



# La Montagne



Design Review Process  
Initial Architecture & Site Review

September 18, 2019

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Uncompahgre  
Engineering, LLC



SECTION 1. CONSULTANT TEAM

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Werner Catsman  
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480-225-3999  
mike@scottsdale.com

**Sales and Marketing**  
Telluride Real Estate Corporation/Christies International  
Real Estate





## SECTION 2

### PROJECT OVERVIEW

The Design Review Board (“**DRB**”) should refer to the project narrative for the concurrent PUD Amendment, Rezoning Process and Density Transfer development applications (collectively “**Applications**”) that provides an overview of the La Montagne Project. MV Holdings, LLC (“**Owner**”) is the owner of Lot 126R (“**North Site**”), Lot 152R (“**South Site**”), Tract OSP-126; and Tract OSP-118, Telluride Mountain Village Filing 1 as recorded in the office of the San Miguel County Clerk and Recorder at Reception Number 397455 (“**Property**”) as shown in Figure 1. The Owner is submitting this Design Review Process development application for the South Site to run concurrently with the Applications.

The La Montagne Project for the South Site consists of 18 condominium units on 1.47 acres. The South Site has been designed in accordance with the Community Development Code (“**CDC**”) dimensional limitations for the Multi-family Zone District as shown in Table 1.

## SECTION 3

### SOUTH SITE CONTEXT

The South Site is a vacant and very open property that is located north of Hole 1 of the Telluride Golf Course. Lot 152R does not have any trails or other improvements except for some natural gas infrastructure as shown on the existing conditions survey. Lot 152R contains modest slopes with a high USGS elevation of 9408 and a low elevation of 9350 for an overall change of 58 feet over a distance of 613 feet and a slope grade of approximately 9.5 percent. The Lot 152 grade has been shaped by the grading for Country Club Drive and the golf course.

Lot 152R has two wetlands areas that were not identified with the creation of the Rosewood PUD Plan. These wetland areas have been delineated by a qualified wetland consultant as shown on the existing conditions survey. The wetland delineation has been reviewed and approved by the United States Army Corps of Engineers as shown in the Applications. South Site development will avoid wetland fill as discussed in the PUD Amendment and Rezoning project narrative.

A portion of a gas regulator station is located on both Lot 126R and Lot 152R. The project team will work with Black Hills Energy on a plan for potentially combining and screening the regulator station. It appears that a portion of the gas line infrastructure may be located outside easements shown on the existing condition survey.



## SECTION 4

### ZONING COMPLIANCE

The South Site has been designed in accordance with the dimensional standards and Parking Regulations for the Multi-family Zone District as shown in Table 1.

#### General Easement and Setbacks

CDC Section 17.3.14 establishes the provisions related to general easements and setbacks. The only platted general easement for the South Site is located on the north side of Lot 152R along Country Club Drive.

La Montagne avoids locating any buildings in the platted general easements except for some limited roof eaves as shown on the site plan. These roof eaves are located over \_\_\_\_ feet above the General Easement so will not interfere with the surface or underground use of the easement. We are seeking the use of the General Easement for roof eaves as the only PUD variation as discussed in the Applications’ project narrative.

Grading work in the South Site general easement will be needed for project grading (including retaining walls), sidewalks, landscaping and similar site improvements as shown on the plans. CDC Section 17.3.14(E) (1) states that the following development and activities are permitted in the general easement subject to DRB review and approval, with the project team comments shown in *italics*:

1. Access ways for direct access, including driveways and walkways. *The walkways, stairs and associated grading to the condominium units and associated grading and retaining for such access are permitted.*
2. Utilities. *Utilities are proposed to be located in the South Site general easement.*



Table 1. Project Summary

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Lot Size	1.47 acres	No Change
Zone District	Multi-family Zone District	No Change
Existing + Proposed Density	67 Condominium Units 56 Hotel Units 19 Hotel Efficiency Units 17 Employee Dorm Units 5 Employee Apartments 38,656 sq. ft. Commercial Space	18 Condominium Units on the South Site. Please refer to the Applications' project narrative.
Maximum Building Height	53 feet for gabled roofs 68' Maximum Height for Building A	48 feet
Average Building Height	48 feet + 5 feet for gabled roofs	48 feet
Lot Coverage	65%	54.8%
Setbacks		
Front - North	16 feet (General Easement)	16 feet for buildings; <16 feet for limited roof overhangs as PUD variation
Rear - South	None Per PUD Development Plan	0 feet
Side - East	None Per PUD Development Plan	> 16 feet
Side - West	None Per PUD Development Plan	10'-8"
Parking South Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	18 x 1.5 = 27 spaces	27 spaces
Service Parking	1-5 spaces	2 spaces
Total Parking	28 spaces	38 spaces total (9 extra spaces)



3. Address monuments. *Address monuments for the buildings may be proposed in the general easement as a part of the Final Review.*
4. Natural landscaping without man made materials or hardscape. *The project proposes significant natural landscaping in the general easement as shown on the landscaping plan.*
5. Fire mitigation and forestry management. *No fire mitigation or forestry management is needed for the South Site.*
6. Construction staging. *Construction staging will be proposed in the South Site general easement as a part of the Final Review.*
7. Other uses that fit the definition of the general easement. *No other uses are proposed in the South Site general easement at this time. We will revisit this if needed for the Final Review.*

There are no general easement along the western, eastern and southern lot lines of the South Site. CDC Section 17.3.14(B) states:

“For lots outside the Village Center Zone District where a general easement does not exist and lots where the general easement has been vacated, the review authority may require the establishment of a building setback as determined by the DRB at the time of review of a development application.”

We are seeking to obtain the Design Review Board’s approval of the following setbacks for areas that do not have a general easement as shown on the site plan:

- Building H: 10’-8” to western property line and 0’ to southern property line
- Building I: 11’-7” to southern property line
- Building J: 0’ to southern property line
- Building K: 17’ - 9” to southern property line
- Building L: 3’ - 3” to southern property line
- Building M: 0’ to southern and eastern property lines and greater than 16 feet to eastern property line

The setbacks on Lot 152R are warranted due to the narrow lot width and the front general easement of 16’ that leaves approximately 65 feet to 84 feet for the development of a multi-family townhouse project. The wetland areas on Lot 152R further constrain development in the central area of the Property which necessitates the setbacks as shown in order to allow for reasonable use. The setbacks on Lot 152R are also justified by the large open space tract to the south (Tract OS-1R-1) with the closest development at The Peaks located over 450 feet away.

The Town has never required a the platting of a 16 foot general easement or setback on the western, southern or eastern lot lines of the South Site. This allows for zero lot line development which is needed in order to achieve the permitted density. The Rosewood PUD Plan reflects this zero lot line development. The TSG landscape easement and other Lot 152 beneficial easements further support the intended zero lot line development with easements for construction, maintenance, drainage, utilities and landscaping needed in order to successfully achieve the envisioned density on the South Site. These easements provide room to construct and maintain the project, and to provide a good transitional landscape buffer to Hole 1 and the associated tee boxes.





# SECTION 5

## DESIGN REGULATION COMPLIANCE

The design intent of the project architect, Drewett Works, is to create an organic mountain modern design that is expressed through stone-veneered foundation elements, vertical wood siding, mill-scale steel porcelain panels, and low reflective standing seam metal roofing. The indigenous architecture additionally has a tectonic nature with its exposed beams, purlins, and wood ceilings. The sloping shed roof forms afford remarkable shade, shadow, and visual layering. The ample overhangs bolstered with large timbers provide for glass protection and an iconic mountain vernacular design. The overall composition is intended to provide a mountain modern aesthetic with a horizontal nature. This allows the composition to blend harmoniously into the existing fabric of Mountain Village, thus allowing a low visual impact to neighboring properties.

The South Site has been designed in accordance with the CDC Design Regulations. The La Montagne Project provides a strong image and sense of place for the area based on mountain modern yet vernacular design that compliments existing development in the area. The design is also respectful and responsive to the tradition of alpine design and building forms common to the area. The development plan protects significant natural features. The building forms are simple and step with the natural topography with strong grounded bases and natural materials.

The project has been designed to fit the landscaping with buildings stepping up the site and the use of existing and new landscaping with significant plantings to blend the development into the site and area. The buildings have been sited to take advantage of Mount Wilson views and extensive solar access.

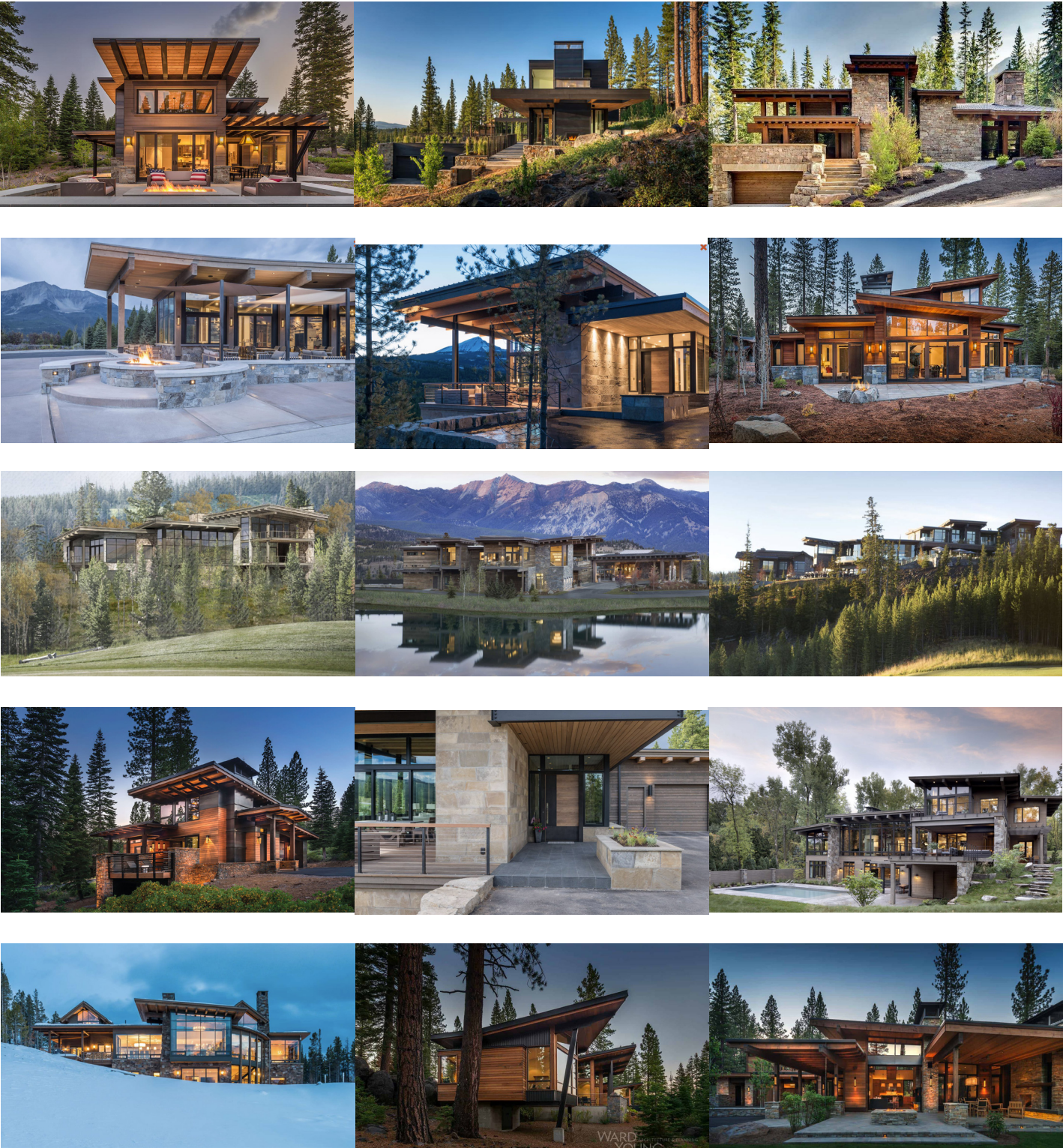
The Owner and its project team are working closely with TSG on the development adjacent to open space and Hole 1 with several beneficial easements utilized for the development, including but not limited to a landscaping easement, construction easement, emergency access easement, stormwater easement. All of these beneficial easements will be evaluated to determine if any modifications are needed for the La Montagne Project.

The platting and development of Lot 152R has been approved by the Town in light of the proximity to Hole 1 and the associated tees and fairway. The landscaping plan was developed to mitigate the potential impacts of errant golf balls. The South Site is actually subject to an errant golf ball acknowledgment since it is likely that the buildings and outdoor spaces will be hit by balls on occasion.

The buildings have been designed with a substantially grounded form to withstand high alpine conditions. Windows in stone wall areas will be recessed by a minimum of five (5) inches. Exterior wall forms are simple in design. Roofs have been designed to be a composition of forms that emphasize sloped planes, varied ridgelines and vertical offsets. Roof and site drainage will be directed towards pervious areas and the wetland areas where possible.



# Design Inspiration





The following exterior materials are proposed for the South Site:

Exterior Material	Percent (If Applicable)
Stone Veneer	35.77%
8” Channel Cedar Siding	28.64%
Mill Scale Steel Panels	18.79%
Glazing	16.81%

The project’s grading and drainage, parking and landscaping have been designed in accordance with the Design Regulations. Lighting plans will be submitted with the Final Review as required by the Town.

SECTION 6

SUPPLEMENTARY REGULATION COMPLIANCE

There DRB should review the PUD Amendment and Rezoning project narrative on how the proposed development complies with the Wetland Regulations and the Steep Slope Regulations.

Driveway Standards

The driveways have been designed in accordance with the requirements of CDC Section 17.6.6(B) with the exceptions of that the retaining wall for the parking garage ramps and the exterior parking area have heights greater than five (5) feet, with 11 feet of height for the parking area retaining wall north of the wetlands. CDC Section 17.6.6(B)(7)(a) that the maximum retaining wall height shall be five (5) feet with a minimum step of four (4) feet to allow for landscaping to soften the walls. There is no way to limit the wall height and provide this step due to the wetland area immediately to the south. It is also common for garage ramp retaining walls for underground garages to be higher than five (5) feet.

The Owner is therefore seeking a variation as allowed by CDC Section 17.6.6(B)(23):

“The review authority may grant a variation to the roadway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare.”

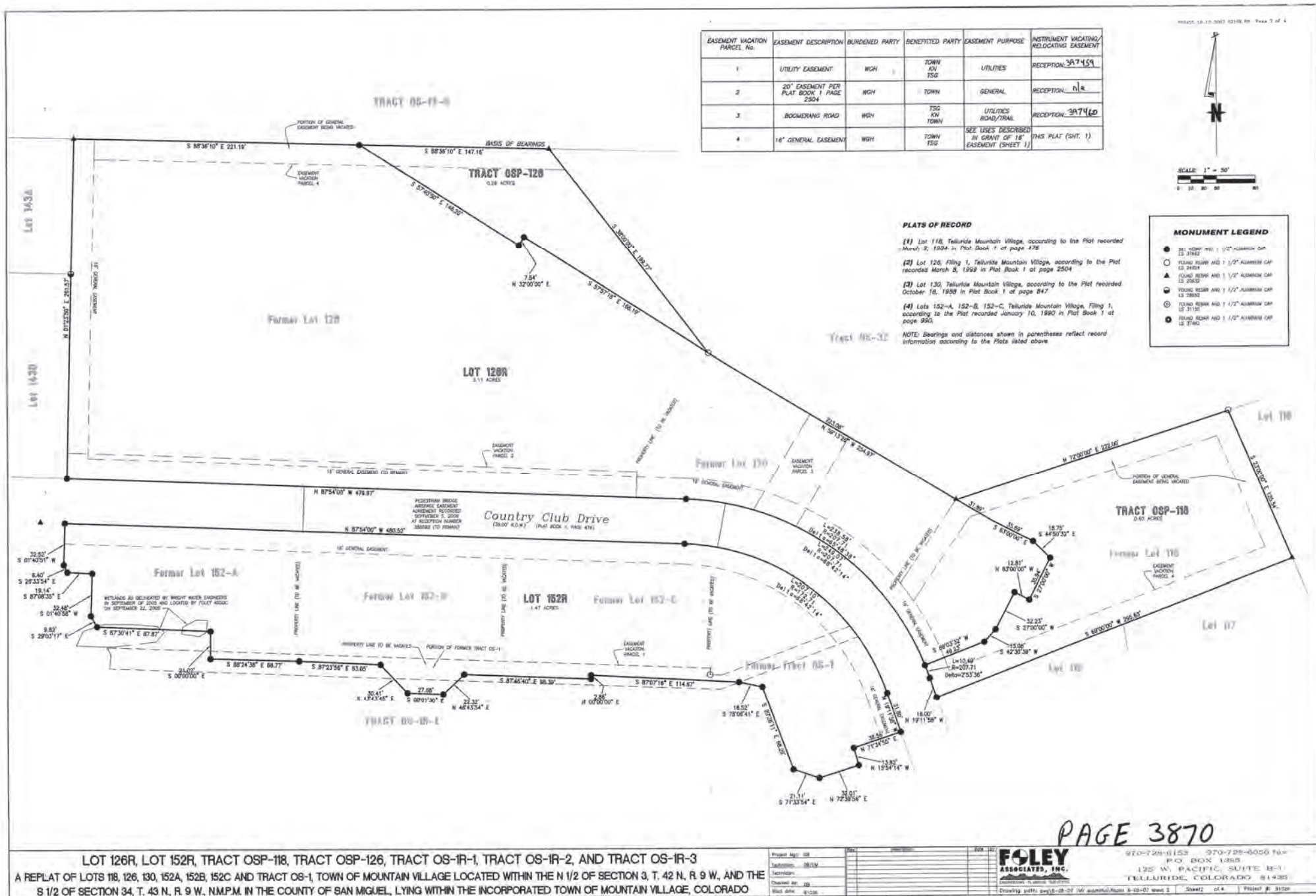
The development team does not believe there will be any adverse impacts to the public health, safety or welfare due to the higher access and parking retaining walls. Railings will be provided to protect the public as needed consistent with the Towns Building Regulations.







# La Montagne







**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT  
1325 J STREET  
SACRAMENTO CA 95814-2922

March 23, 2018

Regulatory Division (SPK-2005-75621)

Northside Trust I  
Attn: Mr. Dave Gertner  
64 Wall Street, STE 212  
Norwalk, CT 06850

Dear Mr. Gertner:

We are responding to your request for a preliminary jurisdictional determination (JD) for the Mountain Village Lot 152R project site. The approximately 1.5-acre project site is located along the south side of Country Club Drive, approximately 0.4 mile east of Prospect Creek, at Latitude 37.940375°, Longitude -107.850703°, Town of Mountain Village, San Miguel County, Colorado.

Based on available information, we concur with your aquatic resources delineation for the site as depicted on the enclosed January 19, 2018, Wetland Delineation Lot 152R, Mountain Village, CO, map prepared by Foley Associates, Incorporated (enclosure 1). The approximately 0.06 acre (~2,600 square feet) of palustrine emergent wetlands present within the survey area represents the extent of aquatic resources ("waters of the United States") that may potentially be considered jurisdictional under Section 404 of the Clean Water Act.

Per your request, we have completed a preliminary JD for the site. Enclosed find a copy of the *Preliminary Jurisdictional Determination Form* (enclosure 2). Please sign and return the completed form to this office, at the address listed below, within 30 days of the date of this letter. If you do not return the signed form within 30 days, we will presume concurrence and finalize the preliminary JD. If you believe that certain of the aquatic resources are not within the Corps' jurisdiction, you may request an approved JD for this site at any time prior to starting work within aquatic resources, including after a permit decision is made. We recommend you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary JD has been conducted to identify the potential limits of wetlands and other aquatic resources at the project site which may be subject to U.S. Army Corps of Engineers regulation under Section 404 of the Clean Water Act. A *Notification of Appeal Process and Request for Appeal Form* is enclosed to notify you of your options with this determination (enclosure 3).

Please refer to identification number SPK-2005-75621 in any correspondence concerning this project. If you have any questions, please contact me at the Colorado West Regulatory Section, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at [Benjamin.R.Wilson@usace.army.mil](mailto:Benjamin.R.Wilson@usace.army.mil), or telephone at 970-243-1199 ext. 1012.

Sincerely,

Benjamin R. Wilson  
Project Manager  
Colorado West Section

Enclosures (3)

cc:

Mr. Chris Hazen, The Terra Firm, Incorporated, [chrishazen@gmail.com](mailto:chrishazen@gmail.com)

Ms. Michelle Haynes, Planning and Development Services Director, Town of Mountain Village, [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)



LOT 143D

TRACT  
OS-1R-1

PROPERTY LINE (TYPICAL)

LOT 152R

WETLANDS FLAGGING AS  
DELINEATED BY CHRIS HAZEN  
AND LOCATED BY  
FOLEY ASSOCIATES, INC.  
IN JULY OF 2016.

Photopoint 3

Wetland  
2

1  
3  
5  
7  
9  
11  
13  
15  
17

1,190.4  
SQ. FT.

Photopoint 1  
Photopoint 2

Wetland  
1

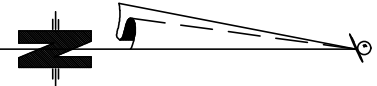
"2016 JURISDICTIONAL  
WETLAND LIMITS"  
1,405.34 SQ. FT.

"2005 JURISDICTIONAL  
WETLAND LIMITS"  
1,013.0 SQ. FT.

Photopoint 4

COUNTRY CLUB DRIVE

LOT 126R



SCALE: 1"=50'

Project No.	Sheet No.	Revision	Description	Date	By
1	1				

WETLAND DELINEATION  
LOT 152R,  
MOUNTAIN VILLAGE, CO  
January 19, 2018

**FOLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
PO Box 1385 125 W. Pacific Ave. Suite B1  
Telluride, Colorado 81452  
phone 970-254-1133 fax 970-254-4050  
email info@foleyassoc.com

Area of exhibit represents extents of survey area.

Client:

Contact:  
THE TERRA FIRMA, INC.  
P.O. BOX 362  
TELLURIDE, CO 81435

# PRELIMINARY JURISDICTIONAL DETERMINATION FORM

## Sacramento District

This preliminary JD finds that there “*may be*” waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

Regulatory Branch: **Colorado West** File/ORM #: **SPK-2005-75621** PJD Date: **March 23, 2018**

State: **CO** City/County: **Mountain Village, San Miguel County**  
Nearest Waterbody: **Prospect Creek**  
Location (Lat/Long): **37.940556°, -107.85°**  
Size of Review Area: **1.5 acres**

Name/Address  
Of Property **Northside Trust I**  
**Attn: Mr. Dave Gertner**  
**64 Wall Street, STE 212**  
**Norwalk, CT 06850**  
  
Owner/  
Potential  
Applicant

### Identify (Estimate) Amount of Waters in the Review Area

#### Non-Wetland Waters:

linear feet ft wide acre(s)

Stream Flow: **N/A**

**Wetlands: 0.06 acre(s)**

Cowardin Class: **Palustrine, emergent**

Name of any Water Bodies Tidal:  
on the site identified as  
Section 10 Waters: Non-Tidal:

☒ Office (Desk) Determination  
☐ Field Determination:  
Date(s) of Site Visit(s):

**SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply – checked items should be included in case file and, where checked and requested, appropriately reference sources below)**

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
- ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
- ☐ Data sheets prepared by the Corps.
- ☐ Corps navigable waters' study.
- ☒ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☐ USGS HUC maps.
- ☐ U.S. Geological Survey map(s). Cite scale & quad name: **1:24K; Telluride**
- ☒ USDA Natural Resources Conservation Service Soil Survey.
- ☐ National wetlands inventory map(s).
- ☐ State/Local wetland inventory map(s).
- ☐ FEMA/FIRM maps.
- ☐ 100-year Floodplain Elevation (if known):
- ☒ Photographs: ☒ Aerial  
☒ Other
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Other information (please specify):

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

Signature and Date of Regulatory Project Manager  
(REQUIRED)

Signature and Date of Person Requesting Preliminary JD  
(REQUIRED, unless obtaining the signature is impracticable)

#### EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring “preconstruction notification” (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Mr. Dave Gertner		File No.: SPK-2005-75621	Date: March 23, 2018
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
	APPROVED JURISDICTIONAL DETERMINATION	D	
→	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

**SECTION I** - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/cecw/pages/reg\\_materials.aspx](http://www.usace.army.mil/cecw/pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.



## SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

### POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Ben Wilson  
Project Manager, Colorado West Branch, Regulatory Division  
U.S. Army Corps of Engineers  
**Colorado West Regulatory Section**  
**400 Rood Avenue, Room 224**  
**Grand Junction, Colorado 81501**  
**Phone: 970-243-1199 X1012, FAX 970-241-2358**  
Email: [Benjamin.R.Wilson@usace.army.mil](mailto:Benjamin.R.Wilson@usace.army.mil)

If you only have questions regarding the appeal process you may also contact:

Thomas J. Cavanaugh  
Administrative Appeal Review Officer  
U.S. Army Corps of Engineers  
South Pacific Division  
1455 Market Street, 2052B  
San Francisco, California 94103-1399  
Phone: 415-503-6574, FAX 415-503-6646  
Email: [Thomas.J.Cavanaugh@usace.army.mil](mailto:Thomas.J.Cavanaugh@usace.army.mil)

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

\_\_\_\_\_  
Signature of appellant or agent.

Date:

Telephone number:

August 22, 2019

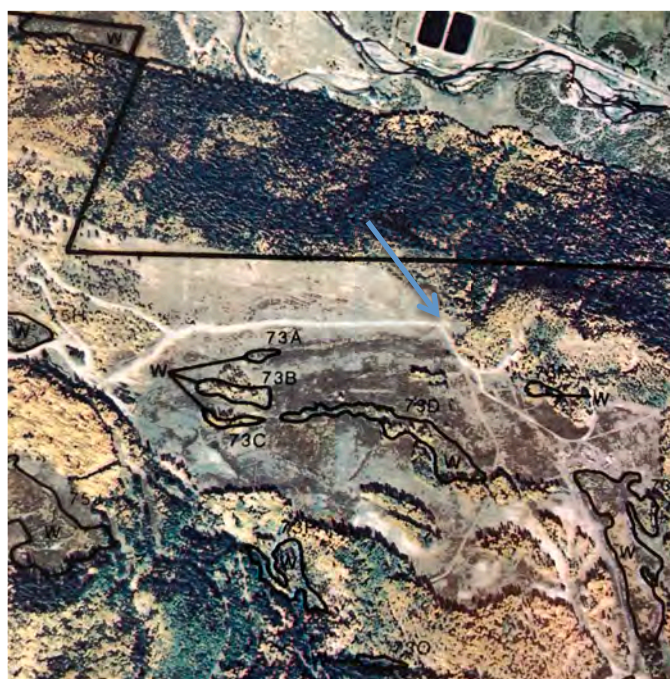
Michael R. Kettell  
Strategic Real Estate Partners

RE: Wetlands/Lot 152R

Mike I wanted to provide additional information to you concerning the wetlands at Lot 152R, their origins, and how they have evolved over the past 20 years – hopefully the supporting facts contained here-in help to establish a common narrative going forward concerning the wetlands and their history at Lot 152R.

In October of 1990, the Environmental Protection Agency (EPA) published a report titled Aerial Photographic Analysis of Wetland Conversion Activity, Telluride Mountain Village, Colorado. This report (commonly referred to as the “Finkbeiner Report”) cataloged the wetlands of the Mountain Village using aerial photography collected between 1979-1989, and quantified impacts resulting from ski run/golf course/roadway construction and development of ponds. The report’s comprehensive index identified 65 individual wetlands within the greater study area of the Mountain Village.

Photo analysis from October 1, 1979 (the oldest photos used in the Finkbeiner Report) does not identify any wetland areas adjacent to, or on the location of Lot 152R. Similarly, the photos from July 27<sup>th</sup>, 1986; September 24<sup>th</sup>, 1988; and, November 7<sup>th</sup>, 1989 did not have any identified wetlands near present day Lot 152R.



1979 – blue arrow to top of Boomerang Road.

