TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD
SPECIAL MEETING
MONDAY NOVEMBER 7, 2016 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED AGENDA

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Van Nimwegen	Public Hearing Quasi-Judicial Action	Review and recommendation to the Town Council regarding a variance to the height requirements of the Community Development Code to allow a height of approximately 47 feet where 40 feet is required for a proposed single family home at Lot GH-11, 111 Cabins Lane
3.	10:05	30		Site Visit	Continue Meeting at Lot GH-11 the Site of the proposed single family home, Located at 111 Cabins Lane
4.	10:35	30	Van Nimwegen	Public Hearing Quasi-Judicial Action	Continue Meeting at 2nd Floor Conference Room, Mountain Village Town Hall, for the Review and Recommendation to the Town Council regarding a variance to the height requirements of the Community Development Code to allow a height of approximately 47 feet where 40 feet is required for a proposed single family home at Lot GH-11, 111 Cabins Lane
5.	11:05	30	Van Nimwegen	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a new single family home on Lot GH-11, 111 Cabins Lane
6.	11:35	60	Van Nimwegen	Worksession	Continue review of the Design Regulations of the Community Development Code.
7.	12:35				Adjourn

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

Agenda Item #2

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Special Meeting of November 7, 2016

DATE: November 1, 2016

RE: **Review and recommendation to the Town Council regarding a variance to the height requirements of the Community Development Code to allow a height of approximately 47 feet where 40 feet is required for a proposed single family home to be constructed at Lot GH-11, 111 Cabins Lane.**

PROJECT GEOGRAPHY

Legal Description: Lot GH-11
Address: 111 Cabins Lane
Applicant/Agent: Luke Trujillo, AIA; TruLinea Architects, Inc.
Owner: Jason and Natalie Horwath
Zoning: Single-Family District
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: .23 Acre
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: HOA Approval
- Exhibit C: Plan Set
- Exhibit D: Street View
- Exhibit E: Design Covenant

BACKGROUND

Section 17.4.16 of the Community Development Code provides the procedures to follow for the granting of a variance because "…the strict application of the CDC requirements would cause exceptional and undue hardship on the development …" A variance is different from a

"variation" that the Board may approve, as it does not grant simple relief from a design regulation, but will allow changes to the normal bulk requirements of the Code such as height and building coverage.

Sections 17.3.11 and 12 of the CDC define the requirements of how building height is to be measured and the height limits based on the zoning district. In all cases two standards must be met for the height of a home in the Single-Family district. The maximum average height must be at or below 35 feet and the maximum height must be at or below 35 feet, plus 5 feet for gable roofs, so in most cases is 40 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave to the finished grade. The points are generally every 20 feet around the roof. The maximum height is measured from any point on a roof directly down to the existing grade, or finished grade whichever is more restrictive.

In this case the average building height is 30 feet and 2 inches, which is under the allowance of 35 feet. The maximum height for the proposed structure is measured from the end of the ridge of the roof on the northeast elevation to the existing grade, which is 47 feet. Again, the maximum height allowed is 40 feet.

The applicant held a work session with the Design Review Board on August 4, 2016. The purpose of the work session was to preview the proposed development of the site and the concerns the Board may have regarding the proposed variance request. The Board instructed the applicant to make a case that alternatives that meet the CDC height requirements are inferior to the proposal.

DISCUSSION

Staff has evaluated the request in relation to the criteria that must be met for the Town Council to approve the variance:

a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;

Staff: The site is burdened by both regulatory and physical restrictions. There is 20 feet of elevation drop from the street to the end of the proposed structure. The north 55 feet of the lot drops an additional 30 feet. This area is within a "No Build Zone". The front and side setbacks are only five feet, however the width of the lot behind the front setback is only 27 feet wide.

The Cabins at Gold Hill subdivision also has a private covenant that restricts the height of a structure adjacent to Cabins Lane to two and one half stories (approximately 30 feet) above Cabins Lane. The covenant also requires no home to be greater than 2,900 square feet in size, excluding the garage.

These restrictions do not allow much flexibility in where and how the home is sited. For example, the narrow width of the lot and the height restriction adjacent to Cabins Lane does not allow the applicant to place the majority of the square footage of the home up against the roadway on the flattest part of the lot. The result is that the majority of the building's square footage must extend downhill.

b. The variance can be granted without substantial detriment to the public health, safety and welfare;

Staff: The variance will not be a detriment to the public health, safety and welfare. The application has been reviewed by the Mountain Village Police Department and the Telluride Fire District. They have not raised concerns with the proposed variance.

c. The variance can be granted without substantial impairment of the intent of the CDC;

Staff: Staff finds that the combination of private restrictions, the lot configuration and the topography of the site has created a unique circumstance that makes the maximum height restriction difficult to meet. The increased height will not affect the views of adjoining properties or make the home out of scale with others in the neighborhood. The heights of homes in the subdivision all appear consistent when viewed by the public roadway. The maximum height at the southwest corner of the building is not easily visible from off-site.

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Staff: As stated above, this home is burdened by topography, lot configuration; height requirements, a large "No Build Zone" and other restrictions that are unique to the Cabins at Gold Hill subdivision. The applicant has presented several exhibits that show the home is not out-of-scale with the other homes in Gold Hill, from the streetscape or from the rear of the lots. The building square footage is limited to 2,900 square feet, whereas there are not building square footage requirements in other areas of the Single Family district. The proposed home is 10% below the allowed lot coverage.

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

Staff: Staff believes this to be true as the lot setbacks and configuration, and private height restriction maintains a maximum height adjacent to the road, forcing the home to extend down the lot where the topography drops away. The variance will facilitate the property owner to build a 2,900 square foot home in conformance with the private covenant.

f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;

Staff: The lot is within a legally created subdivision.

g. The variance is not solely based on economic hardship alone; and
h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Staff: The applicant has done a good job of presenting the architectural reasons for wanting the additional height. The home does meet the average building height requirements of the

CDC. The applicant is seeking several “variations” to the Design Regulations as are permitted if approved by the Design Review Board.

STAFF RECOMMENDATON

Staff recommends approval of the proposed variance to increase the maximum building height of the proposed structure to approximately 47 feet as shown in the attached exhibits, because it is in conformance with the criteria to approve the variance per Section 17.4.16 of the Community Development Code.

PROPOSED MOTION

“I move to recommend to the Town Council that the variance to increase the maximum building height to approximately 47 feet for Lot GH-11 be approved as presented by the applicant”.

TruLinea Architects Inc. 113 Lost Creek Lane. Suite B; – Mtn. Village, CO 81435
Phone: 970-708-1445 www.TruLinea.com

September 23, 2016

Town of Mtn. Village DRB and Town Council
Mr. Glen Van Nimwegan & Mr. Dave Bangert
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

Subject: T-Swiss Residence at Lot 11 Cabins Lane

DRB Staff and Town Council Members,

Enclosed you will find our proposal for a new home on Lot GH11 on Cabins Lane for Jason and Natalie Horwath. Our proposal is for a home that will blend into the neighborhood context. As currently designed we have a home with an area of 2988 SF. GH11 is a unique lot in the subdivision because of the trapezoidal shape and steep grades at the end of the street. We have purposely stepped down rooflines over the garage at street level so the home will be at a human scale near the public street. This house will match the context of the neighborhood.

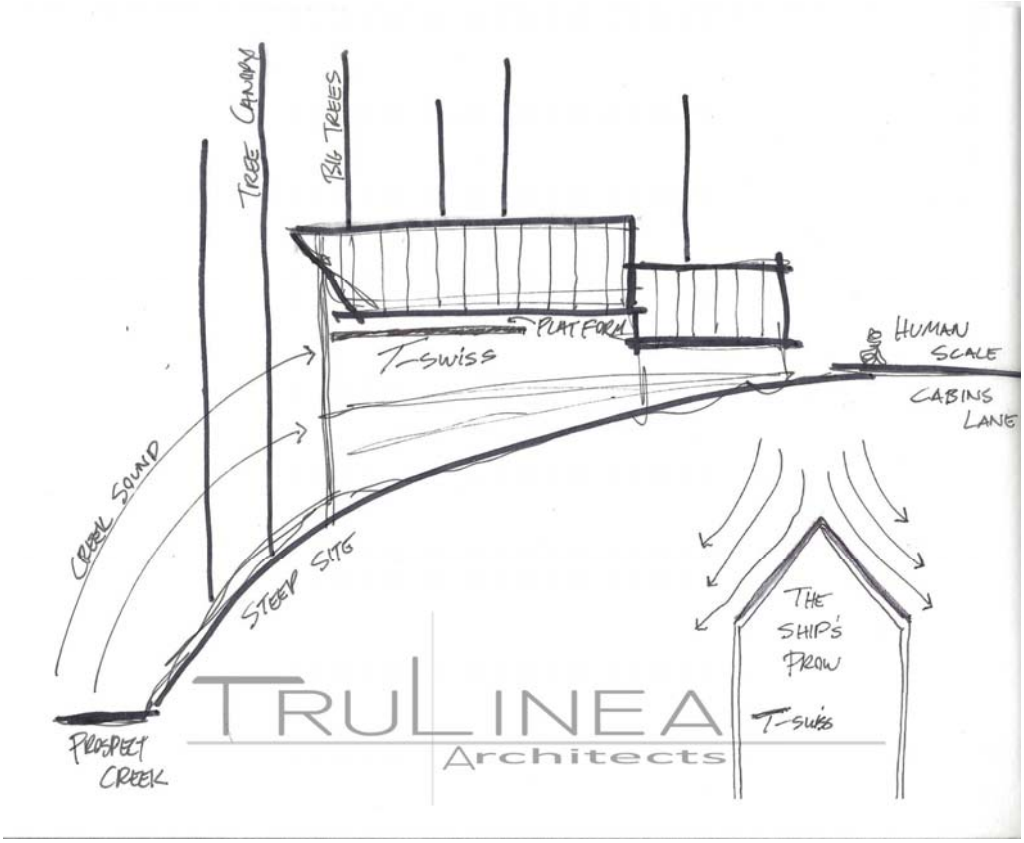
Jason and Natalie Horwath have lived in Switzerland and have asked our team to include this inspiration in our design, in addition to drawing from Telluride-oriented design elements. Thus the name 'T-Swiss' was derived for the project. The Swiss Chalet influence can be seen in our simple shapes, rooflines, roof extensions, and rafter tails. The unique composition is intended to provide views into the tree-house type of canopy that will exist at the East of the lot. Thus the main living space is located on the upper level; or what is called a 'reverse floor plan'.

During our design investigations we analyzed all the homes on Cabins Lane and found the average home size to be 2913 SF. The largest home is 3503, and the smallest is 1680 per real estate records. Per the design regulations we have a home that meets the standards at right under 3000 sf. It's also important to note that our proposed building footprint is 1800 SF +/-, making the proposed home very consistent with others on this street.

The Horwath residence has a simple '2 roof' system design to provide easier mitigation of snow and water. After studying several homes on Cabins Lane, we realized that large roof overhangs will be important to push all snow and ice away from the building and protect guardrails and utility meters in the process. We wish to avoid any long-term damage by having large roof overhangs and supporting brackets. Therefore the design you see in this package is intentionally very pragmatic for snow country.

With respect to building height we are proposing a design that would require a variance on the design height. <u>The lot has a hardship because of very steep grades.</u> After months of design studies we believe this current proposal is the right one for consideration. The owner's and TruLinea Architects realize that the design does not fit the cookie cutter recipe for design height. However if you watch our go-pro videos, and walk the lot; you will realize that what we are proposing is justified. The 'ship's prow' and East elevation will never be seen by the public. This house is on a very steep slope right above Prospect Creek. So when the final build occurs, the house will simply blend into the extremely tall tree canopy. We are going to try and save a very large spruce near the ship's prow on the East – so that the owner's can enjoy the tall trees and all the activity that goes along with it. Again please understand we are facing a hardship because the home is located on a very challenging lot that is basically hidden from all public views. I would invite any board member or town council person to view this lot; and discover our challenge. <u>During our work session with DRB we got approval to move forward with this design and present as-is to the Town Council for final approval.</u> Please feel free to call Luke Trujillo directly for a site visit: 970-708-1445.

On June 3rd the Horwath's reviewed their lot with a temporary view platform made of scaffolding, with the help of Koenig Construction. Up on the scaffolding (roughly at 9950') we learned that we could achieve some partial views towards the surrounding peaks. We also learned that having our kitchen and living space on the upper level created a 'tree house' effect. This is a major part of our design goal for GH#11. This is why you see the design in front of you now.



Our team and owner's fully realized that a height variance must be passed by town council for approval. We are willing to go through all approvals if it will lend itself to a more valuable design for our clients. Realizing that the Mtn. Village has several 'challenge' lots left in its supply, architects are faced with unique design for a valuable return to their clients. More and more DRB and Town Council are going to look at more requests such as ours on T-swiss. We sincerely appreciate your time to review this project.

Respectfully,

Luke Trujillo AIA
Principal Architect – TruLinea Architects Inc.
113 Lost Creek Lane – Suite B – Mtn. Village, CO 81435
www.TruLinea.com
Office: (970) 708-1445
Email: trulinea@gmail.com

Gmail

Luke Trujillo <trulinea@gmail.com>

Design Approval

1 message

Lawrence Crosby <lawrence.a.crosby@gmail.com> Tue, Aug 30, 2016 at 10:01 AM
To: Luke Trujillo <trulinea@gmail.com>
Cc: jasonhorwath@gmail.com

Hi Luke:

Here is the signed HOA approval. Basically, we are OK with either the recently submitted step down design (August 22) or the slightly higher version you shared at the HOA meeting (July 20, 2016). If the DRB is fine with the height variance we are too. We are also OK with the limited use of vertical siding and the steel plated “ships prow”. The approval also assumes the Site Mitigation Notes dated July 27, 2016. Let me know if this is what you needed.

Larry

Signed HOA Approval of GH-11 Design.pdf
233K

DESIGN REVIEW PROCESS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

HOA APPROVAL LETTER

I, (*print name*) Lawrence A. Crosby, the HOA president of property located at GH-11 Cabins Lane, provide this letter as *written approval of the plans dated* August 22 and July 20, 2016 *which have been submitted to the* Town of Mountain Village Community Development Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include *(indicate below):*

Construction of a single family home at this address per the architectural drawings submitted to the HOA with the above dates, and the Site Mitigation Notes dated July 27, 2016.

Lawrence A. Crosby
(Signature)

August 30, 2016
(Date)

Lawrence A. Crosby
(Printed name)

T-SWISS

GOLD HILL LOT 11
MOUNTAIN VILLAGE, COLORADO
81435

A3 ENTRANCE PERSPECTIVE

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, 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 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.

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.

D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

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 WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS 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.

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. 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 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 DIMS DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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 WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.

M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES

N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS

O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCH DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

P. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND ASHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS/HER TRASH AND DEBRIS.

Q. FIRE SPRINKLER SYSTEMS (WHEN APPICABLE) SHOULD BE PROVIDED THROUGHOUT THE BUILDING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE REQUIRED SYSTEM. THE FIRE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.

R. ALL WELDING AND METAL WORK TO BE REVIEW BY THE ARCHITECT. ANY INFERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORED ACCORDING TO THE ARCHITECT'S DIRECTION. CALL THE ARCHITECT TO INSPECT ALL STRUCTURAL EXPOSED STEEL, BRIDGES, STAIRS, GUARDRAILS, OR SPECIALTY DESIGN FEATURES LOCATED ANYWHERE WITHIN THE SCOPE OF WORK.

PROJECT DIRECTORY:

OWNER

JASON & NATALIE HORWATH

ARCHITECT

TRULINEA ARCHITECTS INC.
LUKE TRUJILLO, AIA - PRINCIPAL
113 LOST CREEK LANE SUITE 1B
MOUNTAIN VILLAGE, CO 81435
E : TRULINEA@GMAIL.COM
W : WWW.TRULINEA.COM

CONTRACTOR

XXX
XXX
XXX

STRUCTURAL ENGINEER

R.E.G.

SURVEYOR

XXX
XXX
XXX

GEOTECHNICAL ENGINEER

TRAUTNER GEOTECH

CIVIL ENGINEER

ALPINE LAND CONSULTANTS

LIGHTING DESIGNER

SHEET LIST

SHEET NUMBER	SHEET NAME
G1.1	COVER SHEET
G1.2	CONSTRUCTION STAGING PLAN
G2.1	CONTEXT
G2.2	CONTEXT
G2.3	3D CONTEXT
V1.1	TOPOGRAPIC SURVEY
C1.1	PRELIMINARY CIVIL SITE PLAN
C1.2	CONCEPTUAL UTILITY PLAN
C1.3	CONCEPTUAL DRAINAGE
L1.1	LANDSCAPING PLAN
EL1.1	EXTERIOR LIGHTING PLANS
A0.1	DESIGN PARTI
AS1.1	ARCHITECTURAL SITE PLAN
A1.0	NET AREA PLANS
A1.1	LOWER LEVEL FLOOR PLAN
A1.2	MAIN LEVEL FLOOR PLAN
A1.3	UPPER LEVEL FLOOR PLAN
A1.4	LOFT & ROOF PLANS
A2.0	EXTERIOR MATERIAL CALCS
A2.1	EXTERIOR ELEVATIONS
A2.1B	ALTERNATE ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A6.1	OPENING SCHEDULES & DETAILS
A9.1	PRELIMINARY 3 DIMENSIONAL VIEW

PROJECT COMMUNICATION NOTES

A. **TRULINEA ARCHITECTS MUST BE EMAILED, OR CALLED DIRECTLY BY TELEPHONE ON ALL DECISIONS, RESPONSIBILITIES, AND PROJECT CHANGES THAT ARE RELATED TO THE CONTRACT DOCUMENTS - OR ANY VALUE ENGINEERING DECISIONS BY OWNER AND/OR CONTRACTOR. TRULINEA WILL NOT ACCEPT CC'D EMAILS (NON DIRECT CONTACT) OR TEXT MESSAGES RELATED TO THESE CONTRACT DOCUMENTS. ALL CHANGES MUST BE CONFIRMED AND DOCUMENTED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO EXECUTION.**

B. **INTERPRETATION / MODIFICATION DISCLAIMER :** CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR THE MODIFICATION, CLARIFICATION, INTERPRETATION, OR ADDITION TO THESE DOCUMENTS BY ANYONE NOT UNDER ITS DIRECT CONTROL OR SUPERVISION EXCEPT WHERE CONSULTANT HAS EXPRESSLY AFFIRMED, APPROVED, OR RATIFIED SUCH MODIFICATION, CLARIFICATION, INTERPRETATION OR ADDITION IN WRITING IN ADVANCE OF THE WORK.

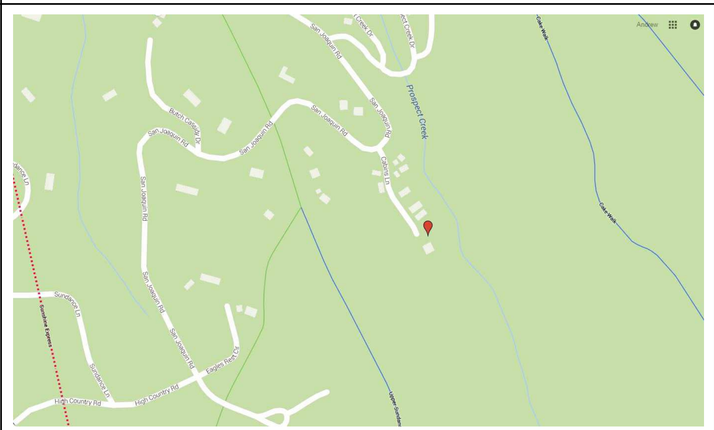
C. **CONTRACTOR SEPARATION AND CONTROL :** OWNER RECOGNIZES THAT THE CONTRACTOR AND SUBCONTRACTORS WILL BE IN CONTROL OF THE PROJECT SITE AND SOLELY REPSONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SCHEDULING, SEQUENCING, JOBSITE SAFETY, AND COMPIANCE WITH CONTRACT DOCUMENTS AND OFFICIAL DIRECTIONS. ACCORDINGLY, OWNER SHALL REQUIRE ALL CONTRACTORS AND SUBS TO DEFEND, INDEMNIFY, AND HOLD HARMLESS OWNER AND ARCHITECT FROM ANY AND ALL CLAIMS, LOSSES, SUITS, DAMAGES, AND LIABILITIES ARISING IN ANY WAY FROM SUCH CONTRACTORS OR SUBS SERVICES OR WORK PRODUCT, EXCEPT TO THE EXTENT CAUSED BY THE ARCHITECTS SOLE NEGLIGENCE. IN SUPPORT OF THIS OBLIGATION, OWNER SHALL REQUIRE ALL CONTRACTORS AND SUBCONTRACTORS TO INCLUDE OWNER AND ARCHITECT AS ADDITIONAL INSUREDS UNDER ITS INSURANCE POLICIES APPICABLE TO THE PROJECT. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DAMAGES, LOSSES, COSTS, OR CLAIMS CAUSED BY CONTRACTORS OR SUBCONTRACTORS, EXCEPT ONLY THE EXTENT CAUSED BY THE ARCHITEC'S SOLE NEGLIGENCE.

D. **DESIGN DELIVERABLES CONTENT USE AND CONTROL :**

REITERATE :
- INTENDED BENEFICIARIES AND DISCLAIMERS.
- RESTRICTIONS ON ASSIGNMENT OR TRANSFER.
- LIMITED DURATION OF USE AND APPICABILITY.
- DISCLAIMER FOR MEANS, METHODS, AND SEQUENCING...

ADD :
- NON RESPONSIBILITY FOR INTERPRETATIONS AND MODIFICATIONS BY OTHERS.

VICINITY MAP



LAND USE & CODE INFO

CODE SUMMARY
- 2012 INTERNATIONAL RESIDENTAL CODE
- WOOD FRAME CONSTRUCTION
- 3 STORIES
- OCCUPANCY - RESIDENTIAL
- NOT IN FLOOR PLAIN
- SPRINKLER SYSTEM APPROVED

LAND USE SUMMARY
- LEGAL DESCRIPTION : LOT GH 11 THE CABINS AT GOLD HILL FILING 31 TELLURIDE MOUNTAIN VILLAGE ACC TO FINAL AMENDMENT REC 4 16 97 BK 1 PG 2228 CONT .23 AC
- REGULATIONS : 16 G.E. ENVELOPE
- BUILDING IS WITHIN SETBACK - NO VARIATIONS TO OCCUR
- HEIGHT VARIANCE REQUESTED
- ZONING : RESIDENTIAL
- HISTORIC STRUCTURES : NONE

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	12" = 1'-0"

STATE OF COLORADO
NOT FOR CONSTRUCTION
401343
LICENSED ARCHITECT
2016.09.23

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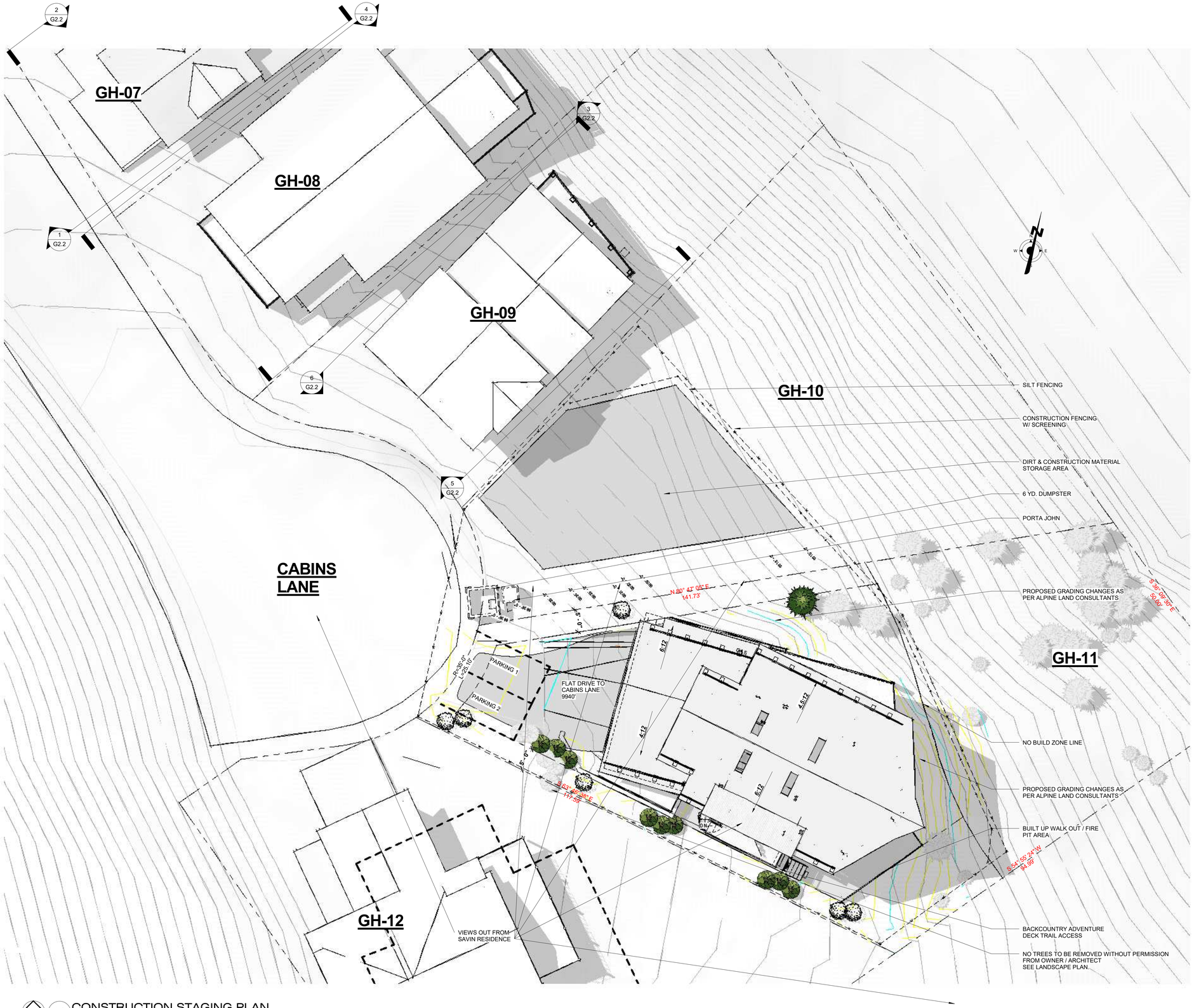
G1.1 COVER SHEET

9/23/2016 3:51:47 PM



SITE MITIGATION NOTES

1. PER HARPER MEEK : FIND LEGAL LANGUAGE ON PLAN EXPLAINING USE OF SITE, STREET, OFF STREET PARKING, AND THE SHUTTLING OF CARS AND WORKERS FROM THE FREE MOUNTAIN VILLAGE PARKING GARAGE. - PER HOA METTING ON 2016.07.20

NOTE FROM THE OWNER & ARCHITECT

WE WILL WORK WITH OUR FINAL SELECTED GENERAL CONTRACTOR TO MAKE SURE ALL CONSTRUCTION ACTIVITIES HAVE THE LEAST AMOUNT OF IMPACT ON ADJACENT NEIGHBORS. THIS MAY INCLUDE THE SHUTTLING OF WORKERS FROM THE PARKING GARAGE AND COORDINATING ALL COMMUNICATIONS THROUGH OUR FINAL CHOSEN CONTRACTOR. BEFORE CONSTRUCTION COMMENCES ON GH-11, WE WILL SUBMIT OUR CONTRACTOR CONTACT INFO, AND CONDUCT A SITE MEETING WITH OUR CONTRACTOR AND ANY ADJACENT NEIGHBOR(S) TO ADDRESS ANY NECESSARY CONCERNS.

SIGNED:

JASON HORWATH
OWNER

LUKE TRUJILLO, AIA
PRINCIPAL ARCHITECT

A1 CONSTRUCTION STAGING PLAN
1" = 10'-0"

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Scale	As indicated

STATE OF COLORADO
LUKE TRUJILLO
NOT FOR CONSTRUCTION
401342
LICENSED ARCHITECT
2016.09.23

CONSTRUCTION STAGING PLAN

G1.2

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9/23/2016 3:51:52 PM

CONTEXT MODEL NOTES

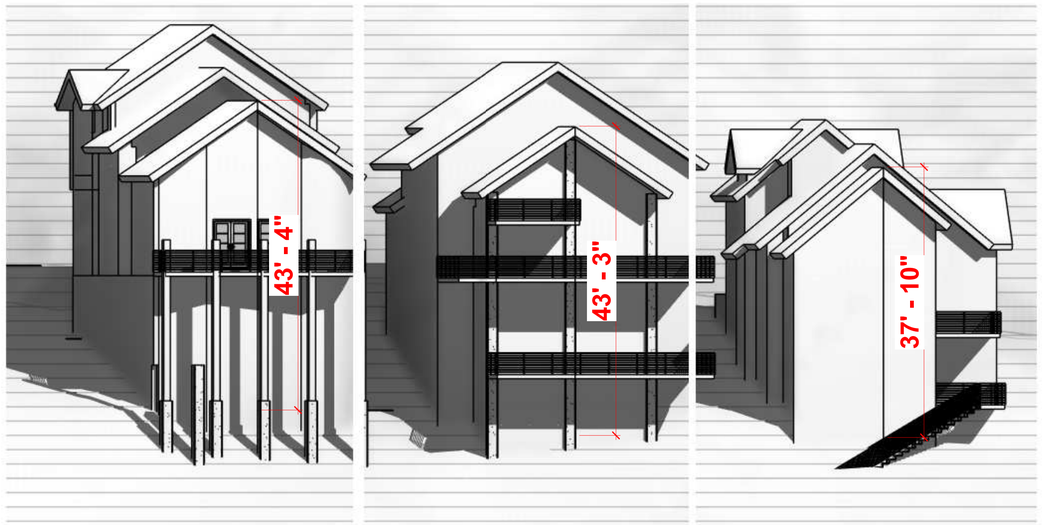
1. ALL MEASUREMENTS TAKEN BY LUKE TRUJILLO, AIA WITH LASER MEASURING DEVICE, BOSCH MODEL GLM 30 PROFESSIONAL.

CONTEXT HEIGHT PICTURES

GH-9 FROM PROSPECT CREEK

GH-8 FROM PROSPECT CREEK

GH-7 FROM PROSPECT CREEK



A1 CONTEXT ELEVATION
1" = 10'-0"

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	Author
Checked by	Checker
Scale	As indicated

STATE OF COLORADO
Luke Trujillo
401349
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LICENSED ARCHITECT
2016.09.23

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G2.1
CONTEXT

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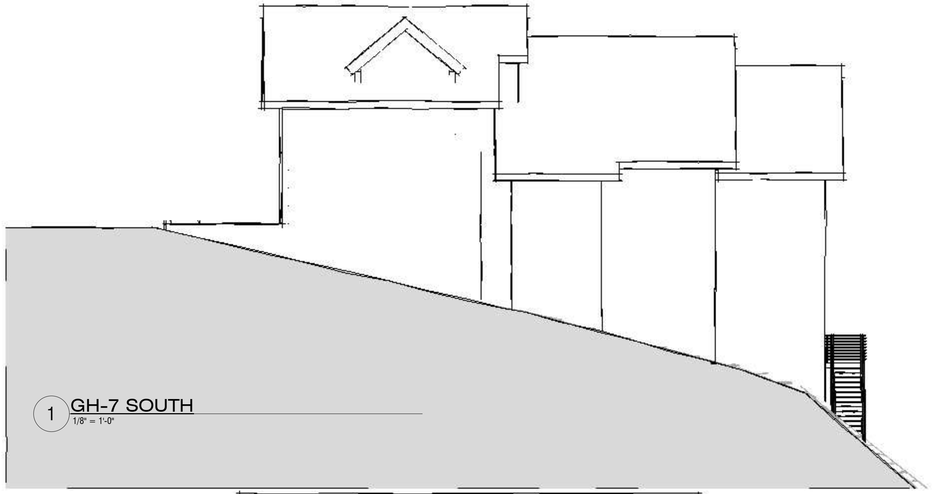
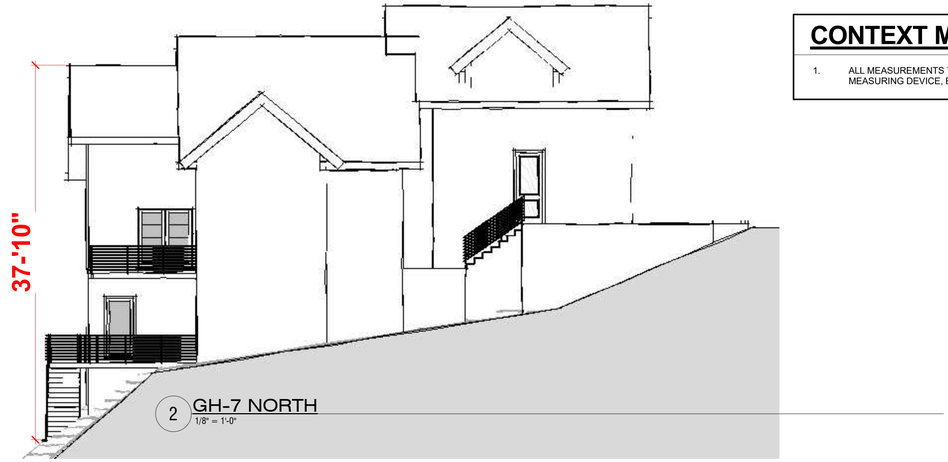
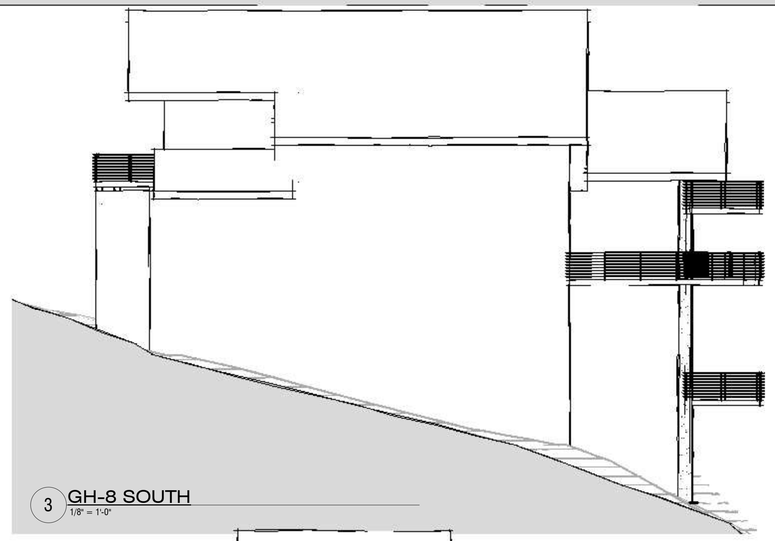


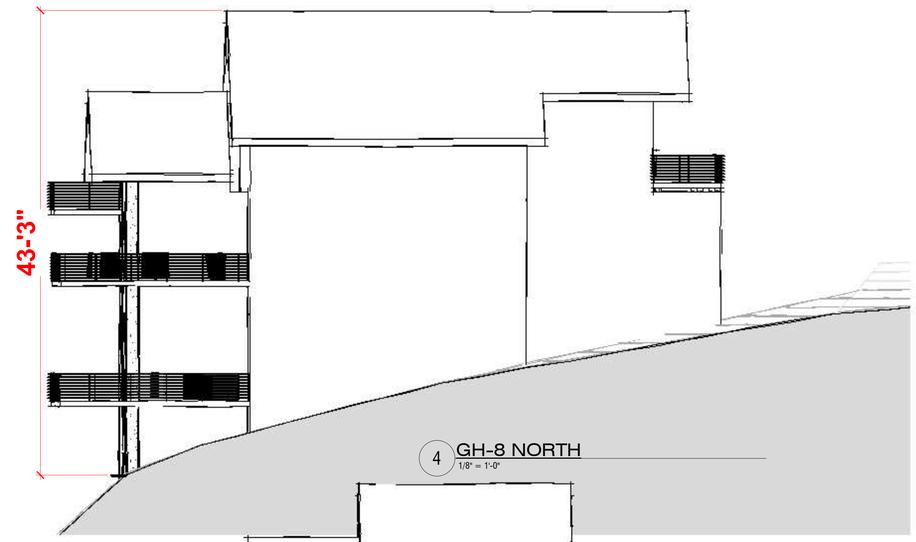
1 GH-7 SOUTH
1/8" = 1'-0"



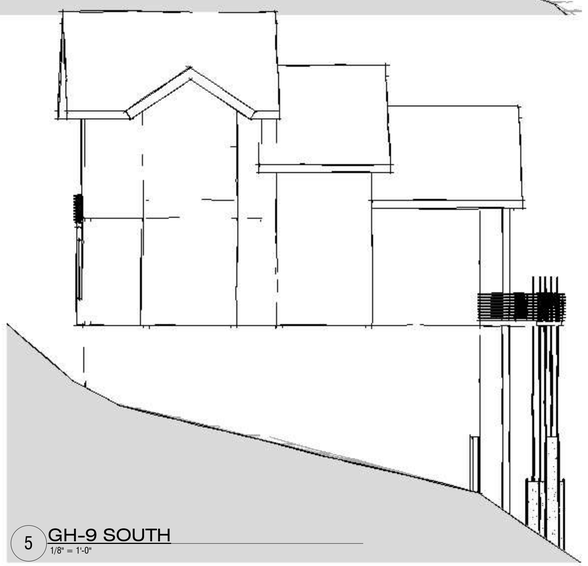
2 GH-7 NORTH
1/8" = 1'-0"



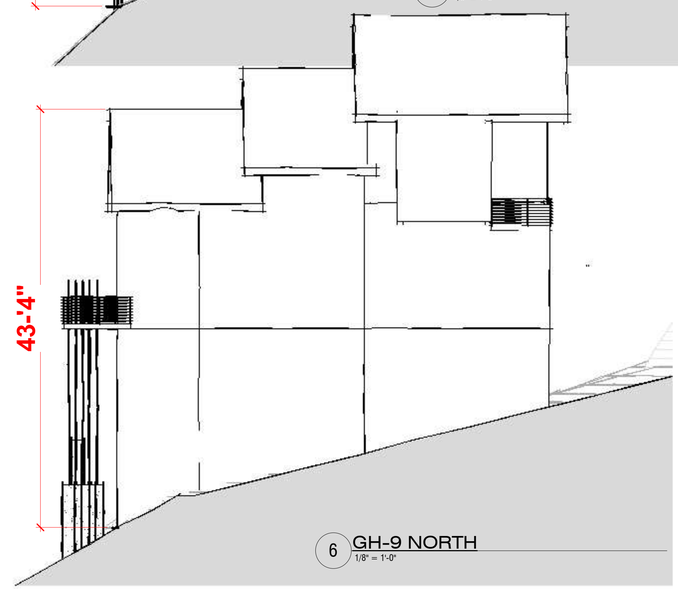
3 GH-8 SOUTH
1/8" = 1'-0"



4 GH-8 NORTH
1/8" = 1'-0"



5 GH-9 SOUTH
1/8" = 1'-0"



6 GH-9 NORTH
1/8" = 1'-0"

CONTEXT MODEL NOTES

1. ALL MEASUREMENTS TAKEN BY LUKE TRUJILLO, AIA WITH LASER MEASURING DEVICE, BOSCH MODEL GLM 30 PROFESSIONAL.

TRUL ARCHITECTURE
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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	Author
Checked by	Checker
Scale	As indicated

STATE OF COLORADO
LUKE A. TRUJILLO
401349
LICENSED ARCHITECT
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2016.09.23

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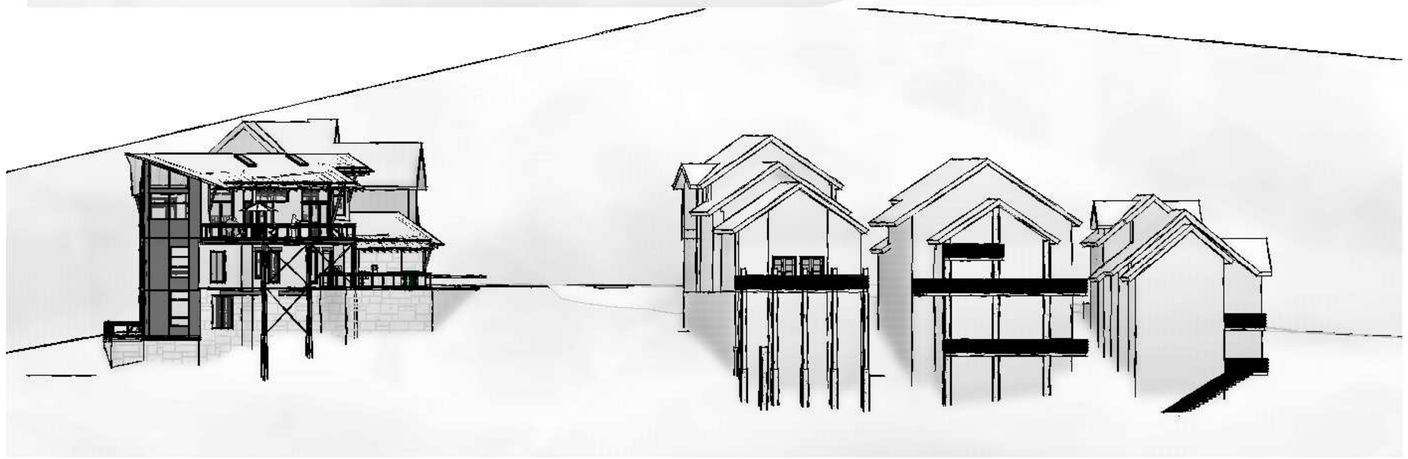
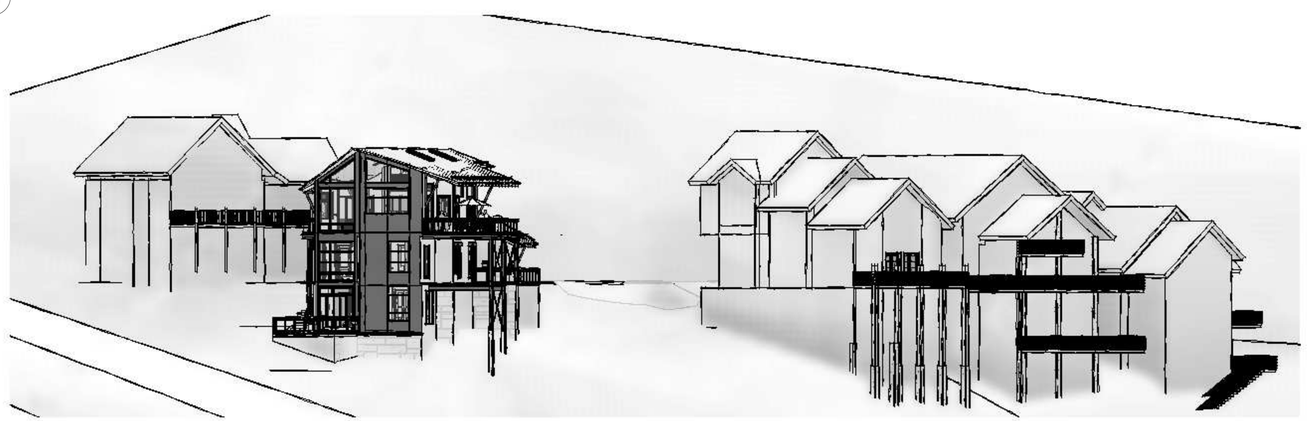
CONTEXT

9/22/2016 3:52:03 PM

D1 NORTH EAST VIEW



C1 EAST VIEW



A1 SOUTH EAST VIEW

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Project number	T-SWISS
Date	2016.09.23
Modeled by	Author
Checked by	Checker
Scale	

STATE OF COLORADO
ANDREW A. TRUL
401349
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
2016.09.23

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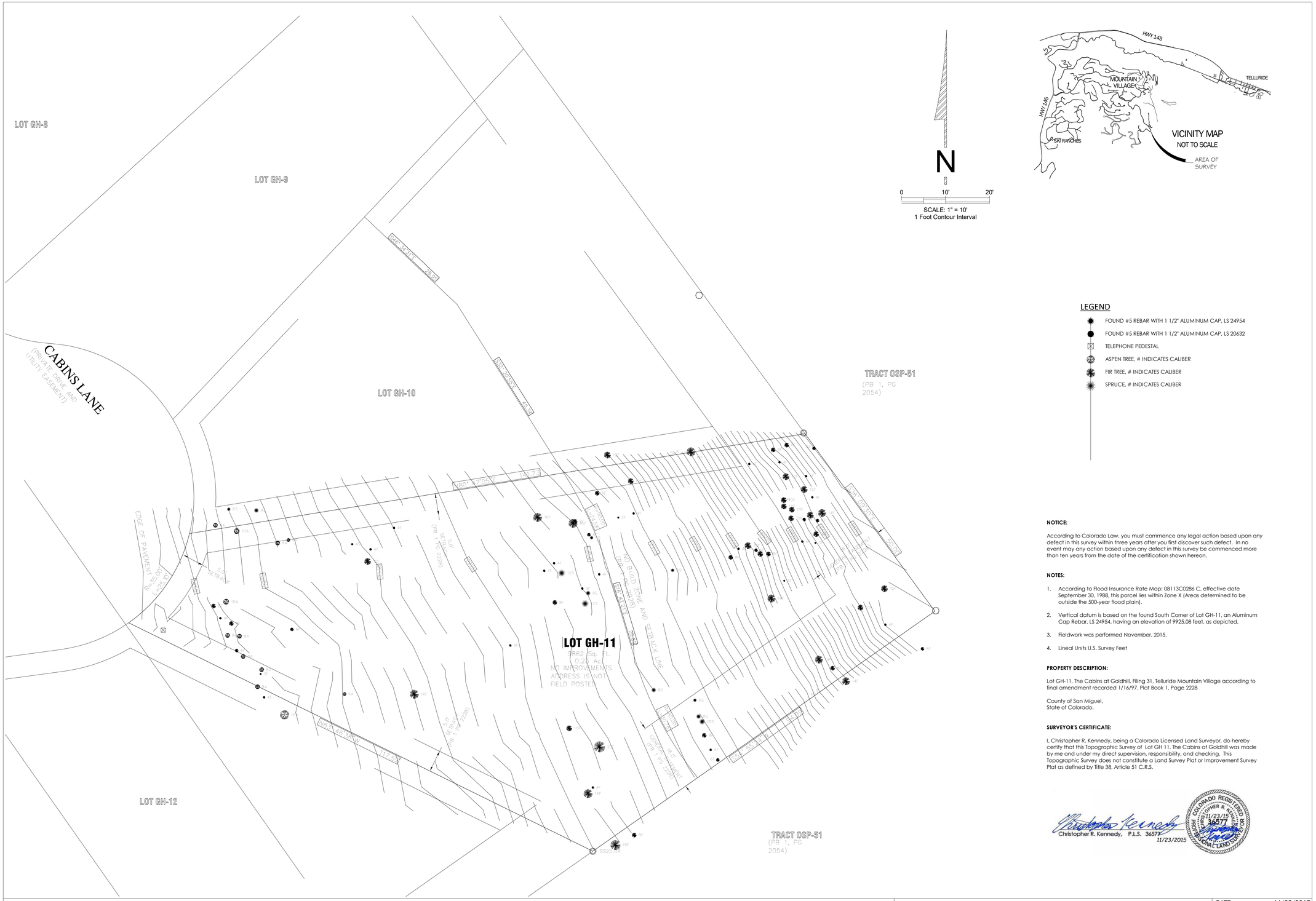
G2.3

3D CONTEXT

8/23/2016 4:54:29 PM



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- TELEPHONE PEDESTAL
- ASPEN TREE, # INDICATES CALIBER
- FIR TREE, # INDICATES CALIBER
- SPRUCE, # INDICATES CALIBER

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 South Corner of Lot GH-11, an Aluminum Cap Rebar, LS 24954, having an elevation of 9925.08 feet, as depicted.
3. Fieldwork was performed November, 2015.
4. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot GH-11, The Cabins at Goldhill, Filing 31, Telluride Mountain Village according to final amendment recorded 1/16/97, Plat Book 1, Page 2228

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 GH 11, The Cabins at Goldhill 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 11/23/2015

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER R. KENNEDY 36577 11/23/15

TOPOGRAPHIC SURVEY
LOT GH-11, THE CABINS AT GOLD HILL

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

DATE:	11/23/2015
JOB:	15034
DRAWN BY:	CRK
CHECKED BY:	ADM
REVISION DATES:	
SHEET:	1 OF 1

TruLinea ARCHITECTURE
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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Modeled by	Author
Checked by	Checker
Scale	1" = 10'-0"

STATE OF COLORADO
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LICENSED ARCHITECT
2016.09.23

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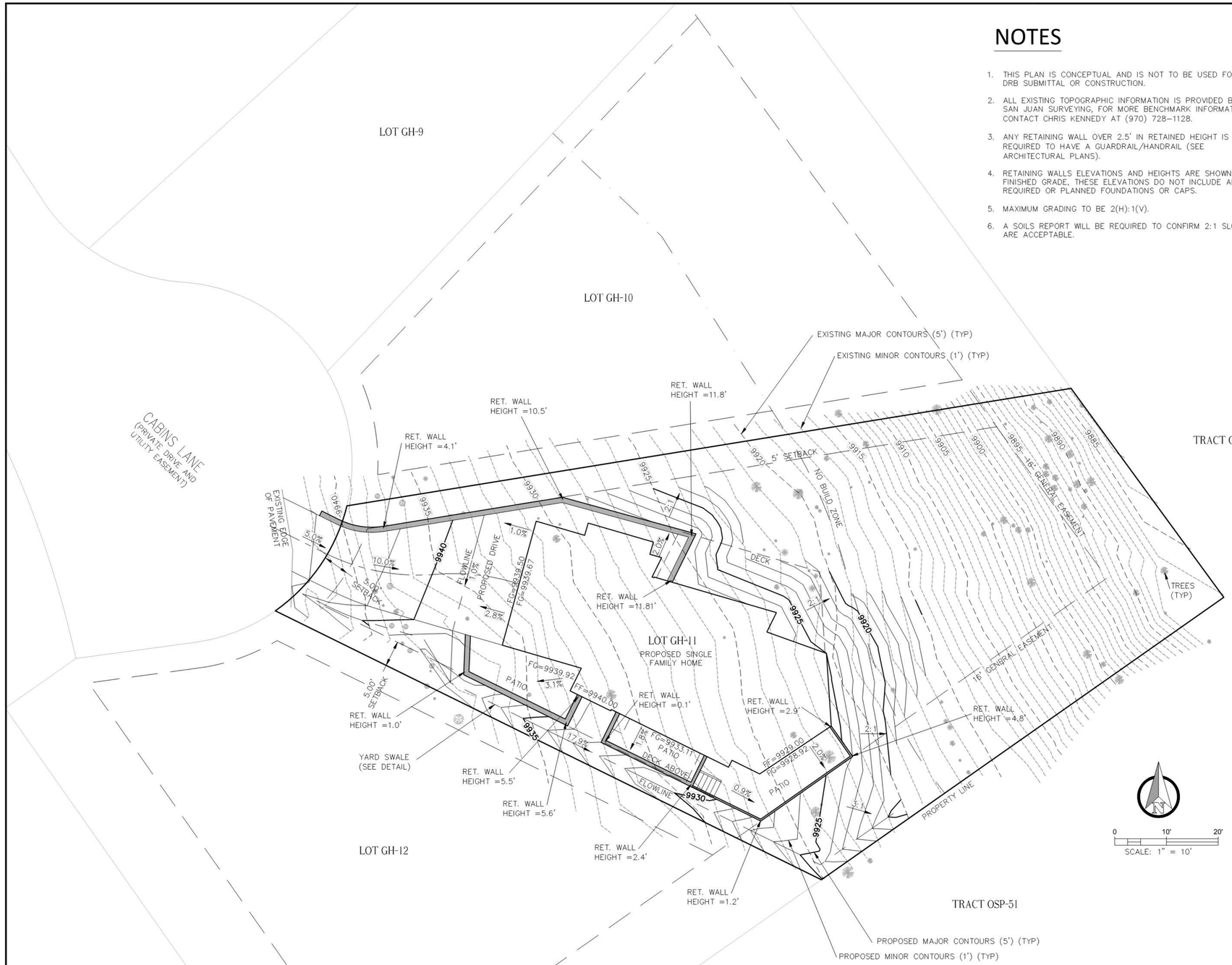
TOPOGRAPIC SURVEY

V1.1

9/23/2016 3:52:24 PM



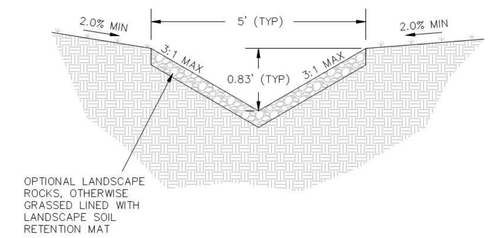
NOTES

1. THIS PLAN IS CONCEPTUAL AND IS NOT TO BE USED FOR DRB SUBMITTAL OR CONSTRUCTION.
2. ALL EXISTING TOPOGRAPHIC INFORMATION IS PROVIDED BY SAN JUAN SURVEYING, FOR MORE BENCHMARK INFORMATION, CONTACT CHRIS KENNEDY AT (970) 728–1128.
3. ANY RETAINING WALL OVER 2.5' IN RETAINED HEIGHT IS REQUIRED TO HAVE A GUARDRAIL/HANDRAIL (SEE ARCHITECTURAL PLANS).
4. RETAINING WALLS ELEVATIONS AND HEIGHTS ARE SHOWN AT FINISHED GRADE, THESE ELEVATIONS DO NOT INCLUDE ANY REQUIRED OR PLANNED FOUNDATIONS OR CAPS.
5. MAXIMUM GRADING TO BE 2(H):1(V).
6. A SOILS REPORT WILL BE REQUIRED TO CONFIRM 2:1 SLOPES ARE ACCEPTABLE.

