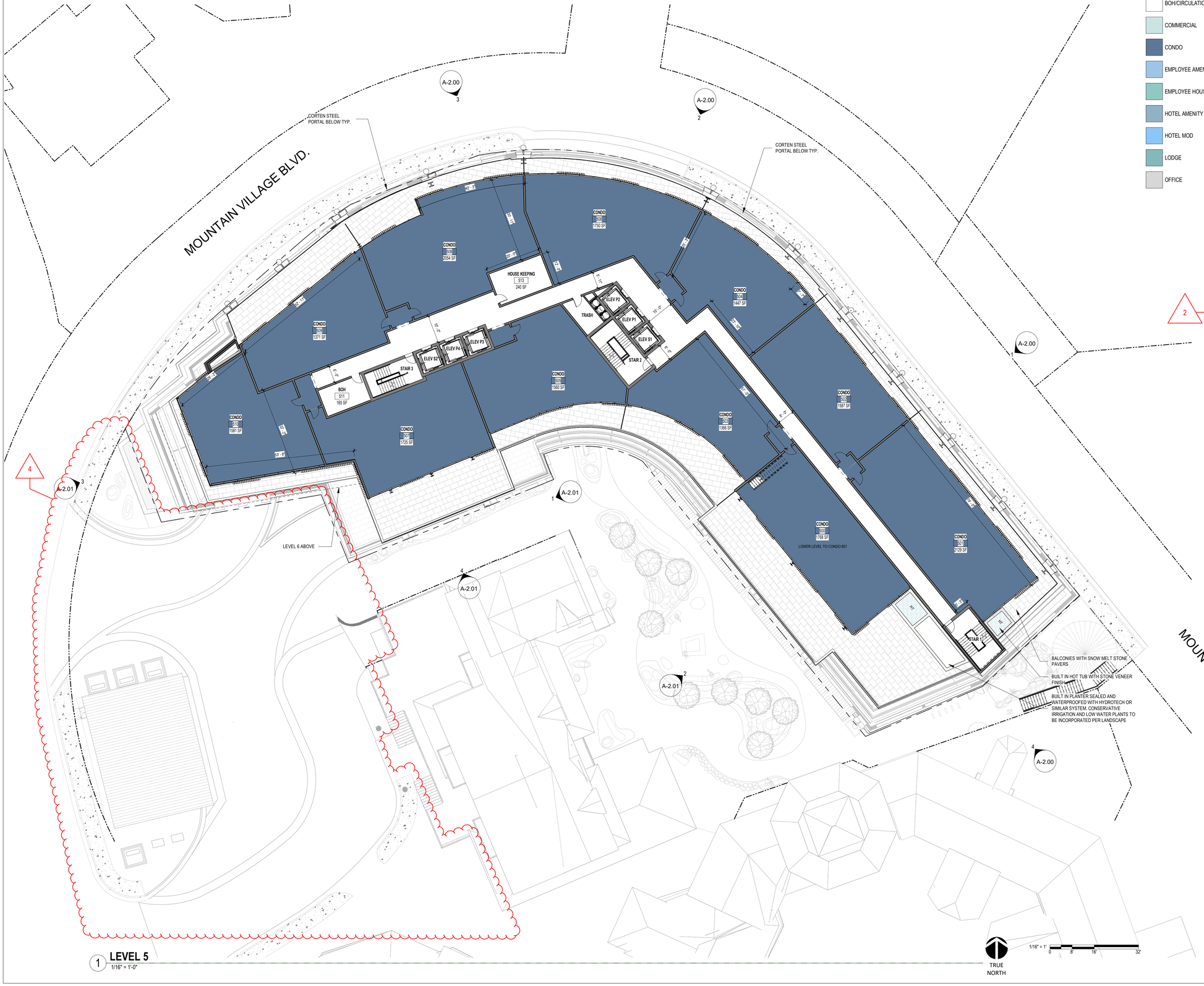

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 408	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD.	491 - 749	22		
	HOTEL JR. SUITE	625 - 875	3	25 HOTEL UNITS	31,622
	LODGE	826 - 1199	7	7 LODGE	
LEVEL 03	HOTEL MOD.	507 - 722	22		
	HOTEL JR. SUITE	621 - 744	3	25 HOTEL UNITS	31,622
	LODGE	827 - 1165	7	7 LODGE	
LEVEL 04	LODGE	740 - 938	9	17 LODGE	30,400
	LODGE	1009 - 1289	8	2 CONDO UNIT	
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9		
	3 BR CONDO	2124 - 2360	2	11 CONDO UNITS	29,700
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1595 - 1773	1		
	4 BR CONDO	2312 - 3770	2	3 CONDO UNITS	12,944
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

2

LEVEL 5 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 5 (9581.5')	BOH	165 SF
LEVEL 5 (9581.5')	TRASH	101 SF
LEVEL 5 (9581.5')	HOUSE KEEPING	240 SF
LEVEL 5 (9581.5')	STAIR 1	218 SF
LEVEL 5 (9581.5')	STAIR 2	241 SF
LEVEL 5 (9581.5')	STAIR 3	180 SF
TOTAL: 6		1146 SF

CONDO INTERIOR AREA LVL 5

LEVEL	NAME	AREA
LEVEL 5 (9581.5')	CONDO	1768 SF
LEVEL 5 (9581.5')	CONDO	2129 SF
LEVEL 5 (9581.5')	CONDO	1587 SF
LEVEL 5 (9581.5')	CONDO	1366 SF
LEVEL 5 (9581.5')	CONDO	1447 SF
LEVEL 5 (9581.5')	CONDO	1560 SF
LEVEL 5 (9581.5')	CONDO	1750 SF
LEVEL 5 (9581.5')	CONDO	1725 SF
LEVEL 5 (9581.5')	CONDO	2054 SF
LEVEL 5 (9581.5')	CONDO	1371 SF
LEVEL 5 (9581.5')	CONDO	1581 SF
TOTAL: 11		18339 SF

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSEA LORD
11827
LICENSED ARCHITECT
SEAL
NOT FOR CONSTRUCTION

Project Number
JOB NO.

FLOOR PLAN - LEVEL 5 - OVERALL

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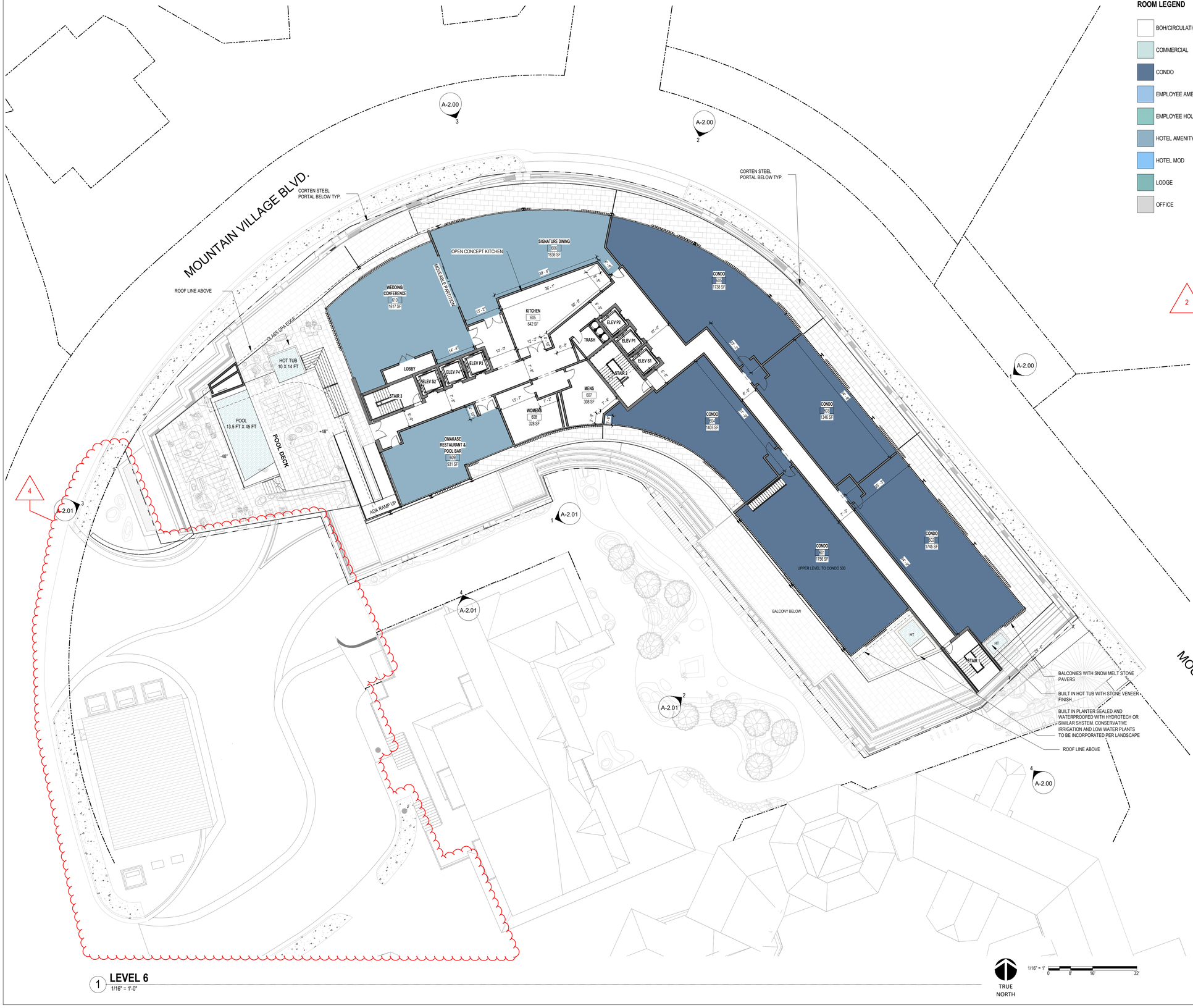

1 **LEVEL 6**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8 16 32'

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 409	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD	491 - 749	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	625 - 875	3		
	LODGE	826 - 1159	7		
LEVEL 03	HOTEL MOD	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE	30,400
	LODGE	1009 - 1289	8	2 CONDO UNIT	
	CONDO	1795	2		
LEVEL 05	2 BR CONDO	1174 - 1964	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2340	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1596 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

2

LEVEL 6 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 6 (9592')	KITCHEN	642 SF
LEVEL 6 (9592')	LOBBY	90 SF
LEVEL 6 (9592')	MENS	308 SF
LEVEL 6 (9592')	STAIR 1	213 SF
LEVEL 6 (9592')	STAIR 2	241 SF
LEVEL 6 (9592')	STAIR 3	180 SF
LEVEL 6 (9592')	TRASH	64 SF
LEVEL 6 (9592')	WOMENS	328 SF
TOTAL: 8		2067 SF

CONDO INTERIOR AREA LVL 6

LEVEL	NAME	AREA
LEVEL 6 (9592')	CONDO	1756 SF
LEVEL 6 (9592')	CONDO	1745 SF
LEVEL 6 (9592')	CONDO	1346 SF
LEVEL 6 (9592')	CONDO	1405 SF
LEVEL 6 (9592')	CONDO	1738 SF
TOTAL: 5		7990 SF

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

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LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSUYA TOKUNAGA
LORD
21071827
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JOB NO. Project Number

FLOOR PLAN - LEVEL 6 - OVERALL

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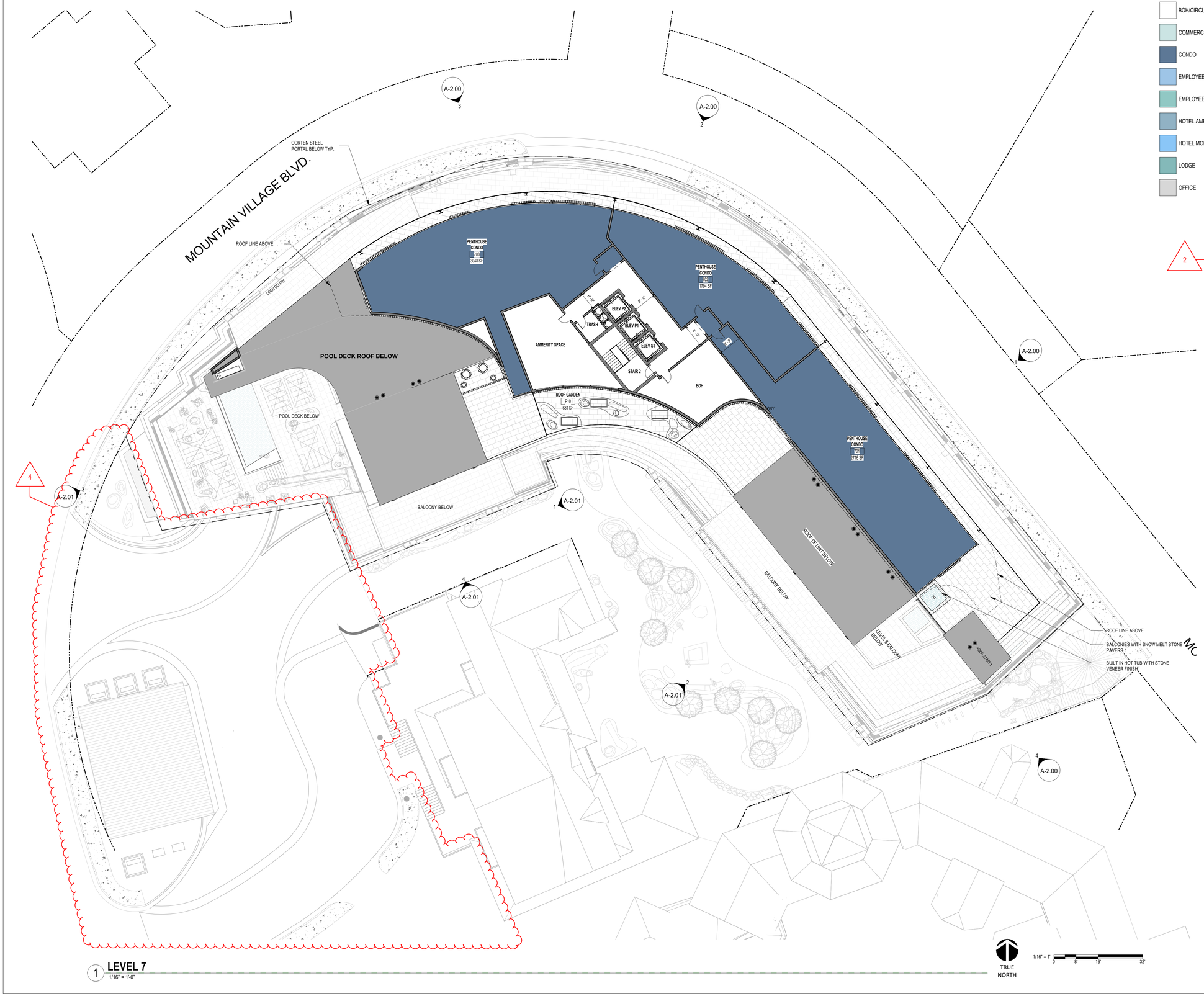

1 **LEVEL 7**
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 408	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD	491 - 749	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	625 - 875	3		
	LODGE	826 - 1199	7		
LEVEL 03	HOTEL MOD.	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE 2 CONDO UNIT	30,400
	LODGE	1009 - 1289	8		
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2360	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1695 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

2

LEVEL 7 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 7 (9603.5')	AMMENITY SPACE	785 SF
LEVEL 7 (9603.5')	BOH	593 SF
LEVEL 7 (9603.5')	ROOF GARDEN	681 SF
LEVEL 7 (9603.5')	STAIR 2	238 SF
LEVEL 7 (9603.5')	TRASH	64 SF
TOTAL: 5		2361 SF

CONDO INTERIOR AREA LVL 7

LEVEL	NAME	AREA
LEVEL 7 (9603.5')	PENTHOUSE CONDO	2716 SF
LEVEL 7 (9603.5')	PENTHOUSE CONDO	1794 SF
LEVEL 7 (9603.5')	PENTHOUSE CONDO	3048 SF
TOTAL: 3		7558 SF

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

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VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

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LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSU KORD
11827
LICENSED ARCHITECT
SEAL

NOT FOR CONSTRUCTION

Project Number
JOB NO.

FLOOR PLAN - LEVEL 7 - OVERALL

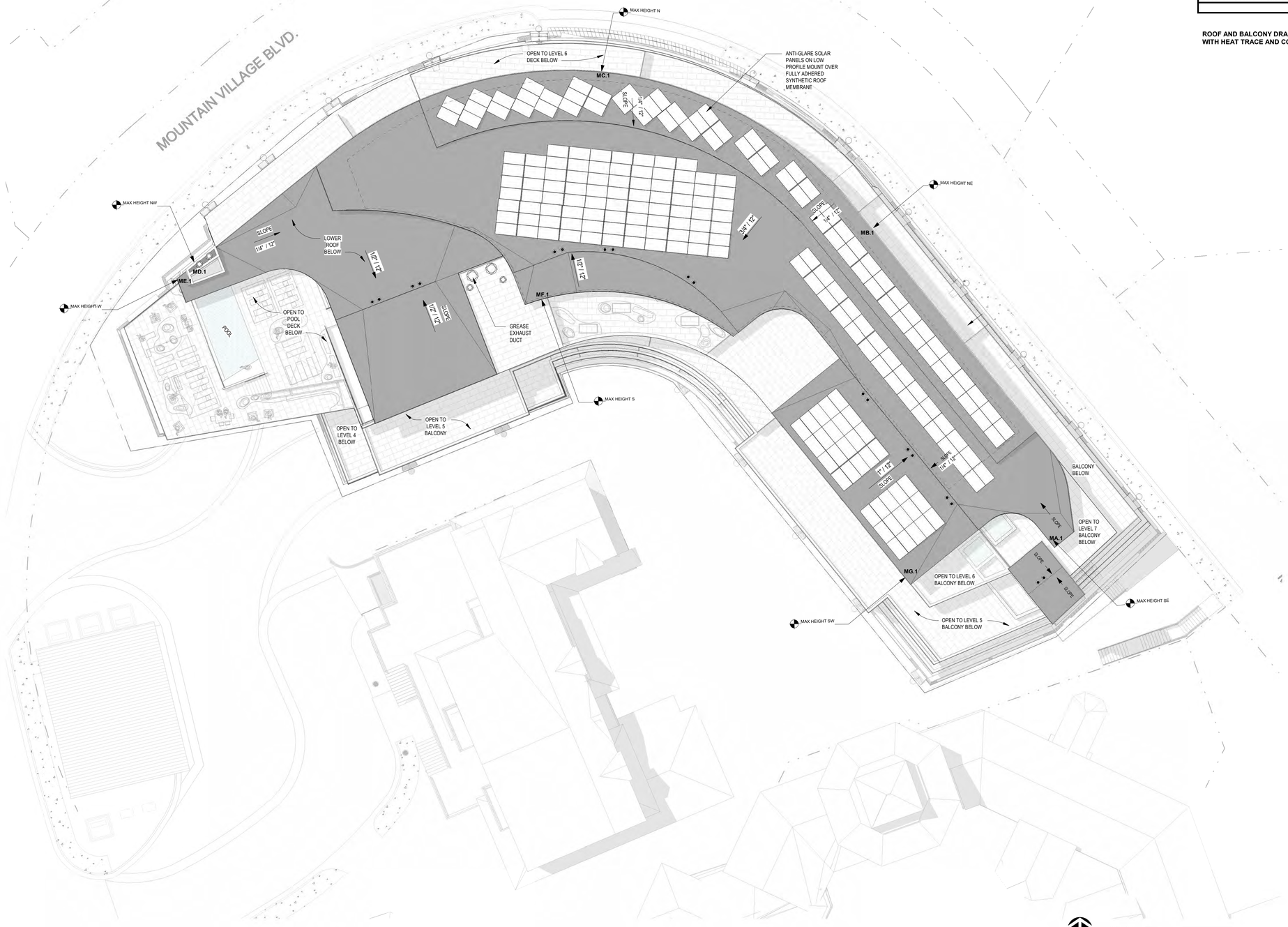
A-1.10

10/21/2022 1:39:26 PM

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	HEIGHT FROM PROPOSED GRADE	EXISTING GRADE	HEIGHT FROM EXISTING GRADE
SOUTHEAST	MA.1	T.O. RIDGE AT ROOF EXTENSION	9614.5	9525.8	88.7	9528.0	86.5
NORTHEAST	MB.1	T.O. POP UP ROOF	9620.0	9535.0	85.0	9533.8	86.2
NORTH	MC.1	T.O. POP UP ROOF	9615.5	9528.5	87.0	9528.5	87.0
NORTHWEST	MD.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
WEST	ME.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
*SOUTH	MF.1	T.O. MAIN ROOF	9614.5	9525.9	88.6	9525.9	88.6
SOUTHWEST	MG.1	T.O. ROOF AT LEVEL 6	9611.0	9522.5	88.5	9522.5	88.5
						MAX HEIGHT	88'-9"

*** PEDESTRIAN ACCESSWAY**

ROOF AND BALCONY DRAINAGE TO BE ROUTED INTERNALLY WITH HEAT TRACE AND CONNECTED TO EXISTING STORM .



1 **ROOF PLAN / MAX HEIGHT PLAN**
1/16" = 1'-0"

10/21/2022 11:35:49 AM

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LOUISVILLE, CO 80027

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aedesign-inc.com Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

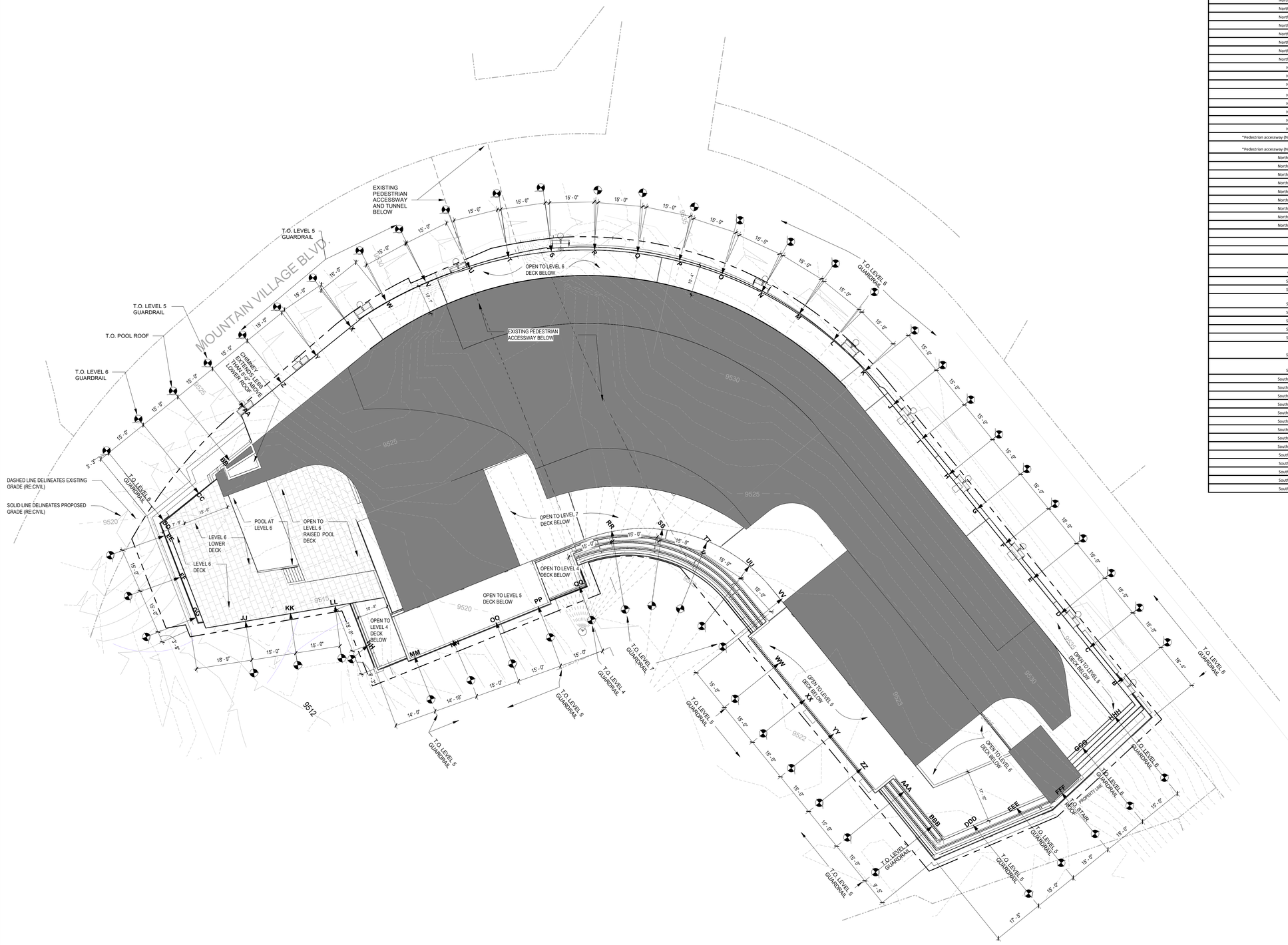
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATHY [illegible] KORD
401827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

JOB NO. Project Number

OVERALL ROOF & MAX HEIGHT PLAN

A-1.11



1 **AVERAGE HEIGHT PLAN REVISED**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.0	84.5
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.5	75.0	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.2	74.3	9520.2	75.3
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.5	77.0	9521.7	73.8
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.5	79.0	9520.7	74.8
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9515.0	80.5	9521.2	74.3
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
					AVERAGE HEIGHT:		62.35

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

16

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATE A. NOLD
37401827
LICENSED ARCHITECT
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JOB NO. Project Number

AVERAGE HEIGHT PLAN

A-1.12

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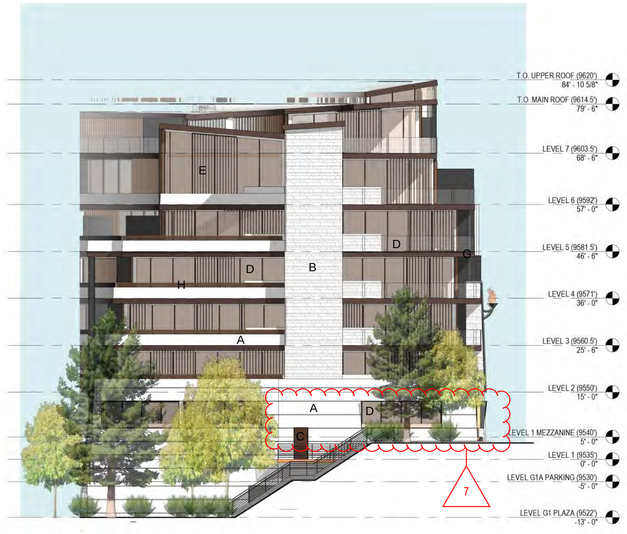
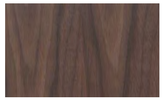


4 **EAST-MATERIAL ELEVATION**
1/16" = 1'-0"

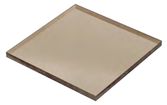
A — STONE VENEER - HONED

B — STONE VENEER, FIELD - ROUGH

C — WALNUT FINISH WOOD DOOR



D — BRONZE TINTED GLASS



E — METAL LOUUVERS IN CORTEN STEEL FINISH

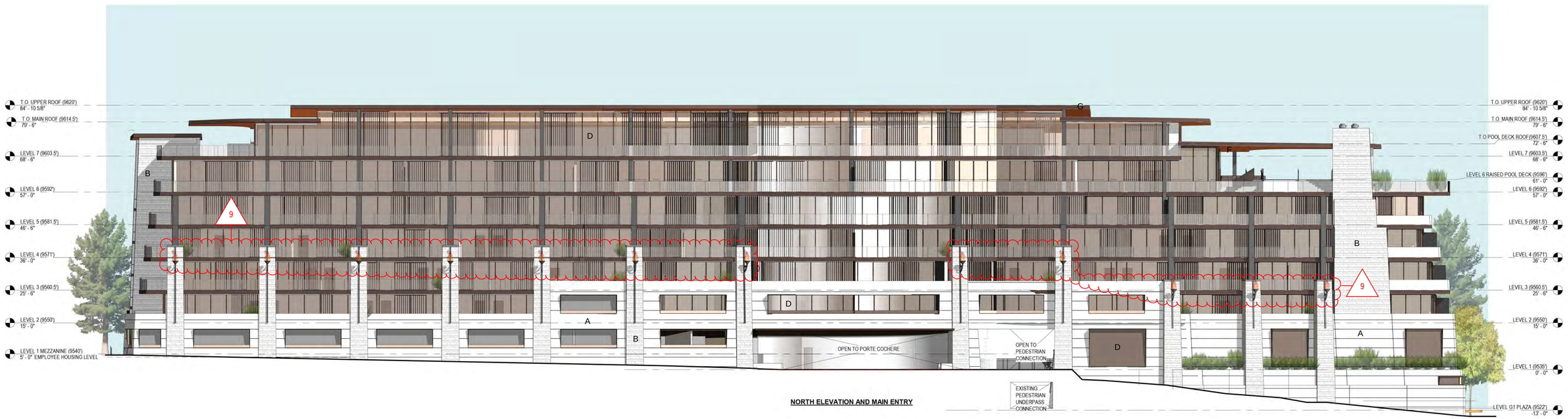
F — WOOD LOOK METAL SOFFIT

G — DARK BRONZE STOREFRONT AND FASCIA

H — DECORATIVE METAL GUARDRAIL IN CORTEN STEEL FINISH

J — CORTEN STEEL FINISH GARAGE DOOR

ELEVATION #SQFT	WEST ELEVATION (03/A-2.01)	NORTHWEST ELEVATION (03/A-2.00)	NORTH ELEVATION (02/A-2.00)	NORTHEAST ELEVATION (01/A-2.00)	EAST ELEVATION (04/A-2.00)	SOUTHEAST ELEVATION (02/A-2.01)	SOUTHWEST ELEVATION (04/A-2.01)	PEDESTRIAN WAY WEST ELEVATION (01/A-2.01)	TOTAL	PERCENT
SCREENS	1043.63	1974.86	771.46	5219.55	1118.64	3187.9	2464.61		15780.65	19%
GLASS	1305.3	2864.5	675.21	5341.02	1554.8	3739.38	3809.38	321.8	19611.39	23%
STONE	3320.1	4732.59	614.14	4866.47	3583.63	7493.96	6750.68	2727.45	34089.02	40%
METAL	621.85	1030.22	279.46	2167.14	667.29	2116.14	1806.6	41.12	8729.82	10%
GLASS GUARDRAIL	266.51	1495.1	442.43	3400.9	490.29	262.21	539.72		6897.16	8%
WOOD					22.69	22.75	25.8	87.12	158.36	0.2%
MATERIAL TOTAL	6557.39	12097.27	2782.7	20995.08	7437.34	16822.34	15370.99	3177.49	85266.4	100%



NORTH ELEVATION AND MAIN ENTRY

1 **NORTHEAST-MATERIAL ELEVATION**
1/16" = 1'-0"

2 **NORTH-MATERIAL ELEVATION AT PORTE CHOCHERE**
1/16" = 1'-0"

3 **NORTHWEST-MATERIAL ELEVATION**
1/16" = 1'-0"

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATE A. JOHNSON
37827
REGISTERED ARCHITECT
SEAL

EXTERIOR MATERIAL ELEVATIONS

A-2.00

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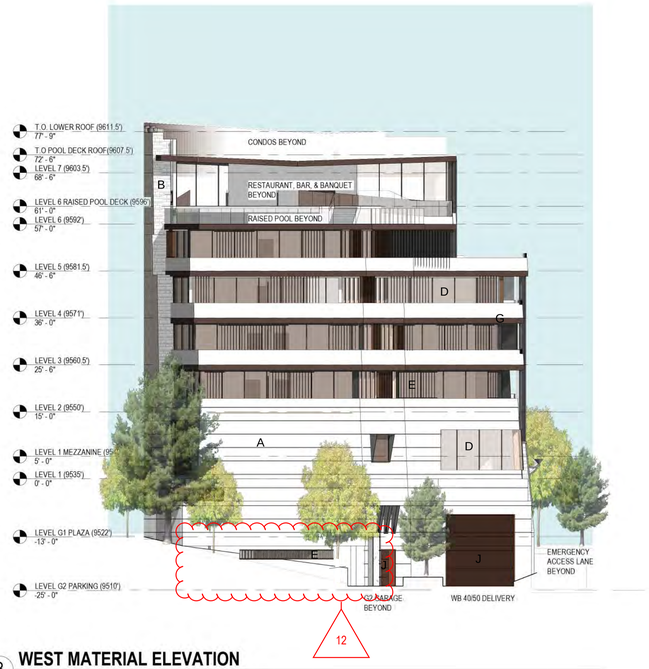
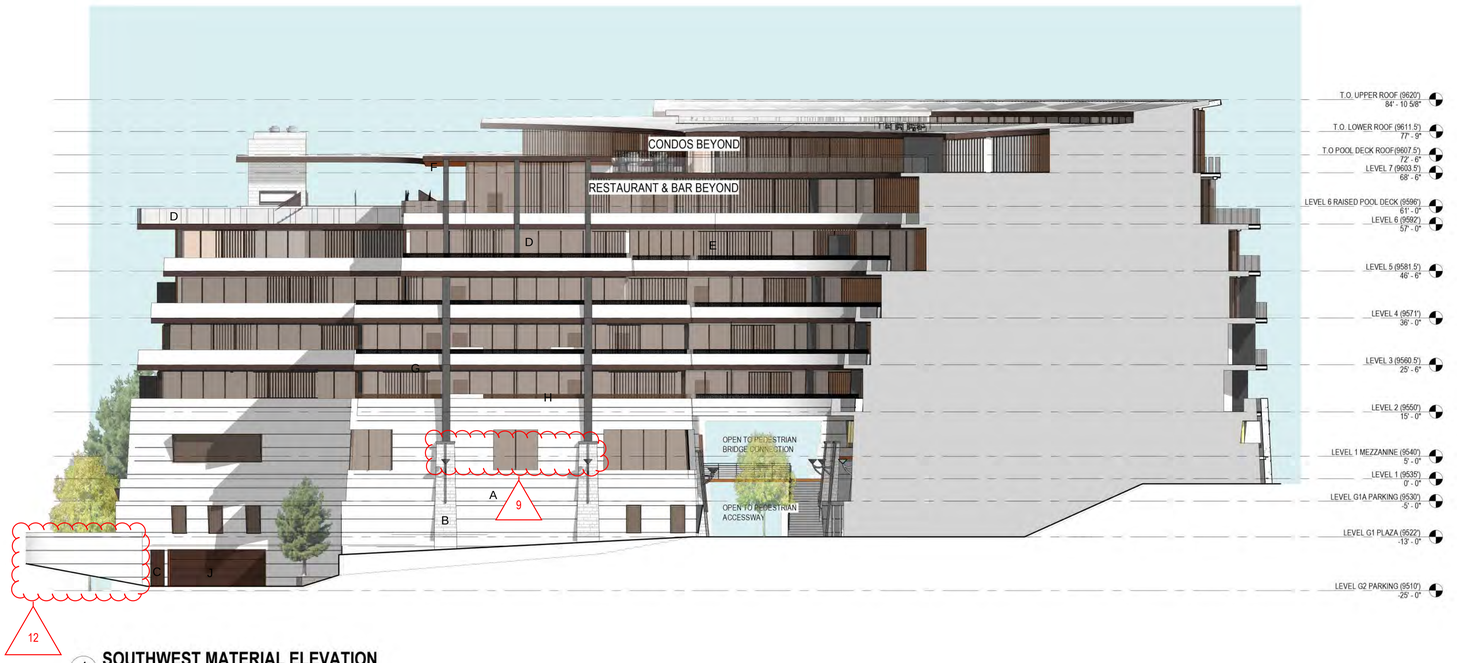
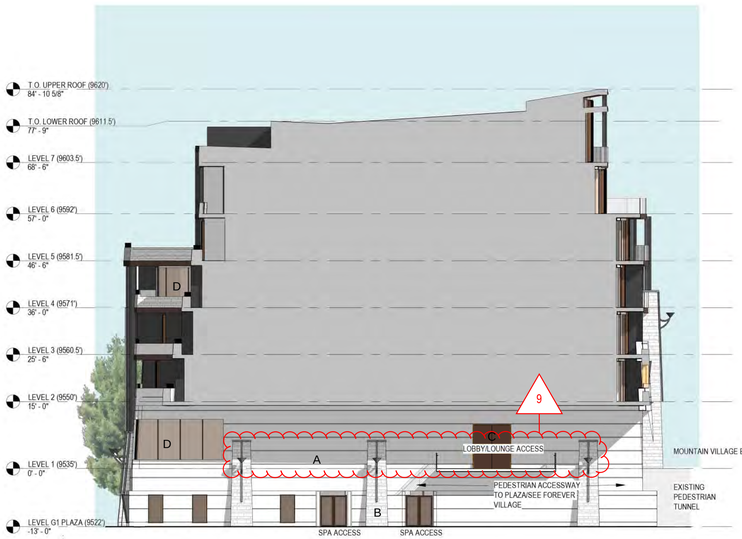