In the 1979 imagery, Boomerang Road and the service road, which became Country Club Drive, can be seen clearly, and wetlands were identified in the Gorrano Creek drainage and other downslope locations, west of the top of Boomerang Road.

Wetland areas are identified with polygons drawn around their perimeter and by a naming system developed by the report's author.



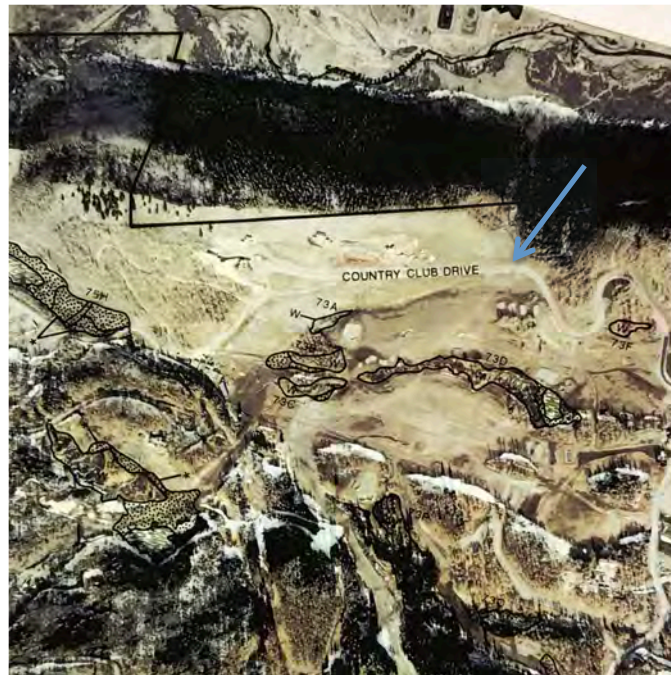
1986 - Infrared photography.

Photography used from 1986 relied on color-infrared film, where healthy vegetation is depicted as red because of its high levels of reflectivity in the near-infrared portion of the light spectrum. Disturbed ground appears as white, and significant disturbance can be seen near the top of Boomerang Road. Additionally, Country Club Drive has been identified on the 1986 photography. No disturbance to identified wetlands is shown in 1986.





1988



1989

The 1988 and 1989 photoset show the golf course hole 1 tee boxes, and significant disturbance in the vicinity of Lot 152R. Other wetlands areas identified on the 1979 photograph can be seen and those that were impacted prior to 1988/89 are identified with fill patterns inside the wetland polygons.



The wetlands that exist on Lot 152R presently, were not historic wetlands that predate construction activities in Mountain Village. The wetlands on Lot 152R have evolved since the development of the Mountain Village, and it is likely that the source water seen on Lot 152R is groundwater that has been brought to the surface due to grading activities, or it is water that is following pipes/trench backfill downslope and emerging on Lot 152R.

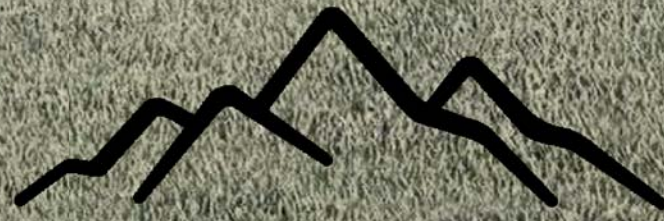
As such, the wetland area on Lot 152R will benefit from additional hydrologic input, and the functions and values of the wetland habitat can be improved through direct measures such as: 1. Routing water from hardscape elements to improve saturated conditions in the wetlands (provided run-off is not potentially polluted by hydrocarbons); 2. Diversifying the plant community to include a broader range of plant types; and, 3. Improve down slope water quality by routing waters through improved wetlands where natural infiltration minimizes overland flow and sediment transport/erosion.

Feel free to contact me with questions concerning my findings or my suggestions for improving the wetland habitat at Lot 152R.

Respectfully,

Chris Hazen (*via email*)  
Principal





# La Montagne

TELLURIDE, COLORADO



DREWETT WORKS // ARCHITECTURE

DESIGN ARCHITECT



LOCAL ARCHITECT



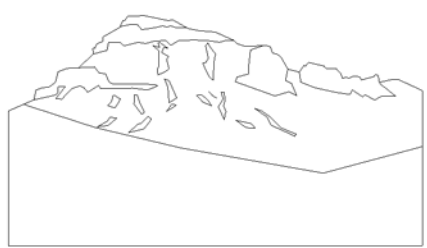
LANDSCAPE ARCHITECT



PLANNING



DEVELOPMENT GROUP



CIVIL ENGINEERING



FINBRO CONSTRUCTION

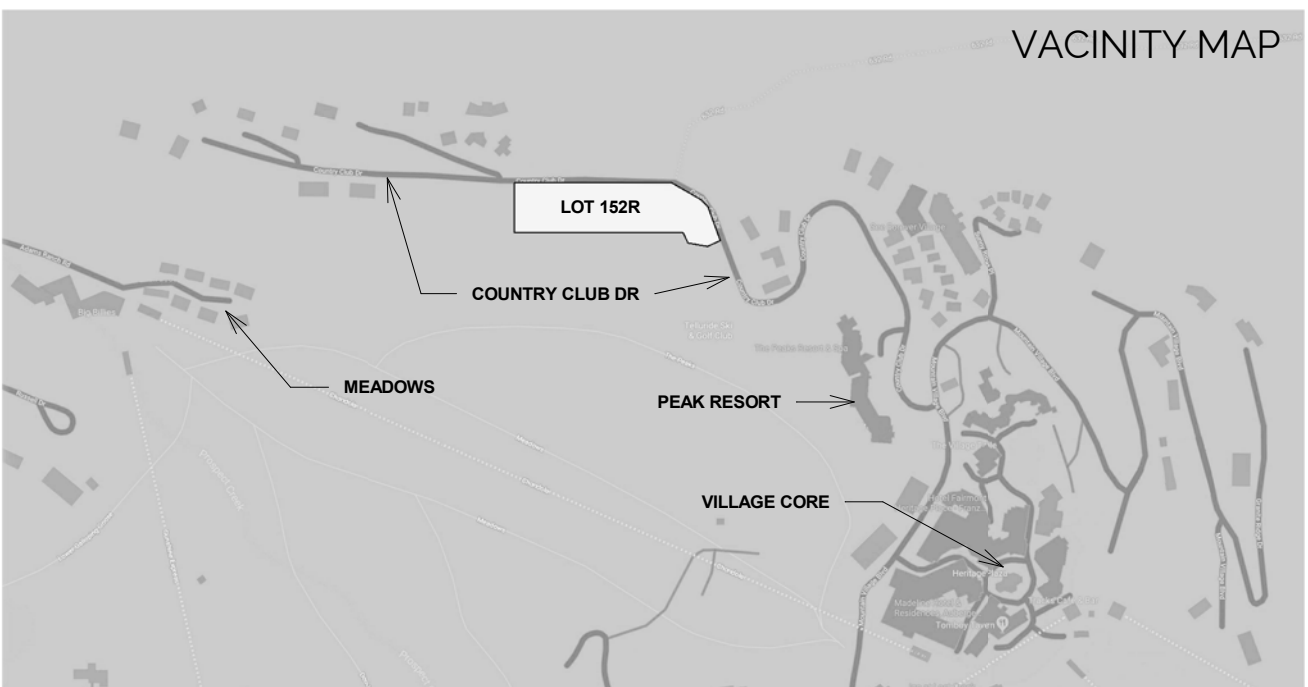
GENERAL CONTRACTOR

DATE: 08-22-2019  
PROJECT: 18-32

## LA MONTAGNE CONDOMINIUMS

### LOT 152R SUMMARY

UNIT COUNTS		NOTES	
ROOM COUNT		LOT SIZE = 64,152 SF	
BUILDING H (2)	6,040 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
BUILDING I (3)	8,360 SF	ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE	
BUILDING J (2)	5,500 SF	ALLOWABLE SITE COVERAGE = 65% 65% = 41,698 SF	
BUILDING K (2)	6,040 SF	PROPOSED LOT COVERAGE = 35,165 SF = 54.8%	
BUILDING L (3)	8,360 SF		
BUILDING M (6)	12,280 SF		
(18) UNITS	= 48,820 SF		
SKI LOUNGE	3,500 SF		
		PARKING REGULATIONS (1.5 PER UNIT MIN.) 27 REQUIRED	
		(SURFACE PARKING) - 3 PARKING SPOTS	11,000 SF
		(WEST GARAGE) - 14 PARKING SPOTS	12,000 SF
		(EAST GARAGE) - 21 PARKING SPOTS	23,000 SF
		TOTAL =	38 PARKING SPOTS 23,000 SF



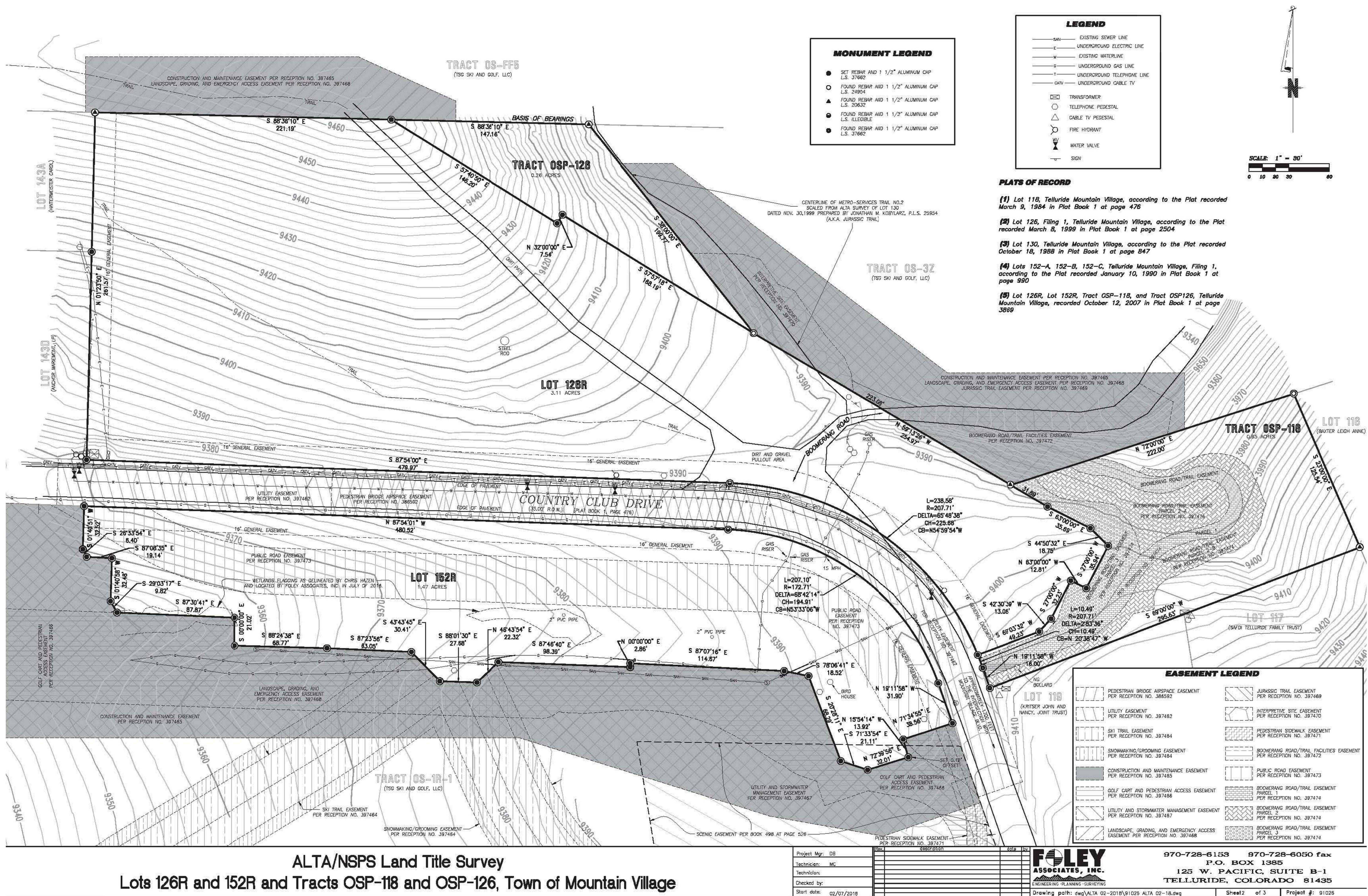
### SHEET INDEX

DRB1.0 LOT 152R DESIGN REVIEW	DRB3.5 EXTERIOR MATERIAL TAKE-OFF
DRB1.1 SURVEY	DRB4.0 CONCEPTUAL VIEW - GOLF COURSE
DRB1.2 SLOPE ANALYSIS	DRB4.1 CONCEPTUAL VIEW - GOLF COURSE
DRB1.3 SITE PLAN	DRB4.2 CONCEPTUAL VIEW - GOLF COURSE
DRB1.4 CIVIL - C1	DRB4.3 CONCEPTUAL VIEW - GOLF COURSE
DRB1.5 CIVIL - C2.1	DRB4.4 CONCEPTUAL VIEW - GOLF COURSE
DRB1.6 CIVIL C2.2	DRB4.5 CONCEPTUAL VIEW - GOLF COURSE
DRB1.7 CIVIL - C2.3	DRB4.6 CONCEPTUAL VIEW - GOLF COURSE
DRB1.8 CIVIL - C3	DRB4.7 CONCEPTUAL VIEW - COUNTRY CLUB DR.
DRB1.9 LANDSCAPE PLAN	DRB4.8 CONCEPTUAL VIEW - COUNTRY CLUB DR.
DRB1.10 SITE COVERAGE	DRB4.9 CONCEPTUAL VIEW - COUNTRY CLUB DR.
DRB2.1 FLOOR PLANS	
DRB2.2 FLOOR PLANS	
DRB2.3 FLOOR PLANS	
DRB2.4 ROOF PLAN - HEIGHT ANALYSIS	
DRB2.5 ROOF PLAN - HEIGHT ANALYSIS	
DRB2.6 ROOF PLAN - HEIGHT ANALYSIS	
DRB2.7 OVERHANG EXHIBIT	
DRB2.8 WETLAND EXHIBIT	
DRB3.2 BUILDING ELEVATIONS	
DRB3.3 MATERIAL BOARD	
DRB3.4 EXTERIOR MATERIAL TAKE-OFF	

## LOT 152R DESIGN REVIEW

DRB1.0





LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

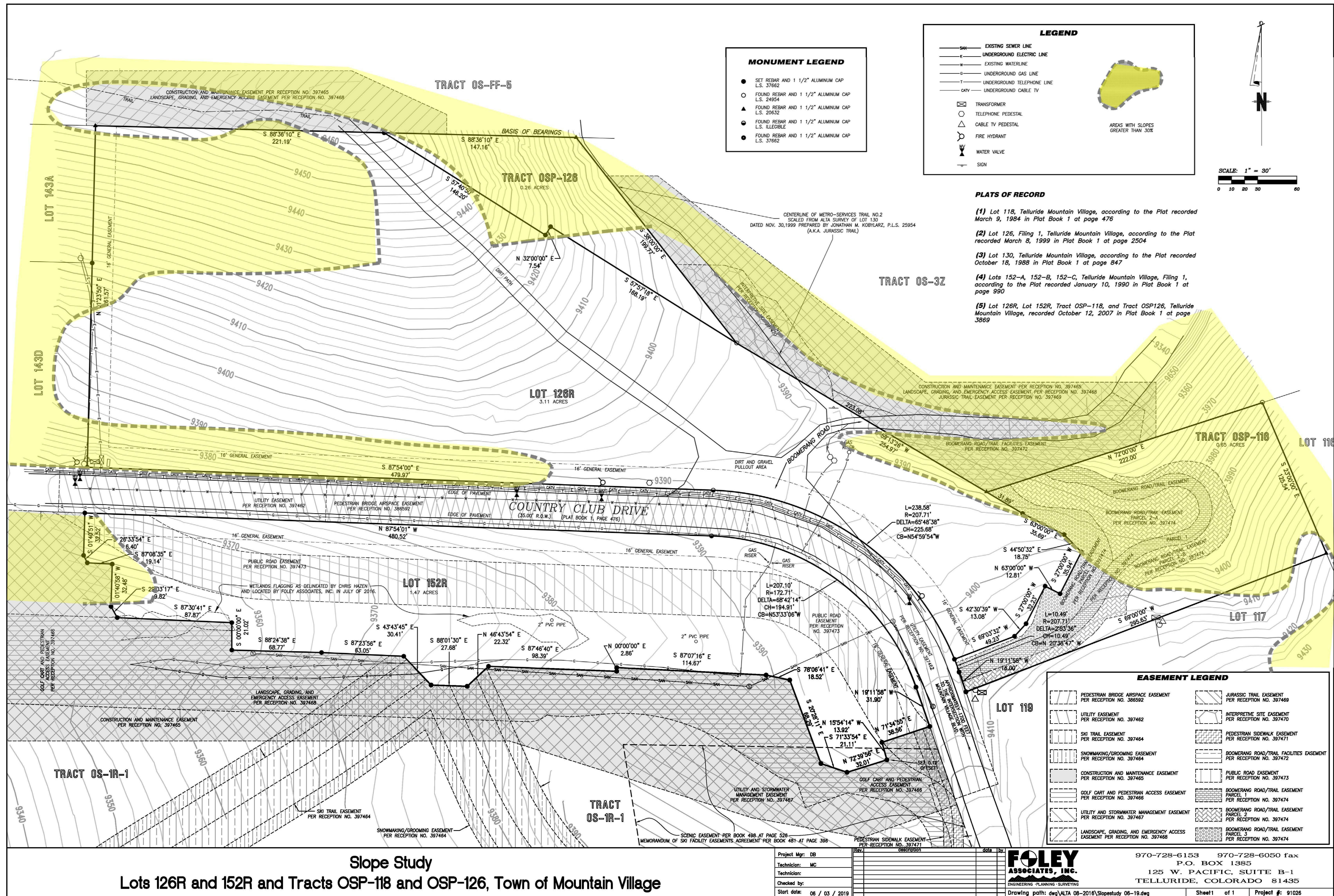
1" = 30'-0"

SURVEY

DRBLI



F:\old m\josh\J0851991\31025\dwg\ALTA 08-2016\91025 SlopeStudy 05-19.dwg, 6/4/2018 4:42:47 PM, Dave Blanton



LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

SLOPE ANALYSIS

DRB1.2





\*REFER TO DRB1.6 FOR LANDSCAPE PLAN

## LA MONTAGNE CONDOMINIUMS

## SITE PLAN

DATE: 08-22-2019  
PROJECT: 18-32

### SITE COLOR LEGEND

- OPEN SPACE
- 16' EASEMENT/SETBACK
- ADJACENT EASEMENTS
- PROPOSED BUILDING OUTLINES

### LOT 152R SUMMARY

UNIT COUNTS	
ROOM COUNT	
BUILDING H (2)	6,040 SF
BUILDING I (3)	8,360 SF
BUILDING J (2)	5,500 SF
BUILDING K (2)	6,040 SF
BUILDING L (3)	8,360 SF
BUILDING M (6)	13,280 SF
<b>(18) UNITS</b>	<b>= 48,820 SF</b>
SKI LOUNGE	3,500 SF

### NOTES

LOT SIZE = 64,152 SF  
HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'  
ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE  
ALLOWABLE SITE COVERAGE = 65% 65% = 41,698 SF  
PROPOSED LOT COVERAGE = 35,165 SF = 54.8%  
PARKING REGULATIONS (1.5 PER UNIT MIN.) 27 REQUIRED  
(SURFACE PARKING) - 3 PARKING SPOTS  
(WEST GARAGE) - 14 PARKING SPOTS 11,000 SF  
(EAST GARAGE) - 21 PARKING SPOTS 12,000 SF  
**TOTAL = 38 PARKING SPOTS 23,000 SF**

[NORTH] [ 1/16" = 1'-0" ] DRB1.3



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE DISCHARGE REQUIREMENTS WITH THE TOWN OF MOUNTAIN VILLAGE.

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

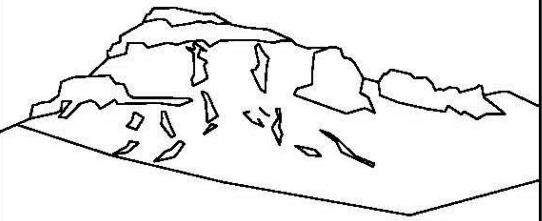
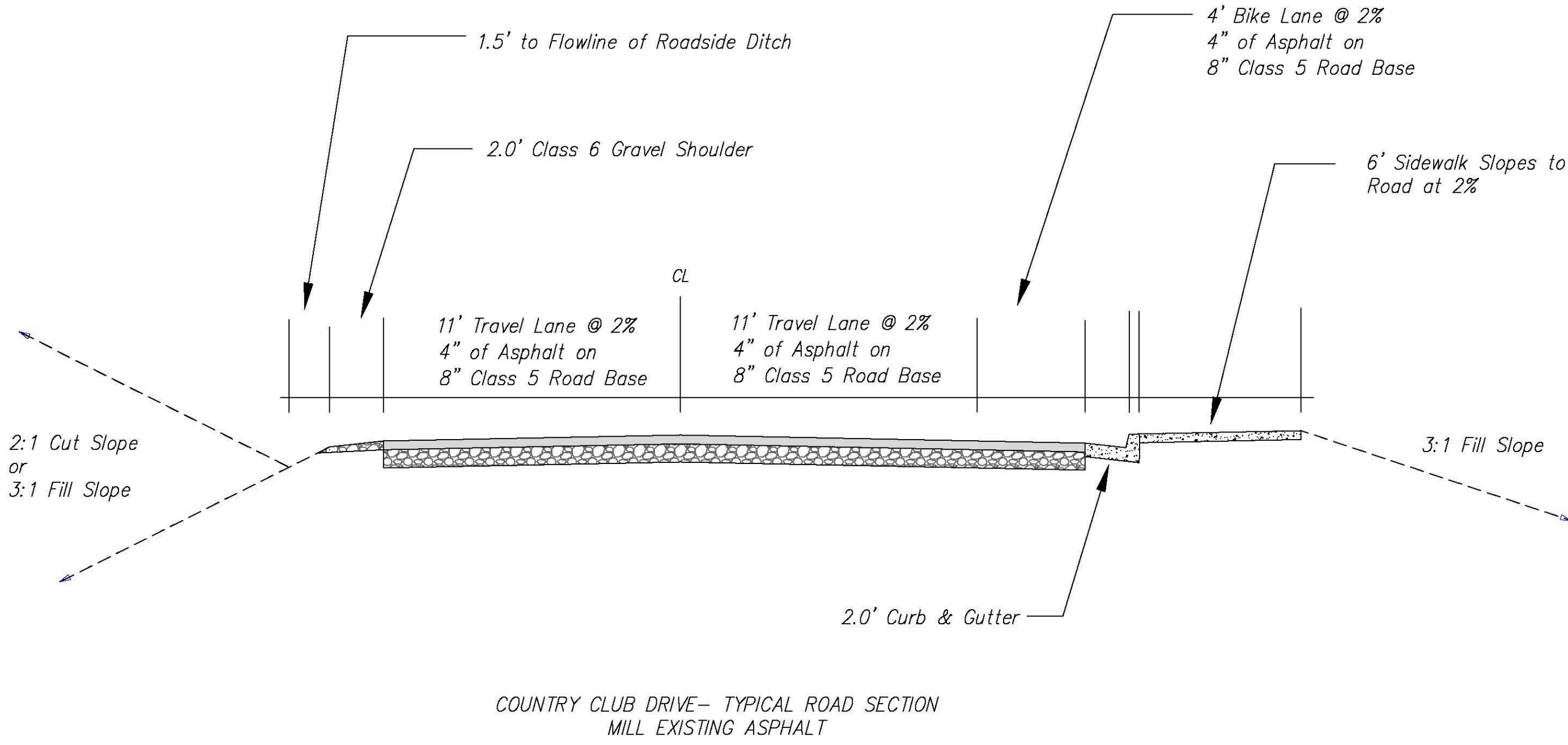
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

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



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRG SUBMITTAL 2019-08-22

La Montagne  
Lot 152 R  
Country Club Dr.  
Mtn. Village, CO



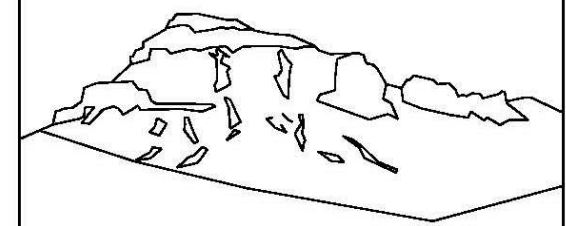
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201.