LEGEND

FF = FINISHED FLOOR ELEVATION

FG = FINISHED GRADE



TYPICAL YARD SWALE SECTION

NTS

NOT FOR CONSTRUCTION

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1-800-922-1987

OR

811

CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THESE PRELIMINARY PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR JASON AND NATALIE HORWATH AND INCLUDES PRELIMINARY PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.

COLORADO REGISTERED GREGORY E. ANDERSON 35736 08–05–16 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT GH 11
CABINS AT GOLD HILL

SKETCH GRADING PLAN

CLIENT:

JASON AND NATALIE HORWATH
3547 19TH ST
SAN FRANCISCO, CA 94110

DATE: AUGUST 5, 2016

PROJECT #: 2016020

PROJECT MANAGER: GEA

DRAWN BY: ADM

SHEET #:

1 OF 3

C1.1

CONCEPTUAL GRADING PLAN

TRUL ARCHITECTURE
TruLinea.com
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Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	TL
Scale	12" = 1'-0"

STATE OF COLORADO TIMOTHY J. LUKE 401349 LICENSED ARCHITECT
NOT FOR CONSTRUCTION
2016.09.23

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PRELIMINARY CIVIL SITE PLAN

C1.1

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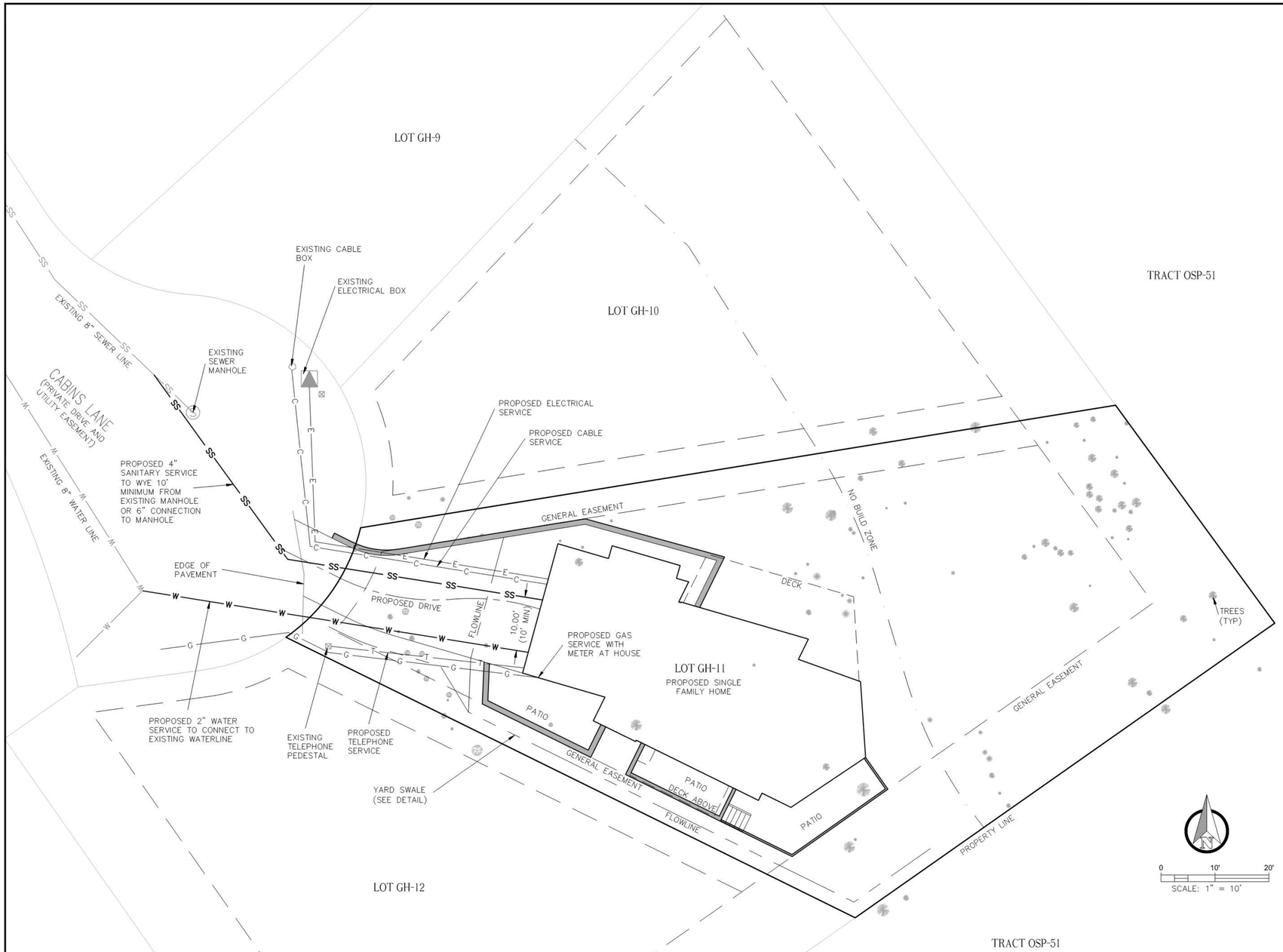

NOTES

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2. ALL EXISTING TOPOGRAPHIC INFORMATION IS PROVIDED BY SAN JUAN SURVEYING, FOR MORE BENCHMARK INFORMATION, CONTACT CHRIS KENNEDY AT (970) 728-1128.
3. EXISTING UTILITY LINES ARE FROM MAPPING AND MUST BE CONFIRMED AS PART OF PREPARING CONSTRUCTION DOCUMENTS.
4. IN ALL CASES, SANITARY SEWER AND WATER LINES MUST MAINTAIN A MINIMUM OF 10' SEPARATION.

NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THESE PRELIMINARY PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR JASON AND NATALIE HORWATH AND INCLUDES PRELIMINARY PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.

COLORADO REGISTERED PROFESSIONAL ENGINEER GREGORY EDWIN ANDERSON 35736 08-05-16

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT GH 11
CABINS AT GOLD HILL

SKETCH UTILITY PLAN

CLIENT:
JASON AND NATALIE HORWATH
3547 19TH ST
SAN FRANCISCO, CA 94110

DATE: AUGUST 5, 2016
PROJECT #: 2016020
PROJECT MANAGER: GEA
DRAWN BY: ADM
SHEET #:

2 OF 3

C1.2

CONCEPTUAL UTILITY PLAN

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Project number	T-SWISS
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Modeled by	AG
Checked by	TL
Scale	12" = 1'-0"

STATE OF COLORADO TIMOTHY LUKE 401346 LICENSED ARCHITECT
NOT FOR CONSTRUCTION
2016.09.23

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CONCEPTUAL UTILITY PLAN

C1.2

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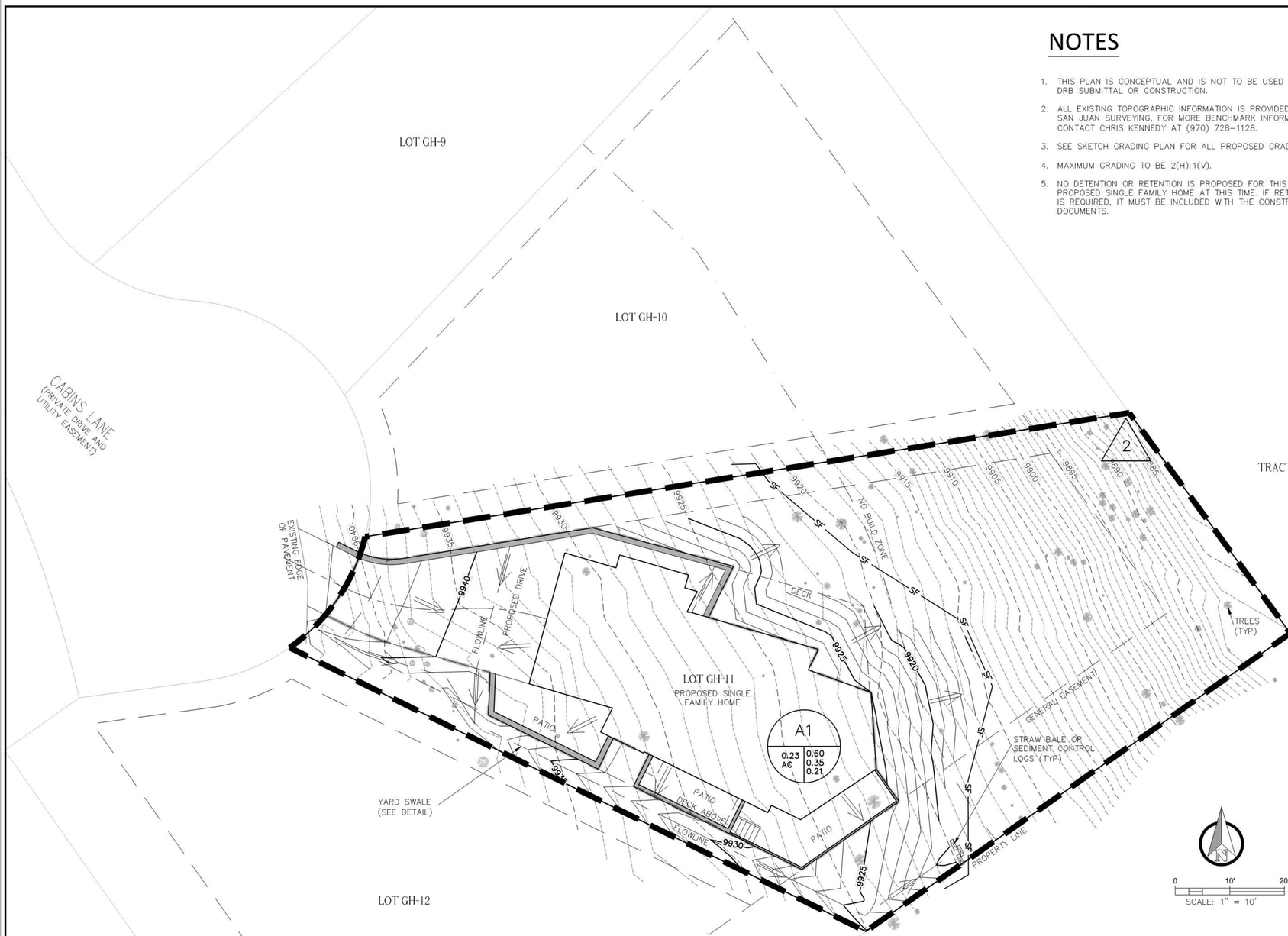

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3. SEE SKETCH GRADING PLAN FOR ALL PROPOSED GRADING.
4. MAXIMUM GRADING TO BE 2(H):1(V).
5. NO DETENTION OR RETENTION IS PROPOSED FOR THIS PROPOSED SINGLE FAMILY HOME AT THIS TIME. IF RETENTION IS REQUIRED, IT MUST BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS.

LEGEND

- A1 — BASIN ID; BASIN LABEL
- 0.20 AC — BASIN AREA (ACRES)
- 0.71 / 0.37 / 0.20 — 100-YR. FLOW RATE (CFS) / 25-YR. FLOW RATE (CFS) / HISTORICAL 100-YR. FLOW RATE (CFS)
- 2 — DESIGN POINT
- FLOW DIRECTION
- IMPERVIOUS AREA BOUNDARY
- BASIN BOUNDARY
- SF — SILT FENCE

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811
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COLORADO REGISTERED PROFESSIONAL ENGINEER
GREGORY E. ANDERSON
35736
08-05-16

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

CONCEPTUAL DRAINAGE AND EROSION CONTROL PLAN

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT GH 11
CABINS AT GOLD HILL

SKETCH DRAINAGE PLAN

CLIENT:
JASON AND NATALIE HORWATH
3547 19TH ST
SAN FRANCISCO, CA 94110

DATE: AUGUST 5, 2016
PROJECT #: 2016020
PROJECT MANAGER: GEA
DRAWN BY: ADM
SHEET #:

3 OF 3

C1.3

TRUL ARCHITECTURE
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Telluride Mountain Village, CO USA 81435

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STATE OF COLORADO
TRUL ARCHITECTURE
NOT FOR CONSTRUCTION
401349
LICENSED ARCHITECT
2016.09.23

CONCEPTUAL DRAINAGE

C1.3

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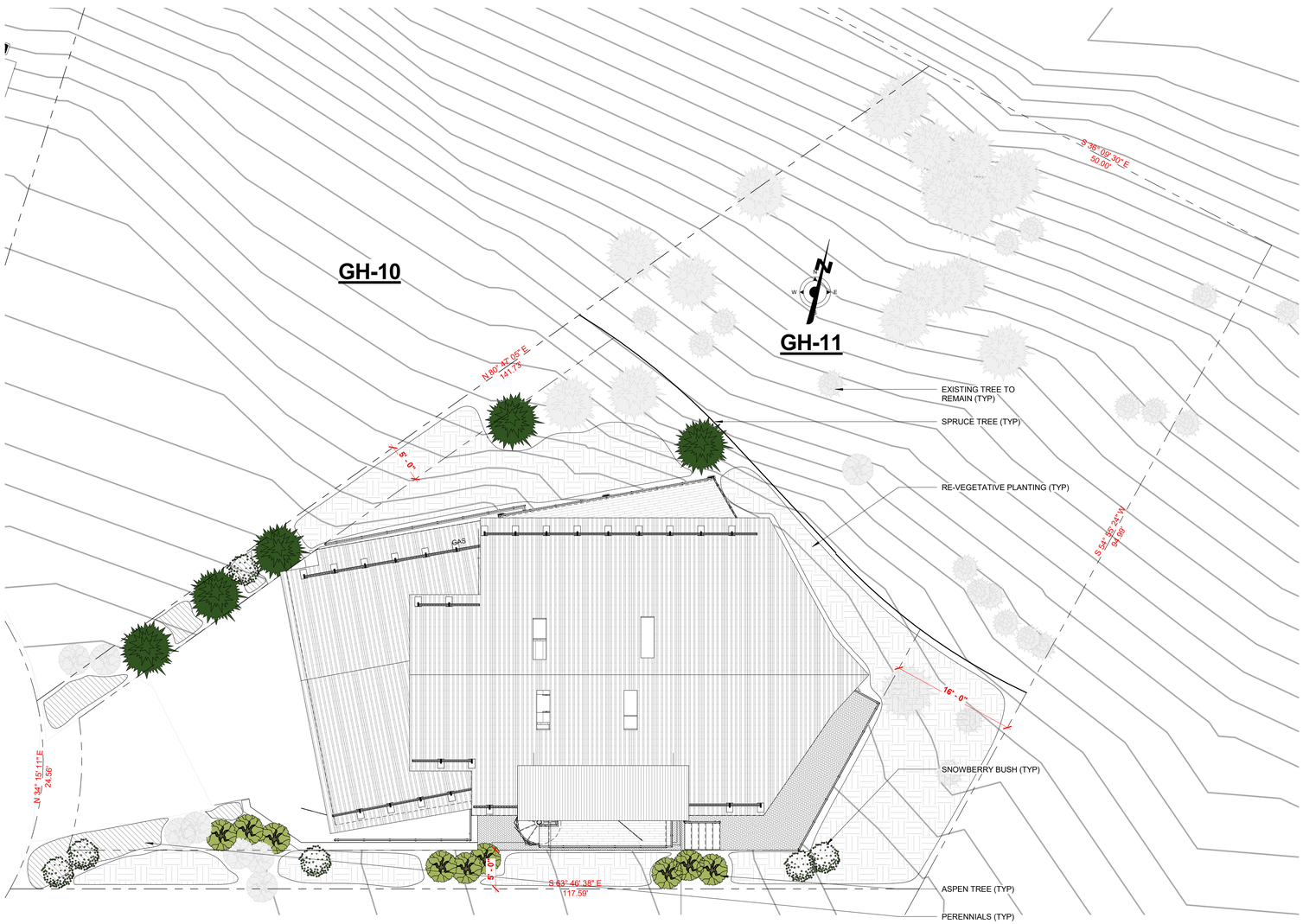

N W E S A1 PRELIMINARY LANDSCAPING PLAN
1/8" = 1'-0"

LANDSCAPING LEGEND

- EXISTING SPRUCE OR FIR TREE, SEE TOPO FOR DETAILS.
- ASPEN TREE, 3" CAL. MIN (EXISTING SHOWN IN GREYSCALE)
- SPRUCE TREE, VARIOUS HTS. (EXISTING SHOWN IN GREYSCALE)
- SNOWBERRY SHRUBS
- ALL DISTURBED AREAS TO BE RE-VEGETATED WITH NATIVE GRASSES
- AREA TO BE PLANTED WITH PERENNIALS

LANDSCAPING NOTES

1. LOTS GH-10 AND GH-11 TO BE GRUBBED AND CLEANED OF DEADWOOD ONLY BEFORE CONSTRUCTION COMMENCES.
2. GC TO WALK SITE WITH ARCHITECT TO TAG TREES TO BE REMOVED. ONLY TREES WITH ARCHITECT'S TAG ARE TO BE REMOVED.
3. GH-10 TO BE REPLANTED WITH NATIVE PLANTS AT CONCLUSION OF PROJECT.

TRUL ARCHITECTURE
TruLinea.com
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Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Modeled by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

STATE OF COLORADO
Michael J. Trul
401348
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NOT FOR CONSTRUCTION
2016.09.23

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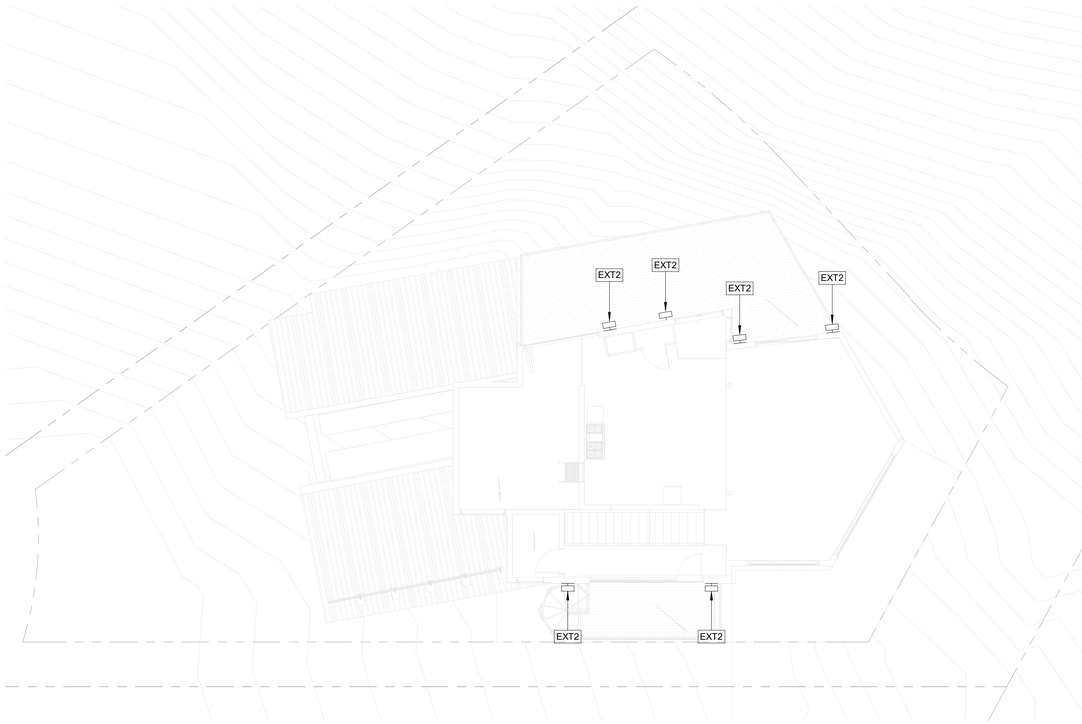
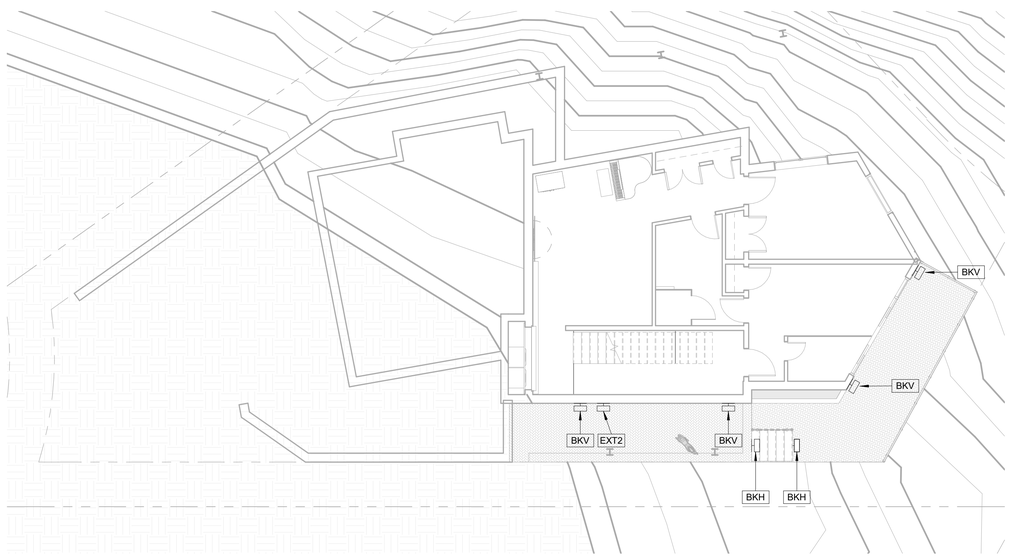
L1.1 LANDSCAPING PLAN

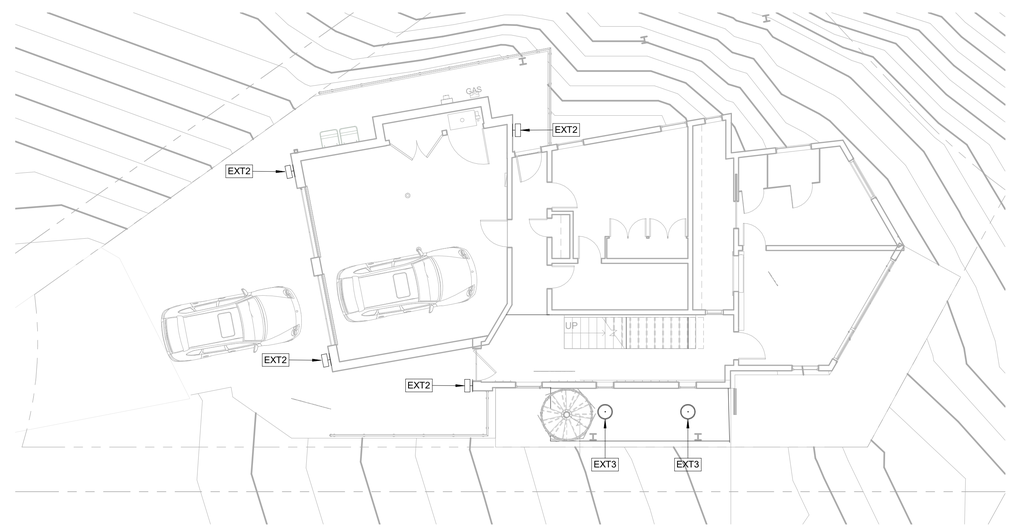
9/23/2016 4:07:10 PM



3 EXTERIOR LIGHTING - UPPER LEVEL
1/8" = 1'-0"



1 EXTERIOR LIGHTING - LOWER LEVEL
1/8" = 1'-0"



2 EXTERIOR LIGHTING - MAIN LEVEL
1/8" = 1'-0"

EXTERIOR LIGHTING SCHEDULE

BKH

BKV

EXT2

EXT3

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	Author
Checked by	Checker
Scale	As indicated

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EXTERIOR LIGHTING PLANS

EL1.1

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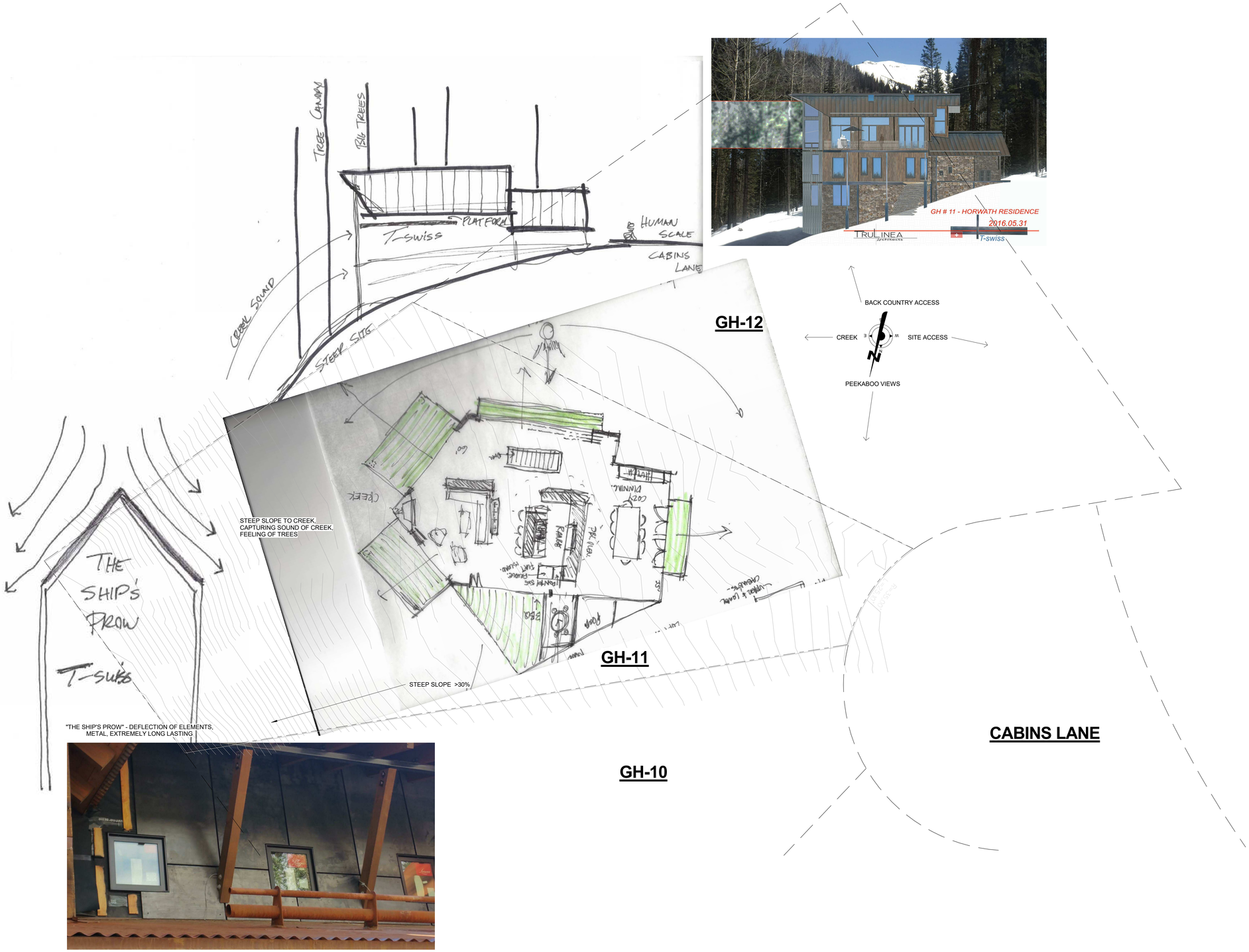

A1 DESIGN PARTI
1" = 10'-0"

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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DESIGN PARTI

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A1 SITE
1/8" = 1'-0"

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18	DRB / TC	16.09.23

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Scale	1/8" = 1'-0"

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ARCHITECTURAL SITE PLAN

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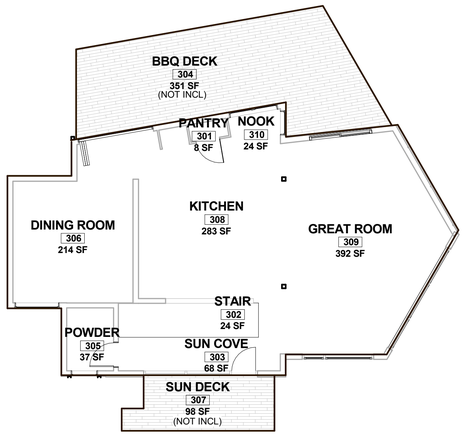
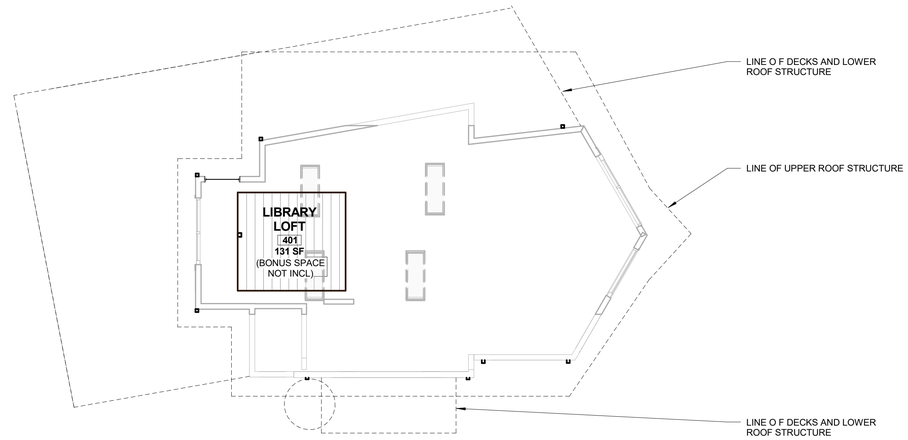
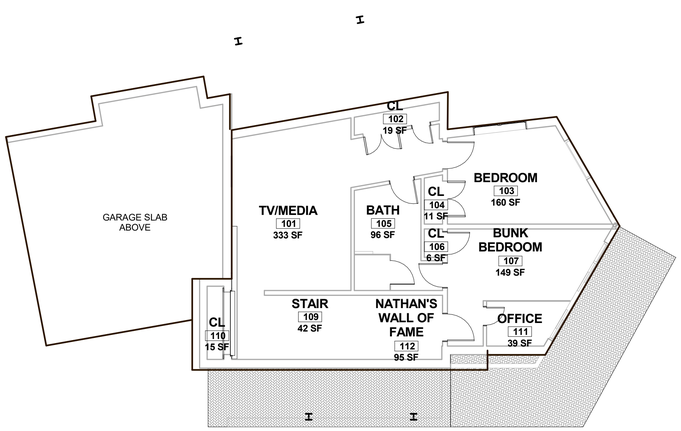


C1 UPPER LEVEL AREAS
1/8" = 1'-0"

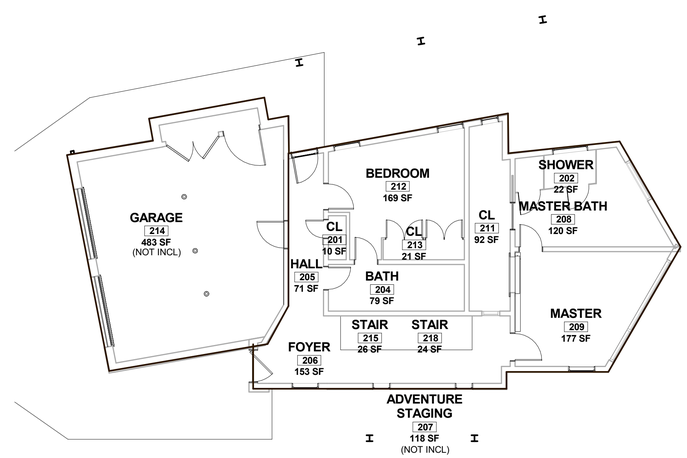


C3 LOFT LEVEL AREA
1/8" = 1'-0"

NET AREAS		
Number	Name	Area
101	TV/MEDIA	333 SF
102	CL	19 SF
103	BEDROOM	160 SF
104	CL	11 SF
105	BATH	96 SF
106	CL	6 SF
107	BUNK BEDROOM	149 SF
108	LAUNDRY	0 SF
109	STAIR	42 SF
110	CL	15 SF
111	OFFICE	39 SF
112	NATHAN'S WALL OF FAME	95 SF
201	CL	10 SF
202	SHOWER	22 SF
203	LINEN	0 SF
204	BATH	79 SF
205	HALL	71 SF
206	FOYER	153 SF
208	MASTER BATH	120 SF
209	MASTER	177 SF
210	SHOWER	0 SF
211	CL	92 SF
212	BEDROOM	169 SF
213	CL	21 SF
215	STAIR	26 SF
218	STAIR	24 SF
301	PANTRY	8 SF
302	STAIR	24 SF
303	SUN COVE	68 SF
305	POWDER	37 SF
306	DINING ROOM	214 SF
308	KITCHEN	283 SF
309	GREAT ROOM	392 SF
310	NOOK	24 SF
Grand total: 34		2981 SF



A1 LOWER LEVEL AREAS
1/8" = 1'-0"



A3 MAIN LEVEL AREAS
1/8" = 1'-0"

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Project number	T-SWISS
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Checked by	TL
Scale	1/8" = 1'-0"

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TIMOTHY J. LINEA
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NET AREA PLANS

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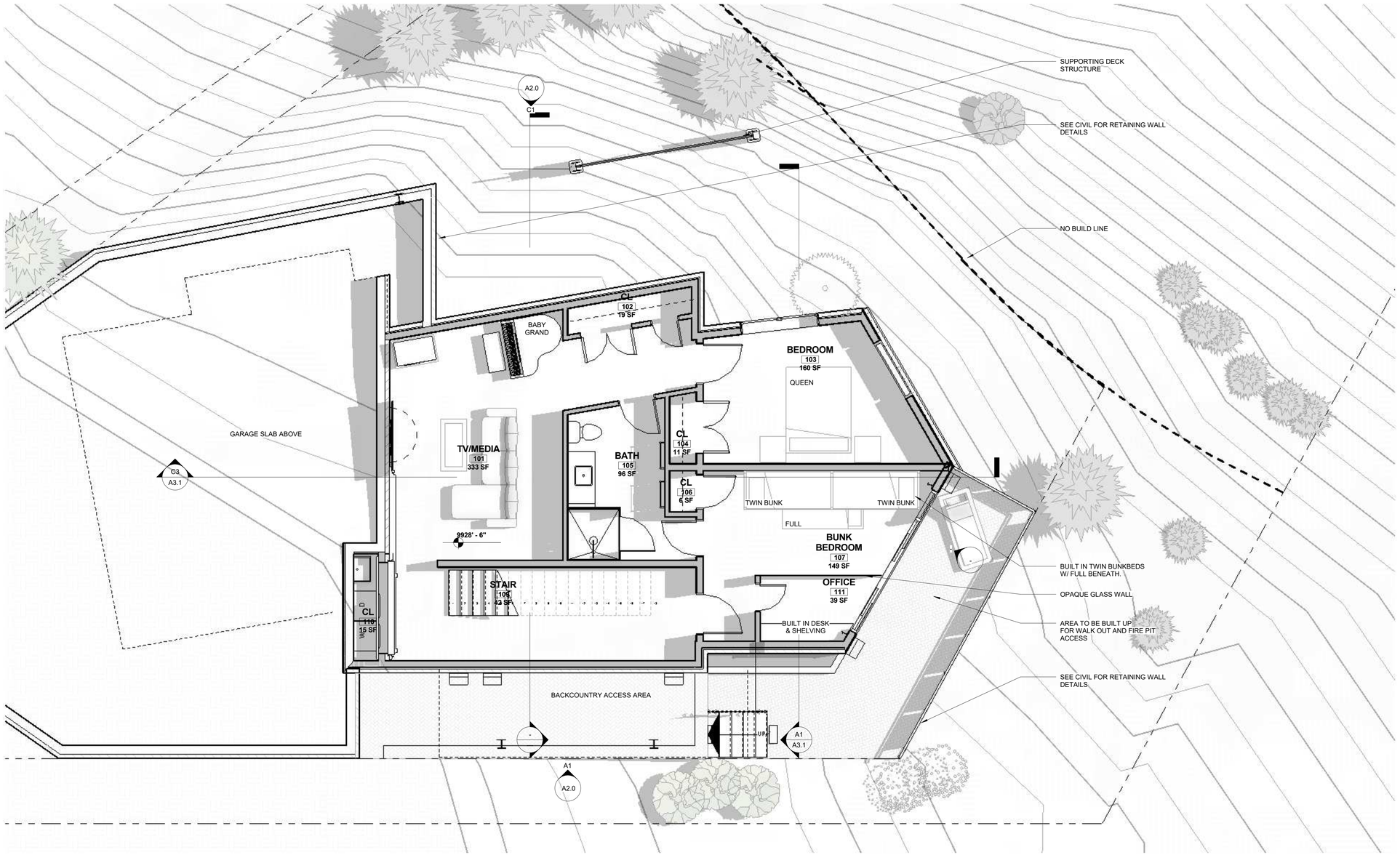
ROOM SQUARE FOOTAGES - LOWER LEVEL		
NUMBER	ROOM	SF
101	TV/MEDIA	333 SF
102	CL	19 SF
103	BEDROOM	160 SF
104	CL	11 SF
105	BATH	96 SF
106	CL	6 SF
107	BUNK BEDROOM	149 SF
109	STAIR	42 SF
110	CL	15 SF
111	OFFICE	39 SF
112	NATHAN'S WALL OF FAME	95 SF
Grand total: 11		966 SF



A1 01 - LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Scale	1/4" = 1'-0"

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LOWER LEVEL FLOOR PLAN

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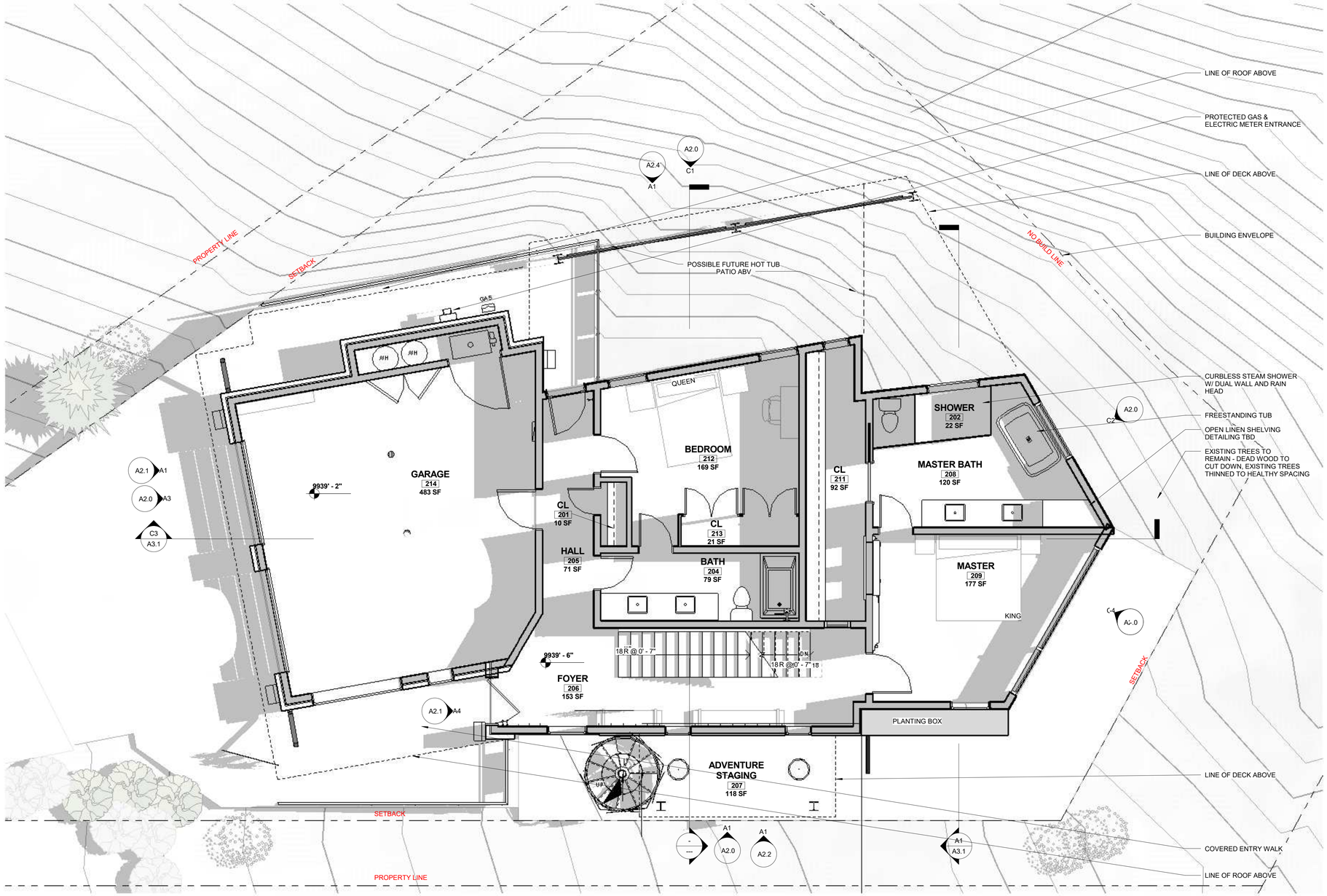
ROOM SQUARE FOOTAGES - MAIN LEVEL		
NUMBER	ROOM	SF
201	CL	10 SF
202	SHOWER	22 SF
204	BATH	79 SF
205	HALL	71 SF
206	FOYER	153 SF
207	ADVENTURE STAGING	118 SF
208	MASTER BATH	120 SF
209	MASTER	177 SF
211	CL	92 SF
212	BEDROOM	169 SF
213	CL	21 SF
214	GARAGE	483 SF
215	STAIR	26 SF
218	STAIR	24 SF
Grand total: 14		1565 SF



A1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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Project number	T-SWISS
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Scale	1/4" = 1'-0"

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MAIN LEVEL FLOOR PLAN

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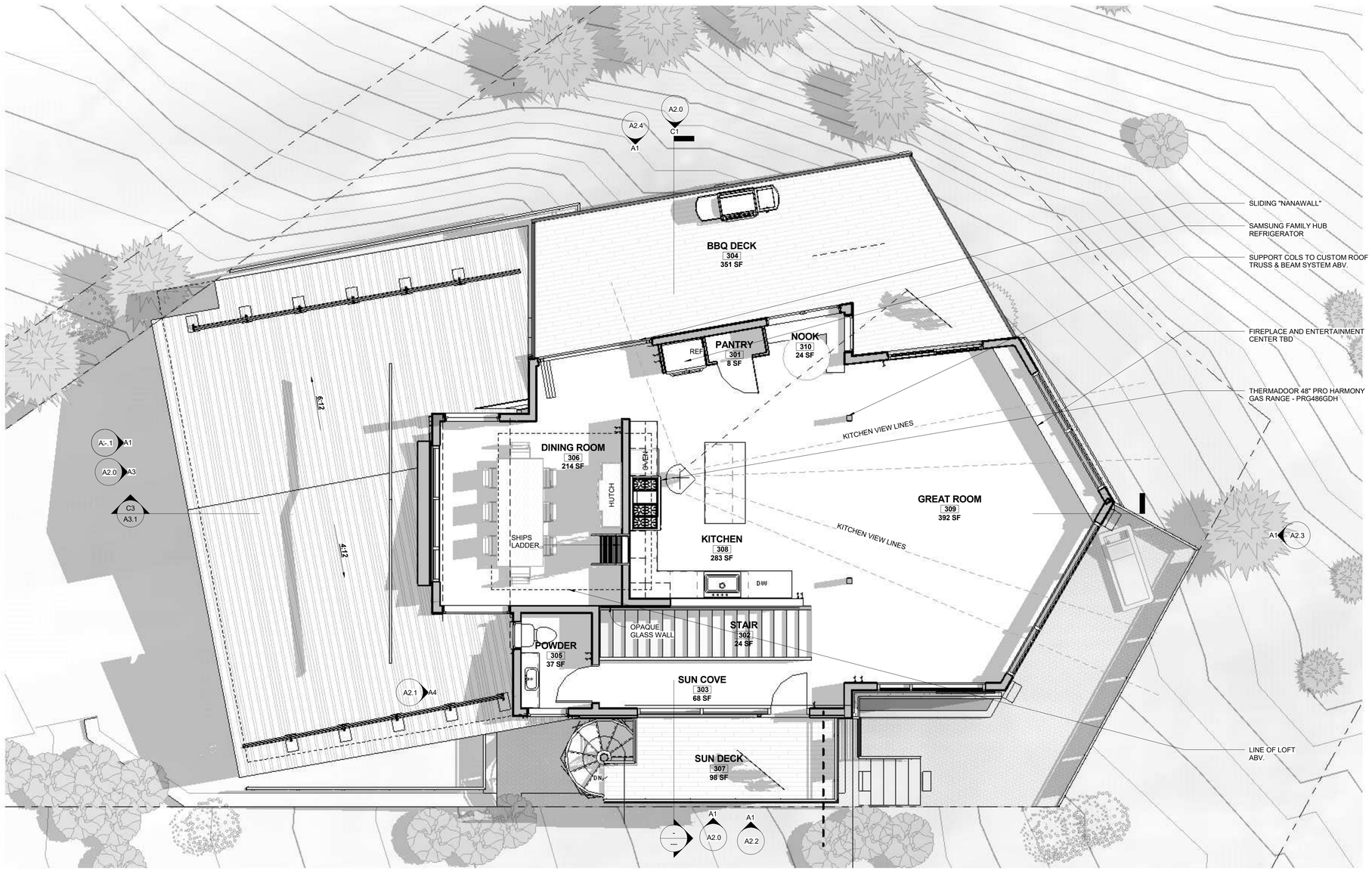
ROOM SQUARE FOOTAGES - UPPER LEVEL		
NUMBER	ROOM	SF
301	PANTRY	8 SF
302	STAIR	24 SF
303	SUN COVE	68 SF
304	BBQ DECK	351 SF
305	POWDER	37 SF
306	DINING ROOM	214 SF
307	SUN DECK	98 SF
308	KITCHEN	283 SF
309	GREAT ROOM	392 SF
310	NOOK	24 SF
Grand total: 10		1500 SF



A1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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Scale	1/4" = 1'-0"

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UPPER LEVEL FLOOR PLAN

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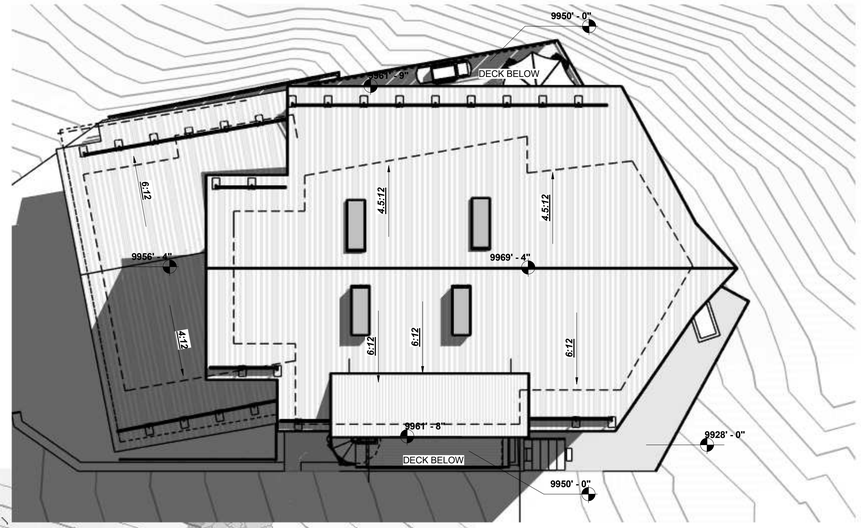
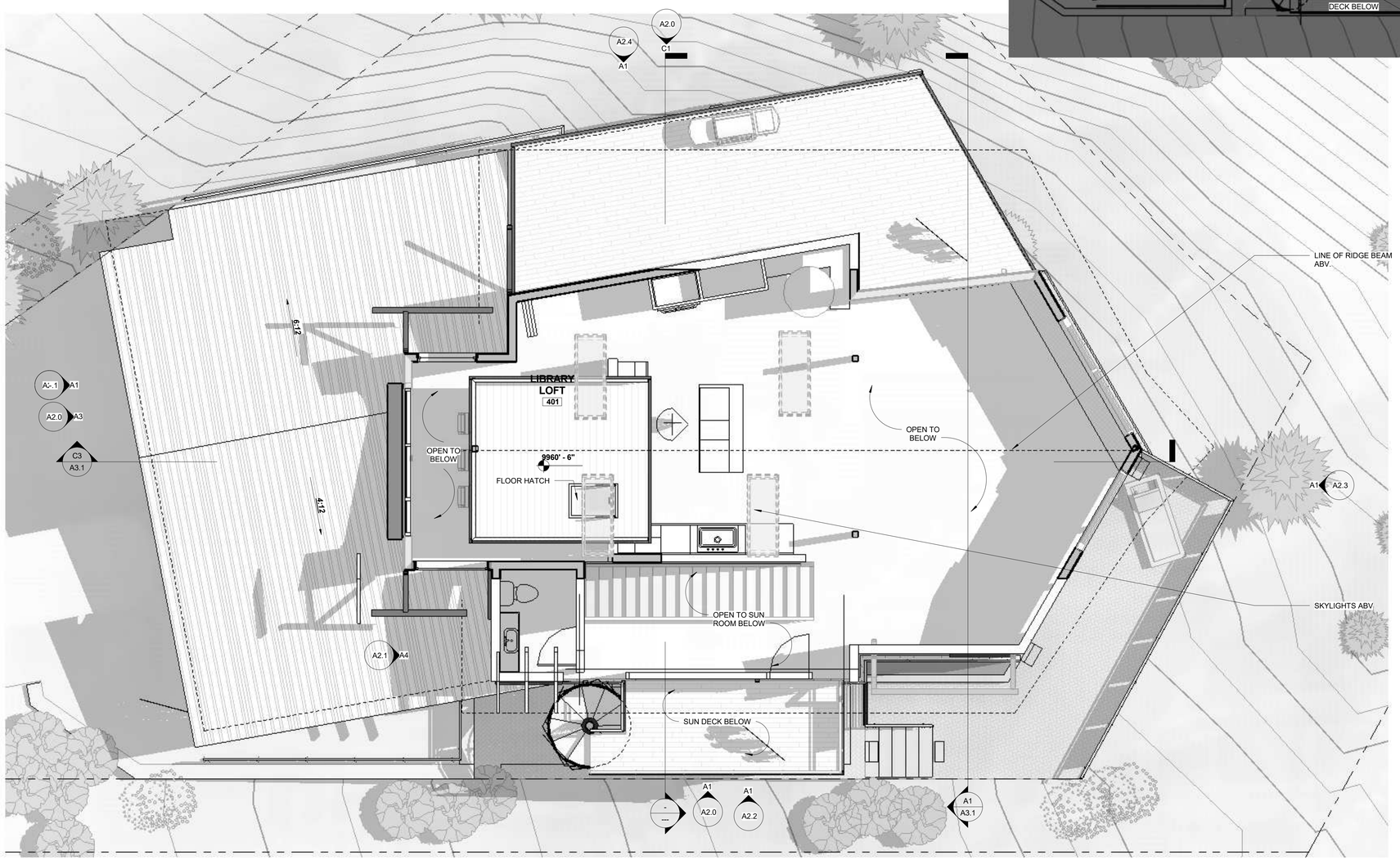


D4 ROOF PLAN
1/8" = 1'-0"



A1 LOFT FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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LOFT & ROOF PLANS

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MATERIAL TOTALS

1. GLASS & DOORS	1,565 SF - 31%
2. VERTICAL BARNWOOD	148 SF - 3%
3. STONE	1,987 SF - 40%
4. HORIZ. WOOD & CHINKING	739 SF - 15%
5. PLATE STEEL	553 SF - 11%
TOTAL	4,992 SF

- GLASS AND DOORS
- VERTICAL BARNWOOD
- STONE
- HORIZ. WOOD & CHINKING
- PLATE STEEL

MATERIAL TOTALS

TOTAL AREA - 1,601 SF
STONE - 884 SF - 55%
VERTICAL BARNWOOD - 36 SF - 2%
GLASS & DOORS - 407 SF - 25%
HORZ WOOD & CHINKING - 274 SF - 17%
*METAL STRUCTURE AND TRIM NOT INCLUDED

