

**Date:** January 22, 2024  
**To:** Mountain Village Planning Staff  
**From:** Scott Beans, PE, NCARB  
**Re:** Design Review Application  
**Property:** Lot 166AR2-1, Stonegate Drive

Dear Mountain Village Town Council and Design Review Board:

The owner of Lot 166AR2-1, Stonegate Drive intends to construct a single-family residence on the site, which is currently vacant. The accompanying drawings outline the proposed residence, including building height, site stabilization, construction impacts, exterior materials & lighting, and landscaping + revegetation. This narrative summarizes select information included in the drawings and addresses relevant criteria for this project as well as any requested variances per Title 17 of the Community Development Code.

### **Project Description:**

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The site is located in the Single-Family Zone District, near the end of Stonegate Drive, with the proposed driveway accessed at the outside of a large U-turn. The lower side of the road near the driveway entrance is supported by a retaining wall which should not be impacted by this project. Just past the driveway, Stonegate Drive has existing earth retention above the road, some of which may be impacted by this project. Per conversations with Finn Kjome, the project team will be allowed to impact and re-construct (as necessary) portions of the existing retention system. Prior to demolition or construction, engineered drawings will be submitted to Public Works for review.

The site slopes downhill from North to South, at a slope of 60%+. The site will be retained by two tiers of earth retention (likely soil nail walls), with the lower level constructed on one tier, and the garage + driveway level constructed on the upper tier. No portions of roof, wall, or foundation element will extend into the general easement or beyond any property lines. Additionally, the locations of retention walls and foundation walls are such that no impacts from construction, nor any soil nails, will extend beyond property lines. This project is proposing general disturbance, followed by revegetation, within portions of the general easement at the NE and NW lot lines.

The rooflines of the home step with the contours of the site, which keeps all portions of rooflines under the required 35' offset. No height variance is being requested.

## CDC Provisions:

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CDC Provision	Requirement	Proposed
Maximum Building Height	35'-0"	35'-0"
Maximum Average Building Height	30'-0"	27'-11"
Maximum Lot Coverage	4,423 sq ft (40%)	4,204 sq ft (38%)
General Easement	no encroachment	construction impacts only, followed by revegetation
Primary Roof Pitch	-----	3.5:12
Secondary Roof Pitch	-----	Flat (0:12)
Exterior Materials – Stone	35% minimum	43.9%
Exterior Materials – Glazing	40% maximum	15.8%
Parking	2 enclosed spaces; 2 surface spaces	2 enclosed spaces; 4+ surface spaces

## Criteria for Decisions & Variations:

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### 17.3.11-12: Building Height

All rooflines and upper-level decks remain under the allowable 35' maximum building height. The stepping rooflines and decks of the home are designed to follow existing site contours. Final grade will match existing grade above soil nail walls and below the home, meaning the 35' parallel plane offset shown in drawings is relative to both natural + finished grade (in essence, the same grade).

Sheet A002 provides 5 section cuts, each at a critical height location on the project; it is difficult to portray the 3-D parallel plan offset with a single image, as no portion of the roofline extends *above* the 35' offset.

### 17.3.14: General Easement Setbacks

The lot contains a 16' general easement on the NE and NW lot lines, and no easement on the other 3 lot lines. Construction disturbance is proposed to occur in 5' of the 16' general easement, with planned revegetation in these areas (primarily native grasses, with some native shrubs/trees as makes sense). Construction disturbance will occur up to the SE lot line, and near, but not touching, the remaining 2 lot lines. Refer to sheet CM001 for additional information.

No portion of the home (foundation elements, walls, roofs) is proposed within the general easement. Portions of the driveway and accompanying retaining walls are within the NW general easement (there is currently a dirt parking area at this location). No portion of soil nails will extend beyond any property lines/into adjacent properties. Construction staging and parking will occur within the driveway, with additional offsite parking as noted on sheet CM001.

### **17.4.11: Design Review Process**

Variance requests include construction impacts within the general easement, construction on steep slopes, and a review of select exterior materials. Per 17.4.11.D (Criteria for Decision), the project meets the design and zoning regulations, with proposed use as a single-family residence, building massing and style, and materiality. The project is in compliance with height standards, lot coverage, road and driveway standards, and, as a whole, follows regulations of the CDC.

### **17.5.6: Building Design**

The building mass and style are appropriate for an alpine mountain environment. The home has a large amount of stone on the exterior, which visually help to ground it. The downhill sides of the home contain a large amount of glass to capture views, while many uphill portions of the home adjacent to large soil retention walls and are more enclosed. Additional exterior materials include metal panels (near the front entry, between windows, and along the downhill façade of the home), and metal panels which mimic wood along the upper level of the home and on the uphill side.

An approximately 4' space will remain between the home and soil retention walls. Within this space, which is hidden from view, will be a gravel base and board-formed concrete walls. Because these spaces are prone to filling with snow, concrete will extend up one level, with wood framing and exterior siding on the upper level. Board-formed concrete is proposed as in this area, as this is a balance of cost (no need to place a veneer over these portions of wall), while providing a visual element of higher quality than typical concrete foundation walls. Visible portions of retention walls (e.g. above the driveway) will be faced with a stone veneer to match the home.

### **17.5.9: Landscaping Regulations**

This project site is small, and thus will contain very little landscaping. In areas just above and below the home/retention walls, native revegetation will occur in the form of native grasses, with some native shrubs and/or trees at select locations (plantings per Table 5-4 of the CDC). Other landscaped areas include a small region adjacent to the front entry of the home, and a small retaining wall containing plantings on the uphill side of the driveway, to help visually break the mass of the soil retention wall.

### **17.5.12: Lighting Regulations**

Please refer to sheet A400 for exterior lighting plans. Three forms of exterior lighting are proposed on this project, all of which meet DarkSky regulations: at covered decks and the front entry canopy, LED can lights are located in soffits; adjacent to the front door, garage door, and upper level deck exterior doors are downcast wall sconces; and located along driveway retaining walls are small, downcast lights.

We appreciate your time and effort reviewing this project, and we look forward to working with Mountain Village. Feel free to call or email me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Beans", with a long horizontal flourish extending to the right.

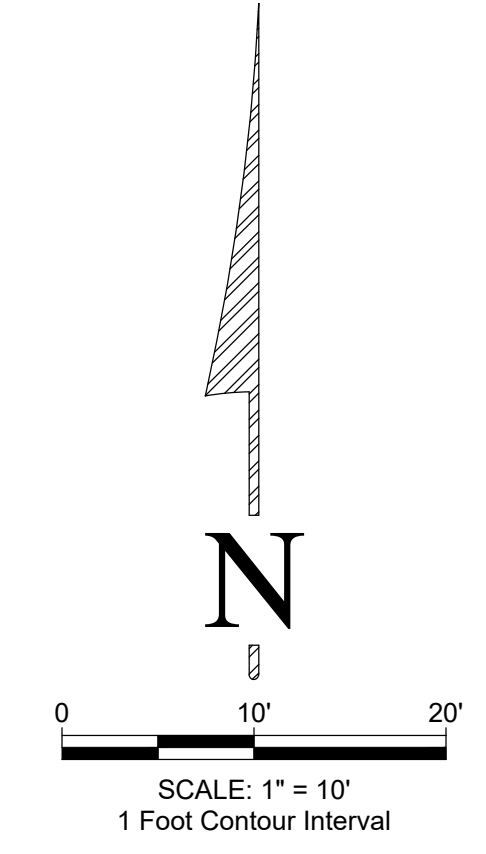
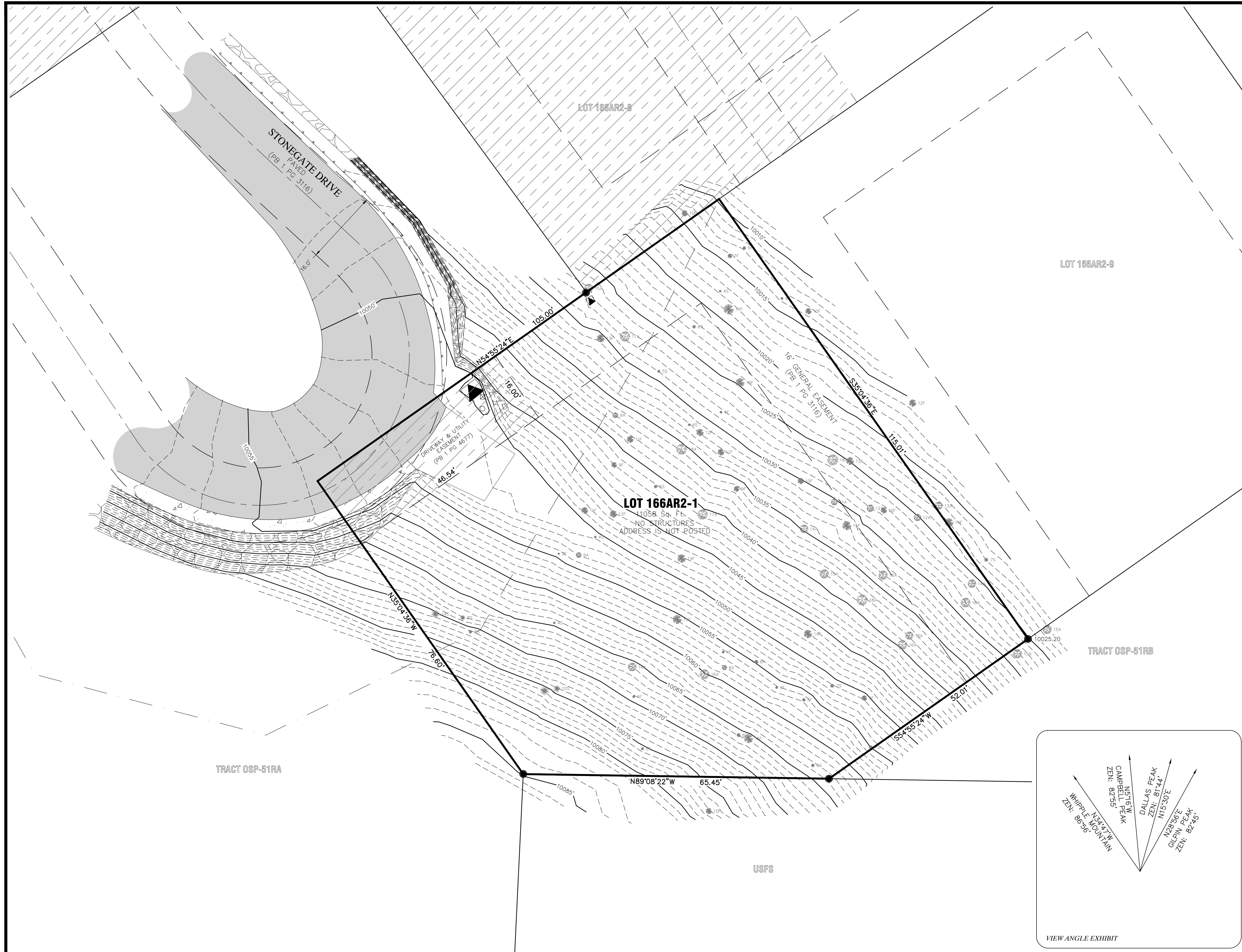
Scott Beans, PE, NCARB

scott@sproutaec.com

970.759.3745

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**LEGEND**

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- ▲ ELECTRIC TRANSFORMER
- ⊠ TELEPHONE PEDESTAL
- ⊞ CABLE PEDESTAL
- GUARD RAIL
- ⊙ # F FIR TREE, # INDICATES CALIPER
- ⊙ # S SPRUCE TREE, # INDICATES CALIPER
- ⊙ # A ASPEN TREE, # INDICATES CALIPER
- ▭ RETAINING WALL
- ▭ COMMON DRIVEWAY AND UTILITY EASEMENT (MODIFIED PLAT BOOK 1 PAGE 4677)

**NOTICE:**

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

**NOTES:**

1. According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86012115, Effective Date 09/16/2021 at 05:00 PM.
3. Vertical datum is based on the found Southeast corner of Lot 166AR2-1, an Aluminum Cap Rebar, LS 28652, having an elevation of 10025.20 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
4. Fieldwork was performed November 8, 2023.
5. Lineal Units U.S. Survey Feet

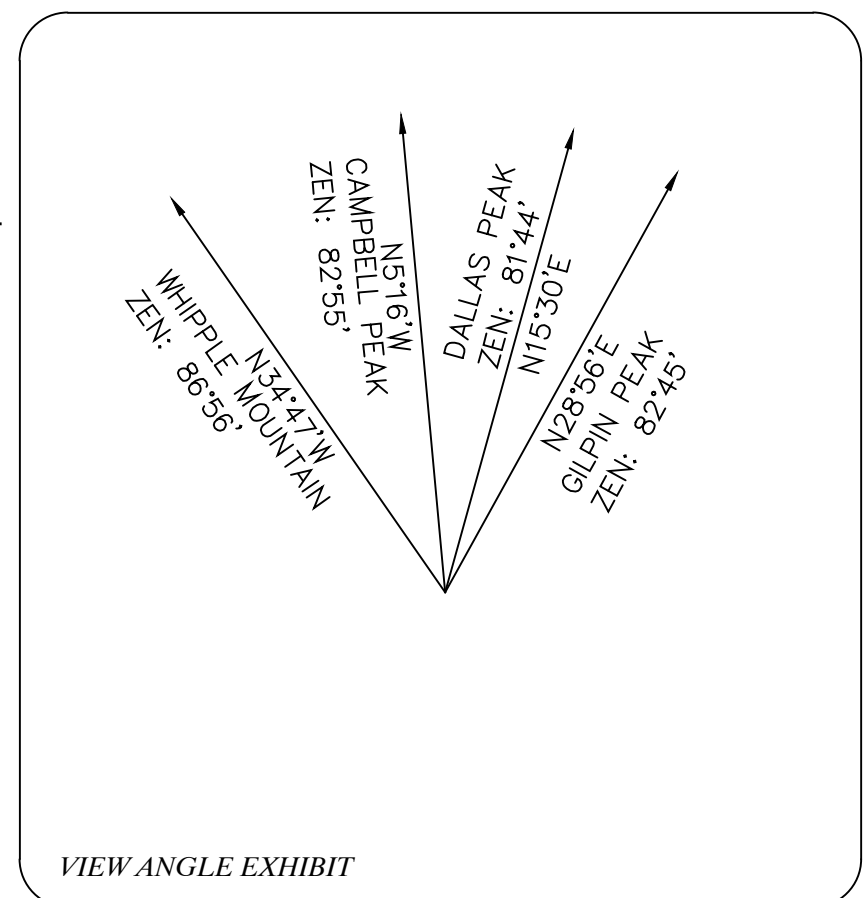
**PROPERTY DESCRIPTION:**

Lot 166AR2-1, Telluride Mountain Village, according to the Replat of Lot 166-AR, OSP-51 AND OS-166 to Lots 166AR2-1 Thru 166AR2-15, Parcel A, OSP-51A, OSP-51RB, and OS-166R recorded April 4, 2003 in Plat Book 1 at page 3116.

County of San Miguel,  
State of Colorado

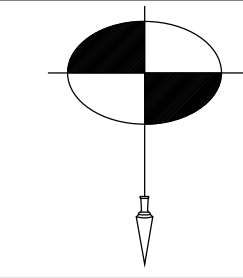
**SURVEYOR'S CERTIFICATE:**

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 166AR2-1, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.



*Christopher R. Kennedy*  
 Christopher R. Kennedy, P.L.S. 36577  
 11/09/2023

**TOPOGRAPHIC SURVEY**  
**LOT 166AR2-1, TELLURIDE MOUNTAIN VILLAGE**



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

DATE:	11/09/2023
JOB:	02005
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

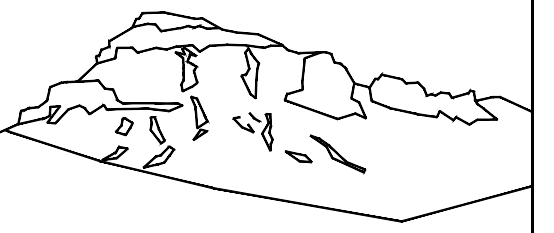
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2024-01-20

Lot 166AR2-1  
Stonegate  
Mtn. Village, CO

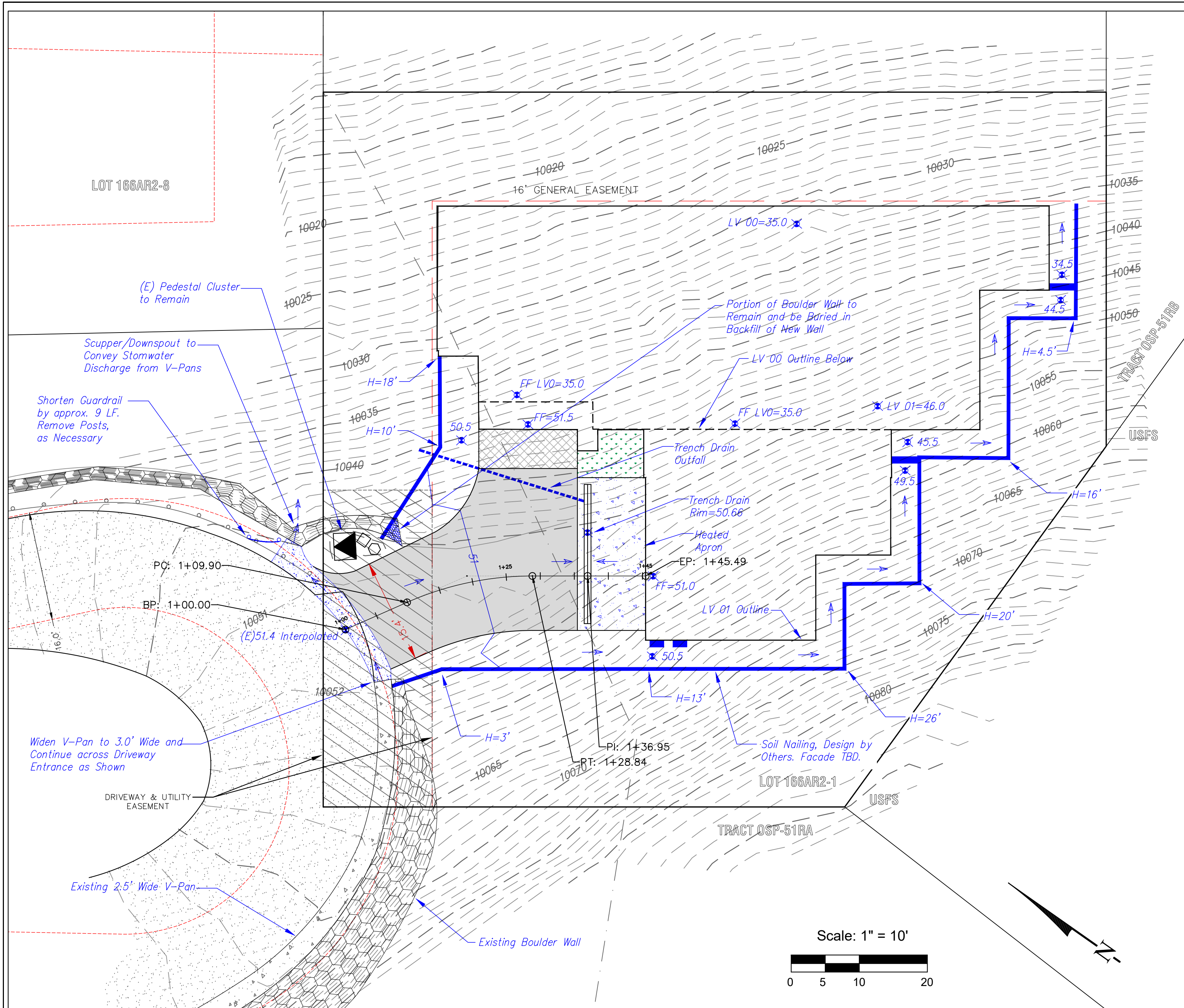


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

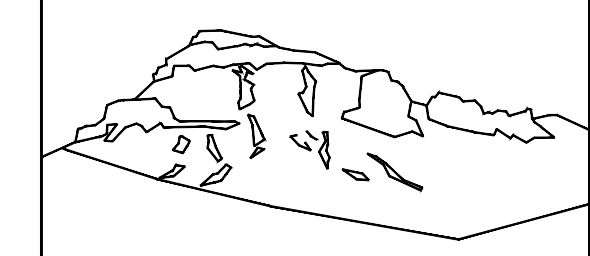
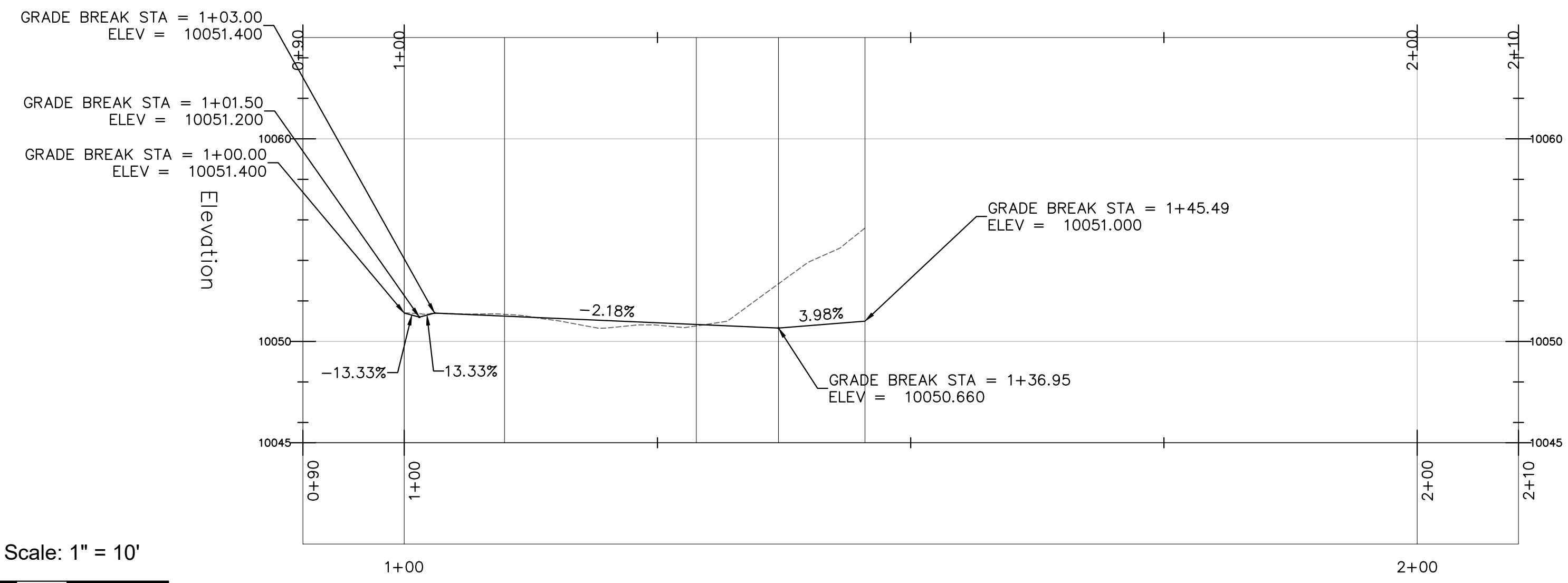
C1





