AGENDA ITEM 11

PLANNING & DEVELOPMENT SERVICE

PLANNING DIVISON

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: August 23, 2022

RE: Staff Memo – Initial Architecture and Site Review (IASR) for Lot 644, 327 Adams Ranch Rd.

APPLICATION OVERVIEW: New Multi-Family Development Deed Restricted Condominiums on Lot 644

PROJECT GEOGRAPHY

Legal Description: LOT 644, TELLURIDE MOUNTAIN VILLAGE, FILING 22, ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 1989 IN PLAT BOOK 1 AT PAGE **932**, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
Address: 327 Adams Ranch Rd.
Applicant/Agent: Mike Foster, Triumph Development
Owner: TOWN OF MOUNTAIN VILLAGE, A HOME-RULE MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO
Zoning: Multi Family
Existing Use: Vacant
Proposed Use: Multi Family
Lot Size: 1.6 acres
Adjacent Land Uses:

- **North**: Open Space
- **South:** Multi Family – Parker Ridge
- **East:** Open Space
- **West:** Multi Family - Outlaws

Figure 1: Vicinity Map

ATTACHMENTS
Exbibit A: Design Narrative & Architectural Plan Set
Exhibit B: Staff/Public Comm

Case Summary: Mike Foster of Triumph Development, on behalf of the Mountain Village and Mountain Village Housing Authority, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new multi family development on Lot 644, 327 Adams Ranch Rd. The project consists of 29 employee condominiums contained in four separate buildings. There is an additional open sided structure that contains covered parking and tenant storage areas. The Lot is approximately 1.6 acres and is zoned multi family. There is a multi-family building with (12) one and two bedroom condominium units and (3) townhome style buildings with a total of (17) two and three bedroom condominium units. The project provides a total of (56) 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

CDC Provision	Requirement	Proposed
Maximum Building Height	**53' (gable) Maximum**	**44'**
Building A		44' 0"
Building B		36' 0"
Building C		39' 0"
Building D		41' 0"
Maximum Avg. Building Height	**53' (gable) Maximum**	**32' 3"**
Building A		32.3'
Building B		32.0'
Building C		26.0'
Building D		31.0'
Maximum Lot Coverage	65% (45,585 s.f.)	25% (17,810 s.f.)
General Easement Encroachments	None	Parking turn-around, hardscaping, landscaping*
Roof Pitch		
Primary		6:12
Secondary		3:12
Exterior Material		
Stone	**35% minimum**	
Building A	3%	
Building B	9.8%	
Building C	4.9%	
Building D	4.9%	
Windows/Doors	**40% maximum**	
Building A	22.4%	

Building B	16.1%	
Building C	18.9%	
Building D	18.9%	
Parking	1.5 space per unit = 43.5 spaces	56**

***Building A is partially in existing northern GE, and there is a concurrent minor subdivision application to reduce a portion of the GE to 8 feet to accommodate the building.**
****Plus an additional 8 spaces along the access tract for a total of 64 parking spaces for the project.**

Design Variations:

1. Exterior materials- less than 35% stone

DRB Specific Approval:

1. Exterior Materials – fiber cement siding, fascia and soffit, window material (either vinyl or fiberglass per DRB discussions)
2. GE Encroachments – A portion of one parking space, parking turn-around, fire access stairs, grading

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 mostly gable roof forms. Homes with a primary gable roof form are granted a maximum building height of 53 feet when zoned multi-family. 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: Staff has determined that the primary roof form for this project is a gable and therefore granted a maximum height of 53 feet. The applicant has calculated a max height of 44' and an average height of 32.3' which would meet the requirements for both max and max average height. Breaking the heights down per building, Building A has a max height of 44' and an average height of 42'6"; building B has a max height of 36' and an average height of 32' 0"; building C has a max height of 39' and an average height of 26' 0"; building C has a max height of 39' and an average height of 26' 0"; building D has a max height of 41' and an average height of 31' 0". These heights are all well below what would otherwise be allowed for a multi-family project. The plan set demonstrates height compliance with a parallel plane analysis that shows both existing and proposed grade, however prior to final review the applicant should add USGS data to the set so that once built, final compliance can be determined.

17.3.14: General Easement Setbacks
Lot 644 is burdened by a sixteen (16) foot general easement that surrounds the property. 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, Utilities, Address Monuments, and Fire Mitigation.

Staff: The applicant has a concurrent application to alter the GE on the NW corner of the property, to minimize that GE by 10' and avoid encroachment of Building A. This plan also

reduces the need for cut/fill and shoring associated with the site design. *Town Council will review the minor subdivision and approval of such is a condition of DRB approval.*

The proposal includes GE encroachments that fall into the above category of CDC permitted GE encroachments including the following:

- *Driveway: A portion of the driveway is within the setback area on the E side of the lot.*

- *Utilities: There is fire department standpipe in the NW corner of the lot that appears to be right on the edge of the new proposed GE line and would likely constitute an encroachment. Otherwise, the utilities cross the GE on the east side of the lot.*

- *Jurassic Trail: The Jurassic Trail is an existing trail to be relocated to accommodate this development. Final Jurassic trail locations are to be determined and not related specifically with this design review provided however the applicant would like input from the DRB on the trail location.*

In addition to the above, the proposal also includes GE encroachments that do not fall into the above category of permitted Setback/GE development and would require DRB specific approval:

- *A portion of one parking space encroaches into the eastern GE*
- *There is a parking turn-around area on the west side of the parking lot.*
- *There are pathways inclusive of some stairs on the west side of Buildings A and C. These are essential for fire department access to the rear of each building.*
- *Grading is proposed in the GE on all sides of the lot.*

It should be noted that regardless of the encroachment, the DRB can waive the GE setback or other setbacks and allow for prohibited activities if it is determined that the applicant has demonstrated hardship and mitigated off-site impacts. Any home with foundation walls within 5' of the GE or setback will require a footer survey prior to pouring concrete to ensure there are no additional encroachments into the setback area.

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.

The key characteristics of the town design theme are:
1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.

Staff: The applicant has made multiple alterations to the siting and configuration of each building during the previous work sessions to address some concerns raised by neighbors. Access utilizes the adjoining access tract as always envisioned for this property. Trees have been preserved to the extent possible outside of the necessary fire mitigation area and should help to alleviate some of the visual impacts to neighbors. The design seems visually contextual with other developments in the neighborhood.

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

3. Grounded bases that are designed to withstand alpine snow conditions.
Staff: Stone and metal cladding will withstand alpine snow conditions. DRB should discuss whether the percentage of stone is enough to present as a substantially grounded base.

4. Structure that is expressive of its function to shelter from high snow loads.
Staff: The overall materiality of "wood" stone and steel is expressive of mountain design, the simple gable roof forms, combined with utilitarian shed roofs at entrances are typical in this area.

5. Materials that are natural and sustainable in stone, wood, and metal.
Staff: The stone veneer is a square cut stone in a warm color that looks similar to the local Telluride Gold stone. Corrugated metal in a black color is used in addition to stone at the base of the buildings. Staff has some concerns about the reflective nature of this material. There are two "wood" sidings, one shown in a vertical board and batten installation that is a rich brown color. The other is a horizontal siding shown in more of a tan color. I use the term "wood" as these are actually proposed as fiber cement panels that resemble wood. Fascia is shown in a dark color that is also a fiber cement product. Soffit is wood-look vented fiber-cement in a light tone. The roof is proposed as standing seam roof in a dark bronze color. Staff believes that the general materials palette meets the intent of this language, however confirmation of the physical materials board at the hearing will be needed to confirm that these materials represent as a high quality finish. Specific approvals will be needed for at least some of the exterior materials, so a general specific approval for exterior materials has been included in the motion.

6. Colors that blend with nature.
Staff: finds the proposed materials palette as blending well with nature.

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

Staff: The color palette of proposed materials is fairly earthy in tone. Local stone represents various shades and the other exterior cladding picks colors from those shades and will help to better blend the project into the site. The proposed site plan shows that they plan on retaining as many trees as possible, especially important in screening the new development from Parker Ridge, which sits just downhill. Given the balance of trying to provide a significant number of deed restricted units as well as meeting and exceeding parking requirements - a request voiced by neighboring residents, the overall siting of the buildings had little room for variation. Staff feels this criteria is being met.

17.5.6: Building Design

The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. Roofs shall be a composition of multiple forms that emphasize sloped planes and vertical offsets.

Staff: The applicant is requesting a waiver to the stone requirements as they are not meeting the 35% required by the CDC. There is precedent for approving stone percentages below 35% when it relates to affordable housing as one way to minimize expenses. Stone percentages are calculated for each building and are shown ranging from 3-9.8%. Stone calculations were also calculated per elevation, and if you look at only the primary entrance façade of each building, the stone percentages range from 9.1-14.4%. DRB should carefully consider the trade-off between affordability and the intent of the code and give the applicant specific feedback as to what mix of exterior materials would be appropriate. Staff does support some level of waiver for the stone requirements for this project.

Recess of windows and doors when set into stone are required at increased depths to help emphasize the heavy grounded foundation. Prior to final review the application should provide detail drawings that demonstrate this design detail.

The roof on each building has a step in the ridgeline to avoid a long continuous ridge. Shed roofs at entries also add visual interest. Lower secondary roofs protect entrances from snow shedding, however it will still be important to understand snow safety devices as there is potential for snowfall with pedestrians outside of main entrance areas.

Additionally, multi-family development requires gutters, downspouts or permitted heat-tape to channel run-off away from pedestrian areas. The applicant shows proposed guttering, however it is unclear if the gutters drain into appropriate systems or drainage swales. The applicant should revise roof plans to show snow safety devices wherever necessary, and otherwise revise appropriate drawings to determine if the guttering system can operate without creating any issues.

Solar panels are depicted on the roof plans. Panel specifications and mounting systems should be provided so we can better understand any visual impacts. It should be noted that solar panel are required to be non-reflective.

As previously discussed, some wall, soffit and fascia materials if approved as specified will require specific approvals.

Windows and doors are proposed as a black vinyl product. Staff would encourage the applicant to revise this specification to utilize a fiberglass product. Though fiberglass still requires specific approval, staff believes that this product offers a more efficient as well as a more durable choice while still providing some cost savings in lieu of aluminum clad or other window and door types. Staff otherwise requests the applicant discuss the vinyl window and its suitability for this project given their development experience. Design variations can be afforded for deed restricted developments in Mountain Village with DRB approval.

Decks and Balconies create variety on exterior elevations. They are located on east, west and south elevations for good solar exposure and do not present as long continuous bands

17.5.7: Grading and Drainage Design

Staff: The entirety of the lot is proposed for some level of re-grade, this is necessary to accommodate the four buildings as well as required parking and access. If DRB finds the GE encroachment tolerable than a specific approval should be granted.

A stormwater drainage system is proposed that has an underground detention tank prior to discharging into the existing Town storm drains. On multi-family projects the CDC requires that a drainage study is done that calculates projected run-off and will need to be provided by the applicant to public works to determine that the existing stormwater system can absorb the level of run-off that could be created from this development.

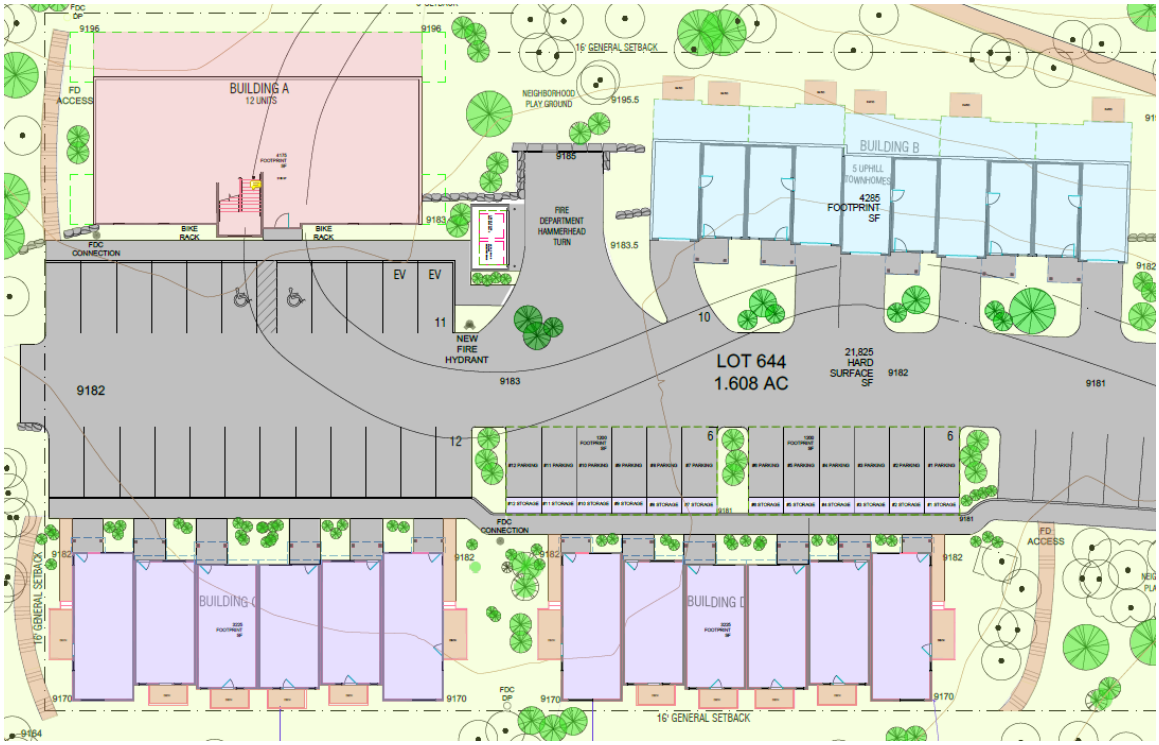
The plans indicate that any slopes steeper than 2:1 will be stabilized with geogrid. More information on the wall heights of the retaining walls behind buildings A and B should be provided to understand if they are meeting CDC provisions regarding retaining walls.

17.5.8: Parking Regulations

Staff: The applicant has shown (5) interior, (12) covered, and (39) exterior parking spaces on their plan. The spaces are meeting the dimensional requirements of 9' x 18'. There are an additional (8) spaces shown in parallel format along the access tract. The CDC does not indicate a required space size for parallel parking, but the spaces as shown seem sufficient at 10' x 24'. Overall, the applicant is exceeding the requirement of (44) spaces and provides (64) parking spaces for (65) bedrooms. Between 1-5 spaces are required to be provided for HOA maintenance vehicles. With the excess spaces provided the applicant is meeting this requirement. It should be noted that one parking space is partially encroaching into the GE. If DRB finds this encroachment acceptable, then a specific approval should be granted. As a point of reference, the last two development projects that included deed restricted housing both asked for a reduced parking requirement of one parking space per unit which was granted. The town is meeting and exceeding the parking requirements for this project.

Garage back-out space is shown at 18.3' plus the drive aisle width of parking lot at an additional 23'. This aisle width exceed the required 22' per the CDC.

Pedestrian Corridor – the CDC requires a 10' pedestrian corridor be established in front of main building entries along parking areas. This is not included on the site plan. There is a 5' wide sidewalk directly adjacent to the parking area along buildings A, C and D. Building B has garage entrances for each individual unit.



Staff feels that the provided sidewalks and garage entrances are sufficient connections to the entrance of buildings B, C and D but that Building A could benefit from the removal of a parking space in front of its entry to provide better connectivity to the parking area.

Multi-family development requires a loading/unloading area on the premises. This has not been shown on the current plans. The applicant should either revise the plans or ask for a waiver from this requirement.

Snow storage areas have not been identified and should be indicated prior to final review. It is likely that snow will be pushed both to the east and well as the north.

An overall signage plan for the parking area that details signage for accessible parking, HOA maintenance parking and any assigned parking, no parking and loading/unloading area should be provided prior to final review.

17.5.9: Landscaping Regulations

The applicant has not yet submitted a landscaping plan and this plan is not required until final review.

17.5.10: Trash, Recycling and General Storage Areas

The trash enclosure is 10' x 17', with a 10' 4" ceiling height clearance, this meets the minimum requirements for multi-family units within the CDC. It is shown to contain (2) 6yd. dumpsters, one for trash and one for recycling. Staff believes that this could be too small for a development of 29 units, at a minimum, an additional space for cardboard and paper recycling should be provided. The applicant should provide more information regarding the number of estimated pick-ups per week and determine whether one 6 yard dumpster is sufficient.

17.5.11: Utilities

Staff: Utilities are generally shown running down the driveway to connect to existing pedestals. There is an existing fire hydrant on the eastern edge of the property, so a water line is already stubbed up the access tract and to the site. There is an existing electrical transformer to the west of the proposed driveway. Sewer access is shown to connect within the sewer easement area to the east of Lot 645 (Parker Ridge). It appears that in the proposed location, the driveway of Parker Ridge would be impacted, staff would like to see the applicant further investigate the possibility of continuing the sewer line a little further down the driveway and turning to meet the main to the east of an existing accessory building on the Parker Ridge Lot.

17.5.12: Lighting Regulations

Staff: The applicant has not yet provided a lighting plan, this is not required until final review.

17.5.13: Sign Regulations

Staff: An address monument detail was provided in addition to proposed signage for each building. The monument uses a combination of cedar and wood and metal. There is a small amount of exposed concrete at the base, which would likely not be very visible with any amount of vegetation around it. A gooseneck light fixture is shown – a specification for this should be provided for final review. Overall, the design of the monument seems to fit with the overall design theme of the project. The dimensions of the monument for multi-family projects differ from those of single family residential, the monument need to be revised to meet those dimensional requirements to bring the bottom of the lettering up to 54" and to raise the overall height of the monument to 9'.

The actual text shown on the monument is confusing. The individual building signage calls the project "the residences at 9200", the address monument just says 9200 – this could create confusion as the actual address for the property is 327 Adams Ranch Rd. The applicant should revise the drawings prior to final review to address these concerns.

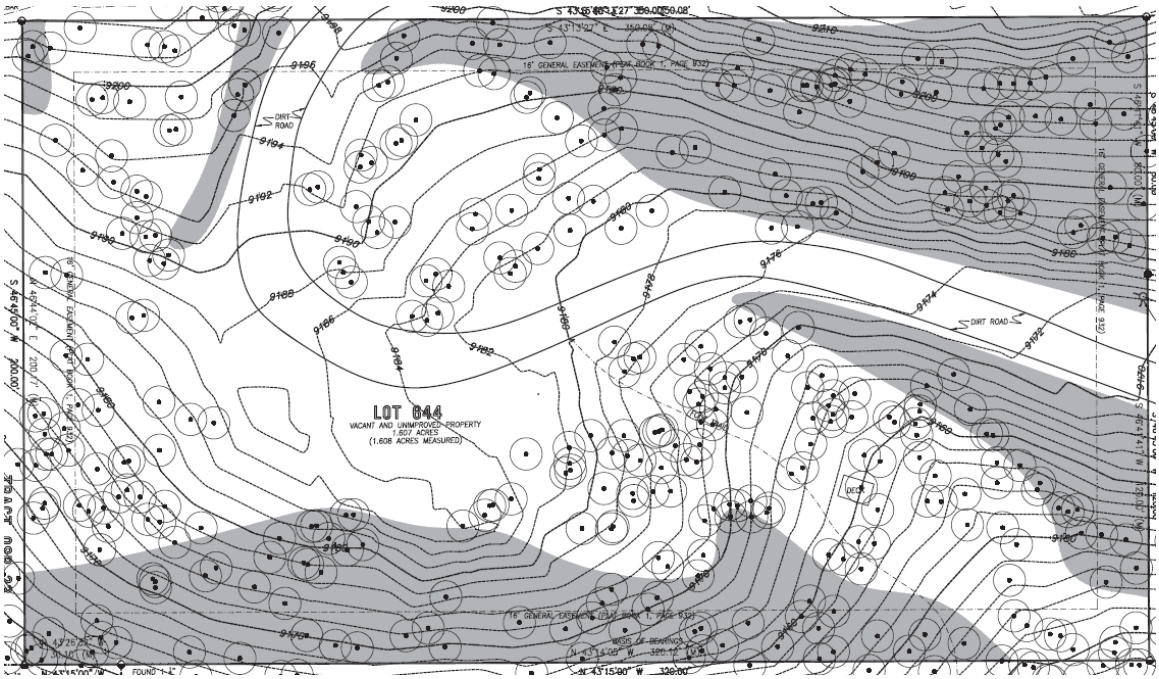
Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has included a tree removal plan but has not shown the fire mitigation zones indicated in the CDC. This should be revised prior to final review so we can understand whether all fire mitigation requirements are being met.

No snowmelt is contemplated with this project as it relates to roads, parking areas and sidewalks in an effort to reduce overall costs related to the project.

Steep slopes are present on Lot 644. See below, areas of slope over 30% in grade are indicated with gray shading:



The primary impact to steep slopes is as it relates to Building B. There is also some impact from Building C and D. Overall the siting of the buildings as well as proposed parking area seems somewhat driven by an attempt to avoid the steepest areas of the lot. A practical alternatives analysis that addresses all steps that were taken to avoid fill, excavation and disturbance of these steep slopes should be provided to better demonstrate compliance with this code.

17.6.6: Roads and Driveway Standards

Staff: The driveway is shown at 22' wide. The CDC requires widths of 20' plus (2) 2' shoulders for multi-family development. There is additional parallel parking along the drive to the north and a sidewalk to the south, there appears to be a v-pan or some transition between the driveway and sidewalk. More detail should be provided in terms of shoulders and drainage, to show that the CDC requirements are being met. The grades of the drive vary from 8.2-11.6%. The code states that transitional sections up to 12% may be allowed providing all residences are equipped with an approved fire sprinkler system. The CDC requires that driveways not exceed 5% for the first 20 feet from the edge of public roadway, this condition is not being met. Prior to final review the applicant will revise the access plan to address these concerns.

17.6.8: Solid Fuel Burning Device Regulations

Staff: There are no solid fuel burning devices indicated on the plans.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: Construction mitigation plans have not been submitted and are not required until final review.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 644, 347 Adams Ranch Rd., based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 644, based on the evidence provided within the Staff Report of record dated August 23, 2022, 2022, with the following design variations and DRB specific approvals:

Design Variations:

1. Exterior materials- less than 35% stone

DRB Specific Approval:

1. Exterior Materials – fiber cement siding, fascia and soffit, window material (either vinyl or fiberglass per DRB discussions)
2. GE Encroachments – A portion of one parking space, parking turn-around, fire access stairs, grading

And, with the following conditions:

1. Prior to final review, the applicant shall provide window and door recess details.
2. Prior to final review, the applicant shall revise height compliance drawings to show USGS datum.
3. Prior to final review the applicant shall revise the address monument design to meet all CDC regulations.
4. Prior to final review the applicant shall revise the fire mitigation/tree removal plan to include Zone 1, 2 and 3 fire mitigation area boundaries.
5. Prior to the final review, the applicant shall revise the road width standards
6. Prior to final review the applicant shall revise the parking plan to provide a pedestrian corridor from the parking area to Building A, to indicate areas of snow storage and to detail parking area signage.
7. Prior to final review the applicant shall either revise plans to include a loading/unloading area or request a design variation for a waiver of this requirement.
8. Prior to final review the applicant shall provide information regarding projected trash removal needs from this development and if necessary revise the trash area designs to reflect additional capacity.
9. Prior to final review the applicant shall revise the roof plans to indicate any snow safety devices, shall include specifications for solar panels as well as mounting systems, and shall other revise drawings to indicate how gutters will drain.
10. Prior to final review the applicant shall provide stormwater drainage study calculations.
11. Prior to final review the applicant shall provide more information on any proposed retaining wall heights.
12. Prior to final review the applicant shall provide a steep slope practicable alternatives analysis.
13. Prior to final review the applicant shall indicate fuel source for all fireplace devices.
14. 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.

15. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
16. 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
17. 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.

/aw

EXHIBIT A

TRIUMPH
DEVELOPMENT

Lot 644 – Mountain Village – DRB Development Narrative : 7/31/22

Lot 644 is a 1.6 acre parcel in the Meadows neighborhood of Mountain Village. The property is zoned for Multi-Family Housing with a Zoning Designation for Employee Housing Condominiums. The property has been allocated 41 dwelling units in the Mountain Village CDC.

This development application includes a Class 3 Design Review Application as well as request to modify the perimeter General Easement to a 6-foot easement in a ***XX*** behind the northwest condominium building in the proposed plan.

This development application includes 17 townhomes and 12 condominium units, surface parking, detached garages, and the relocation of the Jurassic Trail to the north east portion of the site.

The condominium building at the northwest corner of the site steps up the hillside following natural grade and is a three story structure on both the north and south sides of the building with four story stair tower. The building is a combination of three one-bedroom condominiums and nine two-bedroom condominiums. The residents of this building will have dedicated surface parking spaces in front of the building and a storage locker at the rear of the building on the ground floor.

The five-unit uphill townhome building at the northeast corner of the site is three stories and also steps up the hillside following natural grade. These homes include an entry and mudroom with garage parking on the ground floor with two stories of living space and bedrooms above. The units are a combination of two and three bedroom units. Each unit will have at least one parking space in front of its garage.

The two buildings of downhill townhomes each include six units that also work with existing grade. The main living space and kitchens are located on the main level, which walks in off the sidewalk in the front of each building. Each unit includes a bedroom downstairs, garden level. All the middle units also have one level up from the street that includes two bedrooms. The building will appear to be a combination of one and two story units from the parking lot. Each unit will have two dedicated parking spaces including one which will be in a covered carport.

The southeast corner of the site has been reserved for a neighborhood community park. This application also seeks to reserve the remaining 11 units of density for potential future development on this southeast corner.

The neighborhood will be accessed from the Access Tract F22-2 which will be improved with an access road and parallel parking.

This application also seeks relocate the Jurassic Trail to the northeast corner of the property and along the General Easement on the front of Lot 651.

The employee condominium dwelling units, active open space, recreation trails, infrastructure, landscaping, surface parking, detached garages and PV solar are all permitted our accessory uses under the CDC. All building are under the 48-foot building height and under the 65% maximum lot

coverage. All of the buildings honor the 16-foot general easement around the perimeter of the site, with the exception behind the condominium building which is being requested to be vacated down to 6 feet behind the northwest condominium building.

TRIUMPH
DEVELOPMENT

Lot 644 – Mountain Village – DRB Design variation

7/31/2022

Lot 644 is a 1.6 acre parcel in the Meadows neighborhood of Mountain Village. The property is zoned for Multi-Family Housing with a Zoning Designation for Employee Housing Condominiums. The property has been allocated 41 dwelling units in the Mountain Village CDC. The corresponding development application is for 29 units.

One of the planning objectives of the application is a mix of for-sale employee housing condominiums that are in scale with the nearby Meadows neighborhood. The application therefore includes a mix of townhome units on approximately three quarters of the site, and one condominium building on the northwest corner of the site to provide both one-bedroom and smaller two-bedroom unit types in the development.

This building has been located at northwest corner at the far end of the site in order to minimize visual impacts to the new development and surrounding Meadows neighborhood. It also locates the building in an area that is surrounded by Passive Open space on two sides.

The required dimensions of the parking lot at the center of the site and building footprint for an efficient walk-up condominium building with four units on each floor push this building condominium building inside the dimensions of the existing General Easement. Since there is only Passive Open Space and no other developable parcels at this corner of the site that may need to utilize the General Easement in the future, the applicant believes the reduction of the General Easement down to 6 feet for a length of 120' is appropriate in order to accommodate the development and proposed mixture of 29 employee housing units (Deed restricted, language to be determined) with almost no negative impacts from a smaller General Easement.

VICINITY MAP

NORTH

MOUNTAIN VILLAGE NEIGHBORHOOD

LOT 644.
MOUNTAIN VILLAGE, CO. 81435

FOR SALE RESIDENTIAL UNITS
1 MULTIFAMILY BUILDING
12 UNITS
- UNIT TYPES:
- 4 ONE BED / ONE BATH UNITS
- 2 TWO BED / ONE BATH UNITS
- 6 TWO BED / TWO BATH UNITS

UPHILL TOWNHOMES: WITH GARAGES
- 2 TWO BED / TWO BATH UNITS
- 3 THREE BED / THREE BATH UNITS
- ALL HAVE 320SF GARAGE

DOWNHILL TOWNHOMES: NO GARAGES
- 4 TWO BED / TWO BATH UNITS
- 8 THREE BED / THREE BATH UNITS
- 12 CARPORTS WITH STORAGE

MOUNTAIN VILLAGE
SAN MIGUEL COUNTY, COLORADO

SHEET INDEX:

ARCHITECTURAL

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AA1.2	SITE SECTION
AA1.3	ALTA SURVEY
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AA1.5	TREE REMOVAL / PRESERVATION PLAN
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AA2.1	BUILDING A FIRST LEVEL PLAN
AA2.2	BUILDING A SECOND LEVEL PLAN
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AA3.0	BUILDING A ROOF PLAN
AA3.1	BUILDING A ROOF PLAN / HEIGHT CALCS
AA4.0	BUILIDNG A ELEVATIONS
AA4.1	BUILDING A ELEVATIONS
AA4.2	BUILDING A MATERIAL CALL OUTS
AA4.3	BUILDING A MATERIAL CALCS
AA4.4	BUILDING A MATERIAL CALCS
AA4.5	BUILDING A ELEVATION - HEIGHTS
AA4.6	BUILDING A ELEVATION - HEIGHTS
AB2.0	BUILDING B GARDEN LEVEL PLAN
AB2.1	BUILDING B SECOND LEVEL PLAN
AB2.2	BUILDING B THIRD LEVEL PLAN
AB3.0	BUILDING B ROOF PLAN
AB3.1	BUILDING B ROOF PLAN / HEIGHT CALCS
AB4.0	BUILDING B ELEVATIONS
AB4.1	BUILDING B ELEVATIONS
AB4.2	BUILDING B MATERIAL CALL OUTS
AB4.3	BUILDING B MATERIAL CALCS
AB4.4	BUILDING B MATERIAL CALCS
AB4.5	BUILDING B ELEVATION - HEIGHTS
AB4.6	BUILDING B ELEVATION - HEIGHTS

ARCHITECTURAL

AC2.0	BUILDING C LOWER LEVEL PLAN
AC2.1	BUILDING C MAIN LEVEL PLAN
AC2.2	BUILDING C UPPER LEVEL PLAN
AC3.0	BUILDING C ROOF PLAN
AC3.1	BUILDING C ROOF PLAN / HEIGHT CALCS
AC4.0	BUILDING C ELEVATIONS
AC4.1	BUILDING C ELEVATIONS
AC4.2	BUILDING C MATERIAL CALL OUTS
AC4.3	BUILDING C MATERIAL CALCS
AC4.4	BUIDLING C MATERIAL CALCS
AC4.5	BUILDING C ELEVATION - HEIGHTS
AC4.6	BUILDING C ELEVATION - HEIGHTS
AD2.0	BUILDING D LOWER LEVEL PLAN
AD2.1	BUILDING D MAIN LEVEL PLAN
AD2.2	BUILDING D UPPER LEVEL PLAN
AD3.0	BUILDING D ROOF PLAN
AD3.1	BUILDING D ROOF PLAN / HEIGHT CALCS
AD4.0	BUILDING D ELEVATIONS
AD4.1	BUILDING D ELEVATIONS
AD4.2	BUILDING D MATERIAL CALL OUTS
AD4.3	BUILDING D MATERIAL CALCS
AD4.4	BUIDLING D MATERIAL CALCS
AD4.5	BUILDING D ELEVATION - HEIGHTS
AD4.6	BUILDING D ELEVATION - HEIGHTS

CIVIL

C 1	CONCEPT SITE PLAN
C 2	CONCEPT GRADING PLAN
C 3	CONCEPT UTILITY PLAN

PROJECT DATA

OWNER: MOUNTAIN VILLAGE

OWNER REPRESENTATIVE: TRIUMPH WEST DEVELOPMENT, LLC
MICHAEL O'CONNOR (970) 688-5057
12 VAIL ROAD, SUITE 700
VAIL, CO 81657

ARCHITECT: TRIUMPH CUSTOM HOMES
MIKE FOSTER (303) 475-4413
12 VAIL ROAD, SUITE 700
VAIL, CO 81657

SOILS: TRAUTNER GEOTECH, LLC
JONATHAN BUTLER (970) 259-5095
649 TECH CENTER DRIVE, SUITE A
DURANGO, CO 81301

CIVIL / CIVIL ENGINEERING: SGM
118 W SIXTH ST. SUITE 200
GLENWOOD SPRINGS, CO 81601
JEVON POSTON 970 - 384-9058

LANDSCAPE DESIGN: OUTSIDE LA
SANDI GIBSON (303) 517-9256
BOULDER / STEAMBOAT SPRINGS, CO

STRUCTURAL ENGINEERING: IMEG - GRAIG CARROLL
1400 GLENARM PLACE, SUITE 100
DENVER, CO 80202
(303) 807-8403

MEP ENGINEERING: BURGGRAAF AND ASSOCIATES
1404 HAWK PKWY,
MONTROSE, CO 81401
MARK BURGGRAAF (970) 240-5990

GREEN CONSULTANT:

PROJECT MANUAL: PROSPEC
MARIA STONE (303) 681-3611
934 TENDERFOOT DR
LARKSPUR, CO 80118

CONTRACTOR: SHAW CONSTRUCTION
760 HORIZON DRIVE, #201
GRAND JUNCTION, CO 81506
JAMIE NEYERS 970-248-2610

NOTES:

1. BUILDING CODES:

ALL WORK SHALL COMPLY WITH THE CURRENT CODES, THE INTERNATIONAL BUILDING CODE 2018. INCLUDING THE INTERNATIONAL ENERGY CODE 2018, THE INTERNATIONAL PLUMBING AND MECHANICAL CODES, THE CURRENT NEC AND ALL LOCAL CODES HAVING JURISDICTION.

2. PROPOSED BUILDING TYPE:
TYPE V-A, NFPA 13R SPRINKLED BUILDING
OCCUPANT GROUP:
R-2 - 200 SF / OCCUPANT
MINIMUM FIRE RESISTIVE REQUIREMENTS:

STRUCTURAL FRAME	1 HR
BEARING WALLS	1 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

OCCUPANCY SEPARATION:
1 HR.

FIRE PROTECTION SYSTEM SUBMITTED SEPRATELY (SECTION 903.3)

SMOKE DETECTION SHALL BE PROVIDED THROUGHOUT.

FIRE ALARM SYSTEM (SECTION 907) PROVIDED THROUGHOUT

3. PROPOSED ENERGY COMPLIANCE: CLIMATE ZONE 5A
WINDOW AND DOORS, U-0.32 OR LESS.
R-VALUES,
CEILINGS AND ROOFS, R-49
WALLS, R-21
FLOORS, R-19
SLAB PERIMETER AND DEPTH, R10/24-IN
STORAGE SPACE, R-10/13

4. AREA CALCULATIONS: SEE FLOOR PLAN SHEETS

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P.O.Box 2444
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MV NEIGHBORHOOD
LOT 644
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

Revisions:

STATE OF COLORADO
MICHAEL FOSTER
Licensed Architect
No. 00077
LICENSED ARCHITECT

Sheet title: COVER SHEET

Stamp

Date: 8/01/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA0.0

SITE = 70131.6 SF

RESIDENCE @ 9200

56 PARKING SPACES

SITE PLAN STUDY

12 CONDO UNITS
4 ONE BED / ONE BATH UNITS
2 TWO BED / ONE BATH UNITS
6 TWO BED / TWO BATH UNITS

29 UNITS

5 FOR SALE TOWNHOMES (WITH GARAGES)
12 FOR SALE TOWNHOMES (NO GARAGES)

MOUNTAIN VILLAGE - SITE CALCS

BUILDING	BUILDING FOOTPRINTS	PATHS / DECKS JURASSIC TRAIL	HARD SURFACES	LANDSCAPE EXISTING / PROPOSED	TOTAL SITE
BUILDING A	4175 SF				70,132 SF
BUILDING B	4285 SF				
BUILDING C	3225 SF				
BUILDING D	3225 SF				
GENERAL		2,900 SF	21,825 SF	30,497 SF	
TOTAL	14,910 SF 21.3%	2,900 SF 4.1%	21,825 SF 31.1%	30,497 SF 43.5%	
PARKING	29 UNITS X 1.5 43 REQUIRED	56 SPACES PROVIDED	8 ADDITIONAL SPACES PROPOSED ACCESS TRACT		

1 SITE PLAN

$\frac{1}{16}$" = 1'-0"

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LOT 644
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

Revisions:

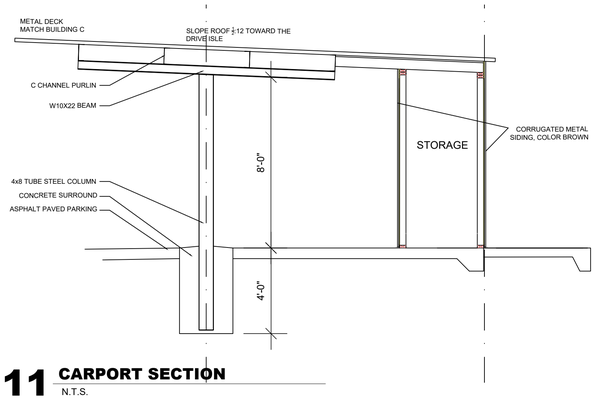
STATE OF COLORADO
LICENSED ARCHITECT

Sheet title: SCHEMATIC SITE PLAN

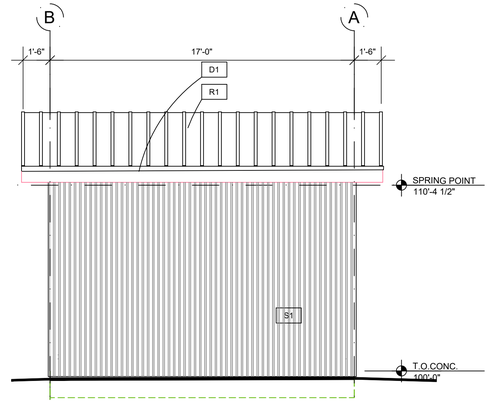
Stamp

Date: 8/01/2022
Project No:
Drawn by: MEF
Checked by: MEF

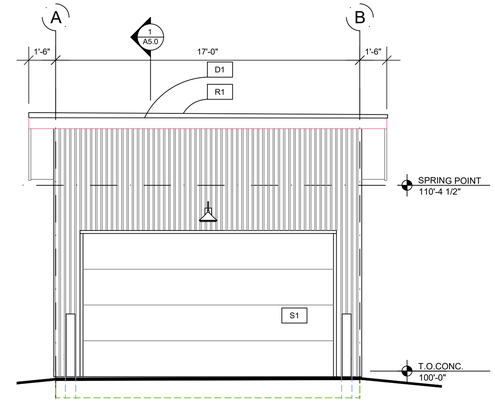
Sheet A1.0



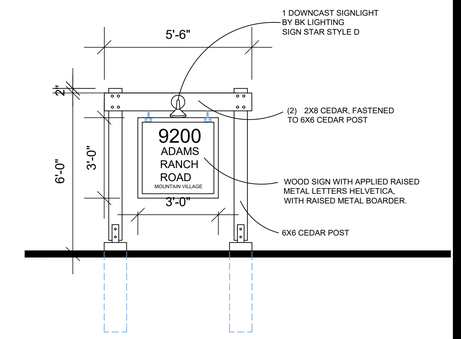
11 CARPORT SECTION
N.T.S.



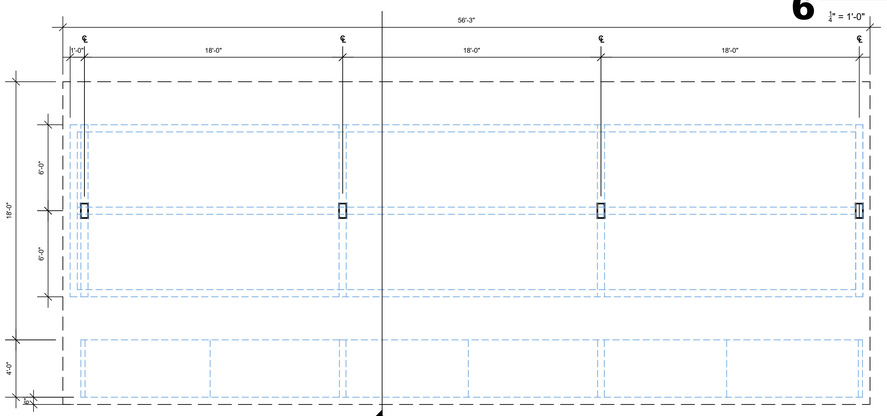
6 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



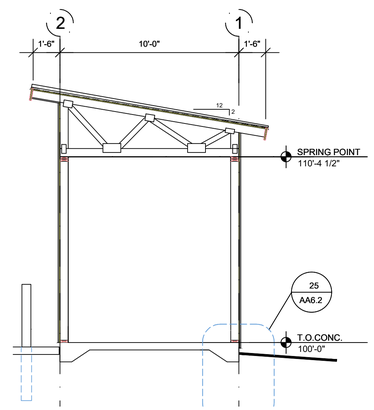
5 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



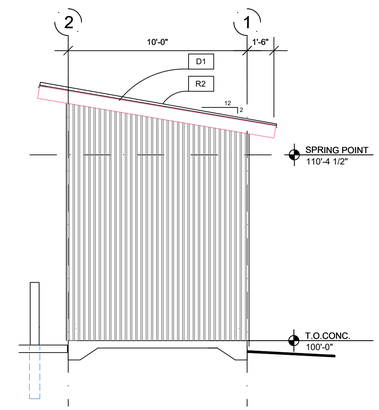
1 MONUMENT SIGN
N.T.S.



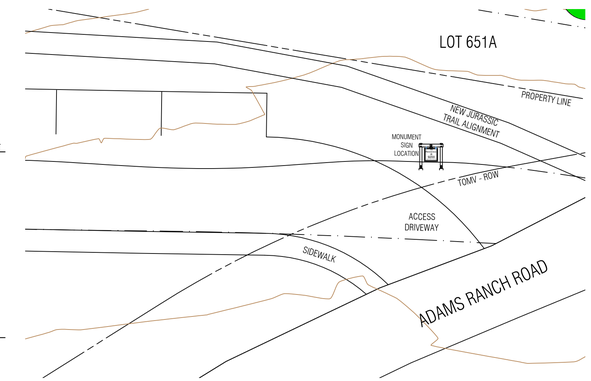
12 CARPORT STRUCTURE
N.T.S.



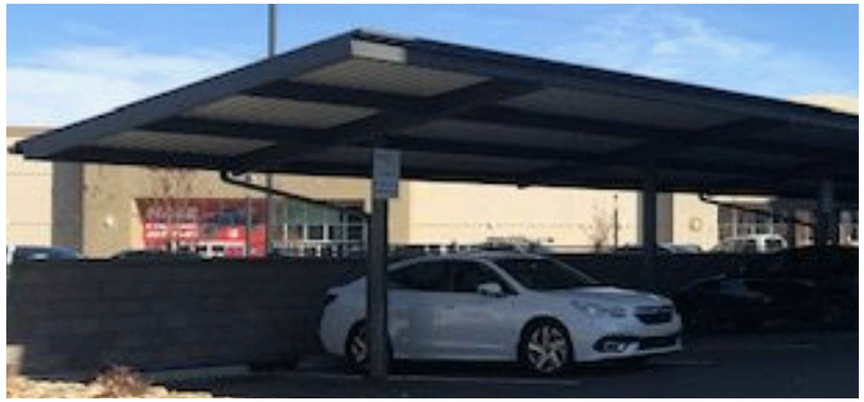
8 TRASH ENCLOSURE SECTION
1/4" = 1'-0"



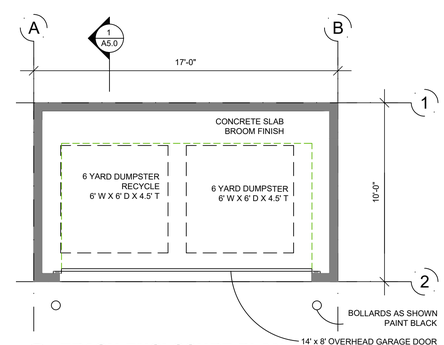
7 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



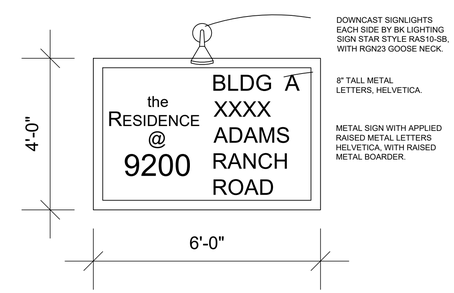
2 MONUMENT SIGN LOCATION
N.T.S.



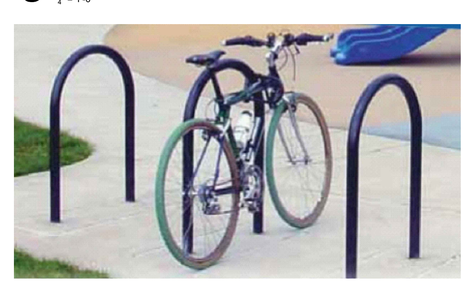
13 CARPORT IMAGE
N.T.S.



