TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY MARCH 6, 2025, 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/87930580068
Meeting ID: 879 3058 0068

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	Howe	Action	Reading and Approval of Summary of Motions of the February 6, 2025, Design Review Board Meeting.
3.	10:02	45	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-4-8 Unit 8, TBD Raccoon Ln*, pursuant to CDC Section 17.4.11.
4.	10:47	30	Nelson/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a significant addition at Lot 23R, 121 Yellow Brick Rd, pursuant to CDC Section 17.4.11.
5.	11:17	45	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot GH-6, 106 Cabins Ln, pursuant to CDC Section 17.4.11.
6.	12:02	15	**Lunch**	**Lunch**	**Lunch**
7.	12:17	30	Ward/ Forsythe	Quasi-Judicial	Review and recommendation to Town Council for a CDC amendment proposing adoption of The 2024 Editions of the International Building Code (“IBC”), International Residential Code (“IRC”)), International Mechanical Code (“IMC”), International Fuel Gas Code (“IFGC”), International Property Maintenance Code (“IPMC”), International Plumbing Code (“IPC”), International Existing Building Code (“IEBC”), International Swimming Pool and Spa Code (“ISPSC”), and the 2018 International Fire Code (“IFC”) as adopted by the Telluride Fire Protection District (TFPD), the 2023 Edition of the National Electric Code, NFPA70, (“NEC”), as adopted by the State of Colorado, (collectively referred to as the “codes”).
8.	12:47	45	Perez/ Ward	Worksession	Worksession regarding potential changes to the lighting regulations.

9	1:32	2	Nelson/ Applicant	Informational	Consideration of a Design Review: Final Architecture Review for a new single-family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln*, pursuant to CDC Section 17.4.11. This item was previously noticed for this date, but was tabled at the February 6, 2025 Design Review Board meeting. This item will not be reviewed at today's hearing.
10.	1:34	0	Chair	Adjourn	Adjourn

*Formerly Coonskin Ridge Ln.

DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
FEBRUARY 6, 2025, 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 10:02 a.m. on February 6, 2025.

Attendance

The following Board members were present and acting:
Banks Brown
Liz Newton
Ellen Kramer
Scott Bennett
Greer Garner
Adam Miller
David Eckman
Jim Austin (via Zoom)

The following Board members were absent:
David Craige

Town Staff in attendance:
Amy Ward – Community Development Director
Drew Nelson – Housing Director
Claire Perez – Planner II (via Zoom)
Erin Howe – Planning Technician

Public Attendance:
Craig Spring
Greg Simpson
Elizabeth Burke Simpson
Chris Myers
Mary Beth Mueller
Patrick D
Brian Wallin

DRAFT

Kristen Clothier
Chris Hawkins
Teri Steinberg

Public Attendance via Zoom:
David McConaughy
Mariah
Chris Hawkins
Don Gurney
Craig Spring
Erik G
Brian Wallin
Steve Morton
Jim Jennings
Nico Warden
Michael Saftler
Warden Assistant
Paul Sangha Creative
Greg Pope
Gregg

Item 2. Reading and Approval of Summary of Motions of the January 9, 2024, Design Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Newton** the DRB voted **unanimously** to **approve** the summary of motions of the January 9, 2025, Design Review Board meeting minutes.

Item 3. Review and Recommendation to Town Council regarding a height variance application for Lot 161A-R2 Unit 1, TBD Raccoon Ln, pursuant to CDC Section 17.4.16.

Drew Nelson: Presented as Staff
Chris Hawkins, Teri Steinberg, Don Gurney, and Craig Spring: Presented as Applicants
Public Comment: Elizabeth Burke Simpson, Chris Myers, Mary Beth Mueller, Brian Wallin, Greg Simpson, and Kristen Clothier

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted **unanimously** to **table** the Review and Recommendation to Town Council regarding a height variance application for Lot 161A-R2 Unit 1, TBD Raccoon Ln, pursuant to CDC Section 17.4.16., based on the evidence provided in the staff memo of record dated January 29, 2025, and the findings of the meeting.

DRAFT

Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln*, pursuant to CDC Section 17.4.11.

Drew Nelson: Presented as Staff
Chris Hawkins, Teri Steinberg, Don Gurney, and Craig Spring: Presented as Applicants
Public Comment: Elizabeth Burke Simpson, Chris Myers, Mary Beth Mueller, Brian Wallin, Greg Simpson, and Kristen Clothier

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted **unanimously** to **table** the Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated January 29, 2025, and the findings of the meeting.

The Design Review Board took a 10-minute break, reconvening at 12:26pm.

Item 5. Consideration of a Design Review: Final Architecture Review for a new single-family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln*, pursuant to CDC Section 17.4.11. This item was previously noticed for this date, but the Initial Architecture and Site Review was Continued to this meeting. This item will not be reviewed at today's hearing.

On a MOTION by **Bennett** and seconded by **Kramer** the DRB voted **unanimously** to **table** the Consideration of a Design Review: Final Architecture Review for a new-single family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln*, pursuant to CDC Section 17.4.11., based on the findings of this meeting.

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-4-8 Unit 8, TBD Raccoon Ln*, pursuant to CDC Section 17.4.11. This item was continued to this meeting. The applicant is requesting a continuation to the March 6, 2025 hearing. This item will not be reviewed at today's hearing.

Claire Perez: Presented as Staff
Chris Hawkins: Presented as Applicant
Public Comment: None

On a **MOTION** by **Newton** and seconded by **Bennett** the DRB voted **unanimously** to **continue** the Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-4-8 Unit 8, TBD Raccoon Ln*, pursuant to CDC Section 17.4.11., to the **March 6, 2025** Design Review Board meeting, based on the evidence provided in the staff memo of record dated January 27, 2025, and the findings of the meeting.

DRAFT

Item 7. Review and Recommendation to Town Council Regarding an Ordinance Clarifying and Correcting the Density Allocated to Lots 1001 And 1005R.

Amy Ward: Presented as Staff and Applicant
Public Comment: None

On a **MOTION** by **Garner** and seconded by **Newton** the DRB voted **unanimously** to **approve** the Review and Recommendation to Town Council Regarding an Ordinance Clarifying and Correcting the Density Allocated to Lots 1001 and 1005R, based on the evidence provided in the staff memo of record dated January 27, 2025, and the findings of the meeting.

Item 8. Worksession regarding potential changes to the lighting regulations.

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted **unanimously** to **continue** the Worksession regarding potential changes to the lighting regulations to the **March 6, 2025** Design Review Board Meeting.

Item 9. Adjourn

The DRB voted **unanimously** to adjourn the February 6, 2025 Design Review Board Meeting at 12:41 PM.

Prepared and submitted by,

Erin Howe, Planning Technician

DRAFT

COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 3

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; March 6, 2025

DATE: February 24, 2025

RE: Staff Memo – Initial Architecture and Site Review (IASR) for Lot 161A-4 Unit 8, TBD Raccoon Lane.

APPLICATION OVERVIEW: New Single-Family Detached Condominium on Lot 161A-4 Unit 8

PROJECT GEOGRAPHY

Legal Description: UNIT 8 THE RIDGE AT TELLURIDE LOCATED ON LOT 161A-4 ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 3262 RECEPTION NO 365188 AND AMENDED AND SUPPLEMENTED BY THE PLATS RECORDED IN PLAT BOOK 1 AT PAGE 3649 RECEPTION NO 383984 PLAT BOOK 1 AT PAGE 3686 RECEPTION NO 385382 PLAT BOOK 1 AT PAGE 3900 RECEPTION NO 398499 PLAT BOOK 1 AT PAGE 3975 RECEPTION NO 403055 PLAT BOOK 1 AT PAGE 4283 RECEPTION NO 409853 PLAT BOOK 1 AT PAGE 4349 RECEPTION NO 413134 PLAT BOOK 1 AT PAGE 4888 RECEPTION NO 446065 AND PLAT BOOK 1 AT PAGE N/A RECEPTION NO 458069 AND ACCORDING TO THE DECLARATION FOR THE RIDGE AT TELLURIDE RECORDED AT RECEPTION NO 365201 AS AMENDED AND SUPPLEMENTED BY THE DOCUMENTS RECORDED AT RECEPTION NO 383983 RECEPTION NO 385383 RECEPTION NO 398448 RECEPTION NO 403054 RECEPTION NO 409854 RECEPTION NO 413135 AND RECEPTION NO 458070 ALL IN THE OFFICE OF THE COUNTY CLERK AND RECORDER SAN MIGUEL COUNTY COLORADO

Figure 1: Vicinity Map

Address: TBD Raccoon Lane
Applicant/Agent: Chris Hawkins, Alpine Planning, LLC
Owner: Sunshine Ridge Investments, LLC
Zoning: Multi-family

Existing Use: Vacant
Proposed Use: Single-Family detached condominium
Lot Size: 0.161 acres, 7,233 Sq. Ft.
Adjacent Land Uses:

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

ATTACHMENTS
Exbibit A: Architectural Plan Set
Exhibit B: Staff/Public Comment
Exhibit C: The Ridge Development Agreement

Case Summary: Chris Hawkins of Alpine Planning is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) for a new single-family detached condominium on Lot 161A-4 Unit 8, TBD Raccoon Lane. The lot is approximately 0.16 acres and is zoned multi-family. The proposed design consists of a three-story structure. The overall square footage of the home is approximately 7,901 gross square feet. Because of the home's location near the top of Coonskin Ridge, additional development regulations must be addressed in addition to the general Design Review Standards – specifically, CDC Section 17.5.16: Ridgeline Lots. The applicant has provided all the required materials for the IASR for the proposed home.

The proposed development requests design variations for a\ flat roof form, and specific approvals for building materials and the disturbance of steep slopes.

The DRB reviewed this case at the January 9, 2025, DRB meeting, and continued the discussion to the March 6, 2025, meeting. The Board requested that the applicant provide a physical material board, and more details on the front walkway and retaining walls. The DRB also requested that the applicant revise the architectural and engineering plans to be aligned.

Story Pole Requirement
In accordance with CDC Section 17.5.16(B)(5), the application is required to erect story poles "to reflect the maximum height of the proposed development where such development will extend closest to the view plane as described in section 4 above; and (b) the installation of a light to illuminate the story pole where off-site light would be visible from the highest window." The applicant has provided a view plane study demonstrating that the home is not viewable from Eider (Gold King). San Miguel County has granted the applicant's request to waive the story pole requirement.

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	35-45'*	29'-4"
Maximum Avg. Building Height	30'	21.13'
Maximum Lot Coverage	100% per unit	n/a

General Easement Setbacks	No GE	
Roof Pitch		
Primary		Flat
Secondary		Flat
Exterior Material		
Stone	35% minimum	35.13%
Windows/Doors	40% maximum	33%
Parking	1	1 space offsite

*Coonskin View Plane Restrictions apply, see discussion 17.3.2

Specific Approval:

1. Development on Steep Slopes >30%
2. Materials – Board form concrete, composite siding, EPDM roofing material

Design Variations:

1. Flat Roof Form

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated December 16, 2024.

17.3.4 Specific Zone District Requirements

Staff: Section 17.8.1, CDC states that single-family detached condominiums may have one kitchen. A wet bar is allowed in common living rooms and common spaces. Sheet A2.1 shows a bar area with a stove top in the rec room. Prior to final review, the floor plan should be revised to meet zoning requirements.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: Criteria met.

17.3.14: General Easement Setbacks

Lot 161A-4 Unit 8 is not burdened by any General Easements or Setbacks. The development documents specify that each unit is permitted to utilize the full amount of square footage allocated.

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: Unit 8 features a contemporary design that utilizes materials often seen in modern homes. The home incorporates traditional design elements referenced in the CDC such

as a strong grounded base and stone, wood, and metal. The proposed design includes several elements requiring a design variation or specific approvals. The home utilizes composite wood siding. Composite siding requires specific approval from the DRB. There are currently no other homes on the Ridge with composite siding. The majority of homes on the Ridge follow a traditional alpine design with gable roofs and darker material palettes. The DRB should discuss if the home fits in with its surroundings and the Town design theme. The proposed materials are capable of withstanding the high alpine environment. The mass and scale of the home is consistent with other developments on the Ridge.

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

Staff: The site is located at the end of Raccoon Lane and slopes towards the south. The proposed home steps with the hillside. The north and south side of the lot contain a few areas with a slope greater than 30%. Development on lots greater than 30% require specific approval by the DRB. The home also contains retaining walls outside of the building envelope. The retaining walls are allowable per the Ridge Development Agreement. However, Section 17.5.5.A.1 of the CDC states, "Siting of buildings and routing of driveways, utilities, walkways, drainage, etc. shall be designed to blend with the topography and avoid unnecessary disturbances to existing vegetation, ponds, streams and wetlands." The proposed retaining walls outside of the building envelope range from 4-17' in height. Moreover, the applicant has proposed a retaining wall along the eastern side of the building envelope that has a maximum height of 17'. The middle of the retaining wall is 9' and tapers to finished grade. The plan was revised to include steps between the retaining walls. An additional retaining wall is proposed along the northwest side of the building envelope and connects the driveway to the entry walkway. The plan should be revised prior to final review to include the height of the wall. The DRB should discuss whether the retaining walls blend with the topography and avoid unnecessary disturbances to the site.

The Ridge Development agreement provides conflicting statements on whether retaining walls are allowed. First it discusses allowable uses on Common Element Open Space Tracts: 3.2.1 "Common Element Open Space Tracts A tract of land owned by The Ridge At Telluride Homeowners Association, Inc., which may be used for, but is not limited to, the following: ski slopes, ski trails, ski lifts, snow making facilities or other recreational facilities, lift structures, communication receiving stations, communication transmitting stations, drainage ditches, drainage swales, drainage structures, access roads, service roads, maintenance roads, utility transmission lines, pedestrian paths, hiking and biking trails, transportation system facilities, golf cart parking lots, storm drainage systems, retaining walls, benches, snow storage, landscaping, cross-country skiing trails, golf cart access, snowcat access and all Buildings and incidental or accessory facilities related to any of the above-described Uses.

The development agreement goes on to state "The DRB stated clearly to Owner that the DRB would not allow future development and construction, including hardscape, decks, and all improvements, outside of the building envelopes". Then further clarifies the definition of Development: "Development shall mean any of the following activities for which permission may be required from the Town of Mountain Village pursuant to its Land Use Ordinance or Design Regulations: (a) the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings, structures, or accessory structures; (b) any use or change in use of any buildings, land, or water; (c)

any clearing, grading or other movement of land; (d) any dredging, filling, grading, paving, excavation, or drilling operations; (e) the storage, deposition, or excavation of materials or (f) landscaping or hardscaping." Staff believes the intent of this section of the development agreement was to prevent creep beyond the building envelope. While several of the retaining walls are for retaining and grading purposes, it appears that the retaining walls on the southern side of the building envelope create an outdoor living space for the home. The concrete patio stays within the building envelope, but the retaining walls extend past it. The DRB should discuss whether these walls meet the intent of the Ridge Development Agreement.

17.5.6: Building Design

Staff: The building materials have not been revised since the previous meeting. The following comments are still relevant. The home features a modern design that incorporates light stone in a horizontal arrangement, composite oak siding, fir columns, steel railings, and black clad windows and doors. The home is comprised of a light neutral pallet. Composite wood requires specific approval by the DRB. The applicant has proposed EPDM roofing material with sections of ballasted material. EPDM roofing requires a design variation. A drawing detail of the roof material was provided on Sheet A2.4. The ballast will be 2 ½" deep with ½" diameter black stones. The fascia will be 22-gauge black metal. Staff recommends using a thicker metal to prevent oil canning.

Much of the fenestration is located on the southwest elevation of the home. The CDC states "window placement and size shall be sensitive to light spill to adjacent properties". The Southwest facing elevation also faces the gondola corridor. The DRB should discuss whether the amount of fenestration on this elevation should be broken up to avoid large areas of illumination from being seen off property at night. The applicant provided the recess details for the windows and doors on Sheet A3.5. The windows and doors meet recess depth requirements.

The home has been designed with three main flat roofs. Section 17.5.6.C.1.a states, "The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets." Moreover, the CDC also notes that "The design of roofs shall reflect concern for snow accumulation and ice/snow shedding." The DRB should discuss if the roof form meets these requirements. Flat roof form is a design variation. There are currently no other homes on the Ridge with a flat roof.

17.5.7: Grading and Drainage Design

Staff: A grading plan was provided on Sheets C2.1-C2.3. The plan proposes grading and retaining walls outside of the building envelope in the Common Element Open Space Tract. The Ridge Development agreement lists drainage structures and retaining walls as allowable uses within the Common Element Open Space Tract. The plan includes a 2.5-4.5' retaining wall along the driveway, 4-6' retaining walls along the south side of the home, and a 17' retaining wall along the eastern edge of the building envelope. The applicant has noted that the eastern retaining wall will taper off in height to meet existing grade. Moreover, the wall has been revised to include steps to soften the wall. The stepped walls are shown on the renderings on Sheet A3.6. The retaining walls are proposed as board form concrete. Board form concrete requires DRB specific approval. Prior to final review, the applicant should provide more details on the design of the board form concrete. Board form concrete contrasts with the existing stone retaining walls along the cart path on the Ridge.

The plan has been revised to include conceptual shoring along the front and eastern side of the building envelope. The shoring is proposed close to the property line and the

adjacent open space parcel. The applicant should provide more details on whether this would extend onto OSP-49R. Moreover, the applicant should provide more details on the type of shoring proposed. The plan has also been revised to show the existing soil nails above "the crack".

17.5.8: Parking Regulations
Staff: Criteria met.

17.5.9: Landscaping Regulations
Staff: The applicant has not provided a landscape plan. It should be noted that a landscape plan is not required until final architecture review.

17.5.11: Utilities
Staff: Criteria met.

17.5.12: Lighting Regulations
Staff: A lighting plan was provided on Sheets E2.1- E2.2. The fixture has been revised to meet CDC requirements. The downlight is 600 lumens. The majority of the fixtures are proposed on the lower-level patio on the southwest elevation. 17 fixtures are proposed on the lower-level patio. 8 fixtures are proposed on the main level patio. Staff recommends reducing the light fixtures in these areas to just the amount necessary for safety. The lighting plan is discussed in greater detail below in Section 17.5.16.6. A lighting plan, full page cut sheets, and a photometric study is required for final review.

17.5.13: Sign Regulations
Staff: The site plan shows the address monument on the east side of the driveway outside of the building envelope. The design of the address monument has not been provided. Prior to final review, the applicant shall provide the address monument design.

17.5.16: Ridgeline Lots
The CDC identifies Lot 161A-4 as a part of the Ridge Area and as such provides additional design restrictions. As previously described, the intent of these standards is to memorialize the restrictions in the development agreement. These provisions attempt to require the home to maintain visual subordinance to the natural landscape along the ridge.

In order to accomplish this, the code requires the following:

1. *All improvements are subject to a ridgeline covenant with San Miguel County as recorded at reception number 329093. The Town does not enforce the ridgeline covenant, with enforcement solely administered by San Miguel County.*

   Staff: The improvements appear to be aligned with the ridgeline covenant as discussed above within this memo. The Town of Mountain Village does not enforce this covenant but provided this application and all materials to both San Miguel County and the Town of Telluride for those agencies to provide comment on the proposed application.

2. *The building height on Lot 161A-1Rshall not exceed 35 feet (35') along the ridgeline of such building.*

   Staff: Not applicable. Subject unit is within Lot 161A-4.

3. *Building height on other ridge area lots shall not exceed the lesser of:*

a. *The height of forty-five feet (45'); or*
b. *The maximum height allowed to the view plane limitation set forth in section 4 below.*

Staff: The applicant has calculated a maximum height of 29'-4" and a maximum average height of 21.13'. The building height does not protrude into the 35' or 45' view plane limitations. Criteria met.

4. *Except for the existing building on Lot 161A-1R and gondola facilities, the development of ridgeline area lots shall be designed to ensure that no lighting or any part of any building or structure extends into the view plane as shown on the Coonskin View Plane drawing recorded at reception number 328113.*

   Staff: The applicant has requested that San Miguel County and the Town of Telluride waive the Coonskin View Plane requirement to place story poles on the site. The County has approved the waiver request.

5. *New development in the ridgeline area, excluding the existing building on Lot 161A-4 and gondola facilities, shall require (a) the erection of a story pole to reflect the maximum height of the proposed development where such development will extend closest to the view plane as described in section 4 above; and (b) the installation of a light to illuminate the story pole where off-site light would be visible from the highest window. The applicant for development shall provide written notice of the story pole erection to San Miguel County and the Town of Telluride.*

   Staff: As noted above, the story pole requirement has been waived for the site.

6. *To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.*

   Staff: The lighting plan includes a recessed can light. The applicant has proposed 10 recessed can lights on the northeast elevation in the entry walkway. The lights will likely be shielded by the wood pillars; however, the applicant should provide a photometric plan to demonstrate this. Staff recommends reducing the amount of fixtures in the walkway to just the amount necessary for safety.

7. *No solid fuel burning device shall be allowed in the building on Lot 161A-1R*

   Staff: All fireplaces at the home are required to be natural gas-burning fixtures as noted below.

8. *For all new development, or substantial modifications to existing development, a courtesy referral shall be provided to San Miguel County and the Town of Telluride consistent with the Referral and Review Process outlined in the Development Review Procedures. The Town is not bound by any referral comments from either jurisdiction.*

   Staff: A courtesy referral was provided to both the Town of Telluride and San Miguel County.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations
Staff: A fire mitigation plan has not been provided. It should be noted that fire mitigation plans are not required until final architecture review.

17.6.6: Roads and Driveway Standards
Staff: Criteria met.

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

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan has not been updated. The following comments are still relevant. The construction mitigation plan has not been provided. It should be noted that construction mitigation plans are not required until final review.

The applicant has identified a construction site access road that will take access from a ski access road on lot ROS-9-C. Lot ROS-9-C is part of the Common Element Open Space Tract owned by the Ridge HOA. The road appears to cross through an existing retaining wall. The applicant should provide more details on the access road and a revegetation plan.

Staff Recommendation: Staff recommends the DRB discuss the initial architectural and site review and determine if there is sufficient information to approve the design. Staff has provided two potential motions for the DRB.

If the DRB determines that additional information is required, staff recommends a motion for **continuance** to the regular DRB meeting on April 3, 2025.

I move to **continue** the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 161A-4 Unit 8, TBD Racoon Lane, based on the evidence provided within the Staff Memo of record dated February 24, 2025, to the Regular Design review Board Meeting on April 3, 2025.

Alternatively, 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 detached condominium located at Lot 161A-4 Unit 8, based on the evidence provided within the Staff Report of record dated February 24, 2025, with the following specific approvals and design variation:

Specific Approval:
1. Steep Slopes >30%
2. Materials – Board form concrete, composite siding, EPDM roofing material

Design Variation:
2. Flat Roof Form

And, with the following conditions:

1) Prior to final review, the kitchen shall be removed from the lower-level rec room.

2) Prior to final review, the applicant shall provide a design of the address monument that meets the CDC requirements.
3) Prior to final review, the applicant shall provide a design of the board form concrete for the retaining walls.
4) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
5) Prior to the issuance of a building permit, the applicant shall field verify all utility locations.
6) Prior to the issuance of a building permit, the addendum to the reservation agreement shall be executed.
7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials
11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

12) 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.
13) 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.

Alpine Planning, LLC
P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | chris@alpineplanningllc.com

MEMO

Date: February 19, 2025
To: Mountain Village DRB
From: Alpine Planning, LLC – Chris Hawkins
Subject: **Unit 8 The Ridge**

The DRB continued the Design Review Process application for Unit 8 to be able to view the materials board, show the front door walkway, ensure the civil and architectural plans conform, and change the southern retaining wall to have more stepping.

The plans are revised to show the front walkway. The plans have also been revised to have a stepped retaining wall as shown to break up its mass even though site walls do not have a height limit per the CDC. The architectural and engineering plans have also been conformed to match one another. Last, the materials board was shipped to the Town by the project architect.

We look forward to presenting the revised plans and materials to the DRB at the March 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

SURVEYOR
San Juan Surveying
102 Society Drive
Telluride, CO. 81435
(970) 728 - 1128
office@sanjuansurveying.net

CIVIL
Uncompahgre Engineering, LLC
David Ballode
P.O. Box 3945
Telluride, CO 81435
dballode@msn.com
(970) 729-0683

STRUCTURAL
Carl Warnke
Engineering Designworks, Inc.
1855 Ski Time DSquare, Unit E2C
Steamboat Springs, CO. 80487
P.O. Box 775729
970-879-4890
carl@engineeringdesignworks.com

ARCHITECT
Hinge Architects, Ltd.
Kurt Carruth
812 Grand Avenue, Ste 201
GWS, Co. 81601
c. 970-309-4432
e. kurt@hinge-architects.com

PLANNING
Alpine Planning, Inc.
Chris Hawkins, AICP
(970) 964-7927
Alpineplanningllc.com

CONTRACTOR
Tougher / New West
100 West Colorado Avenue, Suite G
PO Box 2760
Telluride, CO 81435
Office: (970)728-1722
Doug Gurlea / Partner
Cell: (970)389-4101
doug@toughernewwest.com

CONTRACTOR
Tougher / New West
100 West Colorado Avenue, Suite G
PO Box 2760
Telluride, CO 81435
Office: (970)728-1722
Ryan Tougher, Partner
Cell: (970) 729.1247
ryan@tougherconstruction.com

OWNER
Sunshine Ridge Investments, LLC.
1951 Faraway Road
Snowmass VIllage, CO. 81615

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24
STORYPOLE HEIGHTS	12-23-24
DRC UPDATES	01-27-25
DRC UPDATES	02-19-25

Project designed and drawn to adhere to the 2021 IRC.

COVER

1) The AIA Document A201 "General conditions of the Contract for Construction," latest edition, are hereby made a part of these contract documents, except as amended herein. Copies are on file and are available for inspection at the office of the architect.

2) The Contract Documents consists of the agreement, the general notes, the specification, and the drawings, which are cooperative and continuous. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancy between the different parts should be reported to the architect immediately.

3) All work shall comply with all state and local codes and ordinances, and shall be performed to the highest standards of craftsmanship by journeymen of the appropriate trades.

4) These documents are intended to include all labor materials, equipment and services required to complete all work described herein. It is the responsibility of the contractor to bring to the attention of the architect conditions which will not permit construction according to the intentions of these documents. It is the responsibility of the architect to provide details and/or directions regarding design intent where it is altered by existing conditions or where neglected in the documents.

5) Any materials proposed for substitution of those specified or called out by trade name in these documents shall be presented to the architect for review. The contractor shall submit samples when required by the architect, and all such samples shall be reviewed by the architect before the work is performed. Work must conform to the reviewed samples. Any work which does not conform shall be removed and replaced with work which conforms at the contractors' expense. Subcontractors shall submit requests and samples for review through the general contractor when work is let through him or her. Required verifications and submittals to be made in adequate time as not to delay work in progress.

6) 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 for samples in paragraphs, above.

7) The building inspector shall be notified by the contractor or when there is a need of inspection as required by the uniform building code or by any local code or ordinance.

8) The contractor shall be responsible for the safety and care of adjacent properties during construction, for compliance with federal and state OSHA regulations and for the protection of all work until it is delievered completed to the owner.

9) All dimensions noted take precedence over scaled dimensions. Dimensions noted with "NTS" denotes "Not To Scale".

10) Contractor shall verify and coordinate all openings through floors, ceilings, and walls with all architectural structural, mechanical, plumbing, and electrical drawings.

11) Contractor will assume responsibility of items requiring coordination and resolution during the bidding process.

12) Contractor will conform with material and equipment manufacturers recommendations.

13) All dimensions to framing unless noted otherwise.

14) Interior walls to be 2X4 at 16" OC. Unless noted otherwise refer to structural.

15) Crown all studs, joists, and rafters. Crown joists and rafters up.

16) Coordinate joist placement with plumbing fixture layout.

17) Hold all plumbing traps as high as possible and coordinate with cabinet accessories.

18) Property lines, utilities and topography shown is representative of information taken from a survey prepared by Surveyor of Record. Refer to the survey for this information. Notify architect immediately of any discrepency or variation between the drawings and actual site conditions.

19) Building footprint to be laid out by a certified surveyor.

20) Architect shall field verify building location after stake out is complete and before the contractor begins any site clearing. Notify the architect 24 hours in advance to arrange inspection.

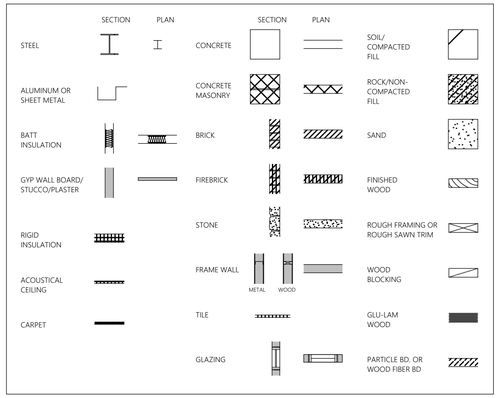
21) Surveyor shall lay out building footprint and location within the excavation prior to placing foundations.

22) Contact utility companies to field verify location of respective service lines prior to beginning construction.

23) Contractor shall insure positive drainage away from and around the structure. Notify the architect immediately whenever this is not possible. Ponding of surface waters shall not be permitted within 10 feet of the building perimeter.

24) The purpose of these drawings is only to graphically depict the general nature of the work. The contractor is responsible for confirming dimensions and selecting fabrication processes and techniques of construction. The architect and/or engineer shall be notified of any variation from dimensions or conditions shown in the drawings.

MATERIAL SYMBOLS LEGEND



LOT 8 DOOR SCHEDULE

MARK	TYPE	MANUFACTURER	W x H	MATRL.	FINISH	REMARKS
1	EXTERIOR	T.B.D.	4'-0" X 8'-0"	WOOD / GLASS	STAIN	ENTRY
2	INTERIOR	T.B.D.	3'-0" X 8'-0"	WOOD	STAIN	PRIVACY / PASSAGE
3	INTERIOR	T.B.D.	2'-8" X 8'-0"	WOOD	STAIN	POCKET DOOR
4	INTERIOR	T.B.D.	2'-6" X 8'-0"	WOOD	STAIN	PRIVACY / PASSAGE
5	EXTERIOR	T.B.D.	6'-0" X 8'-0"	WOOD / GLASS	STAIN	FRENCH DOOR - DOUBLE
6	EXTERIOR	T.B.D.	10'-6" X 10'-0"	WOOD / GLASS	STAIN	3 PANEL SLIDER - POCKET INTO WALL
7	EXTERIOR	T.B.D.	5'-0" X 10'-0"	WOOD / GLASS	STAIN	PASSAGE
8	EXTERIOR	T.B.D.	6'-0" X 8'-0"	WOOD / GLASS	STAIN	SLIDER
9	INTERIOR	T.B.D.	3'-0" X 8'-0"	WOOD	STAIN	1 HR RATED DOOR
10	EXTERIOR	T.B.D.	10'-0" X 9'-0"	WOOD / GLASS	STAIN	GARAGE DOOR
11	EXTERIOR	T.B.D.	9'-0" X 10'-0"	WOOD / GLASS	STAIN	GARAGE DOOR
12	INTERIOR	T.B.D.	2'-8" X 8'-0"	WOOD	STAIN	PRIVACY / PASSAGE
13	INTERIOR	T.B.D.	5'-0" X 8'-0"	WOOD	STAIN	SLIDER - CLOSET
14	INTERIOR	T.B.D.	3'-6" X 8'-0"	WOOD	STAIN	CLOSET
15	INTERIOR	T.B.D.	4'-6" X 8'-0"	WOOD	STAIN	DBL. DOOR - CLOSET

Notes:
1) All exterior doors to be clad. Color T.B.D.
2) See plan for operation and pairing typical.
3) Garage passage / Mechanical Closet doors to be 1 hour fire Rating.
4) All exterior doors to have weather stripping and threshold.
   Glazing to be dbl pane, insul, low-e glass, typical. U value - 0.30 or better.
5) Manufacturer - TBD

*** Contractor to verify quantities / U values / handing prior to order.**

LOT 8 WINDOW SCHEDULE

MARK	TYPE	WINDOW SIZE	MATRL.	FINISH	REMARKS
		W x H			
A	FIXED	2'-0" X 6'-0"	CLAD	FACTORY	
B	NOT USED				
C	CASEMENT	3'-0" X 5'-0"	CLAD	FACTORY	
D	FIXED	3'-0" X 5'-0"	CLAD	FACTORY	
E	FIXED	5'-0" X 1'-6"	CLAD	FACTORY	
F	AWNING	3'-0" X 2'-6"	CLAD	FACTORY	
G	NOT USED				
H	FIXED	5'-0" X 10'-0"	CLAD	FACTORY	
I	NOT USED				
J	NOT USED	1'-8" X 8'-0"	CLAD	FACTORY	
K	FIXED	2'-6" X 5'-0"	CLAD	FACTORY	
K1	CASEMENT	2'-6" X 5'-0"	CLAD	FACTORY	
L	FIXED	9'-0" X 5'-0"	CLAD	FACTORY	
M	NOT USED				
N	CASEMENT	3'-0" X 6'-0"	CLAD	FACTORY	
O	FIXED	6'-0" X 6'-0"	CLAD	FACTORY	
P	FIXED	6'-0" X 5'-0"	CLAD	FACTORY	
Q	FIXED	8'-0" X 13'-0"	CLAD	FACTORY	CAN BE TWO MULLED WINDOWS IF TOO LARGE / TOO $
R	CASEMENT	3'-0" X 4'-6"	CLAD	FACTORY	
R1	FIXED	3'-0" X 4'-6"	CLAD	FACTORY	
S	FIXED	6'-0" X 2'-0"	CLAD	FACTORY	
T	FIXED	2'-4" X 5'-0"	CLAD	FACTORY	
U	CASEMENT	2'-6" X 4'-0"	CLAD	FACTORY	

Note: See elevations for divided lite patterns and operation

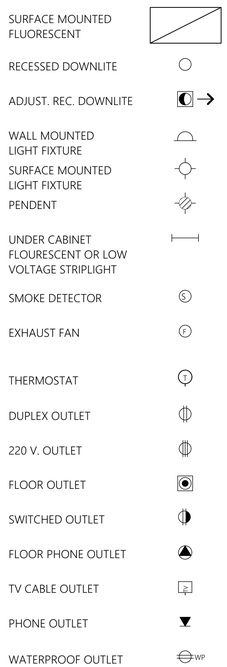
All windows to be (minimum) double pane, low E, insulated, U.N.O.
U Values 0.30 (or better) per GarCo Building requirements.
Manufacturer -TBD

*** Contractor to verify Window quantities / U value / mullion layout prior to order**

ABBREVIATIONS

ADD	*ADDENDUM*	*GR*	*GRADE*	*RM*	*ROOM*
AFF	*ABOVE FINISHED FLOOR*	*GYP*	*GYPSUM*	*RO*	*ROUGH OPENING*
ADJ	*ADJACENT*	*GWB*	*GYPSUM WALLBOARD*	*SAN*	*SANITARY*
AGG	*AGGREGATE*	*HDW*	*HARDWARE*	*SECT*	*SECTION*
ARCH	*ARCHITECTURAL*	*HD*	*HEAD*	*SEW*	*SEWER*
BM	*BEAM*	*HVAC*	*HEATING, VENTILATING, AND AIR CONDITIONING*	*SHT*	*SHEET*
BRG	*BEARING*			*SHLV*	*SHELVES*
BET	*BETWEEN*	*HT*	*HEIGHT*	*SIM*	*SIMILAR*
BD	*BOARD*	*HWY*	*HIGHWAY*	*SL*	*SLIDING*
BS	*BOTH SIDES*	*HOR*	*HORIZONTAL*	*STC*	*SOUND-TRANSMITION CLASS*
BO	*BOTTOM OF*	*ID*	*INSIDE DIAMETER*	*SPEC*	*SPECIFICATION*
BLDG	*BUILDING*	*INS*	*INSULATION*	*SQ*	*SQUARE*
CAB	*CABINET*	*INT*	*INTERIOR*	*STD*	*STANDARD*
CL	*CENTER LINE*	*JT*	*JOINT*	*STL*	*STEEL*
CER	*CERAMIC*	*LAM*	*LAMINATE*	*STRUCT*	*STRUCTURE (AL)*
CLR	*CLEAR*	*LAV*	*LAVATORY*	*SUB*	*SUBSTITUTE*
CLOS	*CLOSET*	*MFG*	*MANUFACTURER*	*SUPPL*	*SUPPLEMENT (AL)*
COL	*COLUMN*	*MO*	*MASONRY OPENING*	*SUSP*	*SUSPEND (ED)*
CONC	*CONCRETE*	*MTL*	*MATERIAL*	*TBD*	*TO BE DETERMINED*
CJ	*CONSTRUCTION JOINT*	*MAX*	*MAXIMUM*	*TEL*	*TELEPHONE*
CONT	*CONTINUOUS*	*MECH*	*MECHANICAL*	*TV*	*TELEVISION*
DP	*DAMPROOFING*	*MIN*	*MINIMUM*	*TEMP*	*TEMPERED*
DET	*DETAIL*	*MISC*	*MISCELLANOUS*	*IE*	*THAT IS*
DIA	*DIAMETER*	*NIC*	*NOT IN CONTRACT*	*THK*	*THICK*
DIM	*DIMENSION*	*NA*	*NOT APPLICABLE*	*TPH*	*TOILET PAPER HOLDER*
DW	*DISHWASHER*	*NTS*	*NOT TO SCALE*	*T & G*	*TONGUE AND GROOVE*
DN	*DOWN*	*OC*	*ON CENTER*	*T & B*	*TOP AND BOTTOM*
DR	*DRAIN*	*OFCI*	*OWNER FURNISH CONTRACTOR INSTALL*	*TO*	*TOP OF*
DWG	*DRAWING*			*T*	*TREAD*
EA	*EACH*	*OPG*	*OPENING*	*TYP*	*TYPICAL*
EL	*ELEVATION*	*OPP*	*OPPOSITE*	*UG*	*UNDERGROUND*
EQ	*EQUAL*	*OPH*	*OPPOSITE HAND*	*UNFIN*	*UNFINISHED*
EXIST	*EXISTING*	*OD*	*OUTSIDE DIAMETER*	*UBC*	*UNIFORM BUILDING CODE*
EJ	*EXPANSION JOINT*	*D*	*PENNY (NAILS,ETC.)*	*USG*	*UNITED STATES GAGE*
EXT	*EXTERIOR*	*PERF*	*PERFORATED*	*VAR*	*VARIABLE*
FO	*FACE OF*	*PL*	*PLATE*	*VENT*	*VENTILATE*
FIN	*FINISH*	*PW*	*PLYWD*	*VIF*	*VERIFY IN FIELD*
FP	*FIREPROOF*	*PROD*	*PRODUCT*	*VERT*	*VERTICAL*
FL	*FLOOR*	*PROJ*	*PROJECT*	*VAT*	*VINYL ASBESTOS TILE*
FD	*FLOOR DRAIN*	*PROP*	*PROPERTY*	*V*	*VOLTAGE*
FTG	*FOOTING*	*R*	*RADIUS OR RISER*	*WC*	*WATER CLOSET*
FDN	*FOUNDATION*	*REF*	*REFER*	*WP*	*WATERPROOF*
GA	*GAUGE*	*REFR*	*REFRIGERATOR*	*WT*	*WEIGHT*
GALV	*GALVINIZED*	*REINF*	*REINFORCE (D)*	*WIN*	*WINDOW*
GC	*GENERAL CONTRACTOR*	*REQD*	*REQUIRED*	*W/*	*WITH (COMB. FORM)*
GL	*GLASS*			*W/O*	*WITHOUT*
				WD	*WOOD*

ELECTRICAL SYMBOLS LEGEND



DRAWING SET CONTENTS

COVER SHEET
A.0.1 INFORMATION SHEET
SITE SURVEYS
SITE PLAN
COONSKIN VIEW PLANE
AREA CALCULATIONS
A2.0 LOWER LEVEL PLAN
A2.1 ENTRY LEVEL PLAN
A2.2 MAIN LEVEL PLAN
A2.3 UPPER LEVEL PLAN
A2.4 ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 EXTERIOR ELEVATIONS
A3.5 COLORED ELEVATIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
E2.1 EXTERIOR ELECTRICAL PLAN
CIVIL DRAWINGS
STRUCTURAL DRAWINGS

Project Geography + Zoning Requirements

	Existing/Requirement	Proposed (Approx.)
Unit Size	7,233	No Change
Floor Area (Gross)	No Maximum Size	7,901 sq. ft.
Zone District	Multi-Family	No Change
Maximum Building Height	45' per CDC Section 17.5.16(B)(3) or the maximum height allowed pursuant to the Coonskin View Plane	___' Please refer to Ridge Covenant discussion.
Maximum Average Building Height	30' Per County Stipulated Settlement Order at Reception No. 329093.	__'
Lot Coverage	CDC Lot Coverage is Not Applicable to The Ridge	NA
Setbacks	Not Applicable to The Ridge	NA
Parking	2 golf cart spaces per unit	2 golf cart spaces in garage

Exterior Materials Legend

Exterior Finishes:
1. 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. 1 x 12 HardiPlank 'Aspyre' siding Horiziontal
3. Stone veneer
4. Concrete walkway

Beams & Columns:
11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I Beam' column - (see structurals)

Trim:
15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonite panels
18. Wood braces - see structural

19. Roofing:
20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
22.

Misc.:
24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
28. Concrete retaining wall < 48" tall
29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
43040
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS 01-18-24	
HOA SCHEMATIC REVIEW 09-07-24	

Project designed and drawn to adhere to the 2021 IRC.

SURVEYOR
San Juan Surveying
102 Society Drive
Telluride, CO. 81435
(970) 728 - 1128
office@sanjuansurveying.net

CIVIL
Uncompahgre Engineering, LLC
David Ballode
P.O. Box 3945
Telluride, CO 81435
dballode@msn.com
(970) 729-0683

STRUCTURAL
Carl Warnke
Engineering Designworks, Inc.
1855 Ski Time DSquare, Unit E2C
Steamboat Springs, CO. 80487
P.O. Box 775729
970-879-4890
carl@engineeringdesignworks.com

ARCHITECT
Hinge Architects, Ltd.
Kurt Carruth
812 Grand Avenue, Ste 201
GWS, Co. 81601
c. 970-309-4432
e. kurt@hinge-architects.com

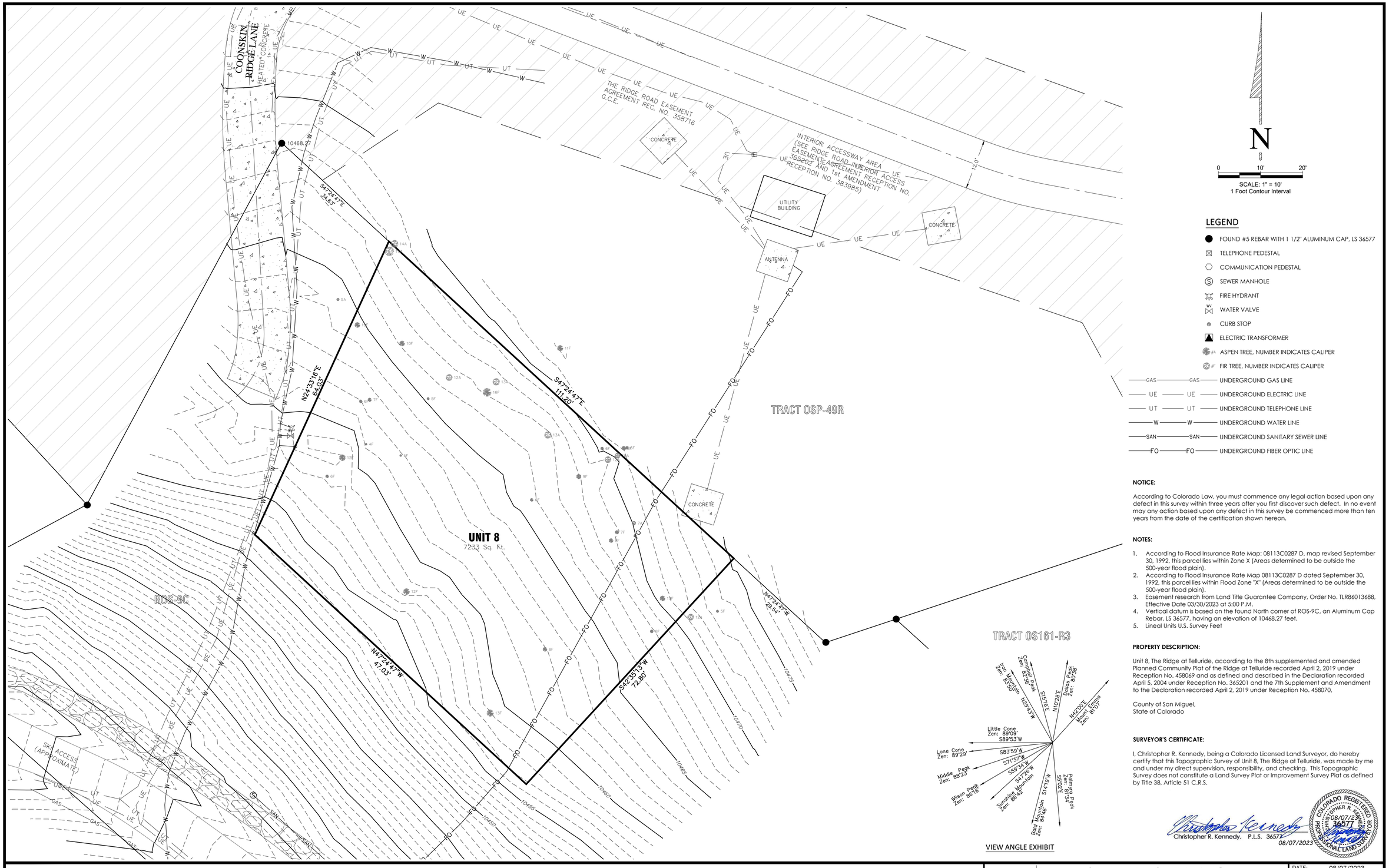
PLANNING
Alpine Planning, Inc.
Chris Hawkins, AICP
(970) 964-7927
Alpineplanningllc.com

CONTRACTOR
Tougher / New West
100 West Colorado Avenue, Suite G
PO Box 2760
Telluride, CO 81435
Office: (970)728-1722
Doug Gurlea / Partner
Cell: (970)389-4101
doug@toughernewwest.com

CONTRACTOR
Tougher / New West
100 West Colorado Avenue, Suite G
PO Box 2760
Telluride, CO 81435
Office: (970)728-1722
Ryan Tougher, Partner
Cell: (970) 729.1247
ryan@tougherconstruction.com

OWNER
Sunshine Ridge Investments, LLC.
1951 Faraway Road
Snowmass VIllage, CO. 81615

INFO



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- TELEPHONE PEDESTAL
- COMMUNICATION PEDESTAL
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- ELECTRIC TRANSFORMER
- ASPEN TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND FIBER OPTIC LINE

VIEW ANGLE EXHIBIT

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. According to Flood Insurance Rate Map 08113C0287 D dated September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
3. Easement research from Land Title Guarantee Company, Order No. TLR86013688, Effective Date 03/30/2023 at 5:00 P.M.
4. Vertical datum is based on the found North corner of ROS-9C, an Aluminum Cap Rebar, LS 36577, having an elevation of 10468.27 feet.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 8, The Ridge at Telluride, according to the 8th supplemented and amended Planned Community Plat of the Ridge at Telluride recorded April 2, 2019 under Reception No. 458069 and as defined and described in the Declaration recorded April 5, 2004 under Reception No. 365201 and the 7th Supplement and Amendment to the Declaration recorded April 2, 2019 under Reception No. 458070,

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 Unit 8, The Ridge at Telluride, 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.

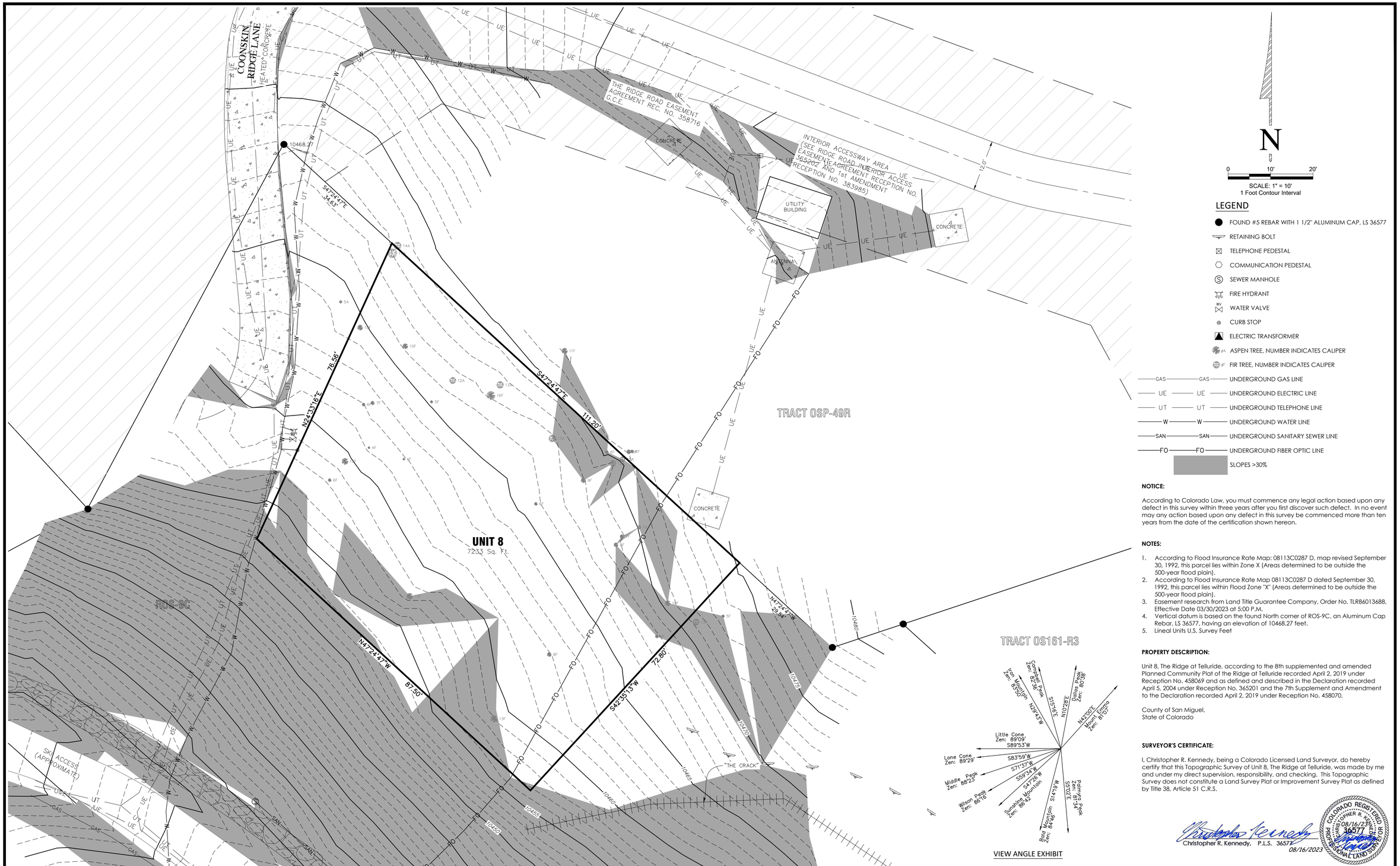
Christopher R. Kennedy, P.L.S. 36577
08/07/2023

COLORADO REGISTERED CORNER R. KENNEDY 36577 PROFESSIONAL LAND SURVEYOR 08/07/23

TOPOGRAPHIC SURVEY
UNIT 8, THE RIDGE AT TELLURIDE

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

DATE:	08/07/2023
JOB:	04068
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- RETAINING BOLT
- TELEPHONE PEDESTAL
- COMMUNICATION PEDESTAL
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- ELECTRIC TRANSFORMER
- #A ASPEN TREE, NUMBER INDICATES CALIPER
- #F FIR TREE, NUMBER INDICATES CALIPER
- GAS — UNDERGROUND GAS LINE
- UE — UNDERGROUND ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- W — UNDERGROUND WATER LINE
- SAN — UNDERGROUND SANITARY SEWER LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- 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. According to Flood Insurance Rate Map 08113C0287 D dated September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
3. Easement research from Land Title Guarantee Company, Order No. TLR86013688, Effective Date 03/30/2023 at 5:00 P.M.
4. Vertical datum is based on the found North corner of ROS-9C, an Aluminum Cap Rebar, LS 36577, having an elevation of 10468.27 feet.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 8, The Ridge at Telluride, according to the 8th supplemented and amended Planned Community Plat of the Ridge at Telluride recorded April 2, 2019 under Reception No. 458069 and as defined and described in the Declaration recorded April 5, 2004 under Reception No. 365201 and the 7th Supplement and Amendment to the Declaration recorded April 2, 2019 under Reception No. 458070,

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 Unit 8, The Ridge at Telluride, 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 08/16/2023

COLORADO REGISTERED CHRISTOPHER R. KENNEDY 36577 PROFESSIONAL LAND SURVEYOR 08/16/2023

TOPOGRAPHIC SURVEY
UNIT 8, THE RIDGE AT TELLURIDE

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

DATE:	04/15/2024
JOB:	04068
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

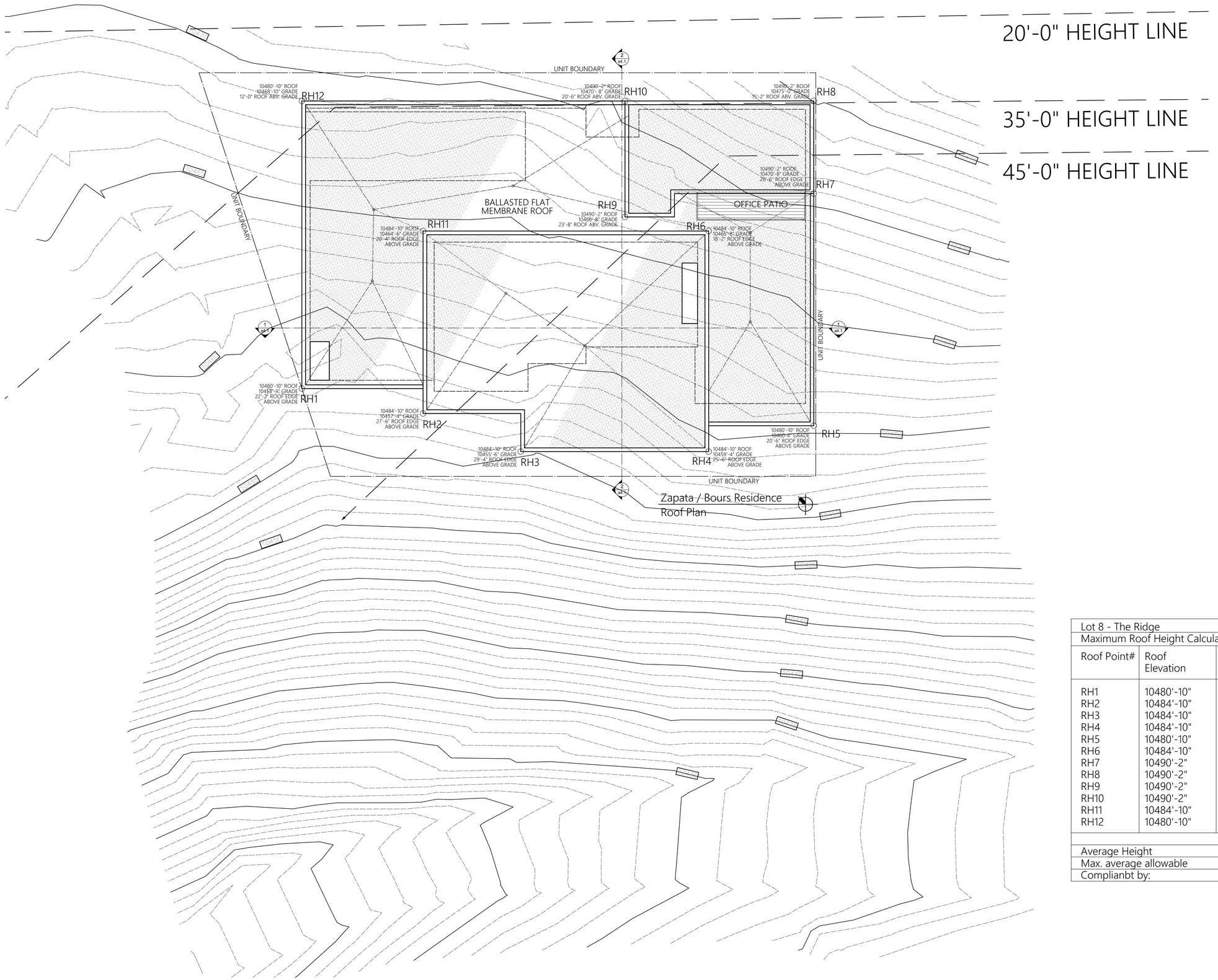
DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24
STORYPOLE HEIGHTS	12-23-24
DRC UPDATES	01-27-25
DRC UPDATES	02-19-25

Project designed and drawn to adhere to the 2021 IRC.

N

Site Plan

Scale: 1" = 10'-0"



Lot 8 - The Ridge			
Maximum Roof Height Calculations			
Roof Point#	Roof Elevation	Natural Grade	Roof Height above Grade
RH1	10480'-10"	10458'-3"	22'-7"
RH2	10484'-10"	10457'-4"	27'-6"
RH3	10484'-10"	10455'-6"	29'-4"
RH4	10484'-10"	10459'-4"	25'-6"
RH5	10480'-10"	10460'-4"	20'-6"
RH6	10484'-10"	10466'-8"	18'-2"
RH7	10490'-2"	10470'-8"	19'-6"
RH8	10490'-2"	10475'-0"	15'-2"
RH9	10490'-2"	10466'-8"	23'-6"
RH10	10490'-2"	10470'-8"	19'-6"
RH11	10484'-10"	10464'-6"	20'-4"
RH12	10480'-10"	10468'-10"	12'-0"
Average Height			21.13
Max. average allowable			30.00
Complianbt by:			8.87

N

COONSKIN VIEWPLANE
SCALE 1/8" = 1'-0"

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

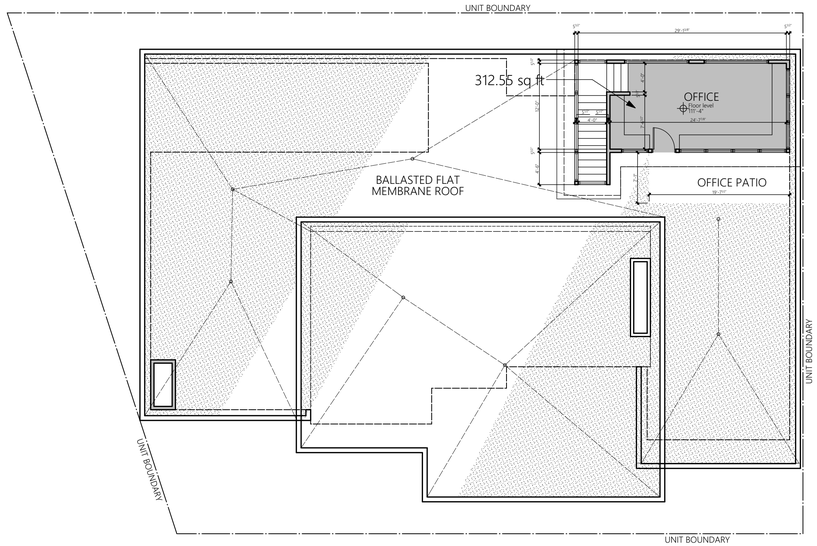
ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

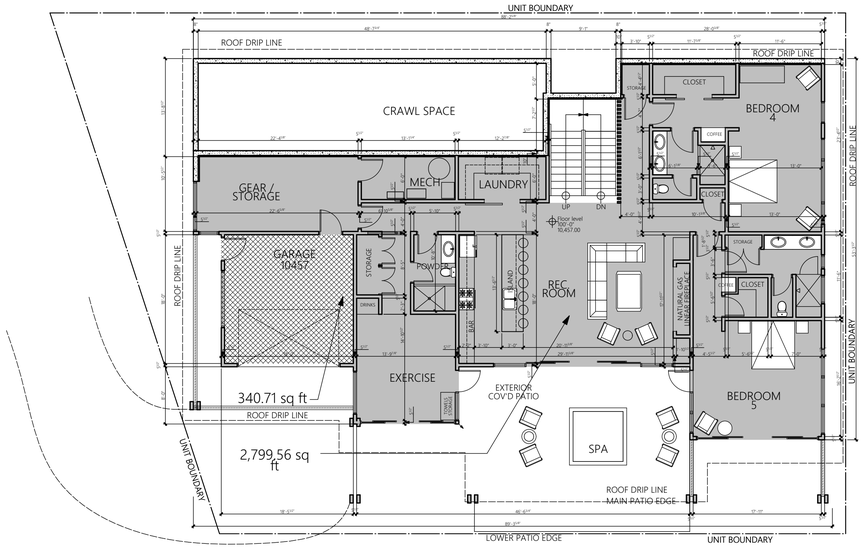
DRAWING ISSUE

SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW 09-07-24

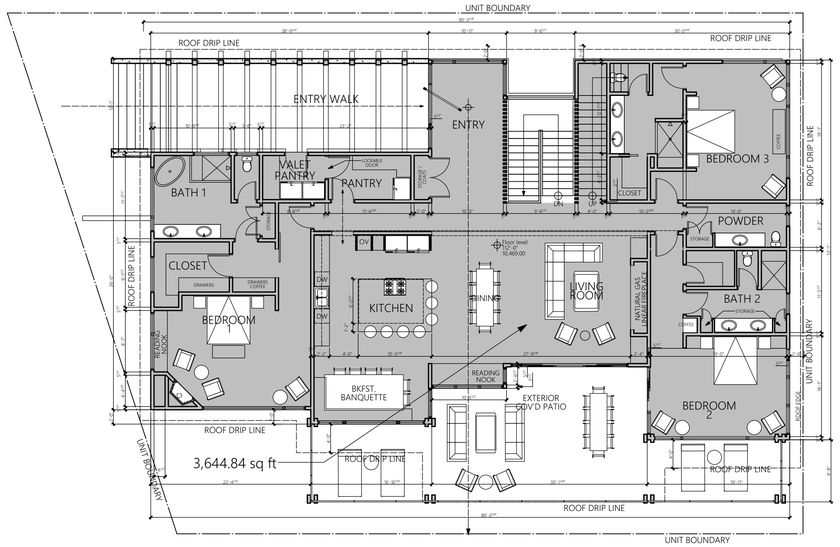
Project designed and drawn to adhere to the 2021 IRC.



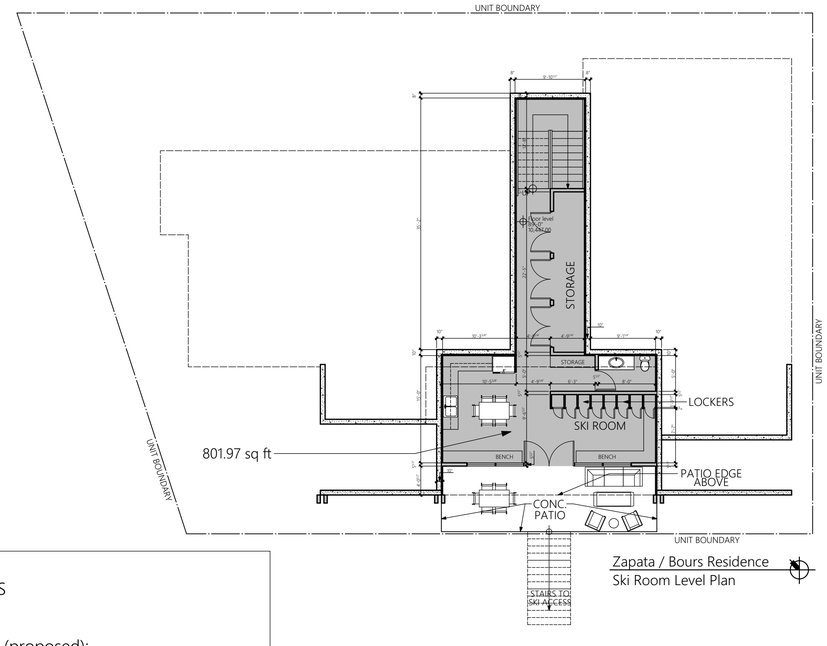
Zapata / Bours Residence
Rooftop Office



Zapata / Bours Residence
Lower Level Plan



Zapata / Bours Residence
Main Level Plan



Zapata / Bours Residence
Ski Room Level Plan

Lot 8 - The Ridge
AREA CALCULATIONS
Lot size: 7,233 s.f.

Finished Living Space (proposed):	
Basement Level	802.00 s.f.
Entry Level	2,800.00 s.f.
Garage	341.00 s.f.
Main Level	3,645.00 s.f.
Upper Level	313.00 s.f.
Total build out	7,901.00 s.f.
Heated Square footage	7,560.00 s.f.
*Decks / Patios	2,835.00 s.f.

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
403040
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

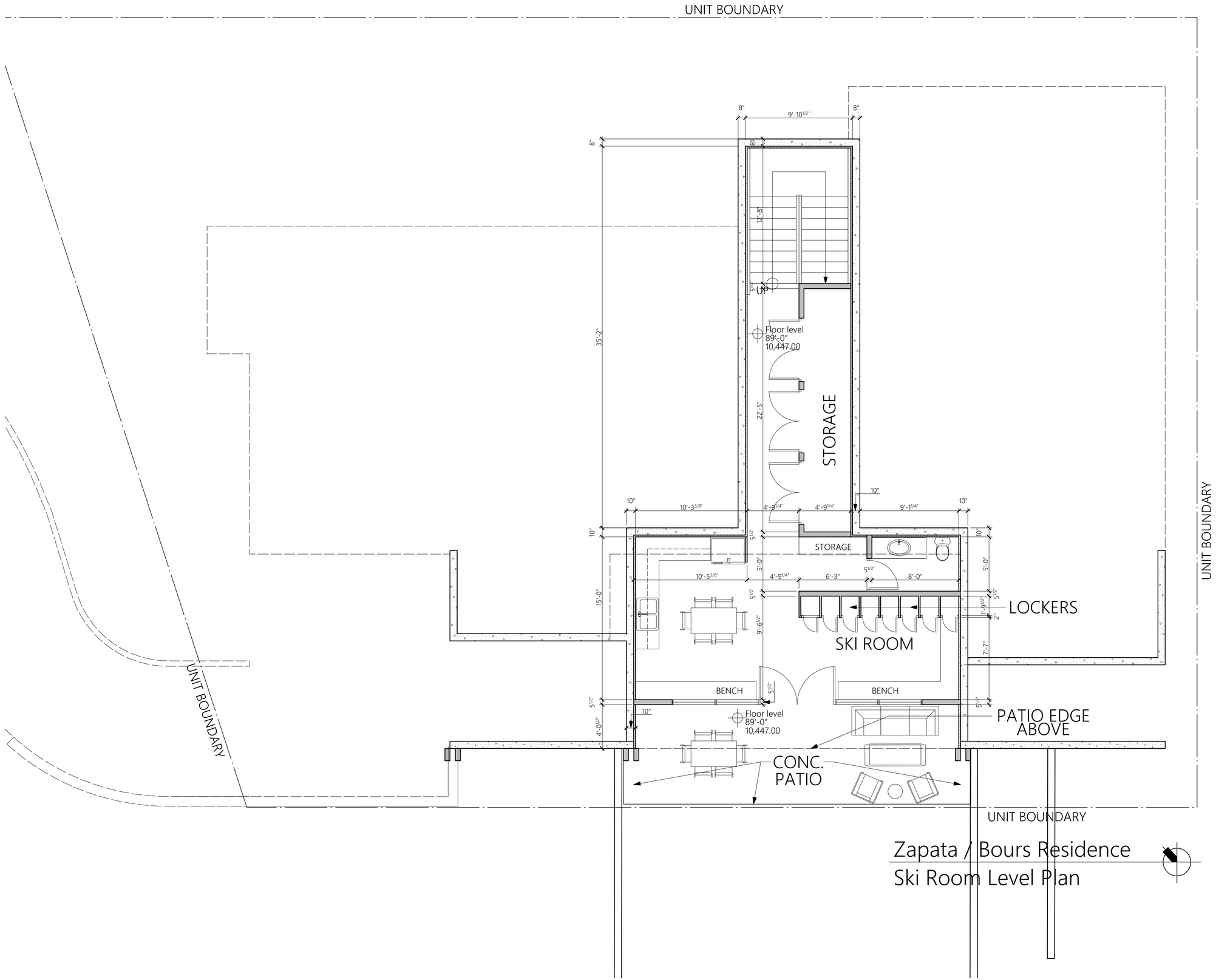
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS 01-18-24	
HOA SCHEMATIC REVIEW 09-07-24	

Project designed and drawn to adhere to the 2021 IRC.

AREA CALCS.

1" = 10'-0"



Zapata / Bours Residence
Ski Room Level Plan

A2.0
SCALE 1/4" = 1'-0"

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

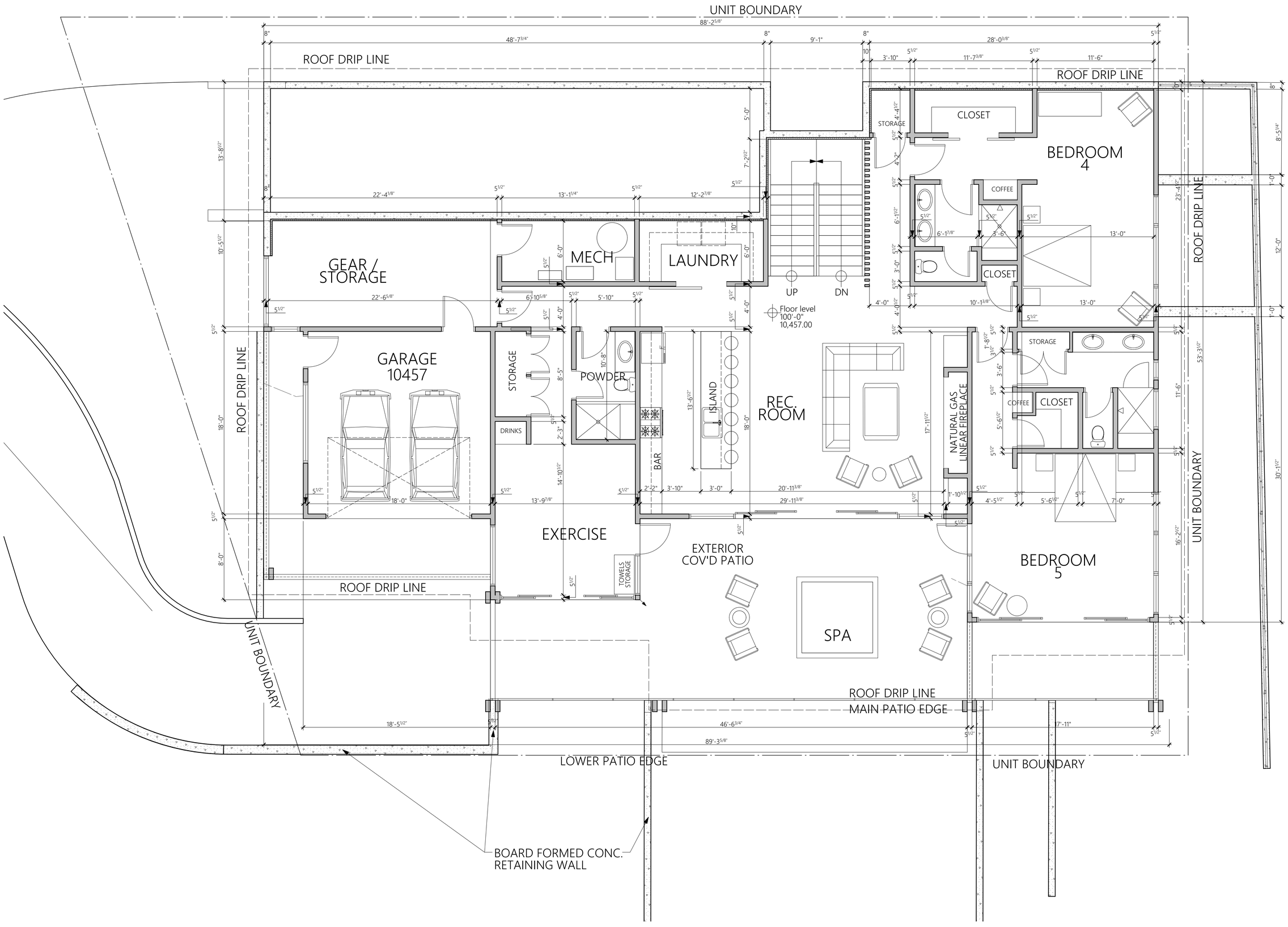
STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24
STORYPOLE HEIGHTS	12-23-24
DRC UPDATES	01-27-25
DRC UPDATES	02-19-25

Project designed and drawn to adhere to the 2021 IRC.



HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

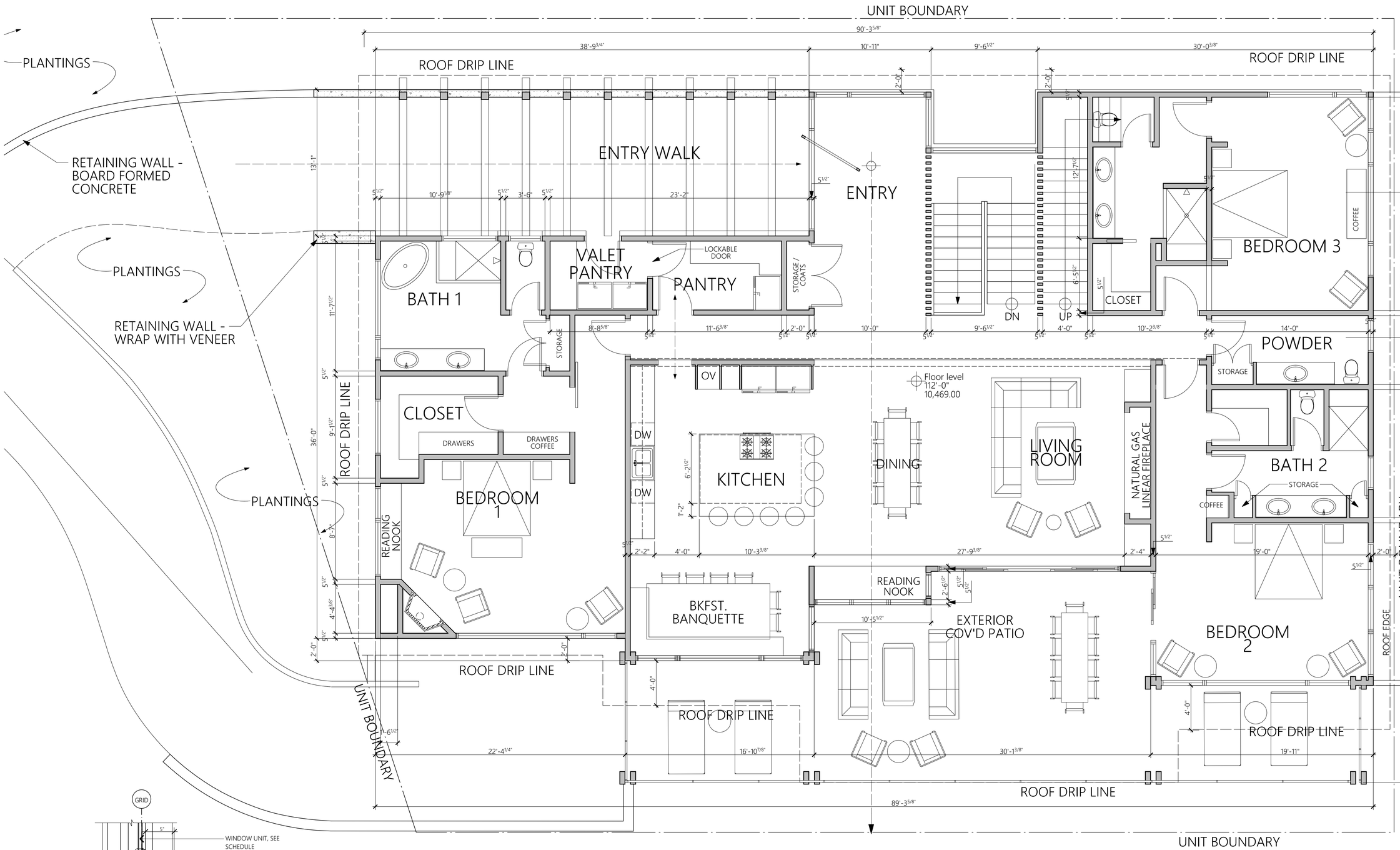
ZAPATA / BOURS RESIDENCE

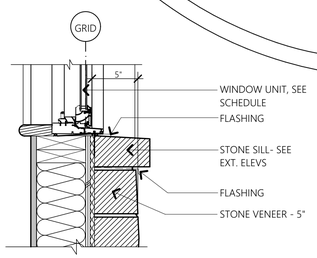
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24
STORYPOLE HEIGHTS	12-23-24
DRC UPDATES	01-27-25
DRC UPDATES	02-19-25

Project designed and drawn to adhere to the 2021 IRC.

A2.1
SCALE 1/4" = 1'-0"





Stone Veneer / Wall TYP.

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

Aluminum Clad exteriors
Tripple Pane window construction

Zapata / Bours Residence

Main Level Plan

A2.2

SCALE 1/4" = 1'-0"

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

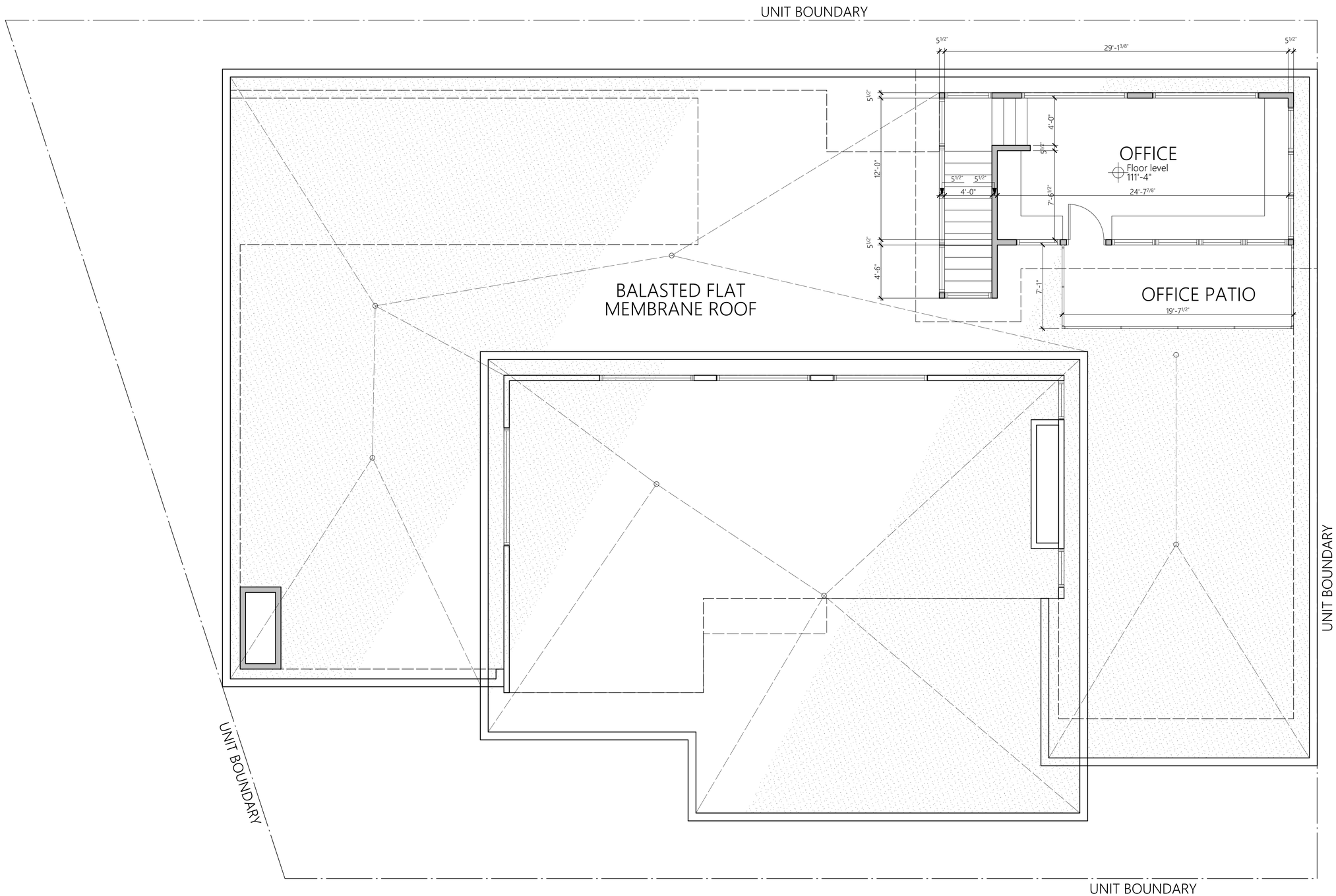
STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24
STORYPOLE HEIGHTS	12-23-24
DRC UPDATES	01-27-25
DRC UPDATES	02-19-25

Project designed and drawn to adhere to the 2021 IRC.



Zapata / Bours Residence

Rooftop Office

A2.3

SCALE 1/4" = 1'-0"

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24

Project designed and drawn to adhere to the 2021 IRC.

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

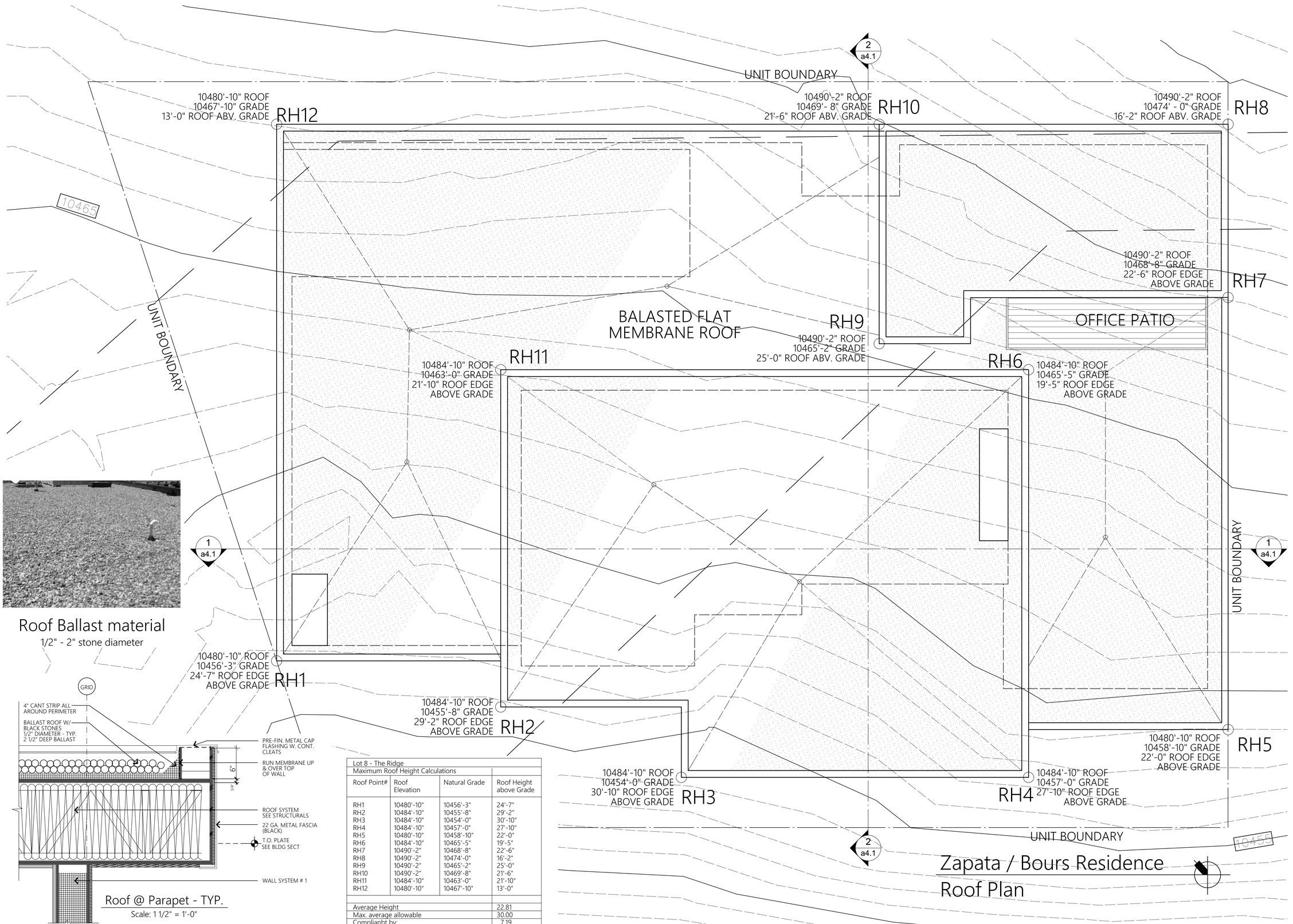
Roof Ballast material

1/2" - 2" stone diameter

Roof @ Parapet - TYP.

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

Lot 8 - The Ridge Maximum Roof Height Calculations			
Roof Point#	Roof Elevation	Natural Grade	Roof Height above Grade
RH1	10480'-10"	10456'-3"	24'-7"
RH2	10484'-10"	10455'-8"	29'-2"
RH3	10484'-10"	10454'-0"	30'-10"
RH4	10484'-10"	10457'-0"	27'-10"
RH5	10480'-10"	10458'-10"	22'-0"
RH6	10484'-10"	10465'-5"	19'-5"
RH7	10490'-2"	10468'-8"	22'-6"
RH8	10490'-2"	10474'-0"	16'-2"
RH9	10490'-2"	10465'-2"	25'-0"
RH10	10490'-2"	10469'-8"	21'-6"
RH11	10484'-10"	10463'-0"	21'-10"
RH12	10480'-10"	10467'-10"	13'-0"
Average Height			22.81
Max. average allowable			30.00
Complianbt by:			7.19



Zapata / Bours Residence

Roof Plan

A2.4

SCALE 1/4" = 1'-0"

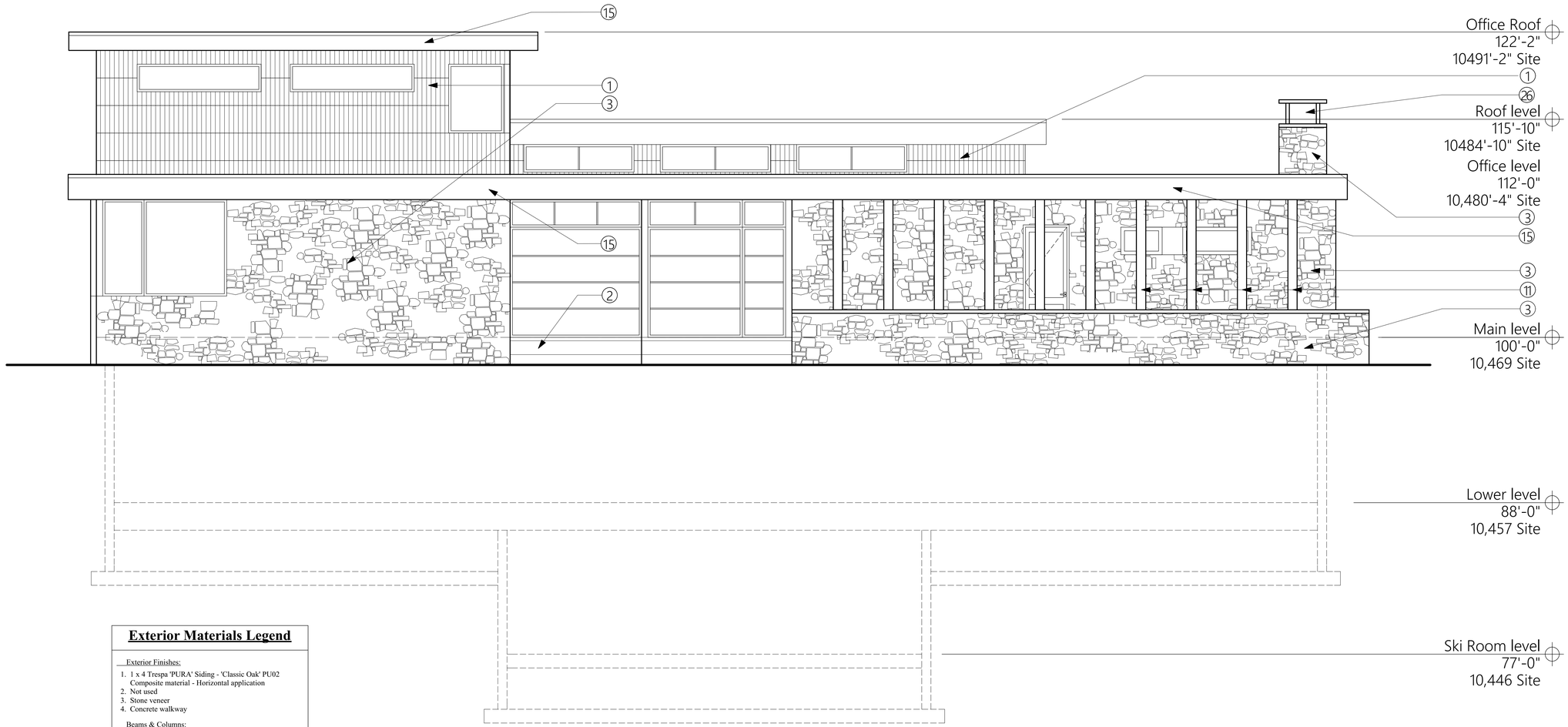
STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24

Project designed and drawn to adhere to the 2021 IRC.



Exterior Materials Legend

Exterior Finishes:

1. 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. Not used
3. Stone veneer
4. Concrete walkway

Beams & Columns:

11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I Beam' column - (see structurals)

Trim:

15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonite panels
18. Wood braces - see structural

19. Roofing:

20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
22.