Driveway Profile

Station



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
SUBMITTAL 2024-01-20

Lot 166AR2-1  
Stonegate  
Mtn. Village, CO

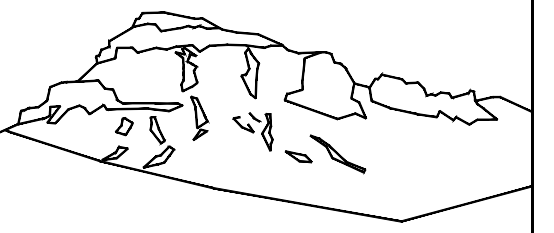


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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading  
and  
Drainage  
  
No Trees  
Displayed

C2.1





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Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

SUBMITTAL -----

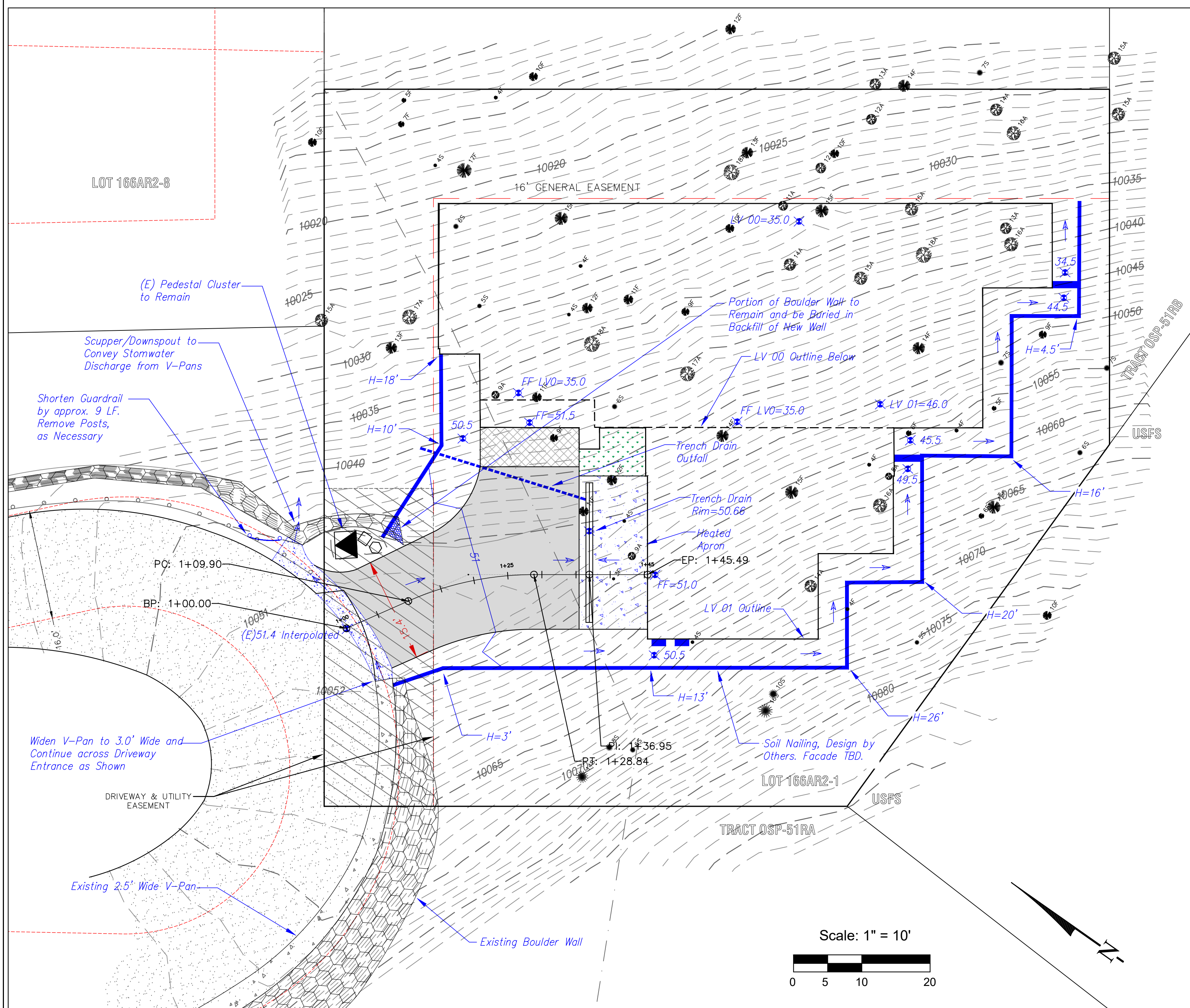
Lot 166AR2-1  
Stonegate  
Mtn. Village, CO



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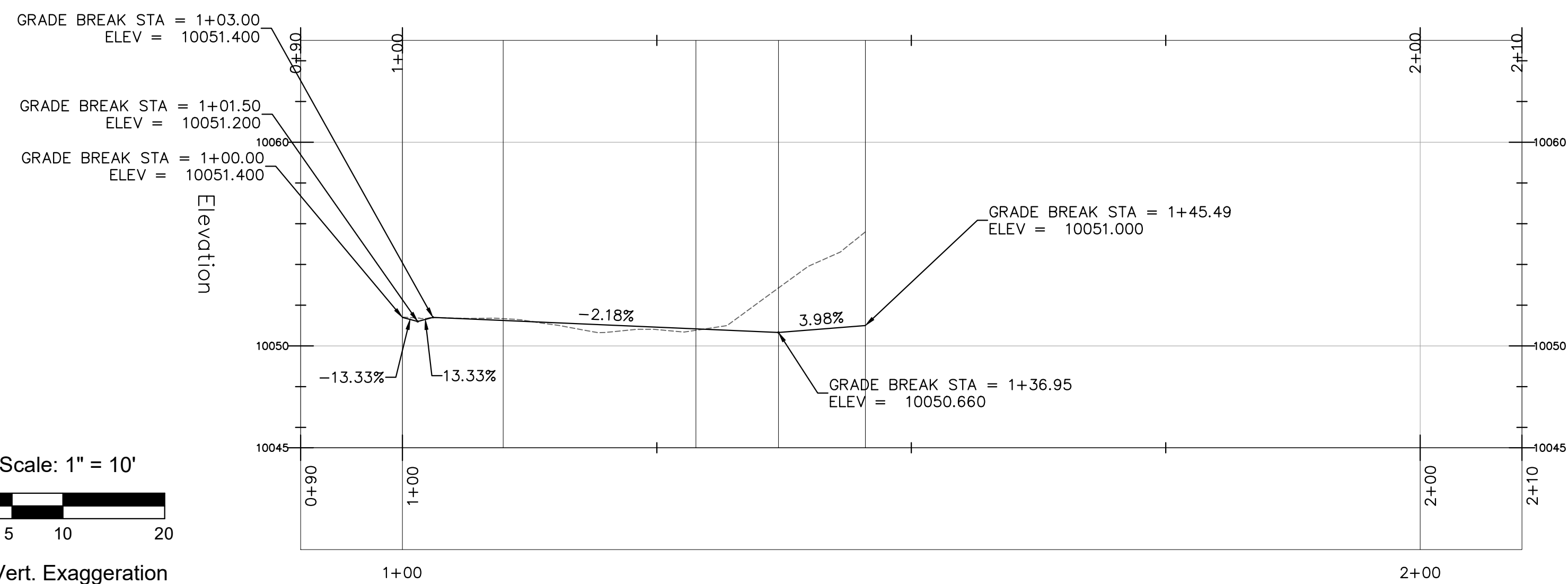
Grading  
and  
Drainage  
  
With Trees  
Displayed

C2.2

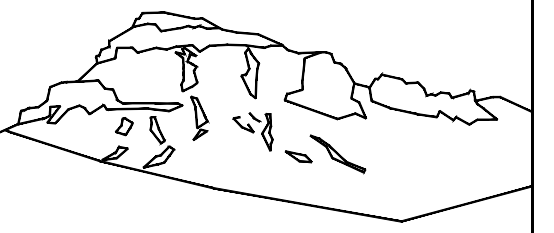


Driveway Profile

Station







Uncompahgre Engineering, LLC

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Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
SUBMITTAL 2024-01-20

Lot 166AR2-1  
Stonegate  
Mtn. Village, CO



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Utilities

C3

**NOTE:**

No Utility Mains were Located.

The Water Main is approximate, although verified that it is on the other side of the Road. It is expected that a new Water Tap will be Required. It is unknown if there is an existing Curb Stop.

No Sewer Service was located. The 2 closest Mains are shown. The Engineer will Coordinate with Public Works to Determine the best direction for the Service Line. 2 possible Alignments are shown.

Per Town Utility Map, this is the approx. End of the Sewer Main on the Lower Gravel Access Road

Per Town Utility Map, this is the approx. End of the Sewer Main on the Lower Gravel Access Road

Per Town Utility Map, this is the approx. End of the Sewer Main on Stonegate Drive

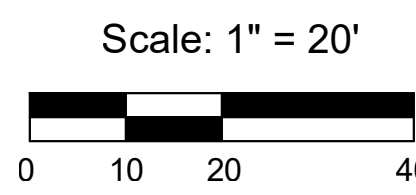
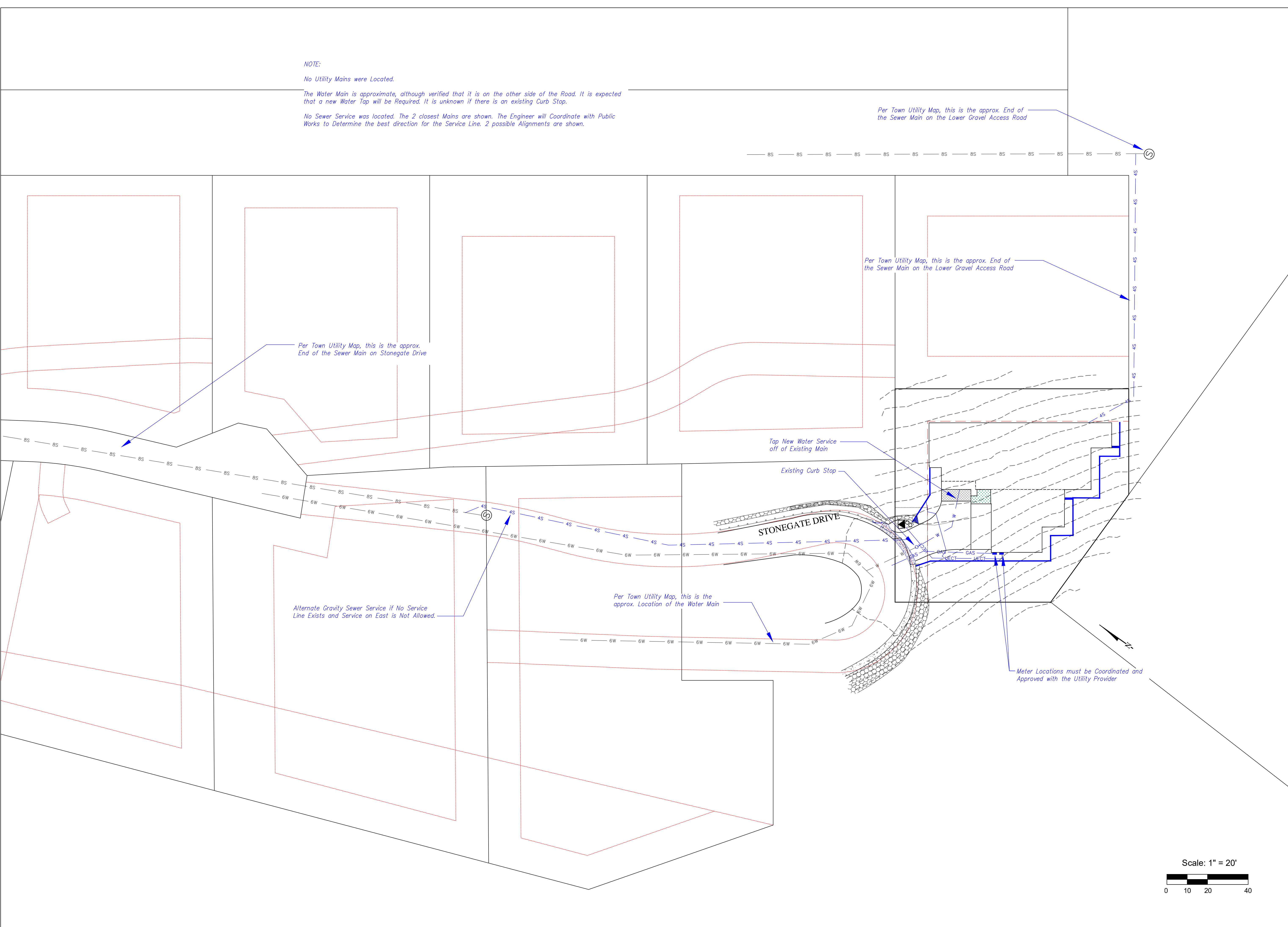
Tap New Water Service off of Existing Main

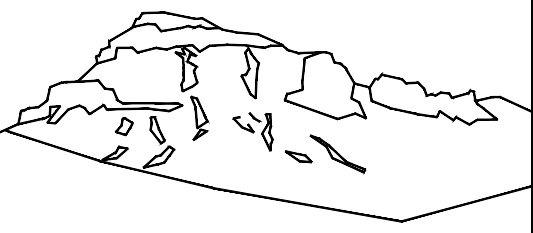
Existing Curb Stop

Alternate Gravity Sewer Service if No Service Line Exists and Service on East is Not Allowed.

Per Town Utility Map, this is the approx. Location of the Water Main

Meter Locations must be Coordinated and Approved with the Utility Provider



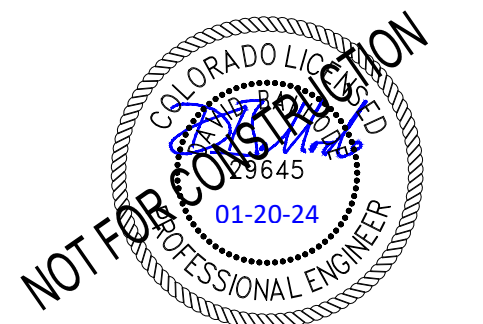


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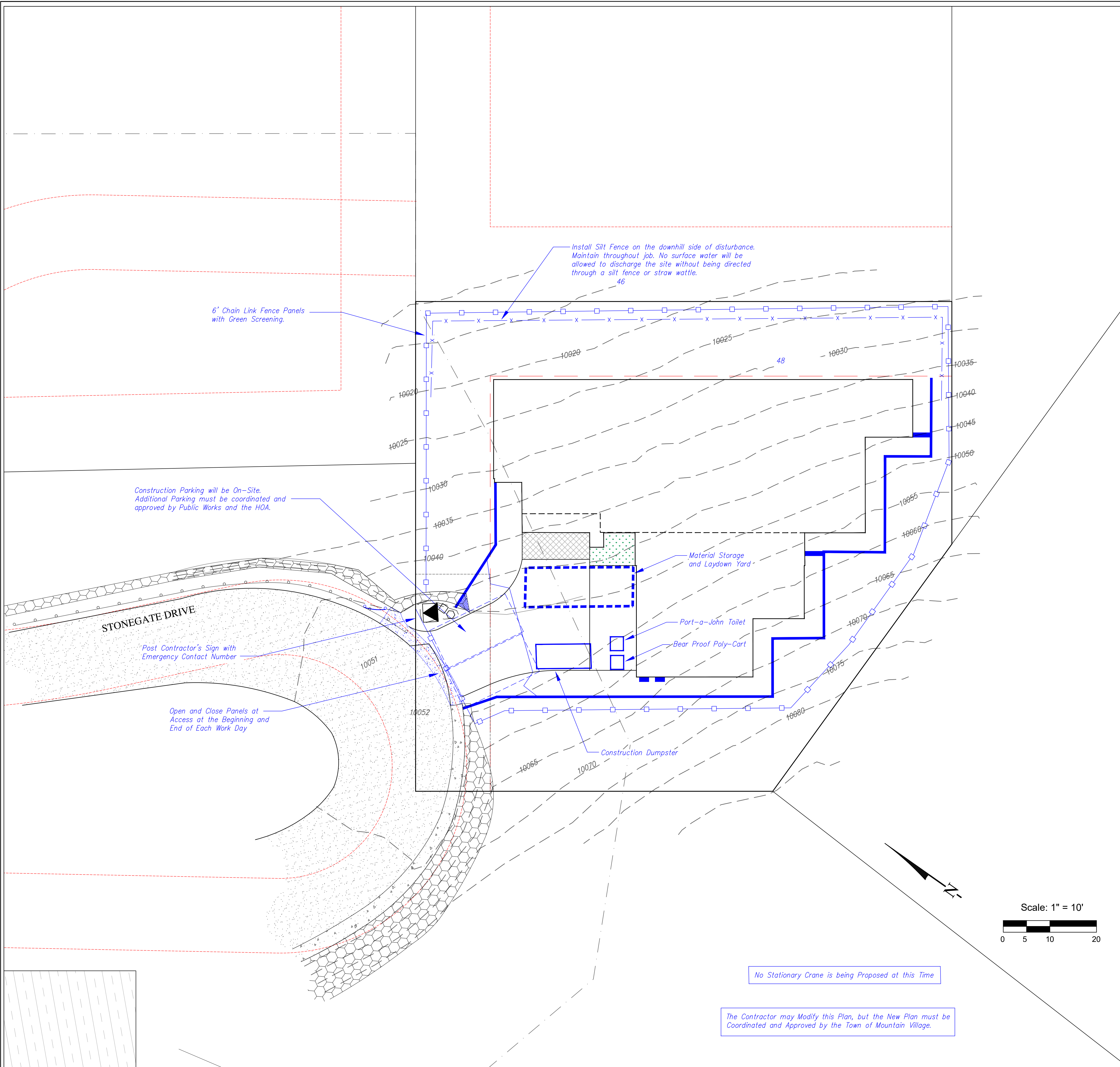
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Construction  
Mitigation

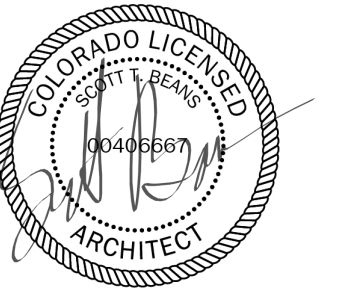
C4





Revision	Description	Date

Professional Seal:

