

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY SEPTEMBER 1, 2022 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
TO BE HELD HYBRID THROUGH ZOOM:**

<https://us06web.zoom.us/j/88958338955?pwd=UIR6ZGpsQzVmchNEemp0cXBpK2RZQT09>

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	3	Quinn-Jacobs	Action	Reading and Approval of Summary of Motions of the July 20, 2022, Design Review Board Meeting.
3.	10:03	2	Quinn-Jacobs	Action	Reading and Approval of Summary of Motions of the August 4, 2022, Design Review Board Meeting.
4.	10:05	5	Design Workshop/ Applicants	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot AR10, 118 Lawson Point, pursuant to CDC Section 17.4.11 This item is being continued to the November 3, 2022 DRB meeting at the request of the applicant
5.	10:10	20	Haynes	Action	A review and recommendation to Town Council regarding amendments to CDC 17.2.3 Design Review Board to consider compensation for attendance.
6.	10:30	30	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a new Single Family detached condominium on Lot 640DR, Unit 5 5 Spring Creek Dr., pursuant to CDC Section 17.4.11.
7.	11:00	30	Design Workshop/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a single family home on Lot 927R2, TBD Sundance Lane, pursuant to CDC Section 17.4.11
8.	11:30	45	Design Workshop/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a single family home on Lot 615-2CRR-A, TBD Lawson Overlook, pursuant to CDC Section 17.4.11
9.	12:15	30	Design Workshop/ Applicant	Quasi-Judicial	Consideration of a Design Review: Design Variation Request to vary materials on an existing multi-family development, on Lot 648-AR, 313 Adams Ranch Rd., pursuant to CDC Section 17.4.11
10.	12:45	15	Lunch	Lunch	
11.	1:00	60	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11
12.	2:00	60	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a multi-family development consisting of 19 condominiums and 2 employee condominiums, on Parcel Three-R, Belvedere Park Condominiums (also

Please note that this Agenda is subject to change. (Times are approximate and subject to change)

455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435

Phone: (970) 369-8242

Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: cd@mtnvillage.org. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**DESIGN REVIEW BOARD MEETING
AGENDA FOR SEPTEMBER 1, 2022**

					known as Lot 27A) TBD Lost Creek Lane., pursuant to CDC Section 17.4.11
13.	3:00		Chair		Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email:
cd@mtnvillage.org. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements
can be made to locate requested auxiliary aid(s).

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE SPECIAL
DESIGN REVIEW BOARD MEETING
THURSDAY JULY 20, 2022**

Call to Order

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:02 AM on July 20, 2022.

Attendance

The following Board members were present and acting:

Banks Brown

Liz Caton

Scott Bennett

David Craige – via zoom – left at 11:50am, returned 12:50pm

Greer Garner

Ellen Kramer – via zoom

Adam Miller

Shane Jordan (1st alternate) – became a voting member for agenda item #2 with the temporary absence of David Craige

The following Board members were absent:

Jim Austin (2nd alternate)

Town Staff in attendance:

Paul Wisor, Town Manager

David McConaughy, Town Attorney

Michelle Haynes, Planning and Development Services Director and Housing Director

Amy Ward, Senior Planner

Samuel Quinn-Jacobs, Planning Technician

Public Attendance: Estee Portnoy, William (Bill) Fandel, Ana Bowling, Jolana Vanek, Martha Prioleau, Frost Prioleau, Karen Kirby, Jeff Kirby, Diego Veitia, Jean Nicktakis, Ronee Kipness, Linda Pallay, Stephanie Fanos, Jim Royer, John Miller, Dan Jansen, Caroline Gehan, Patrick Latham, Mickey Salloway, Joe Coleman, Ron Allred, Brian O’Neil, Anton Benitez

Public Attendance Via Zoom: Kristen Decker, Teri Steinberg, Cath Jett, Rob Bodnar, Dovid M. Spector, Emily Royal, Erin Kress, Jennifer Zanardi, Julia Caulifield, Justin Criado, Kyle Conley, Lucas Branham, Mark Ruckoldt, Olson Kundig, Paul Squadrito, Sabreena Leach, Sherri Reeder, Rob Rydel, Steve Cram, Brian Walters, Dave Bulson, Henry Hardy, Lee Shea Betten, Denise Scanton, Ian Fallenius.

Item 2. A Review and Recommendation to Town Council Regarding a Final Site Specific Planned Unit Development for Lot 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y and portions of OS-3BR2 and OS-3XRR for a mixed use hotel/resort development including plaza, commercial and residential uses according to CDC Section 17.4.12 Approval of a final SPUD by Town Council may constitute a site specific development plan and a vested property right in accordance with C.R.S. Section 24-68-103. This also constitutes the final architectural and site review by the DRB.

Amy Ward and Michelle Haynes: Presented as Staff

Dale Reed, Dev Motwani, Jeff Zimmerman and Kirsten Murray: Presented as Applicants

Public Comment: Frost Prioleau, Joseph Coleman, Ana Bowling, Bill Fandel, Jim Royer, Jeff Kirby, Brian O'Neil, Linda Pallay, Ron Allred, Anton Benitez, Micky Salloway, Martha Prioleau, Diego Veitia, Dan Jansen, Estee Portnoy, John Miller, Patrick Latham, Karen Kirby, Kristen Decker, Teri Steinburg, Rob Bodnar

Written Public Comments submitted before the packet deadline, were provided in the packet associated with this meeting. Public Comment provided after the packet deadline were provided to the applicant and the DRB via email. Those public comments were also posted on the current planning town website.

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted 1-6 (Bennett, Jordan, Miller, Brown, Garner and Caton dissented) to continue the project regarding a Final Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots and portions of OS-3BR2 and OS-3XRR, (to be replat into 161CR-R) which also constitutes the final architectural review by the DRB to the regular design review board meeting on August 4, 2022. The motion **FAILED**.

On a **MOTION** by **Miller** and seconded by **Caton** the DRB voted 5-2 (Bennett dissented due to height, Kramer dissented due to the completeness of the application and height) to recommend **APPROVAL** to Town Council regarding a Final Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots and portions of OS-3BR2 and OS-3XRR, (to be replat into 161CR-R) which also constitutes the final architectural review by the DRB, based on the evidence provided within the Staff Report of record dated July 13, 2022, with the following findings, variations and specific approvals specific to design review:

Findings:

1. The application is in General Conformance with the Comprehensive Plan
2. The application meets the PUD Criteria for Decision found at CDC 17.4.12.E.
3. The application is consistent with the Conceptual and Sketch SPUD approvals

4. The application is consistent with CDC Section 17.3.4.H.7. Required Improvements for Adjacent Public Areas.

Variations Requests:

Overview of Variations Requests:

1. The Maximum Height on Lot 161CR is 89.8', the Maximum Height on the Pond Lots is 78.2' pursuant to the final architectural plans submitted of record.
2. The Average Height on Lot 161CR is 59.7', the Average Height on the Pond Lots is 66.9' (CDC 17.3.11 and 17.3.12) pursuant to the final architectural plans submitted of record.
3. To allow for footprint lots to exceed 25% (CDC 17.3.4.H.6)
4. A waiver from the Condominium-Hotel Regulations
5. A variation to the Development Review Process, Length of Validity

Design Variations

1. Exterior Wall Materials (CDC 17.5.6.E.4)
2. Glazing Variance (CDC 17.5.6.G.1)
3. Commercial Ground Level and Plaza Area Design regulations (17.5.15.B.1&2)

DRB Specific Approvals:

1. Roof Design (CDC 17.5.6 C.1) – Green Roof
2. Roof Material (CDC 17.5.6 C3) – Stone Ballast, metal fascia

And with the following conditions:

1. Prior to building permit the applicant will revise the landscape plans to include details of green roof plantings, to indicate the required seed mix specifications for both native grass and riparian zones, and to indicate any areas of low grow fescue planting for staff review.
 - a. Final irrigation calculations will be provided with the building permit submittal for staff review.
2. Within six months of this approval, the applicant will work with the Town and a wetlands consultant to provide a detailed plan for the Gorrone Creek Riparian corridor and pond edge, that addresses the proposed recirculation system, creek bed liner, and enhanced pond outlet installation, and proposed planting and revegetation for both the riparian corridor and pond edge. This plan will be for staff review (inclusive of plaza and public works staff as it relates to village center continuity).
3. Requirements of a delivery management/flagger system will be memorialized in the development agreement
4. Construction mitigation plans will continue to be updated in coordination with the Town, as well as the State of Colorado regarding storm water mitigation, and the Tram board regarding any gondola impacts. Final Construction mitigation plans will be approved by Town staff prior to building permit and recommended to begin six months prior to anticipated submittal of the building permit. This includes a phased and staged construction mitigation plan, ongoing communications plan and an update to the interim utilities plan.
5. Any necessary tram board approvals for sub grade gondola encroachments must be obtained prior to building permit issuance.

6. Applicant will work with the Town to determine necessary and appropriate lighting at the proposed sidewalk along Mountain Village Boulevard, this additional lighting will be reviewed by staff prior to building permit.
7. Town staff will evaluate whether additional plantings for screening is necessary to screen the gas regulator station prior to issuance of a Certificate of Occupancy.
8. Agreements, easements and public access will be addressed as part of the final PUD development agreement and have been identified via the Town Council review process and associated staff memo.
9. Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.
10. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
11. 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.
12. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four
 - b. feet (4') by four feet (4');
 - c. Wood that is stained in the approved color(s);
 - d. Any approved metal exterior material;
 - e. Roofing material(s); and
 - f. Any other approved exterior materials
 - g. Include paver samples for public plazas and pathways.
13. It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory

Item 3. A Review and Recommendation to Town Council Regarding a major subdivision application for Lots 161CR, Lot 67, Lot 69R2, Lot 71R, OS-3Y and portion of town owned OS-3BR-2 and OS-3XRR to create Lot 161CRR with combined lot acreage of 4.437 acres as proposed to be replatted consistent with CDC Section 17.4.13.

Michelle Haynes: Presented as Staff

Dale Reed and Stephanie Fanos: Presented as Applicant

Public Comment: Kristen Decker

Written Public Comments submitted before the hearing were provided in the packet associated with this meeting.

On a **MOTION** by **Garner** and seconded by **Caton** the DRB voted **unanimously** to recommend approval to Town Council regarding a Major Subdivision for Lots 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y and .063 acres of OS-3BR2 and .424 acres of OS-3XRR into one consolidated lot called 161CRR with a total lot area of 4.437 pursuant to CDC Sections 17.4.13 with the findings as outlined in the staff report and subject to the following conditions:

1. Public Improvements, the exhibit and the associated financial guarantee will be set forth in the PUD development agreement consistent with CDC Section 17.4.13.L.
 - a) The development agreement will indicate that the town will accept the sidewalk improvements so that they meet town specifications and maintenance is born by the owner of 161CR-R.
 - b) Safety lighting specifications along the new Mountain Village Boulevard sidewalk will be determined prior to issuance of a building permit and incorporated into the public improvements exhibit.
 - c) The sewer relocation will necessitate repaving of Mountain Village Boulevard in this location. This will be incorporated into the public improvement agreement.
 - d) Routing the water line through garage will require a legal instrument or plat note that indicates the town will own and control the water mainline but maintenance is incumbent upon the owner of 161CR-R.
 - e) The applicant will design and pay for the trail improvements on town property.
2. If the PUD expires or is not acted upon during the length of validity, the replat will also expire.
3. The request to extend the length of validity from 18 months to 36 months will be included in the variation requests as part of the PUD and associated development agreement to be consistent with the request for the SPUD Final approval.
4. The Applicant shall coordinate with Town staff and Town's legal counsel to ensure that the replat creates all necessary easements, and vacates all obsolete easements along with any modifications to existing easements.
5. Any utility that is abandoned and not relocated shall be remediated appropriately.
6. The Water line relocation through the garage and associated easement will be captured prior to a certificate of occupancy and concurrent with the creation of the condominium documents to the satisfaction of the town attorney
7. The applicant is responsible for finalizing the replats of OS-3BR-2 and OS-3XRR and the cost associated with the replat of Town owned village center open space. This must occur prior to recordation of the major subdivision plat.
 - a) Monument Standards. Permanent monuments shall be set on the external boundary of the subdivision shall be set within 30 days of recording the plat. Block and lot monuments shall be set pursuant to CRS § 38-51-101. All monuments shall be located and described. Information adequate to locate

all monuments shall be noted on the plat.

8. The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Clerk and Recorder's office.

9. Should provide covenants or easement be amended prior to recordation of the final plat, these amendments to the plat can be reviewed at the staff level and incorporated prior to the recordation of the plat. Staff can choose to elevate the possible amendments if warranted in conference with the town attorney to Town Council.

10. Staff will review the final proposed plat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards, and CDC Section 3. Plat Notes and Certifications, and provide redline comments to the applicant prior to execution of the final mylar.

11. Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation.

12. The applicant will work with town staff to address the property consistent with the county's 911 coordinator.

13. The applicant shall adequately address facility sites, easements and rights of access for electrical and natural gas utility service sufficient to ensure reliable and adequate service for the proposed subdivision.

14. Other Improvements. The developer shall be responsible for any street improvement associated with a proposed subdivision that is not otherwise set forth in this section or, when a PUD, and this CDC or the Comprehensive Plan requires additional improvements in connection with a subdivision, the developer shall comply with those requirements.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the July 20, 2022 meeting at 1:35pm.

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE REGULAR
DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 4, 2022**

Call to Order

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:00 AM on August 4, 2022.

Attendance

The following Board members were present and acting:

Banks Brown – excused himself from the meeting at 12:35pm, beginning of agenda item #7.
Liz Caton
Scott Bennett
David Craig – Took over for chair when Banks Brown excused himself at 12:35pm.
Greer Garner
Jim Austin (2nd alternate)– via zoom
Adam Miller

The following Board members were absent:

Shane Jordan (1st alternate)
Ellen Kramer

Town Staff in attendance:

Paul Wisor, Town Manager
Michelle Haynes, Planning and Development Services Director and Housing Director
Amy Ward, Senior Planner
Samuel Quinn-Jacobs, Planning Technician

Public Attendance: Kristyn Shumway, Jonathan Greenspan, Joseph Coleman, Jay Crowell.

Public Attendance via Zoom: Stephanie Fanos, Ankur Patel, Avani Patel, David Jaskel, Katsia Lord, Kristen Decker, Nikoleta's iPhone, Sherri Reeder, Steve Cram, Steven Paletz, Lynn Holbert, Marleina Fallenius, Kim Schooley, Sam Richards,

Item 2. Reading and Approval of Summary of Motions of the July 7, 2022, Design Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Miller** the DRB voted **unanimously** to approve the minutes from the July 7, 2022 Meeting.

Item 3. A recommendation to Town Council regarding a Major PUD Amendment to Extend the Length of Validity and Vested Property Rights for a Site Specific Development Plan for Lot 109R, commonly known as the Mountain Village Hotel, from December 8, 2022 to December 8, 2024.

Michelle Haynes: Presented as Staff
Matthew Shear: Presented as Applicant

Public Comment: Kristen Decker, Joseph Coleman

On a **MOTION** by **Miller** and seconded by **Caton** the DRB voted **(6-1, Craige Dissented because the original PUD was passed before the current Comprehensive plan and Community Development Code were created)** to recommend the Town Council approve a third major PUD amendment for Lot 109R to extend the PUD Agreement and the associated vested property rights a period of 6 months year, expiring on June 8, 2023.

Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family detached condominium on Lot 640DR, Unit 5, 5 Spring Creek Dr., pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff

Peter Lindell: Presented as Applicant

Public Comment: Jay Crowell, Jonathan Greenspan, Lynn Holbert

On a **MOTION** by **Garner** and seconded by **Craige** the DRB voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home located at Lot 640DR Unit 5, based on the evidence provided within the Staff Report of record dated July 26, 2022 with the following design variations and specific approvals:

Design Variation:

1) Exterior materials – less than 35% stone (with direction to the applicant to add more stone to the building)

And, with the following conditions:

- 1) Prior to final review, the applicant shall identify garage door materials.
- 2) Prior to final review, the applicant shall provide a landscape plan that shows screening of patio area.
- 3) Prior to final review the applicant shall indicate a fuel source for the fireplace.
- 4) Prior to final review the applicant shall demonstrate driveway grades.
- 5) Prior to final review the applicant shall revise height compliance drawings to include USGS data.
- 6) Prior to final review, the applicant shall provide a lighting plan.
- 7) Prior to building permit, the applicant shall work with the Town Forrester to ensure they are meeting the required fire mitigation.
- 8) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 9) Prior to a certificate of occupancy a GE agreement shall be executed recognizing approved encroachments into the GE.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) A monumented land survey of the ridge height will be provided prior to final planning review to determine the maximum building height.
- 12) Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
- 13) The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - a. Wood that is stained in the approved color(s);
 - b. Any approved metal exterior material;
 - c. Roofing material(s); and
 - d. Any other approved exterior materials
- 14) It is incumbent upon an owner to understand whether above grade utilities and

town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

15) Applicant shall remove exterior stairs on the east side of home from the plan set before final architecture review.

Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot AR10, 118 Lawson Point, pursuant to CDC Section 17.4.11

Jessica Garrow, Design Workshop: Presented as Staff

Ken Alexander: Presented as applicants

Public Comment: Written public was provided in the August 4, 2022 Design Review Board meeting packet.

On a **MOTION** by **Craige** and seconded by **Miller** the DRB voted **(6-1, Bennett dissented due to the glass in the garage doors and the GE encroachment)** to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR10, based on the evidence provided within the Staff Report of record dated August 4, 2022, with the following design variations and specific approvals:

Design Variation:

- 1) Free standing address monument waiver
- 2) Use of glass in the garage door
- 3) The use of metal fascia

Specific approval:

- 1) GE encroachment – parking

And, with the following conditions:

- 1) Prior to final review, the applicant shall label the elevations to indicate material choice for all soffit and fascia and provide sample materials.
- 2) Prior to final review, the applicant shall provide a detailed erosion control and revegetation plan.
- 3) Prior to final review, the applicant shall provide an updated landscape plan showing compliance with species diversity and fire zone mitigation areas.
- 4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
- 5) Prior to final review, the applicant shall provide a Construction Mitigation Plan following the standards of section 17.7.19 of the CDC.
- 6) Prior to final review, the applicant should provide full specification sheets for the proposed exterior lighting fixtures.
- 7) Prior to final review the applicant shall demonstrate driveway grades.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 9) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.
- 10) The structure shall require a monitored NFPA 72 alarm system.
- 11) Consistent with town building codes, unenclosed accessory structures attached

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

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

- a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
- b. Wood that is stained in the approved color(s);
- c. Any approved metal exterior material;
- d. Roofing material(s); and
- e. Any other approved exterior materials

13) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 6. LUNCH

Item 7. Review and Recommendation to Town Council of a height variance for heights of 11.75' over allowable and Consideration of a Design Review: Initial Architecture and Site Review for a single family home on Lot 927R2, TBD Sundance Lane, pursuant to CDC Section 17.4.11 and 17.4.16

Callie New, Design Workshop: Presented as Staff

Kris Perpar: Presented as Applicant

Banks Brown excused himself from the August 4, 2022 Design Review Board meeting. David Craige took over as chair.

Public Comment: none

On a motion by **Caton** and seconded by **Bennett** DRB voted **unanimously** to recommend approval to Town Council of a height variance of 11.75' above the allowable per the height restrictions listed in the CDC for portions of a new single-family home located at Lot 927R2, 125 Sundance Lane to Town Council based on the evidence provided in the staff record of memo dated August 4, 2022, and the findings of this meeting.

On a motion by **Caton** and seconded by **Miller** DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family home located at Lot 927R2, 125 Sundance Lane based on the evidence provided in the staff record of memo dated August 4, 2022, and the findings of this meeting.

With the following specific approvals:

- 1) GE Encroachment – retaining walls
- 2) Road right of way encroachment - insubstantial

And, with the following conditions:

- 1) Prior to final review the applicant will obtain approval from Town Council for the proposed height variance.
- 2) Prior to final review the applicant shall revise the material calculations to clarify what portions of retaining wall are included in the stone percentage.
- 3) Prior to final review, the applicant shall provide an updated landscape plan showing compliance with species diversity and fire zone mitigation areas.
- 4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
- 5) Prior to final review, the applicant shall revise the construction mitigation plan to address the concerns addressed in the staff memo dated August 4, 2022.
- 6) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE and the road right of way.
- 7) The structure is over 3,600 sq ft and shall require a monitored NFPA 13D sprinkler system.
- 8) The structure shall require a monitored NFPA 72 alarm system.
- 9) Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height.
- 12) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 13) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 14) Prior to final review the Applicant shall demonstrate landscape buffering between the rear of the house and neighbor.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the August 4, 2022 meeting at 1:25pm.

Prepared and submitted by,

Samuel Quinn-Jacobs and Marleina Fallenius

Planning Technicians

DRAFT



Agenda Item No. 4
**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: Amy Ward, Senior Planner

FOR: Design Review Board Meeting; September 1, 2022

DATE: August 23, 2022

RE: Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot AR10, 118 Lawson Point, pursuant to CDC Section 17.4.11

BACKGROUND: Staff is requesting at the request of the applicant, a continuation of the Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot AR10, 118 Lawson Point, pursuant to CDC Section 17.4.11 to the November 3, 2022 Regular Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular November 3rd meeting date.

RECOMMENDED MOTION: I move to continue, the the Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot AR10, 118 Lawson Point, pursuant to CDC Section 17.4.11 to the Regular Design Review Board Meeting on November 3, 2021.

/AW



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board

FROM: Michelle Haynes, Assistant Town Manager

FOR: DRB Meeting of September 1, 2022

DATE: August 25, 2022

RE: A review and recommendation to Town Council amending Community Development Code Section 17.2.3. Design Review Board to consider compensation

OVERVIEW

The Design Review Board has been reviewing a high volume of design review applications in addition to agreeing to number of special meetings in 2022 through the summer months. The standard compensation for a serving DRB member is a merchant season ski pass provided by the Town. Town Council agreed that the DRB can also receive compensation for attendance.

PROPOSED CDC AMENDMENT

Staff recommends each DRB member be compensated \$300 per month tied to attendance and \$600 a month for the DRB Chairperson for attendance. This is in addition to the season ski pass also provided. Staff recommends this be retroactively applied from July 1, 2022.

17.2.3 Design Review Board

E. DRB members shall ~~serve receive without the following compensation; except reasonable out of pocket expenses, provided the Town has budgeted for said expenses and such expenses are approved in advance by the Town.~~

1. The DRB chair shall be compensated for their services to the Town in the amount of \$600.00 per month based upon attendance.

2. All other DRB members shall be compensated for their services to the Town in the amount of \$300.00 per month based upon attendance

3. DRB members receive a merchant Telluride Ski Resort season pass annually provided through the Town.

4. This compensation shall be effective as of July 1, 2022.

Proposed Motion:

I move to recommend approval to the Town Council regarding amendments to CDC Section 17.2.3 Design Review Board to provide compensation for attendance as presented in the attached ordinance, attachment A.

/mbh

ORDINANCE NO. 2022-__

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO CREATING SECTION 2.16.030 OF THE MOUNTAIN VILLAGE MUNICIPAL CODE
CONCERNING COMPENSATION OF DESIGN REVIEW BOARD MEMBERS**

WHEREAS, the Town of Mountain Village (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended (“Charter”); and

WHEREAS, pursuant to the Charter and the Community Development Code, Title 17 of the Mountain Village Municipal Code (“CDC”), the Design Review Board functions as the Town’s architectural review board and as the Planning and Zoning Advisory Board; and

WHEREAS, Section 17.2.3(E) of the CDC currently states that Design Review Board members serve without compensation, except for reasonable out-of-pocket expenses (subject to Town budget and appropriation); and

WHEREAS, given the heavy workload of Design Review Board members and their increasingly important role in the development review process, the Town Council of the Town of Mountain Village (“Town Council”) desires to establish a monthly compensation for Design Review Board members and amend the CDC accordingly, as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Amendment. The Town Council hereby amends Section 17.2.3 of the CDC as follows:

17.2.3 Design Review Board

E. DRB members shall ~~serve receive without the following compensation; except reasonable out of pocket expenses, provided the Town has budgeted for said expenses and such expenses are approved in advance by the Town.~~

1. The DRB chair shall be compensated for their services to the Town in the amount of \$600.00 per month based upon attendance.

2. All other DRB members shall be compensated for their services to the Town in the amount of \$300.00 per month based upon attendance

3. DRB members receive a merchant Telluride Ski Resort season pass annually provided through the Town.

4. This compensation shall be effective as of July 1, 2022.

Section 3. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Effective Date. This Ordinance shall become effective on _____, 2022 and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the ____ day of _____, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.8 of the Charter.

INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the ____ day of _____, 2022

TOWN OF MOUNTAIN VILLAGE:

**TOWN OF MOUNTAIN VILLAGE, COLORADO,
A HOME-RULE MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this ____ day of _____, 2022

TOWN OF MOUNTAIN VILLAGE:

**TOWN OF MOUNTAIN VILLAGE, COLORADO,
A HOME-RULE MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

Approved as to Form:

David McConaughy, Town Attorney

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. 2022-__ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2022, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 2022 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ____ day of _____, 2022.

Susan Johnston, Town Clerk
(SEAL)



AGENDA ITEM 6
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Senior Planner

FOR: Design Review Board Public Hearing; September 1, 2022

DATE: 8/24/22

RE: Staff Memo – Final Architecture Review (FAR) Lot 640, DR-5, 5 Spring Creek Drive

APPLICATION OVERVIEW: New Single-Family Home on Lot 640 D-5

PROJECT GEOGRAPHY

Legal Description: LOT 640 DR-5, TELLURIDE MOUNTAIN VILLAGE ACC TO PLAT BK 1 PG 2398 AND DECS AT 319898 LOCATED WITHIN TELLURIDE MOUNTAIN VILLAGE FILING 33 SEC 33 T43N R9W NMPM SAN MIGUEL COUNTY CO

Address: 5 Spring Creek Drive

Applicant/Agent: Peter Lundeen, FUSE Architecture and Interior

Owner: Ruth and Frank Hensen

Zoning: Multi-Family Deed-Restricted

Existing Use: Vacant

Proposed Use: Single-Family detached condominium

Lot Size: .022 acres

Adjacent Land Uses:

- **North:** Single-family
- **South:** undeveloped and Single-family
- **East:** Single-family
- **West:** Single-family



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

No new referral or public comments

Case Summary: Peter Lundeen of FUSE Architecture and Interiors is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new

single-family home on Lot 640 DR-5, 5 Spring Creek Drive. The Lot is approximately .022 acres and is zoned Single-family. The overall square footage of the home is approximately 3355 gross square feet and provides 2 interior parking spaces within the proposed garage.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	40' (gable) Maximum	39' 11 9/16"
Maximum Avg. Building Height	35' (gable) Maximum	28.03'
Maximum Lot Coverage	40%, but covenants limit to 960 s.f.	960 s.f.
General Easement Setbacks	No encroachment	Retaining Wall and Grading will require layback in GE
Roof Pitch		
Primary		3:12, 5:12
Secondary		5:12
Exterior Material		
Stone	35% minimum	18.9%
Windows/Doors	40% maximum	11.9%
Parking	2 interior	2 interior

Design Variation:

- 1) Exterior materials – less than 35% stone

DRB Specific Approval:

- 1) Metal soffit and fascia
- 2) Fiberglass windows and doors

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated July 26, 2022

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: The applicant has revised the height compliance drawings to include ridge heights as well as other key elevations in USGS data. This will be important to understand as it moves into building permit, so that at the end of the project, heights can be determined by survey. Staff finds that the project as proposed is meeting all height requirements.

17.3.14: General Easement Setbacks

Lot 640 DR is burdened by a sixteen (16) foot General Easement (GE) on all sides of the property. This easement is directly south of Lot 640 DR-5.

The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

Staff: The proposal does not include any encroachments in the GE, but does anticipate some construction disturbances. According to the application, due to the steep nature of the site, there is some layback into the GE on the south.

The applicant has removed the drystack retaining wall from the southern GE that was proposed at Initial Review.

Although not a GE encroachment, the application does show some encroachment within the LCE. Typically, the condo declarations will discuss allowable uses of the LCE within the condominium community. The condo declarations for Spring Creek are not specific as to allowable encroachments within the LCE, however since the application was signed off on by the HOA president, and a letter of support of the application was written by the HOA president, staff believes that shown encroachments are authorized by the HOA. Encroachments noted within the LCE include landscaping improvements with boulder walls, retaining walls, stone cladding on the home that extends beyond the building footprint and above grade living space on the 2nd and 3rd stories. The applicant has removed the stairway that was initially proposed to the east of the home. If the HOA has no objection, then the town has no objection to hardscape and an overhang within the Limited Common Element (LCE) area, so long as the design is approvable by the DRB.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: This criteria is being met

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing landforms and vegetation.

Staff: This criteria is being met

17.5.6: Building Design

Staff: Stone cladding has been increased slightly to 18.9%, which is less than the 35% required by the CDC. There is some precedent with previous approvals of deed restricted housing to grant a design variation for less than the requirement, however there is still a general desire for the homes to feel grounded to the site. Stone cladding is one way to establish this sense of grounding, particularly with the narrow, taller forms typical of these smaller lots. If DRB approves of the stone amount as currently shown then a design variation should be granted.

The garage door material has been identified as a metal veneer. Doors and windows have been identified as a fiberglass material. This would require specific approval by the DRB.

17.5.7: Grading and Drainage Design

Staff: The area south and west of the home is proposed to be regraded. The drystack wall in the south portion within the GE has been removed by the applicant.

17.5.8: Parking Regulations

Staff: This criteria is being met.

17.5.9: Landscaping Regulations

Staff: This small lot has very little room for landscaping, except for a patio area created near the SW corner of the lot. The applicant has provided some plantings to screen this area for the neighbor. Plantings are smaller in scale as appropriate for the small site – mugo pine, potentilla shrubs and lilacs. The lot is small and steep and does not have space for significant plantings. The applicant does indicate that all disturbed areas are to be revegetated with Town approved native seed mix. Staff believes that a simple landscaping plan is appropriate for the site.

17.5.11: Utilities

Staff: Existing utilities pedestals are in Spring Creek Drive. The applicant should provide an updated utility plan for approval by Public Works, once meter locations are finalized and prior to building permit.

17.5.12: Lighting Regulations

Staff: Specifications for exterior light fixtures was provided and a lighting plan was provided. The fixture specifications provided meet the lighting provisions of the CDC. A photometric study will not be required due to the square footage of the home.

17.5.13: Sign Regulations

Staff: This criteria is being met.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: No comment was received from the Town Forester. The lot is small and steep. There appear to be some existing trees on the lot within the LCE and GE areas. Prior to building permit, the applicant should demonstrate that there is a 15' defensible space between the home and the spruce or fir trees to the south of the home.

Steep Slopes: As previously discussed in this memo, this lot is heavily constrained. Avoiding steep slopes would make this lot unbuildable.

17.6.6: Roads and Driveway Standards

Staff: The driveway is meeting standards for width, grades are demonstrated at 4.3%. the driveway appears to be meeting road and driveway standards.

17.6.8: Solid Fuel Burning Device Regulations

Staff: There is a fireplace noted on level three, it is specified to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: This criteria is being met

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 640 DR-5, 5 Spring Creek Drive based on the findings and CDC requirements listed in the staff memo of record.

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

Lot 640DR-5 Proposed Motion:

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

I move to approve the Final Architectural Review for a new single-family detached condominium located at Lot 640DR Unit 5, based on the evidence provided within the Staff Report of record dated August 24, 2022 with the following design variations and specific approvals:

Design Variation:

- 1) Exterior materials – less than 35% stone

DRB Specific Approval:

- 1) Metal soffit and fascia
- 2) Fiberglass windows and doors

And, with the following conditions:

- 1) Prior to building permit, the applicant shall work with the Town Forrester to ensure they are meeting the required fire mitigation.
- 2) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 3) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 4) A monumented land survey of the ridge height will be provided prior to final planning review to determine the maximum building height.
- 5) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
- 6) The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - a. Wood that is stained in the approved color(s);
 - b. Any approved metal exterior material;
 - c. Roofing material(s); and
 - d. Any other approved exterior materials
- 7) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

NARRATIVE

To: Mountain Village Design Review Board
Re: Lot 640 DR-5 Final Plan DRB Submittal
Date: August 17, 2022

Project Description:

This project is a new, deed restricted, single-family residence of 3,355 gross square feet over floor floors for a local family. This includes a 2-car garage on the lowest floor. The proposed massing of the house and the rooflines step up the lot similar to the slope of the lot with three floors in the front or north side and two floors above grade in the rear or south side. There is one deck on the 3rd floor west side that is partially recessed into the building in order to create a more usable deck size while not projecting too far out from the building.

The Spring Creek subdivision has specific lot/footprint sizes that are 24' x 40' and that is what is being proposed.

Due to the steep nature of this lot, the excavation will require layback into the southern General Easement and shoring will be required on part of the west side, all of the southern side and part of the east side.

Therefore, we are requesting a specific approval for excavation and shoring within the GE.

The roofs are simple in nature and are low pitched in order to provide headroom, stay within height limits and have snow guards to protect against snow and ice fall.

There are steel plate, awning roofs on different levels on each side to provide protection for walkways and outside of doors and to assist in stepping down the scale of the house.

The exterior materials will be cream/white stone veneer, brown horizontal and vertical wood siding and black corrugated metal siding. The roof is proposed to be standing seam metal roofing with a black color. The windows and most exterior doors will be Marvin Essential Fiberglass in Ebony, a black color.

Therefore, we are requesting a specific approval for using these windows.

The garage door and main entry door on the west side will be doors clad with steel plate veneer. The intent is to have exterior materials that will be less maintenance over time.

Thanks for your thoughtful consideration of this proposal.

Regards,

Peter B. Lundeen,
Architect

GENERAL NOTES

1. THE CONTRACT DOCUMENTS INCLUDE THE CONTRACTUAL AGREEMENT, THE DRAWINGS, & THE PROJECT MANUAL (SPECIFICATIONS, SUPPLEMENTAL DRAWINGS, ADDENDA & PRODUCT CUT SHEETS).
2. ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE 'CONTRACTOR' INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS; THEY SHALL BE ONE AND THE SAME.
3. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS, ALL NECESSARY INSPECTIONS, & THE CERTIFICATE OF OCCUPANCY.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE CONFORMANCE OF ALL WORK TO ANY AND ALL APPLICABLE BUILDING CODES (INCLUDING PLUMBING AND ELECTRICAL). ANY DISCREPANCIES OR NONCONFORMING ITEMS FOUND IN THE DRAWINGS MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. IMMEDIATELY FOLLOWING THE AWARDED OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE. ANY AND ALL CHANGES OR SUBMITTALS AFFECTING CONSTRUCTION COST OR SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. ANY DISCREPANCIES OR NONCONFORMING ITEMS FOUND IN THE DRAWINGS MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE ARCHITECT ALL SHOP DRAWINGS AND FINISH MATERIAL SAMPLES ALLOWING ADEQUATE TIME FOR REVIEW, APPROVAL OR CORRECTIONS SO AS NOT TO ADVERSELY AFFECT THE CONSTRUCTION SCHEDULE.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK PERFORMED BY THE VARIOUS SUB-CONTRACTORS, AND SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND CEILINGS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT, THE PROTECTION OF NEIGHBORING PROPERTIES, AND THE COMPLIANCE TO ALL OSHA REQUIREMENTS.
9. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL PROVIDE FOR RECYCLING AT THE JOBSITE.
10. THE DRAWINGS SHOULD NOT BE SCALED, IF A DIMENSION CAN'T BE DETERMINED THE CONTRACTOR SHALL PROMPTLY CONTACT THE ARCHITECT FOR VERIFICATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS; ANY DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BY THE CONTRACTOR, PRIOR TO PROCEEDING WITH THE SPECIFIED WORK.
12. ELECTRICAL SERVICE, WIRING, ETC. SHALL COMPLY WITH APPLICABLE ELECTRICAL CODES.
13. PLUMBING SHALL COMPLY WITH APPLICABLE PLUMBING CODES.
14. ALL MATERIALS PROVIDED SHALL CONFORM TO ALL LOCAL, CITY AND/OR COUNTY FIRE REGULATIONS. CERTIFICATES, OR APPROVED FIRE RETARDANT PROCESSING FLAME SPREAD RATINGS, ETC., SHALL BE OBTAINED WITHOUT SPECIFIC REQUEST AND SUBMITTED TO THE ARCHITECT.
15. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY; WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WHEN A CONFLICT OCCURS, THE SPECIFICATIONS SHALL HAVE PRECEDENCE.
16. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR ARCHITECT'S APPROVAL.
17. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON THE PROJECT. ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE THE ARCHITECT (IN WRITING) OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE, OUT OF THE BUDGET OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL SUPPLY ALL SUCH FIXTURES AND APPLIANCES, UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.
21. THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS, OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH WITH THE SURFACE IN WHICH THEY ARE INSTALLED WITH NO EXPOSED TRIM.
22. THE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORTS IN PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, CABINETS, FINISH MATERIALS, AND FIRE BLOCKING (SEE BELOW).
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (POWER, LIGHTING, WATER) TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR. CONTRACTOR TO PURCHASE WIND OR SOLAR RENEWABLE POWER SOURCES WHEN AVAILABLE.
24. FOR WALLS SEPARATING GARAGE AND LIVING SPACE, PROVIDE (1) LAYER 5/8" TYPE 'X' GIB ON EACH SIDE OF STUDS. FOR CEILINGS/FLOORS SEPARATING GARAGE AND LIVING SPACE, PROVIDE (2) LAYERS 5/8" TYPE 'X' GIB AT CEILING. FOR CEILINGS OF STORAGE AREA BELOW STAIRS, PROVIDE (2) LAYERS 5/8" TYPE 'X' GIB AT CEILING.
25. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL MATERIAL TAKE-OFFS DONE BY SUB-CONTRACTORS.

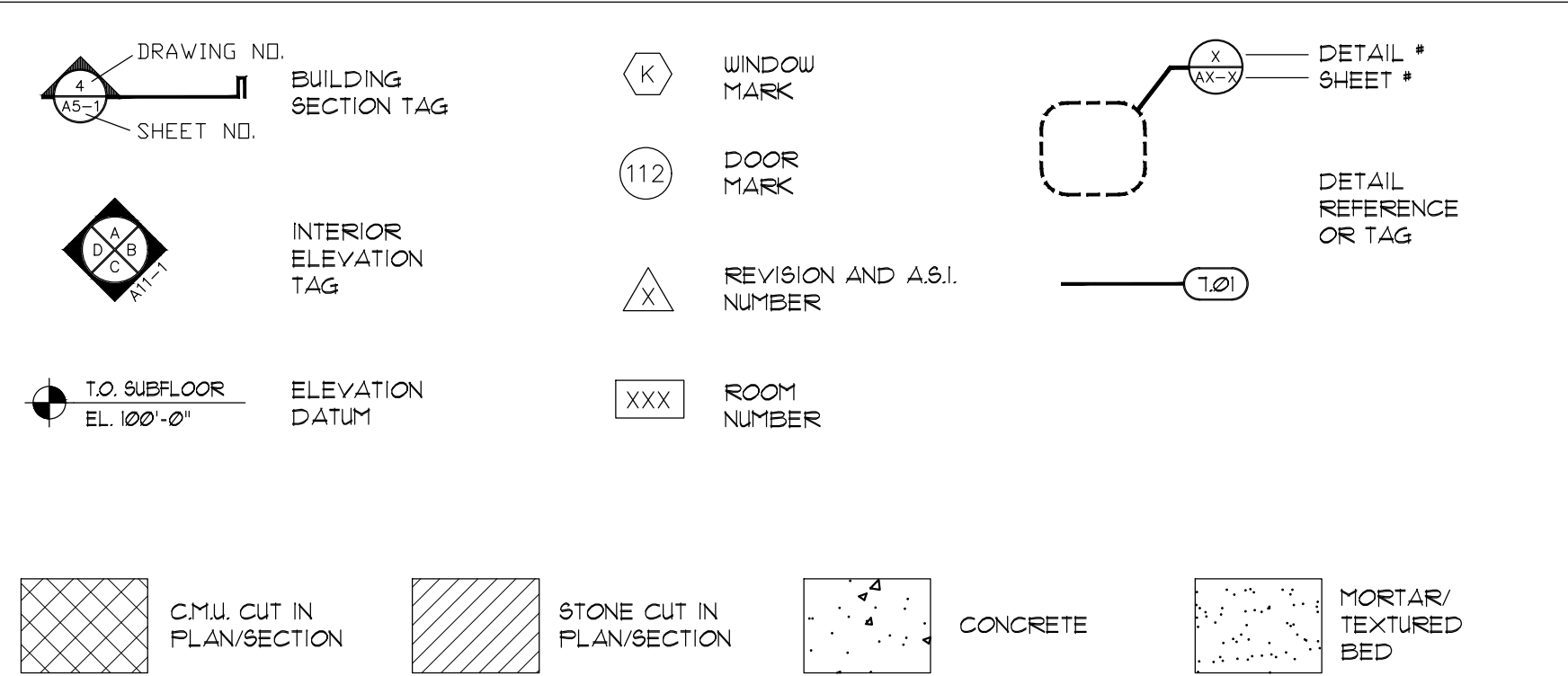
GENERAL FIREBLOCKING NOTES

- FIRE BLOCKS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: (CONTRACTOR SHALL VERIFY WITH CURRENT CODES)
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS.
 2. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 3. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 5. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 6. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

VICINITY MAP



GRAPHIC SYMBOLS LEGEND



PROJECT INFORMATION

LEGAL DESCRIPTION:
5 SPRING CREEK
LOT 640 DR-5
MOUNTAIN VILLAGE, CO 81435

BLDG. OCCUPANCY: RESIDENTIAL = R-3
CONSTRUCTION: VB

DESCRIPTION: 3 STORY SINGLE FAMILY RESIDENCE

LEVEL 1 = 123.0 SF
LEVEL 2 = 946.0 SF
LEVEL 3 = 958.5 SF
LOFT LEVEL = 557.0 SF
TOTAL LIVING = 2,634.5 SF + 48.4 MECH + 671.9 GAR = 3,354.8 SF GROSS BUILDING

ENTRY WALK = 112 SF
PATIO = 154 SF
DECK = 67 SF

SHEET INDEX

A1-0	TITLE SHEET
A2-1	SURVEY
A2-1	SITE PLAN
A2-2	CONSTRUCTION MITIGATION PLAN
A2-3	LANDSCAPE & FIRE MITIGATION PLANS
A3-1	FLOOR PLANS
A4-1,2	EXTERIOR ELEVATIONS
A4-3,4	EXTERIOR ELEVATIONS - AVE HT. CALCS
A4-5,6	EXTERIOR ELEVATIONS - MATERIAL CALCS
A10-1	ELECTRICAL PLANS

ISSUE DATES

DRS PRE-AP MTG SET	8-24-2022
DRS PRELIMINARY REVIEW SET	4-15-2022
DRS FINAL REVIEW SET	8-17-2022

PROJECT TEAM

SURVEYOR	CIVIL ENGINEER	MECHANICAL ENGINEER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
SAN JUAN SURVEYING 1600 SOCIETY DRIVE TELLURIDE, CO 81435 (970) 728-1128	UNCOMPANGRE ENG. P.O. BOX 3945 TELLURIDE, CO 81435 (970) 729-0683	-	ALPINE EDGE ENGINEERING MATTHEW HEPP 605 RIVER PARK DRIVE RIDGWAY, CO 81432 (970) 318-1469	HENSEN CONSTRUCTION - - (970) 729-0056 CELL

FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

SHEET NUMBER: A1-0
TITLESHEET

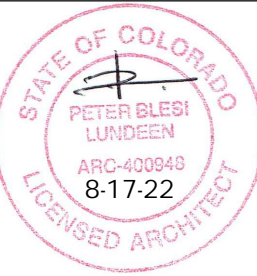
PROJECT: #2108

LOCATION: LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY

LOT 640-DR5 SPRING CREEK RESIDENCE

REVISIONS:

COPYRIGHT 2022





NOTICE:

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

- NOTES:**
- Vertical datum is based on the set Northeast corner of Unit DR-5, an Aluminum Cap Rebar, LS 36577, having an elevation of 8741.30 feet, as depicted.
 - Fieldwork was performed March 2018.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 640DR-5, Town of Mountain Village, according to the Replat of Lots 640B, 640D, Tracts OSP-35F and OSP-35B, Town of Mountain Village (a planned unit community), recorded July 09, 1998 in Plat Book 1 at Page 2398,

County of San Miguel,
State of Colorado

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 640DR-5, Town of Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
03/26/2018

TOPOGRAPHIC SURVEY

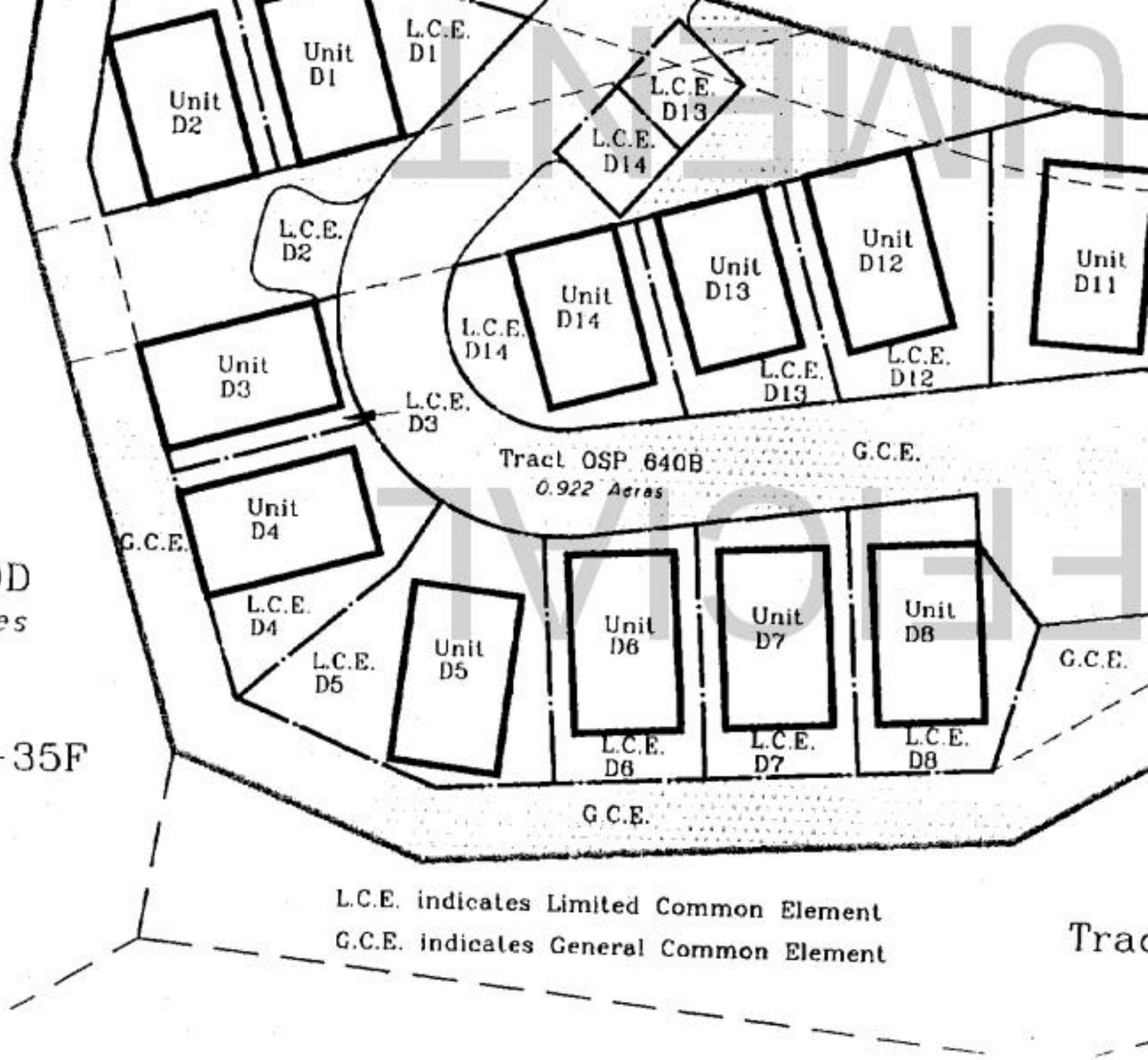
LOT 640DR-5, TOWN OF MOUNTAIN VILLAGE

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

DATE:	3/23/2018
JOB:	03073
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION	
DATES:	
SHEET:	1 OF 1

Lot 640D
1.222 Acres

Tract OSP-35F



Trac



SITE LEGEND

- EXISTING CONTOUR
- REVISED CONTOUR
- CONTOUR INTERVALS 2 FEET
- GAS LINE
- ELECTRIC, CABLE, AND TELEPHONE LINES
- WATER LINE
- SANITARY SEWER LINE
- LINE OF DRAINAGE SWALE
- TREE TO BE REMOVED
- PARKING SPACE
- EXTERIOR LIGHTING
- GAS VALVE
- WATER VALVE
- CABLE TELEVISION PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CURB STOP
- CONTROL POINT
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

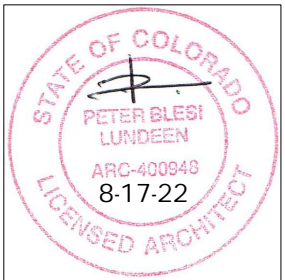
GENERAL NOTES

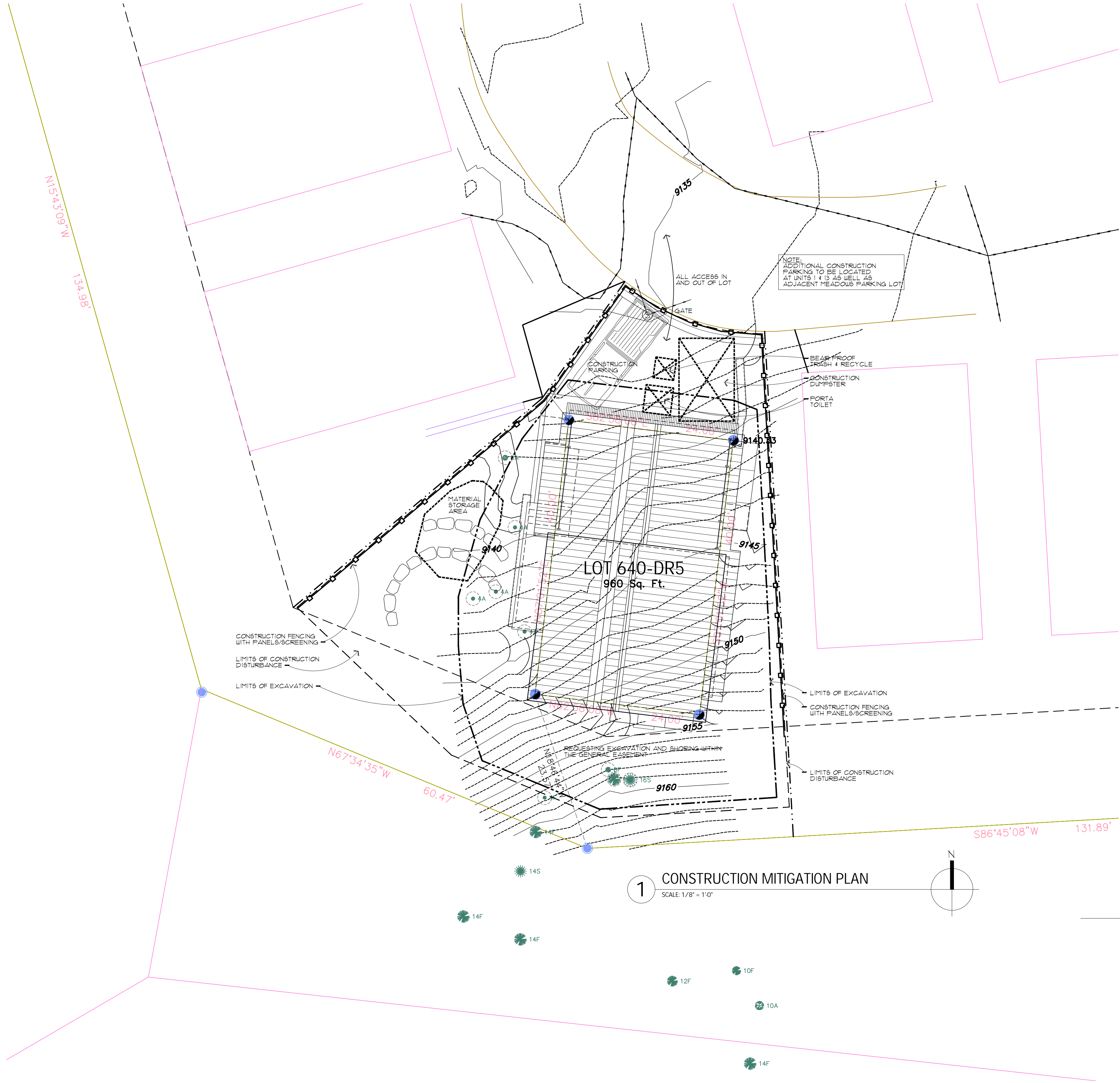
- SURVEY INFORMATION PROVIDED BY: SAN JUAN SURVEYING, 160D SOCIETY DRIVE, TELLURIDE, CO 81435 (970) 728-1128
- CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY. ALL UTILITY TRENCHES TO AVOID DISTURBING EXISTING TREES.
- THE CONTRACTOR SHALL VERIFY BUILDING LOCATION AND FLOOR ELEVATIONS WITH THE OWNER AND ARCHITECT PRIOR TO EXCAVATION.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

COPYRIGHT 2022

DATE: ISSUED FOR:	AUGUST 17, 2022 REVIEW SET	PROJECT: #2108	LOT 640-DR5 SPRING CREEK RESIDENCE	REVISIONS:
SHEET NUMBER:	A2-1 SITE PLAN	LOCATION:	LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY	





STAGING LEGEND

LIMITS OF CONSTRUCTION & DISTURBANCE

LIMITS OF EXCAVATION

CONSTRUCTION FENCING

SILT FENCE

STRAW/HAY BALES

SITE LEGEND

EXISTING CONTOUR

36

REVISED CONTOUR

CONTOUR INTERVALS 2 FEET

GAS LINE

ELECTRIC, CABLE, AND TELEPHONE LINES

WATER LINE

SANITARY SEWER LINE

LINE OF DRAINAGE SWALE

TREE TO BE REMOVED

PI

PARKING SPACE

EXTERIOR LIGHTING

GV

GAS VALVE

WV

WATER VALVE

CABLE TELEVISION PEDESTAL

TELEPHONE PEDESTAL

ELECTRIC PEDESTAL

CURB STOP

CONTROL POINT

FIRE HYDRANT

SANITARY SEWER MANHOLE

STAGING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM MOUNTAIN VILLAGE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.

3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION MITIGATION PLAN PRIOR TO CONSTRUCTION.

4. ALL PAINT, STAIN, THINNERS, AND RELATED MATERIALS SHALL BE DISPOSED OF IN A PROPER MANNER AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES REGARDING HAZARDOUS MATERIALS AND HAZARDOUS WASTE. AT NO TIME WILL ANY WASTES BE ALLOWED TO BE POURED OR SPILLED ONTO OR INTO THE SOIL, TRASH CONTAINERS OR ANY OTHER NON-SPECIFIC DEVICE/CONTAINER. ONLY CLEARLY MARKED FIRE PROOF DRUMS OR BUCKETS WILL BE ACCEPTABLE CONTAINERS.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE:
ISSUED FOR:

AUGUST 17, 2022
REVIEW SET

SHEET NUMBER:

A2-2
CONSTRUCT. MIT. PLAN

PROJECT:
#2108

LOT 640-DR5 SPRING CREEK RESIDENCE

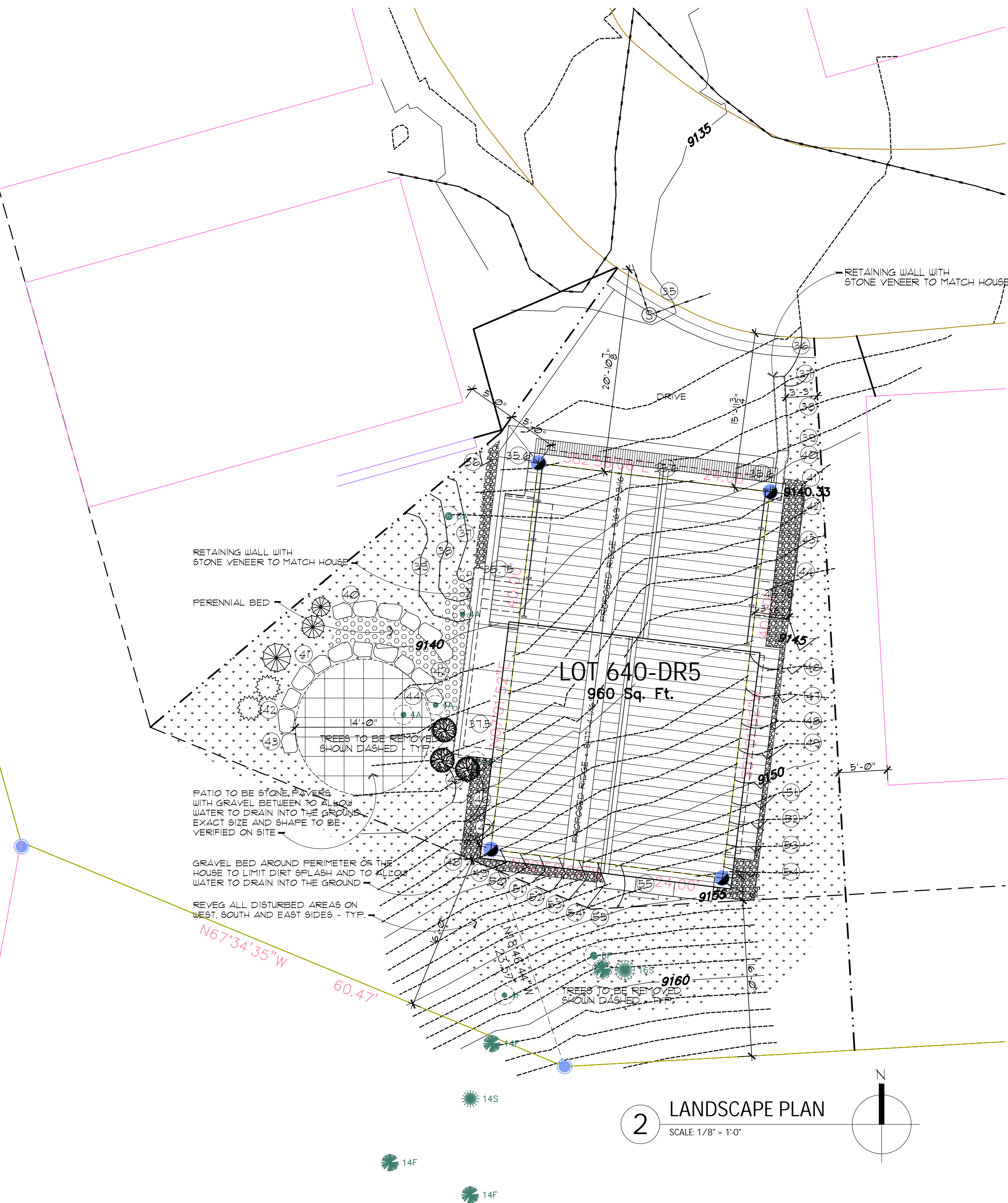
LOCATION:

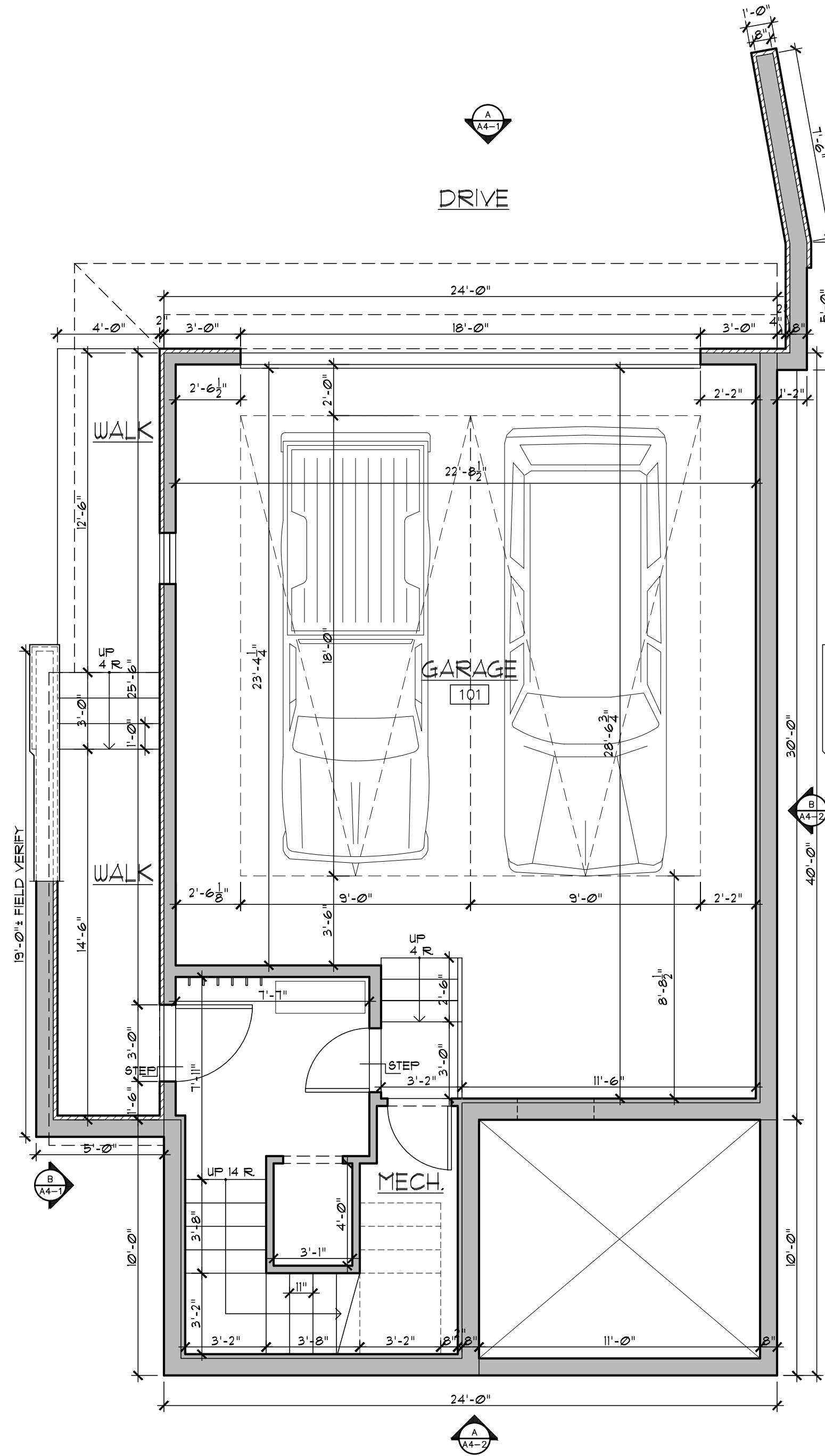
LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY

REVISIONS:

STATE OF COLORADO
PETER BLISS
LUNDEN
ARC-400043
8-17-22
LICENSED ARCHITECT

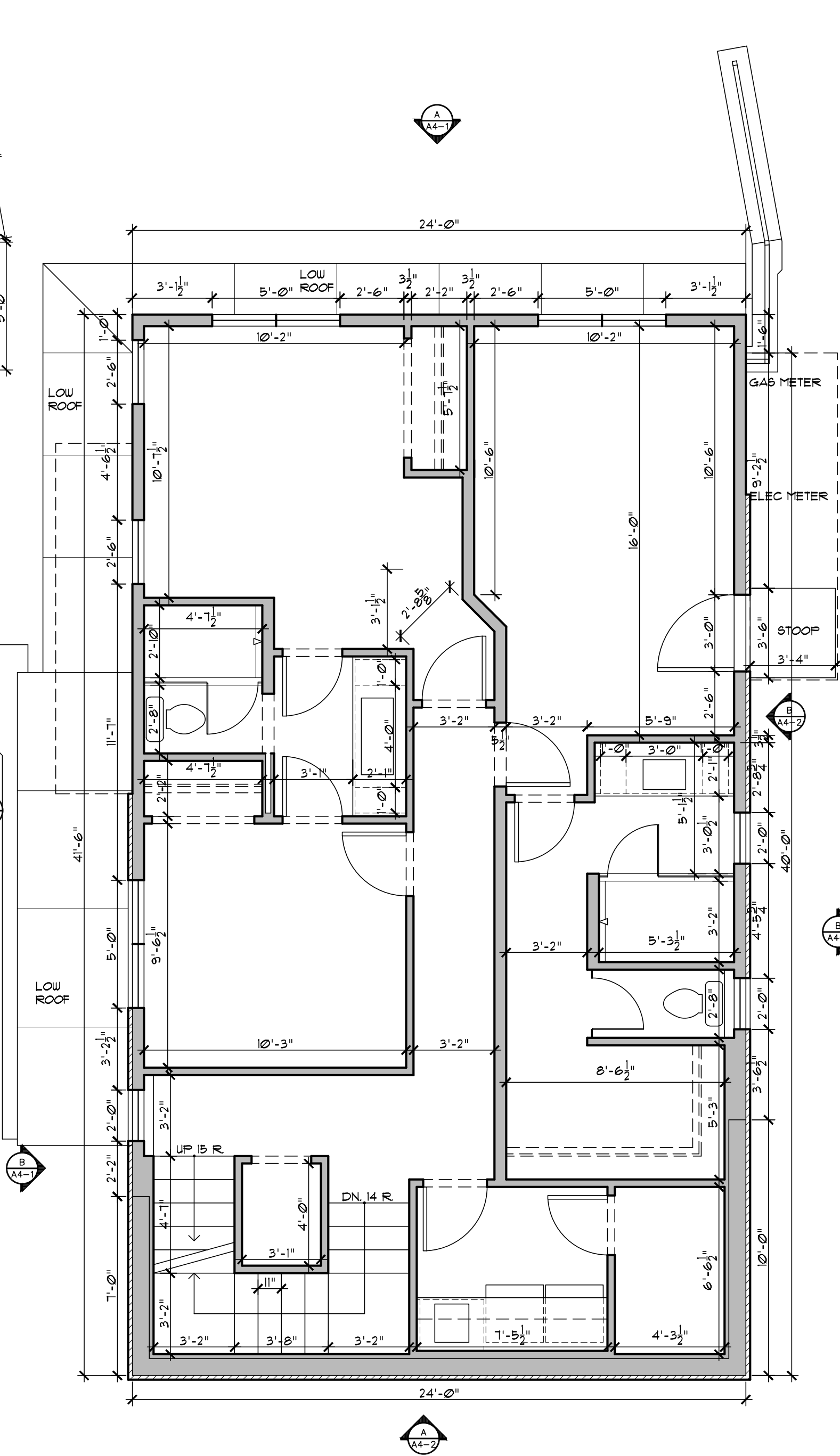
COPYRIGHT 2022





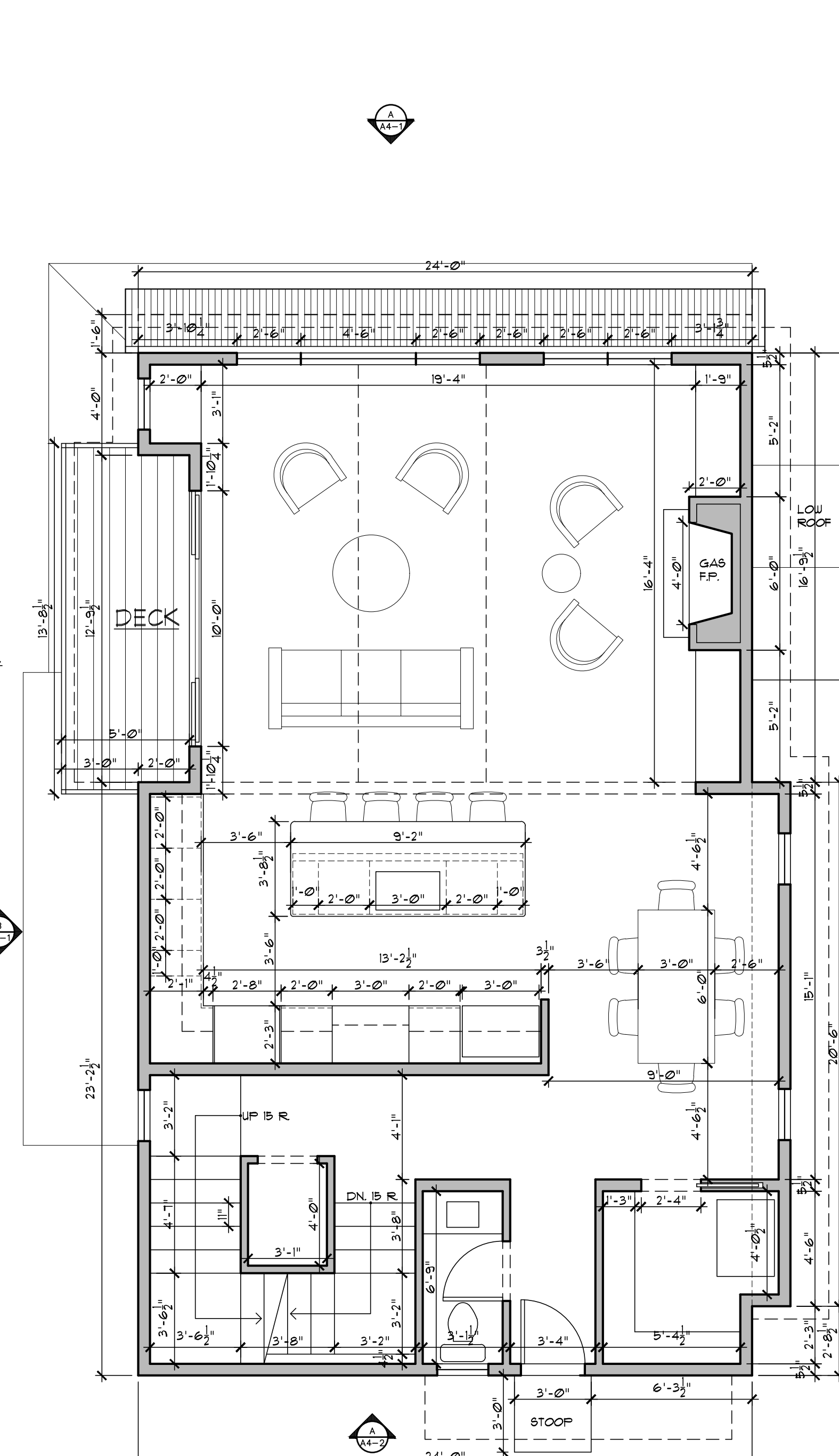
1 GARAGE LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

1230.0 SF	LIVING
48.4 SF	MECH
671.9 SF	GARAGE
645.3 SF	TOTAL



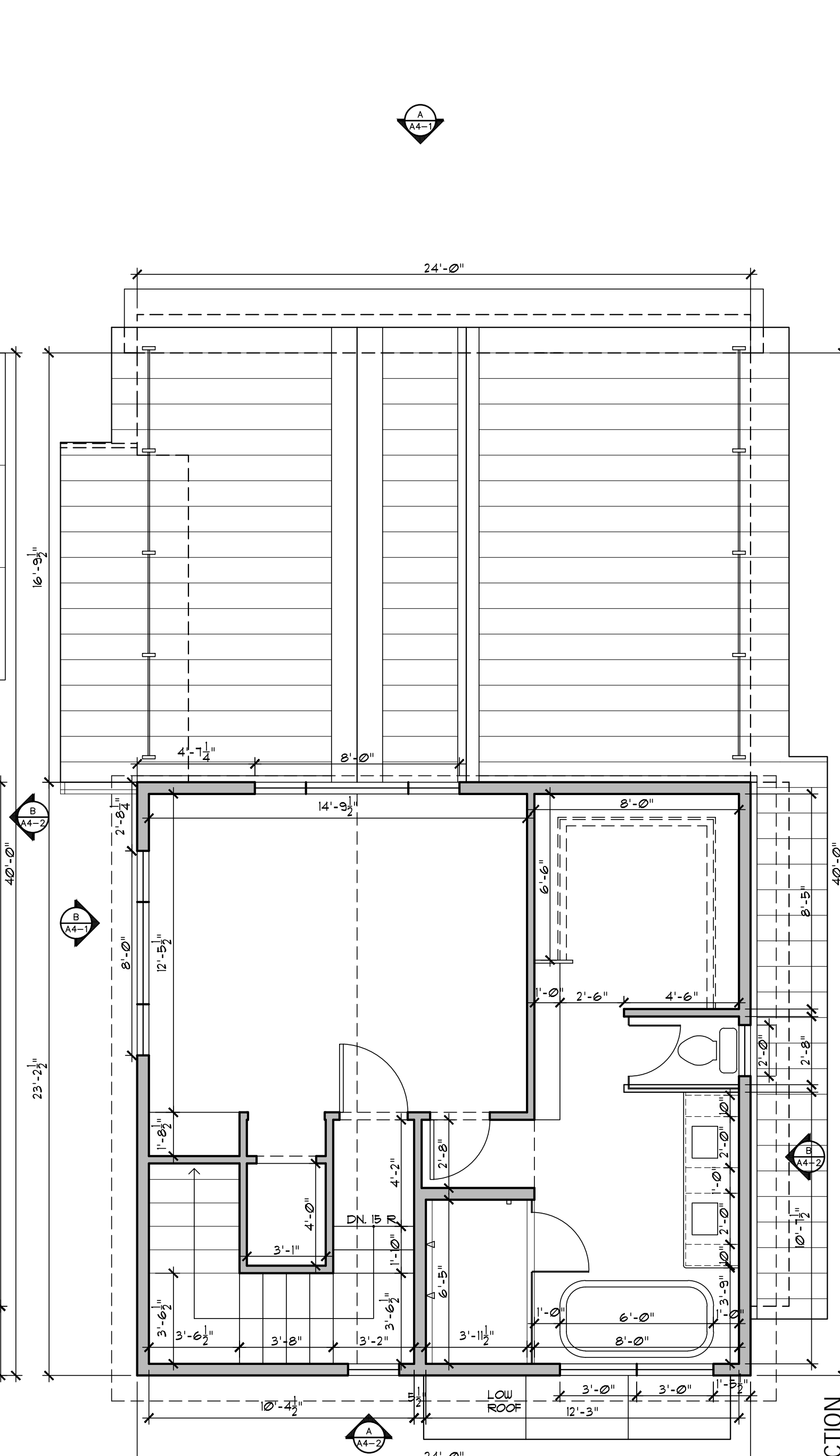
2 LEVEL TWO FRAMING PLAN
SCALE: 1/4" = 1'-0"

996.0 SF



3 LEVEL THREE FRAMING PLAN
SCALE: 1/4" = 1'-0"

958.5 SF



4 LOFT LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

557.0 SF

1230.0 SF	LEVEL 1
996.0 SF	LEVEL 2
958.5 SF	LEVEL 3
557.0 SF	LOFT LEVEL
2634.5 SF	TOTAL
671.9 SF	GARAGE
48.4 SF	MECH
3.354.8 SF	GROSS TOTAL

FOR REVIEW ONLY NOT FOR CONSTRUCTION

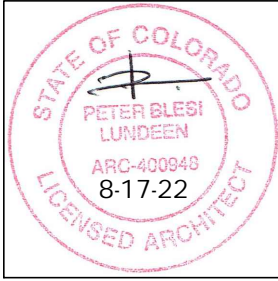
DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

PROJECT: #2108

LOT 640-DR5 SPRING CREEK RESIDENCE

COPYRIGHT 2022

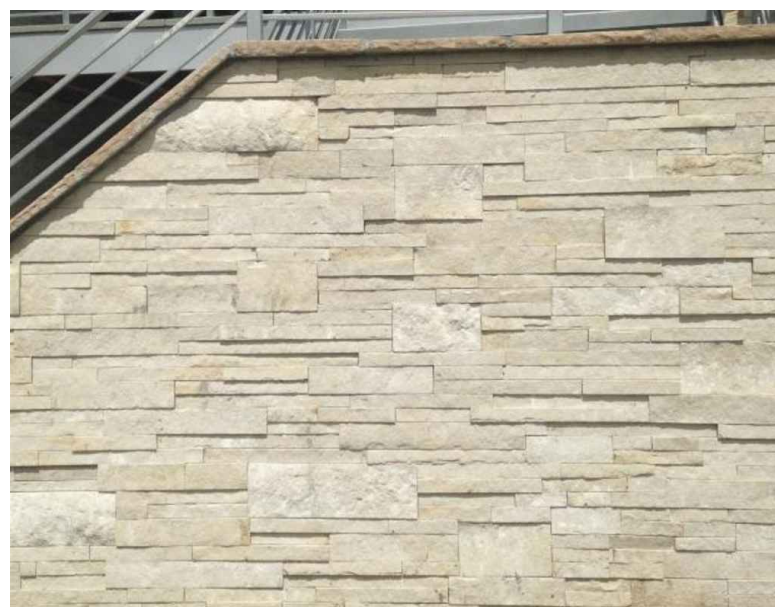
REVISIONS:



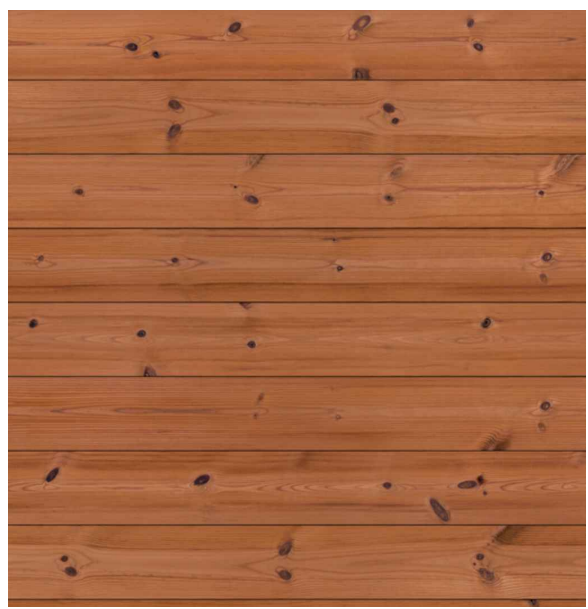
SHEET NUMBER: A3-1
FLOOR PLANS

LOCATION:

LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY



1 STONE VENEER
SCALE: N.T.S.



2 WOOD SIDING
SCALE: N.T.S.



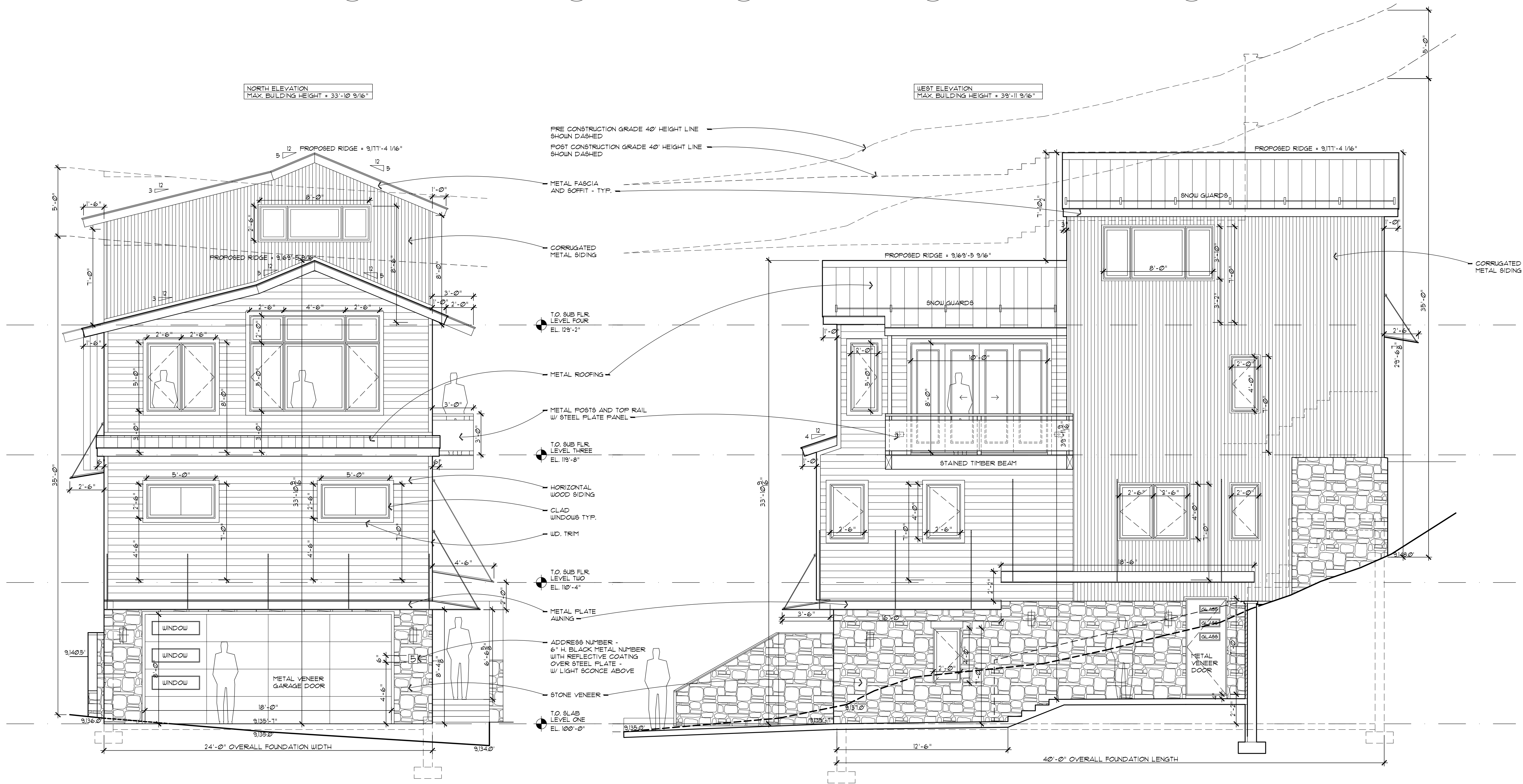
3 CORR MTL-BLACK
SCALE: N.T.S.



4 METAL ROOF - BLACK
SCALE: N.T.S.

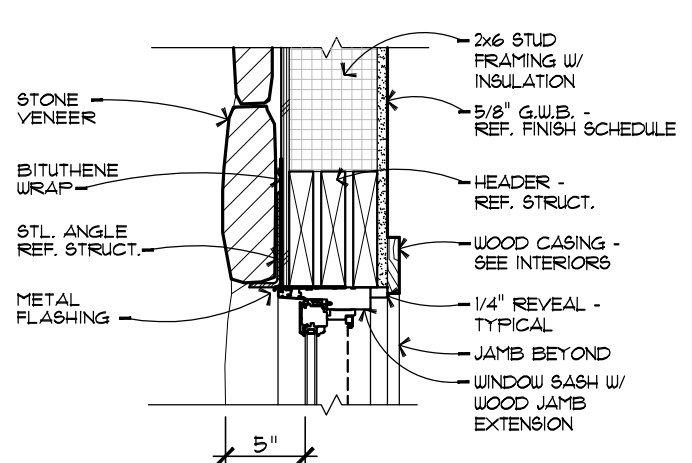


5 GARAGE DOOR IDEA
SCALE: N.T.S.

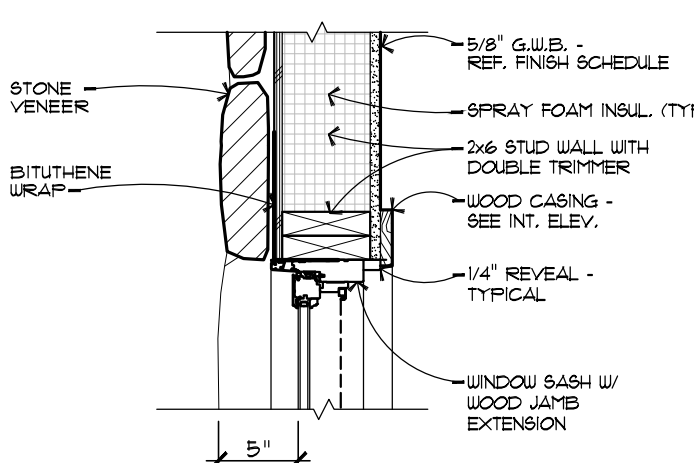


A NORTH ELEVATION
SCALE: 1/4" = 1'-0"

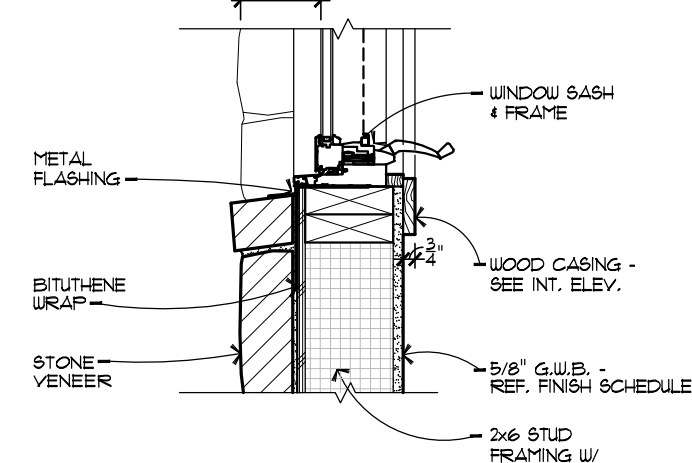
B WEST ELEVATION
SCALE: 1/4" = 1'-0"



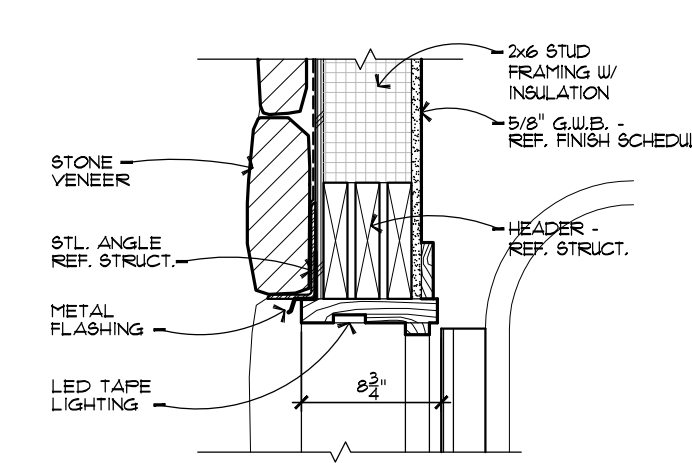
C WNDW. HD. (DR. SIM) DET.
SCALE: 1" = 1'-0"



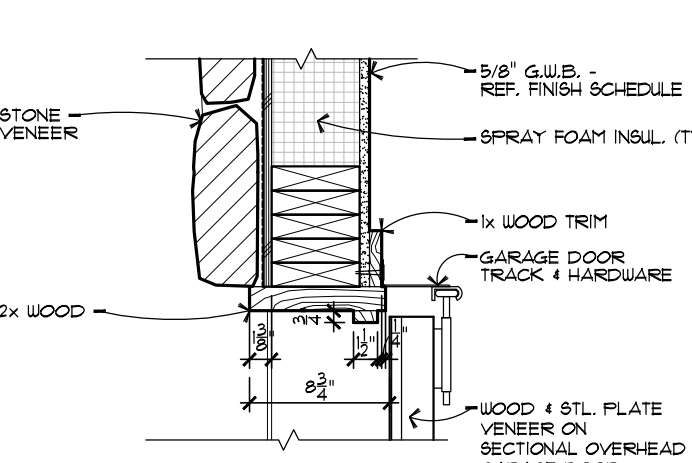
D WNDW. JAMB (DR. SIM) DET.
SCALE: 1" = 1'-0"



E WINDOW SILL DETAIL
SCALE: 1" = 1'-0"



F GARAGE DR. HD. DETAIL
SCALE: 1" = 1'-0"



G GARAGE DR. JAMB DETAIL
SCALE: 1" = 1'-0"

FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

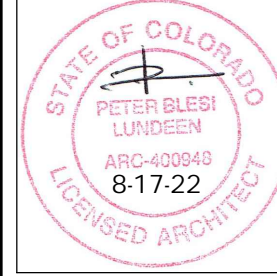
SHEET NUMBER: A4.1
EXTERIOR ELEVATIONS

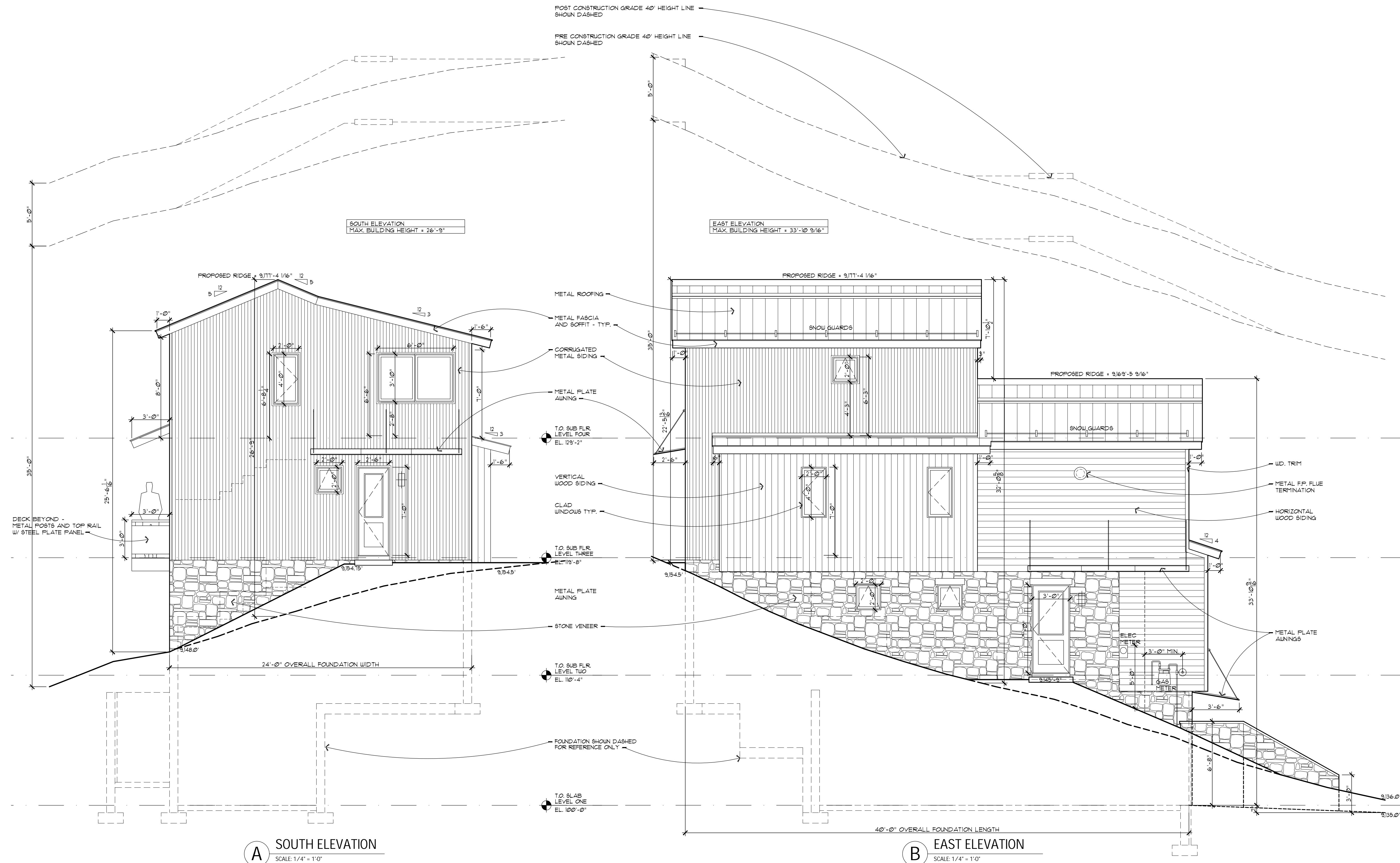
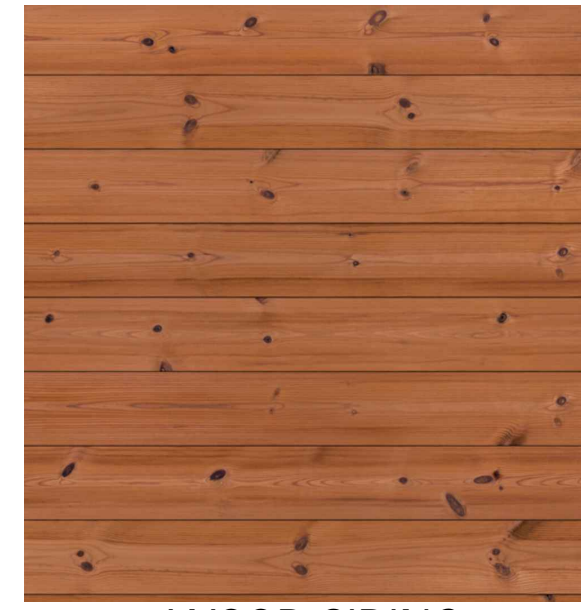
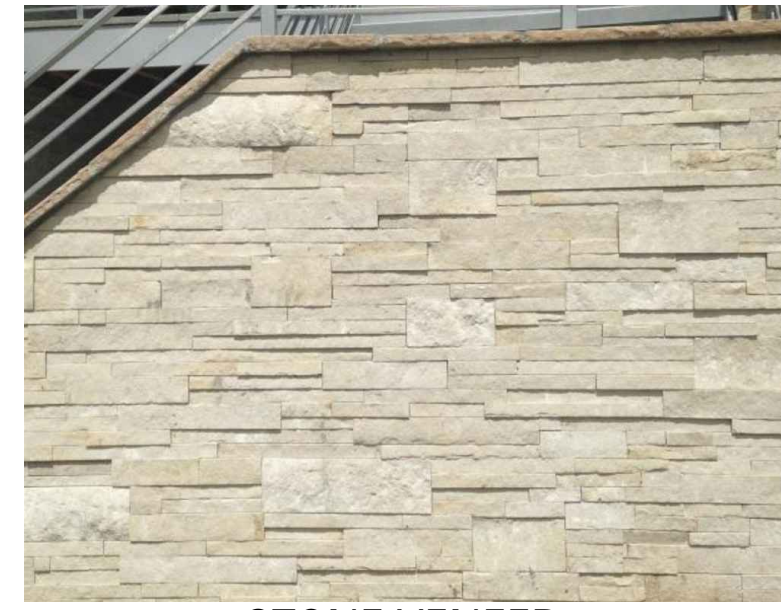
PROJECT: LOT 640-DR5 SPRING CREEK RESIDENCE
#2108

LOCATION: LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY

REVISIONS:

COPYRIGHT 2022





FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

PROJECT:
#2108

LOT 640-DR5 SPRING CREEK RESIDENCE

REVISIONS:

SHEET NUMBER: **A4-2**
EXTERIOR ELEVATIONS

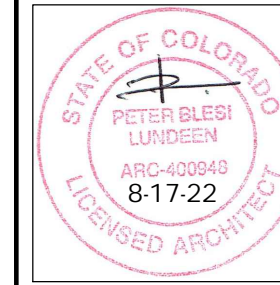
LOCATION:

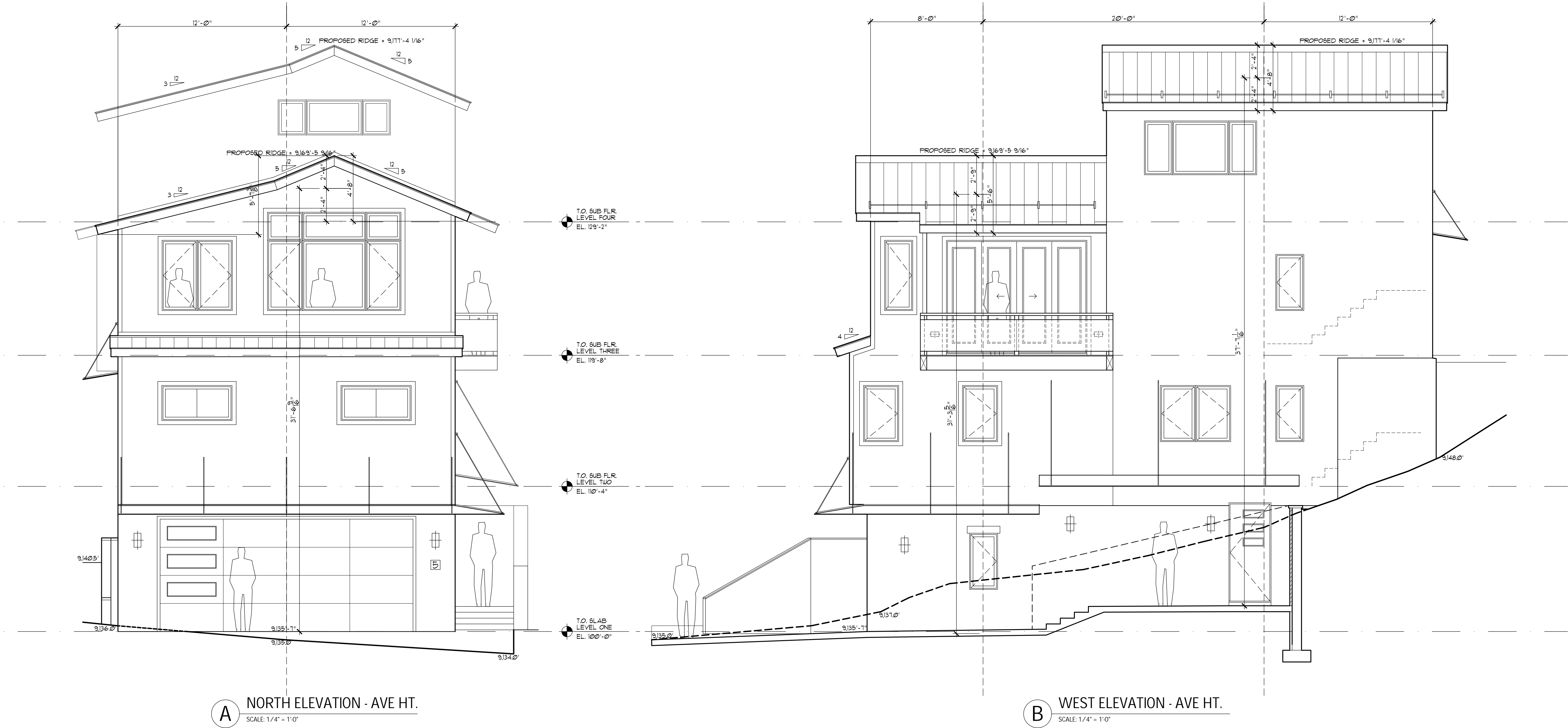
LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY

FUSE architecture + interior

2220 East Colorado Ave, Suite 204 P.O.Box 3934 Telluride CO 81435. Office: 970- 728-0841

COPYRIGHT 2022





Ave Roof Height	feet	inches	inch in feet	total in feet
31'-3 5/16"	31	3.3125	0.28	31.28
37'-7 1/16"	37	7.0625	0.59	37.59
24'-7 1/16"	24	7.0625	0.59	24.59
21'-10 11/16"	21	10.6875	0.89	21.89
25'-9 5/16"	25	9.3125	0.78	25.78
23'-6 1/4"	23	6.25	0.52	23.52
31'-6 9/16"	31	6.5625	0.55	31.55
28'-0 3/8"			ave height	196.19
30'-0" allowed				28.03
	28	0.36	0.03	28.03

FOR REVIEW ONLY NOT FOR CONSTRUCTION

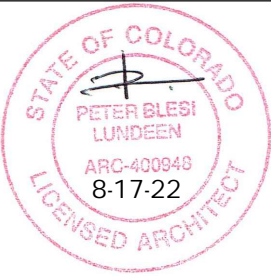
COPYRIGHT 2022

DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

PROJECT: #2108

LOT 640-DR5 SPRING CREEK RESIDENCE

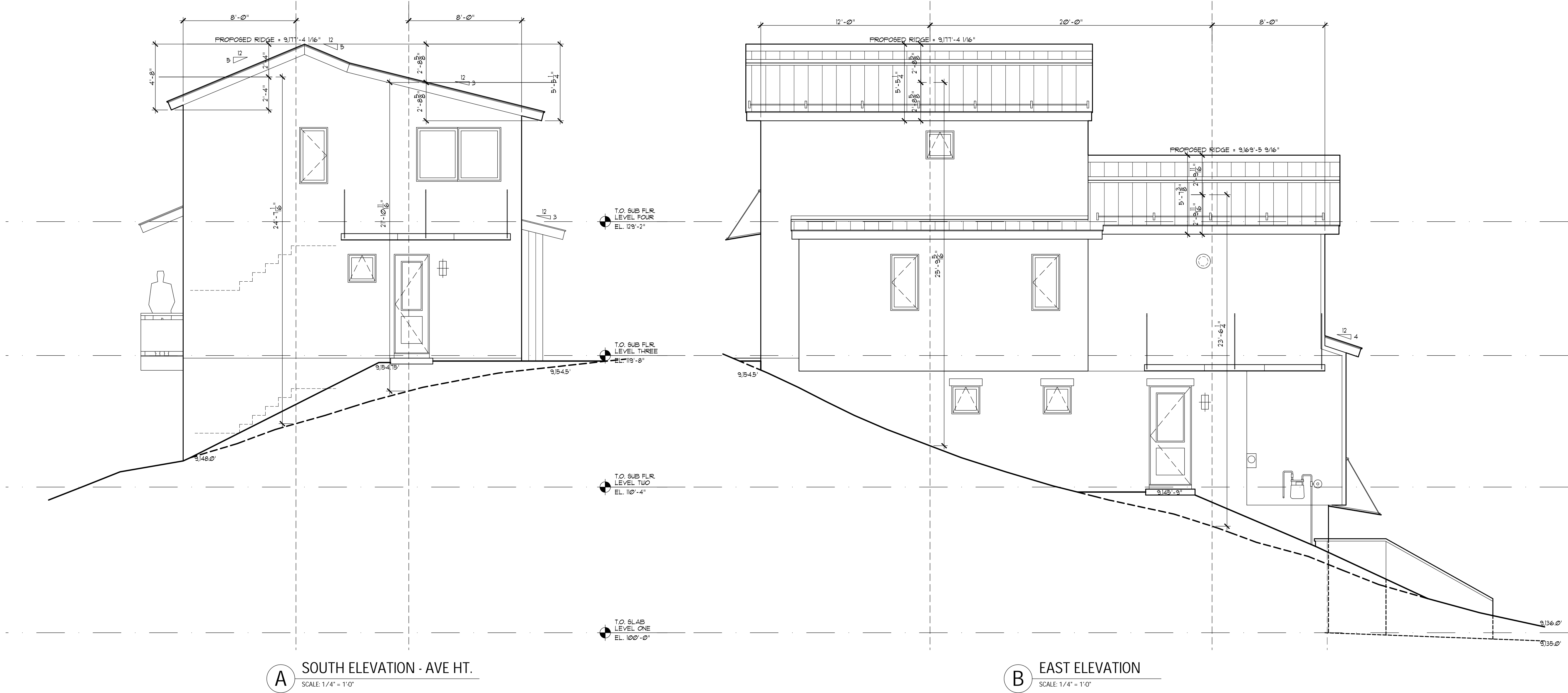
REVISIONS:



SHEET NUMBER: A4-3
EXT ELEV. - AVE. HT. CALC.

LOCATION:

LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY



Ave Roof Height	feet	inches	inch in feet	total in feet
31'-3 5/16"	31	3.3125	0.28	31.28
37'-7 1/16"	37	7.0625	0.59	37.59
24'-7 1/16"	24	7.0625	0.59	24.59
21'-10 11/16"	21	10.6875	0.89	21.89
25'-9 5/16"	25	9.3125	0.78	25.78
23'-6 1/4"	23	6.25	0.52	23.52
31'-6 9/16"	31	6.5625	0.55	31.55
28'-0 3/8"	ave height			196.19
30'-0"	allowed			28.03
	28	0.36	0.03	28.03

FOR REVIEW ONLY NOT FOR CONSTRUCTION

COPYRIGHT 2022

DATE:
ISSUED FOR:
SHEET NUMBER:
AUGUST 17, 2022
REVIEW SET
A4-4
EXT ELEVS - AVE. HT. CALC

PROJECT:
#2108
LOCATION:
LOT 640-DR5
SPRING CREEK
MOUNTAIN VILLAGE
SAN MIGUEL COUNTY

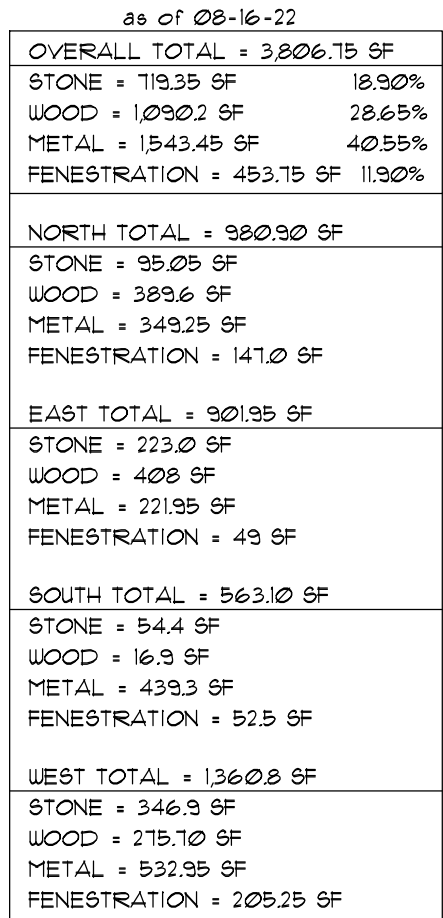
REVISIONS:

FENESTRATION = 147.0 SF

FENESTRATION = 205.25 SF

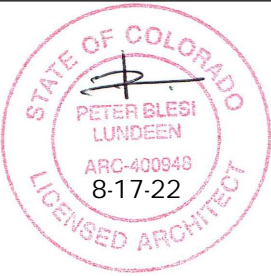


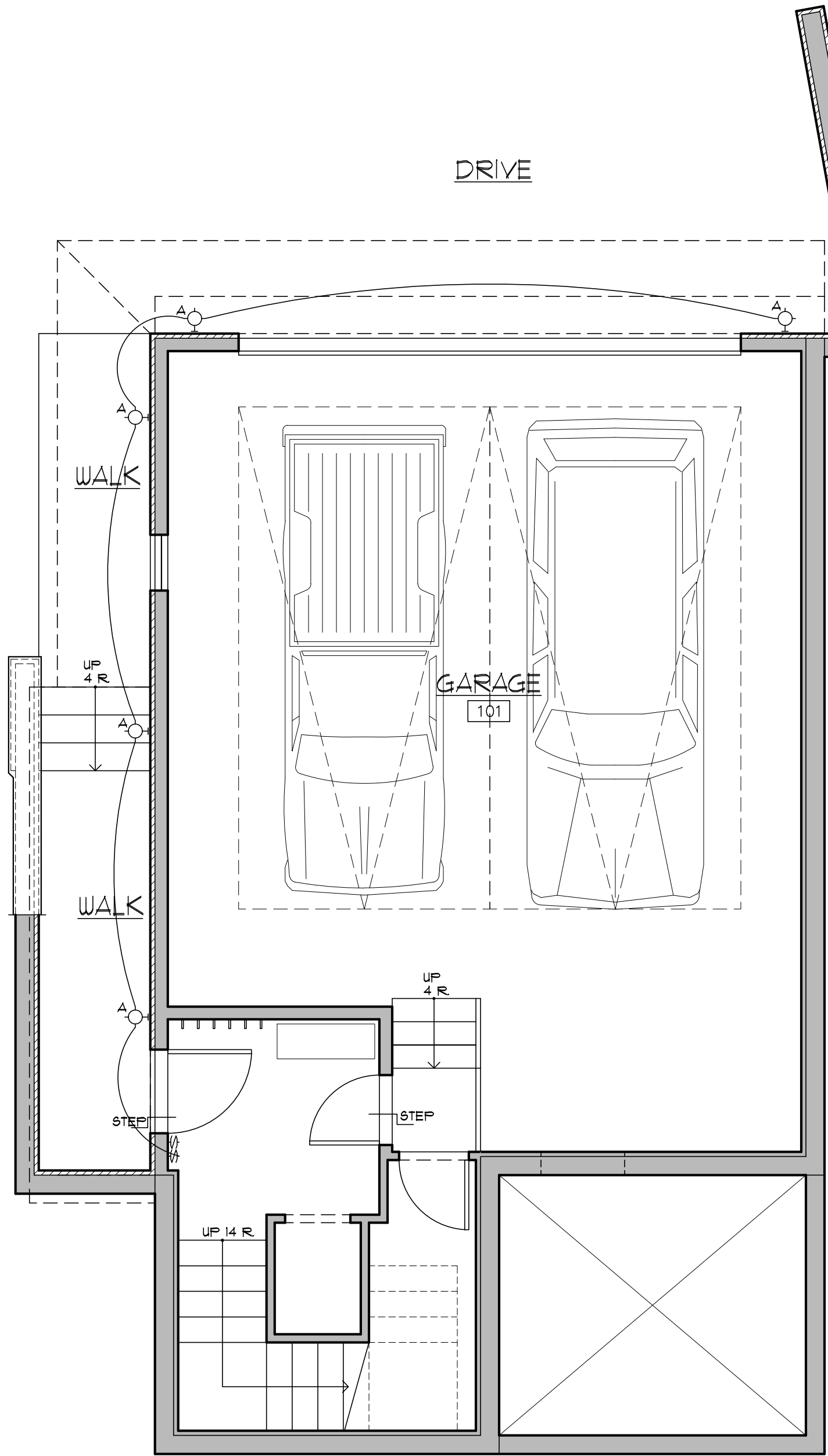
2220 East Colorado Ave, Suite 204 P.O.Box 3934 Telluride CO 81435. Office: 970- 728-0841



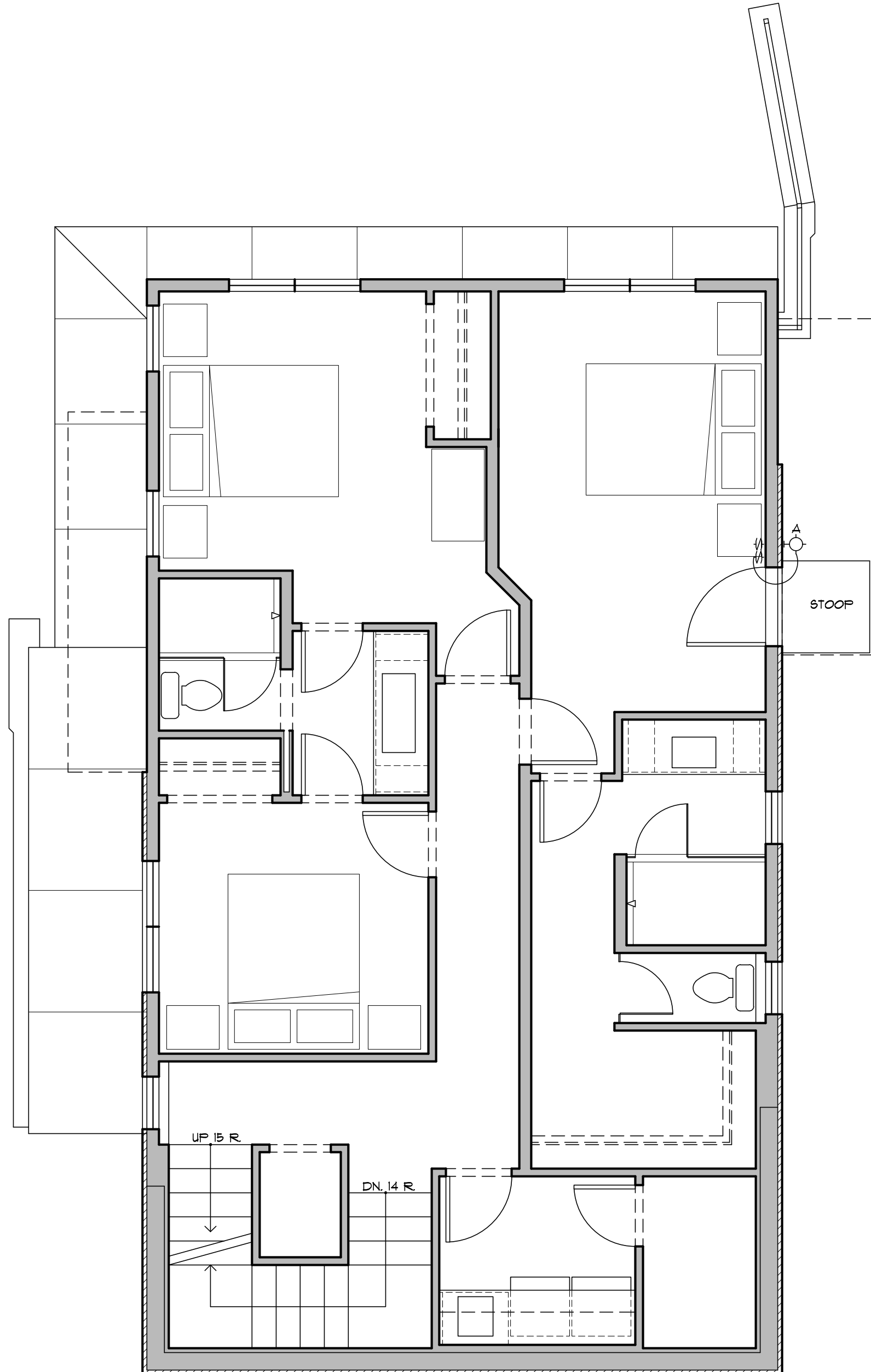
FUSE architecture + interior

LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY

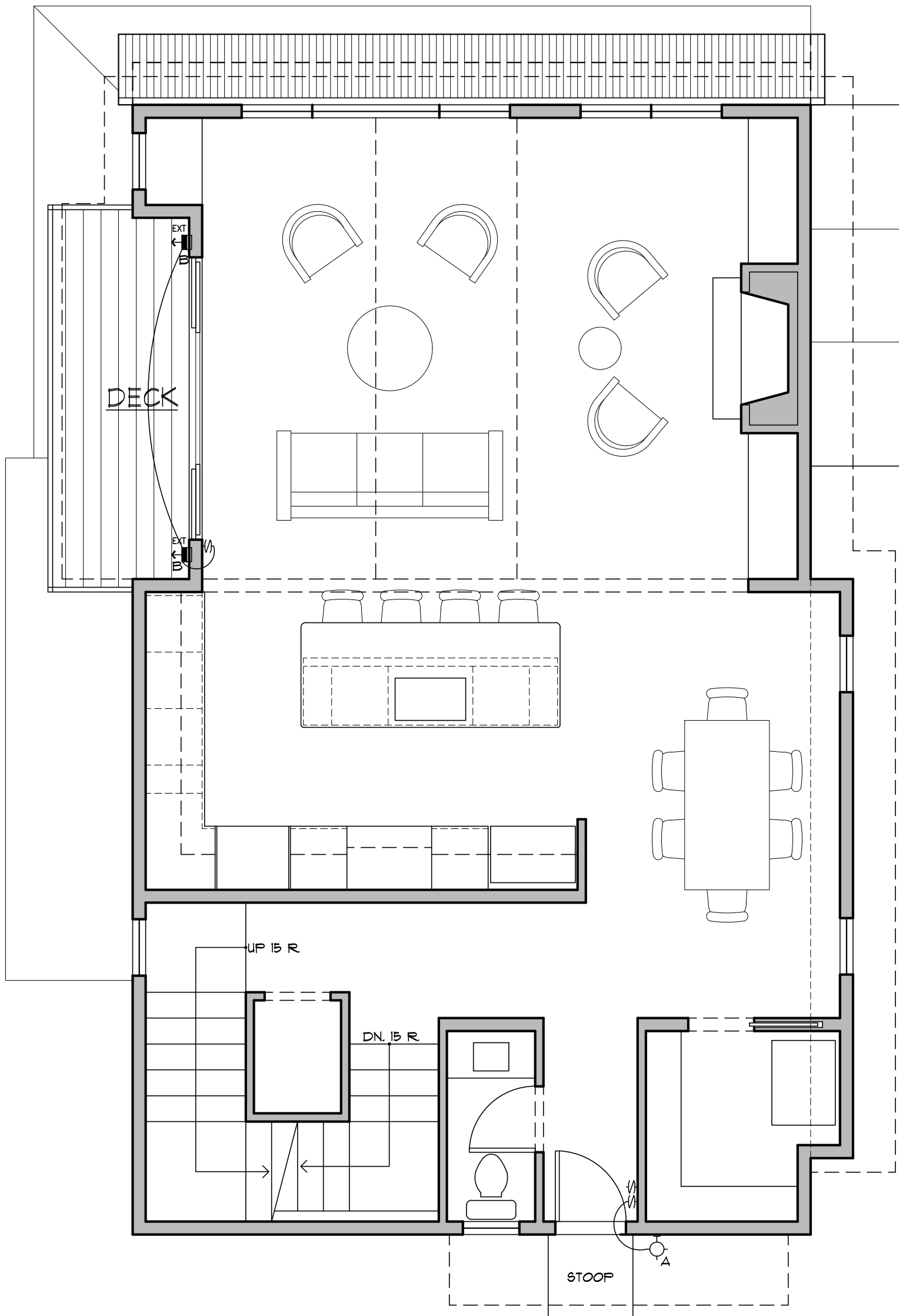




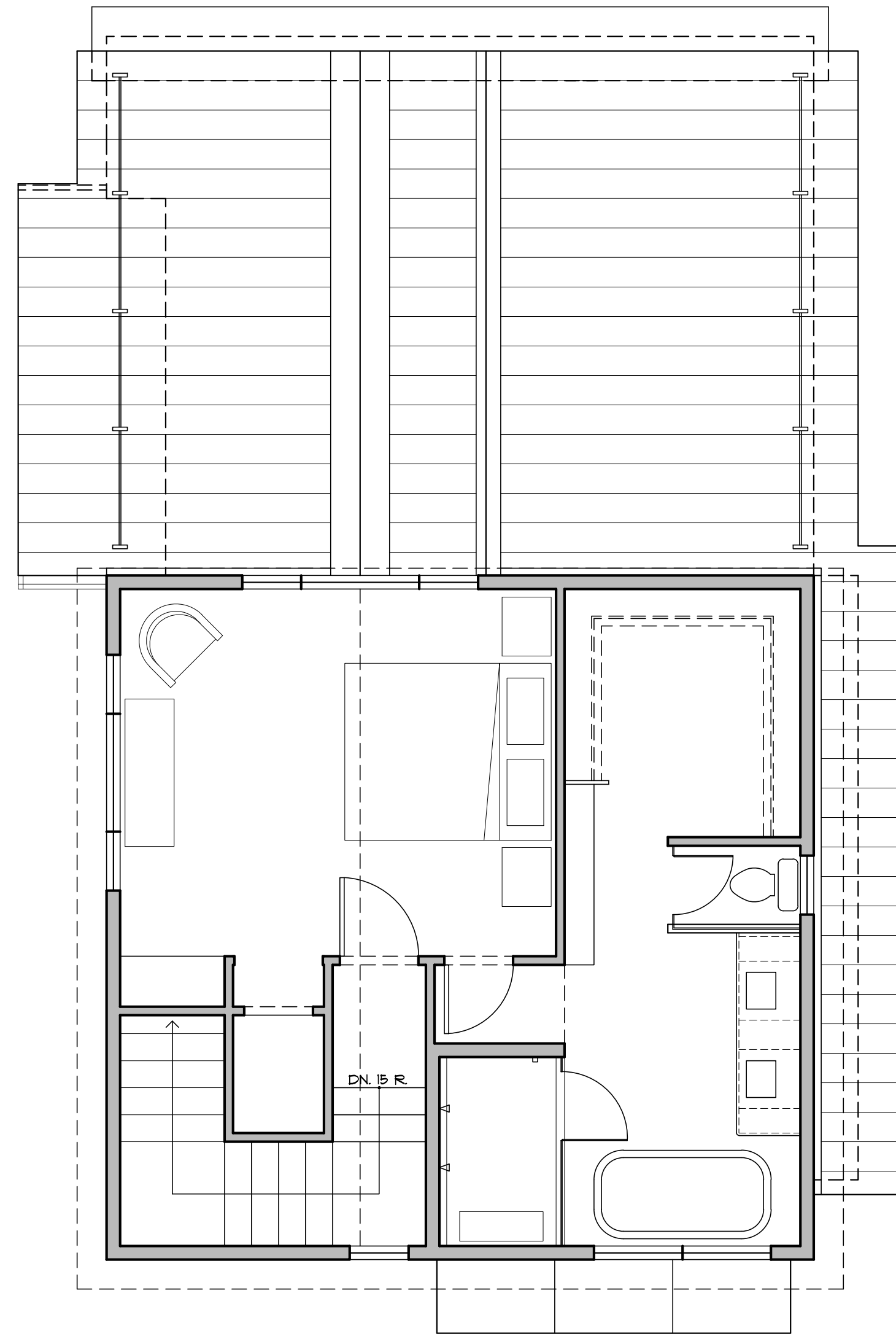
1 GARAGE LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL TWO ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL THREE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



4 LOFT LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND					
	110V, DUPLEX RECEPTACLE		RECESSED STEP/PATH LIGHT		STRIP OR COVE LIGHTING
	110V, DUPLEX RECEPTACLE VER. HT. ABOVE COUNTER		CEILING MOUNTED DIRECTIONAL ART LIGHT		SWING ARM SCONCE
	110V, DUPLEX RECEPTACLE GROUND FAULT INTERRUPT		RECESSED DOWNLIGHT		BOLLARD LIGHTS
	110V, DUPLEX RECEPTACLE WATERPROOF		RECESSED DOWNLIGHT - VAPOR PROOF		FLUORESCENT OR LED FIXTURE (VERIFY SIZE AND TYPE)
	110V, DUPLEX RECEPTACLE TOP SWITCH CONTROLLED		FIXTURE - CEILING MOUNTED (EXT. = EXTERIOR SPEC. REQ'D.)		SWITCH - DOOR
	220 V. RECEPTACLE		FIXTURE - CLG. MTD. PENDANT		SINGLE POLE SWITCH
	110V, DUPLEX RECEPTACLE FLUSH FLOOR MOUNTED		FIXTURE - WALL MOUNTED (VERIFY HEIGHT - TYPICAL)		THREE WAY SINGLE POLE SWITCH
	110V, DUPLEX RECEPTACLE CEILING MOUNTED		WALL WASH / SCONCE		FOUR WAY SINGLE POLE SWITCH
			UPLIGHTING - WALL MTD.		MOTION SENSOR SWITCH
					SMOKE DETECTOR
					EXHAUST FAN - SEE SPEC
					GARBAGE DISPOSAL
					DOOR CHIME
					JETTED BATHTUB PUMP - VERIFY LOCATION
					ELECTRIC METER
					MAIN ELECTRICAL PANEL
					CEILING SPEAKER - RECESSED
					WALL SPEAKER - RECESSED U.N.O.
					CEILING FAN
					TELEPHONE OUTLET
					TV OUTLET
					FUTURE-PROOF (2) COAXIAL (VCR/CABLE) (2) FIBER OPTIC (2) CAT-5 (PHONE/COMPUTER) OUTLET

ELECTRICAL NOTES:	
1. PRIOR TO ANY WORK BEING PERFORMED UNDER THIS DIVISION CONTRACTOR TO EXAMINE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS AND IF ANY DISCREPANCIES OCCUR BETWEEN THEM AND THE ELECTRICAL DRAWINGS AND SPECIFICATIONS REPORT TO ARCHITECT TO OBTAIN DIRECTION.	6. ELECTRICAL CONTRACTOR TO PROVIDE OUTLETS AT ALL LOCATIONS TO STANDARDS SET FORTH AND WITHIN COMPLETE ACCORDANCE WITH ALL CODES, REGULATIONS AND REQUIREMENTS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE WORK INCLUDING LOCAL UTILITIES AND IN ACCORDANCE WITH THE FIRE UNDERWRITERS REQUIREMENTS. FIELD VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH EQUIPMENT AND APPLIANCE SPECIFICATIONS THROUGHOUT.	7. CONTRACTOR SHALL COORDINATE WALK-THROUGH TO VERIFY LOCATION OF ALL SMOKE DETECTORS WITH OWNER, CONTRACTOR AND ARCHITECT.
3. CONTRACTOR TO COORDINATE OUTLET LOCATIONS AT ALL CMU AND CONCRETE WALLS.	8. TYPICAL SWITCH HEIGHT AT 42" AFF. (UNO.) TYPICAL SWITCH HEIGHT AT 36" AFF AT BED LOCATIONS (UNO.)
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WALK-THROUGH TO VERIFY LOCATION OF ALL ELECTRICAL SWITCHES, OUTLETS AND FIXTURES WITH OWNER, CONTRACTOR AND ARCHITECT.	