3 **WEST MATERIAL ELEVATION**
1/16" = 1'-0"



4 **SOUTHWEST MATERIAL ELEVATION**
1/16" = 1'-0"



1 **WEST MATERIAL ELEVATION AT PEDESTRIAN WALKWAY**
1/16" = 1'-0"

2 **SOUTHEAST MATERIAL ELEVATION**
1/16" = 1'-0"

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LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.09.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATE T. FORD
37827
REGISTERED ARCHITECT
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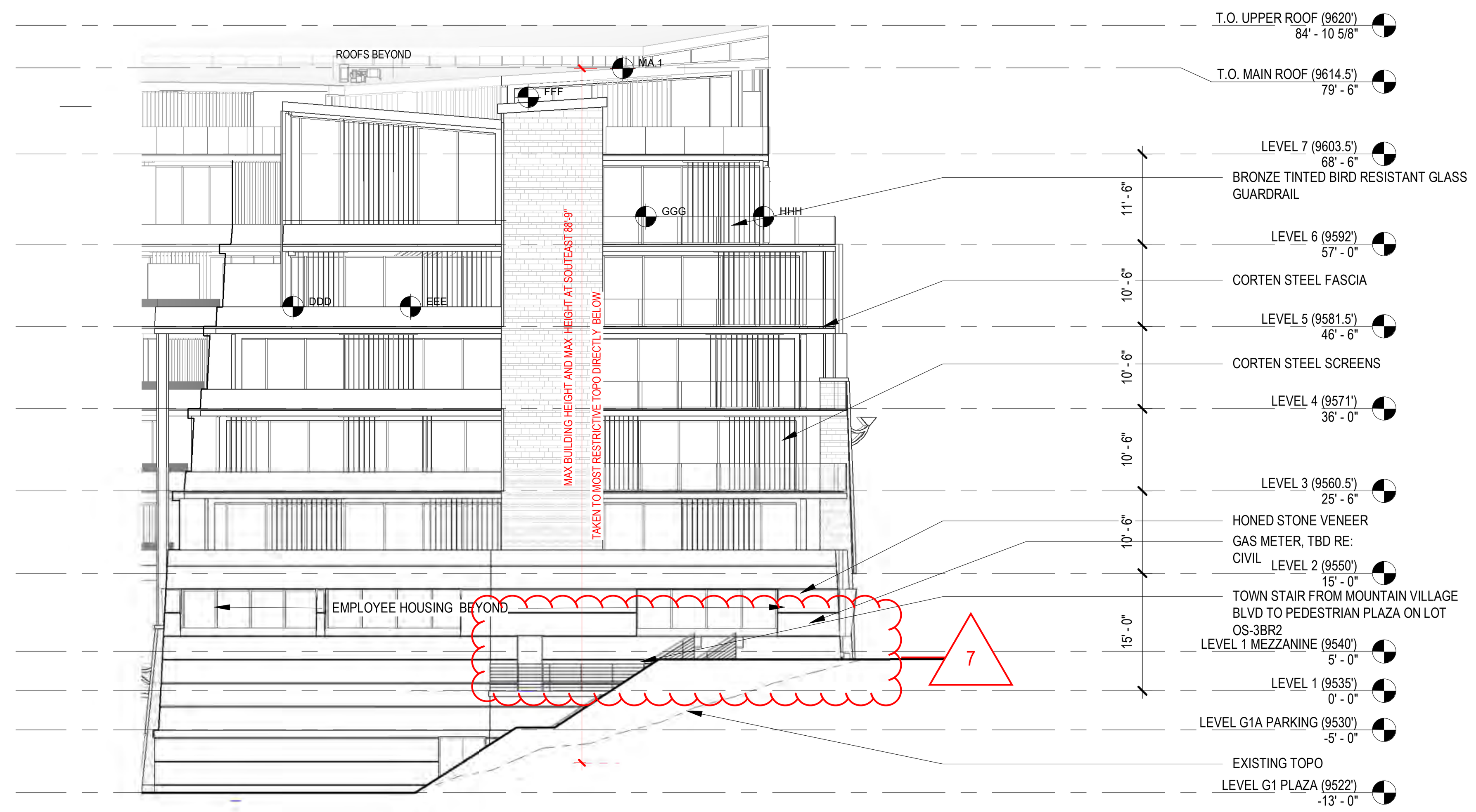
EXTERIOR MATERIAL ELEVATIONS

A-2.01



2 SOUTHEAST ELEVATION

1/16" = 1'-0"

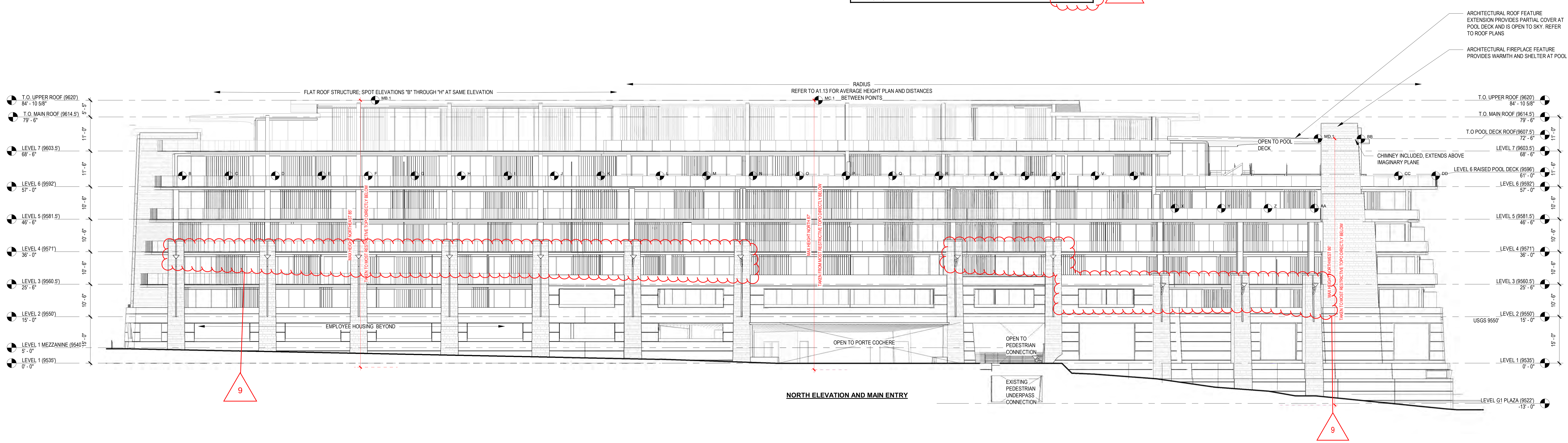
NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.0	84.5
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.5	75.0	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.2	74.3	9520.2	75.3
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.5	77.0	9521.7	73.8
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.5	79.0	9520.7	74.8
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9515.0	80.5	9521.2	74.3
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	62.35

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

16

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	HEIGHT FROM PROPOSED GRADE	EXISTING GRADE	HEIGHT FROM EXISTING GRADE
SOUTHEAST	MA.1	T.O. RIDGE AT ROOF EXTENSION	9614.5	9525.8	88.7	9528.0	86.5
NORTHEAST	MB.1	T.O. POP UP ROOF	9620.0	9535.0	85.0	9533.8	86.2
NORTH	MC.1	T.O. POP UP ROOF	9615.5	9528.5	87.0	9528.5	87.0
NORTHWEST	MD.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
WEST	ME.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
*SOUTH	MF.1	T.O. MAIN ROOF	9614.5	9525.9	88.6	9525.9	88.6
SOUTHWEST	MG.1	T.O. ROOF AT LEVEL 6	9611.0	9522.5	88.5	9522.5	88.5
						MAX HEIGHT	88'-9"

* PEDESTRIAN ACCESSWAY



1 NORTH ELEVATION FROM MOUNTAIN BLVD FLATTENED LOOKING SOUTH

1/16" = 1'-0"

10/8/2022 1:59:29 PM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

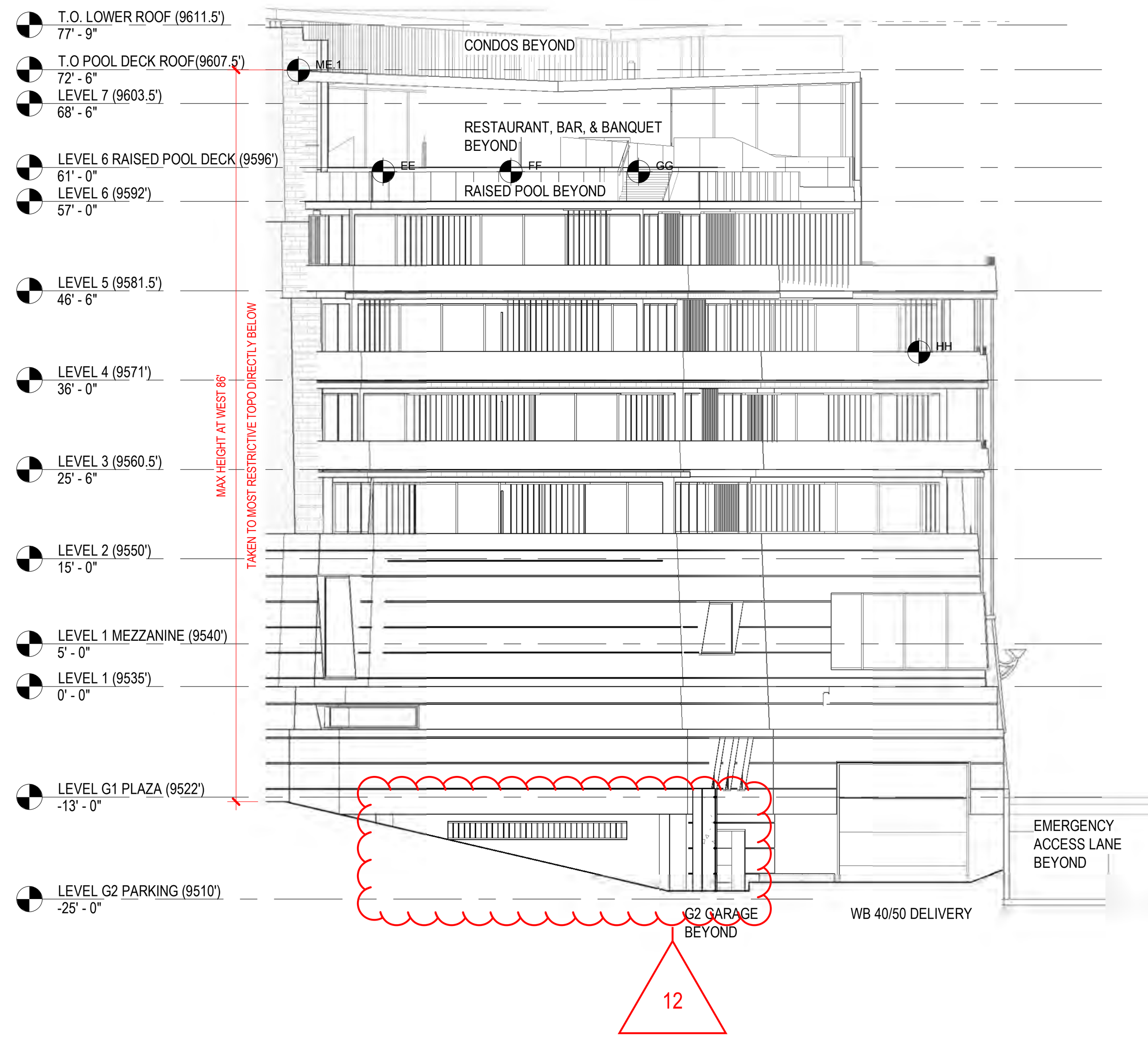
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSA LORD
401827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

JOB NO. Project Number

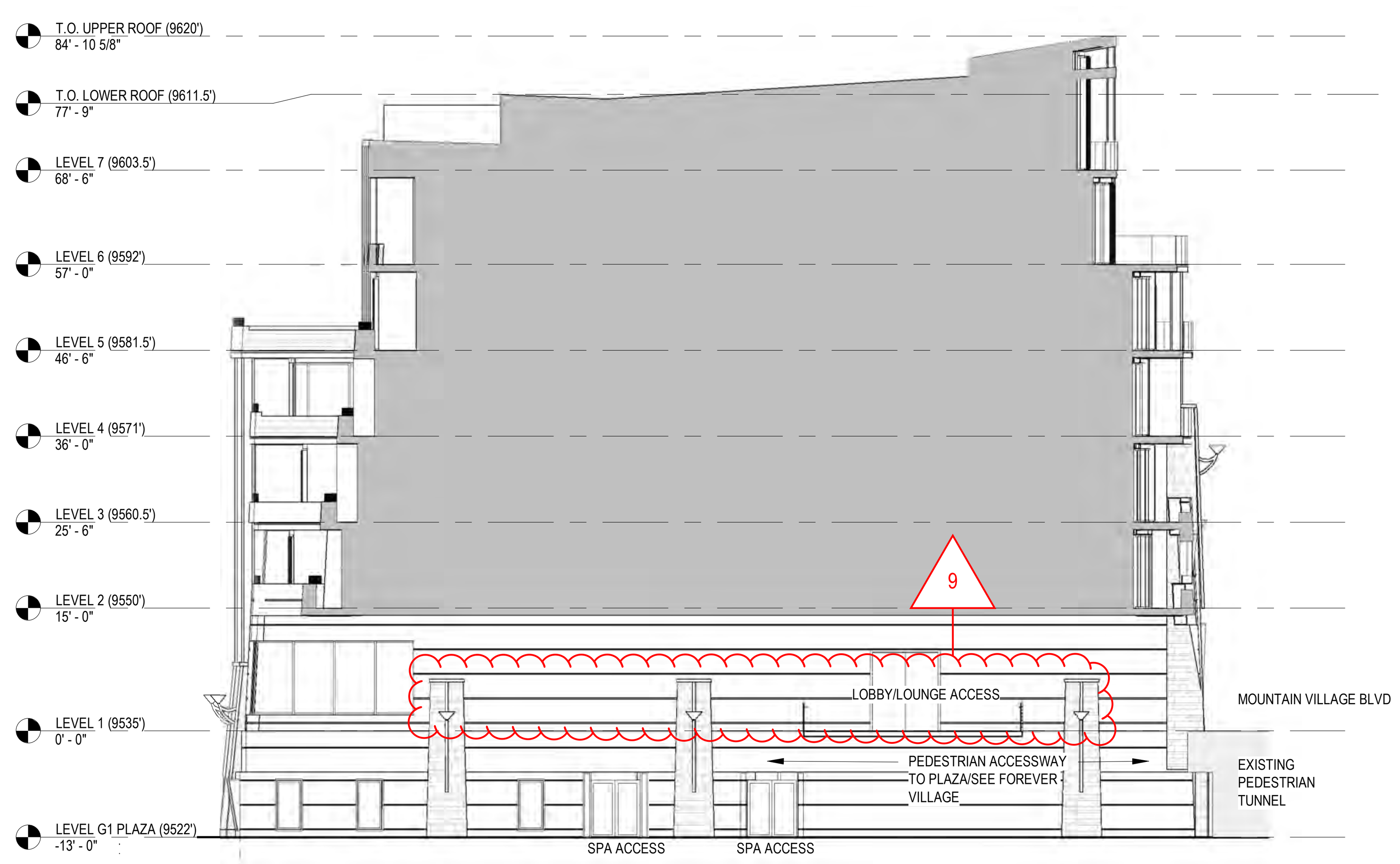
NORTH & EAST ELEVATIONS

A-2.02



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

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



1 **WEST ELEVATION - PEDESTRIAN WALKWAY**
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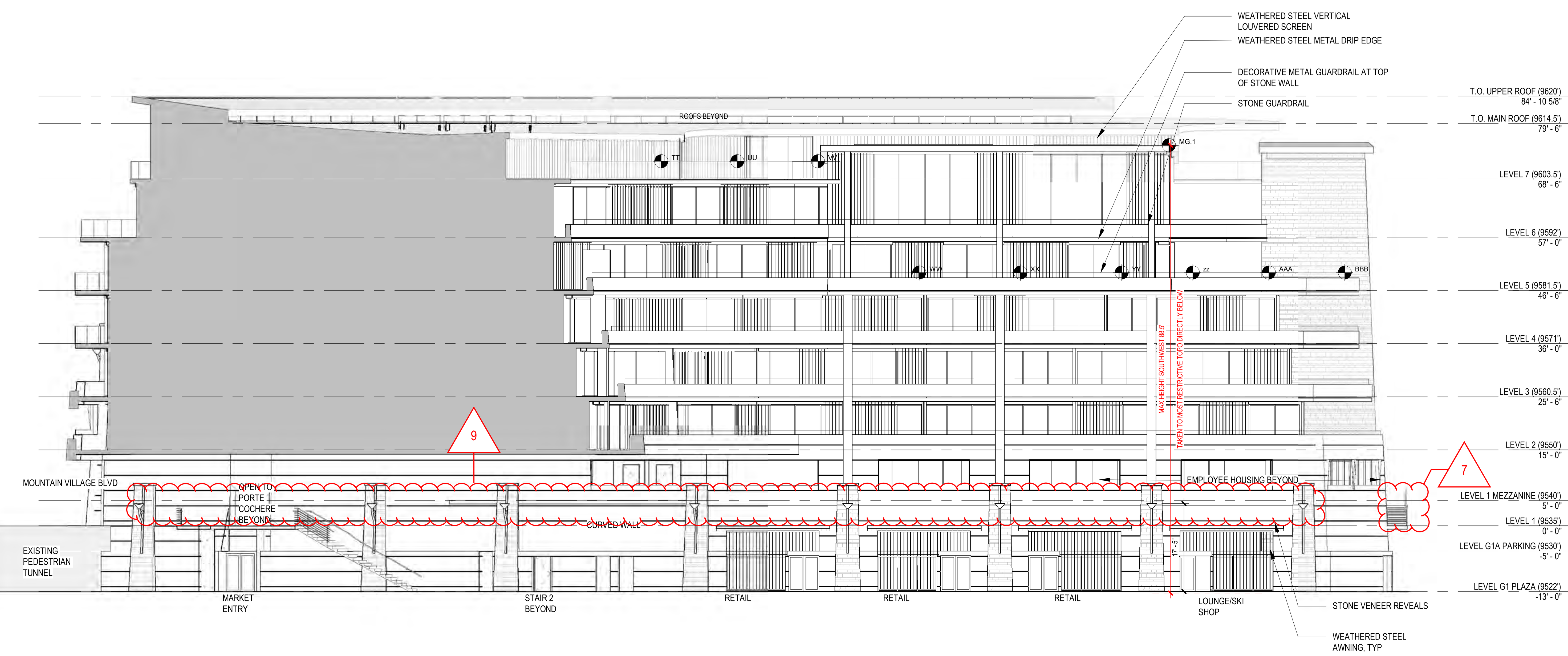

2 **SOUTHWEST ELEVATION**
1/16" = 1'-0"

10/8/2022 2:02:03 PM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

STATE OF COLORADO
KATSA LOND
401827
LICENSED ARCHITECT
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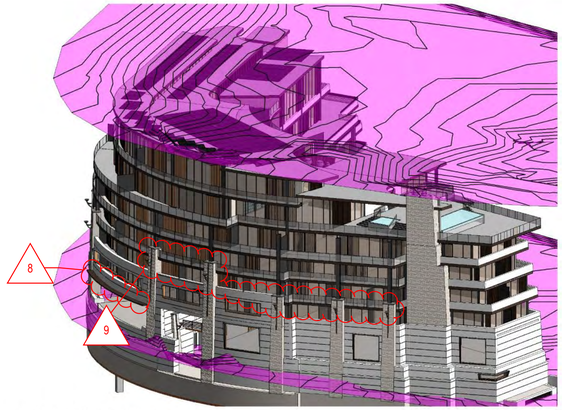
SEAL

JOB NO. Project Number

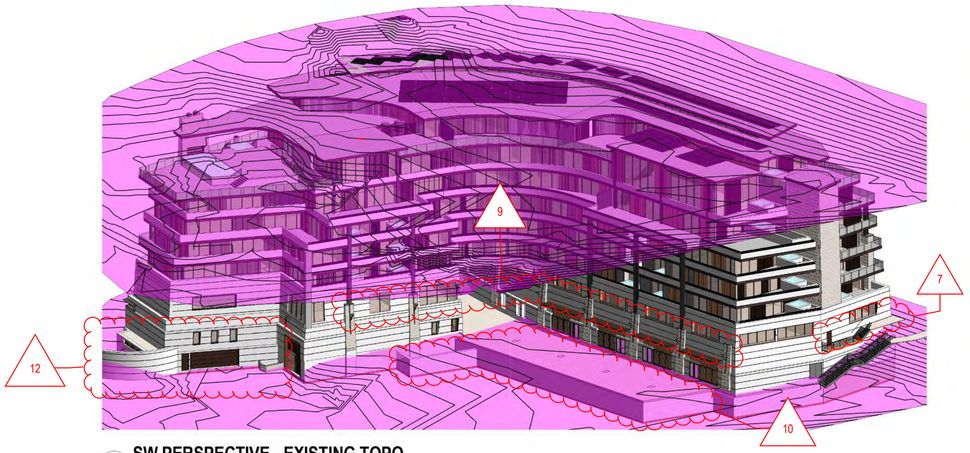
SOUTHEAST & WEST ELEVATIONS

A-2.03

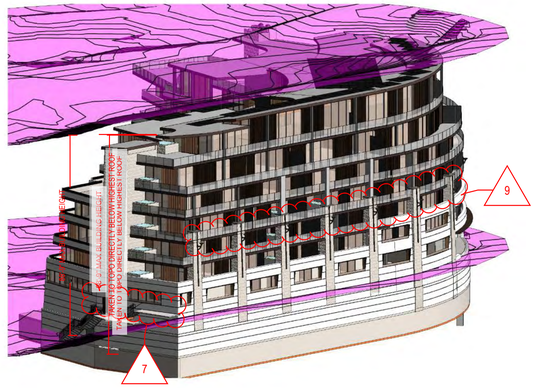


5 NW PERSPECTIVE

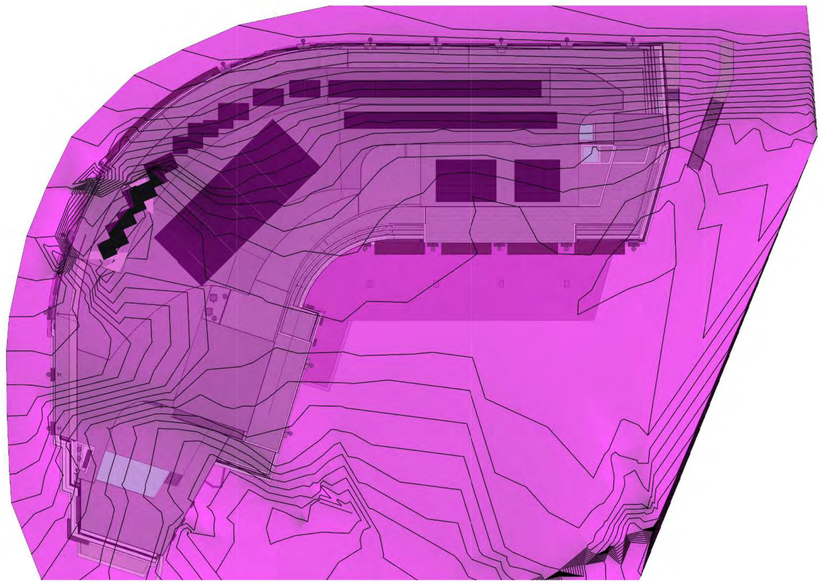
3 NW ELEVATION



4 SW PERSPECTIVE - EXISTING TOPO



2 SE PERSPECTIVE



1 EXISTING TOPO

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.0	84.5
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.5	75.0	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.2	74.3	9520.2	75.3
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.5	77.0	9521.7	73.8
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.5	79.0	9520.7	74.8
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9515.0	80.5	9521.2	74.3
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
					AVERAGE HEIGHT		62.35

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

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VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

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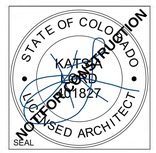
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022



Project Number
JOB NO.

3D MAX HEIGHT WITH EXISTING TOPO

A-2.04

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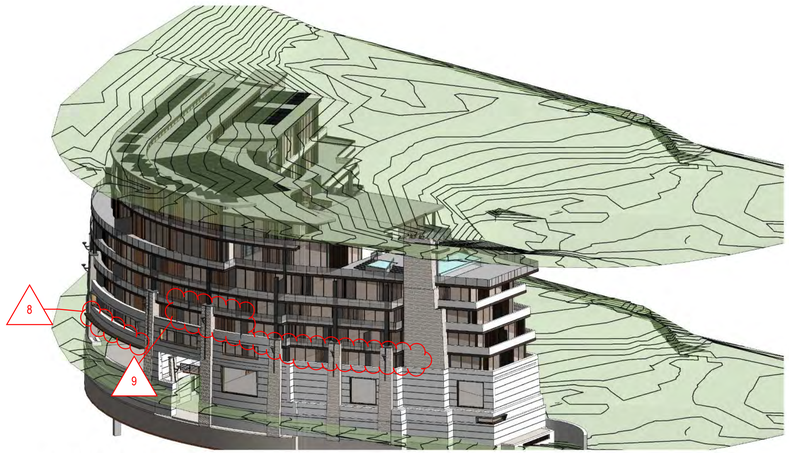
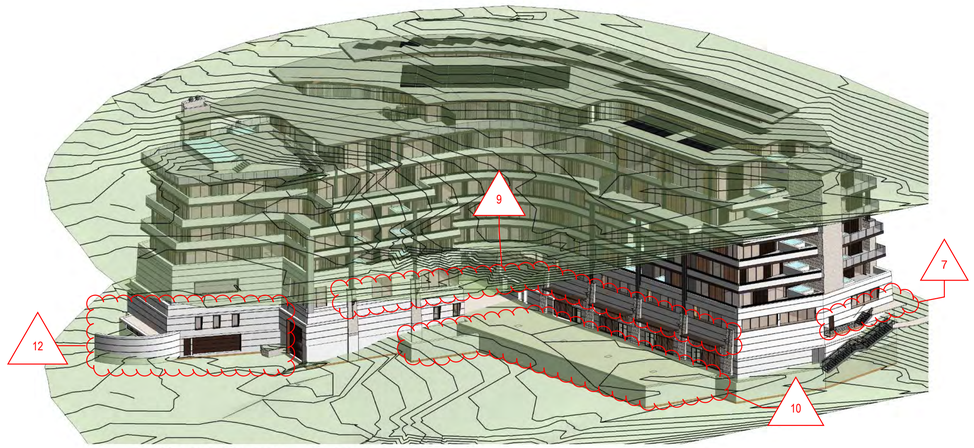
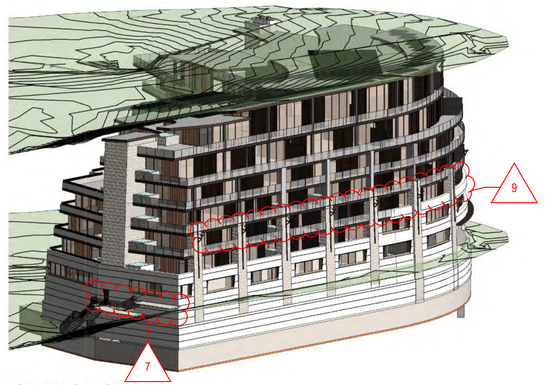


5 **NW PERSPECTIVE**

3 **NW ELEVATION**



4 **SW PERSPECTIVE - PROPOSED TOPO**



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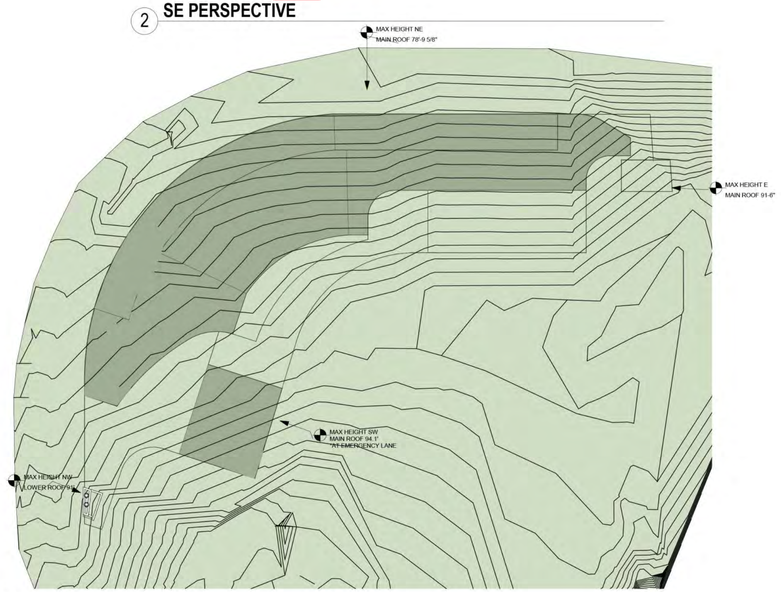

1 **PROPOSED TOPO OVER ROOF**
1/32" = 1'-0"

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9526.0	81.5	9523.0	84.5
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.5	75.0	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.2	74.3	9520.2	75.3
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.5	77.0	9521.7	73.8
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.5	79.0	9520.7	74.8
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9515.0	80.5	9521.2	74.3
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
					AVERAGE HEIGHT		62.35

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

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LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

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KATE A. LORD
37827
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JOB NO. Project Number

3D MAX HEIGHT WITH PROPOSED TOPO

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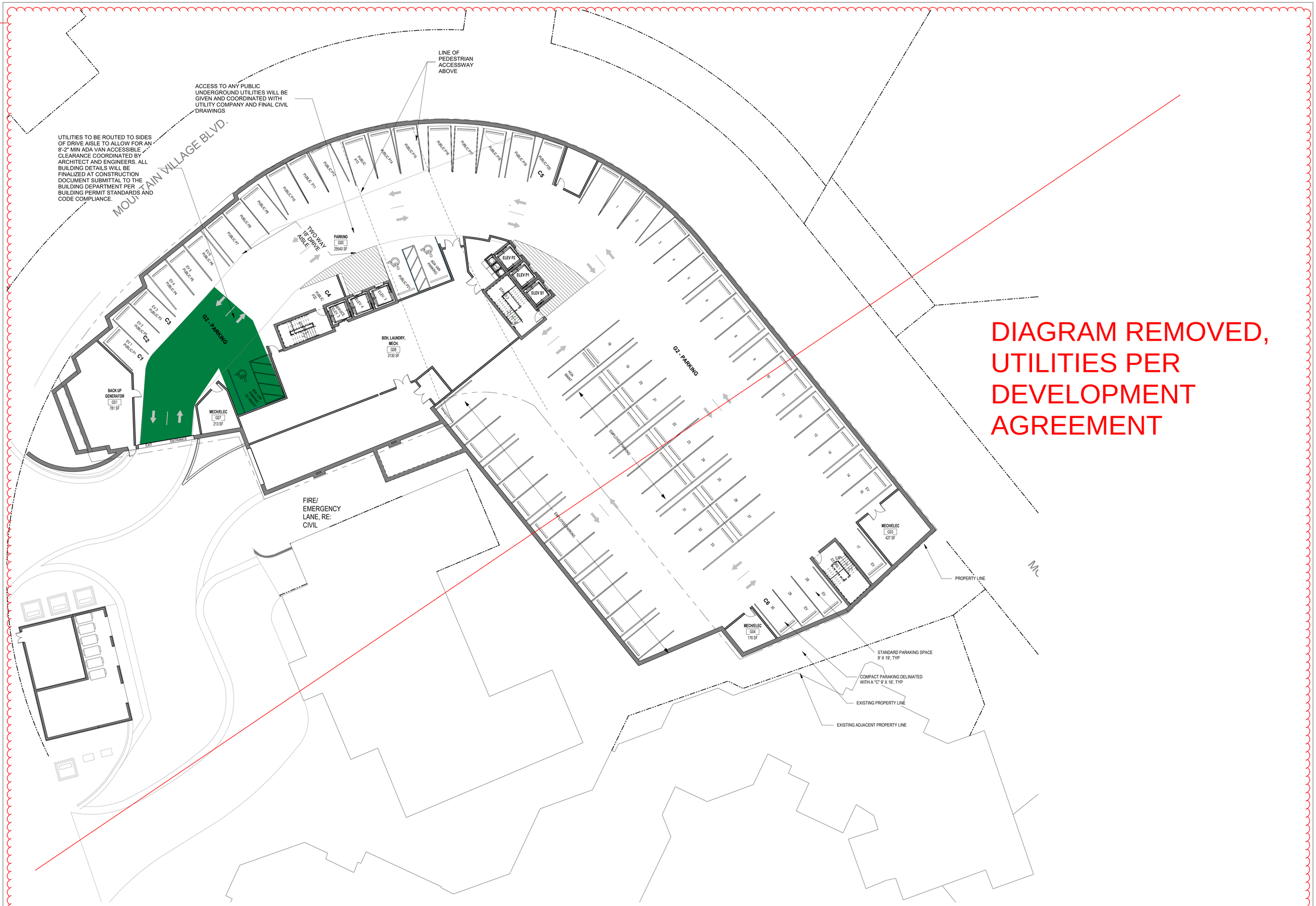

