

**TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD REGULAR MEETING  
THURSDAY NOVEMBER 3, 2016 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
**REVISION 2 AGENDA****

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Van Nimwegen	Action	Reading and Approval of Summary of Motions of the October 6, 2016 Design Review Board Meeting, and October 18, Special Design Review Meeting
3.			Van Nimwegen	Public Hearing Quasi-Judicial Action	Review and recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road: A. The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open Space; and B. The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent density) from the Density Bank to Lot 640A for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density); and C. The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.41 acres of Lot 640A; and D. Approval of the Replat of 640A (Continued - Request for Continuance to December 1, 2016 by Applicant)
4.	10:05	60	Bangert	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a new single family home and accessory dwelling unit on Lot 387R1, 127 Rocky Road.
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. (Continued to Special DRB Meeting Monday November 7, 2016).
6.			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. (Continued to Special DRB Meeting Monday November 7, 2016).
7.			Van Nimwegen	Worksession	Continue review of the Design Regulations of the Community Development Code. (Continued to Special DRB Meeting Monday November 7, 2016).
8.	11:05				Adjourn

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY OCTOBER 6, 2016**

Agenda Item 2

**Call to Order**

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:04 a.m. on Thursday October 6, 2016 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board/Alternate members were present and acting:**

Dave Eckman (Chair)  
Keith Brown  
Greer Garner  
Banks Brown  
Liz Caton (Alternate)

**The following Board members were absent:**

Dave Craige  
Phil Evans  
Luke Trujillo  
Jean Vatter (Alternate)

**Town Staff in attendance:**

Glen Van Nimwegen, Director of Planning and Development Services  
Dave Bangert, Senior Planner/Forester  
Sam Starr, Planner

**Public in attendance:**

Jack Wesson [jwesson@me.com](mailto:jwesson@me.com)  
Adam Brick [Adam.brick@gmail.com](mailto:Adam.brick@gmail.com)  
Russ Montgomery  
Kristine Perpar [kristine@shift-architects.com](mailto:kristine@shift-architects.com)  
Ben Reser [Benjamin.reser@equityestatesfund.com](mailto:Benjamin.reser@equityestatesfund.com)  
Herb McHarg [hmcharg@telluridelaw.net](mailto:hmcharg@telluridelaw.net)  
Doug Tueller  
Chris Hawkins

**Reading and Approval of Summary of Motions of the September 1, 2016 Design Review Board Meeting and the September 15, 2016 Special Design Review Board Meeting.**

On a **Motion** made by Banks Brown and seconded by Greer Garner, the DRB voted 5-0 to approve the Summary of Motions from the September 1, 2016 Design Review Board Meeting with the following change:

**Lot 630, 144 Double Eagle Drive, condition 6. should read:** The Board finds the architect's use of narrow wood siding and stone is an accurate expression of the goal of the architect and his client and is supportable by the Town's goal of moving design forward.

On a **Motion** made by Greer Garner and seconded by Keith Brown, the DRB voted 5-0 to approve the Summary of Motions from the September 15, 2016 Special Design Review Board Meeting.

**Consideration of a Design Review application for a new single family home on Lot 5, 137 Vischer Drive (Continued from the August 4, and September 1, 2016 DRB meetings).**

Dave Bangert presented the conceptual design for a proposed single family home located on Lot 5, 137 Vischer Drive. Jack Wesson, Jack Wesson Architects, presented on behalf of the owner to address the following concerns from the previous meetings.

1. Reduce the glazing area;
2. The roof forms do not appear as a whole and effort should be made to emphasize the shed or gables as the dominant form;
3. Provide material board.

On a **Motion** made by Banks Brown and seconded by Greer Garner, the DRB voted 5-0 to approve the conceptual design for a proposed single family home located on Lot 5, 137 Vischer Drive with the following conditions:

1. Prior to CO the owners of Lot 5 will enter into a General Easement encroachment agreement with the Town for the address monument and retaining wall in the western GE.
2. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the GE.
3. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
4. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
5. 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.

**Consideration of a Design Review application for a 554 square foot addition to create an accessory dwelling unit on Lot 805R, 133 Arizona.**

Dave Bangert presented the Design Review application for a 554 square foot addition to create an accessory dwelling unit on Lot 805R, 133 Arizona. Kristine Perpar, Shift Architects presented on behalf of the owner.

On a **Motion** made by Keith Brown and seconded by Banks Brown, the DRB voted 5-0 to approve the 554 square foot addition to create an accessory dwelling unit on Lot 805R, 133 Arizona with the following conditions:

1. The owners of Lot 805R will enter in to a General Easement encroachment agreement with the Town for the previously approved improvements in the General Easement and Road Right of Way.
2. The owners of Lot 805R will comply with Section 17.6.1.A. Fire Mitigation and Forestry Management.

Glen Van Nimwegen requested DRB hear the Update on Town Hall Subarea Planning Process next which is on the agenda at item 8.

**Update on Town Hall Subarea Planning Process**

Glen Van Nimwegen gave a presentation of the three day planning process that recently concluded the first three days of October. This is the beginning of the process to amend the Town Hall chapter of the comprehensive design. The three day process resulted in over 130 comments about what could change in the subarea stated in various themes. The next public workshop will occur in January.

**Consider a recommendation to the Town Council regarding the proposed rezoning of Lot 320 to transfer one density unit (four person equivalent density) to the Density Bank and incorporate the lot into Lots 319 and 321. The address of the property is 409 Benchmark Drive.**

Glen Van Nimwegen presented the Design Review application for Consideration and recommendation to the Town Council regarding the proposed rezoning of Lot 320 to transfer one density unit (four person equivalent density) to the Density Bank and incorporate the lot into Lots 319 and 321, 409 Benchmark Drive. Herbert McHarg, 100th Meridian Law Group presented on behalf of the owner.

On a Motion made by Banks Brown and seconded by Liz Caton, the DRB voted 5-0 to approve application and the recommendation to the Town Council regarding the proposed rezoning of Lot 320 to transfer one density unit (four person equivalent density) to the Density Bank and incorporate the lot into Lots 319 and 321, at 409 Benchmark Drive

Banks Brown left the meeting at 12:50pm

**Consider a recommendation to the Town Council regarding (1) a major amendment to the See Forever Planned Unit Development to convert the proposed restaurant and related space, known as COM-1 per the See Forever Village at the Peaks subdivision plat recorded at Reception Number 379984, to residential condominium; (2) Rezoning of approximately 500 square feet of Town owned open space, Parcel OS-3J that is located directly below the deck of Unit A101 of the See Forever condominium plat from Full Use Active Open Space to Village Center; and (3) Rezone and transfer of a condominium unit of density (3 person equivalent) to the See Forever PUD. The address of the property is 117 Sunny Ridge Place**

Glen Van Nimwegen presented the Design Review application for Consideration and recommendation to Consider a recommendation to the Town Council regarding (1) a major amendment to the See Forever Planned Unit Development to convert the proposed restaurant and related space, known as COM-1 per the See Forever Village at the Peaks subdivision plat recorded at Reception Number 379984, to residential condominium; (2) Rezoning of approximately 500 square feet of Town owned open space, Parcel OS-3J that is located directly below the deck of Unit A101 of the See Forever condominium plat from Full Use Active Open Space to Village Center; and (3) Rezone and transfer of a condominium unit of density (3 person equivalent) to the See Forever PUD. The address of the property is 117 Sunny Ridge Place. Chris Hawkins, Alpine Planning, LLC, presented on behalf of the owner.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted.3-1, with Keith Brown opposing the motion, the DRB voted to approve the application and the recommendation to the Town Council regarding (1) a major amendment to the See Forever Planned Unit Development to convert the proposed restaurant and related space, known as COM-1 per the See Forever Village at the Peaks subdivision plat recorded at Reception Number 379984, to residential condominium; (2) Rezoning of approximately 500 square feet of Town owned open space, Parcel OS-3J that is located directly below the deck of Unit A101 of the See Forever condominium plat from Full Use Active Open Space to Village Center; and (3) Rezone and transfer of a condominium unit of density (3 person equivalent) to the See Forever PUD, with the following conditions:

1. The applicant shall prior to the Public Hearing address the technical and legal issues between the HOA and the Applicant regarding incorporation of the garden level restaurant and the COM-1 space into the Condominium Community. Staff can continue the Public Hearing date if it does not feel this condition has been met.
2. Town Council shall consider the appropriate allocation of the remaining parking spaces.
3. The Town Council should consider these additional considerations:
  - a. Open access to the existing observation decks.
  - b. Is it the right public benefit? Calculate original public benefit and divide by square footage and apply to this new space (4,000 square feet).

**Other Business.**

Glen Van Nimwegen introduced Sam Starr, Planner, the newest addition to the staff of Planning and Development Services.

On a **Motion** made by Greer Garner and seconded by Keith Brown, the DRB voted **4-0** to adjourn the, October 6, 2016 meeting of the Mountain Village Design Review Board at 1:35 p.m.

Respectfully Submitted,

Glen Van Nimwegen  
Director

DRAFT

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
SPECIAL DESIGN REVIEW BOARD MEETING  
TUESDAY OCTOBER 18, 2016**

Agenda Item 2

**Call to Order**

Chairman Dave Eckman called the special meeting of the Design Review Board of the Town of Mountain Village to order at 10:31 a.m. on Tuesday October 18, 2016 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board/Alternate members were present and acting:**

Dave Eckman (Chair)  
Dave Craige  
Phil Evans  
Keith Brown  
Greer Garner  
Luke Trujillo  
Banks Brown  
Liz Caton (Alternate)

**The following Board members were absent:**

Jean Vatter (Alternate)

**Town Staff in attendance:**

Glen Van Nimwegen, Director of Planning and Development Services  
Dave Bangert, Senior Planner/Forester  
Sam Starr, Planner

**Public in attendance:**

Carly Shaw	<a href="mailto:Smvc49@gmail.com">Smvc49@gmail.com</a>
Anton Benitez	anton@tmvoa
Max Strang	<a href="mailto:max@strang.design">max@strang.design</a>
Nichole Zangara	<a href="mailto:NZangara@mtnvillage.org">NZangara@mtnvillage.org</a>
Julie Kolar	Esse Design

**Work Session to Review the Design Regulations.**

Glen Van Nimwegen opened the worksession and presented the Design Review Board with a redline version of the proposed changes to the Mountain Village Community Development Code regarding Chapter 17.5 Design Regulations and Chapter 17.4 Development Review Procedures. A Notice of Public Hearing was sent out via email blast to the public and architects by the Marketing & Business Development Department. Public comments were received via emails from Kris Bartosiak and Harper Meek. The proposed amendments in the redline include:

- Changing the requirements for the design of roofs by eliminating gable as the primary form and eliminating the minimum roof pitch requirements;

- Allowing certain synthetic roofing material if previously approved by the Design Review Board;
- Changing the design requirements for chimneys;
- Allowing metal to be used on the exterior of structures as more than an accent material;
- Amending the minimum requirement for the amount of glass by removing the maximum percent per elevation and adding design principles; and
- Adding criteria that must be met for the review authority to approve a variation to the Design Regulations that requires the variation to support the goals of embracing nature, recalling the past, interpreting the present and moving architectural design in Mountain Village into the future.

The Board discussed the proposed changes and possible revisions, except the addition of criteria for approval of a variation. The Board also suggested changes to the base requirements of building forms and to the process for Design Review approval. The Board agreed to continue the discussion at another work session at the November meeting.

Due to another commitment Board Member Phil Evans left the meeting at 1:45 p.m.

Due to another commitment Board Member Keith Brown left the meeting at 2 p.m.

**Work Session to Review the Way Finding Plan.**

Nichole Zangara Director of Marketing & Business Development and Julie Kolar from Esse Design presented a detailed example of the proposed town of mountain village wayfinding schematic design for the Board's review.

**Other Business.**

On a **Motion** made by Banks Brown and seconded by David Craige the DRB voted 6-0 to adjourn the October 18, 2016 Special meeting of the Mountain Village Design Review Board at 3:05 p.m.

Respectfully Submitted,

Glen Van Nimwegen  
Director



**PLANNING & DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner/Forester  
**FOR:** DRB Meeting of November 3, 2016  
**DATE:** October 27, 2016  
**RE:** Consideration of a Design Review application for a new Main Residence and Accessory Dwelling Unit for Lot 387R1

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**PROJECT GEOGRAPHY**

**Legal Description:** Lot 387R1  
**Address:** 127 Rocky Road  
**Applicant/Agent:** Ryan Deppen; Fortenberry & Ricks, LLC  
**Architect:** Mark Ferguson; Ferguson & Shamamiam Architects, LLP  
**Owner:** Yellow Brick Road, CO LLC  
**Zoning:** Single-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family and Accessory Dwelling Unit  
**Lot Size:** 44.45 Acres

**Adjacent Land Uses:**

- **North:** Vacant (Lot 376RA1, plat approved but not recorded) 15 Acres
- **South:** Open Space (US Forest Service)
- **East:** Active Open Space (Telluride Ski and Golf)
- **West:** Single-family subdivision (Telluride Ski Ranches)

**ATTACHMENTS**

- Exhibit A: Development Narrative
- Exhibit B: Landscape Narrative
- Exhibit C: Plan Set
- Exhibit D: Lighting Cut Sheets

**PROJECT SUMMARY**

**Principal Residence**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35 feet + 5 feet = 40 feet	36' – 2"
Maximum Avg Building Height	30 feet	25' – 2"
Maximum Lot Coverage	20% maximum	0.09%
Easement / Setbacks		
North	16 foot setback from lot line	Approximately 255 feet
South	16 foot General Easement	Approximately 165 feet
East	16 foot General Easement	Approximately 360 feet
West	615 foot "No Build Easement"	Approximately 1,065 feet
Roof Pitch		
Primary	6:12 to 12:12	10:12
Secondary	4:12 unless specific approval	10:12
Exterior Material		
Stone	35%	24%
Wood	25% (No requirement)	55%
Windows/Doors	40% maximum for windows	21%
Metal Accents	Specific Approval	0
Parking	2 enclosed and 2 non-tandem	6 enclosed 4 exterior

**Accessory Dwelling Unit**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35 feet + 5 feet = 40 feet	32'–10"; 37 feet to cupola
Maximum Avg Building Height	30 feet	21'-4"
Maximum Lot Coverage	20% maximum	0.09%
Easement / Setbacks		
North	16 foot setback from lot line	Approximately 56 feet
South	16 foot General Easement	Approximately 960 feet
East	16 foot General Easement	Approximately 108 feet
West	16 foot setback from lot line	Approximately 240 feet
Roof Pitch		
Primary	6:12 to 12:12	10:12
Secondary	4:12 unless specific approval	10:12
Exterior Material		
Stone	35%	54%
Wood	25% (No requirement)	34%
Windows/Doors	40% maximum for windows	12%
Metal Accents	Specific Approval	0
Parking	2 enclosed and 2 non-tandem	8 enclosed 4 exterior

**BACKGROUND**

A Conceptual Work Session and site visit for this project was held on September 15, 2016. The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for Design Review for a new single family home and accessory dwelling unit with the Design Review Board. The proposed Main House consists of 40,384 total square feet with 32,632 livable and 7,752 square feet of garage and tunnel. The accessory dwelling unit consists of 12,073 total square feet with 1500 square feet livable and 10,573 square feet of unconditioned space including a 5,025 square foot void space under the roadway and bridge abutment. The main house consists of three levels. The basement floor area consists 18,832 total square feet with 5,509 square feet of unconditioned garage space as

well as 2,243 square feet for the access tunnel. There are two (2) proposed window wells with ladders for emergency egress as well as spa patio access via four (4) on grade doors. The first floor area consists of 13,323 square feet and the second floor area is 5,986 square feet. The applicant has purposely omitted detailed floor plans of the main house to protect the privacy and safety of the owner. Staff feels that enough information has been provided for the Design Review Board to determine if the design meets the criteria of the Community Development Code.

**17.3.4.F.5 ACCESSORY DWELLING UNIT**

The applicant is proposing an accessory dwelling unit with 1500 square feet of livable space and 10,573 of unconditioned space. Maximum and average heights are compliant with code. Roof form is a gable with 10:12 pitch. The roofing material is proposed as metal with a patina as are the gutters and snow fencing. The stone percentage for the ADU is 54% fieldstone masonry (no information on grouting has been submitted). Wood siding is at 34% and is proposed as clear stained 12" boards with 1" x 3" battens which will require specific approval from the DRB. Windows are at 12% and are clear stained wood with divided lights and operable shutters. The lighting plan calls for four (4) sconces and 16 step lights, all compliant. The applicant is proposing that the ADU and main house be constructed concurrently which is allowed under the CDC.

**17.3.12.C BUILDING HEIGHT LIMITS**

The applicant has stated that the maximum building height of the main house will be 36 feet 2 inches and average building height is 25 feet 2 inches. When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.

**17.5.5 BUILDING SITING DESIGN**

Lot 387R1 is a large (44.45 acres) lot that slopes down to the north and east with primary views to the north to the Dallas Range and secondary views to the southwest towards Sunshine and Wilson Peaks. The house is sited at the top of a sloping knoll in a mature forest. The driveway ascends to the site, circling the west flank of the building, entering the courtyard from the east. The basement garage is accessible from the driveway via an underground passage. The knoll top offers the greatest opportunity of any area on the property for admitting sunlight to the house and creating view corridors from it with the least disturbance to the forest. Siting the house on the knoll will generate excess fill material. It is the applicant's plan to take a responsible approach to the generation, reuse and removal of the material. The applicant has indicated a number of uses for this fill material to limit offsite trucking;

- a. Reclaim the existing waterline road that is being abandoned. This cut and scar will take a significant amount of fill from our excavation site and provide new landscaping opportunities.
- b. Place cut material in the meadow to the north of the house and re-use any material on the site by exploring other grading opportunities throughout the nearly 60 acre parcel.
- c. Begin dialogue with local entities and explore opportunities for other projects and businesses that may be in need of clean fill material.
- d. Any offsite trucking would be ideal to begin in the spring off-season, prior to most neighbors being in residence. Our goal would be to be as efficient and quick with import and removal as possible. We would

schedule the work so that the same truck bringing material to the site, would also leave with a full load, thus reducing “deadhead loads” and overall “trips”.

### **17.5.6 BUILDING DESIGN**

#### **Building Form and Exterior Wall Form**

The proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick massed base.

#### **Roof Forms**

The CDC allows for primary roof pitches to be between 6:12 and 12:12 and be gable in form, and secondary roofs will not have pitches less than 4:12 and be either gable or shed in form. The proposed primary roof forms are series of 10:12 gables and the secondary roof forms are a series of 10:12 dormers, 10:12 sheds and a 10:12 hip. All roof pitches are compliant with code. The proposed roofing material is stone shingles which will require specific approval from the DRB because the CDC allows for ½” slate but has no mention of other stone applications. Gutters are metal with a patina as well as the snow fencing.

#### **Exterior Wall Materials**

The exterior walls consist of 24% fieldstone masonry, grout pattern undetermined; 55% wood siding with 12” clear stained clapboard siding and board and batten with 10” boards and 1” x 3” battens which will require specific approval from the DRB. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension; and 21% fenestration (clear stained wood with divided lights with operable shutters). With a 24% stone coverage, the stone percentage does not meet the 35% minimum and will require approval from the DRB for this design variation. At the work session the DRB indicated that the design had achieved the solid grounded base and adding more stone to meet the 35% requirement may not be required.

- The applicant is seeking specific approval for the following design variations pursuant to CDC Section 17.4.11(E) (5):
  1. Proposed roofing material on the main house to be stone shingles as outlined in CDC Section 17.5.6.(C)(5)(c).
  2. Proposed roofing material on the ADU to be metal with a patina as outlined in CDC Section 17.5.6.(C)(5)(e).
  3. Proposed siding material on the main house and ADU to be 1” x 3” battens as outlined in CDC Section 17.5.6(E) (2) (d).
  4. Proposed reduction in stone percentage on the main house from 35% to 24% as outlined in CDC Section 17.5.6. (E)(1)(a).
- Section 17.4.11(E) (5) (e) and (f) states:
  - (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 Regulation(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 the 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.
- (f) Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

**17.5.7 GRADING AND DRAINAGE PLAN**

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas to have final grades of 2:1 or flatter. There is a State approved storm water discharge permit for Lot 387R1 that is being overseen by Horizon Environmental out of Durango, Colorado.

**17.5.8 PARKING REGULATIONS**

The main house is proposing six (6) interior and four (4) exterior surface parking spaces. The accessory dwelling unit has eight (8) interior and four (4) exterior surface parking spaces. All parking spaces are completely located within the property boundaries. The applicant has indicated that there will be snowmelt in three areas around the main house; front entry steps, spa patio and the apron in front of the garage access doors. Total square footage of snowmelt is not determined at this time but is projected to be under the 1000 SF maximum.

**17.5.9 LANDSCAPING REGULATIONS**

The proposed landscape plan shows roughly one hundred and thirty (130) trees 2” to 4” caliper to be planted at the main house and thirty (30) trees to be planted at the ADU. Species include aspen, Colorado blue spruce, Engelmann spruce and Douglas fir. 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:

Table 5-4, Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.
Shrubs	5 gallon or larger massing of smaller shrubs

A formal irrigation plan has not been submitted but the landscape plans show a rainfall sensor and a backflow prevention device. A detailed irrigation plan with zones will be required prior to issuance of a building permit.

#### **17.5.11 UTILITIES**

All shallow utilities are proposed to be run up the driveway from the access tract crossing the Marmot ski run. Gas, sewer and water will come up from the ADU to the main house with minimal site disturbance. 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 36 sconces, 29 steep lights and three pendant lights under roof areas. Locations include egress, auto court, and deck and patio areas. Lighting is permitted in all proposed locations but the total number of exterior lights does seem excessive. The house site cannot be viewed from any surrounding properties so offsite glare should not be an issue. All lighting has been designed as full cut-off fixtures with LED bulbs. All bulbs are to be LED 10w maximum, with a temperature range from 2500K-2700K. The CDC states that the maximum height for a wall-mounted light fixture shall be seven feet (7').

#### **17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS**

The address monument is proposed to be mounted to a steel post on the access tract bridge. The monument design meets the code but the numbers will have to be reflective per the TFPD.

#### **17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS**

The applicant has indicated that five (5) of the fireplaces will be gas and seven (7) will be wood burning. Staff would note that in order to install a solid fuel-burning device (i.e., interior fireplace, wood burner or fireplace insert) in any structure in the Town, the Owner must have or obtain a permit from the Town. Applicant has provided the adequate number of fireplace permits.

#### **17.7.19 CONSTRUCTION MITIGATION**

All construction staging for the main house and ADU is within the lot boundaries and is compliant.

#### **PROPOSED VARIATIONS AND SPECIFIC APPROVALS**

- Stone percentage at 24%, under the 35% minimum
- Wood siding under the 8" minimum width
- Stone shingle roofing material for main house
- Metal roofing, gutters and snow fencing with a patina (for ADU)

#### **RECOMMENDATION**

Staff recommends the DRB approve the Design Review application for Lot 387R1 with the above variations, specific approvals and conditions with the following motion:

*"I move to approve a Design Review Process development application for a new single-family residence and accessory dwelling unit on Lot 387R1, with the findings and conditions as set forth at the November 3, 2016 DRB meeting to include:*

1. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
2. The residence shall have a monitored fire sprinkler system; and the numbers on the

address monument shall be coated or outlined with material to cause them to be reflective.

3. 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.
4. Prior to issuance of a building permit the applicant will submit an irrigation plan that is in compliance with the irrigation regulations.

FERGUSON &  
SHAMAMIAN  
ARCHITECTS, LLP

Town of Mountain Village, CO

July 14<sup>th</sup>, 2016: Design Review Board- Staff Level Meeting  
September 15<sup>th</sup>, 2016: Design Review Board – Work Session  
November 3<sup>rd</sup>, 2016: Design Review Board Hearing

Project Summary: Lot 387R1

Zoning Designation:	Single Family (SF)		
Lot Size:	44.45 Acres		
		<u>Maximum</u>	<u>Proposed</u>
Building Height:			
	Accessory Dwelling Unit	40'-0"	32'-10"
	Main House	40'-0"	36'-2"
	Main House Chimneys	45'-0"	44'-5"
Average Building Height:			
	Accessory Dwelling Unit	30'-0"	21'-4"
	Main House	30'-0"	25'-2"
Lot Coverage for Buildings:		8.89 Acres (20%) or	
		387,248 sq. ft.	25,332 sq. ft.
		<u>Minimum</u>	<u>Proposed</u>
Parking:			
	Accessory Dwelling Unit (Interior)	2	8
	Accessory Dwelling Unit (Exterior)	2	4
	Main House (Interior)	2	6
	Main House (Exterior)	2	4

Development Narrative

The project is comprised of one house Main House and one Accessory Dwelling Unit connected by one driveway.

Lot 387R1: Accessory Dwelling Unit

17.3.4 Specific Zone District Requirements (COMPLIANT)

17.3.12 Building Height Limits (COMPLIANT)

### 17.3.13 Maximum Lot Coverage (COMPLIANT)

### 17.3.14 General Easement Setbacks (COMPLIANT, WITH QUALIFICATIONS)

### 17.4.11 Town Design Theme (COMPLIANT)

1. The unit can be viewed from the street at a distance. It is minimally visible from the ski run. The woodland buffer between the house and ski-run will be thickened. The building is readily visible and accessible from the driveway upon entering the property and crossing the bridge. The building, basement garage and second floor terrace are embedded in a steep, south facing, slope. The garage is on two levels, concealed below the second floor terrace and driveway.
2. The unit has the appearance of a vernacular agrarian building. It is a two story building with a basement. The basement floor area exceeds the floor area of the first floor footprint. The total gross floor area of the basement, first and second floors is 7048 sq. ft. The total net floor area of the habitable portion of the building is 1500 sq. ft. The small footprint and second floor terrace moderate the transition between the building and sloping terrain.
3. The building is clad in fieldstone masonry, and the gable ends are clad in clear stained wood board and batten siding. The roof is clad in patinated steel.

### 17.5.5.A Building Siting Design, Design to Fit the Landscape

1. The building and driveway blend into the natural topography and avoid excessive disturbance to vegetation, streams and wetlands.
2. The existing wetland is preserved and setbacks are respected.
3. Snow will be restrained from shedding in areas occupied by pedestrians and vehicles.

### 17.5.5.B Building Siting Design, Residential Building

1. Existing mature trees, new understory planting and shadows cast by the trees substantially conceal the building from the street and from the ski run. Views from the building are of the immediate area. No long views are desired.