11309BKTLLED - 10W Led Small Outdoor Wall Lantern - With Utilitarian Inspirations - 7 Inches Tall By 5 Inches Wide by Kichler Lighting

Specs	
Length:	6.5"
Width/Diameter (in):	5"
Height:	7"
Depth/Extension:	6.5"
Back Plate Width:	5"
Height from Center:	3.5"
Weight:	2.9 lbs
Some Assembly Required:	Yes
Standard Wattage:	10 Watts
Bulb Type:	LED
CR:	90
Lumens:	400
Color Temperature:	3000 Kelvin
Design Style:	Utilitarian
Dimmable:	Yes
Power Source:	Hardwire
Voltage Rating:	120 V
Material:	EPDM
Notes:	China
Bulbs Included:	Yes

Style and Option 1

Style:	Textured Black Finish
Item #:	11309BKTLLED
Price:	App. \$120.00/Unit (Low 15% \$116.96 On Special)

A WALL SCONCE
SCALE: N.T.S.

RECTANGLE STEP LIGHTS 12V
4091

WAC
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features
Features an architectural design. Energy efficient for long lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Corrosion resistant aluminum alloy
- Geometric design with downward illumination
- Fits into 2" x 4" Junction Box with minimum inside dimensions of 2" x 2" x 1 1/2"
- Rugged design for easy installation and maintenance
- Protected against high pressure water jets
- 100-100% MSL drawing
- Landscape transformer required (sold separately)

ORDERING NUMBER

	Color Temp.	CR:	Finish	Lumens		
4091	27°	2700K	90	BE	Black on Aluminum	2
				BE	Black on Aluminum	2
				WT	White on Aluminum	2
				BE	Black on Aluminum	2
				BE	Black on Aluminum	2
				WT	White on Aluminum	2
	30°	3000K	90	BE	Black on Aluminum	2
				BE	Black on Aluminum	2
				WT	White on Aluminum	2
				BE	Black on Aluminum	610mm
				BE	Black on Aluminum	610mm
				WT	White on Aluminum	610mm
AM	Ambie			BE	Black on Aluminum	610mm
				WT	White on Aluminum	610mm

SPECIFICATIONS

Inputs: 120 VAC (Transformer is required)

Power: 20 W, 2.1 VA

Wattage: 10 W @ 120 V

CR: 90

Standard: IP66, UL & cUL

Rated Life: 40,000 hours

B STEP LIGHT
SCALE: N.T.S.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

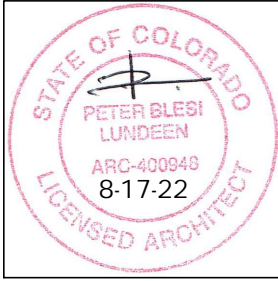
SHEET NUMBER: A10-1
ELECTRICAL PLANS

PROJECT: LOT 640-DR5 SPRING CREEK RESIDENCE

PROJECT: #2108

LOCATION: LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY

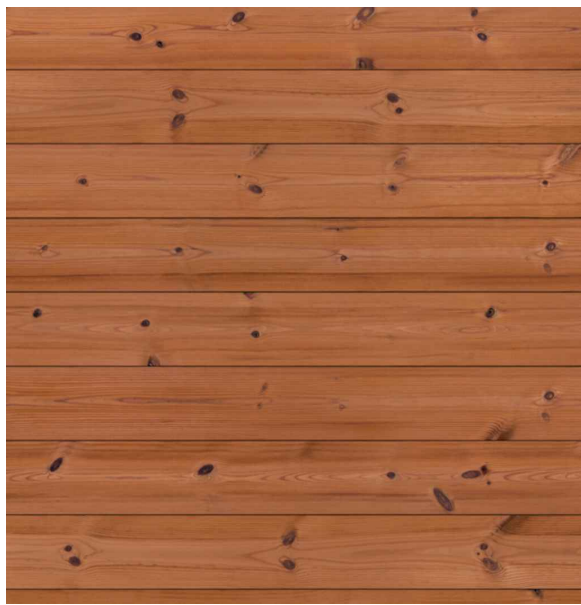
REVISIONS:



COPYRIGHT 2022



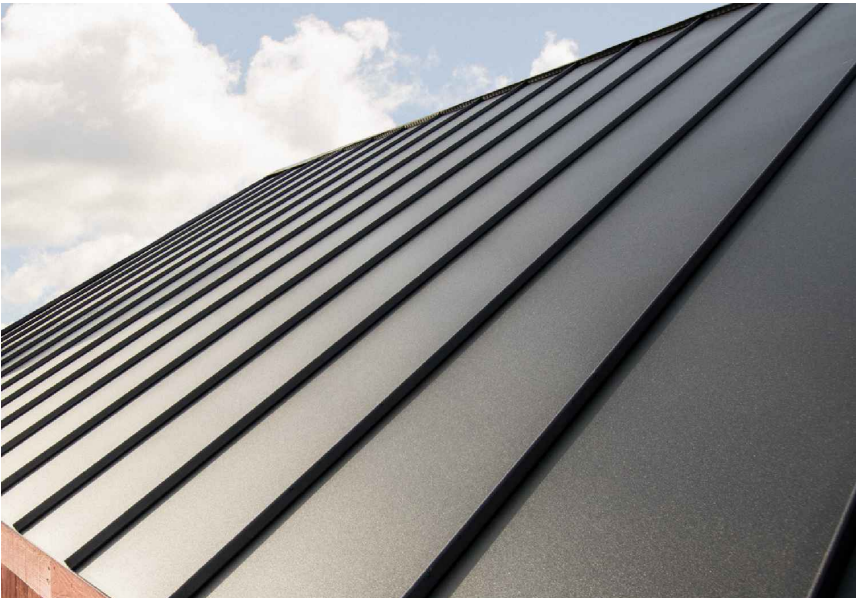
1 STONE VENEER
SCALE: N.T.S.



2 WOOD SIDING
SCALE: N.T.S.



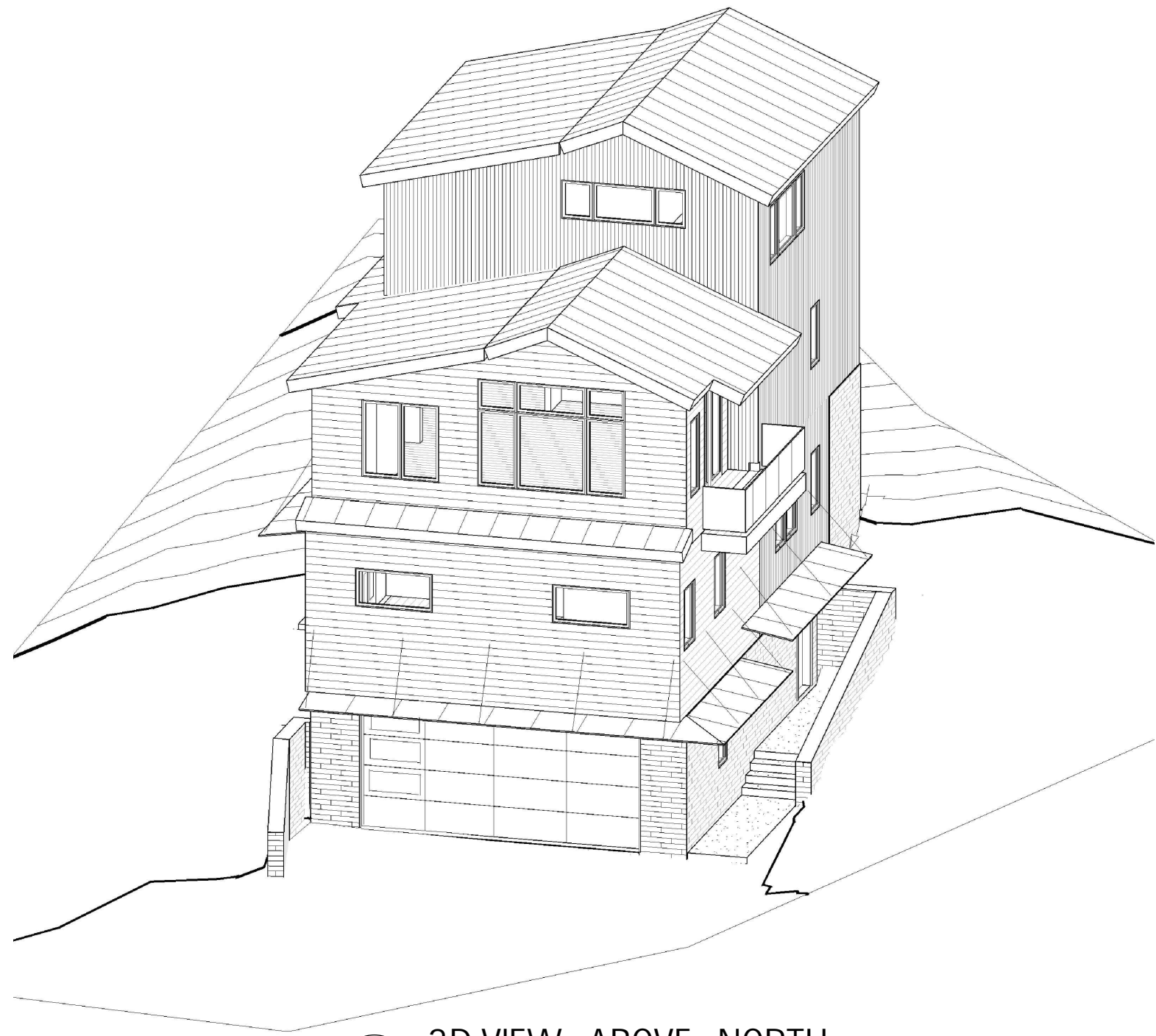
3 CORR MTL-BLACK
SCALE: N.T.S.



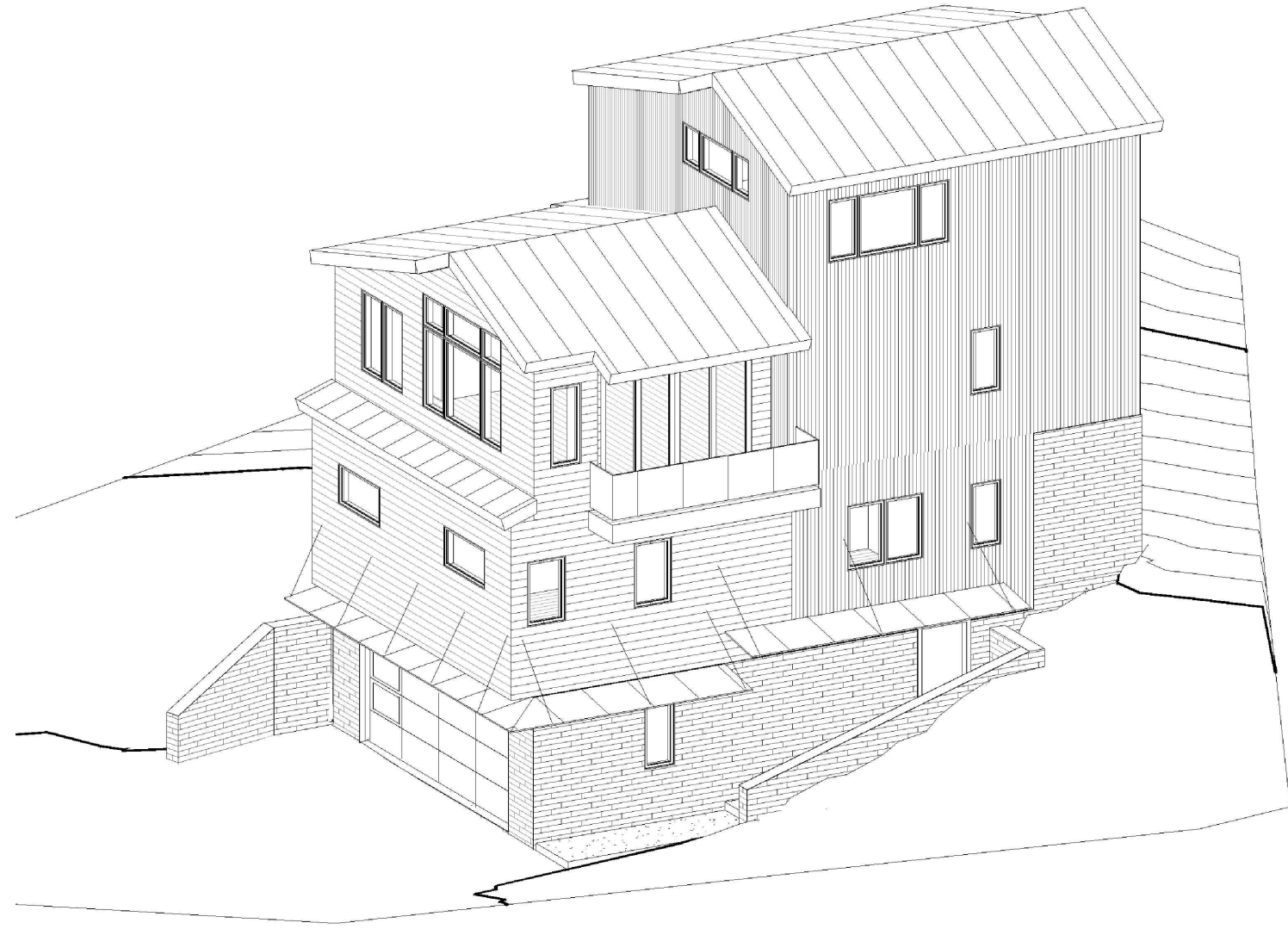
4 METAL ROOF - BLACK
SCALE: N.T.S.



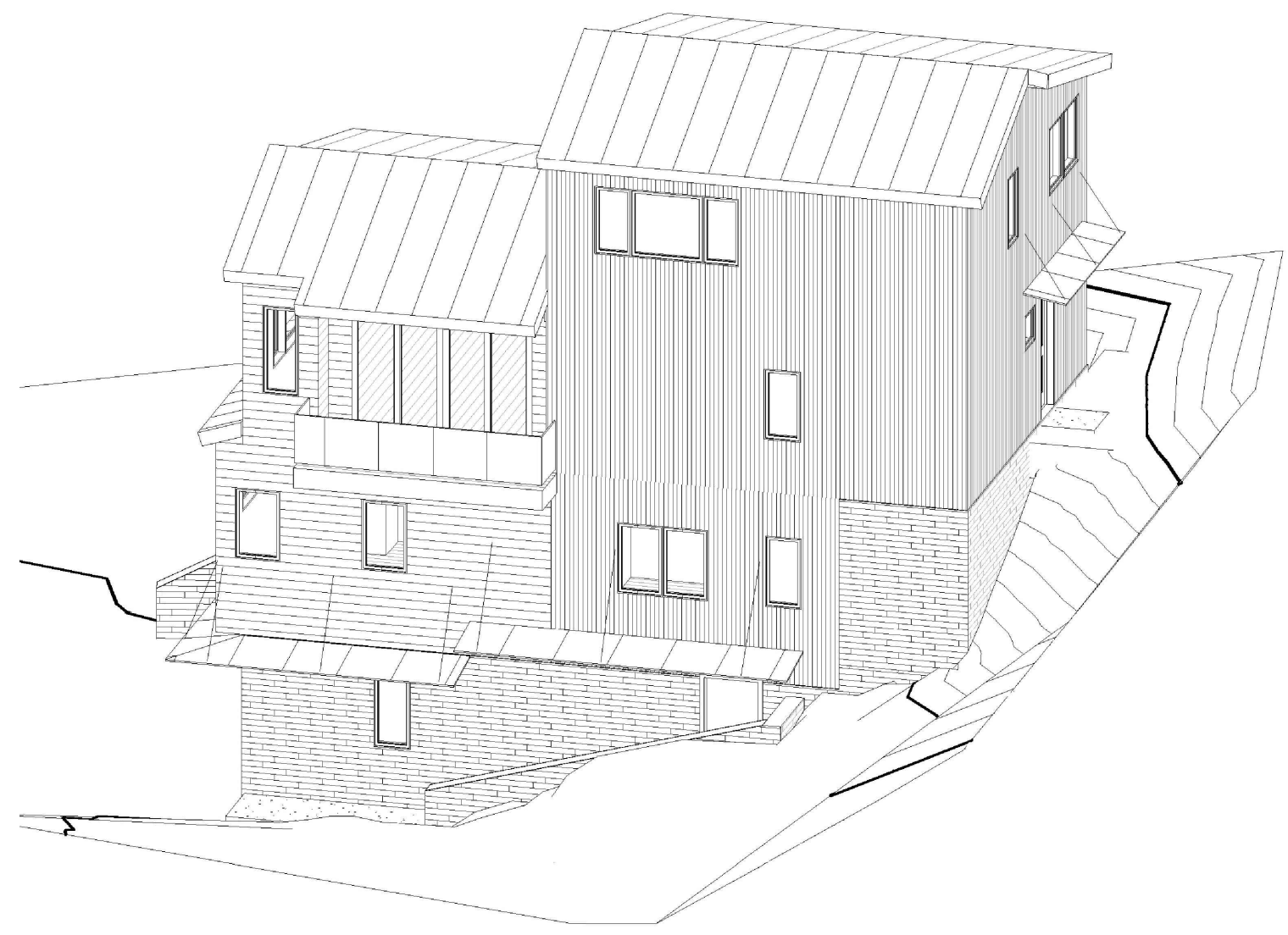
5 GARAGE DOOR IDEA
SCALE: N.T.S.



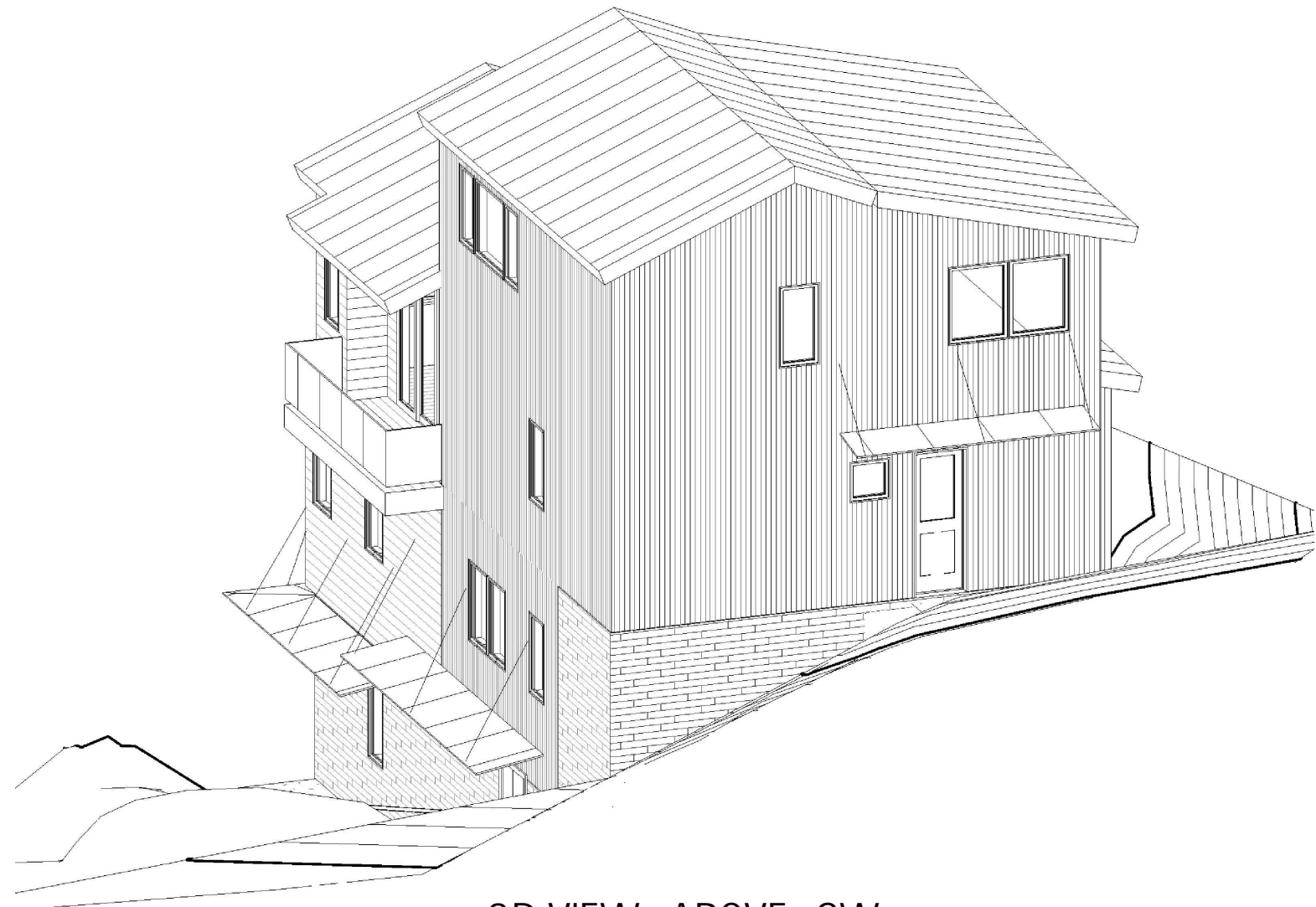
A 3D VIEW - ABOVE - NORTH
SCALE: N.T.S.



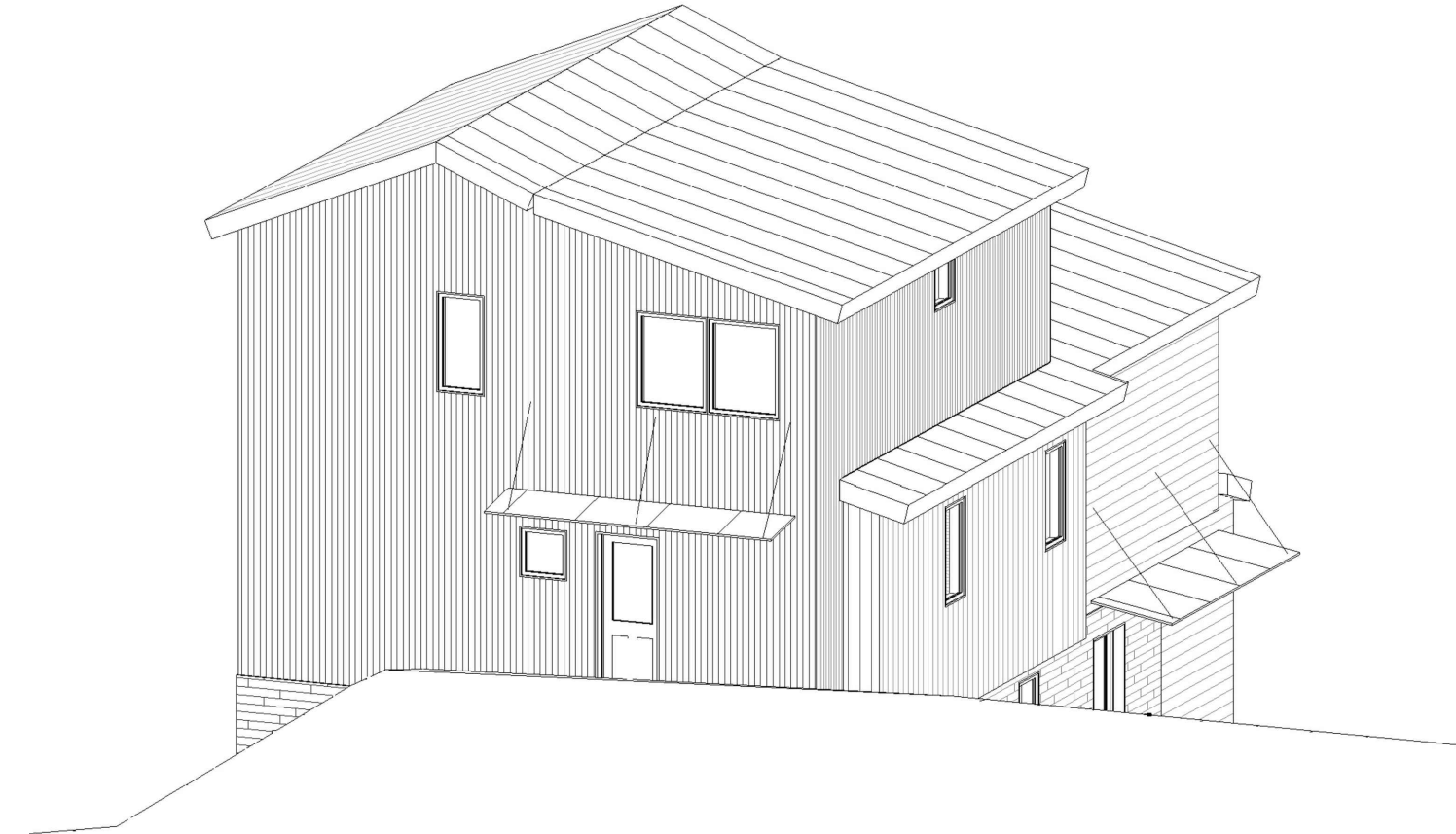
B 3D VIEW - ABOVE - NW
SCALE: N.T.S.



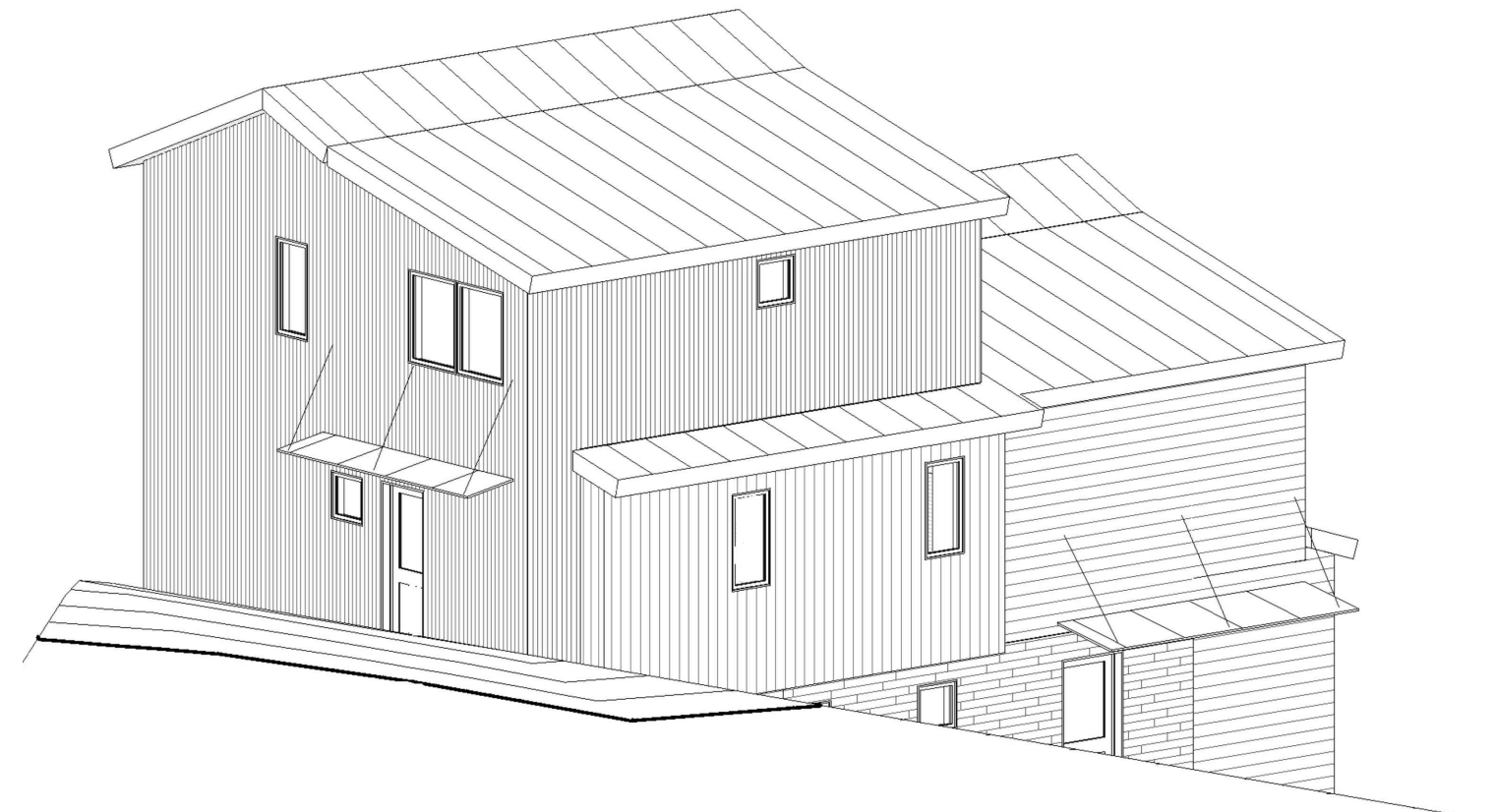
C 3D VIEW - ABOVE - WEST
SCALE: N.T.S.



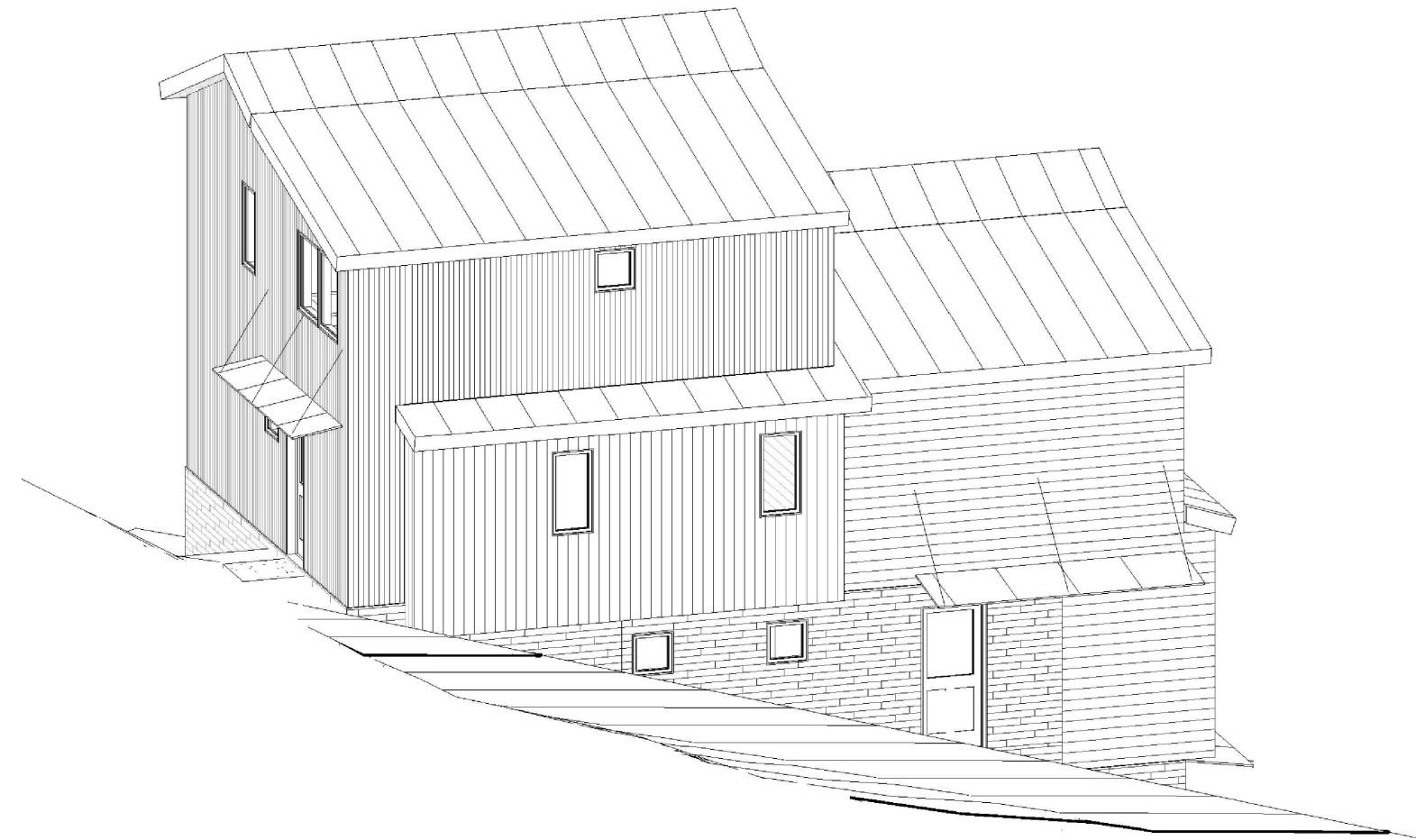
D 3D VIEW - ABOVE - SW
SCALE: N.T.S.



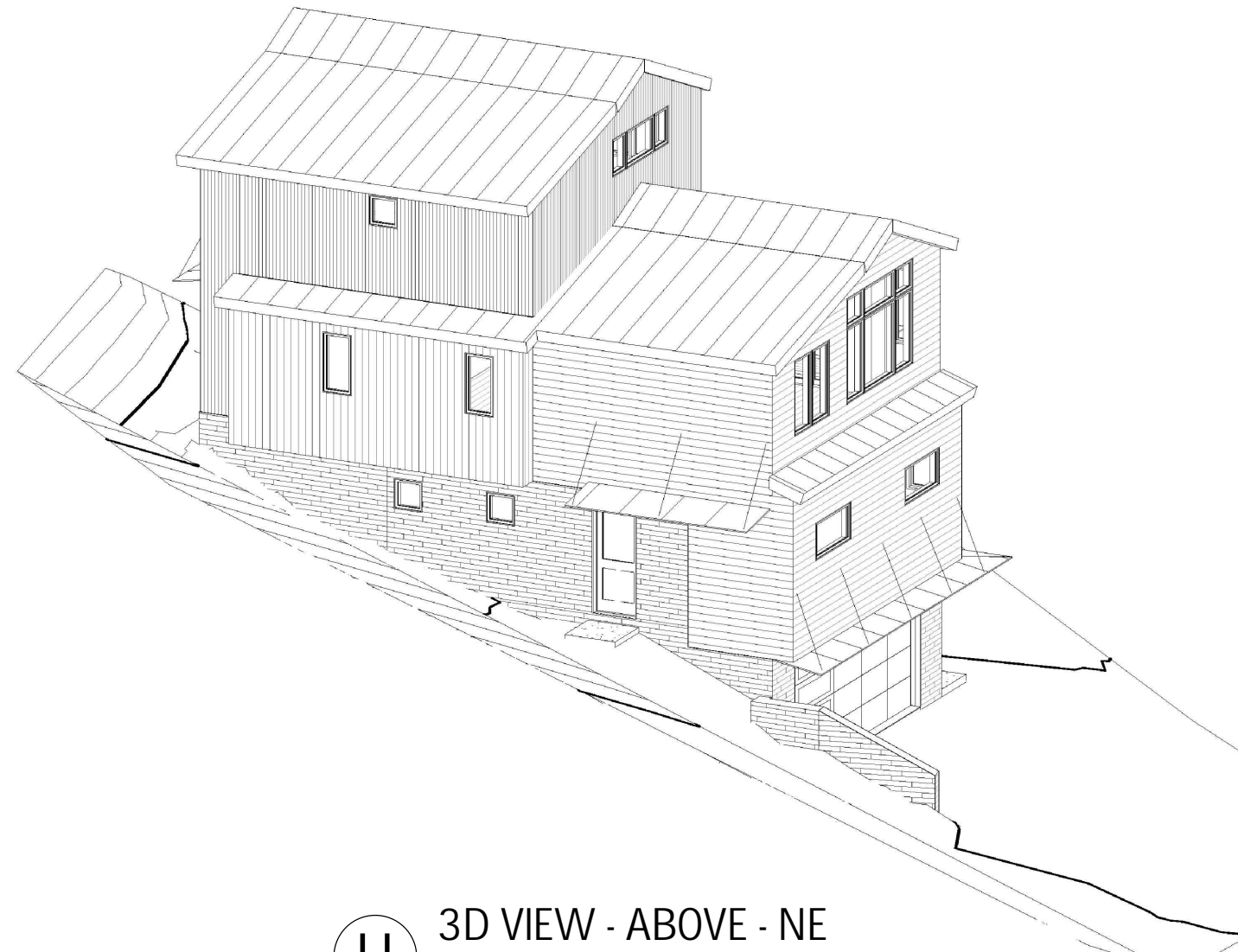
E 3D VIEW - ABOVE - SOUTH
SCALE: N.T.S.



F 3D VIEW - ABOVE - SE
SCALE: N.T.S.



G 3D VIEW - ABOVE - EAST
SCALE: N.T.S.



H 3D VIEW - ABOVE - NE
SCALE: N.T.S.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

COPYRIGHT 2022

DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

PROJECT: #2108

LOT 640-DR5 SPRING CREEK RESIDENCE

REVISIONS:



SHEET NUMBER: A4-7
EXTERIOR 3D MODEL IMAGES

LOCATION:

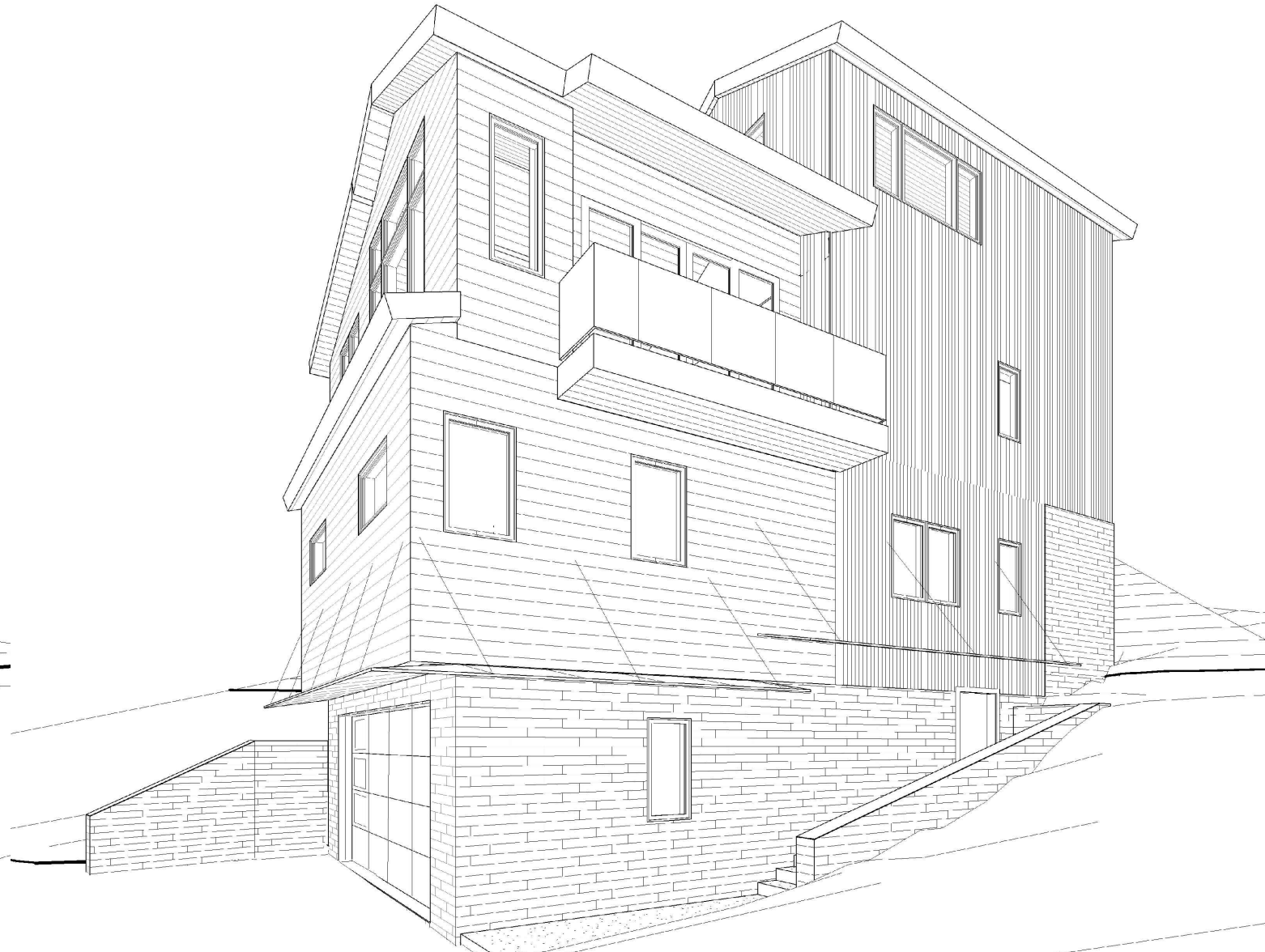
LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY



A 3D VIEW - GROUND - NORTH
SCALE: N.T.S.



B 3D VIEW - GROUND - NW 1
SCALE: N.T.S.



C 3D VIEW - GROUND - NW 2
SCALE: N.T.S.



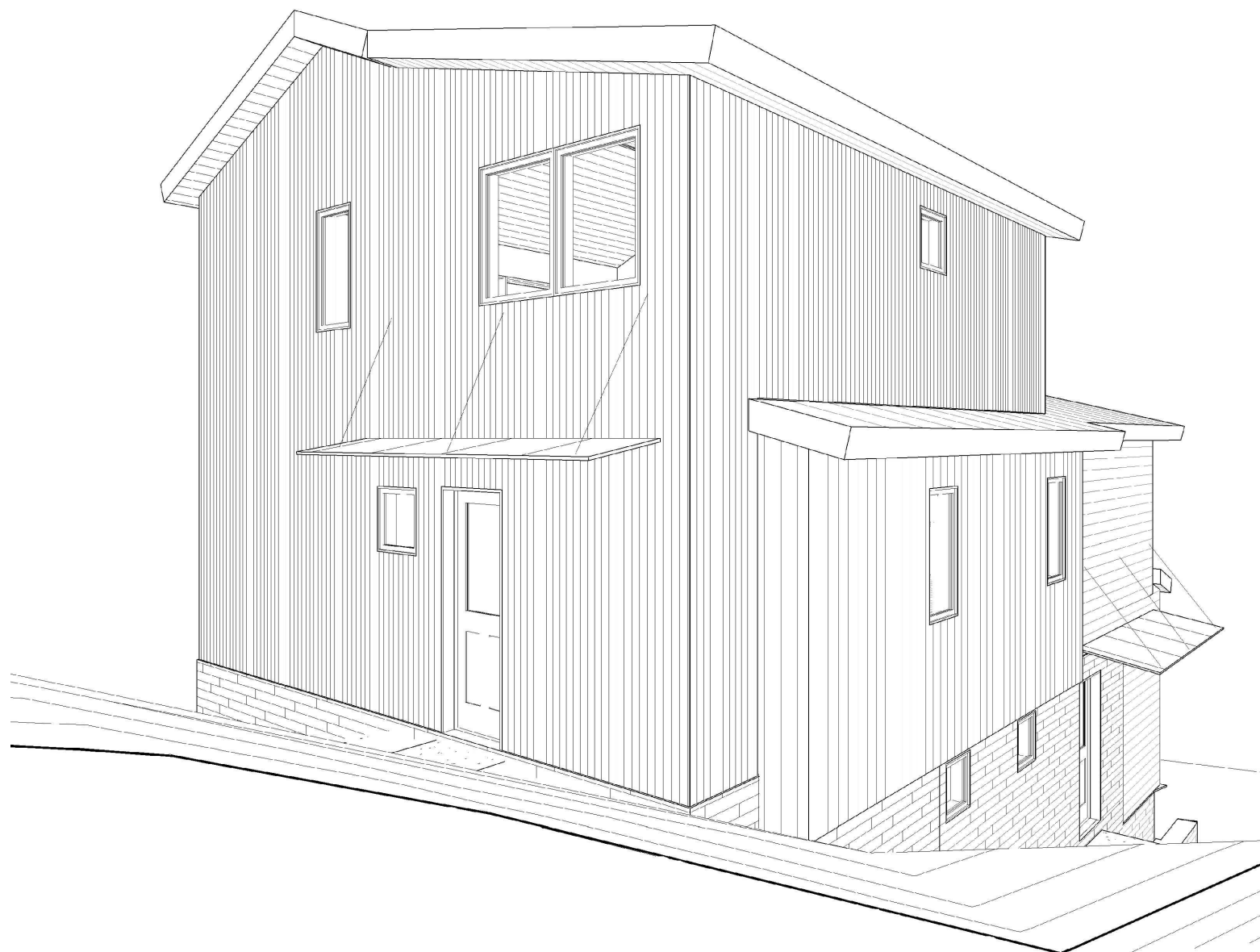
D 3D VIEW - GROUND - WEST
SCALE: N.T.S.



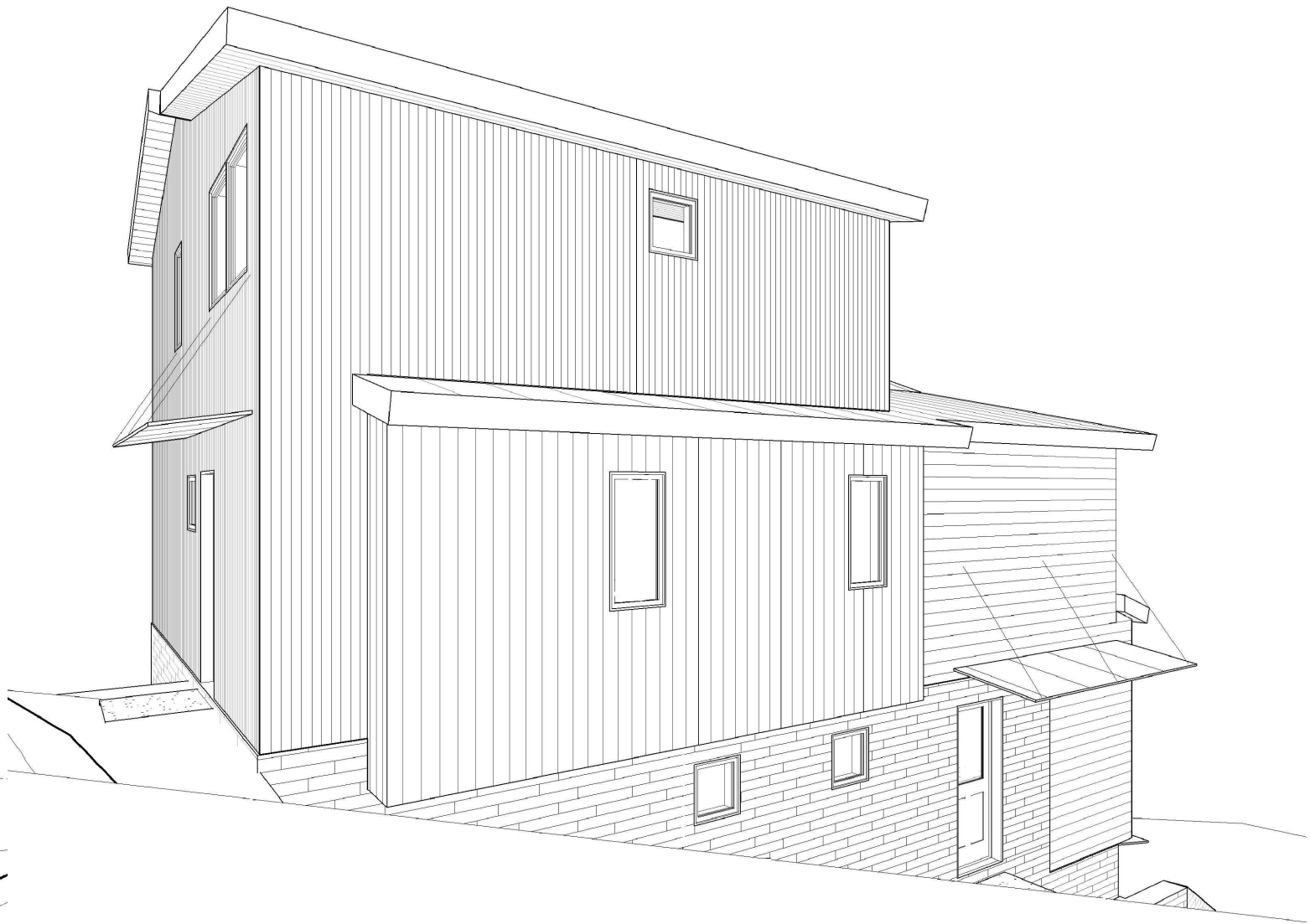
E 3D VIEW - GROUND - SW
SCALE: N.T.S.



F 3D VIEW - GROUND - SOUTH
SCALE: N.T.S.



G 3D VIEW - GROUND - SE
SCALE: N.T.S.



H 3D VIEW - GROUND - EAST
SCALE: N.T.S.



J 3D VIEW - GROUND - NE 1
SCALE: N.T.S.



K 3D VIEW - GROUND - NE 2
SCALE: N.T.S.



L 3D VIEW - GROUND - NORTH
SCALE: N.T.S.

FOR REVIEW ONLY NOT FOR CONSTRUCTION

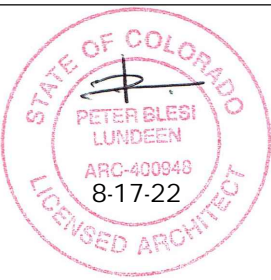
COPYRIGHT 2022

DATE: AUGUST 17, 2022
ISSUED FOR: REVIEW SET

PROJECT: #2108

LOT 640-DR5 SPRING CREEK RESIDENCE

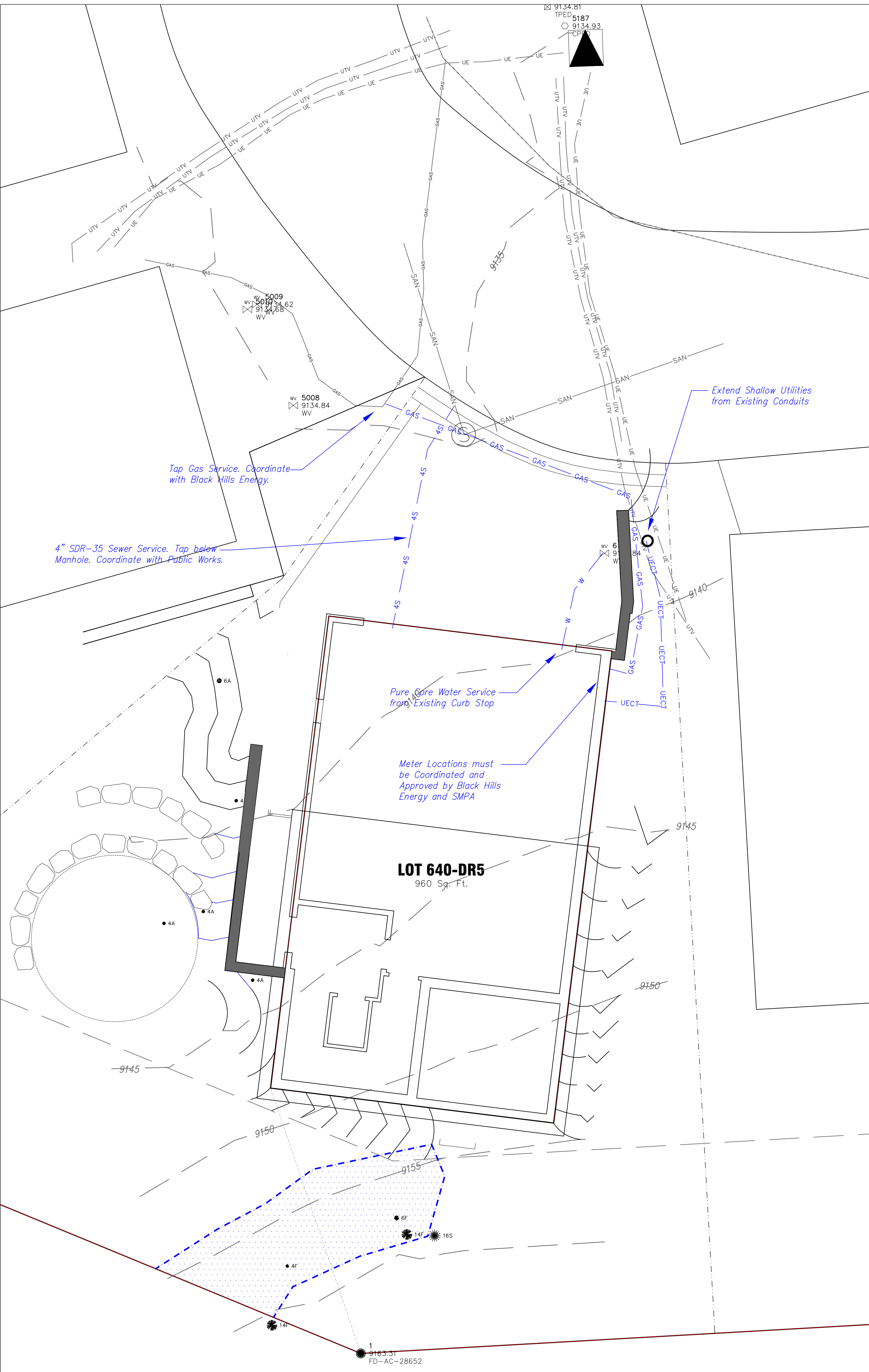
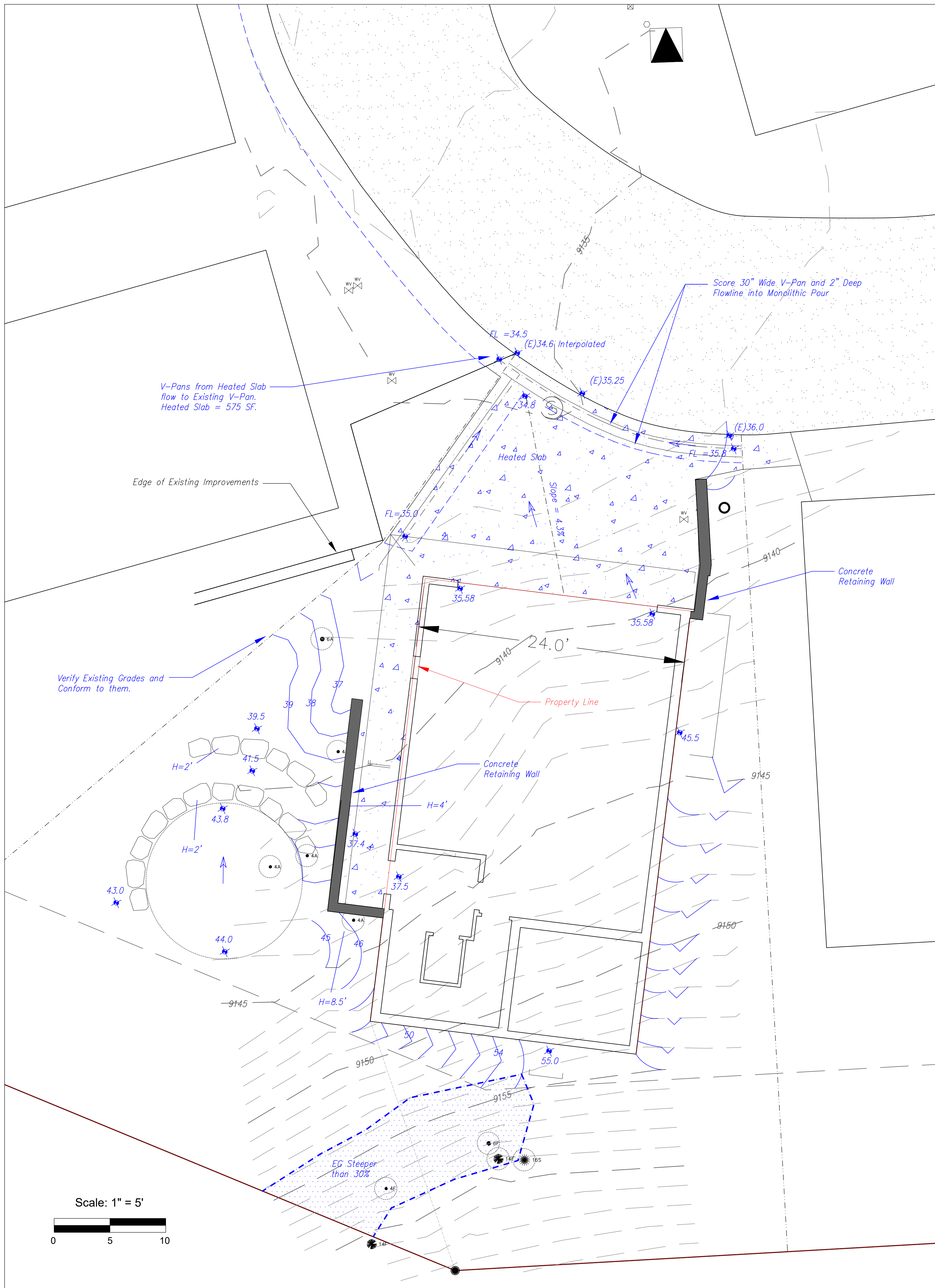
REVISIONS:



SHEET NUMBER: A4-8
EXTERIOR ELEVATIONS

LOCATION:

LOT 640-DR5 SPRING CREEK MOUNTAIN VILLAGE SAN MIGUEL COUNTY



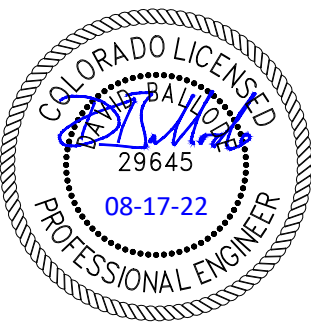
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2022-03-25
SUBMITTAL	2022-08-17

Hensen Residence
Spring Creek Lot DR5
Mtn. Village, CO

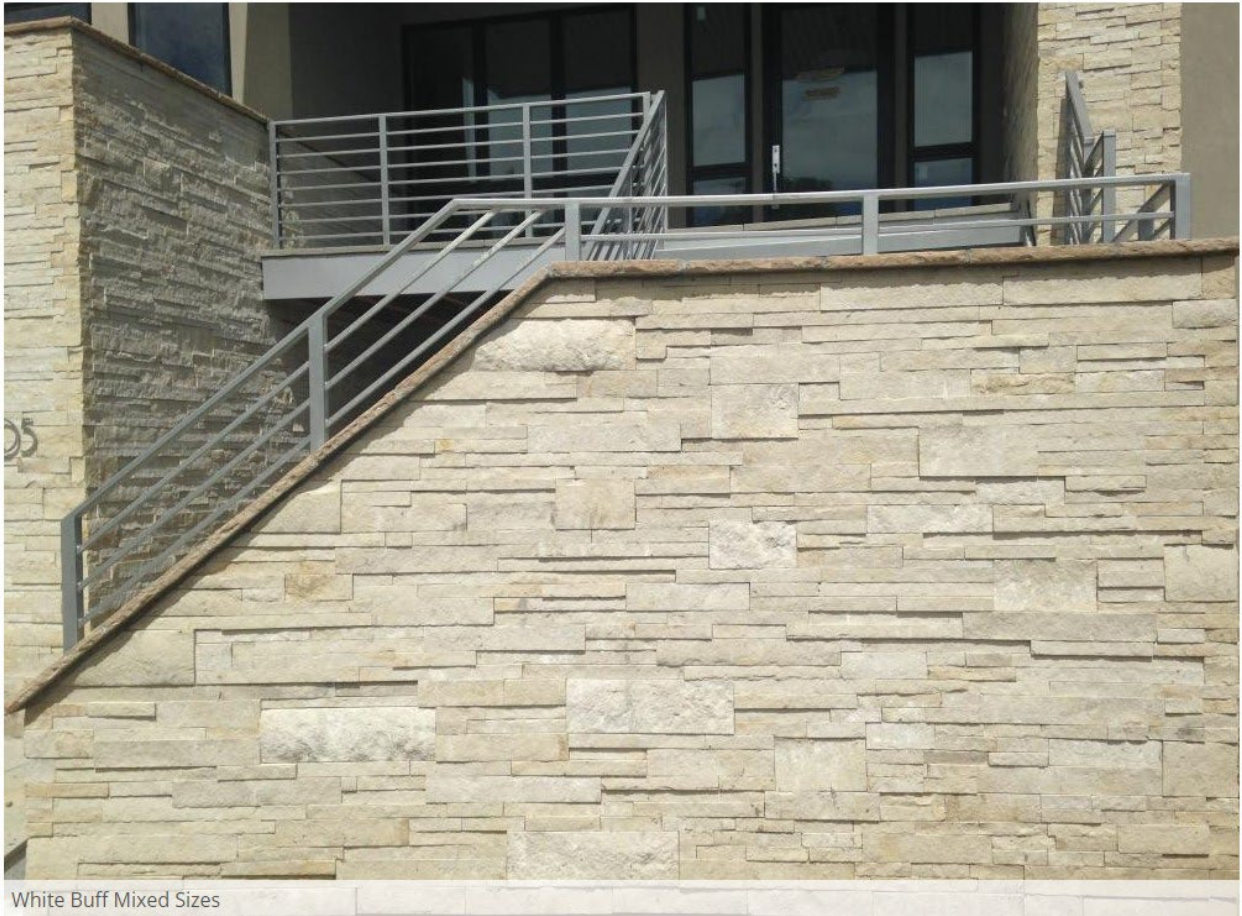


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
and
Utilities

C2

Lot 640 DR-5 Materials



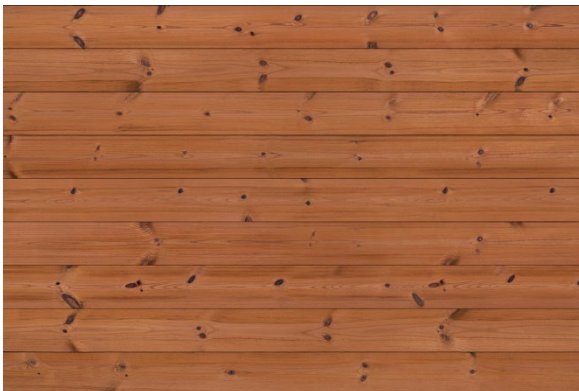
White Buff Mixed Sizes

Stone Veneer

Lot 640 DR-5 Materials



Stained Wood Siding and Black, Corrugated, Metal Siding
similar to these images



Lot 640 DR-5 Materials



Standing Seam Metal Roofing – Black



Lot 640 DR-5 Materials



Garage and Main Entry Door
with Metal and windows
similar to this image but
not exactly like this image



11309BKTLED - 10W Led Small Outdoor Wall Lantern - With Utilitarian Inspirations - 7 Inches Tall By 5 Inches Wide by Kichler Lighting

Specs

Length:	6.5"
Width/Diameter (in):	5"
Height:	7"
Depth/Extension:	6.5"
Back Plate Width:	5"
Height from Center:	3.5"
Weight:	2.5 lbs
Some Assembly Required:	Yes
Standard Wattage:	10 Watts
Bulb Type:	LED
CRI:	90
Lumens:	450
Color Temperature:	3000 Kelvin
Design Style:	Utilitarian
Dimmable:	Yes
Power Source:	Hardwire
Voltage Rating:	120 V
Material:	EPMM
Made In:	China
Bulbs Included:	Yes

Style and Option 1

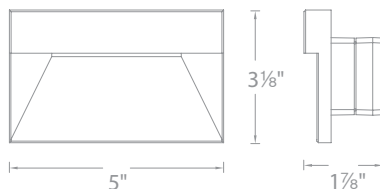
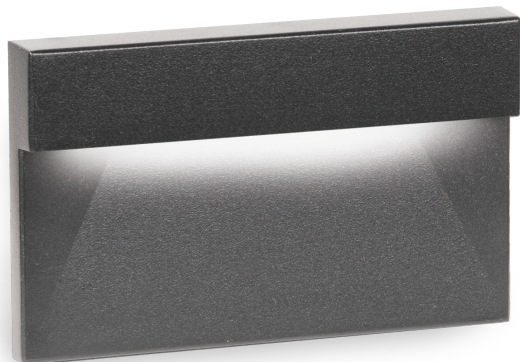
Style:	Textured Black Finish
Item #:	11309BKTLED
Price:	Reg. \$139.95 Save 15% \$118.96 On Special

RECTANGLE STEP LIGHTS 12V

4091

WAC

LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Corrosion resistant aluminum alloy
- Geometric design with downward illumination
- Fits into 2" x 4" Junction Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
- Magnetized design for easy installation and maintenance
- Protected against high-pressure water jets
- 100 - 10% MLV dimming
- Landscape transformer required (sold separately)

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA
Brightness: Up to 3lm
CRI: 90+
Standard: IP66, UL & cUL
Rated Life: 60,000 hours

ORDERING NUMBER

		Color Temp	CRI	Finish	Lumens
4091	12V	27	2700K	90	BK Black on Aluminum 3
					BZ Bronze on Aluminum 3
					WT White on Aluminum 3
		30	3000K	90	BK Black on Aluminum 3
					BZ Bronze on Aluminum 3
					WT White on Aluminum 3
		AM	Amber	-	BK Black on Aluminum 610nm
					BZ Bronze on Aluminum 610nm
					WT White on Aluminum 610nm

4091-_____

Example: 4091-30BK

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION



Marvin Essential collection

DESIGN AND PERFORMANCE MADE EASIER

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality. The Essential collection features durable Ultrex® fiberglass interiors and exteriors, making it virtually maintenance free.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Casement and Picture windows in Bronze

MARVIN ESSENTIAL™ COLLECTION



Direct Glaze windows in Ebony

TABLE OF CONTENTS

8	WHY MATERIALS MATTER
12	ENERGY EFFICIENCY
14	DESIGNED WITH PROS IN MIND
16	WINDOWS + DOORS
18	CASEMENT + AWNING
20	SINGLE HUNG
22	DOUBLE HUNG
24	GLIDER
26	PICTURE
28	ROUND TOP
30	SPECIALTY SHAPES
32	SLIDING PATIO DOOR
34	PRODUCT OPTIONS
36	INSTALLATION ACCESSORIES
37	EXTERIOR TRIM
38	DESIGN OPTIONS
40	HARDWARE STYLES

WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 20 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.

PULTRUDED FIBERGLASS

Thin strands of strong glass cables saturated with compounded resins create a durable material.

DURABLE FINISH

The proprietary finishing process applies a durable, long-lasting AAMA 624 verified factory finish.



Picture windows in Stone White

ULTREX FIBERGLASS: QUITE POSSIBLY
THE PERFECT BUILDING MATERIAL®

WHY MATERIALS MATTER

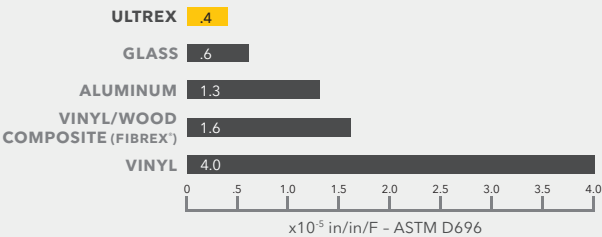
TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.



INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

ACRYLIC CAP



Casement and Picture windows in Stone White



Casement, Awning, and Picture windows in Ebony

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrrex® fiberglass is 500 times less conductive than roll-form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

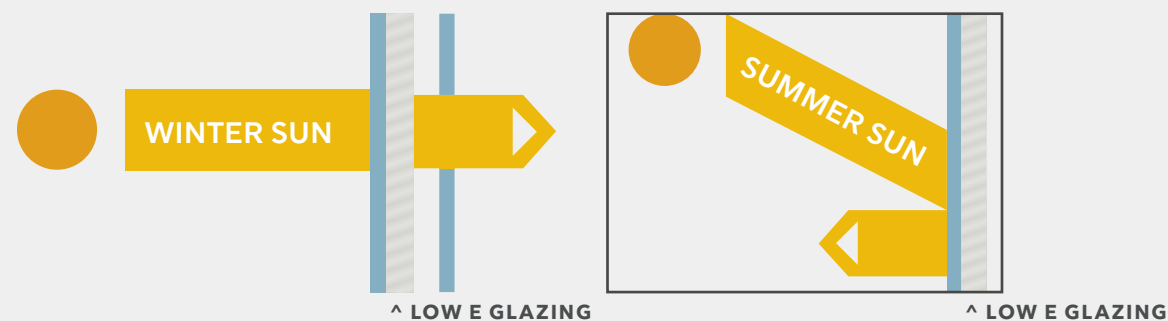
ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. In addition, it provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.



DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements, and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Essential collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Essential collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin products easier than ever. See page 36 for more information.

MARVIN HAS YOU COVERED

The Essential collection is backed by a fully transferable 20/10 warranty—20-year coverage on glass and 10-year coverage on manufacturing materials and workmanship.



Casement windows in Ebony



MARVIN®

CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

Weather-tight, solid, and durable Ultrex fiberglass means there are virtually no call-backs. Essential window and door profiles are optimized for the maximum in performance and fit.

A modern, two-story house with a mix of materials including stone, wood, and concrete. The house features large, dark-framed windows and doors. A prominent stone chimney is on the left side. The house is surrounded by trees with autumn foliage. A yellow banner is at the top right.

Marvin Essential collection

WINDOWS + DOORS

Picture windows in Ebony

CASEMENT + AWNING



Casement windows in Bronze with Matte Black hardware



Specialty Shape and Awning windows in Bronze

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, Transom, and Picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 3 feet high.
- Coordinating Picture and Transom windows available up to 6 feet wide by 6 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.



CASEMENT INTERIOR



AWNING INTERIOR



FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

GLIDER



Glider windows in Stone White

GLIDER

- Perfect alternative to a swinging sash.
- Operating sash easily tilts and removes with no cords or strings to detach.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Innovative screen design for easy installation and removal.
- Triple-sash option provides the appearance of a Picture window assembly.
- Available in dual-sash with left or right operating panel as well as triple-sash with fixed center panel and two operating end panels.
- PG25 performance rating on triple-sash and up to PG40 performance rating on dual-sash.
- Available in standard and special sizes up to 6 feet wide by 5 feet high for dual-sash and 8 feet wide by 5 feet high for triple-sash.



INTERIOR



EXTERIOR



GLIDER PULL SHOWN IN WHITE

Glider and Picture windows in Ebony with Grilles-between-the-Glass

PICTURE



Casement and Picture windows in Ebony with Matte Black hardware



Picture windows in Ebony

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
 - › Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
 - › Designed to match profiles of operable windows in the Essential collection.
 - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

SLIDING PATIO DOOR



Sliding Patio door in Stone White with Cambridge handle in Satin Nickel



Sliding Patio door in Ebony with Matte Black hardware

SLIDING PATIO DOOR

- A top hung sliding screen operates smoothly without jamming.
- Matching handle set design provides style and security.
- Optional slim handle provides 32-inch net clear opening on certain 2- and 3-panel configurations (see page 39).
- Special sizing available on 2-panel configurations.
- PG30 performance rating.
- Doors come with standard tempered Low E2 insulated glass with argon gas. Optional Low E1, Low E3, and Low E3/ERS meet diverse energy-efficiency needs.
- Available in standard and special sizes up to 6 feet wide by 8 feet high for 2-panel configurations, and 9 feet wide by 8 feet high for 3-panel configurations.
- Coordinating Transom windows available.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE

Marvin Essential collection

PRODUCT OPTIONS



Casement and Direct Glaze windows in Ebony

INSTALLATION MADE SIMPLE AND EFFICIENT

Marvin Essential windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.



NAILING FIN
Snaps out for easy installation.



CASEMENT/AWNING 3" SASH LIMITER
Permanently limits sash movement for safety and security.



JAMB EXTENSION
Allows for easy finishing with traditional molding and trim.



DOUBLE/SINGLE HUNG SASH LIMITER
Permanently limits sash movement for safety and security.



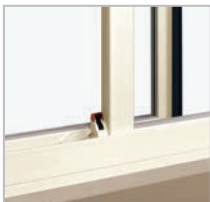
J-CHANNEL
Quickly and easily finishes the exterior.



NON-OPERABLE LOCK
Renders sash inoperable.



SHEETROCK RETURN
Accommodates 1/2"-5/8" drywall installations.



GLIDER WOC D
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



3/4" RECEIVER
Works with thicker installation methods, including box jambs.



CASEMENT WOC D
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



FRAME EXPANDER
Provides installation flexibility.



DOUBLE/SINGLE HUNG WOC D
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

EXTERIOR TRIM

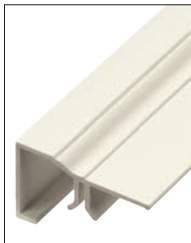
Ultrex® Exterior Trim is offered with all rectangular Marvin Essential products in six exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.



BRICK MOULD



FLAT



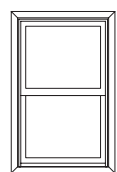
SILL NOSE



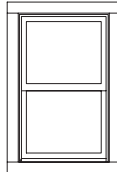
CONNECTION BARB

TRIM CONFIGURATIONS

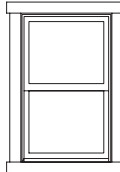
Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Essential collection exterior colors.



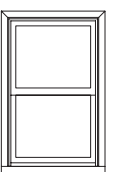
BRICK MOULD



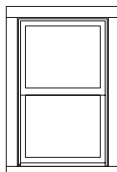
FLAT



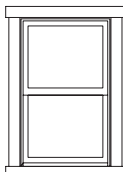
FLAT RANCH



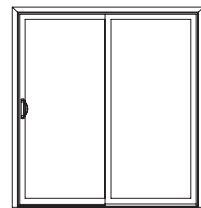
BRICK MOULD WITH SILL NOSE



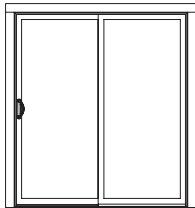
FLAT WITH SILL NOSE



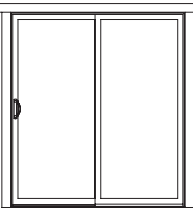
FLAT RANCH WITH SILL NOSE



BRICK MOULD*



FLAT*



FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior finish colors

BRONZE
Available when paired with Bronze exterior finish

EBONY
Available when paired with Ebony exterior finish

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

EVERGREEN

BRONZE

EBONY

Selected Color

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Evergreen, Bronze, or Ebony exterior.*



GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE

GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS

OBSCURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

GREEN TINT



Casement window with E2 glass

* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.



SASH LOCK + KEEPER
Double Hung, Single Hung, and Glider



FOLDING HANDLE
Casement and Awning



Awning windows with folding handles in White

DOOR HANDLES

Door handles are available in two distinct hardware styles.



CAMBRIDGE

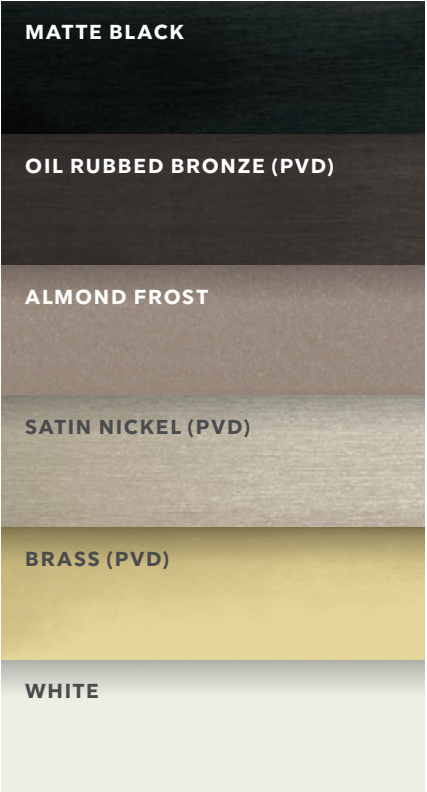


NORTHFIELD

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks, with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES



Double Hung window with Sash Lock and Sash Lift in Oil Rubbed Bronze

Choose from a variety of hardware finishes to complement your Essential collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Sliding Patio door with Cambridge handle in White

THE MARVIN ESSENTIAL COLLECTION
BRINGS TOGETHER DESIGN, QUALITY,
AND PERFORMANCE IN ONE
STREAMLINED OFFERING.

Strong, durable Ultrex® fiberglass exteriors and interiors are both striking and virtually maintenance free. Simplified options make the order process straightforward, while clean lines and versatile styles make it easy to meet project demands.



Direct Glaze windows in Ebony

Elevate and Essential Product Performance

How to Use this Manual	1
Certification and Code Information.....	2
NFRC Certification Program.....	3
Building Categories and Design Factors.....	4
NFRC Label.....	6
ENERGY STAR® Program.....	7
ENERGY STAR® Program - United States.....	8
ENERGY STAR® Most Efficient - United States	9
ENERGY STAR® Program - Canada.....	10
ENERGY STAR® Most Efficient - Canada.....	11
Wind Speed Map - ASCE 7-16.....	13
Product Design Pressures - Elevate (Standard Product).....	14
Product Design Pressures - Elevate (IZ3 Product)	15
Product Design Pressures - Essential.....	16
Product Rating Codes / Performance Classes/Design Pressure Ratings	17
STC/OITC Glass Values - Elevate	18
STC/OITC Glass Values - Elevate (Doors)	19
STC/OITC Glass Values - Essential.....	20
STC/OITC Glass Availability - Elevate Casement and Awning	21
STC/OITC Glass Availability - Elevate Casement and Awning Picture/Transom.....	22
STC/OITC Glass Availability - Elevate Double Hung	23
STC/OITC Glass Availability - Elevate Double Hung Picture	24
STC/OITC Glass Availability - Elevate Double Hung IZ3.....	25
STC/OITC Glass Availability - Elevate Double Hung Picture IZ3.....	26
STC/OITC Glass Availability - Elevate Glider.....	27
STC/OITC Glass Availability - Elevate Polygon	28
STC/OITC Glass Availability - Elevate Round Top IZ3	29
STC/OITC Glass Availability - Elevate Sliding Doors.....	30
STC/OITC Glass Availability - Elevate Swinging Doors.....	31
STC/OITC Glass Availability - Elevate Casement and Awning Narrow Frame	32
STC/OITC Glass Availability - Elevate Casement Narrow Frame Picture/Transom	33
STC/OITC Glass Availability - Elevate Double Hung Insert	34
STC/OITC Glass Availability - Elevate Double Hung Insert Picture	35
STC/OITC Glass Availability - Essential Casement and Awning	36
STC/OITC Glass Availability - Essential Casement Picture/Transom.....	37
STC/OITC Glass Availability - Essential Double Hung and Single Hung.....	38
STC/OITC Glass Availability - Essential Double Hung Picture	39
STC/OITC Glass Values - Essential Polygon.....	40
STC/OITC Glass Values - Essential Glider	41
STC/OITC Glass Values - Essential Sliding Patio Door.....	42
Ultrex and Capillary Tube Information.....	43
Ultrex, Refinishing Information	44
General Painting and Staining Instructions, Wood Preservative Information.....	45
Abbreviations.....	46
Glossary of Terms.....	47

How to Use this Manual

Manual Objectives:

The content of this manual will aid in understanding the wide variety of standards, codes, and regulations governing the use of windows and doors. Consumer-friendly information on a variety of highly-rated Marvin products along with fenestration standards, including glazing, Ultrex® finishes, hardware, and overall product performance can be used to help your clients understand what products best fit their project needs.

Intended Audience:

This manual is primarily intended for professionals who:

- Provide shop drawings, sales and service to customers
- Write job specifications
- Need further product knowledge

Sources of Additional Help:

- Our Website: www.marvin.com
- CSI Specifications
- Installations Instructions
- Warranty Information
- Care and Maintenance
- Owner's Manual
- Parts Manual

The online version of this document is the document of record and will be the most current version. Specifications and technical data are subject to change without notice.

Product Notes:

- Numbers in parentheses () following measurements are metric equivalents in millimeters rounded to the nearest whole number.
- Allow 1/16" (2) tolerance on all measurements.
- For accessories, dimensions and applications, see the Accessories chapter of this manual.
- All measurements for Rough Opening, Masonry Opening, Frame Size, Casing OM are rounded to the nearest 1/16th of an inch.
- Rounded fraction for Glass Size, Daylight Opening are to the nearest 32nd of an inch to be consistent with the above.
- E = (Egress): Window that meets the requirements for egress. Please note that the top of the sill must be no more than 44" (1118) from the floor. Code restrictions may vary depending on your local building codes.
- T = (Tempered): For safety and/or code requirements, frame sizes greater than 71 1/8" (2924) tall, Marvin recommends tempered glass. Units with Frame 25.2 sq. ft. and larger may require tempered glass.

Trademark Information:

The following trademarks are referenced in this manual:

- E-Gard® is a registered trademark of Amesbury/Truth Hardware

How to Submit Suggestions:

Comments or suggestions regarding this publication can be directed to: Technical Publications, Marvin, P.O. Box 100, Warroad, MN 56763 or call (218) 386-1430 or 1-800-346-5044.

Certification and Code Information

Marvin meet or exceed the following industry and federal performance standards

AAMA	American Architectural Manufacturers Association
ASCE	American Society of Civil Engineers
ANSI	American National Standards Institute
ASTM	American Society of Testing Materials
CSA	Canadian Standards Association
	A – Air Leakage
	B – Water Leakage
	C – Wind Resistance
	Minimum Requirement = A1, B1, C1
CWDMA	Canadian Window and Door Manufacturers Association
FHA	Federal Housing Administration
HUD	Housing and Urban Development
IGCC	Insulating Glass Certification Council
IGMAC	Insulating Glass Manufacturers Association of Canada
NFRC	National Fenestration Rating Council
WDMA	Window and Door Manufacturers Association
SIGMA	Sealed Insulating Glass Manufacturers Association
SMA	Screen Manufacturers Association

Marvin products have been tested and passed the following applicable test procedures referenced by AAMA, ANSI, CMBSO, CWDMA, IGCC, SIGMA, SMA, and WDMA.

AAMA 624	"Voluntary Specification, Performance Requirements and Test Procedures for Organic Coatings on Fiber Reinforced Thermoset Profiles"
AAMA 1304	"Forced Entry Resistant Test for Side-Hinged Doors"
WDMA I.S.4	Water-Repellent Preservative
AAMA/WDMA/CSA 101/I.S. 2/A440-08	"Voluntary Performance Specification for Windows, Doors and Unit Skylights"
AAMA/WDMA/CSA 101/I.S. 2/A440-11	"Voluntary Performance Specification for Windows, Doors and Unit Skylights"
AAMA/WDMA/CSA 101/I.S. 2/A440-17	"Voluntary Performance Specification for Windows, Doors and Unit Skylights"
ASTM E-283	"Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors"
ASTM E-2068	"Standard Test Method for Determination of Operating Force of Sliding Windows and Doors"
ASTM E-330	"Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Differences"
ASTM E-331	"Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Differences"
ASTM E-90	"Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements"
ASTM E-547	"Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Differences"
ASTM E-1886	"Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials"
ASTM E-1996	"Standard Test Method for Performance of Exterior Windows, Glazed Curtain Walls, Doors and Storm Shutters Impacted by Wind Borne Debris in Hurricanes"
ASTM F-588	"Forced-Entry Resistant Test for Windows"
ASTM F-842	"Forced-Entry Resistant Test for Sliding Glass Doors"
ASTM E-2190	"Standard Specification for Insulating Glass Unit Performance and Evaluation"
ASTM F-2090	"Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms"
CCPOA	"California Crime Prevention Officers Association"
SMA 1004	"Specification for Aluminum Tubular Frame Screen for Windows"
Federal Specification DD-G-451-D	"Glazing Thickness"
WDMA I.S. 11	Industry Standard for Analytical Method for Design Pressure (DP) Ratings of Fenestration Products

NFRC Certification Program

Who is the NFRC?

The National Fenestration Rating Council (NFRC) is a non-profit public/private group of manufacturers, builders, designers, specifiers, code officials, utilities, regulators and consumers formed to establish a national energy performance rating system for fenestration products.

Sanctioned by the federal government under the Energy Policy Act of 1992, NFRC will, in addition to U-Factor (thermal transmission), rate other factors, including solar heat gain, optical properties, air infiltration and condensation resistance.

It is important to note that the NFRC is not setting minimum performance standards or mandating specific performance levels. NFRC has established a single rating system with a rigorous process for comparing product performance. By certifying and labeling their products in accordance with the NFRC program, manufacturers demonstrate their commitment to provide accurate energy performance information.

Whole Product Performance

NFRC ratings are based on “whole product performance”. Although a window, door, or skylight may have high performance glazing, its overall performance may be reduced by a poorly performing frame. Similarly, a very energy efficient frame may be wasted on ineffective glazing and sealing. Whole product performance helps builders and consumers compare products of different construction and attributes directly.

When reading a NFRC Label, it is important to remember that the U-Factor, SHGC, and VT, values represent the whole window, not the center-of-glass

NFRC Labeling

Certification and Labeling Process

Window and door manufacturers attempting to certify their fenestration products are required to have them evaluated by two different types of independent NFRC accredited laboratories.

1. The first type of laboratory is a computer simulation lab which evaluates a window or door's thermal efficiency by computer simulation programs. The computer program takes into account the product's frame and glazing system attributes and derives an overall product U-Factor.
2. The second type of laboratory is a physical testing laboratory which takes an actual product and evaluates it in a thermal chamber. The physical test lab will also derive an overall product U-Factor.

For additional regional information, please contact your local Marvin representative.

Building Categories and Design Factors

Design Wind Pressure (PSF) - ASCE 7-10												
Location	Zone	Effective Wind Area (SF)	Basic Wind Speed V (MPH)									
			110		115		120		125		130	
Walls	4	10	13	-14	14	-15	16	-17	17	-18	18	-20
		50	11	-13	12	-14	14	-16	15	-17	16	-18
		500	9	-10	9	-11	10	-12	11	-13	12	-14
			135		140		145		150		155	
		10	20	-21	21	-23	23	-25	24	-26	26	-28
		50	17	-20	18	-21	20	-23	21	-24	23	-26
		500	13	-15	14	-16	15	-17	16	-18	17	-19
			160		165		170		175		180	
		10	28	-30	29	-32	31	-34	33	-36	35	-38
		50	24	-28	26	-29	27	-31	29	-33	31	-35
		500	18	-21	19	-22	21	-23	22	-25	23	-26
Walls	5		110		115		120		125		130	
		10	13	-18	14	-19	16	-21	17	-23	18	-24
		50	11	-15	12	-16	14	-18	15	-19	16	-21
		500	9	-13	9	-14	10	-16	11	-17	12	-18
			135		140		145		150		155	
		10	20	-26	21	-28	23	-30	24	-33	26	-35
		50	17	-22	18	-24	20	-26	21	-27	23	-29
		500	13	-20	14	-21	15	-23	16	-24	17	-26
			160		165		170		175		180	
		10	28	-37	29	-39	31	-42	33	-44	35	-38
		50	24	-31	26	-33	27	-35	29	-37	31	-39
		500	18	-28	19	-29	21	-31	22	-33	23	-35

Metric Conversions: 1 PSF = 47.9 pascals

1 SF = 0.0929 SM

1 MPH = 0.447 M/S

NOTE:

- Design wind pressures above represent the net pressure (sum of external and internal pressures) applied normal to all surfaces.
- Values shown are for exposure B. For other exposures, multiply values shown by the following factor: exposure C: 1.40 and exposure D: 1.66
- Linear interpolation between values of tributary area is permissible.
- Values shown are for an importance factor I = 1.0. For other values of I, multiply values shown by I.
- Plus and minus signs signify pressure acting toward and away from the exterior surface, respectively.
- All component and cladding elements shall be designed for both positive and negative pressures shown in the table.
- Notation:
 - 10 percent of least horizontal dimension or 0.4 h, whichever is smaller, but not less than 40% of least horizontal dimension or 3 ft (914).
 - Mean roof height in feet (meters).

BUILDING WIND LOADS

The information presented is provided to simplify the determination of structural wind load requirements of ASCE 7-10. ASCE 7-10 may not have local precedence. Please refer to your local codes for design pressures that apply to your area.

ASCE 7-10 Design wind load tables are based on the following:

- Wind loads tables are based on Exposure B.
- Tributary area of the structural elements is less than or equal to 10 sq. ft.
- Does not apply to roof areas.
- Roof slope is greater than 10 degrees.
- Building is less than or equal to 30 (9144) feet tall.
- The building is completely enclosed, all windows and doors are designed to withstand full wind load.
- Applicable to components and cladding, which include windows and doors.

If the tributary area is greater than 10 sq. ft. or if the roof slope is less than 10 degrees, the design wind loads from this table may be conservative. However, if the building has openings in the elevation which may allow wind to pass through, the design values in the tables may be too low. For these cases, ASCE 7-10 should be consulted.

NOTE: Windows and doors designed to resist wind loading are not considered openings.

Building Categories and Design Factors**EXPOSURES**

Exposure B: Urban and suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions having the size of single family dwellings or larger. For buildings with a mean roof height of less than or equal to 30ft (9.1m). Exposure B shall apply where the ground surface roughness, as defined by Surface Roughness B, prevails in the upwind direction for a distance greater than 1,500ft (457m). For buildings with a mean roof height greater than 30ft (9.1m), Exposure B shall apply where Surface Roughness B prevails in the upwind direction for a distance greater than 2,600ft (792m) or 20 times the height of the building, whichever is greater.

Exposure C: Open terrain with scattered obstructions having heights generally less than 30 ft. (9.1 m). This category includes flat open country, grasslands and shorelines in hurricane prone regions.

Exposure D: Flat, unobstructed areas and water surfaces. This category includes smooth mud flats, salt flats, and unbroken ice. Shall apply where the ground surface roughness, as defined by Surface Roughness D, prevails in the upwind direction for a distance greater than 5,000ft (1,524m) or 20 times the building height, whichever is greater. Exposure D shall also apply where the ground surface roughness immediately upwind of the site is B or C, and the site is within a distance of 600ft (183m) or 20 times the building height, whichever is greater, from the Exposure D condition as defined in the previous sentence. For a site located in the transition zone between exposure categories, the category resulting in the largest wind forces shall be used.

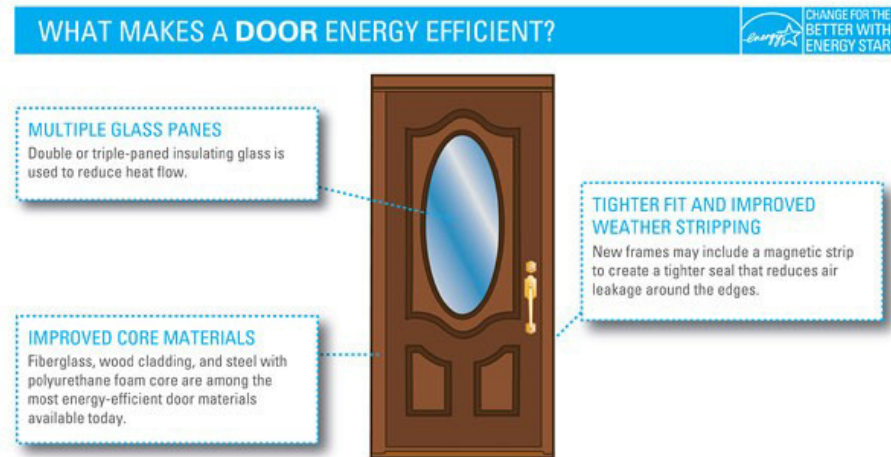
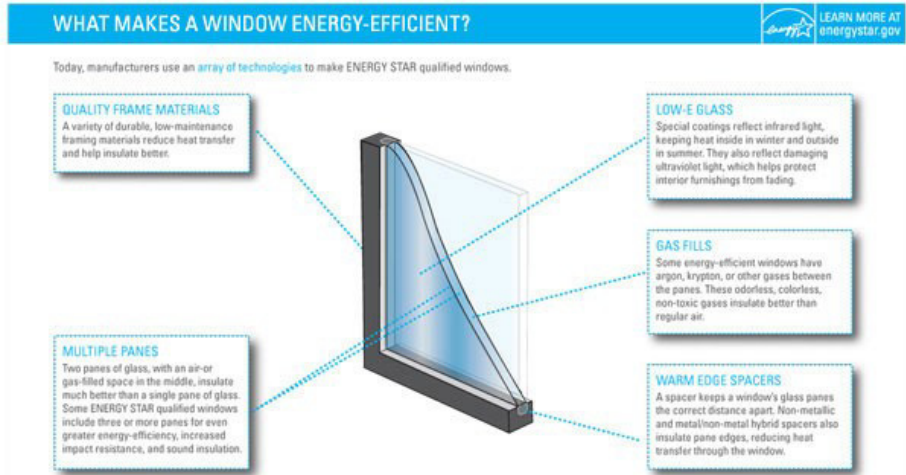
INSTRUCTIONS:

- Determine the Basic Wind Speed (V) in mph from Design Wind Load Table based on the location of the building.
- Determine the Roof Height (h) of the building in feet. This is the mean height of the roof above the lowest grade adjacent to the building. Eave height may be used for roof slope of less than 10 degrees.
- Determine least width (B) of the building in feet. This is defined as the shortest distance between two parallel lines which contain the entire building floor plan.
- Determine high pressure outside corner loading zones (a) in feet from building illustration on following page. $a = (0.10) \times (B)$ or $a = (0.4) \times (h)$, whichever is smaller, but not less than either $(0.04) \times (B)$ or 3 feet (76).
- Determine design pressure from Design Pressure Table.
- All design pressure values are assumed for buildings with an importance Factor Category of II. See Design Factors chart on following page.
- If category III, IV is more appropriate then multiply the design pressure by the corresponding Design Factor - See Design Factor chart.

NFRC Label

MARVIN ELEVATE™ COLLECTION	
ENERGY STAR® Certified in Highlighted Regions	
	 <small>■ Certified</small>
 National Fenestration Rating Council® CERTIFIED	Elevate Casement Picture WF/WF Fixed 11/16" IG Low E2 Arg 3.1mm 272 / 11.5mm arg / 3.1mm clr .0045 SS - D Pine or EQU MAR - N - 252 - 01072 - 00001
ENERGY PERFORMANCE RATINGS	
U-Factor 0.26 <small>(U.S.I-P)</small>	SOLAR HEAT GAIN COEFFICIENT 0.34
ADDITIONAL PERFORMANCE RATINGS	
VISIBLE TRANSMITTANCE 0.58	—
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturers literature for other product performance information. www.nfrc.org	
 WDMA Hallmark Certified <small>www.wdma.com</small>	Elevate Casement Picture Manufacturer Stipulates Hallmark Certification As Indicated Below
UNIT	
Hallmark Product Number	407 - H - 900
AAMA/WDMA/CSA/101/ I.S.2/A440 - 08	LC - P650 1422X1807 mm (56X71 in)
POSITIVE DESIGN PRESSURE (DP)	+50 psf
NEGATIVE DESIGN PRESSURE (DP)	-50 psf
Water Penetration Test Pressure	7.5 psf
MULL	
Hallmark Product Number	407 - H - 898
101/I.S.2/A440 - 11	LC - P650 2394 TW X2134 mm SPAN (84X47.1 in)
AAMA 450 - 10	LC - P650
POSITIVE DESIGN PRESSURE (DP)	+50 psf
NEGATIVE DESIGN PRESSURE (DP)	-50 psf
OVERALL RATING LC - P650 WATER RESISTANCE 7.52 psf	
CID00297 3	B2
Do Not Remove this label prior to inspection. Save for future reference	

ENERGY STAR
NFRC
WDMA



ENERGY STAR® Program - United States

www.energystar.gov

About ENERGY STAR®

ENERGY STAR® is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.

Residential Windows, Doors and Skylights

Thanks to advances in technology, today's ENERGY STAR® qualified windows, doors, and skylights offer greater savings than ever before. Just look for the ENERGY STAR® label.

Save energy and money.

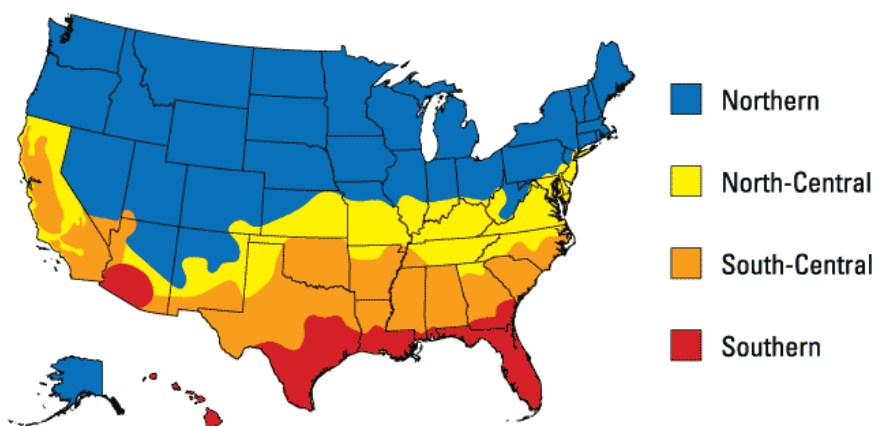
Replacing old windows with ENERGY STAR® qualified windows lowers household energy bills. Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint.

Current Specification Effective Date: January 1, 2016

As of January 1, 2016, ENERGY STAR® qualified windows, doors, and skylights meet new performance levels, see below.

Windows and skylights must meet NFRC U-Factor and, where applicable, Solar Heat Gain Coefficient (SHGC) requirements based on climate zone. Doors must meet U-Factor and, where applicable, SHGC requirements based on glazing level (amount of glass).

At this time, most Marvin product lines qualify for the ENERGY STAR® program. For more specific information, please refer to the individual product sections in your Marvin catalog.



WINDOWS			
CLIMATE ZONE	U-FACTOR ¹	SHGC ²	
Northern	≤ 0.27	Any	Prescriptive
	≥ 0.28	≥ 0.32	Equivalent Energy Performance
	≥ 0.29	≥ 0.37	
	≥ 0.30	≥ 0.42	
North Central	≤ 0.30	≤ 0.40	
South Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	

DOORS			
GLAZING LEVEL	U-FACTOR ¹	SHGC ²	
Opaque	≤ 0.17	No Rating	
≤ ½-Lite	≤ 0.25	≤ 0.25	
> ½-Lite	≤ 0.30	Northern North-Central	≤ 0.40
		Southern South-Central	≤ 0.25

ENERGY STAR® Most Efficient - United States

The ENERGY STAR® Most Efficient mark is an extension of the ENERGY STAR® brand and is designed to recognize and advance the most efficient products among those that qualify for ENERGY STAR®. This recognition is for specific categories and awarded for a specific year.

Marvin has long been a leader in providing our customers with energy efficient options. We are pleased to announce that Marvin meets the US ENERGY STAR® Most Efficient criteria with over 50 product types and 13,000+ glazing options.

MOST EFFICIENT CRITERIA

Energy Star Zone	U-factor	SHGC
Northern	≤ 0.20	≥ 0.20
North-Central	≤ 0.20	≤ 0.40
South-Central	≤ 0.20	≤ 0.25
Southern	≤ 0.20	≤ 0.25

As more product and glazing options are certified throughout the year, additional qualifying options will become available. The EPA has set up a page on its website where consumers can go to find all of the Marvin options that meet the Most efficient criteria.

To view the latest listing for [casement windows](#)

To view the latest listing for [horizontal sliding windows](#)

To view the latest listing for [vertical sliding windows](#)

To view the latest listing for [fixed windows](#)

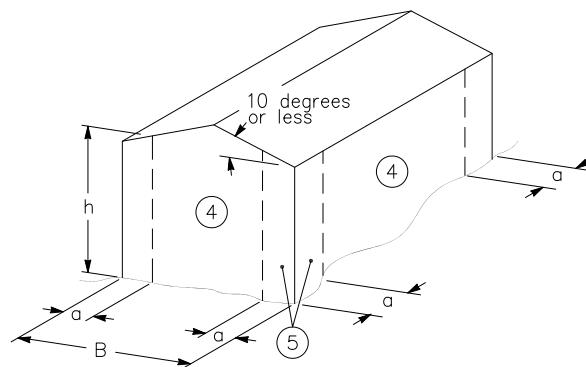


Building Categories and Design Factors

Building Categories	
Category	Nature of Occupancy
I	Building and structures that represent a low hazard to human life in the event of failure, such as agricultural building, certain temporary facilities, and minor storage facilities.
II	Building and structures where primary occupancy is one in which more than 300 people congregate in one area.
III	Building and other structures in which more than 300 people congregate in one area or structures containing sufficient quantities of toxic, explosive, or other hazardous substances including, but not limited to: Petro chemical facilities Fuel storage facilities Manufacturing or storage facilities for hazardous chemicals Manufacturing or storage facilities for explosives
IV	Building and Structures designated as essential facilities including, but limited to: Hospital and other medical facilities having surgery or emergency treatment areas. Fire or rescue and police stations. Structures and equipment in government. Communication centers and other facilities required for emergency responses. Designated shelters for hurricanes.

Design Factors		
Category	Non-Hurricane prone regions and Hurricane prone regions with V = 85/100 mph and Alaska	Hurricane prone regions with V greater than 100 mph
I	0.87	0.77
II	1.00	1.00
III	1.15	1.15
IV	1.15	1.15

NOTE: Hurricane prone regions with V greater than 100 mph



Wind Speed Map - ASCE 7-16

NOTES: Basic Wind Speeds for Occupancy Category II Buildings and Other Structures.

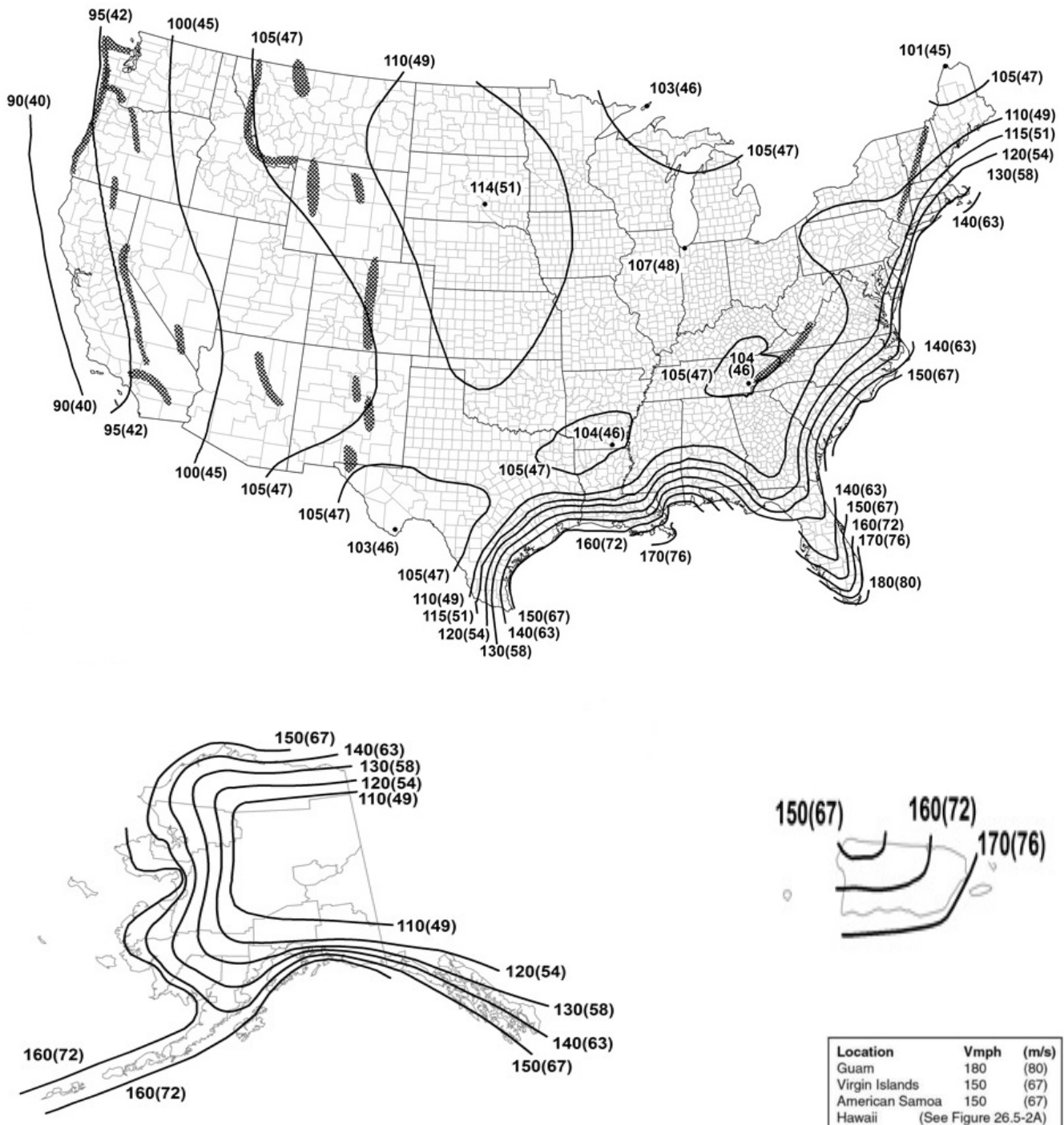
Values are nominal design 3-second gust wind speeds in miles per hour (m/s) at 33ft (10m) above ground for Exposure C category.

Linear interpolation between contours is permitted.

Islands and coastal areas outside the last contour shall use the last wind speed contour of the coastal area.

Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.

Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (Annual Exceedance Probability = 0.00143, MRI = 700 Years).



Product Design Pressures - Essential

Essential Window and Door Product Values - Standard Product			
Product Type	Max Frame Size	AAMA/WDMA/CSA 101/I.S.2/A40	CSA-A440
			Air
Essential Casement	35" x 71"	LC-PG40-C	A3
Essential Awning	48" x 35"	LC-PG40-AP	A3
Essential Casement Picture/Transom	71" x 71"	LC-PG40-FW	FIXED
Essential Double/Single Hung	35 1/2" x 59 1/2"	LC-PG50-H	A3
	47 1/2" x 47 1/2"	LC-PG50-H	A3
	35 1/2" x 77 1/2"	LC-PG40-H	A3
	41 1/2" x 65 1/2"	LC-PG40-H	A3
	47 1/2" x 59 1/2"	LC-PG40-H	A3
	47 1/2" x 77 1/2"	LC-PG30-H	A3
Essential Double Hung - Cottage	47 1/2" x 65 1/2"	LC-PG30-H	A3
Essential Single Hung - Cottage	35 1/2" x 71 1/2"	LC-PG30-H	A3
	47 1/2" x 77 1/2"	LC-PG25-H	A3
Essential Glider - OX/XO	71 1/2" x 41 1/2"	LC-PG40-HS	A3
	71 1/2" x 59 1/2"	LC-PG30-HS	A3
Essential Glider - XOX	95 1/2" x 59 1/2"	LC-PG25-HS	A3
Essential Double Hung Picture/Transom	59 1/2" x 71 1/2"	LC-PG50-FW	FIXED
Essential Direct Glaze Round Top	83" x 83"	CW-PG50-FW	FIXED
	87" x 50"	CW-PG50-FW	FIXED
Essential Sliding Patio Door - 2 panels	71" x 95"	LC-PG30-SD	A3
Essential Sliding Patio Door - 3 panels	107" x 95"	LC-PG30-SD	A3
Essential Direct Glaze Polygon	83" x 83"	LC-PG50-FW	A3

Product Rating Codes / Performance Classes/Design Pressure Ratings

Performance Classes (‘08, ‘11, ‘17 Standards)	(psf) Min. DP	(psf) Struct. Press.	(psf) Water Press.	(cfm/ft ²) Max. Air. Inf.
R = Residential	15	22.56	2.92	0.3 (1.57 psf)
LC = Light Commercial	25	37.59	3.76	0.3 (1.57 psf)
CW = Commercial	30	45.11	4.59	0.3 (1.57 psf)
AW = Architectural	40	60.15	7.95	0.1 or 0.3 (6.27 psf)
Metric	(Pa)	(Pa)	(Pa)	(L/s/m ²)
R = Residential	720	1080	140	1.5 (75 Pa)
LC = Light Commercial	1200	1800	180	1.5 (75 Pa)
CW = Commercial	1440	2160	220	1.5 (75 Pa)
AW = Architectural	1920	2880	380	0.5 or 1.5 (300 Pa)

NOTE: AAMA/WDMA chose to establish 2.86 psf as the minimum air pressure used during water testing although it is greater than 15% of the design pressure at DP15.

Performance Grade					
Performance Grade	PG15	PG20	PG25	PG30	PG35
Design Pressure (DP) (psf)	15.04	20.05	25.06	30.08	35.09
Structural Test Pressure (STP) (psf)	22.56	30.08	37.59	45.11	52.63
Water penetration resistance test pressure (psf)	2.92	3.13	3.76	4.59	5.43
Performance Grade	PG40	PG45	PG50	PG55	PG60
Design Pressure (DP) (psf)	40.10	45.11	50.13	55.14	60.15
Structural Test Pressure (STP) (psf)	60.15	67.67	75.19	82.71	90.23
Water penetration resistance test pressure (psf)	6.06	6.89	7.52	8.35	9.19
Metric Performance Grade					
Metric Performance Grade	PG15	PG20	PG25	PG30	PG35
Design Pressure (DP) (Pa)	720	960	1,200	1,440	1,680
Structural Test Pressure (STP) (Pa)	1,080	1,440	1,800	2,160	2,520
Water penetration resistance test pressure (Pa)	140	150	180	220	260
Metric Performance Grade	PG40	PG45	PG50	PG55	PG60
Design Pressure (DP) (Pa)	1,920	2,160	2,400	2,640	2,880
Structural Test Pressure (STP) (Pa)	2,880	3,240	3,600	3,960	4,320
Water penetration resistance test pressure (Pa)	290	330	360	400	440

STC/OITC Glass Values - Essential

Essential Sound Transmission Class and Outdoor-Indoor Transmission Class Values						
Product Type	Exterior Glazing	Airspace	Interior Glazing	STC	OITC	Additional Information
Essential Casement and Awning						
ESCA	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	28	24	
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	31	26	
ESAWN	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	28	24	
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	33	28	
ESCAP/TR	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	28	23	
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	33	28	
Essential Single Hung and Double Hung						
ESDH	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	27	23	
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	31	26	
ESSH	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	27	23	
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	32	26	
ESDHP	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	29	22	
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	30	25	
Essential Glider						
ESGL	1/8" (3.1)	15/32" (11.5)	1/8" (3.1)	27	24	
	1/8" (3.1)	13/32" (9.8)	3/16" (4.7)	29	26	
Essential Direct Glaze Round Top						
ESDGRT	1/8" (3.1)	5/8" (16.0)	1/8" (3.1)	27	22	
	1/8" (3.1)	19/32" (14.5)	3/16" (4.7)	32	26	
Essential Direct Glaze						
ESDG	1/8" (3.1)	5/8" (16.0)	1/8" (3.1)	26	21	
	1/8" (3.1)	19/32" (14.5)	3/16" (4.7)	32	27	
Essential Sliding Patio Door						
ESSPD	1/8" (3.1)	17/32" (13.0)	1/8" (3.1)	27	23	
	1/8" (3.1)	15/32" (11.5)	3/16" (4.7)	28	24	

Ultrex and Capillary Tube Information

ULTREX CLADDING CHARACTERISTICS: Ultrex is a composite material of fiberglass filaments that are shaped and matted, then saturated with compound resins. Ultrex offers stability, and stands up to the elements such as; sun, rain, airborne pollutants, and salt water. Ultrex also acts as a structural component adding to the entire window or door unit, and has a very low rate of expansion and contraction. Under the same conditions as vinyl, Ultrex moves only 1/10th as much as vinyl, it actually moves at the same minimal rate as window glass, reducing wear and tear on thermal seals. The impermeable factory finish is a patented acrylic coating which is applied utilizing a zero emission process. The finish provides excellent gloss and color retention, hardness, abrasion and chemical resistance. The dry film thickness is greater than 3 mils.

CAPILLARY TUBES: As a general rule, capillary tubes (also known as breather tubes) are recommended in 1-lite insulated units installed in elevations of 5,000 feet or more above sea level. Capillary tubes are also recommended in smaller (or) divided lite units where one side of glass is less than 12" (305) in length at elevations above 3,000 feet or more above sea level. Marvin does not install capillary tubes into insulated units just for transit through higher elevations (such as insulated units shipping to the west coast via Rocky Mountains). The final installation location of the unit determines if a capillary tube is necessary or not.

Abbreviations

Elevate and Essential Collection Product Abbreviations

BAY	Bay	ELAWN	Elevate Awning
BOW	Bow	ELCA	Elevate Casement
C	Cottage Style	ELDGCA	Elevate Direct Glaze Casement
CA	Casement	ELCA P	Elevate Casement/Awning Picture
DH	Double Hung	ELCA TR	Elevate Casement/Awning Transom
FS	Frame Size	ELDG RECT	Elevate Direct Glaze
GBG	Grilles-Between-the-Glass	ELIFD	Elevate Inswing French Door
GL	Glider	ELIFD DGTR	Elevate Inswing French Door Direct Glaze
L	Left-Handed	ELOFD	Elevate Outswing French Door
MO	Masonry Opening	ELOFDDG	Elevate Outswing French Door Direct Glaze
MM	Millimeters	ELDG DH	Elevate Direct Glaze Double Hung
N/A	Not Available	ELDGR	Elevate Round Top
O	Stationary	ELALDG RT	Elevate Aluminum Direct Glaze Round Top
OM	Outside Measurement	ELSFD	Elevate Sliding French Door
POLY	Polygon	ELSFD DGTR	Elevate Sliding French Door Transom
R	Right-Handed	ELSPD	Elevate Sliding Patio Door
RECT	Rectangle	ELSPD DGTR	Elevate Sliding Patio Door Direct Glaze
RO	Rough Opening	ELDHIN P	Elevate Double Hung Insert Picture
SDL	Simulated Divided Lites	ELDHIN TR	Elevate Double Hung Insert Transom
Sq. Ft.	Square Feet	ELDH	Elevate Double Hung
X	Operating	ELDH P	Elevate Double Hung Picture
2W	2 Units Wide	ELDH TR	Elevate Double Hung Transom
3W	3 Units Wide	ELGL	Elevate Glider
4W	4 Units Wide	ELGL TS	Elevate Glider Triple Sash
ESAWN	Essential Awning		
ESCA	Essential Casement		
ESDG POLY	Essential Polygon		
ESDH	Essential Double Hung		
ESGL	Essential Glider		
ESGL TS	Essential Glider Triple Sash		
ESDG RT	Essential Round Top		
ESSH	Essential Single Hung		
ESCA P	Essential Double Hung Picture		
ESDH TR	Essential Double Hung Transom		
ESSPD	Essential Sliding Patio Door		
ESSPD DGTR	Essential Sliding Patio Door Direct Glaze Transom		
ESCA P	Essential Casement Picture		

Glossary of Terms

This glossary is for reference only. For Marvin Windows and Doors Product conditions please refer to individual sections and specifications throughout this manual.

AAMA – American Architectural Manufacturers Association. A national trade association that establishes voluntary standards for the window, and door industry.

ACTIVE PANEL – Primary operating door panel.

AIR INFILTRATION – The amount of air leaking through cracks in walls, windows, and doors.

ASSEMBLY – Single units muller together.

ARGON GAS – An inert, non-toxic gas used in insulating windows to reduce heat transfer.

AWNING WINDOW – Awning windows are projected windows having one sash hinged at the top edge and projecting outward from the plane of the window bottom.

BALANCE – A mechanical device spring loaded used in double hung windows as a means of balancing the weight of the sash during opening and closing.