DIAGRAM REMOVED, UTILITIES PER DEVELOPMENT AGREEMENT

1 DIAGRAM ADA VAN ACCESS LEVEL G2 PARKING
1/16" = 1'-0"

10/21/2022 11:51:32 AM

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401827
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GARAGE UTILITY DIAGRAM

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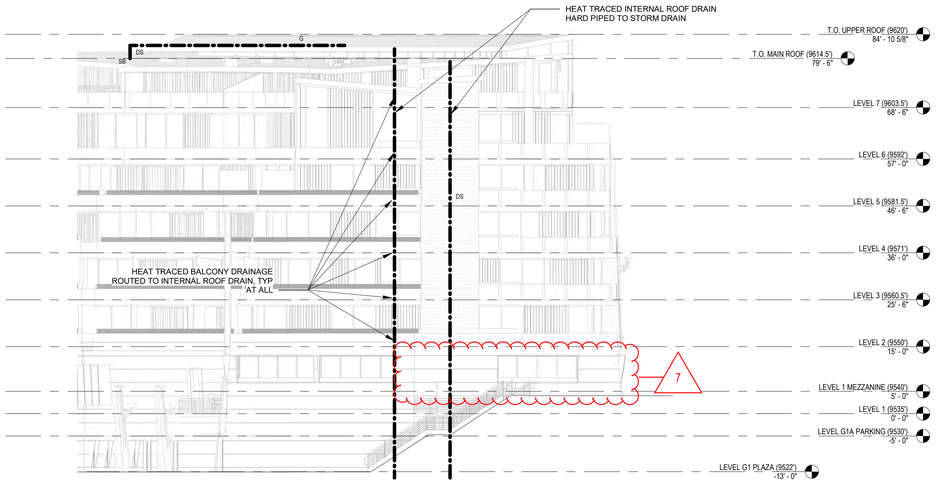
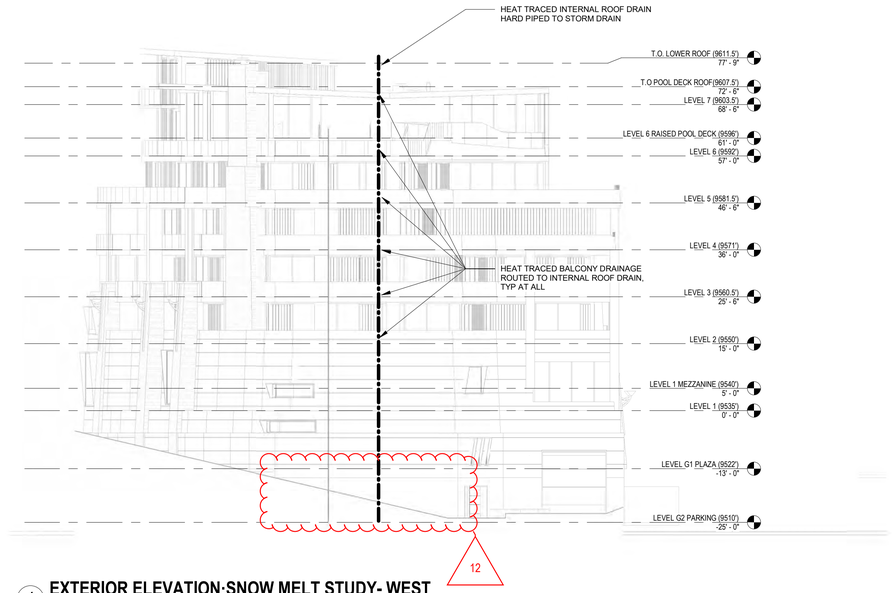
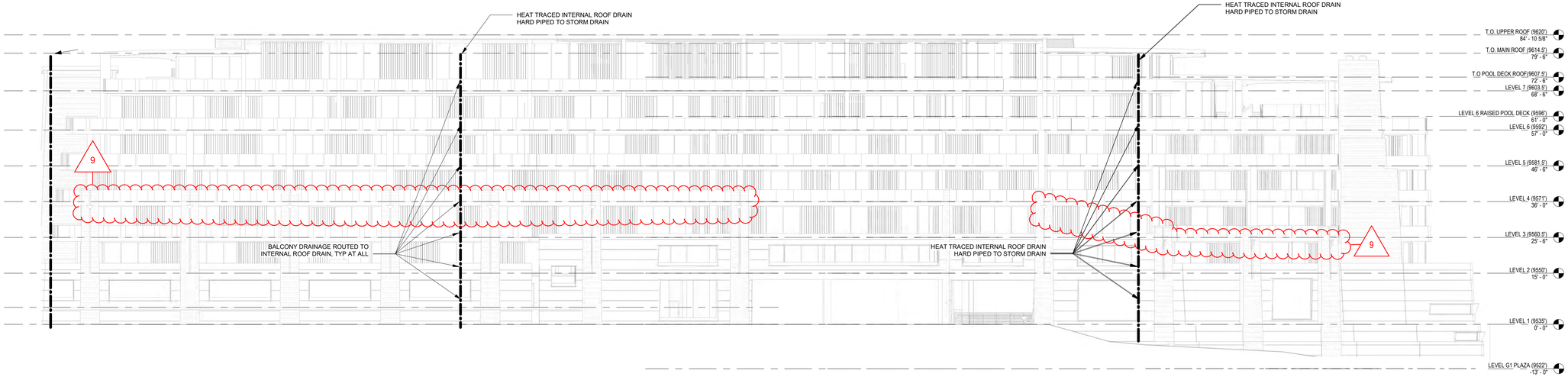


3 **EXTERIOR ELEVATION·SNOW MELT STUDY EAST**
1/16" = 1'-0"



4 **EXTERIOR ELEVATION·SNOW MELT STUDY- WEST**
1/16" = 1'-0"



1 **EXTERIOR ELEVATION·SNOW MELT STUDY NORTHEAST**
1/16" = 1'-0"

2 **EXTERIOR ELEVATION·SNOW MELT STUDY- NORTHWEST**
1/16" = 1'-0"

SNOW MELT KEY	
SB	SPLASH BLOCKS IN TERRACE
	DIRECTION OF WATER FLOW
	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN

SNOW MELT KEY
1/4" = 1'-0"

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EXTERIOR ELEVATION·SNOW MELT STUDY

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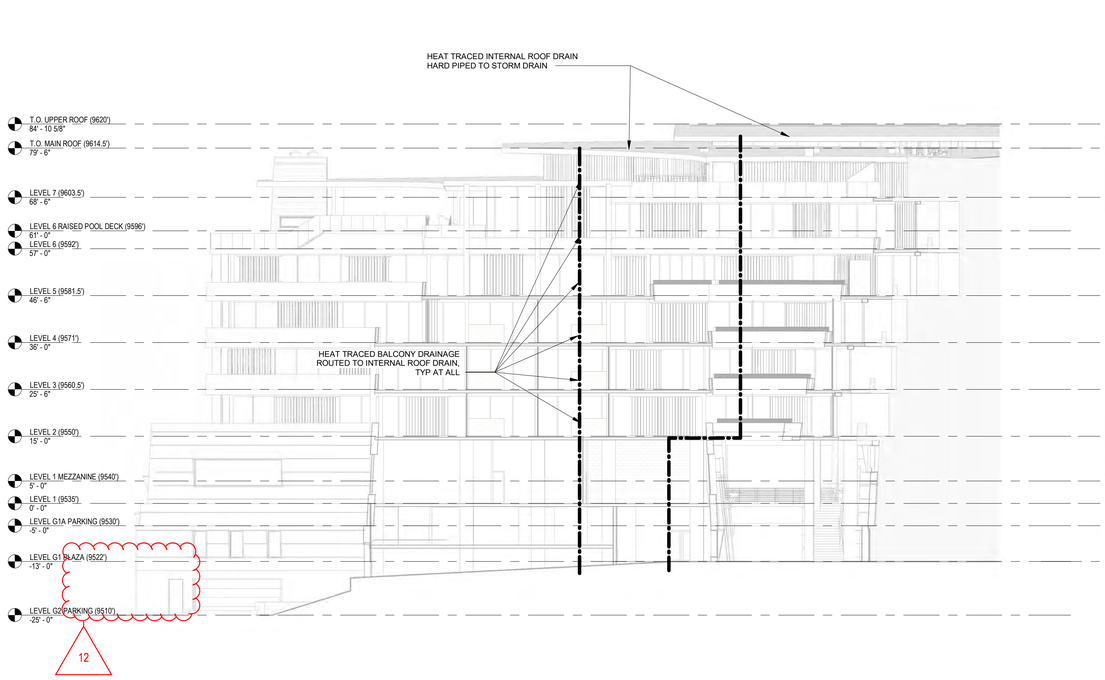
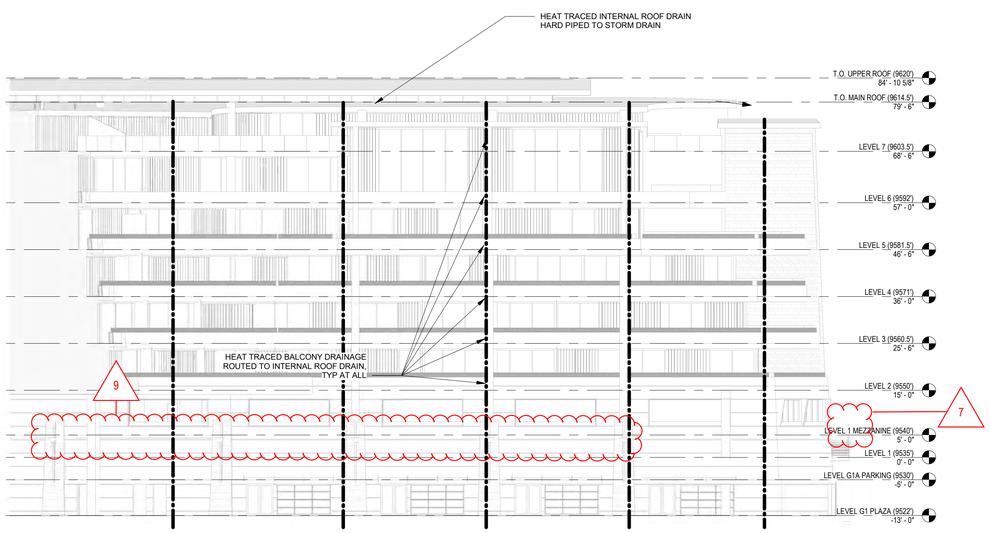


1 **EXTERIOR ELEVATION·SNOW MELT STUDY - SOUTHWEST**
1/16" = 1'-0"



2 **EXTERIOR ELEVATION·SNOW MELT STUDY- SOUTHEAST**
1/16" = 1'-0"

SNOW MELT KEY	
SB	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— • —	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN

SNOW MELT KEY
1/4" = 1'-0"

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aedesign-llc.com
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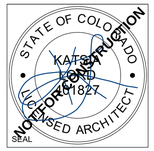
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022



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EXTERIOR ELEVATION·SNOW MELT STUDY

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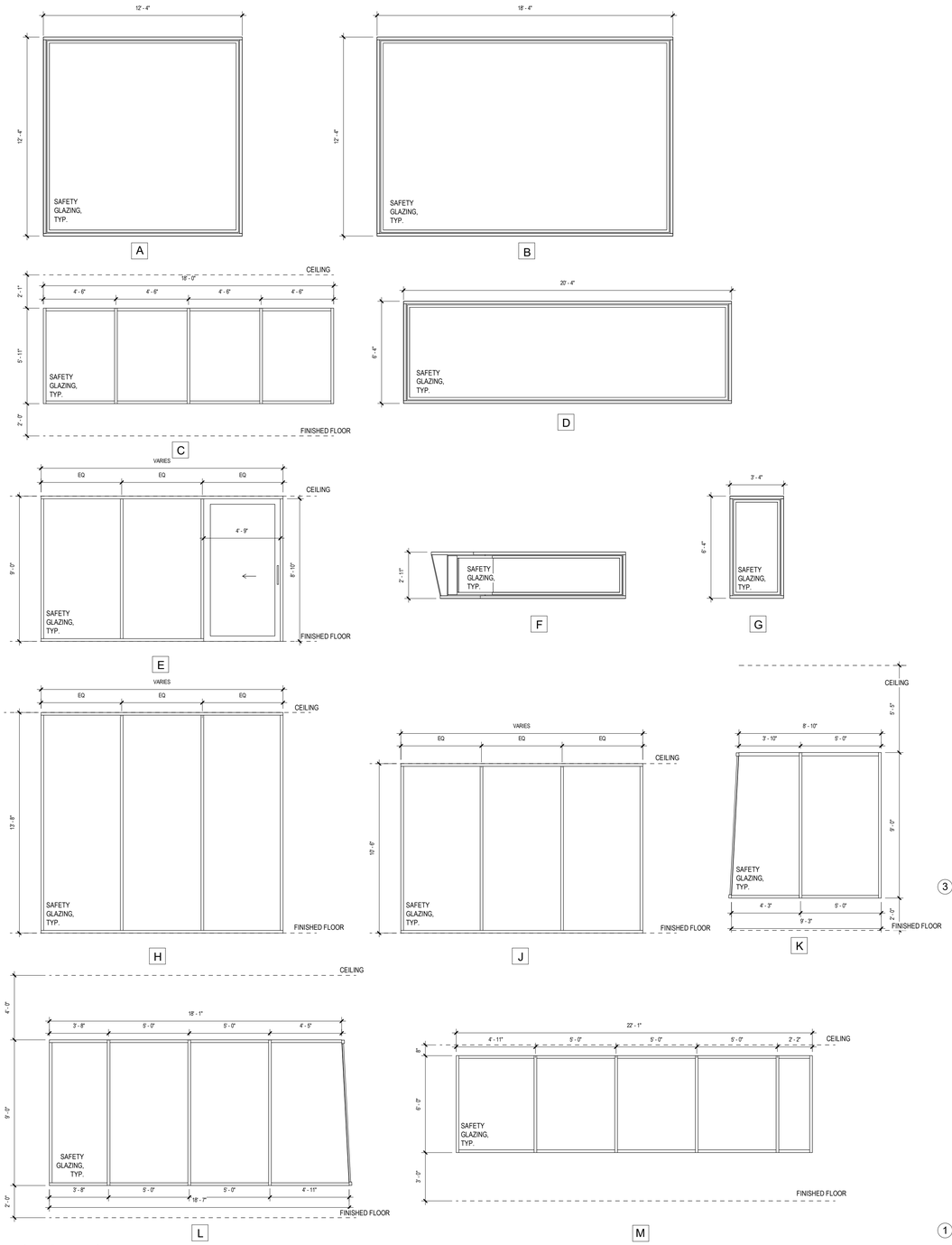
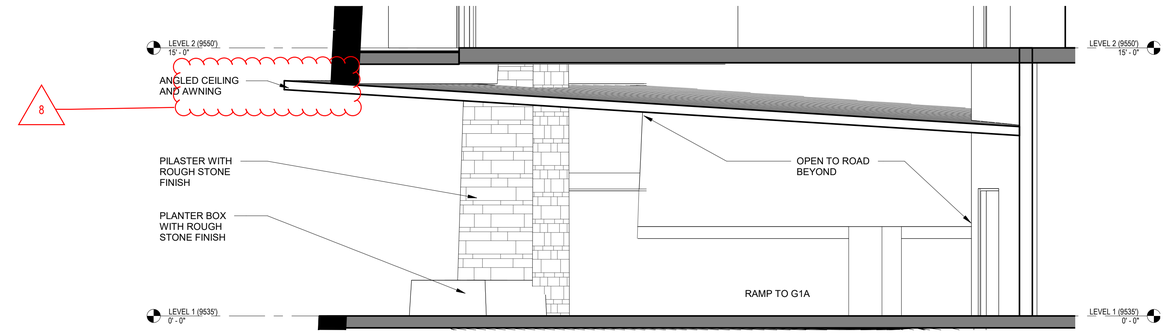
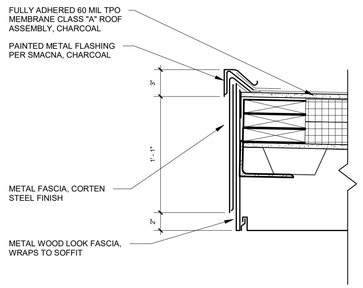
EXTERIOR DOOR SCHEDULE					
TYPE MARK	HEIGHT	WIDTH	REMARKS	TYPE	COMMENTS
1	8' - 0"	22' - 0"	CORTEN STEEL	SECTIONAL OVERHEAD GARAGE	-
2	15' - 10"	15' - 0"	CORTEN STEEL	SECTIONAL OVERHEAD GARAGE	-
3	7' - 0"	6' - 0"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	DOUBLE STOREFRONT	-
4	8' - 0"	3' - 0"	STEEL CORE CLAD WITH WOOD	SINGLE FLUSH	DARK BRONZE FRAME TO MATCH
5	7' - 0"	6' - 0"	STEEL CORE CLAD WITH WOOD	DOUBLE FLUSH	DARK BRONZE FRAME TO MATCH
6	7' - 0"	3' - 0"	STEEL CORE CLAD WITH WOOD	SINGLE FLUSH	DARK BRONZE FRAME TO MATCH
7	7' - 6"	6' - 0"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	DOUBLE STOREFRONT	-
8	10' - 0"	8' - 0"	CUSTOM WOOD WALNUT FINISH	DOUBLE FLUSH	-
9	8' - 10"	4' - 9"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	SINGLE SLIDER	BALCONY DOOR LEVELS 2-7



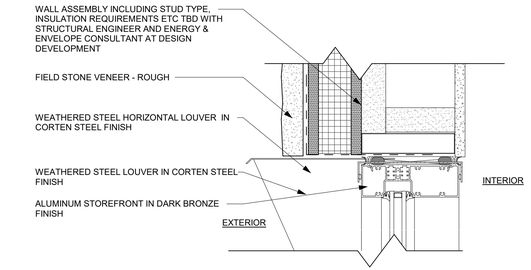
WINDOW LEGEND
1/4" = 1'-0"



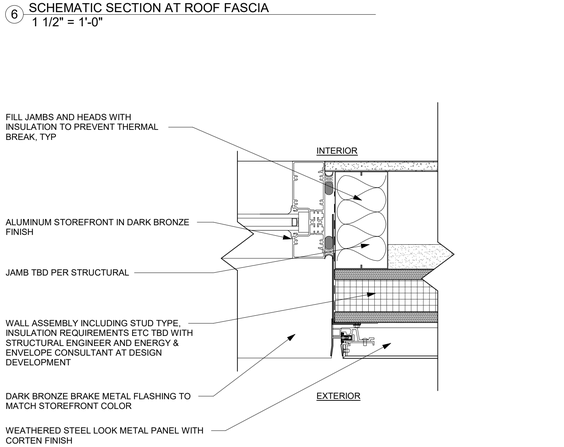
7 SECTION AT PORTE COCHERE
1/4" = 1'-0"



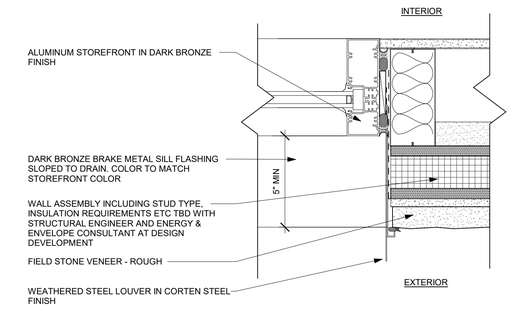
6 SCHEMATIC SECTION AT ROOF FASCIA
1 1/2" = 1'-0"



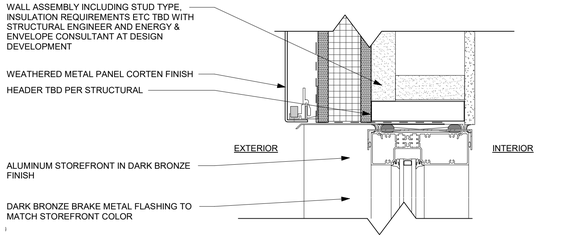
5 HEAD AT STONE
3" = 1'-0"



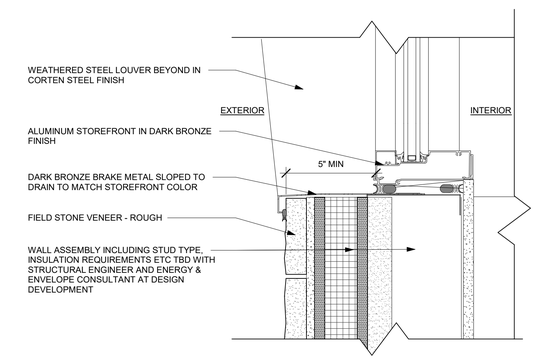
3 JAMB AT METAL PANEL
3" = 1'-0"



4 JAMB AT STONE
3" = 1'-0"



1 HEAD AT METAL PANEL
3" = 1'-0"



2 SILL AT STONE
3" = 1'-0"

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STATE OF COLORADO
KATE A. KOND
37827
LICENSED ARCHITECT
SEAL

JOB NO.: Project Number

TYPICAL DETAILS, WINDOW LEGEND AND DOOR SCHEDULE

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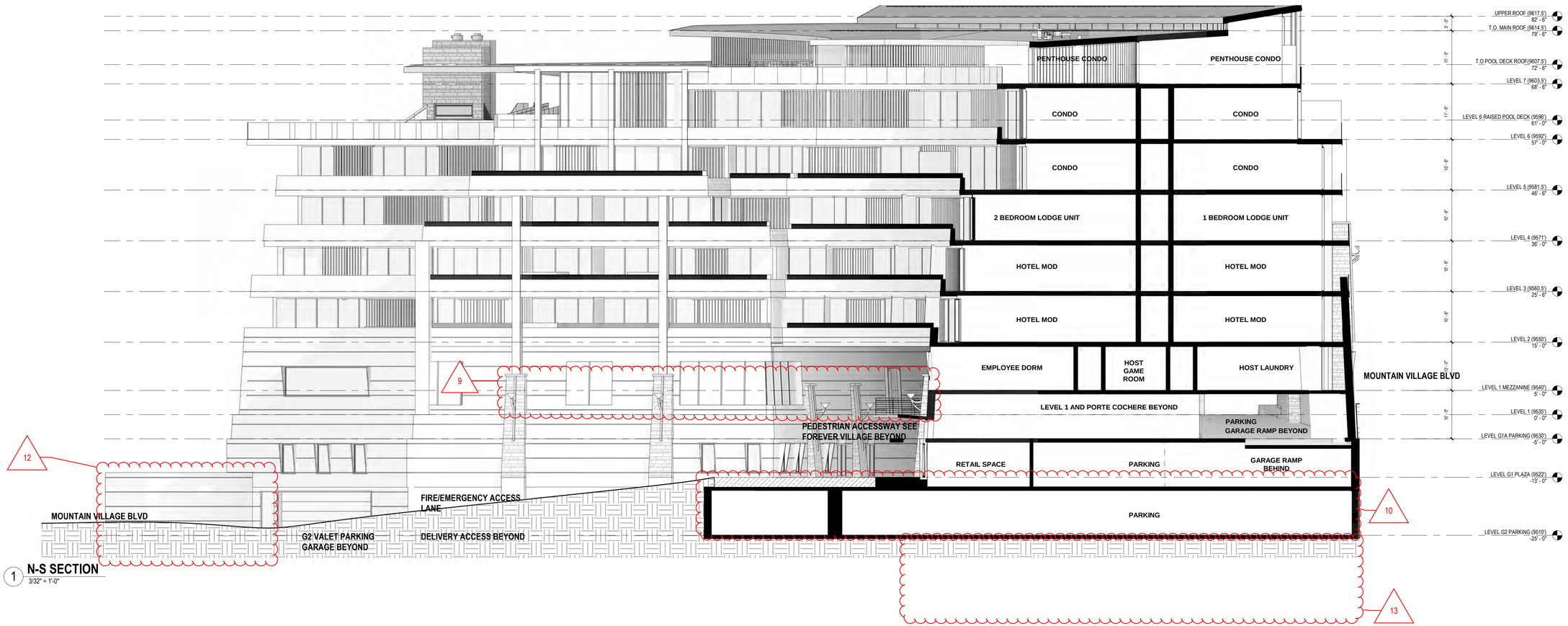


1 **N-S SECTION**
3/32" = 1'-0"

9/22/2022 8:24:59 PM

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA
Village Architects + Planners

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #305 | Denver, CO 80202 | 303.296.3034
aedesigninc.com Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
PLEASE NOTE THAT THE CONSTRUCTION CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS/HER CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

THE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. © VAULT ARCHITECTS.

DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.09.2022

STATE OF COLORADO
KATSUYA UCHIDA
37011827
LICENSED ARCHITECT
SEAL
NOT FOR CONSTRUCTION

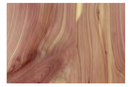
BUILDING SECTION

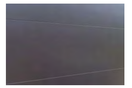
A-3.00

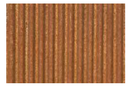
EXTERIOR DOOR SCHEDULE				
TYPE MARK	HEIGHT	WIDTH	REMARKS	TYPE
1	7' - 0"	4' - 0"	STEEL CORE CLAD WITH WOOD	DOUBLE FLUSH
2	8' - 0"	8' - 0"	DARK BRONZE WITH WINDOW	SECTIONAL OVERHEAD GARAGE

37.29% DRYSTACK STONE

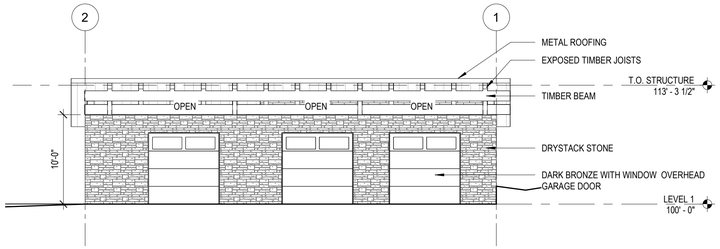
23.79% DARK BRONZE METAL ROOFING

6.29%  CEDAR WOOD TIMBER

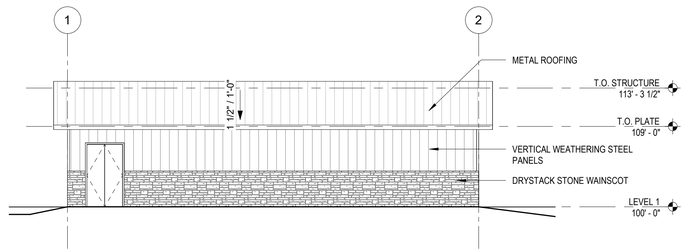
9.90%  DARK BRONZE METAL GARAGE DOOR

21.47%  VERTICAL WEATHERING STEEL PANELS

1.25% GLASS WINDOW

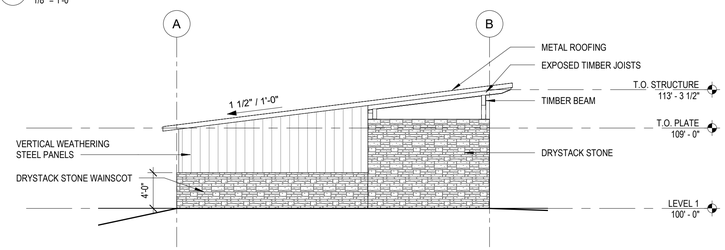


5 EAST ELEVATION
1/8" = 1'-0"

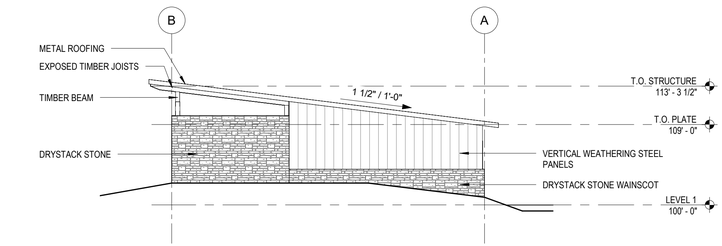


4 WEST ELEVATION
1/8" = 1'-0"

14



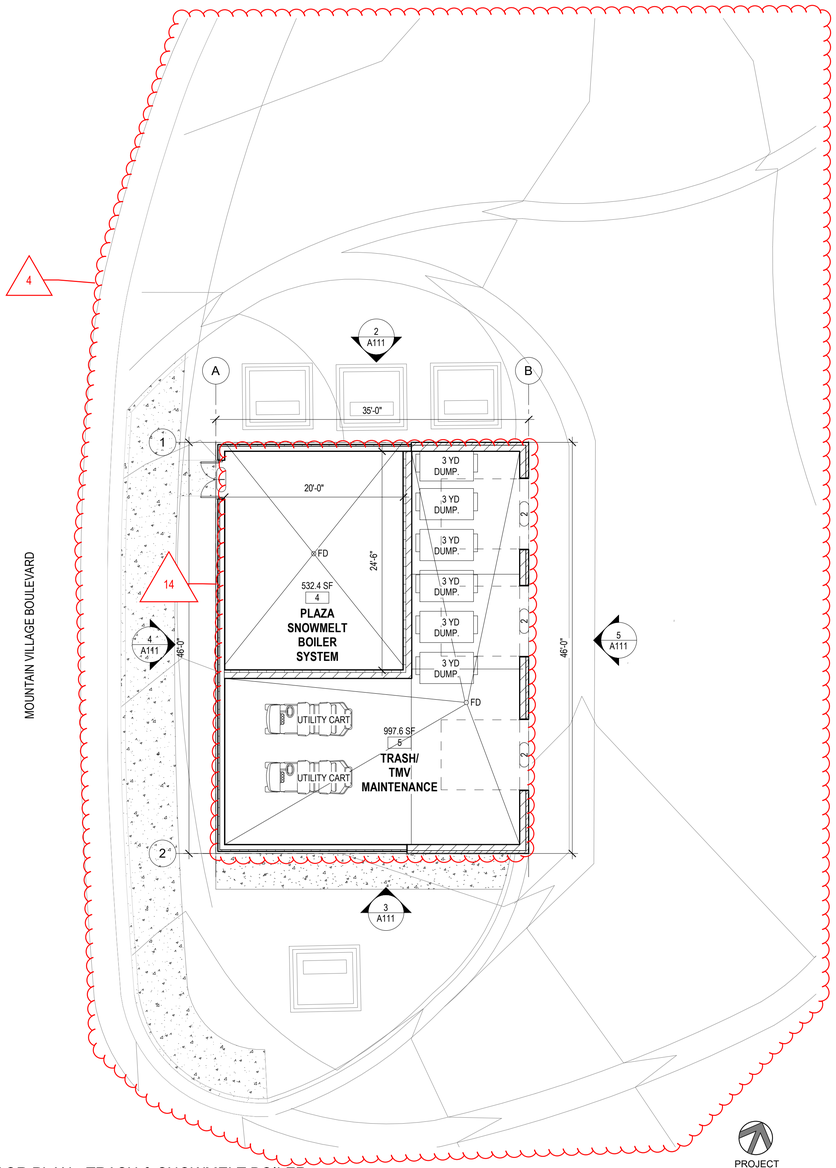
3 SOUTH ELEVATION
1/8" = 1'-0"



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

10/21/2022 10:37:50 AM

4



1 FLOOR PLAN - TRASH & SNOWMELT BOILER SYSTEM ENCLOSURE
1/8" = 1'-0"

5

SEH

NOT FOR CONSTRUCTION

Project Owner

LOT 109R PUD AMENDMENT
TIARA TELLURIDE - LOT 109R
MOUNTAIN VILLAGE, CO

This drawing is an instrument of service and shall remain the property of Short Elliott Hendrickson, Inc. (SEH). This drawing, concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of SEH.

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SEH Project	165214
Checked By	AM
Drawn By	AM
Project Status	**Issue Date**
FINAL DRB	10.21.2022

REVISION SCHEDULE

REV. #	DESCRIPTION	DATE

TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS

A111

Replat and Rezone

of Lot 109R, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G

Town of Mountain Village, County of San Miguel, State of Colorado.

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS:

TIARA TELLURIDE, LLC – (Title Commitment Parcel A) THAT Tiara Telluride, LLC, a Colorado limited liability company ("TIARA TELLURDE"), is the owner in fee simple of:

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73–76R, 109, 110, TRACT 89–A AND TRACT OS–3BR–1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

TOGETHER WITH

TRACT OS–3BR–2A, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F and TRACT OS–3BR–2G, MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF TRACT OS–3XRR AND TRACT OS–3BR–2, TOWN OF MOUNTAIN VILLAGE, RECORDED _____ IN PLAT BOOK 1 AT PAGE _____, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TIARA TELLURDE DOES HEREBY , EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "REPLAT AND REZONE OF LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G, TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat"); AND

THEREBY, CREATE the following new parcels LOT 109R2, TRACT OS–3BR–ROW, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1 TOWN OF MOUNTAIN VILLAGE ("Created Parcels")

TIARA TELLURDE hereby vacates the former property boundary lines of LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G and establishes the boundaries of Created Parcels as set forth, depicted and described on this Replat.

TIARA TELLURDE HEREBY CONFIRMS that, by virtue of and through this Replat, fee simple title ownership is hereby established in and to Lot 109R2 in and to TIARA TELLURDE LLC, a Colorado limited liability company and fee simple title ownership is hereby established in and to TRACT OS–3BR–ROW, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1, in and to the TOWN OF MOUNTAIN VILLAGE

IN WITNESS WHEREOF, Owner executes this Plat as of _____, 200___ ("Effective Date") for the purposes stated herein.

TAIRA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

by:_____
printed name: _____
Title:_____

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____ TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

1

Name	Sq. Ft.	Acres	Zoning	Use	DENSITY UNITS	PERSONS OF DENSITY PER UNIT	TOTAL PERSONS OF DENSITY
Lot 109R2	35771	0.821	Village Center	Efficiency Lodge	50	0.5	25
				Lodge	31	0.75	23.25
				Condominium	20	3	60
				Employee Condo	2	3	6
				Employee Dorm	18	1	18
TOTALS					121		132.25
Tract OS-3BR-ROW	77	0.000	Active Open Space				
Tract OS-3BR-2B1	201	0.004	Active Open Space				
Tract OS-3BR-2C1	68	0.001	Active Open Space				
Tract OS-3BR-2D1	2	0.000	Active Open Space				
Tract OS-3BR-2E1	19	0.000	Active Open Space				
Tract OS-3BR-2F1	408	0.009	Active Open Space				
Tract OS-3BR-2G1	546	0.012	Active Open Space				

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, _____, as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town of Mountain Village Town Council in accordance with Ordinance No. _____, the Development Agreement recorded at Reception No. _____ and Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ which authorized my execution of this Replat. .

_____
_____, Mayor, Date

ACKNOWLEDGMENT

State of)
) ss
County of))

The foregoing signature was acknowledged before me this _____ day of _____, 20 ___ A.D. by _____ as Mayor of the Town of Mountain Village.

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

I, _____, as the Community Development Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.

_____ Date: _____
Community Development Director

TREASURER'S CERTIFICATE

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

Dated this _____ day of _____, 20___.

_____
San Miguel County Treasurer

RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20_____, at
Reception No. _____,
Time _____.