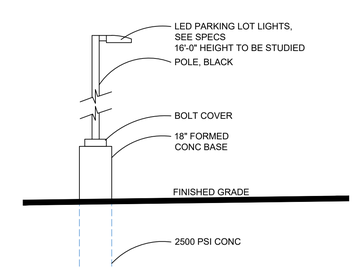
9 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



3 BUILDING SIGNAGE
N.T.S.



10 BIKE RACKS
N.T.S.



4 PARKING LOT LIGHTING
N.T.S.

SITE - ACCESSORIES

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LOT 644
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

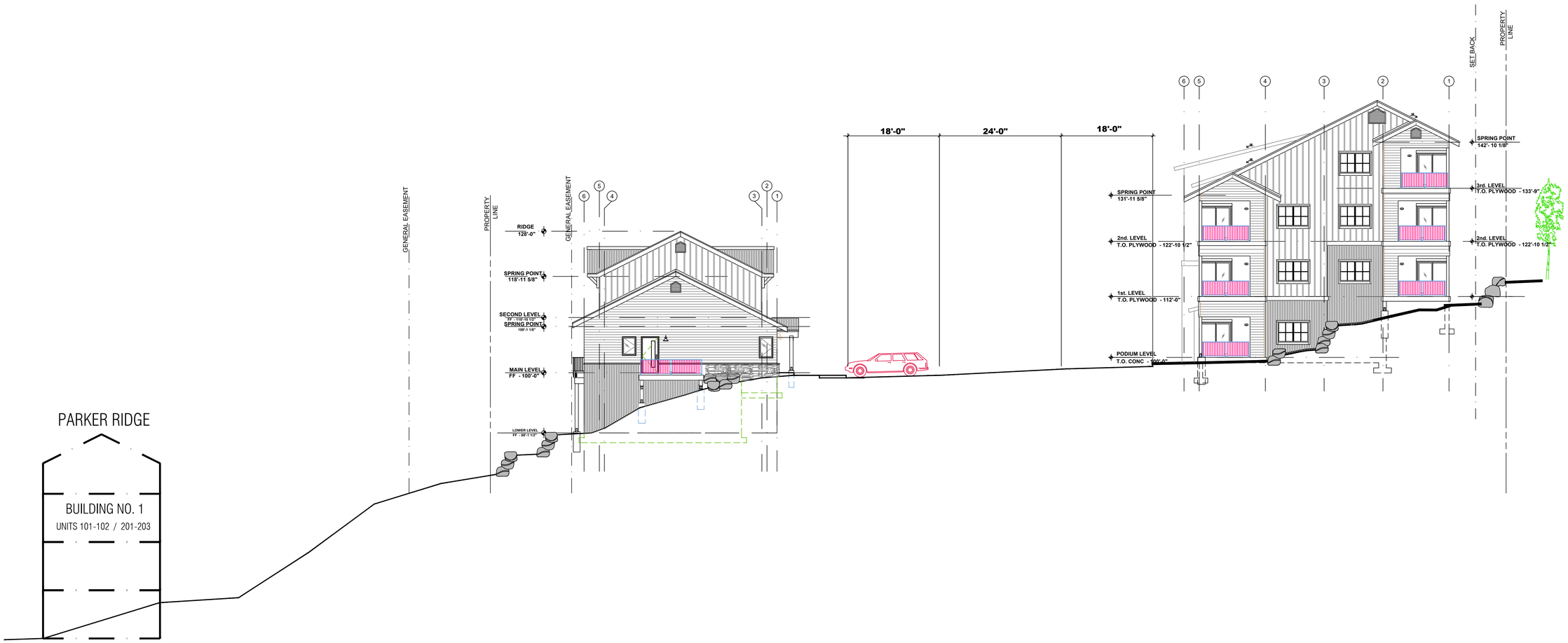
Revisions:

Sheet title: SITE PLAN ACCESSORIES

Stamp

Date: 8/01/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet **AA1.1**



1 SITE SECTION
1" = 10'-0"

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LOT 644
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

Revisions:

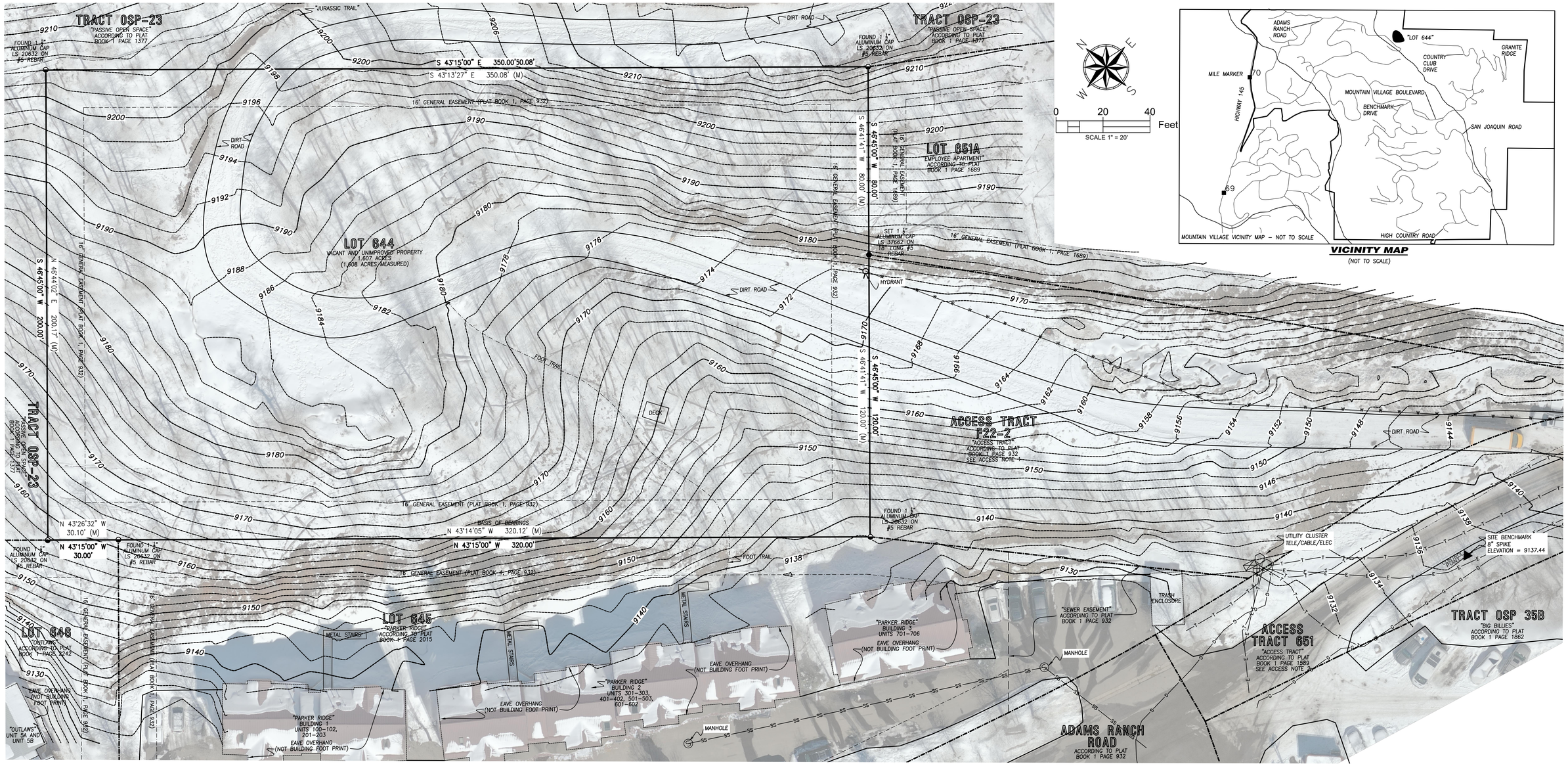
STATE OF COLORADO
MICHAEL FOSTER
License No. 400077
LICENSED ARCHITECT

Sheet title
SCHEMATIC SITE SECTION

Stamp

Date: 8/01/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA1.2



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

To LAND TITLE GUARANTEE COMPANY and the TOWN OF MOUNTAIN VILLAGE, A HOME-RULE MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6(b),8,9,11,13,16,18,19, and 20 ($1,000,000) of Table A. The field work was completed on April 9, 2022.

Date: _____

COLORADO REGISTERED DAVID R. BULSON 37662 PROFESSIONAL LAND SURVEYOR

_____
David R. Bulson PLS 37662

LEGAL DESCRIPTION:

LOT 644, TELLURIDE MOUNTAIN VILLAGE, FILING 22, ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 1989 IN PLAT BOOK 1 AT PAGE 932, COUNTY OF SAN MIGUEL, STATE OF COLORADO. ("Original Lot 644 Plat")

NOTES:

1. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86012474, dated December 20, 2021 at 5:00 P.M.

2. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 08113C0287D, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.

3. BASIS OF BEARINGS. The bearing along the Southern boundary of Lot 644, was measured to be N43°14'05"W using real time kinetic GPS survey. The end points of said western boundary are as monumented and described hereon.

4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

5. This survey is valid only if a print has original seal and signature of surveyor.

6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.

7. 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.

8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.

9. 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.

10. There is no evidence of this lot being use as a solid waste dump, sump, or sanitary land fill.

11. The "M" designation along the property line dimensions indicate "measured" dimensions according to this ALTA/NSPS Survey. The corresponding dimensions without the "M" designation are the dimensions according to the Original Lot 644 Plat.

12. Contour interval is 2' (two) feet. Site Benchmark is an 8" spike driven flush with the ground along the south side of Access Tract 651. Elevation is 9137.44 on head of spike.

*13. Utilities shown hereon are according to best available records and site specific locates. The surveyor makes no assurance as to the accuracy or completeness of the information. Prior to any construction or site disturbance, the contractor is required to call the Utility Location Center of Colorado (*811) for a site specific Utility locate.*

14. The Town of Mountain Village Resolution 2008-0221-02, recorded March 6, 2008 at reception number 400294 changed the designated use of Lot 644 from "Employee Apartment" to "Employee Condominium". This document is not referenced on the Title Commitment but it was brought to the attention of the Surveyor during the course of performing this ALTA/NSPS Land Title Survey.

TITLE COMMITMENT NOTES:

Land Title Guarantee Company, Order Number ABS86012474, dated December 20, 2022 at 5:00 P.M.

Schedule B-2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)

1. Site inspection and Survey performed by Bulson Surveying conditions shown hereon.
2. There are portions of the surveyed property being used for non-motorized recreation although there were no Easements, liens or encumbrances, or claims thereof, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.
3. Site inspection and Survey performed by Bulson Surveying conditions are as shown hereon
4. Not survey related.
5. Not survey related.
6. Not survey related.
7. There is no evidence of this site being used for mining purposes. There were no ditches or water storage structures observed during the course of this survey

8. The are portions of Lot 644 being used for non-motorized recreation. There have been no off-record lease or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey

9. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.

10. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Lot 644

11. The Water and Sewer Tap Fee and Assignment and Assumption Agreements recorded at Book 435 page 603, Book 492, page 991, Book 573, page 237 and reception number 326037 affect Lot 644 and are blanket in nature.

12. The facilities, water rights and easement agreement recorded April 27, 1992 in Book 491 at page 359 and as amended in instrument recorded November 13, 1992 in Book 501 at pages 433 and 437 and as Amended in instrument recorded April 26, 1993 in Book 510 at page 8 and as amended in instrument recorded April 26, 1993 in Book 510 at page 11 and as amended in instrument recorded October 24, 1996 in Book 569 at page 668 does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property

13. The Plat of Telluride Mountain Village Filing 22 recorded September 22, 1989 in Plat Book 1 at page 932 "Original Lot 644 Plat" created a 16' general easement around the perimeter of Lot 644 as shown hereon. This Original Lot 644 Plat also imposed a use of "Employee Apartment" for future development of Lot 644. Occupancy of any structure located on Lot 644 is required to be in compliance with the "R-1 County Deed Restriction" noted on Sheet 1 of the Original Lot 644 Plat. The Original Lot 644 Plat provided for 41 Units with a density of 123 people on Lot 644.

14. Terms, Conditions, Provisions, Burdens and Obligations as set forth in Employee Housing Land Exchange recorded October 05, 1989 in Book 458 at page 123 are blanket in nature and affect the entirety of Lot 644

15. Reservation by the Telluride Company of all of the rights to mineral and oil, gas or other hydrocarbons located on, in or under the real property, without any right of surface entry for exploration, development or extraction. The Telluride Company covenants that it will not mine, extract, explore for or develop any of the minerals, oil, gas or other hydrocarbons located on, in or under the real property, all as contained in instrument recorded October 5, 1989, in Book 458 at page 147. There was no evidence of mining observed during the course of this survey.

16. The Terms, Conditions, Reservations and Provisions as contained in Warranty Deed recorded October 5, 1989, in Book 458 at page 147 are blanket in nature and affect the entirety of Lot 644

17. The Town of Mountain Village Employee Housing Restriction recorded September 08, 1997 in Book 586 at page 575 and as amended in instrument recorded October 12, 1999 under reception no. 329779 is blanket in nature and affects the entirety of Lot 644. These documents purport to replace the "R-1 County Deed Restriction" with the "Town of Mountain Village Employee Deed Restriction" for any Lots developed as "Employee Apartments" or "Employee Dormitories"

18. Terms, Conditions and Provisions of Notice filed by San Miguel Power Association, inc. recorded March 18, 1999 under reception no. 325020 are blanket in nature and affect the entirety of Lot 644

19. The Assignment Agreement recorded March 29, 2005 under Reception no. 373519, Quit Claim recorded March 23, 2011 under Reception no. 417045, and Assignment, Conveyance, and Transfer of Density Units and Assumption of Obligations recorded March 23, 2011 under Reception no. 417047 appear to affect the allowable density and development rights associated with Lot 644. They are blanket in nature and affect the entirety of Lot 644.

ACCESS NOTES

1. Access Tract F22-2 was created by the plat recorded at plat recorded September 22, 1989 in Plat Book 1 at page 932, County of San Miguel, State of Colorado ("Original Lot 644 Plat"). Use of this Tract is subject to the terms of the note labeled as "ACCESS TRACT" on Sheet 1 of the Original Lot 644 Plat.

2. Access Tract 651 was created by the plat recorded November 17, 1993 in Plat Book 1 at page 1589, County of San Miguel, State of Colorado ("1993 Plat"). On the 1993 Plat, Access Tract 651, was created and included portions of property previously platted as Adams Ranch Road according to the plat recorded September 22, 1989 in Plat Book 1 at page 932, County of San Miguel, State of Colorado. The 1993 Plat does not contain any reference as to which lots can use Access Tract 651. The Original Lot 644 Plat designates the area platted as "Adams Ranch Road" as a "Private Drive"

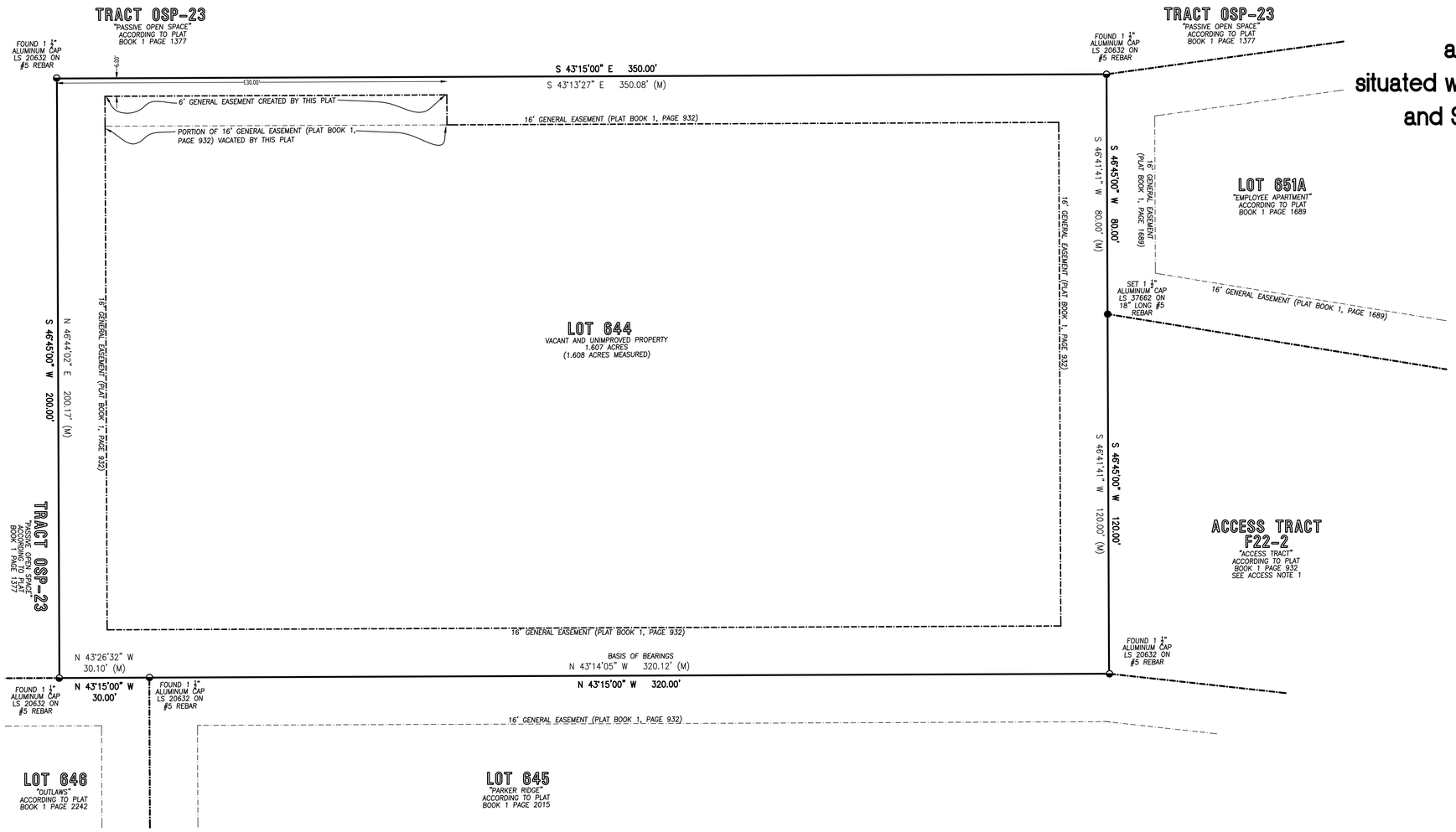
RECORDER'S CERTIFICATE

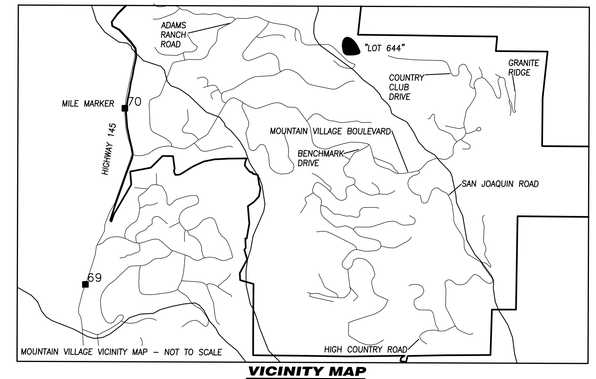
Deposited this _____ day of _____, 20____, at _____ m., Reception number _____.

_____
San Miguel County Clerk

TOWN OF MOUNTAIN VILLAGE vacant TBD, Adams Ranch Road Mountain Village, CO, 81435	**ALTA/NSPS LAND TITLE SURVEY** **Lot 644, Town of Mountain Village** SE ¼ SE ¼ and NE ¼ SE ¼ Section 33 and SW ¼ SW ¼ Section 34 T. 43 N. R. 9 W. NMPM
April 13, 2022	**BULSON SURVEYING**
PROJECT NUMBER 22026	

Lot 644R, Town of Mountain Village, a Replat of Lot 644, Town of Mountain Village situated within the SE 1/4 SE 1/4 and NE 1/4 SE 1/4 Section 33 and SW 1/4 SW 1/4 Section 34, T. 43 N. R. 9 W. NMPM County of San Miguel, State of Colorado.





VICINITY MAP
(NOT TO SCALE)

N E S W

0 20 40 Feet
SCALE 1" = 20'

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS that TOWN OF MOUNTAIN VILLAGE, A HOME–RULE MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, being the owners of the following described land:

LOT 644, TELLURIDE MOUNTAIN VILLAGE, FILING 22, ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 1989 IN PLAT BOOK 1 AT PAGE 932, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Have by these presents caused same to be laid out, platted and subdivided the same into lots, as shown on this plat under the name and style of LOT 644R, TOWN OF MOUNTAIN VILLAGE, and hereby dedicate portions of Lot 644R as a 6' general easements as shown hereon.

OWNER:

_____
by _____ as _____ of the TOWN OF MOUNTAIN VILLAGE, A HOME–RULE MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

ACKNOWLEDGMENT:

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2022 A.D. by _____ as _____ of the TOWN OF MOUNTAIN VILLAGE, A HOME–RULE MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

EASEMENT VACATION

The undersigned being the beneficiaries of record of those portions of land labeled as "PORTION OF 16' GENERAL EASEMENT (PLAT BOOK 1, PAGE 932) VACATED BY THIS PLAT" as established on the property as shown hereon by the Plat of record filed in the Office of the Clerk and Recorder of San Miguel County do hereby vacate and relinquish that portion of said easement as shown vacated on this Plat.

TSG Ski & Golf, LLC, a Delaware limited liability company

By: _____
_____ _____, Vice President

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____day of _____, 2022 by _____, as Vice President of TSG Ski & Golf, LLC, a general partner of the TSG Ski & Golf, LLC, a Delaware limited liability company.

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

Town of Mountain Village

By: _____
_____ _____, as Mayor, Town of Mountain Village, Colorado

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2022 A.D. by _____, as Mayor, Town of Mountain Village, Colorado

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

Telluride Mountain Village Resort Co., a Colorado non–profit corporation, doing business as Mountain Village Owner's Association, Inc.

By: _____
_____ _____, President

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2022 A.D. by _____, as President of Mountain Village Owner's Association.

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

SURVEYOR'S CERTIFICATE:

I, David Bulson of Bulson Surveying, being a Colorado Licensed Surveyor, do hereby certify that this plat and survey of LOT 644R, TOWN OF MOUNTAIN VILLAGE was made by me and under my direct responsibility, supervision and checking, in compliance with the applicable provisions of Title 38, Article 51, C.R.S., and that both are true and accurate to the best of my knowledge and belief.

SUBMITTED FOR APPROVAL

_____
P.L.S. No. 37662 Date

NOTES:

1. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86012474, dated December 20, 2021 at 5:00 P.M.

2. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 08113C0287D, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.

3. BASIS OF BEARINGS. The bearing along the Southern boundary of Lot 644, was measured to be N43°14'05"W using real time kinetic GPS survey. The end points of said western boundary are as monumented and described hereon.

4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

5. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

6. NOTES OF CLARIFICATION:

a. The Configuration of the following lots, tracts, and right–of–way have been modified by this plat:

none

b. The following lots have been created by this plat:

Lot 644R

c. The following lots have been deleted by this plat:

Lot 644

7. 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.

8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.

9. 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.

10. The "M" designation along the property line dimensions indicate "measured" dimensions according to this Replat. The corresponding dimensions without the "M" designation are the dimensions according to the plat of Telluride Mountain Village, filing 22, recorded September 22, 1989 in Plat Book 1 at page 932, county of San Miguel, State of Colorado.