C1 NORTH ELEVATION MATERIALS
1/8" = 1'-0"

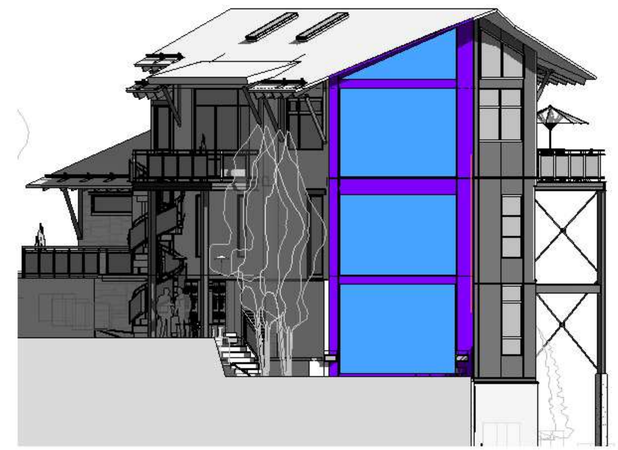
MATERIAL TOTALS

TOTAL AREA - 1,035 SF
METAL PLATE - 370 SF - 36%
GLASS & DOORS - 191 SF - 18%
STONE VENEER - 363 SF - 35%
HORIZ CHINKING - 111 SF - 11%
*METAL STRUCTURE AND TRIM NOT INCLUDED

C2 NORTHEAST ELEVATION MATERIALS
1/8" = 1'-0"

MATERIAL TOTALS

TOTAL AREA - 597 SF
METAL PLATE - 183 SF - 31%
GLASS & DOORS - 414 SF - 69%
*METAL STRUCTURE AND TRIM NOT INCLUDED



C4 SOUTHEAST ELEVATION MATERIALS
1/8" = 1'-0"

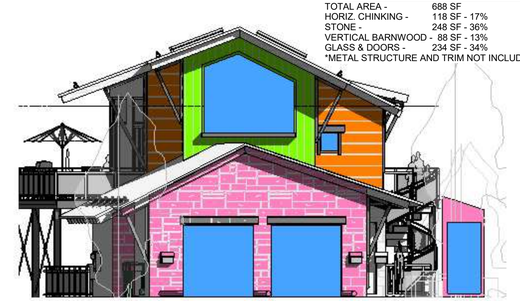
MATERIAL TOTALS

TOTAL AREA - 1,071 SF
STONE - 492 SF - 46%
VERTICAL BARNWOOD - 24 SF - 2%
HORZ WOOD & CHINKING - 236 SF - 22%
GLASS & DOORS - 319 SF - 30%
*METAL STRUCTURE AND TRIM NOT INCLUDED

A1 SOUTH ELEVATION MATERIALS
1/8" = 1'-0"

MATERIAL TOTALS

TOTAL AREA - 688 SF
HORIZ. CHINKING - 118 SF - 17%
STONE - 248 SF - 36%
VERTICAL BARNWOOD - 88 SF - 13%
GLASS & DOORS - 234 SF - 34%
*METAL STRUCTURE AND TRIM NOT INCLUDED



A3 WEST ELEVATION MATERIALS
1/8" = 1'-0"

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EXTERIOR MATERIAL CALCS

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ELEVATION MATERIAL LEGEND

HORIZONTAL WOOD CHINKING

EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING

METAL CLAD WINDOWS

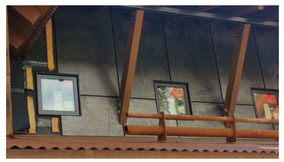
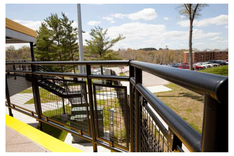
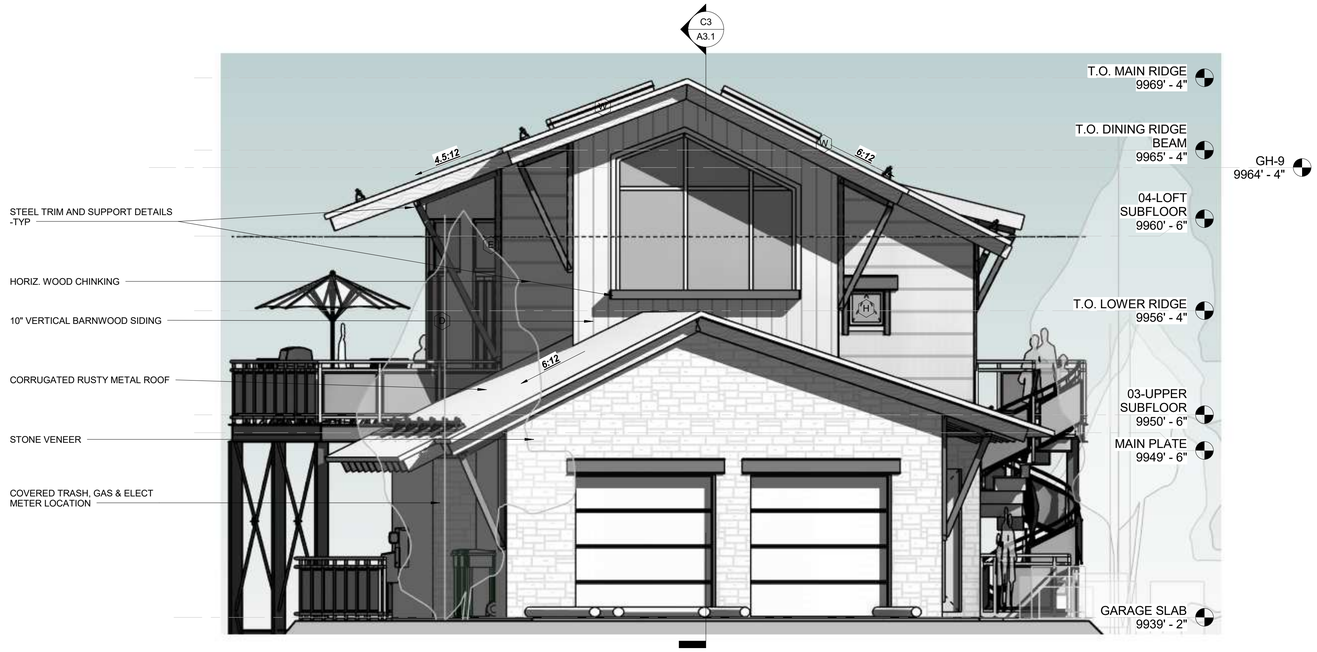
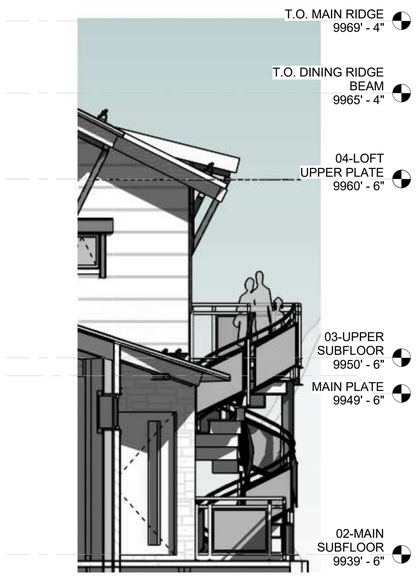


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 WEST (CABINS LANE) ELEVATION
1/4" = 1'-0"



AS PER PHIL EVANS

A4 FRONT DOOR ELEVATION
1/4" = 1'-0"

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A2.1
EXTERIOR ELEVATIONS

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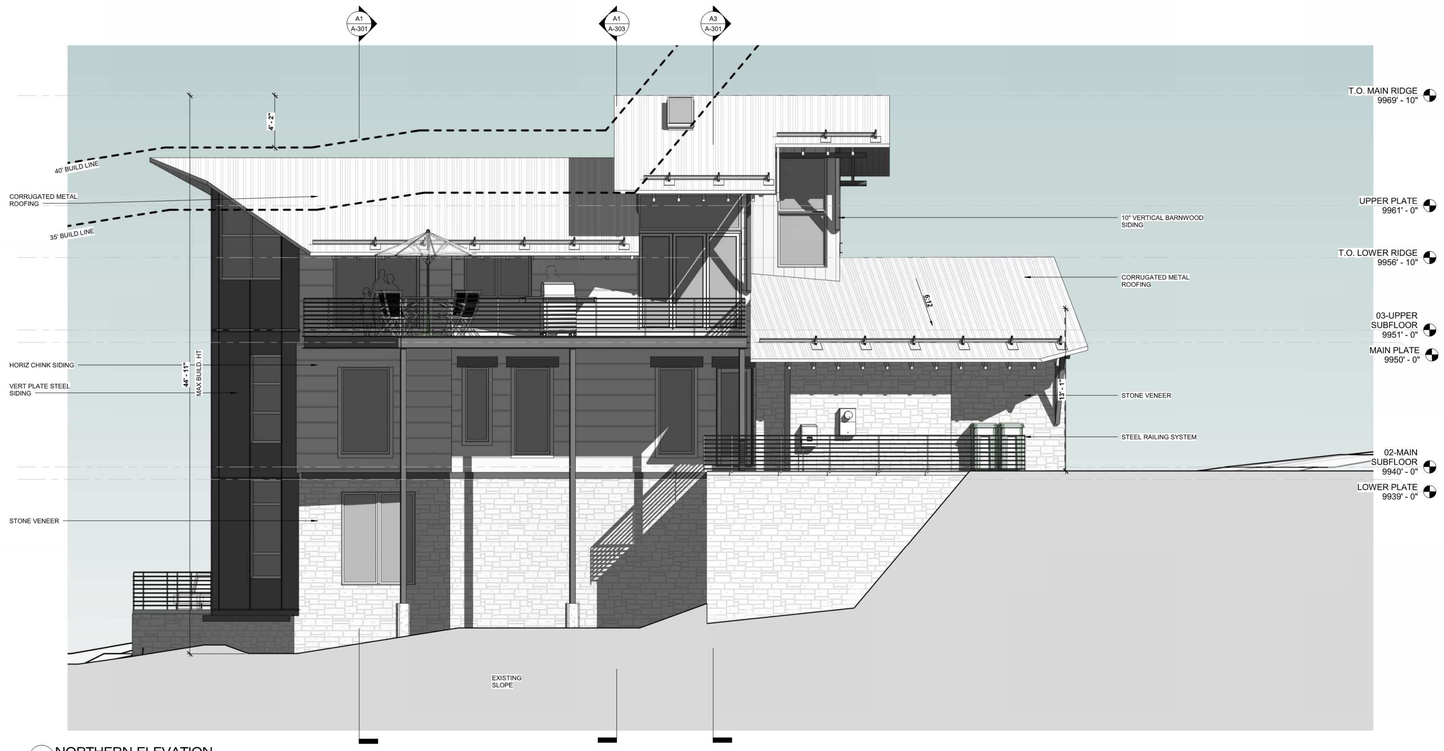
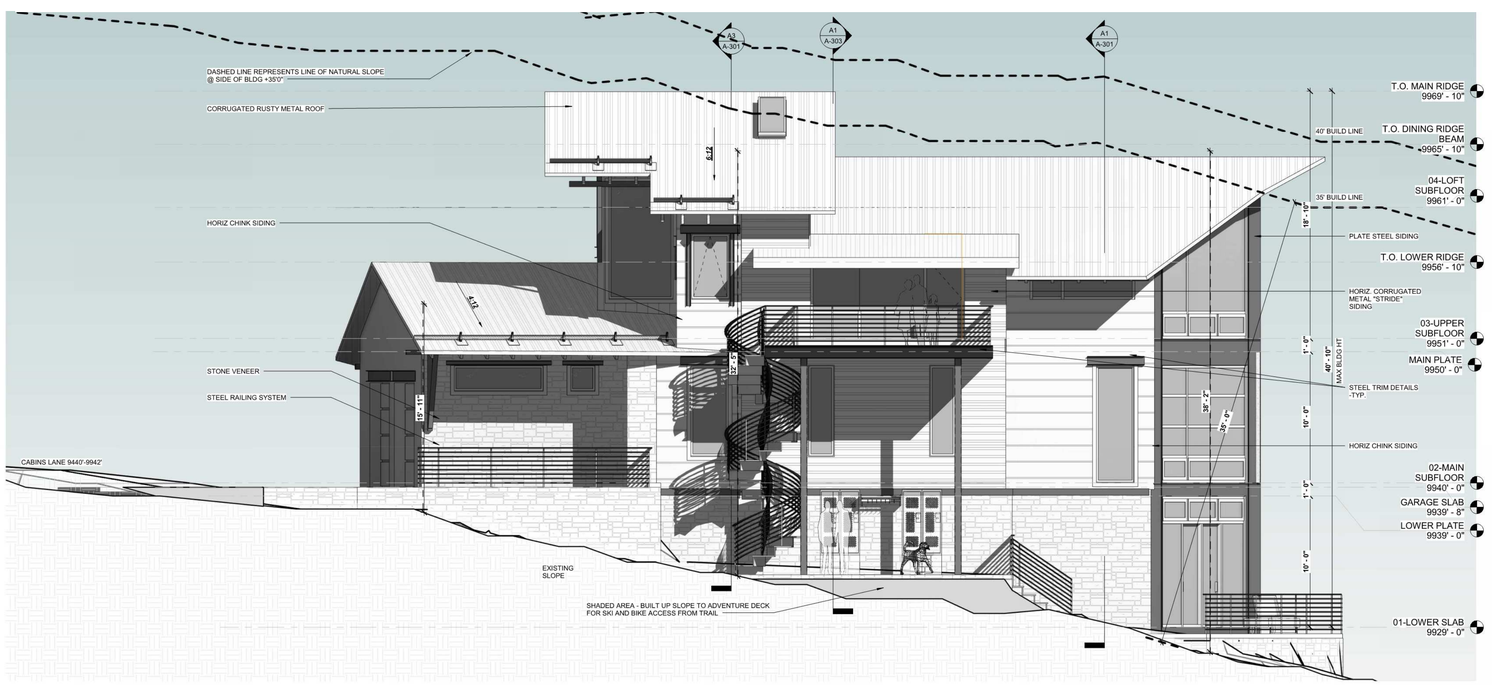
NOTE!

ELEVATIONS SHOWN ON THIS PAGE ARE SHOWN FOR REFERNCE ONLY AS ALTERNATE DESIGN FOLLOWING THE MAXIMUM ALLOWABLE HEIGHT



A1 NORTHERN ELEVATION
1/4" = 1'-0"



A1 SOUTHERN ELEVATION
1/4" = 1'-0"

TRUL ARCHITECTURE
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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

STATE OF COLORADO
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A2.1B

ALTERNATE ELEVATIONS

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AVG HT CALCS

MEASUREMENT 1 -	15'-11"
MEASUREMENT 2 -	18'-6"
MEASUREMENT 3 -	32'-5"
MEASUREMENT 4 -	34'-2"
MEASUREMENT 5 -	35'-0"
MEASUREMENT 6 -	38'-2"
TOTAL	- 174'-2"
AVG	**- 29'-0 5/16"**

ELEVATION MATERIAL LEGEND

HORIZONTAL WOOD CHINKING

EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING

METAL CLAD WINDOWS

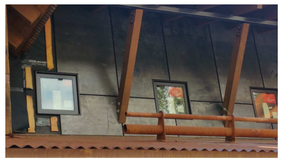
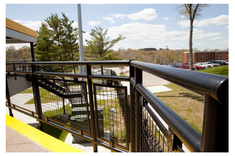
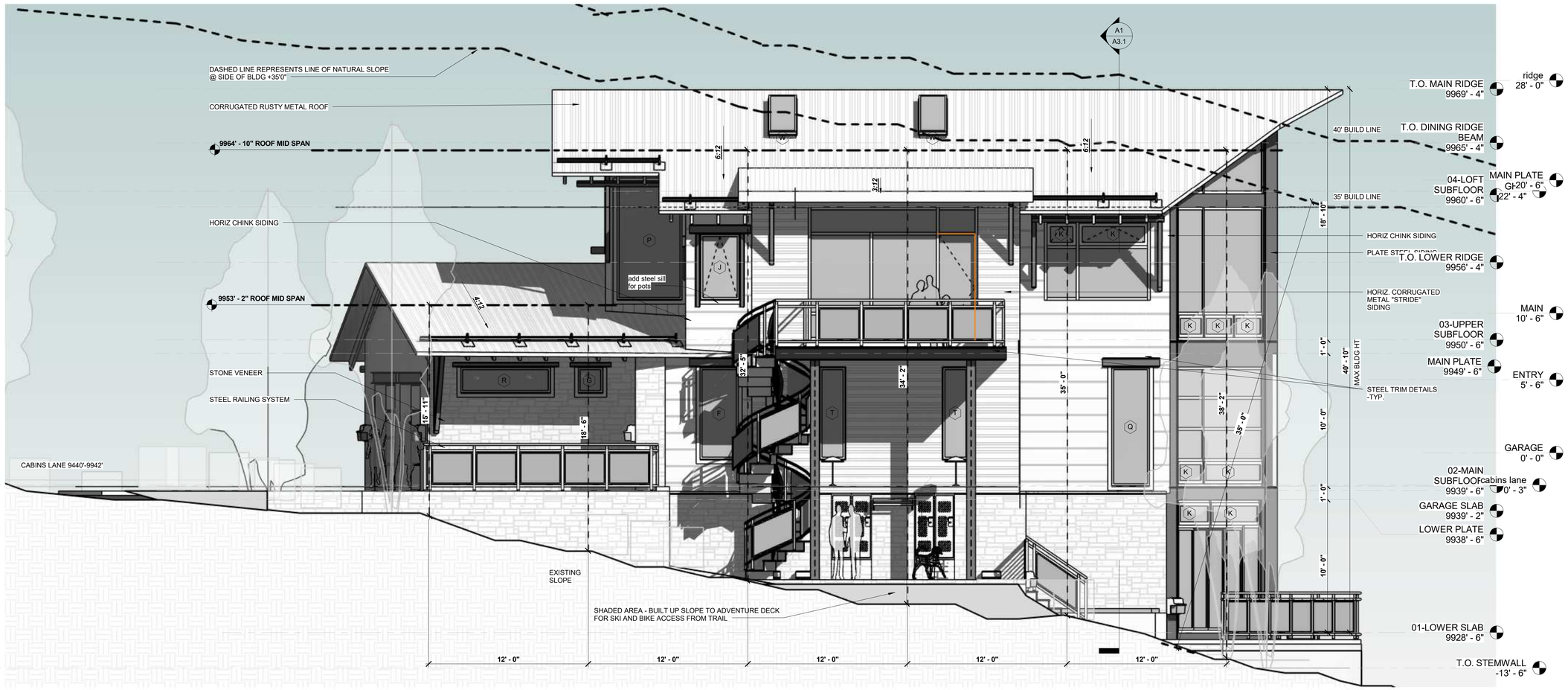


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 SOUTH ELEVATION
1/4" = 1'-0"

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	As indicated

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2016.09.23

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A2.2

EXTERIOR ELEVATIONS

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ELEVATION MATERIAL LEGEND

HORIZONTAL WOOD CHINKING

EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING

METAL CLAD WINDOWS

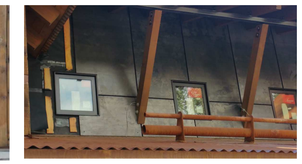
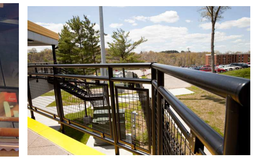
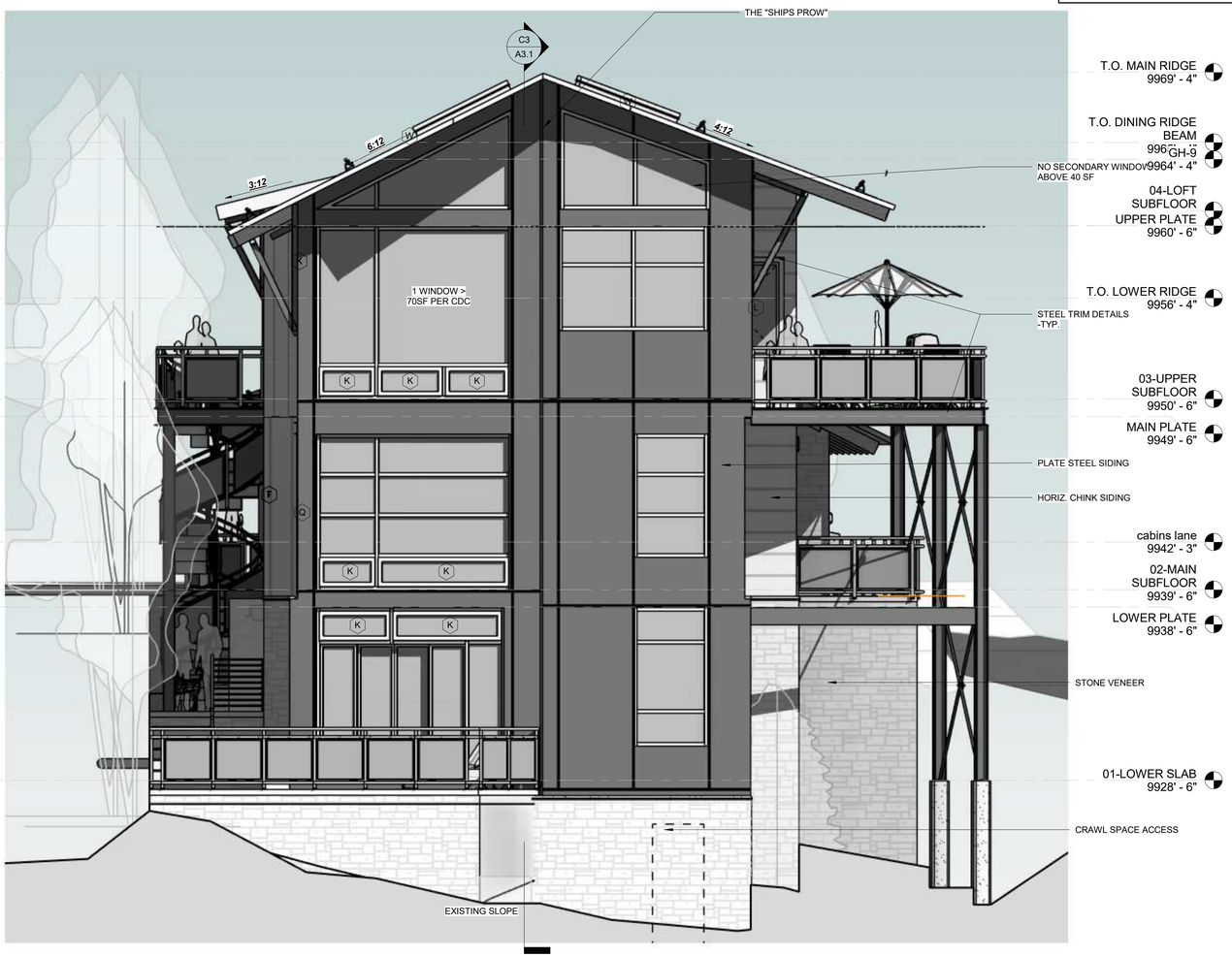


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 EASTERN ELEVATION
1/4" = 1'-0"

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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EXTERIOR ELEVATIONS

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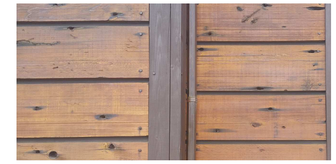
AVG HT CALCS

MEASUREMENT 1 -	13' - 1"
MEASUREMENT 2 -	18' - 2"
MEASUREMENT 3 -	38' - 2"
MEASUREMENT 4 -	39' - 0"
MEASUREMENT 5 -	39' - 0"
MEASUREMENT 6 -	40' - 9"
TOTAL	- 188' - 2"
AVG	**- 31' - 4"**

ELEVATION MATERIAL LEGEND


HORIZONTAL WOOD CHINKING

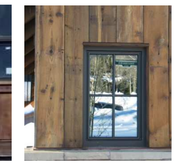
EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING


METAL CLAD WINDOWS

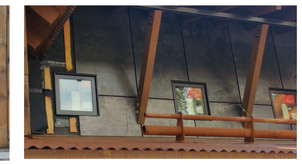
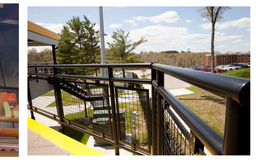
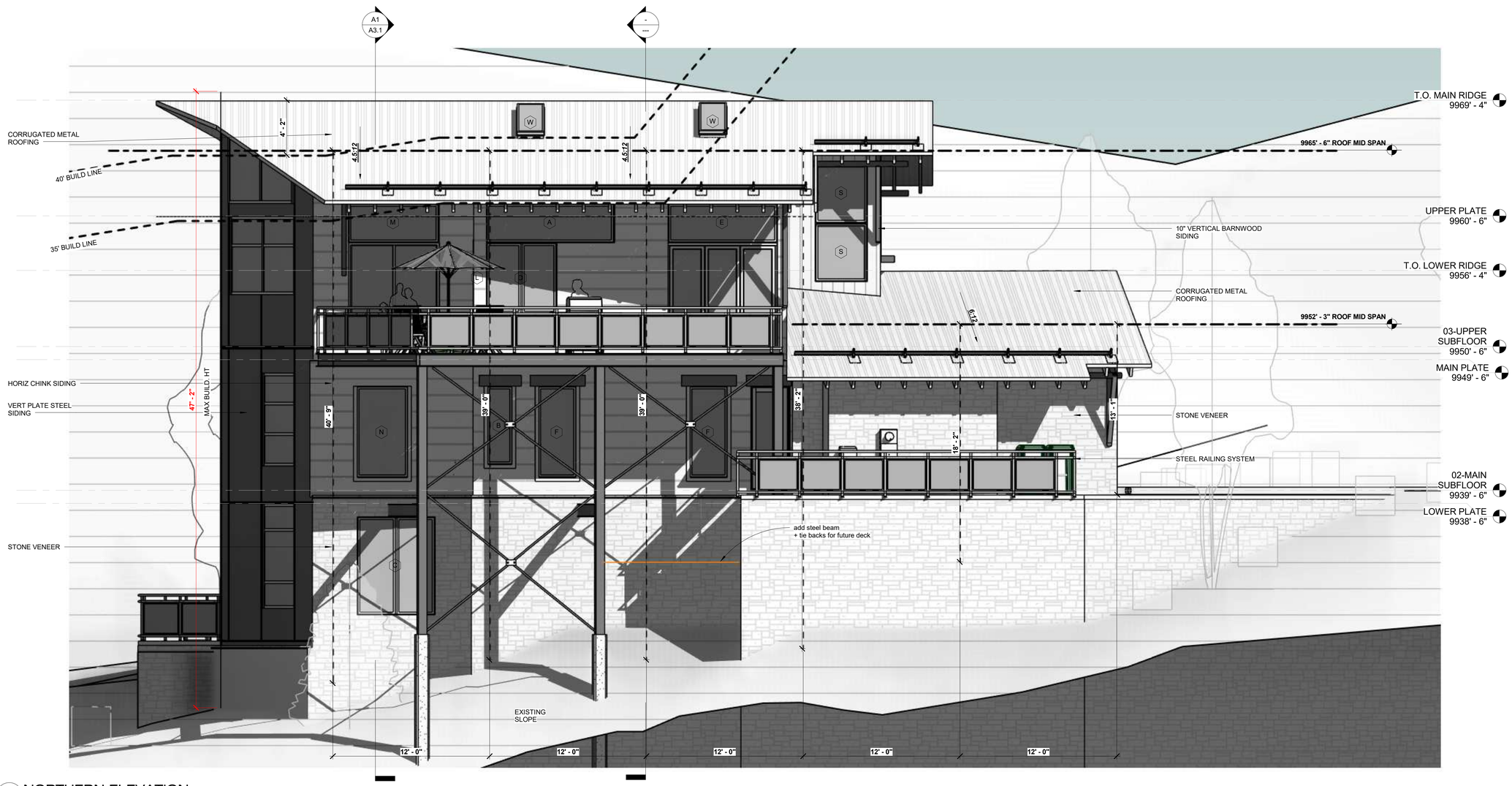


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 NORTHERN ELEVATION
1/4" = 1'-0"

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Project number	T-SWISS
Date	2016.09.23
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EXTERIOR ELEVATIONS

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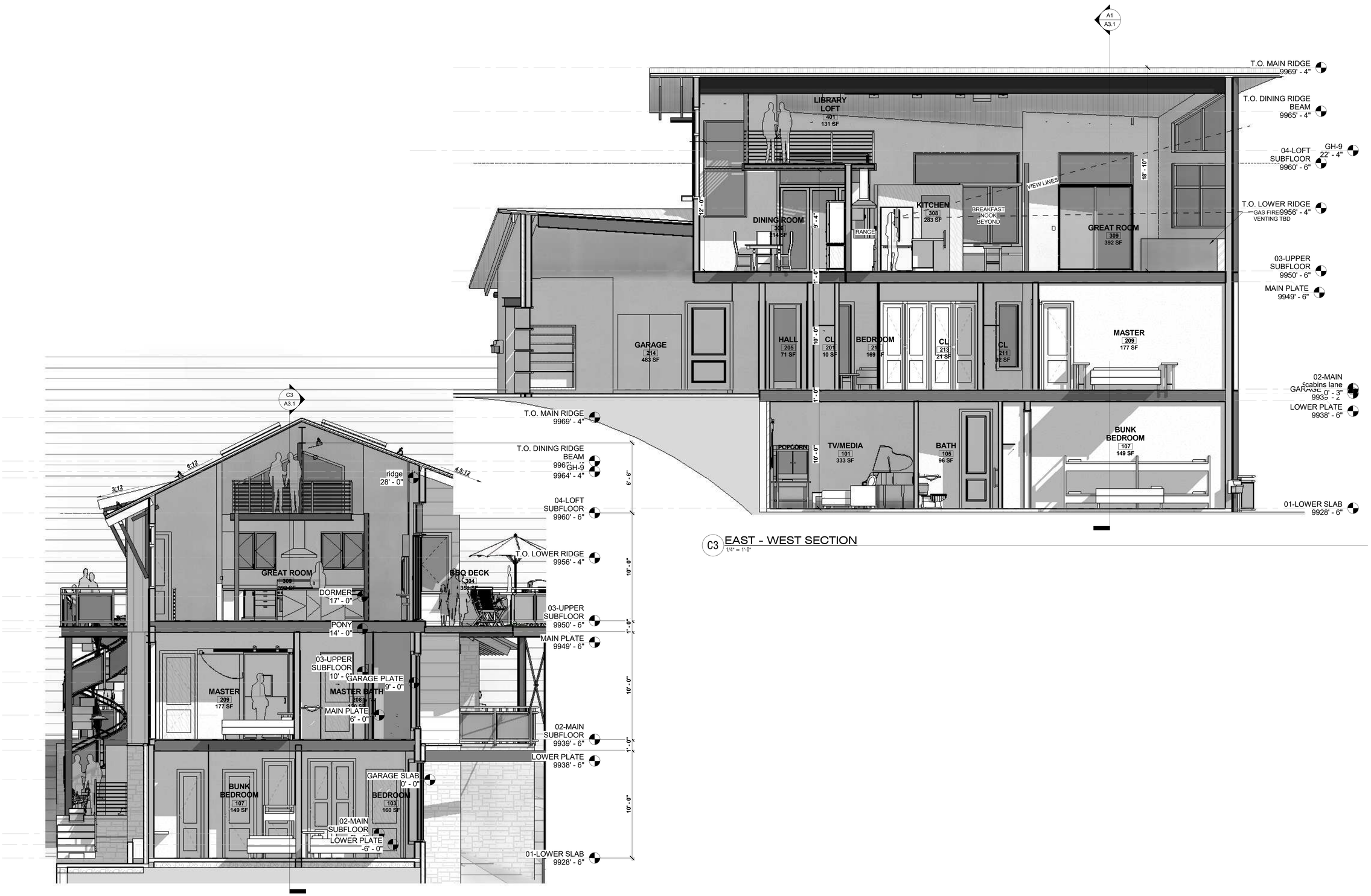

C3 EAST - WEST SECTION
1/4" = 1'-0"

A1 KTICHEN / LOFT SECTION
1/4" = 1'-0"

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Date	2016.09.23
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Scale	1/4" = 1'-0"

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BUILDING SECTIONS

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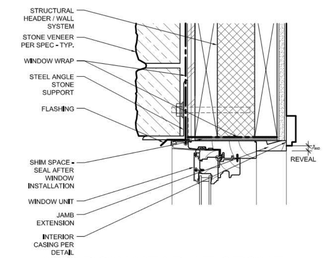
WINDOW SCHEDULE

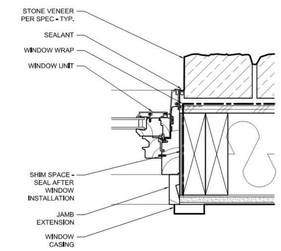
WINDOW MARK	MANUFACTURER	FRAME SIZE WIDTH	FRAME SIZE HEIGHT	WINDOW TYPE	HEAD HT	COMMENTS	COUNT
A		10' - 0"	3' - 0"	FIXED	11' - 0"		1
B		2' - 0"	6' - 0"	FIXED THREE	8' - 0"		1
C		6' - 0"	7' - 6"	DBL CASEMENT	9' - 0"		1
D		5' - 6"	5' - 6"	DBL CASEMENT	8' - 0"		1
E		8' - 6"	3' - 0"	FIXED	11' - 0"		1
F		3' - 0"	7' - 0"	FIXED THREE			3
G		2' - 0"	2' - 0"	AWNING TWO	9' - 0"		1
H		2' - 0"	2' - 0"	AWNING	7' - 0"		1
J		3' - 0"	5' - 0"	AWNING	8' - 0"		1
K			1' - 8"	CURTAINWALL AWNING			9
L		2' - 9"	5' - 6"	CASEMENT	8' - 0"		1
M		7' - 0"	3' - 0"	FIXED	11' - 0"		1
N		4' - 0"	7' - 0"	FIXED THREE	8' - 0"		1
P		5' - 0"	9' - 0"	FIXED TWO	12' - 0"		1
Q		3' - 0"	9' - 0"	FIXED THREE	9' - 0"		1
R		7' - 0"	2' - 0"	AWNING TWO	9' - 0"		1
S		4' - 0"	4' - 6"	FIXED			2
T		2' - 0"	7' - 0"	FIXED	9' - 0"		2
W		2' - 0"	6' - 0"	SKYLIGHT			4

DOOR SCHEDULE

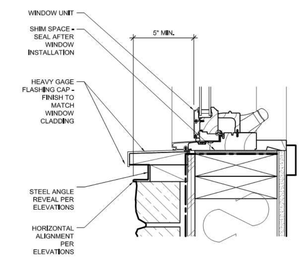
DOOR #	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR TYPE MATERIAL	DOOR TYPE FINSH (INT/EXT)	FIRE RATING	FRAME TYPE TYPE	FRAME TYPE MATERIAL	FRAME TYPE FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	COMMENTS
1	3' - 0"	8' - 0"	0' - 1"										
2	8' - 0"	8' - 0"	0' - 2"										
3	8' - 0"	8' - 0"	0' - 2"										
4	3' - 0"	8' - 0"	0' - 1"										
5	2' - 10"	8' - 0"	0' - 1"										
6	3' - 0"	8' - 0"	0' - 1"										
7	3' - 0"	8' - 0"	0' - 1"										
8	6' - 0"	7' - 0"	0' - 2"										
9	4' - 0"	8' - 0"	0' - 1"										
10	3' - 0"	8' - 0"											
11	7' - 0"	8' - 0"	0' - 4"										
12	2' - 6"	8' - 0"	0' - 1"										
13	2' - 6"	8' - 0"	0' - 1"										
14	7' - 0"	8' - 0"	0' - 2"										
15	4' - 0"	9' - 0"	0' - 2"										
16	2' - 8"	7' - 11"											
17	2' - 0"	8' - 0"	0' - 1"										
18	2' - 6"	8' - 0"	0' - 1"										
19	2' - 6"	7' - 0"	0' - 1"										
20	2' - 8"	7' - 0"	0' - 1"										
21	2' - 8"	9' - 0"	0' - 1"										
22	2' - 0"	8' - 0"	0' - 1"										
23	4' - 0"	9' - 0"	0' - 2"										
24	2' - 6"	9' - 0"	0' - 1"										
25	2' - 8"	8' - 0"	0' - 1"										
26	8' - 6"	8' - 0"	0' - 3"										
27	2' - 8"	8' - 0"	0' - 1"										
28	2' - 8"	7' - 0"	0' - 1"										
29	2' - 0"	8' - 0"	0' - 1"										
30	3' - 0"	9' - 0"	0' - 1"										
31	2' - 6"	7' - 0"	0' - 1"										
32	3' - 6"	8' - 0"	0' - 2"										
33	2' - 0"	8' - 0"	0' - 1"										
34	2' - 0"	8' - 0"	0' - 1"										
35	2' - 0"	8' - 0"	0' - 1"										
36	2' - 0"	8' - 0"	0' - 1"										
37	4' - 0"	8' - 0"	0' - 4"										



1 WINDOW HEAD AT STONE
SCALE: 3" = 1'-0" W-H-STONE



2 WINDOW JAMB AT STONE
SCALE: 3" = 1'-0" W-J-STONE



3 WINDOW SILL AT STONE
SCALE: 3" = 1'-0" W-S-STONE

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T-SWISS
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Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	1 1/2" = 1'-0"

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OPENING SCHEDULES & DETAILS

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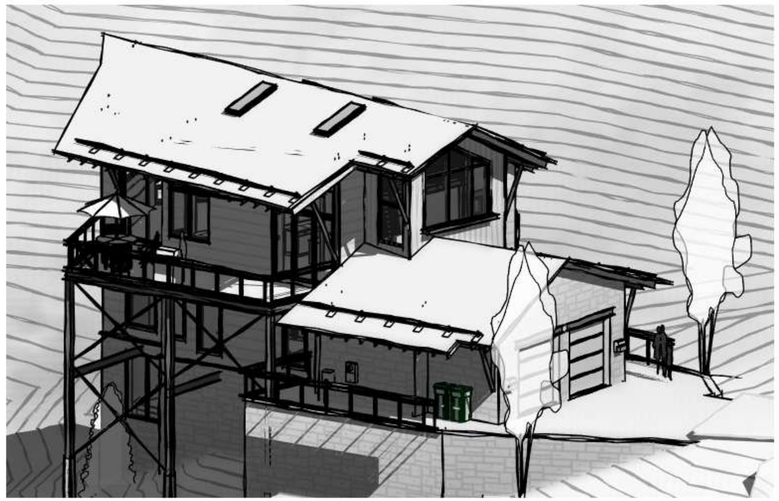
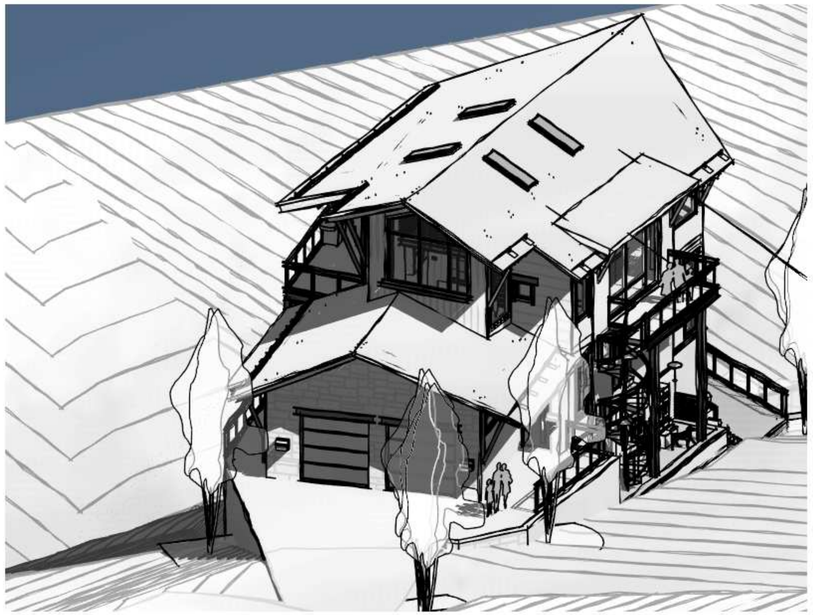
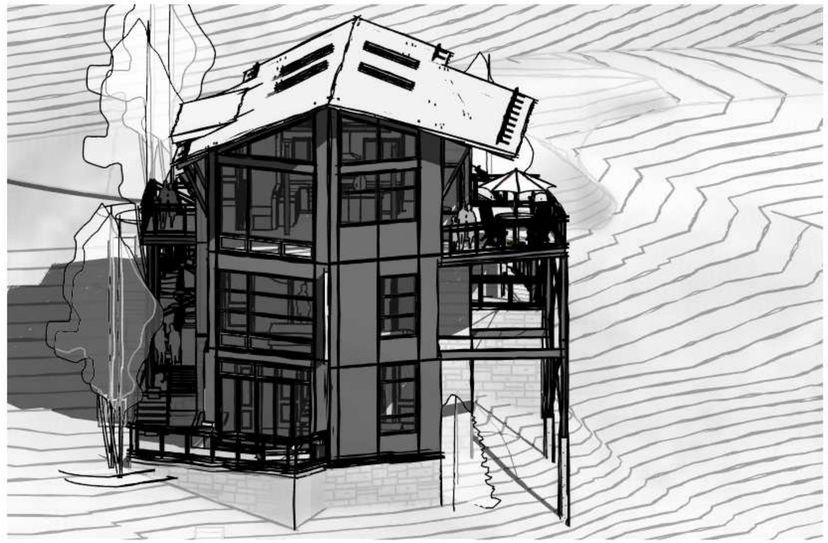


C1 NORTHERN ISOMETRIC



C3 WESTERN ISOMETRIC

A1 SOUTHERN ISOMETRIC



A3 EASTERN ISOMETRIC

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Scale	

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A9.1

PRELIMINARY 3 DIMENSIONAL VIEW

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FOCUS INDUSTRIES

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SL-60 SERIES STEP LIGHT

BKH

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LED STEP LIGHTS (coming 2016)
SL-60 SERIES

GO GREEN

TYPE

SPECIFICATIONS

CONSTRUCTION: Die Cast Aluminum, Brass or Stainless Steel step light; Stamped Stainless Steel mounting bracket for single gang box

GASKET: Black neosponge closed cell; .190" thickness

LIGHT SOURCE: Integrated 12v or 120v input 3w LED module with on board driver, 200 Lumen LED, warm white 3000K

LIFETIME RATING: 50,000 hours

SOCKET: None

WIRING 12V: 6" black 18 gauge zip cord.

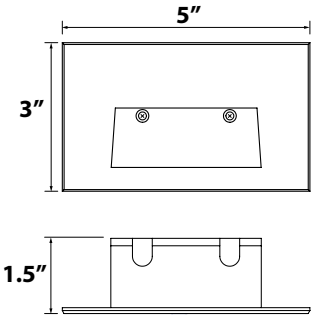
WIRING 120V: Standard Black (line), White (neutral), Green (ground)

SINGLE GANG BOX: Focus FA-SG-BOX or supplied by others; miniumum inside dimensions of 3"(l) x 2"(w) x 2.5"(d)

MOUNTING: Stainless Steel bracket and hardware for mounting in single gang junction box; Face plate attaches to bracket with two provided screws

FINISH: Aluminum - Black texture polyester powder coat; optional finishes available
Brass - Unfinished; optional finishes available
Stainless Steel-Brushed

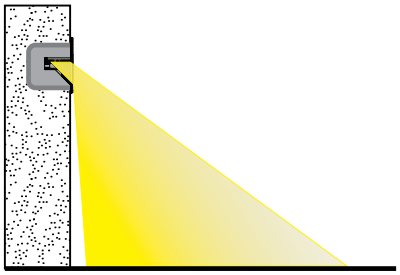
SL-60-LED120-BRS

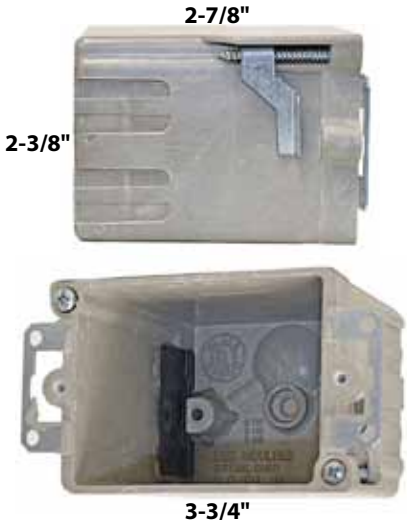


ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LIGHT SOURCE	SHIP WEIGHT
SL-60-LED12V-BLT	12v Aluminum LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED12V-BRS	12v Brass LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED12V-SS	12v Stainless Steel LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-BLT	120v Aluminum LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-BRS	120v Brass LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-SS	120v Stainless Steel LED Step Light	3w LED Module	2.0 lbs.
FA-SG-BOX	Plastic Single Gang Box		1.0 lbs.

LIGHT DISTRIBUTION





FA-SG-BOX
Single Gang Box

IP66 CE Intertek

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	*-ATV*	*-BRT*	*-CAM*	*-WTX*	*-HTX*	*-RST*	*-WIR*	*-WBR*	*-STU*	*-RBV*	*-CPR*		*-BAR/CAR*	*-BAV/CAV*	*-BAT*

BRASS & COPPER ONLY

Housing: Die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. 1/8" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 6.5W LED luminaire, 9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

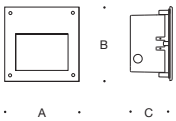
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 2.2 lbs.

Luminaire Lumens: 131
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Recessed Luminaires · **shielded** light

		Lamp	A	B	C
22272	ADA	6.5W LED	5 7/8	5 7/8	4 1/8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2016 Updated 02/16

(+) Enlarge

Inveraray #IB-5
Finish Shown: IB-5 shown with gold white iridescent (GW) glass and bronze (BZ) metal finish
The vertical bands add a protective barrier and are reminiscent of pieces one can find on a medieval castle or fortress.

EXT 2

Width	5""
Height	10.5""
Extension	"
Depth	6.5""
Primary Lamps	1
Primary Lamp Wattage	100 W
Primary Lamp Type	Medium
Mounting Base	4.125" x 6"
Center To Top	3""
UL Rating	Incand. Wet

Available Finishes

- All ten metal finish options are available.
- All ten glass options are available.

Next Item

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Website maintained by Interactive ID

4509 Little John St., Baldwin Park, CA 91706
ph: 626.960.9411 fx: 626.960.9521

(+) Enlarge

Inveraray #IH-5
Finish Shown: IH-5 shown with white opalescent (WO) glass and verdigris patina (VP) metal finish
The vertical bands add a protective barrier and are reminiscent of pieces one can find on a medieval castle or fortress.

EXT 3

Width	5""
Height	10.5""
Extension	46.5""
Depth	"
Primary Lamps	1
Primary Lamp Wattage	100 W
Primary Lamp Type	Medium
Mounting Base	4.125" sq.
Center To Top	"
UL Rating	Incand. Wet

Available Finishes

- All ten metal finish options are available.
- All ten glass options are available.

Previous Item

Next Item

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Website maintained by Interactive ID

4509 Little John St., Baldwin Park, CA 91706
ph: 626 960 9411 fx: 626 960 9521

Glass Options

GW - Gold White Iridescent

WO - White Opalescent

F - Frosted

CS - Clear Seedy

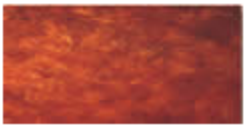
RM - Rain Mist

OF - Off White

CR - Cream

TN - Tan

AM - Almond Mica



M - Amber Mica

EXT 2 and EXT 3 Glass

GWC - Gold White Iridescent and White Opalescent combination

offered in
Etoile, Glasgow, Kennebec, Saint Clair, State Street, Yorktown

BC - Blue and White Opalescent combination

offered in
Glasgow, Saint Clair, State Street

MC - Amber / Almond Mica combination

offered in
Asheville

REC - Red and White Opalescent combination

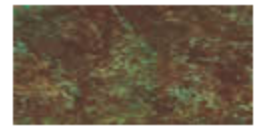
offered in
Glasgow, Saint Clair, State Street

Metal Finishes

RC - Raw Copper

MB - Mission Brown

BZ - Bronze



VP-Verdigris Patina

RB - Rustic Brown

AB - Antique Brass

AC - Antique Copper

P - Pewter

S - Slate

BK - Satin Black

A19 Series

LED Bulbs

Product Description

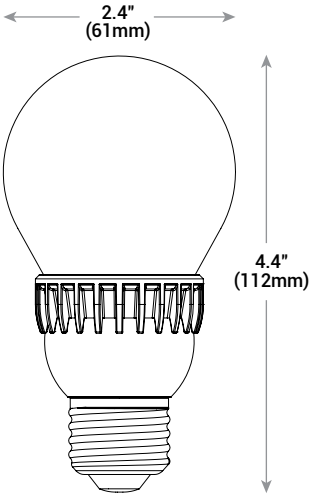
The Cree® LED A19 bulbs deliver up to 1100 lumens of warm 2700K light or cool 5000K light, while consuming at least 84% less energy than the incandescent bulbs they replace. These lamps feature a consistent and balanced omnidirectional light source within a real glass bulb, turn on instantly, and are compatible with most standard incandescent dimmers. Powered by Cree® LED Filament Tower™ Technology, the Cree® LED A19 bulbs are ENERGY STAR® qualified and are designed to last 25,000 hours.