### 17.5.6 Building Design

1. The defining features of the building are drawn from vernacular agrarian buildings and other utilitarian buildings in the region. It has a sturdy, practical, and simple appearance.
2. The roof pitch is 10:12. The eaves extend 1'-6". Gutters are patinated metal. The roof is patinated steel. Snow guards are patinated steel. The board and batten siding is clear stained wood 12" boards with 1"x 3" battens. Walls are fieldstone masonry. Windows are clear stained wood with divided lights and shutters. Doors are clear stained wood plank construction.

### Lot 387R1: Main Residence

### 17.3.4 Specific Zone District Requirements (COMPLIANT)

#### 17.3.12 Building Height Limits (COMPLIANT)

#### 17.3.13 Maximum Lot Coverage (COMPLIANT)

#### 17.3.14 General Easement Setbacks (COMPLIANT WITH QUALIFICATIONS)

#### 17.4.11 Town Design Theme

1. The house is sited to gain access to views, sunlight, and to minimize the area of site disturbance. It is not visible from adjacent properties and minimally visible from afar.
2. The house is modeled on the simple solid appearance of vernacular agrarian buildings and park lodges. The house is broken down into an assembly of buildings organized around a courtyard to create a sun-filled outdoor place of arrival.
3. To convey a solid durable appearance the foundation walls of the house are clad in fieldstone masonry, the walls are clad in clear stained wood siding, both vertical and horizontal, and the roof is clad in stone shingles.

#### 17.5.5.A Building Siting Design, Design to Fit the Landscape

1. The house is sited at the top of a sloping site in a mature forest. The driveway ascends the site, circling the west flank of the building, entering the courtyard from the east. The basement garage is accessible from the driveway via an underground passage.
2. Streams and wetlands on this Lot were placed in “No Build” areas on the recently approved lot line adjustment plat and will not be disturbed by the project.
3. Shedding snow is restrained or deflected from pedestrians and vehicles around the house with snow guards.

#### 17.5.5.B Building Siting Design, Residential Building

1. A level site will be created on a small knoll with panoramic exposures. The area of disturbance is contained to the area immediately around the house. The knoll top offers the greatest opportunity of any area on the property for admitting sunlight to the house and creating view corridors from it with the least disturbance to the forest.
2. By siting the house on the knoll it is known that excess material will be generated. It is the team’s plan to take a responsible approach to the generation, reuse and removal of the material. Siting the house on the knoll minimizes soil disturbance. If the house were placed on a flat portion of the lot to the northeast, not only would a similar amount need to be removed, as well as an over excavation to lay back the slope to achieve a safe working environment could be achieved to form the foundation, thus creating more disturbance. At the proposed site, the layback is not necessary. Many past projects throughout the Mountain Village and its core require the export of material. The responsible and courteous management of the export operation will be key to the success of the project. Our approach is based on several management techniques:
  - a. Reclaim the existing waterline road that is being abandoned. This cut and scar will take a significant amount of fill from our excavation site and provide new landscaping opportunities.

- b. Place cut material in the meadow to the north of the house and re-use any material on the site by exploring other grading opportunities throughout the nearly 60 acre parcel.
- c. Begin dialogue with local entities and explore opportunities for other projects and businesses that may be in need of clean fill material.
- d. Any offsite trucking would be ideal to begin in the spring off-season, prior to most neighbors being in residence. Our goal would be to be as efficient and quick with import and removal as possible. We would schedule the work so that the same truck bringing material to the site, would also leave with a full load, thus reducing “deadhead loads” and overall “trips”.

#### 17.5.6 Building Design

1. The building draws its defining features from vernacular agrarian buildings and park lodges. It has a sturdy, practical, and simple appearance. It conveys a residential character through the use of features designed and scaled for people, e.g. porches, windows, doorways, and dormers.
2. The roof pitch is 10:12. The eaves extend 1’-6” typically and 3’-0” at the main block of the North side of the building. Gutters are patinated metal. The roof is stone shingles. Snow guards are patinated metal. Chimneys are fieldstone masonry. The house has clear stained clapboard siding, clear stained board and batten siding comprised of 10” boards and 1”x 3” battens. Windows are clear stained wood with divided lights. Shutters are clear stained solid wood planks and operable. Doors are clear stained wood plank construction.
3. The principle views are to Dallas Peak due north of the site and Wilson Peak due southwest of the site. The north elevations of the house are dominated by significant windows, anticipating views created by the selective removal of trees, consistent with CDC guidelines and good forest management.

# Landscape Narrative

Lot 387R1

*The Owner and Project Team are grateful to the Town of Mountain Village and the National Forest Service for their collaboration in the forest management and ecological preservation efforts on this site. The site enhances the natural ecosystem of the area, creates wildlife habitat, and provides aesthetic beauty to our community. The site is located between National Forest Service land to the south and west, and the Telluride Ski Area to the east. With the recognition of the site's significance comes great responsibility to be good stewards of this important ecosystem. We look forward to our continued collaboration in the preservation and management of this land.*



# STEWARDSHIP PLAN



Healthy forests have many benefits. If managed properly healthy forests reduce the risk of wildfire, enhance the overall forest ecosystem, and protect the visual aesthetics that make this area so special. According to the Mountain Village Forest Management Plan, “Forest health has deteriorated regionally due to a combination of problems such as bark beetles attacking Douglas fir, sub-alpine fir and spruce, Sudden Aspen Decline and continuing drought .... Without intervention, stand resilience and overall forest health is likely to continue to deteriorate and our area’s natural beauty will be severely impacted. Maintaining a diversity of tree species and age classes can help encourage stand stability, thereby improving forest health. Age class diversity is one way to assure future stability of a forest ecosystem to a threat such as bark beetles (5)”.

During the past two years, the contractor, Fortenberry Ricks, has been collaborating with Town of Mountain Village Senior Planner, David Bangert, and the National Forest Service to develop and implement a forest management plan for this site. Together they have been implementing landscape-level strategies to protect healthy trees and remove diseased / dying trees. The purpose of these treatments is to maintain healthy forest cover, and where the forest is in decline, to expedite forest regeneration following Sudden Aspen Decline, sub alpine fir mortality and spruce bark beetles.

To date the team has been clearing dead trees and thinning the forest to encourage next generation understory growth and improve the overall health of the ecosystem. Also as a part of this continued forest management plan, areas disturbed during construction or in need of restoration will be replanted with like species but different age classes to emulate succession and assure future stability of the ecosystem. The existing abandoned utility corridor crossing the site will be re-graded and restored to blend with the surrounding landscape.

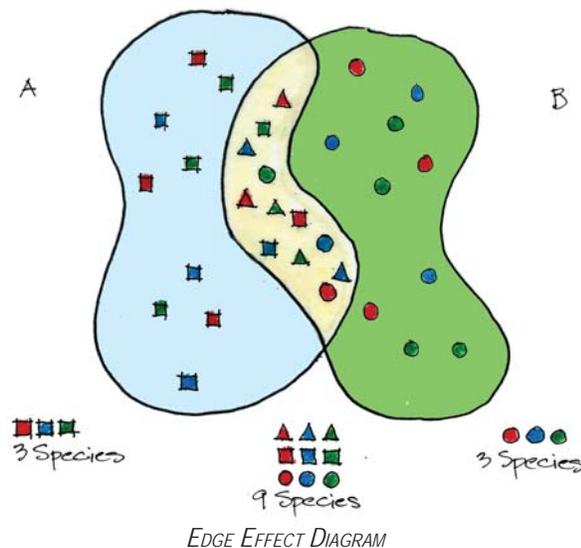
A designated wetland exists on site near the entrance bridge. It is healthy and shall remain undisturbed during construction. Procedures to protect the wetland during construction are in place.

# DESIGN APPROACH



A design approach for the landscape has been developed to support and further develop the intentions set forth in the Stewardship Plan. This approach is based on the following principles.

- Protect and enhance existing ecosystems.
- Increase biodiversity.
- Create wildfire-defensible space around buildings and infrastructure.
- Design the transition between the forest edge and clearing using the ecological concept known as the “edge effect”. The “edge effect” is the region where two ecosystems overlap resulting in a third more diverse interface. This ecotone (the region where the edges of two ecosystems overlap) creates beneficial microclimates and increased availability of light to plants along the edges allowing more plants to be supported. This interface or ecotone will vary in the thickness and be lobed to maximize its length.



- Expedite forest regeneration by creating a multi-tiered structure with plants of differing age class.
- Keep manicured landscapes adjacent to the buildings and primarily of native species that thrive at an elevation of 10,000 feet.

# MAIN RESIDENCE



The landscape approach for the main residence applies the six design principles to create a spatial experience that is an extension of existing landscape patterns.

The existing spruce / fir forest southwest of the house will be restored and extended along the drive by planting additional Engelmann spruce and Douglas Fir of varying age class. Large coniferous trees will be harvested from the site and transplanted to help to create the multi-tiered forest extension in this area.

A proposed aspen grove along the upper curve of the drive connects the existing aspen forests to the south and to the east. This aspen grove overlaps with the spruce / fir forest and extends north to the residence. The drive leading to the residence passes through the aspen grove creating filtered views of the residence as part of the arrival sequence.



Natural patterns in the planting palette and gradients of density of flora in the landscape are experienced through the interface of aspen groves and spruce groves with sunny meadows and clearings.

The meadow north of the house creates the opportunity for increasing biodiversity by adding additional plant communities and creating more varied habitat. The meadow will be composed of mixed grasses and wildflowers. The contours on the north side form a gentle slope that compliments the site topography.

The principle of “edge effect” occurs where the meadow and existing forest meet. This zone of overlap will vary in thickness and support species from both ecosystems plus other species that are only found in the overlapping area. This is not just a transition; it is an area of increased availability of sunlight which creates a favorable micro-climate that supports increased diversity of plant, animal and insect species.

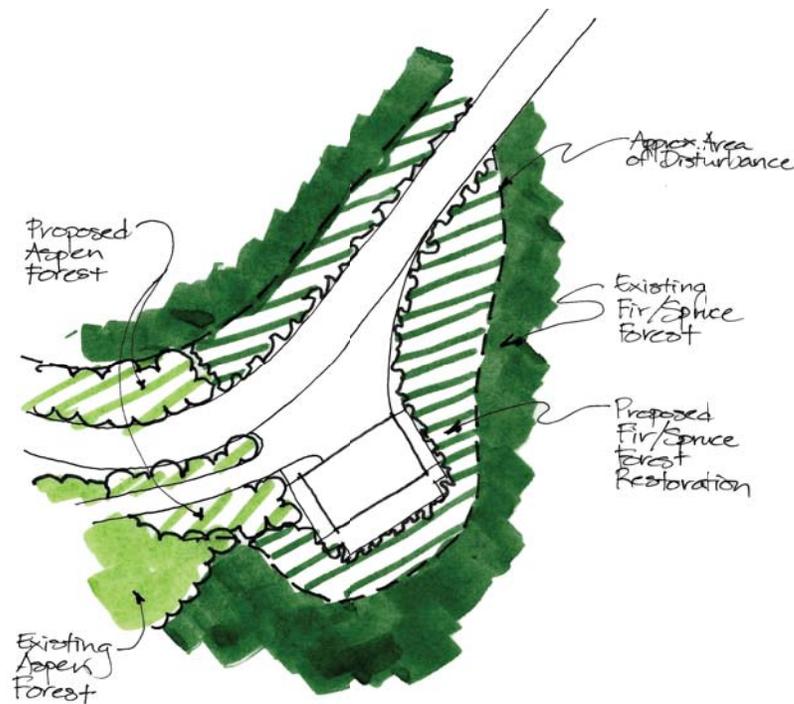
The landscape adjacent to the house and in the associated outdoor patios will be more manicured. The plantings in these areas will include primarily native species and pots with seasonal color that thrive at this elevation.



# ACCESSORY DWELLING UNIT



The existing landscape around the ADU consists of primarily spruce / fir forest with an area of aspens to the west. The landscape approach at this location is to nestle the building into the hillside and forest so it appears to have existed in this environment for a long time. To accomplish this goal of accelerating forest succession in areas that are disturbed by the construction of the building and road, Engelmann spruce, Douglas fir, aspen and associated understory shrubs will be planted. This will create a multi-tiered structure and encourage forest regeneration. Manicured landscape plantings will be limited to the entry court and rear patio.



# LOT 387R1

A NEW RESIDENCE IN THE  
TOWN OF MOUNTAIN VILLAGE, COLORADO

ARCHITECT:

FERGUSON & SHAMAMIAN ARCHITECTS, L.L.P.

270 LAFAYETTE STREET, SUITE 300  
NEW YORK, NEW YORK 10012  
TELEPHONE: (212) 941-8088

CIVIL ENGINEER:

UNCOMPAGRE ENGINEERING

113 LOST CREEK LANE BLUE MESA - BLDG. SUITE D  
MOUNTAIN VILLAGE, COLORADO 81435  
TELEPHONE: (970) 729-0683

LANDSCAPE ARCHITECT:

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 MIDLAND AVENUE, SUITE 206  
BASALT, COLORADO 81621  
TELEPHONE: (970) 927-2889

LAND SURVEYOR:

FOLEY ASSOCIATES, INC.

125 WEST PACIFIC AVENUE, SUITE B-1  
TELLURIDE, COLORADO 81435  
TELEPHONE: (970) 728-6153

GENERAL CONTRACTOR:

FORTENBERRY & RICKS

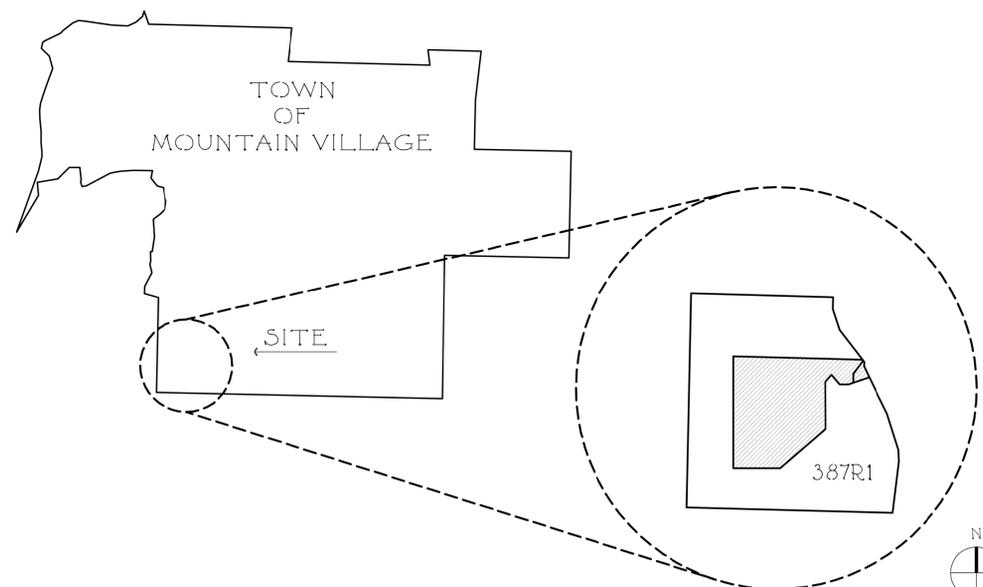
52 PILOT KNOB LANE / PO BOX 338  
TELLURIDE, COLORADO 81435  
TELEPHONE: (970) 728-4321

RE-ISSUED FOR DESIGN REVIEW BOARD

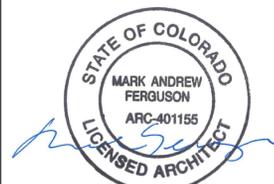
OCTOBER 24, 2016

# LOT 387R1 DRAWING INDEX

A1.0	Index of Drawings / Vicinity Map	MH A2.6	Main House Window Schedule and Details
	Minor Subdivision To Adjust Lot Lines 387R & 376RA	MH A2.6a	Main House Window Schedule (continued)
	Existing Conditions Survey of Lot 387R1	MH A2.7	Main House Exterior Door Schedule
MH L1.0	Site Landscape Plan	MH L1.1	Main House Landscape Plan
C1	Over-All Site Utilities	MH L1.2	Main House Forest Management Plan
		MH L8.0	Main House Exterior Lighting Plan
		MH CM1.0	Main House Construction Mitigation Plan
MH Images	Main House Material Reference Images	ADU Images	Accessory Dwelling Unit Material Reference Images
C2	Main House Grading & Drainage Plan	C4	Accessory Dwelling Unit Grading & Drainage Plan
C3	Main House Utilities	C5	Accessory Dwelling Unit Utilities
MH L1.3	Tree Planting Plan	ADU L1.1	Accessory Dwelling Unit Tree Planting Plan
MH A1.0	Main House Basement Plan	ADU A1.0	Accessory Dwelling Unit Driveway Void Space
MH A1.1	Main House First Floor Plan	ADU A1.1	Accessory Dwelling Unit Floor Plans
MH A1.2	Main House Second Floor Plan	ADU A2.0	Accessory Dwelling Unit Exterior Elevations
MH A1.3	Main House Roof Plan	ADU A2.1	Accessory Dwelling Unit Building Height Analysis
MH A2.0	Main House North & East Exterior Elevations	ADU A2.2	Accessory Dwelling Unit Window & Exterior Door Schedule
MH A2.1	Main House South & West Elevations	ADU L1.0	Accessory Dwelling Unit Landscape Plan
MH A2.2	Main House Courtyard Elevations	ADU L8.0	Accessory Dwelling Unit Exterior Lighting Plan
MH A2.3	Main House Building Height Analysis	ADU CM1.0	Accessory Dwelling Unit Construction Mitigation Plan
MH A2.4	Main House Existing Topography Analysis		
MH A2.5	Main House Topographical Analysis		



1  
A1.0 VICINITY MAP  
NTS



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

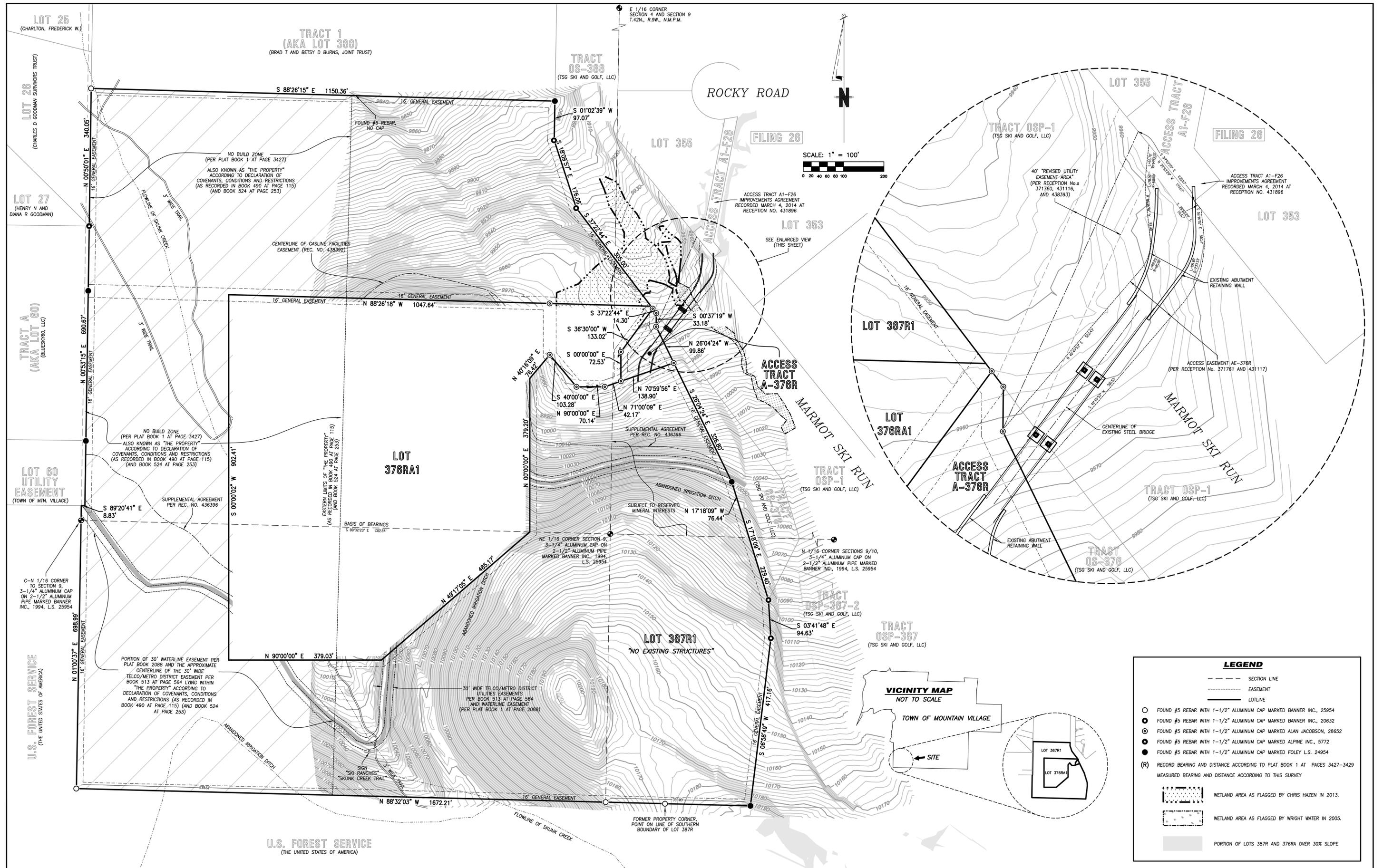
A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

SHEET TITLE:  
VICINITY MAP  
SHEET INDEX

DATE: 6/1/2016	SHEET NUMBER:
SCALE: A5 NOTED	<b>A1.0</b>
DRAWN BY: BS/LG	

THE OFFICE OF  
**FERGUSON & SHAMAMIAN**  
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270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
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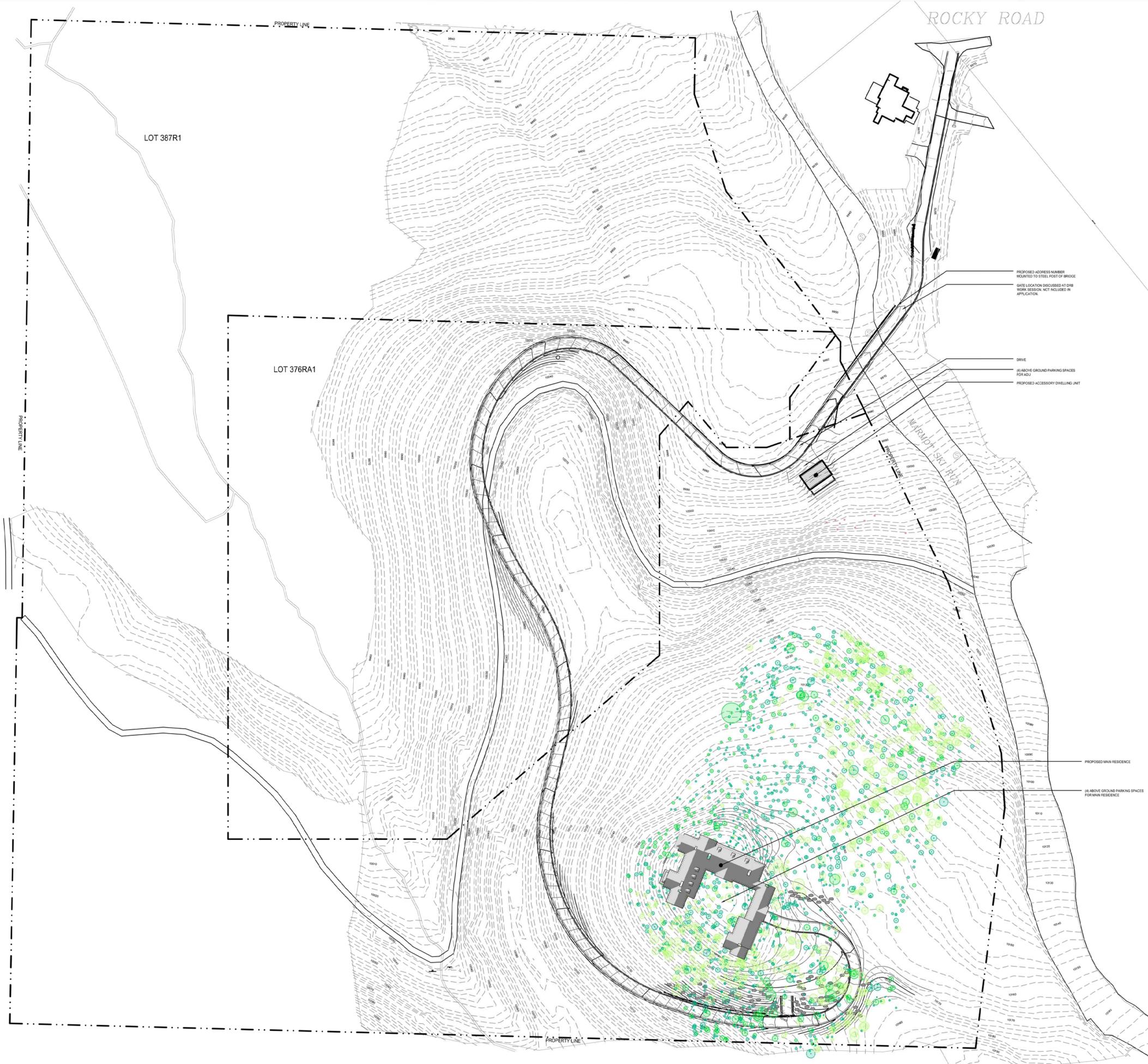
**EXISTING CONDITIONS SURVEY OF LOT 387R1 AND ACCESS TRACT A-376R, TOWN OF MOUNTAIN VILLAGE, SITUATED IN THE NE 1/4 OF SECTION 9, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.**

Project Mgr:	DB
Technician:	FD
Checked by:	
Start date:	01/22/2016



970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435  
 Drawing path: Existing Conditions\Existing Conditions 01-27-16.dwg Sheet 1 of 1 Project #: 85155

P:\04 - 10 Jobs\10181005\10181005.dwg Plotting Conditions: 05 - 10.dwg, 9/24/2016 4:00:07 PM, DWG To PDF PLOT



ROCKY ROAD

LOT 387R1

LOT 376RA1

PROPOSED ADDRESS NUMBER MOUNTED TO STEEL POST OF BRIDGE GATE LOCATION DISCUSSED AT DRB WORK SESSION. NOT INCLUDED IN APPLICATION.