Civil  
Engineering

Notes

C1





Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

DRB SUBMITTAL 2019-08-22

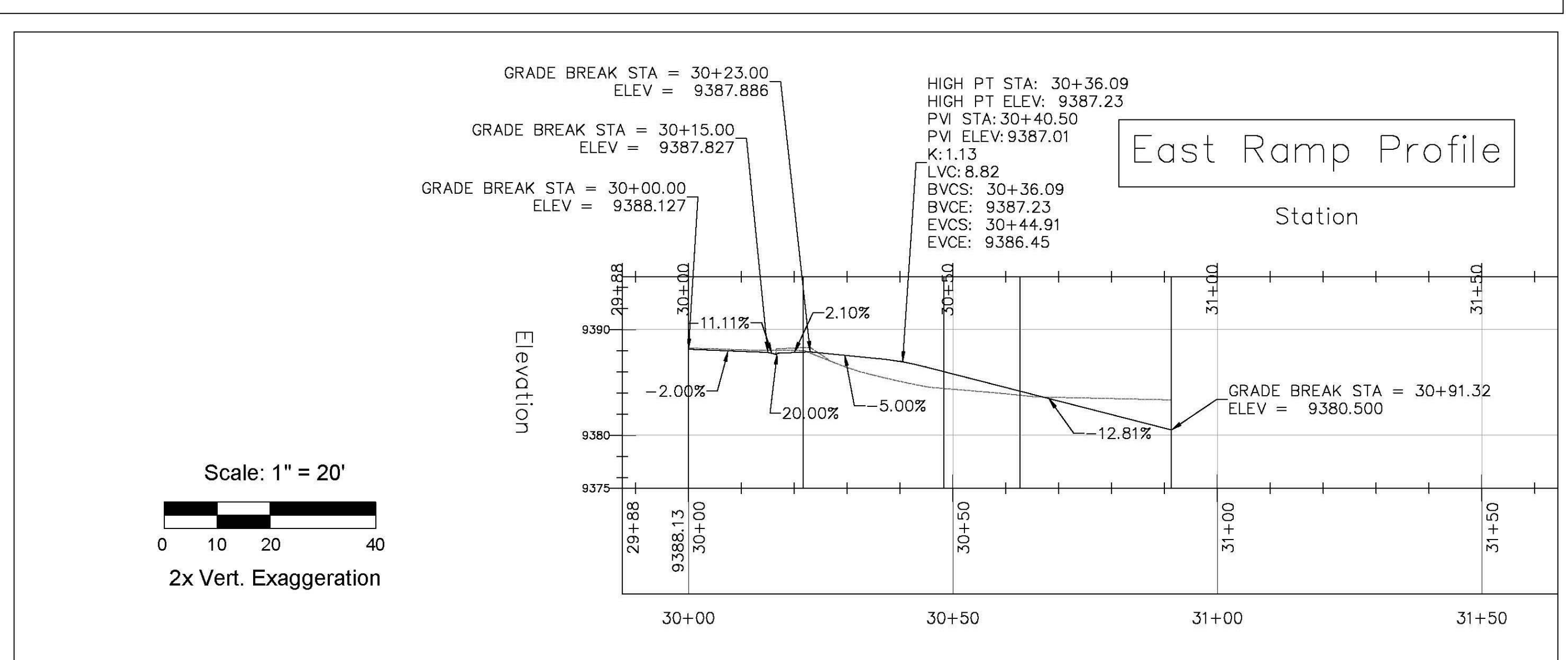
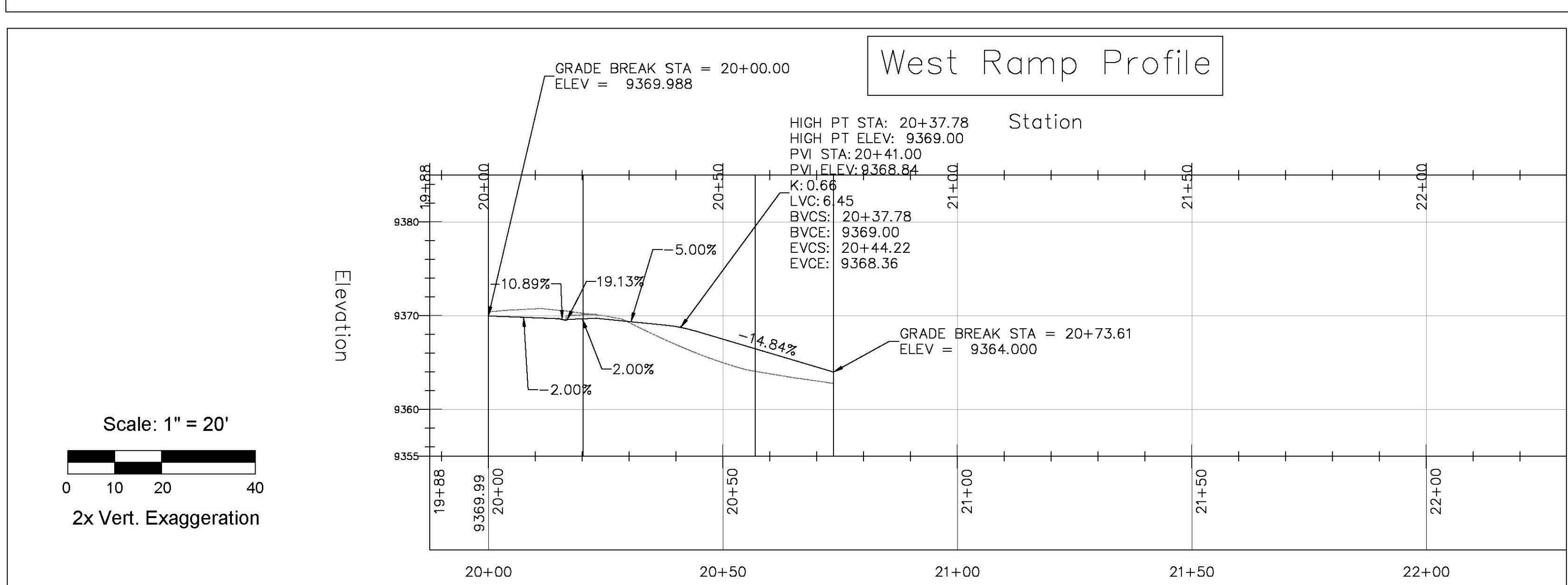
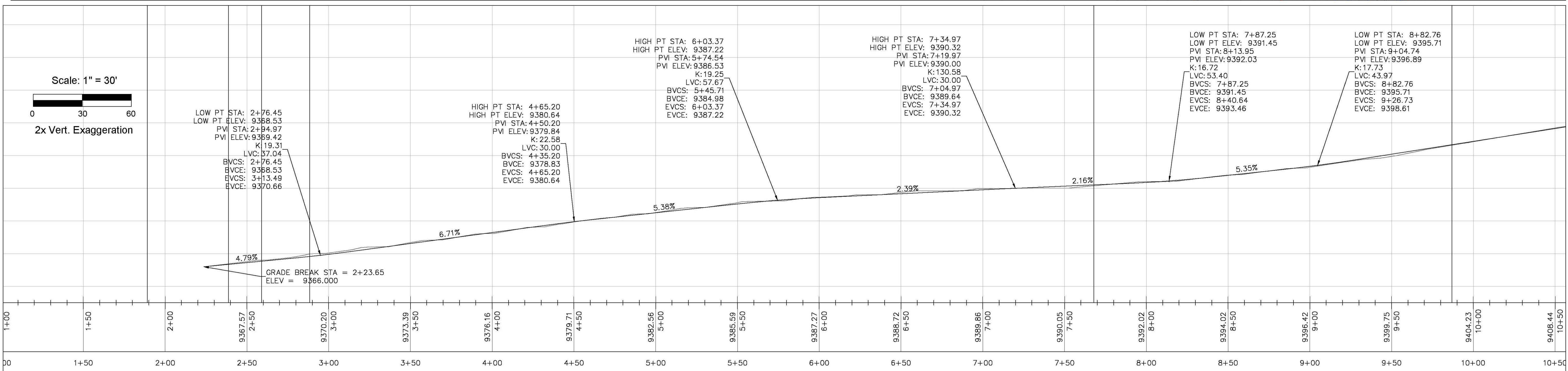
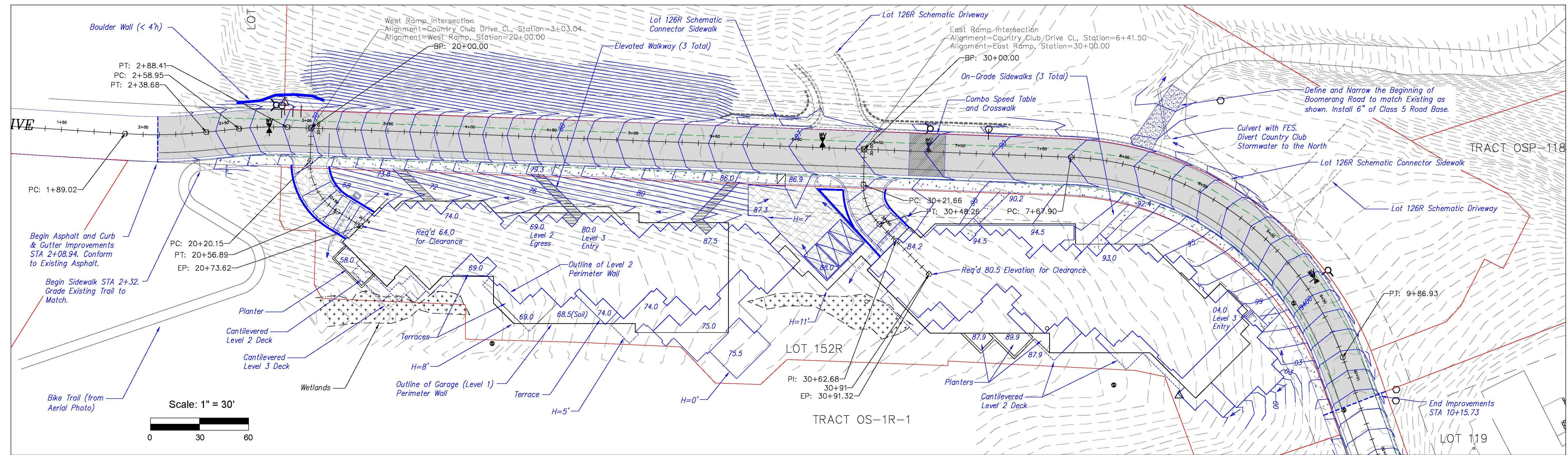
La Montagne  
Lot 152R  
Country Club Dr.  
Mtn. Village, CO



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CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
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ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Over-All  
Site Plan

C2.1



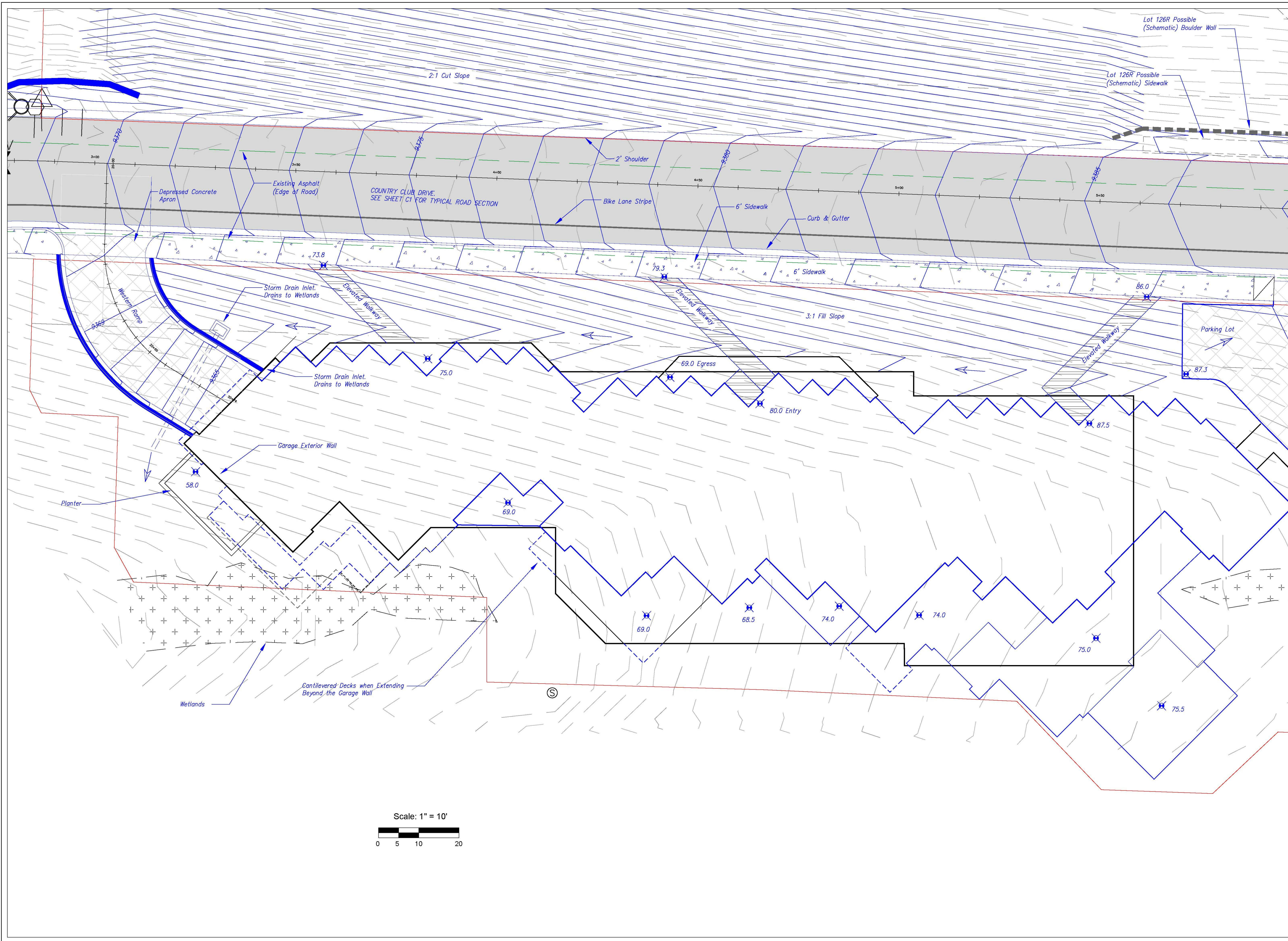
LA MONTAGNE CONDOMINIUMS

CIVIL - C2.1

DATE: 08-22-2019  
PROJECT: 18-32

DRB1.5





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB

La Montagne  
Lot 152R  
Country Club Dr.  
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

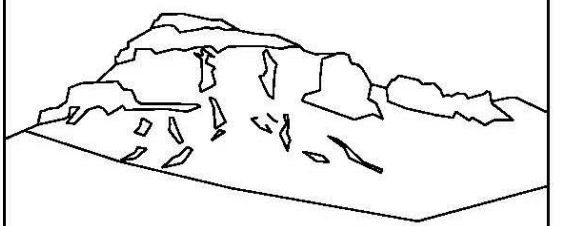
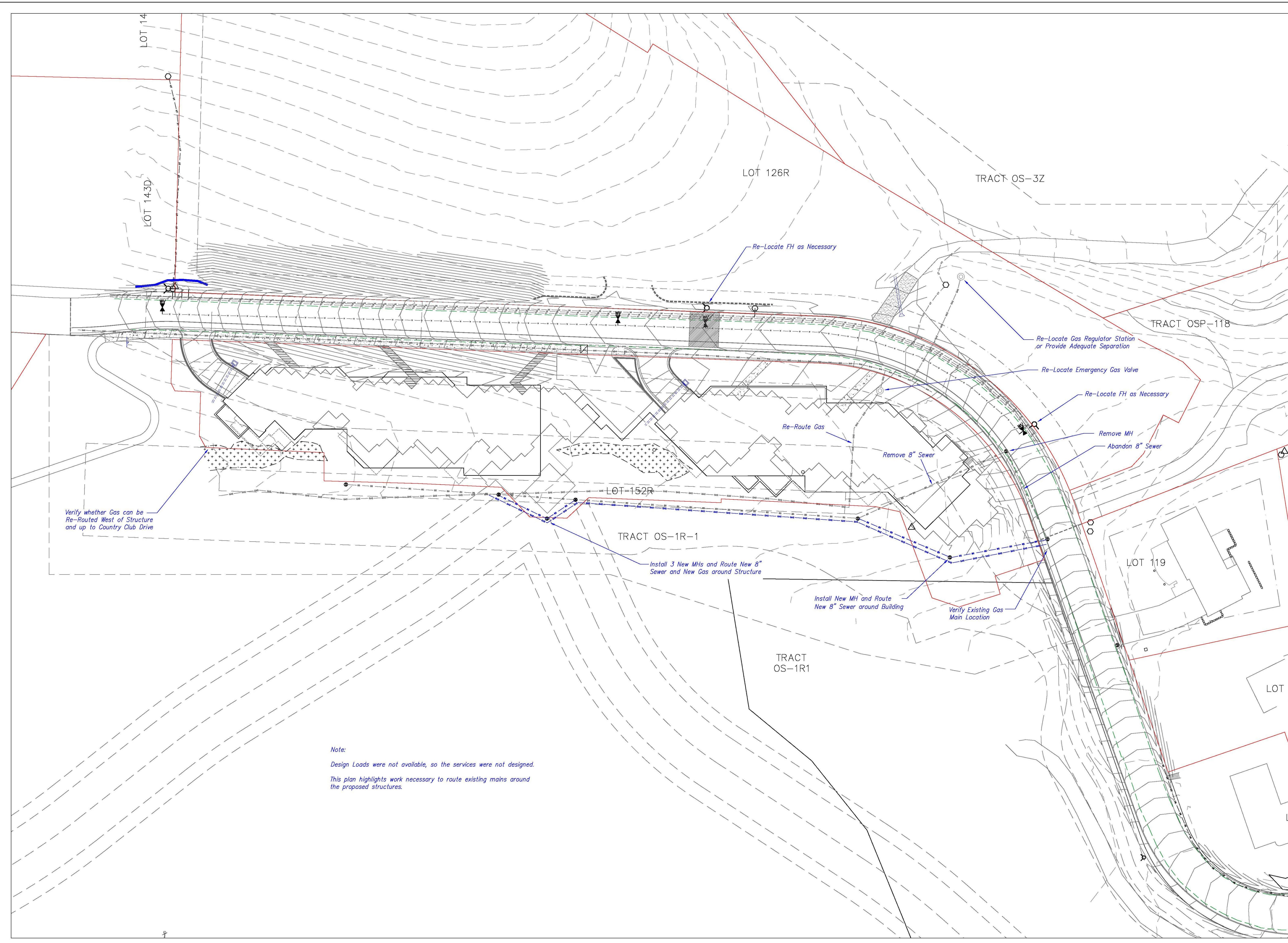
Site Plan  
West Building  
Detail

C2.2









Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

DRB 2019-08-22

La Montagne  
Lot 152R  
Country Club Dr.  
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL  
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Utility Main  
Plan

C3

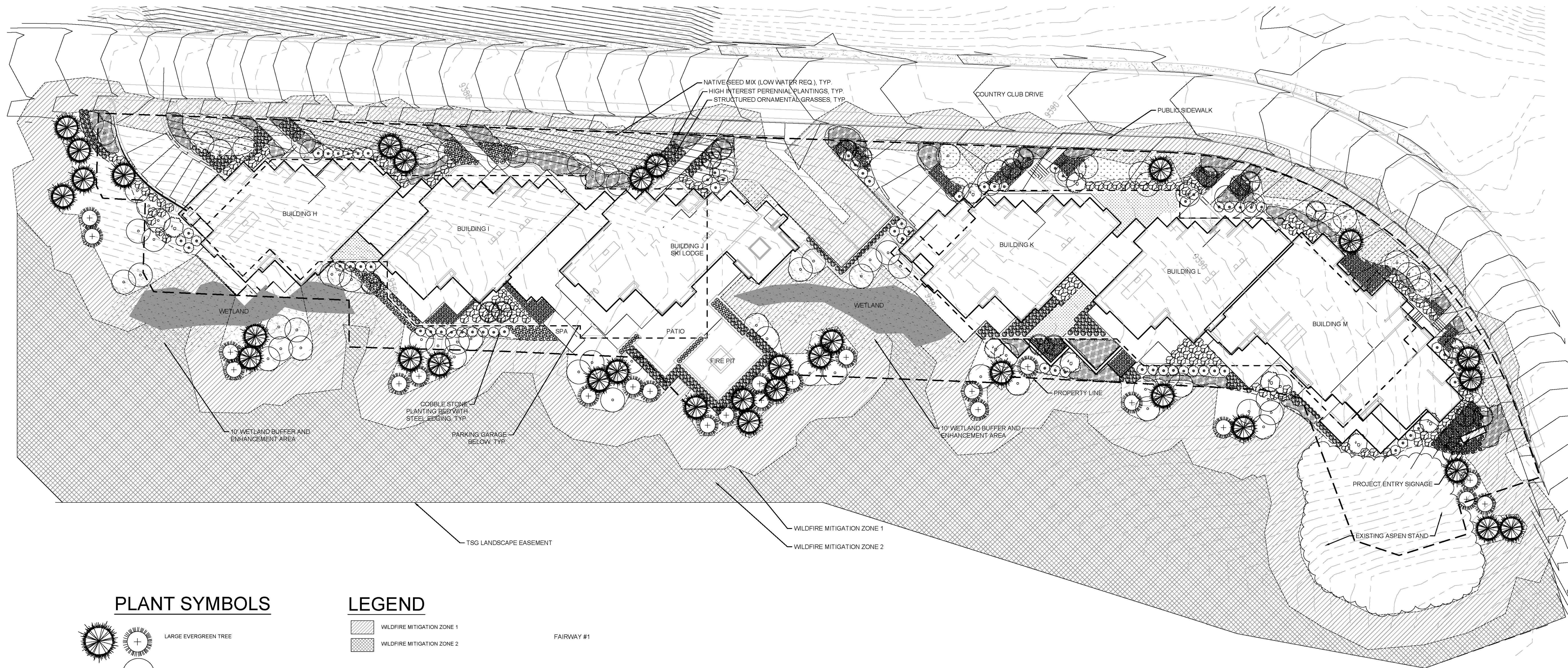
LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CIVIL - C3

DRB1.8





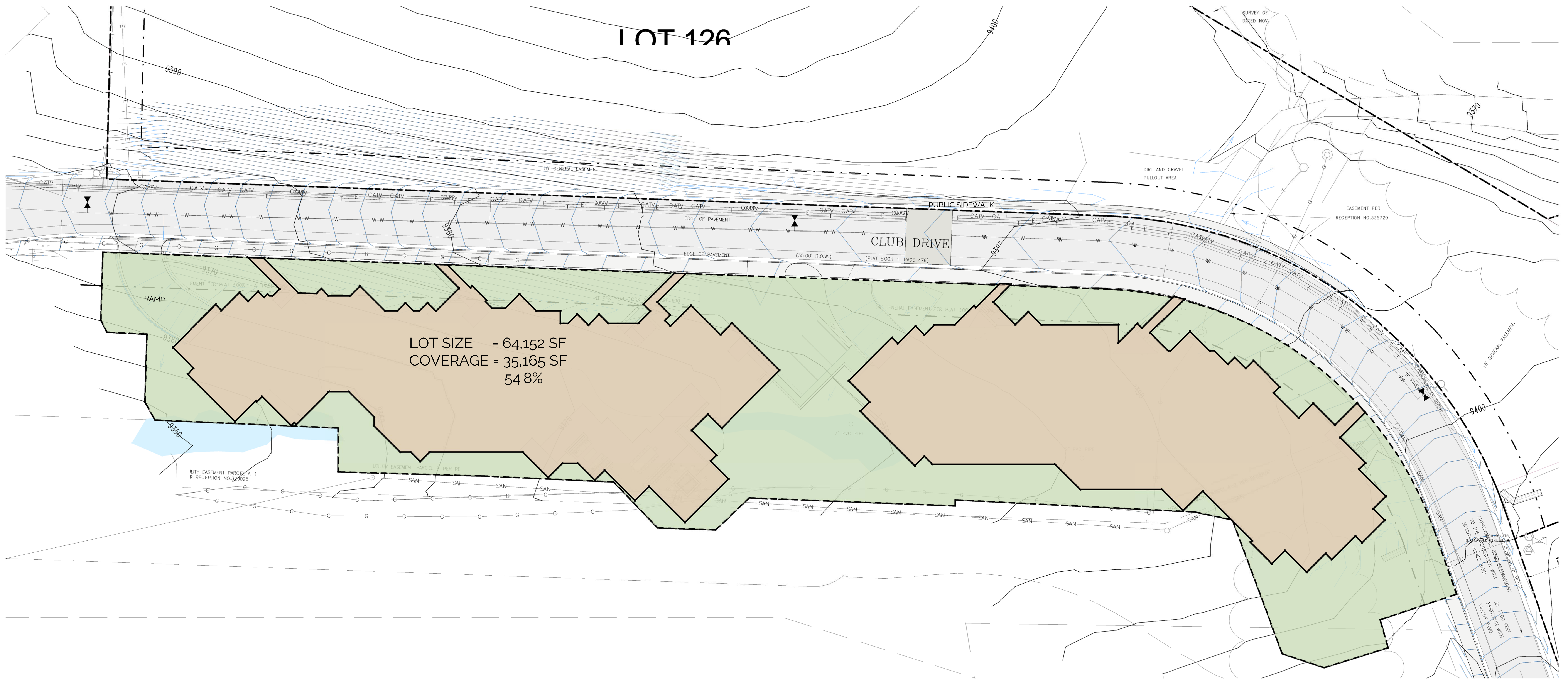
# LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

# LANDSCAPE PLAN

DRBL.9





NOT INCLUDED:  
DRIVEWAYS  
PUBLIC SIDEWALK  
SITE WALLS REQUIRED FOR PUBLIC SIDEWALK



LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

[ 1" = 20'-0" ]

SITE COVERAGE

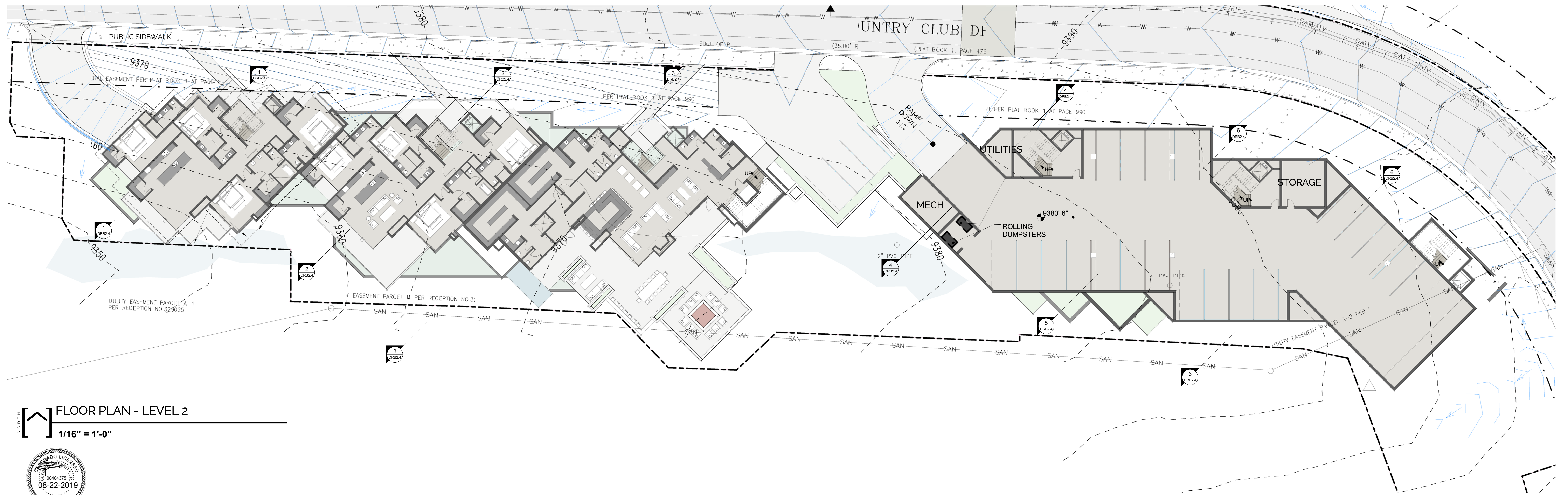
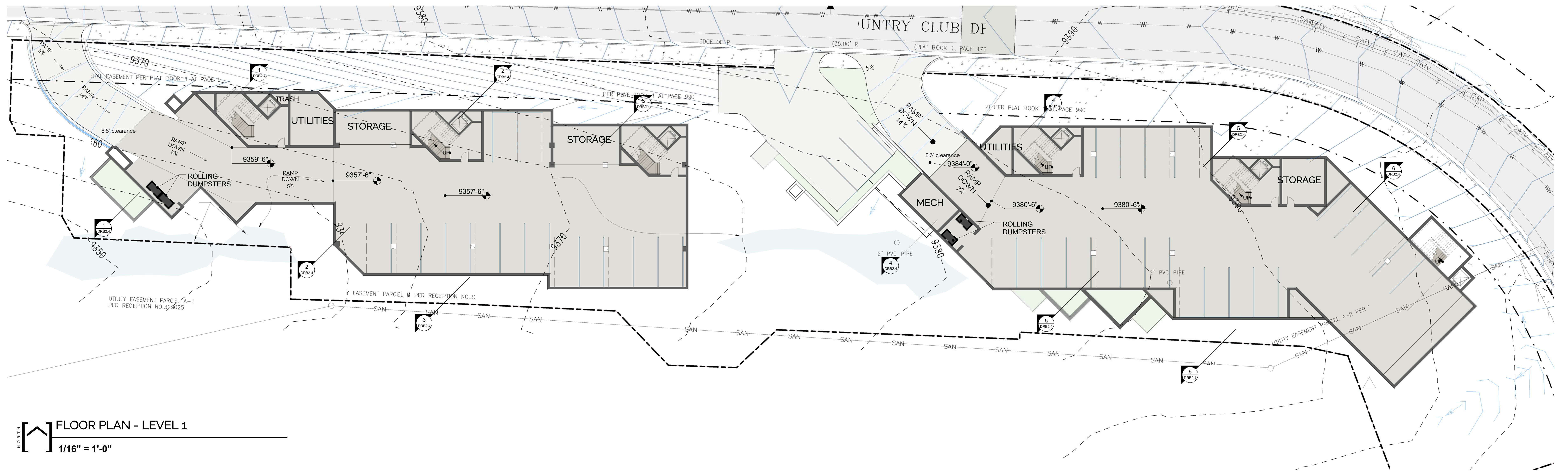


DRBL10

LOT 152R SUMMARY		NOTES
ROOM COUNT	UNIT COUNTS	
BUILDING H (2)	6,040 SF	LOT SIZE = 64,152 SF HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48' ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE ALLOWABLE SITE COVERAGE = 65% 65% = 41,698 SF PROPOSED LOT COVERAGE = 35,165 SF = 54.8%
BUILDING I (3)	8,360 SF	
BUILDING J (2)	5,500 SF	
BUILDING K (2)	6,040 SF	
BUILDING L (3)	8,360 SF	
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(18) UNITS	= 48,820 SF	
SKI LOUNGE	3,500 SF	
PARKING REGULATIONS (1.5 PER UNIT MIN.) 27 REQUIRED		
(SURFACE PARKING) - 3 PARKING SPOTS		
(WEST GARAGE) - 14 PARKING SPOTS 11,000 SF		
(EAST GARAGE) - 21 PARKING SPOTS 12,000 SF		
TOTAL = 38 PARKING SPOTS 23,000 SF		

SITE COVERAGE: THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE DRIPLINES OF BUILDINGS AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY.





# LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

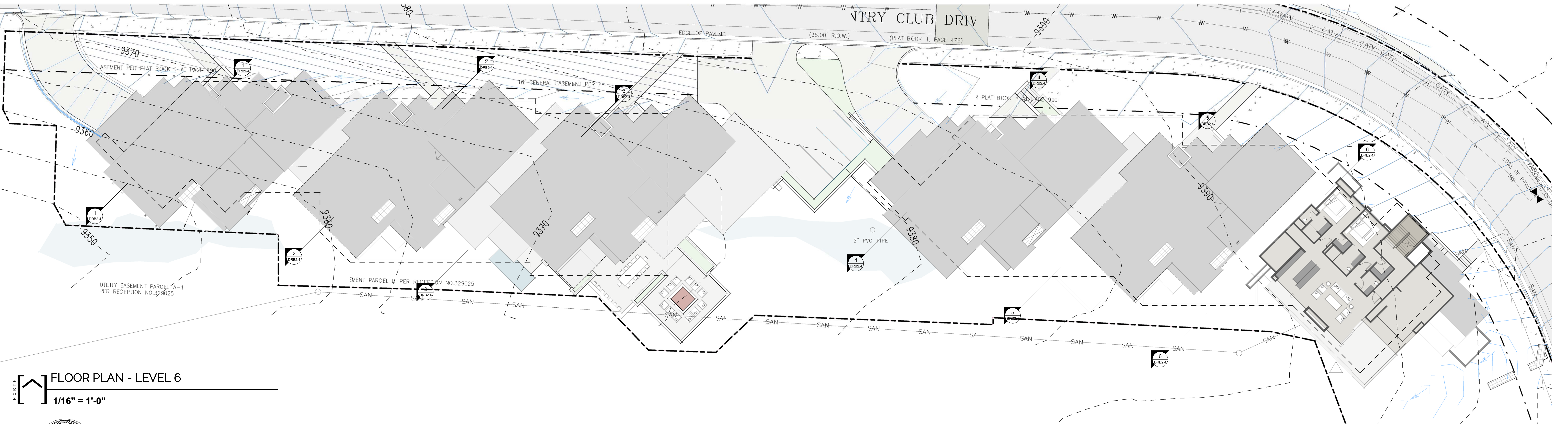
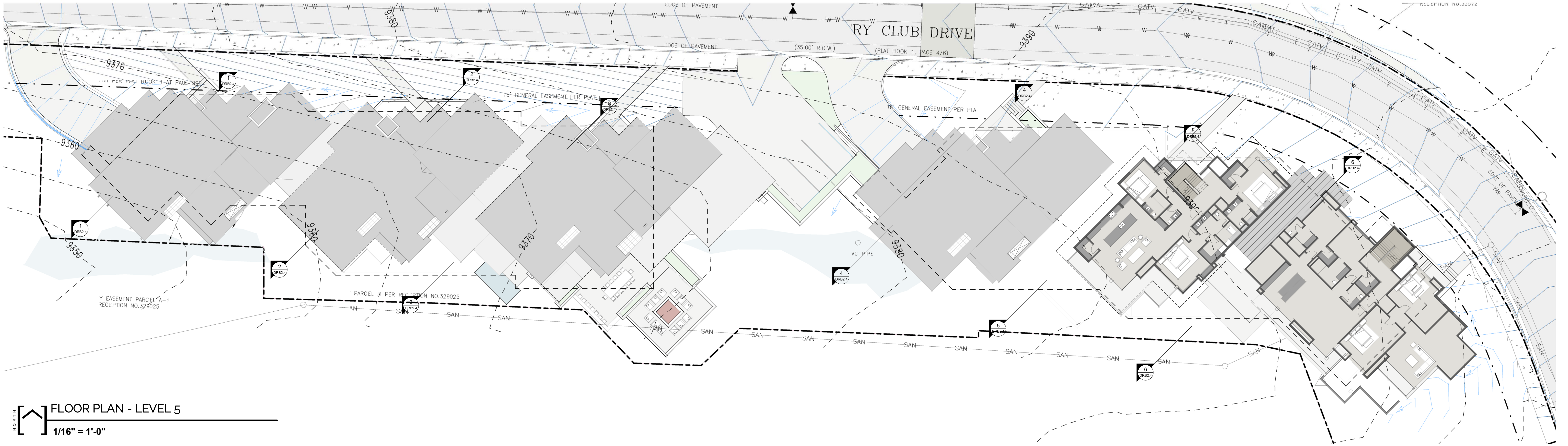
## FLOOR PLANS

DRB2.1









# LA MONTAGNE CONDOMINIUMS

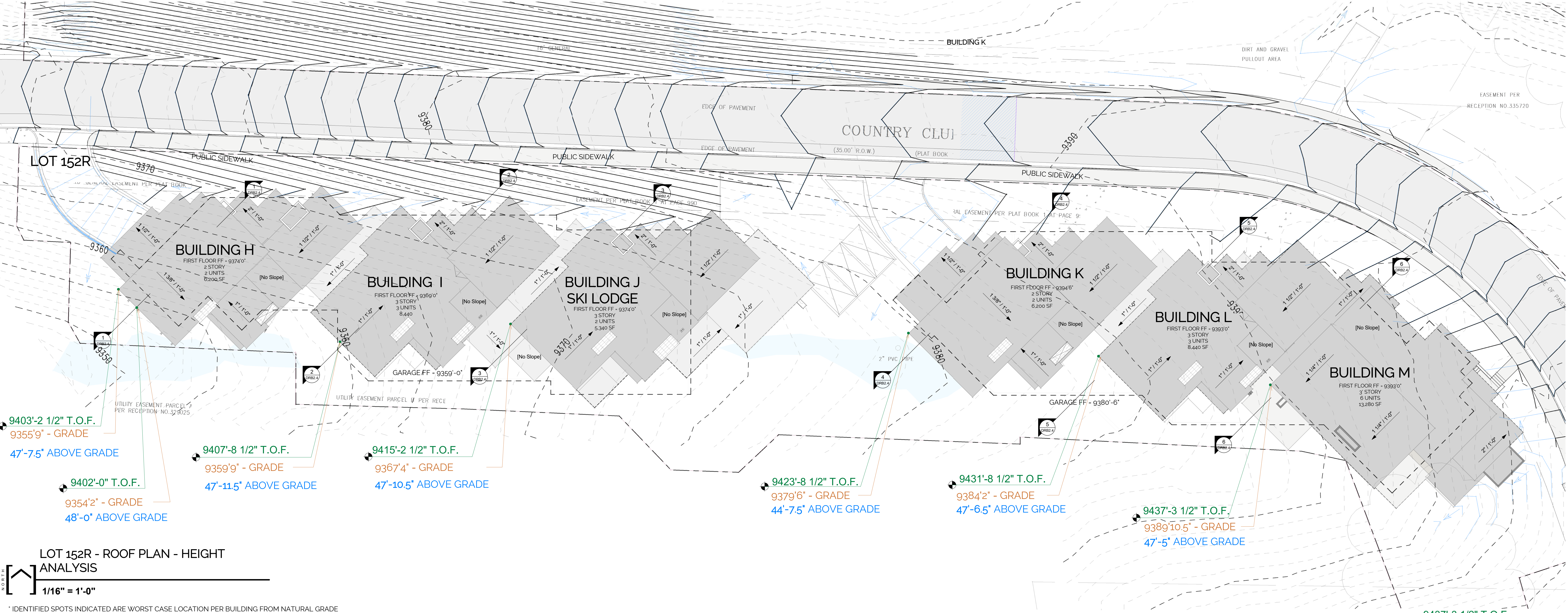
DATE: 08-22-2019  
PROJECT: 18-32

## FLOOR PLANS

DRB2.3

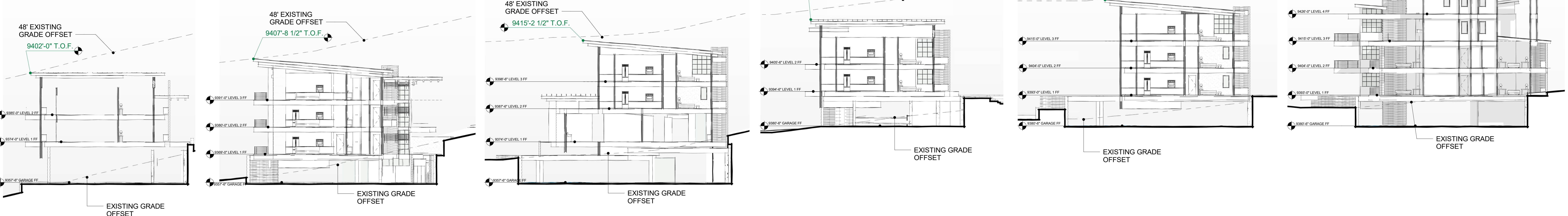


MAX ALLOWABLE HEIGHT = 48'



LOT 152R - ROOF PLAN - HEIGHT ANALYSIS  
1/16" = 1'-0"

\* IDENTIFIED SPOTS INDICATED ARE WORST CASE LOCATION PER BUILDING FROM NATURAL GRADE  
SEE DRB2.5, DRB2.6 FOR MORE DETAIL



- [1] HEIGHT STUDY 1  
1/16" = 1'-0"
- [2] HEIGHT STUDY 2  
1/16" = 1'-0"
- [3] HEIGHT STUDY 3  
1/16" = 1'-0"
- [4] HEIGHT STUDY 4  
1/16" = 1'-0"
- [5] HEIGHT STUDY 5  
1/16" = 1'-0"
- [6] HEIGHT STUDY 6  
1/16" = 1'-0"

LA MONTAGNE CONDOMINIUMS

ROOF PLAN - HEIGHT ANALYSIS

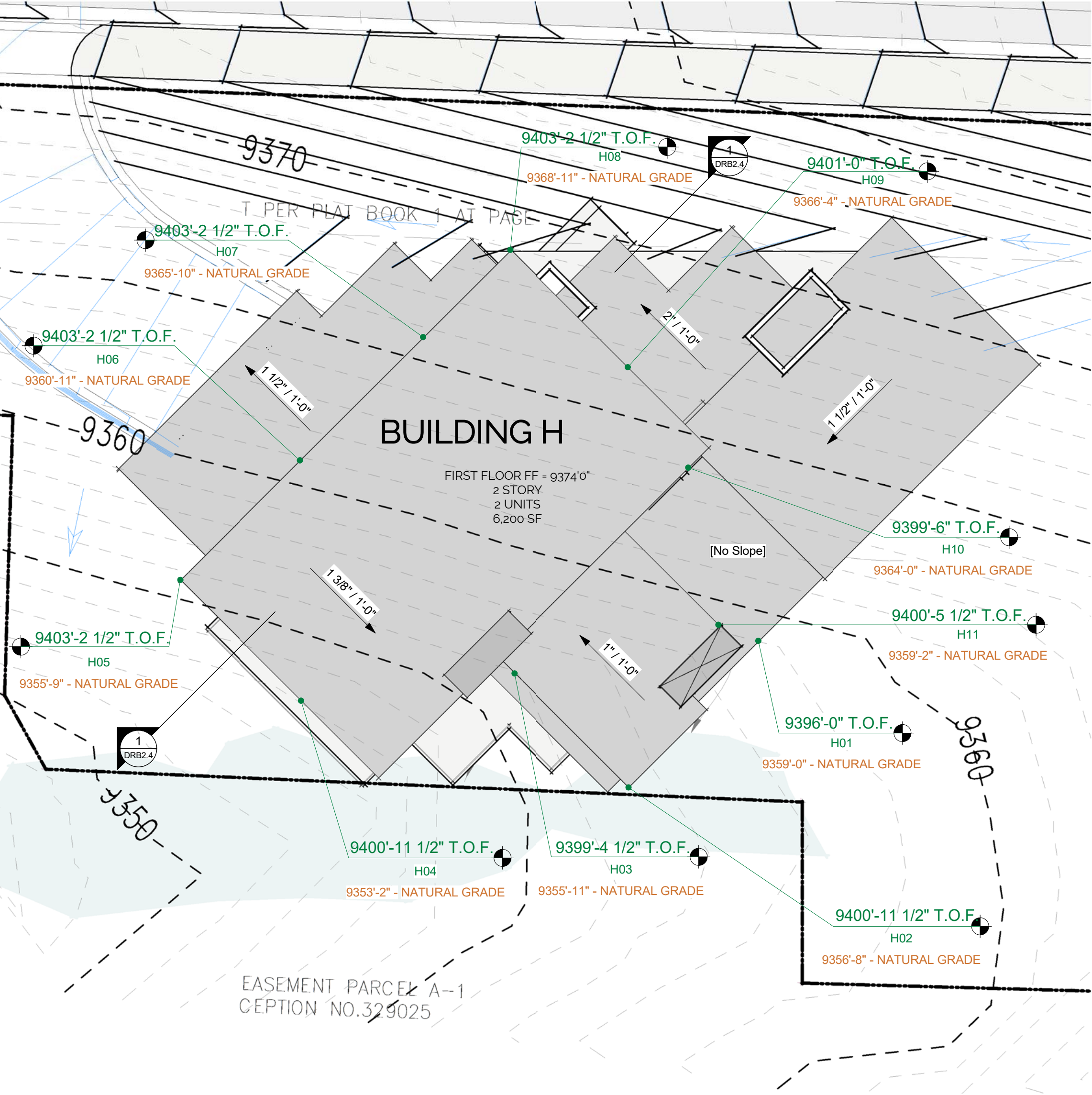
DATE: 08-22-2019  
PROJECT: 18-32  
TOF - TOP OF FASCIA

MAXIMUM AVERAGE HEIGHT - CDC  
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

DRB2.4



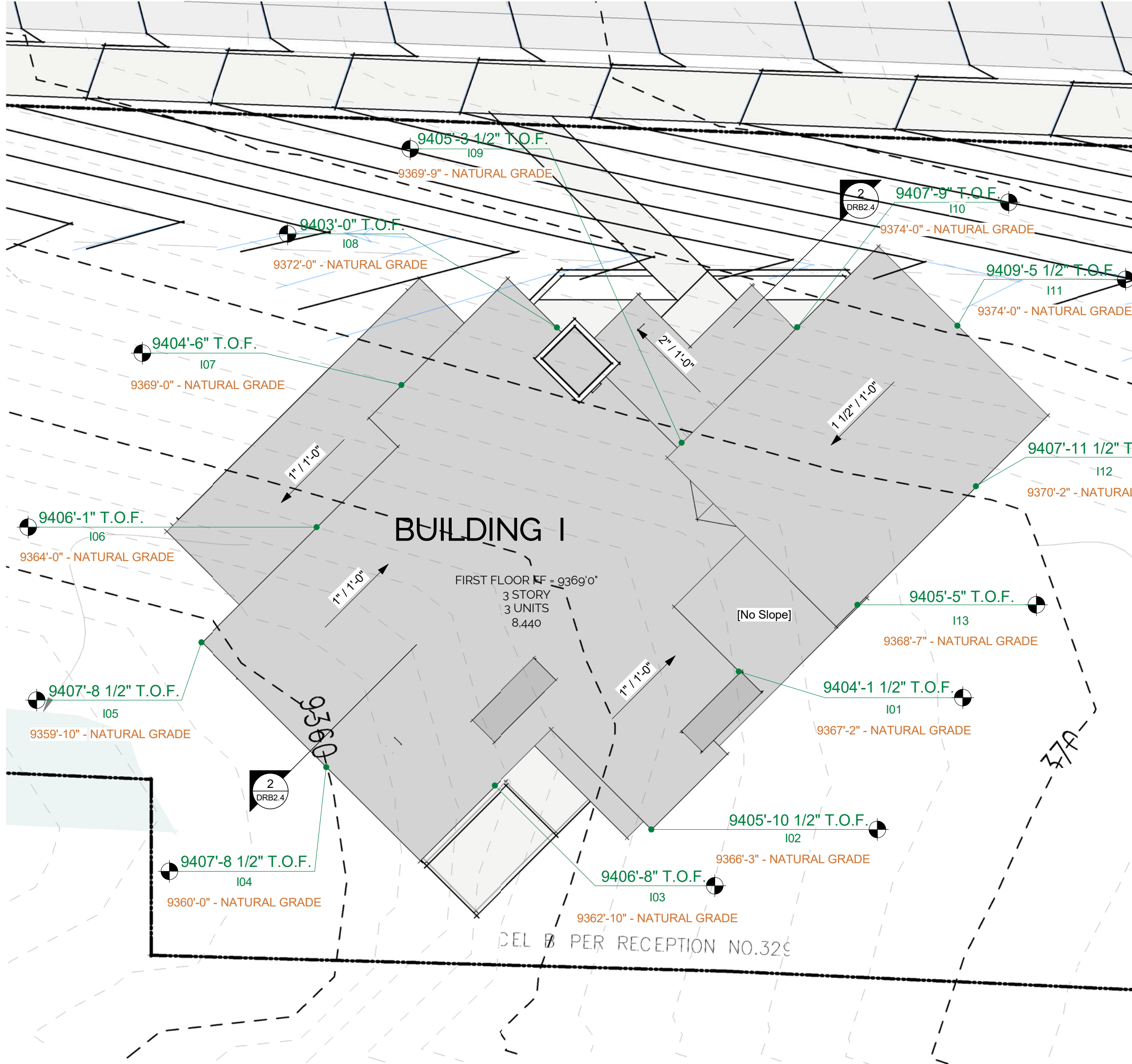
MAX ALLOWABLE HEIGHT = 48'



152 AVERAGE HEIGHT- BUILDING H  
3/32" = 1'-0"

MAXIMUM ROOF HEIGHT CALCULATIONS - BUILDING H			
ROOF POINT #	ROOF HEIGHT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT ABOVE NATURAL GRADE
H01	9396'-0"	9359'-0"	37'-0"
H02	9400'-11 1/2"	9358'-8"	44'-3 1/2"
H03	9399'-4 1/2"	9355'-11"	43'-8 1/2"
H04	9400'-11 1/2"	9353'-2"	47'-9 1/2"
H05	9403'-2 1/2"	9355'-9"	47'-5 1/2"
H06	9403'-2 1/2"	9360'-11"	42'-3 1/2"
H07	9403'-2 1/2"	9365'-10"	37'-4 1/2"
H08	9403'-2 1/2"	9368'-11"	34'-3 1/2"
H09	9401'-0"	9366'-4"	34'-8"
H10	9399'-6"	9364'-0"	35'-6"
H11	9400'-5 1/2"	9359'-2"	41'-3 1/2"

\*ALL ROOF LINES ARE BELOW 48' MAX - THEREFOR OUT AVERAGE BUILDING HEIGHT IS BELOW 48'



152 AVERAGE HEIGHT- BUILDING I  
3/32" = 1'-0"

MAXIMUM ROOF HEIGHT CALCULATIONS - BUILDING I			
ROOF POINT #	ROOF HEIGHT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT ABOVE NATURAL GRADE
I01	9404'-1 1/2"	9367'-2"	36'-11 1/2"
I02	9405'-10 1/2"	9366'-3"	39'-7 1/2"
I03	9406'-8"	9362'-10"	43'-10"
I04	9407'-8 1/2"	9360'-0"	47'-8 1/2"
I05	9407'-8 1/2"	9359'-10"	47'-10 1/2"
I06	9406'-1"	9364'-0"	42'-1"
I07	9404'-6"	9369'-0"	35'-6"
I08	9403'-0"	9372'-0"	31'-0"
I09	9405'-3 1/2"	9369'-9"	35'-6 1/2"
I10	9407'-9"	9374'-0"	33'-9"
I11	9409'-5 1/2"	9374'-0"	35'-5 1/2"
I12	9407'-11 1/2"	9370'-2"	37'-9 1/2"
I13	9405'-5"	9366'-7"	36'-10"

\*ALL ROOF LINES ARE BELOW 48' MAX - THEREFOR OUT AVERAGE BUILDING HEIGHT IS BELOW 48'



152 AVERAGE HEIGHT- BUILDING J  
3/32" = 1'-0"

MAXIMUM ROOF HEIGHT CALCULATIONS - BUILDING J			
ROOF POINT #	ROOF HEIGHT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT ABOVE NATURAL GRADE
J01	9413'-4 1/2"	9372'-9"	40'-7 1/2"
J02	9414'-2"	9371'-3"	42'-11"
J03	9415'-2 1/2"	9369'-10"	45'-4 1/2"
J04	9415'-2 1/2"	9368'-8"	46'-6 1/2"
J05	9413'-7"	9369'-8"	43'-11"
J06	9412'-0 1/2"	9373'-0"	39'-0 1/2"
J07	9410'-6"	9377'-0"	33'-6"
J08	9410'-6"	9374'-6"	36'-0"
J09	9414'-9 1/2"	9378'-0"	36'-9 1/2"
J10	9416'-6"	9380'-11"	35'-7"
J11	9416'-11 1/2"	9378'-6"	38'-5 1/2"
J12	9414'-4 1/2"	9374'-10"	39'-5 1/2"
J13	9412'-6"	9373'-3"	39'-3"
J14	9411'-7 1/2"	9372'-9"	38'-10 1/2"

\*ALL ROOF LINES ARE BELOW 48' MAX - THEREFOR OUT AVERAGE BUILDING HEIGHT IS BELOW 48'



## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32  
TOF- TOP OF FASCIA

MAXIMUM AVERAGE HEIGHT - CDC  
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

## ROOF PLAN - HEIGHT ANALYSIS

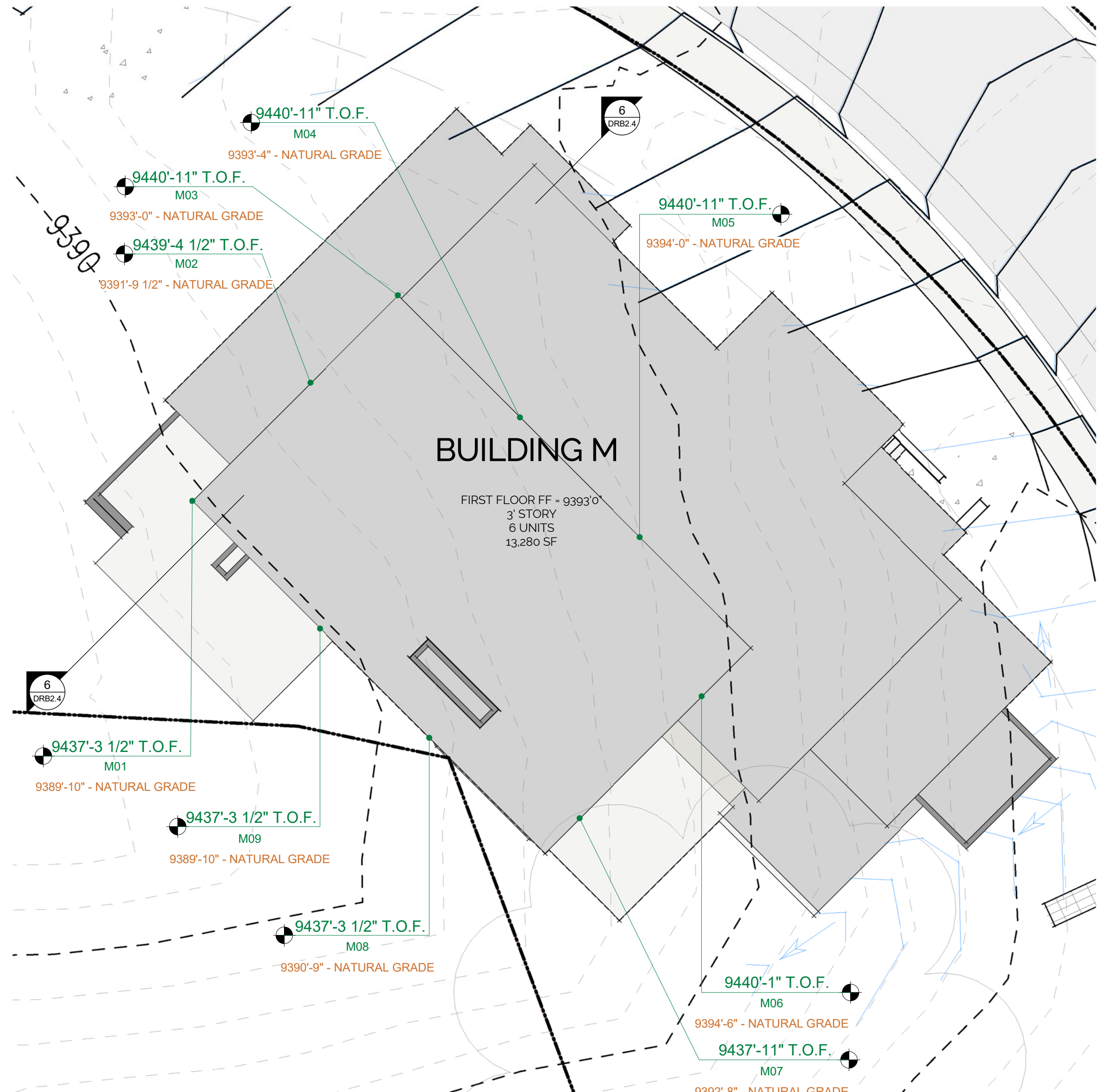
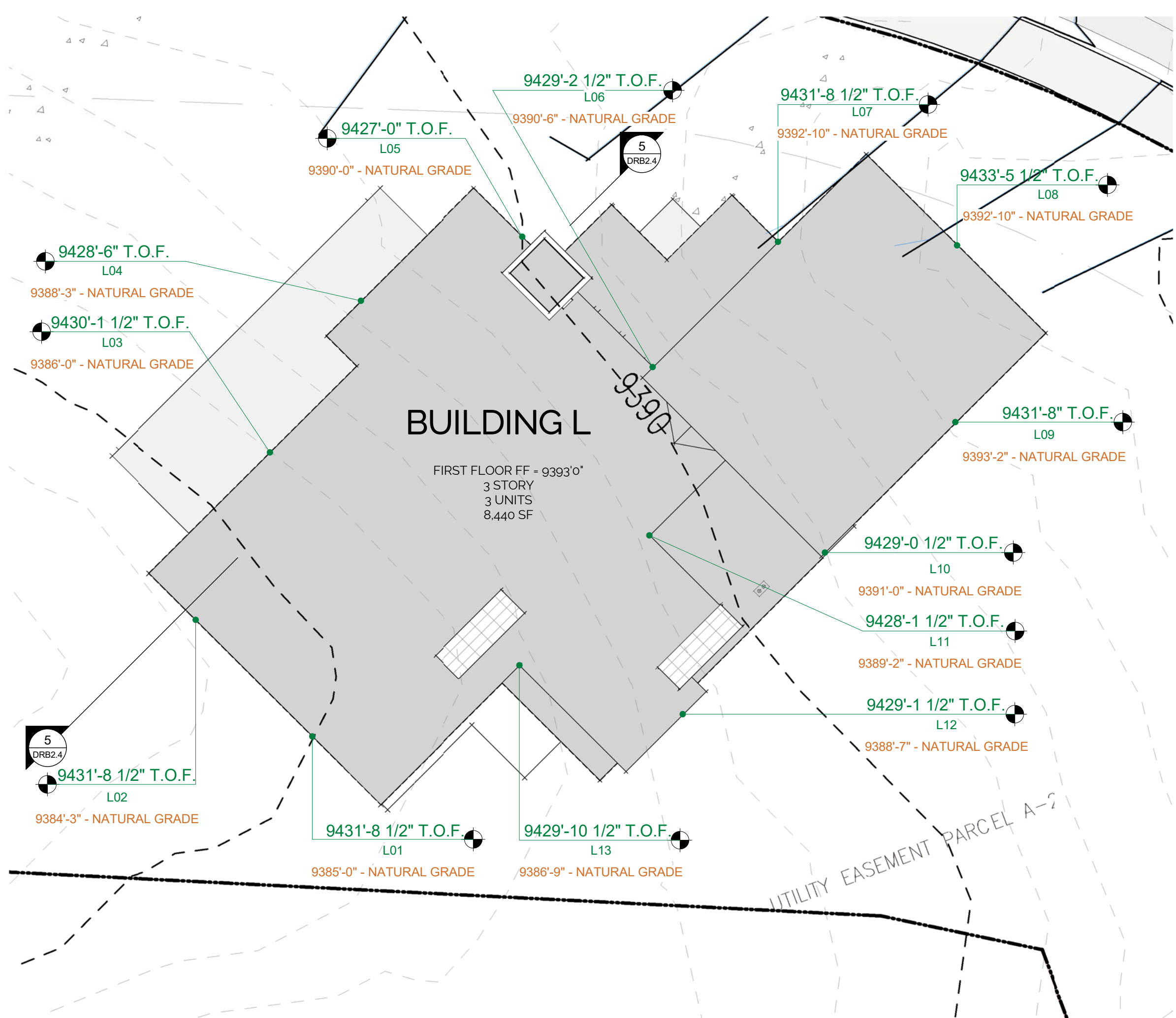
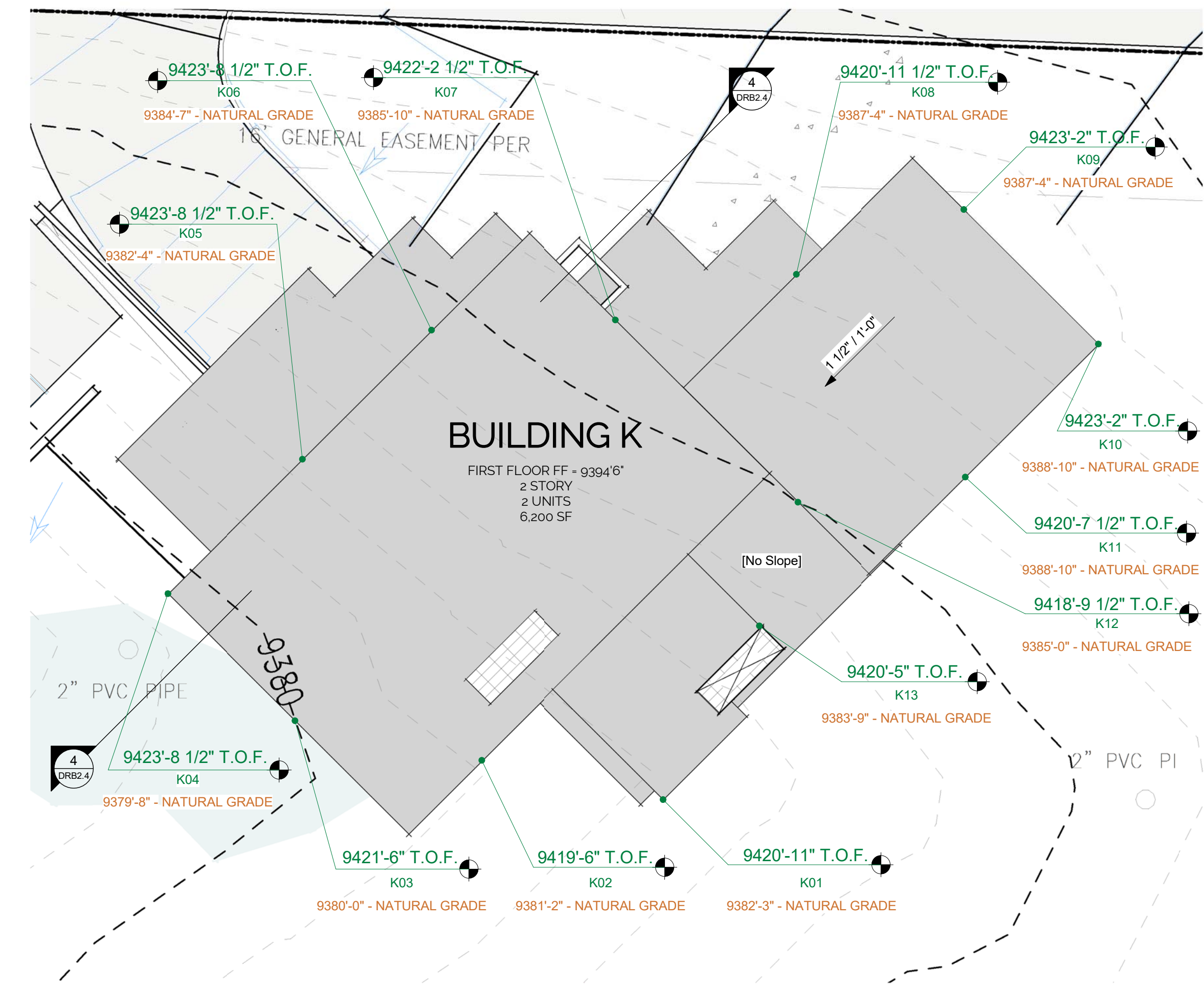
DRB2.5