BAY WINDOW – An arrangement of three or more individual window units, attached so as to project from the building at various angles.

BOW WINDOW – A series of adjoining window units, installed on a radius.

CAPILLARY TUBES – A tube inserted into the insulating glass spacer that allows the inside and outside air pressure to equalize in higher elevations.

CASEMENT WINDOW – Casement windows contain outswinging sash that project away from the plane of the frame and are side hinged at the jambs. Sash are mounted by use of hinging hardware which allow them to swing. The sash are operated by roto-operators. Unit may include one or more locking handles to secure sash tightly in the frame in a closed position.

CAULKING – A mastic compound for filling joints and sealing cracks to prevent leakage of air and water. Commonly made of silicone or a rubber based material.

CLEAR OPENING (CO) – The opening created when the window or door is completely open.

CONDENSATION RESISTANCE (CR) – Measures the ability of a product to resist the formation of condensation on the interior surface of that product. The higher the CR rating, the better it resists forming condensation.

COTTAGE WINDOW – A window with unequal sash, top and bottom.

DAYLIGHT OPENING (DLO) – The width and height of the visible glass.

DESIGN PRESSURE – (DP) The pressure a product is designed to withstand. $DP = \text{Effective velocity pressure} \times 1.25$.

DIRECT GLAZE (DG) – Refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

DOUBLE HUNG WINDOW – A window unit operating vertically. The sash weight is offset by a counterbalancing mechanism mounted in the jambs. Unit may include one or more locking devices to secure the sash in the closed position. Both sash in a double hung are operable. See also – Balance.

EGRESS – The act of leaving an enclosed space. In the window industry the term refers to the dimensions of the opening of a window or door (the horizontal and vertical clear distance). Established by building codes. The purpose for establishing minimum egress dimensions is to insure that in an emergency situation a person attempting to leave a building has adequate area to escape.

EMISSIVITY – A measure of a surface's ability to emit long – wave infrared radiation or room temperature radiant heat energy. Emissivity varies from 0 (no emitted infrared) to 1 (100% emitted infrared). The lower the emissivity, the lower the resultant U-value.

ESCUTCHEON – A decorative door handle attached to the stile directly behind the handle(s). Generally square or rectangular shaped.

FENESTRATION – Openings in a building wall, such as windows and doors, designed to permit the passage of air, light, and people.

FOOTBOLT – A locking rod device installed vertically in the stile or astragal of a door or screen which when activated secures the panel or screen in a stationary position.

FRAME – The stationary portion of a window that encloses either the glass (direct glaze) or the sash (operating or stationary) and consists of the following parts:

1. HEAD JAMB – The top frame member.
2. Sill – The bottom frame member.
3. SIDE JAMB – Side or vertical frame members.
4. JAMB EXTENSION – The addition onto the standard jamb to adapt a window unit to deeper wall thicknesses, in most cases will be factory applied unless specified otherwise.

GLASS SIZE (GS) – The measurement of the actual glass, not the visible glass.

GLIDER WINDOW – A window unit operating horizontally. Typically consisting of two sash, with one sash operable. Unit may include one or more locking devices to secure the sash in the closed position. One sash must remain stationary.

GRILLES – Removable Grille – A narrow profiled wood member that snaps into place on the interior surface of the glass giving a divided appearance. Grilles Between Glass – A narrow profiled aluminum member installed between two pieces of glass that gives a divided appearance.

Glossary of Terms

This glossary is for reference only. For Marvin Windows and Doors Product conditions please refer to individual sections and specifications throughout this manual.

HANDING – A term used to describe the right or left hand operation of a window or door.

HEADBOLT – A locking rod device installed vertically in the stile or astragal of a door or screen which when activated secures the door in a stationary position.

INACTIVE PANEL – Secondary operating door panel.

INSULATING GLASS – (IG) Two pieces of glass spaced apart with an aluminum edge spacer to create a hermetically sealed section of glass with an air space.

INSERT – A specially designed, made-to-order sash and frame unit that is used to replace existing double hung sash and hardware in an existing frame– without disturbing existing interior trim or exterior casing.

JAMBS – Vertical members of a window or doors outside frame.

JAMB EXTENSION – A jamb-like member, usually surfaced on four sides, which increases or extends the depth of the exterior or interior window or door frame.

LOW E GLASS – Low E stands for low emissivity. The lower the emissivity the higher the percentage of long wave radiation blocked thereby improving thermal performance. Low E glass is coated with a thin microscopic, virtually invisible, metal or metallic oxide layer. The primary function is to reduce the U-value by suppressing radioactive heat flow. A secondary feature is the blocking of short wave radiation to impede heat gain.

MULTI-POINT LOCKING SYSTEM – A line of standard or optional multiple point locking mechanisms installed on the operative panel(s)/ sash of various Marvin products to enhance security and performance.

OBSCURE GLASS – Glass formed by running molten glass through special rollers. These rollers have a pattern on them causing the glass to become patterned and thus “obscure.”

OPERATING FORCE – The forces required to maintain sash or panel motion in either the initial opening or closing direction.

OUTSIDE MEASUREMENT OF THE FRAME – The width and the height of the unit not including the casing.

OX AND XO – The letters OX or XO identify the operation of window or door units as viewed from the exterior. The letter O stands for stationary while the letter X stands for operating.

PANEL – A part of a fenestration product composed of a light of glass surrounded by a door frame. Similar to a sash.

PERFORMANCE CLASS – A means to grade a products performance. R = Residential, LC = Light Commercial, CW = Commercial, AW = Architectural Window

PERFORMANCE GRADE – A numeric designator that defines performance that applies to; air leakage resistance, water penetration resistance and deflection resistance according to Standard Specifications.

PICTURE WINDOW – A non-operating window unit. A window consisting of frame, sash, and glass, with no hardware.

PITCH – A term used to describe the angle of a roof. For example: A 412 pitch indicates that the roof rises 4 (102) vertically for each 12 (305) horizontally.

POLYGON – A high level term used to describe triangles, trapezoids, pentagons, hexagons and octagons.

PULTRUSION – Lineal profiles of constant cross section manufactured by combining plastic resin and continuous glass fiber reinforcement. These thermally insulating and structural components are ideally suited for applications where strength, thermal stability and weather resistance are required, such as in patio door frames and commercial windows.

“R” VALUE – A measure of the resistance of a glazing material or fenestration assembly to heat flow. It is the inverse of the “U” Value. Higher numbers indicate greater insulating capabilities. See “U” Value.

RABBET – A groove along or near the edge of a piece of wood.

RADIUS – The length of an imaginary line from the center point of a circle to the arc or circumference of a circle.

RAILS – The cross or horizontal members of the framework of a sash, door or other panel assembly.

REINFORCEMENT – Material added to individual sash or frame members to increase strength or stiffness.

ROTO-GEAR – A term used to describe the steel drive worm, gears and crank device used for opening awnings and Casements.

ROUGH OPENING – The opening in the wall where a window or door unit is to be installed. Openings are larger than the size of the unit to allow room for insulation and to shim the unit square.

ROUND TOP – Generally a semicircle window which is mulled to the top of another window or door, thus forming the round top appearance.

Glossary of Terms

This glossary is for reference only. For Marvin Windows and Doors Product conditions please refer to individual sections and specifications throughout this manual.

SASH – The operating and/or stationary portion of the window unit that is separate from the frame. The sash consists of the following parts:

1. **STILES** – Vertical sash members.
2. **RAILS** – Horizontal sash members.
3. **CHECK RAILS** – Horizontal sash members that meet, as in double hung units. These could also be vertical check stiles as in the glider or patio door

SCREEN – A product used with a window or door consisting of a four-sided frame surrounding a fiberglass mesh designed to keep insects out.

SEALANT – A compound used to fill and seal a joint or opening. Also the material used to seal edges of insulated glass.

SIMULATED DIVIDED LITE: SDL – Permanent wood or Ultrex bars applied to the interior and exterior of a one-lite piece of glass to simulate authentic divided lites. Optional spacer bar available with all glass types.

SNUBBER – An interlocking metal bracket attached at the center of the hinge side of a casement sash and frame with certain heights and top sides of an awning sash and frame with certain widths. It allows operation but pulls the sash tightly against the frame weather strip to maximize performance when closed.

SOLAR HEAT GAIN COEFFICIENT (SHGC) – The lower a window's SHGC, the less solar heat it transmits, and the greater its shading ability.

SPACER – Used to separate the two pieces of glass in an insulating glass panel.

SQUARE FOOT – For measuring the area of a unit. RO width (in inches) x RO height (in inches) divided by 144 equals the area in square feet of a unit

STATIONARY – A non-operating sash, panel or unit.

STILES – The upright or vertical perimeter pieces of a sash, panel or screen.

STRUCTURAL TEST PRESSURE – The pressure differential applied to a window to determine structural load capacity.

TEMPERED GLASS – Float glass panels heated and then cooled rapidly in a controlled environment. This process makes the glass several times stronger than regular glass. It also makes it safer because when broken it yields small pebble-like fragments.

TRANSOM – A window above a window or door. Transoms can be either stationary or operating.

“U” FACTOR – Hourly rate of heat transfer for one square foot of surface when there is a temperature difference of one degree F of air on the two sides of the surface, also recognized as “U” Value or Heat Transmission Coefficient.

ULTREX – A pultruded composite material made of polyester resin and glass fibers.

U-VALUE – (Btu/hr-sq ft – *f) The lower the U-Value, the greater the resistance to heat flow and better its insulating value.

UNIT – One single product such as a one wide casement.

VENTING OPENING – The total opening created when a door or window is completely open.

VISIBLE LIGHT TRANSMITTANCE (VLT) – Percentage of visible light transmitted through the unit.

WDMA – Window and Door Manufacturers Association.

WEATHER STRIP – A flexible material or device used to seal the opening between a sash/panel and frame, typically made of vinyl or foam.



AGENDA ITEM 7
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Design Workshop on behalf of the Town of Mountain Village

FOR: Design Review Board Public Hearing; September 1, 2022

DATE: September 1, 2022

RE: Staff Memo – Final Architecture Review (FAR) Lot 927R2, 125 Sundance Lane

APPLICATION OVERVIEW: New Single-Family Home on Lot 927R2

PROJECT GEOGRAPHY

Legal Description: LOT 927R2
ACC TO REPLAT OF LOT 927R
REC 12 02 2005 PL BK 1 PG
3575 THRU 3577 RECEIPT
379914 CONT .931 ACRES BLDG
COVENANT AGREEMENT JULY
2005

Address: 125 Sundance Lane

Applicant/Agent: Kristine Perpar,
Shift Architects, LLC

Owner: BRYAN GREER

Zoning: Single-Family

Existing Use: Vacant

Proposed Use: Single-Family

Lot Size: .931 acres

Adjacent Land Uses:

- **North:** Single-Family
- **South:** Single-Family
- **East:** Full Use, Ski Resort Active Open Space
- **West:** Full Use, Ski Resort Active Open Space



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

No new Referral comments or Public comments

Case Summary: Kristine Perpar of Shift Architects LLC is requesting Design Review Board (DRB) approval of a Final Architectural Review (FAR) Application for a new single-family home on Lot 927R2, 125 Sundance Lane. The building is three stories, with each

story broken into a separate massing with distinct roof pitches. The highest portions of the upper two levels exceed the allowable maximum height of 35'. A Variance for the additional height was unanimously approved by Town Council at the August 18, 2022 meeting.

The lot is approximately .931 acres and is zoned single-family. The overall square footage of the home is approximately 6,798 gross square feet, with 5,566 livable square feet, and provides three interior parking spaces within the proposed garage and two exterior parking spaces.

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

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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	46.58'
Maximum Avg. Building Height	30' (shed) Maximum	25.97'
Maximum Lot Coverage	40% (16,204.32 sq ft)	9.67% (4,188 sq ft)
General Easement Setbacks	No encroachment	GE encroachment, Road right of way encroachment
Roof Pitch		
Primary		1:12
Secondary		1:12
Exterior Material		
Stone	35% minimum	34% 4% at retaining wall
Wood Siding	n/a	36%
Windows/Door Glazing	40% maximum	23%
Steel Door	n/a	3%
Parking	2 interior/2 exterior	3 interior/ 2 exterior

Findings:

- 1) Landscaping – DRB has found that the retained existing trees along the southern property border should suffice to create a buffer to the abutting property, and that the planting of additional trees in this location is not necessary.

Design Review Board Specific Approvals:

- 1) Road right of way encroachment – insubstantial

Please note, this Memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated August 4, 2022.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates a combination of shed roof forms. Homes with a primary shed roof form are granted a maximum building height of 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: During the Initial Architecture and Site Review on August 4, the Design Review Board voted unanimously to recommend approval to Town Council of a height variance of 11.75' above the allowable height restrictions listed above. The Town Council approved the height variance on August 18.

17.3.14: General Easement Setbacks

Lot 927R2 is surrounded by a sixteen (16) foot General Easement on all sides of the property. There is an access easement and covenant agreement that provides access to the site from the eastern side of the property. Due to the steep topography and resulting site design for the development, the applicant will not be utilizing the existing access easement.

The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway and associated retaining walls as shown currently takes access from Sundance Lane and crosses the General Easement to the homesite.*
- *Utilities: New sewer, gas, and water service are proposed to cross the northern GE to the lot.*

The proposal also includes a road right of way encroachment requiring specific DRB approval:

- *There is a retaining wall to the south of the drive that crosses the GE and also extends slightly into the road right of way.*

Staff: Road right of way encroachments, when deemed insubstantial are approvable by specific approval at the DRB level. Staff believes this improvement to be insubstantial. If DRB has no concerns with this encroachment than a specific approval should be granted.

Regardless of the encroachment, any development within the General Easement or road right of way will require the owner and the Town to enter into an Encroachment Agreement as part of a condition of approval.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

Staff: Criteria met.

17.5.5: Building Siting Design

Staff: Criteria met.

17.5.6: Building Design

Staff: All buildings with wood exterior materials shall have 35 percent minimum stone walls. Although four percent of the building's 38 percent use of stone is for the construction of retaining wall(s), a building element that is typically not included in the building material measurements, the retaining wall is substantially connected to the primary building and can therefore be accounted as a percentage of the cladding that meets the stone requirement.

17.5.7: Grading and Drainage Design

Staff: Criteria met.

17.5.8: Parking Regulations

Staff: Criteria met.

17.5.9: Landscaping Regulations

Staff: The applicant has revised the landscaping plan to provide 11 new bristlecone pine trees and six new aspen trees. This revision to include bristlecone pine meets the diversity of species requirement of 40 percent of the trees on the landscaping plan being trees not typically found in landscaping in the Town. These also provide some screening of the driveway retaining wall.

The applicant has not revised the landscaping plan to demonstrate landscape buffering between the rear of the house and the neighbor. The plan is showing the retention of more than 20 evergreen trees along the southern border of the property, which abuts Lot 1149. If DRB is comfortable with the existing landscape plan then Finding #1 demonstrates that the condition of required buffering from the Initial Review has been met. If DRB finds this buffer to be insufficient, a condition should be added to the proposed motion that the applicant shall provide a revised landscape plan for staff review prior to the issuance of a building permit.

The applicant is proposing new aspen trees and new bristlecone pines to be located in Zone 1, which requires approval from the Town forester

17.5.11: Utilities

Staff: Criteria met.

17.5.12: Lighting Regulations

Staff: Criteria met.

17.5.13: Sign Regulations

Staff: Criteria met.

Chapter 17.6: SUPPLEMENTARY REGULATIONS**17.6.1: Environmental Regulations**

Staff: The applicant has indicated that the structure will be monitored by a NFPA 13D sprinkler system and a monitored NFPA 72 alarm system.

17.6.6: Roads and Driveway Standards

Staff: Criteria met.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include an indoor fireplace. A note on sheet A3.2 of the plan set indicates all fireplaces will be direct vent gas.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has revised the Construction Mitigation Plan per the comments from Initial Review. The applicant shows that vehicular parking would occur adjacent to Sundance Lane and off the edge of pavement during all stages of construction. It should be noted that any off-site parking will require roadside parking permits to be issued by the Town. The Construction Mitigation Plan also shows the crane swing radius from the stationary tower crane. The radius does impede Sundance Lane past the centerline, as shown on Sheet C4.2. The applicant will be required to obtain road closure permits prior to any crane usage that would impede access to Sundance Lane.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 927R2, 125 Sundance Lane, with conditions, based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Final Architectural Review for a new single-family home located at Lot 927R2, based on the evidence provided within the Staff Report of record dated August 24, 2022, with the following findings and specific approvals:

Findings:

- 1) Landscaping – DRB has found that the retained existing trees along the southern property border should suffice to create a buffer to the abutting property, and that the planting of additional trees in this location is not necessary.

Design Review Board Specific Approvals:

- 1) Road right of way encroachment – insubstantial

And, with the following conditions:

- 1) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 2) Prior to building permit, the applicant shall obtain approval of the landscaping plan by the Town Forrester.
- 3) If the DRB determines the landscape buffer between the proposed building and the southern neighbor is not sufficient, a revised landscape plan shall be provided for staff review prior to the issuance of a building permit.

- 4) Prior to building permit, the applicant shall obtain necessary road closure permits from the Town prior to any crane usage that would impact roadway access on Sundance Lane.
- 5) Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 6) Prior to a certificate of occupancy, a GE encroachment agreement shall be executed recognizing approved encroachments into the GE.
- 7) Prior to a certificate of occupancy, a road right of way encroachment agreement shall be executed recognizing approved encroachments into the road right of way.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) 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.
- 10) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

GENERAL NOTES:

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

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

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

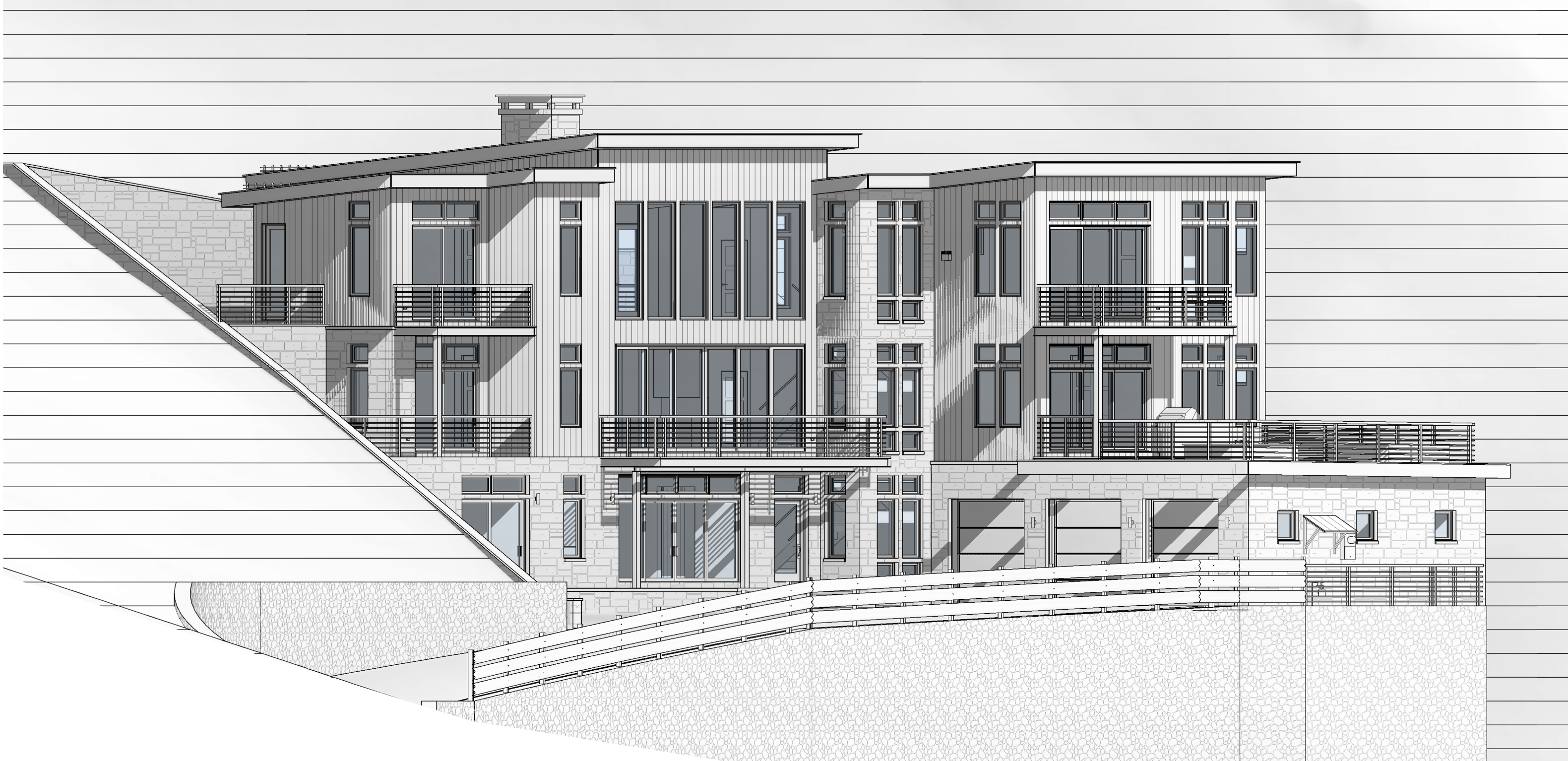
INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

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

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

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

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



PROJECT ISSUE DATE: 08.16.22 DRB FINAL REVIEW		
REVISIONS		
NO.	DATE	DESC.
5	08.16.22	Revised NFPA note
6	08.16.22	Revised average roof ht due to roof overhang revision

PROJECT CODE INFORMATION

ZONING:	SINGLE-FAMILY RESIDENCE (MV LOT 927 R2)
BUILDING CODE:	IRC 2018 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION:	MULTI-STORY; SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION:	R-3
AUTOMATIC FIRE SPRINKLER:	MONITORED NFPA 13D SPRINKLER SYSTEM REQUIRED (OVER 3600 SF)
NATIONAL FIRE ALARM & SIGNALING CODE:	MONITORED NFPA 72 ALARM SYSTEM REQUIRED
FIRE RESISTIVE RATING:	GARAGE - 1 HR MECHANICAL - 1 HR

PROJECT INFORMATION

TYPE OF UNIT:	SINGLE FAMILY RESIDENCE	MAX BUILDING HEIGHT: ALLOWABLE	35'-0" (CDC TABLE 3-3)
GROSS FLOOR AREA: LIVING	1,855.02 SF	PROPOSED	46.66'
GROUND LEVEL	2,172.46 SF	MAX AVERAGE HEIGHT: ALLOWABLE	30'-0" (CDC TABLE 3-3)
UPPER LEVEL	1,789.03 SF	PROPOSED	25.99'
TOTAL:	5,816.51 SF	PARKING REQUIRED:	5 SPACES PROVIDED (4 REQUIRED) (3 ENCLOSED IN GARAGE) (2 SURFACE SPACES)
GARAGE	1,258.51 SF		
TOTAL:	7,075.02 SF		
LOT AREA:	.93 ACRES (40,510.8 SF)		
LOT COVERAGE: ALLOWABLE	16,204.32 SF (40% MAX)		
PROPOSED	4,240 SF (10%)		

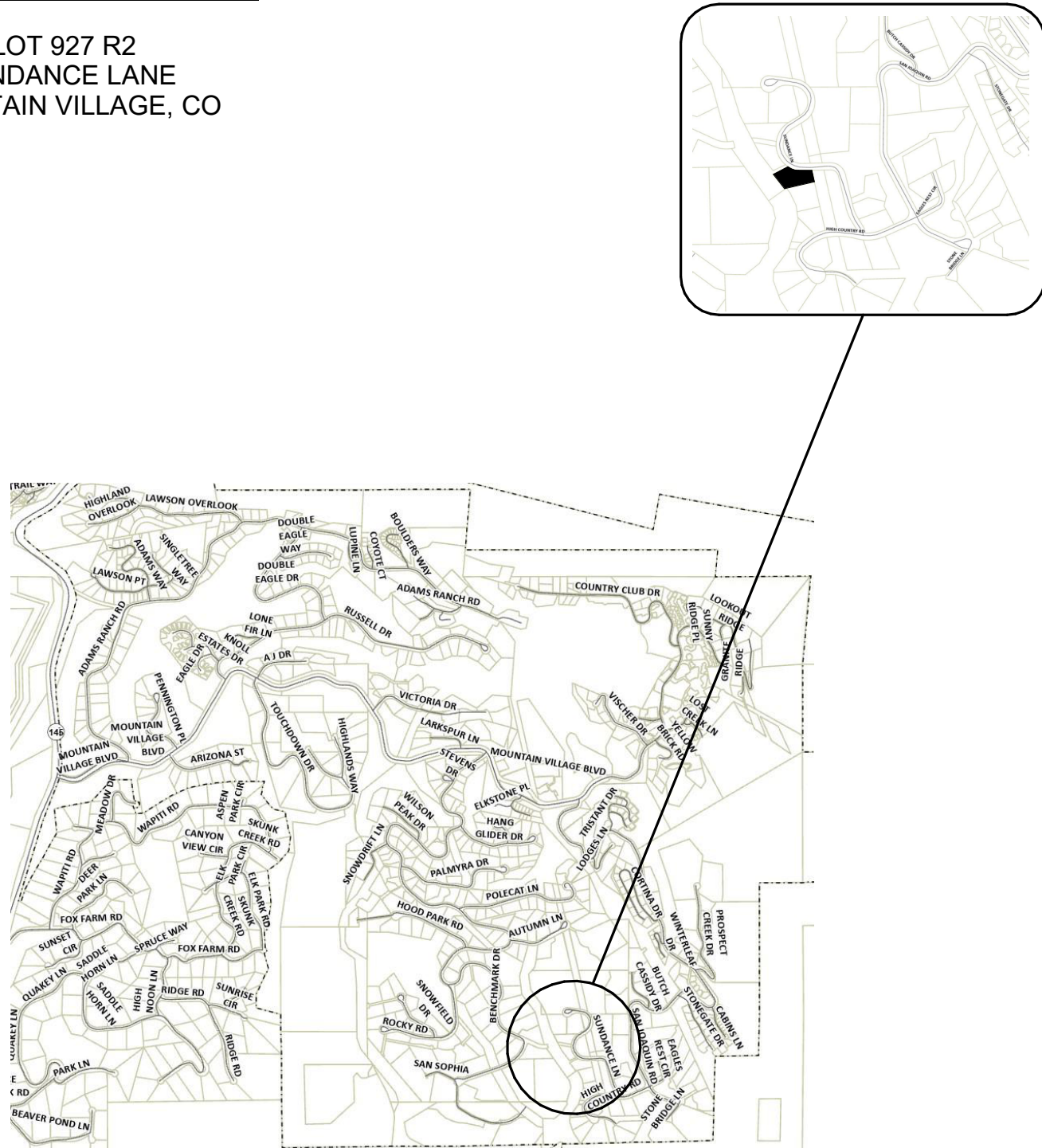
SEE SHEET A2.0 FOR MAXIMUM BUILDING HEIGHT CALCULATION

SHEET INDEX

GENERAL	
G1.0	COVER SHEET
G1.1	ABBREVIATIONS AND LEGENDS
CIVIL	
C1	NOTES
C2.1	SITE GRADING WITHOUT TREES DISPLAYED
C2.2	SITE GRADING WITH TREES DISPLAYED
C3	UTILITY PLAN
C4	CONSTRUCTION MITIGATION
C4.1	CONSTRUCTION MITIGATION PHASE 1
C4.2	CONSTRUCTION MITIGATION PHASE 2
SURVEY / MAPPING	
0	SURVEY
ARCHITECTURAL	
A1.1	ARCHITECTURAL SITE PLAN
A1.2	BUILDING SITE PLAN
A1.3	LANDSCAPE PLAN
A1.4	FIRE MITIGATION PLAN
A2.0	MAX BUILDING HEIGHT / MAX LOT COVERAGE CALCULATIONS
A2.0.1	SITE 35' PARALLEL OFFSET
A2.1	MATERIAL CALCULATIONS
A2.2	MATERIAL CALCULATIONS
A3.1	FLOOR PLANS
A3.2	FLOOR PLANS
A3.3	FLOOR PLANS
A3.4	ROOF PLAN
A4.1	EXTERIOR ELEVATION
A4.2	EXTERIOR ELEVATION
A4.3	EXTERIOR ELEVATION
A4.4	EXTERIOR ELEVATION
A4.5	PRESENTATION ELEVATION
A8.1	DOOR SCHEDULE
A8.2	WINDOW SCHEDULE
LTG1.1	LIGHTING PLAN
LTG1.2	LIGHTING PLAN
LTG1.3	LIGHTING PLAN

VICINITY MAP

LOT 927 R2
SUNDANCE LANE
MOUNTAIN VILLAGE, CO



PROJECT TEAM

OWNER: BRYAN M GREER 6006 FLOYD ST HOUSTON, TX 77007 P. 832.390.8541 bgreer7@gmail.com	SURVEYOR: FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	MECHANICAL: BLACK CANYON ENGINEERS DREW S. RUDERMAN, P.E. 447 E. MAIN ST. MONTROSE, CO 81401 P. 970.568.5392 F. 877.586.8583 www.blackcanyonengineers.com
ARCHITECT: SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	CIVIL: UNCOMPAGRE ENGINEERING LLC DAVID BALLODE P.E. PO BOX 3945 TELLURIDE, CO 81435 P. 970.729.0683 dballode@msn.com	LANDSCAPING: SHIFT ARCHITECTS KRISTINE PERPAR - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com
GENERAL CONTRACTOR: HOINS CONSTRUCTION BILL HOINS 137 SOCIETY DRIVE TELLURIDE, CO 81435 P. 970.728.9371 hoinsoffice@gmail.com	STRUCTURAL: BLACK CANYON ENGINEERS DREW S. RUDERMAN, P.E. 447 E. MAIN ST. MONTROSE, CO 81401 P. 970.568.5392 F. 877.586.8583 www.blackcanyonengineers.com	

GREER RESIDENCE

COVER SHEET

SHEET NUMBER

G1.0

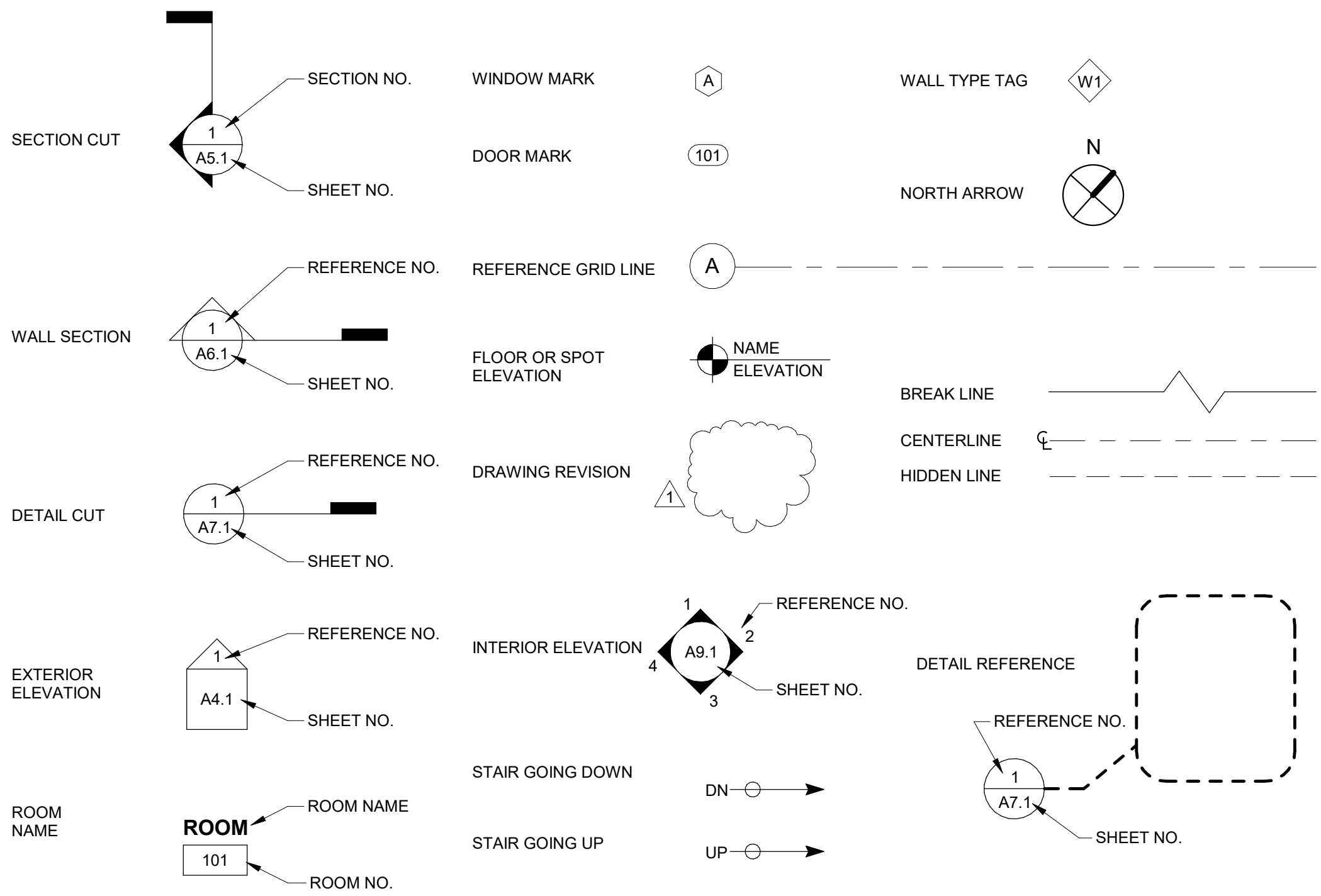
8/17/2022 1:56:46 PM

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .331 ACRES BLDG COVEYMENT AGREEMENT JULY 2005

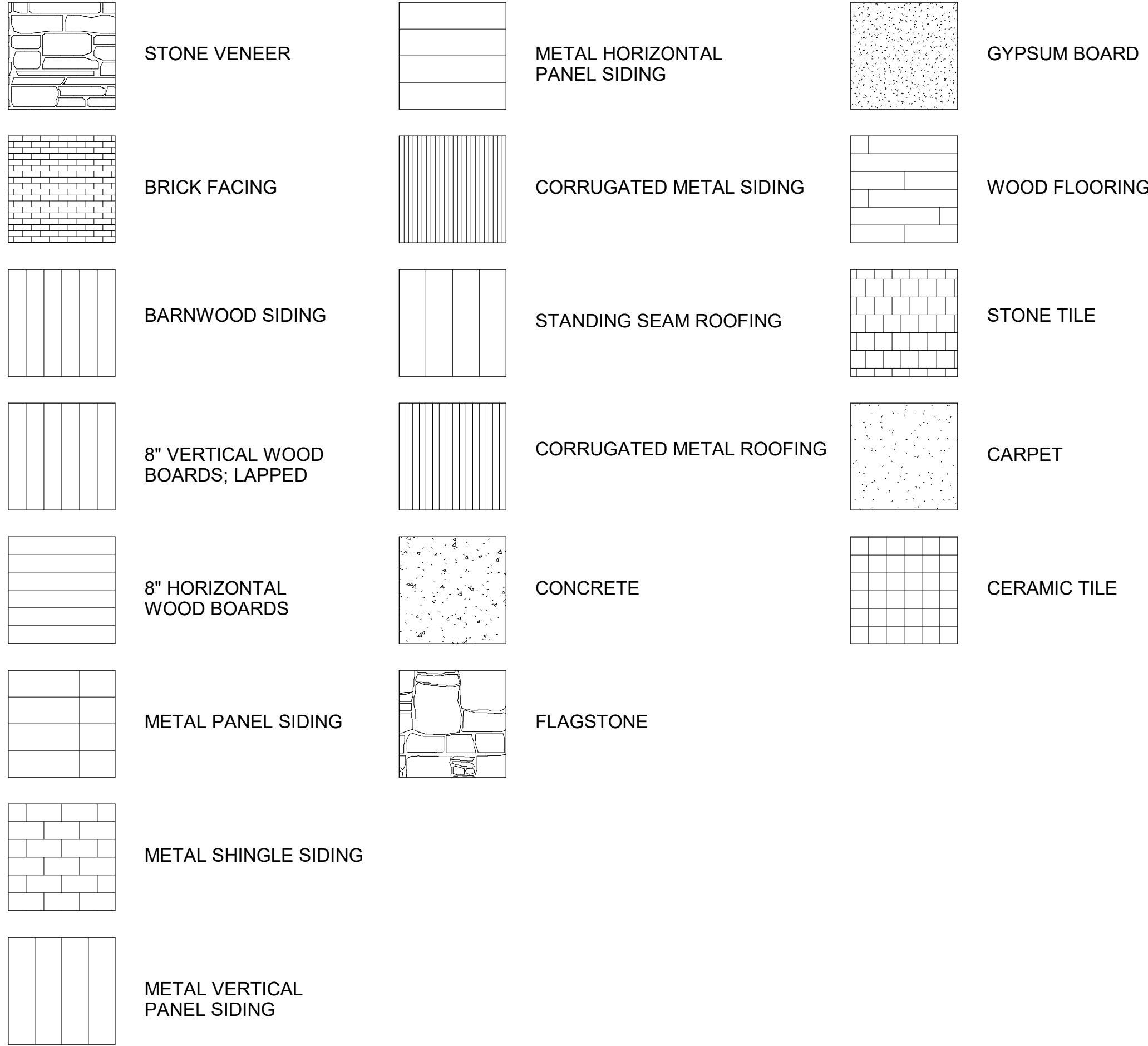
NOT FOR CONSTRUCTION

©shift architects

SYMBOL LEGEND



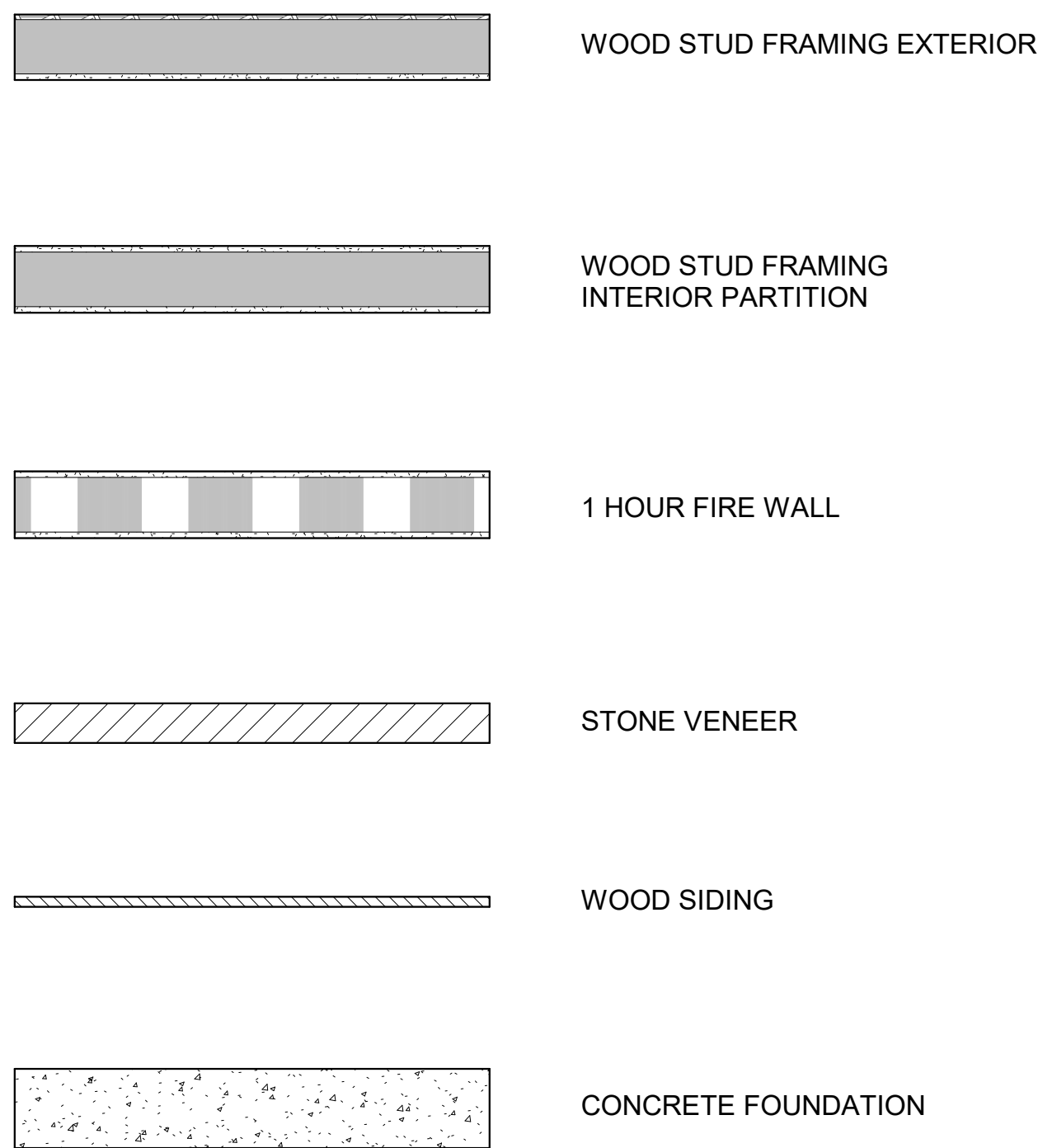
MATERIAL LEGEND



ABBREVIATIONS

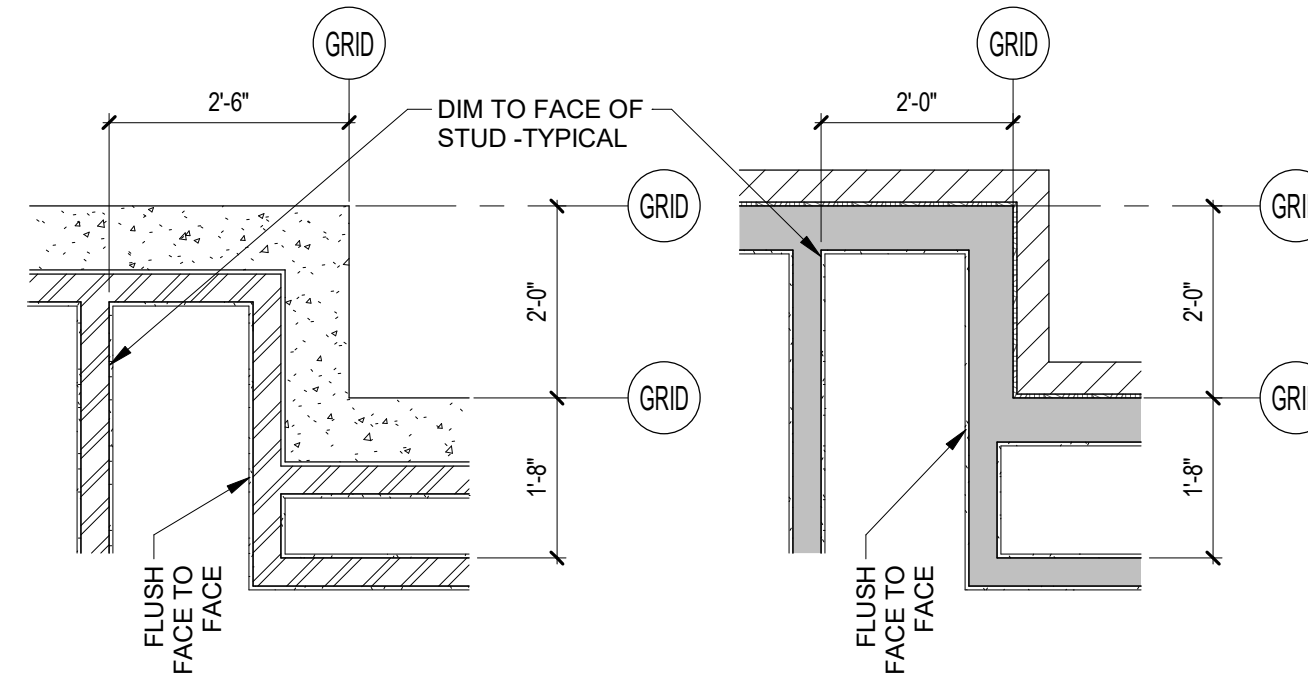
AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Join
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground Fault Circuit Interrupter
GPO	General Power Outlet
IBC	International Building Code
MDF	Medium Density Fibreboard
MR	Metal Roofing
MSB	Main Switch Board
NTS	Not To Scale
PFC	Parallel Flanged Steel Channel
PL	Plastic Laminate
PT	Paint
RC	Reinforced Concrete
REF	Refrigerator
RL	Reduced Level
S	Sanitary Drainage Pipe
SHR	Shower
SK	Sink
SN	Stone
SS	Stainless Steel
ST	S Trap
STF	Steel Trowel Finished Concrete
SW	Stormwater Drainage Line
T&G	Tongue and Grooved
TO	Top Of
TPH	Toilet Paper Holder
TR	Tiled Roofing
TSF	Timber Strip Floor
TYP	Typical
U	Urinal
UOS	Unless Otherwise Specified
V	Valley
VIF	Verify In Field
VP	Vent Pipe
WC	Water Closet (Toilet)
WM	Washing Machine
WPM	Water Proof Membrane

WALL LEGEND



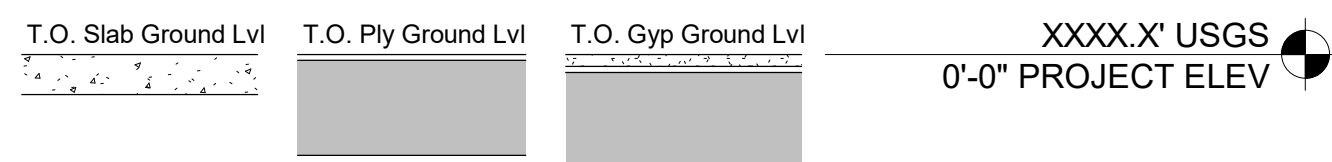
DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.
- DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



PROJECT DATUM LEGEND

ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-0"



GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO 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, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

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

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA 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 CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

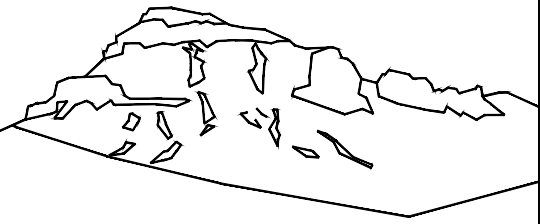
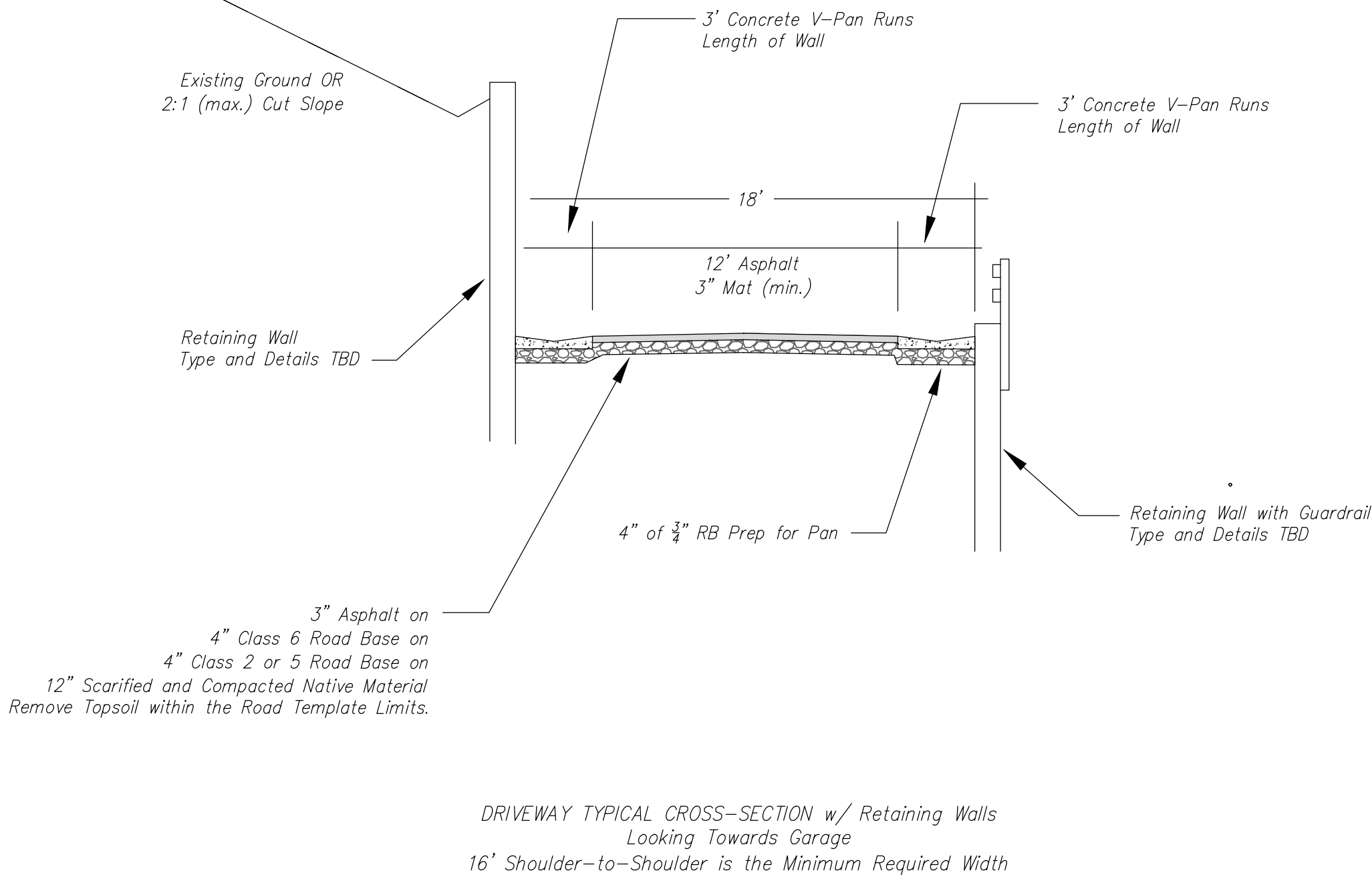
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

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



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB

2022-02-21

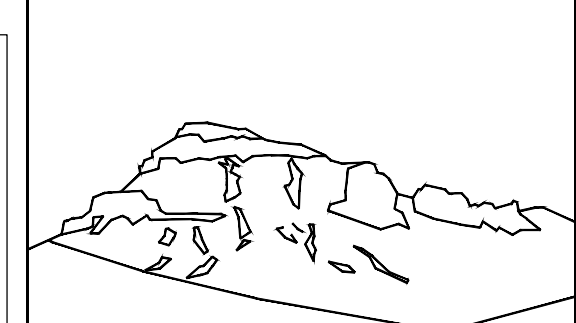
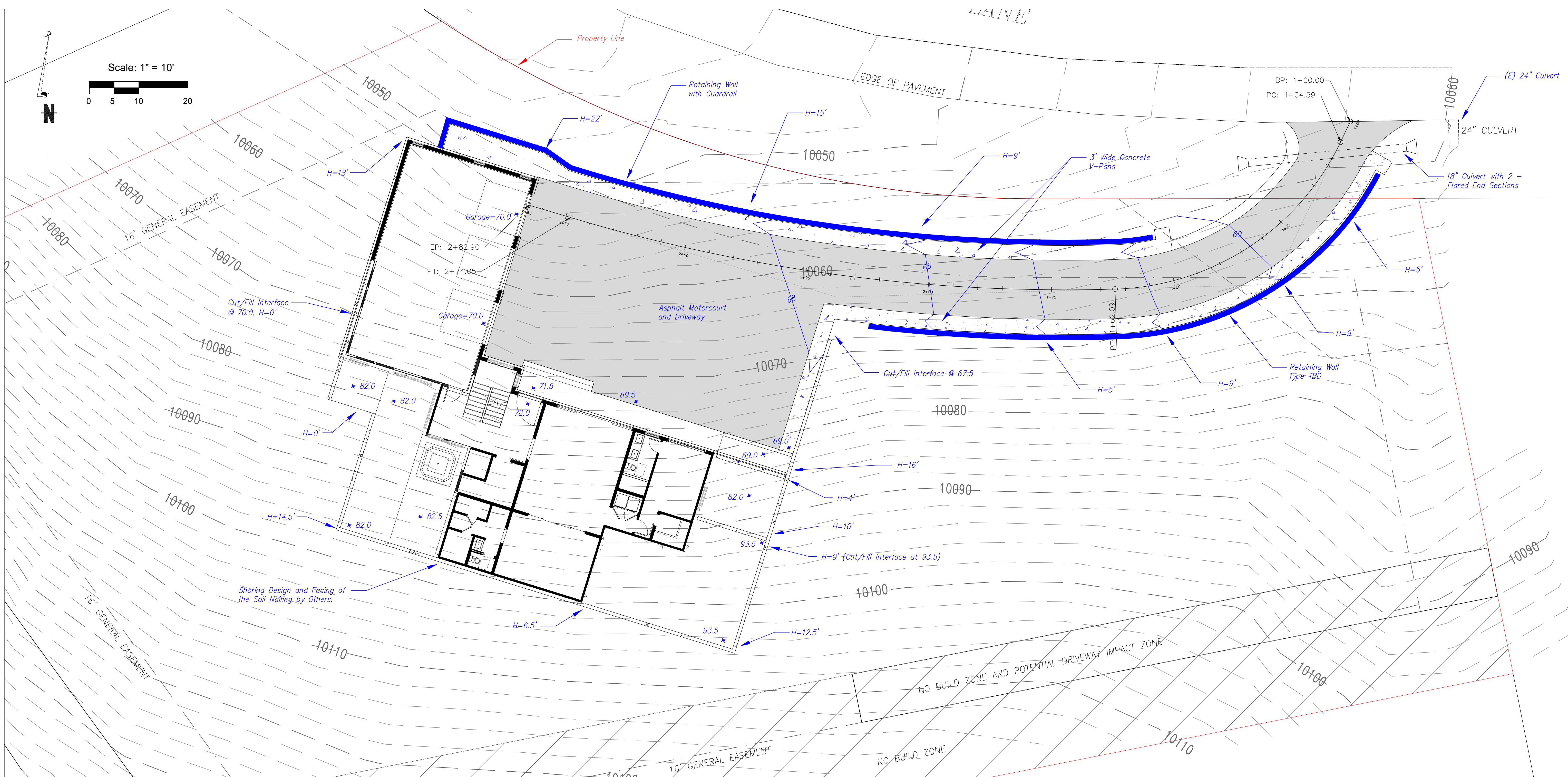
Greer Residence
Lot 927R
Sundance Lane
Mtn. Village, CO



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

Notes

C1



Uncompahgre
Engineering, LLC

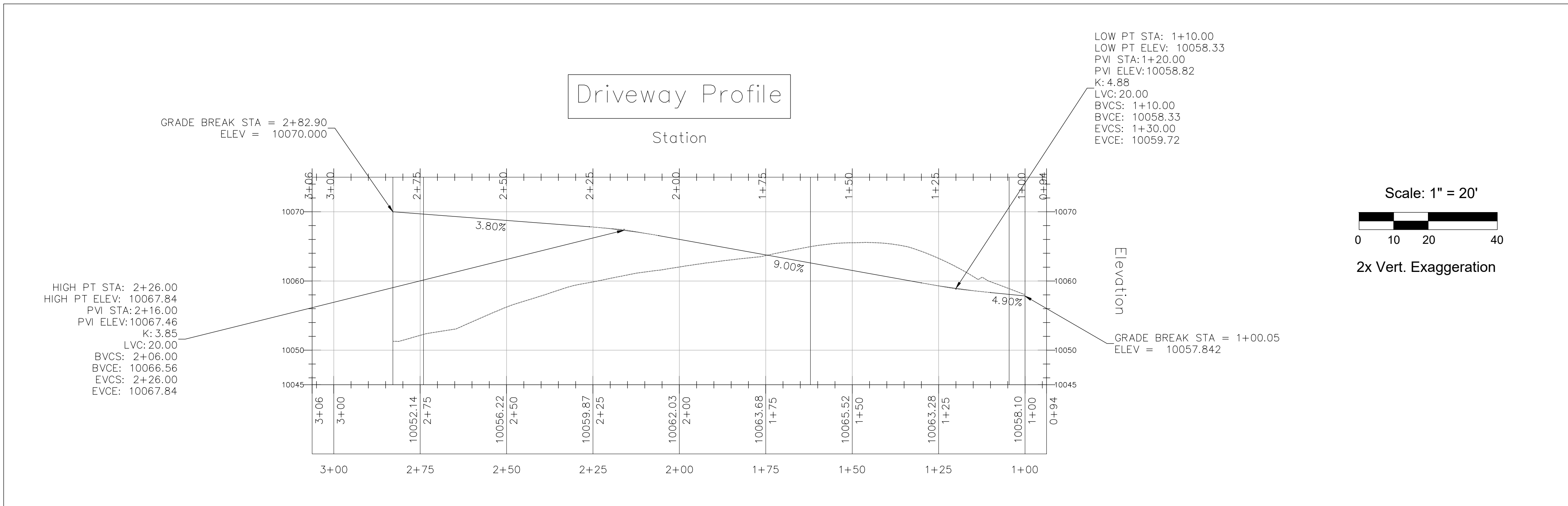
P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB 2022-02-21

Greer Residence
Lot 927R
Sundance Lane
Mtn. Village, CO

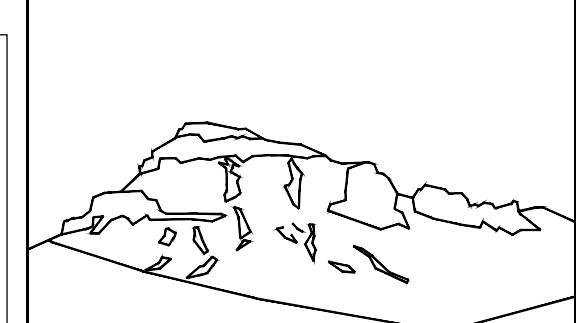
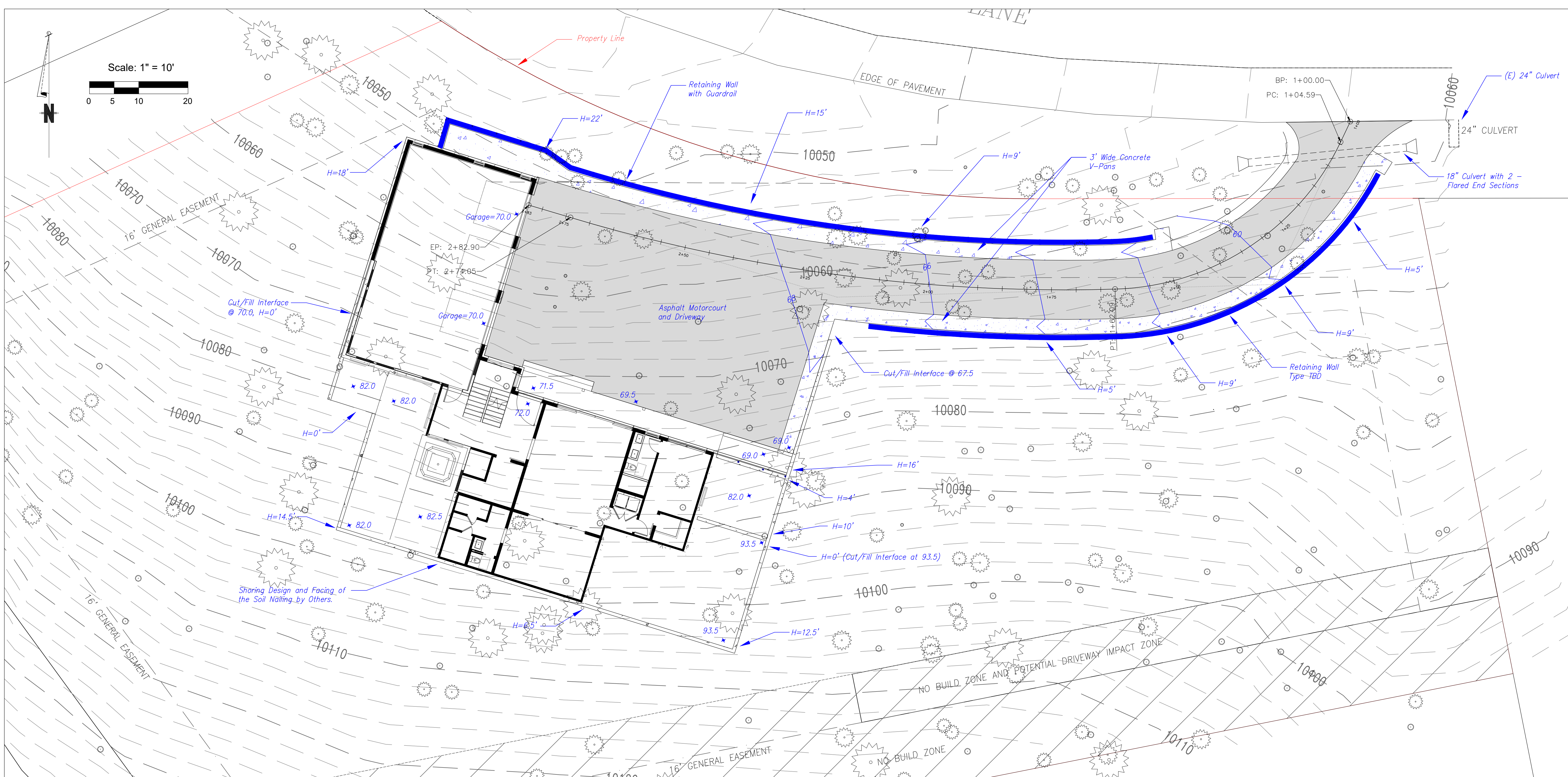


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201



Site Grading
without
Trees
Displayed

C2.1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB 2022-02-20

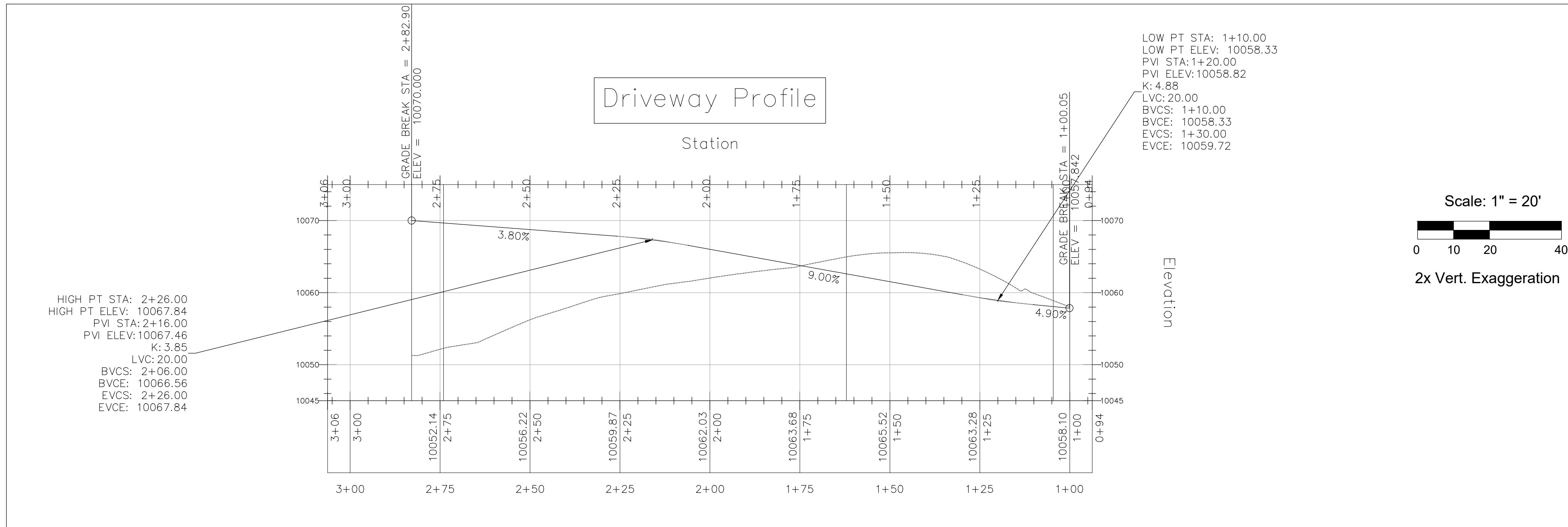
Greer Residence
Lot 927R
Sundance Lane
Mtn. Village, CO

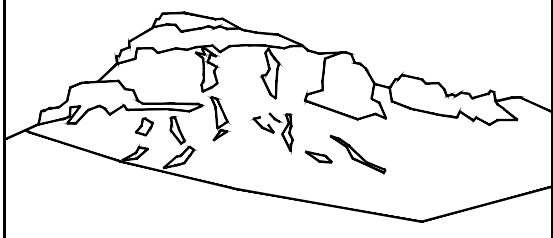
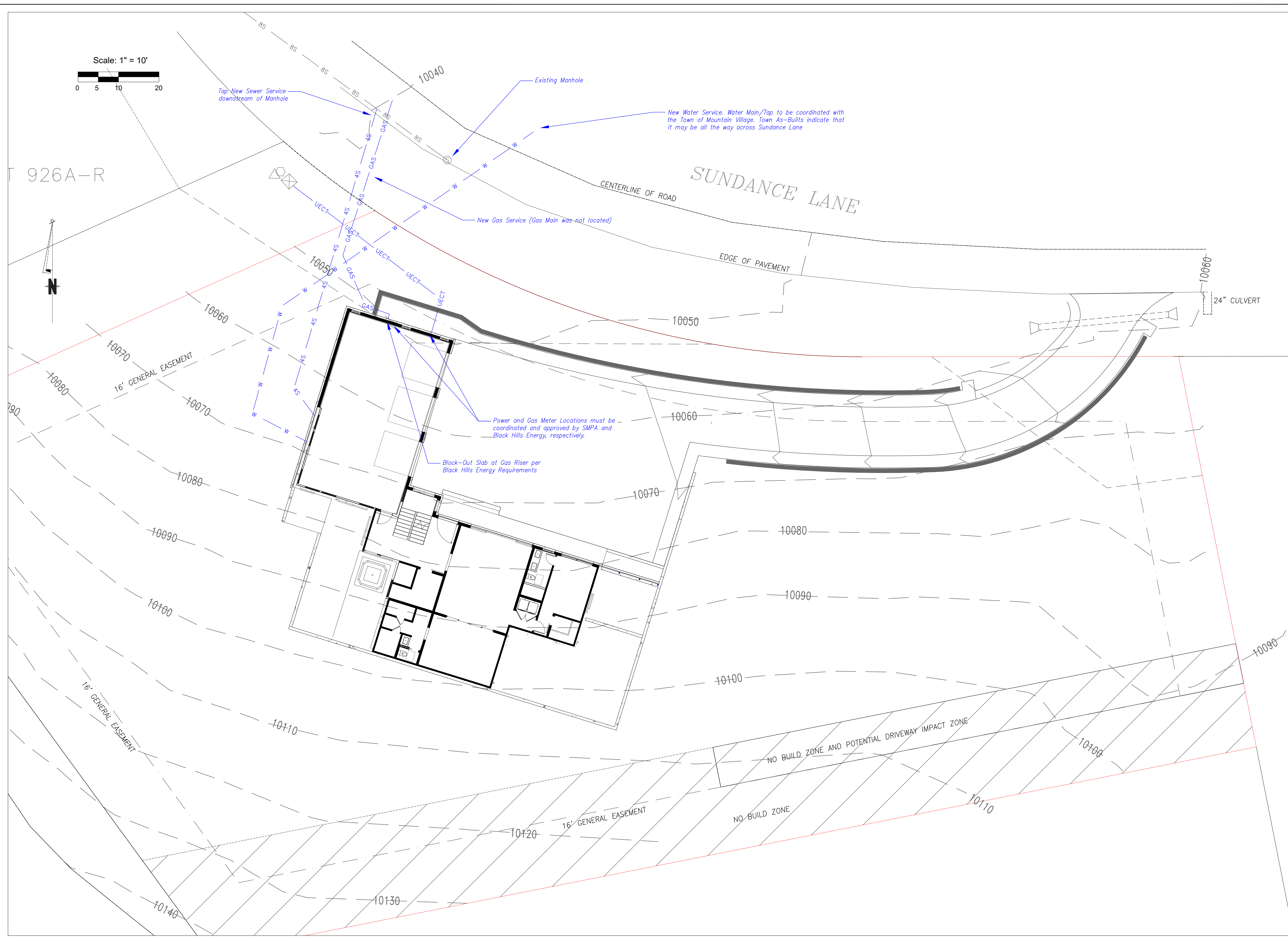


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
with
Trees
Displayed

C2.2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB 2022-02-21

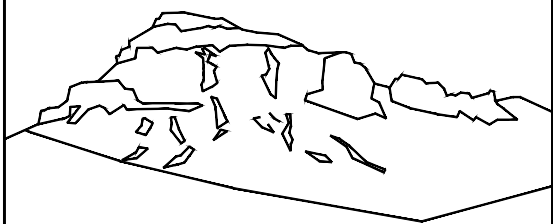
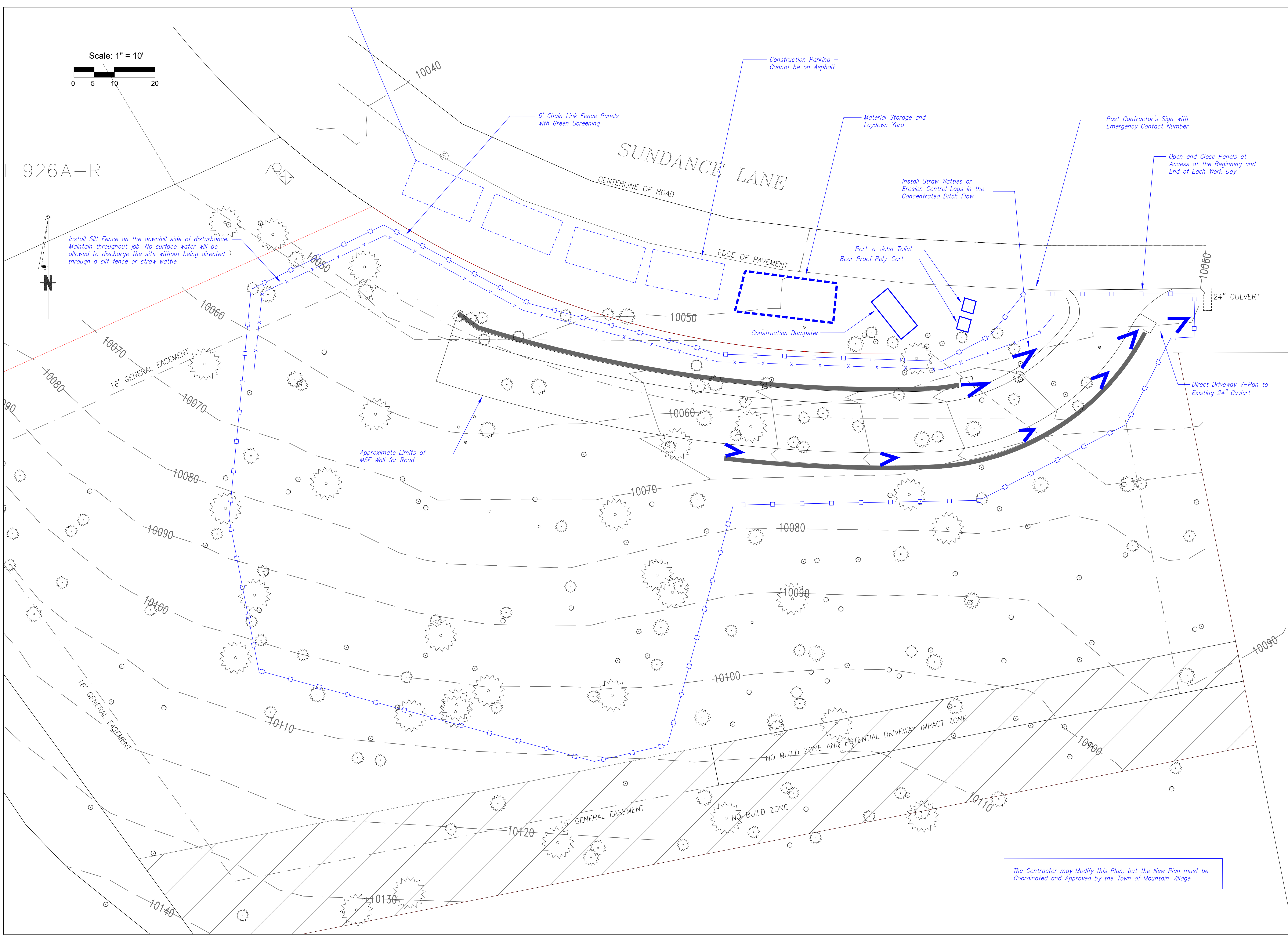
Greer Residence
Lot 927R
Sundance Lane
Mtn. Village, CO



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

Utilities

C3

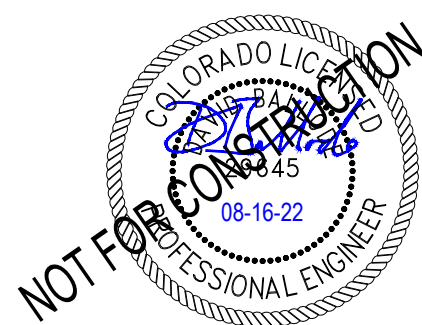


Uncompahgre
Engineering, LLC

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

SUBMISSIONS:	
DRB	2022-02-21
Revised	2022-08-16

Greer Residence
Lot 927R
Sundance Lane
Mtn. Village, CO

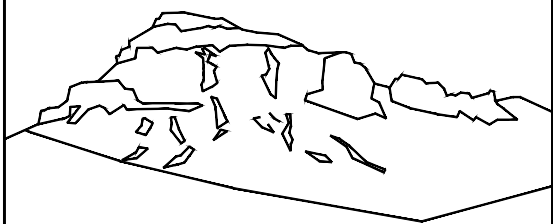
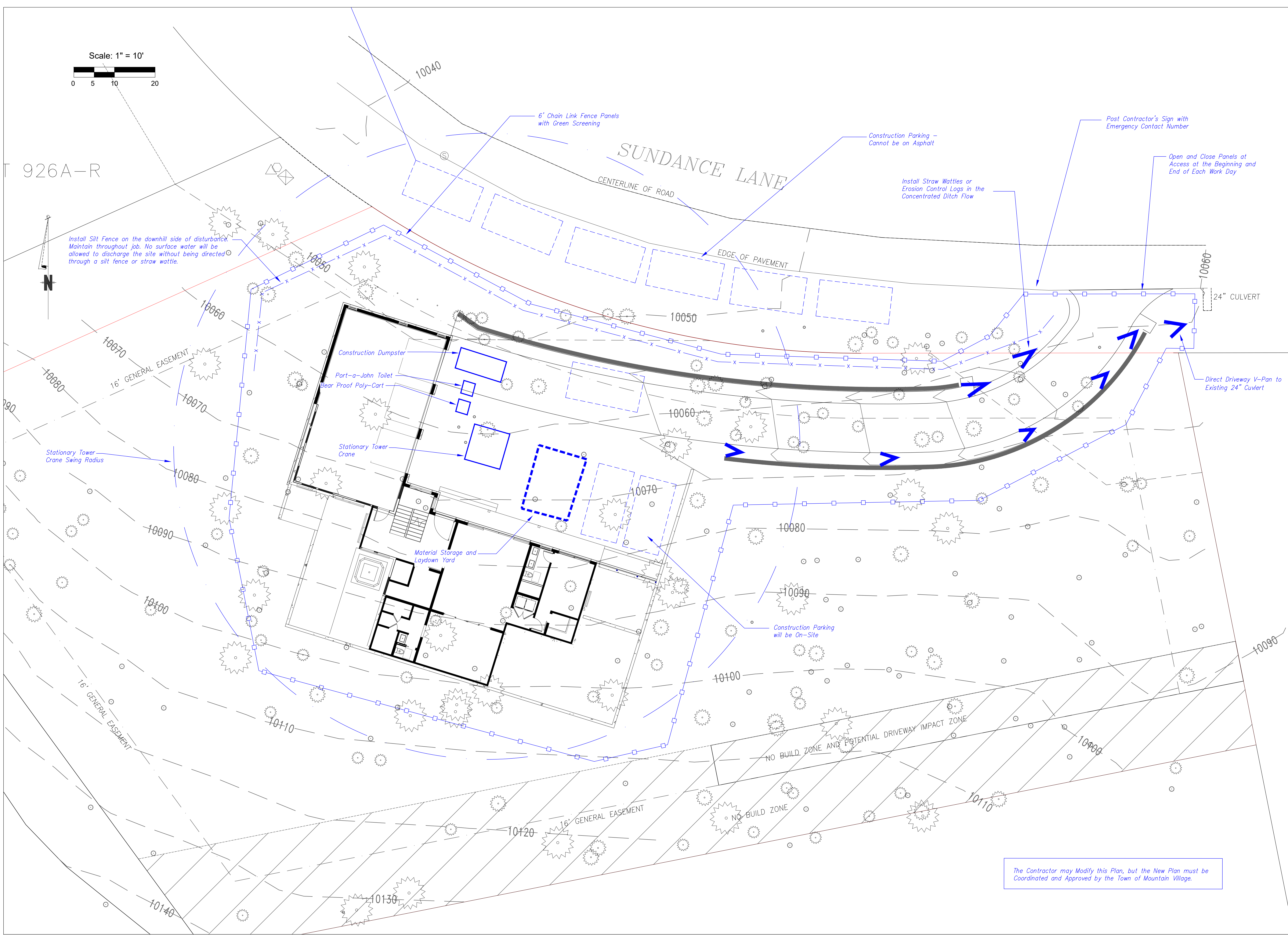


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction
Mitigation

Phase 1
(Driveway)

C4.1

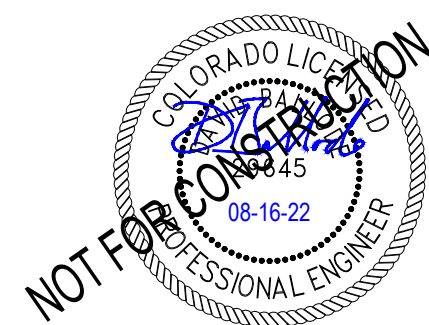


Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB 2022-02-21
Revised 2022-08-16

Greer Residence
Lot 927R
Sundance Lane
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

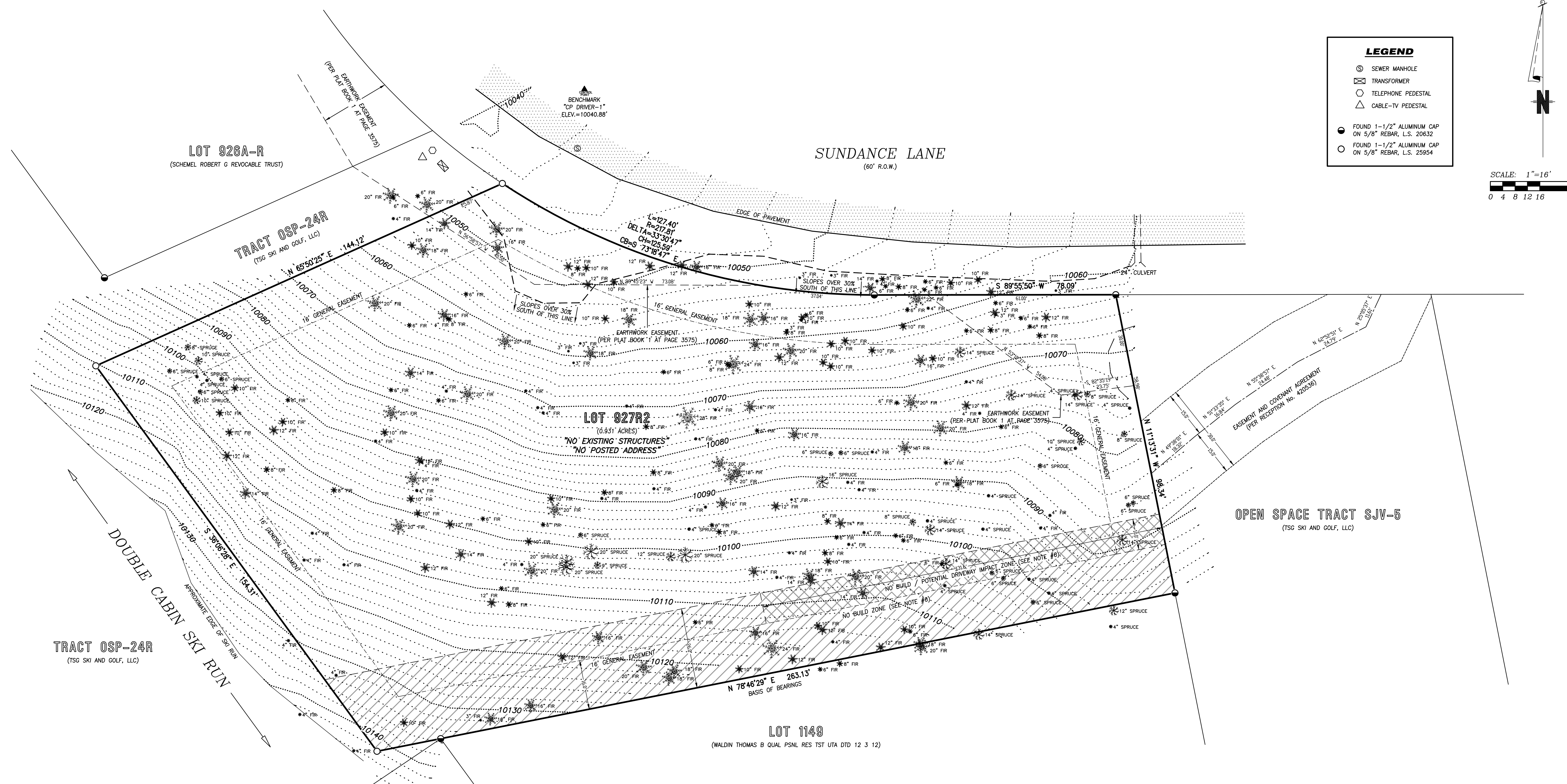
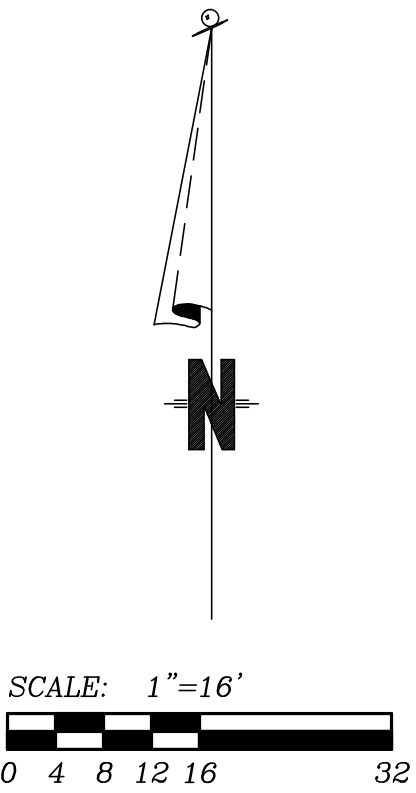
Construction
Mitigation

Phase 2
(House)

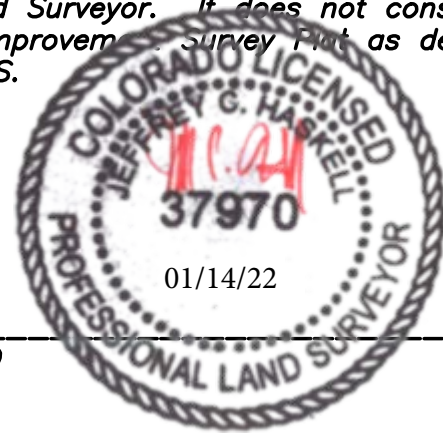
C4.2

LEGEND

- SEWER MANHOLE
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 25954



This Existing Conditions Plan of Lot 927R2, Town of Mountain Village, was prepared in July, 2007 and updated in September, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 Date

LEGAL DESCRIPTION:

LOT 927R2, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 927R AND TRACT OSP-24 RECORDED DECEMBER 1, 2005 IN PLAT BOOK 1 AT PAGE 3575, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and legal description from Land Title Guarantee Company, Order No. TLR86011898, dated July 28, 2021 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0300-C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- BASIS OF BEARINGS: Found monuments along the southern boundary of Lot 927R2, as shown hereon, assumed to have the record bearing of N 78°46'29" E according to Plat Book 1 at page 3575.
- Benchmark: Control Point "CP MAG-2", as shown hereon, with an elevation of 10,040.88 feet.
- Contour interval is two feet.
- There exists a Declaration of Building Covenant Agreement per Reception No. 379731.

NOTES (cont.):

- Only trees 3" or greater in diameter were located as part of this survey.
- Slopes 30% or greater are shown hereon.
- Foley Associates, Inc. is not aware of any underground utilities located on this lot, but utility locates were not performed as part of this survey. Utility locates should be performed by respective providers before any construction.
- Foley Associates, Inc. is not aware of any wetlands located on this lot, but a wetland delineation was not performed as part of this survey.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Existing Conditions Plan

Lot 927R2, Town of Mountain Village, located within Section 10, T.42N., R.9W., N.M.P.M., San Miguel County, Colorado

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC / FO				
Checked by:					
Start date:	09/30/2021				

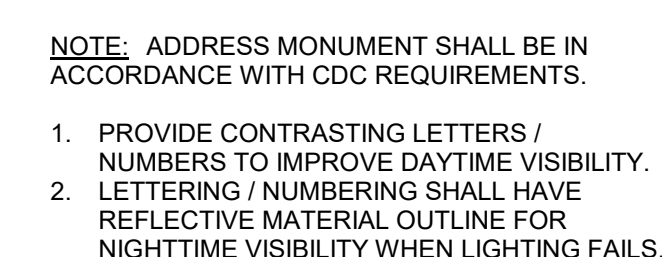


970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

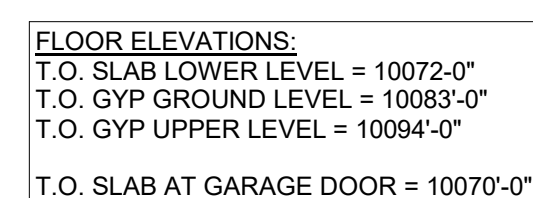


PROJECT ISSUE DATE:
08.16.23 DRB FINAL REVIEW

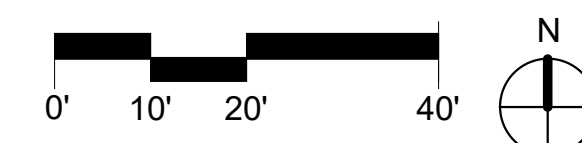
REVISIONS		
NO	DATE	DESC



2 ADDRESS MONUMENT



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



GREER RESIDENCE

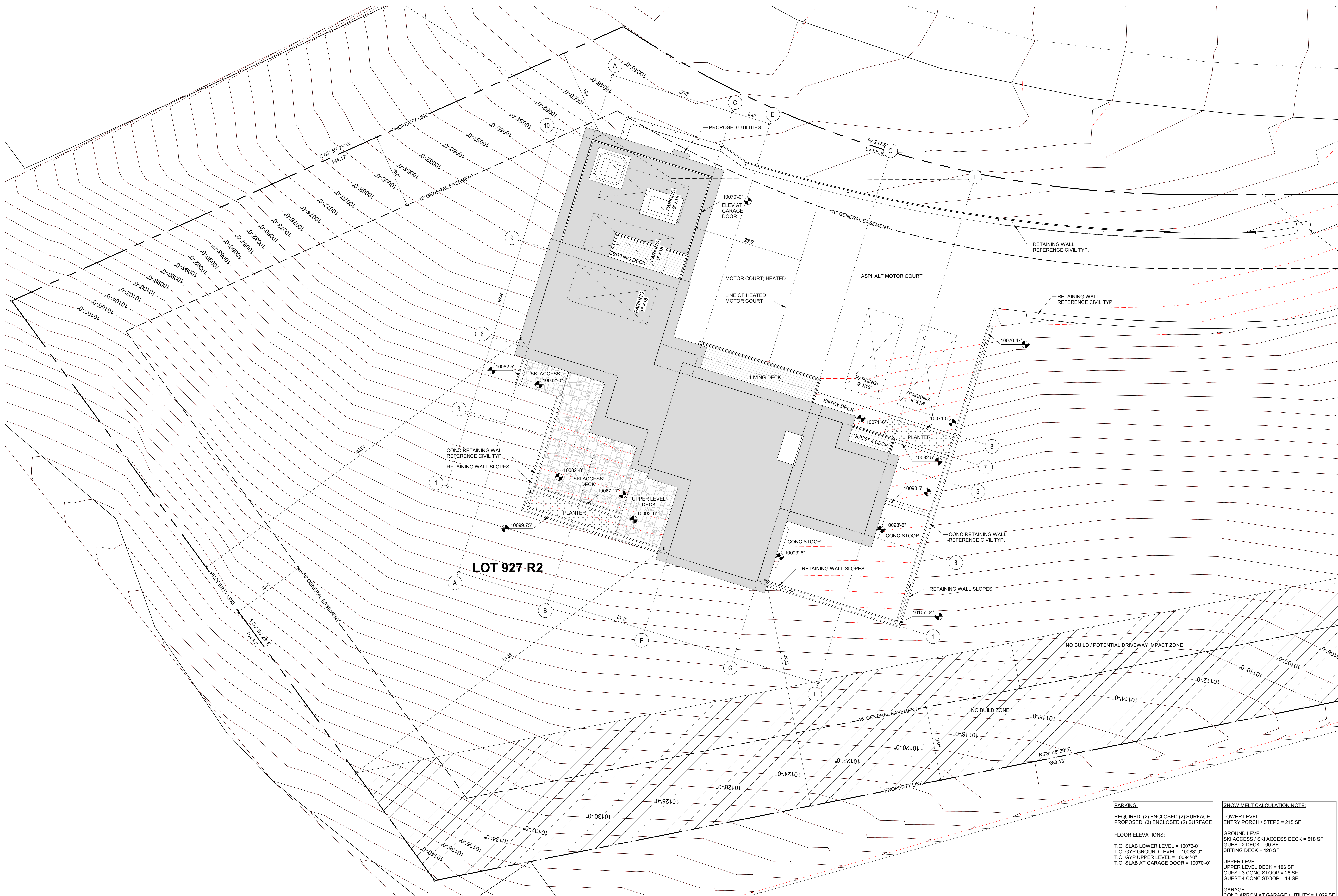
ARCHITECTURAL
SITE PLAN

A1.1

9/16/2022 4:43:43 PM

©shift architects

NOT FOR CONSTRUCTION



PARKING:
REQUIRED: (2) ENCLOSED (2) SURFACE
PROPOSED: (3) ENCLOSED (2) SURFACE

FLOOR ELEVATIONS:
T.O. SLAB LOWER LEVEL = 10072'-0"
T.O. GYP GROUND LEVEL = 10083'-0"
T.O. GYP UPPER LEVEL = 10094'-0"
T.O. SLAB AT GARAGE DOOR = 10070'-0"

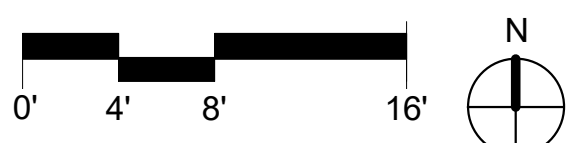
SNOW MELT CALCULATION NOTE:
LOWER LEVEL:
ENTRY PORCH / STEPS = 215 SF

GROUND LEVEL:
SKI ACCESS / SKI ACCESS DECK = 518 SF
GUEST 2 DECK = 60 SF
SITTING DECK = 126 SF

UPPER LEVEL:
UPPER LEVEL DECK = 188 SF
GUEST 3 CONC STOOP = 28 SF
GUEST 4 CONC STOOP = 14 SF

GARAGE:
CONC APRON AT GARAGE / UTILITY = 1,029 SF
TOTAL PROPOSED AREA = 2,176 SF

1 BUILDING SITE PLAN
1/8" = 1'-0"



GREER RESIDENCE

BUILDING SITE PLAN

SHEET NUMBER

A1.2

8/16/2022 4:43:44 PM

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

© shift architects

NOT FOR CONSTRUCTION

PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	6
PICEA PUNGENS	SPRUCE	8-10 FT IN HT W/ 30% 10 FT OR LARGER	N/A
PINUS ARISTATA	BRISTLECONE PINE		11
PERENNIALS - BED A			58 SF
PERENNIALS - BED B			76 SF

WATER USAGE CHART			
TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2 GAL / S.F.	5,890	11,780 (FIRST SEASON)
PERENNIALS	2.5 GAL / S.F.	134	335
ASPENS	10 GAL / EA	6	60
BRISTLECONE PINE	10 GAL / EA	11	110
SPRUCE	10 GAL / EA	N/A	N/A
NATIVE SHRUBS	2 GAL / EA	N/A	N/A
COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT)			12,285 GAL
(POST ESTABLISHMENT)			505

- IRRIGATION NOTES**
1. TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER.
 2. RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER.
 3. 1.5" WILKINS MODEL 500 PRESSURE REGULATOR.
 4. RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE.
 5. CLASS 200 PVC MAINLINE 1 1/2".
 6. 1" 80NSF POLYLATERAL LINE.
 7. WATER SENSOR BY RAINBIRD.

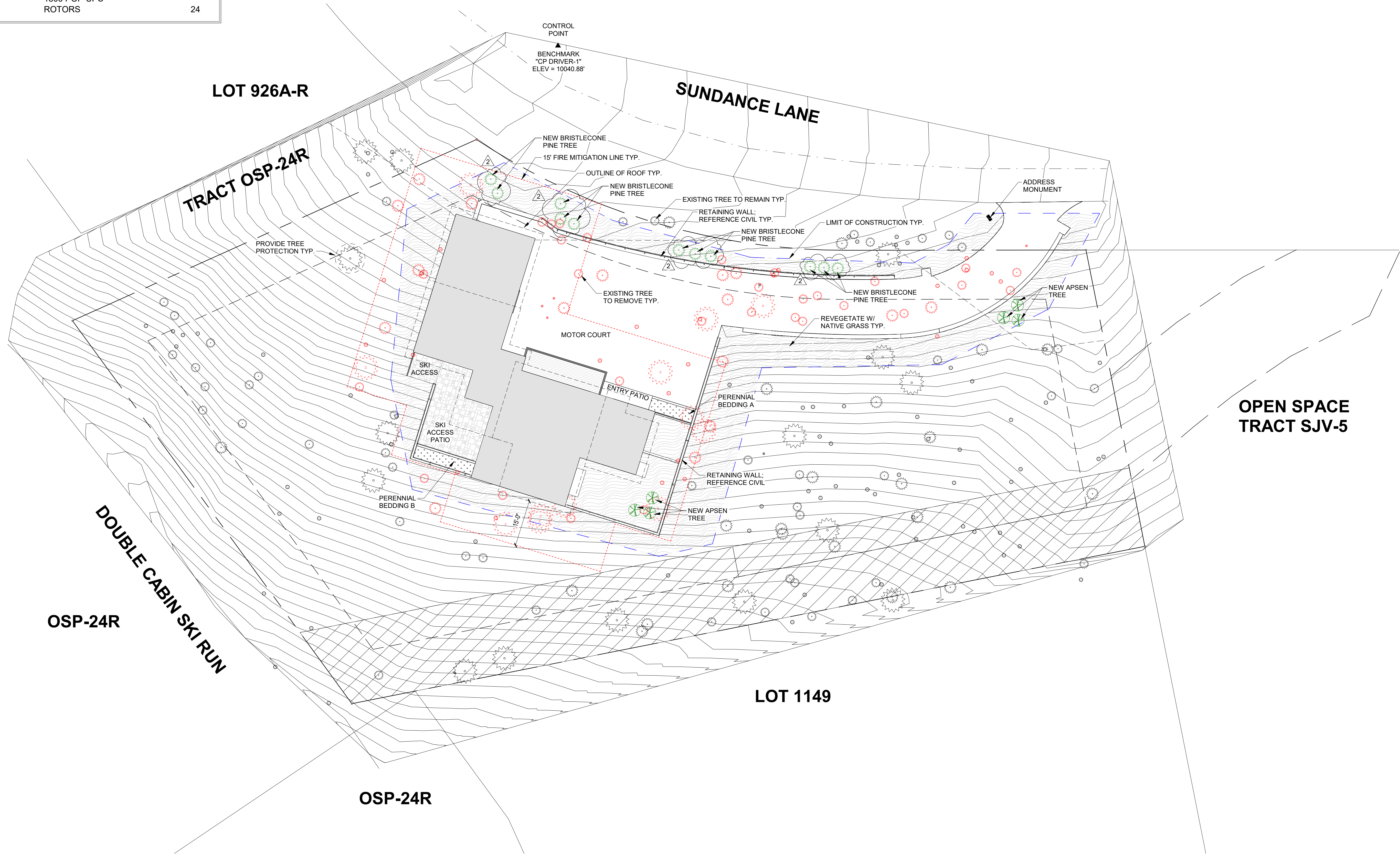
IRRIGATION SCHEDULE			
ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	-
1	EVERGREEN TREES	DRIP EMITTERS	-
2	SHRUBS	DRIP EMITTERS	-
3	PERENNIALS SOUTH	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

- GENERAL NOTES:**
1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
 2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
 3. NECESSARY TREES SHALL BE STAKED WITH 4' METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
 4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
 5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
 6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
 7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.
- NOXIOUS WEEDS:**
1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.
- LANDSCAPE MAINTENANCE NOTES:**
1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
 2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
 3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
 4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.
- REVEGETATION NOTES:**
1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
 3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
 4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
 5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
 6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
 7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
 8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
- | SPECIES | PURE LIVE SEED PER ACRE |
|---------------------|-------------------------|
| WESTERN YARROW | 5% |
| TALL FESCUE | 10% |
| ARIZONA FESCUE | 5% |
| HARD FESCUE | 5% |
| CREeping RED FESCUE | 10% |
| ALPINE BLUEGRASS | 15% |
| CANADA BLUEGRASS | 10% |
| PERENNIAL RYEGRASS | 15% |
| SLENDER WHEATGRASS | 10% |
| MOUNTAIN BROME | 15% |

LEGEND

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

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



ZONE 1 - REMOVE ALL SHRUBS, TREES, SLASH AND FLAMMABLE VEGETATION

ZONE 2 - 10' CROWN TO CROWN SEPARATION, PRUNE BRANCHES TO A HEIGHT OF 10' FROM GROUND

ZONE 3 - REMOVE ALL DISEASED, DEAD OR DYING TREES

EXISTING ASPEN TREE

EXISTING ASPEN TREE TO BE REMOVED

EXISTING EVERGREEN TREE

EXISTING EVERGREEN TREE TO BE REMOVED

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC 17.6.1 ENVIRONMENTAL REGULATIONS. ADDITIONAL TREE CLEARING WILL BE DONE PER FIRE MITIGATION REQUIREMENTS.

2. CONSISTANT WITH 2018 IRC SECTION R101.4.1 APPENDAGES AND PROJECTIONS: UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS.

3. CONTRACTOR TO SET UP A MEETING WITH TOWN FORESTER ON ZONE 2 REQUIREMENTS PRIOR TO C.O.

SHIFT

ARCHITECTS

P.O. Box 3206

100 W. Colorado Suite 211

Telluride, Colorado 81435

p 970-728-8145

kristine@shift-architects.com

www.shift-architects.com

PROJECT ISSUE DATE: 08.16.22 DRB FINAL REVIEW		
REVISIONS	NO.	DATE DESC.

The map illustrates the fire mitigation plan for a residence located on Lot 1149. The property is bounded by Sundance Lane to the north, Tract OSP-24R to the west, Double Cabin Ski Run to the south, and Open Space Tract SJV-5 to the east. The residence is shown with its roof outline and a 15-foot fire mitigation line. Three fire mitigation zones are delineated: Zone 1 (orange hatched area) for removal of all shrubs, trees, slash, and flammable vegetation; Zone 2 (green hatched area) for crown-to-crown separation with pruning of branches to 10 feet from the ground; and Zone 3 (blue hatched area) for removal of all diseased, dead, or dying trees. Existing trees are marked with symbols: solid circles for aspens to be removed and dashed circles for evergreens to be removed. A control point benchmark is located at the top of the lot with an elevation of 10040.88 feet. The map also shows the 15-foot fire mitigation line and the outline of the roof type.

1

FIRE MITIGATION PLAN

A1.4

8/16/2022 4:43:46 PM

GREER RESIDENCE

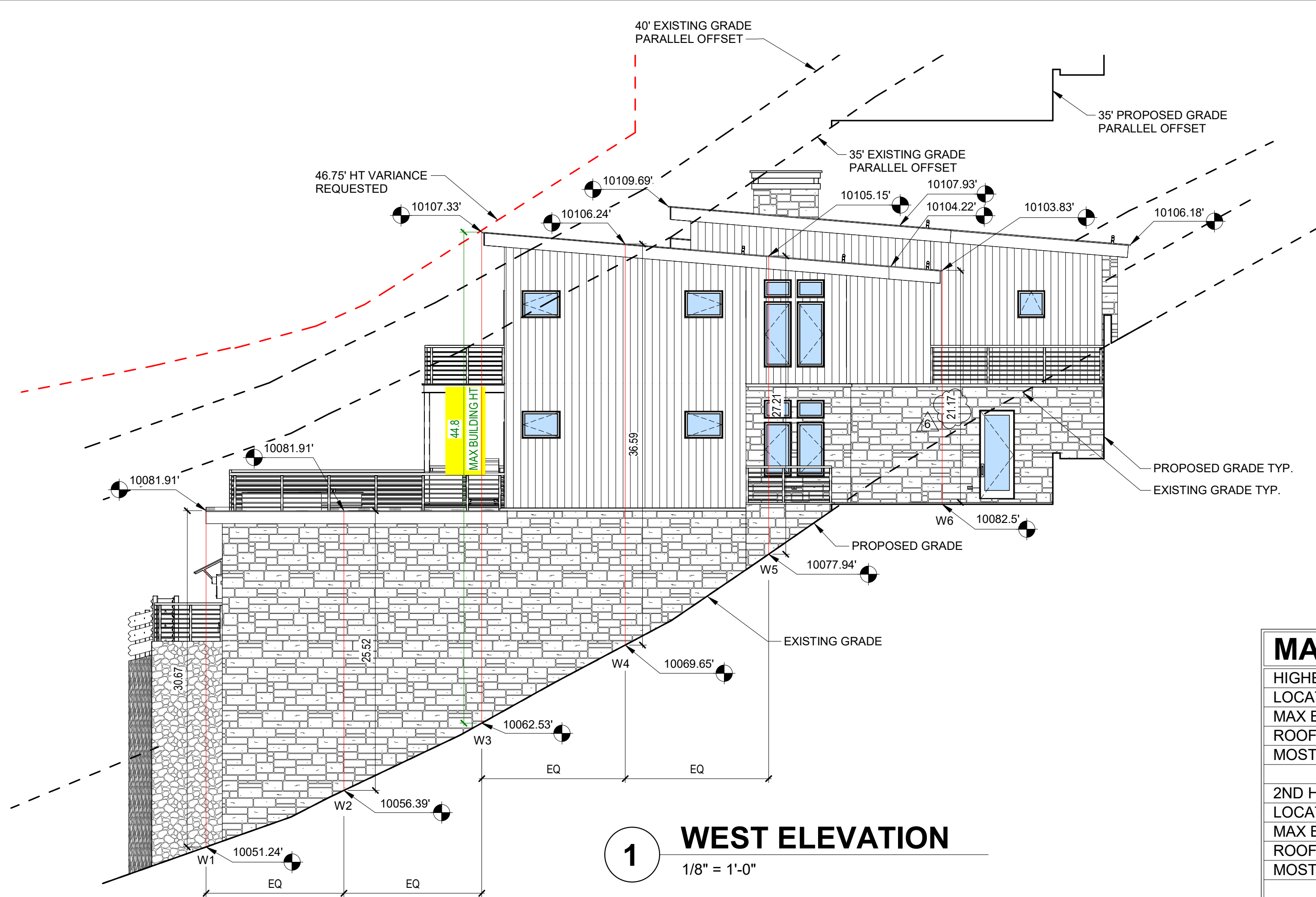
FIRE MITIGATION PLAN

SHEET NUMBER

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .331 ACRES BLDG COVENANT AGREEMENT JULY 2005

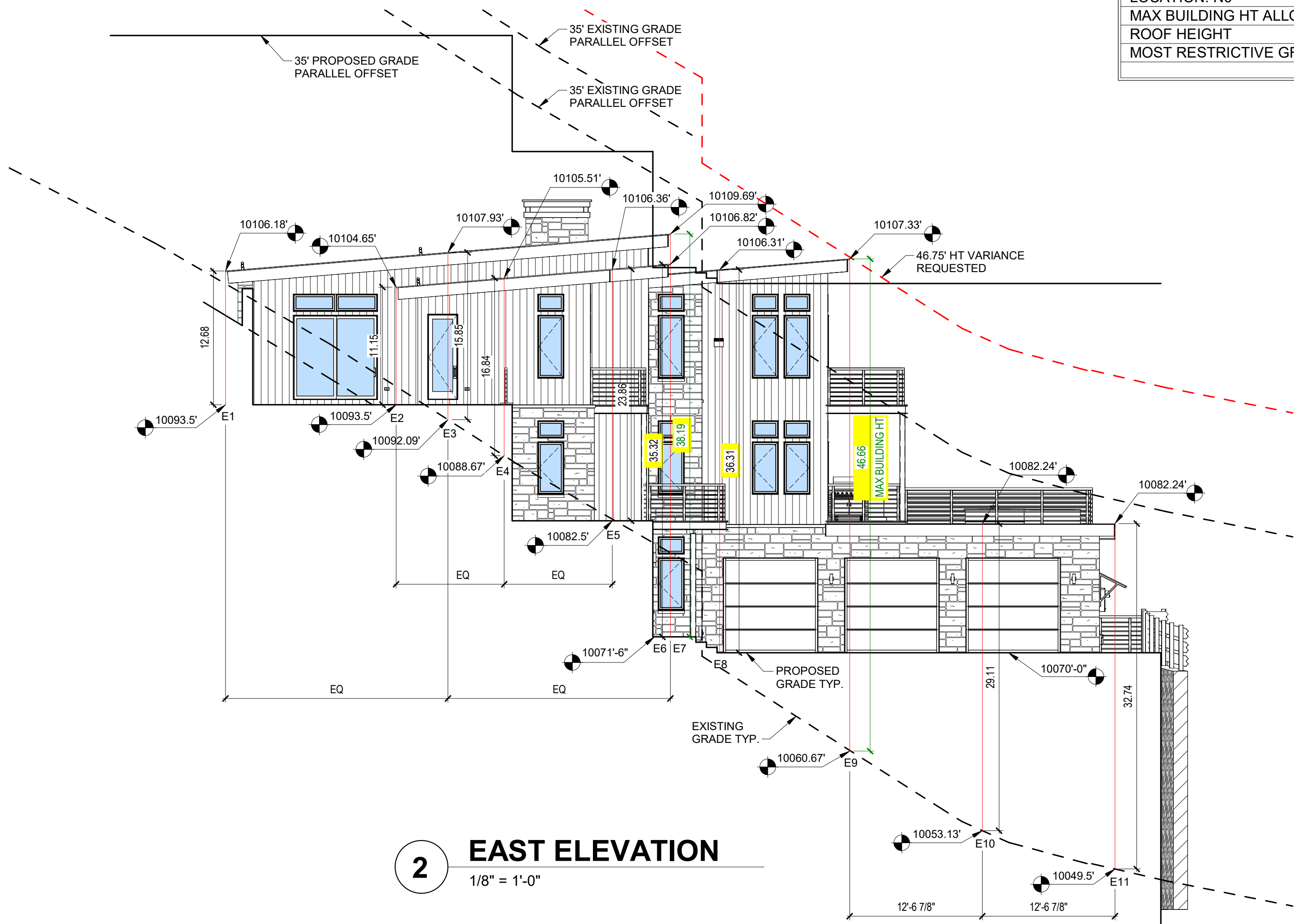
NOT FOR CONSTRUCTION

©shift architects

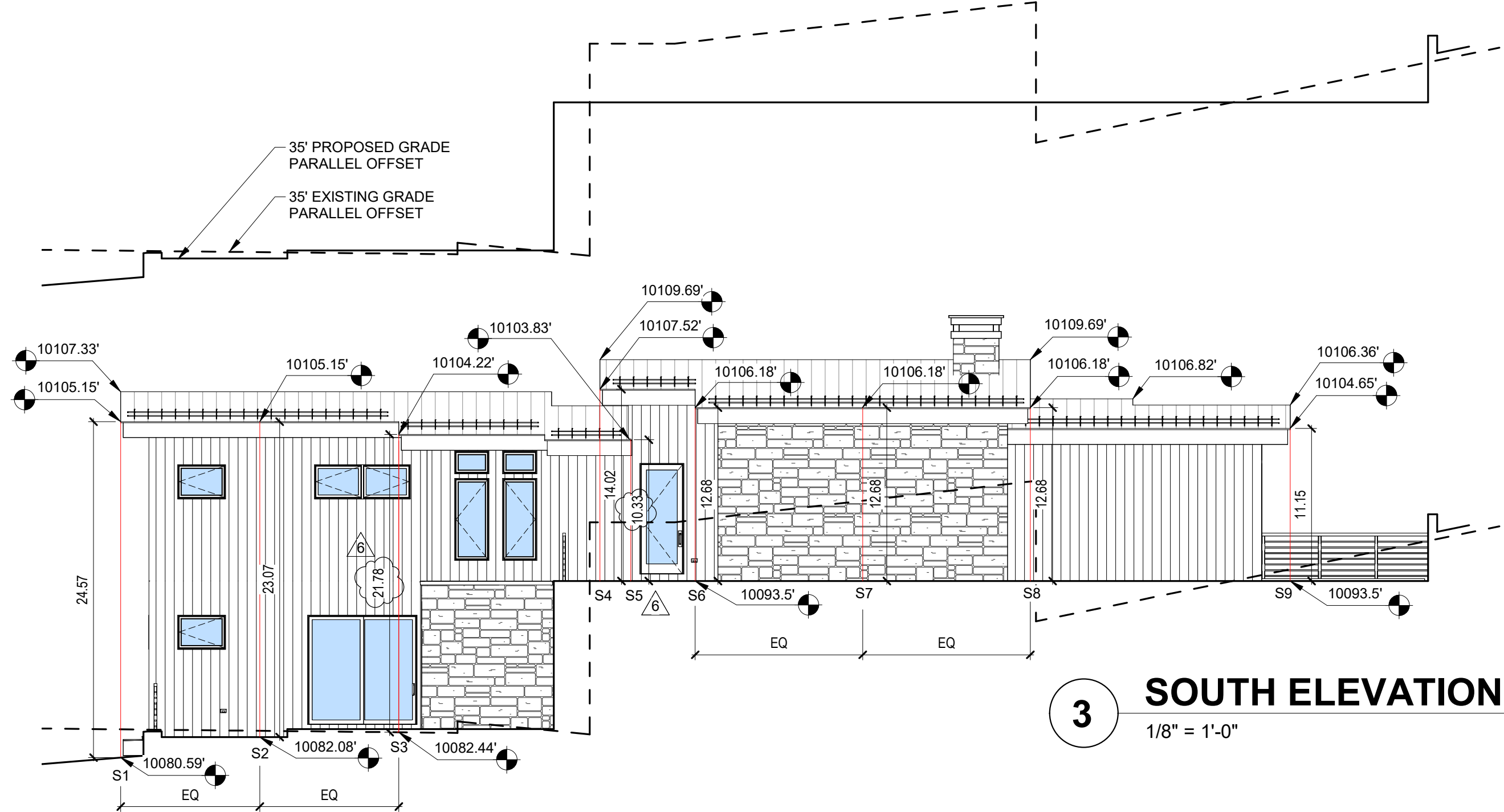


1 WEST ELEVATION
1/8" = 1'-0"

MAX BUILDING HT :	
HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: E9	46.66'
MAX BUILDING HT ALLOWABLE	35.00'
ROOF HEIGHT	10107.33'
MOST RESTRICTIVE GRADE BELOW	10060.67
2ND HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: W3	44.8'
MAX BUILDING HT ALLOWABLE	35.00'
ROOF HEIGHT	10107.33'
MOST RESTRICTIVE GRADE BELOW	10062.53
3RD HIGHEST POINT RELATIVE TO GRADE:	
LOCATION: N6	39.69'
MAX BUILDING HT ALLOWABLE	35.00'
ROOF HEIGHT	10109.69'
MOST RESTRICTIVE GRADE BELOW	10070.00'



2 EAST ELEVATION
1/8" = 1'-0"



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

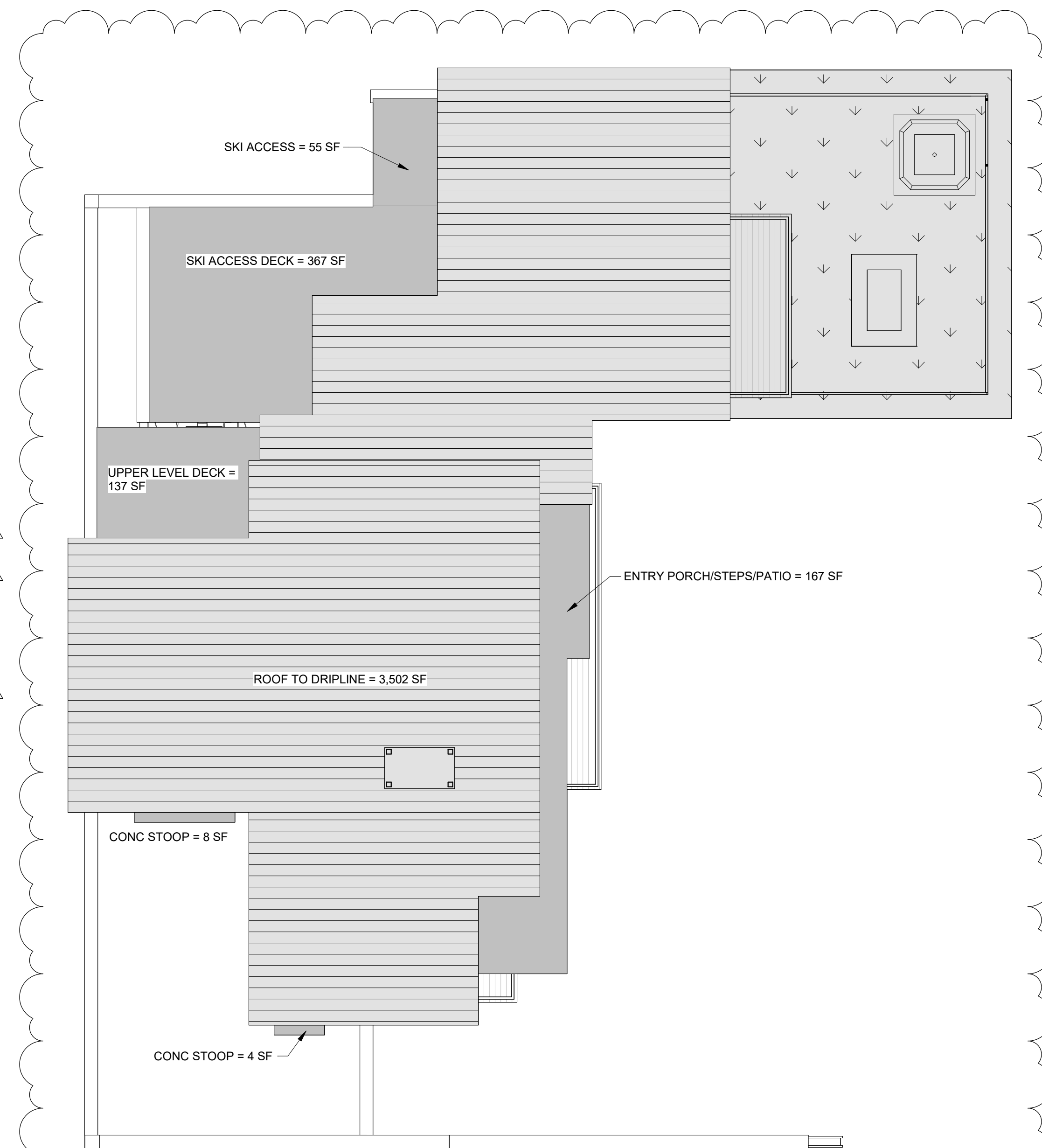
AVG ROOF HT :	
NORTH ELEVATION	
N1	23.86'
N2	35.32'
N3	38.19'
N4	38.19'
N5	36.31'
N6	39.69'
N7	12.24'
N8	27.84'
N9	30.67'
SUB-TOTAL:	282.31'
# OF LOCATIONS:	9
AVERAGE:	31.36'

SOUTH ELEVATION	
S1	24.57'
S2	23.07'
S3	21.78'
S4	14.02'
S5	10.33'
S6	12.68'
S7	12.68'
S8	12.68'
S9	14.15'
SUB-TOTAL:	142.96'
# OF LOCATIONS:	9
AVERAGE:	15.88'

EAST ELEVATION	
E1	12.68'
E2	11.15'
E3	15.85'
E4	16.84'
E5	23.86'
E6	35.32'
E7	38.19'
E8	36.31'
E9	46.66'
E10	29.11'
E11	32.74'
SUB-TOTAL:	298.71'
# OF LOCATIONS:	11
AVERAGE:	27.15'

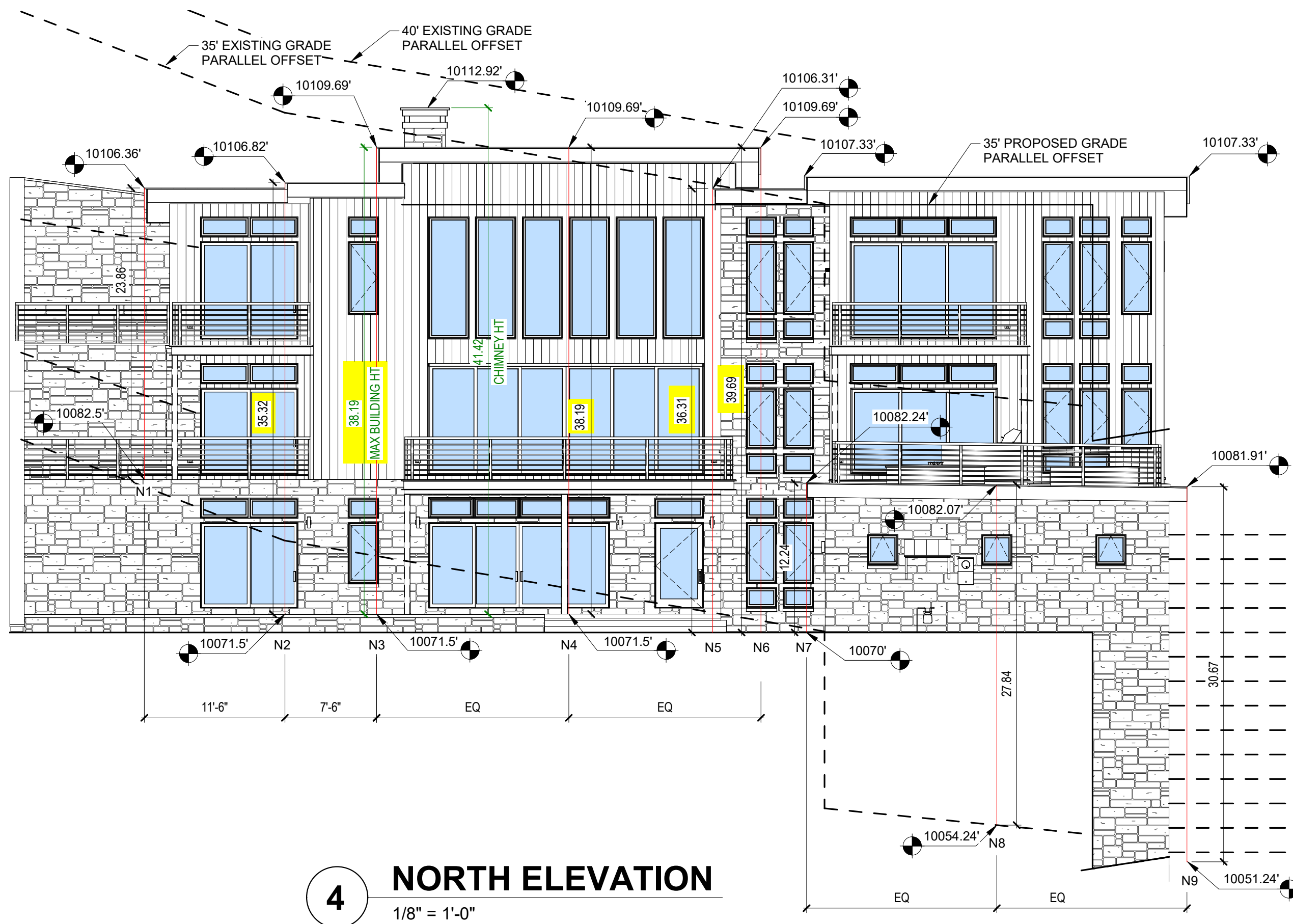
WEST ELEVATION	
W1	30.67'
W2	25.52'
W3	44.8'
W4	36.59'
W5	27.24'
W6	21.17'
SUB-TOTAL:	185.96'
# OF LOCATIONS:	6
AVERAGE:	30.99'

TOTAL:	909.94'
NUMBER OF LOCATIONS:	35
AVERAGE:	25.99'



5 MAXIMUN LOT COVERAGE CALCULATION
1/8" = 1'-0"

MAX LOT COVERAGE:	
HOUSE (TO ROOF OVERHANG DRIP LINE)	3,502 SF
PATIO / DECK	738 SF
TOTAL:	
	4,240 SF



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

GREER RESIDENCE

MAX BUILDING
HEIGHT / MAX LOT
COVERAGE
CALCULATIONS

SHEET NUMBER

A2.0

8/16/2022 4:43:48 PM

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

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC.
6	08.16.22	Revised average roof ht due to roof overhang revision
7	08.16.22	Revised lot coverage calc due to roof overhang revision

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

©shift architects

NOT FOR CONSTRUCTION



1 EXISTING GRADE 35' PARALLEL OFFSET - NORTH



2 PROPOSED GRADE 35' PARALLEL OFFSET - WEST

GREER RESIDENCE

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927R REC 12 02 2006 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .331 ACRES BLDG COVENANT AGREEMENT JULY 2005

SITE 35' PARALLEL
OFFSET

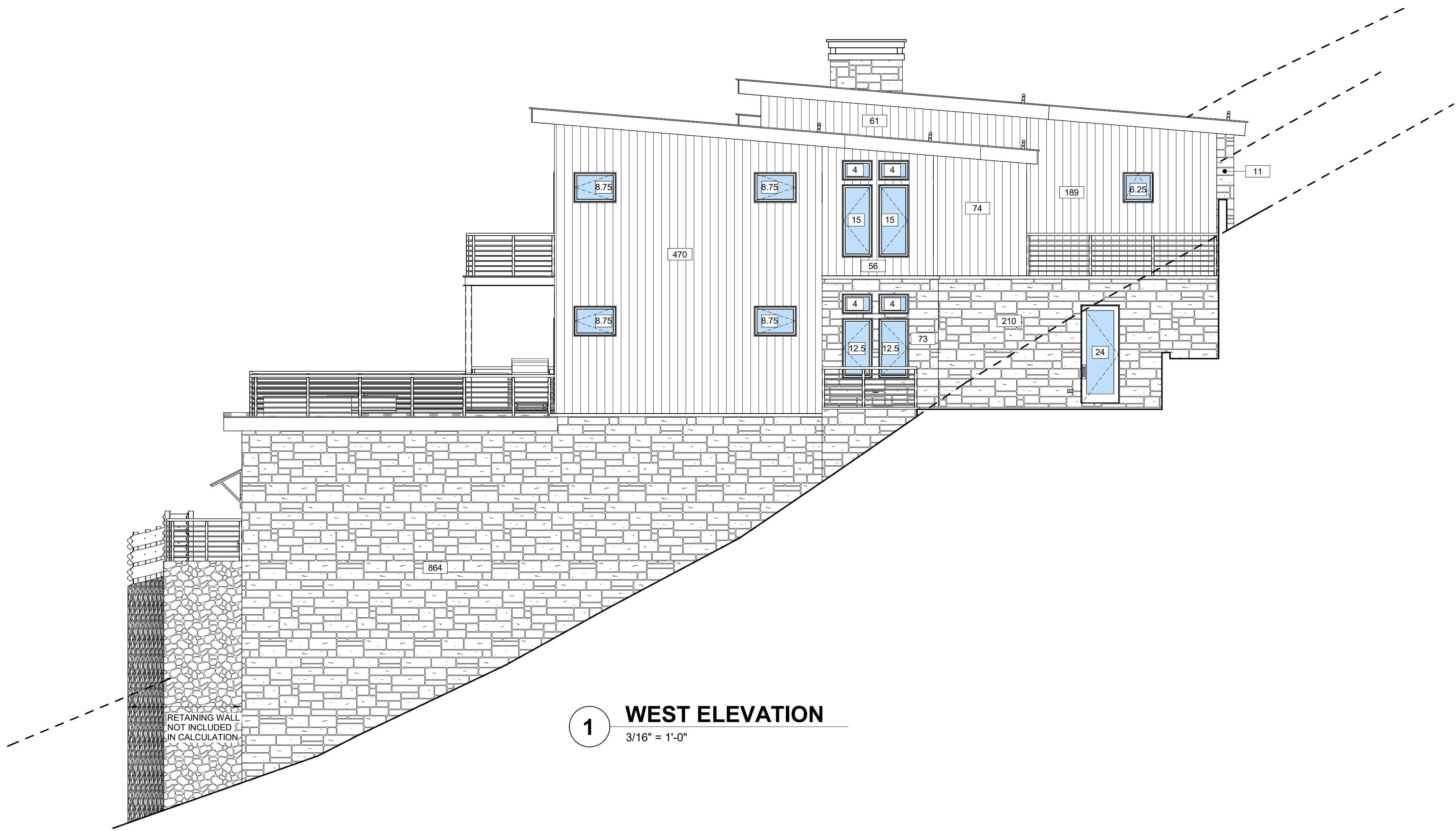
SHEET NUMBER

A2.0.1

8/16/2022 4:47:41 PM

©shift architects

NOT FOR CONSTRUCTION



1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

MATERIAL CALCULATIONS		
NORTH		
STONE	873 SF	29%
STONE @ RETAINING WALL		
WOOD SIDING	798 SF	26%
WINDOW/DOOR GLAZING	1,332.75 SF	45%
STEEL DOOR		
SUBTOTAL:	3,001.75 SF	100%
SOUTH		
STONE	364 SF	30%
STONE @ RETAINING WALL		
WOOD SIDING	709 SF	57%
WINDOW/DOOR GLAZING	161 SF	13%
STEEL DOOR		
SUBTOTAL:	1,234 SF	100%
EAST		
STONE	355 SF	24%
STONE @ RETAINING WALL		
WOOD SIDING	634 SF	43%
WINDOW/DOOR GLAZING	256.5 SF	17%
STEEL DOOR	243 SF	16%
SUBTOTAL:	1,488.5 SF	100%
WEST		
STONE	1,158 SF	55%
STONE @ RETAINING WALL		
WOOD SIDING	794 SF	39%
WINDOW/DOOR GLAZING	136.25 SF	6%
STEEL DOOR		
SUBTOTAL:	2,088.25 SF	100%
RETAINING WALL		
NORTH		
STONE @ RETAINING WALL	288 SF	
TOTALS		
STONE	2,750 SF	
STONE @ RETAINING WALL	288 SF	
WOOD SIDING	2,933 SF	
WINDOW/DOOR GLAZING	1,686.5 SF	
STEEL DOOR	243 SF	
TOTAL:	8,100.5 SF	
PERCENTAGES		
STONE	34%	38% TOTAL
STONE @ RETAINING WALL	4%	
WOOD SIDING	36%	
WINDOW/DOOR GLAZING	23%	
STEEL DOOR	3%	
TOTAL:	100%	
STONE VENEER CALCULATIONS ARE IN ACCORDANCE WITH TITLE 17 OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE CDC 17.5.6.E.1		

GREER RESIDENCE

MATERIAL
CALCULATIONS

SHEET NUMBER

A2.1

SHIFT

ARCHITECTS

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

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

REVISIONS

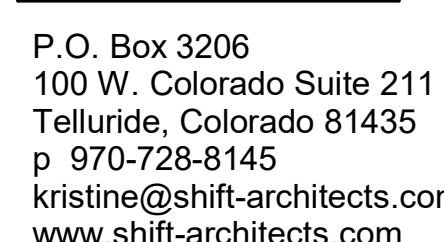
NO.	DATE	DESC.
-----	------	-------

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

© shift architects

NOT FOR CONSTRUCTION

8/16/2022 4:44:00 PM



REVISIONS		
NO.	DATE	DESCRIPTION

4 08.16.22 Material calculations - retaining wall

▲



GREER RESIDENCE

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435

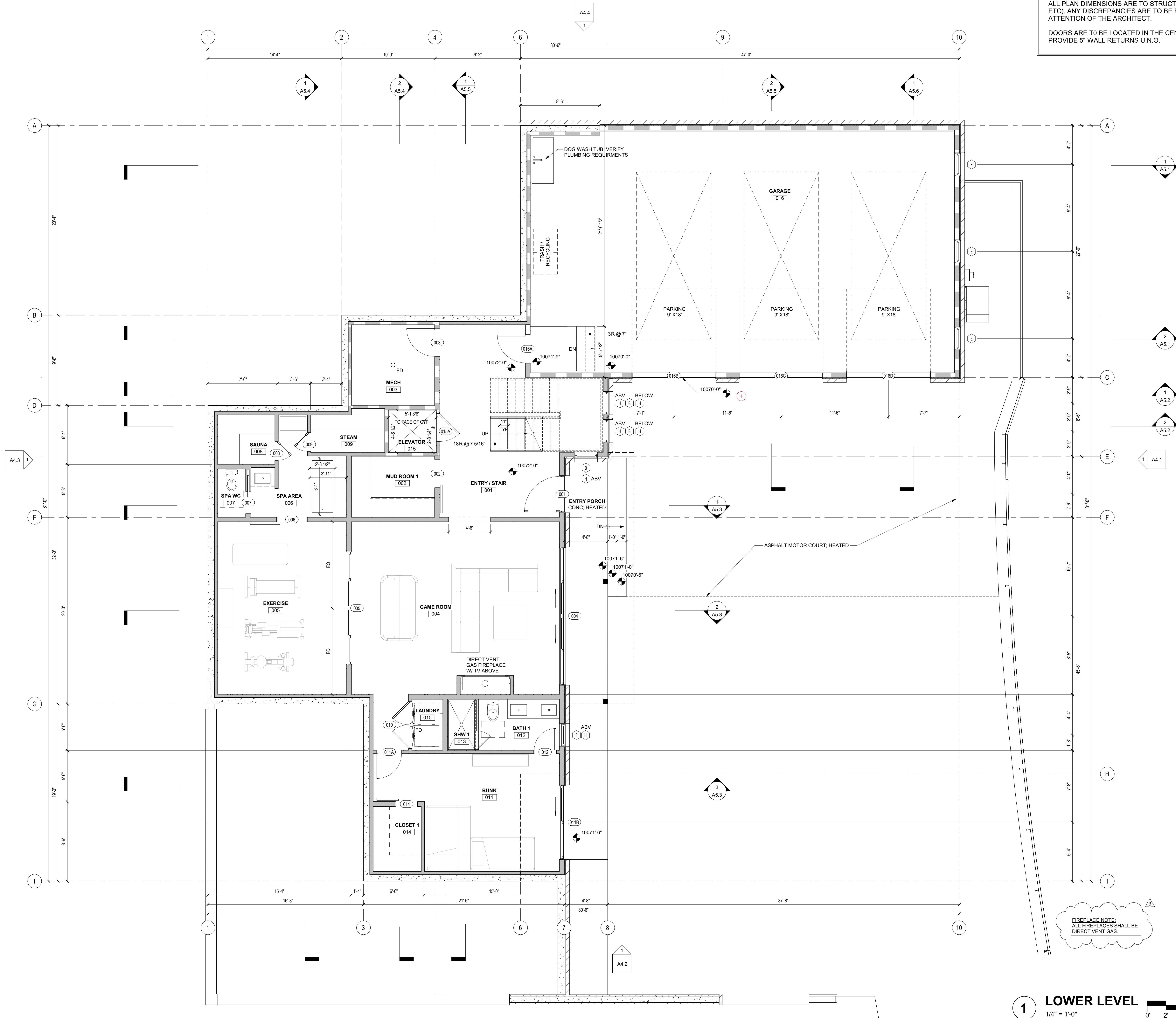
MATERIAL CALCULATIONS

SHEET NUMBER

A2.2

shift architects

NOT FOR CONSTRUCTION



FLOOR PLAN GENERAL NOTES:

DIMENSIONS:
ALL PLAN DIMENSIONS ARE TO STRUCTURE (STUD, CONCRETE, ETC). ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DOORS ARE TO BE LOCATED IN THE CENTER OF THE WALL OR PROVIDE 5" WALL RETURNS U.N.O.