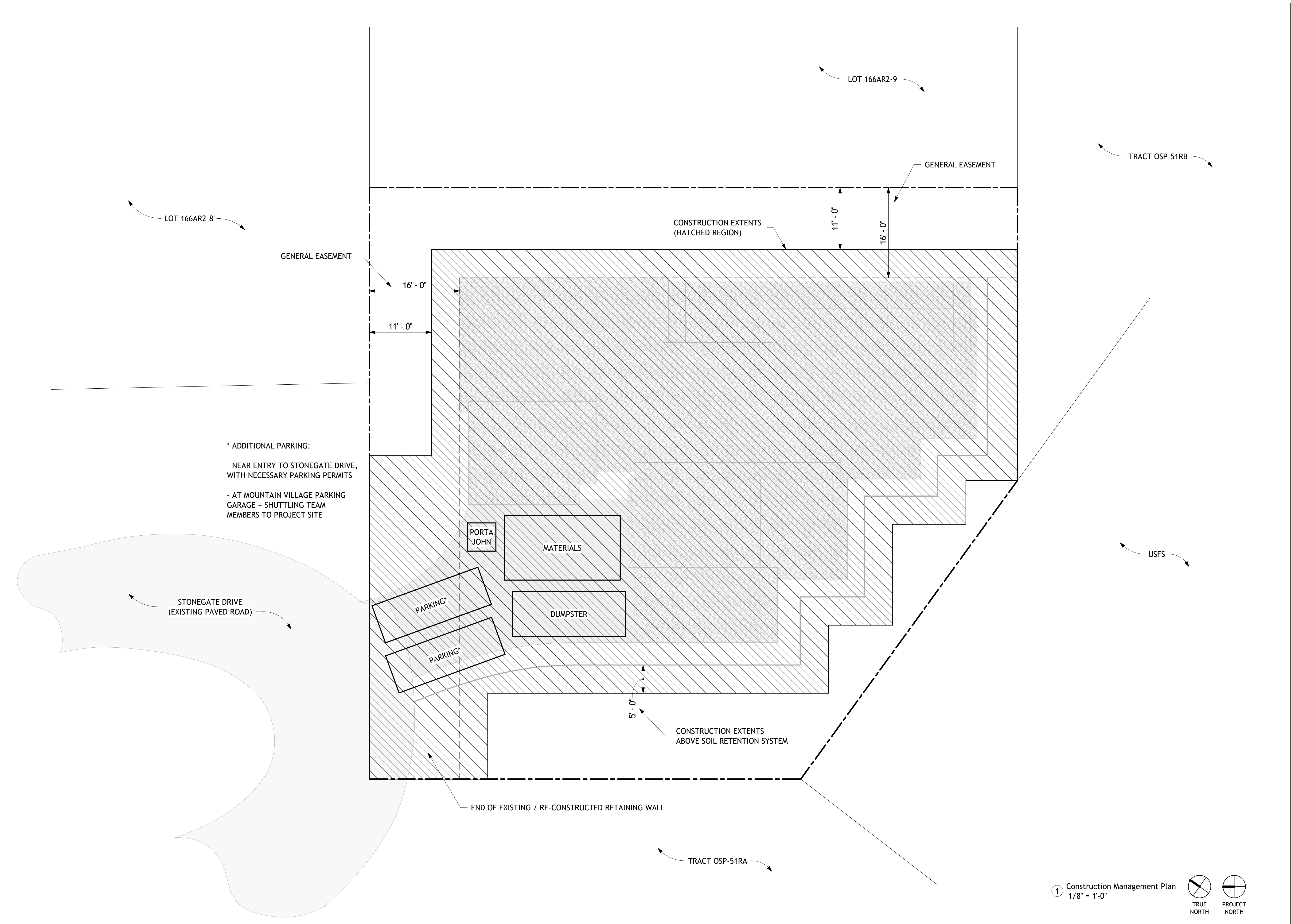


Project Description:  
Mahtuz Residence  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
Construction Management Plan

Project Number  
Date 1.22.2024  
Drawn By STB  
Checked By STB  
Drawing No.

**CM001**



\* ADDITIONAL PARKING:  
- NEAR ENTRY TO STONEGATE DRIVE, WITH NECESSARY PARKING PERMITS  
- AT MOUNTAIN VILLAGE PARKING GARAGE + SHUTTLING TEAM MEMBERS TO PROJECT SITE

① Construction Management Plan  
1/8" = 1'-0"





## PROJECT INFORMATION

### SITE INFORMATION:

ADDRESS: LOT 166AR2-1, STONEGATE DRIVE  
MOUNTAIN VILLAGE, CO 81435

PARCEL #: 477910102001

LOT SIZE: 0.254 ACRES

OCCUPANCY CLASSIFICATION: R-3

APPLICABLE BUILDING CODES: 2018 IRC AND APPLICABLE  
CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE

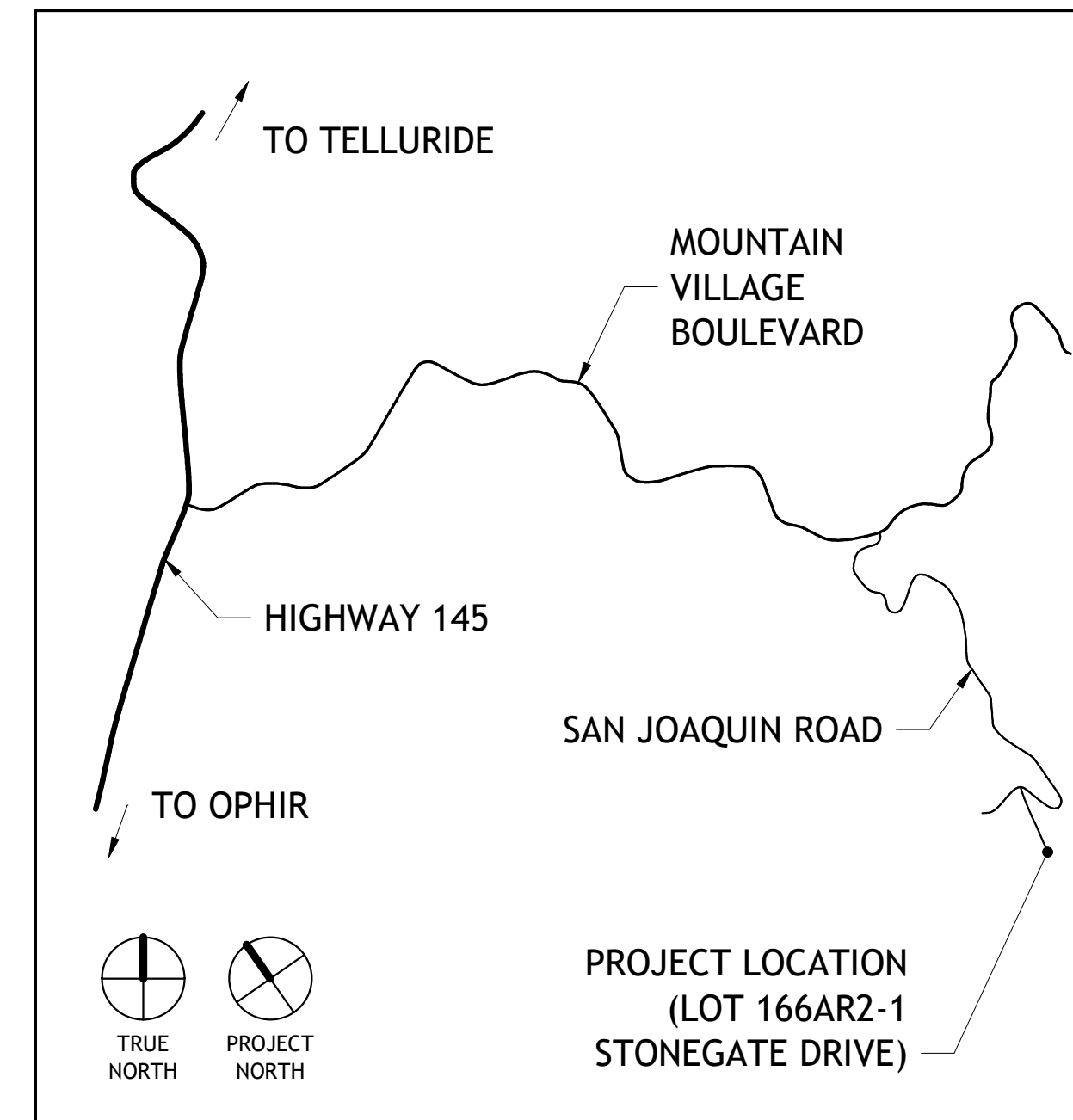
BUILDING HEIGHT: 35'-0" MAX | 35'-0" PROPOSED  
AVERAGE BLDG HT: 30'-0" MAX | 27'-11" PROPOSED  
REFER TO SHEETS A002, A003

SQ FOOTAGE: FINISHED INTERIOR 6,310 SQ FT  
GARAGE 650 SQ FT  
EXTERIOR DECK 990 SQ FT

LOT COVERAGE: 40% MAX | 38% PROPOSED

PARKING: REQ'D - 2 ENCLOSED, 2 SURFACE  
PROVIDED - 2 ENCLOSED, 4 SURFACE

## LOCATION/VICINITY MAP



## MAHFUZ RESIDENCE



## GENERAL NOTES

1. THIS DRAWING SET IS INTENDED SOLELY FOR DESIGN REVIEW SUBMISSION TO THE TOWN OF MOUNTAIN VILLAGE, COLORADO.
2. THIS SET IS NOT FOR CONSTRUCTION, NOR SHALL IT BE ACCEPTED BY ANY BUILDING DEPARTMENT AS SUCH.
3. ANY COST ESTIMATES BASED ON THIS SET ARE AT THE DISCRETION OF THE OWNER AND/OR CONTRACTOR, AS THIS SET DOES NOT CONTAIN ADEQUATE INFORMATION FOR A DETAILED & ACCURATE PRICING EXERCISE.

## INSULATION REQ'TS

CLIMATE ZONE	6B
ROOF/CEILING	R-49
WOOD FRAME WALL	R-29 (a)
BASEMENT WALL	R-15/19 (b)
FLOOR	R-30
SLAB-ON-GRADE	R-10, 4 ft (c)
WINDOW	U-0.30
DOOR	U-0.30

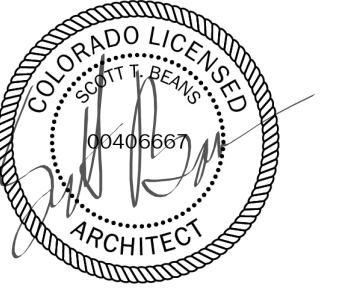
- a. 2" CLOSED CELL SPRAY FOAM (R-14) + 3.5" FIBERGLASS BATT (R-15)
- b. FOUNDATION EXTERIOR FACE (CONTINUOUS) MINIMUM INSULATION: R-15; FOUNDATION INTERIOR FACE (CAVITY) MINIMUM INSULATION: R-19
- c. 2" RIDGID INSULATION; VERTICAL FACE OF INSULATION TO EXTEND MINIMUM 2 FEET BELOW GRADE AT FACE OF SLAB; (a+b = 4 FEET)
- d. PROVIDE CLASS II VAPOR RETARDER AT WARM SIDE OF EXTERIOR WALLS AS INDICATED IN WALL ASSEMBLIES
- e. ALL PIPING AND WATER DRAINS NEAR EXTERIOR WALLS SHALL BE WRAPPED WITH MIN. R-8 PRE-FORMED POLYETHYLENE FOAM INSULATION.
- f. INSULATE WITH MIN. R-8 BATT AROUND ALL DUCTING TO EXTERIOR, INCLUDING EXHAUST FAN.
- g. ALL MECHANICAL SYSTEM PIPING SHALL BE WRAPPED WITH MIN R-3 PRE-FORMED POLYETHYLENE FOAM INSULATION.
- h. ALL CIRCULATING HOT WATER SYSTEM PIPING SHALL BE WRAPPED WITH MIN. R-2 PRE-FORMED POLYETHYLENE FOAM INSULATION.

## SHEET LIST

-----	SUBMITTAL NARRATIVE
(EXST)	SURVEY + EXISTING CONDITIONS PLAN
C1	CIVIL GENERAL NOTES
C2.1	GRADING & DRAINAGE PLAN (WITH TREES)
C2.2	GRADING & DRAINAGE PLAN (WITHOUT TREES)
C3	UTILITIES
C4	CONSTRUCTION MITIGATION PLAN (CIVIL)
CM001	CONSTRUCTION MITIGATION PLAN (ARCH)
A000	DRB SUBMITTAL COVER SHEET
A001	ARCHITECTURAL SITE PLAN
A002	PARALLEL PLANE HEIGHT ANALYSIS
A003	AVERAGE BUILDING HEIGHT CALCULATION
A100	LOWER LEVEL FLOOR PLAN
A101	MAIN LEVEL FLOOR PLAN
A102	ENTRY & GARAGE LEVEL FLOOR PLAN
A103	UPPER LEVEL FLOOR PLAN
A104	ROOF PLAN
A200	EXTERIOR 3-D VIEWS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR MATERIAL CALCULATIONS
A300	DOOR & WINDOW SCHEDULES
A400	EXTERIOR LIGHTING PLANS
L001	LANDSCAPE PLAN

Revision	Description	Date

Professional Seal:



Project Description:

Ma hfuz Residence  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:

DRB Submittal Cover Sheet

Project Number

Date

1.22.2024

Drawn By

STB

Checked By

STB

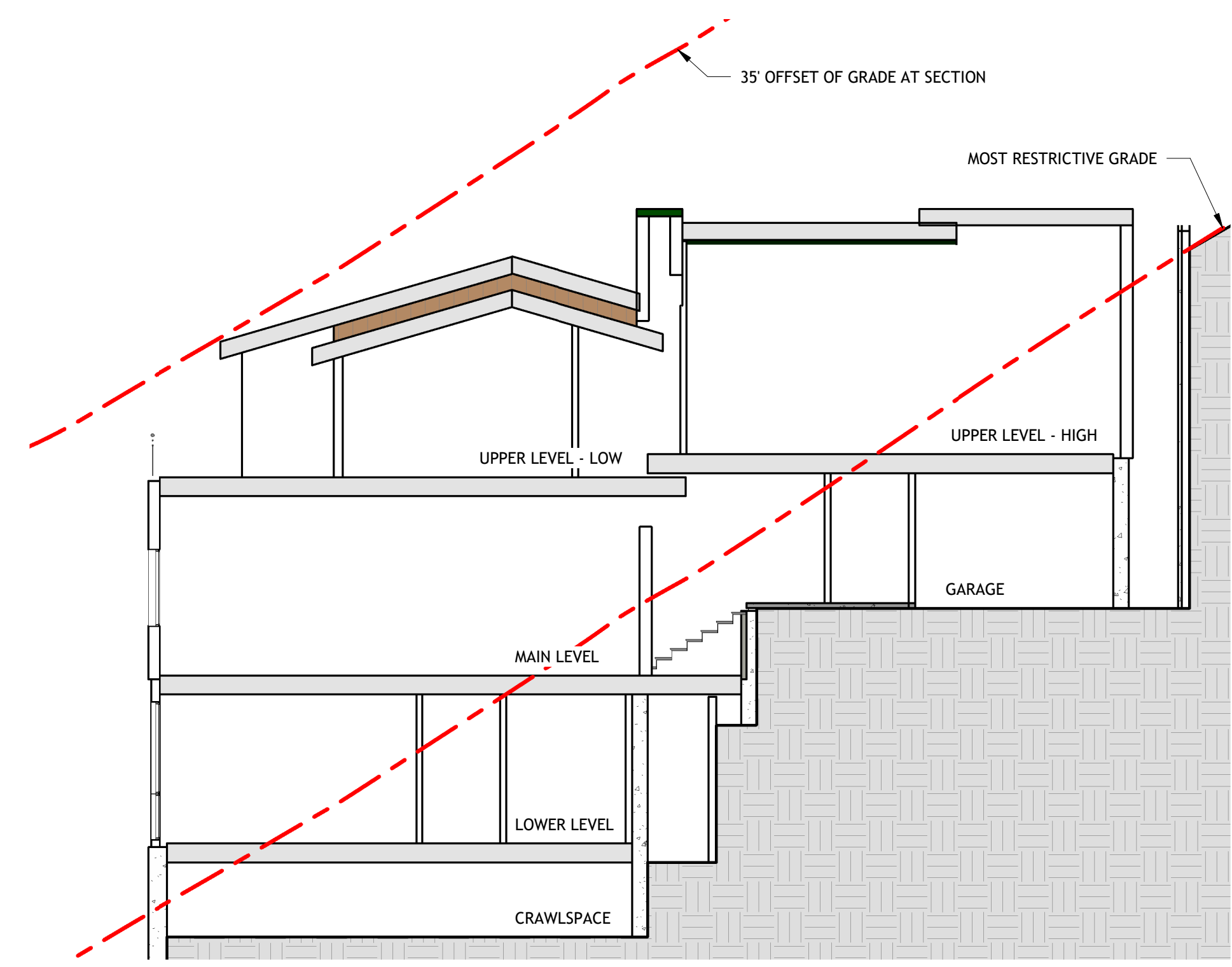
Drawing No.