Misc.:

24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
28. Concrete retaining wall < 48" tall
29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

PROPOSED GLAZING AND STONE PERCENTAGE CALC.

	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED

Zapata / Bours Residence
NorthEast facing elevation

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

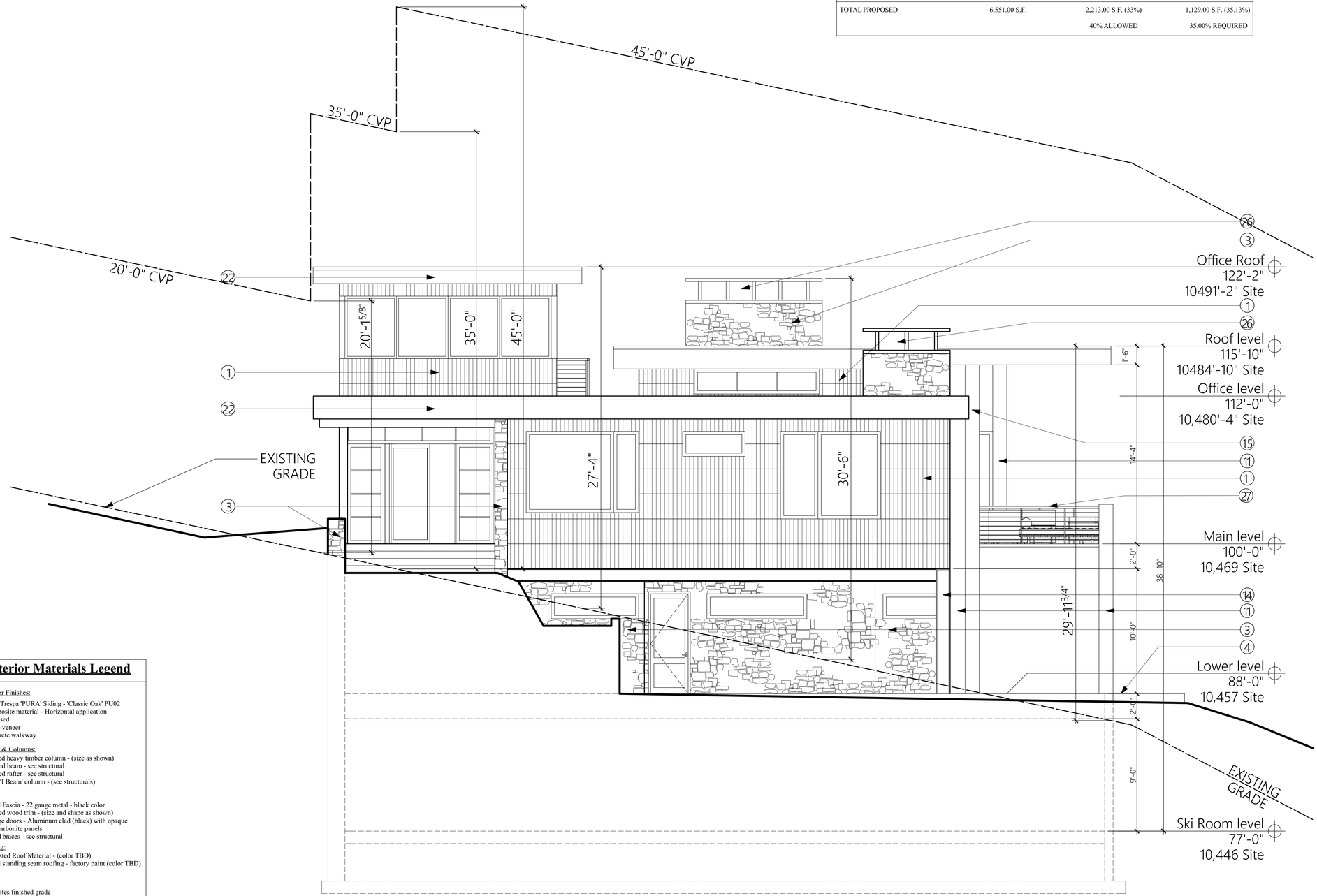
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING ISSUE
SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW 09-07-24

Project designed and drawn to adhere to the 2021 IRC.

A3.1
SCALE: 1/4" = 1'-0"

PROPOSED GLAZING AND STONE PERCENTAGE CALC.			
	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED



Exterior Materials Legend

Exterior Finishes:
1. 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. Not used
3. Stone veneer
4. Concrete walkway

Beams & Columns:
11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I Beam' column - (see structurals)

Trim:
15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonite panels
18. Wood braces - see structural

Roofing:
19.
20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
22.

Misc.:
24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
28. Concrete retaining wall < 48" tall
29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

Zapata / Bours Residence
NorthWest facing elevation

A3.2
SCALE: 1/4" = 1'-0"

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

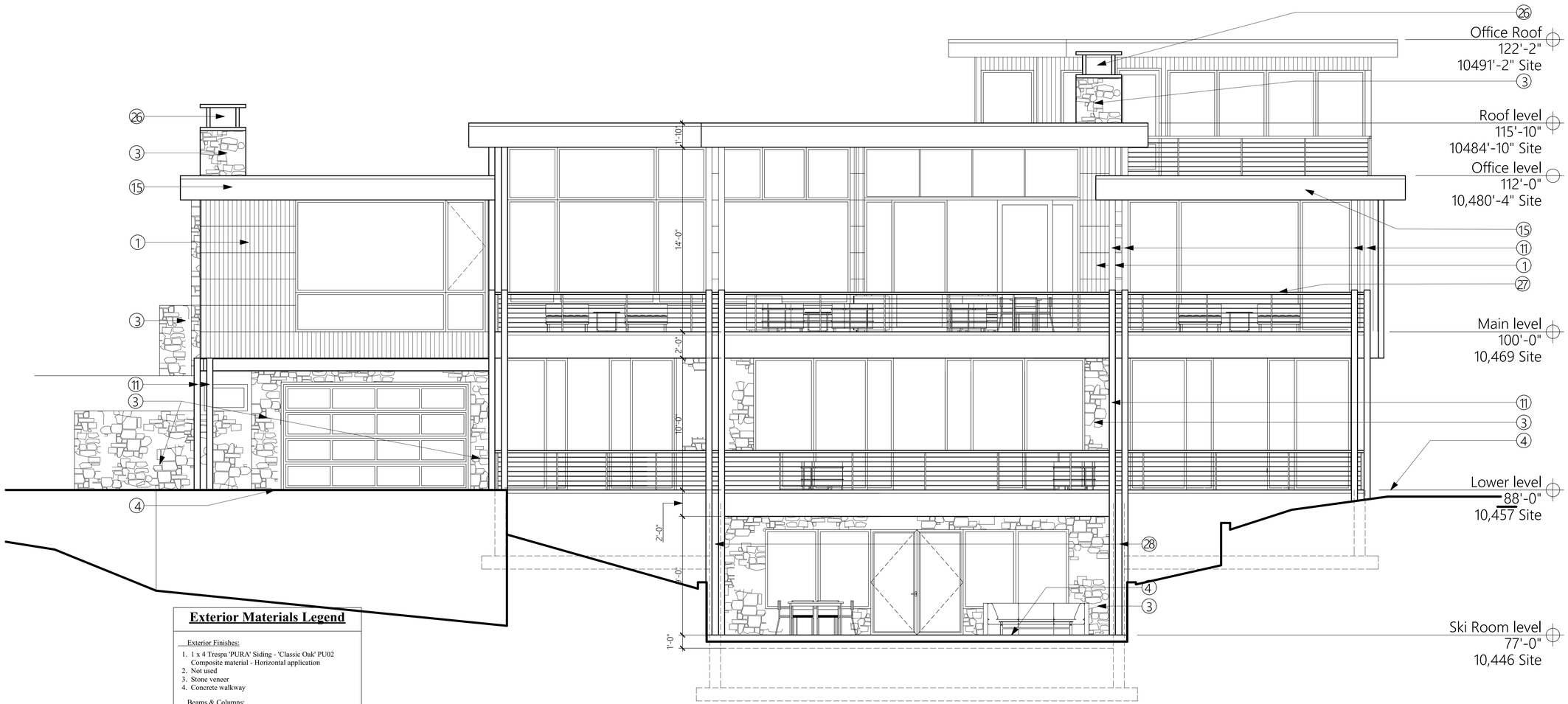
STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24

Project designed and drawn to adhere to the 2021 IRC.



Exterior Materials Legend

Exterior Finishes:

1. 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. Not used
3. Stone veneer
4. Concrete walkway

Beams & Columns:

11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I Beam' column - (see structurals)

Trim:

15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonite panels
18. Wood braces - see structural

Roofing:

20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
22.

Misc.:

24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
28. Concrete retaining wall < 48" tall
29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

PROPOSED GLAZING AND STONE PERCENTAGE CALC.

	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED

Zapata / Bours Residence
SouthWest facing elevation

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

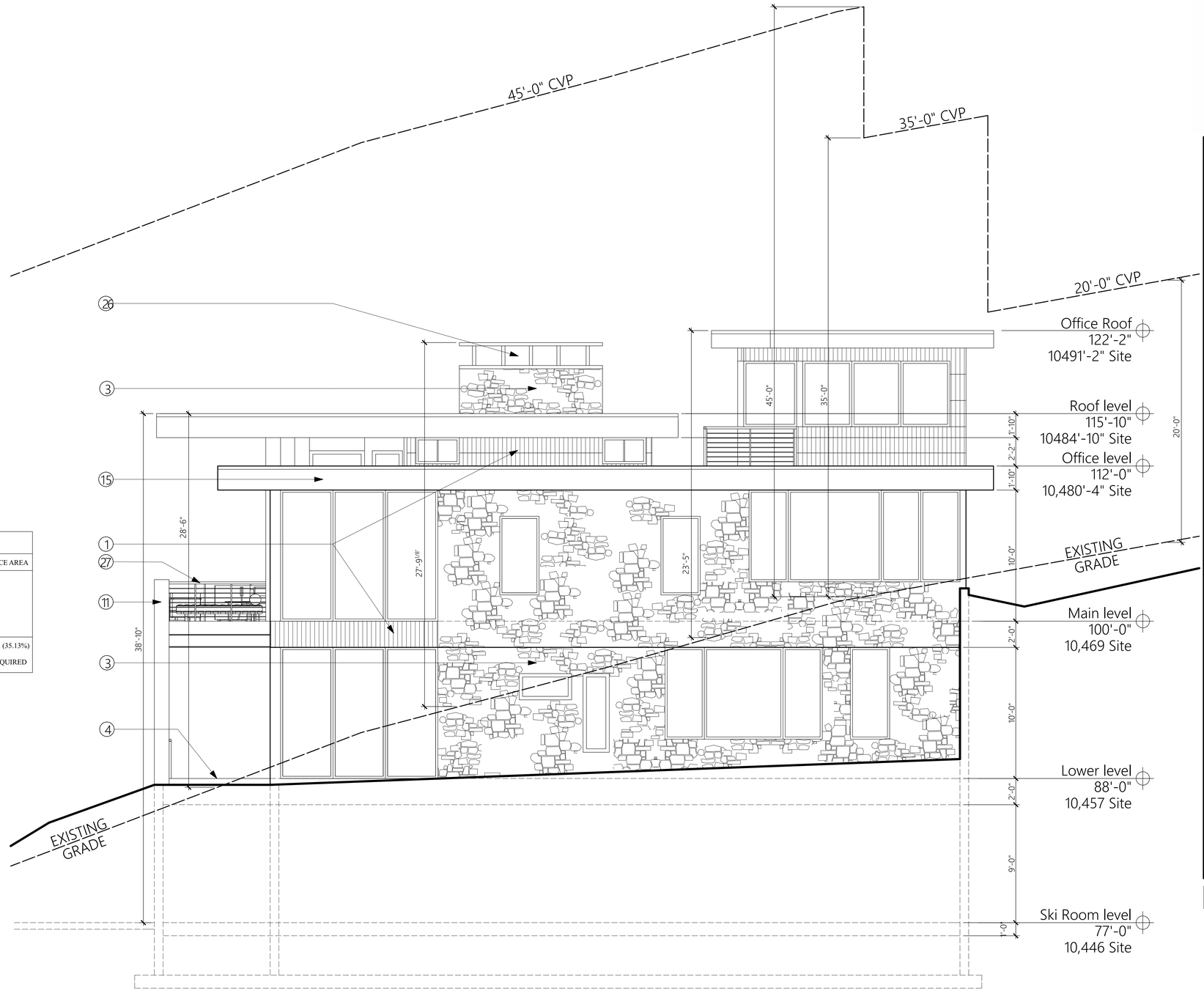
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24

Project designed and drawn to adhere to the 2021 IRC.

A3.3
SCALE: 1/4" = 1'-0"

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601



PROPOSED GLAZING AND STONE PERCENTAGE CALC.			
	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED

Exterior Materials Legend

Exterior Finishes:
1. 1 x 4 Trespa 'PURA' Siding - 'Classic Oak' PU02 Composite material - Horizontal application
2. Not used
3. Stone veneer
4. Concrete walkway

Beams & Columns:
11. Stained heavy timber column - (size as shown)
12. Stained beam - see structural
13. Stained rafter - see structural
14. Steel 'I Beam' column - (see structurals)

Trim:
15. Metal Fascia - 22 gauge metal - black color
16. Stained wood trim - (size and shape as shown)
17. Garage doors - Aluminum clad (black) with opaque polycarbonite panels
18. Wood braces - see structural

19. Roofing:
20. Ballasted Roof Material - (color TBD)
21. Metal standing seam roofing - factory paint (color TBD)
22.

Misc.:
24. Indicates finished grade
25. Indicates existing grade
26. Custom flue cover
27. 36" handrail per code
28. Concrete retaining wall < 48" tall
29. Trellis - TBD
30. Gutter / Down Spout
31. Steel brace - 3" x 8" - TBD

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

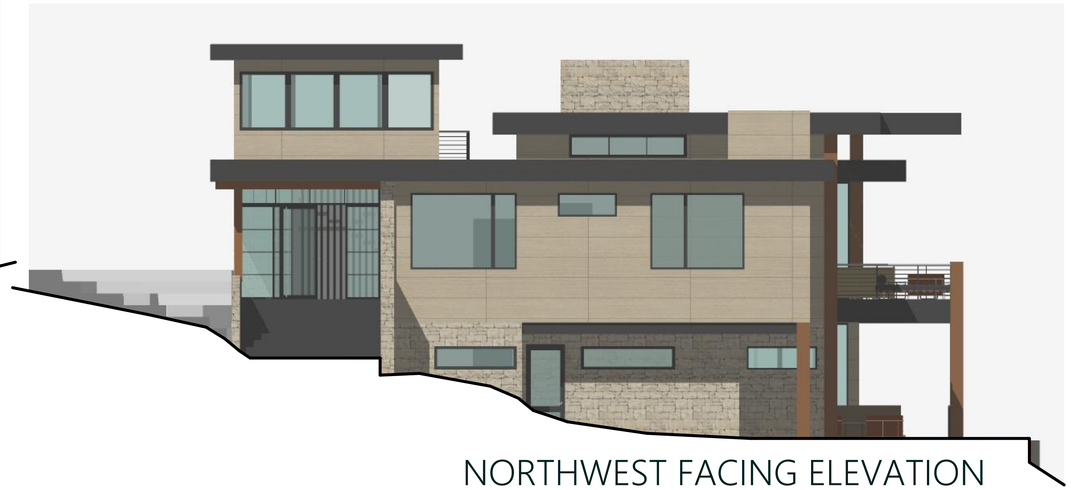
DRAWING	ISSUE
SCHEMATIC PLANS 01-18-24	
HOA SCHEMATIC REVIEW 09-07-24	

Project designed and drawn to adhere to the 2021 IRC.

Zapata / Bours Residence
SouthEast facing elevation

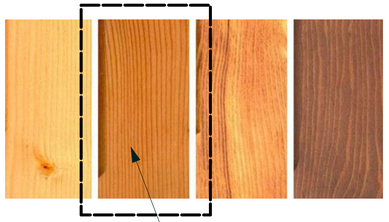
A3.4
SCALE: 1/4" = 1'-0"

SOUTHEAST FACING ELEVATION



NORTHWEST FACING ELEVATION

CVG Fir Columns
6 x 12

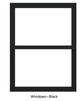


CVG Fir Columns
'Natural Clear'

NORTHEAST FACING ELEVATION

Steel Railing
(Black, Powdercoated)

Front Door
Pella



Windows
Pella Architect
Series

Pines Stoneyard
'Fossil Creek'

Siding - Trespa PURA
'Classic Oak' (PU02)

PROPOSED GLAZING AND STONE PERCENTAGE CALC.

	FACADE AREA	GLAZING SURFACE AREA	STONE SURFACE AREA
FRONT (NE FACING) ELEVATION	1,423.00 S.F.	410.00 S.F.	849.00 S.F.
REAR (SW FACING) ELEVATION	2,541.00 S.F.	791.00 S.F.	488.00 S.F.
SIDE (NW FACING) ELEVATION	1,409.00 S.F.	603.00 S.F.	355.00 S.F.
SIDE (SE FACING) ELEVATION	1,178.00 S.F.	409.00 S.F.	610.00 S.F.
TOTAL PROPOSED	6,551.00 S.F.	2,213.00 S.F. (33%)	1,129.00 S.F. (35.13%)
		40% ALLOWED	35.00% REQUIRED

SOUTHWEST FACING ELEVATION

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40304
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

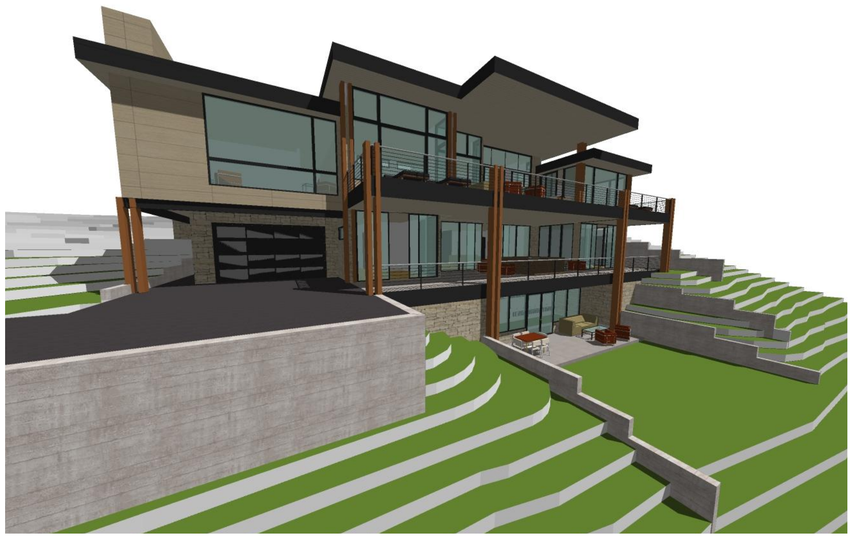
Lot 8, The Ridge
Telluride, CO. 81435

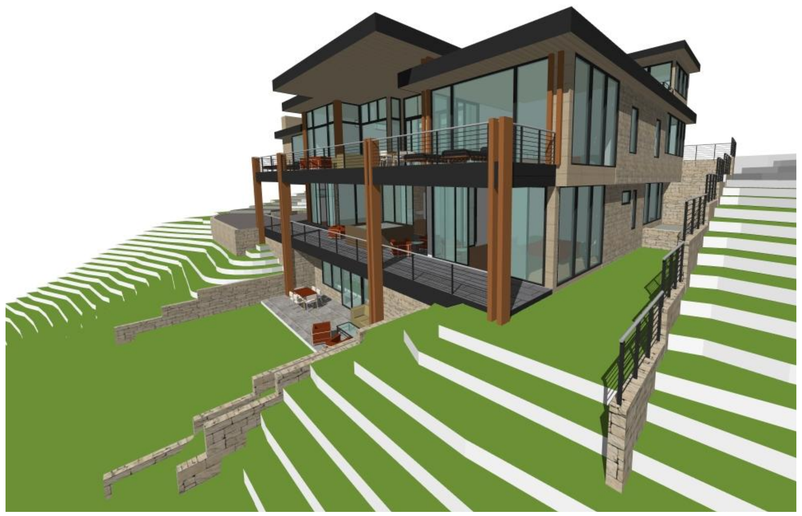
DRAWING ISSUE

SCHEMATIC PLANS 01-18-24
HOA SCHEMATIC REVIEW
09-07-24

Project designed and drawn to adhere to the 2021 IRC.

A3.5
NOT TO SCALE





HINGE ARCHITECTS

970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co 81601

STATE OF COLORADO
KURT L. CARRUTH
40940
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE

Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS	01-18-24
HOA SCHEMATIC REVIEW	09-07-24
STORYPOLE HEIGHTS	12-23-24
DRC UPDATES	01-27-25
DRC UPDATES	02-19-25

Project designed and drawn to adhere to the 2021 IRC.

A3.6
NOT TO SCALE

4RLD G4

juno

RLD Series LED Downlight
4" LED Retrofit Baffle Trim Module

ORDERING INFORMATION

Downlight

Example: 4RLD G4 06LM 27K 90CRI 120 FRPC WWH

Trim Series	Generation	Lumens	Color Temperature	Color Rendering Index	Voltage	Driver	Finish
4RLD 4" Juno Retrofit Downlight	**G4** Generation 4	**06LM** 600 Nominal Lumens	**27K** 2700K	**90CRI** 90+ CRI	**120** 120V	**FRPC** Forward/Reverse Phase Cut	**WWH** White, White Trim Ring
		09LM 900 Nominal Lumens	**30K** 3000K				

*600 Lumen Fixture

Housing options : *Order as separate catalog number.*	
QC4	Quick Connect 4" LED new construction downlight
QC4R	Quick Connect 6" LED Remodel Downlight
IC1	4" new construction housing
IC1FW LEDT24	4" fire-rated dedicated LED new construction housing
L3	4" new construction housing
L3R	4" remodel housing

Accessories: *Order as separate catalog number.*	
LEDRETROWHIP	Replacement E26 screw base adapter for installation into incandescent housings

4RLD G4

juno

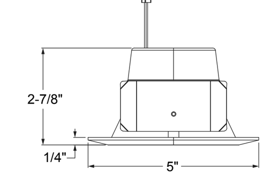
RLD Series LED Downlight
4" LED Retrofit Baffle Trim Module

Project:	
Fixture Type:	
Location:	
Contact/Phone:	

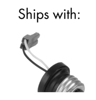
4RLD G4 Series

WET LOCATION™ · TITLE 20 · AIR-LOC · UL CERTIFIED · TITLE 24

Dimensions



Ships with:



Product Features
The 4" RLD LED module provides an affordable means to create a well lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or for use in new construction and remodel applications. The LED module maintains at least 70% light output for 50,000 hours.
- Durable die-cast aluminum all-in-one design replaces traditional lamp and trim for energy savings
- Crisp baffle grooves and deep source regression minimizes glare and ceiling brightness
- Dedicated 4" trim size provides proper scale and aesthetics to replace 4" legacy trims with minimal flange thickness

Applications
- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications
- Push-in friction springs are pre-installed for ease of installation and designed to fit into most 4" compatible recessed housings
- Wet rated and air-loc: perfect for showers and bathrooms

Performance

Delivered Lumens	Nominal 600L or 900L
LED Color Temperature	2700K, 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable flicker-free dimming from 100% to 5%

For a list of compatible dimmers see JUNORETROBASICS-DIM

Specifications
Aperture: 4"
Ceiling opening: 4.25"
Overlap trim: 5"
Height: 2.875"

4RLD G4

juno

RLD Series LED Downlight
4" LED Retrofit Baffle Trim Module

Specifications

LED Downlight Retrofit Trim
Cast aluminum trim with white baffle and flange. All-in-one design where LED light engine mounts directly to trim for ease of installation into existing 4" recessed housings with medium base sockets • Provided with push-in friction springs.

LED Light Engine
LEDs mounted directly to aluminum housing designed to provide superior thermal management and ensure long life • 2700K and 3000K, LED color temperature • 90 CRI minimum • Accommodates 120 volts AC at 60Hz • Dimmable with most standard incandescent, magnetic low voltage and electronic low voltage dimmers • For a list of compatible dimmers, see JUNORETROBASICS-DIM.

Electrical Connections
Trim features quick connect plug installed as standard for installation into QC4 and QC4R housings with mating connector • Trim ships as standard with a medium base socket adapter whip for installation into 4" incandescent housings with medium base sockets.

Trim
Cast aluminum baffle trim with white finish • Diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance.

Life
Rated for 50,000 hours at 70% lumen maintenance.

Labels
ENERGY STAR® Certified • Can be used to comply with 2019 Title 24, Part 6, JA8 high efficacy LED light source requirements • T20 Certified • UL and cUL classified for use with most standard UL listed 4" recessed incandescent housings and Juno QC4 and QC4R; see below for specific compatibility requirements • Damp location • Suitable for wet locations (indoor covered ceilings).

Testing
All reports are based on published industry procedures; field performance may differ from laboratory performance.

Warranty 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

	600L		900L	
	27K	30K	27K	30K
Input Voltage	120V	120V	120V	120V
Input Power Typical	8W	8W	12W	12W
Frequency	60Hz	60Hz	60Hz	60Hz
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)
Minimum Starting Temp	-30°C (-22°F)	-30°C (-22°F)	-30°C (-22°F)	-30°C (-22°F)
CRI	90 min.	90 min.	90 min.	90 min.
CCT	2700K	3000K	2700K	3000K

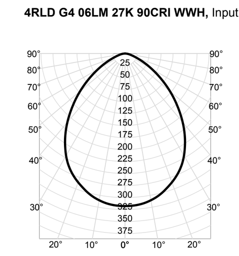
4RLD G4

juno

RLD Series LED Downlight
4" LED Retrofit Baffle Trim Module

PHOTOMETRICS
Distribution Curve · Distribution Data · Output Data · Coefficient of Utilization · Illuminance Data at 30" Above Floor for a Single Luminaire

4RLD G4 06LM 27K 90CRI WWH, Input Watts: 7.6, Delivered Lumens: 637, LPW: 83.8, S/MH: 1.15, Test No: 20-774



CP Summary

Angle	cd
0°	318
5°	316
15°	300
25°	268
35°	218
45°	154
55°	92
65°	42
75°	15
85°	4
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	238	37%
0° - 40°	373	59%
0° - 60°	574	90%
0° - 90°	637	100%
90° - 180°	0	0%
0° - 180°	637	100%

Coefficients of Utilization (pf 20%)

pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	107	103	100	105	101	99	100	98	96
2	95	90	85	94	88	84	90	86	82
3	86	79	73	84	78	72	81	76	71
4	77	69	63	76	69	63	73	67	62
5	70	62	56	69	61	56	67	60	55
6	63	55	50	63	55	49	61	54	49
7	58	50	44	57	50	44	56	49	44
8	53	46	40	53	45	40	51	45	40
9	49	42	36	49	41	36	48	41	36
10	46	38	33	45	38	33	44	38	33

Cone of Light

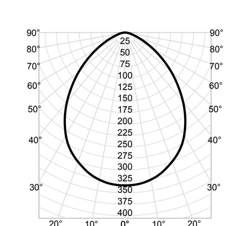
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	8.8	11.7
8.0	5.0	15.6
10.0	3.2	19.5
12.0	2.2	23.4
14.0	1.6	27.3

Beam Angle: 88.5°
Field Angle: 135.6°

Luminance (cd/sq.m)

	Average Luminance
0°	51,789
45°	35,491
55°	26,025
65°	16,195
75°	9,130
85°	7,105

4RLD G4 06LM 30K 90CRI WWH, Input Watts: 7.6, Delivered Lumens: 678, LPW: 89.2, S/MH: 1.15, Test No: 20-1027-1



CP Summary

Angle	cd
0°	334
5°	332
15°	316
25°	283
35°	230
45°	164
55°	99
65°	47
75°	16
85°	4
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	250	37%
0° - 40°	393	58%
0° - 60°	608	90%
0° - 90°	678	100%
90° - 180°	0	0%
0° - 180°	678	100%

Coefficients of Utilization (pf 20%)

pc	80%			70%			50%		
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	107	103	100	105	101	98	100	98	95
2	95	89	85	93	88	84	90	86	82
3	85	78	73	84	77	72	81	75	71
4	77	69	63	75	68	63	73	67	62
5	69	61	55	68	61	55	66	60	55
6	63	55	49	62	55	49	61	54	49
7	58	50	44	57	49	44	56	49	44
8	53	45	40	52	45	40	51	44	39
9	49	41	36	48	41	36	47	41	36
10	45	38	33	45	38	33	44	37	33

Cone of Light

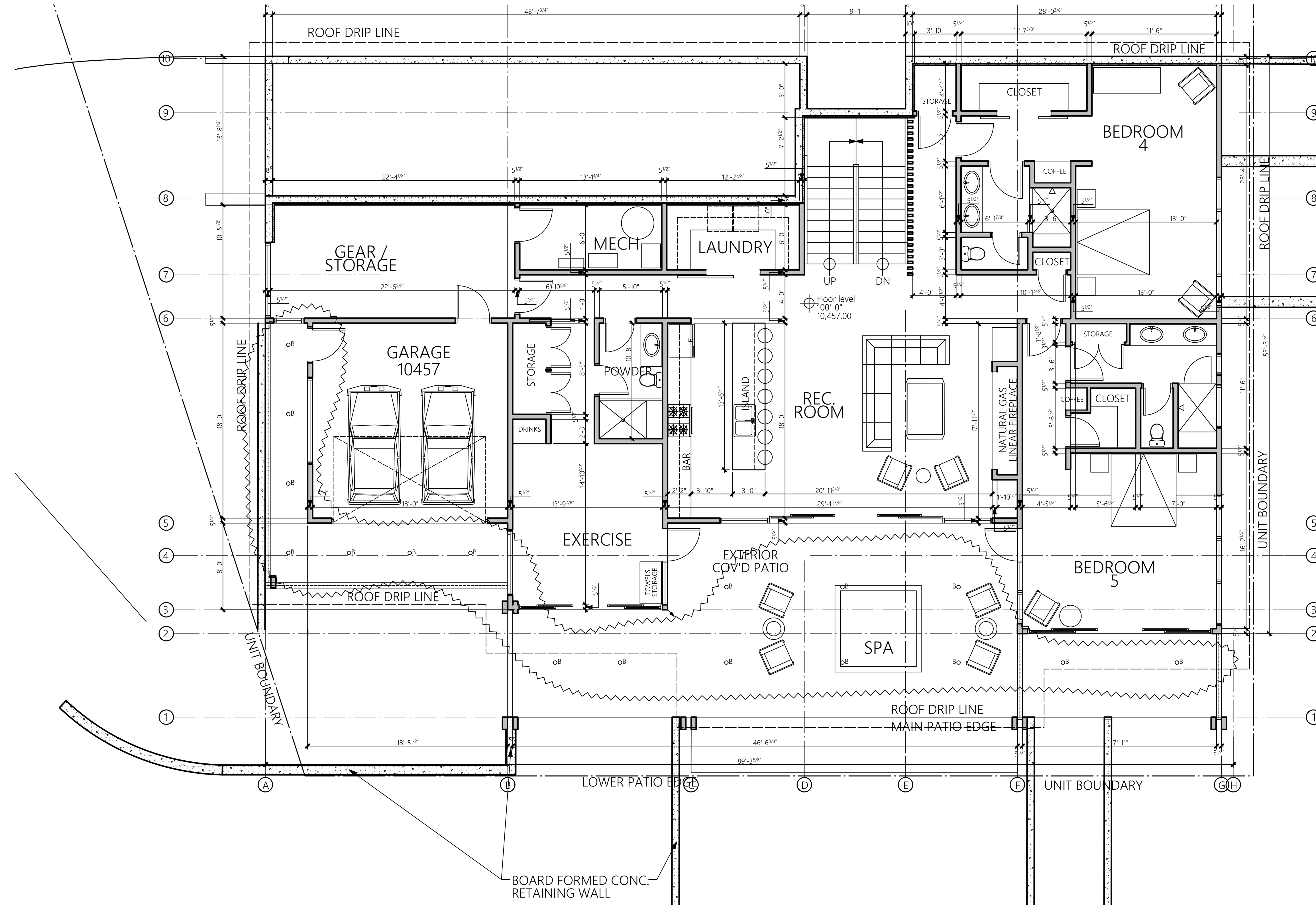
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	9.3	11.8
8.0	5.2	15.7
10.0	3.3	19.7
12.0	2.3	23.6
14.0	1.7	27.5

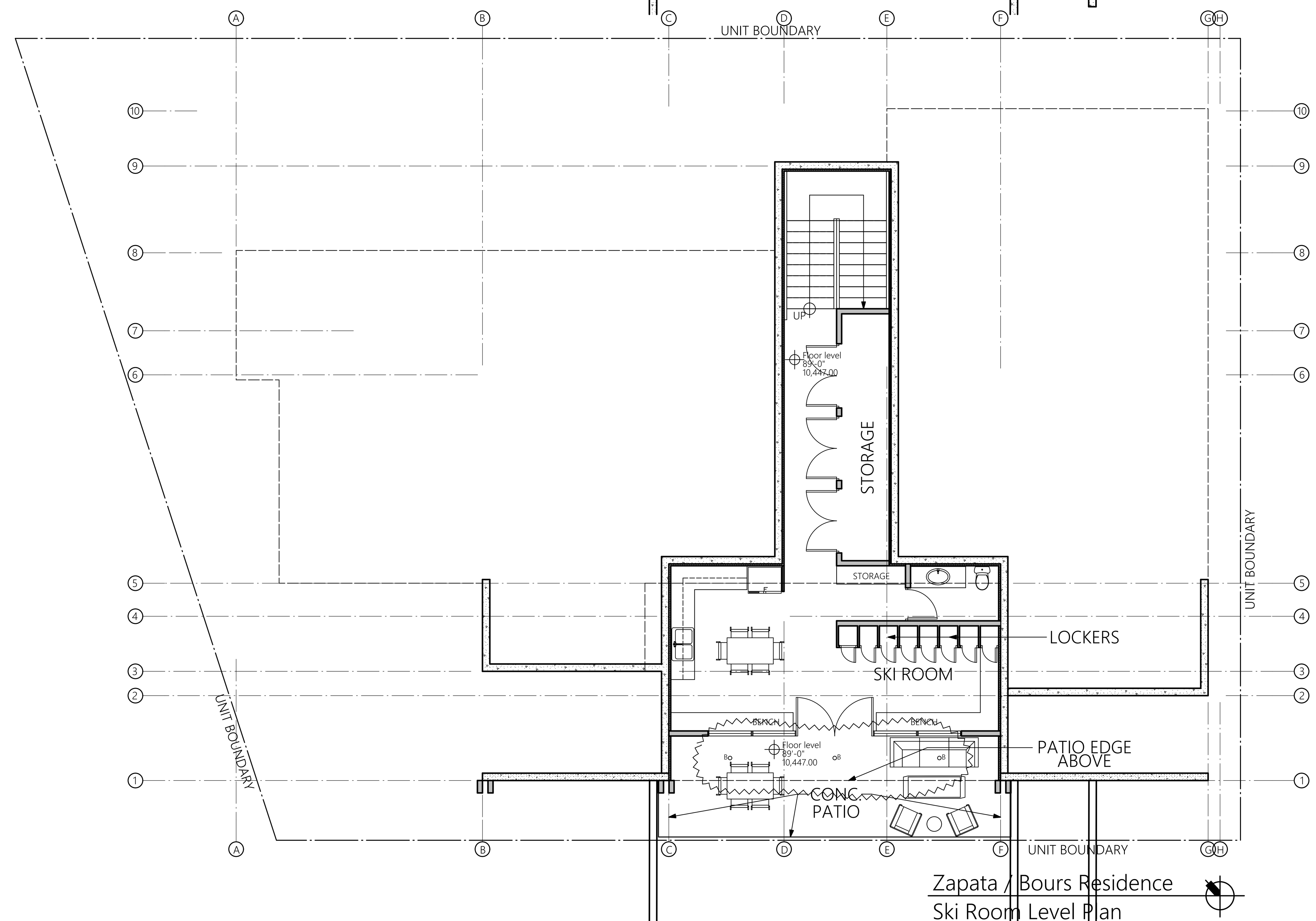
Beam Angle: 89.0°
Field Angle: 136.8°

Luminance (cd/sq.m)

	Average Luminance
0°	54,413
45°	37,704
55°	28,127
65°	17,969
75°	10,200
85°	7,853

Fixture "B"
Exterior LED shielded recessed can light
Manufacturer: Juno
600 Lumens





Zapata / Bours Residence
Ski Room Level Plan

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co. 81601

STATE OF COLORADO
KURT L. CARRUTH
403049
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS 01-18-24	
HOA SCHEMATIC REVIEW 09-07-24	
STORYPOLE HEIGHTS 12-23-24	
DRC UPDATES 01-27-25	
DRC UPDATES 02-19-25	

Project designed and drawn to adhere to the 2021 IRC.

EXTERIOR LIGHTING PLAN

E2.1

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

4RLD G4

juno **RLD Series LED Downlight**
4" LED Retrofit Baffle Trim Module

ORDERING INFORMATION

Downlight

Example: 4RLD G4 06LM 27K 90CRI 120 FRPC WWH

Trim Series	Generation	Lumens	Color Temperature	Color Rendering Index	Voltage	Driver	Finish
4RLD 4" Juno Retrofit Downlight	**G4** Generation 4	**06LM** 600 Nominal Lumens	**27K** 2700K	**90CRI** 90+ CRI	**120** 120V	**FRPC** Forward/Reverse Phase Cut	**WWH** White, White Trim Ring
		09LM 900 Nominal Lumens	**30K** 3000K				

*600 Lumen Fixture

Housing options : *Order as separate catalog number.*	
QC4	Quick Connect 4" LED new construction downlight
QC4R	Quick Connect 6" LED Remodel Downlight
IC1	4" new construction housing
IC1FW LEDT24	4" fire-rated dedicated LED new construction housing
L3	4" new construction housing
L3R	4" remodel housing

Accessories: *Order as separate catalog number.*	
LEDRETROWHIP	Replacement E26 screw base adapter for installation into incandescent housings

4RLD G4

juno

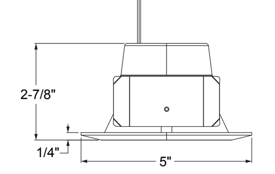
RLD Series LED Downlight
4" LED Retrofit Baffle Trim Module

Project:	
Fixture Type:	
Location:	
Contact/Phone:	

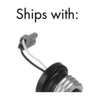
4RLD G4 Series

WET LOCATION™ TITLE 20 AIR-LOC TITLE 24

Dimensions



Ships with:



Product Features
The 4" RLD LED module provides an affordable means to create a well lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or for use in new construction and remodel applications. The LED module maintains at least 70% light output for 50,000 hours.

- Durable die-cast aluminum all-in-one design replaces traditional lamp and trim for energy savings
- Crisp baffle grooves and deep source regression minimizes glare and ceiling brightness
- Dedicated 4" trim size provides proper scale and aesthetics to replace 4" legacy trims with minimal flange thickness

Applications
- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications
- Push-in friction springs are pre-installed for ease of installation and designed to fit into most 4" compatible recessed housings
- Wet rated and air-loc: perfect for showers and bathrooms

Performance

Delivered Lumens	Nominal 600L or 900L
LED Color Temperature	2700K, 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable flicker-free dimming from 100% to 5%

For a list of compatible dimmers see JUNORETROBASICS-DIM

Specifications
Aperture: 4"
Ceiling opening: 4.25"
Overlap trim: 5"
Height: 2.875"

4RLD G4

juno **RLD Series LED Downlight**
4" LED Retrofit Baffle Trim Module

Specifications

LED Downlight Retrofit Trim
Cast aluminum trim with white baffle and flange. All-in-one design where LED light engine mounts directly to trim for ease of installation into existing 4" recessed housings with medium base sockets • Provided with push-in friction springs.

LED Light Engine
LEDs mounted directly to aluminum housing designed to provide superior thermal management and ensure long life • 2700K and 3000K, LED color temperature • 90 CRI minimum • Accommodates 120 volts AC at 60Hz • Dimmable with most standard incandescent, magnetic low voltage and electronic low voltage dimmers • For a list of compatible dimmers, see JUNORETROBASICS-DIM.

Electrical Connections
Trim features quick connect plug installed as standard for installation into QC4 and QC4R housings with mating connector • Trim ships as standard with a medium base socket adapter whip for installation into 4" incandescent housings with medium base sockets.

Trim
Cast aluminum baffle trim with white finish • Diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance.

Life
Rated for 50,000 hours at 70% lumen maintenance.

Labels
ENERGY STAR® Certified • Can be used to comply with 2019 Title 24, Part 6, JA8 high efficacy LED light source requirements • T20 Certified • UL and cUL classified for use with most standard UL listed 4" recessed incandescent housings and Juno QC4 and QC4R; see below for specific compatibility requirements • Damp location • Suitable for wet locations (indoor covered ceilings).

Testing
All reports are based on published industry procedures; field performance may differ from laboratory performance.

Warranty 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

	600L		900L	
	27K	**30K**	**27K**	**30K**
Input Voltage	120V	120V	120V	120V
Input Power Typical	8W	8W	12W	12W
Frequency	60Hz	60Hz	60Hz	60Hz
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)
Minimum Starting Temp	-30°C (-22°F)	-30°C (-22°F)	-30°C (-22°F)	-30°C (-22°F)
CRI	90 min.	90 min.	90 min.	90 min.
CCT	2700K	3000K	2700K	3000K

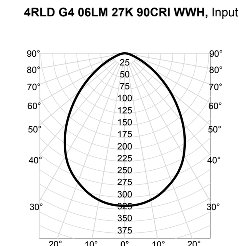
4RLD G4

juno **RLD Series LED Downlight**
4" LED Retrofit Baffle Trim Module

PHOTOMETRICS

Distribution Curve | Distribution Data | Output Data | Coefficient of Utilization | Illuminance Data at 30" Above Floor for a Single Luminaire

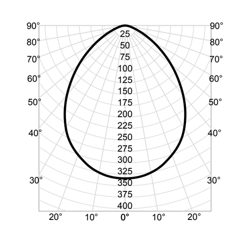
4RLD G4 06LM 27K 90CRI WWH, Input Watts: 7.6, Delivered Lumens: 637, LPW: 83.8, S/MH: 1.15, Test No: 20-774



CP Summary	0°	Zone	Lumens	% Fixture	ρw	80% ρc 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%	Mounting Height	Initial FC Center Beam	Beam Diameter		Average Luminance (cd/sq.m)
0°	318	0° - 30°	238	37%	0	119	119	119	116	116	116	111	111	111	6.0	8.8	11.7	0°	51,789
5°	316	0° - 40°	373	59%	1	107	103	100	105	101	99	100	98	96	8.0	5.0	15.6	45°	35,491
15°	300	0° - 60°	574	90%	2	95	90	85	94	88	84	90	86	82	10.0	3.2	19.5	55°	26,025
25°	268	0° - 90°	637	100%	3	86	79	73	84	78	72	81	76	71	12.0	2.2	23.4	65°	16,195
35°	218	90° - 180°	0	0%	4	77	69	63	76	69	63	73	67	62	14.0	1.6	27.3	75°	9,130
45°	154	0° - 180°	637	100%	5	70	62	56	69	61	56	67	60	55				85°	7,105
55°	92				6	63	55	50	63	55	49	61	54	49					
65°	42				7	58	50	44	57	50	44	56	49	44					
75°	15				8	53	46	40	53	45	40	51	45	40					
85°	4				9	49	42	36	49	41	36	48	41	36					
90°	0				10	46	38	33	45	38	33	44	38	33					

Beam Angle: 88.5°
Field Angle: 135.6°

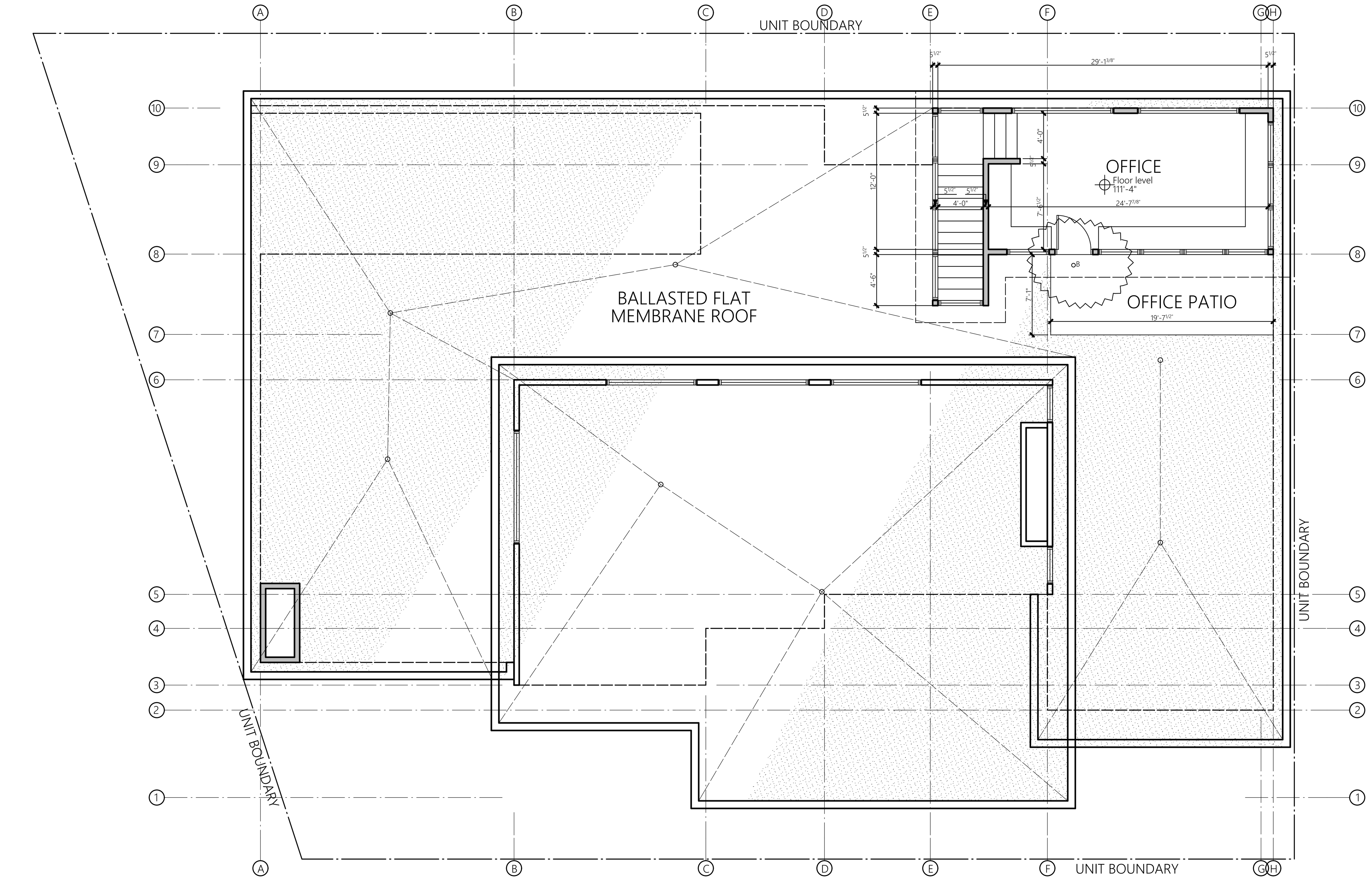
4RLD G4 06LM 30K 90CRI WWH, Input Watts: 7.6, Delivered Lumens: 678, LPW: 89.2, S/MH: 1.15, Test No: 20-1027-1



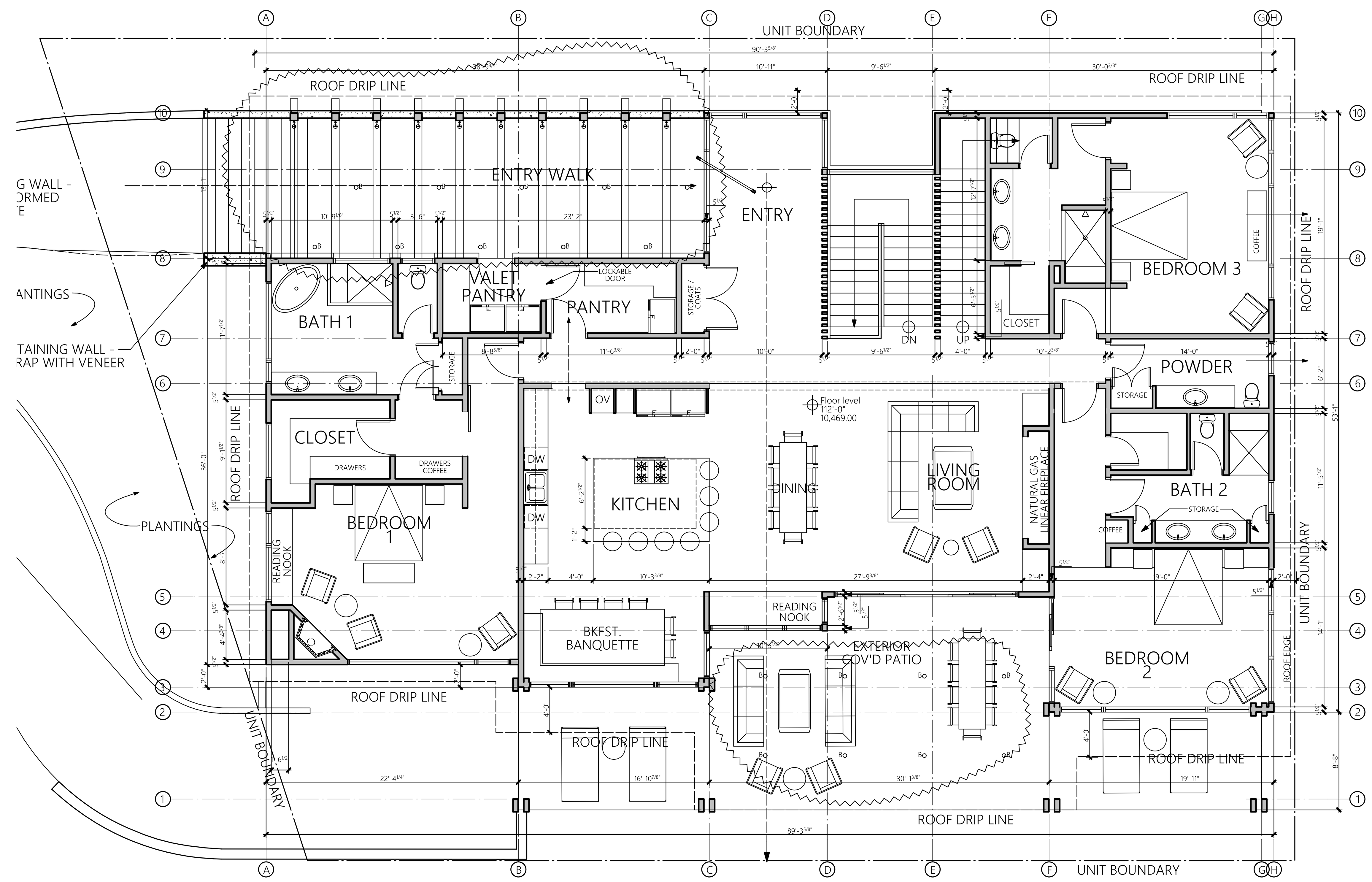
CP Summary	0°	Zone	Lumens	% Fixture	ρw	80% ρc 50%	80% 30%	80% 10%	70% 50%	70% 30%	70% 10%	50% 50%	50% 30%	50% 10%	Mounting Height	Initial FC Center Beam	Beam Diameter		Average Luminance (cd/sq.m)
0°	334	0° - 30°	250	37%	0	119	119	119	116	116	116	111	111	111	6.0	9.3	11.8	0°	54,413
5°	332	0° - 40°	393	58%	1	107	103	100	105	101	98	100	98	95	8.0	5.2	15.7	45°	37,704
15°	316	0° - 60°	608	90%	2	95	89	85	93	88	84	90	86	82	10.0	3.3	19.7	55°	28,127
25°	283	0° - 90°	678	100%	3	85	78	73	84	77	72	81	75	71	12.0	2.3	23.6	65°	17,969
35°	230	90° - 180°	0	0%	4	77	69	63	75	68	63	73	67	62	14.0	1.7	27.5	75°	10,200
45°	164	0° - 180°	678	100%	5	69	61	55	68	61	55	66	60	55				85°	7,853
55°	99				6	63	55	49	62	55	49	61	54	49					
65°	47				7	58	50	44	57	49	44	56	49	44					
75°	16				8	53	45	40	52	45	40	51	44	39					
85°	4				9	49	41	36	48	41	36	47	41	36					
90°	0				10	45	38	33	45	38	33	44	37	33					

Beam Angle: 89.0°
Field Angle: 136.8°

Fixture "B"
Exterior LED shielded recessed can light
Manufacturer: Juno
600 Lumens

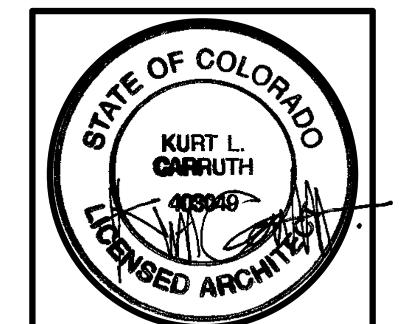


Zapata / Bours Residence
Rooftop Office



Zapata / Bours Residence
Main Level Plan

HINGE ARCHITECTS
970.309.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co. 81601



ZAPATA / BOURS RESIDENCE
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS 01-18-24	
HOA SCHEMATIC REVIEW 09-07-24	
STORYPOLE HEIGHTS 12-23-24	
DRC UPDATES 01-27-25	
DRC UPDATES 02-19-25	

Project designed and drawn to adhere to the 2021 IRC.

EXTERIOR LIGHTING PLAN

E2.2

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

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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
BROADBAND: CLEARNETWERX
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

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

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

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

Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-04
SUBMITTAL	2025-02-19

The Ridge
Lot 8
Mtn. Village, CO

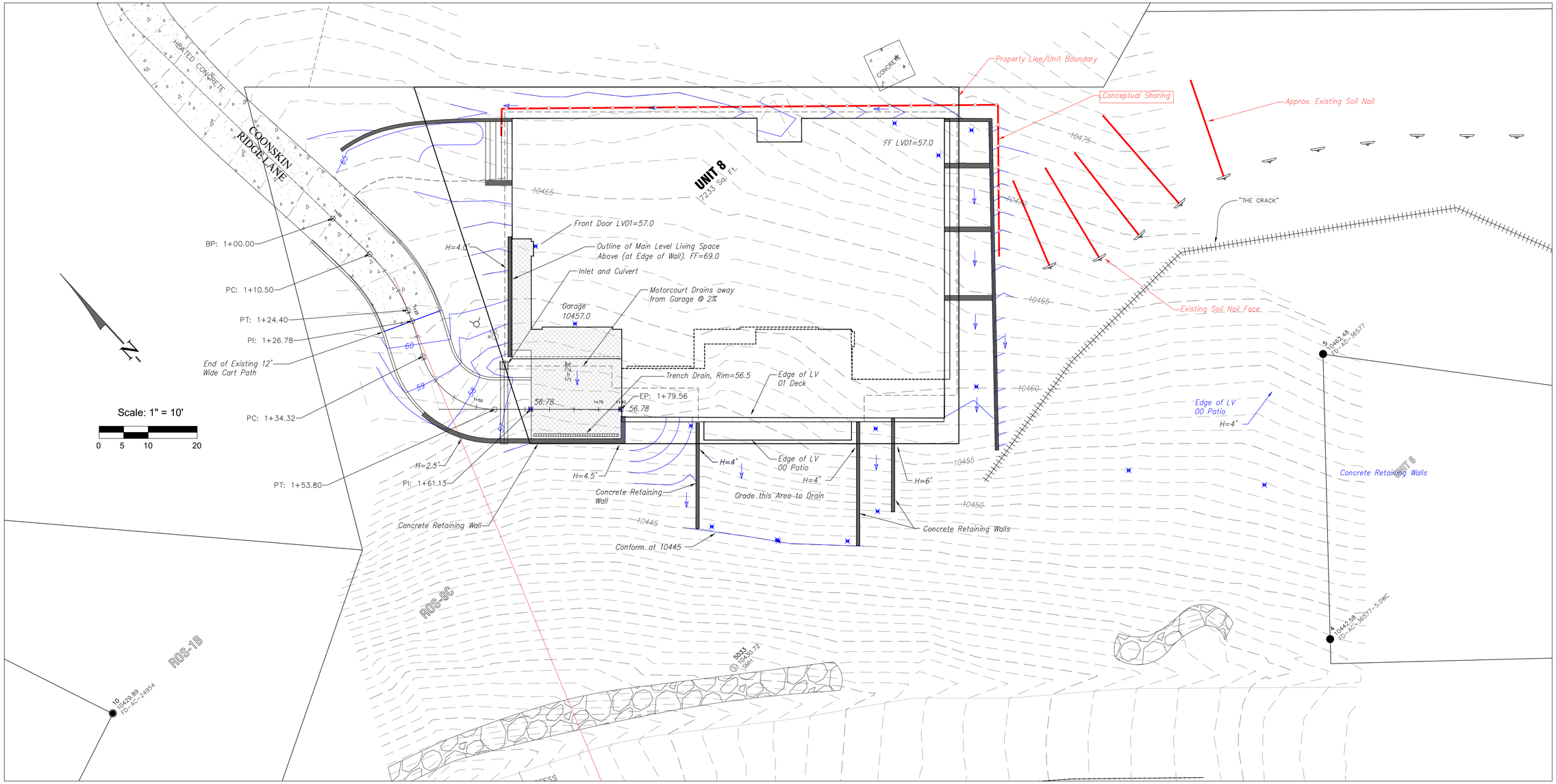
COLORADO LICENSED
CHRISTOPHER D. HAWKINS
29645
02-19-25
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

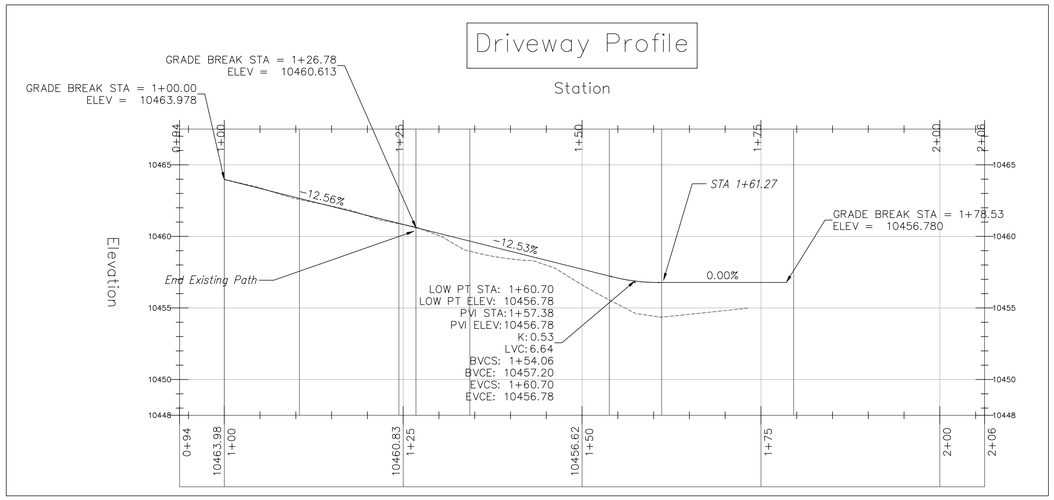
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

Arch 100'-0" = USGS 5910.0

C1





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-04
SUBMITTAL	2025-02-19

The Ridge
Lot 8
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

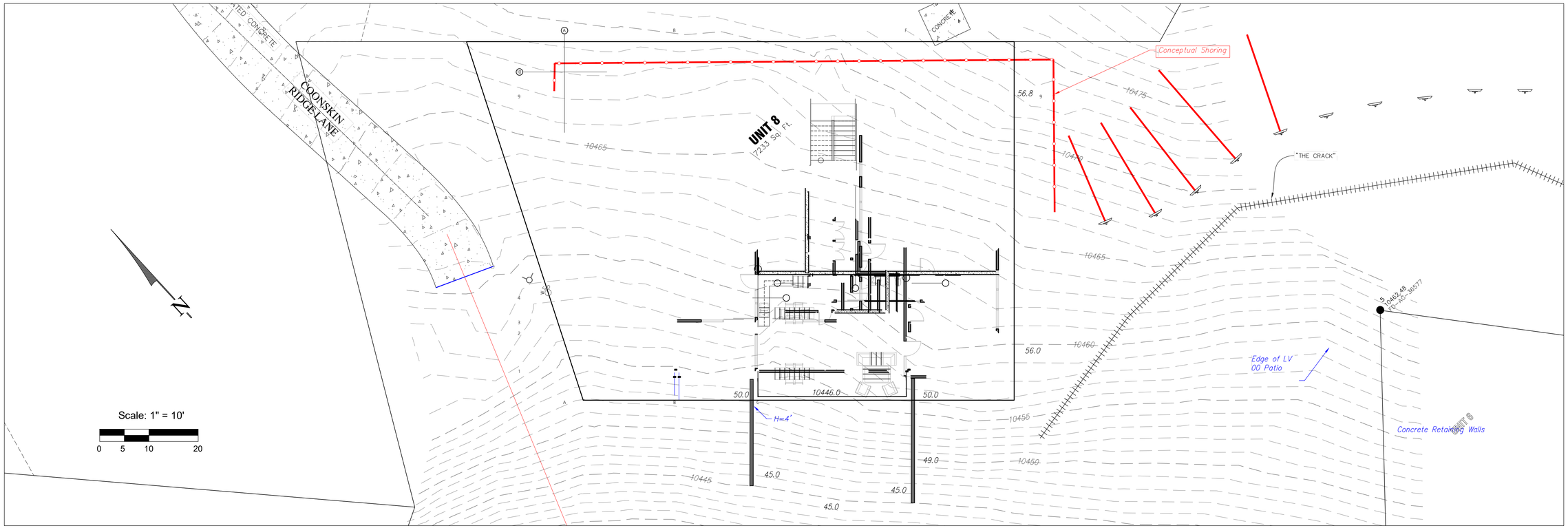
Site Grading

and

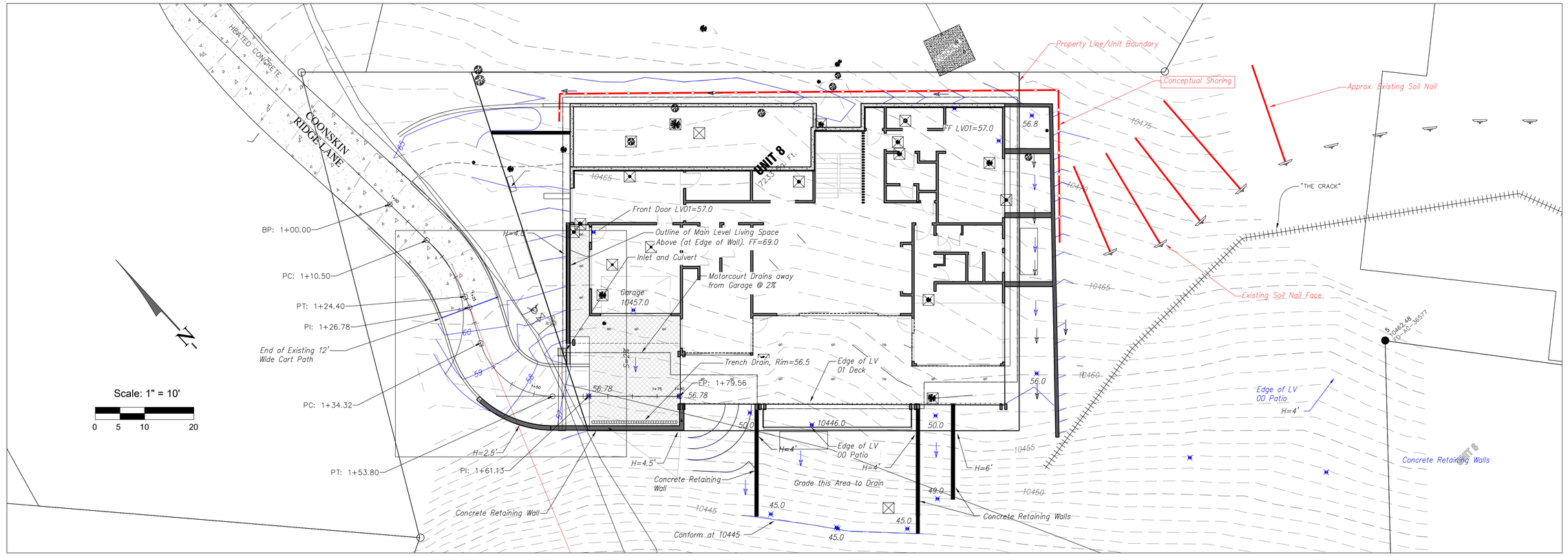
Driveway Profile

Arch 100'-0" = USGS 5910.0

C2.1



LV 00



LV 01

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-04
SUBMITTAL	2025-02-19

The Ridge
Lot 8
Mtn. Village, CO

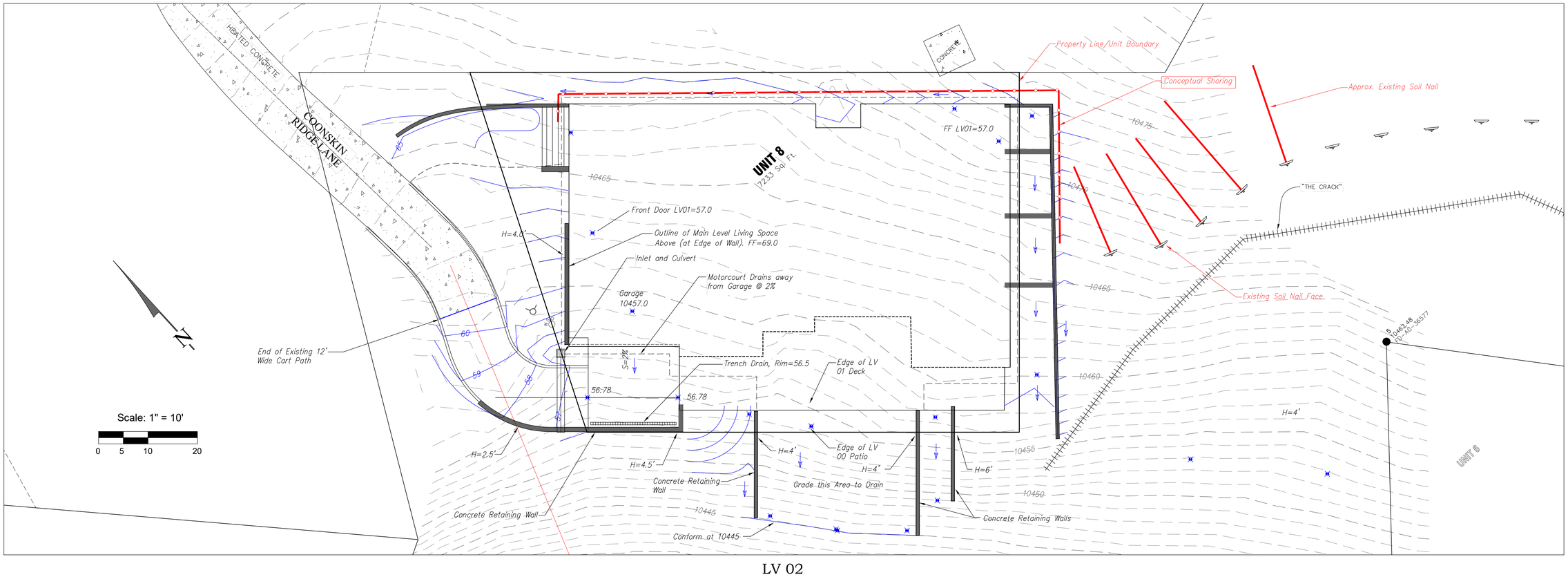
COLORADO LICENSED PROFESSIONAL ENGINEER
JOSEPH A. KRAUS
37874
02-19-25
NOT FOR CONSTRUCTION

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

Grading

Arch 100'-0" = USGS 5910.0

C2.2



LV 02

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-04
SUBMITTAL	2025-02-19

The Ridge
Lot 8
Mtn. Village, CO

COLORADO LICENSED PROFESSIONAL ENGINEER
02-19-25
NOT FOR CONSTRUCTION

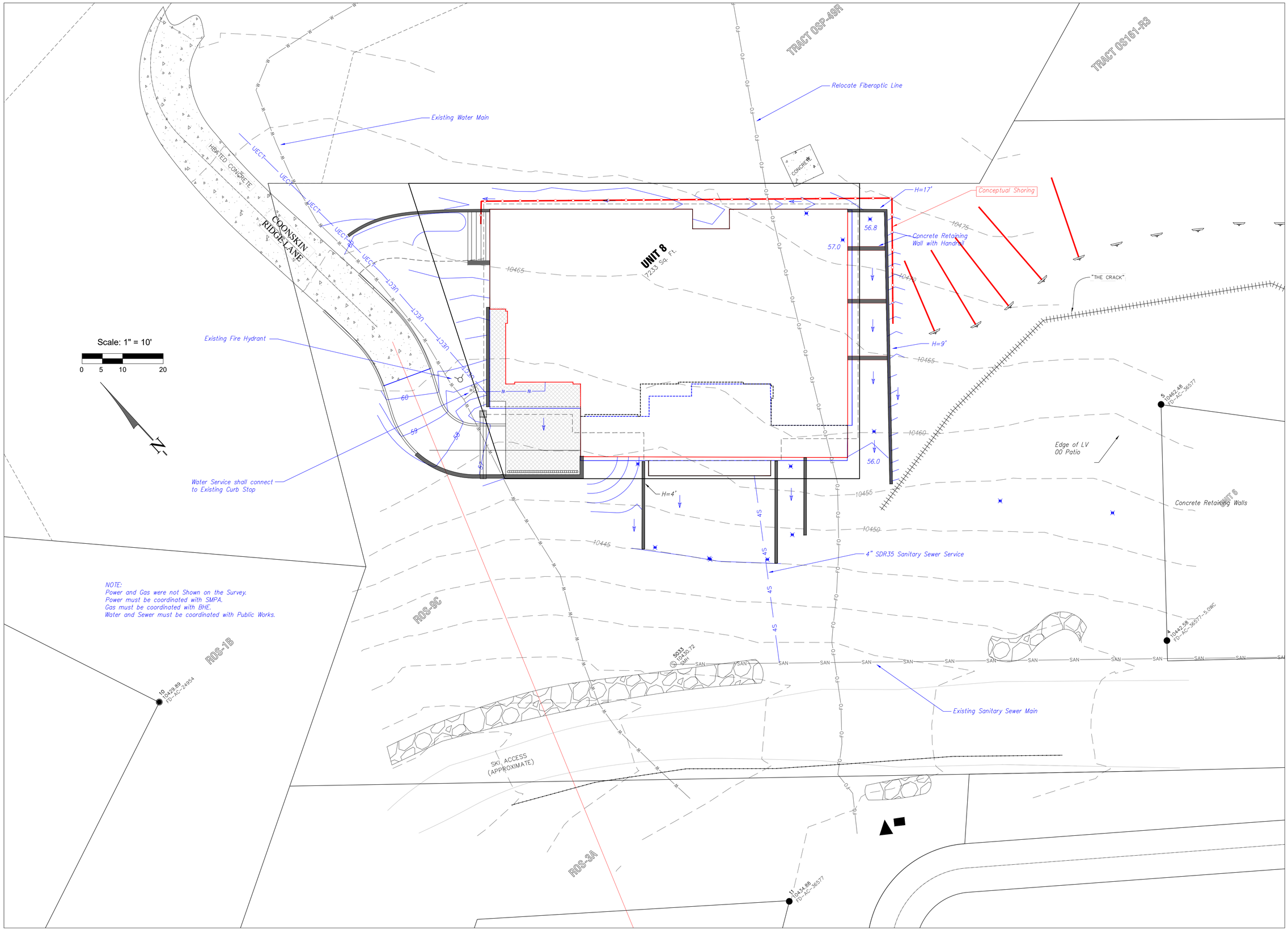
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading

LV 02

Arch 100'-0" = USGS 5910.0

C2.3



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-04
SUBMITTAL	2025-02-19

The Ridge
Lot 8
Mtn. Village, CO

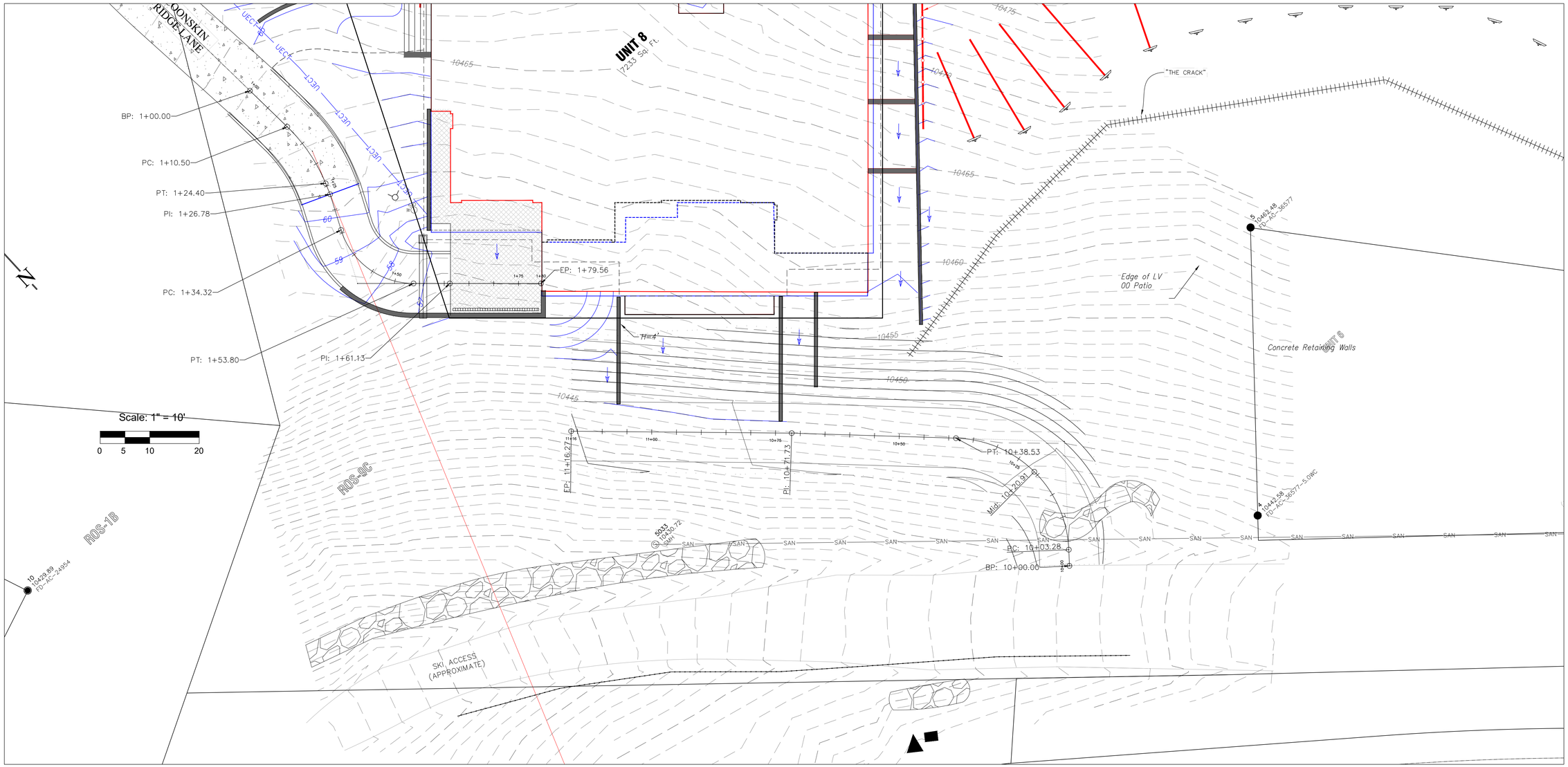
NOT FOR CONSTRUCTION

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

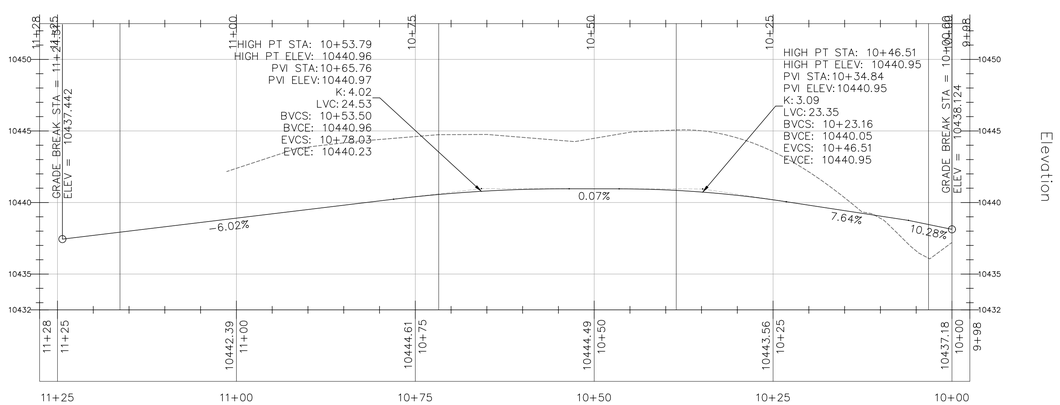
Utilities

Arch 100'-0" = USGS 5910.0

C3



Construction Access Profile



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-04
SUBMITTAL	2025-02-19

The Ridge
Lot 8
Mtn. Village, CO

COLORADO LICENSED
37.7 PE
12-19-25
PROFESSIONAL ENGINEER
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

Construction Access

Arch 100'-0" = USGS 5910.0

C4.1

AGENDA ITEM 4
COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Drew Nelson, AICP, Housing Director

FOR: Design Review Board Public Hearing; March 6, 2025

DATE: February 27, 2025

RE: Staff Memo – Final Architecture Review (FAR) Lot 23R, 121 Yellow Brick Road, pursuant to the CDC

APPLICATION OVERVIEW: Substantial Addition to Lot 23R

PROJECT GEOGRAPHY

Legal Description: Parcel A: Lot 23R, a Replat of Lot 23 and Tract OS-3, Replat No. 3, Telluride Mountain Village Filing 1, According to the Plat Recorded October 19, 2000 in Plat Book 1 at Page 2817, County of San Miguel, State of Colorado.
Parcel B: An Undivided 50% Interest in and to Tract F1-23B, a Replat of Lot 23 and Tract OS-3, Replat No. 3, Telluride Mountain Village Filing 1, According to the Plat Recorded October 19, 2000 in Plat Book 1 at Page 2817, County of San Miguel, State of Colorado.
Parcel C: Those Easement Rights Created by the Access Tract F1-23B Agreement Recorded October 19, 2000 Reception No. 337427
Address: 121 Yellow Brick Road
Applicant/Agent: Tim Blonkvist, Overland Partners LLC
Owner: Emerald City Housing LLC
Zoning: Single Family
Existing Use: Single Family Residence
Proposed Use: Single Family Residence plus Accessory Dwelling Unit
Lot Size: 4.06 Acres
Adjacent Land Uses:

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

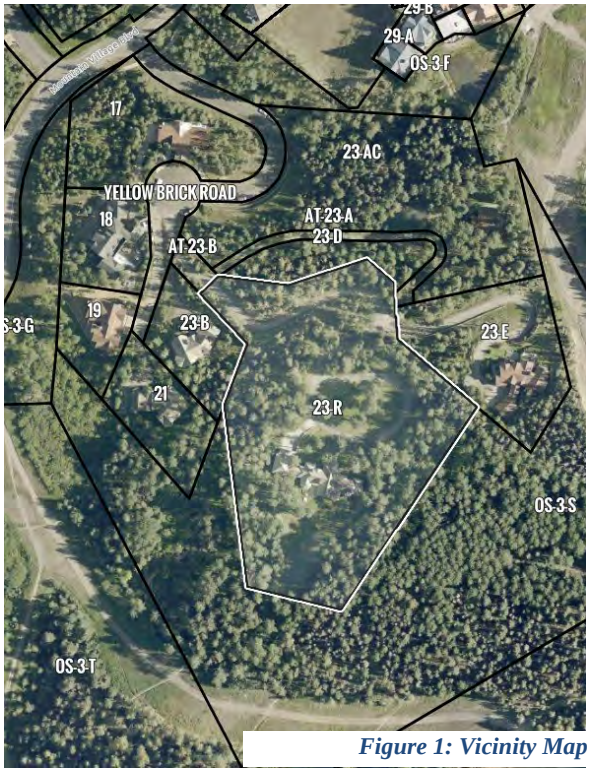


Figure 1: Vicinity Map

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

Case Summary: Tim Blonkvist of Overland Partners is requesting Design Review Board (DRB) approval of Final Architecture Review (FAR) application for a substantial addition to an existing single-family residence on Lot 23R, 121 Yellow Brick Road. The existing structure was constructed in 1990 and consists of a 5,618 square foot single-family residence. The applicants are proposing to add approximately 7,118 square feet of habitable space to the structure, for a total square footage of 13,594 square feet (up from 12,736 square feet for the IASR). In addition, the applicants are proposing to construct a 1,346 square foot detached Accessory Dwelling Unit (ADU).

The proposal also includes filling of 228 square feet of wetlands, rerouting the drainage into a new pond in the center of the circle drive, and a new ten-foot wide (10') access drive to the rear of the structure. The applicant is proposing to replace existing stucco on the structure with wood siding, and replacing the cedar shake roof with a metal standing-seam roof. The structure currently utilizes Telluride Gold stone, which is proposed to be carried over into the expansion areas. The existing garage would be converted into habitable space, and a new garage would be constructed to the north of the existing garage, along with three (3) new garage spaces beneath the ADU.

This item was previously heard as an Initial Architecture and Site Review (IASR) at the January 9, 2025, regular DRB meeting, and was approved unanimously by the DRB.

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' (gabled) Maximum	39' – 9 9/16" (Main) 32' – 11 1/4" (ADU)
Avg. Building Height	30' Maximum	23' – 9 1/2" (Main) 22' – 5 7/8" (ADU)
Maximum Lot Coverage	30%	7%
General Easement Setbacks	No encroachment	No encroachment
Roof Pitch		
Primary		8":12" (Main & ADU)
Secondary		10":12" (Main) 5":12" (ADU)
Tertiary		6":12" (Main)
Exterior Material		
Stone	35% minimum	54.51% (Main) 55.1% (ADU)
Windows/Door Glazing	40% maximum	22.65% (Main) 17.2% (ADU)
Steel	n/a	2% (Main) 1.6% (ADU)
Wood	n/a	22.3% (Main) 22.3% (ADU)
Parking	2 enclosed / 2 surface	4 enclosed / 2 surface

Specific Approval: Tandem Parking

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated December 30, 2024.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

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 gable roof forms, with multiple pitches and pop up upper-level dormers with small shed roofs. Single-family residences are granted a maximum height of 35 feet with an additional 5 feet for gabled roof forms for a total of 40 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: Staff has determined that the primary roof form for this home is gabled and therefore granted a maximum height of 40 feet and an average maximum height of 30 feet for a single-family residence. According to the design set, the applicant has calculated a maximum height of 39' – 9 9/16" for the main residence and 32' – 11 1/4" for the ADU.

The project is proposing an average maximum height of 23' – 9 1/2" for the main residence and 22' – 5 7/8" for the ADU. The applicant has provided two views of the structure and the 40' height limit projected from the existing grade in comparison to the highest point of the structure shown in Figures 2 and 3. It should be noted that the clerestory in the center of the home has increased by approximately 5". The applicant has proposed a height measurement that purports to meet the height requirements of the CDC.

Figure 2: Height Analysis – North Elevation

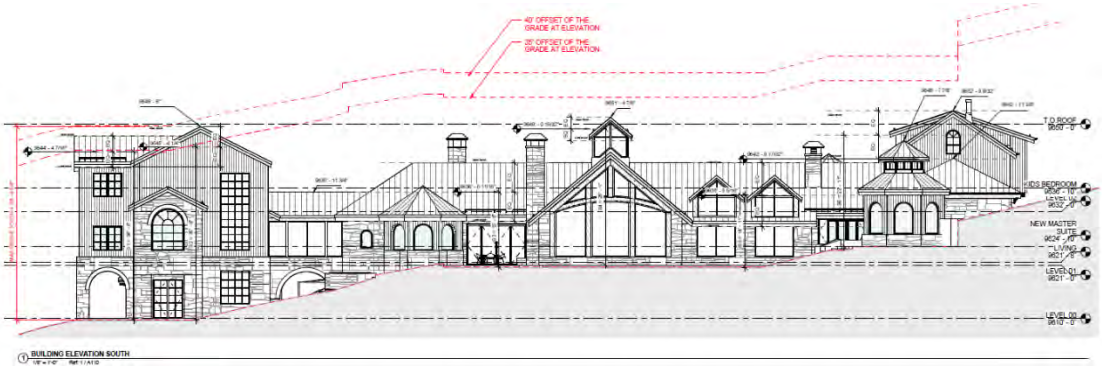


Figure 3: Height Analysis – South Elevation

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 (see Figure 4). The massing steps with the natural topography, in this case a steep slope. The materials chosen are a combination mostly of stone and wood, which creates an exterior capable of withstanding the high alpine environment. Overall, it appears that the design is visually appealing and would fit within the existing Mountain Village Design Theme.

Figure 4: Building Elevations

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: Overall, the location of the home currently fits within the large space and is sculped into the landscape to match the terrain. It should be noted that the applicants are proposing to fill certain wetlands and construct new wetlands for mitigation (a new pond in the interior of the circle drive has been deleted) (see Figure 4). These changes, along with changes to the discharge point of the wetlands, may not meet the standards of the CDC and should be considered as part of the DRB's review. From the time of the IASR, the applicant has modified the design around the ADU to limit disturbance to the wetlands on the south side of the proposed ADU. At the time of application, the applicant has not provided evidence of either a Nationwide 27 permit with the US Army Corps of Engineers for filling wetlands. The applicant is proposing approximately 900 square feet of mitigation for the ability to remove approximately 700 square feet of wetlands, meeting the requirements of the CDC for mitigation. Prior to disturbance of any wetland areas, the applicant shall provide evidence of an approved Nationwide Permit 29 from the ACOE to allow for disturbance and ongoing wetlands monitoring.

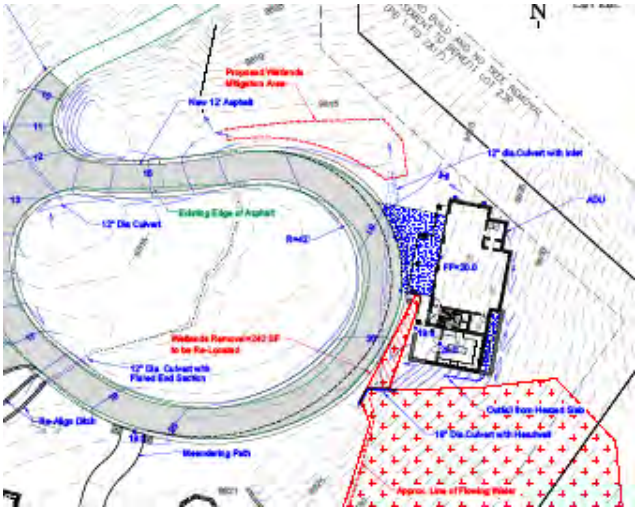


Figure 5: Proposed Wetland Removal

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:
CDC criteria met.

Exterior Wall Form:
CDC criteria met.

Roof Form:
The roof will be made of dark bronze non-reflective standing seam metal, meeting the CDC criteria.

Chimneys, Vent and Rooftop Equipment Design:
From the IASR review, the applicant was required provide evidence of screening for any exterior ventilation or condensers proposed for the site. A note on Sheet A100 states, "All outdoor units will be screened by vegetation." Sheet A100 as well as the landscape plan (Sheets L1 – L3) indicate 3 exterior utility units on the east side of the main house; however, the landscape plan does not indicate new vegetation to screen the exterior utility units. Prior to building permit issuance, the applicant shall revise the landscape plan to include vegetation to screen exterior utility units.

Exterior Walls Materials and Color:
CDC criteria met.

Glazing:
The CDC criteria are met; however, it should be noted that between IASR and FAR submittals the applicant has removed mullions from some of the larger windows on the main residence (which exist on the current iteration of the residence). However, Sheet A720 does indicate many window forms with mullions that would match existing conditions. Further, the applicant is now proposing a "conservatory" on the north side of the main residence with a glass roof (but does include retractable shades). A similar glass greenhouse is proposed for the ADU. The DRB should discuss whether glass roofs should be allowed in this application, as glass is not an approved material under Section 17.5.6.C.3 of the CDC.

Doors and Entryways:
CDC criteria met.

Decks and Balconies:
CDC criteria met.

Required Surveys and Inspections:
As required by the CDC, the applicant shall be responsible for ensuring roof heights are being met by obtaining a survey to confirm overall ridge height. The applicant is proposing to construct the roofline within half a foot of the allowable maximum roof height, which will require confirmation of conformance at the time of Final DRB Inspection.

17.5.7: Grading and Drainage Design
Staff: CDC criteria met.

17.5.8: Parking Regulations
Staff: The applicant has shown four (4) interior and two (2) exterior parking spaces per their plan. The applicant is proposing tandem exterior parking spaces which requires a Specific Approval. Further, has provided dimensions that confirm the interior parking spaces meet the 9' by 18' dimensional requirement. The applicant has met the IASR conditions of approval.

17.5.9: Landscaping Regulations
Staff: The applicant provided a landscape plan that includes the fire mitigation zones as well as vegetation to be removed for construction; however, it appears that no new trees will be planted to replace those that are to be removed. Further, it appears that the applicant is proposing a gazebo, play structure, and outdoor fire pit/sitting area around the existing pond, all of which are allowable accessory buildings or structures. Prior to building permit issuance, the applicant shall provide details for the accessory gazebo to ensure design compliance with Section 17.3.4.F.2.c of the CDC.

17.5.10: Trash, Recycling, and General Storage Areas
Staff: The applicant has shown trash storage within the garage of the main residence. The design set meets the conditions of IASR approval and the CDC.

17.5.11: Utilities
Staff: CDC criteria met.

17.5.12: Lighting Regulations
Staff: CDC criteria met.