_____
San Miguel County Clerk and Recorder

TITLE INSURANCE COMPANY CERTIFICATE

Fidelity National Title Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY is free and clear of all encumbrances, liens, taxes, and special assessments except as follows:

_____
Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned _____, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. _____, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat and to the dedication of land as streets, alleys, roads and other public areas, as designated on this Plat, and hereby releases said dedicated lands from the lien created by said instrument.

Name:
_____

Date:
_____

Address:
_____

Signature:
_____

Title:
_____

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____ of _____.

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this REPLAT AND REZONE OF LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G, TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 200___.

SUBMITTED FOR APPROVAL

_____
P.L.S. No. 37662 Date

NOTES

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

2. Fidelity National Title Company, Order Number 150–F17796–22 dated October 5, 2022 at 08:00 AM as to Lot 109R

3. BASIS OF BEARINGS. The bearing from monument "Overpass" to monument "Rim", as shown monumented hereon, was assumed to bear N31°16'24"W according to Banner Associates, Inc. project bearings.

LINEAL UNITS. LINEAL DISTANCES shown hereon measured in US survey feet.

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, December 2003 as amended.

5. NOTES OF CLARIFICATION

a. The Configuration of the following lots, tracts, and right–of–way have been modified by this plat:
None

b. The following lots/tracts have been created by this plat:
Lot 109R2, TRACT OS–3BR–ROW, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1

c. The following lots/tracts have been deleted by this plat:
LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F and TRACT OS–3BR–2G

6. The approval of this Plat Amendment vacates all prior plats and Lot boundary lines for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

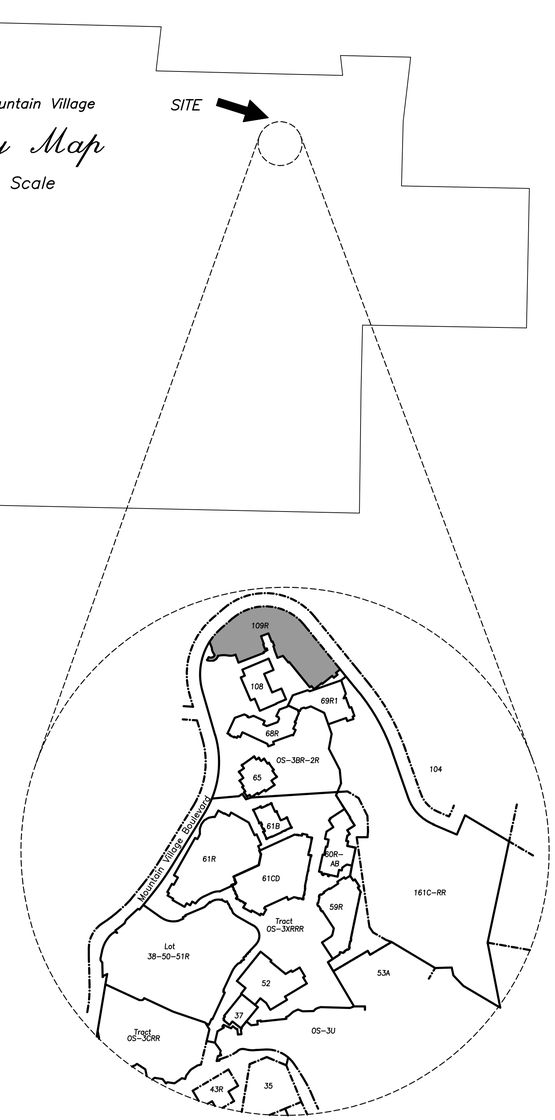
7. NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Town of Mountain Village

SITE

Vicinity Map

Not To Scale



SHEET 1 - MAP CERTIFICATIONS

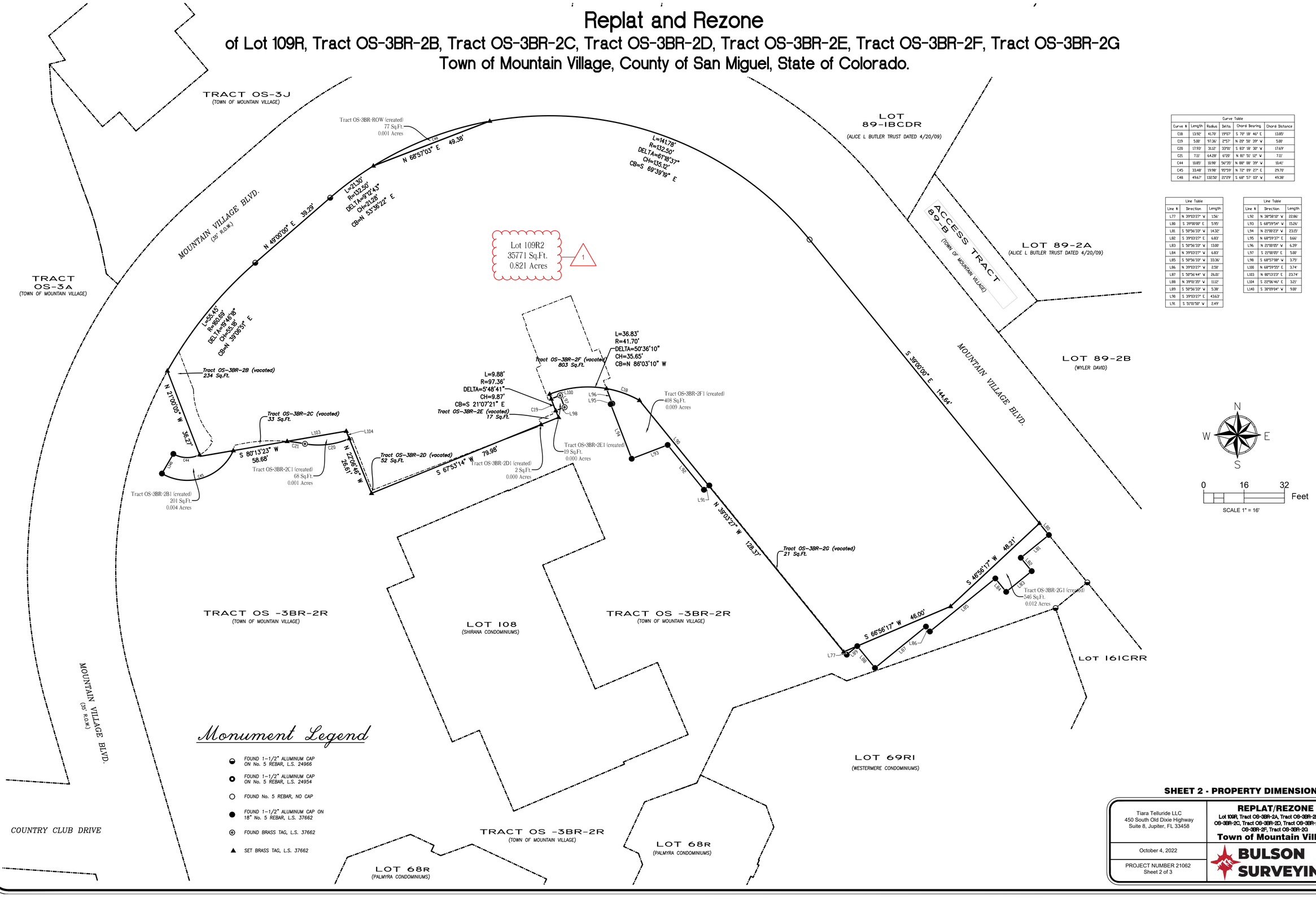
Tiara Telluride LLC 450 South Old Dixie Highway Suite 8, Jupiter, FL 33458	**REPLAT/REZONE** Lot 109R, Tract OS–3BR–2A, Tract OS–3BR–2B, Tract OS–3BR–2C, Tract OS–3BR–2D, Tract OS–3BR–2E, Tract OS–3BR–2F, Tract OS–3BR–2G **Town of Mountain Village**
October 14, 2022	**BULSON SURVEYING**
PROJECT NUMBER 21062 Sheet 1 of 3	

F:\Bulson Surveying Jobs\Jobs 2021\21062\21062 Lot 109R Preliminary Replat 09-19-2022.dwg, 10/17/2022 4:47:00 PM

Replat and Rezone

of Lot 109R, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G

Town of Mountain Village, County of San Miguel, State of Colorado.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C18	13.92'	41.70'	19°07'	S 71° 18' 46" E	13.85'
C19	9.88'	97.36'	5°48'	N 89° 56' 39" W	9.88'
C20	17.90'	31.12'	32°58'	S 83° 18' 36" W	17.66'
C21	7.11'	64.28'	6°20'	N 86° 51' 52" W	7.11'
C44	10.85'	18.98'	56°35'	N 88° 08' 39" W	10.41'
C45	33.48'	19.98'	95°59'	N 72° 09' 27" E	29.70'
C48	49.67'	132.50'	21°29'	S 68° 57' 03" W	49.38'

Line Table		
Line #	Direction	Length
L77	N 39°03'27" W	1.56'
L80	S 39°00'00" E	5.95'
L81	S 50°56'33" W	14.32'
L82	S 39°03'27" E	6.83'
L83	S 50°56'33" W	13.00'
L84	N 39°03'27" W	6.83'
L85	S 50°56'33" W	33.36'
L86	N 39°03'27" W	2.59'
L87	S 50°56'44" W	26.81'
L88	N 39°01'35" W	11.12'
L89	S 50°56'33" W	5.38'
L90	S 39°03'27" E	43.63'
L91	S 51°10'58" W	2.49'

Line Table		
Line #	Direction	Length
L92	N 38°58'15" W	22.86'
L93	S 68°59'54" W	15.26'
L94	N 21°00'23" W	23.15'
L95	N 68°59'37" E	0.66'
L96	N 21°00'05" W	6.39'
L97	S 21°00'05" E	5.00'
L98	S 68°57'08" W	3.75'
L100	N 68°59'55" E	3.74'
L103	N 80°13'23" E	23.74'
L104	S 22°06'46" E	3.21'
L140	S 30°09'04" W	9.00'

Monument Legend

- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24966
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND No. 5 REBAR, NO CAP
- FOUND 1-1/2" ALUMINUM CAP ON 18" No. 5 REBAR, L.S. 37662
- FOUND BRASS TAG, L.S. 37662
- SET BRASS TAG, L.S. 37662

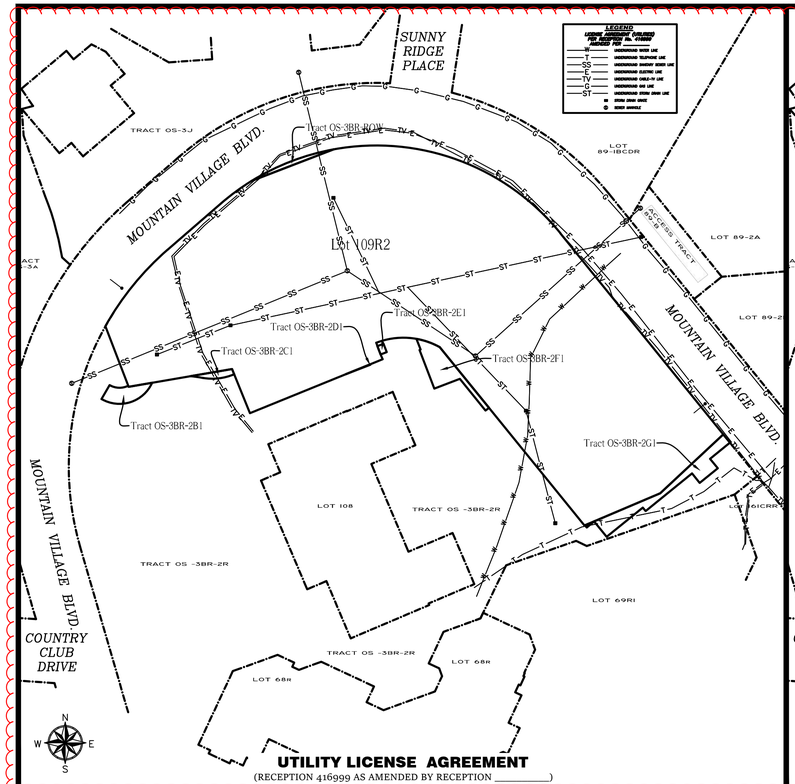
SHEET 2 - PROPERTY DIMENSIONS

Tiara Telluride LLC 450 South Old Dixie Highway Suite 8, Jupiter, FL 33458	**REPLAT/REZONE** Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G **Town of Mountain Village**
October 4, 2022	
PROJECT NUMBER 21062 Sheet 2 of 3	**BULSON SURVEYING**

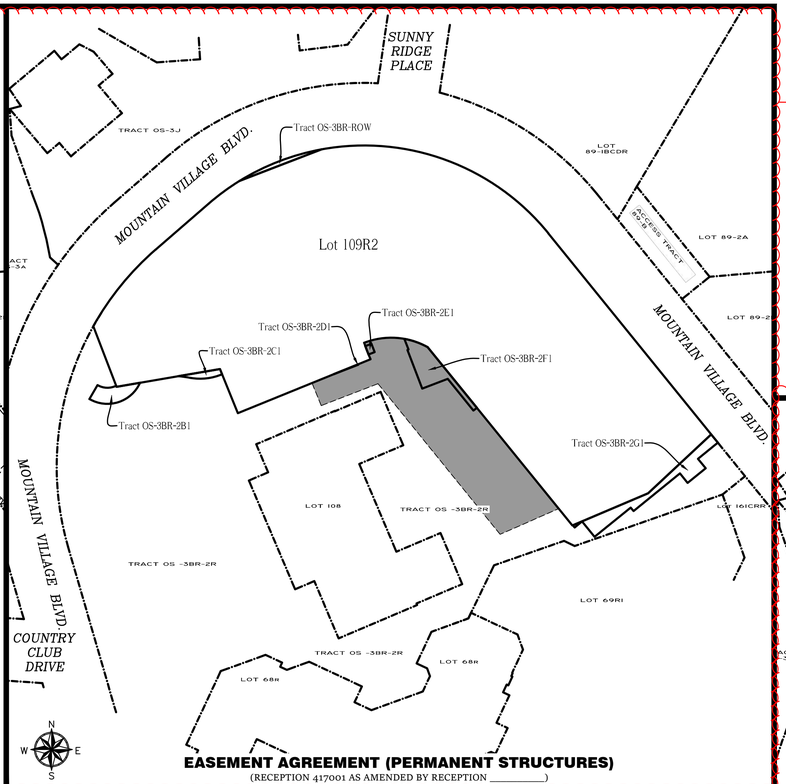
F:\Bulson Surveying Jobs\Jobs 2021\21062\21062 Lot 109R Preliminary Replat 09-19-2022.dwg, 10/17/2022 3:48:26 PM

Replat and Rezone

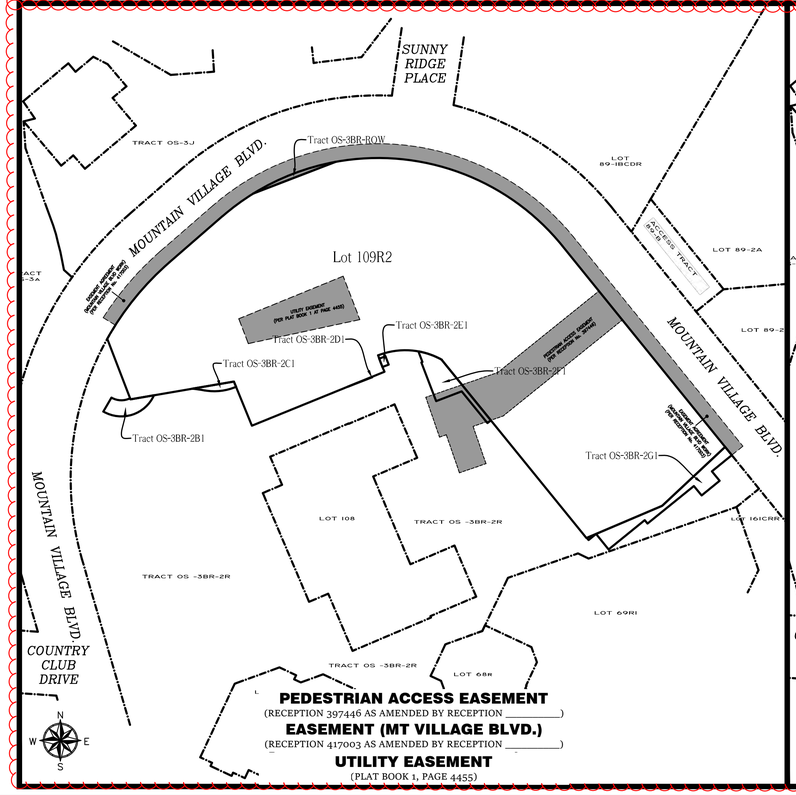
of Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G
Town of Mountain Village, County of San Miguel, State of Colorado.



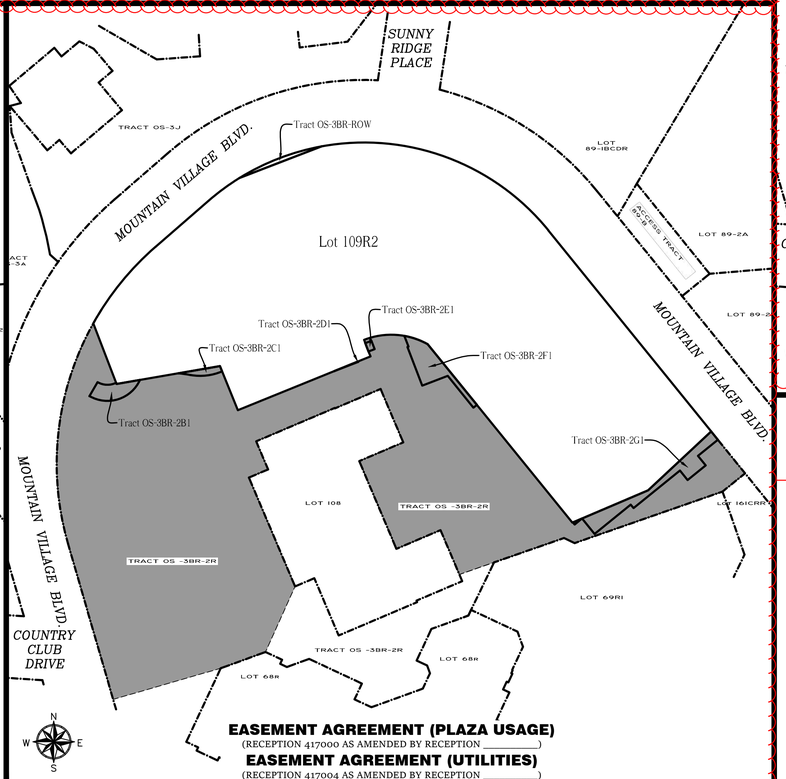
UTILITY LICENSE AGREEMENT
(RECEPTION 416999 AS AMENDED BY RECEPTION _____)



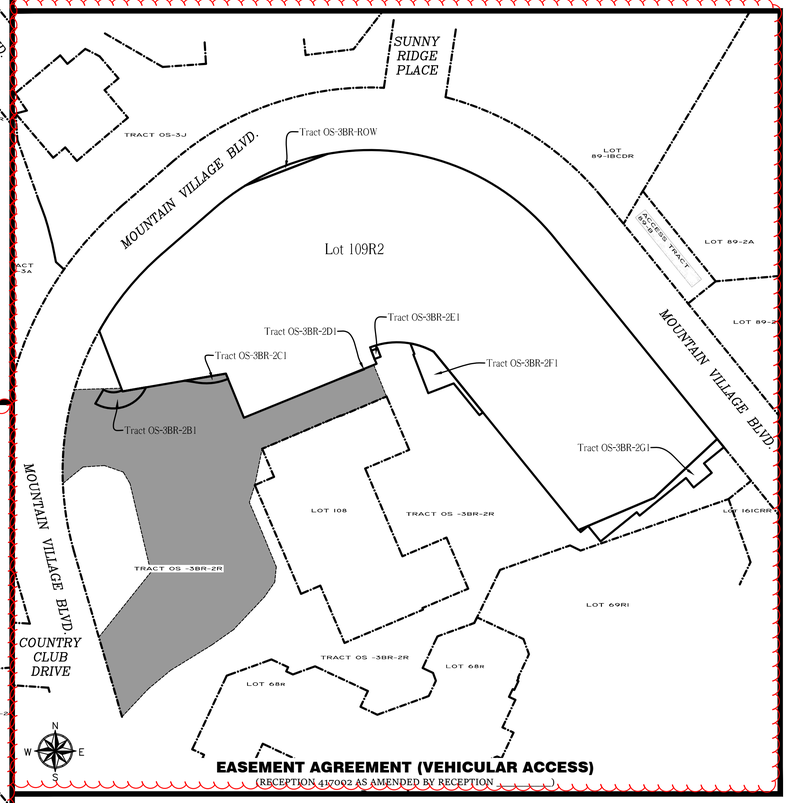
EASEMENT AGREEMENT (PERMANENT STRUCTURES)
(RECEPTION 417001 AS AMENDED BY RECEPTION _____)



PEDESTRIAN ACCESS EASEMENT
(RECEPTION 397446 AS AMENDED BY RECEPTION _____)
EASEMENT (MT VILLAGE BLVD.)
(RECEPTION 417003 AS AMENDED BY RECEPTION _____)
UTILITY EASEMENT
(PLAT BOOK 1, PAGE 4455)



EASEMENT AGREEMENT (PLAZA USAGE)
(RECEPTION 417000 AS AMENDED BY RECEPTION _____)
EASEMENT AGREEMENT (UTILITIES)
(RECEPTION 417004 AS AMENDED BY RECEPTION _____)



EASEMENT AGREEMENT (VEHICULAR ACCESS)
(RECEPTION 417092 AS AMENDED BY RECEPTION _____)

ALL ENLARGED VIEWS ARE SCALE 1" = 40'

0 40 80 Feet

SHEET 3 - EASEMENT DEPICTIONS

Tiara Telluride LLC 450 South Old Dixie Highway Suite 8, Jupiter, FL 33458	**REPLAT/REZONE** Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G **Town of Mountain Village**
October 14, 2022	**BULSON SURVEYING**
PROJECT NUMBER 21062 Sheet 3 of 3	

F:\Bulson Surveying Jobs\Jobs 2021\21062\21062 Lot 109R Preliminary Replat 09-19-2022 SHEET 3.dwg, 10/17/2022 3:46:34 PM

"A"

Katsia Lord

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Thursday, March 31, 2022 12:59 PM
To: Katsia Lord
Subject: Re: Mountain Village Hotel Entitlement Submittal - Lot 109R

Katsia,

TFPD approves the reduced width from 22-feet to 18-feet for the drive aisle and parking ramp in the below-grade parking garage for the proposed design in Lot 109R submittal.

Kind regards,

On Wed, Mar 30, 2022 at 12:55 PM Katsia Lord <klord@vaultdesigngroup.com> wrote:

> Scott,
>
> Thank you again for taking the time to speak with me. I am following up in email to capture our conversation so that planning is aware you have okayed the reduction from 22' wide to 18' for drive aisle and parking ramp in the below grade parking garage for the proposed design in Lot 109R Submittal.
>
> Thank You,
>
> Katsia Lord, AIA, LEED AP
>
> PRINCIPAL
>
> **VAULT DESIGN**
>
> C: 720.233.7620
>
> This e-mail and any file(s) transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination, disclosure or copying of this e-mail disclosure or copying of this e-mail or any of its attachments is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you.

47b4bb
Page 1 of 1
SAN MIGUEL COUNTY, CO
STEPHANNIE VAN DAMME, CLERK-RECORDER
05-03-2022 08:40 AM Recording Fee $13.00

"B"

Town of Mountain Village Fireplace Permit

Permit # 224

OWNER:
Tiara Telluride LLC
450 S. Old Dixie Hwy, Ste 8
Jupiter, FL 33458

LOT #
109R

This is a Grandfathered permit, converted from San Miguel County permit #89-116. This ORIGINAL permit must be presented to the Town of Mountain Village when you are ready to build or transfer solid fuel burning device capability to another lot or owner.

X_____ Date 4 28 2022

Michelle Haynes, MPA,
Director of Planning and Development Services
Town of Mountain Village

Andrew Harrington DigiE ally signed by Andrew Harrington

X_____ Date_____

Drew Harrington
Building Official
Town of Mountain Village

TRANSFER:

Purchasers Name: _____ LOT No:_____
Address: _____

_____

Signed:_____
(Previous Owner)

STATE OF _____)
) ss.
COUNTY OF _____)

Subscribed and sworn to me before this_____day of _____

20___, by _____

S
E
A
L

_____
Notary Public

My Commission Expires: _____

"C"

Solar-ready design for low-slope roofs

By GAF

-
-
-
-

When designing low-slope roofing systems with photovoltaic panels, it's important to consider details such as layout and membrane type to ensure the roof performs as expected.

Though photovoltaics are increasingly a key component of commercial projects, they may create challenges for the roof system. AIA partner GAF offers best practices to consider to ensure the roof and solar array perform as designed.

Commercial rooftops are an appealing option for the installation of solar arrays to support energy conservation and generation: It’s estimated that if photovoltaic systems were installed on all

commercial buildings in the US with roofs over 5,000 sq. ft., they would provide enough energy to power nearly 60 percent of the total commercial electricity demand.

However, it is important to remember that the roof's primary function is to protect the building and its inhabitants from the elements. A solar-ready roof is typically a new or replacement roof that will incorporate solar arrays, and there are many important considerations for roof system design and panel layout.

For example, as solar panels get hotter, they produce less power. Installing a solar panel over a highly reflective membrane (versus a membrane with lower reflectance) may boost the panel's efficiency by as much as 13 percent. Also, the use of bifacial solar panels over reflective roof membranes can increase the panel efficiency by 30 to 35 percent, as they take advantage of the reflected light.

Damage is another important consideration. While ballasted solar panel mounting systems can be cost effective, they can add significant weight to the roof and may also shift and flutter during high winds and seismic activity. This movement could lead to damage of the roof membrane that is "detrimental to satisfactory long-term roof system performance," according to the National Roofing Contractors Association (NRCA).

After installation, new challenges may arise when the roof becomes a permanent platform for the continuous operation, service, and maintenance of the solar arrays. It's imperative that architects carefully consider roof system design, including membrane, coverboards, insulation, and attachments, in correlation with any photovoltaic arrays.

Here are the main considerations to take into account when designing low-slope roof systems for solar:

Choose the right products

Solar arrays have a predicted lifespan of more than 25 years, so it's important that the roof have a commensurate or greater life expectancy.

According to the National Renewable Energy Laboratory (NREL), "the best roof for a flat application is a fully adhered thermoplastic olefin or polyolefin (TPO) membrane roof," reinforcing the use of adhered membranes as well as an adhered top layer of insulation and coverboard within the roof system. Designers and owners may also want to consider an increased roof membrane thickness to extend the roof's service life, and using wider rolls will minimize the number of seams buried below the solar arrays.

Regardless of the type of solar array installation, NRCA recommends using a roof membrane that provides enhanced protection against the effects of UV radiation and high service temperatures (for example, GAF's Everguard Extreme TPO) so that the roof life expectancy will match that of the solar arrays.

Include an adhered high-compressive-strength coverboard directly beneath the roof membrane to withstand increased foot traffic, enhance system durability, and extend the life expectancy of the roof.

For a ballasted system, use high-compressive-strength insulation, a minimum of two layers, staggered and offset. These systems also should include a protection or separation sheet adhered to the membrane.

Lay out and install properly

NRCA recommends using attached or penetrating solar mounting systems through the roof to the structure. Penetrations and flashings must be well detailed and coordinated with the roofing contractor, solar contractor, and electrician. For ballasted solar array supports, additional protection of the roofing system may be required for warranty coverage.

Generally, solar panel layouts require a clear pathway around roof edges, hatches, skylights, service penetrations, between rows of panels, and along both centerline axes of the roof areas. Setting rack heights with enough clearance to service the roof membrane, especially at drains and penetrations, is also important.

Install walk pads for high-traffic areas to prevent damage to the roof during service of the PV panels.

Finally, conduct integrity testing of the roof membrane prior to installing solar overburden.

Consider long-term requirements

In addition to these immediate needs, designers should consider how solar layout requirements align with best practices for roof maintenance.

- Lay out solar arrays to maximize solar energy collection while avoiding high-wind-uplift areas and additional snow accumulation.
- Provide perimeter and maintenance access for roof and solar array maintenance, as well as fire safety and smoke ventilation.
- Set racking systems so that they don’t cross roof expansion joints or block drainage.
- Set solar arrays and rack heights so that drains and penetrations are accessible for maintenance.
- Engage with the roof contractor to inspect (and repair as needed) the roof membrane after solar array installation.

It’s important to note that materials, layout, structure, and installation all go hand in hand for long-term health of your roof and systems.

The good news is that as rooftop solar becomes more popular, there are more resources available to designers, owners, and contractors to help design, install, and maintain a durable roof system

that can match or outlast the service life of solar arrays. See GAF's Roofing and Building Science full publication for more information and key resources.

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"D"

Bird-friendly glazing

Up to one billion bird deaths in the United States are attributed to collisions with buildings and other structures each year[1]. This document provides information on the problem, its relation to building glass and glazing, and offers potential solutions for architects, contractors, and fabricators. As the architectural community and glass industry work to address this issue, it is critical for audiences to understand collision causes, product testing, bird behavior, and solution options.

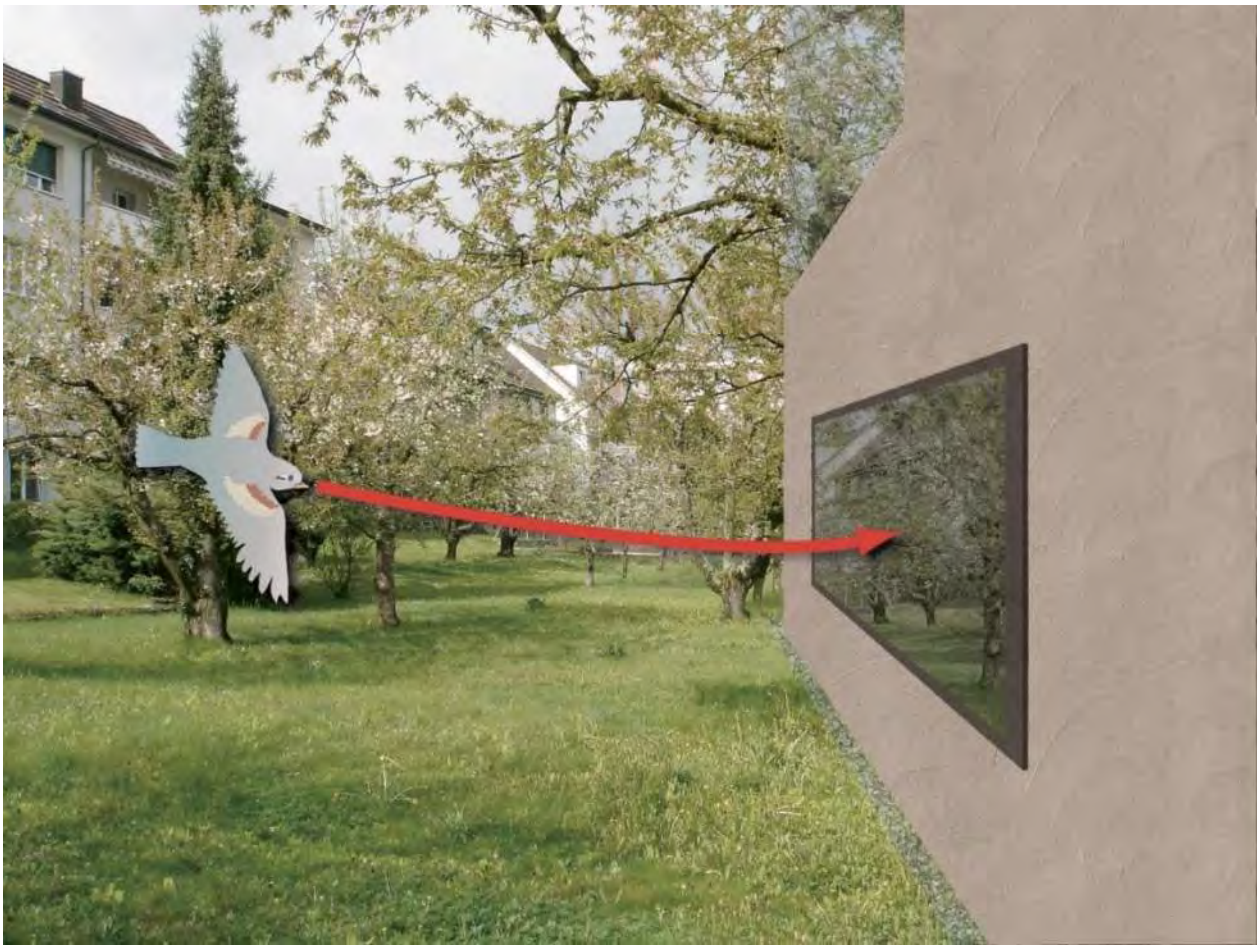
[1]*The Condor: Ornithological Applications, 2014*

Why do birds collide with glass?

Cities with a density of building structures, including high-rise, can be the site of nighttime bird collisions due to interior and exterior lighting. Flocks of migrating birds can collide with large buildings and this generates headlines and attention. However, suburban, low-rise buildings account for a much higher percentage of collisions; individual collisions may not be as evident but can happen more frequently. In general, there are four ways buildings and building environments contribute to bird collisions:

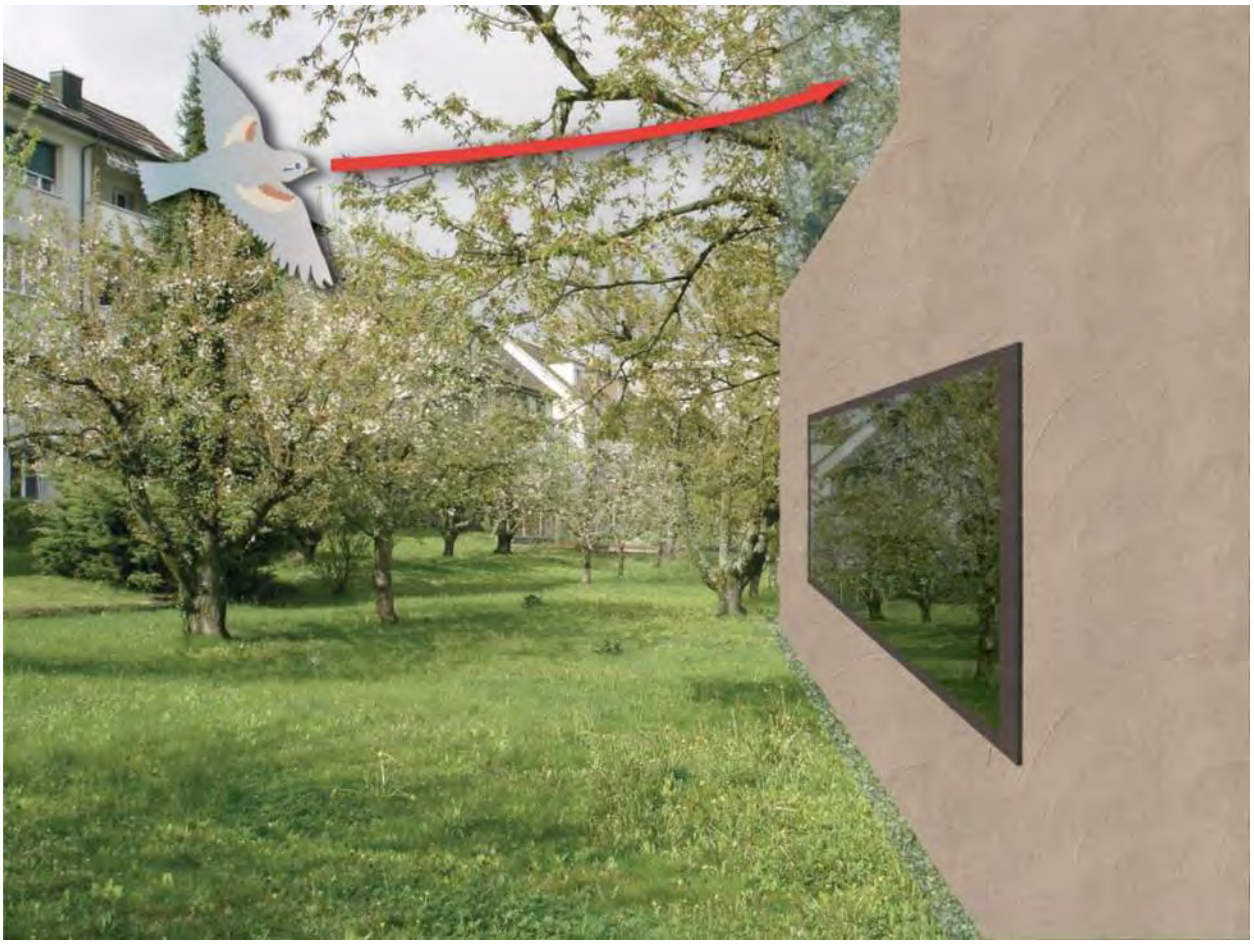
Reflection

Birds cannot differentiate between actual and reflections of tree, sky, or habitat. Even lower reflecting glass can act like a mirror when it is bright outside and dark inside. When coupled with certain façade designs, the reflections can create areas that are visually confusing to birds. Reflective materials that provide adequate image formation, pose a danger to birds.