# A000

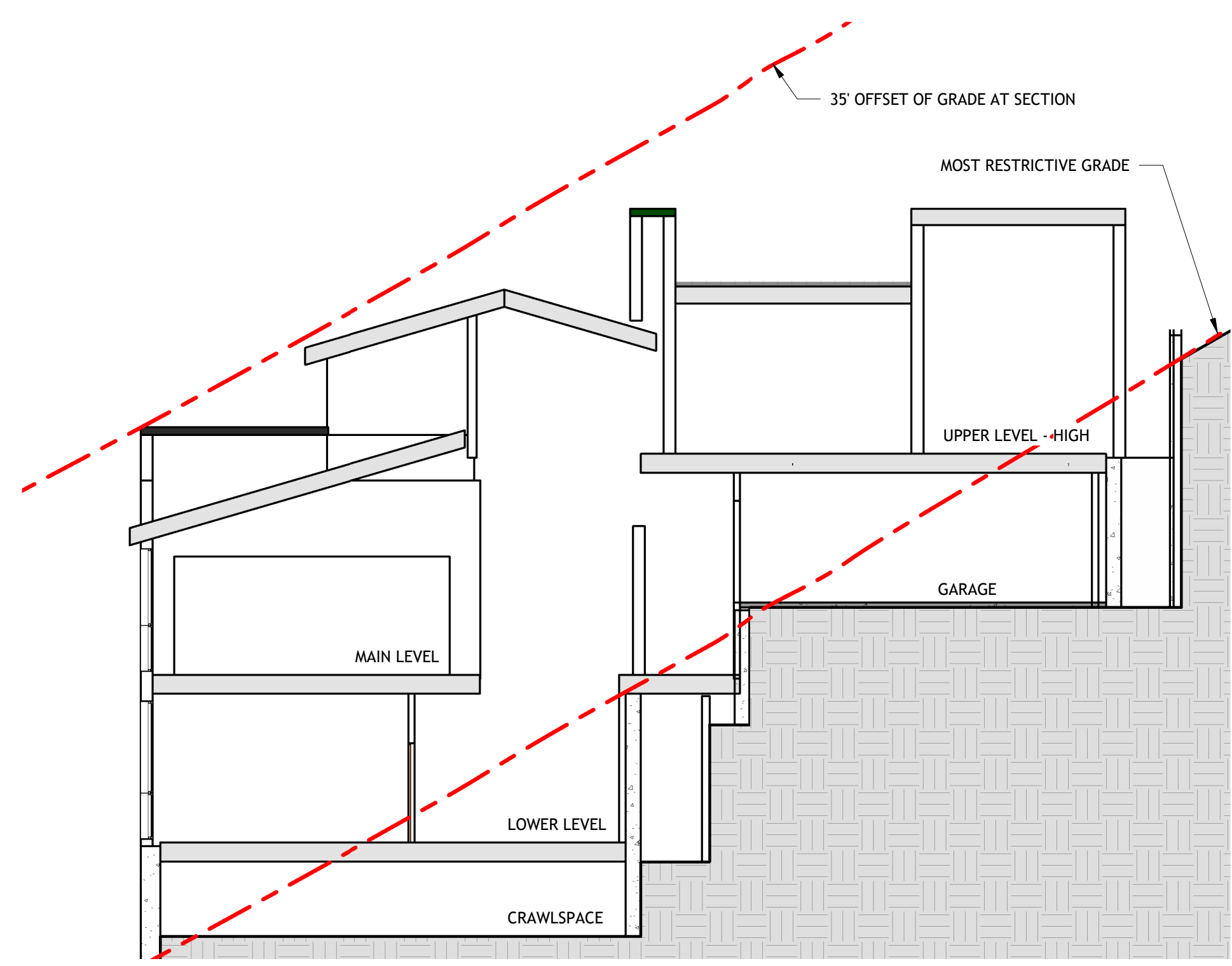




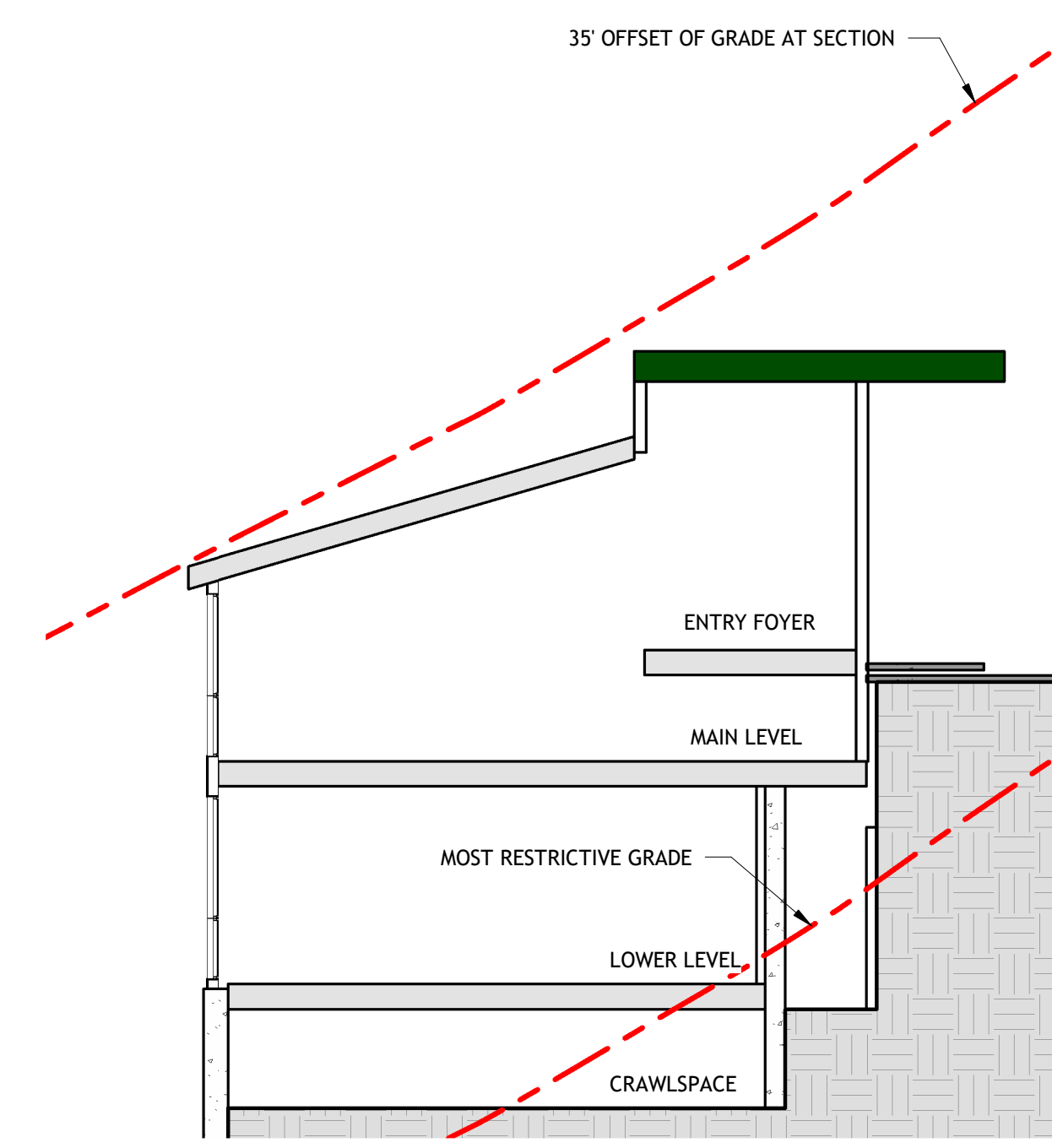




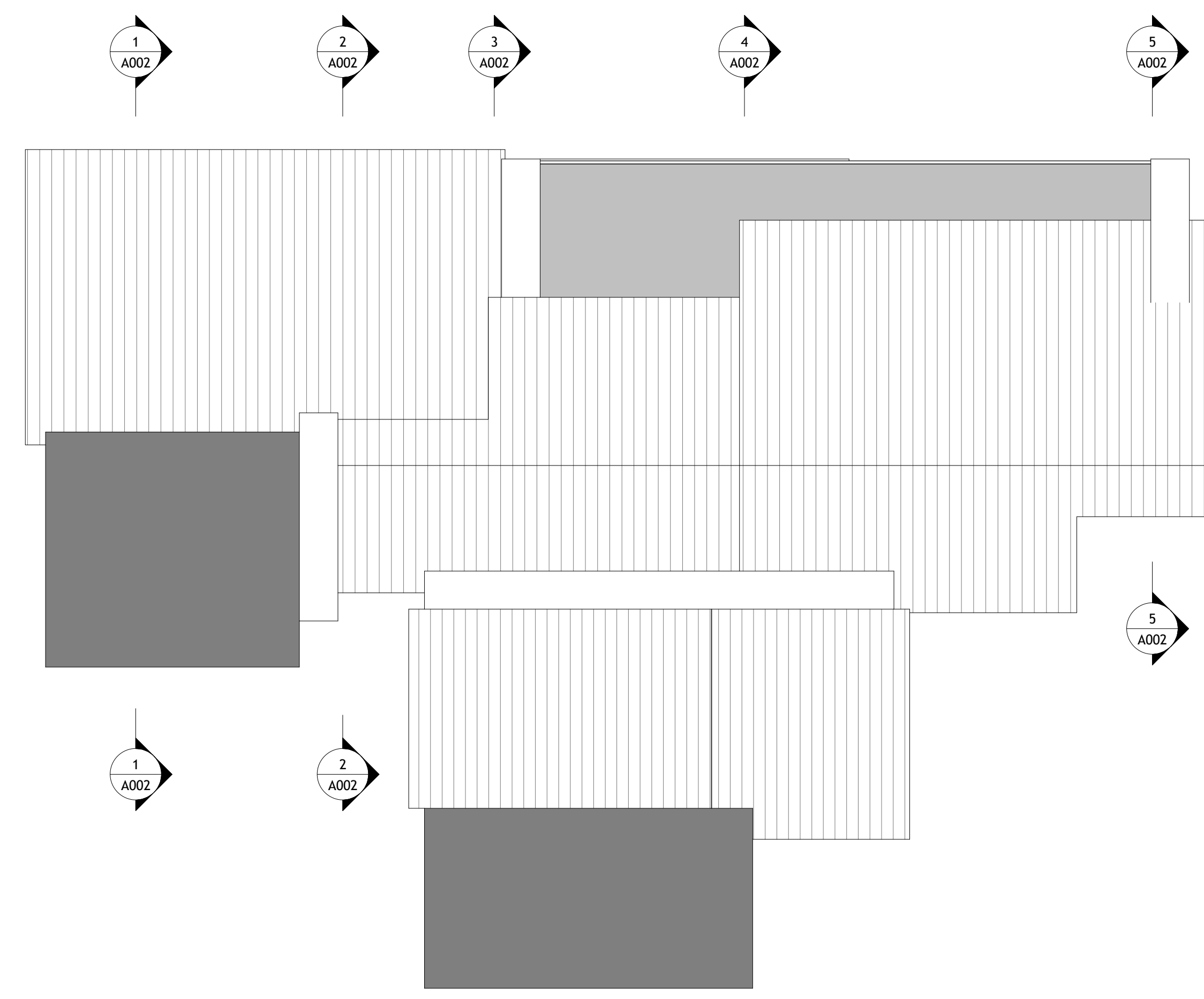
④ Parallel Plane Analysis - Section 4  
1/8" = 1'-0"



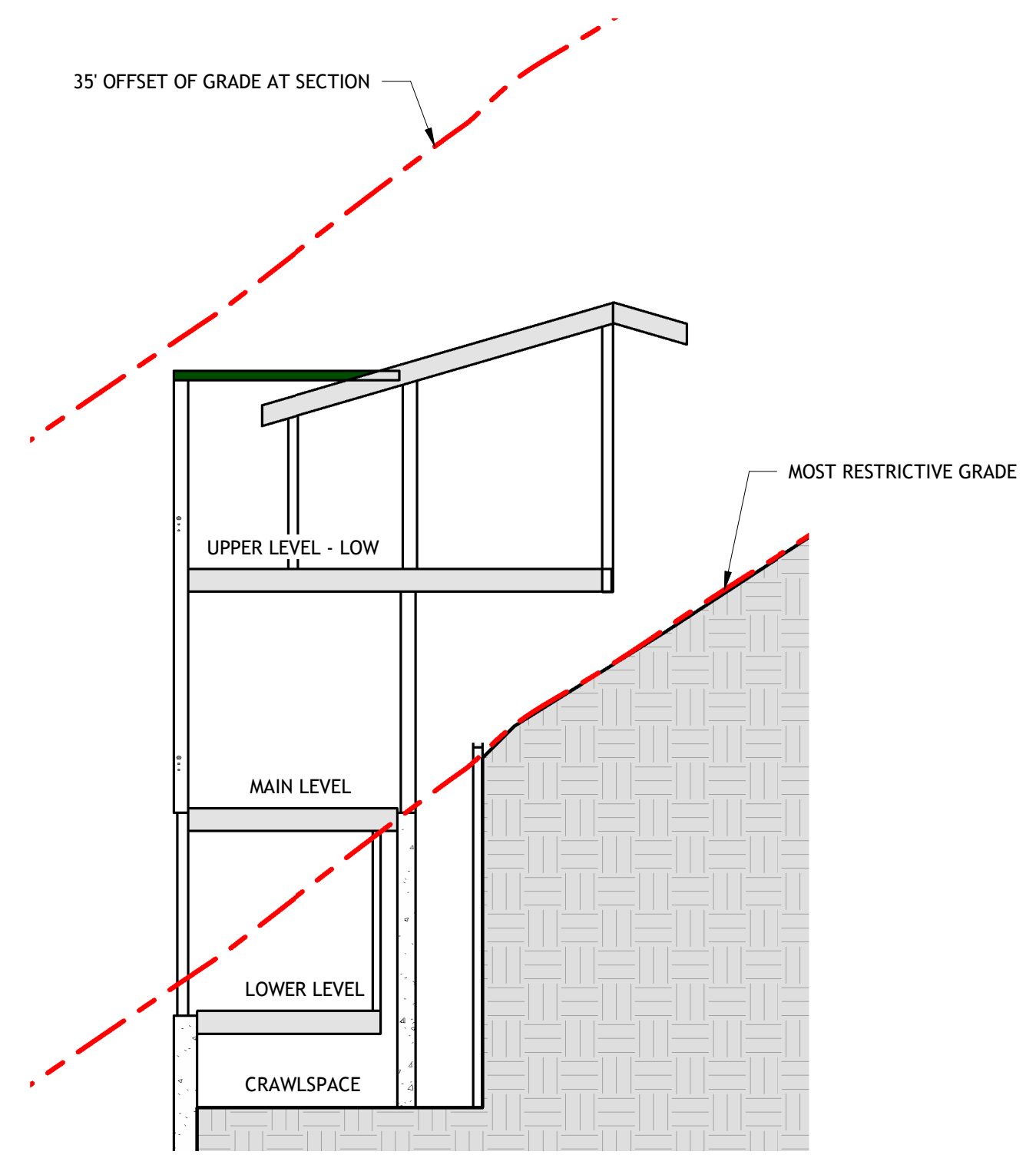
③ Parallel Plane Analysis - Section 3  
1/8" = 1'-0"



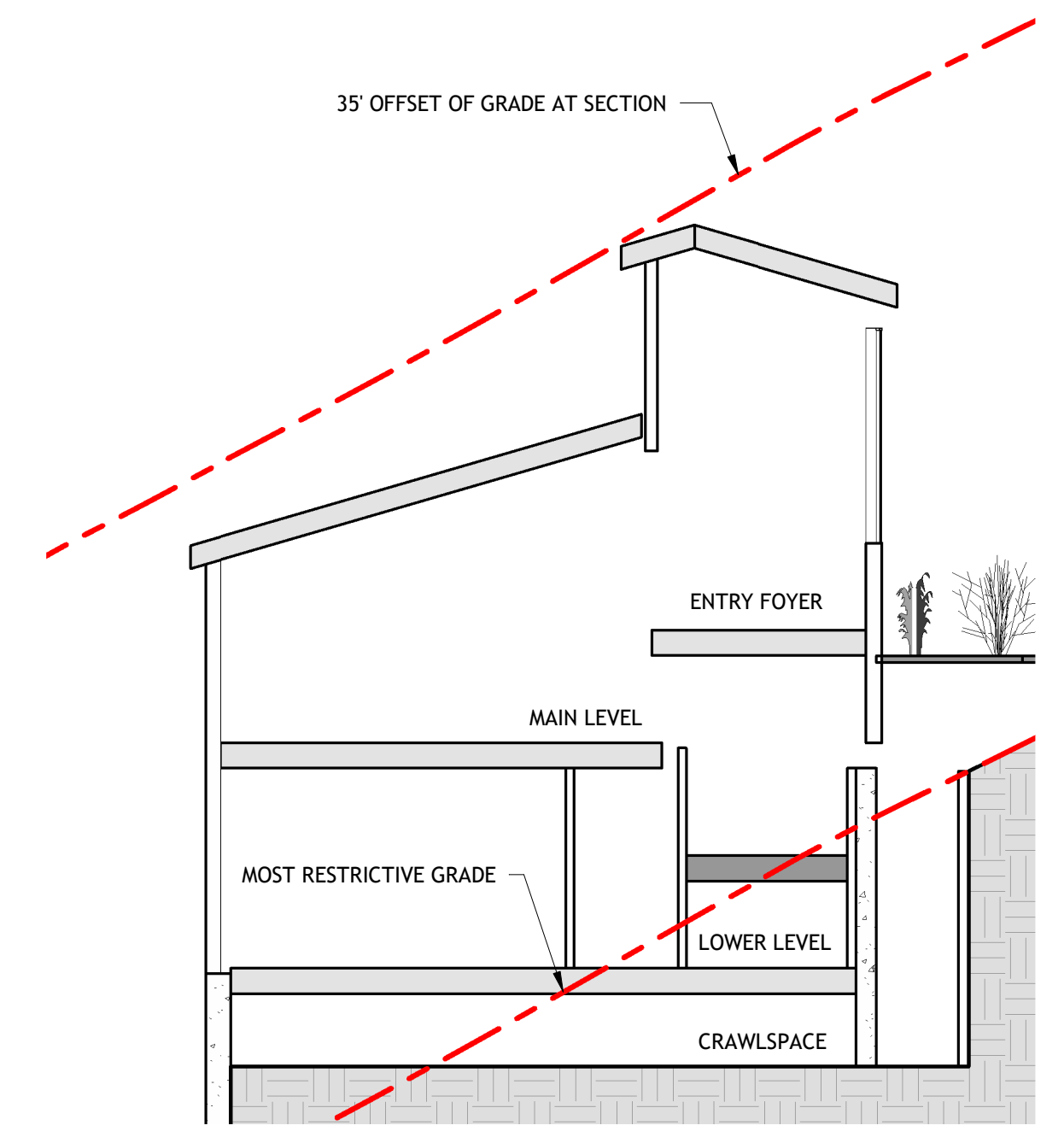
① Parallel Plane Analysis - Section 1  
1/8" = 1'-0"



⑥ Parallel Plane Analysis - Reference Plan  
1/8" = 1'-0"

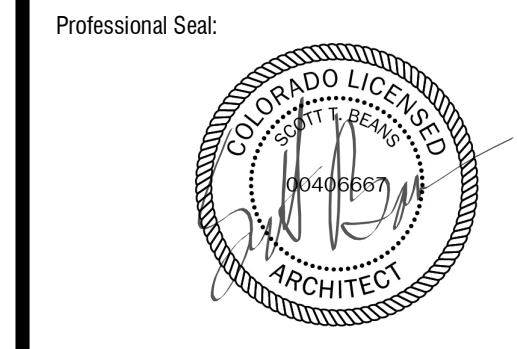


⑤ Parallel Plane Analysis - Section 5  
1/8" = 1'-0"



② Parallel Plane Analysis - Section 2  
1/8" = 1'-0"

Revision	Description	Date



Project Description:  
**Mahtuz Residence**  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
**Parallel Plane Height Analysis**

Project Number	
Date	1.22.2024
Drawn By	STB
Checked By	STB
Drawing No.	

**A002**

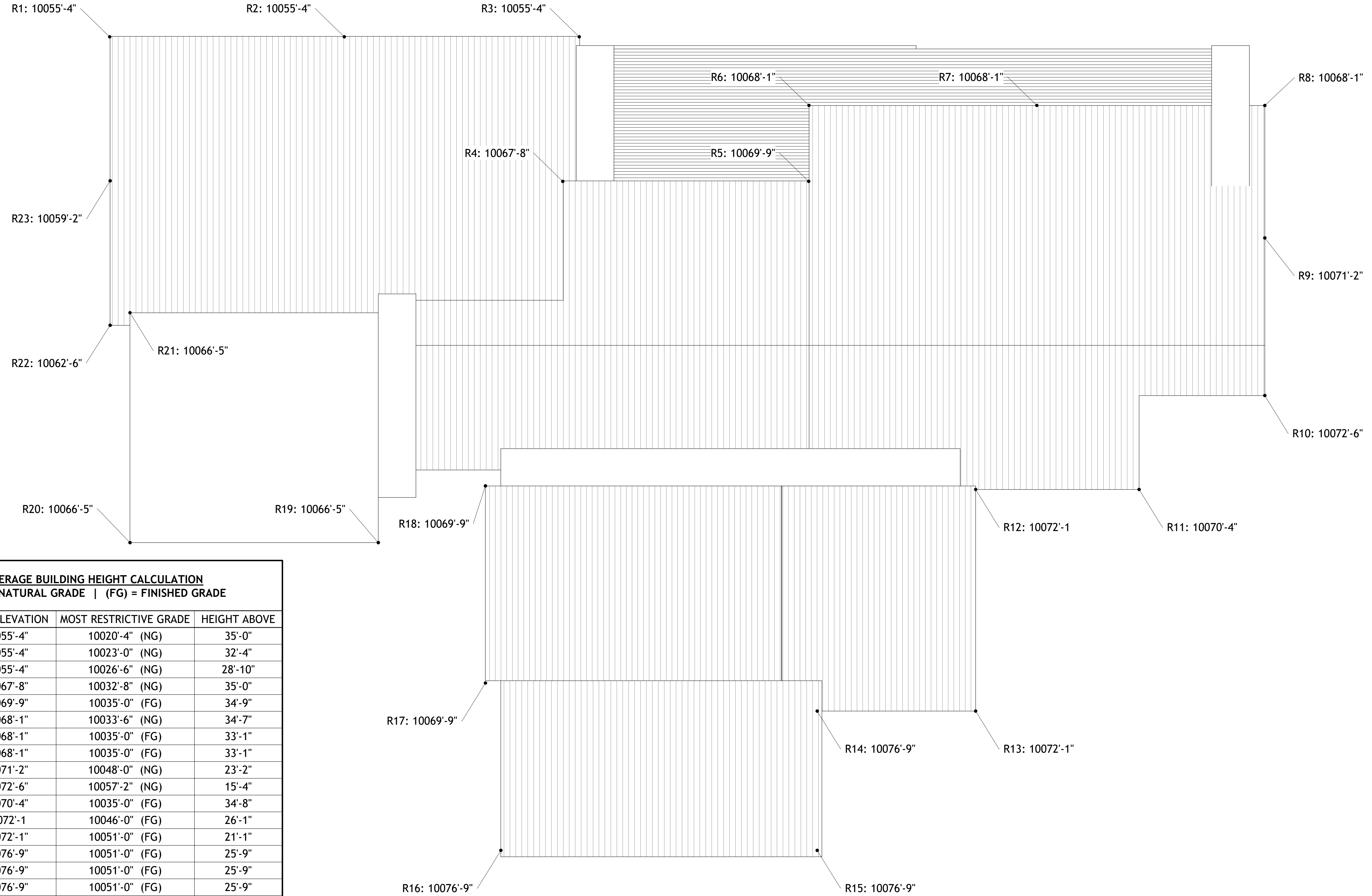
Architect  
Sprout aec, llc  
Scott Beans  
scott@sproutaec.com  
970.759.3745

Civil Engineer  
Uncompahgre Engineering, LLC  
David Ballode  
dballode@msn.com  
970.729.0663

Structural Engineer  
Sprout aec, llc  
Scott Beans  
scott@sproutaec.com  
970.759.3745

Mechanical Engineer  
Hughes Consulting Engineering  
Dimitri Merrif  
dimitri@hce-pa.com  
970.239.1949

