TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY JULY 11, 2024, 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
TO BE HELD HYBRID THROUGH ZOOM:
https://us06web.zoom.us/j/89541645886
Meeting ID: 895 4164 5886

Zoom participation in public meetings is being offered as a courtesy, however technical difficulties can happen, and the Town bears no responsibility for issues that could prevent individuals from participating remotely. Physical presence in Council chambers is recommended for those wishing to make public comments or participate in public hearings.

Agenda Item	Time	Min.	Presenter	Type	Item Description
1.	10:00	0	Chair	Chair	Call to Order
2.	10:00	2	Perez	Action	Reading and Approval of Summary of Motions of the June 6, 2024, Design Review Board Meeting.
3.	10:02	15	Nelson	Quasi-Judicial	Review and Recommendation to Town Council regarding a CDC Amendment to CDC section 17.5.6 Building Design, pursuant to CDC Section 17.1.7
4.	10:17	30	Nelson/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review for Lot 166AR2-10, 10 Stonegate Dr, pursuant to CDC Section 17.4.11.
5.	11:02	45	Nelson	Quasi-Judicial	Review and Recommendation to Town Council regarding a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way, pursuant to CDC Section 17.6.5.
6.	11:47	15	**Lunch**	**Lunch**	**Lunch**
7.	12:02	45	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for Boulders 11, 11 Boulders Way, pursuant to CDC Section 17.4.11.
8.	12:47	30	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for Lot 205A, 112 Stevens Dr, pursuant to CDC Section 17.4.11.
9.	1:17		Chair	Adjourn	

DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
June 6, 2024, 10:00 AM

Call to Order

Chair **Brown** called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:00 a.m. on May 2, 2024.

Attendance

The following Board members were present and acting:
Banks Brown
David Eckman
Greer Garner
Liz Newton
Adam Miller
Scott Bennett

The following Board members were absent:
Scott Bennett
David Craige
Jim Austin

Town Staff in attendance:
Claire Perez – Planner II
Amy Ward – Community Development Director
Drew Nelson – Senior Planner

Public Attendance:
Ken Adler
Amy Alvarez
Jasmine Reibel
Tommy Hein
Mark Borland
David Ballode

Public Attendance via Zoom:
Zachary Matiko
Eduardo Mahfuz
Nickerson
Scott
Ashely Du Preez
RSA Light

Dominque Raymond
Chris Hawkins
Rudi Mattheis-Brown

Item 2. Reading and Approval of Summary of Motions of the May 2, 2024, Design Review Board Meeting and of the May 23, 2024 Special Design Review Board Meeting.

On a **MOTION** by **Caton** and seconded by **Kramer** the DRB voted **unanimously** to approve the summary of motions of the May 2, 2024, Design Review Board meeting minutes and the summary of motions of the May 23, 2024, Special Design Review Board Meeting Minutes.

Item 3. Review and Recommendation to Town Council regarding a height variance for Lot 165 Unit 2, TBD Cortina Dr, pursuant to CDC Section 17.4.16.

Claire Perez: Presented as Staff
Brendan Hamlet: Presented as Applicant
Public Comment: None

On a **MOTION** by **Miller** and seconded by **Newton** the DRB voted **unanimously** to recommend approval of a height variance of up to 7 feet above the maximum allowable, per the height restrictions listed in the CDC for portions of a new single-family residence located for Lot 165 Unit 2, TBD Cortina Drive, based on the evidence provided in the staff memo of record dated May 24, 2024, and the findings of this meeting.

Item 4. Consideration of a Design Review: Initial Architecture and Site Review for Lot 165 Unit 2, TBD Cortina Dr, pursuant to CDC Section 17.4.11.

Claire Perez: Presented as Staff
Brendan Hamlet: Presented as Applicant

Public Comment: None

On a **MOTION** by **Eckman** and seconded by **Miller** the DRB voted **unanimously** to approve the Initial Architecture and Site Review for new single-family home located at Lot 165 Unit 2, TBD Cortina Drive, based on the evidence provided in the staff memo of record dated May 24, 2024, and the findings of the meeting, with the **following Specific Approvals and Design Variations:**

DRB Specific Approvals:

1) *Setback Encroachment – Deck, and Utility Access Platform*
2) *Material: Metal Fascia*

Design Variations:

1) Address Plaque
2) Flat Roof

And with the **following conditions:**

1) *Prior to final review the applicant will obtain approval from Town Council for the proposed height variance. If a variance is not approved, an updated Initial Review shall be required.*
2) *Prior to final review, the applicant shall revise the parking plan to meet the CDC parking space size requirements.*
3) *Prior to final review, the applicant shall provide an updated landscape and fire mitigation plans showing compliance with the Fire Mitigation standards.*
4) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height.*
5) *The applicant shall work with public works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.*
6) *Prior to building the permit the applicant will enter into a development agreement with the town to assure that the temporary construction access is removed, restored to pre-existing grade, and landscaped per the approved landscape plan.*
7) *The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
8) *A Knox Box for emergency access is recommended.*
9) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete 2023.*
10) *Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.*
11) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
    b. *Wood that is stained in the approved color(s);*
    c. *Any approved metal exterior material;*
    d. *Roofing material(s); and*
    e. *Any other approved exterior materials*
12) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation*

of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

13) *The following conditions of the Fire Marshall shall be met:*
    a) *The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.*
    b) *A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
    c) *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
    d) *Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
    e) *Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.*
    f) *Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.*
    g) *A Knox box is recommended at the main entrance on the address side for emergency access.*
14) *Special consideration shall be provided to the landscape plan per the Design Review Board's discussion.*

Item 5. Consideration of a Design Review: Final Architecture Review for Lot 926R, TBD Sundance Lane, pursuant to CDC Section 17.4.11.

Drew Nelson: Presented as Staff
Chris Hawkins and Tommy Hein: Presented as Applicant

On a **MOTION** by **Garner** and seconded by **Eckman** the DRB voted **unanimously** to approve the Final Architecture Review for a new single-family home located at Lot 926R, TBD Sundance Lane, based on the evidence provided in the staff memo of record dated May 20, 2024, and the findings of this meeting, with the conditions as noted in the staff report, with the **following Specific Approvals and Design Variations:**

DRB Specific Approvals:

1. Parking - Tandem Parking (1 Space for Primary Structure)
2. Materials – Gray Ballast/Membrane Roofing Materials
3. Materials – Board form Concrete
4. General Easement Encroachment – Retaining Walls

Design Variations:

1. Road and Driveway Standards – Driveway Width

2. Lighting - Outdoor Living Spaces
3. Roof Form – Primary Flat Roof

And, with the **following conditions:**

1) *At no time shall there be a conversion into livable space of the storage area located on the garage level of the ADU.*
2) *The applicant shall be fully responsible for modifying and replacing the maintenance building access, and shall work with the Public Works Department on final design and installation of all retaining walls and access drives.*
3) *Prior to building permit, the applicant shall indicate snowmelt area on plan.*
4) *Prior to building permit, the applicant shall field verify existing water and sewer tap with Public Works.*
5) *Prior to building permit, the applicant shall provide an Encroachment Agreement with the Town related to encroachment to road right of way.*
6) *Prior to building permit, the applicant shall clarify the direct vent for the fireplace.*
7) *Prior to building permit, the applicant shall remove all plans to modify the Town's water pump utility shed from the plan set.*
8) *Prior to final review the applicant shall demonstrate if there is any conflict with the earthworks easement on the lot.*
9) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete 2023.*
10) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height and ensure the structure meets the height requirements.*
11) *Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE and the road right of way.*
12) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    a) *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4').*
    b) *Wood that is stained in the approved color(s).*
    c) *Any approved metal exterior material.*
    d) *Roofing material(s); and*
    e) *Any other approved exterior materials*
13) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*
14) *Prior to Building permit, the applicant shall provide a material sample of the retaining wall to be reviewed by one DRB member and Staff.*

Item 6. Consideration of a Design Review: Final Architecture and Site Review for Lot 166AR2-1, TBD Stonegate Dr, pursuant to CDC Section 17.4.11.

Drew Nelson: Presented as Staff

Scott Beans: Presented as Applicant

Public Comment:

On a **MOTION** by **Garner** and seconded by **Kramer** the DRB voted **unanimously** to approve the Final Architecture Review for a new single-family home located at Lot 166AR2-1, TBD Stonegate Drive, based on the evidence provided in the staff memo of record dated May 28, 2024, and the findings of this meeting, with the following specific approvals:

DRB Specific Approvals:

1) Material: EPDM on Flat Roofs
2) Steep Slopes >30%
3) Tandem Parking
4) General Easement Encroachment: Retaining Wall

Design Variation:

1) Flat Roofs

And with the **following conditions:**

1) *Prior to building permit issuance, the applicant shall provide additional color information to ensure compliance with the CDC's roofing color requirements.*
2) *Prior to building permit issuance, the applicant shall include the Town Forester's comments into the landscape plan, along with specific descriptions of any tree or shrub species proposed to be planted on the site.*
3) *A monumented land survey will need to be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height as well as accurately depict footer and foundation locations adjacent to the general easement. A materials board is required to be created for the DRB final approval per the requirements outlined in section 17.5.6-J3 of the CDC. The board shall remain on the site in a readily visible location until the project receives a certificate of occupancy.*
4) *The applicant shall work with Public Works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.*
5) *The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.*
6) *A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
7) *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*

8) *Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
9) *Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.*
10) *Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.*
11) *A Knox box is recommended at the main entrance on the address side for emergency access.*
12) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete in 2024.*
13) *Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one-hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.*
14) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    f. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
    g. *Wood that is stained in the approved color(s);*
    h. *Any approved metal exterior material;*
    i. *Roofing material(s); and*
    j. *Any other approved exterior materials*
15) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*

Item 11. Adjourn

The DRB voted **unanimously** to adjourn the June 6, 2024, Design Review Board Meeting at 11:48 AM.

Prepared and submitted by,
Claire Perez, Planner II

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

Agenda Item No. 3

TO: Design Review Board

FROM: Amy Ward, Community Development Director
Drew Nelson, Senior Planner

FOR: Meeting of July 11, 2024

DATE: June 25, 2024

RE: A review and recommendation to the Town Council regarding Community Development Code Amendments of CDC Sections 17.4.3 Development Review Procedures, 17.4.11 Design Review Process, and 17.5.6 Building Design, regarding roofing materials and Design Review processes

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BACKGROUND

Through the Community Development Code (CDC), the Design Review Board (DRB) reviews building design features, including roof materials and colors. Specifically, the DRB is responsible for reviewing all roofing materials proposed within the Village Center. The CDC requires a Class 3 design review for roofing materials in the Village Center, as well as the same outside of the Village Center for certain materials listed in the CDC (solar roof tiles and earthen green roofs). Generally, the DRB has reviewed these applications as a one-session process; however, the CDC is silent on this process and there is a lack of clarity as to whether this meets the full two-session requirements of the CDC for Class 3 design reviews. Staff is proposing a small change to identify these reviews as Final Architecture Reviews, requiring only one hearing before the DRB and streamlining the application process for owners and contractors.

Also, as buildings and residences in the Town are seeing the need to repair or replace their roofs, certain materials previously used for roofing are either outdated (cedar shakes) or no longer available (certain tile roofs in the Village Center). As such, roofing contractors and homeowners have proposed (and been approved for) standing seam metal roofs that are required to meet the color standards of the CDC. Staff and the DRB have interpreted that the CDC's requirement for "gray" standing seam metal roofs does include very dark bronze, often described as "classic bronze". Staff is proposing another small change to include dark/classic bronze as an approved color for roofs throughout the Town, allowing permits to be processed more quickly to replace certain materials that are no longer modern or safe (in the case of cedar shake shingles).

Finally, staff is recommending a small change to the section of the CDC that relates to review process itself for Class 3 design reviews that will eliminate a conflict around the actions taken by the DRB. Two separate sections state that the DRB "shall review and approve" initial reviews but later states that "no action will be taken" at the initial review. This conflicting language is problematic for the Town and staff is recommending that the DRB be allowed to take action on these reviews.

STAFF RECOMMENDATION

Staff recommends the Board make a recommendation of approval to the Town Council of the proposed Community Development Code Amendments.

PROPOSED MOTION

"I move to recommend the approval of the proposed changes to the Community Development Code to Sections 17.5.6 Building Design as attached hereto as Exhibit A."

ATTACHMENT

- Exhibit A - Proposed Redline CDC Amendment. Deletions are shown in ~~strikethrough~~ and additions are shown in **bold and underlined.**

Exhibit A

17.4.3. Development Review Procedures

G. *Step 7: Schedule Review Authority Public Hearing*

2. Class 3, 4 and 5 Applications.

a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

i. The development application has addressed any required plan revisions;

ii. The applicant has amended the development application to address any discretionary plan revisions or provided a written narrative why the development application does not need to be amended to address such discretionary requirements; and

iii. The development application contains sufficient detail to allow a thorough review of the proposal by the review authority per the applicable requirements of this CDC and the applicable criteria for decision.

iv. For Class 3 applications, an Initial Architecture and Site Review hearing has been scheduled prior to the scheduled date for the Final Review public hearing**, unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review**.

b. Certain class 5 applications are exempt from the need to conduct a public hearing as outlined in step 10 and the public hearing noticing requirements.

c. Class 3 applications will require a two-step process consisting of an Initial Architecture and Site Review hearing, followed by a public hearing for ~~final~~ **Final Architecture Review** approval at a subsequent Design Review Board meeting**, unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review**.

J. *Step 10: Review Authority Public Hearing or Meeting.*

2. *Class 3 Applications.* ~~Prior to taking any action on a class 3 development application~~ **Unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review**, the DRB shall hold at least one (1) Initial Architecture and Site Review hearing and at least one (1) Final Review public hearing held at a subsequent DRB agenda for the purpose of considering recommendations from the Planning Division, the Design Review Board, other agencies and testimony from the applicant and the public.

K. *Step 11: Review Authority Action on a Development Application.*

2. *Class 3 Applications*. The following options are available to the review authority when acting on class 3 development applications:

a. *Initial Architecture and Site Review.* The Design Review Board shall review and approve an Initial Architecture and Site Review application before the application is allowed to proceed to a subsequent agenda for a public hearing and Final Review**, unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review**. However, the public hearing and Final Review may be noticed concurrently with the Initial Architecture and Site Review application and such public hearing shall be continued in

the event the Sketch Review application hearing is not approved before the noticed date for the Final Review public hearing

17.4.11. Design Review Process

C. Review Process

3. *Class 3 Development Applications.* All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below**, unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review**.

a. *Initial Architecture and Site Review.* The intent of the Initial Architecture and Site Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. The review is not a public hearing ~~and no action will be taken~~.

i. *Initial Architecture and Site Review Disclaimer.* Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. An Initial Architecture and Site Review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

b. *Final Review.* Held on a subsequent agenda after the Initial Architecture and Site Review, the Final Review is a public hearing to determine the project's consistency with the Town Design Theme and compliance with the CDC.

17.5.6. Building Design.

C. Roof Form.

3. *Roof Material.*

a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.

b. The review authority may require class A roofing materials as a fire mitigation measure.

c. Permitted roof material outside the Village Center include:

i. Metal roof material limited to the following: rusted**, dark/classic bronze**, black or gray standing seam, bonderized or corrugated metal (not reflective);

ii. Zinc;

iii. Minimum 1/2" slate; and

iv. Copper;

(a) Copper shall only be considered when it is proposed with a brown patina finish.

(b) The brown patina finish shall be completed prior to issuing a certificate of occupancy.

v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

(a) Synthetic roofing material shall be:

(i) Durable;

(ii) High strength, both material and shape;

(iii) Low absorption or permeability
(iv) High freeze/thaw damage resistance;
(v) Color throughout the tile (not surface applied); and high-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

d. The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a **Final Architecture Review of** a class 3 development application if the DRB finds the roofing material is consistent with the Town design theme and the applicable Design Regulations:

i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
ii. Earthen/Landscaped Green Roofs

e. Village Center roofing material will require a **Final Architecture Review** of a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the Town design theme and applicable Design Regulations:

i. Burnt sienna concrete tile.
ii. Earth tones compatible with burnt sienna concrete tile in color and texture.
iii. Brown patina copper
iv. Metal roofing material limited to the following: **dark/classic bronze,** black or gray standing seam bonderized (not reflective)
v. Zinc
vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.

f. Modification to roof materials on dormers and secondary roof forms in the Village Center may be reviewed as a class 1 development application.

i. Permitted roof materials are listed in e.i-vii above.
ii. Rusted metal and/or corrugated metal may be approved so long as it is contextually compatible in design, color, theme and durability.

g. The following requirements are applicable to all roofing:

i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
ii. All rusted metal roofing materials shall be pre-treated to produce rusting prior to the issuance of a certificate of occupancy.

h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.

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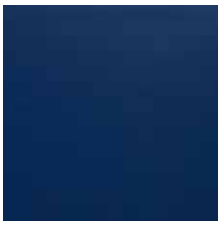
COLOR SELECTION GUIDE

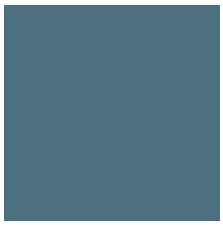
STANDARD COLORS (PVDF)

Colors represented on this chart may not exactly match actual material.
All colors should be verified using actual metal samples.

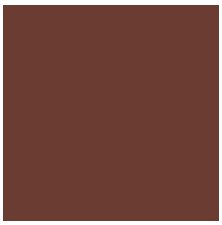
STANDARD COLORS:


Regal Blue

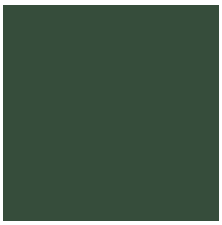

Royal Blue


Slate Blue


Regal Red


Colonial Red


Terra Cotta


Classic Green


Matte Black


Dark Bronze

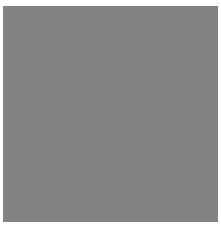

Medium Bronze


Mansard Brown

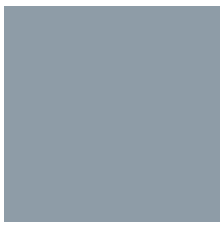

Burnished Slate

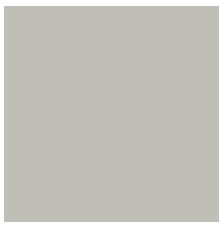

Charcoal Gray


Gun Metal Gray


Slate Gray


Dolphin Gray


Dove Gray


Ash Gray


Desert Tan

Sandstone

Almond

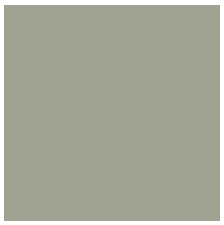
Bone White

Regal White

PREMIUM COLORS – METALLIC FINISH:


Silver Metallic†


Zinc Metallic†


Champagne†


Copper Penny†

†This material is batch sensitive and directional. Do not mix batches or coil lots. Premium Colors. Slightly higher prices.

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COLOR SELECTION GUIDE

STANDARD COLORS (PVDF)

Product Availability Chart

Inquire about sizes and gauges that are not shown.

Color Name	Coil Width	Flat Stock	Gauge	Substrate	Paint Finish	Cool Ratings		
						Reflect	Emiss	SRI
Almond	24"/48"	48"	24	■	●	64.3%	0.87	77
Ash Gray	24"/48"	48"	24	■	●	49.9%	0.86	57
Bone White	24"/48"	48"	24	■	●	70.9%	0.86	86
Burnished Slate	24"/48"	48"	24	■	●	29.1%	0.87	29
Champagne †	24"/48"	48"	24	■	●	45.3%	0.84	50
Charcoal Gray	24"/48"	48"	24/22	■	●	28.1%	0.87	28
Classic Green	24"/48"	48"	24	■	●	21.4%	0.86	19
Colonial Red	24"/48"	48"	24	■	●	31.8%	0.87	33
Copper Penny †	24"/48"	48"	24	■	●	46.0%	0.86	52
Dark Bronze	24"/48"	48"	24/22	■	●	27.3%	0.86	27
Desert Tan	24"/48"	48"	24	■	●	48.4%	0.87	55
Dolphin Gray	24"/48"	48"	24	■	●	43.0%	0.87	48
Dove Gray	24"/48"	48"	24	■	●	48.9%	0.84	55
Gun Metal Gray	24"/48"	48"	24	■	●	25.0%	0.88	26
Mansard Brown	24"/48"	48"	24	■	●	28.3%	0.87	28
Matte Black	24"/48"	48"	24/22	■	●	7.1%	0.86	1
Medium Bronze	24"/48"	48"	24	■	●	31.3%	0.86	32
Regal Blue	24"/48"	48"	24	■	●	25.3%	0.84	23
Regal Red	24"/48"	48"	24	■	●	41.0%	0.85	44
Regal White	24"/48"	48"	24/22/20	■	●	70.4%	0.86	86
Royal Blue	24"/48"	48"	24	■	●	26.0%	0.87	25
Sandstone	24"/48"	48"	24	■	●	59.6%	0.86	70
Silver Metallic †	24"/48"	48"	24	■	●	55.8%	0.85	44
Slate Blue	24"/48"	48"	24	■	●	31.2%	0.87	32
Slate Gray	24"/48"	48"	24	■	●	39.1%	0.87	43
Terra Cotta	24"/48"	48"	24	■	●	39.7%	0.86	43
Zinc Metallic® †	24"/48"	48"	24	■	●	32.9%	0.86	34

● PVDF ■ AZ50/Galvalume®

† - This material is batch sensitive and directional. Do not mix batches or coil lots. Premium color. Slightly higher prices.
All information stated in the color chart is correct at time of printing and subject to change without notice. ***Check our website for latest version 02/2024***

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Classic Bronze(01)


Black(02)


Medium Bronze(03)


Chocolate Brown(04)


Concord Cream(05)


Sandstone(06)


Redwood(07)


Mission Red(08)


Sierra Tan(09)


Ascot White(10)


Forest Green(11)


Patina Green(12)


Dove Grey(13)


Siam Blue(14)


Rawhide(15)


Rocky Grey(16)


Brite Red(17)*


Regal Blue(18)


Teal(19)


Slate Grey(20)


Slate Blue(21)


Coppertone(23)*


Antique Patina(24)*


Boysenberry(25)


Bone White(26)


Hartford Green(27)


Silversmith(28)*


Hemlock Green(30)


Champagne(31)*


Titanium(35)*


Charcoal Grey(62)


Clear Anodized Aluminum(70)*


Dark Bronze Anodized(71)*


Acrylic Coated Galvalume(97)

*Premium Finish

Note: For color chart, with additional details, please refer to "Documents" tab above

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

TO: Mountain Village Design Review Board

FROM: Drew Nelson, Senior Planner

FOR: Design Review Board Public Hearing; July 11, 2024

DATE: June 28, 2024

RE: Staff Memo – Final Architecture Review pursuant to the CDC for Lot 166AR2-10, TBD Stonegate Drive

APPLICATION OVERVIEW: New Single-Family residence on Lot 166AR2-10

PROJECT GEOGRAPHY

Legal Description: LOT 166AR2-10, 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.

Address: TBD Stonegate Drive
Applicant/Agent: Jack Wesson, Jack Wesson Architects, Inc.
Owner: Shavano Investments, LLC
Zoning: Single Family
Existing Use: Vacant
Proposed Use: Single-Family Residence
Lot Size: .5239 acres
Adjacent Land Uses:

- **North**: Single-Family Residence
- **East:** Single-Family Residence
- **West:** Active Open Space – Ski Area
- **South:** Active Open Space – Ski Area

Figure 1: Vicinity Map

ATTACHMENTS

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

Case Summary: Jack Wesson, on behalf of owners Shavano Investments, LLC, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) application for a new single-family residential unit on Lot 166AR2-10, TBD Stonegate Drive. This item was originally reviewed on March 7, 2024, and was eventually approved at the May 2, 2024 regular meeting.

The site is extremely sloped, with nearly the entire property over 30% slopes and many portions over 50%. The proposed structure is a single-family residence in the single-family zone district. While the structure reads as a single story from the adjacent Sundance ski run, it is a five-story building that steps down the site towards Stonegate Drive. Due to the slope of the site and the setback requirements, the applicant has requested and received a height variance. The property is bisected by a private section of Stonegate Drive, making the site smaller than the .5239 acres in size would indicate, and a large no-build zone exists on the west side of the property, reducing the buildable area further.

The proposed structure is 7,681 square feet of habitable space, with a total gross square footage of 8,780 square feet, and utilizes a mixture of wood, stone, and metal siding for the exterior materials. The proposed structure includes three interior parking spaces and one exterior space adjacent to the front entry.

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

Table 1: Relevant information from CDC Sections 17.3.11-14; 17.5.6 (materials); 17-5.8 (parking)

CDC Provision	**Requirement**	**Proposed**
Maximum Building Height	40’ (gable) Maximum	45.67’ (post const.)*
Avg. Building Height	35’ (gable) Maximum	27.59’
Maximum Lot Coverage	40% (9,598.4 sq ft)	17.08% (3,901 sq ft)
General Easement Setbacks	No encroachment	16’ North and West
Roof Pitch		
Primary		2¼ : 12
Secondary		None
Exterior Material		
Stone	35% minimum	38.61%
Windows/Door Glazing	40% maximum	18.24%
Metal	n/a	17.91%
Wood	n/a	25.24%
Parking	2 enclosed/2 surface	3 enclosed/1 surface

Design Review Board Specific Approval:

1) *Parking Requirements – Waiver of 1 exterior surface*
2) *Steep Slopes*

Variance

1) *Building Height Variance – 6’ over the maximum allowable height*

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the first Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated May 2, 2024.

Chapter 17.3: ZONING AND LAND USE REGULATIONS
17.3.3 Use Schedule
Staff: The applicant has identified that this structure is a single-family residence, and the lot is located in the single-family zone district. According to Table 3-1 Town of Mountain Village Land Use Schedule, a single-family residence is an allowable use in the single-family zone district.

17.3.13 Maximum Lot Coverage
Staff: The maximum lot coverage for single-family homes with lots under one acre is 40%. On this site, the maximum allowable site coverage is 9,137.4 square feet. The proposed structure covers 3,901 square feet, or 17.08% of the site, and is well below the 40% threshold.

17.3.11 and 17.3.12: Building Height and Building Height Limits
Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring maximum building height and average building height, along with providing the height allowances for specific types of buildings based on their roof form. The proposed design incorporates a gable roof form. Single-family residences with gabled roofs are granted a maximum height of 40 feet and an average height of 30 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The primary roof form of the proposed structure is gabled and is therefore granted a maximum height of 40 feet and an average height of 35 feet. The applicant has indicated that the maximum height of the current proposed structure is 45.67 feet and has an average height of 27.59 feet (Sheet A-009 of the attached plan set). The CDC requires that height is demonstrated relative to both existing and proposed grade and that the most restrictive measurements be used to determine height. The Town Council approved a height variance of 6 feet above the maximum at their May 16, 2024 regular meeting.

The subdivision plat for Stonegate also includes a more restrictive plat note for building heights. The plat states that the overall building shall not exceed the USGS elevation of 10,135' and that chimneys shall not exceed 10,140', which the plan set indicates is being met for the home design.

Due to the extreme slope of the site (with slopes over 50% for much of the site), the applicant requested – and received – a variance to the maximum height of 6 feet over the allowable limits. The area of impact for the variance is limited to the main gable roof and the elevator shaft. The height variance was needed to allow for habitable structure that fits the Mountain Village building vernacular, as the steep natural grade of the site and the no-build zone on the west side of the property limit the size of the building footprint and therefore the size of an individual story.

Figures 2-5 show the elevations as they relate to the natural grade of the proposed structure and Figure 6 shows the 40' parallel offset to show portions of the structure above the 40-foot threshold.

Figure 2: South Elevation

Figure 3: North Elevation

Figure 4: West Elevation

Figure 5: East Elevation

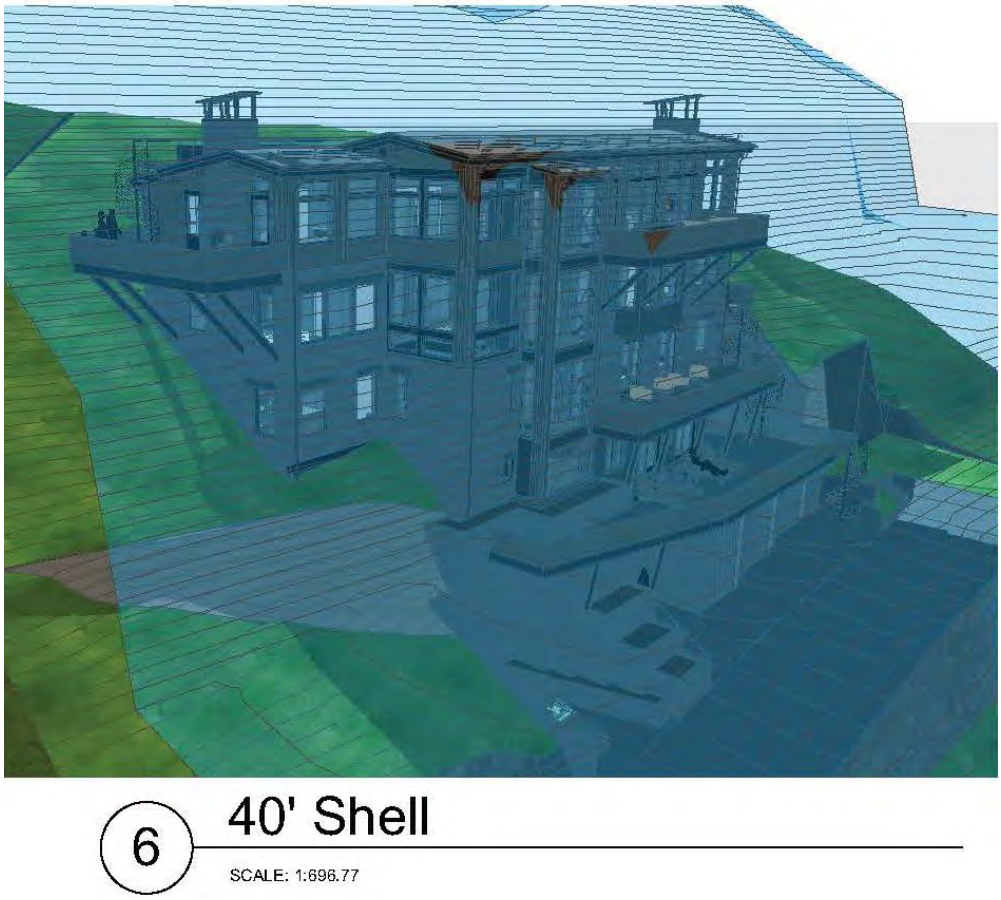


Figure 6: Height Analysis 3D Planar View with 40-foot offset

17.3.14: General Easement Setbacks

The CDC provides that setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within setbacks such as driveways, ski access, natural landscaping, utilities, address monuments, and fire mitigation. The proposed building siting does not impact the General Easement on the north and west sides of the property, with the exception of one proposed ski access.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The proposed development reflects the design goals of the Town of Mountain Village as outlined in section 17.5.4 of the CDC. The proposed design seeks to enhance the current architectural style found in the Stonegate subdivision and Mountain Village by adapting it to suit the challenging alpine building conditions. The proposed design evokes the mining tradition of the region, and it preserves the traditional choice of materials commonly found in Mountain Village, showing sensitivity to the architectural context of the neighborhood and community.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into and protect to the extent possible the existing landforms and vegetation. The CDC requires that any proposed improvements on sites adjacent to open space are submitted to the owner of the affected open space for review and approval.

Staff: The applicant has proposed to locate the structure centrally to the lot, bound by the no-build zone on the west, the general easement on the north, and adjacent to the existing shared drive. The applicant is proposing one ski access, which meets the requirements of the Stonegate subdivision plat. The applicant has provided updated civil and site plans reflecting all infrastructure modifications for the site design, meeting a condition of the IASR approval.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms are well grounded to withstand extreme climate conditions, with the base of the building using materials that are appropriate to be adjacent to accumulated snowfall. Roof design elements that utilize multiple forms with varied ridgelines and vertical offsets and reflect concern for snow accumulation is required. The code permits rusted, black or gray standing seam or metal roofs. Doors and entryways must be constructed using handcrafted materials whenever possible and garage doors shall be recessed and visually interesting. Glazing must be responsive to the energy code and site conditions and cannot exceed a maximum façade coverage of 40 percent. The exterior color must be natural, warm and subtle and harmonize with the natural landscape.

Staff: Staff comments regarding each of the relevant subsections are below.

Building Form:

The form of the proposed residential structure follows an alpine mountain design related to the mining traditions in the region and is grounded to withstand the extreme natural forces of wind, snow, and heavy rain. The proposed use of stone at the base reinforces this requirement.

Exterior Wall Form:
The proposed residential structure has exterior walls that are relatively simple in design and portray a massing that is substantially grounded to the site, while simultaneously evoking the region's mining history. This is reinforced through the use of stone materials as the base, and metal and wood siding above.

Roof Form:
The roof design is a gabled form with a low pitch that has variation to create unique pitches; however, due to the location of the lot much of the roof form will not be visible to the public. The roof material is standing seam bonderized metal; however, the color is not listed in the materials sheet. Once the roof color is provided, indicating either rusted metal, gray, or black materials, the roof would adhere to the requirements of the CDC. The applicant will also need to clarify the fascia materials proposed (both wood and metal are listed in the drawings).

Chimneys, Vent and Rooftop Equipment Design:
The applicant has indicated that the proposed home utilizes natural gas fireplaces with the direct vent on the north and south sides of the building. The application adheres to the requirements of the CDC for equipment design.

Exterior Walls Materials and Color:
The building utilizes grey Telluride stone veneer at the base of the home. A mix of vertical steel, bonderized siding and horizontal and vertical wood siding is incorporated along the exterior of the structure. Stone walls account for approximately 38.61 percent of exterior materials, which meets the minimum 35 percent stone requirement. The applicant has indicated that the fascia will be made of wood, removing a Specific Approval from the DRB's IASR review.

Glazing:
The maximum window area of the building, including window and door glazing, is approximately 18.24% of the total building façade.

Doors and Entryways:
Sheet A-501 provides the window sill and jamb designs. Sheet A-202 indicates that the windows will be metal clad, with the color as a dark grey finish, meeting the standards of the CDC.

Decks and Balconies:
The proposed balconies enhance the overall architecture of the building by creating variety and detail on the exterior elevations as outlined in the CDC and provide exterior outdoor space on a very steep lot. The exterior spiral staircases are unique and are generally not commonly found in Mountain Village; however, this is a visually interesting way to provide external access to different levels of the structure.

Required Surveys and Inspections:
A monumented land survey will need to be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. A materials board is required to be created for the DRB final approval per the requirements outlined in section 17.5.6-J3 of the CDC. The Planning Division is responsible for conducting site inspections prior to the issuance of a certificate of occupancy to ensure the development is proceeding in accordance with the approved plans.

17.5.7: Grading and Drainage Design

Staff: Minimal site grading will be possible due to the steep slope of the site; however, a significant amount of materials (1,500+ cubic yards) will need to be removed from the site to accommodate the anticipated excavation for the lower levels of the structure. The overall site grading will largely conform to the existing conditions before the final construction phase. The current drainage around the house meets the CDC requirements, maintaining a positive slope away from the residence. The applicant has indicated an overall snowmelt area of 746.5 square feet for the site in locations around the home for driveway and pedestrian access.

17.5.8: Parking Regulations

Staff: The applicant generally meets the parking criteria, which stipulates a minimum of two internal and two external parking spaces per single-family residence. The proposed design includes 3 internal spaces and 1 external space on the south side of the home. The proposed design waiver of 1 exterior space requires a Specific Approval. Section 17.5.8.A.2. allows for the DRB to waive surface spaces for smaller lots when tandem parking is not feasible, which staff believes is the case for this property due to the steep slopes, no-build zone, and other features of the site.

The subdivision plat for Stonegate indicates that access to this lot and the adjacent Lot 11 is a shared access to the benefit of both parties. This section of shared driveway is not a public roadway maintained by the Town, and would not meet current standards of the CDC. However, this section of driveway has already been constructed and is in use, and would be considered a pre-existing non-conforming design approved by a prior DRB.

The parking regulations (Section 17.5.8.C.2.) requires that garages that are designed to have cars backing out shall have a minimum of 25' of backup space for vehicles exiting a garage. In addition, due to the extremely narrow profile of the existing shared access drive, was recommended at the time of the IASR that the applicant demonstrate turning movements into and out of the garage and to evaluate whether access to the garages is feasible. This has been provided via the revised civil plans

The applicant has indicated that all spaces will be 9' x 18' in size, which meets the standards set forth in the CDC (sheet A-101). These spaces are accessed by an 8' wide garage door opening but widen out once inside the garage. Average vehicle widths for cars and trucks commonly seen in Mountain Village (Toyota Tundra, Chevrolet Suburban) are approximately 80 inches wide, or around 6.75 feet. Due to the unique nature of the site, the applicant should be aware of the difficulty in accessing the garages for vehicles of a certain size and turning radius.

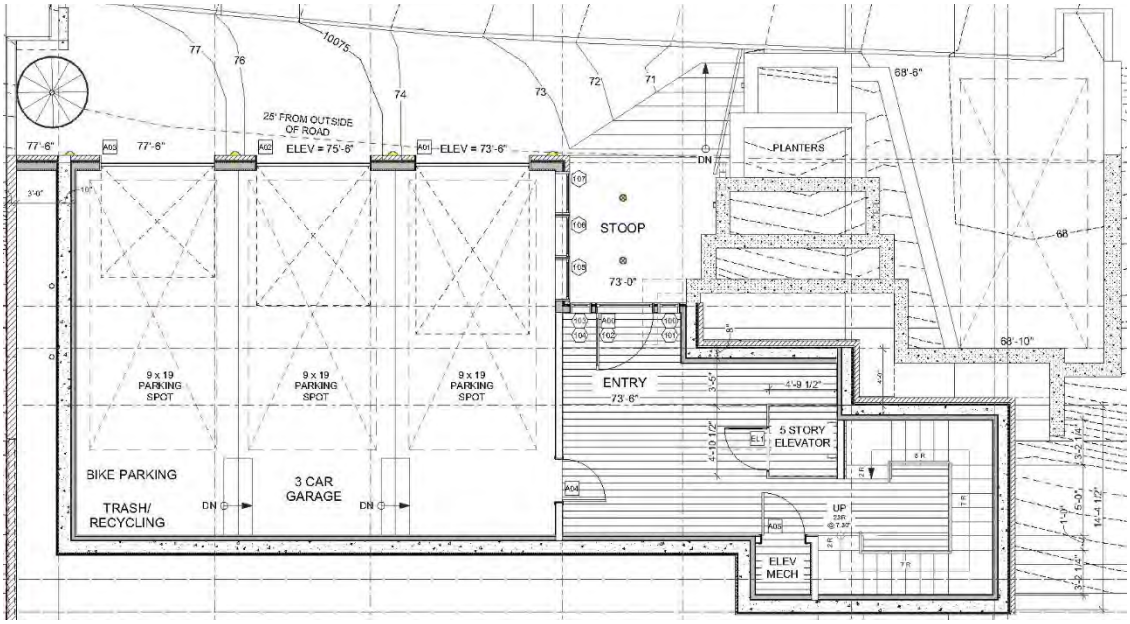


Figure 7: Site Plan – Proposed Parking

17.5.9: Landscaping Regulations

Staff: An initial landscaping plan was provided on sheet A-004 of Exhibit A. The applicant is proposing the addition of 3 evergreen trees, 3 Aspen trees or multi-stems, 1 ornamental Dogwood tree, and 60 ornamental trees or shrubs along with retaining the existing vegetation outside of the Zone 1 fire mitigation area. The revised design also incorporates new planting islands on the north side of the building that would be integrated into the structure.

All recommendations of the Town Forester have been incorporated into the landscape plan, meeting the conditions of the IASR.

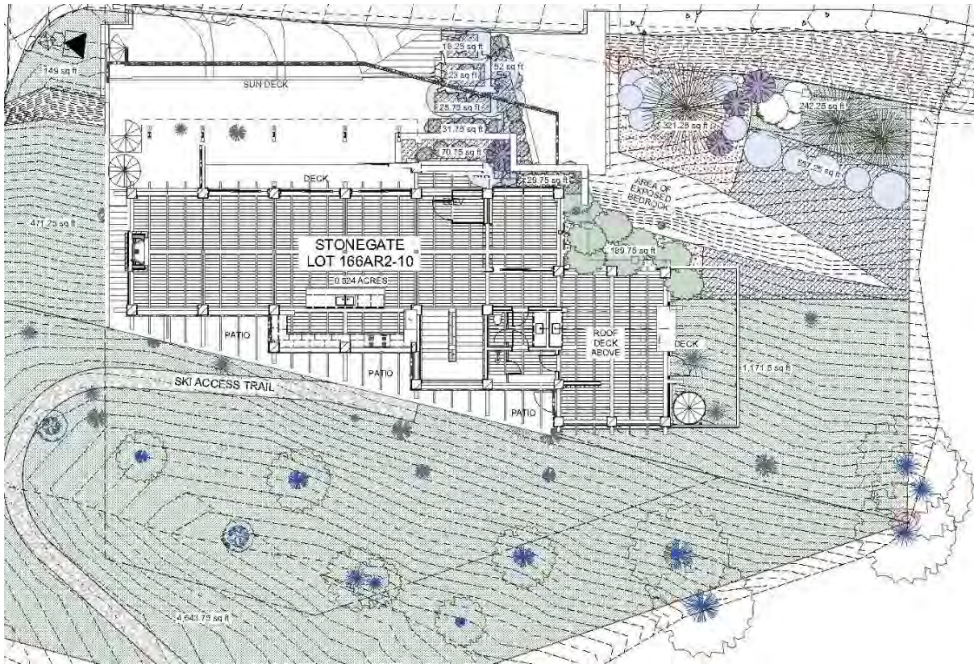


Figure 8: Landscape Plan

17.5.10: Trash, Recycling, and General Storage Areas
Staff: The applicant has shown the trash and recycling areas internal to the garage on the unit. This complies with the provisions of the CDC.

17.5.11: Utilities
Staff: Utilities are in the roadway for Stonegate Drive, and currently provide services to the home located directly to the north. The utility plan, as presented on sheet C3 within the submitted documentation, indicates that all utility connections will be coordinated with the proper authorities, including the Town of Mountain Village. The Public Works Department provided the following referral comments:

"Stonegate is an interesting part of the Town. The driveway in front of this site is private. Stonegate Drive stops short of this lot. The retaining walls in this area are the Towns. I know it doesn't really make sense. Public Works will need to be involved in all details that have to do with cutting into the retaining walls. My records show there is an existing water and sewer tap. Public Works will work with the applicant to field verify the locations. It's a difficult site but looks like they have a good plan. Make sure you focus in on the construction mitigation plan as it is a really tight site to build on."

The Telluride Fire Protection District provided the following comments:

"This is a challenging location for TFPD in an emergency response. I met with the architect and the contractor on site a while back and I was going to require some kind of mitigation such as a standpipe from near the hydrant to the building to help overcome the grade and lack of a turnaround."

17.5.12: Lighting Regulations
Staff: The applicant has provided an initial lighting plan on sheet A-005 and A900 of Exhibit A. This illustrated the lighting types and locations. The plan proposes the use of three exterior lighting fixtures: an exterior sconce, a step light, and recessed downlights at the entry. The wall sconces are proposed adjacent to the three garage doors, the step lights are proposed for the deck areas, and the recessed downlights are proposed for the entryway. All lighting fixtures meet the requirements of the CDC.

Figure 9: Exterior Sconce

Figure 10: Step Light

Figure 11: Exterior recessed Downlights

17.5.13: Sign Regulations
Staff: The applicant is proposing wall-mounted address numbers to be placed on the north elevation facing Stonegate Drive, adjacent to the garages. The CDC allows homes that are located within 20' of the roadway to attach address identification numbers to the building with DRB and Fire District approval.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: The Fire Mitigation Plan provided by the applicant shows that all trees within the Zone 1 area are to be removed, meeting the requirements of the CDC for fire protection.

The development is also proposed on a lot that generally exceeds 50% in slope. This requires a Specific Approval by the DRB, which is appropriate in this case due to the very steep slopes that exist across the entirety of the property.

17.6.6: Roads and Driveway Standards
Staff: Stonegate Drive and the shared driveway access is quite steep and narrow in this location. The applicant has provided turning movement calculations to show that vehicles can safely enter and exit from the shared access drive into and out of the garages, meeting a condition of approval of the IASR.

17.6.8: Solid Fuel Burning Device Regulations
Staff: The applicant has indicated that the fireplaces in the proposed structures will be natural gas, which meet the requirements of the CDC.

Chapter 17.7: BUILDING REGULATIONS
17.7.20: Construction Mitigation
Staff: A Construction Mitigation Plan was provided in the plan set. The applicant has indicated construction parking has been negotiated with the owners of Lot 166AR2-3, providing 6 parking spots during the construction phase. This meets the requirements of the IASR condition of approval.

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

Staff Recommendation:
Staff suggests the following motion for **approval** of the Final Architecture Review:

I move to approve the Final Architecture Review for a new single-family home located at Lot 166AR2-10, based on the evidence provided in the staff memo of record dated June 28, 2024, and the findings of this meeting, with the conditions as noted in the staff report.

With the following specific approvals:

Design Review Board Specific Approval:

1) *Parking Requirements – 1 exterior surface*
2) *Steep Slopes*

Conditions:

1) *Prior to Building Permit issuance, the applicant shall work with Public Works and the Telluride Fire Protection District to locate a standpipe from the fire hydrant due to the steep site and lack of a firetruck turnaround.*
2) *Prior to Building Permit issuance, the applicant shall provide additional color details for roofing materials, window frames, garage doors, all exterior doors, and all other materials necessary to meet CDC guidelines.*
3) *Prior to Building Permit issuance, the applicant shall provide additional details on the layback and foundation plans to certify that no structures will be placed in either the no-build zone or in the general easement on the west and north sides of the structure, respectively.*
4) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height as well as accurately depict footer and foundation locations adjacent to the no-build zone and general easement.*
5) *The applicant shall work with Public Works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.*
6) *The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
7) *A Knox Box for emergency access is recommended.*
8) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete 2024.*
9) *Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.*
10) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
    b. *Wood that is stained in the approved color(s);*
    c. *Any approved metal exterior material;*
    d. *Roofing material(s); and*
    e. *Any other approved exterior materials*
11) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their*

lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Should the DRB choose to require additional information be provided prior to consideration of the Final Architecture Review, staff recommends the following motion:

I move to continue the Final Architecture Review for a new single-family home located at Lot 166AR2-10 to the _____, 2024, regular Design Review Board meeting.

The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- COMMUNICATION PEDESTAL
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- ASPEN TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER
- SPRUCE TREE, NUMBER INDICATES CALIPER
- COMMON DRIVEWAY AND UTILITY EASEMENT, PLAT BOOK 1 PAGE 3116, MODIFIED BY PLAT BOOK 1 PAGE 4677
- NO BUILD ZONE, PLAT BOOK 1 PAGE 3116
- SLOPES >30%

NOTICE:

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

NOTES:

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. TLR86015153, Effective Date 11/27/2023 at 05:00 PM.
3. Elevations were determined by the benchmark established by 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, a 2" Brass Cap in bridge abutment having an elevation of 9979.00 feet. Site Benchmark is the found 7.0' Witness Corner Lot 166AR2-10, an Aluminum Cap and Rebar, LS 36577, having an elevation of 10078.90 feet, as depicted.
4. Fieldwork was performed January 24, 2024.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 166AR2-10, Town of 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 166AR2-10, Town of Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Christopher R. Kennedy, P.L.S. 36577
02/15/2024

COLORADO REGISTERED CHRISTOPHER R. KENNEDY 36577 02/15/24 PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY
LOT 166AR2-10, TOWN OF MOUNTAIN VILLAGE

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

DATE:	02/15/2024
JOB:	02005
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

BUILDING SUMMARY

SITE PERMIT NUMBER:	-
BUILDING PERMIT NUMBER:	-
PROJECT ADDRESS:	10 STONEGATE DRIVE
BLOCK:	-
LOT:	LOT 166AR2-10
LOT AREA:	22,843.5 SQ. FT.
ZONING DISTRICT:	SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL
NUMBER OF STORIES:	3
NUMBER OF SUB-LEVELS:	2
A Knox Box for emergency access is recommended.	
FIRE SPRINKLERS REQUIRED- monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system	

CODE SUMMARY

BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE (2012) INTERNATIONAL ELECTRICAL CODE (2012) INTERNATIONAL FIRE CODE (2012) INTERNATIONAL MECHANICAL CODE (2012) INTERNATIONAL PLUMBING CODE (2012)
ENERGY CODE:	NATIONAL ENERGY CODE (2017)
TYPE OF CONSTRUCTION:	TYPE 5-B
OCCUPANCY:	R-3
BUILDING AREA:	7,681 SF LIVING 8,780 TOTAL
130 LB GROUND SNOW LOAD, 90 MPH EXPOSURE C WIND,	
FROST DEPTH 48"	

ABBREVIATIONS & SYMBOLS

WALL, BUILDING OR MISCELLANEOUS SECTION NO. DRAWING NO. — 1 / A4.0

INTERIOR ELEVATION NO. SHEET NO. — A–7.0

ROOM NAME ROOM NO. — KITCHEN 206

DOOR NO. — 117

ELEVATION WINDOW NO.

FRAME WALL

BRICK/STONE VENEER

SPOT ELEVATION

ROOF SLOPE — 12 / 10

A.B.	AS BUILT / ANCHOR BOLT	MAX.	MAXIMUM
A.C.T.	ACOUSTICAL CEILING TILE	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MFG.	MANUFACTURER
A.F.F.	ABOVE FINISH FLOOR	M.H.	MANHOLE
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINIUM	MISC.	MISCELLANEOUS
BD.	BOARD	M.L. / ML	MICRO-LAM
BLDG.	BUILDING	M.L.R./MB	MICRO-LAM BEAM.
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
BYND.	BEYOND	NO.	NUMBER
C.A.T.V.	CABLE TELEVISION LINE	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.P.	OUTSIDE DIAMETER
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PERF.	PERFORATED
CTR.	CENTER	P.L.	PROPERTY LINE
DET.	DETAIL	P.LAM.	PLASTIC LAMINATE
DIAG.	DIAGONAL ELECTRIC LINE	POL.	POLISHED
EA.	EACH	PR.	PAIR
E.J.	EXPANSION JOINT	PTD.	PAINTED
EQ.	EQUAL	REQ'D.	REQUIRED
EXP. JT.	EXPANSION JOINT	RM.	ROOM
EXT.	EXTERIOR	R.O.	ROUGH OPENING
FIN.FL/F.F.	FINISHED FLOOR	SCHED.	SCHEDULE
FIN. GR.	FINISH GRADE FLOOR	SHT.	SHEET
F.S.P.	FIRE STAND PIPE	SIM.	SIMILAR
F.V.	FIELD VERIFY	SPEC.	SPECIFICATION
GA.	GAUGE	SQ. FT.	SQUARE FEET
GALV.	GALVANIZED	SQ. IN.	SQUARE INCHES
GBX.	GYPSUM BOARD TYPEX	STD.	STANDARD
GL.	GLASS	STL.	STEEL
GB.	GYPSUM WALL BOARD	TC.	TOP OF CURB.
H.C.	HOLLOW CORE	T & G.	TONGUE & GROOVE
H.M.	HOLLOW METAL	T.O.C.	TOP OF CONCRETE
HORIZ.	HORIZONTAL	T.O.S.	TOP OF SLAB
HVAC.	HEATING VENTILATION	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	T.	TELEPHONE LINE
IN.	INCH / INCHES	U.B.C.	UNIFORM BUILDING CODE
INSUL.	INSULATION	U.N.O.	UNLESS NOTED OTHERWISE
JT.	JOINT	VERT.	VERTICAL
LAM.	LAMINATED	V.I.F.	VERIFY IN FIELD
LAV.	LAVATORY	WD.	WOOD

GENERAL NOTES

GN01- CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

GN02- MATERIALS AND ASSEMBLIES:
ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, O.S.H.A. REQUIREMENTS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUB-CONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

GN03- CONTRACTOR TO REVIEW GEO-TECHNICAL REPORT FOR BUILDING SYSTEM RECOMMENDATIONS. SHOULD UNEXPECTED SITE CONDITIONS ARISE DURING EXCAVATION, THE ARCHITECT AND GEO-TECHNICAL ENGINEER SHALL BE NOTIFIED FOR A SITE EVALUATION OF EXISTING CONDITIONS.

GN04- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH THE FLOORS, CEILING AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS.

GN05- ALL REQUIRED WORK SHALL BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS. THEY SHALL BE ONE AND THE SAME.

GN06- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS, ALL NECESSARY INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY.

GN07- THE CONTRACTOR SHALL COMPILE AND SUBMIT AS REQUIRED TO MANUFACTURERS AND OWNER ALL MATERIAL, FIXTURE AND APPLIANCE WARRANTIES.

GN08- THE JOBSITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS.
THE CONTRACTOR SHALL PROVIDE FOR RECYCLING AT THE JOB SITE.

GN09- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT AND THE PROTECTION OF NEIGHBORING PROPERTIES.

GN10- THE CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.

GN11- THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS OF ALL NECESSARY ACCESS PANELS IN ALL PARTITIONS, FLOORS, CEILING, AND WALLS AND COORDINATE EXACT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH TO SURFACE WITH NO TRIM.

GN12- FOR THIS PROJECT, DATUM 100.00' IS SET AT FINISH FLOOR, MAIN LEVEL OF THE UNIT.
GN13- DATUM ELEVATIONS ARE GIVEN TO TOP OF FINISH FLOOR. ALL OTHER FINISH MATERIALS ARE ADDED TO THESE GIVEN ELEVATIONS UNLESS OTHERWISE NOTED.

GN14- DO NOT OBTAIN DIMENSIONS BY SCALING DRAWINGS - USE WRITTEN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE PROJECT ARCHITECT BEFORE THE COMMENCEMENT OF WORK.

GN15- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN TO THE FOLLOWING IN ORDER OF PRIORITY:

A. GRID LINES
B. FLOOR LINES
C. WORK POINTS
D. STRUCTURAL STEEL
E. FACE OF STUD
F. FACE OF CONCRETE
G. FACE OF FINISH

GN16- UNLESS OTHERWISE NOTED, DIMENSIONS ARE ASSUMED TO BE:

A. PLUMB
B. LEVEL
C. SQUARE
E. PARALLEL
F. TO ESTABLISHED AXES OR BASELINES AS ESTABLISHED BY DIMENSIONAL OR ANGULAR NOTATIONS

GN17- ALL GLASS MUST CONFORM TO CODE REQUIREMENTS FOR SAFETY GLAZING.

GN18- MATERIALS, WHERE REQUIRED, ARE TO HAVE AN UL LABEL IN AN INCONSPICUOUS BUT VISIBLE LOCATION.

GN19- SIZES, DIMENSIONS, LOCATIONS, AND DETAILS OF PLANTERS, TREE GATES, CONCRETE FINISH, TILE PATTERNS, GRADING, SITE LIGHTING, ETC., ASSOCIATED WITH LANDSCAPE ARE SHOWN ON LANDSCAPE DRAWINGS.

GN20- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF UTILITY LINES, AGGREGATE BASES, SPOT ELEVATIONS ETC., ASSOCIATED WITH CIVIL ARE SHOWN ON THE CIVIL DRAWINGS.

GN21- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF STRUCTURAL MEMBERS, BEAMS, SLABS, WALLS, OPENINGS, ETC., ARE SHOWN ON STRUCTURAL DRAWINGS.

GN22- SIZES, DIMENSIONS, LOCATIONS AND DETAIL OF REGISTERS, DUCTS, EQUIPMENT, WALL OPENINGS, LOUVERS, ACCESS HATCHES, EQUIPMENT CURBS, VENTS, ETC., ASSOCIATED WITH HEATING VENTILATING AND AIR CONDITIONING ARE CONTAINED ON THE MECHANICAL DRAWINGS. COORDINATE LOCATION OF REGISTERS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

SITE PLAN GENERAL NOTES
SPGN01- CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY PRIOR TO EXCAVATION.

SPGN02- CONTRACTOR TO VERIFY ALL FLOOR ELEVATIONS PRIOR TO EXCAVATION.

SPGN03- CONTRACTOR TO PROTECT ALL TREES ON PROPERTY & ADJACENT PROPERTIES THAT EXTEND OVER PROPERTY LINE.

SPGN04- THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS

SPGN05- THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

DRB notes:

-Areas disturbed within the General Easement utilized during construction shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy.

-Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

-Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

-Prior to issuance of a CO, the property owner will enter into a Road Right of Way and General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the road right of way and general easement encroachments approved.

-A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height (consistent with CDC Section 17.3.12.C.)

-A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

-Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

Stone: setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4')

Wood that is stained in the approved color(s)

Any approved metal exterior material

Roofing material(s)

Any other approved exterior materials

-All areas of glazing to be specified as non-reflective material.

DRAWING INDEX

PROJECT AXONOMETRIC

PROJECT DIRECTORY

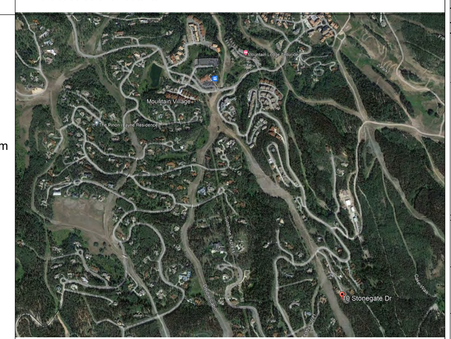
OWNER/CONTRACTOR

ARCHITECT
JACK WESSON ARCHITECTS, INC.
PO BOX 457
TELLURIDE, CO 81435
T 970.728.9755
jwesson@me.com
adam.birck@gmail.com

SURVEY INFORMATION
ALL POINTS LAND SURVEYING
PO BOX 754
OPHIR, CO 81435
T 970 708 9694
allpointslandsurvey@gmail.com

CIVIL ENGINEER
Drew S. Ruderman, P.E.
Owner & Professional Engineer
Black Canyon Engineers
447 E. Main St.
Montrose, CO 81401
Office / Cell: (970) 568-5392
Fax: (877) 586-8583
www.BlackCanyonEngineers.com

VICINITY MAP



JACK WESSON
ARCHITECTS INC.
109 E. Colorado #2
P.O. Box 2051
TELLURIDE, CO 81435
TEL: 970.728.9755
jack@wessonarch.com
www.jackwessonarchitects.com

STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Cover Sheet, Notes & Legends

SHEET NUMBER:
G-001

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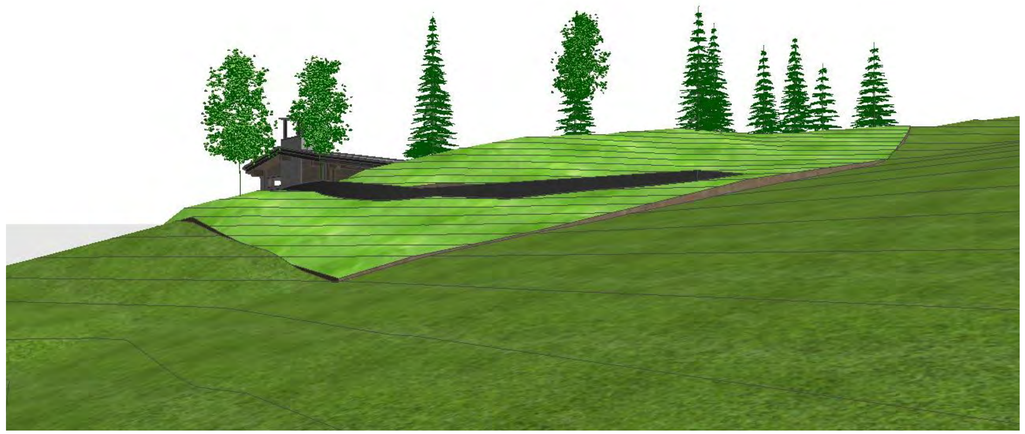
4 Perspective D @ Ski Run

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

0 4' 8' 16'



3 Perspective C @ Ski Run

SCALE: 1:121.07

2 Perspective B @ Bend

SCALE: 1:105.11

1 Perspective A @ Lower Wall

SCALE: 1:107.24

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PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Perspectives

SHEET NUMBER:
3D1

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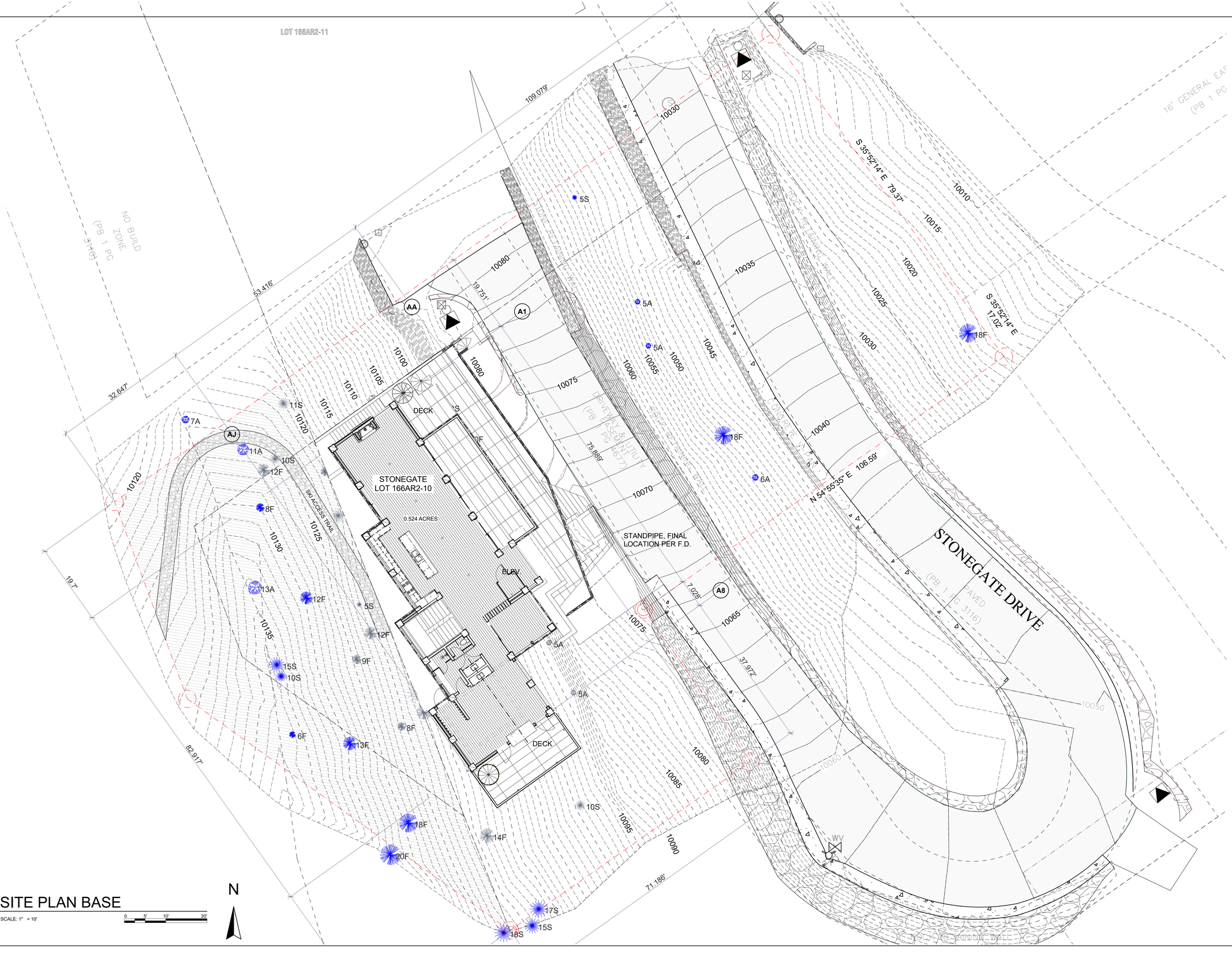

1 SITE PLAN BASE

SCALE: 1" = 10'

0 5' 10' 20'

N

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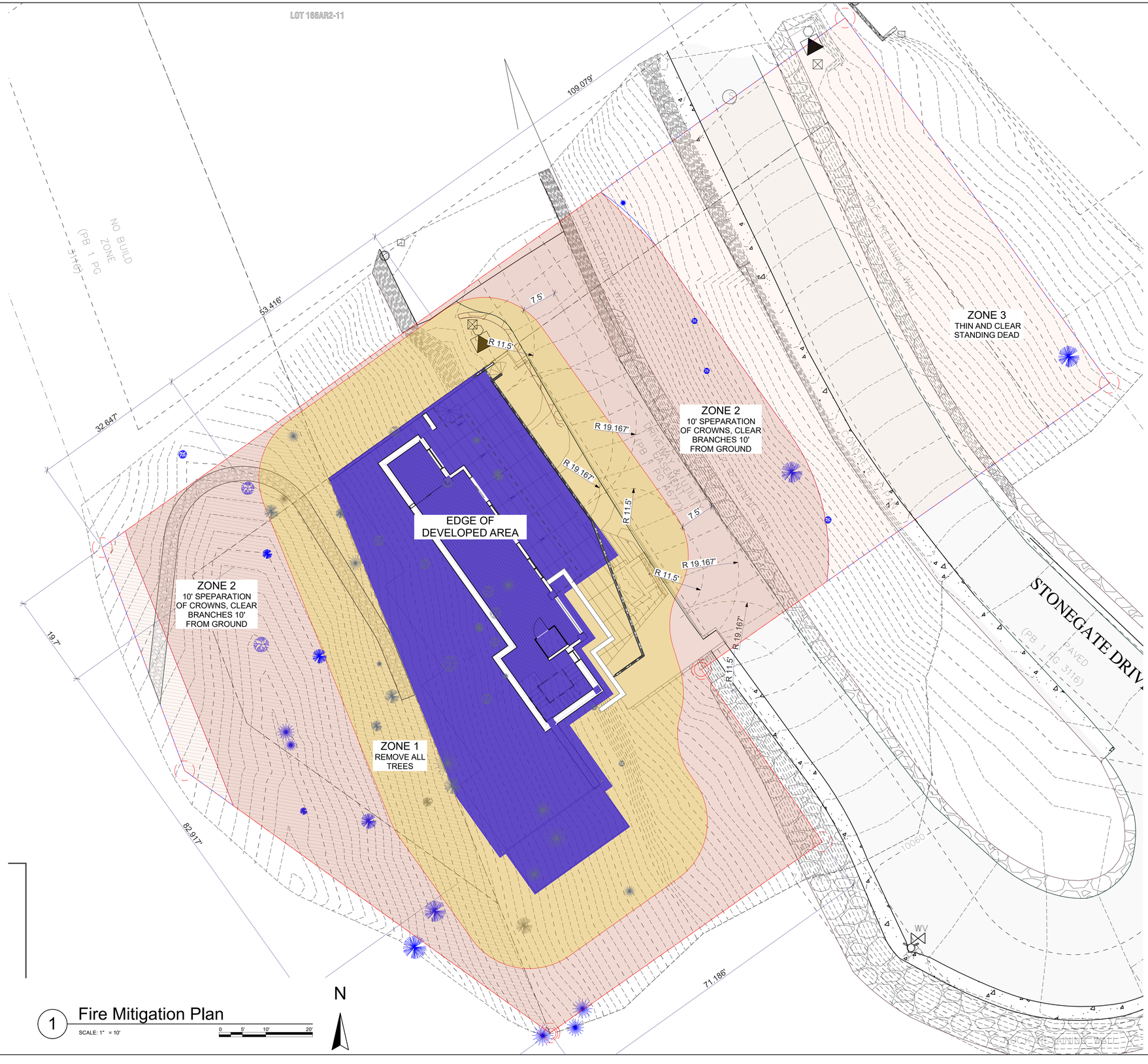
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER:
A-001



1 Fire Mitigation Plan

SCALE: 1" = 10'

0 5' 10' 20'

NOTES:

ALL DECKS TO BE BUILT OF HEAVY TIMBER CONSTRUCTION AND FIRE RESISTANT MATERIALS

ZONE 1- REMOVE ALL TREES

ZONE 2- 10' SPEPARATION OF CROWNS, CLEAR BRANCHES 10' FROM GROUND

PRIOR TO BUILDING PERMIT THE APPLICANT SHALL WORK WITH THE TOWN FORRESTER TO IDENTIFY TREES FOR REMOVAL

ZONE 3- THIN AND CLEAR STANDING DEAD

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PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
FIRE MITIGATION PLAN

SHEET NUMBER:
A-002

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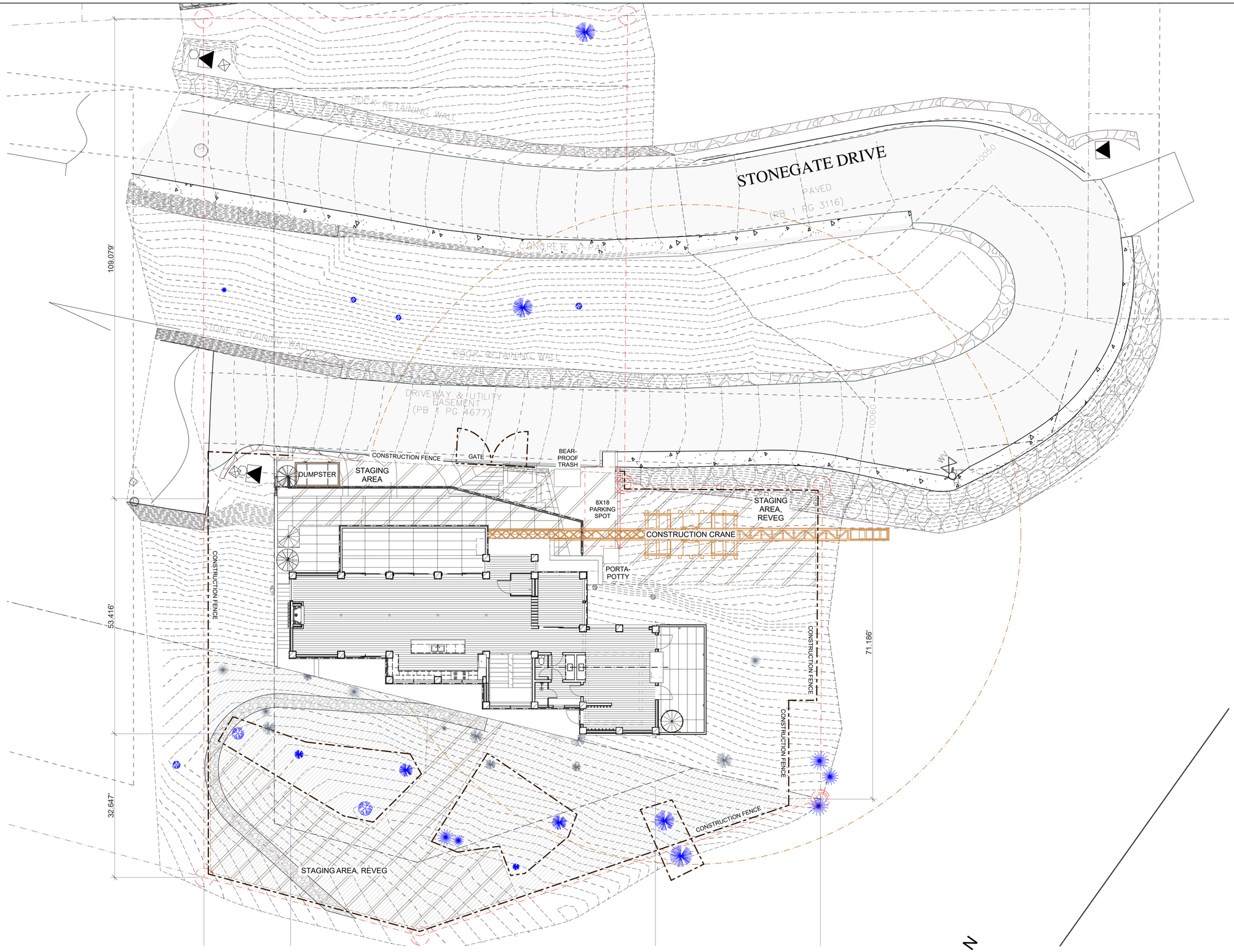

1 Construction Staging Plan

SCALE: 1" = 10'

0 5' 10' 20'

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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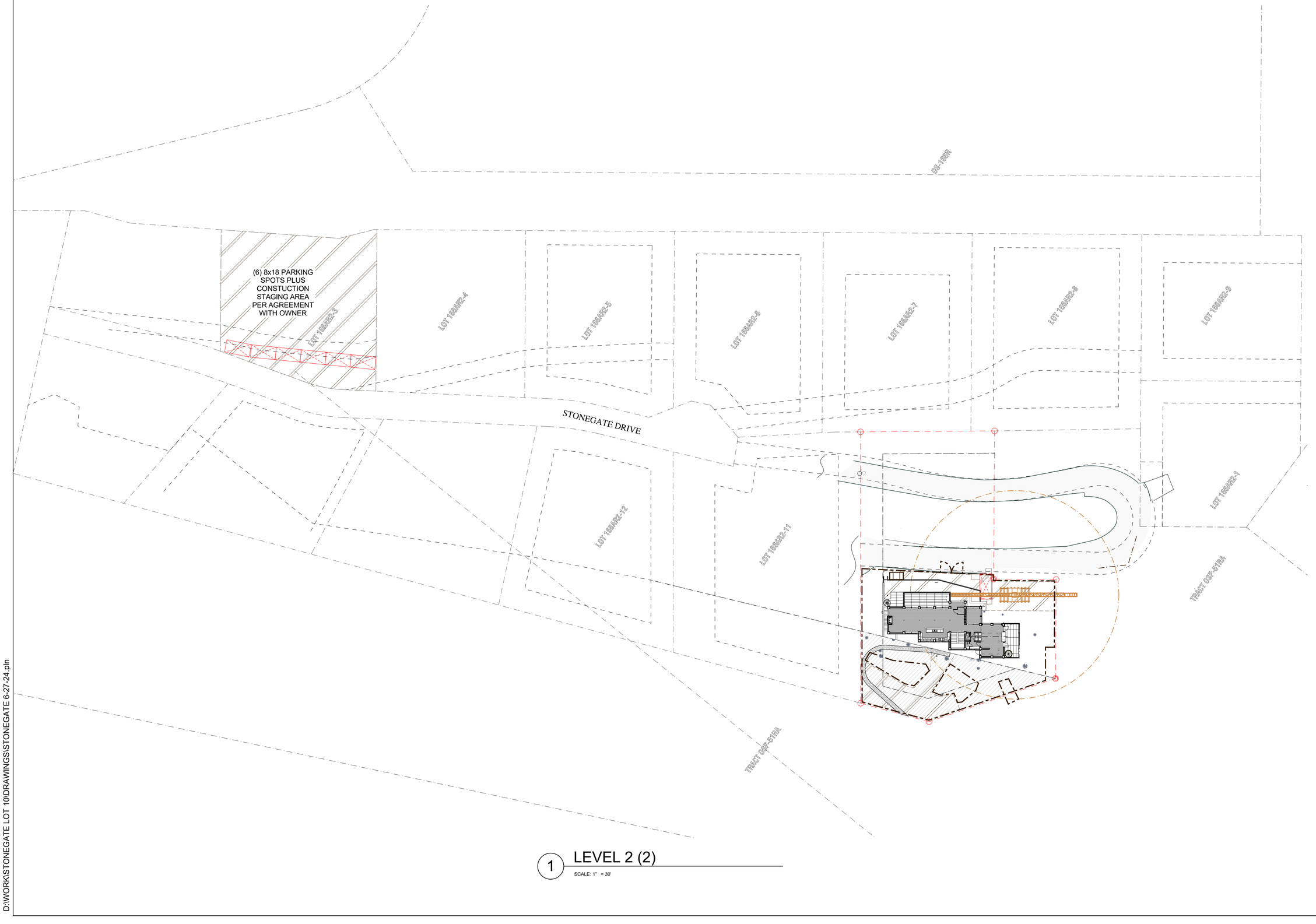
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
CONSTRUCTION STAGING A

SHEET NUMBER:
A-003a



1 LEVEL 2 (2)

SCALE: 1" = 30'

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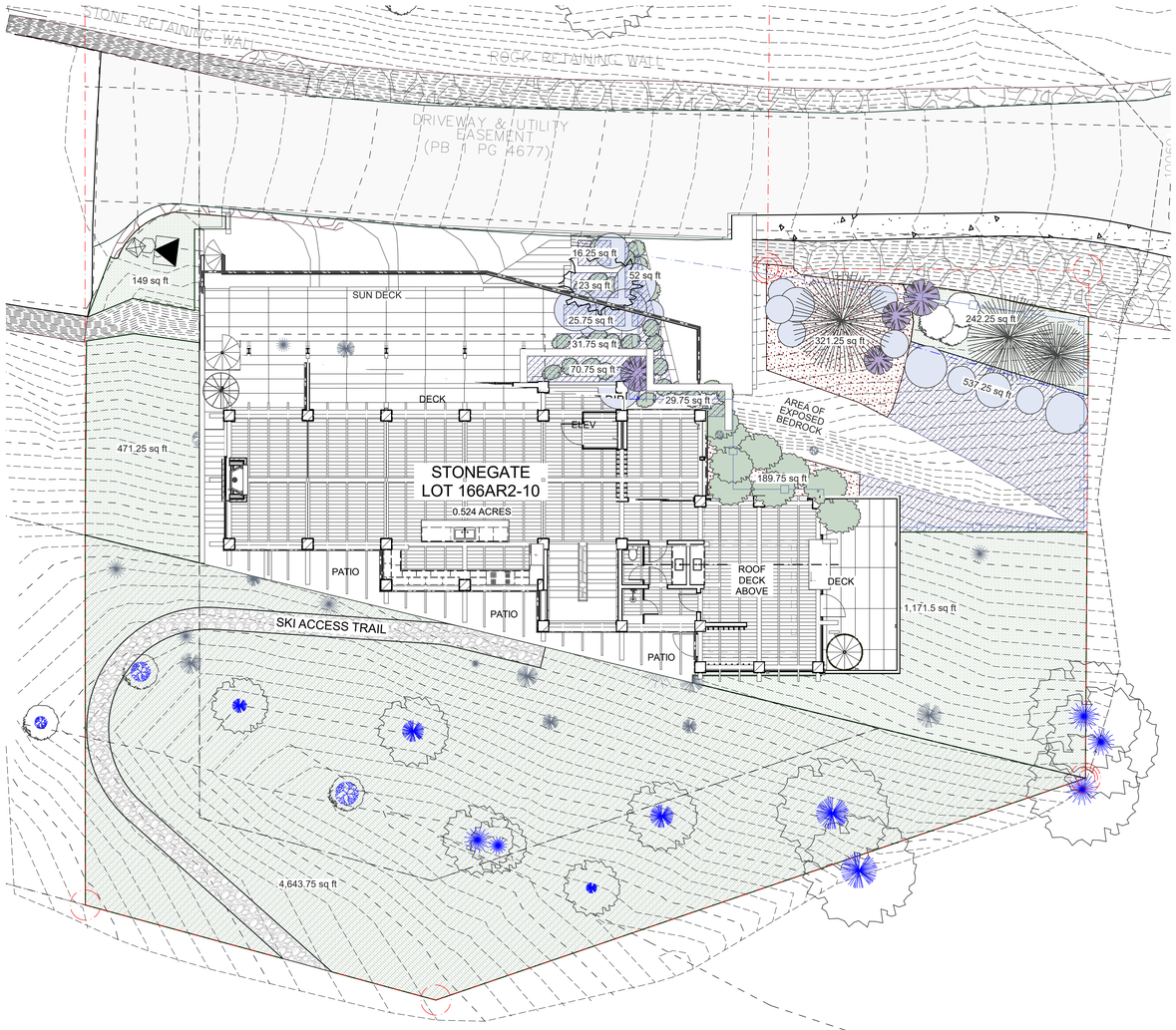
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
CONSTRUCTION STAGING B

SHEET NUMBER:
A-003b



1 Landscape Plan

SCALE: 1" = 10'

0 5' 10' 20'

(3) NEW EVERGREEN TREES
(1-8') (1-10') MINIMUM HEIGHT

***At least forty (40) percent of the trees on a landscaping plan shall be trees not typically found in landscaping in the Town, such as lodgepole pine, limber pine, white bark pine, ponderosa pine, bristlecone pine and pinyon pine provided such trees fit within the life zone and a site's micro climate.