### LOT 152R SUMMARY

UNIT COUNTS		NOTES	
ROOM COUNT		LOT SIZE = 64,152 SF	
BUILDING H (2)	6,040 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
BUILDING I (3)	8,360 SF	ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE	
BUILDING J (2)	5,500 SF	ALLOWABLE SITE COVERAGE = 65% 65% = 41,698 SF	
BUILDING K (2)	6,040 SF		
BUILDING L (3)	8,360 SF	PROPOSED LOT COVERAGE = 35,165 SF = 54.8%	
BUILDING M (6)	13,280 SF		
(18) UNITS	= 48,820 SF		
SKI LOUNGE	3,500 SF	PARKING REGULATIONS (1.5 PER UNIT MIN.) 27 REQUIRED	
		(SURFACE PARKING) - 3 PARKING SPOTS	
		(WEST GARAGE) - 14 PARKING SPOTS	11,000 SF
		(EAST GARAGE) - 21 PARKING SPOTS	12,000 SF
		TOTAL =	36 PARKING SPOTS 23,000 SF



MAX ALLOWABLE HEIGHT = 48'



MAXIMUM ROOF HEIGHT CALCULATIONS - BUILDING K

ROOF POINT #	ROOF HEIGHT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT ABOVE NATURAL GRADE
K01	9420'-11"	9382'-3"	38'-8"
K02	9419'-6"	9381'-2"	38'-4"
K03	9421'-6"	9380'-0"	41'-6"
K04	9423'-8 1/2"	9379'-8"	44'-0 1/2"
K05	9423'-8 1/2"	9382'-4"	41'-4 1/2"
K06	9423'-8 1/2"	9384'-7"	39'-1 1/2"
K07	9422'-2 1/2"	9385'-10"	38'-4 1/2"
K08	9420'-11 1/2"	9387'-4"	33'-7 1/2"
K09	9423'-2"	9387'-4"	35'-10"
K10	9423'-2"	9388'-10"	34'-4"
K11	9420'-7 1/2"	9388'-10"	31'-9 1/2"
K12	9418'-9 1/2"	9385'-0"	33'-9 1/2"
K13	9420'-5"	9383'-9"	36'-8"

\*ALL ROOF LINES ARE BELOW 48' MAX - THEREFOR OUT AVERAGE BUILDING HEIGHT IS BELOW 48'

MAXIMUM ROOF HEIGHT CALCULATIONS - BUILDING L

ROOF POINT #	ROOF HEIGHT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT ABOVE NATURAL GRADE
L01	9431'-8 1/2"	9385'-0"	46'-8 1/2"
L02	9431'-8 1/2"	9384'-3"	47'-5 1/2"
L03	9430'-1 1/2"	9385'-0"	44'-1 1/2"
L04	9428'-6"	9388'-3"	40'-3"
L05	9427'-0"	9390'-0"	37'-0"
L06	9429'-2 1/2"	9390'-6"	38'-8 1/2"
L07	9431'-8 1/2"	9392'-10"	38'-10 1/2"
L08	9433'-5 1/2"	9392'-10"	40'-7 1/2"
L09	9431'-8"	9393'-2"	38'-6"
L10	9429'-0 1/2"	9391'-0"	38'-0 1/2"
L11	9428'-1 1/2"	9389'-2"	38'-11 1/2"
L12	9429'-1 1/2"	9388'-7"	40'-8 1/2"
L13	9429'-10 1/2"	9386'-9"	43'-1 1/2"

\*ALL ROOF LINES ARE BELOW 48' MAX - THEREFOR OUT AVERAGE BUILDING HEIGHT IS BELOW 48'

MAXIMUM ROOF HEIGHT CALCULATIONS - BUILDING M

ROOF POINT #	ROOF HEIGHT ELEVATION	NATURAL GRADE ELEVATION	CALCULATED ROOF HEIGHT ABOVE NATURAL GRADE
M01	9437'-3 1/2"	9389'-10"	47'-5 1/2"
M02	9439'-9 1/2"	9391'-9 1/2"	48'-0"
M03	9440'-11"	9393'-0"	47'-11"
M04	9440'-11"	9393'-4"	47'-7"
M05	9440'-11"	9394'-0"	46'-11"
M06	9440'-1"	9394'-6"	45'-7"
M07	9437'-11"	9392'-8"	45'-3"
M08	9437'-3 1/2"	9390'-9"	46'-6 1/2"
M09	9437'-3 1/2"	9389'-10"	47'-5 1/2"

\*ALL ROOF LINES ARE BELOW 48' MAX - THEREFOR OUT AVERAGE BUILDING HEIGHT IS BELOW 48'



LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
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TOF- TOP OF FASCIA

MAXIMUM AVERAGE HEIGHT - CDC  
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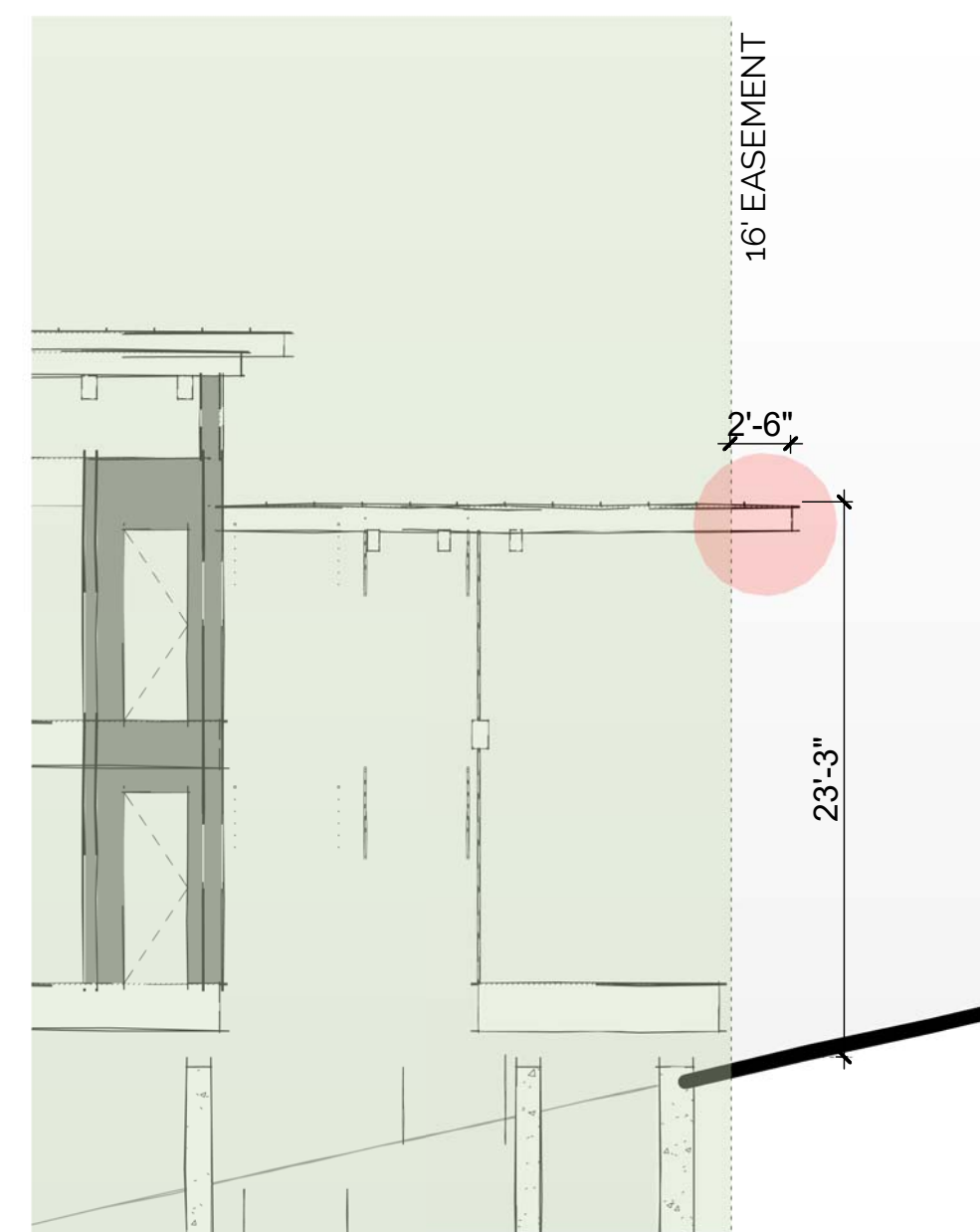
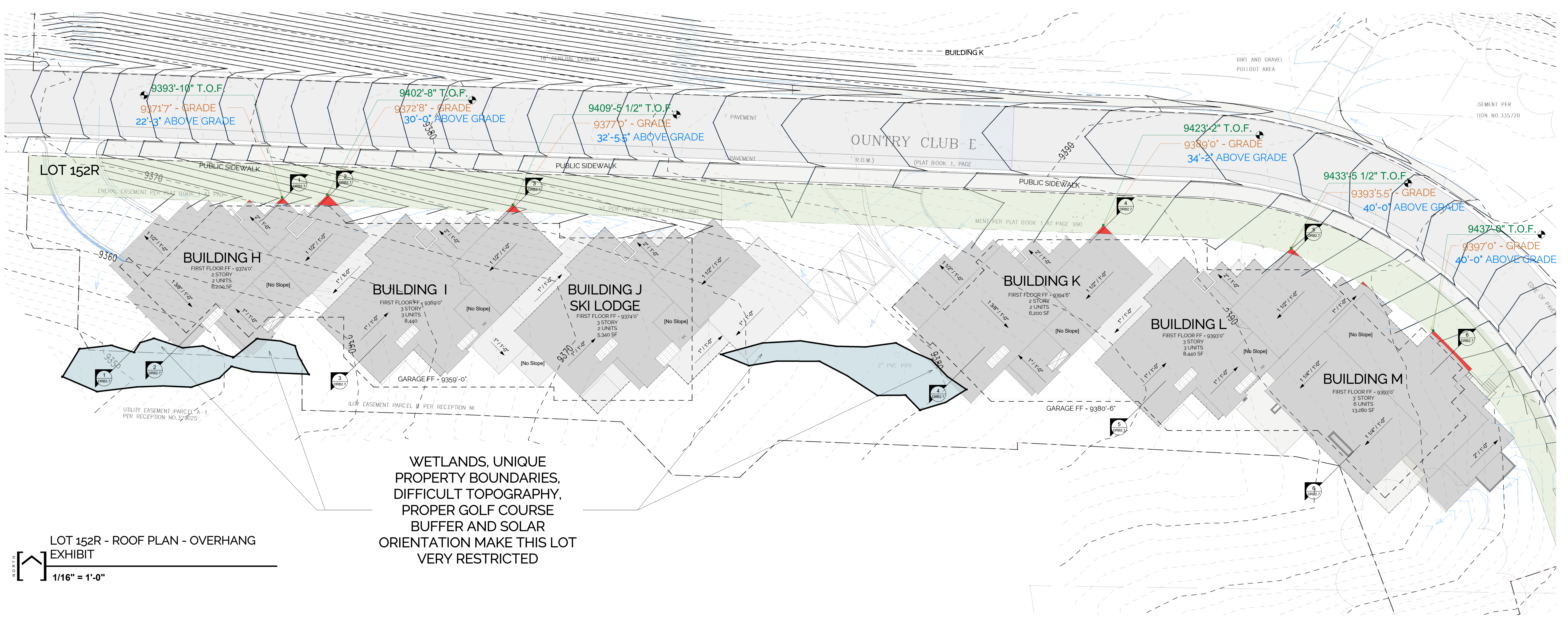
LOT 152R SUMMARY

UNIT COUNTS		NOTES	
ROOM COUNT		LOT SIZE	= 64,152 SF
BUILDING H (2)	6,040 SF	HEIGHTS	= MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
BUILDING I (3)	8,360 SF	ZONE DISTRICT	= MULTI-FAMILY OUTSIDE VILLAGE CORE
BUILDING J (2)	5,500 SF	ALLOWABLE SITE COVERAGE	= 65% 65% = 41,698 SF
BUILDING K (2)	6,040 SF		
BUILDING L (3)	8,360 SF		
BUILDING M (6)	13,280 SF		
(19) UNITS	= 48,820 SF		
SKI LOUNGE	3,500 SF		
		PROPOSED LOT COVERAGE	= 35,165 SF = 54.8%
		PARKING REGULATIONS (1.5 PER UNIT MIN.) 27 REQUIRED	
		(SURFACE PARKING) - 3 PARKING SPOTS	
		(WEST GARAGE) - 14 PARKING SPOTS	11,000 SF
		(EAST GARAGE) - 21 PARKING SPOTS	12,000 SF
		TOTAL	= 38 PARKING SPOTS 23,000 SF

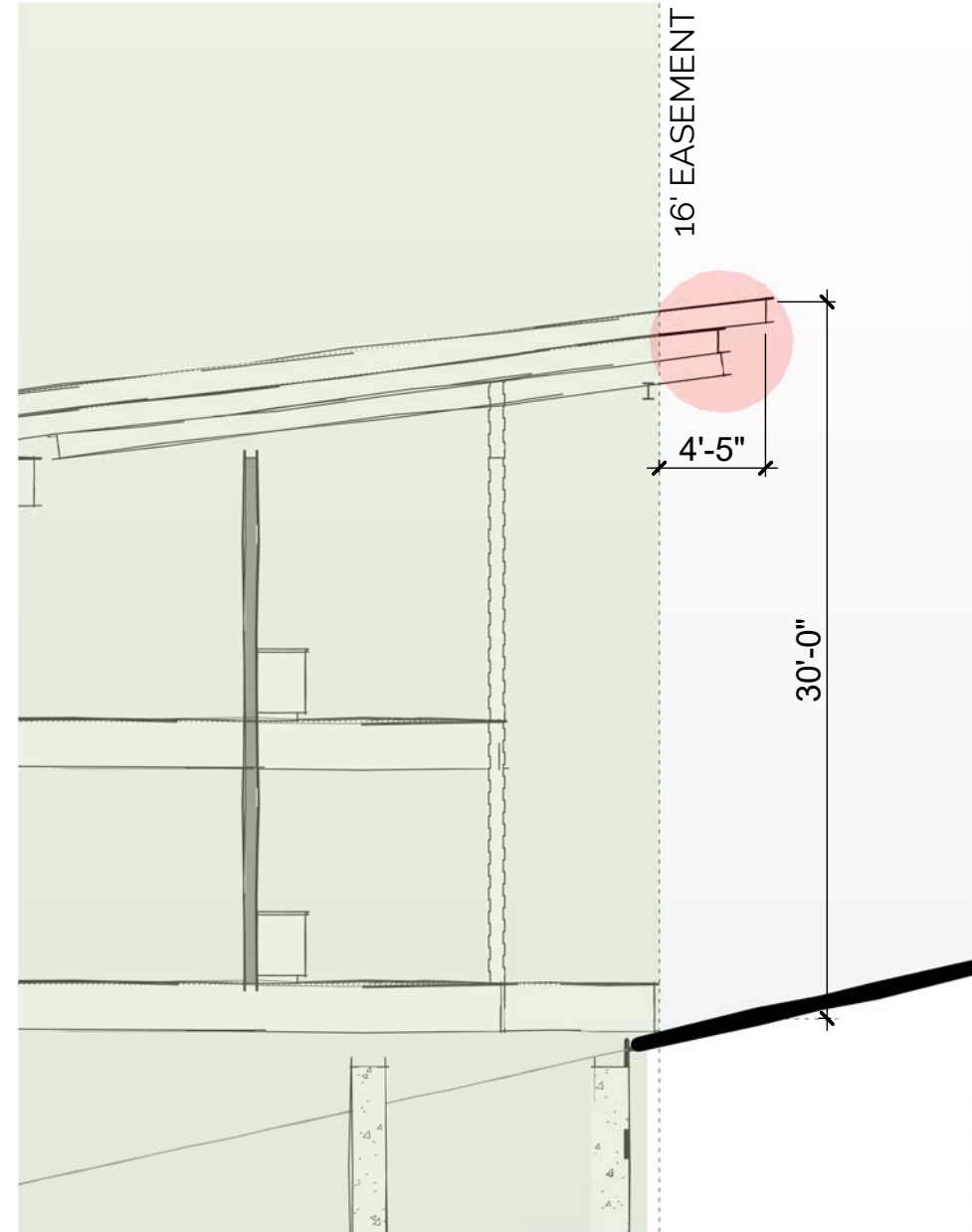
ROOF PLAN - HEIGHT ANALYSIS

DRB2.6

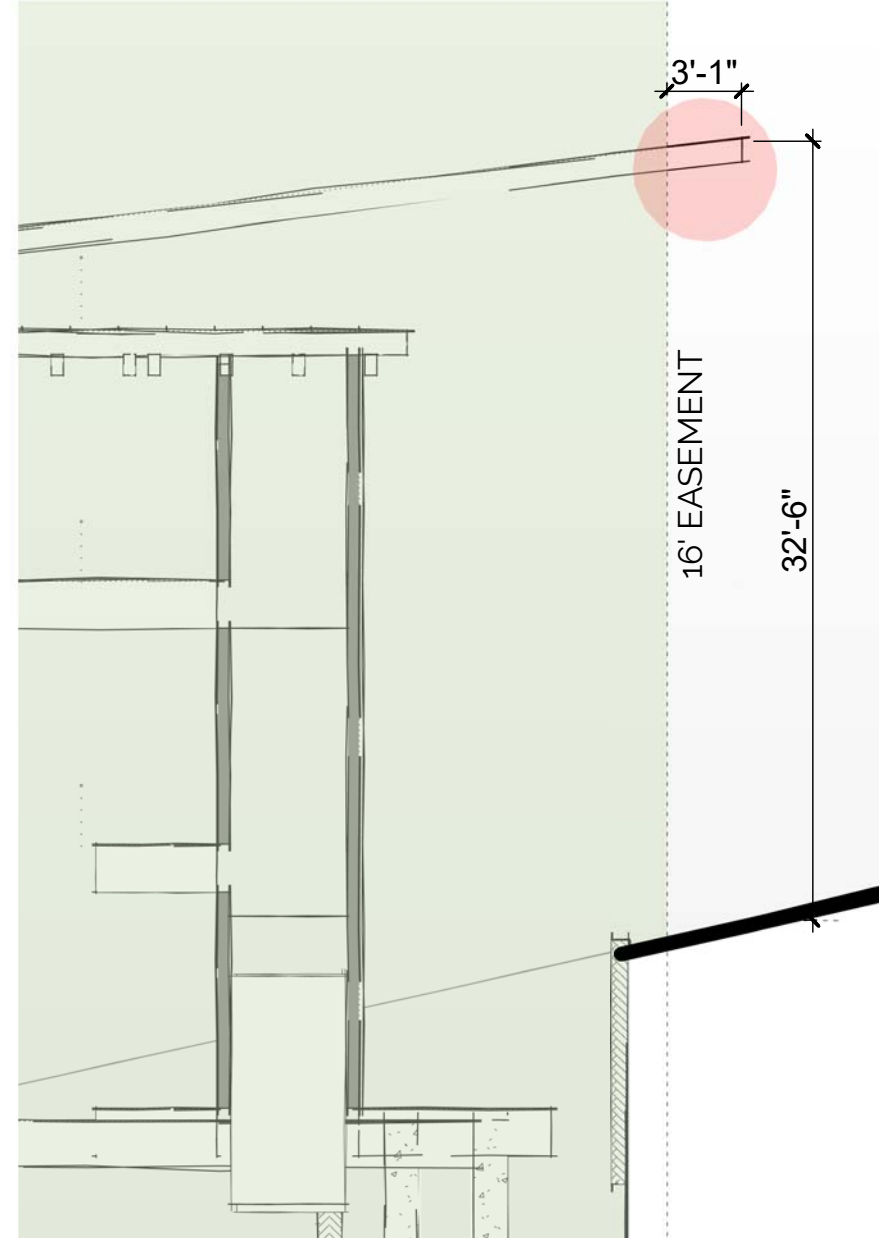




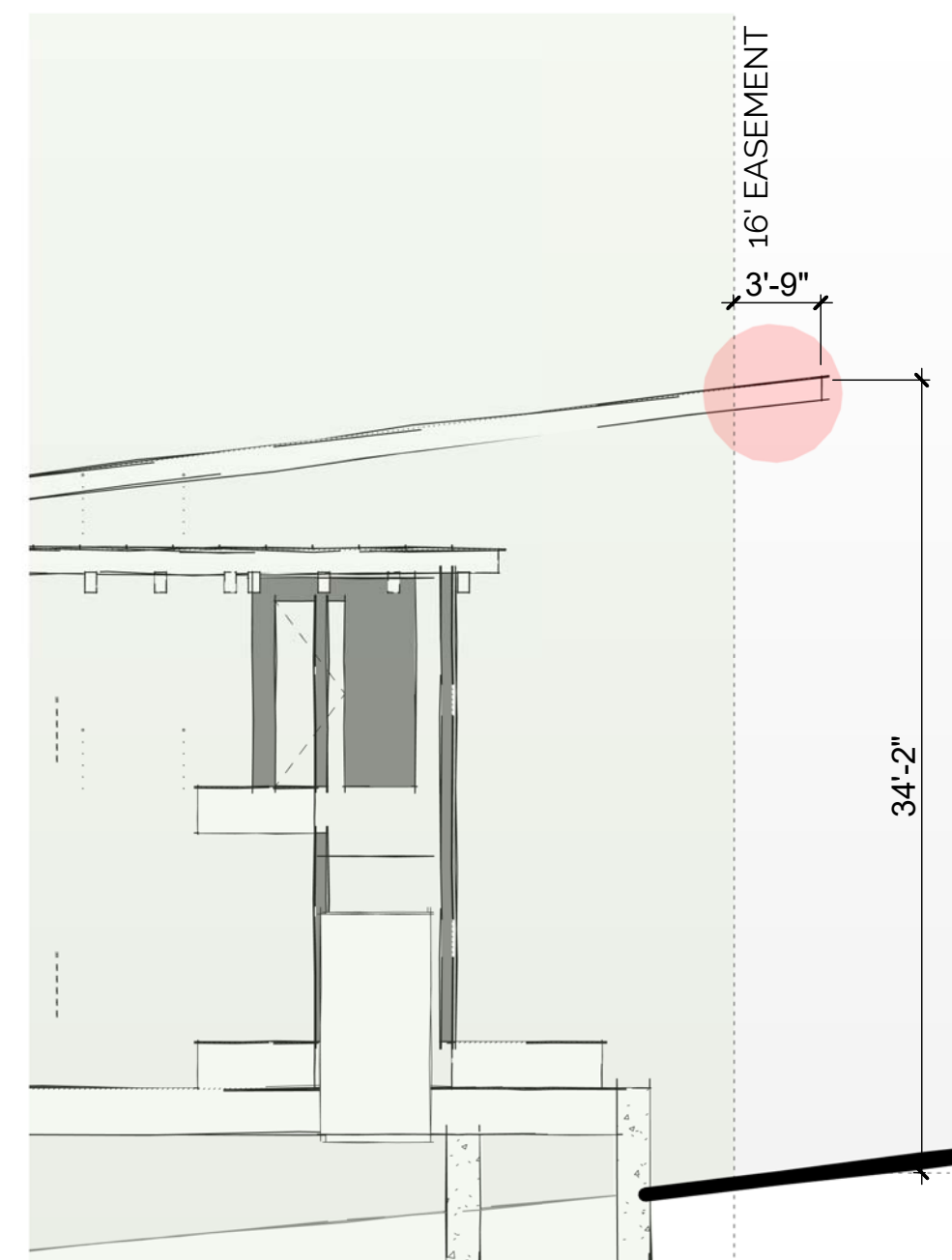
[1] OVERHANG STUDY 1  
1/8" = 1'-0"