17.5.13: Sign Regulations
Staff: CDC criteria met.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: The applicant has provided a wildfire mitigation plan that simply refers to the CDC requirements (Sheet C5). New CDC requirements (Section 17.6.1.A.3.e.i) require that Zone 1 – now zero to five feet from the structure – utilize pavers, stone, gravel, lava rock, concrete, or other nonflammable materials to protect the building. The landscape plan does not indicate gravel or other nonflammable materials around the main structure (it refers to "splitters" that appear to be two (2) feet wide). Prior to building permit issuance, the applicant shall revise the landscape plan to meet the requirements of the CDC for nonflammable materials within Zone 1.

The applicant has provided a wetland report and mitigation plan, meeting the CDC criteria and condition of IASR approval. Prior to building permit issuance, the applicant shall provide an agreement in a form acceptable to the Town Attorney for long-term monitoring and maintenance of the wetland areas in conformance with Section 17.6.1.B.2.d.iv of the CDC.

17.6.6: Roads and Driveway Standards
Staff: The applicant has provided a driveway profile for the area of the circular driveway to be replaced, indicating a maximum slope of 7.27%, meeting the standards of the CDC. The applicant is also proposing to reconstruct a significant portion of the driveway at twelve feet (12') in width with shoulders, which does not meet the sixteen foot (16') requirement in the CDC for driveways over 150 feet in length; however, the reconstruction would be to the same existing profile of the pre-existing non-conforming driveway.

17.6.8: Solid Fuel Burning Device Regulations
Staff: CDC criteria met.

Chapter 17.7: BUILDING REGULATIONS
17.7.20: Construction Mitigation
Staff: A construction mitigation plan was provided as part of this plan set, meeting the CDC criteria and condition of IASR approval.

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

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

I move to approve the Final Architecture Review for a significant addition to an existing single-family residence located at Lot 23R, 121 Yellow Brick Road, based on the evidence provided in the staff record of memo dated February 27, 2025, and the findings of this meeting with the following Specific Approval and Conditions:

Specific Approval:
1) *Tandem Parking*

Conditions:
1) *Prior to disturbance of any wetland areas, the applicant shall provide evidence of an approved Nationwide Permit 29 from the ACOE to allow for disturbance and ongoing wetlands monitoring.*
2) *Prior to building permit issuance, the applicant shall provide an agreement in a form acceptable to the Town Attorney for long-term monitoring and maintenance of the wetland areas in conformance with Section 17.6.1.B.2.d.iv of the CDC.*
3) *Prior to building permit issuance, the applicant shall revise the landscape plan to include vegetation to screen exterior utility units.*
4) *Prior to building permit issuance, the applicant shall provide details for the accessory gazebo to ensure design compliance with Section 17.3.4.F.2.c of the CDC.*
5) *Prior to building permit issuance, the applicant shall revise the landscape plan to meet the requirements of the CDC for nonflammable materials within Zone 1.*
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) *Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
9) *Prior to 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.*

PLEASE NOTE: STAFF HAS CONDENSED THE APPLICANT'S DESIGN PACKAGE TO SAVE ON PRINTING COSTS AND TIME. THE FULL DESIGN PACKAGE, INCLUDING LIGHTING PLAN, CONSERVATORY DESIGN, AND WETLANDS REPORT CAN BE FOUND HERE:

https://mtnvillage.files.com/f/d6a88ddbee9d11c3

OVERLAND

Date: February 17, 2025
To: Mountain Village Planning Staff
From: Tim Blonkvist, FAIA
Re: Design Review Application
Property: LOT 23R TELLURIDE MOUNTAIN VILLAGE

Dear Mountain Village Town Council and Design Review Board:

The owner of Lot 23R, located at 121 Yellow Brick Road, Mountain Village, CO, plans to renovate and expand the existing single-family residence while also constructing an ADU on the property. The accompanying drawings provide a detailed overview of the proposed project, including renovation and addition areas, building height, civil sitework, landscaping, exterior materials, and lighting. Additionally, the FAR submittal incorporates all conditions and comments discussed during the initial site and architectural review meeting on January 9, 2025.

Project Description

The Kelly family deeply values the historical and communal significance of the original Ron and Joyce Allred Mountain Village home. In recognition of its importance to the local community, they have embarked on a thoughtful renovation journey with Overland Partners to preserve its unique character while addressing their family's functional needs.

The project involves maintaining the existing structure's significant public areas and adding extensions on both sides to accommodate their programmatic requirements. The design approach emphasizes harmony with the environment and the home's original charm. Key material updates include:

- Expanding the use of indigenous stone to blend seamlessly with the landscape.
- Replacing limited stucco areas with natural wood to better integrate the structure with its forested surroundings.
- Updating the wood shingle roof to a more durable and modern standing seam metal roof.

Environmental Stewardship

Protecting and enhancing the property's natural features is a cornerstone of this project. A rustic crushed-stone apron will surround the home, and minimal landscaping additions will honor the property's original character, maintaining its distinct charm.

Commitment to Community and Design Sensitivity

The Kelly family is dedicated to respecting Mountain Village's values and aesthetics. Key priorities include:

- Minimizing light pollution with a dark-sky-sensitive exterior lighting plan.
- Maintaining harmony with adjacent neighbors through respectful and considerate design choices.

CDC Provisions:

CDC Provision	Requirement	Proposed
Maximum Building Height	35' Plus, an additional 5' (note*)	Main House: 39' 9 9/16" ADU: 32' 11 1/4"
Maximum Average Building Height	30'	Main House: 23'- 9 1/2" ADU: 22' 5 7/8"
Maximum Lot Coverage	30%	7%
General Easement	16' Set Back	No Encroachment
Primary Roof Pitch	_____	Main House: 8"/12" ADU: 10"/12"
Secondary Roof Pitch	_____	Main House: 10"/12", 6"/12" ADU: 5"/12"
Exterior Materials - Stone	35% Minimum	Main House: 54.5% ADU: 55.1%
Exterior Materials - Glazing	40% Maximum	Main House:22.65% ADU: 17.2%
Parking	2 Enclosed, 2 Surface	Main House: 2 Enclosed, 2 Surface ADU: 2 Enclosed, 1 Surface

Note*: 17.3.12: The ridge of a gable, hip, gambrel, or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except on ridgeline lots.

The 3D Massing of the project can be accessed through the link: Enscape Web

We welcome feedback from the committee to ensure this project continues to celebrate and enhance Mountain Village's legacy, serving as an example of sensitive and thoughtful design.

Respectfully,

Tim Blonkvist, FAIA
Mobile 210 601-7003
tbb@overlandpartners.com
Founding principal
Overland Partners

James Lancaster, AIA
Principal
jamesl@overlandpartners.com
Overland Partners

February 17, 2025

MEMO

TO: Overland Partners
203 E. Jones Ave., Suite 104
San Antonio, TX 78215

ATTN: Tim Blonkvist

RE:Lot 23R, TMV – Wetland impacts and compensatory wetland mitigation

Tim, please include this summary memo with your DRB submittals – it will help inform the conversation concerning wetlands issues at the site.

To-date, we have evaluated the site restrictions created by the footprint of the existing structure, and the goal to develop additional residential space. Two locations with identified wetlands (See attached Wetland Delineation Report) are directly adjacent to/within the proposed new development footprints. The first site is east of the primary residence, where a proposed retaining wall encroaches on delineated wetlands. It is anticipated that up to 450 s.f. of wetland disturbance may be required in this location conditioned on access, soil types and the local groundwater regime. The second site is on the south end of the proposed ADU with a calculated 242 s.f. disturbance. See Uncompahgre Engineering plan set dated 02-15-25.

Both proposed wetland impact areas are relatively low functioning wetland areas. The impact wetland adjacent to the ADU is a shallow ditch feature that is seasonally inundated during higher flows when discharges into a culvert are backed up – it is essentially a creation of the driveway prism. The wetland boundary east of the primary residence was established along a hand dug ditch that appears to route water during seasonally elevated groundwater periods, such as spring runoff. The vegetation within the western portions of the wetland is a mix of trees and shrubs common to transitions zones between wetlands and non-wetland areas.

To preemptively plan for a total wetland disturbance of up to 700 s.f. , an approximate 900 s.f. wetland mitigation area has been identified on the north side of the circular driveway. This proposed mitigation site is adjacent to the existing stream channel that leaves Lot 23R, crossing the north property line and flowing downslope to another pond on a neighboring lot.

PO Box 362 Telluride, Colorado 81435
970-708-1221 chrishazen@gmail.com

The proposed mitigation area was selected because the existing live water on the property can be diverted to the area, the location allows for management of the delivered water through modest grading to facilitate growth of wetland plant species, and the live water discharge can be delivered to the existing channel before it leaves the property. It is expected that the constructed compensatory mitigation wetlands will have a higher functional value than the two proposed wetland disturbance areas. Post-construction monitoring of the mitigation wetland area will be used to confirm the successful establishment of the mitigation wetlands.

Permitting requirements with the Army Corps of Engineers will be completed via the Nationwide Permit 29 for Residential Development. The Nationwide Permit 29 conditions do not require compensatory wetland mitigation for cumulative wetland impacts below 1/10th acre (4,356 s.f.), however, the Town of Mountain Village requires wetland mitigation at a minimum ratio of 1:1.

Permit submittals prepared for the Army Corps of Engineers (ACOE) will be provided to the Town of Mountain Village, along with the ACOE letter of approval/permit issue. Wetland mitigation design concepts will be shared with the Town of Mountain Village Planning Department to confirm their appropriateness, and will be included with the ACOE permit application as a courtesy and to inform the ACOE of the Town of Mountain Village requirements.

It is not anticipated that permitting issues will arise with the ACOE due to the small area of cumulative wetland impact and the creation of a compensatory wetland mitigation area.

Please feel free to contact me with any questions you have about this summary or the permitting process or construction process.

Thank you

Chris Hazen,
Principal

PO Box 362 Telluride, Colorado 81435
970-708-1221 chrishazen@gmail.com

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

Kelly Residence

EMERALD CITY HOUSING LLC

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

25.02.14

OVERLAND

Tim Blonkvist, FAIA
203 E. Jones Ave., Suite 104
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl., Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

PRELIMINARY
Not for regulatory approval, permit or construction.

PROJECT CODE INFORMATION

SITE INFORMATION:

ADDRESS:	LOT 23R TELLURIDE MOUNTAIN VILLAGE
PARCEL #:	477903101028
LOT SIZE:	4.06
OCCUPANCY:	SINGLE FAMILY, RESIDENTIAL
DESCRIPTION:	R-3

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

SUBDIVISION:	MOUNTAIN VILLAGE-2010
DESIGN REQUIREMENTS:	BOULDER TOWN OF MOUNTAIN VILLAGE

PROJECT INFORMATION

GROSS FLOOR AREA:

EXISTING HOUSE

LEVEL 0:	297 SF
LEVEL 1:	5321 SF
GARAGE:	730 SF
TOTAL CONDITIONED SPACE: (LEVEL 0 + LEVEL 1)	5618 SF

AFTER CONSTRUCTION COMPLETED

MAIN HOUSE

LEVEL 0	1,446 SF
LEVEL 1	9,684 SF
LEVEL 2	2,464 SF
GARAGE:	770 SF
MECHANICAL:	1,509 SF
TOTAL CONDITIONED SPACE: (LEVEL 0 + LEVEL 1+ LEVEL 2)	13,594 SF

ADU

LEVEL 1:	159 SF
LEVEL 02:	1,187 SF
GARAGE:	1,347 SF
TOTAL CONDITIONED SPACE: (LEVEL 0 + LEVEL 1)	1,346 SF

LOT AREA: 4.06 ACRES (176853.6 SF)

LOT COVERAGE: 30% MAX | 7% PROPOSED

PARKING:
REQ'D -2 ENCLOSED, 2 SURFACE

PROVIDED:
- MAIN HOUSE: 2 ENCLOSED, 2 SURFACE
- ADU: 2 ENCLOSED, 1 SURFACE

MAIN HOUSE
MAX BUILDING HEIGHT: 35' plus an additional 5' (see note*)
PROPOSED: 39' - 9 9/16"

MAX AVERAGE HEIGHT: 30'
PROPOSED: 23' - 9 1/2"

NOTE: * ACCORDING TO MOUNTAIN VILLAGE MUNICIPAL CODE CH.17.3.12, THE RIDGE OF A GABLE, HIP, GAMBREL OR SIMILAR PITCHED ROOF MAY EXTEND THE MAXIMUM BUILDING HEIGHT UP TO FIVE (5) FEET ABOVE THE SPECIFIED MAXIMUM HEIGHT LIMIT, EXCEPT ON RIDGELINE LOTS.

SEE SHEET A201 AND A202 FOR MAXIMUM ROOF HEIGHT/ AVERAGE ROOF HEIGHT CALCULATIONS

ADU
MAX BUILDING HEIGHT: 35'
PROPOSED: 32' 11 1/4"

MAX AVERAGE HEIGHT: 30'
PROPOSED: 22' 5 7/8"

SEE SHEET A810 AND A811 FOR MAXIMUM ROOF HEIGHT/ AVERAGE ROOF HEIGHT CALCULATIONS

GENERAL NOTES

1. THIS DRAWING SET IS INTENTED SOLELY FOR DESIGN REVIEW SUBMISSION TO THE TOWN OF MOUNTAIN VILLAGE, COLORADO.

2. THIS SET IS NOT FOR CONSTRUCTION, NOR SHALL IT BE ACCEPTED BY ANY BUILDING DEPARTMENT AS SUCH.

3. ANY COST ESTIMATES BASED ON THIS SET ARE AT THE DISCRETION OF THE OWNER AND//OR CONTRACTOR, AS THIS SET DOES NOT CONTAIN ADEQUATE INFORMATION FOR A DETALED & ACCURATE PRICING EXERCISE.

VICINITY MAP

INSULATION REQUIREMENTS

CLIMATE ZONE	6B
ROOF/CEILING	R-60 (a)
WOOD FRAME WALL	R20&5ci or R13&10ci (b)
BASEMENT WALL	R-15ci or 19 (c)
CRAWL SPACE WALL	R-15ci or 19
FLOOR	R-30
SLAB-ON-GRADE	R-10ci, 4 ft (d)
WINDOW	U-0.30
SKYLIGHT	U-0.55
DOOR	U-0.30

*ci = continuous insulation

a. EXTERIOR RIGID INSULATION(R-28) + CAVITY INSULATION (R-48)

b. EXTERIOR RIGID INSULATION (R-12) + CAVITY INSULATION (R-24)

c. FOUNDATION EXTERIOR FACE (CONTINUOUS) MINIMUM INSULATION: R-15; FOUNDATION INTERIOR FACE (CAVITY)
MINIMUM INSULATION: R-19

d. RIGID INSULATION; VERTICAL FACE OF INSULATION TO EXTEND MINIMUM 2 FEET BELOW GRADE AT FACE OF SLAB; (a+b = 4 FEET)

e. PROVIDE CLASS II VAPOR RETARDER AT WARM SIDE OF EXTERIOR WALLS AS INDICATED IN WALL ASSEMBLIES

f. ALL PIPING AND WATER DRAINS NEAR EXTERIOR WALLS SHALL BE WRAPPED WITH MIN. R-8 PRE-FORMED POLYETHYLENE FOAM INSULATION.

g. INSULATE WITH MIN. R-8 BATT AROUND ALL DUCTING TO EXTERIOR, INCLUDING EXHAUST FAN.

h. ALL MECHANICAL SYSTEM PIPING SHALL BE WRAPPED WITH MIN R-3 PRE-FORMED POLYETHYLENE FOAM INSULATION.

i. ALL CIRCULATING HOT WATER SYSTEM PIPING SHALL BE WRAPPED WITH MIN. R-2 PRE-FORMED POLYETHYLENE FOAM INSULATION.

SHEET INDEX

NUMBER	NAME
G000	COVER SHEET
G001	GENERAL NOTES / SHEET INDEX
G002	SURVEY
G003	EXISITING CONDITIONS
G004	EXTERIOR PERSPECTIVES PROPOSED
G005	EXTERIOR PERSPECTIVES PROPOSED
G006	EXTERIOR PERSPECTIVES PROPOSED
G007	EXTERIOR PERSPECTIVES PROPOSED
C1	NOTES
C2.10	OVERALL SITE GRADING PLAN
C2.15	PROJECT NORTH GRADING WITH MAIN DRIVEWAY PROFILE
C2.17	PROJECT SOUTH GRADING WITH BACK YARD ACCESS AND GARAGE PROFILES
C3	UTILITIES
C4	CONSTRUCTION MITIGATION
C5	FIRE MITIGATION
L1	LANDSCAPE PLAN
L2	LANDSCAPE REVEGITATION PLAN
L3	LANDSCAPE IRRIGATION PLAN
A021	DEMO PLAN - LEVEL 00
A022	DEMO PLAN - LEVEL 01
A023	DEMO PLAN - ROOF
A024	DEMO ELEVATION
A100	SITE PLAN
A101	REFERENCE PLAN - MAIN HOUSE & ADU
A110	REFERENCE PLAN - LEVEL 00
A111	REFERENCE PLAN - LEVEL 01
A112	REFERENCE PLAN - LEVEL 02
A120	REFLECTED CEILING PLAN - LEVEL 00
A121	REFLECTED CEILING PLAN - LEVEL 01
A123	REFLECTED CEILING PLAN - LEVEL 02
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A210	ENLARGED EXTERIOR ELEVATION - SOUTH
A211	ENLARGED EXTERIOR ELEVATION - SOUTH
A212	ENLARGED EXTERIOR ELEVATION - NORTH
A213	ENLARGED EXTERIOR ELEVATION - NORTH
A214	ENLARGED EXTERIOR ELEVATION - EAST
A215	ENLARGED EXTERIOR ELEVATION - WEST
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A400	ENLARGED FLOOR PLAN - LEVEL 00
A401	ENLARGED FLOOR PLAN - LEVEL 01 - WEST WING
A402	ENLARGED FLOOR PLAN - LEVEL 01 - KITCHEN / LIVING / DINING
A403	ENLARGED FLOOR PLAN - LEVEL 01 - EAST WING
A404	ENLARGED FLOOR PLAN - LEVEL 01 - EAST WING
A405	ENLARGED FLOOR PLAN - LEVEL 02
A710	DOOR SCHEDULE
A720	WINDOW SCHEDULE
A721	WINDOW SCHEDULE
A730	AXONS
LX1	MAIN HOUSE EXTERIOR LIGHTING PLAN
LX2	ENLARGED VIEWS MAIN HOUSE EXTERIOR LIGHTING PLAN
LX3	ADU EXTERIOR LIGHTING PLAN
LX4	DRIVEWAY & AUTOCOURT EXTERIOR LIGHTING PLAN

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

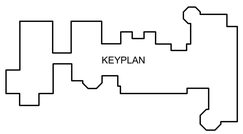
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

GENERAL NOTES / SHEET INDEX

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
JAMES THOMAS LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

G001

2/17/2025 6:24:31 PM

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- GAS
- WV — WATER VALVE
- WETLAND PIN FLAG
- CV — IRRIGATION CONTROL VALVE
- 10A — ASPEN TREE, NUMBER INDICATES CALIPER
- 10S — SPRUCE TREE, NUMBER INDICATES CALIPER
- 10F — FIR TREE, NUMBER INDICATES CALIPER
- UE — UNDERGROUND ELECTRIC LOCATE
- UT — UNDERGROUND COMMUNICATIONS LOCATE
- GAS — UNDERGROUND GAS LOCATE
- UNDERGROUND WATER LOCATE

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: 08113C0286 C, effective date September 30, 1988, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
2. Vertical datum is based on the found East corner of Lot 23R, an Aluminum Cap Rebar, LS 24954, having an elevation of 9646.19 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
4. Wetland delineation by Terra Firm, Inc. October 2021.
5. Underground Utility Locates provided are for Engineering/Design purposes only - NOT for Excavation. Prior to excavation please contact www.811colorado.org.
6. Fieldwork was performed 2021.
7. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 23R, a Replat of Lot 23 and Tract OS-3, Replat No. 3, Telluride Mountain Village Filing 1, according to the Plat recorded October 19, 2000, in Plat Book 1 at page 2817,

TOGETHER WITH the benefits granted under the Access Tract F1-23B Agreement recorded October 19, 2000 at Reception No. 337427,
AND
TOGETHER WITH the benefits granted under the Stream Easement Agreement recorded October 19, 2000 at Reception No. 337428,

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 23R, Telluride Mountain Village Filing 1 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 09/09/2024

COLORADO REGISTERED CHRISTOPHER R. KENNEDY 09/09/2024 36577 PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY
LOT 23R, TELLURIDE MOUNTAIN VILLAGE, FILING 1

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

DATE:	09/09/2024
JOB:	07038
DRAWN BY:	TMA
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

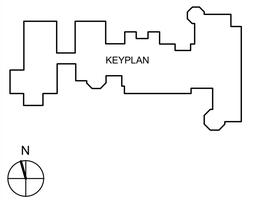
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



EXISITING CONDITIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

G003

2/17/2025 6:24:31 PM

FRONT ENTRY LOOKING SOUTH

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

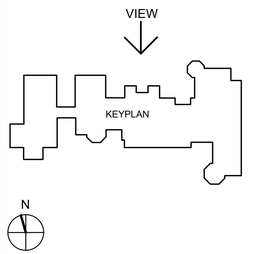
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



EXTERIOR PERSPECTIVES PROPOSED

PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

G004

2/17/2025 6:24:31 PM

FRONT ENTRY LOOKING SOUTH WEST

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

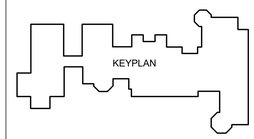
Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description

VIEW



N

EXTERIOR
PERSPECTIVES
PROPOSED

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES THOMAS LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

G005

2/17/2025 6:24:31 PM

LOOKING NORTH FROM BACKYARD

2/17/2025 6:24:31 PM

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

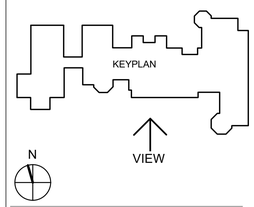
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



EXTERIOR PERSPECTIVES PROPOSED

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS JAMES LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

G006

VIEW LOOKING NORTH WEST FROM BACK YARD

2/17/2025 6:24:31 PM

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

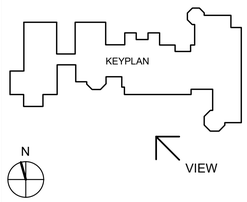
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



EXTERIOR PERSPECTIVES PROPOSED

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
JAMES THOMAS LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

G007

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
BROADBAND: CLEARNETWERX
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

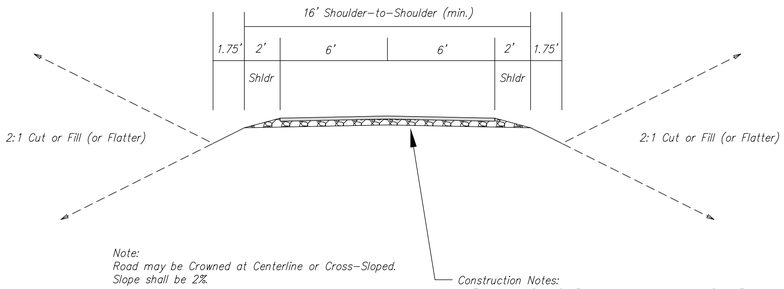
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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.



Note:
Road may be Crowned at Centerline or Cross-Sloped.
Slope shall be 2%.

Construction Notes:
1. Follow the Specific Recommendations in the Soils Report. If there are none, then:
2. Strip Topsoil within Roadway Template.
3. Compact Subgrade to 95% Std. Proctor.
4. Wheel Roll to Test Compaction – follow CDOT Procedure for Wheel Rolling.
   If Rutting/Pumping occurs, Remove and Replace, as necessary, with Structural Fill.
   Continue stabilizing Subgrade until Stable.
5. Place 4" (min.) CDOT Class 5 Road Base (or larger) at 95% Std. Proctor.
6. Place 4" (min.) CDOT Class 6 Road Base at 95% STD. Proctor
7. Place 3" (min.) Asphalt Mat
8. Rake or Place Additional Class 6 to Provide Shoulder to Asphalt Grade.

Typical Driveway Section
Minimum Widths are Shown, May be Wider.

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-18
SUBMITTAL	2025-02-15

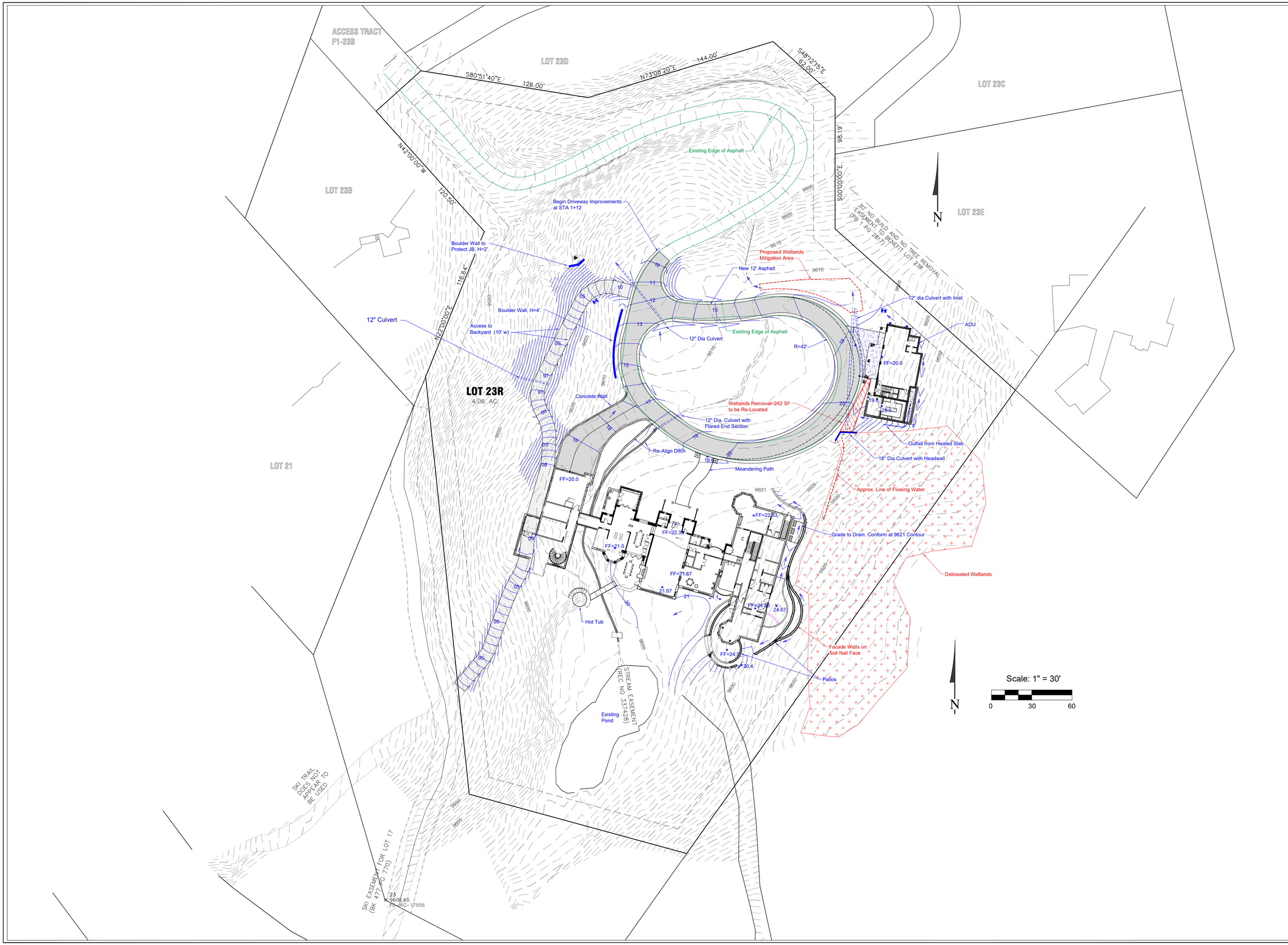
121 Yellow Brick Rd
Mtn. Village, CO

COLORADO LICENSED
CHRISTOPHER J. HAWKINS
29645
PROFESSIONAL ENGINEER
02-15-24
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



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-18
SUBMITTAL	2025-02-15

121 Yellow Brick Rd
Mtn. Village, CO

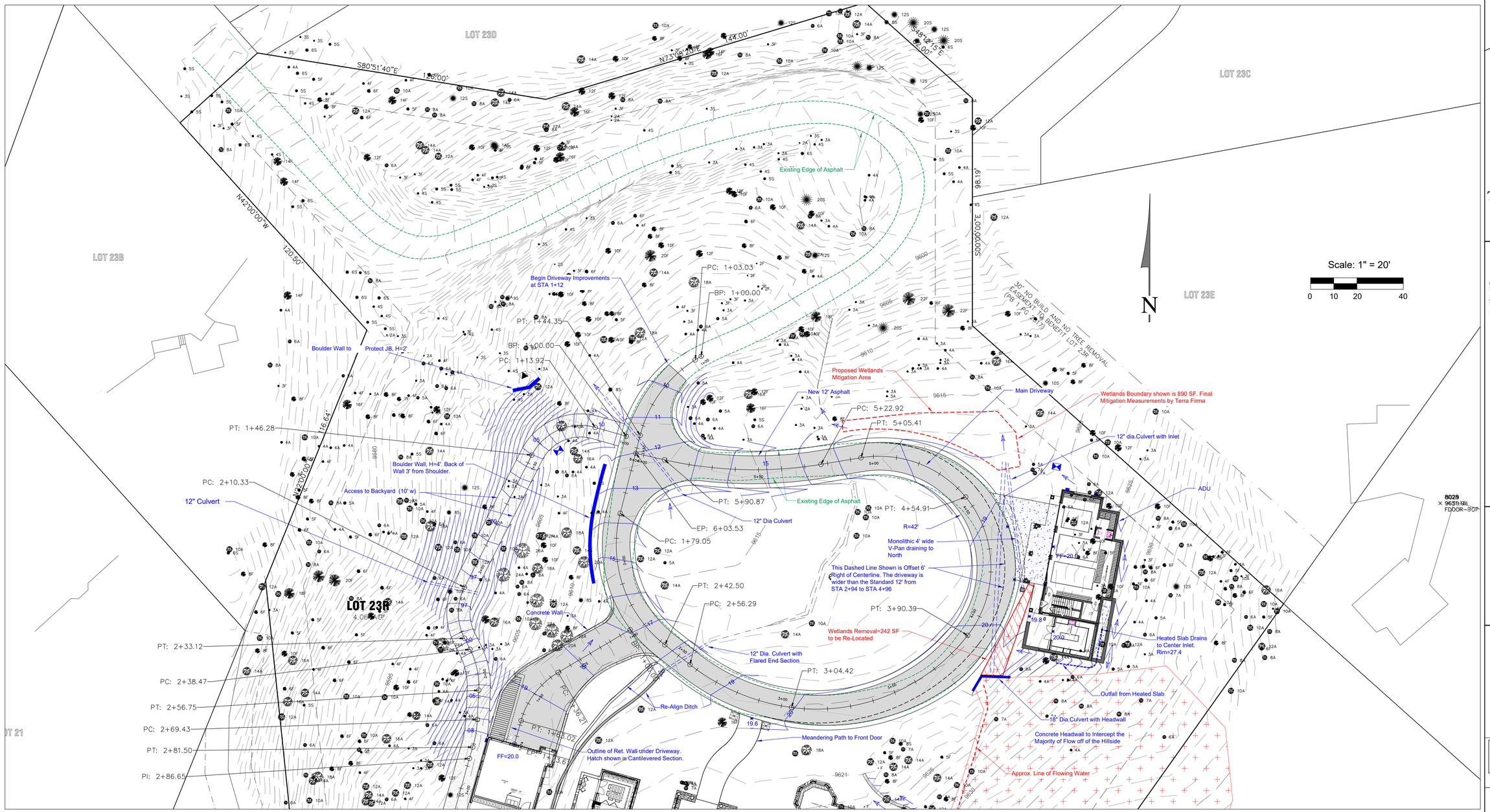
COLORADO LICENSED PROFESSIONAL ENGINEER 9645 02-15-24
NOT FOR CONSTRUCTION

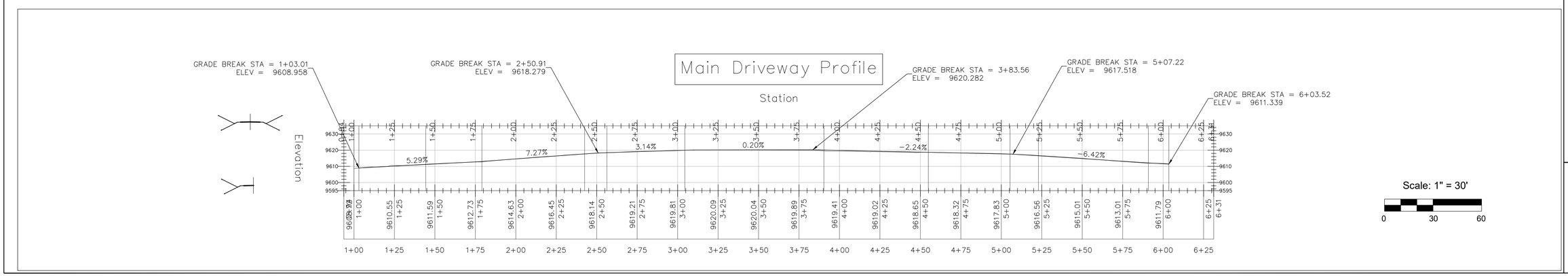
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Overall Site Grading Plan

Trees not Displayed

C2.10





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-18
SUBMITTAL	2025-02-15

121 Yellow Brick Rd
Mtn. Village, CO

NOT FOR CONSTRUCTION
COLORADO LICENSED PROFESSIONAL ENGINEER
02-15-24

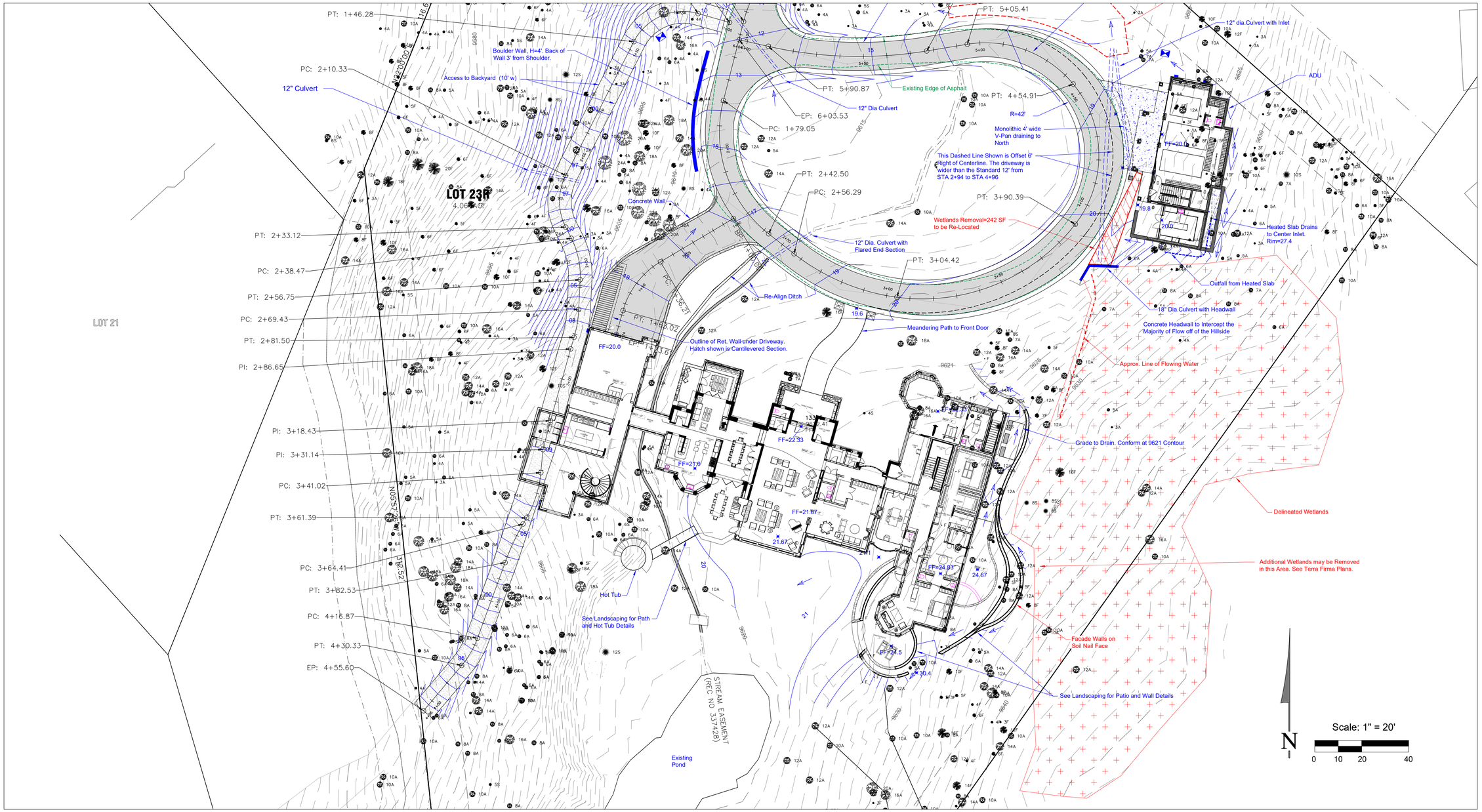
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

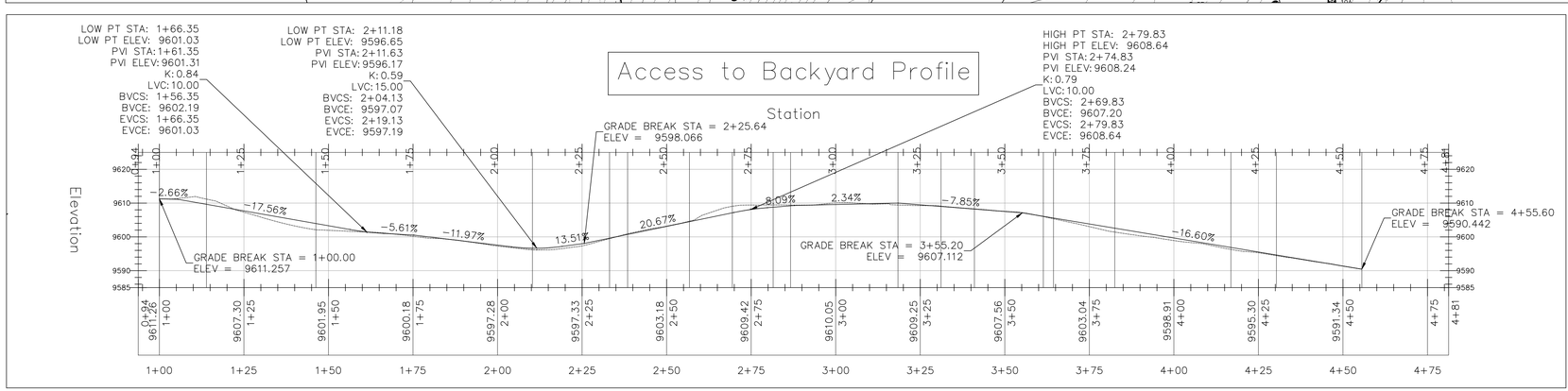
Project North Grading

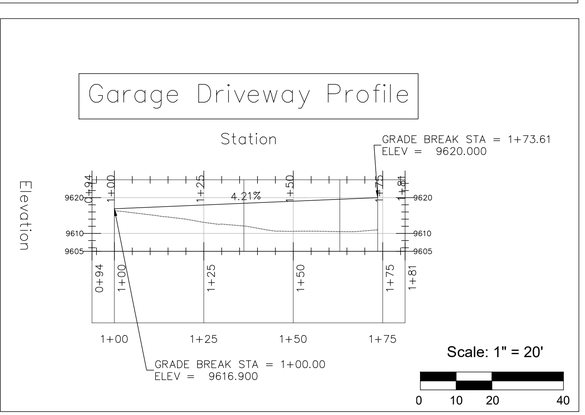
with

Main Driveway Profile

C2.15







Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-18
SUBMITTAL	2025-02-15

121 Yellow Brick Rd
Mtn. Village, CO

NOT FOR CONSTRUCTION
COLORADO LICENSED PROFESSIONAL ENGINEER
29645
02-15-24

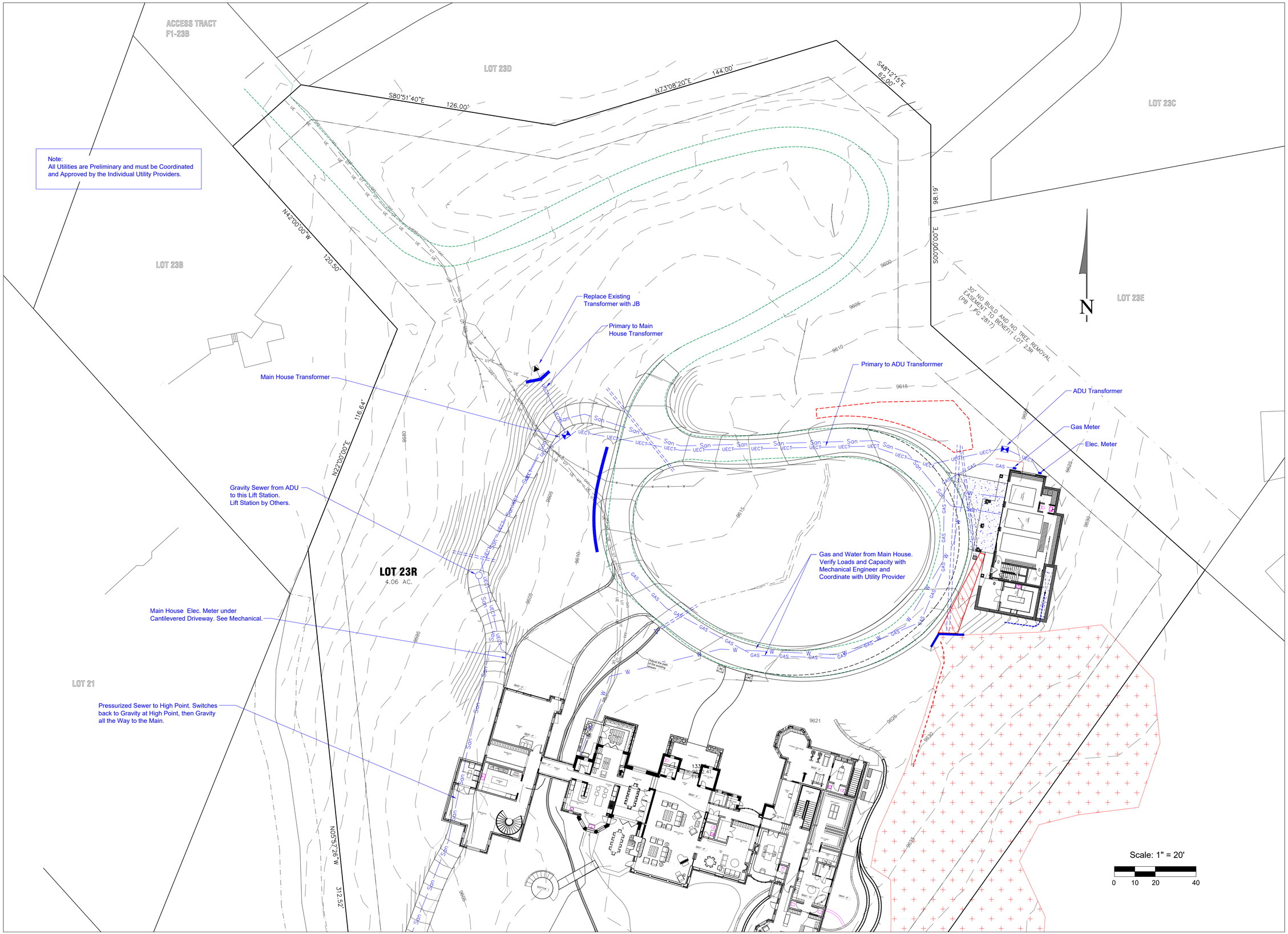
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Project South Grading

with

Backyard Access and Garage Profiles

C2.17



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-18
SUBMITTAL	2025-02-15

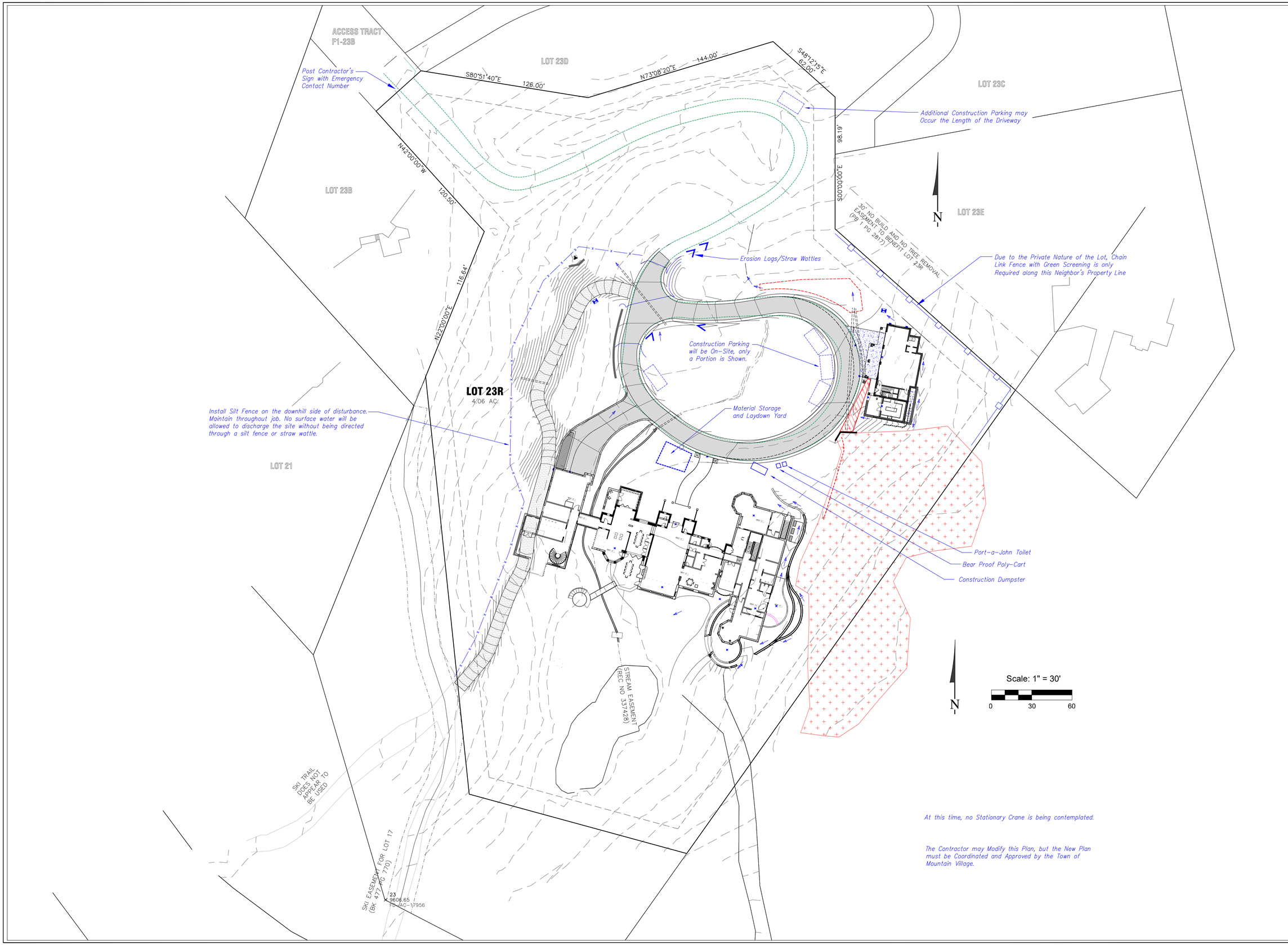
121 Yellow Brick Rd
Mtn. Village, CO

COLORADO LICENSED PROFESSIONAL ENGINEER
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

Utilities

C3



At this time, no Stationary Crane is being contemplated.

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

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-18
SUBMITTAL	2025-02-15

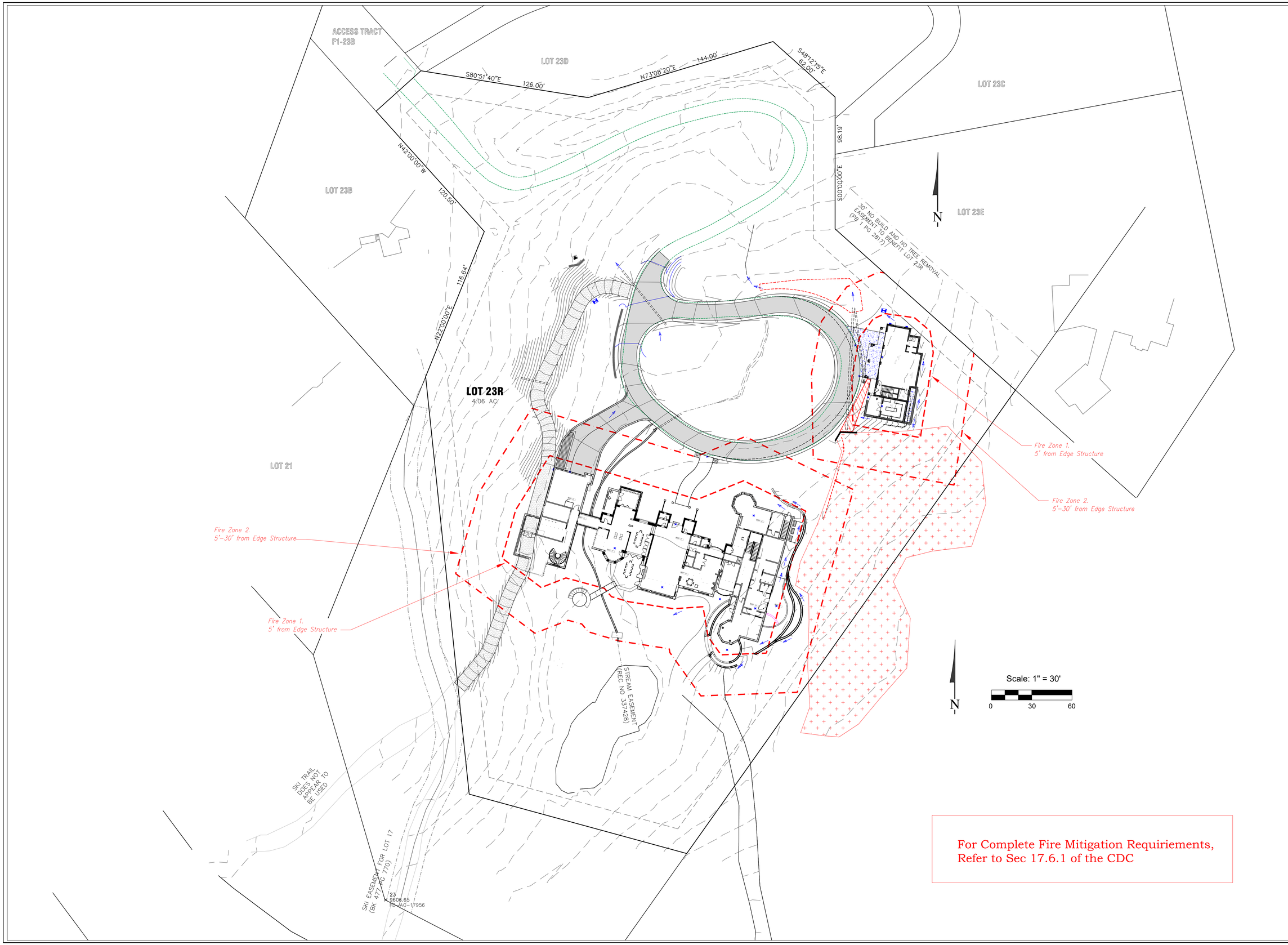
121 Yellow Brick Rd
Mtn. Village, CO

COLORADO LICENSED PROFESSIONAL ENGINEER 9645 02-15-24 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

Construction Mitigation

C4



For Complete Fire Mitigation Requiriements, Refer to Sec 17.6.1 of the CDC

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2024-11-18
SUBMITTAL	2025-02-15

121 Yellow Brick Rd
Mtn. Village, CO

COLORADO LICENSED PROFESSIONAL ENGINEER 9645 02-15-24

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

Fire Mitigation

C5

EXISTING TREES

TREES TO BE ROMOVED

GRAVEL

PERENNIAL BEDS

SPLITTERS

ON SITE BOULDERS

4" STEEL EDGER AROUND PERENNIALS & SPLITTERS

STONE SLABS TBD

PERENNIAL LIST (ALL PERENNIALS SHALL BE F15 SIZE)

BOTANICAL NAME	COMMON NAME
Leucanthemum x superba Alaska	Alaska Daisy
Nepeta Six Hills Giant	Catmint
Campanula persicifolia	Peach leaved Bellflower
Lupinus Russell Hybrid	Mixed Lupine
Achillea coronation	Yarrow
Papaver nudicaule Red Beauty	Icelandic Poppy
Geum chiloense Lady Stratheden	Yellow Avens
Geum chiloense Mrs. Bradshaw	Red Avens
Penstemon Pink	Elfin Pink Penstemon
Delphinium bluebird	Bluebird Larkspur
Delphinium white	White Larkspur
Scabiosa caucasica Blue Perfection	Pincushion flower
Iris siberica Caesar s Brother	Blue Siberian Iris
Dryopteris filix-mas	Fern
Brunnera macrophyla	False forget-me-not
Aquilegia McKenna	Columbine, mixed colors
Aegopodium	Bishops Weed
Galium odoratum	Sweetwoodruff
Karl foerster	Feather Reed Grass 1gal

GENERAL NOTES

1. All trees and shrubs shall be field located by landscape designer.
2. All trees and srubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
3. Necessary trees shall be staked with 6' metal posts. Trees shall be guyed with 12 guage wire and polypropolene tree race straps.
4. Perennial planting beds shall be tilled to a min 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
5. Mulch all perennial beds.
6. All plant material to meet the American Standard for Nusery Stock.
7. All plant material including seed shall be non-noxious species as specified within the San Miguel Noxious Weed List
8. All plant material shall be irrigated for the 1st two growing seasons.

REVEGETATION 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 revegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per 1,000 Sq. ft.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted or relatively undisturbed needing seeding, shall be scarifed before broadcasting of seed.
5. Broadcast with Mountian Grass Seed Mix from Southwest Seed, Dolores, CO. Straw or hay shall be uniformly applied over seeded area t a rate of 1.5 ton or 2 tons per acre for straw.
   Straw or hay shall be uniformly applied over seeded area t a rate of 1.5 ton or 2 tons per acre for straw.
6. On slopes greater tha 3:1 erosion control blankets shall be applied in place of straw mucln and pinned.
7. See all areas labeled native greass seed with Mountain Grass Seed Mix from Southwest Seed, Dolores, CO. at a rate of 12 lbs per acre.

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E. Jones Ave.
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Malloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL (970)845-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Designer
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
158 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St/PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-4221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

INITIAL DRB SUBMITTAL

No.	Date	Description

LANDSCAPE PLAN

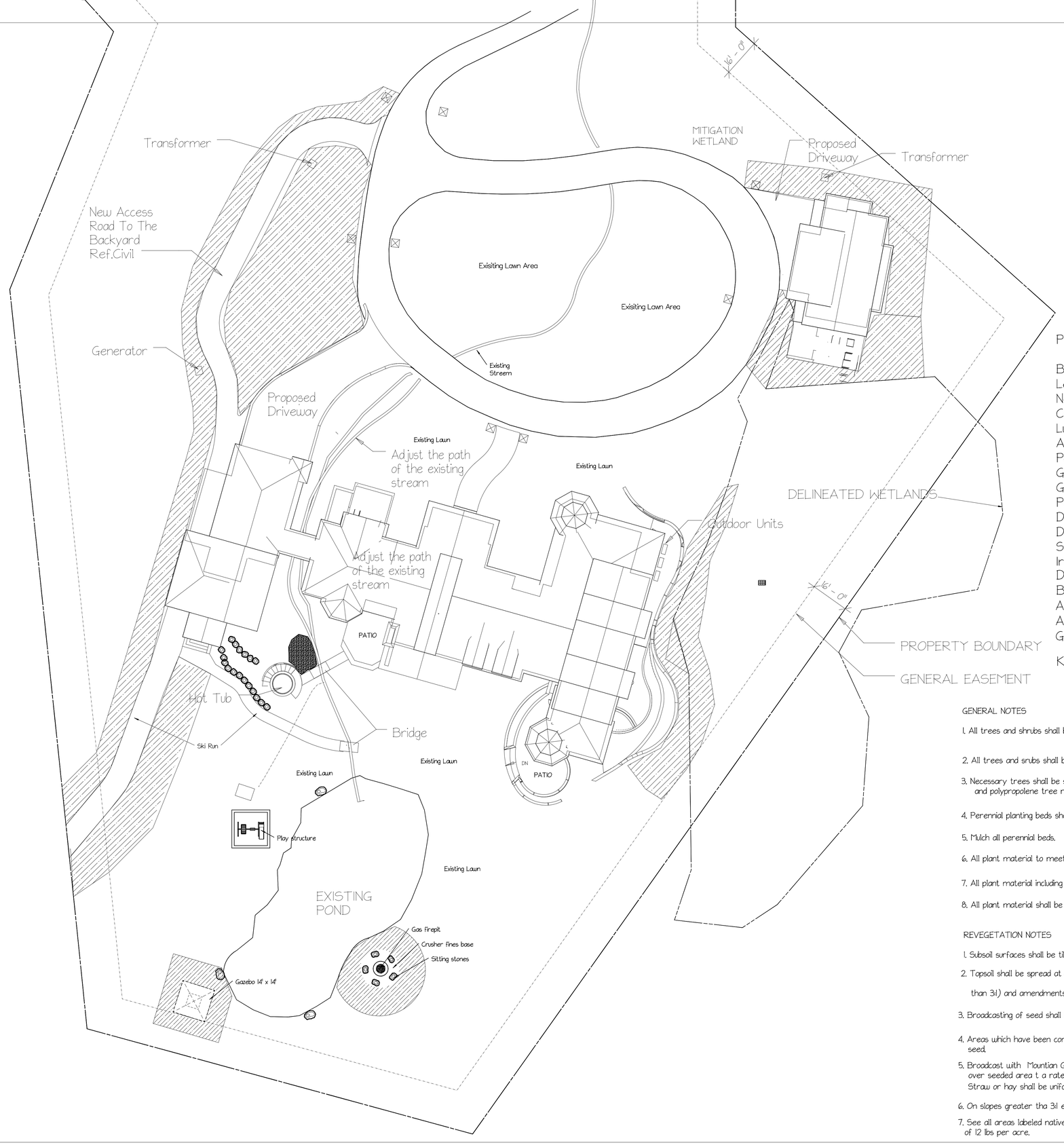
N

Sheet Name

Landscape Design

Project number	0000.00
Date	2/11/2025
Drawn by	Julie Hauser Telluride Land Works

L1



EXISTING TREES

TREES TO BE REMOVED

GRAVEL

PERENNIAL BEDS

SPLITTERS

ON SITE BOULDERS

4" STEEL EDGER AROUND PERENNIALS & SPLITTERS
STONE SLABS TBD

REVEGITATION AREA

PERENNIAL LIST (ALL PERENNIALS SHALL BE F15 SIZE)

BOTANICAL NAME	COMMON NAME	
Leucanthemum x superba Alaska	Alaska Daisy	
Nepeta Six Hills Giant	Catmint	
Campanula persicifolia	Peach leaved Bellflower	
Lupinus Russell Hybrid	Mixed Lupine	
Achillea coronation	Yarrow	
Papaver nudicaule Red Beauty	Icelandic Poppy	
Geum chiloense Lady Stratheden	Yellow Avens	
Geum chiloense Mrs. Bradshaw	Red Avens	
Penstemon Pink	Elfin Pink Penstemon	
Delphinium bluebird	Bluebird Larkspur	
Delphinium white	White Larkspur	
Scabiosa caucasica Blue Perfection	Pincushion flower	
Iris siberica Caesar s Brother	Blue Siberian Iris	
Dryopteris filix-mas	Fern	
Brunnera macrophyla	False forget-me-not	
Aquilegia McKenna	Columbine, mixed colors	
Aegopodium	Bishops Weed	
Galium odoratum	Sweetwoodruff	
Karl foerster	Feather Reed Grass	1gal

GENERAL NOTES

1. All trees and shrubs shall be field located by landscape designer.
2. All trees and srubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
3. Necessary trees shall be staked with 6' metal posts. Trees shall be guyed with 12 guage wire and polypropolene tree race straps.
4. Perennial planting beds shall be tilled to a min 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
5. Mulch all perennial beds.
6. All plant material to meet the American Standard for Nusery Stock.
7. All plant material including seed shall be non-noxious species as specified within the San Miguel Noxious Weed List
8. All plant material shall be irrigated for the 1st two growing seasons.

REVEGETATION 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 revegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per 1,000 Sq. ft.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted or relatively undisturbed needing seeding, shall be scarifed before broadcasting of seed.
5. Broadcast with Mountian Grass Seed Mix from Southwest Seed, Dolores, CO. Straw or hay shall be uniformly applied over seeded area t a rate of 1.5 ton or 2 tons per acre for straw.
   Straw or hay shall be uniformly applied over seeded area t a rate of 1.5 ton or 2 tons per acre for straw.
6. On slopes greater tha 3:1 erosion control blankets shall be applied in place of straw mucth and pinned.
7. See all areas labeled native greass seed with Mountain Grass Seed Mix from Southwest Seed, Dolores, CO. at a rate of 12 lbs per acre.

OVERLAND
PARTNERS | ARCHITECTS
Tim Blankvist, FAIA
203 E. Jones Ave
San Antonio, Texas 78215
TEL (210) 824-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Designer
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1428

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
10 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

INITIAL DRB SUBMITTAL

No.	Date	Description

LANDSCAPE PLAN

N

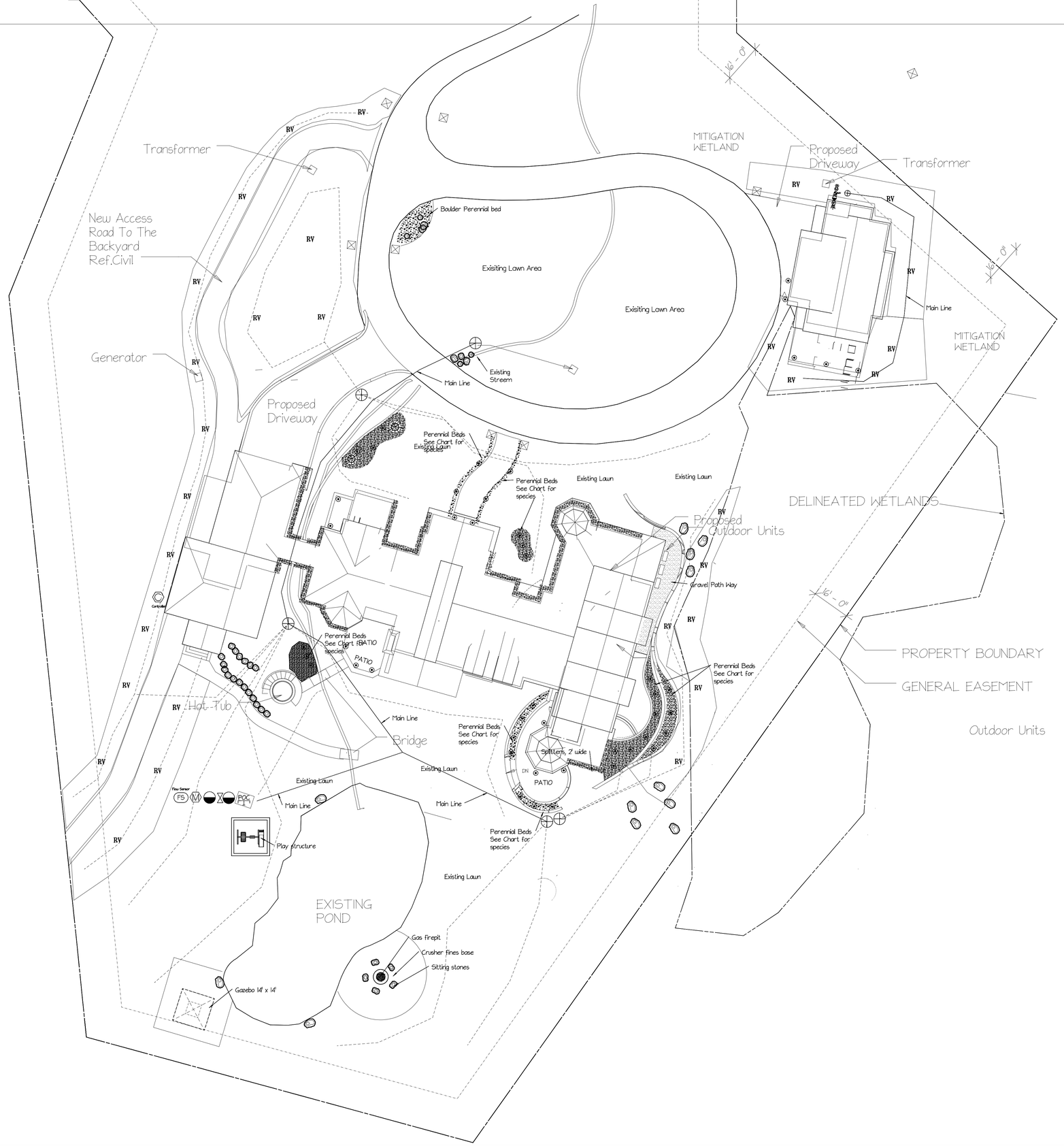
Sheet Name

Landscape Revegitation Plan

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number	0000.00
Date	2/11/2025
Drawn by	Julie Hauser Telluride Land Works

L2



IRRIGATION EQUIPMENT SCHEDULE				
ITEM	MAKE	MODEL	SIZE	NOTES
CONTROLLER 1	HUNTER	PRO HC	6 ZONE	WALL MOUNTED, WIFI SMART CONTROLLER
CONTROLLER 2	HUNTER	HCC	32 ZONE	WALL MOUNTED, WIFI SMART CONTROLLER
GATE VALVE	HUNTER	PGV	LINE SIZE	SIZE SAME AS UPSRAM LINE, FEMALE THREAD
MASER VALVE ASSEMLY	HUNTER	ICV	LINE SIZE	AUTOMATIC RMOTE CONTROLLED VALVE NORMALLY CLOSED.
IRRIGATION WATER METER	RAINBIRD	ICWM 200s	2"	IRRIGATION WATER METER CONNECTED INLINE WITH MASTER VALVE ASSEMBLY, W/ REMOTE READ OUT
DRIP VALVE ASSEMBLY	RAINBIRD	XCZ-100-PRF	1"	24 VOLT, AUTOMATIC RMOTE CONTROLLED VALVE NORMALLY CLOSED. LOW FLOW W/ 1"Y FILTER, 140M SCREEN, (1)BALL VALVE PER VALVE
DRIP TEE				PER DETAIL PROVIDE AT ALL LOCATIONS WHERE TRANSITION FROM PVC LATTERAL TO PE DRIP LINE
MAINLINE IRRIGATION		SCHE 40 PVC	2"	36" MIN BURY DEPTH
LATERAL IRRIGATION		VARRIES	VARRIES	MINI 6" BURY DEPTH,
POP UP SPRAYERS	HUNTER	PRS 30		PRESSURE REGULATING SPRAY HEAD
DRIP EMITTER	RAINBIRD	RAINBUG	1/2 DIA	
ROTATOR	RAINBIRD	MP ROTATOR	32SA 19-32'	ADJUSTABLE PRESSURE REGULATING SPRAY HEAD

IRRIGATION KEY

- 4" POP UP MP Rotator
- DRIP
- Controller
- Flow Sensor
- Meter
- Flush Valve
- Isolation Valve
- POC – Point of Connection
- Valve Box
- Main Line
- Drip Line
- RV – Revegitation Area
- BF – Back Flow

OVERLAND
PARTNERS | ARCHITECTS

Tim Blankvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Designer
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Crage
David Crage Lighting Design
136 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St/PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

INITIAL DRB SUBMITTAL

No.	Date	Description

LANDSCAPE IRRIGATION PLAN

N

Sheet Name

Landscape Irrigation Plan

Project number	0000.00
Date	2/11/2025
Drawn by	Julie Hauser Telluride Land Works

L3

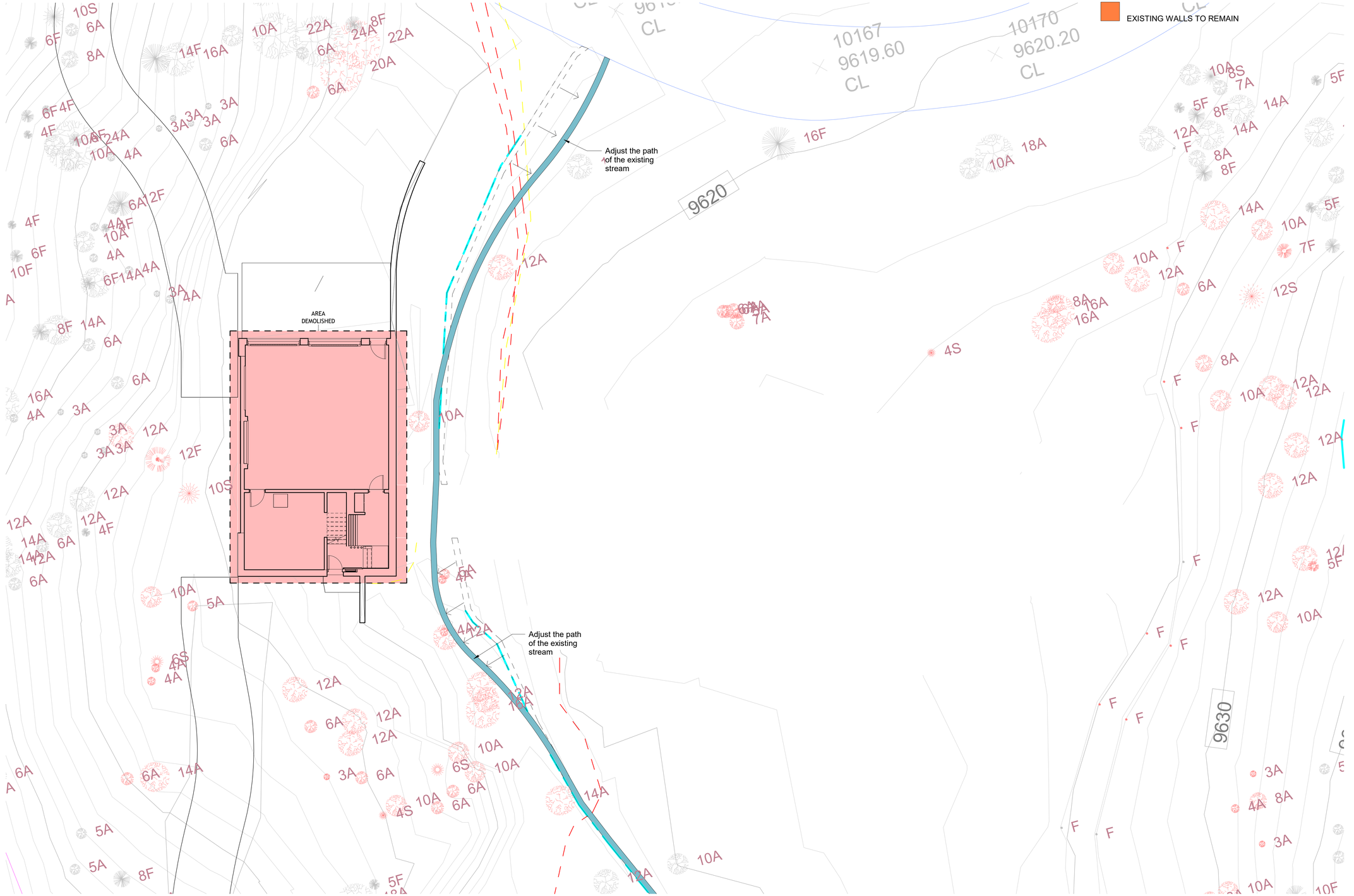
DEMO GENERAL NOTES

1. ALL BUILDING ELEMENTS HIGHLIGHTED TO BE DEMOLISHED INCLUDING THE FOUNDATION.

2. ALL EXISTING EXTERIOR WALLS TO BE MODIFIED TO MEET OR EXCEED CODE REQUIRED R-VALUES.

3. ALL EXISTING ROOFS TO BE MODIFIED TO MEET OR EXCEED CODE REQUIRED R-VALUES.

EXISTING WALLS TO REMAIN



1 DEMO PLAN - LEVEL 00
1/8" = 1'-0" Ref: 1 / A201

2/17/2025 6:24:32 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

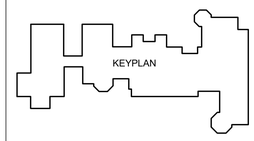
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



DEMO PLAN - LEVEL 00

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES T. LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A021

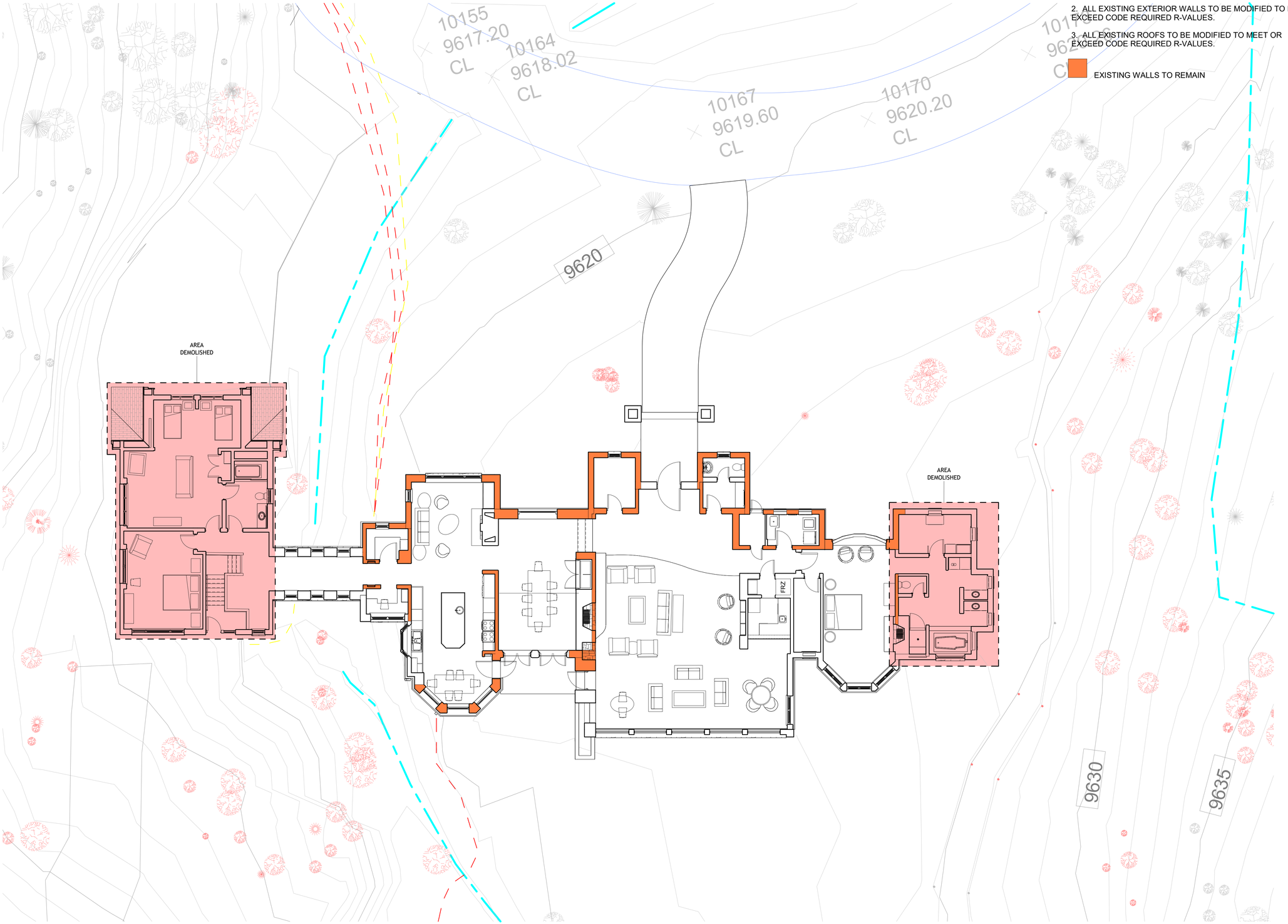
DEMO GENERAL NOTES

1. ALL BUILDING ELEMENTS HIGHLIGHTED TO BE DEMOLISHED INCLUDING THE FOUNDATION.

2. ALL EXISTING EXTERIOR WALLS TO BE MODIFIED TO MEET OR EXCEED CODE REQUIRED R-VALUES.

3. ALL EXISTING ROOFS TO BE MODIFIED TO MEET OR EXCEED CODE REQUIRED R-VALUES.

EXISTING WALLS TO REMAIN



1 **DEMO PLAN - LEVEL 01**
1/8" = 1'-0" Ref: 1 / A201

2/17/2025 6:24:33 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

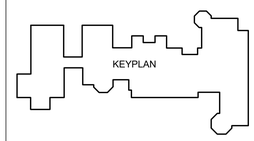
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



DEMO PLAN - LEVEL 01

PRELIMINARY
Not for regulatory approval, permit or construction.

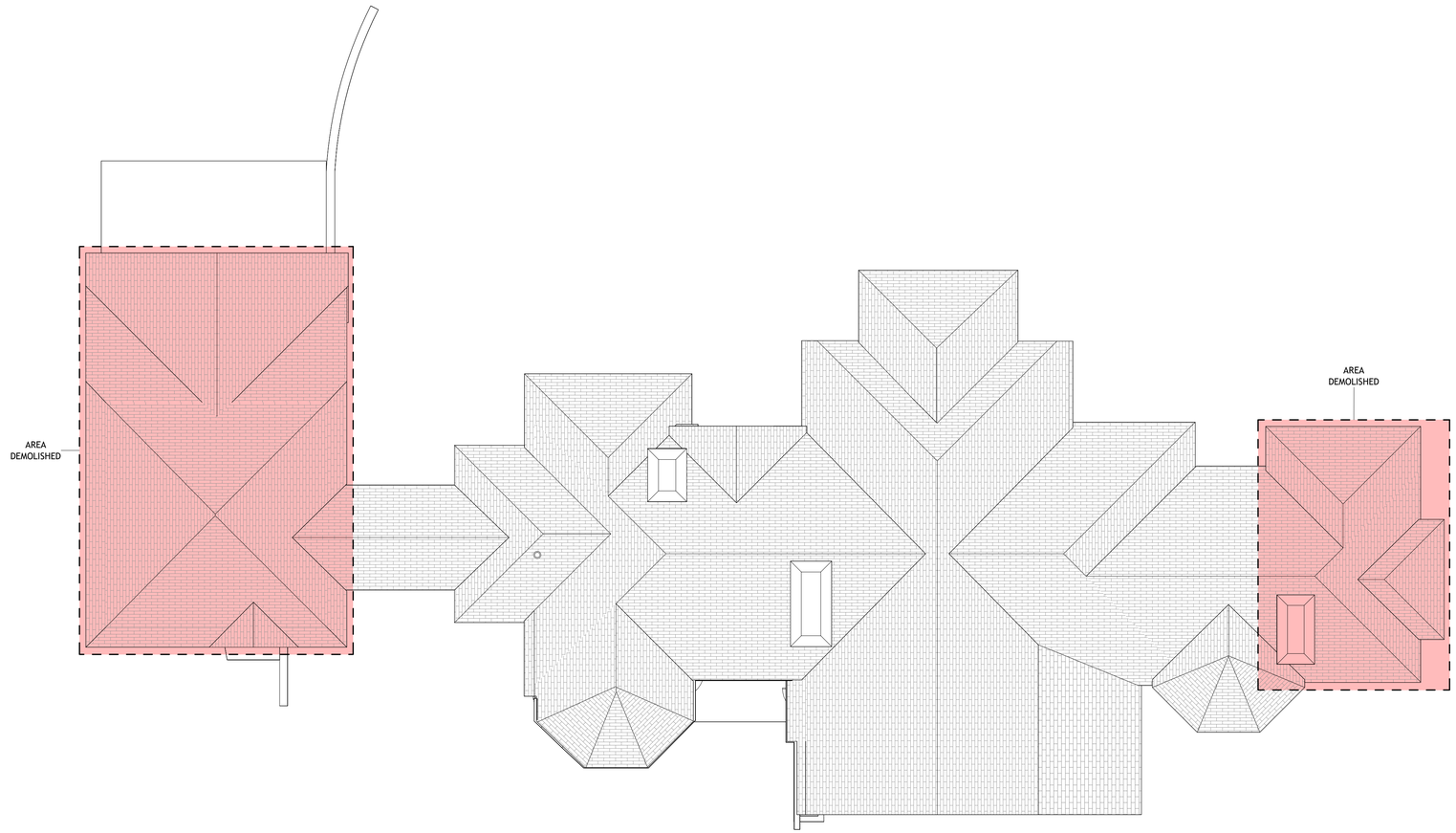
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A022

ROOF DEMO GENERAL NOTES

1. ALL ROOFING SHINGLES, FLASHINGS, AND SHEATHING TO BE REMOVED (TO BE REPLACED WITH CODE COMPLIANT INSULATION LAYERS AND NEW METAL ROOF)



1 **DEMO PLAN - ROOF**
1/8" = 1'-0" Ref: 1 / A201

2/17/2025 6:24:34 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

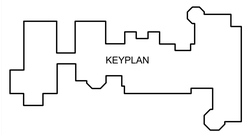
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

DEMO PLAN - ROOF

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS LANCASTER JAMES
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

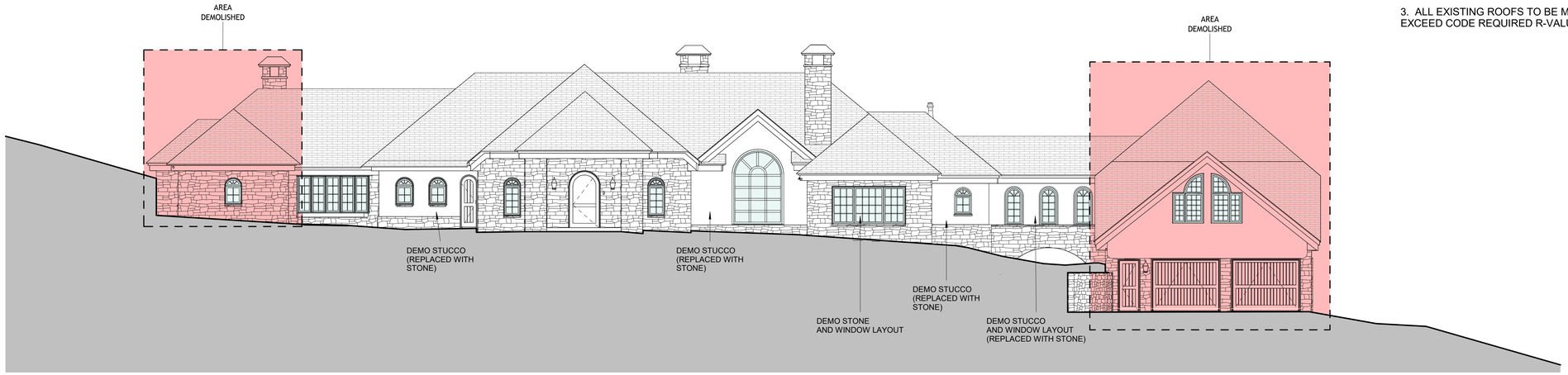
A023

DEMO GENERAL NOTES

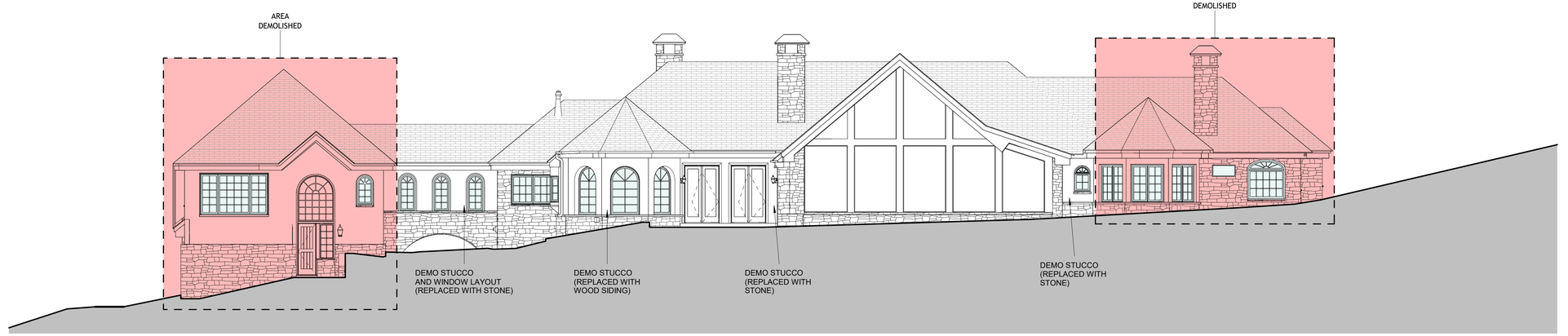
1. ALL BUILDING ELEMENTS HIGHLIGHTED TO BE DEMOLISHED INCLUDING THE FOUNDATION.

2. ALL EXISTING EXTERIOR WALLS TO BE MODIFIED TO MEET OR EXCEED CODE REQUIRED R-VALUES.

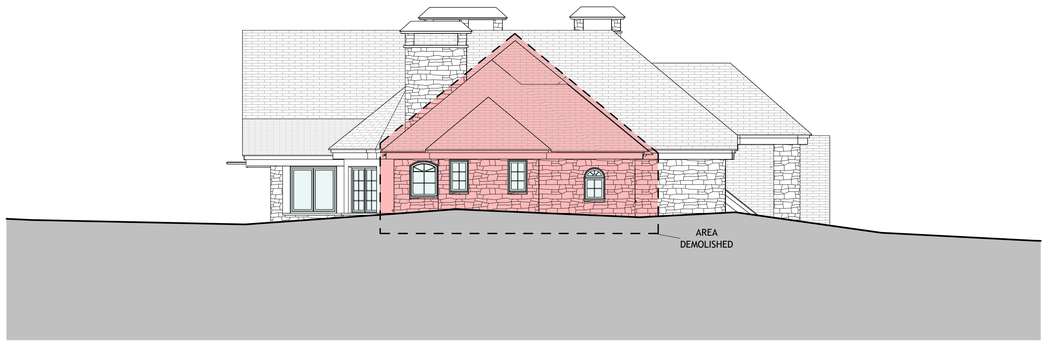
3. ALL EXISTING ROOFS TO BE MODIFIED TO MEET OR EXCEED CODE REQUIRED R-VALUES.



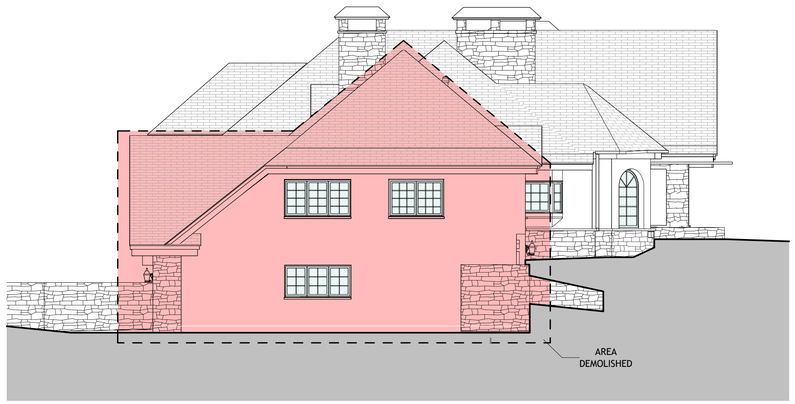
1 **BUILDING ELEVATION NORTH - DEMO**
1/8" = 1'-0"



2 **BUILDING ELEVATION SOUTH - DEMO**
1/8" = 1'-0"



3 **BUILDING ELEVATION EAST - DEMO**
1/8" = 1'-0"



4 **BUILDING ELEVATION WEST - DEMO**
1/8" = 1'-0"

2/17/2025 6:24:35 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

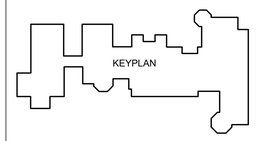
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

DEMO ELEVATION

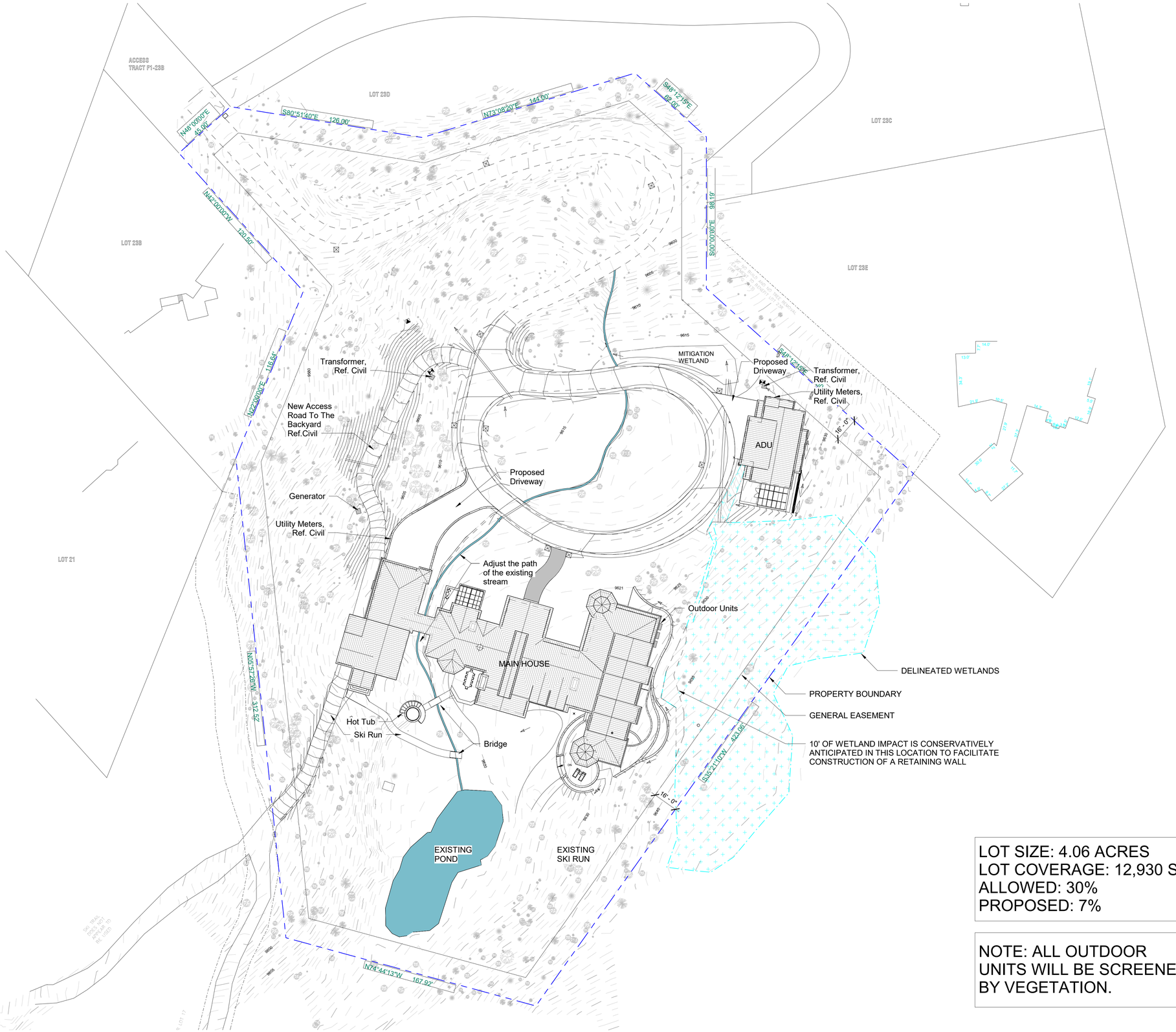
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS LANCASTER JAMES
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A024



LOT SIZE: 4.06 ACRES
LOT COVERAGE: 12,930 SF
ALLOWED: 30%
PROPOSED: 7%

NOTE: ALL OUTDOOR UNITS WILL BE SCREENED BY VEGETATION.