DRIVE (4) ABOVE GROUND PARKING SPACES FOR ADU PROPOSED ACCESSORY DWELLING UNIT

PROPOSED MAIN RESIDENCE

(4) ABOVE GROUND PARKING SPACES FOR MAIN RESIDENCE

**LANDSCAPE NOTES**

1. PLAN GRAPHICS INDICATE APPROXIMATE LOCATION OF PROPOSED TREES AND SHRUBS. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT LANDSCAPE ARCHITECT TO AVOID ROOT ZONES OF EXISTING TREES. PROVIDE SCREENING BETWEEN PUBLIC AND PRIVATE SPACES. RESPECT VIEWS AND SOLAR EXPOSURE. AND COMMENT THE LAYOUT OF HARDSCAPE ELEMENTS. PLANT SCHEDULE SHALL DICTATE QUANTITIES. GRAPHIC SYMBOLS REPRESENT APPROXIMATE QUANTITIES.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. PLANTED TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 12" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 1:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH ORGANIC COMPOST MULCH. "SOIL PEPP" OR LANDSCAPE ARCHITECT APPROVED EQUAL.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.5.g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
9. NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER.
10. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH SEEDED NATIVE GRASSES. NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:
 

WESTERN YARROW	5%	TALL FESCUE	10%
ARIZONA FESCUE	5%	HARD FESCUE	5%
CREeping RED FESCUE	10%	ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%	PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%	MOUNTAIN BROME	10%

**SOIL PROTECTION NOTES**

1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY.
2. GOOD QUALITY TOPSOIL SHALL BE PLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION. TOPSOIL TO BE SPREAD IN PLACE AND HAND RAKED TO A SMOOTH FINISH PRIOR TO SEEDING OR PLANTING.
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4").
4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTILLED INTO ALL AREAS THAT WILL BE SODDED.
  - 4.a. AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH.
  - 4.b. THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING.
  - 5.a. NYLON NETTING IS PROHIBITED.

**EROSION CONTROL NOTES**

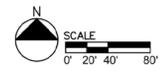
1. TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 90 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
2. TO THE EXTENT PRACTICAL, UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
3. EROSION CONTROL PLANS SHALL BE BASED ON STANDARD BEST MANAGEMENT PRACTICES TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
4. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER AND IN DRAINAGE SWALES.
5. DRAINAGE SWALES SHALL INCLUDE RIP-RAP AS NEEDED TO REDUCE EROSION.
6. IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED)
7. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING.
8. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 5-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2.

**IRRIGATION SYSTEM NOTES**

1. SYSTEM TO BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL. SPECIFIC CRITERIA THAT SHALL BE CONSIDERED IN THE DESIGN INCLUDE: SOIL TYPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE, PEAK DEMAND, AND WATERING WINDOWS. TO CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS.
2. TO CONSERVE AND PROTECT WATER RESOURCES, THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, CDC REQUIREMENTS, AND THE TOWN'S WATER AND SEWER REGULATIONS. THE INSTALLATION SHALL RESULT IN AN EFFICIENT AND UNIFORM DISTRIBUTION OF THE WATER.
3. THE SYSTEM SHALL BE REGULARLY MAINTAINED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, AND STATE AND LOCAL CODES.
4. THE IRRIGATION SCHEDULE SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT THE IRRIGATION SCHEDULE SHALL BE MANAGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL AND HEALTHY TURF AND LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.
5. SYSTEM SHALL INCLUDE:
  - 5.1. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
  - 5.2. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
  - 5.3. HEAD-TO-HEAD OR DOUBLE COVERAGE.
  - 5.4. A MASTER CONTROL VALVE.
  - 5.5. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
  - 5.6. SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
6. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION.
7. SYSTEMS SHALL BE DESIGNED TO IMPLEMENT LESS FREQUENT WATERING FOR A LONGER PERIOD OF TIME TO INCREASE SATURATION DEPTH AND PROMOTE DEEP ROOT GROWTH UNLESS THE TOPOGRAPHY REQUIRES A DIFFERENT PRACTICE.
8. SYSTEMS SHALL BE DESIGNED TO OPERATE IN ACCORDANCE WITH TABLE 5-3 OF THE TOWN'S GUIDELINES.

**LEGEND**

- EXISTING SPRUCE TREE
- EXISTING FIR TREE
- EXISTING ASPEN TREE



SHANNON MURPHY LANDSCAPE ARCHITECTS  
 231 Midland Ave  
 Basalt, Colorado  
 81621 | Tel: 970.969.8689  
 Fax: 970.927.0538  
 shannon@shannonmurphy.net



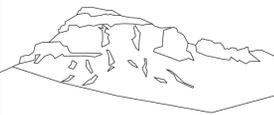
PROJECT  
**LOT 387R1 MAIN RESIDENCE**

ISSUE  
 07.14.16 STAFF WORK SESSION  
 08.01.16 DRB WORK SESSION  
 08.02.16 DRB WORK SESSION REVISIONS  
 09.08.16 RE-ISSUED FOR DRB WORK SESSION  
 09.30.16 ISSUED FOR DESIGN REVIEW BOARD  
 10.24.16 RE-ISSUED FOR DESIGN REVIEW BOARD

SCALE  
 1"=80'-0"

SHEET TITLE  
**SITE LANDSCAPE PLAN**

SHEET NUMBER  
**MH L1.0**



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08
ISSUED FOR DRB	2016-09-30
RE-ISSUED FOR DRB	2016-10-24

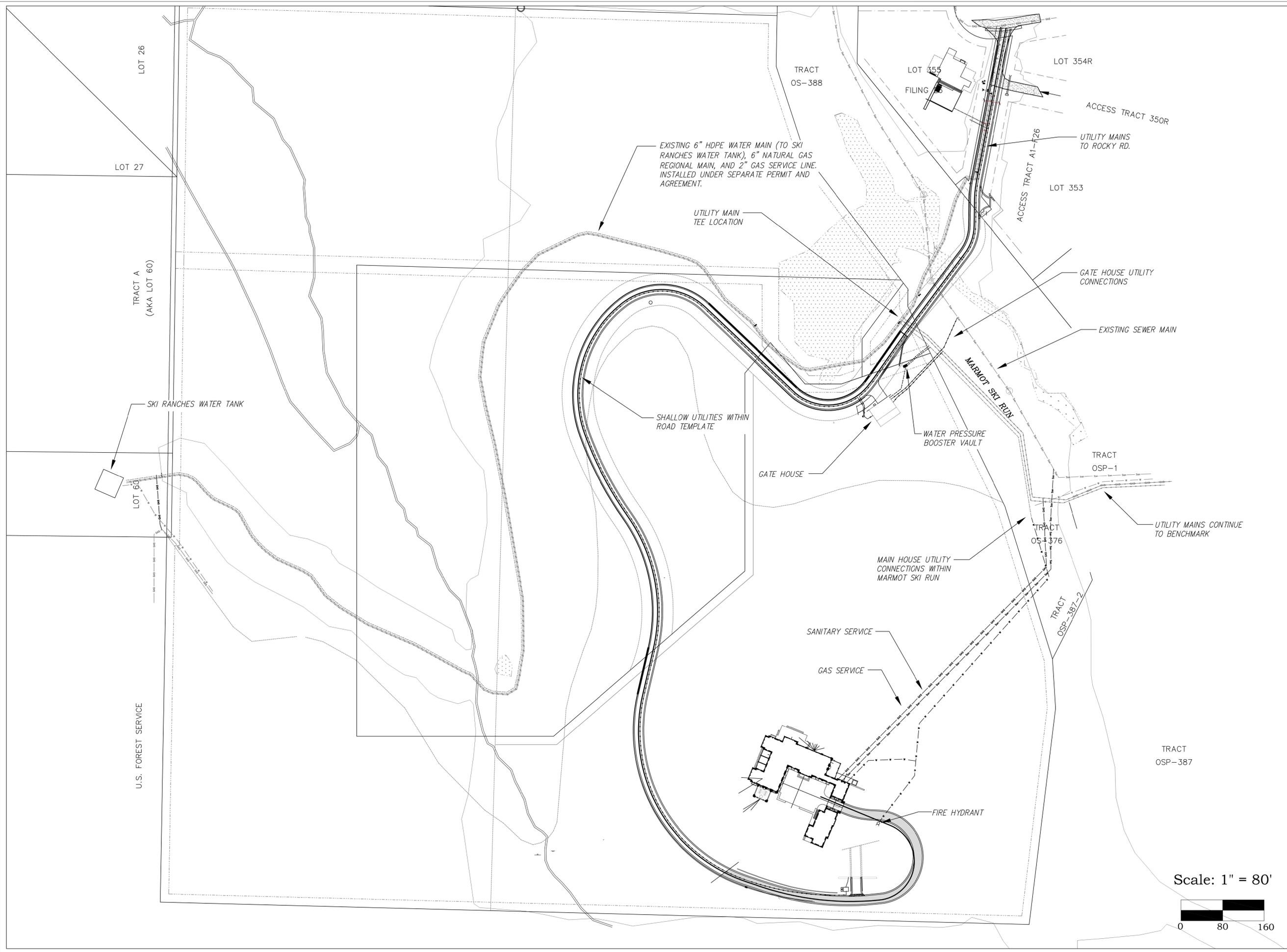
Lot 376RA1  
Mtn. Village, CO

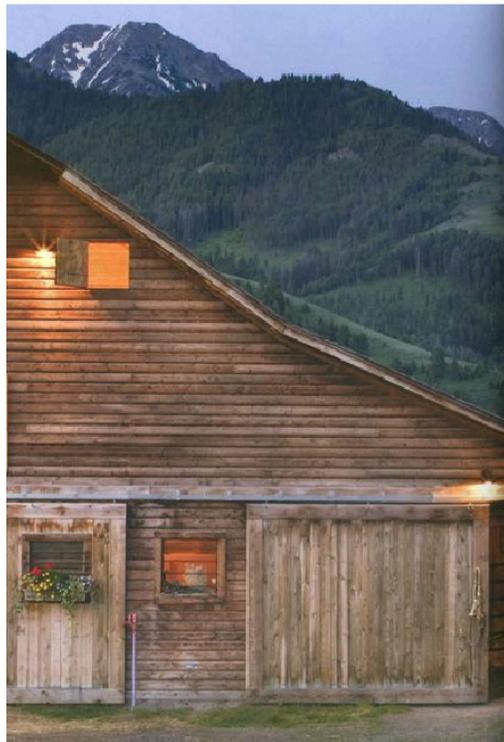


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

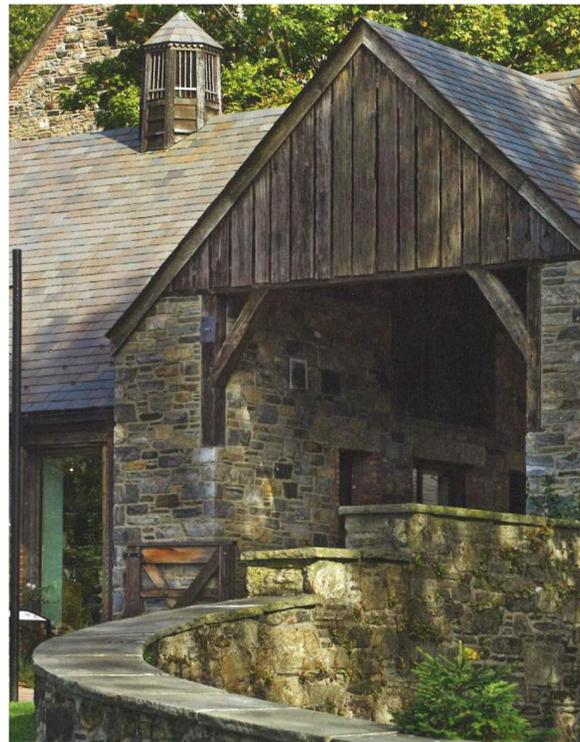
Over-All Site  
Utilities

C1





*Horizontal Wood Siding*



*Fieldstone w/ Vertical Wood Siding*



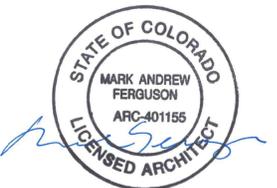
*Board and Batten*



*Dormer*



*Roof Shingles*



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

SHEET TITLE:  
MAIN HOUSE  
MATERIAL REFERENCE  
IMAGES

DATE: 6/1/2016 SHEET NUMBER:

SCALE: A5 NOTED **MH Images**

DRAWN BY: BS

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270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
TELEPHONE: 212-941-8088  
TELEFAX: 212-941-8089



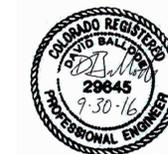
Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08
ISSUED FOR DRB	2016-09-30
RE-ISSUED FOR DRB	2016-10-24

Lot 387R1  
Mtn. Village, CO

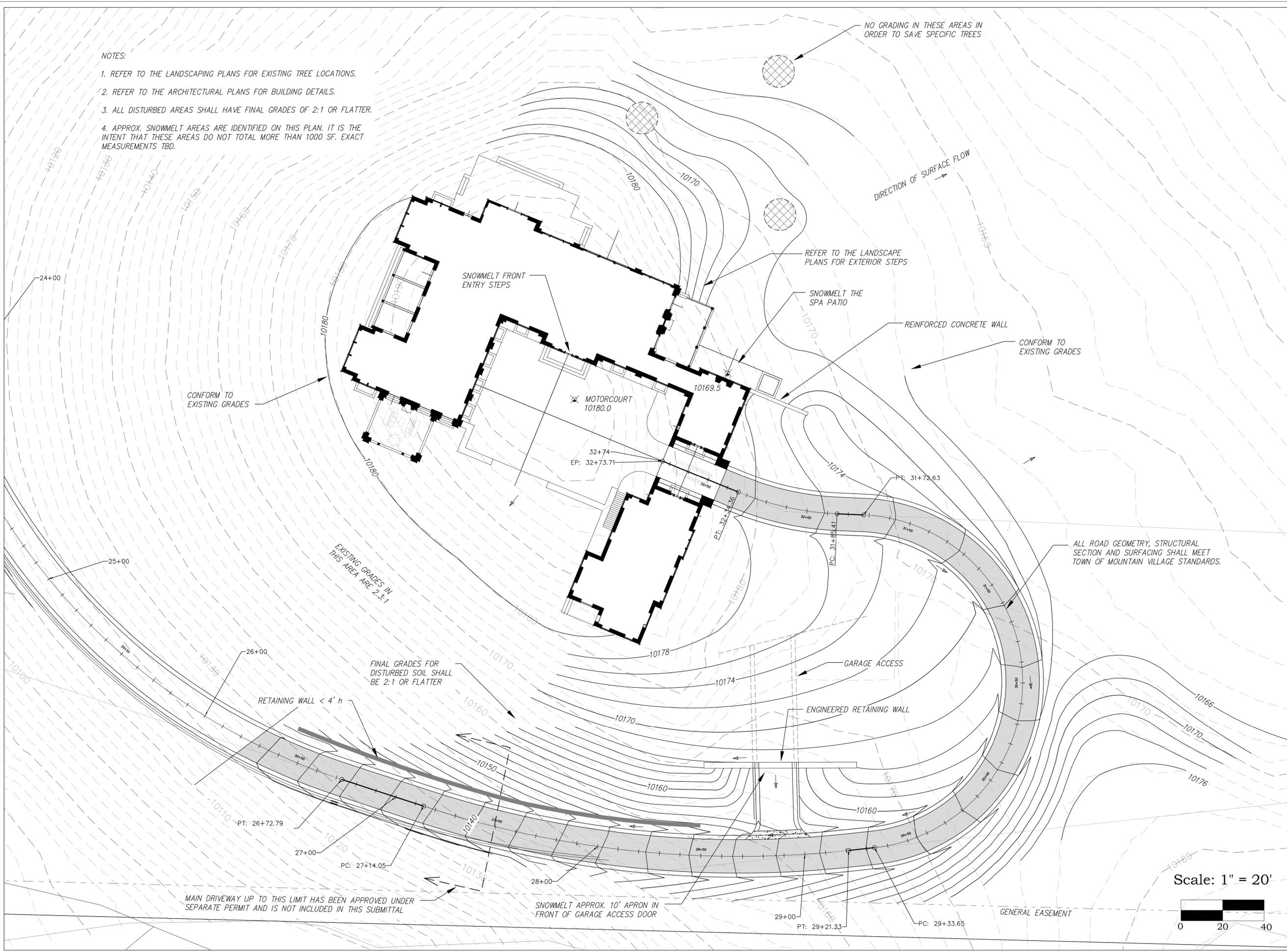


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Main House  
Grading &  
Drainage Plan

C2

- NOTES:
1. REFER TO THE LANDSCAPING PLANS FOR EXISTING TREE LOCATIONS.
  2. REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
  3. ALL DISTURBED AREAS SHALL HAVE FINAL GRADES OF 2:1 OR FLATTER.
  4. APPROX. SNOWMELT AREAS ARE IDENTIFIED ON THIS PLAN. IT IS THE INTENT THAT THESE AREAS DO NOT TOTAL MORE THAN 1000 SF. EXACT MEASUREMENTS TBD.



NO GRADING IN THESE AREAS IN ORDER TO SAVE SPECIFIC TREES

REFER TO THE LANDSCAPE PLANS FOR EXTERIOR STEPS

SNOWMELT THE SPA PATIO

DIRECTION OF SURFACE FLOW

REINFORCED CONCRETE WALL

CONFORM TO EXISTING GRADES

CONFORM TO EXISTING GRADES

SNOWMELT FRONT ENTRY STEPS

MOTORCOURT 10180.0

32+74  
EP: 32+73.71

10169.5

PT: 31+72.63

ALL ROAD GEOMETRY, STRUCTURAL SECTION AND SURFACING SHALL MEET TOWN OF MOUNTAIN VILLAGE STANDARDS.

EXISTING GRADES IN THIS AREA ARE 2:3:1

FINAL GRADES FOR DISTURBED SOIL SHALL BE 2:1 OR FLATTER

RETAINING WALL < 4' h

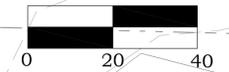
GARAGE ACCESS

ENGINEERED RETAINING WALL

MAIN DRIVEWAY UP TO THIS LIMIT HAS BEEN APPROVED UNDER SEPARATE PERMIT AND IS NOT INCLUDED IN THIS SUBMITTAL

SNOWMELT APPROX. 10' APRON IN FRONT OF GARAGE ACCESS DOOR

Scale: 1" = 20'



GENERAL EASEMENT

PT: 29+21.23

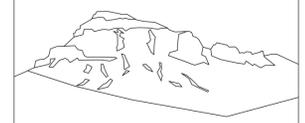
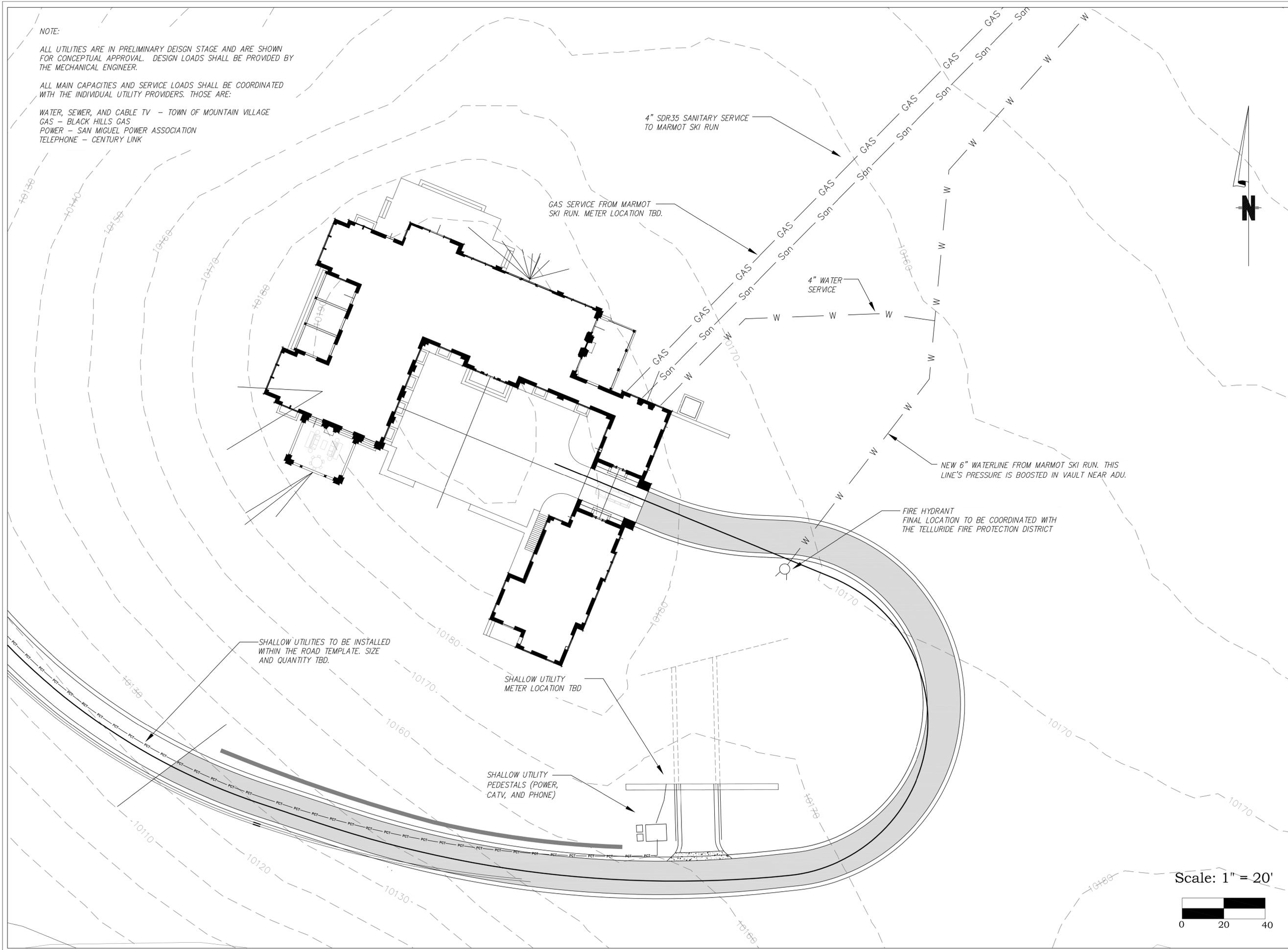
PC: 29+33.65

NOTE:

ALL UTILITIES ARE IN PRELIMINARY DESIGN STAGE AND ARE SHOWN FOR CONCEPTUAL APPROVAL. DESIGN LOADS SHALL BE PROVIDED BY THE MECHANICAL ENGINEER.

ALL MAIN CAPACITIES AND SERVICE LOADS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS. THOSE ARE:

- WATER, SEWER, AND CABLE TV - TOWN OF MOUNTAIN VILLAGE
- GAS - BLACK HILLS GAS
- POWER - SAN MIGUEL POWER ASSOCIATION
- TELEPHONE - CENTURY LINK



Uncompahgre Engineering, LLC

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SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08
ISSUED FOR DRB	2016-09-30
RE-ISSUED FOR DRB	2016-10-24

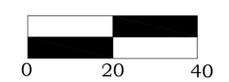
Lot 387R1  
Mtn. Village, CO



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

Main House  
Utilities

Scale: 1" = 20'



C3



**LEGEND**

<b>Pt4"</b>	POPULOUS TREMULOIDES / ASPEN TREE 4" CALIPER
<b>Pt3"</b>	POPULOUS TREMULOIDES / ASPEN TREE 3" CALIPER
<b>Pt2"</b>	POPULOUS TREMULOIDES / ASPEN TREE 2" CALIPER
<b>Pp4"</b>	PICEA PUNGENS / COLORADO SPRUCE 4" CALIPER
<b>Pp2"</b>	PICEA PUNGENS / COLORADO SPRUCE 2" CALIPER
<b>Pe4"</b>	PICEA ENGELMANNII / ENGELMANN SPRUCE 4" CALIPER
<b>Pe2"</b>	PICEA ENGELMANNII / ENGELMANN SPRUCE 2" CALIPER
<b>Pm4"</b>	PSEUDOTSUGA MENZIESII / DOUGLAS FIR 4" CALIPER
<b>Pm2"</b>	PSEUDOTSUGA MENZIESII / DOUGLAS FIR 2" CALIPER

SHANNON MURPHY LANDSCAPE ARCHITECTS  
 231 Midland Ave  
 Boulder, Colorado  
 81821 | Tel: 303.440.8889  
 Fax: 303.440.2538  
 shannon@shannonmurphy.net



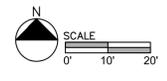
PROJECT  
**LOT 387R1 MAIN RESIDENCE**

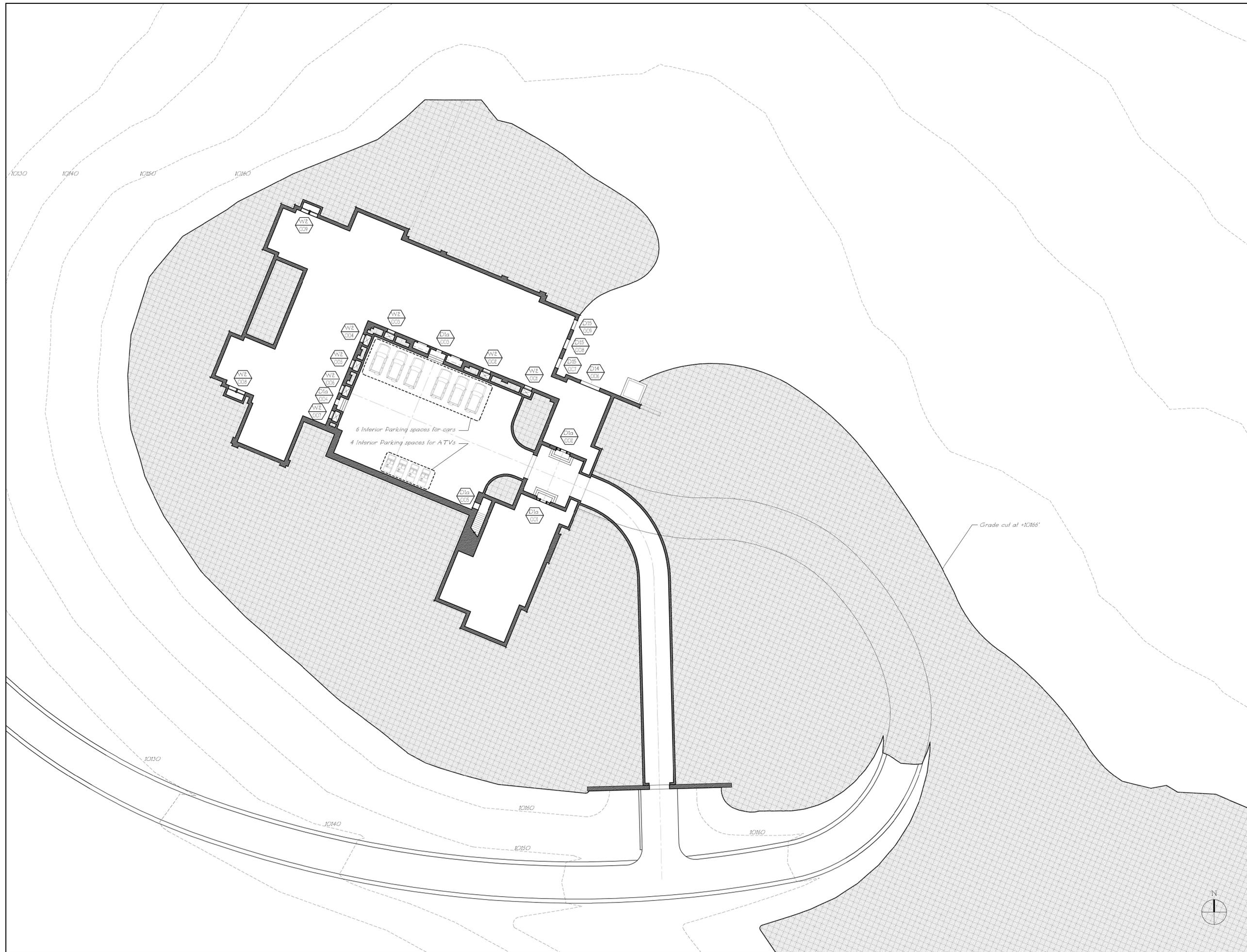
ISSUE  
 07.14.16 STAFF WORK SESSION  
 08.01.16 DRB WORK SESSION  
 08.02.16 DRB WORK SESSION REVISIONS  
 09.08.16 RE-ISSUED FOR DRB WORK SESSION  
 09.30.16 ISSUED FOR DESIGN REVIEW BOARD  
 10.24.16 RE-ISSUED FOR DESIGN REVIEW BOARD