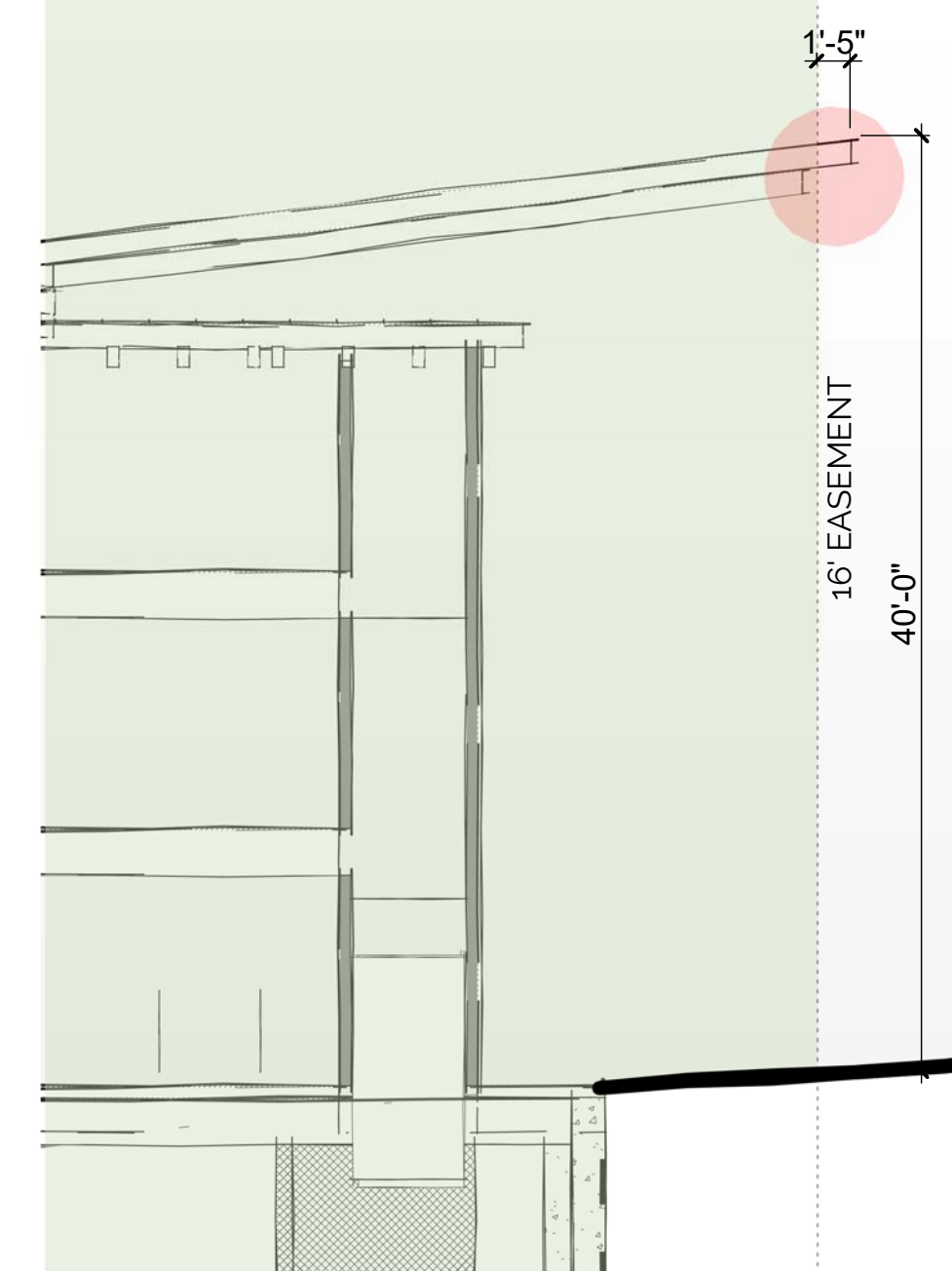
[2] OVERHANG STUDY 2  
1/8" = 1'-0"



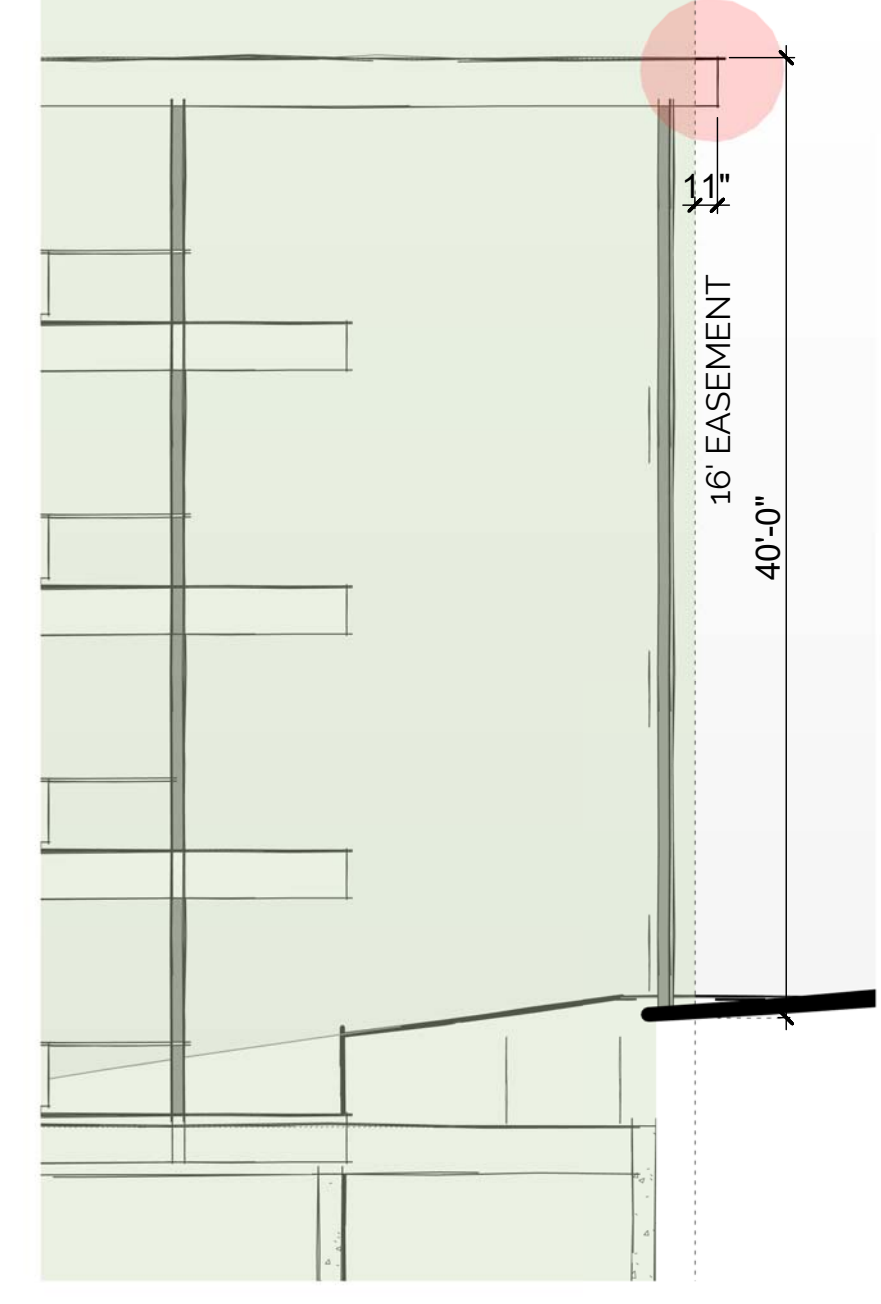
[3] OVERHANG STUDY 3  
1/8" = 1'-0"



[4] OVERHANG STUDY 4  
1/8" = 1'-0"



[5] OVERHANG STUDY 5  
1/8" = 1'-0"



[6] OVERHANG STUDY 6  
1/8" = 1'-0"



LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

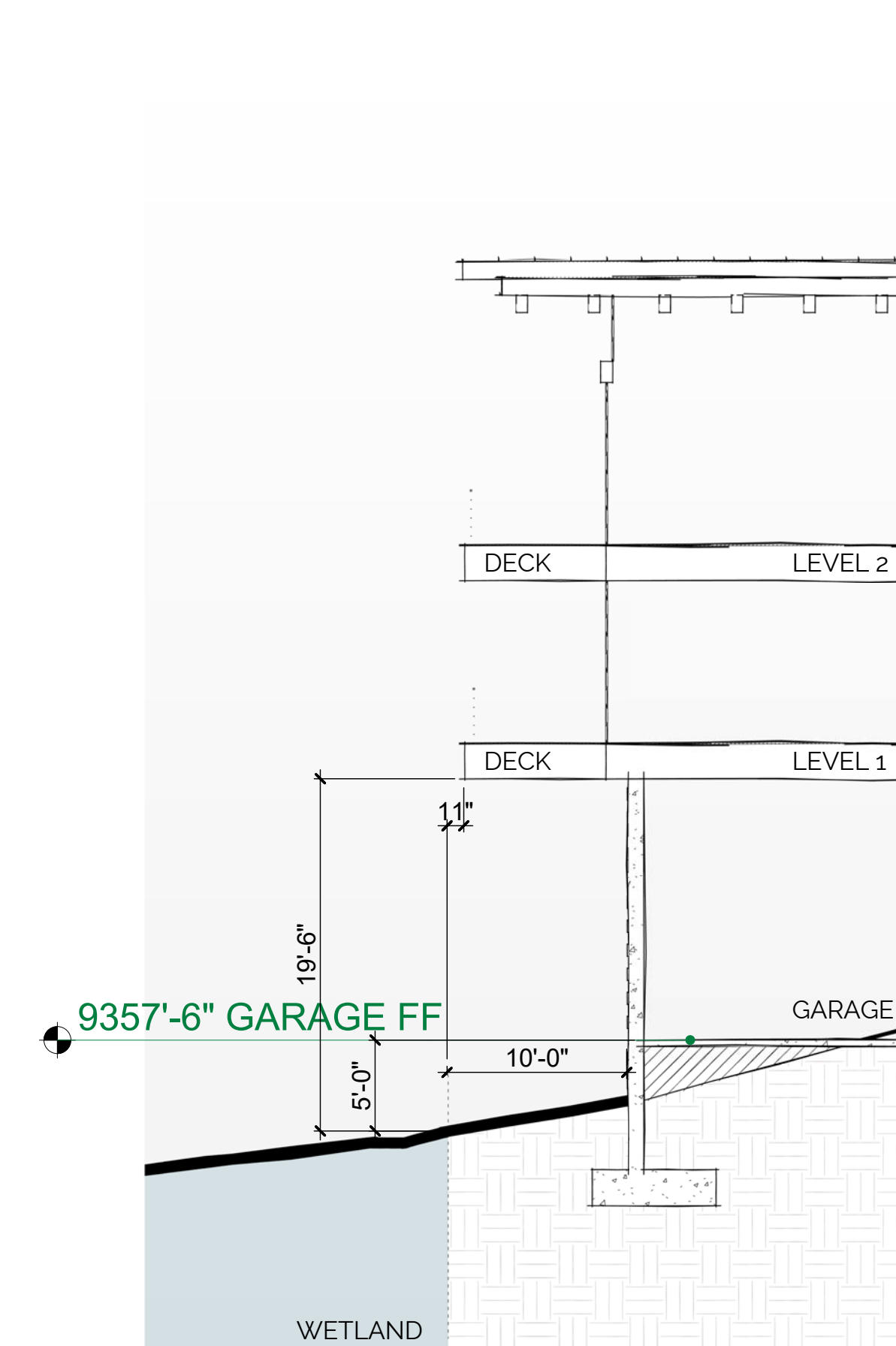
OVERHANG EXHIBIT

DRB2.7

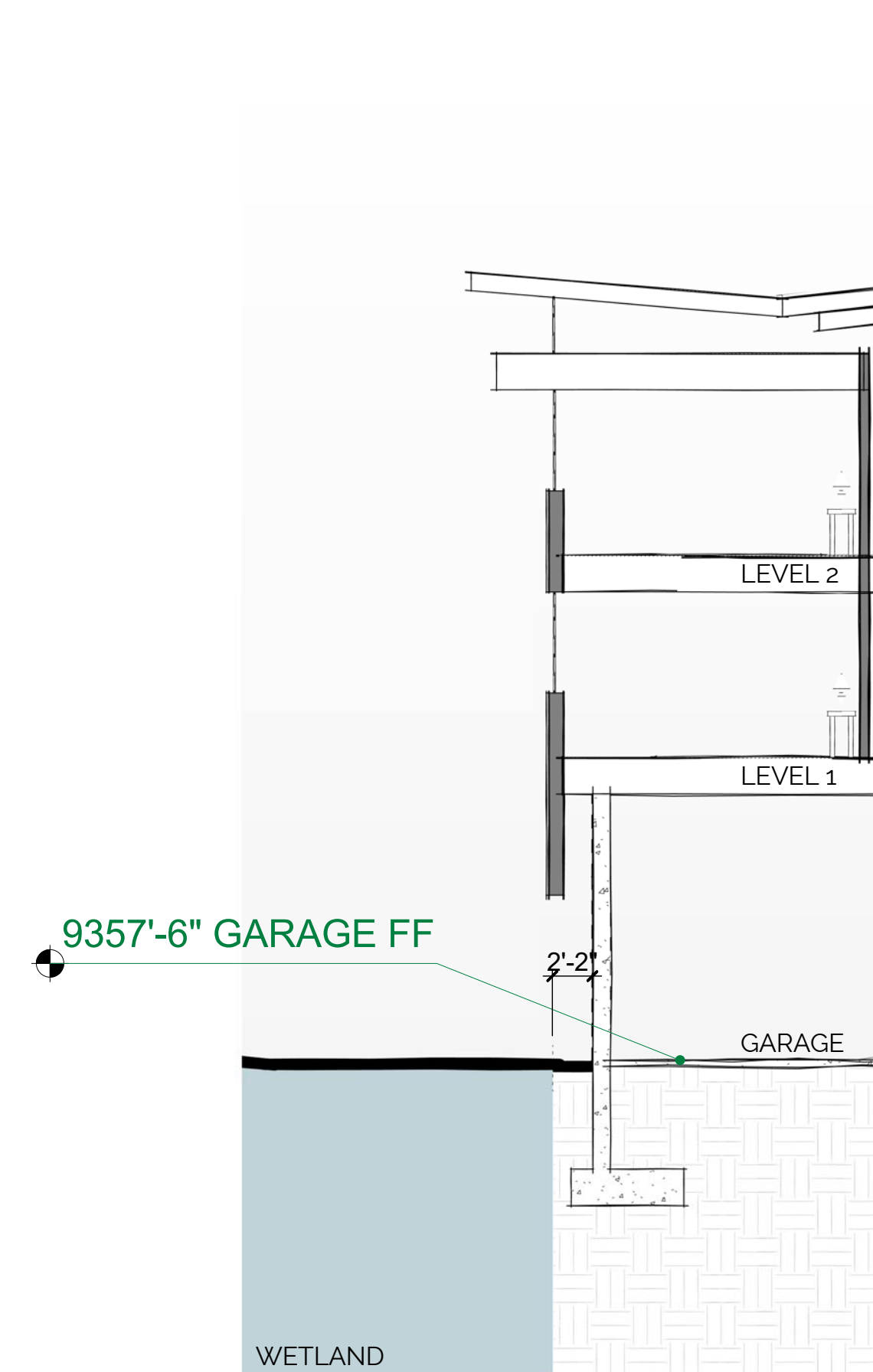




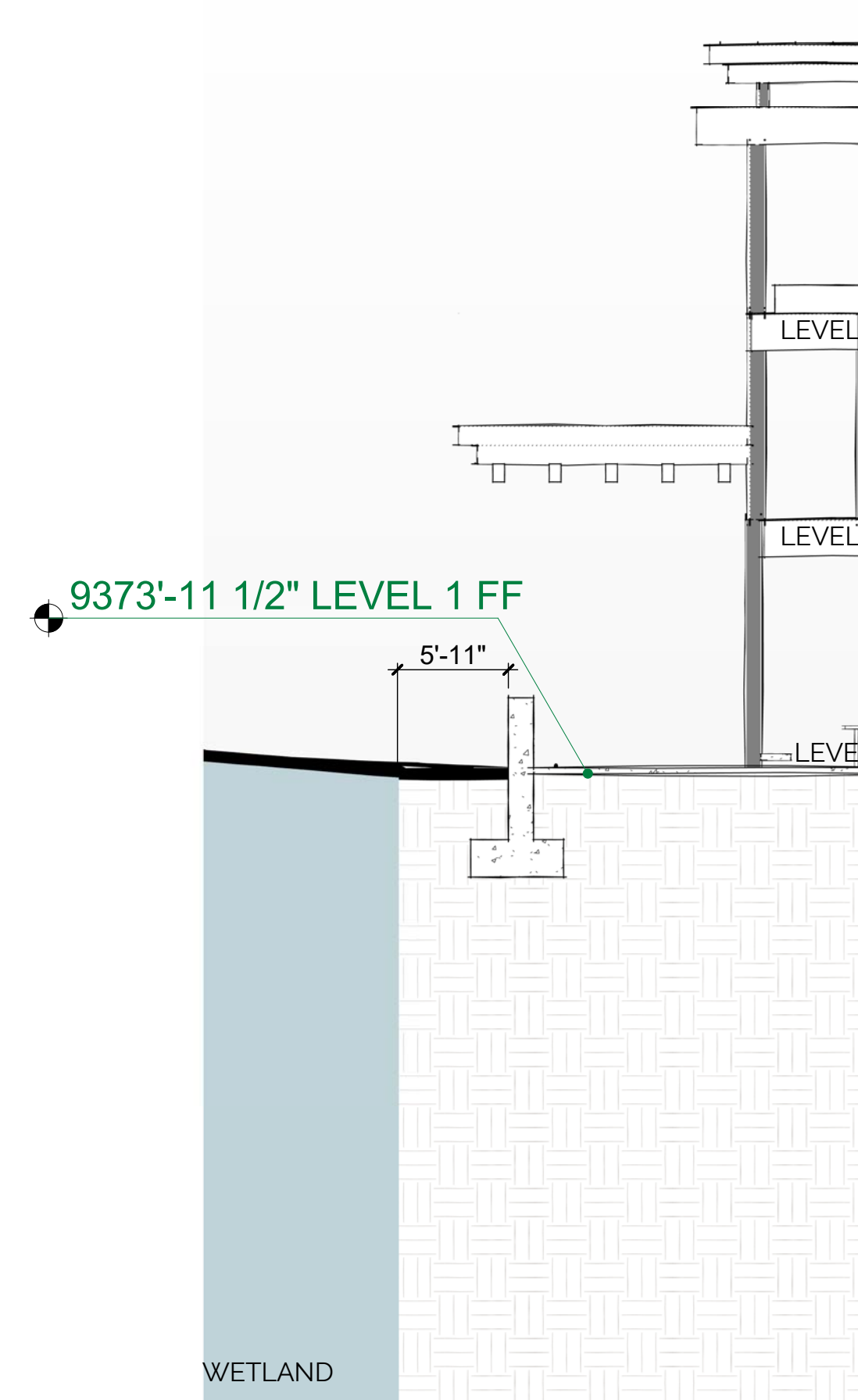
**LOT 152R WETLAND EXHIBIT**  
1/16" = 1'-0"



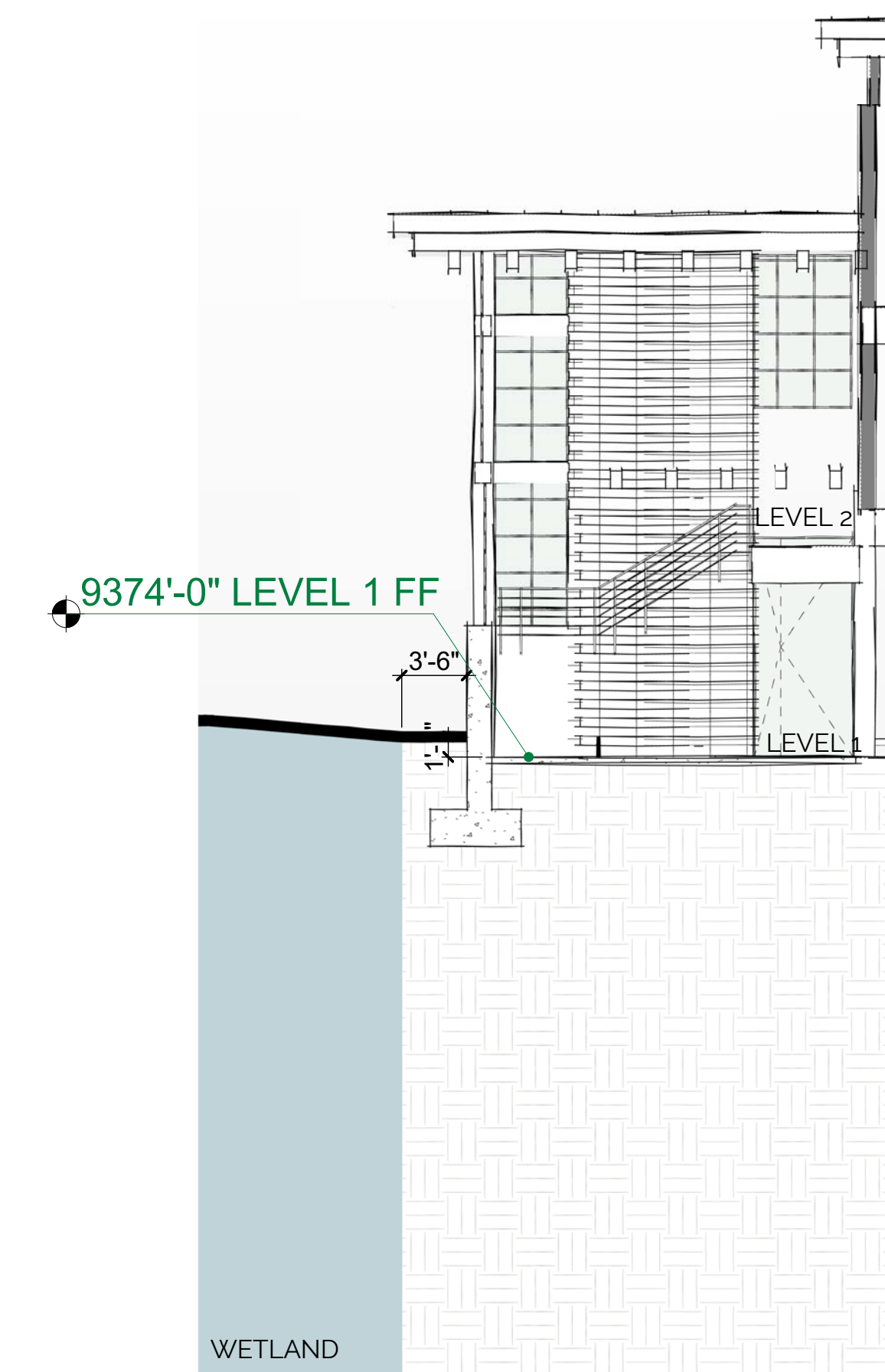
**[2] WETLAND SECTION 1**  
1/8" = 1'-0"



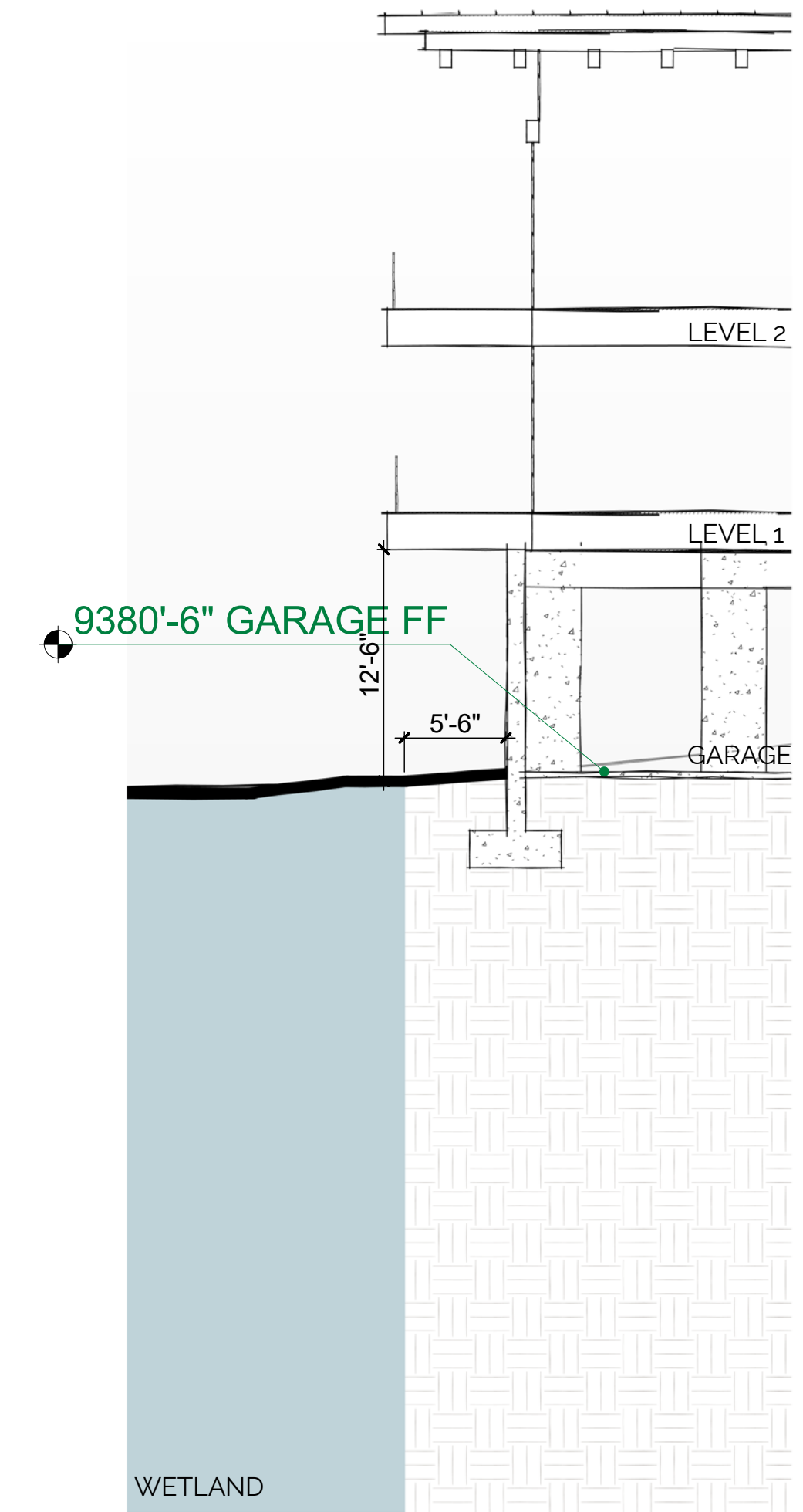
**[3] WETLAND SECTION 2**  
1/8" = 1'-0"