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, _____, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Plat has been approved by the Town by resolution No. _____ and has authorized and directed me to execute this document.

_____
Mayor Date

I, Michelle Haynes, Planning and Development Services Director of the Town of Mountain Village do hereby certify that this plat has been approved by the Town by resolution No. _____

_____
Michelle Haynes, Date
Planning and Development Services Director

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Owners Certificate which is on the face hereof and is free of all liens and taxes, except as follows:

_____
Title Insurance Company Representative

TREASURER'S CERTIFICATE:

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3–101.

Dated this ____ day of _____, 2022.

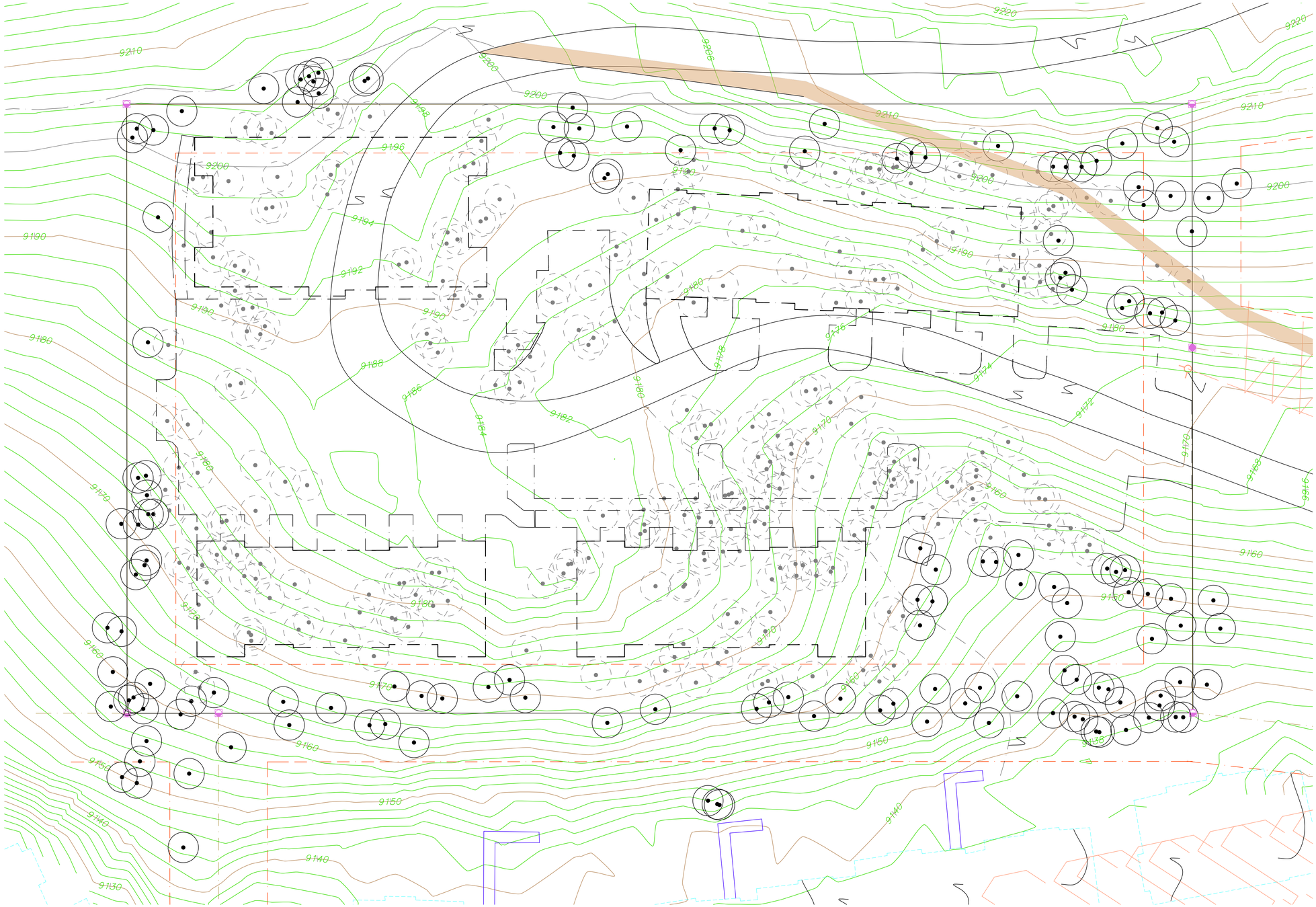
_____
San Miguel County Treasurer

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 2022, at
Reception No. _____,
Time _____.

_____
San Miguel County Clerk

TOWN OF MOUNTAIN VILLAGE vacant TBD, Adams Ranch Road Mountain Village, CO, 81435	**Lot 644R** **Town of Mountain Village** SE ¼ SE ¼ and NE ¼ SE ¼ Section 33 and SW ¼ SW ¼ Section 34 T. 43 N. R. 9 W. NMPM
May 04, 2022	**BULSON SURVEYING**
PROJECT NUMBER 22025	



PROPOSED BUILDING AND PAVING FOOTPRINT

EXISTING TREE TO BE PRESERVED

ALL TREES SHALL BE REMOVED UNLESS INDICATED AS PRESERVED

1 TREE REMOVAL PLAN

$\frac{1}{16}$" = 1'-0"

NORTH

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MV NEIGHBORHOOD
LOT 644
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

Revisions:

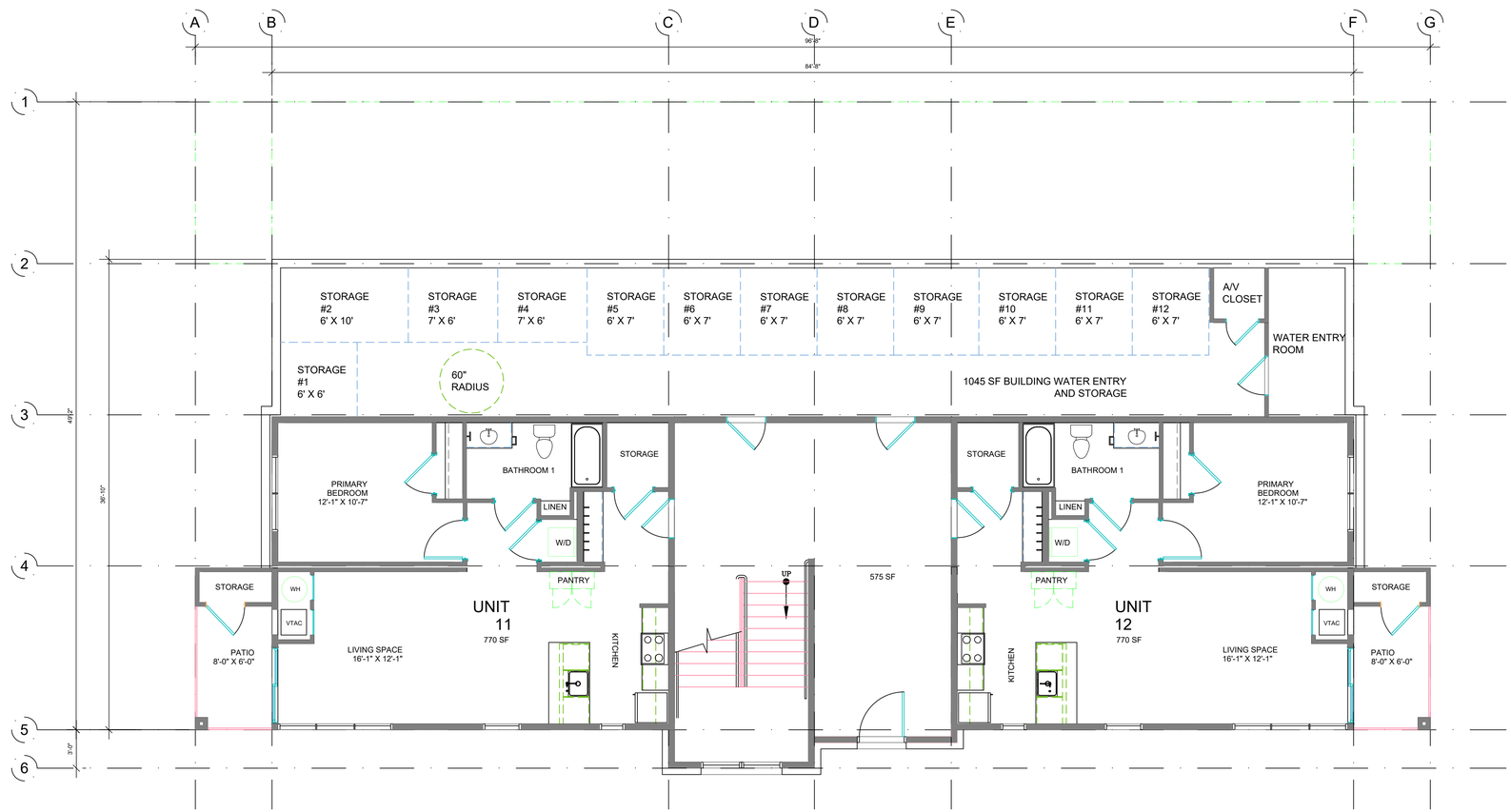
STATE OF COLORADO
LICENSED ARCHITECT

Sheet title
TREE REMOVAL PROTECTION PLAN

Stamp

Date: 8/01/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet A1.5



MOUNTAIN VILLAGE - MULTIFAMILY BUILDING A

BUILDING	OWNER STORAGE CIRCULATION GROUND FLOOR	1 BEDROOM UNITS	2 BEDROOM 1 BATH	2 BEDROOM 2 BATH	CIRCULATION	DECK / STORAGE	TOTAL SF
BUILDING A	1620 SF	4 UNITS (770 SF EACH	2 UNITS (975 SF EACH)	6 UNITS (1035 SF EACH	3 X 365 SF = 1290SF	12 X 75 SF	
TOTALS FOR BUILDING A	1620 SF	3,080 SF	1950 SF	6,210 SF	1,095 SF	900 SF	13,955 LIVING SF

1 BUILDING A - GROUND FLOOR PLAN

3/16" = 1'-0"

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MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

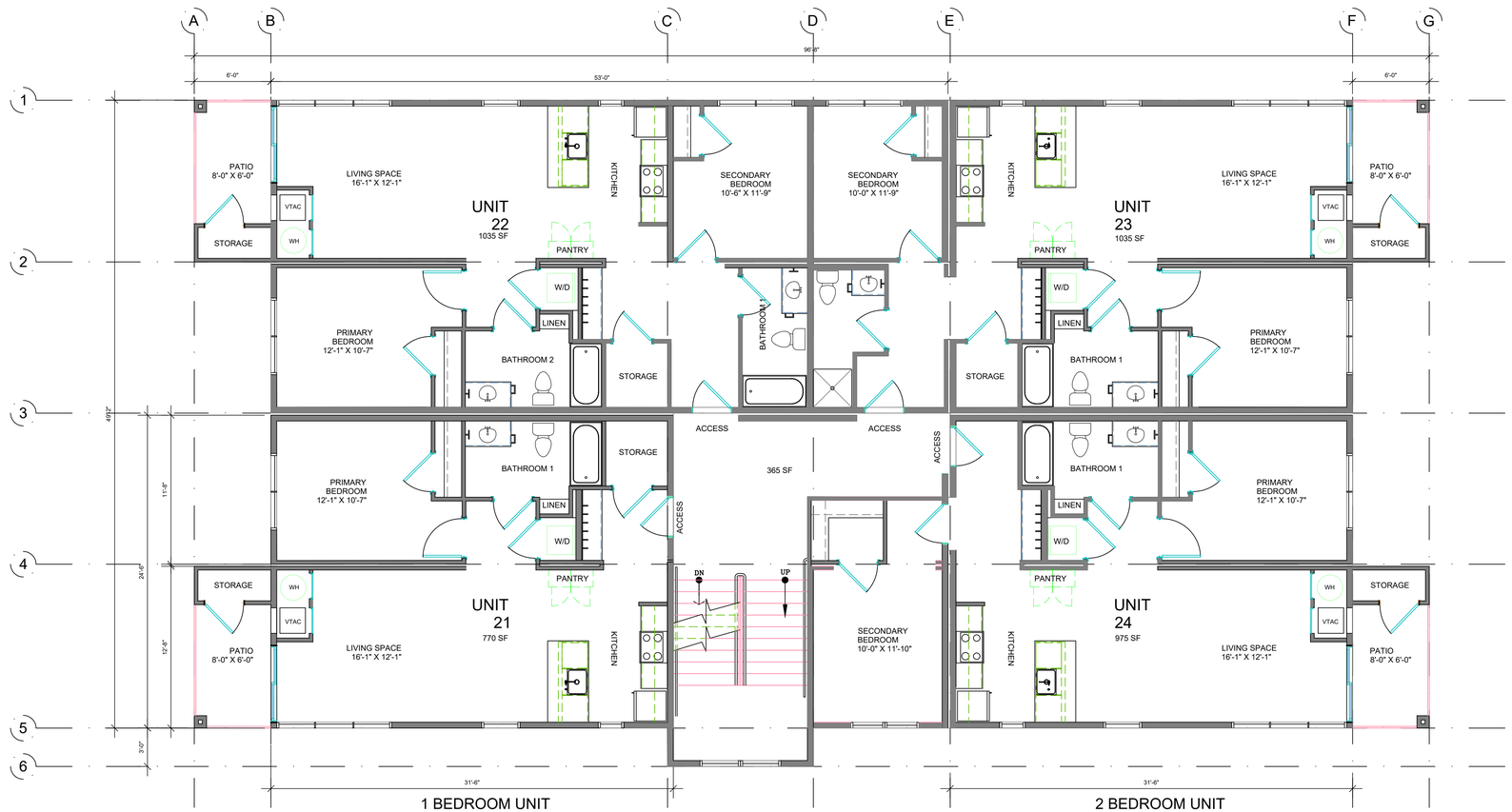
STATE OF COLORADO
LICENSED ARCHITECT

Sheet title: BUILDING A FLOOR PLANS

Stamp

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA2.0



MOUNTAIN VILLAGE - MULTIFAMILY BUILDING A

BUILDING	OWNER STORAGE CIRCULATION GROUND FLOOR	1 BEDROOM UNITS	2 BEDROOM 1 BATH	2 BEDROOM 2 BATH	CIRCULATION	DECK / STORAGE	TOTAL SF
BUILDING A	1620 SF	4 UNITS (770 SF EACH	2 UNITS (975 SF EACH)	6 UNITS (1035 SF EACH	3 X 365 SF = 1290SF	12 X 75 SF	
TOTALS FOR BUILDING A	1620 SF	3,080 SF	1950 SF	6,210 SF	1,095 SF	900 SF	13,955 LIVING SF

1 BUILDING A - FIRST FLOOR PLAN

3/16" = 1'-0"

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MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

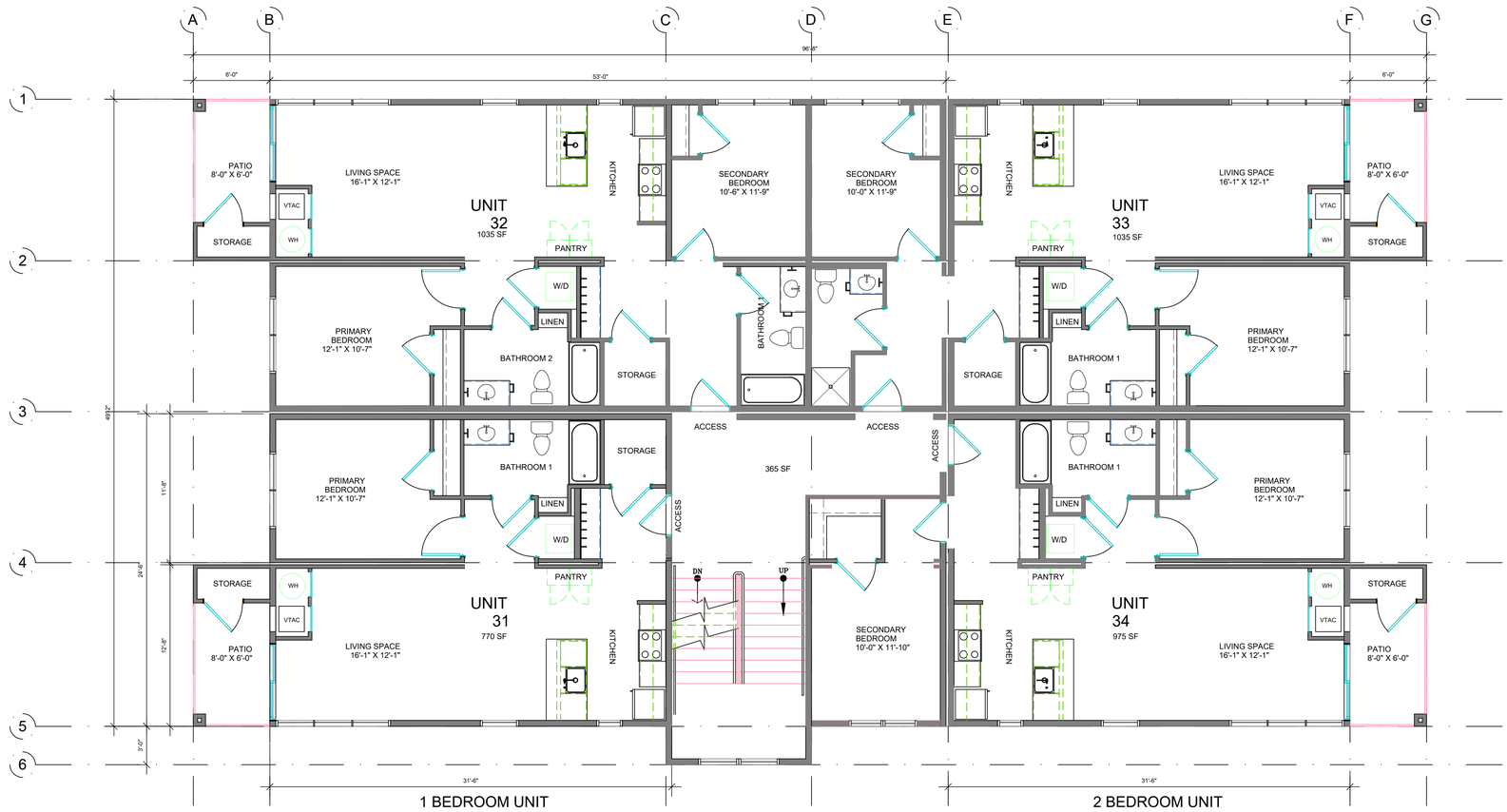
Revisions:

Sheet title: BUILDING A FLOOR PLANS

Stamp

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA2.1



MOUNTAIN VILLAGE - MULTIFAMILY BUILDING A

BUILDING	OWNER STORAGE CIRCULATION GROUND FLOOR	1 BEDROOM UNITS	2 BEDROOM 1 BATH	2 BEDROOM 2 BATH	CIRCULATION	DECK / STORAGE	TOTAL SF
BUILDING A	1620 SF	4 UNITS (770 SF EACH	2 UNITS (975 SF EACH)	6 UNITS (1035 SF EACH	3 X 365 SF = 1290SF	12 X 75 SF	
TOTALS FOR BUILDING A	1620 SF	3,080 SF	1950 SF	6,210 SF	1,095 SF	900 SF	13,955 LIVING SF

1 BUILDING A - SECOND FLOOR PLAN

3/16" = 1'-0"

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MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

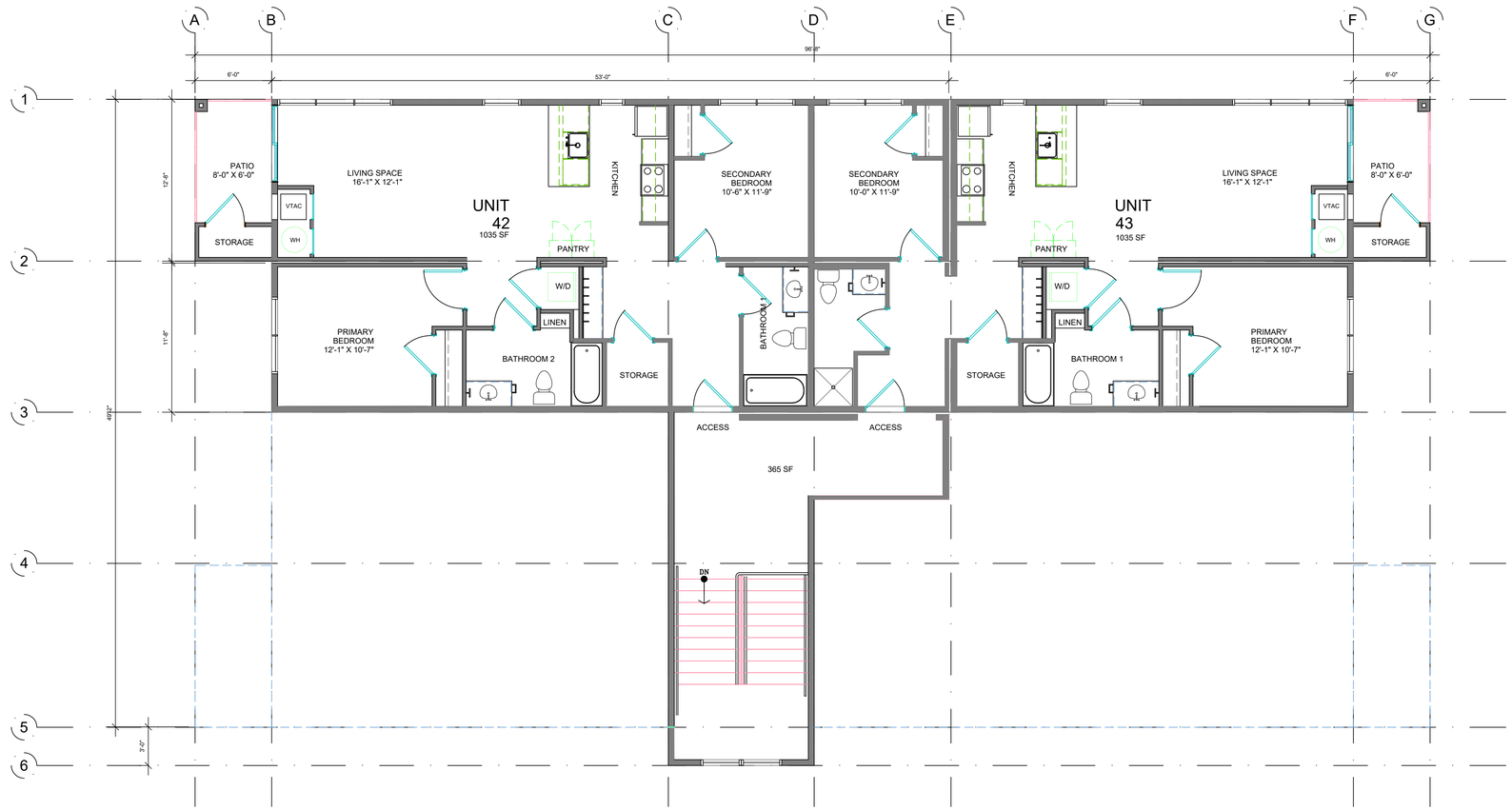
STATE OF COLORADO
LICENSED ARCHITECT

Sheet title
BUILDING A
FLOOR PLANS

Stamp

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA2.2



MOUNTAIN VILLAGE - MULTIFAMILY BUILDING A

BUILDING	OWNER STORAGE CIRCULATION GROUND FLOOR	1 BEDROOM UNITS	2 BEDROOM 1 BATH	2 BEDROOM 2 BATH	CIRCULATION	DECK / STORAGE	TOTAL SF
BUILDING A	1620 SF	4 UNITS (770 SF EACH	2 UNITS (975 SF EACH)	6 UNITS (1035 SF EACH	3 X 365 SF = 1290SF	12 X 75 SF	
TOTALS FOR BUILDING A	1620 SF	3,080 SF	1950 SF	6,210 SF	1,095 SF	900 SF	13,955 LIVING SF