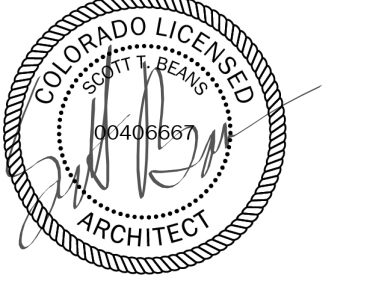
HERS Consultant  
Lotus Energy Solutions  
Kim Wheels  
lotusenergysolutions@gmail.com  
970.706.9674



AVERAGE BUILDING HEIGHT CALCULATION (NG) = NATURAL GRADE   (FG) = FINISHED GRADE			
POINT #	ROOF ELEVATION	MOST RESTRICTIVE GRADE	HEIGHT ABOVE
R1	10055'-4"	10020'-4" (NG)	35'-0"
R2	10055'-4"	10023'-0" (NG)	32'-4"
R3	10055'-4"	10026'-6" (NG)	28'-10"
R4	10067'-8"	10032'-8" (NG)	35'-0"
R5	10069'-9"	10035'-0" (FG)	34'-9"
R6	10068'-1"	10033'-6" (NG)	34'-7"
R7	10068'-1"	10035'-0" (FG)	33'-1"
R8	10068'-1"	10035'-0" (FG)	33'-1"
R9	10071'-2"	10048'-0" (NG)	23'-2"
R10	10072'-6"	10057'-2" (NG)	15'-4"
R11	10070'-4"	10035'-0" (FG)	34'-8"
R12	10072'-1"	10046'-0" (FG)	26'-1"
R13	10072'-1"	10051'-0" (FG)	21'-1"
R14	10076'-9"	10051'-0" (FG)	25'-9"
R15	10076'-9"	10051'-0" (FG)	25'-9"
R16	10076'-9"	10051'-0" (FG)	25'-9"
R17	10069'-9"	10051'-0" (FG)	18'-9"
R18	10069'-9"	10044'-8" (NG)	25'-1"
R19	10066'-5"	10045'-4" (NG)	21'-1"
R20	10066'-5"	10043'-6" (NG)	22'-11"
R21	10066'-5"	10031'-5" (NG)	35'-0"
R22	10062'-6"	10032'-0" (NG)	30'-6"
R23	10059'-2"	10025'-10" (NG)	23'-4"
<b>AVERAGE HEIGHT</b>			<b>27'-11"</b>
<b>MAX AVERAGE ALLOWABLE HEIGHT</b>			<b>30'-0"</b>
<b>COMPLIANT BY</b>			<b>2'-1"</b>

Revision	Description	Date

Professional Seal:



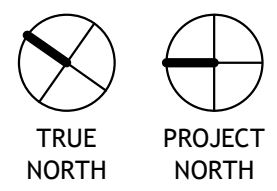
Project Description:  
Mahtuz Residence  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

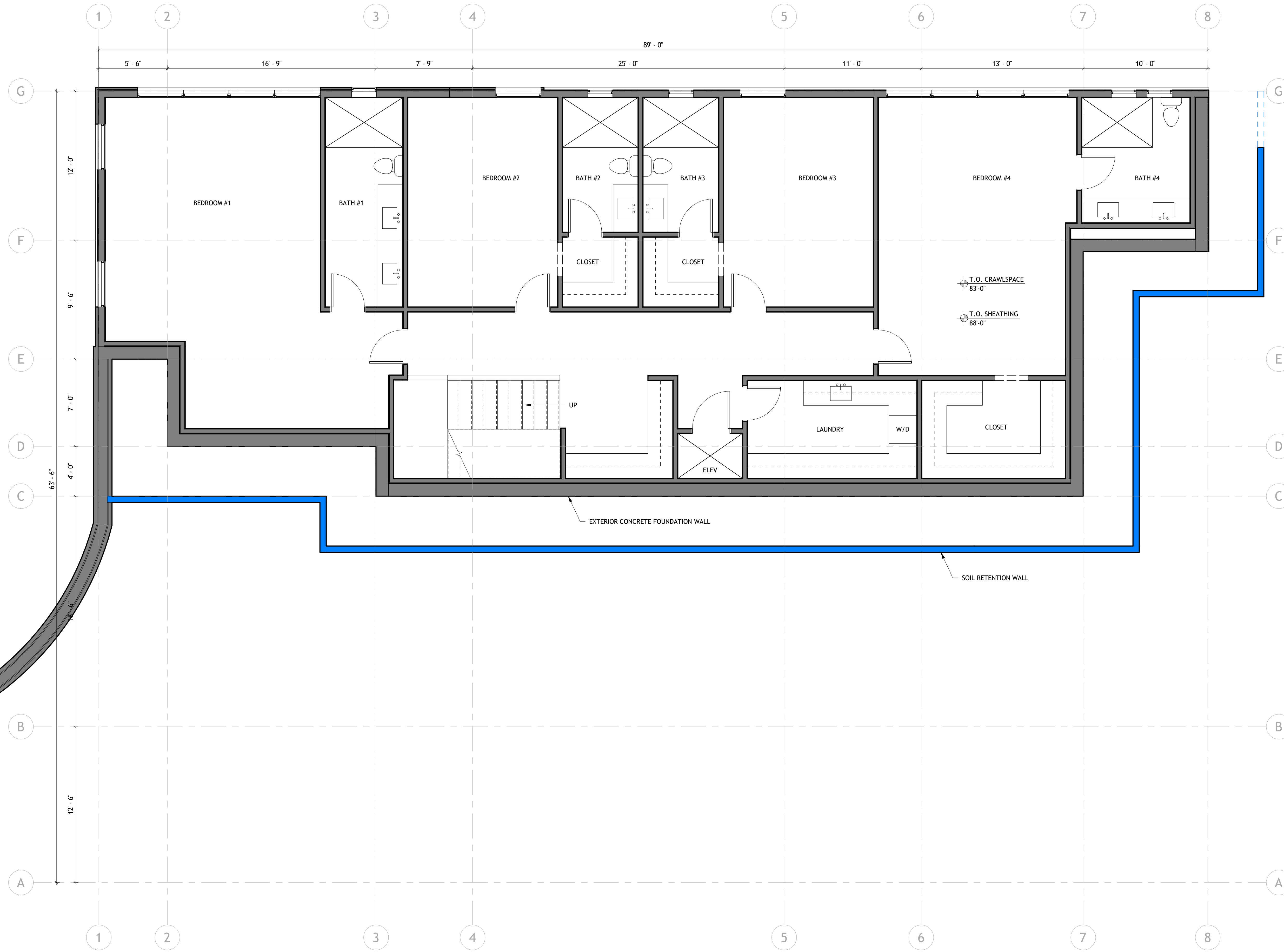
Drawing Description:  
Average Building Height Calculation

Project Number:  
Date: 1.22.2024  
Drawn By: STB  
Checked By: STB  
Drawing No.:

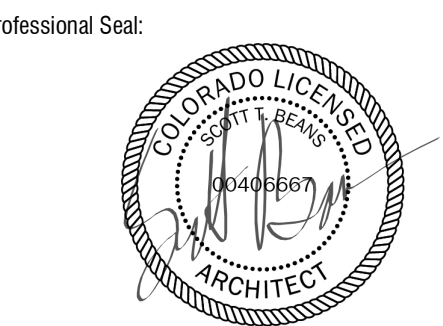
**A003**

① Height Analysis - Reference Plan  
1/4" = 1'-0"





Revision	Description	Date



Project Description:  
**Mahtuz Residence**  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
**Lower Level Floor Plan**

Project Number  
Date: 1.22.2024  
Drawn By: STB  
Checked By: STB

Drawing No. **A100**

1 Lower Level Floor Plan  
1/4" = 1'-0"

TRUE NORTH  
PROJECT NORTH



Revision	Description	Date

Professional Seal:

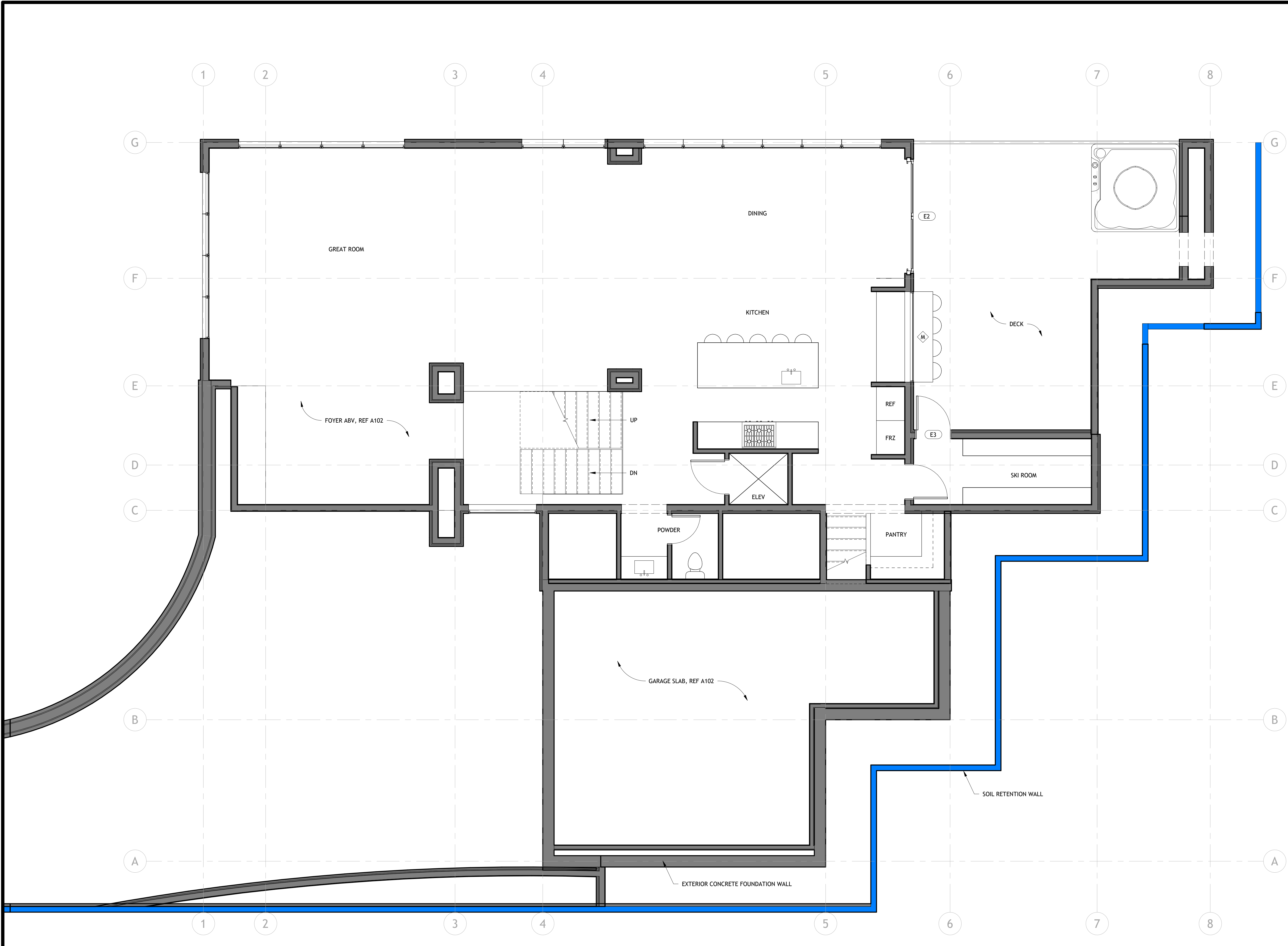


Project Description:  
**Mahtuz Residence**  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
**Main Level Floor Plan**

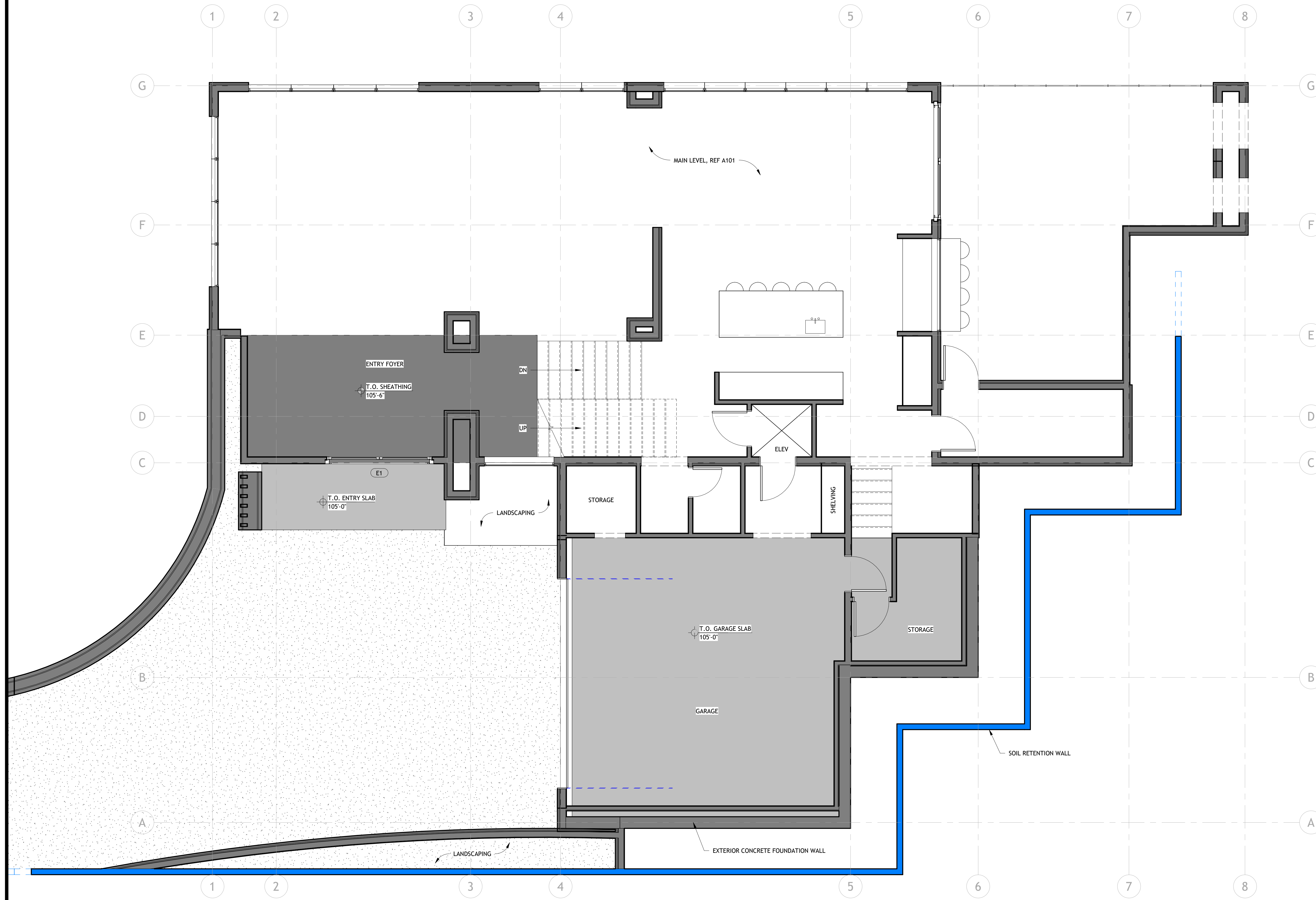
Project Number  
Date: 1.22.2024  
Drawn By: STB  
Checked By: STB  
Drawing No.

# A101

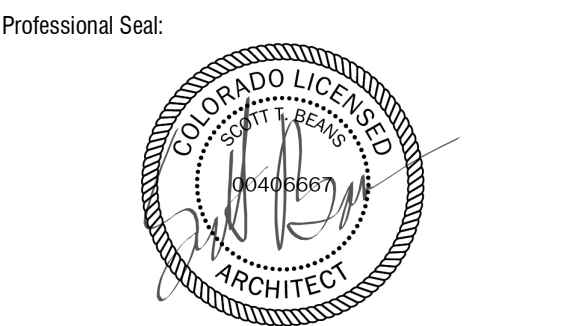


1 Main Level Floor Plan  
1/4" = 1'-0"

TRUE NORTH  
PROJECT NORTH



Revision	Description	Date

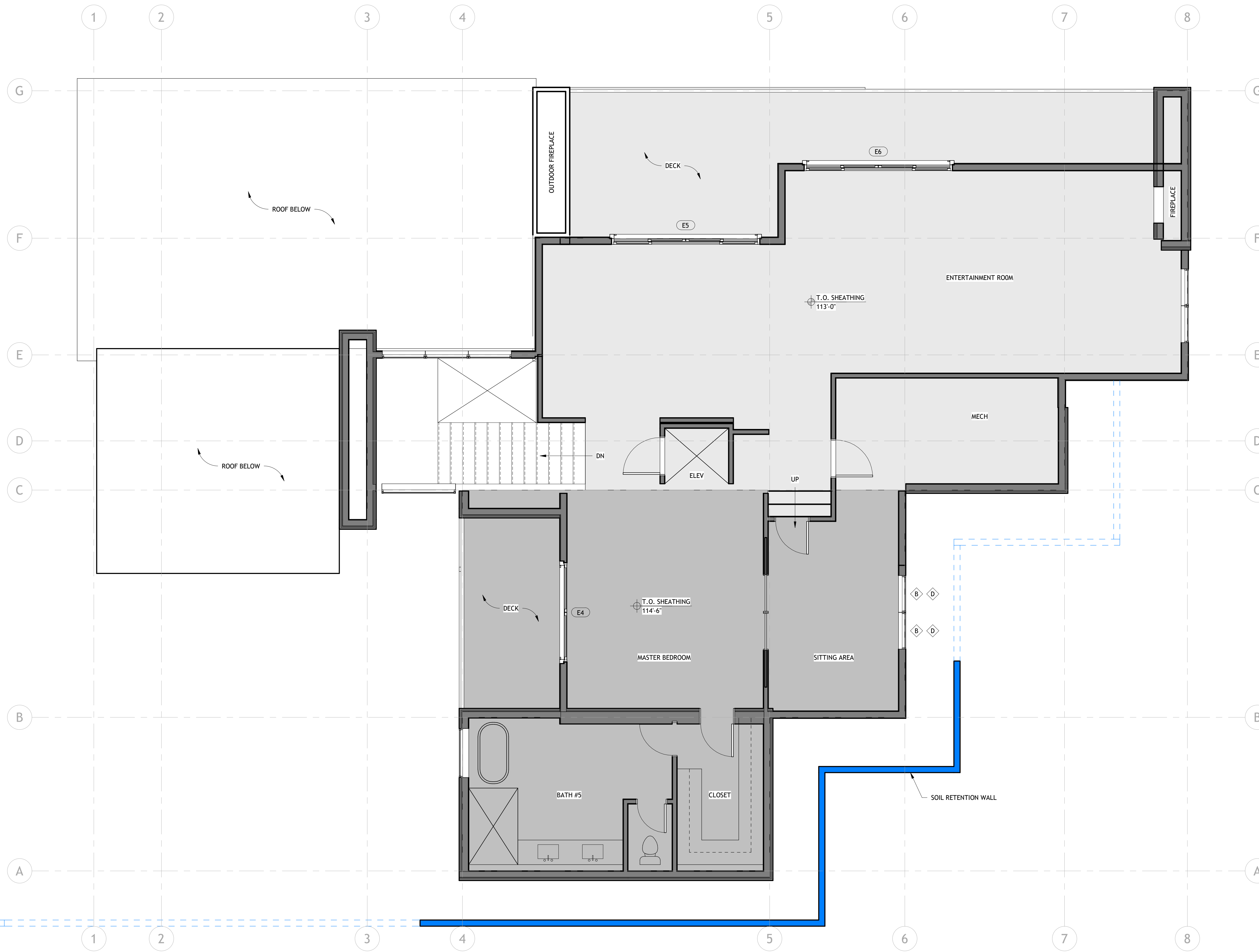


Project Description:  
Mahtuz Residence  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
Entry & Garage Level Floor Plan

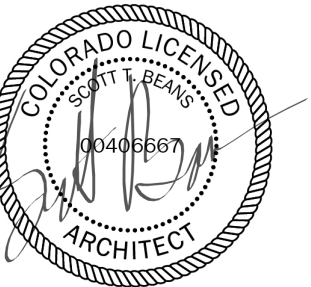
Project Number  
Date: 1.22.2024  
Drawn By: STB  
Checked By: STB  
Drawing No.:

**A102**



Revision	Description	Date

Professional Seal:



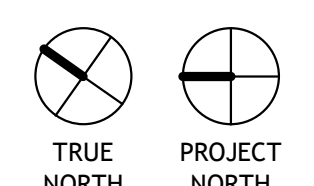
Project Description:  
**Mahtuz Residence**  
 Lot 166AR2-1, Stonegate Drive  
 Mountain Village, CO 81435

Drawing Description:  
**Upper Level Floor Plan**

Project Number  
 Date: 1.22.2024  
 Drawn By: STB  
 Checked By: STB  
 Drawing No.