1 **ARCHITECTURAL SITE PLAN**
1" = 30'-0" Ref: 1 / A201

2/17/2025 6:24:37 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

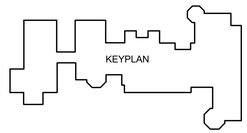
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

SITE PLAN

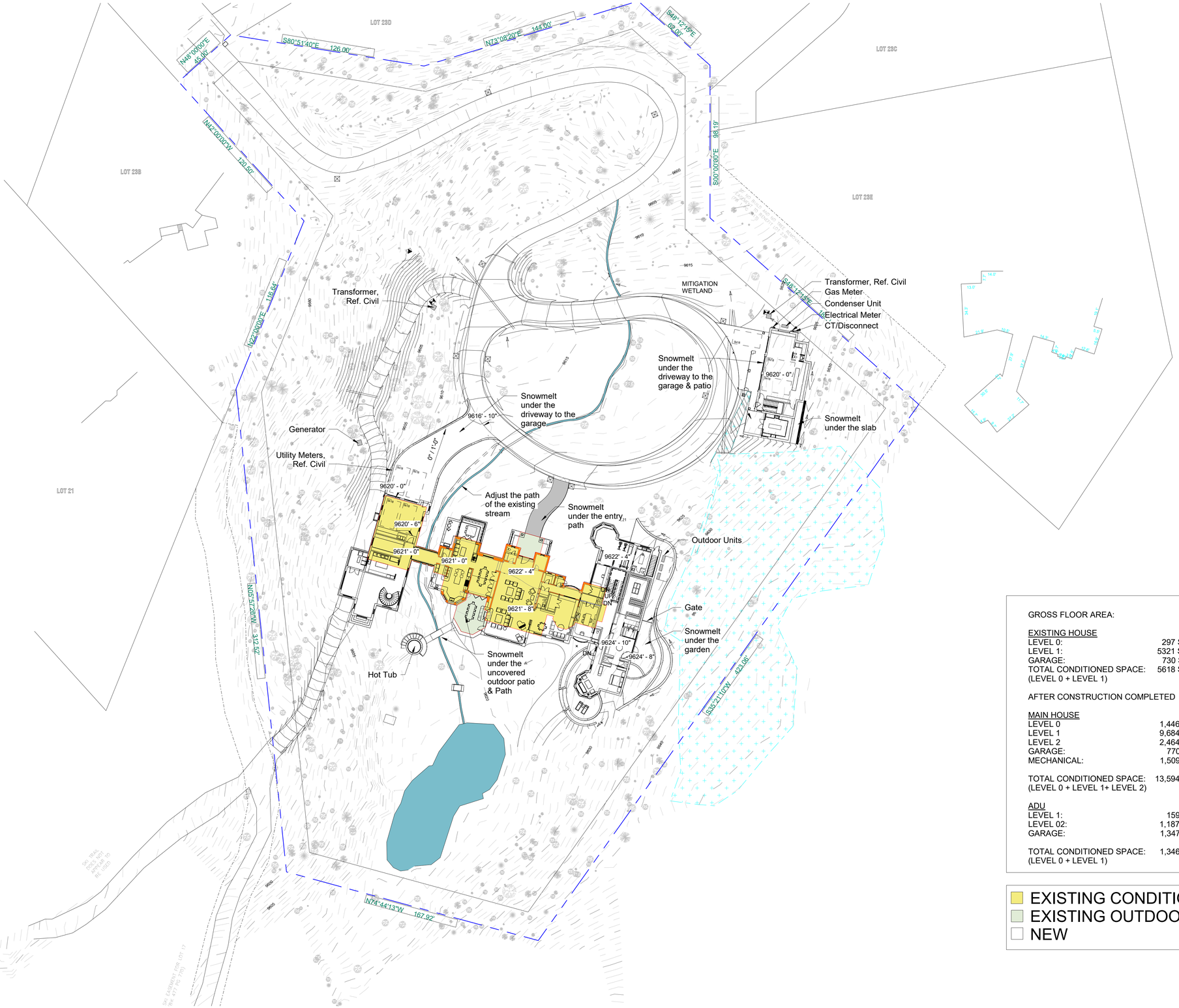
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS LANCASTER
407102
ARCHITECT
JAMES LANCASTER

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A100



GROSS FLOOR AREA:

EXISTING HOUSE

LEVEL 0:	297 SF
LEVEL 1:	5321 SF
GARAGE:	730 SF
TOTAL CONDITIONED SPACE: (LEVEL 0 + LEVEL 1)	5618 SF

AFTER CONSTRUCTION COMPLETED

MAIN HOUSE

LEVEL 0	1,446 SF
LEVEL 1	9,684 SF
LEVEL 2	2,464 SF
GARAGE:	770 SF
MECHANICAL:	1,509 SF
TOTAL CONDITIONED SPACE: (LEVEL 0 + LEVEL 1+ LEVEL 2)	13,594 SF

ADU

LEVEL 1:	159 SF
LEVEL 02:	1,187 SF
GARAGE:	1,347 SF
TOTAL CONDITIONED SPACE: (LEVEL 0 + LEVEL 1)	1,346 SF

EXISTING CONDITIONED
EXISTING OUTDOOR
NEW

1 FLOOR PLAN LEVEL 01_MAIN HOUSE & GUEST HOUSE
1" = 30'-0" Ref: 1 / A201

2/17/2025 6:24:40 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description

KEYPLAN

N

REFERENCE PLAN - MAIN HOUSE & ADU

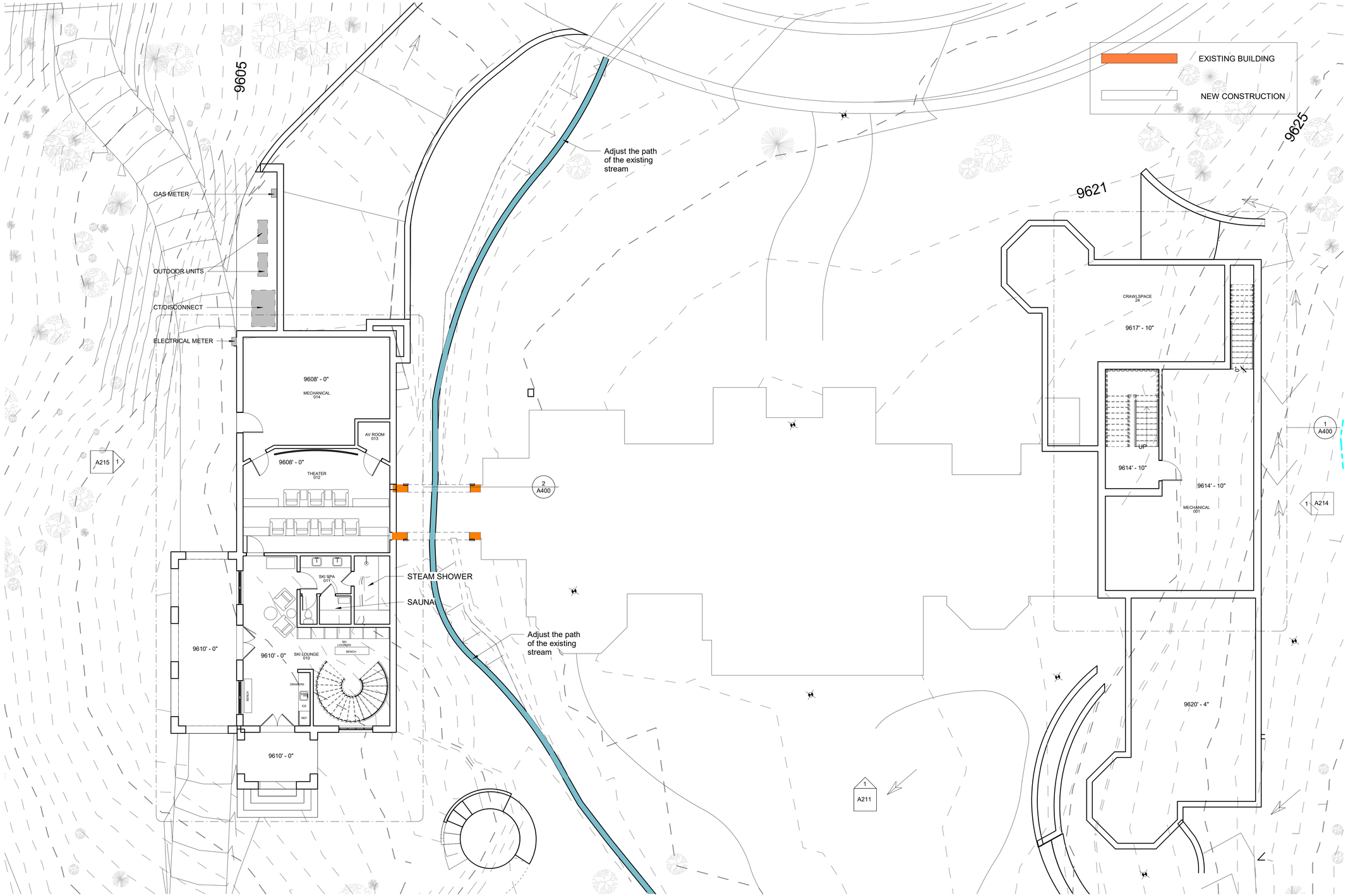
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A101



1 **LEVEL 00**
1/8" = 1'-0" Ref: 1 / A201

2/17/2025 6:24:41 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

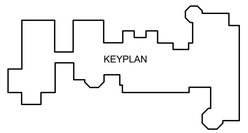
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



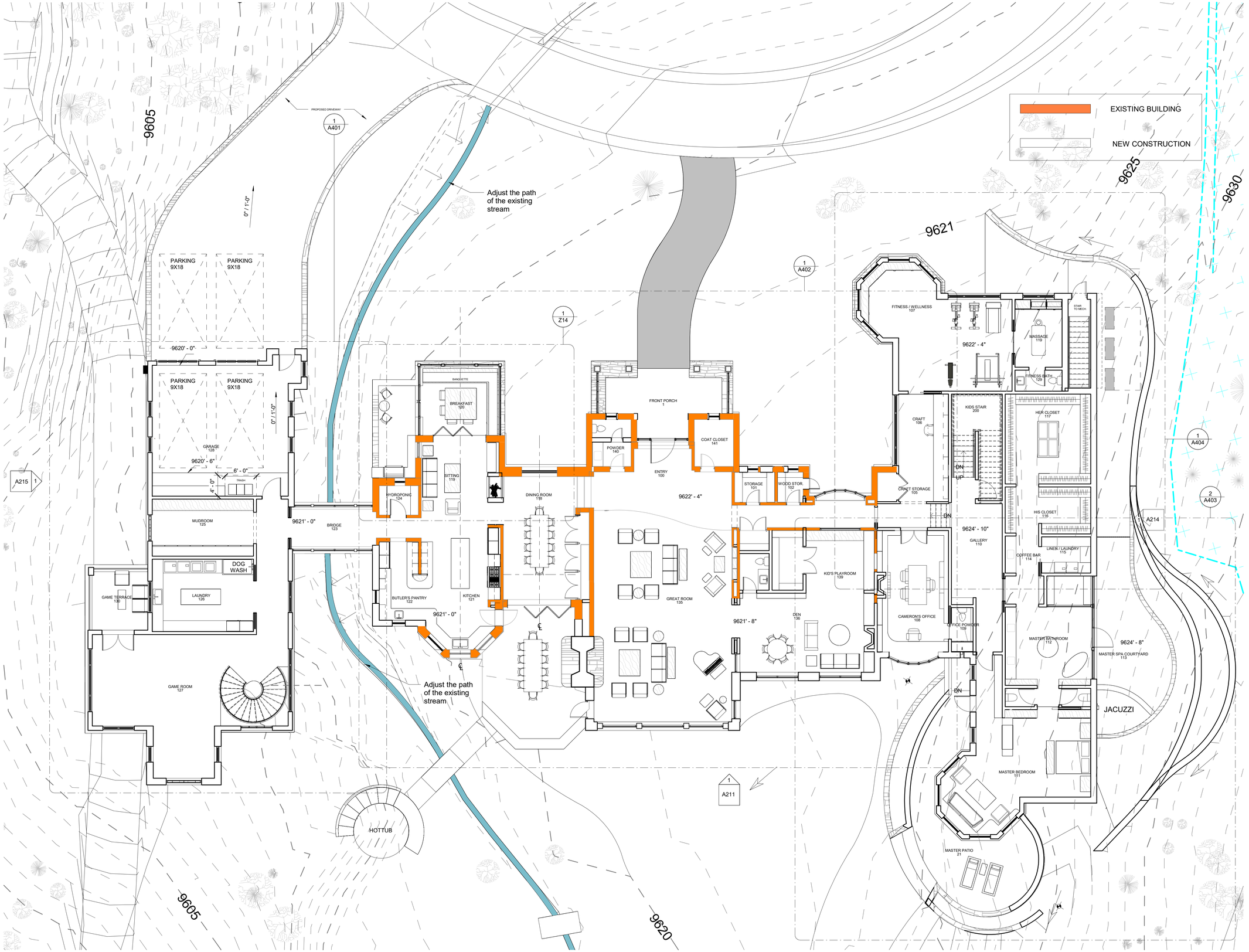
REFERENCE PLAN - LEVEL 00

PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A110



1 **LEVEL 01**
1/8" = 1'-0" Ref: 1 / A201

2/17/2025 6:24:44 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

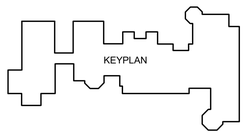
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



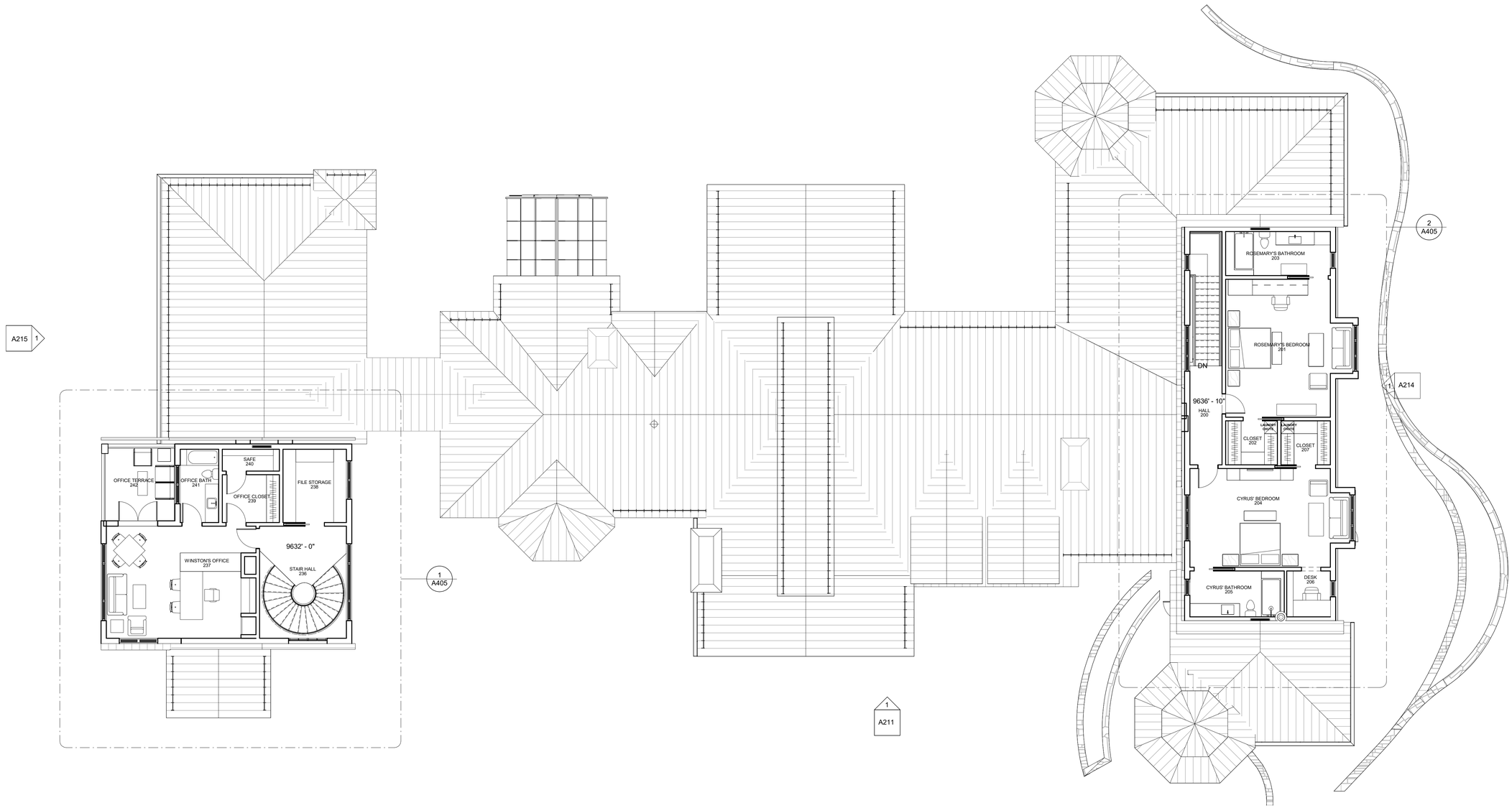
REFERENCE PLAN - LEVEL 01

PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A111



1 LEVEL 02
1/8" = 1'-0" Ref: 1 / A201

2/17/2025 6:24:46 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

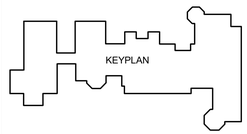
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



REFERENCE PLAN - LEVEL 02

PRELIMINARY
Not for regulatory approval, permit or construction.

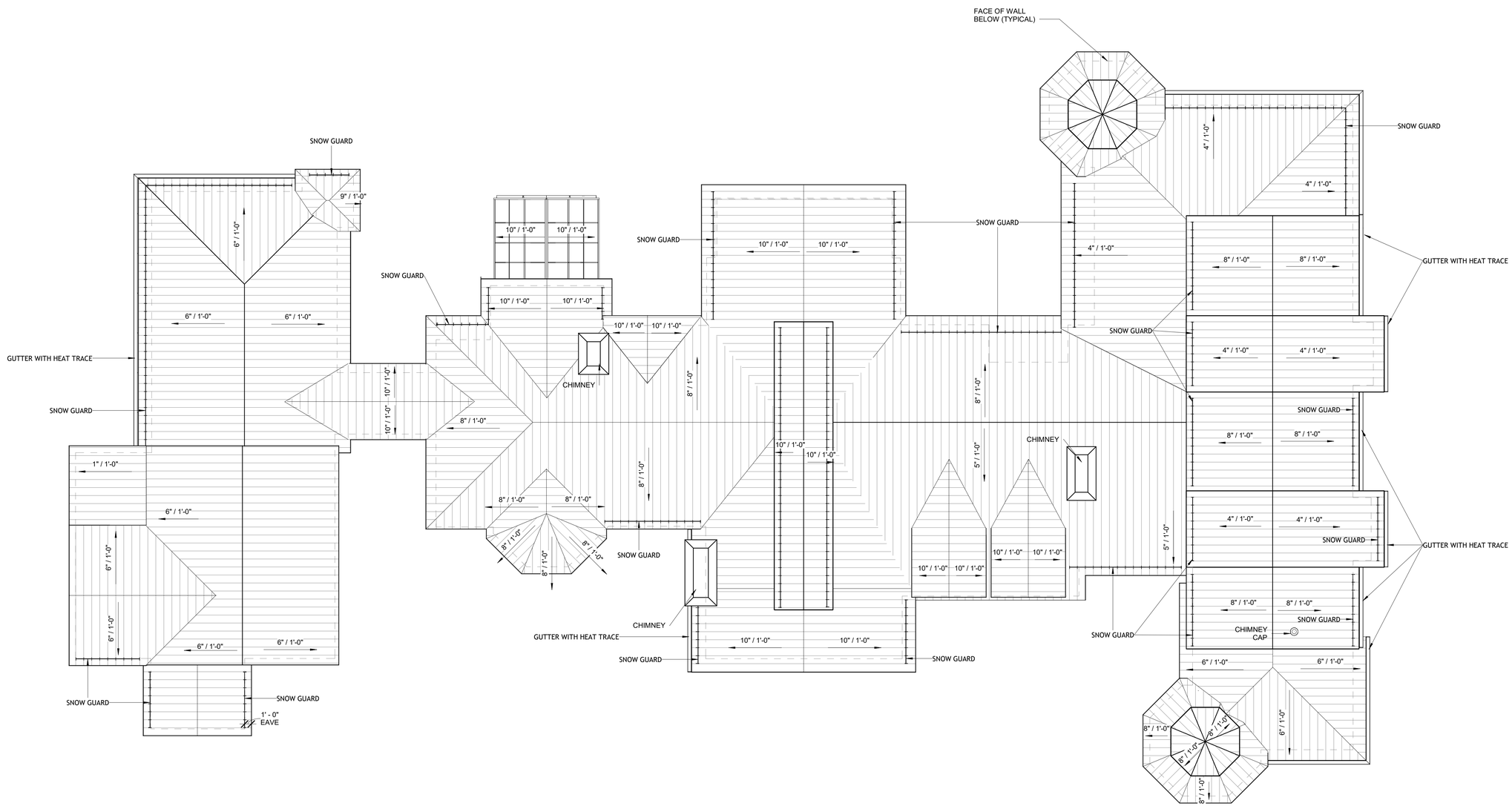
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A112

STANDING SEAM METAL ROOF

Roof Material Takeoff	
Material: Area	Material: Name
17325 SF	MR04



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

2/17/2025 6:24:47 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

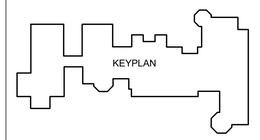
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



REFERENCE PLAN - ROOF PLAN

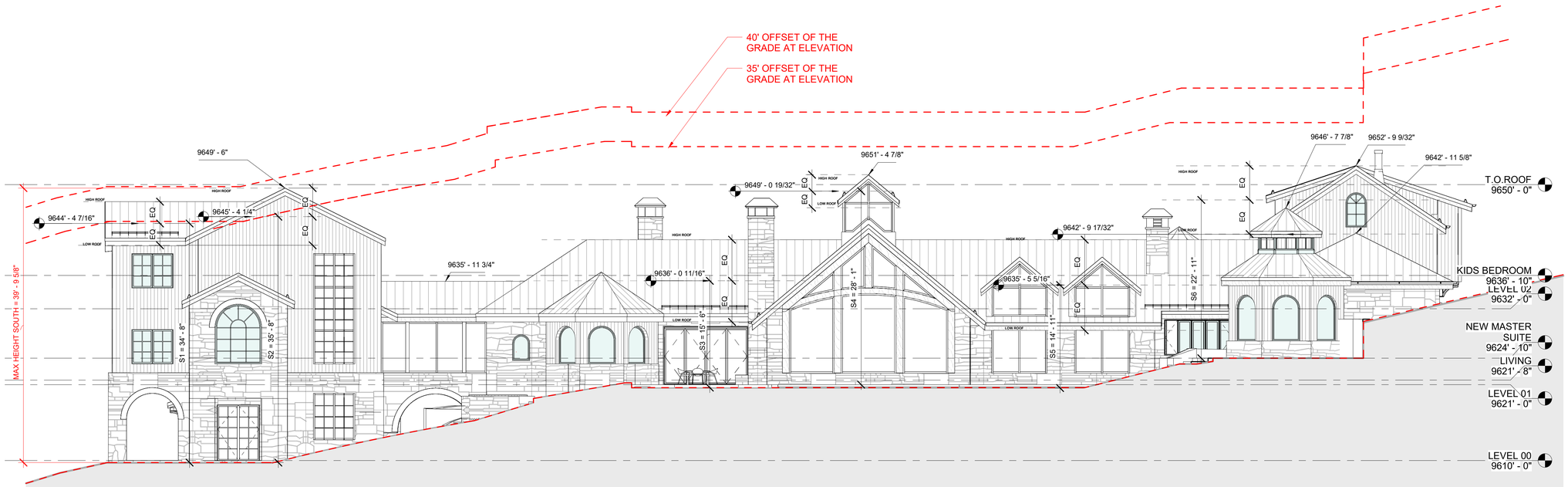
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES THOMAS LANCASTER 407102 ARCHITECT

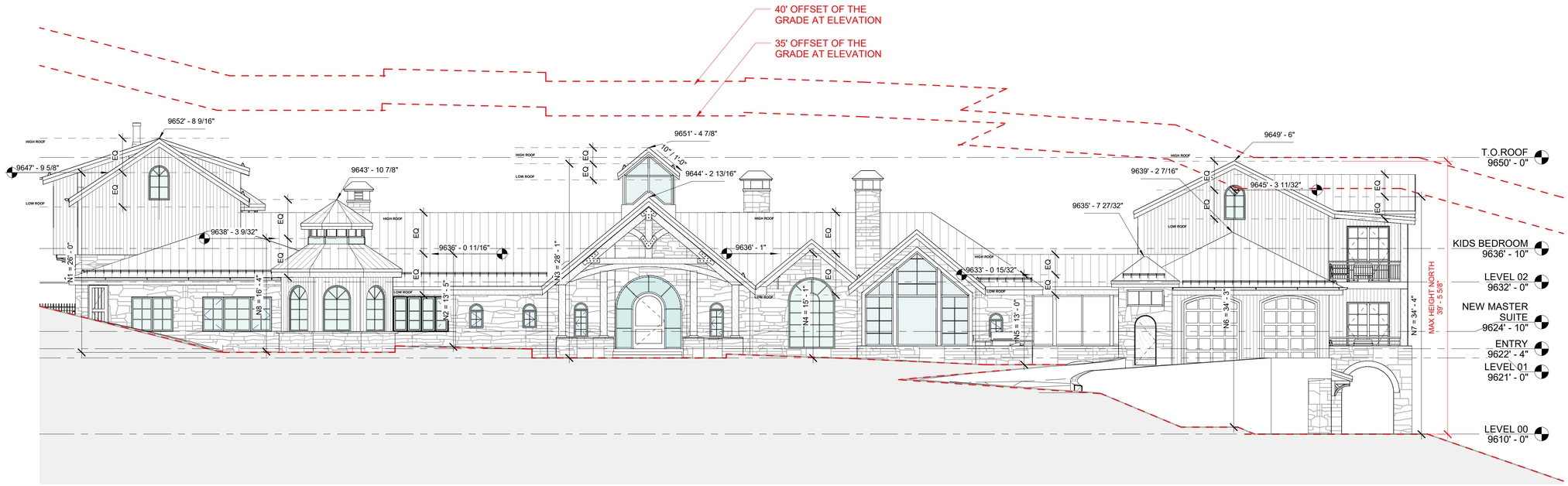
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A113



1 BUILDING ELEVATION SOUTH
1/8" = 1'-0" Ref: 1 / A110



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

2/17/2025 6:24:50 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

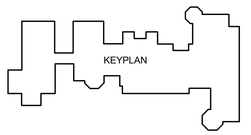
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



EXTERIOR ELEVATIONS

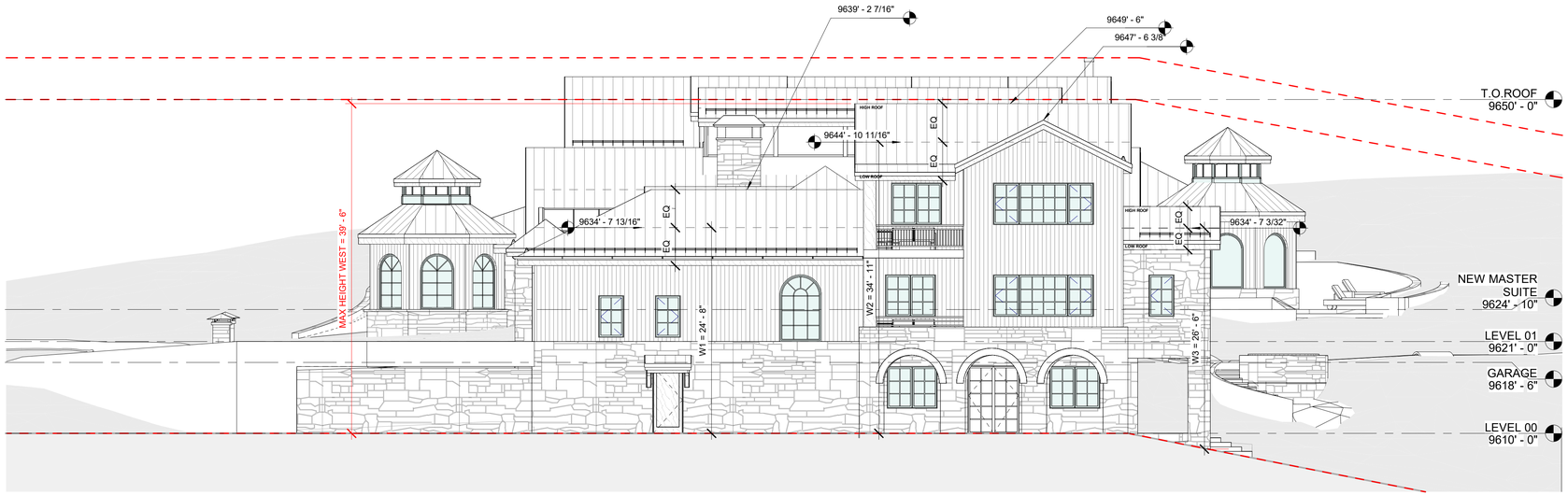
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
JAMES THOMAS LANCASTER
407102
ARCHITECT

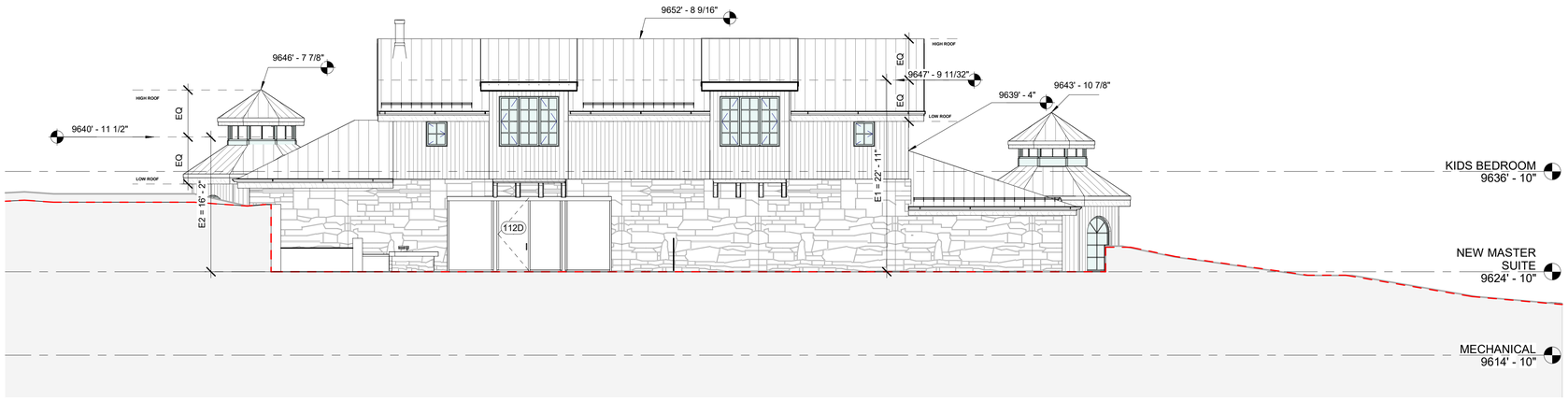
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A201



2 BUILDING ELEVATION WEST
1/8" = 1'-0" Ref: 1 / A110



1 BUILDING ELEVATION EAST
1/8" = 1'-0" Ref: 1 / A110

AVERAGE HEIGHT	
NORTH ELEVATION	
N1	26'-00"
N2	13' - 05"
N3	28'-01"
N4	15' - 01"
N5	13' -00"
N6	34' -03"
N7	34'-04"
N8	16' -04"
NORTH AVG.HEIGHT	22' - 6 3/4"
SOUTH ELEVATION	
S1	34'-08"
S2	35'- 08"
S3	15' -06"
S4	28' -01"
S5	14' -11"
S6	22' -11"
SOUTH ELEVATION AVG. HEIGHT	24' -11"
WEST ELEVATION	
W1	24' -08"
W2	34' -11"
W3	26'-06"
WEST ELEVATION AVG. HEIGHT	28' - 08"
EAST ELEVATION	
E1	22' -11"
E2	16'- 02"
EAST ELEVATION AVG. HEIGHT	19'- 1/2"
TOTAL AVG. HEIGHT	23'- 9 1/2"

MAXIMUM ROOF HEIGHTS	
NORTH ELEVATION	39' - 5 5/8"
SOUTH ELEVATION	39' - 9 9/16"
WEST ELEVATION	36' - 06"
EAST ELEVATION	27' - 11"

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

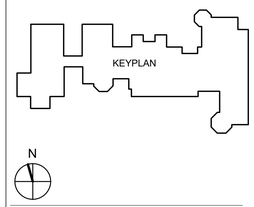
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



EXTERIOR ELEVATIONS

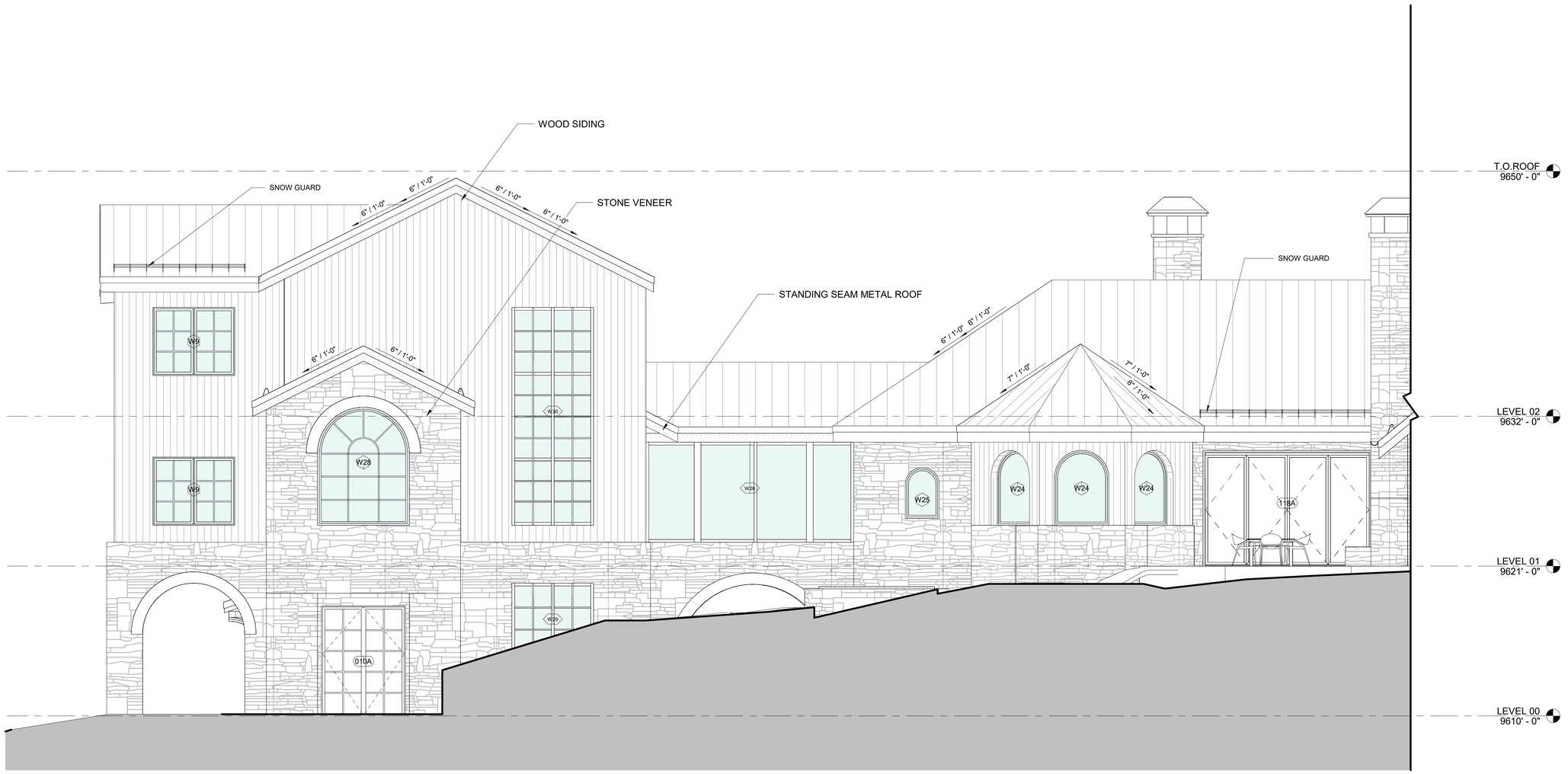
PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A202

2/17/2025 6:24:53 PM

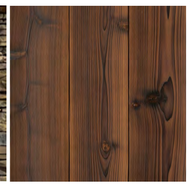


1 **BUILDING ELEVATION SOUTH - A**
1/4" = 1'-0" Ref: 1 / A110

DELTA: STANDING SEAM METAL ROOF DARK BRONZE

GLASS

TELLURIDE GOLD: ANASAZI SLIVERS



DELTA MILLWORKS WESTERN RED CEDAR WOLVERINE

EXTERIOR MATERIAL TAKEOFF		
STONE	12970 SF	54.51%
GLAZING	5387 SF	22.65%
WOOD	5180 SF	21.77%
WOOD DOORS	125.06 SF	0.53%
GARAGE DOORS	137.2 SF	0.58%
EXTERIOR MATERIAL TOTAL:		100%

2/17/2025 6:24:54 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

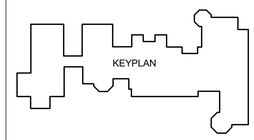
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

ENLARGED EXTERIOR ELEVATION - SOUTH

PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A210

1 **BUILDING ELEVATION SOUTH - B**
1/4" = 1'-0" Ref: 1 / A110

DELTA: STANDING SEAM METAL ROOF DARK BRONZE

GLASS

TELLURIDE GOLD: ANASAZI SLIVERS

DELTA MILLWORKS WESTERN RED CEDAR WOLVERINE

EXTERIOR MATERIAL TAKEOFF		
STONE	12970 SF	54.51%
GLAZING	5387 SF	22.65%
WOOD	5180 SF	21.77%
WOOD DOORS	125.06 SF	0.53%
GARAGE DOORS	137.2 SF	0.58%
EXTERIOR MATERIAL TOTAL:		100%

2/17/2025 6:24:55 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

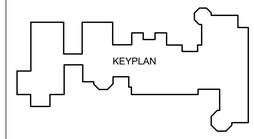
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

ENLARGED EXTERIOR ELEVATION - SOUTH

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES THOMAS LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A211

1 **BUILDING ELEVATION NORTH - A**
1/4" = 1'-0"

DELTA: STANDING SEAM METAL ROOF DARK BRONZE

GLASS

TELLURIDE GOLD: ANASAZI SLIVERS

DELTA MILLWORKS WESTERN RED CEDAR WOLVERINE

EXTERIOR MATERIAL TAKEOFF		
STONE	12970 SF	54.51%
GLAZING	5387 SF	22.65%
WOOD	5180 SF	21.77%
WOOD DOORS	125.06 SF	0.53%
GARAGE DOORS	137.2 SF	0.58%
EXTERIOR MATERIAL TOTAL:		100%

2/17/2025 6:24:57 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

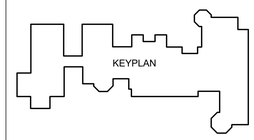
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

ENLARGED EXTERIOR ELEVATION - NORTH

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
JAMES THOMAS LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A212

1 **BUILDING ELEVATION NORTH - B**
1/4" = 1'-0"

DELTA: STANDING SEAM METAL ROOF DARK BRONZE

GLASS

TELLURIDE GOLD: ANASAZI SLIVERS

DELTA MILLWORKS WESTERN RED CEDAR WOLVERINE

EXTERIOR MATERIAL TAKEOFF		
STONE	12970 SF	54.51%
GLAZING	5387 SF	22.65%
WOOD	5180 SF	21.77%
WOOD DOORS	125.06 SF	0.53%
GARAGE DOORS	137.2 SF	0.58%
EXTERIOR MATERIAL TOTAL:		100%

2/17/2025 6:24:58 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

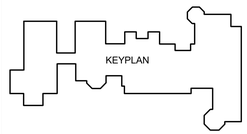
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



ENLARGED EXTERIOR ELEVATION - NORTH

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES THOMAS LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

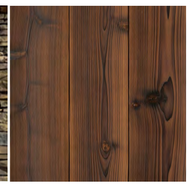
A213

1 BUILDING ELEVATION EAST - ENLARGED
1/4" = 1'-0" Ref: 1 / A110

DELTA: STANDING SEAM METAL ROOF DARK BRONZE

GLASS

TELLURIDE GOLD: ANASAZI SLIVERS



DELTA WESTERN RED CEDAR | WOLVERINE

EXTERIOR MATERIAL TAKEOFF		
STONE	12970 SF	54.51%
GLAZING	5387 SF	22.65%
WOOD	5180 SF	21.77%
WOOD DOORS	125.06 SF	0.53%
GARAGE DOORS	137.2 SF	0.58%
EXTERIOR MATERIAL TOTAL:		100%

2/17/2025 6:24:58 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

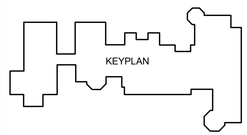
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



N

ENLARGED EXTERIOR ELEVATION - EAST

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A214

1 **BUILDING ELEVATION WEST - Enlarged**
1/4" = 1'-0" Ref: 1 / A110

DELTA: STANDING SEAM METAL ROOF DARK BRONZE

GLASS

TELLURIDE GOLD: ANASAZI SLIVERS

DELTA WESTERN RED CEDAR | WOLVERINE

EXTERIOR MATERIAL TAKEOFF		
STONE	12970 SF	54.51%
GLAZING	5387 SF	22.65%
WOOD	5180 SF	21.77%
WOOD DOORS	125.06 SF	0.53%
GARAGE DOORS	137.2 SF	0.58%
EXTERIOR MATERIAL TOTAL:		100%

2/17/2025 6:24:59 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

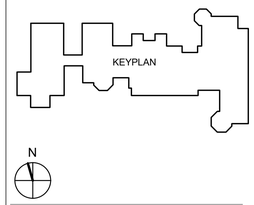
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



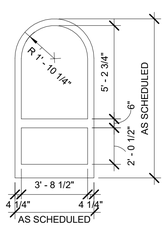
ENLARGED EXTERIOR ELEVATION - WEST

PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

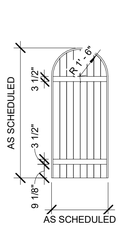
Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A215



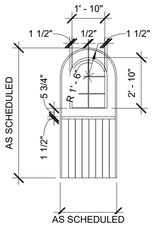
MATERIAL AS SCHEDULED

TYPE A



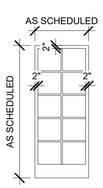
MATERIAL AS SCHEDULED

TYPE B



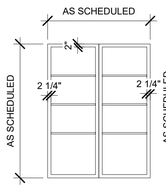
MATERIAL AS SCHEDULED

TYPE C



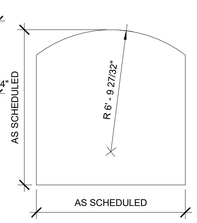
MATERIAL AS SCHEDULED

TYPE D



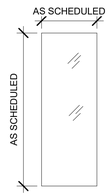
MATERIAL AS SCHEDULED

TYPE K



MATERIAL AS SCHEDULED

TYPE L

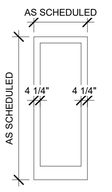


MATERIAL AS SCHEDULED

TYPE M

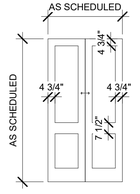
1 EXTERIOR DOOR TYPES

1/4" = 1'-0"



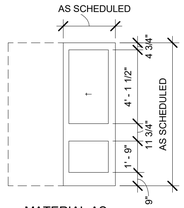
MATERIAL AS SCHEDULED

TYPE E



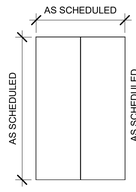
MATERIAL AS SCHEDULED

TYPE F



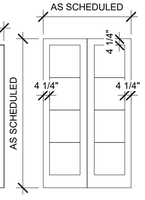
MATERIAL AS SCHEDULED

TYPE G



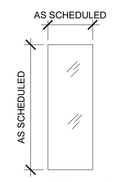
MATERIAL AS SCHEDULED

TYPE H



MATERIAL AS SCHEDULED

TYPE I



MATERIAL AS SCHEDULED

TYPE J

2 INTERIOR DOOR TYPES

1/4" = 1'-0"

DOOR SCHEDULE NOTES

1. PRIOR TO PRICING OR COMMENCING THE DOOR HARDWARE OR SECURITY WORK SHOWN IN THIS SCHEDULE, EACH CONTRACTOR SHALL EXAMINE AND COMPARE THE SCHEDULE, PLANS, OTHER CONTRACT DOCUMENTS, RELEVANT FIELD MEASUREMENTS MADE BY THE CONTRACTOR, AND ANY VISIBLE OR REASONABLY ANTICIPATED CONDITIONS AT THE SITE AFFECTING THIS WORK. WHERE CONFLICTS MAY EXIST BETWEEN AND/OR WITHIN THE DOCUMENTS, THE HIGHER QUALITY, GREATER QUANTITY, MORE RESTRICTIVE, AND/OR MORE EXPENSIVE REQUIREMENT SHALL BE REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER OF ANY CONFLICT BEFORE EXECUTING THE WORK IN QUESTION.

2. VERIFY ALL RATED DOORS WITH THE LIFE SAFETY SHEETS LS1.XX - LSX.XX.

3. DOOR TYPE "N" IS A HORIZONTAL FIRE SHUTTER POCKET COVER DOOR. REFER TO SHEET AX.XX FOR DETAILS. FINISH TO MATCH ADJACENT CONSTRUCTION.

4. DOORS AND FRAMES IN EXTERIOR CURTAIN WALLS SHALL BE FINISHED TO MATCH CURTAIN WALL MULLIONS.

5. REFER TO SPECIFICATIONS FOR HARDWARE SETS AND SECURITY INFORMATION.

6. TYPE "FD-1" IS A HORIZONTAL ACCORDIAN FIRE DOOR. REFER TO SHEET AX.XX FOR DETAILS.

7. TYPE "R" IS A SOUND ASSEMBLY DOOR. REFER TO SPECIFICATION FOR MORE INFORMATION, AND SHEET AX.XX FOR DETAILS.

8. REFER. TO ELEVATOR MANUFACTURER FOR INSTALLATION DETAILS REGARDING THE ELEVATORS.

ABBREVIATIONS

AL	ALUMINUM
AN	ANNODIZED
CL	CLEAR
CTD	COATED
CR	CARD READER
DPS	DOOR POSITION SWITCH
ER	EXIT REQUEST
GL	GLASS
HM	HOLLOW METAL
HW	HARDWARE
MIN	MINUTE
PT	PAINTED
REQ	REQUIREMENT
SM	SMOKE
SS	STAINLESS STEEL
ST	STAINED
STL	STEEL
TR	TRANSLUCENT
WD	WOOD

DOOR SCHEDULE

Mark	Width	Height	Fire Rating	Family	PANEL Thickness	Material	Comments
01A				Exterior Gate			
010A	6' - 0"	8' - 0"		Door-Glass 4 Muntins-Double	0' - 1 3/8"		
010B	6' - 0"	8' - 0"		Door-Glass 4 Muntins-Double	0' - 1 3/8"		
011A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
011B	2' - 6"	6' - 11"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
011C	2' - 6"	6' - 11"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
011D	2' - 6"	6' - 11"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
012A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
013A	3' - 0"	8' - 0"		Door-Interior-Single-Flush_Panel-Wood	0' - 1 3/8"		
014A	3' - 6"	8' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
014B	3' - 0"	8' - 0"		Door-Interior-Single-Flush_Panel-Wood	0' - 1 3/8"		
015B	3' - 6"	8' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
100A	4' - 7"	8' - 0 19/32"		Entry Door	0' - 1 3/8"		
100B	0' - 0"	0' - 0"		Door-Opening-Arched			
100C	3' - 0"	8' - 0"		PocketDoor 4ft	0' - 1 3/4"		
101B	2' - 9"	7' - 2"		EX_Single Arch Door_Type_6			
101C	5' - 4"	7' - 6"		EX_Arch Double Door_Type_1			
102A	2' - 9"	7' - 2"		EX_Single Arch Door_Type_6			
102B	2' - 0"	7' - 0"		Door-KR Arched-Solid	0' - 1 3/8"		
105A	5' - 0"	8' - 0"		Door-Double-Flush_Panel-TEST	0' - 2"		
106A	0' - 0"	0' - 0"		Door-Opening-Arched			
107A	3' - 0"	8' - 0"		PocketDoor 4ft	0' - 1 3/4"		
108A	5' - 0"	8' - 5"		Door-Interior-Full Glass-Wood-Double	0' - 1 3/8"		
108B	3' - 0"	8' - 0"		PocketDoor 4ft	0' - 1 3/4"		
111A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
111B	3' - 0"	7' - 5"		Door-Glass No Muntin's	0' - 1 3/8"		
111C	4' - 0"	8' - 0"		PocketDoor 4ft	0' - 4"		
112A	4' - 2"	8' - 0"		Door-Interior-Double-Pocket-2_Panel-Wood	0' - 1 3/8"		
112B	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
112C	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
112D	3' - 8 15/32"	8' - 8 7/8"		CW_Door-Single-Glass			
114A	3' - 0"	8' - 0"		PocketDoor 4ft	0' - 1 3/4"		
115A	3' - 0 1/32"	7' - 0 27/32"		EX_Solid Door_Type_2			
118A	12' - 0"	8' - 4 13/16"		Door-Sierra-Bi-Fold-Full_Glass-4-Panel-Outswing-Standard	0' - 1 3/4"		
118B	5' - 4"	7' - 6"		EX_Arch Double Door_Type_1			
118C	5' - 4"	7' - 6"		EX_Arch Double Door_Type_1			
118D	5' - 4"	7' - 6"		EX_Arch Double Door_Type_1			
119A	10' - 0"	8' - 4 13/16"		Door-Sierra-Bi-Fold-Full_Glass-4-Panel-Outswing-Standard	0' - 1 3/4"		
119B	4' - 2"	8' - 0"		Door-Interior-Double-Pocket-2_Panel-Wood	0' - 1 3/8"		
121A	3' - 0 1/32"	7' - 0 27/32"		EX_Single Arch Door_Type_11			
122A	0' - 0"	0' - 0"		Door-Opening-Rectangular			
123B	3' - 9 1/2"	8' - 0"		Door-Interior-Double-Pocket-2_Panel-Wood	0' - 1 3/8"		
124A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
125A	0' - 0"	0' - 0"		Door-Opening-Arched			
126A	6' - 0"	8' - 0"		Door-Interior-Double-Pocket-2_Panel-Wood	0' - 1 3/8"		
128A	3' - 0"	6' - 11"		Door-KR Arched-Solid	0' - 1 3/8"		
128B	8' - 0"	10' - 0"		Colonial_Arched_Garage_Door_4549			
128B	3' - 6"	8' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
128C	8' - 0"	10' - 0"		Colonial_Arched_Garage_Door_4549			
129A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
130A	6' - 0"	8' - 0"		Door-Glass 4 Muntins-Double	0' - 1 3/8"		
135A	3' - 6"	7' - 1"		EX_Single Arch Door_Type_8			
137A	2' - 6"	6' - 11"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
138A	5' - 4"	7' - 6"		EX_Arch Double Door_Type_1			
140A	2' - 10"	7' - 2"		EX_Single Arch Door_Type_7			
140B	2' - 3"	7' - 2"		EX_Single Arch Door_Type_1			
141A	2' - 9"	7' - 2"		EX_Single Arch Door_Type_6			
200A	3' - 6"	8' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
201A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
202A	3' - 0"	8' - 0"		PocketDoor 4ft	0' - 1 3/4"		
203A	3' - 0"	7' - 0"		PocketDoor 4ft	0' - 1 3/4"		
204A	3' - 0"	8' - 0"		Door-Interior-Single-Flush_Panel-Wood	0' - 1 3/8"		
205A	3' - 0"	7' - 0"		PocketDoor 4ft	0' - 1 3/4"		
206A	0' - 0"	0' - 0"		Door-Opening-Arched			
207A	3' - 0"	8' - 0"		PocketDoor 4ft	0' - 1 3/4"		
237A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
237B	6' - 0"	8' - 0"		Door-Glass 4 Muntins-Double	0' - 1 3/8"		
237C	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
237D	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		
238A	3' - 0"	8' - 0"		PocketDoor 4ft	0' - 1 3/4"		
240A	3' - 0"	7' - 0"		Door-Interior-Single-1_Panel-Wood	0' - 1 3/8"		

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

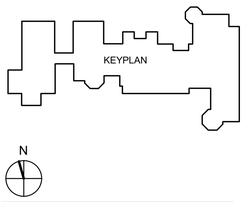
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



DOOR SCHEDULE

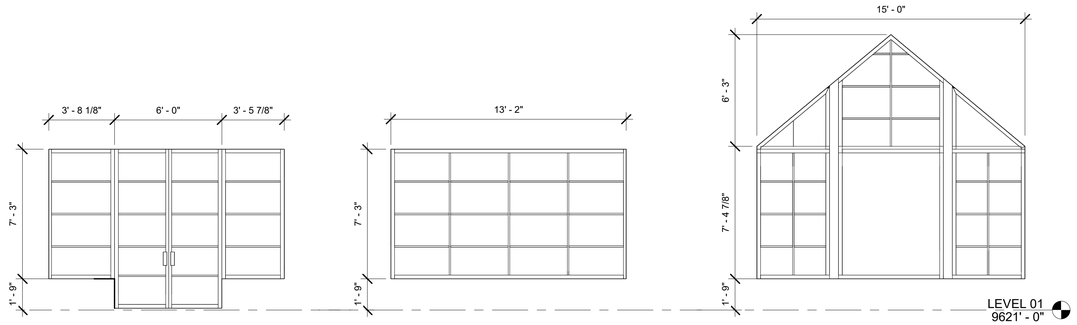
PRELIMINARY
Not for regulatory approval, permit or construction.

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A710

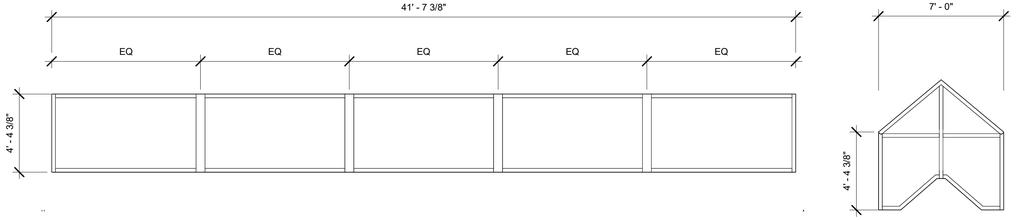
2/17/2025 6:25:05 PM



15 W39 1/4" = 1'-0"

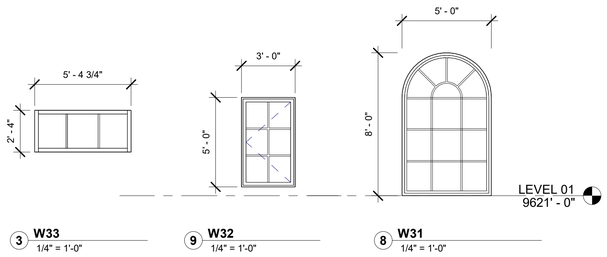
14 W38 1/4" = 1'-0"

13 W37 1/4" = 1'-0"



17 W35 1/4" = 1'-0"

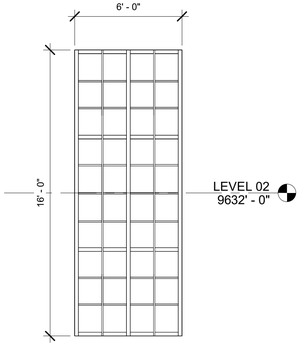
16 W34 1/4" = 1'-0"



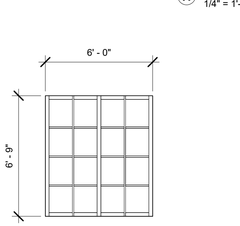
3 W33 1/4" = 1'-0"

9 W32 1/4" = 1'-0"

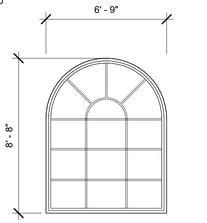
8 W31 1/4" = 1'-0"



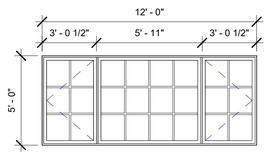
34 W30 1/4" = 1'-0"



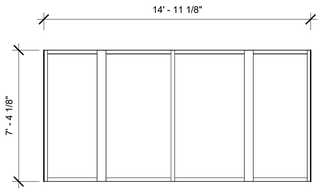
37 W29 1/4" = 1'-0"



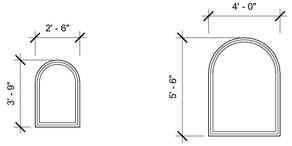
1 W28 1/4" = 1'-0"



10 W27 1/4" = 1'-0"

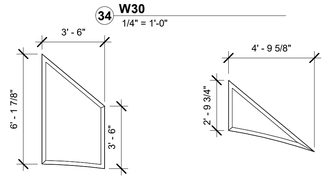


27 W26 1/4" = 1'-0"



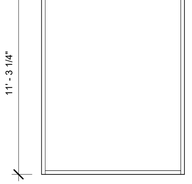
7 W25 1/4" = 1'-0"

29 W24 1/4" = 1'-0"

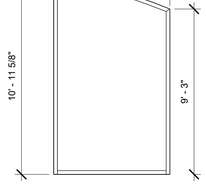


33 W23 1/4" = 1'-0"

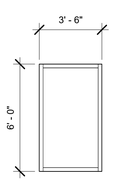
11 W22 1/4" = 1'-0"



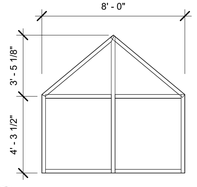
19 W21 1/4" = 1'-0"



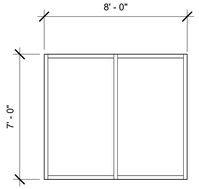
22 W20 1/4" = 1'-0"



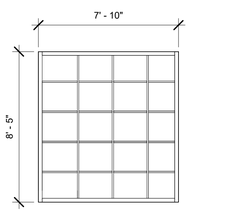
42 W19 1/4" = 1'-0"



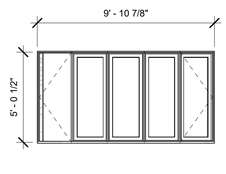
24 W18 1/4" = 1'-0"



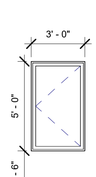
23 W17 1/4" = 1'-0"



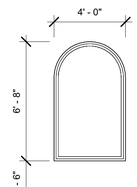
39 W36 1/4" = 1'-0"



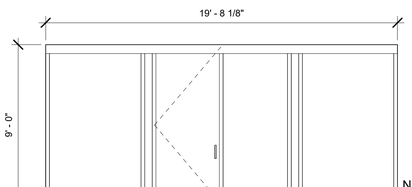
6 W16 1/4" = 1'-0"



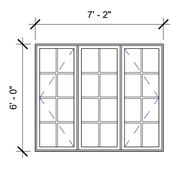
5 W15 1/4" = 1'-0"



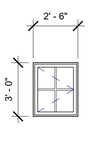
4 W14 1/4" = 1'-0"



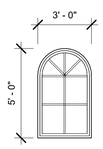
18 W13 1/4" = 1'-0"



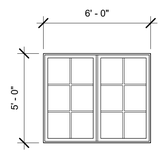
35 W12 1/4" = 1'-0"



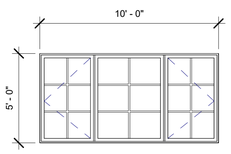
36 W11 1/4" = 1'-0"



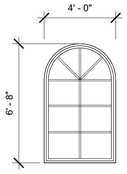
41 W10 1/4" = 1'-0"



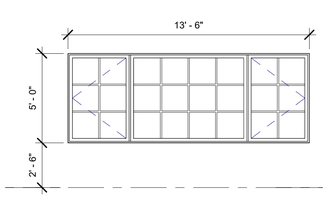
40 W9 1/4" = 1'-0"



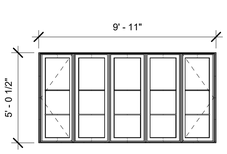
32 W8 1/4" = 1'-0"



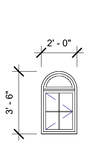
30 W7 1/4" = 1'-0"



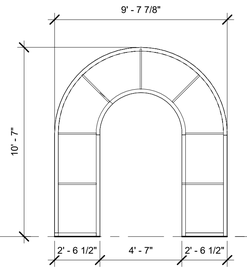
2 W6 1/4" = 1'-0"



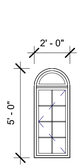
26 W5 1/4" = 1'-0"



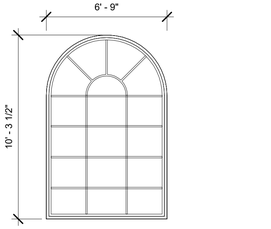
25 W4 1/4" = 1'-0"



12 W3 1/4" = 1'-0"



21 W2 1/4" = 1'-0"



20 W1 1/4" = 1'-0"

2/17/2025 6:25:09 PM

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description

KEYPLAN

N

WINDOW SCHEDULE

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES THOMAS LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A720

Window Schedule

Type Mark	Type	Width	Height	Count	Comments
	Cupola Generic Model_ Tim's Sketch _			2	
W1	Arch Fixed Window Type 1	6' - 9"	10' - 3 1/2"	1	
W2	Arch Casement Window Type 1	2' - 0"	5' - 0"	2	
W4	Arch Casement Window Type 2	2' - 0"	3' - 6"	3	
W5	Casement/Fixed Window	9' - 8"	5' - 0 1/2"	1	
W6	Casement Fixed Window Type 1	13' - 6"	5' - 0"	1	
W7	Arch Fixed Window Type 2	4' - 0"	6' - 8"	5	
W8	Casment Fixed Window Type 2	10' - 0"	5' - 0"	1	
W9	Double Casement Window	6' - 0"	5' - 0"	9	
W10	Arch Fixed Window Type 3	3' - 0"	5' - 0"	3	
W11	Casement Type 1	2' - 6"	3' - 0"	4	
W12	Casement Fixed Window_7'x6'	7' - 2"	6' - 0"	4	
W14	Arch Fixed Window_No Muntins Type 1	4' - 0"	6' - 8"	5	
W15	Casement Window_No Muntins	3' - 0"	5' - 0"	2	
W16	Casement/Fixed Winodw_No Muntins	9' - 8"	5' - 0 1/2"	1	
W24	Arch Fixed Window_No Muntins Type 2	4' - 0"	5' - 6"	3	
W25	Arch Fixed Window_No Muntins Type 3	2' - 6"	3' - 9"	2	
W27	Casement/Fixed Window Type 4	12' - 0"	5' - 0"	4	
W28	Arch Fixed Window Type 3	6' - 9"	8' - 8"	1	
W31	Arch Fixed Window Type 4	5' - 0"	8' - 0"	1	
W32	Casement Type 2	3' - 0"	5' - 0"	8	
Grand total: 63					

Window Schedule Continued

Mark	Type	Unconnected Height	Length	Count	Comments
	Exterior - Window Wall	6' - 0"	3' - 6"	1	
120A	Exterior - Window Wall - No Spacing	9' - 0"	6' - 0"	1	
W17	Exterior - Window Wall - No Spacing	7' - 3 11/16"	8' - 0"	1	
W17	Exterior - Window Wall - No Spacing	7' - 0"	8' - 0"	1	
W18	Exterior - Window Wall	5' - 2 1/4"	8' - 10"	1	
W18	Exterior - Window Wall	5' - 3 5/8"	8' - 10"	1	
W20	Exterior - Window Wall - No Spacing	9' - 0"	7' - 6"	1	
W20	Exterior - Window Wall - No Spacing	8' - 11 15/16"	7' - 6"	1	
W21	Exterior - Window Wall - No Spacing	9' - 0"	19' - 1 19/32"	1	
W22	Exterior - Window Wall - No Spacing	9' - 0"	19' - 1 19/32"	1	
W23	Exterior - Window Wall - No Spacing	9' - 0"	19' - 1 19/32"	1	
W23	Exterior - Window Wall - No Spacing	9' - 0"	19' - 1 19/32"	1	
W26	Exterior - Window Wall - No Spacing	7' - 4 3/16"	15' - 10 27/32"	1	
W26	Exterior - Window Wall - No Spacing	7' - 4 3/16"	15' - 7"	1	
W29	Exterior - Window Wall - No Spacing	6' - 8 31/32"	6' - 0"	1	
W30	Exterior - Window Wall - No Spacing	16' - 0"	6' - 0"	1	
W33	Exterior - Window Wall - No Spacing	2' - 4"	5' - 11 5/8"	1	
W33	Exterior - Window Wall - No Spacing	2' - 4"	5' - 11 5/8"	1	
W34	Exterior - Window Wall	4' - 8 3/16"	7' - 0"	1	
W34	Exterior - Window Wall	4' - 8 3/16"	7' - 0"	1	
W35	Exterior - Window Wall #	6' - 5 1/4"	41' - 7 13/32"	1	
W35	Exterior - Window Wall #	6' - 5 1/4"	41' - 7 13/32"	1	
W36	Exterior - Window Wall - No Spacing	8' - 5"	8' - 4 7/8"	1	Single Glaze
W36	Exterior - Window Wall - No Spacing	8' - 5"	8' - 4 7/8"	1	Single Glaze
W37	Exterior - Window Wall - No Spacing	7' - 9 7/32"	15' - 0"	1	
W38	Exterior - Window Wall - No Spacing	7' - 3"	13' - 2 5/8"	1	
W39	Exterior - Window Wall - No Spacing	7' - 3"	3' - 8 25/32"	1	
W39	Exterior - Window Wall - No Spacing	7' - 3"	4' - 1 19/32"	1	
Grand total: 28				28	

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

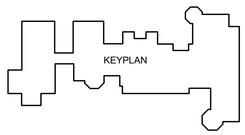
Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description



WINDOW SCHEDULE

PRELIMINARY
Not for regulatory approval, permit or construction.

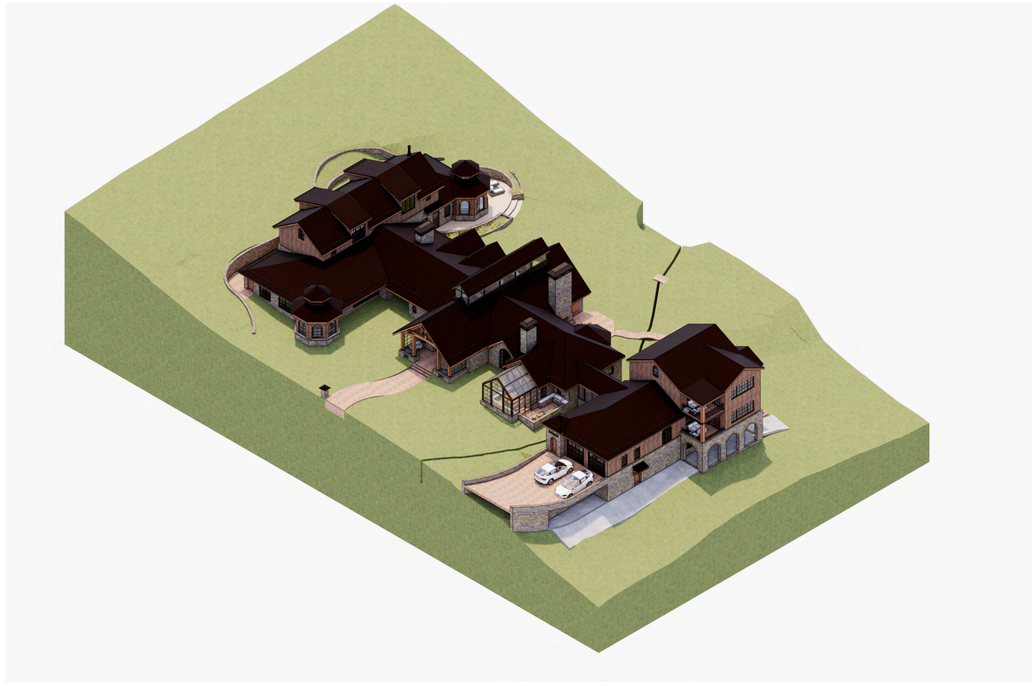
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

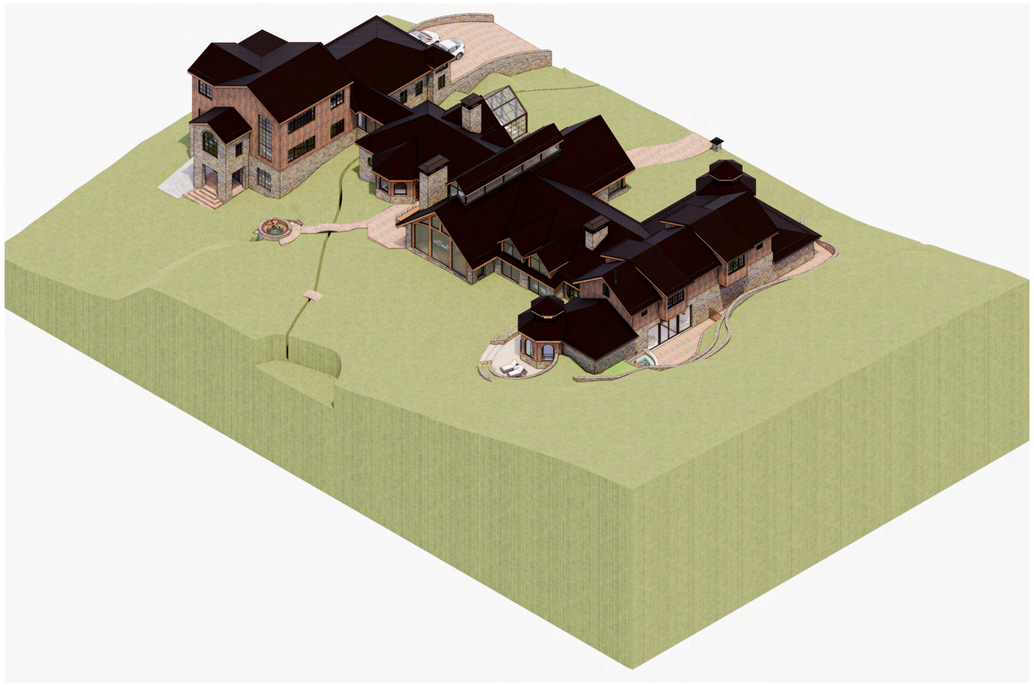
A721

2/17/2025 6:25:09 PM

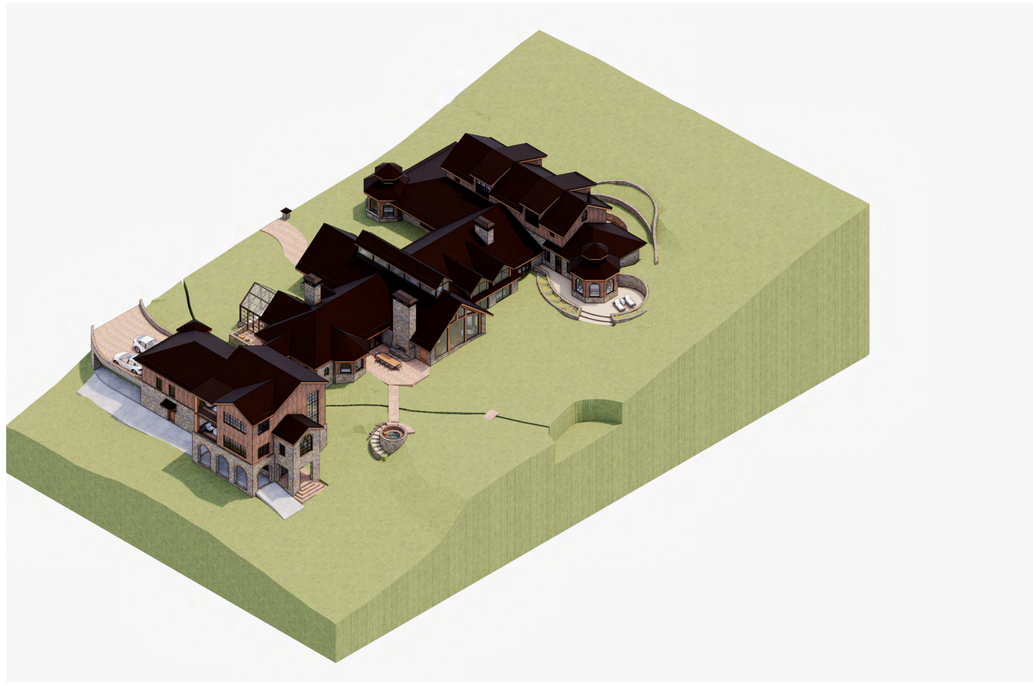
AXON NORTH EAST



AXON NORTH WEST



AXON SOUTH EAST



AXON SOUTH WEST

2/17/2025 6:25:09 PM

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 M (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO. 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB REVIEW

No.	Date	Description

KEYPLAN

N

VIEW

AXONS

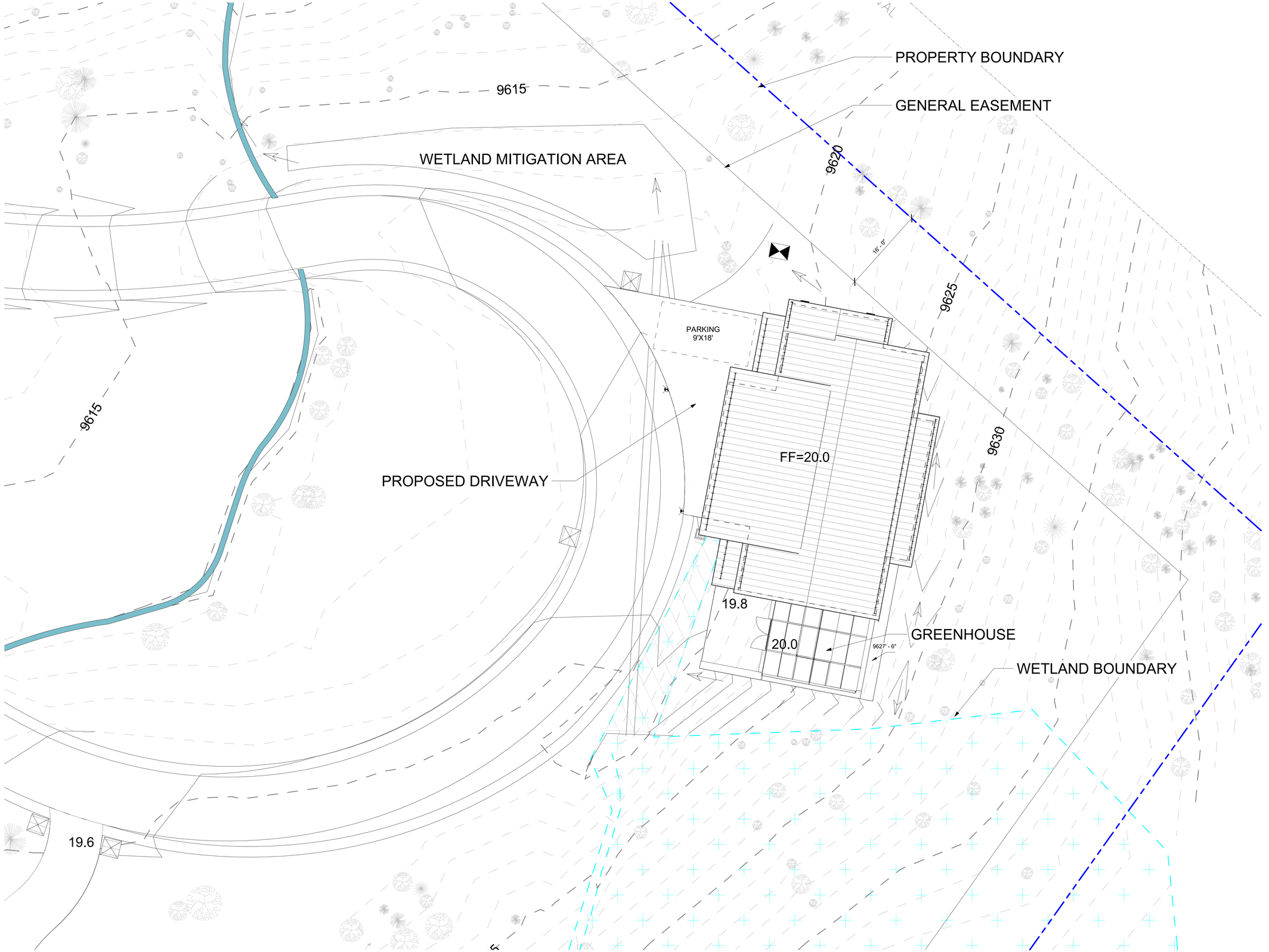
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS L. LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	25.02.14
Drawn by	Author
Checked by	Checker

A730



1 **Site**
1/8" = 1'-0" Ref: 1 / A810

2/17/2025 6:35:52 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl, Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

N

ADU SITE PLAN

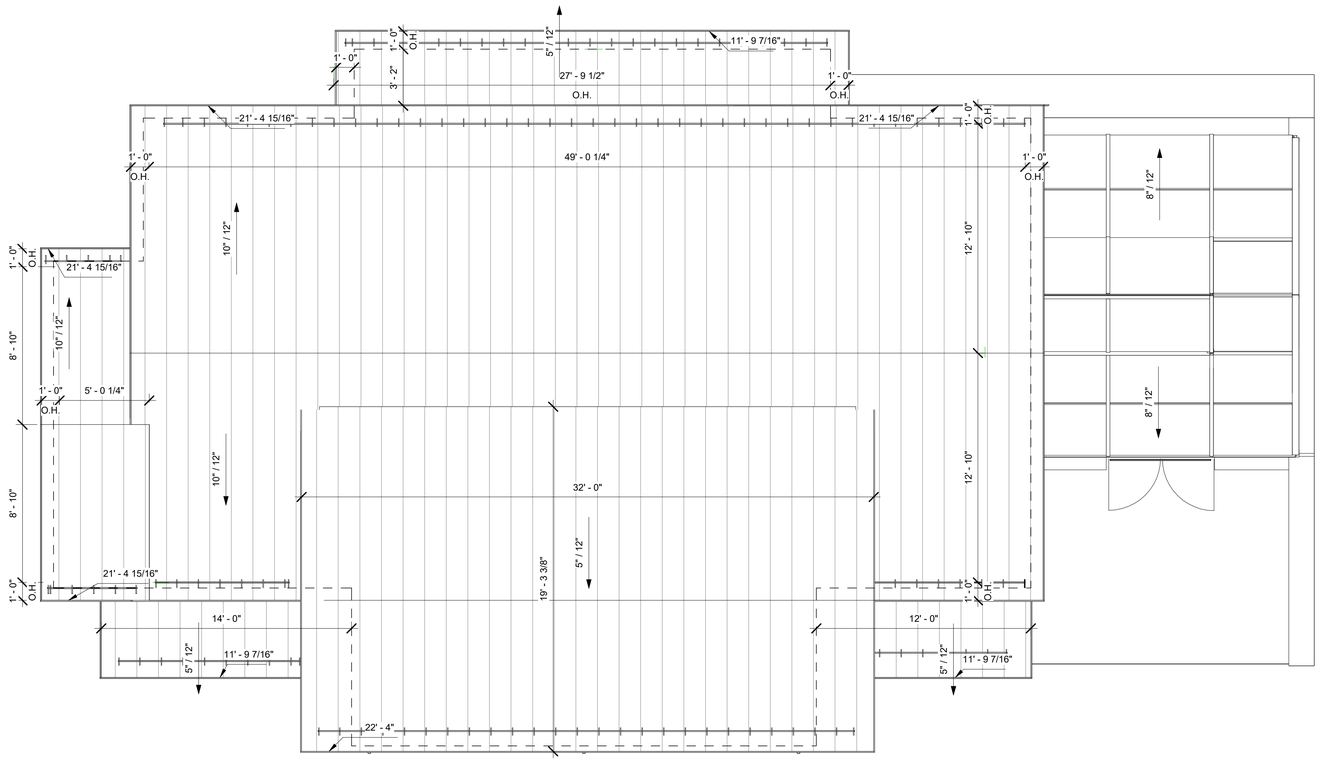
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES THOMAS LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

A800



1 **ADU T.O.R.**
1/4" = 1'-0" Ref: 1 / A810

2/17/2025 6:35:52 PM

STANDING SEAM METAL ROOF

Roof Material Takeoff

Cost	Count	Material: Area	Material: Comments	Material: Name
	6	2546 SF		MR04

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl., Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

N

ADU ROOF PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
JAMES THOMAS LANCASTER
407102
ARCHITECT

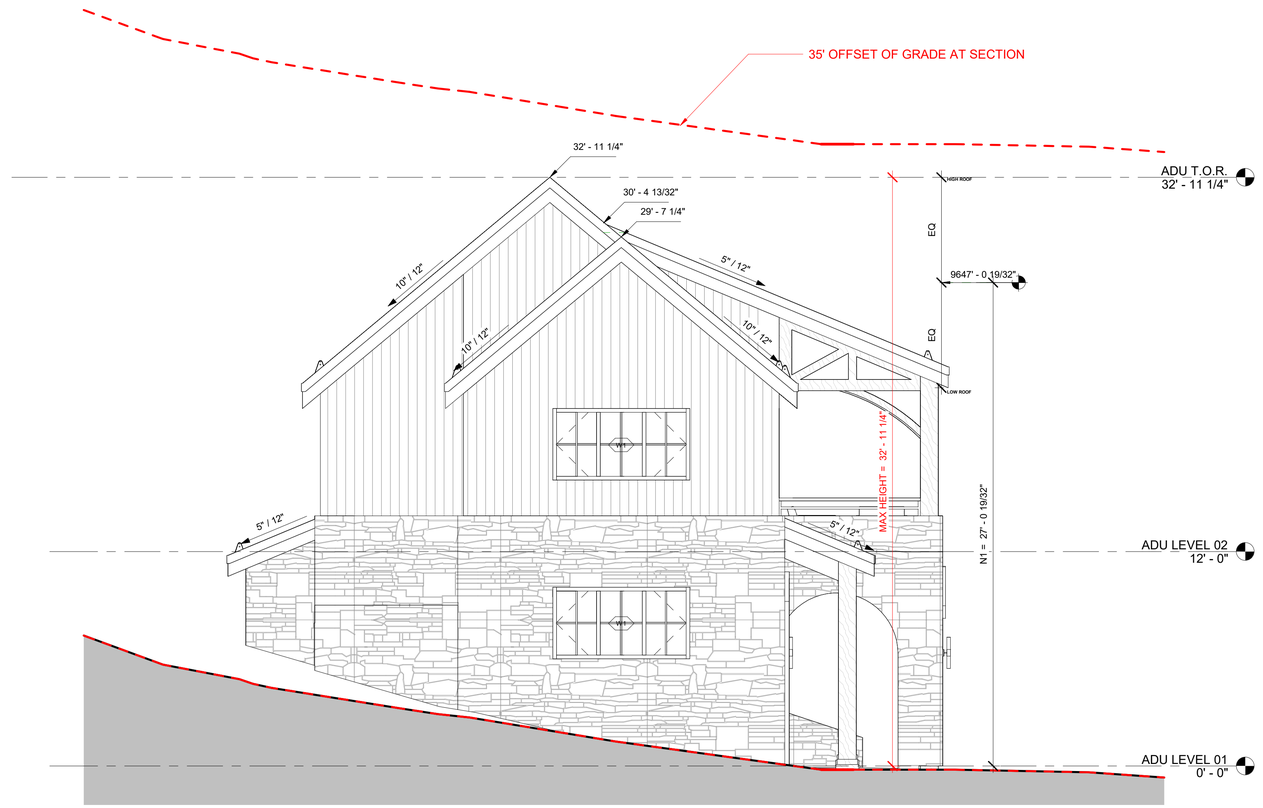
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

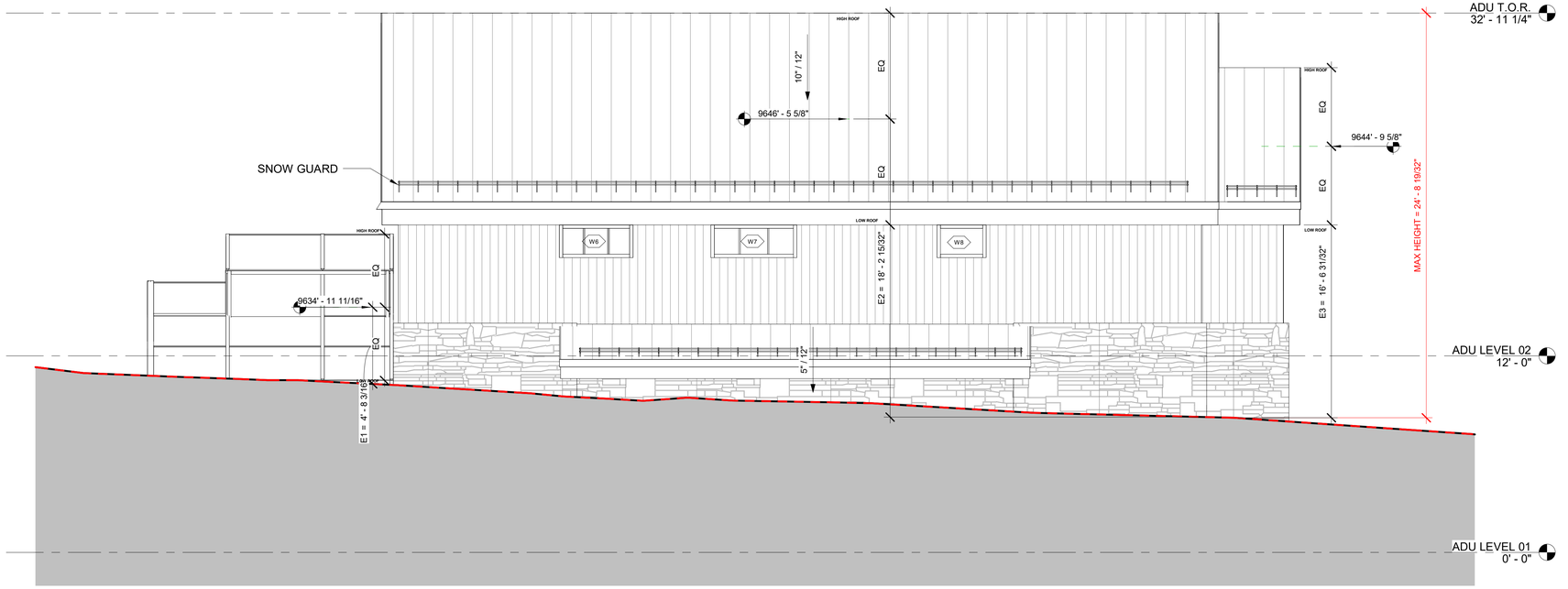
A802

AVERAGE ROOF HEIGHT	
POINT#	HEIGHT
NORTH ELEVATION	
N1	27' - 19/32"
NORTH ELEVATION AVERAGE:	27' - 19/32"
WEST ELEVATION	
W1	24' - 9 5/8"
W2	26' - 6 13/32"
W3	14' - 11 11/16"
WEST ELEVATION AVERAGE:	22' - 7/8"
SOUTH ELEVATION	
S1	25' - 9.5"
S2	26' - 6.5"
SOUTH ELEVATION AVERAGE:	26' - 2"
EAST ELEVATION	
E1	4' 8 3/16"
E2	18' - 2 15/32"
E3	16' - 6 31/32"
EAST ELEVATION AVERAGE:	13' - 10 1/2"
TOTAL AVERAGE	22' - 5 7/8"

MAX ROOF HEIGHT	
NORTH ELEVATION	32' - 11 1/4"
WEST ELEVATION	32' - 11 1/4"
SOUTH ELEVATION	32' - 11 1/4"
EAST ELEVATION	24' - 8 19/32"



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



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

TELLURIDE GOLD:
ANASAZI SLIVERS

DELTA WESTERN RED
CEDAR | WOLVERINE

BERRIDGE DARK BRONZE
METAL ROOF

GLASS

WALL MATERIAL TAKEOFF		
STONE	3081	55.1%
GLASS	960	17.2%
WOOD	1224	21.9%
GARAGE DOOR	300	5.4%
WOOD DOORS	25	0.4%
EXTERIOR MATERIAL TOTAL:	5590	100.0%

2/17/2025 6:35:53 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl, Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

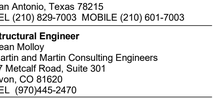
Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description



ADU ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

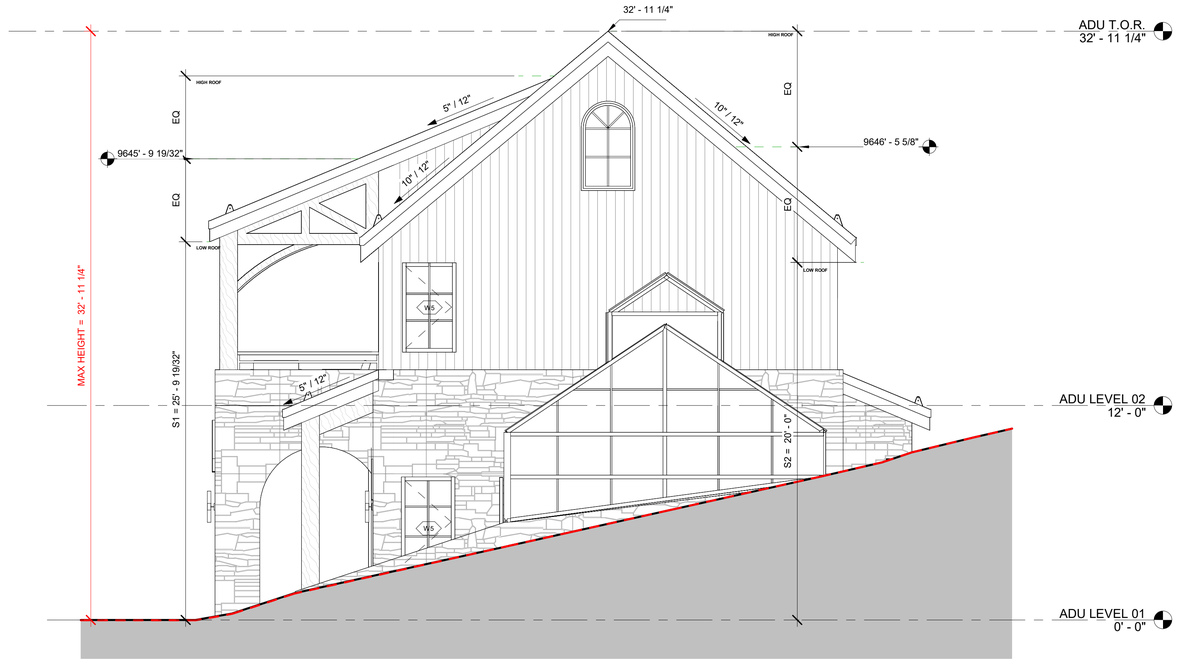
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

A810

AVERAGE ROOF HEIGHT	
POINT#	HEIGHT
NORTH ELEVATION	
N1	27' - 19/32"
NORTH ELEVATION AVERAGE:	27' - 19/32"
WEST ELEVATION	
W1	24' - 9 5/8"
W2	26' - 6 13/32"
W3	14' - 11 11/16"
WEST ELEVATION AVERAGE:	22' - 7/8"
SOUTH ELEVATION	
S1	25' - 9.5"
S2	26' - 6.5"
SOUTH ELEVATION AVERAGE:	26' - 2"
EAST ELEVATION	
E1	4' 8 3/16"
E2	18' - 2 15/32"
E3	16' - 6 31/32"
EAST ELEVATION AVERAGE:	13' - 10 1/2"
TOTAL AVERAGE	22' - 5 7/8"

MAX ROOF HEIGHT	
NORTH ELEVATION	32' - 11 1/4"
WEST ELEVATION	32' - 11 1/4"
SOUTH ELEVATION	32' - 11 1/4"
EAST ELEVATION	24' - 8 19/32"



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

TELLURIDE GOLD:
ANASAZI SLIVERS

DELTA WESTERN RED
CEDAR | WOLVERINE

BERRIDGE DARK BRONZE
METAL ROOF

GLASS

WALL MATERIAL TAKEOFF		
STONE	3081	55.1%
GLASS	960	17.2%
WOOD	1224	21.9%
GARAGE DOOR	300	5.4%
WOOD DOORS	25	0.4%
EXTERIOR MATERIAL TOTAL:	5590	100.0%

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

2/17/2025 6:35:54 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl, Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

N

ADU ELEVATIONS

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS LANCASTER JAMES
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

A811

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl., Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

N

RENDERINGS

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

A821

2/17/2025 6:35:54 PM

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl, Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

N

RENDERINGS

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED JAMES THOMAS LANCASTER 407102 ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

A822

2/17/2025 6:35:54 PM

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl., Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

N

RENDERINGS

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
JAMES THOMAS LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

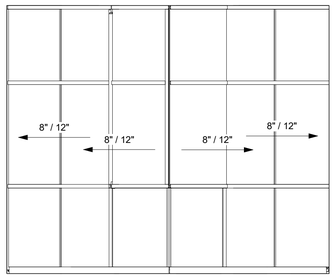
Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

A824

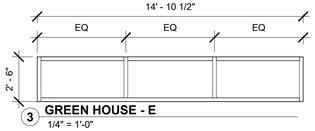
2/17/2025 6:35:54 PM

Curtain Wall Schedule

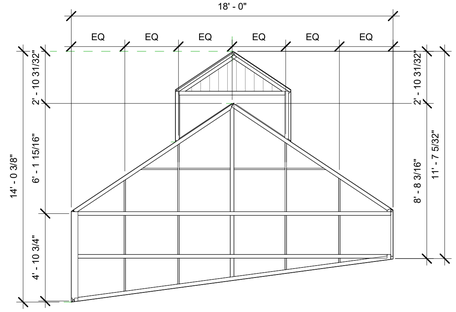
Mark	Type	Length	Unconnected Height	Area	Comments
W1	Exterior - 3 Bay Window	7' - 8"	4' - 0"	31 SF	
W1	Exterior - 3 Bay Window	7' - 8"	4' - 0"	31 SF	
W2	Exterior - 5X5 Window	5' - 0"	5' - 0"	25 SF	
W2	Exterior - 5X5 Window	5' - 0"	5' - 0"	25 SF	
W2	Exterior - 5X5 Window	5' - 0"	5' - 0"	25 SF	
W3	Exterior - Window Wall No Horizontals	23' - 0"	8' - 0"	184 SF	
W4	Exterior - Window Wall Clerestory	23' - 0"	3' - 0"	69 SF	
W5	Exterior - Window 3X5	3' - 0"	5' - 0"	15 SF	
W5	Exterior - Window 3X5	3' - 0"	5' - 0"	15 SF	
W6	Exterior - Bathroom Window 1	4' - 6"	2' - 0"	9 SF	
W7	Exterior - Bunk Room Window	5' - 3"	2' - 0"	11 SF	
W8	Exterior - Bathroom Window 2	3' - 3 3/8"	2' - 0"	6 SF	
W11	Exterior - 3 Sisters Schematic None	17' - 9"	6' - 1 1/2"	123 SF	
Grand total: 13				568 SF	



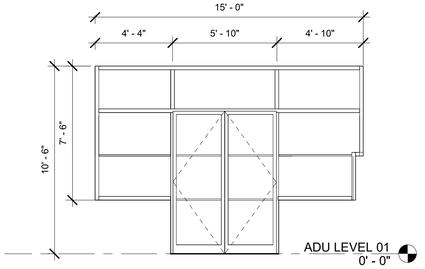
4 **GREEN HOUSE - ROOF**
1/4" = 1'-0" Ref: 1 / A810



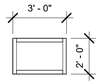
3 **GREEN HOUSE - E**
1/4" = 1'-0"



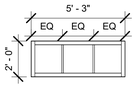
2 **GREEN HOUSE-S**
1/4" = 1'-0"



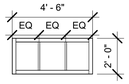
1 **GREEN HOUSE-W**
1/4" = 1'-0"



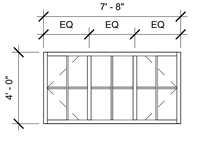
12 **W8**
1/4" = 1'-0"



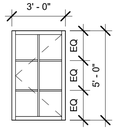
11 **W7**
1/4" = 1'-0"



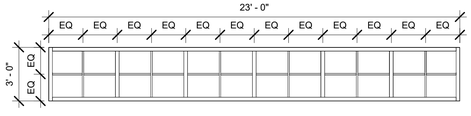
10 **W6**
1/4" = 1'-0"



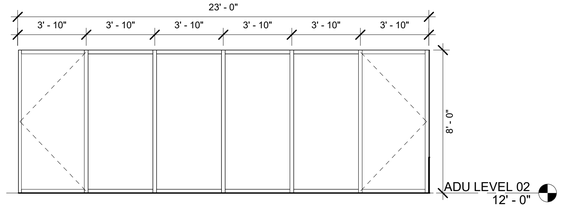
9 **W5**
1/4" = 1'-0"



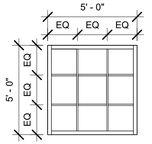
8 **W4**
1/4" = 1'-0"



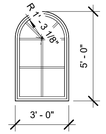
7 **W3**
1/4" = 1'-0"



6 **W2**
1/4" = 1'-0"



5 **W1**
1/4" = 1'-0"



13 **W9**
1/4" = 1'-0"

DOOR SCHEDULE

Mark	Width	Height	Fire Rating	Type	PANEL Thickness	PANEL Material	HW Set	Frame Material Type	Door Configuration	Comments
G11A	10' - 0"	10' - 0"								
G11B	10' - 0"	10' - 0"								
G11C	10' - 0"	10' - 0"								
G11D	2' - 11"	8' - 0"		D	0' - 1 3/8"					
G11E	3' - 0"	8' - 0"			0' - 1 3/4"					
G11F	2' - 6"	8' - 0"			0' - 1 3/4"					
G11G	2' - 6"	8' - 0"			0' - 1 3/4"					
G13A	2' - 11"	8' - 0"		D	0' - 1 3/8"					
G14A	3' - 0"	8' - 0"		C	0' - 1 3/8"					
G14B	2' - 6"	8' - 0"		D	0' - 1 3/8"					
G16A	5' - 9 3/8"	7' - 11 11/16"			0' - 1 1/8"					
G21A	2' - 11"	8' - 0"		D	0' - 1 3/8"					
G24A	3' - 8 1/8"	7' - 8 7/8"		B						
G24B	3' - 8 1/8"	7' - 8 7/8"		B						
G27A	3' - 6"	8' - 0"			0' - 1 3/8"					
G31A	2' - 11"	8' - 0"		D	0' - 1 3/8"					
G33A	5' - 0"	8' - 0"			0' - 1 3/8"					
G34A	3' - 0"	8' - 0"		E	0' - 1 3/8"					
G34B	3' - 0"	8' - 0"		E	0' - 1 3/8"					
G35A	2' - 11"	8' - 0"		D	0' - 1 3/8"					

DOOR SCHEDULE NOTES

1. PRIOR TO PRICING OR COMMENCING THE DOOR HARDWARE OR SECURITY WORK SHOWN IN THIS SCHEDULE, EACH CONTRACTOR SHALL EXAMINE AND COMPARE THE SCHEDULE, PLANS, OTHER CONTRACT DOCUMENTS, RELEVANT FIELD MEASUREMENTS MADE BY THE CONTRACTOR, AND ANY VISIBLE OR REASONABLY ANTICIPATED CONDITIONS AT THE SITE AFFECTING THIS WORK. WHERE CONFLICTS MAY EXIST BETWEEN AND/OR WITHIN THE DOCUMENTS, THE HIGHER QUALITY, GREATER QUANTITY, MORE RESTRICTIVE, AND/OR MORE EXPENSIVE REQUIREMENT SHALL BE REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER OF ANY CONFLICT BEFORE EXECUTING THE WORK IN QUESTION.