Transmission

When there is a direct line of sight from one window to another (e.g. walkways, corners, bus stops, or transparent wind/sound barriers), birds do not perceive the glass as a barrier, and may attempt to fly through, causing a collision. Also, birds can see wooded atriums or indoor plants as an inviting habitat.

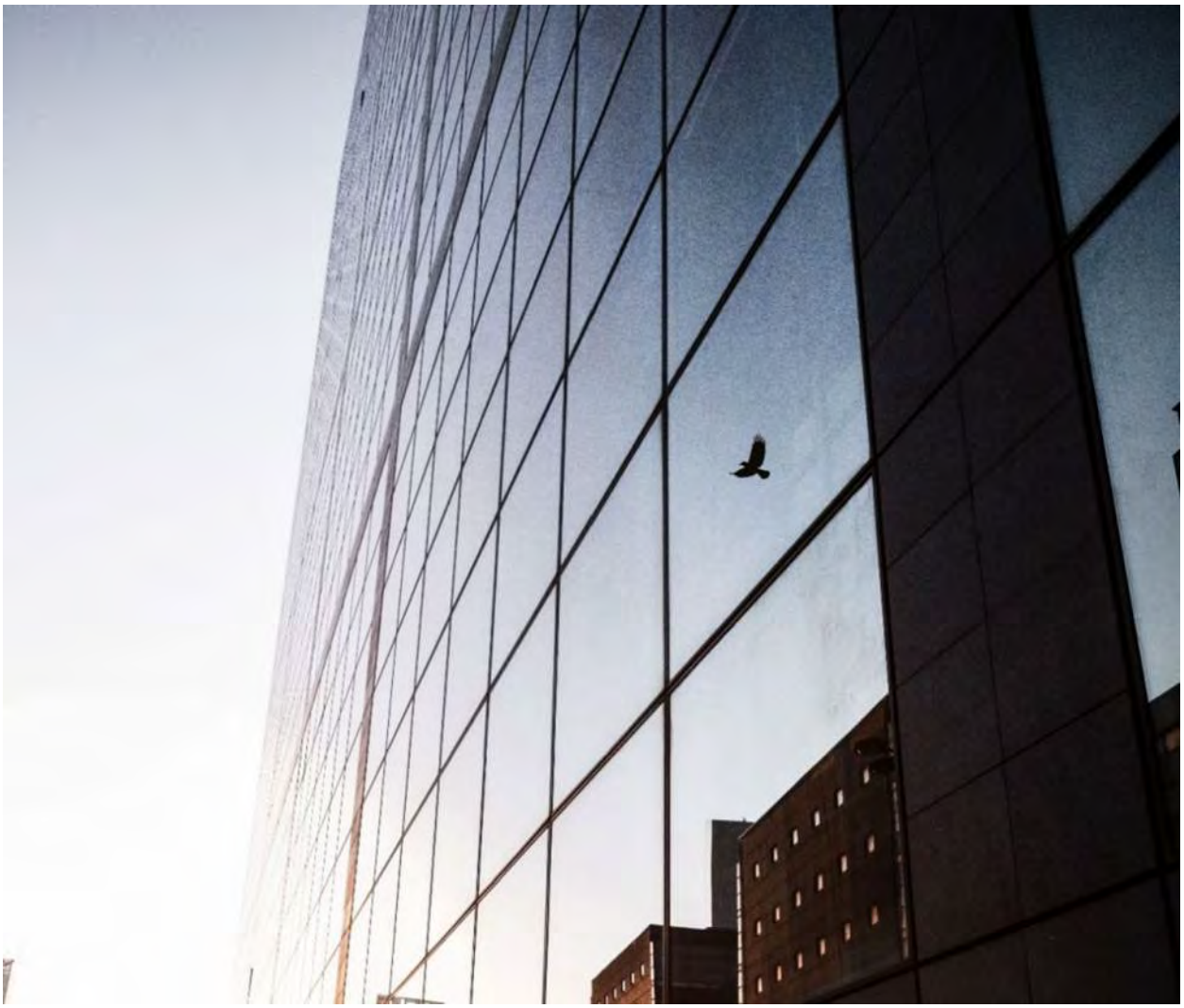


Design

The design of the building and its location can have a significant impact on the collision risk as well as the maximum effectiveness of deterrents. Building shape, location, and landscaping (especially the anticipated height of the tree canopy once mature) all have considerable impact on the collision risk profile of the facility.

Lighting

Birds use the night sky and ambient light levels to aid their migration navigation. This causes nighttime collisions as lighting inside buildings, especially those buildings with potential habitat, attracts birds. Artificial lights, particularly those that point upward, can lure and trap birds in their haze, where they potentially fly to the point of exhaustion.



Counteracting collisions

There are three different preferred ways to treat glass that range in visibility to humans which all been shown to be effective for bird-friendly applications. Deciding which to use is be based on the project criteria for aesthetics, cost and bird safety.

- **Fritted Glass**—This option is the most visible to the human eye, and therefore can offer the most data around efficacy in protecting birds (if humans can see it, birds can too). Frit patterns can be the most economical solution in new projects. However, frit will tend to obstruct more of the occupant view than some other solutions.
- **Etched Glass**—This includes different common means of treating the glass, so it is translucent. It is moderately visible to the human eye.
- **UV-coated Glass**—This option provides the least impact on human visibility and aesthetics. Humans only see in the visible light spectrum while some birds see in the UV spectrum in addition to the visible spectrum. UV coatings provide a visual marker that can indicate a potential obstacle to birds.

"E"

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

April 28, 2023

Mr. Matthew E. Shear
Tiara Telluridge, LLC
450 S. Old Dixie Highway, #8
Jupiter, FL 33458

Re: Mountain Village Hotel
Lot 109R
Mountain Village, CO
LSC #220780

Dear Mr. Shear:

Per your request, we have completed this updated traffic memorandum for the proposed Mountain Village Hotel - Lot 109R in Mountain Village, Colorado, to address feedback from Town staff and to account for changes to the proposed site layout. The site is located east and south of Mountain Village Boulevard as shown in Figure 1.

INTRODUCTION

The purpose of this letter is to evaluate sight distance along Mountain Village Boulevard from the two proposed site access points, evaluate internal site vehicle circulation for various vehicle-types, and to estimate the existing and total trip generation potential that could impact the circulation area of the site.

EXISTING CONDITIONS

Figure 2 summarizes the primary existing conditions that affect traffic flow and circulation. The existing traffic flow within the site is tight with limited sight distance along Mountain Village Boulevard.

ESTIMATED STOPPING SIGHT DISTANCE

Figure 3 shows the estimated stopping sight distance for vehicles approaching from the north assuming two full movement access points. The available sight distance approaching the northern access is insufficient so the northern access is recommended to be ingress only for commercial vehicles and buses.

SITE CIRCULATION

The proposed northern access is recommended as ingress only for commercial vehicles and buses and the proposed southern access is recommended to be full movement for all vehicles.

Figure 4a shows the site circulation plan for commercial vehicles and buses and Figure 4b shows the site circulation plan for passenger vehicles.

Figures 4a and 4b also show the applicant will be making considerable improvements to the existing conditions shown in Figure 2.

AUTO-TURN MOVEMENT TEMPLATES

Figure 5a shows the vehicular turning template for a WB-50 tractor trailer backing into the loading dock after entering the site via the proposed northern access. Figure 5b shows the vehicular turning template for a WB-50 tractor trailer exiting the loading dock via the proposed southern access. There are typically expected to be an average of about one WB-50 deliveries on any given day - most deliveries will be via box truck or cargo van.

Figure 5a shows the entering WB-50 trucks will need to use most of the northern access width which also supports the northern access being ingress only. Figure 5a also shows where a trash truck or box truck can park or stand while a WB-50 loading dock maneuver is in progress.

Figure 5b shows where a trash truck or box truck can park or stand while a WB-50 exits the site via the southern access.

Figure 5c shows a SU-30 box truck making the loading dock maneuver. This movement is expected to be made multiple times per day.

The Auto-Turn analysis shows the occasional WB-50 truck (about one per day) can be accommodated by the proposed access plan and circulation. Box trucks and buses have a smaller footprint so will work quite well.

CITY BUS ACCOMMODATIONS

Figure 6 shows how the site circulation area can be used as a public bus turnaround location.

ADDITIONAL SU-30 BOX TRUCK PARKING

Figure 7 shows an SU-30 box truck entering the site via the north access, parking to unload, and then exiting via the southern access. This maneuver can be completed with no backing required.

TRASH ENCLOSURE

The project team has been coordinating to secure details on the volume and frequency for trips to/from the on-site trash enclosure. Trash is currently picked up about once or twice per day.

Trash is assumed to be dropped off by smaller vehicles roughly five times per day but that number is still being confirmed.

ESTIMATED TRIP GENERATION POTENTIAL

Table 1 shows the estimated trips currently using the site circulation area as well as the potential trips that could be generated by the proposed site and the resulting total number of trips. The following information is from Table 1.

		AM	PM
Existing Daily Trips	Daily Trips	Peak-Hour	Peak-Hour
• Westermere	354	16	39
• Shirana	142	7	15
• Town Smart Bus	20	2	2
• Town Trash Facility Pickup	4	2	2
• Total Existing Daily Trips	520	27	58
Proposed Trips			
• Hotel	967	55	65
• Commercial Area	561	41	56
• Total Proposed Daily Trips	1,528	96	121
Total Existing and Proposed Daily Trips	**2,048**	**123**	**179**

It is worth noting that the estimated 123 vehicles in the morning peak-hour are about two vehicles per minute entering or exiting the site and the estimated 179 vehicles in the afternoon peak-hour are about three vehicles per minute entering or exiting the site. The three vehicles expected per minute can be accommodated by the propose improvements and access/circulation plan.

CONCLUSION

1. The site access recommendation is to limit the northern access to ingress only for commercial vehicles and buses with the southern access being full movement for all vehicles. The limitation of the northern access to ingress only will better accommodate the occasional large entering WB-50 truck (about one per day) and provide better sight distance for vehicles exiting the site.

2. The trash enclosure and other potential sight obstructions should be located to avoid the sight line shading in Figure 3. It should also avoid the proposed truck paths and vehicle standing areas in Figures 5a, 5b, and 5c.

3. The large WB-50 vehicles will be limited to an average of about one per day and can be accommodated by the proposed layout and circulation plan. All other vehicles using the access points will have a much smaller footprint and will work quite well.

4. The site circulation areas can be used as a public bus turnaround without impacting site operations.

5. The improved access and circulation plan is appropriate to accommodate the existing and currently proposed land use.

* * *

We trust this information will assist you in planning for the proposed Mountain Village Hotel - Lot 109R.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____
Christopher S. McGranahan, P.E.
Principal/President

CSM/wc

Enclosures: Table 1
Figures 1 - 7

W:\LSC\Projects\2022\220780-MountainVillage\Report\April-2023\MountainVillageHotel-Lot109R-042823.wpd

Table 1
ESTIMATED TRAFFIC GENERATION
Mountain Village Hotel
Mountain Village, CO
LSC #220780; April, 2023

Trip Generating Category	Quantity		Trip Generation Rates [1] Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Vehicle-Trips Generated Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out
LAND USE CURRENTLY USING OR PROPOSED TO USE THE INTERNAL CIRCULATION AREA ON THE SITE												
EXISTING LAND USE												
Westermere												
Single-Family Attached Housing [2]	9	DU [3]	7.20	0.120	0.360	0.336	0.234	65	1	3	3	2
Commercial Area [4]	5.28	KSF [5]	54.45	1.416	0.944	3.295	3.295	287	7	5	17	17
Trash Pickup (1 per day) [6]	--		--	--	--	--	--	2	0	0	0	0
						Westermere Total =		**354**	**8**	**8**	**20**	**19**
Shirana												
Single-Family Attached Housing [2]	8	DU [3]	7.20	0.120	0.360	0.336	0.234	58	1	3	3	2
Commercial Area [4]	1.5	KSF [5]	54.45	1.416	0.944	3.295	3.295	82	2	1	5	5
Trash Pickup (1 per day) [6]	--		--	--	--	--	--	2	0	0	0	0
						Shirana Total =		**142**	**3**	**4**	**8**	**7**
Town Smart Bus (clockwise turnaround through the site) [7]	--		--	--	--	--	--	**20**	**1**	**1**	**1**	**1**
Town Trash Facility Pickup	--		--	--	--	--	--	**4**	**1**	**1**	**1**	**1**
						Existing Land Use Total =		**520**	**13**	**14**	**30**	**28**
PROPOSED LAND USE												
Hotel [8]	121	Rooms	7.99	0.258	0.202	0.301	0.242	967	31	24	36	29
Restaurant [9]	5.200	KSF [5]	53.60	2.632	2.153	2.760	1.765	279	14	11	14	9
Market [10]	3.700	KSF [5]	46.92	0.844	0.586	2.238	2.238	174	3	2	8	8
Retail [4]	2.128	KSF [5]	27.23	0.708	0.472	1.648	1.648	58	2	1	4	4
Spa [11]	9.700	KSF [5]	3.63	0.363	0.242	0.123	0.602	35	4	2	1	6
Office [12]	1.400	KSF [5]	10.84	1.338	0.182	0.245	1.195	15	2	0	0	2
						Proposed Land Use Total =		**1,528**	**56**	**40**	**63**	**58**
						Total Trips Generated =		**2,048**	**69**	**54**	**93**	**86**
									AM = 123		**PM = 179**	

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
(2) ITE Land Use No. 215 - Single-Family Attached Housing
(3) DU - Dwelling Units
(4) ITE Land Use No. 822 - Strip Retail Plaza (<40k) - assumes half of trips are by residents or via alternative travel mode for proposed use - full rate for existing uses.
(5) KSF = 1,000 square feet
(6) Trash pickup trips are included in the trip generation rates for the housing and commercial uses but they were broken out separately from the individual uses to document the trips. The double counting of these trips is conservative but inconsequential to the overall impact.
(7) Assumes one bus per hour for 10 hours per day (10 entering trips and 10 exiting trips)
(8) ITE Land Use No. 310 - Hotel
(9) ITE Land Use No. 932 - High Turnover (Sit-Down) Restaurant - assumes half of trips are by on-site residents or via alternative travel modes.
(10) ITE Land Use No. 850 - Supermarket - assumes half of trips are by on-site residents or via alternative travel modes.
(11) ITE Land Use No. 918 - Hair Salon - assumes half of trips are by on-site residents or via alternative travel modes.
(12) ITE Land Use No. 710 - General Office Building

Figure 1

Vicinity Map

Mountain Village Hotel (LSC #220780)

(1) Poor sight distance due to horizontal curve and existing vegetation

(2) Poor sight distance due to existing vegetation

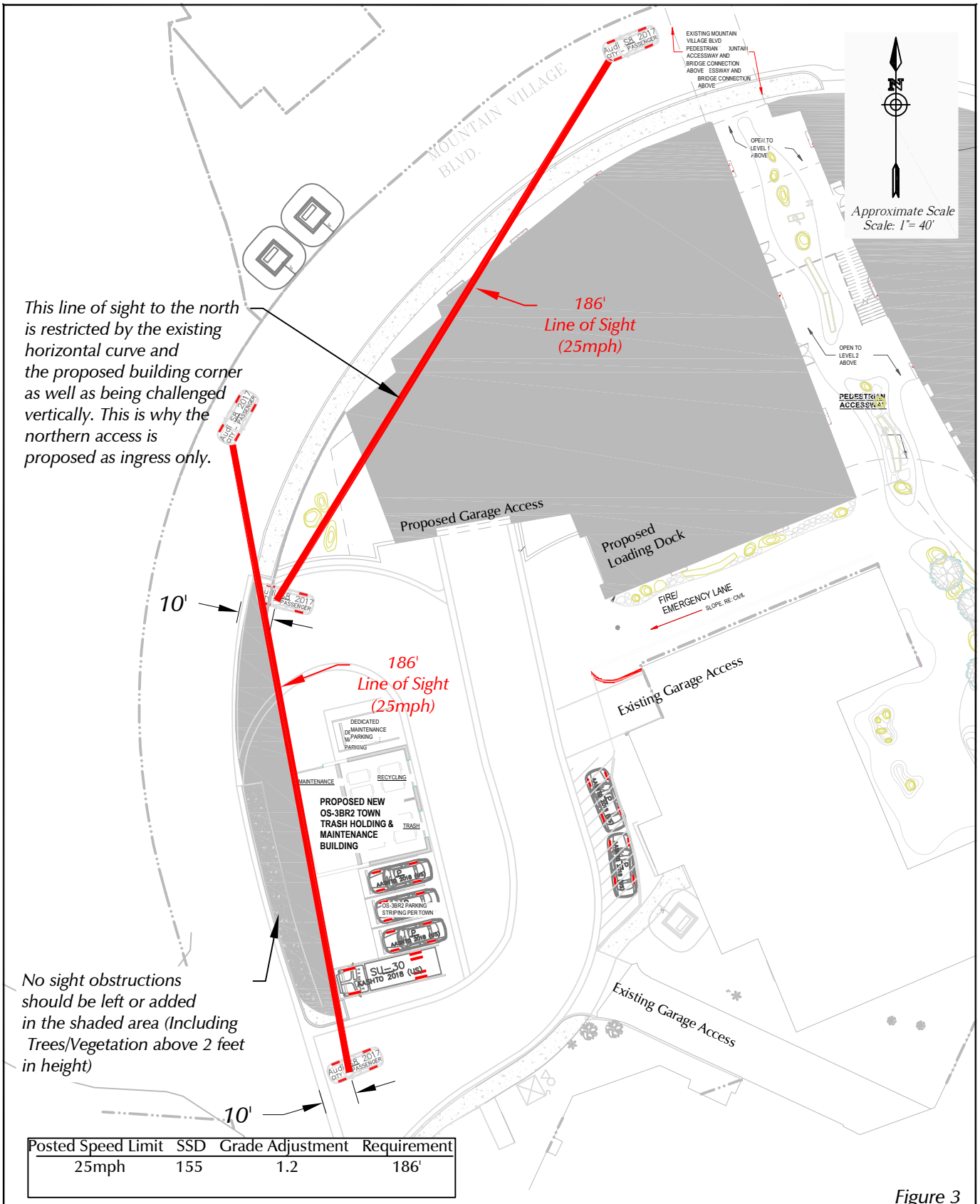
(3) Pinch point of existing site circulation = 16 feet +/-

(4) Existing parking garage access to remain

Figure 2

Existing Conditions

Mountain Village Hotel (LSC #220780)

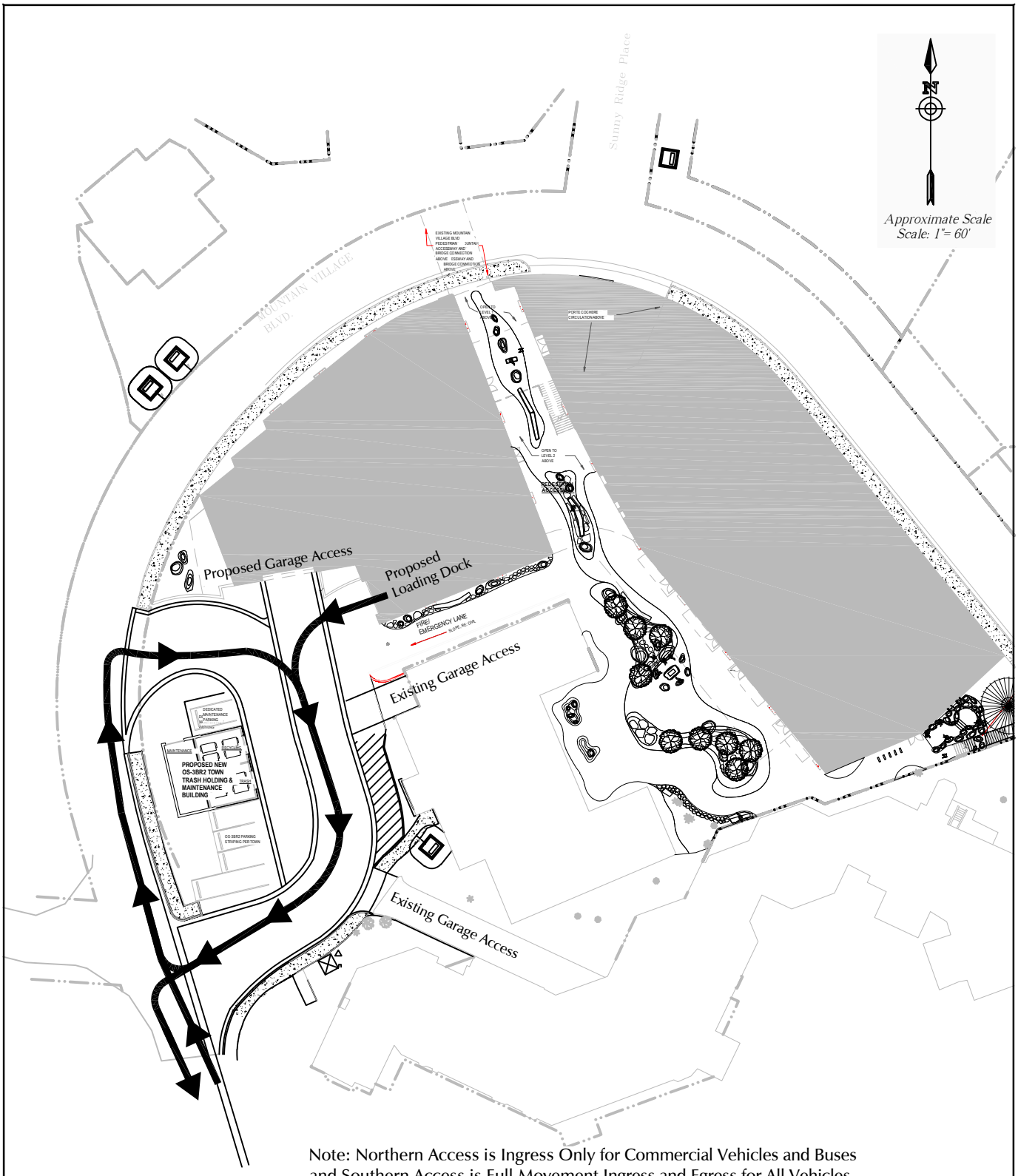


Posted Speed Limit	SSD	Grade Adjustment	Requirement
25mph	155	1.2	186'

Figure 3

Estimated Stopping Sight Distance (SSD) To The North If Both Accesses Were Full Movement

Mountain Village Hotel (LSC #220780)



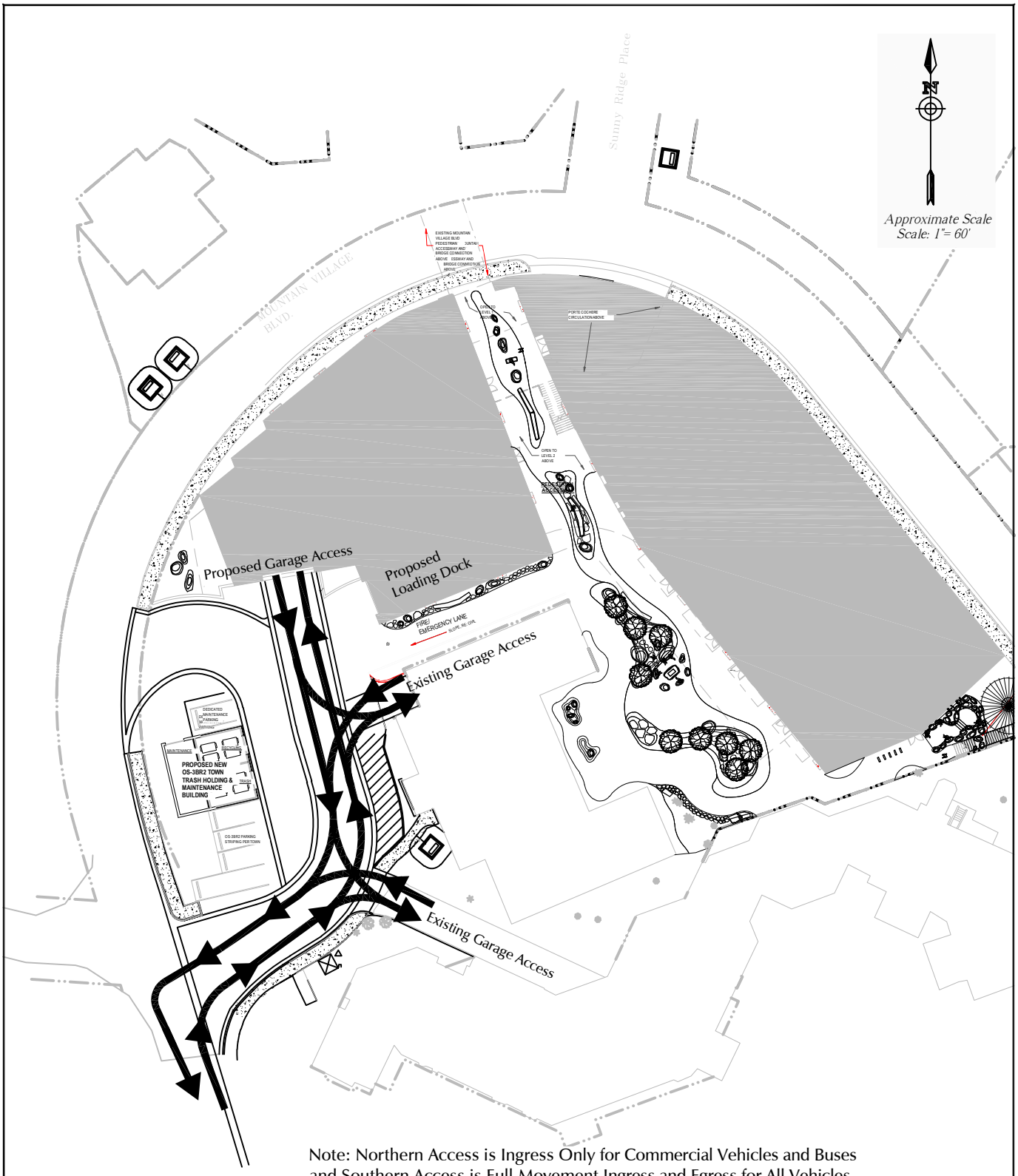
Note: Northern Access is Ingress Only for Commercial Vehicles and Buses and Southern Access is Full Movement Ingress and Egress for All Vehicles.

Figure 4a

Proposed Site Internal Circulation for Commercial Vehicles and Buses

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION



Note: Northern Access is Ingress Only for Commercial Vehicles and Buses and Southern Access is Full Movement Ingress and Egress for All Vehicles.

Figure 4b

Proposed Site Internal Circulation for Passenger Vehicles

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

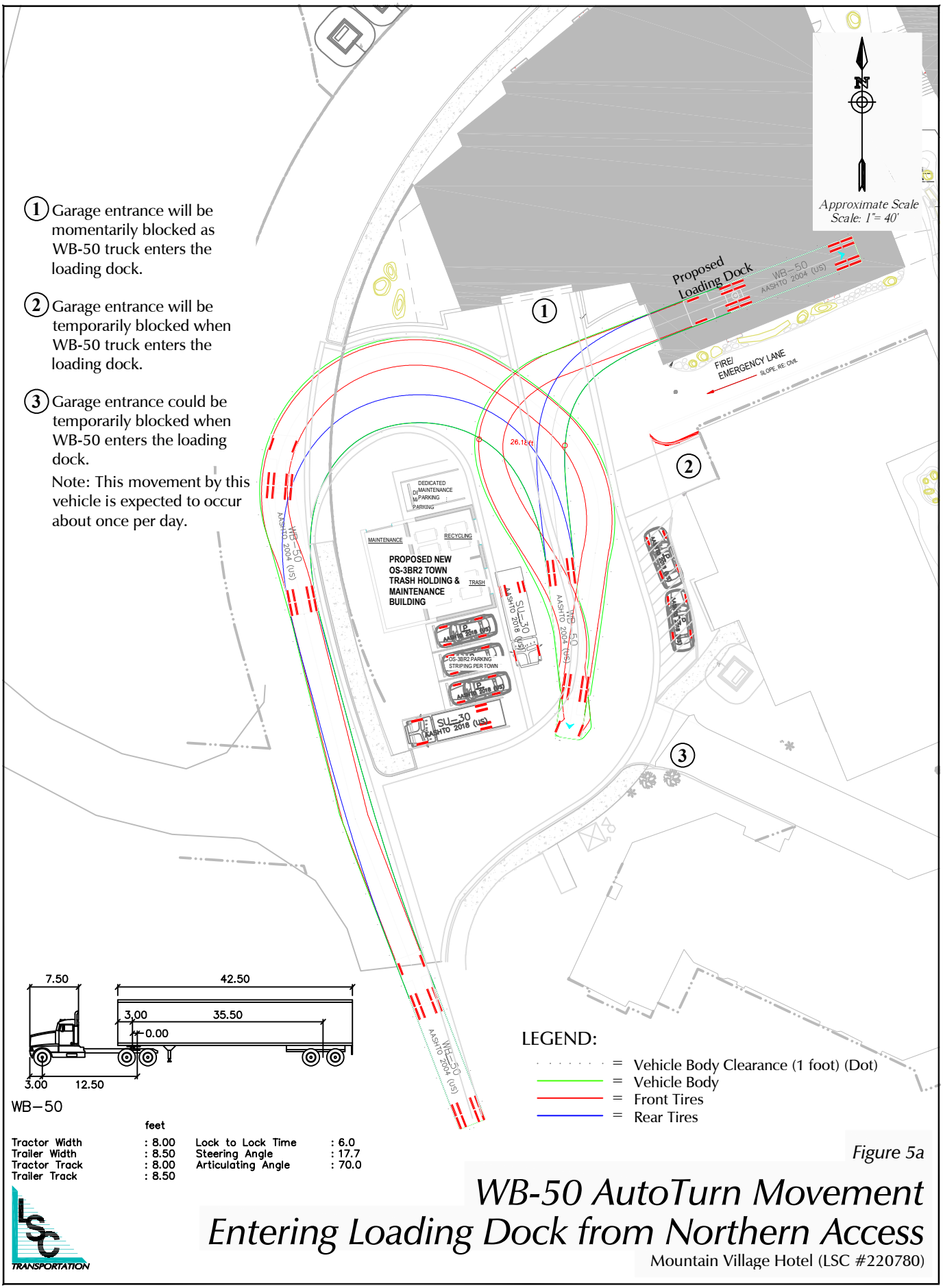
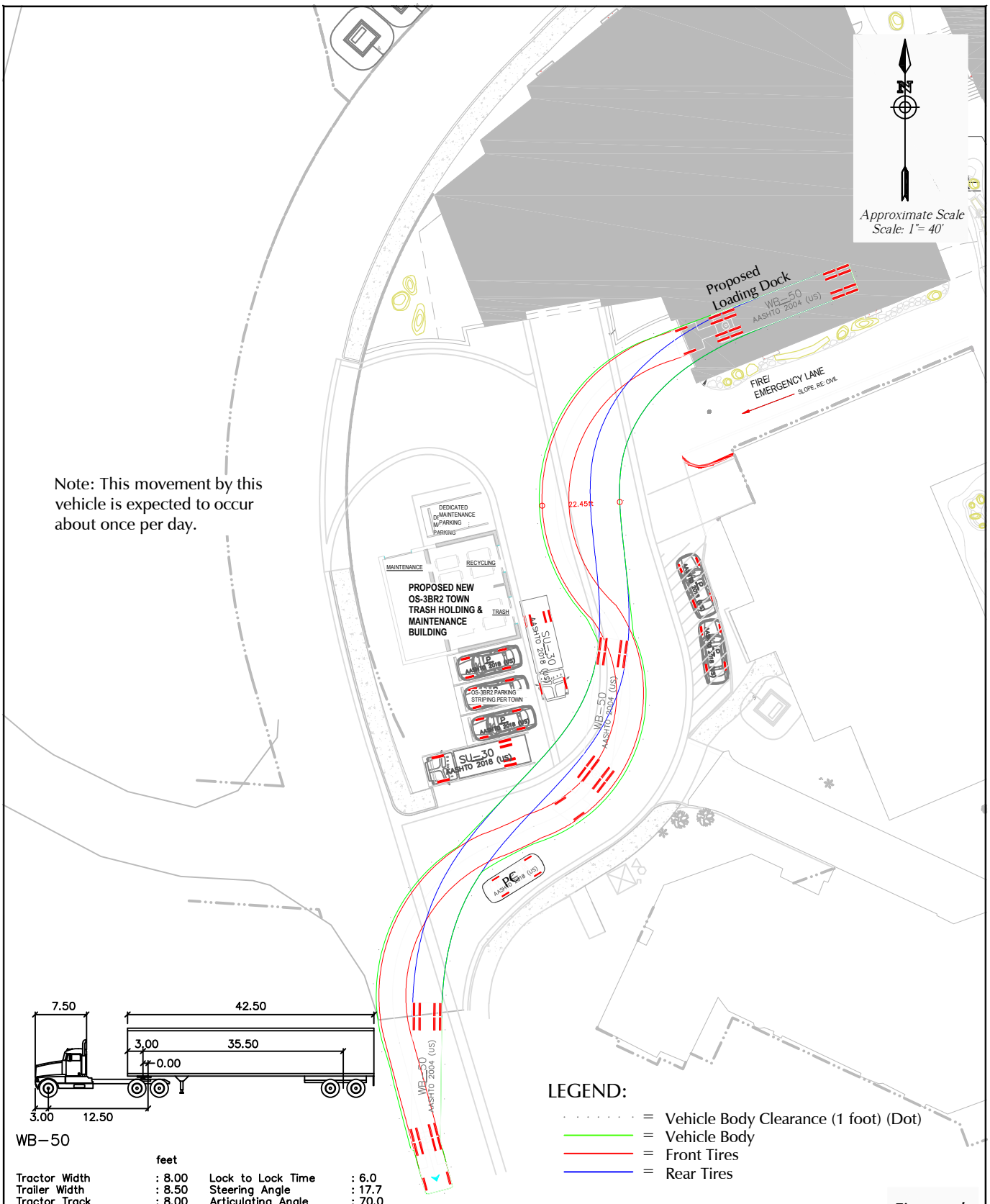


Figure 5a

WB-50 AutoTurn Movement Entering Loading Dock from Northern Access

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION



Note: This movement by this vehicle is expected to occur about once per day.

WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

LEGEND:

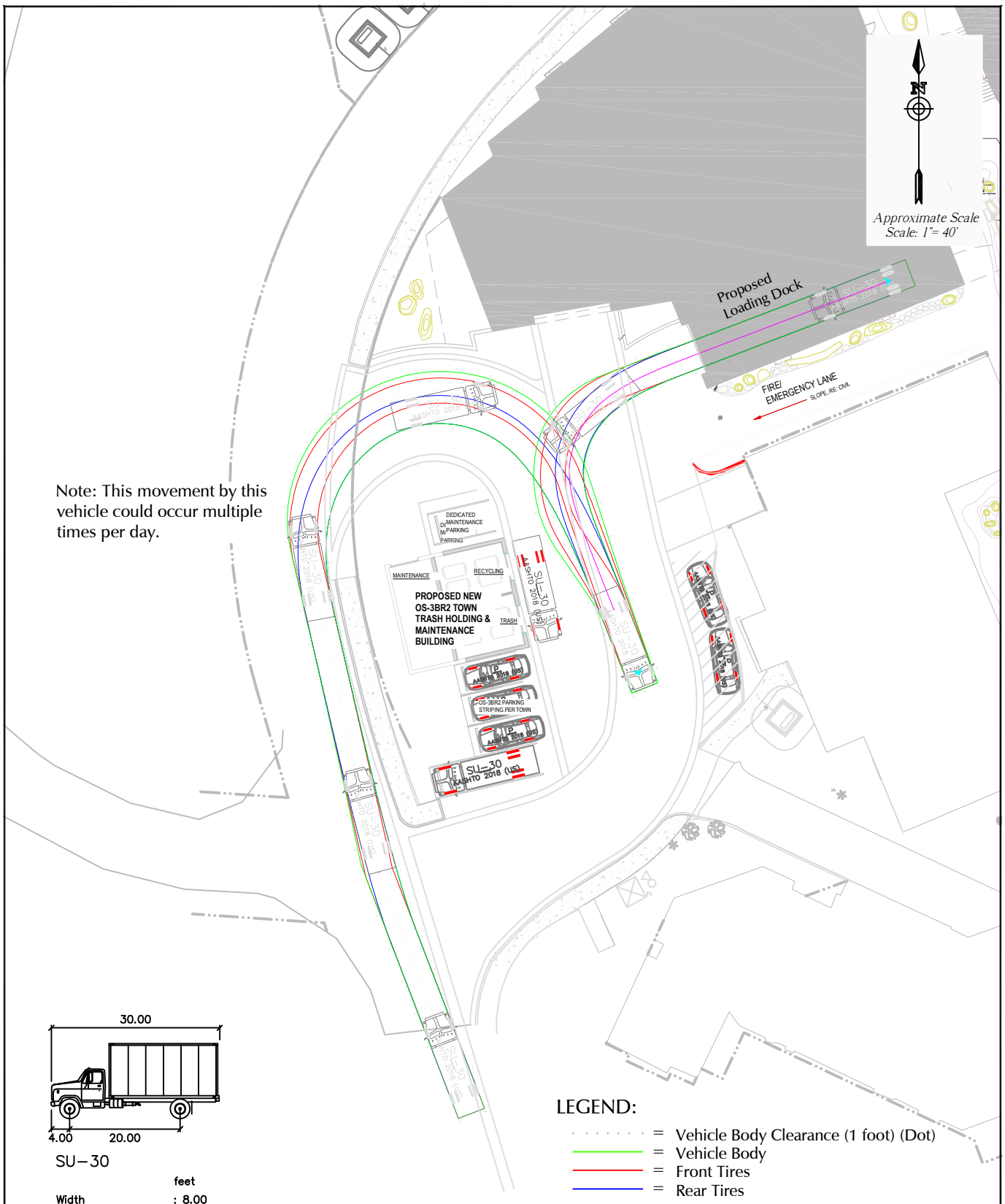
= Vehicle Body Clearance (1 foot) (Dot)
= Vehicle Body
= Front Tires
= Rear Tires

Figure 5b

WB-50 AutoTurn Movement Exiting Loading Dock via Southern Access

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION



Note: This movement by this vehicle could occur multiple times per day.

SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

LEGEND:

- . . . . . = Vehicle Body Clearance (1 foot) (Dot)
- ——— = Vehicle Body
- ——— = Front Tires
- ——— = Rear Tires

Figure 5c

SU-30 AutoTurn Movement Entering Loading Dock from Northern Access

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

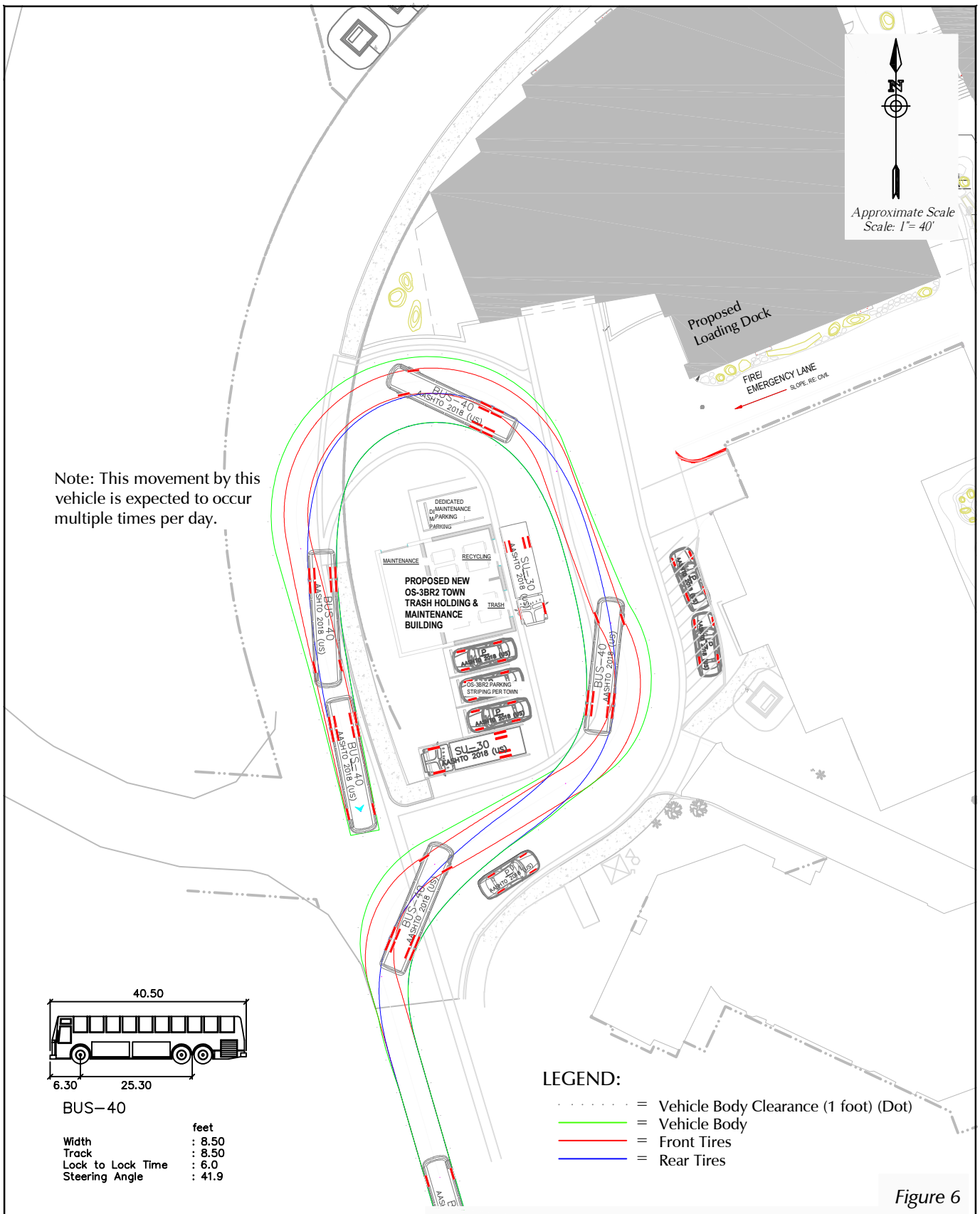


Figure 6

Public Bus AutoTurn Movement Passing Clockwise Through The Site

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

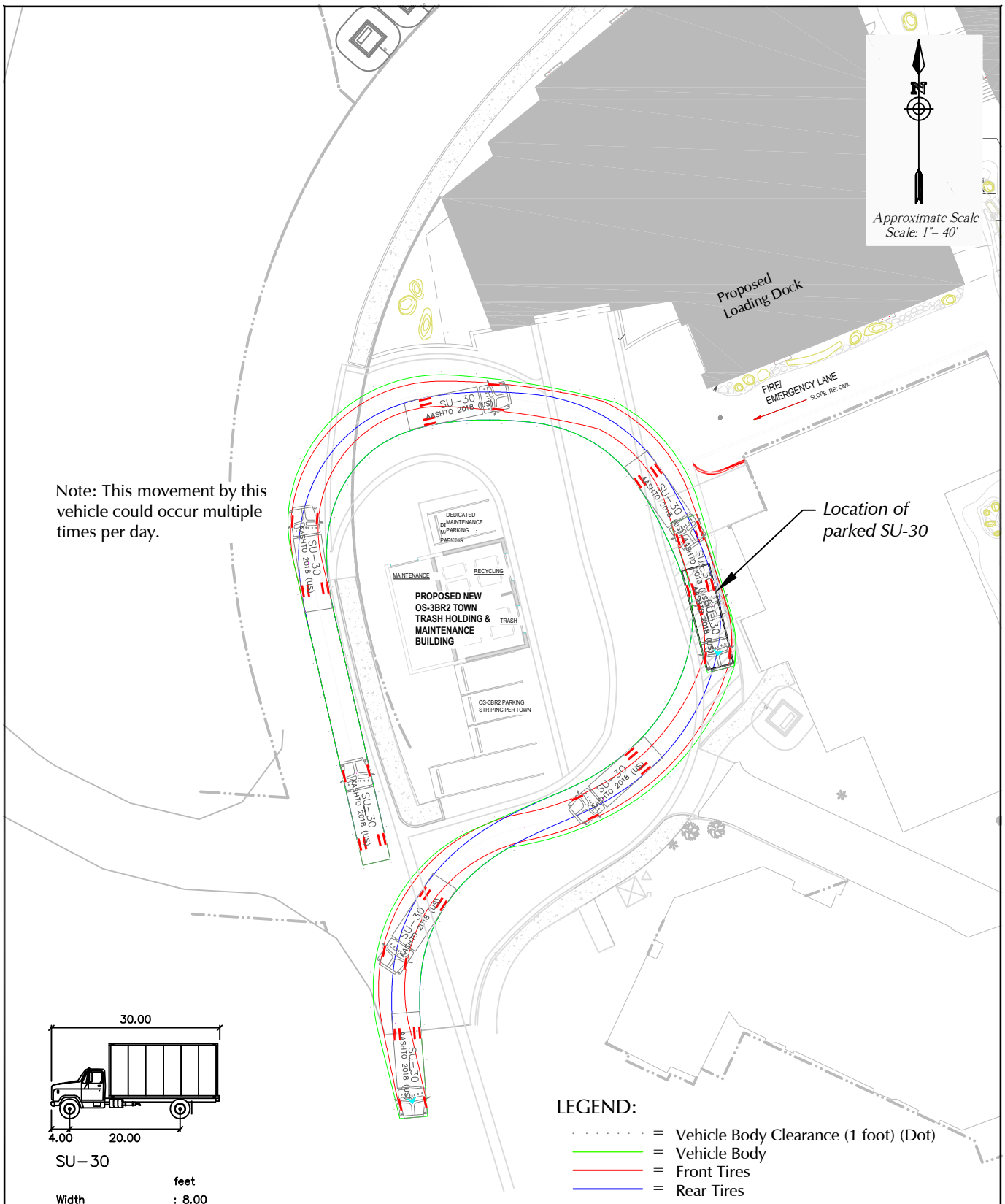


Figure 7

SU-30 AutoTurn Movement for Additional Delivery Parking

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

"F"

Architectural Glazing Guide Specification – Draft

Section 08 81 00 – Acid Etched Glazing

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes: Glass including, heat-treated glass, insulating glass units, silk-screened glass, spandrel glass, laminated glass and **decorative glass**.

B. Related Sections:

1. Drawings, General and Supplementary Conditions of the Contract, Division 1 and the following specifications sections apply to this section.
2. Section 08 41 00 – Entrances and Storefronts
3. Section 08 42 00 – Entrances
4. Section 08 43 00 – Storefronts
5. Section 08 44 00 – Glazed Curtainwalls
6. Section 08 50 00 – Windows
7. Section 08 60 00 – Roof, Windows and Skylights
8. Section 08 81 13 – Decorative Glass Glazing
9. Section 10 22 00 – Partitions
10. Section 10 28 19.16 – Shower Doors

1.02 REFERENCES

A. United States

1. ANSI Z97.1 – American National Standard for Glazing Materials Used in Buildings – Safety Performance and Methods Test.
2. CSPC 16 CFR 1201– Safety Standard for Architectural Glazing Materials.
3. ASTM C1036-16 – Standard Specification for Flat Glass.
4. ASTM C1048 – Standard Specification for Heat-Treated Glass – Kind HS, Kind FT Coated and Uncoated Glass.
5. ASTM C1172 – Standard Specification for Laminated Architectural Flat Glass.
6. ASTM E1300 – Standard Practice for Determining the Minimum Thickness and Type of Glass Required to Resist a Specified Load.
7. ASTM C1651 – Standard Test Measurement of Roll Wave Optical Distortion in Heat-Treated Flat Glass.
8. ASTM C1376 – 15 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass
9. NGA Glazing Manual: Glass Association of North America.
10. NGA Sealant Manual: Glass Association of North America.
11. NGA Laminated Glass Design Guide: Glass Association of North America
12. ISO 9001:2015 Certification.
13. US Green Building Council – LEED Pilot Credit 55: Bird Collision Deterrence

1.03 SYSTEM DESCRIPTION

A. Design Requirements

1. Provide glazing systems capable of withstanding normal thermal movements, wind loads and impact loads, without failure, including loss due to ineffective manufacture, fabrication and installation, deterioration of glazing materials and other defects in construction.
2. Provide glass thickness and strengths (annealed, heat-strengthened, tempered) required to meet or exceed the following criteria based on project loads and in-service conditions per ASTM E1300.
    a. Minimum thickness of annealed or heat-treated glass products is selected, so that worst-case probability of failure does not exceed the following:

DRAFT

i. 8 breaks per 1000 for glass installed vertically or not over 15 degrees from the vertical pane and under wind action.
ii. 5 breaks per 1000 for glass installed 15 degrees from the vertical plane and under action of snow and/or wind.

1.04 SUBMITTALS

A. Submit 12-inch (305 mm) square samples of each type of glass indicated and 12-inch (305 mm) long samples of each color required for each type of sealant or gasket exposed to view.
B. Submit Gloss Measurement reading for specified acid-etched finish. Measurements should be obtained with a BYK Gloss micro gloss 60° meter.
C. Submit manufacturer's product sheet and glazing instructions.
D. Submit compatibility and adhesion test reports from sealant manufacturer, indicating materials were tested for compatibility and adhesion with glazing sealant, as well as other glazing materials including insulating units.
E. Submit reports from fabricated glass manufacturer indicating that the glass meets the requirements of any security test. Reports specified on the drawings.

1.05 QUALITY ASSURANCE

A. Acid etched glass properties must comply with Manufacturer's Textures properties for Opaque, Velour, Satin or Satinlite acid etched glass products.
B. Minimum to maximum gloss ranges must comply with Manufacturer's Textures® gloss range for Opaque, Velour, Satin or Satinlite acid etched glass products.
C. Comply with published recommendations of glass product manufacturers and organizations below, except where more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this section or referenced standards.
    1. NGA Publications
    2. FGIA Publications
D. Safety glass products in the United States comply with CPSC 16 CFR 1201 for Category II materials.
E. Insulating glass products are to be permanently marked either on spacers or at least one insulating unit component with appropriate label of inspecting and testing agency listed below:
    United States – Insulating Glass Certification Council (IGCC)
F. Manufacturer to be ISO 9001:2015 Certified.

1.06 HANDLING, FABRICATION AND INSTALLATION

Comply with manufacturer's instructions.
A. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
B. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.
C. Exercise care to prevent damage to glass and damage/deterioration to coating on glass.

1.07 PROJECT SITE CONDITIONS

A. Field Measurement: When construction schedule permits, verify field measurements with drawing dimensions prior to fabrication of glass products.

1.08 WARRANTY

TBD, insert manufacturer warranty

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Manufacturer is used in the section to refer to a firm that produces primary glass or fabricated glass as defined in the referenced glazing standards.

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2.02 MATERIALS

Acid-etched glass only. Simulated acid-etched, ceramic frit or other forms of coatings on the glass are not allowed.

C. MONOLITHIC BIRD FRIENDLY ACID-ETCHED GLASS

(Note: Select Acid Etched Finish(es) or patterns and corresponding glass types as required for the project. Delete all other selections)

1. Glass Type: Manufacturer TBD Textures , AviProtek®, Montreal, Canada (Acid-etched markers)
   i. Patterns [211] [213] [214] [215] [216] [217] [219] [220] [221] [222] [223] [226] [227] on [position 1]
   ii. Full surface etching: [position 1] [position 2]
   i. [Bronze tint glass 6mm] [Low Iron glass 6mm] [Tinted glass 6mm *specify exact tint*]

D. LOW-E COATED ACID-ETCHED GLASS

(Note: Select Acid Etched Finish(es) or patterns and corresponding glass types as required for the project. Delete all other selections)

1. **Position 1** - Glass Type: Manufacturer TBD Textures TBD
   i. Full surface acid-etched glass: select from section A. above (Opaque and Satin)
   ii. Patterned acid-etched glass: select from section B. 1.
   iii. Bird-friendly acid-etched glass: select from section C. 1. Above

2. **Position 2** - Glass Type: TBD Control Low-E Glass by TBD
   i. [Solarban® 60 VT] [Solarban® 70 VT] [Solarban® 67 VT] [Solarban® 72 VT] [Solarban® 90 VT]
   ii. Monolithic Glass Performance: The Manufacturer TBD Textures acid-etched finishes do not have any significant impact on solar performance values. Therefore, values will be similar to glass without acid-etched glass.
   iii. For complete specifications on Solarban® Solar Control Low-E Glass please contact the customer service department at Vitro Glass

PART 3 - EXECUTION

3.01 PREPARATION

A. Protection
   1. Handle and store product according to manufacturer's recommendations.

3.02 INSTALLATION

A. Install products using the recommendations of the manufacturers of glass, sealants, gaskets and other glazing materials, except where more stringent requirements are indicated, including those in the "NGA Glazing Manual."

3.03 CLEANING

POST INSTALLATION CLEANING AND MAINTENANCE

To prevent permanent damage and maintain visual and aesthetic quality, acid-etched glass products should be protected during construction and must be properly cleaned after installation and as part of routine maintenance.

To include current Post Installation Cleaning and Maintenance guidelines go to manufacturer's website.

END OF SECTIONS

DRAFT

"G"

AE Series - Hydraulic Automobile Elevator

- Rider permitted and designed to carry cars, SUVs and trucks between multiple levels
- Allows for greater flexibility in building design and enhances property value
- Ideal for use in parking garages, condominiums, car dealerships and homes in busy urban environments
- Environmentally friendly, non-buried, hydraulic cylinder drive system
- Exceeds elevator safety code standards CSA B44 & ASME A17.1

BRAMALEA ELEVATOR LTD.
providing custom elevating solutions since 1989

www.bramaleaelevator.com
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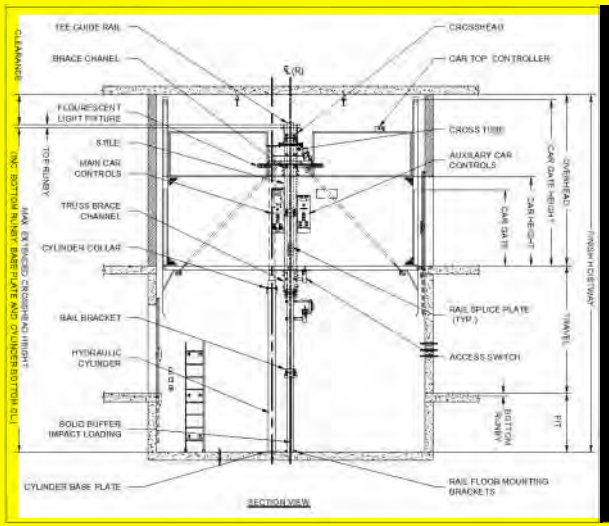
sales@bramaleaelevator.com

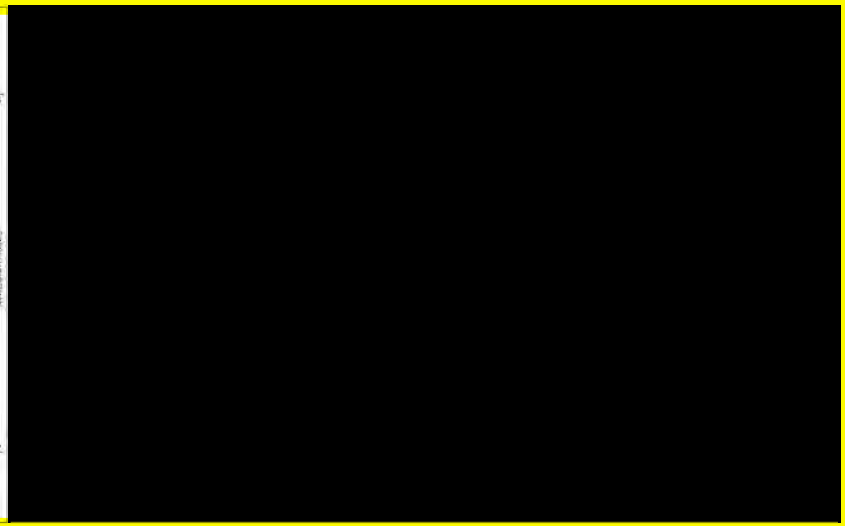
57-2500 Williams Pkwy, Brampton, ON L6S5M9
www.facebook.com/bramaleaelevator
www.youtube.com/bramaleaelevator

Specifications:

Design Guarantee

- Painted steel checkered floor plate to provide a non-skid surface.
- Ceiling is expanded mesh panels, with rooftop controls.
- Superior ride quality that is smooth and vibration-free with minimal noise concerns.
- Will pass all stipulated deflection tests.
- Emergency alarm bell, emergency lighting and an inter-communication device.





INLINE ENTRANCES DESIGN SHOWN HERE

Pumping Unit and Controls

- Submersible gear pump, completely enclosed, fan cooled motor.
- Manual shut off valve and manual lowering valve.
- 2-Speed valve controls to provide soft starts and stops.
- 2-way leveling feature which allows the elevator to re-adjust for leveling accuracy.
- Power requirements are 208V/230V/460V/575V, 3-phase 60Hz.
- Single automatic momentary contact push buttons.
- Emergency stop button is included.
- Optional keyed switch to secure against unauthorized use of the controls.

Doors

- Heavy duty vertical bi-parting doors (standard 84” high) with 1.5hr fire rating.
- Single/two section vertical slide up car gate(s).
- Electrical-mechanical interlocking so that elevator will not operate if door is open.
- In-line or through cab entrances available.

Optional Features

- Battery operated emergency power for lowering.
- Submersible motor to reduce noise.
- Manual swing doors (requires continuous pressure button controls).
- Increase in entrance height for oversize loads.
- Various cab finishes.
- Various solutions for ambient conditions (low temperatures, moisture, etc.)
- Class C Loading.
- Oil cooler (for high use applications).
- Wooden bumpers on non access walls.
- Remote access key FOBs for ease of access.

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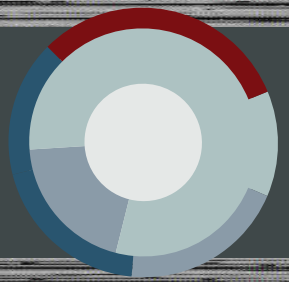
Your **ELEVATOR** PLANNING GUIDE

www.bramaleaelevator.com



BRAMALEA ELEVATOR LTD.

providing custom elevating solutions since 1989

President's Message

After spending over 40 years in the elevator industry, I feel very privileged to be writing this message as Owner & President of Bramalea Elevator Ltd. This is a special time in our company's history as we celebrate over 25 years providing high quality freight lifting solutions. Since beginning this journey, we have spent the past quarter century building our brand, which has now become synonymous with our ***commitment to helping our clients grow in their business productivity***.

As a company, we have seen much change over the years. For example:

We have nearly quadrupled our workforce and employ highly trained engineers, mechanics and specialized workers from around the world. We have become one of the leading manufacturers of Freight Elevators in Canada. We have expanded our presence nationally and internationally through major clients across Canada and the United States.

It is also important to note what has not changed at Bramalea Elevator, namely our commitments to providing exceptional client service and providing a lineup of products that exceeds the Elevator Code of Safety CSA B44 & ASME A17.1

Looking ahead, we are focused on accelerating the execution of our growth strategy while continuing to build on the strength of our brand — helping our clients improve their productivity and bringing positive change to the communities in which we work and live. I am incredibly excited about this journey and truly believe the best of Bramalea Elevator Ltd. is yet to come.

OWNER & PRESIDENT JIM NINNESS

67% INCREASE IN SALES

200% INCREASE IN PRODUCTION EMPLOYEES

47% INCREASE IN INSTALLATION EMPLOYEES

2012-2015

First Steps in Planning Your Bramalea Elevator

If you need material lifted between fixed levels in a building with hoisting equipment installed in a permanent position, you will need to comply with the Canadian Elevator Safety Code. The applicable code for Canada is the Canadian Standards Association, CSA – B44 Safety Code for Elevators and Escalators. The applicable code for the United States is the American Society of Mechanical Engineers, ASME A17.1 Safety Code for Elevators and Escalators.

Individual jurisdictions will adopt preferred version of the code in full or in part, so it is essential to know the law in your province/state.

Your lifting application will be defined by one of the following classes of elevating device governed by these codes:

- Dumbwaiter
- Material Lift
- Freight Elevator
- Automobile Elevator

Common lifting situations not governed by CSA-B44/ASME A17.1 include:

- Devices having travel of 2000mm or less and used only for the transfer of material (no riders)
- Mobile lifting equipment such as forklifts
- Lifting devices that are part of a fully automatic conveyor or material handling system
- Cranes and hoists with unguided hooks or slings used only for the transfer of material

Choosing the Right Bramalea Elevator

There are a few things to consider when deciding which Bramalea Elevator product is the solution you are looking for. Here are some questions to ask yourself before making the right selection:

1. What is the size (width x length x height) and weight of the material I plan to lift?
2. How do I plan to load the material on and off the lift? (See Loading the Elevator Pg 4)
3. How many floors will the lift serve and what is the floor to floor distance?
4. What are the orientations of my entrances?
5. Are there limitations to the space at the top and bottom of the hoistway?
6. Do I require a rider on the platform?
7. Does the hoistway need to be fire rated?
8. Are there any ambient conditions (weather, temperature, explosion protection, etc.) I have to consider?

Loading the Elevator — Class Loading

How the elevator is loaded is an important factor to consider when deciding on the class of loading.

Class A (general freight loading):

Where the load is distributed, the weight of any single piece of freight (including hand truck, if used) is not more than 25% of the total rated load of the elevator and the load is handled on and off the car platform manually or by means of a hand truck.

Class B (motor vehicle loading):

Used solely to carry motor vehicles up to the rated load of the elevator.

Class C1 (industrial truck loading):

An industrial vehicle may be used to load and unload the elevator. The combined weight of the vehicle and load cannot exceed the rated load of the elevator and may be rolled onto the platform as a single unit.

Class C2 (industrial truck loading):

During loading and unloading, maximum load on the platform may be up to 150% of the rated load, which allows an industrial vehicle to load car with freight weighing up to the rated load of the elevator.

Class C3 (heavy concentrated loading):

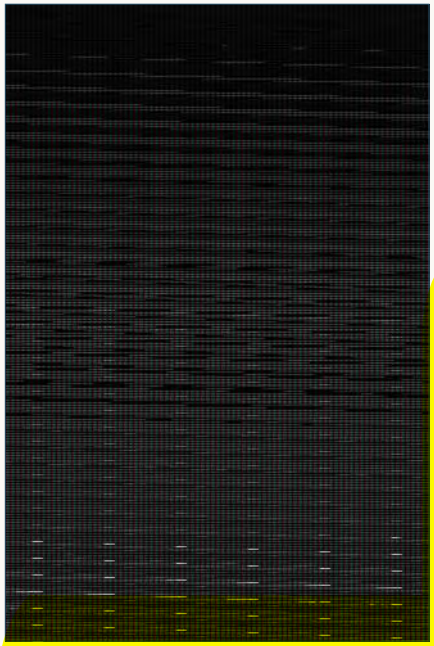
Compared to Class A, the weight of the object is more than 25% of total capacity.

Types Of Bramalea Elevators And Their Applications

Material Lift

These devices are used to carry heavy cargo between two to three fixed levels and permit authorized freight handlers to ride. They are recommended in lieu of Freight Elevators, when travel does not exceed 5,000mm (200") and where limitations with respect to speed and operation controls are not a concern.

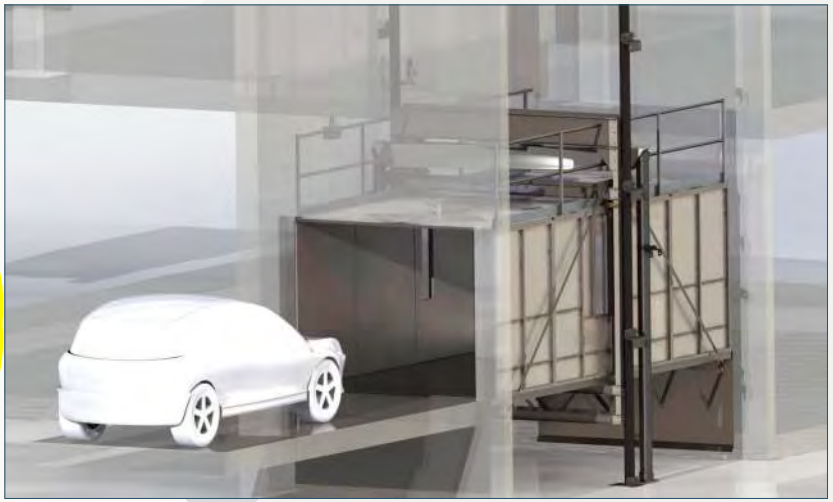
These lifts must not be accessible to general public, cab size is unrestricted and load ratings are classified as A, B or C. With no requirements for cab gates or a ceiling, minimal pit depth and lenient rules regarding hoistway enclosure and machine rooms, Material Lifts provide a less expensive alternative to freight elevators without sacrificing safety efficiency or reliability.



Freight Elevator

These devices are used to carry heavy cargo between multiple levels and permit authorized freight handlers to ride. They are recommended when travel exceeds 5,000mm (200"). Controls are automatic operation and travel speed is unrestricted. These devices must not be accessible to the general public, cab size is unrestricted and load ratings are classified as A, B or C.

Automobile Lift/Elevator



These devices are classified as Freight Elevators with a Class B loading. They offer safe and cost-effective solutions to transport motor vehicles between multiple levels. Using an Automobile Lift/Elevator in lieu of a ramp or other means will lead to significant space saving thus enhancing the freedom for design and value of the building. Automobile Elevators offer a convenient solution to parking problems faced in crowded city centres and can help save on the purchase of costly land in commercial areas. Automobile Lifts/Elevators are well suited for a variety of scenarios including parking lots, condominiums, car dealerships, showrooms and private residents.

Dumbwaiter

These devices are an efficient way of transporting smaller material between different levels. They are a versatile product used primarily in hospitals, laboratories, restaurants, libraries and stores. Bramalea Elevator provides Dumbwaiters that cater to all suitable requirements. Additionally, we have solutions for more complex industrial or institutional applications involving dust proof, flameproof and explosion proof installations.

Wheelchair Lift (Vertical Platform Lift)

These devices are designed to safely transport persons in a wheelchair, plus an attendant, one or more levels in public and commercial buildings. Bramalea Elevator has taken the design one step further by designing the lift so that no pit depth is required. This opens up greater design opportunities for architects and builders when pit depth is a concern.

Turnkey Options

Bramalea Elevator has designed the perfect solution when constructing a hoistway is not possible. We will provide the hoistway for you. Known as a Free Standing-Self Supporting Hoistway Structure and Enclosure, the name speaks for itself. We provide a steel structure enclosure around the elevator which does not put any load on the building/mezzanine. As well, no building construction is required. As with our hoistway lifts models, our free-standing structure is built to be reliable and offers a safe and convenient way to transport freight with a rider between fixed levels.

Will Standard Features Address Your Needs?

All Bramalea Elevator products incorporate the following high-quality, built-to-last features and considerations:

Capacity

Our range of products allow us to offer the option of any weight capacity. Whether you plan to lift 100lbs or 20,000lb, we have the system to do so.

Elevator Cab Sizes

Each of our products comes in various cab sizes. We will customize the size based on your specific lifting requirements.

High Quality Design

Our directly coupled car sling assembly provides an unmatched level of robustness and our innovative guide rail system ensures a smooth, vibration free and quiet ride from start to finish. Our 2-speed valve provides soft starts and stops with smooth flow for fragile loads, while a 2-way leveling controller provides consistent and accurate leveling to the landing for smoother embarking/disembarking.

High Quality Parts

All our parts and components are sourced from reliable and reputable vendors. Since we sell our systems across North America, we use only non-proprietary components, which allow our elevators to be maintained by local service providers.

Environmentally Conscious Design

Our hydraulic cylinders are not buried in-ground beneath the platform, but instead are coupled to the cab assembly. This allows for easier and quicker detection of potential corrosion or leaks. This greatly reduces the chance of contaminating ground soil, thus eliminating any negative environmental impact.