1 BUILDING A - THIRD FLOOR PLAN

3/16" = 1'-0"

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MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

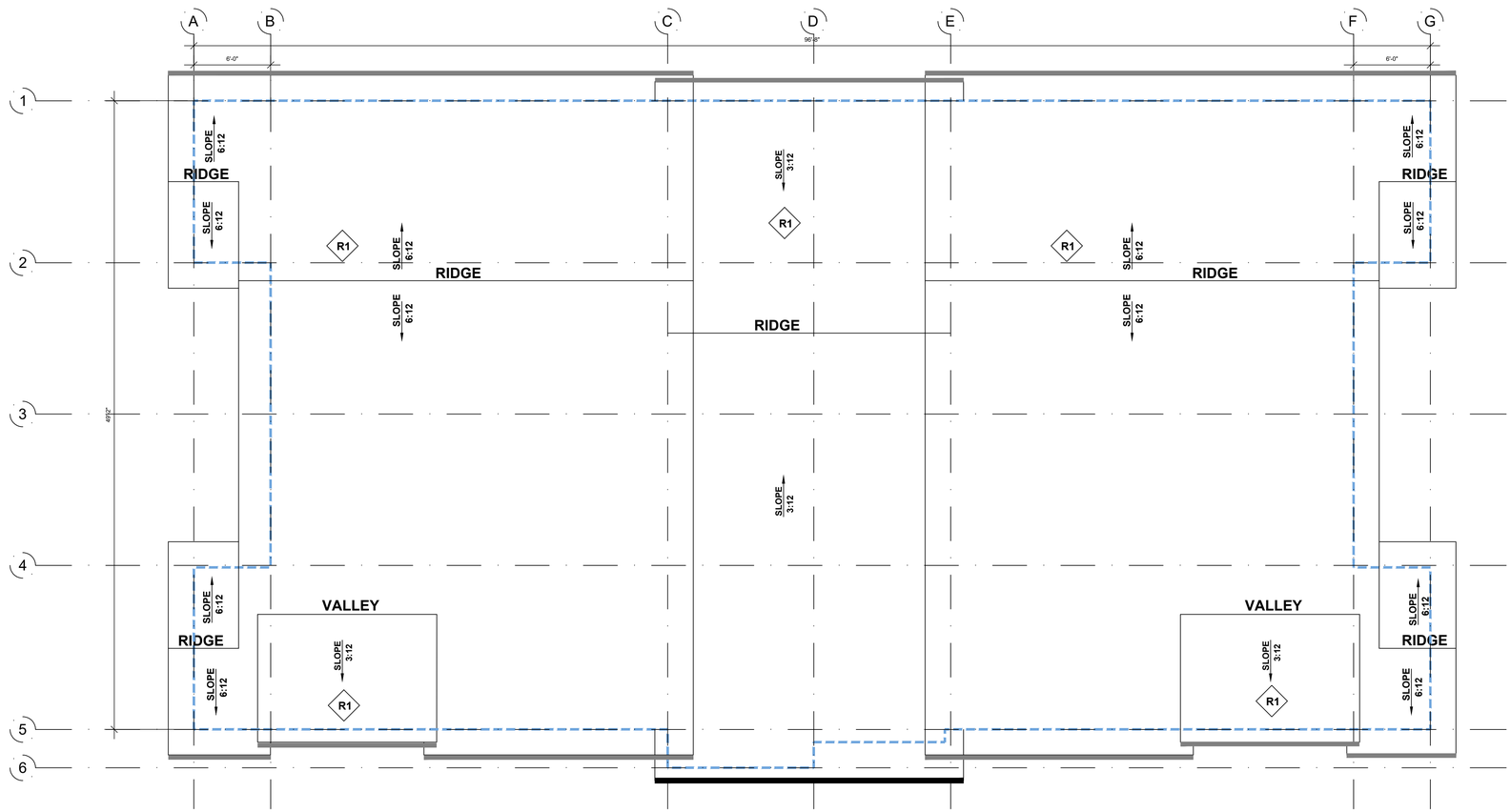
Revisions:

Sheet title
BUILDING A
FLOOR PLANS

Stamp

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA2.3



1 BUILDING A - ROOF PLAN

3/16" = 1'-0"

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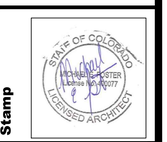
MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

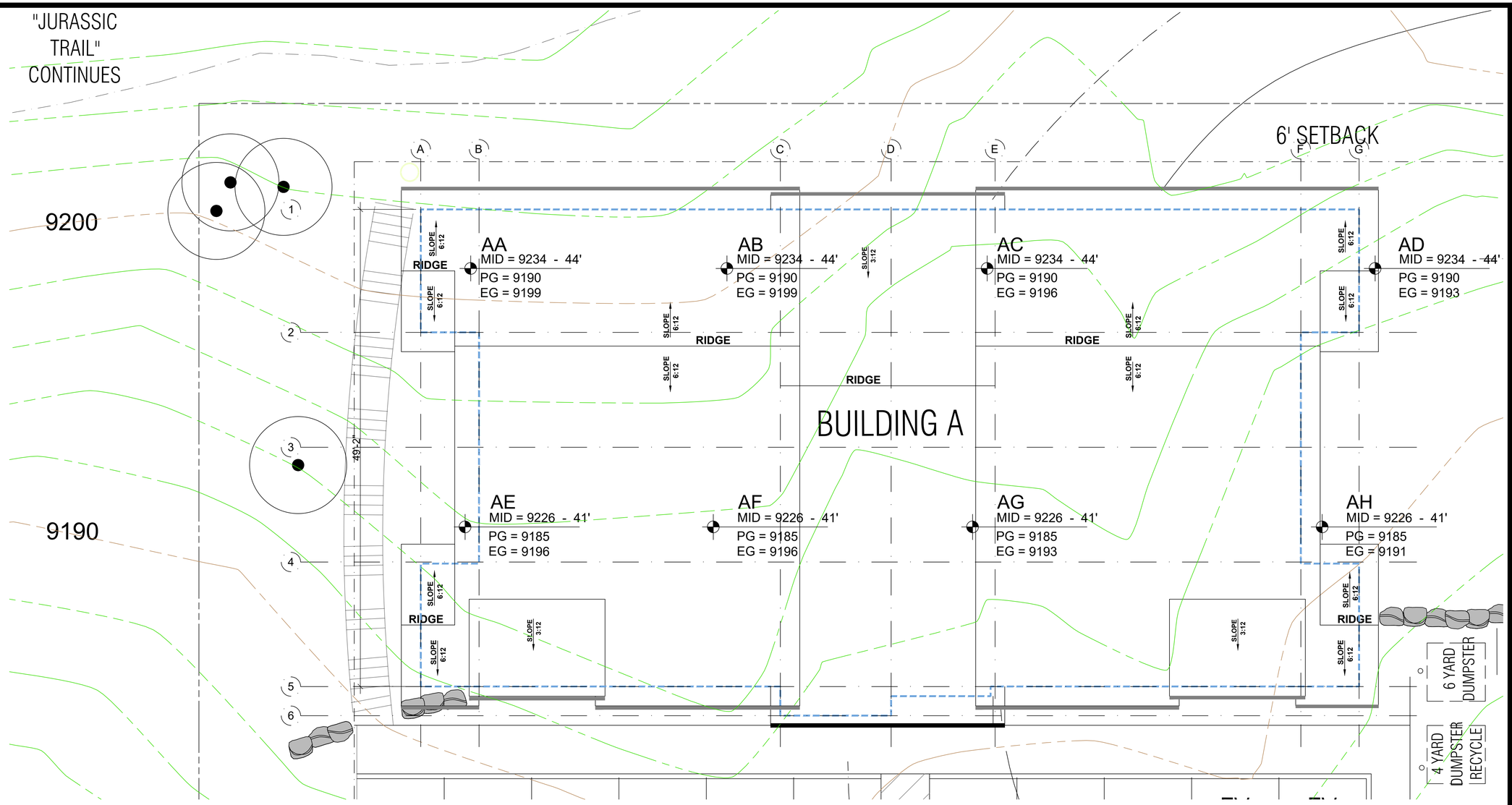
Sheet title
BUILDING A
ROOF PLAN

Stamp



Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA3.0



MOUNTAIN VILLAGE OVERALL PROJECT

POINT	MID- POINT ROOF HEIGHT
BUILDING A	42'-6"
BUILDING B	32'-0"
BUILDING C	26'-0"
BUILDING D	28'-6"
PROJECT AVERAGE	32'-3" BUILDING AVERAGE @ MID-POINT

MOUNTAIN VILLAGE - BUILDING A

POINT	EXISTING GRADES	PROPOSED GRADES	MID- POINT ROOF	MID- POINT ROOF HEIGHT
BUILDING AA	9199	9190	9234	44'-0"
BUILDING AB	9199	9190	9234	44'-0"
BUILDING AC	9196	9190	9234	44'-0"
BUILDING AD	9193	9190	9234	44'-0"
BUILDING AE	9196	9985	9226	41'-0"
BUILDING AF	9196	9985	9226	41'-0"
BUILDING AG	9193	9985	9226	41'-0"
BUILDING AH	9191	9985	9226	41'-0"
BUILDING A TOTAL		MOST RESTRICTIVE UNDERLINED		42'-6" BUILDING AVERAGE @ MID-POINT

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 39'-0"
EAST ELEVATION MAX HEIGHT = 44'-0"
NORTH ELEVATION MAX HEIGHT = 34'-0"
WEST ELEVATION MAX HEIGHT = 44'-0"

1 **PARTIAL SITE PLAN - HEIGHT CALCS - BLD A**
3/16" = 1'-0"

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LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: SITE PLAN HEIGHT CALCULATIONS

Stamp

Date: 8/12/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA3.1

BUILDING A - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F2	FASCIA @ R2	FIBER CEMENT BOARDS - 5/4 RUSTIC x 5.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	FRENCH ROAST - SW6069
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - $\frac{7}{16}$" X 9 $\frac{1}{4}$" 6" EXPOSED - @ WINDOW / DOOR INFILL	SAND TRAP - SW 6066
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 $\frac{1}{2}$"	RUSTIC
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 3.5" RAILS $\frac{5}{4}$ SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T3	BELLY BAND	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 11.25"	SW - FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 9.25"	SW - FRENCH ROAST
T9	10X10 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK
MTL2	VTAC GRILLE	METAL FRAME AND LOUVERS	MATCH FIELD

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.

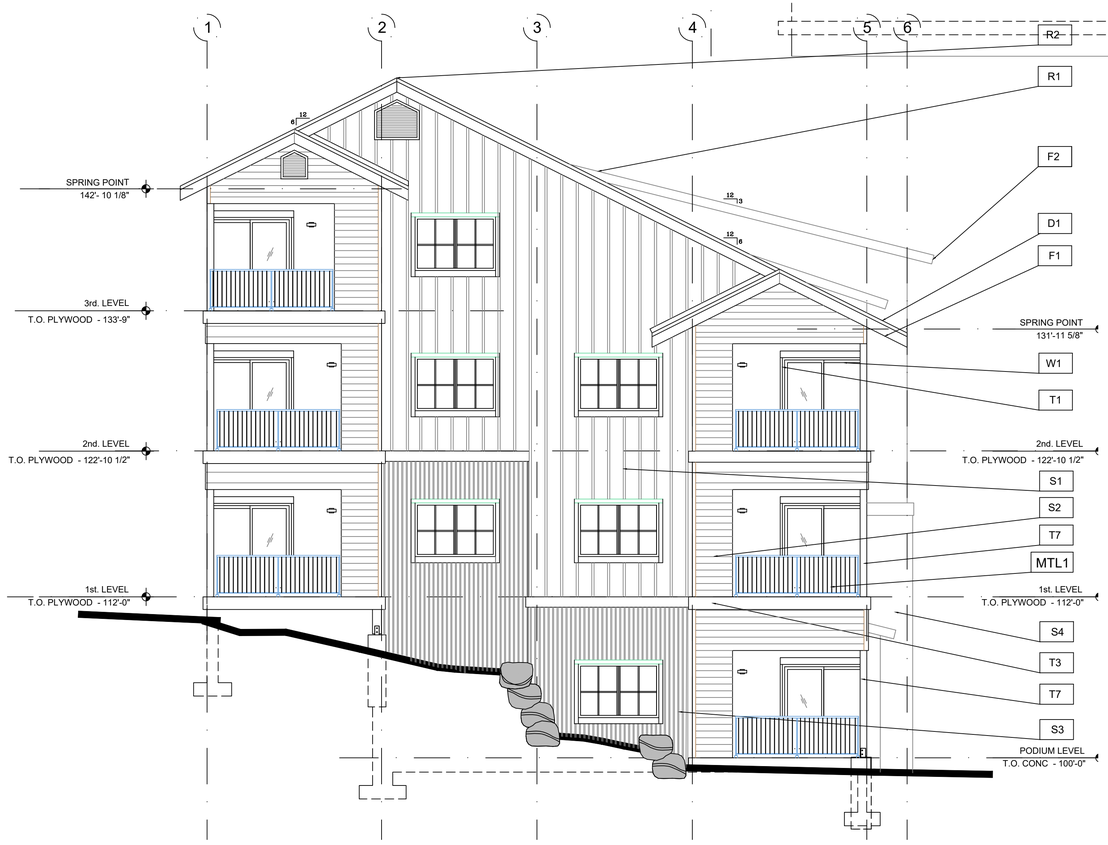
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.

3. TYPICAL SIDEWALL FLASHING: ICE&WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN ESTES PARK CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT

1 BUILDING A - SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING A - WEST ELEVATION

3/16" = 1'-0"

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MOUNTAIN VILLAGE NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING A ELEVATIONS

Stamp: STATE OF COLORADO · MICHAEL E. FOSTER · Lic. No. 0020077 · LICENSED ARCHITECT

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AA4.0

BUILDING A - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F2	FASCIA @ R2	FIBER CEMENT BOARDS - 5/4 RUSTIC x 5.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	FRENCH ROAST - SW6069
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - $\frac{7}{16}$" X 9 $\frac{1}{4}$" 6" EXPOSED - @ WINDOW / DOOR INFILL	SAND TRAP - SW 6066
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 $\frac{1}{2}$"	RUSTIC
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 3.5" RAILS $\frac{5}{4}$ SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T3	BELLY BAND	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 11.25"	SW - FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 9.25"	SW - FRENCH ROAST
T9	10X10 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK
MTL2	VTAC GRILLE	METAL FRAME AND LOUVERS	MATCH FIELD

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.

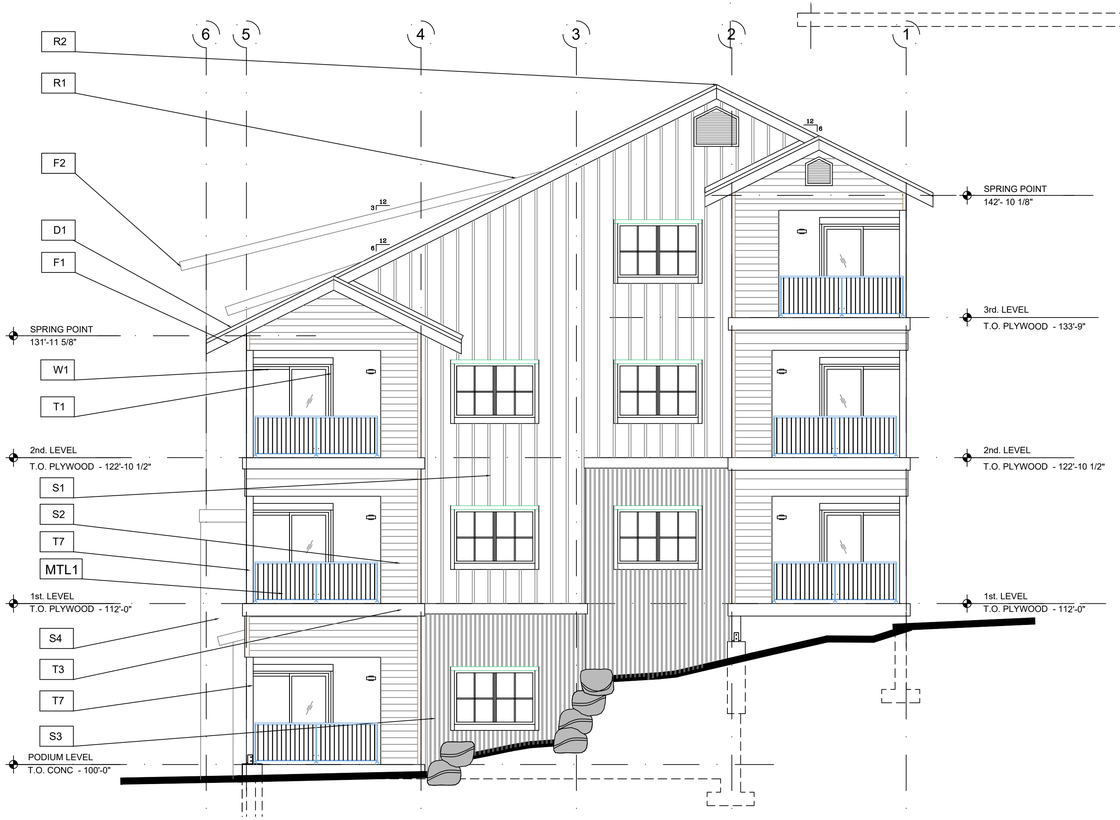
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.

3. TYPICAL SIDEWALL FLASHING: ICE&WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN ESTES PARK CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT

1 BUILDING A - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING A - EAST ELEVATION

3/16" = 1'-0"

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NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING A ELEVATIONS

Stamp: STATE OF COLORADO · MICHAEL E. FOSTER · Lic. No. 0020077 · LICENSED ARCHITECT

Date: 8/1/2022
Project No:
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Sheet AA4.1

BUILDING A - EXTERIOR FINISH SCHEDULE

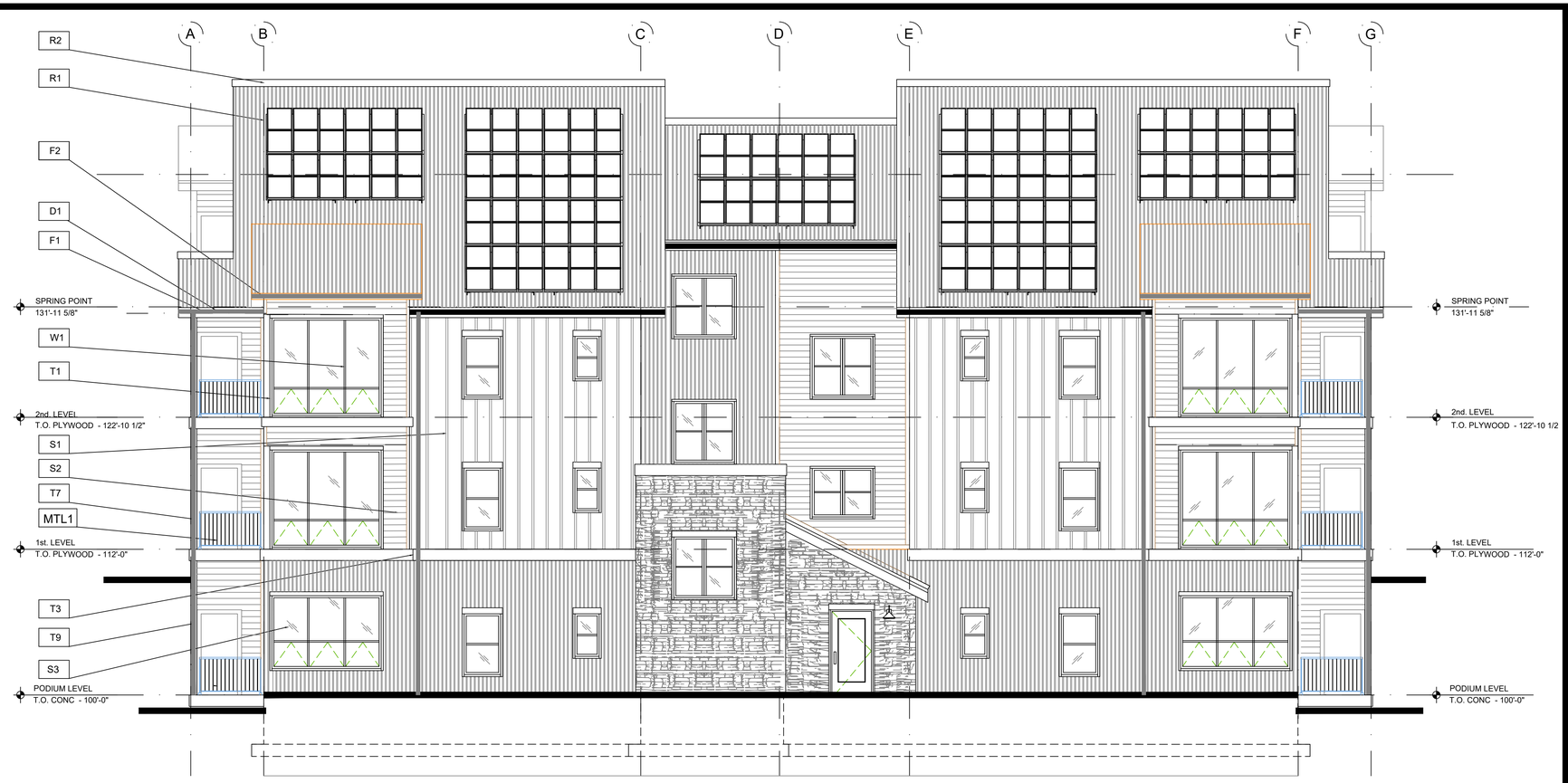
TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F2	FASCIA @ R2	FIBER CEMENT BOARDS - 5/4 RUSTIC x 5.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	FRENCH ROAST - SW6069
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/8" X 9 1/2" 6" EXPOSED - @ WINDOW / DOOR INFILL	SAND TRAP - SW 6066
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 1/2"	RUSTIC
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 4/4 SMOOTH 3.5" RAILS 5/4 SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T3	BELLY BAND	FIBER CEMENT - 5/4 SMOOTH 11.25"	SW - FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - 5/4 SMOOTH 9.25"	SW - FRENCH ROAST
T9	10X10 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK
MTL2	VTAC GRILLE	METAL FRAME AND LOUVERS	MATCH FIELD

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.