2. VERIFY ALL RATED DOORS WITH THE LIFE SAFETY SHEETS LS1.XX - LSX.XX.

3. DOOR TYPE "N" IS A HORIZONTAL FIRE SHUTTER POCKET COVER DOOR. REFER TO SHEET AX.XX FOR DETAILS. FINISH TO MATCH ADJACENT CONSTRUCTION.

4. DOORS AND FRAMES IN EXTERIOR CURTAIN WALLS SHALL BE FINISHED TO MATCH CURTAIN WALL MULLIONS.

5. REFER TO SPECIFICATIONS FOR HARDWARE SETS AND SECURITY INFORMATION.

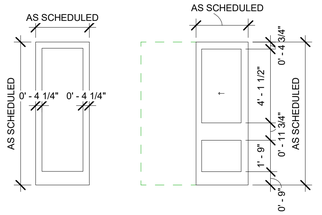
6. TYPE "FD-1" IS A HORIZONTAL ACCORDIAN FIRE DOOR. REFER TO SHEET AX.XX FOR DETAILS.

7. TYPE "R" IS A SOUND ASSEMBLY DOOR. REFER TO SPECIFICATION FOR MORE INFORMATION, AND SHEET AX.XX FOR DETAILS.

8. REFER. TO ELEVATOR MANUFACTURER FOR INSTALLATION DETAILS REGARDING THE ELEVATORS.

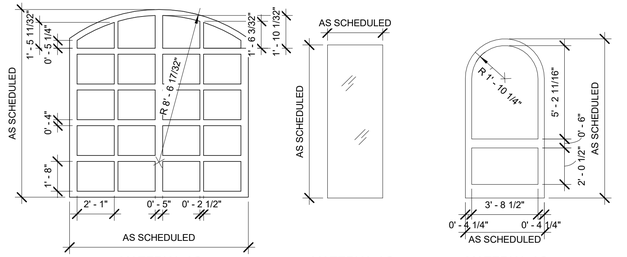
ABBREVIATIONS

AL	ALUMINUM
AN	ANNODIZED
CL	CLEAR
CTD	COATED
CR	CARD READER
DPS	DOOR POSITION SWITCH
ER	EXIT REQUEST
GL	GLASS
HM	HOLLOW METAL
HW	HARDWARE
MIN	MINUTE
PT	PAINTED
REQ	REQUIREMENT
SM	SMOKE
SS	STAINLESS STEEL
ST	STAINED
STL	STEEL
TR	TRANSLUCENT
WD	WOOD



MATERIAL AS SCHEDULED — TYPE D
MATERIAL AS SCHEDULED — TYPE E

15 **INTERIOR DOOR TYPES**
1/4" = 1'-0"



MATERIAL AS SCHEDULED — TYPE A
MATERIAL AS SCHEDULED — TYPE B
MATERIAL AS SCHEDULED — TYPE C

14 **EXTERIOR DOOR TYPES**
1/4" = 1'-0"

2/17/2025 6:35:56 PM

OVERLAND
PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl, Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

N

ADU DOOR AND WINDOW SCHEDULE

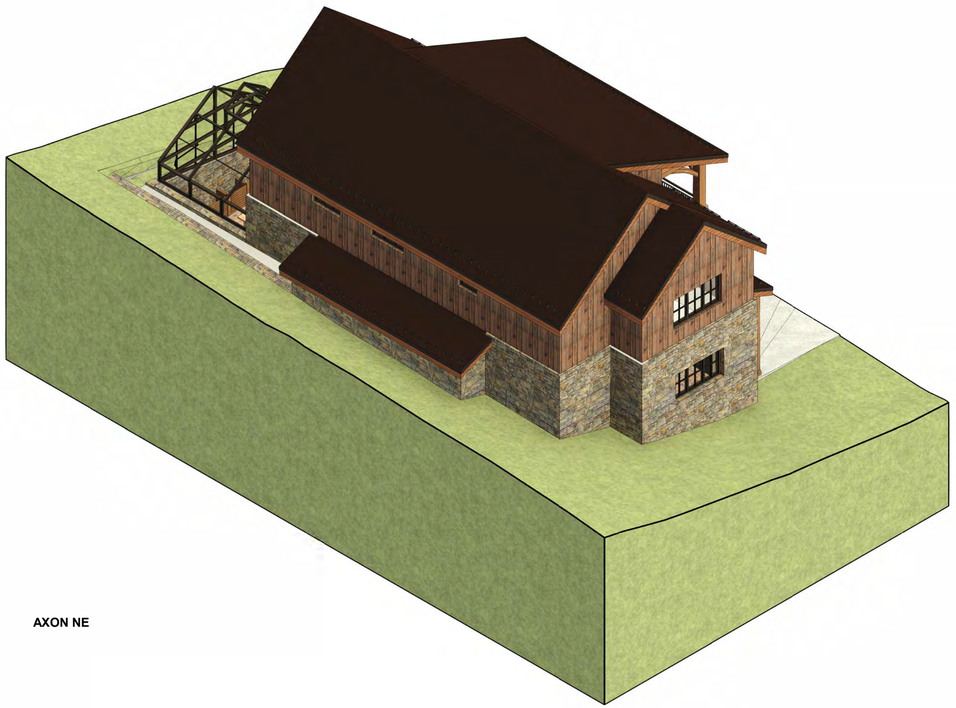
PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED THOMAS LANCASTER JAMES 407102 ARCHITECT

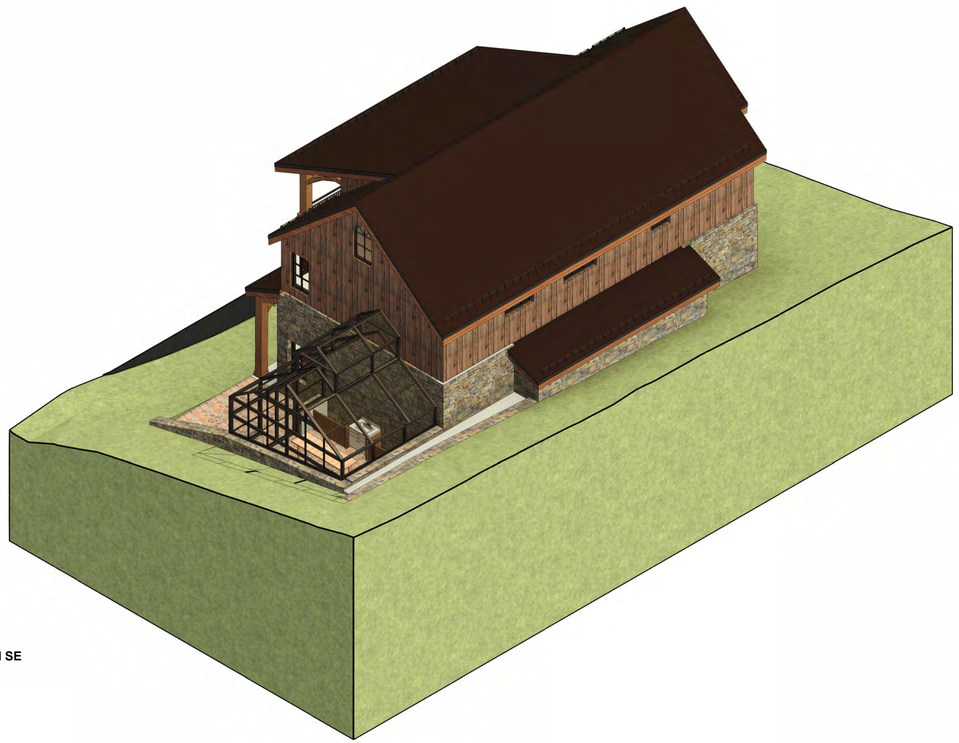
JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

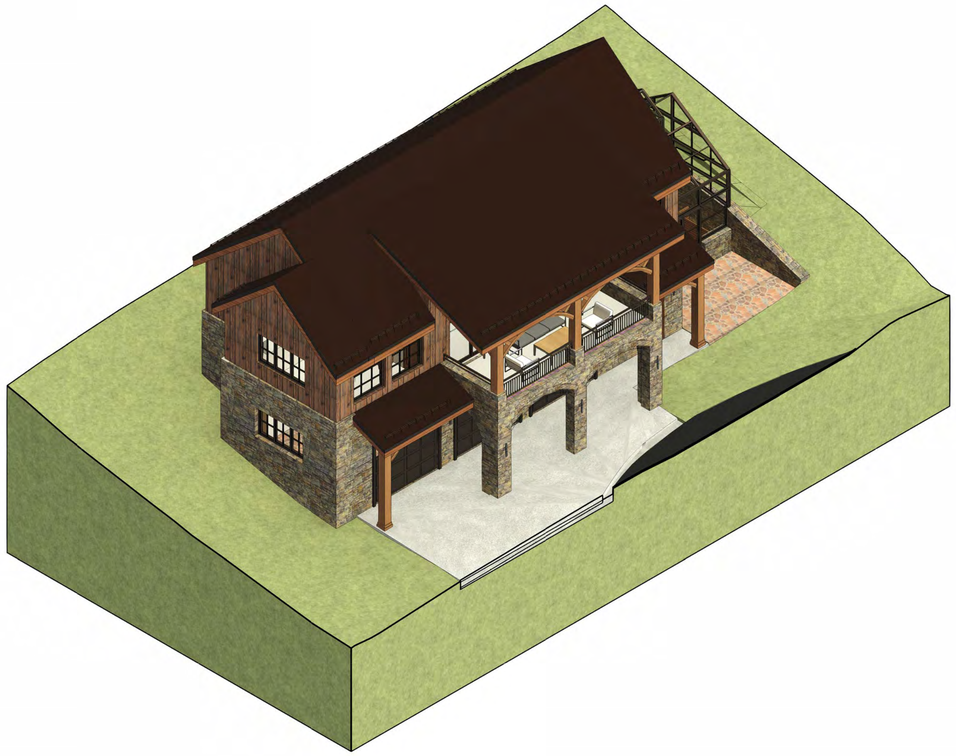
A830



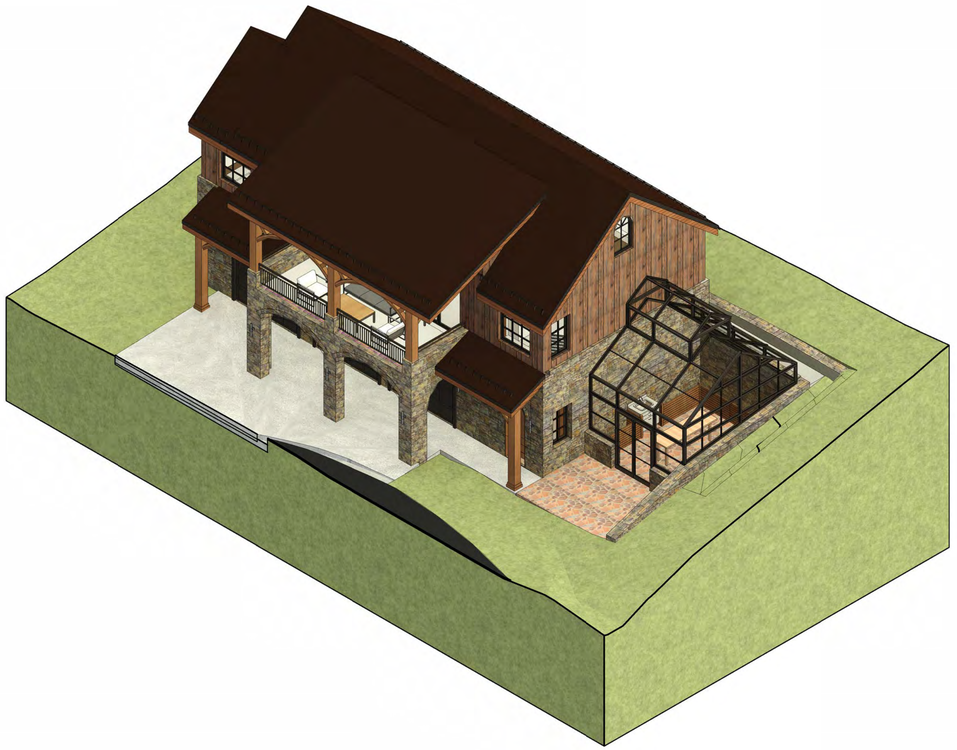
AXON NE



AXON SE



AXON NW



AXON SW

2/17/2025 3:18:33 PM

OVERLAND

PARTNERS | ARCHITECTS

Tim Blonkvist, FAIA
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 MOBILE (210) 601-7003

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
RTM Engineering Consultant
222 Chapel Pl., Unit AC-201,
Avon, CO 81620
TEL (970)376-2402

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO 81435
TEL (970)729-1403

Building Envelope Consultants
Louis Kahn
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301
Avon, CO 81620
TEL (970) 926-6007

Wetland Consultants
Christopher Hazen
The Terra Firm
110 North Pine St./PO Box 362
Telluride, Colorado, 81435
TEL (970) 708-1221

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

SD

No.	Date	Description

KEYPLAN

AXONS

PRELIMINARY
Not for regulatory approval, permit or construction.

COLORADO LICENSED
THOMAS JAMES LANCASTER
407102
ARCHITECT

JAMES LANCASTER - REGISTRATION # 407102
REGISTERED ARCHITECT, COLORADO

Project number	24-0177
Date	24.12.23
Drawn by	Author
Checked by	Checker

A820

1 / LX1 MAIN HOUSE EXTERIOR LIGHTING PLAN

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

LIGHTING SYMBOL DRAWING LEGEND

- A SQUARE RECESSED CAN
- A1 SQUARE FLANGELESS RECESSED CAN
- AX SQUARE EXTERIOR RECESSED CAN
- AG WALL GRAZE RECESSED CAN
- AP ROUND FIXED 1" RECESSED CAN
- B RECESSED CAN
- BKV/BKH EXTERIOR STEP LIGHT
- BL UPLIGHT SCONCE
- BW BOOT WARMERS
- BBQ BARBEQUE FIXTURE
- C CLOSET SQUARE RECESSED CAN
- C1 SHOWER SQUARE RECESSED CAN
- CAS WALL MOUNTED ART LIGHTING
- CLD CLOSET FIXTURE PER NEC
- D2 RECESSED DOUBLE APERTURE
- D3 RECESSED TRIPLE APERTURE
- DX WALL UPLIGHT
- EC VERGE CORNER
- ES STAIR HANDRAIL LED
- EW VERTICAL ARCHITECTURAL LED
- EW1 LED PANEL
- EWC EWC ARCHITECTURAL LED
- EXT1 LARGE EXTERIOR SCONCE
- EXT2 EXTERIOR SCONCE DARK SKY RATED
- EXT3 EXTERIOR PENDANT
- EXT4 HISTORIC EXTERIOR SCONCE
- EXT5 EXTERIOR DECORATIVE CAIRN
- F1-2' 2' CLOSET RATED FIXTURE PER NEC
- F1-4' 4' CLOSET RATED FIXTURE PER NEC
- F LED SURFACE MOUNT FIXTURE
- GAS EXTERIOR GAS SCONCE
- H RECESSED PUCK LIGHT
- H1 ADJUSTABLE PUCK LIGHT
- HM MINI RECESSED
- HX UNDER WATER
- ID SEMI FLUSH DECORATIVE FIXTURE
- IDP HANGING FIXTURE
- IDPT SUSPENDED LINEAR
- IDS INTERIOR WALL MOUNTED SCONCE
- K RECESS TROUGH LIGHTING
- LIGHTING / SHADING KEYPAD
- FUTURE KEYPAD
- LAP LANDSCAPE PATH
- LANDSCAPE LOAD NUMBER
- M INTERIOR MONOPOINT
- MX EXTERIOR MONOPOINT
- MM MAKEUP MIRROR
- MO2 DOUBLE HEADED MONOPOINT
- M MOTION SENSOR
- ML MIRROR W/ INTEGRATED LIGHTING
- P PENDANT
- PD LED STRIP W/ STRAIGHT CHANNEL
- PD VERTICAL LED STRIP
- PD1 WET RATED LED STRIP
- PDR WET RATED LED STRIP
- PD45 LED IN 45 DEGREE CHANNEL
- PD FLOATING MIRROR
- PM PATH MARKER
- PROJ PROJECTOR
- PX POOL LIGHT
- PX1 SPA LIGHT
- S INTERIOR STEP LIGHT
- SA READING LIGHT
- TWW WALL MOUNTED MONORAIL
- TW MONORAIL SYSTEMS
- U IN GROUND UPLIGHT
- VA VANITY SCONCE
- VP VAPOR PROOF FIXTURE
- VP1 VAPOR PROOF WALL MOUNT
- WW RECESS WALL WASHER
- X READING LIGHT W/ INTEGRAL SWITCH
- Z SURFACE MOUNT UTILITY LIGHT

ELECTRICAL SYMBOL DRAWING LEGEND

- C CLOCK RECEPTACLE
- FL FLOOR RECEPTACLE
- FAN CEILING FAN
- FK CEILING FAN LIGHT KIT
- FN EXHAUST FAN
- FP FIREPLACE CONTROL
- GFI GROUND FAULT OUTLET
- J IN GROUND JUNCTION BOX
- # LOAD NUMBER
- S MOTORIZED SHADE
- SB MOTORIZED BLACK OUT SHADE
- DP MOTORIZED DRAPERY
- MTV TELEVISION
- PNL LIGHTING MODULE ENCLOSURE
- RU OUTLET / USB
- $j JAMB SWITCH
- $3 THREE WAY SWITCH
- $f EXHAUST FAN SWITCH WITH TIME OUT
- $m INTEGRATED WALL BOX SMART DIMMER
- SWITCHED OUTLET
- T TRANSFORMER / DRIVER
- Tc TIME CLOCK
- TL TABLE LAMP
- PGS PLUG STRIP

EXTERIOR LIGHTING KEYNOTES

- A EC TO RECESS DOWNLIGHT CENTER OF THE ARCHWAY UNDER BRIDGE.
- B EC TO RECESS DOWNLIGHT 3" FROM FASCIA IN ROOF SOFFIT ABOVE.
- C EC TO RECESS STEP LIGHT 'BKH' 12" ABOVE FINISHED GRADE TO CENTER OF FIXTURE.
- D EC TO RECESS STEP LIGHT 'BKH' ON 10' CENTERS WHERE INDICATED.

OVERLAND

PARTNERS | ARCHITECTS

203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

Audio-Visual / Telecom / Security
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Food Service Design
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB SUBMITTAL

No.	Date	Description

KEYPLAN

N

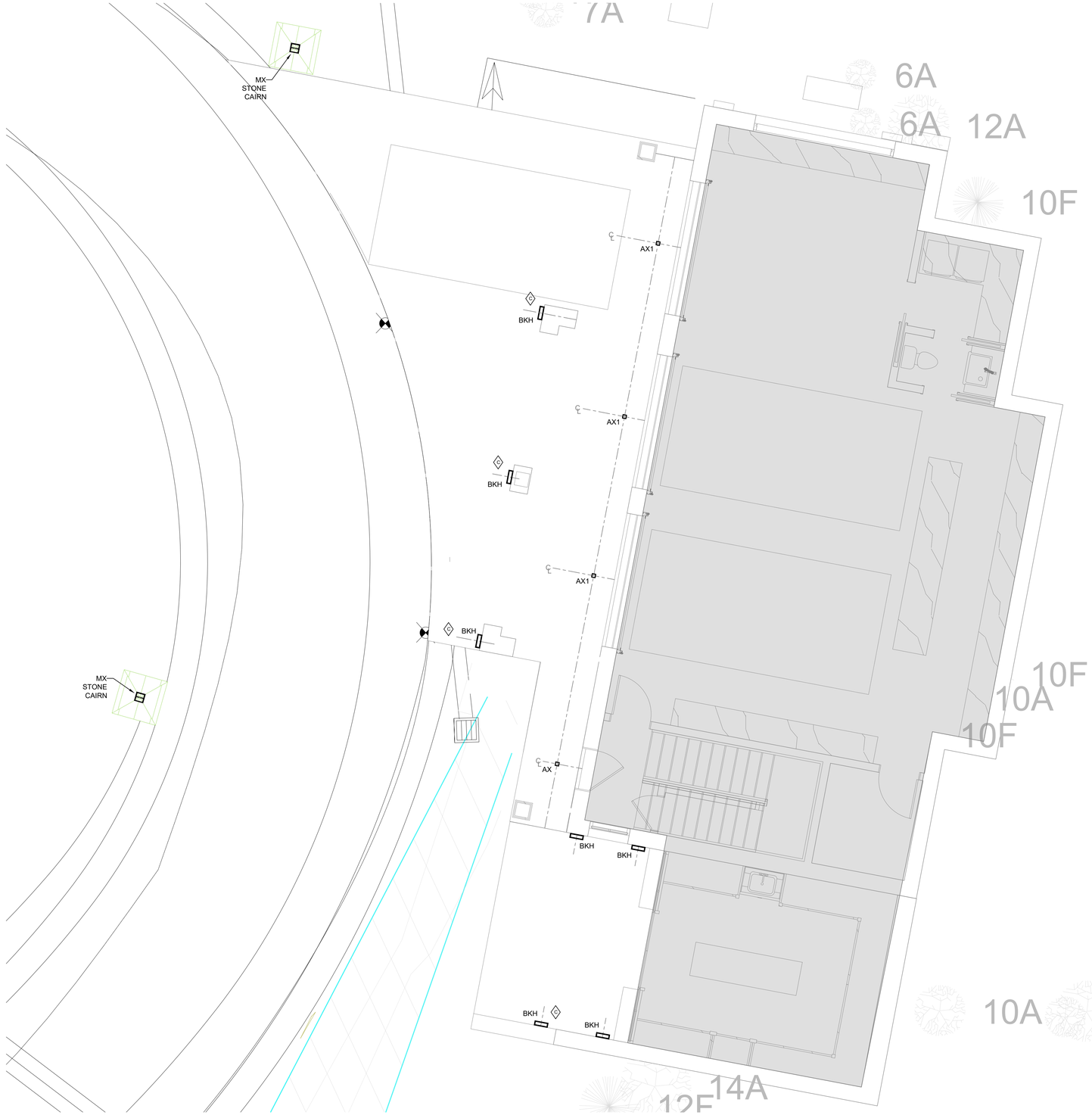
MAIN HOUSE EXTERIOR LIGHTING PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number	2000.01
Date	13 February, 2025
Drawn by	SRL
Checked by	DNC

LX1



1 LX2 ADU EXTERIOR LIGHTING PLAN

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

ELECTRICAL SYMBOL DRAWING LEGEND

- C CLOCK RECEPTACLE
- FL FLOOR RECEPTACLE
- FAN CEILING FAN
- FK CEILING FAN LIGHT KIT
- FN EXHAUST FAN
- FP FIREPLACE CONTROL
- GFI GROUND FAULT OUTLET
- J IN GROUND JUNCTION BOX
- # LOAD NUMBER
- S MOTORIZED SHADE
- SB MOTORIZED BLACK OUT SHADE
- DP MOTORIZED DRAPERY
- MTV TELEVISION
- PNL LIGHTING MODULE ENCLOSURE
- RU OUTLET / USB
- $j JAMB SWITCH
- $3 THREE WAY SWITCH
- $f EXHAUST FAN SWITCH WITH TIME OUT
- $m INTEGRATED WALL BOX SMART DIMMER
- SWITCHED OUTLET
- T TRANSFORMER / DRIVER
- Tc TIME CLOCK
- TL TABLE LAMP
- PGS PLUG STRIP

EXTERIOR LIGHTING KEYNOTES

- A EC TO RECESS DOWNLIGHT CENTER OF THE ARCHWAY UNDER BRIDGE.
- B EC TO RECESS DOWNLIGHT 3" FROM FASCIA IN ROOF SOFFIT ABOVE.
- C EC TO RECESS STEP LIGHT 'BKH' 12" ABOVE FINISHED GRADE TO CENTER OF FIXTURE.
- D EC TO RECESS STEP LIGHT 'BKH' ON 10' CENTERS WHERE INDICATED.

LIGHTING SYMBOL DRAWING LEGEND

- A SQUARE RECESSED CAN
- A1 SQUARE FLANGELESS RECESSED CAN
- AX SQUARE EXTERIOR RECESSED CAN
- AG WALL GRAZE RECESSED CAN
- AP ROUND FIXED 1" RECESSED CAN
- B RECESSED CAN
- BKV/BKH EXTERIOR STEP LIGHT
- BL UPLIGHT SCONCE
- BW BOOT WARMERS
- BBQ BARBEQUE FIXTURE
- C CLOSET SQUARE RECESSED CAN
- C1 SHOWER SQUARE RECESSED CAN
- CAS WALL MOUNTED ART LIGHTING
- CLD CLOSET FIXTURE PER NEC
- D2 RECESSED DOUBLE APERTURE
- D3 RECESSED TRIPLE APERTURE
- DX WALL UPLIGHT
- EC VERGE CORNER
- ES STAIR HANDRAIL LED
- EW VERTICAL ARCHITECTURAL LED
- EW1 LED PANEL
- EWC EWC ARCHITECTURAL LED
- EXT1 LARGE EXTERIOR SCONCE
- EXT2 EXTERIOR SCONCE DARK SKY RATED
- EXT3 EXTERIOR PENDANT
- EXT4 HISTORIC EXTERIOR SCONCE
- EXT5 EXTERIOR DECORATIVE CAIRN
- F1-2' 2' CLOSET RATED FIXTURE PER NEC
- F1-4' 4' CLOSET RATED FIXTURE PER NEC
- F LED SURFACE MOUNT FIXTURE
- GAS EXTERIOR GAS SCONCE
- H RECESSED PUCK LIGHT
- H1 ADJUSTABLE PUCK LIGHT
- HM MINI RECESSED
- HX UNDER WATER
- ID SEMI FLUSH DECORATIVE FIXTURE
- IDP HANGING FIXTURE
- IDPT SUSPENDED LINEAR
- IDS INTERIOR WALL MOUNTED SCONCE
- K RECESS TROUGH LIGHTING
- LIGHTING / SHADING KEYPAD
- FUTURE KEYPAD
- LAP LANDSCAPE PATH
- LANDSCAPE LOAD NUMBER
- M INTERIOR MONOPOINT
- MX EXTERIOR MONOPOINT
- MM MAKEUP MIRROR
- MO2 DOUBLE HEADED MONOPOINT
- MOTION SENSOR
- ML MIRROR W/ INTEGRATED LIGHTING
- P PENDANT
- PD LED STRIP W/ STRAIGHT CHANNEL
- PD VERTICAL LED STRIP
- PD1 WET RATED LED STRIP
- PDR WET RATED LED STRIP
- PD45 LED IN 45 DEGREE CHANNEL
- PD FLOATING MIRROR
- PM PATH MARKER
- PROJ PROJECTOR
- PX POOL LIGHT
- PX1 SPA LIGHT
- S INTERIOR STEP LIGHT
- SA READING LIGHT
- TWW WALL MOUNTED MONORAIL
- TW MONORAIL SYSTEMS
- U IN GROUND UPLIGHT
- VA VANITY SCONCE
- VP VAPOR PROOF FIXTURE
- VP1 VAPOR PROOF WALL MOUNT
- WW RECESS WALL WASHER
- X READING LIGHT W/ INTEGRAL SWITCH
- Z SURFACE MOUNT UTILITY LIGHT

OVERLAND

PARTNERS | ARCHITECTS

203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

Audio-Visual / Telecom / Security
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Food Service Design
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB SUBMITTAL

No.	Date	Description

KEYPLAN

N

ADU
EXTERIOR
LIGHTING PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

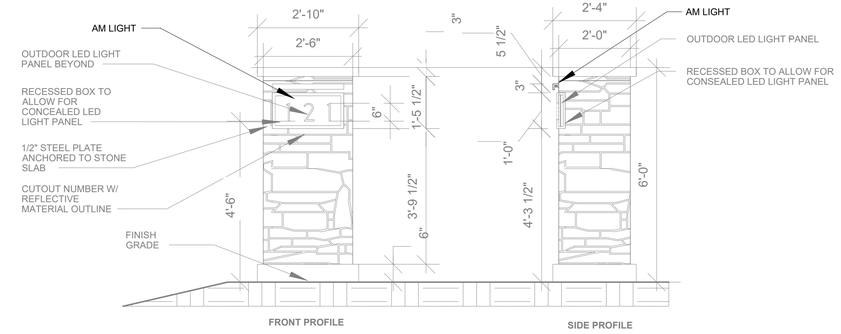
(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number	2000.01
Date	13 February, 2025
Drawn by	SRL
Checked by	DNC

LX2

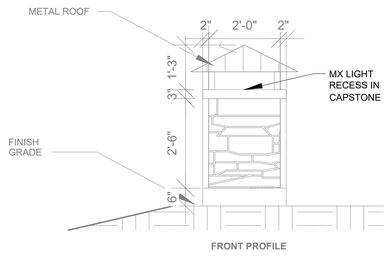
NOTE: ADDRESS MONUMENT SHALL BE IN ACCORDANCE WITH CDC REQUIREMENTS.

1. PROVIDE CONTRASTING LETTERS/ NUMBERS TO PROVIDE DAYTIME VISIBILITY
2. LETTERING/ NUMBERING SHALL HAVE REFLECTIVE MATERIAL OUTLINE FOR NIGHTTIME VISIBILITY WHEN LIGHTING FAILS.



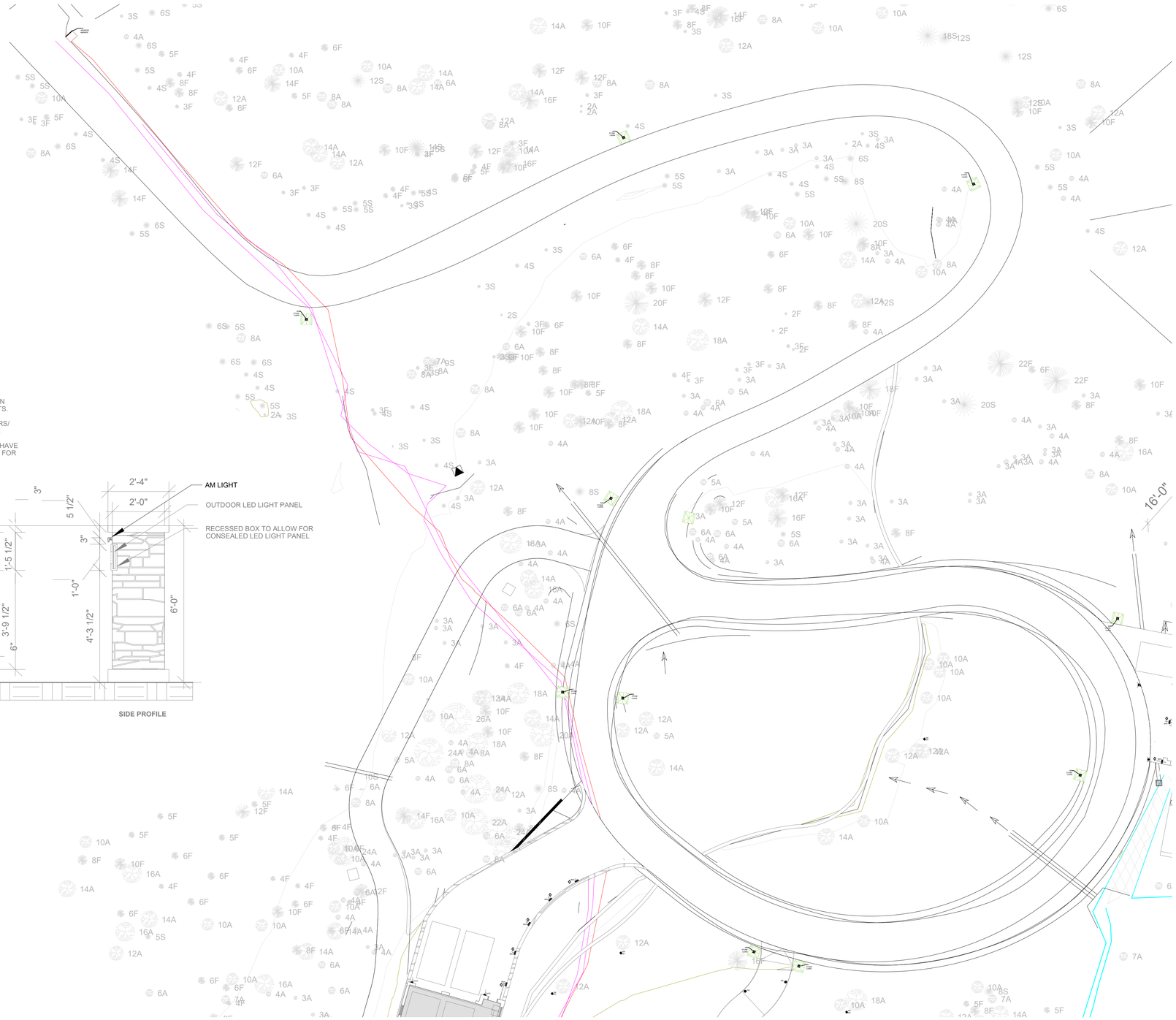
3 LX3 'AM' ADDRESS MARKER

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



2 LX3 'MX' STONE CAIRN DETAIL

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



1 LX3 DRIVEWAY & AUTOCOURT - EXTERIOR LIGHTING PLAN

SCALE: 1/16" = 1'-0"

EXTERIOR LIGHTING KEYNOTES

- EC TO RECESS CONDUIT CENTER OF THE ARCHWAY UNDER BRIDGE
- EC TO RECESS CONDUIT 2" FROM FASCIA IN ROOF SOFFIT DECK
- EC TO RECESS STEP LIGHT 'BAY 12" ABOVE FINISHED GRADE AT BOTTOM OF STAIRS
- EC TO RECESS STEP LIGHT 'BAY ON 10' CENTERS WHERE INDICATED

LIGHTING SYMBOL DRAWING LEGEND

- SQUARE RECESSED CAN
- A1 SQUARE FLANGELESS RECESSED CAN
- AX SQUARE EXTERIOR RECESSED CAN
- AG WALL GRAZE RECESSED CAN
- AP ROUND FIXED 7" RECESSED CAN
- RECESSED CAN
- BW/BWH EXTERIOR STEP LIGHT
- BL UPLIGHT SCONCE
- BW BOOT WARMERS
- BBQ BARBEQUE FIXTURE
- CLOSET SQUARE RECESSED CAN
- C1 SHOWER SQUARE RECESSED CAN
- CAS WALL MOUNTED ART LIGHTING
- CLO CLOSET FIXTURE PER NEC
- D2 RECESSED DOUBLE APERTURE
- D3 RECESSED TRIPLE APERTURE
- DK WALL UPLIGHT
- EC VERGE CORNER
- ES STAIR HANDRAIL LED
- EW VERTICAL ARCHITECTURAL LED
- EW1 LED PANEL
- EWC EWC ARCHITECTURAL LED
- EXT1 LARGE EXTERIOR SCONCE
- EXT2 EXTERIOR SCONCE DARK SKY RATED
- EXT3 EXTERIOR PENDANT
- EXT4 HISTORIC EXTERIOR SCONCE
- EXT5 EXTERIOR DECORATIVE CAIRN
- F1-2' 2' CLOSET RATED FIXTURE PER NEC
- F1-4' 4' CLOSET RATED FIXTURE PER NEC
- F LED SURFACE MOUNT FIXTURE
- GAS EXTERIOR GAS SCONCE
- H RECESSED PUCK LIGHT
- H1 ADJUSTABLE PUCK LIGHT
- HM MINI RECESSED
- HX UNDER WATER
- D SEMI FLUSH DECORATIVE FIXTURE
- DP HANGING FIXTURE
- DPT SUSPENDED LINEAR
- EO5 INTERIOR WALL MOUNTED SCONCE
- K RECESS TROUGH LIGHTING
- LIGHTING / SHADING KEYPAD
- FIXTURE KEYPAD
- LAP LANDSCAPE PATH
- LANDSCAPE LOAD NUMBER
- M INTERIOR MONOPOINT
- MX EXTERIOR MONOPOINT
- MM MAKEUP MIRROR
- MO2 DOUBLE HEADED MONOPOINT
- MOTION SENSOR
- ML MIRROR W/ INTEGRATED LIGHTING
- P PENDANT
- PD LED STRIP W/ STRAIGHT CHANNEL
- PD VERTICAL LED STRIP
- PD1 WET RATED LED STRIP
- PD6 WET RATED LED STRIP
- PD45 LED IN 45 DEGREE CHANNEL
- PD FLOATING MIRROR
- PM PATH MARKER
- PROJ PROJECTOR
- PX POOL LIGHT
- PX1 SPA LIGHT
- R INTERIOR STEP LIGHT
- RL READING LIGHT
- RW WALL MOUNTED MONORAIL
- SW MONORAIL SYSTEMS
- IN GROUND UPLIGHT
- VA VANITY SCONCE
- VP VAPOR PROOF FIXTURE
- VP1 VAPOR PROOF WALL MOUNT
- WW RECESS WALL WASHER
- X READING LIGHT W/ INTEGRAL SWITCH
- SURFACE MOUNT UTILITY LIGHT

ELECTRICAL SYMBOL DRAWING LEGEND

- C CLOCK RECEPTACLE
- FL FLOOR RECEPTACLE
- FAN CEILING FAN
- CEILING FAN LIGHT KIT
- EXHAUST FAN
- FP FIREPLACE CONTROL
- GFI GROUND FAULT OUTLET
- IN GROUND JUNCTION BOX
- LOAD NUMBER
- MOTORIZED SHADE
- MOTORIZED BLACK OUT SHADE
- MOTORIZED DRAPERY
- MTV TELEVISION
- LIGHTING MODULE ENCLOSURE
- RJ2 OUTLET / USB
- $j JAMB SWITCH
- $3 THREE WAY SWITCH
- $f EXHAUST FAN SWITCH WITH TIME OUT
- $m INTEGRATED WALL BOX SMART DIMMER
- SWITCHED OUTLET
- TRANSFORMER / DRIVER
- Tc TIME CLOCK
- TABLE LAMP
- PGS PLUG STRIP

OVERLAND
PARTNERS | ARCHITECTS
203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

Audio-Visual / Telecom / Security
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Food Service Design
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB SUBMITTAL

No.	Date	Description

KEYPLAN

N

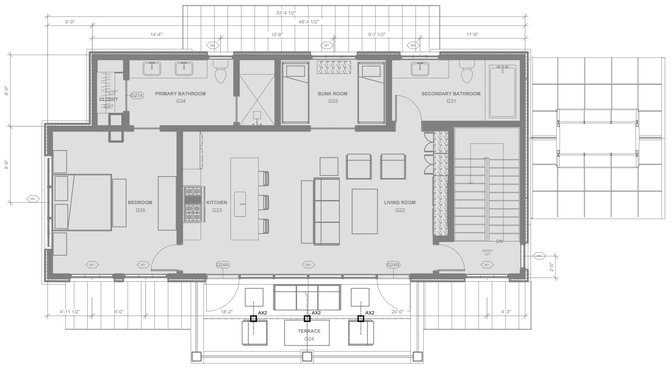
DRIVEWAY & AUTOCOURT EXTERIOR LIGHTING PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION # REGISTERED ARCHITECT, (NAME OF STATE)

Project number	2000.01
Date	13 February, 2025
Drawn by	SRL
Checked by	DNC

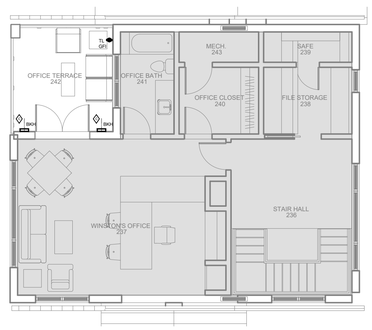
LX3



3 LX4

ADU UPPER DECK

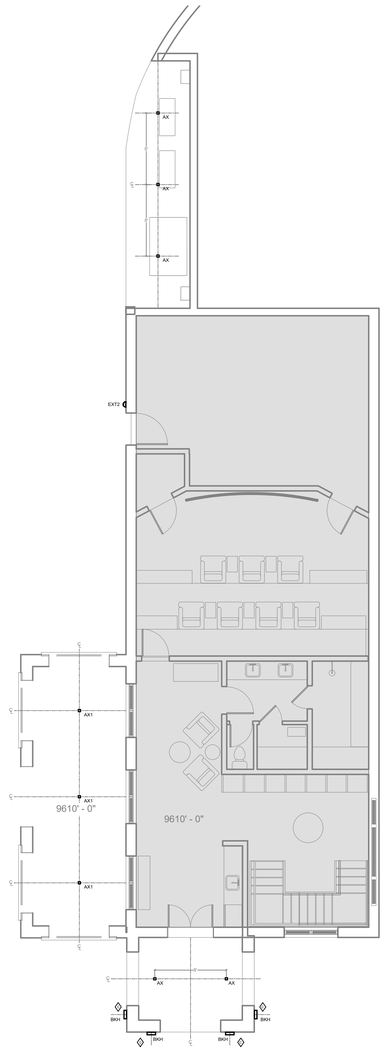
SCALE: 1/8" = 1'-0"



1 LX4

UPPER LEVEL OFFICE TERRACE

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



2 LX4

LOWER LEVEL SKI ENTRY

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

EXTERIOR LIGHTING KEYNOTES

- EC TO RECESS CONDUIT CENTER OF THE ARCHWAY UNDER BRIDGE
- EC TO RECESS CONDUIT CENTER 2" FROM FASCIA IN ROOF SOFFIT DECK
- EC TO RECESS STEP LIGHT 'BKH' 12" ABOVE FINISHED GRADE CENTER OF STEP/LANE
- EC TO RECESS STEP LIGHT 'BKH' ON 10 CENTERS WHERE INDICATED

LIGHTING SYMBOL DRAWING LEGEND

- SQUARE RECESSED CAN
- A1 SQUARE FLANGELESS RECESSED CAN
- AX SQUARE EXTERIOR RECESSED CAN
- AG WALL GRAZE RECESSED CAN
- AP ROUND FIXED 7" RECESSED CAN
- RECESSED CAN
- BKVBKH EXTERIOR STEP LIGHT
- BL UPLIGHT SCONCE
- BW BOOT WARMERS
- BBQ BARBEQUE FIXTURE
- CLOSET SQUARE RECESSED CAN
- C1 SHOWER SQUARE RECESSED CAN
- CAS WALL MOUNTED ART LIGHTING
- CLO CLOSET FIXTURE PER NEC
- D2 RECESSED DOUBLE APERTURE
- D3 RECESSED TRIPLE APERTURE
- DK WALL UPLIGHT
- EC VERGE CORNER
- ES STAIR HANDRAIL LED
- EVM VERTICAL ARCHITECTURAL LED
- EW1 LED PANEL
- EWC EWC ARCHITECTURAL LED
- EXT1 LARGE EXTERIOR SCONCE
- EXT2 EXTERIOR SCONCE DARK SKY RATED
- EXT3 EXTERIOR PENDANT
- EXT4 HISTORIC EXTERIOR SCONCE
- EXT5 EXTERIOR DECORATIVE CAIRN
- F1-2' 2' CLOSET RATED FIXTURE PER NEC
- F1-4' 4' CLOSET RATED FIXTURE PER NEC
- F LED SURFACE MOUNT FIXTURE
- GAS EXTERIOR GAS SCONCE
- H RECESSED PUCK LIGHT
- H1 ADJUSTABLE PUCK LIGHT
- HM MINI RECESSED
- HX UNDER WATER
- I3 SEMI FLUSH DECORATIVE FIXTURE
- DP HANGING FIXTURE
- IDPT SUSPENDED LINEAR
- IDS INTERIOR WALL MOUNTED SCONCE
- K RECESS TROUGH LIGHTING
- LIGHTING / SHADING KEYPAD
- FIXTURE KEYPAD
- LAP LANDSCAPE PATH
- LANDSCAPE LOAD NUMBER
- M INTERIOR MONOPOINT
- MX EXTERIOR MONOPOINT
- MM MAKEUP MIRROR
- MO2 DOUBLE HEADED MONOPOINT
- MOTION SENSOR
- ML MIRROR W/ INTEGRATED LIGHTING
- P PENDANT
- PD LED STRIP W/ STRAIGHT CHANNEL
- PD VERTICAL LED STRIP
- PD1 WET RATED LED STRIP
- PDR WET RATED LED STRIP
- PD45 LED IN 45 DEGREE CHANNEL
- PD FLOATING MIRROR
- PM PATH MARKER
- PROJ PROJECTOR
- PX POOL LIGHT
- PX1 SPA LIGHT
- R INTERIOR STEP LIGHT
- RL READING LIGHT
- RM WALL MOUNTED MONORAIL
- RW MONORAIL SYSTEMS
- IN GROUND UPLIGHT
- VA VANITY SCONCE
- VP VAPOR PROOF FIXTURE
- VP1 VAPOR PROOF WALL MOUNT
- WW RECESS WALL WASHER
- X READING LIGHT W/ INTEGRAL SWITCH
- SURFACE MOUNT UTILITY LIGHT

ELECTRICAL SYMBOL DRAWING LEGEND

- C CLOCK RECEPTACLE
- FL FLOOR RECEPTACLE
- FAN CEILING FAN
- FANLK CEILING FAN LIGHT KIT
- EF EXHAUST FAN
- FP FIREPLACE CONTROL
- GFI GROUND FAULT OUTLET
- IN GROUND JUNCTION BOX
- LOAD NUMBER
- MOTORIZED SHADE
- MBO MOTORIZED BLACK OUT SHADE
- MD MOTORIZED DRAPERY
- MTV TELEVISION
- LMEN LIGHTING MODULE ENCLOSURE
- PLU OUTLET / USB
- $ JAMB SWITCH
- $3 THREE WAY SWITCH
- $F EXHAUST FAN SWITCH WITH TIME OUT
- $m INTEGRATED WALL BOX SMART DIMMER
- SWITCHED OUTLET
- TRANSFORMER / DRIVER
- TC TIME CLOCK
- TL TABLE LAMP
- PDS PLUG STRIP

OVERLAND

PARTNERS | ARCHITECTS

203 E Jones Ave
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Sean Molloy
Martin and Martin Consulting Engineers
77 Metcalf Road, Suite 301,
Avon, CO 81620
TEL(970)445-2470

Mechanical, Electrical, and Plumbing Engineer
Dean Smith
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Civil Engineer
David Ballode
Uncompahgre Engineering, LLC
P.O. Box 3945,
Telluride, CO 81435
TEL (970) 729-0683

Landscape Architect
Julie P Hauser
Telluride Land Works
315 Adams Ranch Rd. #2-2A
Telluride, CO 81435
TEL (970)728-5555

Lighting Design
David Craige
David Craige Lighting Design
138 E. Colorado Ave,
Telluride, CO, 81435
TEL (970)729-1403

Audio-Visual / Telecom / Security
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Food Service Design
Name of Company
Street Address
City, State Zip
TEL (XXX) XXX-XXXX FAX (XXX) XXX-XXXX

Kelly Residence

121 Yellow Brick Rd, Mountain Village, CO

FINAL DRB SUBMITTAL

No.	Date	Description

KEYPLAN

N

ENLARGED VIEWS
EXTERIOR
LIGHTING PLAN

PRELIMINARY
Not for regulatory approval, permit or construction.

(PARTNER IN CHARGE) - REGISTRATION #
REGISTERED ARCHITECT, (NAME OF STATE)

Project number	2000.01
Date	13 February, 2025
Drawn by	SRL
Checked by	DNC

LX4

Luminaire Schedule					
Label	Symbol	Qty	Label	Description	LLF
PDS		3	MSW 48 30K 7YA5 F	MSW MODEL 48" 30K 7YA5 F 347 120/60 HW MAX. LM MOD TO LOWER STANDARD OUTPUT	0.900
PDX45		4	30 24W 4X4 48 7 1	30 24W 4X4 48 7 1 CUSTOM SIZE, MED LOCATION INDIRECT DATA LIGHT DISTRIBUTION, 4000K CCT	0.900
PX		4	30WA 3	30WA 3	0.700
PX2		4	30 24W 4X4 48 7 4000 RG4	30 24W 4X4 48 7 4000 RG4	0.900
WM		8	SLC WDW 4K840A 3 1	SLC WDW 4K840A 3 1 WDW 3000K, 4000K, 5000K CCT SELECTABLE, 4000K CCT, LUMENS, 840 CRI	0.900
AX		7	AXW 3NDW 4K40K 3000K	AXW 3NDW 4K40K 3000K 3 INCH DOWNLIGHT, 4000K CCT, 3000K, 4000K, 5000K CCT SELECTABLE, 4000 LUMENS, 90 CRI, MEDIUM DISTRIBUTION	0.700
AX1		11	150W_MH	150W_MH	0.900
AXH		4	AXW 3NDW 4K40K 3000K 3000LM	AXW 3NDW 4K40K 3000K 3000LM 3 INCH DOWNLIGHT, 4000K CCT, 3000K, 4000K, 5000K CCT SELECTABLE, 3000 LUMENS, 90 CRI, MEDIUM DISTRIBUTION	0.700
AX2		6	AXW 3NDW 4K40K 3000K 5000LM	AXW 3NDW 4K40K 3000K 5000LM 3 INCH DOWNLIGHT, 4000K CCT, 3000K, 4000K, 5000K CCT SELECTABLE, 5000 LUMENS, 90 CRI, MEDIUM DISTRIBUTION	0.700

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
ADA Ramp	Illuminance	Fc	2.50	3.2	1.8	1.78
ADA Ramp	Illuminance	Fc	2.50	3.2	1.8	1.78
Bathroom Porch (Plan Right)	Illuminance	Fc	2.73	3.2	2.1	1.52
Bridge Walkway (Plan Left)	Illuminance	Fc	2.73	3.2	2.1	1.52
Bridge Walkway (Plan Left)	Illuminance	Fc	2.73	3.2	2.1	1.52
Driveway	Illuminance	Fc	0.42	1.2	0.1	12
Entry	Illuminance	Fc	2.73	3.2	2.1	1.52
Gift+ Walkway	Illuminance	Fc	2.73	3.2	2.1	1.52
Gym and Side Door	Illuminance	Fc	0.29	0.4	0.2	1.45
Side Entry Driveway	Illuminance	Fc	0.29	0.4	0.2	1.45
Stair Balcony (Plan Left)	Illuminance	Fc	0.67	1.2	0.3	2.23

Outline Legend	
Illuminance (Fc)	
0.5	
1.0	
1.5	
2.0	
2.5	
3.0	
3.5	

YELLOW
BRICK
ROAD

02/14/2025

GENERAL NOTES:
PHOTOMETRICS ARE NOT TO SCALE.

DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.

FOOTCANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOTCANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS AND CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

MOUNTING HEIGHTS AS NOTED ON PLAN.

REFLECTANCES:
CEILINGS: N/A
WALLS: N/A
FLOOR: N/A
OBJECTS: N/A

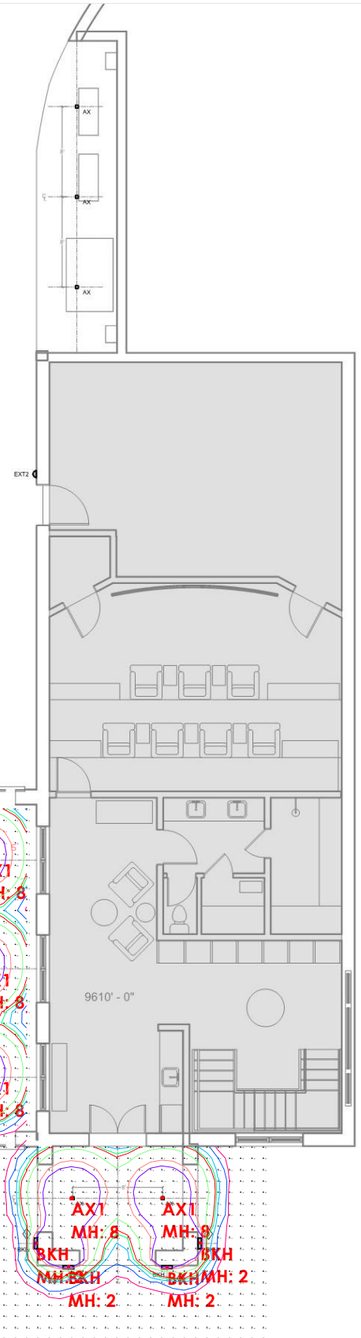
CALCULATION SPACING:
1' - 0" x 1' - 0"

ADDITIONAL NOTES:

FOR PRICING AND AVAILABILITY, CONTACT VISUAL INTERST

3 LX4 ADU UPPER DECK

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



2 LX4 LOWER LEVEL SKI ENTRY

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

Luminaire Schedule					
Tag	Symbol	Qty	Label	Description	LLF
BKH		4	ISL1_90CRI_4W3000K_1_1	STEP LIGHT - LUCIFER - 3000K, 43 LUMENS	0.900
AX1		5	A2SP_90CRI_8012D_3000K_50DEG_4	LUCIFER - PINHOLE - 450 LUMENS, 50 DEG BEAM, 3000K	0.900
AX2		3	A2SS_90CRI_9010D_3000K_35DEG_4	LUCIFER - DOWNLIGHT - 3000K, 779 LUMENS, 35 DEG BEAM	0.900

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
ADU Upper Deck	Illuminance	Fc	8.62	21.5	0.3	71.67
Lower Ski Level Entry	Illuminance	Fc	2.70	21.7	0.0	N.A.

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.1
	0.2
	0.5
	0.8
	1
	2
	5
	7

VISUAL INTEREST

YELLOW BRICK ROAD

02/14/2025

GENERAL NOTES:
PHOTOMETRICS ARE NOT TO SCALE.

DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.

FOOTCANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOTCANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS AND CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

MOUNTING HEIGHTS AS NOTED ON PLAN.

REFLECTANCES:
CEILINGS: N/A
WALLS: N/A
FLOOR: N/A
OBJECTS: N/A

CALCULATION SPACING:
1' - 0" x 1' - 0"

ADDITIONAL NOTES:

FOR PRICING AND AVAILABILITY, CONTACT VISUAL INTERST

Conservatory Options

Mountain Village Conservatory and ADU Greenhouse

CONSERVATORY CRAFTSMEN

Conservatory Craftsmen Scope

Scope:

- Conservatory Craftsmen sets steel subframe when required
- Our sill is set on contractor provided foundation/ knee wall
- Conservatory Craftsmen will flash to our approved details.
- Conservatory Craftsmen supplies and installs blinds
- We design and implement automation system
- Consult on mechanical
- Consult on horticulture

CONSERVATORY CRAFTSMEN

Precedent- Jackson Hole

Climate Zone: 6B

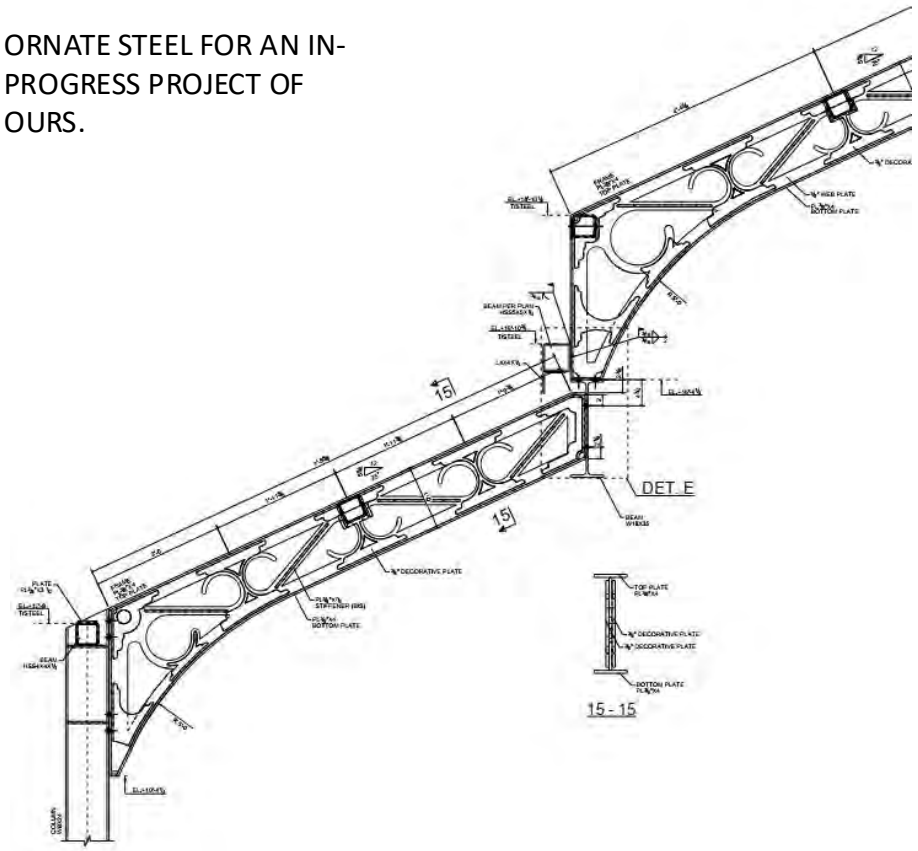
CONSERVATORY CRAFTSMEN

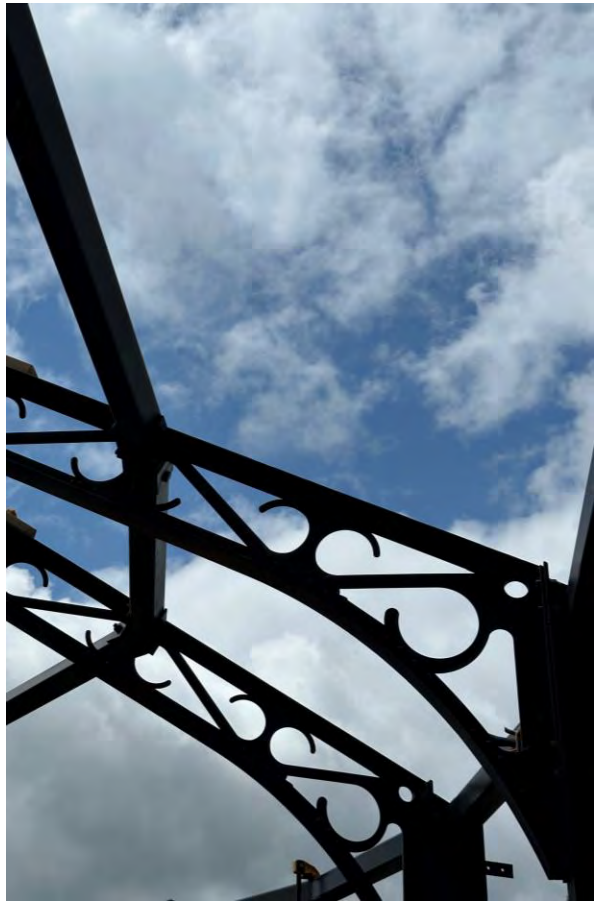
Steel Substructure: *Ornate (Exposed)*

CONSERVATORY CRAFTSMEN

Steel Substructure: *Ornate (Exposed)*

- ORNATE STEEL FOR AN IN-PROGRESS PROJECT OF OURS.





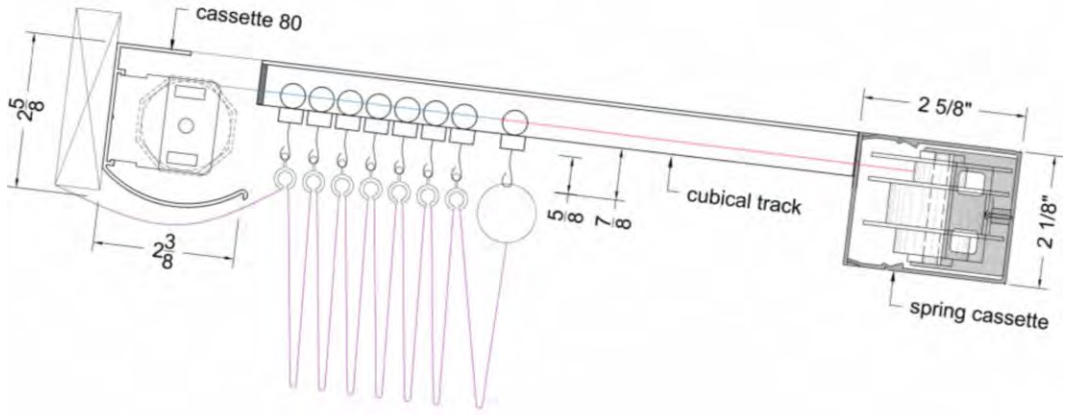
CONSERVATORY CRAFTSMEN

Steel Substructure: *Non-ornate (Exposed)*

- EXPOSED HSS TUBE STEEL ON COMPLETED PROJECT OF OURS PAINTED TO MATCH THE ALUMINUM FRAMES

CONSERVATORY CRAFTSMEN

Roman Shade



OPENING POSITION

CLOSED (STACKED) POSITION

CONSERVATORY CRAFTSMEN

COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 5

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; March 6, 2025

DATE: February 19, 2025

RE: Staff Memo – Initial Architecture and Site Review (IASR) for Lot GH-6, 106 Cabins

APPLICATION OVERVIEW: New Single-Family Home on Lot GH6

PROJECT GEOGRAPHY

Legal Description: LOT GH 6 THE CABINS AT GOLD HILL FILING 31 TELLURIDE MOUNTAIN VILLAGE ACC TO FINAL AMENDMENT REC 4 16 97 BK 1 PG 2228 CONT .18 AC
Address: 106 Cabins Lane
Applicant/Agent: Brendan Hamlet
Owner: Vantage Retirement Plans LLC
Zoning: Single-family
Existing Use: Vacant
Proposed Use: Single-Family Home
Lot Size: .18 acres, 7,675 sf
Adjacent Land Uses:

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

Figure 1: Vicinity Map

ATTACHMENTS

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

Case Summary: Brendan Hamlet of KA Design Works is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) for a new single-family home on Lot GH6, 106 Cabins Lane. The lot is approximately .18 acres, and is

zoned single-family. The proposed design consists of a two-story structure. The overall square footage of the home is approximately 3,638 gross square feet and provides 2 interior parking spaces within the proposed garage.

The proposed development requires Design Review Board specific approval for setback encroachments and exceeding the allowable retaining wall height. The application also includes a design variation for exceeding the allowable driveway grade.

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	40' (gable) Maximum	38.7'
Maximum Avg. Building Height	35' (gable) Maximum	28.3'
Maximum Lot Coverage	40% (27,529 sq ft)	14%, 9,645 sq. ft
General Easement Setbacks	No encroachment	Setback Encroachment
Roof Pitch		
Primary		8"/12"
Secondary		5"/12"
Exterior Material		
Stone	35% minimum	38.65%
Windows/Doors	40% maximum	18.27%
Parking	2 interior / 2 exterior	2 interior/ 2 exterior

DRB Specific Approval:

1. Setback encroachments – parking spaces
2. Retaining wall height

Design Variation:

3. Driveway grade

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The 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: The proposed design incorporates primary gable roof forms with a secondary shed roof form. Staff has determined that the primary roof form for the home is a gable roof and therefore is granted a maximum height of 40' and an average height of 35'. The applicant has calculated a maximum height of 38.75' and an average height of 28.33'. Staff finds this criteria met.

17.3.14: General Easement Setbacks

Lot Gh-6 is not burdened by the typical General Easement (GE) that surrounds the perimeter of most lots within the Town. Instead, the lot is restricted by a five (5) foot

setback on the front and side portions of the lot, and a 16' setback in the rear of the lot. Regardless of the type of setback, 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 allows some development activity within the GE and setbacks such as ski access, natural landscaping, utilities, address monuments, driveways, walkways, 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 GH-6 demonstrating the proposed locations of utility lines and connections. The sewer and water lines are shown running up the driveway to connect to the home. The utility and gas lines are shown crossing the front setback to connect to meters on the side of the home.*
- *Landscaping: A 2' dry-stack landscape wall is shown in the front setback for retainage on Sheet C2.*
- *Driveway and retaining wall: The driveway as shown takes access from Cabins Lane and crosses the General Easement to the home. A retaining wall next to the driveway encroaches into the front setback.*

The proposal also includes setback encroachments requiring DRB specific approval. The exterior parking spaces are shown encroaching into the RROW of Cabins Lane. Staff finds this reasonable given the steep slopes and building envelope. Cabins Lane is a private road maintained by the HOA. The HOA has approved the plan.

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 home features the traditional material palette of the Mountain Village – stone, wood, and metal. These materials are capable of withstanding the high alpine environment. These materials will fit in well with the surrounding homes on Cabins Lane.

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

Staff: The site is heavily forested and slopes towards the east. The proposed home steps with the hillside. The home adheres to the established building envelope. Staff finds that the proposed home blends into the existing landforms and vegetation.

17.5.6: Building Design

Staff: The home follows a traditional alpine mountain design that is well grounded to withstand the extreme forces of wind, snow, and heavy rain. The home is wrapped in Telluride Sagebrush stone in a horizontal arrangement. Dark Barnwood and western red cedar are proposed as the siding. The cedar siding varies between horizontal and vertical arrangement. The roof is charcoal grey standing seam metal with black metal flashing. The soffit and fascia material were not provided. The fascia and soffit material should be provided prior to final review. The applicant has provided a complete window and door schedule. The recess depth of the windows and doors meet the CDC requirements. The windows and doors will be dark bronze.

17.5.7: Grading and Drainage Design

Staff: Staff: The grading plan shows positive drainage away from the home. Grading is proposed in the rear setback to allow for drainage beneath the deck. An existing stone retaining wall encroaches into the front setback of the lot. A trench drain is proposed across the driveway near the garage. Staff sees no issues with the grading plan.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior parking space and two exterior spaces on their architectural site plan. Portions of the two exterior parking spaces encroach in the RROW of Cabins Lane, Cabins Lane is a private road owned by the HOA. The HOA has approved the plan. The parking space dimensions meet CDC requirements. The exterior parking spaces are shown as tandem with the interior parking spaces. The CDC states that the DRB may allow for tandem parking on lots less than 0.75 acre. Staff finds this reasonable given the site constraints. The exterior parking spaces will have to back out onto Cabins Lane.

17.5.9: Landscaping Regulations

Staff: The applicant provided a conceptual landscape plan on Sheet A005. The development will require the removal of the majority of trees on the site. The landscape plan shows trees marked for retainage located inside the silt fence area within zone 2 fire mitigation. The landscape plan does not indicate what kind of trees these are, but if the trees are conifers they are not permitted within the Zone 2 wildfire mitigation area. The plan should be revised prior to final review to include the species of the trees marked for retainage. A full landscape plan is not required until final review.

17.5.11: Utilities

Staff: The applicant provided a utility plan on Sheet C2. The plan shows the gas and electric lines running up the driveway to connect to meters on the side of the home. The sewer and water lines will run up the driveway to connect to the home. Staff sees no issues with this plan. The applicant will need to field verify the proposed locations.

17.5.12: Lighting Regulations

Staff: The applicant has provided three light fixtures, but a full lighting plan has not been provided. The proposed sconce exceeds the allowable lumen count at 2700 lumens. The fixture should be replaced with one that meets the CDC requirements prior to final review. Full page cut sheets, a lighting plan, and a photometric study are required for final review.

17.5.13: Sign Regulations

Staff: The applicant has proposed a wall mounted address monument. The wall mounted plaque will have 6" tall reflective metal numbers above the garage. The plans note that the plaque will be illuminated by a concealed LED, but a light fixture has not been provided. Prior to final review, the applicant shall provide a light fixture for the address plaque. Sheet A002 notes that the address plaque is located approximately 17' from the edge of Cabins

Lane. The CDC states wall mounted address monuments may be used if the home is within 20' of the roadway. Wall mounted address monuments are typical for homes located on Cabins Lane.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: The applicant provided a fire mitigation plan on Sheet C5. The landscape plan needs to be updated to determine if the plan is meeting fire mitigation requirements within zone 2. The plan should be updated prior to final review per the Forester's comments.

17.6.6: Roads and Driveway Standards
Staff: The driveway grade ranges between 6.27% and 8.00%. The CDC states that the maximum roadway grade shall not exceed 5% for the first 20' from the edge of the public roadway. The driveway grade requires a design variation for exceeding this. Staff does not have any concerns with this. There is 10' retaining wall proposed next to the driveway. The CDC states, "the maximum retaining wall height shall be 5 feet, with a minimum "step" in between walls of four feet to allow for landscaping to soften the walls". The retaining wall as proposed requires DRB specific approval for exceeding the allowable height. If the DRB does not grant the specific approval, the retaining wall needs to be revised to meet CDC requirements. There is also a 5' retaining wall next to the front entry. Sheet A0004 shows the retaining walls tying into the base of the home.

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

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The plan includes silt fencing on the downhill side of the lot. The silt fencing appears to be shown in the same area as the trees marked for retention on the landscape plan. The silt fencing may not be trenched in within the dripline of the trees. The construction mitigation plan needs to be revised to include the location of the trees so that the location of the fencing and required tree protection may be determined. Sheet A005 should also be revised to include the location of the construction fencing since this fencing may also serve as tree protection fencing. The plan notes that parking will not fit on the lot and that the HOA does not want parking on Cabins Lane. The contractor will need to work with Public Works to coordinate off-site parking.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot GH-6, 106 Cabins Lane based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot GH-6, based on the evidence provided within the Staff Report of record dated February 19, 2025, with the following specific approval:

DRB Specific Approval:

1) Setback encroachments – parking spaces
2) Retaining wall height

Design Variation:

3) Driveway grade

And, with the following conditions:

1) Prior to final review, the landscape plan should be revised to include the species of the trees marked for retainage.
2) Prior to final review, the construction mitigation plan should be revised to include the trees marked for retainage.
3) Prior to final review, the applicant shall provide a light fixture for the address monument that meets CDC requirements.
4) Prior to final review, the sconce should be replaced with one that meets the CDC lighting requirements.
5) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
6) Prior to the issuance of a building permit, the applicant shall field verify all utility locations.
7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials
11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

12) 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.

13) 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.

/cp

PROJECT: 106 Cabins Lane
REGARDING: TOMV Preliminary Design Review Narrative
DATE: 03.06.2025

Site
The vacant site is located on the East side of Cabins Lane, within the Gold Hill neighborhood. The terrain slopes down to the East toward a drainage at the bottom of the hill leaving the building envelope confined to the Western portion of the lot. The orientation of the B.E. is generally running East / West, and the primary long views are to the North.

Design
Most of the homes on the East side of Cabins Lane employ an Architectural configuration consisting of the garage being the first element that a visitor would encounter with the front door being set backwards some amount. The design of the home at Gold Hill Lot 6 follows suit by using the same organizational concept. The driveway slopes down from Cabins Lane and the front entry is located to the South and beyond relative to the Garage door. The entry of the home is at the same level of the Garage, the occupant would descend about 4 feet to the Living / Dining / Kitchen area. The upper most level of the home is host to the Primary bedroom which offers spectacular views to the North. The lower level has 2 bedrooms, a bunk room and a family room. The lower deck offers connection to grade. Grade flanking the sides of the home will equal approximately existing grade. The topography of the lot does not allow for occupiable landscape areas and as a result outdoor living will occur on decks. The Architectural character of this home is meant to fit in well with the neighborhood from a geometry and material standpoint.

Lighting
We work within the constraints of the night sky initiative frequently. The Entry of the home has a combination of ceiling mounted lights and a singular wall sconce at the front door. Step lights have been placed at the exterior of the building at walkways and doorways to assist the occupant in safely navigating the property while not creating an oppressive beacon of light in the night. The back decks also have ceiling mounted lights per TOMV code.

Construction
This steep lot is bracketed by existing homes on both sides and is only accessible from the street side. It will be up to the general contractor to coordinate sequencing to avoid impacts to the neighboring properties. Contractor parking will need to be coordinated to minimize the nuisance of construction within the neighborhood. Only a certain number of spaces will be available on site, the General Contractor may have to implement a shuttle or other means to convey laborers to the site. Parking will be addressed in the Construction Management Plan.

Property and Zoning Information

Legal Description: LOT GH-6, THE CABINS AT GOLD HILL, AN AMENDMENT TO THE FINAL PLAT OF LOTS 166B, 166C, 166D, 166E, AND 166F, TELLURIDE MOUNTAIN VILLAGE, FILING 31, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED APRIL 16, 1997 IN PLAT BOOK 1 AT PAGE 2228, COUNTY OF SAN MIGUEL, STATE OF COLORADO
Parcel ID: 477910100071
Address: 106 Cabins Lane Mountain Village, CO 81435
Lot Size: 7,675 SF
Zone District: Single Family
Max Building Height: Required = 40' for Gable Roof. Proposed = 38.7''
Average Building Height: Required = 30'. Proposed = 28.3'
Lot Coverage: Required = 40% Max. Proposed = 38.9%
Setbacks:
- Front: Required = 5'. Proposed = 15'-8"
- Sides: Required = 5''. Proposed North = 6'-6". Proposed South = 6'-6"
- Rear: Required = 64'. Proposed = 65'

Roof Pitches: Primary 8"/12". Secondary 5"/12"
Exterior Materials:
- Stone: Required = 35% Minimum. Proposed = 38.65%
- Windows: Required 40% Maximum. Proposed = 18.27%
- Parking: Required = 2 Enclosed. Proposed 2 Enclosed

17.5.4.F: Town Design Theme

1. The home is sited very similarly to the other homes located on the East side of Cabins Lane, garage and entry doors located on the West side of the home. The prominent views are to the North, although largely obscured by trees and other homes on all levels excluding the upper level. All trees surrounding the building envelope will need to be removed, trees to the East (down the hill) will remain as much as able within the constraints of fire mitigation.

2. The simple massing steps down with the topography and appears low from the street view.

3. All uncovered portions of the home at grade are resting upon a rusticated base to withstand the alpine snow conditions. Covered or otherwise exposed facades will have a hefty base flashing to combat the alpine snow conditions.

4. All roofs to be guttered and contain snow retention bars for the safety of the occupants and their surroundings.

5 & 6. Exterior materials have been chosen for their natural quality and their ability to fit in with the neighborhood.

15.5.5.A. Building Siting Design

1. The siting of the building and routing of driveway and walkways are designed in a similar manner to the other homes in the neighborhood. Utility meters are located to be screened somewhat from the street, but still provide access for maintenance. Drainage will be directed away from the home and largely follow the existing topography; down the hill.

Design Variation: 17.3.13 D: We will likely be asking for on grade utility access stairs to be located outside of the B.E.

2. The building siting, foundation plan and construction plan envisions minimizing the amount of site disturbance as reasonable while allowing for tree and fire mitigation as noted on the Civil plans.

3. All roofs will be guttered and contain snow retention bars for the safety of the occupants and their surroundings.

17.5.6.A Building Form

The form of the building has a substantially grounded base. The massing of the overall building is broken into smaller elements in floor plan and in elevation. Masonry walls have only a select few windows located, they will be recessed back from the face of the masonry to reveal a 5" depth to convey heavy, thick massing.

17.5.6.B Exterior Wall Form

Walls of varied materials overall are simple in design allowing the larger expanses of windows to express views from the interior with overhangs assisting in shielding the glass from the adjacent view lines. A heavy stone base supports the majority of the home.

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

SYMBOL LEGEND

SECTION — DRAWING NO. (TYP) / SHEET NO. (TYP) — A1.001

MATCH LINE

GRID LINE — A

DETAIL (PLAN) — A1.001

SPOT ELEVATION

DETAIL — A6.001

DRAWING REVISION — 01

EXTERIOR ELEVATION — A3.001

INTERIOR ELEVATION — 001

ROOM NAME & NUMBER — LIVING 100

WINDOW MARK — W101

DOOR MARK — D101

ASSEMBLY MARK — W1

Gold Hill Lot 6

Town of Mountain Village, CO

TOMV Preliminary - 03/06/25

PROJECT INFO:		CODE & ZONING INFORMATION:	
PROJECT ADDRESS:	106 Cabins LN Town of Mountain Village CO 81435	IRC EDITION:	2018
JURISDICTION:	Town of Mountain Village	IECC EDITION:	2021
PARCEL ID:	477910100071	CLIMATE ZONE:	6B
LEGAL DESCRIPTION:	LOT GH 6 THE CABINS AT GOLD HILL	ZONING DISTRICT:	Single-Family
SUBDIVISION:	CABINS AT GOLD HILL-7034	HOA:	THE CABINS AT GOLD HILL
BLOCK:	Section 10 Township 42 Range 09		
LOT NUMBER:	Lot 6		
LOT SIZE:	7675 SF		

PROJECT SCOPE:

Single family residence to be constructed on vacant land.