Performance Summary

- Utilizes Cree LED Filament Tower™ Technology
- Made in the U.S.A. of U.S. and imported parts
- **Lamp Delivered Light Output:** 1,100 lumens (75W eq)
- **Input Power:** 13.5 watts (75W eq)
- **CRI:** 80
- **CCT:** 2700K, 5000K
- **Limited Warranty†:** 3 years
- **Lifetime:** Designed to last at least 25,000 hours
- **Dimming:** Dimmable to 5% with select dimmers
- Must order in multiples of master carton (MC) quantities

† See www.cree.com/lighting/products/warranty for warranty terms

EXT 2 and EXT 3



Ordering Information

Example: A19-75W-27K-B1

A19	75W					B1
Product	**Watt Equivalent**	**CCT**	**Voltage**	**Base**	**CRI**	**Packaging**
A19	**75W** 75 Watt (1100 lumens)	**27K** 2700K **50K** 5000K	**Blank** 120 Volt	**Blank** E26 (screw base)	**Blank** 80 CRI	**B1** (6) Blister Pack bulbs in master carton (MC=6)

Product Specifications

CONSTRUCTION & MATERIALS

- A-type bulb design weighs less than 4 ounces (113g) and uses a standard E26 screw base
- Silicon coated globe for increased safety
- Bulb meets ANSI standards for A19 dimensions
- Mercury free

OPTICAL SYSTEM

- Proprietary Cree LED Filament Tower™ creates perfect omnidirectional light distribution
- Glass globe offers increased optical spread

ELECTRICAL SYSTEM

- **Power Factor:** > 0.9 nominal
- **Input Voltage:** 120V, 60Hz
- **Dimming:** Dimmable to 5% with select dimmers. Refer to www.creelink.com/exLink.asp?11329280OC68M38I26736032 for additional details
- **Operating Temperature Range:** -25˚C - +45˚C (-13˚F - +113˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for damp locations; not for use where exposed directly to weather or water
- Suitable for use in enclosed light fixtures. Lifetime may be reduced if used in air tight enclosures or in insulated ceiling air tight (ICAT) recessed downlight enclosures
- **ENERGY STAR® qualified:**
  Please refer to www.energystar.gov/productfinder/product/certified-light-bulbs/results for most current information
  A19 75W (27K): BA19-11027OMF-12DE26-1U100
  A19 75W (50K): BA19-11050OMF-12DE26-1U100
- Meets FCC Part 15 standards for conducted and radiated emissions

Packaging

(6) Blister Pack bulbs in master carton (MC = 6)

Product Number	UPC	Description	Bulb Type	Watts	CCT	Lamps per Master Carton	Pallet Qty	CRI	Lumens	Rated Life (Hrs)
A19-75W-27K-B1*	849665001133	75W Warm White A19 Equivalent	A19	13.5W	2700K	6	480	80	1,100	25,000
A19-75W-50K-B1*	849665001140	75W Daylight A19 Equivalent	A19	13.5W	5000K	6	480	80	1,100	25,000

* Must be ordered in quantities of 6

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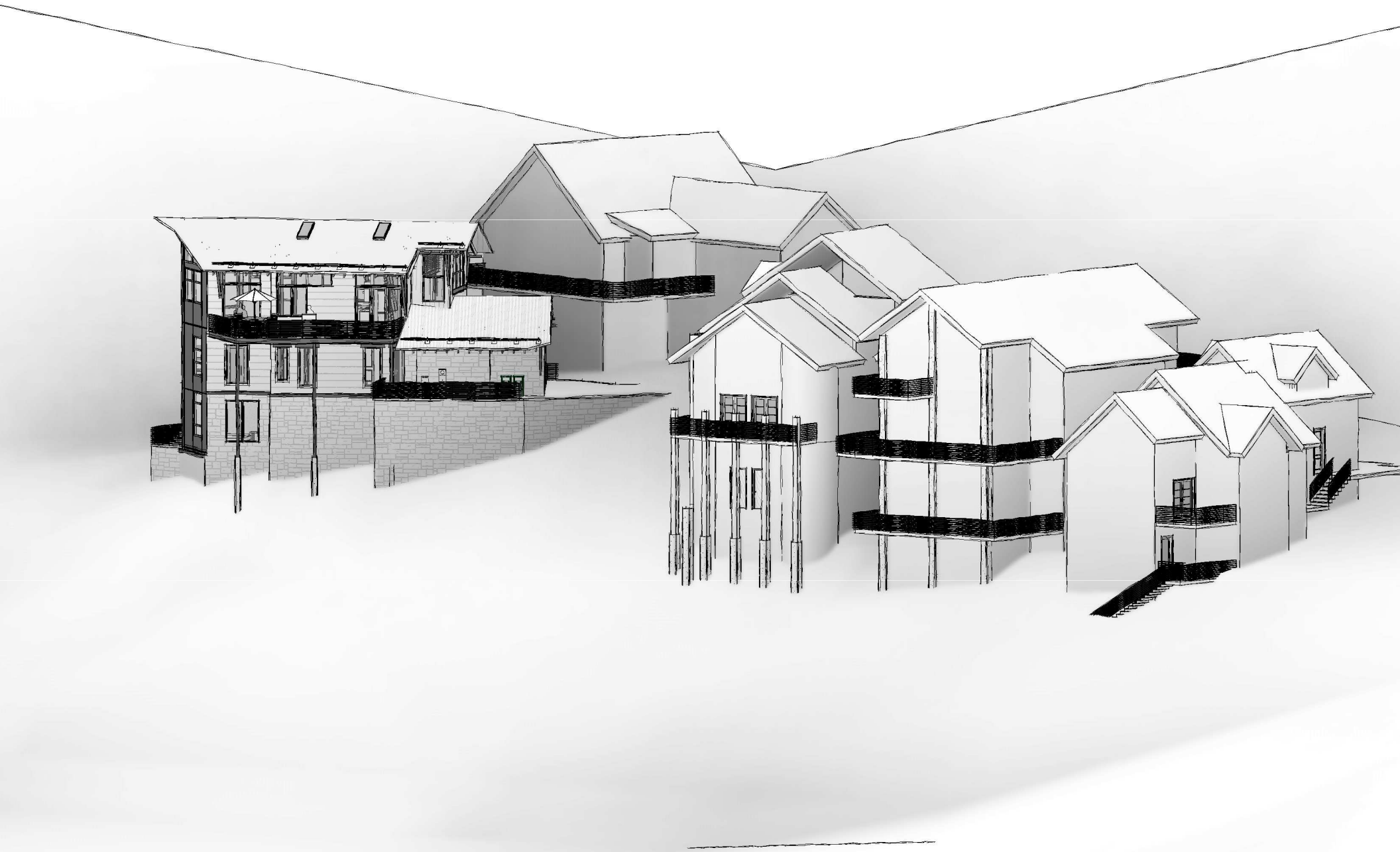
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

RIDGE HEIGHTS
RIDGE HEIGHTS
GH # 11 - HORWATH RESIDENCE
T-swiss
TRULINEA
Architects
2016.05.31



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 80135

Agenda Item #3

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Design Review Board Special Hearing on November 7, 2016

DATE: November 3, 2016

RE: **Consideration of a Design Review Application for a Proposed Single Family Home to be Constructed at Lot GH-11, 111 Cabins Lane**

PROJECT GEOGRAPHY

Legal Description: Lot GH-11
Address: 111 Cabins Lane
Applicant/Agent: Luke Trujillo, AIA; TruLinea Architects, Inc.
Owner: Jason and Natalie Horwath
Zoning: Single-Family District
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: .23 Acre
Adjacent Land Uses:

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

ATTACHMENTS:

- Exhibit A: Applicant Narrative
- Exhibit B: DRB Plans
- Exhibit C: HOA approval letter
- Exhibit D: Development Covenant
- Exhibit E: Materials
- Exhibit F: T-Swiss Creek View

BACKGROUND:
The applicant held a work session with the Design Review Board on August 4, 2016. The purpose of the work session was to preview the proposed development of the site and the concerns the Board may have regarding the proposed variance request and development plans. Regarding the design of the home, the Board discussed the narrow columns that support the upper deck on the northern elevations; the metal deck and the hidden front door.

ANALYSIS:

CDC Provision	Requirement	Proposed
General Easements & Setbacks		
North (Building Envelope)	5 feet	9 feet
South (Building Envelope / GE)	5 feet / 16 feet	5 feet / 16 feet
East (GE / No Build Zone)	16 feet / 55-64 feet	75 feet
West (General Easement)	5 feet	39 feet
Maximum Building Height	35 feet + 5 feet = 40 feet	47' 2"
Maximum Average Building Height	35 feet	30' 2"
Maximum Lot Coverage	40%	29%
Roof Pitch		
Primary (Gable)	6:12 to 12:12	4.5:12 to 6:12
Secondary (Shed)	4:12 unless specific approval	3:12
Exterior Materials		
Stone	35% Minimum	40%
Wood		15%
Metal Accents	Specific approval from DRB	11%
Windows/Doors	40% maximum for windows	31%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 non-tandem

RECOMMENDATION:

17.3.12.C BUILDING HEIGHT LIMITS
Sections 17.3.11 and 17.3.12 of the CDC define the requirements of how building height is to be measured and the height limits based on the zoning district. In this case two standards must be met. The maximum average height must be at or below 35 feet and the maximum height must be at or below 35 feet, plus five feet for gable roofs, so 40 feet. 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 any point on a roof directly down to the existing grade, or finished grade whichever is more restrictive.

The average building height is 30 feet 2 inches, which is under the allowance of 35 feet. However, the most restrictive point for the maximum height is measured from the end of the ridge of the roof on the northeast elevation straight down to the existing grade, which is 47 feet. The allowed height is 40 feet. Applicant is currently seeking a variance for this matter.

17.5.5 BUILDING SITING DESIGN
Lot GH-11 is burdened by both regulatory and physical restrictions, which pose significant challenges for siting. There is 20 feet of elevation drop from the street to the end of the proposed structure. The north 55 feet of the lot drops an additional 30 feet and this area is

within a No Build Zone. Roughly 50% of the site has slopes greater than 30%. The front and side setbacks are only five feet and the width of the lot behind the front setback is only 27 feet wide.

The Cabins at Gold Hill subdivision also has a private covenant that restricts the height of a structure adjacent to Cabins Lane to two and one half stories (approximately 30 feet) above Cabins Lane. The covenant also requires no home to be greater than 2,900 square feet in size, excluding the garage.

These restrictions do not allow much flexibility in where and how the home is sited. For example, the narrow width of the lot and the height restriction adjacent to Cabins Lane does not allow the applicant to place the majority of the square footage of the home up against the roadway on the flattest part of the lot. The result is that the majority of the building's square footage must extend downhill.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form
The proposed building form and exterior wall form portray a mass that is substantial and grounded, with a heavy, thick massed base. The width of the columns has been upgraded to eight inch steel from what the Board reviewed in August. Steel ties cross between the columns.

Roof Forms
The CDC allows for primary roof pitches to be between 6:12 and 12:12 and must be gable in form. The two primary roof forms are asymmetric gables with the upper form having one-half of the pitch at 4.5:12 and the other half at 6:12. The lower roof is also asymmetric with one-half of the pitch at 4:12 and the other half at 6:12. There is a secondary shed roof at 3:12 to partially cover the sun deck on the south side. The proposed roofing material is rusty corrugated metal which is compliant with code. Four skylights pierce the upper roof form and snow guards will be attached to the roof over major entries.

The roof forms are juxtaposed at an oblique angle to accentuate how the home bends to the principal views. The flatter pitches are partially to reduce the amount of height variance required, but also increase the amount of the elevations that are open to views.

Exterior Wall Materials
The exterior wall materials consist of 40% stone; 15% horizontal wood siding and chinking; and 3% vertical barnwood. Section 17.5.6.E2 of the CDC requires that vertical wood be a minimum of one inch by eight inches, and that barnwood be an average of eight inches in width. No mention is made in the application whether or not the material meets the aforementioned size requirements, however the vertical material appears to be eight inches wide and the horizontal siding appears to be 12 inches in width. Additionally, 11% of the exterior will be plate steel that requires DRB approval as an appropriate accent siding material. Thirty-one percent of the exterior will also be covered by glass, and meets code requirements for maximum area and fenestration.

17.5.7 GRADING AND DRAINAGE PLAN
There is positive drainage away from the structure helped in part by the drastic slopes of the site. There are graded slopes on the north and west sides that are at 2:1 and feathered into the natural grades. However, this slope requires special approval by the Board and will have to be supported by a soils report prepared by a Colorado professional engineer. Along the north side

of the home there are retaining walls that are up to 11.8 feet high which exceeds the five foot requirement enumerated in section 17.6.6 of the Community Development Code. This section of the CDC, which really pertains to roadway design, recommends the scale of these walls be reduced by installing shorter walls in front of them and landscaping in between. In this case, because the slope of the lot is falling away quite drastically, the addition of screen walls in front of this wall may have to repeat numerous times. This wall will certainly not be visible from the roadway, but could be visible from a future home on Lot 10. The retaining walls read as part of the thick, heavy base to the home.

The driveway grade from the roadway is at a 10% slope to within ten feet of the garage door. The CDC requires the first 20 feet from the edge of roadway to not exceed 5%. The Board may consider requiring a snowmelt system for the driveway.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows 20 trees and shrubs 2" to 4" caliper to be planted. Species include aspen, Colorado blue spruce, and snowberry shrubs. At this time no heights have been given for the conifers. All plantings will need to be in compliance with Table 5-4 of the CDC. A detailed irrigation plan with zones will be required prior to issuance of a building permit.

17.5.11 UTILITIES

All utilities are proposed to be run up the driveway from the access tract in the cul-de-sac of the road. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes 11 sconces, two hanging lamps and five step lights. Locations include egress, deck and patio areas. The CDC further limits lighting on decks on upper floors to concealed lighting in the rails or wall this is directed towards the building or deck surface. On the upper level BBQ deck on the north side there are two sconces that are in conflict with this requirement and could impact the future home on Lot 10. There are also two hanging fixtures in the Adventure Staging area on the south side of the main level. One may be justified as it is in close proximity to the spiral staircase. All the lighting fixtures are full cut-off fixtures with LED bulbs. Glass features of the sconces will be opaque.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

There is no proposed address monument as required by the CDC. It must be a detached design due to the home's distance from the roadway. Staff is recommending this be submitted for staff and Fire District approval prior to issuance of a building permit.

17.7.19 CONSTRUCTION MITIGATION

The owner of GH-11 also owns Lot GH-10. This lot will be used for most of the construction staging. However, only two parking spaces for workers is proposed on-site. This has historically been an issue for the other homeowners on Cabins Lane. The applicant has an agreement with the HOA of how to address these issues, which may require transporting workers from the Town Hall Center parking garage. Staff is adding a condition, per the Police Department, requiring a pre-construction meeting at the site with Community Services staff to reach agreement of construction parking.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Specific approval of the use of plate steel as an accent material;

- The primary roof design is an asymmetric gable design where one-half of the roofs have pitches of 4.5:12 and 4:12 where 6:12 is the minimum;
- The secondary roof is a shed form at a 3:12 pitch where the minimum is 4:12;
- The driveway grade is at 10% where 5% is required;
- There are on-site retaining walls up to 11.8 feet on the north side of the lot, and 5.6 feet on the south side of the lot where five feet is the maximum height;
- Approval of new finish slope at 2:1 where 3:1 is the maximum slope.

RECOMMENDATION

Staff believes the proposed design makes the best out of difficult topographic constraints and meets the goals of the Town Design Theme. All of the variations requested above are related to the difficult grades of the narrow site, including the proposed variance. Therefore staff recommends the DRB approve the Design Review application for Lot GH11 with the above variations and specific approvals and subject to the following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.
2. The applicant shall submit a design for an address monument for staff and Fire District approval.
3. A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.
4. A monumented land survey by a Colorado certified land surveyor of the footers will be provided prior to pouring concrete to determine there are no encroachments into the General Easements or setbacks.
5. The two wall sconce light fixtures (EXT2) on the west end of the BBQ deck, and the one hanging fixture (EXT3) on the east end of the Adventure Staging area shall be removed or replaced with concealed lighting.
6. A soils report prepared by a Colorado certified civil engineer must be submitted to staff for approval prior to issuance of a building permit that warrants the new 2:1 slopes on the site.
7. The contractor shall meet with employees of Community Services (Police Department) regarding the parking of construction vehicles at the site prior to the commencement of construction.
8. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
9. Prior to issuance of a building permit the applicant will submit an irrigation plan that is in compliance with the irrigation regulations.

TruLinea Architects Inc. 113 Lost Creek Lane. Suite B; – Mtn. Village, CO 81435
Phone: 970-708-1445 www.TruLinea.com

September 23, 2016

Town of Mtn. Village DRB and Town Council
Mr. Glen Van Nimwegan & Mr. Dave Bangert
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

Subject: T-Swiss Residence at Lot 11 Cabins Lane

DRB Staff and Town Council Members,

Enclosed you will find our proposal for a new home on Lot GH11 on Cabins Lane for Jason and Natalie Horwath. Our proposal is for a home that will blend into the neighborhood context. As currently designed we have a home with an area of 2988 SF. GH11 is a unique lot in the subdivision because of the trapezoidal shape and steep grades at the end of the street. We have purposely stepped down rooflines over the garage at street level so the home will be at a human scale near the public street. This house will match the context of the neighborhood.

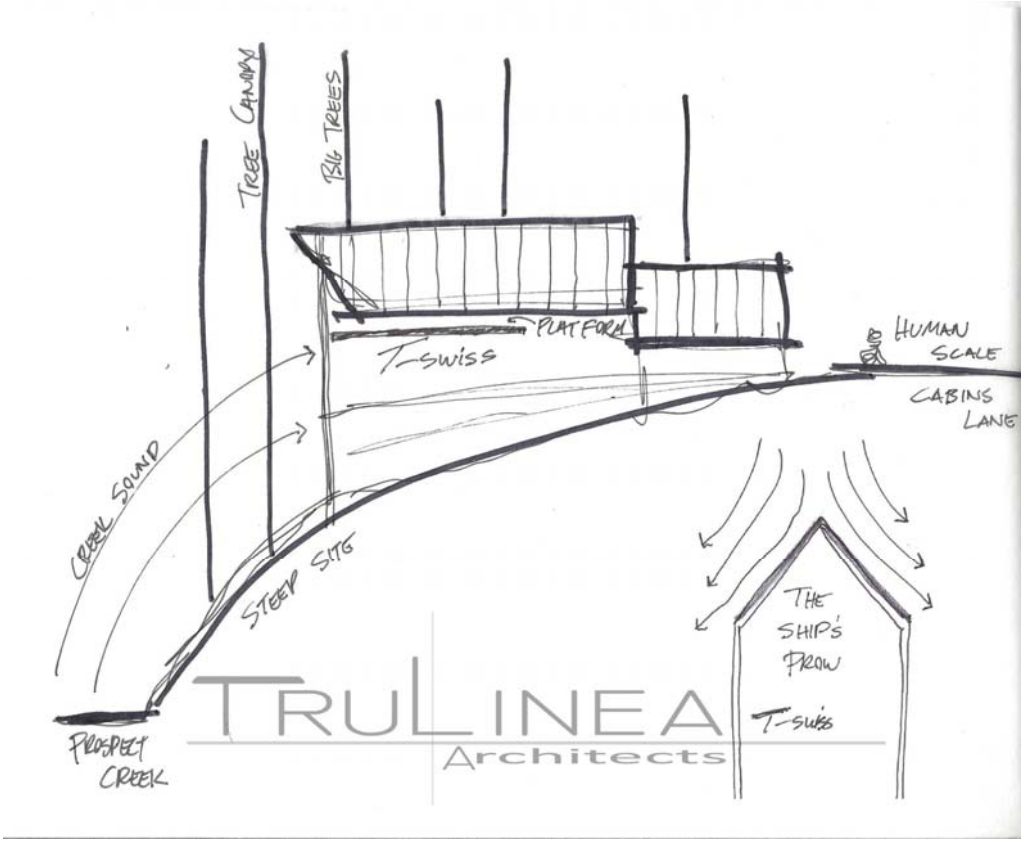
Jason and Natalie Horwath have lived in Switzerland and have asked our team to include this inspiration in our design, in addition to drawing from Telluride-oriented design elements. Thus the name 'T-Swiss' was derived for the project. The Swiss Chalet influence can be seen in our simple shapes, rooflines, roof extensions, and rafter tails. The unique composition is intended to provide views into the tree-house type of canopy that will exist at the East of the lot. Thus the main living space is located on the upper level; or what is called a 'reverse floor plan'.

During our design investigations we analyzed all the homes on Cabins Lane and found the average home size to be 2913 SF. The largest home is 3503, and the smallest is 1680 per real estate records. Per the design regulations we have a home that meets the standards at right under 3000 sf. It's also important to note that our proposed building footprint is 1800 SF +/-, making the proposed home very consistent with others on this street.

The Horwath residence has a simple '2 roof' system design to provide easier mitigation of snow and water. After studying several homes on Cabins Lane, we realized that large roof overhangs will be important to push all snow and ice away from the building and protect guardrails and utility meters in the process. We wish to avoid any long-term damage by having large roof overhangs and supporting brackets. Therefore the design you see in this package is intentionally very pragmatic for snow country.

With respect to building height we are proposing a design that would require a variance on the design height. <u>The lot has a hardship because of very steep grades.</u> After months of design studies we believe this current proposal is the right one for consideration. The owner's and TruLinea Architects realize that the design does not fit the cookie cutter recipe for design height. However if you watch our go-pro videos, and walk the lot; you will realize that what we are proposing is justified. The 'ship's prow' and East elevation will never be seen by the public. This house is on a very steep slope right above Prospect Creek. So when the final build occurs, the house will simply blend into the extremely tall tree canopy. We are going to try and save a very large spruce near the ship's prow on the East – so that the owner's can enjoy the tall trees and all the activity that goes along with it. Again please understand we are facing a hardship because the home is located on a very challenging lot that is basically hidden from all public views. I would invite any board member or town council person to view this lot; and discover our challenge. <u>During our work session with DRB we got approval to move forward with this design and present as-is to the Town Council for final approval.</u> Please feel free to call Luke Trujillo directly for a site visit: 970-708-1445.

On June 3rd the Horwath's reviewed their lot with a temporary view platform made of scaffolding, with the help of Koenig Construction. Up on the scaffolding (roughly at 9950') we learned that we could achieve some partial views towards the surrounding peaks. We also learned that having our kitchen and living space on the upper level created a 'tree house' effect. This is a major part of our design goal for GH#11. This is why you see the design in front of you now.



Our team and owner's fully realized that a height variance must be passed by town council for approval. We are willing to go through all approvals if it will lend itself to a more valuable design for our clients. Realizing that the Mtn. Village has several 'challenge' lots left in its supply, architects are faced with unique design for a valuable return to their clients. More and more DRB and Town Council are going to look at more requests such as ours on T-swiss. We sincerely appreciate your time to review this project.

Respectfully,

Luke Trujillo AIA
Principal Architect – TruLinea Architects Inc.
113 Lost Creek Lane – Suite B – Mtn. Village, CO 81435
www.TruLinea.com
Office: (970) 708-1445
Email: trulinea@gmail.com

T-SWISS

GOLD HILL LOT 11
MOUNTAIN VILLAGE, COLORADO
81435

A3 ENTRANCE PERSPECTIVE

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, 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 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.

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.

D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

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 WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS 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.

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. 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 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 DIMS DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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 WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.

M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES

N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS

O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCH DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

P. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND ASHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS/HER TRASH AND DEBRIS.

Q. FIRE SPRINKLER SYSTEMS (WHEN APPICABLE) SHOULD BE PROVIDED THROUGHOUT THE BUILDING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE REQUIRED SYSTEM. THE FIRE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.

R. ALL WELDING AND METAL WORK TO BE REVIEW BY THE ARCHITECT. ANY INFERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORED ACCORDING TO THE ARCHITECT'S DIRECTION. CALL THE ARCHITECT TO INSPECT ALL STRUCTURAL EXPOSED STEEL, BRIDGES, STAIRS, GUARDRAILS, OR SPECIALTY DESIGN FEATURES LOCATED ANYWHERE WITHIN THE SCOPE OF WORK.

PROJECT DIRECTORY:

OWNER

JASON & NATALIE HORWATH

ARCHITECT

TRULINEA ARCHITECTS INC.
LUKE TRUJILLO, AIA - PRINCIPAL
113 LOST CREEK LANE SUITE 1B
MOUNTAIN VILLAGE, CO 81435
E : TRULINEA@GMAIL.COM
W : WWW.TRULINEA.COM

CONTRACTOR

XXX
XXX
XXX

STRUCTURAL ENGINEER

R.E.G.

SURVEYOR

XXX
XXX
XXX

GEOTECHNICAL ENGINEER

TRAUTNER GEOTECH

CIVIL ENGINEER

ALPINE LAND CONSULTANTS

LIGHTING DESIGNER

SHEET LIST

SHEET NUMBER	SHEET NAME
G1.1	COVER SHEET
G1.2	CONSTRUCTION STAGING PLAN
G2.1	CONTEXT
G2.2	CONTEXT
G2.3	3D CONTEXT
V1.1	TOPOGRAPIC SURVEY
C1.1	PRELIMINARY CIVIL SITE PLAN
C1.2	CONCEPTUAL UTILITY PLAN
C1.3	CONCEPTUAL DRAINAGE
L1.1	LANDSCAPING PLAN
EL1.1	EXTERIOR LIGHTING PLANS
A0.1	DESIGN PARTI
AS1.1	ARCHITECTURAL SITE PLAN
A1.0	NET AREA PLANS
A1.1	LOWER LEVEL FLOOR PLAN
A1.2	MAIN LEVEL FLOOR PLAN
A1.3	UPPER LEVEL FLOOR PLAN
A1.4	LOFT & ROOF PLANS
A2.0	EXTERIOR MATERIAL CALCS
A2.1	EXTERIOR ELEVATIONS
A2.1B	ALTERNATE ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A6.1	OPENING SCHEDULES & DETAILS
A9.1	PRELIMINARY 3 DIMENSIONAL VIEW

PROJECT COMMUNICATION NOTES

A. **TRULINEA ARCHITECTS MUST BE EMAILED, OR CALLED DIRECTLY BY TELEPHONE ON ALL DECISIONS, RESPONSIBILITIES, AND PROJECT CHANGES THAT ARE RELATED TO THE CONTRACT DOCUMENTS - OR ANY VALUE ENGINEERING DECISIONS BY OWNER AND/OR CONTRACTOR. TRULINEA WILL NOT ACCEPT CC'D EMAILS (NON DIRECT CONTACT) OR TEXT MESSAGES RELATED TO THESE CONTRACT DOCUMENTS. ALL CHANGES MUST BE CONFIRMED AND DOCUMENTED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO EXECUTION.**

B. **INTERPRETATION / MODIFICATION DISCLAIMER :** CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR THE MODIFICATION, CLARIFICATION, INTERPRETATION, OR ADDITION TO THESE DOCUMENTS BY ANYONE NOT UNDER ITS DIRECT CONTROL OR SUPERVISION EXCEPT WHERE CONSULTANT HAS EXPRESSLY AFFIRMED, APPROVED, OR RATIFIED SUCH MODIFICATION, CLARIFICATION, INTERPRETATION OR ADDITION IN WRITING IN ADVANCE OF THE WORK.

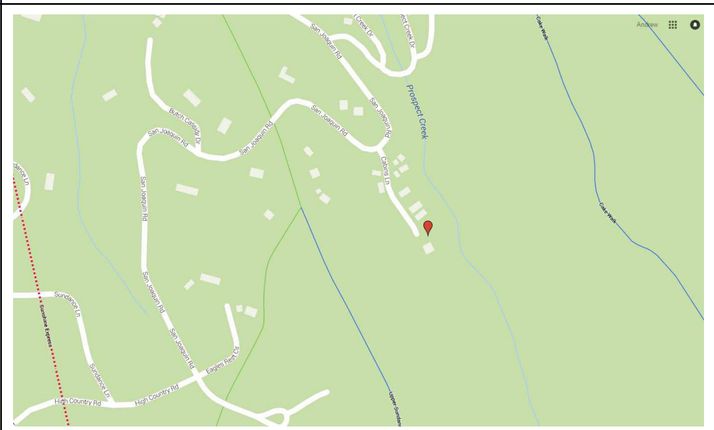
C. **CONTRACTOR SEPARATION AND CONTROL :** OWNER RECOGNIZES THAT THE CONTRACTOR AND SUBCONTRACTORS WILL BE IN CONTROL OF THE PROJECT SITE AND SOLELY REPSONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SCHEDULING, SEQUENCING, JOBSITE SAFETY, AND COMPIANCE WITH CONTRACT DOCUMENTS AND OFFICIAL DIRECTIONS. ACCORDINGLY, OWNER SHALL REQUIRE ALL CONTRACTORS AND SUBS TO DEFEND, INDEMNIFY, AND HOLD HARMLESS OWNER AND ARCHITECT FROM ANY AND ALL CLAIMS, LOSSES, SUITS, DAMAGES, AND LIABILITIES ARISING IN ANY WAY FROM SUCH CONTRACTORS OR SUBS SERVICES OR WORK PRODUCT, EXCEPT TO THE EXTENT CAUSED BY THE ARCHITECTS SOLE NEGLIGENCE. IN SUPPORT OF THIS OBLIGATION, OWNER SHALL REQUIRE ALL CONTRACTORS AND SUBCONTRACTORS TO INCLUDE OWNER AND ARCHITECT AS ADDITIONAL INSUREDS UNDER ITS INSURANCE POLICIES APPICABLE TO THE PROJECT. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DAMAGES, LOSSES, COSTS, OR CLAIMS CAUSED BY CONTRACTORS OR SUBCONTRACTORS, EXCEPT ONLY THE EXTENT CAUSED BY THE ARCHITEC'S SOLE NEGLIGENCE.

D. **DESIGN DELIVERABLES CONTENT USE AND CONTROL :**

REITERATE :
- INTENDED BENEFICIARIES AND DISCLAIMERS.
- RESTRICTIONS ON ASSIGNMENT OR TRANSFER.
- LIMITED DURATION OF USE AND APPICABILITY.
- DISCLAIMER FOR MEANS, METHODS, AND SEQUENCING...

ADD :
- NON RESPONSIBILITY FOR INTERPRETATIONS AND MODIFICATIONS BY OTHERS.

VICINITY MAP



LAND USE & CODE INFO

CODE SUMMARY
- 2012 INTERNATIONAL RESIDENTAL CODE
- WOOD FRAME CONSTRUCTION
- 3 STORIES
- OCCUPANCY - RESIDENTIAL
- NOT IN FLOOR PLAIN
- SPRINKLER SYSTEM APPROVED

LAND USE SUMMARY
- LEGAL DESCRIPTION : LOT GH 11 THE CABINS AT GOLD HILL FILING 31 TELLURIDE MOUNTAIN VILLAGE ACC TO FINAL AMENDMENT REC 4 16 97 BK 1 PG 2228 CONT .23 AC
- REGULATIONS : 16 G.E. ENVELOPE
- BUILDING IS WITHIN SETBACK - NO VARIATIONS TO OCCUR
- HEIGHT VARIANCE REQUESTED
- ZONING : RESIDENTIAL
- HISTORIC STRUCTURES : NONE

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	12" = 1'-0"

STATE OF COLORADO
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2016.09.23

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G1.1 COVER SHEET

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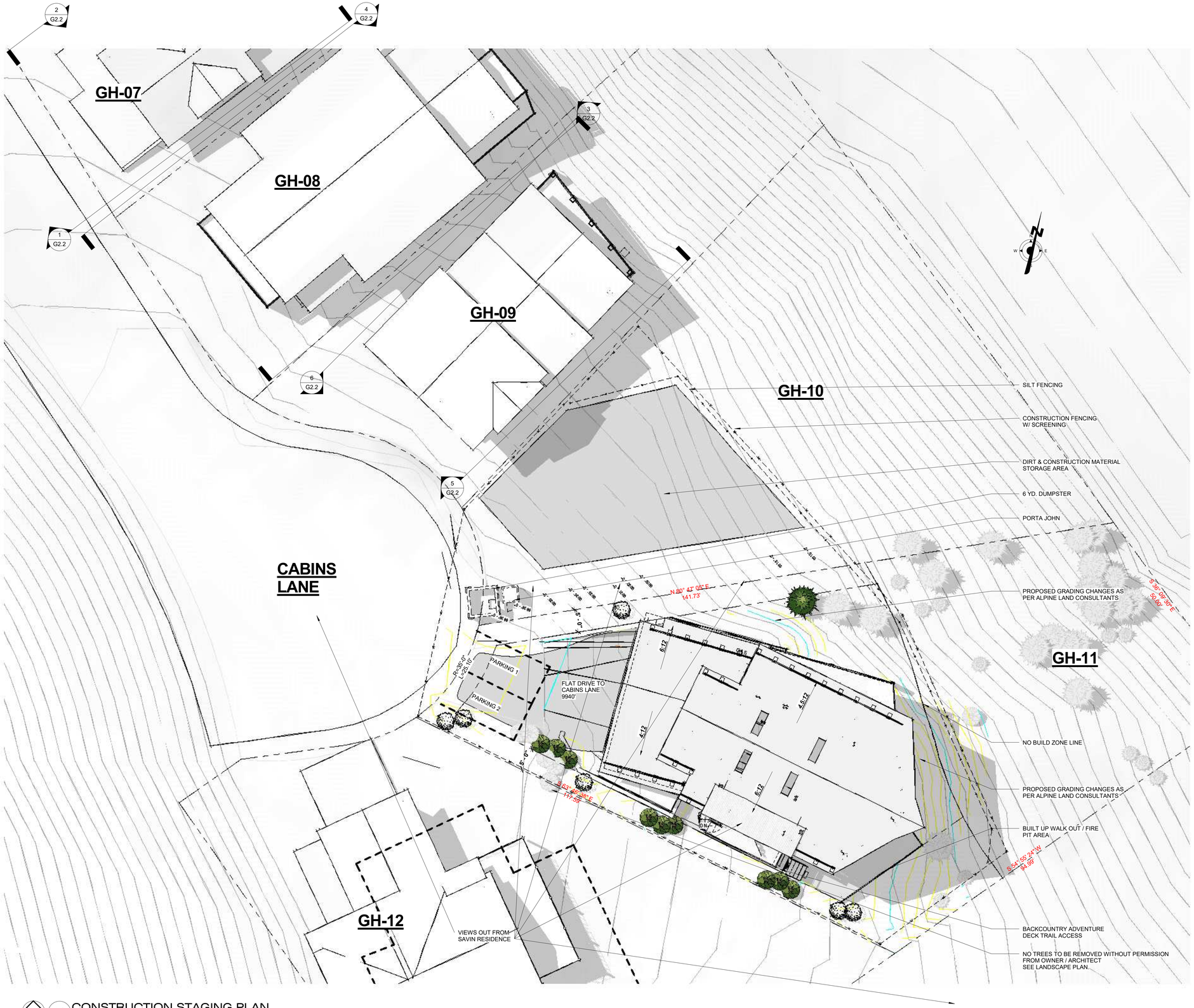

SITE MITIGATION NOTES

1. PER HARPER MEEK : FIND LEGAL LANGUAGE ON PLAN EXPLAINING USE OF SITE, STREET, OFF STREET PARKING, AND THE SHUTTLING OF CARS AND WORKERS FROM THE FREE MOUNTAIN VILLAGE PARKING GARAGE. - PER HOA METTING ON 2016.07.20

NOTE FROM THE OWNER & ARCHITECT

WE WILL WORK WITH OUR FINAL SELECTED GENERAL CONTRACTOR TO MAKE SURE ALL CONSTRUCTION ACTIVITIES HAVE THE LEAST AMOUNT OF IMPACT ON ADJACENT NEIGHBORS. THIS MAY INCLUDE THE SHUTTLING OF WORKERS FROM THE PARKING GARAGE AND COORDINATING ALL COMMUNICATIONS THROUGH OUR FINAL CHOSEN CONTRACTOR. BEFORE CONSTRUCTION COMMENCES ON GH-11, WE WILL SUBMIT OUR CONTRACTOR CONTACT INFO, AND CONDUCT A SITE MEETING WITH OUR CONTRACTOR AND ANY ADJACENT NEIGHBOR(S) TO ADDRESS ANY NECESSARY CONCERNS.

SIGNED:

JASON HORWATH
OWNER

LUKE TRUJILLO, AIA
PRINCIPAL ARCHITECT

A1 CONSTRUCTION STAGING PLAN
1" = 10'-0"

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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CONSTRUCTION STAGING PLAN

G1.2

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CONTEXT MODEL NOTES

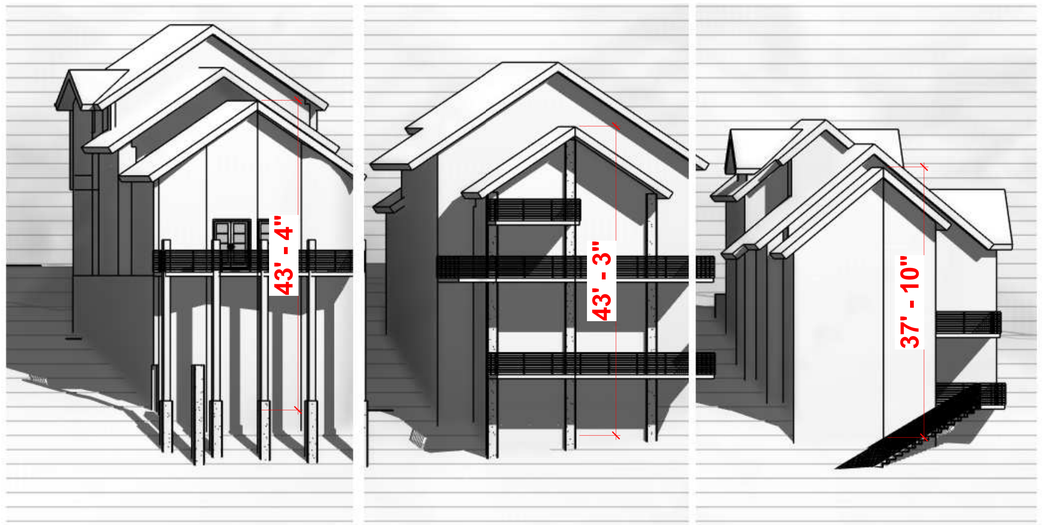
1. ALL MEASUREMENTS TAKEN BY LUKE TRUJILLO, AIA WITH LASER MEASURING DEVICE, BOSCH MODEL GLM 30 PROFESSIONAL.

CONTEXT HEIGHT PICTURES

GH-9 FROM PROSPECT CREEK

GH-8 FROM PROSPECT CREEK

GH-7 FROM PROSPECT CREEK



A1 CONTEXT ELEVATION
1" = 10'-0"

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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G2.1
CONTEXT

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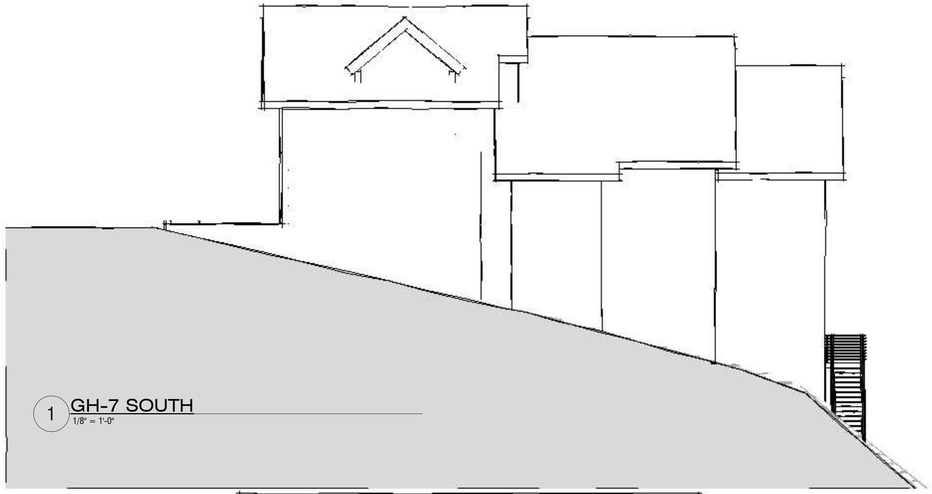
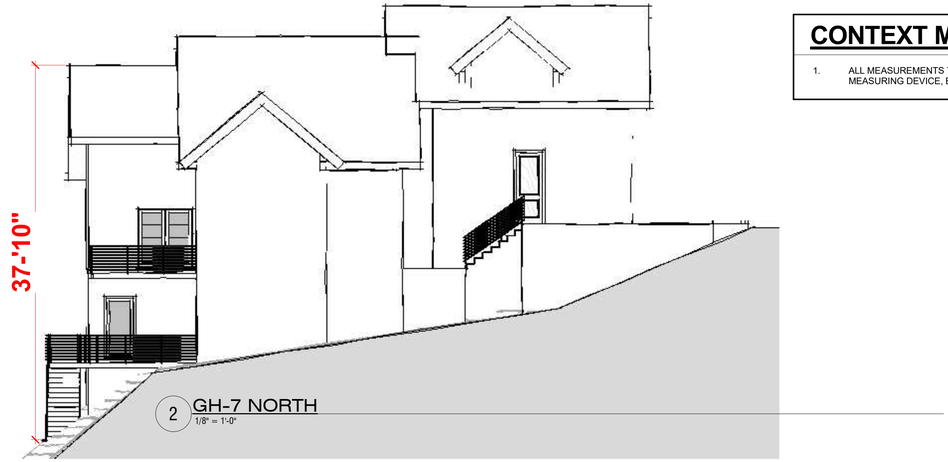
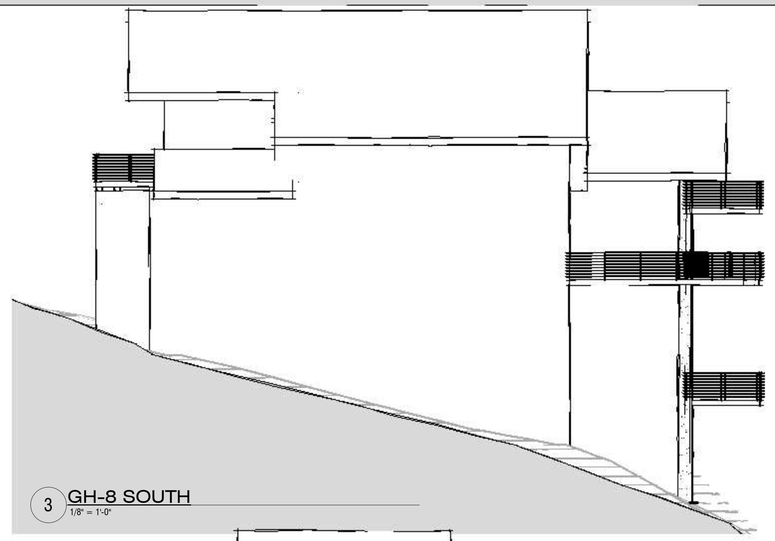


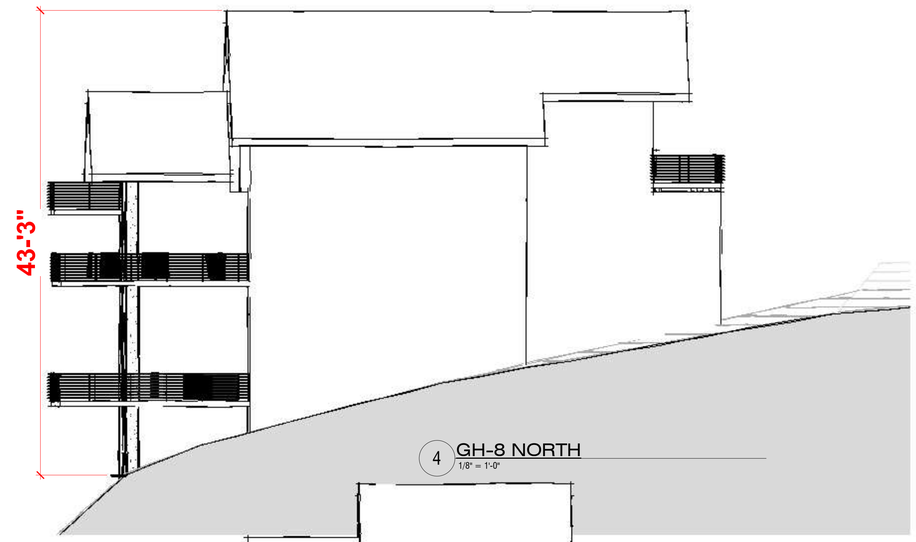
1 GH-7 SOUTH
1/8" = 1'-0"



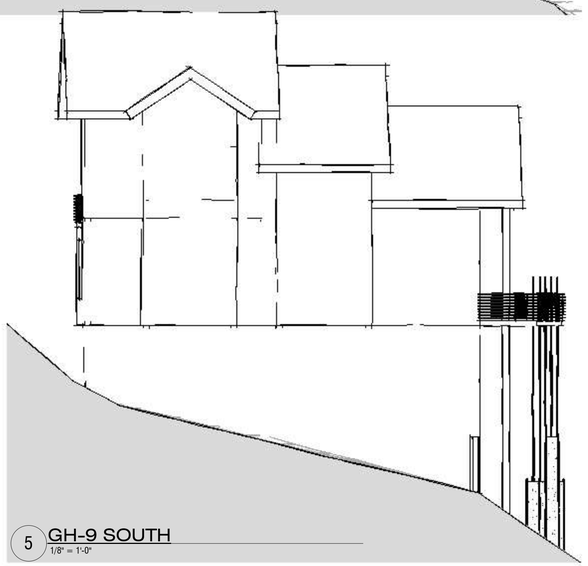
2 GH-7 NORTH
1/8" = 1'-0"



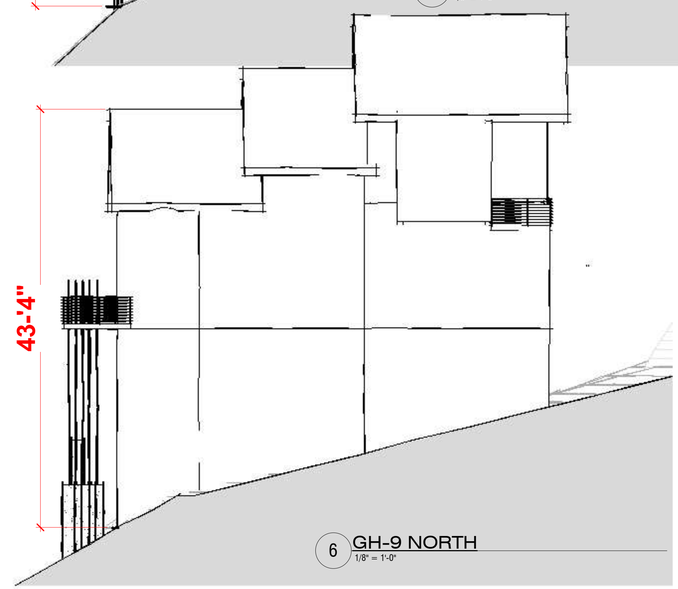
3 GH-8 SOUTH
1/8" = 1'-0"



4 GH-8 NORTH
1/8" = 1'-0"



5 GH-9 SOUTH
1/8" = 1'-0"



6 GH-9 NORTH
1/8" = 1'-0"

CONTEXT MODEL NOTES

1. ALL MEASUREMENTS TAKEN BY LUKE TRUJILLO, AIA WITH LASER MEASURING DEVICE, BOSCH MODEL GLM 30 PROFESSIONAL.

TRUL ARCHITECTURE
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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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G2.2

CONTEXT

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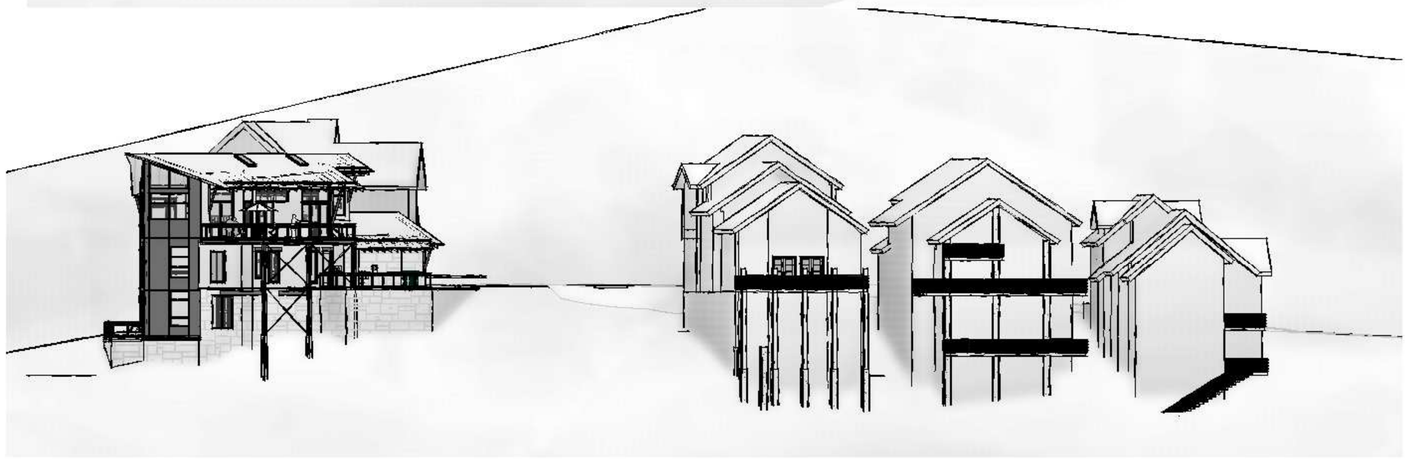
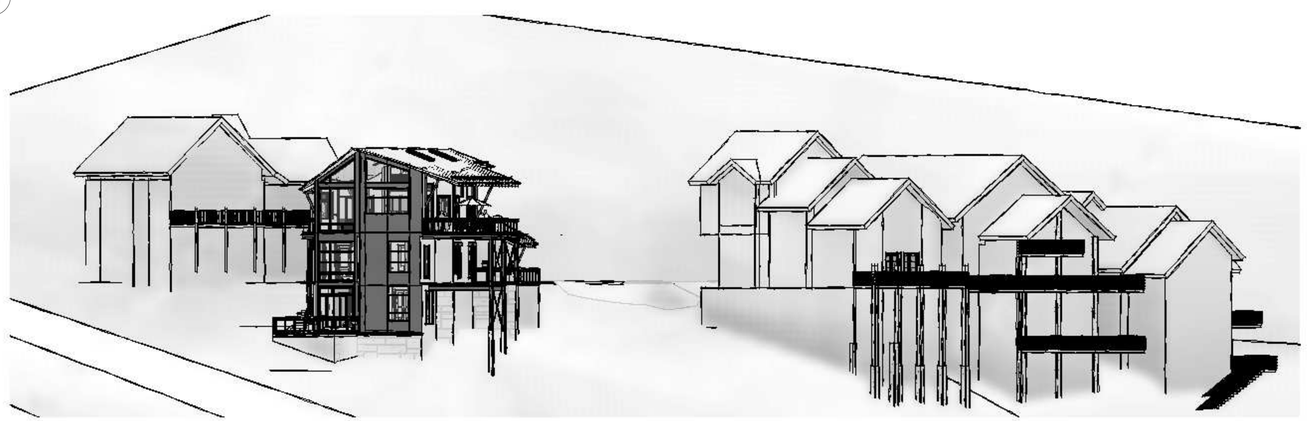
D1 NORTH EAST VIEW



C1 EAST VIEW



A1 SOUTH EAST VIEW

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Checked by	Checker
Scale	

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3D CONTEXT

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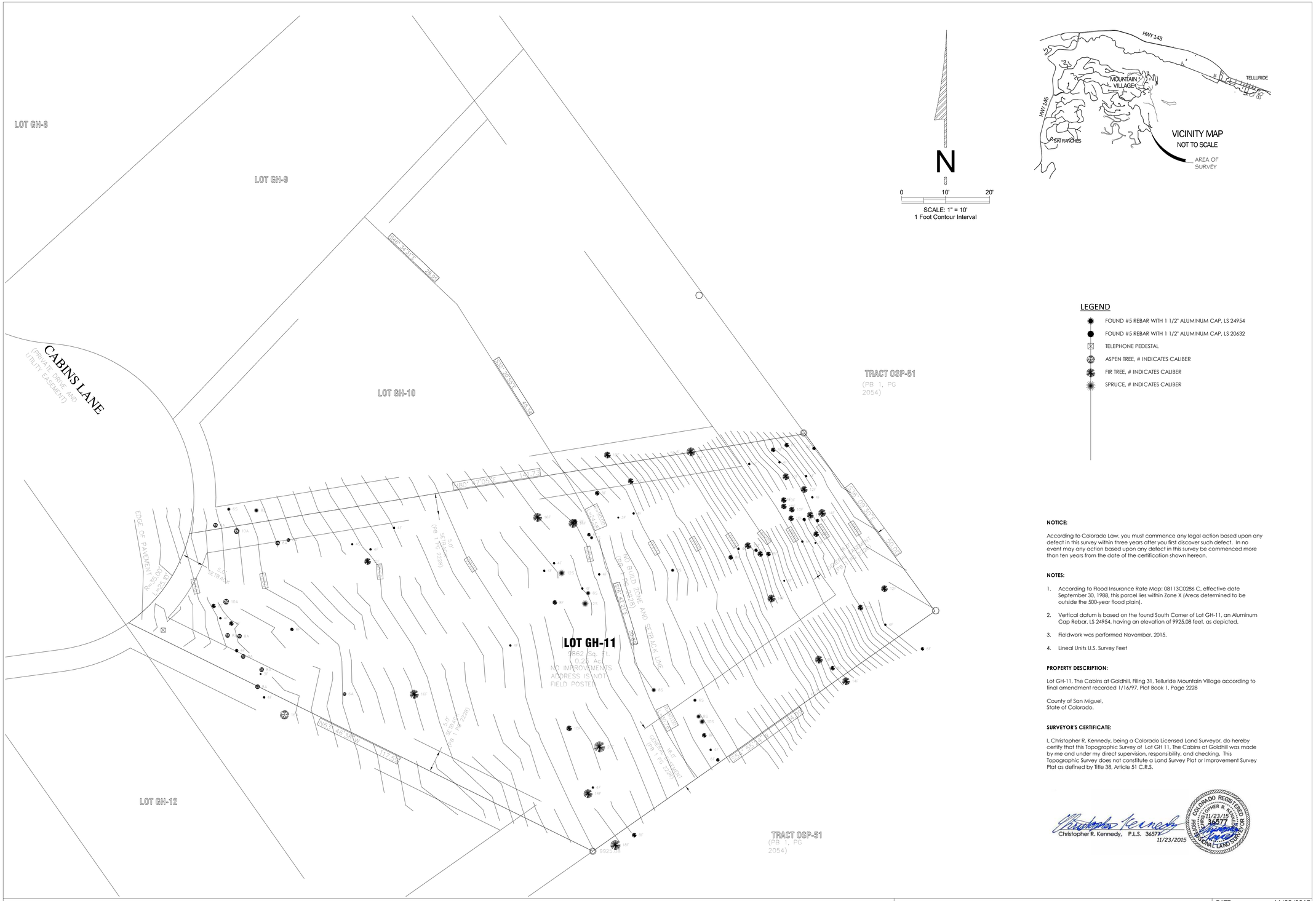

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- TELEPHONE PEDESTAL
- ASPEN TREE, # INDICATES CALIBER
- FIR TREE, # INDICATES CALIBER
- SPRUCE, # INDICATES CALIBER

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 South Corner of Lot GH-11, an Aluminum Cap Rebar, LS 24954, having an elevation of 9925.08 feet, as depicted.
3. Fieldwork was performed November, 2015.
4. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot GH-11, The Cabins at Goldhill, Filing 31, Telluride Mountain Village according to final amendment recorded 1/16/97, Plat Book 1, Page 2228

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 GH 11, The Cabins at Goldhill 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 11/23/2015

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER R. KENNEDY 36577 11/23/15

TOPOGRAPHIC SURVEY
LOT GH-11, THE CABINS AT GOLD HILL

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

DATE:	11/23/2015
JOB:	15034
DRAWN BY:	CRK
CHECKED BY:	ADM
REVISION DATES:	
SHEET:	1 OF 1

TruLinea ARCHITECTURE
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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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TOPOGRAPIC SURVEY

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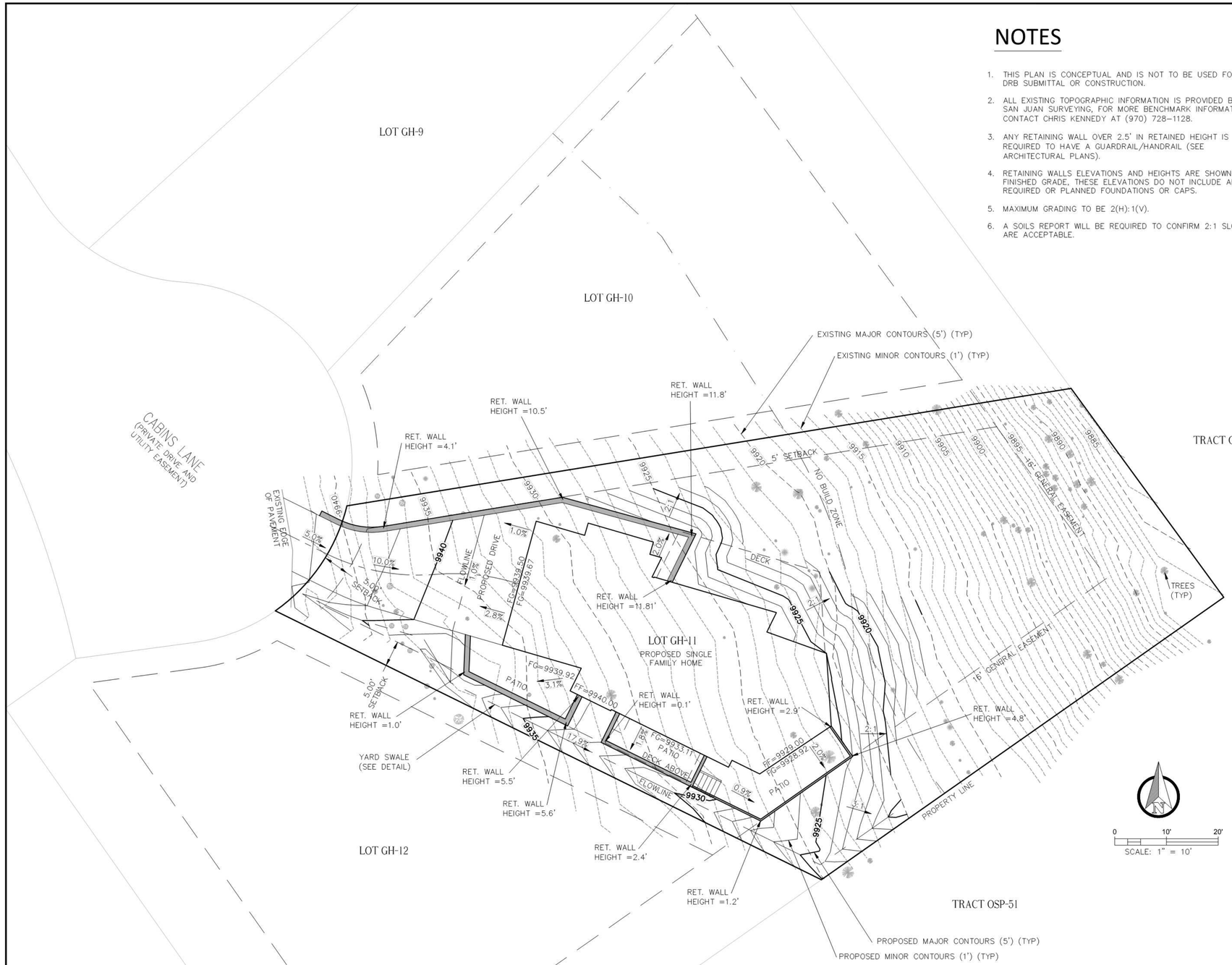


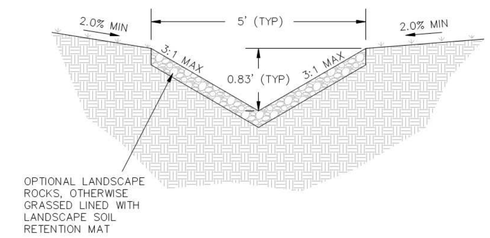
NOTES

1. THIS PLAN IS CONCEPTUAL AND IS NOT TO BE USED FOR DRB SUBMITTAL OR CONSTRUCTION.
2. ALL EXISTING TOPOGRAPHIC INFORMATION IS PROVIDED BY SAN JUAN SURVEYING, FOR MORE BENCHMARK INFORMATION, CONTACT CHRIS KENNEDY AT (970) 728–1128.
3. ANY RETAINING WALL OVER 2.5' IN RETAINED HEIGHT IS REQUIRED TO HAVE A GUARDRAIL/HANDRAIL (SEE ARCHITECTURAL PLANS).
4. RETAINING WALLS ELEVATIONS AND HEIGHTS ARE SHOWN AT FINISHED GRADE, THESE ELEVATIONS DO NOT INCLUDE ANY REQUIRED OR PLANNED FOUNDATIONS OR CAPS.
5. MAXIMUM GRADING TO BE 2(H):1(V).
6. A SOILS REPORT WILL BE REQUIRED TO CONFIRM 2:1 SLOPES ARE ACCEPTABLE.