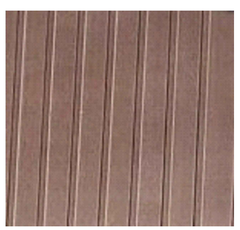
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.

3. TYPICAL SIDEWALL FLASHING: ICE&WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN ESTES PARK CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT



1 **BUILDING A - NORTH ELEVATION**
3/16" = 1'-0"



BOARD AND BATTEN

CORRUGATED METAL BASE

PRIMARY ROOF
SNAP-LOCK STANDING SEAM

VINYL WINDOWS DOORS, BRONZE COLOR

DARK SKY COMPLIANT LIGHTING

HORIZONTAL SIDING

STONE VENEER

FASCIA

VTAC LOUVERS COLOR TO MATCH FIELD

FORTRESS RAILING

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Sheet **AA4.2**

BUILDING A - EXTERIOR FINISH PERCENTAGE

WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1,805 SF	NA
NET GLAZING	396 SF	21.9%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1177 SF	65.2%
NET METAL PANEL	232 SF	12.9%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING A - EXTERIOR FINISH PERCENTAGE

EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1,805 SF	NA
NET GLAZING	396 SF	21.9%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1177 SF	65.2%
NET METAL PANEL	232 SF	12.9%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING A - EXTERIOR FINISH PERCENTAGE

SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	3,020 SF	NA
NET GLAZING	673 SF	22.3%
NET STONE	288 SF	9.5%
NET CEMENTITIOUS BOARDS	1,414 SF	46.8%
NET METAL PANEL	645 SF	21.4%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING A - EXTERIOR FINISH PERCENTAGE

NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2,965 SF	NA
NET GLAZING	678 SF	22.9%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1474 SF	49.7%
NET METAL PANEL	813 SF	27.4%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

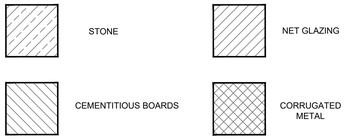
BUILDING A - EXTERIOR FINISH PERCENTAGE

TOTAL BUILDING		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	9,595 SF	NA
NET GLAZING	2,143 SF	22.4%
NET STONE	288 SF	3.0%
NET CEMENTITIOUS BOARDS	5,242 SF	54.6%
NET METAL PANEL	1,922 SF	20.0%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

1 BUILDING A - SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING A - WEST ELEVATION

3/16" = 1'-0"

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Sheet AA4.3

BUILDING A - EXTERIOR FINISH PERCENTAGE

WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1,805 SF	NA
NET GLAZING	396 SF	21.9%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1177 SF	65.2%
NET METAL PANEL	232 SF	12.9%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING A - EXTERIOR FINISH PERCENTAGE

EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1,805 SF	NA
NET GLAZING	396 SF	21.9%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1177 SF	65.2%
NET METAL PANEL	232 SF	12.9%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING A - EXTERIOR FINISH PERCENTAGE

SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	3,020 SF	NA
NET GLAZING	673 SF	22.3%
NET STONE	288 SF	9.5%
NET CEMENTITIOUS BOARDS	1,414 SF	46.8%
NET METAL PANEL	645 SF	21.4%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING A - EXTERIOR FINISH PERCENTAGE

NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2,965 SF	NA
NET GLAZING	678 SF	22.9%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1474 SF	49.7%
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1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING A - EXTERIOR FINISH PERCENTAGE

TOTAL BUILDING		
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GROSS OF WALL	9,595 SF	NA
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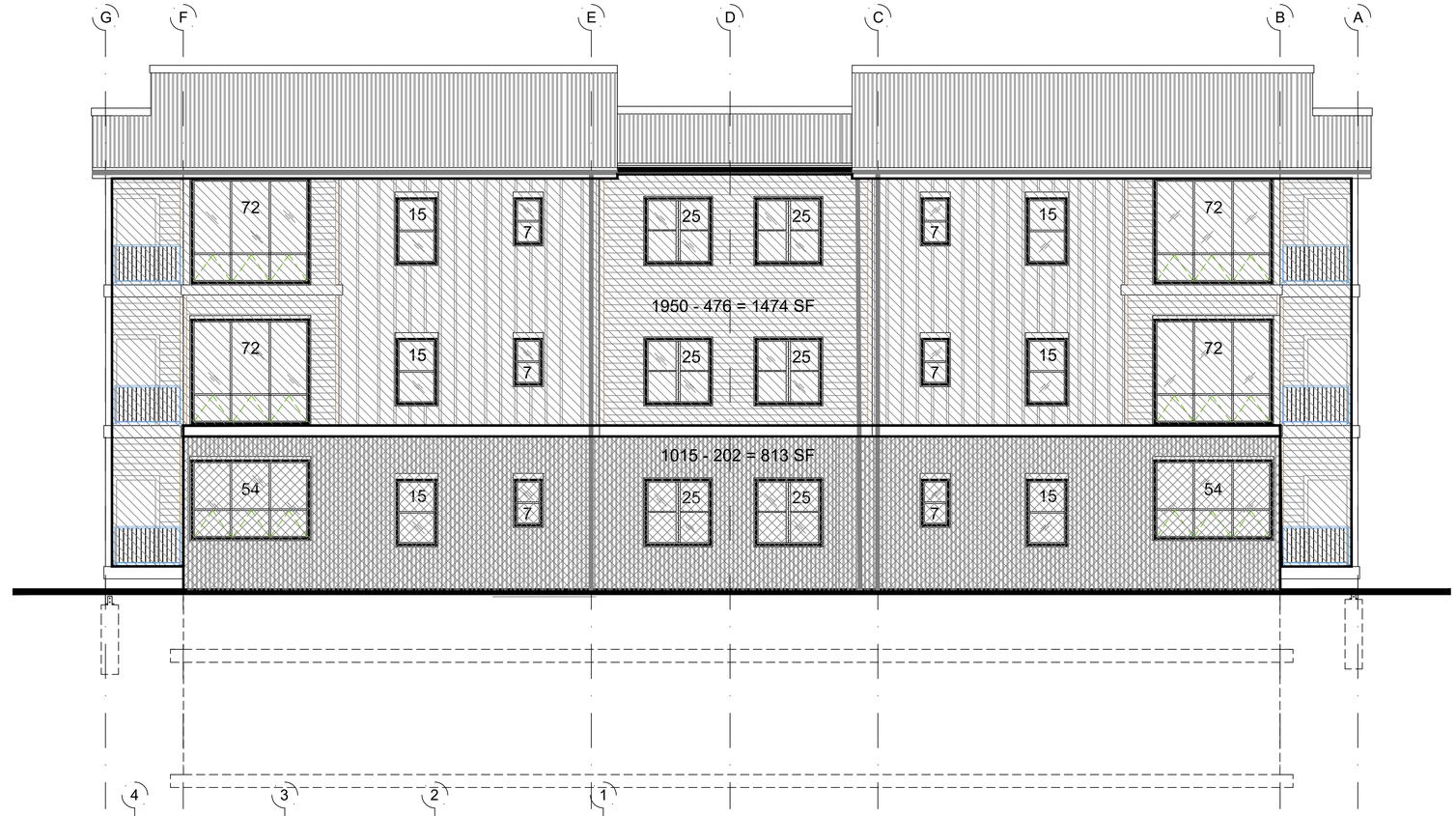
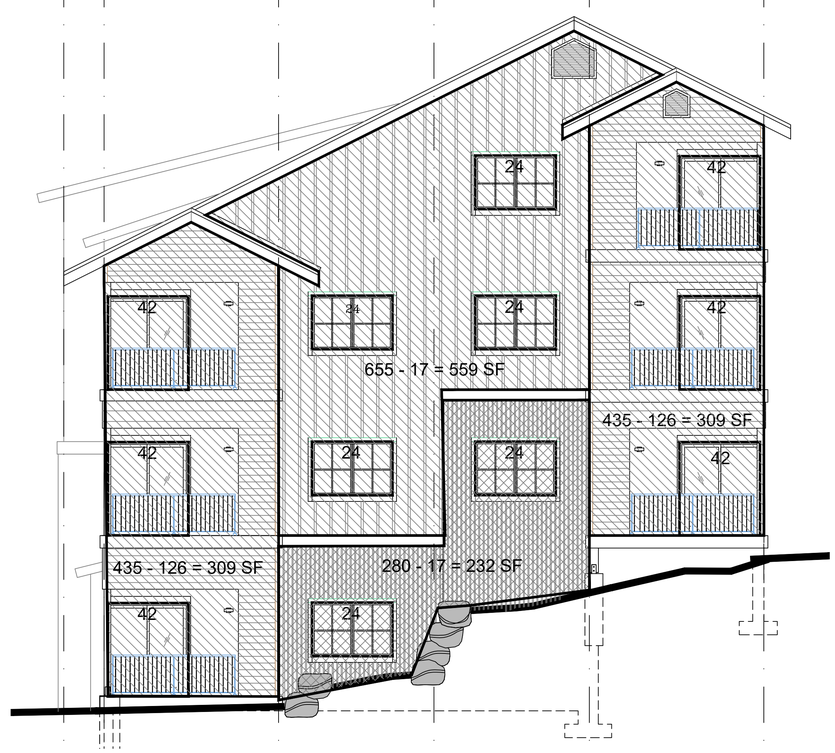
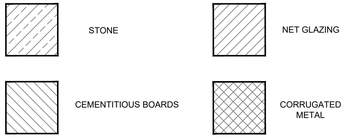
1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.



1 BUILDING A - NORTH ELEVATION

3/16" = 1'-0"





2 BUILDING A - EAST ELEVATION

3/16" = 1'-0"

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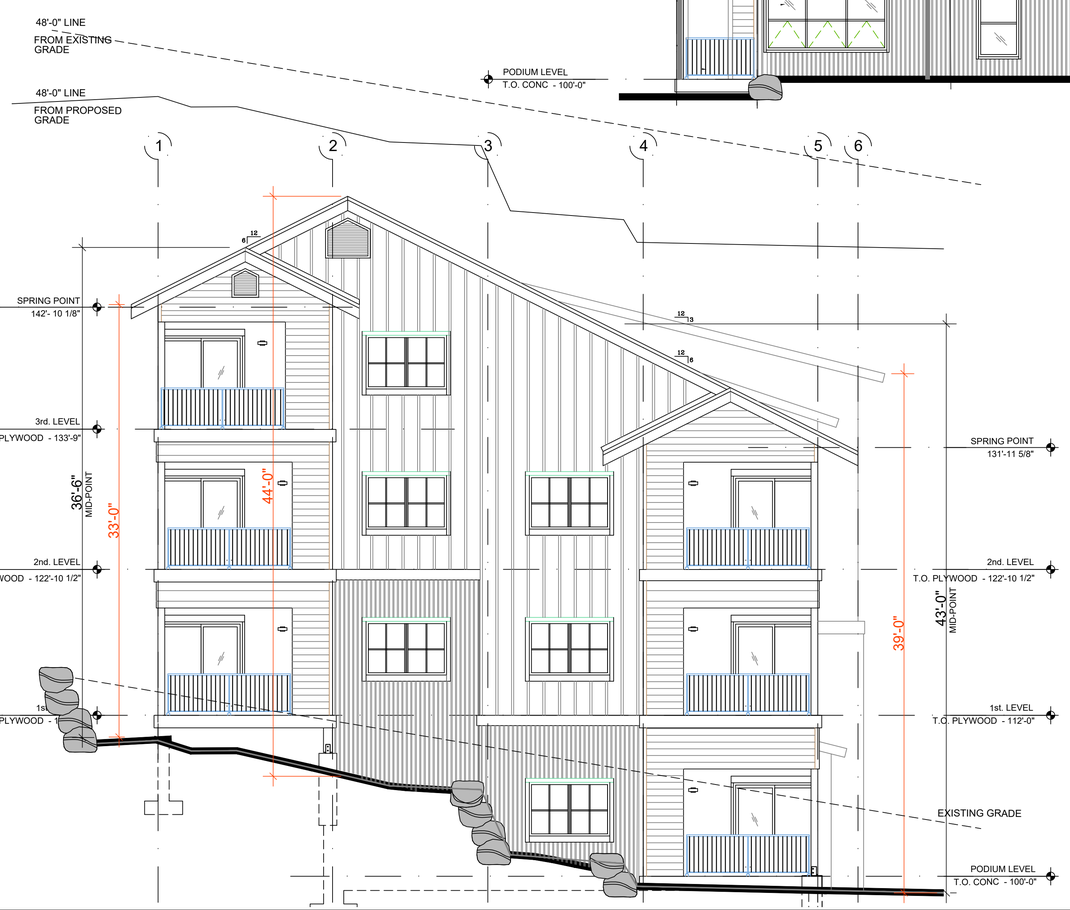
Sheet AA4.4

1 BUILDING A - SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING A - WEST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 39'-0"
EAST ELEVATION MAX HEIGHT = 44'-0"
NORTH ELEVATION MAX HEIGHT = 34'-0"
WEST ELEVATION MAX HEIGHT = 44'-0"

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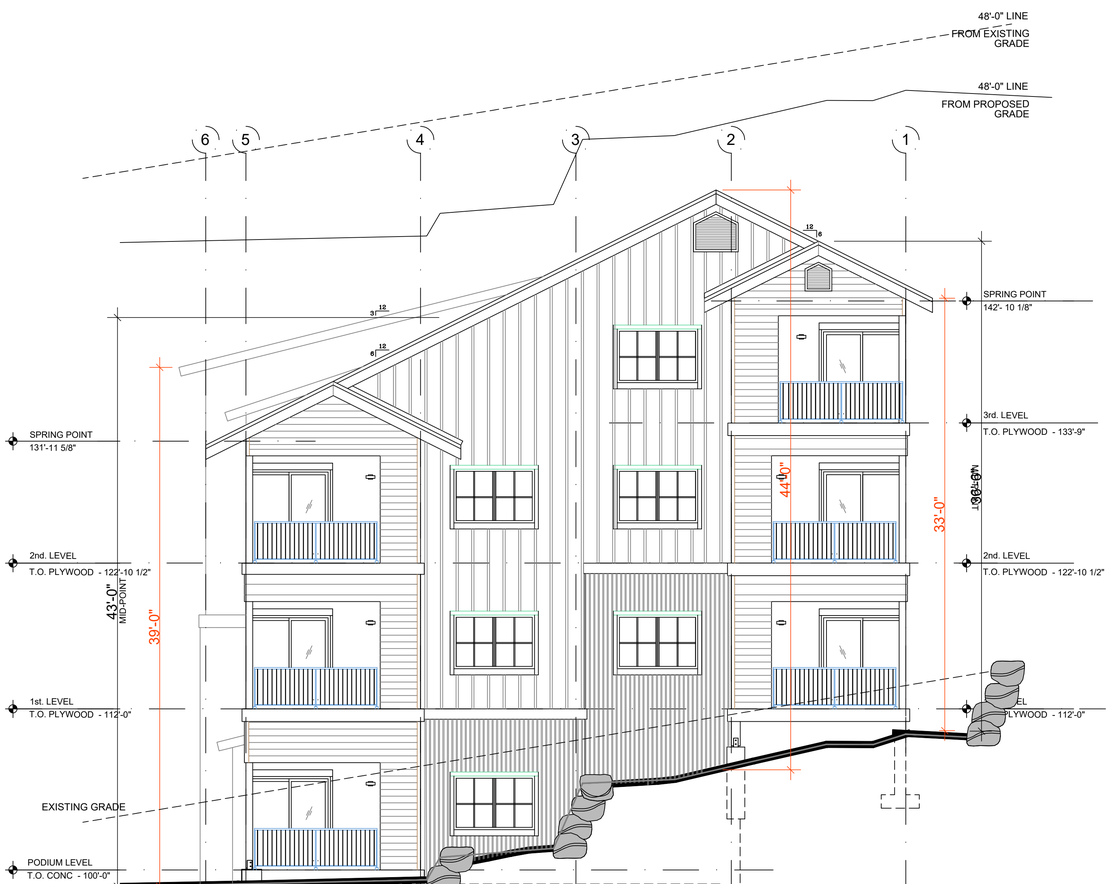
Sheet AA4.5

1 BUILDING A - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING A - EAST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 39'-0"
EAST ELEVATION MAX HEIGHT = 44'-0"
NORTH ELEVATION MAX HEIGHT = 34'-0"
WEST ELEVATION MAX HEIGHT = 44'-0"

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Sheet AA4.6

MAIN LEVEL
"B" RESIDENCE 2 - LIVING = 1,655 SQ.FT.
"B" RESIDENCE 2 - GARAGE = 320 SQ.FT.

MAIN LEVEL
"B" RESIDENCE 2 - LIVING = 1,905 SQ.FT.
"B" RESIDENCE 2 - GARAGE = 320 SQ.FT.

MOUNTAIN VILLAGE - TOWNHOMES BUILDING B

BUILDING	2 BEDROOM 2 BATH	3 BEDROOM 3 BATH	GARAGE	TOTAL SF
BUILDING B	2 UNITS (1,655 SF EACH)	3 UNITS (1,905 SF EACH	5 X 320 SF	
TOTALS FOR BUILDING B	3,310 SF	5,715 SF	1,600 SF	9,025 LIVING SF
MODULAR	17 BOXES	25 PICK AND SETS	GARAGE SITE BUILT	

1 **BUILDING B - LOWER FLOOR PLAN**

3/16" = 1'-0"

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Sheet **AB2.0**

1 BUILDING B - MAIN FLOOR PLAN

3/16" = 1'-0"

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BUILDING B
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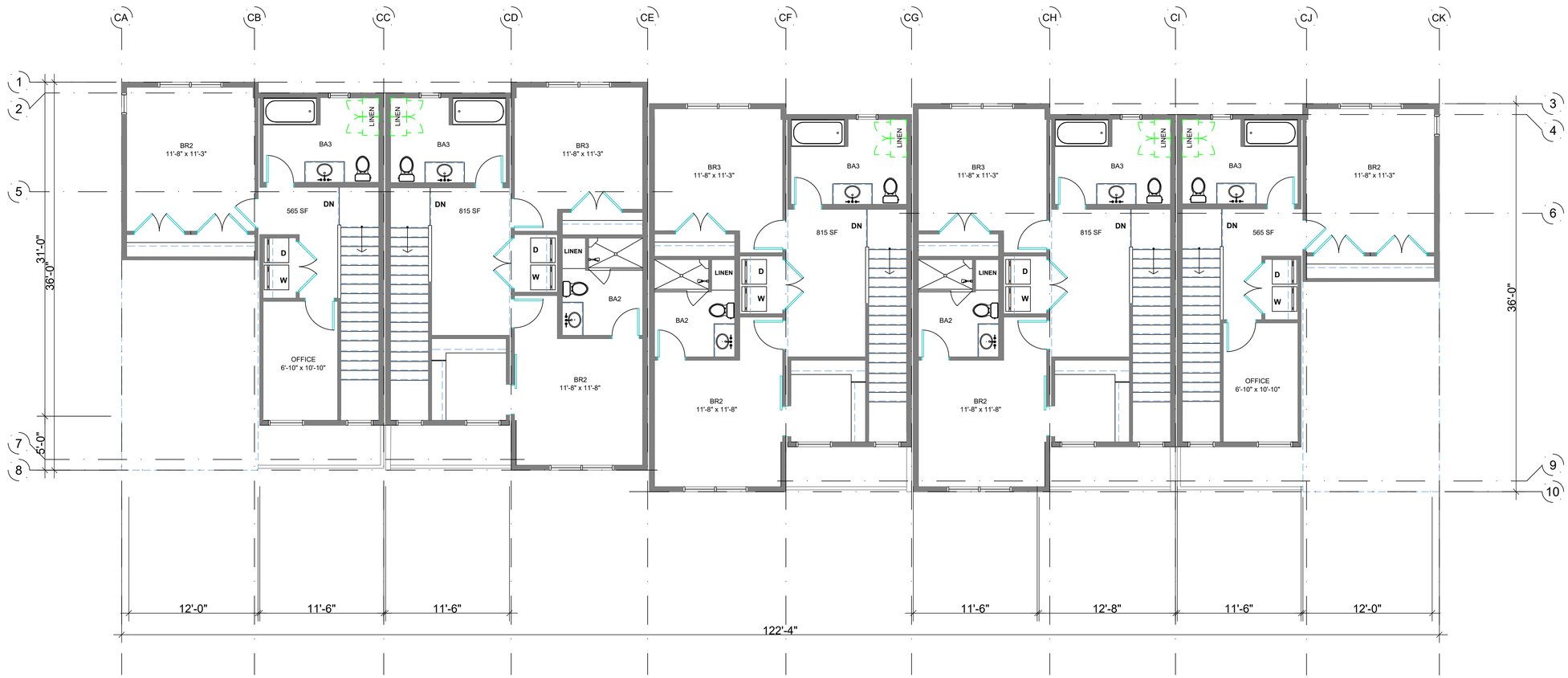
Sheet AB2.1



1 BUILDING B - SECOND FLOOR PLAN

3/16" = 1'-0"

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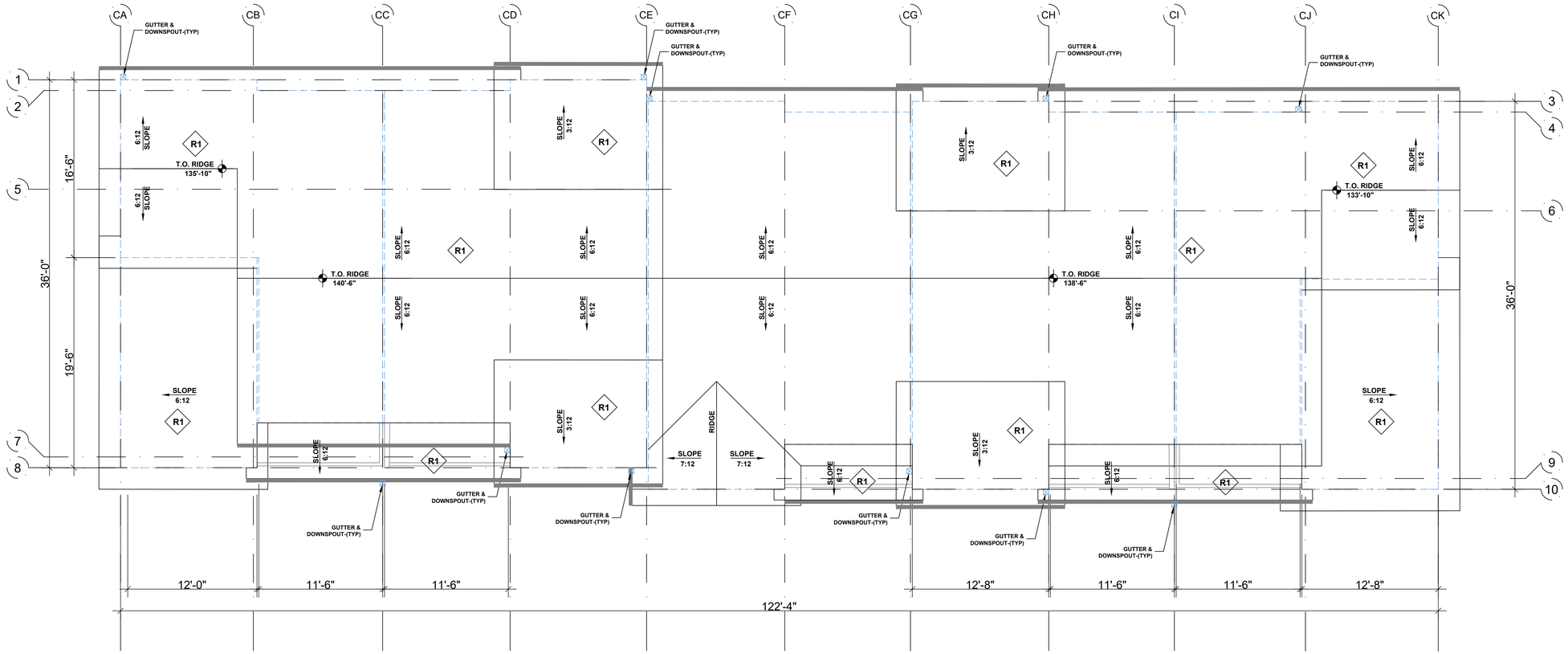
Sheet AB2.2