SHIFT ARCHITECTS

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

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

NO.	DATE	DESC.
3	08.16.22	All fireplaces shall be direct vent gas

GREER RESIDENCE

FLOOR PLANS

SHEET NUMBER

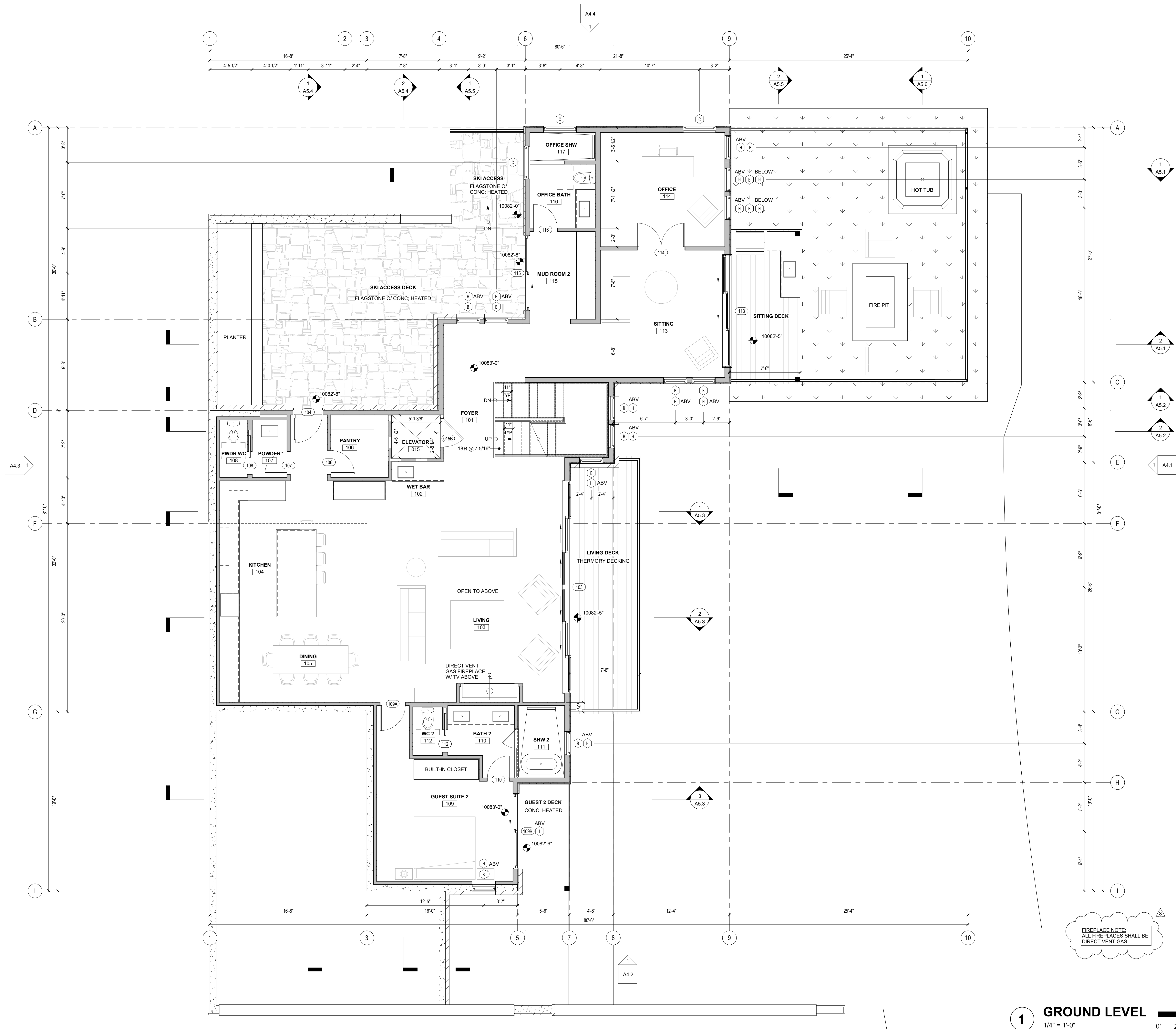
A3.1

8/16/2022 4:44:03 PM

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

NOT FOR CONSTRUCTION

©shift architects



GREER RESIDENCE

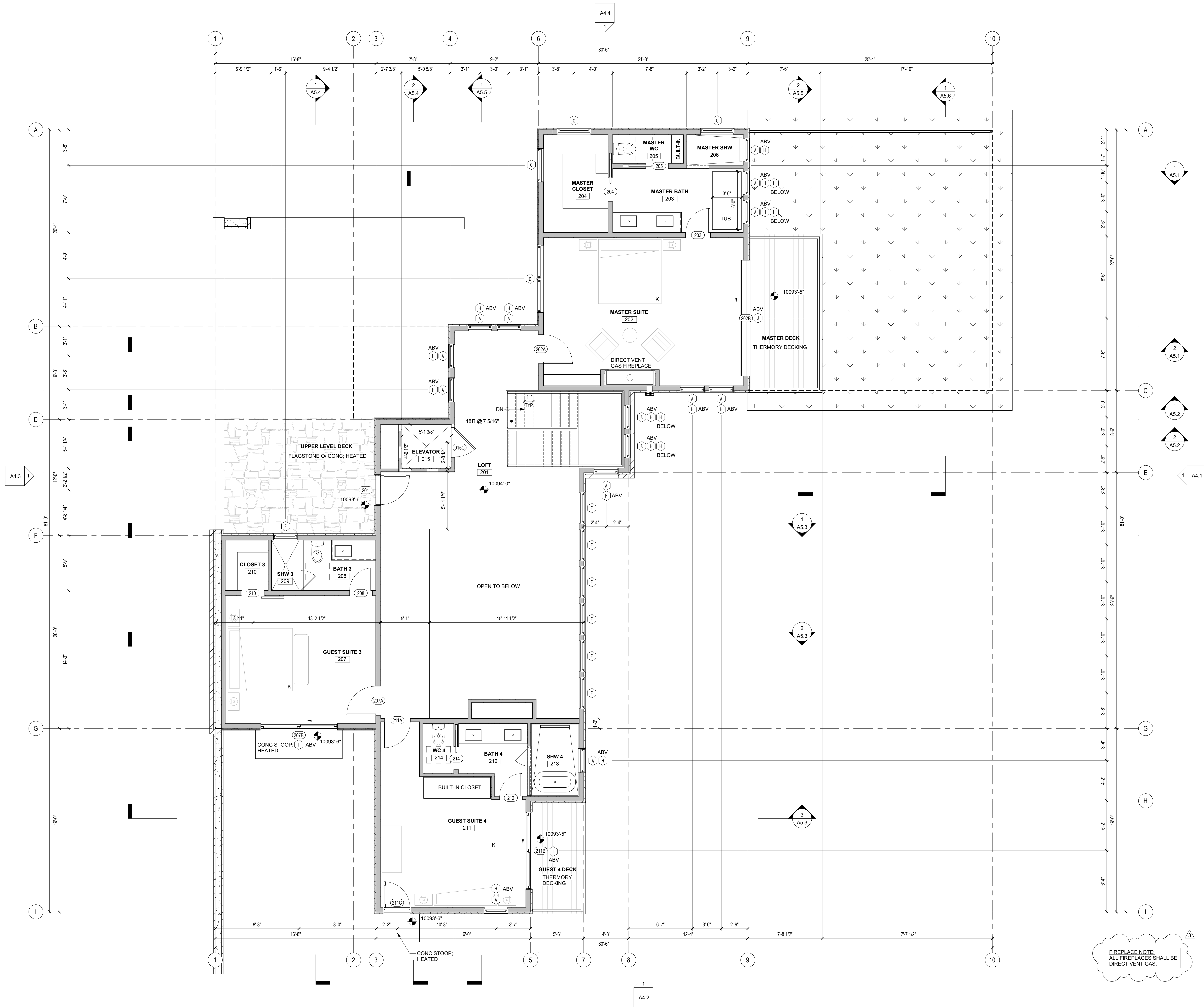
FLOOR PLANS

SHEET NUMBER

A3.3

©shift architects

NOT FOR CONSTRUCTION



1 UPPER LEVEL
1/4" = 1'-0"



1. ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF STUD (GRID) TO STRUCTURAL ROOF.
3. PROVIDE SNOW RETENTION SYSTEM WHERE SHOWN. CONTRACTOR AND ROOF MANUFACTURER PROVIDE WATERPROOFING FOR FULL WARRANTY AT SNOW RETENTION PENETRATIONS TYP.
4. REFERENCE MECHANICAL DRAWINGS FOR LOCATIONS OF ROOF PENETRATIONS.
5. PAINT ALL ROOF APPURTENANCES TO MATCH ADJACENT ROOF.

PROJECT ISSUE DATE:
16.16.22 DRB FINAL REVIEW

DATE	DESC.
08.16.22	Revised roof overhang

GREER RESIDENCE

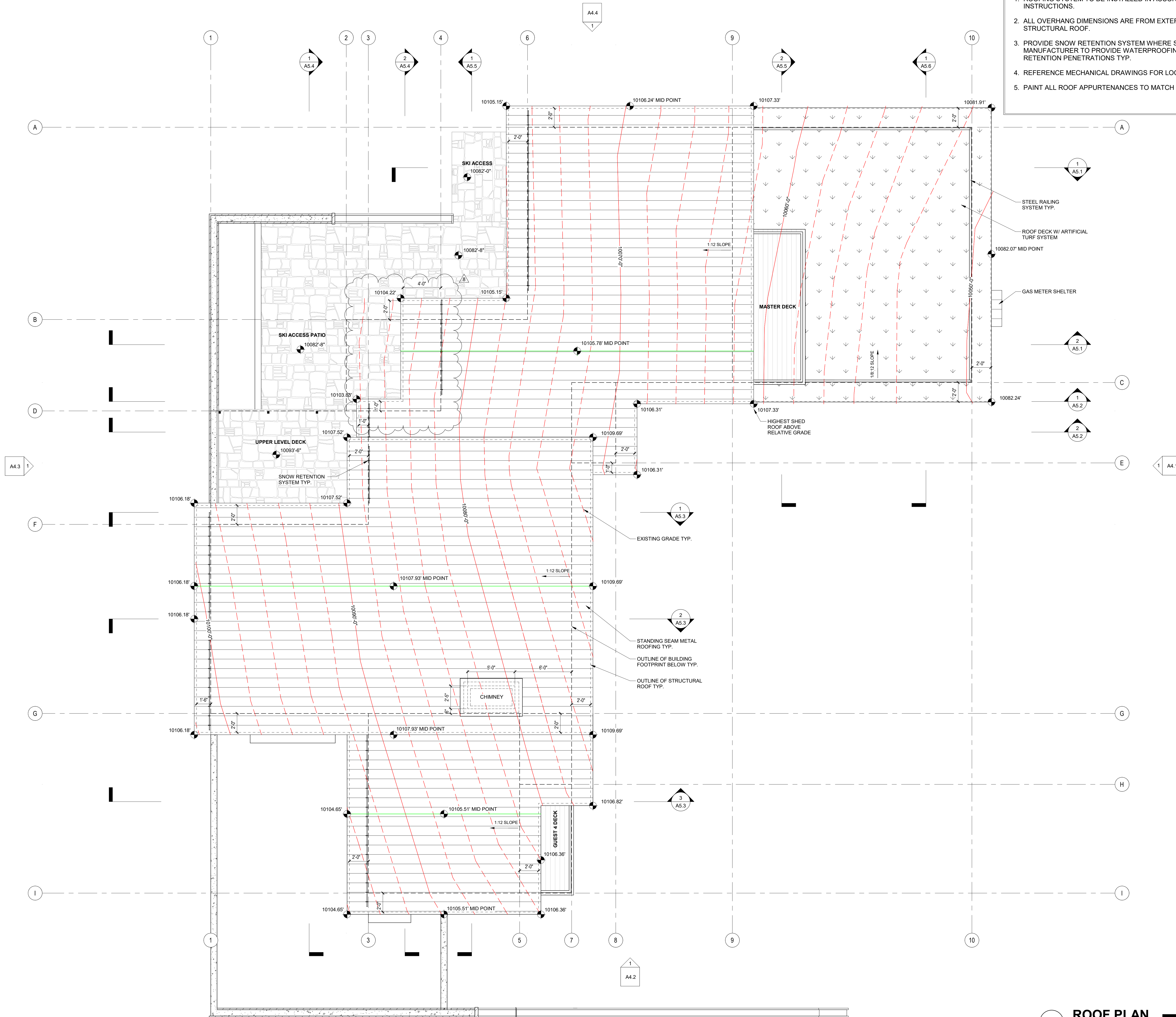
LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
 LOT 927R2 ACC TO REPLAT OF LOT 927R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT. 331 ACRES BLDG COVENANT AGREEMENT JULY 2005

ROOF PLAN

SHEET NUMBER

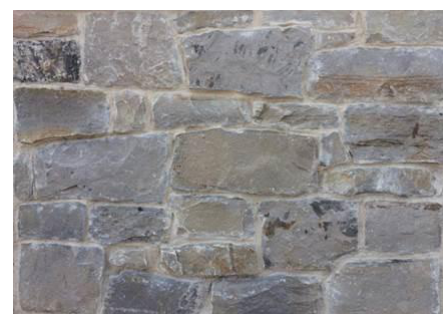
A3.4

NOT FOR CONSTRUCTION



1 **ROOF PLAN**
1/4" = 1'-0"





TELLURIDE STONE
GOLD COLLECTION
GRAY HEAD
FULL STONE VENEER



VERTICAL WOOD SIDING:
8" MILLCREEK TELLURIDE STONE
GREY BARNWOOD SIDING W/ MITERED
CORNERS
FINISH: TYPICAL STAIN



TYPICAL STAIN:
ESPRESSO

FASCIA:
2X14 DOUG FIR
FINISH: TYPICAL STAIN

SOFFIT:
1X4 PINE T&G
FINISH: TYPICAL STAIN

STEEL BEAMS / COLUMNS:
FINISH: BLACK POWDER COATED

EXTERIOR RAILING:
STEEL: BLACK POWDER COATED



ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; MATTE BLACK



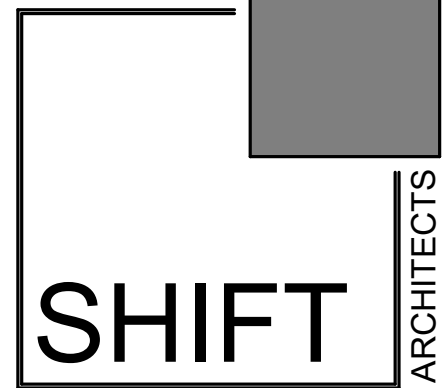
WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK



EXTERIOR DECKING:
THERMORY; WHITE ASH
PROFILE: STANDARD GROOVED
SIZE: 5/4 X 6
COLOR: BROWN

EXTERIOR ELEVATION NOTES

1. CONSISTANT WITH TOWN BUILDING CODES;
UNENCLOSED ACCESSORY STRUCTURES ATTACHED
TO BUILDINGS WITH HABITABLE SPACES AND
PROJECTIONS, SUCH AS DECKS, SHALL BE
CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY
TIMBER OR EXTERIOR GRADE IGNITION RESISTANT
MATERIALS SUCH AS THOSE LISTED AS WUIC
(WILDLAND URBAN INTERFACE CODE) APPROVED
PRODUCTS.



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

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC.
-----	------	-------



1 NORTH ELEVATION
1/4" = 1'-0"



GREER RESIDENCE

EXTERIOR
ELEVATION

SHEET NUMBER

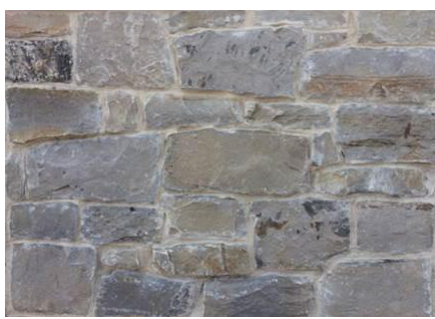
A4.1

8/16/2022 4:44:08 PM

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

©shift architects

NOT FOR CONSTRUCTION



TELLURIDE STONE
GOLD COLLECTION
GRAY HEAD
FULL STONE VENEER



VERTICAL WOOD SIDING:
8" MILLCREEK TELLURIDE STONE
GREY BARNWOOD SIDING W/ MITERED
CORNERS
FINISH: TYPICAL STAIN



TYPICAL STAIN:
ESPRESSO

FASCIA:
2X14 DOUG FIR
FINISH: TYPICAL STAIN

SOFFIT:
1X4 PINE T&G
FINISH: TYPICAL STAIN

STEEL BEAMS / COLUMNS:
FINISH: BLACK POWDER COATED

EXTERIOR RAILING:
STEEL: BLACK POWDER COATED



ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; MATTE BLACK



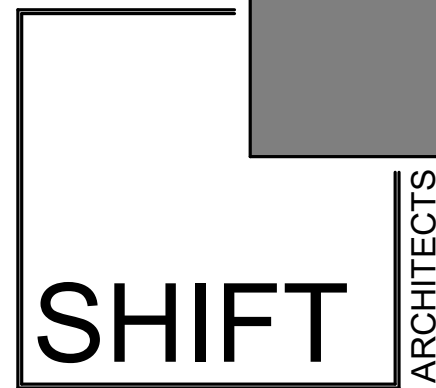
WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK



EXTERIOR DECKING:
THERMORY; WHITE ASH
PROFILE: STANDARD GROOVED
SIZE: 5/4 X 6
COLOR: BROWN

EXTERIOR ELEVATION NOTES

1. CONSISTANT WITH TOWN BUILDING CODES;
UNENCLOSED ACCESSORY STRUCTURES ATTACHED
TO BUILDINGS WITH HABITABLE SPACES AND
PROJECTIONS, SUCH AS DECKS, SHALL BE
CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY
TIMBER OR EXTERIOR GRADE IGNITION RESISTANT
MATERIALS SUCH AS THOSE LISTED AS WUIC
(WILDLAND URBAN INTERFACE CODE) APPROVED
PRODUCTS.

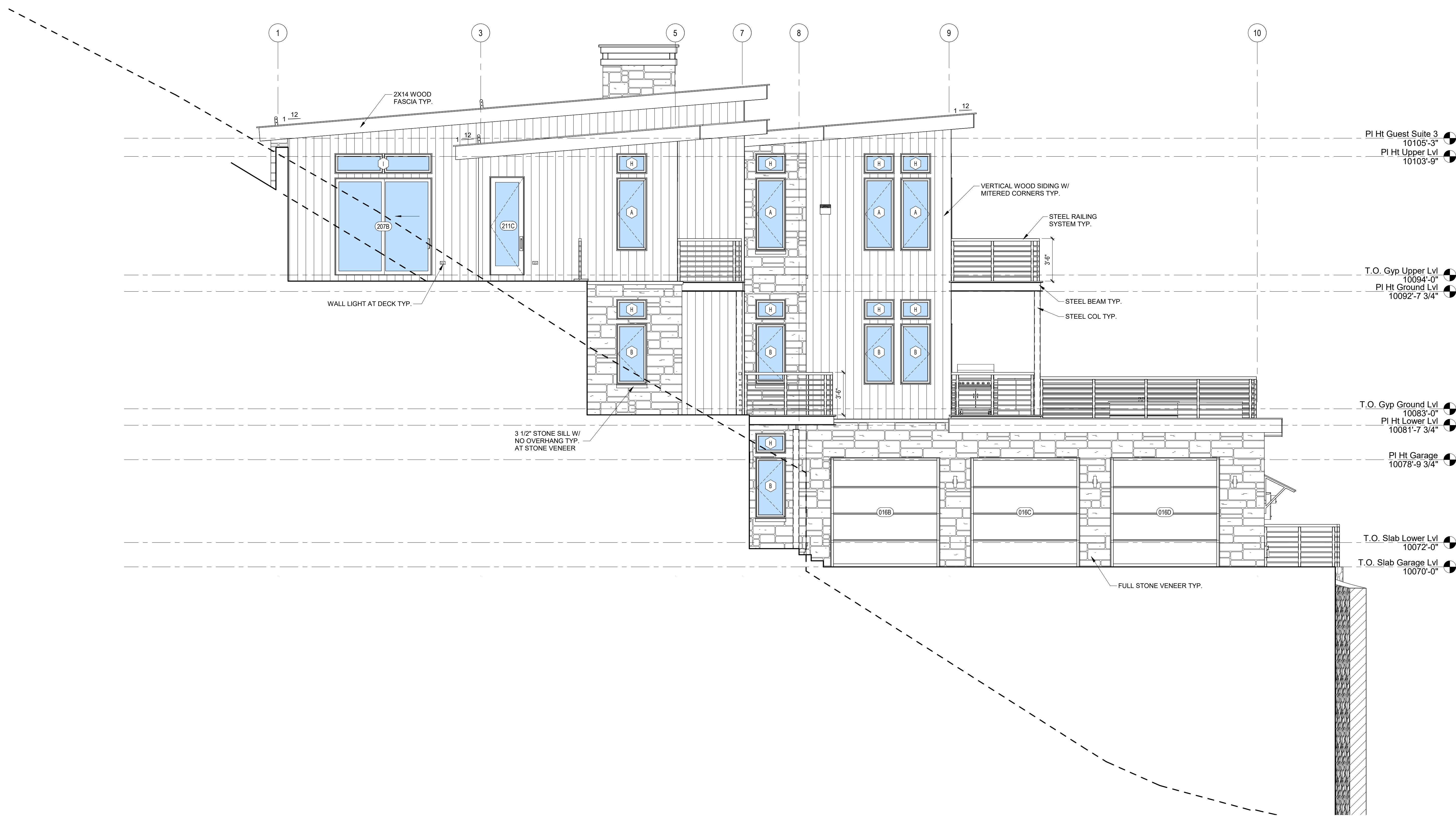


P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

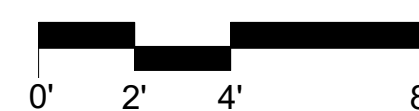
REVISIONS

NO.	DATE	DESC.
-----	------	-------



1 EAST ELEVATION

1/4" = 1'-0"



GREER RESIDENCE

EXTERIOR
ELEVATION

SHEET NUMBER

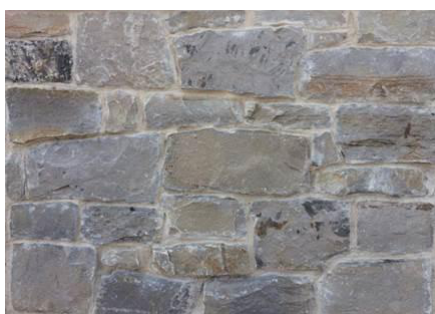
A4.2

8/16/2022 4:44:07 PM

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

©shift architects

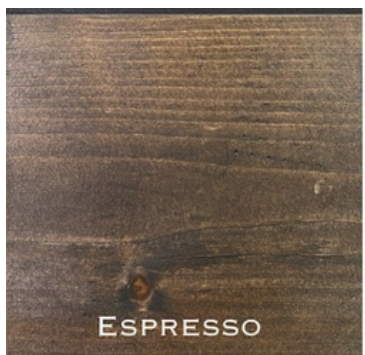
NOT FOR CONSTRUCTION



TELLURIDE STONE
GOLD COLLECTION
GRAY HEAD
FULL STONE VENEER



VERTICAL WOOD SIDING:
8" MILLCREEK TELLURIDE STONE
GREY BARNWOOD SIDING W/ MITERED
CORNERS
FINISH: TYPICAL STAIN



TYPICAL STAIN:
ESPRESSO

FASCIA:
2X14 DOUG FIR
FINISH: TYPICAL STAIN

SOFFIT:
1X4 PINE T&G
FINISH: TYPICAL STAIN

STEEL IBEAMS / COLUMNS:
FINISH: BLACK POWDER COATED

EXTERIOR RAILING:
STEEL: BLACK POWDER COATED



ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; MATTE BLACK



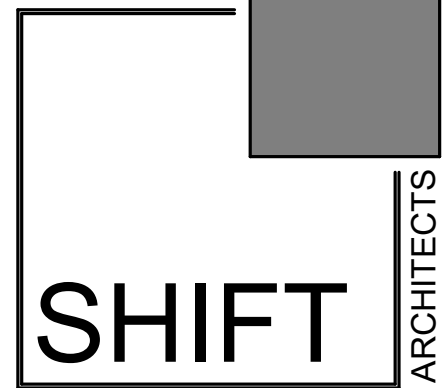
WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK



EXTERIOR DECKING:
THERMORY; WHITE ASH
PROFILE: STANDARD GROOVED
SIZE: 5/4 X 6
COLOR: BROWN

EXTERIOR ELEVATION NOTES

1. CONSISTANT WITH TOWN BUILDING CODES;
UNENCLOSED ACCESSORY STRUCTURES ATTACHED
TO BUILDINGS WITH HABITABLE SPACES AND
PROJECTIONS, SUCH AS DECKS, SHALL BE
CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY
TIMBER OR EXTERIOR GRADE IGNITION RESISTANT
MATERIALS SUCH AS THOSE LISTED AS WUIC
(WILDLAND URBAN INTERFACE CODE) APPROVED
PRODUCTS.



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

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC.
-----	------	-------



1 SOUTH ELEVATION

1/4" = 1'-0"



GREER RESIDENCE

EXTERIOR
ELEVATION

SHEET NUMBER

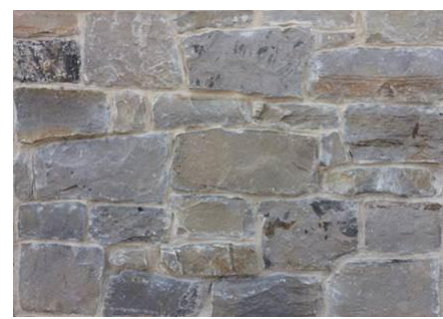
A4.3

8/16/2022 4:44:07 PM

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

NOT FOR CONSTRUCTION

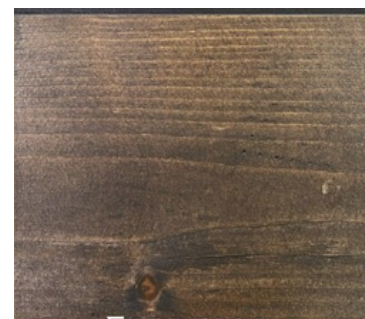
©shift architects



TELLURIDE STONE
GOLD COLLECTION
GRAY HEAD
FULL STONE VENEER



VERTICAL WOOD SIDING:
8" MILLCREEK TELLURIDE STONE
GREY BARNWOOD SIDING W/ MITERED
CORNERS
FINISH: TYPICAL STAIN



TYPICAL STAIN:
ESPRESSO

FASCIA:
2X14 DOUG FIR
FINISH: TYPICAL STAIN

SOFFIT:
1X4 PINE T&G
FINISH: TYPICAL STAIN

STEEL IBEAMS / COLUMNS:
FINISH: BLACK POWDER COATED

EXTERIOR RAILING:
STEEL: BLACK POWDER COATED



ROOFING:
PAC-CLAD 150 12" STANDING SEAM
METAL ROOFING; MATTE BLACK



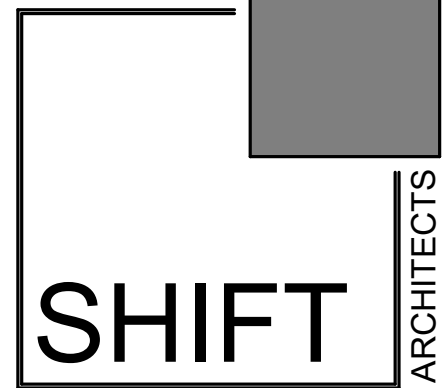
WINDOWS / DOORS:
LOEWEN ALUMN CLAD WOOD; BLACK



EXTERIOR DECKING:
THERMORY; WHITE ASH
PROFILE: STANDARD GROOVED
SIZE: 5/4 X 6
COLOR: BROWN

EXTERIOR ELEVATION NOTES

1. CONSISTANT WITH TOWN BUILDING CODES;
UNENCLOSED ACCESSORY STRUCTURES ATTACHED
TO BUILDINGS WITH HABITABLE SPACES AND
PROJECTIONS, SUCH AS DECKS, SHALL BE
CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY
TIMBER OR EXTERIOR GRADE IGNITION RESISTANT
MATERIALS SUCH AS THOSE LISTED AS WUIC
(WILDLAND URBAN INTERFACE CODE) APPROVED
PRODUCTS.

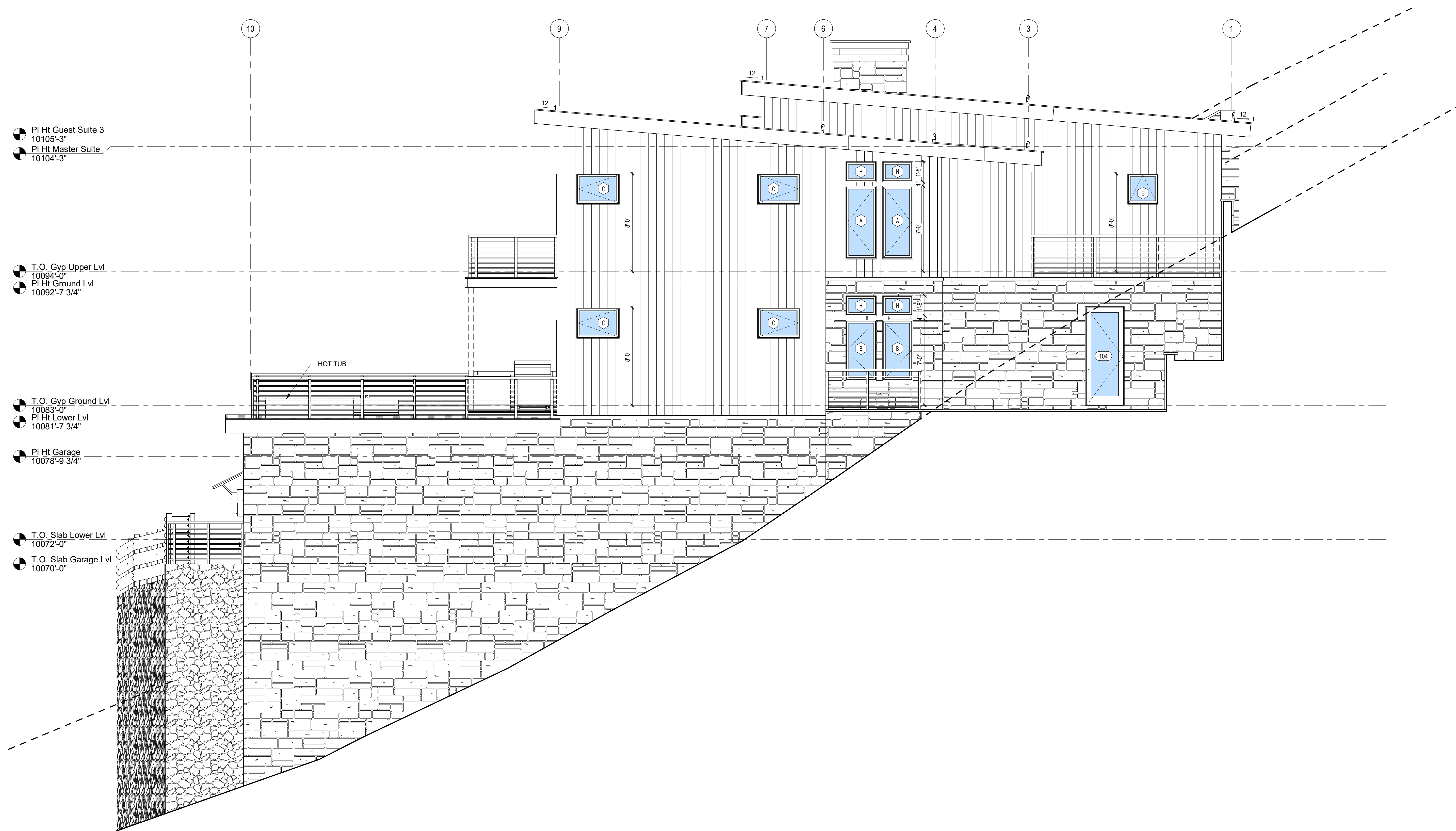


P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

REVISIONS

NO.	DATE	DESC.
-----	------	-------



1 WEST ELEVATION

1/4" = 1'-0"



GREER RESIDENCE

EXTERIOR
ELEVATION

SHEET NUMBER

A4.4

8/16/2022 4:44:08 PM

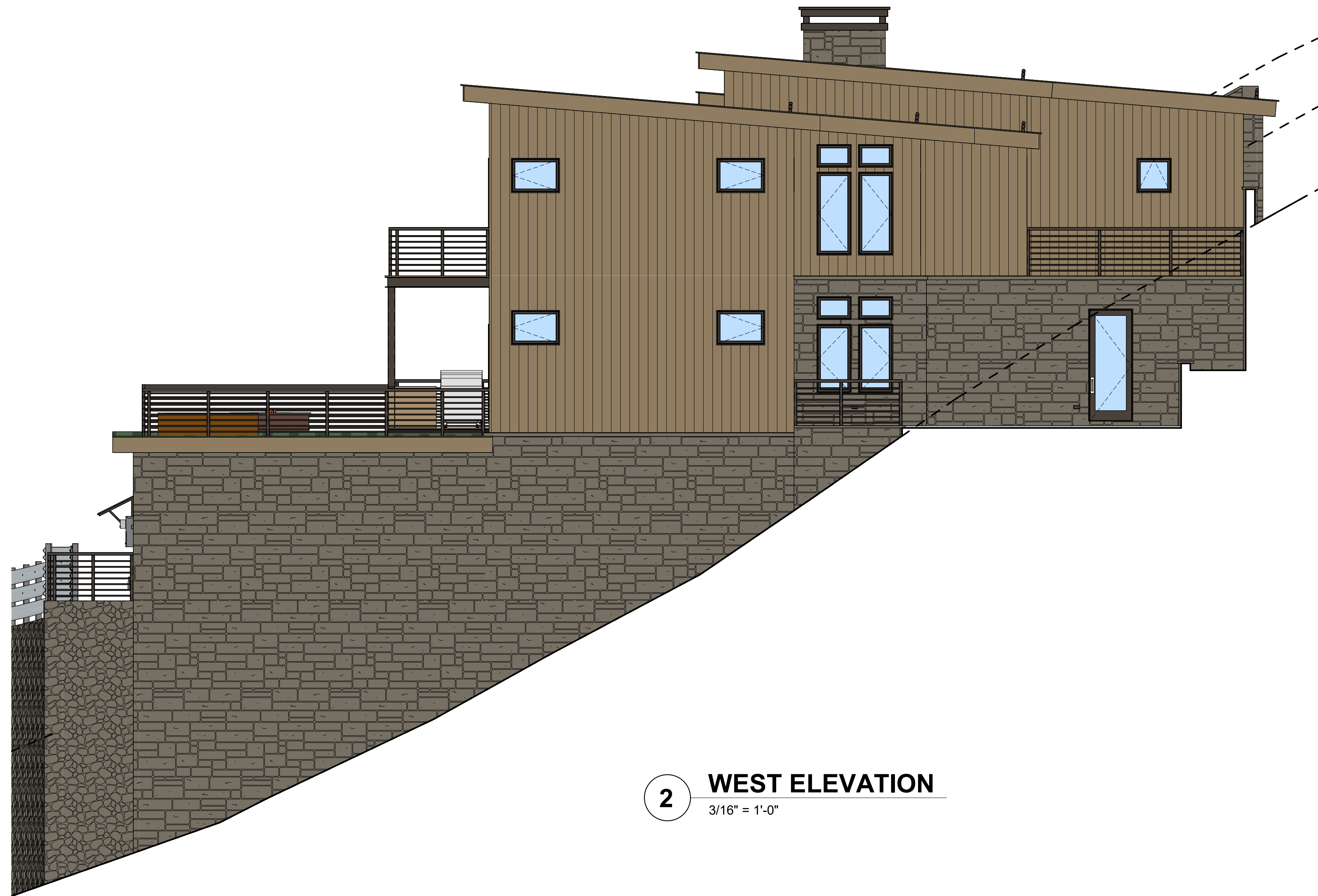
LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

©shift architects

NOT FOR CONSTRUCTION



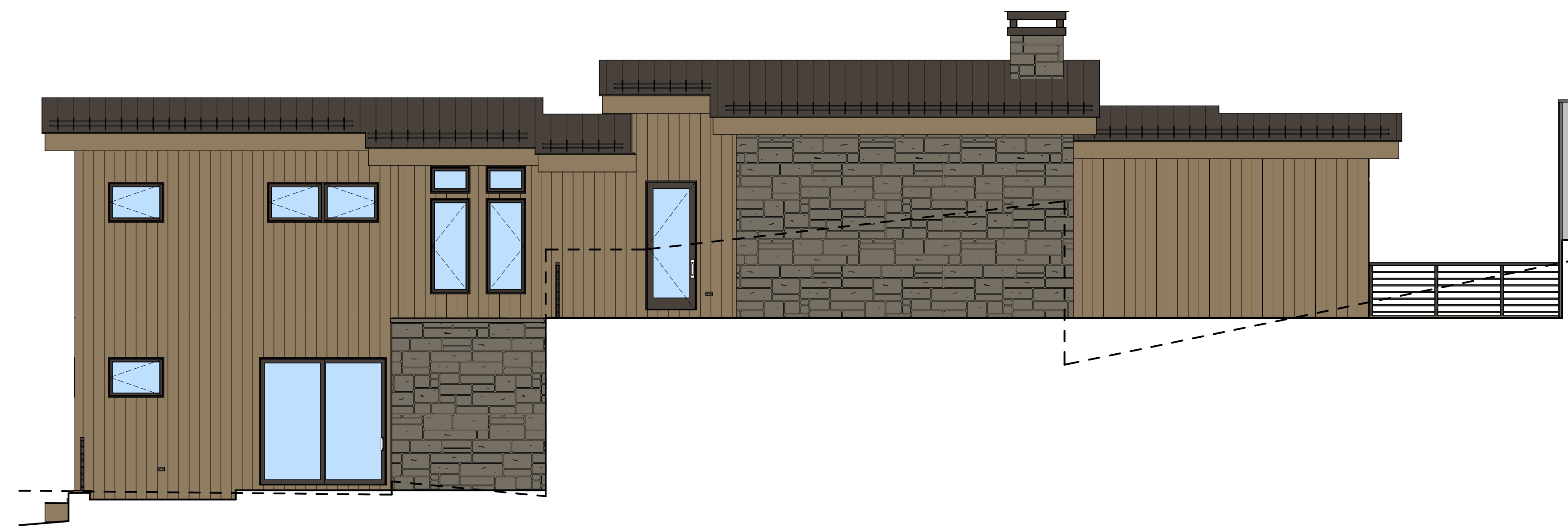
1 EAST ELEVATION
3/16" = 1'-0"



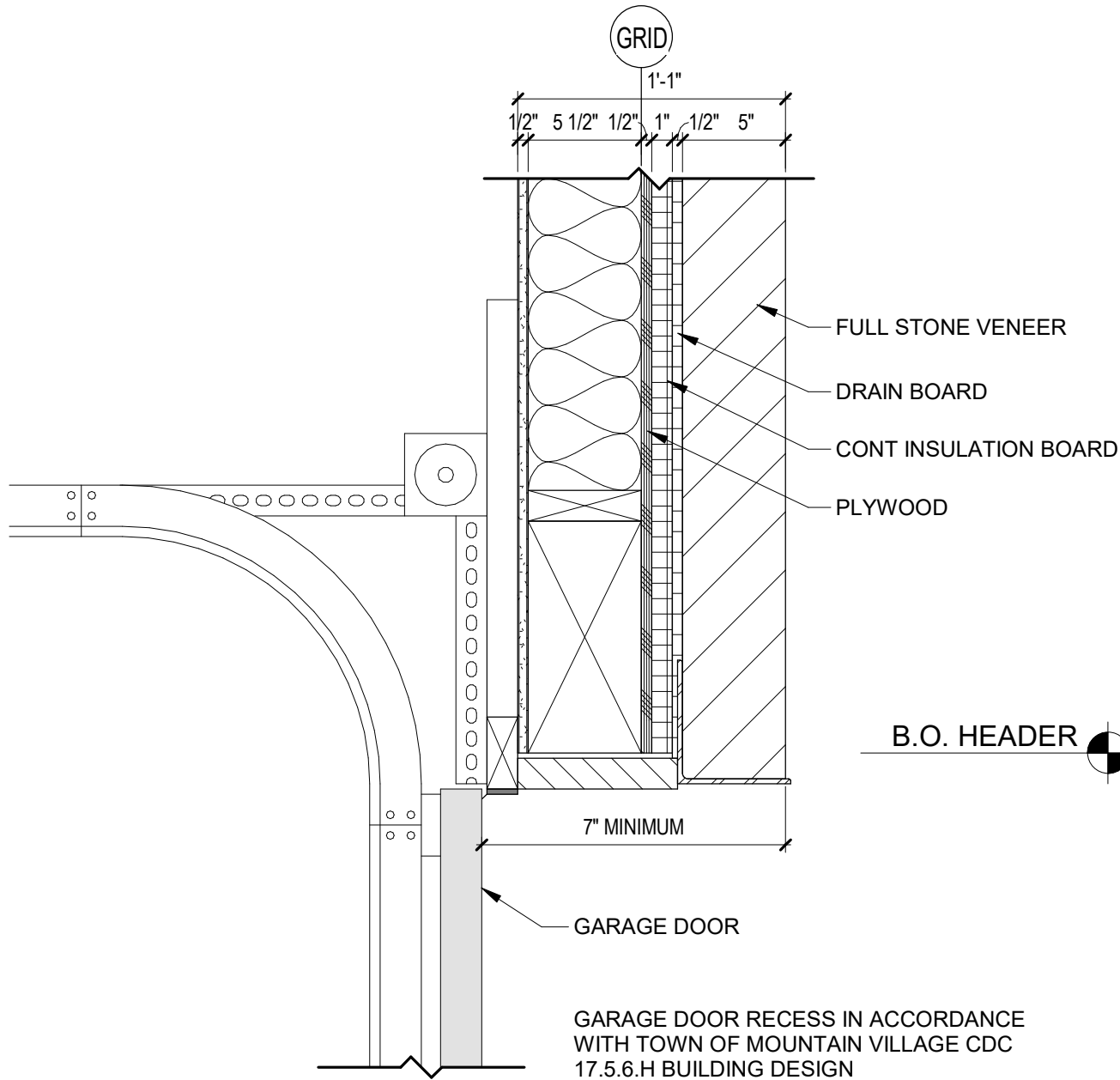
2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



1 GARAGE DOOR RECESS

1 1/2" = 1'-0"

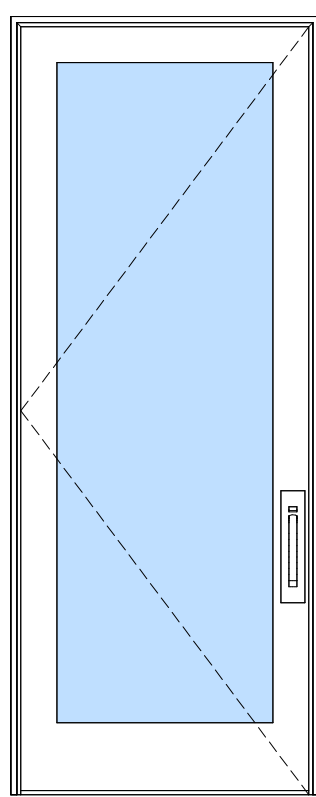
DOOR NOTES:

- 1. DOOR INSTALLATION: INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.
- 3. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
- 4. DOOR MANUFACTURER: LOEWEN ALUMIN CLAD EXTERIOR / WOOD INTERIOR, PAINTED.
- 5. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- 6. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
- 7. PROVIDE SCREENS FOR ALL DOORS.
- 8. DOORS SHALL BE IN ACCORDANCE WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE CHAPTER 17.5 DESIGN REGULATIONS (17.5.6.H DOORS AND ENTRY WAYS).

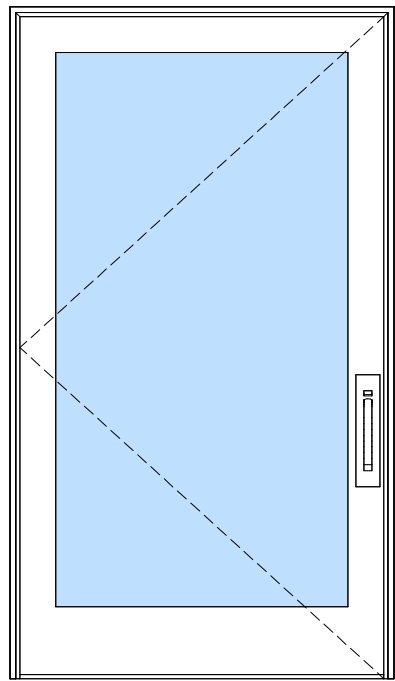
DOOR SCHEDULE - EXTERIOR FRAME							
MARK	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	COMMENTS
004	GAME ROOM	E	14'-7 1/2"	6'-10 3/4"	BI-PARTING LIFTSIDE (4 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
011B	BUNK	C	7'-9 1/2"	6'-10 3/4"	SLIDING PATIO (2 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
103	LIVING	F	22'-6"	9'-0"	BI-PARTING LIFTSIDE (6 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
109B	GUEST SUITE 2	C	7'-9 1/2"	6'-10 3/4"	SLIDING PATIO (2 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
113	SITTING	D	12'-0"	7'-0"	SLIDING PATIO (3 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
115	MUD ROOM 2	C	7'-9 1/2"	7'-10 3/4"	SLIDING PATIO (2 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
202B	MASTER SUITE	D	12'-0"	8'-0"	SLIDING PATIO (3 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
207B	GUEST SUITE 3	C	7'-9 1/2"	7'-10 3/4"	SLIDING PATIO (2 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
211B	GUEST SUITE 4	C	7'-9 1/2"	7'-10 3/4"	SLIDING PATIO (2 PANEL)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	

DOOR SCHEDULE - EXTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
001	ENTRY / STAIR	B	3'-9 1/2"	6'-10 3/4"	PIVOT	CUSTOM PIVOT DOOR	
016B	GARAGE	G	9'-0"	9'-0"	OVERHEAD DOOR	STEEL PANEL	
016C	GARAGE	G	9'-0"	9'-0"	OVERHEAD DOOR	STEEL PANEL	
016D	GARAGE	G	9'-0"	9'-0"	OVERHEAD DOOR	STEEL PANEL	
104	KITCHEN	A	3'-0"	8'-0"	SWING (1 LITE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
201	LOFT	A	3'-0"	8'-0"	SWING (1 LITE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	
211C	GUEST SUITE 4	A	2'-8"	8'-0"	SWING (1 LITE)	LOEWEN ALUM CLAD; BLACK / WOOD INTERIOR; PAINTED	

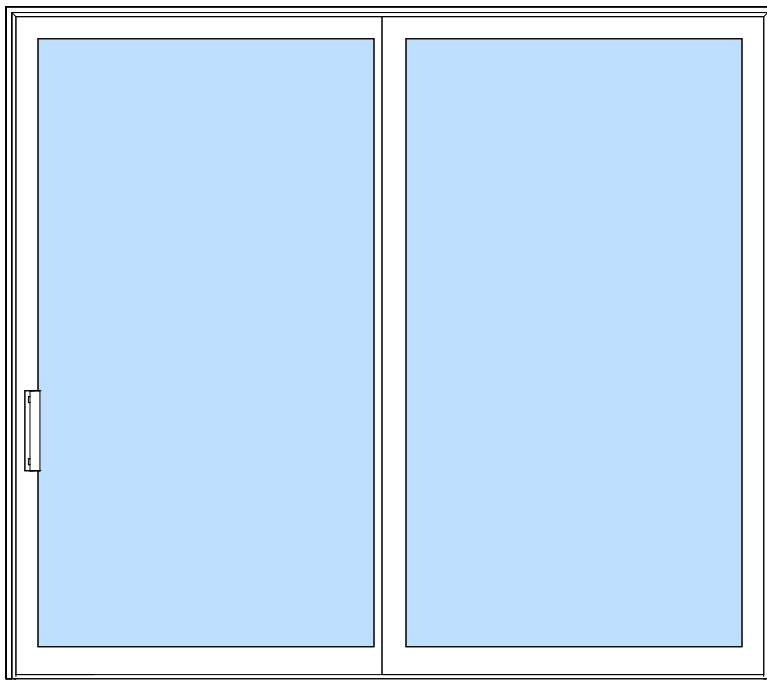
DOOR SCHEDULE - INTERIOR PANEL							
MARK	ROOM NAME	TYPE MARK	PANEL WIDTH	PANEL HEIGHT	TYPE	MANUFACTURER	COMMENTS
002	MUD ROOM 1	K	3'-0"	8'-0"	BARN DOOR (SINGLE)		
003	MECH	H	3'-0"	8'-0"	SWING		20 MIN FIRE RATED
005	GAME ROOM	M	12'-0"	8'-0"	SLIDING DOOR (4 LITE)		
006	SPA AREA	K	3'-2"	8'-0"	BARN DOOR (SINGLE)		
007	SPA WC	I	2'-4"	8'-0"	POCKET		
008	SAUNA	L	2'-0"	7'-6"	DOUBLE SWING (1 LITE)		SAUNA
009	STEAM	L	2'-0"	7'-6"	DOUBLE SWING (1 LITE)		STEAM
010	LAUNDRY	J	5'-0"	8'-0"	DOUBLE SWING		
011A	BUNK	H	2'-8"	8'-0"	SWING		
012	BATH 1	H	2'-4"	8'-0"	SWING		
014	CLOSET 1	K	2'-4"	8'-0"	BARN DOOR (SINGLE)		
015A	ELEVATOR	H	3'-0"	6'-8"	SWING		ELEVATOR DOOR - REFERENCE SPECIFICATIONS
015B	ELEVATOR	H	3'-0"	6'-8"	SWING		ELEVATOR DOOR - REFERENCE SPECIFICATIONS
015C	ELEVATOR	H	3'-0"	6'-8"	SWING		ELEVATOR DOOR - REFERENCE SPECIFICATIONS
016A	ENTRY / STAIR	H	3'-0"	8'-0"	SWING		20 MIN FIRE RATED
106	PANTRY	H	2'-6"	8'-0"	SWING		
107	POWDER	H	2'-4"	8'-0"	SWING		
108	PWDR WC	I	2'-4"	8'-0"	POCKET		
109A	GUEST SUITE 2	H	2'-8"	8'-0"	SWING		
110	BATH 2	H	2'-4"	8'-0"	SWING		
112	WC 2	I	2'-4"	8'-0"	POCKET		
114	OFFICE	H	5'-0"	8'-0"	DOUBLE SWING		
116	OFFICE BATH	H	2'-6"	8'-0"	SWING		
202A	MASTER SUITE	H	3'-0"	8'-0"	SWING		
203	MASTER BATH	H	2'-6"	8'-0"	SWING		
204	MASTER CLOSET	I	2'-6"	8'-0"	POCKET		
205	MASTER WC	I	2'-4"	8'-0"	POCKET		
207A	GUEST SUITE 3	H	3'-0"	8'-0"	SWING		
208	BATH 3	H	2'-4"	8'-0"	SWING		
210	CLOSET 3	K	2'-4"	8'-0"	BARN DOOR (SINGLE)		
211A	GUEST SUITE 4	H	2'-8"	8'-0"	SWING		
212	BATH 4	H	2'-4"	8'-0"	SWING		
214	WC 4	I	2'-4"	8'-0"	POCKET		



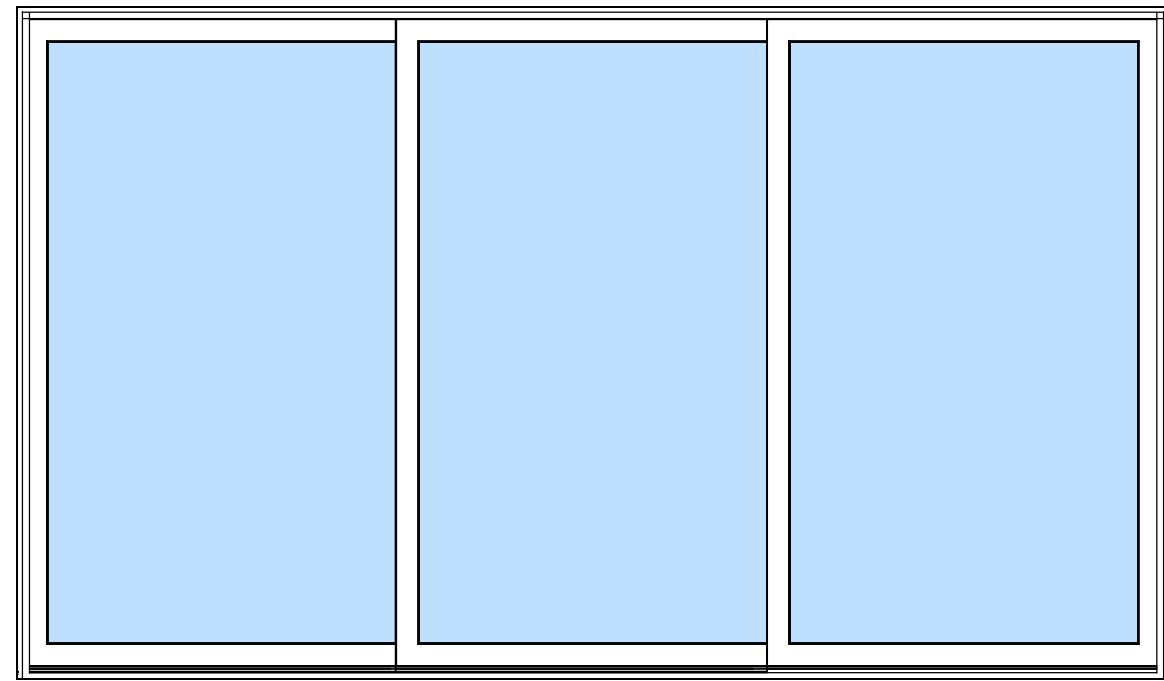
TYPE A



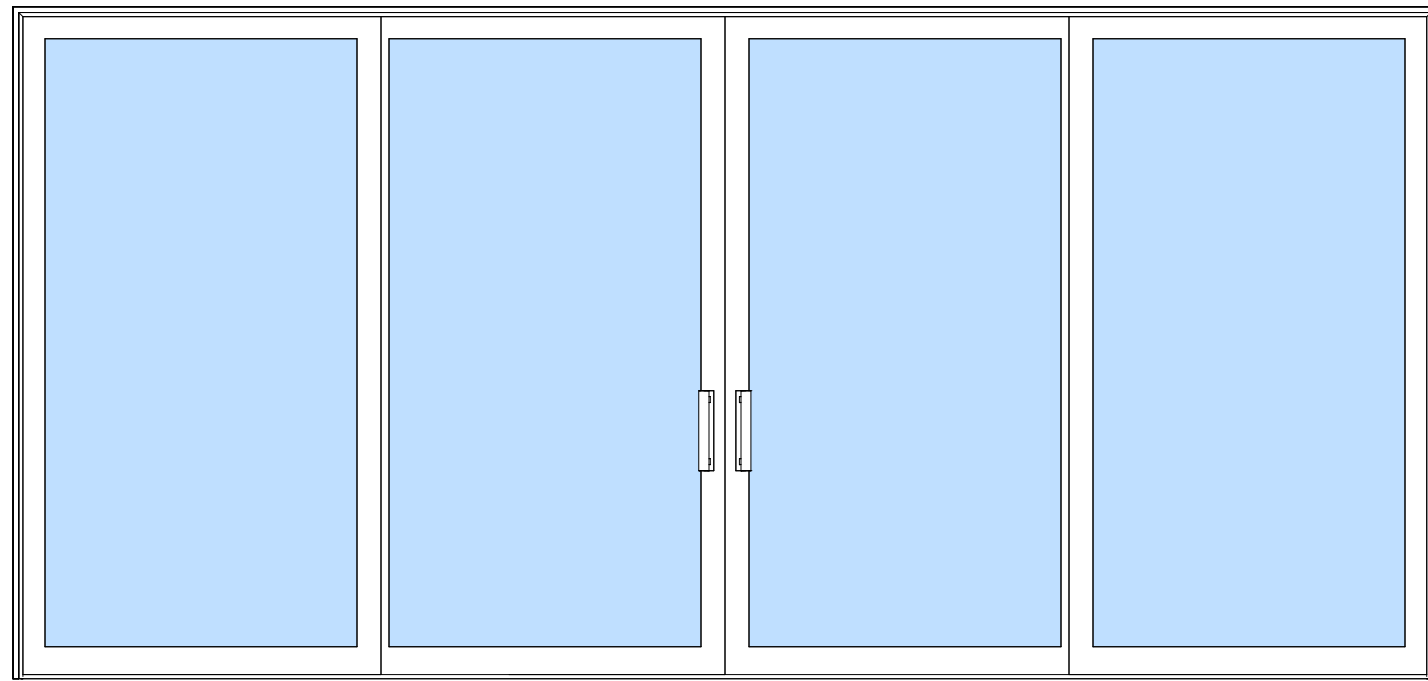
TYPE B



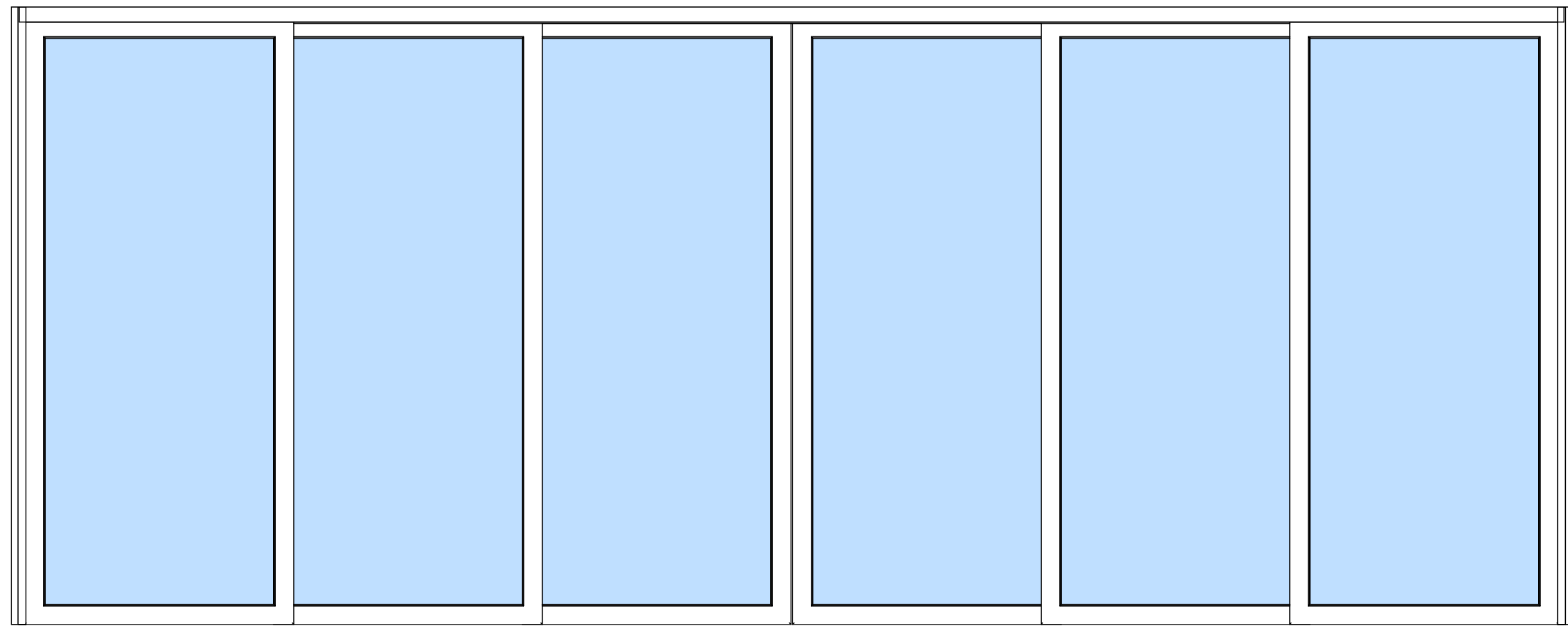
TYPE C



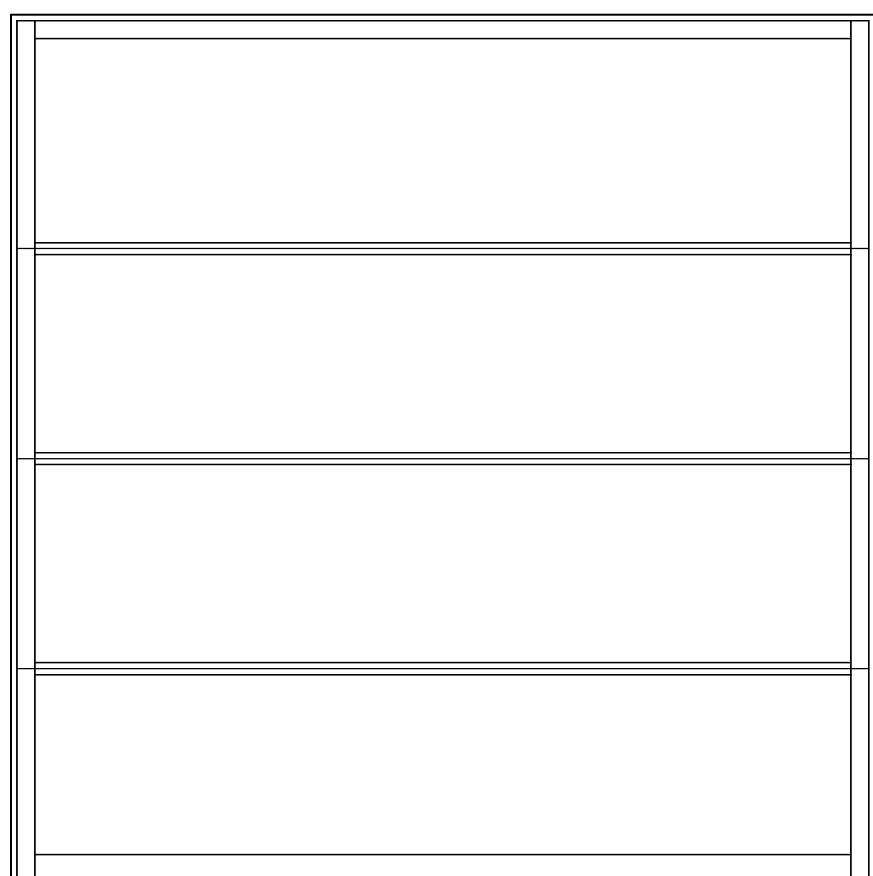
TYPE D



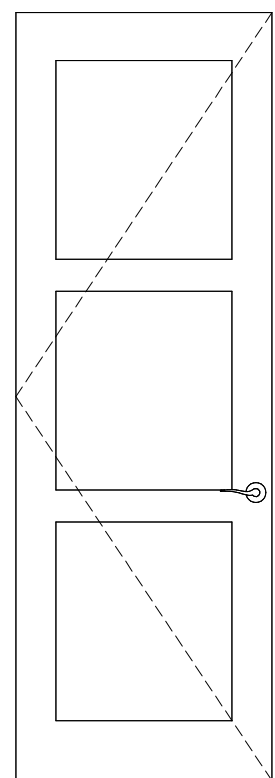
TYPE E



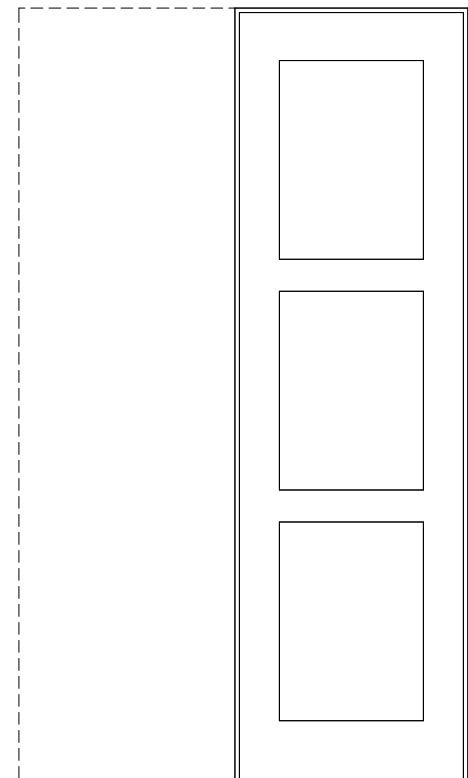
TYPE F



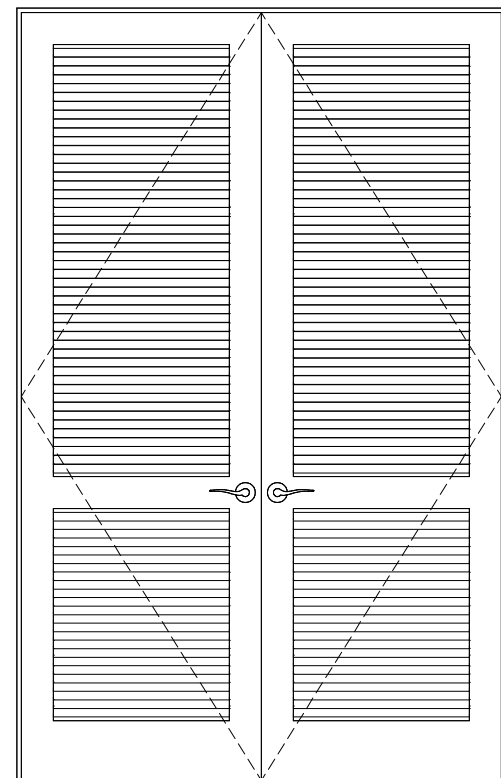
TYPE G



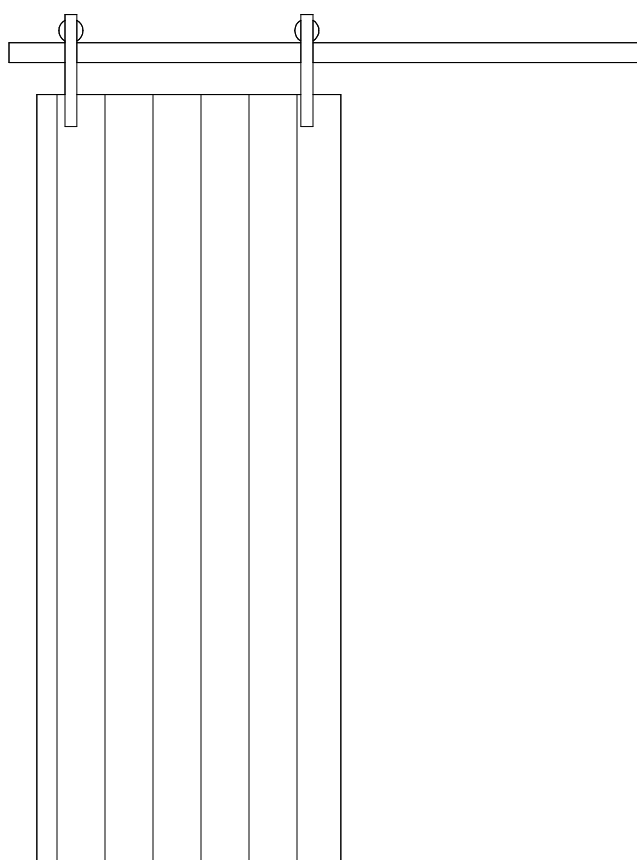
TYPE H



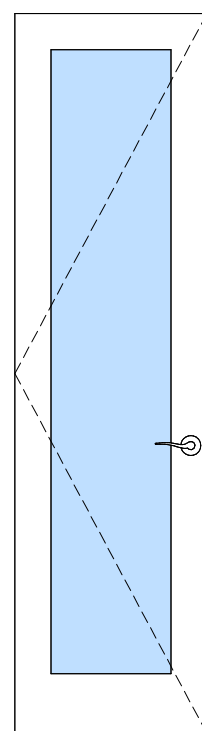
TYPE I



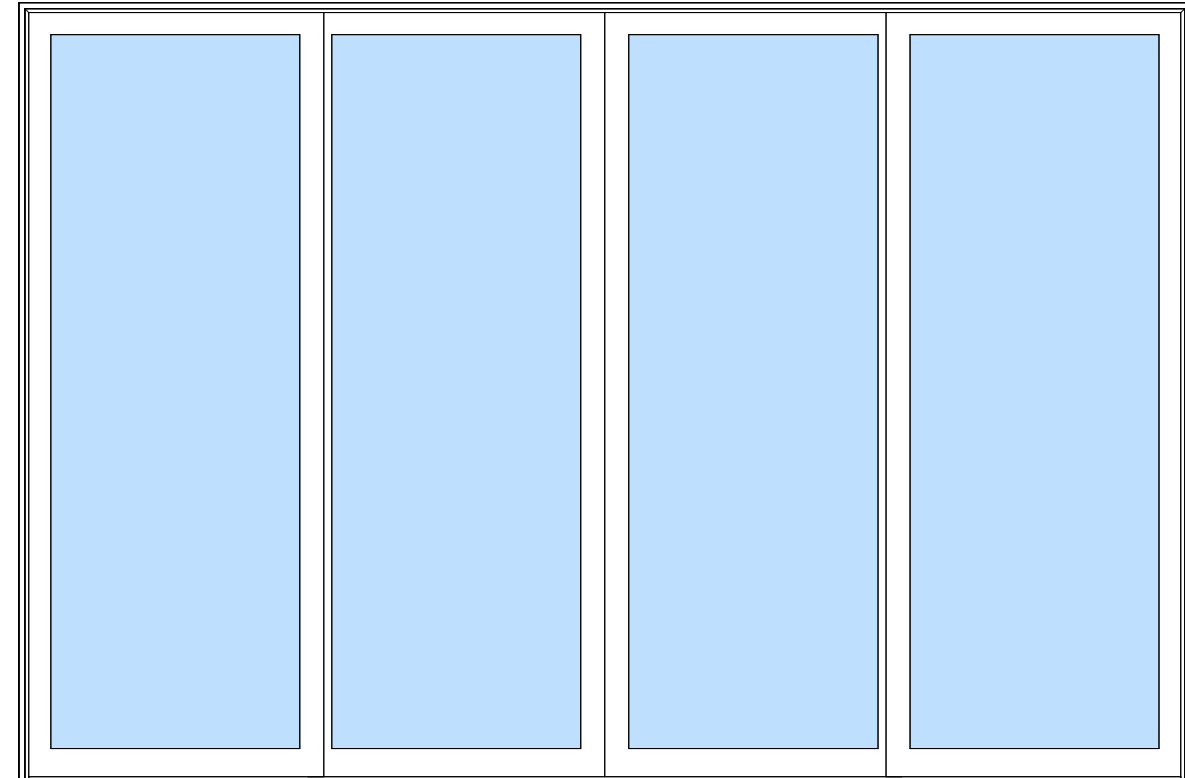
TYPE J



TYPE K



TYPE L



TYPE M

DOOR TYPES

GREER RESIDENCE

DOOR SCHEDULE

SHEET NUMBER

A8.1

8/16/2022 4:44:12 PM

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435

LOT 927R2 ACC TO REPLAT OF LOT 927/R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .331 ACRES BLDG COVENANT AGREEMENT JULY 2005

©shift architects

NOT FOR CONSTRUCTION

SHIFT

ARCHITECTS

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

PROJECT ISSUE DATE:
08.16.22 DRB FINAL REVIEW

REVISIONS

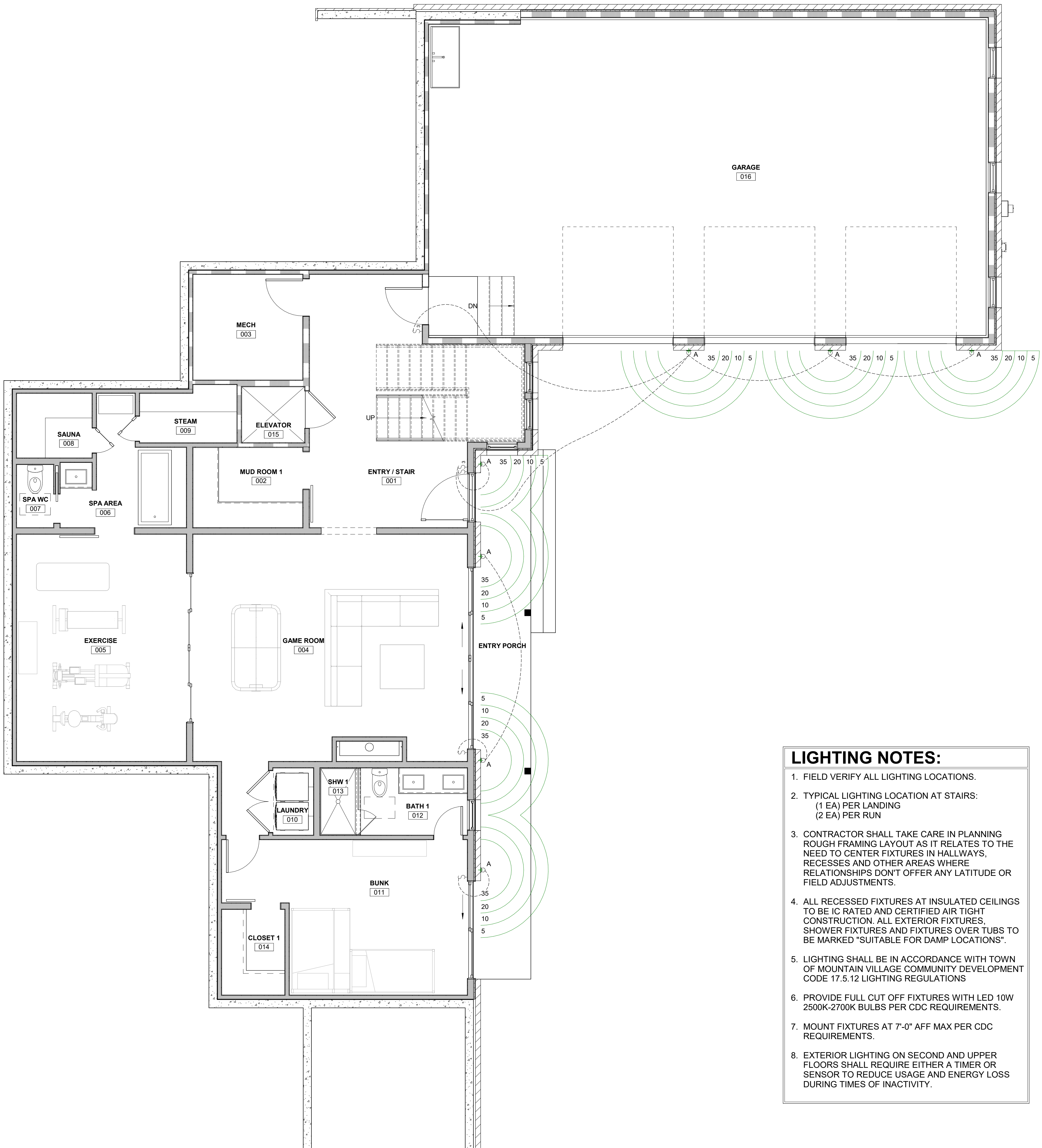
NO. DATE DESC

1 08.16.22 Window / door finish clarification

WINDOW SCHEDULE									
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	COMMENTS	
001	ENTRY / STAIR	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	G	4'-0"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
001	ENTRY / STAIR	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
004	GAME ROOM	K	14'-10"	1'-8"	7	PICTURE (4 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
011	BUNK	I	8'-0"	1'-8"	5	PICTURE (2 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
012	BATH 1	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
012	BATH 1	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
016	GARAGE	E	2'-6"	2'-6"	3	AWNING (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
016	GARAGE	E	2'-6"	2'-6"	3	AWNING (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
016	GARAGE	E	2'-6"	2'-6"	3	AWNING (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
101	FOYER	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
103	LIVING	F	3'-4"	10'-0"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
103	LIVING	F	3'-4"	10'-0"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
103	LIVING	F	3'-4"	10'-0"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
103	LIVING	F	3'-4"	10'-0"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
103	LIVING	F	3'-4"	10'-0"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
103	LIVING	F	3'-4"	10'-0"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
109	GUEST SUITE 2	B	2'-6"	5'-0"	1	CASEMENT (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR; PAINTED		
109	GUEST SUITE 2	H	2'-6"	1'-8"	4	PICTURE (1 WIDE)	LOEWEN ALUM CLAD EXTERIOR; BLACK / WOOD INTERIOR;		

[illegible]

WINDOW TYPES



EXTERIOR FIXTURE A:

EXTERIOR LED WALL LIGHT (7 TOTAL)

SLANT LED INDOOR & OUTDOOR WALL LIGHT	
BLACK	
MANUFACTURER	dweLED BY WAC LIGHTING
ITEM	WS-W14911-BK
MATERIAL	ALUMINUM
GLASS	ETCHED OPAL GLASS LENS
WIDTH	5"
HEIGHT	10 5/8"
DEPTH	3 1/4"
LUMENS (TOTAL)	440
WATTS (TOTAL)	7.0
CRI	90
COLOR TEMP	3000K (SOFT WHITE)
LAMP TYPE	LED BUILT-IN
RATED LIFE	50,000 HOURS
DIMMABLE	ELV DIMMING: 10% - 100%
VOLTAGE	120V
DARK SKY COMPLIANT	YES
CERTIFICATION	ETL LISTED WET LOCATIONS

EXTERIOR FIXTURE B:

EXTERIOR LED WALL/STEP LIGHT (12 TOTAL)

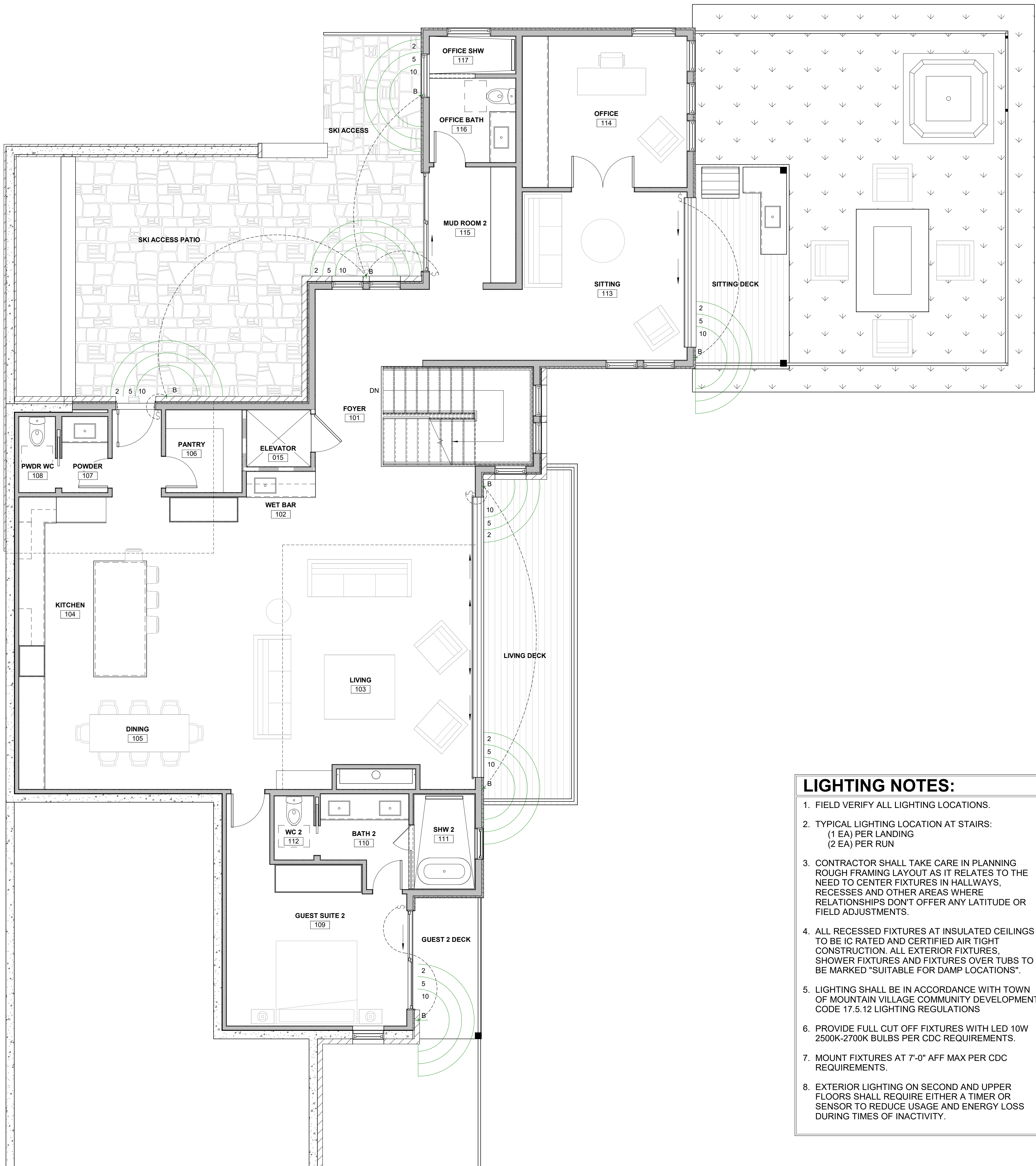
LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
BLACK ON ALUMINUM	
MANUFACTURER	WAC LIGHTING
ITEM	4011-30BK
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY
GLASS	FROSTED GLASS DIFFUSER
WIDTH	5"
HEIGHT	3"
DEPTH	1.93"
LUMENS	68
BEAM SPREAD	50°
CRI	90
COLOR TEMP	3000K
PRIMARY BULB	1 X 2.0 WATTS 2.0 LED
RATED LIFE	60,000 HOURS
DIMMABLE	10% - 100%
VOLTAGE	12V
LIGHT SOURCE	2 WATT (68 LUMENS) 12 VOLT INTEGRATED LED
CERTIFICATION	UL1838, IP66 WET LOCATIONS

LIGHTING NOTES:

1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
4. ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".
5. LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
6. PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.
7. MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
8. EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.

LIGHTING LEGEND

	RECESSED CAN		DOUBLE HEADED MONO POINT
	RECESSED CAN; DIRECTIONAL		MOTION SENSOR
	RECESSED CAN; WET LOCATIONS		PENDANT
	RECESSED CAN; EXTERIOR		UNDER CABINET LED STRIP
	CEILING FAN		RECESSED LED LIGHT
	2' LINEAR CLOSET FIXTURE		TABLE LAMP RECEPTACLE
	EXHAUST FAN		FLOOR LAMP RECEPTACLE
	EXHAUST FAN WITH LIGHT		WALL MOUNTED SCONCE
	CEILING MOUNT FLUORESCENT LIGHT		STEP LIGHT
	SURFACE MOUNT FIXTURE		TWO WAY SWITCH
	CHANDELIER		THREE WAY SWITCH
	MONO POINT FIXTURE		TV OUTLET
			WALL GRAZING
			EXTERIOR SCONCE
			FIXTURE LAYOUT GRID



EXTERIOR FIXTURE A:

EXTERIOR LED WALL LIGHT (7 TOTAL)

SLANT LED INDOOR & OUTDOOR WALL LIGHT	
BLACK	
MANUFACTURER	dweLED BY WAC LIGHTING
ITEM	WS-W14911-BK
MATERIAL	ALUMINUM
GLASS	ETCHED OPAL GLASS LENS
WIDTH	5"
HEIGHT	10.5/8"
DEPTH	3.1/4"
LUMENS (TOTAL)	440
WATTS (TOTAL)	7.0
CRI	90
COLOR TEMP	3000K (SOFT WHITE)
LAMP TYPE	LED BUILT-IN
RATED LIFE	50,000 HOURS
DIMMABLE	ELV DIMMING: 10% - 100%
VOLTAGE	120V
DARK SKY COMPLIANT	YES
CERTIFICATION	ETL LISTED WET LOCATIONS

EXTERIOR FIXTURE B:









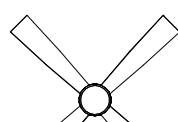




















EXTERIOR LED WALL/STEP LIGHT (12 TOTAL)

LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT	
BLACK ON ALUMINUM	
MANUFACTURER	WAC LIGHTING
ITEM	4011-30BK
MATERIAL	CORROSION RESISTANT ALUMINUM ALLOY
GLASS	FROSTED GLASS DIFFUSER
WIDTH	5"
HEIGHT	3"
DEPTH	1.93"
LUMENS	68
BREAM SPREAD	50°
CRI	90
COLOR TEMP	3000K
PRIMARY BULB	1 X 2.0 WATTS 2.0 LED
RATED LIFE	60,000 HOURS
DIMMABLE	10% - 100%
VOLTAGE	12V
LIGHT SOURCE	2 WATT (68 LUMENS) 12 VOLT INTEGRATED LED
CERTIFICATION	UL1838, IP66 WET LOCATIONS

LIGHTING NOTES:

1. FIELD VERIFY ALL LIGHTING LOCATIONS.
2. TYPICAL LIGHTING LOCATION AT STAIRS:
(1 EA) PER LANDING
(2 EA) PER RUN
3. CONTRACTOR SHALL TAKE CARE IN PLANNING ROUGH FRAMING LAYOUT AS IT RELATES TO THE NEED TO CENTER FIXTURES IN HALLWAYS, RECESSES AND OTHER AREAS WHERE RELATIONSHIPS DON'T OFFER ANY LATITUDE OR FIELD ADJUSTMENTS.
4. ALL RECESSED FIXTURES AT INSULATED CEILINGS TO BE IC RATED AND CERTIFIED AIR TIGHT CONSTRUCTION. ALL EXTERIOR FIXTURES, SHOWER FIXTURES AND FIXTURES OVER TUBS TO BE MARKED "SUITABLE FOR DAMP LOCATIONS".
5. LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE 17.5.12 LIGHTING REGULATIONS
6. PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.
7. MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.
8. EXTERIOR LIGHTING ON SECOND AND UPPER FLOORS SHALL REQUIRE EITHER A TIMER OR SENSOR TO REDUCE USAGE AND ENERGY LOSS DURING TIMES OF INACTIVITY.

LIGHTING LEGEND

	RECESSED CAN		DOUBLE HEADED MONO POINT
	RECESSED CAN; DIRECTIONAL		MOTION SENSOR
	RECESSED CAN; WET LOCATIONS		PENDANT
	RECESSED CAN; EXTERIOR		UNDER CABINET LED STRIP
	CEILING FAN		RECESSED LED LIGHT
	2' LINEAR CLOSET FIXTURE		TABLE LAMP RECEPTACLE
	EXHAUST FAN		FLOOR LAMP RECEPTACLE
	EXHAUST FAN WITH LIGHT		WALL MOUNTED SCONCE
	CEILING MOUNT FLUORESCENT LIGHT		STEP LIGHT
	CEILING MOUNT FLUORESCENT LIGHT		TWO WAY SWITCH
	CEILING MOUNT FLUORESCENT LIGHT		THREE WAY SWITCH
	SURFACE MOUNT FIXTURE		TV OUTLET
	CHANDELIER		WALL GRAZING
	MONO POINT FIXTURE		EXTERIOR SCONCE
			FIXTURE LAYOUT GRID

1 UPPER LEVEL

$$1/4'' = 1'-0''$$

GREER RESIDENCE

LIGHTING PLAN

SHEET NUMBER

LOT 927 R2 SUNDANCE LANE, TELLURIDE, CO 81435
LOT 927R2 ACC TO REPLAT OF LOT 927R REC 12 02 2005 PL BK 1 PG 3575 THRU 3577 RECEIPT 379914 CONT .931 ACRES BLDG COVENANT AGREEMENT JULY 2005

©shift architects

NOT FOR CONSTRUCTION

LTG1.3

Slant LED Indoor & Outdoor Wall Light

By dweLED

Slant LED Indoor & Outdoor Wall Light
By dweLED

Product Options

Finish: Black

Details

May be mounted on wall vertically or upside down
ACLED driver
Designed in 2019
Material: Aluminum
Dimmable when used with a Electronic low voltage (ELV)
Dimmer (Not Included)
Dimmer Range: ELV Dimming: 100 - 10%
ADA compliant, Dark Sky compliant, Title 24 compliant
ETL Listed Wet
Warranty: 5 Years Functional, 2 Years Finish
Made In China

Dimensions

Fixture: Length 5", Width 3.25", Height 10.63"

Lighting

Lamp Type	LED Built-in
Total Lumens	440
Total Watts	7.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan	50000.00
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/slant-led-indoor-and-outdoor-wall-light-by-dweled-DWE1863170.html>
Rating: ETL Listed Wet

ITEM#: DWE1863170



Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:





TO: Mountain Village Design Review Board

FROM: Design Workshop on behalf of the Town of Mountain Village

FOR: Design Review Board Public Hearing; September 1, 2022

DATE: September 1, 2022

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 615-2CRR-A, pursuant to CDC Section 17.4.11

APPLICATION OVERVIEW: New Single-Family Home on Lot 615-2CRR-A

PROJECT GEOGRAPHY

Legal Description: LOT 615-2CRR-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 615-2CRR RECORDED FEBRUARY 15, 2006 IN PLAT BOOK 1 AT PAGE 3623, COUNTY OF SAN MIGUEL, STATE OF COLORADO

Address: (VACANT) LAWSON OVERLOOK, MOUNTAIN VILLAGE, CO 81435

Applicant/Agent: Narcis Tudor, Tudor Architects

Owner: Bertrand Marchal and Laura Marchal

Zoning: Single-Family

Existing Use: Vacant

Proposed Use: Single-Family

Lot Size: .304 acres

Adjacent Land Uses:

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



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comments

Exhibit C: Third Amendment to Grant Access Easements and Building Restrictions

Exhibit D: Revised Site Plan 8.11.22 (Not Reviewed)

Case Summary: Narcis Tudor of Tudor Architects is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 615-2CRR-A. The proposed structure is two stories and utilizes a shed roof form. The lot is triangular in shape and characterized as having steep topography that inclines from the west to the east and from the north to the south. The property includes private easements and building restrictions, including a “no build” area that was recently amended with the neighbors (see Exhibit C). The easement is intended to mitigate the obstruction of views for neighboring properties.

With these constraints, the applicant is requesting a design variance to allow for a driveway grade of 15.97 percent to meet the intent of the building restriction and keep any development within the no build zone, in this case the garage, below grade to not obstruct the views of neighboring properties. The property is proposed to take access from Lawson Overlook to the east, meaning the driveway slopes downward to the property from Lawson Overlook. The DRB is asked to provide a specific approval regarding the slope of this driveway grade.

The lot is approximately .304 acres and is zoned single-family. The overall square footage of the home is approximately 3,109 livable square feet and provides two interior parking spaces within the proposed garage and two exterior parking spaces. The two exterior spaces are located almost entirely in the General Easement, which will require a specific approval by DRB.

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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
<i>Table 1: Relevant information from CDC Sections 17-3-11-14; 17-5-6 (materials); 17-5-8 (parking)</i>		
Maximum Building Height	35' (shed) Maximum	34' 6"
Maximum Avg. Building Height	30' (shed) Maximum	21'
Maximum Lot Coverage	40% (5,296.9 sq ft)	23.4% (3,109 sq ft)
General Easement Setbacks	No encroachment	GE encroachment, Road right of way encroachment
Roof Pitch		
Primary		4:12
Secondary		4:12
Exterior Material		
Stone Veneer	35% minimum	37.4%
Wood Siding	n/a	35.5%
Windows/Door Glazing	40% maximum	12%
Metal Siding	n/a	15.1%
Parking	2 interior/2 exterior	2 interior/ 2 exterior

Design Variations:

- 1) *Road and Driveway Standards - Driveway Grade*

Specific Approvals:

- 1) *Metal soffit and fascia*
- 2) *GE Encroachment – entryway staircase, parking*

Termination and Elimination of No-Build Zone Covenant

A Third Amendment to Grant of Access Easements and Building Restrictions (See Exhibit C) has been made between the owners (Bertrand Marchal and Laura Marchal), Stevens Boyd Investments LLC, and Cooper Family Trust to terminate and eliminate the no-build zone covenant on Lot 615-2CRR-A. The agreement allows for the development of Lot 615-2CRR-A following the design proposed in the agreement (See Exhibits A and C), which generally matches this proposal for IASR. Figure 2 outlines the previous no-build zone in red.

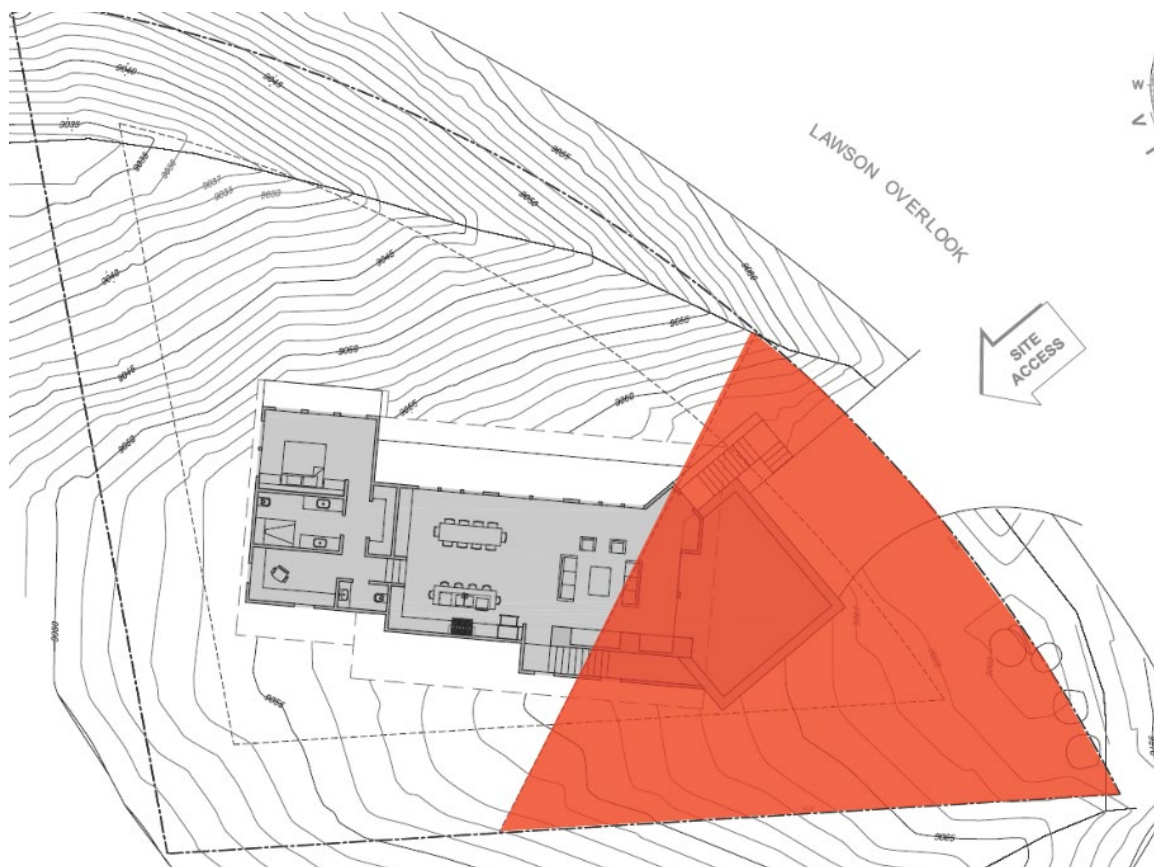


Figure 2: No-Build Zone Site Plan

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.11 and 17.3.12: Building Height and Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring maximum building height and average building height, along with providing the height allowances for

specific types of buildings based on their roof form. The proposed design incorporates two shed roof forms. Homes with a primary shed roof form are allowed a maximum building height of 35 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: Staff has determined that the primary roof form for this home is a shed and therefore granted a maximum height of 35' and an average height of 30'. The applicant has calculated a maximum height of 34'6" and an average height of 21'. The applicant is meeting both requirements, but since the maximum height is within five (5) feet of the allowable maximum height, per section 17.3.11-C of the CDC 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." Figures 3-6 below display the elevations of the structure in relation to the height calculations.

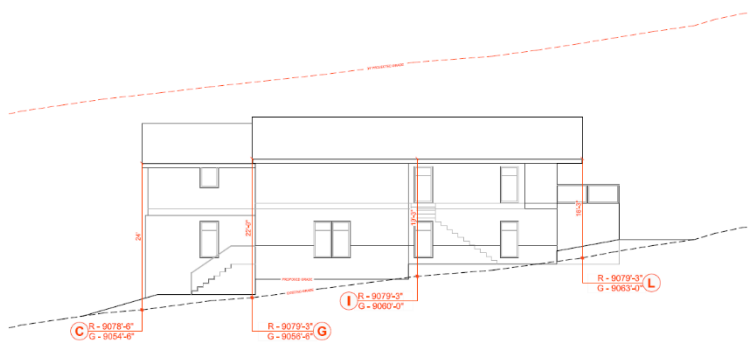


Figure 3: South Elevation - Height

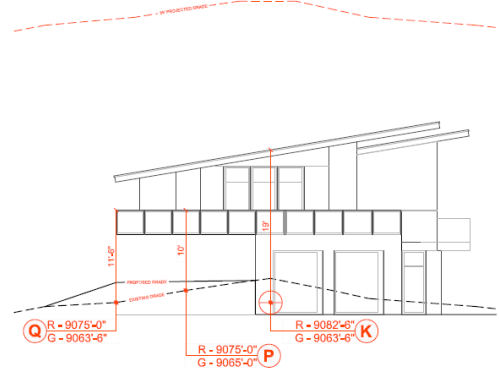


Figure 4: East Elevation - Height

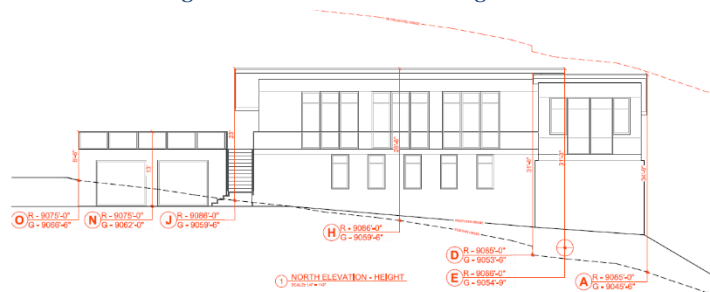


Figure 5: North Elevation - Height

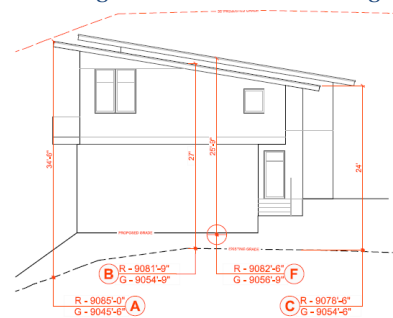


Figure 6: West Elevation - Height

17.3.14: General Easement Setbacks

Lot 615-2CRR-A has a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as driveways, ski access, natural landscaping, utilities, address monuments, and fire mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The Driveway and associated retaining wall as shown currently takes access from Lawson Overlook and crosses the General Easement to the homesite.*
- *Utilities: Utilities are located in Lawson Overlook and cross the southeastern GE to the lot.*

The proposal also includes GE encroachments requiring specific DRB approval:

- *The staircase that provides circulation from the main entry to the structure and the driveway encroaches into the GE by 10.5 feet.*
- *The two exterior parking spaces (Labeled P1 and P2) both encroach into the GE by 15 feet and 14.75 feet, respectively.*

Figure 7 below outlines the areas encroaching into the GE in red.

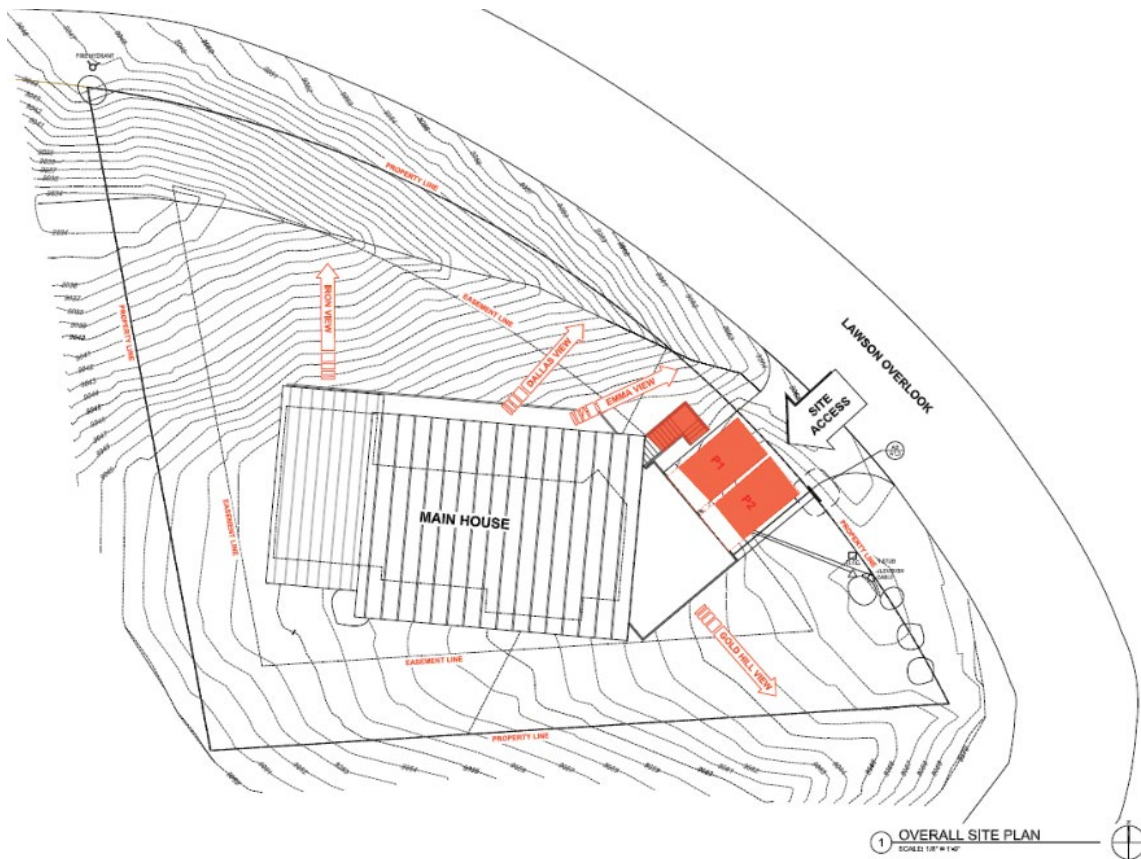


Figure 7: GE Encroachments

The stairway from the driveway to the main entryway is the primary circulation between the two levels. The two parking spaces encroaching upon the easement allows for the building form to fit within the allowed building footprint without impeding on the views of surrounding structures. The NW corner of the property drops steeply and presents significant challenges with siting the home without disturbing the steep slopes. It is important to note that the applicant is requesting a special approval for the driveway grades that exceed code allowances. The proposed exterior spaces would be primarily on the proposed 15.97% grade, as illustrated in Figure 8.

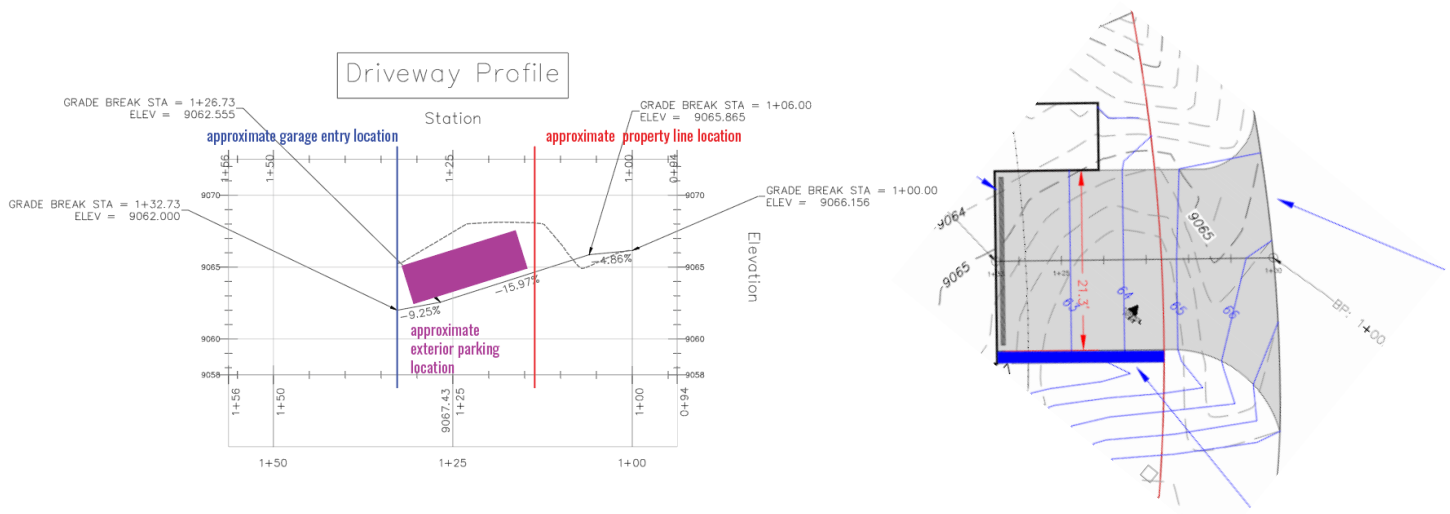


Figure 8: Driveway Plan and Profile

If DRB believes these encroachments to be acceptable, then a specific approval should be granted.

Regardless of the encroachment, any development within the General Easement or road right of way will require the owner and the Town to enter into an Encroachment Agreement as part of a condition of approval.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The proposed development reflects the design goals of the Town of Mountain Village as outlined in section 17.5.4 of the CDC. The materials chosen are a combination of stone, wood, and metal, which should create an exterior capable of withstanding the high alpine environment. Overall, it appears that the design is visually appealing and would fit within the existing Mountain Village Design Theme.

17.5.5: Building Siting Design

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

Staff: The site has steep topography both from the north to the south and the east to the west. The house is situated in the least steep portion of the lot to minimize disturbance, however it should be noted that the siting of the structure does not mimic the natural grade

and in some portions is situated against grade. The proposed development sits into the slope of the hillside while also allowing for the views of surrounding properties to be maintained. The development does not propose grading, clearing, direct drainage, direct access, or other direct impact onto the adjoining properties. Exhibit C shows the agreement by impacted parties and neighbors to allow for the proposed development to be constructed in the previously designated “no-build” zone. The applicant’s Driveway Plan and Profile shown in Diagram C2 demonstrates that the driveway is proposed to be heated and includes a trench at the lowest grade. No other areas of snow melt are shown on the plans. The applicant has demonstrated that this site adheres to the goals outlined in section 17.5.5 of the CDC.

17.5.6: Building Design

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

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

Building Form:

The form of the proposed residential structure follows an alpine mountain design that is well grounded to withstand the extreme natural forces of wind, snow, and heavy rain. It is made of materials such as stone, wood and metal that evoke this form.