LEGEND

FF = FINISHED FLOOR ELEVATION

FG = FINISHED GRADE



TYPICAL YARD SWALE SECTION

NTS

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OR

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COLORADO REGISTERED GREGORY E. ANDERSON 35736 08–05–16 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT GH 11
CABINS AT GOLD HILL

SKETCH GRADING PLAN

CLIENT:

JASON AND NATALIE HORWATH
3547 19TH ST
SAN FRANCISCO, CA 94110

DATE: AUGUST 5, 2016

PROJECT #: 2016020

PROJECT MANAGER: GEA

DRAWN BY: ADM

SHEET #:

1 OF 3

C1.1

CONCEPTUAL GRADING PLAN

TRUL ARCHITECTURE
TruLinea.com
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Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	TL
Scale	12" = 1'-0"

STATE OF COLORADO TIMOTHY J. LUKE 401349 LICENSED ARCHITECT
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2016.09.23

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PRELIMINARY CIVIL SITE PLAN

C1.1

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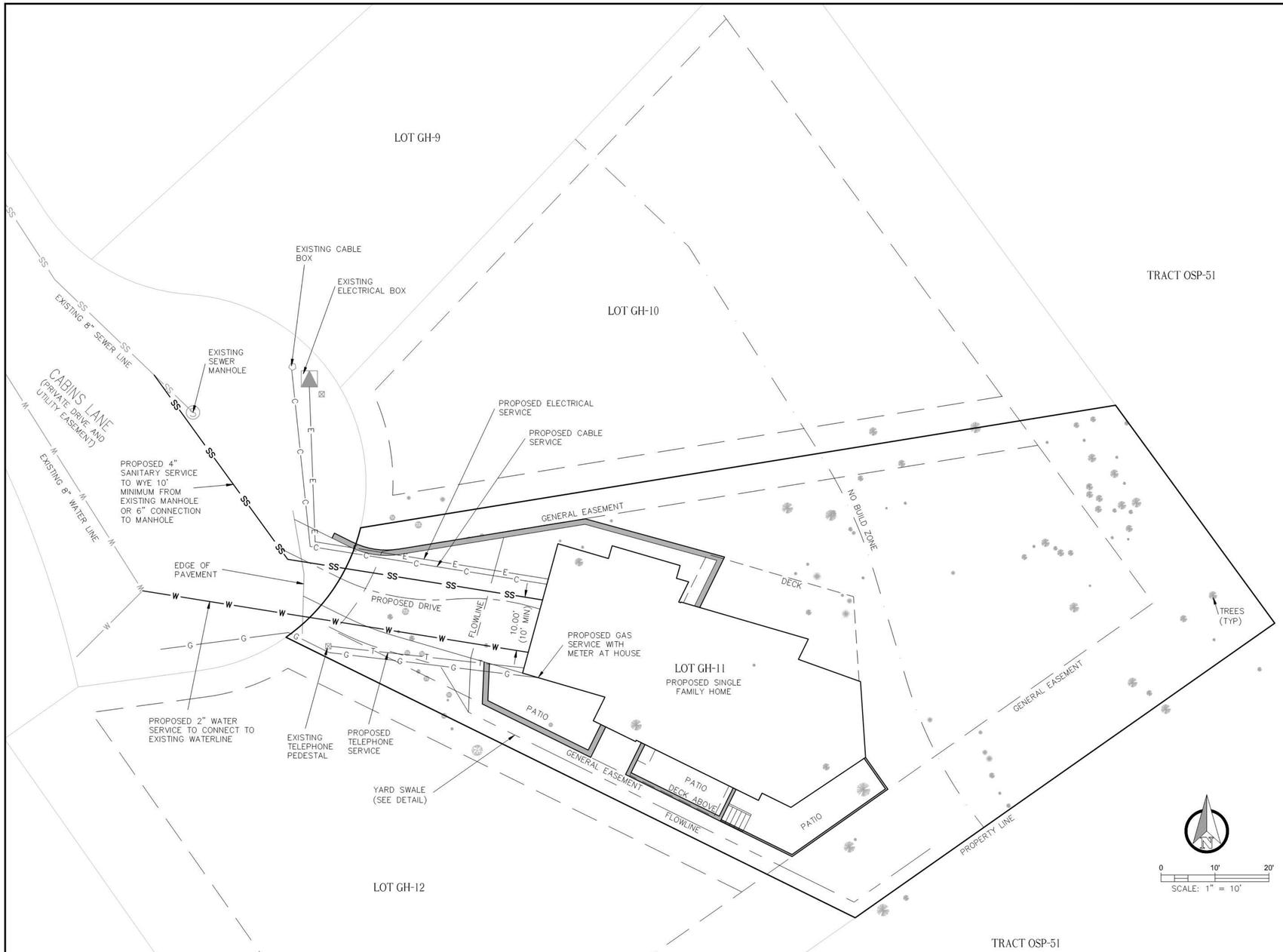

NOTES

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2. ALL EXISTING TOPOGRAPHIC INFORMATION IS PROVIDED BY SAN JUAN SURVEYING, FOR MORE BENCHMARK INFORMATION, CONTACT CHRIS KENNEDY AT (970) 728-1128.
3. EXISTING UTILITY LINES ARE FROM MAPPING AND MUST BE CONFIRMED AS PART OF PREPARING CONSTRUCTION DOCUMENTS.
4. IN ALL CASES, SANITARY SEWER AND WATER LINES MUST MAINTAIN A MINIMUM OF 10' SEPARATION.

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COLORADO REGISTERED PROFESSIONAL ENGINEER GREGORY EDWIN ANDERSON 35736 08-05-16

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

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P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT GH 11
CABINS AT GOLD HILL

SKETCH UTILITY PLAN

CLIENT:
JASON AND NATALIE HORWATH
3547 19TH ST
SAN FRANCISCO, CA 94110

DATE: AUGUST 5, 2016
PROJECT #: 2016020
PROJECT MANAGER: GEA
DRAWN BY: ADM
SHEET #:

2 OF 3

C1.2

CONCEPTUAL UTILITY PLAN

TRUL ARCHITECTURE
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Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	TL
Scale	12" = 1'-0"

STATE OF COLORADO TIMOTHY LUKE 401346 LICENSED ARCHITECT
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2016.09.23

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CONCEPTUAL UTILITY PLAN

C1.2

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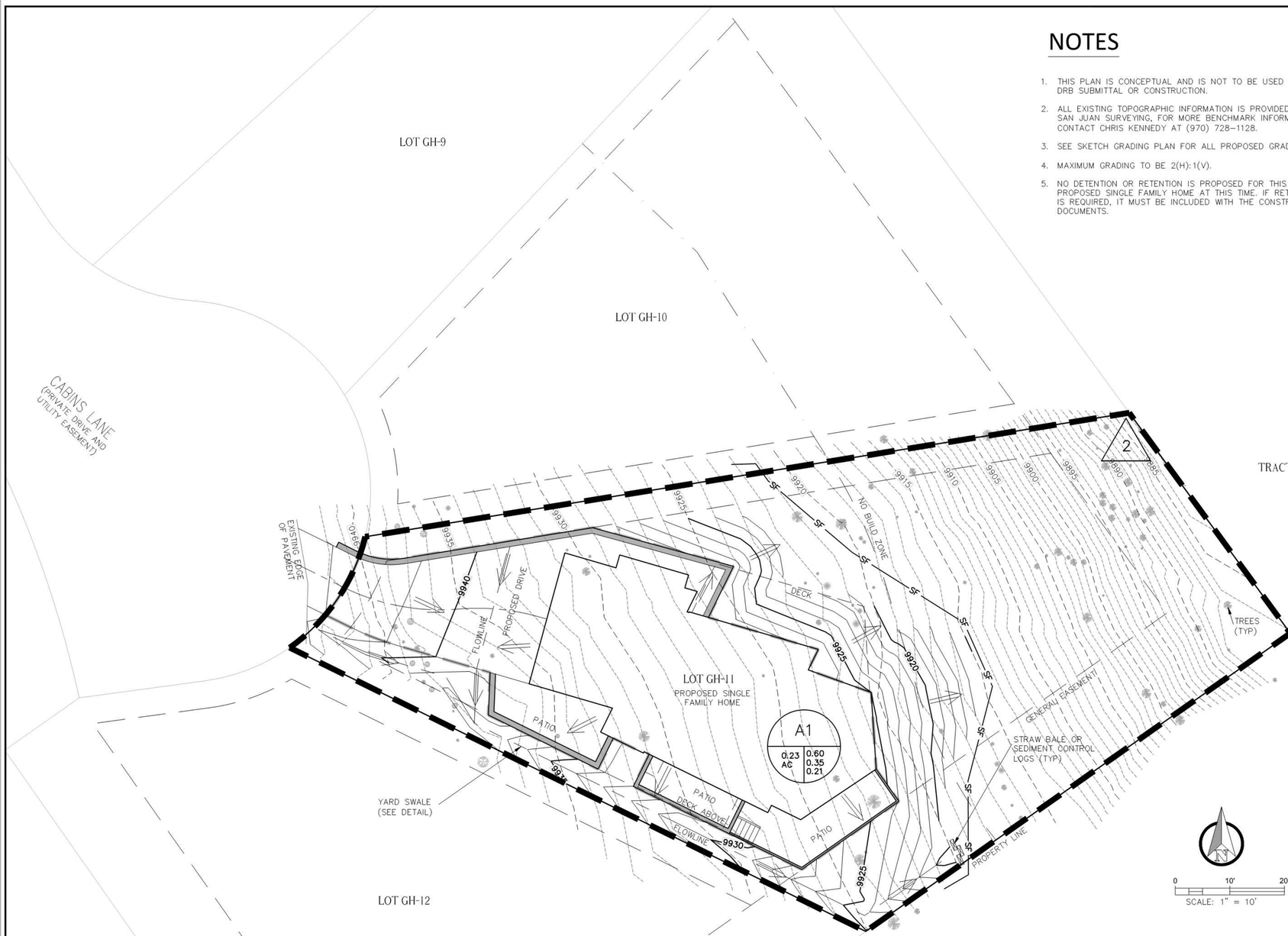

NOTES

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2. ALL EXISTING TOPOGRAPHIC INFORMATION IS PROVIDED BY SAN JUAN SURVEYING, FOR MORE BENCHMARK INFORMATION, CONTACT CHRIS KENNEDY AT (970) 728-1128.
3. SEE SKETCH GRADING PLAN FOR ALL PROPOSED GRADING.
4. MAXIMUM GRADING TO BE 2(H):1(V).
5. NO DETENTION OR RETENTION IS PROPOSED FOR THIS PROPOSED SINGLE FAMILY HOME AT THIS TIME. IF RETENTION IS REQUIRED, IT MUST BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS.

LEGEND

- A1 — BASIN ID; BASIN LABEL
- 0.20 AC — BASIN AREA (ACRES)
- 0.71 / 0.37 / 0.20 — 100-YR. FLOW RATE (CFS) / 25-YR. FLOW RATE (CFS) / HISTORICAL 100-YR. FLOW RATE (CFS)
- 2 — DESIGN POINT
- FLOW DIRECTION
- IMPERVIOUS AREA BOUNDARY
- BASIN BOUNDARY
- SF — SILT FENCE

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COLORADO REGISTERED PROFESSIONAL ENGINEER
GREGORY E. ANDERSON
35736
08-05-16

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

CONCEPTUAL DRAINAGE AND EROSION CONTROL PLAN

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT GH 11
CABINS AT GOLD HILL

SKETCH DRAINAGE PLAN

CLIENT:
JASON AND NATALIE HORWATH
3547 19TH ST
SAN FRANCISCO, CA 94110

DATE: AUGUST 5, 2016
PROJECT #: 2016020
PROJECT MANAGER: GEA
DRAWN BY: ADM
SHEET #:

3 OF 3

C1.3

TRUL ARCHITECTURE
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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Project number	T-SWISS
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Modeled by	AG
Checked by	TL
Scale	12" = 1'-0"

STATE OF COLORADO
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2016.09.23

CONCEPTUAL DRAINAGE

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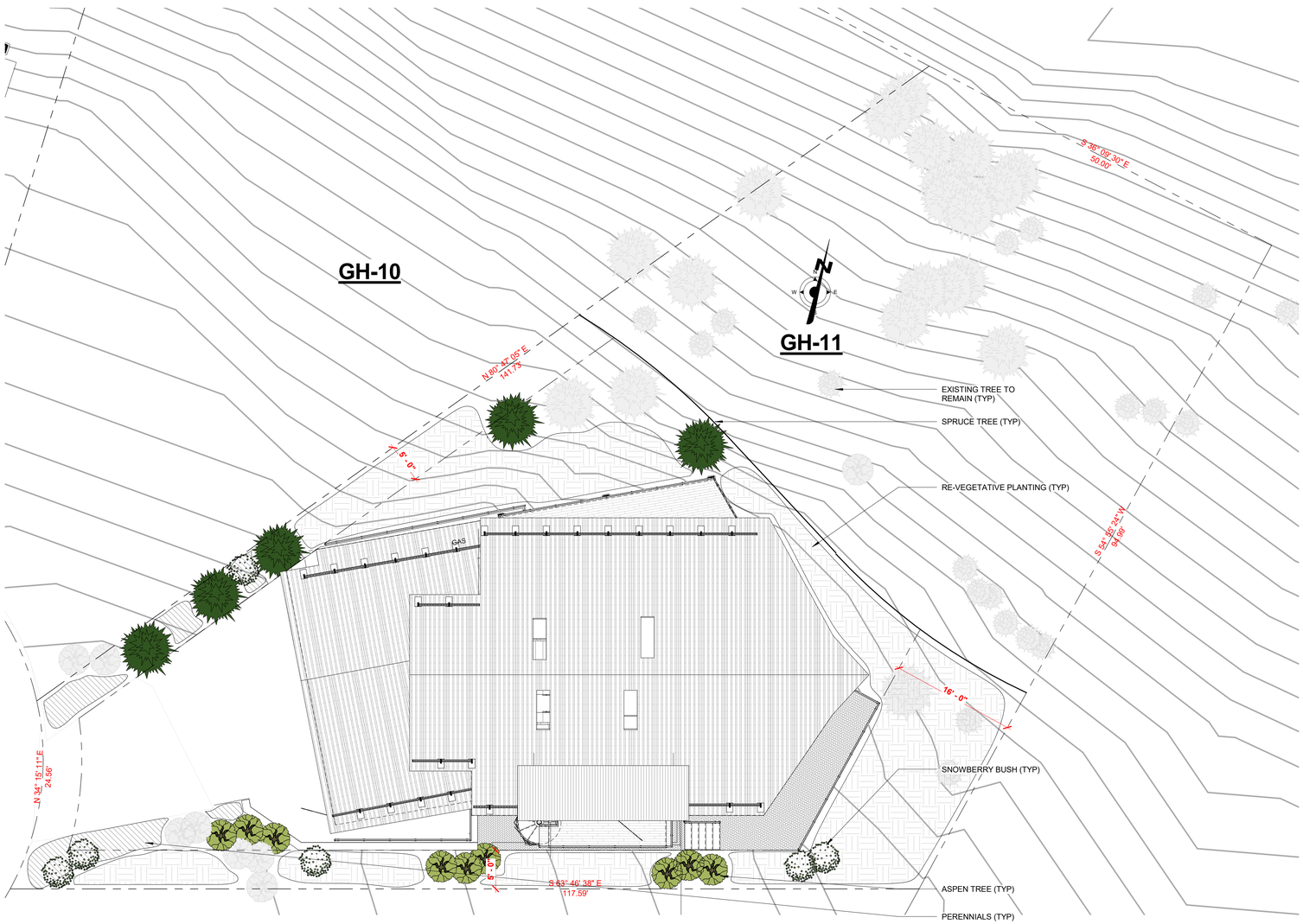

N W E S A1 PRELIMINARY LANDSCAPING PLAN
1/8" = 1'-0"

LANDSCAPING LEGEND

- EXISTING SPRUCE OR FIR TREE, SEE TOPO FOR DETAILS.
- ASPEN TREE, 3" CAL. MIN (EXISTING SHOWN IN GREYSCALE)
- SPRUCE TREE, VARIOUS HTS. (EXISTING SHOWN IN GREYSCALE)
- SNOWBERRY SHRUBS
- ALL DISTURBED AREAS TO BE RE-VEGETATED WITH NATIVE GRASSES
- AREA TO BE PLANTED WITH PERENNIALS

LANDSCAPING NOTES

1. LOTS GH-10 AND GH-11 TO BE GRUBBED AND CLEANED OF DEADWOOD ONLY BEFORE CONSTRUCTION COMMENCES.
2. GC TO WALK SITE WITH ARCHITECT TO TAG TREES TO BE REMOVED. ONLY TREES WITH ARCHITECT'S TAG ARE TO BE REMOVED.
3. GH-10 TO BE REPLANTED WITH NATIVE PLANTS AT CONCLUSION OF PROJECT.

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T-SWISS
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Project number	T-SWISS
Date	2016.09.23
Modeled by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

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L1.1 LANDSCAPING PLAN

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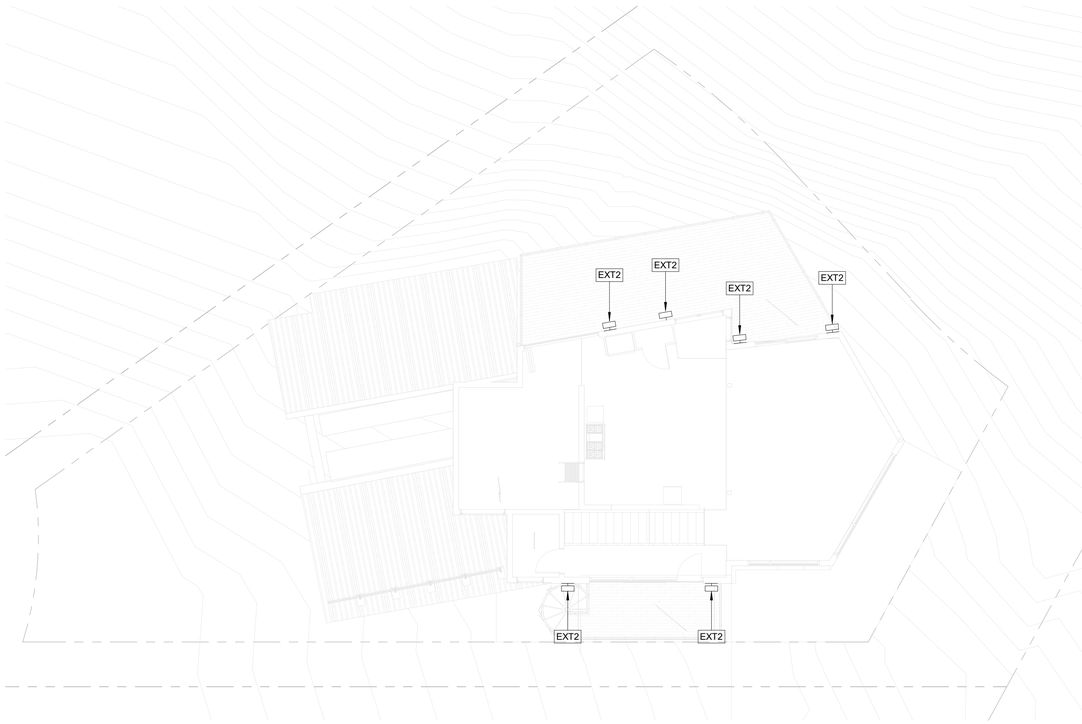
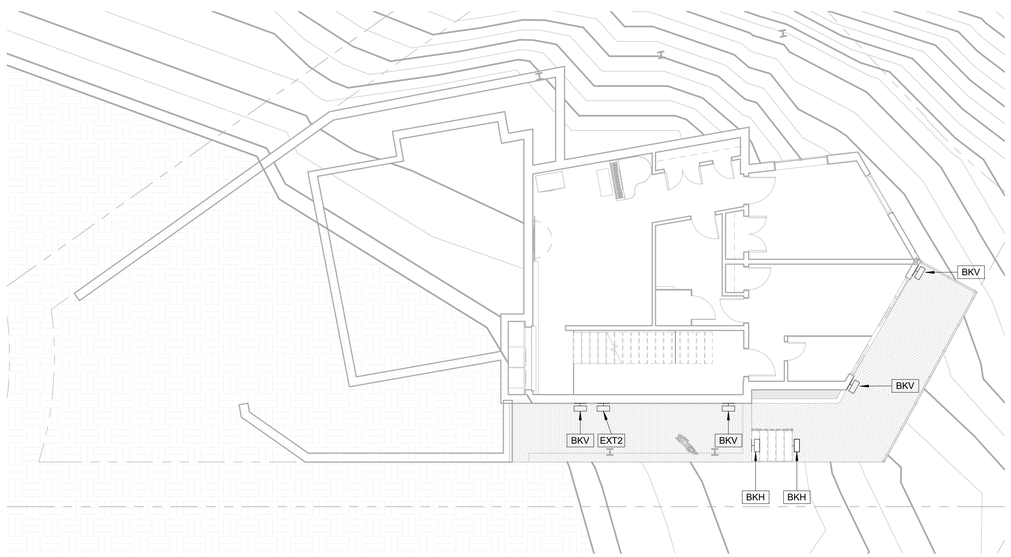
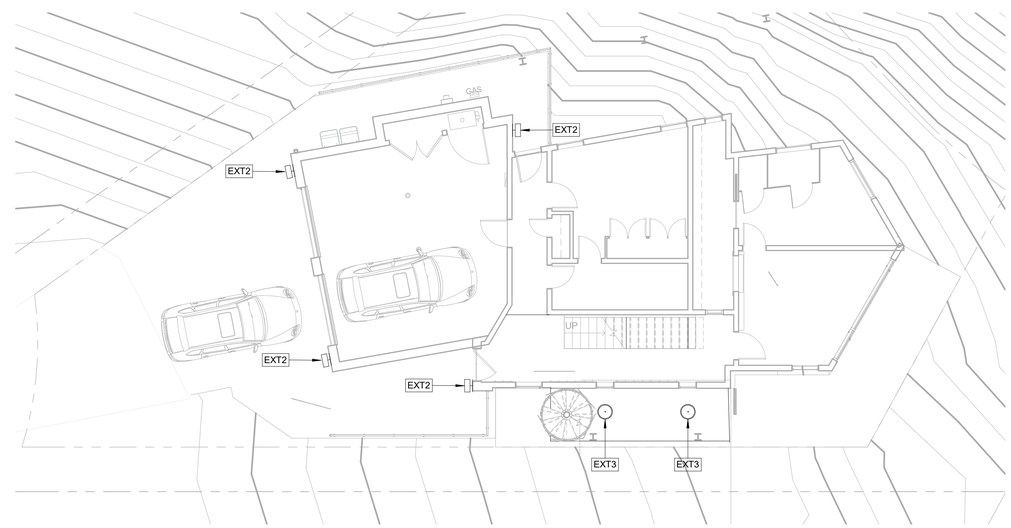


3 EXTERIOR LIGHTING - UPPER LEVEL
1/8" = 1'-0"



1 EXTERIOR LIGHTING - LOWER LEVEL
1/8" = 1'-0"



2 EXTERIOR LIGHTING - MAIN LEVEL
1/8" = 1'-0"

EXTERIOR LIGHTING SCHEDULE

BKH

BKV

EXT2

EXT3

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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18	DRB / TC	16.09.23

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Date	2016.09.23
Modeled by	Author
Checked by	Checker
Scale	As indicated

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EXTERIOR LIGHTING PLANS

EL1.1

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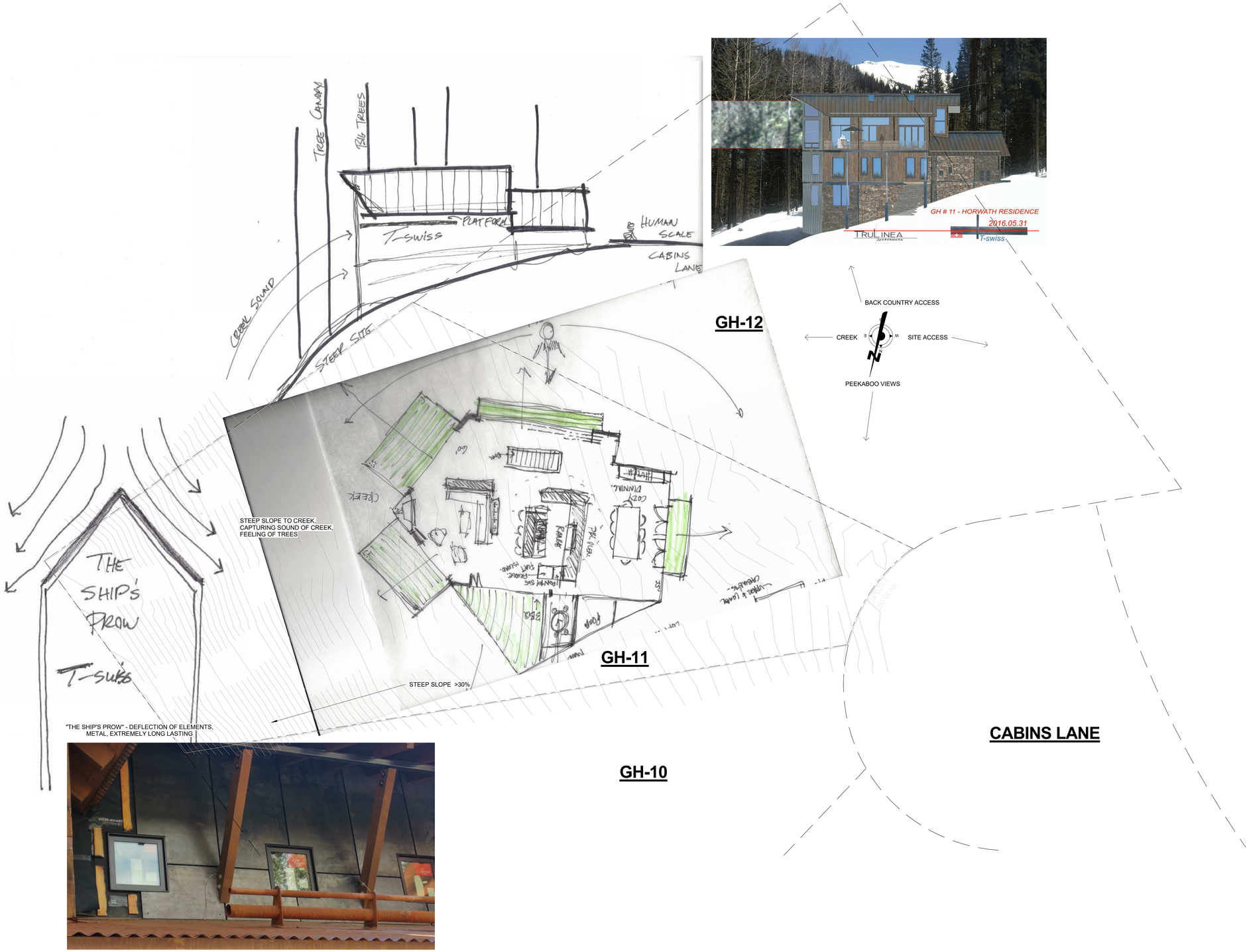

A1 DESIGN PARTI
1" = 10'-0"

TRUL ARCHITECTURE

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Project number	T-SWISS
Date	2016.09.23
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Checked by	Checker
Scale	1" = 10'-0"

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A0.1

DESIGN PARTI

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A1 SITE
1/8" = 1'-0"

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Checked by	LT
Scale	1/8" = 1'-0"

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ARCHITECTURAL SITE PLAN

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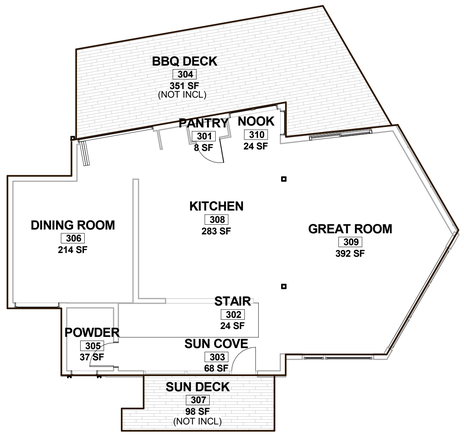
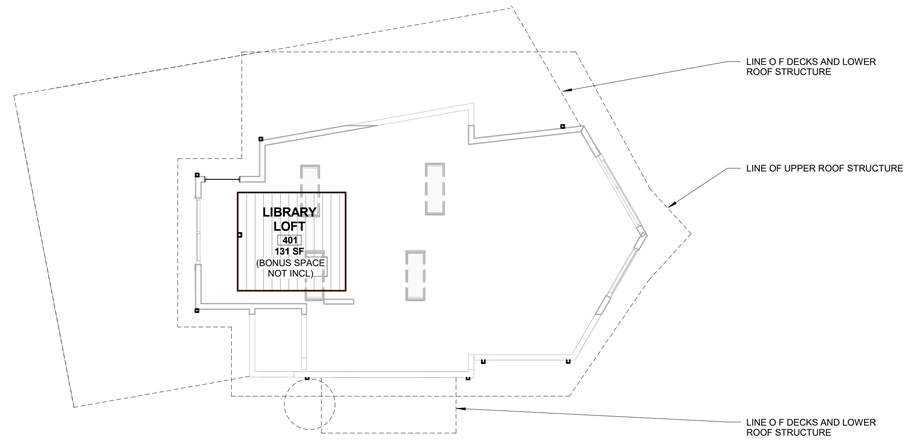
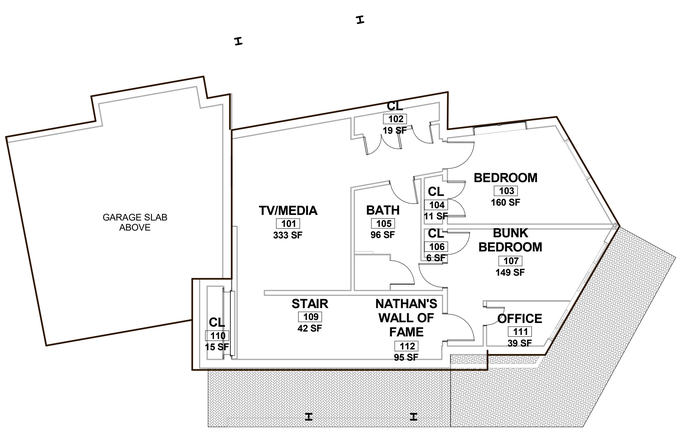


C1 UPPER LEVEL AREAS
1/8" = 1'-0"

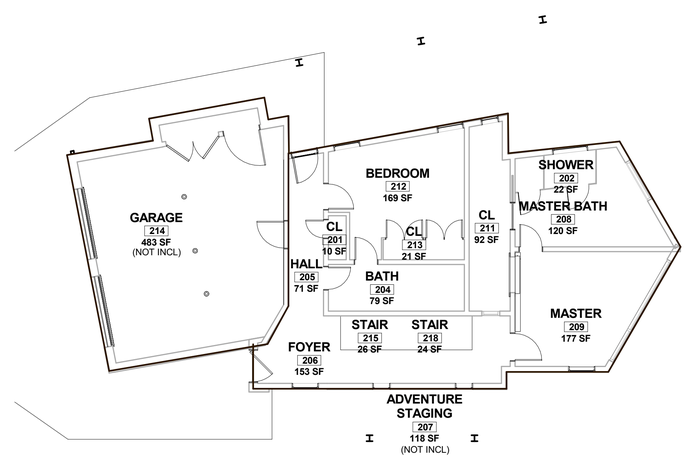


C3 LOFT LEVEL AREA
1/8" = 1'-0"

NET AREAS		
Number	Name	Area
101	TV/MEDIA	333 SF
102	CL	19 SF
103	BEDROOM	160 SF
104	CL	11 SF
105	BATH	96 SF
106	CL	6 SF
107	BUNK BEDROOM	149 SF
108	LAUNDRY	0 SF
109	STAIR	42 SF
110	CL	15 SF
111	OFFICE	39 SF
112	NATHAN'S WALL OF FAME	95 SF
201	CL	10 SF
202	SHOWER	22 SF
203	LINEN	0 SF
204	BATH	79 SF
205	HALL	71 SF
206	FOYER	153 SF
208	MASTER BATH	120 SF
209	MASTER	177 SF
210	SHOWER	0 SF
211	CL	92 SF
212	BEDROOM	169 SF
213	CL	21 SF
215	STAIR	26 SF
218	STAIR	24 SF
301	PANTRY	8 SF
302	STAIR	24 SF
303	SUN COVE	68 SF
305	POWDER	37 SF
306	DINING ROOM	214 SF
308	KITCHEN	283 SF
309	GREAT ROOM	392 SF
310	NOOK	24 SF
Grand total: 34		2981 SF



A1 LOWER LEVEL AREAS
1/8" = 1'-0"



A3 MAIN LEVEL AREAS
1/8" = 1'-0"

TruLine ARCHITECTURE
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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	TL
Scale	1/8" = 1'-0"

STATE OF COLORADO
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2016.09.23

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NET AREA PLANS

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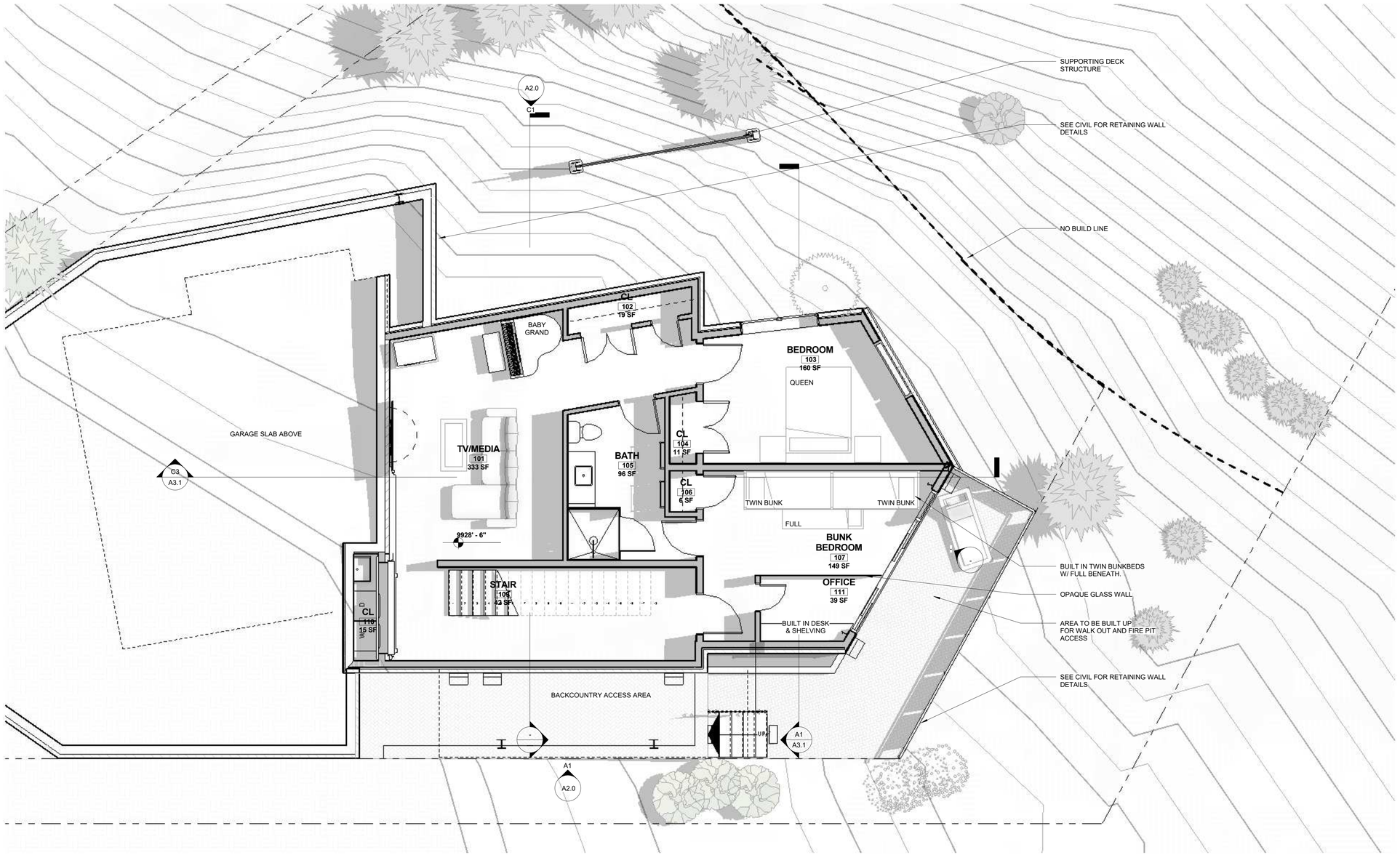
ROOM SQUARE FOOTAGES - LOWER LEVEL		
NUMBER	ROOM	SF
101	TV/MEDIA	333 SF
102	CL	19 SF
103	BEDROOM	160 SF
104	CL	11 SF
105	BATH	96 SF
106	CL	6 SF
107	BUNK BEDROOM	149 SF
109	STAIR	42 SF
110	CL	15 SF
111	OFFICE	39 SF
112	NATHAN'S WALL OF FAME	95 SF
Grand total: 11		966 SF



A1 01 - LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

TRUL ARCHITECTURE

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Telluride Mountain Village, CO USA 81435

T-SWISS
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Andrew Gilles
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2016.09.23

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LOWER LEVEL FLOOR PLAN

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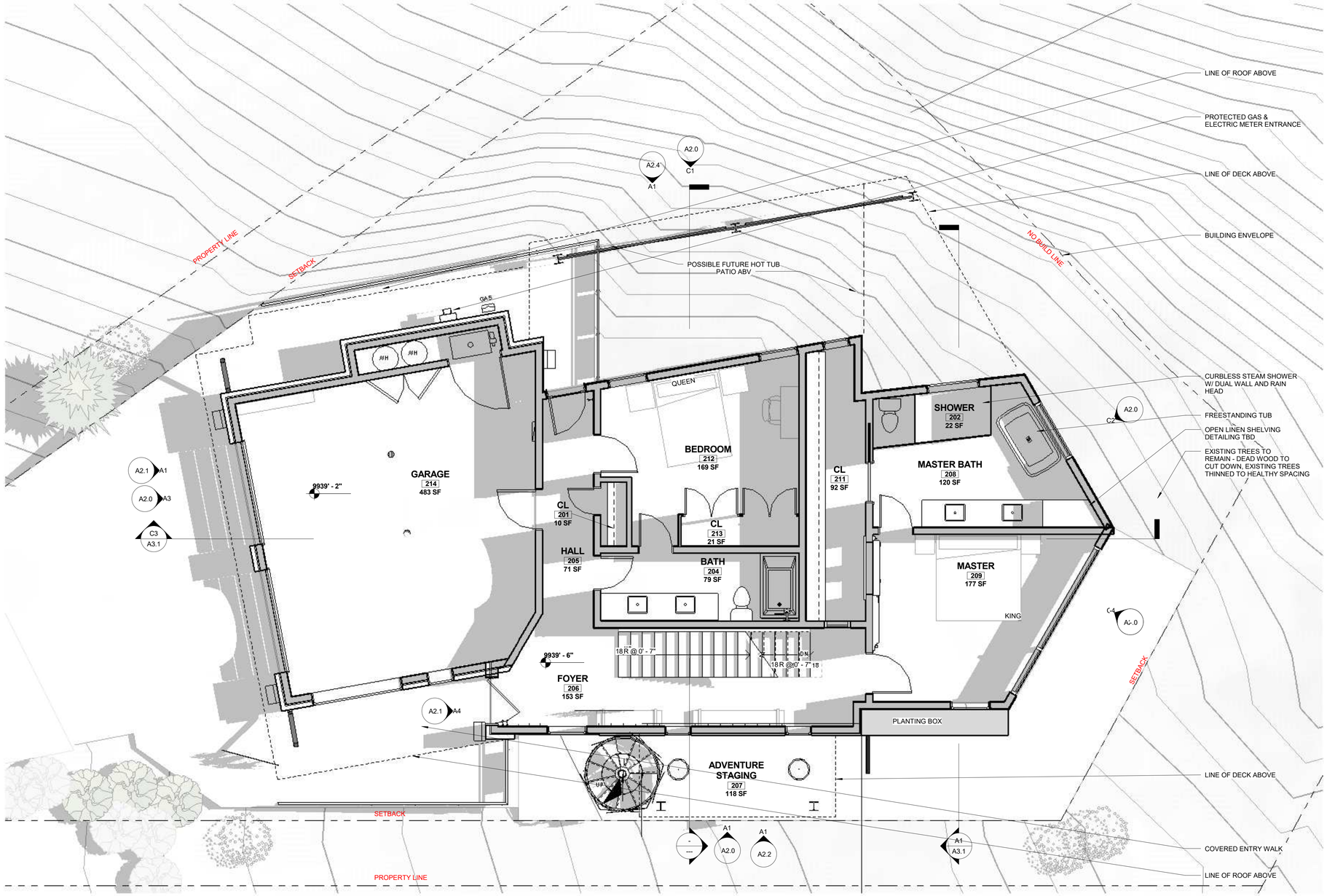
ROOM SQUARE FOOTAGES - MAIN LEVEL		
NUMBER	ROOM	SF
201	CL	10 SF
202	SHOWER	22 SF
204	BATH	79 SF
205	HALL	71 SF
206	FOYER	153 SF
207	ADVENTURE STAGING	118 SF
208	MASTER BATH	120 SF
209	MASTER	177 SF
211	CL	92 SF
212	BEDROOM	169 SF
213	CL	21 SF
214	GARAGE	483 SF
215	STAIR	26 SF
218	STAIR	24 SF
Grand total: 14		1565 SF



A1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	1/4" = 1'-0"

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MAIN LEVEL FLOOR PLAN

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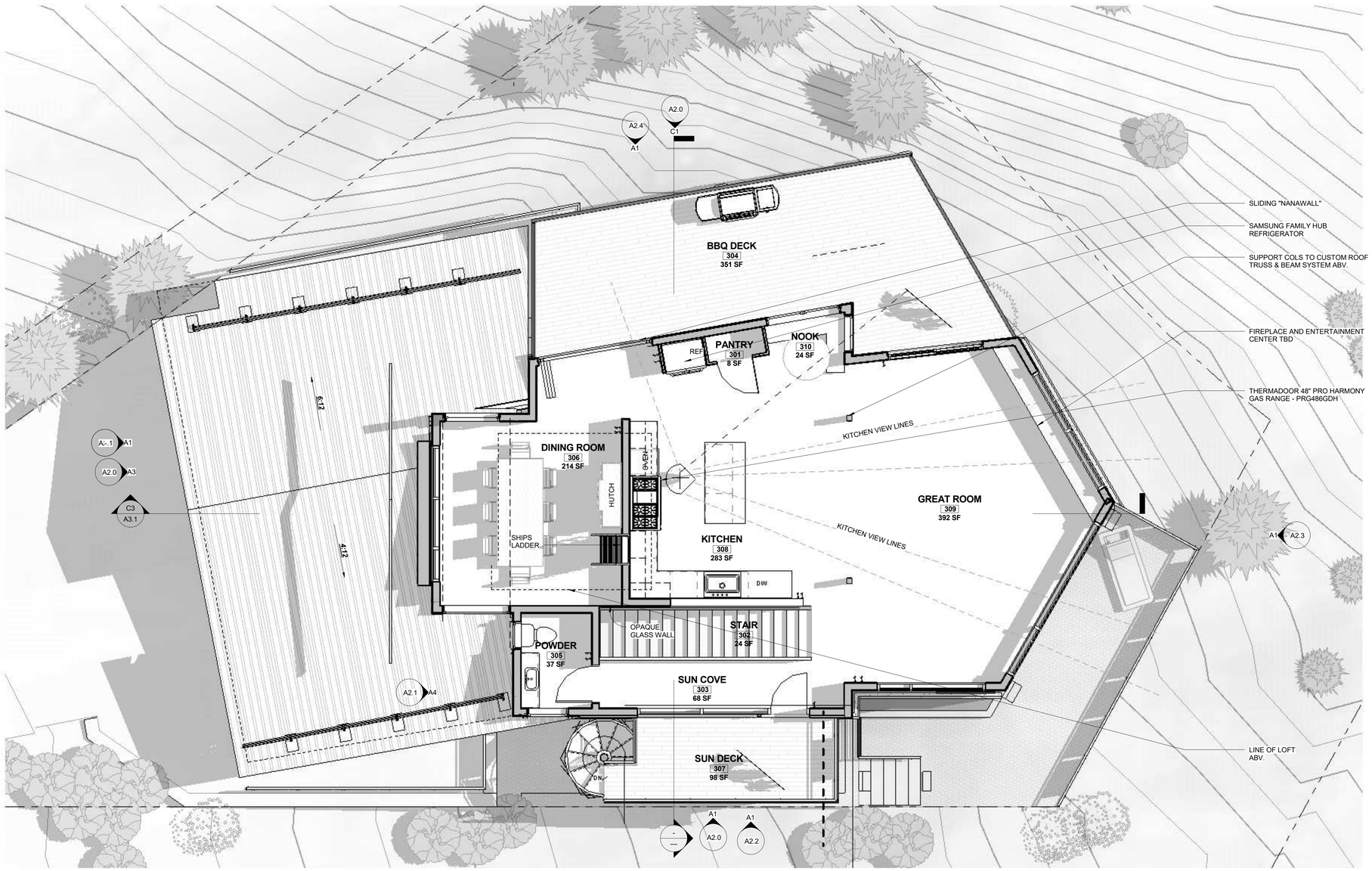
ROOM SQUARE FOOTAGES - UPPER LEVEL		
NUMBER	ROOM	SF
301	PANTRY	8 SF
302	STAIR	24 SF
303	SUN COVE	68 SF
304	BBQ DECK	351 SF
305	POWDER	37 SF
306	DINING ROOM	214 SF
307	SUN DECK	98 SF
308	KITCHEN	283 SF
309	GREAT ROOM	392 SF
310	NOOK	24 SF
Grand total: 10		1500 SF



A1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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Checked by	Checker
Scale	1/4" = 1'-0"