Note: Evergreen trees to be planted need to represent at least 2 separate genus (Picea, Abies, Pinus, Juniperus, Thuja, Pseudotsuga) and one of the genus classes should, ideally, be represented by two separate species (example, Pinus = limber pine & whitebark pine)

(3) NEW 3" CAL. APSEN OR
2 1/2" CA. MULTI-STEM

(30) 3 GAL. SHRUBS

(18) 5 GAL. ORNAMENTAL SHRUBS

(4) 8 GAL. ORNAMENTAL TREE/SHRUB TBD

(8) 10 GAL. SHRUBS

(1) ORNAMENTAL DOGWOOD

EXISTING TREE TO REMAIN- SEE SITE PLAN FOR TYPE AND SIZE

FLOWER MIX 1: COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL APPROX. 290 SF.

FLOWER MIX 2: RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL APPROX 510 SF.

NOTE: REVEGETATION IS WILL BE NATIVE MIX
5% WESTERN YARROW
10% TALL FESCUE
5% ARIZONA FESCUE
5% HARD FESCUE
10% CREEPING RED FESCUE
15% ALPINE BLUEGRASS
10% CANADA BLUEGRASS
15% PERENNIAL RYEGRASS
10% SLENDER WHEATGRASS
15% MOUNTAIN BROME
APPROX. 1885 SF

WATER USAGE CHART:

ASPEN	3 @	10 gal. =	30 gal.
SPRUCE	3 @	10 gal. =	30 gal.
3 GAL. SHRUB	30 @	3 gal. =	90 gal.
5 GAL. SHRUB	18 @	5 gal. =	90 gal.
8 GAL. SHRUB	4 @	8 gal. =	32 gal.
10 GAL. SHRUB	8 @	10 gal. =	80 gal.
DOGWOOD	1 @	5 gal. =	5 gal.
TOTAL =			357 gal.

*NOTE: INSTALL RAIN SHUT-OFF DEVICE AS REQ'D BY SECTION 9-210

INSTALL BACKFLOW PREVENTERS

GENERAL NOTES:
1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.

2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.

3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.

4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.

5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO

6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.

7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPERATION, SEEDING, MULCHING, AND FERTLIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OR COLORADO.

8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

REVEGETATION AND EROSION CONTROL NOTES:
1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.

2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTO-TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.

3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.

4. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.

5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.

7. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.

8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.

10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.

11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).

DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADOPTIVE BUILDING CODES

THE PROJECT SHALL COMPLY WITH THE TOWN'S FIRE MITIGATION STANDARDS

THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

SHOULD THE STATE OF THE GENERAL EASEMENTS BE DISTURBED DURING CONSTRUCTION, THE APPLICANT MUST REVEGETATE THE AREA TO ITS PRIOR CONDITION USING THE NATIVE SEED MIX.

JACK WESSON
ARCHITECTS INC.
109 E. Colorado #2
P.O. Box 2051
TELLURIDE, CO 81435
TEL: 970.728.9755
jack@wessonarch.com
www.jackwessonarchitects.com

STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
LANDSCAPE PLAN

SHEET NUMBER:
A-004

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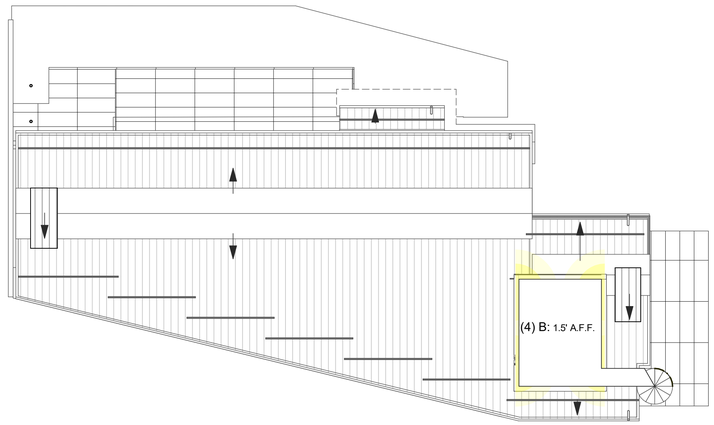
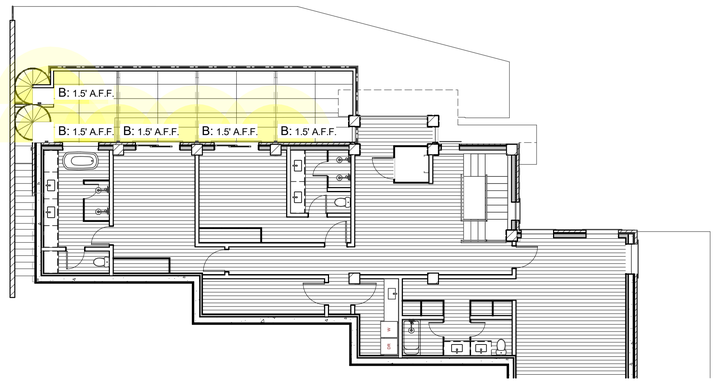


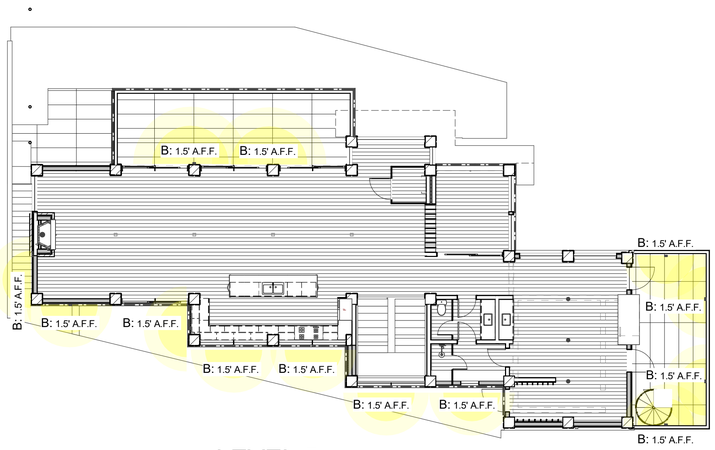
6 ROOF DECK

SCALE: 1" = 10'



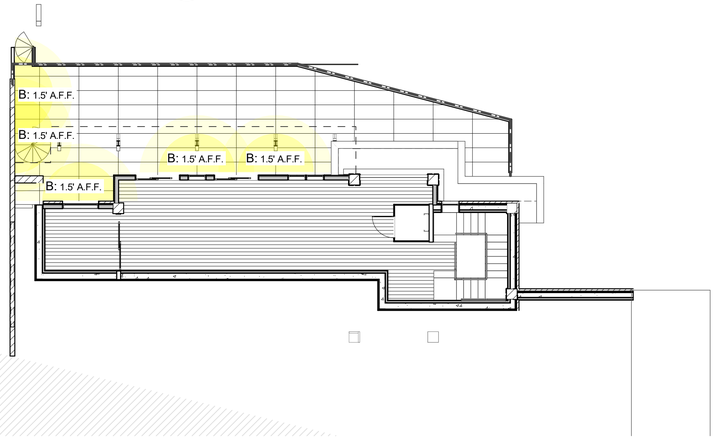
3 LEVEL 3

SCALE: 1" = 10'



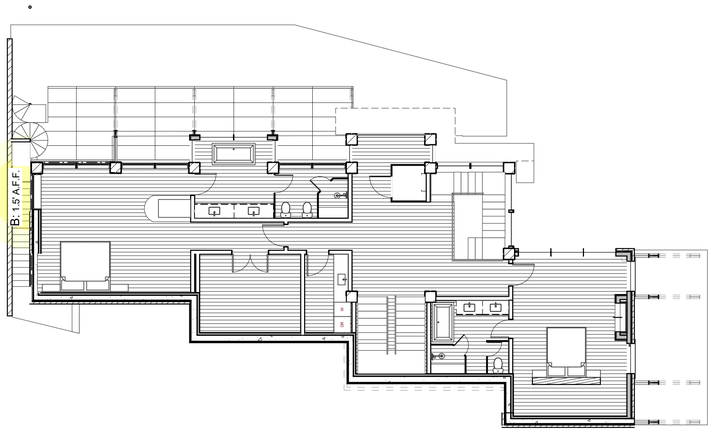
5 LEVEL 5

SCALE: 1" = 10'



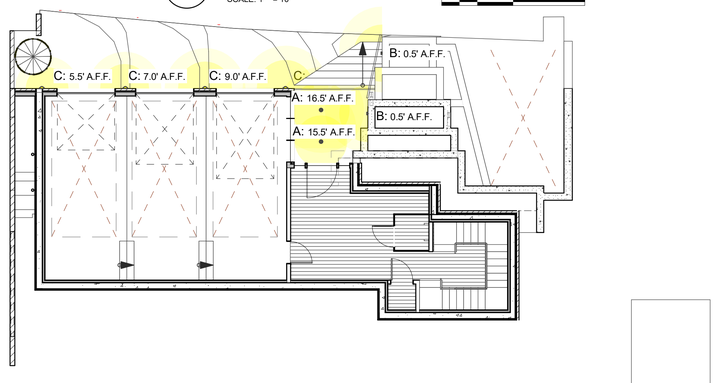
2 LEVEL 2

SCALE: 1" = 10'



4 LEVEL 4

SCALE: 1" = 10'



1 LEVEL 1

SCALE: 1" = 10'

EXTERIOR LIGHTING LEGEND

A: EXTERIOR DOWNLIGHT:
Exterior Adjustable Can-
Bega 55 841
(3.0 W LED) 2700K

B: EXTERIOR STEP LIGHT:
Recessed Wall Fully Louvered -
Bega shielded step light 22203
(3.0 W LED) 2700K

C: EXTERIOR SCONCE -
Fully shielded - downlight only
BegaWall Luminaire 33 514
(3.0 W LED) 2700K

SEE A-900 FOR SPECS

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STONEGATE 10

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	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
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REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
EXTERIOR LIGHTING

SHEET NUMBER:
A-005

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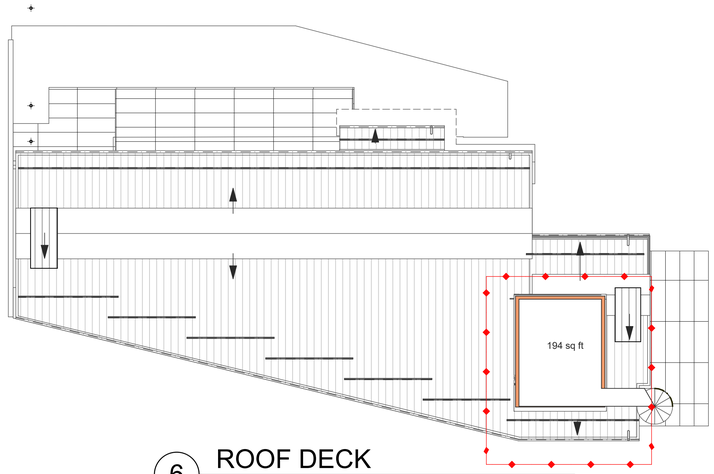
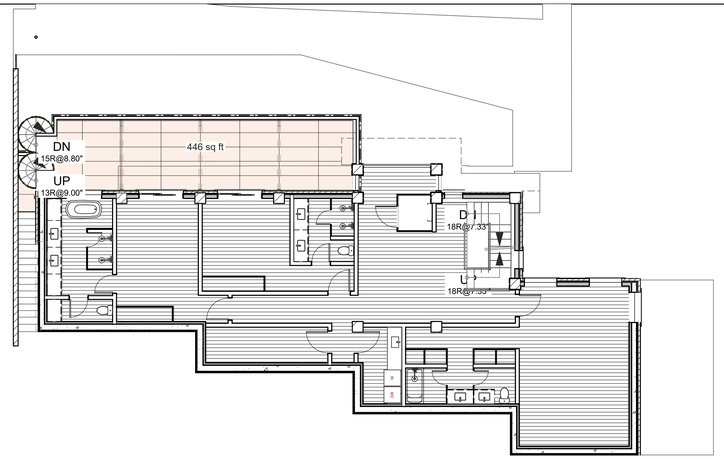


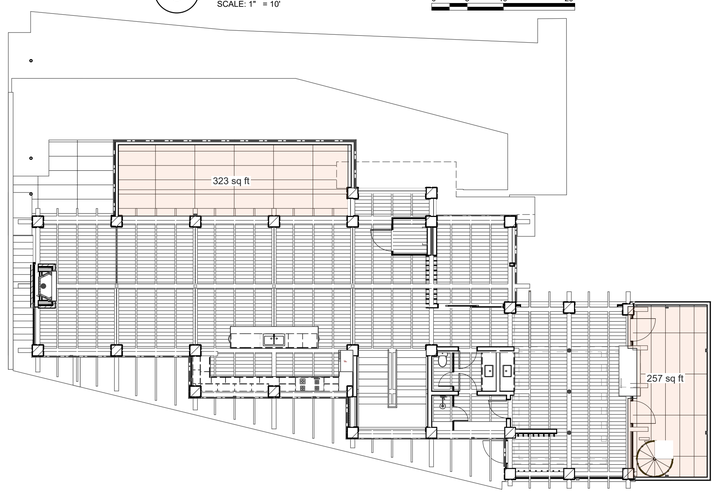
6 ROOF DECK

SCALE: 1" = 10'



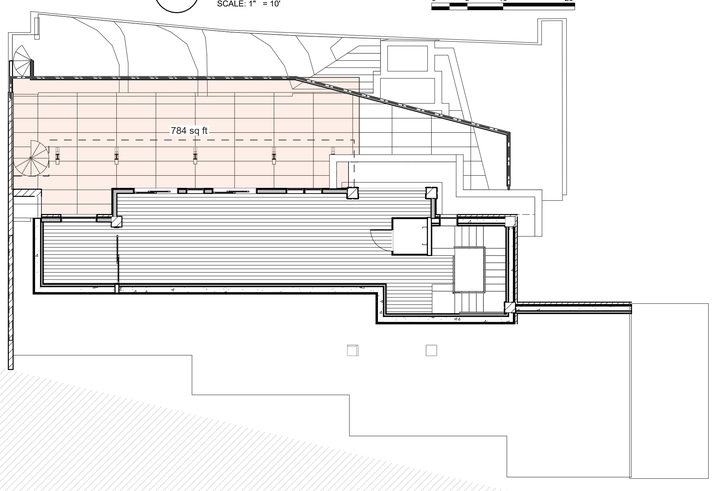
3 LEVEL 3

SCALE: 1" = 10'



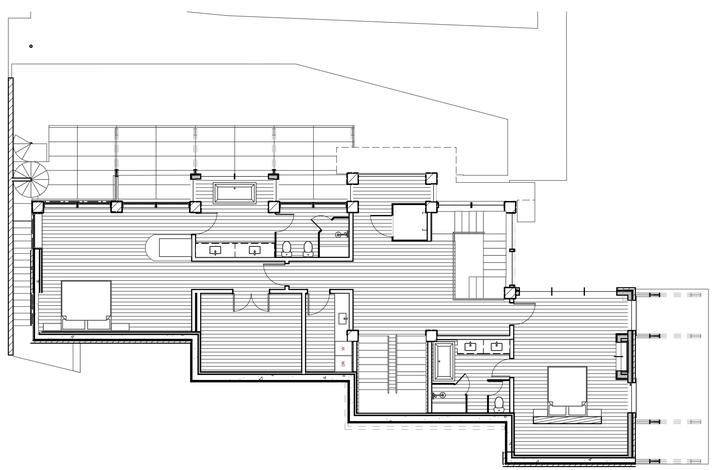
5 LEVEL 5

SCALE: 1" = 10'



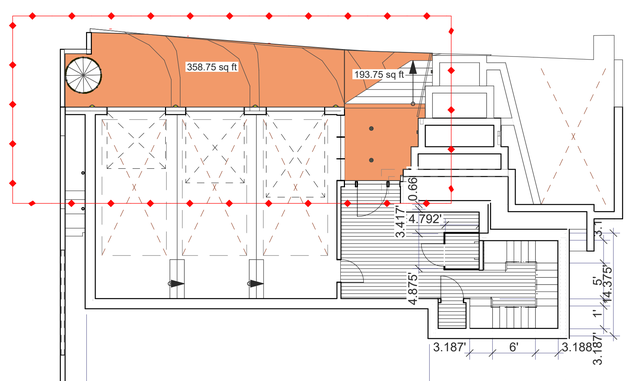
2 LEVEL 2

SCALE: 1" = 10'



4 LEVEL 4

SCALE: 1" = 10'



1 LEVEL 1

SCALE: 1" = 10'

SNOW MELT AREA

LEVEL 1 DRIVE AND ENTRY WALK
358.75 + 193.75 = 552.5 SF

ROOF DECK
194 SF

TOTAL
746.5 SF

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MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
SNOW MELT

SHEET NUMBER:
A-006

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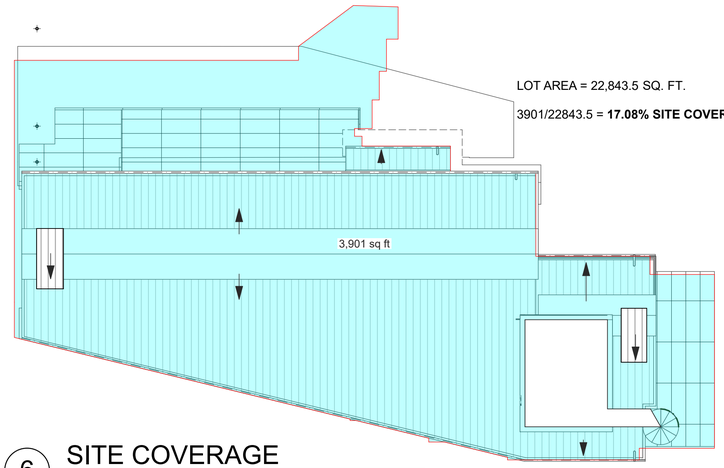
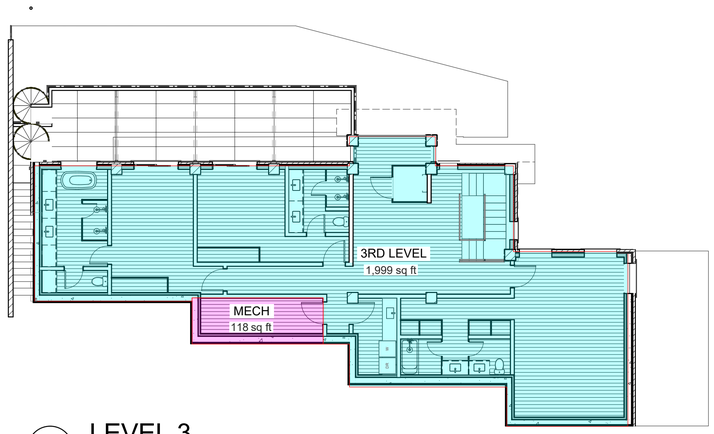
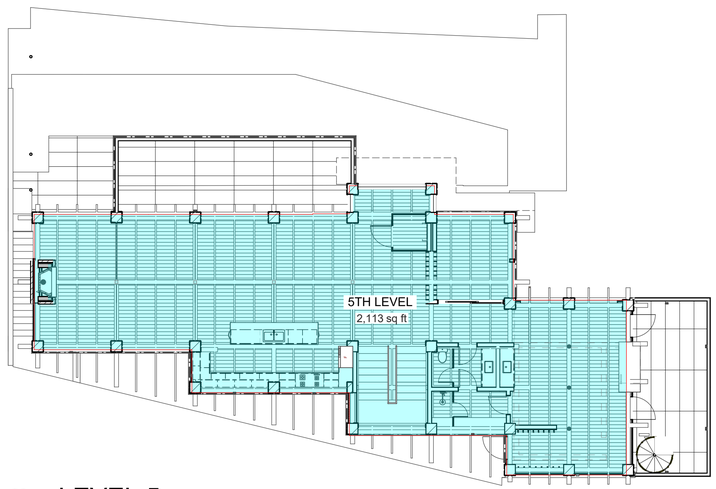


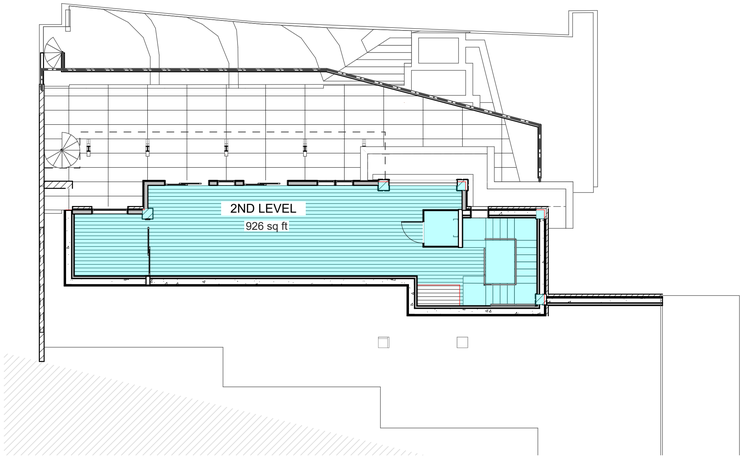
6 SITE COVERAGE



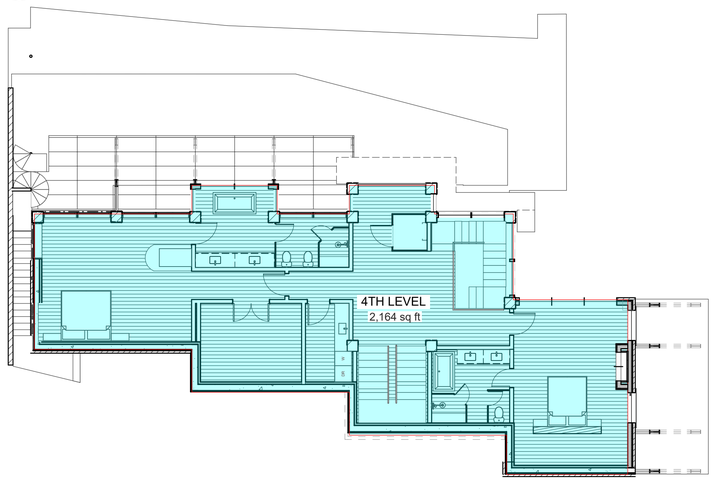
3 LEVEL 3



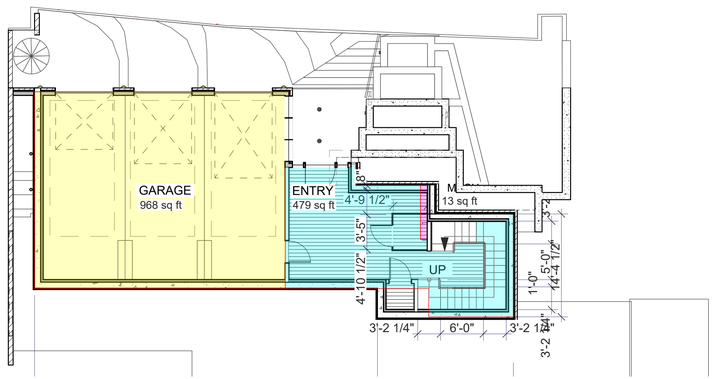
5 LEVEL 5



2 LEVEL 2



4 LEVEL 4



1 LEVEL 1

AREA CALCS

LEVEL 1	
LIVING	479
GARAGE	968
MECH	13
LEVEL 2	
LIVING	926
LEVEL 3	
LIVING	1999
MECH	118
LEVEL 4	
LIVING	2164
LEVEL 5	
LIVING	2113
TOTALS	
LIVING	**7681**
MECH	131
GARAGE	968
TOTAL	**8780**

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STONEGATE 10

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PROJECT NAME:
PROJECT MANAGER:
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REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
AREA CALCS

SHEET NUMBER:
A-007

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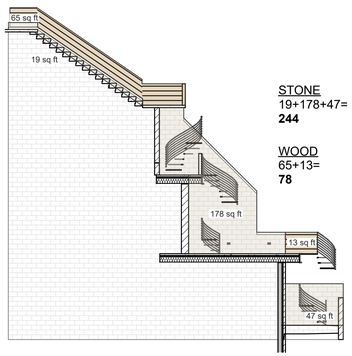


STONE
19+178+47=
244

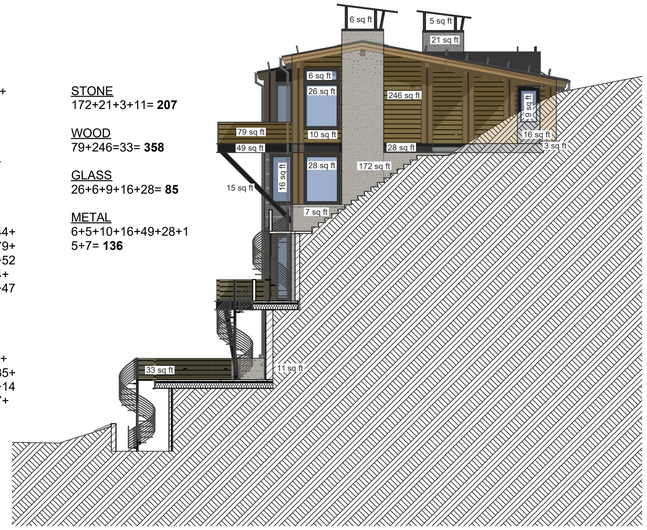
WOOD
65+13=
78

STONE
1110+661+143+14+
25=
1953

WOOD
274+244+99+142+
201=
960

GLASS
7+31+31+63+42+44+
46+10+3+71+79+79+
48+64+64+64+60+52
+52+52+52+34+34+
24+16+34+34+24+47
=
1261

METAL
25+11+11+19+6+6+
31+44+5+3+102+35+
35+36+21+14+83+14
+14+19+19+7+327+
53+99+82+66=
1187



STONE
172+21+3+11= **207**

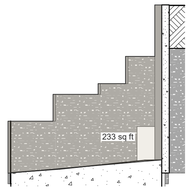
WOOD
79+246=33= **358**

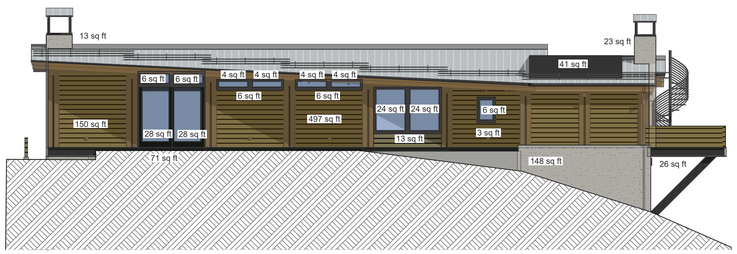
GLASS
26+6+9+16+28= **85**

METAL
6+5+10+16+49+28+1
5+7= **136**

1 North Elevation
SCALE: 1" = 10'

2 West Elevation
SCALE: 1" = 10'



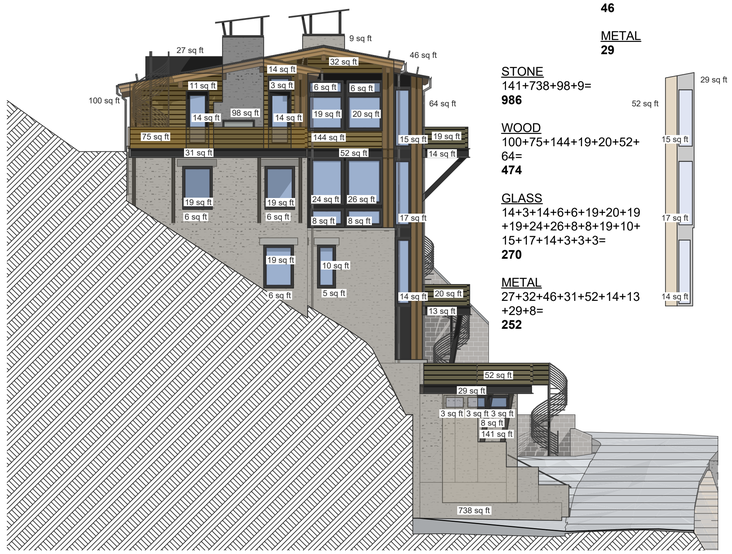


STONE
13+23+148+3=
187

WOOD
150+497=
647

GLASS
6+6+28+28+4+4+4+4+
24+24+6=
138

METAL
71+6+6+13+26+41=
163



WOOD
52

GLASS
15+17+14=
46

METAL
29

STONE
141+738+98+9=
986

WOOD
100+75+144+19+20+52+
64=
474

GLASS
14+3+14+6+6+19+20+19
+19+24+26+8+8+19+10+
15+17+14+3+3+3=
270

METAL
27+32+46+31+52+14+13
+29+8=
252

3 South Elevation
SCALE: 1" = 10'

4 East Elevation
SCALE: 1" = 10'

Stonegate Lot 10- Material Calcula ons									
Eleva on	NORTH	WEST	SOUTH	WEST ELEV	EAST	WALL-WEST	WALL-EAST	Total	Percent
Stone	1953	207	187	0	986	244	233	3810	38.61%
Wood	960	358	647	52	474	78	0	2491	25.24%
Glass	1261	85	138	46	270	0	0	1800	18.24%
Metal	1187	136	163	29	252	0	0	1767	17.91%
Total	5361	786	1135	127	1982		233	9868	

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DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
MATERIAL CALCS

SHEET NUMBER:
A-008

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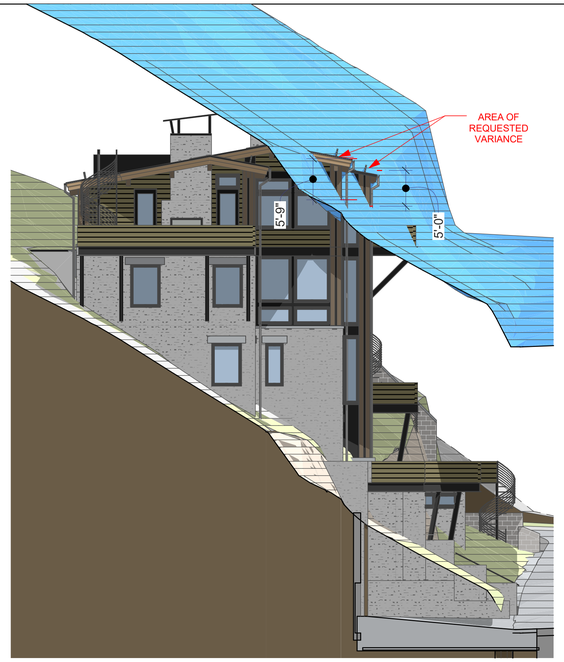
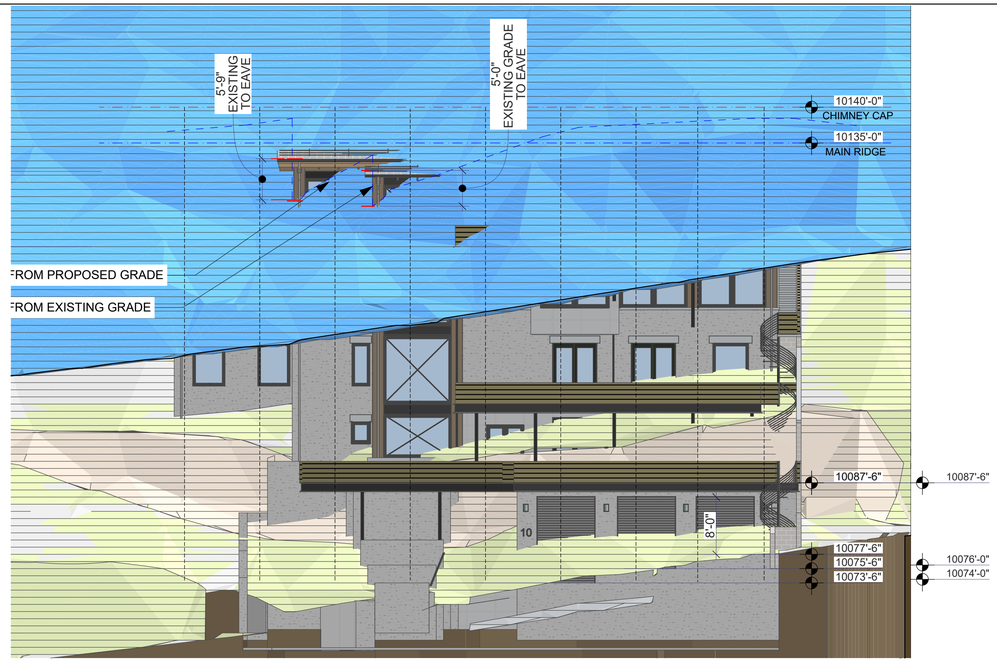


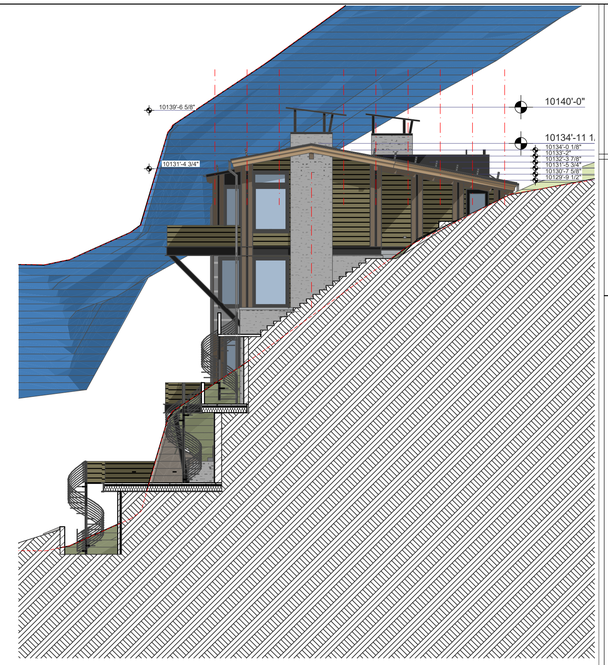
4 East Elevation

SCALE: 1" = 10'



3 North Elevation

SCALE: 1" = 10'

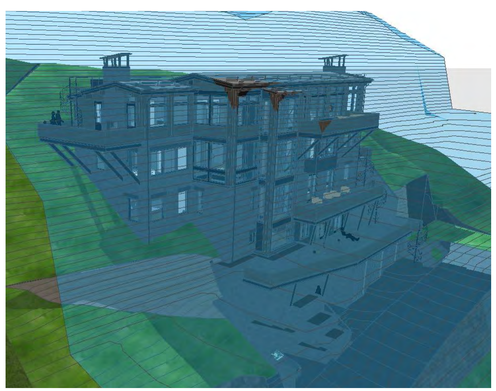


2 West Elevation

SCALE: 1" = 10'

5 South Elevation

SCALE: 1" = 10'

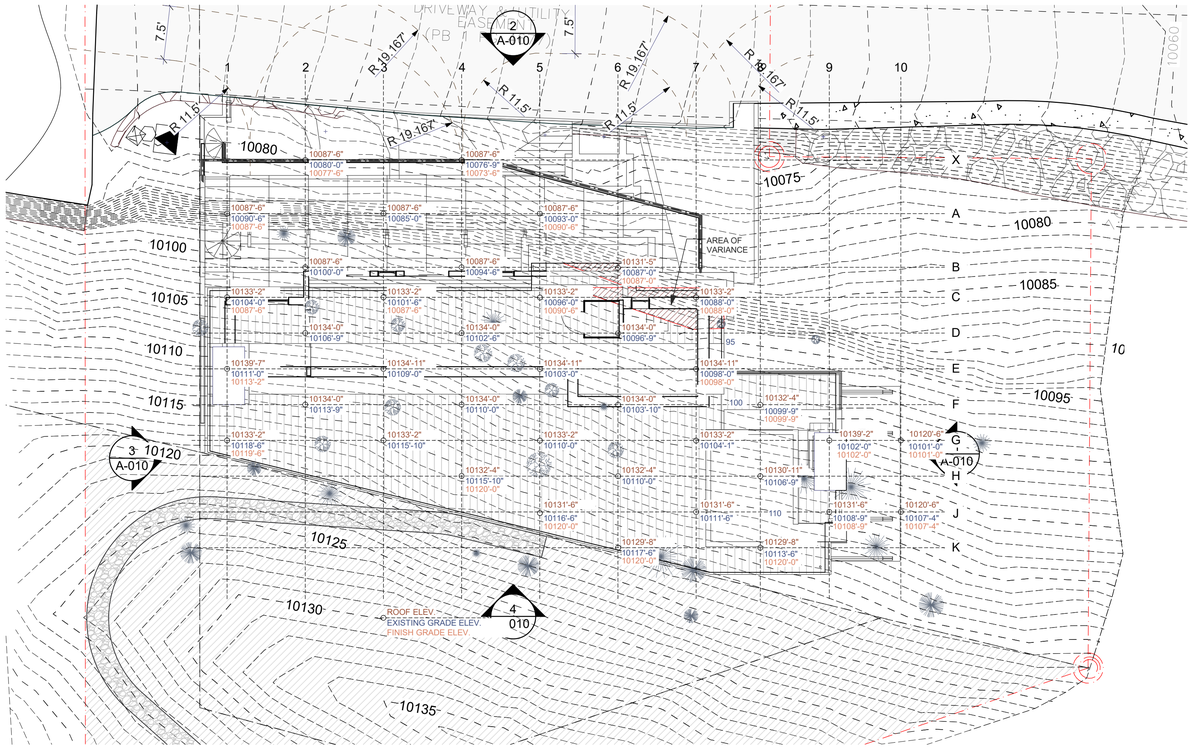


6 40' Shell

SCALE: 1:696.77

STONEGATE ROOF HEIGHT CALCS (in FT)

POINT	ROOF ELEVATION	EXISTING GRADE	FINISH GRADE	EXISTING HEIGHT	FINISH HEIGHT
X2	87.50	80.00	77.50	7.50	10.00
X4	87.50	76.75	73.50	10.75	14.00
A1	87.50	90.50	87.50	-3.00	0.00
A3	87.50	85.00		2.50	
A5	87.50	93.00	90.50	-5.50	-3.00
B2	87.50	100.00		-12.50	
B4	87.50	94.50		-7.00	
B6	131.50	87.00	87.00	44.50	44.50
C1	133.17	104.00	87.50	29.17	45.67
C3	133.17	101.50	87.50	31.67	45.67
C5	133.17	96.00	90.50	37.17	42.67
C7	133.17	88.00	88.00	45.17	45.17
D2	134.00	106.75		27.25	
D4	134.00	102.50		31.50	
D6	134.00	96.75		37.25	
E1	139.65	111.00	113.16	28.65	26.49
E3	134.90	109.00		25.90	
E5	134.90	103.00		31.90	
E7	134.90	98.00	98.00	36.90	36.90
F2	134.00	113.75		20.25	
F4	134.00	110.00		24.00	
F6	134.00	103.83		30.17	
F8	132.33	99.75	99.75	32.58	32.58
G1	133.17	118.75	119.50	14.42	13.67
G3	133.17	116.00		17.17	
G5	133.17	110.17		23.00	
G7	133.17	104.50		28.67	
G9	139.17	102.00	102.00	37.17	37.17
G10	120.50	101.00	101.00	19.50	19.50
H4	132.33	115.83	120.00	16.50	12.33
H6	132.33	111.50		20.83	
H8	130.90	106.75		24.15	
J5	131.50	116.50	120.00	15.00	11.50
J7	131.50	111.75		19.75	
J9	131.50	108.75	108.75	22.75	22.75
J10	120.50	107.33	107.33	13.17	13.17
K6	129.67	117.50	120.00	12.17	9.67
K8	129.67	113.50	120.00	16.17	9.67
AVERAGE				**26.27**	**27.59**



1 Average Height Calcs Plan

SCALE: 1" = 10'

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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ARCHITECTS INC.
109 E. Colorado #2
P.O. Box 2051
TELLURIDE, CO 81435
TEL: 970.728.9755
jack@wessonarch.com
www.jackwessonarchitects.com

STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

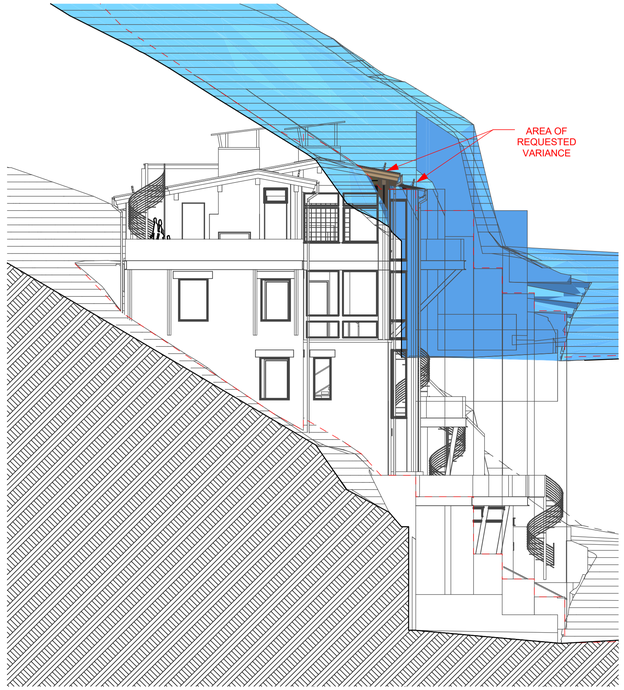
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

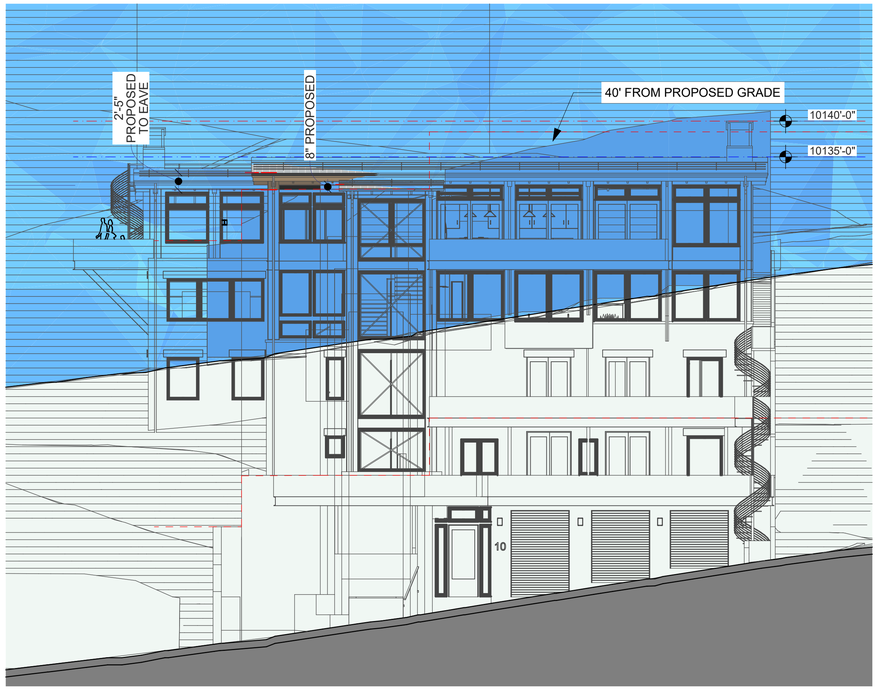
PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
HEIGHT CALCS-
EXISTING, AVG. HGT.

SHEET NUMBER:
A-009



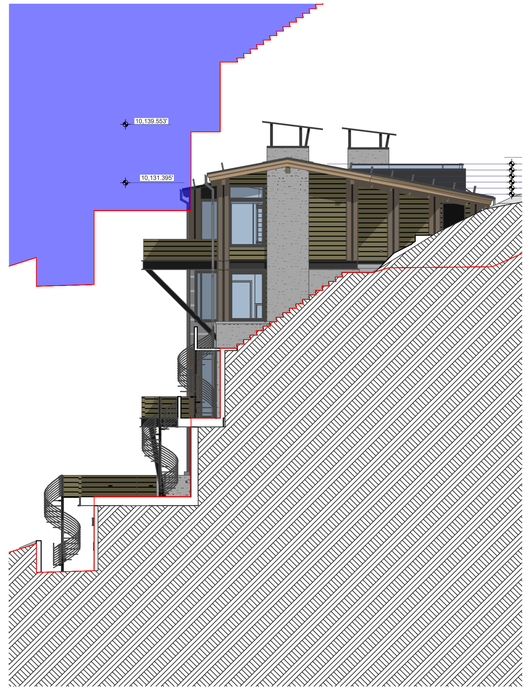
1 East Elevation



2 North Elevation

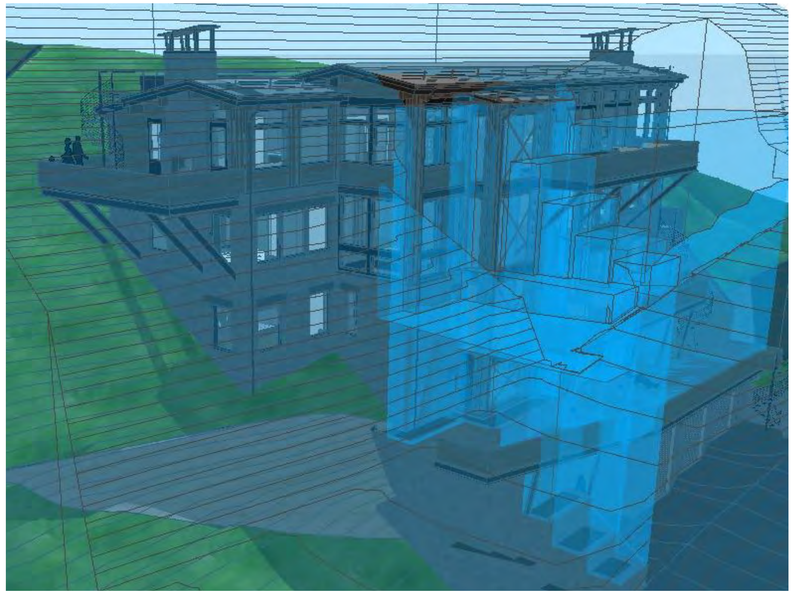
SCALE: 1" = 10'

0 5' 10' 20'

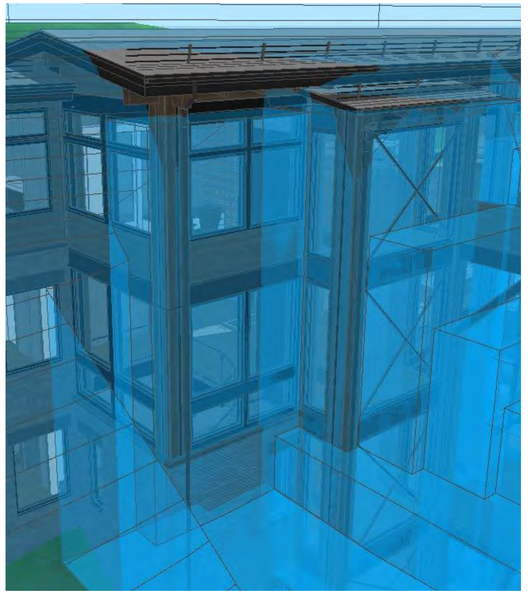


3 West Elevation

4 South Elevation



5 Proposed 40' Shell Perspective



2 Enlarged 3D View of 40' Finish Grade

SCALE: 1:450

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STONEGATE 10

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MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
HEIGHT CALCS-
PROPOSED

SHEET NUMBER:
A-010

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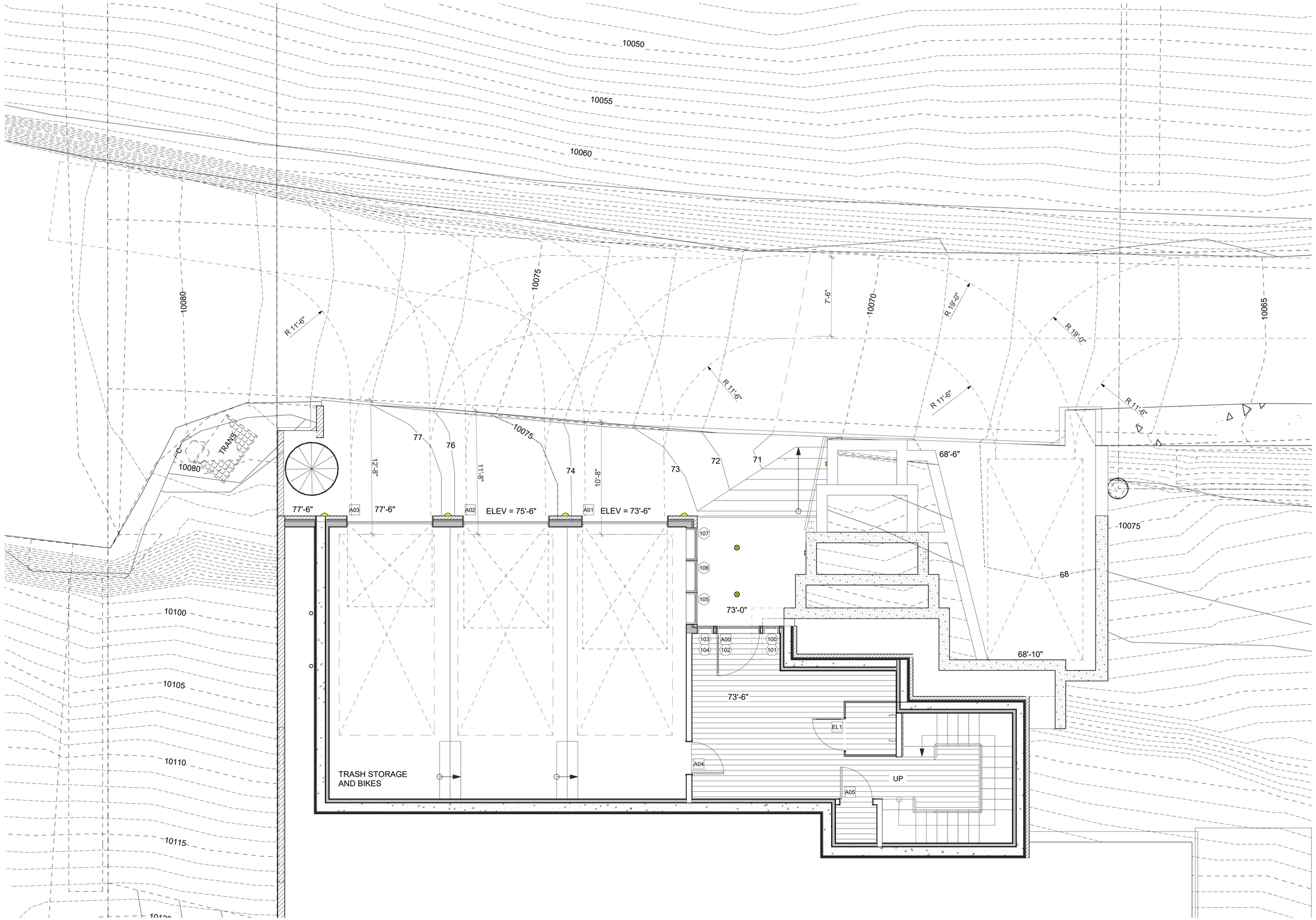

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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STONEGATE 10

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MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

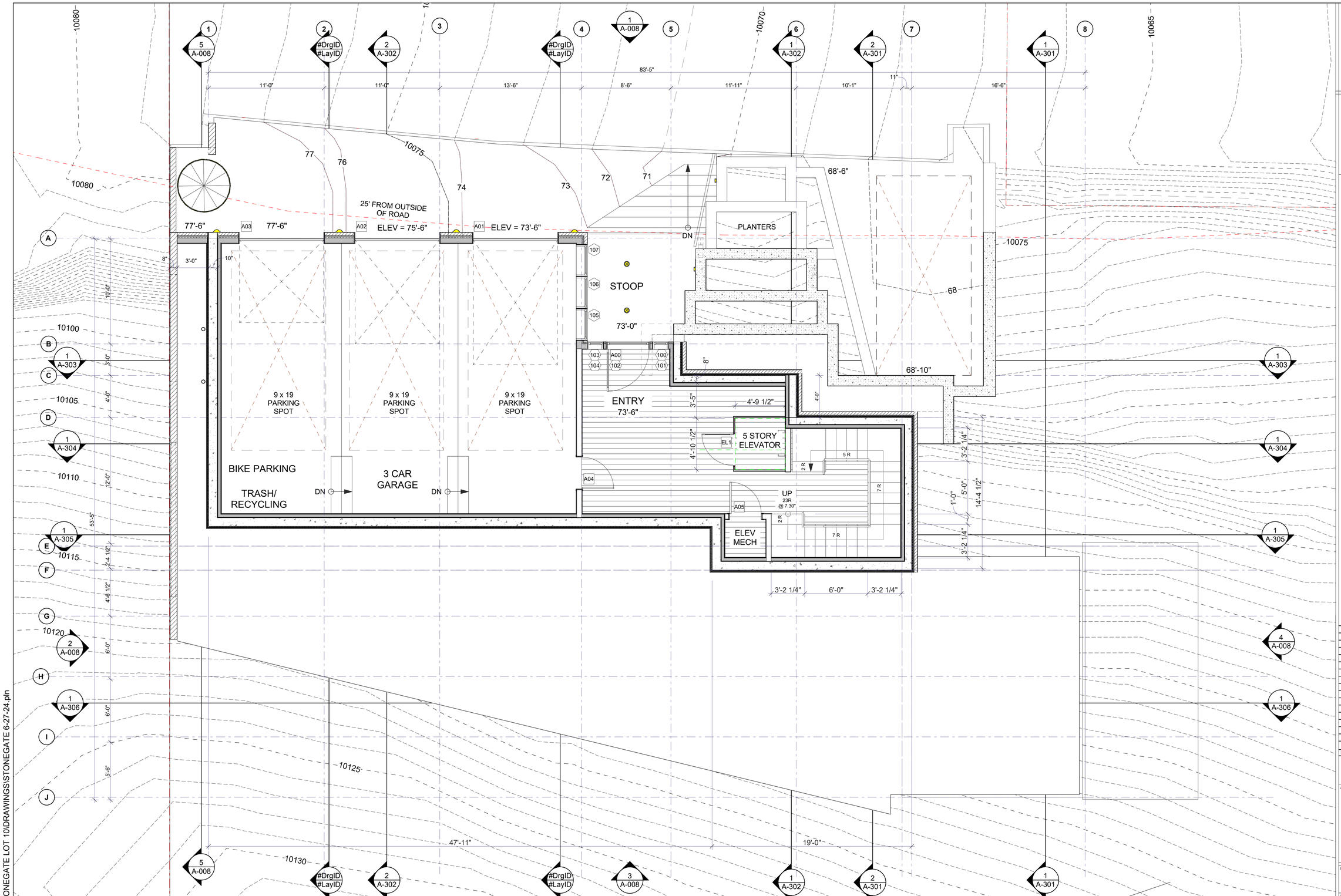
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
CAR MOVEMENT DIAGRAM

SHEET NUMBER:
A-011



LEVEL 1 PLAN

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

0 2' 4' 8'

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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STONEGATE 10

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	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
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	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

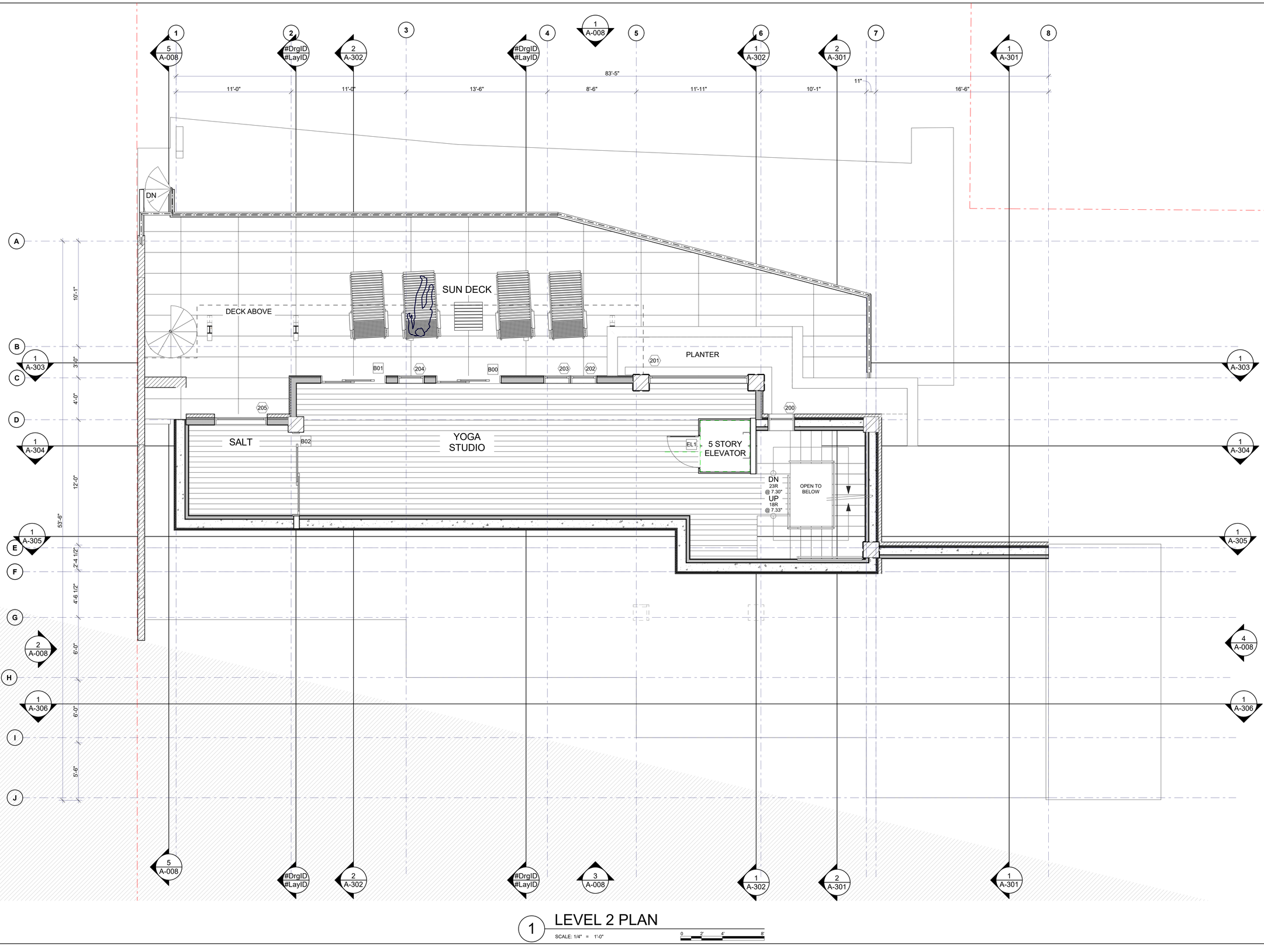
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
First Floor Framing

SHEET NUMBER:
A-101



1 LEVEL 2 PLAN

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

0 2' 4' 8'

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STONEGATE 10

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	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
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	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

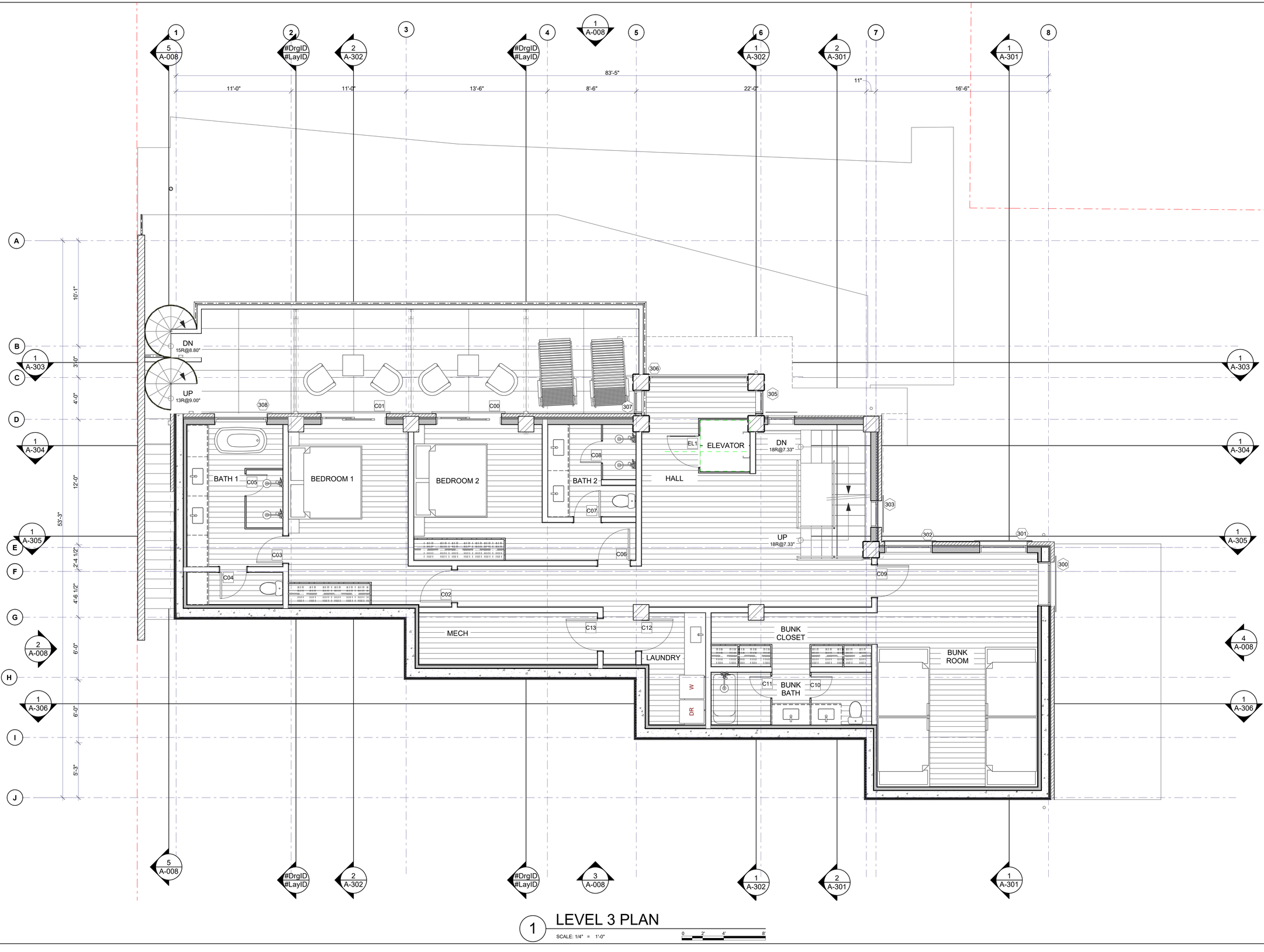
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Second Floor Plan

SHEET NUMBER:
A-102



1 LEVEL 3 PLAN

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

0 2' 4' 8'

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STONEGATE 10

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	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