PROJECT DIRECTORY

OWNER
VANTAGE RETIREMENT PLANS LLC...
8742 E Via De Commercio
Scottsdale,AZ 85258
CONTACT: Amit Sahasrabudhe
amit1124@gmail.com

ARCHITECT
KA DesignWorks, Inc.
525 Basalt Avenue, Unit I-201
Basalt, CO 81621
CONTACT: Kenneth Adler
(970) 948-9510
ken@ka-designworks.com

CONTRACTOR
XXX
XXX Main Street
City, CO 12345
CONTACT: XXX XXXX
(XXX) XXX-XXXX
contractor@email.com

CIVIL ENGINEER
Uncompahgre Engineering, LLC
PO Box 3945
Telluride, CO 81435
CONTACT: David Ballode
(970) 729-0683
dballode@msn.com

STRUCTURAL ENGINEER
XXX
XXX Main Street
City, CO 12345
CONTACT: XXX XXXX
(XXX) XXX-XXXX
structural@email.com

LANDSCAPE ARCHITECT
XXX
XXX Main Street
City, CO 12345
CONTACT: XXX XXXX
(XXX) XXX-XXXX
landscape@email.com

SURVEYOR
XXX
XXX Main Street
City, CO 12345
CONTACT: XXX XXXX
(XXX) XXX-XXXX
surveyor@email.com

ENERGY CONSULTANT
XXX
XXX Main Street
City, CO 12345
CONTACT: XXX XXXX
(XXX) XXX-XXXX
energy@email.com

GEOTECHNICAL ENGINEER
XXX
XXX Main Street
City, CO 12345
CONTACT: XXX XXXX
(XXX) XXX-XXXX
geotech@email.com

VICINITY MAP

PROJECT LOCATION

ABBREVIATIONS

AAD	Attic Access Door	GALV	Galvanized	RW	Roof Window
ADD	Addendum	GC	General Contractor	RO	Rough Opening
ADJ	Adjacent	GL	Glass	SAN	Sanitary
AOR	Area of Refuge	GR	Grade	SECT	Section
AGG	Aggregate	GLB	Laminated Wood Beam	SEW	Sewer
AFF	Above Finished Floor	GYP	Gypsum	SHT	Sheet
ALT	Alternate	GWB	Gypsum Wallboard	SHLV	Shelves
ARCH	Architectural	HDW	Hardware	SIM	Similar
BM	Beam	HD	Head	SL	Sliding
BRG	Bearing	HVAC	Heating, Ventilating, and Air Conditioning	SM	Sheet Metal
BET	Between			STC	Sound- Transmission Class
BD	Board	HT	Height	SPEC	Specification
BS	Both Sides	HWY	Highway	SQ	Square
BO	Bottom Of	HOR	Horizontal	STD	Standard
BLDG	Building	ID	Inside Diameter	STL	Steel
CAB	Cabinet	INT	Interior	STRUCT	Structure (al)
CL	Centerline	JT	Joint	SUB	Substitute
CER	Ceramic	LAM	Laminate	SUPPL	Supplement (al)
CLR	Clear	LAV	Lavatory	SUSP	Suspend (ed)
CLOS	Closet	MFG	Manufacturer	TEL	Telephone
CMU	Concrete Masonry Unit	MO	Masonry Opening	TV	Television
COL	Column	MTL	Material	TEMP	Tempered
CONC	Concrete	MAX	Maximum	IE	That Is
CJ	Construction Joint	MC	Medicine Cabinet	THK	Thick
CONT	Continuous	MECH	Mechanical	TPH	Toilet Paper Holder
DP	Damproofing	MIN	Minimum	T&G	Tounge and Groove
DET	Detail	MISC	Miscellaneous	T&B	Top and Bottom
DIA	Diameter	NIC	Not In Contract	TO	Top Of
DIM	Dimension	NA	Not Applicable	T	Tread
DW	Dishwasher	NTS	Not to Scale	TS	Tube Steel
DN	Down	OC	On Center	TYP	Typical
DR	Drain	OPG	Opening	UG	Underground
DS	Downspout	OPP	Opposite	U.N.O.	Unless Noted Otherwise
DRWG	Drawing	OPH	Opposite Hand	UNFIN	Unfinished
EA	Each	OD	Outside Diameter	UBC	Uniform Building Code
EL	Elevation	d	Penny (nails, etc.)	USG	United States Gage
EQ	Equal	PERF	Perforated (d)	VAR	Variable
EXIST	Existing	PFSM	Prefinished Sheet Metal	VENT	Ventilate
EJ	Expansion Joint	PL	Plate	VIF	Verify In Field
EXT	Exterior	PLY	Plywood	VERT	Vertical
FEC	Fire Extinguisher Cabinet	PROD	Product	VAT	Vinyl Asbestos Tile
FOC	Face Of Concrete	PROJ	Project	V	Voltage
FOS	Face Of Stud	PROP	Property	WC	Water Closet
FIN	Finish	R	Radius or Riser	WP	Waterproof
FP	Fireproof	REF	Refer	WT	Weight
FL	Floor	REFR	Refrigerator	WIN	Window
FD	Floor Drain	REINF	Reinforce (d)	W/	With (comb. form)
FTG	Footing	REQ'D	Required	W/O	Without
FDN	Foundation	RHSM	Round Head Sheet Metal Screw	WD	Wood
GA	Guage	RM	Room		

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", 2017, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.

B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES. GENERALLY, ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE REGULATED OR SPECIFIED BY ARCHITECT OR GOVERNING BODIES

D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS.

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

F. 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 E, ABOVE.

G. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

H. 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.

I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DRAWINGS NOT TO BE SCALED, NOTIFY ARCHITECT OF ANY CONFLICTS OR OMISSIONS

J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

L. CONTRACTOR TO PROVIDE PHYSICAL EXTERIOR MATERIAL SAMPLES INCLUDING COLORS/FINISHES AND CONFIGURATIONS FOR OWNER APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION.

DRAWING INDEX

GENERAL

A001 COVER SHEET
SURVEY
A002 SITE PLAN
A003 HEIGHT PLANS
A004 EXTERIOR MATERIAL AREAS
A005 LANDSCAPE

CIVIL

C1 NOTES
C2.1 GRADING AND DRAINAGE
C3 UTILITIES
C4 CONSTRUCTION MITIGATION AND ACCESS
C5 FIRE MITIGATION

ARCHITECTURAL

A101 LOWER LEVEL PLAN
A102 MAIN LEVEL PLAN
A103 UPPER LEVEL PLAN
A104 ROOF PLAN
A201 ELEVATIONS
A202 ELEVATIONS
A203 3D EXTERIOR 1
A204 3D EXTERIOR 2
A205 LIGHTING SPECS
A301 BUILDING SECTIONS
A601 DOOR & WINDOW SCHEDULE

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

Gold Hill Lot 6
106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

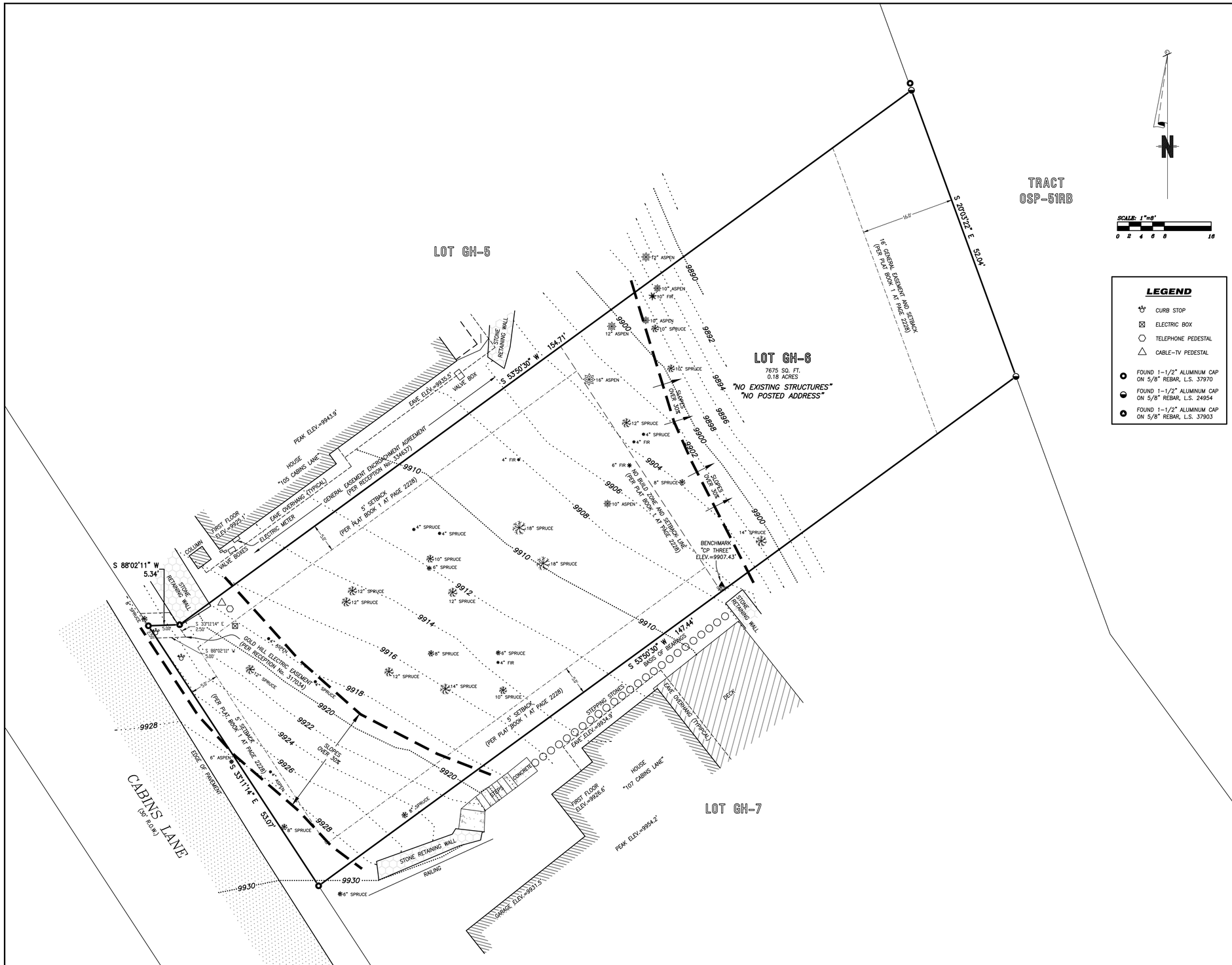
Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

COVER SHEET

A001



This Existing Conditions Plan of Lot GH-6, The Cabins at Gold Hill, Town of Mountain Village, was field surveyed on June 03, 2024 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

_____

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

LEGAL DESCRIPTION:

LOT GH-6, THE CABINS AT GOLD HILL, AN AMENDMENT TO THE FINAL PLAT OF LOTS 166B, 166C, 166D, 166E, AND 166F, TELLURIDE MOUNTAIN VILLAGE, FILING 31, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED APRIL 16, 1997 IN PLAT BOOK 1 AT PAGE 2228,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR86015391, dated March 11, 2024 at 5:00 P.M.

2. According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.

3. BASIS OF BEARINGS: Found monuments along the southeastern boundary of Lot GH-6, as shown hereon, assumed to have the record bearing of S 53°50'30" E according to Plat Book 1 at page 2228.

4. Benchmark: Control Point "CP THREE", as shown hereon, with an elevation of 9907.43 feet.

5. Contour interval is two feet.

6. Trees 3" in diameter or greater are shown hereon.

7. Slopes 30% or greater are shown hereon.

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

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

10. 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

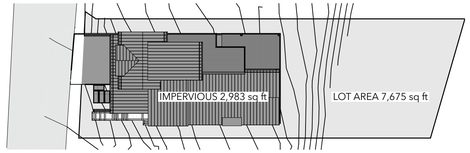
Lot GH-6, The Cabins at Gold Hill, Town of Mountain Village,
located within the NE 1/4 of Section 10, T.42N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	
Start date:	06 / 2024

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\99199 EC Plan 06-24.dwg | Sheet1 of 1 | Project #: 99199



LOT COVERAGE

SCALE: 1" = 30'

2

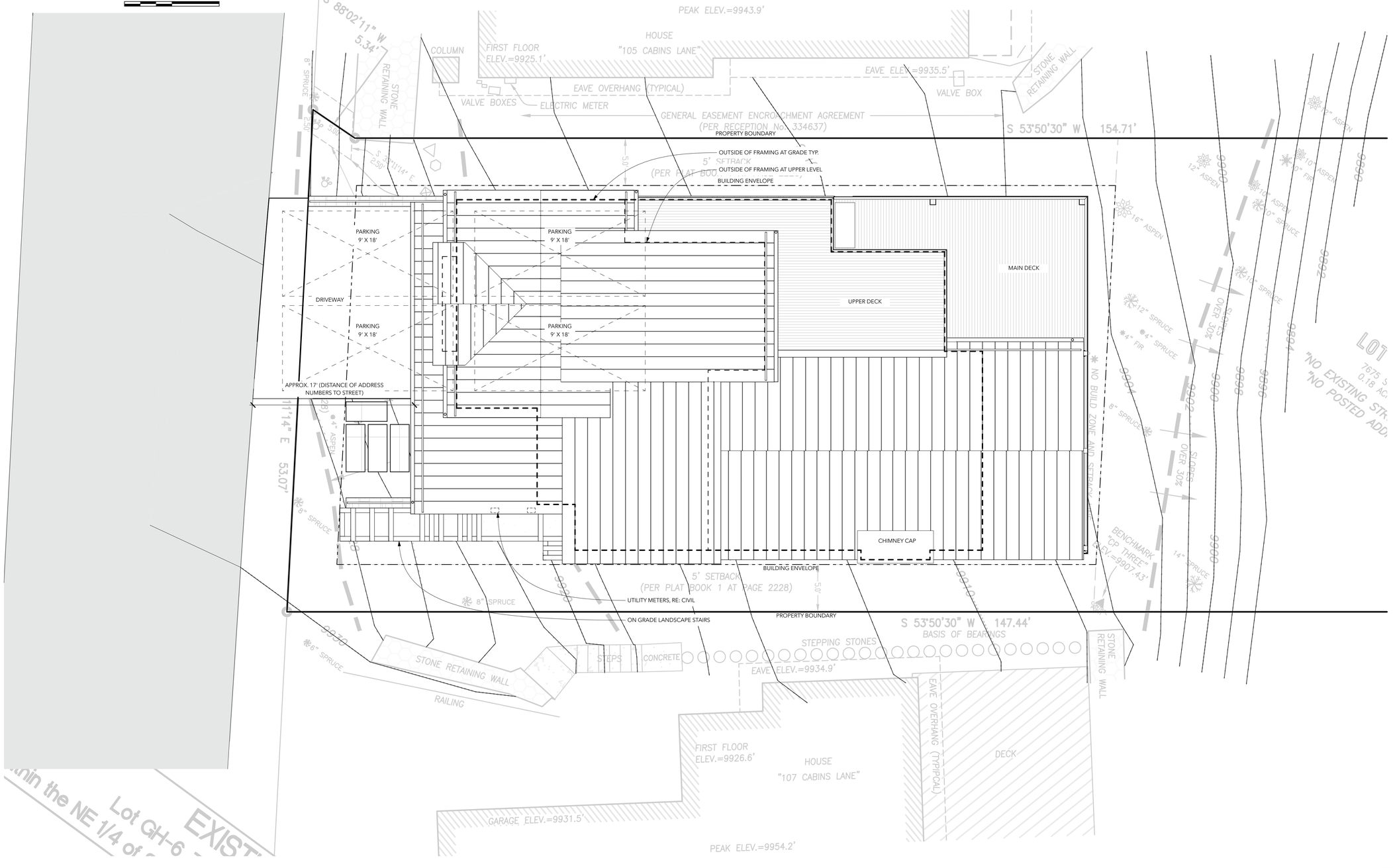
LOT COVERAGE LEGEND
MAX LOT COVERAGE = 40%

SITE AREA =	7675 SF
IMPERVIOUS AREA =	2983 SF
LOT COVERAGE =	**38.9%**

SITE NOTES
1. GREY BACKGROUND DENOTES EXISTING SURVEY.
2. SEE CIVIL AND LANDSCAPE FOR RESPECTIVE SCOPE(S).
ARCHITECTURAL SITE PLAN IS FOR CONTEXT ONLY.

FLOOR ELEVATIONS

UPPER LEVEL - T.O.PLY.	= 115'-0"	
ENTRY / GARAGE - T.O. CONC.	= 103'-9"	
MAIN LEVEL - T.O.PLY.	= 100'-0"	(SITE =9923'-6")
LOWER LEVEL - T.O. PLY	= 88'-0"	



SITE PLAN

SCALE: 1" = 5'

1

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

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

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial REV 1	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

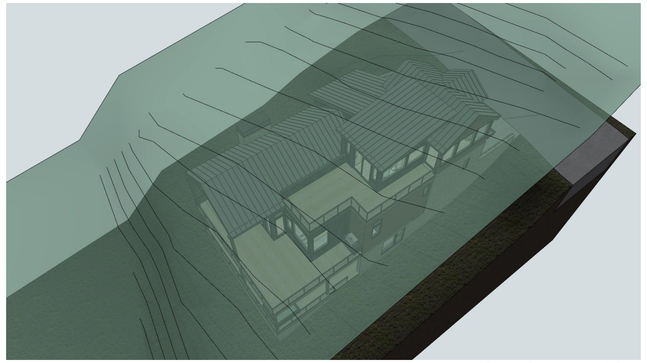
SITE PLAN

A002

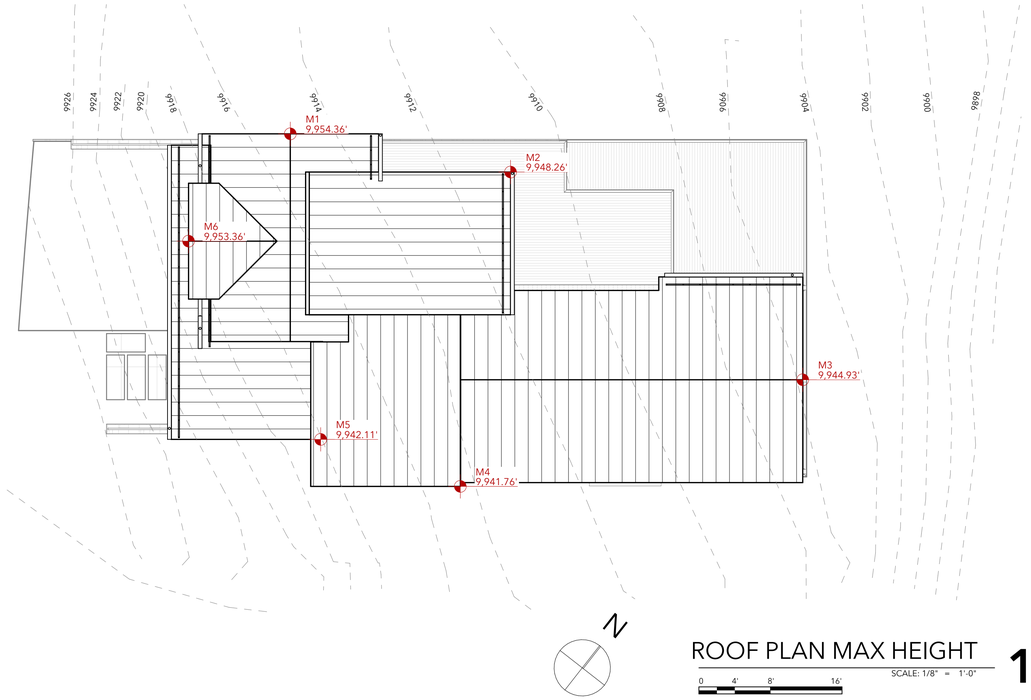
Roof Point	Roof Point Elevation	Natural Grade Below	Roof Height Above Natural Grade	Proposed Grade Below	Roof Height Above Proposed Grade
M 1	9954.36	9916.90	37.46	9916.90	37.46
M 2	9948.26	9911.00	37.26	NA	NA
M 3	9944.93	9906.20	38.73	9906.20	**38.73**
M 4	9941.76	9914.60	27.16	9914.60	27.16
M 5	9942.11	9918.10	24.01	9918.10	24.01
M 6	9953.36	9920.10	33.26	9927.20	26.16

MAXIMUM HEIGHT 2

Per TOMV code 17.3.11 which allows for the ridge of gable or similar pitched roof for a total of 40'.



40' Height Conformance Exhibit - 62% of roofs are Gables



ROOF PLAN MAX HEIGHT 1

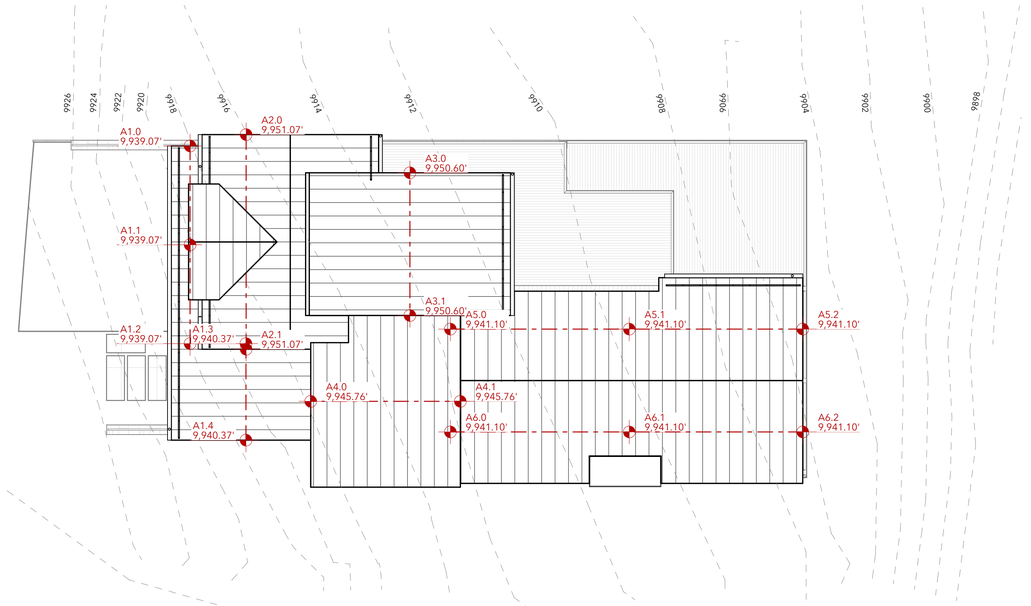
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

Roof Point	Roof Mid Point Elevation	Natural Grade Below	Proposed Grade Below	NG = Natural Grade PG = Proposed Grade	Roof Height Above Most Restrictive Grade
A 1.0	9939.07	9918.20	9927.20	NG	20.87
A 1.1	9938.07	9920.10	9927.20	NG	17.97
A1.2	9938.07	9922.00	9927.20	NG	16.07
A1.3	9940.37	9919.40	9927.20	NG	20.97
A1.4	9940.37	9921.60	9921.60	NG	18.77
A2.0	9951.07	9916.10	9916.10	NG	34.97
A2.1	9951.07	9919.50	9927.20	NG	31.57
A3.0	9950.60	9912.90	NA	NG	37.70
A3.1	9950.60	9914.50	NA	NG	36.10
A4.0	9945.76	9917.80	NA	NG	27.96
A4.1	9945.76	9913.70	NA	NG	32.06
A5.0	9941.10	9913.60	NA	NG	27.50
A5.1	9941.10	9909.60	NA	NG	31.50
A5.2	9941.10	9905.50	NA	NG	35.60
A6.0	9941.10	9914.30	NA	NG	26.80
A6.1	9941.10	9910.70	NA	NG	30.40
A6.2	9941.10	9906.30	NA	NG	34.80
				AVERAGE HEIGHT	**28.33**

AVERAGE HEIGHT 4

Per TOMV code 17.3.11 which defines the maximum average roof height of 30'.



ROOF PLAN AVERAGE HEIGHT 3

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

0 4' 8' 16'

KA DESIGNWORKS

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

Gold Hill Lot 6
106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

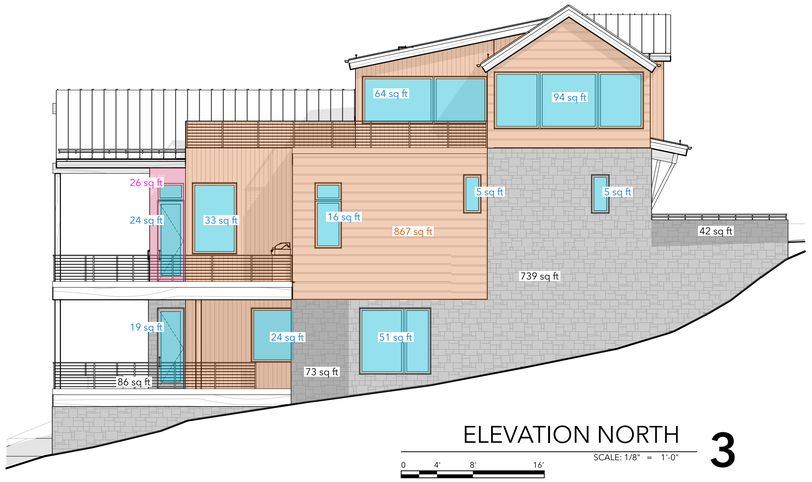
Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

HEIGHT PLANS

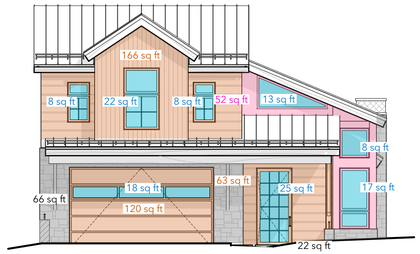
A003



ELEVATION NORTH 3

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

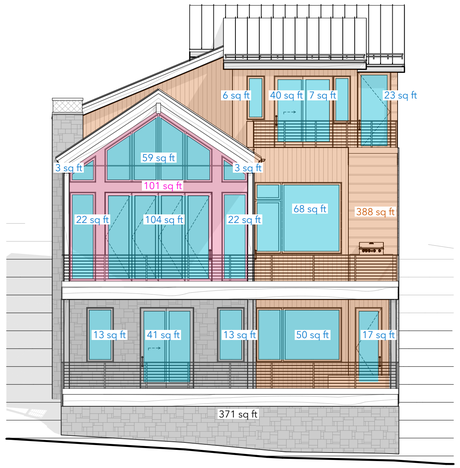
0 4' 8' 16'



ELEVATION WEST 4

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

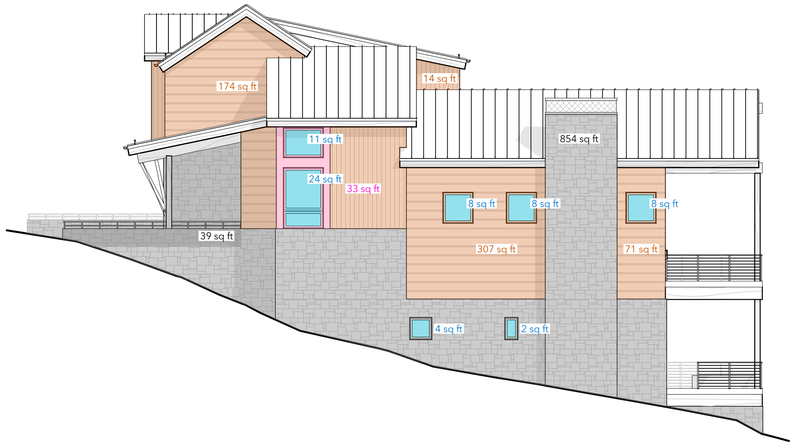
0 4' 8' 16'



ELEVATION EAST 2

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

0 4' 8' 16'



ELEVATION SOUTH 1

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

0 4' 8' 16'

MATERIALS	SQ FT	% OF TOTAL WALL AREA
ELEVATION NORTH		
STONE	825	40.19%
GLASS	335	16.32%
WOOD	867	42.23%
METAL	26	1.27%
TOTAL	2053	100.00%
ELEVATION EAST		
STONE	371	27.46%
GLASS	491	36.34%
WOOD	388	28.72%
METAL	101	7.48%
TOTAL	1351	100.00%
ELEVATION SOUTH		
STONE	854	56.26%
GLASS	65	4.28%
WOOD	566	37.29%
METAL	33	2.17%
TOTAL	1518	100.00%
ELEVATION WEST		
STONE	87	14.33%
GLASS	119	19.60%
WOOD	349	57.50%
METAL	52	8.57%
TOTAL	607	100.00%
TOTAL WALL AREA		
STONE	2137	38.65%
GLASS	1010	18.27%
WOOD	2170	39.25%
METAL	212	3.83%
TOTAL	5529	100.00%

WALL AREAS 5

SCALE: 1" = 1'-0"

MATERIAL LEGEND

METAL

GLASS

WOOD

STONE

KA DESIGNWORKS

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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

EXTERIOR MATERIAL AREAS

A004

GENERAL NOTES

1. ALL TREES AND SHRUBS TO BE LOCATED BY ARCHITECT / OWNER. CONSULT WITH TOMV FORESTER PRIOR TO ORDERING AND PLANTING TREES / SHRUBS.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4' METAL "T" POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEEP 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 LAVA ROCK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9, LANDSCAPE REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:
9. 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:
10. 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.
11. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
12. ALL SHRUBS IN THE SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
13. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

TREE PROTECTION / REMOVAL NOTES

1. TREE PROTECTION FENCING IS REQUIRED BY THE CEC TO BE INSTALLED AT OR BEYOND THE CROWN DRIPLINE OF EACH TREE THAT WILL REMAIN (TREE PROTECTION ZONE) IN ACCORDANCE WITH CDC: 17.6.1.
2. TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE TOWN FORESTER BEFORE EXCAVATION MAY BEGIN.
3. TOWN FORESTER MUST BE CONTACTED BEFORE EXCAVATION BEGINS TO MARK OR APPROVE THE TREES TO BE REMOVED AND TO APPROVE THE PLACEMENT OF THE TREE PROTECTION FENCING. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE TOWN FORESTER BEFORE TREE REMOVAL OPERATION MAY BEGIN.
4. NO BACKFILL, STORAGE, OR STAGIN IS PERMITTED INSIDE THE TREE PROTECTION AREA INSIDE THE TREE PROTECTION FENCING.

TREE PLANTING NOTES

1. TREE PLANTING SHALL ADHERE TO CDC 17.5.9.
2. TREES AND SHRUBS SHALL BE MULCHED UPON INITIAL PLANTING AND AS NEEDED TO REUCE WATER EVAPORATION
3. TREES AND SHRUB HOLES SHALL BE DUG SIX INCHES (6") DEEPER THAN THE ROOT BALL SIZE TO FACILITATE THE PLACEMENT OF APPROPRIATE MULCH MATERIAL AND FACILITATE GROWTH.
4. TREES SHALL BE STAKED AND HELD IN PLACE BY WEBBING AND WIRE TO ENSURE SUCCESSFUL ROOT ESTABLISHMENT FOR A PERIOD OF TWO (2) FULL GROWING SEASONS.
5. BURLAP AND WIRE SHALL BE REMOVED FOM THE ROOT BALL AS PART OF INSTALLATION. IF THE WIRE CANNOT BE REMOVED DUE TO THE SIZE OF THE TREE, THEN TWO-THIRDS OF THE WIRE SHALL BE REMOVED FROM THE UPPER PORTION OF THE ROOT BALL. ENUSRE ALL WIRE / TWINE IS REMOVED FROM AROUND THE TRUNK.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE
PICEA ENGELMANNII	ENGLEMANN SPRUCE (ES)	8-10 FT IN HT W/ 30% 10 FT OR LARGER
PSEUDOTSUGA MENZIESII	DOUGLAS FIR (DF)	8-10 FT IN HT W/ 30% 10 FT OR LARGER
POPULUS TREMULOIDES	ASPEN (AS)	2 IN CALLIPER W 3 IN OR LARG
ACER GINNALA	AMUR MAPLE (AM)	3-4 FT IN 4-5 FT IN HT
PRUNUS VIRGINIANA	CHOKE CHERRY (CC)	4-5 FT IN HT W/ 30% 5-6 FT IN HT

TBD

REVEGETATION NOTES

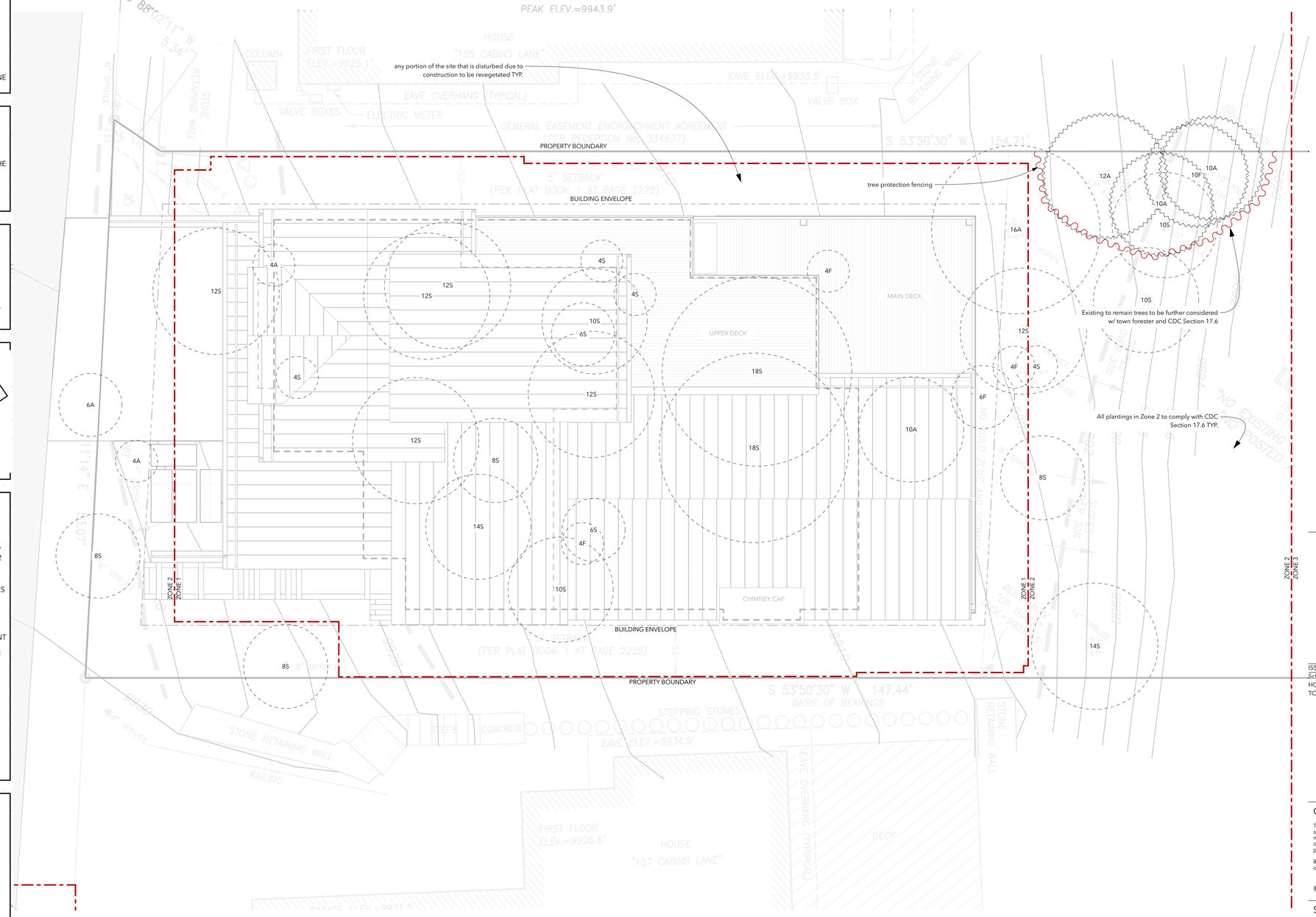
1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS
2. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
3. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
4. BROADCASTING WITH SPECIFIED SEED MEX 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 FRO STRAW, CRIMP IN.
5. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
6. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
7. SEED ALL AREAS LABLED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
8. REVEGETATION WILL REQUIRE 12" OF EXISTING TOP SOIL TO BE REMOVED AND STORED UNTIL REVEGETATION HAPPENS.
9. TOPSOIL SPECIFICATION: REPLACE WITH ORIGINAL EXCAVATED FROM THE SITE AND SUPPLEMENT WITH LOCAL NATIVE TOPSOIL. TOPSOIL WILL CONTAIN 5-8% ORGANIC MATTER WHICH SHALL BE MIXED IN DURING THE RESTORATION PROCESS (THE ORGANIC MATTER SHOULD BE DERIVED FROM DISEASE AND HERBICIDE FREE PARTIALLY DECOMPOSED, CURED WOOD CHIPS).
10. REVEGETATION WILL BE BROUGHT BACK TO ORIGINAL GRADE.

NATIVE GRASS SEED MIX:

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%

LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING
- EXISTING TREE TO BE REMOVED
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PERENNIAL BED (SHRUBS)
- AREA TO BE REVEGETATED (NATIVE SEED MIX)



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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial REV 1	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

LANDSCAPE

LANDSCAPE 1
SCALE: 1" = 5'
0 2' 5' 10'

A005

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
TELEPHONE: CENTURY LINK
BROADBAND: CLEARNETWORX

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:

SUBMITTAL	2025-01-10

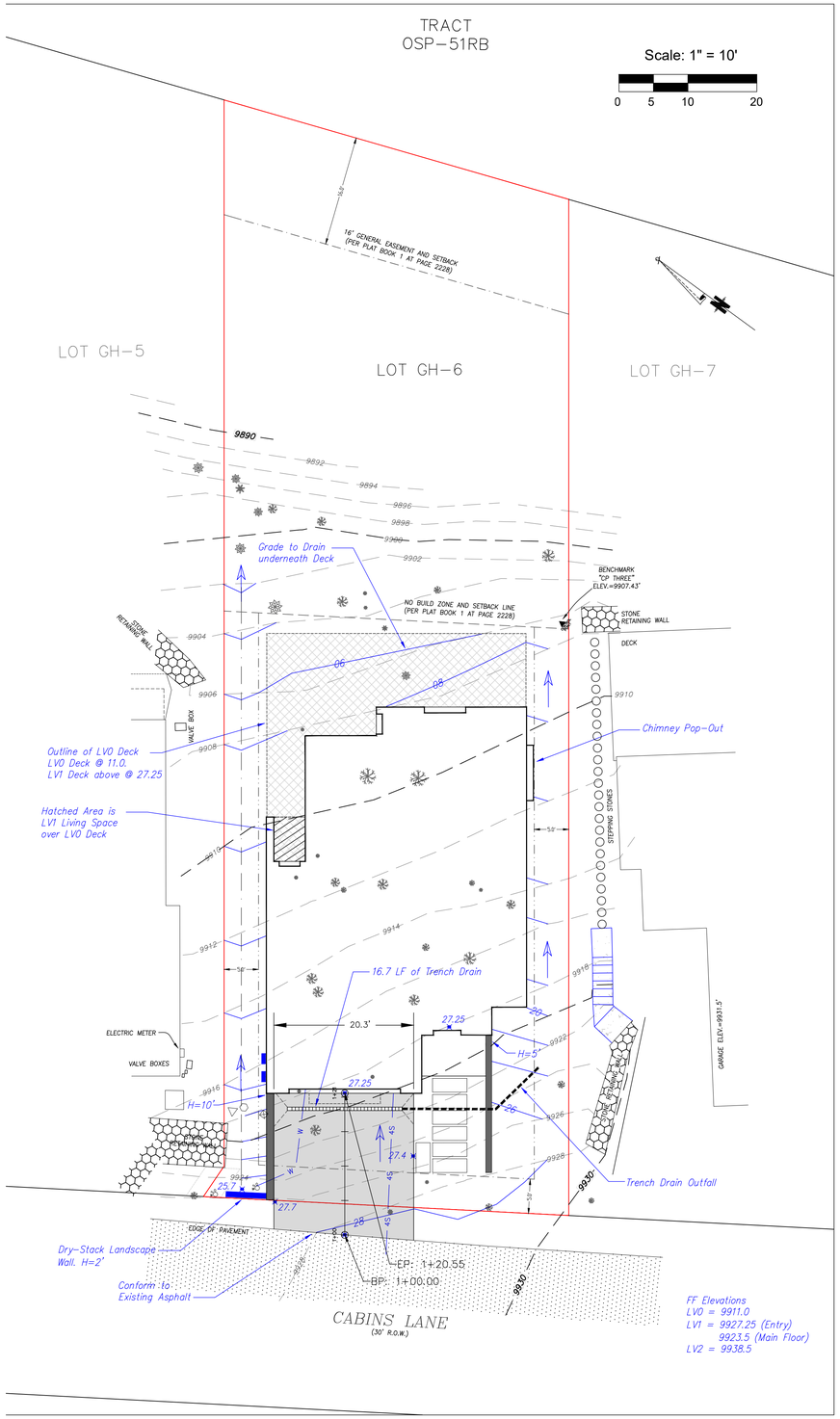
Unit 6
Gold Hill
Mtn. Village, CO

COLORADO
RICHARD S. WHEELER
29645
01-10-25
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

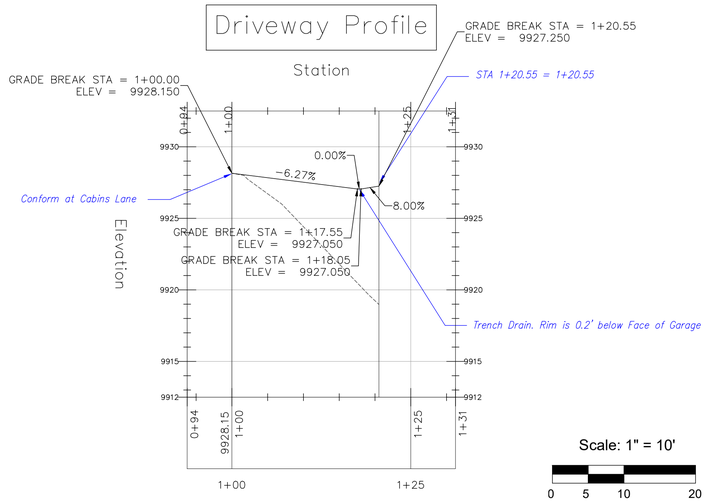
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1



Trench Drain
Units 8604 - 8606, Drain to East
Bottom Outlet



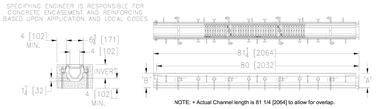
Z886-HD

6-3/4 [171] WIDE REVEAL TRENCH DRAIN SYSTEM WITH HEAVY-DUTY FRAME ASSEMBLY

SPECIFICATION SHEET

TAG _____

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



NOTE: • Actual Channel length is 81 1/4 [2064] to allow for overlap.

ENGINEERING SPECIFICATION: Zurn Z886-HD
Channels are 80" [2032 mm] long, 6-3/4" [171 mm] wide reveal and have a 4" [102 mm] throat. Modular channel sections are made of 0% water absorbent High Density Polyethylene (HDPE). Channels have a positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround every 10" [254 mm]. Channels weigh less than 2.31 lbs.[1.05kg] per linear foot, have a smooth, 1-1/2" [38 mm] radiused self cleaning bottom with a Manning's coefficient of .009 and .75% or neutral 0% built in slope. Channels have rebar clips standard to secure trench in its final location. Channels provided with standard DGC grates that lock down to the frame. Zurn 5.375" [137 mm] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile Iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 20" [508 mm] nominal lengths with 1/2" [13 mm] wide slots, and 3/4" [19 mm] bearing depth. Grate has an open area of 28.1 sq. in per ft. [59,463 sq. mm per meter]. The .105" [2.67 mm] thick Heavy-Duty Carbon Steel Frame Assembly conforms to ASTM specification A36 with 10 - 4" [102 mm] long concrete anchors per 80" [2032 mm]. Grate lockdown bars are to be integral to the frame. Frame supplied with powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)
____ Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*

SUFFIX OPTIONS (Check/specify appropriate options)
Outlet Adapters Add/Each
____ -E1 Closed End Cap
____ -E2 2 [51] No-Hub End Outlet
____ -E3 3 [76] No-Hub End Outlet
____ -E4 4 [102] No Hub End Outlet
____ -E6 6 [152] No-Hub End Outlet
____ -U2 2 [51] No-Hub Bottom Outlet
____ -U3 3 [76] No-Hub Bottom Outlet
____ -U4 4 [102] No-Hub Bottom Outlet
____ -U6 6 [152] No-Hub Bottom Outlet

Frame Options
____ -CBF Black Acid Resistant Coated Top Frame
____ -LD Light Duty Grates on Heavy Duty Frame
____ -SW Sidewall Extension - 9 [229] High
____ -SW2 Sidewall Extension - 18 [457] High

Grate Options (Load Classifications are per DIN EN1433)
____ -BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
____ -BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
____ -BG Galvanized Ductile Iron Bar Grate - Class C
____ -DBG Ductile Iron Cast Bar Grate - Class C
____ -DC Ductile Iron Solid Cover - Class C
____ -DGC Ductile Iron Slotted Grate - Class C*
____ -DGE Ductile Iron Slotted Grate - Class E
____ -GDC Galvanized Ductile Iron Slotted Grate - Class C
____ -GDE Galvanized Ductile Iron Slotted Grate - Class E
____ -GHPDE Galvanized Heel-Proof Ductile Grate - Class E
____ -HPDE Heel-Proof Ductile Slotted Grate - Class E
____ -RFGC Reinforced Slotted Galvanized Grate - Class C
____ -RFSC Reinforced Slotted Stainless Steel Grate - Class C
____ -RPGC Reinforced Perforated Galvanized Grate - Class C
____ -RPGRC Reinforced Galvanized Perforated Reverse Punch Anti-Slip Grate - Class C
____ -RPSC Reinforced Perforated Stainless Steel Grate - Class C
____ -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options
____ -DB Bottom Dome Strainer
____ -JC Joint Connector
____ -VP Vandal-Proof Lockdown

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (lps)
8601	3.50 [89]	4.10 [104]	0.21	93	6
8602	4.10 [104]	4.70 [119]	0.27	122	8
8603	4.70 [119]	5.30 [135]	0.34	152	10
8603N	5.30 [135]	5.30 [135]	-	-	-
8604	5.30 [135]	5.90 [150]	0.41	183	12
8605	5.90 [150]	6.50 [165]	0.48	214	13
8606	6.50 [165]	7.10 [180]	0.55	245	15
8606N	7.10 [180]	7.10 [180]	-	-	-
8607	7.10 [180]	7.70 [196]	0.62	276	17
8608	7.70 [196]	8.30 [211]	0.69	308	19
8609	8.30 [211]	8.90 [226]	0.76	339	21
8610	8.90 [226]	9.50 [241]	0.83	371	23
8611	9.50 [241]	10.10 [257]	0.90	403	25
8612	10.10 [257]	10.70 [272]	0.97	435	27
8612N	10.70 [272]	10.70 [272]	-	-	-
8613	10.70 [272]	11.30 [287]	1.04	467	29
8614	11.30 [287]	11.90 [302]	1.11	498	31
8615	11.90 [302]	12.50 [318]	1.18	530	33

Decorative Grate Options (Load Classifications are per DIN EN1433)
____ -DTW Decorative Tidal Wave Grate - Class C
____ -SBG Stainless Steel Bar Grate - Class E

MADE in the U.S.A. (Load Classifications are per DIN EN 1433)
____ -BDE-USA Black Acid Resistant Epoxy Coated Ductile Grate - Class E
____ -DGC-USA Ductile Iron Slotted Grate-Class C
____ -DGE-USA Ductile Iron Slotted Grate-Class E
____ -GDC-USA Galvanized Ductile Slotted Grate - Class C
____ -GDE-USA Galvanized Ductile Slotted Grate - Class E
____ -GHPDE-USA Galvanized Heel-Proof Ductile Grate - Class E
____ -HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
____ -PPC Plastic Perforated Grate - Class B

* Regularly furnished unless otherwise specified

⚠ **WARNING:** Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ **ADVERTENCIA:** Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ **AVERTISSEMENT:** Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855.663.9876

In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5216

www.zurn.com

Rev. J
Date: 05/16/24
C.N. No. 146055
Prod. | Dwg. No. Z886-HD

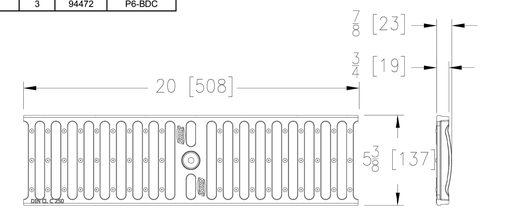
P6-BDC

6 [152] WIDE GRATE

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

Please Check ✓	Item No.	Part Number	Item I.D.
	3	94472	P6-BDC

Back to Index



BDC GRATE ENGINEERING SPECIFICATION: ZURN P6-BDC
20" [508mm] X 5-3/8" [137mm] Black acid resistant epoxy coated Ductile Iron slotted grate weighing 4.5 lbs per linear foot [6.5kg/m]. The grate has an open area of 28.2 in² per linear foot [594cm²/m]. Grate conforms to DIN rating of C, ANSI rating of Heavy-Duty, H-20 load rated and ASTM A536 Grade 80-55-06.

BDC - Black Acid Resistant Ductile	
Material:	Ductile Iron
DIN Rating:	Class C
Weight:	4.5 lbs/ft. [6.5kg/m]
Open Area:	28.2 in²/ft. [594cm²/m]
ANSI Rating:	Heavy-Duty
Application:	Dynamic Loads
Slot Width/Hole Size:	1/2" [12.7mm]
ADA:	No
H-20:	Yes
FAA:	No

⚠ **WARNING:** Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ **ADVERTENCIA:** Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ **AVERTISSEMENT:** Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855.663.9876

In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5216

www.zurn.com

Rev. AU
Date: 01/03/23
C.N. No. 144898
Patent zurn.com/patents
Form # FT641

Trench Drain Grate

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025-01-10

Unit 6
Gold Hill
Mtn. Village, CO

COLORADO REGISTERED PE Matt Slavin 29645 01-10-25 NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

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

Grading and Drainage

C2

Wildfire Mitigation Notes:

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

D. The following requirements shall be followed in creating the required wildfire mitigation plan:

i. Zone 1 is the area that consists of fifteen feet (15") around the building as measured from the outside edge of the building's dripline, including decks, planters or patios attached to the building. The following provisions shall apply in Zone 1:

1. (a) All slash and flammable vegetation as identified by staff shall be removed from Zone 1.

2. (b) All trees and shrubs located within Zone 1 shall be removed.

3. (c) The following exceptions apply to Zone 1:

1. (i.) A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation's drip edge rather than from the building plane (so the tree is considered part of or an extension of the structure), and provided the distance is not limited by a lot line.

2. (ii.) Flammable vegetation shall be allowed in planters attached to the building so long as the planter is within ten feet (10') of a building, and vegetation is not planted directly beneath windows or next to foundation vents.

4. (d) In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.

ii. Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6-1 (Sec. 17.6.1 of the CDC), Fire Mitigation Zones, based on slope, to the lot line, whichever is less.

The following provisions shall apply in Zone 2:

(iii.) Dominant and co-dominant live trees with a dbh of four inches (4") or greater shall be spaced with a ten foot (10') crown-to- crown separation. All ladder fuels and slash shall be removed from the ten foot (10') crown-to-crown separation area.

4. (iv.) All stressed, diseased, dead or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.

5. (v.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.

(A) The following exceptions apply to Zone 2:

2. (i.) Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to- crown or from edge of shrub to any trees or shrubs outside of such grouping.

3. (ii.) Aspens, narrowleaf cottonwoods, willows and other trees and shrubs listed in CSU Cooperative Extension Publication 6.305, Firewise Plant Materials as amended from time to time, may be spaced closer than the ten foot (10') crown-to-crown separation as approved by staff.

4. (iii.) Closer spacing of any trees may be allowed by staff upon a determination that the required ten foot (10') crown-to-crown spacing would put the remaining trees at undue risk of wind-throw or snow breakage.

5. (iv.) Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.

3. (c) Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10'), but notwithstanding said height requirement, branches need not be pruned to more than one-third (1/3) of the tree height with the following exceptions:

1. (i.) Aspen trees; and

2. (ii.) Isolated spruce and fir trees.

4. (d) In the event that Zone 1 or 2 extends upon the general easement, the review authority shall allow the removal of trees to implement the wildfire mitigation plan.

5. (e) Chipped wood and small timber may be spread throughout either Zone 2 or Zone 3 provided the wood chips have a maximum depth of two to three inches (2" – 3") and small timber has a diameter of three inches (3") or less and is cut up into lengths that are three feet (3') or less.

iii. Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.

(a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.

E. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:

i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.

ii. Outdoor storage shall only occur in the rear yard.

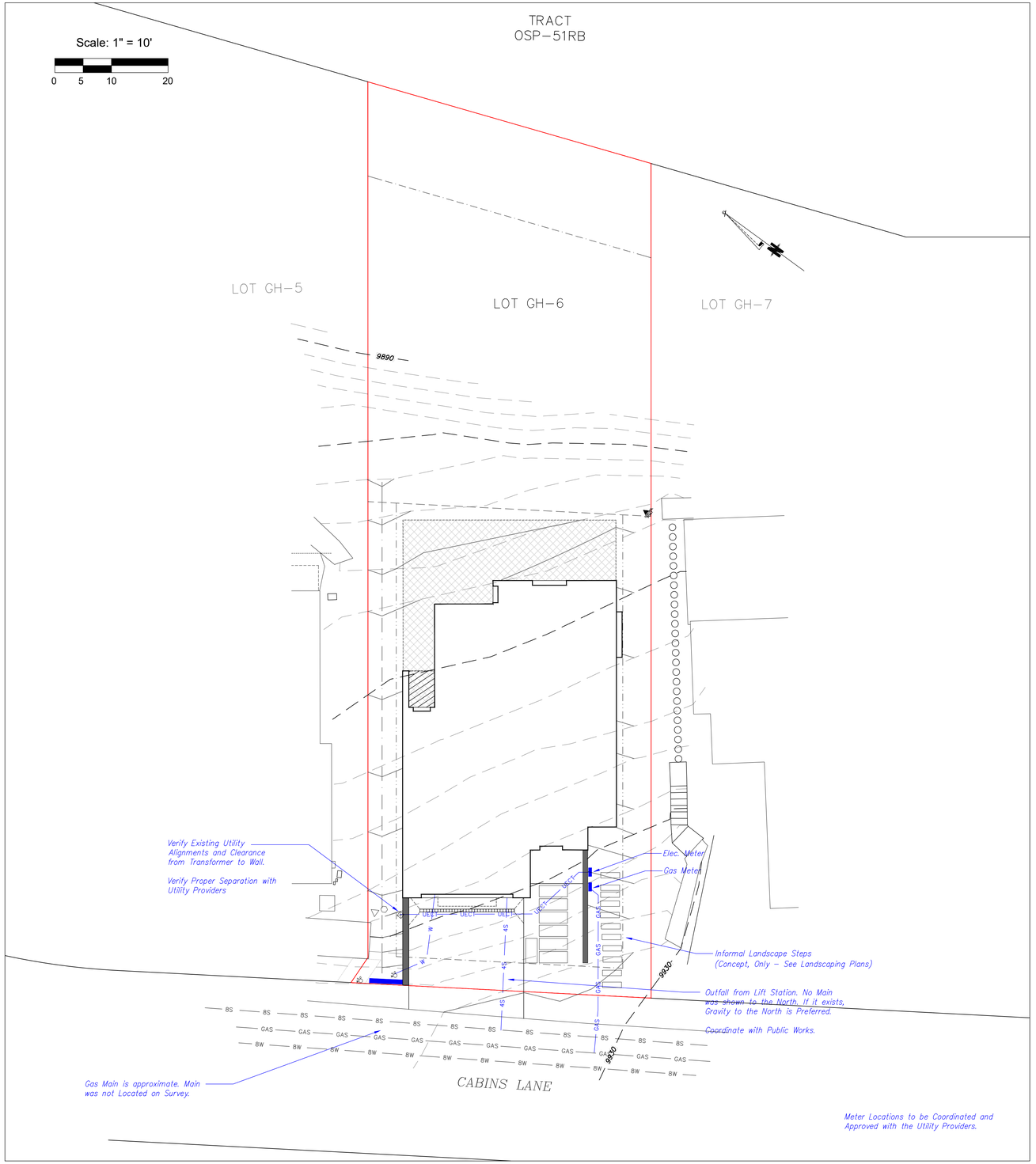
iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.

iv. Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty foot (30') distance from the structure.

v. Outdoor firewood storage shall be screened from view from surrounding lots

F. Prior to the issuance of any certificate of occupancy or certificated of completion, staff shall inspect the lot affected by the fire mitigation plan to ensure that such plan has been implemented in accordance with the approved wildfire mitigation plan.

G. The wildfire mitigation plan shall be maintained by the lot owner as required by this section.



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025-01-10
Moved Meters	2025-03-03

Unit 6
Gold Hill
Mtn. Village, CO

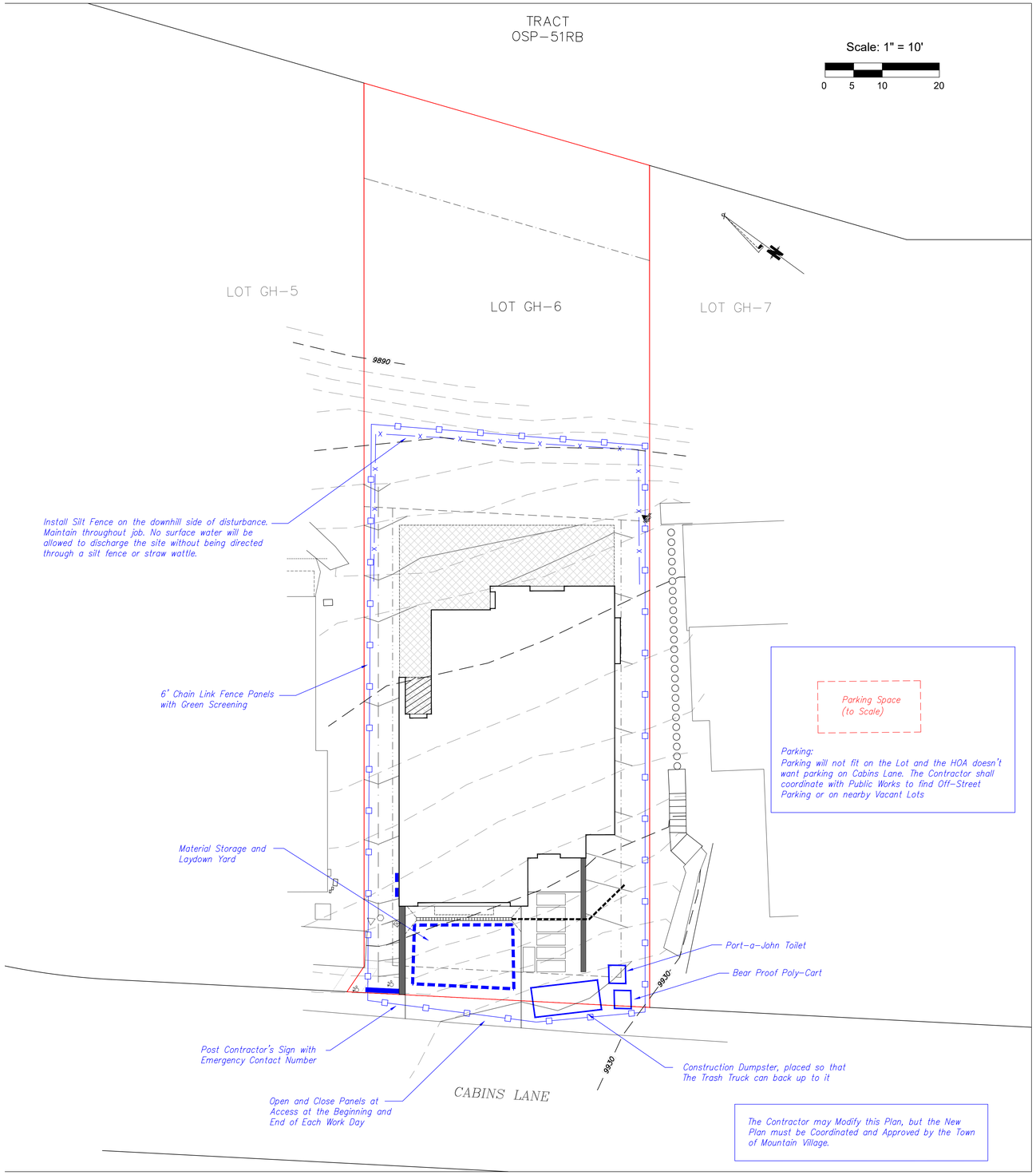
COLORADO REGISTERED PROFESSIONAL ENGINEER 29645 03-03-25

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

Utilities

C3



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2025-01-10

Unit 6
Gold Hill
Mtn. Village, CO

NOT FOR CONSTRUCTION

COLORADO LICENSED PROFESSIONAL ENGINEER 29645 01-10-25

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

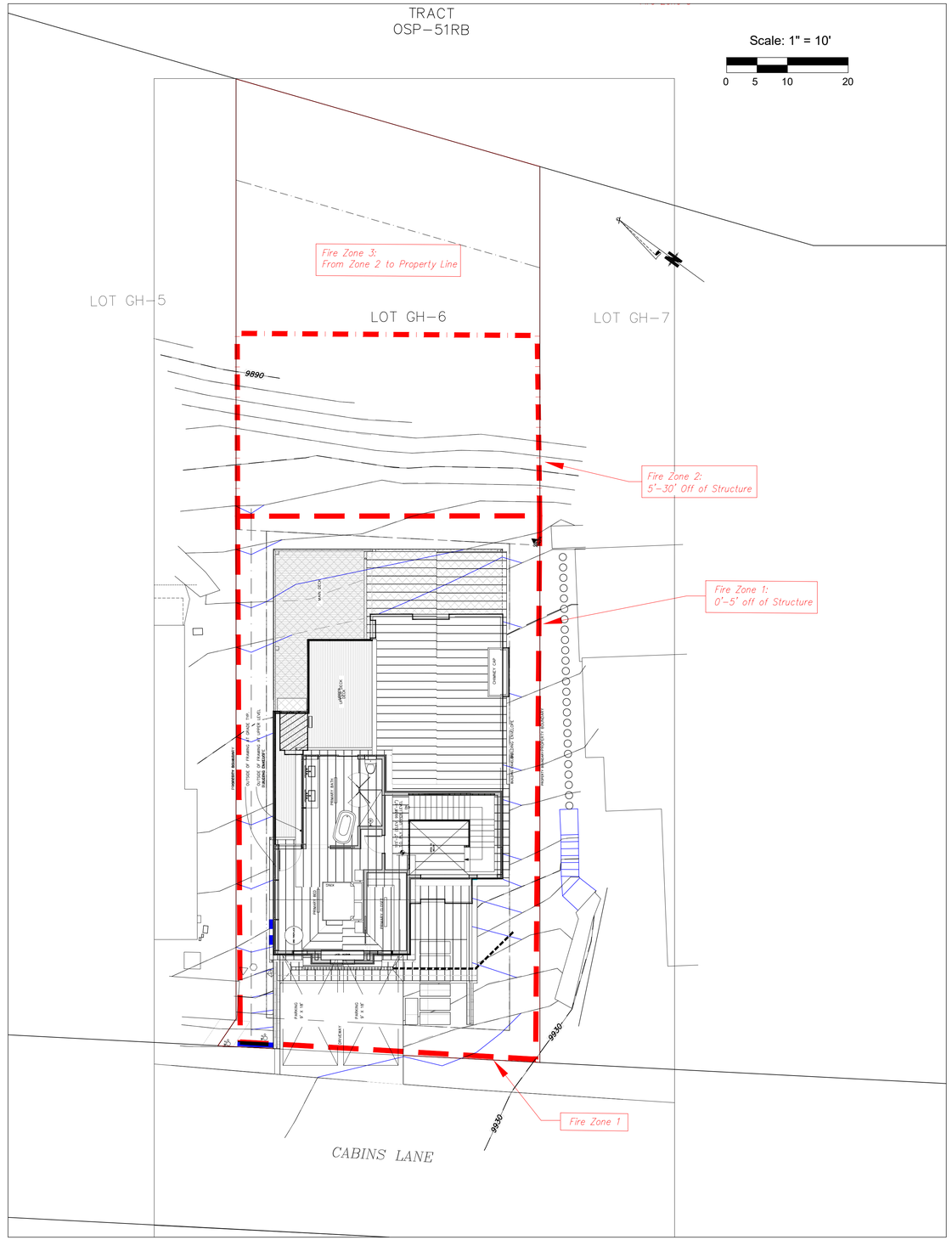
Construction Mitigation

C4

TRACT
OSP–51RB

Scale: 1" = 10'

0 5 10 20



For Complete Fire Mitigation Requiriements,
Refer to Sec 17.6.1 of the CDC

Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025–01–10
Revised Fire Mit	2025–02–21

Unit 6
Gold Hill
Mtn. Village, CO

COLORADO
29645
PROFESSIONAL ENGINEER
02-21-25
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

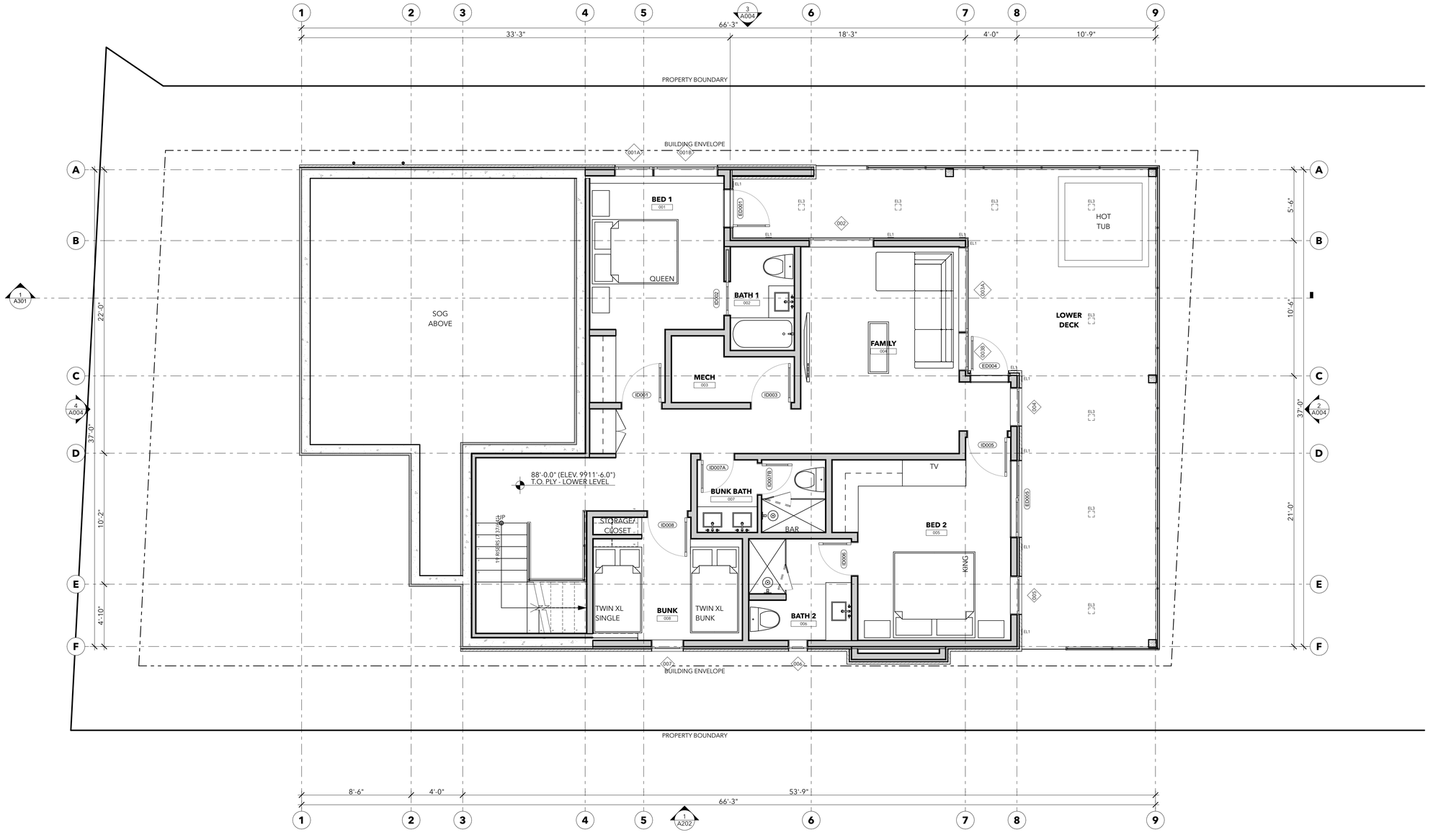
Fire
Mitigation

C5

GROSS SQUARE FOOTAGE		
ZONE		
RESIDENCE	LOWER LEVEL	1,238
GARAGE	MAIN LEVEL	540
RESIDENCE	MAIN LEVEL	1,223
RESIDENCE	UPPER LEVEL	637
		3,638 ft²

NET SQUARE FOOTAGE	
LOWER LEVEL	1,238
MAIN LEVEL	1,223
UPPER LEVEL	637
	3,098 ft²

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



Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

LOWER LEVEL PLAN

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

0 2' 4' 8'

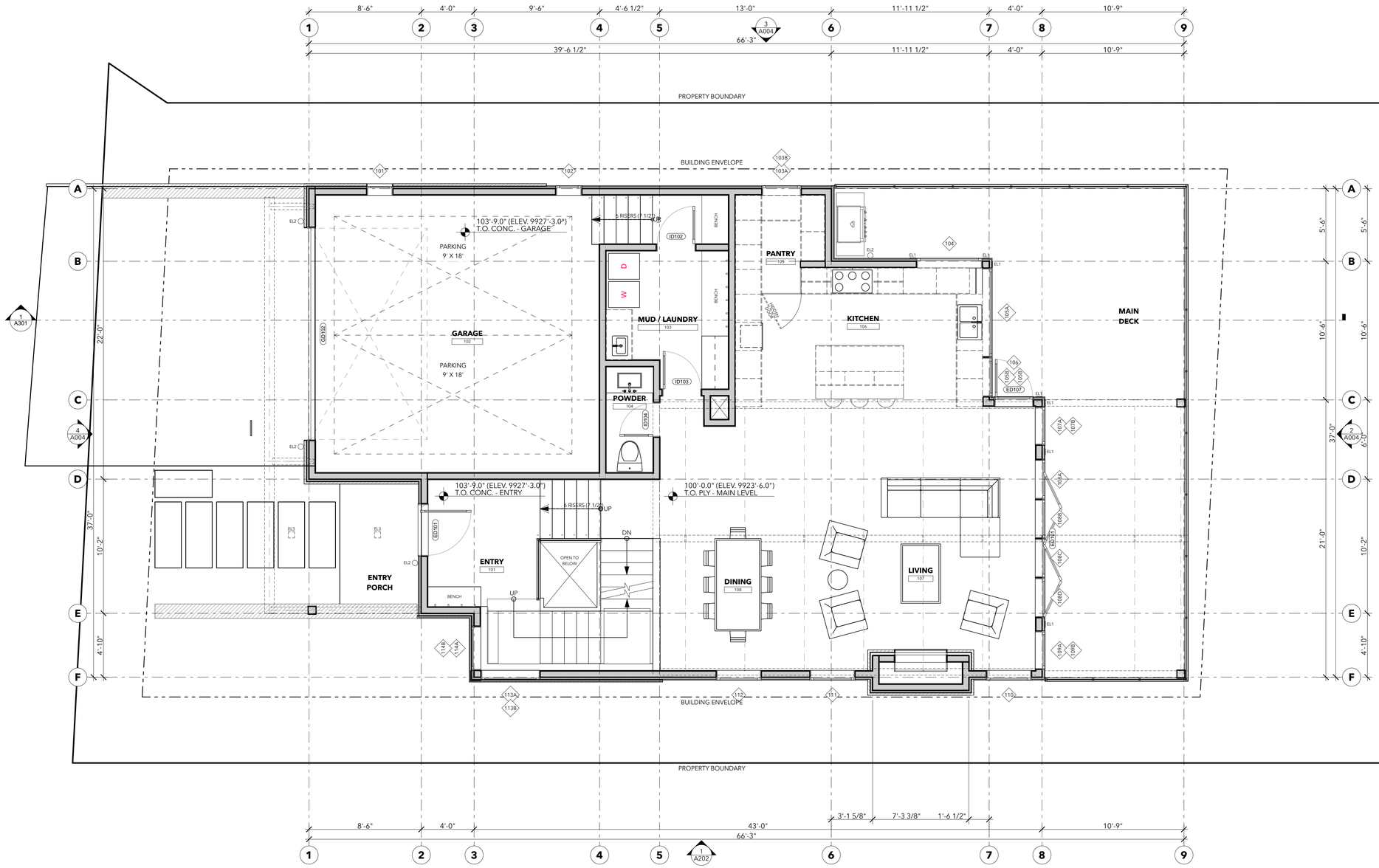
1 **A101**

(STAINLESS STEEL OR SIM.)
ILLUMINATE W/ CONCEALED LED

GROSS SQUARE FOOTAGE		
ZONE		
RESIDENCE	LOWER LEVEL	1,238
GARAGE	MAIN LEVEL	540
RESIDENCE	MAIN LEVEL	1,223
RESIDENCE	UPPER LEVEL	637
		3,638 ft²

NET SQUARE FOOTAGE	
LOWER LEVEL	1,238
MAIN LEVEL	1,223
UPPER LEVEL	637
	3,098 ft²

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



Gold Hill Lot 6
106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

MAIN LEVEL PLAN

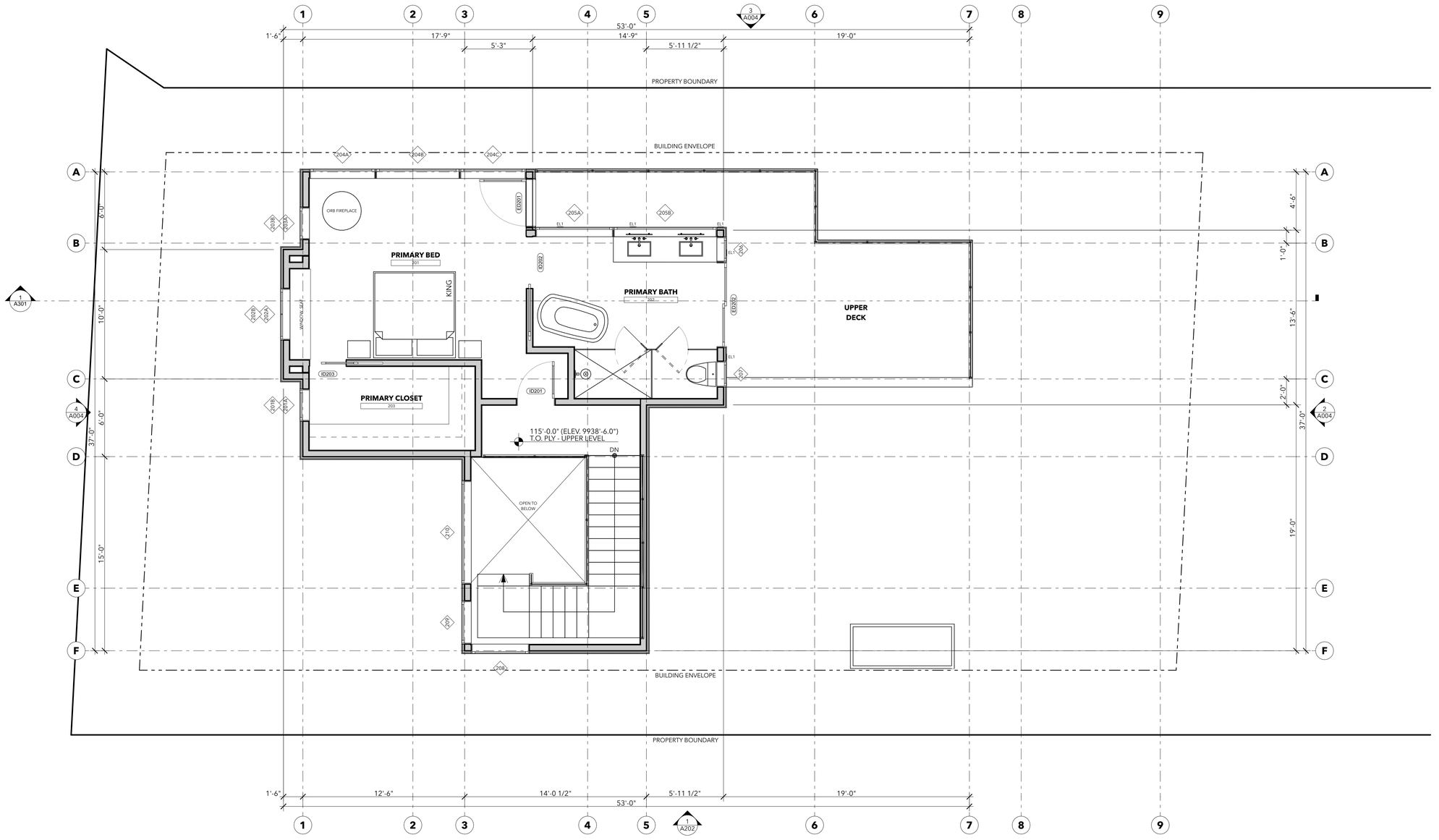
MAIN LEVEL 1
SCALE: 1/4" = 1'-0"

A102

GROSS SQUARE FOOTAGE		
ZONE		
RESIDENCE	LOWER LEVEL	1,238
GARAGE	MAIN LEVEL	540
RESIDENCE	MAIN LEVEL	1,223
RESIDENCE	UPPER LEVEL	637
		3,638 ft²

NET SQUARE FOOTAGE	
LOWER LEVEL	1,238
MAIN LEVEL	1,223
UPPER LEVEL	637
	3,098 ft²

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



Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

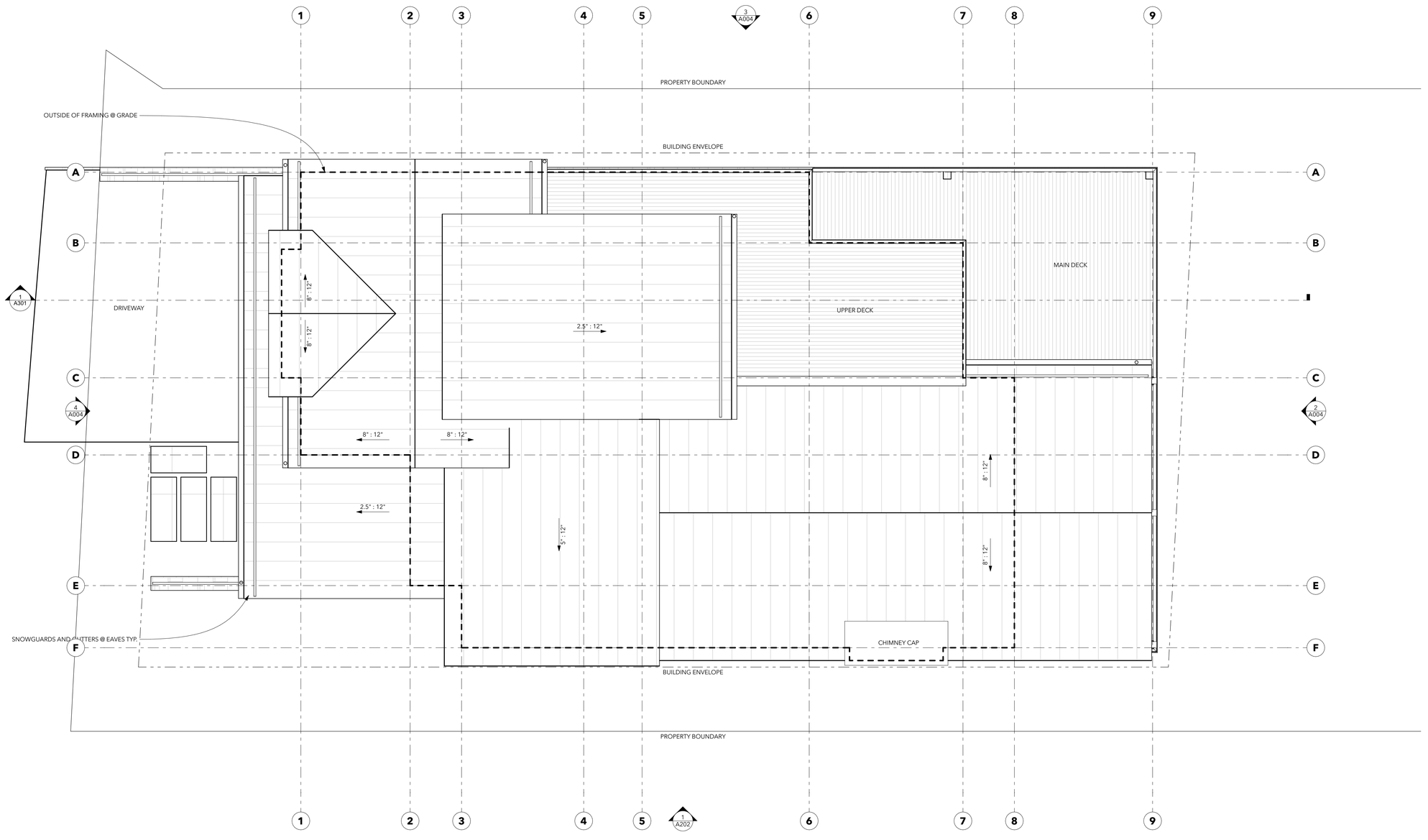
SHEET TITLE

UPPER LEVEL PLAN

UPPER LEVEL 1
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

A103

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



Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

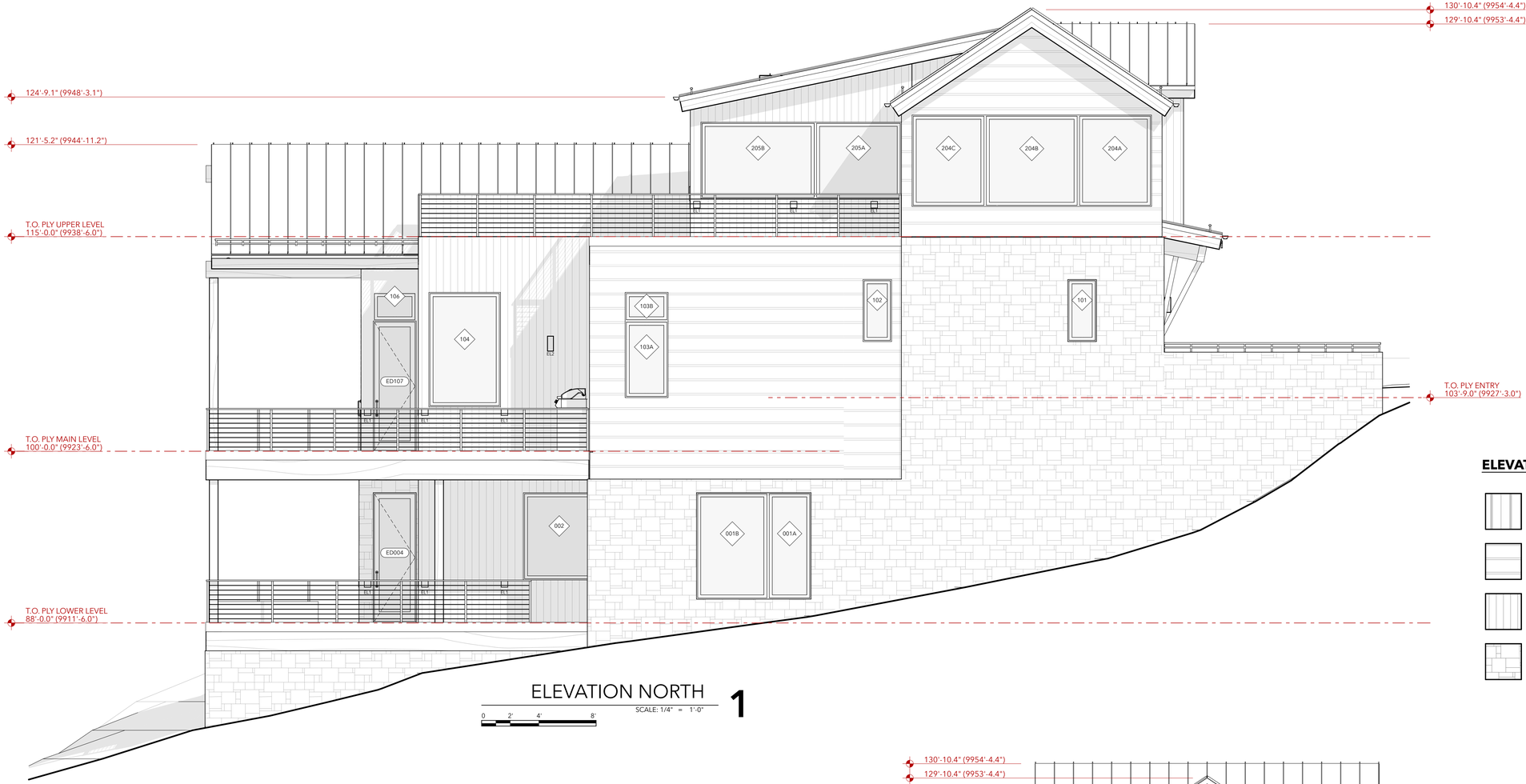
SHEET TITLE

ROOF PLAN

ROOF PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

1

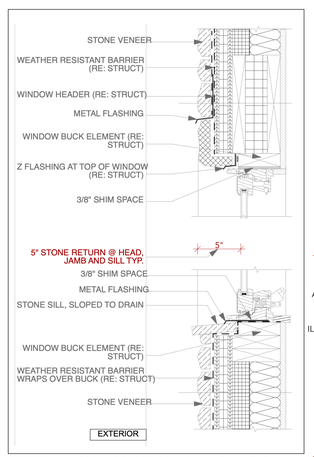
A104



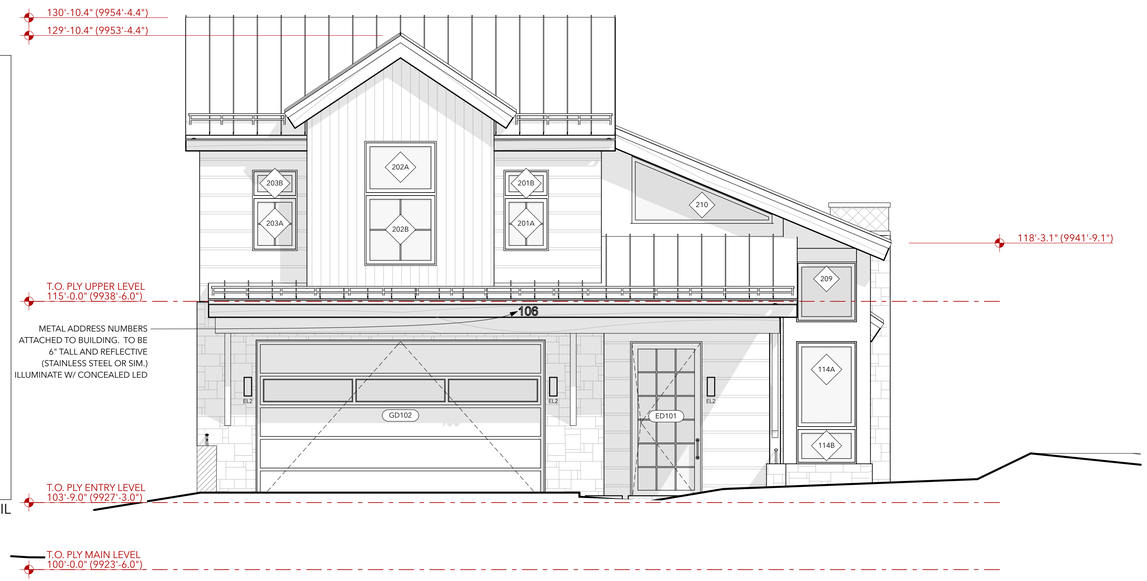
ELEVATION NORTH 1

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

0 2' 4' 8'



WINDOW @ MASONRY VENEER DETAIL



ELEVATION WEST 2

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

0 2' 4' 8'

ELEVATION MATERIAL LEGEND

- STANDING SEAM METAL ROOF
- CEDAR W/ CHINKING SIDING
- CEDAR SIDING
- MASONRY VENEER

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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial REV 1	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

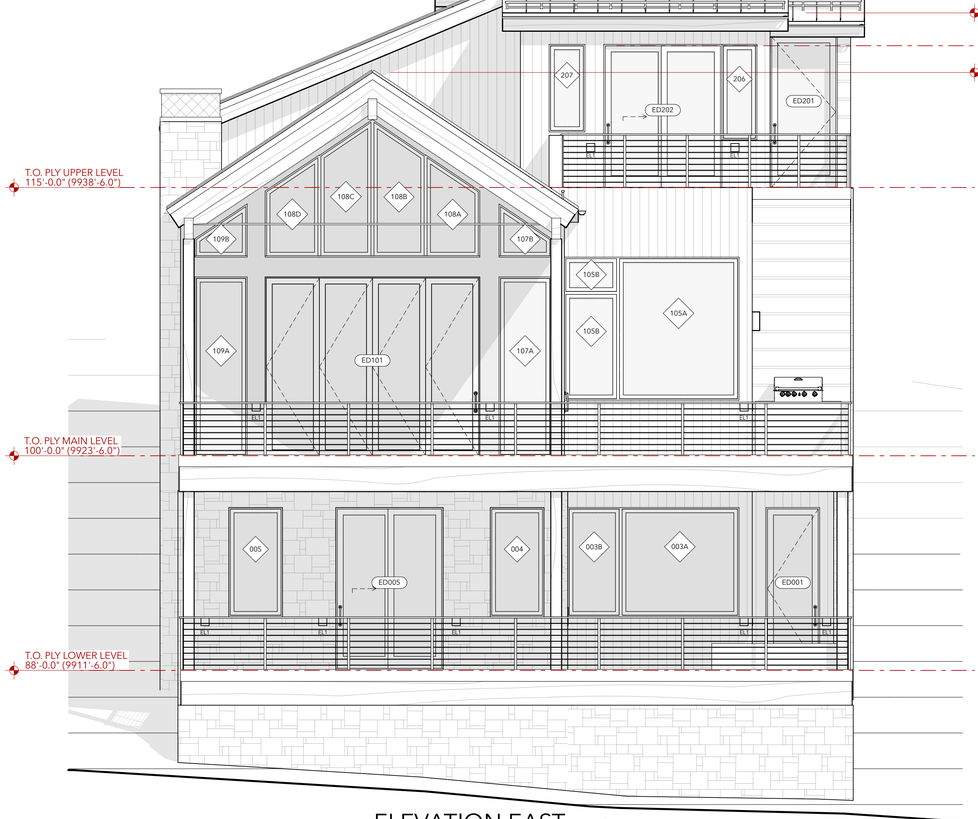
ELEVATIONS

A201

ELEVATION SOUTH 1

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

0 2' 4' 8'



ELEVATION EAST 2

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

0 2' 4' 8'

ELEVATION MATERIAL LEGEND

- STANDING SEAM METAL ROOF
- CEDAR W/ CHINKING SIDING
- CEDAR SIDING
- MASONRY VENEER

KA DESIGNWORKS

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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial REV 1	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

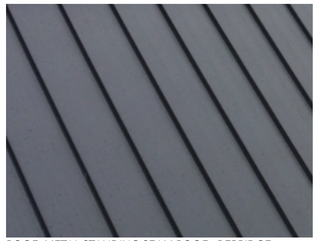
Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

ELEVATIONS

A202



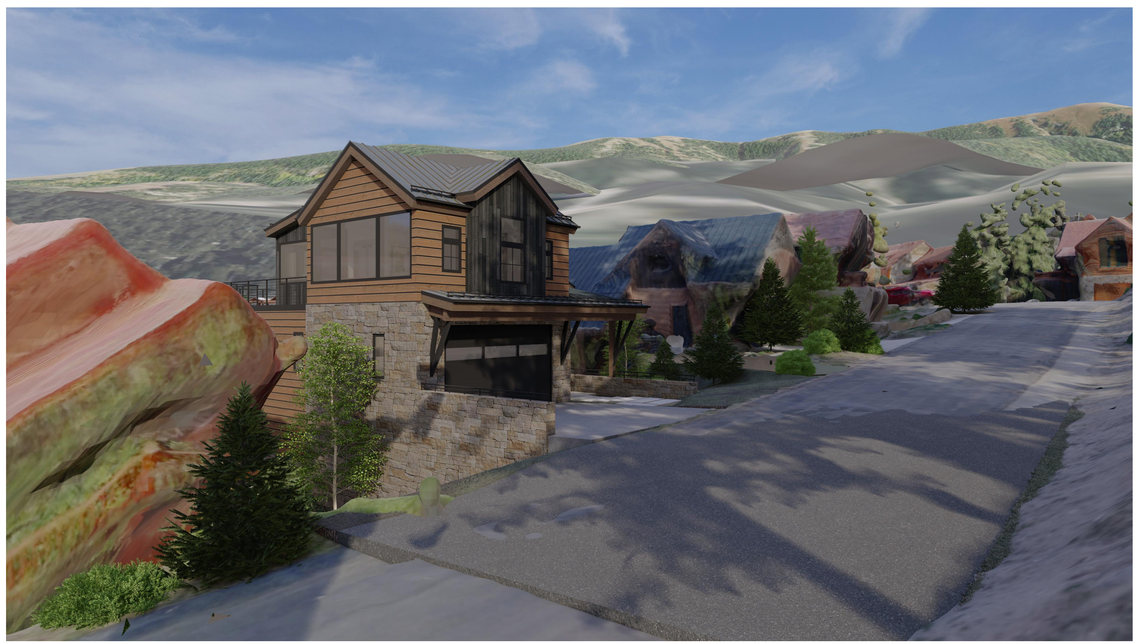
ROOF: METAL STANDING SEAM ROOF - BERRIDGE
CHARCOAL GREY

PAINTED METAL / FLASHING: CANNONBALL

HORIZONTAL SIDING: DELTA MILLWORKS
WESTERN RED CEDAR, HD CLEAR W/ FLASHING

VERTICAL SIDING: DELTA MILLWORKS
ACCOYA, BARNWOOD, BATTLESHIP

MASONRY VENEER - TELLURIDE
SAGEBRUSH



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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

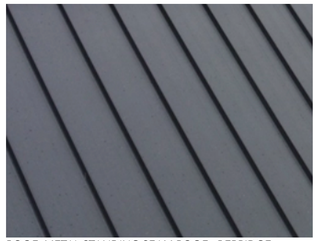
Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

3D EXTERIOR 1

A203



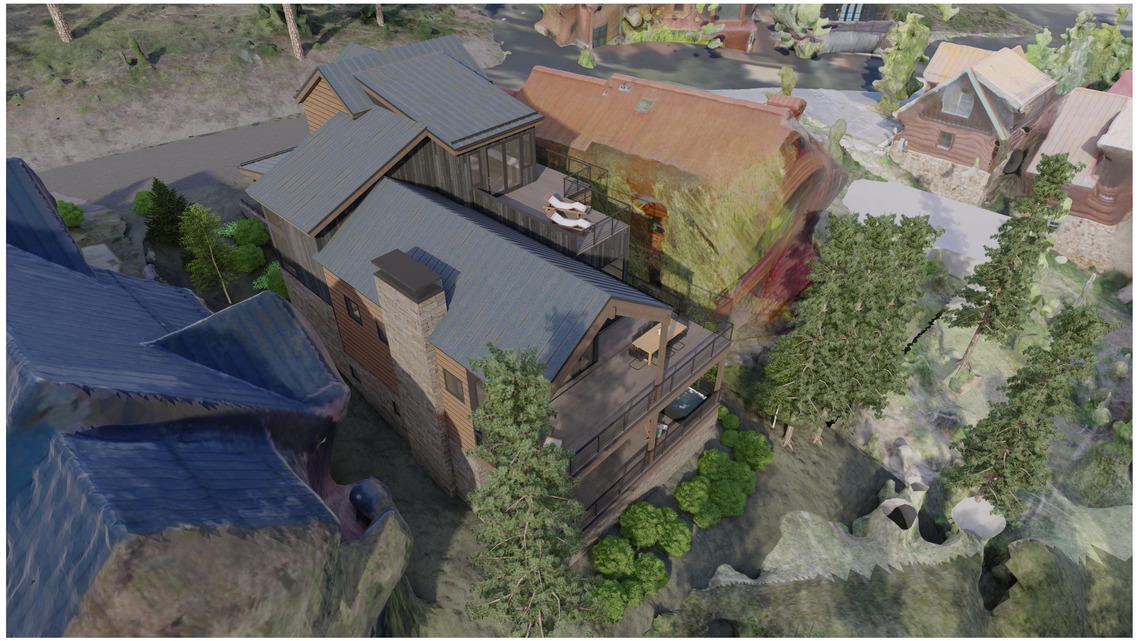
ROOF: METAL STANDING SEAM ROOF - BERRIDGE
CHARCOAL GREY

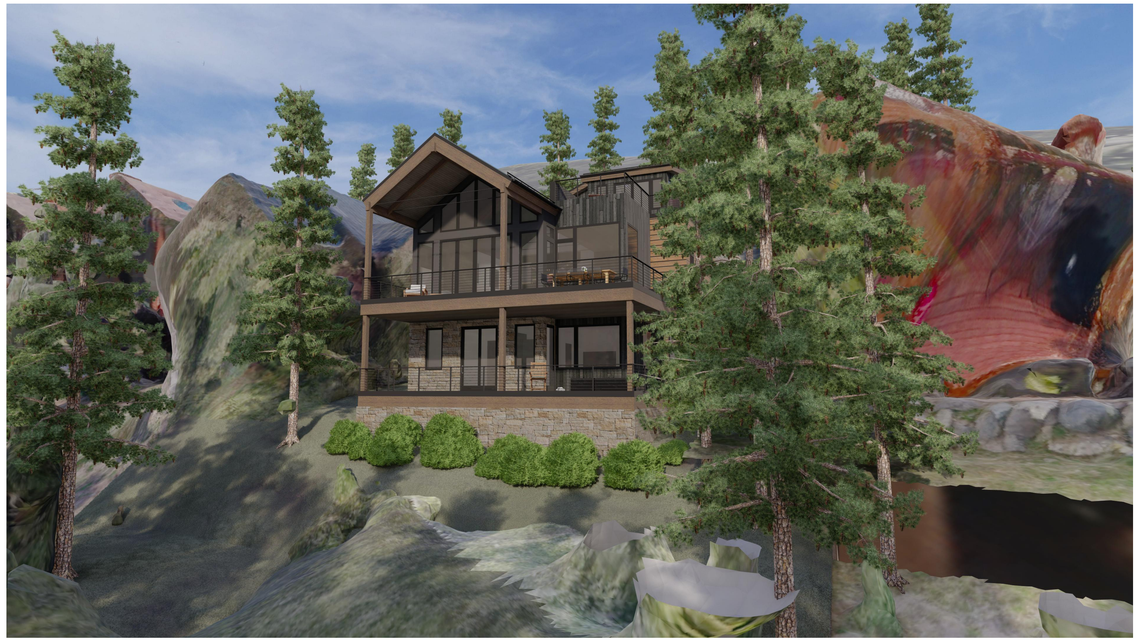
PAINTED METAL / FLASHING: CANNONBALL

HORIZONTAL SIDING: DELTA MILLWORKS
WESTERN RED CEDAR, HD CLEAR W/ FLASHING

VERTICAL SIDING: DELTA MILLWORKS
ACCOYA, BARNWOOD, BATTLESHIP

MASONRY VENEER - TELLURIDE
SAGEBRUSH





KA DESIGNWORKS

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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

3D EXTERIOR 2

A204

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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

Lotus LED Lights

LL4SR

4" Square Regressed Open Plenum LED 14.5W

Type IC, Air-Tight, Wet & Plenum Rated

Project:

Location:

Model #: Qty:

Notes:

DESCRIPTION
4" Square Recessed LED With Integral
Driver In Connection Box
Commercial Grade Quality With Architectural Design

FEATURES & BENEFITS
2" Deep - Install Where Ceiling Space Is Limited
Single CCT 2700K, 3000K, 4000K, Dim to Warm or 5CCT options
CRI 90+ for True Color Rendering
Type IC Rated - No Housing Required - Save on Labour
Driver Inside Connection Box - No Junction Box Needed
Armored Cable & Metal Connectors - Open Plenum Rated

MOUNTING
Cut Hole In Ceiling And Snap Fixture In Opening With
Attached Spring Clips. Ceiling Clearance Required: 2"

DIMENSIONS: ID 4" OD 5" Sq Cut Out 4" to 4 1/4"

120V TRIAC Dimmable Driver Included

Optional 120V-347V Driver 0-10V Dimmable

Order Separately as
model # LLL-LD1535TR

ORDERING GUIDE Example: **LL4SR - 30K - WH**

	CCT	Trim Finish	
LL4SR	**- xxK**	**- xx**	
2700K	**27K**	**WH**	White
3000K	**30K**	**BK**	Black
4000K	**40K**		
DTW 30K-18K	**3018K**	Dim to Warm 3000K to 1800K	
5CCT	**5CCT**	User Selectable 27-30-35-40-50K	

SPECIFICATION	
Applications	Recessed Ceiling Mount
Power	14.5 W
Single CCT Models (K)	2700 | 3000 | 4000 | Dim to Warm 3000-1800K
Light Output White Trim (lm)	850 | 900 | 950 | 780
5 CCT Models (K)	2700 | 3000 | 3500 | 4000 | 5000
Light Output White Trim (lm)	800 | 840 | 890 | 920 | 890
Halogen Equivalent	90 W
Beam Angle	90°
CRI	90 +
Default Driver Input	120V AC Triac Dimmable
Optional Driver Input	120V-347V AC 0-10V Dimmable
Junction Box Wire Capacity	Max 5 No 12 AWG or 8 No 14 AWG
Power Factor	0.98
Approved Location	Insulated Ceilings, Open Plenum, Wet
IP Rating	IP 54
Air Tight	Yes
Ambient Temperature	-40°F (-40°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cULus, Energy Star (except DTW & 5CCT)
Warranty	10 Year Residential / 5 Year Commercial

AVAILABLE TRIMS

White

Black

ACCESSORIES	Sold Separately
	Armored Low Voltage Extension FT6 / CMP rated 10ft model # **MEC10**
	13" Mounting Plate Flat model # **MP4-2**
	13" Mounting Plate Flanged model # **MP4**
	26" Flat Rough-In Plates model # **RIP4**
	Flanged Plate with Hanger Bars model # **FRP4**

COMPLIANCE

c UL us LISTED E479890 · Energy Star · TITLE 24 · DLC LISTED

Type IC Air-Tight Open Plenum

Lotus LED Lights USA
250 H Street # 301, Blaine WA 98230 tel 360-200-5500
Hainesport NJ, Naples FL, Vancouver WA

www.LotusLEDlights.com
mailing addresses
warehouses

Lotus LED Lights CANADA
1080 Cliveden Ave # 6, Delta BC V3M 6G6 tel 604-538-3090
Delta BC & Mississauga ON

CEILING MOUNTED, DOWN LIGHT - EL3

Tube Architectural LED Up and Down Wall Light
By WAC Lighting

LUMENS
Call Us (877) 445-4486

Tube Architectural LED Up and Down Wall Light
By WAC Lighting

Product Options

Finish: Black,
Size: 5 Inch,
Light Direction: Away From Wall,
Color Temperature: 2700,
CRI: 90

Dimensions

5 Inch Option Backplate: Width 4.88", Height 4.88", Depth 0.5"
5 Inch Option Fixture: Width 4.88", Height 12.5", Depth 7.63", Weight 20.64Lbs
Lighting
5 Inch 2700

Notes:

Lamp Type	LED Built-in
Total Lumens	2700
Total Watts	48.00
Volts	120/240/277
Color Temp	2700 (Warm)
Average Lifespan (Hours)	60,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
https://www.lumens.com/tube-architectural-led-up-and-down-wall-light-by-wac-lighting-WAC1830940.html
Rating: ETL Listed Wet

ITEM#: WAC1830940

Created January 10th, 2025

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

SCONCE, DOWN LIGHT - EL2

PATHLIGHTS

STEALTH AND IMPACT®

PROJECT NAME:	TYPE:
Gold Hill 6	E2

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

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

FIXTURE	RATING	FLANGE FINISH			LUMEN PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AB Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	NATURAL FINISH IG Industrial Grey SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze	PLATED FINISH CH Chrome* *(Decreased lead time) PB Polished Oil-Rubbed Bronze* *(Decreased lead time, not available for wet location) MB Matte Oil-Rubbed Bronze* *(Decreased lead time, not available for wet location)	STEALTH & IMPACT 80LCRI 80+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 31 ISL1 Delivered Lumens - 43	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (grill* Color Temp. ____K *Custom grills assigned unique suffix upon receipt of order. Contact Product Support for guidance.