# A103

1 Upper Level Floor Plan  
 1/4" = 1'-0"



Architect  
Sprout aec, llc  
Scott Beans  
scott@sproutaec.com  
970.759.3745

Civil Engineer  
Uncompahgre Engineering, LLC  
David Ballode  
dballode@msn.com  
970.729.0663

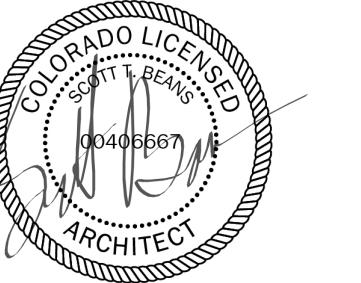
Structural Engineer  
Sprout aec, llc  
Scott Beans  
scott@sproutaec.com  
970.759.3745

Mechanical Engineer  
Hughes Consulting Engineering  
Dimitri Merril  
dimitri@hce-pa.com  
970.239.1949

HERS Consultant  
Lotus Energy Solutions  
Kim Wheels  
klotusenergysolutions@gmail.com  
970.708.9674

Revision	Description	Date

Professional Seal:

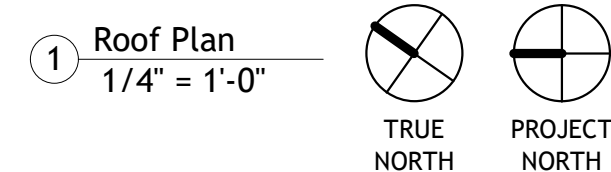
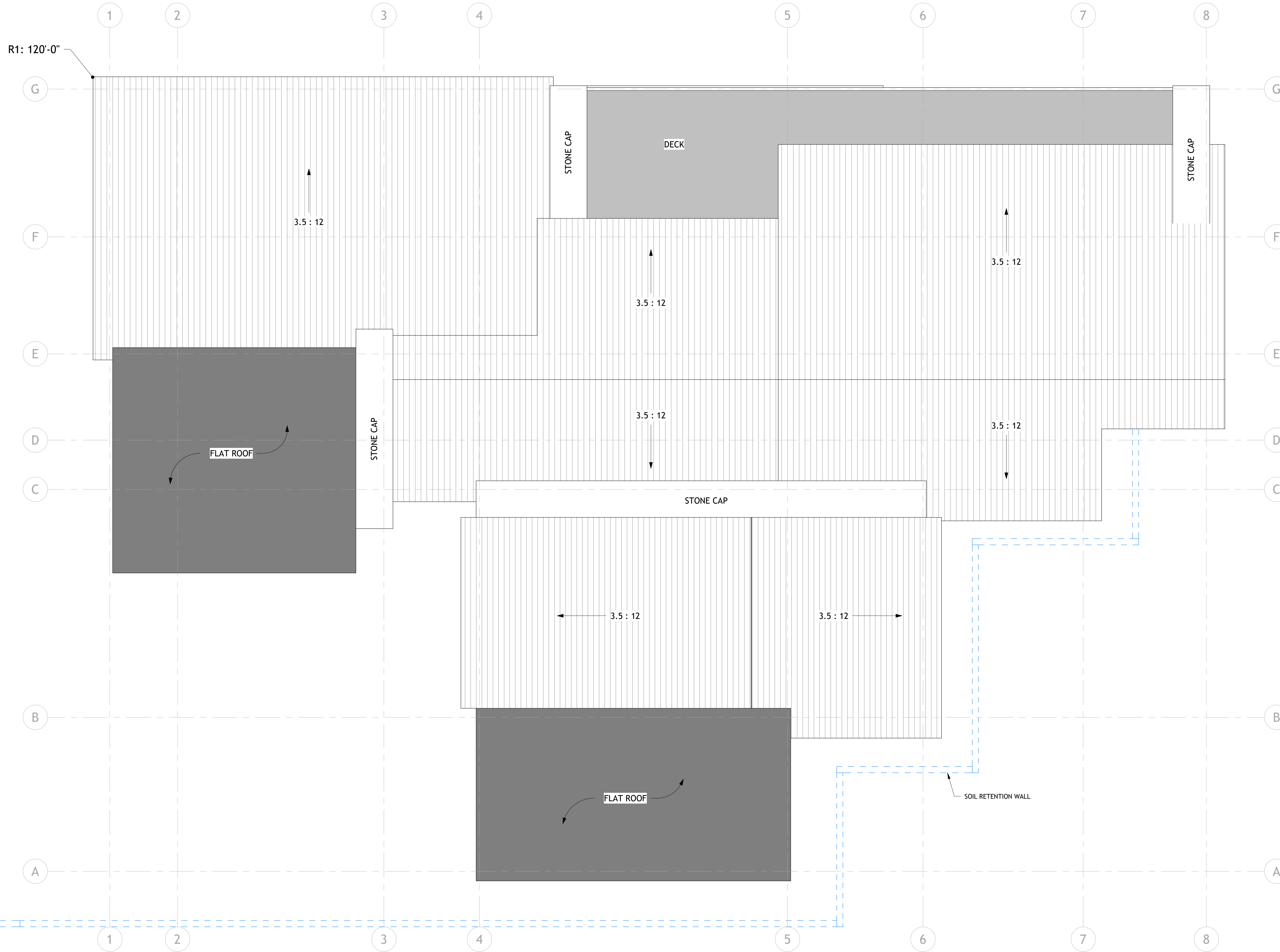


Project Description:  
**Mahtuz Residence**  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
**Roof Plan**

Project Number  
Date 1.22.2024  
Drawn By STB  
Checked By STB  
Drawing No.

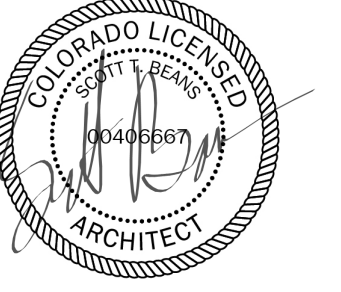
**A104**





Revision	Description	Date

Professional Seal:

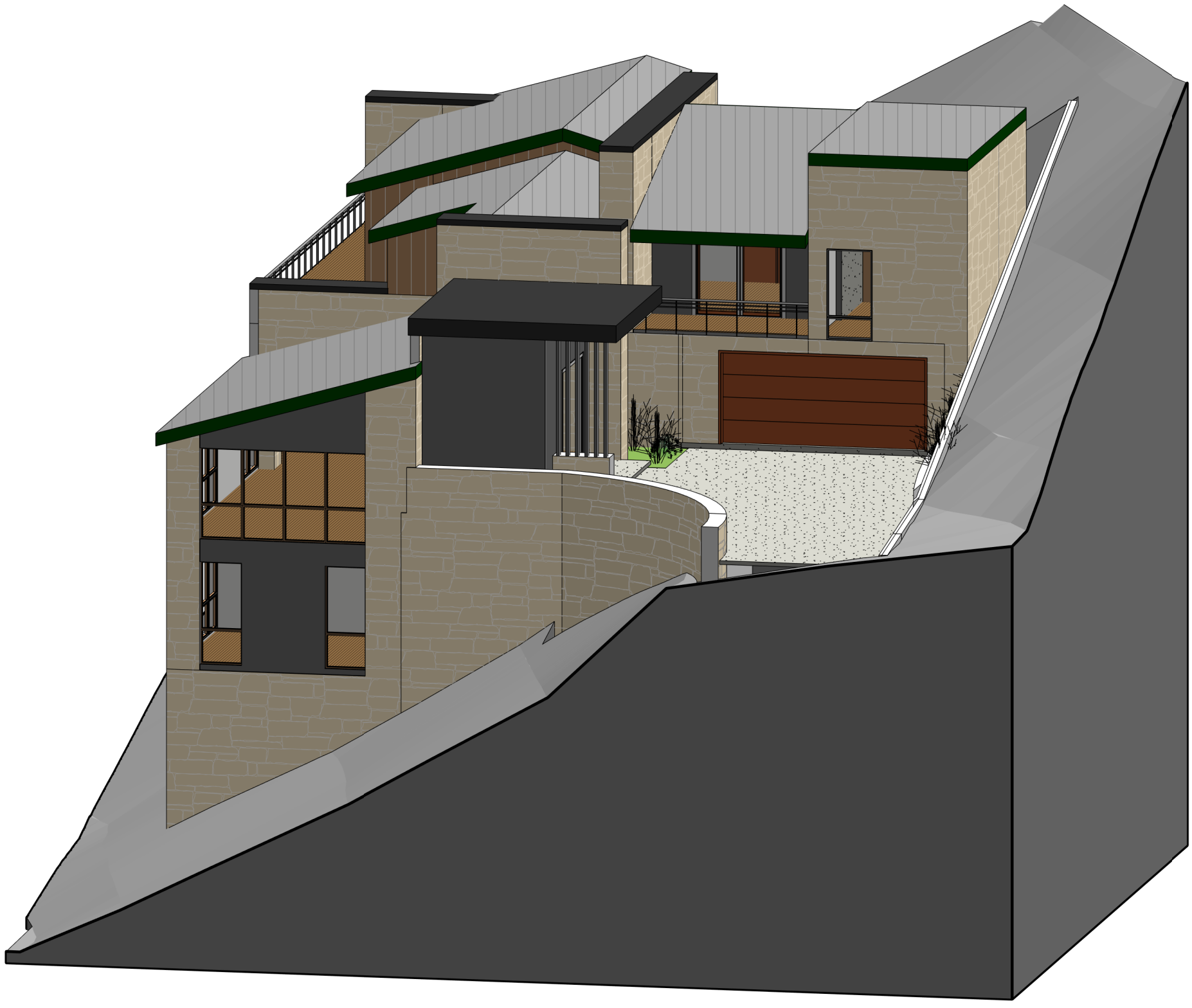


Project Description:  
**Mahtuz Residence**  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

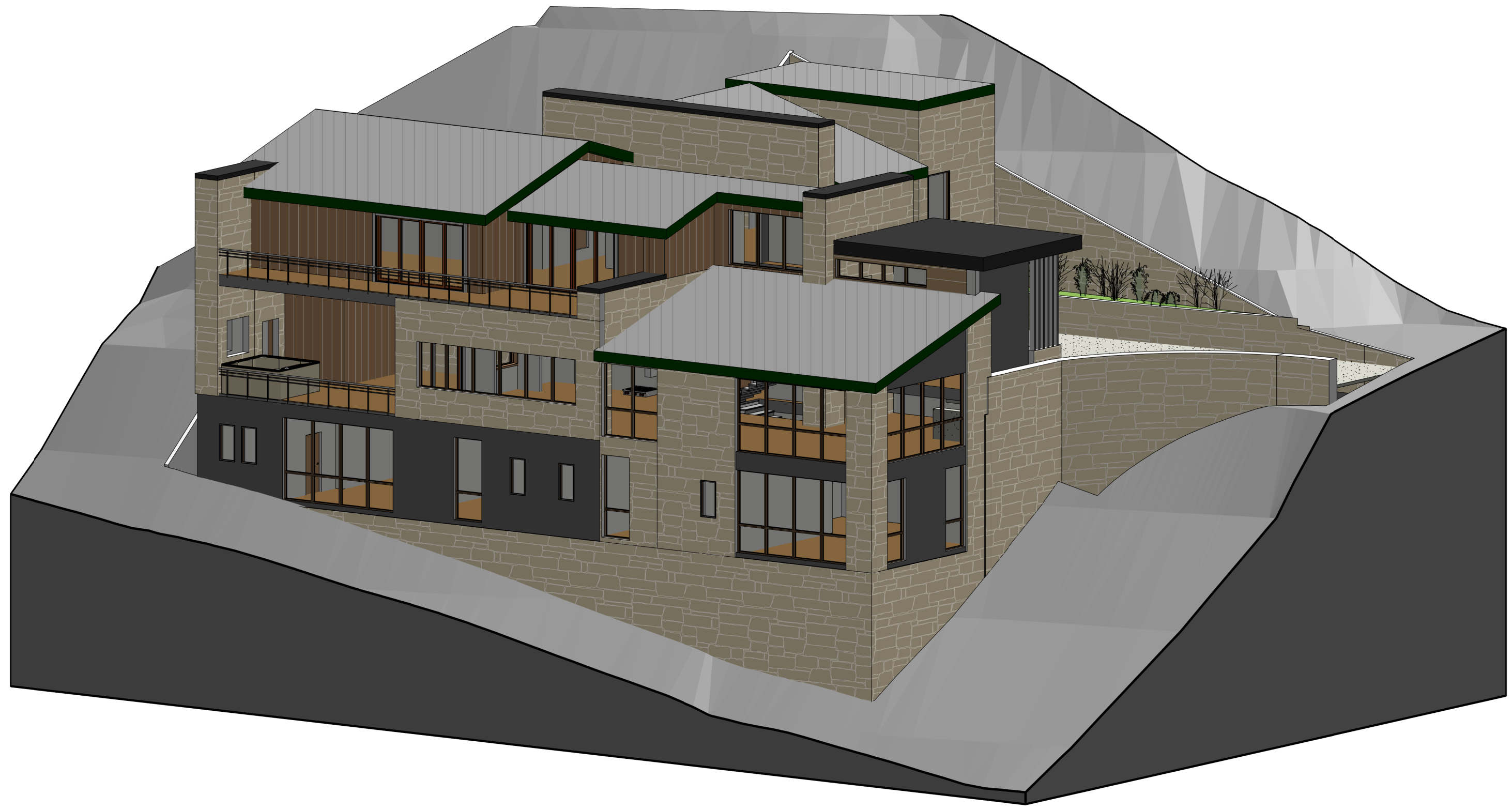
Drawing Description:  
**Exterior 3-D Views**