Safety as a Top Priority

Every product strictly adheres to the North American elevator codes, ASME A17.1/CSA B-44 safety standards. This means that all our installations are inspected and certified by the local provincial/state authority. Our clients are guaranteed an accredited system, with minimal failure rates and safety issues over many years.

Our design and manufacturing teams work together during the testing phases for our products to monitor component performance in a range of environmental conditions. This process helps to ensure that our systems surpass the expected performance standards and achieve reliable operation over decades.

Will Your Elevator Require Customized Features?

Bramalea Elevator has built a solid reputation of offering tailored, customizable solutions to meet the specific requirements of a wide variety of commercial and industrial businesses (see our list of Featured Clients.) Depending on your businesses' particular needs, you can improve the function and durability of your next Bramalea Elevator by considering any of the following value-added optional features:

Elevator Cab Finishes

We offer a variety of finishes to the cab assembly such as enamel painted steel, galvanized steel, stainless steel & aluminum.

Extreme Environments

We offer various design features which allow our systems to be installed in various environments such as extreme temperatures, high moisture and variable weather. We can design each elevator to be waterproof, dust proof, spark proof and resistant to explosions.

Building Limitations

Space can be limited on a construction project. Our systems can be designed for Zero pit and limited overhead situations, plus can be designed for habitable space below hoistway shaft, such as a lower level or parking garage.

Door Options and Orientations

Door options include manual swing, vertical bi-parting (manual or automatic), vertical slide up (manual or automatic) & horizontal sliding. Doors are custom made to match width of platform to create barrier free path for freight on and off the cab. Doors are fire rated and come with electro-mechanical interlocking to prevent opening when cab is in motion. Doors can be on one or both sides of the cab, allowing a through cab design.

Delivery, Installation, Service and Support

Delivery

We work closely with each client to determine the most effective timeline for delivery. Delays and setback are commonplace on construction sites, so working with a flexible schedule is important. Thus we offer on-time delivery with flexibility to suit our customer needs.

Installation

We hire only dedicated, licensed installation mechanics with the experience and knowledge to install our systems in a timely, cost-effective manner, producing a reliable device, guaranteed to last the lifetime of the building. We utilize the latest tools to minimize disruption to properties during our installation period, and we work closely with building owners to ensure they and their staff understand the installation process, thereby ensuring a seamless transition once the elevator is operational.

Service

To deliver quality service, we provide regular maintenance visits with our in-house service fleet, consisting of dedicated licensed service mechanics providing round the clock service (select Canadian Cities). We can also help to set up a service contract with a local licensed elevator contractor outside of our service regions. This ensures that our devices work at peak performance at all times. The result: no unforeseen breakdowns, which means greater efficiency and productivity for your company. It also achieves the ideal level of safety and peace of mind within your property.

Support

We are committed to delivering the best technology and quality to every customer. All products come with a one year warranty. We have a fully stocked parts department that is only a phone call away. We also offer on-site training or instructional resources for jobs not installed or serviced by Bramalea Elevator.

Our Featured Clients

As one of the leading manufacturers of freight elevators in Canada, and with builders and installers across Canada and the United States, Bramalea Elevator is proud to have serviced the following sample of notable businesses:

USA

New York State Transportation Department, Brooklyn, NY

Northern Kentucky University, Otis Elevator, Cincinnati, OH-Shake Shack (various locations)

Broadway Market, Seattle, WA-Club Nautica, San Juan, Puerto Rico

CANADA

Automotive

General Motors Production Facility-Open Road Audi-Honda-Harley Davidson-Lexus-Mercedes Benz–Toyota-Volkswagen-Volvo-Porsche

Industrial

Apotex-Cadbury-Effem foods-Estee Lauder-Mapai-Potash-Quebecor-Worldcom MCI-Xerox

Commercial

Canadian Tire-Home Hardware-Walmart-Michaels-Shoppers Drug Mart-Vista Print-Canada Post-All Canadian Storage -Iron Mountain-Dollarama-LCBO-BC Liquor-Loblaws-Longo's-Metro-Sobeys-Whole Foods-eBay-Mountain Equipment Co-op-Sport Chek-Louis Vuitton-Polo/Ralph Lauren-Gap-Adidas-Victoria's Secret-Holt Renfrew

Restaurants/Food Plants

Tim Hortons-Great Canadian Bagel-Addams Foods-Bondhead Gold Resort-Hidden Bench Vinyards-Joey's Restaurant-Labatts-Maple Leaf Foods-Ontario Food Terminal-T & T Supermarkets-Cactus Club-Whitespot

Museums/Event Space

Art Gallery of Ontario-Royal Ontario Museum-Calgary Zoo-Ryerson College of Image & Art-Stratford Festival

Institutions

George Brown College-Ministry of Environment-Niagara Police Service HQ-Toronto District School Board-Trinity College-University of Guelph-McMaster University-Royal Canadian Military College

Our Proud History

Bramalea Elevator Ltd. was established in 1989 as a manufacturer of high quality, value priced Material Lifts (previously called Freight Platform Lifts) for commercial and industrial applications.

In the mid 1970's, Owner & President Jim Ninness participated in drafting changes to the Canadian Elevator Safety Code CSA B44. He and others in the industry recognized a need for a product that could provide an economical alternative to the Freight Elevator without compromising safety and reliability. As Engineering Manager at that time for Blue Giant Equipment, he oversaw the design and implementation of the first material lifts in Canada.

Having brought this experience with him to Bramalea Elevator Ltd., and with the help of a dedicated and experienced staff, the company has become the industry leader in the production of Freight Elevating Devices, setting the benchmark standard within the industry today. Bramalea's patented design is robust, sturdy and guaranteed to rise up to the challenge of any environment. This reputation for quality has helped to form lasting relationships with many of the biggest industrial businesses and landmark commercial and institutional buildings within Canada, USA, and many other countries around the world.

Our Certifications & Memberships

Bramalea Elevator Quality Guaranteed

We strive to be the leader in vertical freight lifting solutions. Our clients can rest assured that all Bramalea Elevator products meet all stipulations/regulations of the North American elevator codes and Safety Standards of North America. Every system we install is inspected and commissioned by the regulating provincial/state authority. We ensure all our products and equipment are certified as per the Canadian Standards Association (CSA), all fabrication is done as per the Canadian Welding Bureau (CWB), we hire only licenced professional engineers, our technicians are licenced under the Elevating Devices Act, and we are registered with the Workplace Safety and Insurance Board (WSIB).

We are a proud member of the Canadian Elevator Contractors Association (CECA) and the National Association of Elevator Contractors (NAEC).

Frequently Asked Questions

How much do your elevating systems cost?

The cost of each of our lifts and elevators is dependent on a number of factors: cab size, weight capacity, number of entrances, travel distance, jobsite parameters (just to name a few). In order to determine an accurate price, please contact our sales team or go to our website (www.bramaleaelevator.com) to request a free no-obligation quote. This planning guide will help you with the questions our sales reps will ask to help determine the right product for you.

How big (or small) are your elevators?

There are no limitations to size. Our material lifts, freight elevators and auto elevators can be as big or as small as you need them to be. There is also no limitation to the capacity. Whether you need to move a 1,000lb pallet of dry goods, or a 20,000lb fully loaded fork truck, we have a solution for it.

I see the terms 'lift' and 'elevator' used throughout your literature. Do the two terms mean the same thing?

If you were in Britain then yes, elevators are called lifts. In North America however, the two terms are different. A Freight Elevator and a Material Lift (formally known as a Freight Lift) are similar in a few aspects. They both fall under the national Elevator Codes, both are built for the transportation of heavy cargo, both are designed to withstand tough working conditions and both allow an attendant to travel on the elevator with the goods. That is, however, where the similarities end. The material lift is the economical choice if the parameters are met. Otherwise, the Freight Elevator is the way to go.

Why can I buy a 'Material Lift' in the USA for a cheaper price?

In the USA the term 'Material Lift' is another name for Vertical Reciprocating Conveyor (VRC). A VRC will move products from one elevation to another, however they are not considered elevators as they transport material only. Therefore, the elevator safety codes do not apply. VRC's have their own national code (ASME B20.1) and are specifically exempt from the national elevator code ASME A17.1. The ASME B20.1 code does not comply with the minimum safety requirements for elevating devices in Canada, thus has not been adopted by the Canadian Elevator Code CSA B44. Moral of the story, a VRC is not a legal elevating device in Canada.

	Material Lift	Freight Elevator
Travel Distance Limitations	Up to 5,000mm (200 in) allowed (some provinces/states allow up to 7,600mm (300 in)	Hydraulic design is limited to 5-7 floors.
Speed Limitations	30ft/min maximum	Unrestricted (50 -100 ft/min typical)
Operation	Constant Pressure Push Buttons	Options include: a)Constant Pressure Push Buttons b) Automatic Push Buttons
Capacity Limit	No limit	No limit
Cab Size Limit	No limit	No limit
Door Type	Options include: a) Manual swing doors b) Vertical bi-parting or vertical slide up (manual and power operated)	Options include: a) Manual swing door b) Vertical bi-parting or vertical slide up Door (manual and power operated with automatic feature)
Rider Allowed?	Authorized Handler	Authorized Handler
Class of Loading	A, B and C	A, B and C
Other Requirements	No cab gate or cab ceiling required with manual swing doors Reduced Pit Depth and Overhead Space No designated room required for motor and controller.	Cab gate(s) required Cab ceiling required Added safety features required include: Alarm bell, 2-way communication device, Emergency lowering with battery power or emergency power feed from building supply, Firefighters service controls, Fire alarm initiative devices inside machine room, hoistway shaft and on all floors (to suit local building codes) deep pit for clearance plus drain and sump pump

COMPARE THE DIFFERENCES BETWEEN A MATERIAL LIFT AND A FREIGHT ELEVATOR

Your **ELEVATOR** PLANNING GUIDE

www.bramaleaelevator.com

Questions?

WWW.BRAMALEAELEVATOR.COM

905-792-1360

SALES@BRAMALEAELEVATOR.COM

57-2500 WILLIAMS PKWY, BRAMPTON, ON L6S5M9

WWW.FACEBOOK.COM/BRAMALEAELEVATOR

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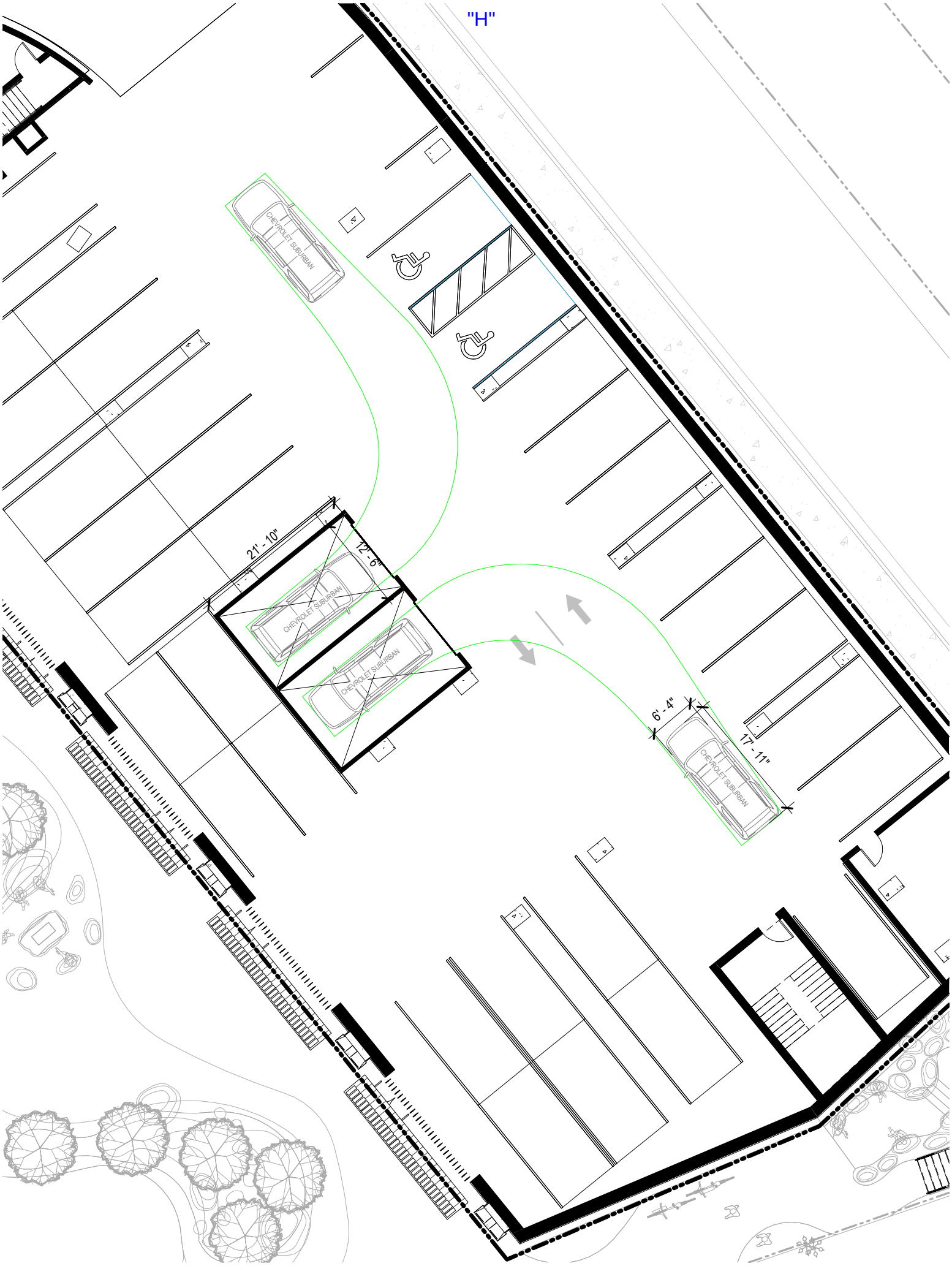
BRAMALEA ELEVATOR LTD.

providing custom elevating solutions since 1989


"H"
CHEVROLET SUBURBAN
CHEVROLET SUBURBAN
CHEVROLET SUBURBAN
CHEVROLET SUBURBAN
21' - 10"
12' - 6"
6' - 4"
17' - 11"

"I"

Paul Ficklin
Utility Construction Planner
Colorado Gas
Paul.ficklin@blackhillscorp.com

Black Hills Energy
580 Hwy 92
Delta, Co
81416

December 12, 2022

Re: Lot 109R

Dear Ms. Lord:

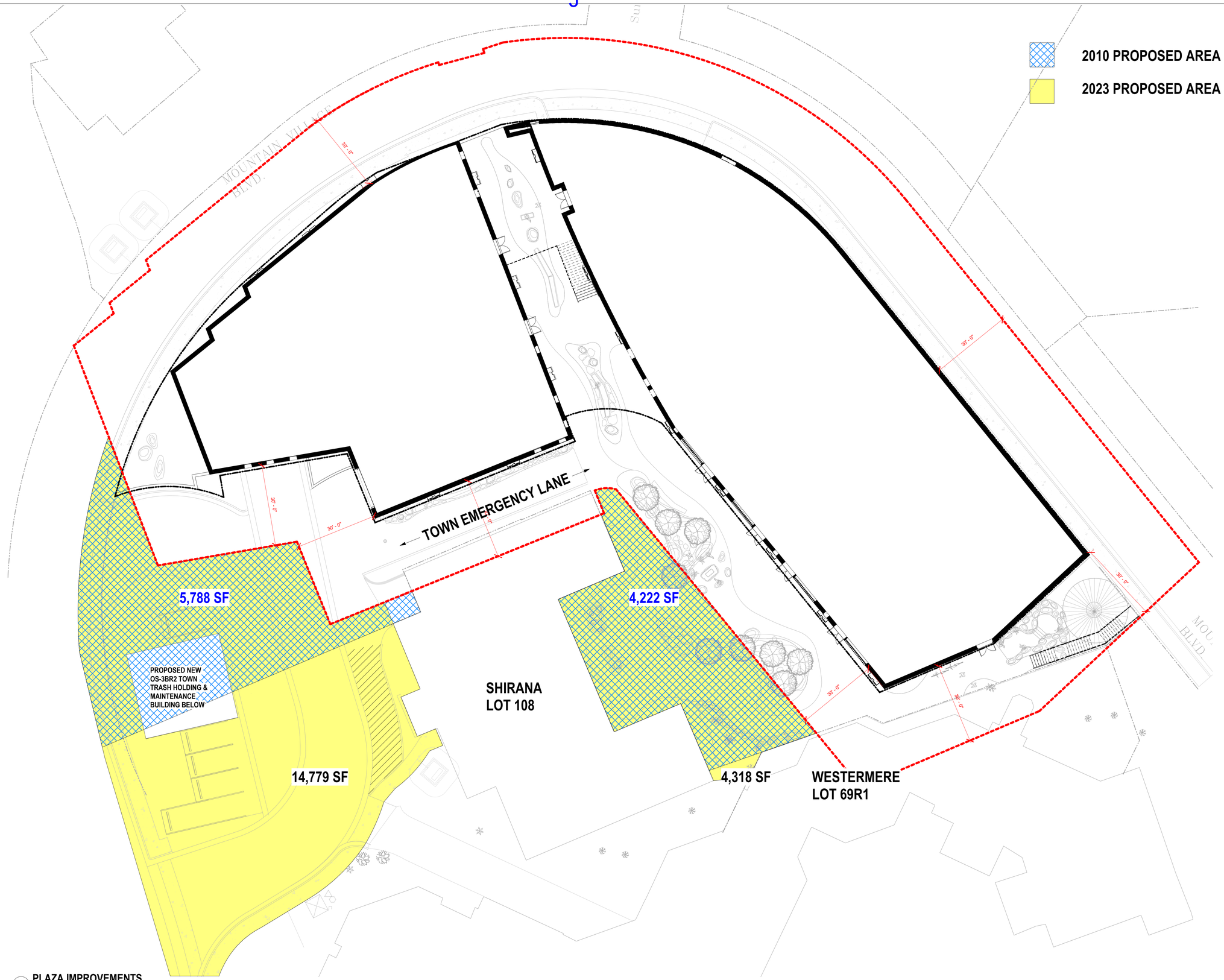
~~When we met with your design team for Lot 109R and discussed the gas regulator station needed to supply gas to the hotel we mentioned it is our preferred location to install the gas reg at Option 1 in the screenshot below. As discussed, there is no structure allowed to completely conceal the gas reg, but the existing trees and any new trees may be incorporated as a landscape screen~~. The alternate Option 2 is less preferrable as it is closer to the road and vehicular traffic. Either location will have to have some sort of barricade, whether that is steel pipe enclosure or large rocks place around location to keep it protected.

If you have any questions, please feel free to contact me.

Sincerely,

Paul Ficklin
Utility Construction Planner
Colorado Gas
Paul ficklin@blackhillscorp.com
Cell: 970-596-1122

"J"



1 **PLAZA IMPROVEMENTS**
1/16" = 1'-0"

5/1/2023 3:46:58 PM

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1560 Wazee Street #305 | Denver, CO 80202 | 303.296.3004
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: DUTY OF COOPERATION
RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. FAILURE BY ANY PARTY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL FIRST READING 05.01.23

SEAL

Project Number
JOB NO.

PLAZA IMPROVEMENTS

IN-011

PROPOSED SWITCHGEAR AND GAS REG LOCATION:

Per DRB Condition #14 Utilities to be finalized prior to building permit

February 13, 2023

Re: Lot 109R Utilities

To Whom it May Concern,

My name is Andrew Butler and I own lots 89-1BCDR, 89-2A, 89-3B, and 89-3D. I am writing in regards to the Log 109R Six Senses Hotel utilities.

Over the last several months, I have had extensive conversations with the developer and would like to go on record as supporting this project and your approval of the project. The amount of infrastructure and improvements they are incurring for the relocation of the utilities is substantial and a benefit to the town.

It is my understanding that the proposed location of the switch gear is in the town's utility GE on my lot. To the extent that is accurate, I approve of that location, and am perplexed as to why that location would be rejected by staff and council.

In addition, the access tract, lot 89-B, is appropriate for the Gas Regulator. That location would also allow for easy tie-in to my adjacent lots. It's my understanding that the developer has offered to provide landscape improvements around both areas to minimize any visual impact these locations might otherwise have. And because of the elevation differences, there would be little to no visual impact impact from any property above them.

Further, I understand that SMPA and Black Hills originally submitted letters identifying these locations as their preferred locations. This met the towns previous requirements as outlined in their May memo.

I request that the town accept these revised utility locations as proposed above (Switch gear in the GE of Lot 89-1BCDR and the Gas Regulator in Access Tract 89-B).

Should the town not approve these solutions, I would appreciate the courtesy of a detailed explanation as to why staff and council feels these locations are not appropriate.

Sincerely,

Andrew J. Butler

Katsia Lord

From: Katsia Lord
Sent: Monday, October 10, 2022 12:45 PM
To: Ankur Patel
Cc: Steven.paletz@akerman.com; Adam Raiffe; Sofia Bolio Hernandez
Subject: FW: Lot 109 Will Serve Letter - For Sewer and Water

This email acts as the will serve for water and sewer.

From: Finn KJome <FKJome@mtnvillage.org>
Sent: Monday, October 10, 2022 11:14 AM
To: David Ballode <dballode@msn.com>
Subject: RE: Lot 109 Will Serve Letter

Dave,
The Town will serve Lot 109R with water and sewer.
Finn

From: David Ballode <dballode@msn.com>
Sent: Thursday, October 6, 2022 4:56 PM
To: Finn KJome <FKJome@mtnvillage.org>
Subject: Lot 109 Will Serve Letter

Finn –

Once again, it is necessary to obtain a Will Serve letter for the sewer and water – this time for the Lot 109 Hotel.

A positive response to this e-mail is all that's required and I will submit the e-mail.

Thank you –

David Ballode

Paul Ficklin
Utility Construction Planner
Colorado Gas
Paul.ficklin@blackhillscorp.com

Black Hills Energy
580 Hwy 92
Delta, Co
81416

October 10, 2022

Re: Lot 109R

To Whom It May Concern:

This letter will confirm that Black Hills Energy will provide Natural Gas Distribution service to the development commonly known as Lot 109R Mountain Village. Black Hills Energy will install a distribution system capable of serving the demand of the development that lies within the BHE certificated service territory. This is with the understanding that a regulator station and 4"PE main needs to be run to serve the development.

This service will be subject to Black Hills Energy tariffs filed with the Colorado Public Utilities Commission and the Black Hills Energy Gas Network Main Extension Policy.

If you have any questions please feel free to contact me.

Sincerely,

Paul Ficklin
Utility Construction Planner
Colorado Gas
Paul ficklin@blackhillscorp.com
Cell: 970-596-1122

SAN MIGUEL POWER ASSOCIATION

Touchstone Energy® Cooperatives
The power of human connections®

Date: __10-13-2022___

To whom it may concern:

I have reviewed the preliminary load calculation.

SMPA will be the electric service provider for Lot 109R in the Mountain Village and has sufficient capacity and ability to provide 3-phase- 6000-amp electrical service subject to the provisions of the Service Connection and Line Extension Policy as found in SMPA's Rules, Regulations, and Policies.

If you have any questions, please feel free to contact me at our Telluride office.

Best regards,

Byrd Williams
Service Planner
Office: 970.626.5549 x567
Email: bwilliams@smpa.coop

Lot 109R2 3D Viewer

https://autode.sk/41Wl4ve

VAULT MANAGEMENT
TIARA TELLURIDE LLC

May 2, 2023

We are pleased to present the following construction mitigation narrative and plan for your review. Safety, water quality, and minimizing impacts to adjacent property is of the utmost importance to our team. Please refer to the mitigation plan design Exhibit C and note the plan boundary for fencing overlaps the adjacent town parcel. We are requesting the use of town property for some of the construction operations.

We anticipate pursuing LEED certification which will aid the construction process to reduce construction material waste and increase recycling. The project construction site will be kept clean throughout construction.

SITE PROTECTION

Fencing is noted on the plan and will be installed around the perimeter with controlled access via the points of entry and exit as shown. A jersey barrier concrete perimeter or similar will be placed on the side road of mountain village while excavation and shoring and lagging activities occur within our property until permanent building and curb and sidewalk structures are in place. Fencing will be installed behind the jersey barricades to protect the perimeter of the site. To protect the large evergreen tree adjacent to the Shirana building, we will incorporate staked orange construction fencing around the perimeter of the drip line. Adjacent buildings will be protected with erosion control installed per industry best practices in addition to the construction fencing.

A comprehensive pedestrian walkway plan will be executed to allow residents from the See Forever village and crystal residences while the tunnel walkway access is inactive. There will also be ample signage for pedestrians as well as temporary fencing for any walkways or egress that may be needed or suitable as the site progresses. We do not anticipate public access through the site during construction.

PROJECT EXECUTION

The team will provide active traffic flagging, site dust control, mud, snow, and soil erosion control, as well as water quality protection measures during the duration of construction utilizing best management practices consistent with the grading and drainage design regulations.

The project will most likely require several and/or significant utility relocations prior to starting vertical construction. We plan to work with the Town and utility providers to minimize disruption to service as we relocate and improve the utility infrastructure.

SITE & MATERIAL STAGING

The Site plan attached, provides the construction fence boundaries, a crane location with anticipated swing, potential shoring and lagging limits, and associated construction facilities. Construction dewatering will likely be required, as volumes and mitigation approach are determined, and this plan will be developed with the geotechnical engineer's support. This plan will be presented to the Town as it becomes more fully realized.

Much of the site is anticipated to encompass a large footprint which is planned to house most of the material staging, storage, and material waste recycling. The LEED certification requires recycling of building waste materials and for them to be kept separated. As the building progresses, we will capture more on-site storage for materials where feasible, within the garage and open core and shell space.

Off-site material and labor staging will be provided by mass transport as needed. We plan to utilize Heritage Parking structure for parking in offseason or summers as permitted by the Town of Mountain Village.

Construction phasing on lot OS-3BR-2 will be done by utilizing the area north of the new trash enclosure for staging and access to our construction site. A temporary trash enclosure is planned to be set just south of the existing trash enclosure to allow the current structure to be torn down and replaced. Access to the trash enclosure construction area will occur from the north while the regular trash truck picks up from the interim trash enclosure on a twice daily basis. Once the new trash enclosure is built, we will utilize our north jobsite entrance to act as access to the new enclosure while the old temporary trash enclosure is removed, and the south side drive is demoed and replaced.

We have provided turning movements to verify that the trash truck can enter and maneuver into the current plaza space between the Shirana and the existing trash enclosure. Our goal is to maintain a space to the southwest of the temporary trash enclosure where service vehicles can stage and maintain five temporary vehicle spaces for business use on a daily basis. It appears that the current trash truck is able to maneuver in the plaza while keeping these 5 spaces in use.

The current mitigation plan also shows two gates that will allow truck traffic to pass through as we improve our staging areas and roads leading from the front door of Shirana out through the project site and onto Mountain Village Boulevard. This is a backup scenario for traffic flow of larger vehicles such as the Linen Truck or Bus as coordinated with the Town of Mountain Village.

In addition to the noted items above, we have attached our Construction Mitigation Plan which includes an overview of the site and pedestrian access pathways, areas where soil nails may need to be installed along with construction entrances, fencing, gates, vehicle pathways and staging items like dumpsters.

As well, we have developed preliminary mitigation plans with feedback from the neighbors and are committed to the following:

1. A plan to ensure access throughout construction and a commitment to provide a contact for a site supervisor at all hours.
2. Reimbursement of the cost of an engineer to do an existing conditions survey (with consistent survey monitoring points to monitor for building movement)
3. Owner Controlled Insurance Program for the project to provide adequate protections for adjacent properties.
4. Continuous access to the trash buildings for trash removal and ongoing support to the neighbors when we are replacing the entrances to their parking structures.
5. Adherence to Town standards for construction hours and noise mitigation measures.

EXCAVATION

During early site mobilization, excavated materials will be hauled off site to a location to be provided by awarded earthwork contractor. There are minimal trees on the lot which will allow for early removal of those impacted and executed per town requirements. As the site is excavated for foundations and underground parking, excavation soils and rock will be hauled off site with a portion of the soil to be brought back on site to be used as backfill.

A shoring and lagging system is anticipated at the property line, along proposed foundation walls along Mountain Village road, dying off in board of the site. A comprehensive shoring plan will be provided for review and approval once the final scope of the project has been determined.

Excavation volume and frequency will vary throughout the different phases of the excavation process, with 10-20 trucks per day on average anticipated. Consistent road sweeping of dirt and debris, and dust control removal will be ongoing during construction. We expect to coordinate truck counts and routes with the Town after we have developed a more concise plan with the excavator.

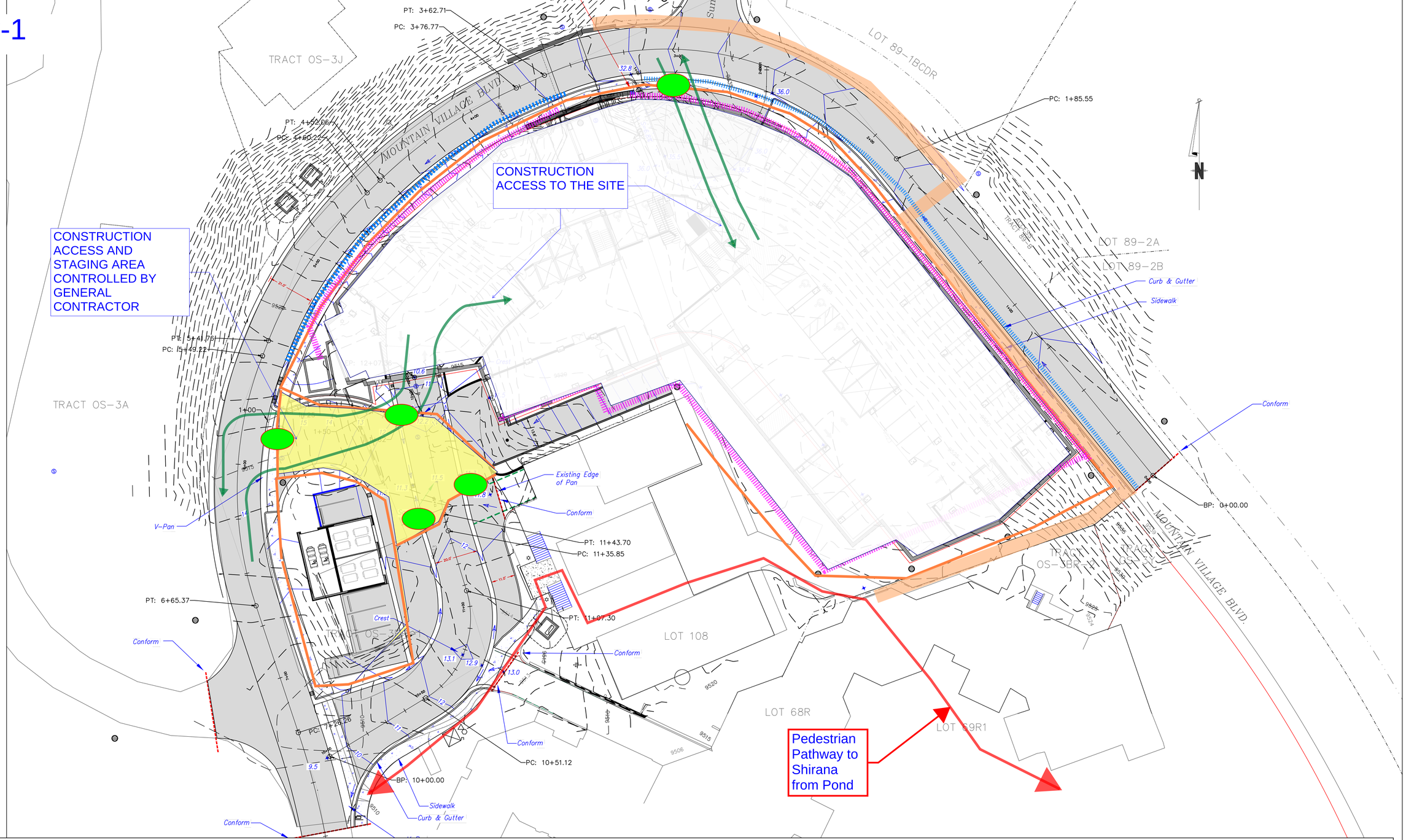
SAFETY AND CONSTRUCTION OPERATIONS

Safety is of paramount concern for the project. The general contractor with subcontractor participation will have weekly site meetings with Ownership to assess the site and ensure safe conditions. All contractors and vendors will require safety training upon mobilization to the site, with continuing safety education as the project progresses.

We anticipate a large tower crane will be located as indicated in the attached site plan. This crane may have a radii near 165', and while we do not anticipate any loads flown over existing buildings, we will approach the Town and neighbors about temporary adjacent property air space

permissions. We will provide ongoing training, and active supervision of crane logistics throughout, with an on-site point of contact for all safety related activities.

C-1



PERIMETER FENCE WITH GREEN SCREEN

PERIMETER FENCE WITH GREEN SCREEN

SEE FOREVER VILLAGE TEMP PED PATHWAY

JERSY BARRICADES

CONTRACTOR ACCESS TO SITE / GATE CONTROL

1. CONTRACTOR WILL SUBMIT AND MANAGE STORMWATER POLLUTION PREVENTION PLAN PER STATE REQUIREMENTS
2. PHASING AT SHIRANA PLAZA IS PRELIMINARY - CONTRACTOR WILL ACCOMODATE RELOCATION OF FENCING/JERSEY BARRIERS TO DIRECT TRAFFIC INTO PARKING STRUCTURES WHILE PROVING ACCESS FOR TOWN TRASH REMOVAL - CONTRACTOR TO WORK WITH MOUNTAIN VILLAGE AND HOTELS TO ACCOMODATE MODIFIED ACCESS AND STAGING
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6. TOWN TRASH ENCLOSURE/SNOWMELT BOILER BUILDING WILL BE PHASED TO ALLOW RELOCATION OF TRASH SERVICE WHILE EXISTING BUILDING IS DEMOLISHED.