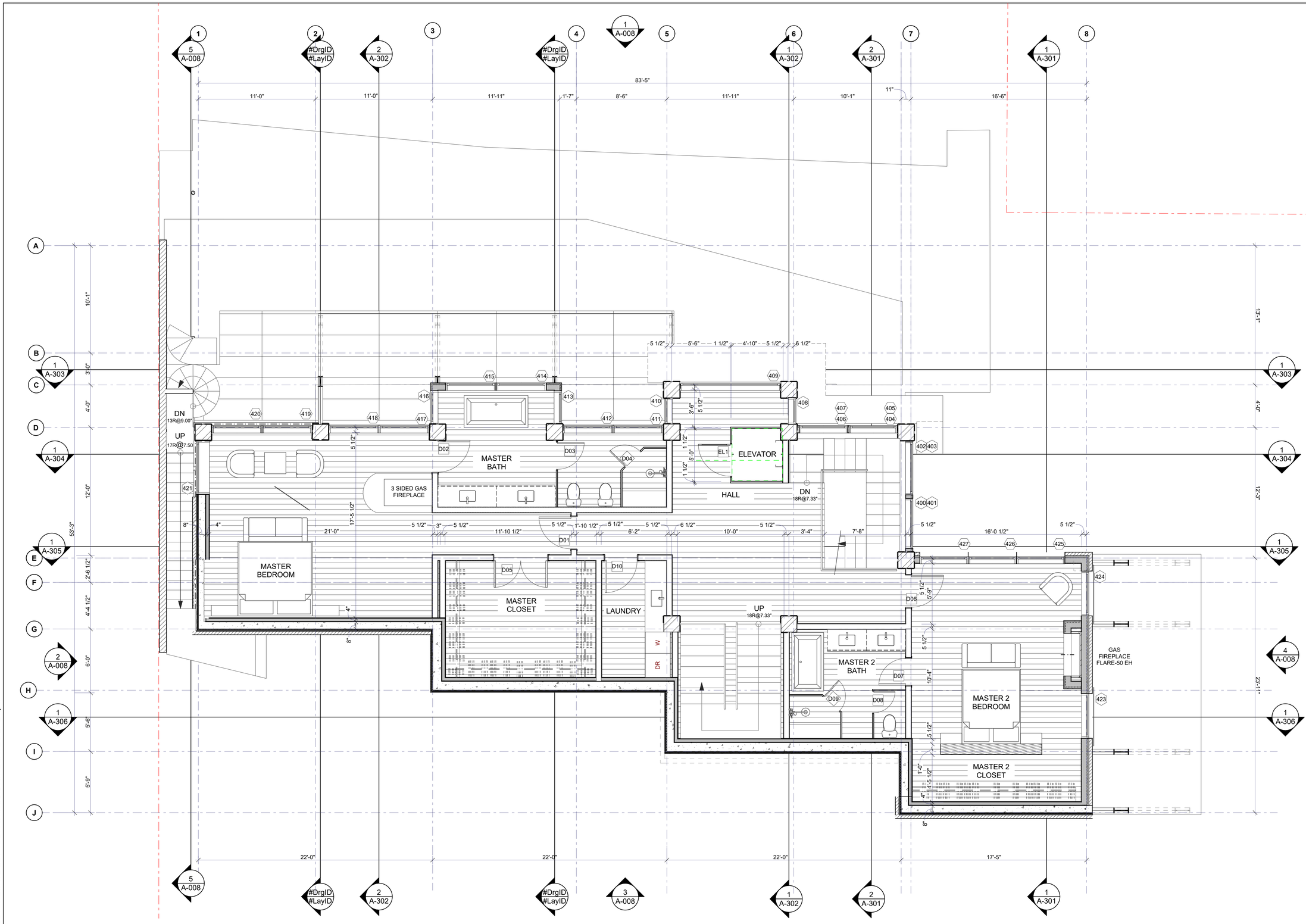
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Third Floor Plan

SHEET NUMBER:
A-103



LEVEL 4 PLAN

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

0 2' 4' 8'

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TELLURIDE, CO 81435
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STONEGATE 10

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MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

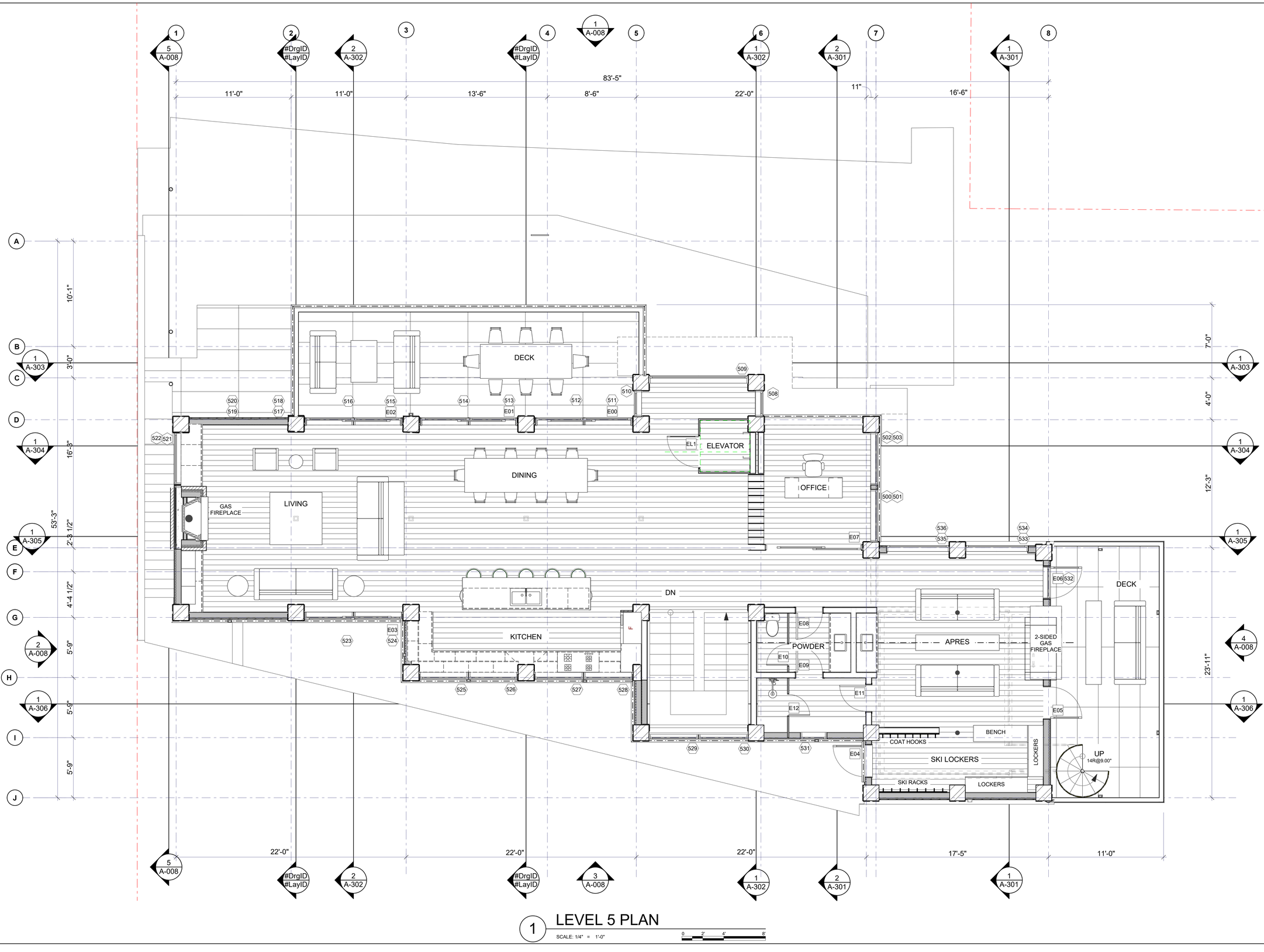
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Fourth Floor Plan

SHEET NUMBER:
A-104



1 LEVEL 5 PLAN

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

0 2' 4' 8'

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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ARCHITECTS INC.
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P.O. Box 2051
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STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

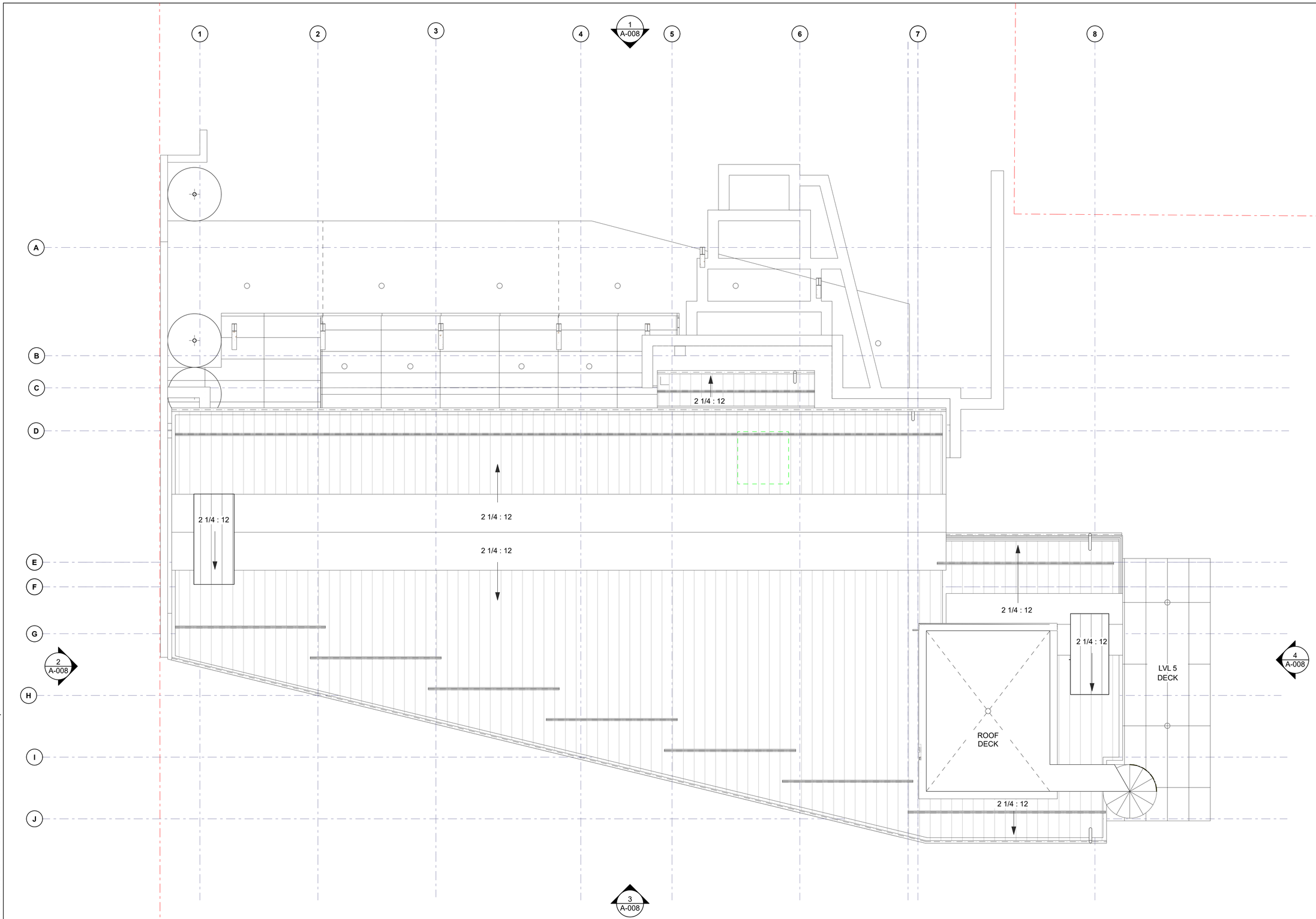
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Fifth Floor Framing

SHEET NUMBER:
A-105



1 ROOF PLAN

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

0 2' 4' 8'

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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STONEGATE 10

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MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
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	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Roof Plan

SHEET NUMBER:
A-110

1 North Elevation

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

0 2' 4' 8'

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
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	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

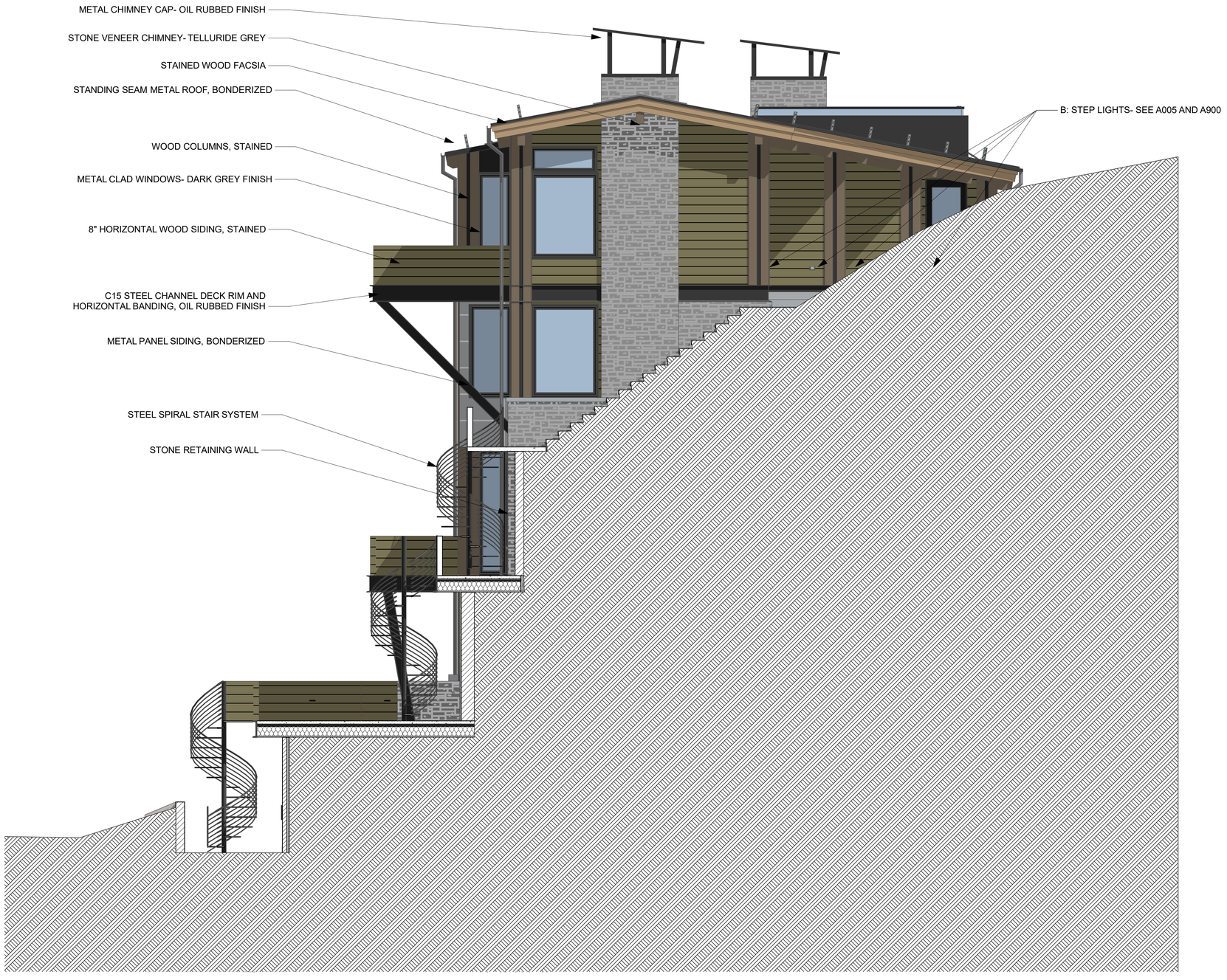
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Exterior Elevations

SHEET NUMBER:
A-201



1 West Elevation

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

0 2' 4' 8'

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
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	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

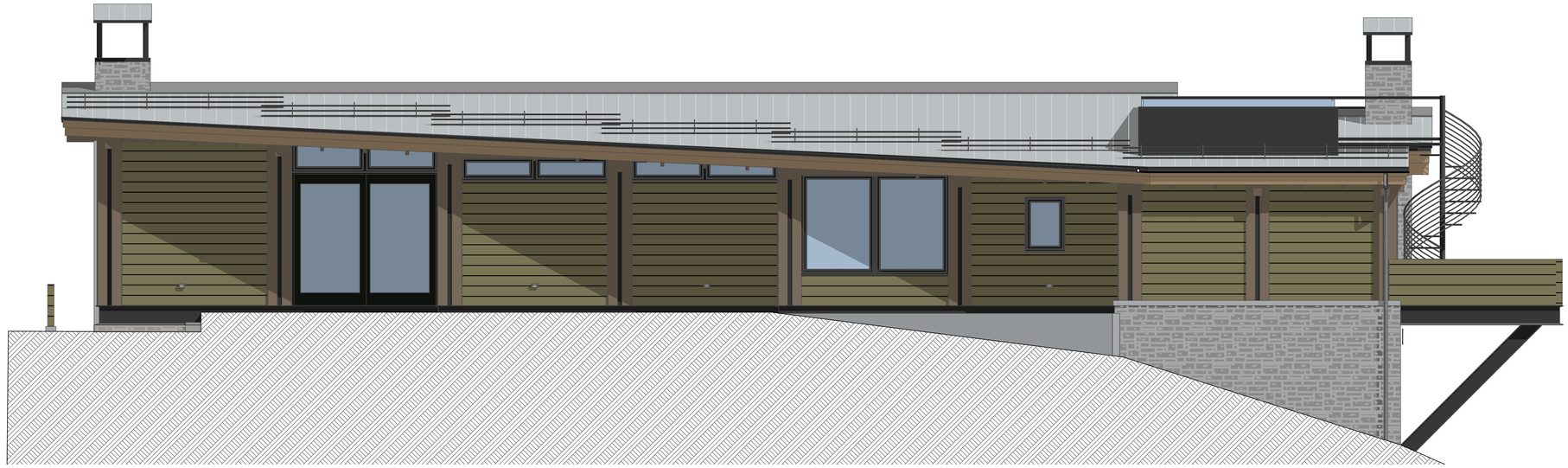
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Exterior Elevations

SHEET NUMBER:
A-202



1 South Elevation

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

0 2' 4' 8'

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STONEGATE 10

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	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Exterior Elevations

SHEET NUMBER:
A-203

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

1 East Elevation

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

0 2' 4' 8'

JACK WESSON
ARCHITECTS INC.
109 E. Colorado #2
P.O. Box 2051
TELLURIDE, CO 81435
TEL: 970.728.9755
jack@wessonarch.com
www.jackwessonarchitects.com

STONEGATE 10

NOT FOR CONSTRUCTION

MARK	REV. DATE	DESCRIPTION
	6-28-24	DRB FINAL REVIEW
	6-11-24	CIVIL DRAWINGS
	5-13-24	REVISED
	4-11-24	REDESIGN OPT
	3-6-24	DRB HEIGHT CALCS
	2-16-24	DRB APPLICATION
	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

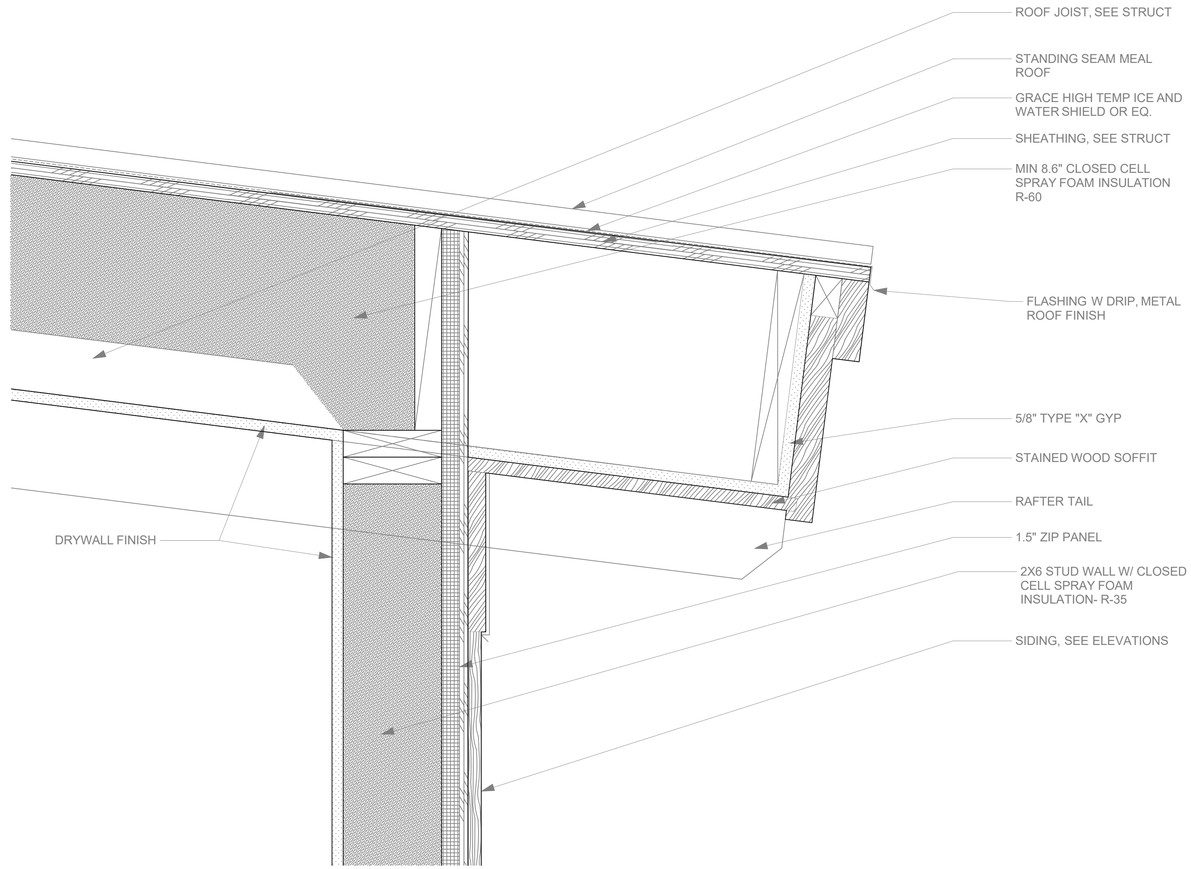
ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Exterior Elevations

SHEET NUMBER:
A-204

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln



1 ROOF EAVE DETAIL

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	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Roof Details

SHEET NUMBER:
A-500

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

window head

window sill

window head

window sill

window head

window sill

window head

window sill

window jamb

window jamb

window jamb

window jamb

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STONEGATE 10

NOT FOR CONSTRUCTION

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	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Window Details

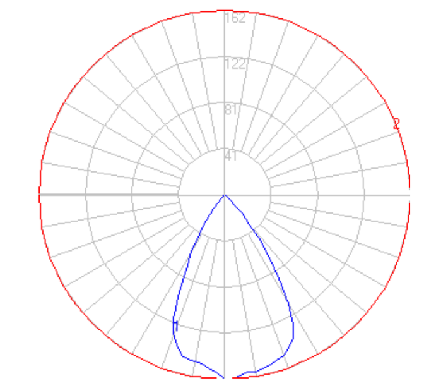
SHEET NUMBER:
A-501

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

BEGA

Photometric Filename: 33514.IES

TEST:	BE_33514
TEST LAB:	BEGA
DATE:	9/20/2017
LUMINAIRE:	33 514
LAMP:	3W LED



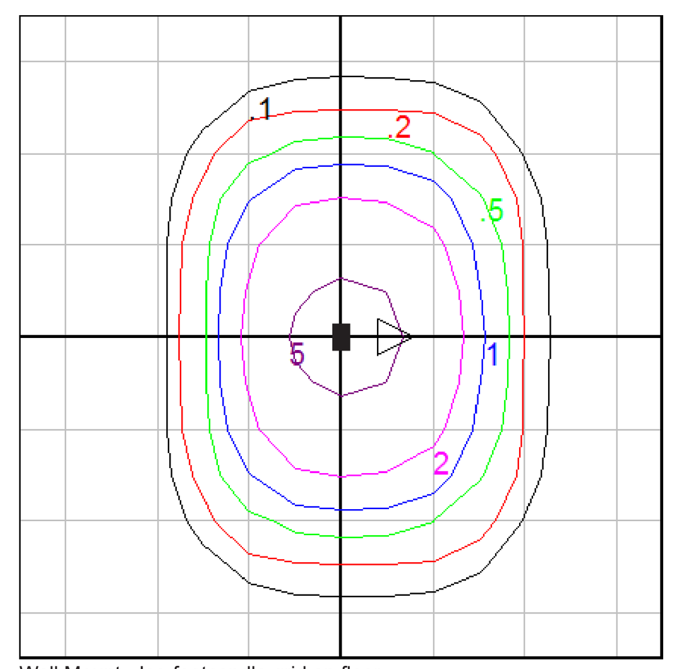
Characteristics

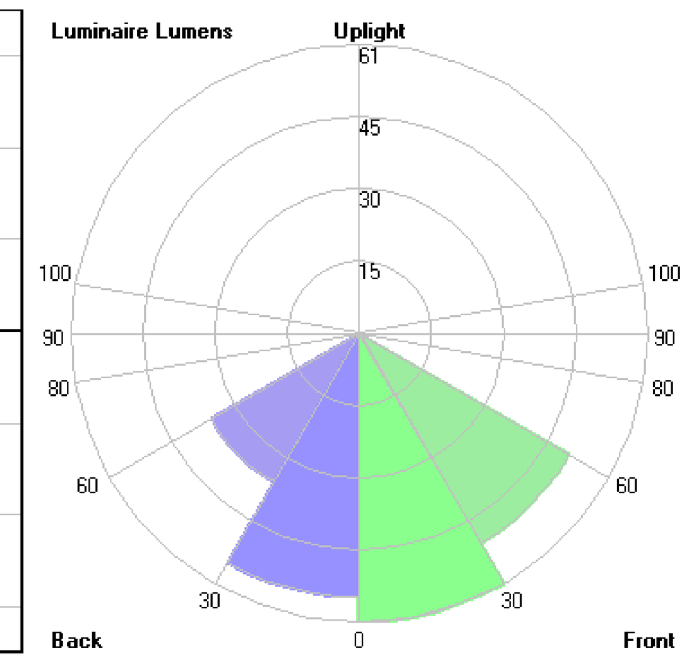
IES Classification	Type I
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	204
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	35
Total Luminaire Watts	5.8
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	162.408 (180H, 0V)
Max. Cd. (<90 Vert.)	162.408 (180H, 0V)
Max. Cd. (At 90 Deg. Vert.)	0 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	.202 (0.1%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	60.5	N.A.	29.6
FM (30-60)	50.8	N.A.	24.9
FH (60-80)	0.9	N.A.	0.4
FVH (80-90)	< 0.05	N.A.	0.0
BL (0-30)	55.4	N.A.	27.1
BM (30-60)	35.9	N.A.	17.6
BH (60-80)	0.7	N.A.	0.3
BVH (80-90)	< 0.05	N.A.	0.0
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	204.2	N.A.	100.0

BUG Rating **B0-U0-G0**





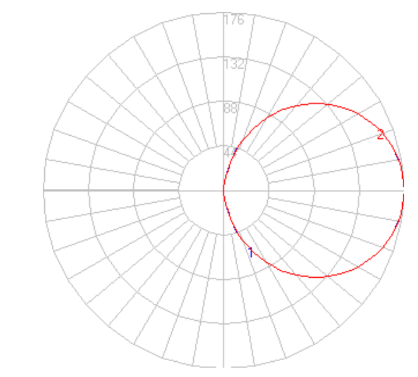
Wall Mount - Iso-footcandle grid on floor
Mounting Height = 5 ft. Grid Spacing = 2.5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA

Photometric Filename: 22203.ies

TEST:	BE_22203
TEST LAB:	BEGA
DATE:	11/6/2012
LUMINAIRE:	22 203
LAMP:	2.1W LED, 24V DC



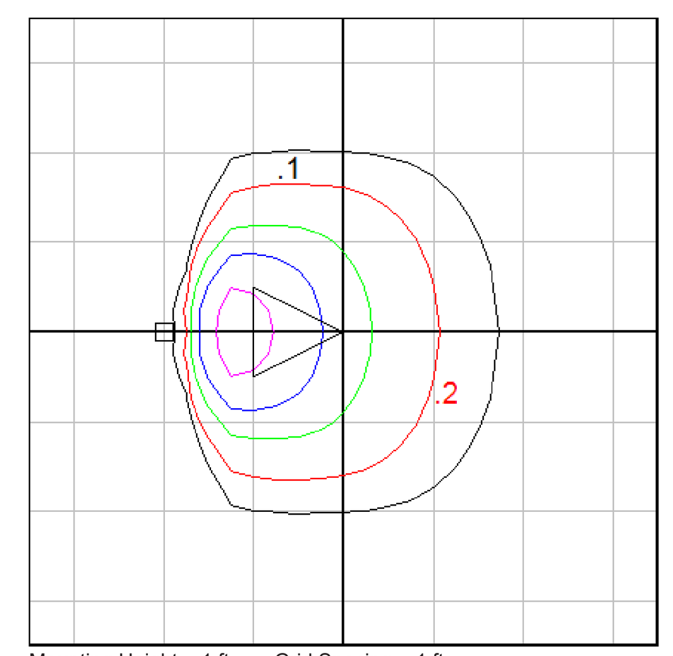
Characteristics

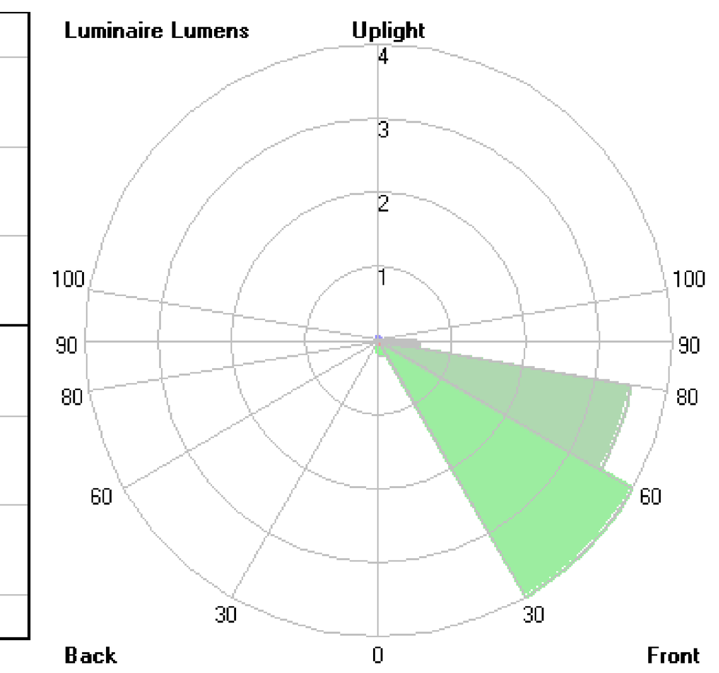
IES Classification	Type IV
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	8
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	3
Total Luminaire Watts	3
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	8.4 (0H, 62.5V)
Max. Cd. (<90 Vert.)	8.4 (0H, 62.5V)
Max. Cd. (At 90 Deg. Vert.)	.2 (2.5%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	4 (50.0%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	0.2	N.A.	2.7
FM (30-60)	3.9	N.A.	48.3
FH (60-80)	3.4	N.A.	42.1
FVH (80-90)	0.5	N.A.	6.7
BL (0-30)	0.0	N.A.	0.0
BM (30-60)	0.0	N.A.	0.0
BH (60-80)	0.0	N.A.	0.0
BVH (80-90)	0.0	N.A.	0.0
UL (90-100)	< 0.05	N.A.	0.1
UH (100-180)	0.0	N.A.	0.0
Total	8.0	N.A.	100.0

BUG Rating **B0-U1-G0**





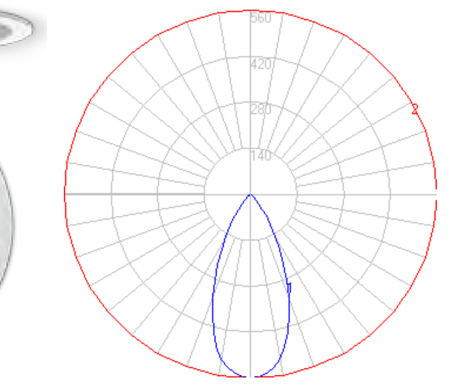
Mounting Height = 1 ft. Grid Spacing = 1 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA

Photometric Filename: 55841_10013.IES

TEST:	BE_55841_10042
TEST LAB:	BEGA
DATE:	9/2/2014
LUMINAIRE:	55 841 + 10 042
LAMP:	3W LED

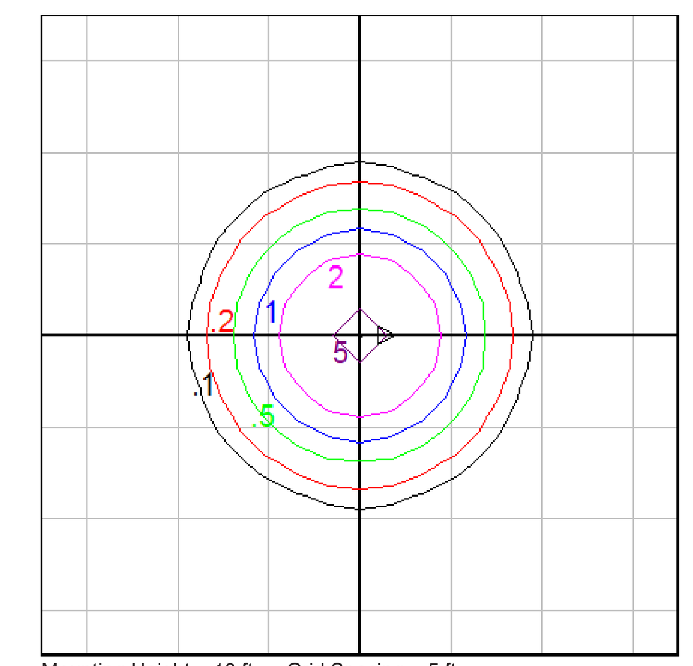


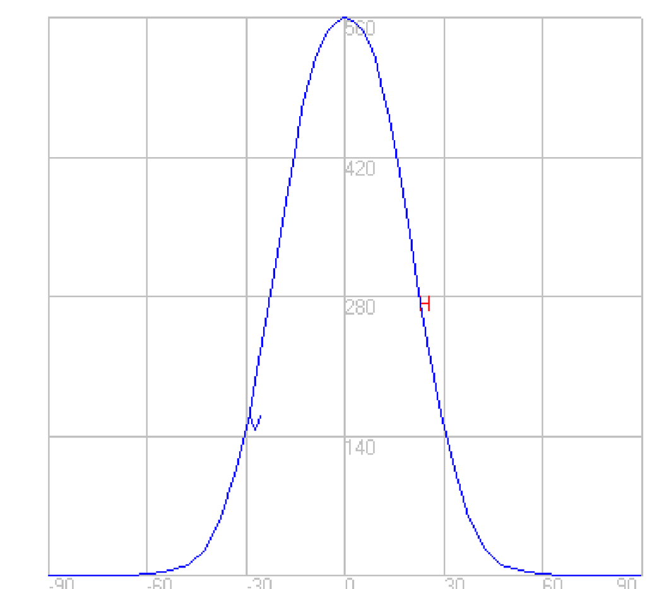
Characteristics

Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	348
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	87
Total Luminaire Watts	4
Ballast Factor	1.00
CIE Type	Direct
Spacing Criterion (0-180)	0.74
Spacing Criterion (90-270)	0.74
Spacing Criterion (Diagonal)	0.74
Basic Luminous Shape	Circular
Luminous Length (0-180)	0.00 ft
Luminous Width (90-270)	0.12 ft (Diameter)
Luminous Height	0.00 ft

Zonal Lumen Summary

Zone	Lumens
0-10	51.20
10-20	119.03
20-30	107.03
30-40	52.84
40-50	14.31
50-60	2.80
60-70	0.44
70-80	0.00
80-90	0.00
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00





Mounting Height = 10 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

LED wall luminaire - directed light

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
As an individual luminaire with low mounting heights, it can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights it can be used as a wall luminaire next to doors or for lighting small wall areas.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 1.1 lbs

Electrical

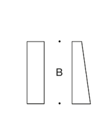
Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	3.0 W
System wattage	5.8 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	204 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 40° C	250,000 h (L70)

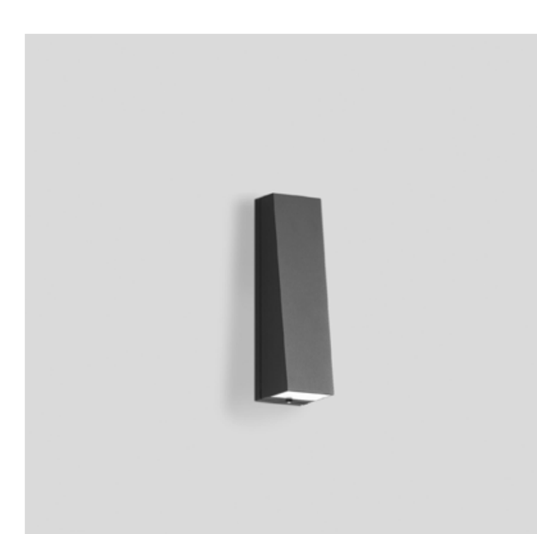
LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3** ***(EXPRESS)***
☒ 2700K - Product number + **K27**

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

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

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





LED wall luminaire · directed light

		LED	A	B	C	Required wiring box
33514	ADA	3.0W	2 1/8	7 7/8	2 3/8	**19545**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 Updated 09/05/18

LED recessed wall - shielded

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Designed for low mounting heights for interior and exterior locations. LED recessed wall luminaires with shielded light are ideal for glare-free illumination of ground surfaces, building entrances, stairs, and footpaths.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Painted aluminum installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 0.6 lbs

Electrical

Operating voltage	24V DC (remote power supply req.)
LED module wattage	2.1 W
System wattage	3.0 W
Color rendering index	Ra > 80
Luminaire lumens	8 lumens (3000K)
Lifetime at Ta = 25° C	50,000 h (L70)

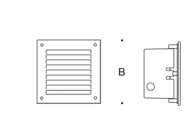
LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3 (*EXPRESS*)**
☒ 2700K - Product number + **K27**

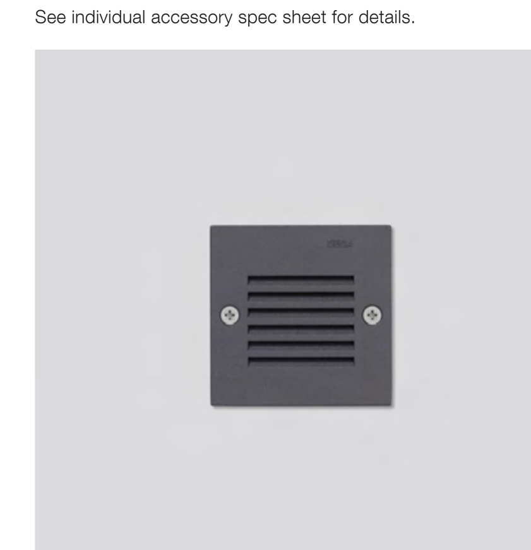
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

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

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

Available Accessories
☐ **19580** Remote 25W LED driver and box
☐ **19591** Remote 50W LED driver and box
See individual accessory spec sheet for details.





LED recessed wall · shielded

		LED	A	B	C
22203	ADA	2.1 W	3 1/8	3 1/8	4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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 Updated 07/09/18

LED compact downlights - adjustable light distribution

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
LED recessed ceiling luminaires with adjustable light distribution. The inclination angle of the luminaires is infinitely adjustable from 0-30°. The optical assembly can be rotated 360° around the vertical axis. The adjustable optical system make these luminaires ideal for solving myriad of lighting tasks.

Materials
Luminaire housing and trim constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.0 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	3.0 W
System wattage	4.5 W
Controllability	0-10V dimming down to 0.1%
Color rendering index	Ra > 90
Luminaire lumens	338 lumens (3000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 45° C	135,000 h (L70)

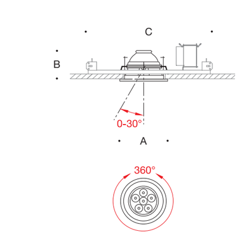
LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☒ 2700K - Product number + **K27**

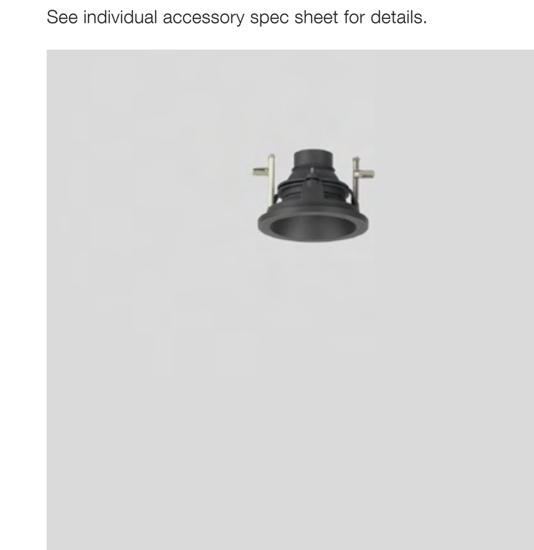
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

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

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

Available Accessories
☐ **10042** Wide beam spread lens
☐ **10013** Elliptical spread lens
See individual accessory spec sheet for details.





LED compact downlights · adjustable light distribution

	LED	β	A	B	C
55841	3.0W	32°	4 1/2	3 3/8	18

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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 Updated 07/10/18

C Exterior Sconce

B Step Light

A Recessed Downlight

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln

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STONEGATE 10

NOT FOR CONSTRUCTION

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	12-8-23	pre-DRB MATERIAL CALC
	11-30-23	pre-DRB SITE PLANS
	7-13-23	SCHEMATIC DESIGN 2
	6-21-23	SCHEMATIC DESIGN 1

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

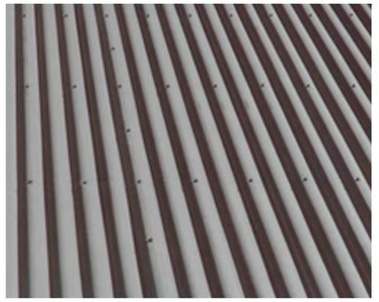
ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Specs

SHEET NUMBER:
A900

DARK BRONZE
METAL CLADDING



CORRUGATED- BONDERIZED
ROOF AND SIDING

STANDING SEAM- BONDERIZED
ROOF AND SIDING

OIL RUBBED STEEL PANEL

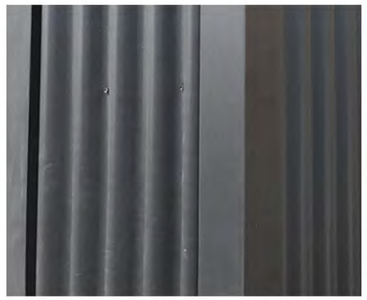
8" HORIZONTAL WOOD
SIDING, STAINED

8" HORIZONTAL SIDING,
BARN WOOD

VERTICAL STAINED-
MEDIUM BROWN

WELDED WIRE MESH-
RECTANGULAR

CONCRETE PAVING



CORRUGATED METAL BASE-
BONDERIZED

TELLURIDE GREY
STONE VENEER

JACK WESSON
ARCHITECTS INC.
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P.O. Box 2051
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PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:

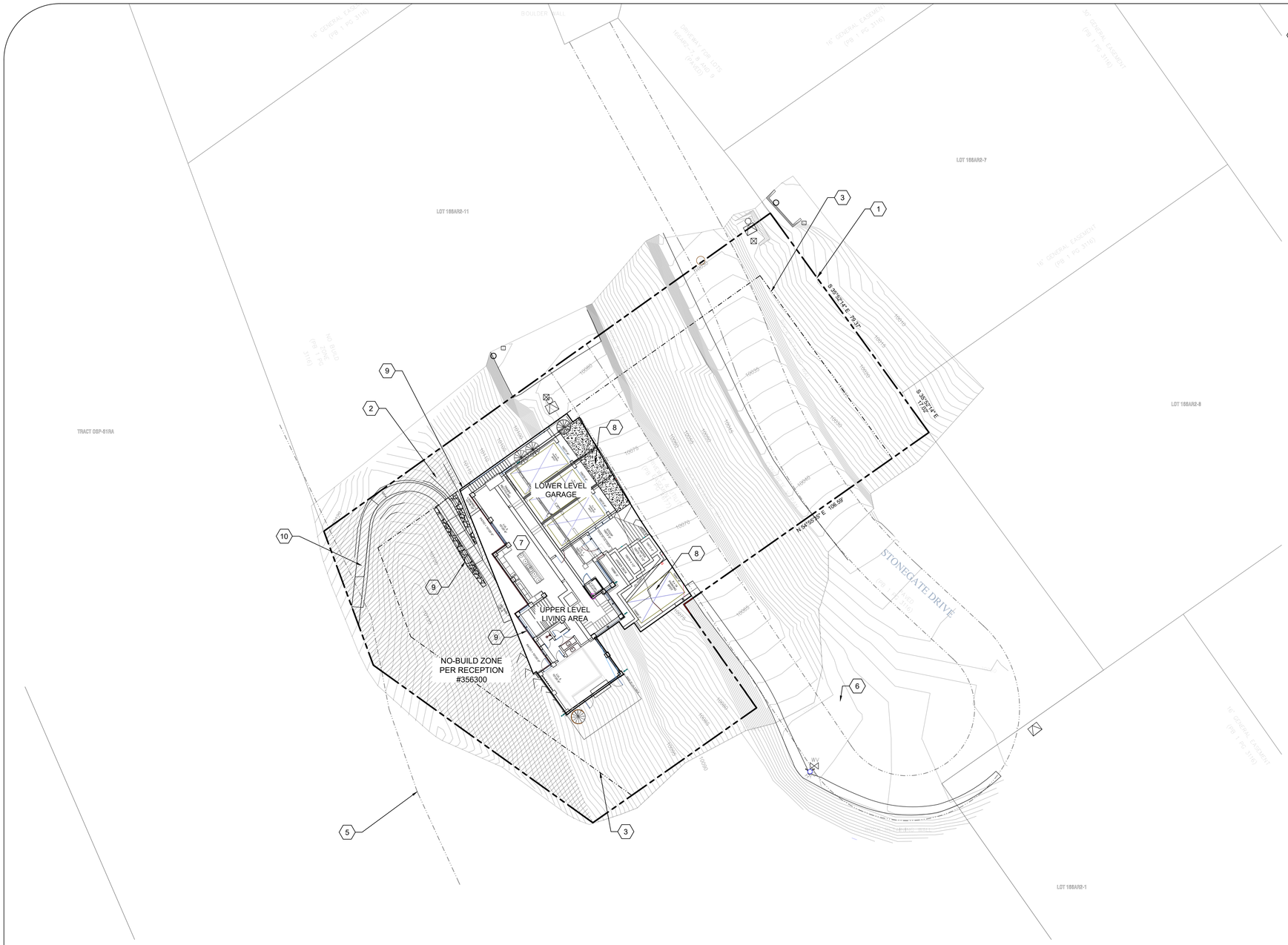
ARCHITECT'S STAMP:

PROJECT NAME:
SINGLE FAMILY
LOT 10, STONEGATE
MOUNTAIN VILLAGE, CO

SHEET DESCRIPTION:
Material Samples

SHEET NUMBER:
A901

D:\WORK\STONEGATE LOT 10\DRAWINGS\STONEGATE 6-27-24.pln



PLAN

SCALE: 1" = 20'

A / C1

SITE

CONSTRUCTION KEY NOTES:

1. LOCATION OF PROPERTY LINE. REFER TO SURVEY PERFORMED BY ALL POINTS LAND SURVEYING LLC AND DATED DECEMBER 1, 2023 FOR ADDITIONAL INFORMATION
2. NO-BUILD ZONE PER RECEPTION NUMBER 356300
3. 16' GENERAL EASEMENT PER RECEPTION NUMBER 356300
4. TELSKI ACCESS AND UTILITY EASEMENT
5. EDGE OF SKI RUN
6. EXISTING EDGE OF ASPHALT PAVEMENT
7. PROPOSED RESIDENCE
8. NEW HEATED CONCRETE DRIVEWAY
9. RETAINING WALL
10. SKI ACCESS TRAIL

GENERAL NOTES:

1. C.E.O.R. REFERS TO THE CIVIL ENGINEER OF RECORD, BLACK CANYON ENGINEERS (B.C.E., THE FIRM)
2. ALL NOTIFICATIONS REQUIRED & INFORMATION TO BE PROVIDED (E.G. PHOTOS, ETC.) TO THE C.E.O.R. SHALL BE IN WRITING VIA EMAIL TO INSPECTIONS@BLACKCANYONENGINEERS.COM. C.E.O.R. WILL RESPOND IN WRITING WHEN GIVING APPROVAL TO PROCEED (E.G. POURING CONCRETE AFTER REBAR/REINFORCEMENT INSPECTION), DO NOT COMMENCE WITHOUT WRITTEN APPROVAL.
3. OWNER/BUILDER/CONTRACTOR TO VERIFY ACCURACY OF BUILDING PLANS WITH ARCHITECT / DESIGNER OF RECORD (A.O.R.) , MECHANICAL/ELECTRICAL/PLUMBING ENGINEER OF RECORD (M.E.O.R.), O.W.T.S. ENGINEER OF RECORD (O.E.O.R.) ROOF, FLOOR, ETC. PLANS AND NOTIFY S.E.O.R. OF ANY DISCREPANCIES PRIOR TO FORM PLACEMENT, MAT. PURCHASE AND CONSTRUCTION
4. THE C.E.O.R. SHALL BE NOTIFIED A MINIMUM OF 5 BUSINESS DAYS IN ADVANCE VIA EMAIL FOR ALL INSPECTIONS, INCLUDING ALL REBAR PLACEMENT PRIOR TO POURING. FURTHER INSPECTION PER LOCAL BUILDING CODES MAY BE REQUIRED
5. THE C.E.O.R. SHALL BE NOTIFIED IF ADVERSE OR POOR SOIL CONDITIONS OR WATER ARE ENCOUNTERED UPON EXCAVATION. FURTHER ENGINEERING MAY BE REQUIRED
6. VALID, ORIGINAL DOCUMENT ONLY WITH SIGNED SEAL
7. SPECIFICATIONS APPLY TO ALL PAGES HEREIN
8. DO NOT SCALE, USE PRINTED DIMS. ONLY
9. TOTAL CIVIL PAGES = 3, SIZE: ANSI-D, DO NOT SEPARATE SET (E.G. TO SUB-CONTRACTORS), SET IS DESIGNED TO BE VIEWED IN IT'S ENTIRETY.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE YEAR ADDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OR INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE AUTHORITY HAVING JURISDICTION (A.H.J.). ADDITIONALLY, ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL BUILDING ORDINANCES, OR AS SPECIFICALLY NOTED ON THESE PLANS WITH THE MOST STRINGENT / CONSERVATIVE CONDITIONS GOVERNING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO BE FAMILIAR WITH AND COMPLY WITH THESE REQUIREMENTS.
11. DUE TO CHANGING BUILDING CODES AND THE EVOLVING NATURE OF ENGINEERING, THESE PLANS ARE VALID FOR ONE YEAR FROM DATE OF ISSUANCE. NOTIFY S.E.O.R. IF MORE TIME THAN THIS HAS ELAPSED FOR A REVIEW AND RE-ISSUANCE.

ADDITIONAL PROJECT SPECIFIC NOTES:

1. THESE PLANS ARE A CONCEPTUAL SET PREPARED FOR THE TOWN OF MOUNTAIN VILLAGE DESIGN REVIEW BOARD (DRB) REVIEW. THIS PLAN SET IS NOT FOR PERMITTING, CONSTRUCTION, OR MATERIALS PURCHASE.

PLEASE NOTE: INSPECTION REQUESTS SHALL BE VIA EMAIL TO "INSPECTIONS@BLACKCANYONENGINEERS.COM", SEE ADDITIONAL NOTES HEREIN.

General Notes

BLACK CANYON ENGINEERS

PERMIT SET ONLY
NOT FOR CONSTRUCTION

#	REVISION	DATE
0	DESCRIPTION OF REVISION	XX/XX/XXXX

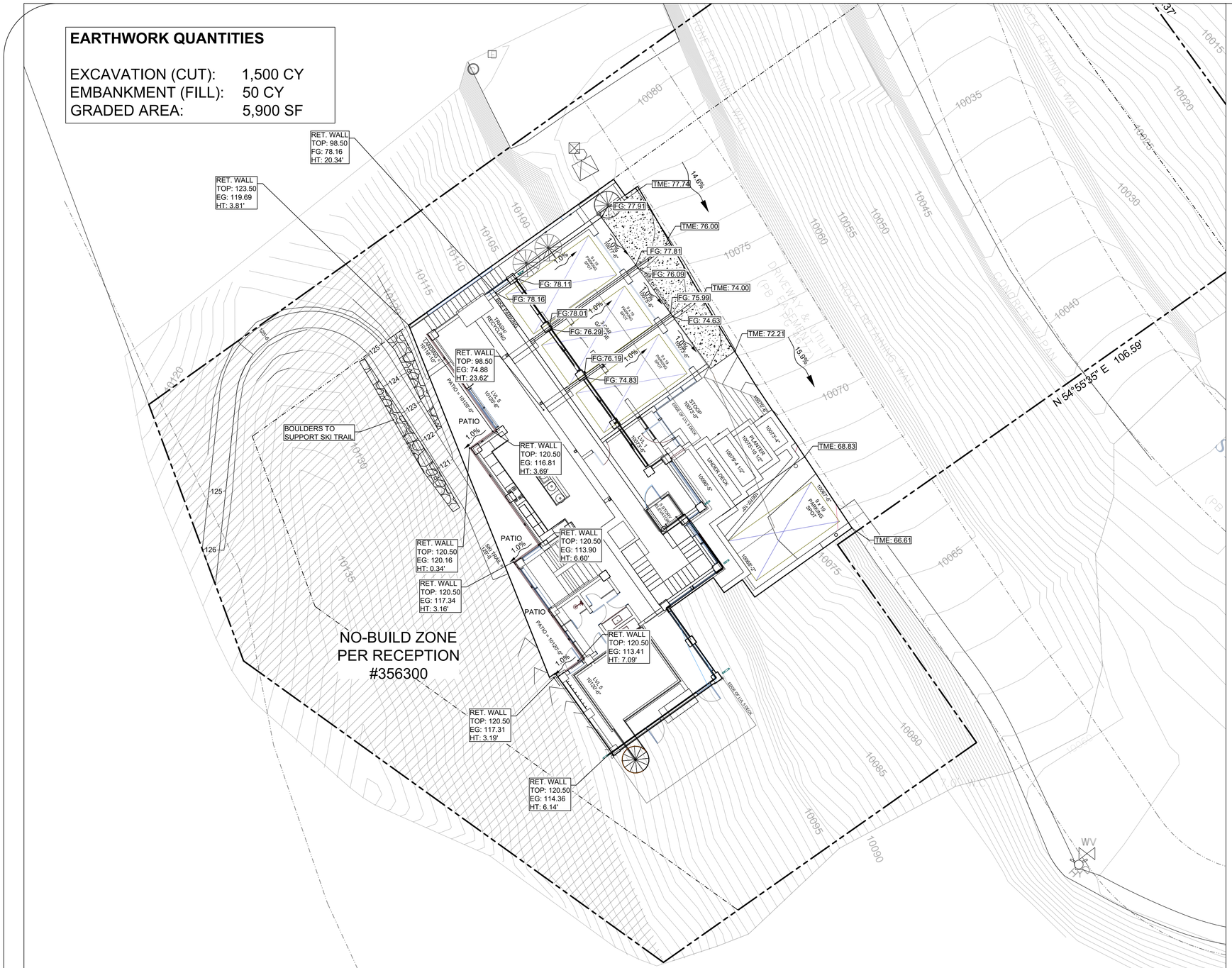
Firm Name and Address
Black Canyon Engineers
447 E. Main St.
Montrose, CO 81401
970-568-5391
Support@BlackCanyonEngineers.com
www.BlackCanyonEngineers.com

Project Name and Address
Stonegate Lot 10
Mountain Village, CO

Project	Sheet
Issue Date 6/20/2024	C1
Scale As Noted	

EARTHWORK QUANTITIES

EXCAVATION (CUT):	1,500 CY
EMBANKMENT (FILL):	50 CY
GRADED AREA:	5,900 SF



GENERAL NOTES:

1. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND THEIR ACCURACY IS NOT GUARANTEED.
2. EXISTING CONTOURS AND FEATURES ARE BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ALL POINTS LAND SURVEYING LLC AND DATED DECEMBER 1, 2023.
3. VERIFY EXISTING GRADES BEFORE PROCEEDING WITH GRADING WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED IN THE EXISTING GRADES OR DIMENSIONS GIVEN ON THE PLANS, NOTIFY THE C.E.O.R. BEFORE PROCEEDING ANY FIURTHER WITH THE WORK.
4. DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE MEASURES OF THE BEST MANAGEMENT PRACTICES (BMP) PL[AN. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF THE WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS.
6. THE CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS RESULTING FROM HIS WORK AND DEPOSITED INTO DRAINAGE FACILITIES, ROADWAYS, AND OTHER AREAS.
7. FINISH FLOOR ELEVATIONS
   LEVEL 1: 10078.0
   LEVEL 2: 10088.0
   LEVEL 3: 10098.5
   LEVEL 4: 10109.5
   LEVEL 5: 10120.5

LEGEND:

- EG: XX.XXX — EXISTING GRADE ELEVATION
- FG: XX.XXX — FINISH GRADE ELEVATION
- SW: XX.XXX — TOP OF SIDEWALK ELEVATION
- FL: XX.XXX — FLOWLINE ELEVATION
- HP: XX.XXX — HIGH POINT ELEVATION
- RIM: XX.XXX — TOP OF MANHOLE ELEVATION
- AC: XX.XXX — TOP OF ASPHALT PAVEMENT ELEVATION
- TC: XX.XXX — TOP OF CURB ELEVATION
- BC: XX.XXX — BOTTOM OF CURB ELEVATION
- TME — TO MATCH EXISTING ELEVATION
- FLOW DIRECTION
- GRADE BREAK

A / C2 **PLAN** GRADING

SCALE: 1" = 10'

General Notes

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970-568-5391
Support@BlackCanyonEngineers.com
www.BlackCanyonEngineers.com

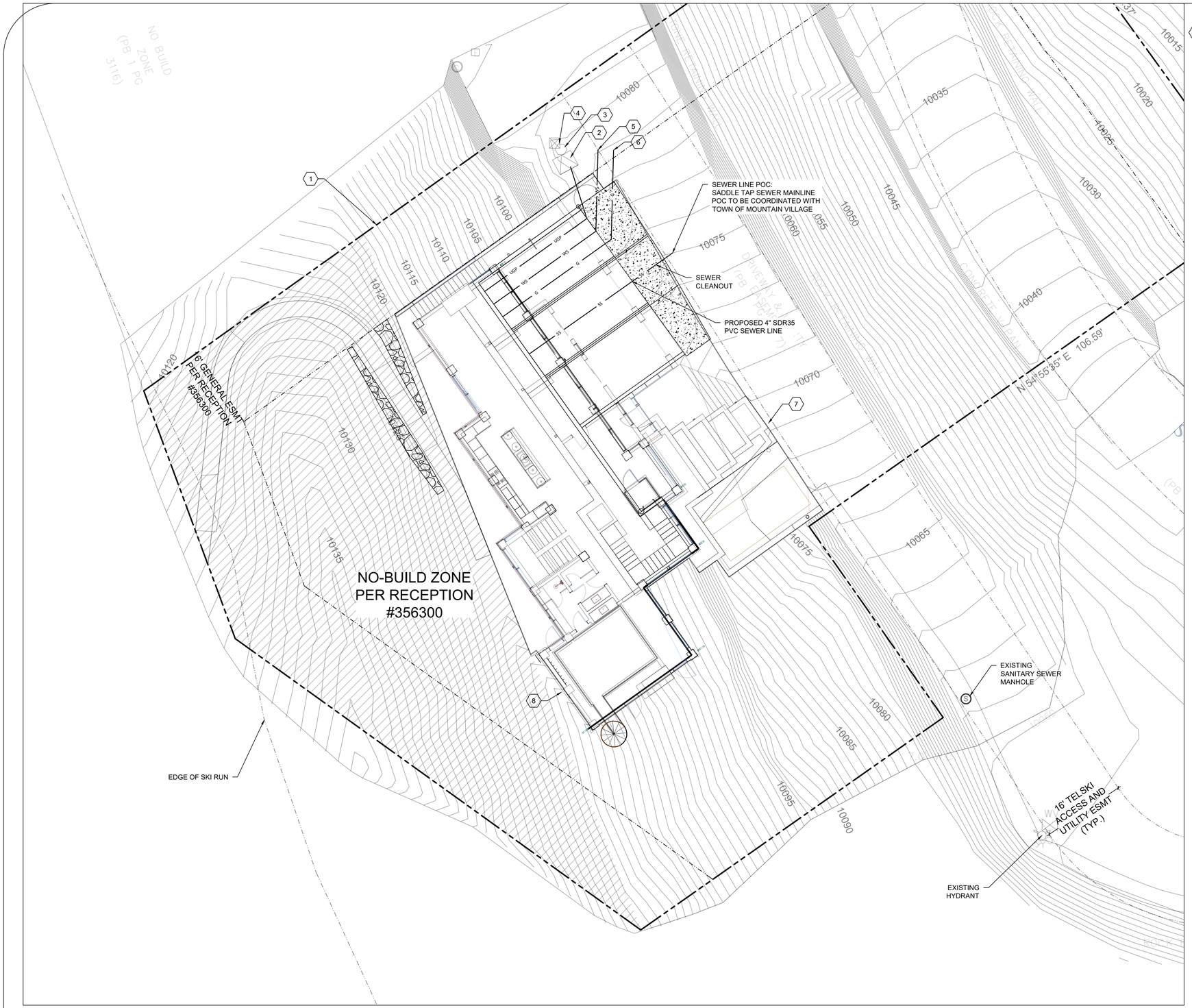
Project Name and Address
Stonegate Lot 10
Mountain Village, CO

Project

Issue Date
6/20/2024

Scale
As Noted

Sheet
C2



A C3

PLAN

UTILITY

SCALE: 1" = 10'

CONSTRUCTION KEY NOTES:

1. LOCATION OF PROPERTY LINE. REFER TO SURVEY PERFORMED BY ALL POINTS LAND SURVEYING LLC AND DATED DECEMBER 1, 2023 FOR ADDITIONAL INFORMATION
2. EXISTING TRANSFORMER
3. EXISTING TELEPHONE PEDESTAL
4. EXISTING COMMUNICATIONS PEDESTAL
5. EXISTING WATER MAIN LINE. LOCATION AND EXACT POINT OF CONNECTION (POC) TO BE COORDINATED WITH TOWN OF MOUNTAIN VILLAGE
6. EXISTING NATURAL GAS LINE. LOCATION AND EXACT POINT OF CONNECTION (POC) TO BE COORDINATED WITH THE UTILITY PROVIDER
7. APPROXIMATE LOCATION OF FIRE DEPARTMENT STANDPIPE. EXACT LOCATION TO BE COORDINATED WITH TELLURIDE FIRE PROTECTION DISTRICT
8. APPROXIMATE LOCATION OF FIRE HOSE ATTACHMENT. EXACT LOCATION TO BE COORDINATED WITH THE TELLURIDE FIRE PROTECTION DISTRICT

UTILITIES GENERAL NOTES:

1. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. LOCATIONS OF ALL UNDERGROUND SERVICES TO BE CONFIRMED WITH THE APPLICABLE UTILITY.
2. WATER AND SEWER SERVICE LINE CONSTRUCTION TO FOLLOW THE TOWN OF MOUNTAIN VILLAGE WATER AND SEWER RULES, REGULATIONS, AND FEES SECTION 13.6
3. ALL WATER AND SEWER CONNECTIONS SHALL BE MADE UNDER THE TOWN'S SUPERVISION.
4. SEWER SERVICE LINE SPECIFICATIONS
   - 4.1. PIPE: 4" SDR 35 PVC PIPE
   - 4.2. MINIMUM COVER: 6'
   - 4.3. MINIMUM GRADE: ¼" PER 1'
5. ALL SEWER SERVICE LINES MUST HAVE A TRACER WIRE LAID WITH THE PIPE AT THE SAME DEPTH AND MUST HAVE A WARNING RIBBON INSTALLED BETWEEN (1') AND (2') ABOVE THE PIPE.
6. ALL POSSIBLE SEWER INFILTRATION POINTS IN THE SERVICE LINE AND IN THE BUILDING DURING THE CONSTRUCTION PHASE MUSE BE SEALED FROM CONSTRUCTION DEBRIS. ALL EXTERIOR POINTS SUCH AS FLOOR DRAINS, TOILETS, SINKS, OR OTHER CONNECTIONS TO THE SEWER MUST BE SECURELY PLUGGED OFF FROM ANY CONSTRUCTION DEBRIS. A TOWN REPRESENTATIVE MUSE APPROVE ALL CAPPING AND PLUGGING OFF.
7. ALL WATER SERVICE INSTALLATION SHALL INCLUDE A RADIO READ REMOTE.
8. WATER SERVICE LINE SPECIFICATIONS
   - 8.1. PIPE: TYPE K COPPER
   - 8.2. MINIMUM COVER: 8'
9. ALL WATER SERVICE LINES MUST BE INSTALLED WITH A LOCATE WIRE AT THE DEPTH OF THE PIPE, TO BE BROUGHT UP AT ALL CURBSTOPS. A WARNING RIBBON MUST BE INSTALLED BETWEEN ONE FOOT (1') AND TWO FEET (2') ABOVE THE PIPE. ALL SERVICE LINES MUST BE PRESSURE TESTED THE DAY OF INSTALLATION, WHETHER THEY ARE TESTED WITH WATER OR AIR.

General Notes

BLACK CANYON ENGINEERS

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970-568-5391
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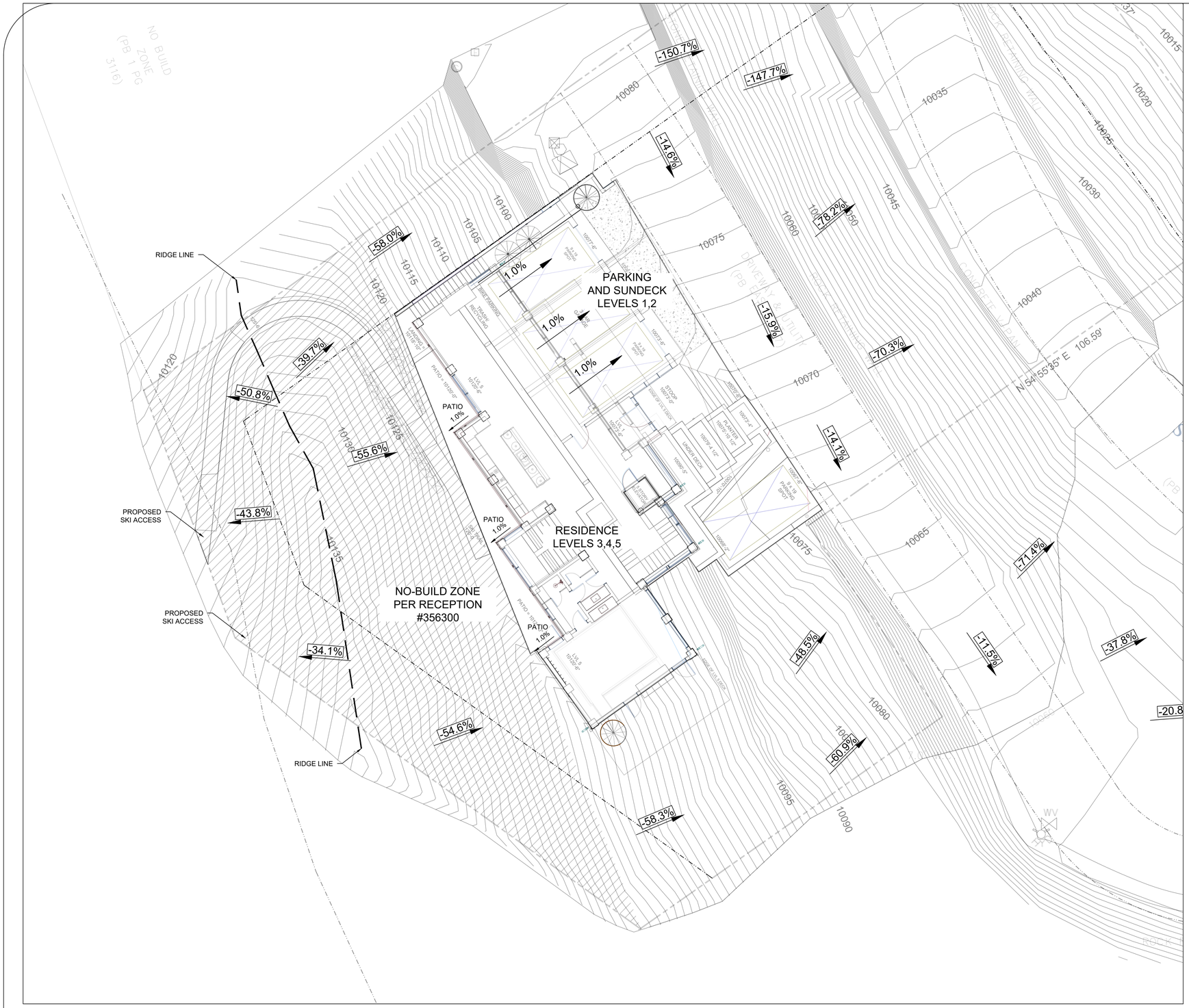
www.BlackCanyonEngineers.com

Project Name and Address
Stonegate Lot 10
Mountain Village, CO

Project	Sheet
Issue Date 6/20/2024	C3
Scale As Noted	



GENERAL NOTES:

1. EXISTING CONTOURS AND FEATURES ARE BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ALL POINTS LAND SURVEYING LLC AND DATED DECEMBER 1, 2023.
2. PROPOSED GRADES TO MATCH EXISTING AT EDGE OF EXISTING ASPHALT ROADWAY
3. PROPOSED FINISH FLOOR ELEVATIONS
   LEVEL 1: 10078.0
   LEVEL 2: 10088.0
   LEVEL 3: 10098.5
   LEVEL 4: 10109.5
   LEVEL 5: 10120.5

LEGEND:

X% — EXISTING SLOPE

X% — PROPOSED SLOPE

GRADE BREAK

PLAN SLOPE STUDY

A / C4

SCALE: 1" = 10'

General Notes

BLACK CANYON ENGINEERS

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Montrose, CO 81401
970-568-5391
Support@BlackCanyonEngineers.com
www.BlackCanyonEngineers.com

Project Name and Address
Stonegate Lot 10
Mountain Village, CO

Project

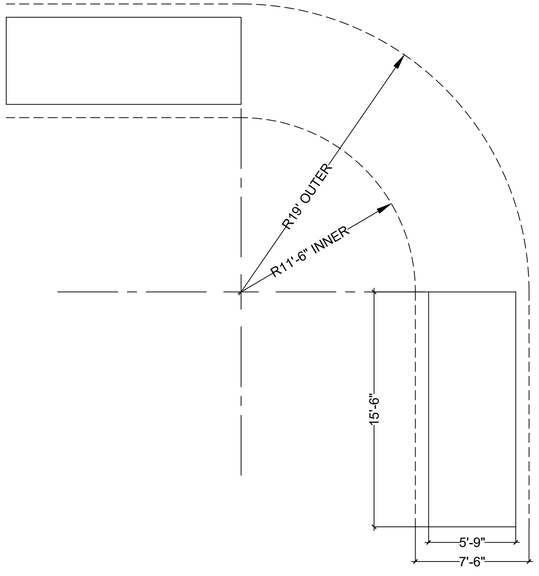
Issue Date
6/20/2024

Scale
As Noted

Sheet
C4

A C5 **PLAN** TURNING DETAIL

SCALE: 1" = 5'



B C5 **PLAN** TURNING DETAIL

SCALE: 1" = 5'

GENERAL NOTES:

General Notes

BLACK CANYON ENGINEERS

PERMIT SET ONLY
NOT FOR CONSTRUCTION

#	REVISION	DATE
0	DESCRIPTION OF REVISION	XX/XX/XXXX

Firm Name and Address
Black Canyon Engineers
447 E. Main St.
Montrose, CO 81401
970-568-5391
Support@BlackCanyonEngineers.com
www.BlackCanyonEngineers.com

Project Name and Address
Stonegate Lot 10
Mountain Village, CO

Project

Issue Date
6/20/2024

Scale
As Noted

Sheet
C5

A / C6 PLAN — DRAINAGE

SCALE: 1" = 10'

GENERAL NOTES:

General Notes

BLACK CANYON ENGINEERS

PERMIT SET ONLY
NOT FOR CONSTRUCTION

#	REVISION	DATE
0	DESCRIPTION OF REVISION	XX/XX/XXXX

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Montrose, CO 81401
970-568-5391
Support@BlackCanyonEngineers.com
www.BlackCanyonEngineers.com

Project Name and Address
Stonegate Lot 10
Mountain Village, CO

Project

Sheet: C6

Issue Date: 6/20/2024

Scale: As Noted

Gmail

Adam Birck <adam.birck@gmail.com>

Fwd: Development of Stonegate 10 (Lot 3 Staging permission Letter/Email- Add letter to submission)

1 message

Jack Wesson <jwesson@me.com> Fri, May 17, 2024 at 5:50 PM
To: Adam Birck <adam.birck@gmail.com>

Begin forwarded message:

From: Mike Hughes <hughes.michael.e@gmail.com>
Subject: Development of Stonegate 10
Date: May 17, 2024 at 3:46:04 PM PDT
To: Lorrie Denesik <lorrie.telluridesothebys@gmail.com>, jwesson@me.com

Hi Lorrie/Jack,

Per our discussion, if you are able to use the rough cut driveway on Stonegate 3 (i.e., 2nd lot on the left) for parking/staging during the development of Stonegate 10, we will gladly work with you to put an agreement in place.