A LED
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

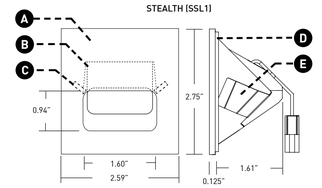
C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

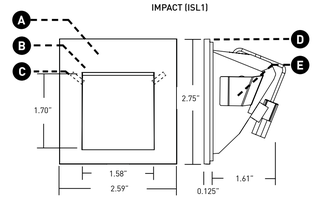
E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

- Available with Bollard mounting, please visit WEBSITE for additional information.
- Double Impact ISL2 pathlight available, please visit WEBSITE for additional information.

STEALTH (SSL1)



IMPACT (ISL1)



LUCIFER LIGHTING COMPANY® luciferlighting.com

[DATE OF REV: 06292020]

©2020 Lucifer® Lighting Company
As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

[PH] +1-210-227-7329 [FAX] +1-210-227-4967

STEP LIGHT - EL1

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

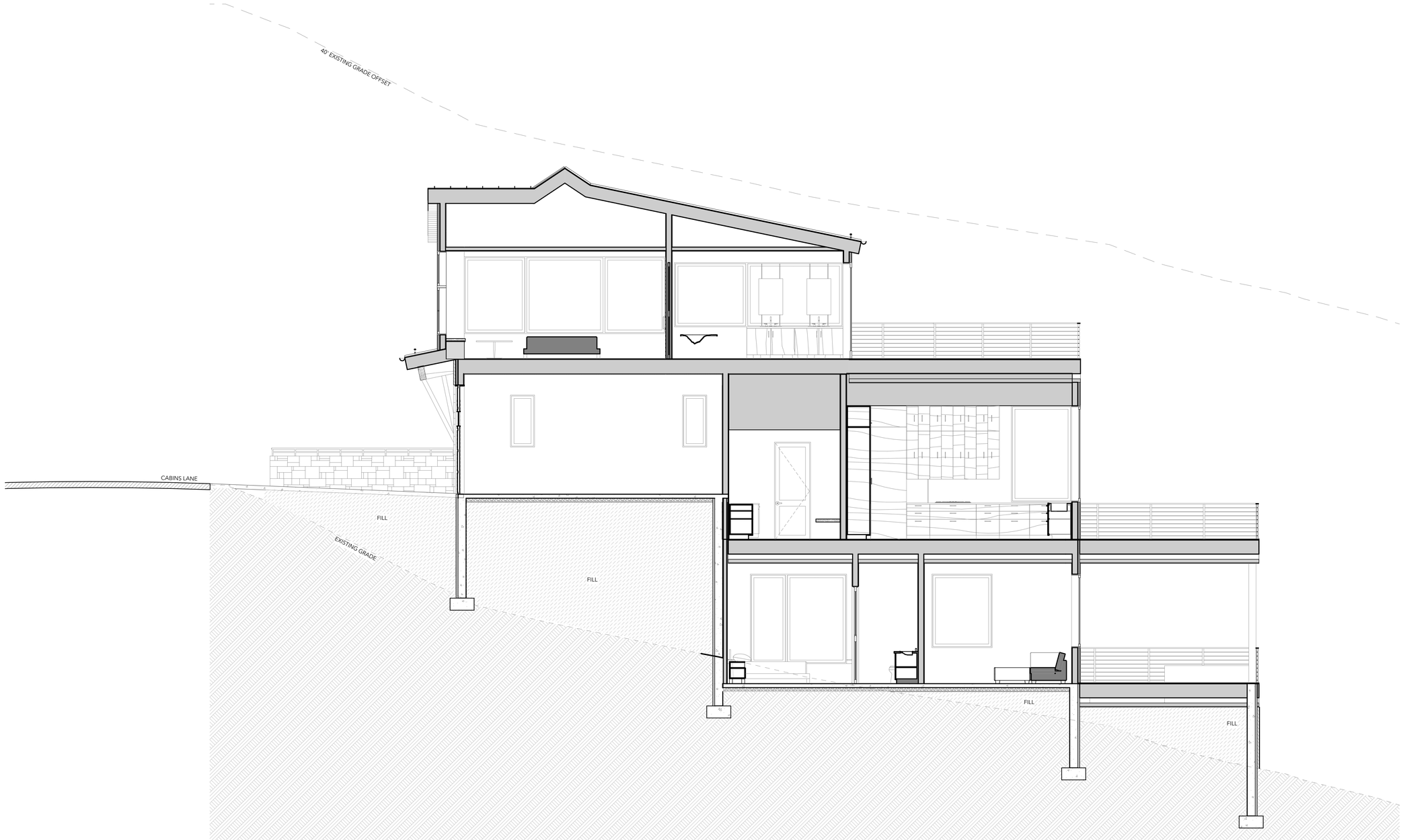
SHEET TITLE

LIGHTING SPECS

A205

GENERAL NOTES

1) W1 — INDICATES WALL ASSEMBLY, SEE WALL ASSEMBLIES ON A601



North SECTION @ BUILDING 1

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

0 2' 4' 8'

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

Gold Hill Lot 6

106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

~~DRAWING ISSUANCE INDEX~~

ISSUE		DATE
Schematic Design		09.11.24
HOA Prelim #2		11.08.24
ISSUE		DATE
TOMV Initial		03.06.25
01	SCHEMATIC DESIGN	-

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

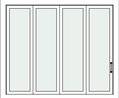
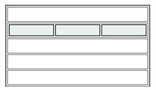
© 2025 KA DesignWorks, Inc.

SHEET TITLE

BUILDING SECTIONS

A301

DOOR SCHEDULE

ID	ED001	ED004	ED005	ED101	ED101	ED107	ED201	ED202	GD102	ID001	ID002	ID003	ID005	ID006	ID007A	ID007B	ID008	ID102	ID103	ID104	ID201	ID202	ID203
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ELEV																								
W x H	3'-0"×9'-0 5/8"	3'-0"×9'-0 5/8"	6'-0"×9'-0 5/8"	12'-0"×10'-0"	4'-0"×9'-0"	3'-0"×9'-1 1/4"	3'-9"×8'-6"	6'-7 1/4"×8'-0"	16'-0"×9'-0"	3'-0"×8'-0"	2'-6"×8'-0"	3'-0"×8'-0"	3'-0"×8'-0"	2'-6"×8'-0"	2'-6"×8'-0"	2'-4"×8'-0"	3'-0"×8'-0"	2'-10"×8'-0"	2'-10"×8'-0"	2'-6"×8'-0"	2'-10"×8'-0"	4'-0"×8'-0"	2'-10"×8'-0"
MAT.																							
TYPE																							
NOTES																							

WINDOW SCHEDULE

ID	001A	001B	002	003A	003B	004	005	006	007	101	102	103A	103B	104	105A	105B	105B	106
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ELEV																		
W x H	3'-0.0"×7'-5.3"	5'-0.0"×7'-5.3"	5'-0.1"×6'-1.3"	6'-7.4"×6'-1.3"	2'-11.6"×6'-1.3"	3'-0.0"×6'-1.3"	3'-0.0"×6'-1.3"	1'-6.0"×2'-6.0"	2'-6.0"×2'-6.0"	2'-0.0"×4'-4.0"	2'-0.0"×4'-4.0"	3'-0.0"×5'-4.3"	3'-0.0"×2'-0.0"	5'-0.0"×8'-0.0"	6'-9.1"×8'-0.0"	3'-0.0"×2'-0.0"	3'-0.0"×6'-0.0"	3'-0.0"×2'-0.0"
LEVEL	LOWER LEVEL	LOWER LEVEL	LOWER LEVEL	LOWER LEVEL	LOWER LEVEL	LOWER LEVEL	LOWER LEVEL	LOWER LEVEL	LOWER LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL
TYPE	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27
NOTES																		

WINDOW SCHEDULE

ID	107A	107B	108A	108B	108C	108D	109A	109B	110	111	112	113A	113B	114A	114B	201A	201B	202A
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ELEV																		
W x H	2'-11.0"×10'-0.0"	2'-11.0"×2'-11.8"	3'-0.4"×5'-8.6"	2'-11.6"×7'-8.3"	2'-11.6"×7'-8.3"	3'-0.4"×5'-8.6"	2'-11.0"×10'-0.0"	2'-11.0"×2'-11.8"	3'-5.1"×3'-6.0"	3'-5.1"×3'-6.0"	3'-5.1"×3'-6.0"	4'-5.9"×4'-10.0"	4'-5.9"×2'-0.0"	3'-4.3"×4'-10.0"	3'-4.3"×2'-0.0"	2'-6.0"×3'-0.0"	2'-6.0"×1'-6.0"	4'-0.0"×2'-11.4"
LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	MAIN LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL
TYPE	W Fixed 27	W Trapezoid Fixed 27	W Trapezoid Fixed 27	W Trapezoid Fixed 27	W Trapezoid Fixed 27	W Trapezoid Fixed 27	W Fixed 27	W Trapezoid Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27
NOTES																		

WINDOW SCHEDULE

ID	202B	203A	203B	204A	204B	204C	205A	205B	206	207	208	209	210	2000
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ELEV														
W x H	4'-0.0"×4'-0.0"	2'-6.0"×3'-0.0"	2'-6.0"×1'-6.0"	5'-1.3"×6'-4.8"	6'-6.1"×6'-4.8"	5'-1.3"×6'-4.8"	6'-0.1"×5'-4.0"	8'-0.0"×5'-4.0"	1'-11.5"×5'-4.0"	2'-0.0"×4'-10.8"	4'-5.9"×3'-4.3"	3'-4.3"×3'-4.3"	8'-0.0"×3'-11.4"	3'-4.3"×3'-4.3"
LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL	UPPER LEVEL
TYPE	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Fixed 27	W Trapezoid Fixed 27	W Fixed 27
NOTES														

DOOR & WINDOW NOTES

1) SEE PLAN & ELEVATIONS FOR DOOR/ WINDOW UNIT OPERATION & SWINGS

2) ALL NEW GLAZING TO BE LOW E- GLASS. MINIMUM INSULATION VALUE OF U=.30 PER 2021 IECC REQUIREMENTS FOR CLIMATE ZONE 6B.
(OR AS SPECIFIED IN HERS ENERGY REPORT) — VERIFY

3) SAFETY GLAZING TO BE INSTALLED PER IRC R308.4. SEE ELEVATIONS FOR SAFETY GLAZING (SG) LOCATIONS.

4) WINDOW MANUFACTURER TO PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. DOOR MANUFACTURER TO PROVIDED SCREENS FOR ALL PROVIDED EXTERIOR DOORS.

5) WINDOW/ DOOR MULLIONS PER ELEVATIONS/ SCHEDULE.

6) ALUMINUM CLAD DOOR & WINDOW UNITS FINISH COLOR TO BE DARK BRONZE. — VERIFY

7) ARCHITECTURAL INTENT ONLY. DIMENSIONS TO BE VERIFIED WITH DETAILS. SAFETY GLAZING AND OPERATIONAL LIMITERS TO BE REVIEWED. ALL INSULATED AND SOLAR HEAT GAIN RATINGS TO BE COORDINATED WITH ENERGY CODE AND VERIFIED FOR COMPLIANCE.

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

Gold Hill Lot 6
106 Cabins LN
Town of Mountain Village, CO 81435

STATE OF COLORADO
KENNETH M. ADLER
402250
LICENSED ARCHITECT

ISSUE	DATE
Schematic Design	09.11.24
HOA Prelim #2	11.08.24
TOMV Initial	03.06.25

NOT FOR CONSTRUCTION

COPYRIGHT

These documents have been prepared specifically for the Gold Hill Lot 6. They are not suitable for use on other projects or in other locations without the approval and participation of the Architect.

Reproduction prohibited without approval of the Architect.

© 2025 KA DesignWorks, Inc.

SHEET TITLE

DOOR & WINDOW SCHEDULE

A601

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

DEVELOPMENT REFERRAL FORM

Referral Agency Comments
Lot GH-6, 106 Cabins Ln

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. 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.
5. Electric vehicle charging stations/outlets shall be installed in accordance with the TFPD Amended Fire Code and NFPA 70.
6. A Knox box is recommended at the main entrance on the address side for emergency access.

Hi Erin,
No issues from **Public Works**. We will have to field verify the location of the water and sewer utilities with the developer before construction.
Thank you,
Scott Pittenger

Forestry
On the construction mitigation plan they show a silt fence to be installed within zone 2 but they also show trees to be retained inside the silt fence area on Sheet A005 within the Zone 2 wildfire mitigation area. Sheet A005 does not indicate what types of trees they are intending to retain but, if these trees are conifers, they may not be permitted in the Zone 2 wildfire mitigation area. Additionally, the construction mitigation sheet (C4) indicates the installation of a silt fence in the back of the home across what looks like to be the be the area where the trees to be retained are located. Silt fences are usually trenched in. The silt fence may not be trenched in within the dripline of the trees. The construction mitigation sheets needs to indicate the location of the trees so the location of the construction mitigation fencing and required tree protection fencing may be determined. Sheet A005 should also show the location of the construction mitigation fencing, since this fencing also may serve as tree protection fencing.

AGENDA ITEM 7
COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Lars Forsythe, Chief Building Official

FOR: Design Review Board Public Hearing; March 6, 2024

DATE: March 4, 2025

RE: Staff Memo – Review and recommendations of Building Code amendments to CDC section 17.7

APPLICATION OVERVIEW: Building Code Amendments

The building division is Proposing the adoption of The 2024 Editions of the International Building Code ("IBC"), International Residential Code ("IRC")), International Energy Conservation Code ("IECC"), International Mechanical Code ("IMC"), International Fuel Gas Code ("IFGC"), International Property Maintenance Code ("IPMC"), the International Plumbing Code ("IPC"), the International Existing Building Code ("IEBC"), the International Swimming Pool and Spa Code ("ISPSC") and the 2018 International Fire Code ("IFC") as adopted by the Telluride Fire Protection District (TFPD), the 2023 Edition of the National Electric Code, NFPA70, ("NEC"), as adopted by the State of Colorado, (collectively referred to as the "codes").

ATTACHMENTS
Exbibit A: Revised CDC section 17.7

Staff Recommendation: Staff recommends the DRB make a recommendation of approval regarding proposed amendments to the Community Development Code section 17.7, Building Regulations to the Mountain Village Town Council.

Proposed Motion:
If the DRB deems this application to be appropriate for approval, staff suggests the following motion to recommend approval: I move to recommend approval to the Mountain Village Town Council of proposed amendments to the Community Development Codesection 17.7, Building Regulations.

Chapter 17.7
BUILDING REGULATIONS

Sections:

17.7.1 General.
17.7.2 Administrative Provisions.
17.7.3 Permits.
17.7.4 Fees.
17.7.5 Inspections.
17.7.6 e-Plans Review and Required Construction Documents.
17.7.7 Certificate of Occupancy.
17.7.8 Building Board of Appeals.
17.7.9 Contractor Licensing Regulations.
17.7.10 International Building Code.
17.7.11 International Residential Code.
17.7.12 International Energy Conservation Code.
17.7.13 International Mechanical Code.
17.7.14 International Fuel Gas Code.
17.7.15 International Property Maintenance Code.
17.7.16 National Electric Code.
17.7.17 International Plumbing Code.
17.7.18 International Existing Building Code.
17.7.19 International Swimming Pool and Spa Code.
17.7.20 Construction Mitigation.
17.7.21 Snow and Ice Removal Regulations.

17.7.1 General.

A. All property within the Town of Mountain Village shall comply with the Building Regulations as set forth in this chapter.

B. The following administrative provisions shall supplement and unless otherwise provided for, supersede the administration and enforcement section, as noted herein, in each of the following codes as adopted in the Building Regulations: The ~~2018~~ 2024 Editions of the International Building Code ("IBC"), International Residential Code ("IRC")), ~~International Energy Conservation Code ("IECC"),~~ International Mechanical Code ("IMC"), International Fuel Gas Code ("IFGC"), International Property Maintenance Code ("IPMC"), the International Plumbing Code ("IPC"), the International Existing Building Code ("IEBC"), the International Swimming Pool and Spa Code ("ISPSC") and the 2018 International Fire Code ("IFC") as adopted by the Telluride Fire Protection District (TFPD), the ~~2020~~ 2023 Edition of the National Electric Code, NFPA70, ("NEC"), as adopted by the State of Colorado, (collectively referred to as the "codes"). ~~International Plumbing Code ("IPC"), as adopted by the State of Colorado, the International Existing Building Code ("IEBC"), and the International Fire Code ("IFC") as adopted by the Telluride Fire Protection District, (collectively referred to as the "codes").~~ In instances where the State of Colorado or the Telluride Fire Protection District (TFPD) adopts subsequent code updates or amendments to the plumbing, electrical or Fire codes, the Town of Mountain Village also adopts the State Codes or TFPD Codes and exceptions and amendments found with the Building Regulations will survive. Further, the Town of Mountain Village reserves the right to amend and except as needed.

17.7.2 Administrative Provisions.

A. *Referenced Codes and Standards.* The codes shall be considered part of the requirements of the Building Regulations. Local amendments to the codes are set forth in these Building Regulations.

B. *Rules of Construction.* Where conflicting regulations exist between the Building Regulations and one of the adopted codes, the Building Regulations shall apply.

1. Where enforcement of a codes provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

2. Where the codes or the Building Regulations specify differing materials, methods of construction or other requirements, the Building Official shall reasonably determine which applicable requirement shall govern.

3. Where there is a conflict between the codes' requirements and/or the Building Regulations, the Building Official is authorized to render interpretations and adopt policies and procedures to clarify the application of the Codes' provisions in order to bring the codes into conformance with the Building Regulations. Such interpretations and policies shall not have the effect of waiving requirements specifically provided for in the Building Regulations.

C. *Building Division.* (The following replaces Section R-103.1 of the IRC and IBC, and related sections of the codes)

1. *Administration.* Administration of the Building Regulations falls under the Planning and Development Services Department, Building Division, with the Building Official designated as the code official under these regulations.

2. *Building Official Appointment.* The Building Official shall be appointed by the Planning and Development Services Director or its designee in consultation and with the consent of the Town Manager and consultation with the Human Resources Director.

3. *Deputies.* In accordance with the proscribed procedures of this Town and with the concurrence of the appointing authority, the Building Official shall have the ability to recommend to the Planning and Development Services Director and the Town Manager that the Town appoint inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the Town.

4. In the absence of the Building Official, the Planning and Development Services Director will appoint a designee and/or will otherwise perform the duties of the Building Official.

D. *Building Official Roles and Responsibilities.*

1. *Duties and Powers of the Building Official.* The Building Official is hereby authorized to:

a. Enforce the provisions of the codes and Building Regulations, and in cooperation with the Chief of Police, issue citations for parking violations under Town code section 10.01.030 C associated with construction parking;

b. *Render interpretation of these codes.* Render major interpretations of these codes after consultation with the Planning and Development Services Director and the Town Attorney;

c. Adopt policies and procedures to clarify the application of the codes and Building Regulations and provisions;

i. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the codes.

ii. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the adopted codes.

d. Require that hazardous conditions in violation of the codes be corrected when the Building Official has found that conditions are hazardous to life or property;

e. Investigate the cause, origin, and circumstances of any fire, flood, explosion, or any other hazardous condition;

f. Require and review plans to ensure compliance with codes when applicable;

g. Require that whenever any installation is covered or concealed without first obtaining the required permits and inspection the Building Official shall be authorized to require that such work be exposed for inspection;

h. Order the immediate evacuation of any building deemed unsafe when such building has hazardous conditions that present imminent danger to building occupants;

i. Order any electrical, mechanical or plumbing system or portion thereof, that has become hazardous to life, health, property, or has become unsanitary to be removed or restored to a safe condition;

j. A person shall not use or maintain a defective electrical, mechanical or plumbing system after receiving such notice;

k. Waive specific requirements of the Building Regulations or permit alternative methods when it is assured that equivalent objectives can be achieved.

2. *Noninterference.* Persons shall not interfere with the Building Official carrying out any duties or functions.

3. *Right of Entry.* When the Building Official or his authorized representative has reasonable cause to believe that a violation of the Building Regulations is likely to exist in a

structure or upon a premises and that entry into the structure or upon the premises is necessary to verify the violation, the Building Official or his authorized representative shall first make a reasonable effort to locate the owner or other person having charge or control of the structure, or premises, or portion thereof desired to be inspected, and request consent to enter and inspect. If such person cannot be located or if entry is refused, the Building Official or his authorized representative may seek entry by submitting a sworn affidavit to the proper court of Town, setting forth facts sufficient to support a reasonable belief that the violation is likely to exist, and that further investigation of the structure or premises is warranted. Any subsequent entry and inspection shall be conducted in accordance with an administrative search warrant if issued by the court. The foregoing provisions of this subsection, notwithstanding, consent to enter or administrative search warrant shall not be required in the following circumstances:

a. To conduct inspections during regular business hours under an applied for, issued building permit;

b. To make observations of the structure or premises in plain view from public property, public rights-of-way, public easements or from portions of the structure or premises which are open or accessible to the public, in which the owner or occupant otherwise lacks a reasonable expectation of privacy; or when conducting inspections or

c. In emergency situations in which the Building Official or his authorized representative has reason to believe that the public health or safety is in imminent danger and could be jeopardized by any delay in securing entry.

4. *Cooperation of Other Officials and Law Officers.* The Building Official may request, and shall receive, the assistance and cooperation of other officials of the Town so far as is required in the discharge of the duties required by the Building Regulations or other pertinent law or ordinance.

5. *Stop Work Orders.*

a. If the Building Official finds that work or activity taking place on or within a project is contrary to the Building Regulations, the CDC, the Municipal Code, an adopted Town ordinance (collectively "Town laws"), or in an unsafe or dangerous manner, such work shall be immediately stopped until the situation is resolved and permission is obtained from the Building Official to continue.

b. Stop work orders shall require the payment of fees as set forth in the Town Council fee resolution.

c. The ~~third~~ issuance of a stop work order due to a violation of the Town laws may result in a suspension or revocation of a Town issued license, including but not limited to the required town issued business license and/or contractor's license as set forth in these Building Regulations. Egregious violations as determined by the Building Official may warrant the immediate revocation of all licensing from the Town of Mountain Village. Appeals for these determinations shall be heard by the Board of Appeals under the process described in section 17.7.8.

17.7.3 Permits.

A. *Permits.* Where a permitted project involves more than one trade, a licensed general contractor shall be required to obtain the permit, supervise and or employ a qualified individual to supervise the project in accordance with Contractor Licensing Regulations. All licensed subcontractors must also be listed on the building permit.

B. *Expiration.* Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance and may be voided at the Building Officials discretion. ~~The Building Official is authorized to grant, in writing, extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The Town encourages only one extension; however, an additional extension may be granted at the discretion of the Building Official for good cause shown. For the purpose of this section, work shall be considered suspended or abandoned if the authorized work is not being diligently pursued and advanced to completion. A permit will expire if an inspection was not requested 180 days from the date of the last inspection date approved by the Building Division.~~

C. *Time Limitation of Permit Application.* An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant, in writing, one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

D. *Validity of Permit.* The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any provisions the Building Regulations or of any other ordinance of the Town. Permits presuming to give authority to violate or cancel the provisions the Building Regulations, the CDC or other ordinance of the Town shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of the structure when in violation of the Building Regulations, the CDC, the Municipal Code or of any other ordinances the Town.

E. *Revocation of License or Permit.* The Building Official shall have the authority to revoke any license, permit or approval issued if any violation of the codes is found upon re-inspection. In the case of any false statements or misrepresentations submitted in the application or plans on which the permit or approval was based and or any attempt to defraud or otherwise deliberately or knowingly falsify records, reports, or applications, or other related activity in violation of the Town of Mountain Village Building Regulations, the CDC, the Municipal Code and ordinances shall be cause for suspension or revocation of all related licenses, including but not limited to required Town business licenses or contractor licenses, certificates or permits issued by the Town. In addition, any such violation shall be subject to any other criminal or civil penalties.

F. *Open Permits.* If a contractor has failed to call for final inspection to complete the permit process and 180 days has passed without activity, then the permit may either be revoked or voided or in the judgment of the Building Official the contractor's license may be put on probation and no further permits allowed for this individual or company until this outstanding permit is completed.

17.7.4 Fees.

A. *Building Permit Valuations.* The applicant for a permit shall provide an estimated permit value at the time of work, for which the permit is being issued. Permit valuations shall be based on the use tax valuations set forth in Chapter 3 of the Municipal Code.

1. *Reconciliation to Determine Final Valuation.* At the completion of a project, documentation shall be submitted for review and additional fees may be assessed per section 3.16.030 D of the Municipal code.

B. *Payment of Fees.* A permit shall not be valid until the fees and use taxes described by law have been paid, nor shall an amendment to a permit be released until the additional fee and use taxes, if any, has been paid. Any payment returned as insufficient funds or cancelled credit card transaction shall be considered unpaid and the applicant shall repay the fees in cash or certified funds prior to any work commencing. Failure to repay fees shall result in a stop work order if a project has already commenced.

C. *Plan Review Fees.*

1. When submittal documents are required by the Building Regulations, a nonrefundable plan review fee deposit shall be paid at the time of submitting the submittal documents for plan review.

2. The plan review fees specified in this section are separate fees from the permit fees and are a document processing fee and are in addition to the permit fees.

3. When submittal documents are incomplete or changed to require additional plan reviews or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate set forth by the CDC, and/or the Planning and Development Services Department Fee Schedule ("Fee Schedule") as applicable.

D. *Investigation Fees for Work Without a Permit.*

1. *Investigation.* Whenever any work for which a permit is required by the Building Regulations has commenced without first obtaining said permit, a special investigation shall be made by the Building Official before a permit may be issued for such work.

2. *Fee.* An investigation fee, in addition to the permit fee or stop work order fee, may be collected whether or not a permit is then or subsequently issued at the discretion of the Building Official. The investigation fee shall be equal to the amount of the permit fee required by the Building Regulations. The minimum investigation fee shall be set forth in the Fee Schedule.

3. *Compliance with Building Regulations and Refunds.* The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the Building Regulations or from any penalty prescribed by law.

E. *Stop Work Order Fees.* Stop work order fees shall be as set forth in the Fee Schedule and or CDC Section 17.1.18, Violations and Penalties, as deemed appropriate by the Building Official.

F. *Telluride Fire Protection District ("TFPD") Fees.* The Telluride Fire Protection District administration and enforcement fees associate with the International Fire Code (IFC) are set forth by the TFPD.

17.7.5 Inspections.

A. All construction or work for which a permit is required shall be subject to inspection by the Building Official or its designee, and all such construction or work shall remain accessible and exposed for inspection purposes until approved. In addition, certain types of construction shall have continuous inspection as specified in the International Building Code Chapter 16, Structural Tests and Special Inspections. Inspections that take place outside normal hours of operation shall pay a fee as set forth in the fee resolution. To avoid inspection delays the permit holder shall post the inspection card where visible from the street and post the job site address as required by the IFC. The permit holder is responsible for supplying ladders and safe access to the work for inspection.

B. If, due to excessive workload and manpower limitations, the Building Official is unable to perform a requested inspection during scheduled work hours on the working day following the inspection request, the Building Official may approve, in writing, special inspection reports, contractor certifications, or other satisfactory evidence of the work being completed substantially in compliance with the Building Regulations in lieu of the required inspections at their discretion. Prior authorization is required to provide third party inspection reports in lieu of the Town inspections. When approved by the Building Official, trenches, footings or pads inspections of foundation walls and/or grade beams steel reinforcement inspections may be performed by the engineer of record or an approved third-party inspector. The Building Official may approve in writing the allowance for written, signed certifications from the contractor performing the work in lieu of the required inspections for damp-proofing, perimeter drain, insulation, and lath and/or wallboard fastening if all or a portion of the work cannot be

inspected during scheduled work hours on the working day following the day of the inspection request. In addition to the called inspections specified above, the Building Official may make or require other inspections of any construction work to ascertain compliance with the provisions of the Building Regulations.

C. A re-inspection fee will be assessed for each inspection or re-inspection when such portion of work for which an inspection is called on is not complete or at time of re-inspection the required correction was not made. This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the Building Regulations, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the fee resolution. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

D. Work requiring a permit shall not commence until the permit holder or an agent of the permit holder has as to allow the Inspector/Building Official to conveniently make the required entries thereon regarding inspection of the work.

E. A site-specific soil and/or geologic investigation is required prior to the issuance of a building permit where any new foundations are to be placed. Such investigation, when required, shall be documented by submittal to the Building Official of an acceptable written report, which is stamped and signed by a soils engineer and/or an engineering geologist within his field of expertise. Said report(s) shall contain specific recommendations regarding the building location and design. The relationships of: (1) site grading, structural integrity, drain designs and (2) geologic hazards or constraints, shall be considered in the report. Reports produced more than 10 years prior to the date of application will be reviewed by the Building Official and may be determined to be unusable for the project.

A geohazard analysis written report shall be prepared and stamped by a licensed engineer when geohazards are found on the property including and not limited to: slopes over 30%, landslide areas, avalanche areas, potential unstable slopes, rockfall hazard, expansive soils or

rock, or floodplain hazard. The Building Official may waive these requirements as warranted, consistent with Section 17.7.11.D.1.(k).

17.7.6 e-Plans Review and Required Construction Documents.

A. The Building Division shall receive all building permit submittal documents electronically, preferably in pdf format or other electronic plans and submittal requirements in accordance with posted e-Plans process submittal requirement and submitted through the Town permitting website set forth by the Building Official.

B. When the Building Official issues a permit, the reviewed red lined construction documents shall be issued electronically to the permit applicant.

C. The ~~permitee~~ Permit holder shall be responsible for providing an official approved plan set on the site of work and shall be open to inspection by the Building Official or his authorized representative. The red-lined job site plan set shall be full size easily legible paper documents.

17.7.7 Certificate of Occupancy.

A. *Use and Occupancy.* No building or structure shall be used or occupied, and no permitted change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy ("CO") therefor as provided herein.

B. *Occupancy.*

1. *Certificate of Occupancy.* A CO shall be issued by the Building Official as set forth in the codes upon completion of the project and compliance with the Building Regulations, the CDC, and other applicable Town laws.

    a. A CO may be withheld by the Building Official for projects that make the structure uninhabitable during the course of construction.

2. *Temporary Occupancy.* The Building Official is hereby authorized and may elect to issue a temporary certificate of occupancy ("TCO") before the completion of the entire work

covered by the permit; provided, that such structure (or portion thereof as in the instance of a multifamily or mixed use building)shall be occupied safely, there will be no danger to the public, and the applicable provisions of the Building Regulations and CDC are met. As policy, TCO's are the exception to the rule, and are only approved for unforeseen circumstances or acts of God. The Building Official, in conjunction with the Planning Division staff, shall set a time period during which the TCO is valid, but never longer than 180 days. The full CO must be obtained prior to the expiration of the TCO. If the conditions of the TCO are not met and a CO obtained, the right to occupy immediately ceases and the premises shall be vacated. The full CO must be obtained prior to the expiration of the TCO. If the conditions of the TCO have not been met by the set expiration date, the CO may be issued if all life safety related inspections are addressed, and a bond is posted in the amount of one hundred twenty five percent (125%) of the cost of completion in order to ensure completion if approved by the Planning Director and the Building Official.

~~3. *Certificate of Compliance.* A certificate stating that materials and products meet specified standards or that work was done in compliance with approved construction documents. A certificate of compliance shall be issued in lieu of a CO when such work permitted is not designed for occupancy.~~

~~4. *Completion Certificate.* A completion certificate is issued at project completion involving additions, remodels or repair from flood, fire or natural disasters.~~

17.7.8 Building Board of Appeals.

A. *Name.* The name of this board shall be the Town of Mountain Village Building Board of Appeals (the "Board of Appeals").

B. *Authority.* The authority of the Board of Appeals is strictly limited to hearing and deciding appeals of administrative orders, decisions or determinations made by the Town of Mountain Village ("Town") Building Official ("Building Official") relative to the application and interpretation of all duly adopted Building Codes and Regulations (collectively the "Building Regulations") . The Building Official shall be an ex officio member of and shall act as secretary but shall have no vote on any matter. The Board of Appeals bylaws for conducting its business are hereby created by Town of Mountain Village Town Council ("Town Council"). The Board of Appeals shall

render all decisions in writing with findings in accordance with the adopted bylaws and Building Regulations.

C. *Appeal Procedures.* All appeals of decisions of the Building Official shall be filed in accordance with the applicable Building Regulation and shall be made in writing within seven (7) calendar days of the decision of the Building Official. Failure to file a written appeal within seven calendar days shall preclude the Board of Appeals from hearing any appeal and the decision of the Building Official shall stand as the final administrative decision of the Town.

D. *Appointments and Terms of Office.* The Board of Appeals shall be appointed by the Town Council and shall hold office at its pleasure. Appointments shall serve until they either (a) resign; (b) are no longer qualified; (c) are removed by the Town Council or (d) the Town Council elects to make new appointments to the Board of Appeals. Any member may be removed with or without cause by a majority vote of the Town Council. Any vacancy shall be filled by the Town Council. The Board of Appeals shall consist of five regular members and two alternates. Advertising for appointments will be consistent with the Town Council adopted policy.

E. *Attendance.* To ensure the orderly conduct of business, member attendance is vital. Except for emergency absences, medical condition absences and absences resulting from military leave of less than two continuous months, no current member shall miss more than three meetings in any twelve-month period upon any fourth absence within 12 months, other than for an emergency, medical condition or military leave of less than two months, as determined by the chair, the member shall be deemed to have resigned, and the Town Council shall appoint a replacement.

F. *Qualifications.* The Board of Appeals shall strive to consist of a minimum of one Colorado licensed electrical contractor, one Colorado licensed plumbing contractor. Preference is given to applicants who have the following types of professional experience: an ICC certified general contractor; certified architect; construction project manager; design professional or engineer. Qualifications include a minimum of five (5) years professional experience in their respective fields.

G. *Officers.* The Board of Appeals shall annually elect a chair from its number who shall preside over all hearings and proceedings. ~~The elected chair shall not serve successive terms.~~ A vice-chair elected annually by the Board of Appeals shall assume the chair's duties in the chair's absence.

H. *Quorum and Voting.* Quorum shall consist of three members, and a decision of a majority of the members shall control. Any absent member may join in a decision after he or she has considered the evidence presented in any hearings conducted during his or her absence. All decisions are final, subject only to appeal to a court of competent jurisdiction.

I. *Duties.*

1. *Chair.* The chair shall preside at all meetings and shall perform all duties usually incident to the office of Chair and such other duties as may be assigned to him or her from time to time by the Task Force. The Chair shall see to the execution of resolutions, procedures and policies approved by the Task Force.

2. *Vice Chair.* In the absence or disability of the Chair, the Vice Chair shall have all powers of and shall be subject to all restrictions upon the Chair. The Vice Chair shall perform such duties as shall from time to time be assigned by the Task Force.

3. *Secretary.* Secretarial duties will be maintained by the Town staff. Secretary responsibilities are as follows 1) to keep minutes of Board meetings and to keep records of the Board.

J. *Meetings.* The Board of Appeals shall hold an initial organization meeting as called by the chair. Further meetings shall be held as necessary in order to timely hear appeals as called by the Chair or the Building Official.

K. *Rules of Order.* Unless otherwise specified in these bylaws, the Board of Appeals will follow procedures outline in Robert's Rules of Order, Newly Revised.

L. *Meeting Notices.* The appointed staff member shall furnish advance notice of all meetings. Staff shall deliver, by the close of business the Friday before the next meeting, minutes of the previous meetings and copies of material to be studied or acted upon, including an agenda, and other items necessary for discussion. Meeting notices may be delivered via email. Meeting notices are also posted at town approved posting areas and on the Town's website consistent with town adopted public meeting posting location requirements.

M. *Agenda.* The appointed staff shall prepare the agenda with input from the Chair, and copies distributed in advance of the meeting. Other items of the agenda shall include but not be limited to disposition of minutes of the previous meeting, which may be distributed and approved via email by the board members due to the potential for long periods between

meetings. The minutes and agenda shall be delivered to Board members as needed no later than 7 days in advance of the meeting.

N. *Open to the Public.* All meetings shall be open to the public, except for executive session as authorized in the Colorado Open Meetings law, C.R.S. 24-6-402.

17.7.9 Contractor Licensing Regulations.

A. *Adoption of Contractor Licensing Regulations.* The Town hereby adopts the following standards as the Contractor Licensing Regulations. The purpose of adopting the Contractor Licensing Regulations is to establish regulations that govern and regulate the contracting community in Mountain Village, with the following primary purposes:

1. Ensure that construction trades produce ~~high quality~~ ~~c~~ode compliant buildings and structures;

2. Ensure safe and energy efficient buildings and structures that are built in accordance with the Town adopted International Code Council series of codes and the National Electrical Code;

3. To assist in protecting ~~Protect~~ property owners and developers from fraudulent, corrupt and under qualified contractors; and

4. ~~Create~~ Manage ~~a pool~~ a list of ~~trained and qualified~~ licensed contractors to provide a high level of building service for property owners and developers.

B. *Applicability.* The scope of this regulation excludes State of Colorado Plumbing and Electrical Contractors that are licensed and regulated through the State of Colorado. Every business, sole proprietor, corporation, building company or individual performing or providing construction related services that is required to obtain a permit by the Building Regulations shall be required to obtain and maintain the required contractor certifications and Town building licenses as set forth in ~~the~~ these Contractor Licensing Regulations.

C. *Required Contractor Certifications and Building License.*

1. The following trades are required to obtain an International Code Council ("ICC") Certification for the Building Official to issue a Town building license to such contractor.

Only licensed contractors shall be eligible to submit for and obtain a permit as required by the Building Regulations.

a. General Contractor (A) Exam to issue permits for structures covered under the IBC;

b. General Contractor (B) Exam for light commercial and residential permits issued under the IBC and IRC;

c. Residential General Contractor (C) Exam for one-and two-family dwellings permits issued under the IRC;

d. Master Mechanical Exam for all types of mechanical permits; and

e. Roofing Contractor Exam for all roofing contractors or subcontractors or roofing permits.

It is the general contractor's and its firm's responsibility to ensure it is obtaining the correct ICC certification prior to applying for any permit. The Building Official may provide guidance on which certification is needed.

2. *General Contractor.* The following general contractor requirements shall be met:

a. The general contractor shall be required to be certified and licensed as set forth herein.

b. Each company must have at least one license holder with the currently adopted ICC Certification that matches their trade. The license holder shall be an employee or owner of the contracting firm. In the case of an employee or owner (license holder) leaving employment, it is the contractor's responsibility to notify the Building Official within five working days. A one-month grace period to locate a new license holder will be provided. Licensing will be revoked if a contractor does not maintain the license holder. License sharing with other companies is strictly prohibited and will result in all Licensing with the Town of Mountain Village to be revoked. License sharing will be presumed if anyone other than a direct employee or owner of the licensed general contractor company requests inspections, supervises field personnel or is in any other way involved in the day-to day operations of the permitted construction site.

c. All trades are required to have the current corresponding building code book on site as adopted by the Town which regulates that trade.

d. The Town building license shall be renewed after the Town adopts the updated ICC codes by either re-taking the applicable ICC test on the current code(s); or achieving .8 hours (equivalent to an eight (8) hour class) of continuing education credit, ("CEU") for each code referenced in the Town building license. Previously licensed individuals who are current with their license at the time the new codes are adopted have three (3) months ~~one (1) year~~ from the new code adoption date to obtain the required CEU's to update their Contractors License.

~~e.~~ Anyone that has been convicted of a felony may not apply for or maintain a general contractors license with the Town of Mountain Village. Appeals for these determinations shall be heard by the Board of Appeals under the process described in section 17.7.8.

3. *Required Town Business Licenses.* All contractors and sub-contractors are required to have an active business license with the Town.

4. *Owner-Builder.* Homeowner-Builders that are conducting the building activities themselves and subcontracting out small portions of the work are exempt from obtaining a Town building license.

a. An owner-builder shall sign and understand the Town approved Homeowner Contractor Affidavit prior to obtaining a building permit. The owner is required to be present for all requested inspections.

b. An owner-builder is a person that will inhabit the Single-Family dwelling as their primary residence for two (2) or more years after issuance of a CO. The home may not be for sale or lease. The Town approved homeowner permit affidavit shall include a certification of the same and such affidavit shall be recorded in the records of the clerk and recorder's office for San Miguel County, Colorado. The owner-builder shall be on site on a regular and consistent basis (minimum of twice a week) in order to supervise the project and shall be present for all inspections, required under these Building Regulations. No inspections shall occur without the owner-builder on site.

c. Contractors and owner-builders shall not use this section to circumvent the contractor licensing regulations.

5. *Revoking of Building and or Business License.* Notwithstanding any other provision of the CDC, the Town may revoke a town building, and/or general town business license due to two or more violations of the Building Regulations. Upon a first and second offense, the Building Official shall notify the offending business and/or individual in writing of the violation. On the third offense, within a two-year period, the Building Official may permanently or temporarily revoke the Town building and/or general business license. Egregious violations may warrant the immediate revocation by the of all licensing from the Town of Mountain Village. Appeals for these determinations shall be heard by the Board of Appeals under the process described in section 17.7.8.

6. *Insurance requirements of contractors*: Each Contractor, tree removal service or landscaping business, doing business in the Town shall have the following minimum insurance coverage:

$~~1~~2,000,000 in Employers Liability

$~~2~~5,000,000 General Liability

$~~1~~2,000,000 Each Occurrence the Town must be listed as an additional insured on the certificate of issuance.

17.7.10 International Building Code.

A. *Adoption.* The Town of Mountain Village (“Town”) hereby adopts and incorporates herein by reference the International Building Code ("IBC"), ~~2018~~ 2024 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions and Modifications.* The IBC 2018 Edition is hereby amended as follows:

1. *Section 101.* Section 101 of the 2018 IBC is hereby amended as follows:

   a. Section 101.1, Title.

> “These regulations shall be known as the “Town of Mountain Village Building Code” and may be cited as such and will be referred to herein as “this code” or “the IBC””

2. Section103.1 Creation of Agency. The Planning and Development Services Department, Building Division is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

~~4. Section A 107.2.5 Exterior balconies and elevated walking surfaces. Delete in its entirety.~~

5. Section 110.3 Required Inspections: This section shall be supplemented by adding any required inspections not listed in the IBC with all required inspections posted and requested by the Town of Mountain Village Building Official.

6. Section 113 Board of Appeals: Delete and replace with section 17.1.8 of the Building Regulations.

7. Section 114 Violations: Delete in entirety and replace with the Town of Mountain Village adopted Building Regulations, CDC Section 17.1.18 Violations and Penalties, Section 17.7.9.D Revoking of Building and or Business License, and the Fee Schedule.

8. *Definitions.* Section 202. Section 202 of the IBC is amended by inserting the following definitions:

a. General Contractor: The general contractor shall be the main firm or person that contracts with the property owner or developer to undertake a project covered by the Building Regulations that is responsible for all work on each job site and oversees the subcontracting trades. The General Contractor acts as the agent of the owner, signs all required applications and forms with the Town and grants access for building inspections."

b. "High Rise Building. Amend by replacing with "A building with an occupied floor located more than 65 feet above the lowest level of fire department vehicle access."

c. Qualified Individual: An individual who has passed the International Code Council test which covers the applicable currently adopted code or has achieved ongoing training updates to the currently adopted codes in the form of a minimum of 8 classroom hours or 8 CEU's to update their license in accordance with the Contractor Licensing Regulations.

d. Plan Review Fee: The plan review fee is a document preparation fee applicable to all permits.

e. Detached: A structure separated from another structure by separate foundation and exterior siding material by a minimum of six feet (6') or applicable code required exterior wall separations, whichever is most restrictive."

9. *Roofing.*

"Section 1507.4.3 Metal sheet roof coverings installed over structural decking shall comply with 1507.4.3. The materials used for metal sheet roof coverings shall be amended by deleting: "naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table 1507.4.3 (2)."

Table 1507.4.3(1) Metal Roof Coverings: Aged metal roofing and flashing shall be allowed with no corrosion protection."

Section 1507.5.7 Flashing: Roof valley flashing shall be amended by deleting "corrosion resistant metal".

10. *Section 1601 General.* Insert Section 1601.2 ~~is hereby~~ adopt~~ed~~ by inserting the following local climatic design conditions:

a. Ground snow load is ~~130 lbs. min standard plus elevation per SEAC Guide~~ variable. Use https://ascehazardtool.org/ to determine ground snow load.

b. Wind speed is ~~90 MPH 3 sec. wind gust exposure C~~ variable. Use https://ascehazardtool.org/ to determine wind speed.

c. Climate zone 6B

d. Seismic design class C, unless sufficient evidence is provided to support another category.

e. Frost line depth is 48 inches

f. Weathering is severe

g. Termites are slight to moderate, decay is slight

h. Winter design temp is-15 degrees F

i. Mean annual temperature is 40 deg. F

~~11. *Section 1603.* Section 1603 is hereby deleted.~~

11. *Appendix A, Employee Qualifications.* Section A101 is hereby amended as follows:

"**Section Al 0 1.4, Termination of Employment.** Employees in the position of Building Official, Inspector or Inspector shall be removed from office in accordance with the procedures for removal of employees as set forth by the Town of Mountain Village Employee Handbook."

12. *Section Appendix F, Rodent Proofing.* Appendix F is a reference standard hereby adopted into the 2018 IBC.

17.7.11 International Residential Code.

A. *Adoption.* The Town of Mountain Village ("Town") hereby adopts and incorporates herein by reference the International Residential Code for One-and Two-Family Dwellings, ~~2018~~ 2024 Edition, ("IRC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

1. The ~~2018~~ 2024 IPC, IMC, IFGC, IFC, and the currently adopted NEC shall also apply to construction covered by the IRC.

B. *Amendments, Additions and Modifications.* The IRC ~~2018~~ 2024 edition is hereby amended as follows:

1. *Section R101.* Section R101 of the 2018 IRC is amended as follows:

"Section 101.1, Title. ~~These regulations shall be known as the "Town of Mountain Village Building Code~~" These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the Town of Mountain Village and may be cited as such and will be referred to herein as "this code" or as the "IRC".

"Section 101.4.6.1, Energy. The provisions of the 2018 IRC shall apply to all matters governing the design and construction of buildings for energy efficiency. The "local energy savings measures" shall be applicable to building or activities covered under the IRC. If a prescriptive method of compliance is chosen, then the prescriptive requirements of the 2018 IRC must be followed. If there are conflicts between the codes, the more stringent provision will prevail

"Section R IO1.4.1, Appendages and Projections. 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 noncombustible 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.

2. Section 103.1, ~~Creation of Enforcement~~ Code Compliance Agency. Section 103.1 is hereby amended to read:

"Section 103.1, Creation of Enforcement Agency. The Planning and Development Services Department, Building Division, ~~is hereby charged with enforcing the IRC, with the Building Official acting as the code official."~~ is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

3. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. ~~Chapter 14, Part 8~~ Chapters 34-43, Electrical. Delete chapters 34-43 in their entirety.

~~5. M1901.2, Cooking Appliances. Delete in entirety.~~

~~6. 1901.3, Prohibited Location. Delete in entirety.~~

5. Insert Section R109.1.6 Inspections and Testing.

"Section 107.2 Required inspections and testing: This section shall be supplemented by adding with all required inspections posted and requested by the Town of Mountain Village Building Official. Some of which are:

DWV pressure test may be by a 10' head of water or with 5 pounds of air pressure for 15 minutes.

Gas pipe shall be tested with 15 pounds of air pressure for 20 minutes.

Water service line shall be tested with working pressure or 60 lbs. of air for 20 minutes.

Hydronic heat tubing shall be tested with 60 lbs. of air.

6. Delete Section R112 Board of Appeals : See section 17.1.8 of the Building Regulations.

7. Chapter 2 Definitions: Replace or add the definitions below with the following:

a. "Fire separation distance: The distance measured from the exterior building face to one of the following:

1. The closest lot line.

2. To the centerline of a street, alley, or public way. Adjacent zoned Active or Passive Open Space parcels will be interpreted as a public way for the purposes of determining fire separation distance."

3. The required fire separation between two buildings as determined by the fire code as exercised by minimum distance between buildings on the same lot OR executing "no build" easements as necessary when on separate lots.

b. "General Contractor": The general contractor shall be the main firm or person that contracts with the property owner or developer to undertake a project covered by the Building Regulations that is responsible for all work on each job site and oversees the subcontracting trades. The General Contractor acts as the agent of the owner and signs all required applications and forms with the Town with authority to bind the owner to the terms and conditions of such applications and forms.

c. Heavy Timber". Wood Columns shall be sawn or glued laminated and shall not be less than 8" in any dimensions. Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than 6" nominal in width and not less than 10' nominal in depth."

d. "High Rise Building. Amend by replacing with "A building with an occupied floor located more than 65 feet above the lowest level of fire department vehicle access."

e. "Qualified Individual: An individual who has passed the International Code Council test which covers the applicable currently adopted code or has passed the International Code

Council test which covers the applicable currently adopted code and achieved ongoing training updates to the currently adopted codes in the form of a minimum of 8 classroom hours or 8 CEU's to update their license in accordance with the Contractor Licensing Regulations.

f. Plan Review Fee: The plan review fee is a document preparation fee applicable to all permits."

g. Detached: A structure separated from another structure by separate foundation and exterior siding material by a minimum of six feet (6') or applicable code required exterior wall separations, whichever is most restrictive.

~~8. Amend by inserting:~~

~~R302.4.1.1.1 Waste and or linen. A shaft enclosure containing a recycling, or waste or linen chute shall not be used for any other purpose and shall be 1-hour fire rated with self-closing doors. Where passing through more than 1 floor an NFPA 13d sprinkler head shall be installed at the top of the shaft. Doors into chutes shall be self-closing. Discharge doors shall be self – or automatic-closing upon the actuation of a smoke detector, except that heat-activated closing devices shall be permitted between the shaft and the discharge room.~~

8. R302.7 Under-stair protection. Shall be amended to read,

Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 5/8" gypsum board. "Whenever plumbing or mechanical equipment located below a stairway the minimum headroom below the stair shall be 48" and" the walls and soffits within enclosed usable spaces under stairways shall be protected by 1-hour fire-resistance -rated construction or the current fire-resistance rating of the stairway enclosure.

~~12. R311.7 Stairways. Amend by inserting decorative or portable ladders such as for built in bunk beds are excluded from any requirements.~~

~~13.~~

~~R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.~~

~~Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.~~

9.

~~R313.1.1~~ R309.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with, amend by deleting "Section P2904" ~~amend by inserting "NFPA 13D."~~

10.

~~R313.2~~ Amend section R309.2 to read; One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings where the finished habitable space exceeds 3600 square feet and includes conditioned habitable basement area.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

11.

~~R313.2.1 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with, amend by deleting "P2904" amend by inserting "NFPA 13 D."~~ ~~R313.1.1~~ R309.2.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with, amend by deleting "Section P2904" ~~amend by inserting "NFPA 13D."~~

12.

R904.3 Material specifications and physical characteristics. Roof covering material shall conform to the applicable standards listed in this chapter. Amend by inserting, "Metal roofing and all associated metal roofing products shall not be required to be corrosion resistant or listed by any agency in the Town of Mountain Village. Where installed, they shall be a minimum of 22 gauge."

~~18.~~

~~"Table N1102.1.2 shall be amended in Climate Zone 6B under wood framed wall R value.~~

~~19.~~

~~Insert: R 29 cavity insulation shall equal the prescriptive requirement of R5+20.~~

~~20.~~

~~N1103.5.1 Circulation Systems. Heated water circulation systems shall be provided with a means of circulation. The system return pipe shall be a dedicated return pipe or a cold-water supply pipe.~~

~~Delete "Gravity and thermosyphon circulation systems shall be prohibited." And insert "Gravity circulation systems shall be allowed and encouraged."~~

~~21.~~

~~N1103.5.3 Hot Water Pipe Insulation.~~

~~Exception 3. Piping amend by inserting, "shall not be" located outside the conditioned space excluding properly mixed heating systems mixed with Glycol or approved anti-freeze compound installed in heated flooring.~~

~~22.~~

~~M1502.4.6 Length Identification. Where the exhaust duct equivalent length exceeds 35 feet, the equivalent length of the exhaust duct shall be identified on a permanent label or tag.~~

~~14.~~

~~M1503.3 Exhaust Discharge. Domestic cooking exhaust equipment shall discharge to outdoors through a duct. The duct shall have a smooth interior surface, shall be airtight, shall be equipped with a backdraft damper and shall be independent of all other exhaust systems. Ducts serving domestic cooking equipment shall not terminate in an attic or crawl space or areas inside the building.~~

~~Exception: This exception shall be deleted in entirety.~~ Section M1503.3 Delete the exception in its entirety.

13. Chapter 22 Special piping and Storage Systems. Delete in entirety.

14. ~~Section 1805.4.2 Foundation Drain. Amend by inserting:~~ Insert section R401.3.1;

Foundation drains are part of the foundation system. The design professional shall state in a report whether the foundation drain shall be designed and / or inspected by a Colorado registered professional engineer of record.

~~26. *Section G2447 Cooking Appliances.* Delete section G2447.2 Prohibited Location and Section G2447.3 Domestic Appliances in entirety.~~

15. *Plumbing.*

~~a. *Section P2503.5.1, Rough Plumbing.* Insert the words "Building Sewer and" Delete the words "for piping other than plastic."~~

~~b. *Section P2603.5 Freezing.* Delete the words "by insulation or heat or both." Delete the words "12 inches" and insert "48 inches".~~

a. *P2603.5.1 Sewer Depth.* Insert the number "48" regarding burial depth.

~~d. *Section P2706.1, Waste Receptors.* Add: "Waste Receptors used for condensate disposal are permitted in any readily accessible location."~~

~~e. *Section P2903.9.3, Fixture Valves and Access.* Add: Wall mounted sinks.~~

b. *Section P2904.1 Dwelling Unit ~~Fire~~ Automatic Sprinkler Systems.* The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D only. Amend by Inserting, "no P2904 systems shall be allowed in the Town of Mountain Village."

c. *Section P2911 On Site Nonpotable Water Reuse Systems.* Delete in its entirety.

d. *Section P2912 Nonpotable Rainwater Collection and Distribution Systems.* Delete in its entirety.

e. *Section P2913 Reclaimed Water Systems.* Delete in its entirety.

~~j. *Section P3001.2 Protection from freezing.* Delete the words "by insulation or heat or both."~~

f. *Section P3009 Subsurface Landscape Irrigation Systems.* Delete this section in entirety.

l. ~~*Section P3303.1.3 Electrical.* Delete the words "Chapters 34 through 43 and insert the currently adopted NEC".~~ Delete chapters 34-43 in entirety.

g. *Chapter 44 Referenced Standards.* Insert Current edition of the "NRCA" National Roofing Contractors Association.

16. *Appendix A.* Sizing Capacities of Gas Piping Appendix A is a reference standard hereby adopted into the ~~2018~~ 2024 IRC.

17. *Appendix C.* Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems: Appendix C is a reference standard hereby adopted into the~~2018~~ 2024 IRC.

18. *Appendix G.* Swimming Pools, Spas and Hot Tubs: Appendix G is a reference standard hereby adopted into the ~~2018~~ 2024 IRC.

~~31. All other appendices of the IRC not adopted herein are hereby deleted in their entirety.~~

17.7.12 International Energy Conservation Code.

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the energy conservation code of the Town the International Energy Conservation Code, 2021 Edition ("IECC") as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 and the model electric ready and solar ready code on file at the Town of Mountain Village, 455 Mountain Village Blvd., Suite A, Mountain Village, CO 81435;

B. *Amendments, Additions, and Modifications.* The IECC is hereby amended as follows:

1. *Section C101.* Section C101 of the IECC is hereby amended as follows:

a. *Section C101.1, Title.*

This Code shall be known as the International Energy Conservation Code of the Town of Mountain Village and shall be cited as "this code" or the "IECC" and the Colorado Model Electric Ready and Solar Ready Code.

b. *Section C101.5.2 , Insert; Scope and General Requirements.* Add Section C101.5.2 to read:

Section C101.5.2 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IECC, and the official in charge thereof shall be known as the code official.

c. *Section C104.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."

~~2. *Section R101.* Section R101 of the IECC is hereby amended as follows:~~

~~a. *Section R101.1, Title.*~~

~~This Code shall be known as the International Energy Conservation Code of the Town of Mountain Village and shall be cited as "this code" or the "IECC" and the Colorado Model Electric Ready and Solar Ready Code.~~

~~b. *Section R101.5.2, Scope and General Requirements.* Add Section R101.5.2 to read:~~

~~Section R101.5.2 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IECC, and the official in charge thereof shall be known as the code official.~~

~~c. *Section R104.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."~~

2. *Section R401.* Section R401 of the IECC is hereby amended as follows:

a. *Section R401.2, Applications.* Delete and replace with: "Residential Buildings shall comply with Section 401.2.1."

b. *Section R401.2.1, Prescriptive Compliance Option.* Delete and replace with:

R401.2.1 Local Energy Saving Measures.

a. Scope. The following requirements apply to all new residential construction, remodels, or additions, including without limitation single-family dwellings, multifamily dwellings, and mixed-use developments.

b. Mandatory Requirements. All projects shall comply with the local energy savings measures as set forth herein.

c. HERS Ratings.

i. All new detached single-family or detached condominium dwellings shall achieve one of the following Home Energy Rating System ("HERS") ratings prior to the issuance of a building permit based on the gross floor area of the home. A prescriptive method may be used for homes 3,600 square feet or less with no HERS verification prior to a Certificate of Occupancy. The prescriptive or performance (HERS) method shall be confirmed prior to issuing a building permit. Performance methods must meet the follow HERS ratings outlined below.

(a) 3,601 sq. ft. to 7,000 sq. ft.: HERS rating of 60 or lower.

(b) 7,001 to 13,000 sq. ft.: HERS rating of 55 or lower

(c) 13,001 sq. feet and larger: HERS rating of 50 or below.

A confirmed HERS rating is required at or before CO. Where no exterior snowmelt is included on the project either electrical or gas, the lowest required HERS rating shall be 60.

d. Smart Building Program. (Ordinance 2015-02) The intent of the Smart Building Program ("Program") is to reduce the amount of energy and greenhouse gas emissions produced in the community through the promotion of energy efficient designs and building practices.

i. The following incentives are provided to accomplish the intent of the Program:

(a) Renewable Energy. A renewable energy 20% building permit fee discount shall be provided when (1) there is no exterior energy use; and (2) at least 20% of the estimated energy use is offset by a renewable energy source.

(b) Roof Design. Roofs are designed to function in this climate without the need for snowmelt systems and with snow and ice fall safety measures (protected entries). Roofs free of snowmelt systems are eligible for a 20% building permit fee discount. This would apply to new buildings and additions only (the rebate only applies to the portion of the permit that includes new square footage), and designs that meet this requirement must be approved by the Building Official.

(c) Exterior Energy Use: Buildings designed with no exterior energy use elements other than lighting are eligible for an additional 15% building permit fee discount. When this rebate is awarded, a covenant shall be recorded for the property with the Town, acknowledging the acceptance of the owner's forfeit of right to install any exterior energy use items after obtaining the CO for a period of fifty years. If during this period after CO it is found that exterior energy use items are desired by the owner and installed, the awarded rebate pertaining to exterior energy use shall be returned to Mountain Village per the terms of the agreement.

(d) Interior Energy Use HERS Rating: Buildings designed with a HERS rating below 50 are eligible for a building permit fee discount. The discount calculation begins at a HERS rating of 50. A new building with a HERS rating of 50 would pay 100% of the building permit fee. The building permit fee would be reduced proportionately with the percentage reduction in the HERS rating. For instance, a HERS score of 25 is a 50% reduction in the building permit fee. ~~A HERS score of 53 would result in a 100% building permit fee discount. HERS ratings can be lowered by either on-site or off-site solar photovoltaic systems.~~

These four (4) owner incentives can be used collectively toward a building permit fee discount. Maximum collective building permit fee discount available with the Program efficient home design is 100% of the building permit fee.

ii. Exterior Energy Use. The IECC or accepted performance compliance methods do not address exterior energy use. However, it is the intent of the Program to include all energy use on site in the evaluation of the building's performance regarding energy use. Therefore, the energy required of exterior snowmelt systems, as well as site-built pools and spas must also be offset with renewable energy via the Offset Program (see below).

iii. Program Scope. The Program shall apply to site built outdoor, spas, pools and all exterior energy used for snowmelt.

iv. Snowmelt.

(a) All snowmelt systems on the property shall be offset via the Renewable Energy Mitigation Program (REMP) except for:

(i) Single-family Development: 1,000 square feet of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks, stairs and landings.

(ii) Multifamily, Mixed Use and Commercial Development:

1,000 sq. ft. plus 50 square feet per dwelling unit of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive(s) decks, amenity areas and/or code required exit walkways, stairs and landings.

(iii) Attached single-family units reviewed from the IRC (Duplex and Townhomes). 500 square foot of exempt per dwelling unit hydronic snowmelt shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks stairs and landings.

(iv) Pedestrian routes and plaza areas in the Village Center and other public use areas.

(v) Pool deck areas for multifamily or mixed-use hotbed development sites as envisioned in the Comprehensive Plan.

v. Spas. Factory built spas (hot tubs) that ~~are in compliance~~ comply with the current California Energy Commission requirements in section 1604 of title 20 and have a maximum standby energy use of 205 watts per hour are exempt. Spa energy uses above 205 watts per hour adjusted for local climatic conditions are included in renewable energy mitigation offset requirements. Proof that the site-built spa meets this requirement may be provided by a Town engineering consultant, if needed, and will be at the expense of the owner. The owner of said property shall have the option of providing energy from a Town approved renewable energy system, or making payment in lieu, or a combination of both, in order to offset energy used by exterior energy use equipment with renewable energy sources.

vi. Exterior Pools. Exterior heated swimming pools must prove compliance with the currently adopted Energy Codes. The Council may waive the need to offset exterior pool heating for projects that are envisioned in the Comprehensive Plan or may use a portion of the project revenues to pay for part of or all the energy offset.

~~vii. Heated Garages. Heated garages must prove compliance with the currently adopted Energy Codes. This can be accomplished with a free program known as RES-Check. The garage would be included in the Res-Check calculation with the heated home. The blower door test required as per R402.4.1.2 shall apply only to the homes habitable space and the air sealing for the garage shall be visually inspected.~~

vii. Exterior Energy Use Calculation. The total exterior energy use that must be offset with renewable energy, or payment made as a payment in-lieu as allowed in these regulations, will be calculated by the Town Building Official using the ~~Build Smart Exterior Energy Calculation Spreadsheet ("Spreadsheet")~~ TMV Renewable Energy Mitigation Program - Outdoor Energy Use Worksheet (Appendix 17-2). The Spreadsheet calculations were developed using the standard amount of energy used by the exterior systems and adjusted for local climatic conditions. Alternate and creative engineering solutions to reduce exterior

energy use are encouraged and may be accepted as an offset method, when approved by the Building Official. The Spreadsheet will be updated regularly according to market fluctuations and may be amended and adopted by the annual Fee Resolution.

viii. Renewable Energy Credit Calculation. Renewable mitigation offsets may be produced on-site or off-site and must be approved by the Town. On site renewable energy methods receive double credit for offset purposes. For example, if a town approved renewable energy source such as solar, geothermal heat pump, etc. installed on site produces 4KW then it will get credit for offsetting 8KW of exterior energy use. As new technology or other offsite renewable energy projects come on-line, they may also be considered as approved systems by the Building Official. Where the necessary amount of renewable energy is unattainable on-site, a combination of renewable energy methods may be used.

ix. Payment In-lieu. The Town has the resources and ability to install renewable energy systems on public property or invest in offsite renewable energy systems that will offset exterior energy used in the community. If preferred by the property owner, the Town may accept payment from the owner of the affected property, in lieu of providing energy produced by a Town approved renewable energy system, Or, the Town may accept partial payment in lieu from the affected property owner that provides only partial energy produced by a Town approved on-site or off-site renewable energy mitigation system. The owner shall make payment prior to receiving the building permit. The payment in lieu shall be calculated using the Spreadsheet.

x. Approved Renewable Energy Systems. All renewable energy systems proposed as part of the Build Smart Renewable Mitigation Program must be approved in advance by the Building Official. An engineering analysis may be required for calculating the renewable energy mitigation credit produced by an on- or off-site system. Review of the system by a Town engineering consultant, if needed, will be at the expense of the owner.

(a) On-site renewable energy systems provided to offset exterior energy use will be required to be maintained and operated for the lifetime of the property, through a written agreement with the property owner and a covenant on the property.

(b) Off-site renewable mitigation shall only be approved by the Building Official if, through a written agreement: (1) the system is legally tied to the property using exterior energy use with the inability to transfer to another property; and (2) the Town can easily verify at any time the off-site renewable energy system continues to provide renewable energy as provided for herein, with no restrictions on the Town's ability to access renewable energy utility information.

xi. Shut-off Timers. Exterior energy use such as outdoor firepits and exterior gas illumination fixtures shall be required to have timers with a maximum of 60 minutes and shall not have continuously burning pilots.

xii. Appropriation of funds. All REMP payments in lieu received by the Town shall be deposited into a separate account with the Town to be used for energy reducing town projects and programs that benefit the community. Carbon reducing town projects and programs may be considered an appropriate use of REMP funds with Town Manager approval.

xiii. Engineered Heating Systems. All detached single-family dwellings with equipment that meets the requirements for commissioning must have engineered heating systems. Where mechanical ventilation is required high efficiency energy recovery ventilators or heat recovery units shall be utilized for this purpose.

xiv. Direct Vent Furnace. When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a furnace, the furnace shall be replaced with a direct vent unit that has a minimum 92 percent AFUE.

xv. Direct Vent Boiler. When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a boiler, the boiler shall be a direct vent unit that has a minimum 90 percent AFUE.

h. Fireplaces. Fireplaces located in sleeping areas must have shut off timer with 90 minute maximum or thermostat setting maximum of 80 degrees. Wood burning fireplaces shall meet the Solid Fuel Burning Device Regulations.

~~i. Programmable Thermostats. Programmable thermostats are required for forced air central heating and cooling systems.~~

~~j. Automatic Exhaust Fan Switches. Timers, humidistats or motion sensors are required for bath exhaust fans.~~

~~k. Local Insulation Requirements.~~

~~i. Headers shall be insulated full open depth.~~

~~ii. Framed corners must be capable of being insulated.~~

~~iii. Shaft and knee walls for skylights shall be insulated as exterior walls and provided with adequate backing to support the insulation.~~

i. Range Hood Ducting. Range hoods are required and must be ducted to the exterior.

j. Mechanical Systems Commissioning and Completion Requirements. Engineering and commissioning of the mechanical and hot water heating systems shall be required on all residential where any of the following apply:

k. The equipment input rating exceeds 200,000 btu.

l. The heated water exceeds 210 deg. F

m. The heated water or water glycol storage capacity exceeds 120 gallons. Prior to the approval of the final mechanical inspection, the registered design professional shall provide evidence of mechanical systems commissioning and completion of the mechanical system installation to the Building Official.

n. Systems Adjusting and Balancing. HVAC systems shall be balanced in accordance with generally accepted engineering standards. Air and water flow rates shall be measured and adjusted to deliver final flow rates within the tolerances provided in the product specifications.

o. Air Systems Balancing. Each supply air outlet and zone terminal device shall be equipped with a means for air balancing in accordance with the International Mechanical Code. Discharge dampers are prohibited on constant volume fans and variable volume fans with motors of 10 hp (7.35 kW) and larger. Air systems shall be balanced in a manner to first minimize throttling losses then, for fans with system power of greater than 1 hp (735 W), fan speed shall be adjusted to meet design flow conditions.

Exception: Fans with fan motor horsepower of 1 hp (735 W) or less.

p. Hydronic Systems. Balancing. Individual hydronic heating and cooling coils /zones shall be equipped with means for balancing and measuring flow. Hydronic systems shall be proportionately balanced in a manner to first minimize throttling losses, then the pump impeller shall be trimmed, or pump speed shall be adjusted to meet design flow conditions. Each hydronic system shall have either the capability to measure pressure or temperature across the pump or shall have test ports at each side of each pump.

Exceptions: pumps with pump motors of 5 hp (3677 W) or less where throttling results in not greater than 5 percent of the nameplate horsepower draw above that required if the impeller were trimmed.

q. Functional Performance Testing. Functional performance testing shall be in accordance with the requirements of this section.

r. Equipment. Equipment functional performance testing shall demonstrate the installation and operation of components, systems, and system-to-system interfacing relationships in accordance with approved plans and specifications so that operation, function, and

maintenance serviceability for each of the commissioned systems is confirmed. Testing shall include all specified modes of control and sequence of operation, including under full-load, part-load and all of the following emergency conditions:

i. Each mode as described in the sequence of operation.

ii. Redundant or automatic backup mode.

iii. Performance of alarms.

iv. Mode of operation upon a loss of power and restoration of power.

s. Controls. HVAC control systems shall be tested to document that control devices, components, equipment, and systems are calibrated, adjusted and operated in accordance with the approved plans and specifications. Sequences of operation shall be functionally tested to document that they operate in accordance with the approved plans and specifications.

t. Economizers. Air economizers shall undergo a functional test to determine that they operate in accordance with the manufacturer's specifications.

u. Acceptance. Buildings, or portions thereof, shall not pass the final mechanical inspection until such time as the code official has received a final commissioning report from the design professional.

v. System Balancing Report. A written report describing the activities and measurements completed shall be provided.

w. Final Commissioning Report. A complete report, signed and sealed by the registered design professional, documenting that the mechanical and service water heating systems comply with the International Energy Conservation Code, the approved plans and manufacturer's specifications shall be provided to the Building Official.

x. Site Built Spas and Pools. Site built pools and Spas shall be insulated equivalent to current California Energy compliant factory built hot tubs and spas or be offset by a Town approved renewable energy source.

c. *Section R401.2.2, Total Building Performance Option.* Delete in its entirety.

d. *Section R401.2.3, Energy Rating Index Option.* Delete in its entirety.

e. *Section R401.2.4, Tropical Climate Region Option.* Delete in its entirety. (Ord. No. 2024-07 §3 (Exh. A)).

17.7.13 International Mechanical Code.

A. *Adoption.* The Town of Mountain Village ("Town") hereby adopts and incorporates herein by Reference as the mechanical code of the Town of Mountain Village the International Mechanical Code, ~~2018~~ 2024 Edition, ("IMC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions and Modifications.* The IMC 2018 Edition is hereby amended as follows:

1. *Section 101.* Section 101 of the IMC is hereby amended as follows:

> "Section 101.1, Title. These regulations shall be known as the Mechanical Code of the Town of Mountain Village, Colorado, hereinafter referred to as "this code" or the "IMC."

2. Section 101.2 Scope. Delete the following exception in entirety. "Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the international Residential Code."

3. Section 103.1, General. Section 103.1 is hereby amended to read:

> Section 103.1, General. "Section 103.1 is hereby amended to read: The Building Division is hereby charged with enforcing the IMC, with the Building Official acting as the code official."

4. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

5. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

6. *Section 106.* Section 106 of the IMC is hereby amended as follows:

> Section 106.3.1, Construction documents. "A Colorado Licensed Professional Mechanical Engineer shall provide stamped drawings for approval to the Building Official. Exceptions may be allowed at the discretion of the Building Official."

Section ~~106.6.2~~ 108.2.1, Fee Schedule. Insert, "All fees shall be per the Planning and Development Services Fee Schedule.

7. Insert Section ~~107.2~~ 111.2.6, Required inspections and testing. Amend by adding to item a. "Hydronic piping shall be tested at 60 lbs. air pressure. Amend by adding item 3. Sealed combustion. Amend by adding item 4. PVC vent piping both intake and exhaust installations must be pressure tested with air at 5 PSI for 15 minutes.

8. *Section ~~109~~112, Means of Appeal.* Board of Appeals: Delete and replace with section 17.7.8 of the Building Regulations.

9. Section 306.2 Appliances in rooms. Delete "30" from the exception and insert "not less than 48" high."

~~10.~~ Delete section 307.2.1.1 condensate discharge in its entirety.

~~11.~~ Delete section 504.6 Booster fans prohibited in its entirety.

~~10. Section 505.3 Exhaust ducts. Delete exception 1. "Exception 1. In other than groups I-1 and I-2 where installed in accordance with the manufacturer's instructions and where mechanical and or natural ventilation is otherwise provided in accordance with chapter 4, listed and labeled ductless range hoods shall not be required to discharge to the outdoors."~~

~~11. Section 805.6 Decorative Shrouds. Amend by inserting," decorative shrouds shall be 3rd party special inspection approved by the appliance installer that the shroud is used on. The installer shall verify the shroud works properly with the appliance."~~

~~12. Section 917.2 Domestic appliances. Delete this section in entirety. "Cooking appliances installed within dwelling units and within areas where domestic cooking operations occur shall be listed and labeled as household appliances for domestic use."~~

12. Section 1203.3.4 Solvent-cemented joints. Amend by inserting, An approved "visible" primer.

13. Section 1208 Test.1208.1 General. Shall be amended to read "Hydronic piping shall be tested at 60 PSI. The duration of each test shall be not less than 15 minutes."

14. Section 1209.5 Thermal barrier required. Amend by inserting "Where used as snow melt a minimum of R-15 insulation is required beneath and alongside."

15. *Appendix A Chimney Connector Pass-Through.* Appendix A is a reference standard hereby adopted into the 2018 IMC.

17.7.14 International Fuel Gas Code.

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the fuel gas code of the Town the International Fuel Gas Code, ~~2021~~2024 Edition ("IFGC") as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions, and Modifications.* The IFGC is hereby amended as follows:

1. *Section 101.* Section 101 of the IFGC is hereby amended as follows:

a. *Section 101.1, Title.*

> These regulations shall be known as the Town of Mountain Village Fuel Gas Code, hereinafter referred to as "this code" or the "IFGC."

b. *Section 101.2, Scope.* Delete the following exception in entirety: "Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code."

c. *Section 103.1, General.* Section 103.1 is hereby amended to read:

> Section 103.1 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IFGC, and the official in charge thereof shall be known as the code official.

d. *Section 103.2, Appointment.* Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

e. *Section 103.3, Deputies.* Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

f. *Section 109.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."

g. *Section 107.2, Inspections and Testing.* Amend by inserting under item 2, "gas pipe shall be tested with 15 PSI for 20 minutes. A category 3 or 4 appliance exhaust vent shall be tested at 5 PSI for 15 minutes."

h. *Section 113, Means of Appeal.* Board of Appeals: Delete and replace with Section 17.7.8 of the Building Regulations.

i. *Section 406.4.1, Test Pressure.* Amend by inserting:

> The test pressure for gas piping shall be 15 PSI air for 20 minutes minimum. Where the design gas pressure inside the building is greater than 5PSI the pipe shall be welded and tested at 60 PSI for 20 minutes. Category 3 and 4 appliance exhaust pipes shall be tested at 5 pounds for 15 minutes.

~~j. Insert new section:~~

> ~~Section 409.5.4, Gas Fireplace in Sleeping Room Areas. A timer, or permanent thermostat shall be provided to control the main burner operation, shall have a maximum operating time of 1 hour and a maximum temperature setting of 85 degrees Fahrenheit. The control for the timer or thermostat shall be in the same room as the gas fireplace.~~

~~k. Insert new section:~~

> ~~Section 623.3.1, Exhaust Discharge. Domestic cooking exhaust equipment shall discharge to outdoors through a duct. The duct shall have a smooth interior surface, shall be airtight, shall be equipped with a backdraft damper, and shall be independent of all other exhaust systems. Ducts serving domestic cooking equipment shall not terminate in an attic or crawl space or areas inside the building.~~

j. *Appendix A, Sizing and Capacities of Gas Piping.* Appendix A is a reference standard hereby adopted into the 2021 IFGC.

k. *Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.* Appendix C is a reference standard hereby adopted into the 2021 IFGC. (Ord. No. 2024-06 §3 (Exh. A)).

17.7.15 International Property Maintenance Code.

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the Property Maintenance Code of the Town, the International Property Maintenance Code ~~2018~~ 2024 Edition, ("IPMC") as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

Amendments, Additions and Modifications. The IPMC is hereby amended as follows:

1. "Section 101.1, Title. These regulations shall be known as the Town of Mountain Village Property Maintenance Code, hereinafter referred to as "this code" or the "IPMC"."

2. Section 103.1, General. Section 103.1 is hereby amended to read:

"Section 103.1, General. The Building Division is hereby charged with enforcing the IPMC, with the Building Official acting as the code official."

3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

5. Section 505.4. Water Heating Facilities. Delete the words "unless adequate combustion air is provided."

6. Section 505.5 Non-potable water reuse systems. Delete 505.1 and 5.5.5.1 in entirety.

7. *Section 604.1 ~~Electrical~~ Facilities Required.* Amend by inserting, "and the latest adopted edition of the NFPA 70 the National Electrical Code."

8. *Section 111 Means of Appeal.* Board of Appeals: Delete and replace with section 17.7.8 of the Building Regulations.

17.7.16 National Electric Code.

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the Electrical Code of the Town, the ~~2020~~ 2023 National Electrical Code ("NEC") "also known as NFPA 70 "as published by the National Fire Protection Association Inc, and adopted as the electrical code of the State of Colorado.

B. The NEC shall be reviewed to be re-adopted as the electrical code for the Town of Mountain Village when the State of Colorado adopts such updated versions as the electrical code for the State of Colorado.