Project Number: \_\_\_\_\_  
Date: 1.22.2024  
Drawn By: STB  
Checked By: STB

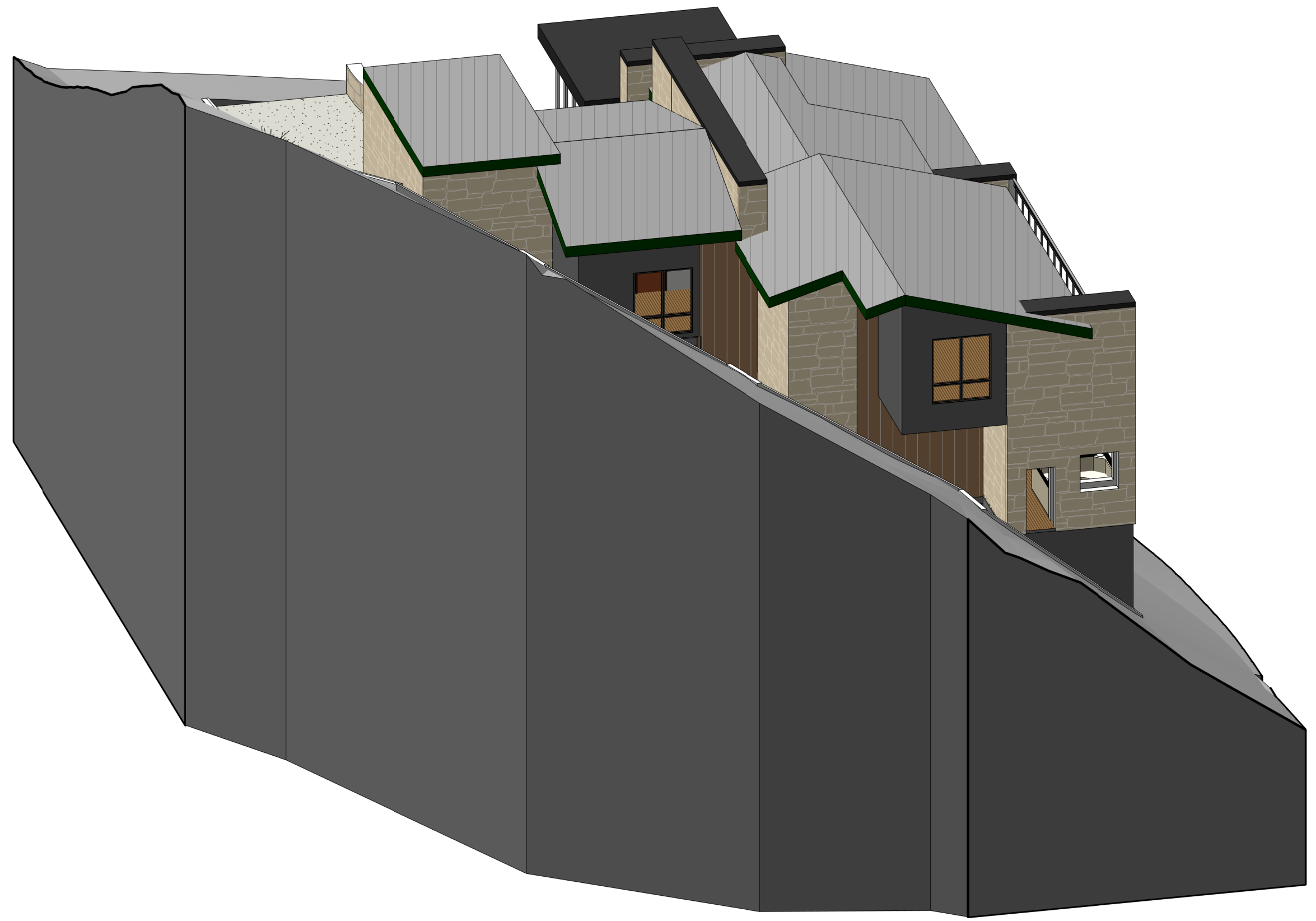
Drawing No. **A200**



3 3-D View #3



1 3-D View #1

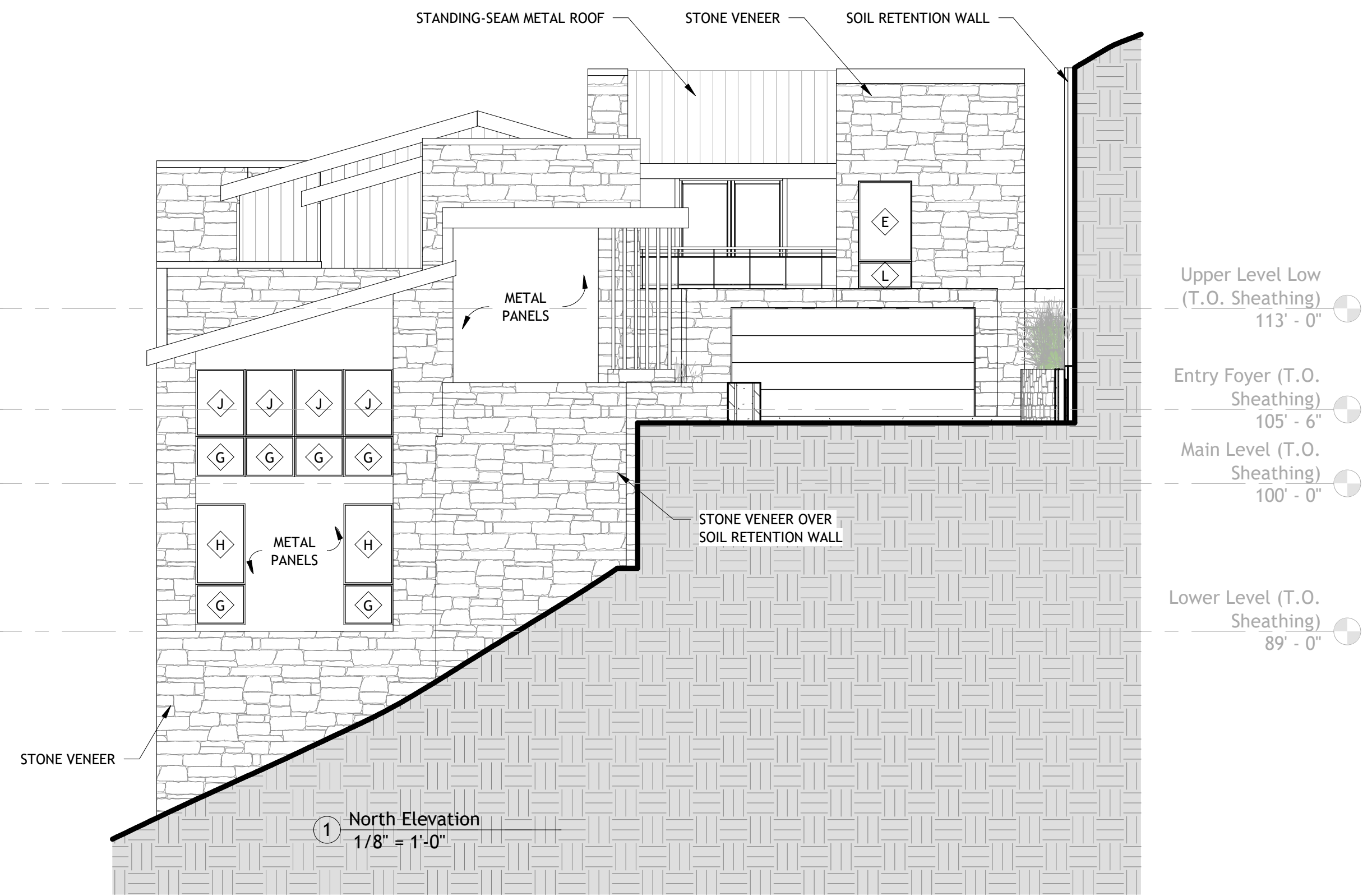
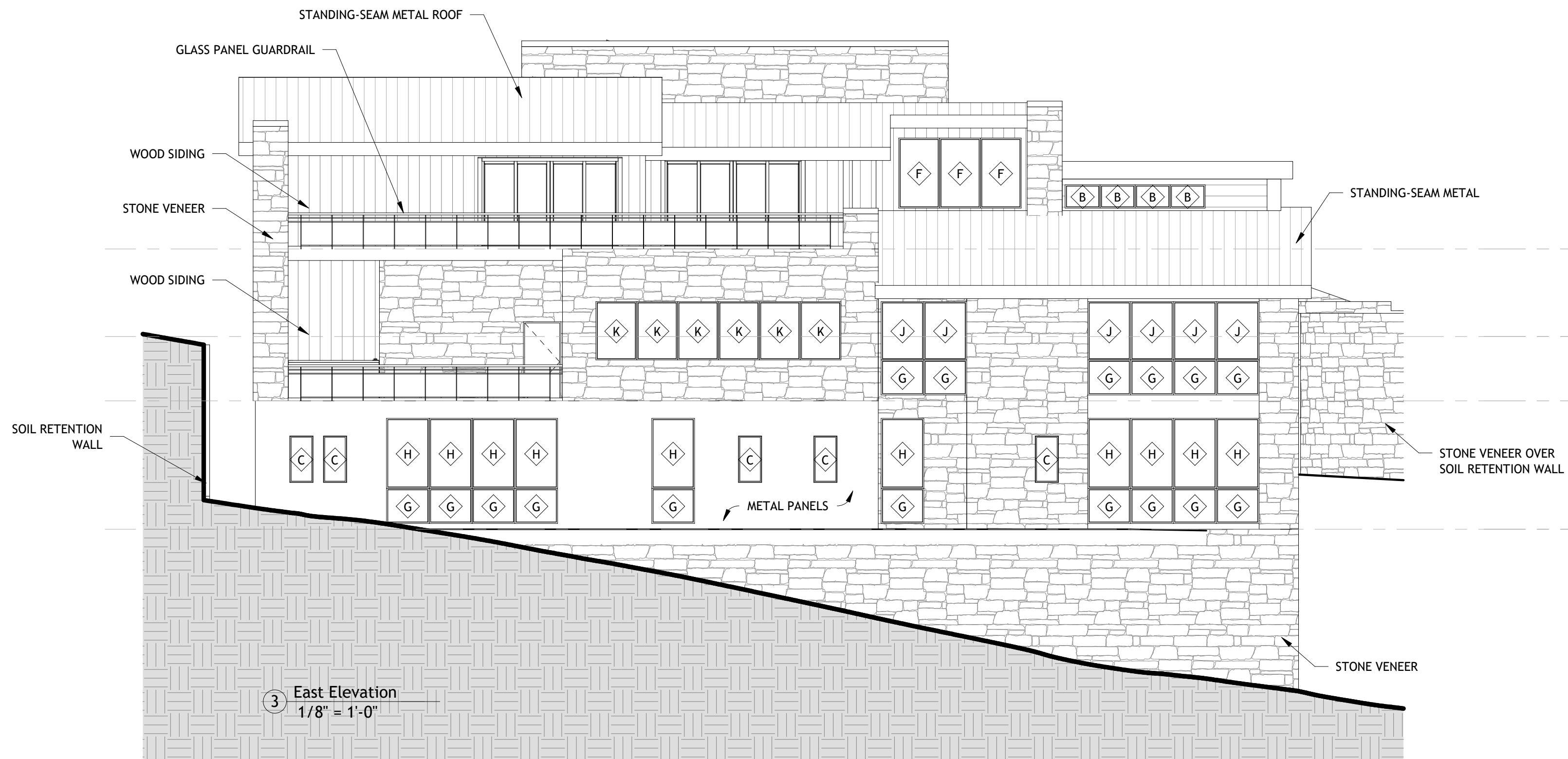


4 3-D View #4

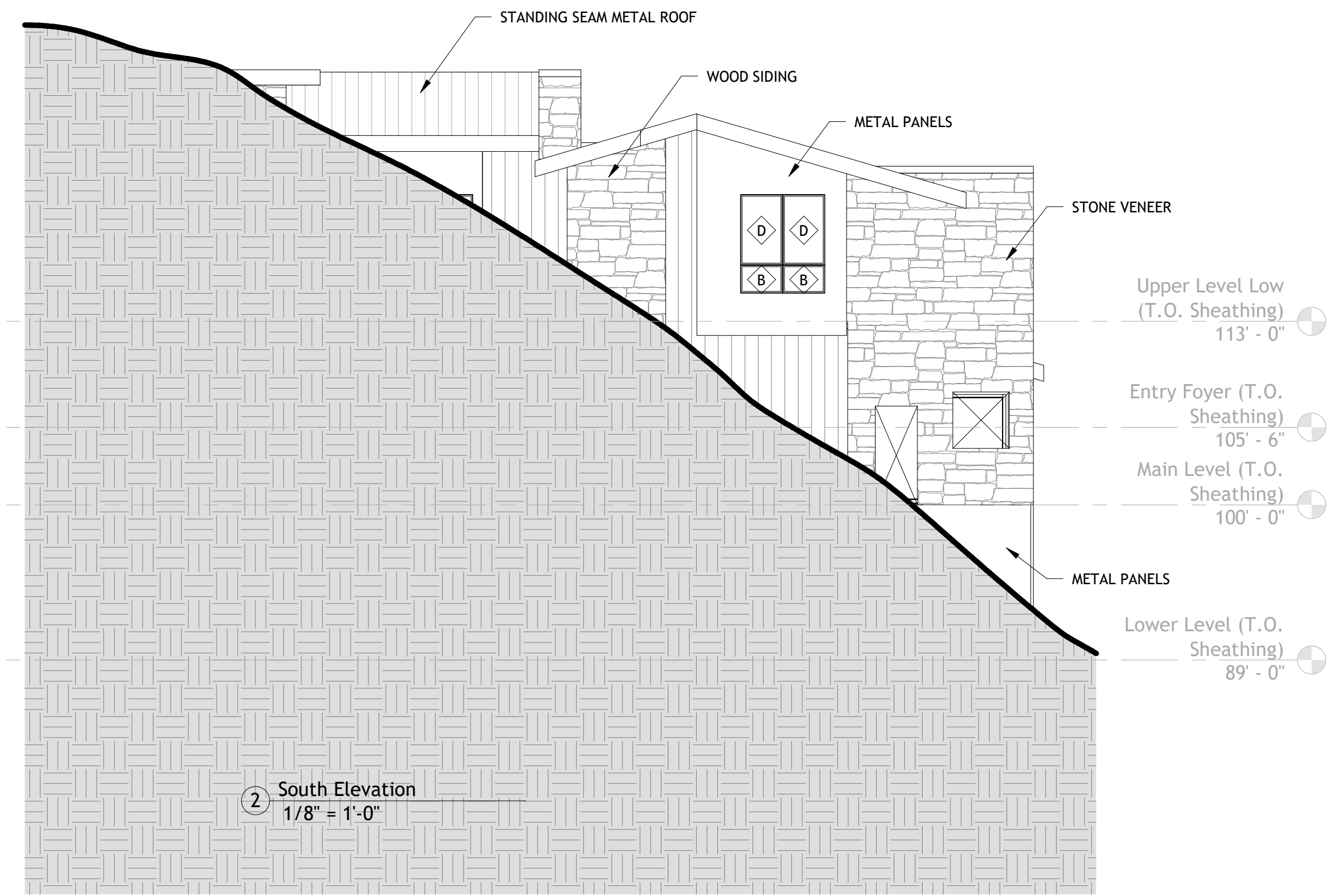
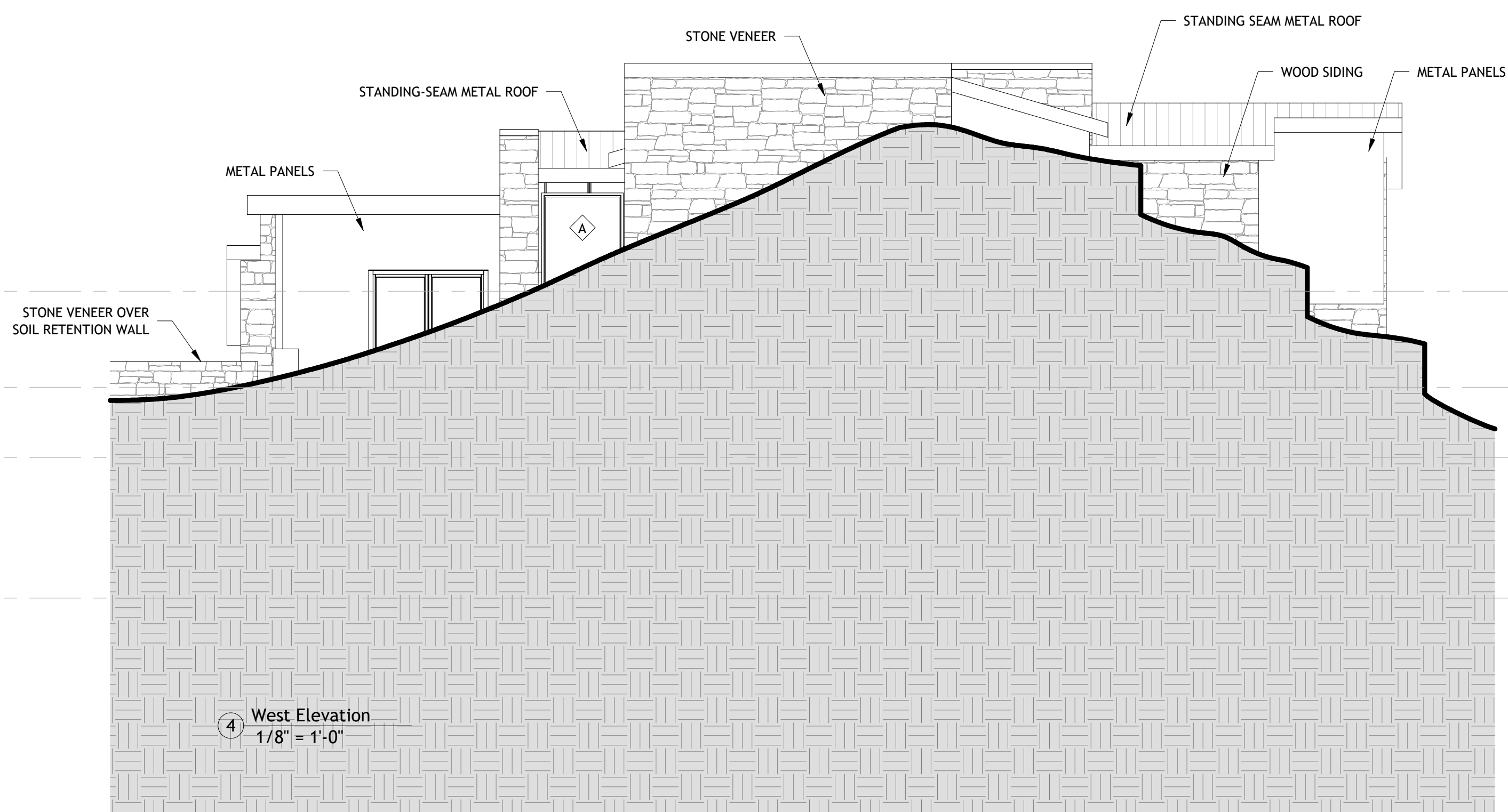


2 3-D View #2



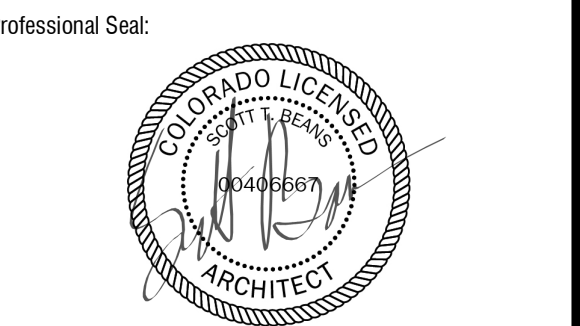


- Upper Level Low (T.O. Sheathing) 113' - 0"
- Entry Foyer (T.O. Sheathing) 105' - 6"
- Main Level (T.O. Sheathing) 100' - 0"
- Lower Level (T.O. Sheathing) 89' - 0"



- Upper Level Low (T.O. Sheathing) 113' - 0"
- Entry Foyer (T.O. Sheathing) 105' - 6"
- Main Level (T.O. Sheathing) 100' - 0"
- Lower Level (T.O. Sheathing) 89' - 0"

Revision	Description	Date



Project Description:  
**Mahtuz Residence**  
 Lot 166AR2-1, Stonegate Drive  
 Mountain Village, CO 81435

Drawing Description:  
**Exterior Elevations**

Project Number \_\_\_\_\_  
 Date 1.22.2024  
 Drawn By STB  
 Checked By STB  
 Drawing No. \_\_\_\_\_

## A201



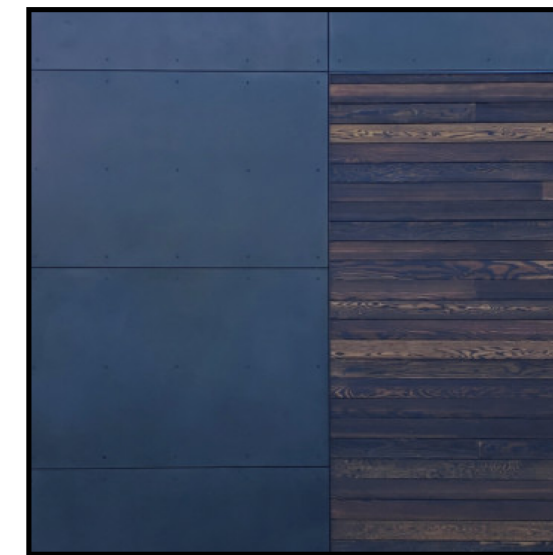
EXTERIOR MATERIALS:		
STONE	4,072 SF	43.9%
GLASS	1,462 SF	15.8%
METAL PANEL	1,404 SF	15.1%
WOOD	1,272 SF	13.7%
EXPOSED CONC.	911 SF	9.8%
GARAGE DOOR	158 SF	1.7%



**EXPOSED CONCRETE:**  
BOARD-FORMED



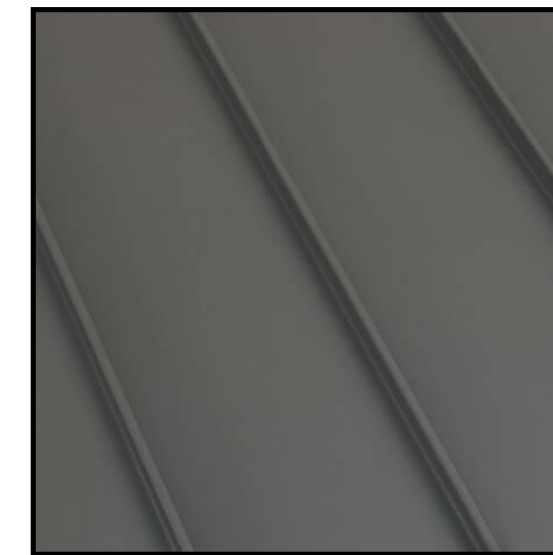
**STONE:**  
FULL-DEPTH LIMESTONE



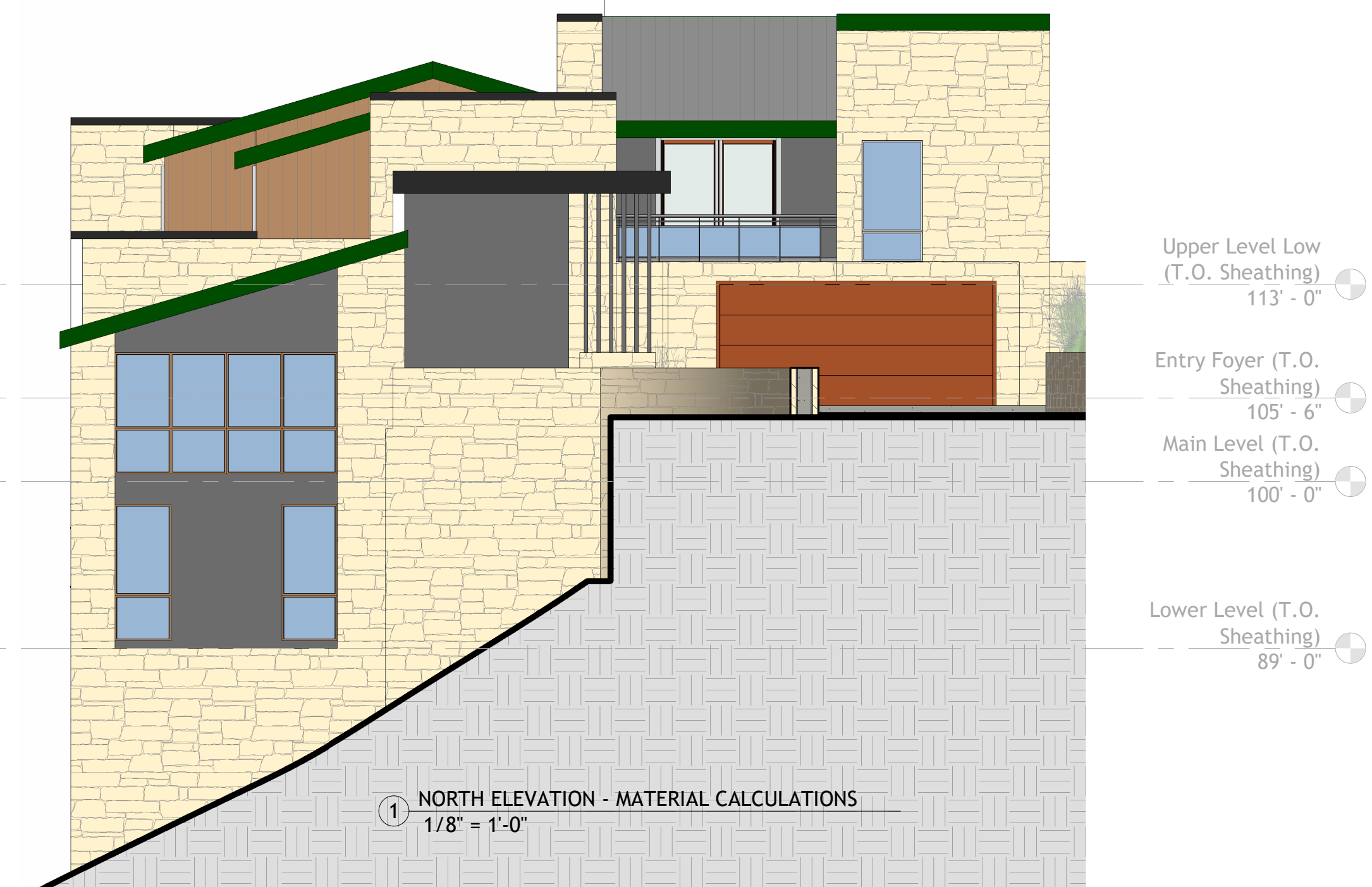
**METAL SIDING:**  
DARK METAL PANELS



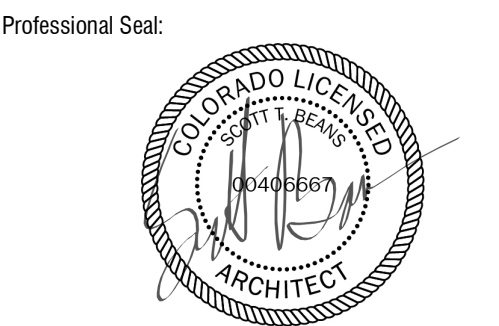
**VERTICAL 'WOOD':**  
TEXTURED METAL PANEL



**SLOPED ROOF:**  
STANDING SEAM METAL



Revision	Description	Date



Project Description:  
**Mahtuz Residence**  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
**Exterior Material Calculations**

Project Number	
Date	1.22.2024
Drawn By	STB
Checked By	STB
Drawing No.	A202

**A202**



Architect  
Sprout aec, llc  
Scott Beans  
scott@sproutaec.com  
970.759.3745

Civil Engineer  
Uncompahgre Engineering, LLC  
David Ballode  
d.ballode@msn.com  
970.729.0863

Structural Engineer  
Sprout aec, llc  
Scott Beans  
scott@sproutaec.com  
970.759.3745