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UPPER LEVEL FLOOR PLAN

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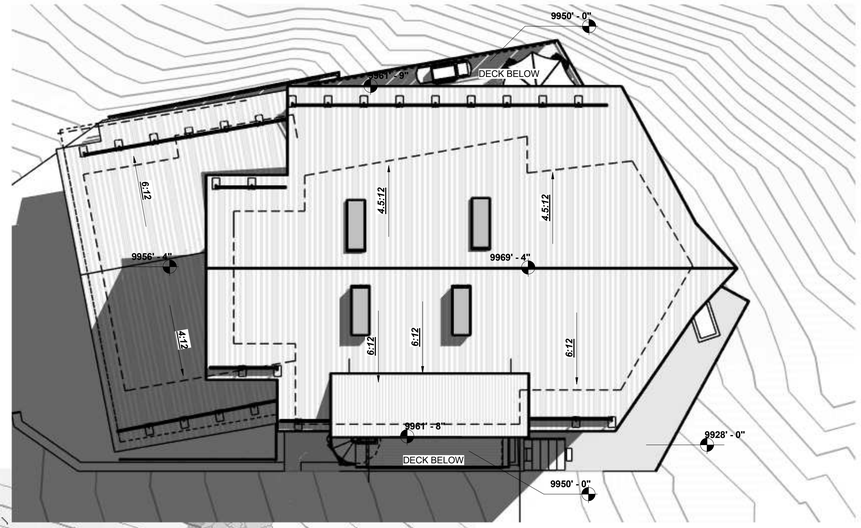
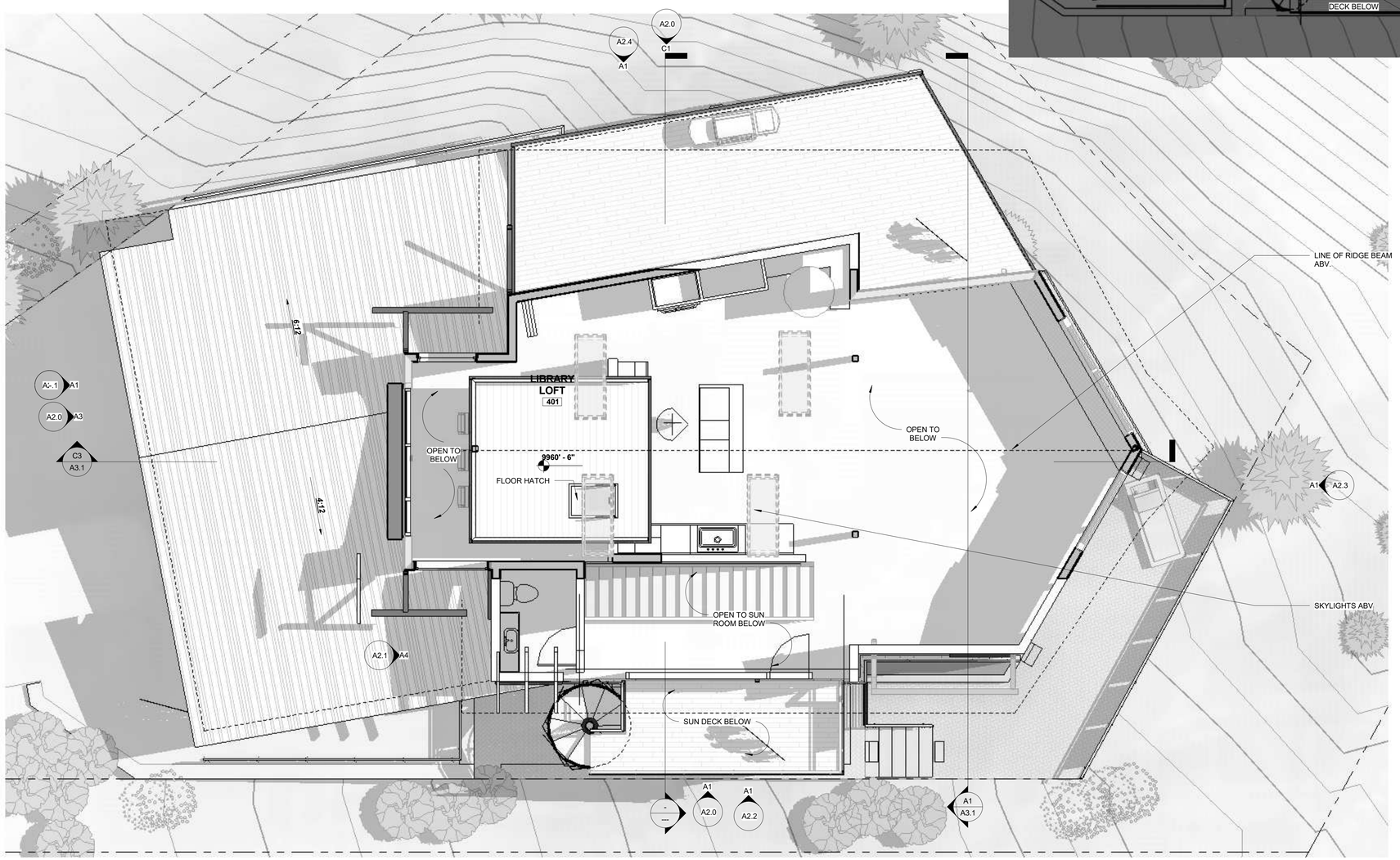


D4 ROOF PLAN
1/8" = 1'-0"



A1 LOFT FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

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LOFT & ROOF PLANS

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MATERIAL TOTALS

1. GLASS & DOORS	1,565 SF - 31%
2. VERTICAL BARNWOOD	148 SF - 3%
3. STONE	1,987 SF - 40%
4. HORIZ. WOOD & CHINKING	739 SF - 15%
5. PLATE STEEL	553 SF - 11%
TOTAL	4,992 SF

- GLASS AND DOORS
- VERTICAL BARNWOOD
- STONE
- HORIZ. WOOD & CHINKING
- PLATE STEEL

MATERIAL TOTALS

TOTAL AREA - 1,601 SF
STONE - 884 SF - 55%
VERTICAL BARNWOOD - 36 SF - 2%
GLASS & DOORS - 407 SF - 25%
HORZ WOOD & CHINKING - 274 SF - 17%
*METAL STRUCTURE AND TRIM NOT INCLUDED

C1 NORTH ELEVATION MATERIALS
1/8" = 1'-0"

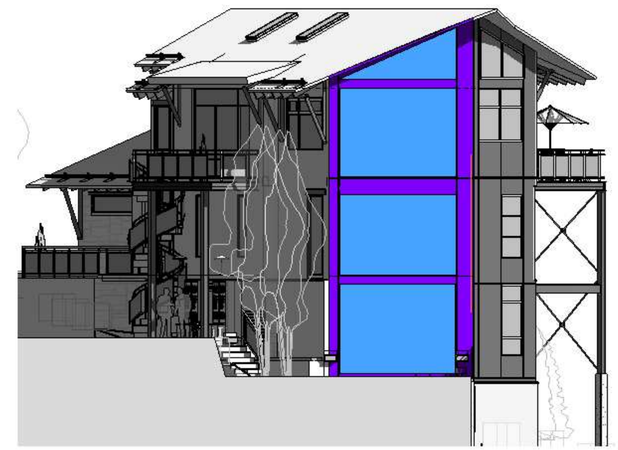
MATERIAL TOTALS

TOTAL AREA - 1,035 SF
METAL PLATE - 370 SF - 36%
GLASS & DOORS - 191 SF - 18%
STONE VENEER - 363 SF - 35%
HORIZ CHINKING - 111 SF - 11%
*METAL STRUCTURE AND TRIM NOT INCLUDED

C2 NORTHEAST ELEVATION MATERIALS
1/8" = 1'-0"

MATERIAL TOTALS

TOTAL AREA - 597 SF
METAL PLATE - 183 SF - 31%
GLASS & DOORS - 414 SF - 69%
*METAL STRUCTURE AND TRIM NOT INCLUDED



C4 SOUTHEAST ELEVATION MATERIALS
1/8" = 1'-0"

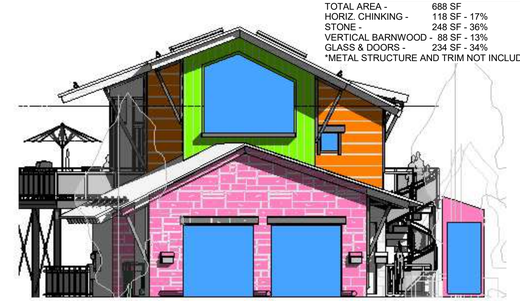
MATERIAL TOTALS

TOTAL AREA - 1,071 SF
STONE - 492 SF - 46%
VERTICAL BARNWOOD - 24 SF - 2%
HORZ WOOD & CHINKING - 236 SF - 22%
GLASS & DOORS - 319 SF - 30%
*METAL STRUCTURE AND TRIM NOT INCLUDED

A1 SOUTH ELEVATION MATERIALS
1/8" = 1'-0"

MATERIAL TOTALS

TOTAL AREA - 688 SF
HORIZ. CHINKING - 118 SF - 17%
STONE - 248 SF - 36%
VERTICAL BARNWOOD - 88 SF - 13%
GLASS & DOORS - 234 SF - 34%
*METAL STRUCTURE AND TRIM NOT INCLUDED



A3 WEST ELEVATION MATERIALS
1/8" = 1'-0"

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EXTERIOR MATERIAL CALCS

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ELEVATION MATERIAL LEGEND

HORIZONTAL WOOD CHINKING

EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING

METAL CLAD WINDOWS

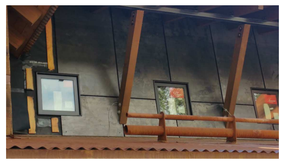
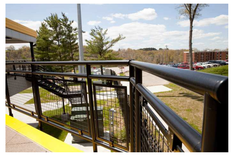
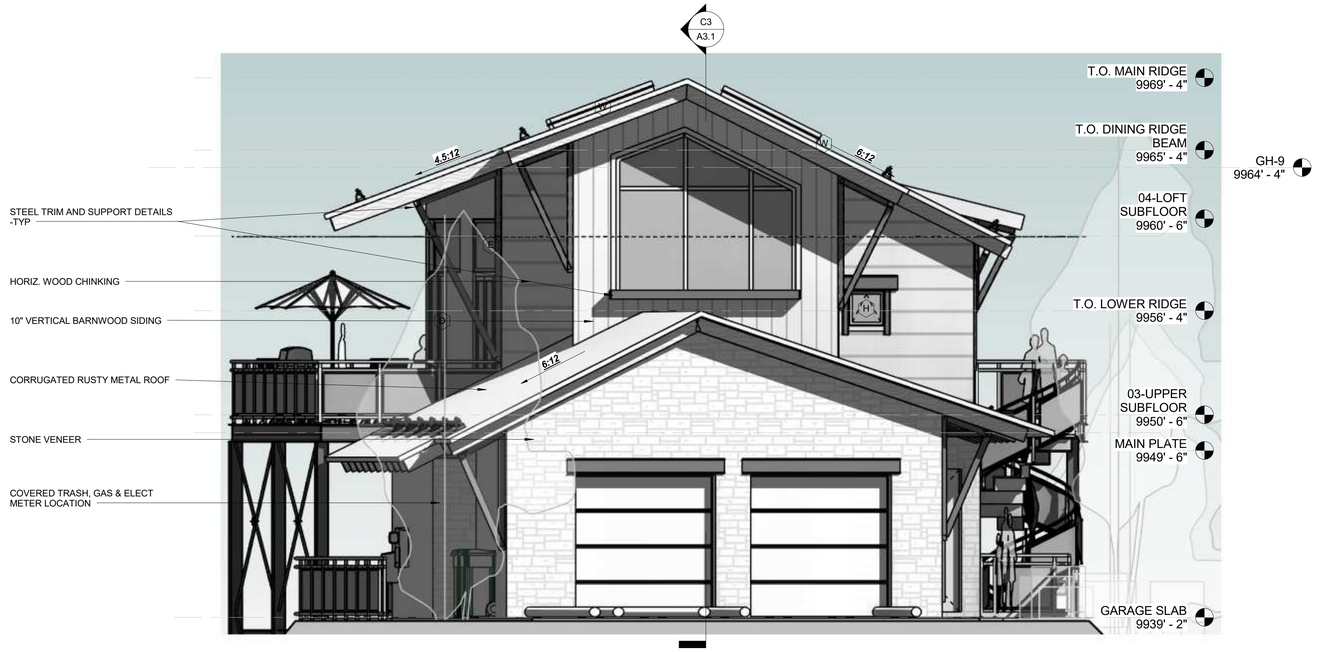
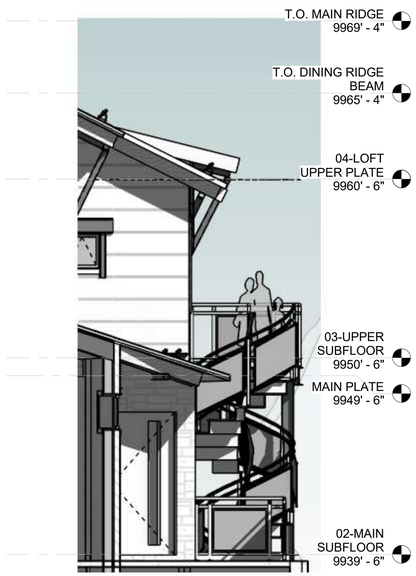


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 WEST (CABINS LANE) ELEVATION
1/4" = 1'-0"



AS PER PHIL EVANS

A4 FRONT DOOR ELEVATION
1/4" = 1'-0"

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18	DRB / TC	16.09.23

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A2.1
EXTERIOR ELEVATIONS

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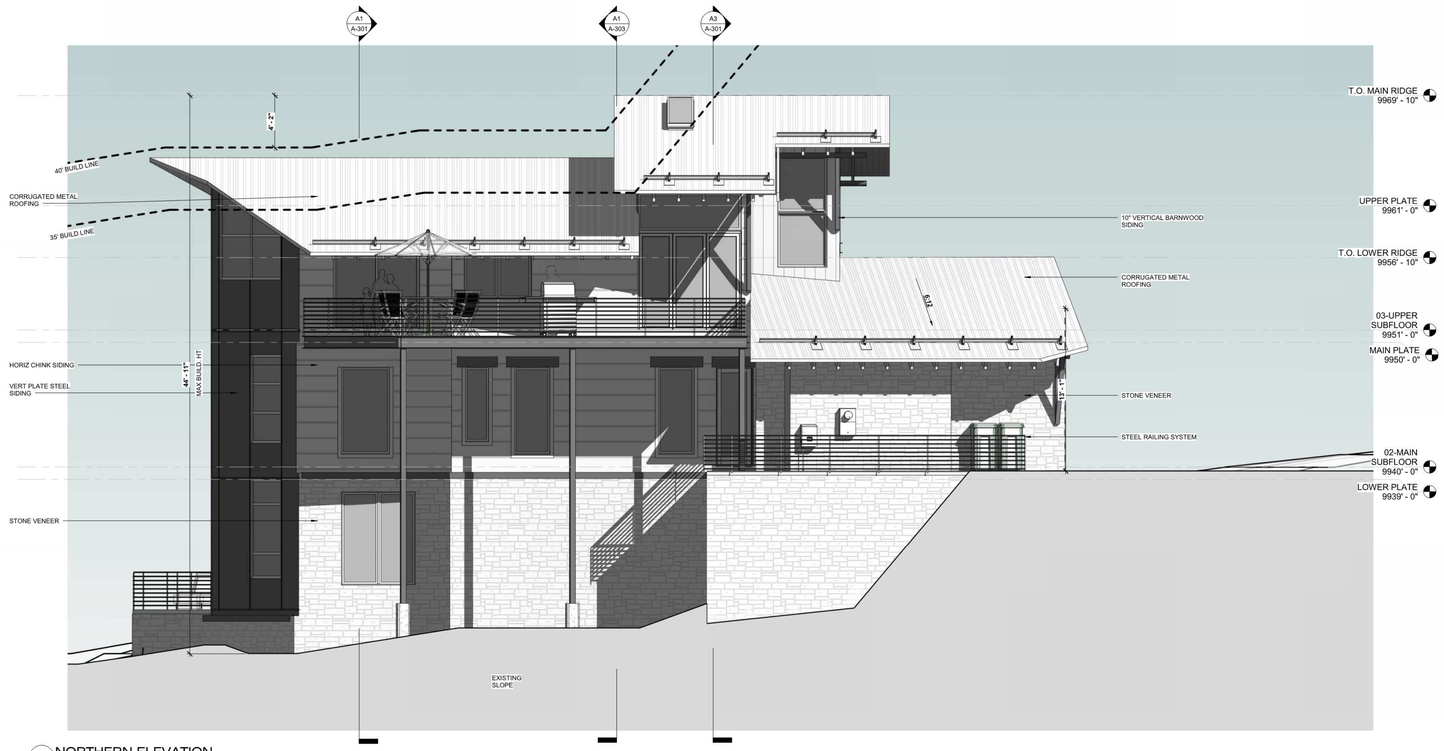
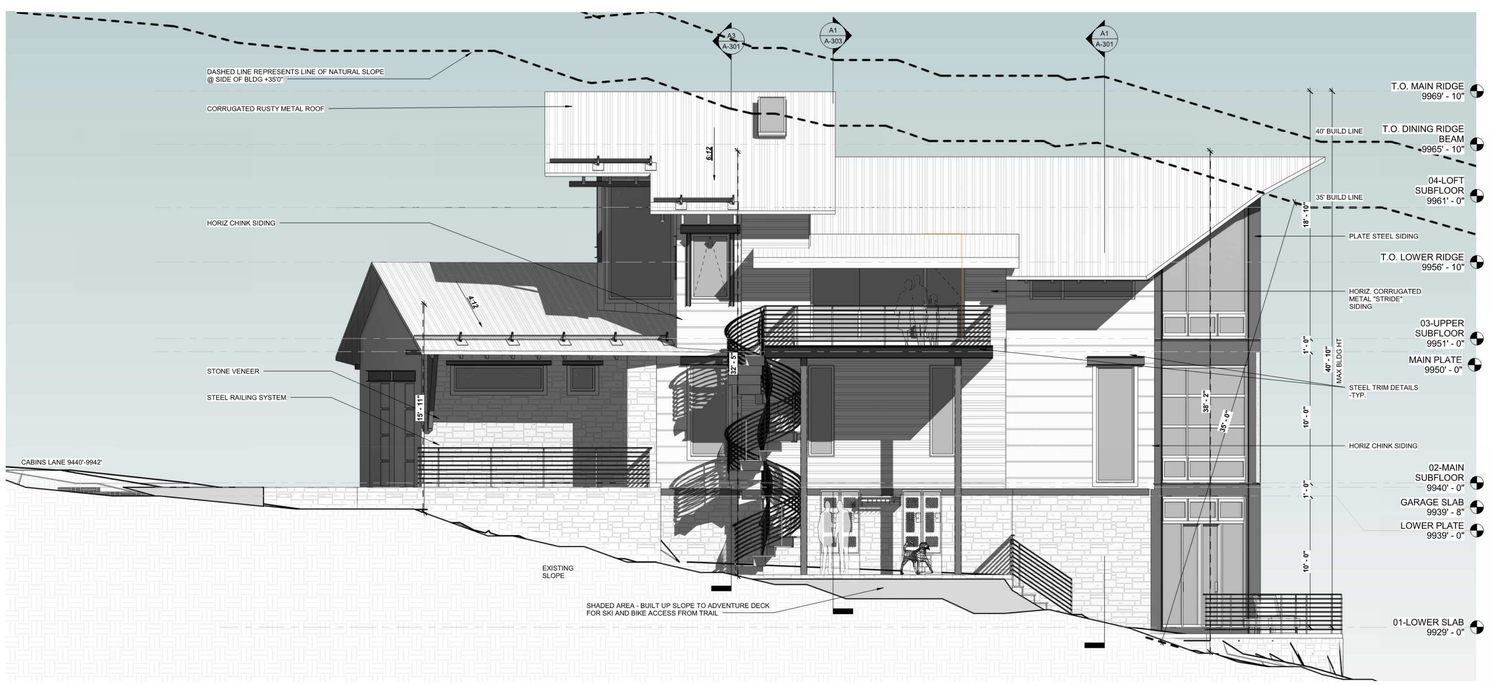
NOTE!

ELEVATIONS SHOWN ON THIS PAGE ARE SHOWN FOR REFERNCE ONLY AS ALTERNATE DESIGN FOLLOWING THE MAXIMUM ALLOWABLE HEIGHT



A1 NORTHERN ELEVATION
1/4" = 1'-0"



A1 SOUTHERN ELEVATION
1/4" = 1'-0"

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T-SWISS
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Project number	T-SWISS
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ALTERNATE ELEVATIONS

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AVG HT CALCS

MEASUREMENT 1 -	15'-11"
MEASUREMENT 2 -	18'-6"
MEASUREMENT 3 -	32'-5"
MEASUREMENT 4 -	34'-2"
MEASUREMENT 5 -	35'-0"
MEASUREMENT 6 -	38'-2"
TOTAL	- 174'-2"
AVG	**- 29'-0 5/16"**

ELEVATION MATERIAL LEGEND

HORIZONTAL WOOD CHINKING

EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING

METAL CLAD WINDOWS

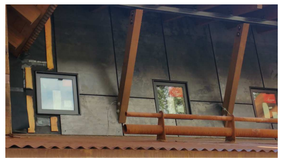
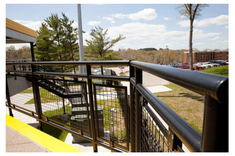
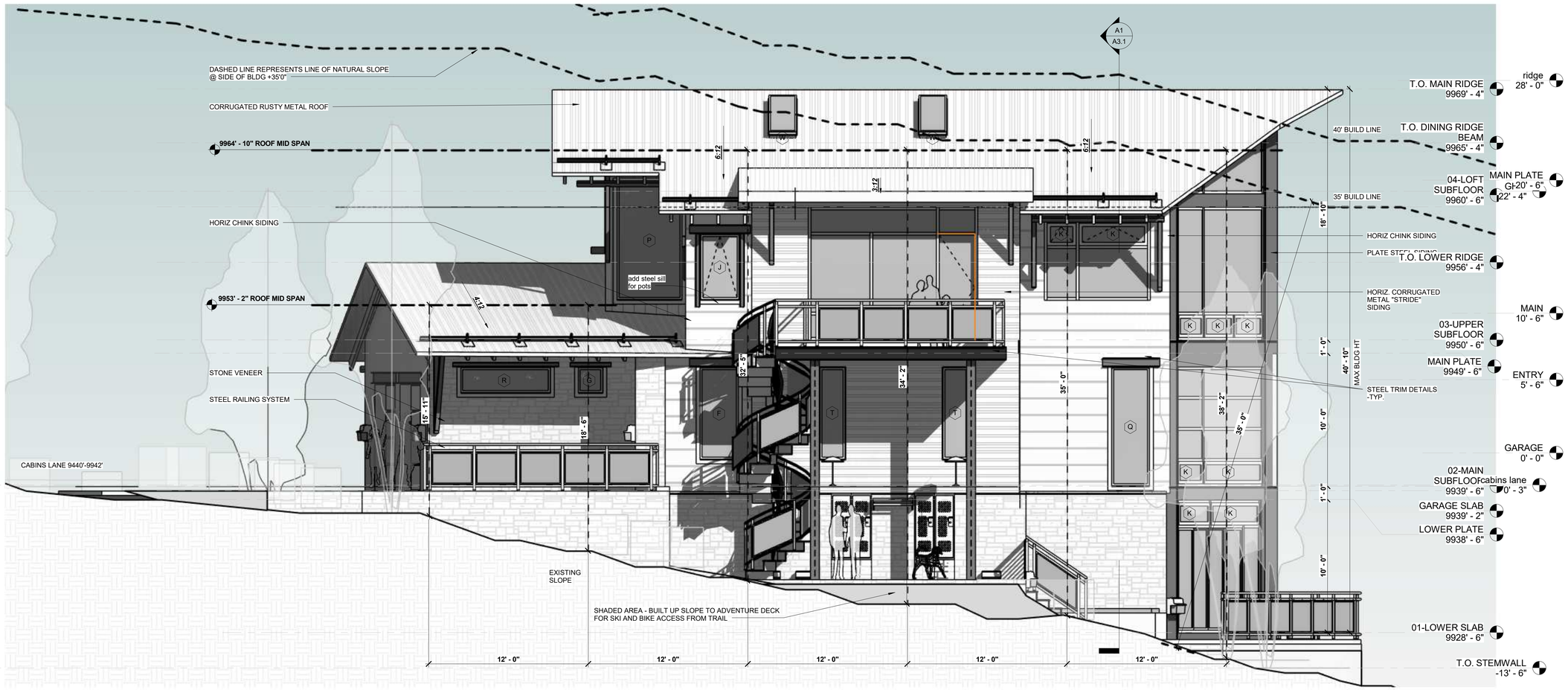


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 SOUTH ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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ELEVATION MATERIAL LEGEND

HORIZONTAL WOOD CHINKING

EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING

METAL CLAD WINDOWS

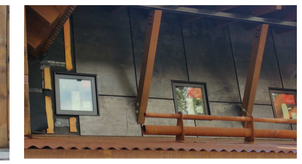
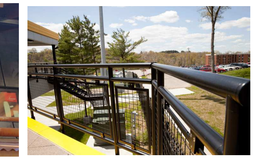
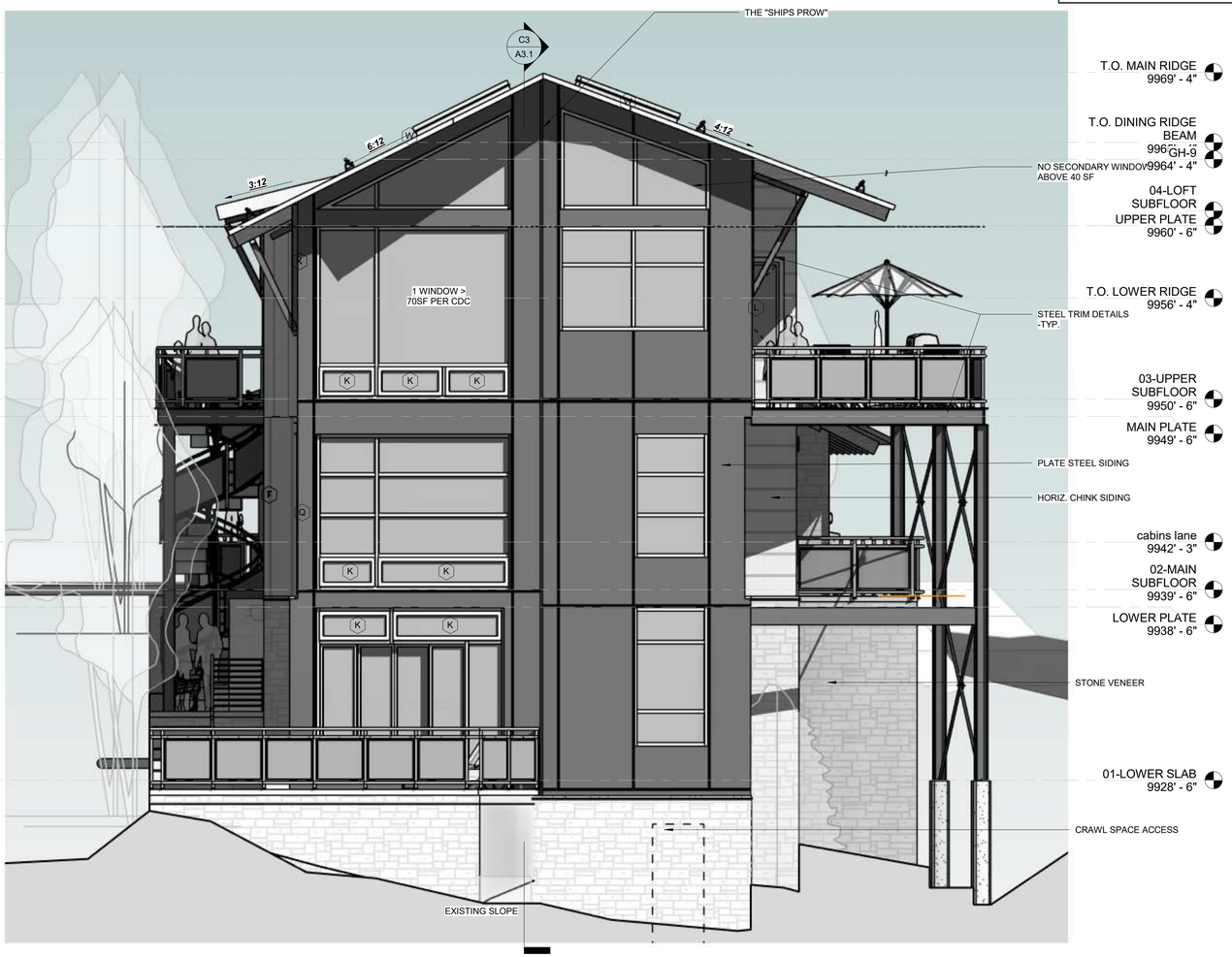


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 EASTERN ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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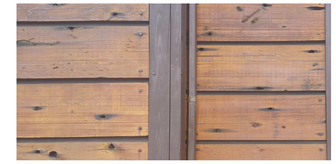
AVG HT CALCS

MEASUREMENT 1 -	13' - 1"
MEASUREMENT 2 -	18' - 2"
MEASUREMENT 3 -	38' - 2"
MEASUREMENT 4 -	39' - 0"
MEASUREMENT 5 -	39' - 0"
MEASUREMENT 6 -	40' - 9"
TOTAL	- 188' - 2"
AVG	**- 31' - 4"**

ELEVATION MATERIAL LEGEND


HORIZONTAL WOOD CHINKING

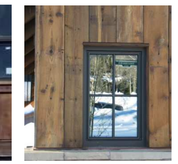
EXPOSED RAFTER TAILS

CORRUGATED METAL ROOF

SNOW GUARDS

STONE VENEER

VERTICAL BARNWOOD SIDING


METAL CLAD WINDOWS

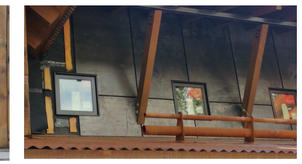
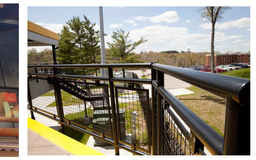
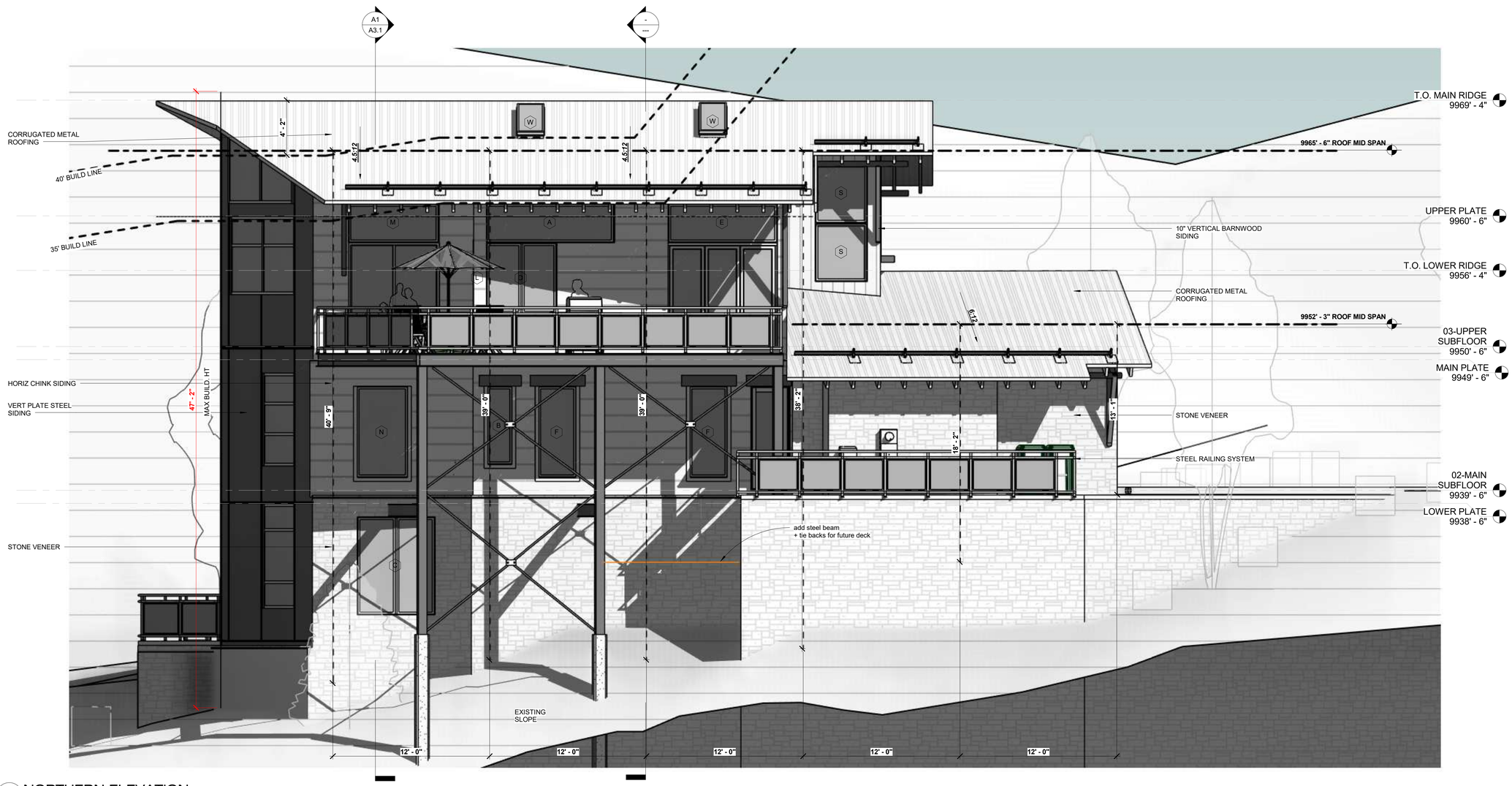


PLATE METAL SIDING


MESH RAILING SYSTEM



A1 NORTHERN ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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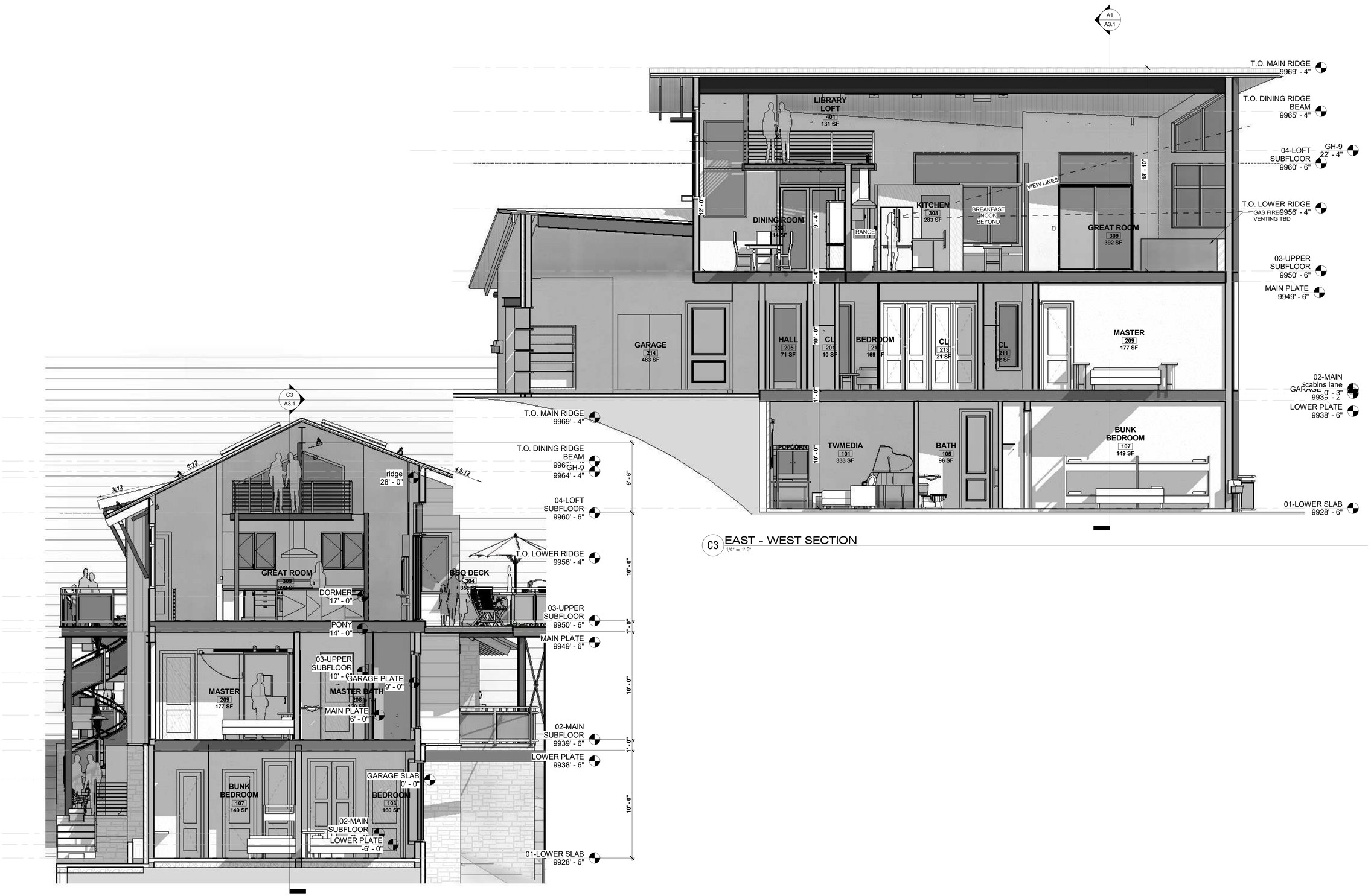

C3 EAST - WEST SECTION
1/4" = 1'-0"

A1 KTICHEN / LOFT SECTION
1/4" = 1'-0"

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9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	1/4" = 1'-0"

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2016.09.23

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BUILDING SECTIONS

A3.1

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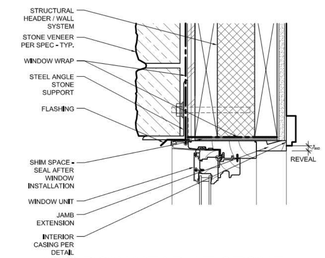
WINDOW SCHEDULE

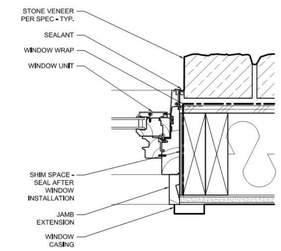
WINDOW MARK	MANUFACTURER	FRAME SIZE WIDTH	FRAME SIZE HEIGHT	WINDOW TYPE	HEAD HT	COMMENTS	COUNT
A		10' - 0"	3' - 0"	FIXED	11' - 0"		1
B		2' - 0"	6' - 0"	FIXED THREE	8' - 0"		1
C		6' - 0"	7' - 6"	DBL CASEMENT	9' - 0"		1
D		5' - 6"	5' - 6"	DBL CASEMENT	8' - 0"		1
E		8' - 6"	3' - 0"	FIXED	11' - 0"		1
F		3' - 0"	7' - 0"	FIXED THREE			3
G		2' - 0"	2' - 0"	AWNING TWO	9' - 0"		1
H		2' - 0"	2' - 0"	AWNING	7' - 0"		1
J		3' - 0"	5' - 0"	AWNING	8' - 0"		1
K			1' - 8"	CURTAINWALL AWNING			9
L		2' - 9"	5' - 6"	CASEMENT	8' - 0"		1
M		7' - 0"	3' - 0"	FIXED	11' - 0"		1
N		4' - 0"	7' - 0"	FIXED THREE	8' - 0"		1
P		5' - 0"	9' - 0"	FIXED TWO	12' - 0"		1
Q		3' - 0"	9' - 0"	FIXED THREE	9' - 0"		1
R		7' - 0"	2' - 0"	AWNING TWO	9' - 0"		1
S		4' - 0"	4' - 6"	FIXED			2
T		2' - 0"	7' - 0"	FIXED	9' - 0"		2
W		2' - 0"	6' - 0"	SKYLIGHT			4

DOOR SCHEDULE

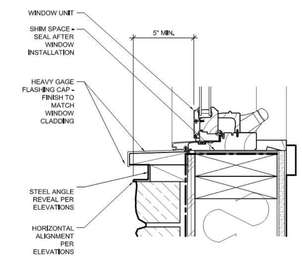
DOOR #	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR TYPE MATERIAL	DOOR TYPE FINSH (INT/EXT)	FIRE RATING	FRAME TYPE TYPE	FRAME TYPE MATERIAL	FRAME TYPE FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	COMMENTS
1	3' - 0"	8' - 0"	0' - 1"										
2	8' - 0"	8' - 0"	0' - 2"										
3	8' - 0"	8' - 0"	0' - 2"										
4	3' - 0"	8' - 0"	0' - 1"										
5	2' - 10"	8' - 0"	0' - 1"										
6	3' - 0"	8' - 0"	0' - 1"										
7	3' - 0"	8' - 0"	0' - 1"										
8	6' - 0"	7' - 0"	0' - 2"										
9	4' - 0"	8' - 0"	0' - 1"										
10	3' - 0"	8' - 0"											
11	7' - 0"	8' - 0"	0' - 4"										
12	2' - 6"	8' - 0"	0' - 1"										
13	2' - 6"	8' - 0"	0' - 1"										
14	7' - 0"	8' - 0"	0' - 2"										
15	4' - 0"	9' - 0"	0' - 2"										
16	2' - 8"	7' - 11"											
17	2' - 0"	8' - 0"	0' - 1"										
18	2' - 6"	8' - 0"	0' - 1"										
19	2' - 6"	7' - 0"	0' - 1"										
20	2' - 8"	7' - 0"	0' - 1"										
21	2' - 8"	9' - 0"	0' - 1"										
22	2' - 0"	8' - 0"	0' - 1"										
23	4' - 0"	9' - 0"	0' - 2"										
24	2' - 6"	9' - 0"	0' - 1"										
25	2' - 8"	8' - 0"	0' - 1"										
26	8' - 6"	8' - 0"	0' - 3"										
27	2' - 8"	8' - 0"	0' - 1"										
28	2' - 8"	7' - 0"	0' - 1"										
29	2' - 0"	8' - 0"	0' - 1"										
30	3' - 0"	9' - 0"	0' - 1"										
31	2' - 6"	7' - 0"	0' - 1"										
32	3' - 6"	8' - 0"	0' - 2"										
33	2' - 0"	8' - 0"	0' - 1"										
34	2' - 0"	8' - 0"	0' - 1"										
35	2' - 0"	8' - 0"	0' - 1"										
36	2' - 0"	8' - 0"	0' - 1"										
37	4' - 0"	8' - 0"	0' - 4"										



1 WINDOW HEAD AT STONE
SCALE: 3" = 1'-0" W-H-STONE



2 WINDOW JAMB AT STONE
SCALE: 3" = 1'-0" W-J-STONE



3 WINDOW SILL AT STONE
SCALE: 3" = 1'-0" W-S-STONE

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
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11	OPTIONS PRES	16.04.29
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Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	1 1/2" = 1'-0"

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OPENING SCHEDULES & DETAILS

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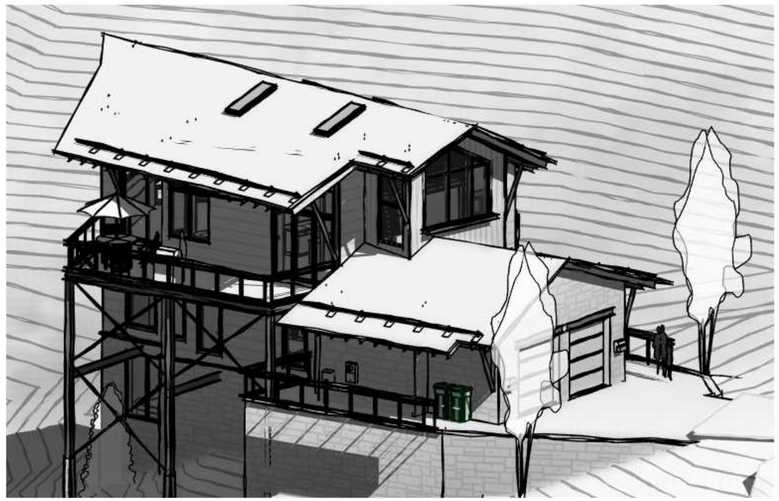
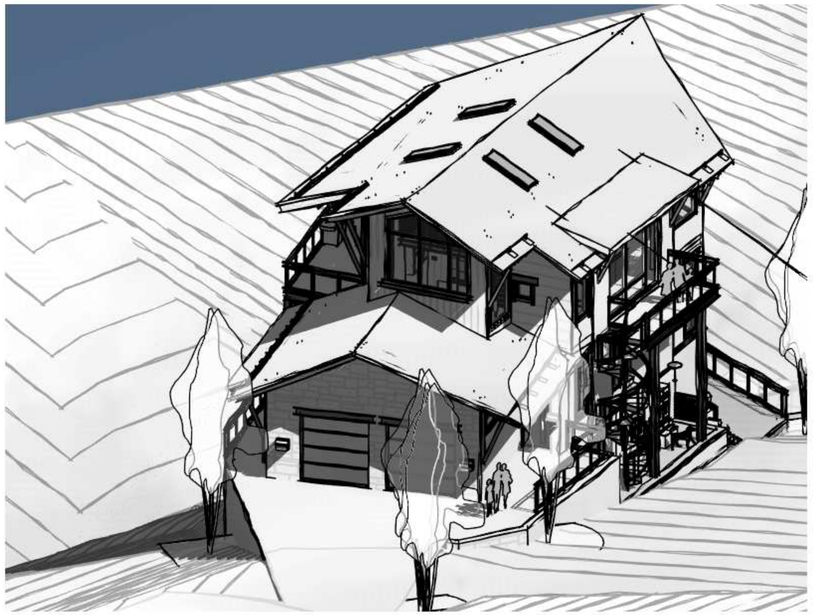
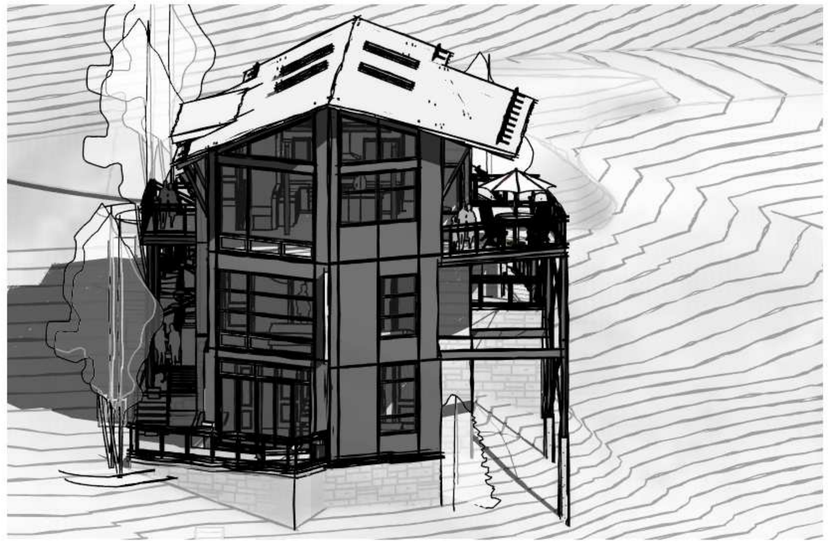


C1 NORTHERN ISOMETRIC



C3 WESTERN ISOMETRIC

A1 SOUTHERN ISOMETRIC



A3 EASTERN ISOMETRIC

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
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17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.09.23
Modeled by	AG
Checked by	LT
Scale	

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PRELIMINARY 3 DIMENSIONAL VIEW

9/23/2016 3:51:19 PM

FOCUS INDUSTRIES

landscape • entertainment • architectural • hospitality • illumination

SL-60 SERIES STEP LIGHT

BKH

25301 COMMERCENTRE DRIVE • LAKE FOREST, CA 92630 • 949.830.1350 • 888.882.1350 • FAX 949.830.3390

LED STEP LIGHTS (coming 2016)
SL-60 SERIES

GO GREEN

TYPE

SPECIFICATIONS

CONSTRUCTION: Die Cast Aluminum, Brass or Stainless Steel step light; Stamped Stainless Steel mounting bracket for single gang box

GASKET: Black neosponge closed cell; .190" thickness

LIGHT SOURCE: Integrated 12v or 120v input 3w LED module with on board driver, 200 Lumen LED, warm white 3000K

LIFETIME RATING: 50,000 hours

SOCKET: None

WIRING 12V: 6" black 18 gauge zip cord.

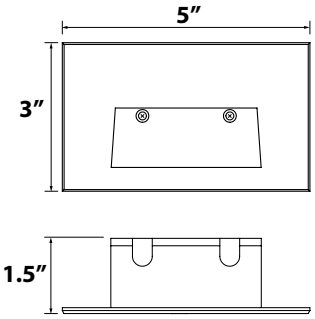
WIRING 120V: Standard Black (line), White (neutral), Green (ground)

SINGLE GANG BOX: Focus FA-SG-BOX or supplied by others; miniumum inside dimensions of 3"(l) x 2"(w) x 2.5"(d)

MOUNTING: Stainless Steel bracket and hardware for mounting in single gang junction box; Face plate attaches to bracket with two provided screws

FINISH: Aluminum - Black texture polyester powder coat; optional finishes available
Brass - Unfinished; optional finishes available
Stainless Steel-Brushed

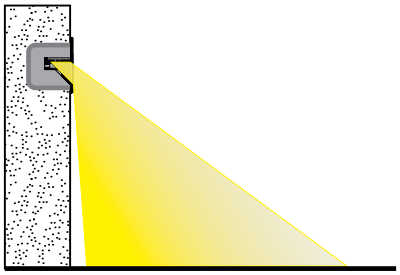
SL-60-LED120-BRS

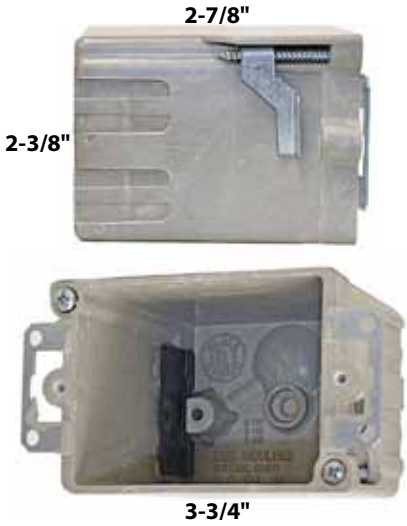


ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LIGHT SOURCE	SHIP WEIGHT
SL-60-LED12V-BLT	12v Aluminum LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED12V-BRS	12v Brass LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED12V-SS	12v Stainless Steel LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-BLT	120v Aluminum LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-BRS	120v Brass LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-SS	120v Stainless Steel LED Step Light	3w LED Module	2.0 lbs.
FA-SG-BOX	Plastic Single Gang Box		1.0 lbs.

LIGHT DISTRIBUTION





FA-SG-BOX
Single Gang Box

IP66 CE Intertek

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	*-ATV*	*-BRT*	*-CAM*	*-WTX*	*-HTX*	*-RST*	*-WIR*	*-WBR*	*-STU*	*-RBV*	*-CPR*		*-BAR/CAR*	*-BAV/CAV*	*-BAT*

BRASS & COPPER ONLY

Housing: Die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. 1/8" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 6.5W LED luminaire, 9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

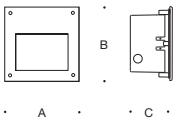
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 2.2 lbs.

Luminaire Lumens: 131
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Recessed Luminaires · **shielded** light

		Lamp	A	B	C
22272	ADA	6.5W LED	5 7/8	5 7/8	4 1/8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2016 Updated 02/16

(+) Enlarge

Inveraray #IB-5
Finish Shown: IB-5 shown with gold white iridescent (GW) glass and bronze (BZ) metal finish
The vertical bands add a protective barrier and are reminiscent of pieces one can find on a medieval castle or fortress.

EXT 2

Width	5""
Height	10.5""
Extension	"
Depth	6.5""
Primary Lamps	1
Primary Lamp Wattage	100 W
Primary Lamp Type	Medium
Mounting Base	4.125" x 6"
Center To Top	3""
UL Rating	Incand. Wet

Available Finishes

- All ten metal finish options are available.
- All ten glass options are available.

Next Item

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Website maintained by Interactive ID

4509 Little John St., Baldwin Park, CA 91706
ph: 626.960.9411 fx: 626.960.9521

(+) Enlarge

Inveraray #IH-5
Finish Shown: IH-5 shown with white opalescent (WO) glass and verdigris patina (VP) metal finish
The vertical bands add a protective barrier and are reminiscent of pieces one can find on a medieval castle or fortress.

EXT 3

Width	5""
Height	10.5""
Extension	46.5""
Depth	"
Primary Lamps	1
Primary Lamp Wattage	100 W
Primary Lamp Type	Medium
Mounting Base	4.125" sq.
Center To Top	"
UL Rating	Incand. Wet

Available Finishes

- All ten metal finish options are available.
- All ten glass options are available.

Previous Item

Next Item

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Website maintained by Interactive ID

4509 Little John St., Baldwin Park, CA 91706
ph: 626 960 9411 fx: 626 960 9521

Glass Options

GW - Gold White Iridescent

WO - White Opalescent

F - Frosted

CS - Clear Seedy

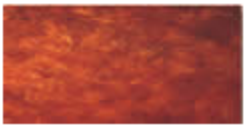
RM - Rain Mist

OF - Off White

CR - Cream

TN - Tan

AM - Almond Mica



M - Amber Mica

EXT 2 and EXT 3 Glass

GWC - Gold White Iridescent and White Opalescent combination

offered in
Etoile, Glasgow, Kennebec, Saint Clair, State Street, Yorktown

BC - Blue and White Opalescent combination

offered in
Glasgow, Saint Clair, State Street

MC - Amber / Almond Mica combination

offered in
Asheville

REC - Red and White Opalescent combination

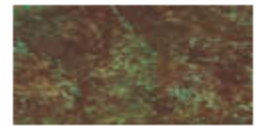
offered in
Glasgow, Saint Clair, State Street

Metal Finishes

RC - Raw Copper

MB - Mission Brown

BZ - Bronze



VP-Verdigris Patina

RB - Rustic Brown

AB - Antique Brass

AC - Antique Copper

P - Pewter

S - Slate

BK - Satin Black

A19 Series

LED Bulbs

Product Description

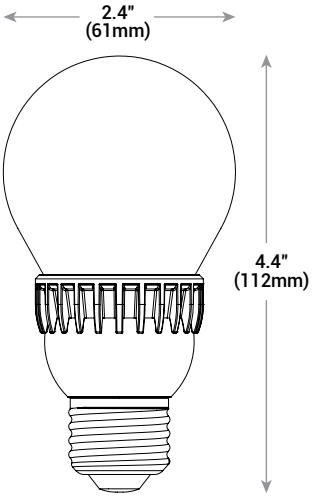
The Cree® LED A19 bulbs deliver up to 1100 lumens of warm 2700K light or cool 5000K light, while consuming at least 84% less energy than the incandescent bulbs they replace. These lamps feature a consistent and balanced omnidirectional light source within a real glass bulb, turn on instantly, and are compatible with most standard incandescent dimmers. Powered by Cree® LED Filament Tower™ Technology, the Cree® LED A19 bulbs are ENERGY STAR® qualified and are designed to last 25,000 hours.