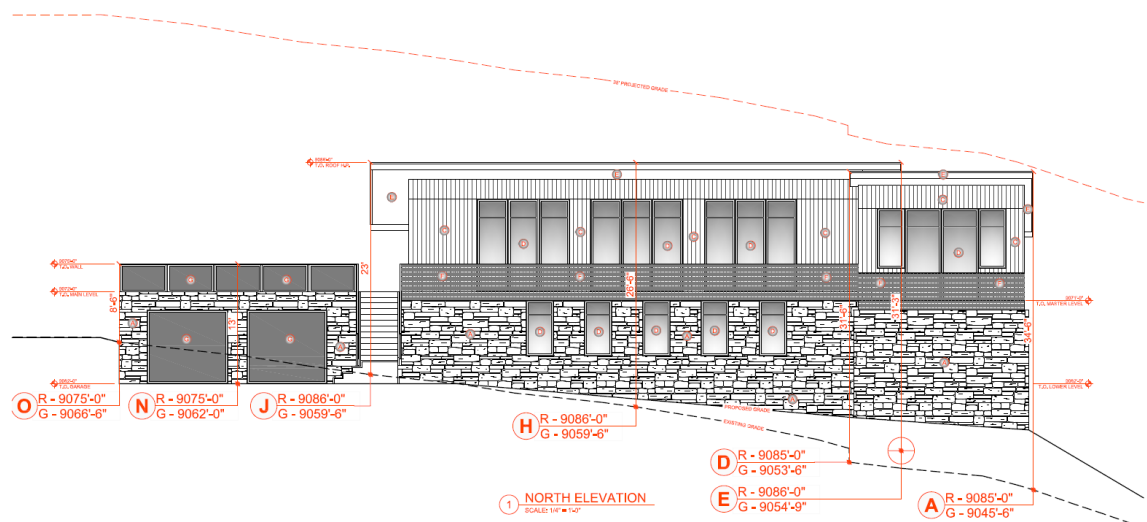


Figure 9: North Elevation

Exterior Wall Form:

The proposed development has exterior walls that are simple in design and portray a massing that is substantially grounded to the site.

Roof Form:

The shed roof is made of standing seam metal and the design provides a roof plane that is broken up into two parts, though there is minimal height variation between the two forms. Technically the proposed structure follows the design elements outlined in the CDC.

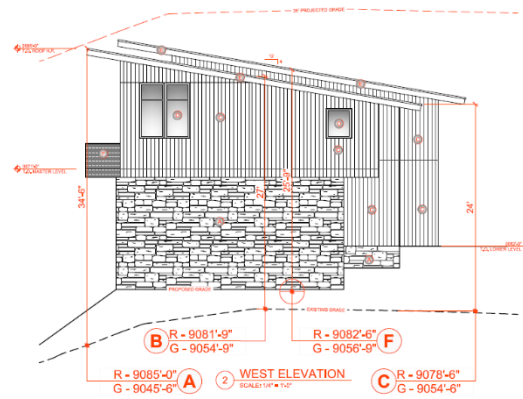


Figure 10: West Elevation

Chimneys, Vent and Rooftop Equipment Design:

The applicant has not identified the fuel source for their proposed fireplace. This should be identified prior to final. If the fireplace is wood burning, the installation of a spark arrester and demonstration of necessary wood burning permits is required. The proposed equipment meets the requirements of the CDC.

Exterior Walls Materials and Color:

The building utilizes a mix of full stone veneer and vertical cedar siding at the base. Stone walls account for 37.4 percent of exterior materials, which exceeds the minimum 35 percent stone requirement. Metal is proposed for the fascia and the soffit and therefore they are subject to specific approvals from the DRB outlined in section 17.5.6.C.3.h.ii.

Glazing:

The maximum window area of the building, including window and door glazing, is 12 percent of the total building façade. Cladding on the windows and doors is metal.

Doors and Entryways:

Exhibit A Sheet A9.1 shows the door and window schedule, and material details are on Sheet A3.1. All windows and doors appear to be glass with black metal cladding.

Decks and Balconies:

The proposed balconies enhance the overall architecture of the building by creating variety and detail on the exterior elevations as outlined in the CDC.

Required Surveys and Inspections:

Since the proposed structure is within five feet or less of the maximum building height, a monumented land survey will need to be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. A materials board is required to be created for the DRB final approval per the requirements outlined in section 17.5.6-J3 of the CDC. The board shall remain on the site in a readily visible location until the project receives a certificate of occupancy. The Planning Division is responsible for conducting site inspections prior to the issuance of a certificate of occupancy to ensure the development is proceeding in accordance with the approved plans.

17.5.7: Grading and Drainage Design

Staff: The applicant is proposing a change to grading on the northwest corner of the lot and on the southeast corner around the driveway as seen on sheet A2 of Appendix A. The proposed grading shows that the contours are offsetting to the proposed structure rather than mimicking the natural topography of the current landscape.

Public Works: Public works indicated that this site is going to be difficult to build on and that they saw no issues with this application.

17.5.8: Parking Regulations

Staff: The applicant has shown two interior and two exterior parking spaces on their plan. As stated above, both exterior parking spaces encroach upon the GE. They are also located on a relatively steep portion of driveway. The DRB should review these encroachments and determine if these encroachments are approvable or if an alternative site plan must be developed. Another alternative could be to waive the requirement for the two exterior spaces due to the difficulties of the site. DRB should either approve the encroachment as presented or give the applicant specific feedback as to the direction desired by DRB as it relates to parking.

17.5.9: Landscaping Regulations

Staff: The applicant has indicated that all existing trees will have the required protection fencing installed at the dripline of each tree within the limits of disturbance before construction begins. The applicant is proposing the removal of 19 trees and the addition 4 (four) aspen trees and seven (7) lilac shrubs. Forty percent of vegetation within the project must be of a diversity of species, including types found in Table 5-4 of this section. The final review application will be required to provide species diversity to meet the requirement of this section.

17.5.11: Utilities

Staff: The applicant has articulated that they plan to coordinate the tap and the curb stop location and as well as sewer location with Public Works.

17.5.12: Lighting Regulations

Staff: A lighting plan was not provided as part of the initial application and is not required until final review.

17.5.13: Sign Regulations

Staff: An address monument if proposed at the property line. This is proposed to be stone with 6" tall, backlit stainless-steel numbers.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: The applicant has included the 15' Zone 1 Fire Mitigation area. The applicant is proposing the removal of all trees and shrubs as required by section 17.6.1A-3d-i.b of the CDC, except the existing evergreen tree in the southeast corner of the lot which has been indicated by the Town Forester to be maintained. The applicant is proposing the planting of new lilac shrubs within Zone 1. As outlined in the Landscaping Regulation section of this memo, staff is requesting that a diversity of plants beyond the lilac shrubs proposed for the site. In addition, for final design, the planting plan must meet the requirements for Zone 1. Should any of the updated landscaping be proposed in Zone 1, further approval from the Town forester will be required.

In Zone 2, the applicant is proposing the retention of aspen and evergreen trees and has indicated that those within the lot boundaries would have protection fencing installed at

the dripline of each tree. The survey shows groupings of trees that are within a 10' crown-to-crown separation throughout Zone 2. Per section 17.6.1A-3d-ii.b.i of the CDC states, "Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to-crown or from edge of shrub to any trees or shrubs outside of such grouping." The CDC also states that staff may allow closer spacing of trees if the required 10' crown-to crown spacing would put the remaining trees at undue risk. Staff has determined that due to the slope of the site, it is in the best interest to maintain as many trees on the site as possible to protect from wind-throw or snow breakage. As a result, staff feels that the proposed landscaping for zone 2 of the application be approved.

Per section 17.6.1A-3d of the CDC, all trees within zone 2 must have all branches pruned to a height of 10'. It is the responsibility of the lot owner to maintain these regulations required by the wildfire mitigation plan of section 17.6.1A3.

Telluride Fire Protection District: TFPD approves the proposal with conditions that the structure shall install a monitored NFPA 13D sprinkler and NFPA 72 fire alarm system.

17.6.6: Roads and Driveway Standards

Staff: The proposed driveway meets the minimum width requirements required per section 17.6.6B-2a of the CDC at a width of 21.3'. However, the proposed driveway grade exceeds the maximum allowed grade of 10 percent by having a transitional grade of 15.97 percent. According to section 17.6.6-4c, transitional sections may have a "maximum grade of 12 percent with the approval of the Town in consultation with the Fire Marshal, providing all structures are equipped with a fire sprinkler system meeting the requirements of the Fire Code." This proposed grade still exceeds that limit by 3.97 percent.

The proposed driveway profile also proposes that the transitional section with a slope of 15.97 percent is adjacent to another section of the driveway with a slope of 9.25 percent. According to 17.6.6-4b, "Transitional sections exceeding eight percent shall not be within 500 feet of each other. The driveway is proposed to be heated with a trench at the bottom of the driveway. The applicant is requesting that the Town allow snowmelt past their property line to the end of the driveway.

The applicant is requesting a specific approval to allow for the driveway to exceed the maximum slope restrictions and be built as proposed on Sheet C2 of Appendix A. Due to previous restrictions on the property, the applicant has proposed a design that includes the lowest heights in the south-eastern portion of the property where the "no build" area was previously located. The recent amendment to this private easement allows for construction in the area in substantial compliance with the design shown to the neighbors. The proposed driveway grade allows the garage to be contained below grade and therefore allows the views of surrounding properties to be maintained.

Although it might be possible to comply with driveway grade requirements, the size of the lot limits the ability to do so without raising the garage above grade and therefore impacting the views from neighboring properties. DRB should discuss whether they believe the current proposal falls within the definition of reasonable use and whether a special approval is necessary to achieve reasonable use of the property.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does include a fireplace but has not called out a fuel source. This should be clarified prior to final review. If the applicant

intends to have a wood burning fireplace, then a solid fuel burning permit must be provided to the Town per section 17.6.8A of the CDC.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows the required dumpster, bear-proof food waste and recycling bins, materials storage, and a port-a-toilet. The parking plan indicates four spots on the site. However, all of these are located in the current driveway, which is an area that won't be available for use until initial stages of construction are complete. The applicant will likely still need to work with the Town for roadside parking permits until the driveway is created. It is possible that until the driveway is created that at least some workers will need to be shuttled to the site from elsewhere.

The location of the dumpster and the material storage both are proposed to be on the areas of the site with the least amount of grade change. However, staff is concerned that the slope in these areas may still cause difficulties in maintaining the construction mitigation plan as proposed as that area still slopes down significantly. Staff is requesting additional information related to the plan and staging as there may be a potential need for a platform for the dumpster.

Appropriate silt protection and wattles are shown to handle stormwater runoff. No crane is indicated on the CMP, if it is determined that one is required, the applicant shall work with Town staff to make sure the crane swing doesn't impede the roadway.

Public Works: Public works has identified that the Construction Mitigation Plan may not be realistic. There is no good place to park cars along the road and it is unclear if it will be possible to park all of the proposed parking spaces on the site as indicated on the plan.

Prior to final review, the applicant should revise the construction mitigation plan to address the concerns raised in this memo.

Staff Recommendation: Staff recommends approval of the initial architectural review with conditions. The DRB should discuss if the driveway grades are acceptable and if not, provide the applicant with specific feedback as to what they would like to see

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

Proposed Motion:

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

I move to approve the Initial Architecture and Site Review for a new single-family home located at Lot 615-2CRR-A, based on the evidence provided in the staff record of memo dated September 1, 2022, and the findings of this meeting with the following design variations and specific approvals:

Design Variations:

- 1) Road and Driveway Standards - Driveway Grade

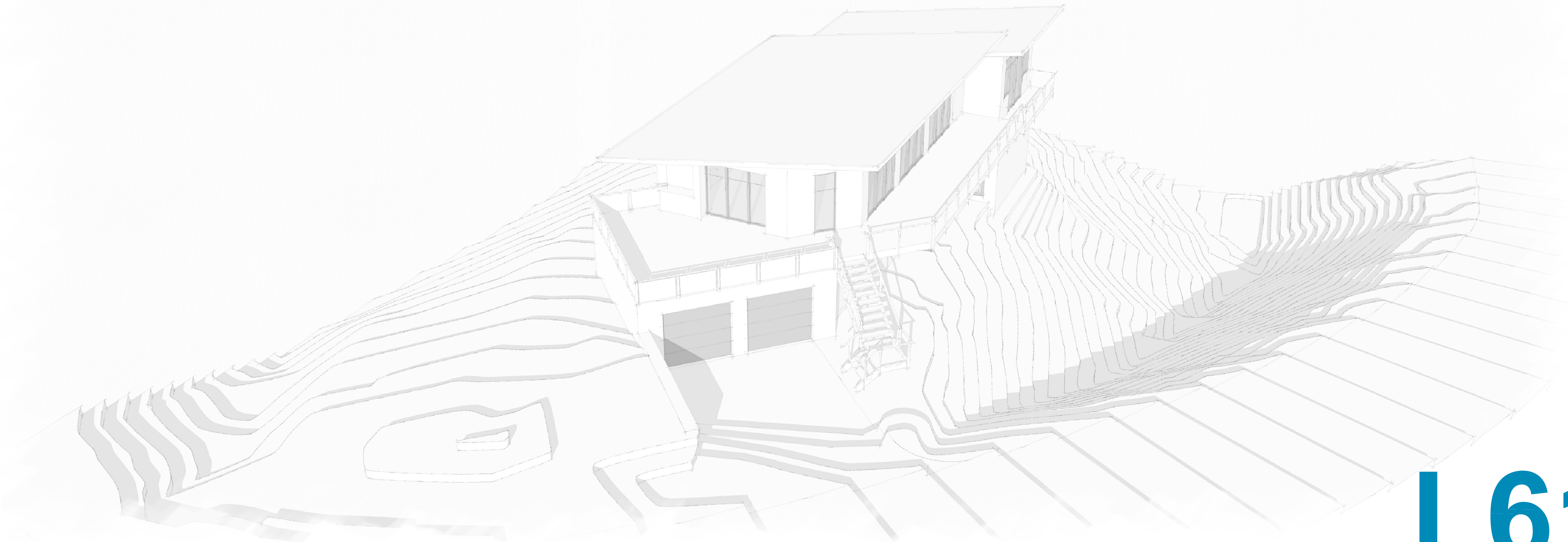
Specific Approvals:

- 1) Metal soffit and fascia

2) *GE Encroachment – entryway staircase, parking*

And, with the following conditions:

- 1) *Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE and the road right of way.*
- 2) *Prior to final review, the applicant shall provide an updated landscape plan showing compliance with species diversity.*
- 3) *Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.*
- 4) *Prior to final review, the applicant shall revise the construction mitigation plan to address the concerns around parking and location of the dumpster and material storage.*
- 5) *Prior to final review, the applicant shall provide a detailed erosion control and revegetation plan.*
- 6) *Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.*
- 7) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and average building height.*
- 8) *The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
- 9) *A Knox Box for emergency access is recommended.*
- 10) *Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
- 11) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
- 12) *Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
 - a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
 - b. *Wood that is stained in the approved color(s);*
 - c. *Any approved metal exterior material;*
 - d. *Roofing material(s); and*
 - e. *Any other approved exterior materials*
- 13) *It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.*



L615

02.24.2022

DRB 1 | DESIGN DEVELOPMENT

GENERAL NOTES

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

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION:
WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

CODE COMPLIANCE:
ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

PROJECT TEAM

OWNER
BERTRAND & LAURA MARCHAL

ARCHITECT
NARCIS TUDOR ARCHITECTS
201 W COLORADO AVENUE
SUITE 203
TELLURIDE . COLORADO . 81435
P. 970.708.4983
narcis@narcistudor.com

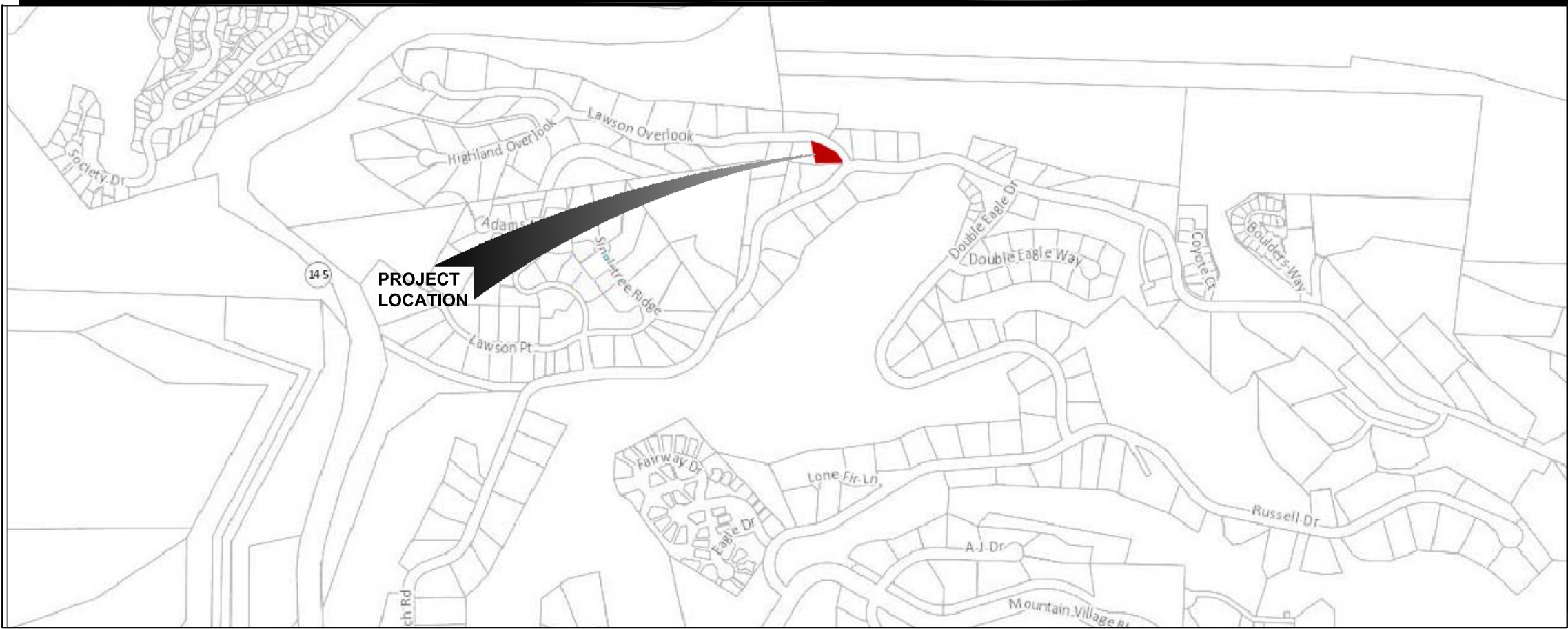
CONTRACTOR
TBD

STRUCTURAL ENGINEER
ANVIL ENGINEERING-
FABRICATION-DESIGN, LLC.
CHRIS BURNETT, P.E.
MOBIL: (970)-988-2576
EMAIL: CHRIS@ANVIL-EFD.COM
WEBSITE: WWW.ANVIL-EFD.COM

SURVEYOR
BULSON SURVEYING
PO BOX ---
166 ALEXANDER OVERLOOK
TELLURIDE . COLORADO . 81435
P. 970.318.6987
F. ---
dave@bulsonsurveying.com

CIVIL ENGINEER
UNCOMPAGHRE ENGINEERING, LLC
DAVID BALLODE
P.O. BOX 3945
TELLURIDE . COLORADO . 81435
P. 970.729.0683
dbalode@msn.com

VICINITY MAP



LUC - BUILDING HEIGHT

MAX. BUILDING HEIGHT = 35'
HIGH ROOF = 34'-6"
AVERAGE ROOF = 21'-0"

SEE A3 SERIES & A2.5 FOR HEIGHT CALCULATIONS

LUC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	740	15.1 %
STONE VENEER	1832	37.4 %
WOOD SIDING	1720	35.1 %
GLAZING	606	12.4 %
TOTAL VERTICAL SURFACE	4898	100.0 %

LUC - INFO

LOT #:
IMPROVEMENT TYPE:
TYPE OF UNIT:
SETBACKS:
BUILDING HIGH POINT:

615-2CRR-A
NEW CONSTRUCTION
SINGLE FAMILY
SEE A1.1
9086'-0"

LUC - SITE COVERAGE

LOT AREA - 13242.2 SQ. FT.
ALLOWABLE PER LUC - 40% = 5296.9 SQ. FT.

PROPOSED SITE COVERAGE - 3109 SQ. FT. (23.4%)
COMPLIANT BY - 2187.9 SQ. FT.

SHEET INDEX

A0 COVER | PROJECT INFORMATION

SURVEY

C CIVIL SERIES
C2 GRADING & DRIVEWAY PLAN
C3 UTILITY PLAN

A1 SITE SERIES
A1.0 OVERALL SITE PLAN
A1.1 LANDSCAPE | FIRE MITIGATION PLAN
A1.2 CONSTRUCTION MITIGATION PLAN

A2 PLAN SERIES
A2.1 FLOOR PLAN
A2.2 FLOOR PLAN
A2.3 ROOF PLAN
A2.5 HEIGHT DIAGRAM
A3.1H ELEVATION HEIGHTS
A3.2H ELEVATION HEIGHTS
A3.3H ELEVATION HEIGHTS

A3 ELEVATION SERIES
A3.1 EXTERIOR ELEVATIONS | MATERIALS
A3.2 EXTERIOR ELEVATIONS | MATERIALS
A3.3 EXTERIOR ELEVATIONS | MATERIALS

A3.16 PERSPECTIVES
A3.17 PERSPECTIVES
A3.18 PERSPECTIVES
A3.19 PERSPECTIVES
A3.20 PERSPECTIVES
A3.21 PERSPECTIVES
A3.22 PERSPECTIVES
A3.23 PERSPECTIVES
A3.24 PERSPECTIVES
A3.25 PERSPECTIVES

A9.1 EXTERIOR FENESTRATION

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

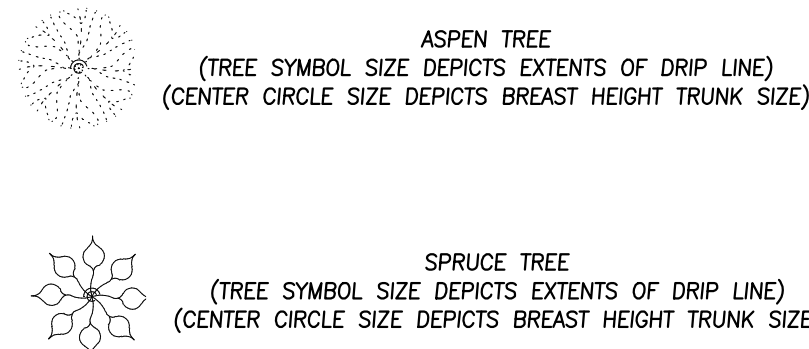
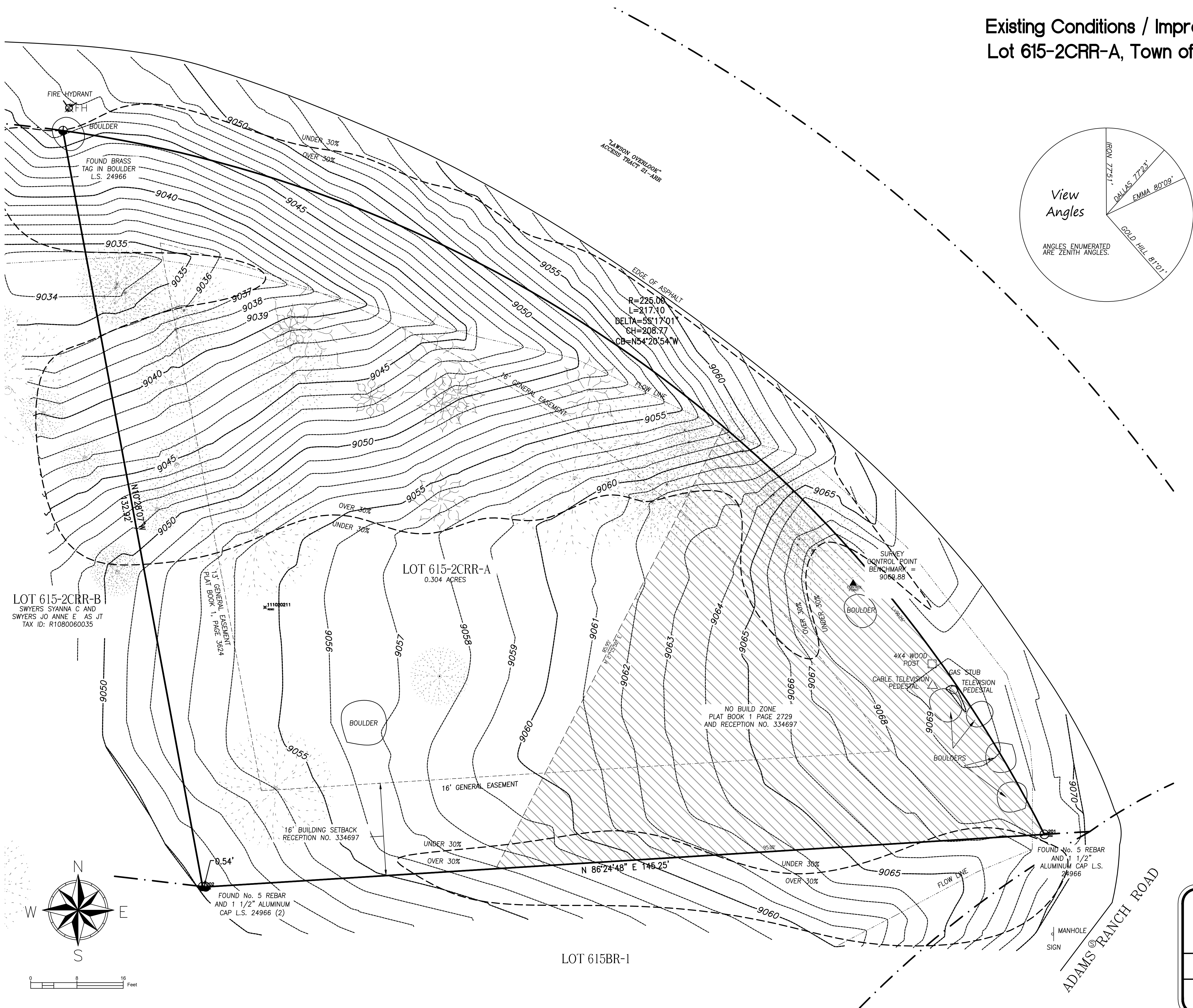
DD

COVER
SHEET

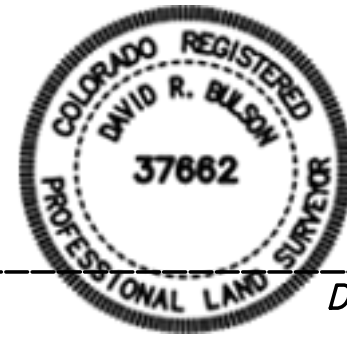
A0.0

all graphic material contained in these documents is copyrighted and cannot be used without written permission

Existing Conditions / Improvements Survey
Lot 615-2CRR-A, Town of Mountain Village



This Existing Conditions/Improvement Survey of Lot 615-2CRR-A, Town of Mountain Village was field surveyed on October 25, 2020 under the direct responsibility, supervision and checking of David R. Bulson being a Colorado Licensed Surveyor, in compliance with CRS § 38-51-106.



P.L.S. NO. 37662

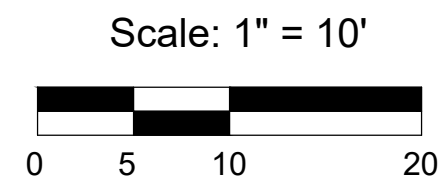
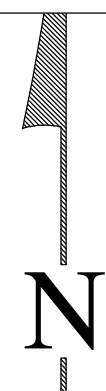
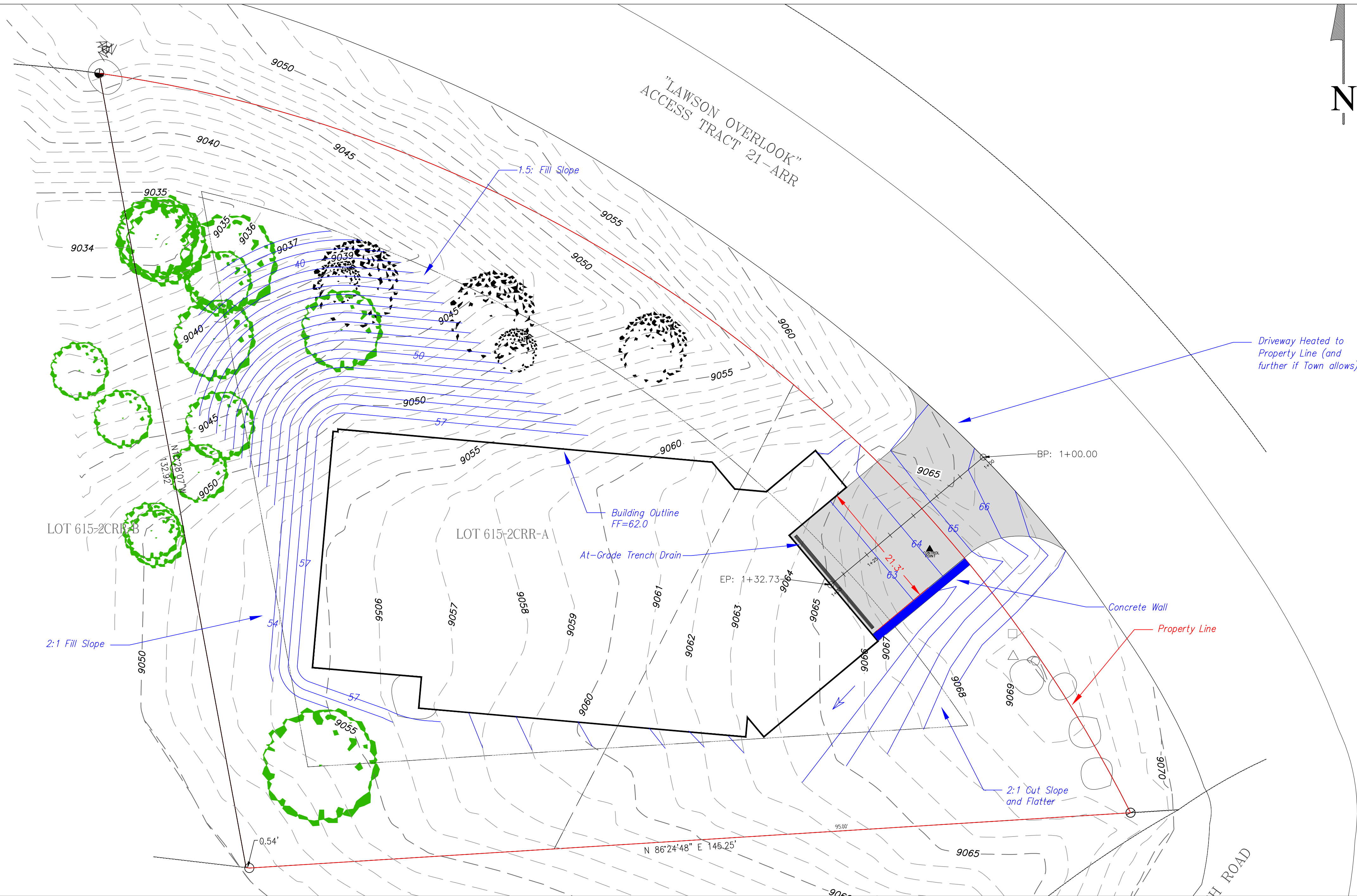
Date

NOTES:

- Easement research from Land Title Guarantee Company, commitment number TLR86010474 dated August 27, 2020 at 5:00pm
- According to FEMA Flood Insurance Rate Map 08113C0291-D, Panel Number 0291 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside the 100 year flood plain
- Bearings for this survey based on bearings along the southern boundary of Lot 615-2CRR-A, as monumented and depicted hereon was measured as N 86°24'48" E according to the plat of record
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Benchmark: 8" spike located at the eastern side of Lot 615-2CRR-A as shown hereon, with an elevation of 9069.88 feet.
- Contour interval is one (1.0) foot.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.

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

Marchal Bertrand Po Box 2347 Telluride, CO 81435	Lot 615-2CRR-A Town of Mountain Village Section/Township/Range/Meridian
11-29-2021	BULSON SURVEYING
21083	



Driveway Heated to Property Line (and further if Town allows)

Building Outline FF=62.0

At-Grade Trench Drain

Concrete Wall

Property Line

2:1 Cut Slope and Flatter

2:1 Fill Slope

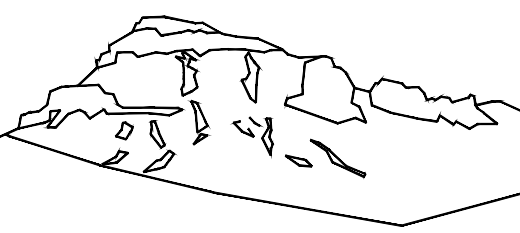
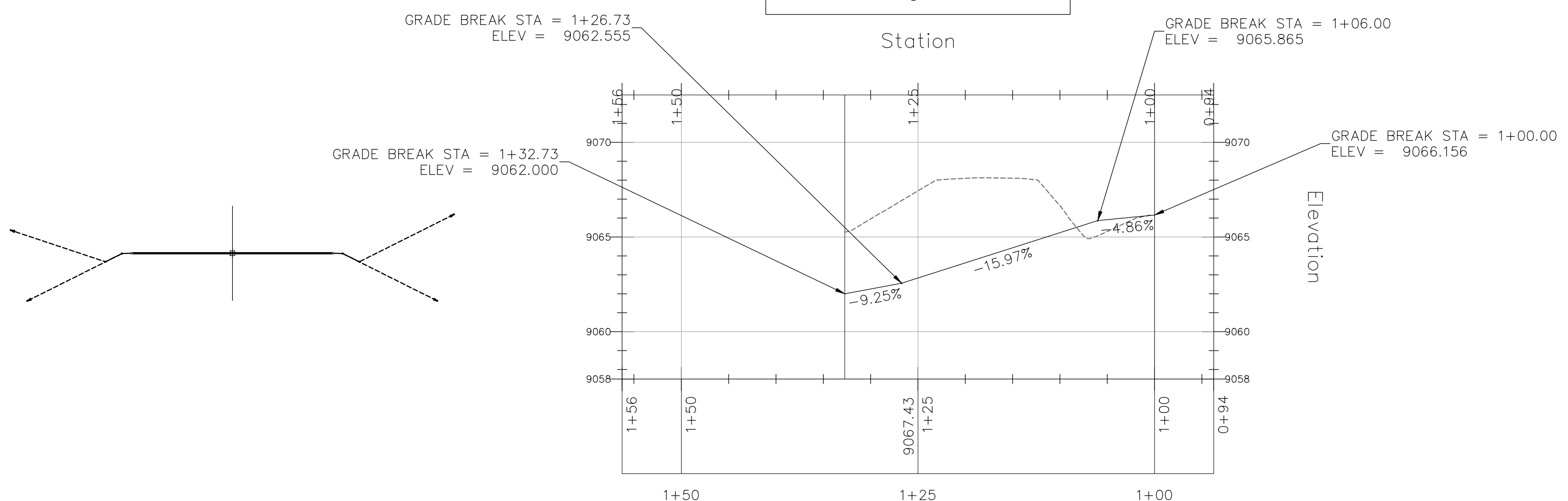
1.5:1 Fill Slope

LOT 615-2CRR-A

LOT 615-2CRR-B

"LAWSON OVERLOOK" ACCESS TRACT 21-ARR

Driveway Profile



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2022-02-23
SUBMITTAL	2022-04-01

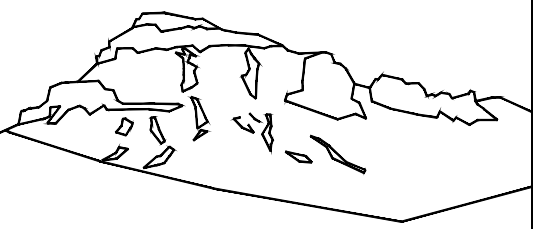
Lot 615-2CRR-A
Lawson Overlook
Mtn. Village, CO



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

Grading and Driveway Plan

C2



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:	
SUBMITTAL	2022-02-23
SUBMITTAL	2022-04-01

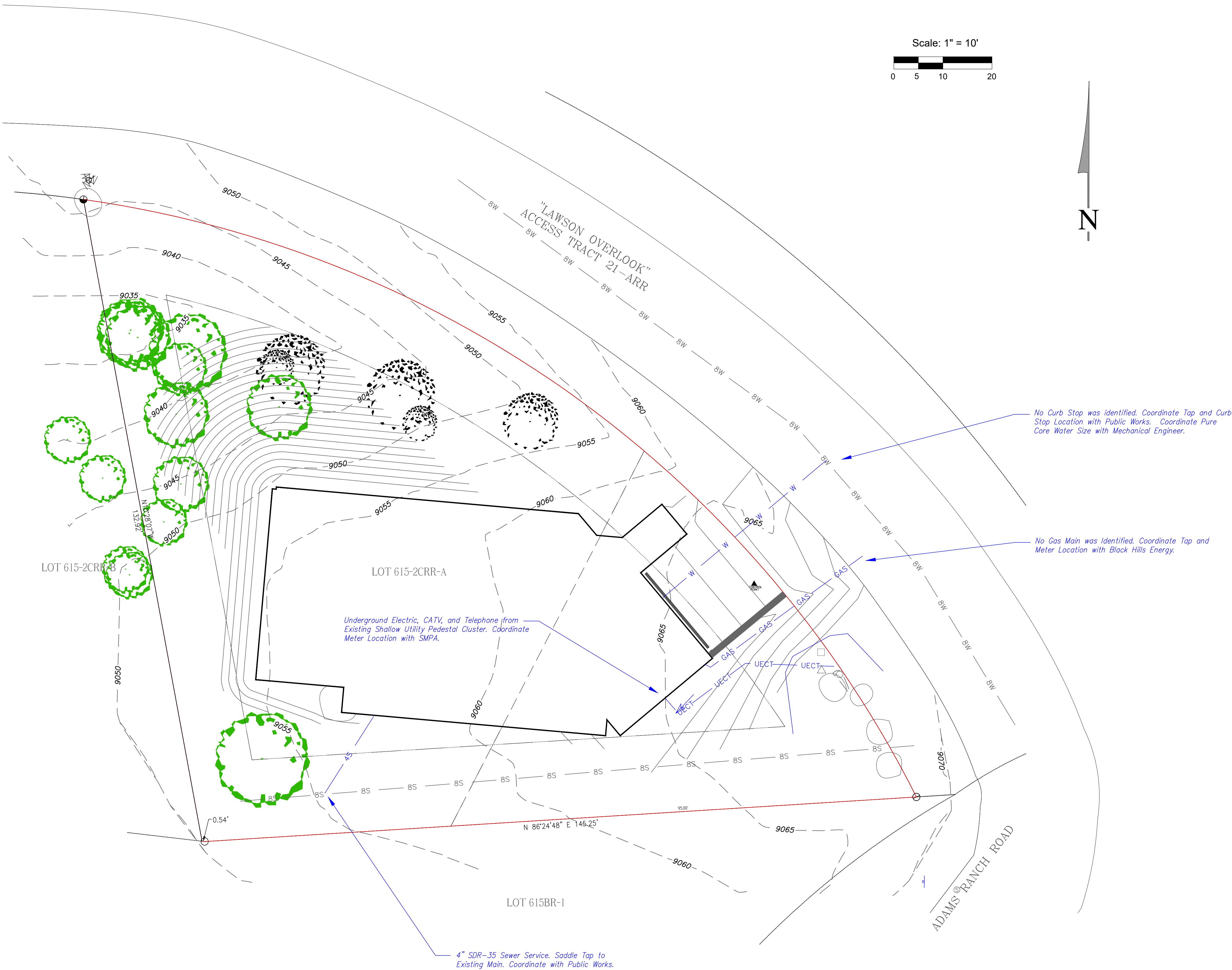
Lot 615-2CRR-A
Lawson Overlook
Mtn. Village, CO

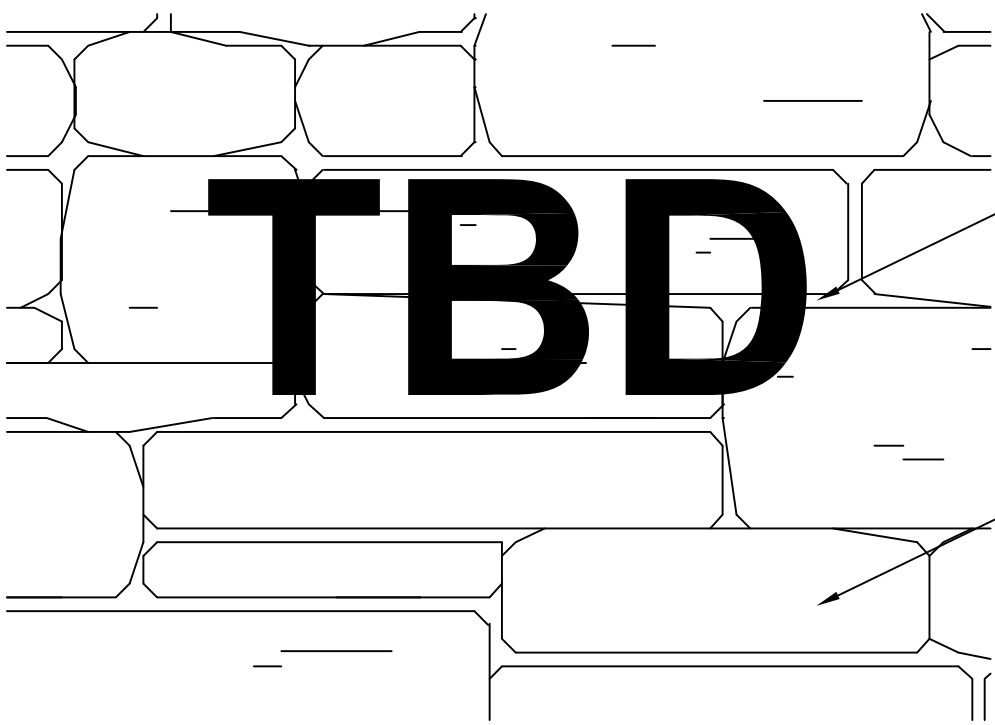
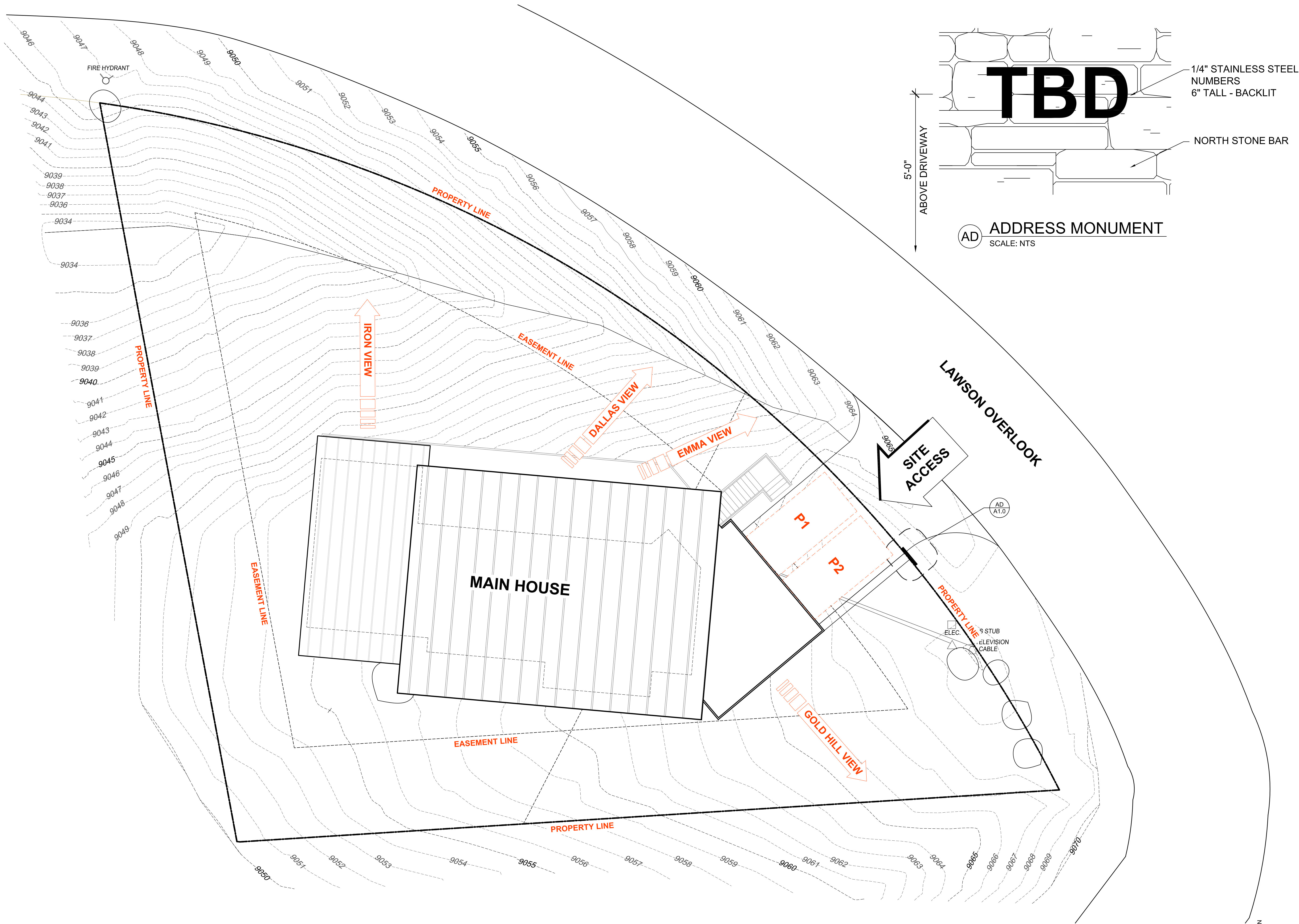


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3





AD ADDRESS MONUMENT
SCALE: NTS

1 OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"

NARCIS TUDOR ARCHITECTS©



submissions
12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

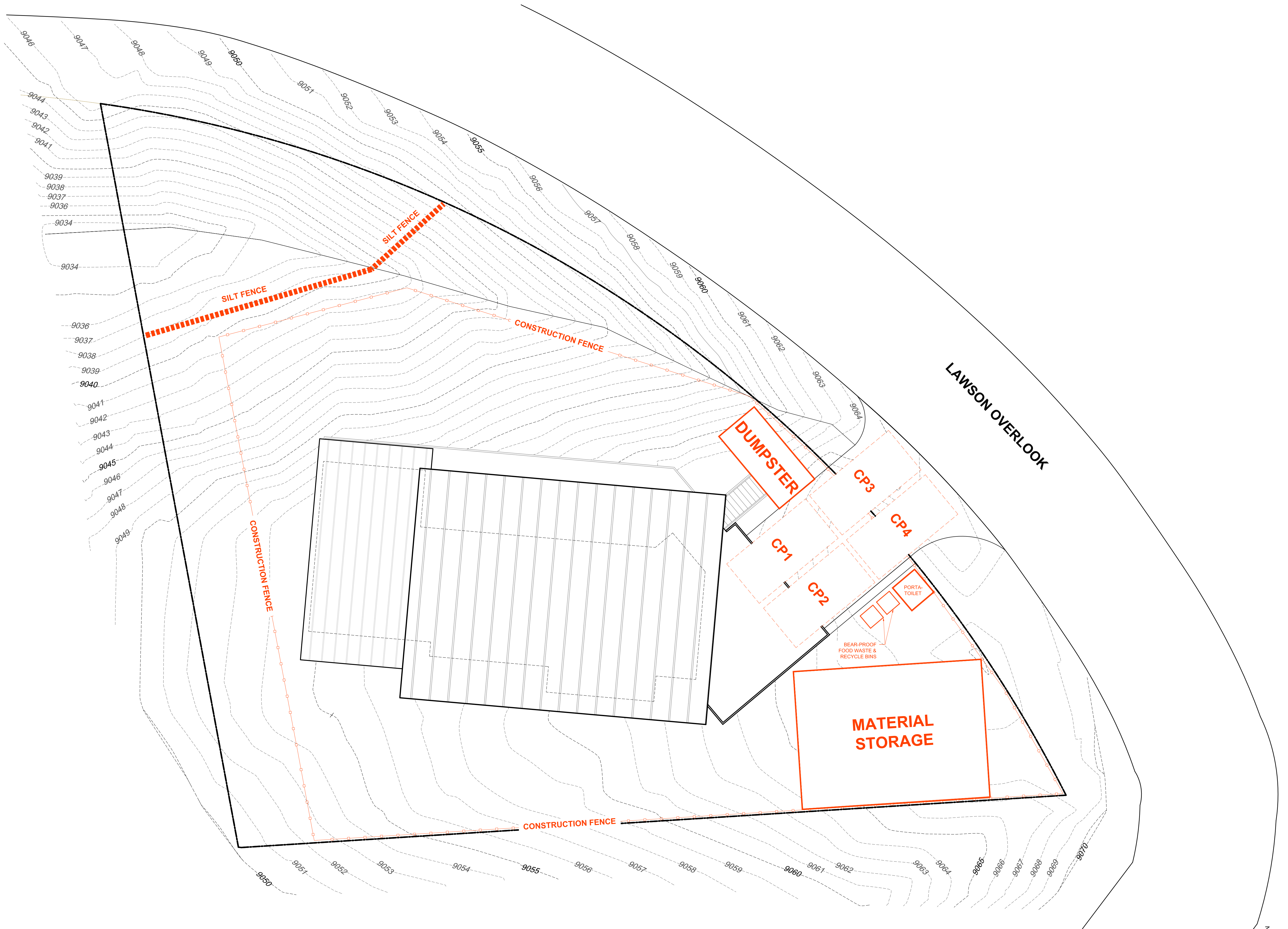
L615
MOUNTAIN VILLAGE
COLORADO 81435

DD
SITE
PLAN

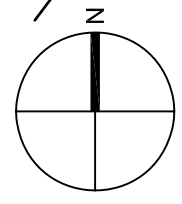
A1.0

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission



1 CONSTRUCTION MITIGATION PLAN
SCALE: 1/8" = 1'-0"



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions
12.27.2021
01.28.2022
02.24.2022
03.25.2022
DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

CONSTRUCTION
MITIGATION

A1.2

LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

FIRE SAFETY NOTES

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTOR

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK

2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK

3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING

4. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS

5. TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE

6. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
7. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE

8. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.

9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.

10. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.

11. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.

12. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.

13. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
14. BUILT IN CABINETS SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES

15. FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS

16. INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.

17. WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.

18. ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO

19. REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES

20. REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
21. WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS

22. ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.

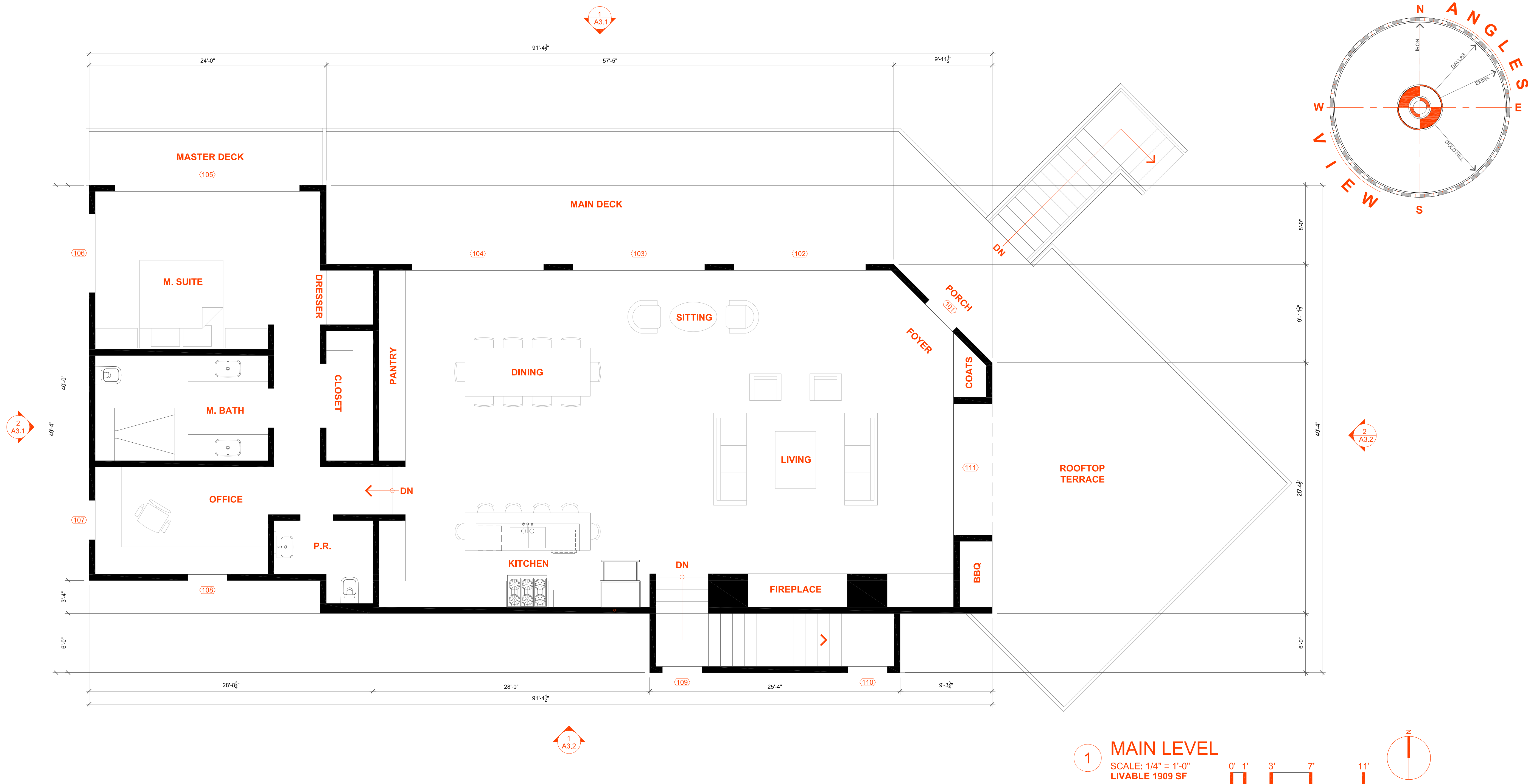
23. REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION

24. CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS

25. ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING

26. ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY

27. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



1 MAIN LEVEL
SCALE: 1/4" = 1'-0"
LIVABLE 1909 SF

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

STATE OF COLORADO

NARCIS TUDOR

402820

LICENSED ARCHITECT

submissions

12.27.2021

01.28.2022

02.24.2022

03.25.2022

DRB1 | PREP.

REVISED PLANS

DRB1

DRB1 - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

MAIN LEVEL
FLOOR PLAN

A2.2

all graphic material contained in these documents is copyrighted and cannot be used without written permission

LIGHTING NOTES

SEE LP 2.1 SHEET FOR LIGHTING LAYOUT

FIRE SAFETY NOTES

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTOR

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK

2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK

3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING

4. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS

5. TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE

6. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
7. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE

8. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.

9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.

10. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.

11. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.

12. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.

13. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
14. BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES

15. FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS

16. INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.

17. WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.

18. ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO

19. REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES

20. REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
21. WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS

22. ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.

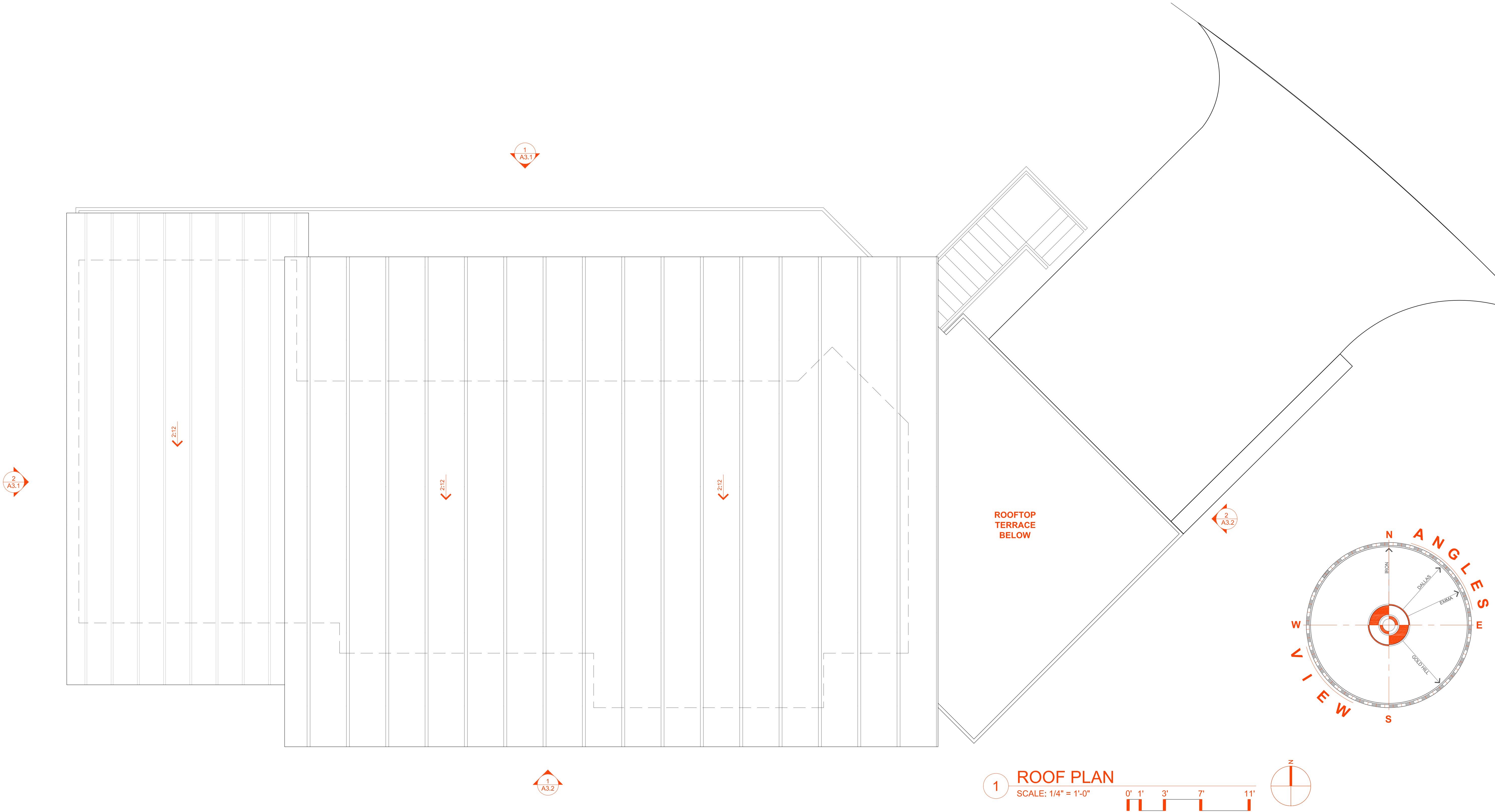
23. REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION

24. CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS

25. ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING

26. ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY

27. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission

STATE OF COLORADO

NARCIS TUDOR

402820

LICENSED ARCHITECT

submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

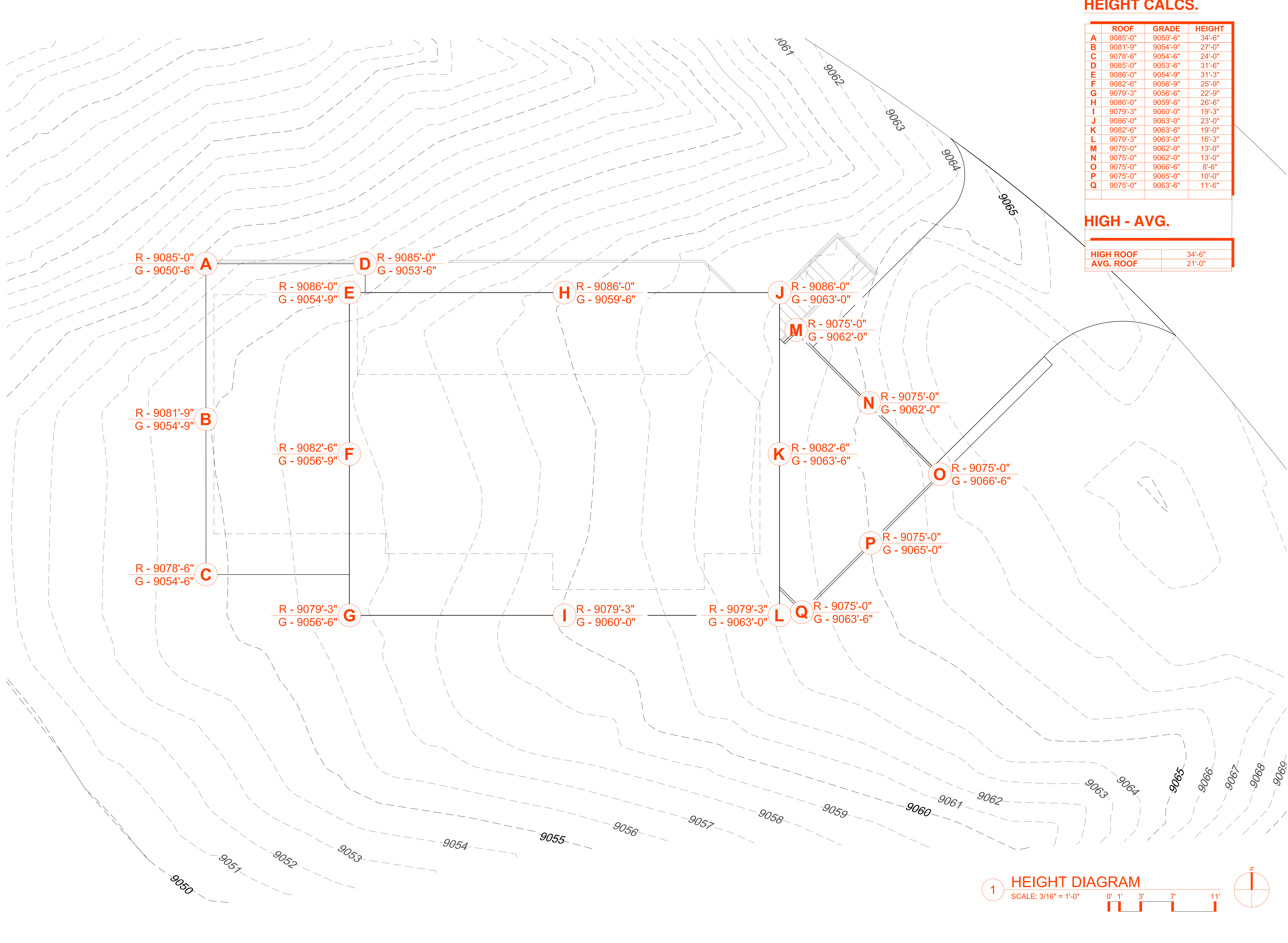
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

ROOF
PLAN

A2.3



HEIGHT CALCS.

	ROOF	GRADE	HEIGHT
A	9085'-0"	9050'-6"	34'-6"
B	9081'-9"	9054'-9"	27'-0"
C	9078'-6"	9054'-6"	24'-0"
D	9085'-0"	9053'-6"	31'-6"
E	9086'-0"	9054'-9"	31'-3"
F	9082'-6"	9056'-9"	25'-9"
G	9079'-3"	9056'-6"	22'-9"
H	9086'-0"	9059'-6"	26'-6"
I	9079'-3"	9060'-0"	19'-3"
J	9086'-0"	9063'-0"	23'-0"
K	9082'-6"	9063'-6"	19'-0"
L	9079'-3"	9063'-0"	16'-3"
M	9075'-0"	9062'-0"	13'-0"
N	9075'-0"	9062'-0"	13'-0"
O	9075'-0"	9066'-6"	8'-6"
P	9075'-0"	9065'-0"	10'-0"
Q	9075'-0"	9063'-6"	11'-6"

HIGH - AVG.

HIGH ROOF	34'-6"
AVG. ROOF	21'-0"

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1 | SUPPLEMENT

L615

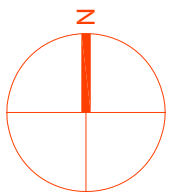
MOUNTAIN VILLAGE
COLORADO 81435

DD

HEIGHT
DIAGRAM

A2.5

1 HEIGHT DIAGRAM
SCALE: 3/16" = 1'-0"



all graphic material contained in these documents is copyrighted and cannot be used without written permission



**BLACK METAL
PANELS**



**METAL GRID
RAIL**



**METAL
SOFFIT**



**CLAD
FENESTRATION**



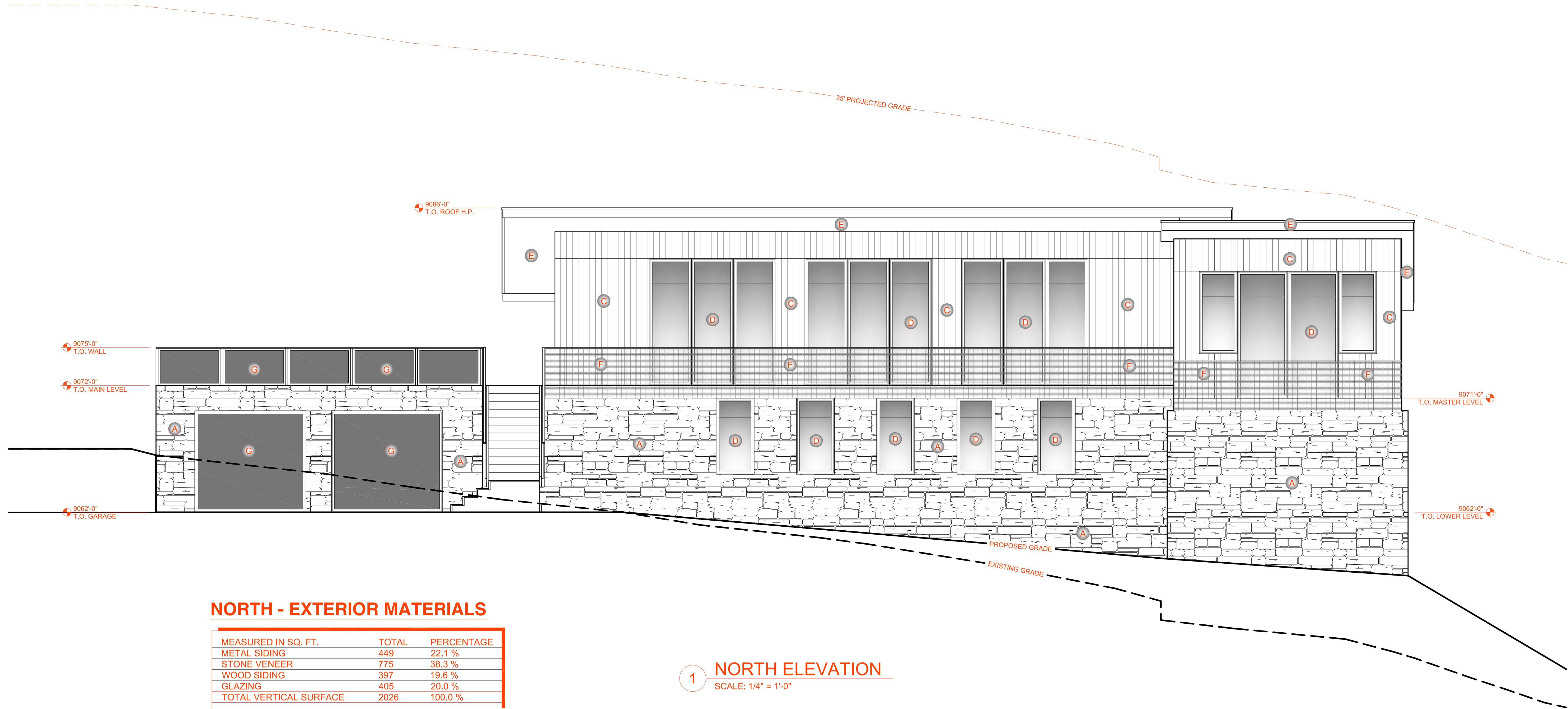
**VERTICAL CEDAR
SIDING**



**STANDING SEAM
ROOFING**



STONE VENEER



NORTH - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	449	22.1 %
STONE VENEER	775	38.3 %
WOOD SIDING	397	19.6 %
GLAZING	405	20.0 %
TOTAL VERTICAL SURFACE	2026	100.0 %

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

EXTERIOR
ELEVATIONS

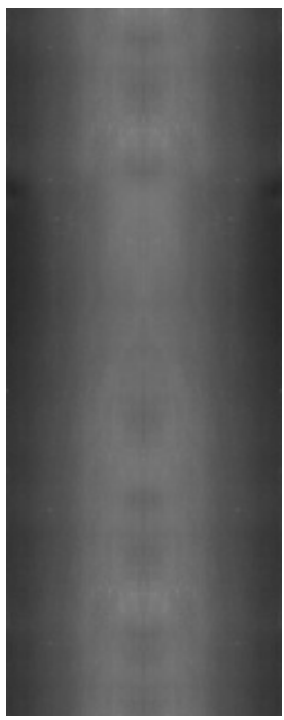
A3.1



C
BLACK METAL
PANELS



F
METAL GRID
RAIL



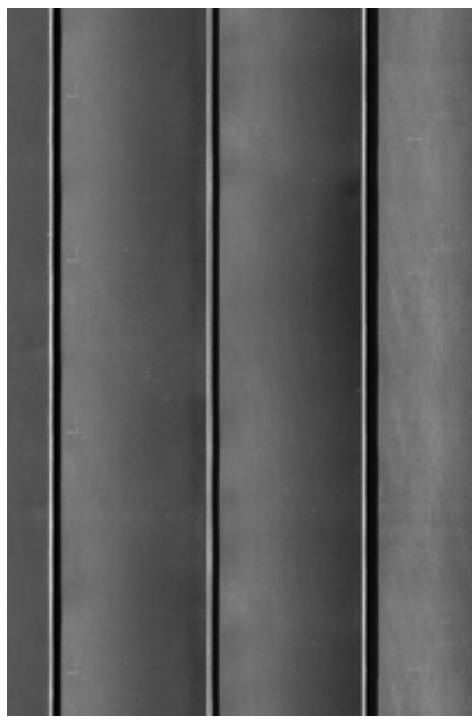
E
METAL
SOFFIT



D
CLAD
FENESTRATION



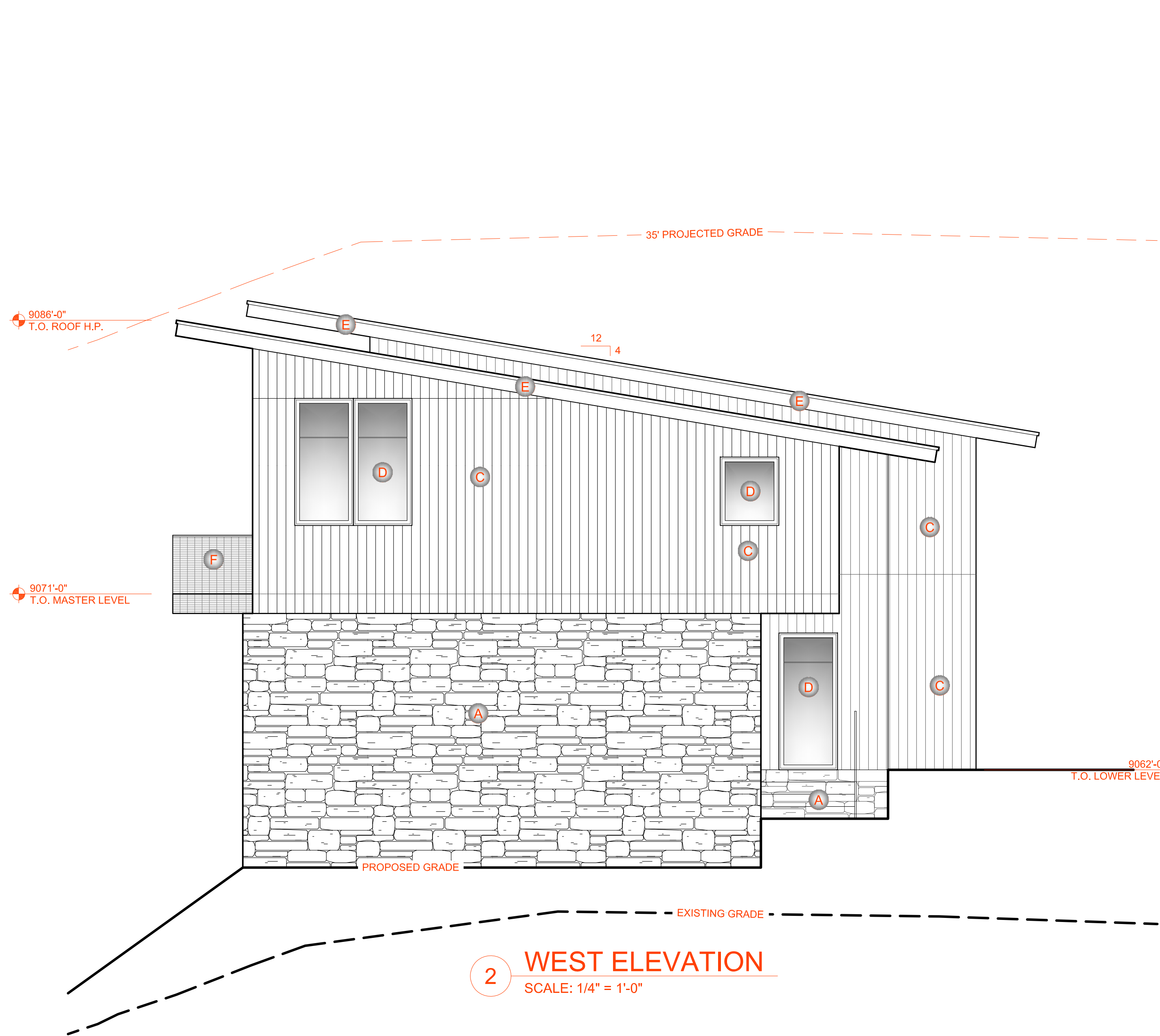
C
VERTICAL CEDAR
SIDING



B
STANDING SEAM
ROOFING



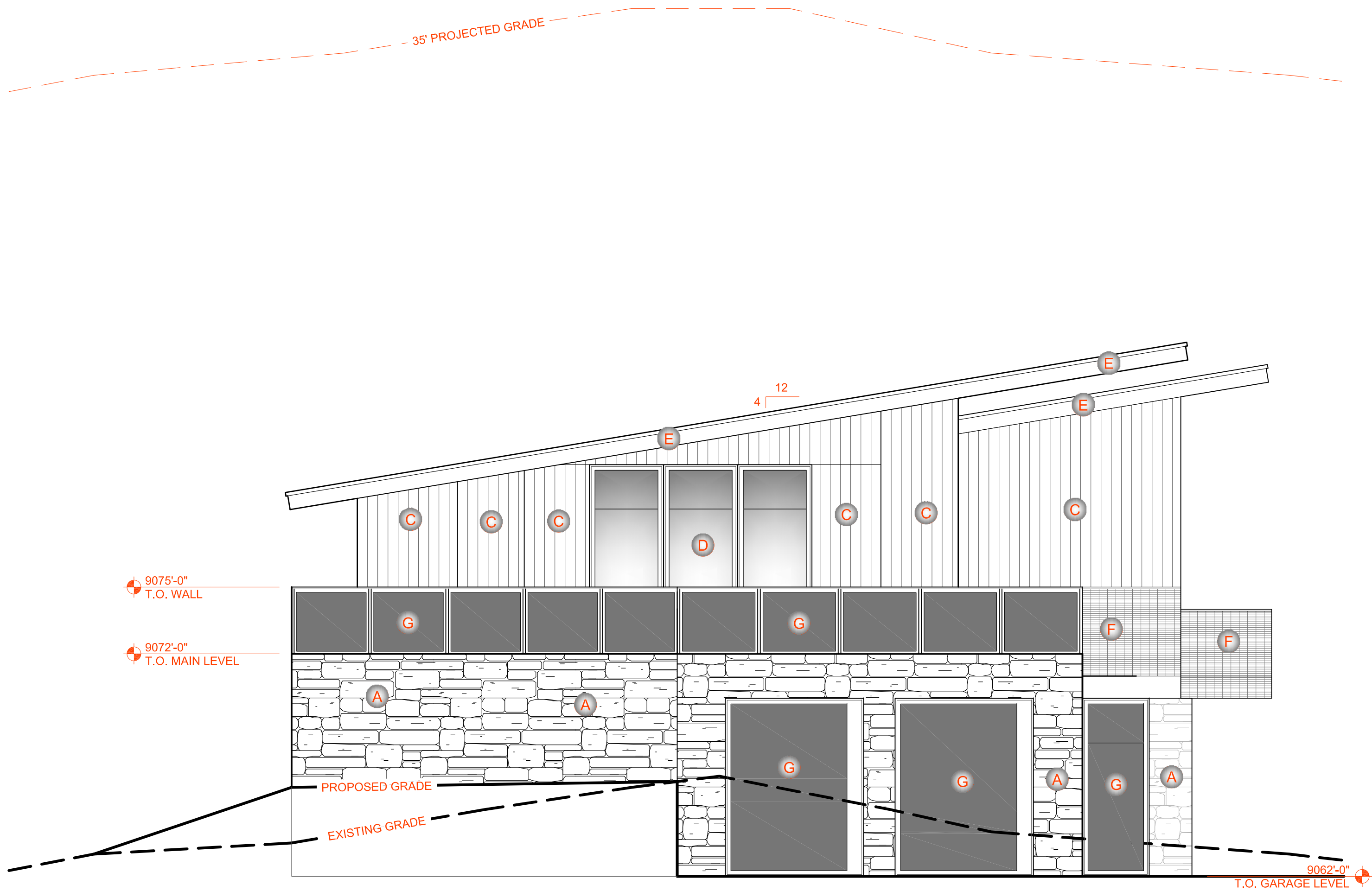
A
STONE VENEER



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

WEST - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	16	1.8 %
STONE VENEER	361	42 %
WOOD SIDING	431	50 %
GLAZING	53	6.2 %
TOTAL VERTICAL SURFACE	861	100.0 %



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

EAST - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	214	33 %
STONE VENEER	200	30.8 %
WOOD SIDING	191	29.3 %
GLAZING	45	6.9 %
TOTAL VERTICAL SURFACE	650	100.0 %

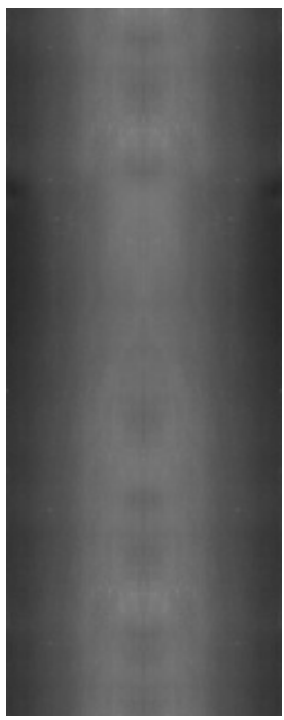




C
BLACK METAL
PANELS



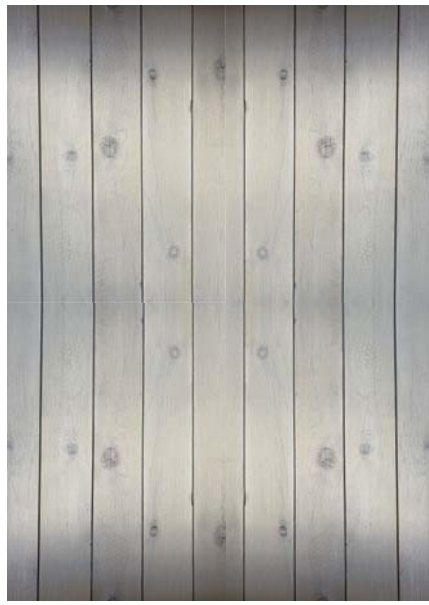
F
METAL GRID
RAIL



E
METAL
SOFFIT | FASCIA



D
CLAD
FENESTRATION



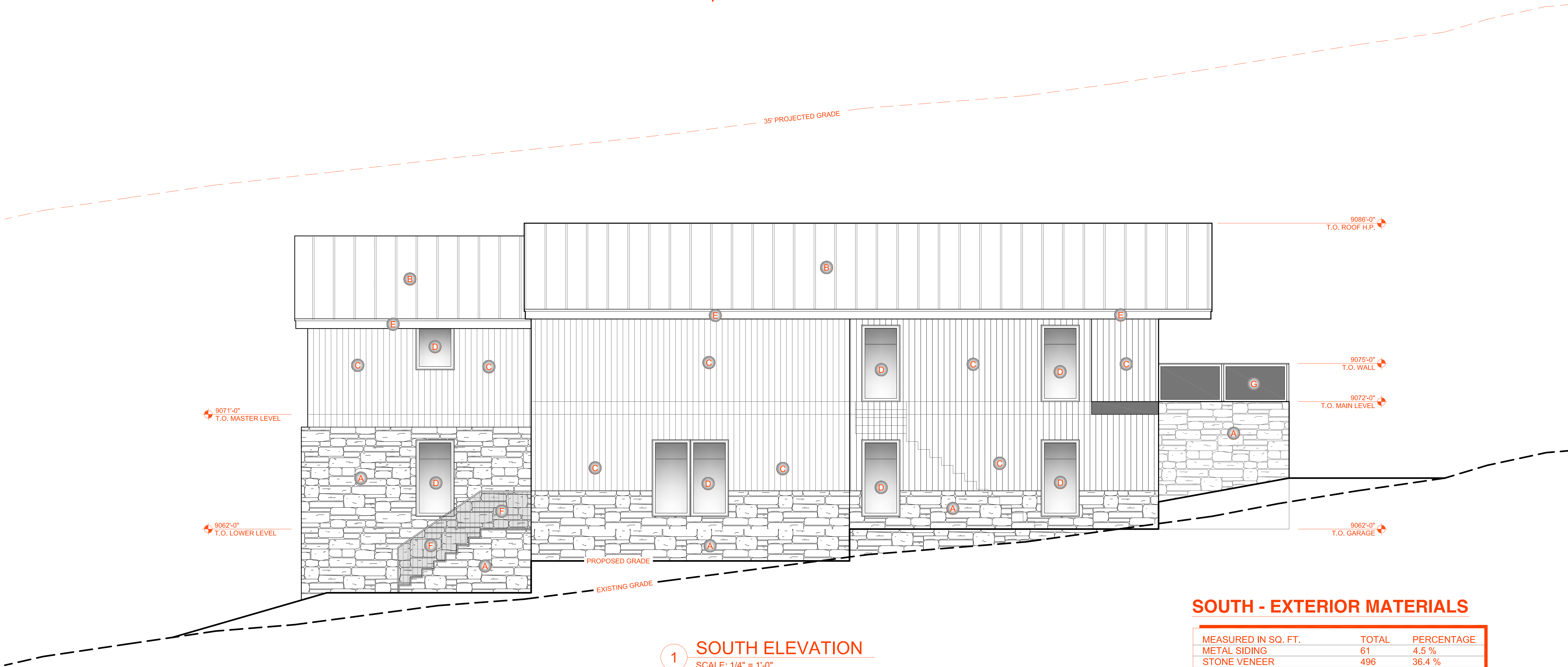
C
VERTICAL CEDAR
SIDING



B
STANDING SEAM
ROOFING



A
STONE VENEER



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

SOUTH - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	61	4.5 %
STONE VENEER	496	36.4 %
WOOD SIDING	701	51.5 %
GLAZING	103	7.6 %
TOTAL VERTICAL SURFACE	1361	100.0 %

NARCIS TUDOR ARCHITECTS©



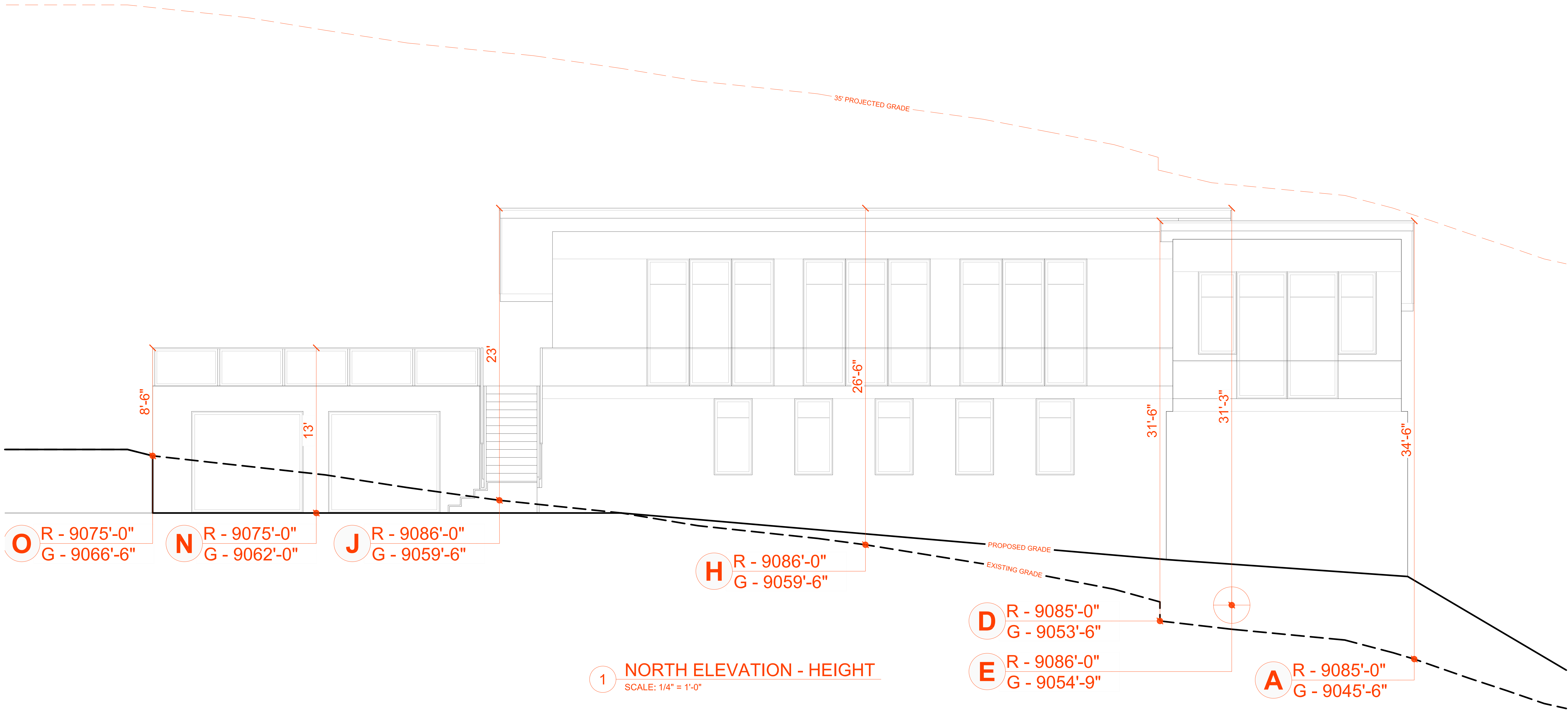
submissions
12.27.2021
01.28.2022
02.24.2022
03.25.2022
DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615
MOUNTAIN VILLAGE
COLORADO 81435

DD
EXTERIOR
ELEVATIONS

A3.3

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983
all graphic material contained in these documents is copyrighted and cannot be used without written permission



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

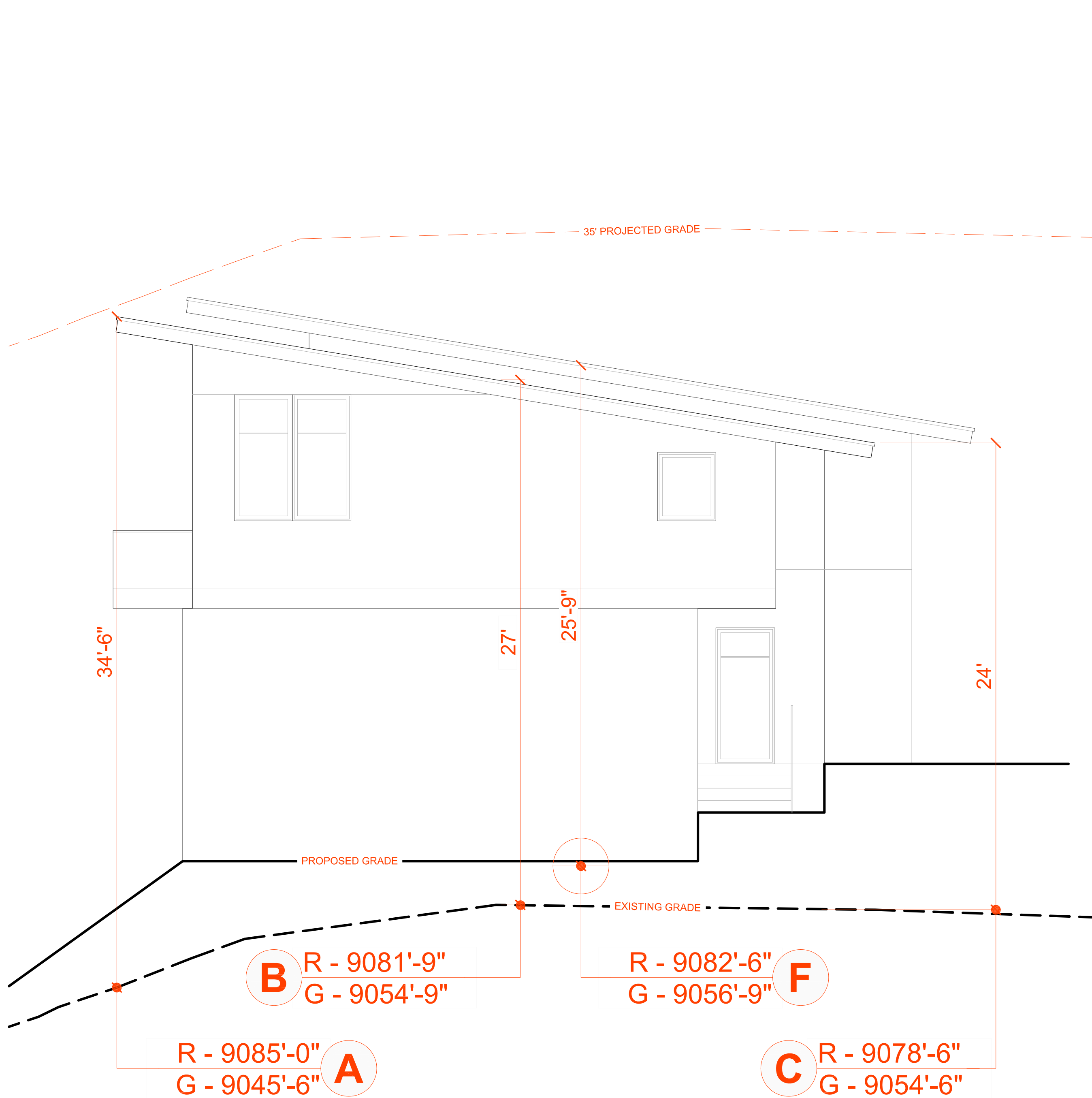
MOUNTAIN VILLAGE
COLORADO 81435

DD

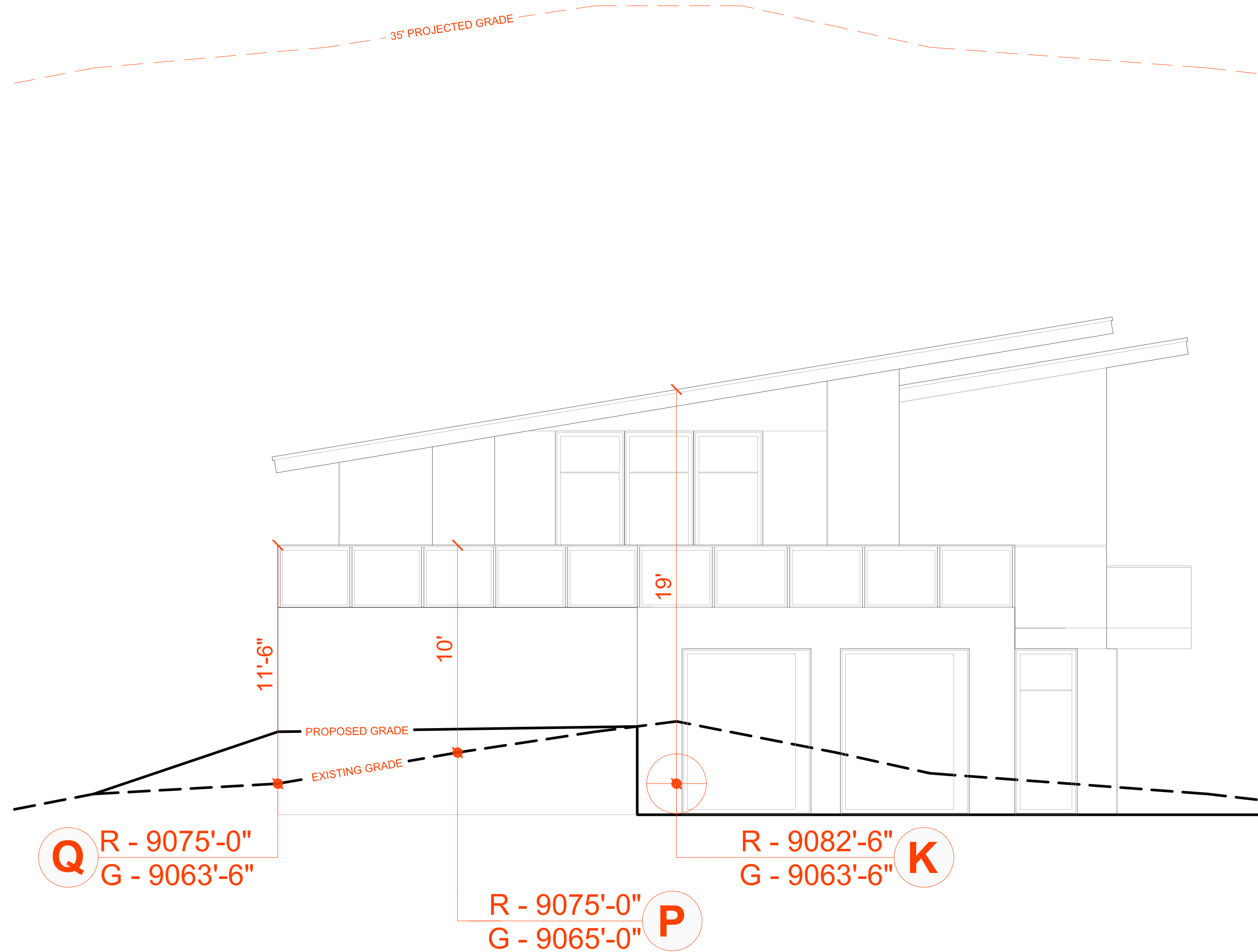
EXTERIOR
ELEVATIONS
HEIGHT

A3.1H

all graphic material contained in these documents is copyrighted and cannot be used without written permission



2 WEST ELEVATION - HEIGHT
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - HEIGHT
SCALE: 1/4" = 1'-0"

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

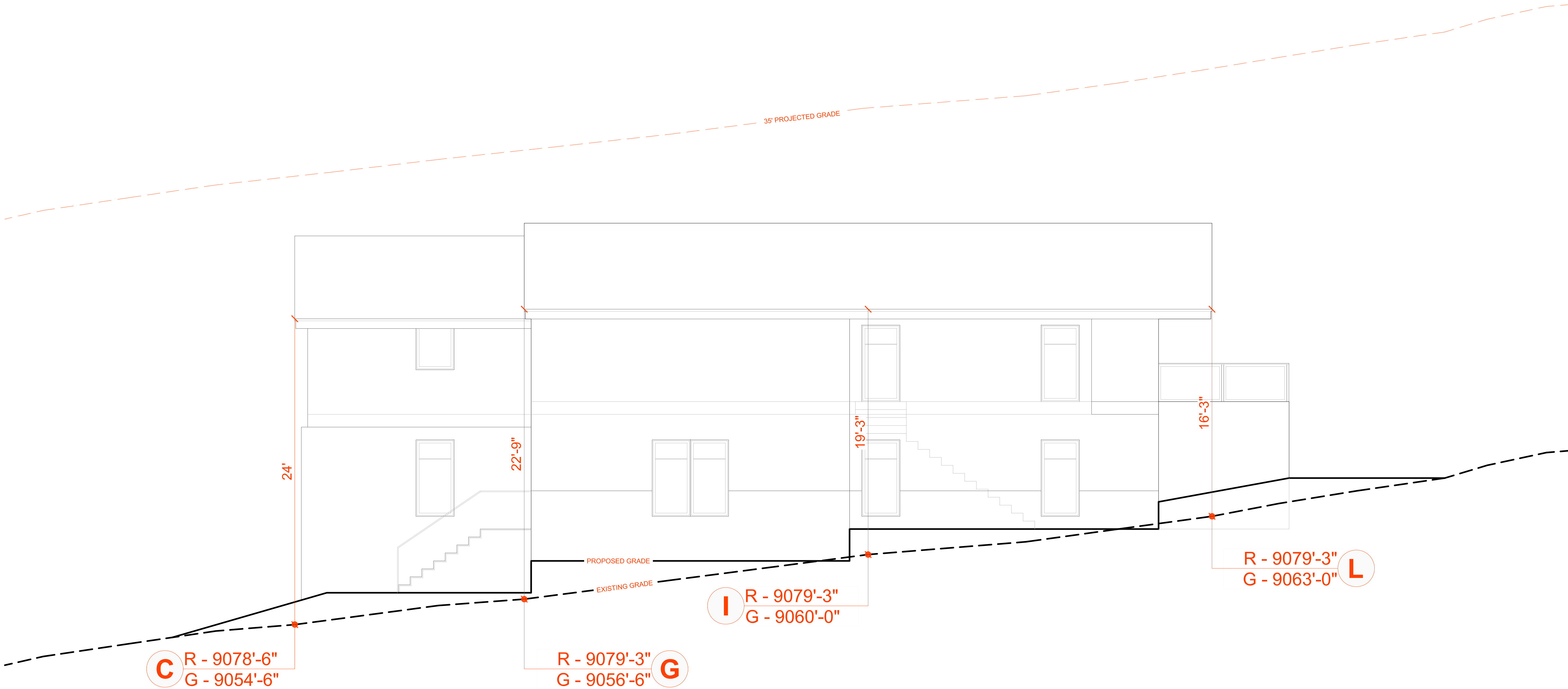
MOUNTAIN VILLAGE
COLORADO 81435

DD

EXTERIOR
ELEVATIONS
HEIGHT

A3.2H

all graphic material contained in these documents is copyrighted and cannot be used without written permission



1 SOUTH ELEVATION - HEIGHT
SCALE: 1/4" = 1'-0"

NARCIS TUDOR ARCHITECTS©



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

EXTERIOR
ELEVATIONS
HEIGHT

A3.3H

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

all graphic material contained in these documents is copyrighted and cannot be used without written permission



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

all graphic material contained in these documents is copyrighted and cannot be used without written permission

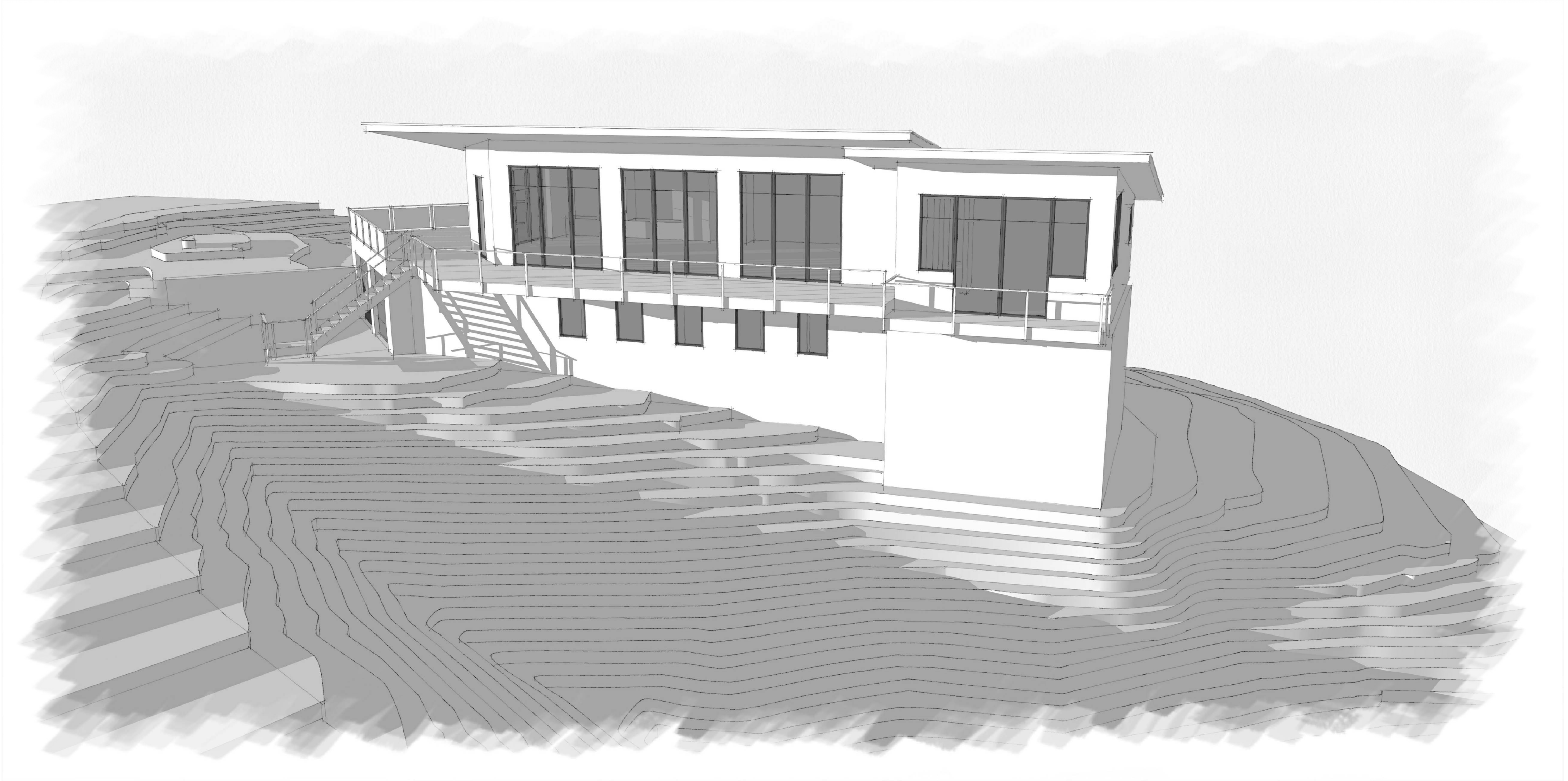
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.16



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

all graphic material contained in these documents is copyrighted and cannot be used without written permission

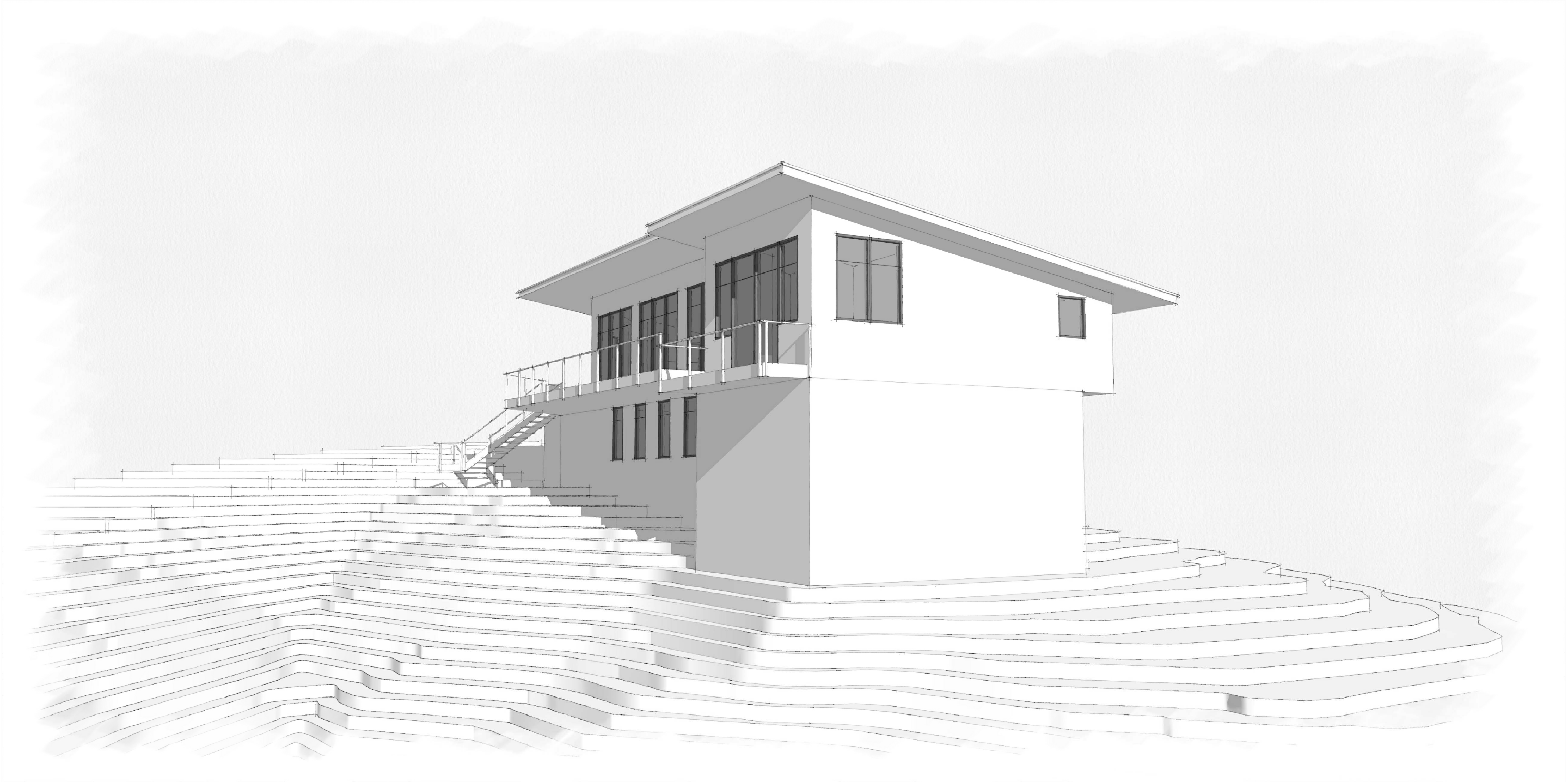
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.17



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

all graphic material contained in these documents is copyrighted and cannot be used without written permission

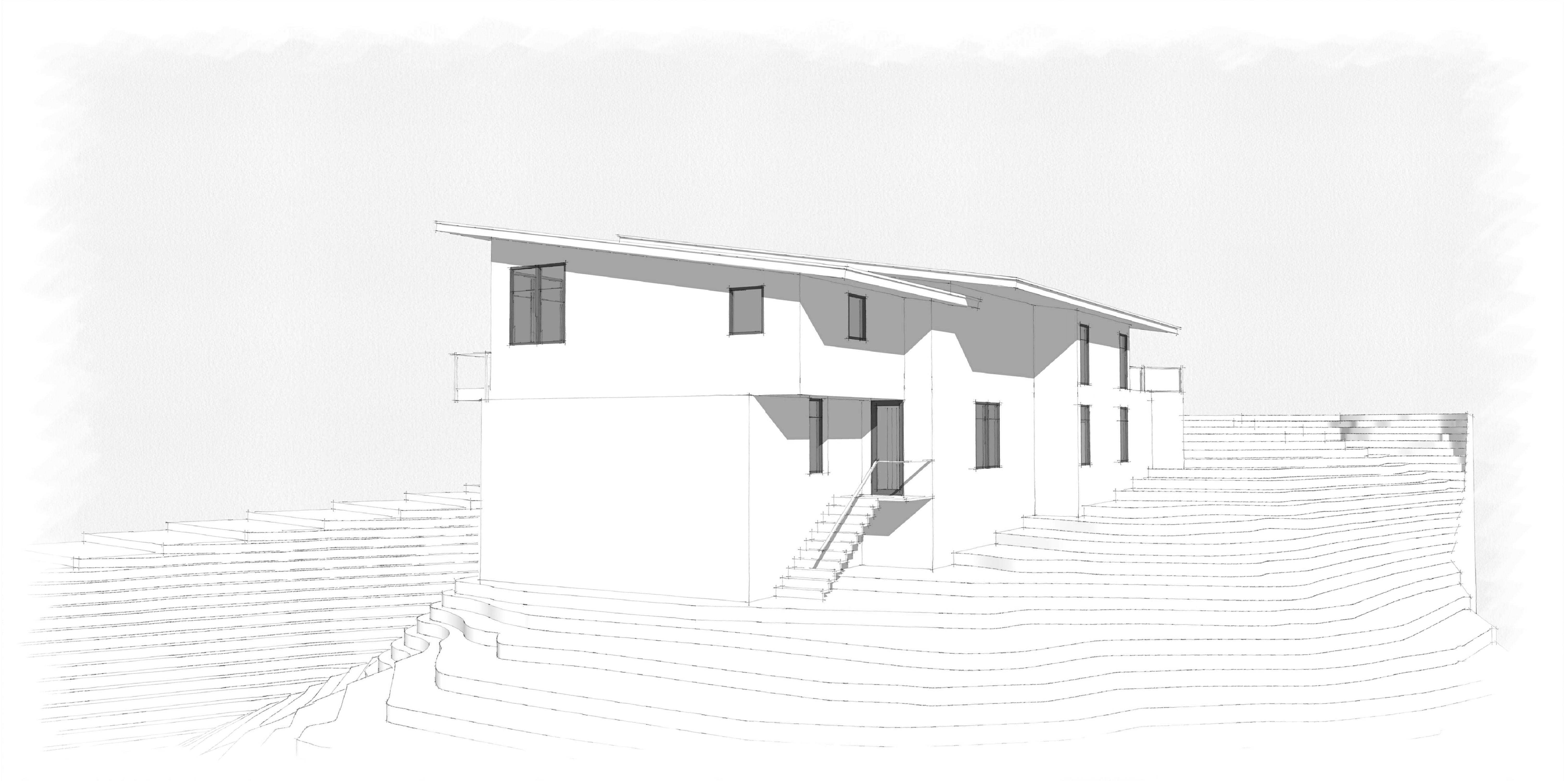
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.18



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

all graphic material contained in these documents is copyrighted and cannot be used without written permission

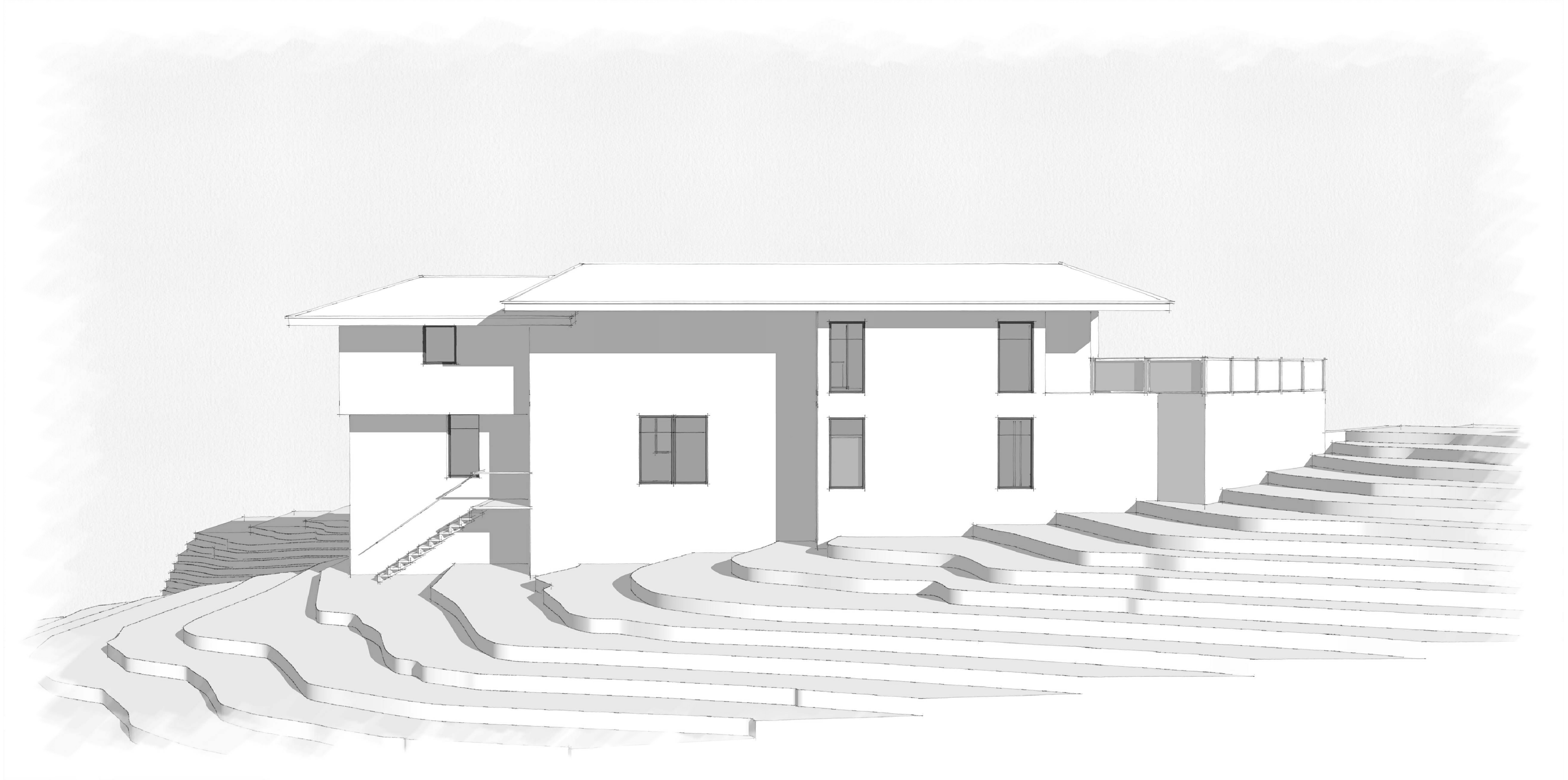
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.19



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

L615

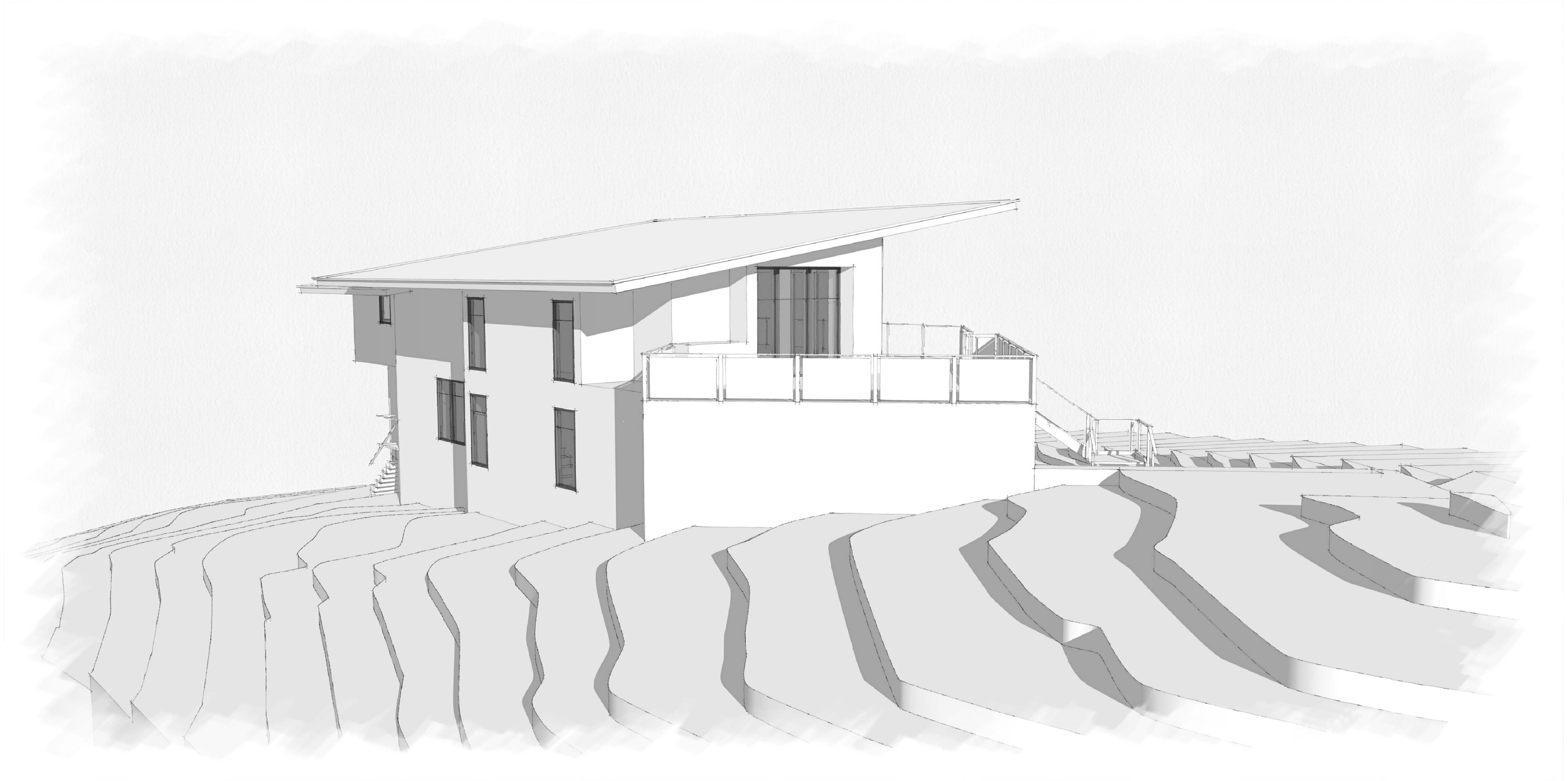
MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.20

all graphic material contained in these documents is copyrighted and cannot be used without written permission