SCALE  
 1"=20'-0"

SHEET TITLE  
**TREE PLANTING PLAN**

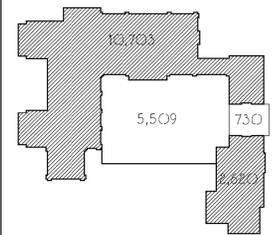
SHEET NUMBER  
**MH  
 L1.3**





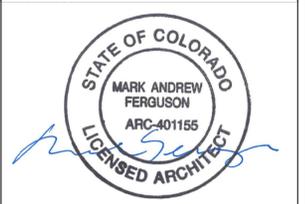
**CALCULATIONS**

CONDITIONED FLOOR AREA	
BASEMENT FLOOR AREA	= 13,323 SQ.FT.
FIRST FLOOR AREA	= 13,323 SQ.FT.
SECOND FLOOR AREA	= 5986 SQ.FT.
<b>TOTAL CONDITIONED</b>	<b>= 32,632 SQ.FT.</b>
UNCONDITIONED FLOOR AREA	
GARAGE FLOOR AREA	= 5,509 SQ.FT.
TUNNEL FLOOR AREA	= 2,243 SQ.FT.
<b>TOTAL UNCONDITIONED</b>	<b>= 7,752 SQ.FT.</b>



**LEGEND**

	WINDOW TAG
	DOOR TAG



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

SHEET TITLE:  
MAIN HOUSE  
BASEMENT PLAN

DATE: 10/17/2016 SHEET NUMBER:

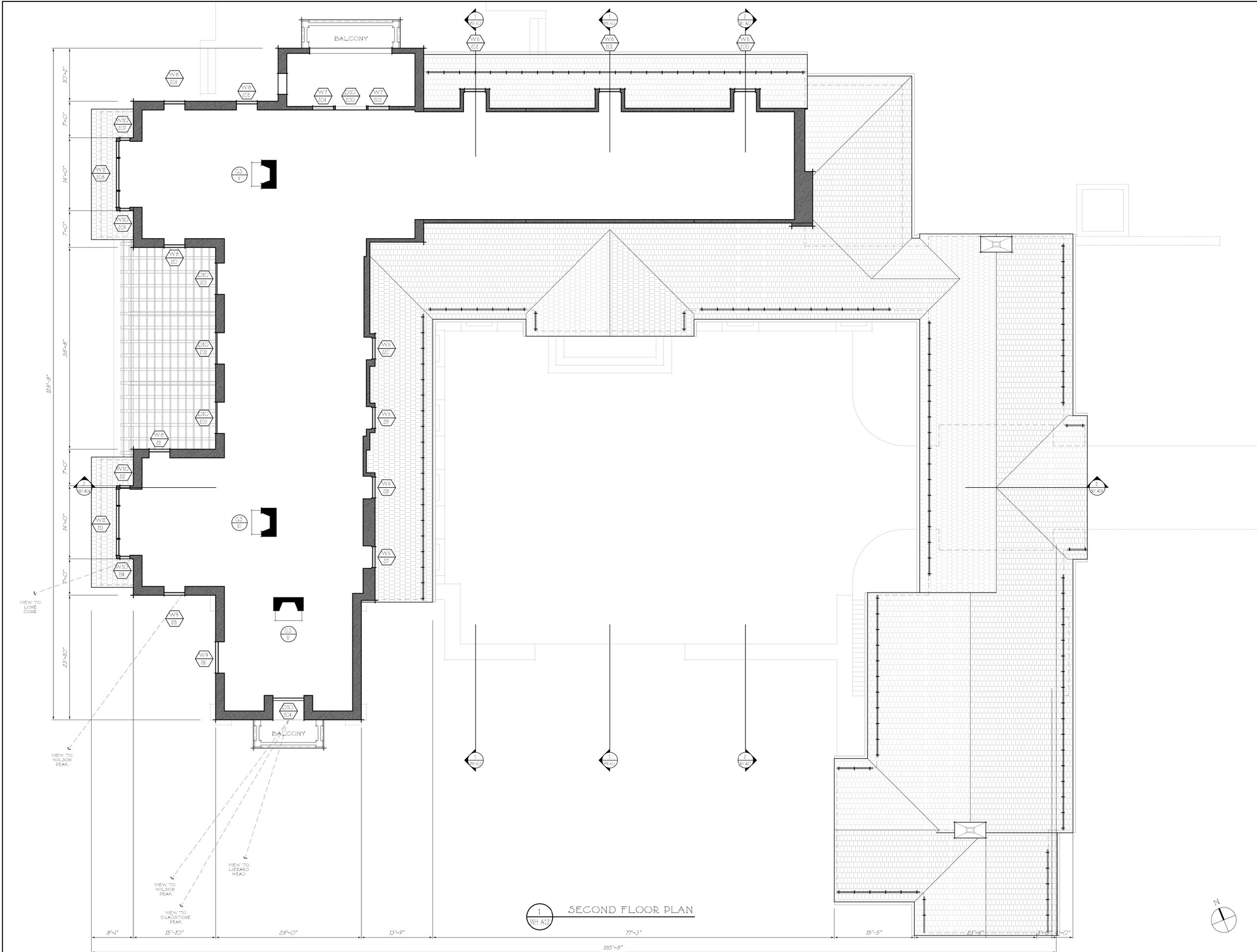
SCALE: 1" = 20'-0" **MH A.1.0**

DRAWN BY: SR/RM/B.S

THE OFFICE OF  
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270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
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TELEFAX: 212-941-8089







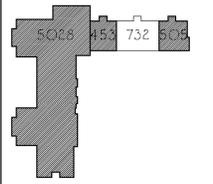
**CALCULATIONS**

**CONDITIONED FLOOR AREA**

BASEMENT FLOOR AREA = 13,323 SQ.FT.  
 FIRST FLOOR AREA = 13,323 SQ.FT.  
 SECOND FLOOR AREA = 5986 SQ.FT.  
**TOTAL CONDITIONED = 32,632 SQ.FT.**

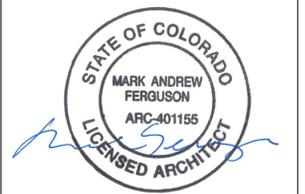
**UNCONDITIONED FLOOR AREA**

GARAGE FLOOR AREA = 5,509 SQ.FT.  
 TUNNEL FLOOR AREA = 2,243 SQ.FT.  
**TOTAL UNCONDITIONED = 7,752 SQ.FT.**



**LEGEND**

W 7/7 WINDOW TAG  
 D 7/7 DOOR TAG  
 GS 7/7 GAS FIREPLACE TAG  
 WB 7/7 WOOD-BURNING FIREPLACE TAG



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

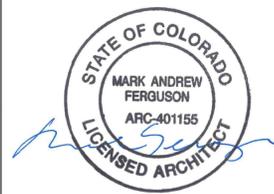
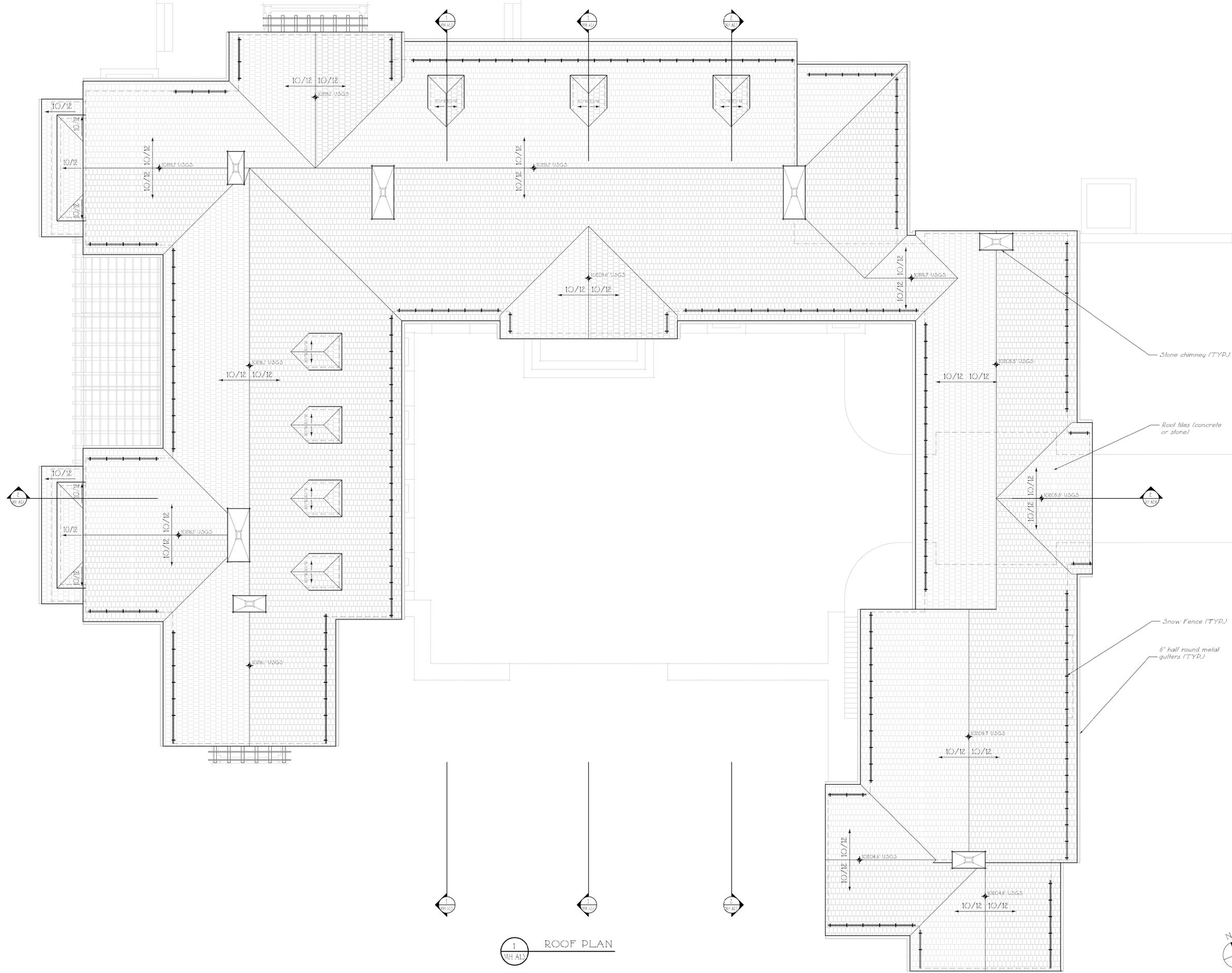
ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
 MOUNTAIN VILLAGE  
 COLORADO

SHEET TITLE:  
 MAIN HOUSE  
 SECOND FLOOR  
 PLAN

DATE: 3/10/2016 SHEET NUMBER:  
 SCALE: 1/8" = 1'-0" **MH A.1.2**  
 DRAWN BY: SR/RM/BS

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RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

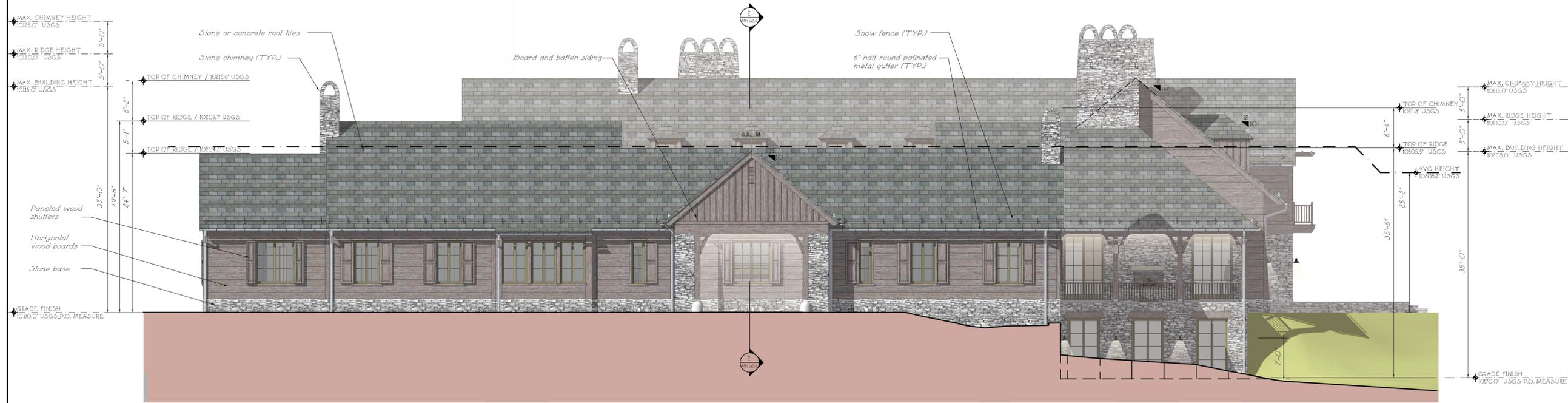
SHEET TITLE:  
MAIN HOUSE  
ROOF PLAN

DATE: 5/31/2016	SHEET NUMBER: <b>MH A1.3</b>
SCALE: 1/8" = 1'-0"	
DRAWN BY: SR/BS	

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TELEFAX: 212-941-8089

1 ROOF PLAN  
MH A1.3





2 EAST ELEVATION  
MH A2.0



3 NORTH ELEVATION  
MH A2.0

CALCULATIONS

BUILDING HEIGHT LIMITS  
Per CDC Section 17.3.3.2 Table 3.3

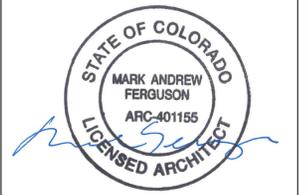
	Maximum	Proposed
Building Height	40'-0"	36'-2"
Average Building Height	30'-0"	25'-2"
Chimney Height	45'-0"	44'-7"

Building Material Percentages	CDC	Proposed
Doors and Windows	40% (max.)	21%
Stone	35% (min.)	24%
Wood	n/a	55%

LIGHTING

FIXTURE	COUNT
Scance	26
Pendant	3
Step Light	29



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

SHEET TITLE:  
MAIN HOUSE  
NORTH & EAST  
ELEVATIONS

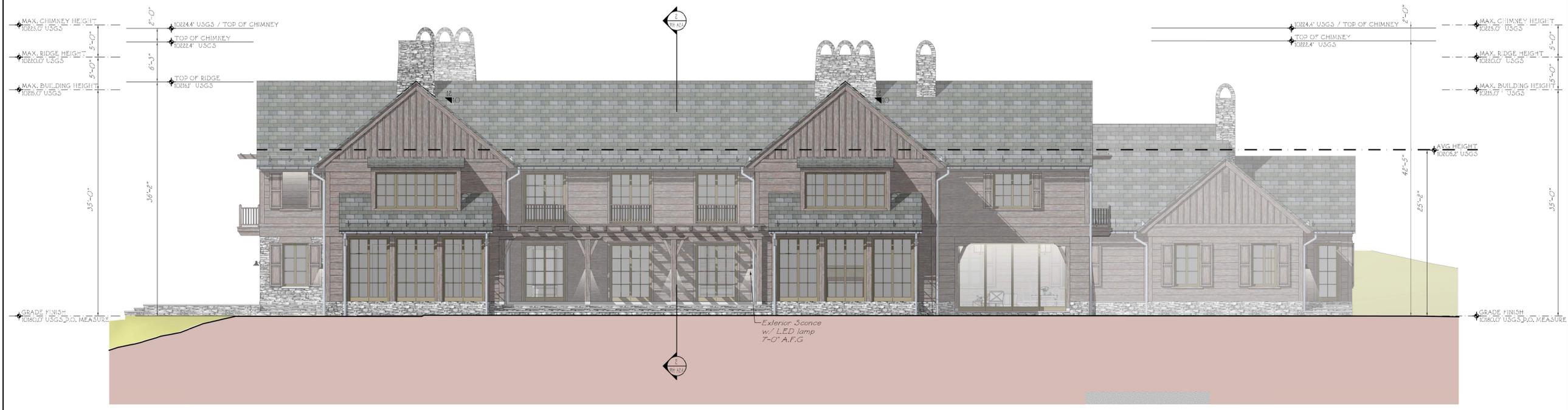
DATE: 3/10/2016

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

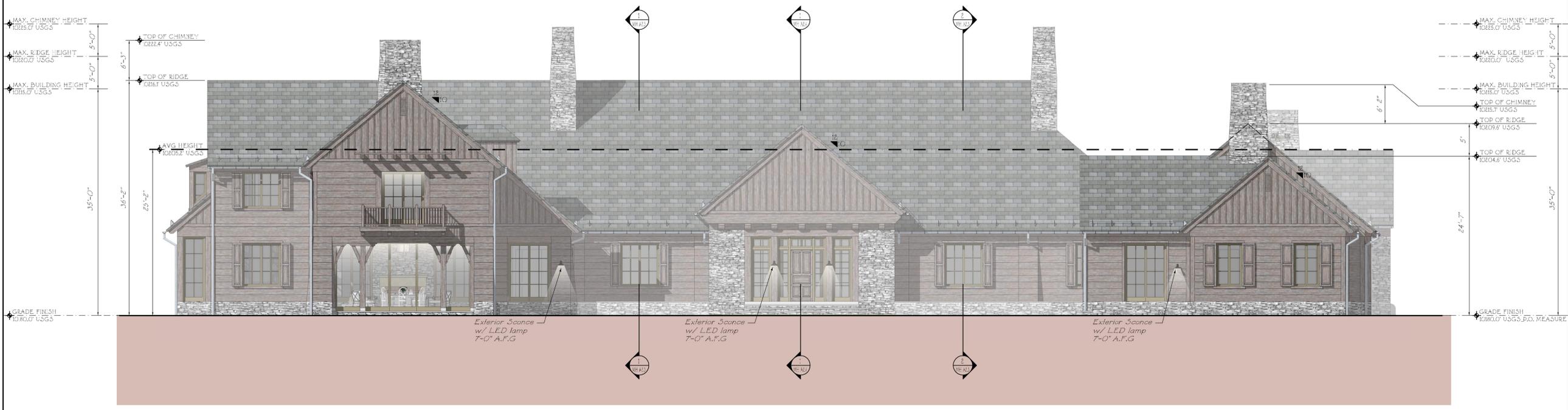
DRAWN BY: SR/RM/BS/ED/NL

SHEET NUMBER: **MH A2.0**

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TELEFAX: 212-941-8089



2 WEST ELEVATION  
MH A2.1



1 SOUTH ELEVATION  
MH A2.1

CALCULATIONS  
BUILDING HEIGHT LIMITS  
Per CDC Section 17.3.3.2 Table 3.3

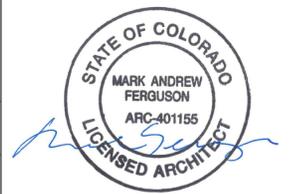
	Maximum	Proposed
Building Height	40'-0"	36'-2"
Average Building Height	30'-0"	25'-2"
Chimney Height	45'-0"	44'-7"

Building Material Percentages	CDC	Proposed
Doors and Windows	40% (max.)	21%
Stone	35% (min.)	24%
Wood	n/a	55%

LIGHTING

FIXTURE	COUNT
Sconce	26
Pendant	3
Step Light	29



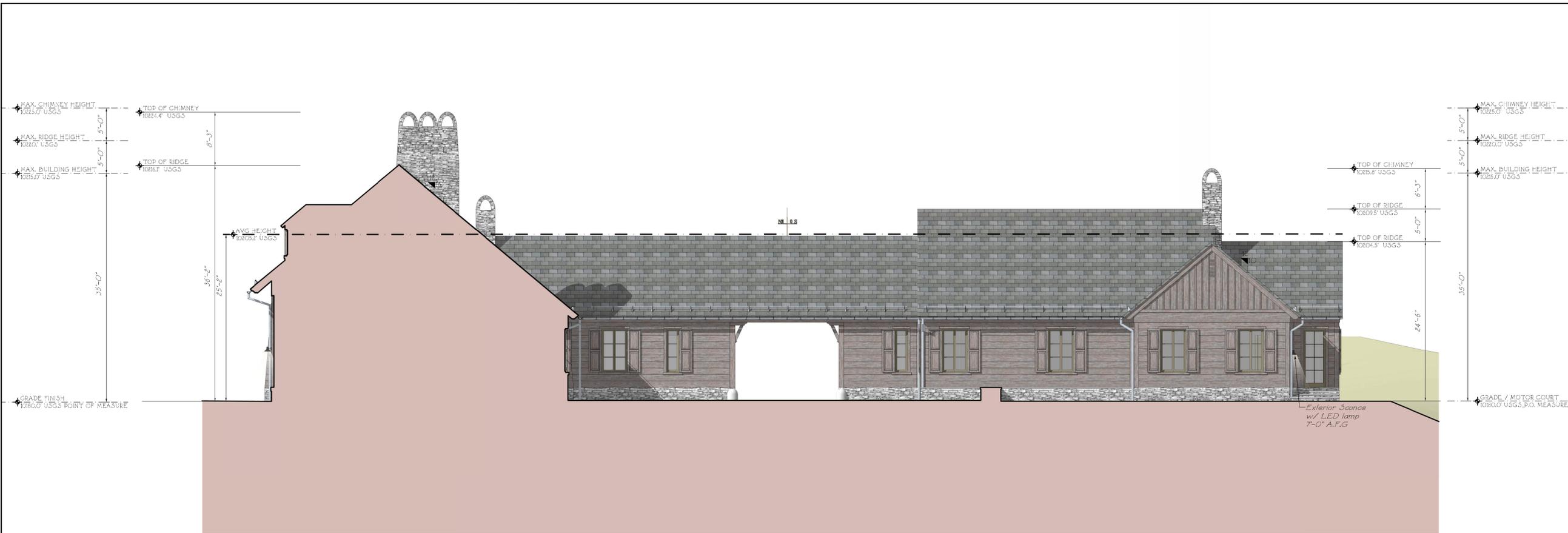
RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016  
ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016  
RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016  
ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016  
ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

SHEET TITLE:  
MAIN HOUSE  
SOUTH & WEST  
ELEVATIONS

DATE: 3/10/2016  
SCALE: 1/8" = 1'-0"  
DRAWN BY: SR/RM/BS/ED/NL  
SHEET NUMBER:  
**MH A2.1**

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TELEFAX: 212-941-8089



2 WEST ELEVATION @ COURTYARD  
1/8" = 1'-0"



1 EAST ELEVATION @ COURTYARD  
1/8" = 1'-0"

CALCULATIONS

BUILDING HEIGHT LIMITS  
Per CDC Section 17.3.12 Table 3.3

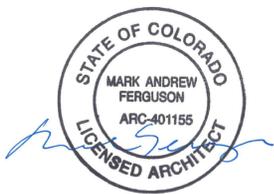
	Maximum	Proposed
Building Height	40'-0"	36'-2"
Average Building Height	30'-0"	25'-2"
Chimney Height	45'-0"	44'-7"

Building Material Percentages	CDC	Proposed
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Stone	35% (min.)	24%
Wood	n/a	55%

LIGHTING

FIXTURE	COUNT
Sconce	26
Pendant	3
Step Light	?