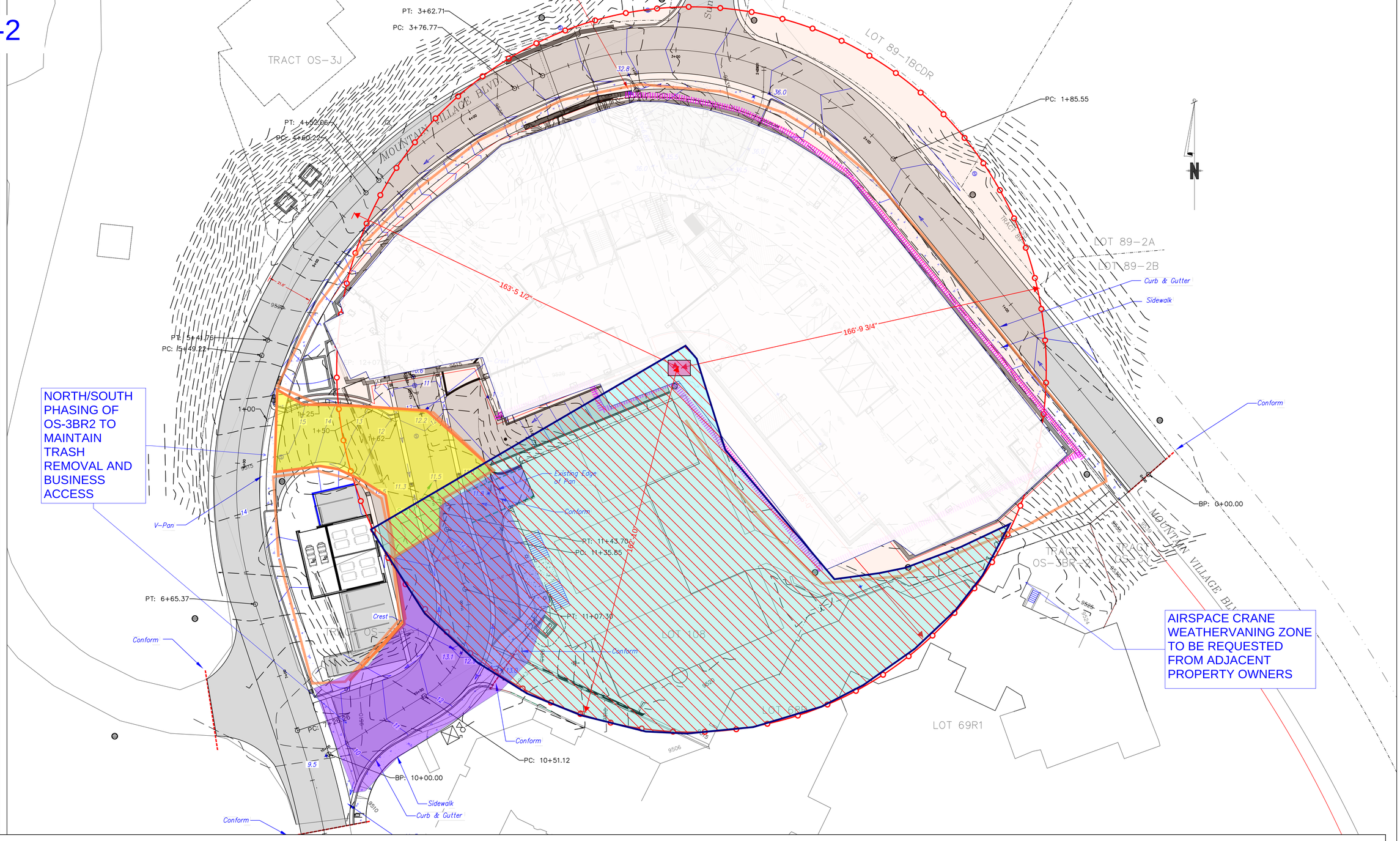
Uncompahgre Engineering, LLC

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

Lot 109R
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

C-2



PERIMETER FENCE WITH GREEN SCREEN

CRANE SWING RADIUS

CRANE WEATHERVANE ZONE/NO OVERHEAD LOADS

CENTER OF CRANE

1. CONTRACTOR WILL SUBMIT AND MANAGE STORMWATER POLLUTION PREVENTION PLAN PER STATE REQUIREMENTS
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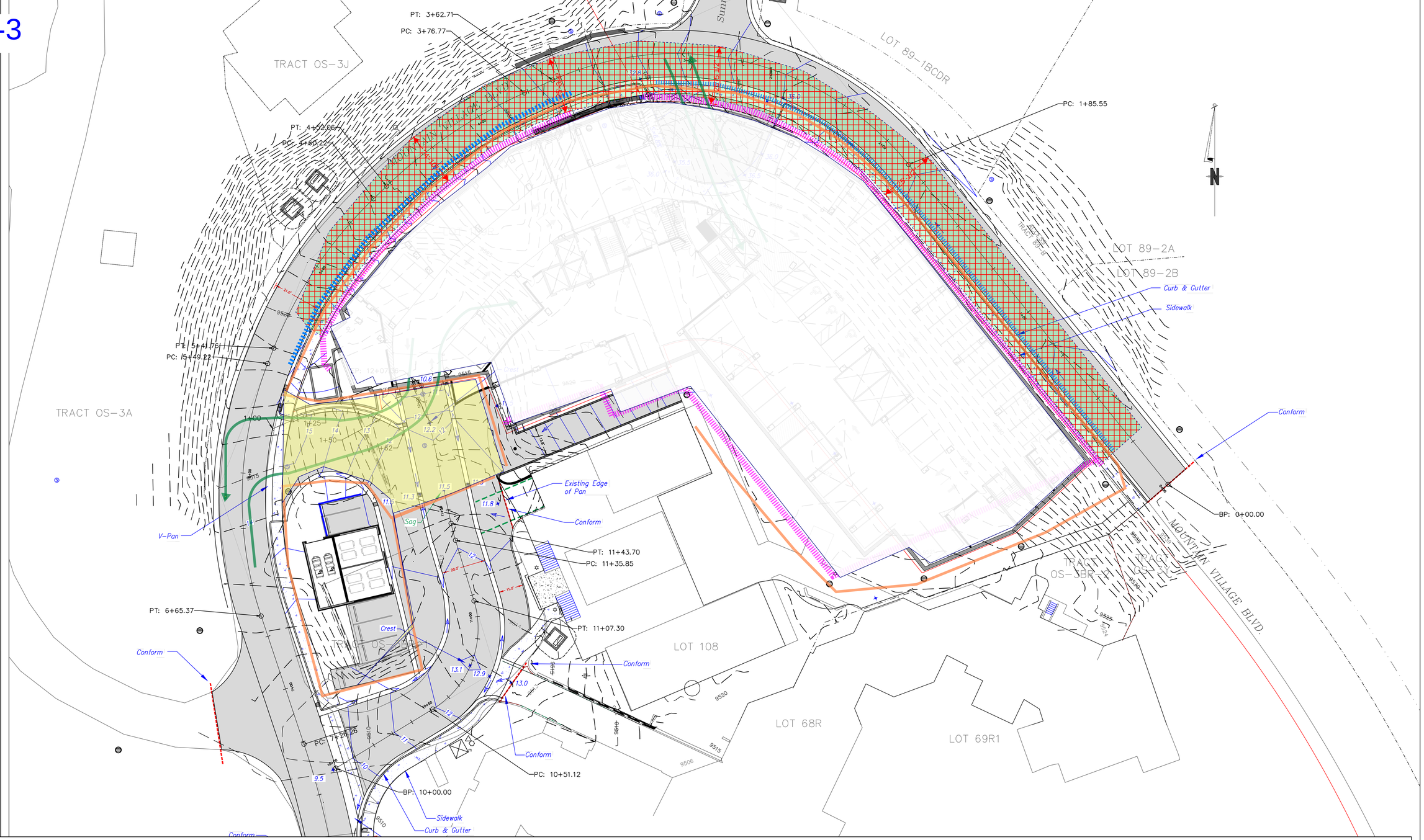
C-3



PERIMETER FENCE WITH GREEN SCREEN

JERSY BARRICADES

POTENTIAL LIMIT OF SOIL NAILS

1. CONTRACTOR WILL SUBMIT AND MANAGE STORMWATER POLLUTION PREVENTION PLAN PER STATE REQUIREMENTS
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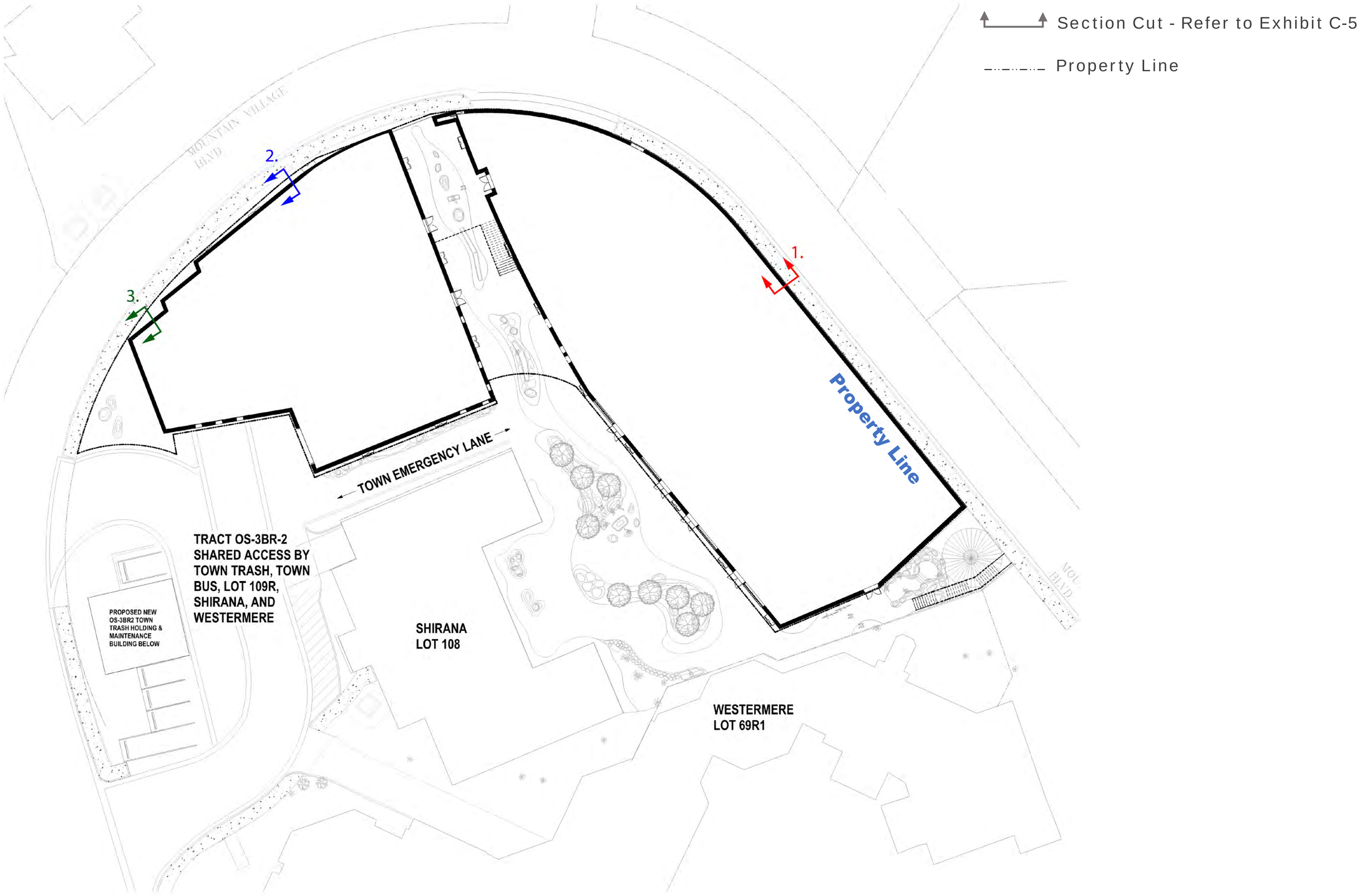
C-4 TEMPORARY SHORING SECTIONS

Construction Mitigation

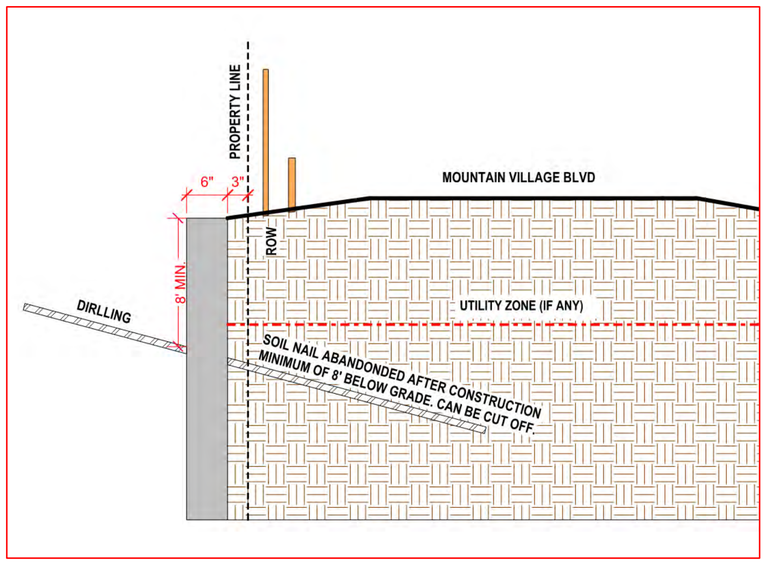


C-5 TEMPORARY SHORING NAILS

Construction Mitigation

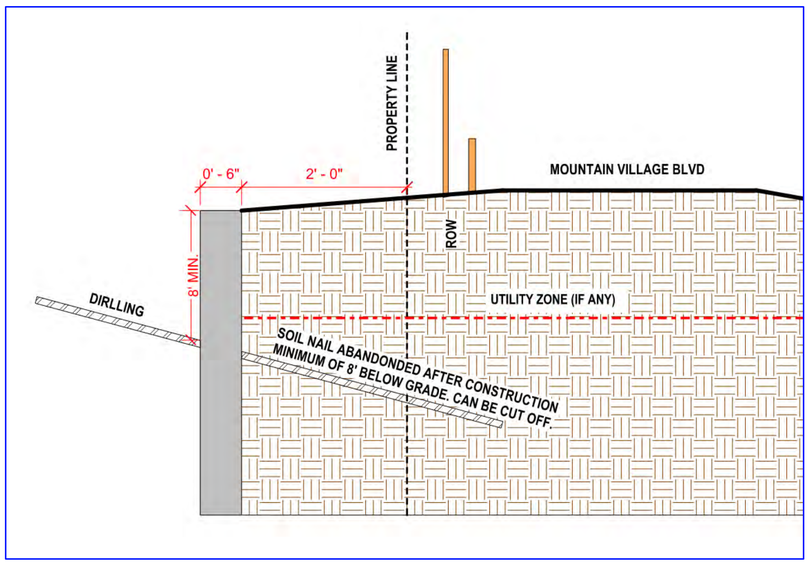
1.

SOIL NAILS



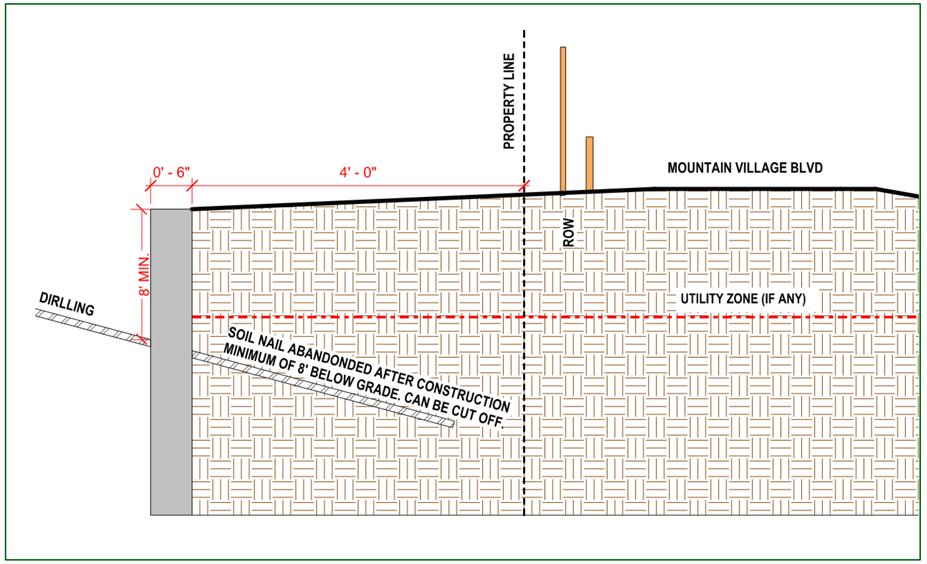
2.

SOIL NAILS

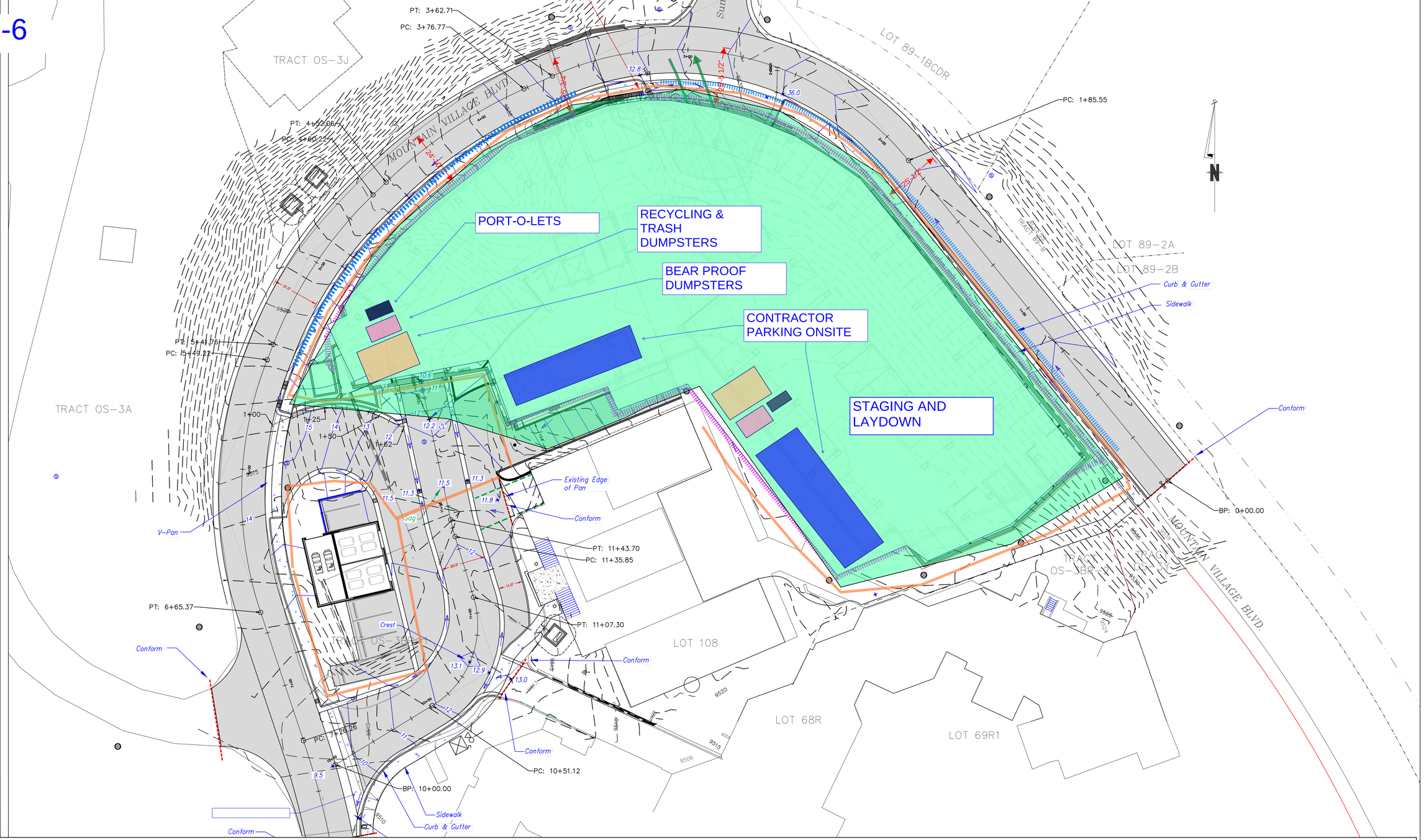


3.

SOIL NAILS



C-6



PERIMETER FENCE WITH GREEN SCREEN

RECYCLING DUMPSTERS/TRASH DUMPSTERS

LAYDOWN/STORAGE AREAS (behind construction fence)

JERSY BARRICADES

PARKING AREAS

BEAR PROOF DUMPSTERS

PORTABLE TOILETS

1. CONTRACTOR WILL SUBMIT AND MANAGE STORMWATER POLLUTION PREVENTION PLAN PER STATE REQUIREMENTS
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970-729-0683

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C-7

Construction Access to be fenced and maintained by Applicant

Gates to allow truck traffic through construction entrance

CONSTRUCTION SITE

Adjustable Construction Fence

Relocate trash to temp enclosure while existing enclosure is demoed

Temporary Lift

Business Parking will be maintained as possible in this area.

Pull out for Delivery Vans

Pedestrian Pathway

This fence will allow for pedestrian traffic to the existing businesses from the Wagner Plaza

Delivery path through village core to Wine Merchant and additional merchants; applicant can provide small delivery vehicle that can support deliveries through the core.

a decimal portion thereof.

4. *This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.*

5. *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.*

6. *This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.*

8. *Benchmark: Control Point "Crystal–1", a No.5 rebar with elevation 9555.32 feet.*

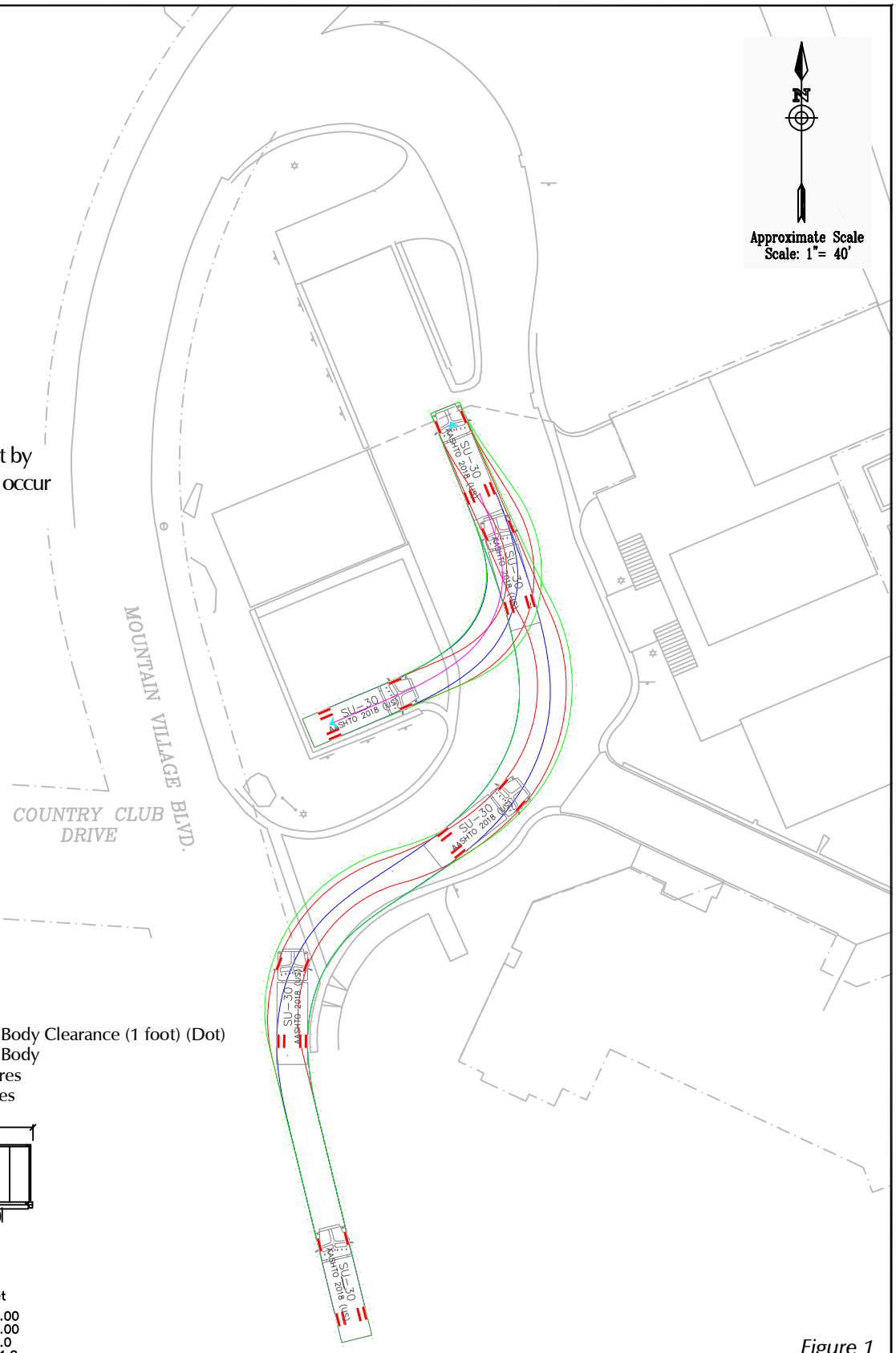
9. *Contour interval is one (1.0) foot.*

10. *No evidence of wetlands were observed during the course of this survey*

11. *The location of buried utilities and drainage structures are based on markings and information provided by others. All locations must be field verified prior to construction*

12. *Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.*

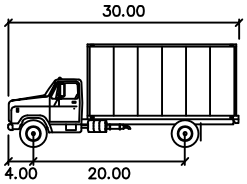
NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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



Note: This movement by this vehicle will likely occur two times per day.

LEGEND:

- ..... = Vehicle Body Clearance (1 foot) (Dot)
- ——— = Vehicle Body
- ——— = Front Tires
- ——— = Rear Tires



SU–30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

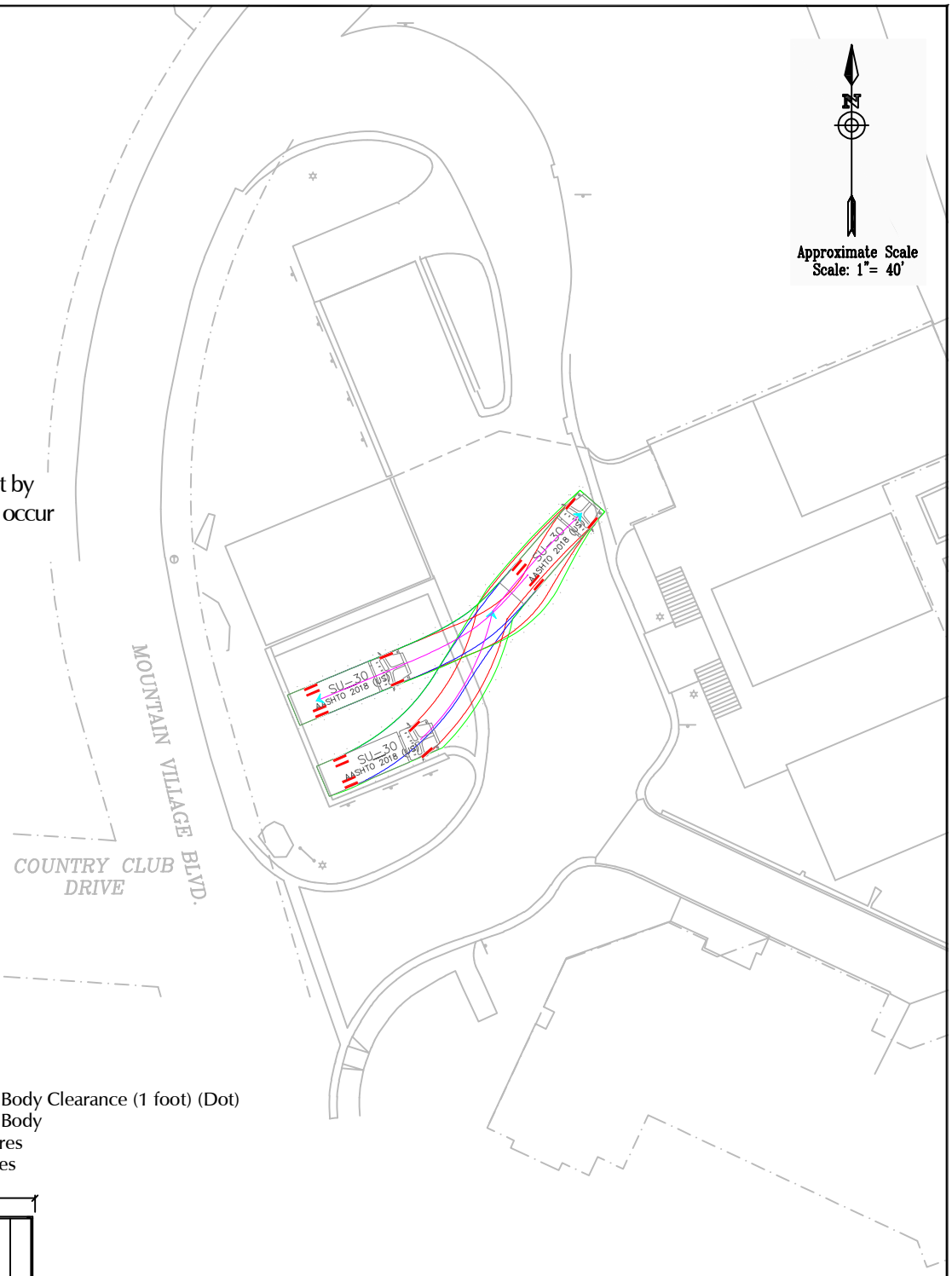
Figure 1

Trash Truck (SU-30) AutoTurn Movement Entering Parking Position from Southern Access

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

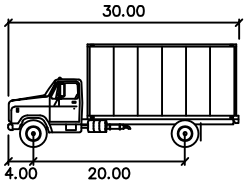
"C-7B"



Note: This movement by this vehicle will likely occur two times per day.

LEGEND:

- ..... = Vehicle Body Clearance (1 foot) (Dot)
- ——— = Vehicle Body
- ——— = Front Tires
- ——— = Rear Tires



SU–30

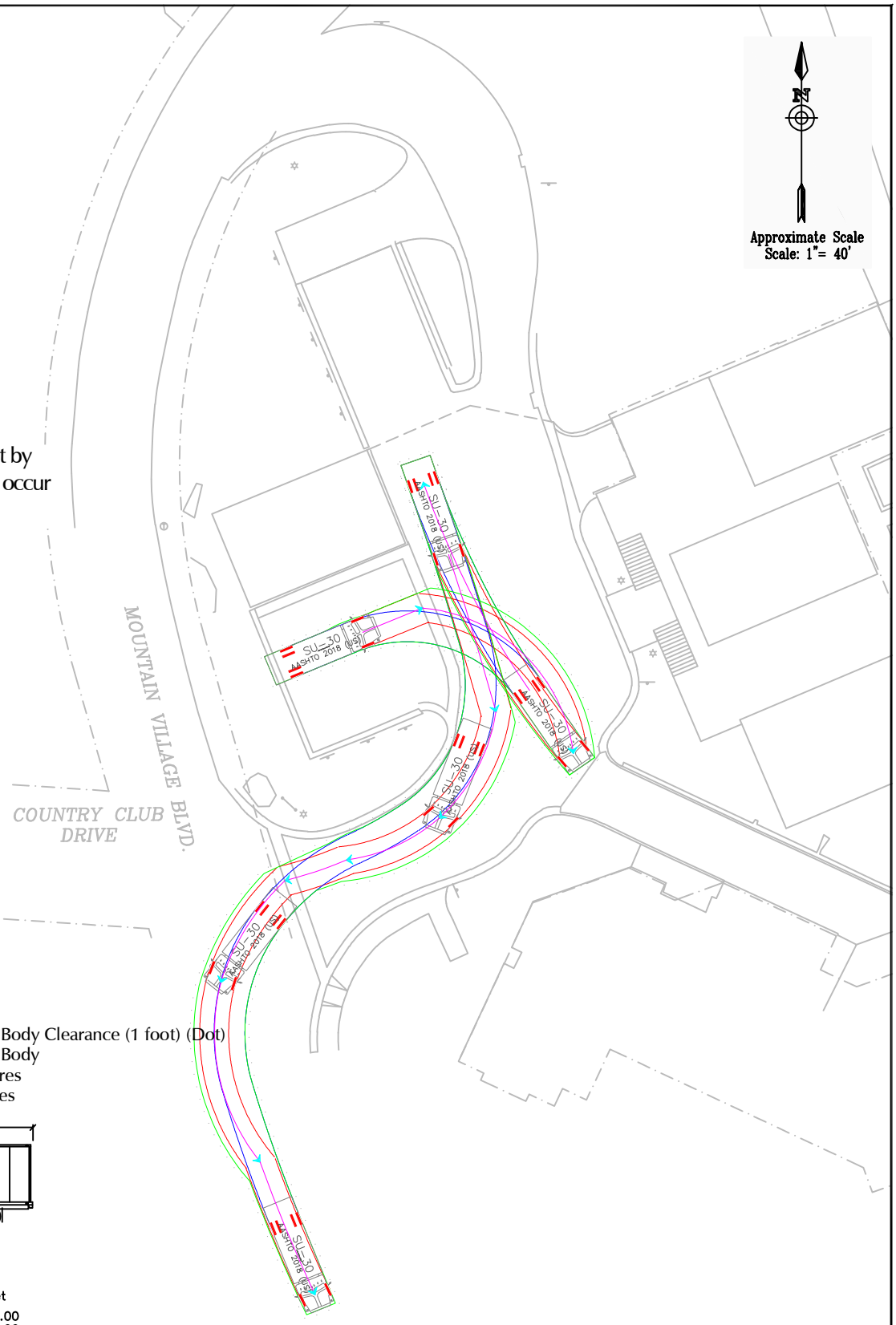
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

Figure 2

Trash Truck (SU-30) AutoTurn Movement Repositioning to Exit Parking Position

Mountain Village Hotel (LSC #220780)

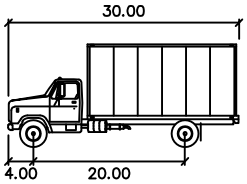
LSC TRANSPORTATION



Note: This movement by this vehicle will likely occur two times per day.

LEGEND:

- ..... = Vehicle Body Clearance (1 foot) (Dot)
- ——— = Vehicle Body
- ——— = Front Tires
- ——— = Rear Tires



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

Figure 3

Trash Truck (SU-30) AutoTurn Movement Exiting the Parking Position

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

GEOTECHNICAL ENGINEERING STUDY

PROPOSED SIX SENSES HOTEL STRUCTURE

TELLURIDE MOUNTAIN VILLAGE, COLORADO

Prepared for:

TIARA TELLURIDE LLC

PROJECT NUMBER: M22015GE

AUGUST 4, 2022

P.O. Box 3986
Grand Junction, CO 81502
(970) 245 6506

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(970) 249 2154

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

August 4, 2022

Tiara Telluride LLC
450 S. Old Dixie Highway, Suite 8-9
Jupiter, Florida

Attention: Ankur Patel PN: M22015GE

Subject: Geotechnical Engineering Study for the
Proposed Six Senses Hotel Structure
Lot 109R
Telluride Mountain Village, Colorado

Ankur Patel:

Lambert and Associates is pleased to present our geotechnical engineering study for the subject project. The field study was completed on April 25, 2022. The laboratory study was completed on May 24, 2022. The analysis was performed and the report prepared from May 24 through August 4, 2022. Our geotechnical engineering report is attached.

We are available to provide material testing services for soil and concrete and provide foundation excavation observations during construction. We recommend that Lambert and Associates, the geotechnical engineer, for the project provide material testing services to maintain continuity between design and construction phases.

If you have any questions concerning the geotechnical engineering aspects of your project please contact us. Thank you for the opportunity to perform this study for you.

Respectfully submitted,

LAMBERT AND ASSOCIATES

Daniel R. Lambert, P.E.

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