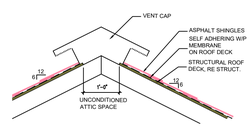


1 BUILDING B - ROOF PLAN

3/16" = 1'-0"

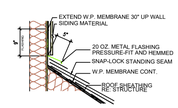
ROOF GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE ALL PENETRATIONS FOR EXHAUST, INTAKES, VENTS, ETC. TO ENSURE CODE REQUIRED CLEARANCES ARE MET.
2. RAIN GUTTERS, DOWNSPOUTS, CONDUCTOR HEADS, AND DOWNSPOUT BOOTS SHALL BE INSTALLED PER VENDOR REQUIREMENTS. DOWNSPOUT LOCATIONS SHALL BE SUBMITTED TO AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION. VENDOR SHALL CONFIRM THAT DESIGN SIZES AND LAYOUT ARE ADEQUATE TO PROVIDE A POSITIVE DRAINING SYSTEM FOR THE ENTIRE ROOF AREA.
3. MECHANICAL EQUIPMENT IS SHOWN FOR REFERENCE ONLY. RE:MECH DRAWINGS FOR LOCATIONS, SPECIFICATIONS, CLEARANCE, ETC.
4. ALL REQUIRED CRICKETS MAY NOT BE INDICATED. CONTRACTOR TO PROVIDE CRICKETS AS REQUIRED TO ENSURE PROPER DRAINAGE AROUND ROOF PENETRATIONS AND VERTICAL WALL/SLOPE ROOF INTERSECTIONS.
5. 24 GA.METAL GUTTER AND DOWNSPOUT, BRONZE
6. RE: MECH PLANS FOR ATTIC VENTILATION CALCULATIONS
7. COMPLETE DRAFT STOPPING PER CODE (718.4.2 EXCEPTION 3). INSTALL ½ DRYWALL OR INSULATION TO UNDERSIDE OF ROOF DECKING ABOVE. SEE ROOF PLANS FOR LOCATIONS TO ISOLATE 2 UNITS.



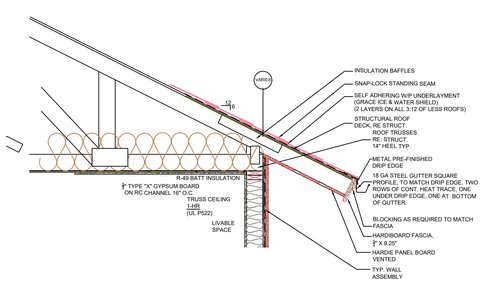
5 TYPICAL ROOF RIDGE

1/2" = 1'-0"



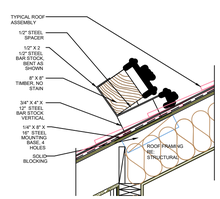
3 TYPICAL WALL / ROOF

1/2" = 1'-0"



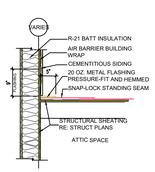
7 TYPICAL TRUSS EAVE

1/2" = 1'-0"



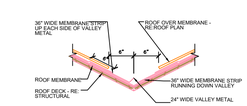
6 SNOW FENCE

N.T.S.



4 TYPICAL WALL / ROOF

1/2" = 1'-0"



PROCEDURE:

1. PRIME 6"-0" EACH SIDE OF VALLEY AND INSTALL ICE AND WATER SHIELD MEMBRANE SHINGLE STYLE.
2. INSTALL 3'-0" WIDE STRIP OF HEAT RESISTANT MEMBRANE CENTERED ON VALLEY - RUNNING DOWN THE VALLEY.
3. INSTALL 24" WIDE METAL VALLEY FLASHING W/V CRIMP @ CENTERLINE. SEAL AND LAP JOINTS 12".
4. INSTALL 36" WIDE MEMBRANE UP VALLEY EACH SIDE. OVERLAP VALLEY METAL 6" W/MEMBRANE.
5. INSTALL SHINGLES. (REFER TO SPECIFICATIONS FOR ROOF MEMBRANE AND SHINGLES).

2 TYPICAL VALLEY FLASHING

N.T.S.

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MOUNTAIN VILLAGE NEIGHBORHOOD

LOT 644

MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING B ROOF PLAN

Stamp: STATE OF COLORADO — MICHAEL F. MEISTER License No. 0002077 — LICENSED ARCHITECT

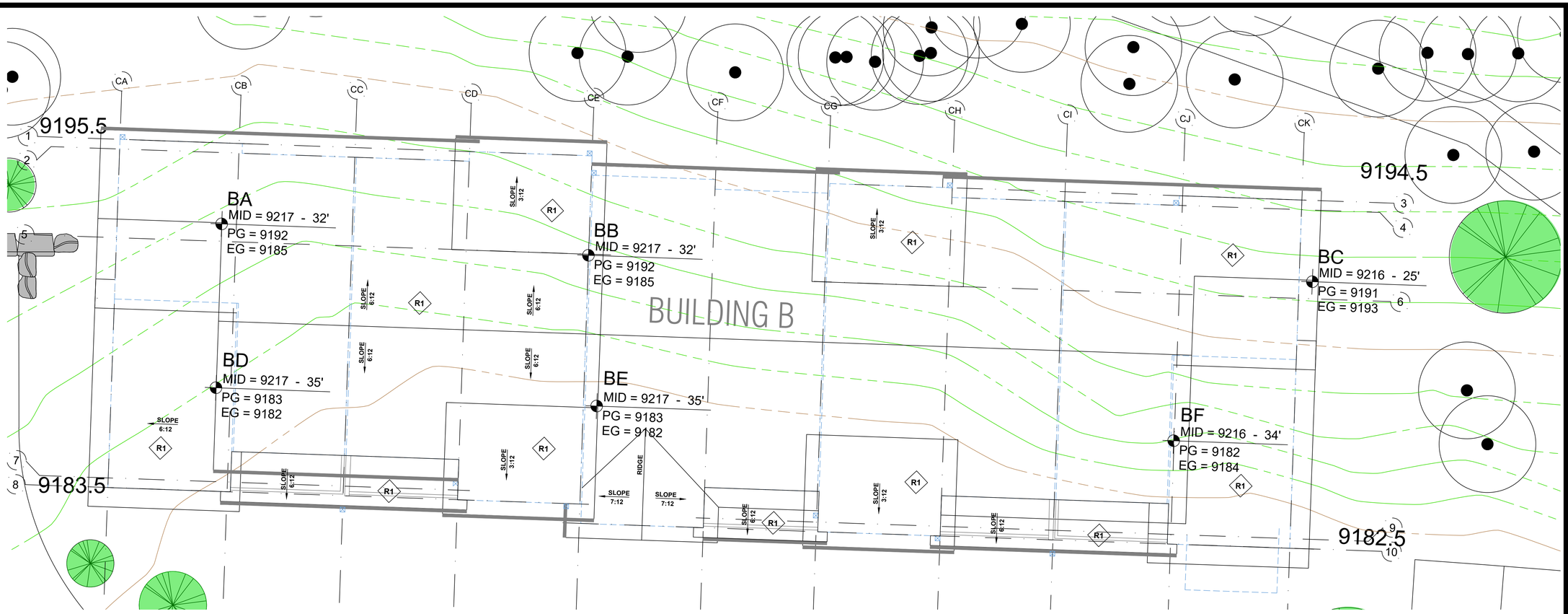
Date: 8/1/2022

Project No:

Drawn by: MEF

Checked by: MEF

Sheet AB3.0



MOUNTAIN VILLAGE - BUILDING B

POINT	EXISTING GRADES	PROPOSED GRADES	MID- POINT ROOF	MID- POINT ROOF HEIGHT
BUILDING BA	9185	9192	9217	32'-0"
BUILDING BB	9185	9192	9217	32'-0"
BUILDING BC	9193	9191	9216	25'-0"
BUILDING BD	9182	9183	9217	35'-0"
BUILDING BE	9182	9983	9217	35'-0"
BUILDING BF	9184	9982	9216	34'-0"
BUILDING B TOTAL		MOST RESTRICTIVE UNDERLINED		32'-0" AVERAGE @ MID-POINT

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 36'-0"
EAST ELEVATION MAX HEIGHT = 27'-0"
NORTH ELEVATION MAX HEIGHT = 21'-0"
WEST ELEVATION MAX HEIGHT = 31'-0"

1 **PARTIAL SITE PLAN - HEIGHT CALCS - BLD B**

$\frac{1}{8}$" = 1'-0"

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Revisions:

Sheet title: SITE PLAN HEIGHT CALCULATIONS

Stamp

Date: 8/12/2022
Project No:
Drawn by: MEF
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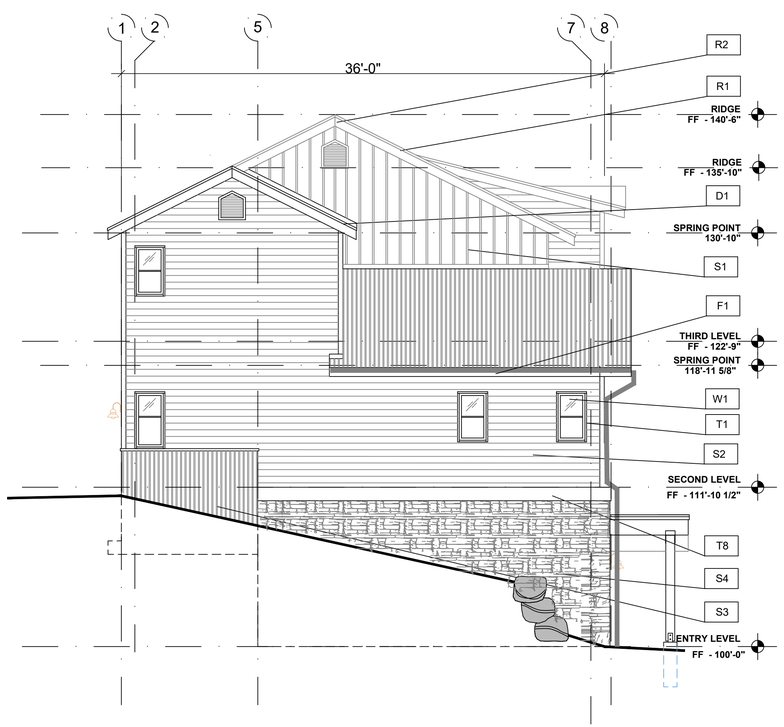
Sheet **AB3.1**

1 BUILDING B - SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING B - WEST ELEVATION

3/16" = 1'-0"

BUILDING B - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	CORRUGATED METAL ROOF	BRONZE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	VAN DYKE BROWN - SW 7041
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - $\frac{5}{16}$" X 9 $\frac{1}{4}$" 6" EXPOSED - @ WINDOW / DOOR INFILL	SMOKEHOUSE - SW 7040
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 $\frac{1}{2}$"	BROWN
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 3.5" RAILS $\frac{5}{4}$ SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T3	TRUSS BRACKETS	TREATED CEDAR POST	LIFETIME STAIN
T4	INSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 9.25"	SW - FRENCH ROAST
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK

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4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN ESTES PARK CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

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LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING B ELEVATIONS

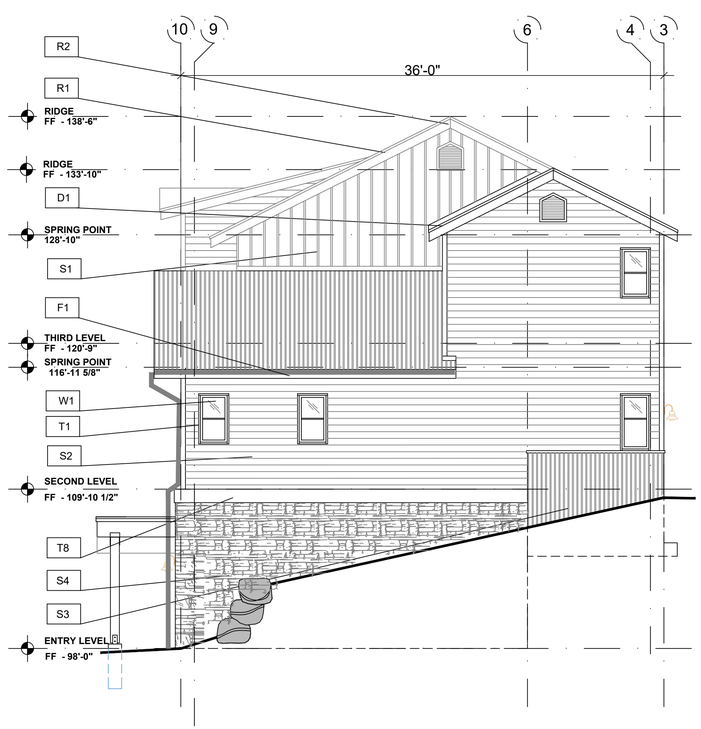
Stamp: STATE OF COLORADO — MICHAEL E. FOSTER — License No. 0000077 — LICENSED ARCHITECT

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AB4.0

1 BUILDING B - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING B - EAST ELEVATION

3/16" = 1'-0"

BUILDING B - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	CORRUGATED METAL ROOF	BRONZE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	VAN DYKE BROWN - SW 7041
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 5/16" X 9 1/4" 6" EXPOSED - @ WINDOW / DOOR INFILL	SMOKEHOUSE - SW 7040
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 1/2"	BROWN
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT 4/4 SMOOTH 3.5" RAILS 5/4 SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T3	TRUSS BRACKETS	TREATED CEDAR POST	LIFETIME STAIN
T4	INSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - 5/4 SMOOTH 9.25"	SW - FRENCH ROAST
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK

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LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

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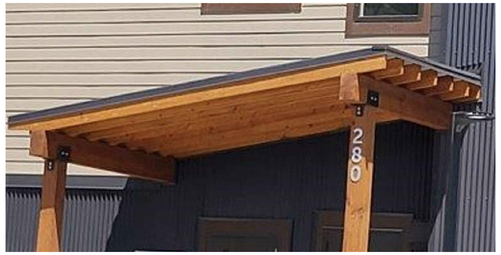
Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AB4.1

1 BUILDING B - SOUTH ELEVATION

3/16" = 1'-0"



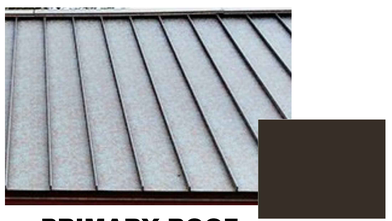
ENTRY SHED IMAGE

VINYL WINDOWS DOORS, BRONZE COLOR

BOARD AND BATTEN

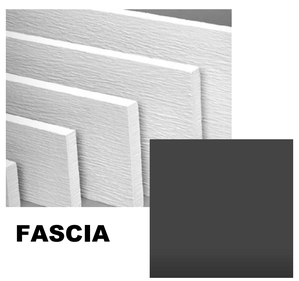
HORIZONTAL SIDING

CORRUGATED METAL BASE



PRIMARY ROOF
SNAP-LOCK STANDING SEAM

STONE VENEER



FASCIA

FORTRESS RAILING

DARK SKY COMPLIANT LIGHTING

BUILDING B - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
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MOUNTAIN VILLAGE NEIGHBORHOOD

LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING B ELEVATIONS

Stamp: STATE OF COLORADO MICHAEL E. FOSTER License No. 0000077 LICENSED ARCHITECT

Date:	8/1/2022
Project No:	
Drawn by:	MEF
Checked by:	MEF

Sheet AB4.2

BUILDING B - EXTERIOR FINISH PERCENTAGE

WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	836 SF	NA
NET GLAZING	28 SF	3.3%
NET STONE	138 SF	16.5%
NET CEMENTITIOUS BOARDS	623 SF	74.5%
NET METAL PANEL	47 SF	5.7%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING B - EXTERIOR FINISH PERCENTAGE

EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	836 SF	NA
NET GLAZING	28 SF	3.3%
NET STONE	138 SF	16.5%
NET CEMENTITIOUS BOARDS	623 SF	74.5%
NET METAL PANEL	47 SF	5.7%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING B - EXTERIOR FINISH PERCENTAGE

SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2,934 SF	NA
NET GLAZING	594 SF	21.7%
NET STONE	398 SF	9.1%
NET CEMENTITIOUS BOARDS	1,513 SF	44.9%
NET METAL PANEL	429 SF	20.5%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING B - EXTERIOR FINISH PERCENTAGE

NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2,287 SF	NA
NET GLAZING	460 SF	20.1%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1,115 SF	48.8%
NET METAL PANEL	712 SF	31.1%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING B - EXTERIOR FINISH PERCENTAGE

TOTAL BUILDING		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	6,893 SF	NA
NET GLAZING	1,110 SF	16.1%
NET STONE	674 SF	9.8%
NET CEMENTITIOUS BOARDS	3,874 SF	56.2%
NET METAL PANEL	1,235 SF	17.9%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

1 BUILDING B - SOUTH ELEVATION

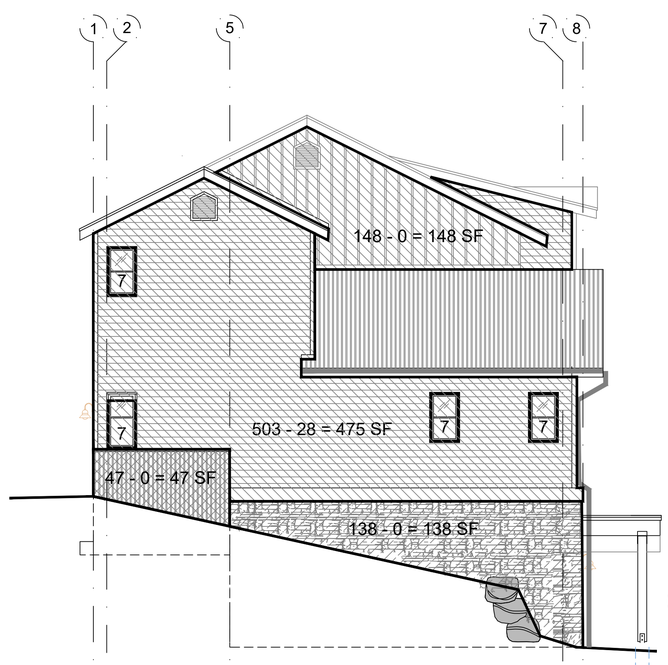
3/16" = 1'-0"

STONE

NET GLAZING

CEMENTITIOUS BOARDS

CORRUGATED METAL



2 BUILDING B - WEST ELEVATION

3/16" = 1'-0"

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Revisions:

Sheet title: BUILDING B ELEVATIONS MATERIAL CALCULATIONS

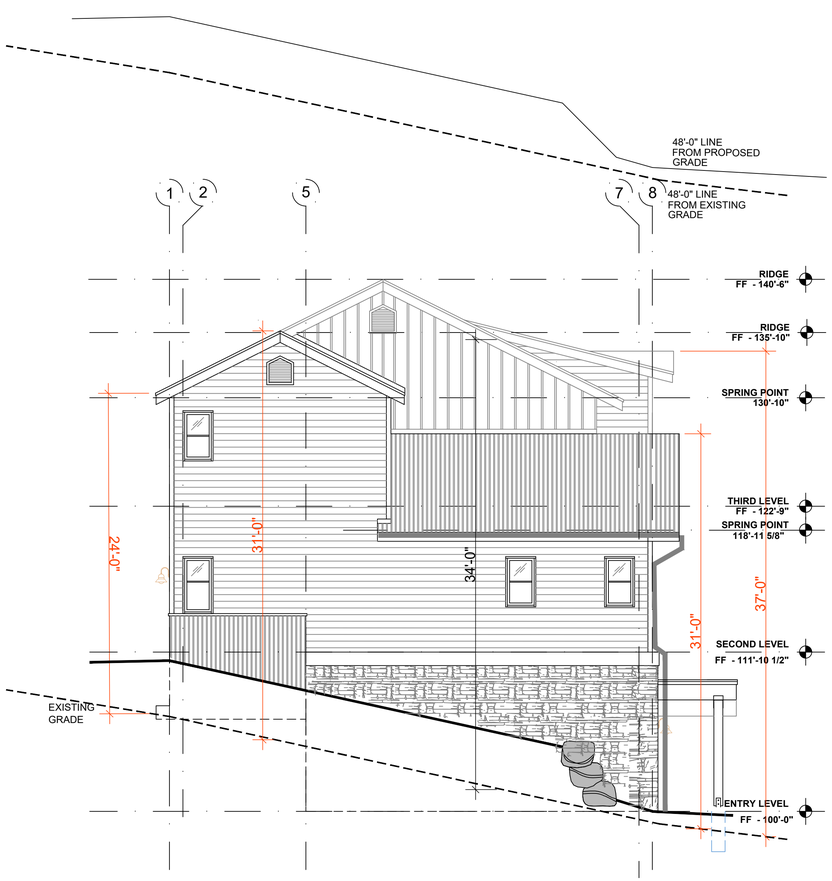
Stamp: STATE OF COLORADO, MICHAEL E. FOSTER, Lic. No. 20.00277, LICENSED ARCHITECT

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AB4.3

1 BUILDING B - SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING B - WEST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 36'-0"
EAST ELEVATION MAX HEIGHT = 27'-0"
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WEST ELEVATION MAX HEIGHT = 31'-0"