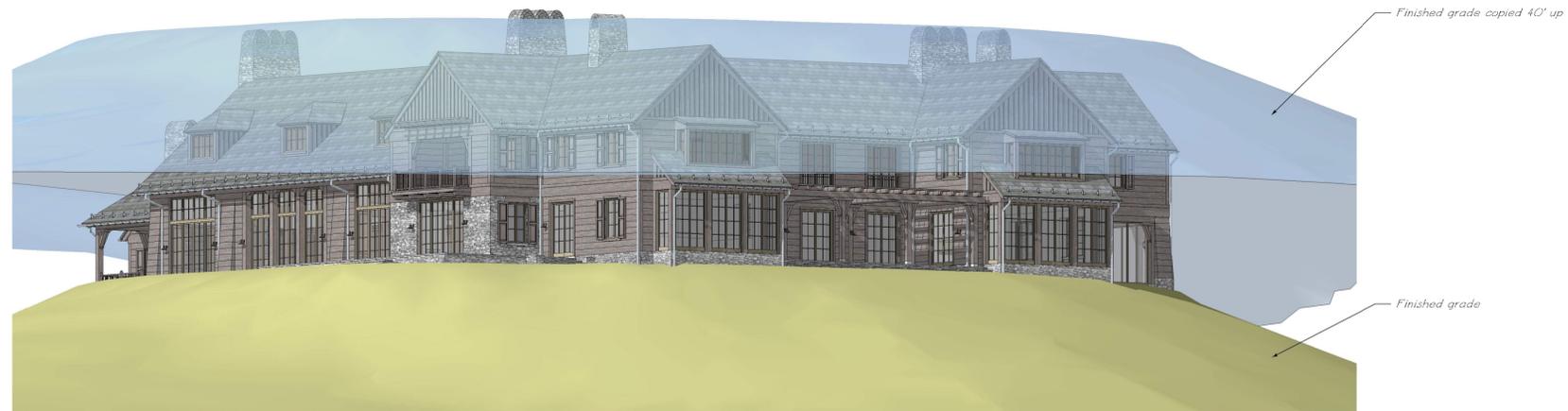
- RE-ISSUED FOR DESIGN REVIEW BOARD OCTOBER 24, 2016
- ISSUED FOR DESIGN REVIEW BOARD SEPTEMBER 30, 2016
- RE-ISSUED FOR DRB WORK SESSION SEPTEMBER 8, 2016
- ISSUED FOR DRB WORK SESSION AUGUST 01, 2016
- ISSUED FOR DRB STAFF WORK SESSION JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

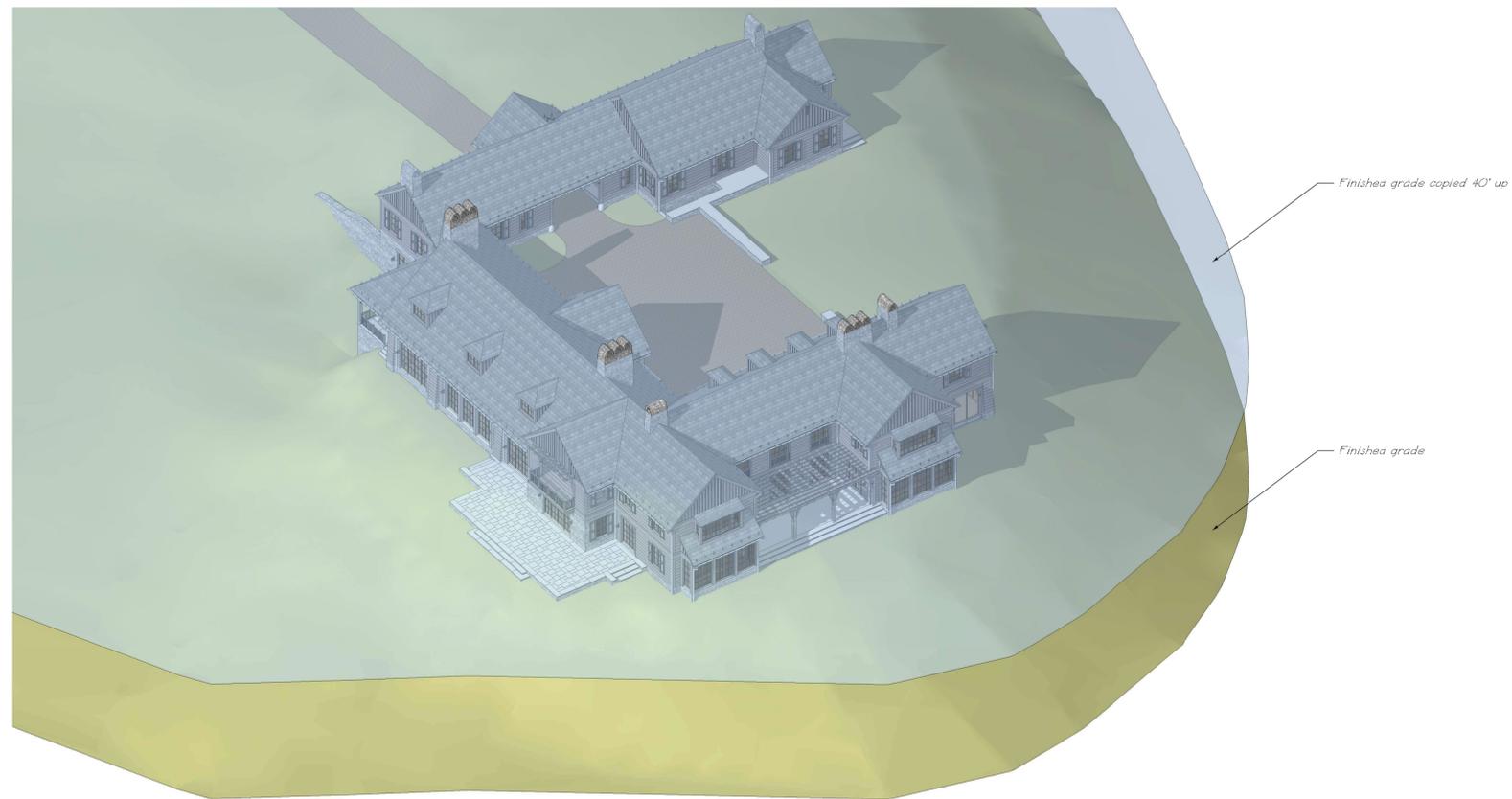
SHEET TITLE:  
MAIN HOUSE  
COURTYARD  
ELEVATIONS

DATE: 5/12/2016	SHEET NUMBER: <b>MH A2.2</b>
SCALE: 1/8" = 1'-0"	
DRAWN BY: SR/BS/ED/NL	

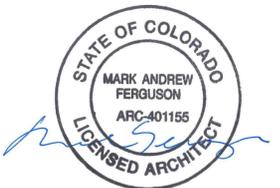
THE OFFICE OF  
**FERGUSON & SHAMAMIAN**  
ARCHITECTS, LLP  
270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
TELEPHONE: 212-941-8088  
TELEFAX: 212-941-8089



2 MAXIMUM RIDGE DIAGRAM - 40' ABOVE FINISHED GRADE  
 MH A2.3 N.T.S.



1 MAXIMUM RIDGE DIAGRAM - 40' ABOVE FINISHED GRADE  
 MH A2.3 N.T.S.



RE-ISSUED FOR DESIGN REVIEW BOARD  
 OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
 SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
 SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
 AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
 JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
 MOUNTAIN VILLAGE  
 COLORADO

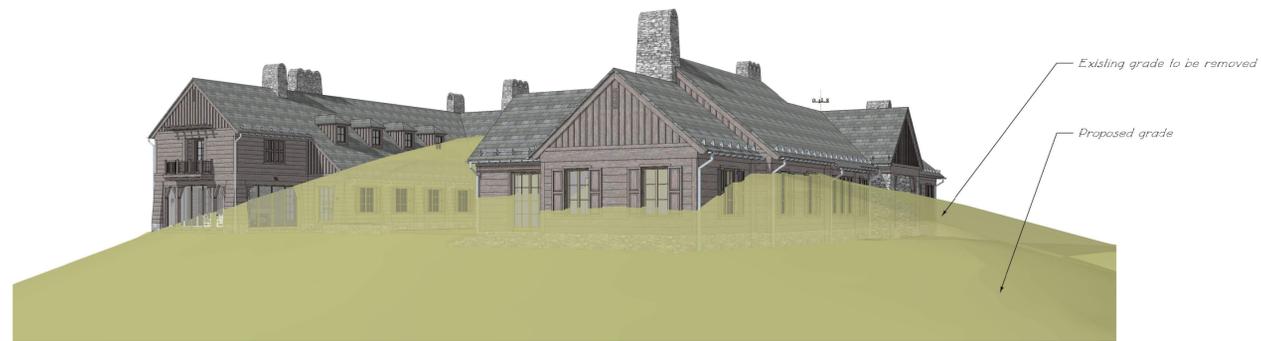
SHEET TITLE:  
 BUILDING HEIGHT  
 ANALYSIS

DATE: 6/1/2016 SHEET NUMBER:

SCALE: AS NOTED **MH A2.3**

DRAWN BY: SR/B.S.

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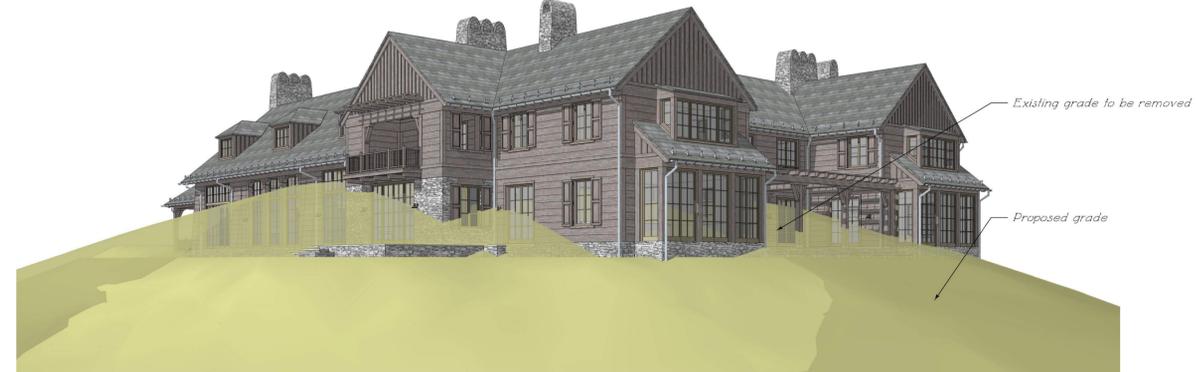
3 EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM SOUTHEAST  
 MH A2.4 1/8"=1'-0"



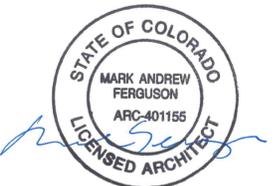
4 EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM SOUTHWEST  
 MH A2.4 1/8"=1'-0"



2 EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM NORTHEAST  
 MH A2.4 1/8"=1'-0"



1 EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM NORTHWEST  
 MH A2.4 1/8"=1'-0"



RE-ISSUED FOR DESIGN REVIEW BOARD  
 OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
 SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
 SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
 AUGUST 01, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
 MOUNTAIN VILLAGE  
 COLORADO

SHEET TITLE:  
 EXISTING  
 TOPOGRAPHY  
 ANALYSIS

DATE:  
 7/28/2016

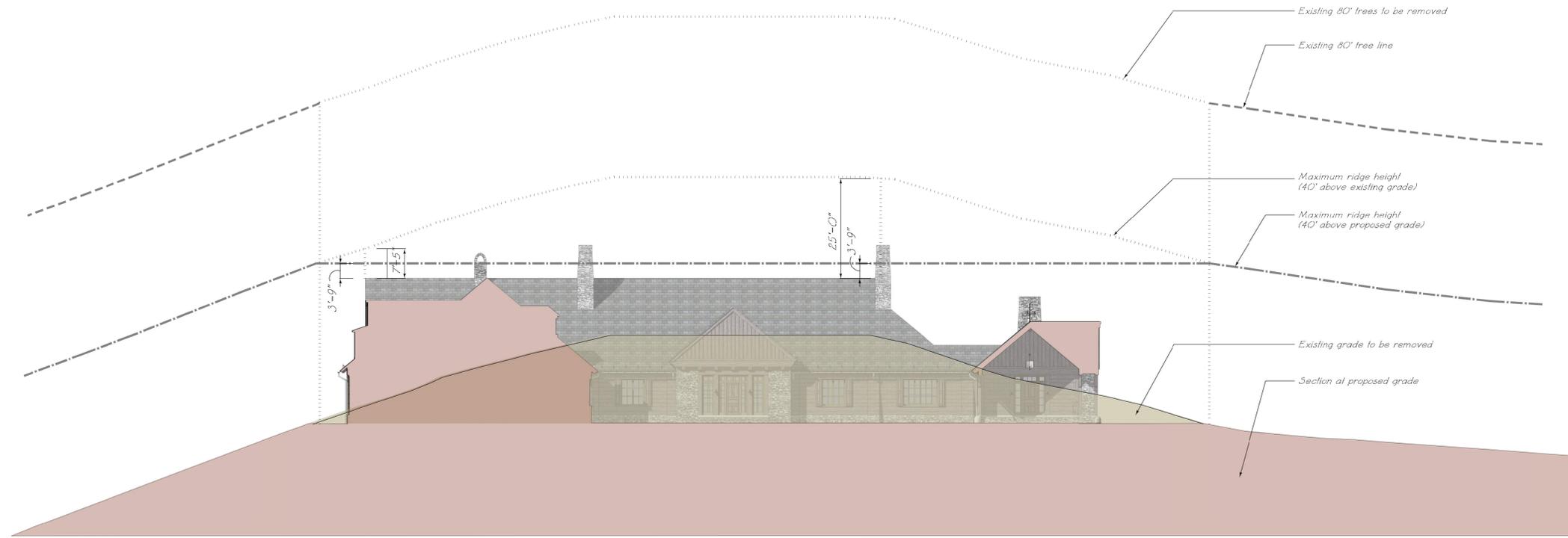
SHEET NUMBER:

SCALE:  
 AS NOTED

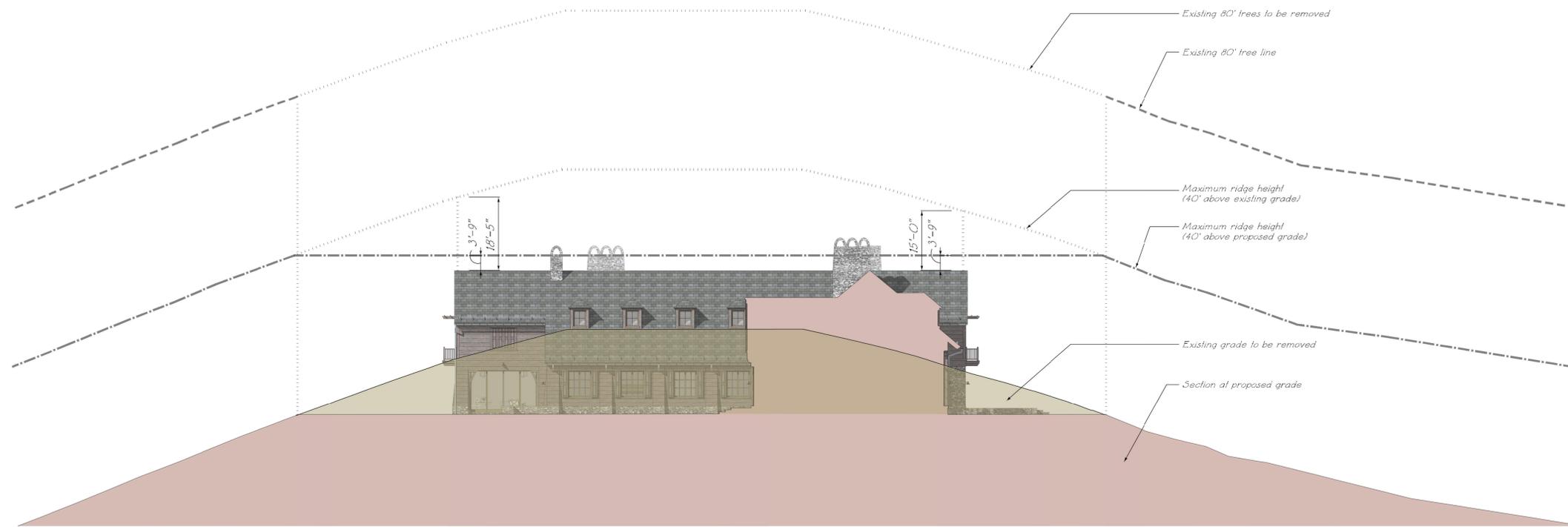
**MH A2.4**

DRAWN BY:  
 SR

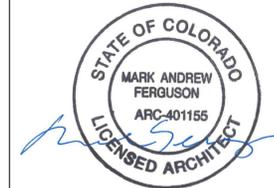
THE OFFICE OF  
**FERGUSON & SHAMAMIAN**  
 ARCHITECTS, LLP  
 270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
 TELEPHONE: 212-941-8088  
 TELEFAX: 212-941-8089



2 EXISTING TOPOGRAPHY DIAGRAM - SOUTH SECTION THROUGH PORTE COCHERE  
 MH A2.5 1/16"=1'-0"



1 EXISTING TOPOGRAPHY DIAGRAM - EAST SECTION THROUGH FRONT DOOR  
 MH A2.5 1/16"=1'-0"



RE-ISSUED FOR DESIGN REVIEW BOARD  
 OCTOBER 24, 2016  
 ISSUED FOR DESIGN REVIEW BOARD  
 SEPTEMBER 30, 2016  
 RE-ISSUED FOR DRB WORK SESSION  
 SEPTEMBER 8, 2016  
 ISSUED FOR DRB WORK SESSION  
 AUGUST 01, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
 MOUNTAIN VILLAGE  
 COLORADO

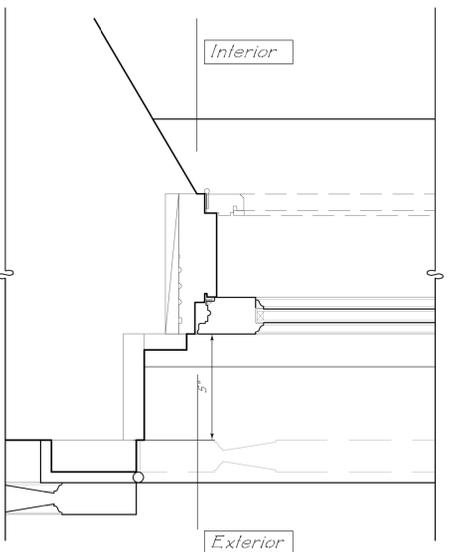
SHEET TITLE:  
 EXISTING  
 TOPOGRAPHY  
 ANALYSIS

DATE: 7/25/2016	SHEET NUMBER: <b>MH A2.5</b>
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DRAWN BY: SR	

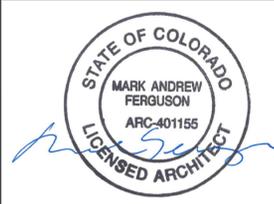
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WINDOW SCHEDULE

NO.	TYPE	LOCATION	DESCRIPTION/OPERATION	R.O. WIDTH	R.O. HEIGHT	JAMB DETAIL	MATERIAL	REMARKS
<b>First Floor Windows</b>								
100	W2	South Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
101	W2	South Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
102	W1	East Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
103	W2	East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
104	W4	East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
105	W3	East Facade	3 Muller French Casement (4'-0" x 6'-8")	13'-0"	6'-8"	1/MH A2.6	WOOD	
106	W3	East Facade	Single Casement	2'-0"	6'-8"	1/MH A2.6	WOOD	
107	W3	East Facade	Single Casement	2'-0"	6'-8"	1/MH A2.6	WOOD	
108	W2	East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
109	W2	East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
110	W2	North Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
111	W2	North Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
112	W2	West Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
113	W2	North Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
114	W5	North Facade	French Casement	3'-6"	10'-0"	1/MH A2.6	WOOD	
115	W6	West Facade	French Casement	6'-6"	10'-0"	1/MH A2.6	WOOD	
116	W6	West Facade	French Casement	6'-6"	10'-0"	1/MH A2.6	WOOD	
117	W6	West Facade	French Casement	6'-6"	10'-0"	1/MH A2.6	WOOD	
118	W5	South Facade of Terrace	French Casement	3'-6"	10'-0"	1/MH A2.6	WOOD	
119	W2	South Facade of Terrace	French Casement	3'-6"	6'-8"	1/MH A2.6	WOOD	
120	W5	North Facade of Terrace	French Casement	3'-6"	10'-0"	1/MH A2.6	WOOD	
121	W6	West Facade	French Casement	6'-6"	10'-0"	1/MH A2.6	WOOD	
122	W6	West Facade	French Casement	6'-6"	10'-0"	1/MH A2.6	WOOD	
123	W6	West Facade	French Casement	6'-6"	10'-0"	1/MH A2.6	WOOD	
124	W5	South Facade	French Casement	3'-6"	10'-0"	1/MH A2.6	WOOD	
125	W2	South Facade of Terrace	French Casement	3'-6"	6'-8"	1/MH A2.6	WOOD	
126	W1	Courtyard West Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
127	W1	Courtyard West Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
128	W1	Courtyard West Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
129	W1	Courtyard West Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
130	W1	South Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
131	W1	South Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
132	W1	South Facade	French Casement	6'-0"	6'-8"	1/MH A2.6	WOOD	
133	W2	Courtyard East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
134	W3	Courtyard East Facade	Single Casement	2'-0"	6'-8"	1/MH A2.6	WOOD	
135	W3	Courtyard East Facade	Single Casement	2'-0"	6'-8"	1/MH A2.6	WOOD	
136	W2	Courtyard South Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
137	W2	Courtyard East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
138	W2	Courtyard East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
139	W2	Courtyard East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
140	W2	Courtyard East Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
<b>Second Floor Windows</b>								
200	W6	North Facade	Fixed Dormer Window	4'-0"	4'-0"	1/MH A2.6	WOOD	
201	W6	North Facade	Fixed Dormer Window	4'-0"	4'-0"	1/MH A2.6	WOOD	
202	W6	North Facade	Fixed Dormer Window	4'-0"	4'-0"	1/MH A2.6	WOOD	
203	W7	North Facade	Single Casement	3'-2"	5'-8"	1/MH A2.6	WOOD	
204	W7	North Facade	Single Casement	3'-2"	5'-8"	1/MH A2.6	WOOD	
205	W8	North Facade	French Casement	4'-0"	5'-8"	1/MH A2.6	WOOD	
206	W8	North Facade	French Casement	4'-0"	5'-8"	1/MH A2.6	WOOD	
207	W10	West Facade Bay Window	French Casement	1'-11 1/2"	5'-0"	1/MH A2.6	WOOD	
208	W11	West Facade Bay Window	French Casement (3 units muller together)	12'-8"	5'-8"	1/MH A2.6	WOOD	
209	W10	West Facade Bay Window	French Casement	1'-11 1/2"	5'-0"	1/MH A2.6	WOOD	
210	W8	West Terrace	French Casement	4'-0"	5'-8"	1/MH A2.6	WOOD	
211	W8	West Terrace	French Casement	4'-0"	5'-8"	1/MH A2.6	WOOD	
212	W10	West Facade Bay Window	French Casement	1'-11 1/2"	5'-0"	1/MH A2.6	WOOD	
213	W11	West Facade Bay Window	French Casement (3 units muller together)	12'-8"	5'-8"	1/MH A2.6	WOOD	
214	W10	West Facade Bay Window	French Casement	1'-11 1/2"	5'-0"	1/MH A2.6	WOOD	
215	W9	South Facade	French Casement	6'-0"	5'-8"	1/MH A2.6	WOOD	
216	W9	South Facade	French Casement	6'-0"	5'-8"	1/MH A2.6	WOOD	
217	W6	Courtyard West Facade	Fixed Dormer Window	4'-0"	4'-0"	1/MH A2.6	WOOD	
218	W6	Courtyard West Facade	Fixed Dormer Window	4'-0"	4'-0"	1/MH A2.6	WOOD	
219	W6	Courtyard West Facade	Fixed Dormer Window	4'-0"	4'-0"	1/MH A2.6	WOOD	
220	W6	Courtyard West Facade	Fixed Dormer Window	4'-0"	4'-0"	1/MH A2.6	WOOD	



1 WINDOW PLACEMENT IN WALL  
3" = 1' 0"



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

A RESIDENCE AT  
**YELLOW BRICK ROAD**  
TELLURIDE  
COLORADO, USA

SHEET TITLE:  
MAIN HOUSE  
WINDOW SCHEDULE

DATE: 9/27/2016 SHEET NUMBER:

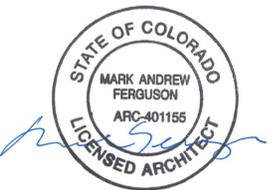
SCALE: AS NOTED **MH A2.6**

DRAWN BY: JA

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270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
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WINDOW SCHEDULE

NO.	TYPE	LOCATION	DESCRIPTION/OPERATION	R.O. WIDTH	R.O. HEIGHT	JAMB DETAIL	MATERIAL	REMARKS
Basement Windows								
001	W2	South Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
002	W2	South Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
003	W2	South Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
004	W2	Courtyard West Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
005	W2	Courtyard West Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
006	W2	Courtyard West Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
007	W2	Courtyard West Facade	French Casement	4'-0"	6'-8"	1/MH A2.6	WOOD	
008	W2	South Facade	2 Mulled French Casement (4'-0" x 6'-8")	8'-6"	6'-8"	1/MH A2.6	WOOD	Egress Window with ladder in areaway
009	W2	North Facade	2 Mulled French Casement (4'-0" x 6'-8")	8'-6"	6'-8"	1/MH A2.6	WOOD	Egress Window with ladder in areaway



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

A RESIDENCE AT  
**YELLOW BRICK ROAD**  
TELLURIDE  
COLORADO, USA

SHEET TITLE:  
MAIN HOUSE  
WINDOW SCHEDULE

DATE:  
9/27/2016

SHEET NUMBER:

SCALE:  
A5 NOTED

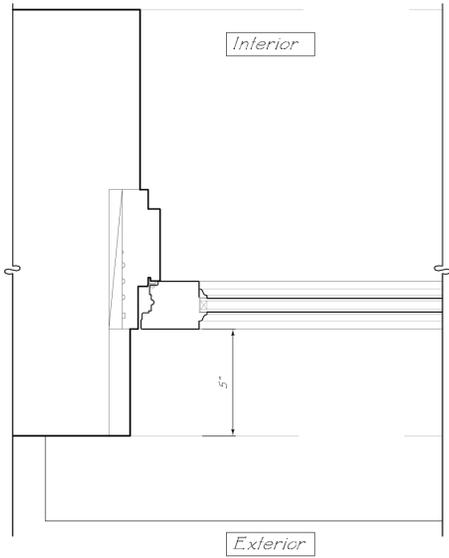
**MH A2.6a**

DRAWN BY:  
JA

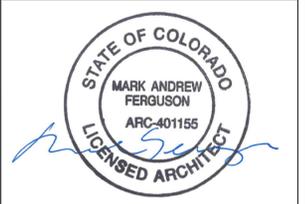
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EXTERIOR DOOR SCHEDULE