**[4] WETLAND SECTION 3**  
1/8" = 1'-0"



**[5] WETLAND SECTION 4**  
1/8" = 1'-0"



**[6] WETLAND SECTION 6**  
1/8" = 1'-0"



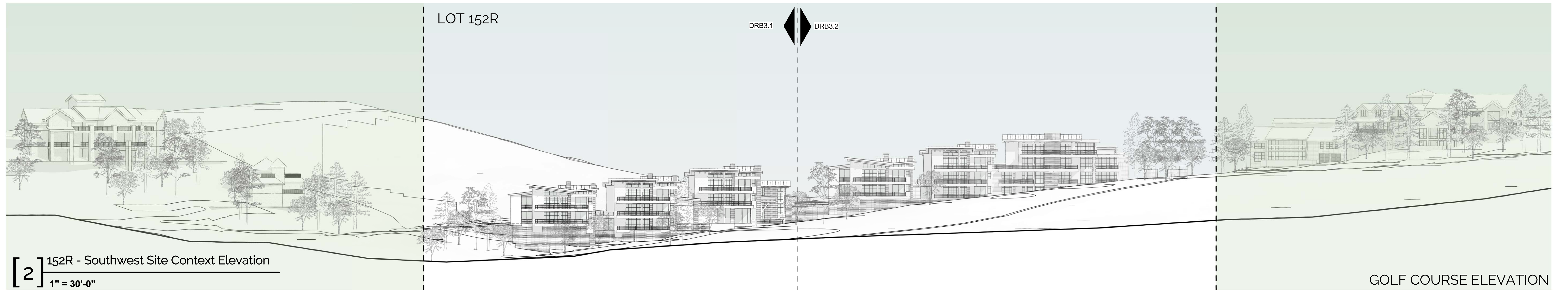
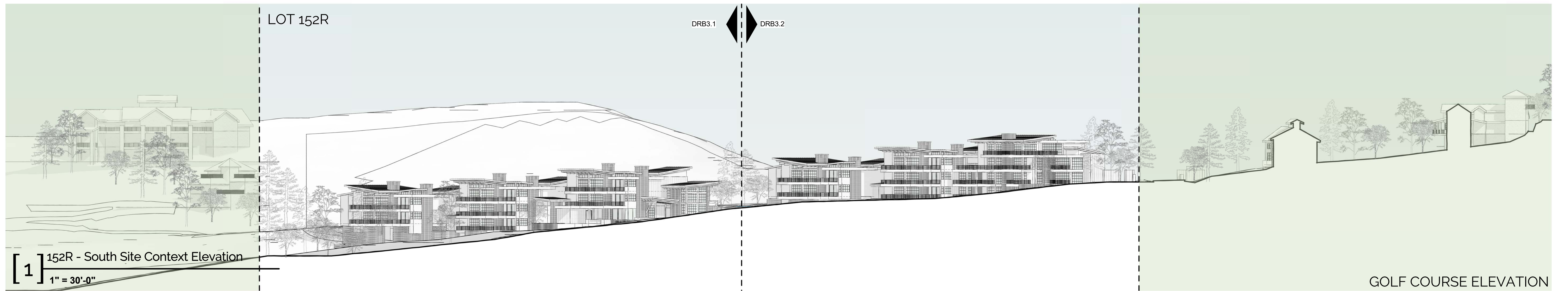
LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

WETLAND EXHIBIT

DRB2.8





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

SITE CONTEXT ELEVATIONS

DRB3.0





[ 1 ] 152R - Building W - Southwest Elevation  
1/16" = 1'-0"



[ 3 ] 152R - Building W - Northeast Elevation  
1/16" = 1'-0"



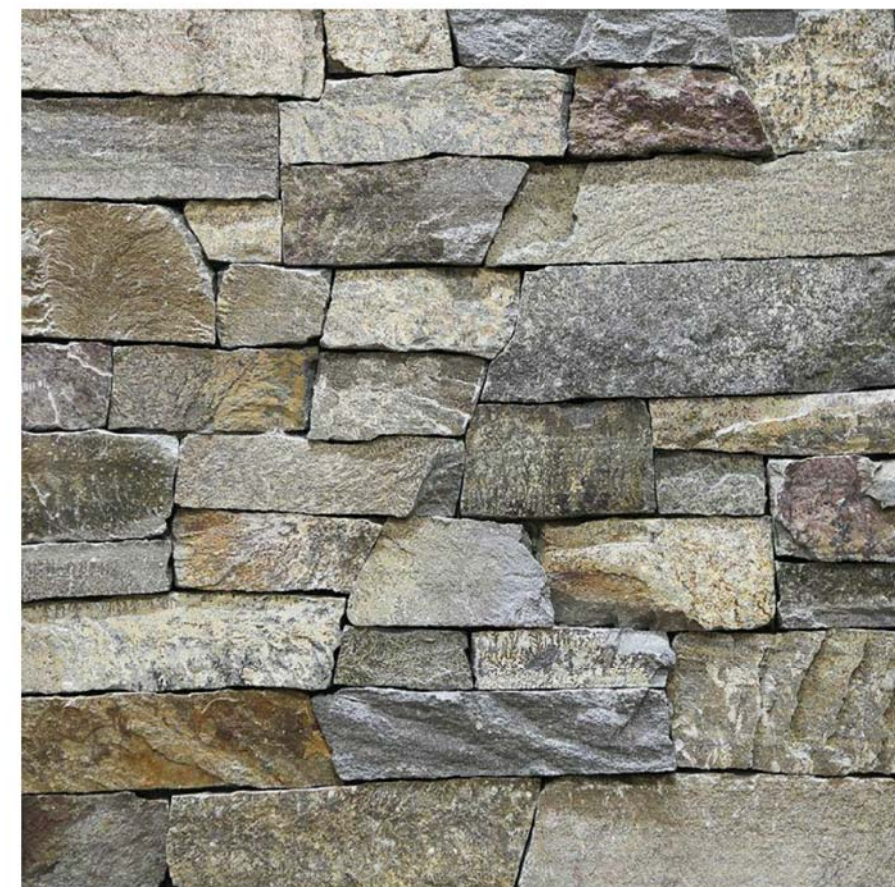
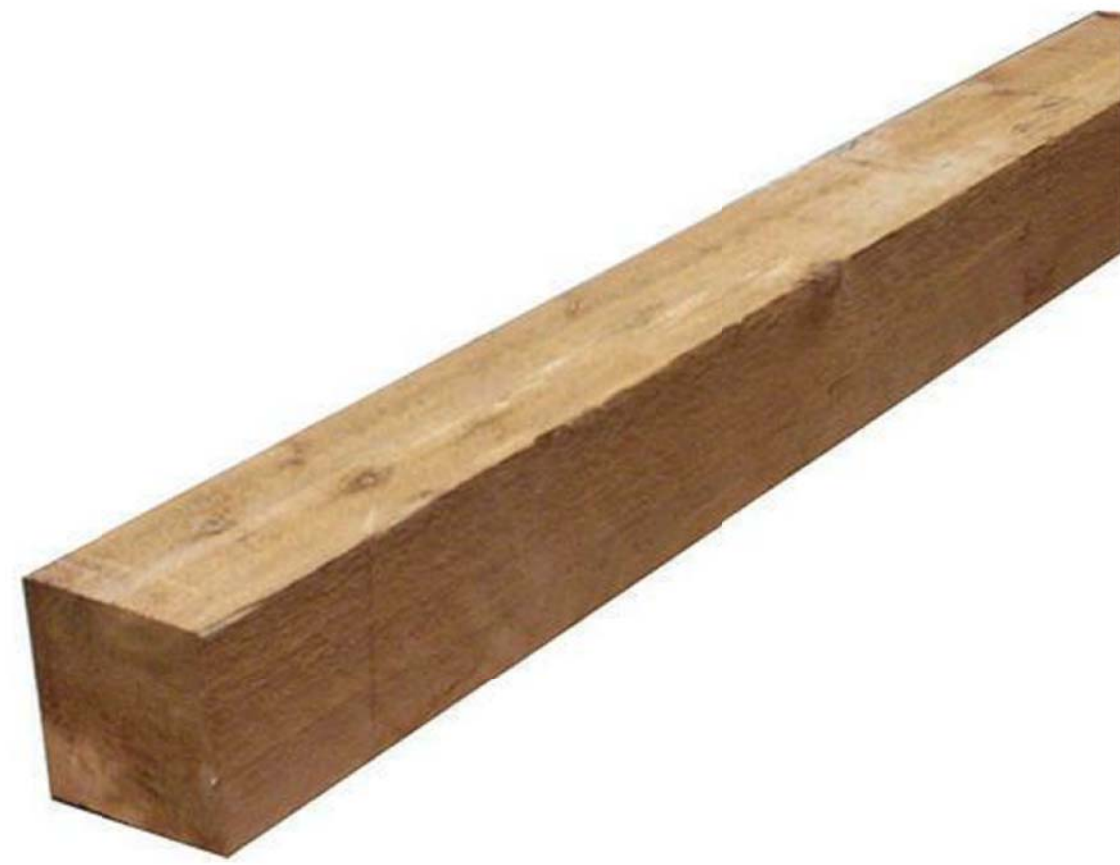
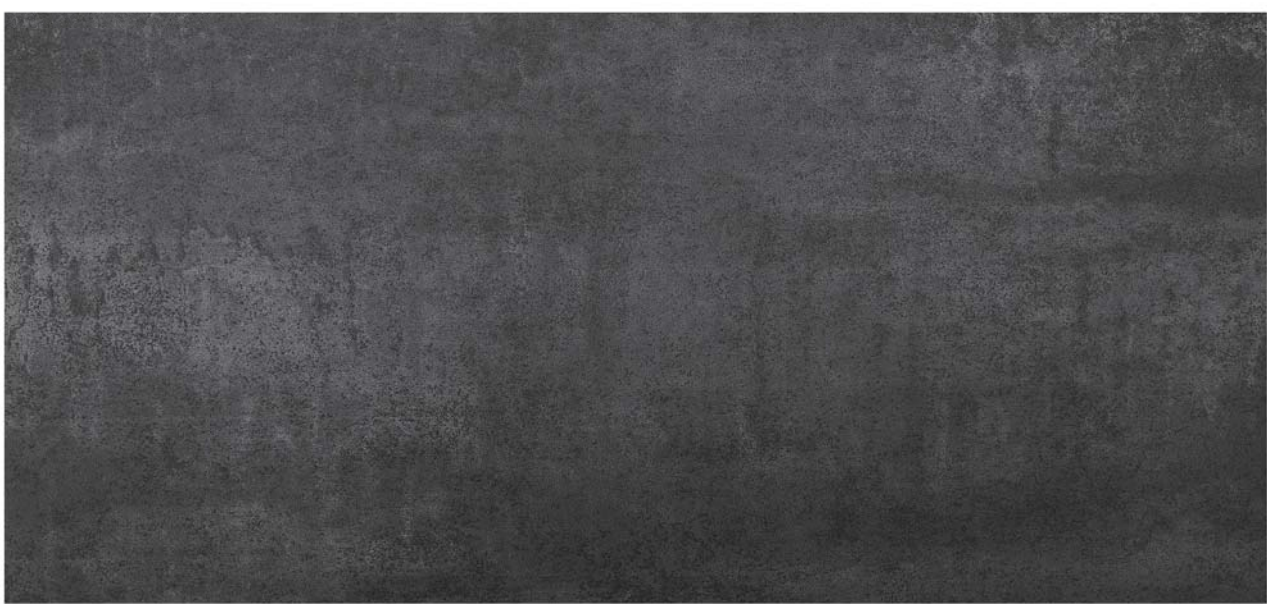
[ 2 ] 152R - Building W - Northwest Elevation  
1/16" = 1'-0"

MILL SCALE STEEL LARGE  
FORMAT PORCELAIN

WOOD SIDING

EXPOSED WOOD TIMBERS

STONE VENEER



EXTERIOR COLOR : IRON GREY  
MANUFACTURER : NEOLITH

8" FIRE TREATED, STAINED, CHANNEL CEDAR SIDING  
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT  
MANUFACTURER: CABOT

RE-SAWN TIMBERS  
BEECHWOOD GRAY, SEMI TRANSPARENT

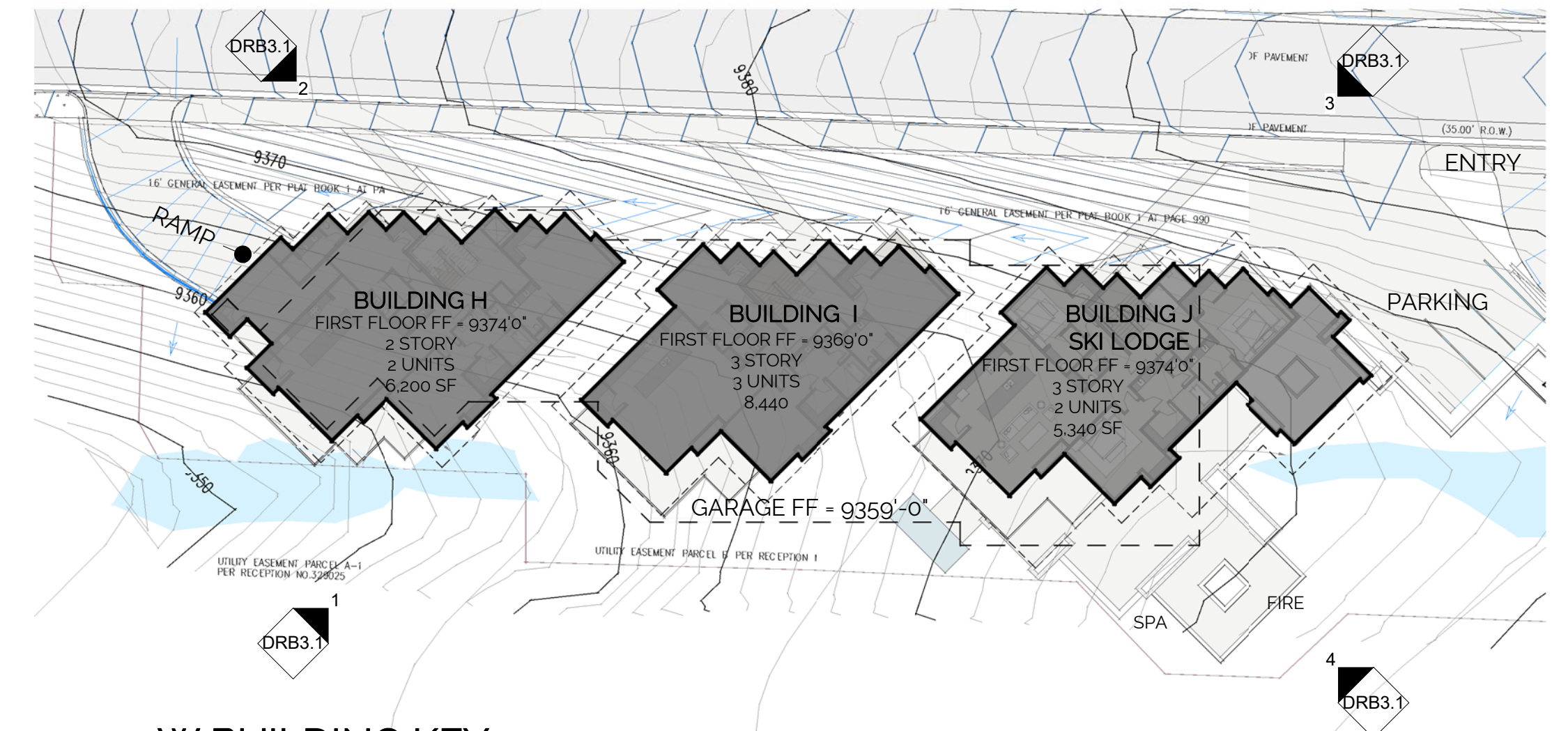
STONE : OLYMPIA LEDGER  
MANUFACTURER : SOLSTICE STONE

## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32



[ 4 ] 152R - Building W - Southeast Elevation  
1/16" = 1'-0"



[ 5 ] W BUILDING KEY  
1/32" = 1'-0"

## BUILDING ELEVATIONS

DRB3.1





[ 1 ] 152R - Building E - Southwest Elevation  
1/16" = 1'-0"



[ 3 ] 152R - Building E - Northeast Elevation  
1/16" = 1'-0"



[ 2 ] 152R - Building E - Northwest Elevation  
1/16" = 1'-0"



[ 4 ] 152R - Building E - Southeast Elevation  
1/16" = 1'-0"

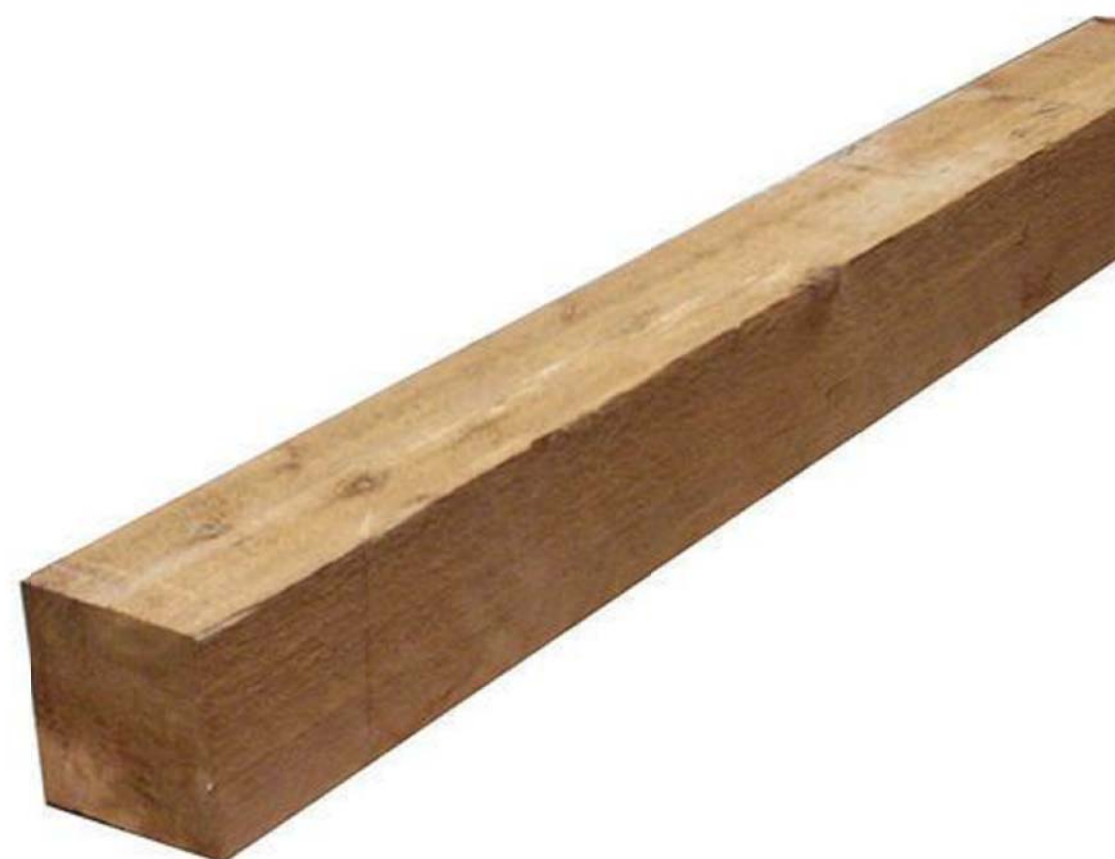
MILL SCALE STEEL LARGE  
FORMAT PORCELAIN



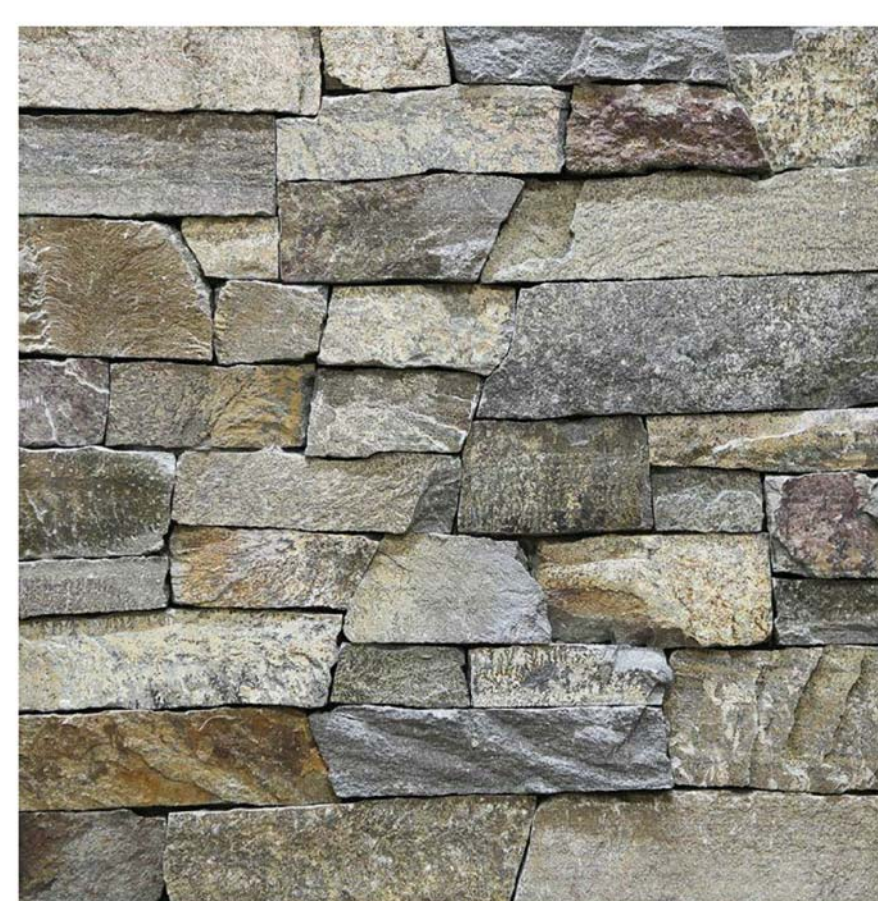
WOOD SIDING



EXPOSED WOOD TIMBERS



STONE VENEER

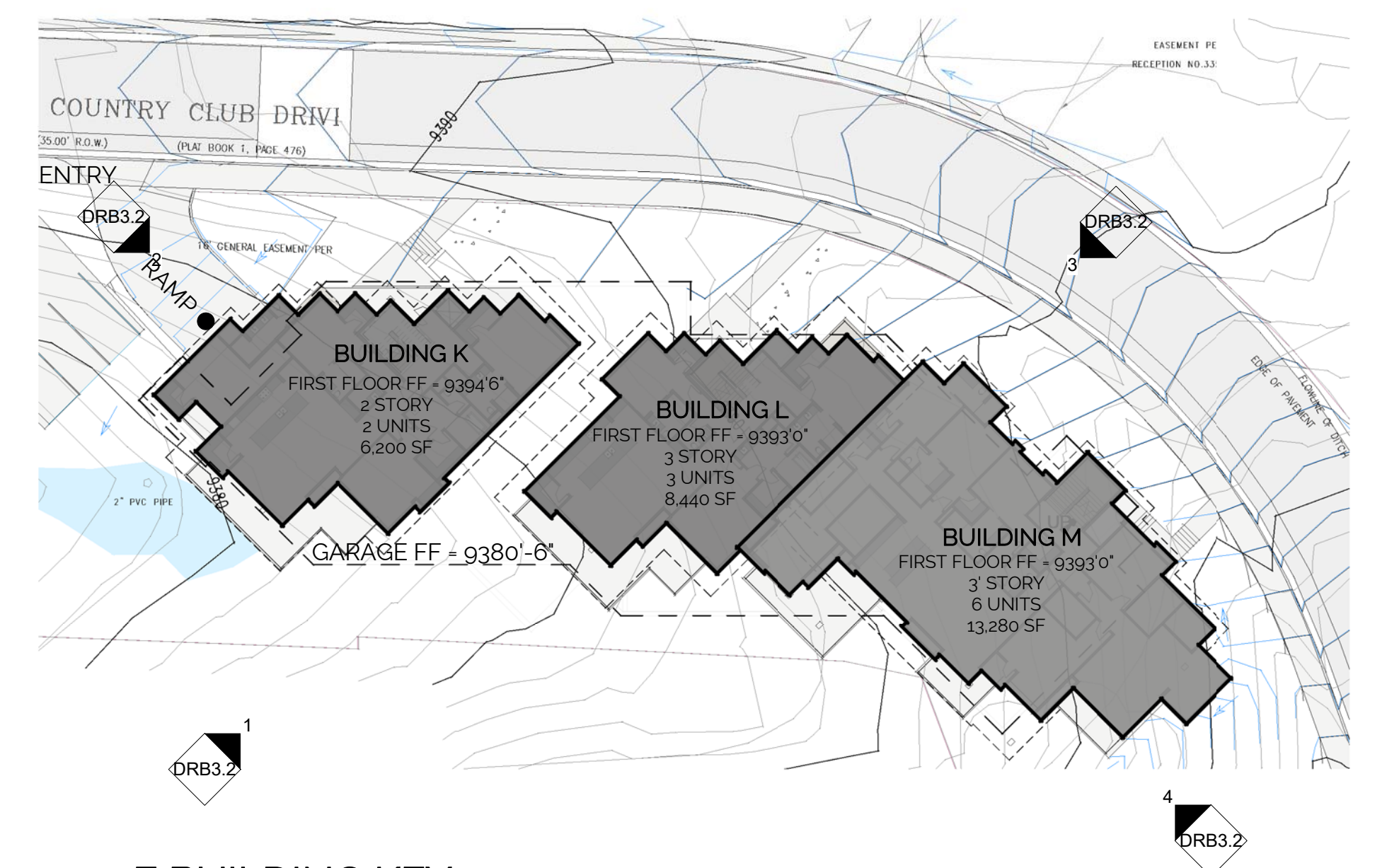


EXTERIOR COLOR : IRON GREY  
MANUFACTURER : NEOLITH

8" FIRE TREATED, STAINED, CHANNEL CEDAR SIDING  
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT  
MANUFACTURER: CABOT

RE-SAWN TIMBERS  
BEECHWOOD GRAY, SEMI TRANSPARENT

STONE : OLYMPIA LEDGER  
MANUFACTURER : SOLSTICE STONE



[ 5 ] E BUILDING KEY  
1/32" = 1'-0"

## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

## BUILDING ELEVATIONS

DRB3.2



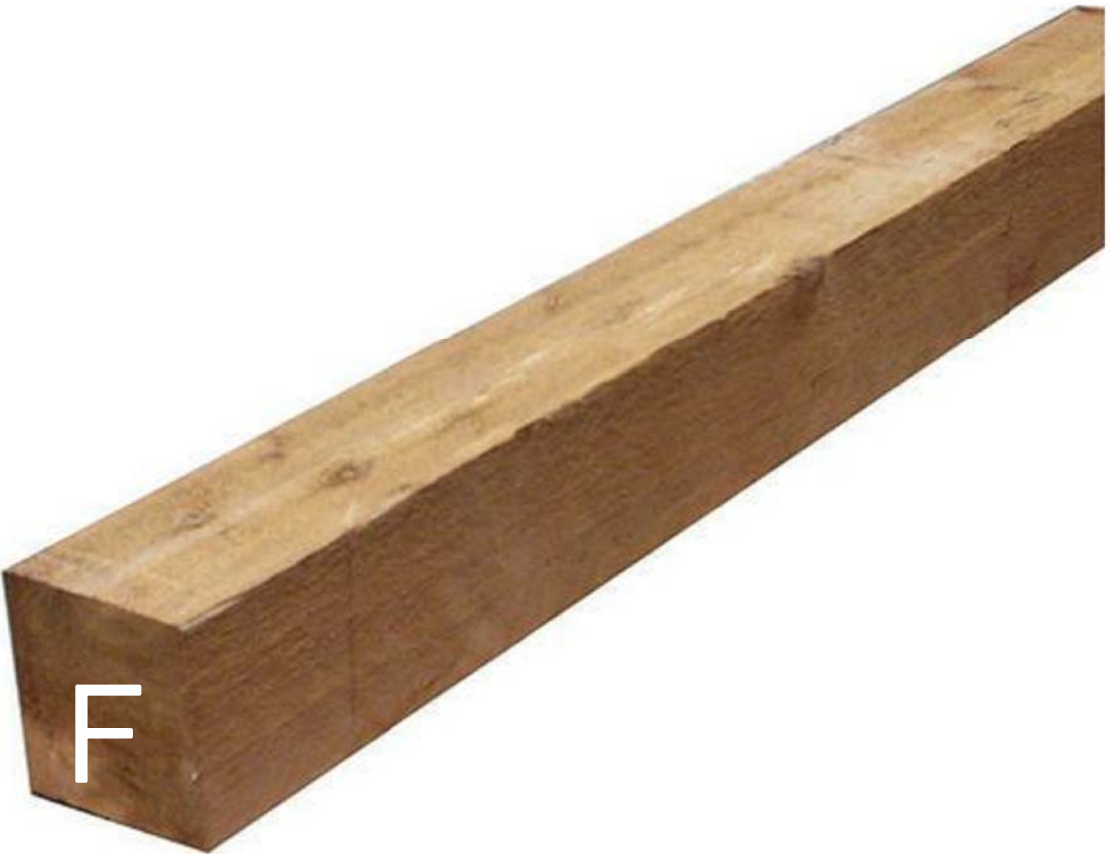


EXTERIOR PAVERS



LARGE FORMAT PORCELAIN TILE  
EXTERIOR COLOR : SLATE GREY  
MANUFACTURER : ERGON - CORNERSTONE

EXPOSED WOOD TIMBERS



RE-SAWN TIMBERS  
BEECHWOOD GRAY, SEMI TRANSPARENT

WOOD SIDING



8" FIRE TREATED, STAINED, CHANNEL CEDAR SIDING  
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT  
MANUFACTURER: CABOT