Performance Summary

- Utilizes Cree LED Filament Tower™ Technology
- Made in the U.S.A. of U.S. and imported parts
- **Lamp Delivered Light Output:** 1,100 lumens (75W eq)
- **Input Power:** 13.5 watts (75W eq)
- **CRI:** 80
- **CCT:** 2700K, 5000K
- **Limited Warranty†:** 3 years
- **Lifetime:** Designed to last at least 25,000 hours
- **Dimming:** Dimmable to 5% with select dimmers
- Must order in multiples of master carton (MC) quantities

† See www.cree.com/lighting/products/warranty for warranty terms

EXT 2 and EXT 3



Ordering Information

Example: A19-75W-27K-B1

A19	75W					B1
Product	**Watt Equivalent**	**CCT**	**Voltage**	**Base**	**CRI**	**Packaging**
A19	**75W** 75 Watt (1100 lumens)	**27K** 2700K **50K** 5000K	**Blank** 120 Volt	**Blank** E26 (screw base)	**Blank** 80 CRI	**B1** (6) Blister Pack bulbs in master carton (MC=6)

Product Specifications

CONSTRUCTION & MATERIALS

- A-type bulb design weighs less than 4 ounces (113g) and uses a standard E26 screw base
- Silicon coated globe for increased safety
- Bulb meets ANSI standards for A19 dimensions
- Mercury free

OPTICAL SYSTEM

- Proprietary Cree LED Filament Tower™ creates perfect omnidirectional light distribution
- Glass globe offers increased optical spread

ELECTRICAL SYSTEM

- **Power Factor:** > 0.9 nominal
- **Input Voltage:** 120V, 60Hz
- **Dimming:** Dimmable to 5% with select dimmers. Refer to www.creelink.com/exLink.asp?11329280OC68M38I26736032 for additional details
- **Operating Temperature Range:** -25˚C - +45˚C (-13˚F - +113˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for damp locations; not for use where exposed directly to weather or water
- Suitable for use in enclosed light fixtures. Lifetime may be reduced if used in air tight enclosures or in insulated ceiling air tight (ICAT) recessed downlight enclosures
- **ENERGY STAR® qualified:**
  Please refer to www.energystar.gov/productfinder/product/certified-light-bulbs/results for most current information
  A19 75W (27K): BA19-11027OMF-12DE26-1U100
  A19 75W (50K): BA19-11050OMF-12DE26-1U100
- Meets FCC Part 15 standards for conducted and radiated emissions

Packaging

(6) Blister Pack bulbs in master carton (MC = 6)

Product Number	UPC	Description	Bulb Type	Watts	CCT	Lamps per Master Carton	Pallet Qty	CRI	Lumens	Rated Life (Hrs)
A19-75W-27K-B1*	849665001133	75W Warm White A19 Equivalent	A19	13.5W	2700K	6	480	80	1,100	25,000
A19-75W-50K-B1*	849665001140	75W Daylight A19 Equivalent	A19	13.5W	5000K	6	480	80	1,100	25,000

* Must be ordered in quantities of 6

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Gmail

Luke Trujillo <trulinea@gmail.com>

Design Approval

1 message

Lawrence Crosby <lawrence.a.crosby@gmail.com> Tue, Aug 30, 2016 at 10:01 AM
To: Luke Trujillo <trulinea@gmail.com>
Cc: jasonhorwath@gmail.com

Hi Luke:

Here is the signed HOA approval. Basically, we are OK with either the recently submitted step down design (August 22) or the slightly higher version you shared at the HOA meeting (July 20, 2016). If the DRB is fine with the height variance we are too. We are also OK with the limited use of vertical siding and the steel plated “ships prow”. The approval also assumes the Site Mitigation Notes dated July 27, 2016. Let me know if this is what you needed.

Larry

Signed HOA Approval of GH-11 Design.pdf
233K

DESIGN REVIEW PROCESS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

HOA APPROVAL LETTER

I, (*print name*) Lawrence A. Crosby, the HOA president of property located at GH-11 Cabins Lane, provide this letter as *written approval of the plans dated* August 22 and July 20, 2016 *which have been submitted to the* Town of Mountain Village Community Development Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include *(indicate below):*

Construction of a single family home at this address per the architectural drawings submitted to the HOA with the above dates, and the Site Mitigation Notes dated July 27, 2016.

Lawrence A. Crosby
(Signature)

August 30, 2016
(Date)

Lawrence A. Crosby
(Printed name)

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO
APPROVING AMENDMENT TO FINAL PLAT FOR
LOT (S) 166 B-F

Resolution No. 1996 -1210-35

Whereas, Prospect Peak Partners is the owner of record of real property described as lot (s) 166B-F, Mountain Village;

Whereas, Rick Thornburg, on behalf of Prospect Peak Partners has requested approval of an Amendment to the Final Plat of Lot (s) 166B-F and

Whereas, the duly recorded plat of lot (s) 166 B-F designates the following:

Current Plat Status:

Current

Lot 166B-F	20	Condominium	60	Population Density
	Acreage 2.139			

Four Condominium Units per lot

Whereas, in compliance with the provisions of Section 3.5.2 of the Land Use Ordinance and with due consideration of the matters set forth in the application filed, this application does hereby propose the following plat amendment as follows:

Whereas, the applicant seeks to delete lots 166B-F and reconfigure the lots adjusting the lot lines and to create 15 Single Family lots. Additionally, the applicant seeks a rezone from the designated use of condominium to single family with the development of a log home design zone to be known as Cabins on Gold Hill. The purpose of the application is 1.) create a neighborhood that is serene and more environmentally sensitive to the site and its surrounding neighbors; 2.) eliminates both the transportation and parking issues associated with a multi-family development; 3.) create a unique market niche that is more conducive to the "local" purchaser in terms of affordability and home size.

Proposed Final Plat

Lot GH 1-15	15	Single Family	60	Population Density
	Acreage 3.206			

Whereas, after considering this application, the Design Review Board recommended the

Amendment to Final Plat of Lot (s) 166B-F be submitted to the Town Council for review and consideration; and

Whereas, the Town of Mountain Village, Town Council considered this application, along with evidence and testimony, at a public hearing on December 10, 1996.

Now, Therefore, Be It Resolved that the Town Council of the Town of Mountain Village, Mountain Village Colorado, hereby approves the Amendment to Final Plat of Lot (s) 166B-F, Mountain Village, and authorizes the Mayor to sign the Resolution contingent upon the following conditions:

1.) The applicant's agreement to install street lights and signage in accordance with Metro District Specifications.

Be It Further Resolved that Lot (s) 166B-F be developed as submitted in accordance with Resolution NO. 96-1210-35 as follows:

Lot 166B-F	Deleted		
Lot GH1-15	15 Single Lots	60	Population Density
	4 units of population density per each lot		

Approved by the Town Council, Town of Mountain Village at a public hearing on December 10, 1996.

Town of Mountain Village, Town Council

by: William A. Hanley III

William A. Hanley III, Mayor

Attest:

by: Linda L. Check

Town Clerk

PAID: $26.00
311756

311756 04/16/1997 09:13A B: 579 P: 655
Gay Cappis, County Clerk, San Miguel County, CO

DEVELOPMENT COVENANT FOR LOTS GH 1-15, ACTIVE OPEN SPACE, GH OS, and ACCESS TRACT CABINS LANE

This covenant is between Prospect Peak Partners, Inc., a Colorado corporation, and the Town of Mountain Village, Town Council ("Council").

Whereas, Prospect Peak Partners, Inc. is the owner of the following described real properties:

Lots 166B, 166C, 166D, 166E, and Lot 166F, Town of Mountain Village, Colorado, according to the final plat recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 Page 2228.

Whereas the Council has approved and executed Resolution NO. 1996-1210-35 for Amendment to Final Plat of the above aforementioned, replat to Single Family GH 1-15, Active Open Space, GH OS, and Access Tract Cabins Lane; and

Whereas, Prospect Peak Partners, Inc. and the Council wish to insure compliance by Prospect Peak Partners, Inc. and its successors with the applicable provisions of Resolution No. 1996-1210-35

Now, Therefore, Prospect Peak Partners hereby declares, publishes and covenants that the subject Prospect Peak Partners, Inc. properties shall be improved, occupied, owned, conveyed, encumbered, leased and used subject to the covenants, conditions, and restriction described as follows:

DESIGN ZONE FOURTEEN - CABINS AT GOLD HILL

Cabins at Gold Hill, Lots GH 1-15, Filing 31, Town of Mountain Village, shall be governed by the LUO, with the following modifications.

DESIGN THEME

The intent of Cabins at Gold Hill is to create a "log cabin village" that is serene and environmentally sensitive to the site and its surrounding area. A common design theme of log construction and baffled or staggered siting to protect views of adjacent properties will create a harmonious relationship inherent to a "log village."

EXTERIOR MATERIALS

The wall materials shall be made of one of the following log styles:

1. Full round, handpeeled, chink-style log construction.
2. Full round, handpeeled, swedish cope log construction.
3. 2 sided or 4 sided squared log, hand adzed, dovetail log construction.

TMT

4. Full round, handpeeled, log post and beam construction and infilled finish materials of beveled cedar lap siding, vertical barnwood siding or stone veneer.

All buildings are to maintain a minimum percentage of stone as required by the current TMV guidelines. Stone shall be quarried from within the Telluride region. All stone shall be alike and laid in a rustic manner typical of the Mountain Village.

Roof materials are to be either cedar shake, composite shake, or pre-rusted self weathering corrugated metal.

HEIGHT LIMIT

35 + 5 per DRB?

The maximum average building height shall be 30 feet and the maximum building height shall be 35 feet, as defined in TMV guidelines, except as follows:

Structures should relate to their particular location and topography. Homesites will require the structure to step either up or down the slope with the uppermost portion of the structure limited in height to two and one-half stories above the adjacent Cabins Lane.

ROOF PITCH

Roof pitch of primary roofs shall be 8:12 to 12:12. Secondary roofs may be less, but no less than 5:12.

BUILDING ENVELOPE

All lots have a defined building envelope as defined by the plat. Typically, these are defined by:

Front yard setback:	5ft
Side yard setback:	5ft or defined by 16ft general easement
Back yard setback:	As defined by the No Build Line or by the 16ft. general easement

BUILDING FOOTPRINT

Building footprints, excluding a minimum of a one car garage (however, 2 car garages are encouraged), shall have an area not to exceed 2,200 square feet. All building footprints, building eaves, log tails, decks, etc. must stay within the building envelope. Additionally, no home is to exceed a total square footage of 2900 square feet, excluding garage.

LANDSCAPING

Landscaping around each building is the responsibility of the individual owner. Landscaping shall be designed to enhance the existing native vegetation, while providing privacy between the buildings and outdoor spaces of adjacent properties. Maintaining existing trees shall be a primary consideration in all site designs.

All landscaping in the common areas shall be the responsibility of the Cabins at Gold Hill Homeowners Association.

SPECIAL REQUIREMENTS

It is to be recognized that Lots GH 1-11 are required to use an individual "Grinder Pump" system as a means of pumping individual lot sewage to the sewer main provided in Cabins Lane. The expense of this system is born by the individual lot owner.

HOMEOWNERS ASSOCIATION

The Cabins at Gold Hill Homeowners has the following responsibilities:

1. To create, light and maintain the entrance monument.
2. To contract the plowing and removing of snow.
3. To maintain any and all landscaping in the common areas.
4. To pave the road in the summer of 1998. Said paving shall be a special assessment amongst the owners of record as of June 1, 1998.

RUN WITH LAND. The town desires to eliminate any claims of subsequent owners that may be based upon a claim of a lack of knowledge of the contents of the development covenant approval.

A. In conjunction with the Town, Prospect Peak partners shall record this Development Covenant in the office of the San Miguel County Clerk and Recorder, and such recording. The provisions of the covenant shall be for the benefit of and a burden upon the title to the Prospect Peak Partners' properties,

including any future boundary modifications thereto, and shall be binding on the successors and assigns of Prospect Peak Partners, Inc.

B. The provision of the Covenant shall insure to the benefit of and shall be binding upon The Town of Mountain Village and the Council;

AMENDMENT. This covenant may be amended upon the mutual written consent of Prospect Peak Partners, Inc. and the Council following a public hearing before the Design Review Board and Council that is noticed pursuant to the terms of the Land Use Ordinance.

ENFORCEMENT. The Council or other parties entitled may enforce these covenants by actions in equity or law by injunction or any other action authorized by laws and regulations for enforcement of zoning. The failure to enforce any covenants herein shall not constitute a waiver of any of these covenants. Should the Town or other party to whom these covenants run be required to enforce these covenants in court, they also shall be awarded attorneys' fees.

Effective Date: 4.8.97

Prospect Peak Partners, Inc., a Colorado Corporation

By: _____
Donald R. McLean, General Partner

Attest:

By: K E Montgomery

State of Colorado)
)ss.
County of San Miguel)

Subscribed and sworn to before me this 9th day of April, 1997, by Donald R. McLean as General Partner ~~and~~ of Prospect Peak Partners, ~~Inc.~~ _____, a Colorado Corporation.

Witness my hand and official seal.
My commission expires: 5/29/98

Rebecca A. Padilla
Notary Public

REBECCA A. PADILLA NOTARY PUBLIC STATE OF COLORADO

Town of Mountain Village, Town Council

By: _____
William A. Hanley, Mayor

Attest:

By: _____
Linda Check, Town Clerk

State of Colorado)
)ss.
County of San Miguel)

Subscribed and sworn to before me this 10th day of April, 1997, by William A. Hanley as Mayor and Linda Check as Town Clerk, on behalf of the Town of Mountain Village Town Council.

Witness my hand and official seal.
My commission expires: ~~03-15-99~~
8-19-99

Katharine M Jewett
Notary Public

KATHARINE M. JEWETT
NOTARY PUBLIC
STATE OF COLORADO

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	North and South elevation + West dining wall.
Item Description:	4 sided wood/log siding with dark chinking material
Issue Date:	2016.07.05

Note: we can use 4 sided wood or log siding with chinking similar to this example.c 2016.07.05

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	north and south elevations. Upper dining wall facing Cabins Lane
Item Description:	Reclaimed barn wood siding with dark stain
Issue Date:	2016.06.27

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	Pipe & Flu detail above fireplace in family room
Item Description:	Large 15" or greater rusty solid pipe with cap for termination.
Issue Date:	2016.06.27

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	Prow of ship on East elevation
Item Description:	Plate metal siding with 1/4" seams - align with all window frames and geometry
Issue Date:	2016.06.27

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	Decorative beams, Rafter tails
Item Description:	Wood beam and rafter details on all exteriors as depicted on elevations
Issue Date:	2016.06.27

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	Primary gable roof forms.
Item Description:	Corrugated roofing with angular corrugations
Issue Date:	2016.08.04

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	All roof locations as indicated on the elevations
Item Description:	Snow guards with pipe- integrated holders on Standing seam locations
Issue Date:	2016.06.27

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	Entire House -all stone veneer locations with cap at top of wall
Item Description:	Stone veneer similar to GH 9 - with morter flush or near flush
Issue Date:	2016.06.23

TRULINEA Architects

970-708-1445 ----TruLinea.com

GH 11 - T swiss Project

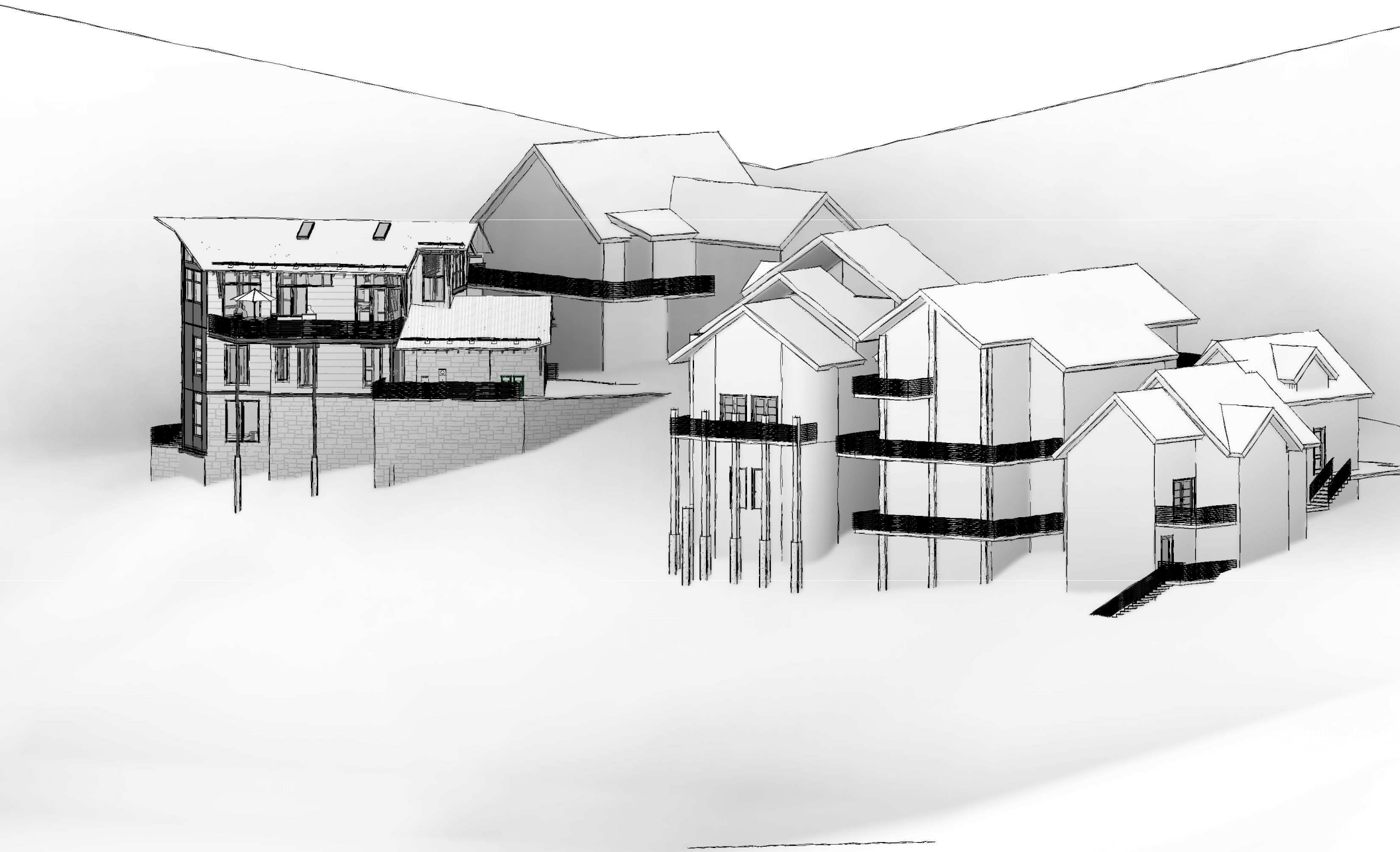
DRB - material cut sheets for proposed new residence

Name:	T-swiss - aka Horwath Residence
Location :	Entire House -Dark metal clad windows - casement, fixed, doors, etc.
Item Description:	Windows - metal clad - matching everywhere
Issue Date:	2016.06.23

*Note - barnwood siding to match.

TRULINEA Architects

970-708-1445 ----TruLinea.com



TRULINEA
Architects
T-Swiss 2016.11.02

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

Agenda Item #4

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Special Meeting of November 7, 2016

DATE: November 2, 2016

RE: **Work session to continue review of the Design Regulations of the Community Development Code.**

DESIGN REGULATION CHANGES

Staff has incorporated the changes discussed at the October 18 work session. The major changes were in the following areas:

- Revised the "solid, heavy building forms" reference throughout document to refer to a "grounded base". We also added other materials to what could be included in the base. Staff has taken the liberty to include "board formed concrete" as one of these materials to renew this discussion.
- Made changes to the Roof Form portion of the regulations to emphasize appropriate roof composition and allow black and grey materials.
- Revised glazing standards to remove reference to amount of glass per elevation; retained total percent requirement; required window details.

We included a redline version and clean version for your review.

PROCESS CHANGES

Board Member Evans provided a memo describing a revised Two-Step process for discussion. It is meant to implement the Board's concerns that the process is too focused on the details of the project, while the overall composition of a project in relation to the design theme is missed.

We have attached the DRB application because the Board raised concerns that Materials Boards were not always provided. As you can see we state they are a requirement, staff just needs to be more diligent about mandating this important requirement.

We have also recommended additional criteria for approving a variation. This comes from the Board stating that a variation should move the evolution and quality of architecture in Mountain Village forward.

LEGAL REVIEW

Jim Mahoney will be joining us to discuss enforceability versus flexibility; and other challenges in enforcing good design.

ENERGY CODE REQUIREMENTS

When we were discussing revisions to the amount of glass allowed in a building, questions about the Energy Code, the Town's Green Building Code and the HERS rating came up. Randy Kee, our Building Official will be here to answer questions.

Attachments:

- Revised redline version of the Design Regulations
- Clean version of the amended Design Regulations
- Memo from Phil Evans describing Two-Step Process
- DRB application

CHAPTER 17.1 DESIGN REGULATIONS

17.1.1 PURPOSE AND INTENT

The Mountain Village Design Regulations ("Design Regulations") have been established to achieve the following:

A. Provide clear, consistent, predictable and efficient design standards;
B. Promote public health, safety and welfare;
C. Preserve open space and protect the environment;
D. Enhance the natural beauty of the town's surroundings;
E. Foster a sense of community;
F. Promote the economic vitality of the town;
G. Promote the resort nature and tourism trade of the town;
H. Ensure that uses and structures enhance their sites and area compatible with the natural beauty of the town's setting and its critical natural resources;
I. Promote good civic design and development; and
J. Create and preserve an attractive and functional community.

17.1.2 APPLICABILITY

A. The Design Regulations apply to all development where there is an exterior alteration proposed or where an exterior alteration is required due to a change in use.
B. Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations' requirements.

17.1.3 DEVELOPMENT APPLICATION PROCESS

The Design Review Process is set forth in the Development Review Procedures in Chapter 4.

17.1.4 TOWN DESIGN THEME

A. The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.
B. - Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.
C. Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.
D. Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.
E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.
F. The key characteristics of the town design theme are:
1. Building siting that is sensitive to the building location, access, views, solar gain, tree

preservation, and visual impacts to the existing design context of surrounding neighborhood development.

2. Massing that is simple in form and steps with the natural topography.
3. Solid, heavy grounded bases that are designed to withstand alpine snow conditions.
4. Structure that is expressive of its function to shelter from high snow loads.
5. Materials that are natural and sustainable in stone, wood, and metal.
6. Colors that blend with nature.

The Design Regulations set forth herein are intended to achieve these defining characteristics.

17.1.5 BUILDING SITING DESIGN

A. Design to Fit the Landscape.

Effective site planning is crucial to designing a building and development that blends into the existing landscape. Building siting shall respect and relate to existing land-forms and vegetation. Design solutions shall be site-specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site.

1. 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.
2. Natural vegetation, ponds, streams and wetlands shall be preserved and protected to the extent practicable while still allowing for the owner's envisioned development consistent with the Town regulations, standards and the Comprehensive Plan.
3. Due to heavy snowfall experienced in the area, all site plans shall provide a snow shed and storage plan for roofs, walkways and drives. Areas of snow or ice shedding from roofs shall be shown along with methods to protect pedestrian and/or vehicular traffic from injury or damage.

B. Residential Building Siting

1. Buildings shall be sited based on the consideration of influences such as surrounding development, shade and shadow, views, solar exposure, natural vegetation, and water run-off.
2. View corridors for proposed development shall be specifically preapproved by the review authority as a part of the overall landscape plan pursuant to the applicable requirements of the CDC.
3. The review authority may require the creation of a building envelope to define the area in which all improvements must be located in order to protect the general easement, wetlands, steep slopes, golf course, open space, common areas and similar site features.

a. When a building envelope is required by the review authority, the applicant may be required by the review authority to submit a site improvement location certificate to ensure all development and improvements occur within the building envelope.

C. Village Center Building Siting

1. Building siting within the Village Center shall relate directly to the pre-established or proposed pedestrian walkways, malls and plaza areas. It is imperative that buildings

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form the walls of these exterior spaces and that circulation routes are uninterrupted, continuous and reinforced by adjacent buildings.

2. Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met.

D. Sites Adjacent to Open Space

Prior to the review authority approving the development of a site that proposes grading, clearing, direct drainage, direct access or other direct impact (as solely determined by the review authority) onto an adjoining open space, the applicant shall submit the proposed improvements on the open space to the owner of the affected open space for review and approval.

1. The owner of the open space shall provide the Town with written consent for the development application to proceed or all proposed improvements affecting the open space shall be deleted from the development application.

2. The applicant shall be required to enter into an open space impact agreement with the owner of the open space.

3. The Town may require easements for direct discharge, landscaping, access and similar improvements.

E. Golf Course Setbacks

Buildings shall be setback from the golf course fairways, tee boxes and greens. The DRB has the right, during the Design Review Process, to impose greater setback requirements if it determines that unique circumstances exist or if required for safety or aesthetic reasons.

F. Sites Adjacent to Common Areas

Prior to development of any site that will directly impact any developed common areas (pedestrian pathways, paver systems, retaining walls, light poles, sodded areas, etc.) by grading, clearing, direct drainage, direct access or other impact (as solely determined by the review authority) the applicant shall be required by the review authority to enter into a common area impact agreement.

17.1.6 BUILDING DESIGN

A. Building Form

~~**1.**~~ The alpine mountain design shall be based on ~~solid, heavy~~ building forms that are well grounded to~~can~~ withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form is stone, metal, board formed concrete, stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow.~~The following building massing requirements shall be met to achieve this mountain vernacular design:~~

~~**2.**~~**1.**

~~a. All buildings shall be designed to incorporate a heavy, thick massed base on the first floor and at finished grade base of stone, stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and~~

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~~sixteen inches (16") or greater for log homes or log bases.~~

~~i. For multi-family, mixed-use and commercial development, the first floor, primary material shall be stone or stucco with metal accent material.~~

~~ii. The DRB may increase the size of the timber or logs depending upon the size and visual weight of the upper floor materials in order to provide the desired heavy, thick building base.~~

~~iii. The heavy, thick building base shall be the primary element with the allowance of secondary, accent exterior materials to break up the mass or provide interest in association with an architectural element.~~

~~3.~~2. Windows and doors in stone and stucco areas shall be recessed back from the face of the exterior material by a minimum of five inches (5") with variations in the depth of the window and door recessions provided throughout the building to convey the desired heavy, thick massing.

a. Window trim or built up areas around the windows shall not be included in the measurement, such measurement to be made from the predominant face of the exterior wall assembly.

~~4.~~3. The exterior material requirements reinforce the desired massing set forth in this section.

B. Exterior Wall Form

1. General (Applies to All Development)

a. The overall form of residential exterior walls shall be simple in design.
b. Walls need to portray mass that is strong and thick.

2. Village Center Wall Form Additional Requirements

a. The form of exterior walls within the Village Center shall form and define the public spaces they confine as well as the interior uses of the building. Spaces defined by the walls shall be contained courtyards and plazas or continuous flowing streets. Angles shall be soft, repetitive 90-degree turns and open-ended, disjointed spaces shall be avoided.
b. Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

C. Roof Form

1. Roof Design Elements

a. ~~Primary forms shall be gable. Secondary roof forms may be either gable or shed roof forms.~~The roof shall be a composition of forms that emphasize sloped planes and vertical alignments.

~~i. Other primary and secondary roof forms may be approved by the DRB as~~

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~~a specific approval consistent with the roof pitch requirements as set forth herein, and provided the Town design theme is met.~~

~~b. Roof forms shall be simple in design to the extent practicable.~~

~~c.~~b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.

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

~~e.~~d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.

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

~~g.~~f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

g. Eaves and fascia shall generally be responsive and proportional to the design of the building.

~~**2. Pitch**~~

~~a. Primary roof pitches shall be 6:12 to 12:12 except for:~~

~~i. Town shops, recreational facilities, community facilities, public works buildings or buildings with an industrial zoning designation on the site may have lesser slopes approved as a specific approval of the DRB.~~

~~b. Secondary shed roof forms shall have a pitch of not less than 4:12 when attached to major building forms.~~

~~i. The Review Authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval.~~

~~**3. Eaves and Fascia**~~

~~a. Eaves and fascia shall generally be responsive and proportional to the design of the building.~~

~~4.~~2. **Roof Drainage**

a. Where roofs drip onto pedestrian or other public areas, all multi-family, mixed use or commercial buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to cobble lined swales that direct water to the natural or proposed landscape.

b. All development within the Village Center shall be required to provide an

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integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.

c. Within the Village Center, all building roof run-off shall be directed to storm sewers or drainage systems capable of handling the volume of run-off. Such system shall be kept and maintained by the owner and/or respective homeowners association in a clean, safe condition and in good repair.

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~~5.~~3. **Roof Material**

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

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

c. Permitted roof material outside the Village Center include:

i. Rusted, black or gray standing seam metal;

ii. Zinc;

iii. Minimum 1/2" slate; and

iv. ~~18 – 22~~Appropriate -gauge black, gray -or rusted corrugated metal.

v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village~~.~~. if it has been preapproved by the Design Review Board.

(a) Synthetic roofing material shall be:

(i.) Durable

(ii.) High strength, both material and shape;

(iii.) Low absorption or permeability;

(iv.) High freeze/thaw damage resistance;

(v.) Color throughout the tile (not surface applied); and

(vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

d. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.

e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:

i. Copper;

(a) Copper shall only be considered when it is proposed with a brown or verde patina finish where visible except for the Village Center where a verde patina finish is required.

~~(i.)~~(vii.) The copper finish shall be completed prior to issuing a certificate of occupancy.

ii. Galvanized corrugated or standing seam metal (not rusted);

iii. Standing seam;

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

Comment [GVN1]: Shortened Class 3 process?

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~~(a) Synthetic roofing material shall be:~~

~~(i.) Durable~~
~~(ii.)~~(i.) ~~High strength, both material and shape;~~
~~(iii.)~~(i.) ~~Low absorption or permeability;~~
~~(iv.)~~(i.) ~~High freeze/thaw damage resistance;~~
~~(v.)~~(i.) ~~Color throughout the tile (not surface applied); and~~
~~(vi.)~~(i.) ~~High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.~~

f. The following requirements are applicable to all roofing:

i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.

g. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of wood shake areas that are 25% or less of the total roof surface area.
h. Roof flashing, Gutters Downspouts and Similar Hardware:

i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when either structural requirements dictate the use of stronger materials such as for snow fences.
ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

~~6.~~4. **Pedestrian Protection.** Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.
b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.
c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.
d. Raised planters, retaining walls or similar landscape features shall be used to

DRAFT

direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.

e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

~~7.~~5. **Roofing Color.** All roof material colors shall be a non-reflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

D. Chimneys, Vent and Rooftop Equipment Design

1. Chimney forms shall relate to the overall building.

2. All fireplace flues shall be enclosed with ~~an arched~~a chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed metal or clay flues. Chimney enclosures are generally made of stone, stucco or rusted or painted metal to blend with the roof material. ~~The metal shall be treated to produce rusting.~~

3. All wood-burning fireplaces shall require the installation of a spark arrester.

a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.

4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to minimize the visual impacts caused by excessive chimneys, flues and vents.

~~**5.** Chimneys shall be located on the side or rear of a dwelling and not located on the front façade as viewed from the primary access way.~~

~~6.~~5. Vents shall be located on the roof plane that is furthest away from the adjoining public ways.

~~7.~~6. Vents on the roof or on a wall shall be located and designed to ensure the lack of ~~instructions~~ obstructions from accumulating snowfall.

~~8.~~7. Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors or noise shall be designed and located so as to vent from the roof of buildings and thus mitigate ~~and eliminate~~ odors and noise. The review authority has the right to require improvements, such as air cleaners (scrubbers) or baffles, to any system that does not in its judgment perform satisfactorily.

~~9.~~8. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.

E. Exterior Wall Materials. A mix of materials including ~~N~~natural stone, stucco (only in the Village Center), steel and wood ~~are~~ shall be the primary exterior materials. Proposed exterior materials shall be compatible with surrounding area development.

1. Stone. In addition to achieving the building massing requirements, stone walls shall meet the following standards:

a. Buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls.

DRAFT

b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.

c. The designs shall show stone that is distributed to enhance the overall architecture.

i. Stone incorporated in retaining walls that are adjacent to and an integral part of the building may be included~~, up to ten percent (10%),~~ in the building's exterior stone material calculation.

ii. Boulder walls or landscaped walls shall not be considered within calculations of the exterior wall material requirement.

iii. A stone sample and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.

iv. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.

2. **Wood.** Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:

a. Log and log siding shall be a minimum sixteen inches(16") in diameter on the first and lower floor elevations as provided under the building design standards, and nine inches (9") in diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.

b. Heavy timber shall be a minimum size of eight inches by eight inches (8" x 8").

c. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension and either painted or stained. Reclaimed barn wood shall be an average of eight inches (8") in width.

d. Board and batten wood siding shall not be the predominant siding pattern. When board and batten siding is proposed the minimum size shall be one inch by eight inch (1" x 8") boards and one inch by eight inch (1" x 8") battens.

3. **Metal.** The review authority may review and approve metal as ~~an accent~~a siding material, soffit material and fascia material as specific approvals in a development application.

a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.

b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.

c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. **Stucco.** Stucco is only allowed in the Village Center. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.
b. Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.
c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.
d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.
e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.

5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve non-combustible materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.

6. **Sustainable Green Building Materials.** The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.

7. **Prohibited Exterior Materials.** The following exterior materials are prohibited:

a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.
b. Concrete is limited as an exterior materials for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

F. Exterior Color

Exterior material color shall harmonize with the natural landscape within and surrounding the town. Color shall be natural, warm and subtle. Roofs may be rusted, black or gray standing seams or corrugated metal. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall or roof areas.

G. **~~Windows~~Glazing.** ~~Windows shall be designed to meet the following standards:~~Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

~~a. North walls shall typically have no more than twenty percent (20%) glass area~~

~~unless the primary view is to the north.~~

~~b. South walls shall open to the sun and view.~~

~~c.~~a. ~~Consistent with the Building Codes, t~~The maximum window area of a building ~~is~~ shall be forty percent (40%) of the total building façade area.Window placement and size shall be sensitive to light spill over to adjacent properties.

~~i. Window area measured as the rough opening area of the windows.~~

~~ii. Façade area measured to the exterior face of the wall assembly.~~

~~**2.** Large uninterrupted expanses of glass shall be avoided except on southern facades and to primary views.~~

~~a. Uninterrupted glass areas on single-family dwellings may not exceed forty (40) square feet except in one window area designed as a great room where uninterrupted glass areas may not exceed seventy (70) square feet.~~

~~i. The review authority shall determine what constitutes an interruption of the window area on a case-by-case basis.~~

~~(a) Mullions and simulated divided lites shall be responsive in scale to break up continuous bands of glazing. Simulated divided lites shall have internal and external grills with spacers between panes of glazing.~~

~~ii. The DRB may allow for larger window areas without interruption as a specific approval.~~

~~3.~~2. Combinations of windows shall be used to establish a human scale to building facades.

~~4.~~3. Windows within grounded base forms shall appear to be punched into ~~massive~~ walls. Window patterns and reveals need to be carefully studied to create interest and variety.

a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.

i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.

b. Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable. When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.

~~ii.~~i.

~~b.~~a. ~~When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.~~

~~5.~~4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Trim details must be provided that clearly describe connection of glazing to walls.

~~6.~~5. For residential windows above the pedestrian (ground) level within the Village Center,

DRAFT

uninterrupted, maximum glass area shall not exceed sixteen (16) square feet**.**

~~7.~~6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations..

~~**8. Continuous, repetitive bands of windows shall be avoided.**~~

~~9.~~7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.

~~10.~~8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.

a. Aluminum is allowed as painted clad material only.
b. The use of vinyl windows is prohibited.

~~11.~~9. Divided-lite windows shall be either individual glass ~~lights~~ lites with real mullions unless special divided-~~light~~ lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.

~~12.~~10. The use of mirrored glass is prohibited.

~~13.~~11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

H. Doors and Entryways

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.

2. Within the Village Center and multi-family development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.

3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.

4. All doors shall meet the applicable energy code requirements of the Building Codes.

a. Hollow metal doors are not permitted.

5. The exterior face of a door shall be recessed a minimum of five inches (5") from the outside face of ~~the exterior wall assembly~~a grounded base.

6. Garage doors shall be rich and interesting. Wood or metal sectional overhead doors of raised panel design may be used.

a. Hollow metal doors, metal overhead doors of plain panel or roll-up doors similar to those of a service truck are prohibited.
b. Wood garage doors, other than wood sectional overhead doors, shall be reviewed on an individual basis.
c. The exterior face of the garage door shall be recessed a minimum of seven inches (7") from the outside face of the exterior wall assembly.

I. Decks and Balconies

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

2. Long, continuous bands of balconies are prohibited.

DRAFT

3. Whenever possible, balconies and decks shall be located in areas of high sun exposure while at the same time preserving views and solar access.

J. Required Surveys and Inspections

The following surveys and inspections shall be conducted by the Planning Division or the Building Division to ensure development is constructed in accordance with the review authority approved plans:

1. As required by CDC Section 17.3.12.C, when building height is within five (5) feet or less of the maximum building height or maximum average building height the developer shall submit a monumented land survey that is prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.

2. As required by CDC section 17.3.14, when an approved development has a structure, building, grading, hardscape or other similar improvement within five (5) feet or less from the general easement setback, other setback or a lot line, the developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the general easement setback prior to the Building Division conducting the required footing or foundation inspection as applicable.

3. 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

This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.

4. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.

5. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.

6. Prior to the Building Division conducting the required footing or foundation inspection for an accessory dwelling unit, a monumented land survey prepared by a Colorado public land surveyor to ensure that an accessory dwelling unit will contain the maximum floor area as approved by the review authority. Such a survey may also be required by the review authority for any other land use that has a maximum or minimum size established by the CDC a PUD or by a development agreement with the Town.

DRAFT

CHAPTER 17.4 DEVELOPMENT REVIEW PROCEDURES

17.4.11(E) 5. Design Variation Process.

a. The DRB may grant design variations to the following Design Regulations sections:

i. Building siting design;
ii. Grading and drainage design;
iii. Building design;
iv. Landscaping regulations;
v. Trash, recycling and storage areas;
vi. Lighting regulations;
vii. Sign regulations; and
viii. Commercial, ground level and plaza area regulations.

b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.

c. A design variation request shall outline the specific variations requested and include the section number.

d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.

e. The following criteria shall be met for the review authority to approve a design variation~~ development~~:

i. The design variation is compatible with the design context of the surrounding area~~.~~; ~~and provides for a strong mountain vernacular design.~~
ii. The design variation is consistent with the town design theme;
iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
v. The design variation is consistent with purpose and intent of the Design Regulations;
vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; ~~and~~
vii. The proposed design variation meets all applicable Town regulations and standards~~.~~; and
viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current time, and moves us into the future while respecting the design context of the neighborhood surrounding a site.
~~vii.~~ix.

f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

DRAFT

g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

DRAFT

CHAPTER 17.1 DESIGN REGULATIONS

17.1.1 PURPOSE AND INTENT

The Mountain Village Design Regulations ("Design Regulations") have been established to achieve the following:

A. Provide clear, consistent, predictable and efficient design standards;
B. Promote public health, safety and welfare;
C. Preserve open space and protect the environment;
D. Enhance the natural beauty of the town's surroundings;
E. Foster a sense of community;
F. Promote the economic vitality of the town;
G. Promote the resort nature and tourism trade of the town;
H. Ensure that uses and structures enhance their sites and area compatible with the natural beauty of the town's setting and its critical natural resources;
I. Promote good civic design and development; and
J. Create and preserve an attractive and functional community.

17.1.2 APPLICABILITY

A. The Design Regulations apply to all development where there is an exterior alteration proposed or where an exterior alteration is required due to a change in use.
B. Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations' requirements.

17.1.3 DEVELOPMENT APPLICATION PROCESS

The Design Review Process is set forth in the Development Review Procedures in Chapter 4.

17.1.4 TOWN DESIGN THEME

A. The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.
B. Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.
C. Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.
D. Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.
E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.
F. The key characteristics of the town design theme are:
  1. Building siting that is sensitive to the building location, access, views, solar gain, tree

DRAFT

preservation, and visual impacts to the existing design context of surrounding neighborhood development.

2. Massing that is simple in form and steps with the natural topography.

3. Solid, heavy grounded bases that are designed to withstand alpine snow conditions.

4. Structure that is expressive of its function to shelter from high snow loads.

5. Materials that are natural and sustainable in stone, wood, and metal.

6. Colors that blend with nature.

The Design Regulations set forth herein are intended to achieve these defining characteristics.

17.1.5 BUILDING SITING DESIGN

A. Design to Fit the Landscape.

Effective site planning is crucial to designing a building and development that blends into the existing landscape. Building siting shall respect and relate to existing land-forms and vegetation. Design solutions shall be site-specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site.

1. 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.

2. Natural vegetation, ponds, streams and wetlands shall be preserved and protected to the extent practicable while still allowing for the owner's envisioned development consistent with the Town regulations, standards and the Comprehensive Plan.

3. Due to heavy snowfall experienced in the area, all site plans shall provide a snow shed and storage plan for roofs, walkways and drives. Areas of snow or ice shedding from roofs shall be shown along with methods to protect pedestrian and/or vehicular traffic from injury or damage.

B. Residential Building Siting

1. Buildings shall be sited based on the consideration of influences such as surrounding development, shade and shadow, views, solar exposure, natural vegetation, and water run-off.

2. View corridors for proposed development shall be specifically preapproved by the review authority as a part of the overall landscape plan pursuant to the applicable requirements of the CDC.

3. The review authority may require the creation of a building envelope to define the area in which all improvements must be located in order to protect the general easement, wetlands, steep slopes, golf course, open space, common areas and similar site features.

a. When a building envelope is required by the review authority, the applicant may be required by the review authority to submit a site improvement location certificate to ensure all development and improvements occur within the building envelope.

C. Village Center Building Siting

1. Building siting within the Village Center shall relate directly to the pre-established or proposed pedestrian walkways, malls and plaza areas. It is imperative that buildings

form the walls of these exterior spaces and that circulation routes are uninterrupted, continuous and reinforced by adjacent buildings.

2. Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met.

D. Sites Adjacent to Open Space

Prior to the review authority approving the development of a site that proposes grading, clearing, direct drainage, direct access or other direct impact (as solely determined by the review authority) onto an adjoining open space, the applicant shall submit the proposed improvements on the open space to the owner of the affected open space for review and approval.

1. The owner of the open space shall provide the Town with written consent for the development application to proceed or all proposed improvements affecting the open space shall be deleted from the development application.

2. The applicant shall be required to enter into an open space impact agreement with the owner of the open space.

3. The Town may require easements for direct discharge, landscaping, access and similar improvements.

E. Golf Course Setbacks

Buildings shall be setback from the golf course fairways, tee boxes and greens. The DRB has the right, during the Design Review Process, to impose greater setback requirements if it determines that unique circumstances exist or if required for safety or aesthetic reasons.

F. Sites Adjacent to Common Areas

Prior to development of any site that will directly impact any developed common areas (pedestrian pathways, paver systems, retaining walls, light poles, sodded areas, etc.) by grading, clearing, direct drainage, direct access or other impact (as solely determined by the review authority) the applicant shall be required by the review authority to enter into a common area impact agreement.

17.1.6 BUILDING DESIGN

A. Building Form

1. The alpine mountain design shall be based on building forms that are well grounded to withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form is stone, metal, board formed concrete, stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow.

2. Windows and doors in stone and stucco areas shall be recessed back from the face of the exterior material by a minimum of five inches (5") with variations in the depth of the window and door recessions provided throughout the building to convey the desired

heavy, thick massing.

a. Window trim or built up areas around the windows shall not be included in the measurement, such measurement to be made from the predominant face of the exterior wall assembly.

3. The exterior material requirements reinforce the desired massing set forth in this section.

B. Exterior Wall Form

1. General (Applies to All Development)

a. The overall form of residential exterior walls shall be simple in design.
b. Walls need to portray mass that is strong and thick.

2. Village Center Wall Form Additional Requirements

a. The form of exterior walls within the Village Center shall form and define the public spaces they confine as well as the interior uses of the building. Spaces defined by the walls shall be contained courtyards and plazas or continuous flowing streets. Angles shall be soft, repetitive 90-degree turns and open-ended, disjointed spaces shall be avoided.
b. Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

C. Roof Form

1. Roof Design Elements

a. The roof shall be a composition of forms that emphasize sloped planes and vertical alignments.
b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.
c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.
d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.
e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.
f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.
g. Eaves and fascia shall generally be responsive and proportional to the design of the building.

DRAFT

2. Roof Drainage

a. Where roofs drip onto pedestrian or other public areas, all multi-family, mixed use or commercial buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to cobble lined swales that direct water to the natural or proposed landscape.

b. All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.

c. Within the Village Center, all building roof run-off shall be directed to storm sewers or drainage systems capable of handling the volume of run-off. Such system shall be kept and maintained by the owner and/or respective homeowners association in a clean, safe condition and in good repair.

DRAFT

3. Roof Material

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

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

c. Permitted roof material outside the Village Center include:

i. Rusted, black or gray standing seam metal;

ii. Zinc;

iii. Minimum 1/2" slate; and

iv. –Appropriate gauge black, gray or rusted corrugated metal.

v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village. if it has been preapproved by the Design Review Board.

(a) Synthetic roofing material shall be:

(i.) Durable

(ii.) High strength, both material and shape;

(iii.) Low absorption or permeability;

(iv.) High freeze/thaw damage resistance;

(v.) Color throughout the tile (not surface applied); and

(vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

d. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.

e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:

i. Copper;

(a) Copper shall only be considered when it is proposed with a brown or verde patina finish where visible except for the Village Center where a verde patina finish is required.

(vii.) The copper finish shall be completed prior to issuing a certificate of occupancy.

ii. Galvanized corrugated or standing seam metal (not rusted);

iii. Standing seam;

f. The following requirements are applicable to all roofing:

i. Metal roofing surface shall not reflect an excessive amount of light when

DRAFT

viewed against direct sunlight.

ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.

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

h. Roof flashing, Gutters Downspouts and Similar Hardware:

i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when either structural requirements dictate the use of stronger materials such as for snow fences.

ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.

iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

4. **Pedestrian Protection.** Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.

b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.

c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.

d. Raised planters, retaining walls or similar landscape features shall be used to direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.

e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

5. **Roofing Color.** All roof material colors shall be a non-reflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

D. Chimneys, Vent and Rooftop Equipment Design

1. Chimney forms shall relate to the overall building.

2. All fireplace flues shall be enclosed with a chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed

metal or clay flues. Chimney enclosures are generally made of stone, stucco or rusted or painted metal to blend with the roof material.

3. All wood-burning fireplaces shall require the installation of a spark arrester.

a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.

4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to minimize the visual impacts caused by excessive chimneys, flues and vents.

5. Vents shall be located on the roof plane that is furthest away from the adjoining public ways.

6. Vents on the roof or on a wall shall be located and designed to ensure the lack of obstructions from accumulating snowfall.

7. Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors or noise shall be designed and located so as to vent from the roof of buildings and thus mitigate odors and noise. The review authority has the right to require improvements, such as air cleaners (scrubbers) or baffles, to any system that does not in its judgment perform satisfactorily.

8. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.

E. **Exterior Wall Materials**. A mix of materials including natural stone, stucco (only in the Village Center), steel and wood shall be the primary exterior materials. Proposed exterior materials shall be compatible with surrounding area development.

1. **Stone.** In addition to achieving the building massing requirements, stone walls shall meet the following standards:

a. Buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls.

b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.

c. The designs shall show stone that is distributed to enhance the overall architecture.

i. Stone incorporated in retaining walls that are adjacent to and an integral part of the building may be included in the building's exterior stone material calculation.

ii. Boulder walls or landscaped walls shall not be considered within calculations of the exterior wall material requirement.

iii. A stone sample and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.

iv. Any review authority approval for stone shall include a condition that a four foot (4’) by four foot (4’) mock up board be prepared by the development mason for the review authority to approve the final stone

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material and setting pattern consistent with the review authority approval. Such mock up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.

2. **Wood.** Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:

a. Log and log siding shall be a minimum sixteen inches(16") in diameter on the first and lower floor elevations as provided under the building design standards, and nine inches (9") in diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.
b. Heavy timber shall be a minimum size of eight inches by eight inches (8" x 8").
c. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension and either painted or stained. Reclaimed barn wood shall be an average of eight inches (8”) in width.
d. Board and batten wood siding shall not be the predominant siding pattern. When board and batten siding is proposed the minimum size shall be one inch by eight inch (1" x 8") boards and one inch by eight inch (1" x 8") battens.

3. **Metal.** The review authority may review and approve metal as a siding material, soffit material and fascia material as specific approvals in a development application.

a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. **Stucco.** Stucco is only allowed in the Village Center. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.
b. Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.
c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.
d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.
e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.

DRAFT

5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve non-combustible materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
6. **Sustainable Green Building Materials.** The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
7. **Prohibited Exterior Materials.** The following exterior materials are prohibited:

   a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.
   b. Concrete is limited as an exterior materials for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

F. Exterior Color

Exterior material color shall harmonize with the natural landscape within and surrounding the town. Color shall be natural, warm and subtle. Roofs may be rusted, black or gray standing seams or corrugated metal. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall or roof areas.

G. Glazing. Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

   a. The maximum window area of a building shall be forty percent (40%) of the total building façade area.Window placement and size shall be sensitive to light spill over to adjacent properties.

2. Combinations of windows shall be used to establish a human scale to building facades.
3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.

   a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.

      i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.
   b. Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable. When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.
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4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Trim details must be provided that clearly describe connection of glazing to walls.

5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet**.**

6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations..

7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.

8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.

a. Aluminum is allowed as painted clad material only.

b. The use of vinyl windows is prohibited.

9. Divided-lite windows shall be either individual glass lites with real mullions unless special divided-lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.

10. The use of mirrored glass is prohibited.

11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

H. Doors and Entryways

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.

2. Within the Village Center and multi-family development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.

3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.

4. All doors shall meet the applicable energy code requirements of the Building Codes.

a. Hollow metal doors are not permitted.

5. The exterior face of a door shall be recessed a minimum of five inches (5") from the outside face of a grounded base.

6. Garage doors shall be rich and interesting. Wood or metal sectional overhead doors of raised panel design may be used.

a. Hollow metal doors, metal overhead doors of plain panel or roll-up doors similar to those of a service truck are prohibited.

b. Wood garage doors, other than wood sectional overhead doors, shall be reviewed on an individual basis.

c. The exterior face of the garage door shall be recessed a minimum of seven inches (7") from the outside face of the exterior wall assembly.

DRAFT

I. Decks and Balconies

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

2. Long, continuous bands of balconies are prohibited.

3. Whenever possible, balconies and decks shall be located in areas of high sun exposure while at the same time preserving views and solar access.

J. Required Surveys and Inspections

The following surveys and inspections shall be conducted by the Planning Division or the Building Division to ensure development is constructed in accordance with the review authority approved plans:

1. As required by CDC Section 17.3.12.C, when building height is within five (5) feet or less of the maximum building height or maximum average building height the developer shall submit a monumented land survey that is prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.

2. As required by CDC section 17.3.14, when an approved development has a structure, building, grading, hardscape or other similar improvement within five (5) feet or less from the general easement setback, other setback or a lot line, the developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the general easement setback prior to the Building Division conducting the required footing or foundation inspection as applicable.

3. 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

This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.

4. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.

5. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.

6. Prior to the Building Division conducting the required footing or foundation inspection for an accessory dwelling unit, a monumented land survey prepared by a Colorado public

DRAFT

land surveyor to ensure that an accessory dwelling unit will contain the maximum floor area as approved by the review authority. Such a survey may also be required by the review authority for any other land use that has a maximum or minimum size established by the CDC a PUD or by a development agreement with the Town.