Mechanical Engineer  
Hughes Consulting Engineering  
Dimitri Merril  
dimitri@hce-pa.com  
970.239.1949

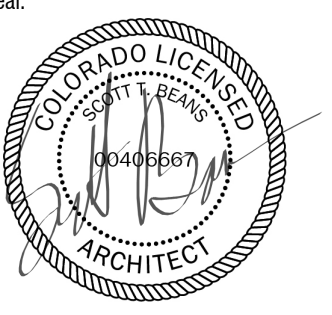
HERS Consultant  
Lotus Energy Solutions  
Kim Wheels  
klusenergyolutions@gmail.com  
970.708.9674

Revision	Description	Date

Door Schedule					
Mark	Size		Material	Finish	Comments
	Width	Height			
E1	9' - 0"	9' - 0"			
E2	10' - 0"	8' - 0"			
E3	3' - 0"	6' - 8"			
E4	8' - 0"	8' - 0"			
E5	12' - 0"	7' - 6"			
E6	12' - 0"	7' - 6"			

Window Schedule							
Type Mark	Size		Type	Material	Finish	Head Height	Comments
	Width	Height					
A	6' - 0"	15' - 0"				15' - 0"	
B	3' - 0"	2' - 0"				13' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
B	3' - 0"	2' - 0"				4' - 0"	
C	2' - 0"	4' - 0"				8' - 0"	
C	2' - 0"	4' - 0"				8' - 0"	
C	2' - 0"	4' - 0"				8' - 0"	
C	2' - 0"	4' - 0"				8' - 0"	
C	2' - 0"	4' - 0"				8' - 0"	
C	2' - 0"	4' - 0"				8' - 0"	
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D	3' - 0"	5' - 0"				9' - 0"	
D	3' - 0"	5' - 0"				7' - 6"	
D	3' - 0"	5' - 0"				7' - 6"	
E	4' - 0"	6' - 0"				8' - 0"	
F	3' - 6"	6' - 0"				8' - 0"	
F	3' - 6"	6' - 0"				8' - 0"	
F	3' - 6"	6' - 0"				8' - 0"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
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G	3' - 8"	3' - 0"				3' - 6"	
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G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
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G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
G	3' - 8"	3' - 0"				3' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
H	3' - 8"	6' - 0"				9' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
J	3' - 8"	5' - 0"				8' - 6"	
K	3' - 6"	5' - 0"				8' - 6"	
K	3' - 6"	5' - 0"				8' - 6"	
K	3' - 6"	5' - 0"				8' - 6"	
K	3' - 6"	5' - 0"				8' - 6"	
K	3' - 6"	5' - 0"				8' - 6"	
L	4' - 0"	2' - 0"				7' - 0"	
M	8' - 0"	4' - 0"				7' - 0"	

Grand total: 74



Project Description:  
Mahtuz Residence  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

Drawing Description:  
Door & Window Schedules

Project Number  
Date 1.22.2024  
Drawn By STB  
Checked By STB

# A300

Revision	Description	Date

Professional Seal:



Project Description:  
**Mahtuz Residence**  
Lot 166AR2-1, Stonegate Drive  
Mountain Village, CO 81435

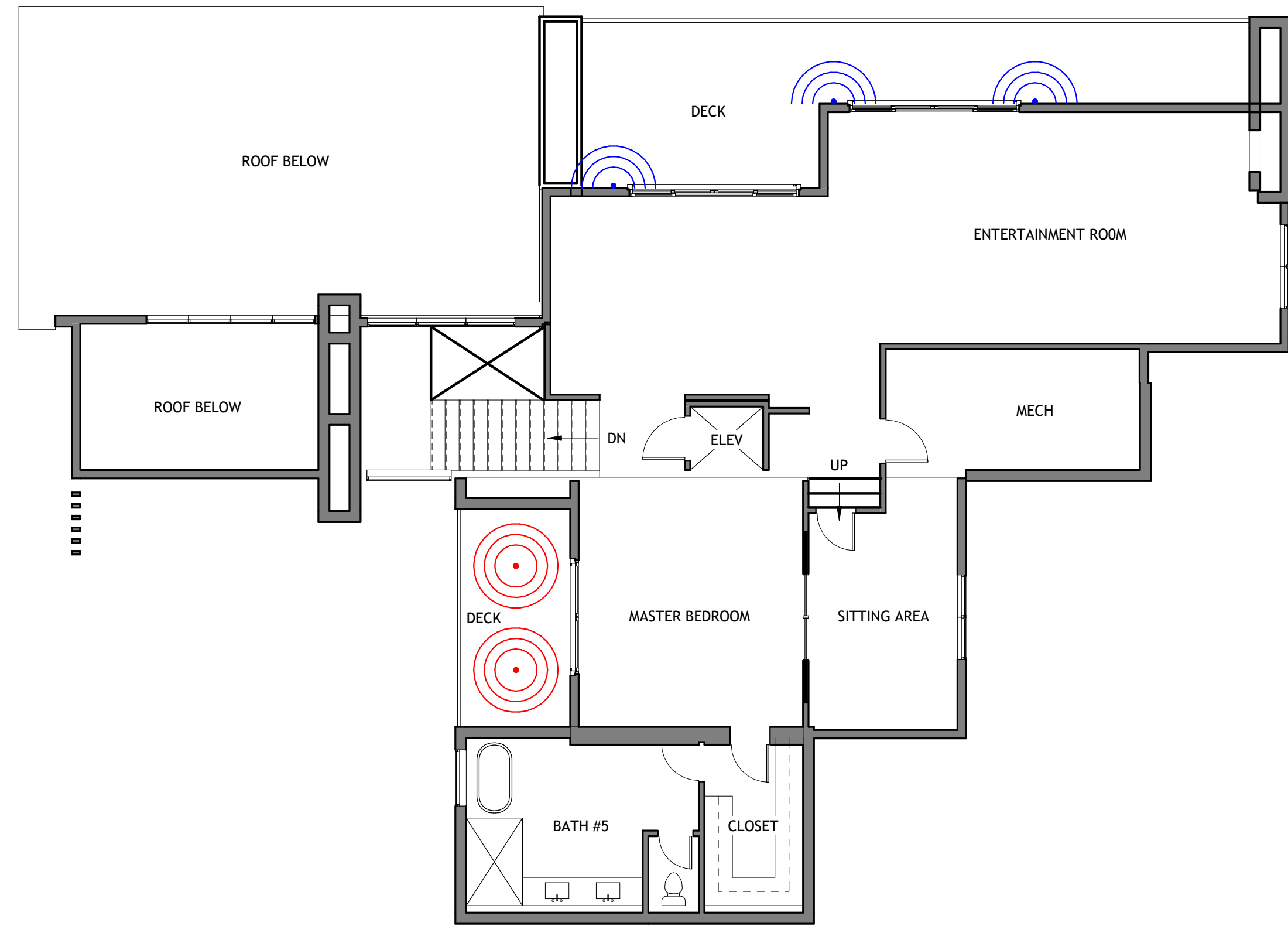
Drawing Description:  
**Exterior Lighting Plans**

Project Number \_\_\_\_\_  
Date 1.22.2024

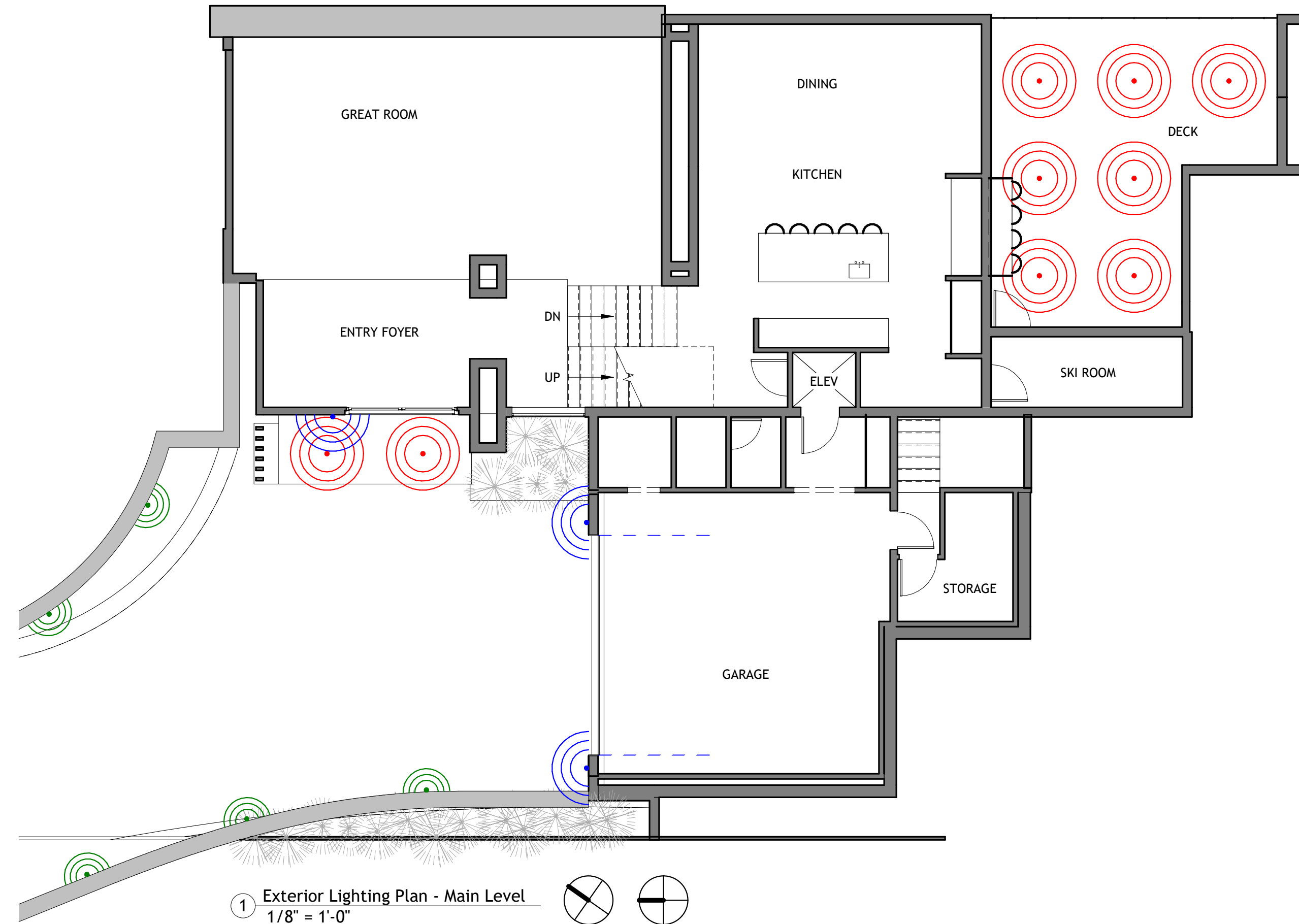
Drawn By STB

Checked By STB

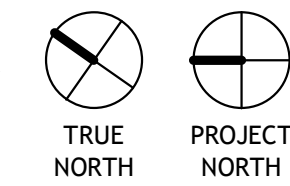
Drawing No. **A400**



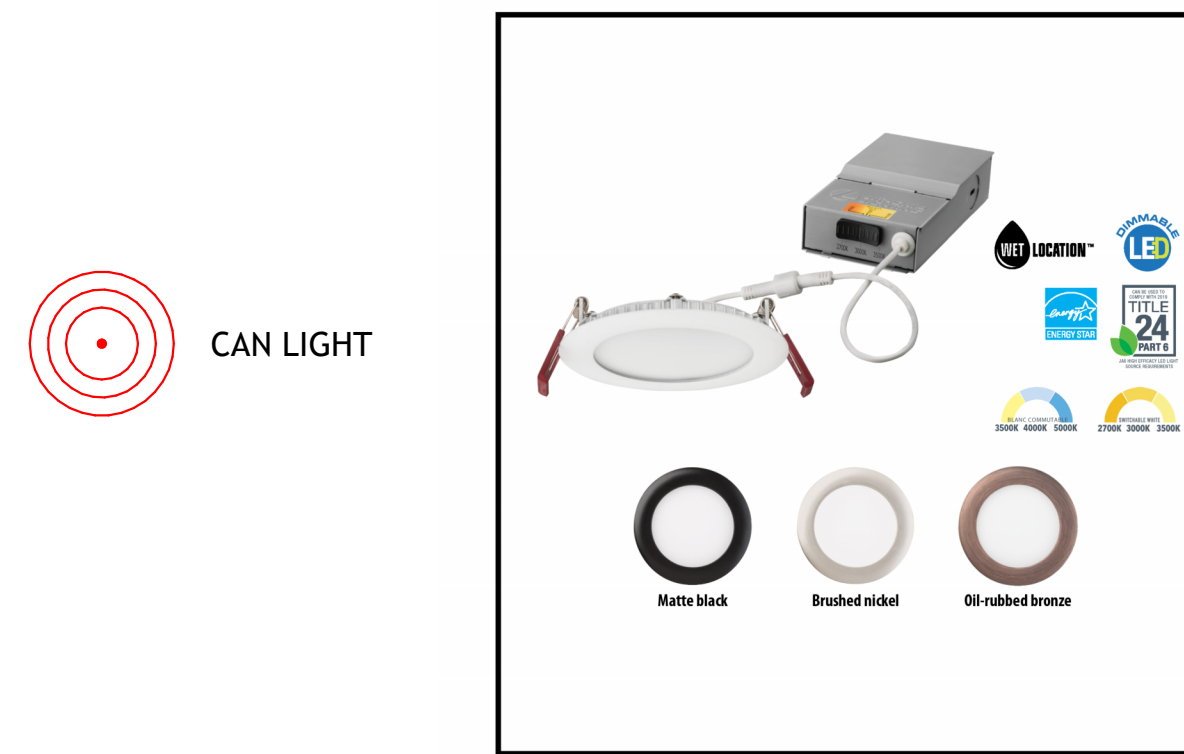
3 Exterior Lighting Plan - Upper Level  
1/8" = 1'-0"



1 Exterior Lighting Plan - Main Level  
1/8" = 1'-0"



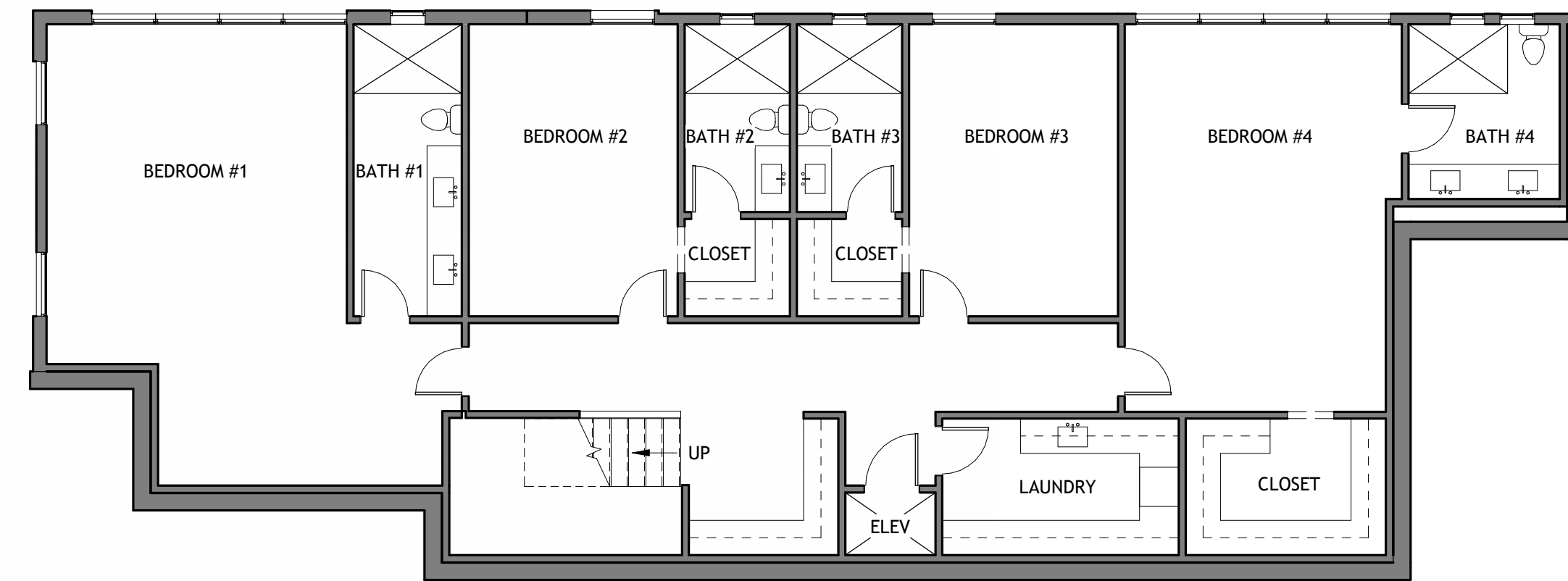
Lithonia Wafter LED Recessed Downlight | WF4 LED 27K30K35K



Color Temperature	3000K
Lumens	800
CRI	90
Rated wattage	10.1
Lu/Watts	79.2
Min. starting temp	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards
Input voltage	120V
Min. power factor	0.97
Input frequency	50/60 Hz
Input power	120W
Input current	0.09A



CAN LIGHT



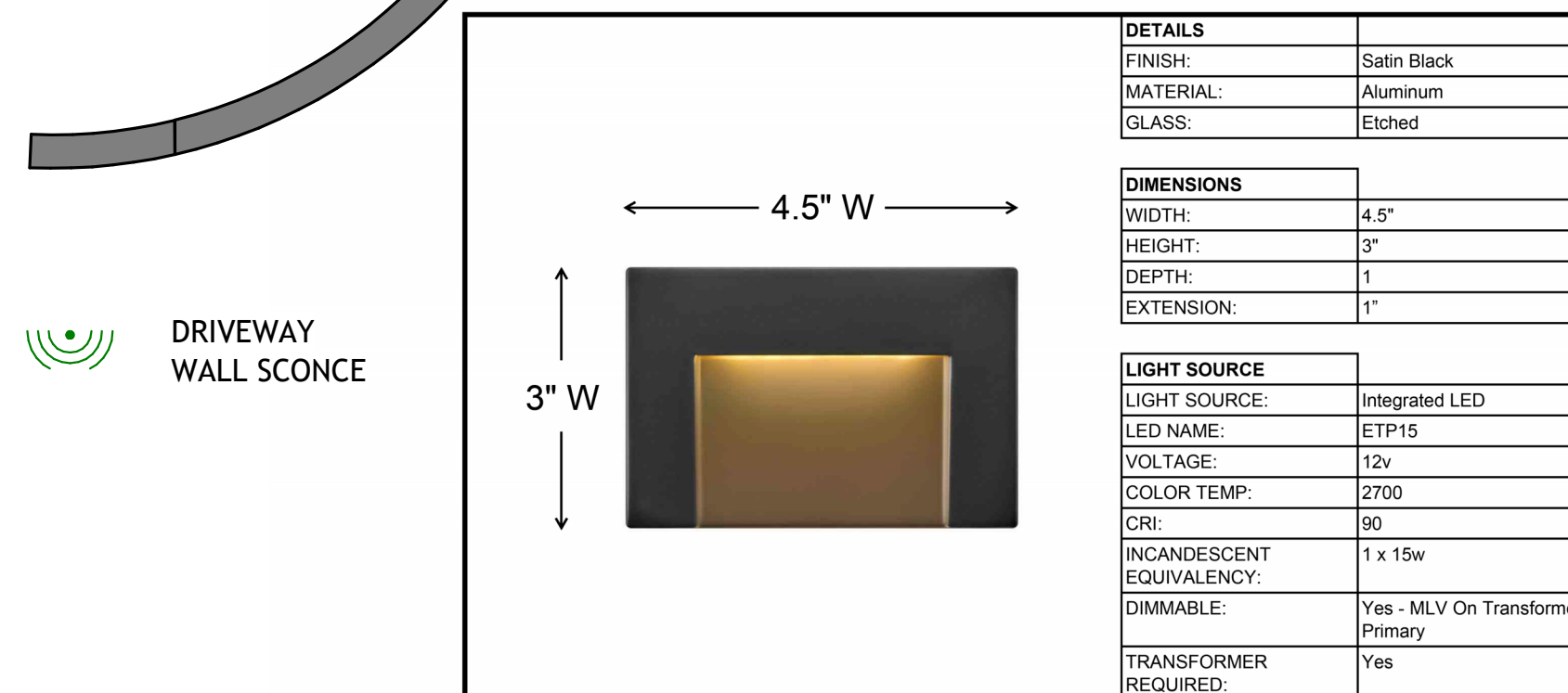
2 Exterior Lighting Plan - Lower Level  
1/8" = 1'-0"

Hinkley Taper Medium Wall Mount Lantern | 2144TK



WALL SCONCE

Hinkley Taper Deck Sconce Horizontal | 1553SK



DRIVEWAY WALL SCONCE