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

L615

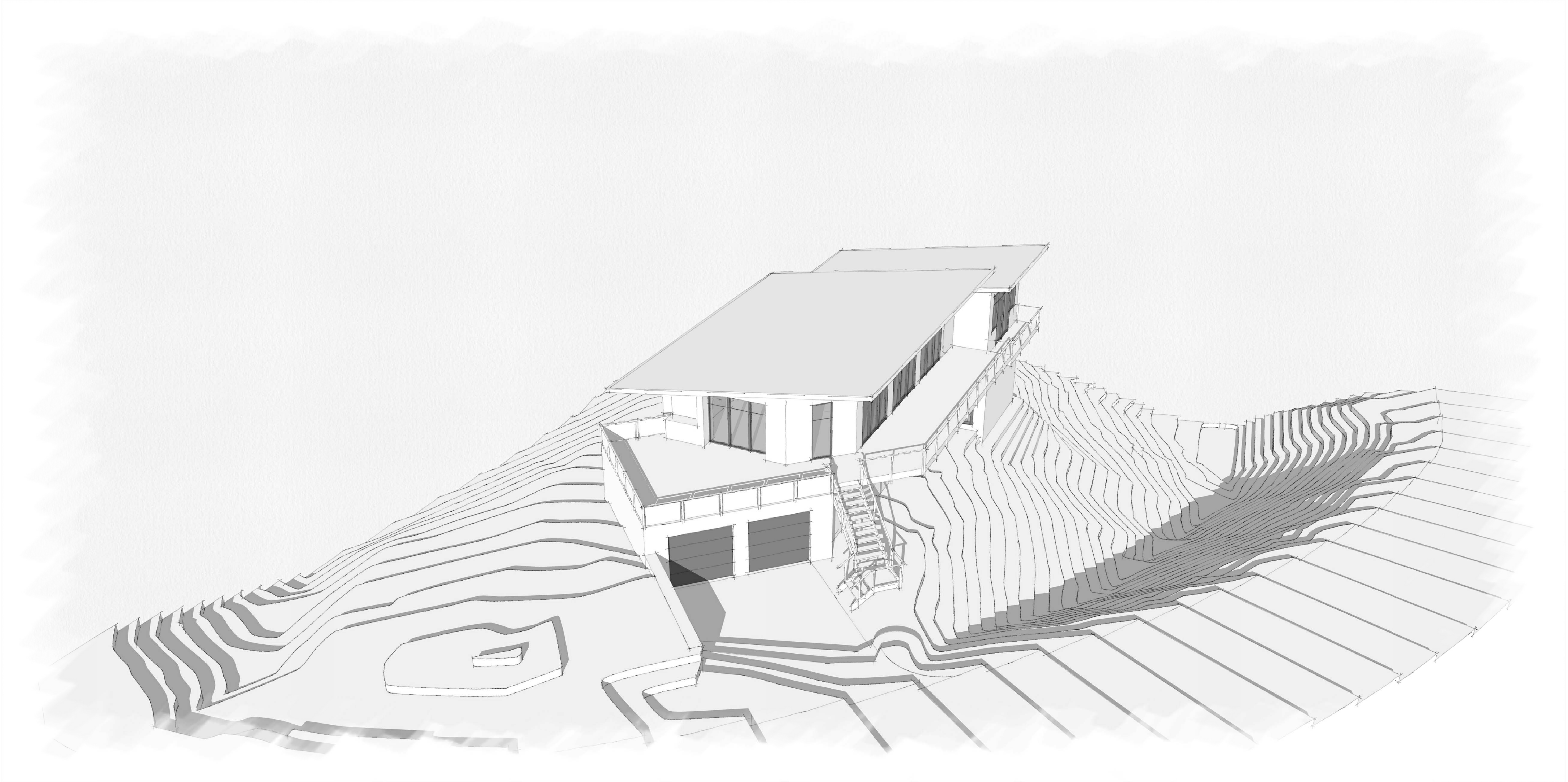
MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.21

all graphic material contained in these documents is copyrighted and cannot be used without written permission



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

L615

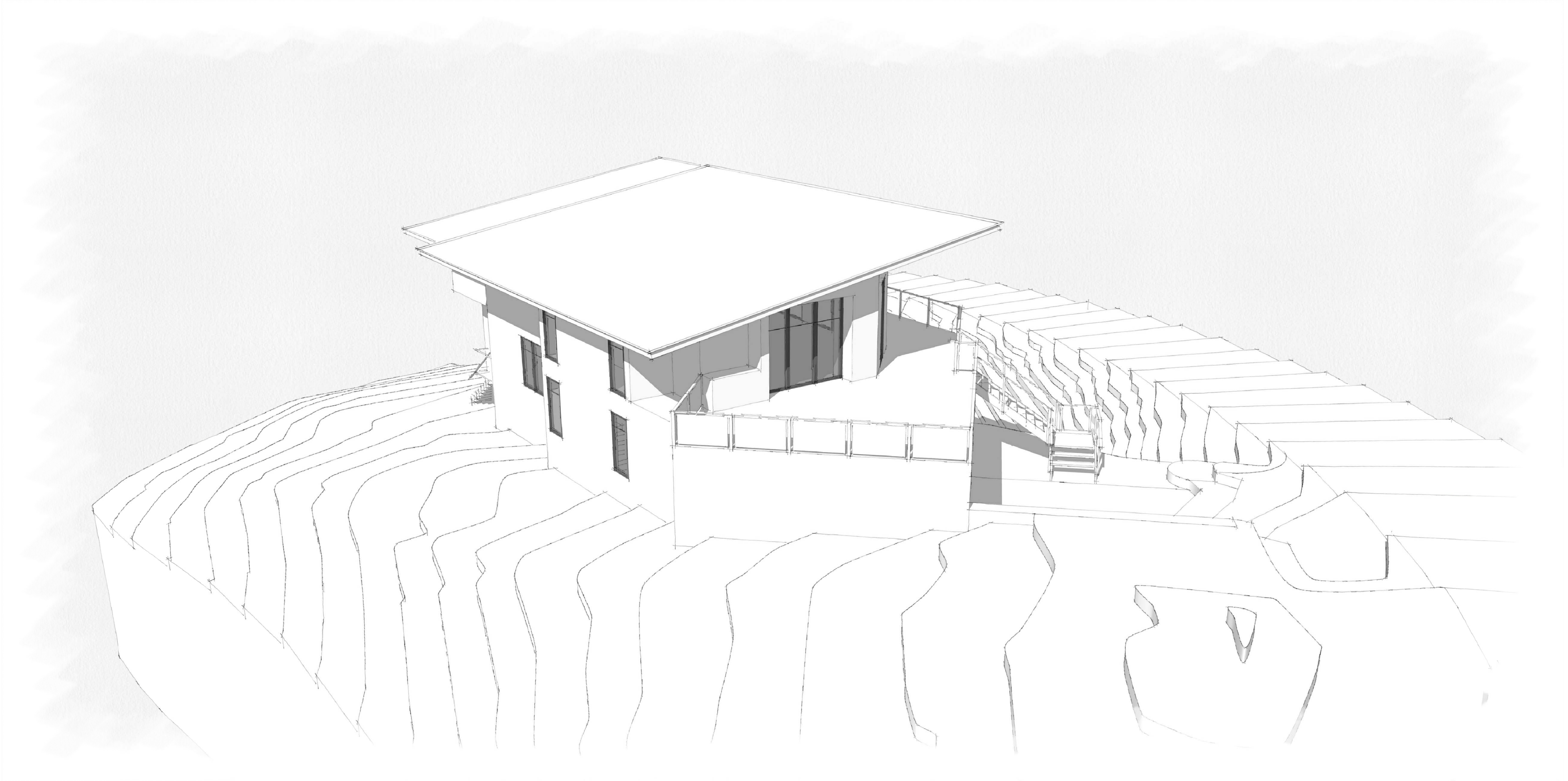
MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.22

all graphic material contained in these documents is copyrighted and cannot be used without written permission



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

all graphic material contained in these documents is copyrighted and cannot be used without written permission

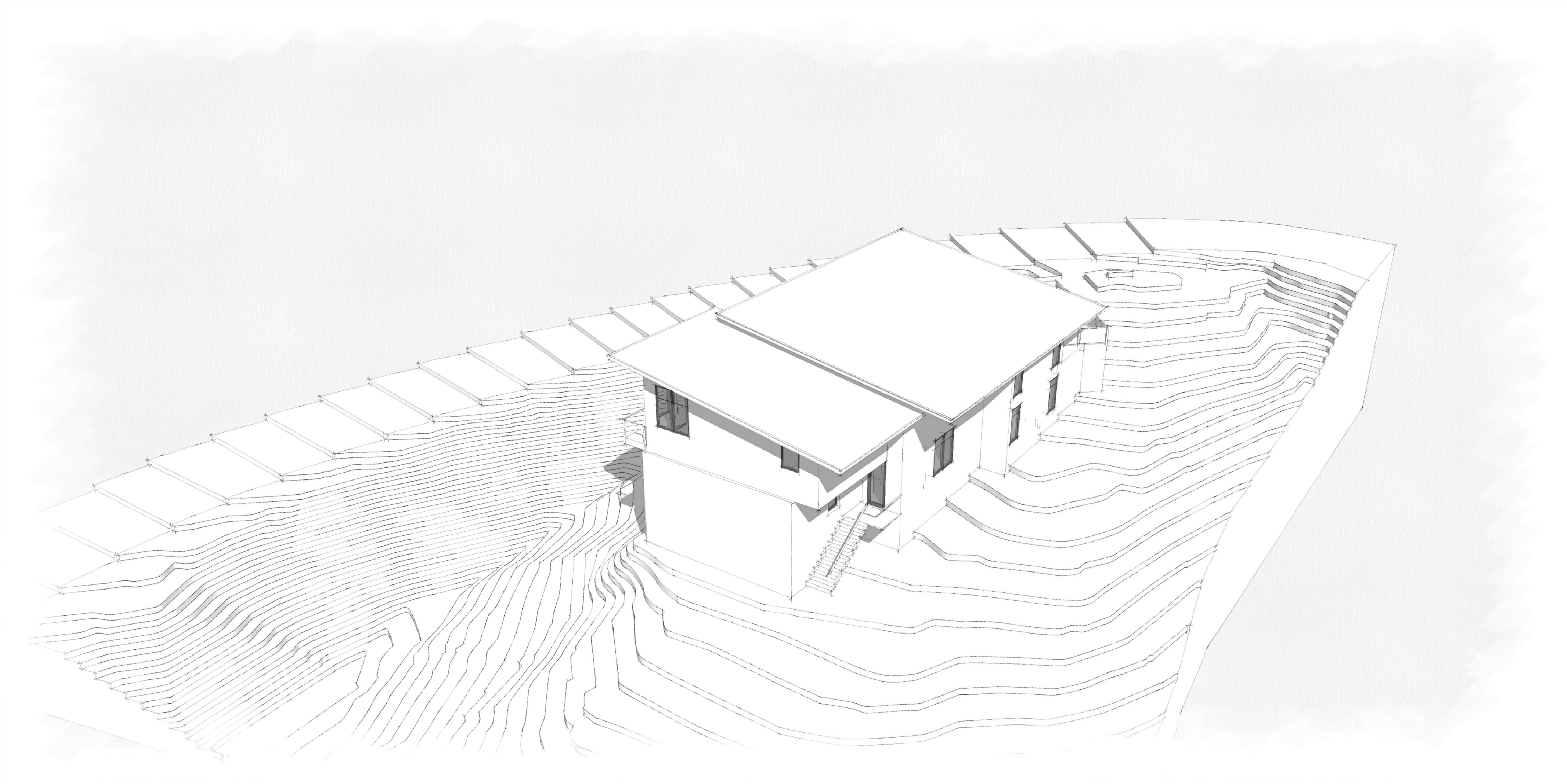
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.23



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

all graphic material contained in these documents is copyrighted and cannot be used without written permission

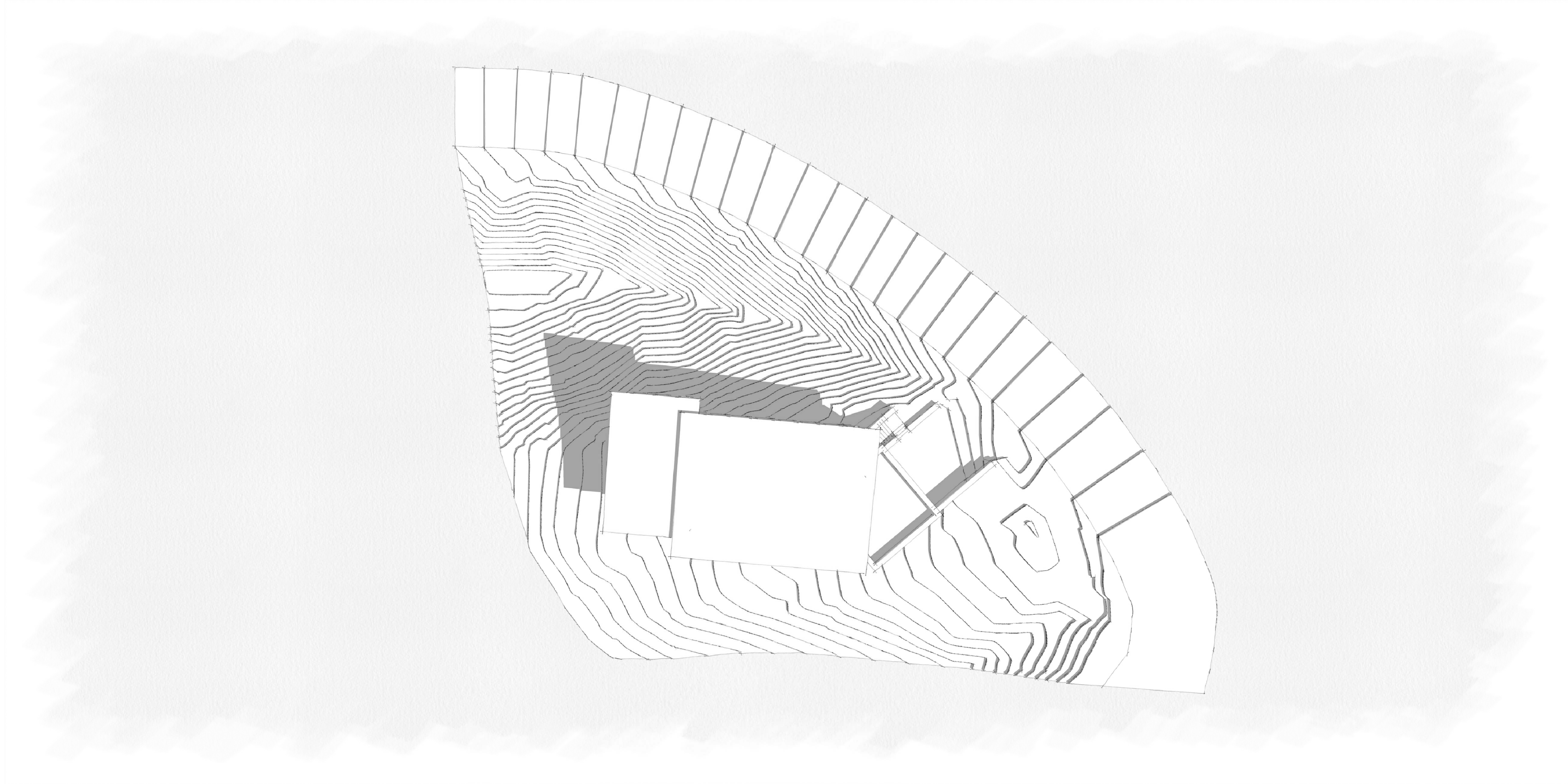
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.24



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022

DRB1 | PREP.
REVISED PLANS
DRB1

L615

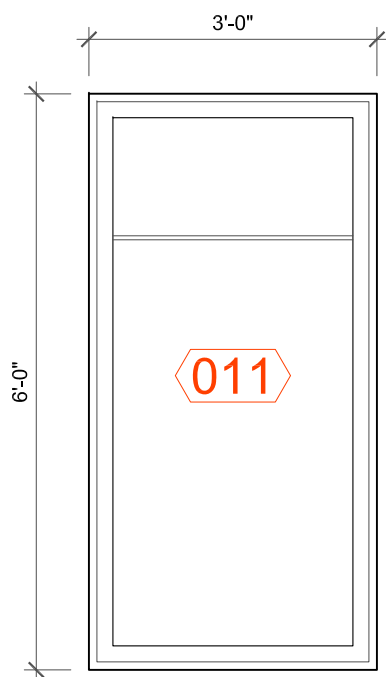
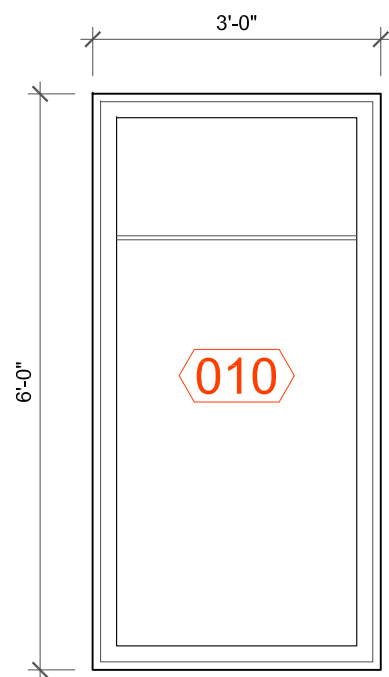
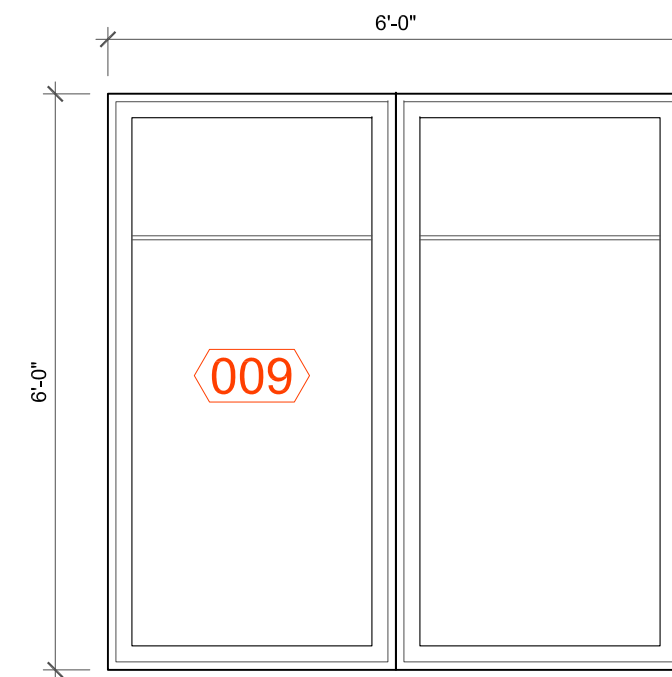
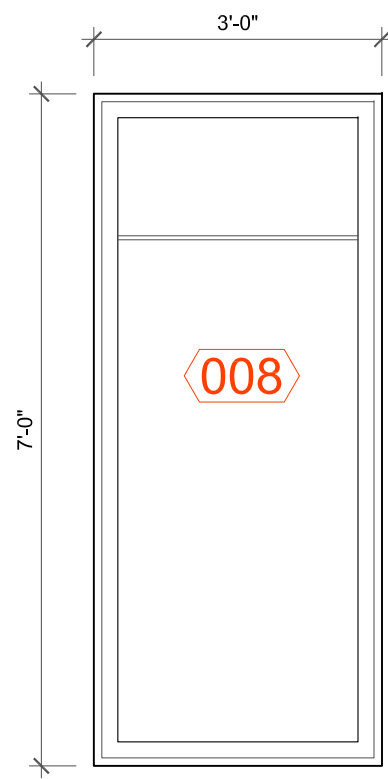
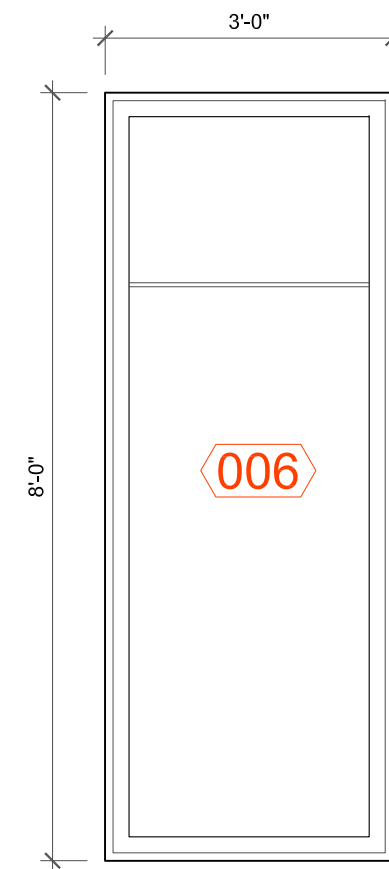
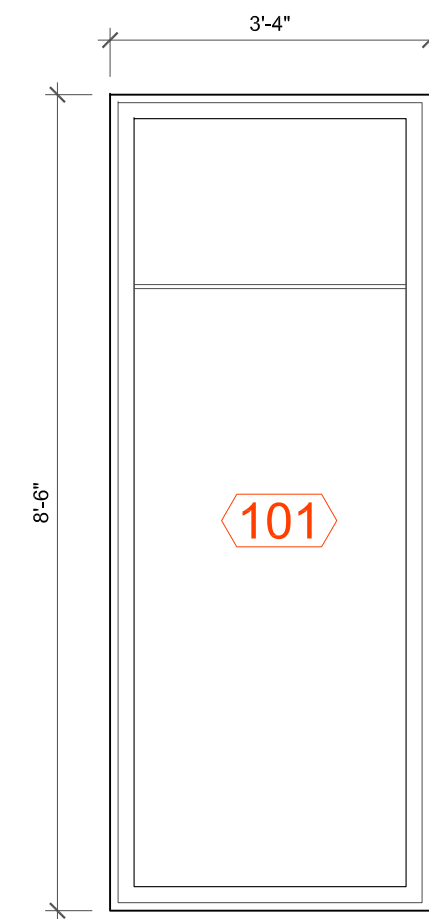
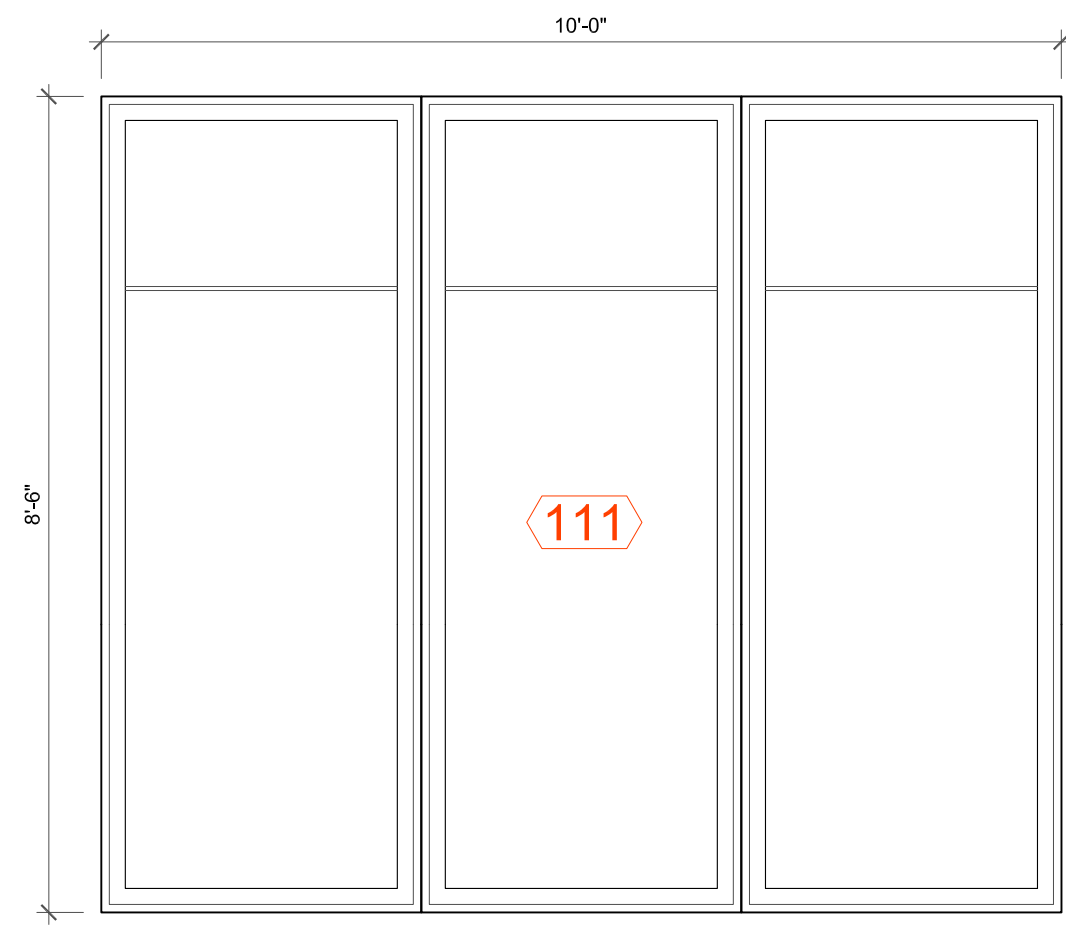
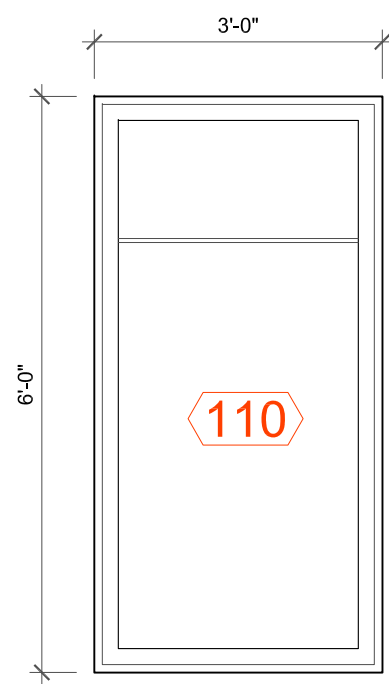
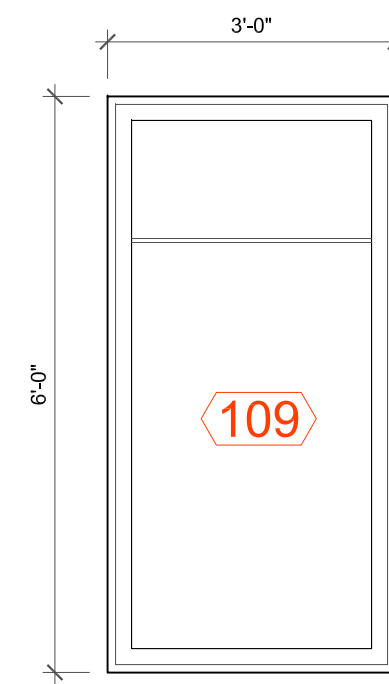
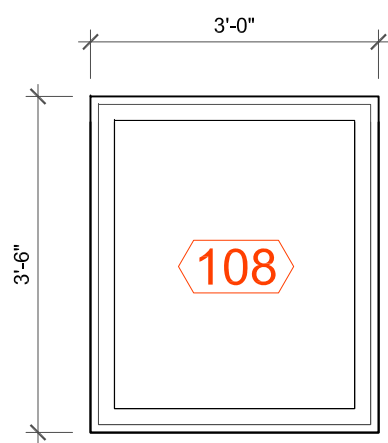
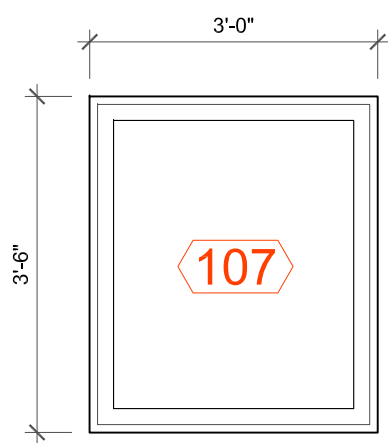
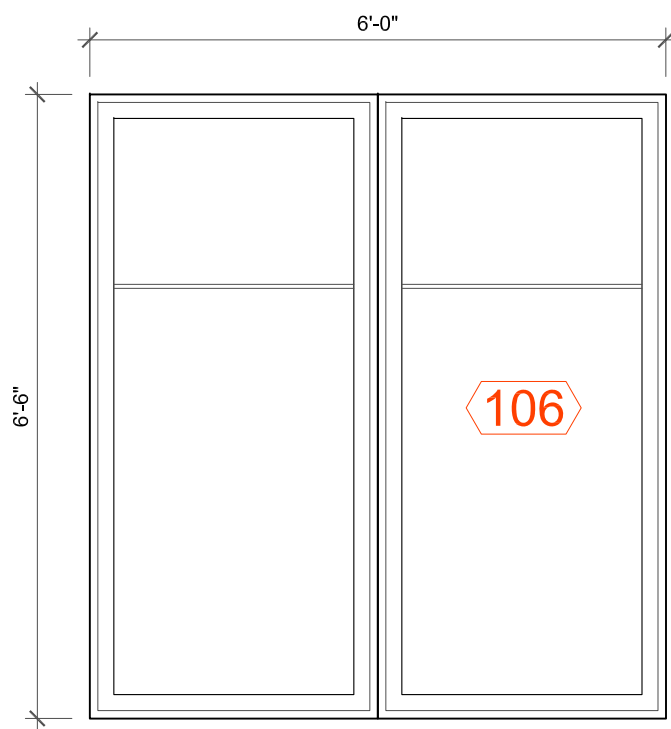
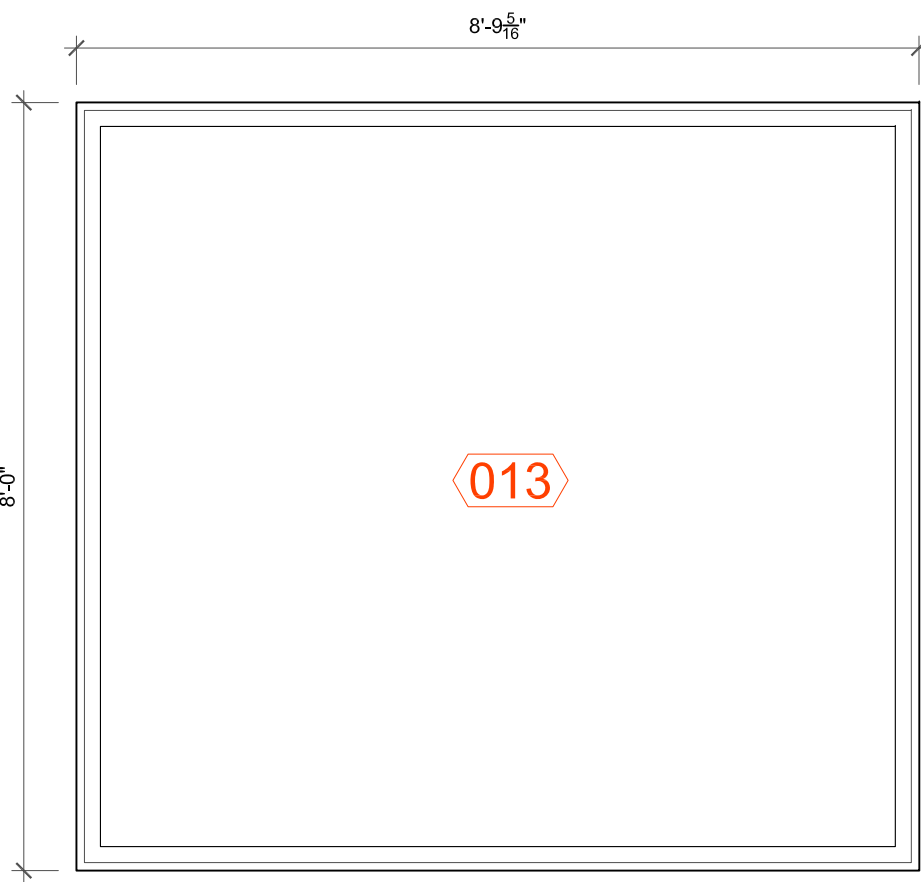
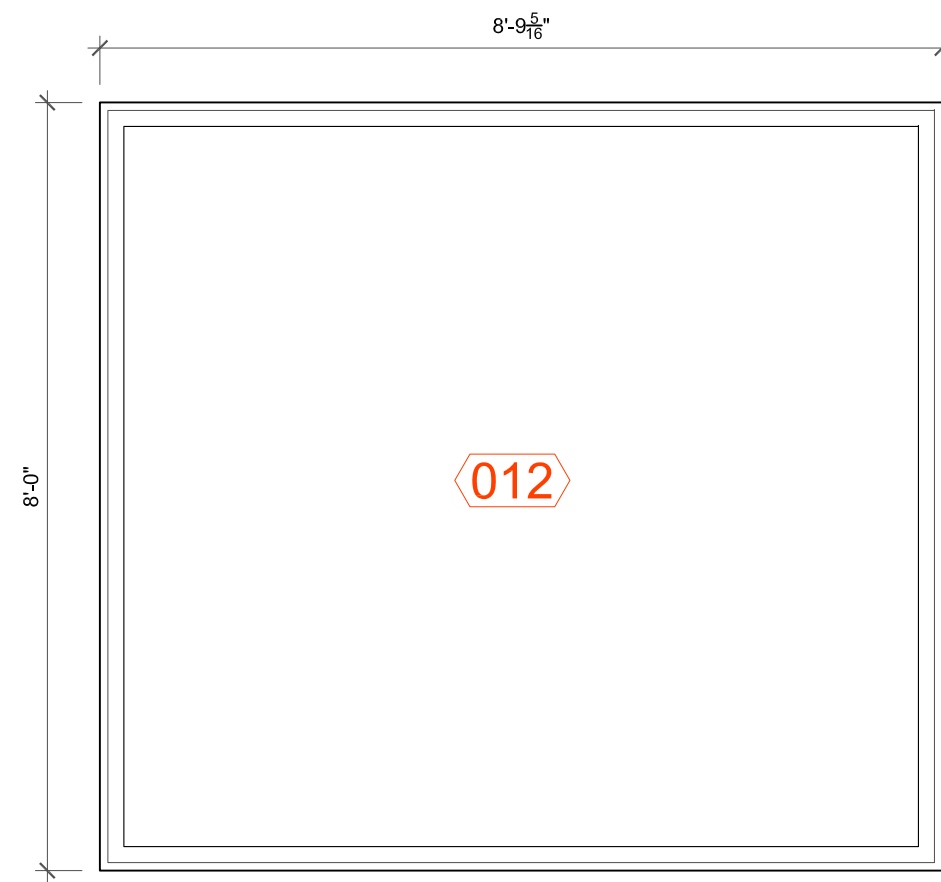
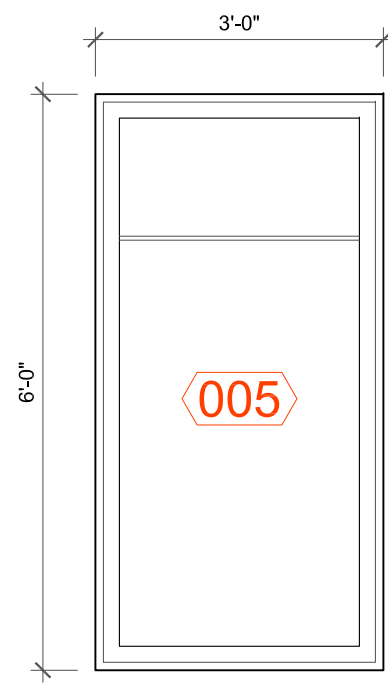
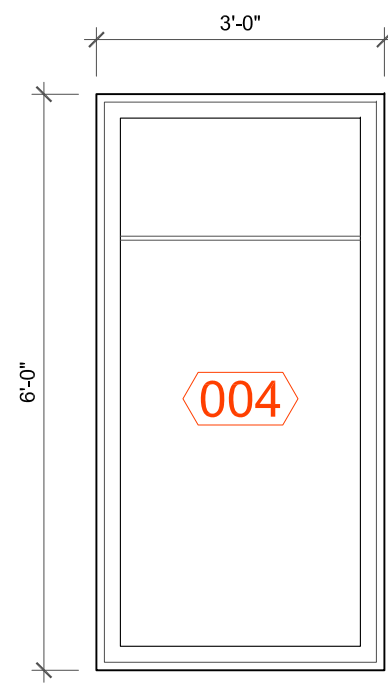
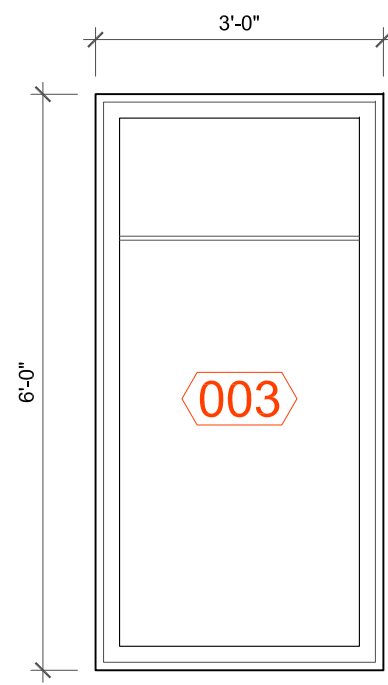
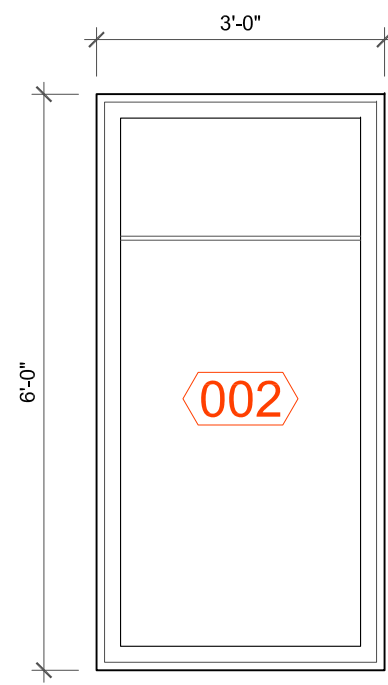
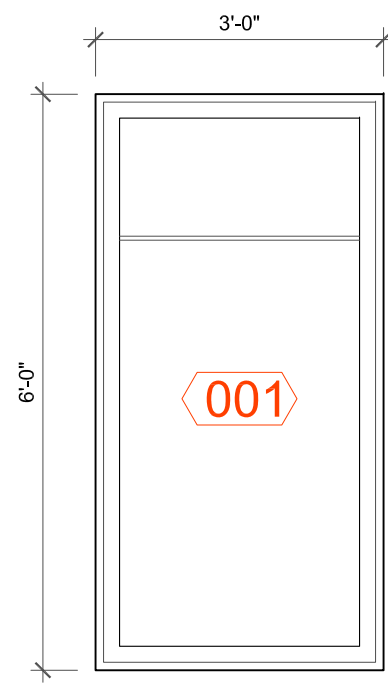
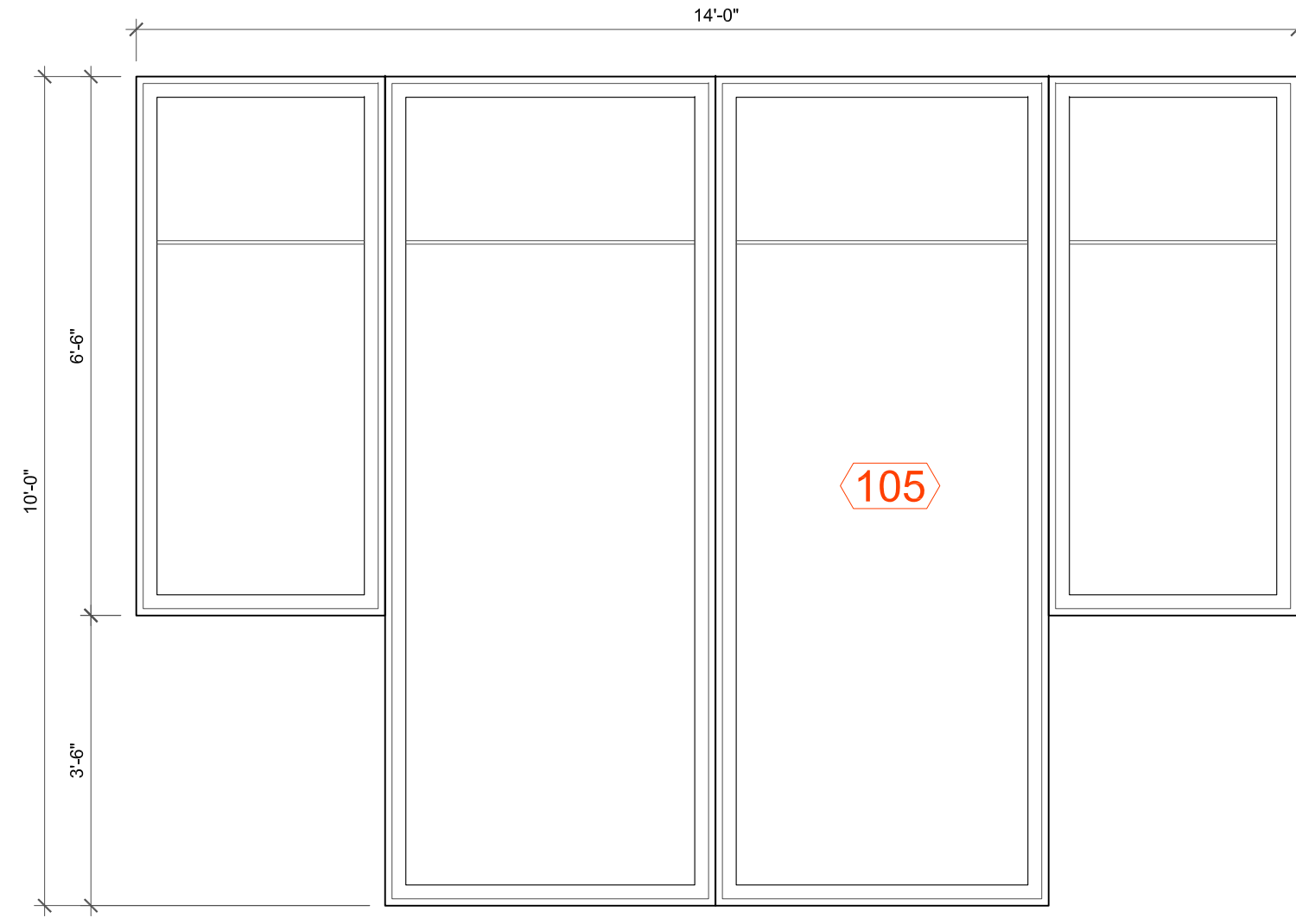
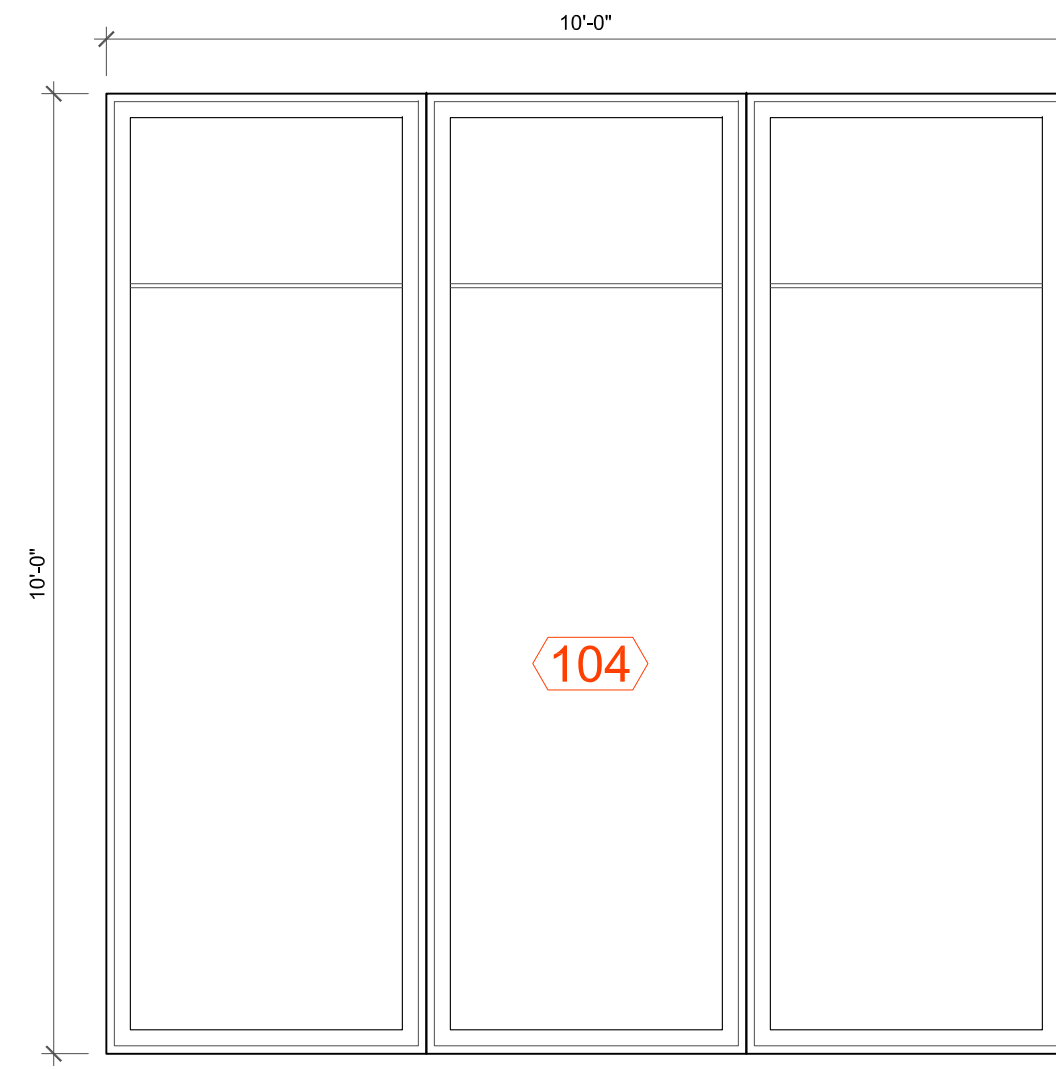
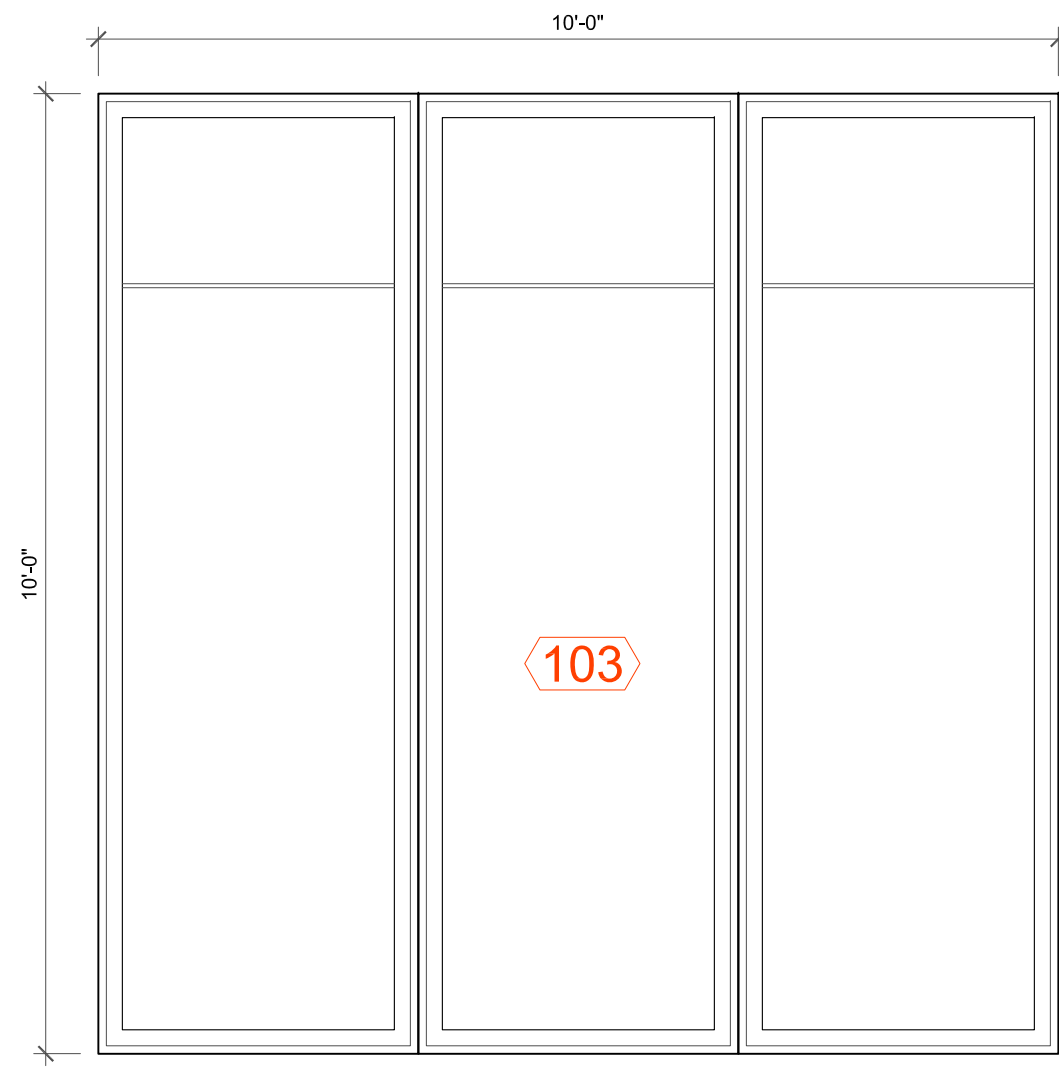
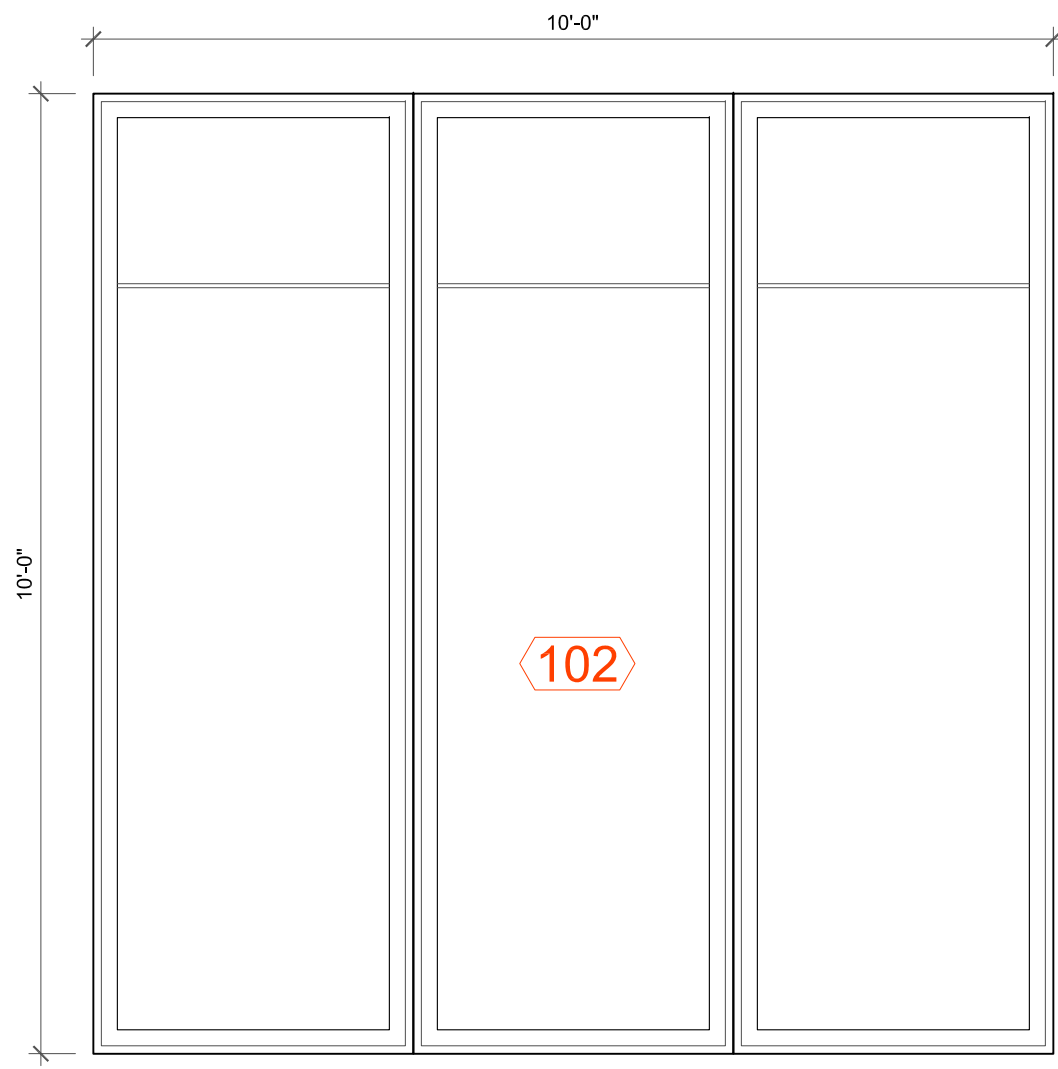
MOUNTAIN VILLAGE
COLORADO 81435

DD

PERSPECTIVES

A3.25

all graphic material contained in these documents is copyrighted and cannot be used without written permission



NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

EXTERIOR
FENESTRAT.

A9.1

all graphic material contained in these documents is copyrighted and cannot be used without written permission



EXHIBIT B

DEVELOPMENT REFERRAL FORM

Planning & Development Services

Planning Division

455 Mountain Village Blvd. Ste. A

Mountain Village, CO 81435

(970) 728-1392

Referral Agency Comments

TFPD approves the proposal with the following conditions:

- 1) The structure is over 3,600 gross sq ft and shall require a monitored NFPA 13D sprinkler system.
- 2) The structure shall require a monitored NFPA 72 fire alarm system.
- 3) The width of the driveway shall meet the code of 16 feet total width. 12-feet shall be a hard surface with 2-foot shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 4) The address monument shall be a minimum of 4-foot 6-inches from grade to the bottom of the address numbers. Address numbers shall be 6-inches in height, reflective coated, or outlined with a reflective coating.
- 5) TFPD recommends the installation of a Knox Box for emergency access.

Amy,

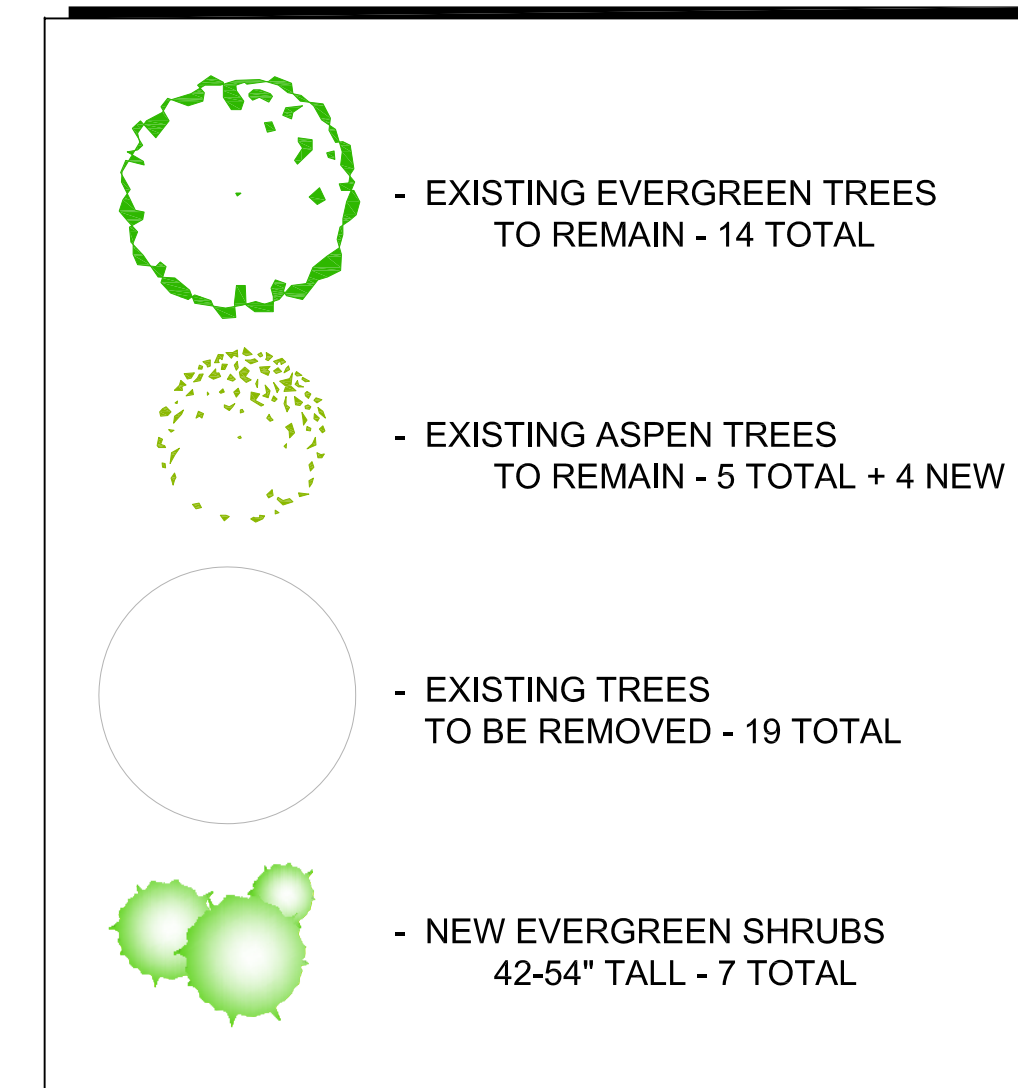
This is going to be a tough site to build on. There is no good place to park cars along the road. Not sure the construction mitigation plan will be realistic. I don't understand the no build zone but I'm sure DRB will discuss in detail. Public Works has no issues with this application.

Finn

See Town Forrester Comments Below

Landscape plan must indicate the species of each tree and shrub to be planted

LANDSCAPE KEY



All existing trees must have tree protection fencing installed at the dripline of each tree within the limits of disturbance before construction begins. The location of the tree protection fencing must be indicated on the landscape plan and the Town Forester must inspect the tree protection fencing before construction begins [17.6.1 (4)(f) (i)].

The Zone 1 fire mitigation boundary needs to be extended 15 feet beyond the outside drip of the south west evergreen tree closest to the building and 15 feet beyond the outside drip line of the evergreen shrubs to be planted to the northwest by the stairs. [17.6.1 (3)(d)(i)(a)(i)].

The species of the shrubs to be planted to the southeast of the building and driveway must consists of species found on the Firewise Plant Materials list published by Colorado State University, Extension [17.6.1. (3) (d)(i)(a)].

Landscape Plan must have a scale bar and north arrow.

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

STATE OF COLORADO
NARCIS TUDOR
402820
LICENSED ARCHITECT

submissions
12.27.2021
01.28.2022
02.24.2022
03.25.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

LANDSCAPE
PLAN

A1.1

Third Amendment to Grant of Access Easements and Building Restrictions

This Third Amendment to Grant of Access Easements and Building Restrictions (this **"Third Amendment"**) is made by and between Bertrand Marchal and Laura Marchal (the **"Marchals"**); Stevens Boyd Investments, LLC, a New Mexico limited liability company (**"SBI"**) and Cooper Family Trust (**"CFT"**). The Marchals, SBI and CFT may hereafter be referred to individually as a **"Party"** and collectively as the **"Parties."**

Recitals

A. The Marchals are the owners of real property described as:

Lot 615-2CRR-A, Telluride Mountain Village, according to the Replat of Lot 615-2CRR recorded February 15, 2006 in the official records of the Office of the Clerk and Recorder of San Miguel County, Colorado (the **"Official Records"**) in Plat Book 1, page 3623, Reception No. 381539, known by street and number as (vacant) Lawson Overlook, Mountain Village, Colorado (**"Lot 615-2CRR-A"**).

B. SBI is the owner of real property described as:

Lot 615-BR1, Telluride Mountain Village, according to the Replat of Lot 615B recorded August 28, 2007 in the Official Records at Plat Book 1, page 3862, Reception No. 396021, known by street and number as 225 Adams Ranch Road, Mountain Village, Colorado (**"Lot 615-BR1"**).

C. CFT is the owner of real property described as:

Lot 615-BR2, Telluride Mountain Village, according to the Replat of Lot 615B recorded August 28, 2007 in the Official Records at Plat Book 1, page 3862, Reception No. 396021, known by street and number as 101 Lawson Overlook Road, Mountain Village, Colorado (**"Lot 615-BR2"**).

D. The Parties' predecessors-in-interest entered into a certain Grant of Access Easements and Building Restrictions recorded June 7, 2000 in the Official Records at Reception No. 334697 (the **"6/7/00 Grant"**). The 6/7/00 Grant was amended by a First Amendment to Grant of Access Easements and Building Restrictions recorded January 9, 2007 in the Official Records at Reception No. 389430. The 6/7/00 Grant was further amended by a Second Amendment to Grant of Access Easements and Building Restrictions recorded February 3, 2016 in the Official Records at Reception No. 441199.

E. The 6/7/00 Grant states in part:

1. No-Build Zone on Lot 615-2CRR: The Owner of Lot 615-2CRR hereby covenants and agrees not to build any building on the triangular-shaped area of the Southeast corner of Lot 615-2CRR, described on Exhibit "A," attached, and as reflected on the Replat (the "No-Build Zone"). The Owner of Lot 615-2CRR may construct landscape and hardscape, patios, decks and/or retaining walls in the No-Build Zone, but no other improvements. This covenant is for the benefit of the Owners of Lot 615B.

This aspect of the 6/7/00 Grant may hereafter be referred to as the "**No-Build Zone Covenant.**"

F. Lot 615-2CRR was replatted into Lot 615-2CRR-A and Lot 615-2CRR-B by Replat recorded February 15, 2006 in the Official Records at Plat Book 1, page 3623, Reception No. 381539.

G. Lot 615B was replatted into Lot 615-BR1 and Lot 615-BR2 by Replat recorded August 28, 2007 in the Official Records at Plat Book 1, page 3862, Reception No. 396021.

H. The No-Build Zone is on Lot 615-2CRR-A.

I. By this Third Amendment, SBI and CFT hereby agree to terminate and eliminate the No-Build Zone Covenant, and the Marchals agree to certain conditions.

Now, therefore, for valuable consideration, the Parties agree as follows:

Agreement

1. Termination and Elimination of No-Build Zone Covenant. SBI and CFT hereby terminate and eliminate the No-Build Zone Covenant. The Marchals may build buildings on the triangular-shaped area of the Southeast corner of Lot 615-2CRR-A, described on Exhibit "A" attached to the 6/7/00 Grant. The Marchals may construct landscape and hardscape, patios, decks and/or retaining walls in this area as well as any other lawful improvements. All of the referenced buildings and other construction shall hereafter be referred to as the "**Improvements.**" SBI and CFT hereby release Lot 615-2CRR-A from the No-Build Zone Covenant, with the limitation imposed pursuant to par. 4, below.

2. Home Design. In consideration of the termination of the No-Build Zone Covenant, the Marchals agree to develop Lot 615-2CRR-A in substantial conformance with the plans and specifications attached hereto as Exhibit A. The Parties agree that the home will not be built any farther west than what is shown on the attached plans, and furthermore the parties agree that the roof lines of the home will not be raised any higher than shown on the attached architectural plans.

3. Other Terms. All other terms and conditions of the 6/7/00 Grant, as amended, shall remain in full force and effect.

4. Runs with the Land. This Third Amendment and the acts and benefits herein contained shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns, and shall run with the land, binding and benefitting the respective properties. **However, SBI is only terminating and eliminating the No-Build Zone Covenant in the event that the Marchals construct the Improvements as shown on the attached architectural plans. SBI does not agree to any transfers or assignment of this amendment to any parties other than the Marchals for the express purpose of building the Improvements on the architectural drawings as attached.** The Marchals may, after construction of the home, sell the home, and neither the new Buyer nor any subsequent Owner(s) will thereafter be in violation of the No-Build Zone Covenant due to the presence of the home as constructed, again provided the home is built by the Marchals in accordance with the attached plans.

5. Recorded. This Third Amendment shall be recorded in the Official Records.

6. Further Performance. The Parties agree to execute any and all additional documents necessary to accomplish the purposes of this Third Amendment.

7. Waiver. No provision of this Third Amendment shall be modified, waived or discharged unless the modification, waiver or discharge is agreed to in writing and signed by all Parties. No waiver by any Party of any breach of, or of compliance with, any condition or provision of this Third Amendment by any other Party shall be considered a waiver of any other condition or provision or of the same condition or provision at another time.

8. Notice. If the Parties wish to contact or notify each other concerning the subject matter herein, they shall deliver written notice, via U.S. Mail, certified, return receipt requested, addressed to the then-current Lot owner at the address then on file with the San Miguel County Treasurer's Office. Notice shall be deemed effective when so mailed.

9. Governing Law. The validity, interpretation, construction and performance of this Third Amendment shall be governed by the laws of the State of Colorado. If any action at law or in equity is necessary to enforce or interpret the terms of this Third Amendment, the exclusive venue shall be in the Courts of San Miguel County, Colorado, and the prevailing Party shall be awarded its reasonable attorneys' fees, expert witness fees and costs incurred, in addition to any other relief to which the Party is entitled.

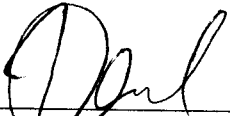
10. Severability. If any provision of this Third Amendment shall be found invalid or unenforceable, this shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

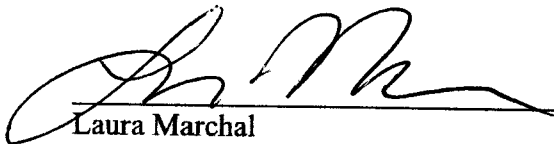
11. Arm's Length. The Parties acknowledge this Third Amendment was prepared and executed at arm's length and after free and full negotiation, and that there shall be no presumption to construe the terms of this Third Amendment in favor of one Party and against another, but rather the terms of this Third Amendment shall be construed objectively as written.

12. Execution. This Third Amendment may be executed in counterparts. A digital copy of this signed Third Amendment shall have the same force and effect as an original document, and this Third Amendment may be recorded with such signatures.

State of Colorado)

County of San Miguel) ss.

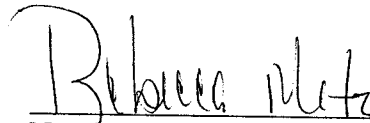

Bertrand Marchal

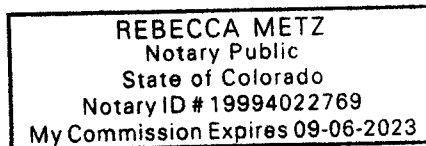

Laura Marchal

The foregoing was acknowledged before me on September 7th 2021 [date] by Bertrand Marchal and Laura Marchal.

Witness my hand and official seal.

My commission expires: 9-6-2023


Notary Public



State of NEW MEXICO)
County of SAN JUAN) ss.

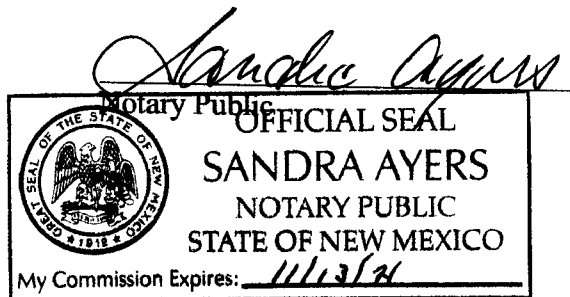
Stevens Boyd Investments, LLC, a New Mexico limited liability company

By: [Signature]
Ken Stevens, Managing Member

The foregoing was acknowledged before me on 9/2/21 [date] by Ken Stevens, Managing Member, Stevens Boyd Investments, LLC, a New Mexico limited liability company.

Witness my hand and official seal.

My commission expires: 11/13/21



State of NEW MEXICO)
County of SAN JUAN) ss.

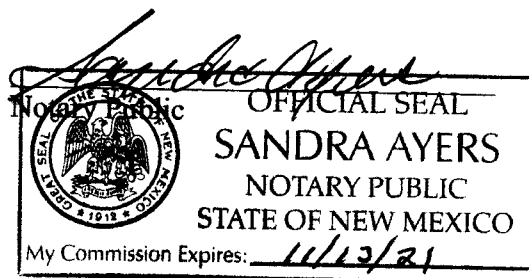
Stevens Boyd Investments, LLC, a New Mexico limited liability company

By: [Signature]
Marion-Roe Boyd, Managing Member

The foregoing was acknowledged before me on 9/2/21 [date] by Marion-Roe Boyd, Managing Member, Stevens Boyd Investments, LLC, a New Mexico limited liability company.

Witness my hand and official seal.

My commission expires: 11/13/21



State of Colorado)
County of San Miguel) ss.

Cooper Family Trust

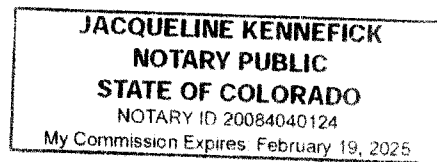
By: [Signature]
Allen Cooper, Trustee

The foregoing was acknowledged before me on 9/14/21 [date] by
Allen Cooper, Trustee, Cooper Family Trust.

Witness my hand and official seal.

My commission expires: 2/19/2025

[Signature]
Notary Public



State of Colorado)
County of San Miguel) ss.

Cooper Family Trust

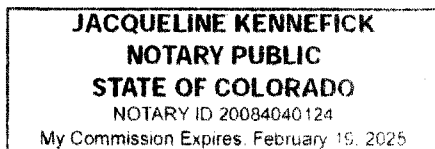
By: [Signature]
Sylvia J. Cooper, Trustee

The foregoing was acknowledged before me on Sept 14, 2021 [date] by
Sylvia J. Cooper, Trustee, Cooper Family Trust.

Witness my hand and official seal.

My commission expires: 2/19/2025

[Signature]
Notary Public



06.15.2021

GENERAL NOTES

CONTRACT DOCUMENTS: CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, GENERAL SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY WORK NOT SPECIFICALLY NOTED ON THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. ACCOMPANISHED.

ORGANIZATION: WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

CODE COMPLIANCE: ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND SUBCONTRACTORS AND JOURNEMENT OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT: THE CONTRACT DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

COORDINATION: THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS, AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CEASINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL, AND LIGHTING DRAWINGS.

PROJECT TEAM

OWNER
BERTRAND & LAURA MARGAL
ARCHITECT
NARCIS TUDOR ARCHITECTS
201 W. COLORADO AVENUE
SUITE 203
TELLURIDE, COLORADO, 81435
P: 970.708.4983
info@narcistudor.com

CONTRACTOR
OSBORNE BUILDERS
220 EAST COLORADO AVE. SUITE #201
TELLURIDE, COLORADO 81435
(970) 26-4679 OFFICE
(970) 29-1188 CELL
www.osbornebuilders.com

STRUCTURAL ENGINEER
ANVL ENGINEERING-
FABRICATION-DESIGN, LLC.
CHRIS BURETT, P.E.
168 ALEXANDER OVERLOOK
TELLURIDE, COLORADO, 81435
EMAIL: CHRIS@ANVL-ED.COM
WEBSITE: WWW.ANVL-ED.COM

SURVEYOR
BULSON SURVEYING
168 ALEXANDER OVERLOOK
TELLURIDE, COLORADO, 81435
P: 970.316.6987
info@bulsonsurveying.com

CIVIL ENGINEER
UNICOMPAGRE ENGINEERING, LLC
DAVID BALLDRE
P.O. BOX 58
TELLURIDE, COLORADO 81435
P: 970.728.0683
david@uncompagre.com

VICINITY MAP



DESIGN & DEVELOPMENT SET

L615

LUC - BUILDING HEIGHT

MAX. BUILDING HEIGHT = 35'
ACTUAL BUILDING HEIGHT = 32'-0"

SEE A.3 FOR DETAILS

LUC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
WOOD SIDING	---	---
METAL SIDING	---	---
PERESTATION	---	---
TOTAL VERTICAL SURFACE	---	---

LUC - INFO

LOT #: 615-2CRR-A
IMPROVEMENT TYPE: NEW CONSTRUCTION
TYPE OF UNIT: SINGLE FAMILY
BUILDING HIGH POINT: 9066'-4"

LUC - SITE COVERAGE

LOT AREA = 13242.2 SQ. FT.
ALLOWABLE PER LUC = 40% = 5296.9 SQ. FT.
PROPOSED SITE COVERAGE = 3905.5 SQ. FT. (29%)
COMPLIANT BY = 1991.4 SQ. FT. (97.6%)

SHEET INDEX

A0	COVER / PROJECT INFORMATION
A1	SITE SERIES
A1.0	SITE PLAN
A2	PLAN SERIES
A2.0	FLOOR PLANS
A2.1	LOWER LEVEL PLAN
A2.2	MAIN LEVEL PLAN
A2.3	EXTERIOR ELEVATIONS
A2.4	INTERIOR ELEVATIONS
A2.5	SECTION SERIES
A2.6	SECTION 1
A2.7	SECTION 2
A2.8	SECTION 3
A2.9	SECTION 4
A2.10	SECTION 5
A2.11	SECTION 6
A2.12	SECTION 7
A2.13	SECTION 8
A2.14	SECTION 9
A2.15	SECTION 10
A2.16	SECTION 11
A2.17	SECTION 12
A2.18	SECTION 13
A2.19	SECTION 14
A2.20	SECTION 15
A2.21	SECTION 16
A2.22	SECTION 17
A2.23	SECTION 18
A2.24	SECTION 19
A2.25	SECTION 20
A2.26	SECTION 21
A2.27	SECTION 22
A2.28	SECTION 23
A2.29	SECTION 24
A2.30	SECTION 25
A2.31	SECTION 26
A2.32	SECTION 27
A2.33	SECTION 28
A2.34	SECTION 29
A2.35	SECTION 30
A2.36	SECTION 31
A2.37	SECTION 32
A2.38	SECTION 33
A2.39	SECTION 34
A2.40	SECTION 35
A2.41	SECTION 36
A2.42	SECTION 37

Exhibit A

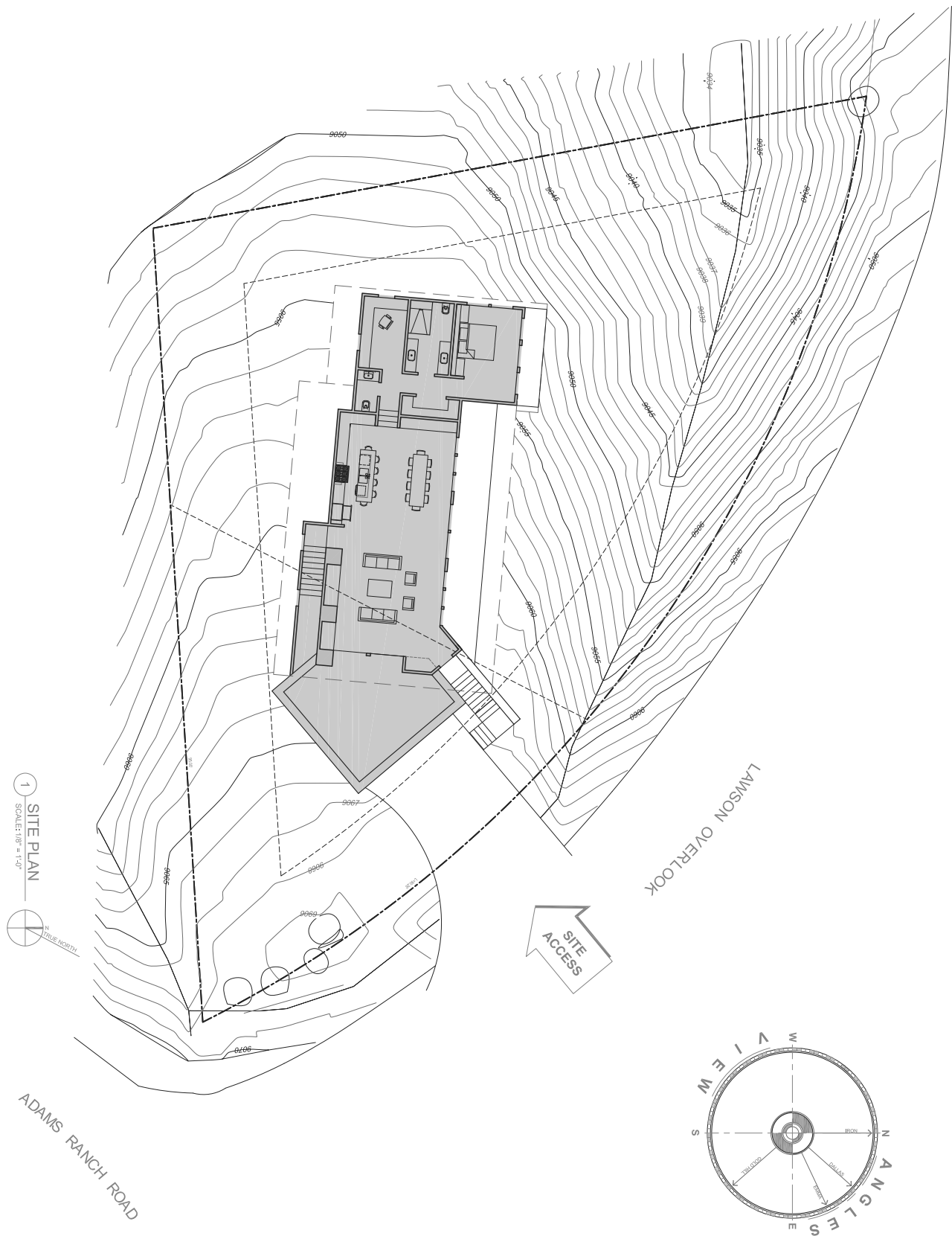
to Third Amendment to Grant of Access Easements and Building Restrictions

NARCIS TUDOR ARCHITECTS®

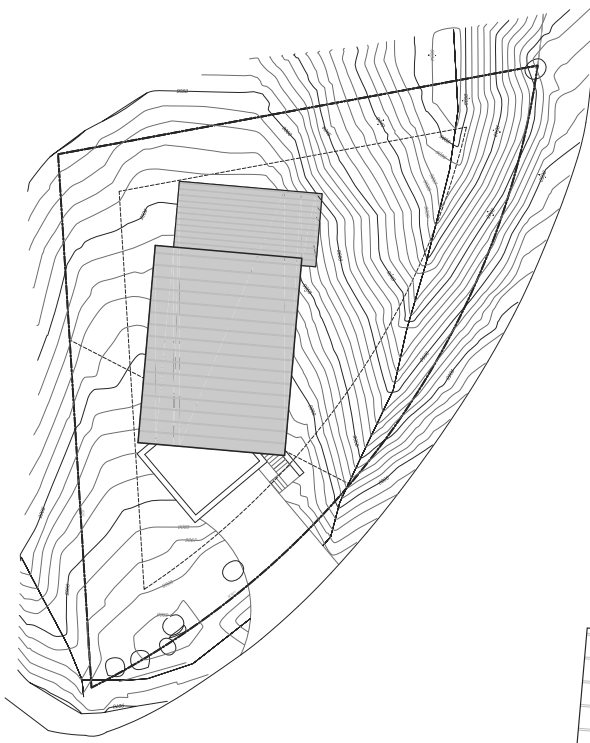
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435

AO

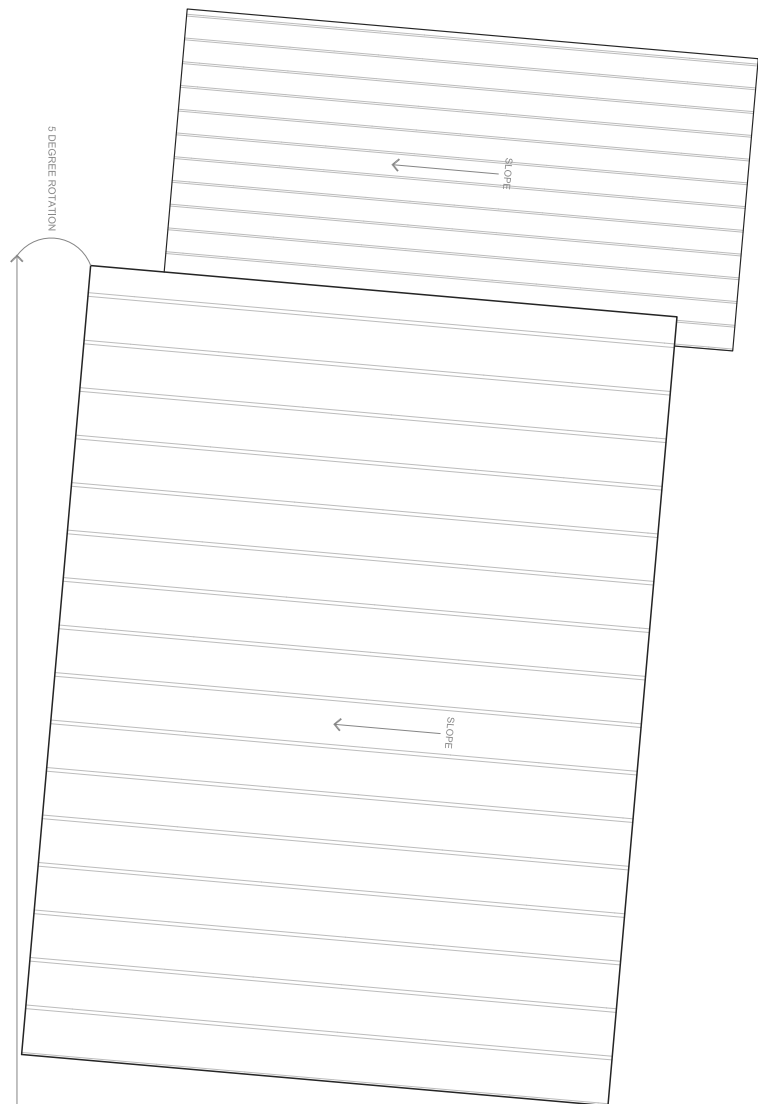
all graphic material contained in these documents is copyrighted and cannot be used without written permission

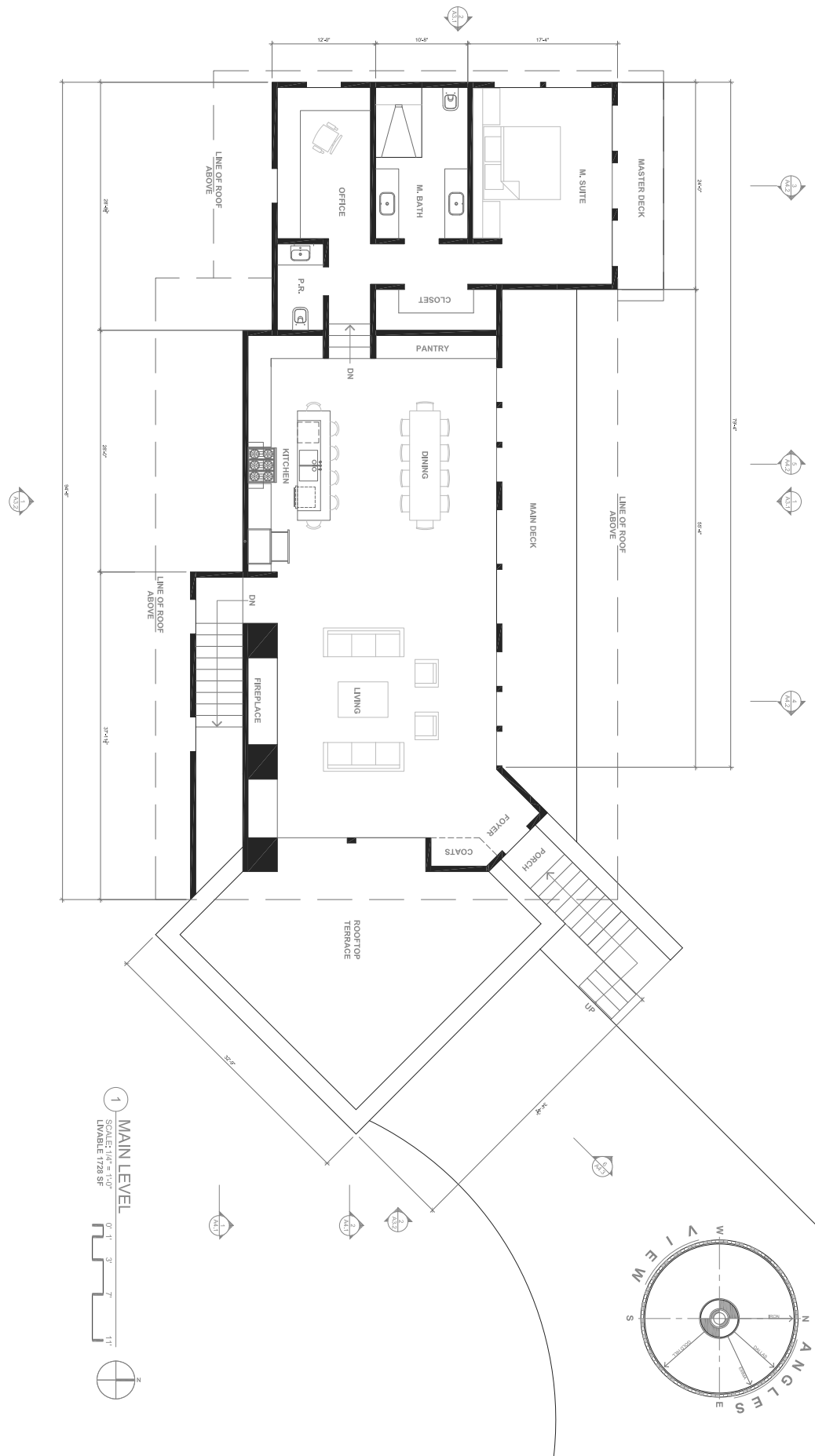


1 ROOF PLAN
SCALE: 1/16" = 1'-0"

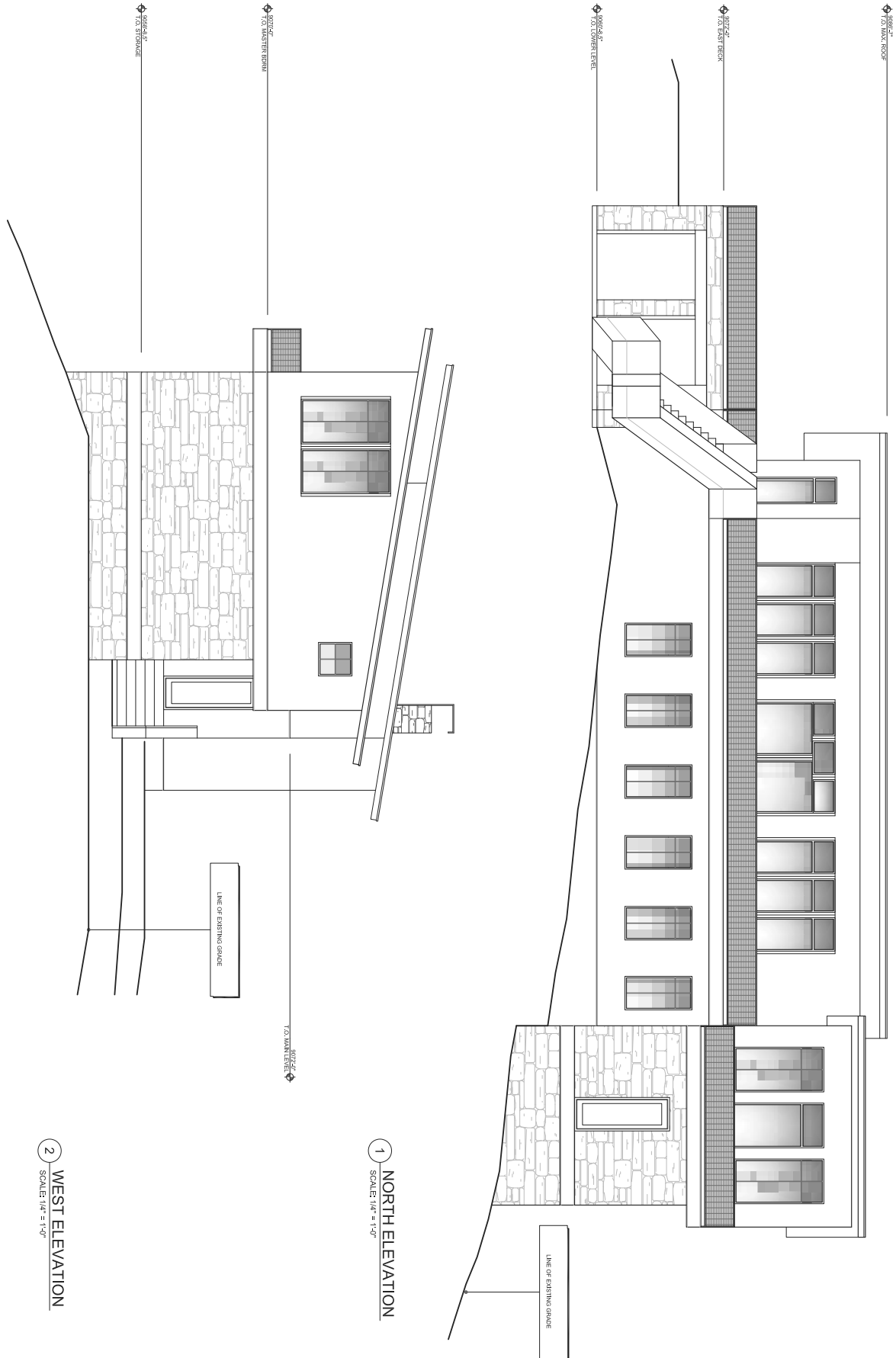


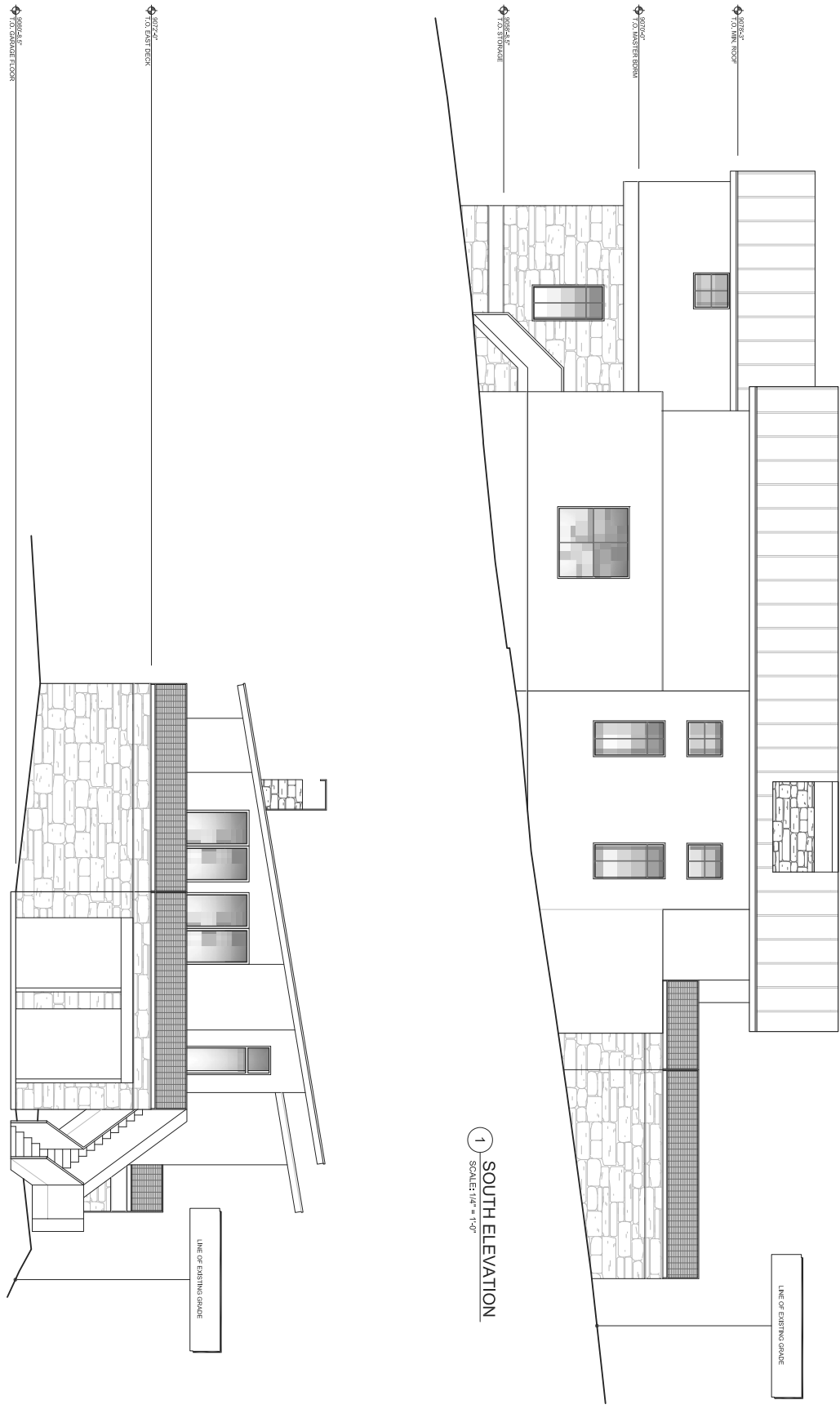
1 ROOF PLAN
SCALE: 1/4" = 1'-0"





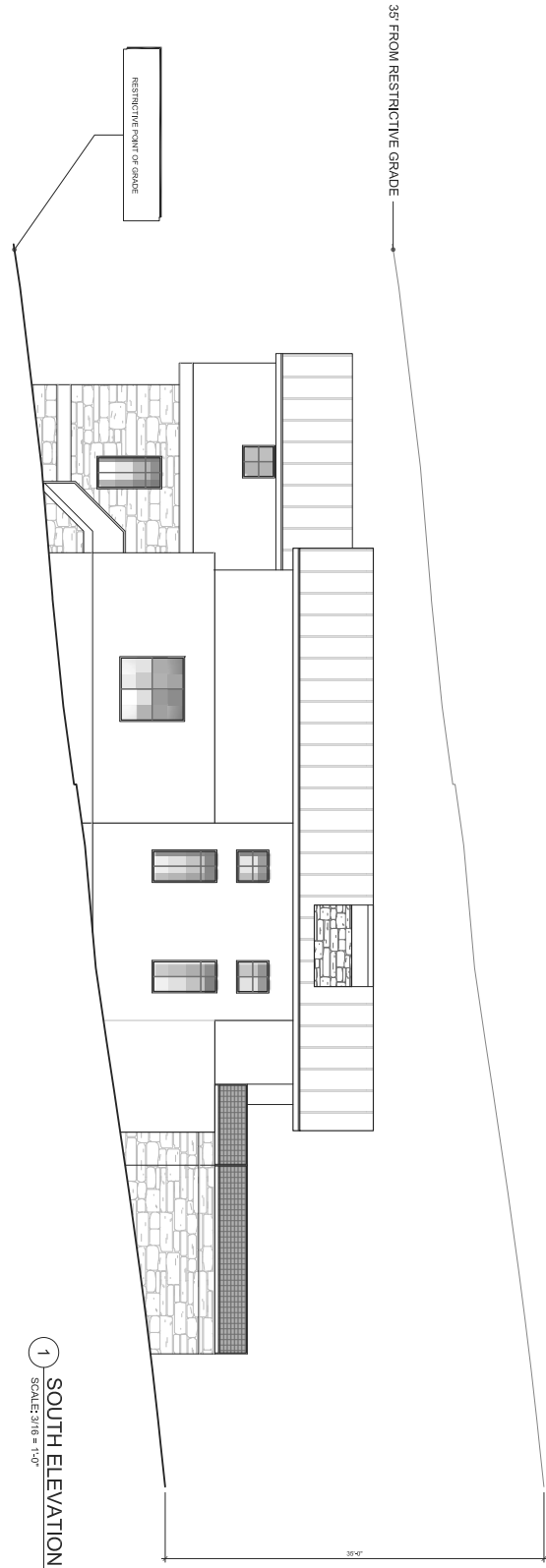
1 MAIN LEVEL
SCALE: 1/4" = 1'-0"
LIVABLE 1728 SF



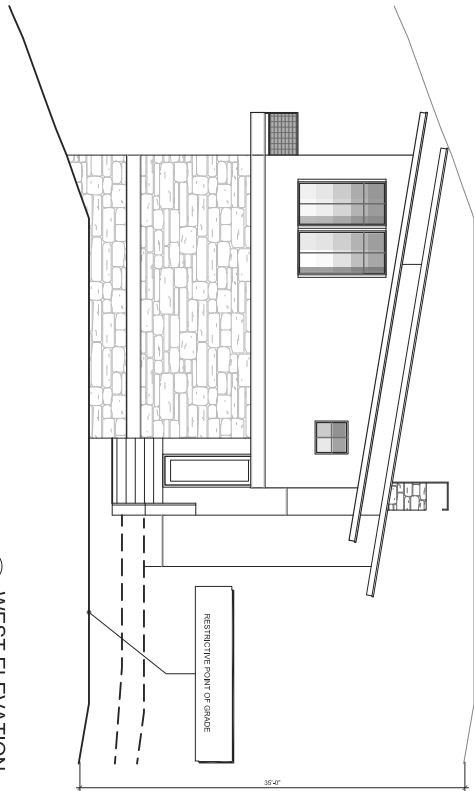


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

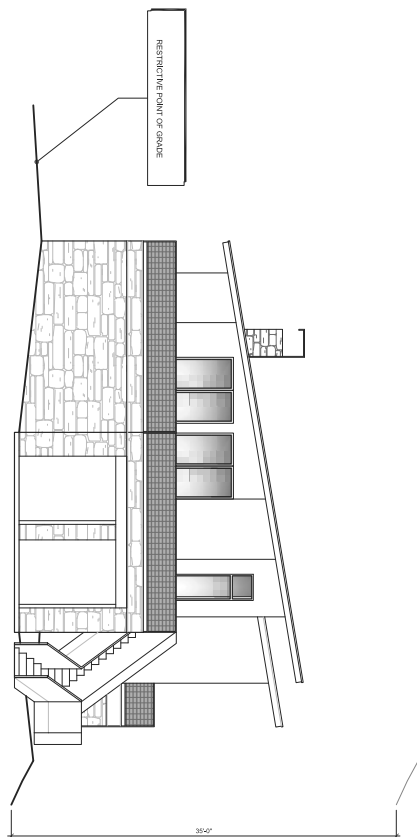
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



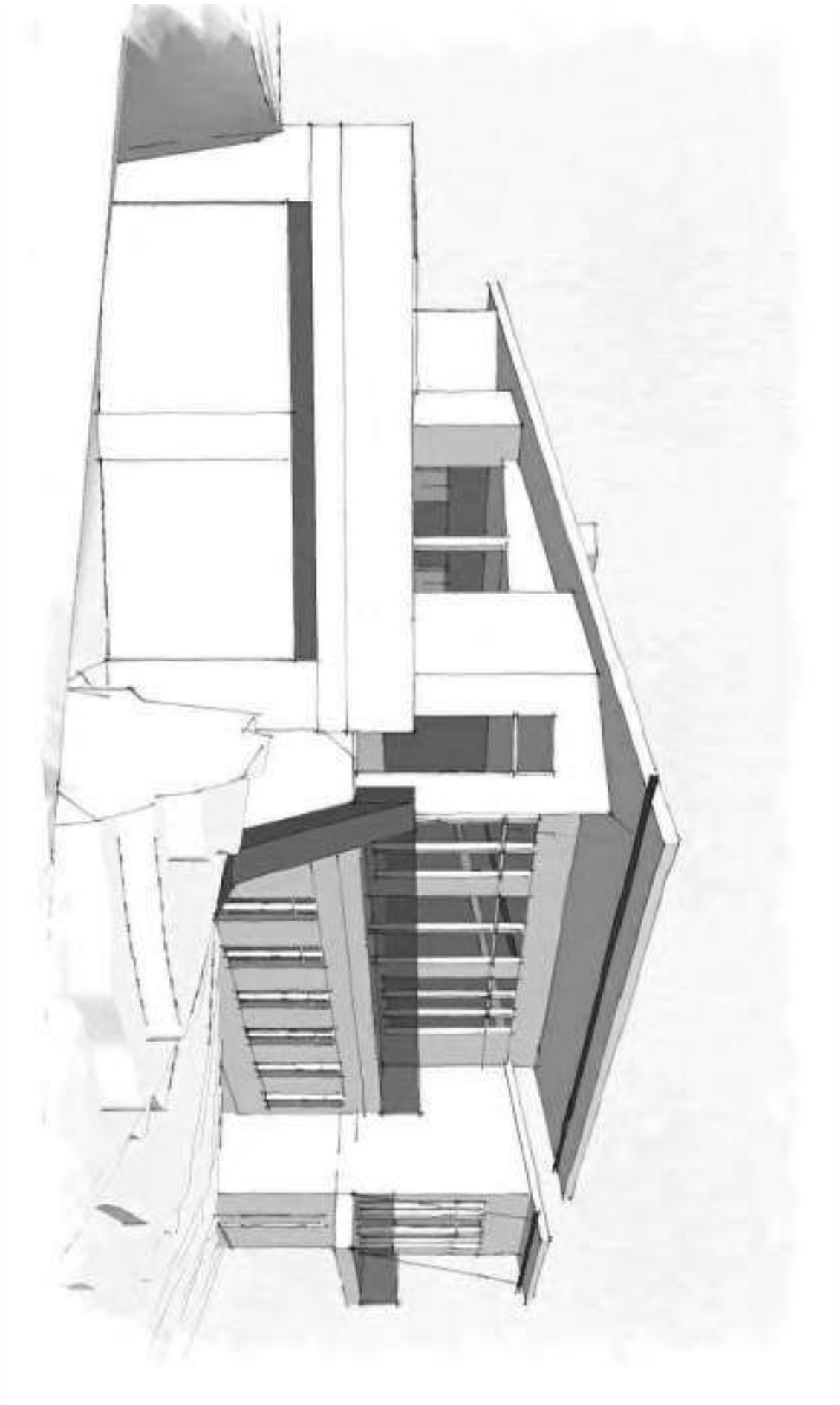
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



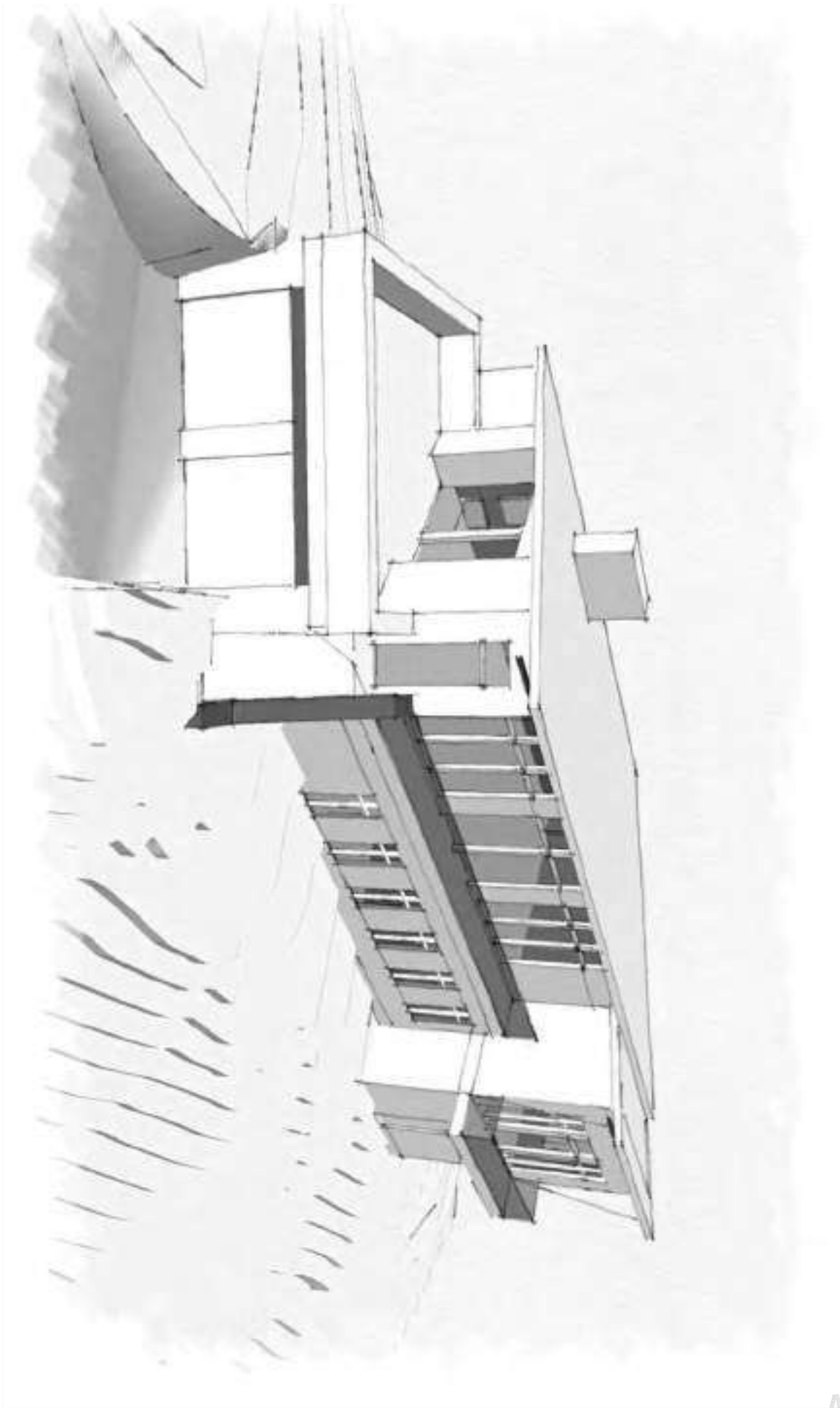
3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



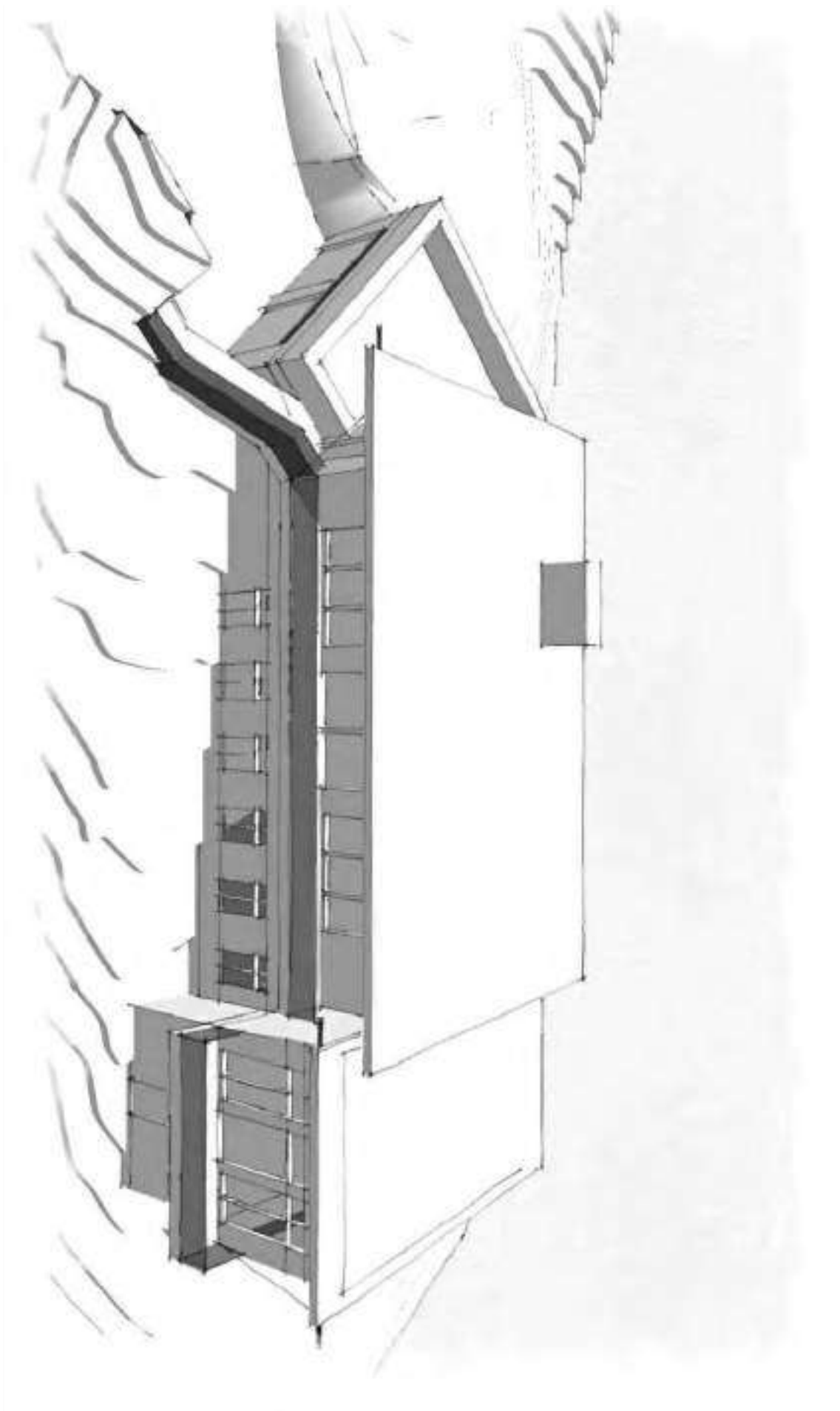
A3.5

NARCIS TUDOR ARCHITECTS©

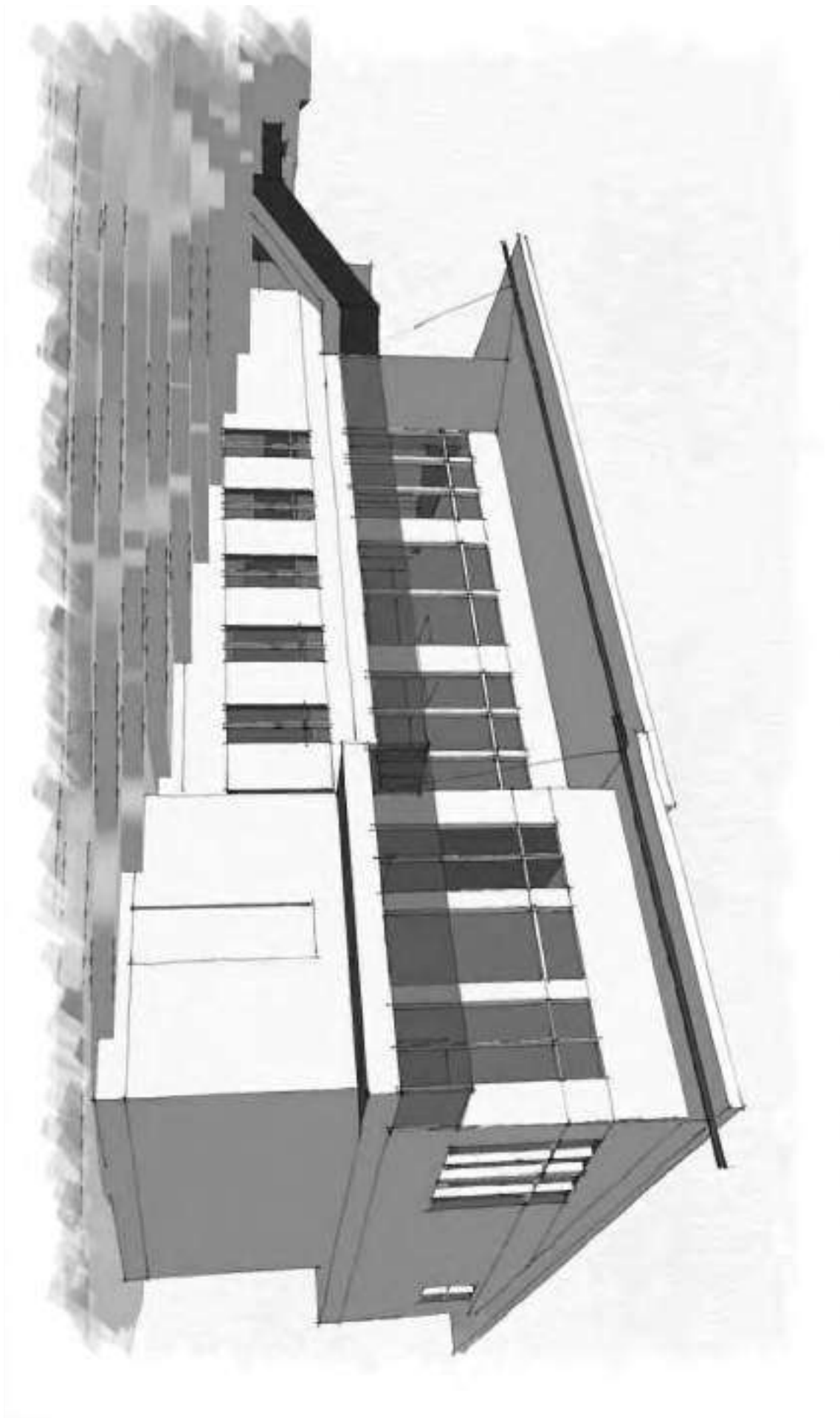
all graphic material contained in these documents is copyrighted and cannot be used without written permission
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



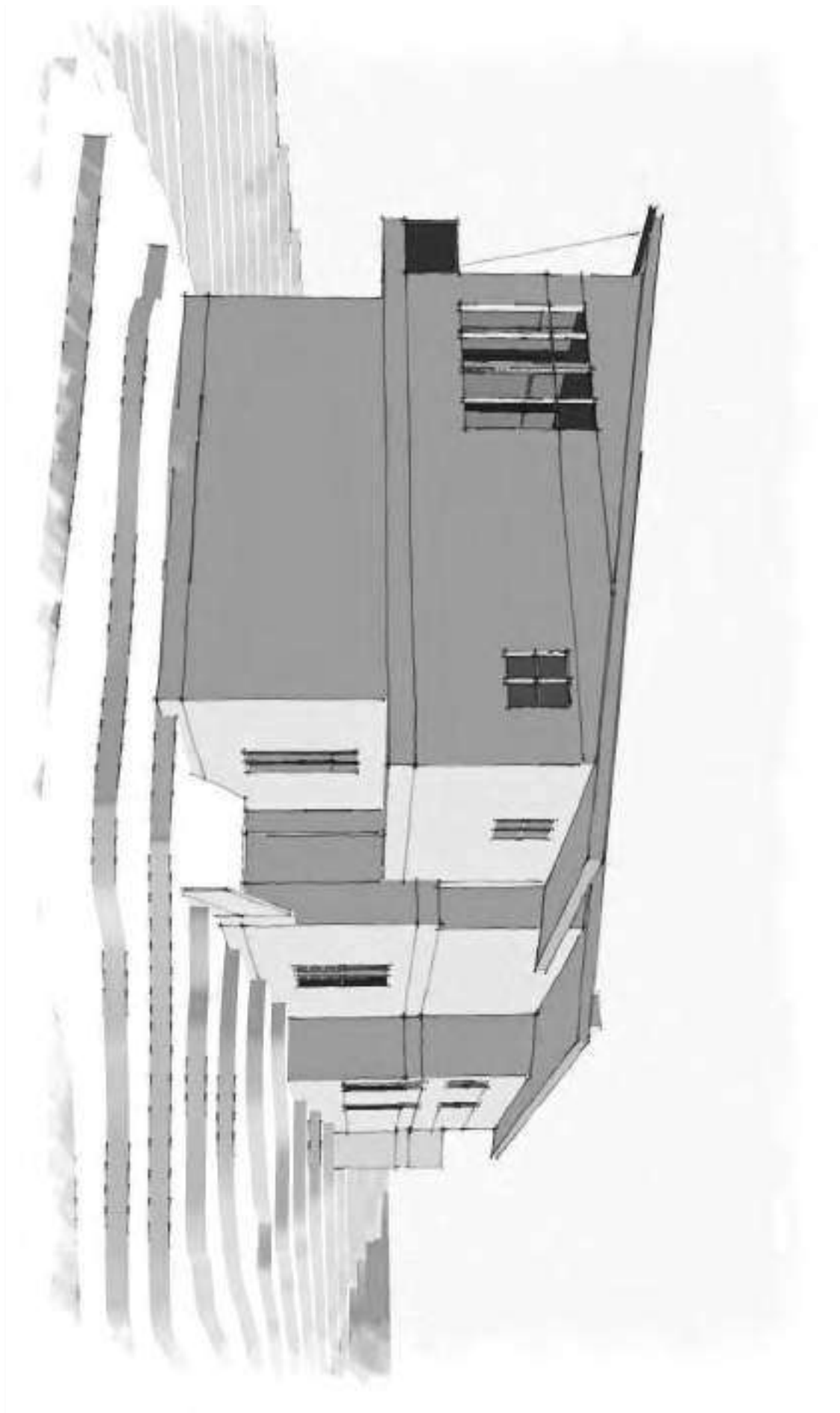
A3.6



A3.7



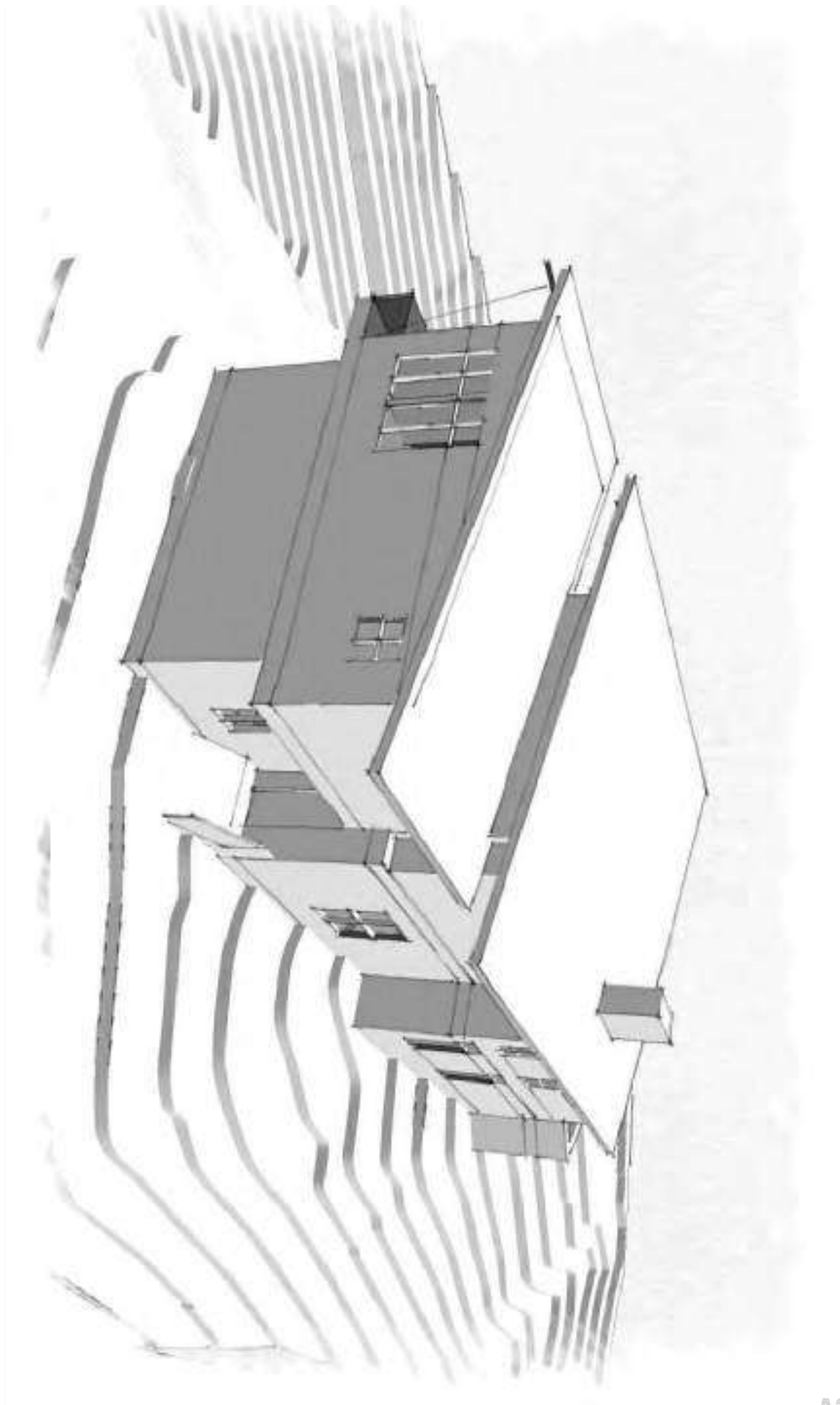
A3.8



A3.9

NARCIS TUDOR ARCHITECTS©

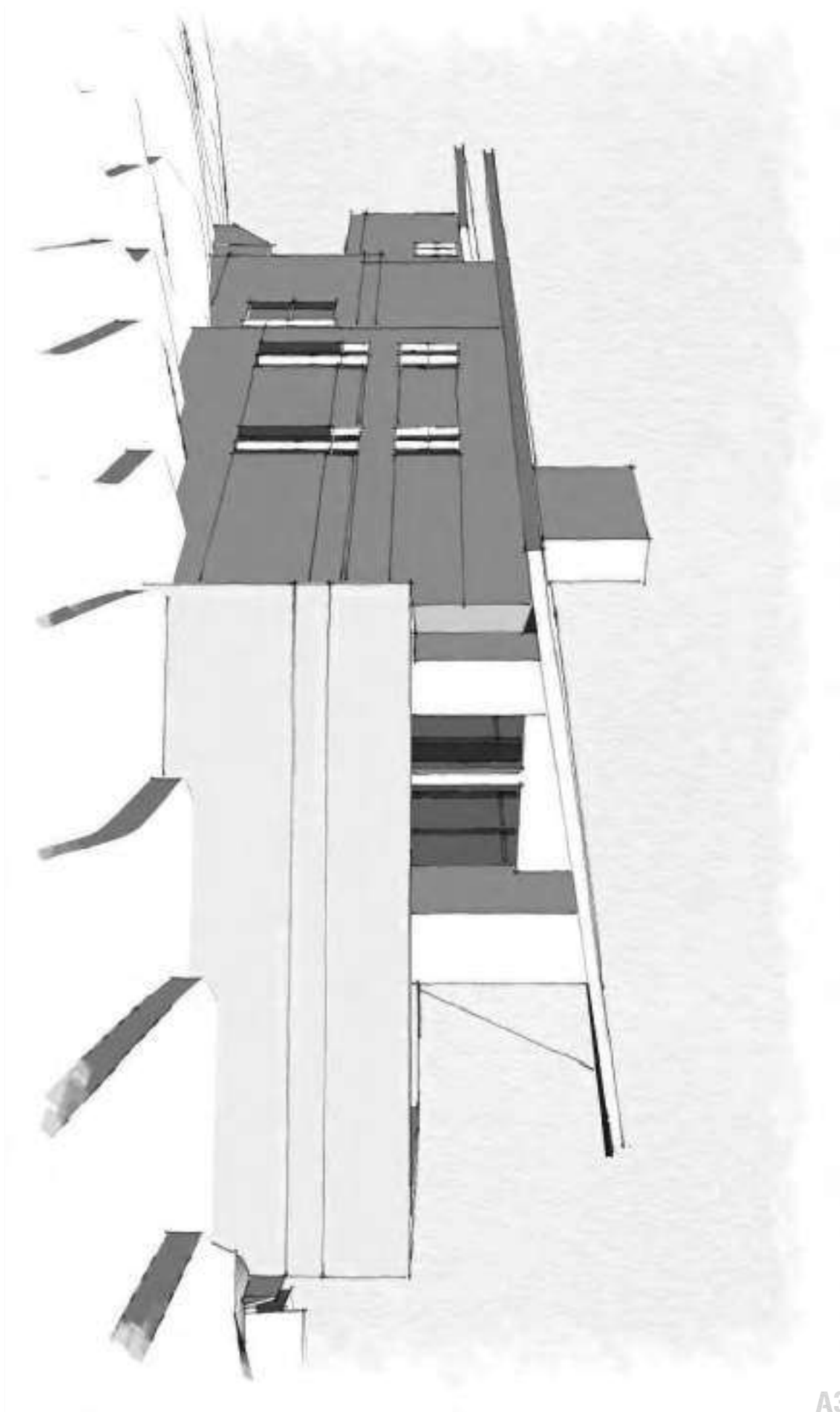
all graphic material contained in these documents is copyrighted and cannot be used without written permission
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