Our plans for development will not begin in 2024 so it is unlikely there will be any overlap assuming you kick things off this summer.

Good luck and let us know how we can help.

Best regards,

Mike & Marsha Hughes
ISO Stonegate L3 LLC

From:	David Mack
To:	cd
Cc:	Jason Habib
Subject:	Lot 166AR2-10: 10 Stonegate Drive
Date:	Tuesday, January 30, 2024 3:11:54 PM
Attachments:	image.png image.png

To the Town of Mountain Village Design Review Board
Mr. Banks Brown, Chairman

Dear Mr. Brown and Board Members,

I am in receipt of a pending development application for a proposed new home in Mountain Village on Lot 166AR2-10, also known as 10 Stonegate Drive.

I, along with three other families, own the adjacent home at 11 Stonegate Drive, immediately to the west of the subject property.

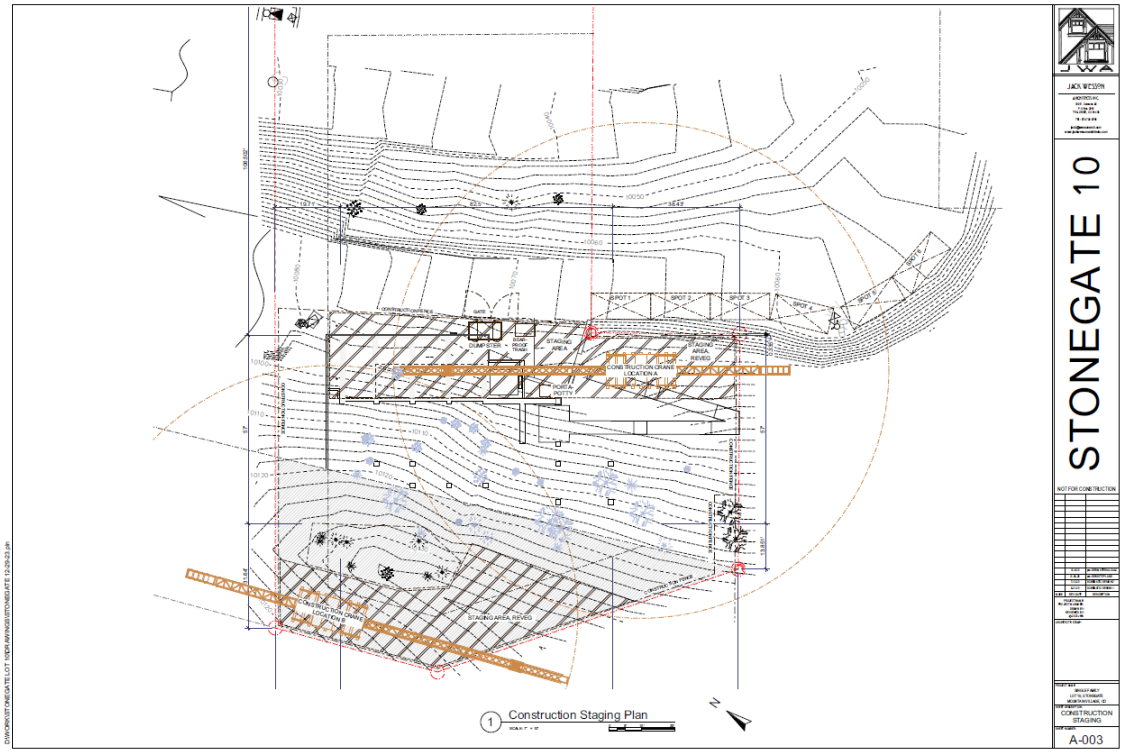
We have several concerns regarding the proposed home as they relate to access to our home during staging, as well as safety issues during construction.

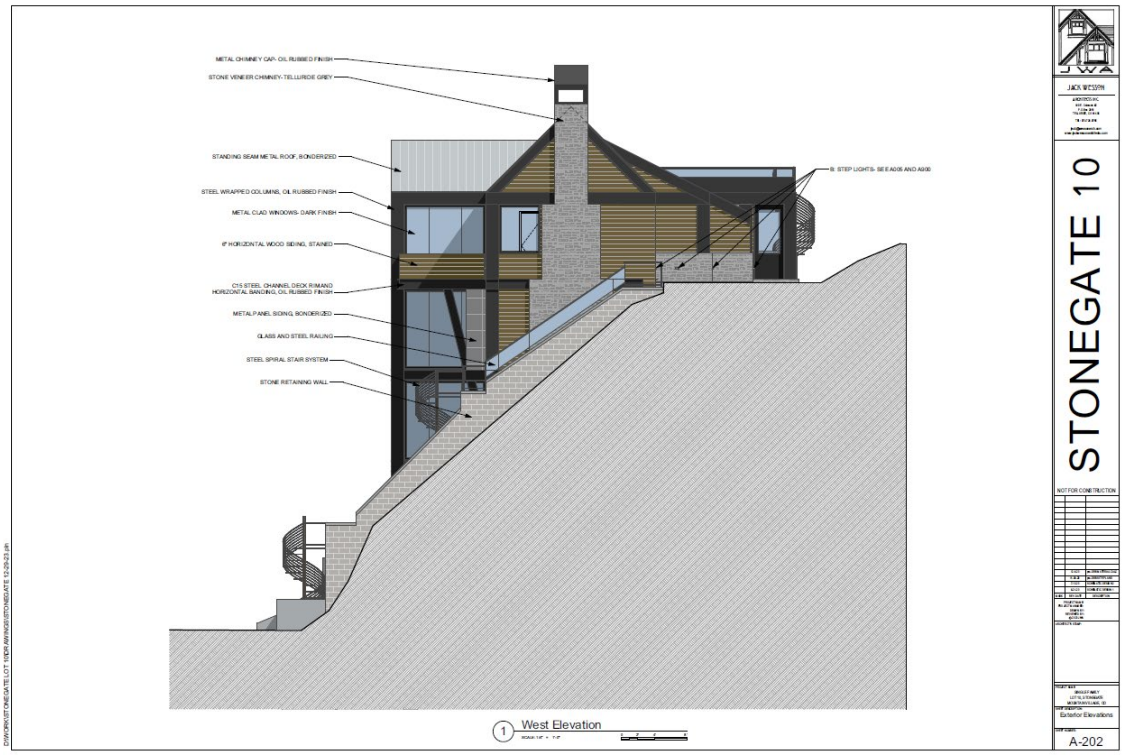
First, our home is accessible only by a steep and narrow hairpin private driveway that begins at the east terminus of Stonegate Drive proper. The grade of the driveway measures between 14% and 16%, and its width can accommodate at most one vehicle at a time. The proposed staging drawing (see attached Application p. 12 "Construction Staging Plan") allows for parking of multiple construction vehicles along this driveway. As drawn, it is difficult for us to imagine unrestricted and safe access to our home with construction vehicles parked along such a steep and narrow driveway. We use our home year round and are concerned that even temporary blockage of the driveway would impede our access. Our private vehicles, not to mention larger Mountain Village Dial-A-Ride vehicles or airport transport shuttles would likely not be able to pass the obstructions caused by these construction vehicles. We also have concerns about access for emergency services vehicles. Finally, we do rent our home when not in use, and such impedance would likely negatively impact us financially if paying guests could not access it.

Second, and perhaps more importantly, the proposed homesite is, as the applicant Jack Wesson notes, "radically steep", and "near vertical in places." He also notes, "The Stonegate subdivision in general likely has the steepest topography of any within the Mountain Village, and this is likely the steepest building site in Stonegate." (See attached Application p. 26 "West Elevation.) Is it realistic to safely excavate and build a home on such a challenging site with owners or guests walking, biking or driving underneath it? We have concerns regarding falling debris causing potential injury.

We will continue to review the application and look forward to discussing these issues at the DRB public hearing March 7. Your comments would be greatly appreciated.

Thank you.





Respectfully,

--

David R. Mack, M.D.

(832) 723-1141 (mobile)

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

TO: Town of Mountain Village Design Review Board

FROM: Drew Nelson, Senior Planner

FOR: Design Review Board Public Hearing – July 11, 2024

DATE: July 1, 2024

RE: Staff Memo – Conditional Use Permit Application, Town of Mountain Village Public Right-of-Way, pursuant to CDC Section 17.6.5

APPLICATION OVERVIEW: Conditional Use Permit for Telecommunications Facilities Throughout the Town of Mountain Village

PROJECT GEOGRAPHY

Legal Description: N/A – Public Right-of-Way
Address: 455 Mountain Village Boulevard
Applicant/Agent: Terry Cope, Toro Vertical, Inc.
Owner: Town of Mountain Village
Zoning: N/A – Right-of-Way
Existing Use: Right-of-Way
Proposed Use: Telecommunications Facilities
Lot Size: N/A
Adjacent Land Uses:

- **North**: N/A
- **South:** N/A
- **East:** N/A
- **West:** N/A

Figure 1: Vicinity Map, Potential Pole Locations

ATTACHMENTS

Exbibit A: Project Narrative/Pictures
Exhibit B: Staff/Public Comments

Case Summary: Terry Cope, on behalf of applicant Toro Vertical, Inc. dba/Toro Blanco Group, has submitted an application for a Conditional Use Permit to install telecommunications equipment within public right-of-way in the Town of Mountain Village for the purpose of deploying high-speed internet service, also known as "small cell" or 5G. The Town implemented certain design and siting regulations in 2021 to manage these installations, including a prohibition on poles being less than six hundred feet (600') from one another and no more than twenty-five feet (25') in height. State and federal regulations govern the installation of certain telecommunications devices, preempting local regulations that may otherwise limit the Town's management of 5G equipment. Essentially, the infrastructure is permitted to be a use-by-right within the Town's public right-of-way.

Due to the state and federal regulations mentioned above, the Town is in a unique situation as our ability to regulate these facilities is generally limited to location and design. In many ways, this makes a review by both the DRB and staff a departure from normal review procedures where the Town has distinct and clear standards. This staff report will make relevant issues clearer for the DRB's consideration, but additional issues will be addressed with the Town Council with the approval of any final agreement between the Town and the applicant in a form acceptable to the Town Attorney.

The proposal, as indicated in the attached documentation, includes cut sheets and designs for light poles up to twenty-five feet (25') in height along Mountain Village Boulevard and Adams Ranch Road. The project would replace some existing light poles, generally located at intersections, with a new light standard that includes additional pole height for the telecommunications antennas. All equipment related to the operations of the system is proposed to be located underground adjacent to the poles themselves, preserving the visual aesthetics of the existing pole locations.

The applicant is proposing to utilize three different designs, depending on the site conditions. The first would replace existing intersection lighting with a dual light standard found at most intersections in the Town. The second would be a replacement for existing parking lot lighting, such as that found in the Village Market parking lot. The last would be a simple stand-alone pole that does not include any lighting.

It is the applicant's desire to have the pole designs approved by the Design Review Board and Town Council, with each individual site to be determined through negotiations between the applicant and Town staff. Specifically, the applicant is proposing to work through the Community Development and Public Works Departments to identify the best application for each site. Staff concurs that this is a logical approach and would propose standards for decision-making at each site (see below).

As noted above, the Town is bound to review the application under the auspices of HB 17-1193, which governs the installation of small wireless service infrastructure within a local government's jurisdiction and clarifies that an expedited permitting process applies to small cell facilities and networks. The statute requires a review within a short period of time, and explicitly preempts local rules for uses – making small cell facilities a use by right in any zone district. The DRB's review of this Conditional Use Permit is limited to the design of the poles themselves, which are proposed to match existing light poles or signs currently located within Mountain Village.

Applicable CDC Requirement Analysis: The applicable requirements cited below follow CDC Sections 17.4.14.D Conditional Use Permits, Criteria for Decision, 17.4.14.E General Standards for Review, and 17.6.5 Telecommunications Antenna Regulations. ***Please note that Staff comments will be indicated by*** Blue Text.

17.4.14.D. Criteria for Decision.
Section 17.4.14.D contains nine criteria which must be met for approval of a Conditional Use Permit. Staff has described the criteria in relation to the proposed development below.

Conformity with Policies, Principles, and Actions of the Comprehensive Plan

The Town's Comprehensive Plan is relatively silent on privately-held infrastructure, but does offer some insight on the Town's goals for this type of improvement. In particular, the following apply to the proposed CUP application:

3G: Transportation and Infrastructure

I. Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles and policies of the Comprehensive Plan

II. Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.

Access to high-speed internet and cell services are ubiquitous across communities that attract both knowledge workers and tourism. At times, internet access can be bogged down in Mountain Village due to high levels of usage. While locals and visitors alike may be in Mountain Village to escape being accessible to the trappings of the internet, it is highly convenient and desired to still remain connected to allow for business and social networking. Adding capacity for access would meet the standards of the Comprehensive Plan to meet the expectations of residents and visitors alike.

In addition, there are areas of the ski area that suffer from low signal levels. This proposal does not include additional pole locations on ski area property; however, there may be opportunities for expansion in the future. The applicant is also working with the Town of Telluride to build out a network there, creating a synergy of use that many residents and guests can take advantage of. While the Town cannot mandate additional expansion on private property in the future, it should be implied that the Town expects the applicant to expand its offerings on the ski area to meet the demands of the Town's constituents.

Compatibility and Impacts to Surrounding Land Uses

The proposed use is compatible with surrounding uses, as the project would primarily replace existing light poles or sign posts along Mountain Village Boulevard and Adams Ranch Road. The applicant has requested that once the designs of the three pole types are considered and approved, they will work with Community Development and Public Works staff to choose the exact fixture that would be deployed in each location to build out their network. Town staff proposes a hierarchy of design features to evaluate each site as follows:

1. Replacement of existing light poles rather than new poles, eliminating additional clutter.
2. Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.

3. In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.
4. To the greatest extent possible, all pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.
5. All ancillary equipment shall be located underground.
6. To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.
7. Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.

Physical Hazards to Neighborhood, Public Facilities, Infrastructure, or Open Space

The application does not constitute a physical hazard to the neighborhood, public facilities, the Town's infrastructure, or open space. Rather, the application would increase digital access and capacity in a rural community that has had struggles providing accessibility to digital services. Increased access provides better equity across all income levels, which creates personal and business opportunities for consumers regardless of status. Section 17.6.5.D.4 also states, "Consideration of Radio Frequency Emissions. The environmental effects of radio frequency emissions shall not be considered an appropriate concern of an adjacent lot owner provided the antenna complies with the regulations of the Federal Communications Commission regarding such concern." This mimics state law preempting local governance of radio frequencies.

Significant Adverse Effect to Surrounding Property Owners and Uses

As noted above, Town staff would utilize a hierarchy-based decision-making process for each location to attempt to limit any effects to surrounding property owners. The goal would be to keep any new freestanding poles as far away as possible from residences along both Mountain Village Boulevard as well as Adams Ranch Road. It should be noted that there are no single-family residences that have access directly onto Mountain Village Boulevard, further limiting any impacts to residences that are adjacent to the roadway.

Significant Adverse Effect on Open Space or the Purposes of Facilities Owned by the Town

The proposed application would have a beneficial effect on facilities owned by the Town, as it would increase internet access while also providing access for the Town to fiber optic services utilized by the provider. This is generally not a component of the DRB's review of this project, as the DRB's purview is limited to the physical design of the structures. The Town does gain benefits from the installation of the infrastructure that would build out the 5G network.

Adverse Environmental and Visual Impacts

The application would include installation of light poles and signs that would be up to twenty-five feet (25') in height. This height is taller than most light poles in the Town of Mountain Village; however, the light fixtures themselves would maintain the average light height of existing light poles throughout Town. This reduces the impact of taller light poles but does not eliminate the visual impact of the structures. The applicant has agreed to work with Town staff on where to site the poles, with a sensitivity towards keeping visual clutter to a minimum and being sensitive to environmental concerns of each location (i.e. snow storage, wetlands, etc.).

Adequate Infrastructure

The proposed 5G infrastructure would increase accessibility for residents and guest and add to the Town's overall infrastructure. This includes a negotiated level of access to fiber-optic infrastructure for the Town's IT Department that would increase the organization's capacity for transmission of data.

Damage or Contamination to Public, Private, Residential, or Agricultural Water Supply

The proposed infrastructure would not impact any water supply within Mountain Village.

Applicable Town Regulations and Standards

Section 17.6.5 of the CDC specifically relates to telecommunications antennae proposed to be located within the Town of Mountain Village. The following criteria are established by the CDC for telecommunication antennas:

a. Visual impacts shall be mitigated to the extent practicable;

   Staff Comment: The applicant has proposed three (3) different designs of poles to replace existing light poles or sign poles that are in compliance with the Town's lighting plan. This includes a dual-light intersection standard and a parking lot light pole that would be in line with the Town's standards. The intent is to not increase any visual impacts but to install infrastructure where visual impacts already exist.

b. Antenna height shall be minimized to the extent practical with the acceptable height permitted determined by the review authority as a part of the required conditional use permit process.

   Staff Comment: The applicant has indicated that all light poles will be no greater than twenty-five feet (25') in height, meeting the requirements of the Town's small cell regulations.

c. The antenna shall be made available for the collocation of other telecommunication providers as a condition of approval with the goal to reduce the number of antennas in the Town to the extent practical; and

   Staff Comment: The applicant has stated that the infrastructure can accommodate up to four (4) telecommunications carriers (such as Verizon, AT&T, etc.), but there is not an existing carrier identified in the application that is prepared to provide service to the community. The applicant has indicated that they can meet the standards of the CDC for collocation.

d. There are no other alternative antenna sites currently in existence in the Telluride/town region that provide for collocation and the desired telecommunication service, service area and telecommunication service provider's technical needs.

   Staff Comment: Due to the nature of the technology, the shorter wavelengths of the 5G signals requires smaller distances between pole locations (generally as low as 600 feet). With the Town of Telluride working with the applicant on a franchise agreement

to bring similar technology to the region, it is staff's belief that this standard is being met.

In 2021, the Town of Mountain Village adopted Interim Small Cell Infrastructure Design Guidelines (attached), which provide additional restrictions for consideration by the DRB and Town Council:

1. No towers or antennae will be permitted within 600' of any existing or proposed small cell tower or antennae equipment.
   Staff Comment: The Town has analyzed the locations of each proposed pole, identifying a few locations where poles may be within 600' of each other (see attached map). Staff is requesting that any approval of the Conditional Use Permit allow for slight variations to locations in order to best place each pole, depending on the site conditions in place. The intent is to minimize visual clutter by placing poles in locations where infrastructure already exists, which may be within the 600' range of other installations.

2. All small cell equipment and appurtenances shall be housed internally with regard to the pole or alternative tower structure which hosts the small cell antennas.

   Staff Comment: The applicant's designs include a detail showing sub-surface vaults for equipment (Sheet EV-2).

3. Electric metering structures and/or meters shall not be visible from the exterior of the pole or alternative tower structure which hosts the small cell antennas where the pole or alternative tower structure is located in Town right-of-way. This requirement may be wholly or partially waived by the Public Works Director where it is technically infeasible to place all or part of a meter internally.

   Staff Comment: As noted previously, each location will be reviewed by Community Development and Public Works staff; at that time, should there need to be a waiver from the Public Works Director it can be determined at that time.

4. Freestanding antennas, and/or any supporting equipment shall not exceed 25.'

   Staff Comment: The applicant has noted that all poles shall not exceed twenty-five feet (25') on the cover sheet of each cover sheet of their designs in the pole/luminaire details.

5. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted.

   Staff Comment: The applicant is not proposing to have building-mounted antennas.

6. Concealment of all small cell equipment and appurtenances shall be required.

   Staff Comment: The applicant has indicated that they will meet all requirements for screening and concealment of equipment.

7. Any stand-alone small cell facility shall not block windows or any building entrances. To the extent possible, poles shall be located at mid-blocks, away from intersections. All poles shall be located so as to ensure proper sight-triangles.

   Staff Comment: Town staff is suggesting a variation to this standard to allow for the replacement of existing street lights or sign poles rather than adding to visual clutter. Most intersections in Mountain Village have street lights that could be modified to meet the anti-clutter goals of the community. Staff will ensure that all proper sight triangles are maintained to provide for safe traffic movement.

8. The pole design in the Town right-of-way shall match the color, aesthetics, spacing, and architectural characteristics of existing streetlights installed adjacent to the pole, or in the vicinity.

   Staff Comment: The applicant has provided drawings that include three separate designs: (1) a standard pole that signage could be hung on, (2) a dual luminaire street lamp that matches the poles the Town uses in parking lots, and (3) a dual luminaire street lamp that matches the Town's intersection poles.

9. Poles and towers shall incorporate banner arms and luminaries to blend with the existing streetscape. A waiver of this requirement may be granted by the Public Works Director where it is deemed in the best interest of the public to do so.

   Staff Comment: The applicant has provided drawings that would allow for banner arms or other signage to be hung on the poles they are requesting to install.

10. Wireless communications facilities and equipment should not be installed within the dripline of any tree.

    Staff Comment: This will be monitored on a case-by-case basis for each location, and the Town Forester will be consulted on any locations where trees may be impacted.

11. Any area disturbed during utility construction shall be revegetated and landscaped in accordance with the Landscaping Regulations.

    Staff Comment: This is identified as a condition for any potential approval and is listed in the staff memo of record.

12. Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado.

    Staff Comment: The applicant has provided a spec sheet (Sheet F-1) that includes foundation details; this note will be added as a condition.

13. The Town of Mountain Village encourages co-location of facilities and the location of facilities on existing infrastructure, such as Town-owned light poles, with the written approval of the Public Works Director.

Staff Comment: As noted, this is a primary goal of the Town's review of this application, and is identified as the first criteria for review of all locations.

14. Any pole/structure needs to be at least 35' from the outside edge of the designated gondola haul rope corridors.

    Staff Comment: Most of the proposed general locations are within the Mountain Village Boulevard or Adams Ranch Road right-of-way, outside of the gondola haul rope corridors. However, this requirement shall be met for any locations within the Village Center where conflicts could occur. This is listed as a condition.
15. The Town of Mountain Village reserves the right to remove and relocate infrastructure if necessary, or if alternative methods become available.

    Staff Comment: This item will be addressed as part of the agreement between the Town and the applicant, approved as to form by the Town Attorney.

16. Reclamation and Abandonment. Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the antenna shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

    Staff Comment: This item will be addressed as part of the agreement between the Town and the applicant, approved as to form by the Town Attorney.

17.4.14.E. General Standards for Review
The location of a conditional use shall best serve the proposed use while minimizing potential adverse impacts.

The applicant has indicated that the proposed infrastructure installation will provide greater access to digital data through service carriers that commonly serve the residents and guests of Mountain Village. The adverse impacts are being minimized by the use of new light poles and signage that mimics the existing infrastructure in Mountain Village. The applicant is willing to work with Town staff on each proposed location to best limit any potential visual impact. Town staff is committed to ensure that each location will be best sited to allow for snow storage, proper sight triangles for traffic purposes, and limits to impacts to existing vegetation so that the aesthetics of Mountain Village are maintained.

Staff Recommendation: Staff recommends the Design Review Board recommend Town Council approval of the Conditional Use Permit, with conditions as noted below.

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

Proposed Motion:
If the Design Review Board deems this application to be appropriate for recommendation of approval to the Town Council, Staff requests said approval condition the items listed below in the suggested motion.

I move to recommend approval of a Conditional Use Permit to the Mountain Village Town Council for telecommunications facilities to be located in public rights-of-way owned by the Town of Mountain Village, based on the evidence provided in the staff memo dated July 1, 2024, and the findings of this meeting with the following conditions:

1) *The Conditional Use Permit shall be valid for a period of three (3) years, expiring on July 1, 2027. The applicant shall be solely responsible for any reapplication in the future.*
2) *The Conditional Use Permit shall only be applicable to the three (3) designs for light or sign poles as provided for in the attached cut sheet drawings, matching existing Town of Mountain Village light and sign pole standards.*
3) *The applicant shall enter into an agreement for location of infrastructure, the form of which to be approved by the Town Attorney, for access to fiber optic line infrastructure and other infrastructure, as determined acceptable by the Town Council.*
4) *Prior to design of each potential location for replacing light poles, sign poles, or installation of new light, sign, or standalone poles, the applicant shall work with Community Development and Public Works staff to best meet the Town's desired design by the following criteria:*
    a) *Replacement of existing light poles rather than new poles, eliminating additional clutter.*
    b) *Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.*
    c) *In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.*
    d) *To the greatest extent possible, all new pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.*
    e) *All ancillary equipment shall be located underground.*
    f) *To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.*
    g) *Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.*
    h) *All poles/structures shall be at least thirty-five feet (35') from the outside edge of the designated haul rope corridors.*
5) *Prior to construction, the applicant shall add a note to Sheet F-1 stating, "Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado."*
6) *Should the technology become obsolete, or should the applicant abandon the infrastructure, the ownership of all light poles, sign poles, fiber optic conduit, and all other infrastructure comprising the system may become the property of the Town of Mountain Village at the Town's discretion.*
7) *The applicant shall be responsible for all maintenance of the system, including replacement of any infrastructure damaged by accident or act of god outside of the Town of Mountain Village's control.*

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

INTERIM SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES

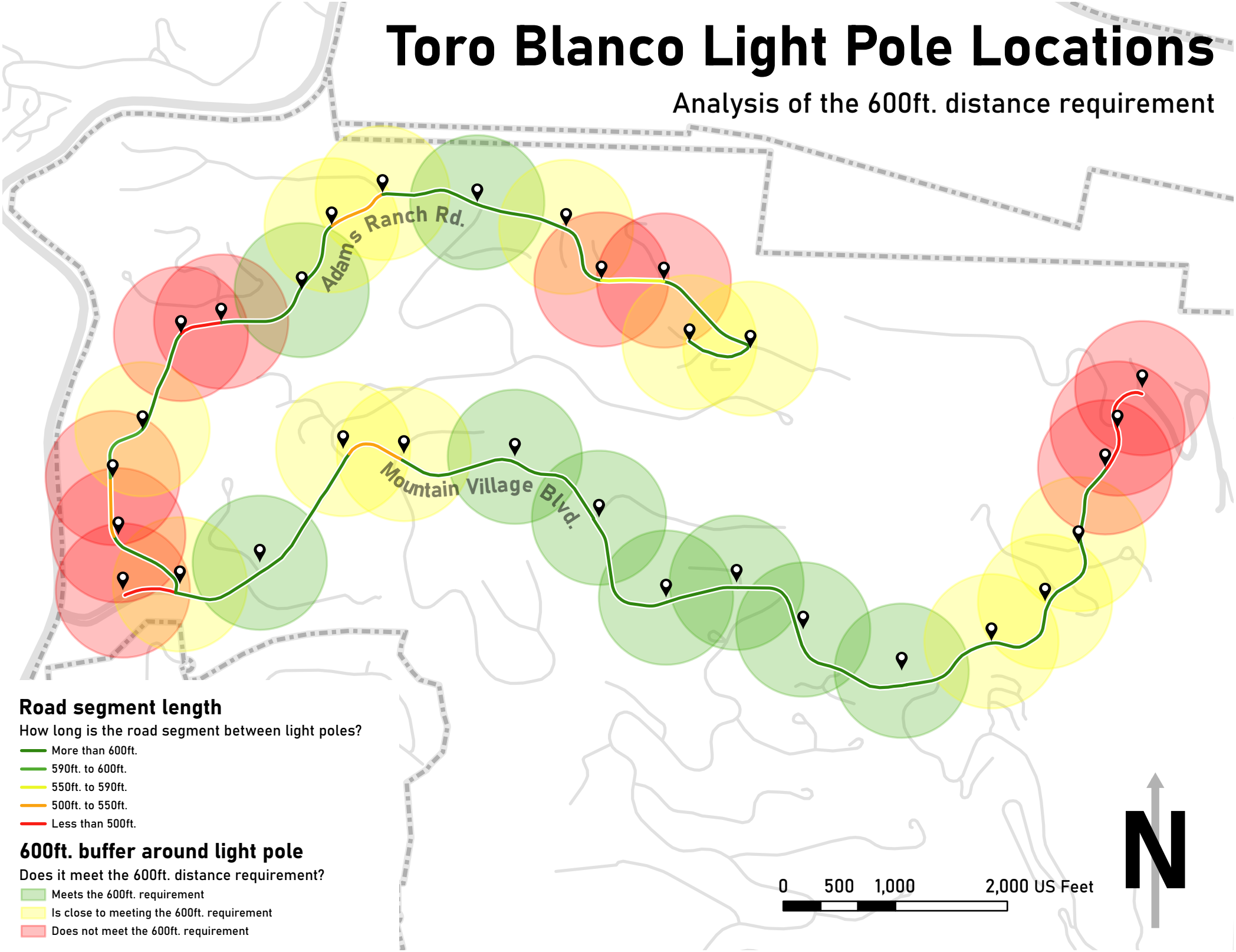
Effective immediately, the following design guidelines shall apply to any new land use applications for the construction, reconfiguration, or addition to cell phone tower infrastructure, antennae, and transmission devices within the Town of Mountain Village, as defined by FCC Small Cell Order 18-133.

1. No towers or antennae will be permitted within 600' of any existing or proposed small cell tower or antennae equipment.
2. All small cell equipment and appurtenances shall be housed internally with regard to the pole or alternative tower structure which hosts the small cell antennas.
3. Electric metering structures and/or meters shall not be visible from the exterior of the pole or alternative tower structure which hosts the small cell antennas where the pole or alternative tower structure is located in Town right-of-way. This requirement may be wholly or partially waived by the Public Works Director where it is technically infeasible to place all or part of a meter internally.
4. Freestanding antennas, and/or any supporting equipment shall not exceed 25.'
5. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted.
6. Concealment of all small cell equipment and appurtenances shall be required.
7. Any stand-alone small cell facility shall not block windows or any building entrances. To the extent possible, poles shall be located at mid-blocks, away from intersections. All poles shall be located so as to ensure proper sight-triangles.
8. The pole design in the Town right-of-way shall match the color, aesthetics, spacing, and architectural characteristics of existing streetlights installed adjacent to the pole, or in the vicinity.
9. Poles and towers shall incorporate banner arms and luminaries to blend with the existing streetscape. A waiver of this requirement may be granted by the Public Works Director where it is deemed in the best interest of the public to do so.
10. Wireless communications facilities and equipment should not be installed within the dripline of any tree.
11. Any area disturbed during utility construction shall be revegetated and landscaped in accordance with the Landscaping Regulations.
12. Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado.
13. The Town of Mountain Village encourages co-location of facilities and the location of facilities on existing infrastructure, such as Town-owned light poles, with the written approval of the Public Works Director.
14. Any pole/structure needs to be at least 35' from the outside edge of the designated gondola haul rope corridors.
15. The Town of Mountain Village reserves the right to remove and relocate infrastructure if necessary, or if alternative methods become available.
16. Reclamation and Abandonment**.** Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the antenna shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

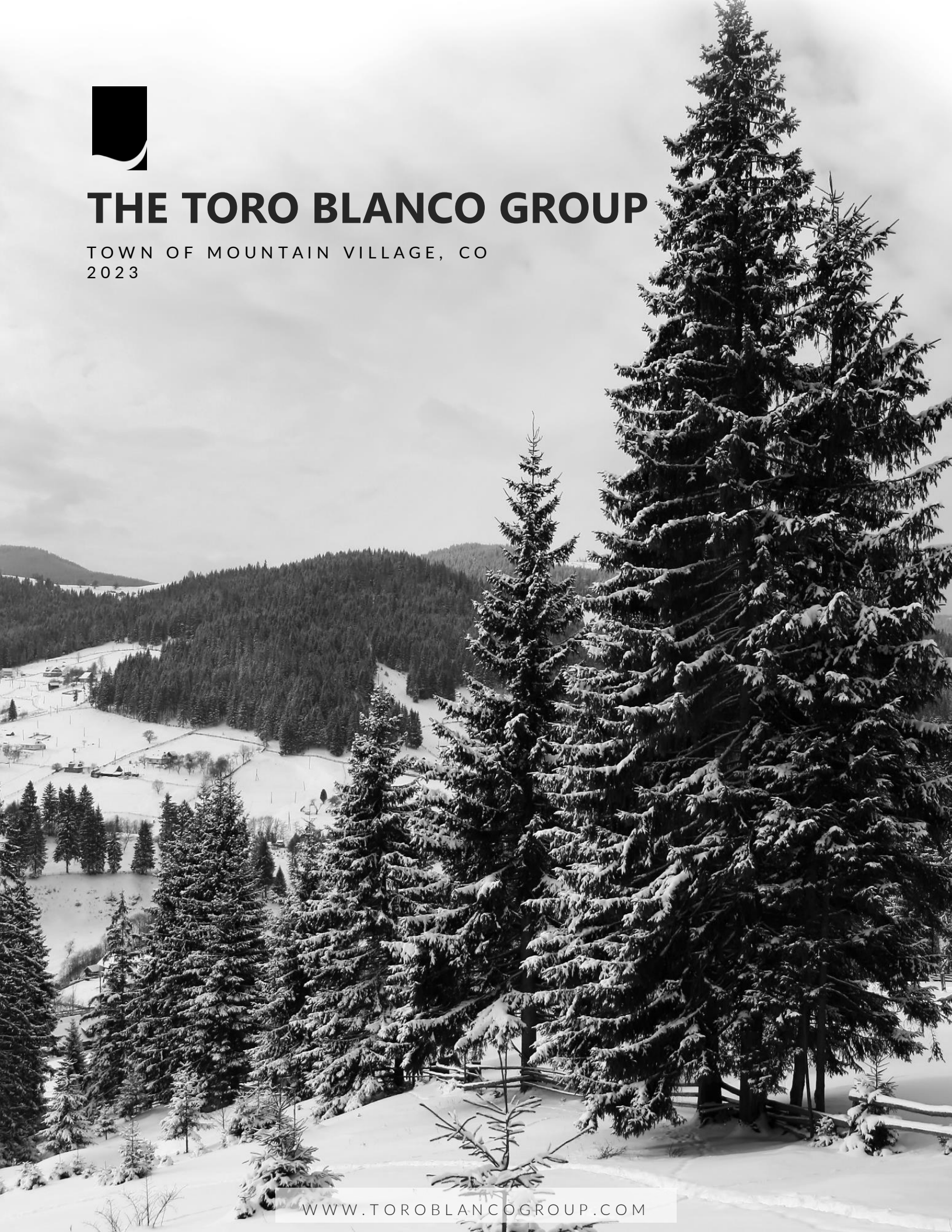
Toro Blanco Light Pole Locations

Analysis of the 600ft. distance requirement



THE TORO BLANCO GROUP

TOWN OF MOUNTAIN VILLAGE, CO
2023



ABOUT US...

Toro Blanco designs and provides infrastructure for Smart Community solutions including 5G, Broadband, EV charging, and IoT applications.

We believe in a holistic, community first approach to infrastructure deployments, and that installations like Small Cells should be the backbone of a Smarter City, not cheapen your ROW.

Engagement on a detailed level is critical to Toro Blanco Group, and we've spent considerable time working on proposals for Telluride and many thoughtful hours with the planning community in town.

We hope you'll review us and our thoughts on the Town of Mountain Village as positively as we view your beautiful town.

Telluride Town of Mountain Village

Background

Toro Blanco has worked with Park City, UT and Telluride, CO to prepare for the latest deployments of 5G and modern technology with the least visible impact to the beautiful esthetics of these mountain towns.

We'd like to take this same approach to the Town of Mountain Village and based on our discussions propose the following for minimizing the impact of telecommunications.

Guiding Principles

Infrastructure for Town of Mountain Village:

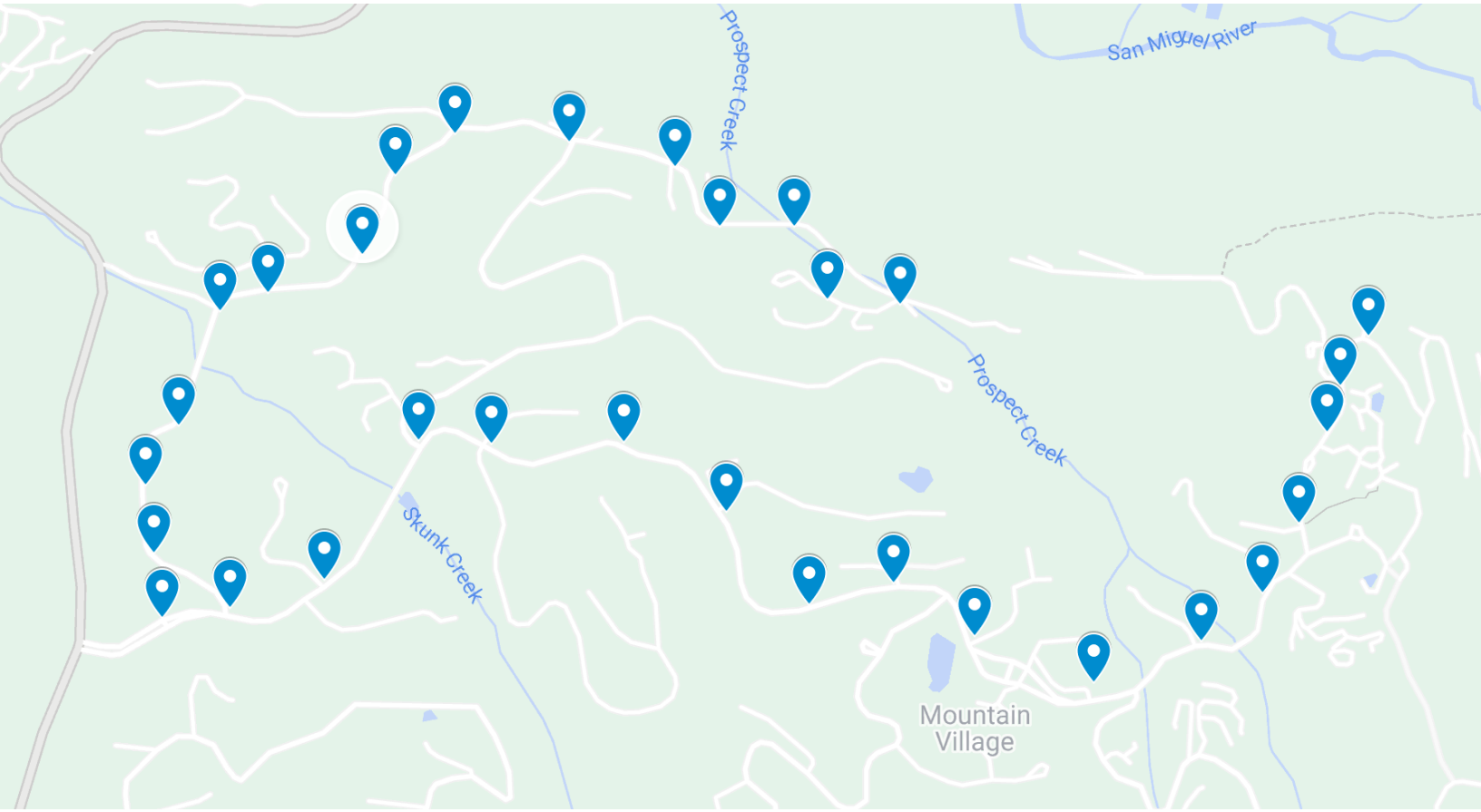
- Limit infrastructure to ROW
- Avoid Residential Areas
- Prioritize gathering areas, high visitor traffic and bus stops
- Install slimline structures similar to Telluride that will blend into existing surroundings
- Establish telecom backbone available for Town, Public Safety and future IT needs
    - Wayfinding, kiosk, security, SAR, Smart Community capabilities

Proposal

Two main lines of infrastructure development, placed in the ROW

- Mountain Village Blvd
- Adams Ranch to Meadows

We would ask permission to permit a collection of locations for a multi-carrier system using a unique design for the Town of Mountain Village that prioritizes the main thoroughfare, incorporates bus stops, and will facilitate coverage for key areas of the Town of Mountain Village with minimal impact to the viewshed.



OUTDOOR NETWORK

30 Nodes throughout town connected by a hybrid power/Fiber cable
A central location to house radio, either in existing facilities or in concealed outdoor furniture.

- Network will allow for Multi-carrier use
- Negate the need for separate poles for separate carriers
- Minimize construction and multiple telecom projects
- Incorporate Municipal network needs or future use

CAPABILITIES

Multi-Band Coverage

- Up to 8 (Eight) Bands of Coverage, Operating Frequencies from 380 – 2700MHz, 3.5GHz, 3.7GHz, and 28GHz or 39GHz.

Fiber Connectivity

- Connectivity throughout Main St and commercial areas also available for municipal use

DC Power Redundancy

- Cleaner power with built-in redundancies and battery backup for less network downtime.

INITIAL NODE SELECTION

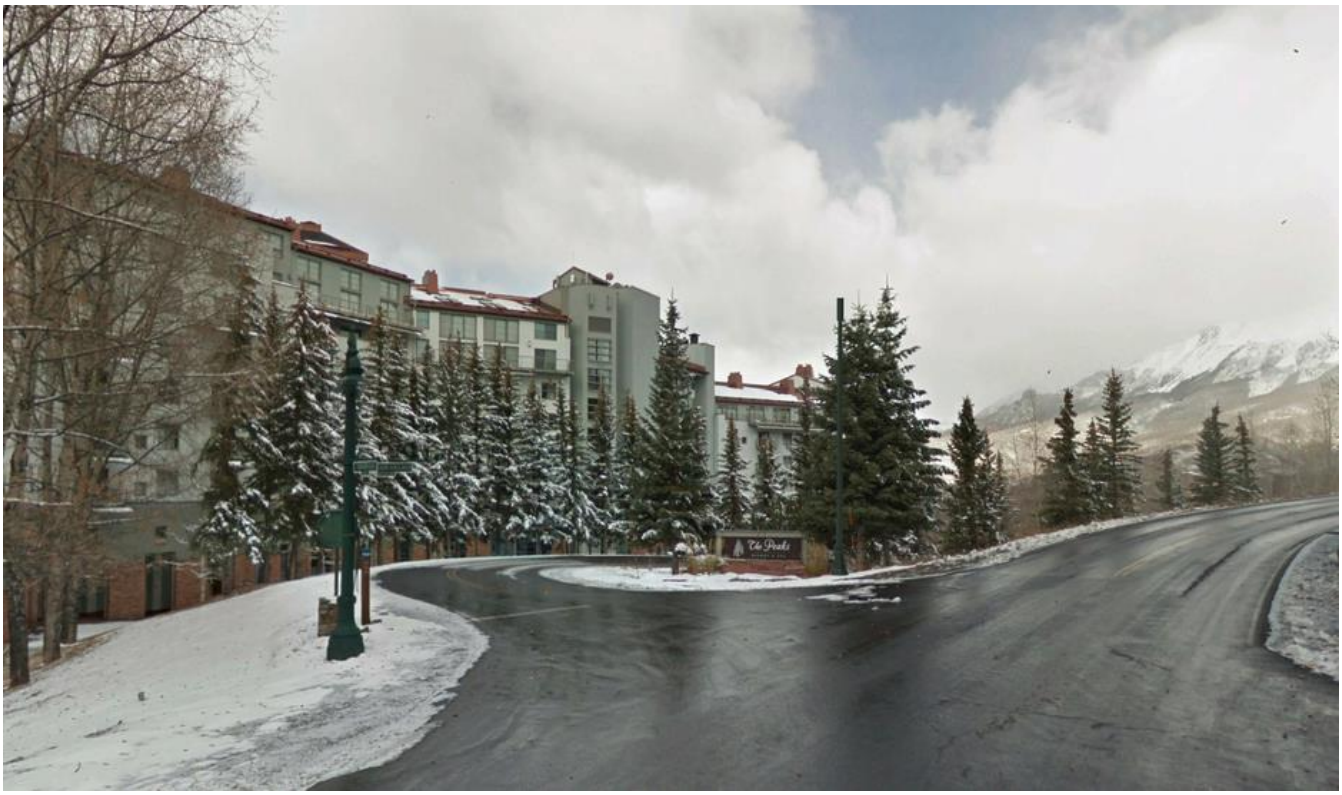
31 POTENTIAL LOCATIONS IDENTIFIED

These first locations selected based on suitability include some existing light poles. This is just an initial pass, and we would like your input on site selection and the viability of each location.

The recommended locations:

LAT	LON	CROSS-STREET	COMMENTS	SITE ID	NEW, REPLACEMENT, ATTACH TO EXISTING, OR LUMINAIRE
37.9393925	-107.84629	Mountain Valley Blvd & Sunny Ridge Pl			NEW POLE
37.9383817	-107.84702	Mountain Valley Blvd & Country Club Dr			NEW POLE
37.9374314	-107.84738	Mountain Valley Blvd & Madeline Hotel near Comm Boxes			NEW POLE
37.9355714	-107.84809	Mountain Valley Blvd & Aspen Ridge Dr Replace wayfinding pole Bus Stop			NEW POLE
37.9341475	-107.84904	Mountain Valley Blvd & cross path near Vischer Dr			NEW POLE
37.933162	-107.85065	Mountain Valley Blvd & Prospect Creek near Comm Boxes			NEW POLE
37.9323008	-107.85341	Mountain Valley Blvd & Telluride Outfitters			NEW POLE
37.9332527	-107.85651	Mountain Valley Blvd & Fire Department Bus Stop			NEW POLE
37.9343561	-107.85863	Mountain Valley Blvd & Lakespur Ln			NEW POLE
37.9339084	-107.8608	Mountain Valley Blvd & Lower Galloping Goose			NEW POLE
37.9357935	-107.86296	Mountain Valley Blvd & Victoria Dr			NEW POLE
37.9372343	-107.86562	Mountain Valley Blvd & Petra Domus			NEW POLE
37.9371926	-107.86903	Mountain Valley Blvd & Aj Dr			NEW POLE
37.9372484	-107.87096	Mountain Valley Blvd & Russell Dr near Comm boxes			NEW POLE
37.9344004	-107.87337	Mountain Valley Blvd & Pennington Pl			NEW POLE
37.933836	-107.87584	Mountain Valley Blvd & Adams Ranch Rd near Comm boxes			NEW POLE
37.9336327	-107.87757	Mountain Valley Blvd & Turnaround near entry			NEW POLE
37.9349532	-107.87779	Adams Ranch Rd near 130			NEW POLE
37.9363524	-107.878	Adams Ranch Rd near 140			NEW POLE
37.9375681	-107.87715	Adams Ranch Rd near 150			NEW POLE
37.939908	-107.87607	Adams Ranch Rd near 176 Skunks Creek			NEW POLE
37.9402786	-107.87483	Adams Ranch Rd near Adams Way Bus Stop			NEW POLE
37.9410662	-107.8724	Adams Ranch Rd near 214			NEW POLE
37.9426913	-107.87155	Adams Ranch Rd near 220			NEW POLE
37.9435195	-107.87	Adams Ranch Rd & Lawson Overlook Bus Stop			NEW POLE
37.9433525	-107.86703	Adams Ranch Rd & Double Eagle Bus Stop			NEW POLE
37.9428379	-107.8643	Adams Ranch Rd & Lupine Ln			NEW POLE
37.9416173	-107.86311	Adams Ranch Rd & Coyote Ct			NEW POLE
37.941624	-107.8612	Adams Ranch Rd & The Boulders Bus Stop			NEW POLE
37.9400347	-107.85843	Adams Ranch Rd EV Charging Station			NEW POLE
37.9401326	-107.86033	Meadows Post Office			NEW POLE

RENDERING OF STAND-ALONE POLE



Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE

Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE

Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE

Location Example – final siting as determined by the city.

**Small cells in Telluride don't have to look like this.*

CHALLENGES
of Traditional Small Cell Builds

1

Single Carrier Installations
Individual carrier nodes without the equipment sharing provided by a neutral host ODAS mean three to four times the overall amount of infrastructure, meaning more poles and more antennas cluttering the Telluride ROW.

2

Disjointed Build Out
Individual carrier build outs mean a piecemeal approach to connectivity in Telluride. Instead of one build that encompasses the whole town, like an ODAS, each carrier comes in separately to deploy their own equipment individually, meaning repeatedly tearing up streets and sidewalks.

3

Lack of Uniformity
By implementing one network across the entire town, we ensure uniformity across every antenna and pole installation. Individual carrier installations look different not only from carrier to carrier, but also from year to year, resulting in a myriad of installation types that clutter the Telluride ROW.

O-DAS BENEFITS

Minimize Net Growth of Poles
Multi-tenant Capability
Design Consistency

- Consistent, City-wide Solutions
- Multiple Carriers on every installation, sharing antennas, fiber, & power
- Custom Smart Poles & Concealments
- Smart City Infrastructure
- Open Access Network / Open Access Fiber
- 5G Readiness and Deployment
- Holistic, advanced system design
- Historical Accuracy, Aesthetic Integration
- Sustainable, climate resilient deployment
- DC micro grid - critical communications networks stay online, even during power outages

POLE DESIGN

MULTI-CARRIER STAND ALONE POLE

Design capable of accommodating 1-2 side mount lanterns for pedestrian lighting.

OUR ASK

Contact:
Terry Cope
Managing Partner
terry@toroblancogroup.com
M: 678.818.3797

Zack Hodgin
Managing Director
zack@toroblancogroup.com
M: 828.260.6238

Toro Blanco would like permission to apply for permits for these locations with the intent to build out the network within the next 12 – 24 months.

Advantages for The Town of Mountain Village include a multi-carrier network that minimizes the amount of infrastructure needed, prevents multiple project in town, and gives the town access to a network that can incorporate future IT and public safety projects.

MULTI-CARRIER 4G+5G SMALL CELL PERMIT PLAN SET

SHEET LIST TABLE	
SHEET NO:	SHEET TITLE
COV-1	COVER / TITLE SHEET
LEG-1	LEGEND
SP-1	EXHIBIT PHOTO
SP-2	SITE PLAN
EV-1	PHOTO SIMULATION
EV-2	SUB-SURFACE VAULT DIAGRAM
EQ-1	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
EQ-	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
F-1	FOUNDATION DETAILS
TC-1	VEHICULAR TRAFFIC CONTROL PLAN
TC-2	PEDESTRIAN SAFETY PLAN
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE . A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OF EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PRIOR TO ANY CONSTRUCTION WORK, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE MARKED.

THIS DESIGN IS SUBJECT TO ANY JURISDICTIONAL AND OWNER APPROVALS INCLUDING JURISDICTIONAL REQUIREMENTS, RF EQUIPMENT CONFIGURATION, AND FINAL UTILITY COORDINATION WITH PUBLIC POWER AND UTILITY PROVIDERS/CONTRACTOR TO CONFIRM FINAL REQUIREMENTS WITH OWNER.

CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS PRIOR TO STARTING CONSTRUCTION OR CLEARING OPERATIONS.

CONTRACTOR SHALL CALL "ONE CALL" AT 1-800-662-4111 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT OF WAYS.

NO PORTION OF THIS SITE IS LOCATED WITHIN PARKLAND OR LAND USED FOR PARK PURPOSES (IF SUCH LAND IS INCLUDED. DOCUMENTATION OF PARKS AND RECREATION DEPT APPROVAL IS REQUIRED AT THE TIME OF SUBMITTAL FOR GENERAL PERMIT PROGRAM APPROVAL).

THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150' OF ANY PORTION OF THIS PROJECT. A FIELD INVESTIGATION HAS NOT BEEN PERFORMED AS PART OF THIS PROJECT AND IS NOT REQUIRED.

APPROPRIATE EASEMENTS/APPROVALS MUST BE SECURED AND DOCUMENTED FOR PROJECT AREAS LOCATED OUTSIDE OF RIGHT OF WAYS. NO WORK SHALL BE PERFORMED WITHIN THESE AREAS UNTIL ASSOCIATED RIGHT OF ENTRY HAS BEEN SECURED. ADDITIONALLY. PROJECT PORTIONS IMPACTED BY LACK OF RECORDED DOCUMENT NUMBERS WILL NOT BE CONSIDERED FOR FORMAL REVIEW

TRAFFIC CONTROL NOTE PRIOR TO INSTALLATION. OR THE START OF CONSTRUCTION. THE APPLICANT MUST SUBMIT TO THE RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. AND OBTAIN APPROVAL OF A TRAFFIC CONTROL PLAN UPDATED TO SHOW CURRENT CONDITIONS.

DO NOT SCALE DRAWINGS

CONTRACTORS SHALL VERIFY ALL PLANS, (E) DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

TBG MULTI-CARRIER WIRELESS NODE

REPLACE WITH LIKE-FOR-LIKE 5G DECORATIVE STREET LIGHT

TORO BLANCO GROUP MULTI-CARRIER WIRELESS PROJECT SUMMARY

TORO BLANCO GROUP, LLC PROPOSES TO REPLACE AN EXISTING STREET LIGHT WITH A DECORATIVE STEEL LAMP POST CAPABLE OF ACCOMMODATING TELECOMMUNICATIONS EQUIPMENT WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. THE PROPOSED DESIGN IS CAPABLE OF ACCOMMODATING THE EQUIPMENT NECESSARY FOR UP TO FOUR (4) CARRIER SMALL CELLS. THE PROPOSED DESIGN IS TECHNOLOGICALLY CAPABLE OF ACCOMMODATING BOTH 4G AND 5G TECHNOLOGIES SIMULTANEOUSLY, AS WELL AS ANY NECESSARY CITY-OWNED SMART CITY DEVICES (SUCH AS, BUT NOT LIMITED TO, CAMERAS, WATER SENSORS, TRAFFIC SENSORS, POLLUTION MONITORS, ETC).

THE SCOPE OF THE INSTALLATION WILL CONSIST OF THE FOLLOWING:

- INSPECT EXISTING POLE AND FOUNDATION AND ESTABLISH STRUCTURAL FEASIBILITY FOR ANTENNA ATTACHMENTS, REPLACE IF NECESSARY
- INSTALL A NEW, FULLY CONCEALED SUB-SURFACE UTILITY ENCLOSURE WITH PROPOSED 5G TELECOMMUNICATIONS EQUIPMENT
- RESTORE SITE TO ORIGINAL OR BETTER CONDITION

TBG ID

US-CO-7117

CROSS STREETS:

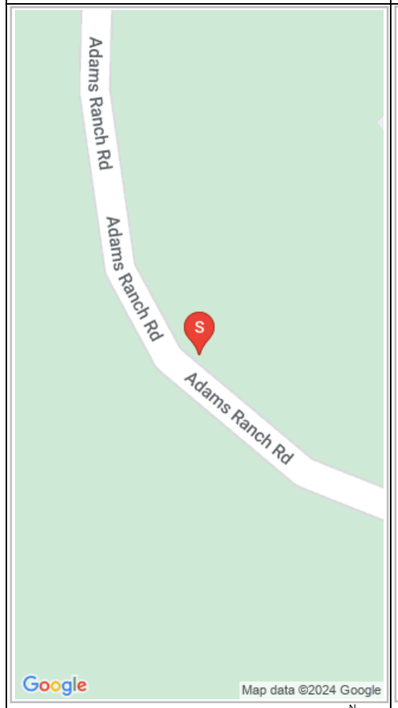
Mountain Valley Blvd & Turnaround near entry

ADDRESS:

130 ADAMS RANCH RD

APPROXIMATE E911 ADDRESS, PENDING REVIEW

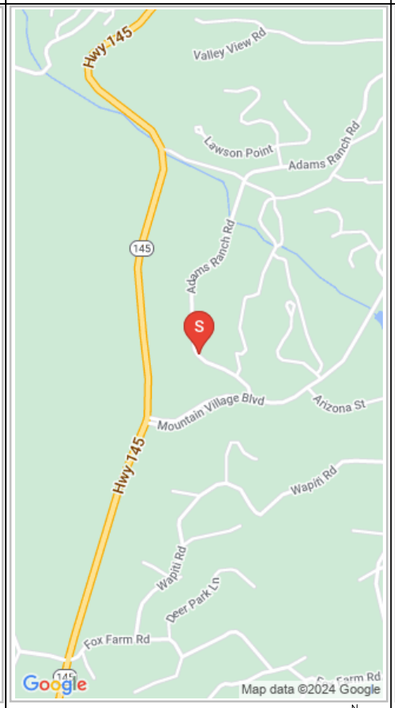
VICINITY MAP



PROJECT SITE

MAP DATA: © 2022 GOOGLE
SCALE: NTS

REGIONAL MAP



TBG SC SITE

MAP DATA: © 2022 GOOGLE
SCALE: NTS

PHOTO: POLE LOCATION (E)

REPLACE WITH LIKE-F

SCALE: NTS

PRELIMINARY PLANS - SUBMITTAL 02: 7/2/2024

PROPRIETARY

PROJECT INFORMATION

VB ID:	US-CO-7117
LATITUDE:	37.934953
LONGITUDE:	-107.87779
CROSS STREET:	Mountain Valley Blvd & Turnarou
E911 ADDRESS:	130 ADAMS RANCH I(APPROX)
FEMA FLOOD MAP	
CITY, STATE, ZIP:	TELLURIDE, CO 81435
COUNTY:	SAN MIGUEL COUNTY
JURISDICTION:	MOUNTAIN VILLAGE
PROPERTY OWNER:	PUBLIC RIGHT-OF-WAY
APPLICANT:	TORO BLANCO GROUP, LLC ATLANTA, GA 30360 PHONE: 678-818-3797

POLE/LUMINAIRE DETAILS

EXISTING OVERALL POLE HEIGHT:	
EXISTING LUMINAIRE HEIGHT (T/):	
EXISTING POLE COLOR:	
EXISTING SIGNAGE HEIGHT (B/):	
EXISTING POLE MATERIAL:	
PROPOSED OVERALL STRUCTURE HEIGHT:	25.00'

*ALL HEIGHTS LISTED ARE FROM GROUND LEVEL (AGL) UNLESS OTHERWISE NOTED.

NOTE

RESTORATION OF SITE AND ANY AFFECTED AREAS WILL BE TO ORIGINAL CONDITION OR BETTER. ADJUSTMENTS IN THE FIELD OR MODIFICATIONS TO THE PLAN SET MAY BE NECESSARY TO ACCOMMODATE FOR EXISTING UTILITIES OR OTHER FACILITIES.

DISCLAIMER

ANY INFORMATION AND ALL DESIGNS WITHIN THIS DOCUMENT ARE PROPRIETARY IN NATURE AND SHALL NOT BE REPRODUCED, USED, DISCLOSED, OR COPIED IN PART OR WHOLE WITHOUT WRITTEN CONSENT FROM TORO BLANCO GROUP, LLC.

CODE COMPLIANCE

ALL FEDERAL AND STATE REGULATORY REQUIREMENTS WILL BE FOLLOWED THROUGHOUT THE PERMITTING AND CONSTRUCTION OF THE FACILITIES PROPOSED WITHIN THESE PLANS. PLEASE NOTE THAT ALL INSTALLATIONS, MATERIALS, AND ANY WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND STANDARDS AS ADOPTED BY THE GOVERNING AUTHORITIES OF MOUNTAIN VILL, SAN MIGUEL COUN AND THE STATE OF CO . IN NO WAY IS ANYTHING WITHIN THESE PLANS INTENDED TO PERMIT WORK WHICH DOES NOT CONFORM TO THE MOST CURRENT EDITIONS OF THE RELEVANT CODES AND STANDARDS.

- INTERNATIONAL BUILDING CODE
- NATIONAL ELECTRICAL SAFETY CODE AND/OR SMPA
- STANDARDS
- TIA/EIA-222-G-2 OR LATEST EDITION
- LOCAL CITY OF MOUNTAIN / SAN MIGUEL COUNTY BUILDING / PLANNING CODE

UTILITY JOB #: UTILITY-JOB-NUMBER

Toro Blanco Group

PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

B	7/2/2024	FOR NODE PERMIT
A	3/10/2024	FOR NODE PERMIT

verticalbridge

VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY

TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
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CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

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US-CO-7117

Mountain Valley Blvd & Turnarou
TELLURIDE, CO 81435

REPLACE

TITLE SHEET

COV-1

MASTER LEGEND

EXISTING

ELECTRIC LINETYPES

- E — E — ELECTRIC
- E-ABD — ELECTRIC - ABANDONED
- E-UNK — ELECTRIC - UNKNOWN
- OE — OE — ELECTRIC - OVERHEAD
- UE — UE — ELECTRIC - UNDERGROUND

ENVIRONMENTAL LINETYPES

- 10 YR — FLOODPLAIN - 10 YEAR
- 25 YR — FLOODPLAIN - 25 YEAR
- 50 YR — FLOODPLAIN - 50 YEAR
- 100 YR — FLOODPLAIN - 100 YEAR
- CEF — CEF — CRITICAL ENVIRONMENTAL FEATURE
- CWQZ — CWQZ — CRITICAL WATER QUALITY ZONE
- WQTZ — WQTZ — WATER QUALITY TRANSITION ZONE

FORCE MAIN LINETYPES

- FM — FM — FORCE MAIN
- FM-ABD — FORCE MAIN - ABANDONED
- FM-TBA — FORCE MAIN - TO BE ABANDONED
- FM-PVT — FORCE MAIN - PRIVATE
- FM-UNK — FORCE MAIN - UNK
- FM-08 — FORCE MAIN - (SIZE)

GAS LINETYPES

- G — G — GAS
- G-ABD — GAS - ABANDONED
- G-TBA — GAS - TO BE ABANDONED
- G-PVT — GAS - PRIVATE
- G-UNK — GAS - UNKNOWN
- G-08 — G-08 — GAS - (SIZE)

MISC. / UNKNOWN LINETYPES

- M-UNK — MISC. - UNKNOWN

SANITARY SEWER (WASTEWATER) LINETYPES

- WW — WW — WASTEWATER
- WW-ABD — WASTEWATER - ABANDONED
- WW-TBA — WASTEWATER - TO BE ABANDONED
- WW-PVT — WASTEWATER - PRIVATE
- WW-UNK — WASTEWATER - UNKNOWN
- WW-08 — WASTEWATER - (SIZE)
- WW-08-PVC — WASTEWATER - (SIZE) - (MATERIAL)

STORM SEWER LINETYPES

- STM — STM — STORM SEWER
- STM-ABD — STORM SEWER - ABANDONED
- STM-TBA — STORM SEWER - TO BE ABANDONED
- STM-PVT — STORM SEWER - PRIVATE
- STM-UNK — STORM SEWER - UNKNOWN
- STM-08 — STORM SEWER - (SIZE - UP TO 12")
- STM-36 — STORM SEWER - (SIZE - 12" AND UP)

TELECOMMUNICATION LINETYPES

- T — T — TELECOM
- T-ABD — TELECOM - ABANDONED
- T-TBA — TELECOM - TO BE ABANDONED
- T-PVT — TELECOM - PRIVATE
- T-UNK — TELECOM - UNKNOWN
- OT — OT — TELECOM - OVERHEAD
- UT — UT — TELECOM - UNDERGROUND
- FO — FO — TELECOM - FIBER OPTIC
- AT&T — AT&T — TELECOM - (OWNER)

TRAFFIC CONDUIT LINETYPES

- TC — TC — TRAFFIC CONDUIT

WATER LINETYPES

- W — W — WATER
- W-ABD — WATER - ABANDONED
- W-TBA — WATER - TO BE ABANDONED
- W-PVT — WATER - PRIVATE
- W-UNK — WATER - UNKNOWN
- W-08 — W-08 — WATER - (SIZE)
- W-08-PVC — WATER - (SIZE) - (MATERIAL)

SYMBOLS

- ELECTRIC - VAULT
- ELECTRIC - PULLBOX
- ELECTRIC - PULLBOX - TRAFFIC TYPE
- ELECTRIC - LIGHT POLE
- ELECTRIC - PED XING SIGNAL
- ELECTRIC - TRAFFIC MAST
- ELECTRIC - AERIAL POLE
- ELECTRIC - SIGNAL CABINET
- TELECOMMUNICATION - MANHOLE / VAULT
- WATER - METER
- WATER - VALVE
- SANITARY SEWER - MANHOLE
- STORM DRAIN - MANHOLE
- STORM DRAIN - CURB INLET
- MANHOLE - UNKNOWN
- SITE - PARKING METER / PAY TO PARK KIOSK
- SITE - TRASH CAN
- SITE - BENCH
- SITE - VEGETATION - TREE

HATCHES

CONCRETE | ASPHALT | GRASS | PAVERS | STONEWORK

PROPOSED

ELECTRIC LINETYPES

- E — E — ELECTRIC
- E-ABD — ELECTRIC - ABANDONED
- E-UNK — ELECTRIC - UNKNOWN
- OE — OE — ELECTRIC - OVERHEAD
- UE — UE — ELECTRIC - UNDERGROUND - TRENCH
- UE — UE — UE — ELECTRIC - UNDERGROUND - BORE

ENVIRONMENTAL LINETYPES

- SF — SF — E&SC - SILT FENCE
- IP — IP — E&SC - INLET PROTECTION
- RB — RB — E&SC - ROCK BERM
- MS — MS — E&SC - MULCH SOCK
- TP — TP — E&SC - TREE PROTECTION FENCING
- TFD — TFD — E&SC - TRIANGULAR FILTER DIKE
- LOC — LOC — E&SC - LIMIT OF CONSTRUCTION
- CF — CF — E&SC - CONSTRUCTION FENCING

FORCE MAIN LINETYPES

- FM — FM — FORCE MAIN
- FM-ABD — FORCE MAIN - ABANDONED
- FM-TBA — FORCE MAIN - TO BE ABANDONED
- FM-PVT — FORCE MAIN - PRIVATE
- FM-UNK — FORCE MAIN - UNK
- FM-08 — FORCE MAIN - (SIZE)

GAS LINETYPES

- G — G — GAS
- G-ABD — GAS - ABANDONED
- G-TBA — GAS - TO BE ABANDONED
- G-PVT — GAS - PRIVATE
- G-UNK — GAS - UNKNOWN
- G-08 — G-08 — GAS - (SIZE)

MISC. / UNKNOWN LINETYPES

- M-UNK — MISC. - UNKNOWN

SANITARY SEWER (WASTEWATER) LINETYPES

- WW — WW — WASTEWATER
- WW-ABD — WASTEWATER - ABANDONED
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- WW-PVT — WASTEWATER - PRIVATE
- WW-UNK — WASTEWATER - UNKNOWN
- WW-08 — WASTEWATER - (SIZE)
- WW-08-CONC — WASTEWATER - (SIZE) - (MATERIAL)

STORM SEWER LINETYPES

- STM — STM — STORM SEWER
- STM-ABD — STORM SEWER - ABANDONED
- STM-TBA — STORM SEWER - TO BE ABANDONED
- STM-PVT — STORM SEWER - PRIVATE
- STM-UNK — STORM SEWER - UNKNOWN
- STM-08 — STORM SEWER - (SIZE - UP TO 12")
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- T-TBA — TELECOM - TO BE ABANDONED
- T-PVT — TELECOM - PRIVATE
- T-UNK — TELECOM - UNKNOWN
- OT — OT — TELECOM - OVERHEAD
- UT — UT — TELECOM - UNDERGROUND - TRENCH
- UT — UT — UT — TELECOM - UNDERGROUND - BORE
- FO — FO — TELECOM - FIBER OPTIC
- AT&T — AT&T — TELECOM - (OWNER)

TRAFFIC CONDUIT LINETYPES

- TC — TC — TRAFFIC CONDUIT

TRAFFIC CONTROL LINETYPES

- TRAFFIC CONTROL - BARRELS/CONES
- TRAFFIC CONTROL - BARRICADES

WATER LINETYPES

- W — W — WATER
- W-ABD — WATER - ABANDONED
- W-TBA — WATER - TO BE ABANDONED
- W-PVT — WATER - PRIVATE
- W-UNK — WATER - UNKNOWN
- W-08 — W-08 — WATER - (SIZE)
- W-08-PVC — WATER - (SIZE) - (MATERIAL)

SYMBOLS

- ELECTRIC - VAULT / MANHOLE
- ELECTRIC - PULLBOX
- ELECTRIC - SMALL CELL LOWER SHROUD
- ELECTRIC - AERIAL POLE
- BORE PIT

UTILITY JOB #: UTILITY-JOB-NUMBER

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

A	3/10/2024	FOR SMALL CELL PERMIT

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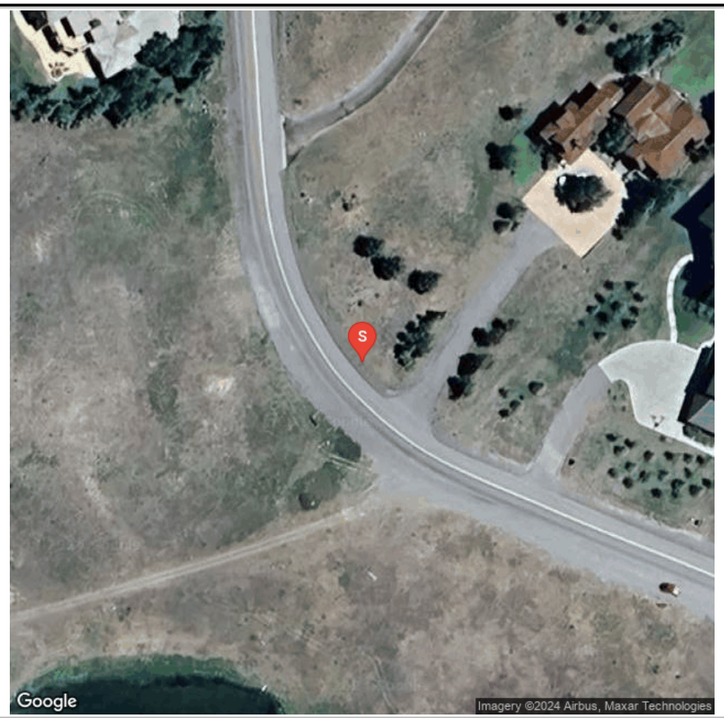
REPLACE

LEGEND
LEG-1

1 PHOTO: EX.LAMP POST

SCALE: N.T.S.



2 MAP: AERIAL SITE LOCATION

SCALE: N.T.S.

UTILITY JOB #: UTILITY-JOB-NUMBER

SMPA NOTE:

FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTING SMPA MANHOLES, PULL BOXES, AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OPERATIONS SHOWN ON PLANS.

!!! WARNING - UTILITIES CROSSINGS !!!
CONTRACTOR TO FIELD VERIFY ALL UTILITIES CROSSINGS TO AVOID CONFLICT (TYP.)