NO.	TYPE	LOCATION	DESCRIPTION/OPERATION	R.O. WIDTH	R.O. HEIGHT	JAMB DETAIL	MATERIAL	REMARKS
<b>First Floor Exterior Doors</b>								
100	D1	South Facade	Solid Wood Door with Sidelites and Transom	7'-6"	10'-0"	1/MH A2.7	WOOD	
101	D2	South Facade	Fixed French Door with Transom	2'-0"	10'-0"	1/MH A2.7	WOOD	
102	D2	South Facade	Fixed French Door with Transom	2'-0"	10'-0"	1/MH A2.7	WOOD	
103	D1	Port Cochere	Solid Wood Door with Sidelites and Transom	7'-6"	10'-0"	1/MH A2.7	WOOD	
104	D1	Port Cochere	Solid Wood Door with Sidelites and Transom	7'-6"	10'-0"	1/MH A2.7	WOOD	
105	D3	South Facade	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
106	D11	West Facade	Glazed French Doors	3'-6"	9'-0"	1/MH A2.7	WOOD	
107	D7	North Facade	Glazed French Doors	6'-6"	10'-0"	1/MH A2.7	WOOD	
108	D7	East Facade	Glazed French Doors	6'-6"	10'-0"	1/MH A2.7	WOOD	
109	D7	East Facade	Glazed French Doors	6'-6"	10'-0"	1/MH A2.7	WOOD	
110	D8	North Facade	Glazed French Doors with Sidelites and Transom	12'-10"	14'-0"	1/MH A2.7	WOOD	
111	D5	North Facade	Glazed French Doors with Transom	6'-6"	14'-0"	1/MH A2.7	WOOD	
112	D5	North Facade	Glazed French Doors with Transom	6'-6"	14'-0"	1/MH A2.7	WOOD	
113	D5	North Facade	Glazed French Doors with Transom	6'-6"	14'-0"	1/MH A2.7	WOOD	
114	D8	North Facade	Glazed French Doors with Sidelites and Transom	12'-10"	14'-0"	1/MH A2.7	WOOD	
115	D9	North Facade	Glazed French Doors with Sidelites	12'-10"	10'-0"	1/MH A2.7	WOOD	
116	D3	North Facade	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
117	D3	West Facade	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
118	D3	West Facade	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
119	D3	West Facade	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
120	D3	West Facade	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
121	D3	Loggia	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
122	D3	Loggia	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
123	D12	Loggia	4 Screen Doors	16'-8"	10'-6"	1/MH A2.7	WOOD	
124	D13	Loggia	5 Screen Doors	16'-8"	10'-6"	1/MH A2.7	WOOD	
125	D12	Loggia	4 Screen Doors	20'-10"	10'-6"	1/MH A2.7	WOOD	
126	D3	South Facade	Glazed French Doors	6'-6"	9'-0"	1/MH A2.7	WOOD	
<b>Second Floor Exterior Doors</b>								
200	D10	North Facade	Glazed French Doors	6'-6"	8'-0"	1/MH A2.7	WOOD	
201	D10	West Facade	Glazed French Doors	6'-6"	8'-0"	1/MH A2.7	WOOD	
202	D10	West Facade	Glazed French Doors	6'-6"	8'-0"	1/MH A2.7	WOOD	
203	D10	West Facade	Glazed French Doors	6'-6"	8'-0"	1/MH A2.7	WOOD	
<b>Basement Exterior Doors</b>								
001	D1a	Tunnel	Solid Wood Door	3'-0"	8'-0"	1/MH A2.7	WOOD	Fire-rated door
002	D1a	Tunnel	Solid Wood Door	3'-0"	8'-0"	1/MH A2.7	WOOD	Fire-rated door
003	D1a	Garage North Wall	Solid Wood Door	3'-0"	8'-0"	1/MH A2.7	WOOD	Fire-rated door
004	D1a	Garage West Wall	Solid Wood Door	3'-0"	8'-0"	1/MH A2.7	WOOD	Fire-rated door
005	D1a	Garage East Wall	Solid Wood Door	3'-0"	8'-0"	1/MH A2.7	WOOD	Fire-rated door
006	D14	North Facade	Glazed French Doors with Sidelites	9'-10"	9'-0"	1/MH A2.7	WOOD	
007	D15	East Facade	Glazed French Doors	5'-0"	9'-0"	1/MH A2.7	WOOD	
008	D15	East Facade	Glazed French Doors	5'-0"	9'-0"	1/MH A2.7	WOOD	
009	D15	East Facade	Glazed French Doors	5'-0"	9'-0"	1/MH A2.7	WOOD	



1  
ME A2.7  
EXTERIOR DOOR PLACEMENT IN WALL  
3/8" = 1" = 0'



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

A RESIDENCE AT  
**YELLOW BRICK ROAD**  
TELLURIDE  
COLORADO, USA

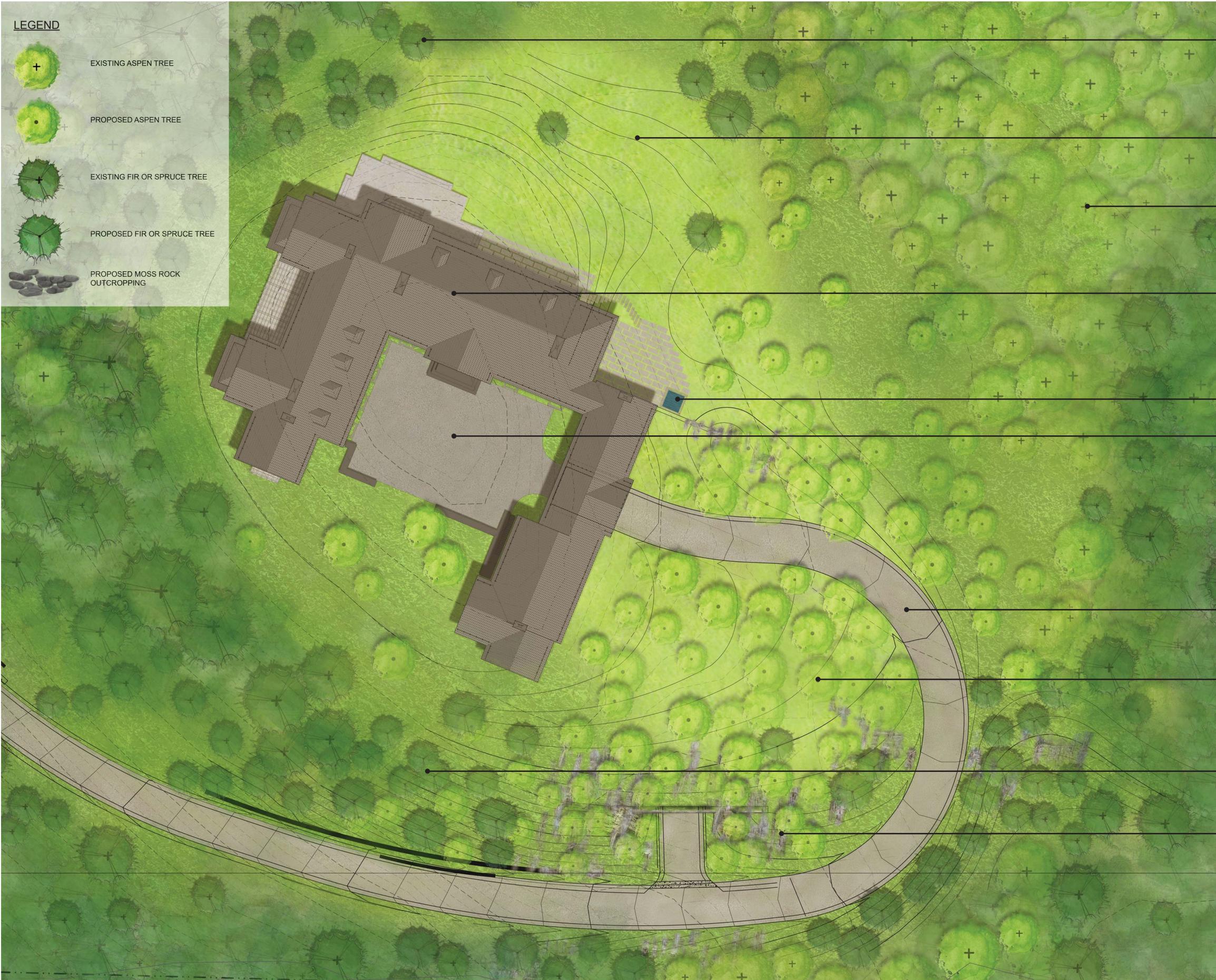
SHEET TITLE:  
MAIN HOUSE  
EXTERIOR DOOR  
SCHEDULE

DATE: 9/27/2016	SHEET NUMBER: <b>MH A2.7</b>
SCALE: AS NOTED	
DRAWN BY: JA	

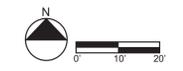
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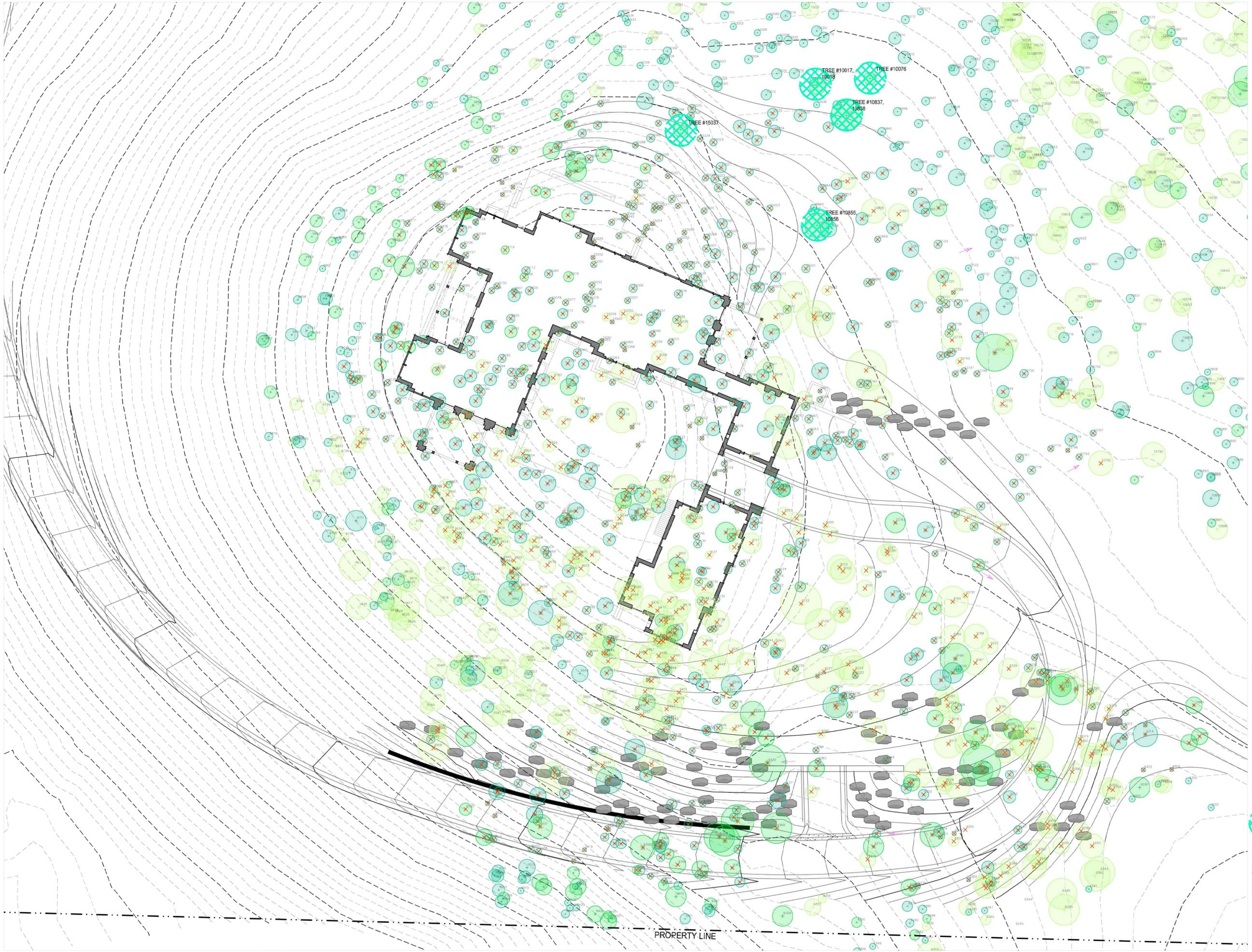
**LEGEND**

-  EXISTING ASPEN TREE
-  PROPOSED ASPEN TREE
-  EXISTING FIR OR SPRUCE TREE
-  PROPOSED FIR OR SPRUCE TREE
-  PROPOSED MOSS ROCK OUTCROPPING



- EXISTING FIR AND SPRUCE FOREST
- PROPOSED MEADOW
- EXISTING ASPEN GROVE
- PROPOSED RESIDENCE
- PROPOSED SPA
- ENTRANCE COURT
- ENTRANCE DRIVE
- PROPOSED CONTINUATION OF ASPEN GROVE
- PROPOSED CONTINUATION OF FIR AND SPRUCE GROVE
- PROPOSED MOSS ROCK OUT-CROP RETAINING

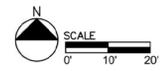




**LEGEND**

-  SPRUCE TREE TO BE REMOVED
-  FIR TREE TO BE REMOVED
-  ASPEN TREE TO BE REMOVED
-  SPRUCE TREE TO REMAIN
-  FIR TREE TO REMAIN
-  ASPEN TREE TO REMAIN
-  TREE TO BE SAVED. FIELD FLAGGED BY DAVE BANGERT 7.14.16 FENCE PERIMETER OF TREE TO BE 10' OUT FROM DRIFLINE.

NOTES:  
REFERENCE LIST FOR TREE REMOVALS AVAILABLE UPON REQUEST



PROPERTY LINE



(1) PENDANT LIGHT UNDER PORCH ROOF OF LOGGIA

(1) PENDANT LIGHT UNDER PORCH ROOF OF LOGGIA

(1) PENDANT LIGHT UNDER PORCH ROOF OF LOGGIA

LEGEND

ARCHITECTURAL FACADE DOWNLIGHT AFD-1

DOWNLIGHT DL-1

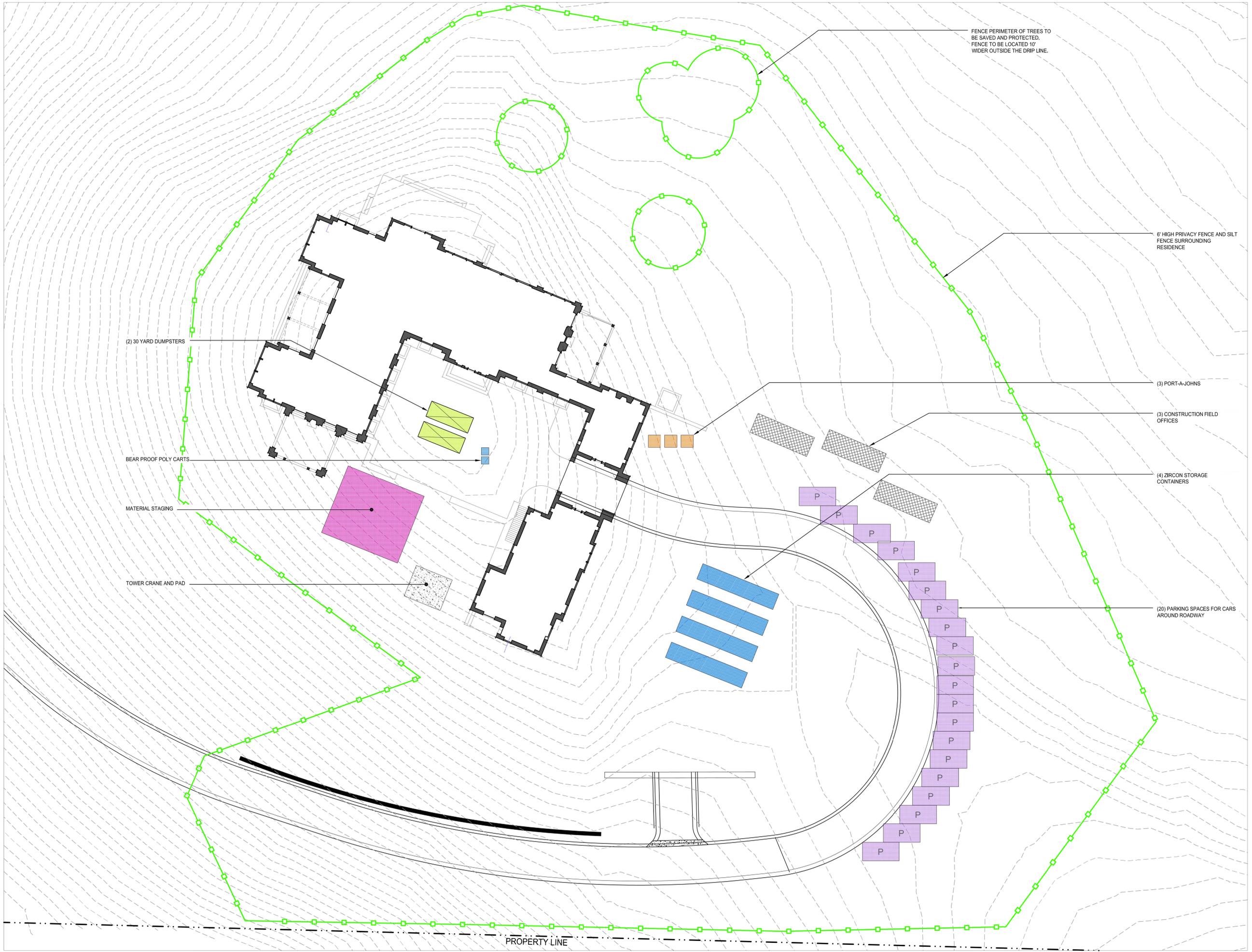
PENDANT LIGHT UNDER ROOF AT ENTRY PORCH & PORTE COCHERE PRL-1

(12) DOWNLIGHTS AT STONE STEPS RECESSED IN FACE OF STEPS

(5) DOWNLIGHTS AT AUTO COURT SITE WALLS SET 6" ABOVE FINISH GRADE

(12) DOWNLIGHTS AT STONE STEPS RECESSED IN FACE OF STEPS





FENCE PERIMETER OF TREES TO BE SAVED AND PROTECTED. FENCE TO BE LOCATED 10' WIDER OUTSIDE THE DRIP LINE.

6' HIGH PRIVACY FENCE AND SILT FENCE SURROUNDING RESIDENCE

(2) 30 YARD DUMPSTERS

(3) PORT-A-JOHN'S

BEAR PROOF POLY CARTS

(3) CONSTRUCTION FIELD OFFICES

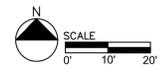
MATERIAL STAGING

(4) ZIRCAN STORAGE CONTAINERS

TOWER CRANE AND PAD

(20) PARKING SPACES FOR CARS AROUND ROADWAY

PROPERTY LINE





*Building massing*



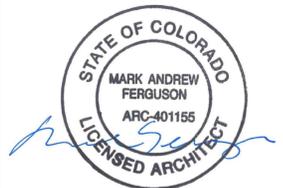
*Stone walls w/ wood gable ends*



*Wood window w/ divided lights*



*Board and batton w/ metal roof*



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

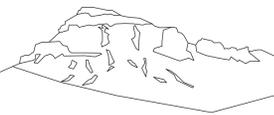
SHEET TITLE:  
ACCESSORY DWELLING UNIT  
MATERIAL REFERENCE  
IMAGES

DATE: 6/1/2016 SHEET NUMBER:

SCALE: A5 NOTED **ADU IMAGES**

DRAWN BY: BS

THE OFFICE OF  
**FERGUSON & SHAMAMIAN**  
ARCHITECTS, LLP  
270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
TELEPHONE: 212-941-8088  
TELEFAX: 212-941-8089



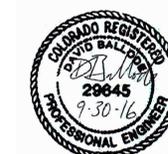
Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08
ISSUED FOR DRB	2016-09-30
RE-ISSUED FOR DRB	2016-10-24

Lot 376RA1  
Mtn. Village, CO

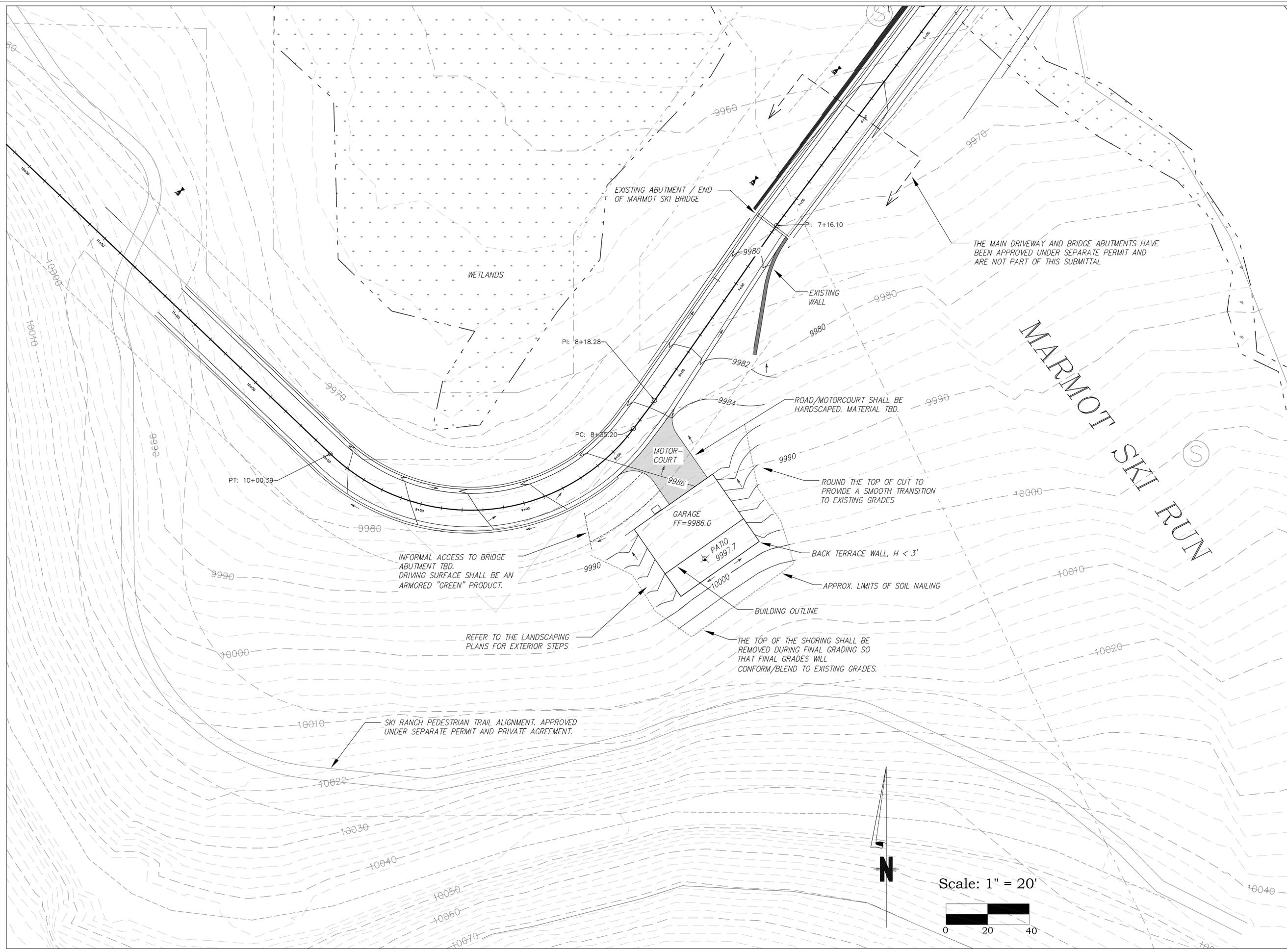


CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Accessory  
Dwelling Unit

Grading  
&  
Drainage  
Plan

C4



THE MAIN DRIVEWAY AND BRIDGE ABUTMENTS HAVE BEEN APPROVED UNDER SEPARATE PERMIT AND ARE NOT PART OF THIS SUBMITTAL

ROAD/MOTORCOURT SHALL BE HARDESCAPED. MATERIAL TBD.

ROUND THE TOP OF CUT TO PROVIDE A SMOOTH TRANSITION TO EXISTING GRADES

BACK TERRACE WALL, H < 3'

APPROX. LIMITS OF SOIL NAILING

BUILDING OUTLINE

THE TOP OF THE SHORING SHALL BE REMOVED DURING FINAL GRADING SO THAT FINAL GRADES WILL CONFORM/BLEND TO EXISTING GRADES.

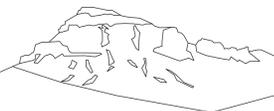
INFORMAL ACCESS TO BRIDGE ABUTMENT TBD. DRIVING SURFACE SHALL BE AN ARMORED "GREEN" PRODUCT.

REFER TO THE LANDSCAPING PLANS FOR EXTERIOR STEPS

SKI RANCH PEDESTRIAN TRAIL ALIGNMENT. APPROVED UNDER SEPARATE PERMIT AND PRIVATE AGREEMENT.