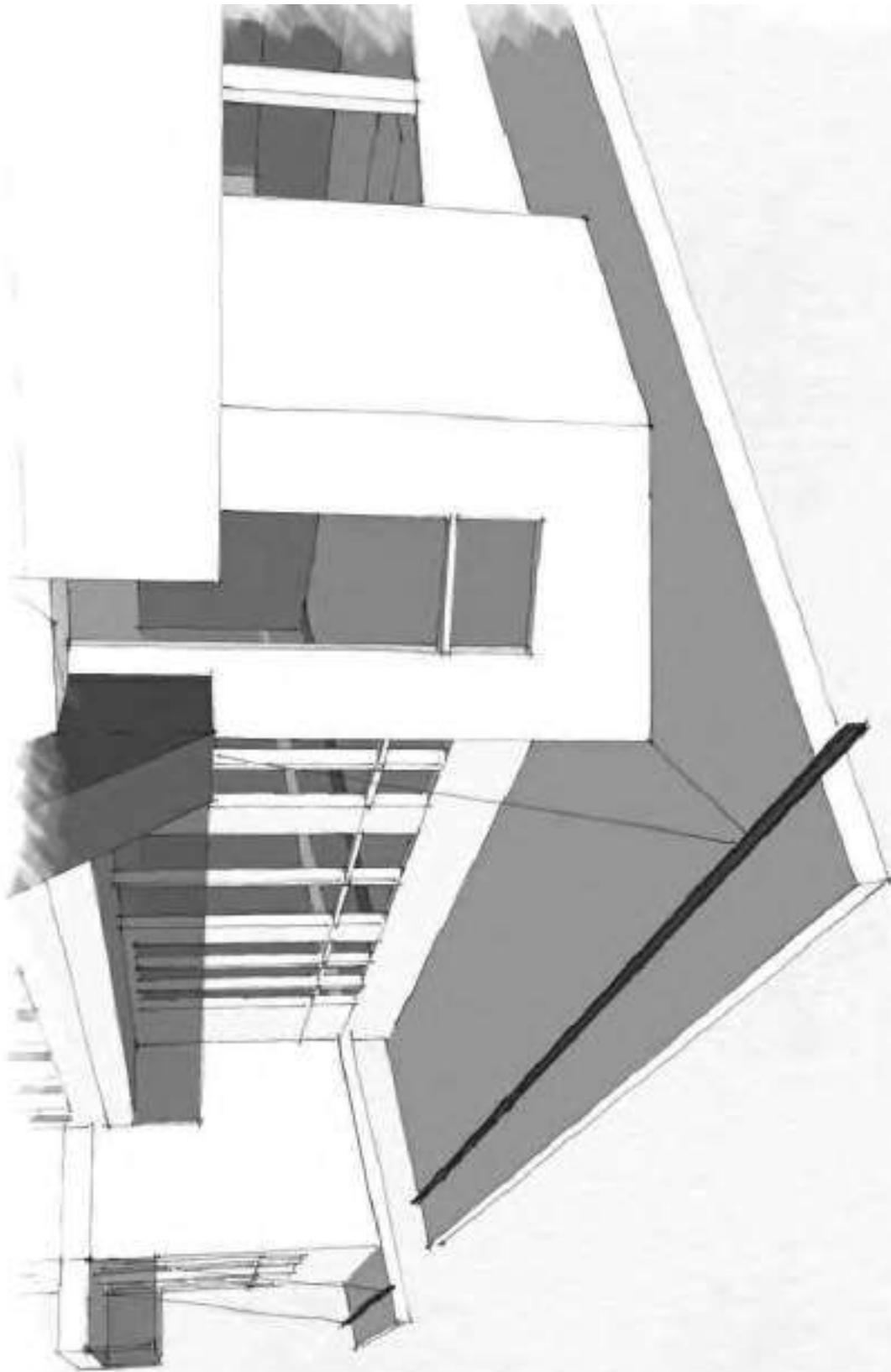
A3.10

NARCIS TUDOR ARCHITECTS©

all graphic material contained in these documents is copyrighted and cannot be used without written permission
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



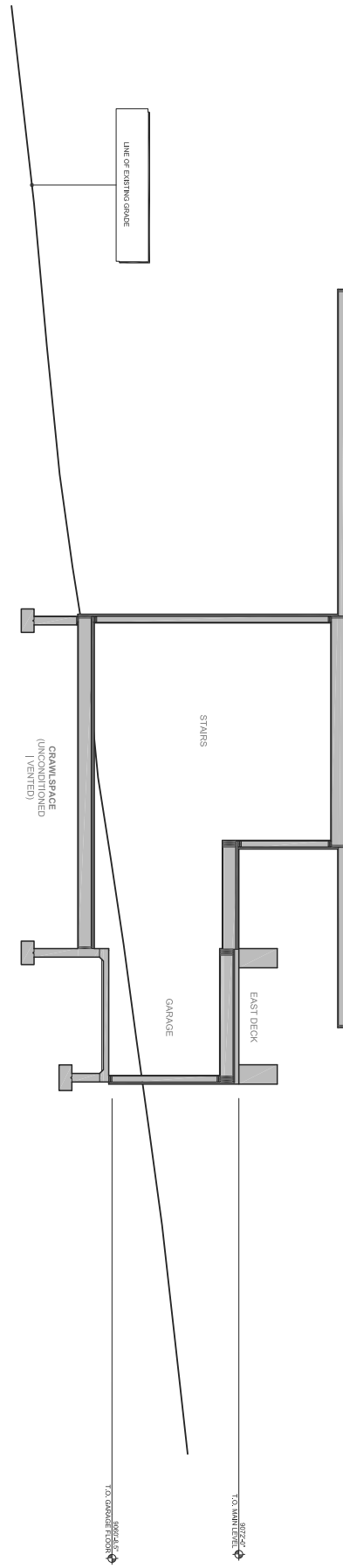
A3.11



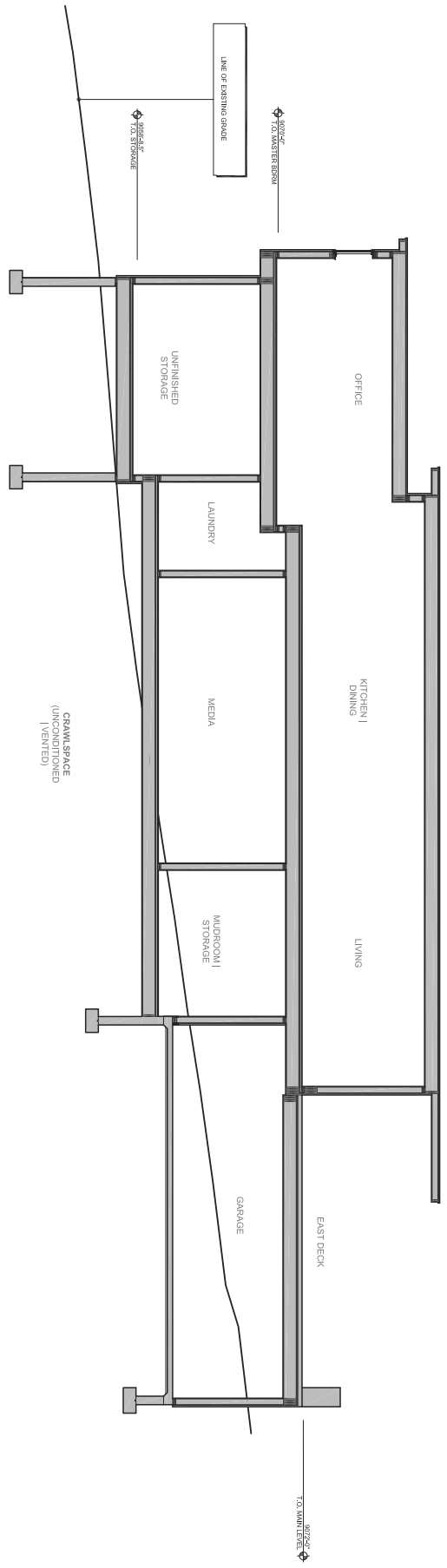
A3.12

NARCIS TUDOR ARCHITECTS©

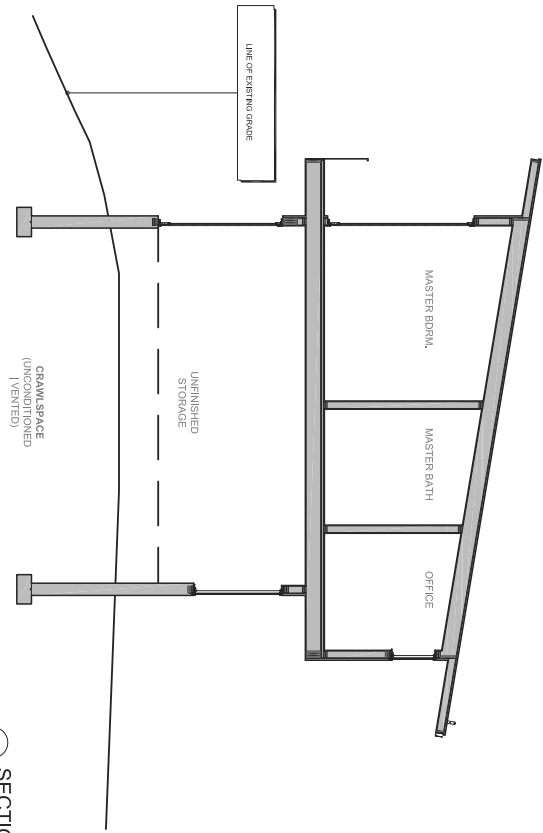
all graphic material contained in these documents is copyrighted and cannot be used without written permission
NARCISTUDOR.COM . 970.708.4983 . BOX 1717 TELLURIDE 81435



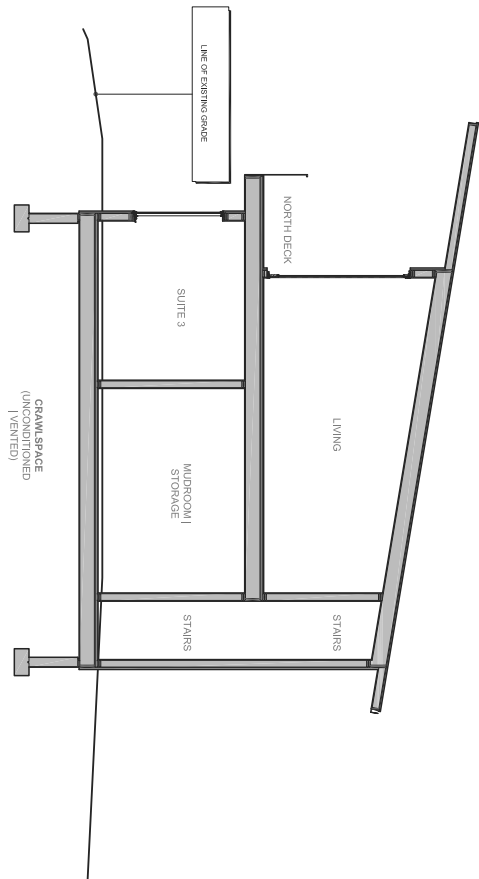
1 SECTION 1
SCALE: 1/4" = 1'-0"



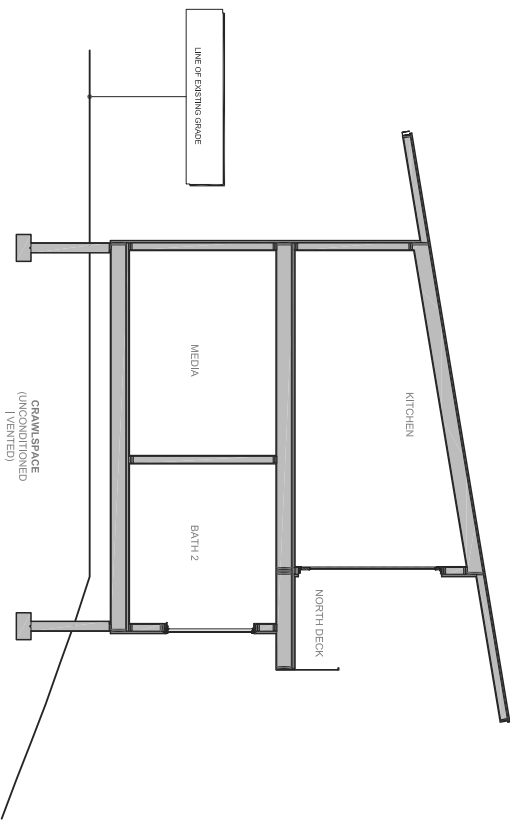
2 SECTION 2
SCALE: 1/4" = 1'-0"



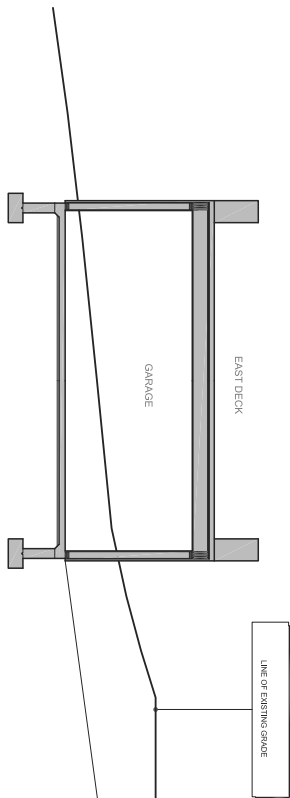
3 SECTION 3
SCALE: 1/4" = 1'-0"



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



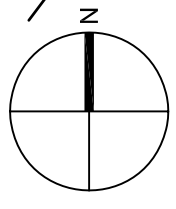
5 SECTION 5
SCALE: 1/4" = 1'-0"



6 SECTION 6
SCALE: 1/4" = 1'-0"



1 LANDSCAPE | FIRE MITIGATION PLAN
SCALE: 1/8" = 1'-0"



LANDSCAPE KEY

- EXISTING EVERGREEN TREES
(PINUS GLABRA)
TO REMAIN - 14 TOTAL

- EXISTING ASPEN TREES
(POPULUS TREMULOIDES)
TO REMAIN - 5 TOTAL + 4 NEW

- EXISTING TREES
TO BE REMOVED - 19 TOTAL

- NEW LILAC SHRUBS
(SYRINGA VULGARIS)
42-54" TALL - 7 TOTAL

- EXISTING TREES
PROTECTION FENCING

NARCIS TUDOR ARCHITECTS©

WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983



submissions

12.27.2021
01.28.2022
02.24.2022
03.25.2022
08.10.2022

DRB1 | PREP.
REVISED PLANS
DRB1
DRB1 - SUPPLEMENT
LANDSCAPE - SUPPLEMENT

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

LANDSCAPE
PLAN

A1.1

all graphic material contained in these documents is copyrighted and cannot be used without written permission



TO: Mountain Village Design Review Board

FROM: Design Workshop on behalf of the Town of Mountain Village

FOR: Design Review Board Public Hearing; September 1, 2022

DATE: September 1, 2022

RE: Staff Memo – Design Variation for Lot 648AR, Prospect Plaza Building (Building 2) at 313 Adams Ranch Road pursuant to CDC Section 17.4.11

APPLICATION OVERVIEW: Design Variation: Materials, Lot 648AR

PROJECT GEOGRAPHY

Legal Description: UNIT B1 BLDG 2 PROSPECT PLAZA CONDO LOCATED ON LOT 648AR TELLURIDE MOUNTAIN VILLAGE FIL 22 ACC TO THE 1ST SUPPLEMENT REC BK 1 PG 1973 AND AMEND DECS BK 555 P 922 ON 1 15 96 AND REC NOV 8 2002 REPLAT PLAT BK 1 PG 3073 AND FIRST AMEND CONDO MAP PLAT BK 1 PG 3075 AND THIRD AMEND DECS AT 352918 AND REC JAN 16 2003 RES AT 354414 AND 354415 AND CORRECTIVE AMEND TO SECOND SUPP DECS REC AUG 12 2003 AT 359329

Address: 313 Adams Ranch Road, Building 2

Applicant/Agent: Eric Tscherter, Chamberlin Architects

Owner: Prospect Plaza Condominium Association, Inc.

Zoning: Multi-Family

Existing Use: Multi-Family

Proposed Use: Multi-Family

Lot Size: 1.01 acres

Adjacent Land Uses:

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

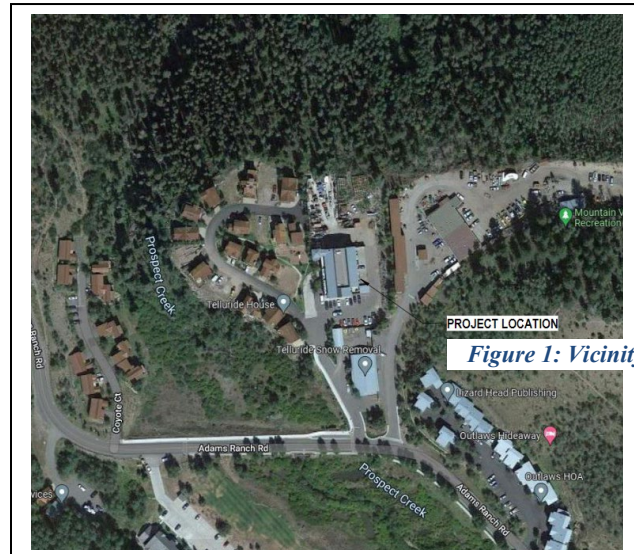


Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

No referral or public comments

Case Summary:

Eric Tscherter of Chamberlin Architects is requesting Design Review Board (DRB) approval of a design variation for an exterior remodel of the Prospect Plaza Building at 313 Adams Rand Road for the use of EIFS above the metal panel wainscot and fiberglass composite windows in place of the materials required in CDC section 17.5.6 Building Design section.

The applicant has proposed use of Exterior Insulation Finished System (EIFS) in place of the allowed stucco material that is typically a 2-3 coat cementitious system. The material is proposed to be located above 12' 9" of the first floor. Additionally, the use of fiber glass windows instead of traditional materials is proposed. The applicant will be able to provide additional information about the performance of these systems at the hearing.

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

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. The Town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: The applicant indicates that the proposed EIFS material and fiberglass windows will be of similar appearance to the code required materials. The new material will match the existing finish material on the current building exterior so no contrast will be seen. Overall, it appears that the proposed materials and design would fit within the existing Mounting Village Design Theme.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms are well grounded to withstand extreme climate conditions. Glazing must be responsive to the energy code and site conditions and cannot exceed a maximum façade coverage of 40 percent. The exterior color must be natural, warm and subtle and harmonize with the natural landscape. The applicant proposes to retain the existing stone base on the west elevation and corrugated metal siding on the north elevation.

Staff: Section 17.5.6E-4e states, "Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations." The applicant argues that the CDC is not updated to consider new materials that address the concerns of the materiality withstanding the high alpine conditions. The applicant has expressed that the proposed EIFS will improve energy efficiency for the structure and prevent water damage issues while fitting within the design of surrounding context.



Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

1)	StoGuard® Air and Moisture Barrier
2)	Adhesive: Sto TurboStick®
3)	Foamular® CI-C or Dow STYROFOAM™ Panel Core 20 Insulation Board
4)	Sto Mesh (embedded in Sto base coat)
5)	Base Coat: Sto BTS® Xtra
6)	StoPrime Sand (optional)
7)	Sto Textured Finish: Stolit® Lotusan® Sto Custom Cast Finish: StoCast Wood or StoCast Brick

Figure 2: StoTherm ci XPS Lotusan System Bulletin

The material is proposed to be “Desert Twilight” and located on all facades. New metal in dark walnut rawhide is proposed for the ground floor and does not require a variation. Figures 2-5 below indicate the location of these materials on all elevations, with the EIFS materials indicated in a light brown and the dark walnut rawhide metal indicated in dark brown.



Figure 3: East Elevation

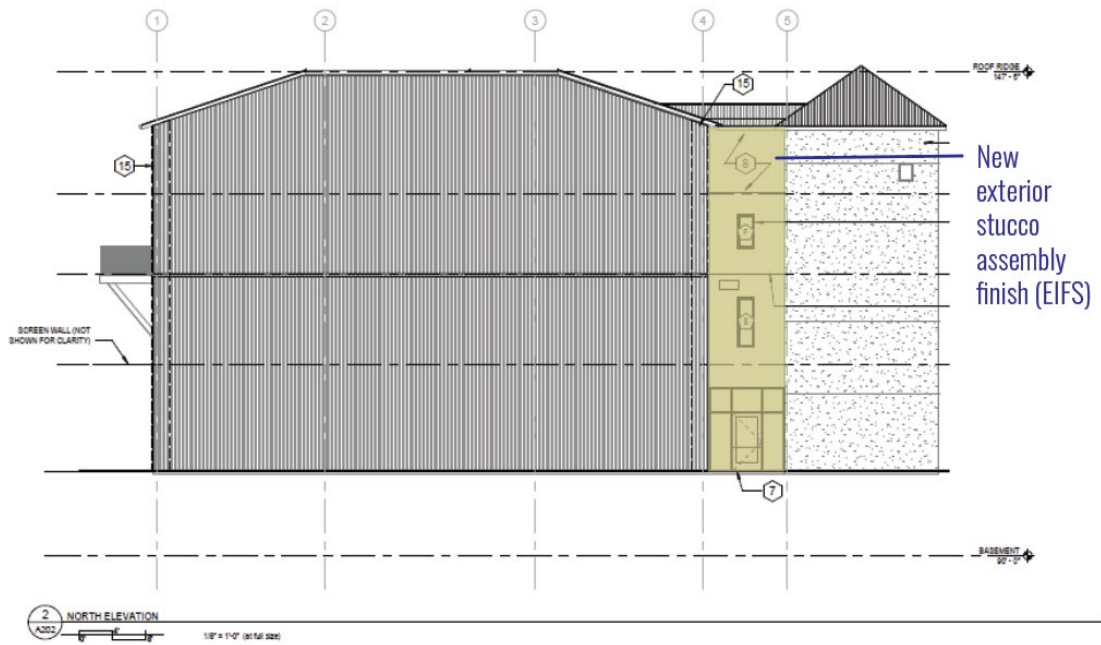


Figure 4: North Elevation



Figure 5: South Elevation

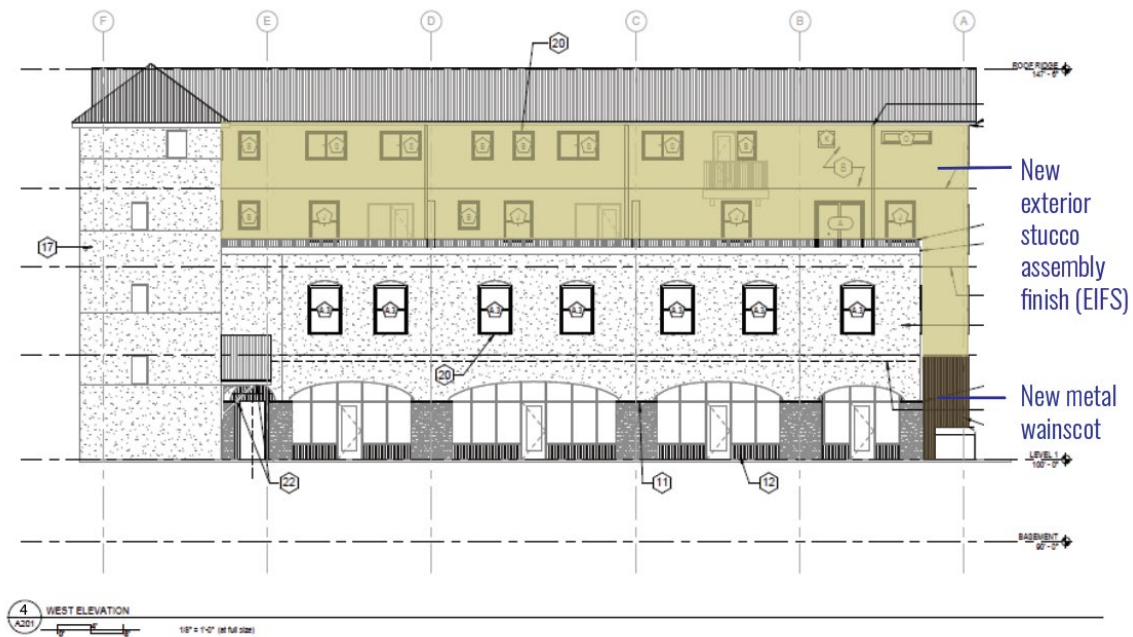


Figure 6: West Elevation

Details for the proposed EIFS system are included in Appendix A as an example of how current window framing material systems have improved to address the concerns listed in the CDC.

Section 17.5.6.G.8 lists allowable window materials as painted or stained wood, anodized, painted or clad aluminum or patina copper clad. It specifically prohibits the use of vinyl windows. The applicant has requested the use of fiberglass windows in an effort to provide residents with more energy efficiency.

The proposed ThermaPlus Low-E proposed glass adds, “an additional Low-E coating which helps to meet the strictest energy requirements by providing protection against heat loss and UV damage.”

CONSTRUCTION

Forgent Series windows are constructed of multi-chambered Glastra extrusions in an advanced ladder design for numerous benefits – the chambers add strength and promote energy efficiency. The same structural framework is used for All Glastra and Glastra/Wood products, for consistent performance.

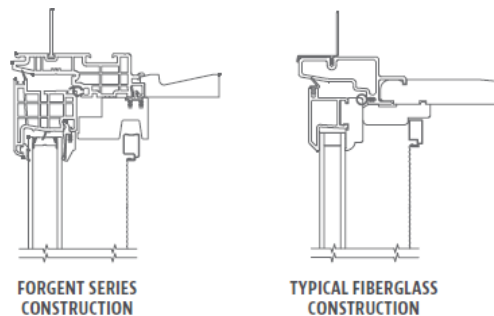


Figure 7: Window construction details

According to the CDC Section 17.4.11E-5f, the following criteria shall be met for the review authority to approve a design variation:

- a. The design variation may contrast with the design context of the surrounding area;

Staff: The proposed materials are similar in appearance to the materials used on surrounding structures.

- b. The design variation is contextually compatible with the Town design theme although creativity is encouraged;*

Staff: The proposed materials are compatible with Town design theme and articulate a design that promotes the design themes found in high alpine mountain environments, in that they are manufactured to appear similar to the materials allowed by the code.

- c. The design variation is consistent with purpose and intent of the Design Regulations;*

Staff: The proposed variation could allow the building to become more energy efficient and environmentally cautious while maintaining the character of the community, therefore meeting the purpose and intent of the Design Regulations.

- d. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;*

Staff: The proposed materials is not anticipated to have a negative impact on the surrounding neighborhood. The materials enhance the existing structure by providing more energy efficient materials while also blending in with the existing surrounding context.

- e. The design variation meets all applicable Town regulations and standards; and*

Staff: The project only proposes to adjust the materials, and does not propose any other design changes that would require a variation.

- f. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future.*

Staff: The proposed materials are examples of modern advances in materiality that reflect the overall goal of the CDC and move our community into the future.

Overall, pending the level of comfort DRB members have with the information provided by the applicant regarding the EIFS system, staff is generally in support of these design variations. It should be noted that as it relates to the fiberglass windows, several recent projects have been approved with this window material.

17.5.12: Lighting Regulations

Staff: Remodels with values that exceed \$50,000 are also required to bring exterior lighting into compliance with current lighting regulations. The applicant has provided a lighting plan (for staff review) that removes all upper level lighting from the building. Outside of that, existing fixtures are all full cut off or recessed can lights so staff has determined that this provision is being met.,.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has included a Construction Mitigation Plan as part of their application. The plan indicates the required trash container, material storage, port-a-toilet, and parking location throughout the construction process. No cranes, construction trailer, or tree

removal will be needed for this process. No bear proof container has been provided and is a requirement. A revised CMP should be provided with building permit. The applicant has also included necessary screened fencing around the material storage space. The material storage space and construction parking will use 10 parking spaces on the site during the construction process.

Staff Recommendation: Staff recommends the DRB discuss the appropriateness of the alternative materials.

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

Proposed Motion:

If DRB chooses to recommend **approval** of the design **variation** than staff suggests the following motion:

I move to approve the design variation for the use of Exterior Insulation Finished System (EIFS) above the metal panel wainscot and fiberglass composite windows for the exterior remodel of Lot 648AR, Prospect Plaza Building (Building 2) at 313 Adams Ranch Road based on the evidence provided in the staff record of memo dated September 1, 2022, and the findings of this meeting with the following condition:

- 1) Prior to building permit, the applicant shall revise the construction mitigation plan to include a bear proof trash container.*

If DRB chooses to recommend **denial** of the design **variation** than staff suggests the following motion:

I move to deny the design variation for the use of Exterior Insulation Finished System (EIFS) above the metal panel wainscot and fiberglass composite windows for the exterior remodel of Lot 648AR, Prospect Plaza Building (Building 2) at 313 Adams Ranch Road based on the evidence provided in the staff record of memo dated September 1, 2022, and the findings of this meeting.



May 27, 2022

Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

RE: Prospect Plaza Exterior Remodel
Design Review Board (DRB) - Information
CA #2132

Dear Mr. Miller,

Chamberlin Architects is pleased to submit this Design Review Board application and associated information in regard to the above referenced project. As indicated on the attached info this is only for the exterior remodel of the Prospect Plaza Building at 313 Adams Ranch Road in Mountain Village, CO. The exterior envelope has experienced a decline in the performance of the various components that comprise the wall system which includes the exterior stucco finish system as well as the associated window and door openings within it.

Per our discussions with your department, we are submitting this DRB application as a Class 1 Application (per page 2 of application info and CDC) due to the limited nature of the work which conforms with the items indicated. Please review the application for conformance with the Town of Mountain Village requirements for exterior development and proposed materials.

1. Project Development Narrative (item #7 of application):

- a. The planned remodel will remove the existing building exterior wall envelop where noted on the attached plans and elevations. The architectural precast concrete panels will not be modified except as needed to install the new windows in the existing openings and to seal the exterior face of the panels to resist water infiltration. The project will include removal of the stucco and a small portion of the metal wall panel system on the north side down to the existing wall framing so that we can re-establish an energy efficient thermal envelop as a part of the new exterior finishes and openings. The exterior materials are proposed to be changed as follows:
 - New double hung windows and sliding doors framed with fiberglass composite material and insulated glass lites. Color to be "Midnight" as produced by Kolbe Windows (Forgent Series).
 - Wainscot to be a prefinished metal 1/2 inch corrugated panel (vertical rib orientation), 24 gauge thickness with matching trim in color "Dark Walnut Rawhide" as produced by Bridgersteel.
 - Exterior insulation and finish system will be a decorative cladding "StoTherm ci"(MD) over 2 inches of continuous insulation that incorporates moisture drainage into the system using water drainage via flashing/weepers as manufactured by Sto. Corporation. EIFS color to match "Desert Twilight #2137-40 by Benjamin Moore.

- Exterior exposed steel railings and metal trim will be refinished or replaced to match the wainscot color.
- Existing exposed exterior wood trim will be cleaned and resealed with a clear sealer to retain its original color.
- All new doors, windows and exterior wall assemblies will meet the required 2018 IECC performance requirements.
- There is no work planned to the existing roof systems except as needed for tie-in and flashings.

2. **Design Variation** (item #12 of application): We are requesting design variation consideration for the use of EIFS above the metal panel wainscot and fiberglass composite windows versus the materials indicated in CDC section 17.5.6 Building Design section. Please see below for how we respond to the criteria of 17.4.11.E(5)(e) & (f).

- a. 17.5.6. E, - 4 Stucco “e. EIFS is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.
 - i. The design variation may contrast with the design context of the surrounding area;
Response: The proposed EIFS material will be in keeping with the use of cementitious 2-3 coat systems in regard to appearance within the immediate area including the existing finish material on the current building exterior so no contrast with the existing context.
 - ii. The design variation is contextually compatible with the town design theme although creativity is encouraged; **Response: The proposed EIFS material will be in keeping with the town design theme as indicated in sub-paragraphs “b” and “c”.**
 - iii. The design variation is consistent with purpose and intent of the Design Regulations;
Response: Yes
 - iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; **Response: The use of EIFS in lieu of a 2-3 coat cementitious stucco system will not have a negative impact on the surrounding neighborhood. The system change will not be noticeable since the material will be used above 12'-9" of the first floor and will have a similar “fine” texture to the existing stucco, see drawings attached. The new system will not have the staining, cracking and areas of spalling of the original cementitious stucco system. This is because this system will be a water managed system allowing water that does pass through any joints or openings in the system to be directed out of the exterior wall assembly. There will be a fluid applied weather barrier over all of the new exterior wall sheathing with penetrations/openings properly flashed to again direct water out of the system.**
 - v. The design variation meets all applicable Town regulations and standards: and
Response: This request is being made because of improvements in EIFS system design as well as the advent of fluid applied weather resistant barriers which with proper installation, like any material, can provide the desired appearance and performance of other similar exterior wall assemblies.

- vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. **Response: This request is made to move the CDC guidelines into the future in respect to advances in alternate material system assemblies. As indicated above the system proposed is being used to provide an appearance that is similar to the existing primary building finish, continuous insulation properties for energy efficiency and a uniform weather barrier behind the EIFS system and the corrugated metal panels that will protect the base of the building from snow and the potential of combustibles.**
The EIFS color proposed in addition to the wainscot will reduce the overall massing of the existing building and will blend into the surrounding context better than the existing finishes currently do. Please see the information attached on the proposed StoTherm CI-MD (Moisture Drainage) with Lotusan finish.
- b. 17.5.6; G, - 8 Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad. “b. Use of vinyl windows is prohibited.”
 - i. The design variation may contrast with the design context of the surrounding area; **Response: The proposed fiberglass windows will blend in with the existing context and will be installed where only the color will be visible.**
 - ii. The design variation is contextually compatible with the town design theme although creativity is encouraged; **Response: Yes.**
 - iii. The design variation is consistent with purpose and intent of the Design Regulations; **Response: Yes**
 - iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; **Response: There will be no negative impact on the surrounding neighborhood.**
 - v. The design variation meets all applicable Town regulations and standards; and **Response: This variation request is due to the introduction of new materials that are not considered in the current CDC.**
 - vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. **Response: This request is made to move the CDC guidelines into the future in respect to advances in window framing material systems. The use of a fiberglass composite window will provide the building residents windows that are more energy efficient, better sealed, not prone to shrink/swell effects of the current wood framed window system and they will provide an appearance that is similar to the existing window finish which is an aluminum clad wood window system. To the best of our knowledge similar materials have been approved as a design variation on other DRB reviewed projects. Please see the information attached on the proposed Kolbe “Forgent” window system.**

If this application is acceptable, please let me know. If you have any questions or need additional information, please feel free to contact me. I look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Tscherter". The signature is fluid and cursive, with the first name "Eric" and last name "Tscherter" clearly distinguishable.

Eric Tscherter, AIA, LEED AP, President
CHAMBERLIN ARCHITECTS, P.C

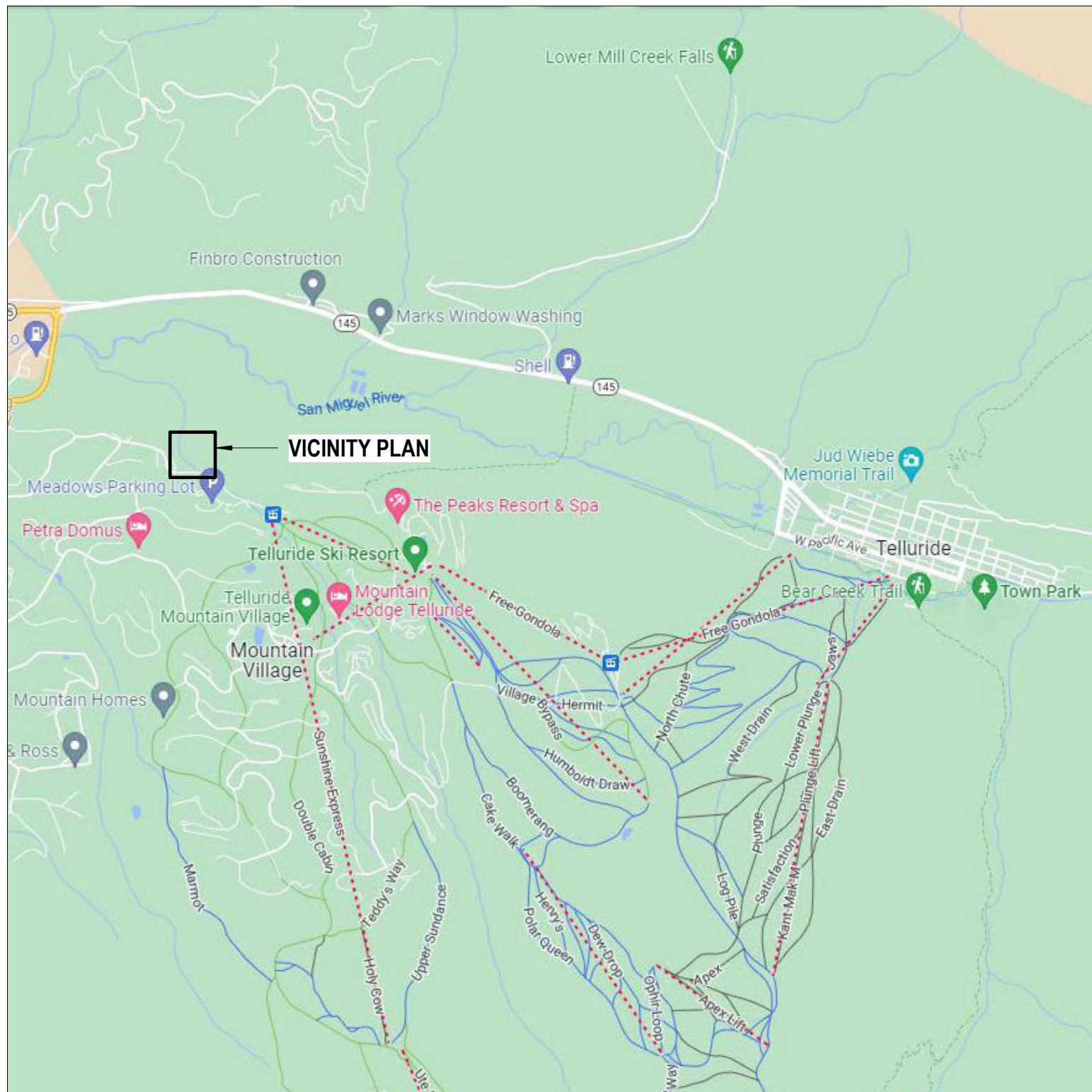
Attachments:

Exhibit A – Town of Mountain Village Design Review Application

Exhibit B – Prospect Plaza Remodel - Design Review Board Application (5/27/22)

Exhibit C – Proposed Exterior Materials information

LOCALITY MAP



PROSPECT PLAZA REMODEL

DESIGN REVIEW APPLICATION

MOUNTAIN VILLAGE, CO

OWNER

PROSPECT PLAZA CONDO ASSOCIATION
Post Office Box 2975
Mountain Village, CO 81435

DRAWING LIST

GENERAL	
G001	COVER SHEET
ARCHITECTURAL	
A001	NOTES, SYMBOLS, AND ABBREVIATIONS
A031	DEMO - EXTERIOR ELEVATIONS
A032	DEMO - EXTERIOR ELEVATIONS
A101	LEVEL 1 AND 2 PLANS
A102	LEVEL 3 AND 4 PLANS
A141	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A721	WINDOW TYPES
A801	PERSPECTIVE VIEWS - SHEET 1
A802	PERSPECTIVE VIEWS - SHEET 2

DESIGN TEAM

ARCHITECT:
CHAMBERLIN ARCHITECTS
437 Main Street
Grand Junction, CO 81501
(970) 242-6804

CODE REVIEW

CODE IN EFFECT: 2018 IBC / 2018 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY: R-2 (FLOORS 2, 3 & 4) DWELLING UNITS ON FLOOR 3 ARE TWO STORY WITH ENTRY/EGRESS ON FLOOR 3.B (FLOOR 1) RETAIL

CONSTRUCTION: TYPE V-A (FLOORS 1-4)
TYPE II-B (BASEMENT)

NUMBER OF STORIES: FOUR ABOVE BASEMENT LEVEL (BASEMENT IS SEPARATED CONCRETE CONSTRUCTION)
TYPE II-B (ASSUMED)
FIRST FLOOR 6,925 GSF
SECOND FLOOR 7,863 GSF
THIRD FLOOR 6,999 GSF
FOURTH FLOOR 6,999 GSF

SPRINKLERED: YES (NFPA 13 ASSUMED)

NUMBER OF EXITS PER FLOOR: TWO (STAIRS AT EACH END OF CORRIDOR - FLOORS BASEMENT THRU 3RD)

1006.3.3 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

- THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND COMMON PATH OF EGRESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.3(1) OR 1006.3.3(2). (DOES NOT COMPLY)
- ROOMS, AREAS AND SPACES COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT. (DOES NOT COMPLY)
- PARKING GARAGES WHERE VEHICLES ARE MECHANICALLY PARKED SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT. (N/A)
- GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT. (N/A)
- INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
 - THE DWELLING UNIT COMPLIES WITH SECTION TABLE 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS. MAX OCCUPANT LOAD OF SPACE: 20. THE LARGEST DWELLING UNIT IN THE BUILDING IS 2,991 SF / 200 = 15 OCCUPANTS < 20 (IN COMPLIANCE). MAX COMMON PATH OF EGRESS TRAVEL DISTANCE 125 FT (BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM); LARGEST UNIT HAS CPET OF ROUGHLY 80 FT < 125 FT (IN COMPLIANCE).
 - EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.ALL DWELLING UNITS EXIT TO CORRIDOR WITH TWO INDEPENDENT EXITS (IN COMPLIANCE).

PER 1030.1 GENERAL. IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN THE FOLLOWING OCCUPANCIES:

- GROUP R-2 OCCUPANCIES LOCATED IN STORIES WITH ONLY ONE EXIT OR ACCESS TO ONLY ONE EXIT AS PERMITTED BY TABLES 1006.3.3(1) AND 1006.3.3(2).

TABLE 1006.3.3(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES.
TABLE 1006.3.3(2) NOT FOR R-2

GENERAL PROJECT NOTES

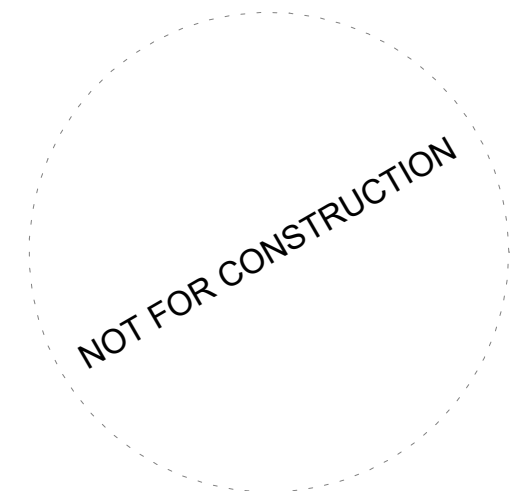
- THE PROSPECT PLAZA BUILDING WILL REMAIN IN OPERATION DURING THE CONSTRUCTION. THE BUILDING IS TO BE KEPT WEATHER TIGHT EVEN DURING THE REMOVAL AND REPLACEMENT OF THE EXTERIOR ENVELOPE. GENERAL CONTRACTOR IS TO ONLY REMOVE WHAT THEY CAN REASONABLY REPLACE OR PROTECT EACH DAY.
- DURING EXTERIOR WORK INTERIM LIFE SAFETY MEASURES (ILSM) PROTOCOLS ARE TO BE FOLLOWED SO THAT PROPER EGRESS IS MAINTAINED FROM ALL POINTS OF EGRESS. IF WORK IS TO OCCUR IN THE AREA OF AN EGRESS POINT THEN THAT AREA IS TO BE PROTECTED TO THE GREATEST DEGREE POSSIBLE FROM OVER HEAD WORK BY ERECTING BARRIERS, NETS OR OTHER TO MAINTAIN THE USE OF THE EGRESS POINT.
- COORDINATE ANY INTERRUPTIONS TO UTILITIES OR SERVICES WITHIN BUILDINGS THROUGH THE HOA. NOTIFY HOA STAFF A MINIMUM OF TWO WEEKS PRIOR TO PLANNED SERVICE INTERRUPTION.
- PROSPECT PLAZA BUILDING AND GROUNDS ARE TO BE TOBACCO FREE.
- THE BUILDING IS EXISTING. FIELD VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO STARTING LAYOUT, FABRICATION, AND/OR INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE VARIATIONS BETWEEN CONDITIONS NOTED AND EXISTING.
- ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804

chamberlinarchitects.com



PROSPECT PLAZA REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

COVER SHEET

NO: ISSUED FOR: DATE:



PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE:

05/27/2022

SHEET NO:

PROJECT NO:
2132

G001

ARCHITECTURAL ABBREVIATIONS

ABV	above	EIFS	exterior insul finish sys	INCL	include (d) (ing)	OPG	opening	SHT	sheet
ACC	accessories	EJ	expansion joint	INSUL	insulate (d) (ing)	OPH	opposite hand	SHTG	sheathing
AFF	above finished floor	EL	elevation	INT	interior	OPP	opposite	SIM	similar
ALT	alternate	ELEC	electric (al)	INV	invert	OSB	oriented strand board	SND	sanitary napkin disposal
AL	aluminum	EM	emergency	JST	joist	OTS	open to structure	SNV	sanitary napkin vendor
APC	acoustical panel ceiling	EWC	electric water cooler	JT	joint	PB	particle board	SPEC	specification
ARCH	architect (ural)	EWG	end wall corner guard	L	length, angle	PERF	perforate (d)	SPKR	speaker
ASPH	asphalt	EQ	equal	LAM	laminated (d)	PERIM	perimeter	SQ	square
A/C	air conditioning	EXG	existing	LAV	lavatory	PLAM	plastic laminate	SS	solid surface
BCS	baby changing station	EXH	exhaust	LB	pound	PLT	plate	SST	stainless steel
BD	board	EXP	exposed	LF	lineal foot	PNT	paint (ed)	STD	standard
BLDG	building	EXT	exterior	LG	laminated glass, glazing	PNL	panel	STL	steel
BLKG	blocking	FBO	furnished by owner	LIN	linoleum	PNT	pair	STOR	storage
BO	bottom of	FD	floor drain	LT	light	PR	projector, projection	STR	structural
BRG	bearing	FDN	foundation	MA	match	PROJ	projector, projection	SUSP	suspended
CBU	cementitious backer unit	FE	fire extinguisher	MAS	masonry	PSF	pounds per square foot	T	tread
CG	corner guard	FEC	fire extinguisher cabinet	MATL	material	PT	pressure treated	TB	towel bar
CJ	control joint	FEP	finished end panel	MAX	maximum	PTD	paper towel dispenser	TD	travel distance
CLG	ceiling	FFE	finished floor elevation	MATL	material	PTN	partition	TEL	telephone
CLR	clear (ance)	FIN	finish	MB	marker board	PVC	polyvinyl chloride	T.O.	top of
CMU	concrete masonry unit	FLG	flashing	MCH	mechanic (al)	PVMT	pavement	TOC	top of concrete
COL	column	FLR	floor (ing)	MFR	manufacture (r) (d)	PWD	plywood	TOS	top of steel
CONC	concrete	FLJR	fluorescent	MH	manhole	QT	quarry tile	TOW	top of wall
CONT	continuous or continue	FO	face of	MIN	minimum	R	riser, radius	TPD	toilet paper dispenser
CORR	corridor	FRMG	framing	MISC	miscellaneous	RB	rubber base	TS	tube steel
CPET	common path of egress travel	FRP	fiber reinforced plastic	MLD	molding, moulding	REC	recycling	TYP	typical
CPT	carpet (ed)	FT	foot (feet)	MO	masonry opening	RCMD	recommend (ed) (ations)	T&G	tongue and groove
CSMT	casement	FTG	footing	MT	mount (ed) (ing)	RE	reference	UNO	unless noted otherwise
CT	ceramic tile	GA	gage, gauge	MTL	metal	REF	refrigerator	VB	vapor barrier
CTR	center	GAL	gallon	N	north	REIN	reinforce (d) (ing)	VCT	vinyl composition tile
CWOG	center wall on grid	GALV	galvanized	N/A	not applicable	REQ	required	VERT	vertical
DBL	double	GB	grab bar	NIC	not in contract	REV	revision (s), revised	VIF	verify in field
DEMO	demolish / demolition	GC	general contractor	NOM	nominal	RD	roof drain	VM	vending machine
DF	drinking fountain	GL	glass, glazing	NTS	not to scale	RFG	roofing	VNL	vinyl sheet
DIM	dimension (s)	GWB	gypsum wallboard	NECY	necessary	RH	robe hook	VTR	vent through roof
DIR	direction	GYP	gypsum	OC	on center (s)	RM	room	W	west, wide, width
DISP	dispenser	HAS	headed anchor stud	OD	outside diameter	RO	rough opening	W/	with
DN	down	HB	hose bibb	OFCI	owner furnished,contractor installed	ROW	right of way	WB	wood base
DR	door	HCP	handicap (ed)	OFOI	overflow drain	RR	restroom	WC	watercloset
DS	downspout	HDR	header	OFOI	owner furnished, owner installed	RTU	roof top unit	WD	wood
DTL	detail	HDW	hardware	OH	overhead	RUB	rubber	WDW	window
DWG	drawing	HOR	hollow metal	OL	occupant load	S	south	WF	wide flange
DWR	drawer	HSS	horizontal	OLF	occupant load factor	SAG	susp acoustic grid	WG	wire glass
E	east	HT	height			SC	shower curtain rod & hooks	W/O	without
EA	each	HVAC	heating /ventilation / air conditioning			SCH	schedule	WP	waterproof (ing)
EC	evaporative cooler	HWD	hardwood			SD	soap dispenser	WR	waste receptacle
EG	etched glass/glazing							WRB	weather resistive barrier
								WWM	welded wire mesh

SYMBOLS

	REVISION		ANGLE
	ELEVATION		DIAMETER
	COLUMN GRID LOCATION		PERPENDICULAR
	DOOR NUMBER		PLATE
	WINDOW TYPE		PLUS OR MINUS
	CENTER LINE		FLOOR DRAIN
	LINE OF WALL ABOVE OR HIDDEN LINE		FIRE EXTINGUISHER
	BREAK LINE		
	MATCH LINE		
	ROOM NAME ROOM NUMBER		
	INTERIOR WALL ELEVATION REFERENCE DRAWING		
	REFERENCED SECTION NUMBER SHEET NUMBER		
	BASIC WALL TYPE		
	WALL TYPE AND PROPERTIES, SEE "WALL DESIGNATION KEY" BELOW		
	REFERENCED DETAIL NUMBER SHEET NUMBER		

GENERAL NOTES

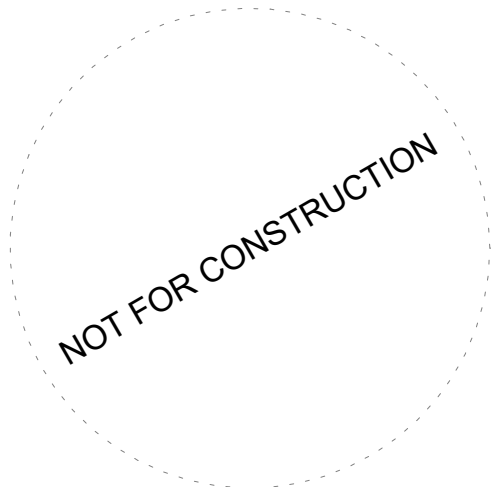
1. COMPLY WITH ALL MANUFACTURERS RECOMMENDATIONS AND INDUSTRY STANDARDS RELEVANT TO THE WORK HEREIN.
2. ALL DIMENSIONS ARE FROM FACE OF FINISH UNO.
3. ALL ALIGNMENTS ARE FACE OF FINISH UNO.
4. FIELD VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO FABRICATION AND/OR INSTALLATION.



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804

chamberlinarchitects.com



PROSPECT PLAZA
REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

NOTES, SYMBOLS,
AND
ABBREVIATIONS

NO: ISSUED FOR: DATE:



PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE:

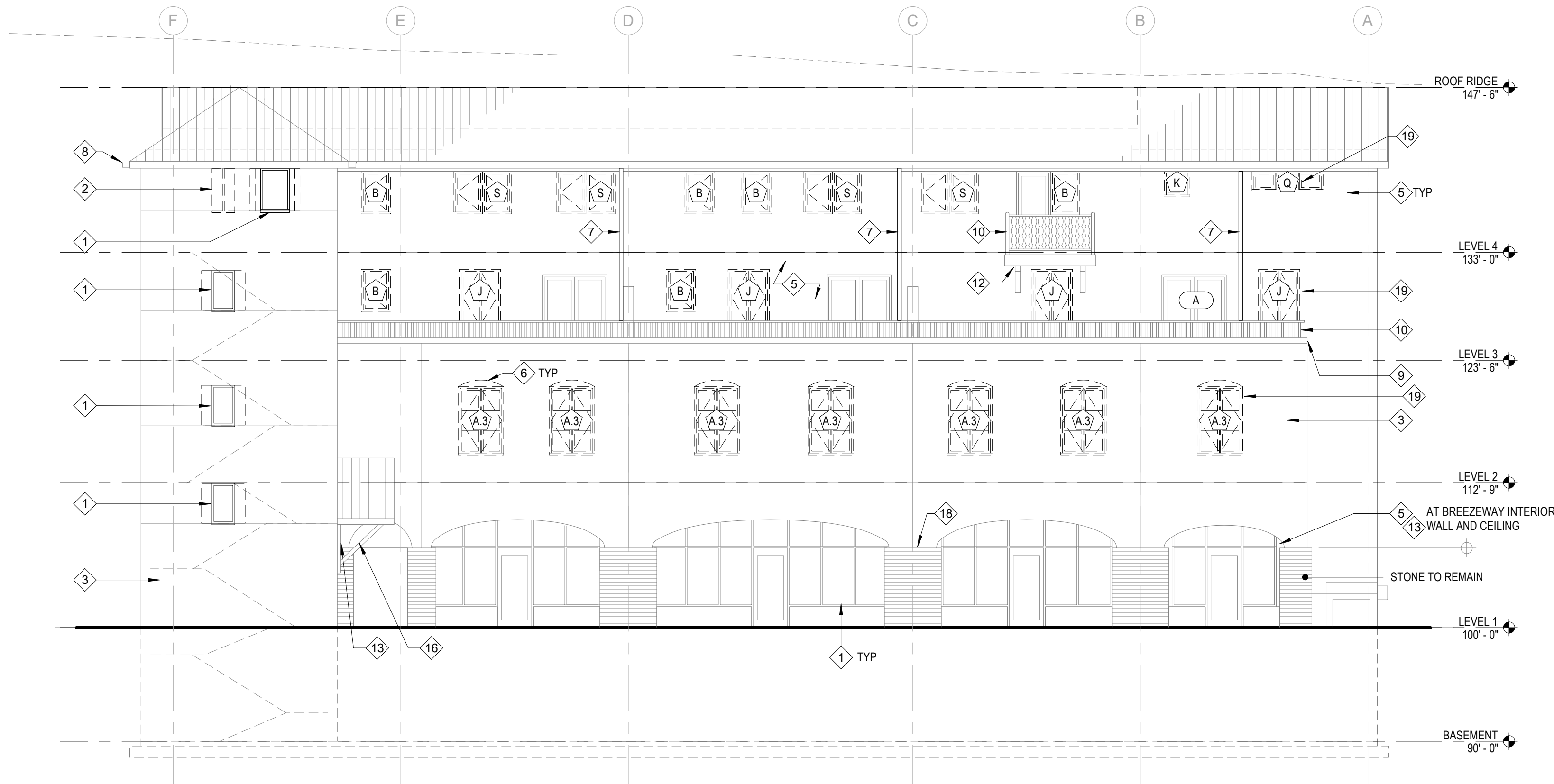
05/27/2022

SHEET NO:

PROJECT NO:

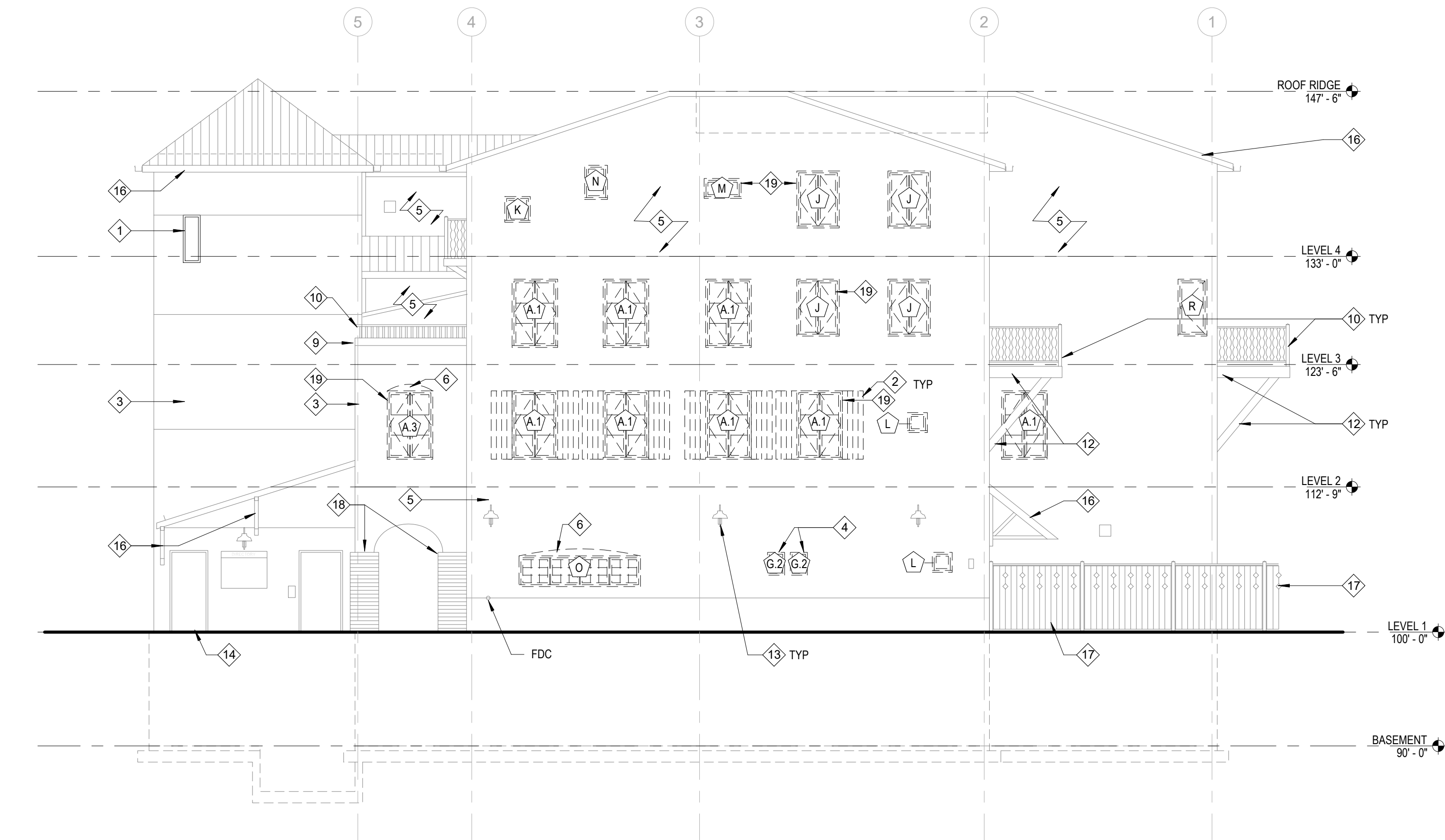
2132

A001



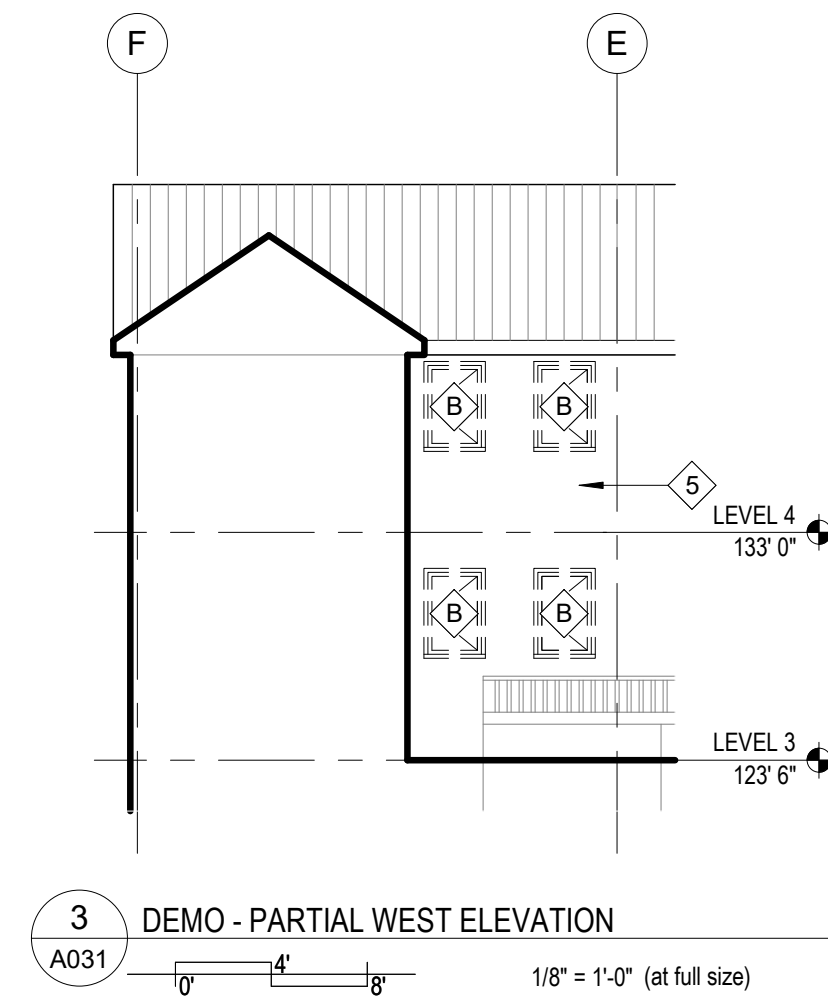
1 DEMO - WEST ELEVATION

A031 1/8" = 1'-0" (at full size)



2 DEMO - SOUTH ELEVATION

A031 1/8" = 1'-0" (at full size)

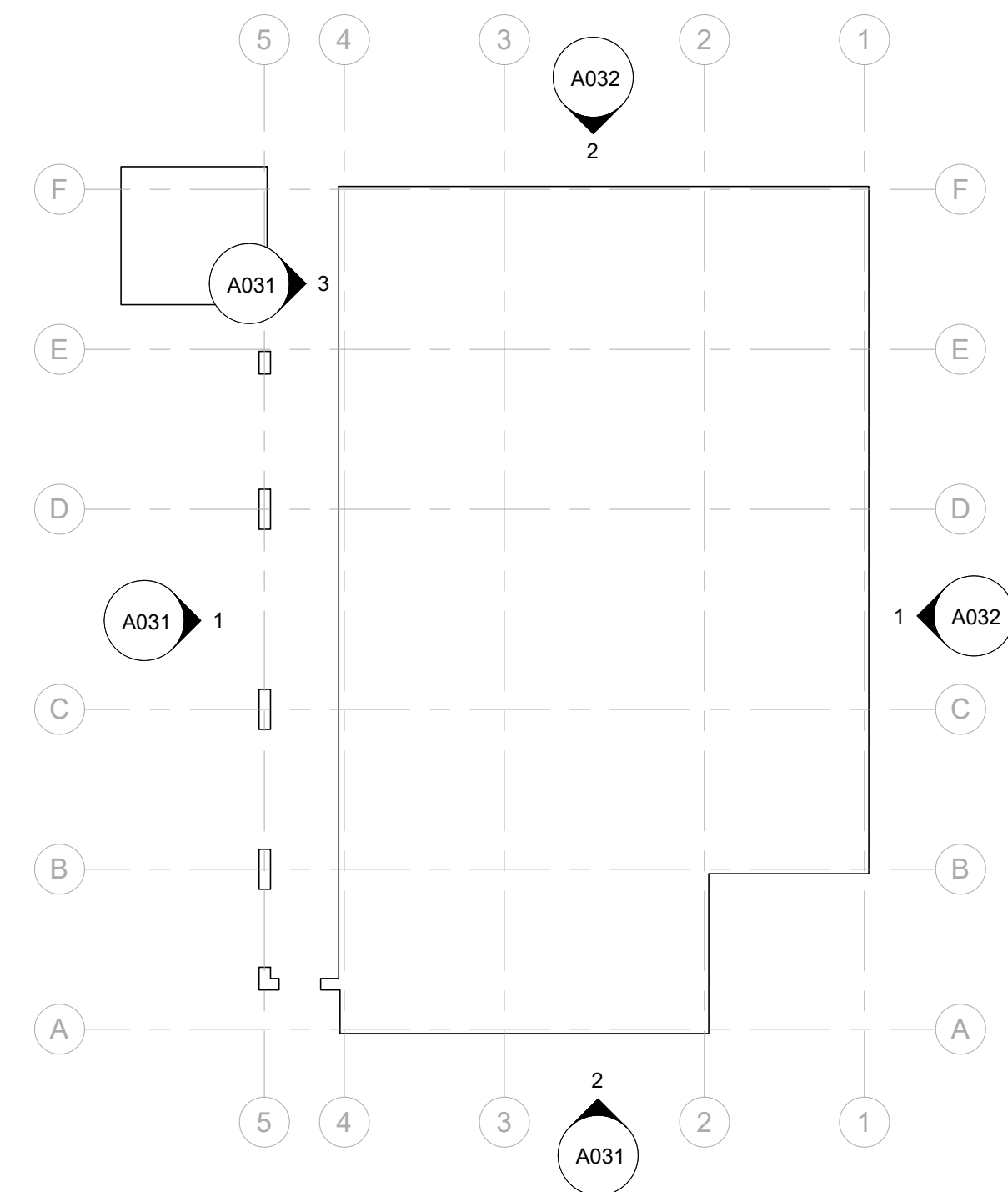


3 DEMO - PARTIAL WEST ELEVATION

A031 1/8" = 1'-0" (at full size)

DEMO ELEVATION KEYNOTES

- EXISTING WINDOW TO REMAIN.
- DEMO EXISTING SHUTTERS, REMOVE ALL ANCHORAGES.
- EXISTING CONC PANEL TO REMAIN (TO BE CLEANED AND COATED).
- DEMO EXISTING WINDOW AND INFILL OPENING.
- DEMO EXTERIOR FINISH AND SHEATHING BACK TO STUD FRAMING.
- DEMO EXISTING WOOD TRIM AT HEADER.
- DEMO EXISTING DOWNSPOUTS AND REPLACE WITH NEW, TYP. MATCH SIZE, COLOR AS SELECTED.
- REMOVE EXISTING GUTTERS, STORE FOR REINSTALLATION (DISPOSE IF ALTERNATE FOR NEW GUTTERS IS ACCEPTED).
- DEMO CAP FLASHING, CLEATS TO REMAIN. ALL EXPOSED FASTENERS TO BE REMOVED DOWN TO SUBSTRATE.
- REMOVE EXISTING COATINGS AND RUST FROM EXTERIOR STEEL RAILINGS TO SOUND METAL. PREPARE STEEL TO RECEIVE NEW WORK AS SPECIFIED.
- REMOVE METAL PANEL A MINIMUM OF ONE PANEL WIDTH OR 24 INCHES AT CORNERS. SALVAGE METAL PANEL FOR REINSTALLATION.
- AT STEEL / CONCRETE BALCONIES REMOVE EXISTING COATINGS AND RUST FROM EXPOSED STEEL DOWN TO SOUND METAL FOR A DISTANCE OF 16 INCHES AWAY FROM THE FACE OF THE STUDS. REPAIR STEEL AS SPECIFIED AND PRIME AS SPECIFIED.
- REMOVE ELECTRICAL ITEMS FROM WALL SURFACES (F/A, LIGHTING, CAMERAS, ETC) AND SAVE FOR REINSTALLATION. CAP WIRING EXPOSED WIRING AND PROTECT FOR REUSE.
- DEMO HM DOOR AND FRAME ASSEMBLY INCLUDING HARDWARE AND TURN OVER TO OWNER. PREPARE ROUGH OPENING TO RECEIVE NEW DOOR AND FRAME ASSEMBLY.
- REMOVE OVERHEAD DOOR OPENING WOOD TRIM AND PREPARE OPENING FOR NEW TRIM ASSEMBLY.
- EXISTING ROUGH SAWN WOOD FRAMING, TRIM, FASCIA AND SOFFIT TO BE PROTECTED IN PLACE UNLESS UNSOUND OR ROTTED. CLEAN STAINS AND DELETERIOUS MATERIALS FROM THE WOOD SURFACES AS SPECIFIED. PREPARE SURFACES TO RECEIVE NEW WORK.
- REMOVE FENCE PANELS AS NEEDED TO ACCESS THE WORK ON THE EXTERIOR WALL OR TO REMOVE WORK ABOVE AND SALVAGE THE PANELS FOR REINSTALLATION.
- REMOVE GROUT FROM THE TOP OF THE STONE SURROUNDS. TYP.
- DEMO WINDOW ASSEMBLY INCLUDING INTERIOR WOOD TRIM. SAVE TRIM FOR REINSTALLATION AT SAME WINDOW OPENING. PREPARE EXTERIOR OPENING TO RECEIVE NEW WORK. TYPICAL.



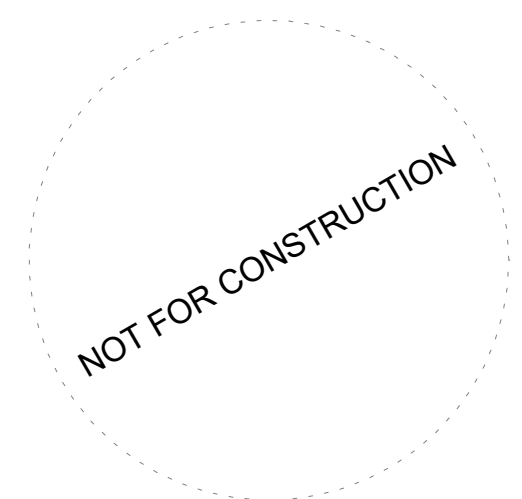
DEMO KEY PLAN

NTS



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804
chamberlinarchitects.com



PROSPECT PLAZA
REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

DEMO - EXTERIOR
ELEVATIONS

NO: ISSUED FOR: DATE:



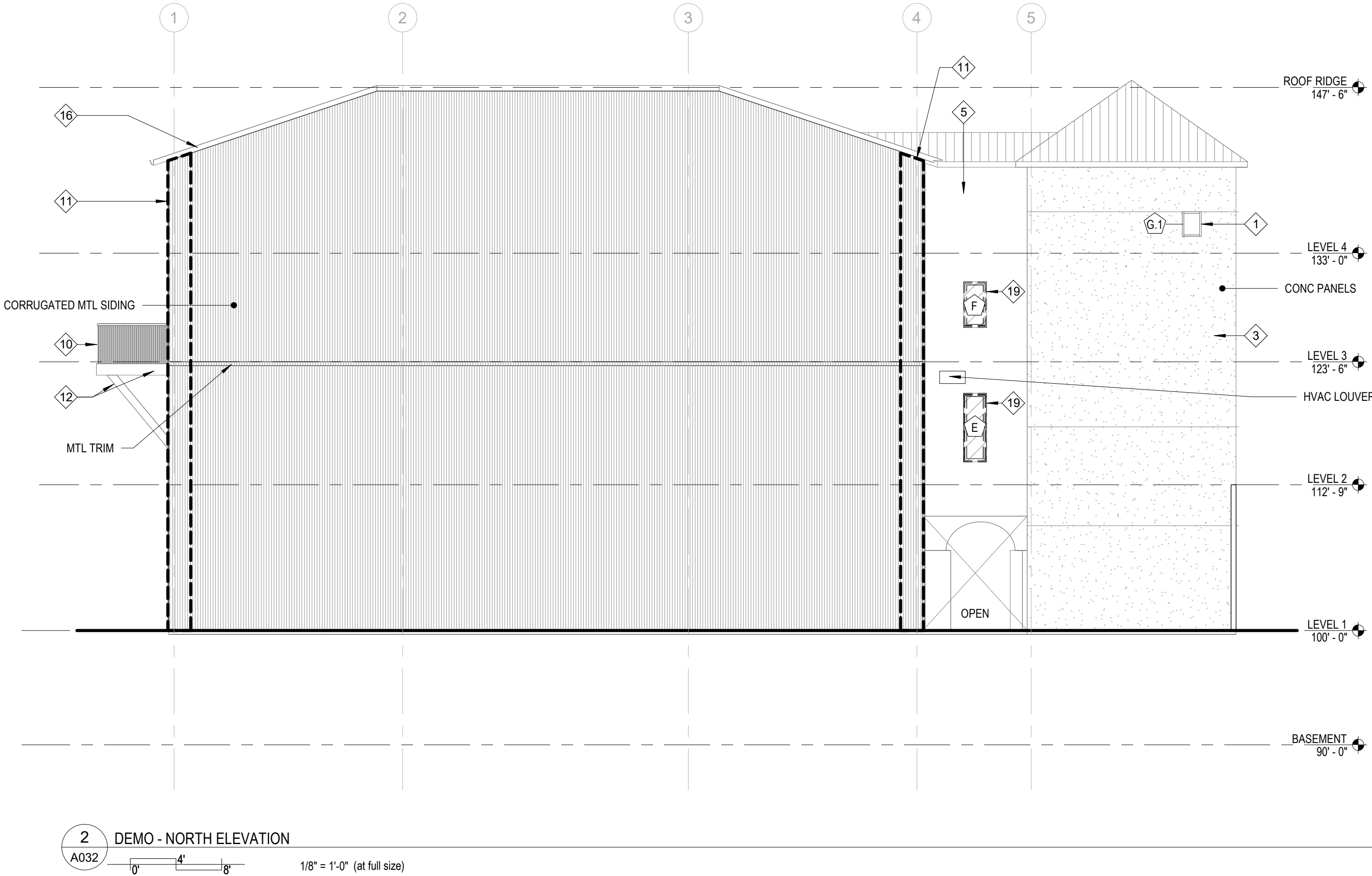
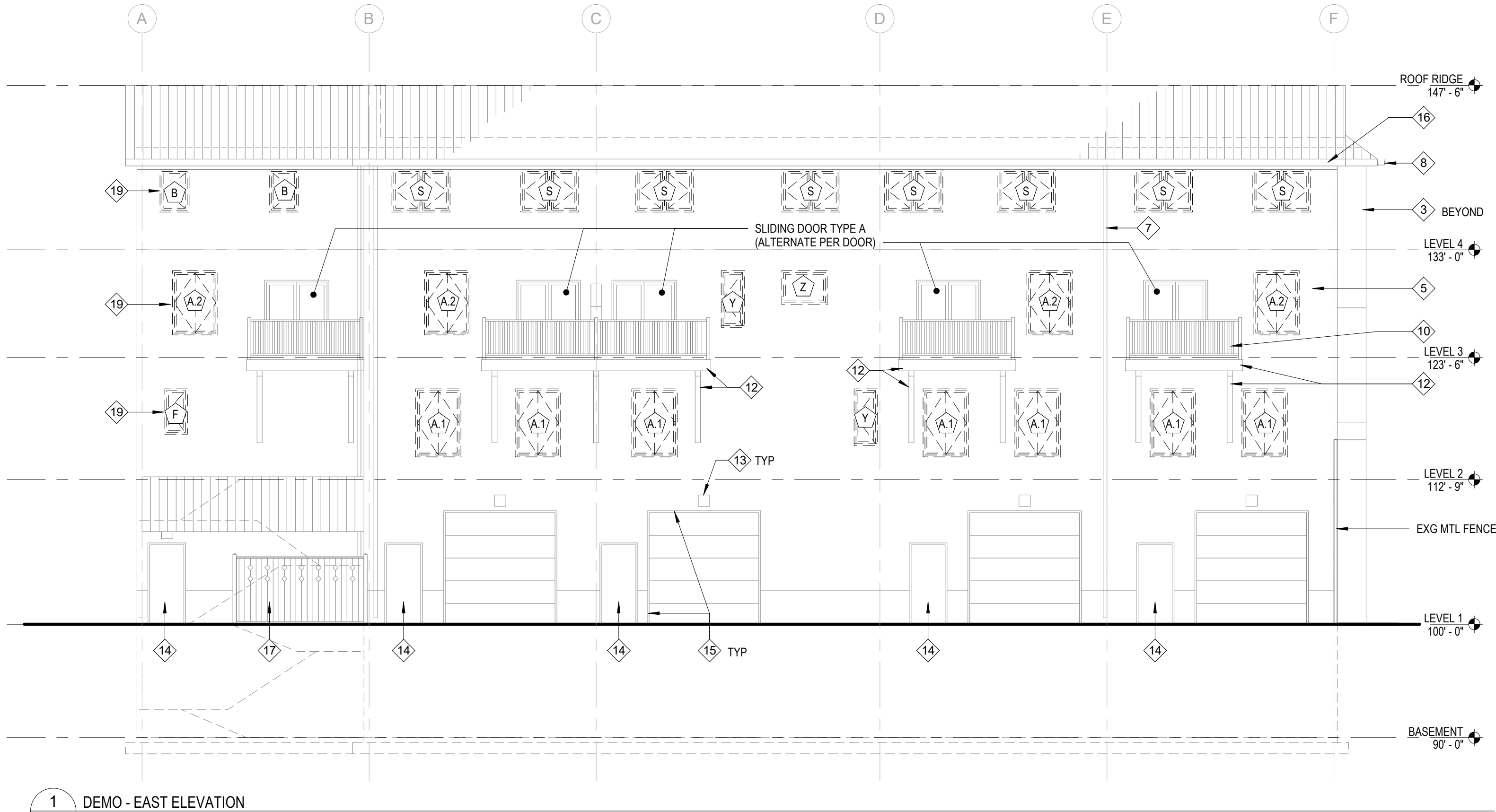
PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE: 05/27/2022 SHEET NO:

PROJECT NO: 2132

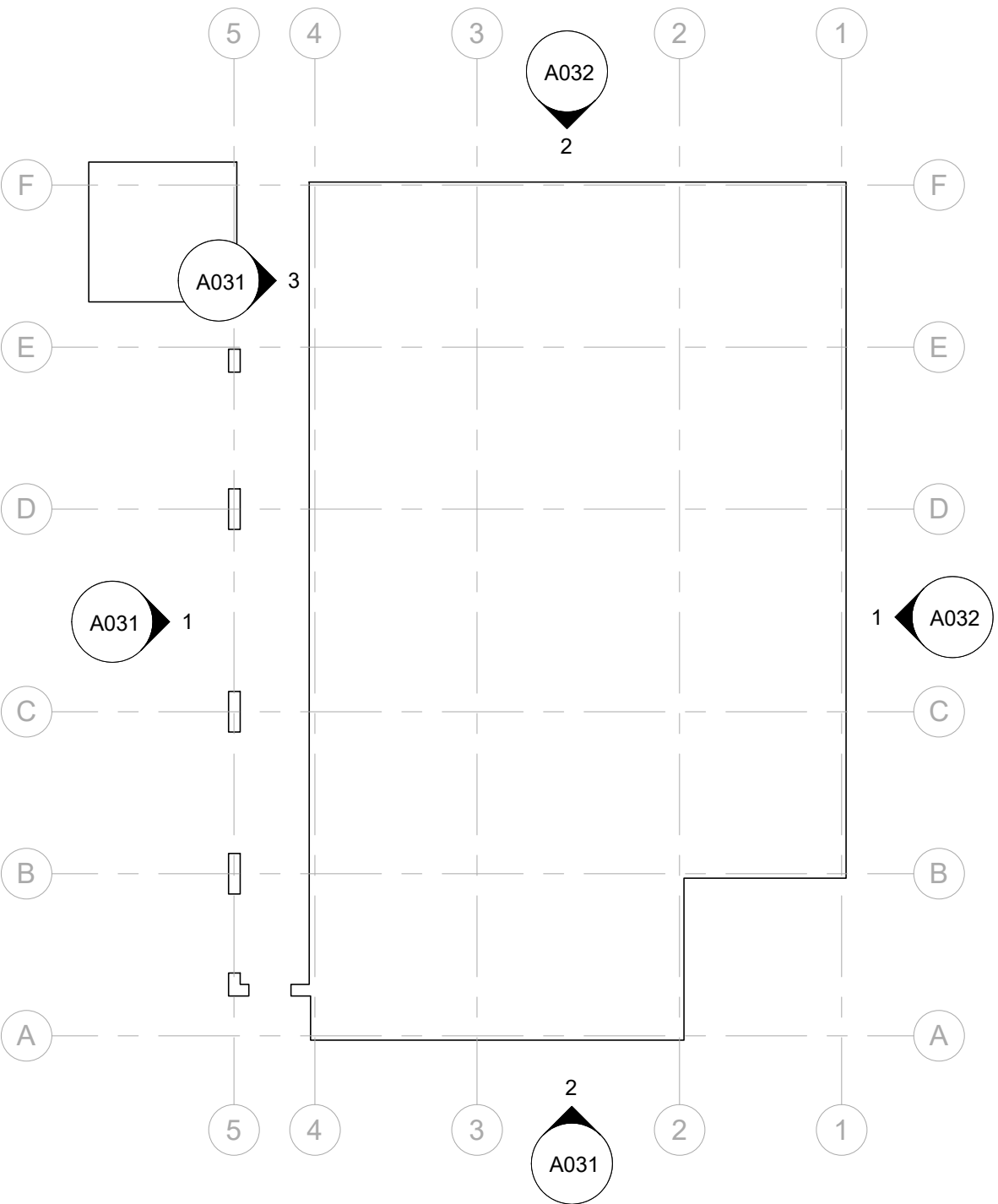
A031

5/27/2022 12:12:16 PM
A:\work\Drawings\2132 Prospect Plaza Remodel\2132 Prospect Plaza Remodel.rvt



DEMO ELEVATION KEYNOTES

- 1. EXISTING WINDOW TO REMAIN.
- 2. DEMO EXISTING SHUTTERS, REMOVE ALL ANCHORAGES.
- 3. EXISTING CONC PANEL TO REMAIN (TO BE CLEANED AND COATED).
- 4. DEMO EXISTING WINDOW AND INFILL OPENING.
- 5. DEMO EXTERIOR FINISH AND SHEATHING BACK TO STUD FRAMING.
- 6. DEMO EXISTING WOOD TRIM AT HEADER.
- 7. DEMO EXISTING DOWNSPOUTS AND REPLACE WITH NEW, TYP. MATCH SIZE, COLOR AS SELECTED.
- 8. REMOVE EXISTING GUTTERS, STORE FOR REINSTALLATION (DISPOSE IF ALTERNATE FOR NEW GUTTERS IS ACCEPTED).
- 9. DEMO CAP FLASHING, CLEATS TO REMAIN. ALL EXPOSED FASTENERS TO BE REMOVED DOWN TO SUBSTRATE.
- 10. REMOVE EXISTING COATINGS AND RUST FROM EXTERIOR STEEL RAILINGS TO SOUND METAL. PREPARE STEEL TO RECIEVE NEW WORK AS SPECIFIED.
- 11. REMOVE METAL PANEL A MINIMUM OF ONE PANEL WIDTH OR 24 INCHES AT CORNERS. SALVAGE METAL PANEL FOR REINSTALLATION.
- 12. AT STEEL / CONCRETE BALCONIES REMOVE EXISTING COATINGS AND RUST FROM EXPOSED STEEL DOWN TO SOUND METAL FOR A DISTANCE OF 16 INCHES AWAY FROM THE FACE OF THE STUDS. REPAIR STEEL AS SPECIFIED AND PRIME AS SPECIFIED.
- 13. REMOVE ELECTRICAL ITEMS FROM WALL SUFACES (F/A, LIGHTING, CAMERAS, ETC) AND SAVE FOR REINSTALLATION. CAP WIRING EXPOSED WIRING AND PROTECT FOR REUSE.
- 14. DEMO HM DOOR AND FRAME ASSEMBLY INCLUDING HARDWARE AND TURN OVER TO OWNER. PREPARE ROUGH OPENING TO RECEIVE NEW DOOR AND FRAME ASSEMBLY.
- 15. REMOVE OVERHEAD DOOR OPENING WOOD TRIM AND PREPARE OPENING FOR NEW TRIM ASSEMBLY.
- 16. EXISTING ROUGH SAWN WOOD FRAMING, TRIM, FASCIA AND SOFFIT TO BE PROTECTED IN PLACE UNLESS UNSOUND OR ROTTED. CLEAN STAINS AND DELETERIOUS MATERIALS FROM THE WOOD SURFACES AS SPECIFIED. PREPARE SURFACES TO RECEIVE NEW WORK.
- 17. REMOVE FENCE PANELS AS NEEDED TO ACCESS THE WORK ON THE EXTERIOR WALL OR TO REMOVE WORK ABOVE AND SALVAGE THE PANELS FOR REINSTALLATION.
- 18. REMOVE GROUT FROM THE TOP OF THE STONE SURROUNDS. TYP.
- 19. DEMO WINDOW ASSEMBLY INCLUDING INTERIOR WOOD TRIM. SAVE TRIM FOR REINSTALLATION AT SAME WINDOW OPENING. PREPARE EXTERIOR OPENING TO RECEIVE NEW WORK. TYPICAL.



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804
chamberlinarchitects.com

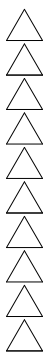


PROSPECT PLAZA
REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

DEMO - EXTERIOR
ELEVATIONS

NO: ISSUED FOR: DATE:



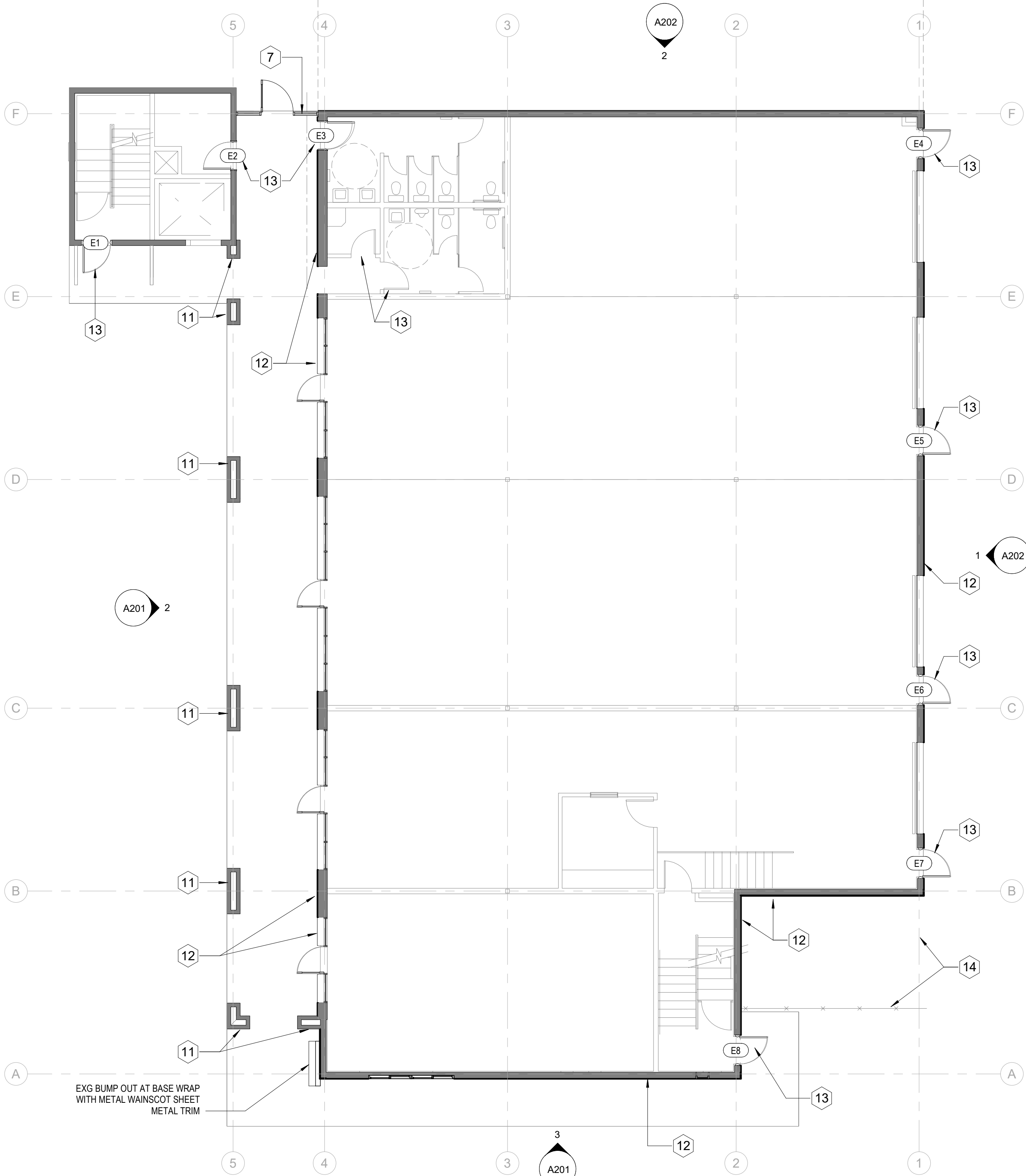
PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE: 05/27/2022 SHEET NO:

PROJECT NO: 2132

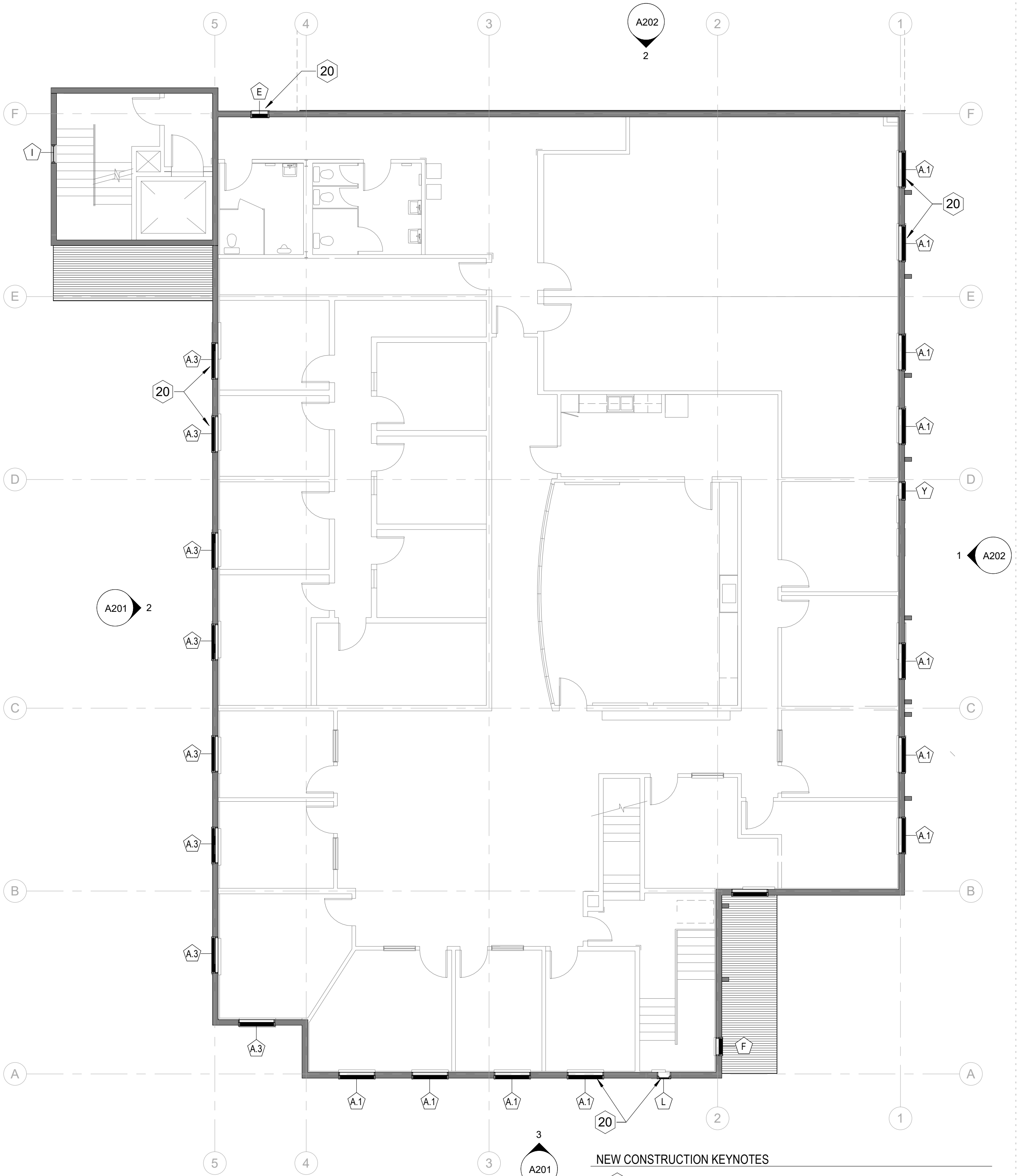
A032

5/27/2022 12:12:16 PM
A:\work\Drawings\Prospect Plaza Remodel\2130-ProspectPlazaRemodel.rvt



1 LEVEL 1 - FLOOR PLAN
A101

1/8" = 1'-0" (at full size)



2 LEVEL 2 - FLOOR PLAN
A101

1/8" = 1'-0" (at full size)

NEW CONSTRUCTION KEYNOTES

1. NEW METAL ARCHED HEADER.
2. SEAL AND CAULK JOINTS, TYP.
3. RESEAL EXISTING SOFFITS, TYP.
4. REINSTALL EXISTING GUTTERS (BASE), INSTALL NEW GUTTERS (ALT), TYP.
5. REPAIR AND PAINT EXISTING RAILINGS, REPAIR RUST SPOTS, PAINT TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
6. NEW METAL COPING, COLOR TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE.
7. NEW BREEZEWAY WALL, SINGLE PANE CURTAIN WALL WITH DOOR, ALTERNATE.
8. NEW EXTERIOR STUCCO ASSEMBLY FINISH, COLOR: DESERT TWILIGHT 2137-40, TYP.
9. RECOAT EXTERIOR STUCCO CEILING OF BREEZEWAY.
10. HEAT TRACE ALL ROOF DRAIN PIPING AT BALCONY.
11. NEW TWO-PIECE STONE CAP AT EXISTING COLONNADE STONE, TYP, 4 INCH +/- THICKNESS, COLOR TO MATCH EXISTING, AT 7'-0" AFF, V.I.F.
12. NEW METAL WAINSCOT, COLOR: BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
13. NEW HM DOOR AND FRAME IN EXISTING OPENING (PAINT).
14. REINSTALL FENCE PANELS (NOT SHOWN FOR CLARITY).
15. REINSTALL METAL WALL PANELS OVER NEW SHEATHING AND WRB.
16. EIFS RECESSED JOINT.
17. SEAL EXISTING PRECAST CONCETE PER SPECIFICATIONS.
18. PAINTED STEEL TRIM AT OVERHEAD DOORS.
19. REINSTALL EXISTING LIGHT FIXTURES.
20. INSTALL NEW WINDOWS TYP. SEE SPECS. REINSTALL INTERIOR TRIM OR REPLACE IF DAMAGED/BROKEN DURING REMOVAL. FINISH INTERIOR TRIM TO MATCH EXST. CONFIRM WINDOW SIZE AT EACH OPENING.
21. REPAIR STEEL AND CONCRETE BALCONY FRAMING AS SPECIFIED, APPLY TRAFFIC COATING TO CONCRETE SURFACE AFTER PREPARATION. PAINT EXPOSED STEEL AS PER 09 9600.
22. APPLY NEW WOOD SEALER TO ALL EXPOSED WOOD TRIM AND FRAMING SEE SPECIFICATIONS.



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804
chamberlinarchitects.com

NOT FOR CONSTRUCTION

PROSPECT PLAZA REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

LEVEL 1 AND 2 PLANS

NO: ISSUED FOR: DATE:



PROJECT STATUS: DESIGN
REVIEW APPLICAITON

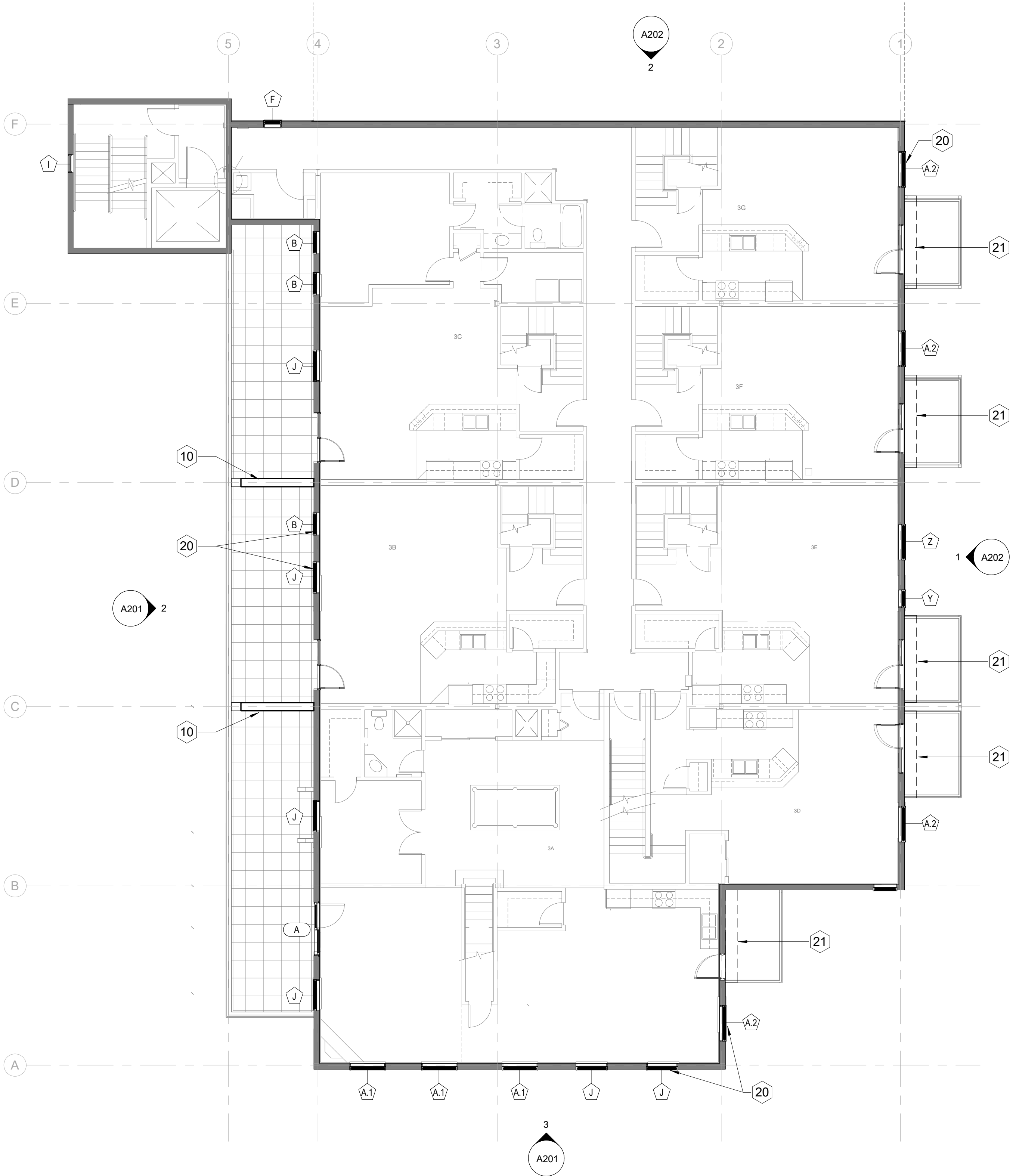
DATE:

05/27/2022 SHEET NO:

PROJECT NO:
2132

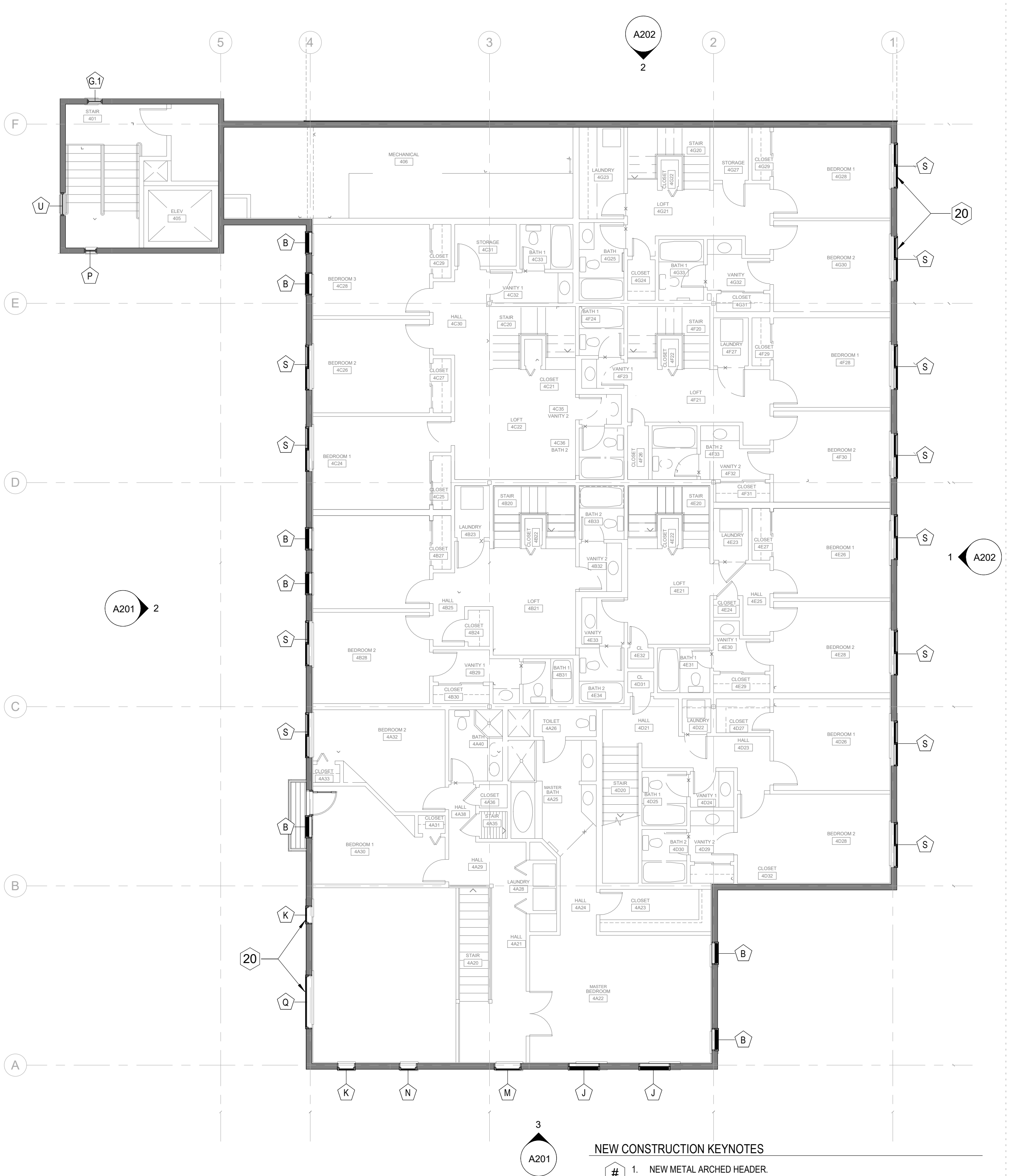
A101

©2022 CHAMBERLIN ARCHITECTS



1 LEVEL 3 - FLOOR PLAN
A102

1/8" = 1'-0" (at full size)



2 LEVEL 4 - FLOOR PLAN
A102

1/8" = 1'-0" (at full size)

NEW CONSTRUCTION KEYNOTES

1. NEW METAL ARCHED HEADER.
2. SEAL AND CAULK JOINTS, TYP.
3. RESEAL EXISTING SOFFITS, TYP.
4. REINSTALL EXISTING GUTTERS (BASE), INSTALL NEW GUTTERS (ALT), TYP.
5. REPAIR AND PAINT EXISTING RAILINGS. REPAIR RUST SPOTS, PAINT TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
6. NEW METAL COPING, COLOR TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE.
7. NEW BREEZEWAY WALL. SINGLE PANE CURTAIN WALL WITH DOOR, ALTERNATE.
8. NEW EXTERIOR STUCCO ASSEMBLY FINISH, COLOR: DESERT TWILIGHT 2137-40, TYP.
9. RECOAT EXTERIOR STUCCO CEILING OF BREEZEWAY.
10. HEAT TRACE ALL ROOF DRAIN PIPING AT BALCONY.
11. NEW TWO-PIECE STONE CAP AT EXISTING COLONNADE STONE, TYP. 4 INCH +/- THICKNESS, COLOR TO MATCH EXISTING. AT 7'-0" AFF, V.I.F.
12. NEW METAL WAINSCOT, COLOR: BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
13. NEW HM DOOR AND FRAME IN EXISTING OPENING (PAINT).
14. REINSTALL FENCE PANELS (NOT SHOWN FOR CLARITY).
15. REINSTALL METAL WALL PANELS OVER NEW SHEATHING AND WRB.
16. EIFS RECESSED JOINT.
17. SEAL EXISTING PRECAST CONCRETE PER SPECIFICATIONS.
18. PAINTED STEEL TRIM AT OVERHEAD DOORS.
19. REINSTALL EXISTING LIGHT FIXTURES.
20. INSTALL NEW WINDOWS TYP. SEE SPECS. REINSTALL INTERIOR TRIM OR REPLACE IF DAMAGED/BROKEN DURING REMOVAL. FINISH INTERIOR TRIM TO MATCH EXST. CONFIRM WINDOW SIZE AT EACH OPENING.
21. REPAIR STEEL AND CONCRETE BALCONY FRAMING AS SPECIFIED. APPLY TRAFFIC COATING TO CONCRETE SURFACE AFTER PREPARATION. PAINT EXPOSED STEEL AS PER 09 9600.
22. APPLY NEW WOOD SEALER TO ALL EXPOSED WOOD TRIM AND FRAMING SEE SPECIFICATIONS.



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804
chamberlinarchitects.com

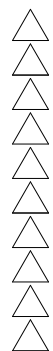
NOT FOR CONSTRUCTION

PROSPECT PLAZA REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

LEVEL 3 AND 4 PLANS

NO: ISSUED FOR: DATE:



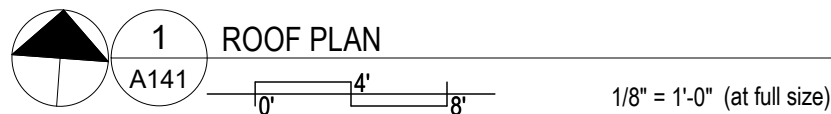
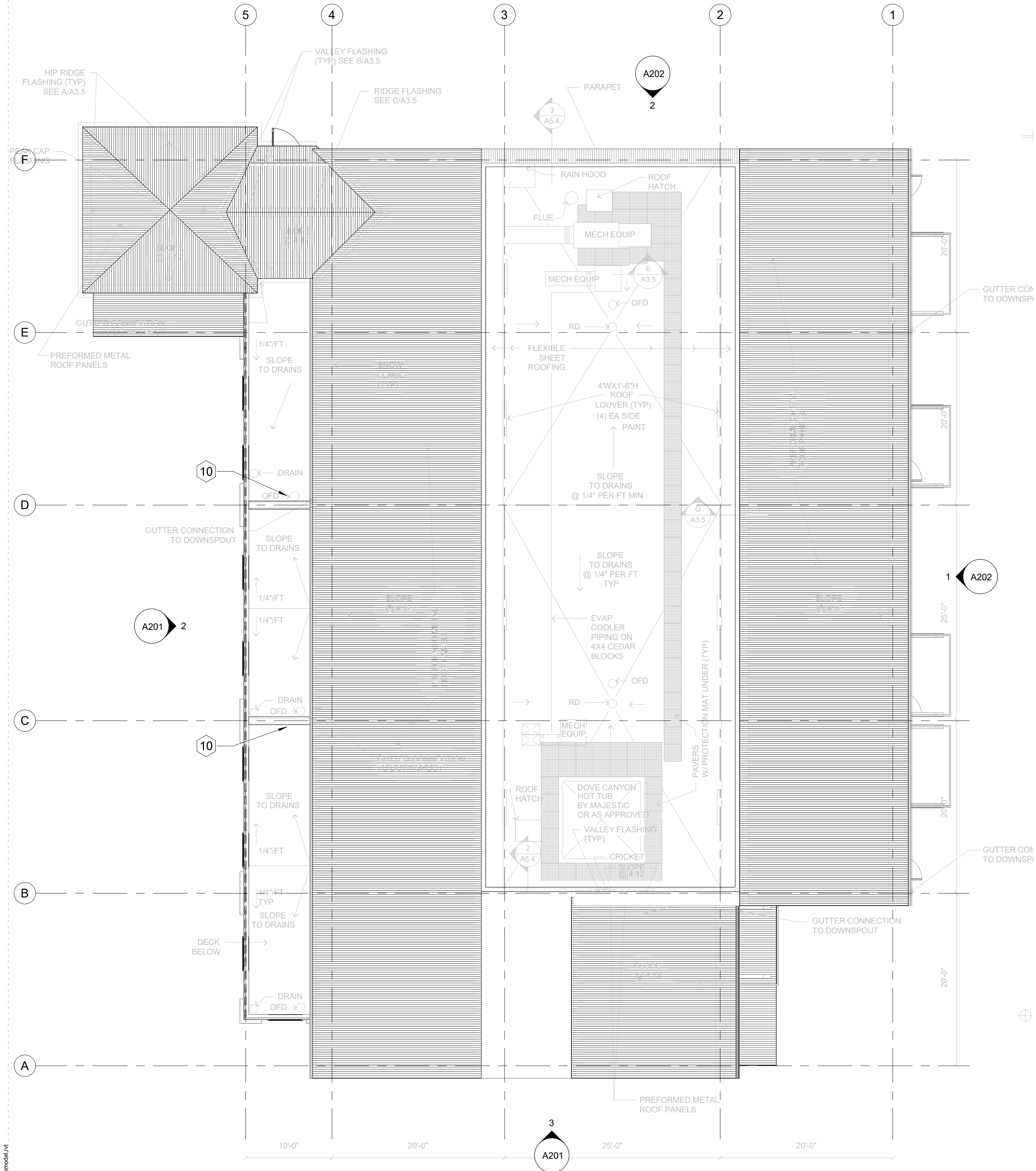
PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE: 05/27/2022 SHEET NO:

PROJECT NO: 2132

A102

5/27/2022 12:12:18 PM
A:\work\Drawings\2132 Prospect Plaza Remodel\2132 Prospect Plaza Remodel.rvt



1
A141
ROOF PLAN

GENERAL ROOF NOTES

1. THIS PLAN IS PROVIDED FOR INFORMATION ONLY. THERE IS NO WORK INCLUDED FOR THE ROOF PLANES UNDER THIS PROJECT EXCEPT FOR THE REMOVAL AND REPLACEMENT OF GUTTERS AND DOWNSPOUTS TO FACILITATE THE WORK TO THE BUILDING EXTERIOR ENVELOPE.

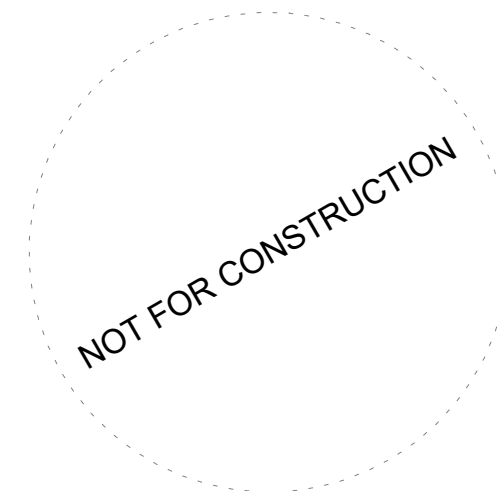
NEW CONSTRUCTION KEYNOTES

1. NEW METAL ARCHED HEADER.
2. SEAL AND CAULK JOINTS, TYP.
3. RESEAL EXISTING SOFFITS, TYP.
4. REINSTALL EXISTING GUTTERS (BASE), INSTALL NEW GUTTERS (ALT), TYP.
5. REPAIR AND PAINT EXISTING RAILINGS, REPAIR RUST SPOTS, PAINT TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
6. NEW METAL COPING, COLOR TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE.
7. NEW BREEZEWAY WALL, SINGLE PANE CURTAIN WALL WITH DOOR, ALTERNATE
8. NEW EXTERIOR STUCCO ASSEMBLY FINISH, COLOR: DESERT TWILIGHT 2137-40, TYP.
9. RECOAT EXTERIOR STUCCO CEILING OF BREEZEWAY.
10. HEAT TRACE ALL ROOF DRAIN PIPING AT BALCONY.
11. NEW TWO-PIECE STONE CAP AT EXISTING COLONNADE STONE, TYP. 4 INCH +/- THICKNESS, COLOR TO MATCH EXISTING; AT 7'-0" AFF. V.I.F.
12. NEW METAL WAINSCOT, COLOR: BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
13. NEW HM DOOR AND FRAME IN EXISTING OPENING (PAINT).
14. REINSTALL FENCE PANELS (NOT SHOWN FOR CLARITY).
15. REINSTALL METAL WALL PANELS OVER NEW SHEATHING AND WRB.
16. EIFS RECESSED JOINT.
17. SEAL EXISTING PRECAST CONCETE PER SPECIFICATIONS.
18. PAINTED STEEL TRIM AT OVERHEAD DOORS.
19. REINSTALL EXISTING LIGHT FIXTURES.
20. INSTALL NEW WINDOWS TYP. SEE SPECS. REINSTALL INTERIOR TRIM OR REPLACE IF DAMAGED/BROKEN DURING REMOVAL. FINISH INTERIOR TRIM TO MATCH EXST. CONFIRM WINDOW SIZE AT EACH OPENING.
21. REPAIR STEEL AND CONCRETE BALCONY FRAMING AS SPECIFIED. APPLY TRAFFIC COATING TO CONCRETE SURFACE AFTER PREPARATION. PAINT EXPOSED STEEL AS PER 09 9600.
22. APPLY NEW WOOD SEALER TO ALL EXPOSED WOOD TRIM AND FRAMING SEE SPECIFICATIONS.