!!! WARNING !!!
OVERHEAD ELECTRIC LINES IN PROJECT AREA.

!!! WARNING !!!
GAS LINES IN PROJECT AREA.

!!! WARNING !!!
UNDERGROUND ELECTRIC LINES IN PROJECT AREA.

GENERAL NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGES BY CONTRACTOR'S ACTIVITIES. DIFFERENCE IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL DETERMINE LOCATIONS AND DIMENSIONS OF STAGING AREAS AND BORE PITS PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON PLANS IS FOR REFERENCE ONLY.
3. FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTIN SMPA MANHOLES, PULL BOXES AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OR EXCAVATING OPERATIONS SHOWN ON PLANS.
4. CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING OR EXCAVATING BORE PITS AND LOCATE CITY OF MOUNTAIN VIL WATER INFRASTRUCTURE WITHIN 100' PRIOR TO BORING OR EXCAVATING.
5. CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING OR EXCAVATING BORE PITS AND LOCATE ANY GAS INFRASTRUCTURE WITHIN 100' PRIOR TO BORING OR EXCAVATING.
6. ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
7. IF THERE ARE TREES WITHIN THE PROJECT LIMITS REFER TO/REQUEST FROM TORO BLANCO GROUP, LLC TREE PROTECTION AND ENVIRONMENTAL PROCEDURES.
8. REFER TO PARK CITY REQUIREMENTS REGARDING EXCAVATION SPOILS IN THE R.O.W. (REQUEST FROM TORO BLANCO GROUP, LLC IF NEEDED).
9. CONTRACTOR MUST MAINTAIN A MINIMUM 2 FT VERTICAL AND 3 FT HORIZONTAL CLEARANCE FROM OD TO OD ON ALL PARK CITY WATER INFRASTRUCTURE AND ANY GAS INFRASTRUCTURE. CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING, EXCAVATING, OR DIGGING BORE PITS.
10. ANY DAMAGE TO CURBS & GUTTERS SHALL BE RESTORED AS PER CITY OF MOUNTAIN VILLA DEPARTMENT OF PUBLIC WORKS STANDARD.
11. ANY DAMAGED SIDEWALKS SHALL BE RESTORED AS PER CITY OF MOUNTAIN VILLA DEPARTMENT OF PUBLIC WORKS STANDARD.
12. ALL RESTORATION SHALL BE EQUIVILANT OR EXCEED LOCATION STATUS PRIOR TO CONSTRUCTION.
13. CAUTION! CONTRACTOR SHALL NOT DAMAGE EXISTING CURB INLET STRUCTURE.
14. CONTRACTOR SHALL PROVIDE APPROPRIATE SUPPORT BRACING WHEN EXCAVATING WITHIN 2FT OF POLES.
15. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO FENCES, LANDSCAPING, AND SPRINKLER SYSTEMS ON PRIVATE PROPERTIES, INCLUDING ANY ON CITY OF MOUNTAIN VILLA PROPERTY NOT DEEMED PART OF THE R.O.W. CONTRACTOR SHALL REPAIR TO EXISTING CONDITION OR BETTER.
16. CONTRACTOR SHALL COMPLY WITH CURRENT OSHA REGULATIN PER STATE OF CO AND MOUNTAIN V ORDINANCES AND APPROPRIATE SECTIONS OF SPECIFICATIONS CONCERNING EXCAVATION, TRENCHING, SHORING, AND BORING.
17. CONTRACTOR MUST OBTAIN PERMISSION FROM AFFECTED PROPERTY OWNERS FOR ANY CONSTRUCTION RELATED ACTIVITY THAT MAY ENCROACH ON ADJACENT PRIVATE PROPERTY.
18. APPROPRIATE EASEMENT/APPROVAL MUST BE SECURED FOR PROJECT AREAS OUTSIDE THE RIGHT OF WAY. NO WORK SHALL BE PERFORMED ON PRIVATE PROPERTY UNTIL RIGHT OF ENTRY AND EASEMENT HAS BEEN OBTAINED.
19. FOR TRENCHES GREATER THAN 4FT IN DEPTH, CONTRACTOR SHALL PROVIDE TRENCH SAFETY PLANS BY ENGINEER PRIOR TO BEGINNING CONSTRUCTION FOR APPROVAL. CONTRACTOR MUST COMPLY WITH OSHA SPECIFICATIONS AND CITY OF MOUNTAIN V STANDARDS FOR TRENCHING, BACKFILLING, EXCAVATION, AND SHORING REQUIREMENTS.
20. THE EXISTING GROUND SURFACE IS BASED ON CITY OF MOUNTAIN V GIS DATA PROVIDED PRIOR TO THIS PLAN'S DATE.
21. CONTACT CITY OF MOUNTAIN V TRANSPORTATION DEPARTMENT PRIOR TO CONNECTING TO ANY TRAFFIC SIGNAL EQUIPMENT, DEPARTMENT OF PUBLIC WORKS PRIOR TO CONNECTING TO ANY LIGHT POLE EQUIPMENT, REAL TIME CRIME CENTER PRIOR TO DISCONNECTING OR CONNECTING TO ANY EXISTING CAMERA EQUIPMENT, AND SMPA PRIOR TO CONNECTING TO ANY ELECTRICAL EQUIPMENT.

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

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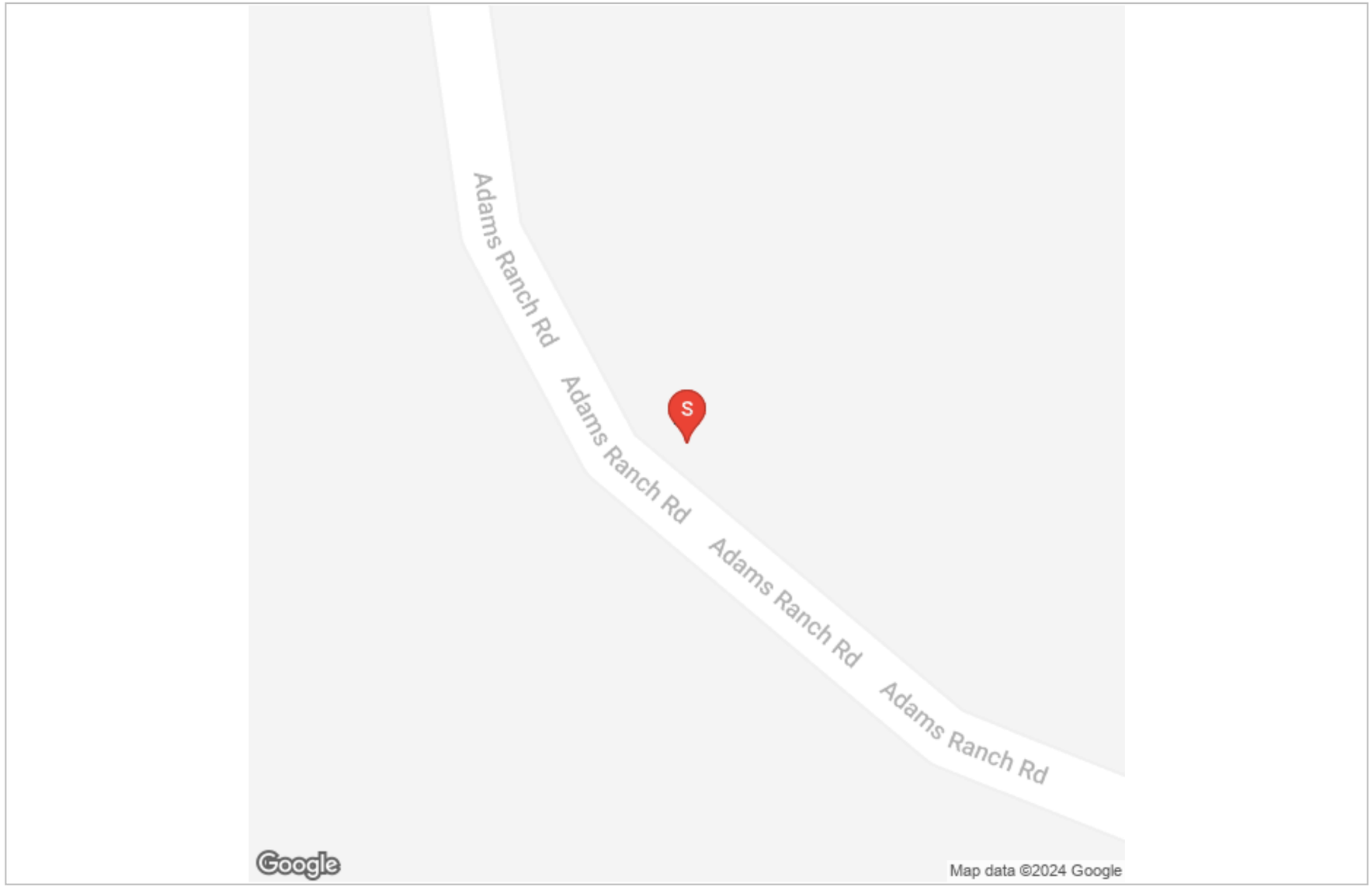
REPLACE

EXHIBIT
SP-1



LEGEND	
W — W	WATER LINE
STORM	DRAIN LINE
S — S — S	SEWER LINE
GAS — GAS	GAS LINE
ROW	RIGHT OF WAY
P — P — P	NEW OVHD POWER
O/H — O/H	EXISTING OVHD POWER
P — P	EXISTING UNGD POWER
SC	STREETCAR GUY WIRE

SMPA NOTE

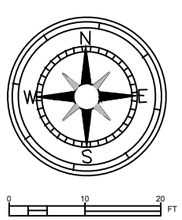
FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTING SMPA MANHOLES, PULL BOXES, AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OPERATIONS SHOWN ON PLANS.

UTILITY ENCLOSURE:

POTENTIAL FUTURE SUBSURFACE CLIMATE CONTROLLED ENCLOSURE TO BE INSTALLED WITHIN 20' OF THE PROPOSED POLE SITE FOR ADDITIONAL FUTURE EQUIPMENT STORAGE.

1 ENLARGED SITE PLAN
SCALE: 1" = 15'

UTILITY JOB #: UTILITY-JOB-NUMBER



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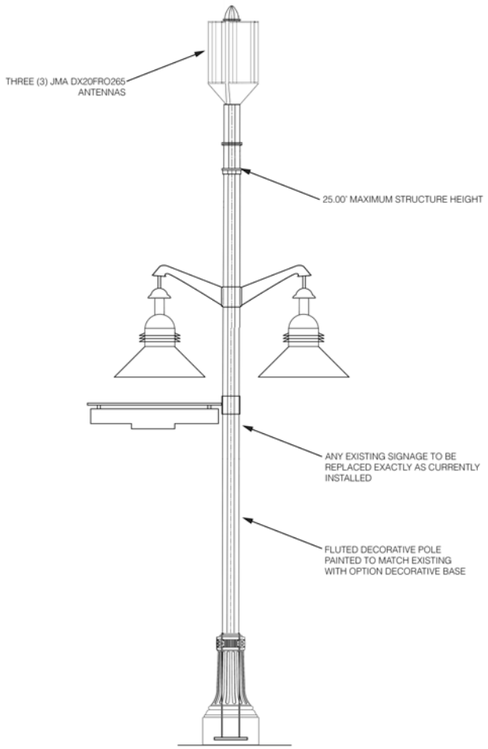
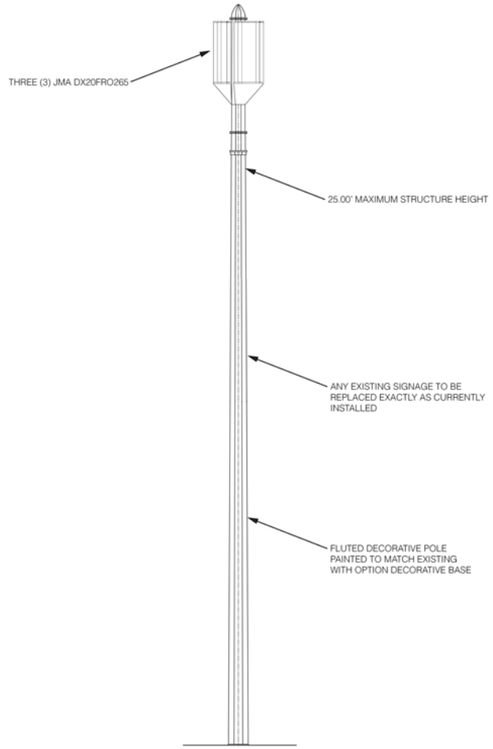
REPLACE

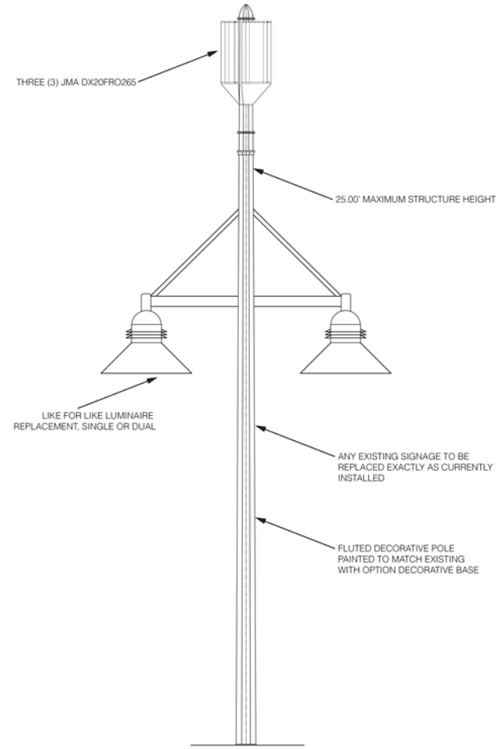
SITE PLAN
SP-2



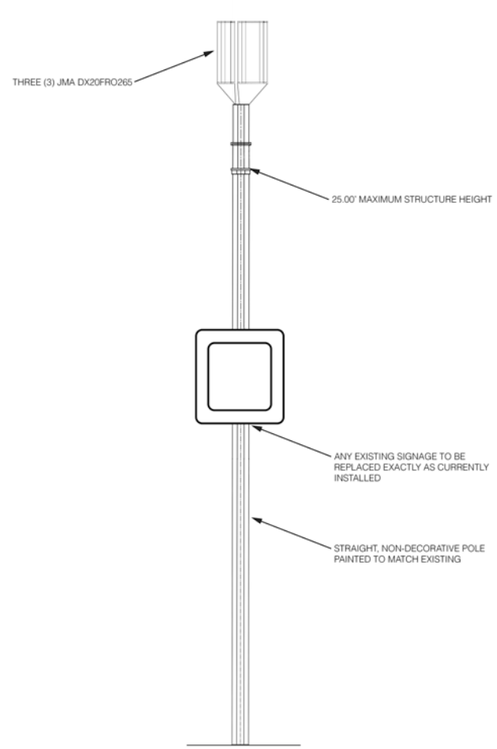
STRAIGHT POLE STREET SIGN REPLACEMENT
LUMINAIRE OPTIONAL



FLUTED NO LUMINAIRE



FLUTED DUAL LUMINAIRE



STRAIGHT POLE STREET SIGN REPLACEMENT
LUMINAIRE OPTIONAL

1 POLE DRAWINGS
SCALE: NTS

EXISTING ATTACHMENTS: ANY AND ALL EXISTING ATTACHMENTS (TO INCLUDE, BUT NOT BE LIMITED TO, LAMPS, BANNERS, CAMERAS, SIGNAGE, ETC.) TO BE REPLACED IN AN IDENTICAL MANNER AND MAINTAIN ALL EXISTING HEIGHTS AND INSTALLATION CRITERIA UNLESS OTHERWISE NOTED.

Toro Blanco Group
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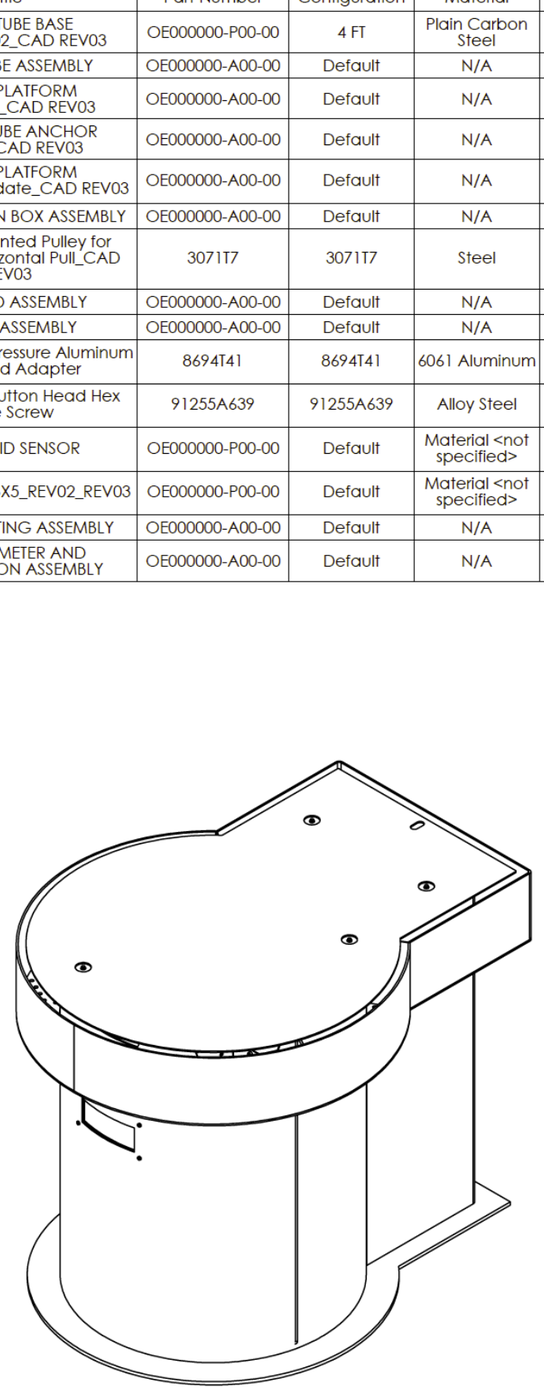
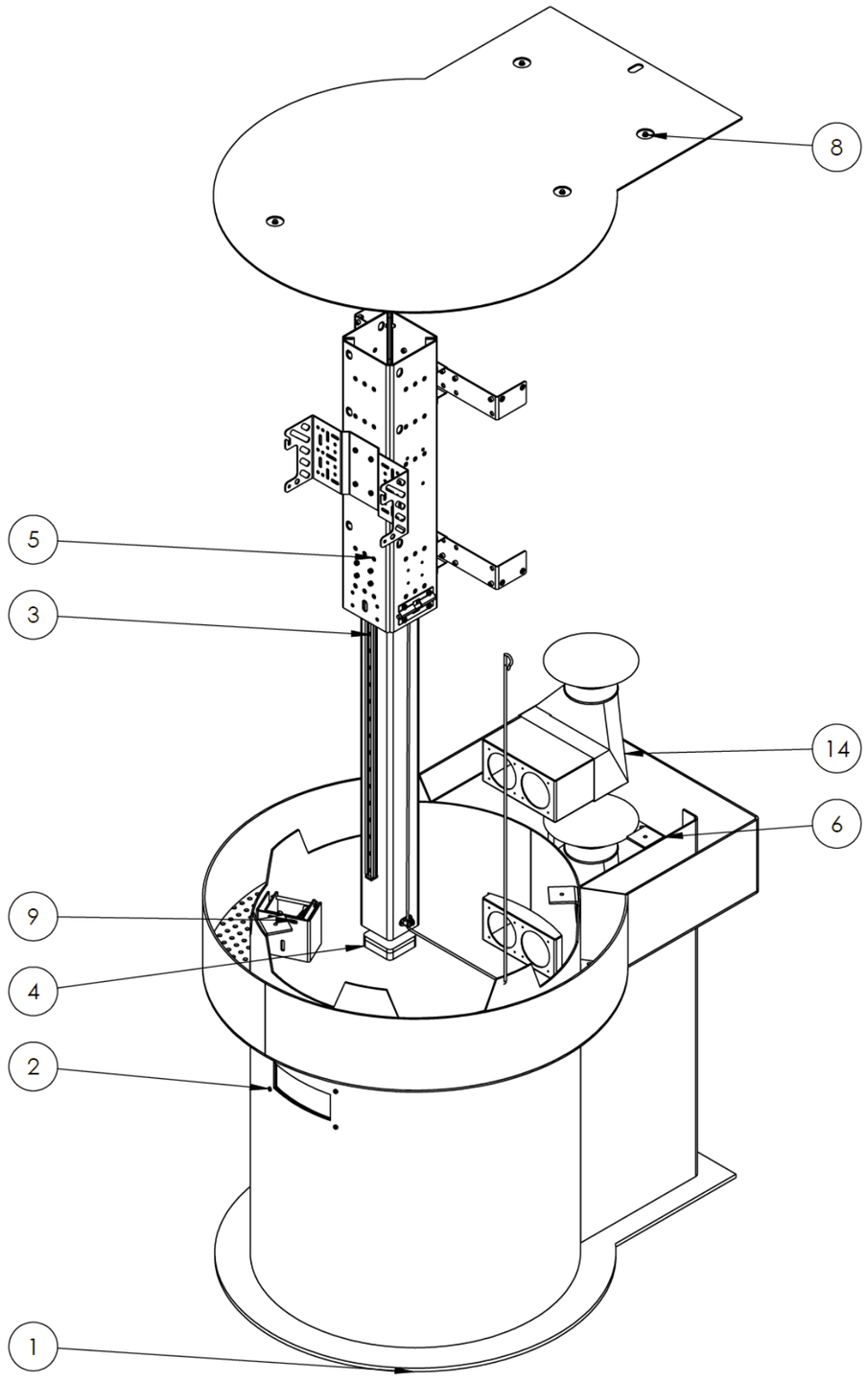
REPLACE

POLE DRAWINGS
EV-1

ITEM NO.	Title	Part Number	Configuration	Material	Thickness/Gauge	QTY.
1	VAULT TUBE BASE PLATE_REV02_CAD REV03	OE000000-P00-00	4 FT	Plain Carbon Steel	0.5	1
2	VAULT TUBE ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
3	RISING PLATFORM ASSEMBLY_CAD REV03	OE000000-A00-00	Default	N/A	N/A	1
4	SQUARE TUBE ANCHOR BLOCK_CAD REV03	OE000000-A00-00	Default	N/A	N/A	1
5	RISING PLATFORM ASSEMBLY_update_CAD REV03	OE000000-A00-00	Default	N/A	N/A	1
6	FRENCH DRAIN BOX ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
7	3071T7_Mounted Pulley for Rope-for Horizontal Pull_CAD REV03	3071T7	3071T7	Steel		1
8	VAULT LID ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
9	WINCH ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
10	8694T41_Low-Pressure Aluminum Threaded Adapter	8694T41	8694T41	6061 Aluminum		1
11	91255A639_Button Head Hex Drive Screw	91255A639	91255A639	Alloy Steel		1
12	MOCK LID SENSOR	OE000000-P00-00	Default	Material <not specified>	N/A	1
13	WATER PUMP 3X5_REV02_REV03	OE000000-P00-00	Default	Material <not specified>	N/A	2
14	INTAKE DUCTING ASSEMBLY	OE000000-A00-00	Default	N/A		2
15	TOP PERIMETER AND PERFORATION ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1





REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
00		8/31/2023	CJB

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

A	3/10/2024	FOR SMALL CELL PERMIT

verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY
TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

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US-CO-7117

Mountain Valley Blvd & Turnarou
TELLURIDE, CO 81435

REPLACE

SUB-SURFACE VAULT

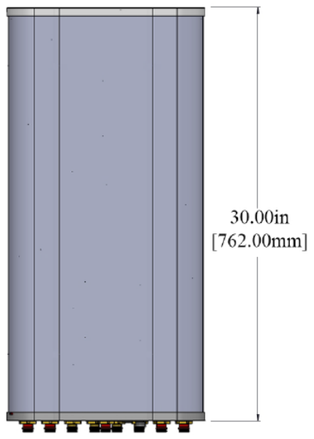
EV-2

DX20FRO265-01

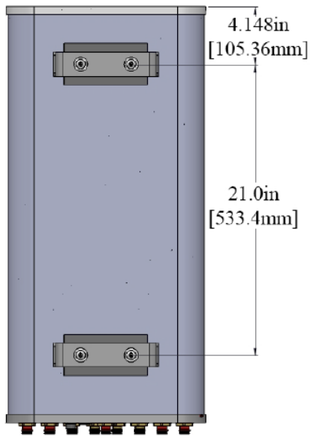
NWAV™ 2F Panel Antenna

Mechanical specifications	
Dimensions height/width/depth, inches (mm)	30/ 14.2/ 8.5 (762/ 360.7/ 215.9)
No. of RF input ports, connector type, and location	20 x 4.3-10 female, bottom & 1 cal x 4.3-10 female, bottom
RF connector torque	96 lbf·in (10.85 N·m or 8 lbf·ft)
Net antenna weight, lb (kg)	33 (15.0)
Weight with supplied pipe mount bracket, lb (kg)	38.1 (17.3)
Shipping weight, lb (kg)	43 (19.5)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 150 km/h, lbf (N)	22.3 (99.4)

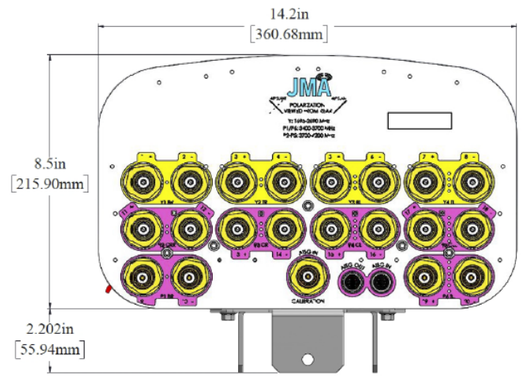
Front view



Back view



Bottom view



Ordering information	
Antenna model	**Description**
DX20FRO265-01	2F panel antenna, 20 ports, (8) 1695-2690 zero degrees EDT, (4) 3400-3700 zero degrees EDT, (8) 3700-4200 with 2-12° RET, 4.3-10 & SBT
Mounting kit (included)	91900318 BRACKET KIT, range of mechanical up/down tilt -2° to 12°

Toro Blanco Group
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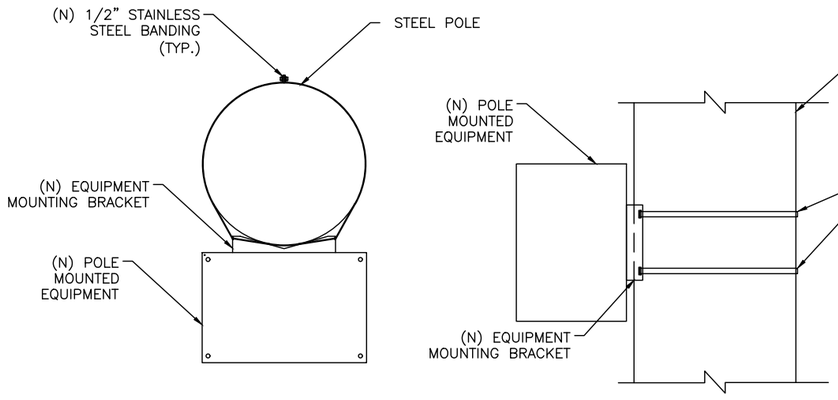
EQUIPMENT DETAILS
EQ-1

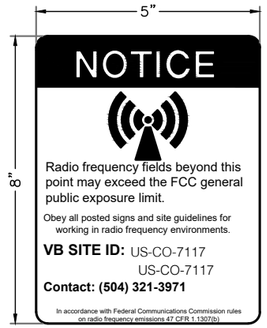
*ALL STAINLESS STEEL BANDING AND ASSOCIATED HARDWARE TO BE PAINTED TO MATCH POLE STRUCTURE.



TOP VIEW

SIDE VIEW

1 EQUIPMENT MOUNTING DETAILS
SCALE: N.T.S.



ANTENNA SIGNAGE:
ON WOOD POLES – SIGN ON ALUMINUM WITH SS SCREW TO THE POLE
ON METAL POLES – ADHESIVE VINYL OR PLACARD STRAPPED WITH SS TIES
ON CONCRETE / COMPOSITE – PLACARD STRAPPED WITH SS TIES
SIGN PLACEMENT:
AFFIX TO THE STRUCTURE 3–4' BELOW THE COMMERCIAL RF ANTENNA(S)
SIZE APPROX. 8" x 5"

ANTENNA SIGNAGE

OWNER / OPERATOR NOTE:
SITE ID LABEL TO BE AFFIXED AT OR NEAR THE POINT OF POWER CONNECTION WITH TZeS241 LABELING TAPE OR EQUIVALENT BLACK ON WHITE LABELING TAPE OF AT LEAST 18mm WIDTH WITH EXTRA–STRENGTH ADHESIVE. USE ANY COMPATIBLE P–TOUCH LABEL MAKER. TEXT SHOULD BE PRINTED IN ALL CAPS WITH A MINIMUM HEIGHT OF 1/2".

EMERGENCY CONTACT SIGN

2 TORO BLANCO GROUP, LLC POLE MOUNTING SIGNS
SCALE: N.T.S.

Toro Blanco Group
PHONE: 678-818-3797

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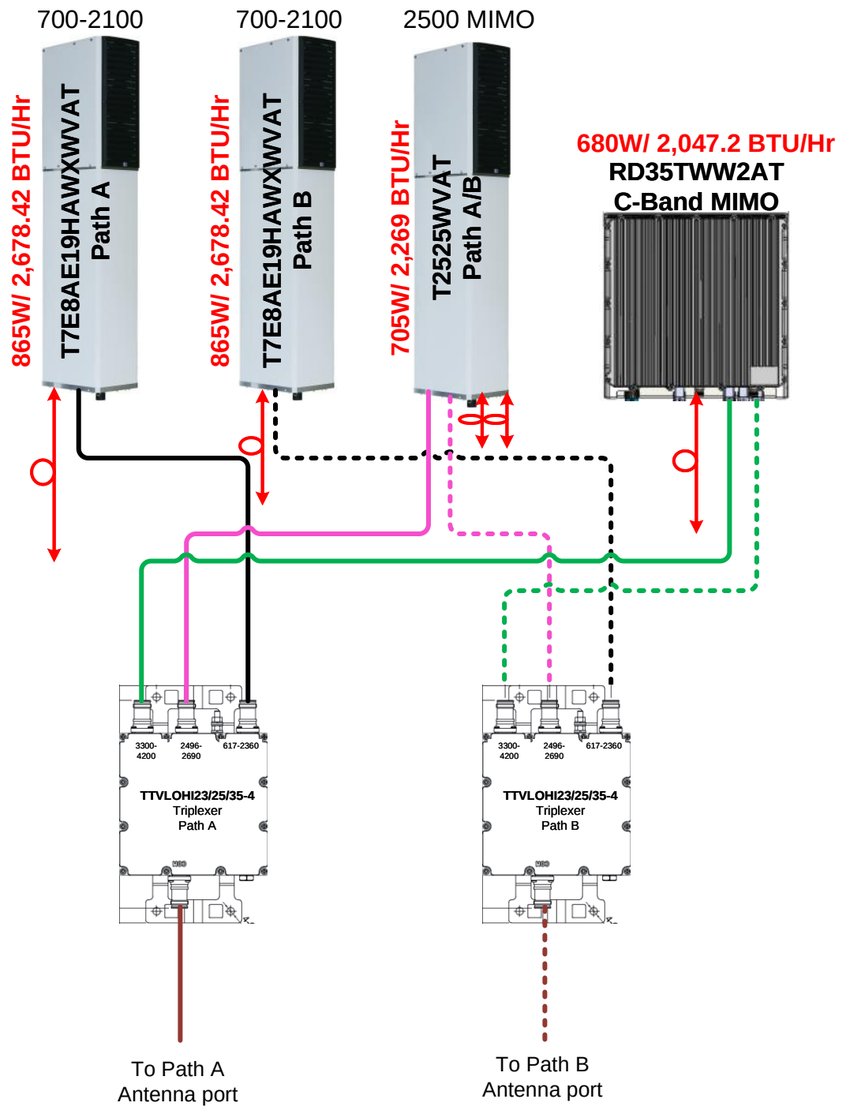
REPLACE

EQUIPMENT DETAILS
EQ-2

oDAS Remote Group



Total Wattage: 3,115W
Total BTU/Hr: 9,673.04 BTU/Hr

Remote sizes:
Qty 3: 41.73"H X 7.28"W X 10.75"D
Qty 1: 15.4"H X 15.9"W X 7.8"D

Drawing not to Scale

Toro Blanco Group
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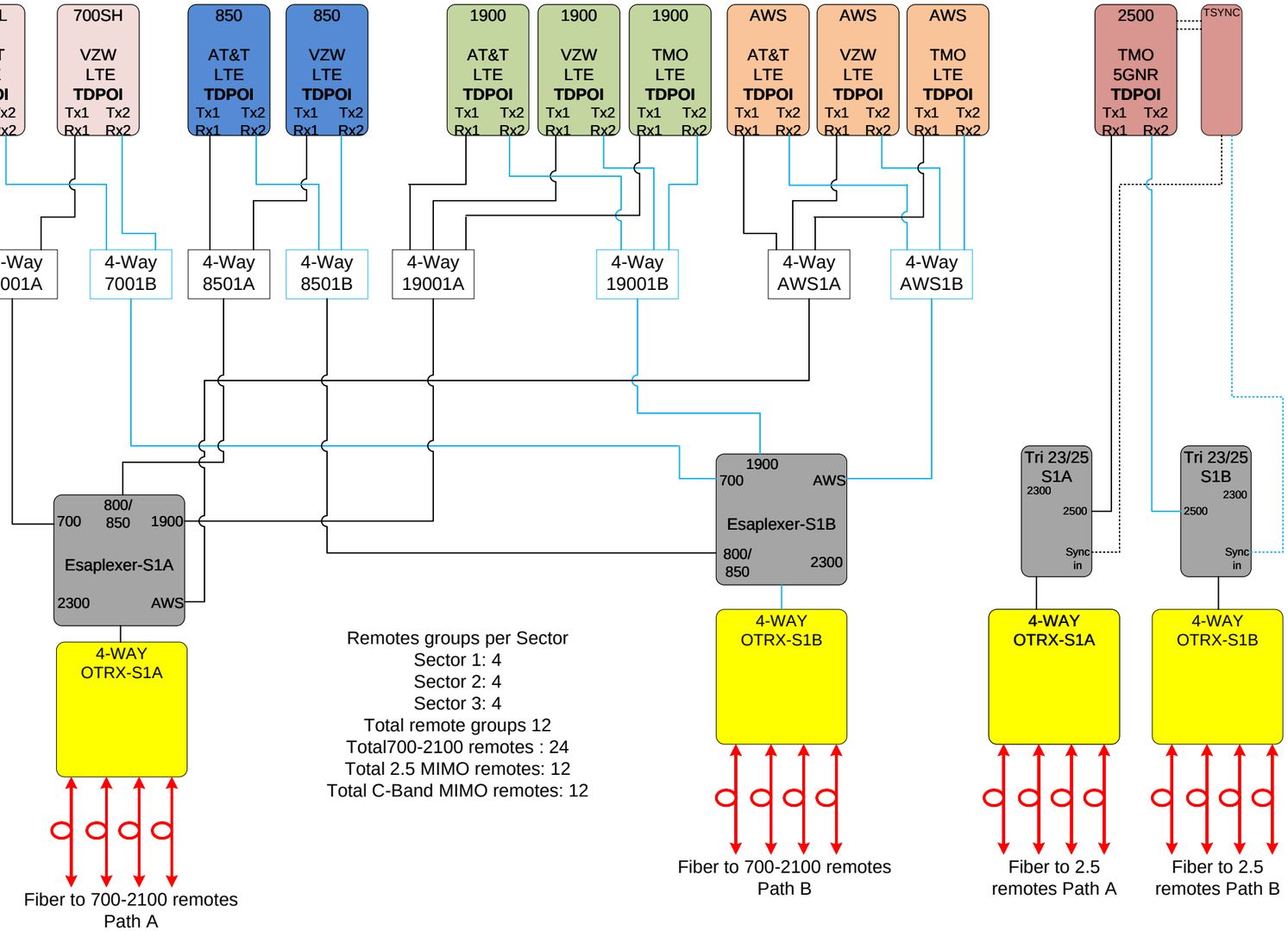
EQUIPMENT DETAILS
EQ-3

oDAS Block Diagram
(Sector 1 Shown)



Remotes groups per Sector
Sector 1: 4
Sector 2: 4
Sector 3: 4
Total remote groups 12
Total700-2100 remotes : 24
Total 2.5 MIMO remotes: 12
Total C-Band MIMO remotes: 12

Toro Blanco Group
PHONE: 678-818-3797

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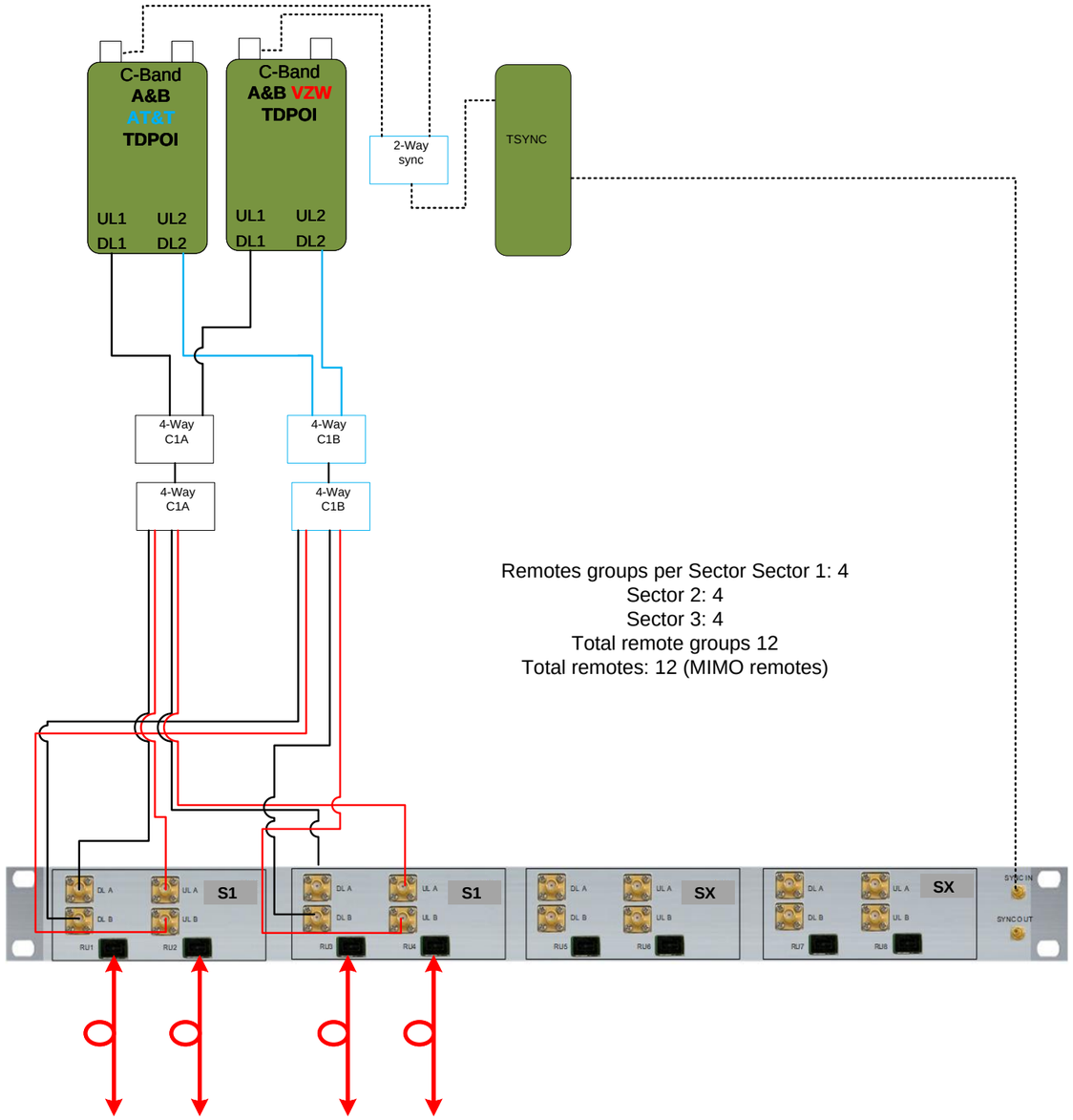
REPLACE

EQUIPMENT DETAILS
EQ-4

40W C-Band Block Diagram (Sector 1 Shown)



Remotes groups per Sector Sector 1: 4
Sector 2: 4
Sector 3: 4
Total remote groups 12
Total remotes: 12 (MIMO remotes)

Fiber to C-Band remotes 1-4

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

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750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

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POC: ZACK HODGIN
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US-CO-7117

Mountain Valley Blvd & Turnarou
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REPLACE

EQUIPMENT DETAILS

EQ-5

GENERAL FOUNDATION & EMBEDMENT NOTES

REINFORCED CONCRETE NOTES

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.
2. BASES SHALL BE EXCAVATED BY USE OF A CIRCULAR AUGER.
3. TOP SURFACES OF CONCRETE BASES SHALL BE TROWEL FINISHED SMOOTH AND LEVEL AND LEVEL WITH GRADE.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN & CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
5. ALL SITECAST CONCRETIE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI WITHIN 28 DAYS. CONTINUOUS INSPECTION AND TESTING IS NOT REQUIRED, THE CONTRACTOR MAY SUBSTITUTIE 5000 PSI FOR HIGH EARLY STRENGTH.

   SLUMP - 4" MIN. / 6" MAX.

   AIR ENTRAINMENT - 2% TO 3% BY VOLUME

   CL.ASSES Of CONCRETE

CLASS	28 DAY STRENGTH (PSI)	MAX. WATIER/CEMENT RATIO
TYPE 1	4000	0.55

6. CONDUIT SIZES AND LOCATIONS SHALL BE AS SHOWN ON THE PLANS. MINIMUM BENDING RADIUS OF CONDUIT IS EQUAL TO 6 X THE DIAMETIER. CONDUIT HEIGHT ABOVE CONCRETIE BASES SHALL BE 1 INCH. ALL METALLIC CONDUIT ENDS SHALL BE REAMED AND THREADED.
7. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETIE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES UNLESS PRIOR APPROVAL FROM THE ENGINEER IS GRANTED. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18-INCHES UNLESS PRIOR APPROVAL FROM THE ENGINEER IS GRANTED. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36-INCHES, (GREATIER THAN 36 INCHES IF INSTALLED IN BREAKER RUN), EXCEPT WITH WRITTEN APPROVAL BY THE ENGINEER.
8. ALL CONDUIT ENDS AT THE TOP OF CONCRETE BASES SHALL BE CAPPED IF METALLIC OR PLUGGED IF NONMETAWC IMMEDIATIELY AFTER PLACEMENT AND BEFORE CONCRETE IS POURED. CONDUITS IN WHICH WIRE OR CABLE IS NOT INSTALLED SHALL REMAIN CAPPED OR PLUGGED.
9. BELL ENDS SHALL BE INSTALLED ON ALL PVC CONDUIT EXPOSED AT THE TOP OF CONCRETIE BASES BEFORE INSTALLATION OF CABLE OR WIRE. ENDS OF CONDUIT INSTALLED BELOW GRADE FOR FUTURE USE SHALL BE CAPPED IF METTALIC OR PLUGGED IF NONMETALLIC. WHEN REQUIRED TO CONNECT NONMETAWC CONDUIT TO METALLIC CONDUIT, ONLY ADAPTIER FITTINGS , U.L LISTIED FOR ELECTRICAL USE, SHALL BE USED.
10. REINFORCING STEEL SHALL CONFORM TO ASTM A515, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL FABRIC UNLESS NOTED OTHERWISE, SPLICES FOR REBAR SHALL BE CLASS 'B' AND ALL HOOKS SHALL BE STANDARD, UNO. STAGGER SPLICES UNO. LAPS FOR WELDED WIRE FABRIC SHALL BE AT LEAST TWO FULL MESHES , UNO.
11. THE FOLLOWING MINIMUM CONCRETIE COVER SHALL BE PROVIDED FOR REINFORCING STIEEL UNLESS OTHERWISE NOTIED ON DRAWINGS:

    CONCRETE CAST AGAINST EARTH.....3"
    CONCRETE EXPOSED TO EARTH OR WEATHER
    {16 AND LARGER.....2"
    {15 AND SMALLER & W.W.F.....1-1/2"

12. MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4"
13. IF A BASE REQUIRES A DEEP FORM BECAUSE OF LOOSE DIRT OR FILL, THE FORM SHALL BE REMOVED BEFORE BACKFILLING AROUND THE BASE. BACKFILL SHALL BE TAMPED TIGHT AGAINST THE BARE CONCRETIE BASE IN LAYERS OF 1 FOOT OR LESS.
14. INSTALLATION OF CONCRETE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTIEN SPECIFICATIONS, THE ANCHOR BOLTS, DOWEL, OR RODS SHALL CONFORM TO THE ANCHOR MANUFACTURER'S SPECIFICATIONS FOR MATERIAL STRENGTH, EMBEDMENT DEPTH, SPACING AND EDGE DISTANCE OR AS DETAILED ON THE DRAWINGS, NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETIE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD, HILTI OR APPROVED EQUAL. IF THE MANUFACTURERS SPECIFICATIONS AND DETAILS ARE FOUND TO CONFLICT WITH THAT SHOWN HEREIN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
15. WHEN ANCHOR RODS USING THE ALTERNATE "L" BEND ARE FURNISHED, THE 4" "L" BEND SHALL BE IN ADDITION TO THE SPECIFIED ANCHOR ROD BAR LENGTH. THE "L" BEND END SHALL NOT BE THREADED.
16. WELDING OF THE ANCHOR RODS TO THE CAGE IS UNACCEPTABLE, THE WIRES SHALL BE USED.
17. ANCHOR RODS SHALL BE INSTALLED WITH MISALIGNMENTS OF LESS THAN 1:40 FROM VERTICAL.
18. MECHANICAL VIBRATION IS REQUIRED ON ALL SLABS TO REDUCE THE HONEYCOMB EFFECT UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
19. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONDUIT SIZES AND PENETRATION LOCATION PRIOR TO POURING THE SLAB, REFER TO SHELTER MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION

Toro Blanco Group
PHONE: 678-818-3797

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FOUNDATION DETAILS

F-1

PLAN NOTES:

1. PLANS DEPICTED ARE GENERAL GUIDELINES FOR TEMPORARY VEHICULAR TRAFFIC CONTROL PLANS (TCP) TO INCLUDE PEDESTRIAN AND WORKER SAFETY. CONTRACTOR IS REQUIRED TO HAVE PREPARED A SITE–SPECIFIC TCP FOR REVIEW AND APPROVAL BY THE HIGHWAY AUTHORITY HAVING JURISDICTION. IF REQUIRED, THE FIRM PREPARING THE TCP SHALL BE AUTHORIZED OR CERTIFIED BY THE AUTHORITY HAVING JURISDICTION.
2. EXTEND CHANNELIZATION DEVICES INTO SHOULDER WHERE APPLICABLE.
3. DISTANCES AS INDICATED IN TABLE 1 SHOULD BE INCREASED FOR CONDITIONS THAT WOULD AFFECT STOPPING. DISTANCE SUCH AS DOWNGRADES OR LIMITED SIGHT DISTANCES. DISTANCES CAN BE DECREASED FOR LOW–SPEED (RESIDENTIAL) AREAS WITH APPROVAL BY THE AUTHORITY HAVING JURISDICTION. NIGHT–TIME WORK IS PROHIBITED UNLESS IT IS REQUIRED AS A CONDITION OF APPROVAL BY THE HIGHWAY AND LOCAL AUTHORITY HAVING JURISDICTION.
4. SHOULDER TAPERS SHOULD BE 1/3 OF THE ON–STREET TAPER LENGTH.
5. MAINTAIN A MINIMUM LANE WIDTH OF 10'.

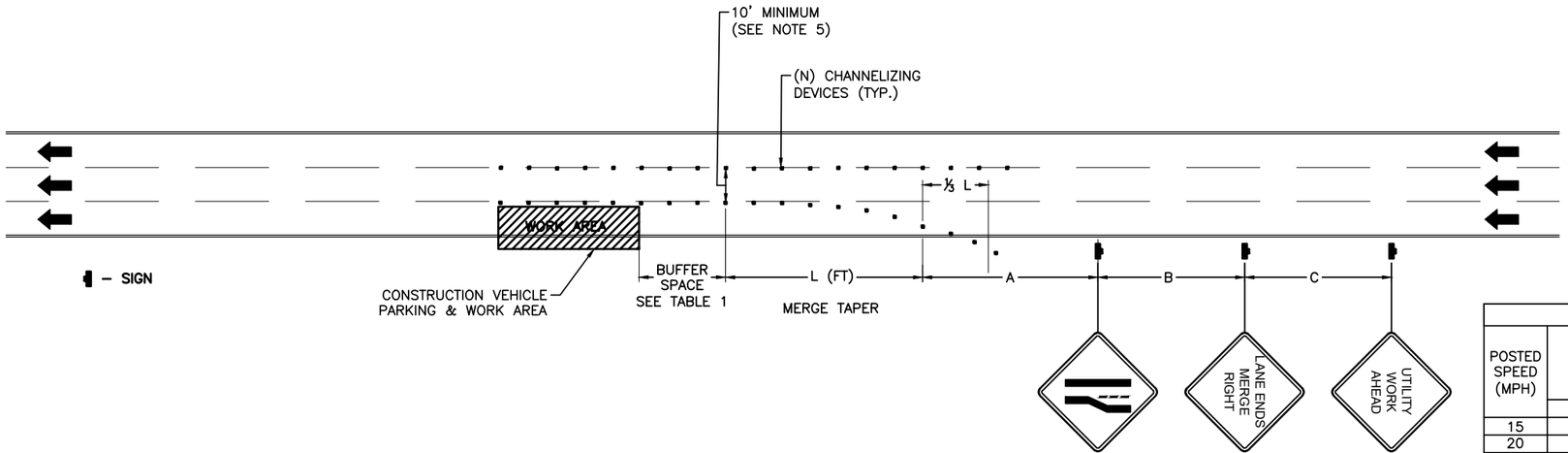

TABLE 1					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	100'	100'	100'	45'	100'
20	100'	100'	100'	80'	115'
25	100'	100'	100'	125'	155'
30	200'	200'	200'	180'	200'
35	200'	200'	200'	245'	250'
40	350'	350'	350'	320'	305'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:

A) DISTANCES IN FEET UNLESS OTHERWISE NOTED.
B) CONTRACTOR TO VERIFY (E) SPEED LIMIT.
C) DISTANCES SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D) ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION. SEE NOTE 1, SHEET TC–2.
E) TAPER LENGTHS SHOWN BASED ON 12' LANE WIDTH. SEE NOTE 18, SHEET TC–2.

VEHICULAR TRAFFIC CONTROL PLAN - LANE MERGE

1

SCALE: NOT TO SCALE

Toro Blanco Group
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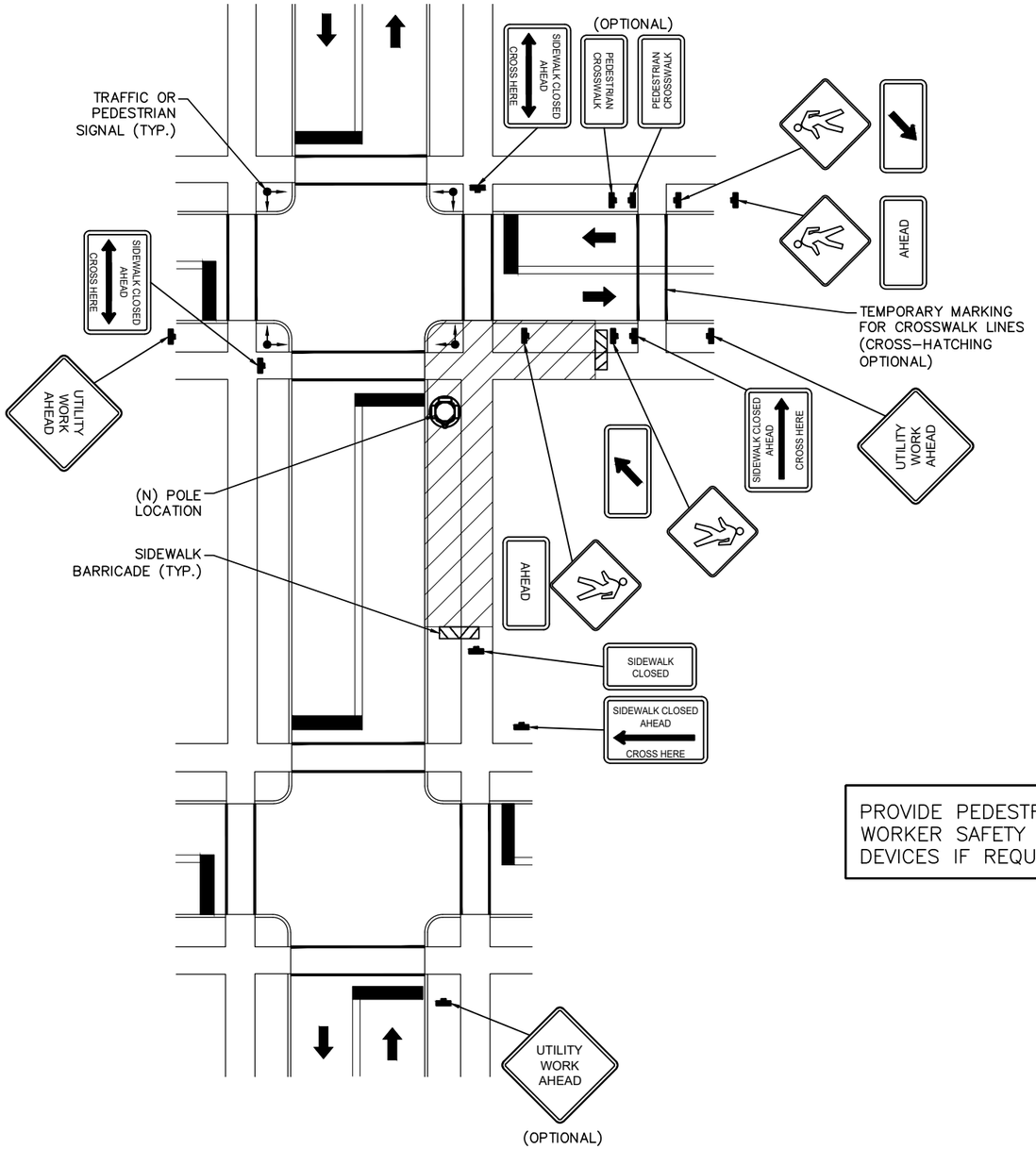
VEHICULAR TCP
TCP-1

TRAFFIC CONTROL GENERAL NOTES

1. ALL TEMPORARY TRAFFIC CONTROL SIGNAGE, LAYOUTS AND PROCEDURES SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, WHICHEVER IS MORE STRINGENT.
2. PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE IN PLACE.
3. TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC. SHALL BE PLACED AS SHOWN ON PLANS. SIGNS SHALL NOT BE PLACED WITHOUT ACTUAL LANE CLOSURES AND SHALL BE IMMEDIATELY REMOVED UPON REMOVAL OF THE CLOSURES.
4. SELECTION, PLACEMENT, MAINTENANCE, AND PROTECTION OF TRAFFIC, PEDESTRIANS, AND WORKERS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) – PART VI "TEMPORARY TRAFFIC CONTROL", AND LOCAL JURISDICTIONAL REQUIREMENTS UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS, AND SHALL BE APPROVED BY THE APPROPRIATE HIGHWAY AUTHORITY HAVING JURISDICTION.
5. ADVANCE WARNING SIGNS, DISTANCES, AND TAPER LENGTHS MAY BE EXTENDED TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY AND FOR ACTUAL TRAFFIC SPEEDS IF IN EXCESS OF POSTED SPEED LIMITS.
6. TAPERS SHALL BE LOCATED TO MAXIMIZE THE VISIBILITY OF THEIR TOTAL LENGTH.
7. CONFLICTING OR NON–OPERATING SIGNAL INDICATIONS ON THE (E) TRAFFIC SIGNAL SYSTEMS SHALL BE BAGGED OR COVERED.
8. ALL (E) ROAD SIGNS, PAVEMENT MARKINGS AND/OR PLOWABLE PAVEMENT REFLECTORS WHICH CONFLICT WITH THE (N) TRAFFIC CONTROL PLAN SHALL BE COVERED, REMOVED, OR RELOCATED. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO MATCH PRE–CONSTRUCTION CONDITION AFTER COMPLETION OF WORK.
9. CONTRACTOR SHALL CONTACT LOCAL AUTHORITY HAVING HIGHWAY JURISDICTION AND PROVIDE ADDITIONAL "FLAGMEN" OR POLICE SUPERVISION, IF REQUIRED.
10. ALL EXCAVATED AREAS WITHIN OR ADJACENT TO THE ROADWAY SHALL BE BACKFILLED AND PLACED ON A MINIMUM 6H:1V SLOPE PRIOR TO END OF EACH WORK DAY. OTHER EXCAVATED AREAS WITHIN THE CLEAR ZONE ARE TO BE EITHER BACKFILLED OR PRECAST CONCRETE CURB BARRIER CONSTRUCTION BARRIER SET TEMPORARILY IN PLACE TO SHIELD VEHICULAR AND PEDESTRIAN TRAFFIC.
11. WHERE DICTATED BY LOCAL CONDITIONS, THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING PEDESTRIAN AND WORKER CROSSING LOCATIONS IN ACCORDANCE WITH ALL APPLICABLE CODES AND OSHA REQUIREMENTS.
12. CONSTRUCTION ZONE SPEED LIMIT IF REDUCED FROM POSTED LIMITS SHALL BE IN ACCORDANCE WITH MUTCD AND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
13. THERE SHALL BE NO WORKERS, EQUIPMENT, OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD SPACE.
14. DRIVEWAYS AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE WARNING SIGN SHALL BE PROVIDED WITH AT LEAST ONE W20–1 SIGN (ROAD WORK AHEAD) AS A MINIMUM.
15. CONES MAY BE SUBSTITUTED FOR DRUMS AND INSTALLED UPON THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION PROVIDED THEY COMPLY WITH MUTCD.
16. THE SPACING BETWEEN CONES, TUBULAR MARKERS, VERTICAL PANELS, DRUMS, AND BARRICADES SHOULD NOT EXCEED A DISTANCE IN FEET EQUAL TO 1.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TAPER CHANNELIZATION, AND A DISTANCE IN FEET EQUAL TO 2.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TANGENT CHANNELIZATION.
17. WHEN CHANNELIZATION DEVICES HAVE THE POTENTIAL OF LEADING VEHICULAR TRAFFIC OUT OF THE INTENDED VEHICULAR TRAFFIC SPACE, THE CHANNELIZATION DEVICES SHOULD BE EXTENDED A DISTANCE IN FEET OF 2.0 TIMES THE SPEED LIMIT IN MPH BEYOND THE DOWNSTREAM END OF THE TRANSITION AREA.
18. TAPER LENGTHS ARE CALCULATED AS FOLLOWS:
L= $WS^2/60$ (40 MPH AND HIGHER) OR L2= WS (OVER 40 MPH),
WHERE W= OFFSET WIDTH (FT), S= TRAFFIC SPEED (MPH).



PROVIDE PEDESTRIAN/ WORKER SAFETY CONTROL DEVICES IF REQUIRED

TYPICAL PEDESTRIAN / WORKER SAFETY PLAN | 1

SCALE: NOT TO SCALE

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

B	REV DATE	REVISION REASON
A	3/10/2024	FOR SMALL CELL PERMIT

verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY
TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

US-CO-7117

Mountain Valley Blvd & Turnarou
TELLURIDE, CO 81435

REPLACE

PEDESTRIAN TCP
TCP-2

STANDARD SITE PLANS NOTES:

ORDINANCE REQUIREMENTS

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
2. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
3. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
4. RECLAIMED WATER SERVICE WILL BE PROVIDED BY THE CITY OF MOUNTAIN VIL
5. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY

6. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
7. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

FIRE DEPARTMENT

8. THE CITY OF MOUNTAIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE." ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED/RE-INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
10. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

CONSTRUCTION NOTES

11. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MOUNTAIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
12. CONTRACTOR SHALL CALL THE ONE CALL CENTER FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
13. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

AMERICANS WITH DISABILITIES ACT

14. THE CITY OF MOUNTAIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR MUST OBTAIN UTILITY EXCAVATION PERMITS, FOR EACH RIGHT-OF-WAY EXCAVATION, FROM THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL PROVIDE A ONE CALL CENTER CONFIRMATION NUMBER.
2. PRIOR TO ANY DIRECTIONAL DRILLING OR BORING, CONTRACTOR MUST CONTACT THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS.
3. CITY OF MOUNTAIN UTILITIES REQUIRE A MINIMUM 2' (FOOT) VERTICAL AND 3' (FOOT) HORIZONTAL SEPARATION DISTANCE, MEASURED FROM OUTER DIAMETER TO OUTER DIAMETER. ANY VARIANCE FROM CITY UTILITIES MUST BE OBTAINED IN WRITING AND SUBMITTED TO THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS.
4. ALL STREET TRENCH REPAIRS ARE TO BE DONE IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.
5. UNLESS OTHERWISE SPECIFIED ON PLANS, ALL TRENCH REPAIR IN UNFINISHED SURFACES TO BE DONE IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.
6. VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 100' (FEET) IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN FIVE FEET OF EXISTING FACILITIES.
8. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE INSTALLATION OF ANY FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHODS OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO START OF THE BACKFILL OPERATION.
9. FOR SLOPES OR TRENCHES MORE THAN FIVE (5) FEET IN DEPTH: ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF MOUNTAIN 'STANDARD SPECIFICATIONS AND APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF THE OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA.
10. CONTRACTOR MUST OBTAIN ALL LOCATES PRIOR TO CONSTRUCTION. VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 100FT IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO AT LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN 5FT OF EXISTING FACILITIES.
11. ALL LABOR TO BE PERFORMED IN ACCORDANCE WITH THE LATEST OSHA STANDARDS, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY.
12. TRENCH BACKFILL TO BE ADEQUATELY COMPACTED. CONTRACTOR IS RESPONSIBLE FOR TRENCH BACKFILL STABILITY. ANY AND ALL SETTLEMENT OR EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE UNTIL FULL STABILITY IS ACHIEVED.
13. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EXISTING UTILITIES, STREET, SIDEWALK, CURB AND GUTTER AND GRADE.
14. CONTRACTOR SHALL USE STANDARD DETAIL FOR TRENCH REPAIR IN UNFINISHED SURFACES.
15. TRENCH & STREET RESTORATION TO BE DONE AS FOLLOWS: ALL STREET RESTORATION TO BE DONE IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS AND/OR AS APPROVED BY THE DIRECTOR.
16. ANY DAMAGE TO SIDEWALK OR CURB AND GUTTER TO BE REPAIRED WITH STANDARD DETAIL.
17. ANY DAMAGE TO DRIVEWAY TO BE REPAIRED WITH STANDARD DETAILS.
18. WATER, WASTE WATER & STORM UTILITIES REQUIRE A MINIMUM HORIZONTAL SEPARATION OF 3FT, AND MINIMUM VERTICAL SEPARATION BY 2FT, MEASURED FROM EDGE TO EDGE INVOLVED FACILITIES. ALL OTHER UTILITIES REQUIRE 2 FOOT SEPARATION HORIZONTALLY AND VERTICALLY.
19. ANY DAMAGE TO PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO IRRIGATION LINES SHALL BE REPAIRED IN A TIMELY MANNER AT CONTRACTOR'S EXPENSE.
20. CONTRACTOR MUST NOT CHANGE THE CONSTRUCTION METHOD WITHOUT OBTAINING PRIOR APPROVAL FROM DESIGN ENGINEER, AND ROW MANAGEMENT.
21. IN ROW: CONTRACTOR IS NOT ALLOWED TO MOVE THE PROPOSED ALIGNMENT BY A MEASUREMENT OF 2FT OR GREATER. ANY MOVEMENT OF PROPOSED ALIGNMENT BY A MEASUREMENT GREATER THAN 2FT MUST BE APPROVED THROUGH MAYOR'S OFFICE OF UTILITIES.
22. CONTRACTOR IS URGED TO CONTACT THE ENGINEER FOR ANY CLARIFICATION THAT MAY BE NECESSARY. ALL CONSTRUCTION AND INSTALLATION TO BE IN ACCORDANCE WITH STANDARDS.
23. EXISTING INFRASTRUCTURE LAYOUT WAS OBTAINED FROM RECORDS RESEARCH & GEOPHYSICAL FEATURES IN THE FIELD, & MAY OR MAY NOT BE ACCURATE NOR COMPLETE. CONTRACTOR IS RESPONSIBLE TO VERIFY & LOCATE ALL UTILITIES & OTHER OBSTRUCTIONS PRIOR TO COMMENCING WORK.
24. CONTRACTOR MUST CONTACT ROW MANAGEMENT TO SCHEDULE A PRE-BORE INSPECTION PRIOR TO ANY BORING IN ROW. ADDITIONALLY, CONTRACTOR MUST CONTACT ROW MANAGEMENT FOR BACKFILL INSPECTION PRIOR TO ANY BORE PIT AND/OR TRENCH BACKFILL THAT COMES WITHIN PRIVATE PROPERTY, MUST BE PREAPPROVED BY ASSOCIATED PROPERTY OWNER AND DOCUMENTED IN WRITING.
25. CONTRACTOR SHALL CONTACT GENERAL PERMIT OFFICE TO SCHEDULE FINAL INSPECTION FOR UNFINISHED SURFACE RESTORATION.

RIGHT OF WAY MANAGEMENT STANDARD NOTES

1. CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF MOUNTAIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY.
2. CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE.
3. FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP; TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OF PHASE.
4. CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW.
5. CONTRACTOR MUST DIAL 311 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO THE START OF WORK.
6. CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF A COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK
7. STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW.
   a. STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF THE LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
   b. STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF THE LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO NO MORE THAN THE MATERIAL REQUIRED FOR THREE DAYS OF PRODUCTION. THIS MATERIAL SHALL BE PROTECTED BEHIND WATER-FILLED BARRIERS.
   c. EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
8. NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME.
9. PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 6AM TO 9AM AND 4PM TO 6 PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN.
10. EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC LANES. FOR EXCAVATIONS EXCEDDING A TRANSVERSE WIDTH OF 6 FEET, THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLAN TO THE OWNER'S REPRESENTATIVE FOR REVEIW BY RIGHT OF WAY MANAGEMENT DIVISION.
11. EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL FLATWORK AND UTILITY TIE-INS. ANY WORK OVERHEAD WITHIN 25 FEET OF EXISTING PEDESTRIAN PATHWAYS WILL REQUIRE PEDESTRIAN COVERED WALKWAYS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A 14-DAY MAXIMUM PERIOD AND SHALL BE COMPLETED IN PHASES AS TO NOT CLOSE MORE THAN ONE BLOCK AT A TIME.
12. "ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF MOUNTAIN STANDARD DETAILS FOR SIGN SPACING.
13. DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS.
14. ADA COMPLIANCE SHALL BE MAINTAINED THROUGH STABILIZED CONSTRUCTION ENTRANCE.
15. BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCD CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
16. .FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF MOUNTAIN 'STANDARD SERIES DETAILS.
17. ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF MOUNTAIN STANDARD DETAILS.
18. INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS.
19. THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH CITY OF MOUNTAIN 'STANDARD DETAILS.

STREET REPAIR NOTES:

1. TRENCH REPAIR: USE THE APPROPRIATE 1100S SERIES DETAILS FOR TRENCH REPAIRS: 1100S-2 (FLEXIBLE BASE AND AN ASPHALT SURFACE), 1100S-3 (CONCRETE OR ASPHALT OVERLAID CONCRETE), 1100S-5 (FULL DEPTH ASPHALT STREETS). CLSM SHALL BE SUBSTITUTED FOR BACKFILL AND FLEXIBLE BASE REPLACEMENT PER THE DETAIL NOTES.
2. SURFACE RESTORATION: WHEN CUTS ARE OVER 300 LINEAR FEET IN LENGTH, OCCUR WITHIN THE DAPCZ AREA, OR WITHIN PROTECTED STREET SEGMENTS, SURFACE PAVEMENT RESTORATION IS REQUIRED. THIS INVOLVES THE REMOVAL AND REPLACEMENT OF SURFACE ASPHALT IN AREAS AFFECTED BY THE STREET CUTS AS DETERMINED BY 1100S-7. THE REPLACEMENT ASPHALTIC CONCRETE SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON THE STREET'S FUNCTIONAL CLASSIFICATION. FOR LOCAL OR RESIDENTIAL STREETS, REPLACE A MINIMUM 2 INCHES HMAC TYPE D. FOR COLLECTOR OR ARTERIAL STREETS, REPLACE A MINIMUM OF 3 INCHES HMAC TYPE C (SEE ITEM 340S, SECTION 340S.4).
3. CONCRETE PAVEMENTS: ACTUAL RESTORATION LIMITS ARE DETERMINED BY JOINT LOCATIONS. FOR COMPOSITE PAVEMENTS (CONCRETE PAVEMENT WITH AN ASPHALTIC CONCRETE OVERLAY) USE 1100S-3 FOR TRENCH REPAIR AND USE 1100S-7 FOR DETERMINATION OF ASPHALT SURFACE RESTORATION.

CONTACT LIST

COMPANY	CONTACT	PHONE	EMAIL
TORO BLANCO GROUP, LLC	TERRY COPE	(470) 354-3443	TERRY@TOROBLANCOGROUP.COM
TORO BLANCO GROUP, LLC	ZACK HODGIN	(828) 260-6238	ZACK@TOROBLANCOGROUP.COM
SMPA			
TRANSPORTATION DEPARTMENT			
WATER			
DEPT OF PUBLIC WORKS			
WATERSHED PROTECTION			

DEVELOPER INFORMATION

OWNER: TORO BLANCO GROUP, LLC
CONTACT: TERRY COPE
ADDRESS: 3886 WINTER
ATLANTA, GA 30305
PHONE: 470-354-3443
EMAIL: INFO@TOROBLANCOGROUP.COM

NAME: ZACK HODGIN | PHONE: 828-260-6238
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS

NAME CONTRACTOR TBD _____ PHONE _____
PERSON OR FIRM RESPONSIBLE FOR
EROSION/SEDIMENTATION CONTROL MAINTENANCE.

NAME CONTRACTOR TBD _____ PHONE _____
PERSON OR FIRM RESPONSIBLE FOR
TREE/NATURAL AREA PROTECTION MAINTENANCE.