MILL SCALE STEEL LARGE  
FORMAT PORCELAIN



EXTERIOR COLOR : IRON GREY  
MANUFACTURER : NEOLITH

STONE VENEER



STONE : OLYMPIA LEDGER  
MANUFACTURER : SOLSTICE STONE

METAL ROOF



METAL STANDING SEEM ROOF : Azurite Ore Matte  
MANUFACTURER : OCM, OLD COUNTRY MILLWORD

WINDOW/DOORS



EXTERIOR COLOR : DARK BRONZE  
MANUFACTURER : WESTERN WINDOWS



LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

MATERIAL BOARD

DRB3.3

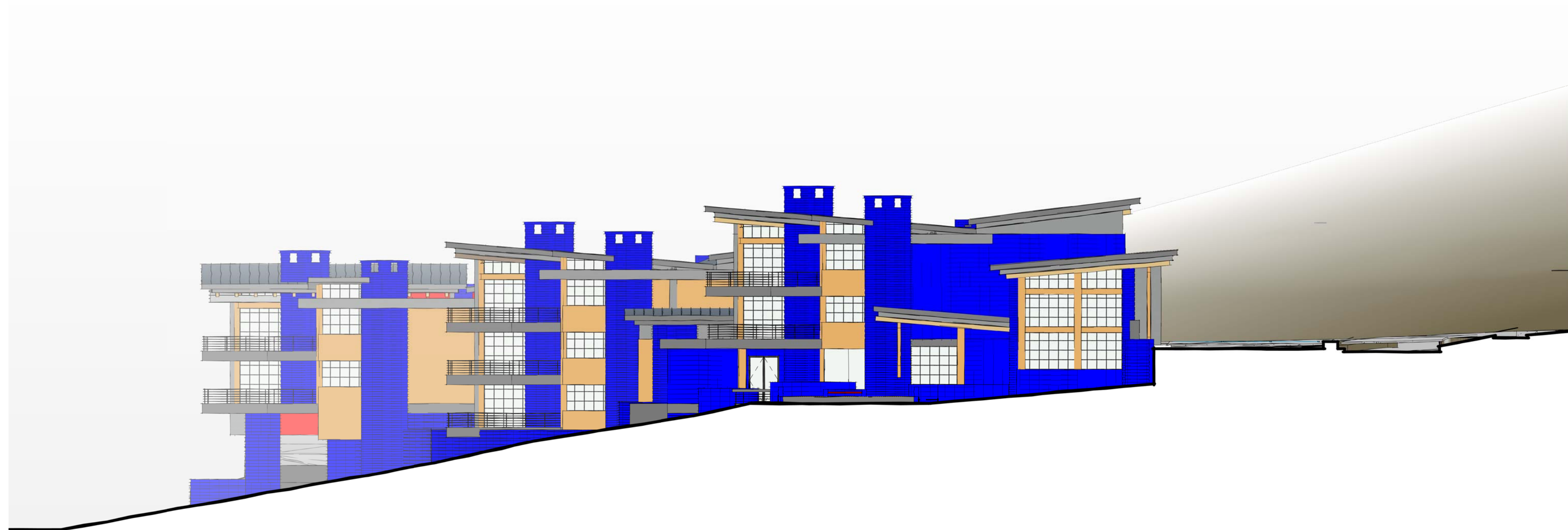




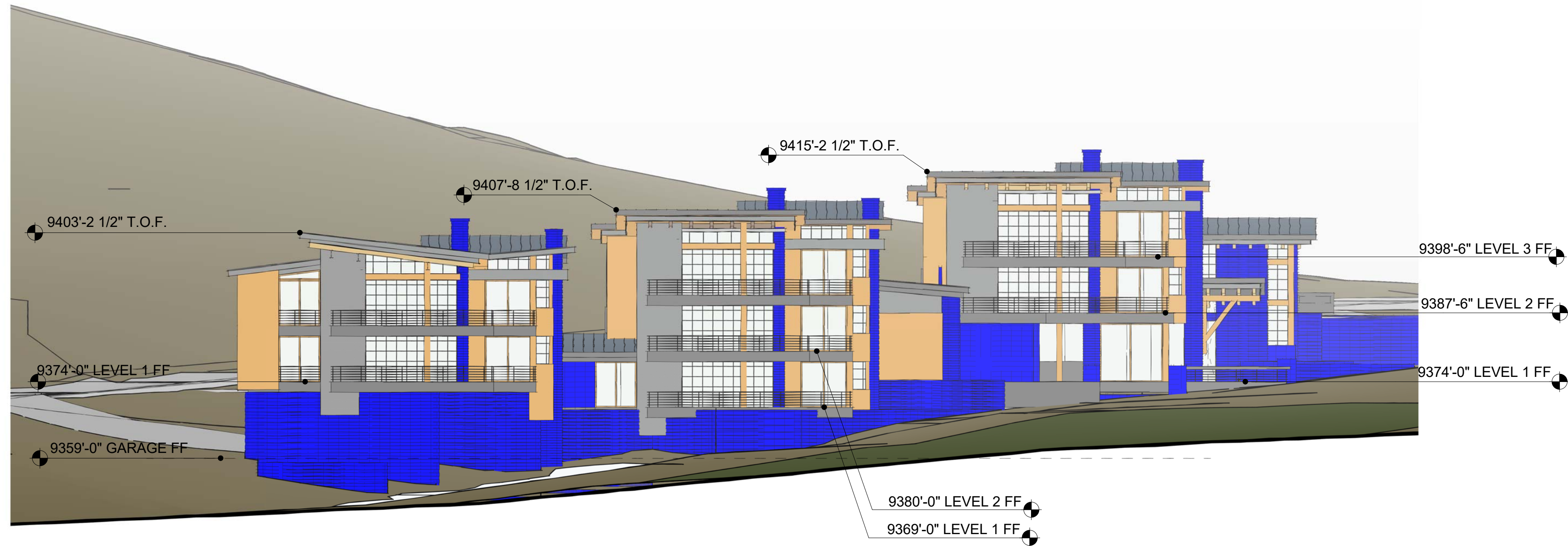
[ 1 ] 152R - Building W - Northeast Elevation  
1/16" = 1'-0"



[ 2 ] 152R - Building W - Northwest Elevation  
1/16" = 1'-0"



[ 3 ] 152R - Building W - Southeast Elevation  
1/16" = 1'-0"



[ 4 ] 152R - Building W - Southwest Elevation  
1/16" = 1'-0"

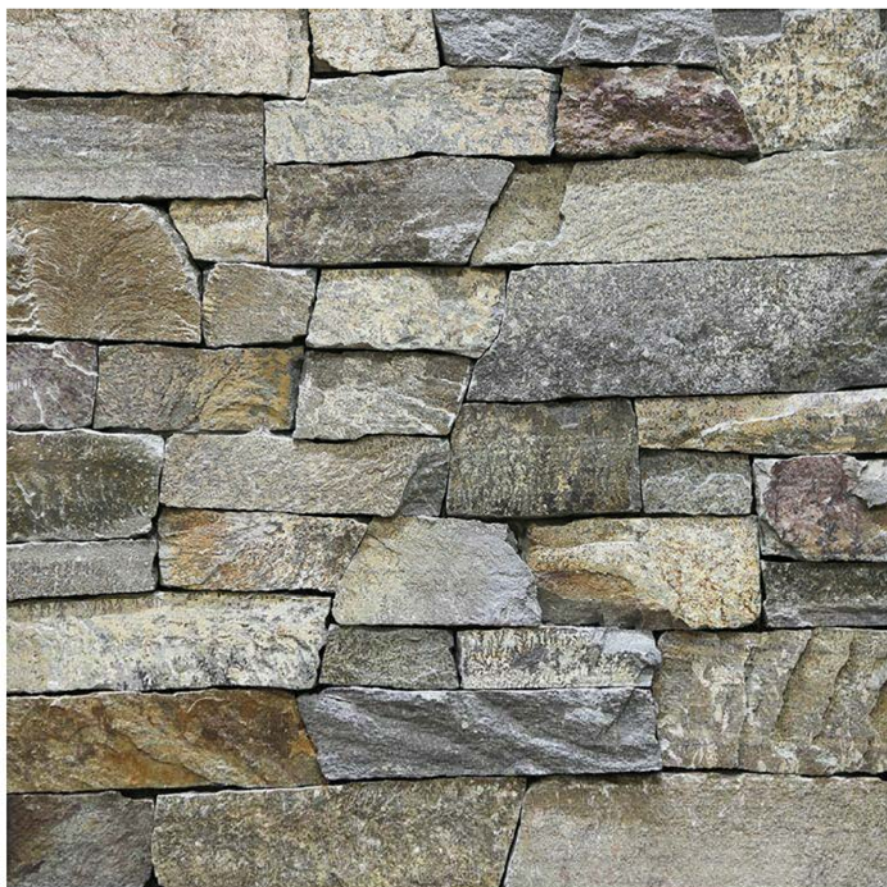
MATERIAL TAKE OFF CHART

Material	Identification Elevation	Area (Sq. Ft.)	% of Total
Stone	NE	3201	
	NW	3149	
	SE	4603	
	SW	2851	
	Total Stone	13804	35.77
Wood	NE	1934	
	NW	2919	
	SE	4328	
	SW	1871	
	Total Wood	11052	28.64
Glazing	NE	1200	
	NW	1115	
	SE	1531	
	SW	2642	
	Total Glazing	6488	16.81
Steel	NE	1022	
	NW	2308	
	SE	1882	
	SW	2039	
	Total Steel	7251	18.79
Total SF Material		38595	100

MILL SCALE STEEL LARGE  
FORMAT PORCELAIN



STONE VENEER



WOOD SIDING



EXTERIOR COLOR : IRON GREY  
MANUFACTURER : NEOLITH

STONE : OLYMPIA LEDGER  
MANUFACTURER : SOLSTICE STONE

8" FIRE TREATED, STAINED, CHANNEL CEDAR SIDING  
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT  
MANUFACTURER: CABOT

LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

MATERIAL LEGEND

STONE VENEER	MILL SCALE STEEL (PORCELAIN TILE)
WOOD SIDING	GLAZING

EXTERIOR MATERIAL TAKE-OFF

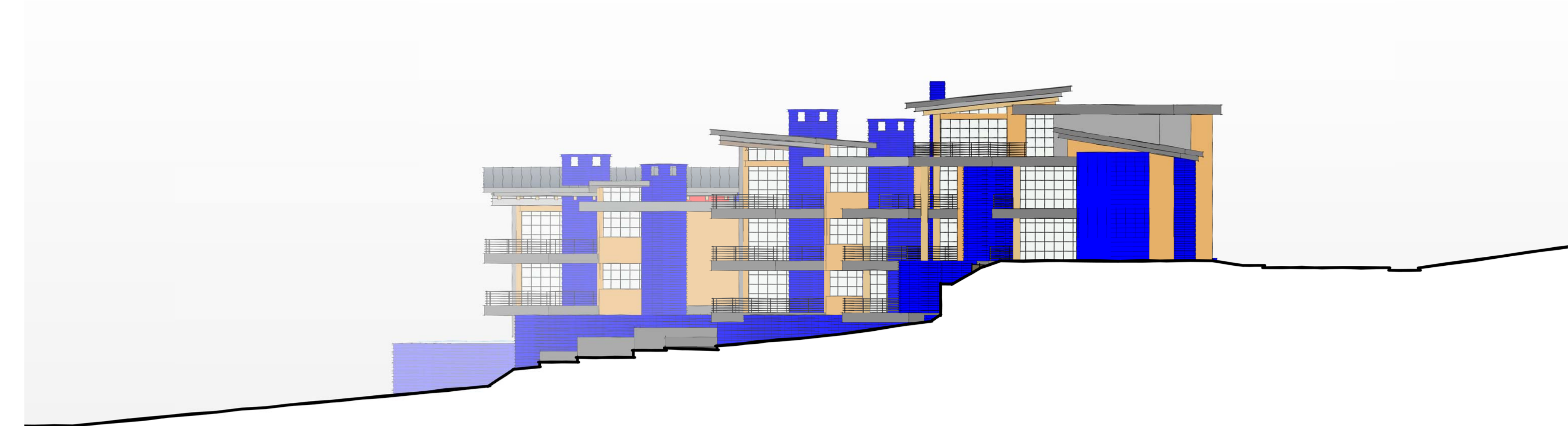




[ 1 ] 152R - Building E - Northeast Elevation  
1/16" = 1'-0"



[ 2 ] 152R - Building E - Northwest Elevation  
1/16" = 1'-0"



[ 3 ] 152R - Building E - Southeast Elevation  
1/16" = 1'-0"

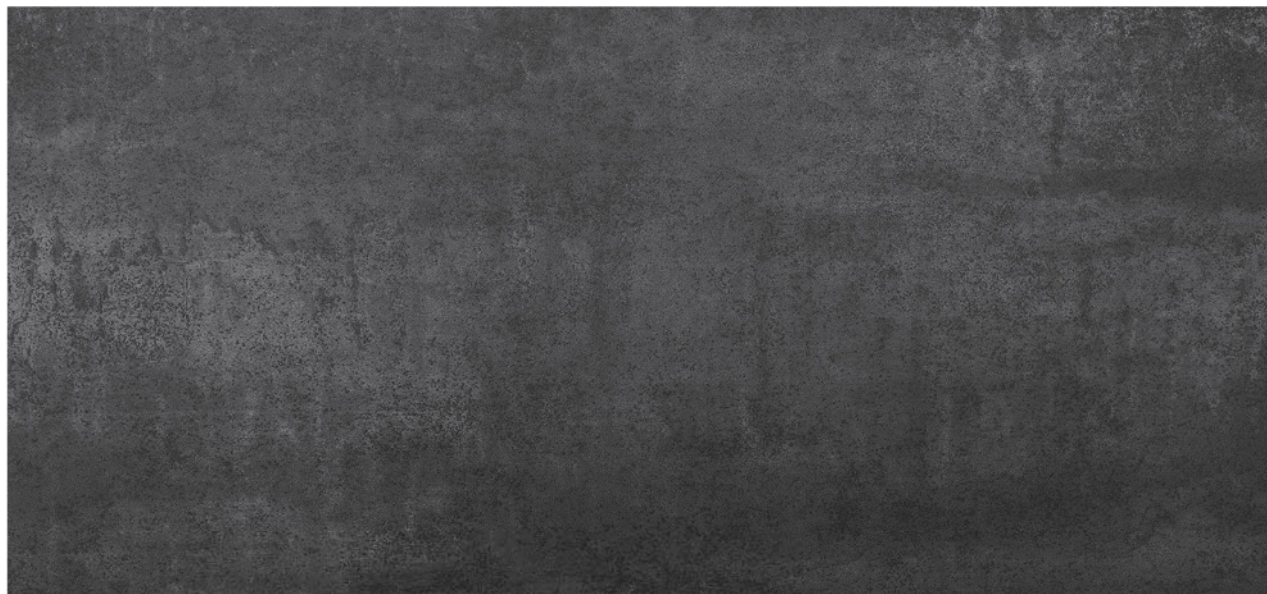


[ 4 ] 152R - Building E - Southwest Elevation  
1/16" = 1'-0"

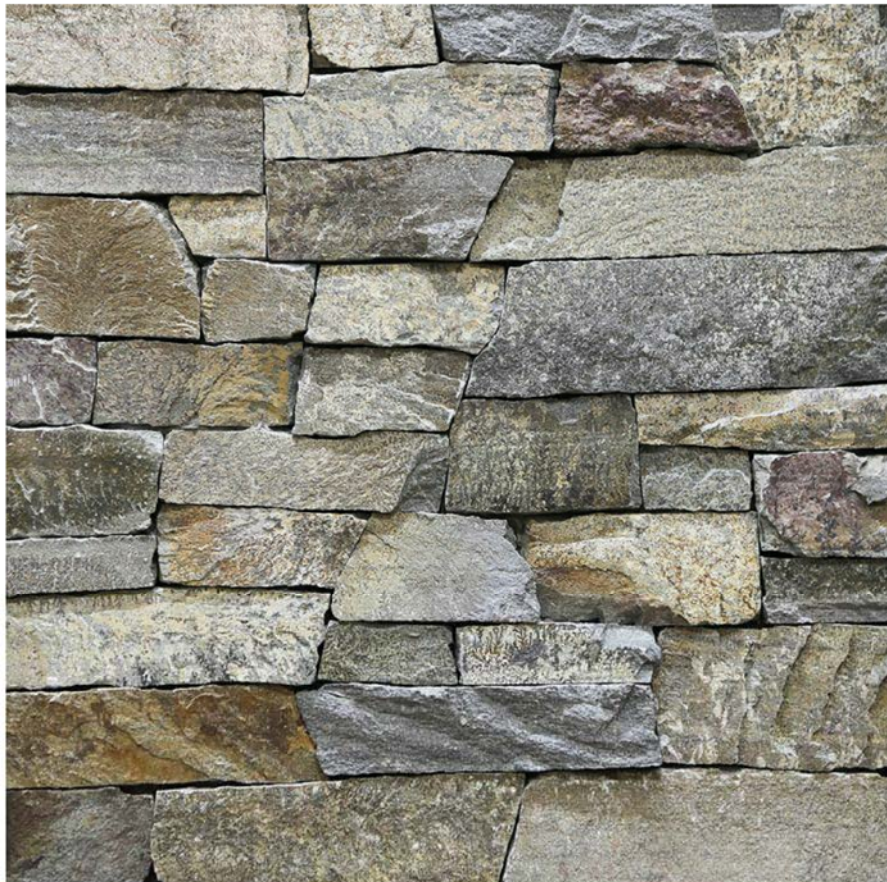
MATERIAL TAKE OFF CHART

Material	Identification Elevation	Area (Sq. Ft.)	% of Total
Stone	NE	2923	
	NW	3417	
	SE	4913	
	SW	2991	
	Total Stone	14244	35.77
Wood	NE	2709	
	NW	4310	
	SE	3239	
	SW	1396	
	Total Wood	11654	29.27
Glazing	NE	1297	
	NW	732	
	SE	1151	
	SW	3191	
	Total Glazing	6371	16
Steel	NE	1419	
	NW	1786	
	SE	2276	
	SW	2070	
	Total Steel	7550	18.96
Total SF Material		39819	100

MILL SCALE STEEL LARGE  
FORMAT PORCELAIN



STONE VENEER



WOOD SIDING



EXTERIOR COLOR : IRON GREY  
MANUFACTURER : NEOLITH

STONE : OLYMPIA LEDGER  
MANUFACTURER : SOLSTICE STONE

8" FIRE TREATED, STAINED, CHANNEL CEDAR SIDING  
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT  
MANUFACTURER: CABOT

LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

MATERIAL LEGEND

STONE VENEER	MILL SCALE STEEL (PORCELAIN TILE)
WOOD SIDING	GLAZING

EXTERIOR MATERIAL TAKE-OFF

DRB3.5





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - GOLF COURSE

DRB4.0





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - GOLF COURSE

DRB4.1





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - GOLF COURSE

DRB4.2





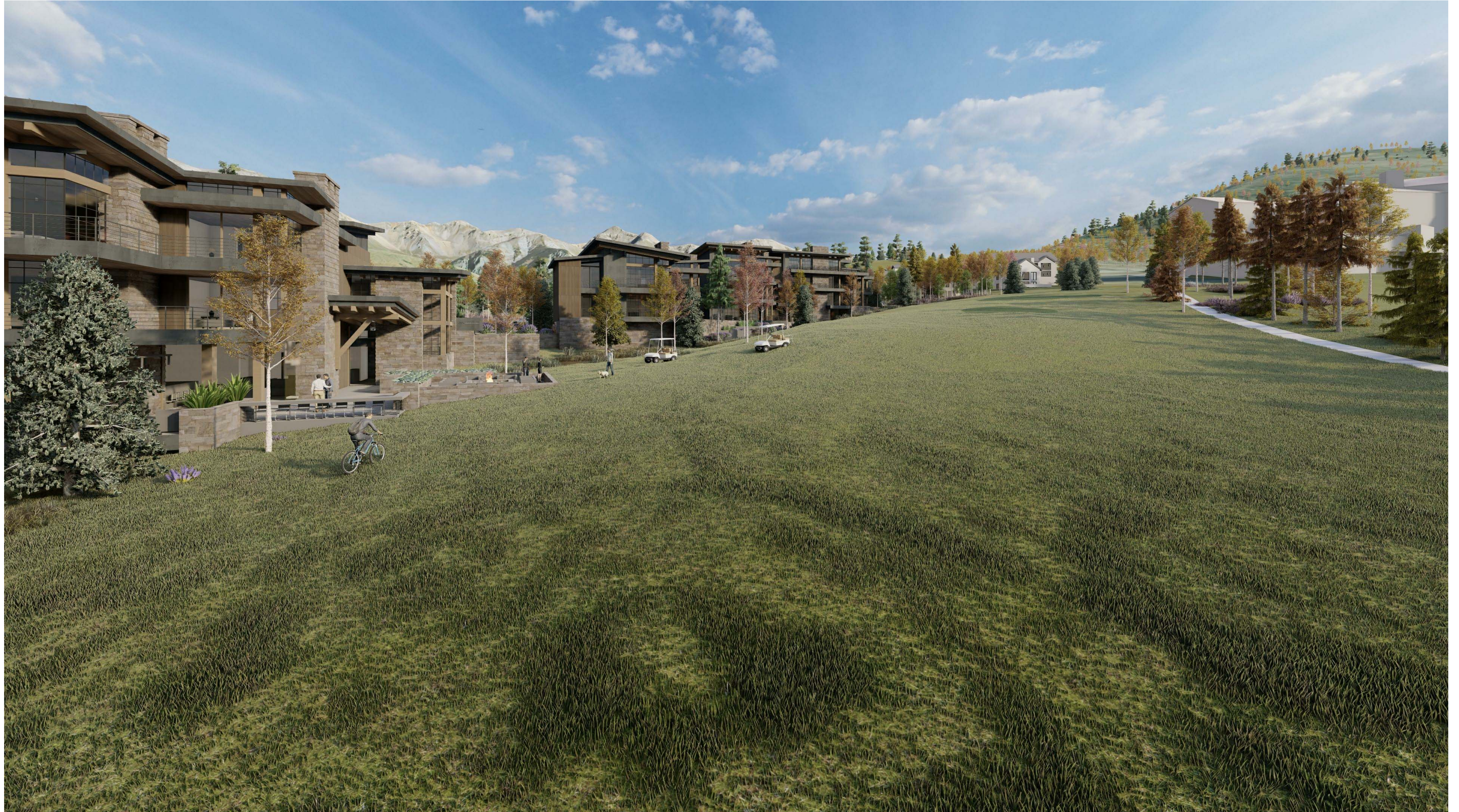
## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - GOLF COURSE

DRB4.3





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - GOLF COURSE

DRB4.4





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - GOLF COURSE

DRB4.5





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - GOLF COURSE

DRB4.6





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DRB4.7





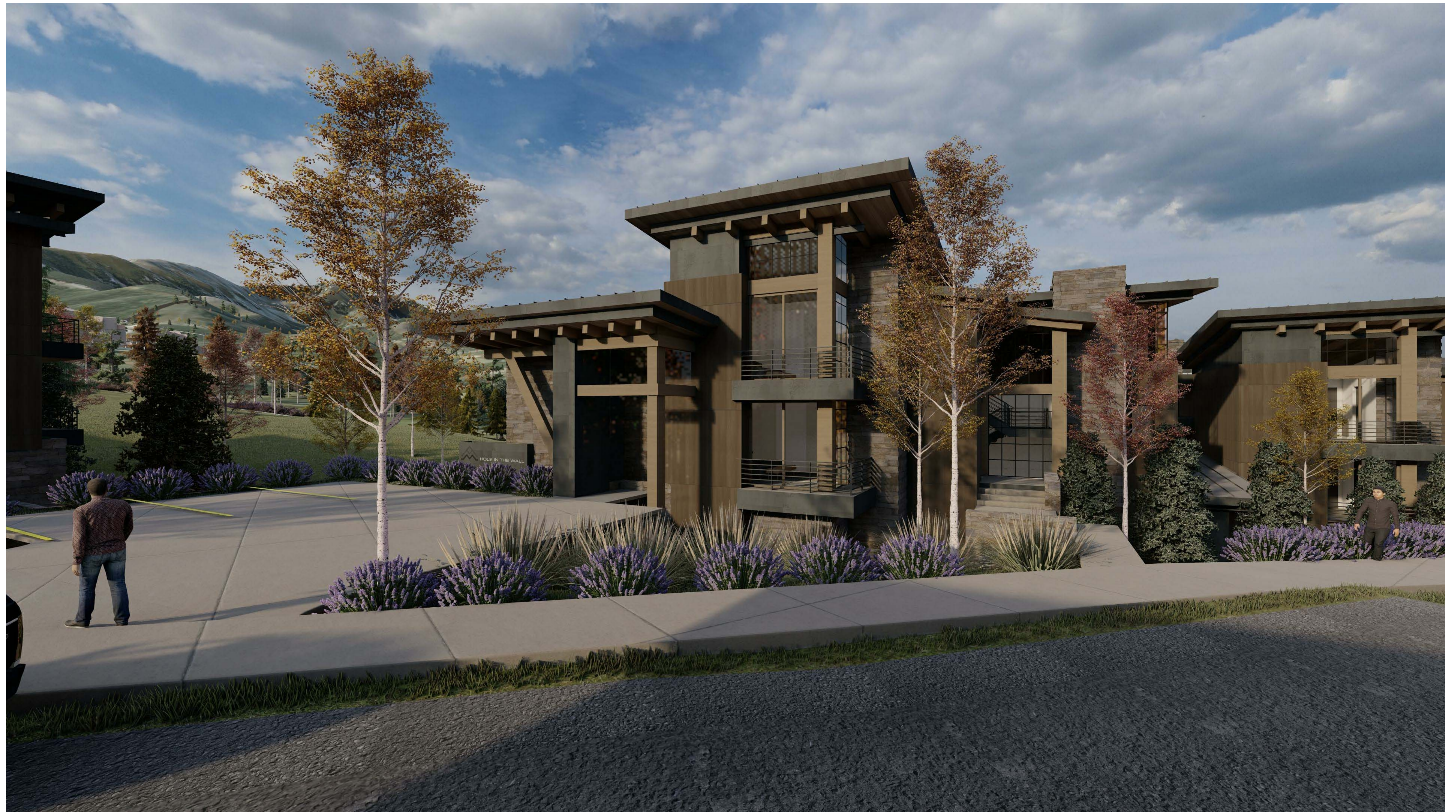
## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DRB4.8





## LA MONTAGNE CONDOMINIUMS

DATE: 08-22-2019  
PROJECT: 18-32

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DRB4.9