Scale: 1" = 20'





Uncompahgre  
Engineering, LLC

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Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08
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Lot 376RA1  
Mtn. Village, CO

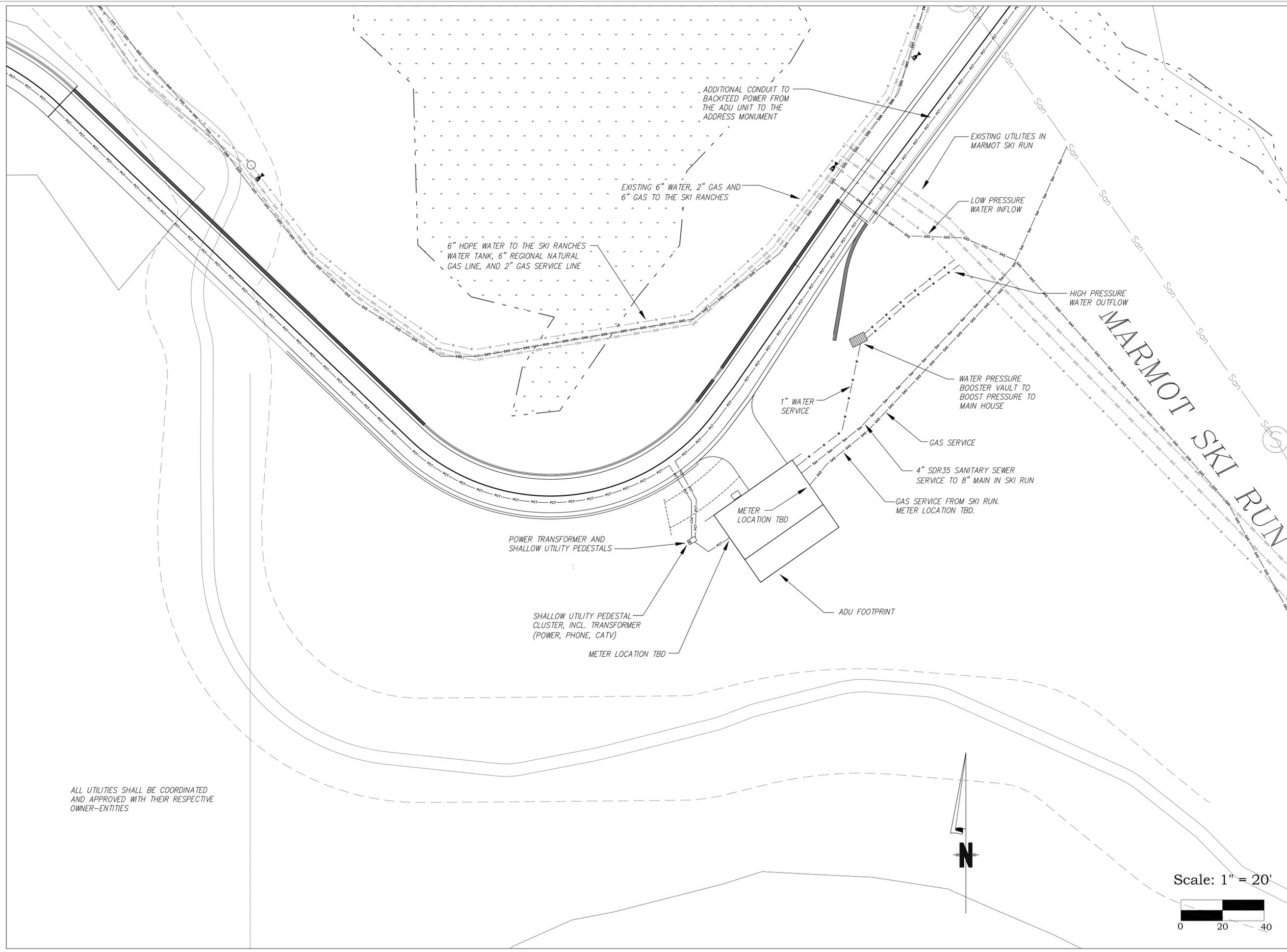


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

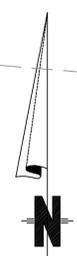
Accessory  
Dwelling Unit

Utilities

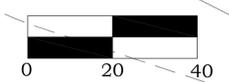
C5

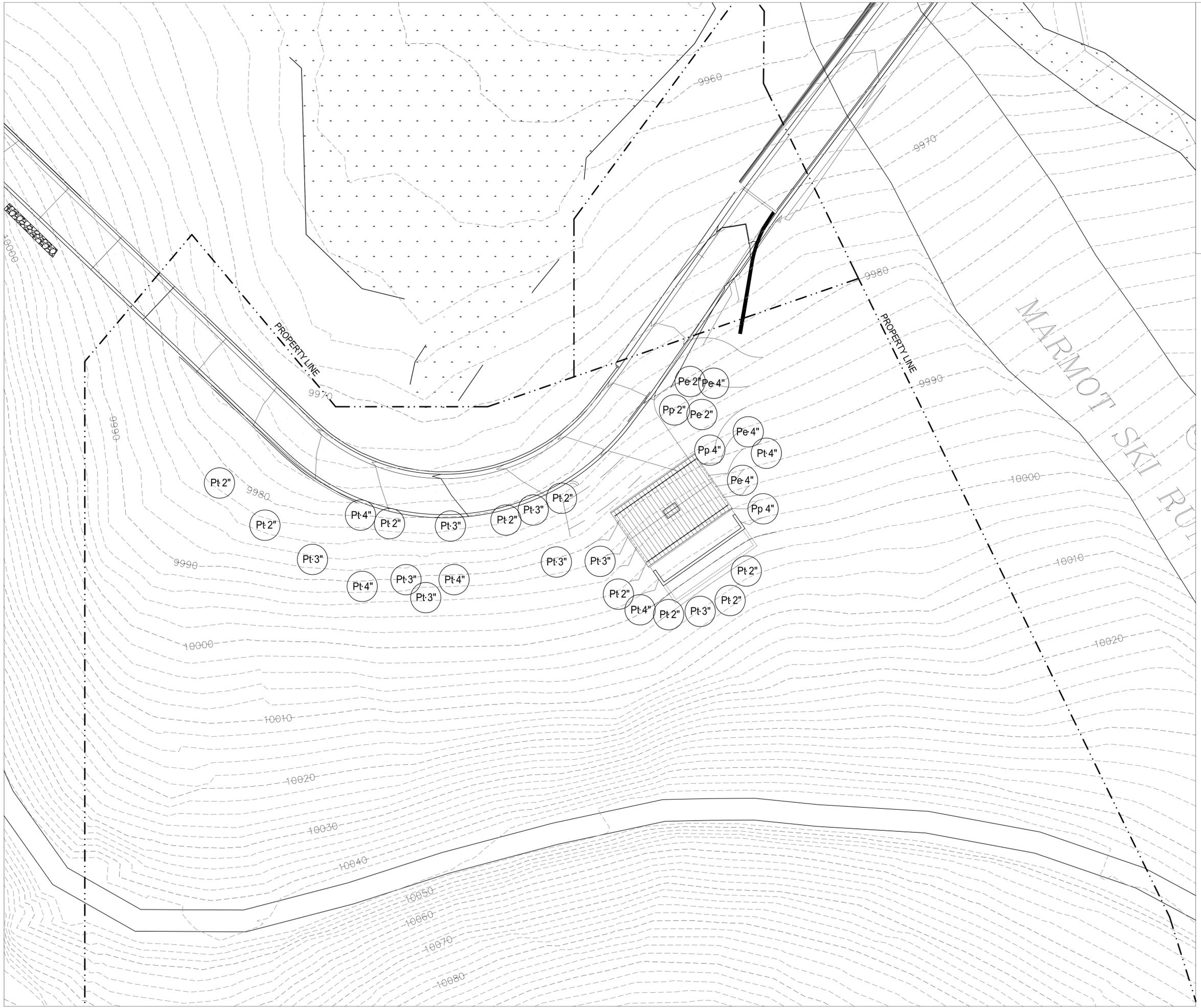


ALL UTILITIES SHALL BE COORDINATED AND APPROVED WITH THEIR RESPECTIVE OWNER-ENTITIES



Scale: 1" = 20'





**LEGEND**

Pt4"	POPULOUS TREMULOIDES / ASPEN TREE 4" CALIPER
Pt3"	POPULOUS TREMULOIDES / ASPEN TREE 3" CALIPER
Pt2"	POPULOUS TREMULOIDES / ASPEN TREE 2" CALIPER
Pp4"	PICEA PUNGENS / COLORADO SPRUCE 4" CALIPER
Pp2"	PICEA PUNGENS / COLORADO SPRUCE 2" CALIPER
Pe4"	PICEA ENGELMANNII / ENGELMANN SPRUCE 4" CALIPER
Pe2"	PICEA ENGELMANNII / ENGELMANN SPRUCE 2" CALIPER

SHANNON MURPHY LANDSCAPE ARCHITECTS  
 231 Mallard Ave  
 Basalt, Colorado  
 81621 | Tel: 970.267.8689  
 Fax: 970.227.0538  
 shannon@shannonmurphy.net



PROJECT  
**LOT 387R1 ACCESSORY  
 DWELLING UNIT**

ISSUE  
 07.14.16 STAFF WORK SESSION  
 08.01.16 DRB WORK SESSION  
 08.02.16 DRB WORK SESSION REVISIONS  
 09.08.16 RE-ISSUED FOR DRB WORK SESSION  
 09.30.16 ISSUED FOR DESIGN REVIEW BOARD  
 10.24.16 RE-ISSUED FOR DESIGN REVIEW BOARD

SCALE  
 1"=20'-0"

SHEET TITLE  
**TREE PLANTING PLAN**

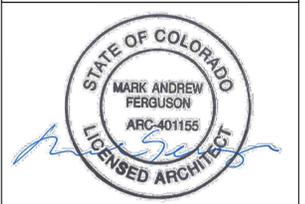
SHEET NUMBER  
**ADU  
 L1.1**





**CALCULATIONS**

CONDITIONED FLOOR AREA	
FIRST FLOOR AREA	= 304 SQ.FT.
SECOND FLOOR AREA	= 1196 SQ.FT.
TOTAL CONDITIONED	= 1500 SQ.FT.
UNCONDITIONED FLOOR AREA	
VOID AREA	= 5,025 SQ.FT.
BASEMENT AREA	= 3,600 SQ.FT.
FIRST FLOOR AREA	= 1,948 SQ.FT.
TOTAL UNCONDITIONED	= 10,573 SQ.FT.



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

SHEET TITLE:  
ACCESSORY DWELLING UNIT  
DRIVEWAY VOID SPACE

DATE: 10/18/2016

SHEET NUMBER:

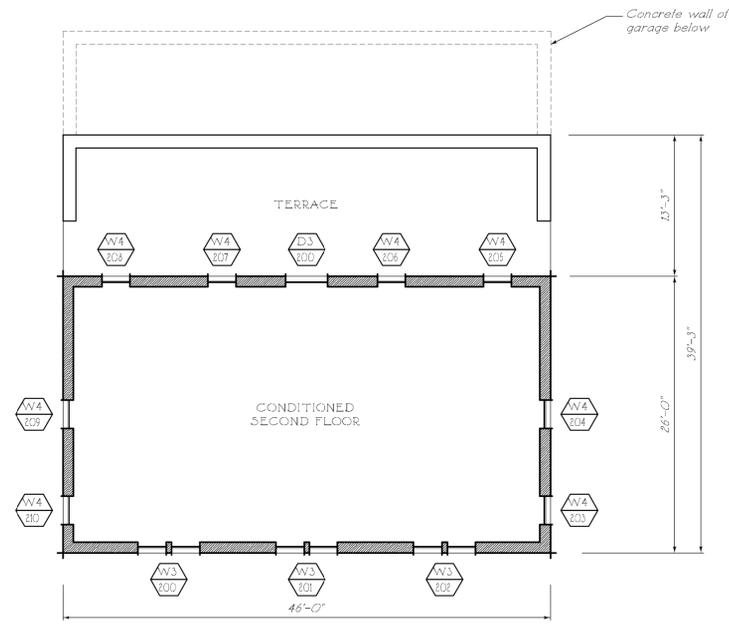
SCALE: 1" = 20'-0"

**ADU A1.0**

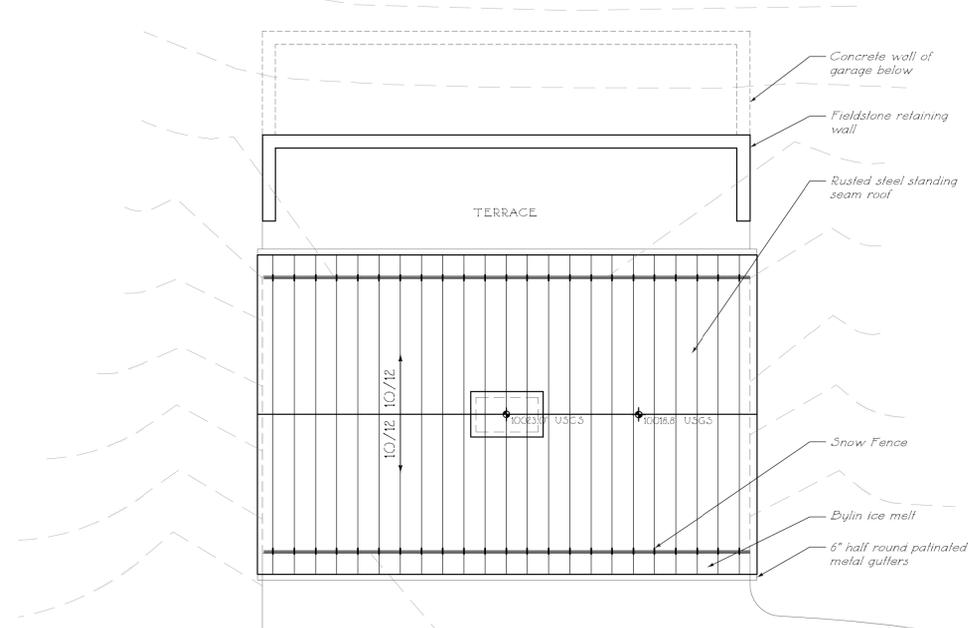
DRAWN BY: SR/BS/RM



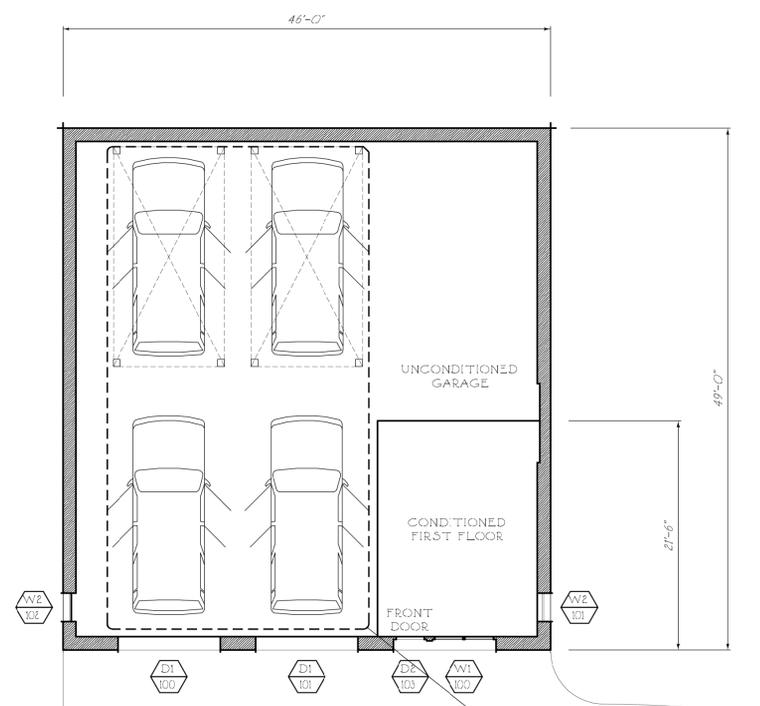
THE OFFICE OF  
**FERGUSON & SHAMAMIAN**  
ARCHITECTS, LLP  
270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
TELEPHONE: 212-941-8088  
TELEFAX: 212-941-8089



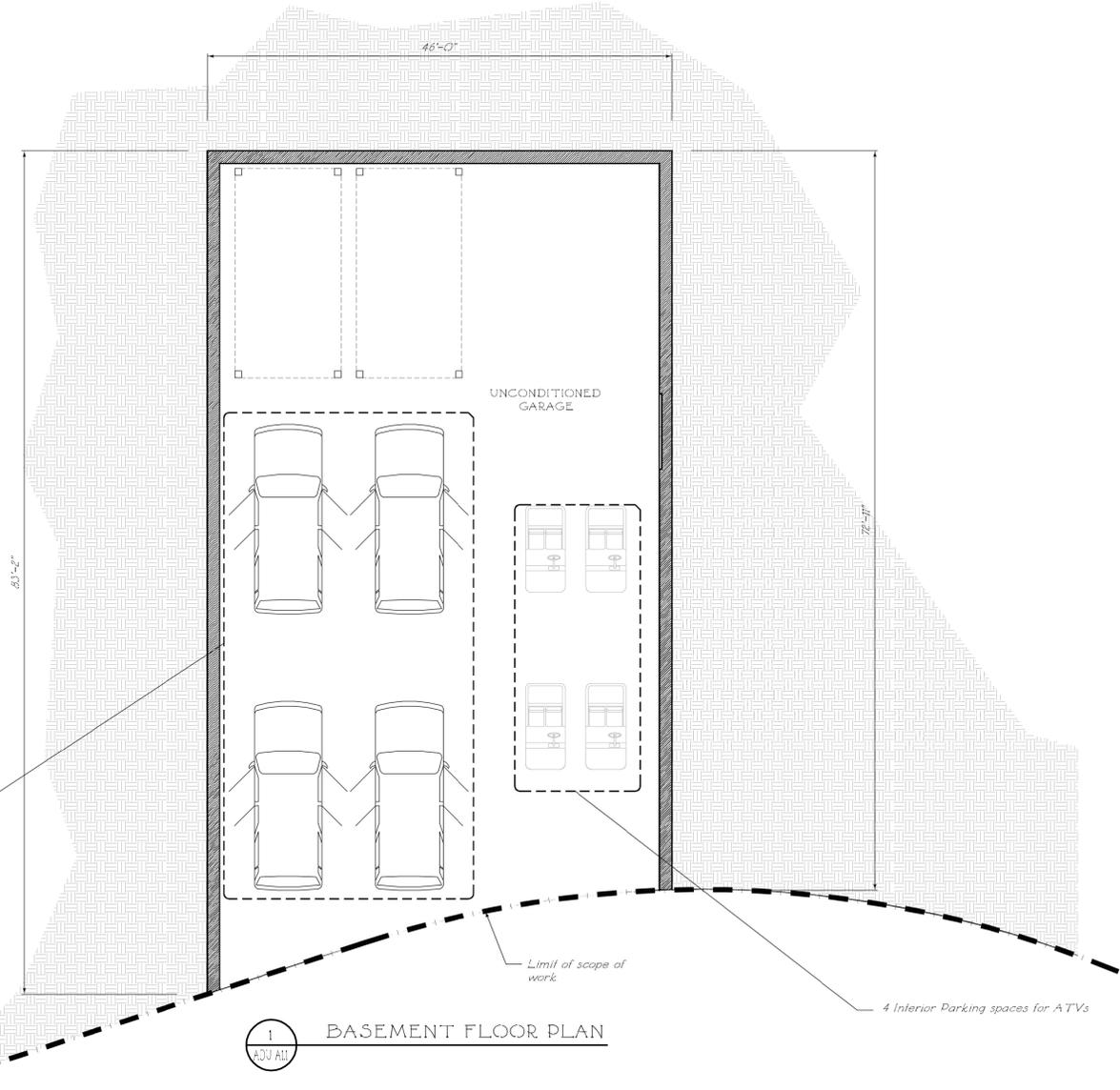
3 SECOND FLOOR PLAN  
GH ALL



4 ROOF PLAN  
GH ALL



2 FIRST FLOOR PLAN  
ADU ALL



1 BASEMENT FLOOR PLAN  
ADU ALL

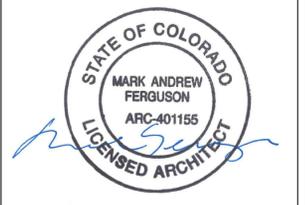
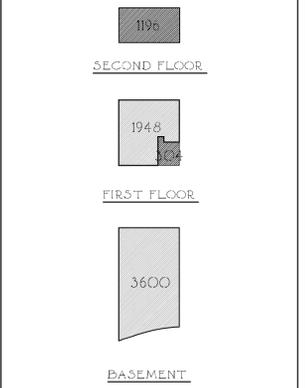
**CALCULATIONS**

**CONDITIONED FLOOR AREA**

FIRST FLOOR AREA = 304 SQ.FT.  
 SECOND FLOOR AREA = 1196 SQ.FT.  
 TOTAL CONDITIONED = 1500 SQ.FT.

**UNCONDITIONED FLOOR AREA**

VOID AREA = 5,025 SQ.FT.  
 BASEMENT AREA = 3,600 SQ.FT.  
 FIRST FLOOR AREA = 1,946 SQ.FT.  
 TOTAL UNCONDITIONED = 10,571 SQ.FT.



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

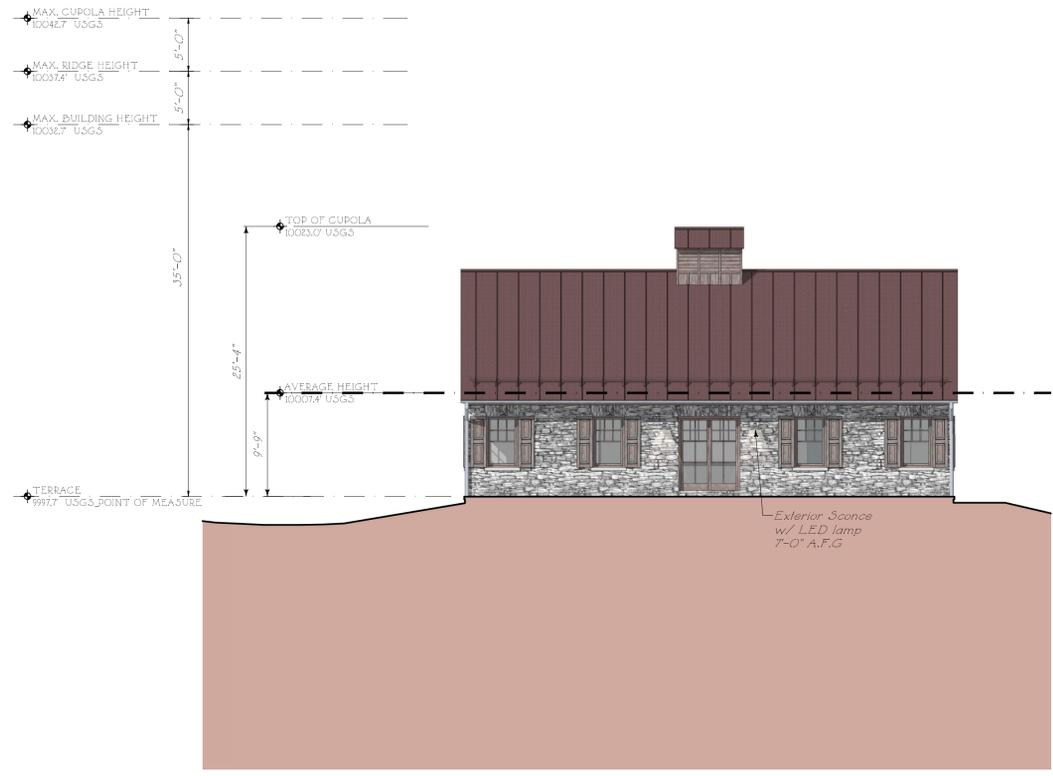
A NEW RESIDENCE AT  
**LOT 387R1**  
 MOUNTAIN VILLAGE  
 COLORADO

SHEET TITLE:  
 ACCESSORY DWELLING UNIT  
 FLOOR PLANS

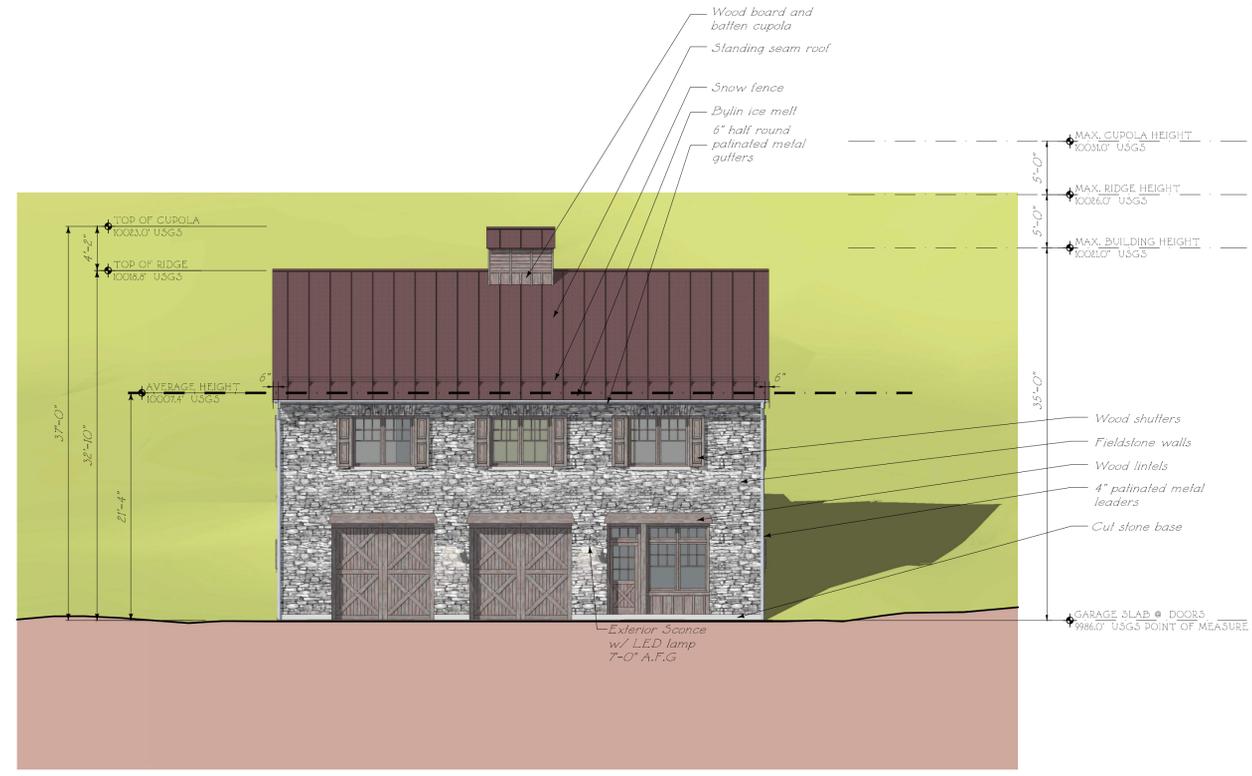
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 SCALE: 1/8" = 1'-0"  
 DRAWN BY: SR/BS

SHEET NUMBER:  
**ADU A1.1**

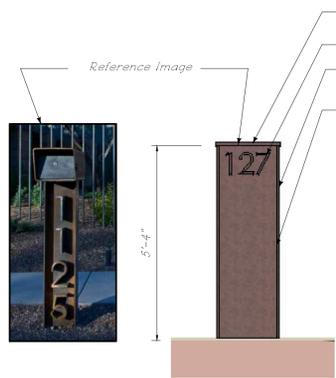
THE OFFICE OF  
**FERGUSON & SHAMAMIAN**  
 ARCHITECTS, LLP  
 270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
 TELEPHONE: 212-941-8088  
 TELEFAX: 212-941-8089