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

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verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY
TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

US-CO-7117

Mountain Valley Blvd & Turnarou
TELLURIDE, CO 81435

REPLACE

SITE PLAN NOTES

GN-1

SMPA GENERAL NOTES:

SAFETY & RELIABILITY:

1. CONTRACTOR SHALL ASSUME ALL SMPA POLES ARE PART OF AN OVERHEAD ELECTRICAL DISTRIBUTION SYSTEM, AND POWER LINES ATTACHED TO THESE POLES ARE PRESUMED ENERGIZED AT ALL TIMES.
2. ALL WORKERS SHALL BE QUALIFIED TO WORK ON OR NEAR ELECTRIC DISTRIBUTION LINES.
3. ALL WORK ABOVE COMMUNICATIONS SPACE ON POLES SHALL ONLY BE PERFORMED BY CONTRACTORS PRE-APPROVED BY SMPA TO PERFORM SUCH WORK.
4. UNOBSTRUCTED CLIMBING SPACE MUST BE MAINTANED AT ALL TIMES.
5. RF AND EMF COMPLIANCE MUST BE MAINTAINED WITH ALL APPLICABLE STANDARDS.
6. SMPA OR CITY PERSONNEL MAY HALT ANY WORK, AT ANY TIME, IF A SAFETY VIOLATION IS OBSERVED.
7. SERVICE PROVIDERS SHALL MAKE AND MAINTAIN ITS ATTACHEMENTS IN A SAFE CONDITION IN ACCORDANCE WITH ALL APPLICABLE STANDARDS
8. SERVICE PROVIDERS SHALL BE RESPONSIBLE FOR ALL TREE TRIMMING NECESSARY FOR THE SAFE AND RELIABLE INSTALLATION, USE AND MAINTENANCE OF ITS ATTACHEMENTS
9. SERVICE PROVIDERS SHALL NOT CAUSE DAMAGE TO SMPA FACILITIES OR OPERATIONS. SERVICE PROVIDERS SHALL IMMEDIATELY INFORM SMPA OF ANY DAMAGE TO ITS FACILITIES

SMPA CLEARANCE AND SPACING REQUIREMENTS:

10. THE CLEARANCE AT THE POLE IS 40-INCH BETWEEN THE LOWEST ELECTRICAL CONDUCTOR AND THE HIGHEST COMMUNICATION CABLE
11. 12-INCH SPACING BETWEEN ATTACHMENTS AT THE POLE IS REQUIRED
12. THE MID-SPAN VERTICAL CLEARANCE IS 30-INCH BETWEEN THE LOWEST ELECTRICAL CONDUCTOR AND THE HIGHEST COMMUNICATION CABLE
13. 6-INCH MID SPAN BETWEEN ATTACHEMENTS IS REQUIRED
14. THE LOWEST ALLOWABLE CLEARANCE FROM THE GROUND TO LOWEST ATTACHEMENT IS 15'-6" IF WITHIN THE CITY OF SMPA RIGHT-OF-WAY
15. CLEARANCE FOR CITY AND COUNTY ROADS MUST BE MAINTAINED BY THEIR REQUIREMENTS
16. THE LOWEST ALLOWABLE CLEARNACE FOR RALROAD TRACKS CROSSINGS IS 24 FEET FROM LOWEST ATTACHEMENT TO THE TOP OF RAILROAD TRACKS

POLE ATTACHEMENT STANDARDS:

17. WIRELINE ATTACHEMENTS MUST BE PLACED AND REMAIN IN THE COMMUNICATION SPACE AT ALL TIMES
18. ATTACHEMENTS TO STEEL, CONCRETE, OR FIBERGLASS DISTRIBUTION POLES MUST BE CLAMPLED OR BANDED TO THE POLES WITH STAINLESS STEEL STRAPS
19. SERVICE PROVIDERS SHALL PROVIDE ALL ANCHORS AND GUYING NECESSARY TO ACCOMODOATE THE ADDITIONAL STRESS AND LOAD PLACED UPON A POLE BY ITS ATTACHEMENTS
20. A LICENSEE MAY NEVER ATTACH ITS GUY TO AN SMPA ANCHOR
21. SIDEWALK GUYS ARE PROHIBITED UNLESS SPECIFICALLY AGREED TO IN WRITING BY LICENSEE AND SMPA , ON A CASE BY CASE BASIS
22. COMMUNICATIONS SERVICE DROPS SHALL BE CONNECTED 15-INCHES FROM THE POLE TO THE ATTACHER'S CABLE MAIN SUPPORTING MESSENGER
23. RISERS MAXIMUM OF 3 RISERS PER POLE INCLUDING SMPA RISERS
24. ALL POLE LOADING ANALYSIS AND OTHER ENGINEERING DOCUMENTS MUST BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CO
25. ATTACHEMENTS TO TRANSMISSION POLE IS PROHIBITED UNLESS THE TRANSMISSION POLE HAS DISTRIBUTION UNDER BUILD.

WIRELESS ATTACHEMENTS STANDARDS

26. NETWORK NODES AND RELATED EQUIPMENT INSTALLED ON POLES SHALL NOT EXCEED DIMENSIONS AND SPECIFICATIONS DESCRIBED IN CO LOCAL GOVERNEMNT CODE UNLESS OTHERWISE APPROVED IN WRITING BY SMPA .
27. LICENSEE SHALL POST ITS NAME, LOCATION IDENTIFYING INFORMATION, AND EMERGENCY TELEPHONE NUMBER IN AN AREA ON THE CABINET OF THE NETWORK NODE THAT IS VISIBLE TO THE PUBLIC.
28. LICENSEE SHALL NOT PLACE COMMERCIAL ADVERTISING ON ANY OF ITS FACILITIES OR INFRASTRUCTURE
29. NETWORK NODES MAY ONLY BE INSTALLED ON POLES LOCATED IN THE PUBLIC RIGHT OF WAY AND THAT ARE BUCKET TRUCK ACCESSIBLE. EXCEPTIONS MUST BE EVALUATED ON A CASE BY CASE BASIS AND APPROVED BY SMPA .
30. NETWORK NODES MAY BE INSTALLED ONLY ON IN LINE TANGENT POLES OR SERVICE POLES THAT DO NOT HAVE SUPPLY EQUIPMENT INSTALLED
31. POWER SUPPLIES MAY NOT BE MOUNTED ON A POLE OR CONNECTED DIRECTLY TO SMPA DISTRIBUTION SYSTEM. ALL BATTERIES, POWER SOURCES, RADIO HEADS, OR OTHER QUIPMENT REQUIRED TO SUPPORT A NETWORK NODE MUST BE INSTALLED AS GROUND FURNITURE
32. SMPA MAY REQUIRE A LICENSEE TO INSTALL A NEW POLE TO PROVIDE A FIVE FOOT (5') CLEARANCE ABOVE SMPA FACILITIES TO ACCOMMODATE A NETWORK NODE TO BE INSTALLED ON THE TOP OF SMPA POLES. THE USE OF POLE-TOP EXTENSIONS IS PROHIBITED. THE
33. INSTALLATION OF POLES TALLER THAN SIXTY FEET (60') OR LARGER THAN CLASS 2 WILL BE CONSIDERED.
34. SERVICE PROVIDERS MAY NOT INSTALL OVERHEAD CABLES ON A STREET LIGHT POLE. ALL CABLES, INCLUDING POWER AND FIVER OPTIC, CONNECTING TO THE NETWORK NODE SHALL BE PLACED IN CONDUIT THAT IS TO BE BURIED BELOW GROUND.
35. LICENSEE'S INSTALLATION SHALL NOT BLOCK OR HINDER ACCESS TO HANDHOLD COVERS.
36. DISCONNECTS SHALL BE LOCKED WITH DUAL ACCESS LOCK BAR WITH A CARRIERS LOCK AND SMPA LOCK
37. RISERS ON STREET LIGHT AND STEEL POLES SHALL USE BOLT-A-BRANDS AND ATTACHE CONDUIT TO BANDS
38. THROUGH BOLTS SHALL BE USED TO ATTACH SERVICE PROVIDERS WIRELESS ATTACHEMENTS

ELECTRICAL GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE TORO CONSTRUCTION MANAGER AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
2. CONTRACTOR SHALL COORDINATE WITH A WEEK IN ADVANCE FOR THE PROPOSED WORK. WILL PERFORM ALL WORK ASSOCIATED TO THEIR OWNED AND MAINTAINED PROPOSED ELECTRICAL LINE, MANHOLE AND PULL BOX, EXCEPT FOR INSTALLING THE 3-INCH CONDUIT PER DRAWINGS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
4. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OF REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETX. AND IMMEDIATE REPAIR, TO NEW CONDITION, ANY DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE SOLE COST OF THE CONTRACTOR.
6. IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN EXISTING CONCRETE.
7. CONTRACTOR SHALL REPAIR, TO NEW CONDITION, ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
8. CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIR RATED ASSEMBLIES OR MATERIALS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE NEW PENETRATION IS PLACED.
9. CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAIN SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITMES UNTIL COMPLETION OF CONSTRUCTION.
10. MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERES RECOMMENDATIONS.
11. THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE PER STATE BUILDING STANDARDS CODE AND STATE CODE OF REGULATIONS SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHERIN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS, A SCOPE OF WORK DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK. A CHANGE ORDER REQUEST FOR THAT SCOPE SHALL BE SUBMITTED TO THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THE WORK.
12. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.
13. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER AS SOON AS POSSIBLE. AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
14. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF THEIR BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT ARE NOT BE LIMITED TO:
    - A) UL - UNDERWRITERS LABORATORIES
    - B) NEC - NATIONAL ELECTRICAL CODE
    - C) NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
    - D) OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
    - E) SBC - STANDARD BUILDING CODE
    - F) SFPA - NATIONAL FIRE PROTECTION AGENCY
    - G) ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
    - H) IEEE - INSTITUTE OF ENECTRICAL AND ELECTRONICS ENGINEERS
    - I) ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
16. REFER TO THE CITY APPROVED SITE PLANS AND ELEVATIONS FOR EXACT LACATIONS OF ALL EQUIPMENT AND CONFIRM WITH TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.
17. EXISTING SERVICES: CONTRACTOR SHALL NOT INTEERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
18. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC… ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
19. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION, UNLESS OTHERWISE NOTED.
20. OULTET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THERADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLUSURES FOR OTHER CLASSIFIED AREAS.
21. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
22. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.
23. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE TORO BLANCO GROUP, LLC CONSTRUCTION AND LOCAL JURISDICTION. ANY DEFICIENCIES SHALL BE CORRECTED BY AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.
24. ALL WORK SHALL BE COORDINATED WITH OTHER TRADE TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
25. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THERIEN.
26. CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
27. REFER TO LOCAL JURISDICTION STANDARDS AND DETAILS FOR TRENCHING AND EXCAVATION REQUIREMENTS.
28. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS TEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
29. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMNET AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
30. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.
31. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPE WRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
32. DISCONNECT SWITCHES SHALL BE UL-RATED, H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
33. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND KNOWN AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
34. RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TX2 -1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID COUDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'COLD GALV'.
35. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
36. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
37. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
38. SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OF OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
39. TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONTUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
40. ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
41. CONTRACTOR SHALL PALCE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRC" OR "BURIED TELECOM".
42. ALL BOLTS SHALL BE 3-16 STAINLESS STEEL

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

A	3/10/2024	FOR SMALL CELL PERMIT

verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY
TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

US-CO-7117

Mountain Valley Blvd & Turnarou
TELLURIDE, CO 81435
REPLACE

ELEC NOTES
GN-2

GROUNDING NOTES:

1. ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR SIZED TO MATCH COMPONENTS OR LOG SIZE.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
4. ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.
5. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
6. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
7. ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. USE SOLID COPPER, BLACK JACKETED WIRE ON NON WOOD POLES AND SOLID TINNED COPPER, BARE (NO JACKET) WIRES ON WOOD POLES. BLACK WIRES WILL USE A SINGLE STRIPE OF GREEN ELECTRICAL TAPE WITHIN 12" OF THE CONNECTION POINTS TO IDENTIFY AS GROUNDING WIRE.
8. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
9. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY JURISDICTION STANDARDS AND DETAILS.
10. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
11. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
    A. BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER.
    B. CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
    C. ONE (1) OR (2) HOLES TINNED COPPER COMPRESSION (LONG BARRELE) FITTINGS.
12. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSES MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.
13. ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS).
14. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.

TESTING AND EQUIPMENT TURN UP REQUIREMENTS:

1. RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
2. CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OR THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
3. CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.
4. ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENTS AND BACK HAUL EQUIPMENT.
5. ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
6. GPS EQUIPMENT (WHEN REQUIRED) IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
7. PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNED TESTING REPRESENTATIVE.
8. EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.

ADDITIONAL SITE WORK NOTES:

1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER AT COMPLETION OF PROJECT.
3. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER FOR RESOLUTION AND INSTRUCTIONS, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE. SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING EXISTING STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
6. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
7. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC,. SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
8. REFER TO LOCAL JURISDICTIONS STANDARDS, SPECIFICATIONS AND DETAILS FOR BACKFILL AND PAVEMENT REPLACEMENTS.
9. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO DEBRIS, PAPER, TRASH, WEEDS, BRUSH, EXCESS FILL, OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
10. REFER TO LOCAL JURISDICTION'S STANDARDS AND DETAILS FOR TREE PROTECTION REQUIREMENTS.
11. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ADDITIONAL ENVIRONMENTAL NOTES:

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED APPROVED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL JURISDICTION WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTION IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION AND WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTION LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE BUT IS NOT LIMITED TO SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.
11. CONTRACTOR TO PLACE FILTER MATERIAL AT ALL CATCH BASINS ADJACENT TO CONSTRUCTION SITE TO PREVENT SOLID WASTE CONTAMINATION FROM ENTERING SEWER SYSTEM.
12. CONTRACTOR TO INSTALL INLET PROTECTIONS TO ALL IMPACTED INLETS WITHIN 300 FT OF PROJECT AREA PER LOCAL JURISDICTIONS STANDARDS AND DETAILS.

Toro Blanco Group
PHONE: 678-818-3797

TBG ID	US-CO-7117 I
DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

A	3/10/2024	FOR SMALL CELL PERMIT

verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY
TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

US-CO-7117

Mountain Valley Blvd & Turnarou
TELLURIDE, CO 81435

REPLACE

GROUNDING NOTES

GN-3

From:	Kristen Munroe
To:	cd
Subject:	Regarding Toro Blanco installation of telecommunications poles
Date:	Wednesday, June 12, 2024 10:40:18 AM

To whom it may concern:

We have a house close to Mountain Village Blvd and Victoria Drive . I am curious if this is a location you are considering? The reason I ask is the section of land from Victoria to the first knoll towards the village has no trees lining the street. The noise pollution is quite high from the street to the houses close to the road. And the town is growing so much with lots more traffic on that street now and in the future that noise pollution will just keep growing. I was wondering if you put a pole there would you consider 'landscaping' that area also. We would be happy to support! This is probably not in your original scope but I wanted to write to see if it could be considered as part of this.

Thank you,

Kristen Munroe

From:	Marsden, Paul D
To:	cd
Cc:	Keith Hampton; Elicia Moses; elkridgemanor@gmail.com
Subject:	Toro Blanco Group, LLC
Date:	Monday, June 3, 2024 5:23:41 PM
Attachments:	preview.png

Caution: External Message - Please be cautious when opening links or attachments in email.

To whom it may concern:

As a member of Eldridge Management, LLC, I am writing representing the owners of 225 Ridgeline Drive, as we have been invited to comment on this development application for locating a new 5G communications tower within 400 feet of this property in Mountain Village.

We are extremely concerned about this matter and strongly object. While it is imperative that the cellular communication infrastructure around Mountain Village is improved, this solution and the proposed locations need to have further engineering, health and economic evaluation.

While there are wide ranging opinions around the short and long term health implications of close proximity to these higher energy communications towers, there is nothing conclusive around there being no health risk. This is our fundamental objection.

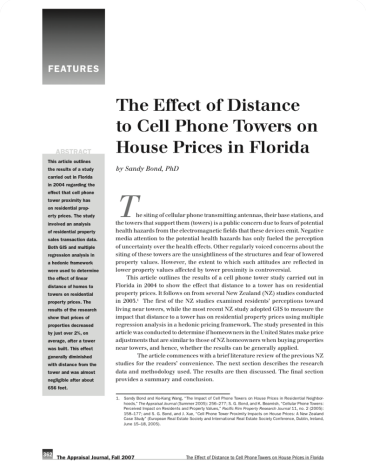
The British Medical Journal cited such lack of certainty back in 2021.
https://www.bmj.com/company/newsroom/stop-global-roll-out-of-5g-networks-until-safety-is-confirmed-urges-expert/

This is further expanded upon here in the United States, by the Environmental Health Trust, who's independent mission is rich on scientific basis, and largely immune to bias of the cellular communications companies who are responsible for the implementation. It is most interesting to note that there are no commercial reasonable paths to insurance for the consequences and long term liabilities for exposure, which certainly supports reasonable doubt as to the ultimate safety.
https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/

There are multiple sources that cite, consistently, that the range of a 5G tower is 1.5-1.6 miles; and that the safe distance is 400m or more (1300 feet). Given the reasonably dispersed accommodation in and around Mountain Village, these and other such criteria should be taken heed of, where the service can be provided and health concerns taken into consideration.

Second to the health concerns is the well proven impact to property values, with some 15-20% impact to property prices frequently cited. While some other sources cite increases to property values, this is in the context of urban environments where demands and demographics are fundamentally different to Mountain Village.

https://ehtrust.org/cell-phone-towers-lower-property-values-documentation-research/#:~:text=Research%20finds%2C%20cell%20towers%2C%205G,property%20values%20up%20to%2020%25.



FEATURES

The Effect of Distance to Cell Phone Towers on House Prices in Florida

by Sandy Bond, PhD

ABSTRACT

This article outlines the results of a study carried out in Florida in 2004 regarding the effect that cell phone tower proximity has on residential property prices. The study involved an analysis of residential property sales transaction data. Both GIS and multiple regression analysis in a hedonic framework were used to determine the effect of linear distance at towers to towers on residential property prices. The results of the research show that prices of properties decreased by just over 2%, on average, after a tower was built. This effect generally diminished with distance from the tower and was almost negligible after about 656 feet.

The Appraisal Journal, Fall 2007 — The Effect of Distance to Cell Phone Towers on House Prices in Florida

hunter-exhibit-a-attachment-1

PDF Document · 984 KB

As such, we strongly object to this development and plan on joining the meeting to express these views and require that this be fundamentally re-evaluated.

Regards,
Paul Marsden

Eldridge Management, LLC.

From: Peter Yates
To: cd
Subject: 5G poles
Date: Thursday, June 13, 2024 11:14:59 AM

Hi,

I am a homeowner at 260 Double Eagle Drive and recently received notification of the proposed 5G tower installation.

Having reviewed the proposal on the website I do have some questions:
1) Am I correct in determining each pole is 32' high above ground level? If they are, I do not believe the renderings quite reflect that.
2) Can you provide details of the exact location of the Adams/Double eagle bus stop tower please? I am assuming that location is closest to my home.

Thank you for your assistance.

Regards,

Peter

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

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; July 11, 2024

DATE: June 21, 2024

RE: Staff Memo – Initial Architecture and Site Review (IASR) for Lot 649R unit 11, TBD Boulders Way.

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

PROJECT GEOGRAPHY

Legal Description: UNIT 11 THE BOULDERS AT MOUNTAIN VILLAGE LOCATED ON LOT 649R TOWN OF MOUNTAIN VILLAGESAN MIGUEL COUNTY COLORADO ACC TO THE COMMON INTEREST COMMUNITY MAP REC PLAT BK 1 PG 3096 AND DECS AT 354564 REC JAN 24 2003 ALONG WITH ACCESS AND UTILITY EASEMENT AT 354565 AND UTILITY EASEMENT AT 354566
Address: TBD Boulders Way
Applicant/Agent: Kristine Perpar, Shift Architects
Owner: Daniel and Lauren Menhard
Zoning: Multi-family
Existing Use: Vacant
Proposed Use: Single-Family Detached Condominium
Lot Size: 2,709.92**,** 0.062 Acres
Adjacent Land Uses:

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

Figure 1: Vicinity Map

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

Case Summary: Kristine Perpar of Shift Architects is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) for a new single-family detached condominium on Lot 649R Unit 11, TBD Boulders Way. The lot is approximately 0.062 acres, 2,709 sf, and is zoned multi-family. The proposed design consists of a three-story structure. The overall square footage of the home is approximately 3,908.50 gross square feet and provides 1 interior parking space within the proposed garage. The property is located in the Boulders neighborhood.

The proposed development requires Design Review Board specific approvals for several setback encroachments and tandem parking.

This application previously went through Initial Architecture and Site Review on March 31, 2022, and Final Architecture Review on May 5, 2022. This application is being reviewed again by the DRB due to an expired Notice of Action. The applicant has made minor changes to the application, but the design remains mostly the same as it was from the previous review.

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

Table 1

CDC Provision	Requirement	Proposed
Maximum Building Height	35’ (shed) Maximum	35’
Maximum Avg. Building Height	30’ (shed) Maximum	16.76’
Maximum Lot Coverage	To extent of building envelope (2,400 sf)	1,381 sf
General Easement Setbacks	No encroachment	Setback Encroachment
Roof Pitch		
Primary		5:12
Secondary		
Exterior Material		
Stone	35% minimum	35%
Windows/Doors	40% maximum	18%
Parking	2 enclosed	1 interior/ 1 exterior

DRB Specific Approval:
1. Setback Encroachment
2. Tandem Parking

Chapter 17.3: ZONING AND LAND USE REGULATIONS
17.3.12: Building Height Limits
Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring maximum building height and average building height, along with providing the height allowances for specific types of buildings based on their roof form. The maximum building height must be below 35 feet and the average height must be at or below 30 feet for shed roof forms. The

average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.
Staff: Staff has determined that the primary roof form for the home is a shed roof and therefore is granted a maximum height of 35' and an average height of 30'. The applicant has calculated a maximum height of 35' and an average height of 26.57'. Staff finds this criteria met.

17.3.14: General Easement Setbacks
There is no General Easement on site. Lot 649R Unit 11 has an established building envelope. Lot 649R Unit 11 is burdened by a 5' side setback as well as a 10' setback adjacent to Boulders Way, and a 3' setback on the back of the lot. The CDC provides that setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within setbacks such as driveways, ski access, natural landscaping, utilities, address monuments, and fire mitigation.

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

- *Utilities: The applicant has provided a utility plan for Lot 649R-11 demonstrating the proposed locations of utility lines and connections. It will be necessary for these to cross the front and side GE.*
- *Landscaping: There is proposed natural landscaping within the setbacks of the home.*

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

- *Roof overhangs in front setback*
- *Concrete walkway in front setback*
- *Exterior Parking in front setback*

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

Staff: The proposed home features the traditional material palette of the Mountain Village – Stone, Wood, and Metal. Staff believes this home will fit nicely in the Boulders neighborhood and can withstand the high-altitude environment.

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

Staff: The structure adheres to the established building envelope. The units in the Boulders development are quite small with no natural vegetation. Staff finds that the proposed home blends into the existing landforms and vegetation.

17.5.6: Building Design
Staff: The home is a mountain modern home that is smaller than typically seen in Mountain Village – but in line with the sizes of other homes in the Boulders neighborhood. The home has a substantial stone base that grounds the home. The home incorporates Telluride stone in a horizontal arrangement, dark brown wood siding, along with black standing seam roofing, and grey clad windows. The soffit and fascia will match the wood siding. These materials will blend well with the neighboring homes and provide a durable contrasting design for Unit 11.

17.5.7: Grading and Drainage Design
Staff: Staff: The grading plan shows positive drainage away from the home with no re-grading necessary. Staff sees no issues with the grading plan.

17.5.8: Parking Regulations
Staff: The applicant has shown one interior parking space and one exterior space on their architectural site plan. The parking configuration as shown will require DRB specific approval of tandem parking. Due to the limited size of the Lot, the applicant has proposed a portion of the exterior space be located within the front setback which will require DRB approval of the setback encroachment.

17.5.9: Landscaping Regulations
Staff: The applicant has provided a landscape plan on Sheet A1.2. There is no existing vegetation on site. The applicant has proposed planting Aspen, bristle cone pines, and woods rose on the site. The bristle cones and Aspen trees near the sides of the home need to be relocated so they are out of fire mitigation zone 1. The plan also proposes 5 Aspen on the sides of the front setback.

17.5.11: Utilities
Staff: The applicant provided a utility plan on Sheet C2. The plan shows the sewer and gas lines crossing the front setback to connect in Boulders Way. The electricity lines will connect to a new underground connection in the front setback. Staff sees no issues with this plan. The applicant will need to field verify the proposed locations.

17.5.12: Lighting Regulations
Staff: A lighting plan has been provided demonstrating the specific types and locations of the proposed lighting. The applicant has proposed utilizing a sconce and step light. Based on the attached cutsheets, all proposed light fixtures are meeting the requirements of the CDC.

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

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: The fire mitigation plan should be amended per the Forester's comments.

TMV Forester: The planned bristlecone pine trees are located too close to the home, within the Zone 1 wildfire mitigation zone. Evergreen trees are highly flammable and are not allowed in the Zone 1 wildfire mitigation area. These trees must be located at least 15 feet away from the home or they must be substituted with a firewise plant species. A list of firewise plant species may be found at https://extension.colostate.edu/topic-areas/natural-resources/firewise-plant-materials-6-305/ , on the FireWise Plant Materials – 6.305 list.

17.6.6: Roads and Driveway Standards
Staff: The proposed driveway as shown is approximately 12 feet in width. The minimum required per code is 12'. The slope is meeting code at 2.65%. The applicant is meeting the requirements of the CDC for driveway design.

17.6.8: Solid Fuel Burning Device Regulations
Staff: The applicant has indicated that the proposed home does not include any solid fuel burning devices.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: A construction mitigation plan was not provided. It should be noted that construction mitigation plans are not required until final review.

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

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

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 649R Unit 11, based on the evidence provided within the Staff Report of record dated June 21, 2024, with the following design variations and specific approvals:

DRB Specific Approval:
1) Setback Encroachments
2) Tandem Parking

And, with the following conditions:

1) Prior to final review, the applicant shall modify the landscaping and fire mitigation plans to adhere to the CDC and the Forester's comments.
2) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
3) Prior to the issuance of a building permit, the applicant shall field verify all utility locations.
4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition

resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

5) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
7) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials
8) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
9) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted in 2024.
10) The applicant shall meet the following conditions of the Fire Marshall:
    a. A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
    b. An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
    c. Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
    d. Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
    e. Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.

/cp

Shift Architects

Date: April 2, 2024
By: Kristine Perpar, Architect

Property address:

Lot 11; Boulders
Mountain Village, CO 81435

Sent to: MV DRB

Re: Development of a Single Family Residence

Dear Mountain Village Design Review Board,

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

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

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

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

Sincerely,

Kristine Perpar

The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

GENERAL NOTES:

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

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

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

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

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

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

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

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

SHIFT ARCHITECTS

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

PROJECT ISSUE DATE:
02.20.24 REVISED DRB SUBMITTAL

PROJECT CODE INFORMATION

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

PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY HOME	MAX BUILDING HEIGHT: ALLOWABLE	35'-0"
GROSS FLOOR AREA:		PROPOSED	35.00'
LEVEL 1	645.61 SF		
LEVEL 2	1053.49 SF	MAX AVERAGE HEIGHT: ALLOWABLE	30'-0"
LEVEL 3	814.00 SF	PROPOSED	26.76'
TOTAL:	2,513.10 SF		
GARAGE	374.90 SF	PARKING REQUIRED:	1 SPACE PROVIDED (ENCLOSED IN GARAGE)
BASEMENT	1,020.50 SF		
TOTAL:	3,908.50 SF		
LOT AREA:	0.062 ACRES (2,709.92 SF)		
BUILDING FOOTPRINT:			
ALLOWABLE	2,400 SF		
PROPOSED	1,381.31 SF		

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

SHEET INDEX

VICINITY MAP

SITE LOCATION

PROJECT TEAM

OWNER:
NOVAEZ ERIC AND NOVAEZ MONIQUE AS JT
1411 W 46TH ST
AUSTIN TX 787563005
Eric Novaez ericnovaez@gmail.com
1.210.286.5585

ARCHITECT:
SHIFT ARCHITECTS
KRISTINE PERPAR - ARCHITECT
100 WEST COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:
TBD.

SURVEYOR:
FOLEY ASSOCIATES, INC.
125 W. PACIFIC, SUITE B-1
P.O. BOX 1385
TELLURIDE, CO 81435
P. 970.728.6153
F. 970.728.6050

CIVIL:
UNCOMPAHGRE ENGINEERING LLC
DAVID BALLODE P.E.
PO BOX 3945
TELLURIDE, CO 81435
P. 970.729.0683
dballode@msn.com

STRUCTURAL:
ALPINE EDGE ENGINEERING LLC
MATTHEW D. HEPP, P.E.
605 RIVER PARK DR.
RIDGEWAY, CO 81432
P. 970.318.1469
matthewheppeng@gmail.com

MECHANICAL:
HUGHES CONSULTING ENGINEERING, PA
DIMITRI MERRILL, P.E.
TELLURIDE, CO 81435
P. 970.239.1949
F. 785.842.2492
dimitri@hce-pa.com

LANDSCAPING:
SHIFT ARCHITECTS
KRISTINE PERPAR - ARCHITECT
100 WEST COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

COVER SHEET

SHEET NUMBER

G1.0

2/20/2024 9:53:05 AM

This Existing Conditions Plan of Unit 11, The Boulders at Mountain Village, was prepared on January 04, 2022 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

COLORADO LICENSED JEFFREY C. HASKELL 37970 01/12/22 PROFESSIONAL LAND SURVEYOR

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

LEGAL DESCRIPTION:

UNIT 11, THE BOULDERS AT MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 24, 2003 IN PLAT BOOK 1 AT PAGE 3096, AND AS DEFINED AND DESCRIBED IN THE DECLARATION FOR THE BOULDERS AT MOUNTAIN VILLAGE RECORDED JANUARY 24, 2003 UNDER RECEPTION NO. 354564,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR86012303, dated November 05, 2021 at 5:00 P.M.

2. According to FEMA Flood Insurance Rate Map 080168, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.

3. BASIS OF BEARINGS: Found monuments along the western boundary of Unit 11, as shown hereon, assumed to have the record bearing of S 40°33'18" W according to Plat Book 1 at page 3096.

4. Benchmark: Control Point "CP TALL", as shown hereon, with an elevation of 9086.48'.

5. Contour interval is one foot.

6. There exists a Drainage Easement according to Note 10 of the plat recorded in Plat Book 1 at page 3096.

7. There are no trees located within this lot.

8. Slopes 30% or greater are shown hereon.

9. Foley Associates, Inc. is not aware of any underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.

10. Foley Associates, Inc. is not aware of any wetland areas located on this lot, but a wetland delineation was not performed as part of this survey.

11. Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.

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

EXISTING CONDITIONS PLAN

Unit 11, The Boulders at Mountain Village, Town of Mountain Village, San Miguel County, Colorado.

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

Rev.	description	date	by

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

Drawing path: dwg\12020 EC Plan 01-22.dwg | Sheet1 of 1 | Project #: 12020

GENERAL CIVIL ENGINEERING NOTES:

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

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

THE UTILITY PROVIDERS ARE:
SEWER AND WATER: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
BROADBAND: CLEARNETWORX
TELEPHONE: CENTURY LINK

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

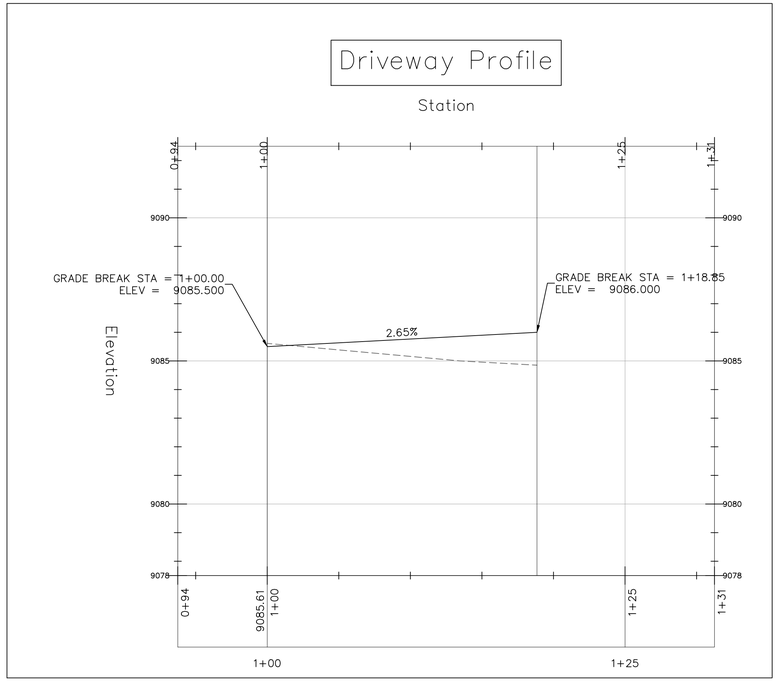
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB 2024-04-30

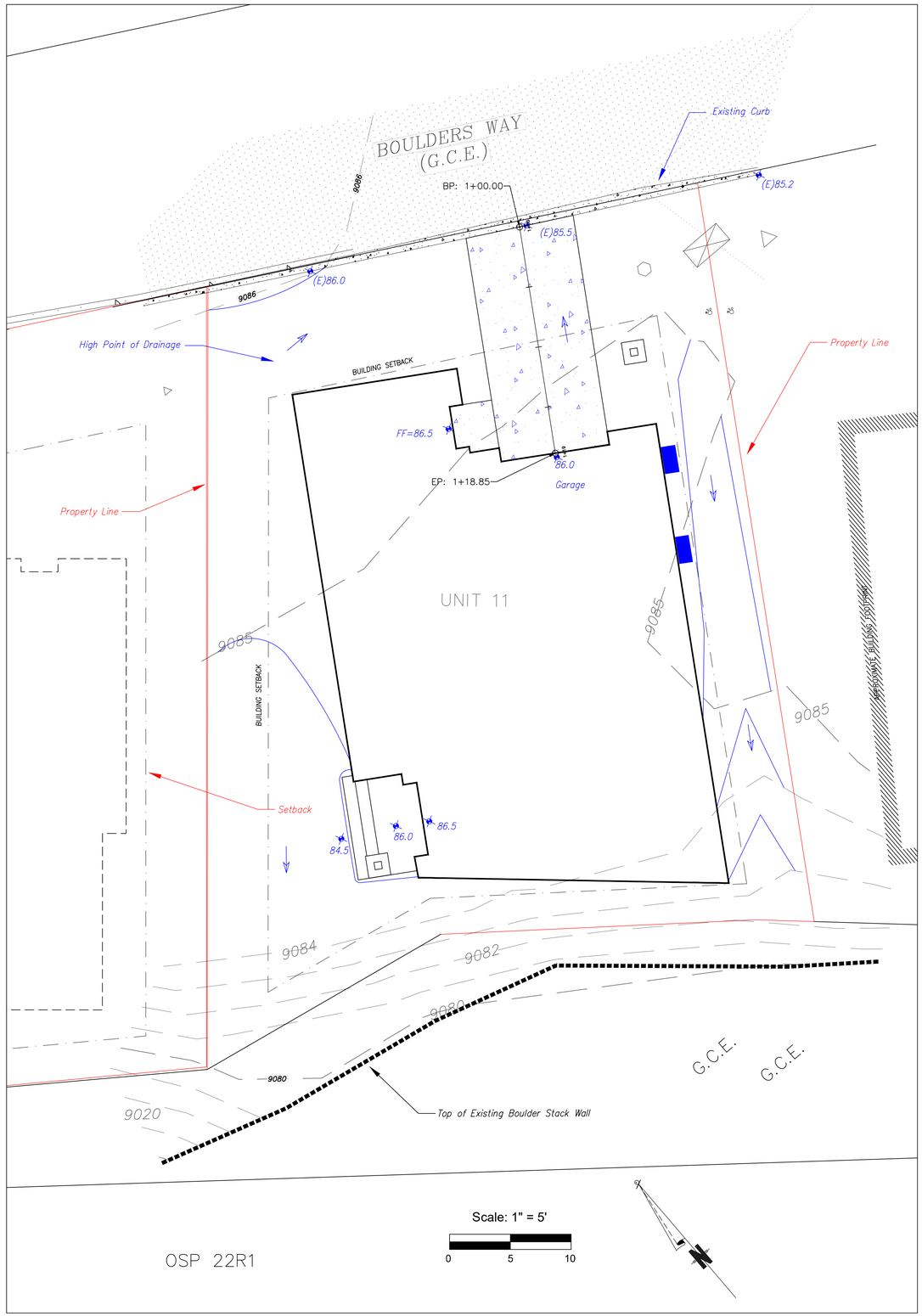
Menhard Residence
Lot 11
The Boulders
Mtn. Village, CO

COLORADO REGISTERED PROFESSIONAL ENGINEER
29645
04-30-24
NOT FOR CONSTRUCTION

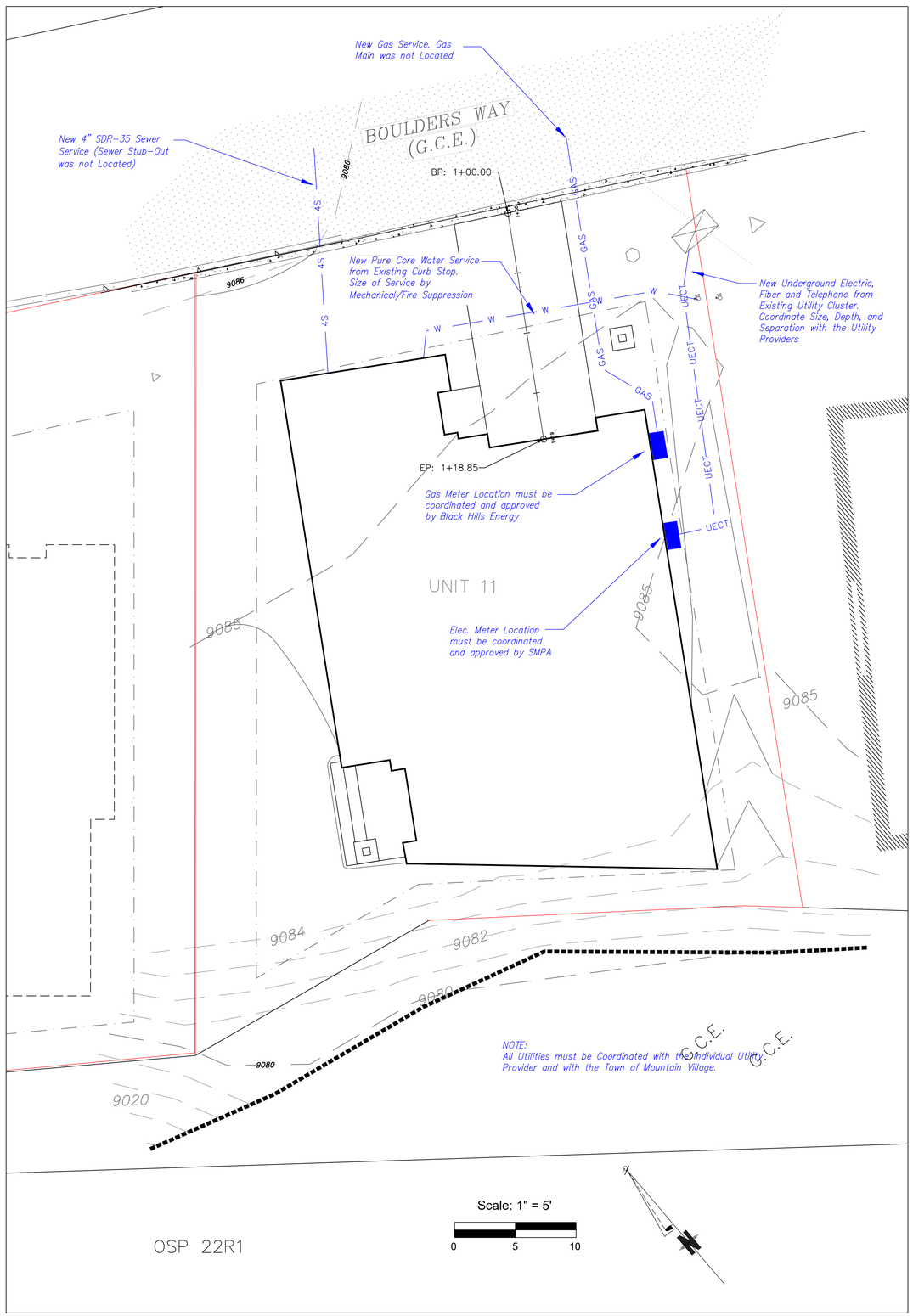
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1



Site Grading and Drainage Plan



Utility Plan

Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB 2024-04-30

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Site Grading
and
Drainage
Plan

and

Utility Plan

C2

1 ARCHITECTURAL SITE PLAN

3/16" = 1'-0"

0' 4' 8' 16' 32'

N

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

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MENHARD RESIDENCE

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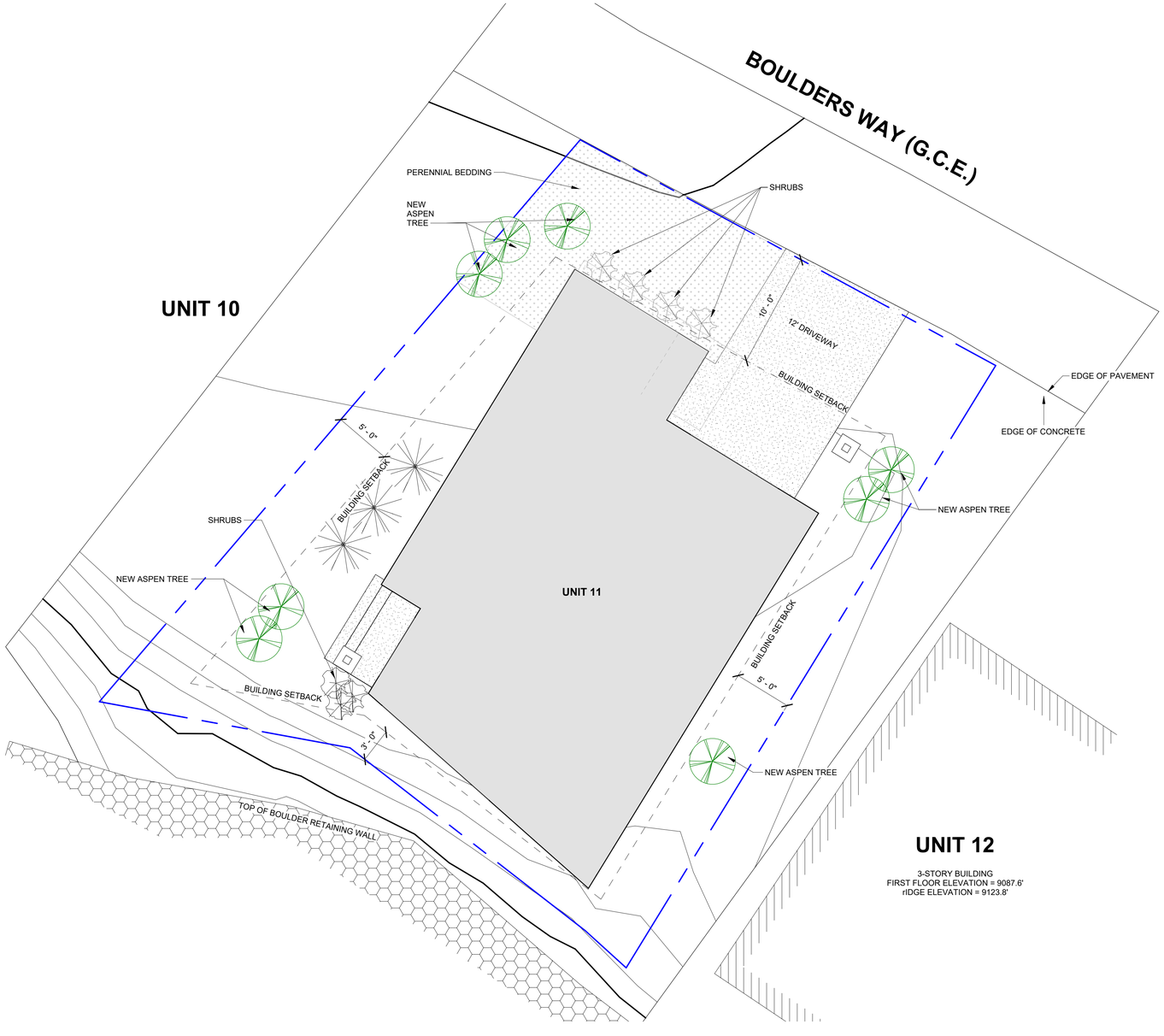
Telluride, CO 81435, USA

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.1

2/20/2024 9:53:06 AM



LEGEND

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

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

GENERAL NOTES:

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

NOXIOUS WEEDS:

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

LANDSCAPE MAINTENANCE NOTES:

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

REVEGETATION NOTES:

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

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

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	8
PINUS ARISTATA	BRISTLE CONE PINE	8-10 FT IN HT	7
WOODS ROSE	ROSA WOODSII		4
PERENNIALS - BED A			N/A
PERENNIALS - BED B			N/A

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

0' 4' 8' 16' 32'

N

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

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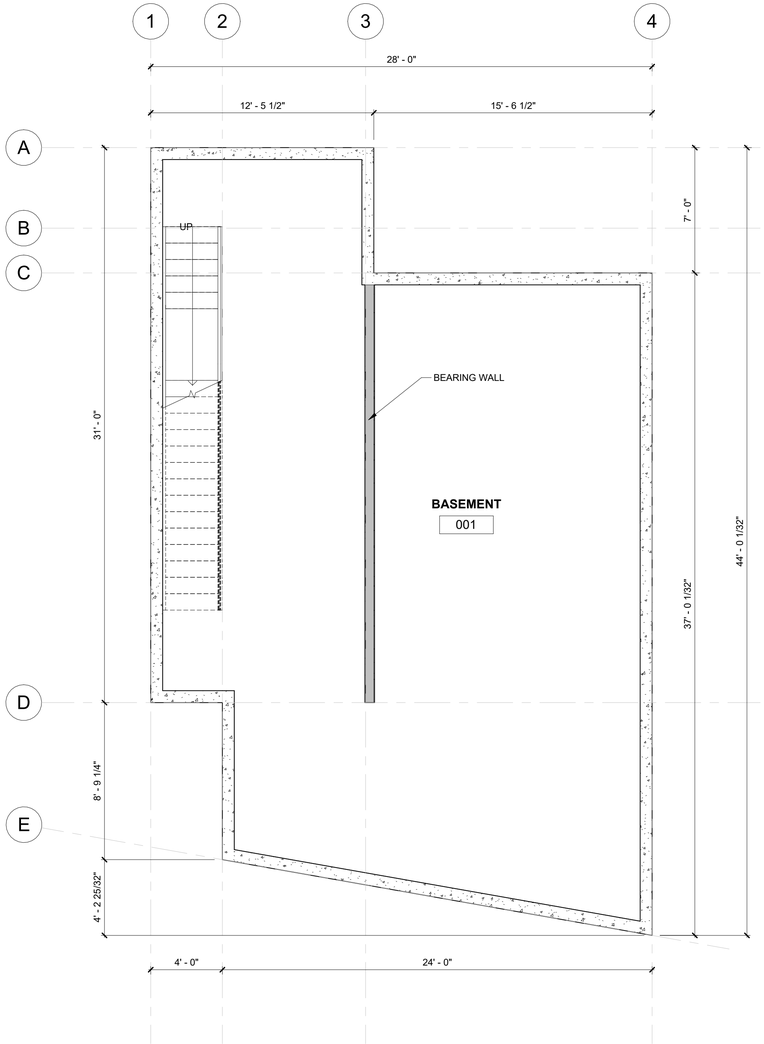
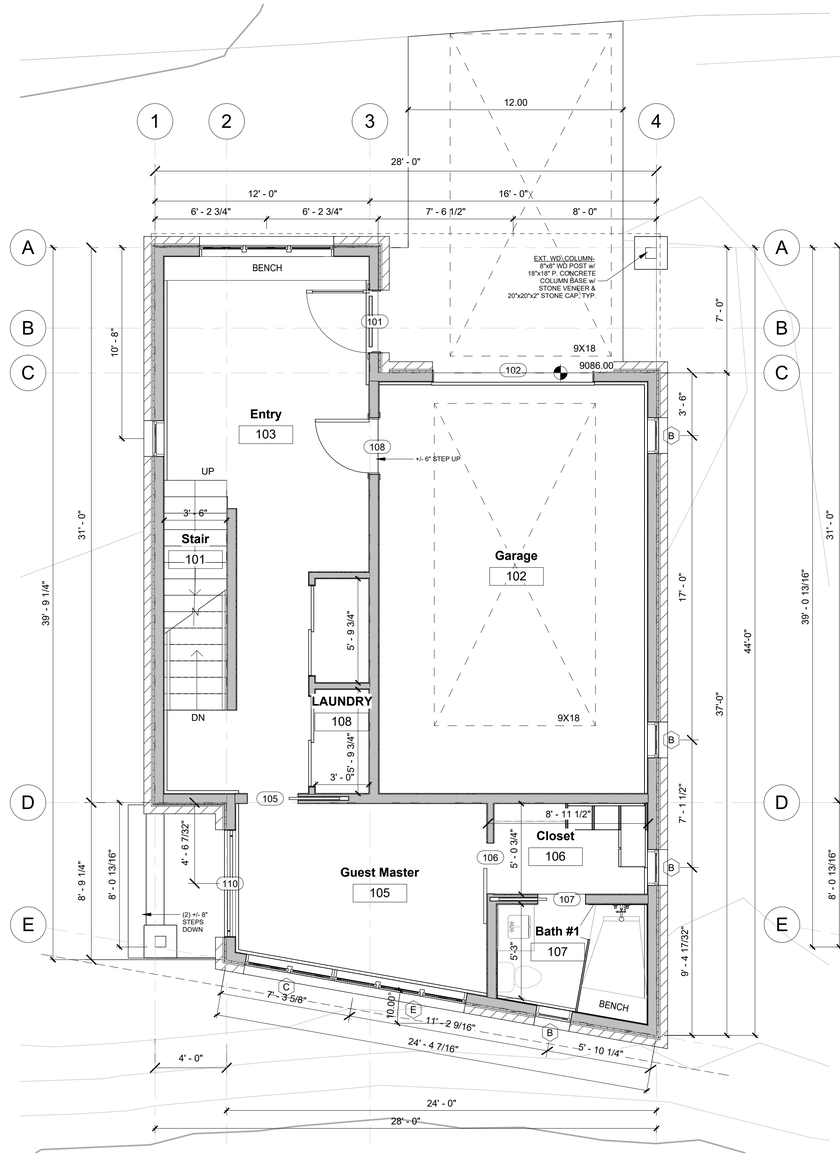
LANDSCAPE PLAN

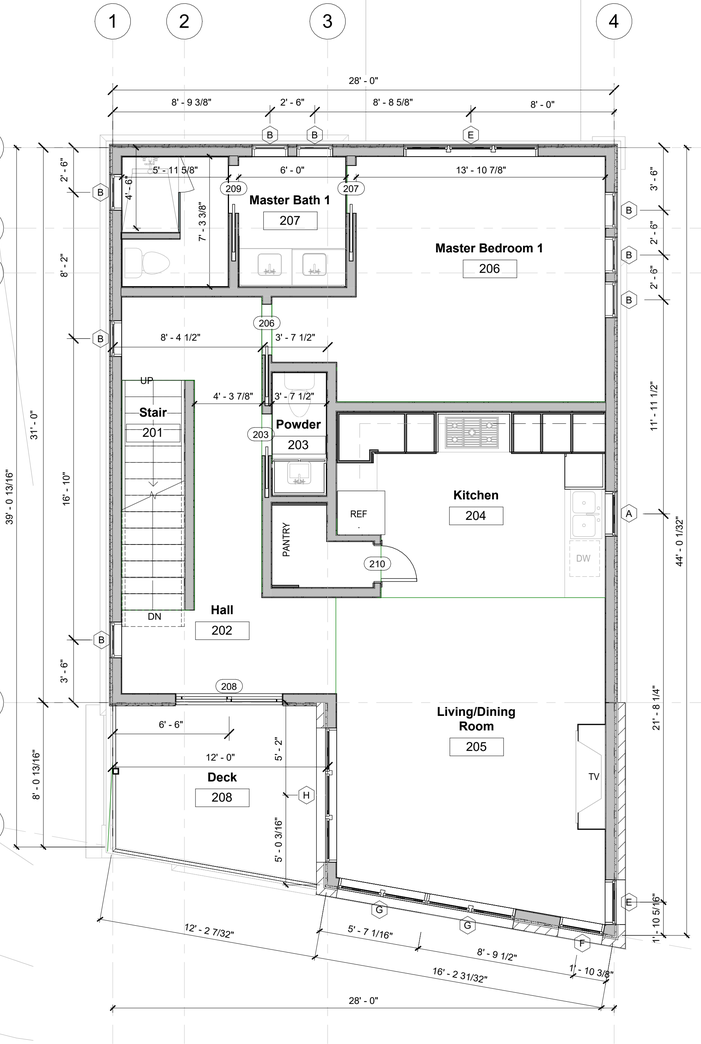
SHEET NUMBER

A1.2

2/20/2024 9:53:06 AM







3 BASEMENT

1/4" = 1'-0"

1 LEVEL 1 FLOOR PLAN

1/4" = 1'-0"

0' 4' 8' 16' 32'

N

2 LEVEL 2 FLOOR PLAN

1/4" = 1'-0"

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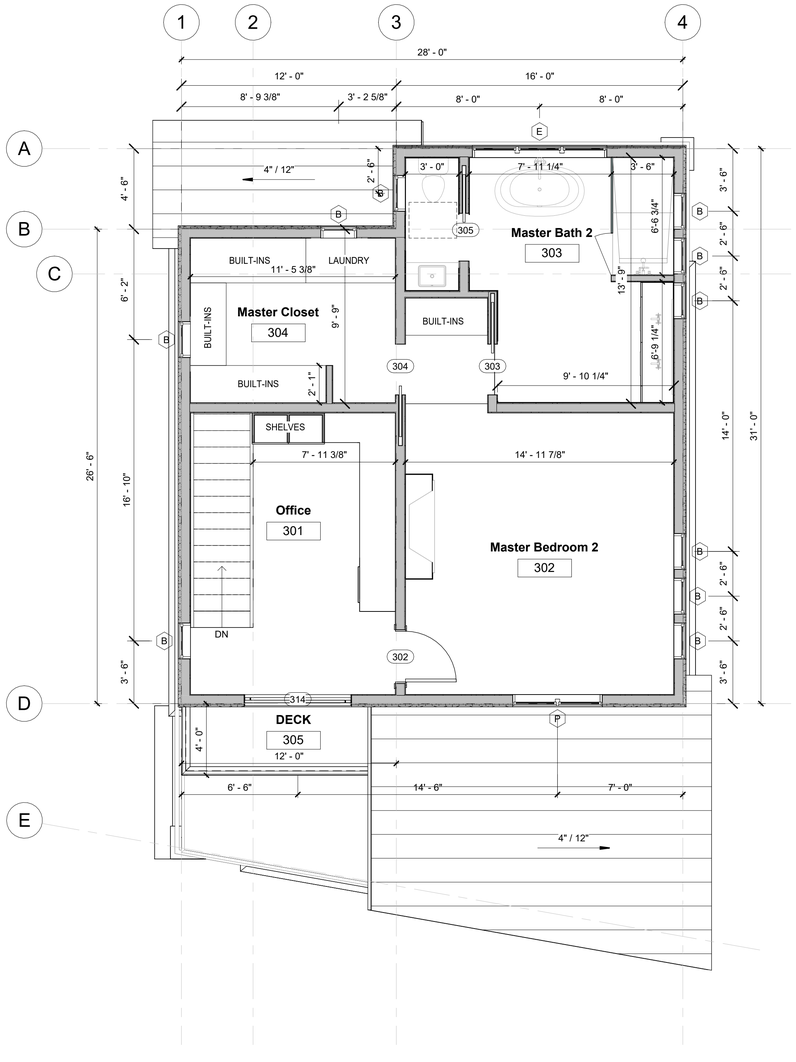
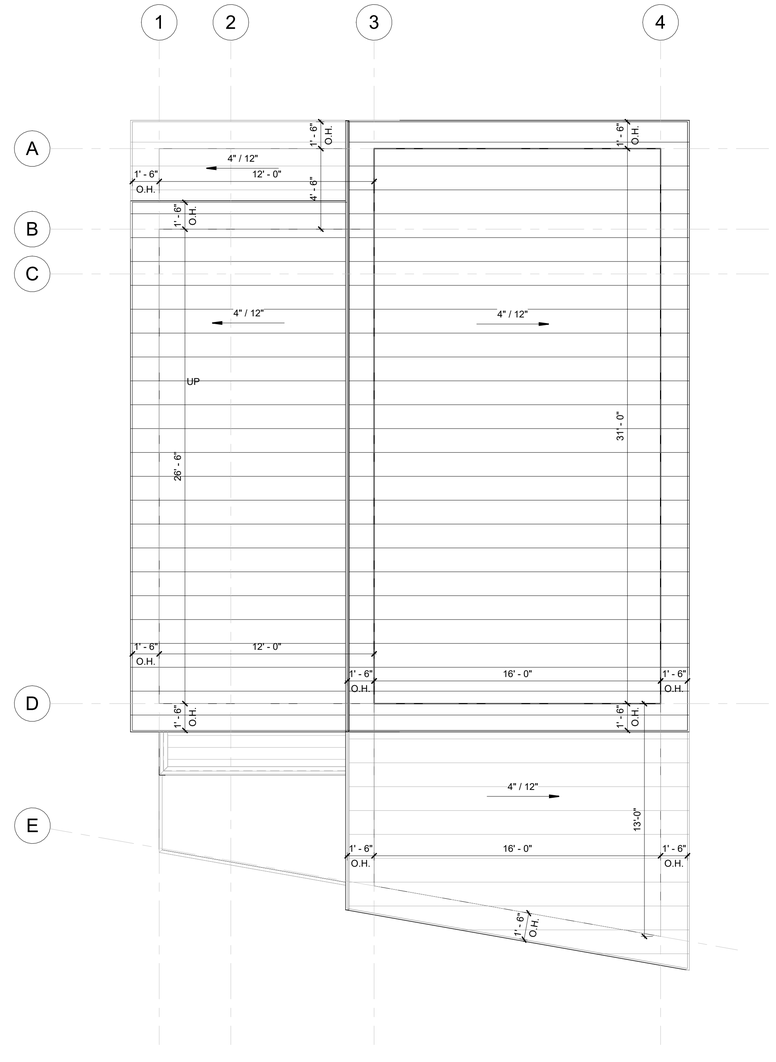
FLOOR PLANS

SHEET NUMBER

A2.1

2/20/2024 9:53:07 AM





1 LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

2 MAIN ROOF PLAN

1/4" = 1'-0"

0' 4' 8' 16' 32'

N

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

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FLOOR & ROOF PLAN

SHEET NUMBER

A2.2

2/20/2024 9:53:08 AM

1 EAST ELEVATION

3/16" = 1'-0"

2 NORTH ELEVATION

3/16" = 1'-0"

MATERIAL CALCULATIONS		
NORTH		
STONE	155 SF	
WOOD SIDING	454 SF	
WINDOW/DOOR GLAZING	86 SF	
WOOD DOORS	67.5 SF	
TOTAL	762.5 SF	
SOUTH		
STONE	374 SF	
WOOD SIDING	220 SF	
WINDOW/DOOR GLAZING	176 SF	
TOTAL	770 SF	
EAST		
STONE	518 SF	
WOOD SIDING	482 SF	
WINDOW/DOOR GLAZING	63 SF	
TOTAL	1,063 SF	
WEST		
STONE	503 SF	
WOOD SIDING	523 SF	
WINDOW/DOOR GLAZING	83 SF	
TOTALS	1,109 SF	
TOTALS		
TOTAL SF	3,704.5 SF	100 %
STONE	1,550 SF	41.84 %
WOOD SIDING	1,679 SF	45.32 %
WINDOW/DOOR GLAZING	408 SF	11.02 %
WOOD DOORS	67.5 SF	1.82 %

GLAZING CALCULATIONS ARE BASE ON UNIT SIZE. ACTUAL GLASS T.B.D. BY MANUFACTURER'S SPECIFICATIONS.

STONE VENEER CALCULATION REQUIREMENT PER TOWN OF MOUNTAIN VILLAGE CDC 17.5.6 EXTERIOR WALL MATERIALS E.1

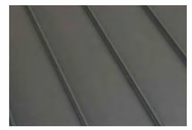
3 WEST ELEVATION

3/16" = 1'-0"

4 SOUTH ELEVATION

3/16" = 1'-0"

STONE VENEER
(TELLURIDE GOLD)



ROOF
BLACK STANDING SEAM

WINDOWS
(GRAY FRAME)

SIDING / SOFFIT / FASCIA
(ENGINEERED ENVELLO MILLBOARD

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

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MATERIAL CALCULATIONS

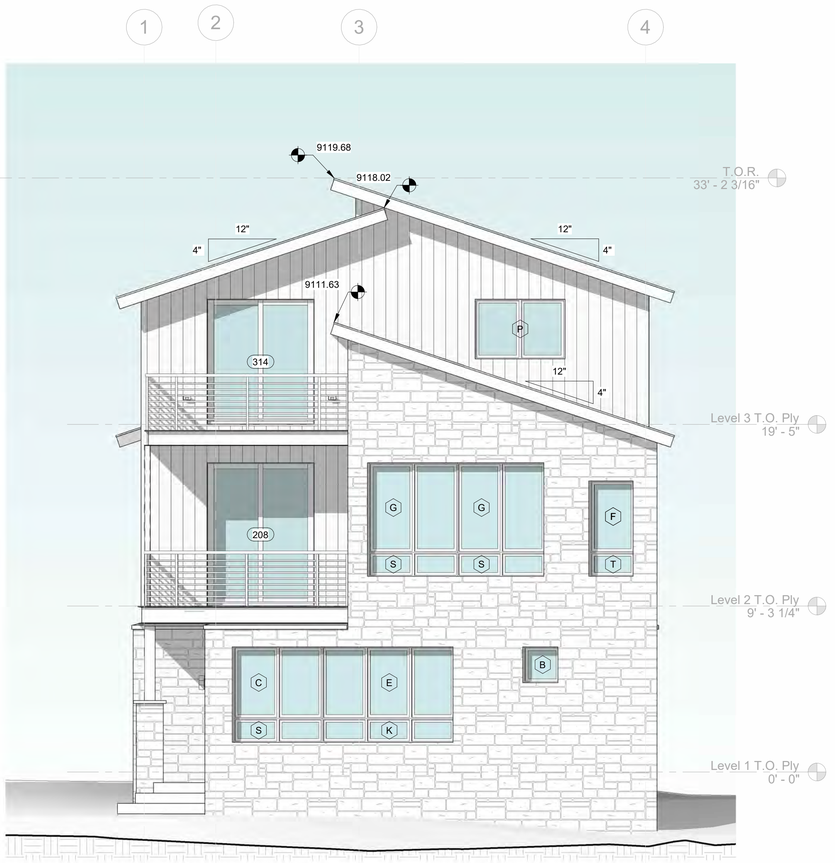
SHEET NUMBER

A3.1

2/20/2024 9:53:14 AM

1 WEST ELEVATION

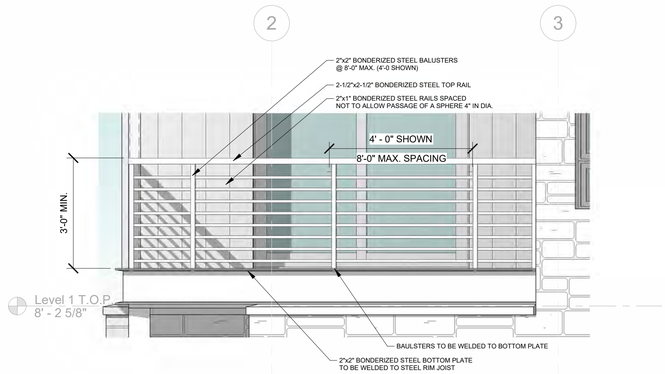
1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

0' 4' 8' 16' 32'



3 RAILING DETAIL

1/2" = 1'-0"

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

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Telluride, CO 81435, USA

EXTERIOR
ELEVATIONS

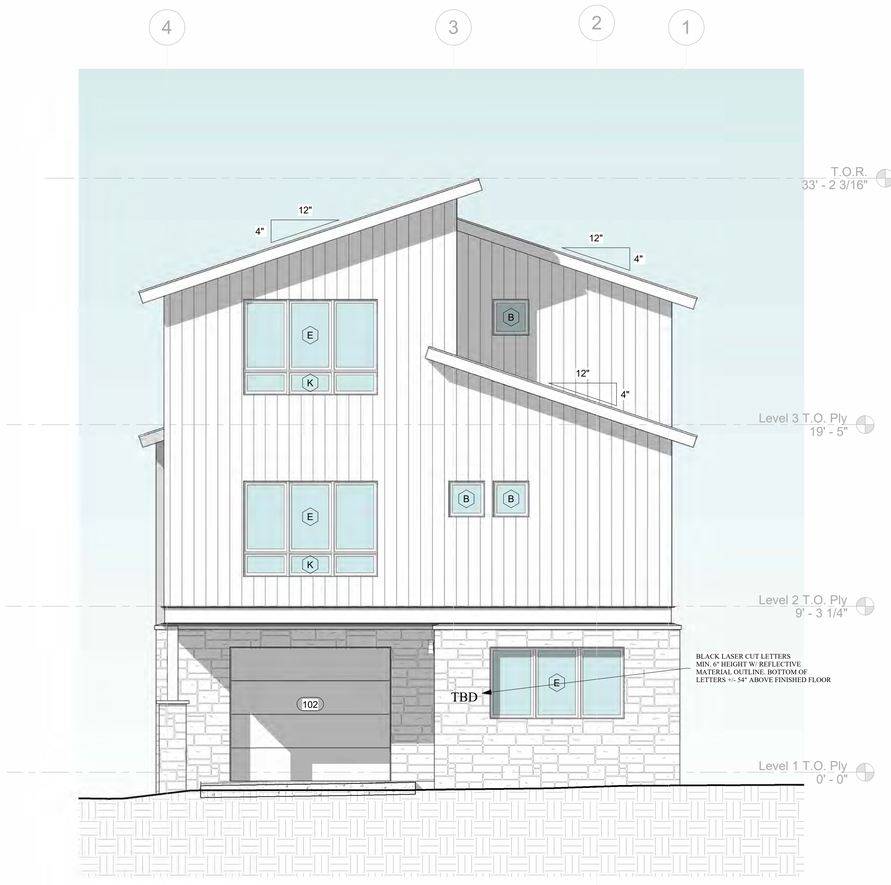
SHEET NUMBER

A3.2

2/20/2024 9:53:21 AM

1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

0' 2' 4' 8' 16'

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

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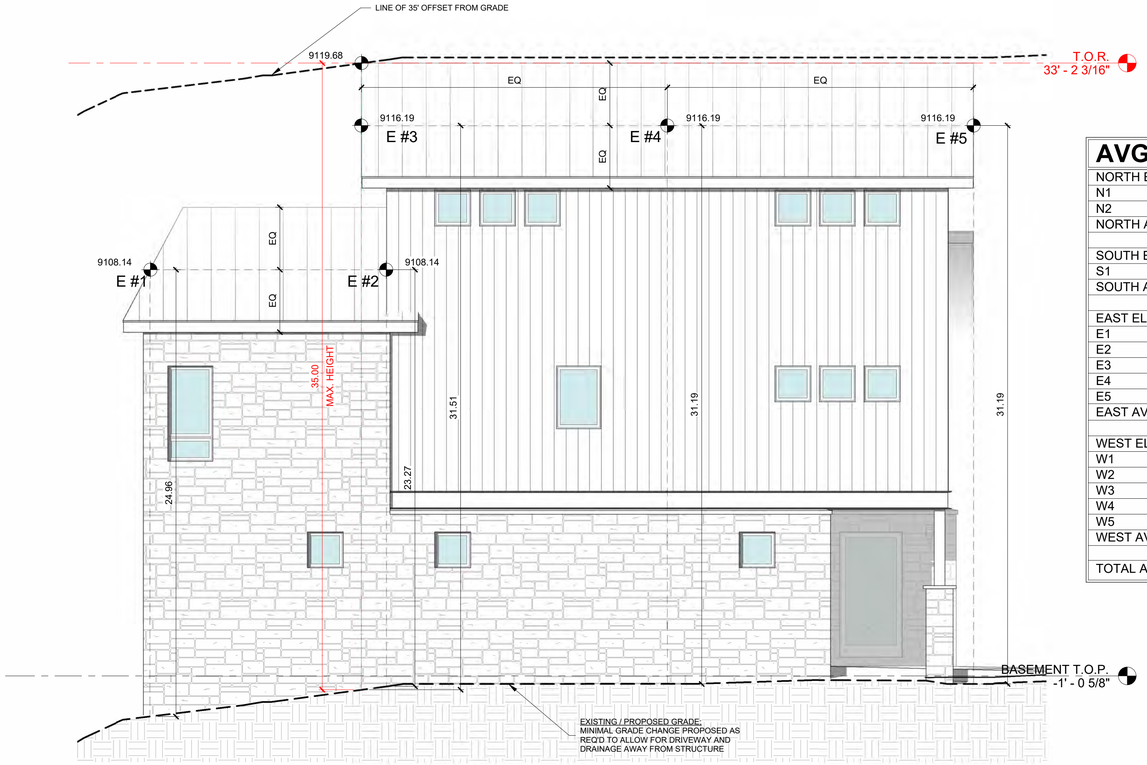
Telluride, CO 81435, USA

EXTERIOR
ELEVATIONS

SHEET NUMBER

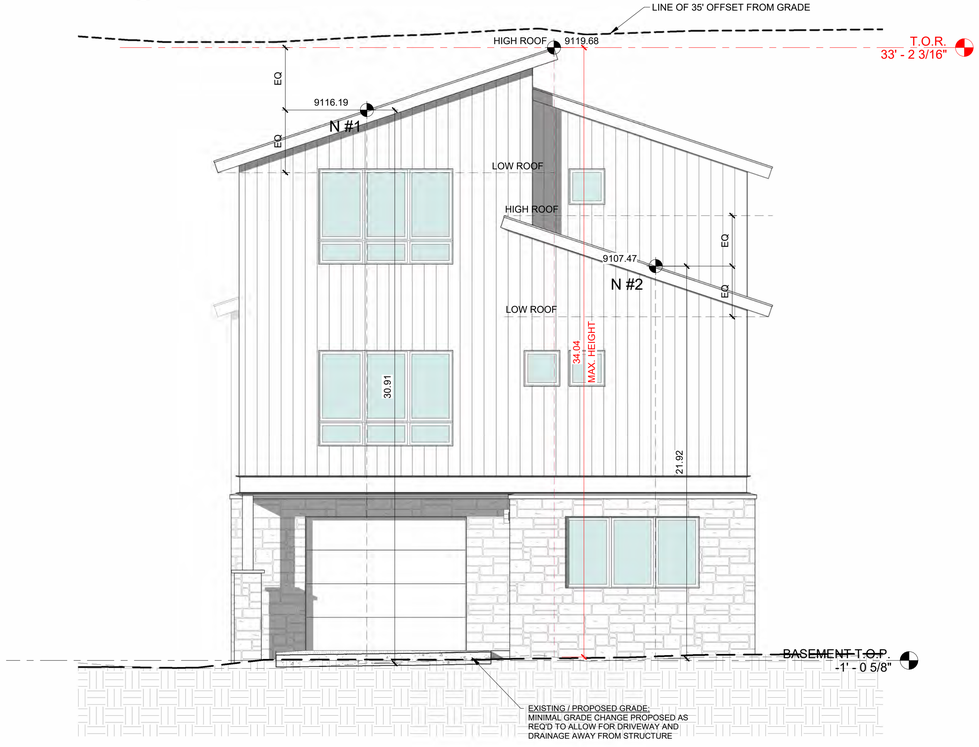
A3.3

2/20/2024 9:53:30 AM



1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

AVG ROOF HT :	
NORTH ELEVATION	
N1	30.91'
N2	21.92'
NORTH AVERAGE	26.42'
SOUTH ELEVATION	
S1	25.55'
SOUTH AVERAGE	25.55'
EAST ELEVATION	
E1	24.96'
E2	23.27'
E3	31.51'
E4	31.19'
E5	31.19'
EAST AVERAGE	28.42'
WEST ELEVATION	
W1	21.52'
W2	21.76'
W3	29.42'
W4	29.97'
W5	30.50'
WEST AVERAGE	26.63'
TOTAL AVERAGE	26.76'

MAX. ROOF HT:	
NORTH ELEVATION	34.04'
SOUTH ELEVATION	29.12'
EAST ELEVATION	35.00'
WEST ELEVATION	33.59'