437 Main Street
Grand Junction, CO 81501
970.242.6804

chamberlinarchitects.com



PROSPECT PLAZA REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

ROOF PLAN

NO: ISSUED FOR: DATE:



PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE:

05/27/2022

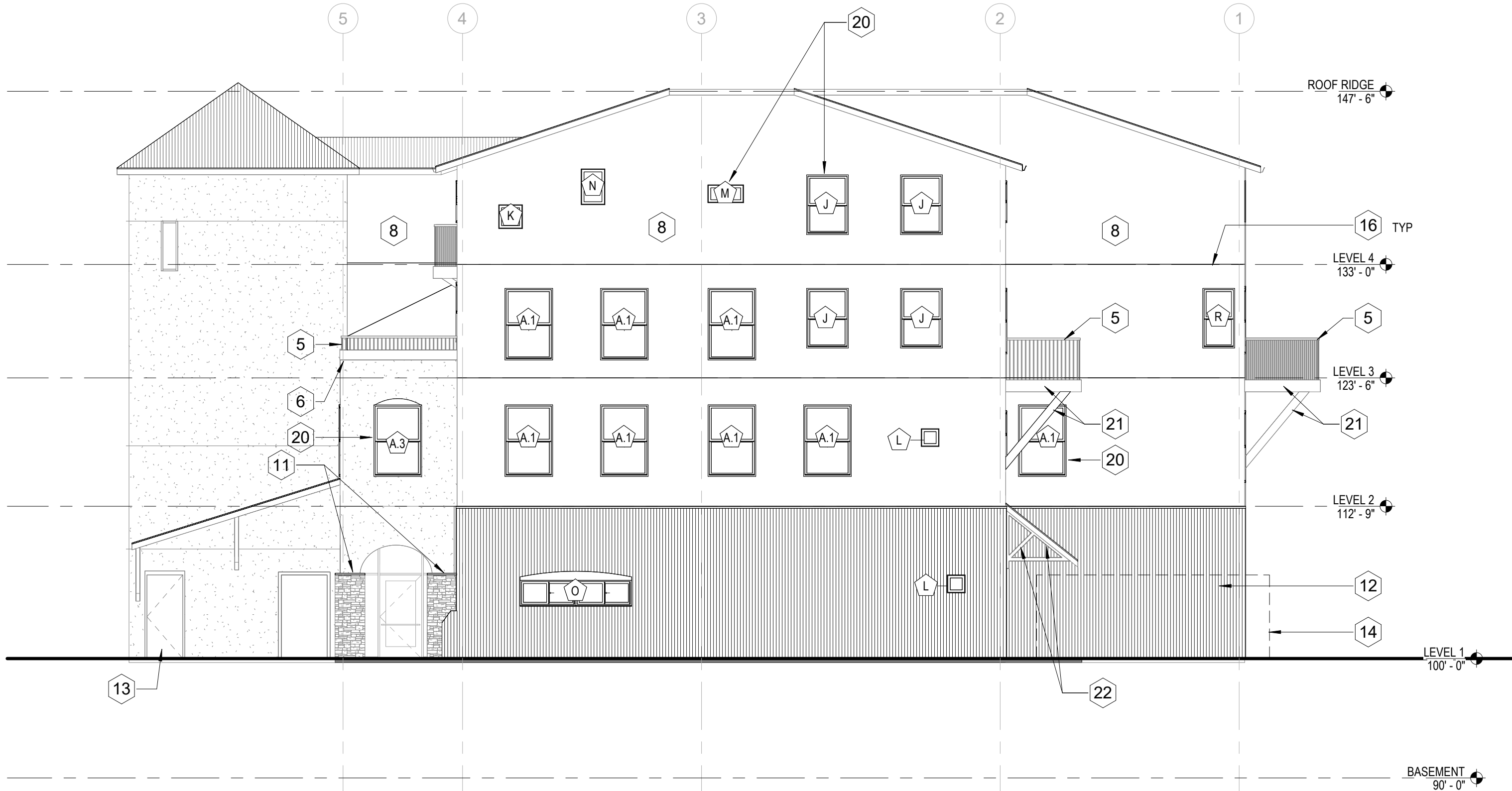
SHEET NO:

PROJECT NO:
2132

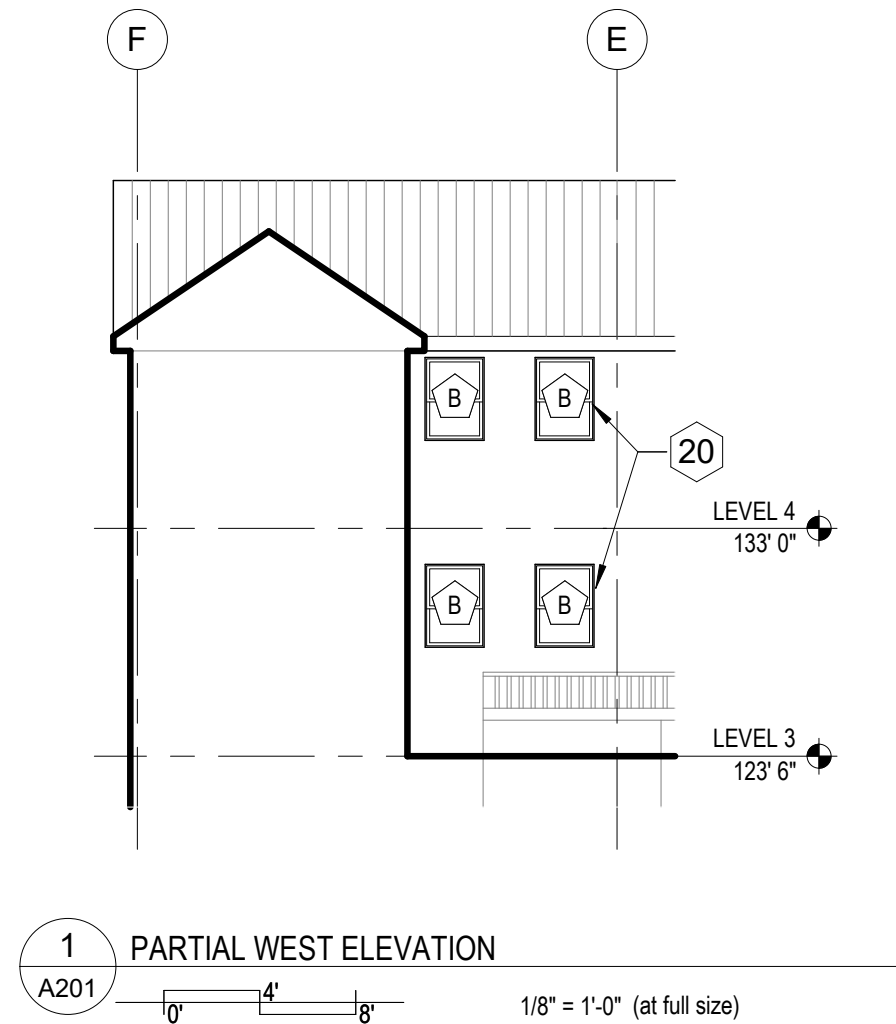
A141



2 WEST ELEVATION
A201
1/8" = 1'-0" (at full size)



3 SOUTH ELEVATION OPTION A
A201
1/8" = 1'-0" (at full size)



1 PARTIAL WEST ELEVATION
A201
1/8" = 1'-0" (at full size)

GENERAL NEW WORK NOTES

1. THE EXISTING EXTERIOR WALL ASSEMBLY IS BEING REPLACED AS A PART OF THIS PROJECT WHERE STUCCO AND EXTERIOR SHEATHING WERE REMOVED. THE NEW WALL ASSEMBLY WILL CONSIST OF 1/2 INCH GWB SHEATHING (DENS-GLASS OR EQ) FASTENED TO THE STUD FRAMING WITH A FLUID APPLIED WEATHER RESISTANT BARRIER APPLIED TO ALL NEW SHEATHING.
2. WHERE EXISTING STEEL STUD FRAMING IS EXPOSED REMOVE ALL EXPOSED FASTENERS AND INSPECT STUD MEMBERS FOR RUST AND STRUCTURAL INTEGRITY. WHERE STUDS ARE DETERIORATED REMOVE STUD EITHER IN WHOLE OR IN PART AND REPLACE WITH NEW STUDS MATCHING THE EXISTING OR USING A 22 GAUGE EQUIVALENT PROFILE STUD SECURED INTO THE REMAINING FRAMING. STUD SPACING TO BE 16 INCHES O.C. MAXIMUM.

NEW CONSTRUCTION KEYNOTES

1. NEW METAL ARCHED HEADER.
2. SEAL AND CAULK JOINTS, TYP.
3. RESEAL EXISTING SOFFITS, TYP.
4. REINSTALL EXISTING GUTTERS (BASE), INSTALL NEW GUTTERS (ALT), TYP.
5. REPAIR AND PAINT EXISTING RAILINGS, REPAIR RUST SPOTS, PAINT TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
6. NEW METAL COPING, COLOR TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE.
7. NEW BREEZEWAY WALL, SINGLE PANE CURTAIN WALL WITH DOOR, ALTERNATE
8. NEW EXTERIOR STUCCO ASSEMBLY FINISH, COLOR: DESERT TWILIGHT 2137-40, TYP.
9. RECOAT EXTERIOR STUCCO CEILING OF BREEZEWAY.
10. HEAT TRACE ALL ROOF DRAIN PIPING AT BALCONY.
11. NEW TWO-PIECE STONE CAP AT EXISTING COLONNADE STONE, TYP. 4 INCH +/- THICKNESS, COLOR TO MATCH EXISTING, AT 7'-0" AFF, V.I.F.
12. NEW METAL WAINSCOT, COLOR: BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
13. NEW HM DOOR AND FRAME IN EXISTING OPENING (PAINT).
14. REINSTALL FENCE PANELS (NOT SHOWN FOR CLARITY).
15. REINSTALL METAL WALL PANELS OVER NEW SHEATHING AND WRB.
16. EIFS RECESSED JOINT.
17. SEAL EXISTING PRECAST CONCRETE PER SPECIFICATIONS.
18. PAINTED STEEL TRIM AT OVERHEAD DOORS.
19. REINSTALL EXISTING LIGHT FIXTURES.
20. INSTALL NEW WINDOWS TYP. SEE SPECS. REINSTALL INTERIOR TRIM OR REPLACE IF DAMAGED/BROKEN DURING REMOVAL. FINISH INTERIOR TRIM TO MATCH EXST. CONFIRM WINDOW SIZE AT EACH OPENING.
21. REPAIR STEEL AND CONCRETE BALCONY FRAMING AS SPECIFIED. APPLY TRAFFIC COATING TO CONCRETE SURFACE AFTER PREPARATION. PAINT EXPOSED STEEL AS PER 09 9600.
22. APPLY NEW WOOD SEALER TO ALL EXPOSED WOOD TRIM AND FRAMING SEE SPECIFICATIONS.



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804

chamberlinarchitects.com

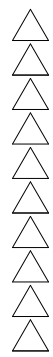
NOT FOR CONSTRUCTION

PROSPECT PLAZA REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

EXTERIOR ELEVATIONS

NO: ISSUED FOR: DATE:



PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE:

05/27/2022

SHEET NO:

PROJECT NO:

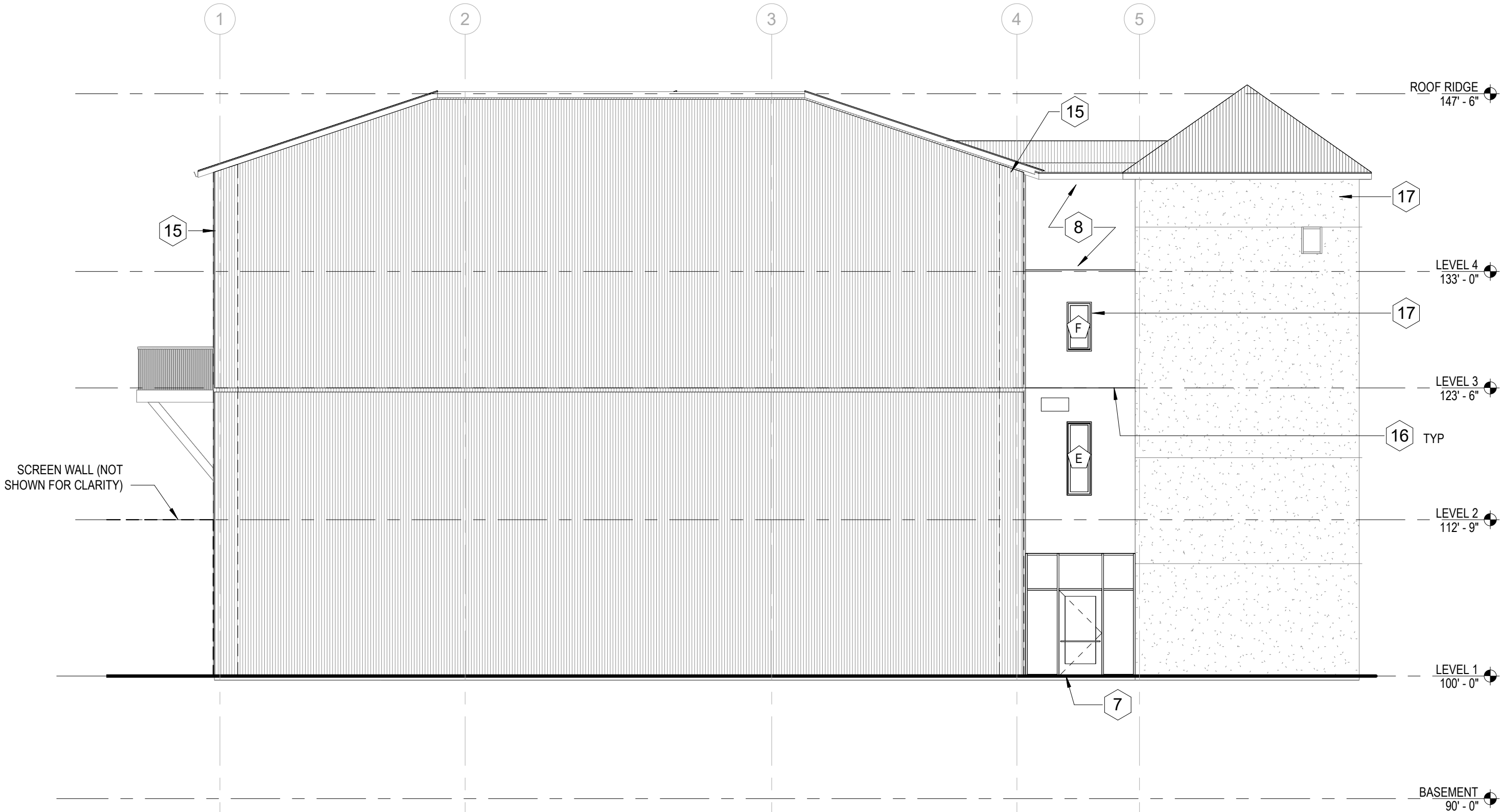
2132

A201

5/27/2022 12:12:22 PM
A:\work\Drawings\2132 Prospect Plaza Remodel\2132 Prospect Plaza Remodel.rvt



1 EAST ELEVATION
A202
1/8" = 1'-0" (at full size)



2 NORTH ELEVATION
A202
1/8" = 1'-0" (at full size)

GENERAL NEW WORK NOTES

1. THE EXISTING EXTERIOR WALL ASSEMBLY IS BEING REPLACED AS A PART OF THIS PROJECT WHERE STUCCO AND EXTERIOR SHEATHING WERE REMOVED. THE NEW WALL ASSEMBLY WILL CONSIST OF 1/2 INCH GWB SHEATHING (DENS-GLASS OR EQ) FASTENED TO THE STUD FRAMING WITH A FLUID APPLIED WEATHER RESISTANT BARRIER APPLIED TO ALL NEW SHEATHING.
2. WHERE EXISTING STEEL STUD FRAMING IS EXPOSED REMOVE ALL EXPOSED FASTENERS AND INSPECT STUD MEMBERS FOR RUST AND STRUCTURAL INTEGRITY. WHERE STUDS ARE DETERIORATED REMOVE STUD EITHER IN WHOLE OR IN PART AND REPLACE WITH NEW STUDS MATCHING THE EXISTING OR USING A 22 GAUGE EQUIVALENT PROFILE STUD SECURED INTO THE REMAINING FRAMING. STUD SPACING TO BE 16 INCHES O.C. MAXIMUM.

NEW CONSTRUCTION KEYNOTES

1. NEW METAL ARCHED HEADER.
2. SEAL AND CAULK JOINTS, TYP.
3. RESEAL EXISTING SOFFITS, TYP.
4. REINSTALL EXISTING GUTTERS (BASE). INSTALL NEW GUTTERS (ALT), TYP.
5. REPAIR AND PAINT EXISTING RAILINGS, REPAIR RUST SPOTS, PAINT TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
6. NEW METAL COPING, COLOR TO MATCH BRIDGERSTEEL DARK WALNUT RAWHIDE.
7. NEW BREEZEWAY WALL, SINGLE PANE CURTAIN WALL WITH DOOR, ALTERNATE
8. NEW EXTERIOR STUCCO ASSEMBLY FINISH, COLOR: DESERT TWILIGHT 2137-40, TYP.
9. RECOAT EXTERIOR STUCCO CEILING OF BREEZEWAY.
10. HEAT TRACE ALL ROOF DRAIN PIPING AT BALCONY.
11. NEW TWO-PIECE STONE CAP AT EXISTING COLONNADE STONE, TYP. 4 INCH +/- THICKNESS, COLOR TO MATCH EXISTING. AT 7'-0" AFF, V.I.F.
12. NEW METAL WAINSCOT, COLOR: BRIDGERSTEEL DARK WALNUT RAWHIDE, TYP.
13. NEW HM DOOR AND FRAME IN EXISTING OPENING (PAINT).
14. REINSTALL FENCE PANELS (NOT SHOWN FOR CLARITY).
15. REINSTALL METAL WALL PANELS OVER NEW SHEATHING AND WRB.
16. EIFS RECESSED JOINT.
17. SEAL EXISTING PRECAST CONCRETE PER SPECIFICATIONS.
18. PAINTED STEEL TRIM AT OVERHEAD DOORS.
19. REINSTALL EXISTING LIGHT FIXTURES.
20. INSTALL NEW WINDOWS TYP. SEE SPECS. REINSTALL INTERIOR TRIM OR REPLACE IF DAMAGED/BROKEN DURING REMOVAL. FINISH INTERIOR TRIM TO MATCH EXST. CONFIRM WINDOW SIZE AT EACH OPENING.
21. REPAIR STEEL AND CONCRETE BALCONY FRAMING AS SPECIFIED. APPLY TRAFFIC COATING TO CONCRETE SURFACE AFTER PREPARATION. PAINT EXPOSED STEEL AS PER 09 9600.
22. APPLY NEW WOOD SEALER TO ALL EXPOSED WOOD TRIM AND FRAMING SEE SPECIFICATIONS.



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804

chamberlinarchitects.com

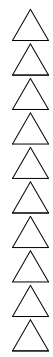
NOT FOR CONSTRUCTION

PROSPECT PLAZA REMODEL

313 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

EXTERIOR ELEVATIONS

NO: ISSUED FOR: DATE:



PROJECT STATUS: DESIGN
REVIEW APPLICAITON

DATE:

05/27/2022

SHEET NO:

PROJECT NO:
2132

A202

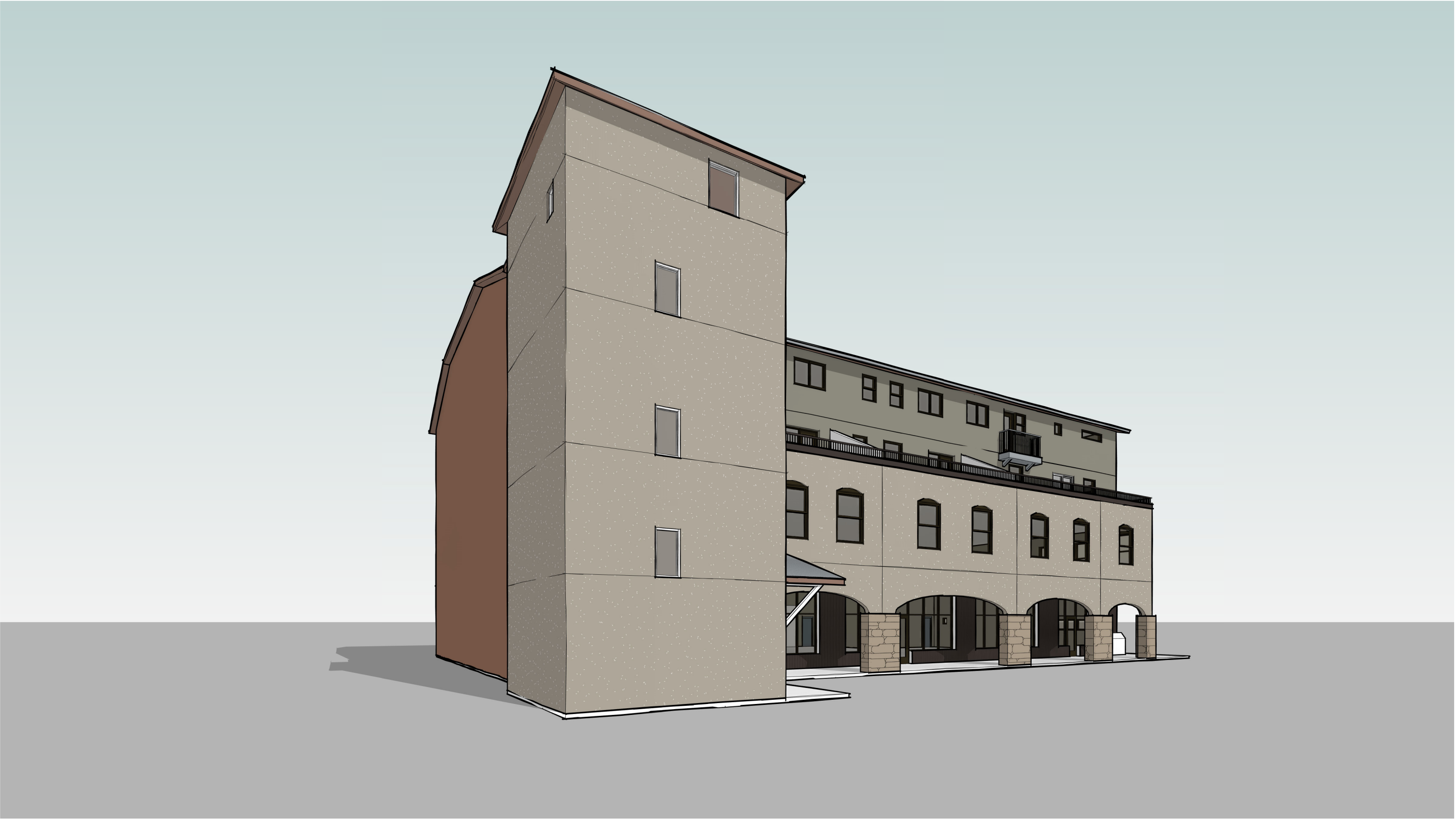
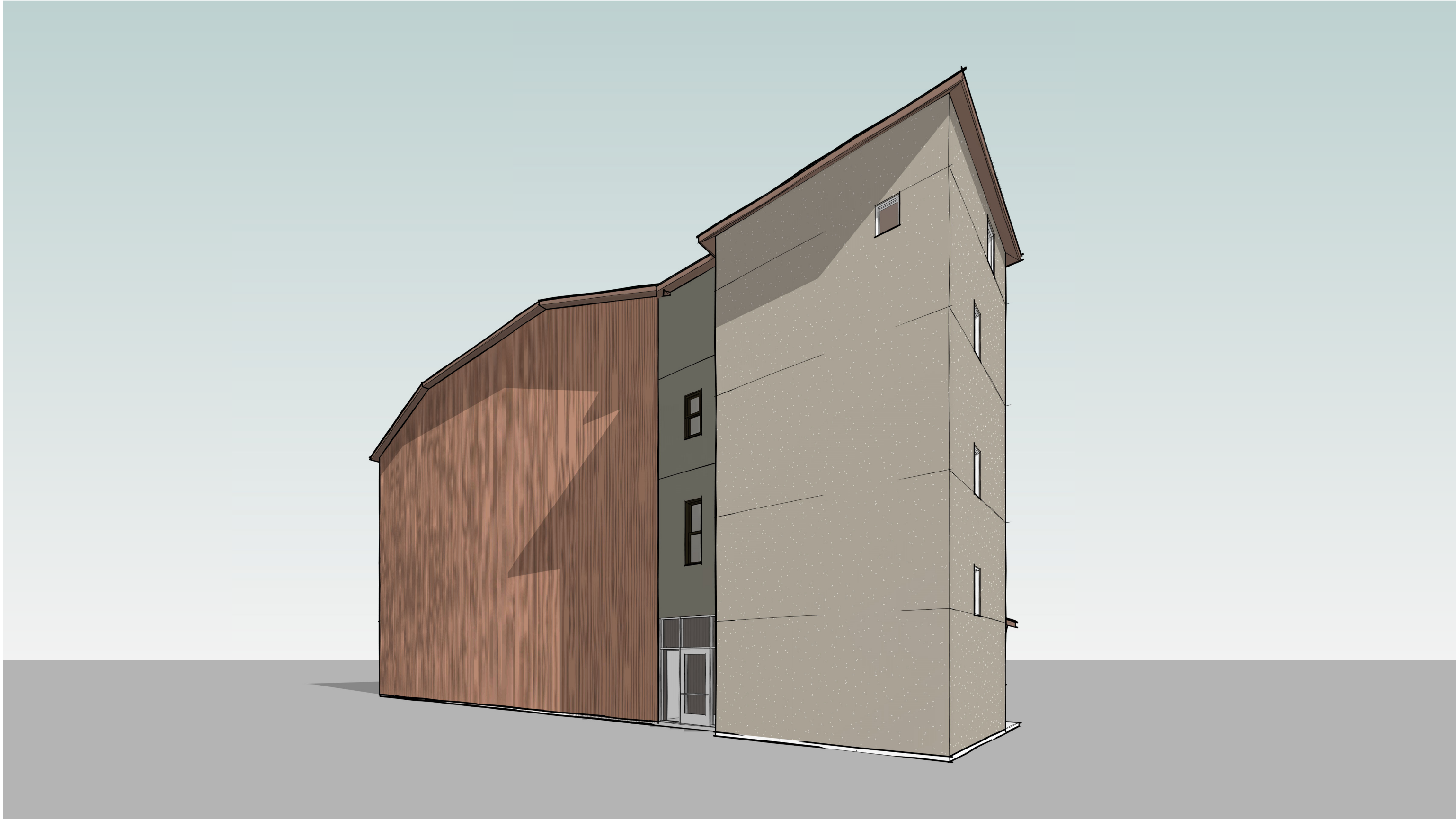
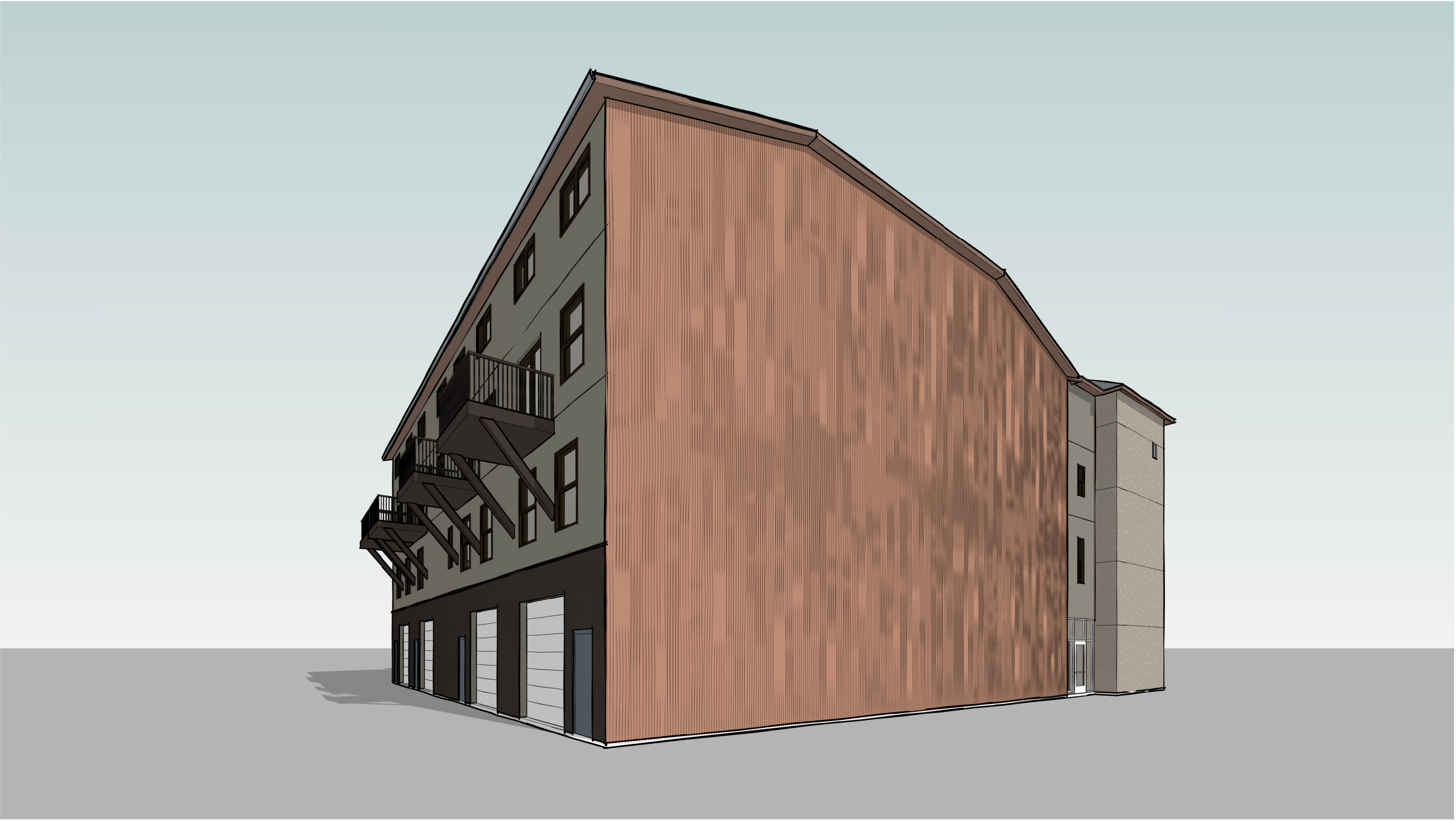


PROSPECT PLAZA REMODEL
PERSPECTIVE VIEWS - SHEET 1

5/17/2022

437 Main Street
Grand Junction, CO 81501
970.242.6804
chamberlinarchitects.com





PROSPECT PLAZA REMODEL
PERSPECTIVE VIEWS - SHEET 2

5/17/2022

437 Main Street
Grand Junction, CO 81501
970.242.6804
chamberlinarchitects.com



StoTherm® ci XPS Lotusan®

Decorative cladding with continuous insulation and continuous air/moisture barrier for heat, air, and moisture control



Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

1)	StoGuard® Air and Moisture Barrier
2)	Adhesive: Sto TurboStick®
3)	Foamular® CI-C or Dow STYROFOAM™ Panel Core 20 Insulation Board
4)	Sto Mesh (embedded in Sto base coat)
5)	Base Coat: Sto BTS® Xtra
6)	StoPrime Sand (optional)
7)	Sto Textured Finish: Stolit® Lotusan® Sto Custom Cast Finish: StoCast Wood or StoCast Brick

System Description

StoTherm ci XPS Lotusan is a decorative and protective exterior wall cladding that combines superior air and weather tightness with excellent thermal performance and durability. It incorporates continuous exterior insulation and a continuous air/moisture barrier with Sto's high performance finishes in a fully tested wall cladding assembly.

Uses

StoTherm ci XPS Lotusan can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America. The superior compressive strength and low water absorption of XPS insulation make it appropriate for institutional, military, or other construction where increased durability is desired.

Features

Features	Benefits
Design versatility	Aesthetic and curb appeal easy to achieve
Continuous XPS insulation, R-5 per inch	Energy efficient, reduced heating and cooling costs, thinner walls
Quick set adhesive, no mechanical fasteners	Fast installation, no thermal bridging
Continuous air and moisture barrier	Protects against mold and moisture problems
ICC-ES listed and evaluated	Fully tested building code compliant assembly

Properties

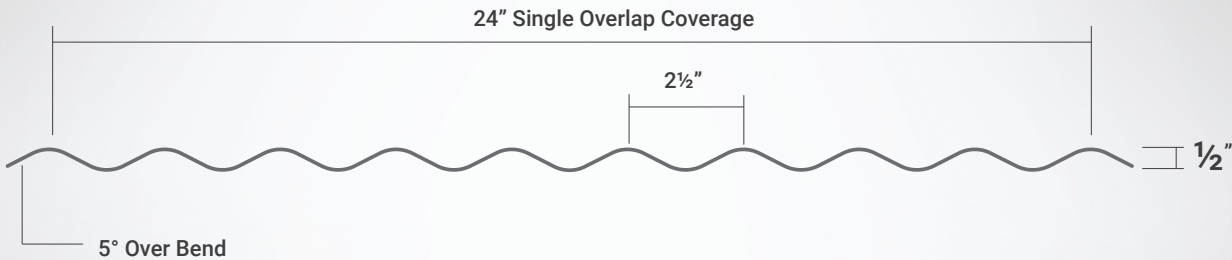
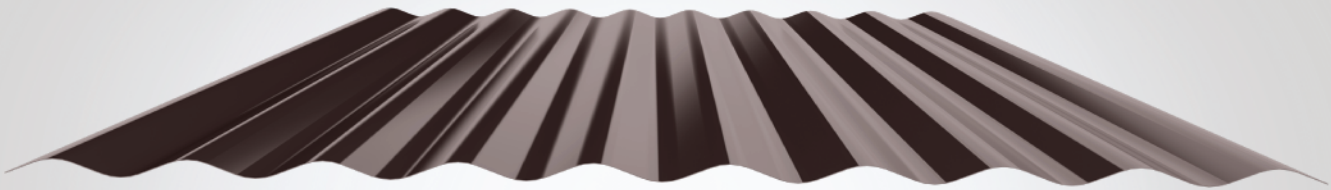
Weight (not including sheathing and frame)	< 2 psf (10 kg/m ²)
Thickness (insulation)	1 to 6 inches (25 – 152 mm)
R-value (not including sheathing and frame)	5.0 – 30 ft ² •h•°F / Btu (0.88 – 5.28 m ² •K / W)
Wind Load Resistance	Tested up to ± 175 psf (8.37kPa)
Compliance	<ul style="list-style-type: none"> IBC and IRC (2012, 2015, 2018) ASHRAE 90.1-2019
Construction Types and Fire Resistance	<ul style="list-style-type: none"> I-V, NFPA 285 tested for types I-IV

Warranty

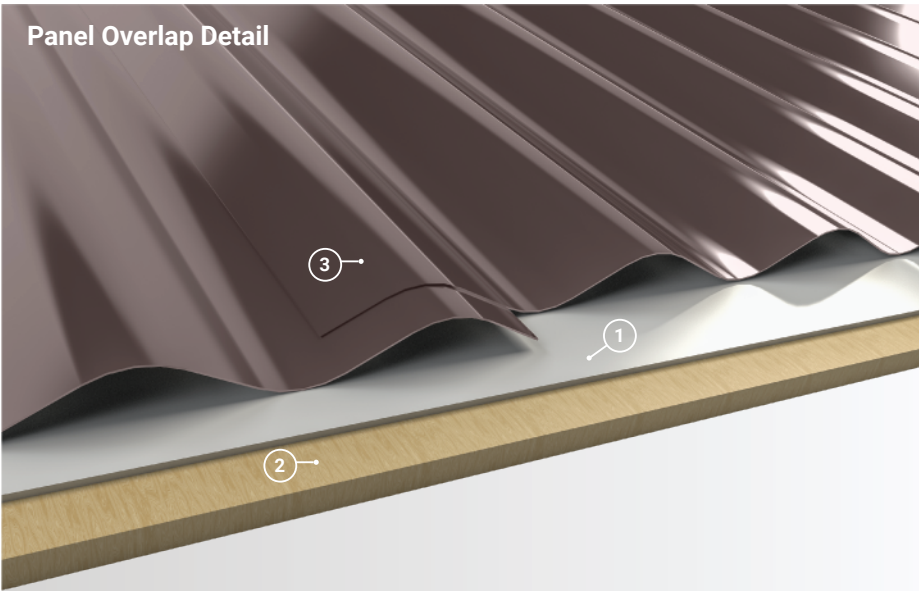
15 year Limited Warranty

Maintenance

Requires periodic cleaning to maintain appearance, repair to cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.



Panel Overlap Detail



- 1. **Underlayment:** High Temp Ice & Water shown. For use at eaves and valleys.
- 2. **Substrate:** Plywood substrate material shown.
- 3. **Overlap:** Single overlap shown.

Roof Coverage 24"

Wall Coverage 24"

Panel Gauges 22*, 24*

Fastener Options Exposed

Panel Length 28" to 20'

Rib Height 1/2" at 2 1/2" Centers

Roof Slope Minimum 3:12 or Greater with Mastic

Impact Rating UL 2218

Wind Uplift Rating Not Available

Warranty Based on Paint System

For more information 1.833.STEEL.US

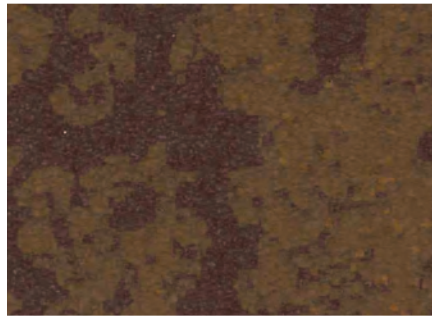
*Grade 50

Version 5.1, 4/2021

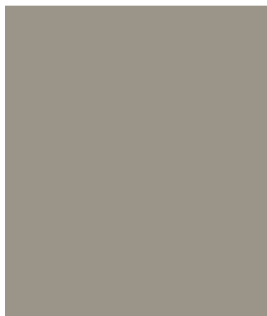
24 GA RAWHIDE FINISHES

LET THE TEXTURED STYLE OF OUR RAWHIDE FINISHES MAKE A STATEMENT ON YOUR NEXT PROJECT. THIS MODERN FINISH BRINGS DEPTH AND VISUAL INTEGRITY TO RESIDENTIAL AND COMMERCIAL PROJECTS. THE SCRATCH-RESISTANT COATING AND SUBTLE TEXTURE MAKE RAWHIDE THE PERFECT CHOICE FOR LONG LASTING ROOFING, SIDING AND INTERIOR DESIGN.

RAWHIDE FINISHES HAVE BEEN TESTED FOR THE TIGHTEST BENDS TO ENSURE OUTSTANDING FORMABILITY WITHOUT LOSING STYLE OR INTEGRITY. THIS FINISH STANDS UP TO SOLVENTS ENSURING EXCELLENT ADHESION OF COATING TO STEEL SURFACE.



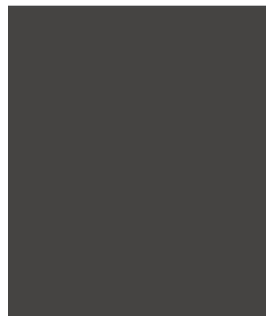
RUSTIC



HICKORY



SLATE GRAY



STEEL GRAY



**THIS COLOR
HAS BEEN
DISCONTINUED**

ASH GRAY



BURNISHED SLATE



**THIS COLOR
HAS BEEN
DISCONTINUED**

APACHE



**THIS COLOR
HAS BEEN
DISCONTINUED**

CHILI POWDER

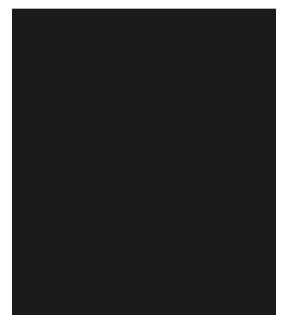


**THIS COLOR
HAS BEEN
DISCONTINUED**

HARTFORD GREEN



DARK WALNUT



COAL BLACK



FORGENT® SERIES



INNOVATION & TECHNOLOGY



© Photo courtesy of Next Polymers Ltd./Brunet Group

MATERIAL

Forgent Series products are comprised of Glastra, a proprietary hybrid of fiberglass and UV stable polymer. To better match décor and performance requirements, a Glastra exterior with a choice of Glastra or Wood interior is available in select colors and finishes.

Glastra is an innovative, recyclable material that helps form the resilient foundation of Forgent Series products. Manufacturing byproducts are repurposed for use in other industries, such as underground industrial piping.



shown
in photo
above



**GLASTRA EXTERIOR
WITH GLASTRA INTERIOR**

Both the exterior and interior are comprised of Glastra, with finishes available in Cloud, Sahara, Midnight or Bronze.

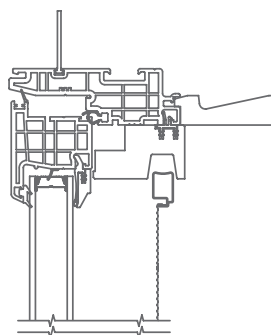


**GLASTRA EXTERIOR
WITH WOOD INTERIOR**

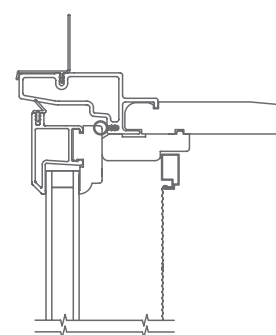
The exterior is comprised of Glastra, while the interior is Pine wood, available in popular pre-finishes including: Double Clear Coat, Latex Primer, Black Paint, White Paint, or a variety of stains.

CONSTRUCTION

Forgent Series windows are constructed of multi-chambered Glastra extrusions in an advanced ladder design for numerous benefits – the chambers add strength and promote energy efficiency. The same structural framework is used for All Glastra and Glastra/Wood products, for consistent performance.



**FORGENT SERIES
CONSTRUCTION**



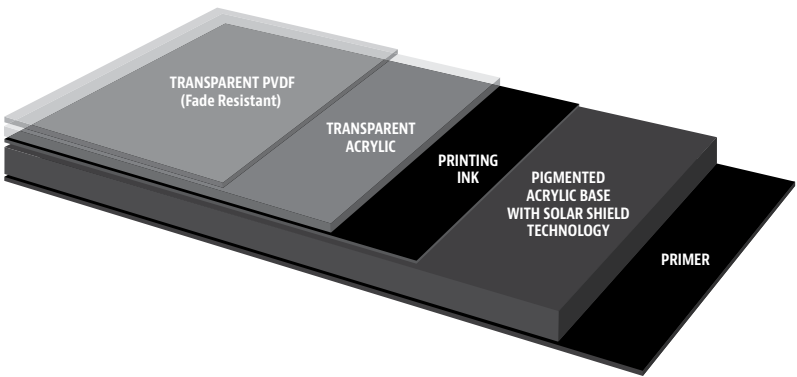
**TYPICAL FIBERGLASS
CONSTRUCTION**



© Kim Smith Photo

ACRYLIC FILM

A Midnight or Bronze film can be applied to Forgent Series products with a Glastra exterior and interior. This film utilizes a pigmented acrylic base technology that reduces heat absorption and resists fading. A profile lamination process permanently bonds the film to the Glastra material, enabling it to withstand the harshest of conditions – from extreme heat to extreme cold. And because the film has a very low surface tension, typical dirt, debris – even paint – can be removed from the surface with mild soap and water.



ACCUFORGE™

Forgent Series window frames* and sash feature AccuForge™, an innovative miter joint technology. This state-of-the-art nip welding process creates a stronger air and watertight seam with a smooth, high-end finish.



COMPRESSION SEAL

Forgent Series windows and doors feature EPDM gaskets in the glazing system as well as between the operable sash and frame, to seal the joint and create an air and watertight seal. Similar to those used on commercial windows, cars and airplane doors, they also keep noise out, for a quieter, drier, more comfortable environment.

Thermal Expansion (In/In F° x 10 ⁻⁶)										
Vinyl										
Cellular PVC										
Glastra										
Aluminum										
Pine										
	0	5	10	15	20	25	30	35	40	45

THERMAL EXPANSION

All materials are subject to some level of expansion as temperatures fluctuate. Forgent Series Glastra material is less affected by these changes, with a lower expansion rate than many composite products, and less than half the rate of vinyl products.

AccuForge™ is a trademark of Kolbe & Kolbe Millwork Co., Inc.
 *Specialty windows (geometric and radius) and sliding doors are not manufactured with AccuForge technology.
 Forgent Series exterior films are compliant with and have achieved 307-16 certification from the American Architectural Manufacturers Association (AAMA). The AAMA 307-16 designation specifically refers to Voluntary Specifications for Laminates Intended for Use on AAMA Certified Profiles.

CASEMENTS & AWNINGS

OPERATING | PICTURE



CASEMENT & AWNING STANDARD FEATURES

- ▶ All Glastra units with Cloud or Sahara integral color* (see pg. 58)
- ▶ Flush frame groove filler for drywall return (New Construction - no extension jamb)
- ▶ Energy efficient, insulating Solar Low-E glass (see pg. 60)
- ▶ Dry glazed to the interior with beveled glazing bead
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Insect screen with BetterVue® fiberglass mesh and Water Shed Technology™ (see screen finishes, pg. 62)
- ▶ Crank-out nesting handle and multi-point locking levers are color matched to the interior (pg. 9)
- ▶ Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening
- ▶ Box-to-box standard mullion (see pg. 14)

NOTE: All measurements are nominal.



**ALL GLASTRA
CASEMENT**
(interior)



**ALL GLASTRA
CASEMENT**
(exterior)

BetterVue® and Water Shed Technology™ are registered trademarks of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details.



© Spacecrafting



CASEMENT & AWNING OPTIONS

Glass (see pg. 60):

- ▶ Solar Gain Low-E
- ▶ Solar Control Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Turtle Glass
- ▶ ThermaPlus™ Low-E
- ▶ Neat+™
- ▶ Triple pane
- ▶ Tinted, colored or patterned
- ▶ Tempered
- ▶ Laminated
- ▶ Preserve® Film
- ▶ Other options standard to the industry

Divided Lites (see pg. 61):

- ▶ Performance divided lites with 7/8", 1-1/8" or 2-1/4" bars
- ▶ Grilles-in-the-airspace

NOTE: All measurements are nominal.

Other Options:

- ▶ Replacement casements and awnings
(3-1/4" overall frame depth for All Glastra units, 4-1/16" for Glastra/Wood units; no nailing fin and pre-drilled for installation)
- ▶ Glastra/Wood: Unfinished pine interior with no visible fasteners or wood exposed to the exterior
- ▶ Latex primed interior* *(Glastra/Wood units, see pg. 59)*
- ▶ Interior prefinishing *(Glastra/Wood units, see pg. 59)*
- ▶ Exterior acrylic film in Midnight or Bronze *(available on All Glastra or Glastra/Wood units; see pg. 58)*
- ▶ Interior acrylic film in Midnight or Bronze *(only on All Glastra units with Midnight or Bronze exterior; see pg. 58)*
- ▶ Multiple trim accessories *(shipped loose; see pg. 63)*
- ▶ Insect screen available with aluminum or UltraVue® mesh *(see screen finishes, pg. 62)*
- ▶ Extension jambs available in depths up to 9" overall
- ▶ Offset extension jambs
- ▶ Stepped frame groove filler for drywall return *(no extension jamb)*
- ▶ Glastra/Wood: Wood glazing bead receptor
- ▶ Galvanized steel installation clips
- ▶ Ashlar handle *(see hardware finishes, pg. 62)*
- ▶ Window Opening Control Device (WOCD) *(see pg. 62)*
- ▶ Coastal hardware package
- ▶ Impact performance modifications *(see pg. 65)*

*Latex primer is not a final finish.

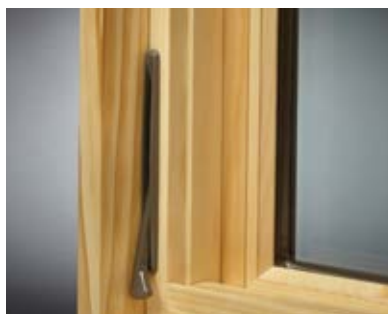
HARDWARE (see hardware finishes, pg. 62):

Crank-out handles fold down when not in use, and multi-point locks engage with a locking lever.



NESTING HANDLE

(shown in Clay)



LOCKING LEVER

(shown in Clay)



ASHLAR HANDLE

(shown in Matte Black)

Also available: Satin Nickel | White | Matte Black | Rustic Umber

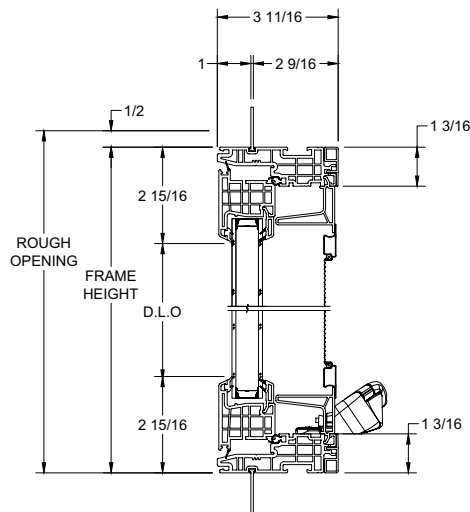
Also available: Satin Nickel | White | Rustic Umber

UltraVue® is a registered trademark of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details.
Finish colors will vary from printed images. Please make selections using actual color samples available from your local Kolbe dealer.
Not all hardware color options are available on all products.

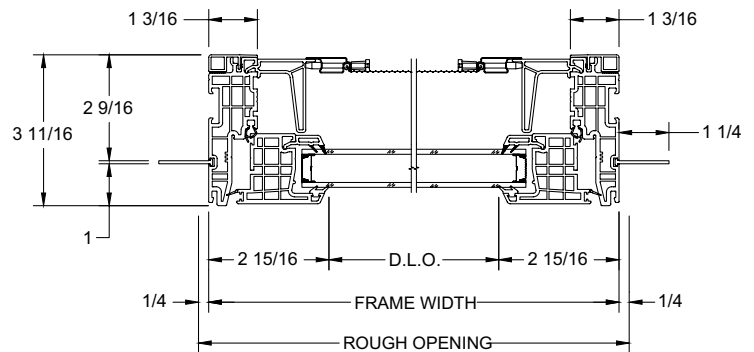
CASEMENTS & AWNINGS | Cross Section Drawings

CASEMENTS & AWNINGS – ALL GLASTRA

Vertical Section



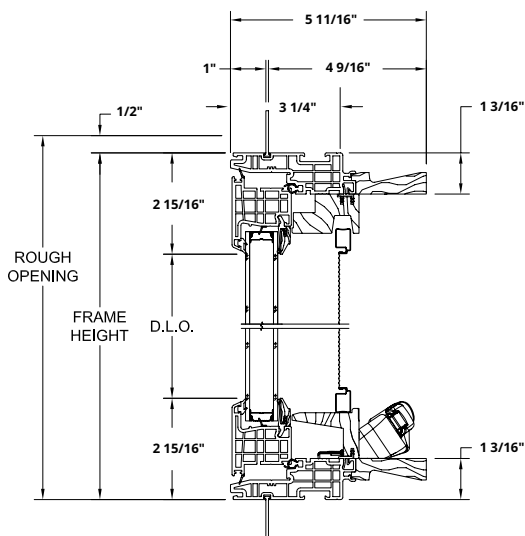
Horizontal Section



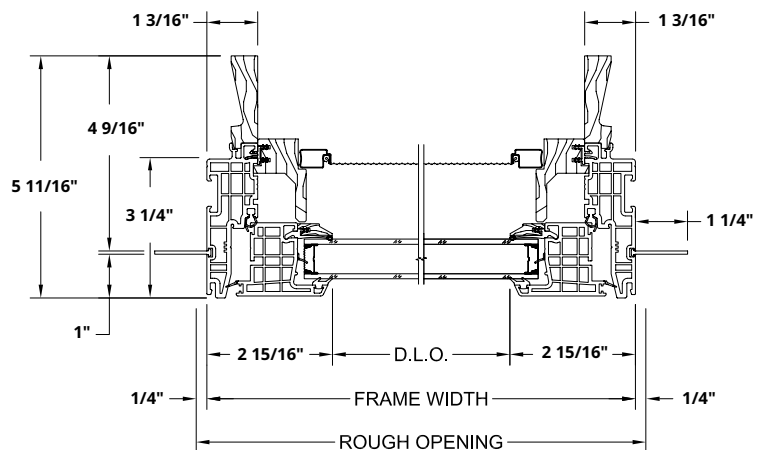
(Shown with optional flush frame filler)

CASEMENTS & AWNINGS – GLASTRA/WOOD

Vertical Section



Horizontal Section

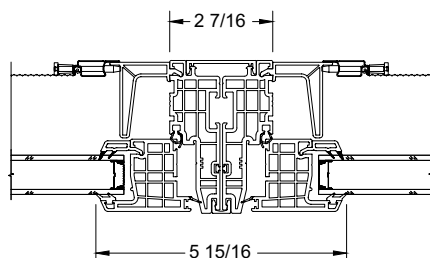


NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbewindows.com

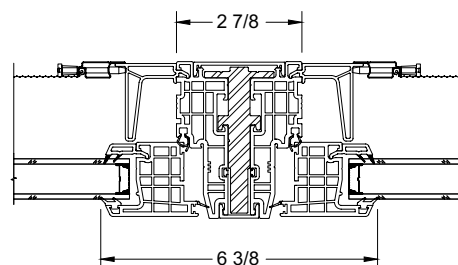
CASEMENTS & AWNINGS | Mulling Options

CASEMENTS & AWNINGS – ALL GLASTRA

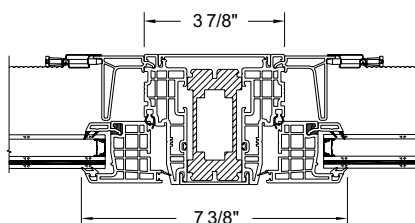
1/16" Standard Mullion
Standard Performance
(Flush)



1/2" Mullion Reinforced
Commercial & Impact Performance
(No T-Mulls)

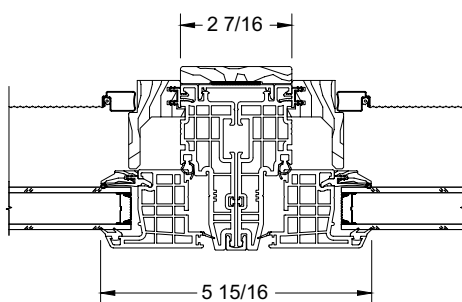


1-1/2" Mullion Reinforced
Commercial & Impact Performance

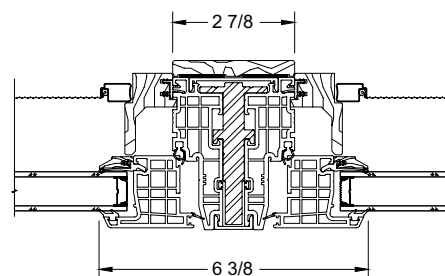


CASEMENTS & AWNINGS – GLASTRA/WOOD

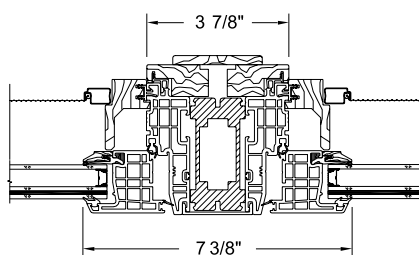
1/16" Standard Mullion
Standard Performance
(Flush)



1/2" Mullion Reinforced
Commercial & Impact Performance
(No T-Mulls)



1-1/2" Mullion Reinforced
Commercial & Impact Performance



These mullion types are available on all Forgent Series windows. Depth dimensions may change. Please refer to kolbewindows.com for the most current drawings and technical details.

NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63.



DOUBLE HUNG

OPERATING | STUDIO



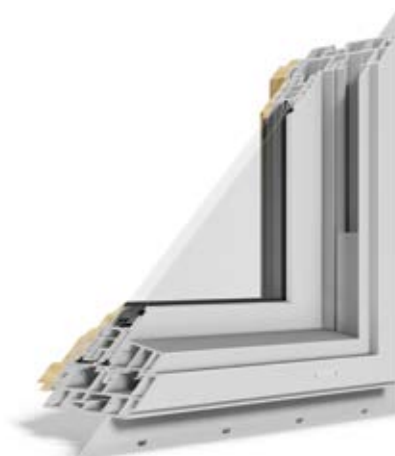
DOUBLE HUNG STANDARD FEATURES

- ▶ All Glastra units with Cloud or Sahara integral color* (*see pg. 58*)
- ▶ Flush frame groove filler for drywall return (*New Construction - no extension jamb*)
- ▶ Energy efficient, insulating Solar Low-E glass (*see pg. 60*)
- ▶ Equal glass sizing provides matching sight lines from sash to sash
- ▶ Dry glazed to the interior with beveled glazing bead
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Full frame insect screen with BetterVue® fiberglass mesh and Water Shed Technology™ (*see screen finishes, pg. 62*)
- ▶ Stainless steel, constant force balance system provides durability and ease of operation
- ▶ Sash lock and tilt latches are color matched to the interior (*pg. 17*)
- ▶ Lift handle on bottom sash is color matched to the interior (*only on All Glastra units; pg. 17*)
- ▶ Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening (*New Construction*)

NOTE: All measurements are nominal.



**GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG**
(interior)



**GLASTRA/WOOD
NEW CONSTRUCTION DOUBLE HUNG**
(exterior)

BetterVue® and Water Shed Technology™ are registered trademarks of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details.



DOUBLE HUNG OPTIONS

Glass (see pg. 60):

- ▶ Solar Gain Low-E
- ▶ Solar Control Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Turtle Glass
- ▶ ThermaPlus™ Low-E
- ▶ Neat™
- ▶ Triple pane
- ▶ Tinted, colored or patterned
- ▶ Tempered
- ▶ Laminated
- ▶ Preserve® Film
- ▶ Other options standard to the industry

Divided Lites (see pg. 61):

- ▶ Performance divided lites with 7/8", 1-1/8" or 2-1/4" bars
- ▶ Grilles-in-the-airspace

NOTE: All measurements are nominal.

Other Options:

- ▶ Replacement double hungs
(3-1/4" overall frame depth for All Glastra units, 4-1/8" for Glastra/Wood units)
- ▶ Glastra/Wood: Unfinished pine interior with no visible fasteners or wood exposed to the exterior
- ▶ Latex primed interior* *(Glastra/Wood units, see pg. 59)*
- ▶ Interior prefinishing *(Glastra/Wood units, see pg. 59)*
- ▶ Exterior acrylic film in Midnight or Bronze
(available on All Glastra or Glastra/Wood units; see pg. 58)
- ▶ Interior acrylic film in Midnight or Bronze
(only on All Glastra units with Midnight or Bronze exterior; see pg. 58)
- ▶ Fixed top sash
- ▶ Multiple trim accessories *(shipped loose; see pg. 63)*
- ▶ Insect screen available with aluminum or UltraVue® mesh *(see screen finishes, pg. 62)*
- ▶ Extension jambs available in depths up to 9" overall
- ▶ Offset extension jambs
- ▶ Stepped frame groove filler for drywall return
(no extension jamb)
- ▶ Glastra/Wood: Wood glazing bead receptor
- ▶ Galvanized steel installation clips
- ▶ Window Opening Control Device (WOCD) *(see pg. 62)*
- ▶ Sash limiters for safety *(non by-passable and does not meet WOCD requirements)*
- ▶ Cottage and reverse cottage style
- ▶ Impact performance modifications *(see pg. 65)*

*Latex primer is not a final finish.

HARDWARE (see hardware finishes, pg. 62):

A sash lock and tilt latches are applied to all double hung windows as standard.



SASH LOCK
(shown in Clay)



TILT LATCHES
(shown in Clay)



LIFT HANDLE – ALL GLASTRA UNITS
(shown in White)

Also available: Satin Nickel | White | Matte Black | Rustic Umber

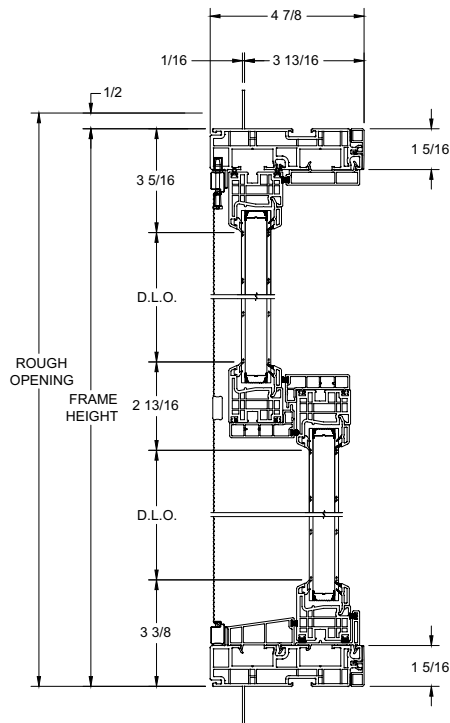
Also available: Clay | Matte Black | Rustic Umber

UltraVue® is a registered trademark of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details. Finish colors will vary from printed images. Please make selections using actual color samples available from your local Kolbe dealer. Not all hardware color options are available on all products.

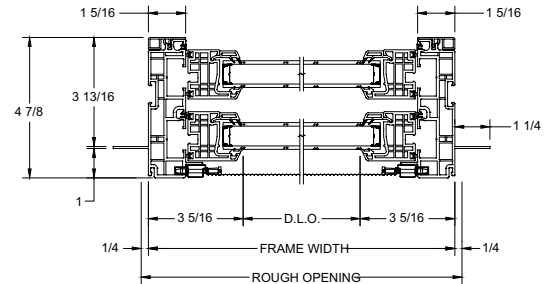
DOUBLE HUNGS | Cross Section Drawings

NEW CONSTRUCTION DOUBLE HUNGs – ALL GLASTRA

Vertical Section

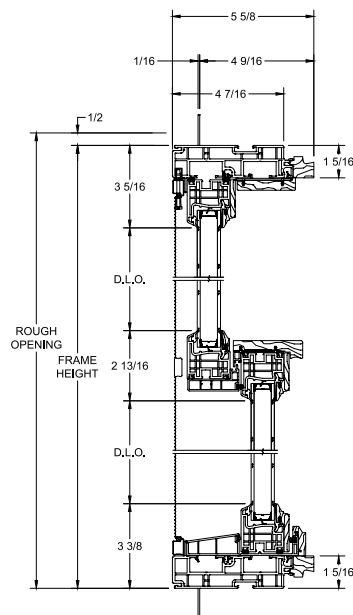


Horizontal Section

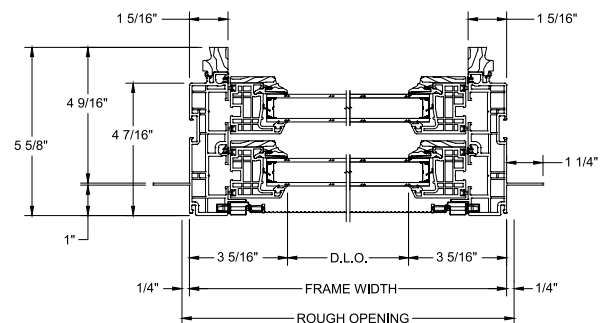


NEW CONSTRUCTION DOUBLE HUNGS – GLASTRA/WOOD

Vertical Section



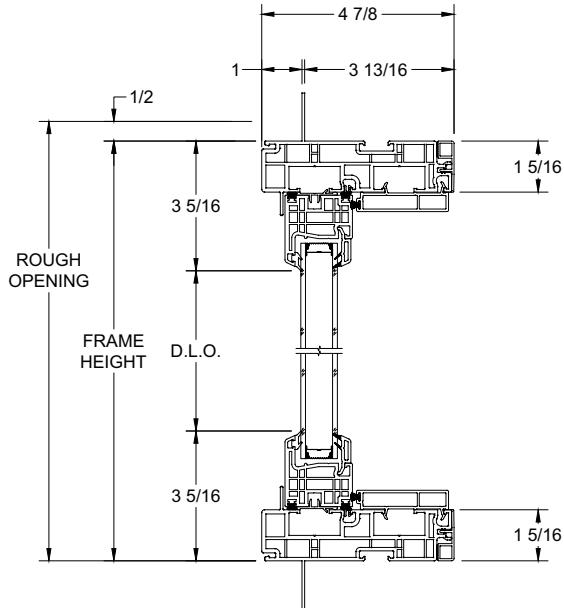
Horizontal Section



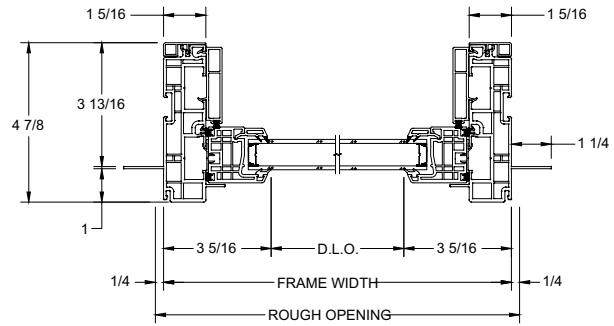
NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbewindows.com

NEW CONSTRUCTION STUDIO WINDOWS – ALL GLASTRA

Vertical Section



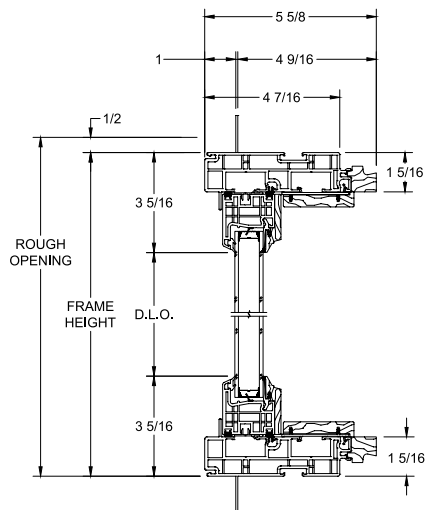
Horizontal Section



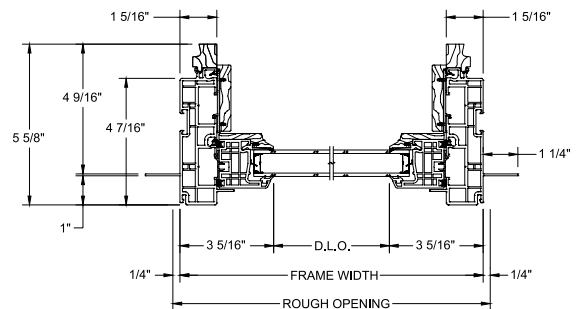
(Shown with optional flush frame filler)

NEW CONSTRUCTION STUDIO WINDOWS – GLASTRA/WOOD

Vertical Section



Horizontal Section

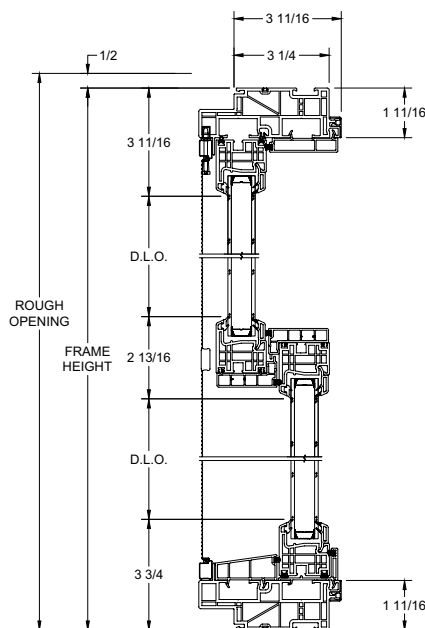


NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbewindows.com

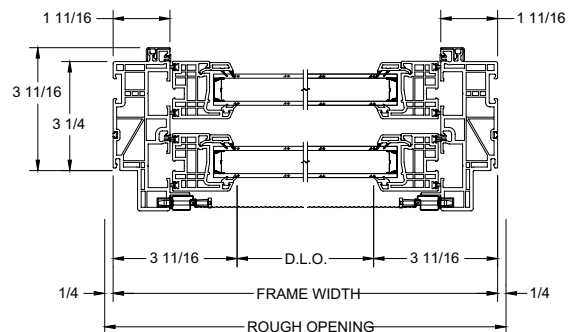
DOUBLE HUNGs | Cross Section Drawings

REPLACEMENT DOUBLE HUNGs – ALL GLASTRA

Vertical Section

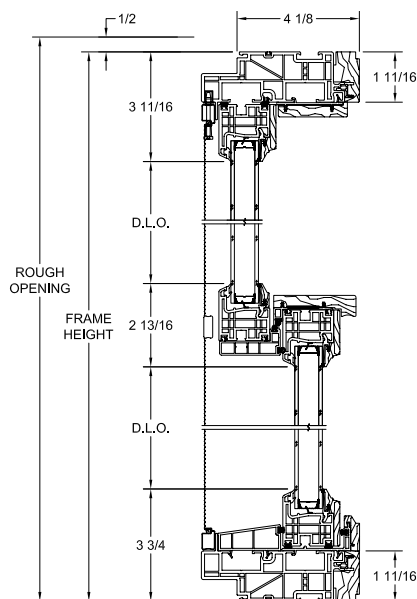


Horizontal Section

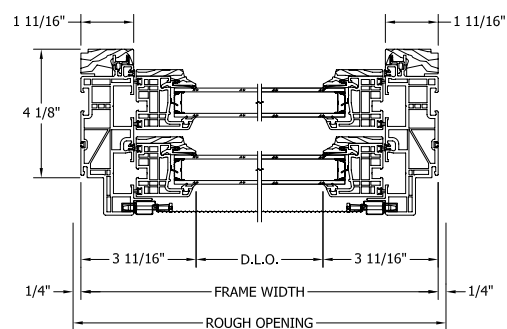


REPLACEMENT DOUBLE HUNGs – GLASTRA/WOOD

Vertical Section



Horizontal Section



NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbewindows.com

SLIDING WINDOWS



SLIDING WINDOW STANDARD FEATURES

- ▶ All Glastra units with Cloud or Sahara integral color (see pg. 58)
- ▶ Flush frame groove filler for drywall return (New Construction - no extension jamb)
- ▶ Available as active-fixed or fixed-active
- ▶ Energy efficient, insulating Solar Low-E glass (see pg. 60)
- ▶ Equal glass sizing provides matching sight lines from sash to sash
- ▶ Dry glazed to the interior with beveled glazing bead
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Integral 1-1/4" nailing fin provides easier installation and helps seal the window opening (New Construction)
- ▶ Full frame insect screen with BetterVue® fiberglass mesh and Water Shed Technology™ (see screen finishes, pg. 62)
- ▶ Stainless steel rollers for ease-of-operation
- ▶ Sash lock and tilt latches are color matched to the interior (pg. 25)
- ▶ Tilt latches placed at the top of the operable sash for ergonomic removal
- ▶ Pull handle on active sash is color matched to the interior (only on All Glastra units; pg. 25)

NOTE: All measurements are nominal.



**ALL GLASTRA
NEW CONSTRUCTION SLIDING WINDOW**
(interior)



**ALL GLASTRA
NEW CONSTRUCTION SLIDING WINDOW**
(exterior)

BetterVue® and Water Shed Technology™ are registered trademarks of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details.



SLIDING WINDOW OPTIONS

Glass (see pg. 60):

- ▶ Solar Gain Low-E
- ▶ Solar Control Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Turtle Glass
- ▶ ThermaPlus™ Low-E
- ▶ Neat™
- ▶ Triple pane
- ▶ Tinted, colored or patterned
- ▶ Tempered
- ▶ Laminated
- ▶ Preserve® Film
- ▶ Other options standard to the industry

Divided Lites (see pg. 61):

- ▶ Performance divided lites with 7/8", 1-1/8" or 2-1/4" bars
- ▶ Grilles-in-the-airspace

NOTE: All measurements are nominal.

Other Options:

- ▶ Replacement sliding windows
(3-1/4" overall frame depth for All Glastra units, 4-1/8" for Glastra/Wood units)
- ▶ Glastra/Wood: Unfinished pine interior with no visible fasteners or wood exposed to the exterior
- ▶ Latex primed interior* *(Glastra/Wood units, see pg. 59)*
- ▶ Interior prefinishing *(Glastra/Wood units, see pg. 59)*
- ▶ Exterior acrylic film in Midnight or Bronze
(available on All Glastra or Glastra/Wood units; see pg. 58)
- ▶ Interior acrylic film in Midnight or Bronze
(only on All Glastra units with Midnight or Bronze exterior; see pg. 58)
- ▶ Multiple trim accessories *(shipped loose; see pg. 63)*
- ▶ Insect screen available with aluminum or UltraVue® mesh *(see screen finishes, pg. 62)*
- ▶ Half screen
- ▶ Extension jambs available in depths up to 9" overall
- ▶ Offset extension jambs
- ▶ Stepped frame groove filler for drywall return
(no extension jamb)
- ▶ Glastra/Wood: Wood glazing bead receptor
- ▶ Galvanized steel installation clips
- ▶ Window Opening Control Device (WOCD) *(see pg. 62)*
- ▶ Sash limiters for safety *(non by-passable and does not meet WOCD requirements)*
- ▶ Impact performance modifications *(see pg. 65)*

*Latex primer is not a final finish.

HARDWARE (see hardware finishes, pg. 62):

A sash lock and tilt latches are applied to all sliding windows as standard.



SASH LOCK
(shown in Clay)



TILT LATCHES
(shown in Clay)



PULL HANDLE – ALL GLASTRA UNITS
(shown in White)

Also available: Satin Nickel | White | Matte Black | Rustic Umber

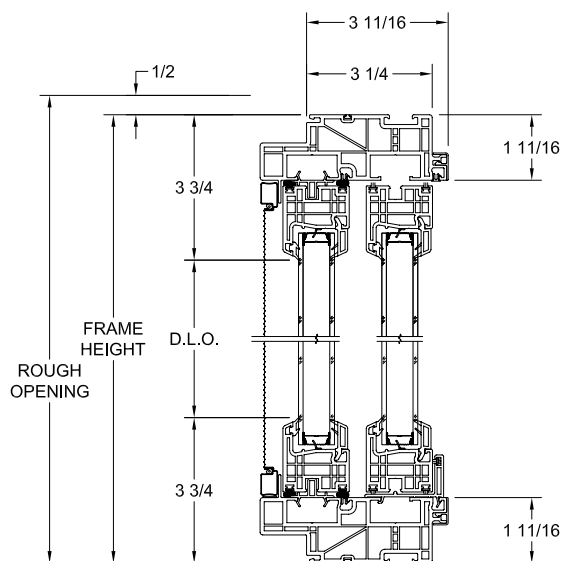
Also available: Clay | Matte Black | Rustic Umber

UltraVue® is a registered trademark of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details. Finish colors will vary from printed images. Please make selections using actual color samples available from your local Kolbe dealer. Not all hardware color options are available on all products.

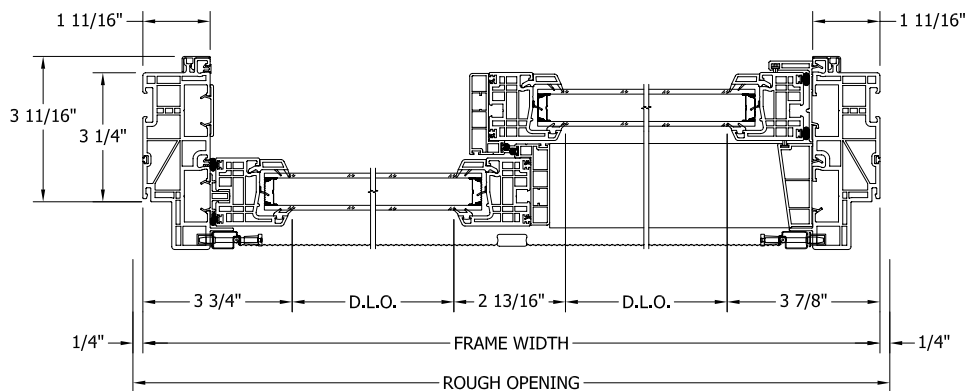
SLIDING WINDOWS | Cross Section Drawings

REPLACEMENT SLIDING WINDOWS – ALL GLASTRA

Vertical Section



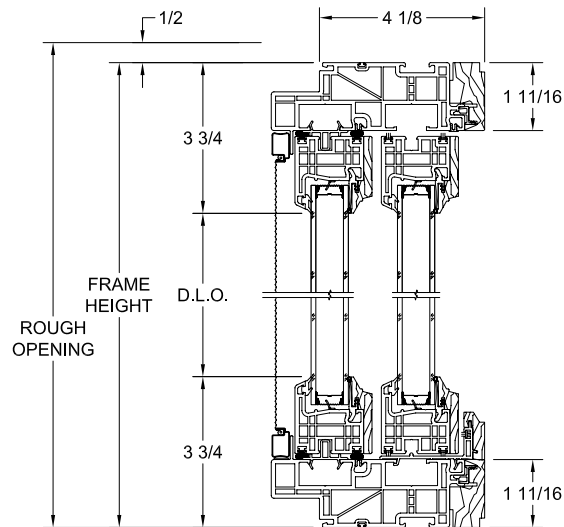
Horizontal Section



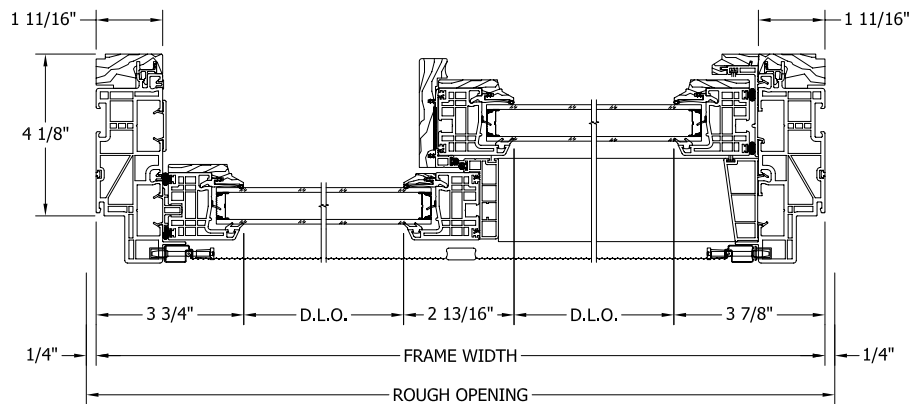
NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbewindows.com

REPLACEMENT SLIDING WINDOWS – GLASTRA/WOOD

Vertical Section



Horizontal Section



NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbewindows.com



FORGENT COMPLEMENTARY DOORS

In addition to various window styles, the Forgent Series also includes complementary swinging and sliding doors. These doors complement other Forgent Series products, and offer the same aesthetic options and lead times, so builders can get all of the windows and doors needed for their project.



COMPLEMENTARY SLIDING DOORS

ALL GLASTRA | GLASTRA/WOOD



SLIDING DOOR STANDARD FEATURES – COMPLEMENT ALL GLASTRA UNITS

- ▶ Cloud or Sahara interior and exterior color (*see pg. 58*)
- ▶ Standard jamb width is 5-15/16" (4-9/16" behind the nailing fin)
- ▶ Energy efficient, tempered Solar Low-E glass (*see pg. 60*)
- ▶ Dry glazed to the interior
- ▶ Accessory grooves are integral to the extruded frames for easy addition of accessories
- ▶ Frame setup for 2-wide doors
- ▶ Equal glass sizing provides matching sight lines from panel to panel
- ▶ Steel panel reinforcement for rigidity
- ▶ Stainless steel panel rollers
- ▶ Insect screen with BetterVue® fiberglass mesh and Water Shed Technology™ in extruded aluminum frame
- ▶ Allure dual-point handle set in White
- ▶ Low-profile, aluminum-capped self-draining sill in Bronze anodized

SLIDING DOOR OPTIONS – COMPLEMENT ALL GLASTRA UNITS

Glass (*see full list, pg. 60*)

Divided Lites (*see pg. 61*):

- ▶ Performance divided lites with 7/8", 1-1/8" or 2-1/4" bars
- ▶ Grilles-in-the-airspace

NOTE: All measurements are nominal.

Other Options:

- ▶ Exterior acrylic film in Midnight or Bronze (*see pg. 58*)
- ▶ Interior acrylic film in Midnight or Bronze (*only on All Glastra units with Midnight or Bronze exterior; see pg. 58*)
- ▶ Signature handle set
- ▶ Square handle set
- ▶ Secondary security lock (*foot bolt*)
- ▶ Galvanized steel installation clips
- ▶ Impact performance modifications (*see pg. 65*)
- ▶ Three-point lock mechanism

HARDWARE – COMPLEMENT ALL GLASTRA UNITS (*see hardware finishes, pg. 62*):

Allure, Signature, and Square handle sets are available for sliding doors in the finishes below.



ALLURE HANDLE SET

(shown in White)
Standard on All Glastra

Also available: Clay



SIGNATURE HANDLE SET

(shown in Satin Nickel PVD¹)

Also available: Matte Black | Rustic Umber



SQUARE HANDLE SET

(shown in Satin Nickel PVD¹)

Also available: White | Matte Black | Rustic Umber

*PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling and cracking. Finish colors will vary from printed images. Please make selections using actual color samples available from your local Kolbe dealer. Not all hardware color options are available on all products.

BetterVue® and Water Shed Technology™ are registered trademarks of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details.

SLIDING DOOR STANDARD FEATURES – COMPLEMENT GLASTRA/WOOD UNITS

- ▶ Extruded aluminum alloy clad frame and panel
- ▶ Frame corners are mitered or profile cut, with internal corner and end keys
- ▶ Unfinished pine interior, with pine interior stops and wood mull casings on mull units
- ▶ Exterior wood parts are treated
- ▶ Standard jamb width is 4-9/16"
- ▶ 3" wide stiles and rails
- ▶ Frame set up
- ▶ Energy efficient, tempered Solar Low-E glass (see pg. 60)
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Accessory grooves are integral to the extruded frames for easy addition of accessories
- ▶ Tandem rollers with adjustable, ball-bearing wheels carry the sliding panel
- ▶ Insect screen BetterVue® fiberglass mesh and Water Shed Technology™ in extruded aluminum frame
- ▶ Multi-point handle set with bell escutcheon in Bright Brass PVD*
- ▶ One-piece, pultruded fiberglass sill with continuous aluminum sill nosing and fiberglass sill filler
- ▶ Thick oak interior threshold
- ▶ Heavy vinyl nailing fins with head drip caps

Limited sizes are available.

SLIDING DOOR OPTIONS – COMPLEMENT GLASTRA/WOOD UNITS

Glass (see full list, pg. 60):

Divided Lites (see pg. 61):

- ▶ Performance divided lites with 7/8", 1-1/8" or 2-1/4" bars
- ▶ Grilles-in-the-airspace

Other Options:

- ▶ Latex primed interior** (see pg. 59)
- ▶ Interior prefinishing (see pg. 59)
- ▶ Midnight or Bronze exterior color (see pg. 58)
- ▶ Extruded aluminum accessories applied to accessory grooves on the exterior frame (see pg. 63)

Other Options (continued)

- ▶ Multi-point handle set with arch escutcheon
- ▶ Single-point Allure handle set
- ▶ Keyed lock
- ▶ Secondary security lock
- ▶ Corrosion-resistant hardware
- ▶ Insect screen with UltraVue® fiberglass mesh or aluminum mesh (see pg. 62)
- ▶ Extension jambs in a wide variety of sizes (shipped loose for field application)
- ▶ Galvanized steel installation clips
- ▶ Impact performance modifications (see pg. 65)

NOTE: All measurements are nominal.

**Latex primer is not a final finish.

HARDWARE – COMPLEMENT GLASTRA/WOOD UNITS (see hardware finishes, pg. 62):

Multi-point handle sets with bell and arch escutcheons, and single-point Allure handle sets are available for sliding doors in the finishes below.



**BELL ESCUTCHEON
HANDLE SET**

(shown in Bright Brass PVD[†])
Standard on Glastra/Wood



**ARCH ESCUTCHEON
HANDLE SET**

(shown in Bright Brass PVD[†])



**ALLURE
HANDLE SET**

(shown in Satin Nickel)



**SINGLE-POINT
HANDLE**

(shown in Satin Nickel)

Also available:
Satin Nickel PVD[†] | Smoky Gray PVD[†]
Matte Black | Rustic Umber













Also available:
White | Matte Black | Rustic Umber

Also available:
Bright Brass | Matte Black
Rustic Umber

*PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling and cracking. Finish colors will vary from printed images. Please make selections using actual color samples available from your local Kolbe dealer. Not all hardware color options are available on all products.

BetterVue®, UltraVue® and Water Shed Technology™ are registered trademarks of PHIFER INCORPORATED. Limitations may apply. Please consult your local Kolbe dealer for more details.

SLIDING DOORS – COMPLEMENT GLASTRA/WOOD UNITS

U.D.	4' 11"	5' 11"	7' 11"	7' 7"	9' 1"	12' 1"
R.O.	4' 11-1/2"	5' 11-1/2"	7' 11-1/2"	7' 7-1/2"	9' 1-1/2"	12' 1-1/2"
G.S.	24 3/4"	30 3/4"	42 3/4"	24 3/4"	30 3/4"	42 3/4"
6' 7-1/2"						
6' 8"						
7' 11-1/2"						
8' 0"						
72 1/16"						
88 1/16"						

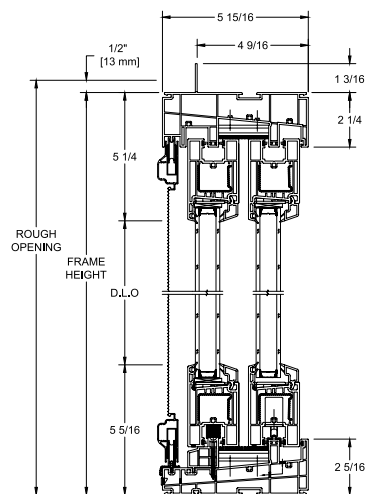
U.D. = Unit Dimension • R.O. = Rough Opening • G.S. = Glass Size (Glass sizes are shown per panel.)

NOTE: All measurements are nominal. Elevation charts are not to scale.
Divided lites are optional. The configuration shown for a single panel is typical for each panel.
Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening gaps may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines.
For rough opening recommendations, see pg. 68.

SLIDING DOORS | Cross Section Drawings

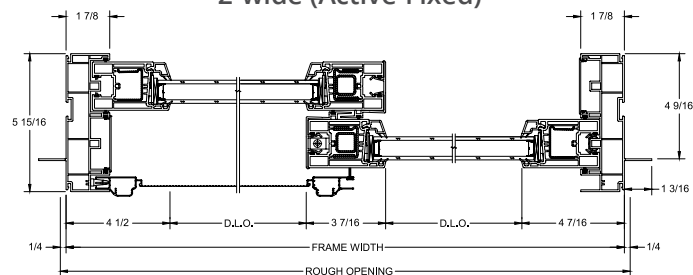
SLIDING DOORS – COMPLEMENT ALL GLASTRA UNITS

Vertical Section

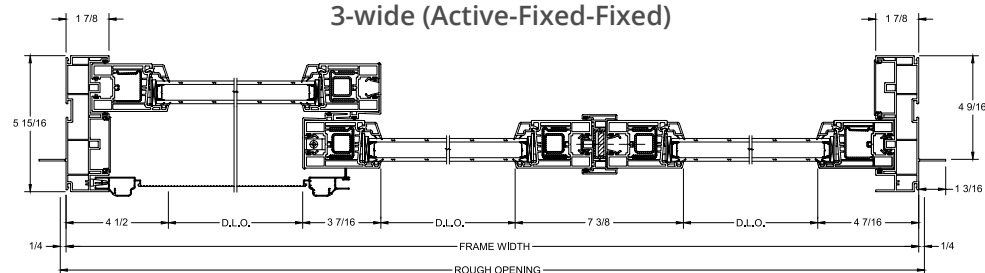


Horizontal Section

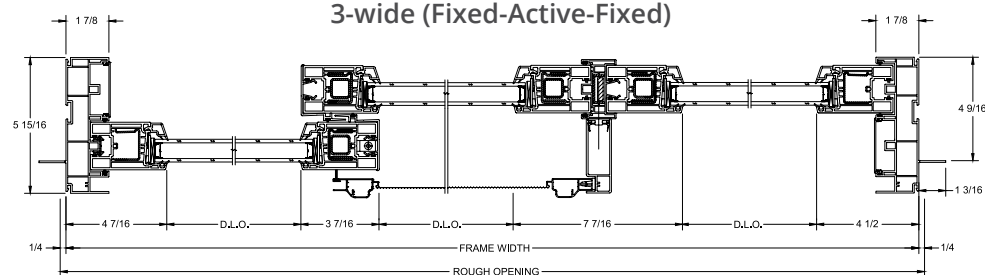
2-wide (Active-Fixed)



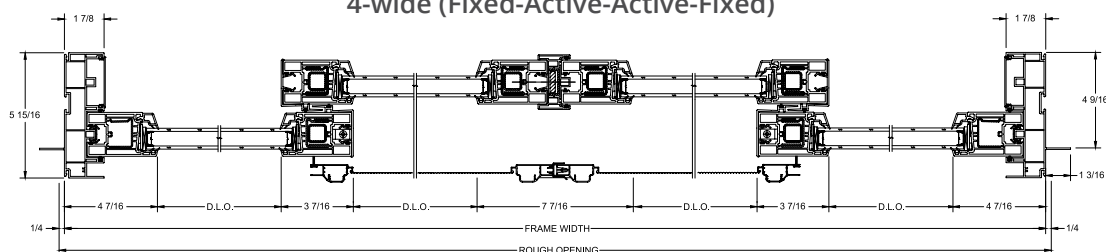
3-wide (Active-Fixed-Fixed)



3-wide (Fixed-Active-Fixed)



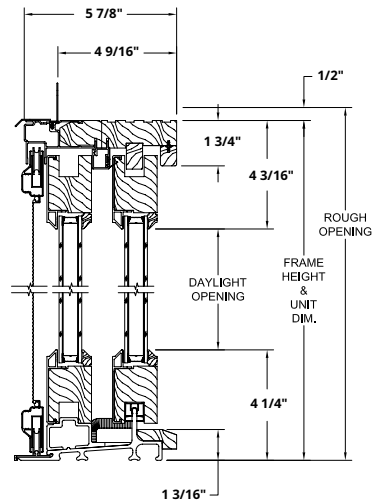
4-wide (Fixed-Active-Active-Fixed)



NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbewindows.com

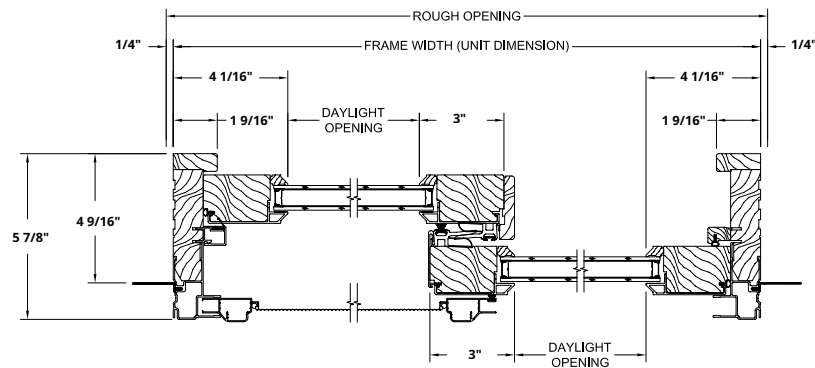
SLIDING DOORS – COMPLEMENT GLASTRA/WOOD UNITS

Vertical Section

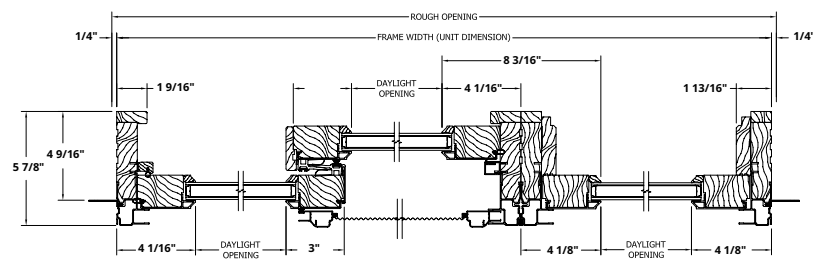


Horizontal Section

2-wide



3-wide

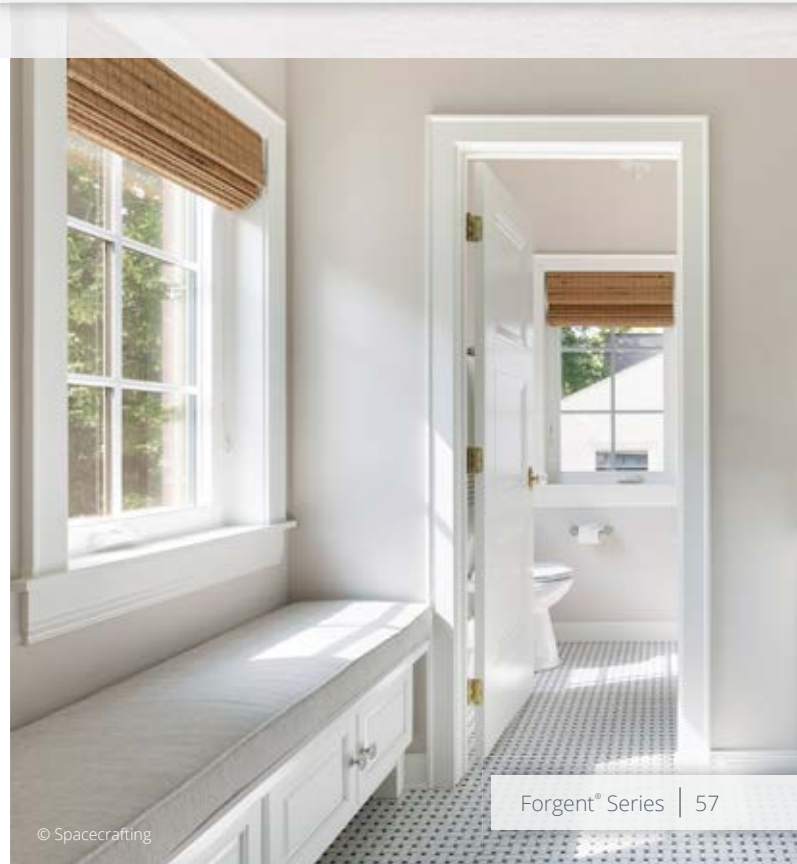


NOTE: Drawings are not to scale. For Forgent Series accessory drawings, see pg. 63. Additional and the most current drawings are available at kolbwindows.com



OPTIONS & ACCESSORIES

Our windows and doors are built to order, so you can choose the options that best suit the design and vision of your project. We offer glass, divided lite, hardware and trim options, as well as popular interior and exterior finishes. Forgent Series windows and doors not only provide superior performance and flexibility, they also meet and exceed the highest standards for energy efficiency.



FINISH OPTIONS

EXTERIOR FINISHES - ALL GLASTRA & GLASTRA/WOOD UNITS

Forgent Series windows and doors have a durable and resilient Glastra exterior. Cloud and Sahara are integral to the Glastra material, while Midnight and Bronze are applied as an acrylic film.*

Forgent Series exterior films (Midnight and Bronze) are compliant with and have achieved 307-16 certification from the American Architectural Manufacturers Association (AAMA). The AAMA 307-16 designation specifically refers to Voluntary Specifications for Laminates Intended for Use on AAMA Certified Profiles.

*See more film details on pg. 7





© Spacecrafting Photography,
Denali Custom Homes, Redstone Interiors



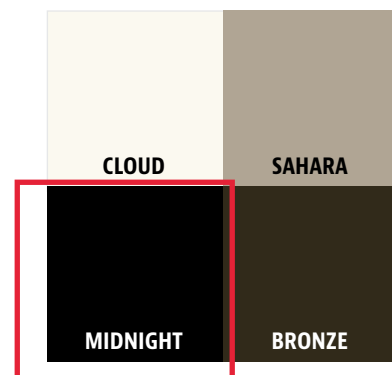
© Photo courtesy Adamo Homes

INTERIOR FINISHES - ALL GLASTRA UNITS

Coordinating finishes are available for Glastra interiors; however, the Midnight or Bronze interior finish is only available on units with a Midnight or Bronze exterior, respectively. Ask your Kolbe dealer for details.

Forgent Series exterior films (Midnight and Bronze) are compliant with and have achieved 307-16 certification from the American Architectural Manufacturers Association (AAMA). The AAMA 307-16 designation specifically refers to Voluntary Specifications for Laminates Intended for Use on AAMA Certified Profiles.

*See more film details on pg. 7



INTERIOR FINISHES - GLASTRA/WOOD UNITS

Forgent Series Glastra/Wood windows and doors are offered with a Pine interior. For units that are ready to install upon delivery, Forgent Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin finish clear sealer. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision.



Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on Pine. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color. Color-matched interior paint is available through any Sherwin-Williams retail store in the United States and Canada.

*All units supplied with unfinished pine interiors must be finished in the field.

**Latex primer is not a final finish.

†White and Black are single coat interior paint finishes with some visible wood grain. Back priming of casement operator and jamb covers is available.

GLASS OPTIONS

Kolbe offers glazing options to provide optimum energy efficiency for the geographic region in which you live. Low-E is a “smart” coating that reduces energy transfer through the insulating glass unit. The result is reduced heating and cooling costs throughout the year. Low-E coatings also reduce the potential for condensation, as well as provide protection against fading of furniture, fabrics and carpeting.

Kolbe also offers the following Low-E glass options, as well as many specialized options:

Solar Gain Low-E

When the weather turns frigid, Solar Gain Low-E glass is the perfect cold remedy. It keeps homes warmer and more comfortable by blocking heat loss to the outside and letting the sun’s heat stream in to increase solar heat gain.

Solar Low-E (Kolbe's Standard)

Suitable for most climates and meets most energy zone requirements. Solar Low-E glass is designed to reflect room-side heat back into the room during winter months. In summer, visible sunlight is allowed in while blocking most of the sun’s infrared heat energy.

Solar Control Low-E

Offers an ideal balance of solar control and high visibility by blocking 95% of UV rays while maintaining the interior temperature.

Solar Advanced Control Low-E

A tinted glass recommended for warm climates that achieves greater solar control over a wide range of the spectrum, while also helping to reduce glare.

Turtle Glass

Achieves the Turtle Code of less than 45% Visible Transmittance utilizing laminated glass with Solar Control Low-E and gray tint.

ThermaPlus™ Low-E

An additional Low-E coating which helps to meet the strictest energy requirements by providing protection against heat loss and UV damage. Available with dual pane versions of Solar Gain Low-E, Solar Low-E, Solar Control Low-E, Solar Advanced Control Low-E, and Solar Increased Control Low-E glass.

Triple Pane

Provides a greater energy performing window that keeps indoor air warm and comfortable, prevents heat loss, and lowers your heating bills. It is constructed with three panes of glass, thermal spacer bars and is available in Solar Gain Low-E, Solar Low-E, Solar Control Low-E, Solar Advanced Control Low-E, and Solar Increased Control Low-E glass.

Preserve® Film

A protective film that protects the glass surfaces from scratches during transit and construction, as well as reducing the time involved in job site clean-up.

Tinted, Colored or Patterned

Provides shading, privacy or visual interest.

Tempered

Standard in Kolbe doors to address safety concerns. Also available in window units to meet specific building codes.

Laminated

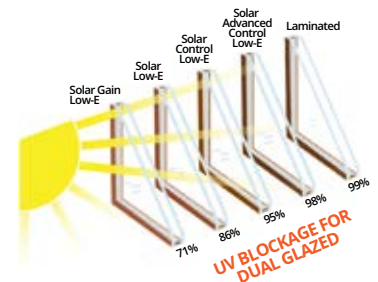
Benefits include safety, security, sound control and provides the ultimate in UV blockage.

Impact

Glazing utilized to withstand harsh environmental conditions, especially in coastal regions. Combined with an impact rated product, this glazing offers the highest level of security.

Neat+™

Harnesses the sun’s UV rays to loosen dirt so water can rinse it away, leaving windows cleaner, longer. A special sputter-coating process makes the glass ultra smooth, so the water “sheets off” more readily than it would on uncoated glass, allowing you to spend less time cleaning.



NOTE: Tested units include argon. The laminate has 1/4" inner pane. Based on Lawrence Berkeley Lab (LBL) Window 5.2 © 2003 analysis for classical UV transmission data.



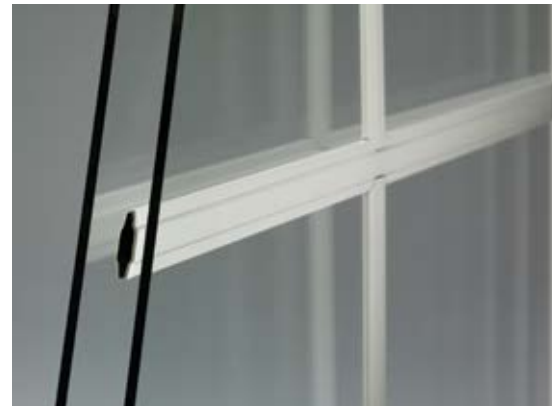
NOTES: Not all glass is available on all products. Please contact your Kolbe dealer for product specifics. Neat+ and Preserve are trademarks of Cardinal Glass Industries, Inc. Low-E insulating glass with a stainless steel spacer bar carries a 20-year warranty. Not all glass options listed have the same glass warranty. Please contact your dealer for details.

DIVIDED LITE OPTIONS

Forgent Series windows and doors are available with two types of divided lites: performance divided lites and grilles-in-the-airspace.

PERFORMANCE DIVIDED LITES

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior of Forgent Series windows and doors. Unfinished pine bars are adhered to the interior of the single lite of insulating glass on Glastra/Wood units, while aluminum bars are adhered to the interior of All Glastra units. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. Beveled profile PDL bars are available in 7/8", 1-1/8" or 2-1/4" bar widths, and can be finished to match the exterior and/or interior, as requested. Some designs may have a composite material for the exterior PDL bar. Limited lite patterns are available.



GRILLES-IN-THE-AIRSPACE

Grilles-in-the-airspace are constructed with 3/4" wide, contoured profile aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time. Bars are available in solid, woodgrain, and bi-color, for a pleasing match to the exterior and interior finishes.

NOTES: Limitations may apply. Please consult your local Kolbe dealer for more information.



OPTIONS

WINDOW HARDWARE FINISHES

CLAY	SATIN NICKEL
MATTE BLACK	WHITE
RUSTIC UMBER	

DOOR HARDWARE FINISHES

CLAY	SATIN NICKEL PVD†	SMOKY GRAY PVD†
MATTE BLACK	WHITE	BRIGHT BRASS PVD†
RUSTIC UMBER	GOLD PAINTED	

WINDOW SCREEN FINISHES

SAND	BRONZE
BLACK	WHITE
RUSTIC	

†PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the hardware against tarnishing, peeling and cracking. Printed images of hardware finishes will vary slightly from actual colors. Not all hardware color options are available on all products. Selections should be made based on color samples available from your Kolbe dealer.

WINDOW OPENING CONTROL DEVICES (WOCDs)

Kolbe offers Window Opening Control Devices (WOCDs) that restrict the size of the open window area to less than 4 inches, and feature a limit release mechanism to allow for emergency escape. These devices allow the window to latch into place at a predetermined position and automatically re-latch when closed. The WOCDs meet the ASTM F2090-13 requirements.

WOCD for Double Hungs & Sliding Windows

WOCDs can be factory applied to Forgent Series double hungs and sliding windows, or shipped loose as a kit for field installation.



WOCD APPLIED TO DOUBLE HUNG
(Glastra/Wood unit)

WOCD for Casements

This sleek, non-visible device for crank-out casements can be factory applied or shipped loose as a kit for field installation.



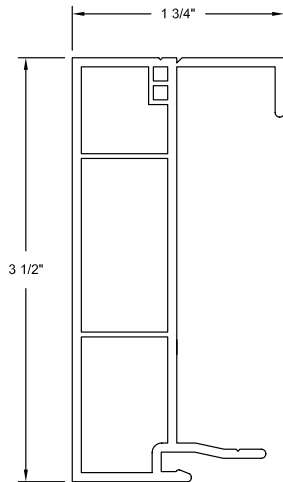
WOCD APPLIED TO CASEMENT
(All Glastra unit)

This device meets the stringent safety requirement of ASTM F2090-13 if applied per recommendations. Factory-applied WOCDs are available as kits for application on the job site. Not all windows are available with window opening control devices. Please ask your local Kolbe dealer about availability.

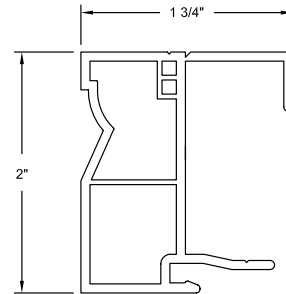
EXTERIOR ACCESSORIES

OPTIONAL EXTERIOR ACCESSORIES

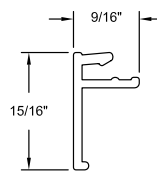
3-1/2" Flat Casing



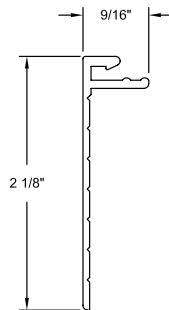
2" Brickmould



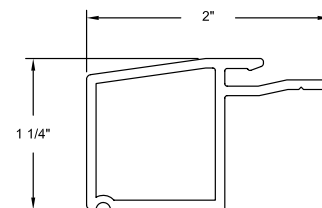
J-Channel



Frame Expander

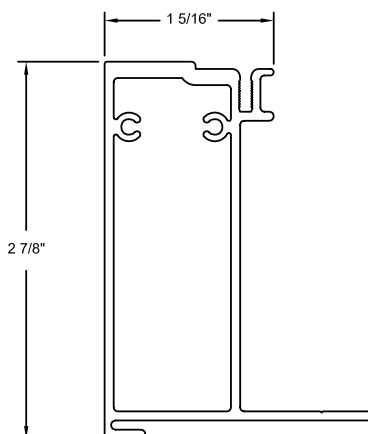


Sill Nosing

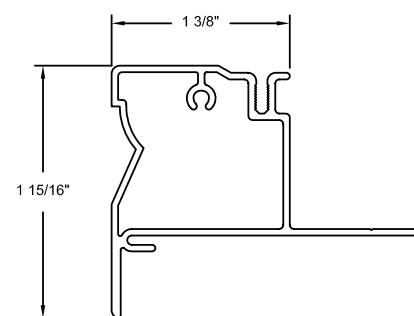


OPTIONAL EXTERIOR ACCESSORIES FOR DOORS THAT COMPLEMENT GLASTRA/WOOD UNITS

3-1/2" Flat Casing



2" Brickmould



NOTE: Drawings are not to scale. Additional and the most current drawings are available at kolbewindows.com

PERFORMANCE

SOUND TRANSMISSION CLASS/OUTDOOR-INDOOR TRANSMISSION CLASS (STC/OITC)

STC/OITC ratings are measurements used to gauge how well window and door products provide noise reduction. Windows and doors can be used as a sound barrier for outside or inside noise. The higher the rating, the better the sound control. Factors such as glass type, glass thickness, and airspace between the glass should be considered, as all affect STC/OITC ratings. A wide selection of Forgent Series products can be upgraded to meet specific needs.

Product	Glass		STC	OITC
Forgent Series STC/OITC Ratings				
Double Hung	Insulated Glass 3.1mm-3.1mm	Standard Double Pane	29	24
Double Hung	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	36	29
Double Hung	LAMI 80	Impact Laminated	36	30
Double Hung	LAMI 82	1/4" Laminated	36	29
Double Hung	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	35	29
Direct Set Double Hung	Insulated Glass 3.9mm-3.9mm	Standard Double Pane	29	24
Direct Set Double Hung	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	30	25
Direct Set Double Hung	LAMI 81	Impact Laminated	34	30
Direct Set Double Hung	LAMI 82	1/4" Laminated	35	29
Direct Set Double Hung	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	30	26
Studio Double Hung	Insulated Glass 3.1mm-3.1mm	Standard Double Pane	29	24
Studio Double Hung	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	33	28
Studio Double Hung	LAMI 85	Impact Laminated	35	31
Studio Double Hung	LAMI 82	1/4" Laminated	34	27
Studio Double Hung	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	33	28
Sliding Door	Insulated Glass 3.9mm-3.9mm	Standard Double Pane	29	23
Sliding Door	LAMI 84	Impact Laminated	32	28
Sliding Door	LAMI 82	1/4" Laminated	31	27
Sliding Door	Triple Insulated Glass 3.1mm-3.1mm-3.1mm	Offset Triple Pane	28	22
Sliding Window	Insulated Glass 3.1mm-3.1mm	Standard Double Pane	29	24
Sliding Window	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	36	30
Sliding Window	LAMI 80	Impact Laminated	35	30
Sliding Window	LAMI 82	1/4" Laminated	34	29
Sliding Window	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	35	30

Product	Glass		STC	OITC
Forgent Series STC/OITC Ratings (Continued)				
Crank-Out Awning	Insulated Glass 3.1mm-3.1mm	Standard Double Pane	28	22
Crank-Out Awning	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	33	26
Crank-Out Awning	LAMI 80	Impact Laminated	34	28
Crank-Out Awning	LAMI 82	1/4" Laminated	33	26
Crank-Out Awning	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	33	28
Crank-Out Casement	Insulated Glass 3.1mm-3.1mm	Standard Double Pane	27	22
Crank-Out Casement	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	31	26
Crank-Out Casement	LAMI 80	Impact Laminated	32	27
Crank-Out Casement	LAMI 82	1/4" Laminated	32	27
Crank-Out Casement	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	33	27
Picture Direct Set Crank-Out Casement	Insulated Glass 3.9mm-3.9mm	Standard Double Pane	29	24
Picture Direct Set Crank-Out Casement	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	31	25
Picture Direct Set Crank-Out Casement	LAMI 85	Impact Laminated	33	29
Picture Direct Set Crank-Out Casement	LAMI 83	1/4" Laminated	35	30
Picture Direct Set Crank-Out Casement	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	30	26
Picture Sash Set Crank-Out Casement	Insulated Glass 3.9mm-3.9mm	Standard Double Pane	30	24
Picture Sash Set Crank-Out Casement	Insulated Glass 5.7mm-3.1mm	Offset Double Pane	32	27
Picture Sash Set Crank-Out Casement	LAMI 85	Impact Laminated	34	28
Picture Sash Set Crank-Out Casement	LAMI 82	1/4" Laminated	34	29
Picture Sash Set Crank-Out Casement	Triple Insulated Glass 3.1mm-3.1mm-4.7mm	Offset Triple Pane	32	28

ENERGY PERFORMANCE DATA

ENERGY STAR® – UNITED STATES

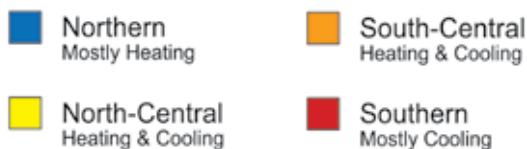
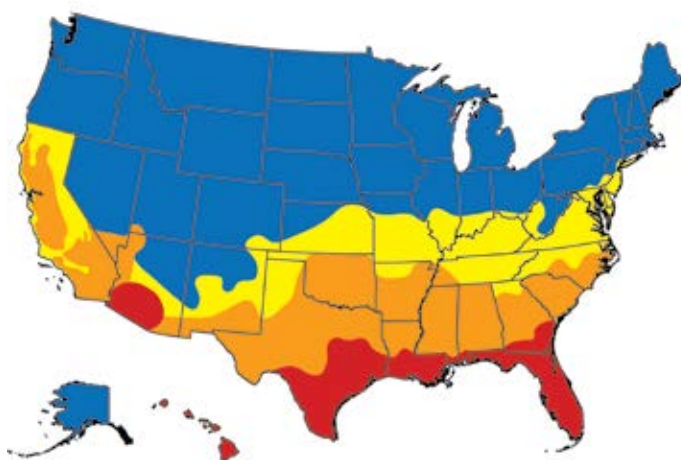


Energy Star is a government-regulated program that was created by the Environmental Protection Agency (EPA), and the U.S. Department of Energy (DOE), to help consumers quickly and easily identify energy saving products.

The Energy Star program uses energy values obtained by window and door manufacturers through the National Fenestration Rating Council (NFRC) program. NFRC ratings are based on the energy performance of the total window or door – both glass and frame.

The Energy Star program for the United States divides the nation into four separate climate zones – Northern, North-Central, South-Central, and Southern.

The performance criteria that needs to be met in order to be Energy Star compliant in specific climate zones are shown in the charts provided. Note that this information is per criteria that took effect in 2015 and 2016.



2015 & 2016 ENERGY STAR – Qualification Criteria for Windows*

Climate Zones – U.S.	U-Factor	SHGC
Northern**	≤ 0.27	Any
Northern**	$= 0.28$	≥ 0.32
Northern**	$= 0.29$	≥ 0.37
Northern**	$= 0.30$	≥ 0.42
North-Central	≤ 0.30	≤ 0.40
South-Central	≤ 0.30	≤ 0.25
Southern	≤ 0.40	≤ 0.25

*The effective date for the Northern Zone prescriptive and equivalent energy performance criteria for windows was January 1, 2016. North-Central, South-Central, and Southern criteria will continue to follow 2015 guidelines.

**Northern zone windows can meet prescriptive (1st row) or alternative energy performance (2nd, 3rd, and 4th rows) criteria to qualify for ENERGY STAR.

2015 ENERGY STAR – Qualification Criteria for Doors

Glazing	U-Factor	SHGC
Opaque	≤ 0.17	No rating
$\leq 1/2$ -Lite	≤ 0.25	≤ 0.25
$> 1/2$ -Lite	≤ 0.30	Northern North-Central
		Southern South-Central
		≤ 0.40
		≤ 0.25

CALIFORNIA'S TITLE 24

Kolbe's Forgent Series windows and doors can meet the strict California Title 24 Building Energy Efficiency Standards. Talk to your dealer about Forgent Series products with glass options that help meet these stringent energy efficiency requirements.

For energy performance data, visit:

► www.kolbewindows.com/energy

Kolbe demonstrates a commitment to providing accurate energy data by having products independently simulated, tested, inspected and listed in the NFRC certification program, and making that data available at kolbewindows.com and on window labels.

Energy performance data and air, water, structural data is updated on a continuous basis. For the most current information, contact your local Kolbe dealer.

ENERGY STAR® – CANADA

Fenestration products may comply for Canada's Energy Star program based on these compliance paths: their total U-factor, their Energy Rating (ER), or both. The Energy Rating is based on a product's overall performance based on three criteria: (1) solar heat gain, (2) U-factor, and (3) average air tightness. The higher the ER number, the better the product's thermal performance.

The U-factor and ER criteria for Canada is shown in the chart provided. For Kolbe products that qualify for Canada's Energy Star Program, search their website at www.oeenrcan.gc.ca/energystar.



2020 ENERGY STAR – Qualification Criteria for Windows & Doors in Canada†

Minimum Energy Rating (ER)	or	Maximum U-Factor
34	or	≤ 0.21

U-Factor Equivalency – Qualification Criteria for Windows & Doors in Canada†

Imperial	Metric
0.35	2.00
0.32	1.80
0.28	1.60
0.25	1.40
0.21	1.20

†Criteria shown applies to windows, sliding doors, and swinging doors.

ENERGY PERFORMANCE TERMINOLOGY

- ▶ U-Factor refers to a measure of heat transfer through the window or door unit. A lower U-factor means less heat escapes during winter weather, thus reducing heating costs in cold climates.
- ▶ R-Value refers to resistance to heat flow. A high R-value indicates that a window or door has good heat insulating properties.
- ▶ Solar Heat Gain Coefficient (SHGC) is a measure of how much solar energy is passing through the unit's glass. The lower a window or door unit's SHGC, the less solar heat is transmitted into a room, thus allowing for lower cooling bills in hot climates.
- ▶ Visible Transmittance (VT) is a measure of the portion of visible light that passes through a window or door. The higher a window or door unit's VT Total, the more visible light is transmitted into a room. This value is influenced by both the glass selection and by the ratio of glazing and frame area.

Kolbe demonstrates a commitment to providing accurate energy data by having products independently simulated, tested, inspected and listed in the NFRC certification program, and making that data available at kolbewindows.com and on window labels.

Energy performance data and air, water, structural data is updated on a continuous basis. For the most current information, contact your local Kolbe dealer.

CLEAR OPENING DIMENSIONS

ROUGH OPENING RECOMMENDATIONS:

The Kolbe standard rough opening dimensions published in our product literature are provided as a guideline to maintain a minimum 1/4" space between the window or patio door and the building structure. There are certain situations where Kolbe recommends a gap larger than our published 1/4" standard:

- ▶ When installation clips are used, the gap should be increased to 1/2" on the sides, top and bottom of the unit.
- ▶ When mulls are installed in the opening, the gap all around should be increased to 1/2". For installation consistency, the same gap should be used on all units in the project.
- ▶ When a sill pan drainage system is used, the gap should be increased to 1/2" on the top and bottom of the unit.

Because every installation is different, Kolbe strongly recommends consultation with the local supplier or a qualified contractor, architect or structural engineer prior to the installation of any Kolbe product. Installation of Kolbe products, including sizing of rough opening, method of attachment, fastener selection, and code compliance is the sole responsibility of the architect, building owner, contractor and/or consumer.

Unless otherwise specified, if units are ordered by rough opening, Kolbe will size the units using our standard minimum 1/4" gap – regardless of the options or construction of the product ordered.

DEFINITIONS OF ACCEPTABLE EMERGENCY ESCAPE & RESCUE OPENINGS:

"Egress" has long been the term used to describe the clear opening dimensions of a window or door necessary to enter or exit a building in case of an emergency. With the release of the International Building Code (IBC) and International Residential Code (IRC), "egress" is no longer the appropriate term.

IBC and IRC have set the following as basic requirements for Emergency Escape & Rescue Openings.

- ▶ Minimum Opening Width: 20 inches (508 mm)
- ▶ Minimum Opening Height: 24 inches (610 mm)
- ▶ Minimum Opening Area: 5.7 sq. ft. (0.53 m²)

NOTE: Please check your local codes to confirm that these Emergency Escape & Rescue Opening requirements are applicable. Other requirements may also apply.

Product #	Sq. Ft. Clear Opg.	Clear Opening		Sq. Ft. D.L.O.	Sq. Ft. Vent	Sq. Ft. of Unit Frame Dim.
		Width	Height			
Casements with Standard Adjustable Hinges (All Glastra)						
MC1620	0.88	6-29/32"	18-9/32"	1.46	1.56	2.86
MC1626	1.16	6-29/32"	24-9/32"	1.96	2.07	3.59
MC1630	1.45	6-29/32"	30-9/32"	2.45	2.58	4.31
MC1636	1.74	6-29/32"	36-9/32"	2.94	3.09	5.04
MC1640	2.03	6-29/32"	42-9/32"	3.44	3.61	5.77
MC1646	2.32	6-29/32"	48-9/32"	3.93	4.12	6.50
MC1650	2.60	6-29/32"	54-9/32"	4.42	4.63	7.23
MC1656	2.89	6-29/32"	60-9/32"	4.91	5.14	7.96
MC1660	3.18	6-29/32"	66-9/32"	5.41	5.65	8.69
MC2020	1.64	12-29/32"	18-9/32"	2.21	2.32	3.84
MC2026	2.18	12-29/32"	24-9/32"	2.95	3.08	4.81
MC2030	2.71	12-29/32"	30-9/32"	3.69	3.84	5.79
MC2036	3.25	12-29/32"	36-9/32"	4.44	4.61	6.77
MC2040	3.79	12-29/32"	42-9/32"	5.18	5.37	7.75
MC2046	4.33	12-29/32"	48-9/32"	5.92	6.13	8.73
MC2050	4.87	12-29/32"	54-9/32"	6.66	6.89	9.71
MC2056	5.40	12-29/32"	60-9/32"	7.41	7.65	10.69
MC2060	5.94	12-29/32"	66-9/32"	8.15	8.41	11.67
MC2620	2.40	18-29/32"	18-9/32"	2.95	3.08	4.81
MC2626	3.19	18-29/32"	24-9/32"	3.94	4.09	6.04
MC2630	3.98	18-29/32"	30-9/32"	4.94	5.11	7.27
MC2636	4.76	18-29/32"	36-9/32"	5.93	6.12	8.50
MC2640	5.55	18-29/32"	42-9/32"	6.92	7.13	9.73
MC2646	6.34	18-29/32"	48-9/32"	7.91	8.14	10.96
MC2650	7.13	18-29/32"	54-9/32"	8.91	9.15	12.19
MC2656	7.91	18-29/32"	60-9/32"	9.90	10.16	13.42
MC2660	8.70	18-29/32"	66-9/32"	10.89	11.18	14.65
MC3020	3.16	24-29/32"	18-9/32"	3.69	3.84	5.79
MC3026	4.20	24-29/32"	24-9/32"	4.94	5.11	7.27
MC3030	5.24	24-29/32"	30-9/32"	6.18	6.37	8.75
MC3036	6.28	24-29/32"	36-9/32"	7.42	7.63	10.23
MC3040	7.31	24-29/32"	42-9/32"	8.66	8.89	11.71
MC3046	8.35	24-29/32"	48-9/32"	9.91	10.15	13.19
MC3050	9.39	24-29/32"	54-9/32"	11.15	11.41	14.67
MC3056	10.43	24-29/32"	60-9/32"	12.39	12.68	16.15
MC3060	11.46	24-29/32"	66-9/32"	13.64	13.94	17.63

NOTE: For the most up-to-date data, please visit kolbewindows.com

Shaded units meet most national building codes for emergency escape and rescue requirements.



KOLBE

WINDOWS & DOORS

We're for the visionaries.®

1323 S. 11th Avenue | Wausau, WI 54401-5998
715.842.5666

www.kolbewindows.com

© 2021 Kolbe & Kolbe Millwork Co., Inc. Kolbe & Kolbe Millwork Co., Inc. reserves the right to change specifications without notice. The photography featured herein does not necessarily imply an endorsement of Kolbe products by the property owners. Photography used may not represent current Kolbe product features and options.
Front cover photo © Spacecrafting Photography | Denali Custom Homes | Redstone Interiors