CHAPTER 17.4 DEVELOPMENT REVIEW PROCEDURES

17.4.11(E) 5. Design Variation Process.

a. The DRB may grant design variations to the following Design Regulations sections:

   i. Building siting design;
   ii. Grading and drainage design;
   iii. Building design;
   iv. Landscaping regulations;
   v. Trash, recycling and storage areas;
   vi. Lighting regulations;
   vii. Sign regulations; and
   viii. Commercial, ground level and plaza area regulations.

b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.
c. A design variation request shall outline the specific variations requested and include the section number.
d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.
e. The following criteria shall be met for the review authority to approve a design variation:

   i. The design variation is compatible with the design context of the surrounding area;
   ii. The design variation is consistent with the town design theme;
   iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
   iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
   v. The design variation is consistent with purpose and intent of the Design Regulations;
   vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;
   vii. The proposed design variation meets all applicable Town regulations and standards; and
   viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current time, and moves us into the future while respecting the design context of the neighborhood surrounding a site.
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DRAFT

f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

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TWO STEP REVIEW PROCESS

AS DISCUSSED AT OUR SPECIAL MEETING LAST WEEK, I CONTINUE TO BELIEVE THAT RE-INSTITUTING THE TWO STEP PROCESS IS NECESSARY. AS WE RELAX THE REGULATIONS, OUR FOCUS ON ARCHITECTURE BECOMES EVEN MORE CRITICAL.

I THINK WE SHOULD CHANGE THE FOCUS OF THE TWO STEPS FROM THE OLD SKETCH REVIEW/FINAL REVIEW TO RECOGNIZE THE REVIEW PRIORITIES WE HAVE DISCUSSED IN SEVERAL OF OUR MEETINGS. MY SUGGESTION FOLLOWS, AND IS OFFERED AS A BASIS FOR DISCUSSION AT OUR NEXT MEETING.

STEP ONE: ARCHITECTURE AND DRIVEWAY REVIEW

- Is architecture attractive and appropriate for MV?
- Is architecture compatible with neighborhood?
- Is building sited appropriately?
- Does building step with topography?
- Do roof forms meet requirements?
- Is glazing sensitive to neighbors and light pollution?
- Does driveway meet requirements?
- Etc.

STEP TWO: COMPLIANCE AND FINAL REVIEW

- Is material board present and in compliance?
- If not, review is reschedules to next month.
- Review any revisions from Step One.
- Materials review (% and aesthetic)
- Landscape plan review.
- Exterior lighting review.
- All other compliance issues, variances, etc.

DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services Department
Planning Division
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The Planning & Development Services Department is here to assist you with your development application pursuant to the Community Development Code (CDC).

This publication outlines the Design Review Process Development Application process of the CDC and also provides the submittal requirements for such development application.

Contents of the Publication
This publication is intended to address the submittal requirements for a Design Review Development Application. However, it is each applicant's responsibility to review the CDC and any associated regulations to ensure a full understanding of the development application process.

Development Review Process
After any required conceptual worksession with the DRB and/or the Town Council, design review process development applications shall be processed as a class 1, class 2 or class 3 development applications as follows:

Class 1 application: Staff development application review process;
Class 2 application: Staff-DRB chair development application review process;
Class 3 application: DRB development application review process;

Class 1 Applications. *The following types of Design Review Process development applications shall be processed as class 1 applications:*

1. Design revisions or remodeling that are minor in nature, does not alter the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;
2. Painting or staining of an existing home or structure;
3. Roofing replacement;
4. Insubstantial landscaping and grading development applications;
5. Sign permits;
6. Bridges for recreational or pedestrian paths;
7. Fire mitigation and forestry management projects;
8. New or modified lighting on all buildings and structures;
9. The replacement of a lift with a new lift provided the capacity of the lift is not changing;
10. Minor golf course improvements or landscaping, such green or tee replacements; and
11. Minor ski resort improvements such as replacing or installing a snowmaking line.

If any of design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a class 3 application. The review authority may elect to elevate a Design Review Process Development Application to either a class 2 or 3 application based on complicating factors, complex design or other similar considerations. If the review authority elects to elevate

Planning & Development Services Department
Planning Division
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Mountain Village, CO 81435

a Design Review Process Development Application to a class 3 application, no public notice of such application is required.

Class 2 Development Applications. The following types of Design Review Process development applications shall be processed as class 2 applications:

1. Building additions that do not increase the floor area by more than twenty-five percent (25%) of the primary structure;
2. Design revisions or remodeling that are more significant in nature, minimally alters the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;
3. New or remodeled, non-residential buildings or structures with less than 2,500 sq. ft. of floor area; and
4. Substantial landscaping and grading development applications;

If any of design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a class 3 application. The review authority may elect to elevate a Design Review Process development application to a class 3 application based on complicating factors, complex design or other similar considerations. If the review authority elects to elevate a Design Review Process development application to a class 3 application, no public notice of such application is required**.**

Class 3 Development Applications. All other Design Review Process development applications not listed above shall be processed as class 3 applications.

The development application process generally consists of the following steps:

Step 1:	**Pre-submittal Meeting with Applicant and Planning Division (Class 2 and 3 Applications, or if Required for Class 1 Applications)**
Step 2:	**Applicant Development Application Submittal**
Step 3:	**Planning Division Development Application Completeness Check**
Step 4:	**Planning Division Development Application Referral and Review**
Step 5:	**Planning Division Follow-up Communication**
Step 6:	**Applicant Plan Revisions**
Step 7:	**Planning Division Schedule Review Authority Public Hearing (Class 3 Applications)**
Step 8:	**Applicant Public Noticing for Class 3 Applications (Minimum of 30 days prior to hearing)**
Step 9:	**Planning Division Preparation of Staff Reports (Typically only for Class 2 and 3 applications)**
Step 10:	**Design Review Board Public Hearing(s) Typically Only for Class 3 Applications (Class 1 and 2 Applications May be Elevated)**
Step 11:	**Review Authority Action**
Step 12:	**Planning Division Provides Notice of Action**
Step 13:	**Effective Date of Application Decision and Appeal**
Step 14:	**Length of Validity (Generally 18 months unless longer vesting)**

Planning & Development Services Department
Planning Division
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Mountain Village, CO 81435

Development Application Submittal Requirements:
The following forms, information and plans will need to be submitted in order to have a complete development application. Situations will occur when all of the listed submittal requirements will not be required and where items not listed as submittal requirements will be required in order for the Town to have sufficient information to fully evaluate the impacts of a development application. The Planning Division is therefore authorized to determine, based on the nature of a development application, whether to waive submittal requirements or require additional submittal requirements.

Submitted (Office Use)	Item No	Submittal Requirements
	1.	**Application Form.** Completed application form (Attached).
	2.	**Fees.** **A.** Class 1: $250 for 2 hours; hourly rate thereafter **B.** Class 2: $500 for 4 hours; hourly rate thereafter **C**. Class 3: $3,500 plus per unit fee The applicant and property owner are responsible for paying all Town fees as set forth in the fee resolution, and are also required by the CDC to pay for Town Legal fees, the cost of special studies, and other fees as set forth in the CDC. Such fees are considered a condition precedent to having a complete development application, and shall be paid prior to the Town issuing the final approval
	3.	**Proof of Ownership.** Copy of current deed or title report on the effected property.
	4.	**Agency Letter.** If application is not submitted by the owner of the property, a letter of agency, signed by the property owner giving permission to a firm or person to submit the requested land use application (Attached).
	5.	**HOA Letter.** For development on property that is owned in common by a homeowners association, the development application shall include: **A.** A letter from the Homeowner's Association (HOA) board giving permission for the application (Attached), and where a vote is required by the HOA governing documents, a copy of the proof of the vote and outcome of such vote. **B.** A copy of the HOA governing documents, including bylaws and declaration.
	6.	**Title Report**. Copy of current title report for the property listing all encumbrances.
	7.	**Development Narrative.** A written narrative of the development application that outlines the request. The narrative should include a summary of how the application meets the key requirements of the CDC, such as the applicable criteria for decision
	8.	**Existing Condition Plan.** A stamped, monumented land survey prepared by a Colorado registered land surveyor showing existing site and surrounding access (driveway or roadway route, utility route, etc.) conditions drawn at a scale of 1" = 10' to a maximum of 1" = 30' showing the following information:
		A. Lot Size. Lot size needs to be shown.
		B. Existing Lot Lines. Existing platted lot lines need to be shown with distances, bearings and a basis of bearing. Existing property pins or monuments found and the relationship to the established corner also need to be shown.
		C. Existing Topography. Existing topography needs to be shown with two foot contour

Planning & Development Services Department
Planning Division
455 Mountain Village Blvd. Ste. A
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Submitted (Office Use)	Item No	Submittal Requirements
		intervals, including spot elevations at the edge of asphalt along any roadway or driveway frontage for the intended access-way at 25 foot intervals.
		D. Steep Slopes. Any slopes that are 30% or greater shall be mapped with a shaded or hatch pattern.
		E. Wetlands, Ponds, Streams or Drainages (if any). Wetland, ponds, streams and drainages need to be shown. Recent wetland delineation by qualified consultant must be surveyed and shown on proposed site plan for United States Army Corps of Engineers approval. If wetland are located adjacent to the development site, such wetland area also needs to be shown (17.6.1 B)
		F. Easements. Indicate all easements shown on the governing plats and recorded against the property.
		G. Utilities. All underground and above ground utilities and pedestals or transformers need to be show**n.**
		H. Existing Improvements. Any existing site improvements need to be shown, such as buildings (including drip lines), drainage systems, trails (if part of official Town trails system as shown in the Comprehensive Plan), sidewalks, roadways, driveways, lite poles and fences.
		I. Fire Mitigation/Forestry Management. A Tree survey of all trees with a diameter at breast height of four inches (4") or greater shall be shown to ensure compliance with the fire mitigation and forestry management requirements (17.6.1 A)
	9.	**Proposed Development Plan.** The following information needs to be submitted:
		A. Site Plan. A site plan showing all proposed development improvements with an engineered scale of 1"=10' to a maximum of 1" =30' showing: **i.** Existing topography, existing utility pedestals and transformers, proposed grading, wetlands, trees with a bdh of 4" or greater, ponds, streams, drainages, setbacks and easements. **ii.** Proposed buildings, with roof drip lines clearly shown. **iii.** Composite utility plan including but not limited to proposed gas and electric meter locations and any new transformer locations. **iv.** Proposed parking areas and spaces, required signage (adaptable parking spaces, loading/unloading area, no parking etc.), address monuments, sidewalks, lighting, trash/recycling enclosures, amenity area, patios, decks and other proposed improvements clearly shown. **v.** Proposed landscaping. **vi.** Project summary that lists project data, including but not limited to lot size, zoning designations on the lot or site, building height, average building height, required parking and maximum lot coverage.
		B. Grading Plan. An access and grading plan prepared by a Colorado registered professional engineer showing how the project can meet the CDC roadway and driveway standards (17.6.6), grading and drainage design requirements (17.5.5 and 17.5.7) and pedestrian connections, as applicable, with existing grading in a dashed line, propose degrading shown with a solid line and spot elevations as needed.
		C. Building Elevations and floor Plans. . Architectural plans prepared by a Colorado

Submitted (Office Use)	Item No	Submittal Requirements
		licensed architect designed in accordance with the applicable regulations of the CDEC (Design Regulations, Zoning Regulation, etc.) including but not limited to building **elevations** and floor plans with a scale of 1/4" = 1' to 1/16"= 1' for larger scale projects. **i.** Floor plans labeled, dimensions and drawn in sufficient detail **ii.** All elevations of proposed buildings with all exterior wall materials clearly labeled and calculated in a table format to comply with section 17.5.6E and **iii.** Maximum building height and maximum average height with plan submittal requirements pursuant to CDC section 17.3.11, including but not limited to a table calculating the maximum average building height. **iv.** Roof plan that meets the roof form Design Regulations in section 17.5.6.C, including but not limited to roof design, snow and ice shed prevention devices, pitch, eaves and fascia, drainage and material.. **v.** Roof plan overlaid on a topographic survey with all ridgeline heights labeled in USGS elevation **vi.** Window and door schedule to comply with CDC section 17.5.6.G-H Details of recess of windows and doors within stucco or stone walls. **vii.** Address monument design and lighting to comply with CDC section 17.5.13.E(4) and 17.5.13.F.
		D. Computer Massing Model. A computer massing model with interactive viewing capability (360 degree rotation, fly by, etc.) showing the proposed buildings, including roof forms, illustrating building mass and proportion, site contours of 2' intervals, and surrounding development to scale so the building design can be evaluated pursuant to the Design Regulations.
		E. Landscape Plan. A Landscape plan in accordance with the Landscaping Regulations (17.5.9) shall be designed and prepared by an American Society of Landscape Architecture certified designer or a landscape professional with experience in creating and planting landscape plans in montane and subalpine life zones.
		F. Outdoor Lighting Plan. A conceptual outdoor lighting plan in accordance with the Lighting Regulations (17.5.12) including but not limited to the need to provide full cut-off light fixtures.
		G. Construction Mitigation Plan. Maps or plans and written narrative describing layout of the construction site to show: **i.** Limits of construction disturbance, including limits of excavation; **ii.** Location of cranes and crane radius (if applicable); **iii.** Limits of tree removal; **iv.** Identification of trees to remain within the limits of disturbance; **v.** Location of construction fencing and details of methods to protect the trees to be preserved on a site and any other vegetation; **vi.** Location of building materials storage areas, cut and slash storage and route of removal;
		vii. Construction parking(location and amount);

Planning & Development Services Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

Submitted (Office Use)	Item No	Submittal Requirements
		viii. Location of port-a-toilet; **ix.** Location and size of construction trailer; **x.** Location and methods of erosion control and methods to protect ponds, streams and wetland is applicable; **xi.** Location and size of trash container of enclosure and route of removal; and **xii.** Location of bear proof container for all food waste.
		H. Material Board. The applicant shall submit photos of proposed materials and a 2'x3' materials board with sampled of stone, siding material, colors, accent material and roofing at the time of the DRB Review for Class 3 applications. A 4'x4' stone mockup shall be constructed on site prior to commencement of stone work.
	10.	**A. Engineered Infrastructure Plan.** The development shall include sufficient infrastructure designed by a Colorado registered professional engineer, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water , sewer and other utilities**.** **i. Utility Plan**. A composite utility plan showing the intended routes for providing water, sewer, electric, cable and telecommunications. **ii. Availability of Water, Sewage Disposal and Utilities**. The applicant shall consult with the director of the Public Works Department, San Miguel Power association and Source Gas prior to the submission of a development application to include statements from such agencies in the application on the availability of utilities to serve the intended development. **iii. Access Plan**. An access plan providing access to and from the site of the development shall be provided, including any needed infrastructure improvements as may be required by the Subdivision Regulations and the Road and Driveway Standards.
	11.	**Practicable Alternatives Analysis:** For development proposing disturbance to wetlands, the general easement or slopes greater than 30%, the Town may require an applicant prepare a practicable alternative to demonstrate why it is not practicable to avoid such areas.
	12.	**Design Variation.** If a design variation is requested pursuant to the Design Variation Process in the CDC section 17.4.11.E(5), the application shall include a detailed narrative on how such variation meets the criteria in section 17.4.11.E(5)(e).
	13.	**Public Improvements Cost Spreadsheet.** For multi-family, mixed use or commercial development, or as otherwise required by the CDC or a development agreement, the developer shall submit a spreadsheet breaking down the cost of the construction of any public facilities or improvements that are necessary for the development, with such spreadsheet providing the line item total cost, unit type (EG. Lineal feet, cubic yards, sq. Ft.)
	14.	**Plan Set Sheet Requirements**. All plan sets as set forth in these submittal requirements shall be formatted to have a sheet size of 24" x 36", with cover sheet providing the contact information of all plan consultants, vicinity map, and sheet index; and all sheets showing date of original plan preparation and all revision dates, sheet labels and numbers, borders, title blocks, project name, lot number, address legends.

Planning & Development Services Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

Submitted (Office Use)	Item No	Submittal Requirements
		A. All plans submitted by a Colorado licensed architect. Surveyor, geologist or interior designer shall be electronically stamped and signed without a locked signature to allow for commenting on the plan sets.
	15.	**Licensed Architect Required.** All development applications for a structure or building to be constructed, altered or modified within the town are required to be stamped by a Colorado licensed architect. If allowed by the CRS 12-25-301 et seq, the Director of Community Development may exempt a remodeling development application for this requirement, if he/she determines that such remodeling is minor in nature and without any modification to a building's mass, or for a remodeling that is simply proposing the replacement of exterior materials and associated minor alterations.
	16.	**ePlan Submittal.** All development applications shall be submitted pursuant to the ePlans submittal process as outlined in the following publication: https://townofmountainvillage.com/media/ePlans-Electronic-Submittal-and-Review.pdf

Questions and/or comments on ePlans Process can be directed to cd@mtnvillage.org or call 970-728-1392.

DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

DESIGN REVIEW PROCESS APPLICATION		
APPLICANT INFORMATION		
Name:	**E-mail Address:**	
Mailing Address:	**Phone:**	
City:	**State:**	**Zip Code:**
Mountain Village Business License Number:		
PROPERTY INFORMATION		
Physical Address:	**Acreage:**	
Zone District:	**Zoning Designations:**	**Density Assigned to the Lot or Site:**
Legal Description:		
Existing Land Uses:		
Proposed Land Uses:		
OWNER INFORMATION		
Property Owner:	**E-mail Address:**	
Mailing Address:	**Phone:**	
City:	**State:**	**Zip Code:**
DESCRIPTION OF REQUEST		

Planning & Development Services Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, _____, the owner of Lot _____ (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

_____

Signature of Owner Date

_____

Signature of Applicant/Agent Date

OFFICE USE ONLY	
Fee Paid:	**By:**
	Planner:

Planning & Development Services Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent *name*) _____ of (agent's business name) _____to be and to act as my designated representative and represent the development application through all aspects of the development review process with the Town of Mountain Village.

_____ _____

(Signature) (Date)

_____

(Printed name)

Planning & Development Services Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

HOA APPROVAL LETTER

I, (*print name*) _____, the HOA president of property located at _____, provide this letter as written approval of the plans dated _____ which have been submitted to the Town of Mountain Village Planning & Development Services Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include *(indicate below):*

_____ _____

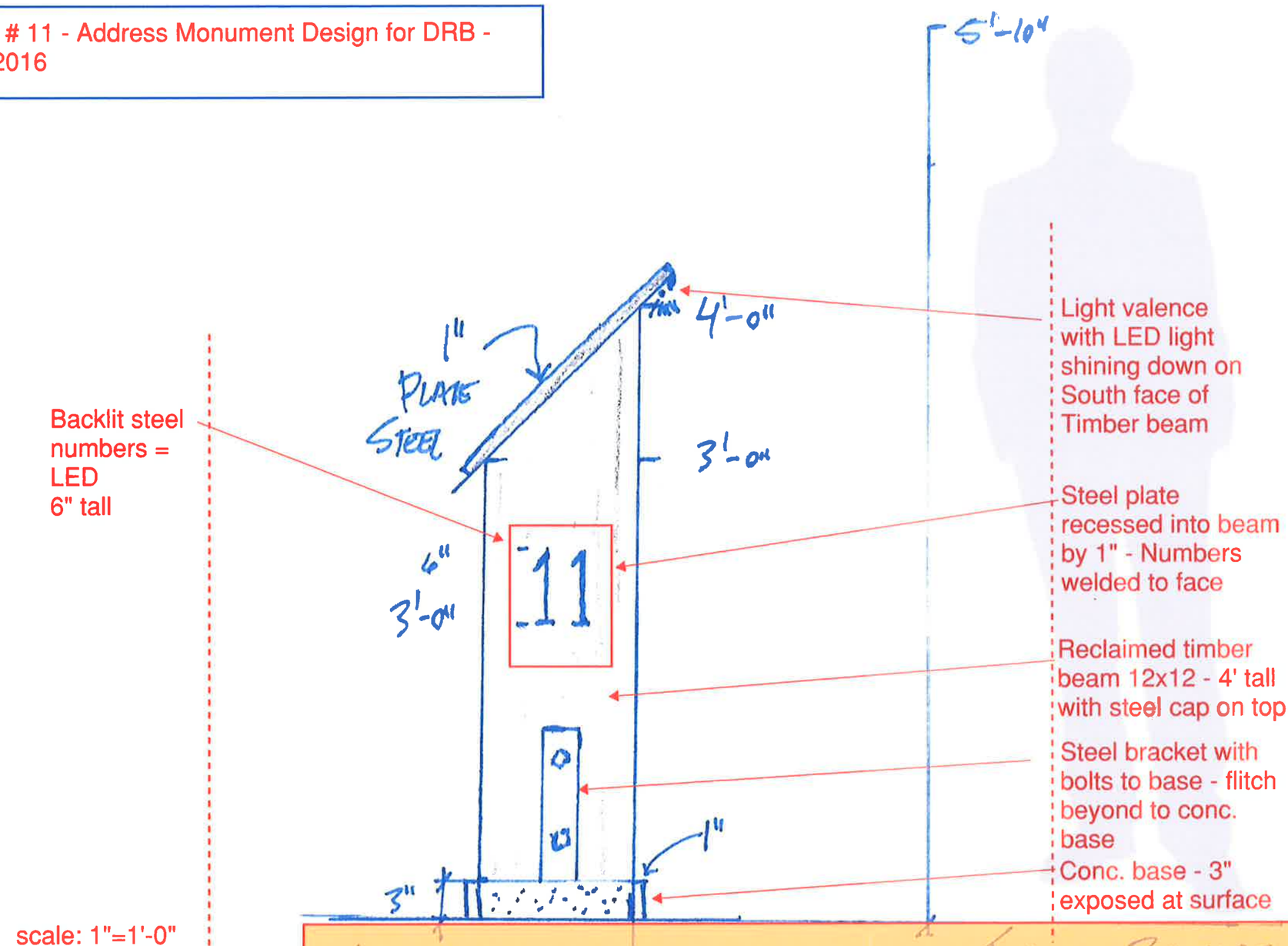
(Signature) (Date)

_____

(Printed name)

SSIMS

Gold Hill # 11 - Address Monument Design for DRB - Nov. 7 -2016



ADDRESS MONUMENT

T-SWISS 2016.11.07

TRULINEA
Architects

ADDRESS MONUMENT.

A1 SITE
1/8" = 1'-0"

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.11.07
Modeled by	AG
Checked by	LT
Scale	1/8" = 1'-0"

STATE OF COLORADO
NOT FOR CONSTRUCTION
LICENSED ARCHITECT
2016.11.07

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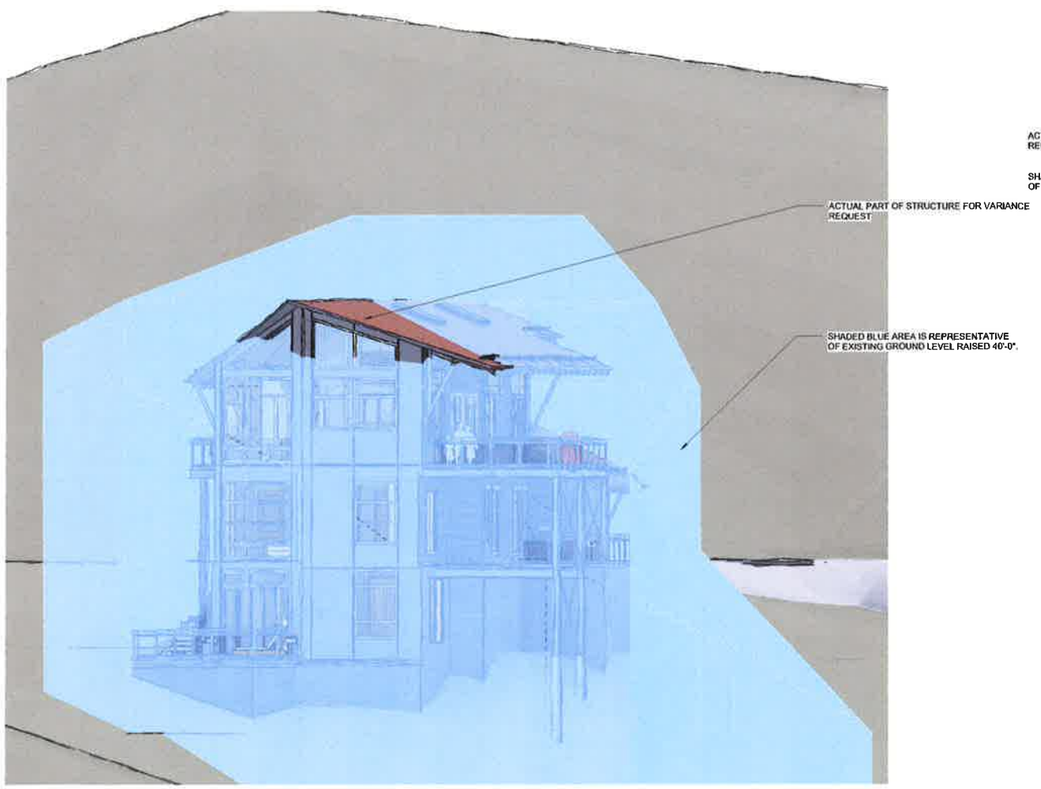
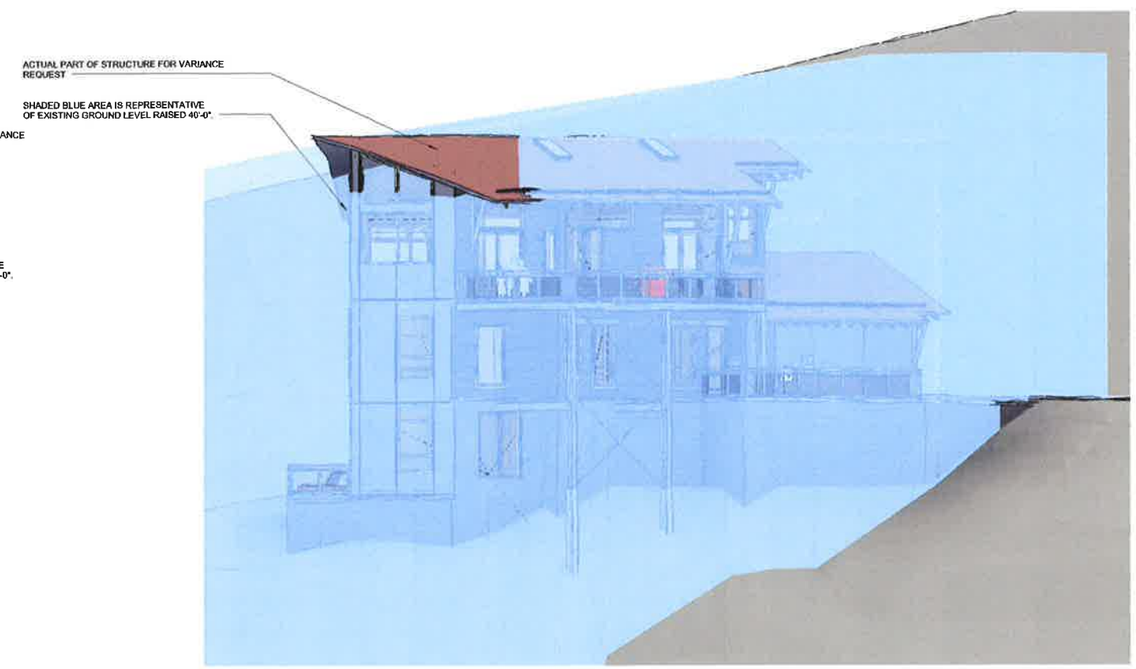
AS1.1

ARCHITECTURAL SITE PLAN

Ht. ABOVE 40'



A1 WESTERN ISOMETRIC VIEW - SHOWN VARIANCE



A3 NORTHEAST ISOMETRIC, VARIANCE REQUEST

TRUL ARCHITECTURE
TruLinea.com
113 Lost Creek Lane, Suite B
Telluride Mountain Village, CO USA 81435

T-SWISS
GOLD HILL, LOT 11, MOUNTAIN VILLAGE, COLORADO

#	SUBMISSION	DATE
8	LUKE REVIEW	16.02.02
9	CLIENT REVIEW	16.02.15
10	LUKE REDESIGN	16.04.15
11	OPTIONS PRES	16.04.29
12	OPTION A REF	16.05.05
13	CLIENT REVISIONS	16.05.15
14	MATERIALS	16.05.25
15	HOA PRELIM	16.06.23
16	HOA MEETING	16.07.20
17	DRB STUDY SESS	16.08.04
18	DRB / TC	16.09.23

Project number	T-SWISS
Date	2016.11.07
Modeled by	AG
Checked by	LT
Scale	

STATE OF COLORADO
NOT FOR CONSTRUCTION
LICENSED ARCHITECT
2016.11.07

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A2.5

EXTERIOR ISOMETRIC - HT VARIANCE REQUEST

LUMENS
LIGHT AND LIVING

LUKET. T-SWISS.

CALL US
877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Balthus LED Indoor/Outdoor Wall Sconce

By **Modern Forms**

$229.00 - $399.00

IN STOCK Ships within 2 business days.

5 out of 5

5 of **5** (100%) people recommend this product

Shown in Oil Rubbed Bronze finish, Small

FREE SHIPPING on orders over $50.

Finish:

Graphite

Oil Rubbed Bronze

Size:

S — Small

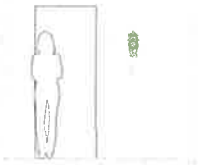
M — Medium

L — Large

Details

Like a lantern with a technological upgrade, the Modern Forms Balthus LED Indoor/Outdoor Wall Sconce brings magnificent illumination in the darkest of environments. Constructed from aluminum and thick, clear mouth-blown glass, this wall sconce exhibits its craftsmanship as the glass shade creates resplendent sparkles on the wall. Dark sky friendly with 80,000 hours of rated life.

WAC Lighting, founded in 1984, has developed a strong reputation for high quality decorative and task lighting. Based in Garden City, New York, WAC Lighting is a leading manufacturer of low voltage, line voltage and LED lighting, including track systems, transformers, lamps, cabinet lighting and recessed downlights.



SEE SCALE DRAWING

The Balthus LED Indoor/Outdoor Wall Sconce is available with the following:

Details:

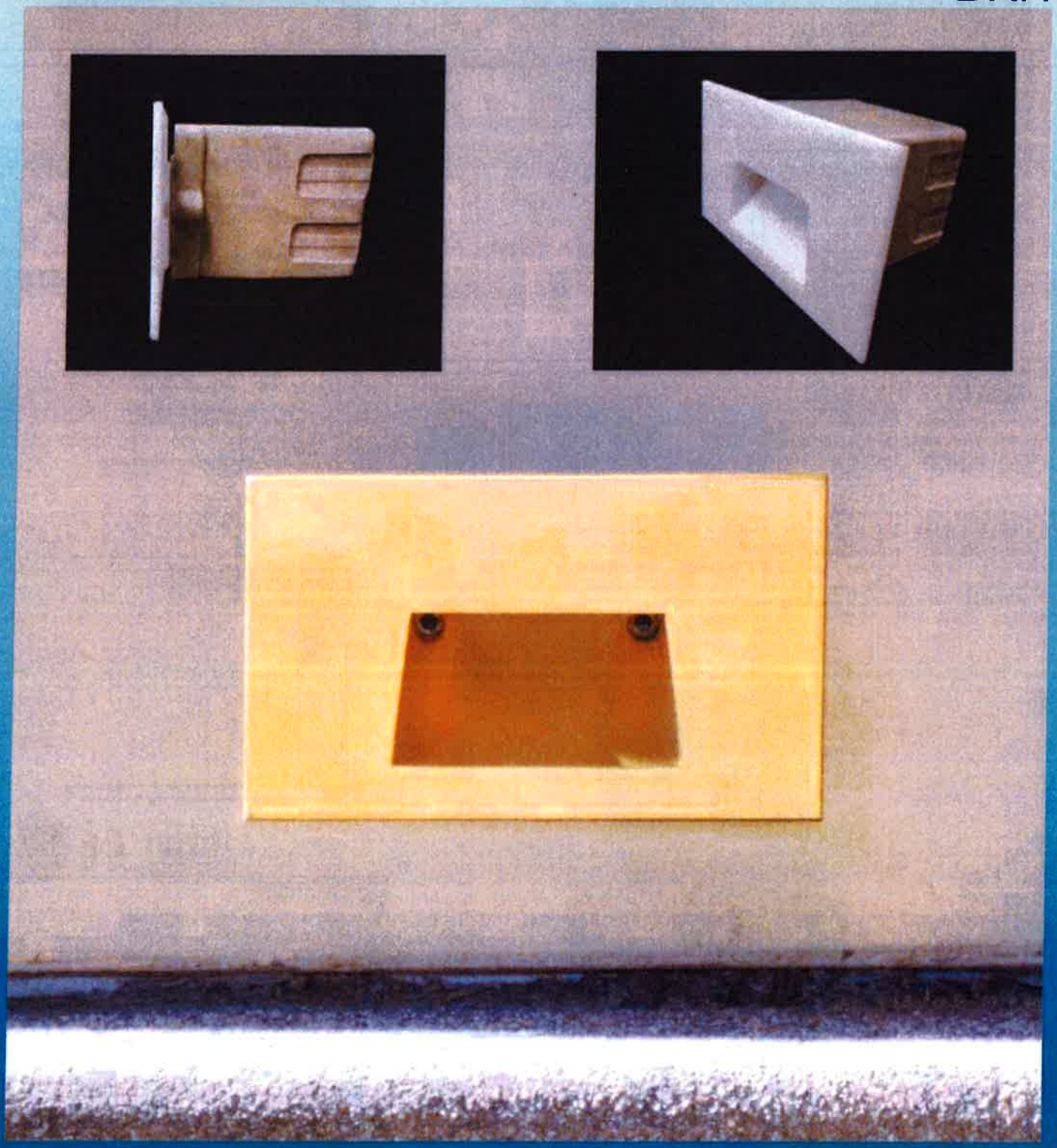
- Designed in 2015
- Material: Aluminum
- Shade Material: Clear Mouth Blown Hammered Glass
- Dims to 10% with an electronic low voltage (ELV) dimmer
- 80,000 hour rated life
- No transformer or driver required
- Mounts directly to junction box

FOCUS INDUSTRIES

landscape · entertainment · architectural · hospitality · illumination

SL-60 SERIES STEP LIGHT

BKH



25301 COMMERCENTRE DRIVE · LAKE FOREST, CA 92630 · 949.830.1350 · 888.882.1350 · FAX 949.830.3390

LED STEP LIGHTS (coming 2016)
SL-60 SERIES

GO GREEN

TYPE

SPECIFICATIONS

CONSTRUCTION: Die Cast Aluminum, Brass or Stainless Steel step light; Stamped Stainless Steel mounting bracket for single gang box

GASKET: Black neosponge closed cell; .190" thickness

LIGHT SOURCE: Integrated 12v or 120v input 3w LED module with on board driver, 200 Lumen LED, warm white 3000K

LIFETIME RATING: 50,000 hours

SOCKET: None

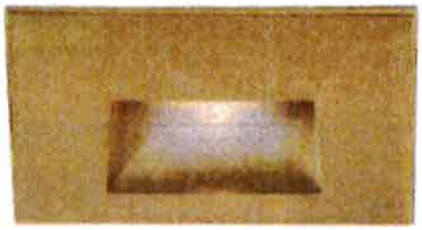
WIRING 12V: 6" black 18 gauge zip cord.

WIRING 120V: Standard Black (line), White (neutral), Green (ground)

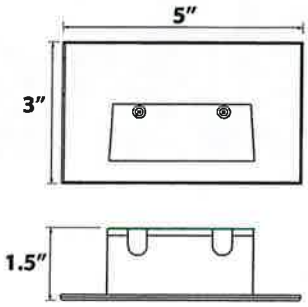
SINGLE GANG BOX: Focus FA-SG-BOX or supplied by others; miniumum inside dimensions of 3"(l) x 2"(w) x 2.5"(d)

MOUNTING: Stainless Steel bracket and hardware for mounting in single gang junction box; Face plate attaches to bracket with two provided screws

FINISH: Aluminum - Black texture polyester powder coat; optional finishes available
Brass - Unfinished; optional finishes available
Stainless Steel-Brushed



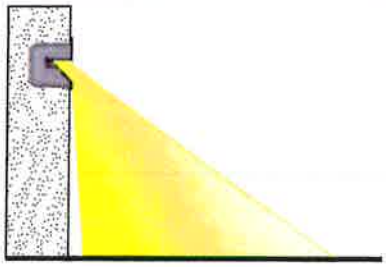
SL-60-LED120-BRS



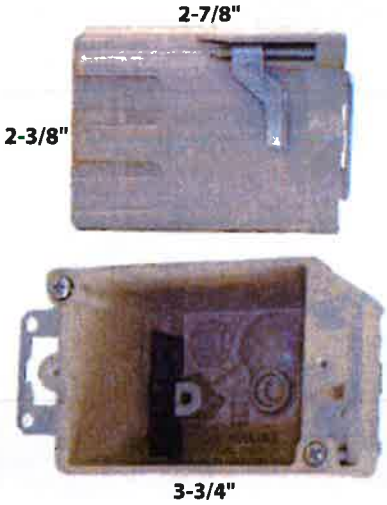
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LIGHT SOURCE	SHIP WEIGHT
SL-60-LED12V-BLT	12v Aluminum LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED12V-BRS	12v Brass LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED12V-SS	12v Stainless Steel LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-BLT	120v Aluminum LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-BRS	120v Brass LED Step Light	3w LED Module	2.0 lbs.
SL-60-LED120-SS	120v Stainless Steel LED Step Light	3w LED Module	2.0 lbs.
FA-SG-BOX	Plastic Single Gang Box		1.0 lbs.

LIGHT DISTRIBUTION



IP66 CE Intertek



FA-SG-BOX
Single Gang Box

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630

www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	*-ATV*	*-BRT*	*-CAM*	*-WTX*	*-HTX*	*-RST*	*-WIR*	*-WBR*	*-STU*	*-RBV*	*-CPR*		*-BAR/CAR*	*-BAV/CAV*	*-BAT*
													BRASS & COPPER ONLY		

Housing: Die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. 1/8" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 6.5W LED luminaire, 9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

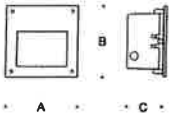
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 2.2 lbs.

Luminaire Lumens: 131
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Recessed Luminaires · **shielded** light

		Lamp	A	B	C
22272	ADA	6.5W LED	5 7/8	5 7/8	4 1/8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA-US 2016 Updated 02/16

(+) Enlarge

Inveraray #IB-5
Finish Shown: IB-5 shown with gold white iridescent (GW) glass and bronze (BZ) metal finish
The vertical bands add a protective barrier and are reminiscent of pieces one can find on a medieval castle or fortress.

EXT 2

Width	5""
Height	10.5""
Extension	"
Depth	6.5""
Primary Lamps	1
Primary Lamp Wattage	100 W
Primary Lamp Type	Medium
Mounting Base	4.125" x 6"
Center To Top	3""
UL Rating	Incand. Wet

Available Finishes

- All ten metal finish options are available.
- All ten glass options are available.

Next Item

4509 L[illegible]e John St., Baldwin Park, CA 91706
ph: 62[illegible] 30.9411 fx: 626.960.9521

Copyright © 2012 Arroyo Craftsman. All RightsReserved.
Website maintained b[illegible] teractive ID

(+) Enlarge

Inveraray #IH-5
Finish Shown: IH-5 shown with white opalescent (WO) glass and verdigris patina (VP) metal finish
The vertical bands add a protective barrier and are reminiscent of pieces one can find on a medieval castle or fortress.

EXT 3

Width	5""
Height	10.5""
Extension	46.5""
Depth	"
Primary Lamps	1
Primary Lamp Wattage	100 W
Primary Lamp Type	Medium
Mounting Base	4.125" sq.
Center To Top	"
UL Rating	Incand. Wet

Available Finishes

- All ten metal finish options are available.
- All ten glass options are available.

Previous Item

Next Item

4509 Little John St., Baldwin Park, CA 91706
ph: 626 960 9411 fx: 626 960 9521

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Website maintained by Interactive ID

Glass Options

GW - Gold White Iridescent

WO - White Opalescent

F - Frosted

CS - Clear Seedy

RM - Rain Mist

OF - Off White

CR - Cream

TN - Tan

AM - Almond Mica

M - Amber Mica

EXT 2 and EXT 3 Glass

GWC - Gold White Iridescent and White Opalescent combination

offered in
Etoile, Glasgow, Kennebec, Saint Clair, State Street, Yorktown

BC - Blue and White Opalescent combination

offered in
Glasgow, Saint Clair, State Street

MC - Amber / Almond Mica combination

offered in
Asheville

REC - Red and White Opalescent combination

offered in
Glasgow, Saint Clair, State Street

Metal Finishes

RC - Raw Copper

MB - Mission Brown

BZ - Bronze

VP-Verdigris Patina

RB - Rustic Brown

AB - Antique Brass

AC - Antique Copper

P - Pewter

S - Slate

BK - Satin Black

A19 Series

LED Bulbs

EXT 2 and EXT 3

Product Description

The Cree® LED A19 bulbs deliver up to 1100 lumens of warm 2700K light or cool 5000K light, while consuming at least 84% less energy than the incandescent bulbs they replace. These lamps feature a consistent and balanced omnidirectional light source within a real glass bulb, turn on instantly, and are compatible with most standard incandescent dimmers. Powered by Cree® LED Filament Tower™ Technology, the Cree® LED A19 bulbs are ENERGY STAR® qualified and are designed to last 25,000 hours.

Performance Summary

Utilizes Cree LED Filament Tower™ Technology

Made in the U.S.A. of U.S. and imported parts

Lamp Delivered Light Output: 1,100 lumens (75W eq)

Input Power: 13.5 watts (75W eq)

CRI: 80

CCT: 2700K, 5000K

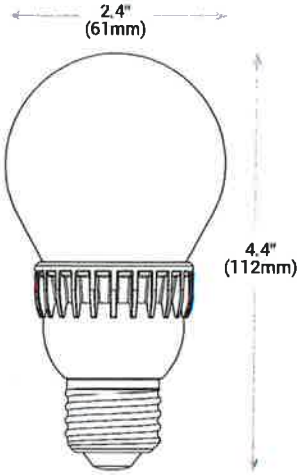
Limited Warranty[1]: 3 years

Lifetime: Designed to last at least 25,000 hours

Dimming: Dimmable to 5% with select dimmers

Must order in multiples of master carton (MC) quantities

[1] See www.cree.com/lighting/products/warranty for warranty terms



Ordering Information

Example: A19-75W-27K-B1

A19	75W					B1
Product	**Watt Equivalent**	**CCT**	**Voltage**	**Base**	**CRI**	**Packaging**
A19	**75W** 75 Watt (1100 lumens)	**27K** 2700K **50K** 5000K	**Blank** 120 Volt	**Blank** E26 (screw base)	**Blank** 80 CRI	**B1** (6) Blister Pack bulbs in master carton (MC=6)

Product Specifications

CONSTRUCTION & MATERIALS

- A-type bulb design weighs less than 4 ounces (113g) and uses a standard E26 screw base
- Silicon coated globe for increased safety
- Bulb meets ANSI standards for A19 dimensions
- Mercury free

OPTICAL SYSTEM

- Proprietary Cree LED Filament Tower™ creates perfect omnidirectional light distribution
- Glass globe offers increased optical spread

ELECTRICAL SYSTEM

- **Power Factor:** > 0.9 nominal
- **Input Voltage:** 120V, 60Hz
- **Dimming:** Dimmable to 5% with select dimmers. Refer to www.creelink.com/exLink.asp?113292800C68M38I26736032 for additional details
- **Operating Temperature Range:** -25°C - +45°C (-13°F - +113°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for damp locations; not for use where exposed directly to weather or water
- Suitable for use in enclosed light fixtures. Lifetime may be reduced if used in air tight enclosures or in insulated ceiling air tight (ICAT) recessed downlight enclosures
- **ENERGY STAR® qualified:**
  Please refer to www.energystar.gov/productfinder/product/certified-light-bulbs/results for most current information
  A19 75W (27K): BA19-110270MF-12DE26-1U100
  A19 75W (50K): BA19-110500MF-12DE26-1U100
- Meets FCC Part 15 standards for conducted and radiated emissions

Packaging

(6) Blister Pack bulbs in master carton (MC = 6)

Product Number	UPC	Description	Bulb Type	Watts	CCT	Lamps per Master Carton	Pallet Qty	CRI	Lumens	Rated Life (Hrs)
A19-75W-27K-B1*	849665001133	75W Warm White A19 Equivalent	A19	13.5W	2700K	6	480	80	1,100	25,000
A19-75W-50K-B1*	849665001140	75W Daylight A19 Equivalent	A19	13.5W	5000K	6	480	80	1,100	25,000

* Must be ordered in quantities of 6

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Gmail

Luke Trujillo <trulinea@gmail.com>

Design Approval

1 message

Lawrence Crosby <lawrence.a.crosby@gmail.com> Tue, Aug 30, 2016 at 10:01 AM
To: Luke Trujillo <trulinea@gmail.com>
Cc: jasonhorwath@gmail.com

Hi Luke:

Here is the signed HOA approval. Basically, we are OK with either the recently submitted step down design (August 22) or the slightly higher version you shared at the HOA meeting (July 20, 2016). If the DRB is fine with the height variance we are too. We are also OK with the limited use of vertical siding and the steel plated "ships prow". The approval also assumes the Site Mitigation Notes dated July 27, 2016. Let me know if this is what you needed.

Larry

Signed HOA Approval of GH-11 Design.pdf
233K

Amendment to Final Plat of Lot (s) 166B-F be submitted to the Town Council for review and consideration; and

Whereas, the Town of Mountain Village, Town Council considered this application, along with evidence and testimony, at a public hearing on December 10, 1996.

Now, Therefore, Be It Resolved that the Town Council of the Town of Mountain Village, Mountain Village Colorado, hereby approves the Amendment to Final Plat of Lot (s) 166B-F, Mountain Village, and authorizes the Mayor to sign the Resolution contingent upon the following conditions:

1.) The applicant's agreement to install street lights and signage in accordance with Metro District Specifications.

Be It Further Resolved that Lot (s) 166B-F be developed as submitted in accordance with Resolution NO. 96-1210-35 as follows:

Lot 166B-F	Deleted		
Lot GH1-15	15 Single Lots	60	Population Density
	4 units of population density per each lot		

Approved by the Town Council, Town of Mountain Village at a public hearing on December 10, 1996.

Town of Mountain Village, Town Council

by: William A. Hanley III

William A. Hanley III, Mayor

Attest:

by: Linda R. Check

Town Clerk

PAID: $26.00
311756

311756 04/16/1997 09:13A B: 579 P: 655
Gay Cappis, County Clerk, San Miguel County, CO

DEVELOPMENT COVENANT FOR LOTS GH 1-15, ACTIVE OPEN SPACE, GH OS, and ACCESS TRACT CABINS LANE

This covenant is between Prospect Peak Partners, Inc., a Colorado corporation, and the Town of Mountain Village, Town Council ("Council").

Whereas, Prospect Peak Partners, Inc. is the owner of the following described real properties:

Lots 166B, 166C, 166D, 166E, and Lot 166F, Town of Mountain Village, Colorado, according to the final plat recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 Page 2228.

Whereas the Council has approved and executed Resolution NO. 1996-1210-35 for Amendment to Final Plat of the above aforementioned, replat to Single Family GH 1-15, Active Open Space, GH OS, and Access Tract Cabins Lane; and

Whereas, Prospect Peak Partners, Inc. and the Council wish to insure compliance by Prospect Peak Partners, Inc. and its successors with the applicable provisions of Resolution No. 1996-1210-35

Now, Therefore, Prospect Peak Partners hereby declares, publishes and covenants that the subject Prospect Peak Partners, Inc. properties shall be improved, occupied, owned, conveyed, encumbered, leased and used subject to the covenants, conditions, and restriction described as follows:

DESIGN ZONE FOURTEEN - CABINS AT GOLD HILL

Cabins at Gold Hill, Lots GH 1-15, Filing 31, Town of Mountain Village, shall be governed by the LUO, with the following modifications.

DESIGN THEME

The intent of Cabins at Gold Hill is to create a "log cabin village" that is serene and environmentally sensitive to the site and its surrounding area. A common design theme of log construction and baffled or staggered siting to protect views of adjacent properties will create a harmonious relationship inherent to a "log village."

EXTERIOR MATERIALS

The wall materials shall be made of one of the following log styles:

1. Full round, handpeeled, chink-style log construction.
2. Full round, handpeeled, swedish cope log construction.
3. 2 sided or 4 sided squared log, hand adzed, dovetail log construction.

TMT

4. Full round, handpeeled, log post and beam construction and infilled finish materials of beveled cedar lap siding, vertical barnwood siding or stone veneer.

All buildings are to maintain a minimum percentage of stone as required by the current TMV guidelines. Stone shall be quarried from within the Telluride region. All stone shall be alike and laid in a rustic manner typical of the Mountain Village.

Roof materials are to be either cedar shake, composite shake, or pre-rusted self weathering corrugated metal.

HEIGHT LIMIT

35 + 5 per DRB?

The maximum average building height shall be 30 feet and the maximum building height shall be 35 feet, as defined in TMV guidelines, except as follows:

Structures should relate to their particular location and topography. Homesites will require the structure to step either up or down the slope with the uppermost portion of the structure limited in height to two and one-half stories above the adjacent Cabins Lane.

ROOF PITCH

Roof pitch of primary roofs shall be 8:12 to 12:12. Secondary roofs may be less, but no less than 5:12.

BUILDING ENVELOPE

All lots have a defined building envelope as defined by the plat. Typically, these are defined by:

Front yard setback:	5ft
Side yard setback:	5ft or defined by 16ft general easement
Back yard setback:	As defined by the No Build Line or by the 16ft. general easement

BUILDING FOOTPRINT

Building footprints, excluding a minimum of a one car garage (however, 2 car garages are encouraged), shall have an area not to exceed 2,200 square feet. All building footprints, building eaves, log tails, decks, etc. must stay within the building envelope. Additionally, no home is to exceed a total square footage of 2900 square feet, excluding garage.

LANDSCAPING

Landscaping around each building is the responsibility of the individual owner. Landscaping shall be designed to enhance the existing native vegetation, while providing privacy between the buildings and outdoor spaces of adjacent properties. Maintaining existing trees shall be a primary consideration in all site designs.

All landscaping in the common areas shall be the responsibility of the Cabins at Gold Hill Homeowners Association.

SPECIAL REQUIREMENTS

It is to be recognized that Lots GH 1-11 are required to use an individual "Grinder Pump" system as a means of pumping individual lot sewage to the sewer main provided in Cabins Lane. The expense of this system is born by the individual lot owner.

HOMEOWNERS ASSOCIATION

The Cabins at Gold Hill Homeowners has the following responsibilities:

1. To create, light and maintain the entrance monument.
2. To contract the plowing and removing of snow.
3. To maintain any and all landscaping in the common areas.
4. To pave the road in the summer of 1998. Said paving shall be a special assessment amongst the owners of record as of June 1, 1998.

RUN WITH LAND. The town desires to eliminate any claims of subsequent owners that may be based upon a claim of a lack of knowledge of the contents of the development covenant approval.

A. In conjunction with the Town, Prospect Peak partners shall record this Development Covenant in the office of the San Miguel County Clerk and Recorder, and such recording. The provisions of the covenant shall be for the benefit of and a burden upon the title to the Prospect Peak Partners' properties,

including any future boundary modifications thereto, and shall be binding on the successors and assigns of Prospect Peak Partners, Inc.

B. The provision of the Covenant shall insure to the benefit of and shall be binding upon The Town of Mountain Village and the Council;

AMENDMENT. This covenant may be amended upon the mutual written consent of Prospect Peak Partners, Inc. and the Council following a public hearing before the Design Review Board and Council that is noticed pursuant to the terms of the Land Use Ordinance.

ENFORCEMENT. The Council or other parties entitled may enforce these covenants by actions in equity or law by injunction or any other action authorized by laws and regulations for enforcement of zoning. The failure to enforce any covenants herein shall not constitute a waiver of any of these covenants. Should the Town or other party to whom these covenants run be required to enforce these covenants in court, they also shall be awarded attorneys' fees.

Effective Date: 4.8.97

Prospect Peak Partners, Inc., a Colorado Corporation

By: _____
Donald R. McLean, General Partner

Attest:

By: K E Montgomery

State of Colorado)
)ss.
County of San Miguel)

Subscribed and sworn to before me this 9th day of April, 1997, by Donald R. McLean as General Partner ~~and~~ of Prospect Peak Partners, ~~Inc.~~ _____, a Colorado Corporation.

Witness my hand and official seal.
My commission expires: 5/29/98

Rebecca A. Padilla
Notary Public

REBECCA A. PADILLA NOTARY PUBLIC STATE OF COLORADO

Town of Mountain Village, Town Council

By: _____
William A. Hanley, Mayor

Attest:

By: _____
Linda Check, Town Clerk

State of Colorado)
)ss.
County of San Miguel)

Subscribed and sworn to before me this 10th day of April, 1997, by William A. Hanley as Mayor and Linda Check as Town Clerk, on behalf of the Town of Mountain Village Town Council.

Witness my hand and official seal.
My commission expires: ~~03-15-99~~
8-19-99

Katharine M Jewett
Notary Public

KATHARINE M. JEWETT
NOTARY PUBLIC
STATE OF COLORADO

SIGN-IN SHEET

DRB Meeting
MONDAY NOVEMBER 7, 2016
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
ANDREW GRIFFITH	SDG81301@GMAIL.COM