SHIFT ARCHITECTS
P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
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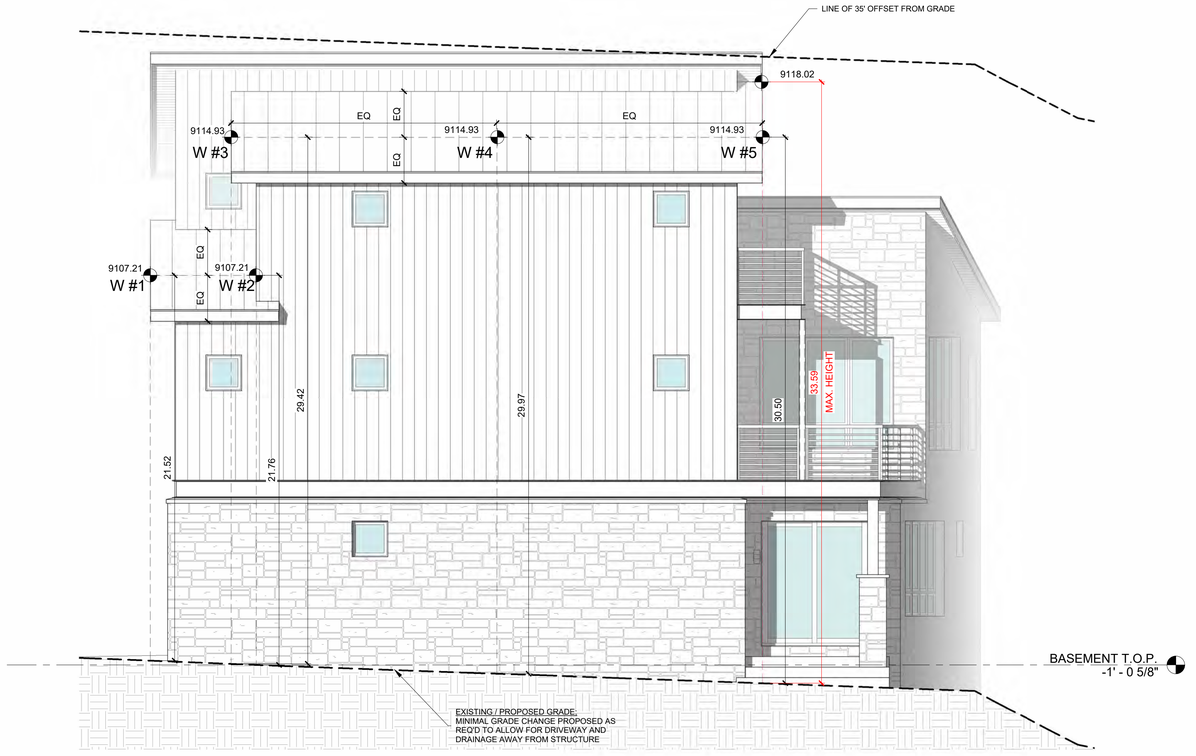
ELEVATION HEIGHT CALCULATIONS

SHEET NUMBER

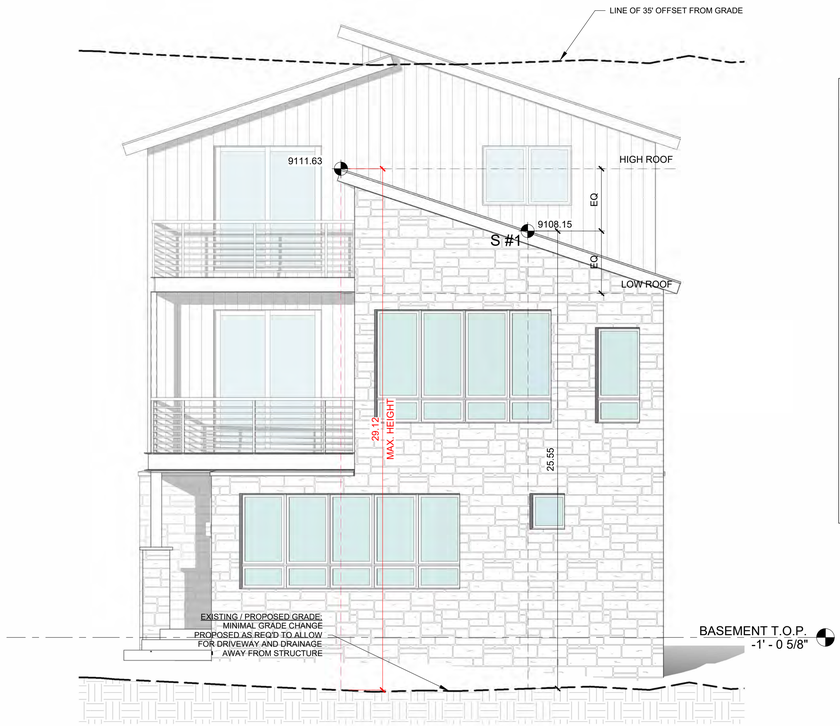
A3.4

2/20/2024 9:53:35 AM



1 WEST ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

AVG ROOF HT :	
NORTH ELEVATION	
N1	30.91'
N2	21.92'
NORTH AVERAGE	26.42'
SOUTH ELEVATION	
S1	25.55'
SOUTH AVERAGE	25.55'
EAST ELEVATION	
E1	24.96'
E2	23.27'
E3	31.51'
E4	31.19'
E5	31.19'
EAST AVERAGE	28.42'
WEST ELEVATION	
W1	21.52'
W2	21.76'
W3	29.42'
W4	29.97'
W5	30.50'
WEST AVERAGE	26.63'
TOTAL AVERAGE	26.76'

MAX. ROOF HT:	
NORTH ELEVATION	34.04'
SOUTH ELEVATION	29.12'
EAST ELEVATION	35.00'
WEST ELEVATION	33.59'

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

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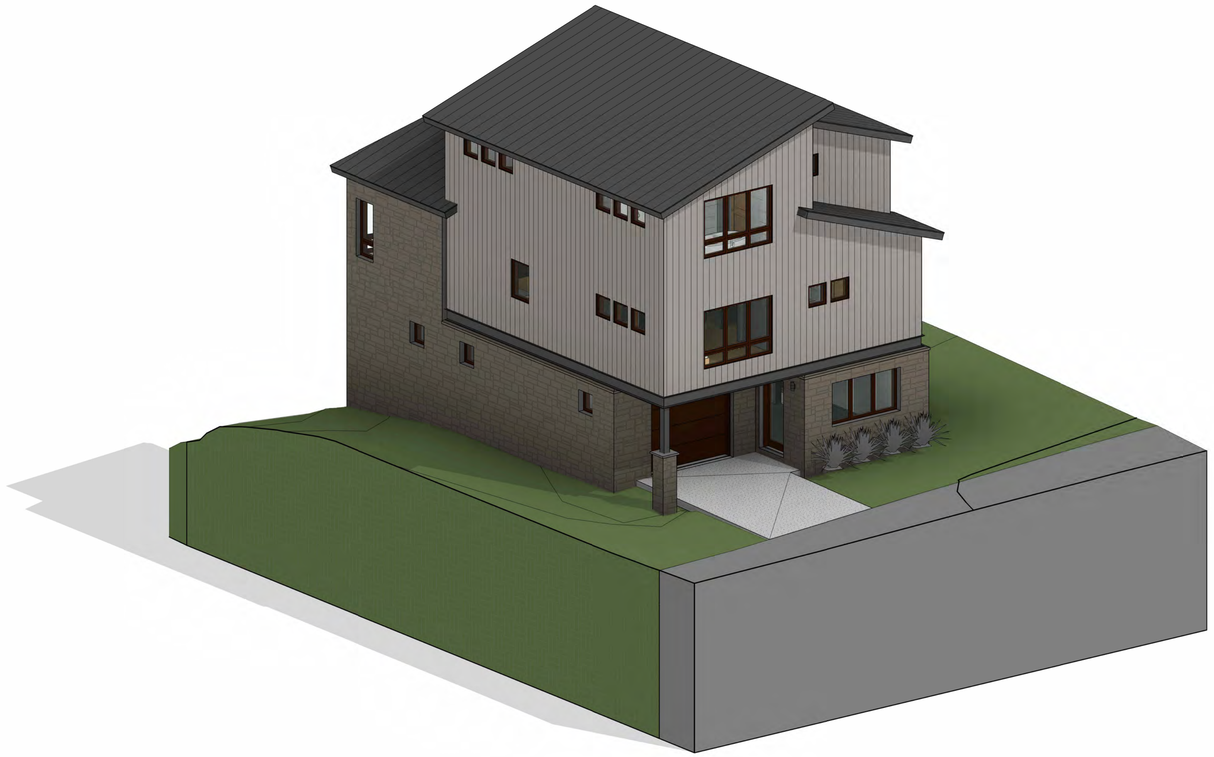
ELEVATION HEIGHT CALCULATIONS

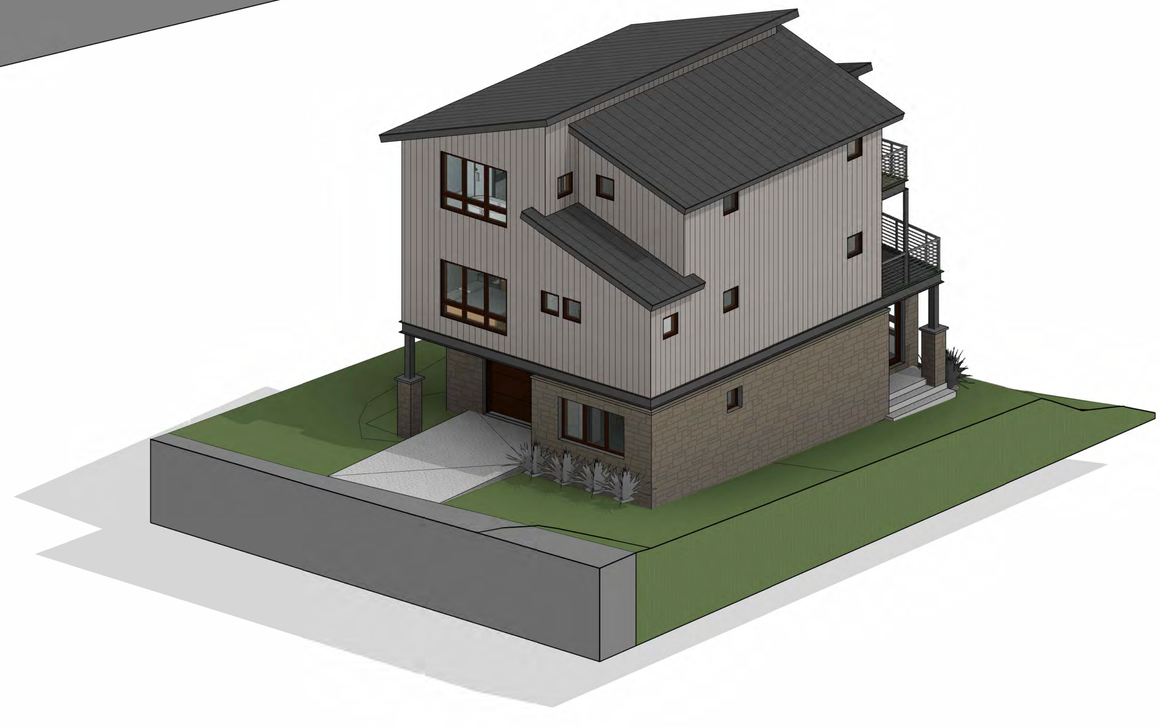
SHEET NUMBER

A3.5

2/20/2024 9:53:41 AM



1 **NE PERSPECTIVE**



2 **NW PERSPECTIVE**

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

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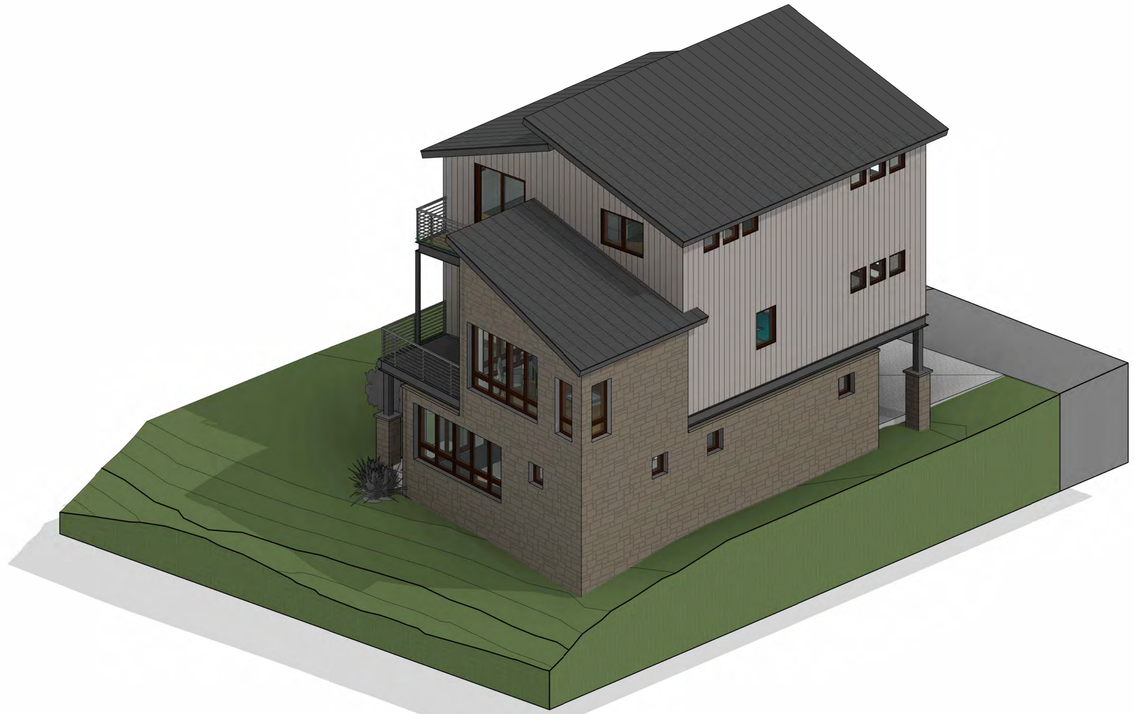
PERSPECTIVES

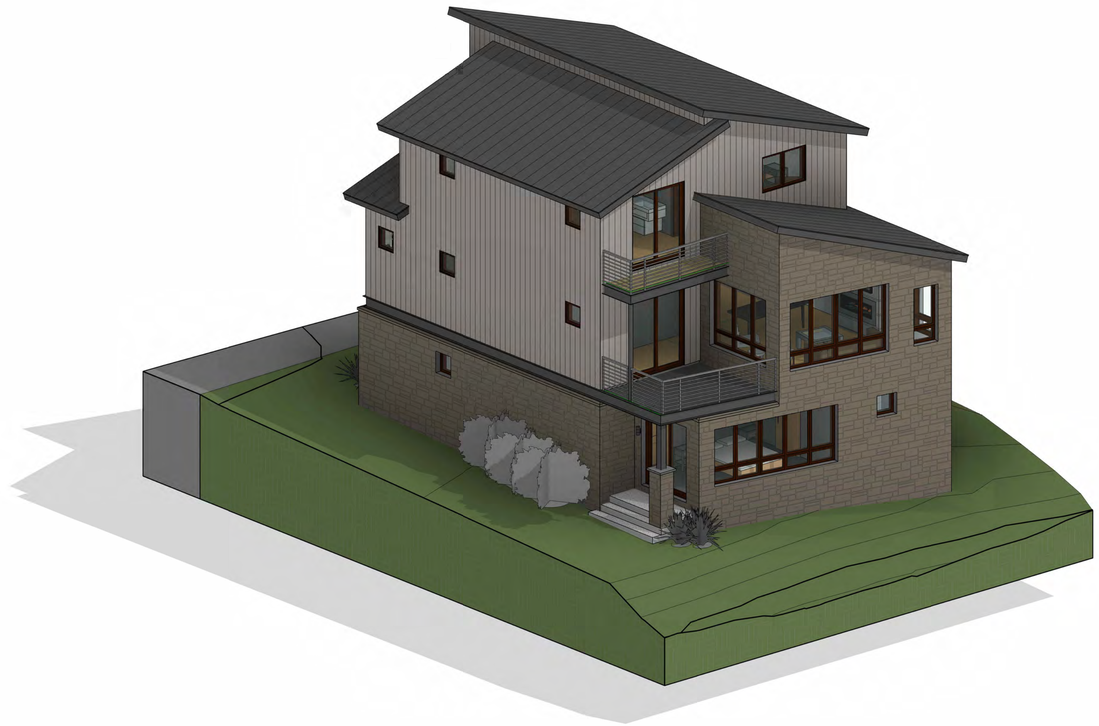
SHEET NUMBER

A6.1

2/20/2024 9:53:54 AM



1 **SE ELEVATION**



2 **SW PERSPECTIVE**

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P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
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PERSPECTIVES

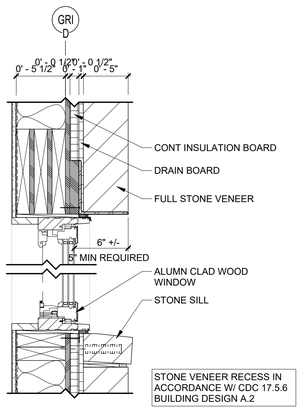
SHEET NUMBER

A6.2

2/20/2024 9:54:07 AM

WINDOW SCHEDULE

ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
102	Garage	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
103	Entry	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
105	Guest Master	C	5' - 0"	4' - 0"	2	Casement 2-Wide	Kolbe	
105	Guest Master	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
105	Guest Master	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
105	Guest Master	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
106	Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
107	Bath #1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
202	Hall	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
204	Kitchen	A	2' - 6"	3' - 6"	7	Casement	Kolbe	
205	Living/Dining Room	E	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	F	2' - 6"	4' - 0"	1	Casement 1-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	G	5' - 0"	5' - 0"	2	Casement 2-Wide	Kolbe	
205	Living/Dining Room	H	7' - 6"	5' - 0"	3	Casement 3-Wide	Kolbe	
205	Living/Dining Room	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
205	Living/Dining Room	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
205	Living/Dining Room	S	5' - 0"	1' - 4"	2	Awning 2-Wide	Kolbe	
205	Living/Dining Room	T	2' - 6"	1' - 4"	1	Awning	Kolbe	
205	Living/Dining Room	T	2' - 6"	1' - 4"	1	Awning	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
206	Master Bedroom 1	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	EGRESS
206	Master Bedroom 1	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
207	Master Bath 1	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
301	Office	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
302	Master Bedroom 2	P	5' - 0"	3' - 4"	6	Casement 2-Wide	Kolbe	EGRESS
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
303	Master Bath 2	E	7' - 6"	4' - 0"	3	Casement 3-Wide	Kolbe	
303	Master Bath 2	K	7' - 6"	1' - 4"	3	Awning 3-Wide	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	
304	Master Closet	B	2' - 0"	2' - 0"	4	Casement	Kolbe	

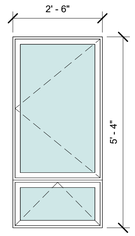


1 WINDOW DETAIL W/ STONE VENEER

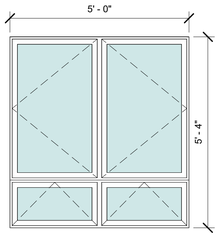
1 1/2" = 1'-0"

WINDOW NOTES:

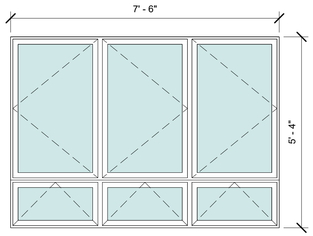
1. WINDOW INSTALLATION: INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
3. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
5. WINDOW MANUFACTURER TO VERIFY WINDOW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



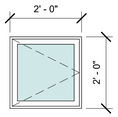
TYPE 1
CASEMENT
W/ AWNING



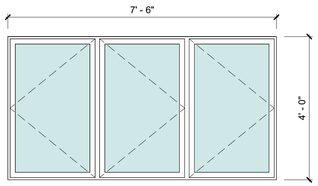
TYPE 2
CASEMENT 2-WIDE
W/ AWNING



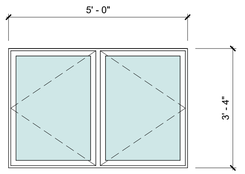
TYPE 3
CASEMENT 3-WIDE
W/ AWNING



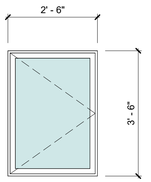
TYPE 4
CASEMNT



TYPE 5
CASEMENT 3-WIDE



TYPE 6
CASEMENT 2-WIDE



TYPE 7
CASEMENT 1-WIDE

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

PROJECT ISSUE DATE:
02.20.24 REVISED DRB SUBMITTAL

MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

WINDOW SCHEDULE

SHEET NUMBER

A8.1

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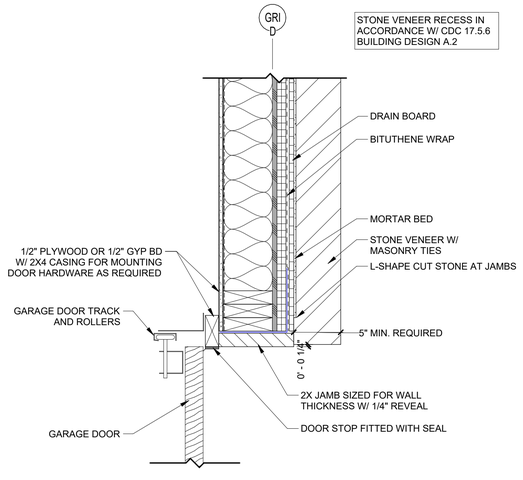
DOOR NOTES:

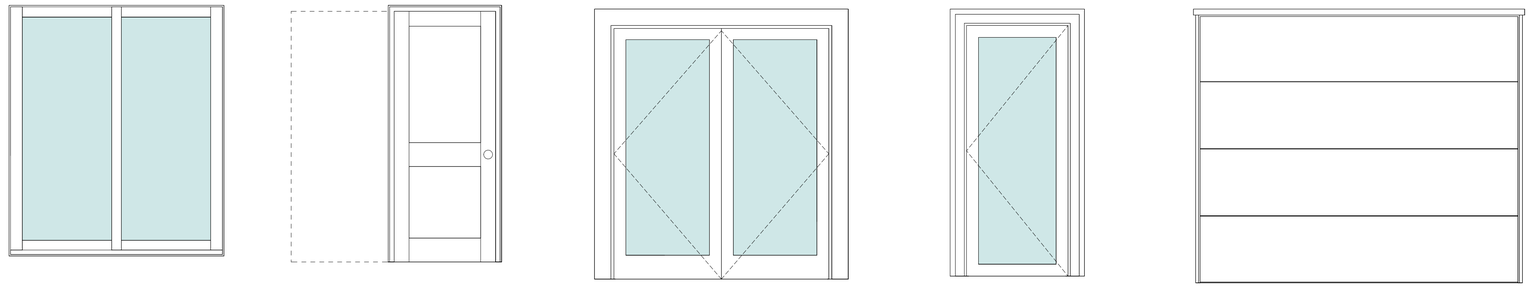
1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
4. DOOR & WINDOW MANUFACTURER: WINDSOR
5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

DOOR SCHEDULE

MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	LOCATION	COMMENTS
101	Entry	D	3' - 6"	7' - 0"	SWING		EXTERIOR	
102	Garage	E	9' - 0"	7' - 6"	OVERHEAD DOOR		EXTERIOR	
110	Guest Master	A	6' - 0"	7' - 0"	SLIDING	JELD-WEN	EXTERIOR	
208	Hall	A	6' - 0"	8' - 0"	SLIDING	JELD-WEN	EXTERIOR	
314	DECK	A	6' - 0"	7' - 0"	SLIDING	JELD-WEN	EXTERIOR	
105	Guest Master	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
106	Closet	I	2' - 10"	7' - 0"	BARN DOOR		INTERIOR	
107	Bath #1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
108	Entry	F	3' - 0"	7' - 0"	SWING		INTERIOR	
111	Entry	J	5' - 0"	7' - 0"	SLIDING		INTERIOR	
112	Entry	J	5' - 0"	7' - 0"	SLIDING		INTERIOR	
203	Powder	B	2' - 4"	7' - 0"	POCKET		INTERIOR	
206	Hall	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
207	Master Bath 1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
209	Master Bath 1	B	2' - 8"	7' - 0"	POCKET		INTERIOR	
210	Kitchen	F	2' - 0"	6' - 8"	SWING		INTERIOR	
302	Master Bedroom 2	F	2' - 10"	7' - 0"	SWING		INTERIOR	
303	Master Bath 2	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
304	Master Closet	B	2' - 10"	7' - 0"	POCKET		INTERIOR	
305	Master Bath 2	B	2' - 8"	7' - 0"	POCKET		INTERIOR	

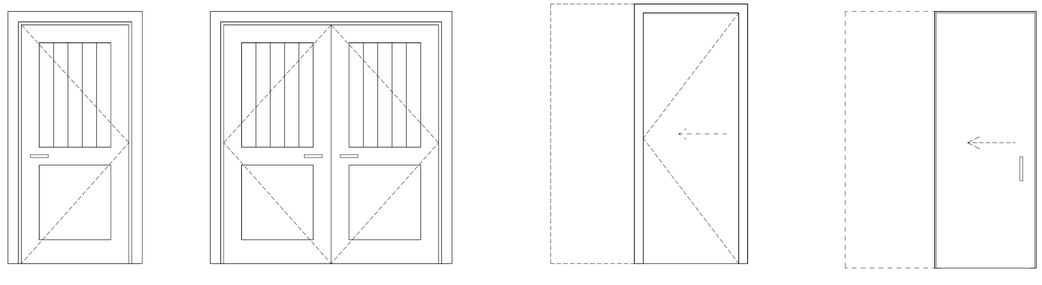


1 GARAGE DOOR JAMB @ STONE VENEER
1 1/2" = 1'-0"



TYPE A TYPE B TYPE C TYPE D TYPE E

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



TYPE F TYPE G TYPE H TYPE I

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

SHIFT ARCHITECTS
P.O. Box 3206
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Telluride, Colorado 81435
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DOOR SCHEDULE

SHEET NUMBER

A8.2

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EXTERIOR E-1:

EXTERIOR TWO WAY SCONCE LIGHT

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

EXTERIOR E-2:

EXTERIOR STEP AND WALL LIGHT

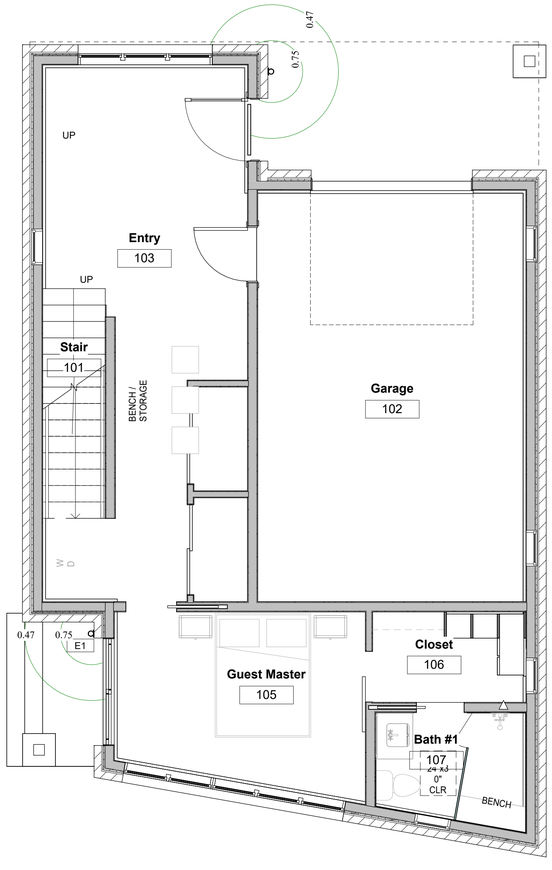
LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
FINISH: BLACK	
MANUFACTURER	WAC LIGHTING
ITEM	WAC671977
MATERIAL	CORRROSION RESISTANT ALUMINUM
GLASS	ETCHED LENS
WIDTH	5"
HEIGHT	3"
DEPTH	.13"
LAMP TYPE	LED
BULB TYPE	3.9W
LUMENS	68
COLOR TEMPERATURE	3000K
CRI	83
RATED LIFE	60,000 HOURS
CERTIFICATION	UL LISTED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

LIGHTING NOTES:

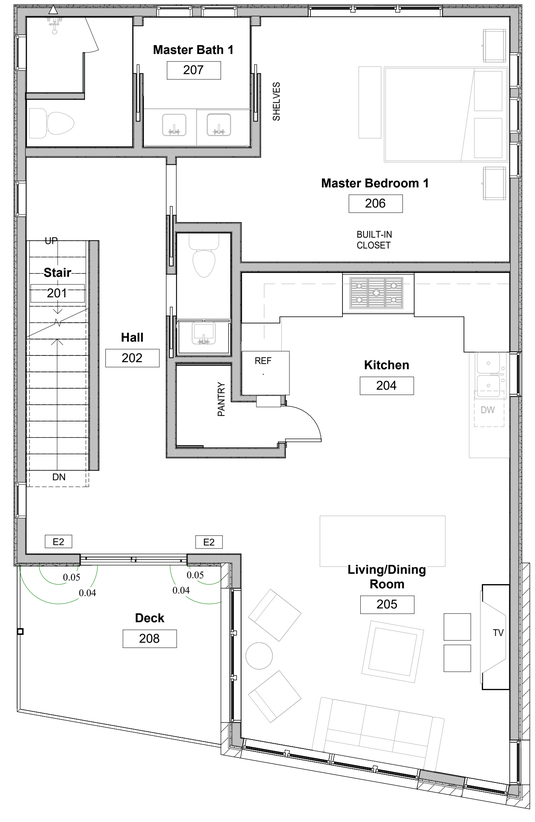
1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
   (1 EA) PER LANDING
   (2 EA) PER RUN
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY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

LIGHTING LEGEND

C1	RECESSED CAN		DOUBLE HEADED MONO POINT
C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
C3	RECESSED CAN; WET LOCATIONS	P	PENDANT
EX	RECESSED CAN; EXTERIOR	PD	UNDER CABINET LED STRIP
		R	RECESSED LED LIGHT
	CEILING FAN W/ LIGHT	TL	TABLE LAMP RECEPTACLE
		FL	FLOOR LAMP RECEPTACLE
C	2' LINEAR CLOSET FIXTURE	S	WALL MOUNTED SCONCE
FN	EXHAUST FAN	ST	STEP LIGHT
FN	EXHAUST FAN WITH LIGHT	S2	TWO WAY SWITCH
F	CEILING MOUNT FLUORESCENT LIGHT	S3	THREE WAY SWITCH
	SURFACE MOUNT FIXTURE	TV	TV OUTLET
CH	CHANDELIER	WG	WALL GRAZING
	MONO POINT FIXTURE	X	EXTERIOR SCONCE
			FIXTURE LAYOUT GRID



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



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

0' 4' 8' 16' 32' N

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

PROJECT ISSUE DATE:
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MENHARD RESIDENCE

Boulders Way, Mountain Village
Telluride, CO 81435, USA

LIGHTING PLANS

SHEET NUMBER

E1.1

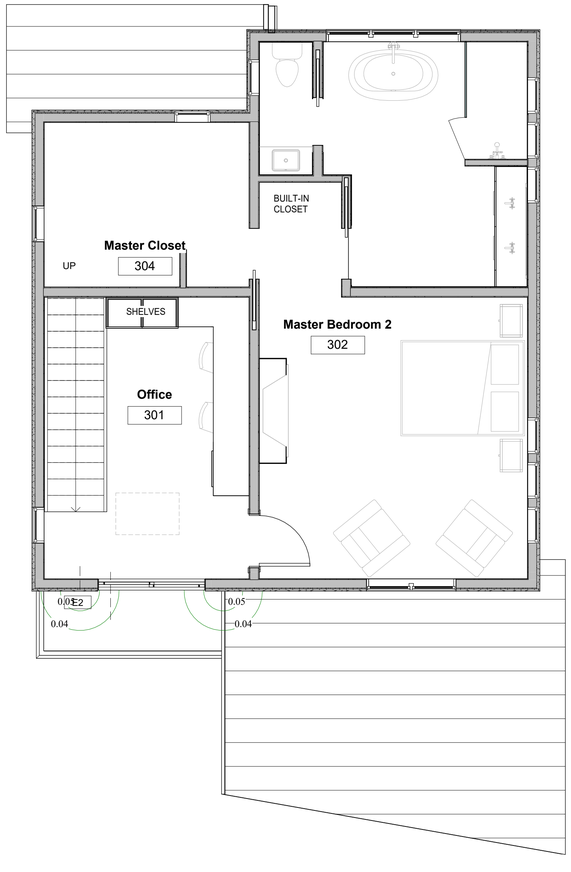
2/20/2024 9:54:09 AM

LIGHTING NOTES:

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

LIGHTING LEGEND

C1	RECESSED CAN		DOUBLE HEADED MONO POINT
C2	RECESSED CAN; DIRECTIONAL	MS	MOTION SENSOR
C3	RECESSED CAN; WET LOCATIONS	P	PENDANT
EX	RECESSED CAN; EXTERIOR	PD	UNDER CABINET LED STRIP
		R	RECESSED LED LIGHT
	CEILING FAN W/ LIGHT	TL	TABLE LAMP RECEPTACLE
		FL	FLOOR LAMP RECEPTACLE
C	2' LINEAR CLOSET FIXTURE	S	WALL MOUNTED SCONCE
FN	EXHAUST FAN	ST	STEP LIGHT
FN	EXHAUST FAN WITH LIGHT	S2	TWO WAY SWITCH
F	CEILING MOUNT FLUORESCENT LIGHT	S3	THREE WAY SWITCH
	SURFACE MOUNT FIXTURE	TV	TV OUTLET
CH	CHANDELIER	WG	WALL GRAZING
	MONO POINT FIXTURE	X	EXTERIOR SCONCE
			FIXTURE LAYOUT GRID



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

0' 4' 8' 16' 32' N

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LIGHTING PLANS

SHEET NUMBER

E1.2

2/20/2024 9:54:09 AM

DEVELOPMENT REFERRAL FORM

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

Referral Agency Comments
Lot 649R-11, Single-Family Development

TMV Forester:
The planned bristlecone pine trees are located too close to the home, within the Zone 1 wildfire mitigation zone. Evergreen trees are highly flammable and are not allowed in the Zone 1 wildfire mitigation area. These trees must be located at least 15 feet away from the home or they must be substituted with a firewise plant species. A list of firewise plant species may be found at https://extension.colostate.edu/topic-areas/natural-resources/firewise-plant-materials-6-305/ , on the *FireWise Plant Materials – 6.305* list.

TFPD approval with the following conditions:

1) The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.
2) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
3) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
4) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
5) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
6) Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.
7) A Knox box is recommended at the main entrance on the address side for emergency access.

I do not see any issues from Public Works with the design. Water and Sewer connections will need to field verified when the time comes, but look to be in the correct general locations.
Thank you,
Scott Pittenger

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

Agenda Item 8

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: July 11, 2024, Design Review Board Meeting

DATE: June 18, 2024

RE: Staff Memo – Final Architecture Review (FAR) for Lot 205A, 112 Stevens Drive.

APPLICATION OVERVIEW: Final Architecture Review (FAR): Lot 205A

PROJECT GEOGRAPHY

Legal Description: LOT 205A TOWN OF MTN VILLAGE FILING 6 PHASE 2 TOTAL AC .508 PLAT 1 PG 708 THRU 711
Address: 112 Stevens Drive
Applicant/Agent: Lea Sisson Architect LLC
Owner: Single Track Aspirations LLC
Zoning: Single-Family
Existing Use: Single-Family
Lot Size: .508 Acres, 22,134 Sq. Ft.
Proposed Use: Single-Family Home
Adjacent Land Uses:

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

Figure 1: Vicinity Map

ATTACHMENTS

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

Case Summary:
Lea Sisson of Lea Sisson Architect is requesting Design Review Board (DRB) approval of a Final Architecture Review (FAR) application for an addition to an existing single-family home located on lot 205A, 112 Stevens Drive. The application is processed as a class 3 application due to the significant nature of the remodel, and because it significantly alters the massing of the home.

The lot is approximately 0.508 Acres. The lot is zoned for Single-Family. The existing home on the lot is 6,734 gross sq. ft. The proposed addition is 3,061 square feet. The addition was previously proposed as 3,328 gross sq. ft at Initial Architecture and Site Review. The lot is located on Stevens Drive and borders the Galloping Goose Ski Run.

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

CDC Provision	Requirement	Proposed
Maximum Building Height	40' (gable) Maximum	24'-4"
Avg. Building Height	35' (gable) Maximum	19'-8"
Maximum Lot Coverage	40% (8,853 SF)	35% (7,888 SF)
General Easement Setbacks	No Encroachment	No Encroachment
Roof Pitch		
Primary	n/a	4:12
Exterior Material		
Stone Veneer	35%	41.8%
Wood	n/a	21.8%
Windows/ Door Glazing	40% maximum	36.4%
Parking	2interior/2exterior*	2 interior/ 2 exterior

*Requirements noted above are limited to the addition.

DRB Specific Approval:
1) General Easement Encroachment – Exterior Parking

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the first Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated April 22, 2024.

17.3.11 and 17.3.12: Building Height and Building Height Limits
Staff: Staff has determined that the primary roof form for the addition is gable roof form. The addition has a maximum building height of 24'-4" and an average height of 19'. The maximum building height of the existing home is 33'. The maximum average height is 24'. The addition lowers the average height of the entire structure to 21' – 10". Staff finds that all height requirements per the CDC are being met.

17.3.14: General Easement Setbacks
Lot 205A has a sixteen foot (16') General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address

Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.
Staff: The lot has an encroachment agreement in place with the Town for existing encroachments shown on the Improvement Survey. The proposal includes a specific approval for a parking space in the GE. Staff recommends relocating the space, so it is not within the GE.

Chapter 17.5: DESIGN REGULATIONS
17.5.4: Town Design Theme
Staff: Criteria met.

17.5.5: Building Siting Design
Staff: Criteria met.

17.5.6: Building Design
Staff: The CDC requires that building form and exterior walls portray a mass that is thick and strong with a heavy grounded foundation. The proposed materials include stone, barnwood, steel, and timber accents. The applicant has revised the addition to include wood separation between the windows on the north and south elevation to better blend the main house and addition per the DRB's comments at Initial Review. Additionally, several windows on the east, west, and north elevations of the main home will be enlarged. Stone will also be added to the main home on the east elevation. The north elevation of the addition was revised to include stone under the windows. The garage in the addition was removed from Initial review. The material calculations meet CDC requirements.

The applicant has included a complete window and door schedule; however, recess details were not provided. The applicant should provide recess details for the windows and doors prior to building permit.

17.5.7: Grading and Drainage Design
Staff: There is no additional grading proposed to the existing driveway or home. The existing landscape wall adjacent to the front door of the main home will remain. The landscape walls in front of the addition will be removed. A new micro pile retaining wall is proposed along the rear of the addition. Staff does not see any issues with this grading plan.

17.5.8: Parking Regulations
Staff: The CDC requires all single-family developments to provide two interior and two exterior parking spaces. The applicant has removed the garage from the addition. There is one exterior space proposed in front of the addition, and another space proposed adjacent to the garage in the GE. The interior dimensions of the parking spaces were not provided. Staff recommends revising the plan so the exterior space next to the garage does not encroach into the GE. The parking space as shown would require a specific approval from the DRB. The applicant should demonstrate the dimensions of the exterior parking spaces prior to Building permit.

17.5.9: Landscape Regulations
Staff: A conceptual landscape plan was provided on Sheet A1.1. The plan notes that the garden area near the entry of the main house will be preserved. The plan does not indicate any new plantings. The landscape plan should be revised to include the species in the front garden. The plantings must be Firewise species. The landscape plan should also include existing trees that will remain on site.

17.5.11 Utilities

Staff: A utility plan was not provided. The addition will likely tie into the existing utility lines. The applicant should clarify this prior to Building permit.

17.5.12: Lighting Regulations
Staff: The applicant has proposed utilizing step lights for the addition. The fixture proposed is dark sky and CDC compliant. The locations of the step lights are shown on the floor plans and elevations. Five step lights are proposed on the upper deck and four lights are proposed on the lower level of the addition. Criteria met.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1 Environmental Regulations
Staff: Fire Mitigation and Forestry Management: Several trees will need to be removed for the construction of the addition. The plan identifies fire mitigation zone 1. The applicant has included a note stating all trees will be removed within zone 1, and trees in zone 2 will comply with spacing requirements. The existing condition plan shows several trees within zone 2, and on the boundary of zone 1. It is unclear whether these trees will remain on site and if any trees in zone 2 will be removed. Additionally, the existing survey shows several existing trees on the lot that are not shown on the landscape plan. The landscape plan should show accurate locations of existing trees on site. Staff recommends that zone 1 is redrawn so that it aligns with current wildfire defensive zone best management practices. Current defensive zone best management practices recommend a tree free zone 15' away from structures. Staff recommends removing all plantings within 15' of elevated decks and structural elements, and implementing vegetation free space such as gravel, flagstone, etc. to provide effective defensive space. Prior to building permit, the applicant should provide a fire mitigation plan and coordinating landscape plan that demonstrates trees that will remain on site and compliance with fire mitigation standards per the CDC.

17.6.6 Roads and Driveway Standards
Staff: The application does not contain any revisions to the existing driveway. Criteria met.

17.6.8 Solid Fuel Burning Device Regulations
Staff: The applicant has not identified any new fireplaces in the addition.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan includes the required dumpster and material staging. A bear proof food waste container is not shown. Three parking spaces are shown in the garage and motor court. A construction fence is noted to surround the existing home and addition. A construction trailer is shown next to the dumpster. The plan has been revised to include silt fencing for storm water management. The plan does not include any tree protection measures for trees that will remain during construction. The plan should be revised to include tree protection measures for trees marked for retention prior to building permit.

Staff Recommendation: Staff Recommends the DRB approve the Final Architecture Review and Site Review for Lot 205A, 112 Stevens Drive, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architecture Review for an addition located at Lot 205A, 112 Stevens Drive, based on the evidence provided within the Staff Report of record dated June 18, 2024, with the following DRB specific approval:

DRB specific Approvals:

1) *GE Encroachment – Exterior parking*

And, with the following conditions:

1) *Prior to Building Permit, the applicant shall provide recess details that comply with CDC requirements.*
2) *Prior to Building Permit, the applicant shall provide an updated construction mitigation plan that includes tree protection management devices and trees marked for retention.*
3) *Prior to Building Permit, the applicant shall provide an updated landscape plan identifying species in the front garden and demonstrating existing trees on the lot.*
4) *Prior to building permit, the applicant shall provide a fire mitigation plan and coordinating landscape plan that demonstrates trees that will remain on site and compliance with fire mitigation standards per the CDC.*
5) *Prior to Building Permit, the applicant shall provide an updated parking plan that includes the dimensions of the exterior spaces.*
6) *Prior to Building Permit, the applicant shall provide a utility plan for the addition.*
7) *Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
8) *The structure shall require a monitored fire alarm system.*
9) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
    b. *Wood that is stained in the approved color(s);*
    c. *Any approved metal exterior material;*
    d. *Roofing material(s); and*
    e. *Any other approved exterior materials*
10) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*
11) *The development shall meet the following conditions of the Fire Marshall:*

    a. *The addition shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.*
    b. *A monitored automatic sprinkler system shall be installed in the addition in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*

c. *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
d. *Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
e. *Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.*
f. *Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.*
g. *A Knox box is recommended at the main entrance on the address side for emergency access.*

12) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete in 2024.*
13) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.*
14) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

Narrative
for LOT 205A ,
Mountain Village
6.17.2024

Town of Mountain Village Planning Board and Staff;

Below are the responses and references to the addressed Sketch DRB conditions. In addition to addressing the comments the building has been further modified to reflect the window separation with wood like the existing house, materials have been calculated for the whole house as have the height calculations. The building has been reduced in square footage and lowered. While these were not in the listed conditions, these were discussed during the meeting and we chose to address them as well.

On a **MOTION** by **Miller** and seconded by **Caton** the DRB voted **unanimously** to approve the Initial Architecture and Site Review for an addition located at Lot 205A, 112 Stevens Drive, based on the evidence provided in the staff memo of record dated April 22, 2024, and the findings of the meeting, with the **following conditions:**

1. *Prior to Final Review, the applicant shall provide a complete window and door schedule that complies with the CDC requirements.*

Please see schedule in this application

2. *Prior to Final Review, the applicant shall provide an updated construction mitigation plan to show stormwater management devices.*

Please see A1.1

3. *Prior to Final Review, the applicant shall provide an updated site plan and grading plan to provide additional information on new or modified retaining walls on the site.*

Please see A1.1

4. *Prior to Final Review, the applicant shall provide an updated lighting plan to show site photometrics with full cut sheets for any new lighting on the site.*

Please see A2.1 for location of new lighting and specifications with photometric specs in application packet

5. *Prior to Final Review, the applicant shall provide an updated site plan to verify backing space for tandem parking spaces outside of garages.*

Tandem parking has been eliminated.

6. *Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*

Please see notes on A2.1 at deck.

7. *The structure shall require a monitored fire alarm system.*

Please see note on A0.1 (this is already covered in #10)

8. *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
    - *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
    - *Wood that is stained in the approved color(s);*
    - *Any approved metal exterior material;*
    - *Roofing material(s); and*
    - *Any other approved exterior materials*

Please see note on A0.1

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

This development will not modify existing utility infrastructure.

10. *The development shall meet the following conditions of the Fire Marshall:*
    - *The addition shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.*
    - *A monitored automatic sprinkler system shall be installed in the addition in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
    - *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
    - *Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
    - *Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.*
    - *Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.*
    - *A Knox box is recommended at the main entrance on the address side for emergency access.*

Please see note on A0.1

11. *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete in 2024.*

Please see calculation sheet.

12. *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.*

Please see note on A0.1

13. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

Please see note on A0.1

14. *Prior to Final Review, the applicant shall revise the construction mitigation plan to include construction fencing into the GE to accommodate the limits of disturbance.*

Please see A1.1

A dropbox file link has been sent to you with this letter the drawing set and the 3D sketchup model. Thank you everyone for your time.

Regards,

Lea Sisson, Registered Architect

The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000

LOT 205A ADDITION

112 STEVENS DRIVE,

MOUNTAIN VILLAGE, COLORADO.

ARCHITECTS:

LEA SISSON, ARCHITECT LLC.
CONTACT: LEA SISSON, PRINCIPAL
P.O. BOX 4471
ASPEN, CO. 81612
CENTRUM BUILDING STE. 200B
TELLURIDE, CO 81435.
(970) 708-1561

EMAIL: LEASISSONARCHITECT@ICLOUD.COM

OWNER:

Single Track Aspirations, LLC
601 Lexington Ave. Suite 5930
NewYork
NY 10022
+44 7466 122 568
MARINA.NACHEVA@GMAIL.COM

CONTRACTOR:

ALPINE MTN. CONSTRUCTION.
P.O. BOX 2104
TELLURIDE
CO 81435
(970) 275-2050
ALPINE.MOUNTAIN@YAHOO.COM

STRUCTURAL ENGINEER:

MIKE THELE P.E.
STRUCTURAL ENGINEERING SERVICES.
0296 SEVEN OAKS ROAD
CARBONDALE
CO 81623
(970) 963-3181
(970) 963-3182 (FAX)

SURVEYOR:

SAN JUAN SURVEYING
160 Society Dr, Telluride, CO 81435
TELLURIDE 81435
(970) 728-1128

FLOOR AREA CALCULATIONS

HOUSE:

LIVEABLE AREA	
LOWER LEVEL:	3070 SQ FT
MAIN LEVEL:	3257 SQ FT
MECH/GARAGE:	407 SQ FT
TOTAL:	6734 SQ FT

ADDITION:

LIVEABLE AREA	
LOWER LEVEL:	1717 SQ FT
MAIN LEVEL:	1328 SQ FT
MAIN HOUSE	16 SQ FT
TOTAL:	3061 SQ FT

F.A.R. FOOTPRINT	
EXIST. HOUSE + DECKS	
NEW ADDITION + DECKS	7775.4 SQ FT
LOT IS .5 ACRES(22135.5)	35%
TOTAL ALLOWABLE FOR LOT:	<40%

L.U.C. NOTES
R-2 TYPE V CONSTRUCTION.

GENERAL NOTES:

1. The development shall meet the following conditions of the Fire Marshall:
   - The addition shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.
   - A monitored automatic sprinkler system shall be installed in the addition in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
   - An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
   - Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
   - Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
   - Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.
   - A Knox box is recommended at the main entrance on the address side for emergency access.
2. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
   - The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
   - Wood that is stained in the approved color(s);
   - Any approved metal exterior material;
   - Roofing material(s); and
   - Any other approved exterior materials
3. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height
4. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

DRAWING INDEX

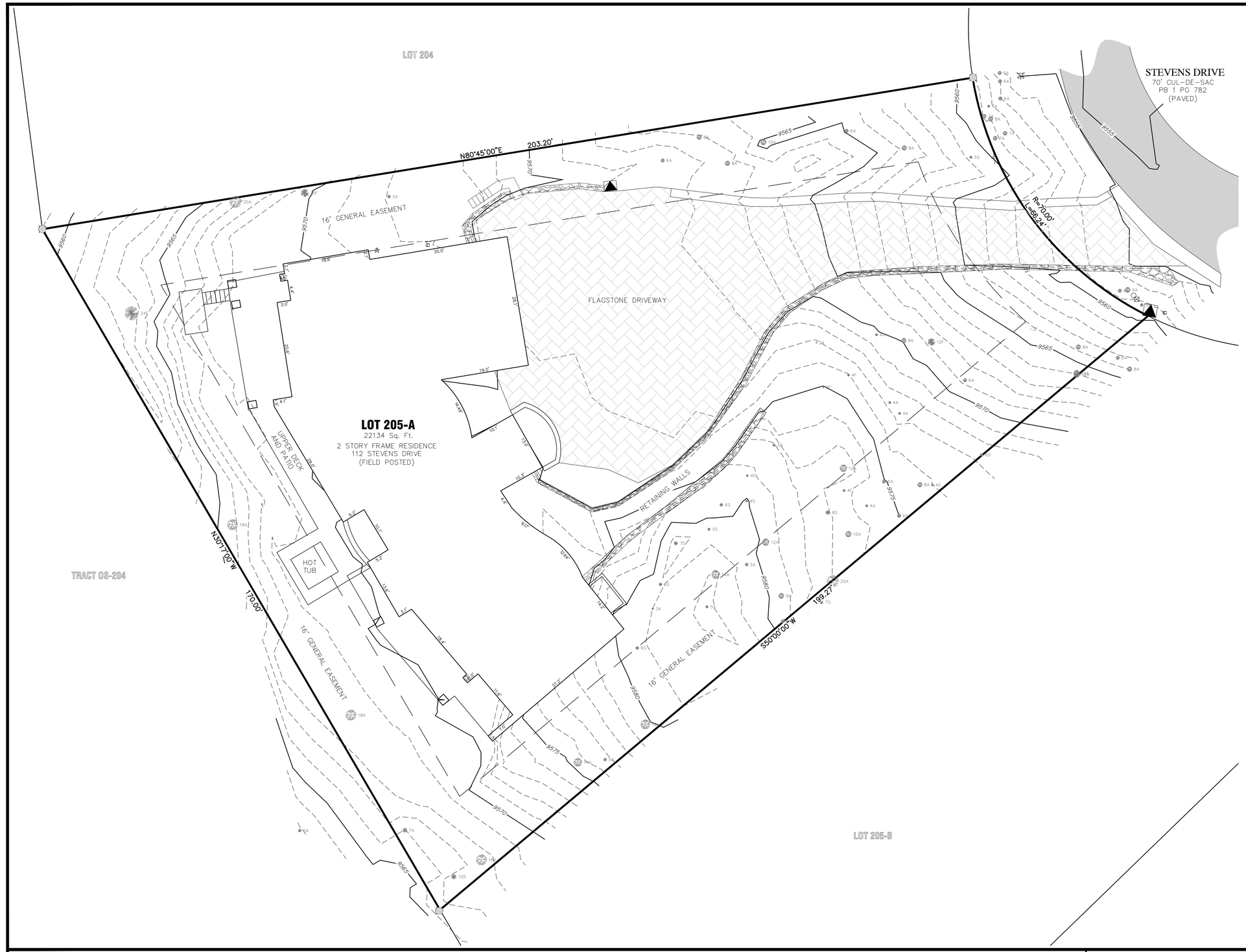
LEA SISSON ARCHITECT
200B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

SUBMISSIONS
10.4.2023 FEASIBILITY STUDY
1.19.2024 SD PROGRESS
1.23.2024 SD PROGRESS
2.8.2024 SD PROGRESS
2.13.2024 SD PROGRESS
2.20.2024 SD PROGRESS
2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT
3.8.2024 DRB SKETCH PLAN SUBMITTAL
1.29.2024 SD PROGRESS
6.17.2024 DRB FINAL PLAN SUBMITTAL

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A-0



N

0 10' 20'

SCALE: 1" = 10'
1 Foot Contour Interval

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- ADDRESS MONUMENT
- #S SPRUCE TREE, NUMBER INDICATES CALIPER
- #A ASPEN TREE, NUMBER INDICATES CALIPER
- #F FIR TREE, NUMBER INDICATES CALIPER

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, Order No. TLR86015205, Effective Date January 17, 2024 at 05:00 PM.
3. Some features may not be shown due to the site being covered in 3' of snow.
4. Vertical datum is based on the found South corner of Lot 205-A, an Aluminum Cap Rebar, LS 20632, having an elevation of 9566.76 feet NAVD88, as depicted.
5. General Easement Encroachment agreement allows for the Improvements located within the 16' General Easement, Reception No. 389970 & Reception No. 433418.
6. Fieldwork was performed March 13, 2024.
7. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 205-A, Telluride Mountain Village, Filing 6, according to the Replat of Lot 205 recorded December 17, 1987 in Plat Book 1 at page 782.

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 205-A, Telluride Mountain Village, Filing 6 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.

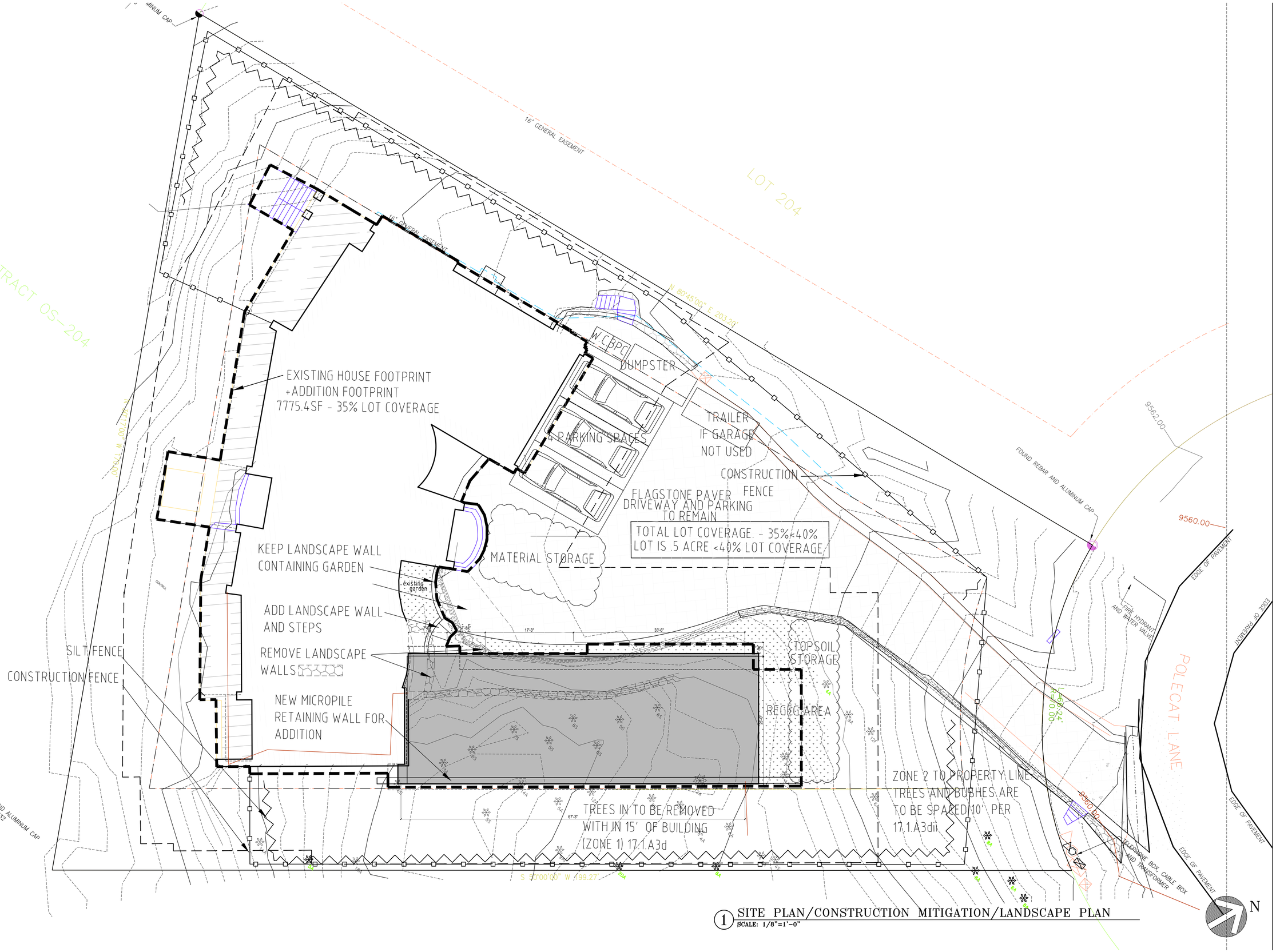
Christopher R. Kennedy, P.L.S. 36577
03/15/2024

COLORADO REGISTERED CHRISTOPHER R. KENNEDY 36577 03/15/24 PROFESSIONAL LAND SURVEYOR

IMPROVEMENT SURVEY PLAT
LOT 205-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6

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

DATE:	03/15/2024
JOB:	02102
DRAWN BY:	ELA
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



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

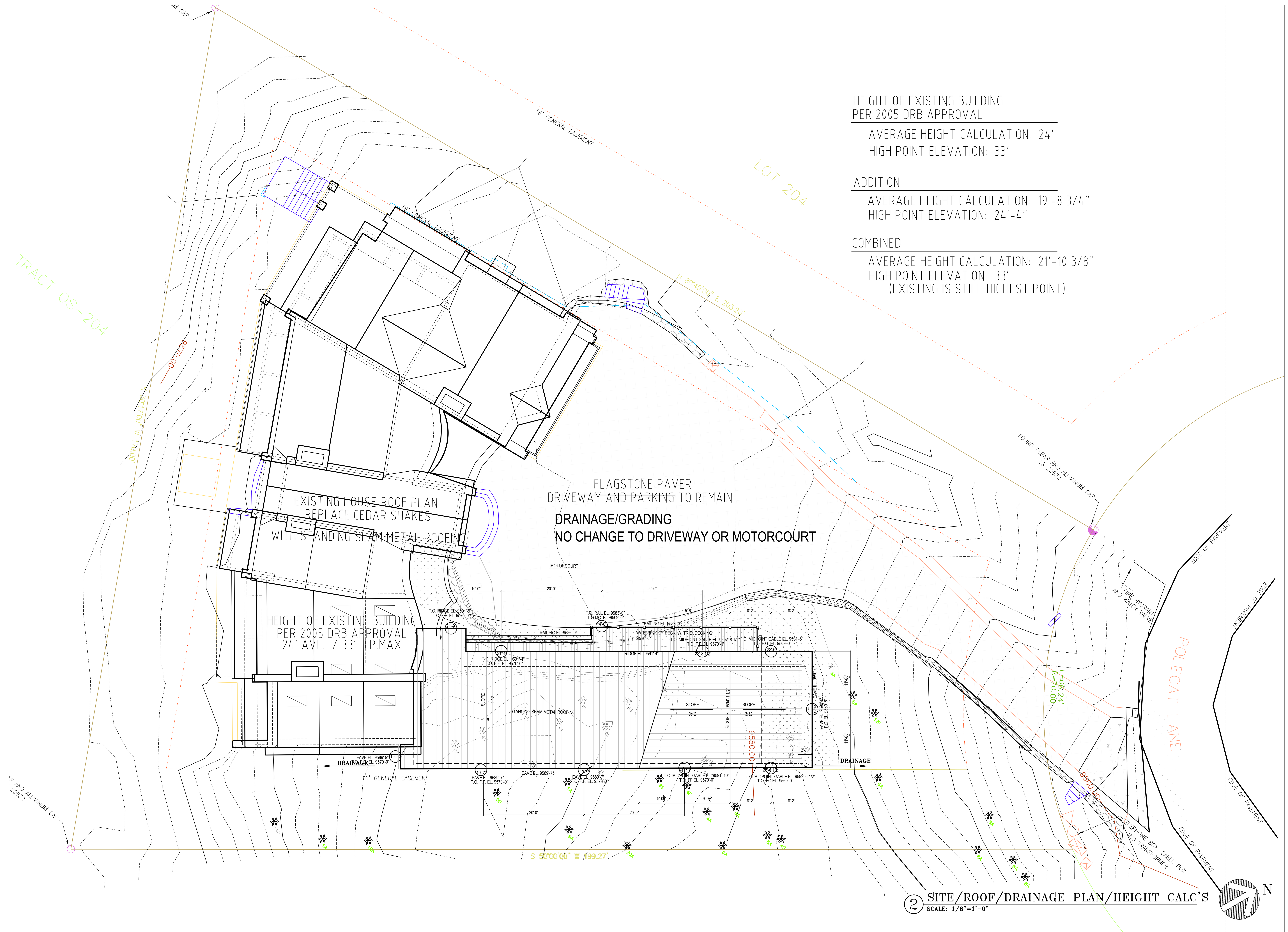
L E A S I S S O N A R C H I T E C T
200B CENTRUM BLDG MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

SUBMISSIONS	
10.4.2023 FEASIBILITY STUDY	1.19.2024 SD PROGRESS
2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT	3.8.2024 DRB SKETCHPLAN SUBMITTAL
	6.17.2024 DRB FINAL PLAN SUBMITTAL
	1.29.2024 SD PROGRESS
	2.8.2024 SD PROGRESS
	2.13.2024 SD PROGRESS
	2.20.2024 SD PROGRESS

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A1.1



HEIGHT OF EXISTING BUILDING
PER 2005 DRB APPROVAL

AVERAGE HEIGHT CALCULATION: 24'
HIGH POINT ELEVATION: 33'

ADDITION

AVERAGE HEIGHT CALCULATION: 19'-8 3/4"
HIGH POINT ELEVATION: 24'-4"

COMBINED

AVERAGE HEIGHT CALCULATION: 21'-10 3/8"
HIGH POINT ELEVATION: 33'
(EXISTING IS STILL HIGHEST POINT)

2 SITE/ROOF/DRAINAGE PLAN/HEIGHT CALC'S
SCALE: 1/8"=1'-0"

LEA SISSON ARCHITECT
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SUBMISSIONS | 10.4.2023 FEASIBILITY STUDY | 1.19.2024 SD PROGRESS | 1.23.2024 SD PROGRESS | 1.29.2024 SD PROGRESS | 2.8.2024 SD PROGRESS | 2.13.2024 SD PROGRESS | 2.20.2024 SD PROGRESS
2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT | 3.8.2024 DRB SKETCHPLAN SUBMITTAL | 6.17.2024 DRB FINAL PLAN SUBMITTAL

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A1.2

16-NEW SF

564-EXISTING SF
TO BE RENOVATED

325

REMOVE BEDROOM, CLOSET, AND BATH
-CAP PLUMBING
-REPLACE FLOORING
-MOVE EXISTING WET BAR TO WHERE EXISTING BATH SINK IS LOCATED
-ADD WINDOWS AS LABELED
-REPAIR CEILING
-CHANGE ELECTRICAL WIRING AND SWITCHES

REMOVE WINE CELLAR

REMOVE LAUNDRY

REMOVE BEDROOM, CLOSET, AND BATH WINE CELLAR AND LAUNDRY
-ADD NEW WALK-IN CLOSET TO EXISTING BEDROOM, MOVE ENTRY DOOR ADD DOOR TO CLOSET
-ADD SAUNA
-ADD LAUNDRY NEW LOCATION
-ADD HALL - CONNECTION TO ADDITION
-ADD WINDOWS AS LABELED
-REPAIR CEILING
-CHANGE ELECTRICAL WIRING AND SWITCHES
-REPLACE FLOORING

MODIFY EXISTING WINDOWS
REPLACE CABINETRY
ADD SHADE VALANCE MATCH EXISTING

ENLARGE EXISTING WINDOWS
REMOVE CABINETRY
ADD SHADE VALANCE MATCH EXISTING

UPPER LEVEL ENLARGE EXISTING WINDOWS

EXISTING RENOVATION +16SF
ADDITION 3045 SF (REDUCED 129SF FROM SKETCH APPROVAL)

PARKING SPACES 2 IN GARAGE 2 IN MOTOR COURT

1717sf

1328sf

1 MOTORCOURT/FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

2 UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

N

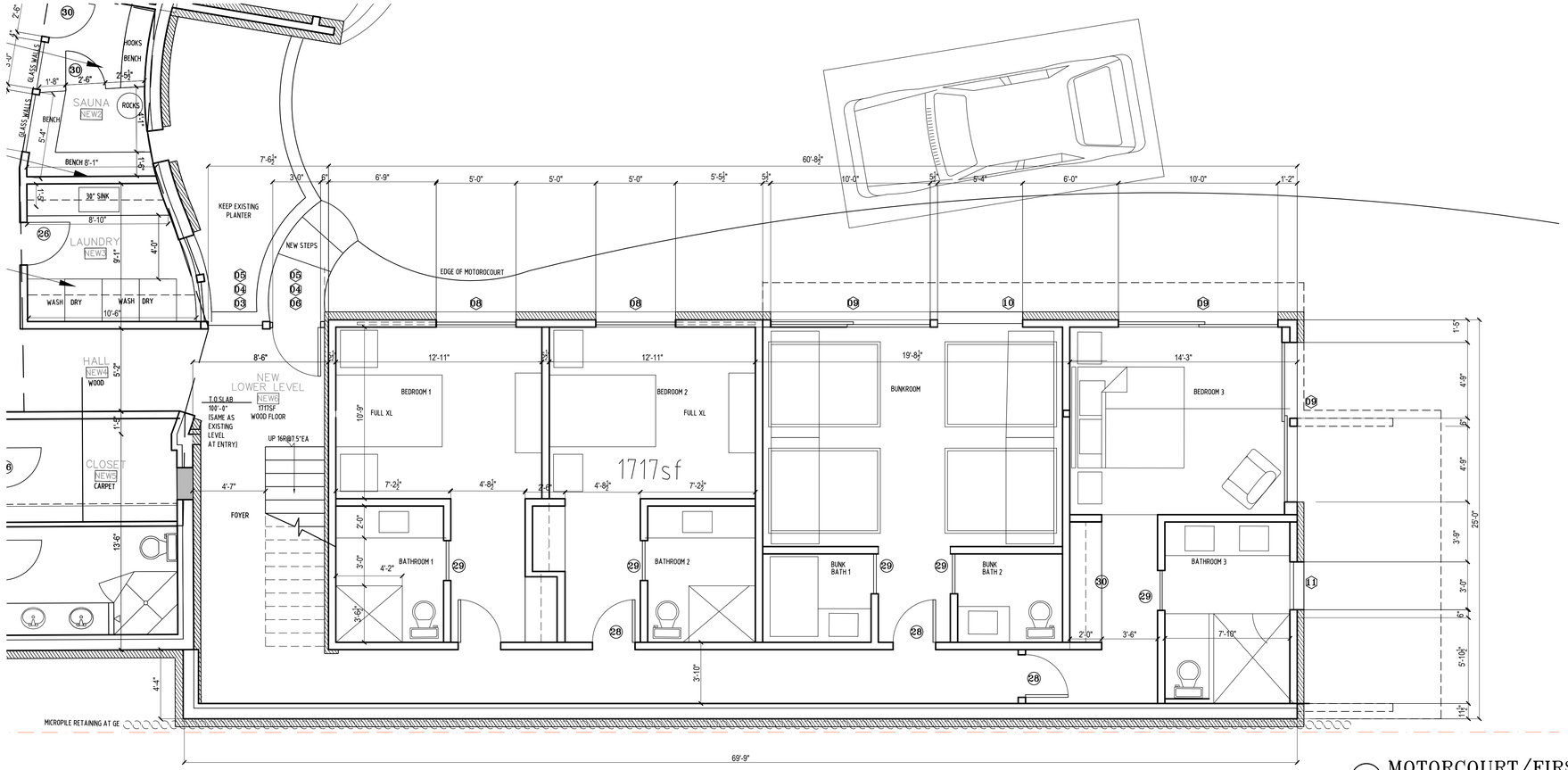
LEA SISSON ARCHITECT
200B CENTRUM BLDG, MOUNTAIN VILLAGE, P.O. BOX 4471, ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

SUBMISSIONS	
2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT	3.6.2024 DRB SKETCH PLAN SUBMITTAL
1.19.2024 SD PROGRESS	1.23.2024 SD PROGRESS
1.29.2024 SD PROGRESS	2.8.2024 SD PROGRESS
2.13.2024 SD PROGRESS	2.20.2024 SD PROGRESS
6.17.2024 DRB FINAL PLAN SUBMITTAL	

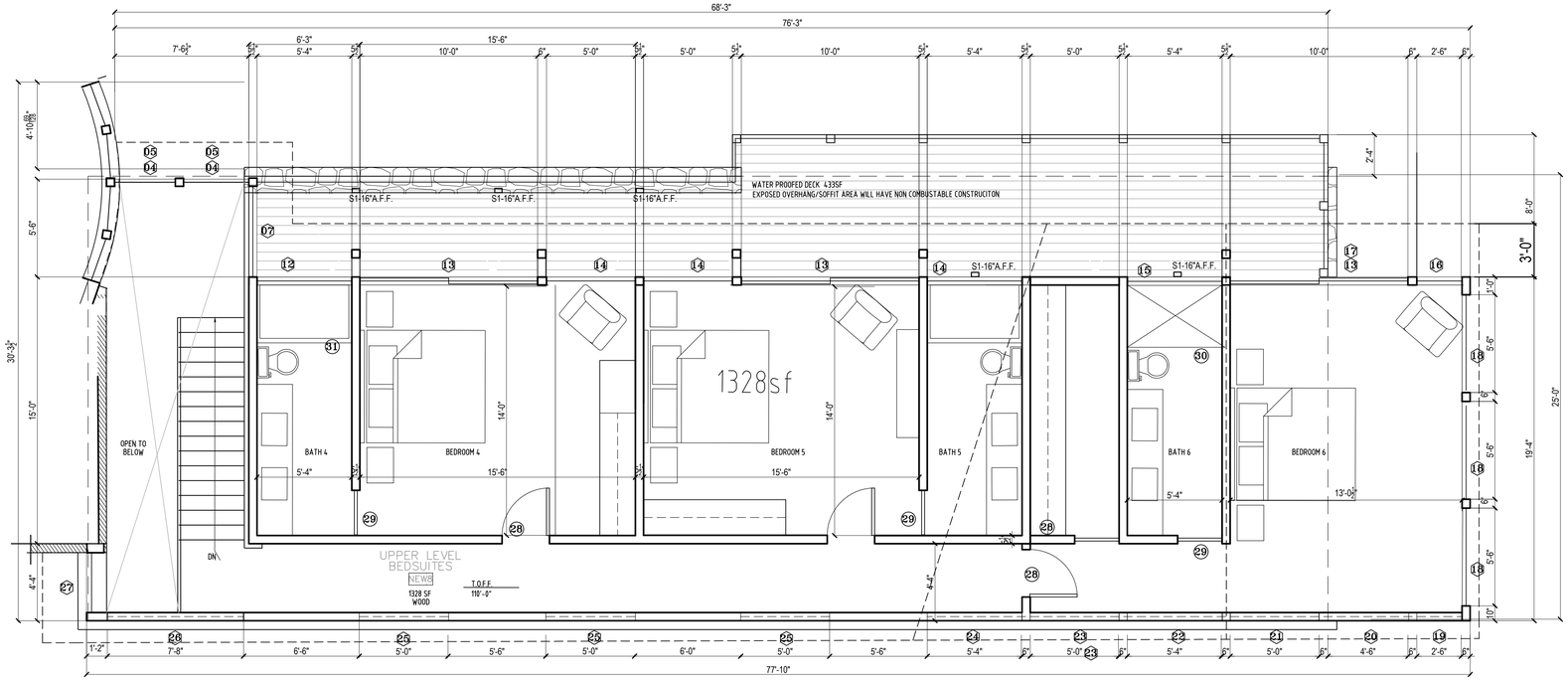
LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A1.3