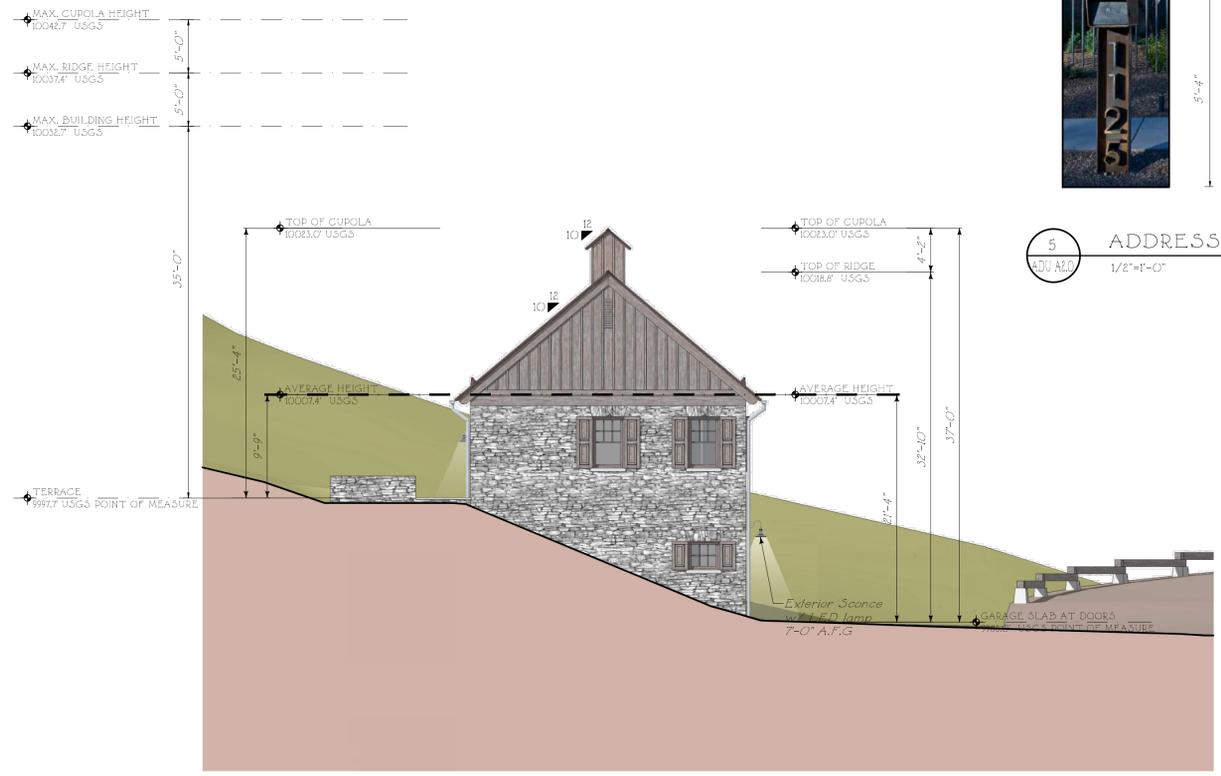
3 SOUTH ELEVATION  
ADU A2.0 1/8" = 1'-0"



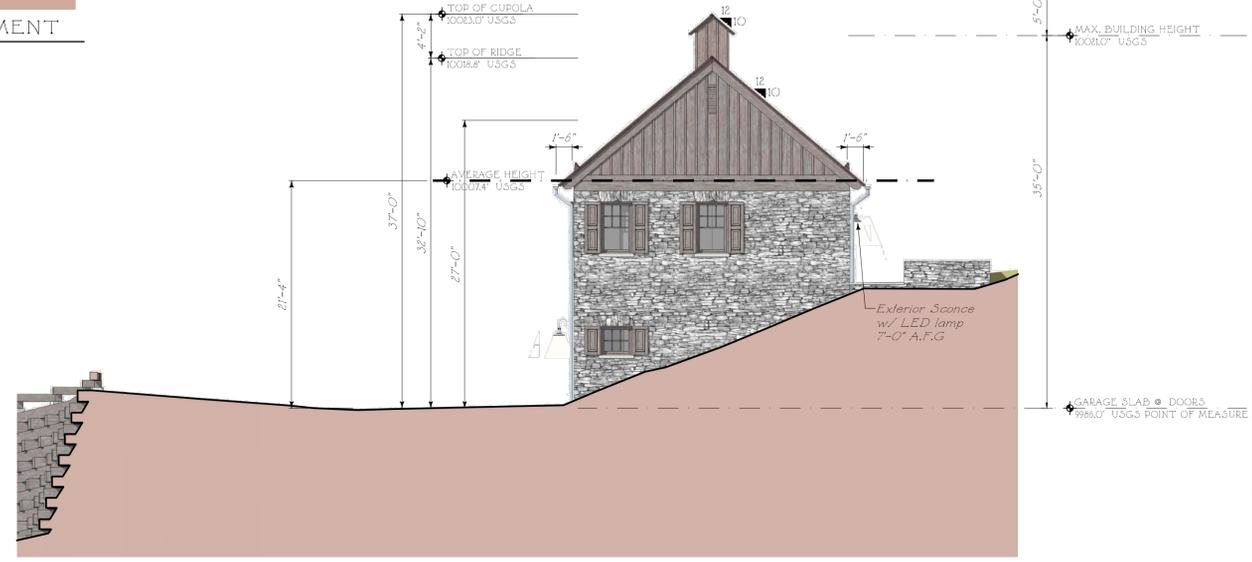
4 NORTH ELEVATION  
ADU A2.0



5 ADDRESS MONUMENT  
ADU A2.0 1/2" = 1'-0"



2 EAST ELEVATION  
ADU A2.0 1/8" = 1'-0"



1 WEST ELEVATION  
ADU A2.0

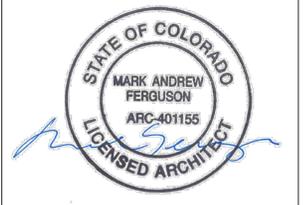
CALCULATIONS

BUILDING HEIGHT LIMITS  
Per CDC Section 17.3.12 Table 3.3

	Maximum	Proposed
Building Height	40'-0"	37'-10"
Average Building Height	30'-0"	21'-3"
Chimney Height	45'-0"	44'-7"
Building Material Percentages		
Doors and Windows	40% (max.)	12%
Stone	35% (min.)	54%
Wood	na	34%

LIGHTING

FIXTURE	COUNT
Sconce	4
Pendant	-
Step Light	16



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

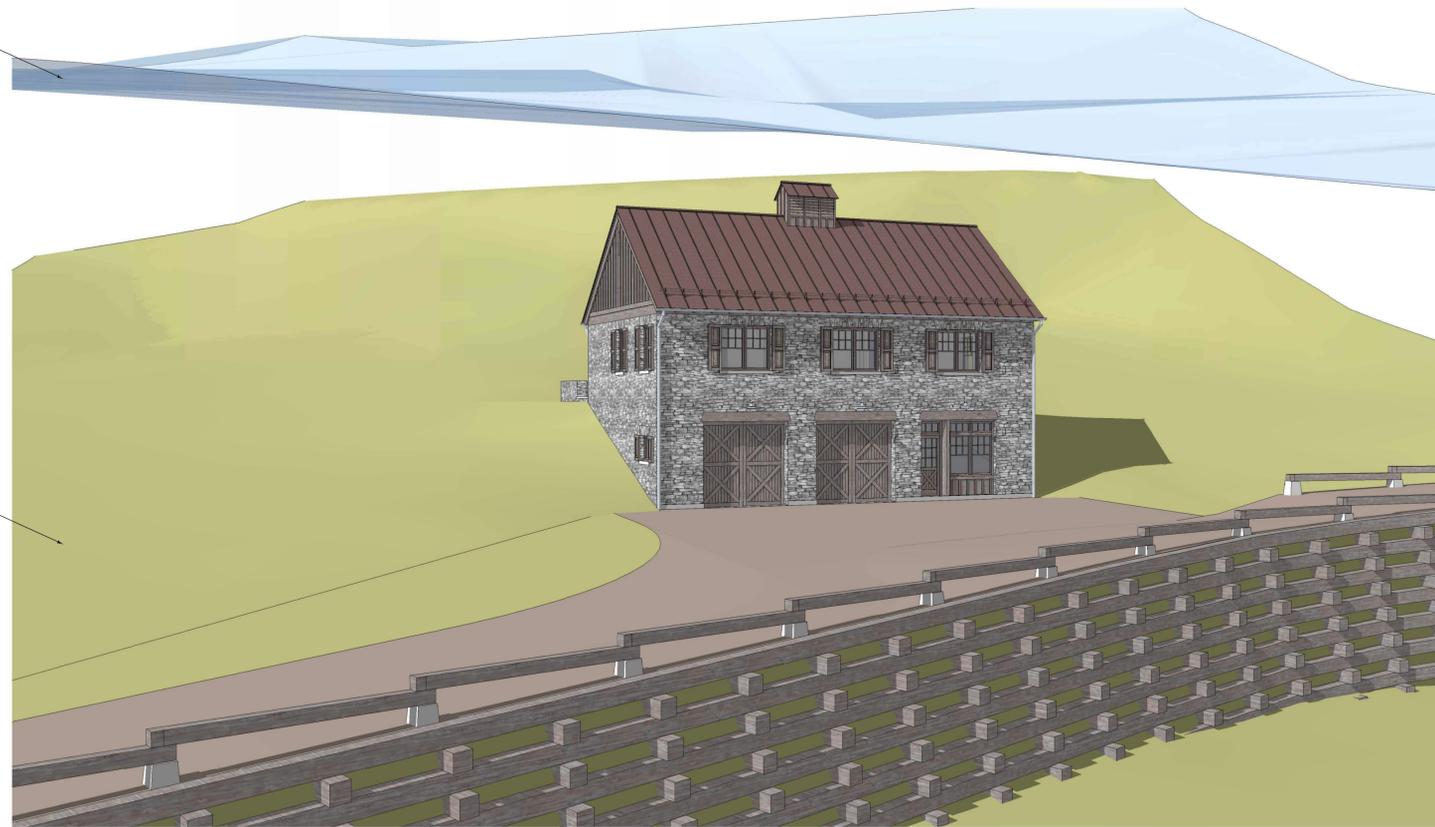
SHEET TITLE:  
ACCESSORY DWELLING UNIT  
EXTERIOR ELEVATIONS

DATE: 5/12/2016 SHEET NUMBER:  
SCALE: 1/8" = 1'-0" **ADU A2.0**  
DRAWN BY: SR/BS/ED/NL

THE OFFICE OF  
**FERGUSON & SHAMAMIAN**  
ARCHITECTS, LLP  
270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
TELEPHONE: 212-941-8088  
TELEFAX: 212-941-8089

Natural grade copied 40' up

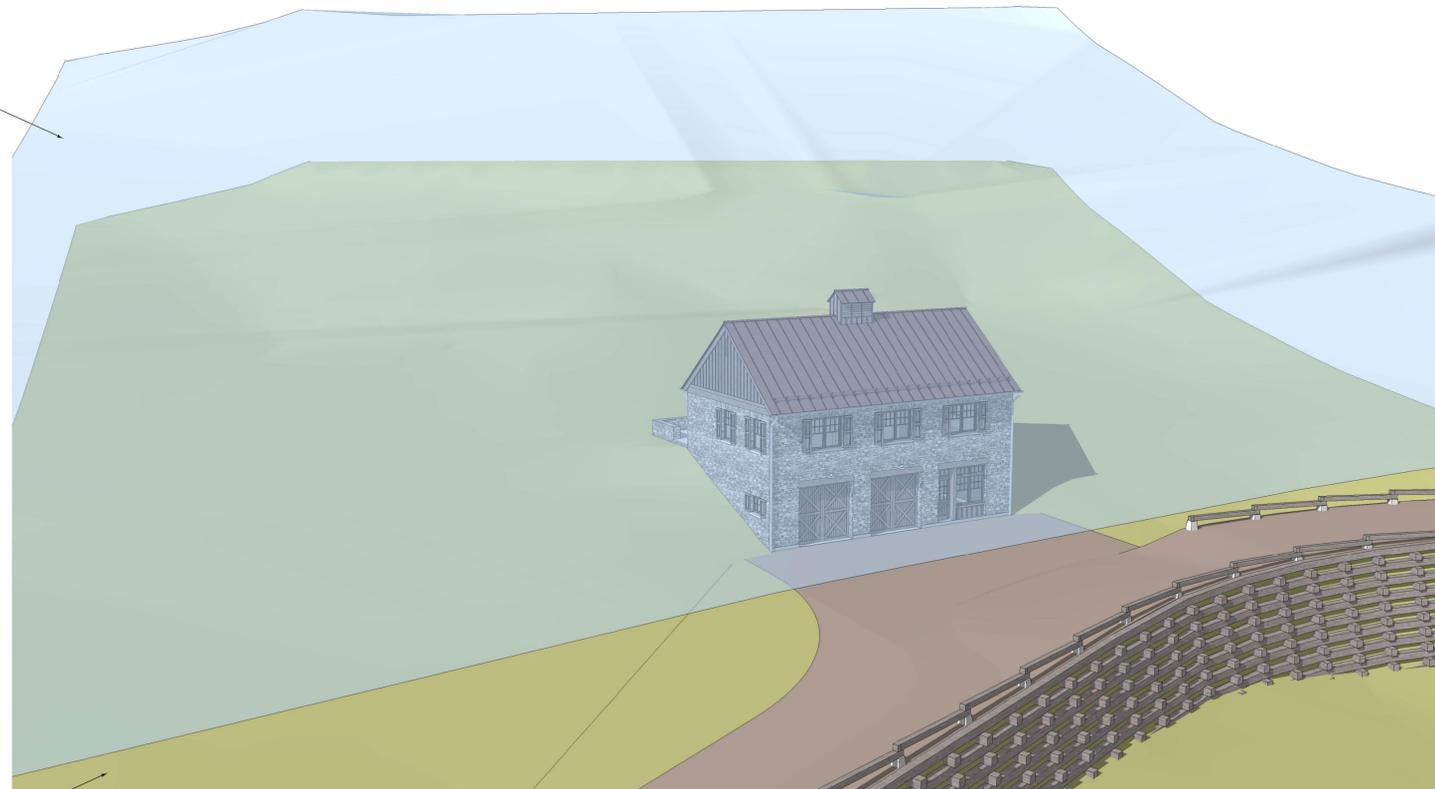
Natural grade



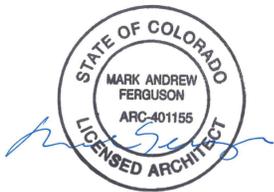
2 MAXIMUM RIDGE DIAGRAM - 40' ABOVE NATURAL GRADE  
ADU A2.1 N.T.S.

Natural grade copied 40' up

Natural grade



1 MAXIMUM RIDGE DIAGRAM - 40' ABOVE NATURAL GRADE  
ADU A2.1 N.T.S.



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

RE-ISSUED FOR DRB WORK SESSION  
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION  
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION  
JULY 14, 2016

A NEW RESIDENCE AT  
**LOT 387R1**  
MOUNTAIN VILLAGE  
COLORADO

SHEET TITLE:  
ACCESSORY DWELLING UNIT  
BUILDING HEIGHT  
ANALYSIS

DATE:  
6/1/2016

SHEET NUMBER:

SCALE:  
AS NOTED

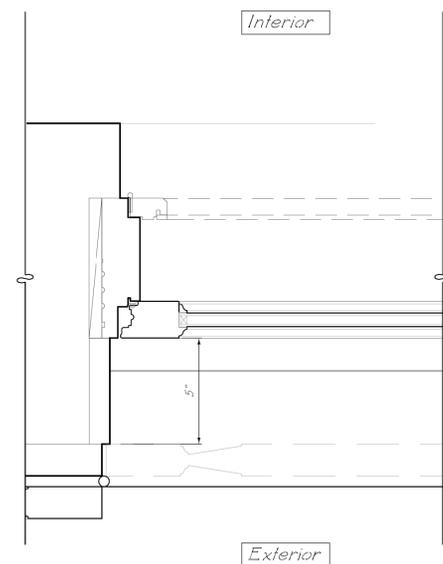
**ADU A2.1**

DRAWN BY:  
SR

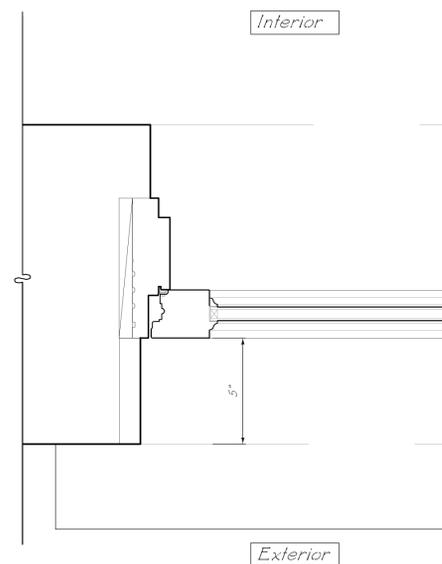
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ARCHITECTS, LLP  
270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
TELEPHONE: 212-941-8088  
TELEFAX: 212-941-8089

WINDOW SCHEDULE								
NO.	TYPE	LOCATION	DESCRIPTION/OPERATION	M.O. WIDTH	M.O. HEIGHT	JAMB DETAIL	MATERIAL	REMARKS
FIRST FLOOR								
100	W1	NORTH ELEVATION	(2) DOUBLE HUNG WINDOWS WITH TRANSOM ABOVE	6' 0"	6' 5"	1/ADU A2.3	WOOD	One unit with mullion and transom.
101	W1	WEST ELEVATION	AWNING WINDOW	3' 0"	2' 8-1/2"	1/ADU A2.3	WOOD	
102	W2	EAST ELEVATION	AWNING WINDOW	3' 0"	2' 8-1/2"	1/ADU A2.3	WOOD	
SECOND FLOOR								
200	W3	NORTH ELEVATION	(2) DOUBLE HUNG WINDOWS	5' 10"	4' 10"	1/ADU A2.3	WOOD	One unit with mullion and transom.
201	W3	NORTH ELEVATION	(2) DOUBLE HUNG WINDOWS	5' 10"	4' 10"	1/ADU A2.3	WOOD	One unit with mullion and transom.
202	W3	NORTH ELEVATION	(2) DOUBLE HUNG WINDOWS	5' 10"	4' 10"	1/ADU A2.3	WOOD	One unit with mullion and transom.
203	W4	WEST ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	
204	W4	WEST ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	
205	W4	SOUTH ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	
206	W4	SOUTH ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	
207	W4	SOUTH ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	
208	W4	SOUTH ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	
209	W4	EAST ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	
210	W4	EAST ELEVATION	DOUBLE HUNG WINDOWS	3' 0"	4' 10"	1/ADU A2.3	WOOD	

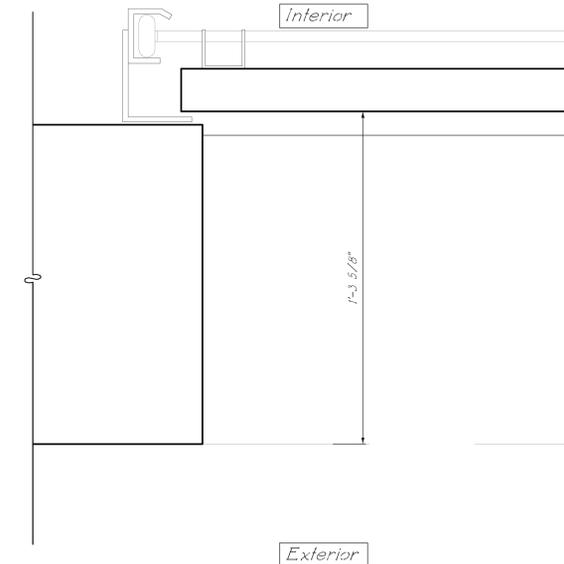
EXTERIOR DOOR SCHEDULE								
NO.	TYPE	LOCATION	DESCRIPTION/OPERATION	M.O. WIDTH	M.O. HEIGHT	JAMB DETAIL	MATERIAL	REMARKS
FIRST FLOOR								
100	D1	NORTH ELEVATION	CANOPY GARAGE DOOR	9' 8"	9' 0"	3/ADU A2.3	WOOD	
101	D1	NORTH ELEVATION	CANOPY GARAGE DOOR	9' 8"	9' 0"	3/ADU A2.3	WOOD	
102	D2	NORTH ELEVATION	DOOR WITH TRANSOM ABOVE	3' 2"	8' 6"	2/ADU A2.3	WOOD	
SECOND FLOOR								
200	D3	NORTH ELEVATION	FRENCH DOOR	5' 10"	7' 0"	2/ADU A2.3	WOOD	



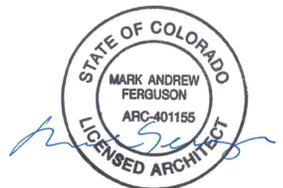
1 WINDOW PLACEMENT IN WALL  
3" = 1' 0"



2 EXTERIOR DOOR PLACEMENT IN WALL  
3" = 1' 0"



3 GARAGE DOOR PLACEMENT IN WALL  
3" = 1' 0"



RE-ISSUED FOR DESIGN REVIEW BOARD  
OCTOBER 24, 2016

ISSUED FOR DESIGN REVIEW BOARD  
SEPTEMBER 30, 2016

A RESIDENCE AT  
YELLOW BRICK ROAD  
TELLURIDE  
COLORADO, USA

SHEET TITLE:  
ACCESSORY DWELLING UNIT  
WINDOW & EXTERIOR DOOR  
SCHEDULE

DATE: 9/27/2016

SHEET NUMBER:

SCALE: A5 NOTED

ADU A2.2

DRAWN BY: LG

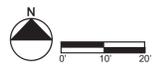
THE OFFICE OF  
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ARCHITECTS, LLP  
270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012  
TELEPHONE: 212-941-8088  
TELEFAX: 212-941-8089

**LEGEND**

-  EXISTING ASPEN TREE
-  PROPOSED ASPEN TREE
-  EXISTING FIR OR SPRUCE TREE
-  PROPOSED FIR OR SPRUCE TREE



- ENTRANCE DRIVE
- EXISTING WETLAND TO BE PROTECTED
- EXISTING FIR AND SPRUCE FOREST
- EXISTING ASPEN GROVE
- PROPOSED CONTINUATION OF FIR AND SPRUCE GROVE
- ENTRANCE COURT
- PROPOSED ACCESSORY DWELLING UNIT
- PROPOSED CONTINUATION OF ASPEN GROVE





LEGEND

-  BARN LIGHT  
BL-1
-  DOWNLIGHT  
DL-1

ENTRANCE COURT

PROPOSED ACCESSORY DWELLING UNIT

(12) DOWNLIGHTS AT STONE STEPS RECESSED IN FACE OF STEPS

(4) DOWNLIGHTS AT TERRACE SITE WALLS SET 6" ABOVE FINISH GRADE



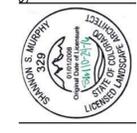
SHEET NUMBER  
**ADU**  
**L8.0**

SHEET TITLE  
**EXTERIOR LIGHTING PLAN**

SCALE  
1"=20'-0"

ISSUE DATE  
07.14.16 STAFF WORK SESSION  
08.01.16 DRB WORK SESSION  
08.02.16 DRB WORK SESSION REVISIONS  
09.08.16 RE-ISSUED FOR DRB WORK SESSION  
09.30.16 ISSUED FOR DESIGN REVIEW BOARD  
10.24.16 RE-ISSUED FOR DESIGN REVIEW BOARD

PROJECT  
**LOT 387R1 ACCESSORY DWELLING UNIT**



SHANNON MURPHY LANDSCAPE ARCHITECTS  
1000 Grand Ave  
Suite 200  
Boulder, Colorado  
voice: 970.927.2889  
shannon@shannonmurphy.net







SHEET NUMBER

**MH**

**LP1.0**

SHEET TITLE

**PERSPECTIVE OF EAST  
FACADE, ASPEN GROVE, DRIVE,  
AND GARAGE ENTRANCE**

SCALE

NTS

ISSUE DATE

07.14.16 STAFF WORK SESSION  
08.01.16 DRB WORK SESSION  
08.02.16 DRB WORK SESSION REVISIONS  
09.08.16 RE-ISSUED FOR DRB WORK SESSION  
09.30.16 ISSUED FOR DESIGN REVIEW BOARD  
10.24.16 RE-ISSUED FOR DESIGN REVIEW BOARD

PROJECT

**LOT 387R1 MAIN RESIDENCE**



SHANNON MURPHY LANDSCAPE ARCHITECTS

10000 Grand Ave  
Basalt, Colorado  
81611  
voice 970.927.2889  
shannon@shannonmurphy.net



SHEET NUMBER

MH

LP1.1

SHEET TITLE

PERSPECTIVE VIEW OF NORTH  
FACADE, TREE GROVES,  
MEADOW

SCALE

NTS

ISSUE DATE

07.14.16 STAFF WORK SESSION  
08.01.16 DRB WORK SESSION  
08.02.16 DRB WORK SESSION REVISIONS  
09.08.16 RE-ISSUED FOR DRB WORK SESSION  
09.30.16 ISSUED FOR DESIGN REVIEW BOARD  
10.24.16 RE-ISSUED FOR DESIGN REVIEW BOARD

PROJECT

LOT 387R1 MAIN RESIDENCE



SHANNON MURPHY LANDSCAPE ARCHITECTS

1000 Grand Ave  
Suite 200  
Boulder, Colorado  
80501  
voice 970.927.2889  
shannon@shannonmurphy.net

# Architectural Facade Downlight\_AFD-1



VINTAGE FRENCH FARMHOUSE  
SCONCE

Restoration Hardware

# Barn Light\_ BL-1



## VINTAGE BARN SCONCE - BRONZE Restoration Hardware

A reproduction of an enamel pendant that's been a fixture – literally – in barns across the country for the last century, this design classic deserves to be brought indoors. We preserved the functional design, and gave it a new look in a variety of finishes.

- Made of steel and aluminum
- Bronze shade has antique brass cap
- Reflector finished with glossy antiqued white enamel to intensify the light
- 10" and 14" use one 60 max. bulb (not included)
- 18" uses one 75W max. bulb (not included)
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire

7"

### DIMENSIONS

10" Sconce: 14¾"L x 10"W x 10"H  
14" Sconce: 21½"L x 14"W x 13½"H  
18" Sconce: 25"L x 18"W x 17¾"H

Shown in bronze.



ECO HALOGEN EDISON FROST BULB



London Street on Hanging Chain



Standard Lantern Sizes

**Height**

25"

28"

35"

**Width**

12.5"

14.5"

18"

**Depth**

12.5"

14.5"

18"

# Downlight\_DL-1

**BEGA**

Products

Applications

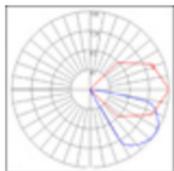
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**Polar Curve**

**Technical Information**

- Specification Sheet
- Installation Instructions
- Revit BIM Model
- Catalog Spread
- FAQ

**Submittal Drawings**

- Download PDF
- Download DXF

**Photometry**

- Photometric Summary
- Download IES File

**Application Photos**

**Estimated Lead Time**

**View Product Family**

**Recessed wall with slotted faceplate**

Designed for low mounting heights for the illumination of steps, stairs, ramps, aisles, and other interior and exterior locations.

Recessed luminaires with slotted die-cast aluminum faceplate. Flush machined, clear tempered glass diffuser.

Integral 120V - 277V electronic LED driver, 0-10V dimming.

LED color temperature is 3000K (for 4000K add suffix K4).

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

			Lamp	β	T°C	A	B	C
22 382	<b>EXPRESS</b>	<b>ADA</b>	5.6WLED			6 5/8	2 3/4	3 1/4

**Options**

- Amber LED - Non-dimming
- FRO - Frosted lens
- SLL - Solite lens