C. *Amendments, Additions and Modifications.* "Previous editions and amendments of the National Electrical Code are replaced with the 2020 National Electrical Code which includes" amendments as follows:

1. The Building Division is charged with administering and enforcing the provisions of the NEC.

2. *New Section Fees.* Permit fees shall be based on the Planning and Development Services adopted Fee Schedule and shall supersede and replace any fee schedule adopted by the International Electrical Code or the State of Colorado.

~~3. 200.6 Means of Identifying Grounded Conductors. Amend by inserting:~~

~~a.~~

~~Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:~~

~~Amend by deleting items 1-3 and replacing with:~~

~~I. A continuous white outer finish "for 120-volt ground to ungrounded single phase and three phase systems."~~

~~II. A continuous gray outer finish "for 277-volt ground to ungrounded 3 phase systems."~~

~~III. Three continuous white "for 120 volts" or gray stripes "for 277 volts" along the conductor's entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.~~

b. Sizes 4 AWG or Larger. An insulated grounded conductor 4 AWG or larger shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

i. A continuous white outer finish "for 120-volt ground to ungrounded single phase and three phase systems."

ii. A continuous gray outer finish "for 277-volt ground to ungrounded 3 phase systems."

iii. Three continuous white "for 120-volt" or gray stripes "for 277-volt" along the conductor's entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

4. *210.5 Identification for Branch Circuits.* Amend by deleting section (a) and replace with the following text.

a. Means of Identification. The means of identification shall be by separate color coding, marking tape, tagging, or other approved means. 120 volts to ground shall be color coded Black and Red for single phase and Black, Red, and Blue for 3 phase. 277 volts to ground shall be color coded Brown, Orange, Yellow. The coding shall be top to bottom or left to right.

5. *215.12 Identification for Feeders.* Amend by deleting section (a) and replace with the following text.

a. Means of Identification. The means of identification shall be by separate color coding, marking tape, tagging, or other approved means. 120 volts to ground shall be color coded Black and Red for single phase and Black, Red, and Blue for 3 phase. 277 volts to ground shall be color coded Brown, Orange, Yellow. The coding shall be top to bottom or left to right.

3. Section 300.5 C. Underground Cables and Conductors Under Buildings. Insert, "or manmade structures of concrete, wood etc.

7. Section 334.40 (B) Shall be amended by inserting the following:

(B) Devices of Insulating Material. Self-contained switches, self-contained receptacles, and nonmetallic-sheathed cable interconnector devices of insulating material that are listed

~~"specifically for use in the occupancy group and type of construction installed and installed per installation instructions" shall be permitted to be used without boxes in exposed cable wiring and for repair wiring in existing buildings where the cable is concealed.~~

4. Section 408.4B Source of Supply. Amend by deleting. "In other than one-or-two – family dwellings." All switchboards, switchgear, and panelboards supplied by feeder(s) in other than one-or-two family- dwellings shall be permanently marked to indicate each device or equipment where the power originates and voltage. The label shall be permanently affixed, of sufficient durability to withstand the environment involved, and not be handwritten.

5. Section 410.16 Luminaires in Clothes Closets Amend by inserting: Bunk bed, furniture sleeping area locations are required to have completely enclosed light source, with noninterchangeable bulbs."

6. Section 426.4 Continuous Load. Fixed outdoor electric deicing and snow-melting equipment shall be considered as a continuous load. Amend by inserting: "Overcurrent selection – shall be based on manufacturer installation instructions for minimum overcurrent device required to start-up at 0 degrees F and on developed length of heat tape per zone.

7. Section 426.13 Amend by inserting the following: The ~~presents~~ presence of outdoor electric deicing and snow-melting equipment shall be evident by the posting of appropriate caution signs or markings where clearly visible, labeling must include manufacturer of deicing equipment, wattage per foot, location on structure, length per zone. Labeling must be in location of over-current devices.

8. 426.21 Amend by inserting the following: Heating element assemblies shall be secured to the surface being heated by identified manufacturer straps. Exposed deicing cables must be secured within 12 inches of power junction box and every 4' linear feet thereafter.

~~13. 426.50 Amend by inserting the following: Where accessible to the user of the equipment, no more than 8 'AFF and within site of the equipment.~~

~~14. Section 695.1 Scope (A) Covered. Amended by inserting the following:~~

~~"(C) NFPA 13 D Residential water pump motors where amended."~~

9. Section 210.52.C.2 Remove and replace section with "At least one receptacle is required at kitchen islands and peninsulas and installed in accordance with section 210.52.C.3.

~~15. Section 695.6 (A) Supply Conductors Section (1) Shall be amended by adding the following:~~

~~"Supply Conductors for residential on site NFPA 13d sprinkler system pumps shall be physically routed outside the building. The conductors' pumps and associated equipment shall be protected from potential damage by fire and protected from physical damage. Raceways where entering the building into the water pump room shall be EMT, IMC, or GRC and installed no higher than 3' above the finished floor. All Boxes shall have threaded hubs. Motor whips shall be flexible metal conduit, liquid tight flexible metal conduit or type MC Cable."~~

17.7.17 International Plumbing Code.

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the plumbing code of the Town the International Plumbing Code, ~~2021~~2024 Edition ("IPC") as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions, and Modifications.* The IPC is hereby amended as follows:

1. *Section 101.* Section 101 of the IPC is hereby amended as follows:

   a. *Section 101.1, Title.*

      These regulations shall be known as the Town of Mountain Village Plumbing Code, hereinafter referred to as "this code" or the "IPC."

   b. *Section 101.2, Scope.* Delete the following exception in entirety:

      Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code.

c. *Section 103.1, General.* Section 103.1 is hereby amended to read:

> Section 103.1 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IPC, and the official in charge thereof shall be known as the code official.

d. *Section 103.2, Appointment.* Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

e. *Section 103.3, Deputies.* Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

f. *Section 109~~8~~.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."

g. *Section 107~~11~~.2, Inspections and Testing.* Amend by inserting under item 2:

> Gas pipe shall be tested with 15 PSI for 20 minutes. A category 3 or 4 appliance exhaust vent shall be tested at 5 PSI for 15 minutes.

h. *Section 113~~2~~, Means of Appeal.* Board of Appeals: Delete and replace with Section 17.7.8 of the Building Regulations.

~~i. *Section 305.4.1, Sewer Depth.* Delete and replace with: "Private sewage disposal systems are prohibited in the Town. Building sewers shall be a minimum of 6 feet below grade."~~

i. *Section 312.5~~6~~, Water Supply System Test.* Amend by deleting the sentence "for piping systems other than plastic"; delete "50 PSI" and insert "60 PSI."

j. *Section 502.5, Clearances for Maintenance and Replacement.* Shall be amended to read:

> Appliances shall be provided with access for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space not less than 36" in

length, 30 inches in width and 48" in height shall be provided in front of the control side to service an appliance.

~~l. *Section 606.2, Location of Shutoff Valves.* Amend by inserting:~~

~~1. On the fixture supply to each plumbing fixture other than "wall hung sinks", bathtubs and showers.~~

k. *Section 607.2, Hot or Tempered Water Supply to Fixtures.* Shall be amended to read:

The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 200 feet where minimum of R-3 insulation is installed to insulate the piping. Recirculating system piping and heat-traced piping shall be sources of hot or tempered water.

l. *Appendix E, Sizing of Water Piping.* Adopt entire Appendix E.

m. *Appendix F, Structural Safety.* Adopt entire Appendix F. (Ord. No. 2024-05 §3 (Exh. A)).

17.7.18 International Existing Building Code.

A. *Adoption.* There is hereby adopted and incorporated herein by reference as the Existing Building Code of the Town of Mountain Village, the International Existing Building Code ("IEBC"), ~~2018~~ 2024 Edition, published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions and Modifications.* The International Existing Building Code, ~~2018~~ 2024 Edition is hereby modified as follows:

1. 101. Section 101 of the IEBC is hereby modified to read as follows:

"Section 101.1, Title. these regulations shall be known as the International Existing Building Code of the Town of Mountain Village, hereinafter referred to as "this code" or the "IEBC"

2. "Section 103.1, General. The Planning and Development Services Department, Building Division, is hereby charged with enforcing the IEBC, with the Building Official acting as the code official."

3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

~~5. 106.2.5 Exterior balconies and elevated walking surfaces. Delete this section in its entirety.~~

6. Section 108, Fees. Section 103.5 is hereby deleted in its entirety due to the administrative provisions set forth herein.

~~7. Section 109.3.6 Weather-exposed balcony and walking surfaces waterproofing. Delete this section in entirety.~~

8. Section 112 Board of Appeals. Board of Appeals: Delete and replace with section 17.7.8 of the Building Regulations.

9. Section 116. Section 116 of the IEBC is hereby amended to read as follows:

> "Section 116.1, ~~Emergency Measures~~ Imminent Danger116.1. Shall be amended to read, "When the Building Official has reason to believe and upon inspection found failure or collapse of a building that endangers life, or when any building or a part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in proximity of any structure due to explosives, explosive fumes or vapors, or the presents of toxic fumes or vapors, or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe, No Occupancy Allowed." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same." In the case of the Building Official having reason to believe and upon inspection found there is imminent danger of snow or ice falling from a building in a public area endangering the public, the Building Official will require the building owner remedy the danger within 24 hours of the danger being identified and ask that the public area be coned off in the interim for public safety purposes.

~~17~~.7.19 International Swimming Pool and Spa Code.

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the Swimming pool and spa Code of the Town, the International Swimming Pool and Spa Code 2024 Edition, ("ISPSC") as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

Amendments, Additions and Modifications. The ISPSC is hereby amended as follows:

1. "Section 101.1, Title. These regulations shall be known as the Town of Mountain Village International Swimming Pool and Spa Code, hereinafter referred to as "this code" or the "ISPSC"."

2. Section 103.1, General. Section 103.1 is hereby amended to read:

"Section 103.1, General. The Building Division is hereby charged with enforcing the ISPSC, with the Building Official acting as the code official."

3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

~~A. *Adoption.* The Town hereby adopts and incorporates herein by reference the International Fire Code ("IFC") 2018 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 as adopted by Resolution from time to time by the San Miguel County Fire Protection District.~~

~~C. *Amendments, Additions and Modifications.* The IFC 2012 Edition is hereby amended as follows:~~

~~1. Section 103.1 General. Section 103.1 is hereby amended to read as follows:~~

~~ADD 103.1.1 The term fire code official shall be changed to read Fire Marshal throughout this code.~~

"Section 103.1 General. The Telluride Fire Protection District ("TFPD") is hereby appointed by the Town to act as the department of fire prevention. The Building Division may also serve as the department of fire prevention as circumstances warrant." The department of fire prevention shall be under the direction of the fire code official."

2. Section 103.2 Appointment. Section 103.2 is hereby amended to read as follows:

"Section 103.2 Appointment. "The fire code official shall be the TFPD appointed Fire Marshal. The Building Official may also act as the fire code official as circumstances warrant."

3. *Right of Entry.* Section 104.3 is hereby amended to read as follows:

"104.3 Right of Entry. "Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the Fire Marshal has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this code which make the building or premises unsafe, dangerous or hazardous, the Fire Marshal shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the Fire Marshal by this code. If such building or premises is occupied, the Fire Marshal shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the Fire Marshal shall first make a reasonable effort to locate the building owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Fire Marshal has recourse to every remedy provided by law to secure entry. Said person who refuses entry is in violation of Section 18-8-106 of the Colorado Revised Statutes."

4. 104.10.1 Assistance from Other Agencies. Section 104.10.1 is hereby amended to read as follows:

"104.10.1 Assistance from Other Agencies Police and other enforcement agencies shall have the authority to render necessary assistance in the investigation of fires and the enforcement of this code when requested to do so by the Fire Marshal."

5. 104.11.2. Obstructing Operations. Section 104.11.2 is hereby amended to read as follows:

"104.11.2 Obstructing Operations. No person shall obstruct the operations of the fire department in connection with the extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire

department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department. Said person shall be in violation of Section 18-8-104 of the Colorado Revised Statutes."

6. 105.1.1. Permits Required. Section 105.1.1 is hereby amended to read as follows:

"105.1.1 Permits Required. Any property owner or authorized agent who intends to conduct an operational business or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the Fire Marshal and obtain the required permits. Permit fees, if any, shall be paid prior to the issuance of the permit. Issued permits shall be kept on the premises designated therein and shall be readily available for inspection by the Fire Marshal."

7. 105.4.1 Submittals. Section 105.4.1 is hereby amended to read as follows:

"105.4.1 Submittals. Construction documents and supporting data shall be submitted with each application for a permit and in such form and detail as required by this code, nationally recognized standards, and the Fire Marshal. The construction documents shall be prepared by a registered design professional where required by the statutes of the State and or the jurisdiction in which the project is to be constructed."

8. 105.4.2.1 Fire Protection System Shop Drawings. Section 105.4.2.1 is hereby amended to read as follows:

"105.4.2.1 Fire Protection System Shop Drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 and the appropriate NFPA standard."

9. 105.4.2.1 Fire Protection System Shop Drawings. Section 105.4.2 is hereby amended to add a new section 105.4.2.2 as follows:

105.4.2.2 Fire Alarm and Detection System Shop Drawings. "Shop drawings for the fire alarm and detection system(s) shall be submitted to indicate compliance with this code, the TFPD Fire Alarm Policy, the construction documents, and the appropriate NFPA standard and shall be approved prior to the start of installation. Shop drawings shall contain all information as

~~required by Section 907 of this code, the TFPD Fire Alarm Policy, and the appropriate NFPA Standard."~~

~~10. 105.6.3 Aviation Facilities. Section 105.6.3 is hereby deleted in its entirety.~~

~~11. 105.6.11 Cutting and Welding. Section 105.6.11 is hereby deleted in its entirety.~~

~~12. 105.6.13 Exhibits and Trade Shows. Section 105.6.13 is hereby deleted in its entirety.~~

~~13. 105.6.16 Flammable and Combustible Liquids. Section 105.6.16 is hereby amended to delete sections 10 and 11 in their entirety.~~

~~14. 105.6.23 Hot Work Operations. Section 105.6.23 is hereby amended by deleting section number 3 in its entirety. All other sections remain in effect.~~

~~15. 105.6.25 Lumber Yards and Woodworking Plants. Section 105.6.25 is hereby deleted in its entirety.~~

~~16. 105.6.27 LP-Gas. Section 105.6.27 is hereby deleted in its entirety.~~

~~17. 105.6.32 Open Flames and Candles. Section 105.6.32 is hereby deleted in its entirety.~~

~~18. 105.6.34 Places of Assembly. Section 105.6.34 is hereby deleted in its entirety.~~

~~19. 105.6.39 Repair Garages and Motor Fuel Dispensing Facilities. Section 105.6.39 is hereby deleted in its entirety.~~

~~20. 105.6.43 Temporary Membrane Structures and Tents. Section 105.6.43 is hereby deleted in its entirety.~~

~~21. 105.6.45 Waste Handling. Section 105.6.45 is hereby deleted in its entirety.~~

~~22. 105.6.46 Wood Products. Section 105.6.46 is hereby deleted in its entirety.~~

~~23. 105.7.13 Solar Photovoltaic Power Systems. Section 105.7.13 is hereby deleted in its entirety.~~

~~24. 105.7.16 Temporary Membrane Structures and Tents. Section 105.6.16 is hereby deleted in its entirety~~

~~25. Section 106.2.1 Inspections. Section 106.2.1 is hereby amended to read as follows:~~

~~"107.2.1 Inspection requests. It shall be the duty of the permit holder or their duly authorized agent to notify the Fire Marshal when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. A minimum of 24 hours' notice is required for all inspections."~~

~~26. 107.2 Testing and Operation. Section 107.2 is hereby amended to read as follows:~~

~~"107.2 Testing and Operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code, or other nationally recognized standards. The more stringent of the testing or operational requirements shall apply."~~

~~27. 108.1 Board of Appeals Established. Section 108.1 is hereby amended to read as follows:~~

~~"108.1 Board of Appeals Established. In order to hear appeals of orders, decisions or determinations made by the TFPD Fire Marshal relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Board of Directors of the TFPD shall act as the board of appeals. The TFPD Fire Marshal shall be an ex officio member of the board of appeals but shall have no vote on any matter before the board. The board shall adopt bylaws and rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Marshal and the Town Building Official.~~

~~108.1.1 Variances to the Provisions for Driveways and Fire Department Access. The board may, at its discretion, grant variances to the provisions of this code as it relates to driveways and fire department access, if in the determination of the Fire Marshal in consultation with the Community Development Department, the variance complies with the intent of the code. Variances may only be requested if the TFPD Fire Marshal determines, in consultation with the Community Development Department, that special conditions exist with the applicant's site conditions."~~

~~28. 108.3 Qualifications. Section 108.3 is hereby deleted in its entirety.~~

~~29. 109.4 Violation Penalties. Section 109.4 is hereby amended to read as follows:~~

~~"109.3 Violations and Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in direct violation of the approved construction documents or directive of the TFPD Fire Marshal,~~

~~Building Official or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than $3,000.00, or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense."~~

~~30. 111.4 Failure to Comply. Section 109.4 is hereby amended to read as follows:~~

~~"111.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than $3,000.00 or more than $10,000.00."~~

~~31. *Section 202 General Definitions.* Section 202 is hereby amended to:~~

~~a. Add a definition of Driveway as follows: "Driveway. Shall provide access to Group R-3 occupancies only and shall meet the requirements of Section 503.7 of this code.~~

~~b. Amend the definition of Fire Chief as follows: "Fire Chief. The Chief of the department of fire prevention, or its duly authorized representative. A.K.A. Fire Marshal"~~

~~c. Amend the definition of fire code official as follows: "Fire Code Official. The TFPD Fire Marshal or other designated authority charged with the administration and Enforcement of the code, or a duly authorized representative. In the absence of the TFPD Fire Marshal or a TFPD duly authorized representative, the Building Official may act as the fire code official.~~

~~d. Amend the definition of high rise building as follows: "High Rise Building. A building with an occupied floor located more than 65 feet (19812mm) above the lowest level of fire department vehicle access."~~

~~32. 307.1.1 Prohibited Open Burning. Section 307.1.1 is hereby amended to read as follows:~~

~~"307.1.1 Prohibited Open Burning. Open Burn Regulations are found at CDC Section 16.6.9 and permitted in limited situation.~~

~~33. 307.2 Permit Required. Section 307.2 is hereby amended to read as follows:~~

~~"307.2 Permit Required. A permit shall be obtained from the Fire Marshal, for areas within incorporated town limits within the TFPD in accordance with Section 105.6 of this code and Ordinance #2012-1 San Miguel County Colorado, prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled."~~

~~34. 308.1.4 Open Flame Cooking Devices. Section 308.1.4 is hereby amended to add one additional exception in sections 4 as follows:~~

~~Permanently installed and piped gas grill operating on natural gas that are installed and maintained per manufactures directions."~~

~~35. 314.3 Highly Combustible Goods. Section 314.3 is hereby amended to read as follows:~~

~~"314.3 Highly Combustible Goods. The display of highly combustible goods, including but not limited to fireworks, flammable or combustible liquids, liquefied flammable gasses, oxidizing materials, pyroxylin plastics and agricultural goods, in main exit access aisles, corridors, covered and open malls, or within 5 feet (1524mm) of entrances to exits and exterior exit doors is prohibited when a fire involving such goods would rapidly prevent or obstruct egress. The display and retail sale of fireworks shall comply with State of Colorado Statutes."~~

~~36. 401.3.3 Delayed Notification. Section 401.3.3 is hereby amended to read as follows:~~

~~"401.3.3 Delayed Notification. A person shall not, by verbal or written directive, require any delay in the reporting of a fire to the fire department. Said person is in violation of Colorado Revised Statute Section 18-8-111.~~

~~37. 401.5 Making False Report. Section 401.5 is hereby amended to read as follows:~~

~~"401.5, Making False Report. A person shall not give, signal or transmit a false alarm. Said person is in violation of Colorado Revised Statute Section 18-8-111."~~

~~38. 401.8 Interference with Fire Department Operations. Section 401.8 is hereby amended to read as follows:~~

~~"401.8 Interference with Fire Department Operations. It shall be unlawful to interfere with, attempt to interfere with, conspire to interfere with, obstruct or restrict the mobility of or block the path of travel of a fire department emergency vehicle in any way, or to interfere with, attempt to interfere with, conspire to interfere with, obstruct or hamper any fire department operation. Said person is in violation of Colorado Revised Statute Section 18-8-104."~~

~~39. 405.2 Frequency. Section 405.2 is hereby amended to read as follows:~~

~~"405.2 Frequency. Required emergency evacuation drills shall be held at the intervals specified in Table 405.2 or more frequently where necessary to familiarize all occupants with the drill procedure. Occupancies regulated by the State of Colorado shall comply with the state requirements as a minimum."~~

~~40. 407.1 General. Section 407.1 is hereby amended to read as follows:~~

~~"407.1 General. The provisions of Sections 407.2 through 407.7 shall be applicable where hazardous materials subject to permits under Section 5001.5 are located on the premises or where required by the Fire Marshal or by State or Federal regulations."~~

~~41. 407.6 Hazardous Materials Management Plan. Section 407.6 is hereby amended to read as follows:~~

~~"407.6 Hazardous Materials Management Plan. Where required by this code, State or Federal regulations, each application for a permit shall include a Hazardous Materials Management Plan (HMMP) in accordance with Section 5001.5.1. The Fire Marshal is authorized to accept a similar plan required by other regulations."~~

~~42. 408.3.1 First Emergency Evacuation Drill. Section 408.3.1 is hereby amended to read as follows:~~

~~"408.3.1 First Emergency Evacuation Drill. The first emergency evacuation drill of each school year shall be scheduled and conducted per state regulations or within 10 days of the beginning of classes, whichever is more stringent."~~

~~43. 408.7 Group I-3 Occupancies. Section 408.7 is hereby amended to read as follows:~~

~~"408.7 Group I-3 Occupancies. Group I-3 occupancies shall comply with the requirements of Sections 408.7.1 through 408.7.4 and Sections 401 through 406 or State and or Federal regulations, whichever is more stringent."~~

~~44. 503.1 Where Required. Section 503.1 is hereby amended to read as follows:~~

~~"503.1 Where Required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and resolution 88-1 as adopted by the TFPD, and or the regulations of the local jurisdiction, whichever is more stringent."~~

~~503.1.1 Buildings and Facilities. Section 503.1.1, Exception opening sentence only is hereby amended to read as follows:~~

~~45.~~

~~"503.1.1 Buildings and Facilities. Exception: The Fire Marshal is authorized to increase the dimension of 150 feet (45720mm) to 225 feet (68580 mm) where, with no change to the three criteria."~~

~~46. 503.2.3 Surface. Section 503.2.3 is hereby amended to read as follows:~~

~~503.2.3 Surface. "Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities. At a minimum fire apparatus access road shall be compacted to withstand a 20-ton point load anywhere along its length and width."~~

~~47. 503.2.4 Turning radius. Section 503.2.4 is hereby amended to read as follows:~~

~~"503.2.4 Turning Radius. The inside turning radii for a fire apparatus access road shall not be less than 32 feet (9753.8mm)."~~

~~48. 503.2.5 Dead Ends. Section 503.2.5 is hereby amended to read as follows:~~

~~"503.2.5 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet (45720mm) in length shall be provided with an approved area for turning around fire apparatus. See Appendix D for approved apparatus turnarounds."~~

~~49. 503.2.7 Grade. Section 503.2.7 is hereby amended to read as follows:~~

~~"503.2.7 Grade. The grade of fire apparatus access roads shall be: Normal grades shall not exceed 8 percent. Transitional sections not exceeding 500 feet (152400 mm) in length may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent shall not be within 500 feet (152400 mm) of each other. Curves with a centerline radius of less than 250 feet (76200 mm) shall not exceed 8 percent grade.~~

~~EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent with the approval of the Fire Marshal, providing all structures served by the fire apparatus access road other than Group U are equipped with a fire sprinkler system meeting the requirements of Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 as determined by the occupancy."~~

~~50. 503.2.8, Angles of Approach and Departure. Section 503.2.8 is hereby amended to read as follows:~~

~~"503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be no more than a maximum of a 5 percent grade for a minimum of 20 feet (6096mm)."~~

~~51. 503.6 Security Gates. Section 503.6 is hereby amended to read as follows:~~

~~"503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall always be maintained. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. Security gates shall not encroach into the required fire apparatus access road width as stated in Section 503.2.1 and Section D105 for aerial fire apparatus access roads."~~

~~52. 503.7 Driveways. Section 503.7 is hereby d established as a new section to read as follows:~~

~~"503.7 Driveways. Driveways shall be provided and maintained in accordance with Sections 503.7.1 through 503.7.2.~~

~~503.7.1 Driveways for R-3 Occupancies. An approved driveway shall be provided for every structure, or portion of a structure hereafter constructed or moved into or within the jurisdiction. The driveway shall comply with the requirements of this section and shall extend to within 150 feet (45720 mm) of all portions of the exterior walls of the first story of a structure as measured by an approved route around the exterior of the structure. A driveway shall serve no more than 3 R-3 structures.~~

~~EXCEPTION: The Fire Marshal is authorized to increase the dimension of 150 feet (45720mm) to 225 feet (68580mm) where:~~

~~1. The structure is equipped throughout with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.3; and~~

~~2. Driveway cannot be designed and installed per Section 503.7 because of the location on property, topography, waterways, nonnegotiable grades or other similar conditions and the structure is equipped throughout with an approved, automatic fire sprinkler system installed in accordance with Section 903.3.1.3.~~

~~503.7.2 Specifications. Driveways shall be installed and arranged in accordance with Sections 503.7.2.1 through 503.7.2.10.~~

~~503.7.2.1 Dimensions. Driveways shall have an unobstructed width of not less than 12 feet (4876.8mm) and an unobstructed height of not less than 13 feet 6 inches (4114.8mm), with shoulders measuring 2 feet (609.6mm) on each side of a 12-foot (3657.6mm) drive surface. The shoulders shall be compacted to withstand a 20-ton load minimum. The shoulders shall pitch at no more than a 2 percent grade from the edge of the normal drive surface.~~

~~503.7.2.1.1 Authority. The Fire Marshal, in consultation with the Community Development Department, shall have the authority to require an increase in the minimum width of driveways where they are inadequate for fire or rescue operations.~~

~~503.7.2.2 Surface. Driveways shall be designed and maintained to support the imposed loads of fire apparatus, 20 tons minimum, and shall be surfaced so as to provide all-weather driving capabilities.~~

~~503.7.2.3 Turning Radius. The inside turning radii of a corner shall not be less than 32feet (9753.6mm).~~

~~503.7.2.4 Dead end Driveways. Dead end driveways in excess of 150 feet (45720mm) shall be provided with an approved fire apparatus turnaround. See Figure D 103.1 for approved fire apparatus turnarounds.~~

503.7.2.5 Driveways in Excess of 200 Feet (60960mm) in Length. Driveways in excess of 200 feet (60960mm) in length and less than 20 feet (6096mm) in width shall be provided with turnouts in addition to an approved fire apparatus turnaround.

503.7.2.6 Turnouts. Driveway turnouts shall be an all-weather driving surface at least 10 feet (3048mm) wide and 40 feet (12192mm) long and be compacted to withstand a 20-ton load minimum. Driveway turnouts shall be located as required by the Fire Marshal.

503.7.2.7 Bridges and Elevated Surfaces. See Section 503.2.6.

503.7.2.8 Grades. Normal grades shall not exceed 8 percent. Transitional sections not exceeding 500 feet (152400mm) may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent grade shall not be within 500 feet (152400mm) of each other. Curves with a centerline radius of less than 250 feet (76200mm) shall not exceed 8 percent.

EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent providing all Group R-3 structures are equipped with an approved automatic fire sprinkler system meeting the requirements of Section 903.1.3.

503.7.2.9 Angles of Approach and Departure. The angles of approach and departure for driveways shall be no more than a maximum of a 5 percent grade for a minimum of 20 feet (6096mm).

503.7.2.10 Security Gates. The installation of security gates across a driveway shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall always be maintained operational . Security gates shall no encroach into the required driveway width or height."

503.7.2.12 Clearance of brush or vegetative growth from fire apparatus access roads. Fire apparatus access roads built in locations with wildland fire hazard rating of high to extreme, as defined in the San Miguel County Community Wildfire Protection Plan, should have nonfire-resistive vegetation within 10 feet (3048 mm) of both sides of the cleared road.

53. 505.1 Address Identification. Section 505.1 is hereby amended to read as follows:

505.1 Address Identification. "New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be approved consistent with the Design Regulations found in the CDC. Where required by the Fire Marshal address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or English

~~alphabetical letters. Numbers shall be a minimum of 6 inches high with a stroke width of 0.5 inch (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole of other sign or means shall be used to identify the structure. Address numbers shall be maintained. If local design requirements are more stringent, they shall apply, however in no case shall less stringent requirements apply.~~

~~54. 507.1 Required Water Supplies. Section 507.1 is hereby amended to read as follows:~~

~~"507.1 Required Water Supplies. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Water supply systems in service at the time of the adoption of this code shall not be required to meet the distance requirement for hydrant spacing contained herein. However, installation of new hydrants on a pre-existing system, whether due to maintenance or expansion of the system, shall meet the distance requirements contained herein."~~

~~55. 508.1.1 Location and Access. Section 508.1.1 is hereby amended to read as follows:~~

~~"508.1.1 Location and Access. The location and accessibility of the fire command center shall be approved by the Fire Marshal."~~

~~56. 510.2 Emergency Responder Radio Coverage in Existing Buildings. Section 510.2 is hereby amended to read as follows:~~

~~"510.2 Emergency Responder Radio Coverage in Existing Buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building, shall be equipped with such coverage when existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with section 510.1 Exception 1."~~

~~57. 603.1 Installation. Section 603.1 is hereby amended to read as follows:~~

~~"603.1 Installation. The installation of nonportable fuel gas appliances shall comply with the International Fuel Gas Code or the appropriate NFPA standard, whichever is more stringent. The installation of all other fuel-fired appliances, other than internal combustion engines, oil lamps and portable devices such as blow torches, melting pots and weed burners, shall comply with this section, the International Mechanical Code or the appropriate NFPA standard, whichever is more stringent."~~

~~58. 603.1.2 Approval. Section 603.1.2 is hereby amended to read as follows:~~

~~"603.1.2 Approval. The design, construction and installation of fuel-fired appliances shall be in accordance with the International Fuel Gas Code, the International Mechanical Code, or the requirements of the appropriate NFPA standard, whichever is more stringent."~~

~~59. 603.3 Fuel Oil Storage Systems. Section 603.3 is hereby amended to read as follows:~~

~~"603.3 Fuel Oil Storage Systems. Fuel oil storage systems shall be installed in accordance with this code, state and federal EPA regulations or the appropriate NFPA standard, whichever is more stringent. Fuel oil piping systems shall be installed I accordance with the International Mechanical Code, state and federal EPA regulations or the appropriate NFPA standard, whichever is more stringent."~~

~~60. 603.3.1 Fuel Oil Storage in Outside, Above-Round Tanks. Section 603.3.1 is hereby amended to read as follows:~~

~~"603.3.1 Fuel Oil Storage in Outside, Above-Round Tanks. Where connected to a fuel oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498L0. The storage of fuel oil above ground in quantities exceeding 660 gallons (2498L) shall comply with NFPA 31 or state and federal EPA regulations, whichever is more stringent."~~

~~61. 603.3.3 Underground Storage of Fuel Oil. Section 603.3.3 is hereby amended to read as follows:~~

~~"603.3.3 Underground Storage of Fuel Oil. The storage of fuel oil in underground storage tanks shall comply with NFPA 31 or state and federal EPA regulations, whichever is more stringent."~~

~~62. 603.8 Incinerators. Section 603.8 is hereby amended to read as follows:~~

~~"603.8 Incinerators. Commercial, industrial and residential-type incinerators and chimneys shall be constructed in accordance with the International Building Code, the International Fuel gas code and the International Mechanical Code or state and federal EPA regulations, whichever is more stringent."~~

~~63. 604.2.14 High-Rise Buildings. Section 604.2.14 is hereby amended to read as follows:~~

~~"604.2.14 High-Rise Buildings. Standby power, light and emergency systems in high-rise buildings shall comply with the requirements of Sections 604.2.14.1 through 604.2.14.3, and Sections 403.4.8 through Section 403.3.9.1 of the IBC."~~

~~64.~~

~~605.8.2 Detection Devices. Detection devices shall be connected to an alarm system(s) utilizing listed fire alarm signaling devices capable of generating a sound level of at least 15db above the ambient sound pressure level of the space in which they are installed and providing a distinctive audible and visual alarm.~~

~~65.~~

~~605.8.3 Power and supervision. Detection and alarm system(s) shall be powered and supervised as required for fire alarm systems in accordance with Section 907 of this code, NFPA 72, and the Telluride Fire Protection District Alarm Policy.~~

~~66.~~

~~605.8.4 Monitoring and annunciation. Detection and alarm system(s) shall be remotely annunciated at an approved constantly attended location as required for fire alarm systems in accordance with Section 907 of this code, NFPA 72, and the Telluride Fire Protection District Fire Alarm Policy.~~

~~67.~~

~~607 COMMERCIAL KITCHEN HOODS~~

~~68.~~

~~607.3.3.2 Grease Accumulation. ADD or NFPA 96, whichever is more stringent~~

~~69.~~

607.3.4 Extinguishing system service. ADD or NFPA 96, whichever is more stringent

70. Section 607.4 Elevator Key Location. Section 607.4 is hereby amended to read as follows:

"607.4 Elevator Key Location. Keys for the elevator car doors and fire-fighter service keys shall be kept in a Knox Box key box which shall be located as directed by the Fire Marshal or his designee."

71. 608.1 Scope. Section 608.1 is hereby amended to read as follows:

"608.1 Scope. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189L) for flooded lead-acid, nickel cadmium (Ni-Cd) and valve regulated lead-acid (VRLA), or more than 1,000 pounds (454kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power or uninterruptable power supplies shall comply with this section, Table 608.1, and all pertinent state and federal regulations whichever is more stringent."

72. 608.10 Hydrogen Sulfide Detection. Section 608.10 is hereby amended to add a new section as follows:

"608.10 Hydrogen Sulfide Detection. An approved hydrogen sulfide detection system shall be installed in rooms containing a stationary battery system(s). The detection system shall be annunciated through the automatic fire alarm system and shall also be supervised by an approved central station service."

70. 806.1.1 Exceptions: Section 806.1.1, Exception 1 is hereby amended to read as follows:

EXCEPTION: Trees located in areas protected by an approved automatic sprinkler system installed in accordance with Section 903.1.1 or 903.3.1.2 and the appropriate NFPA standard, and having a smoke detection system installed in accordance with Section 907, the TFPD Fire Alarm Policy and the appropriate NFPA standard, shall not be prohibited in Groups A, E, M, R-1 and R-2 occupancies.

71. 807.1.2 Exceptions: Section 807.1.2, Exception 1, is hereby amended to read as follows:

EXCEPTION: In auditoriums in Group A, the permissible amount of decorative material meeting the flame propagation criteria of NFPA 701 shall not exceed 75 percent of the aggregate wall area where the building is equipped throughout with an approved automatic sprinkler system meeting the requirements of Section 903.1.1, the appropriate NFPA standard, and has a smoke detection system installed in accordance with Section 907, the TFPD Fire Alarm Policy, and the appropriate NFPA standard and where the decorative material is installed in accordance with Section 803.11 of the IBC.

72. 807.4.3.1 Exceptions: Section 807.4.3.1, Exceptions section, is hereby amended to read as follows:

EXCEPTION: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 and the appropriate NFPA standard, and the corridor is also protected by an approved smoke detection system installed in accordance with Section 907, the TFPD Alarm Policy and the appropriate NFPA standard.

EXCEPTION: Storage in metal lockers, provided the minimum egress width is maintained."

73. 901.1 Scope. Section 901.1 is hereby amended to read as follows:

"901.1 Scope. The provisions of this chapter shall specify where fire protections systems are required and shall, along with the latest editions of the appropriate NFPA standard, apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. All design, installation testing and maintenance of said systems shall be performed by qualified and if required, by licensed personnel."

74. 901.2 Construction Documents. Section 901.2 is hereby amended to read as follows:

"901.2 Construction Documents. Construction documents and calculations, meeting the requirements of this chapter and the appropriate NFPA standard, shall be required for all fire protection systems. Permits shall be issued for the installation, rehabilitation and or modification of any fire protection system. Fees for said permits shall be per the fee resolution. Construction documents shall be submitted for review and approval prior to system installation."

75. 901.6.2 Records. Section 901.6.2 is hereby amended to read as follows:

~~"901.6.2 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of 3 years and shall be copied to the Fire Marshal."~~

~~76. 903.2.8 Group R. Section 903.2.8 is hereby amended to read as follows:~~

~~"903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 and the appropriate NFPA standard shall be provided throughout all buildings with Group R fire area to include all Group R-3 occupancies over 3600 gross square feet. This section shall be superseded by Section P2904 of the International Residential Code upon its adoption, however at no time shall a multipurpose fire sprinkler system be accepted."~~

~~77. 903.3.1.1.1 Exempt Locations. Section 903.3.1.1.1 is hereby amended to read as follows:~~

~~"903.3.1.1.1 Exempt locations. If approved by the Fire Marshal, automatic fire sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room or area merely because it is damp, of fire-resistance rated construction or contains electrical equipment."~~

~~78. 903.3.1.2.1 Balconies and Decks. Section 903.3.1.2.1 is hereby amended to read as follows:~~

~~"903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a combustible roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25mm) to 6 inches (152mm) below the structural members and a maximum distance of 14 inches (356mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction."~~

~~79. 903.4 Sprinkler System Supervision and Alarms. Section 903.4, Exceptions section, is hereby amended to read as follows:~~

EXCEPTION: Automatic sprinkler systems protection one – and two-family dwellings may have control valves sealed or locked in the open position.

EXCEPTION: Limited area systems serving fewer than 20 sprinklers may have control valves seals or locked in the open position."

80. 903.4.1 Monitoring. Section 903.4.1 is hereby amended to read as follows:

"903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, as defined by NFPA 72, or when approved by the Fire Marshal, shall sound an audible signal at a constantly attended location."

81.

906.1 Where Required. Delete Exception under Section 906.1, first criterion (No. 1) in its entirety.

Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B: C. DELETE EXCEPTION ENTIRELY

82. 907.2 Where Required – New Buildings and structures. Section 907.2 is hereby amended to read as follows, with the Exceptions deleted in their entirety:

"907.2 Where Required-New Buildings and Structures. An approved fire alarm system installed in accordance with the provisions of this code, NFPA 72, and the TFPD Fire Alarm Policy shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code."

83. 907.2.1 Group A. Section 907.2.1 Exception is hereby deleted in its entirety.

84. 907.2.2 Group B: Section 907.2.2 Exception is hereby deleted in its entirety.

85. 907.2.2.1 Group B Ambulatory Health Care Facilities: Section 907.2.2.1 Exception is hereby deleted in its entirety.

86. 907.2.3 Group E Exception: Section 907.2.3 Exceptions 1 through 3 are hereby deleted in their entirety.

~~87. 907.2.4 Group F. Section 907.2.4 Exception is hereby deleted in its entirety.~~

~~88. 907.2.6.1 Group I-1: Section 907.2.6.1 Exceptions 1 is hereby deleted in its entirety.~~

~~89. 907.2.6.3.3 Automatic Smoke Detection Units. Section 907.2.6.3.3 Exception 3 is hereby deleted in its entirety.~~

~~90. 907.2.7 Group M. Exception: Section 907.2.7 Exception 2 is hereby deleted in its entirety.~~

~~91. 907.2.8.1 Manual Fire Alarm System. Section 907.2.8.2 Exception 2 is hereby deleted in its entirety.~~

~~92. 907.2.8.2 Automatic Smoke Detection System. Section 907.2.8.1 Exception is hereby deleted in its entirety.~~

~~93. 907.2.8.3 Smoke alarms. Section 907.2.8.3 is hereby amended to read as follows:~~

> ~~"Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy. Smoke alarms shall sound throughout the guest rooms only while heat detectors shall activate the occupant notification appliances."~~

~~94. 907.2.9.1 Manual Fire Alarm System. Section 907.2.9.1 Exception 2 and 3 are hereby deleted in their entirety.~~

~~95. 907.2.9.2 Smoke Alarms. Section 907.2.9.2 is hereby amended to read as follows:~~

> ~~"907.2.9.2 Smoke alarms. Single- and multiple station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy. Smoke alarms shall sound throughout the dwelling unit only, while heat detectors shall automatically activate the occupant notification appliances."~~

~~96. 907.2.9.3 Group R-2 College and University Buildings. Section 907.2.9.3 is hereby amended to read as follows:~~

> ~~"907.2.9.3 Group R-2 College and University Buildings. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5, The TFPD Fire~~

~~Alarm Policy, and NFPA 72 shall be installed in Group R-2 college and university buildings in the following locations:~~

~~1. Common spaces outside of dwelling and sleeping units.~~

~~2. Laundry rooms, mechanical equipment rooms, and storage rooms.~~

~~3. All interior corridors serving sleeping units or dwelling units.~~

~~Required smoke alarms in dwelling units and sleeping units in Group R-2 college and university buildings shall be interconnected with the fire alarm system in accordance with NFPA 72 and the TFPD Fire Alarm Policy."~~

~~97. 907.2.10.1 Manual Fire Alarm System. Section 907.2.10.1 Exception 2 is hereby deleted in its entirety.~~

~~98. 907.2.10.2 Automatic Smoke Detection System. Section 907.2.10.2 Exceptions are hereby deleted in their entirety.~~

~~99. 907.2.10.3 Smoke Alarms. Section 907.2.10.3 is hereby amended to read as follows:~~

~~"907.2.10.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~100. 907.2.11 Single- and Multiple-Station Smoke Alarms. Section 907.2.11 is hereby amended to read as follows:~~

~~"907.2.11 Single- and Multiple-Station Smoke Alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.4, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~101. 907.2.13 High-Rise buildings. Section 907.2.13 is hereby amended to read as follows:~~

~~"907.2.13 High-Rise Buildings. High rise buildings shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, NFPA 72, and the TFPD Fire Alarm Policy, a fire department communications system in accordance with Section 907.2.13.2, NFPA 72, and the TFPD Fire Alarm Policy, an emergency voice/alarm communications system in accordance with Section 907.5.2.2, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~102. 907.2.13.1 Automatic Smoke Detection. Section 907.2.13 is hereby amended to read as follows:~~

~~"907.2.13.1 Automatic smoke detection. Automatic smoke detection in high rise buildings shall be in accordance with Sections 907.2.13.1.1, 907.2.13.1.1, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~103. 907.2.13.1.1 Area Smoke Detection. Section 907.2.13.1.1 is hereby amended to read as follows:~~

~~"907.2.13.1.1 Area smoke detection. Area smoke detectors shall be provided in accordance with this section, NFPA 72, and the TFPD Fire Alarm Policy. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall activate the emergency voice/alarm communication system in accordance with Section 907.5.2.2. In addition to smoke detectors required by Sections 907.2.1 through 907.2.10, smoke detectors shall be located in each mechanical equipment, electrical, transformer, telephone equipment or similar room."~~

~~104. 907.2.13.2 Fire Department Communication System. Section 907.2.13.2 is hereby amended to read as follows:~~

~~"907.2.13.2 Fire Department Communication System. Where a wired communication system is approved in lieu of an emergency responder radio coverage system in accordance with Section 510, the wired fire department communication system shall be designed and installed in accordance with NFPA 72 and the TFPD Fire Alarm Policy and shall operate between a fire command center complying with Section 508, elevators, elevator lobbies, emergency and standby power rooms, fire pump rooms, areas of refuge, and inside enclosed exit stairways. The fire department communications device shall be provided at each floor level within the enclosed exit stairway."~~

~~105. 907.2.14 Atriums Connecting More than Two Stories. Section 907.2.14 is hereby amended to read as follows:~~

~~"907.2.14 Atriums Connecting More Than Two Stories. A fire alarm system shall be installed in occupancies with an atrium that connects more than two stories, with smoke detection installed throughout the atrium. The system shall be activated in accordance with Section 907.5, NFPA 72, and the TFPD Fire Alarm Policy. Such occupancies in Group A, E, or M shall be provided with an~~

~~emergency voice/alarm communication system complying with the requirements of Section 907.5.5.5, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~106. 907.2.18 Underground Buildings with Smoke Control Systems. Section 907.2.18 is hereby amended to read as follows:~~

~~"907.2.18 Underground Buildings with Smoke Control Systems. Where a smoke control system is installed in an underground building in accordance with the International Building Code, automatic smoke detectors shall be provided in accordance with Section 907.2.12.1, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~107. 907.3 Fire Safety Functions. Section 907.3 is hereby amended to read as follows:~~

~~"907.3 Fire Safety Functions. Automatic fire detectors utilized for the purpose of performing fire safety functions shall be connected to the building's fire alarm control unit where a fire alarm system is required by Section 907.2, NFPA 72 and the TFPD Fire Alarm Policy. Detectors shall, upon activation, perform the intended function and activate the alarm notification appliances and shall also notify the monitoring company's signaling service. In buildings not equipped with a fire alarm system, the automatic fire detector shall be powered by normal electrical service and, upon activation, perform the intended functions. The detectors shall be located in accordance with NFPA 72 and the TFPD Fire Alarm Policy."~~

~~108. 907.3.1 Duct Smoke Detectors. Section 907. 3.1 is hereby amended to read as follows:~~

~~"907.3.1 Duct Smoke Detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2, NFPA 72, and the TFPD Fire Alarm Policy. Activation of a duct smoke detector shall initiate a signal to the monitoring company's signaling service and shall perform the intended fire safety functions in accordance with this code and the IMC. Duct smoke detectors shall not be used as a substitute for required open air detection."~~

~~109. 907.3.1 Duct Smoke Detectors. Section 907.4.1 is hereby amended to delete Exception 2 in its entirety.~~

~~110. 907.3.3 Elevator Emergency Operation. Section 907.3.3 is hereby amended to read as follows:~~

~~"907.3.3 Elevator Emergency Operation. Automatic fire detectors installed for elevator emergency operation shall be installed in accordance with ASMA A 17.1, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~111. 907.3.4 Wiring. Section 907.3.4 is hereby amended to read as follows:~~

~~"907.3.4 Wiring. The wiring to the auxiliary devices and equipment used to accomplish the above fire safety functions shall be monitored for integrity in accordance with NFPA 72, and the TFPD Fire Alarm Policy."~~

~~112. 907.4.3.1 Automatic Sprinkler System. Section 907.4.3.1 is hereby deleted in its entirety.~~

~~113. 907.5 Occupant Notification Systems: Section 907.5 Exception is hereby deleted in its entirety.~~

~~114. 907.5.2.1 Audible Alarms: Section 907.5.2.1 Exception is hereby deleted in its entirety.~~

~~115. 907.5.2.2 Emergency Voice/Alarm Communication Systems. Section 907.6.2.2 is hereby amended to read as follows:~~

~~"907.5.2.2 Emergency Voice/Alarm Communication Systems. Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72 and the TFPD Fire Alarm Policy. The operation of any automatic fire detector, sprinkler water flow device, or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows: 1. Elevator groups, 2. Exit stairways, 3. Each floor, 4. Areas of refuge as defined in Chapter 2."~~

~~116. 907.6 Installation. Section 907.6 is hereby amended to read as follows:~~

~~"907.6.1 Installation. The fire alarm system shall be installed in accordance with Sections 907.6.1 through 907.6.5.2, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~117. 907.6.1 Wiring. Section 907.7.1 is hereby amended to read as follows:~~

~~"907.6.1 Wiring. Wiring shall comply with NFPA 70 and 72 as to wiring size and installation of the wire, and the TFPD Fire Alarm Policy with regard to class/style of wiring to all devices in the system. Wireless protection systems utilizing radio-frequency transmitting devices shall comply with the special requirements for supervision of low-power systems in NFPA 72."~~

~~118. 907.6.3 Zones. Section 907.7.3 is hereby amended to read as follows:~~

~~"907.6.3 Zones. Each floor shall be zoned separately, and a zone shall not exceed 22,500 square feet (2092m2). The length of any zone shall not exceed 300 feet (91,440mm) in any direction. Additional requirements for zoning shall be as specified in the TFPD Fire Alarm Policy."~~

~~119. 907.6.5 Monitoring. Section 907.6.5 is hereby amended to read as follows:~~

~~"907.6.5 Monitoring. Fire alarm systems required by this chapter or by the IBC shall be monitored by an approved supervising station in accordance with NFPA 72, and the TFPD Fire Alarm Policy."~~

~~120. 907.6.5, Monitoring. Section 907.7.5 Exception 3 is hereby deleted in its entirety.~~

~~121. 907.7 Acceptance Tests and Completion. Section 907.7 is hereby amended to read as follows:~~

~~"907.7 Acceptance Tests and Completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72, and the TFPD Fire Alarm Policy."~~

~~122. 907.7.2 Record of Completion. Section 907.7.2 is hereby amended to read as follows:~~

~~"907.7.2 Record of Completion. A record of completion in accordance with NFPA72 verifying that the system has been installed and tested in accordance with the approved plans and~~

~~specifications shall be provided to the Fire Marshal and owner or owners representative at final inspection."~~

~~123. 907.8.2 Testing. Section 907.8.2 is hereby amended to read as follows:~~

~~"907.8.2 Testing. Testing shall be performed annually unless required more frequently by NFPA 72. A copy of the test results shall be forwarded to the Fire Marshal's office."~~

~~124. 907.8.3 Smoke Detector Sensitivity. Section 907.8.3 is hereby amended to read as follows:~~

~~"907.8.3 Smoke Detector Sensitivity. Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter unless required more frequently by the detector manufacturer or NFPA 72. Where the frequency is extended, records of detector-caused nuisance alarm and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show an increase over the previous year, calibration tests shall be performed."~~

~~125. 907.8.5 Maintenance, Inspection and Testing. Section 907.9.5 is hereby amended to read as follows:~~

~~"907.8.5 Maintenance, Inspection and Testing. The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record of such tests and inspections shall be maintained on the premises. A tag showing, at a minimum, the date of inspection, the company doing the inspection, and contact numbers for the company shall be affixed to the fire alarm control panel after each inspection."~~

~~126. 909.20.1 Schedule. Section 909.20.1 is hereby amended to read as follows:~~

~~"909.20.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and testing shall be established. At a minimum routine testing and maintenance shall be performed annually."~~

~~127.~~

~~912.5 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International Plumbing Code, the appropriate NFPA standard, local water department requirements and or state health department requirements, whichever is more stringent.~~

~~128. 913.4 Valve supervision. Section 913.4 is hereby amended to delete method number 2 in its entirety.~~

~~129. 914.2.3 Emergency Voice/Alarm Communication System. Section 914.2.3 is hereby amended to add the following subsection:~~

~~"914.2.3.1 Emergency Responder Radio Coverage. Emergency responder radio coverage shall be provided in accordance with Section 510."~~

~~130. 1024.1 General. Section 1024.1 is hereby amended to read as follows:~~

~~"1024.1 General. Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Group A, B, E, I, M, R-1, and R-2 occupancies in accordance with Sections 1024.1 through 1024.5."~~

~~131. *Chapter 25 Fruit and Crop Ripening.* Chapter25 is deleted in its entirety.~~

~~132. *Chapter 27 Semiconductor Fabrication Facilities.* Chapter27 is deleted in its entirety.~~

~~133. *Chapter 29 Manufacture of Organic Coatings.* Chapter 29 is deleted in its entirety.~~

~~134. *Chapter 36 Marinas.* Chapter 36 is deleted in its entirety.~~

~~135. *Appendix A Board of Appeals.* Appendix A is deleted in its entirety since the TFPD establishes its own rules for the Board pursuant to Section 108.1~~

~~136. *Appendix D Fire Apparatus Access Roads.* Appendix D is hereby amended as follows:~~

~~D103.1 Access Road Width with a Fire Hydrant. Amend to read as follows:~~

~~"D103.1 Access Road Width with a Fire Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 20 feet (6096 mm, exclusive of the shoulders."~~

~~Figure D-103.1, Dead End Fire Apparatus Access Road Turnaround. Figure D103.1 is deleted in its entirety and is replaced by the TFPD designs as set forth in Attachment D.~~

~~D 103.2 Grade. Fire apparatus roads shall not exceed 8 percent in grade.~~

~~EXCEPTION: Transitional sections not exceeding 500 feet (152400mm) in length may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent shall not be within 500 feet (152400 mm) of each other. Curves with a centerline radius of less than 250 feet (76200 mm) shall not exceed 8 percent.~~

~~EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent with the approval of the Fire Marshal, providing all structures served by the fire apparatus access road other than Group U are equipped with a fire sprinkler system meeting the requirements of Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 as required.~~

~~D 103.3 Turning Radius. Amend to read as follows:~~

~~"D103.3 Turning radius. The minimum inside turning radius shall be 32 feet (9753.6 mm).~~

~~D103.4 Dead Ends. Amend to read as follows:~~

~~D103.4 Dead ends. Dead end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with an approved turnaround in accordance with Figure D103.1~~

~~D103.4.1 Cul-de-sacs. Cul-de-sacs or dead-end roads shall not exceed 600 feet 182,880 mm) in length and shall be provided with a turnaround as shown in Figure 103.1~~

~~EXCEPTION Maximum length may be increased to 1200 feet 365,760 mm) in length provided the width is increased to 26 feet (7925 mm) and that all structures except Group U have fire sprinkler and alarm systems meeting the requirements of Chapter 9 installed. A turnaround in accordance with Figure 103.1 shall be provided.~~

~~D103, Minimum Specifications. Amend to add new subsection 103.7 Cul-du-Sacs as follows:~~

~~"D104.7 Cul-du-Sacs. Cul-du-sacs or dead-end roads shall not exceed 600 feet (182,880 mm) and shall be provided with a turnaround as shown in Figure D103.1."~~

~~EXCEPTION: Maximum length may be increased to 1200 feet (365.760 mm) providing all structures along the road have fire sprinkler and alarm systems meeting the requirements of Chapter 9 installed. A turnaround in accordance with Figure D103 shall be provided."~~

~~D. *Geographic Limits.*~~

~~1. That the geographic limits referred to in certain sections of the 2012 International Fire Code are hereby established as follows:~~

~~a. Section 5704.2.9.6.1 Storage of class I and class II liquids in above ground tanks outside of buildings is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION. Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

~~137. Section 5706.2.4.4 Storage of class I and class II liquids in above ground tanks is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

~~138. Section 5806.2 Storage of flammable cryogenic fluids in stationary containers is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

~~139. Section 6104.2 The storage of liquefied petroleum gas is restricted for the protection of heavily populated areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

17.7.20 Construction Mitigation.

All development within the Town shall comply with the Construction Mitigation Regulations

A. *Construction Mitigation Regulations.*

1. A construction mitigation plan shall be submitted for development that requires storage, scaffolding, parking, trailers, equipment or other exterior development staging.

2. When a construction mitigation plan is required, the following plans and information shall be submitted to the Planning and Development Services Department as applicable:

a. Site plan showing:

i. Perimeter fencing with attached green screening or approved equal;

ii. Tree protection for trees to be saved;

iii. Limits of disturbance and fencing at such line;

iv. Erosion control and water quality protection measures using best management practices consistent with the Grading and Drainage Design Regulations;

v. A temporary right-of-way encroachment permit for parking, ~~material staging and/or use as applicable with a restoration agreement and timeline.~~

vi. Laydown/storage areas;

vii. Parking areas;

viii. Crane location and swing radius;

ix. Portable toilet location(s);

x. Construction trailer location(s);

xi. Dumpster and recycling bin locations;

xii. Method to protect any surrounding plaza areas caused by heavy vehicles, construction or development;

xiii. Bear-proof trash can location; and

b. Other information as required by the Planning and Development Services Department.

3. The construction mitigation plan shall be reviewed and approved by the Planning and Development Services Department in consultation with the Police, Public Works and other applicable Town departments.

4. The general easement shall be protected as approved by the Review Authority, with the goal to avoid locating construction activities in the general easement and the need to respect the neighbors and neighboring properties, especially regarding the placement of dumpsters, portable toilets and other more intensive construction infrastructure.

5. Construction projects adjacent to rights-of-ways and pedestrian areas including, but not limited to, walkways, hiking and biking trails, plazas, restaurants, etc., shall provide screened fencing ~~or hoarding~~ (with appropriate directional signage) and needed lighting to direct pedestrians away from potential hazards related to the construction site. Pedestrian protection adjacent to the construction site shall be the responsibility of the owner and owner's agent. The Building Official has the right to require additional fencing if deemed necessary to protect public safety or screen construction activity. All public pedestrian protection shall be provided per chapter 33 of the IBC.

6. Construction staging in accordance with these regulations may occur on an off-premise site provided property owners immediately adjacent to the site are provided written notification prior to the Building Division reviewing or approving the plan. The Planning and Development Services Department may require large-scale, off-site construction staging areas to be reviewed and approved by the DRB with public notice as required by the public hearing noticing requirements. Such large-scale staging areas should be evaluated concurrent with the required development review process for efficiencies and a holistic evaluation and mitigation of impacts.

B. *Construction Hours and Noise.* Blasting, pile driving, jack hammering, heavy equipment operations, and loud noises and in general are permitted between the hours of seven (7) in the morning and six (6) in the evening Monday through Saturday, excluding the holidays listed below. No construction activity may take place on Sundays, Monday through Saturday before seven (7) in the morning or after six (6) in the evening or the following holidays: New year's Day,

Memorial Day, The Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day, except in case of urgent necessity or an unique situation as determined by the Building Official or its designee Ensuring a secure site and changing out propane tanks for proper heating are permitted during prohibited construction times. All proposed blasting, jack hammering, pile driving, and similar loud construction noises shall be pre-approved by the review authority and scheduled as necessary depending on the site proximity to existing development, anticipated occupancy, surrounding density, and holidays to limit any negative impact. If blasting is required, the owner/owner's agent is required to take all necessary precautions and notify adjacent property owners, TFPD, local traffic, pedestrians, etc. prior to blasting.

C. *Temporary Structures for Construction Sites.* A small job office or trailer may be located on the site during construction. The location of any job office or trailer will be determined on the construction mitigation plan. The job office shall be removed from the site prior to receiving a CO.

D. *Environmental Controls.* Areas defined on the topographical survey that require preservation methods, i.e., natural landforms, vegetation, streams, ponds, wetlands, shall be identified and preserved by the general contractor or person primarily responsible for the construction. These areas and the methods of preservation will be defined during the Design Review Process or other applicable development application applicable to the project. Erosion control measures shall be taken during construction to ensure soil stabilization, sediment control and timely re-vegetation. The general contractor or person primarily responsible for the construction is responsible for the implementation of all preservation techniques.

E. *Construction Site Maintenance.*

1. *Construction Site Maintenance.* All construction sites in the Town shall be maintained in a good, clean and safe condition, including, but not limited to, the following minimum requirements:

a. Every lot for which a construction permit has been issued after the effective date of this section, or lesser part of the lot at the discretion of the Building Official, shall be enclosed by a 6-foot chain link fence faced with green mesh fabric or similar barrier.

b. The fence or barrier shall remain in place until the Building Official has determined that the property is sufficiently secured to prevent a health or safety risk or danger.

c. The Building Official has the discretion and authority to modify these requirements, including but not limited to, requiring fencing of a different material, height or configuration if it is deemed necessary for the protection of public health and safety.

2. *Material Storage.* Construction materials shall be stored, maintained and secured to prevent safety risk or danger.

3. *Recycling.*

a. To the extent practicable, the following materials shall be recycled for every construction project that requires a building permit:

i. Cardboard;

ii. Glass;

iii. Newspaper;

iv. Metal; and

v. Recyclable plastics.

b. The following permits do not need to provide recycling:

i. Mechanical permits;

ii. Electrical permits;

iii. Plumbing permits;

iv. Demolition permits; and

v. Other similar minor permits that do not generate large amounts of waste.

c. The construction mitigation plan shall show a comingled recycle bin for plastics, glass, newspaper and cardboard, with palettes or recycling dumpsters utilized for large quantities of cardboard.

d. Bins, dumpsters or pallets may be used to store recycle metal.

e. These recycling requirements shall not apply to demolition permits.

f. For demolition projects, the developer shall provide a two-week opportunity for public salvage of building materials by placing a 1/8-page display ad in a newspaper of general circulation for two days in a seven-day period. Such public salvage of building materials shall be a one-week period commencing the day after the second ad is run in the newspaper. The developer may require the public salvaging materials to sign a hold harmless agreement to protect them from legal liability or damages.

4. *Waste Disposal.* Accumulated construction debris that is not recycled shall be hauled away and disposed of in accordance with all applicable laws, on regular basis when full.

a. Dumpsters shall be securely covered at the end of each construction day or when high winds will blow material.

b. Debris from construction sites shall not be disposed of in dumpsters located at any other construction site within the Town without the prior approval of the Building Official.

c. Except as approved as part of a construction mitigation plan, construction staging shall not occur in the public rights-of-way.

d. At least one separate bear proof poly cart trash can must be provided for non-construction debris and emptied on a regular basis. Food related garbage shall not be disposed in dumpsters.

e. All construction sites shall have a person designated to be regularly present at the subject property as having responsibility to assure that no litter or debris leaves the subject property and that all litter and debris is picked up before the end of every construction day.

f. It shall be unlawful to intentionally place, deposit, or otherwise dispose of construction debris in any public sewer. Intentionally placing, depositing, or otherwise disposing of construction debris in any public sewer will result in enforcement as provided.

5. *Portable Toilets.* Portable toilet facilities shall be provided for all new construction, major remodels and other projects when deemed necessary by the Building Official. Portable toilets shall meet the applicable IPC requirements. Any portable toilet facilities shall be located, to the extent possible, at the rear of the construction site or out of plain view of

any public right-of-way or neighbor. If the portable toilet facility cannot be located at the rear of the construction site and out of plain view of any public right-of-way or neighbor, the toilet facility must be fully screened from any public right-of-way or neighbor.

6. ~~*Right-of-Way*~~ *Lane Closures.* A road lane closure permit shall be obtained prior to closing any portion of any sidewalk, street or other public right-of-way. Appropriate safety measures shall be used by the general contractor or owner's agent as applicable.

7. *Parking and Site Access.* The parking of construction vehicles or equipment shall not occur in any manner to block access to or through any public sidewalk, or street or rights-of-ways. The parking of construction vehicles on public streets shall be prohibited except as approved as part of a construction mitigation plan. Construction vehicles shall not use private driveways to turnaround. Construction materials shall not be stored on town streets or property unless approved by the Town as a part of the construction mitigation plan, and only after proving that no practicable alternative exists for storage on the development site.

8. *Construction Clean Up of Streets and Sidewalks.* All mud, dirt or debris deposited on any street, crosswalk, sidewalk or other public property because of excavation, construction or demolition shall be broom cleaned to the extent possible at the end of each working day and disposed of in accordance with all applicable laws. When determined by the Building Official to be appropriate and practicable, the applicant shall cause a gravel mat or other mud tracking device to be installed on the subject property, of a size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed from the tires of such vehicles. The mud and dirt mitigation shall be located so as not to interfere with any use by the public of public rights-of-way and not to cause any nuisance or inconvenience to adjacent public or private property.

9. *Protection of Public Property.* Every construction site shall be maintained in a manner ~~so as~~ to avoid damage to the public right-of-way, infrastructure or other public property, including but not limited to the village curbs, alleys, streets, crosswalks, sidewalks, signs, streetlights, sprinkler systems, sewers or other public infrastructure. At the discretion of the Planning and Development Services All damage to the public right-of-way, infrastructure or other public property caused during the construction activities by the property owner, its contractors or agents shall be repaired, replaced or otherwise remedied by, and at the sole expense of, the property owner prior to the issuance of a CO.

~~If Town infrastructure cannot be inspected during the winter months, a TCO may be issued until such inspection occurs.~~

10. *Air Quality Protection.* Airborne particles shall be controlled at the subject property always during work by means of a water truck and spraying equipment or other water source capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Such spraying shall be undertaken always as necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property.

11. *Permission to Use Adjoining or Intervening Properties.* No permit issued pursuant to this chapter shall authorize or be construed to authorize any entry onto property adjoining or intervening the subject property or any work for which entry onto property adjoining the subject property is or may be necessary, unless a proper right of entry has been secured from the owner of such property and provided to the Building Official.

12. *Vehicle Storage.* Vehicles not being used on-site for construction purposes shall not be left overnight on-site.

13. *Required Utility Locates.* Utility locates must be requested and marked for any work involving earth disturbing activity regardless of depth. Failure to have utilities properly located or any action that disturbs existing utilities, if the utilities were properly located, will result in the action contained in Section 20-6-(h) being taken.

F. *Penalties.* In addition to any violations and penalties set forth in the CDC, any violation of the Construction Mitigation Regulations shall result in the following additional actions being taken:

1. 1st Violation. First violation – Documented warning.

2. 2nd Violation. Second violation – All work must cease until the violation has been cured.

3. 3rd Violation. Third regulation violation within a 6-month period - A two (2) construction-days stop work order shall be issued. Work may resume at the permitted hour on the third construction-day if the violation has been cured.

4. *Stop Work Order Fees and Penalties.* In addition, any stop work order shall result in a fee in the amount set by the Planning and Development Department Fee Schedule. After the

third violation in a 12-month period, the Building Official may assess penalties and fees as set for in the CDC at Section 17.1.18 in addition to the those set for in the fee schedule.

17.7.21 Snow and Ice Removal Regulations.

A. *Purposes.* The purposes of the Snow and Ice Removal Regulations are to:

1. Protect the public health, safety and welfare by preventing falling snow and/or ice from the roofs of buildings within, adjacent to, or near plaza areas, public areas around buildings by requiring that the owners of such buildings engage in the installation or supplementation of roof-top snow-shed protection systems and regular snow and/or ice build-up inspection activities, and, if necessary, snow and ice removal activities;

2. Safeguard the Town-owned plazas and overall plaza areas;

3. Establish procedures under which snow and ice removal activities will occur;

~~4. Ensure that a building's roof is not unsafe due to snow or icefall hazard as regulated by Section 116 of the IBC;~~

4. Ensure a building does not become unsafe to due roof snow and ice buildup; and,

5. Set forth rules for the enforcement of such requirements.

B. *Purposes.* The purposes of the Snow and Ice Removal Regulations are to:

1. Protect the public health, safety and welfare by preventing falling snow and/or ice from the roofs of buildings within, adjacent to, or near plaza areas, public areas around buildings by requiring that the owners of such buildings engage in the installation or supplementation of roof-top snow-shed protection systems and regular snow and/or ice build-up inspection activities, and, if necessary, snow and ice removal activities;

2. Safeguard the Town-owned plazas and overall plaza areas;

3. Establish procedures under which snow and ice removal activities will occur;

~~4. Ensure that a building's roof is not unsafe due to snow or icefall hazard as regulated by Section 116 of the IBC;~~

4. Ensure a building does not become unsafe to due roof snow and ice buildup; and,

5. Set forth rules for the enforcement of such requirements.

C. *Applicability.* These Snow and Ice Removal Regulations shall apply to all multifamily or mixed-use buildings.

D. *Roof Snow and Ice Management.* The owner of each building shall ensure that each roof plane of a building does not shed snow or ice onto public area, plaza area sidewalk, or right-of-way. Each roof shall be constructed and maintained as follows:

1. Each roof-plane shall contain a snow and ice retention, snowmelt system and roof drain system designed and stamped by a qualified structural engineer or qualified roofing specialist/professional and approved by the review authority which prevents the roof plane from shedding snow and/or ice to areas below the roof plane; or

2. In the event that a snow and ice retention, snowmelt and roof drain system is not a viable option for preventing snow and ice from shedding into areas below the roof plane, the owner or HOA must demonstration a feasible snow and ice melt mitigation plan that may include heat tape or other heating system that is designed by a qualified engineer or roofing professional, which prevents the roof plane from shedding snow and/or ice to areas below the roof plane.

3. If the Town determines that additional snow fences or other snow maintenance controls are required to protect a public area or a public plaza, the Town will require a building owner to arrange for the installation of the additional snow and ice mitigation measures.

E. *Requirements for Snow Inspection and Removal.* During months that snow accumulates, the owner and any building manager of each building shall ensure that there are regular (not less than weekly) inspections of all eaves and other roof areas of the building that could result in the discharge of snow, and/or ice, and/or roof tiles, to public area, plaza area sidewalk, or right-of-way.

1. Upon identification of an overhead snow/ice safety removal issue because of such inspections, or upon being informed by a representative of the Town that an overhead snow/ice safety removal issue exists on a building, the owner or building manager shall proceed in accordance with the requirements set forth herein.

2. Upon identification of an overhead snow/ice safety removal issue, or upon being informed by a representative of the Town that an overhead snow/ice safety removal issue exists on a building, the owner or building manager of the building shall:

a. Immediately cordon off the hazard area and notify the Planning and Development Services Department of the issue.

i. The cordoned off area materials shall use only appropriate fencing and/or Town approved barriers.

ii. If the cordoned off area is an entrance or egress, the building manager shall provide appropriate signage to direct users to alternative entrances or egress areas.

b. Immediately schedule appropriate work crews to remove the identified hazard and ensure that diligent and reasonable efforts are being made to complete the snow removal activity within 24 hours of the identification of the hazard, or within such longer period of time as is necessary for the snow removal in the reasonable judgment of the Building Official or other appropriate Town department, but in no event more than 72 hours.

c. Ensure that all such removal activities are safely completed, including but not limited to ensuring that always during the removal activities there is at least one worker posted at ground level to monitor pedestrian safety.

d. Snow and ice removal workers shall use appropriate safety devices as required by OSHA.

e. Snow and ice removal techniques should not damage the roof of buildings or infrastructure surrounding buildings, such as the use of a heavy hammer directly onto the roofing surface or dropping ice blocks onto electric transformers.

f. To the extent practical, snow removal should be planned for times when there is the least activity in public areas and public plazas. This could include early mornings (7am-9 am) and weekdays when the presence of pedestrians is at a minimum.

3. Landscaped areas below a roof plane that can slide shall be blocked off by fencing installed pursuant to the Design Regulations, with appropriate permanent signage warning of the hazard. All signage shall comply with the Sign Regulations.

F. *Snow and Ice Removal from Town and Private Property.* A building owner, HOA or its property manager shall make arrangements to haul snow and ice removed from a roof or deck onto a plaza area, sidewalk or right-of-way immediately upon the conclusion of removal.

1. Absolutely no snow can be stored for any length of time on public plazas and public areas.

2. A building owner is liable for any damages caused to Town property, private property or pedestrians from snow and ice falling off your roof.

3. A plaza vehicle access permit is required from the Town Plazas and Environmental Service Department for any equipment needed to access the public plazas for snow removal.

4. Snow and ice may not be stored in a planter located on a public plaza or in planters where the required landscaping may be damaged or destroyed.

5. No vehicles over 10,000 pounds will be allowed in a plaza area. The Town shall require that haul trucks are staged at the perimeter of a plaza area to prevent paver damage. The plaza vehicle access permit will identify exact locations where your vehicles are approved for operation.

6. If your snow is not removed from plaza area in a timely manner, the Town Plazas and Environmental Service Department will remove it for you at a cost of $200 per hour or the then-in – effect rate as adopted in the fee resolution, to be billed directly to the business or property as applicable.

Any damage to Town property (including Plazas, planters, trees, landscaping) or private property resulting from roof snow and ice removal operation is the building owner's responsibility to repair at such owner's sole cost and expense. Care shall be taken to not disturb town property with a snow and ice removal program.

Agenda Item 8
COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Meeting; March 6, 2025

DATE: February 24, 2025

RE: Work Session Regarding Potential Community Development Code Amendments of CDC Section 17.5.12 Lighting Regulations

---

Please note that this item was continued from the February 6, 2025, DRB meeting to the March 6, 2025, DRB meeting.

BACKGROUND:

Over the past few years, several areas of the lighting regulations have been points of discussion during DRB meetings. For example, there have been discussions regarding how the DRB should interpret landscape lighting and architectural lighting as outlined in the CDC. The height of recessed lights within roof soffits on upper-level patios is also a frequent point of discussion. As such, Staff would like to discuss potential changes to the regulations to gain feedback from the DRB. It is important that the lighting regulations are consistent with the Town's goals of minimizing light pollution and provide clarity to applicants and the DRB.

Staff has provided a redline of the lighting regulations. Staff would like the DRB to discuss the following questions:

- Should commercial lighting and residential lighting be separated into two categories? This would allow the Town to create subareas and establish allowances for specific areas.
- How should the CDC define Architectural lighting and landscaping lighting?
- Should the illumination of garage doors with an LED wash be permitted?
- Should bollards at exterior pathways and patios except in areas that would conflict with snowplows be permitted?
- Should linear lighting in handrails be permitted? How about when the railing is glass?
- Should sconces that meet the definition of a full cut off, down light, with a glass element be permitted? Should they be allowed at a lower lumen output or only at certain areas of homes?
- Should BUG lighting standards be incorporated into the regulations?
- Should we establish a deadline by which all exterior lighting needs to meet CDC requirements? Should this be 5 or 10 years?
- Should we require an AGI study in addition to the photometric study?

ATTACHMENTS:

- DRAFT Proposed changes to CDC Section 17.5.12 Lighting Regulations

Recommendation:
This work session allows the Design Review Board to provide staff informal, nonbinding feedback regarding a specific issue- this session is centered around potential changes to the lighting regulations. Any comments or general direction given by the board shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by the Board on conceptual work sessions.

Staff recommends that the Board discuss the potential changes presented in this memo and give staff direction as to whether to pursue changes to the lighting regulations of the CDC.

/cp

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

17.5.12 LIGHTING REGULATIONS

Purpose and Intent

The purpose of the Lighting Regulations is to establish standards for minimizing trespass, uplight and glare ~~the unintended and undesirable side~~ effects of residential exterior lighting while encouraging the intended and desirable safety and aesthetic purposes of such lighting. It is the purpose of the Lighting Regulations to allow illumination that provides the minimum and safe level of illumination ~~amount of lighting~~ that is needed for the lot on which the light sources are located. In addition, the purpose of this section is to protect the privacy of neighboring residents by controlling the intensity of the light source. All exterior lighting shall conform to the standards set forth below.

Exterior Lighting Permittable with Review

The basic guideline for exterior lighting is for it to be subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. The location of exterior lighting that meets the requirements of this section shall only be allowed at:

Commercial

Building Codes that require lighting at ingress & egress doors per NEC
Pedestrian walkways & Stairs
Plaza areas….
Signs
Flags
Public Art
Driveways
Street Lights
Swimming pools, spas and water features

Residential

Exterior Stairs
Pathways - 100 to 200 lumen
Outside grade accessible patios and decks
Egress doors per the NEC
Address Marker per CDC requirements

Driveways
Swimming pools, spas and water features

Buildings where Building Codes require building ingress and egress doors;
Pedestrian walkways or stairs;

Commented [1]:
I don't want to encourage residential driveways to be lit up. I think lighting at the address monument so it can be located plus minimal lighting in an area of a retaining wall or drop off that you wouldn't want anyone to back into is appropriate, but don't want driveways to look like airport runways

Commented [2R1]:
Driveway retaining walls adjacent to the Auto Court

Plaza areas and other public areas where lighting is required; Surface parking lots;
Signs;
Address identification or address monuments;
Flags;
Public art;
Driveways;
Streetlights; and
Swimming pools, spas and water features.

Exterior Lighting that Requires a Design Variation.
Certain types of exterior lighting are permittable with an approved design variation. The intent of these provisions is to provide allowances for exterior lighting that enhances and ~~transforms architectural and structural facades as well as~~ outdoor spaces in a way that meets the criteria of the Design Variation Standards and the Purpose and Intent of the Lighting Regulations.

The following exterior lighting requires a Design Variation to be granted by the Design Review Board pursuant to Section 17.1.11(E)(5); and must otherwise meet the Purpose and Intent of the Exterior Lighting Regulations, Section 17.5.12(A) and the Lighting Design Requirements provided below at Section 17.5.12(F)

Architectural lighting shall be limited to LED linear luminaires with a maximum output of 170 lumens per foot. Linear lighting lengths shall be limited to covered roof sections of the residence. All linear LED luminaires shall have

Lighting Associated with Outdoor Living Spaces.

Linear LED products must include aluminum extrusion for mounting LED diodes and frosted or opaque lens.

Landscape Lighting - Luminaires shall be limited to areas of grade transition that link hardscape features adjacent to the building perimeter.

Prohibited Lighting. The following exterior lighting is prohibited:

Landscape lighting;
Tree Lighting
In grade and surface mounted Up-lighting:
Flood lighting;
Other lighting not outlined above as permitted or exempt lighting;
Lighting that causes glare from a site or lot to any designated wetlands or other environmentally sensitive areas;
Lighting that causes glare from a site or lot to adjoining property; and
Lighting that produces glare to vehicles within a public right-of-way or access tract.

Lighting that has a BUG rating of B1 U0 G1 or lower.

Commented [3]:
Insert definition of architectural lighting here. What is acceptable and what is strictly prohibited

Commented [4R3]:
I think this is a good start to the definition (from Snowmass): Lighting for the purpose of illuminating a building façade shall be prohibited when such lighting is mounted to the ground, elevated on poles or mounted on adjoining or adjacent structures.

Commented [5R3]:
Architectural lighting is defined by illumination of any vertical facade around the perimeter of the residence.

Commented [6]:
This got cut off, what was the intention here?

Commented [7R6]:
Heat sink aluminum extrusions and Opaque, Opal or Frosted lens. All linear lighting shall have the means to physically attache to the structure without the use of adhesive, tape or glue.

Commented [8]:
Do we add motion activated here?

Commented [9R8]:
Motion Activated Exterior Lighting

Commented [10]:
Needs to be defined

Commented [11R10]:
Landscape Lighting are luminaries placed under trees or within planters within the building envelope.

*****A much more stringent guideline would be to utilize UGR Unified Glare Rating per IES standards?*

High Pressure Sodium &Metal Halide Luminaires

Exemptions. The following types of exterior lighting shall be exempt from the Lighting Regulations:

Seasonal lighting, providing individual lamps are less than ~~seventy (70) lumens~~ per linear foot of lighting; 20 lumens per foot and be limited to 90 days per the NEC

Seasonal lighting shall not detrimentally affect adjacent neighbors. If the Town determines that such lighting detrimentally affects adjacent neighbors, it may determine such lighting to be a nuisance and require the lighting to be removed.

Temporary lighting that is used for theatrical, television, performance area and construction sites;
Emergency lighting;
Special event lighting approved by the Town as a part of the required development application.
Swimming pool and/or hot tub lighting when it is established that no off-site glare shall occur:

Lighting of the United States Flag when there is no other down-light option to prevent upward glare;
Lighting within public right-of-way for the principle purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right-of-way when the purpose is to illuminate areas outside the public right-of-way;
Lighting required by the ski resort operator for the ordinary operation of the ski area snow making installation and operation.

Lighting Design Regulations.

Full Cut-Off Fixture Design. All exterior lighting shall be ~~eighty five degrees (85°)~~ 90°full cut-off fixtures that direct the light downward with a BUG rating of B1 U0 G1 or lower to minimizize ~~without any~~ off-site glare, except as exempted in Section 17.5.12(D).

Wall sconces that incorporate a glass element below the 90° cut off point shall be permitted with light sources of 150 lumens or less.

~~Each~~ exterior ceiling recessed luminaires shall be fully shielded directed light with a beam spread no less than 35°. Recessed downlight sources and shall not exceed 850 lumens,

~~with the exception of~~

Commented [12]:
This would affect all of the lighting that TMVOA has put up for seasonal lighting which goes up in november and comes down in april

Commented [13R12]:
I know and so are the festoon lighting outside the boot doctors and La Piazza. I would make an exception to the commercial code to allow holiday and festoon lighting within the commercial core and roadways.

Commented [14R12]:
Add an article in the commercial section to allow festoon and holiday lighting within the commercial core and roadways.

residential outdoor pathway and ~~recessed~~ stairway lighting ~~which~~ shall not exceed 300 lumens per luminaire and shall be recessed into wall or underneath handrail.

Handrail Luminaires shall not produce lighting levels that exceed 1 foot candle 3' away from source per IES standards.

Move to Commercial Section Lighting for Town owned parking garages shall not exceed 5000 lumens per luminaire with a BUG rating of B1 U0 G1 or less

Required Exterior Lighting ~~**Type.**~~ **Efficacy** LED lighting or other equivalent high efficacy luminaires ~~lighting~~ compliant with this section, shall be used for all exterior lighting.

Any fixture with a 0-5 watt lamp shall have a minimum overall luminous efficacy of 30 lumens/watt; any fixture with a 6-15 watt lamp shall have a minimum overall luminous efficacy of 45 lumens/watt.

The use of any dimming control for exterior luminaires exceeding the stated lumen levels per the CDC shall not be permitted.

Maximum Temperature. The maximum CCT (correlated color temperature) for all proposed lighting types regardless of lamp type, shall be a minimum of 2,400 degrees Kelvin and shall not exceed 3,000 degrees Kelvin,

Luminaires adjacent designated wetland or other sensitive areas my utilize CCT ~~or may employ~~ amber light sources, filtered LED light sources, or a suitable alternative producing longer wave lengths - ~~with the goal of having a warmer light source.~~

MOVE TO COMMERCIAL

Lighting for Parking Areas. Lighting shall be provided for surface parking areas and underground parking garages.

Surface parking lot lighting shall be located in landscaped areas to the extent practical.

Parking area lights are encouraged to be greater in number, lower in height and lower in light level.

Approved parking area lighting shall direct the light onto the parking lot areas only and ensure lower elevation development is protected from glare.

Maximum Height Limit for Lights. The following light fixture height limits shall be met to the extent practicable. The review authority may approve other heights based on site-specific considerations.

Commented [15]:
This seems to exclude bollards, is that our intent?

Commented [16R15]:
Distinguish pathways and patios from stairs. Bollards shall be permitted at exterior pathways and patios.

Commented [17]:
How do we feel about lighted handrails with glass underneath? I would like to prohibit

Commented [18R17]:
Refer to linear lighting edit. Glass is prohibited within these assemblies.

Commented [19]:
Need to check with scott pittenger. I would also say garage doesn't matter, it would be surface parking we would want to control

Commented [20R19]:
Parking garage surface area exposed to the night sky shall comply

Commented [21]:
I'm not sure how we verify this or what the intent is?

Commented [22R21]:
Keep this is a metric. Think of miles per gallon. Its in addition to the lumen limits
previously defined.

Commented [23]:
We have permitted a lot of this in the recent past. Is this no longer necessary as there are more fixtures available that can meet our standards?

Commented [24R23]:
All luminaires shall have delivered lumens not to exceed the CDC standards. Dimming control systems are not permissible to reduce manufacture defined output.

Commented [25]:
Public works won't like this as it makes plowing more difficult

Commented [26R25]:
Do you want to separate Parking lots from parking garages. Open parking lots shall have medians to separate rows of parking spaces. Surface parking lighting shall be placed in these median.

SIDEWALKS AND PATHWAYS - The maximum height for a pole-mounted light fixture shall be twelve feet (12'), as measured from the immediate adjacent grade, either natural or finished. Pole- mounted light fixtures are not permitted or intended to be placed on buildings or structures in order to artificially increase the height allowance or circumvent maximum height allowances.

RESIDENTIAL ~~The~~ maximum height for a wall-mounted light fixture shall be seven feet (7') above the directly adjacent walking surface ~~or~~ pathway,

Wall Mounted fixtures above garage doors shall be permitted such that no section of the luminaire shall be above 9' of the garage door threshold.

SIGN LIGHTING ~~except for~~ sign lighting that may be higher as reviewed and approved by the review authority to allow for proper illumination of the sign.

SURFACE PARKING LOTS The maximum height for public surface parking, above ground ~~and/or underground parking garage area lighting~~ shall be fifteen feet (15') above the grade of the parking spaces that are intended to be illuminated. The town would encourage alternative lighting proposals to minimize parking area lighting impacts.

UNDERGROUND PARKING - Luminaires shall not be installed above the ceiling height of the parking structure

~~Architectural Lighting that obtains a Design Variation pursuant to Section 17.5.12(C) may be permitted to exceed the requirements for Maximum Height Limits~~

Lighting on Upper Floors

Exterior lighting on second or higher stories shall be provided by wall-mounted recessed Dark Sky rated luminaires only ~~fixtures , recessed wall or ceiling fixtures, or lighting that is louvered or otherwise designed~~ to prevent off-site glare. Recessed downlighting shall not be permitted above 12' of the main floor elevation.

Decks on second and upper floors that that are not grade accessible ~~do not have stairs~~ shall be restricted to ~~have only~~ recessed wall mounted Dark Sky rated luminaires. ~~or ceiling, in rail or in wall~~, louvered or concealed lighting that is directed towards the building or the deck/patio surface shall not be permitted.

~~and not to the exterior yards.~~

Exterior Lighting on second and upper floors shall require either a timer or sensor to reduce usage and energy loss during times of inactivity.

Commented [27]:
I thought this is the only lighting that IS permitted?

Commented [28R27]:
Restrict these upper decks to step lights. No recess or surface mounted sconces are permitted on upper decks or terraces that do not provide means to finished grade.

Commercial Corridors that are visible through glazing within the Coonskin View Corridor shall be controlled with occupancy sensors to prevent off site glare to the Valley Floor.

Commented [29]: What are you targeting here? Just the Ridge building or any building within the coonskin view corridor?

Commented [30R29]: Specifically the Ridge. These building corridors glow all night. It should be done on all commercial core structures.

Levels of Illumination: Exterior Lighting, when in use, shall meet the following standards for illuminance of light consistent with the provisions listed below. A point-by- point photometric calculation listing the number, type, height, and level of illumination of all exterior lighting fixtures may be required as per Section 17.5.12(E)(9) prior to Design Review Board approval or staff approval to ensure compliance with these provisions.

Parking lots, driveways, trash enclosures/areas, and group mailboxes shall be illuminated with a maximum average not to exceed four (4 fc) foot-candles of light.

Pedestrian walkways and staircases shall be illuminated with a maximum average not to exceed two (2 fc) foot-candles of light or as otherwise required by building code.

Commercial - Exterior doors shall be illuminated with a minimum maintained one (1 fc) foot- candle of light, measured within a five (5' 0") foot radius ~~on each side of the door~~ at ground level or as otherwise required by building code.

Residential - Exterior doors at grade accessible egress points shall be illuminated with a minimum of (1 fc) measured within a 3' radius at the point of attachment.

Commented [31]: Is this equivalent to the existing standard for 300 lumens?

Commented [32R31]: Would this information be easy to find for residents replacing fixtures without a lighting designer?

Commented [33R31]: Point to wall sconce lumen metrics

In order to minimize light trespass on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth (0.1 fc) foot-candle and have a BUG rating of B0 U0 G0

The use of exterior lighting shall be minimized in areas of important wildlife habitat and delineated wetlands, and lighting shall be designed so that it does not spill over or onto such critical habitat.

Lighting Designer Required. In the case of new development or remodeling subject to the Lighting Regulations, a certified professional lighting designer shall produce all exterior lighting documents required by the CDC. Certified Professionals include:

American Lighting Association (ALA) - Certified Lighting ~~Certified~~ Consultant

~~professional, a Certified Lighting Efficiency professional, an~~

International Association of Lighting Designers (IALD) member

Licensed Architect

~~member~~ or similarly certified professional, ~~or a licensed architect shall design all exterior lighting.~~

Lighting Plan Required. A detailed exterior lighting plan, separate from other required plans, shall be submitted with development application detailing the location and specifications of all lighting to be installed. New development of single-family dwellings having a gross floor area of less than 3,500 square feet as well as minor revisions to existing lighting plans shall be subject to only the requirements of 17.5.12(E)(9)(a) below unless it is determined by the Community Development Department that unique circumstances exist or if required for safety reasons.

The exterior lighting plan shall include fixture designations that can be referenced by full page luminaire specification sheets, ~~describe the~~ location, ~~height~~ and elevation above grade. Applicant shall provide a complete Lighting Schedule identifying type of illumination ~~(such as~~ (LED or incandescent), delivered lumen levels and dimming protocol. ~~, halogen, high pressure sodium, etc.), source, and CCT~~ temperature and construction materials for each ~~light source~~ luminaire being proposed.

An isofootcandle diagram prepared by a certified lighting professional or licensed architect as outlined above ~~may~~ shall be required for residential construction exceeding 3500 square feet and all commercial applications ~~and if required shall~~ indicating the level and extent of the proposed lighting as per 17.5.12(E)(7). AGI modeling shall be required in outdoor entertainment areas where average illumination levels are not to exceed 10 foot-candles 3' above finished grade.

Additional Lighting Requirements for the Village Center. Provisions for seasonal lighting shall be incorporated into the exterior lighting plan for all projects located within the Village Center.

Additional lighting requirements for the Village Center are found within the Commercial, Ground Level and Plaza Area Design Regulations.

Expand or copy the Plaza Area Design Regulations here.

Application. All newly installed exterior lighting shall comply with the Lighting Regulations. A redevelopment or remodel valued at ~~fifty thousand dollars ($50,000)~~ $500,000 or more shall retrofit all existing exterior lighting to comply with the then current Lighting Regulations.

Notwithstanding the value of the redevelopment or remodel, if twenty-five percent (25%) or more of the exterior lights are to be replaced, all existing exterior lighting shall be retrofitted to comply with the then current Lighting Regulations.

Something along these lines:

- C. *5-year Legacy Exemption.* Existing outdoor fixtures that do not meet the provisions of this chapter shall be considered nonconforming for five (10) years from the adoption date of this chapter.

Commented [34]:
I thought this was prohibited?

Commented [35R34]:
Talking about applicants required documents for IAR and FAR. Elevations of exterior fixtures should be required at IAR.

Commented [36]:
This might need better definition, does this equate to previously used outdoor living area?

Commented [37R36]:
Another metric for DRB to use when reviewing the required isofootcandle models at FAR.

Commented [38]:
Did we want to contemplate a town-wide compliance deadline? 10 years?

Commented [39R38]:
Most of the existing violations are past their usable life. How far does MV want to push Dark Sky? 3-5 years would be my suggestion.

- *Nonconforming fixtures.* Unless otherwise specified within this chapter, within five (10) years of the effective date of this chapter all outdoor luminaires that do not conform to the requirements of Chapter 26.512 shall be replaced or retrofitted to comply with the provisions of this chapter. After five (5) years from the effective date of this chapter, noncompliant outdoor luminaires will be considered a violation of this chapter and subject to the penalties set forth herein