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



2 UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

N

LEA ASSOCIATES
200B CENTRUM BLDG. MOUNTAIN VILLAGE. P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASSOCIATES.COM

SUBMISSIONS
2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT
3.6.2024 DRB SKETCH PLAN SUBMITTAL
6.17.2024 DRB FINAL PLAN SUBMITTAL
11.23.2024 SD PROGRESS
1.19.2024 SD PROGRESS
1.29.2024 SD PROGRESS
2.8.2024 SD PROGRESS
2.13.2024 SD PROGRESS
2.20.2024 SD PROGRESS

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

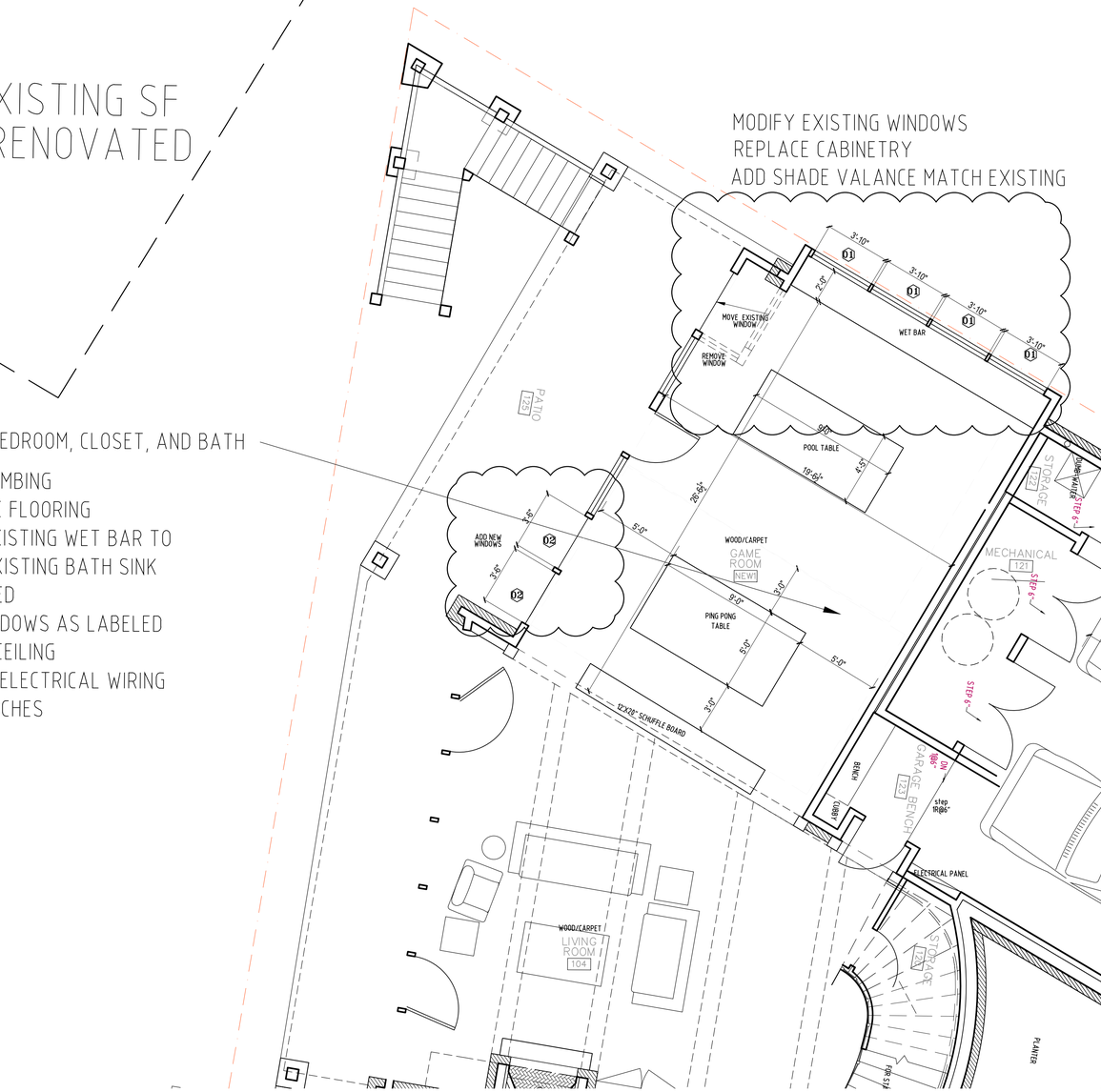
A2.1

16-NEW SF

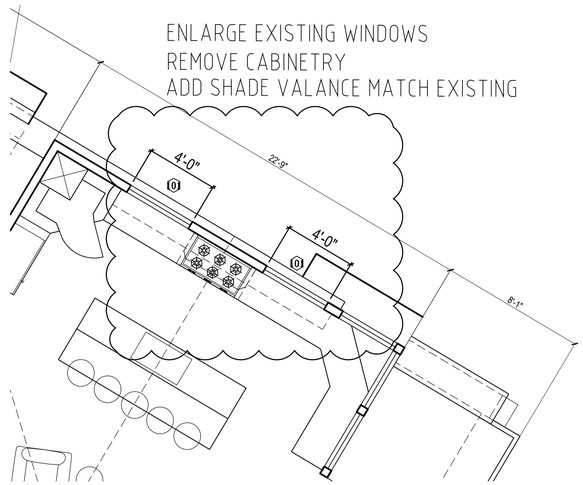
564-EXISTING SF
TO BE RENOVATED

REMOVE BEDROOM, CLOSET, AND BATH

-CAP PLUMBING
-REPLACE FLOORING
-MOVE EXISTING WET BAR TO WHERE EXISTING BATH SINK IS LOCATED
-ADD WINDOWS AS LABELED
-REPAIR CEILING
-CHANGE ELECTRICAL WIRING AND SWITCHES



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



RENOVATION
2 UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

N

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2.20.2024 SD PROGRESS

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A2.2

HEIGHT OF EXISTING BUILDING
PER 2005 DRB APPROVAL

AVERAGE HEIGHT CALCULATION: 24'
HIGH POINT ELEVATION: 33'

ADDITION

AVERAGE HEIGHT CALCULATION: 19'-8 3/4"
HIGH POINT ELEVATION: 24'-4"

COMBINED

AVERAGE HEIGHT CALCULATION: 21'-10 3/8"
HIGH POINT ELEVATION: 33'
(EXISTING IS STILL HIGHEST POINT)

EXISTING HOUSE ROOF PLAN
REPLACE CEDAR SHAKES
WITH STANDING SEAM METAL ROOFING

HEIGHT OF EXISTING BUILDING
PER 2005 DRB APPROVAL
24' AVE. / 33' H.P.MAX

FLAGSTONE PAVER
DRIVEWAY AND PARKING TO REMAIN

MOTORCOURT

10'-0" 20'-0" 20'-0"

T.O. RIDGE EL. 9591'-9"
T.O F.F. EL. 9570'-0"

T.O. RAIL EL. 9583'-0"
T.O.MC. EL. 9569'-0"

RAILING EL. 9583'-0"

RAILING EL. 9583'-0"

WATERPROOF DECK W. TREX DECKING
9580'-0"

T.O. MIDPOINT GABLE EL. 9592'-8 1/2"
T.O. F.F. EL. 9570'-0"

T.O. MIDPOINT GABLE EL. 9591'-6"
T.O. F.G. EL. 9569'-0"

5'-6" 5'-6" 8'-2" 8'-2"

21'-9" 14'-0" 22'-6"

21'-4"
T.O. RIDGE EL. 9591'-4"
T.O. F.F. EL. 9570'-0"

RIDGE EL. 9591'-4"

22'-8 1/2"

SLOPE 1:12

STANDING SEAM METAL ROOFING

SLOPE 3:12

SLOPE 3:12

RIDGE EL. 9594'-1 1/2"

EAVE EL. 9590'-0"

EAVE EL. 9590'-0"
F.G. EL. 9569'-6"

3'-0" 20'-6" 11'-6 1/2" 11'-6 1/2" 2'-7 1/4" 1'-0"

9580.00

EAVE EL. 9589'-9"
T.O. F.G. EL. 9570'-0"

19'-5"

16' GENERAL EASEMENT

19'-7"
EAVE EL. 9589'-7"
T.O. F.F. EL. 9570'-0"

EAVE EL. 9589'-7"

19'-7"
EAVE EL. 9589'-7"
T.O./F.F. EL. 9570'-0"

21'-10"
T.O. MIDPOINT GABLE EL. 9591'-10"
T.O. FF EL. 9570'-0"

20'-6 1/2"
T.O. MIDPOINT GABLE EL. 9592'-6 1/2"
T.O. FG EL. 9569'-0"

9'-0 5/8" 9'-0 5/8" 8'-2" 8'-2"

20'-0" 20'-0"

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

N

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200B CENTRUM BLDG. MOUNTAIN VILLAGE, P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

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LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A2.3

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

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

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SUBMISSIONS
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LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A3.1

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

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

L E A S I S O N A R C H I T E C T
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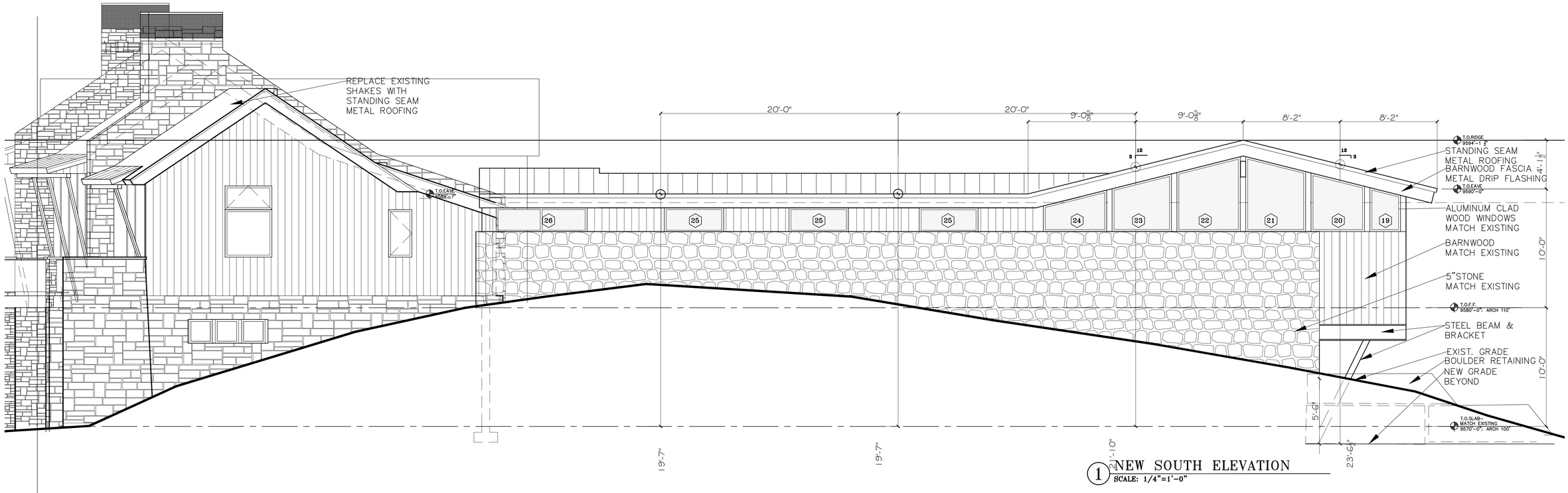
LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

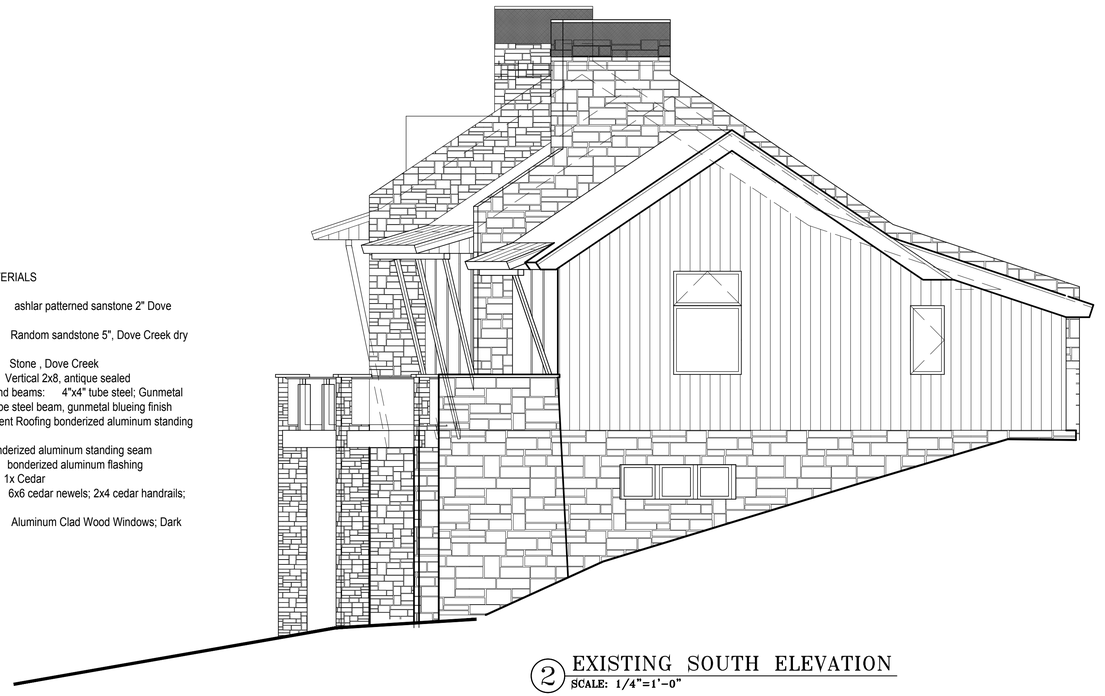
A3.2



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

EXTERIOR MATERIALS

Stone pavings: ashlar patterned sanstone 2" Dove Creek
Stone veneer: Random sandstone 5", Dove Creek dry stack look
Lintels at stone: Stone , Dove Creek
Wood Siding: Vertical 2x8, antique sealed
Steel brackets and beams: 4"x4" tube steel; Gunmetal blueing finish; tube steel beam, gunmetal blueing finish
Existing replacment Roofing bonderized aluminum standing seam
New Roofing bonderized aluminum standing seam
Fascias: bonderized aluminum flashing
Soffits: 1x Cedar
Railings: 6x6 cedar newels; 2x4 cedar handrails; glass baluster
Windows: Aluminum Clad Wood Windows; Dark Bronze



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

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200B CENTRUM BLDG. MOUNTAIN VILLAGE - P.O. BOX 4471, ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

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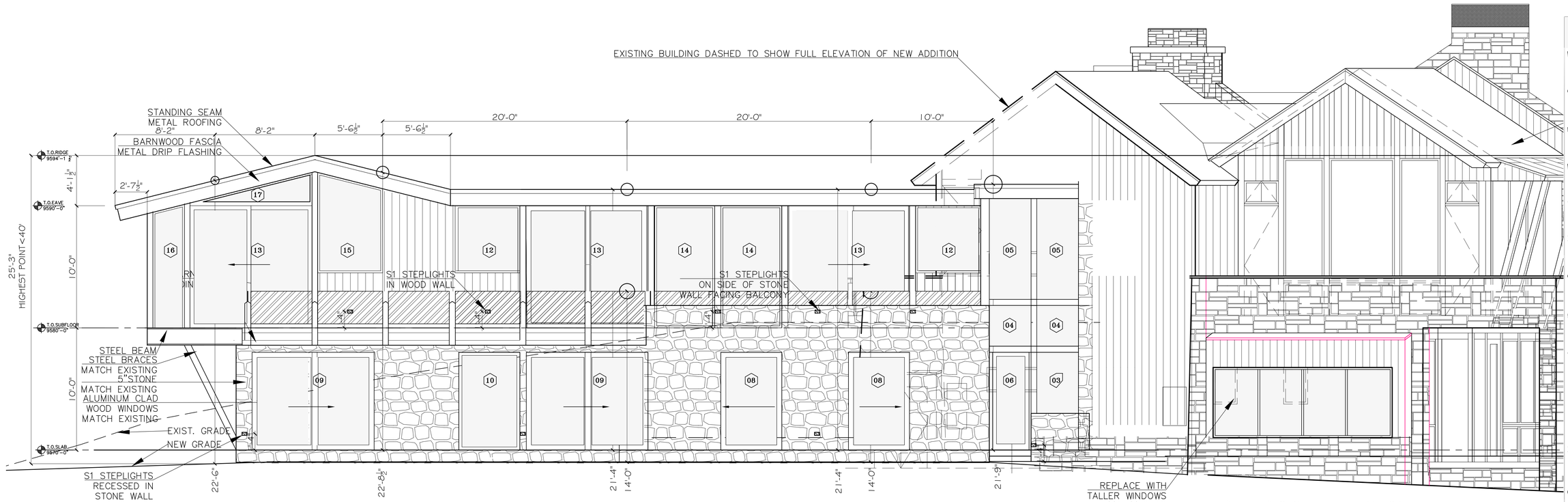
FEASIBILITY STUDY

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A3.3



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

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

1A NEW NORTH ELEVATION–EXISTING DETAIL
SCALE: 1/4"=1'-0"

LEA ARCHITECT
200B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4427, ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEA1SONARCHITECTS.COM

SUBMISSIONS
12.23.2024 ADDENDUM A FOR AIA B104 CONTRACT
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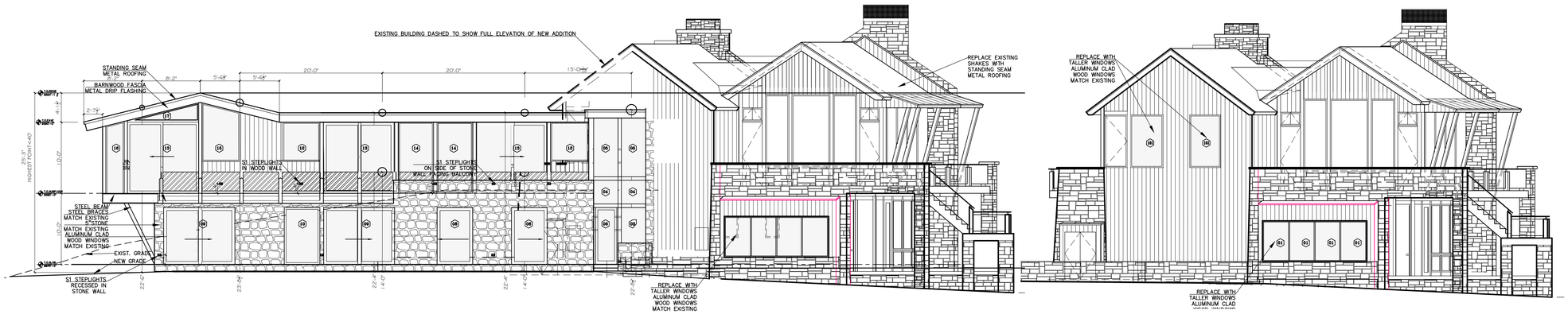
2.13.2024 SD PROGRESS
1.23.2024 SD PROGRESS
1.29.2024 SD PROGRESS
2.20.2024 SD PROGRESS

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A3.4



NEW

EXISTING–W. MODIFICATIONS

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

LEA SISSON ARCHITECT
200B CENTRUM BLDG., MOUNTAIN VILLAGE, P.O. BOX 447, ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

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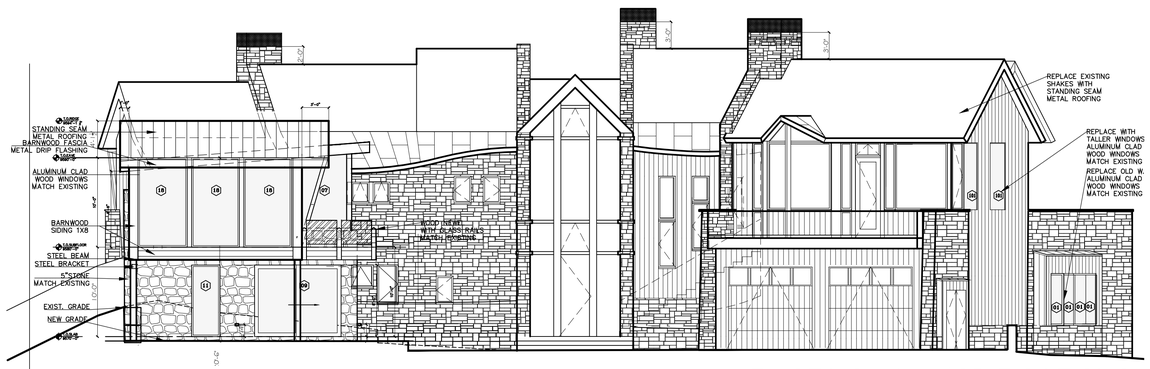
LOT 205A - ADDITION/RENOVATION RESIDENCE

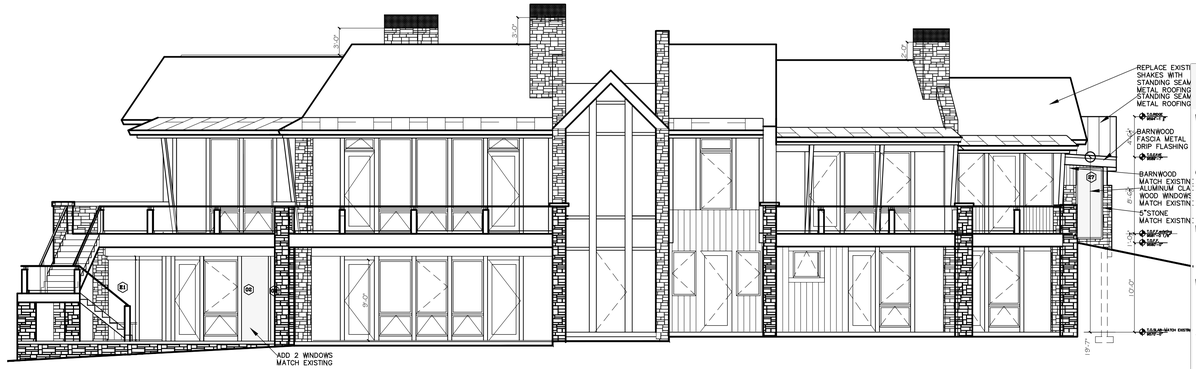
LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A3.5



NEW

EXISTING–W. MODIFICATIONS



EXISTING–W. MODIFICATIONS

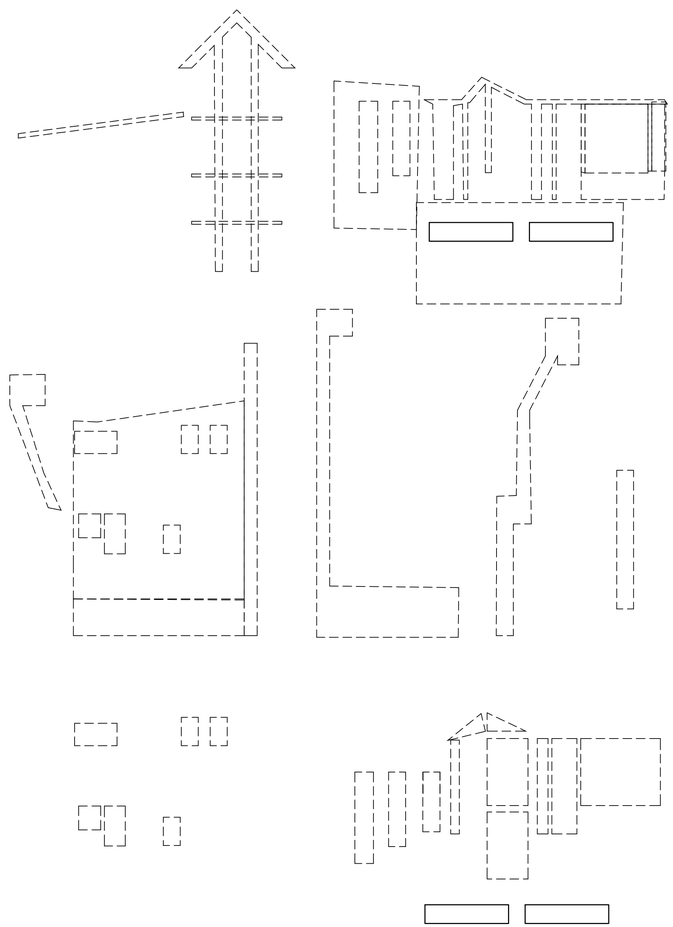
NEW

WOOD

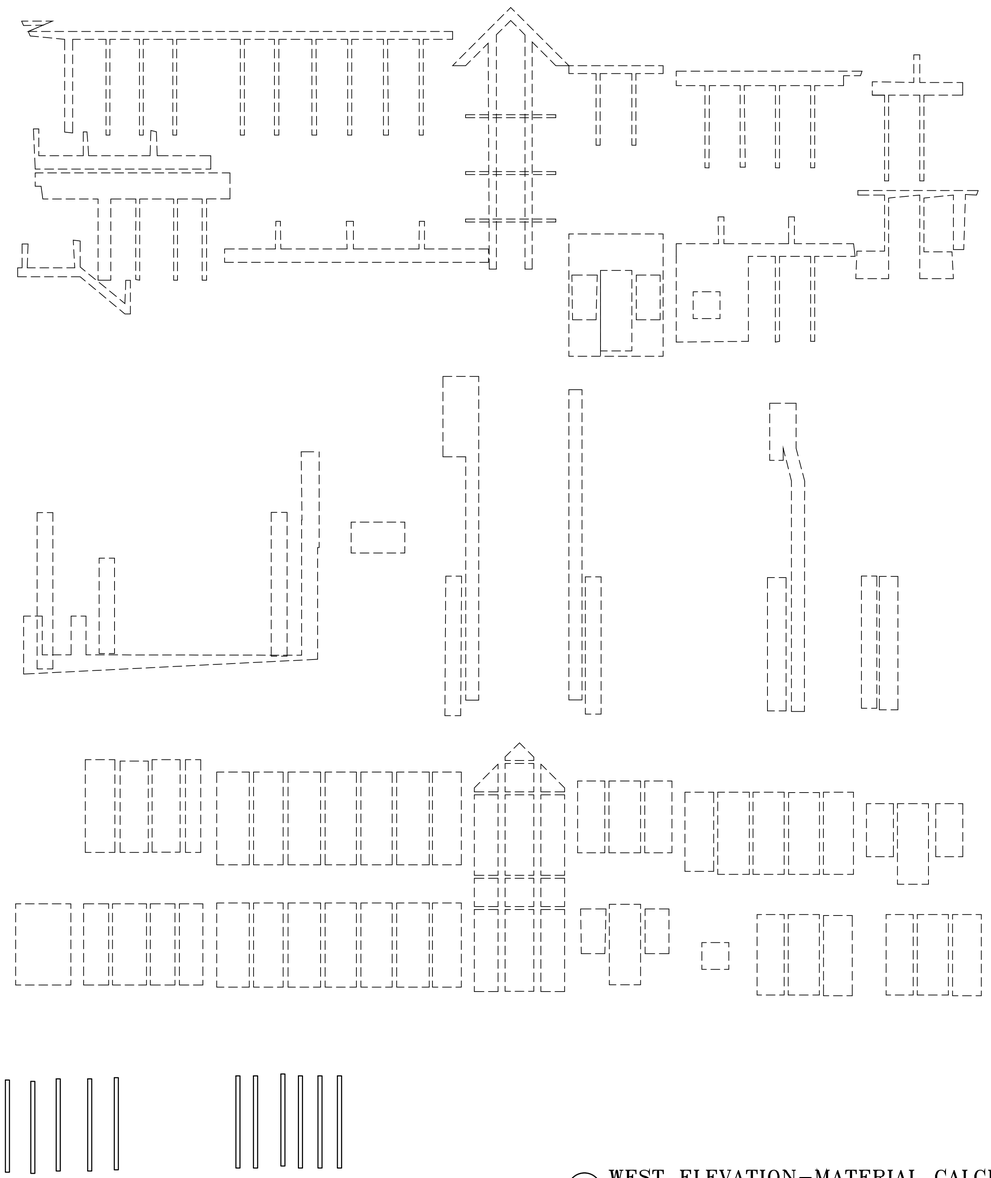
STONE

FENESTRATION

METAL



1 EAST ELEVATION–MATERIAL CALCULATIONS
SCALE: 1/8"=1'-0"



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

W

E

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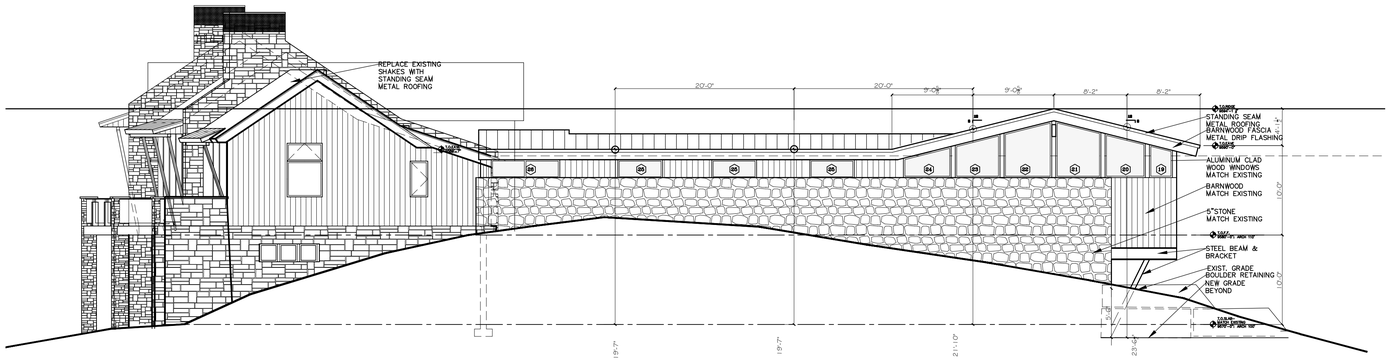
LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A3.6



EXISTING—W. MODIFICATIONS

NEW

WOOD

STONE

FENESTRATION

METAL

1 SOUTH ELEVATION—MATERIAL CALCULATIONS
SCALE: 1/8"=1'-0"

205A - ADDITION

EXTERIOR DOOR & WINDOW SCHEDULE — 6.17.2024 — LEA SISSON **ARCHITECT**

LOCATION	NO.	SIZE (H X W)	MANUFACTURER	MATERIAL	TYPE	HAR	CASE	NO.
FIRST LEVEL								
RENOVATION-PLAYROOM N	01	5'-0" X 3'-10"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	4
RENOVATION-PLAYROOM W	02	9'-6" X 3'-6"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
STAIR FOYER	03	5'-5" X 3'-5"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
STAIR FOYER	04	3'-5" X 3'-5"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
STAIR FOYER	05	8'-3" X 3'-5"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
STAIR FOYER	06	8'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	LH-PRIV	TBD	RETURN	1
STAIR FOYER	07	7'-10"/8'-3" X 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
BEDROOM 1 & 2	08	8'-0" X 5'-0"	WEATHERSHIELD	ALUM CLAD	XP SLIDING GLASS DOOR	N/A	RETURN	2
BUNKROOM & BEDROOM 3	09	8'-0" X 10'-0"	WEATHERSHIELD	ALUM CLAD	XO SLIDING GLASS	N/A	RETURN	3
BUNKROOM	10	8'-0" X 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
BEDROOM 3	11	8'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
SECOND LEVEL								
BATH 4 & 5	12	5'-4" X 5'-4" (10' H.H.)	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
BEDROOM 4-6	13	10'-0" X 10'-0"	WEATHERSHIELD	ALUM CLAD	XO SLIDING GLASS DOOR	TBD	RETURN	3
BEDROOM 4-5	14	10'-0" X 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
BATH 6	15	6'-10"/8'-2" X [illegible]	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
BEDROOM 6	16	9'-6"/10'-1" X [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED TRAPEZOID	N/A	RETURN	1
BEDROOM 6	17	2"/2'-8" X 10'-0"	WEATHERSHIELD	ALUM CLAD	FIXED UPPER TRAPEZOID	N/A	RETURN	1
BEDROOM 6	18	10'-0"X5'-6"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	3
BEDROOM 6	19	3'-8"/3'-1" X [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	20	5'-1"/4'-0" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	21	6'-5"/5'-2" x 5'-0"	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	22	5'-1"/6'-5" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	23	3'-9"/5'-0" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
UPPER HALL	24	2'-3"/3'-7" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
UPPER HALL	25	2'-0" x 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	3
UPPER HALL/FOYER	26	2'-0" x 7'-8"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED VERT MULL AT CENTER	N/A	RETURN	1
UPPER HALL/FOYER	27	8'-0" X 3'-0'	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1

GENERAL NOTES: ALL RO'S AND FRAME SIZES SHALL BE MEASURED FOR ACCURACY PRIOR TO ORDERING

IF ALTERNATE MANUFACTURER THAN LISTED ALL HJS DETAILS WILL NEED TO BE ADJUSTED; ALL GLASS WILL CONFORM TO SAN MIGUEL COUNTY REGULATIONS

1

205A-ADDITION — 6.17.2024 — LEA SISSON ARCHITECT

EXISTING	2005 APPROVAL		EXISTING MODIFIED	NEW ADDITION	TOTAL HOUSE	TOTAL %	REQUIRED MIN/MAX
SOUTH ELEVATION	**SF**	**PCT**					
STONE	670	62.0%		515	1185	59.8%	
FENESTRATION	20	1.9%		149	169	8.5%	
WOOD	343	31.7%		219	562	28.3%	
METAL	48	4.4%		19	67	3.4%	
TOTAL	1081	100.0%			1983	100.0%	
NORTH ELEVATION	**SF**	**PCT**			**SF**	**PCT**	
STONE	1362	56.4%		512	1874	46.8%	
FENESTRATION	450	18.6%	122	774	1346	33.6%	
WOOD	554	22.9%	-122	265	697	17.4%	
METAL	48	2.0%		40	88	2.2%	
TOTAL	2414	100.0%			4005	100.0%	
WEST ELEVATION	**SF**	**PCT**			**SF**	**PCT**	
STONE	512	19.9%		12.5	524.5	20.0%	
FENESTRATION	1600	62.3%	54	16	1670	63.8%	
WOOD	400	15.6%	-54	14.5	360.5	13.8%	
METAL	56	2.2%		5.5	61.5	2.4%	
TOTAL	2568	100.0%			2616.5	100.0%	
EAST ELEVATION	**SF**	**PCT**			**SF**	**PCT**	
STONE	628	36.2%		200	828	35.4%	
FENESTRATION	690	39.8%		267	957	40.9%	
WOOD	360	20.8%		116	476	20.4%	
METAL	56	3.2%		20	76	3.3%	
TOTAL	1734	100.0%			2337	100.0%	
TOTAL BUILDING:	**SF**	**PCT**			**SF**	**PCT**	
STONE	3172	41.8%			4411.5	40.3%	>35% MIN
FENESTRATION	2760	36.4%			4142	37.9%	<40% MAX
WOOD	1657	21.8%			2095.5	19.2%	
METAL	208	2.7%			292.5	2.7%	
TOTAL	7589	100.0%			10941.5	100.0%	
AVE HEIGHT CALC	**24'-0"**	<30'-0" MAX	**24'-0"**	**19'-8 3/4"**	**21'-10 3/8"**	AVE	<30'-0" MAX
MAX HEIGHT CALC	**33'-0"**	<35' MAX	**33'-0"**	**24'-4"**	**33'-0"**	H.P.	<35' MAX

FINAL MATERIAL & HEIGHT CALCULATIONS

1 MATERIAL CALCULATIONS

SONARC ARCHITECT
P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

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2008 CENTRUM BLDG. MOUNTAIN VILLAGE

LEA SISSON ARCHITECT

LOT 205A - ADDITION/RENOVATION RESIDENCE

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

A3.7

NEW EAST VIEW

EXISTING EAST VIEW

EXISTING DETAIL

NEW DETAIL

NEW SOUTHWEST VIEW

EXISTING SOUTHWEST VIEW

SIDING- BARNWOOD VERTICAL
MATCH EXISTING

DECKING - TEAK
NEWELS BARNWOOD
RAILS GLASS
MATCH EXISTING

STONE - TELLURIDE
GOLD
MATCH EXISTING

SOUTH VIEW

NORTH VIEW

ROOFING MATTE BLACK
STANDING SEAM

PAVERS , STEPS, LANDSCAPE WALLS

MATERIALS/RENDERINGS

LEA SISSON ARCHITECT
200B CENTRUM BLDG. MOUNTAIN VILLAGE . P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

SUBMISSIONS
2.23.2024 ADDENDUM A FOR AIA B104 CONTRACT
10.4.2023 FEASIBILITY STUDY
1.19.2024 SD PROGRESS
1.29.2024 SD PROGRESS
2.8.2024 SD PROGRESS
2.13.2024 SD PROGRESS
2.20.2024 SD PROGRESS
3.6.2024 DRB SKETCH PLAN SUBMITTAL
6.17.2024 DRB FINAL PLAN SUBMITTAL

LOT 205A, 112 STEVENS WAY, MOUNTAIN VILLAGE, CO.

LOT 205A - ADDITION/RENOVATION RESIDENCE

A3.8

Model: WL-LED101

LEDme® Step Light

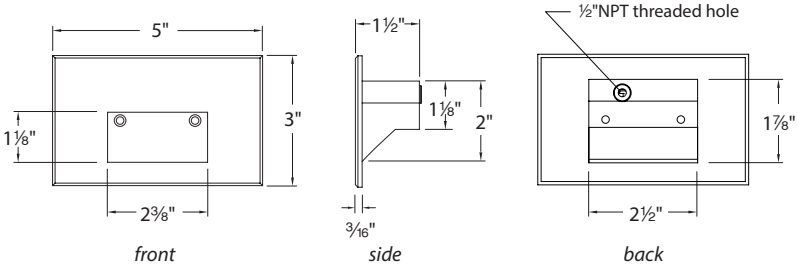
WAC LIGHTING

Responsible Lighting®

S1

WL-LED101-30-WT

Fixture mounted at 16" AFF.



PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light with Anti-microbial powder coat paint proven to restrain a wide range of bacteria, coliform, mold, fungus, algae, and yeast. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Direct wiring, no remote driver needed.

Input: 120V 50/60Hz (277V special order/3000K, Amber (AM)

Light Source: HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" × 4" J-Box with minimum inside dimensions of 3"L × 2"W × 2"H
Includes bracket for J-Box mount.

Dimming: Dim to 10% with ELV dimmer (120V only).
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 Compliant (120V only)

ORDER NUMBER

Model #		Light Color		Finish	
		27	*2700K*		
WL-LED101	*120V*	**30**	*3000K*	**WT**	*White*
		AM	*Amber (610nm)*		

WL-LED101 – [ ] – **WT**

Example: **WL-LED101-27-WT**

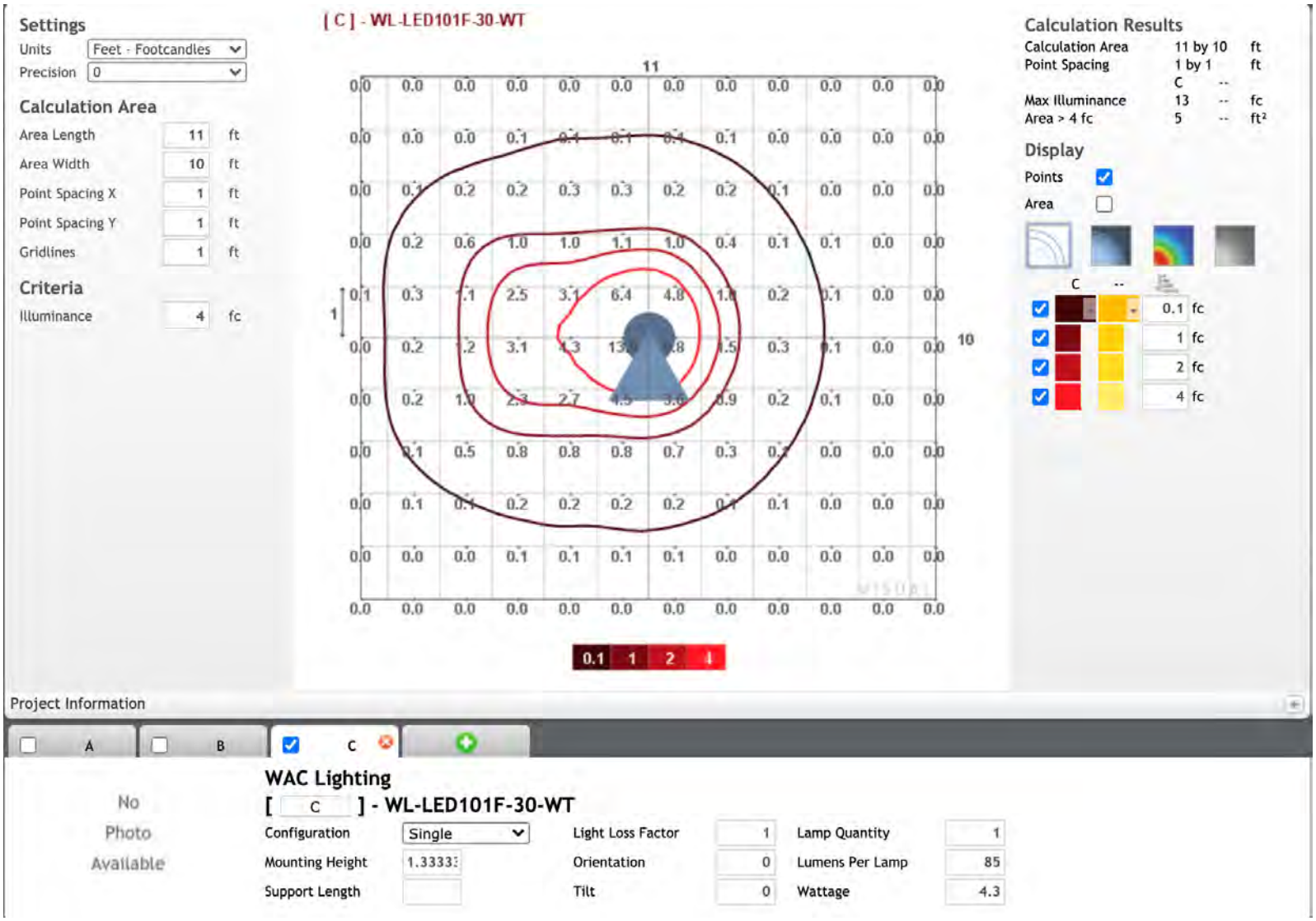
For 277V, add "F" before CCT: **WL-LED101F-30-WT**

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

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

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760



Elumenate, Inc
Architectural Lighting Design
emily@elumenate.com

Lighting Fixture Specifications

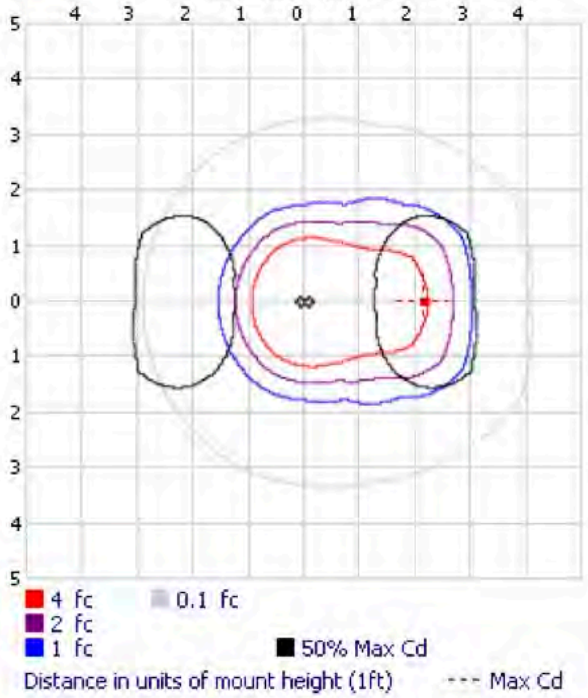
Ext 2

OUTDOOR PHOTOMETRIC REPORT
CATALOG: WL-LED101F-30-WT

Manufacturer:	WAC Lighting
Test Lab:	WAC Lighting
Test Date:	2019-02-20
Catalog:	WL-LED101F-30-WT
Description:	LED LIGHT
Lamp Output:	1 lamp, rated Lumens/lamp: 85.4
Input Wattage:	4.28779
Luminous Opening:	Rectangle (L: 1.3", W: 1.89")
Max Cd:	59.1 at Horizontal: 90°, Vertical: 65°
CUTOFF CLASS:	Semicutoff
Efficiency:	100%

No Photo Available

Isoilluminance



Zonal Lumen Summary

Zone	Lumens	% Lamp	% Luminaire
0-30	22.0	25.7%	25.7%
0-40	34.9	40.8%	40.8%
0-60	61.7	72.2%	72.3%
60-90	23.3	27.3%	27.3%
70-100	7.4	8.7%	8.7%
90-120	0.1	0.1%	0.1%
0-90	85.0	99.5%	99.5%
90-180	0.4	0.5%	0.5%
0-180	85.4	100%	100%

VISUAL PHOTOMETRIC TOOL

205A - ADDITION/

EXTERIOR DOOR & WINDOW SCHEDULE

6.17.2024

LEA SISSON **ARCHITECT**

LOCATION	NO.	SIZE (H X W)	MANUFACTURER	MATERIAL	TYPE	HARDWARE	CASE	NO.
FIRST LEVEL								
RENOVATION-PLAYROOM N	**01**	5'-0" X 3'-10"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	4
RENOVATION-PLAYROOM W	**02**	9'-6" X 3'-6"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
STAIR FOYER	**03**	5'-5" X 3'-5"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
STAIR FOYER	**04**	3'-5" X 3'-5"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
STAIR FOYER	**05**	8'-3" X 3'-5"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
STAIR FOYER	**06**	8'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	LH-PRIV	TBD	RETURN	1
STAIR FOYER	**07**	7'-10"/8'-3" X 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
BEDROOM 1 & 2	**08**	8'-0" X 5'-0"	WEATHERSHIELD	ALUM CLAD	XP SLIDING GLASS DOOR	N/A	RETURN	2
BUNKROOM & BEDROOM 3	**09**	8'-0" X 10'-0"	WEATHERSHIELD	ALUM CLAD	XO SLIDING GLASS [illegible]	N/A	RETURN	3
BUNKROOM	**10**	8'-0" X 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
BEDROOM 3	**11**	8'-0" X 3'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
SECOND LEVEL								
BATH 4 & 5	**12**	5'-4" X 5'-4" (10' H.H.)	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
BEDROOM 4-6	**13**	10'-0" X 10'-0"	WEATHERSHIELD	ALUM CLAD	XO SLIDING GLASS DOOR	TBD	RETURN	3
BEDROOM 4-5	**14**	10'-0" X 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	2
BATH 6	**15**	6'-10"/8'-2" X [illegible]	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1
BEDROOM 6	**16**	9'-6"/10'-1" X [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED TRAPEZOID	N/A	RETURN	1
BEDROOM 6	**17**	2"/2'-8" X 10'-0"	WEATHERSHIELD	ALUM CLAD	FIXED UPPER TRAPEZOID	N/A	RETURN	1
BEDROOM 6	**18**	10'-0"X5'-6"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	3
BEDROOM 6	**19**	3'-8"/3'-1" X [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	**20**	5'-1"/4'-0" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	**21**	6'-5"/5'-2" x 5'-0"	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	**22**	5'-1"/6'-5" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
BEDROOM 6	**23**	3'-9"/5'-0" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
UPPER HALL	**24**	2'-3"/3'-7" x [illegible]	WEATHERSHIELD	ALUM CLAD	FIXED-TRAPEZOID	N/A	RETURN	1
UPPER HALL	**25**	2'-0" x 5'-0"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	3
UPPER HALL/FOYER	**26**	2'-0" x 7'-8"	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED VERT MULL AT CENTER	N/A	RETURN	1
UPPER HALL/FOYER	**27**	8'-0" X 3'-0'	WEATHERSHIELD	ALUM CLAD	DIRECT SET FIXED	N/A	RETURN	1

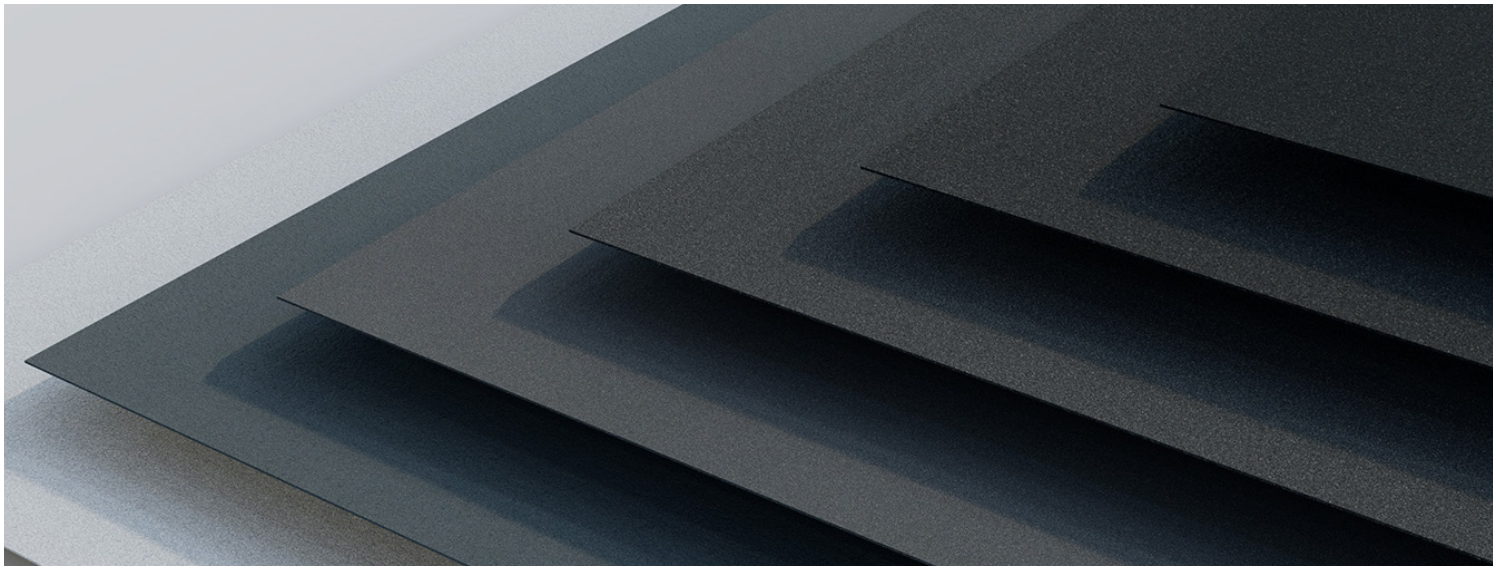
GENERAL NOTES: ALL RO'S AND FRAME SIZES SHALL BE MEASURED FOR ACCURACY PRIOR TO ORDERING

IF ALTERNATE MANUFACTURER THAN LISTED ALL HJS DETAILS WILL NEED TO BE ADJUSTED; ALL GLASS WILL CONFORM TO SAN MIGUEL COUNTY REGULATIONS

1

205A-ADDITION			6.17.2024		LEA SISSON ARCHITECT		
EXISTING	**2005 APPROVAL**		**EXISTING MODIFIED**	**NEW ADDITION**	**TOTAL HOUSE**	**TOTAL %**	**REQUIRED MIN/MAX**
SOUTH ELEVATION	**SF**	**PCT**					
STONE	670	62.0%		515	1185	59.8%	
FENESTRATION	20	1.9%		149	169	8.5%	
WOOD	343	31.7%		219	562	28.3%	
METAL	48	4.4%		19	67	3.4%	
TOTAL	1081	100.0%			1983	100.0%	
NORTH ELEVATION	**SF**	**PCT**			**SF**	**PCT**	
STONE	1362	56.4%		512	1874	46.8%	
FENESTRATION	450	18.6%	122	774	1346	33.6%	
WOOD	554	22.9%	-122	265	697	17.4%	
METAL	48	2.0%		40	88	2.2%	
TOTAL	2414	100.0%			4005	100.0%	
WEST ELEVATION	**SF**	**PCT**			**SF**	**PCT**	
STONE	512	19.9%		12.5	524.5	20.0%	
FENESTRATION	1600	62.3%	54	16	1670	63.8%	
WOOD	400	15.6%	-54	14.5	360.5	13.8%	
METAL	56	2.2%		5.5	61.5	2.4%	
TOTAL	2568	100.0%			2616.5	100.0%	
EAST ELEVATION	**SF**	**PCT**			**SF**	**PCT**	
STONE	628	36.2%		200	828	35.4%	
FENESTRATION	690	39.8%		267	957	40.9%	
WOOD	360	20.8%		116	476	20.4%	
METAL	56	3.2%		20	76	3.3%	
TOTAL	1734	100.0%			2337	100.0%	
TOTAL BUILDING:	**SF**	**PCT**			**SF**	**PCT**	
STONE	3172	41.8%			4411.5	40.3%	>35% MIN
FENESTRATION	2760	36.4%			4142	37.9%	<40% MAX
WOOD	1657	21.8%			2095.5	19.2%	
METAL	208	2.7%			292.5	2.7%	
TOTAL	7589	100.0%			10941.5	100.0%	
AVE HEIGHT CALC	**24'-0"**	<30'-0" MAX	**24'-0"**	**19'-8 3/4"**	**21'-10 3/8"**		<30'-0" MAX
MAX HEIGHT CALC	**33'-0"**	<35' MAX	**33'-0"**	**24'-4"**	**33'-0"**		<35' MAX

Customer Frequently Asked Questions



Product Overview:
Natural Matte® is a revolutionary pre-painted metal finish which provides robust color and an unrivaled low-gloss surface. Seizing upon the global design shift towards matte surfaces, Natural Matte evenly diffuses light, much like the elements of stone or wood, to provide a refined hue in all lighting conditions.

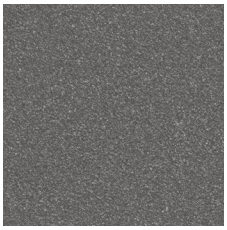
Product Details:
Natural Matte represents the introduction of advanced matte technology to the US that is revolutionizing building trends abroad, including in Australia and New Zealand. Unlike other low gloss options, Natural matte uses advanced light-disruptive technology. Natural Matte achieves industry-leading levels of low gloss and sheen without impacting color vibrancy and finish durability.

The advanced paint technology produces an appealing, subtle, satin surface texture.

Color Range:
Natural Matte offers a palette of six refined, yet versatile colors. Inspired by nature, these colors were developed in consultation with leading industry color experts.

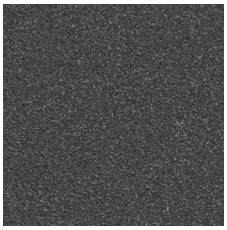
Warranty:
Natural Matte offers a 40-year film integrity, and 30-year color fade and chalking warranty.

Natural Matte features the same underlying paint system backbone as Steelscape Spectrascape SMP, which offers trusted performance and outstanding durability.

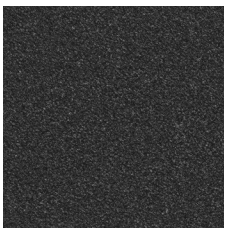


Shale
22823

Basalt
22824



Graphite
22825



Carbon
22826

Ore
22827

Frost
22828

Advantages to End Users:
Natural Matte's refined palette and delicate texture respond to emerging design themes for versatile colors with understated appeal. The sophistication of the finish improves metals integration with other materials in mixed use design.

Industry-leading low gloss and sheen levels expand the opportunities available for metal roof and wall products. Specifically, this technology can improve the application of metal in environments where glare and shine are a concern, such as restrictive HOAs. Natural Matte offers an ultra-matte finish without the need for costly custom application processes such as field painting or powder coating.

Applications:
Natural Matte is an ideal substrate for exterior roofing and siding products from corrugated profiles to residential standing seam roofing. In particular, Natural Matte suits applications where building designers are seeking a wide, flat, product surface, such as smooth siding profiles or wide-batten standing seam profiles, but are concerned with the amount of glare that these flat surfaces can create.

Substrate:
Natural Matte is available on either ZINCALUME® or TruZinc® in standard widths and gauges. Inquire with your account manager for pricing.

Inventory:
All six colors will be stocked in 24ga TruZinc in Kalama, WA (48.375" x 0.0236" 50CL1 G90). Steelscape intends to expand this inventory offer to a ZINCALUME substrate in Rancho Cucamonga, CA.

Handling and Installation:
The very light texture of the Natural Matte finish can be susceptible to marring if handled incorrectly. Common causes of marring include dragging items across the painted surface, such as metal panels and wood crating, or walking across the surface with foreign objects embedded in footwear. Additional care should be taken during the handling and installation of this product to prevent avoidable visible blemishes. Steelscape recommends the application of strippable film to avoid transit abrasion or job site delivery damage.

Strippable Film:
Please see the separate strippable film technical bulletin. In summary, Natural Matte may see the premature loss of adhesion with some strippable film variants. For a list of suitable strippable film options, please contact Steelscape.

Samples:
Samples of all six colors are available by request from Steelscape sample fulfillment, either complete the sample request form, or visit the Natural Matte web page.

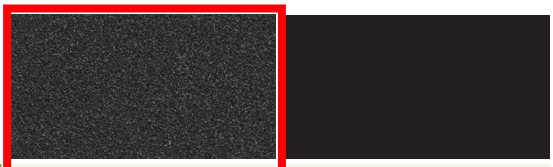
Touch Up Paint:
Custom matched touch up paint is available through a third-party vendor. Please contact Steelscape for vendor details and appropriate paint codes.

Other Information:
All product information can be found at Steelscape.com/natural-matte

For additional product information, marketing material, technical resources, or product support, please contact (888) 553-5521. Steelscape can also assist in the communication of the advantages of Natural Matte to homeowners, designers, HOAs or planning bodies.

Batch sensitivity:
This product is batch sensitive.

Natural Matte Comparison:



Color Name	Natural Matte Carbon	Standard Black
LRV	5	5
Gloss	0.9	21
Sheen	3.8	25
SRV	26	30
SRI	25	29

Natural Matte Compared To Other Paint Types

ASTM D523 Measurement	Standard Painted Metal	Low Gloss Painted Metal	NATURAL MATTE
Gloss	30-40 GU	5-15 GU	0.08 – 1.5 GU
Sheen	55-75 GU	10-25 GU	2-3 GU

Overview:
Light Reflectance Value, or LRV, measures the amount of visible or usable light that reflects from a surface. Of note, this measures how light or dark a color will appear, rather than the concentration of reflected light at a certain angle, observed as visible surface shine.

Those familiar with metal will know that it can have significant visible shine or sheen at certain viewing angles which some end-users may dislike. Gloss and sheen are a better representation of this phenomenon. Both gloss and sheen are measured based on striking a surface with a known quantity of light and observing the amount of concentrated light reflected at a specific viewing angle. Gloss is measured at 60 degrees and Sheen at 85.

Interpreting the Data:
While Natural Matte Carbon may appear like a traditional black, its interaction with light is completely different, and this is captured in the data. See how the LRV of these colors is identical, this demonstrates that the color hue will look similar, such as on a static color card or when viewed inside. LRV represents the position of the color relative to black or white and this is why both numbers are very low. However, the gloss and sheen is completely different, demonstrating the ability of the Natural Matte technology to reduce shine in installed applications. As Natural Matte uses the same underlying paint system as standard paint, including cool pigment technology, the SRV and SRI values (how much invisible, heat causing light is reflected) are similar to the standard black.

Article Summary: In this article we will review:

Key Light Considerations – Not just color and contrast (lightness/darkness) but also the type of light reflection (specular or diffuse).

Light Reflectance Value (LRV) – The measurement of the total reflection of visible light, used to assess how light or dark a color will appear relative to black or white extremes.

Gloss and Sheen – The assessment of the concentrated reflection of visible light (seen as shine) from a specific viewing angle, influenced by surface texture, chemistry, and other factors.

Solar Reflectance/Reflectivity Value – Measures the reflection of visible and non-visible light (total solar spectrum) and used to determine how much heat will be reflected from a surface (which contributes to structure cooling costs).

Improving Metals Integration – New technology including textured and disruptive paints can be used to achieve a variety of light and dark colors while offering significantly lower visible shine.

Metal is a durable roof solution which affords unmatched design flexibility. However, traditional metal finishes may not be suitable for all applications. Homeowners associations, planning ordinances, and other building provisions may seek to restrict the selection of metal finishes due to their traditional interaction with light.

No-one wants a building that does not suit its environment or a surface that may create an unwanted distraction for others. To avoid this issue, many designers, homeowner's associations, and review bodies comparatively evaluate colors and end-products to facilitate the selection of an appropriate exterior material.

As explored in this article, this evaluation must include more than one single metric. Often planning bodies rely exclusively on the term Light Reflectance Value or LRV to determine the suitability of colors and products for an environment. In this document we outline the concept of LRV in building design, in addition to other key metrics to consider including gloss and sheen.

In this article we also review the importance of understanding the efficiency of a finish at reflecting heat, often a biproduct of color selection. Using the combination of these metrics and being aware of the finish enhancement options available will help ensure that designers and building owners select the right color and finish for their next project.

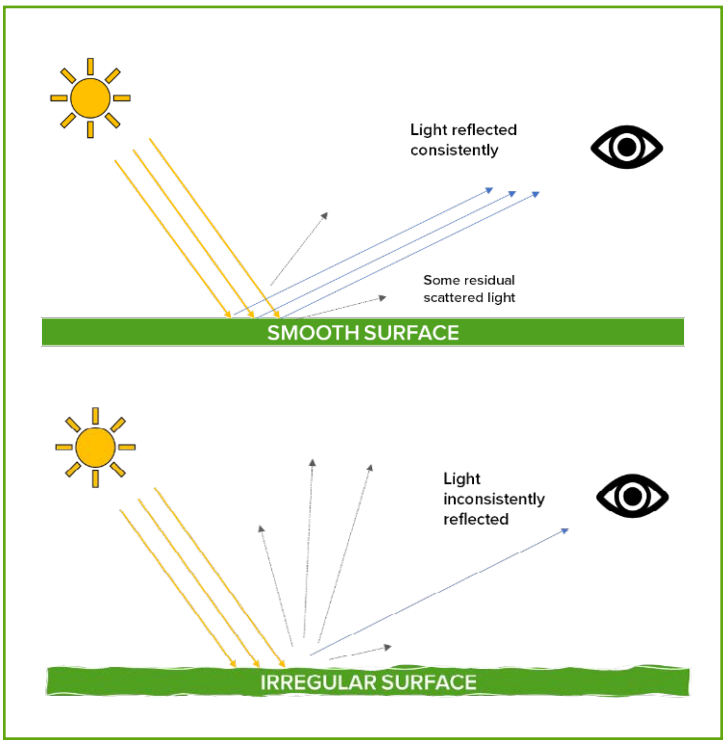
More than Just Color

The way light interacts with a surface is beyond just the color. Several attributes impact light reflection including chemical composition, translucency, cleanliness, and most importantly surface texture.

Why?

Surfaces can provide two distinct types of reflection, specular reflection (mirror like reflection) or diffuse reflection (the scattered reflection of light). Smooth surfaces reflect light in a consistent direction, intensifying the reflection and subsequent light observed. Irregular and varied surface textures do not reflect light in a consistent direction, creating the diffuse light reaction.

For specular reflective surfaces this concentrated reflection means that reflectivity will be nearly zero at all angles except at the appropriate reflected angle. By comparison for diffuse surfaces reflectivity will be uniform at all angles.



This underpins why some materials, irrespective of color, and when viewed from certain angles, will noticeably reflect light, such as metal, polished glass, or polished wood, creating a shine. By comparison, other materials, irrespective of color, such as shingles, clay, or aged wood, will offer a similar appearance at all lighting angles.

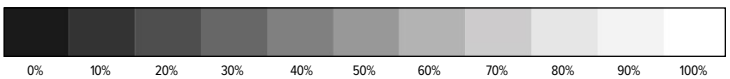
> ***Example of Concentrated v Diffuse Light:*** *A rich standard painted black metal color will appear black and full of color when viewed from 90 degrees, however in direct sunlight and when viewed from a side angle may appear lighter and provide a noticeable shine or reflection of light. This is because it is a specular reflective surface. By comparison a light gray asphalt shingle will generally appear the same irrespective of the lighting angle, this is because it is a diffuse reflective surface.*

So, what are some of the common metrics used to assess light reflection for building products and how will it impact my project?

Light Reflectance Value – Light v Dark

Light Reflectance Value, or LRV, measures the amount of visible or usable light that reflects from a surface. Of note, this measures the total amount of light reflected from the surface rather than the reflection of concentrated light at a specific viewing angle. LRV is expressed as a percentage from 0 to 100. Zero represents an absolute, all-absorbing black and 100% refers to a pure reflective white. This rating is best used to estimate how light or dark a color will appear. This value is often used to help designers and homeowners select hues within a color range and can be used for grouping and comparing colors, such as when creating complementary color palettes. LRV is typically calculated using a specially calibrated spectrophotometer.

For exterior applications, such as roof and siding surfaces, this alone may not be an accurate gauge of perceived light reflection. Specifically, sunlight falls at varied angles throughout the day, and may create a noticeable shine during certain hours. This is a combination of the specular reflection of light, the angle of the sun, the angle of the exterior building surface, and where the surface is being viewed from. LRV alone will not provide an accurate measure to assess the intensity of this concentrated reflected light.

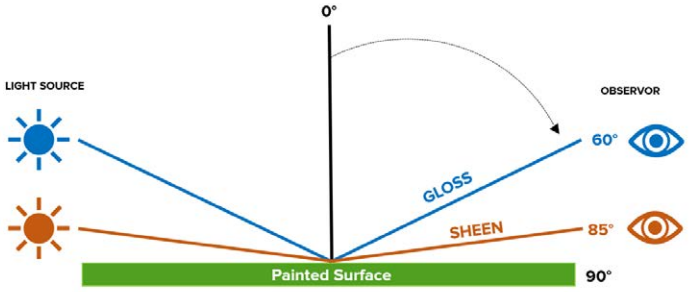


LRV is best used to assess how light or dark a color will appear.

Gloss and Sheen – Concentrated Light

Gloss and sheen both relate to the reflection of light but refer to the concentration of reflected light with the light source and measurement taken at a specific viewing angle. This measurement is used to assess the observable shine on certain surfaces.

Both gloss and sheen are measured based on striking a surface with a known quantity of light and observing the amount of light reflected at a specific viewing angle. Gloss is measured based on the reflection of the light source when observed at a 60-degree angle from the surface whereas sheen is observed at an 85-degree angle. The 85-degree angle is observed more in-line with the painted surface and can be a more accurate measurement for low gloss surfaces.



While correlated to color, other elements such as surface texture, surface chemistry, and cleanliness play a greater role in the impact of gloss and sheen. For example, a light covering of dust on the surface of your car will not drastically shift the color, however it will impact the intensity of light reflected.

Both gloss and sheen can be recorded using a consistent, scientific scale. Gloss Units (GUs) record the reflected light based on a 0-100 scale. The lower end (0 GUs) indicates a perfectly matte surface. The higher end (100 GUs) is based on a standard of polished black glass. It is possible for highly reflective surfaces such as a mirror to exceed 100 GUs. To perform this assessment accurately, gloss units can be recorded with a gloss meter with the testing process conducted in accordance with ASTM standard D523.

While this measure may not be as useful for grouping colors into a palette, this can be used to evaluate the intensity of reflected light from common viewing angles – often the concern with metal such as the way a roof plane may look to neighbors or pedestrians.

Solar Reflectance Value (SRV) - Efficiency not Vibrancy

Solar radiation reaches the earth's surface in three distinct wavelengths: ultraviolet, infrared, and visible light. Near infrared (NIR) radiation is responsible for heat build-up within a structure. Most dark pigments readily absorb IR radiation and trap heat compared

From:	Bruce Derrick
To:	cd; Drew Nelson
Cc:	Bruce Derrick; Will Derrick; Max Tribble; Brittney Tribble - MTRI; Marina Nacheva
Subject:	Proposed Class 3 remodel and addition to 112 Stevens Drive (Lot 205a)
Date:	Sunday, July 7, 2024 1:07:16 PM
Attachments:	image001.png
Importance:	High

To Members of the Design Review Board,

I own and have owned since completion in the fall of 2005, 108 Stevens Drive, which shares my southern P/L and G.E. with the subject property.

By way of background, I have been in the real estate (primarily commercial) development business for almost 50 years, during which period my firm has developed numerous projects in eight states. I mention this because, in the process, we have encountered and dealt with some very restrictive development guidelines, especially as our proposed developments might negatively impact adjoining commercial properties. When carefully viewed through an impartial lens, the remodel and addition being proposed will have significant negative impact on the homes (our personal residences, not commercial property) which share P/Ls with Lots 205a [mine, and Max & Brittney Tribble (copied herein) on the northeast P/L]. A few of the more significant aspects include –

- Having reviewed initial drawings/renderings, the proposed addition does not appear to be architecturally harmonious with the existing home.
- The addition appears to be much too massive for a small (1/2 acre) lot and completely out of scale relative to the existing house (a ten-bedroom house ? on a ½ acre lot).
- It will eliminate some much-needed green space from a lot that is already consumed by a sizeable house, large driveway, and auto court.
- Perhaps most troublesome is the excessive amount of glass which will reflect glaring light into my home and perhaps into the Tribble's home, as well.

Other equally important considerations by the DRB should (must) be –

- How and where will they park vehicles on site for a ten-bedroom house? Is there a restriction on the number of "Owner" vehicles that can be parked in a driveway? We suspect some vehicles will find their way to the cul-de-sac.
- Whatever the scale of the DRB approved addition may be, where will construction vehicles park during the two-year construction process?
- What commitment will TMV make to the remaining four property owners on Stevens Drive to repair and restore the shoulders, and repave the street post construction ?

Admittedly, since I know the original builder of 112 and the two families who have owned it since completion, my personal view is it is a beautiful home in its current state. This said, if the

DRB is going to seriously consider this massive addition (that will make a beautiful home look more like a hotel), then you should, at the minimum, require a dense buffer of greenspace, including tall conifers at close spacing along each P/L.

While it is not my or the Tribble's intent to deny the new owners the right to enjoy their home, neither I nor the Tribbles should have the peaceful enjoyment of our homes negatively impacted simply because the new owners of 112 Stevens desire to overbuild on a small lot. There is a strap metal sign hanging above our front porch that states "Camp Happy Place". Our family understandably wishes to maintain that environment. (I know the Tribbles have similar feelings.)

(Out of courtesy, I am copying Marina Nacheva since she contacted me several times in the past two months, though she never raised this specific matter.)

Respectfully submitted,

BRUCE W. DERRICK
DERRICK INTERESTS, INC.
3900 ESSEX LANE, **SUITE 340**
HOUSTON, TX 77027
PH: 713.529.4244 / CELL: 713.858.1368
FAX: 713.529.9517