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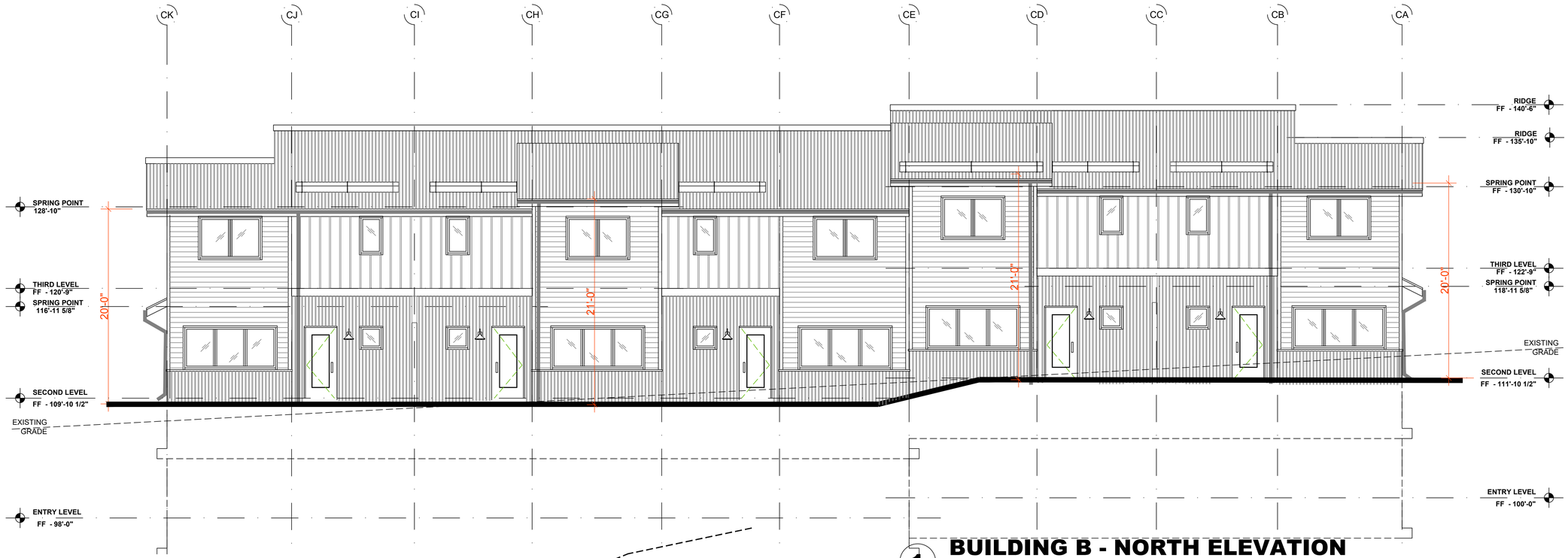
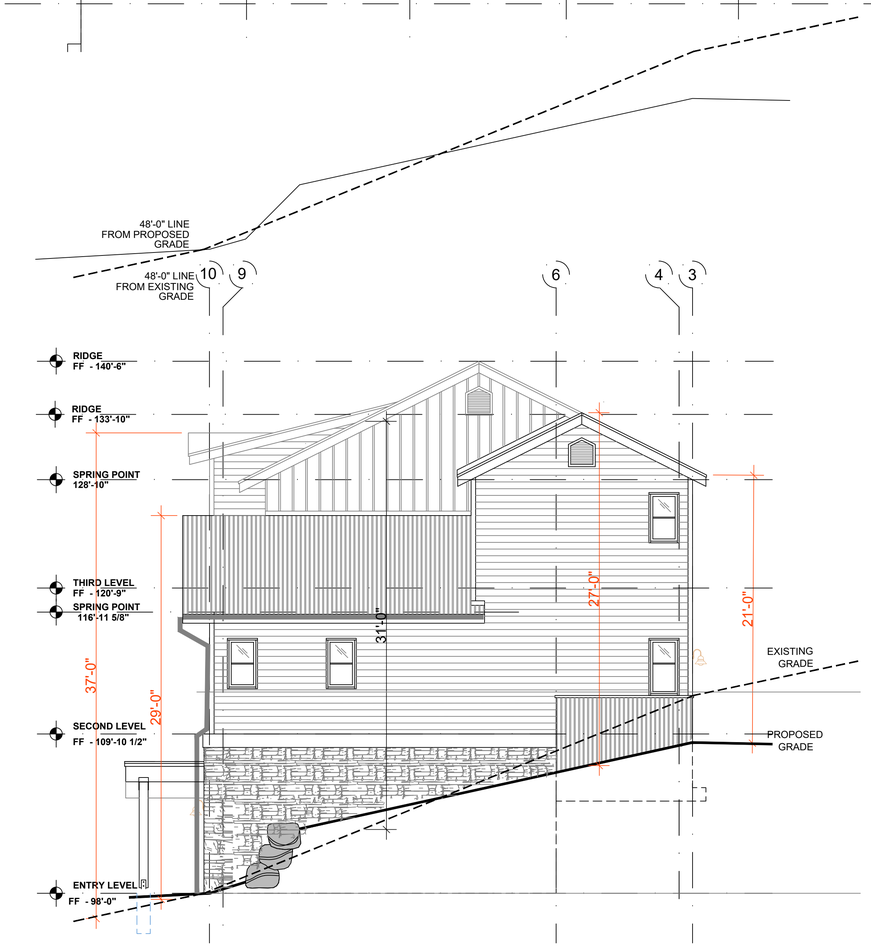


1 BUILDING B - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING B - EAST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
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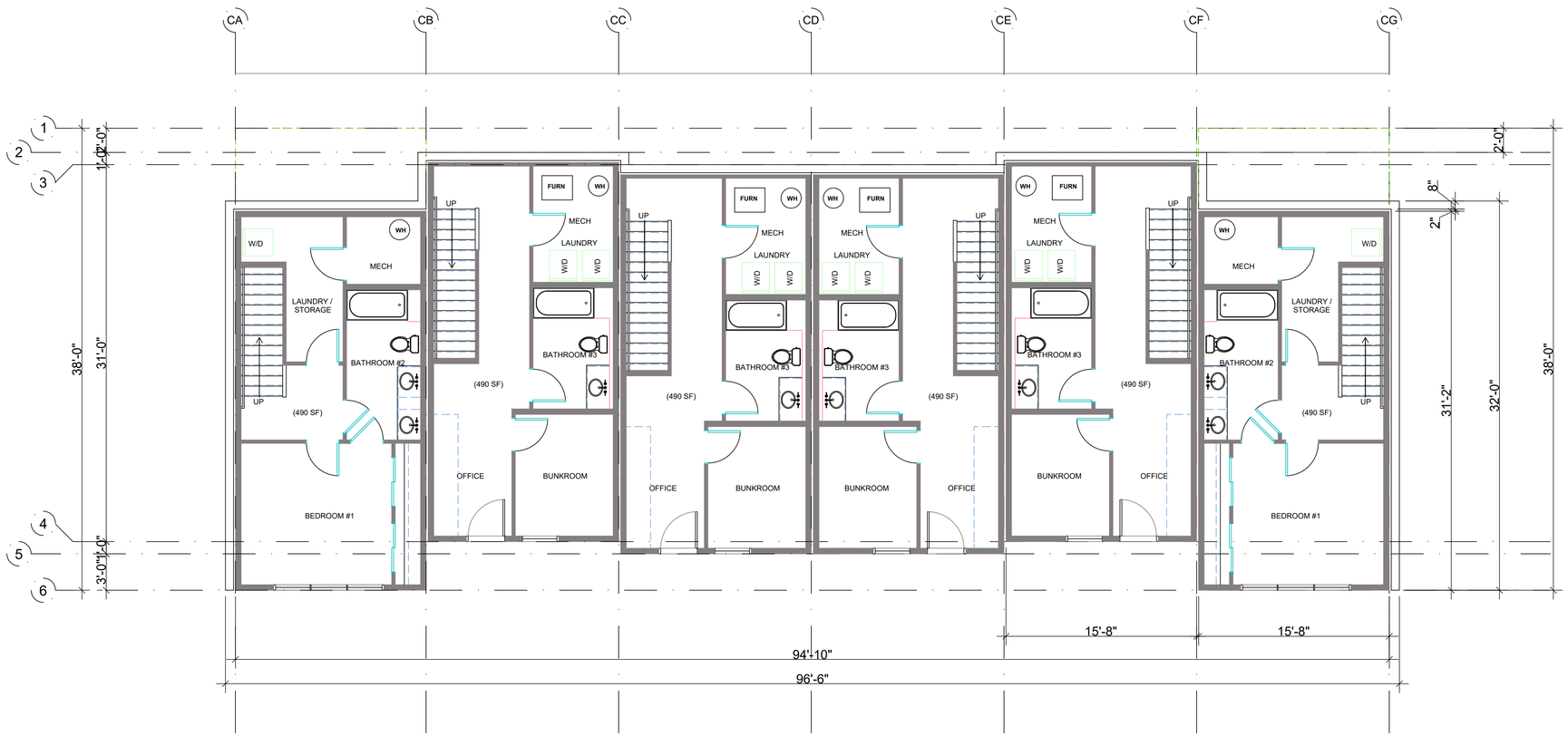
Sheet AB4.6



MOUNTAIN VILLAGE - TOWNHOMES BUILDING C

BUILDING	2 BEDROOM 2 BATH	3 BEDROOM 3 BATH	DECKS	TOTAL SF
BUILDING C	2 UNITS (1085 SF EACH)	4 UNITS (1508 SF EACH	2 X 78 SF 4 X 50 SF	
TOTALS FOR BUILDING C	2170 SF	6,032 SF	356 SF	8,202 LIVING SF
MODULAR (BOTH BUILDINGS)	8 (SAW) BOXES	16 PICK AND SETS	ALL MODULAR	

1 BUILDING C - LOWER FLOOR PLAN

3/16" = 1'-0"

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Date: 8/1/2022
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Checked by: MEF

Sheet AC2.0

DOWNHILL TOWNHOME
B
1508 SF

DOWNHILL TOWNHOME
A
1085 SF

1 BUILDING C - MAIN FLOOR PLAN

3/16" = 1'-0"

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MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING C FLOOR PLANS

Stamp

Date: 8/1/2022
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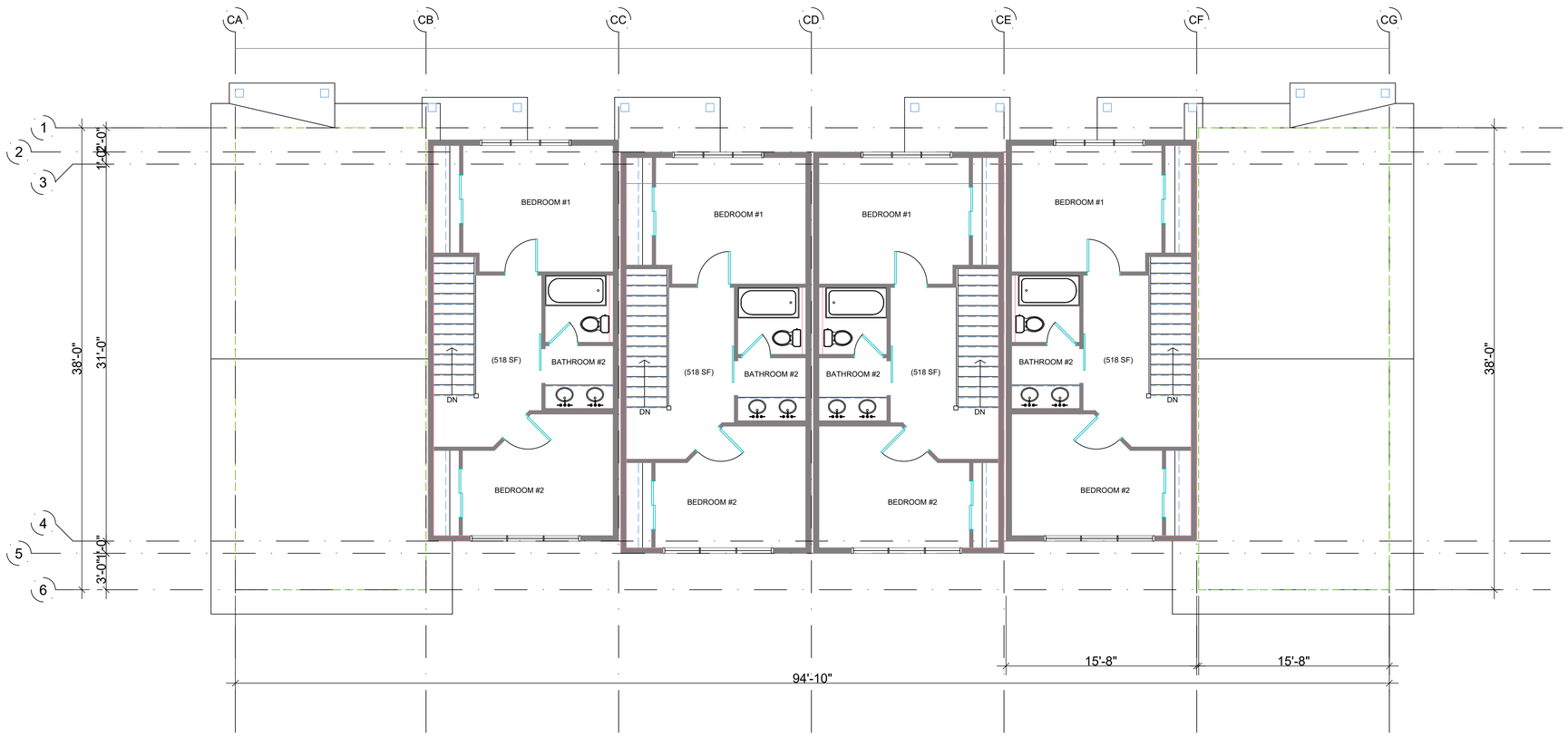
Sheet AC2.1



1 BUILDING C - SECOND FLOOR PLAN

3/16" = 1'-0"

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Revisions:

STATE OF COLORADO
MICHAEL E. FOSTER
License No. 100077
LICENSED ARCHITECT

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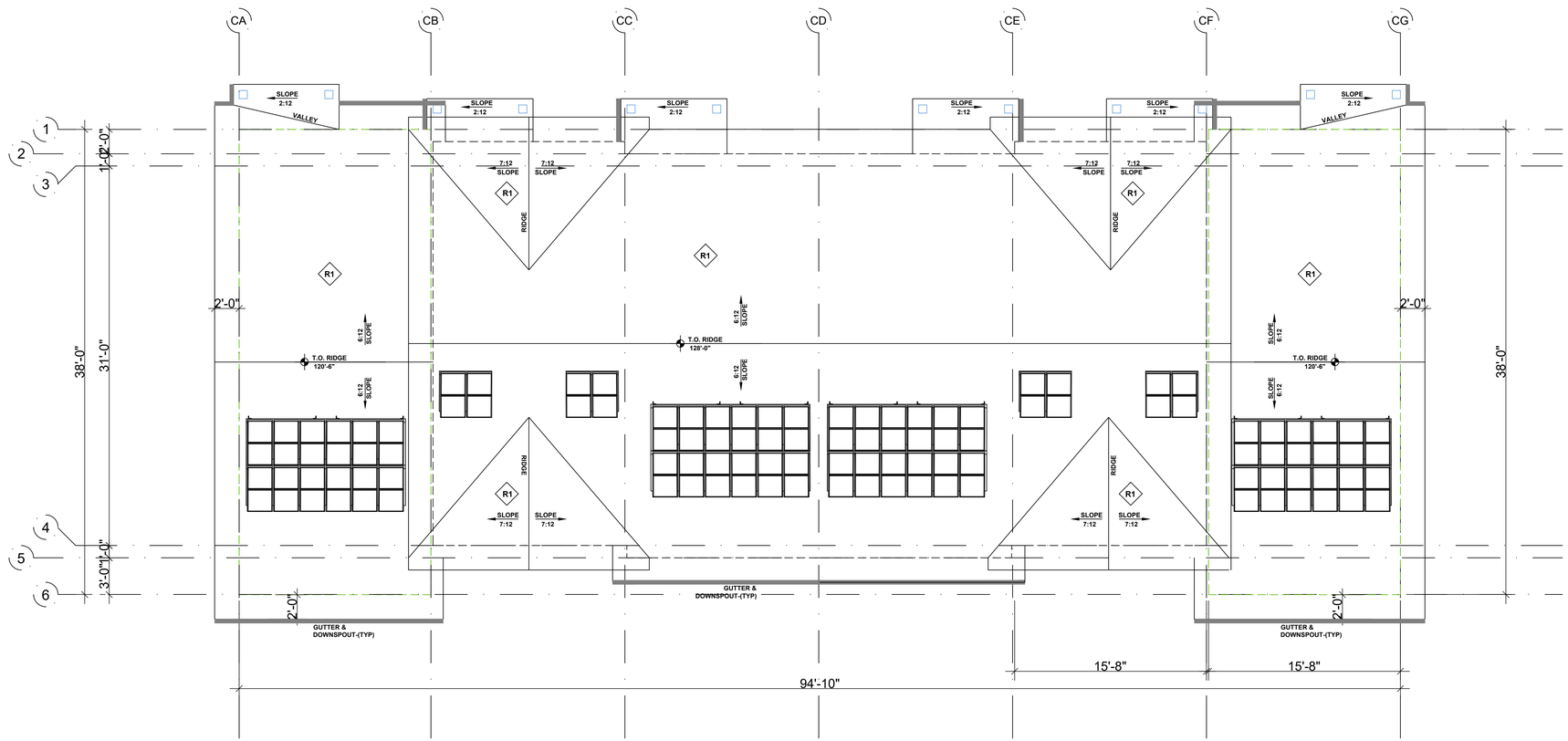

1 BUILDING C - ROOF PLAN

3/16" = 1'-0"

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Sheet AC3.0

Date: 8/1/2022

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Sheet title
BUILDING C
ROOF PLAN

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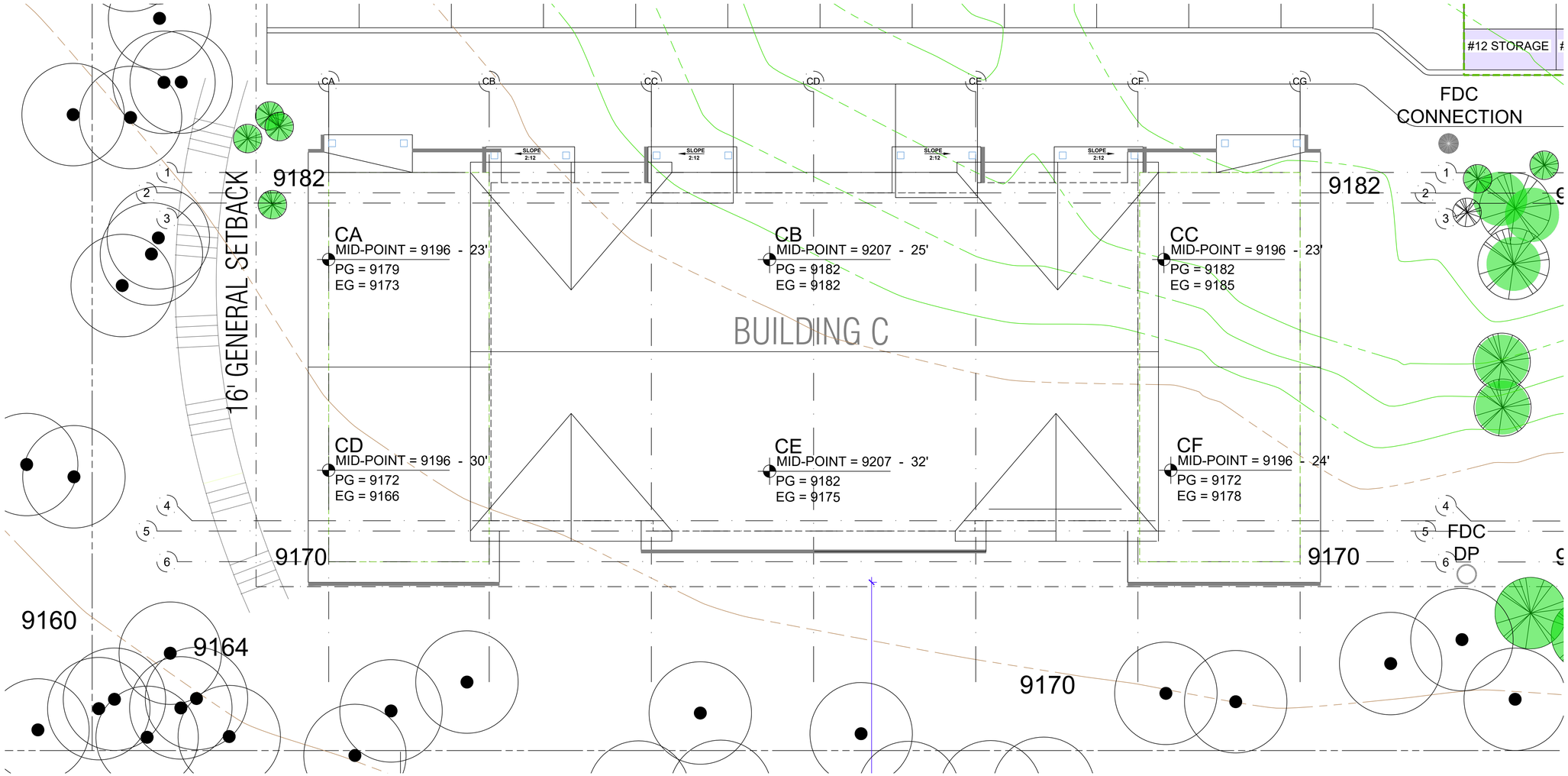

MOUNTAIN VILLAGE - BUILDING C

POINT	EXISTING GRADES	PROPOSED GRADES	MID- POINT ROOF	MID- POINT ROOF HEIGHT
BUILDING CA	9173	9179	9196	23'-0"
BUILDING CB	9182	9182	9207	25'-0"
BUILDING CC	9185	9182	9196	23'-0"
BUILDING CD	9166	9172	9196	30'-0"
BUILDING CE	9175	9182	9207	32'-0"
BUILDING CF	9178	9172	9196	24'-0"
BUILDING C TOTAL		MOST RESTRICTIVE UNDERLINED		26'-0" AVERAGE @ MID-POINT

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 38'-0"
EAST ELEVATION MAX HEIGHT = 34'-0"
NORTH ELEVATION MAX HEIGHT = 28'-0"
WEST ELEVATION MAX HEIGHT = 39'-0"

1 **PARTIAL SITE PLAN - HEIGHT CALCS - BLD C**

$\frac{1}{8}$" = 1'-0"

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MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: SITE PLAN HEIGHT CALCULATIONS

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Date: 8/12/2022
Project No:
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Sheet AC3.1

BUILDING C - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	SEALSKIN - SW 7675
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - $\frac{5}{16}$" X 9 $\frac{1}{4}$" 6" EXPOSED - @ WINDOW / DOOR INFILL	ARTISAN TAN - SW 7540
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 $\frac{1}{2}$"	MEDIUM BROWN
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT $\frac{4}{4}$ SMOOTH 3.5" RAILS $\frac{4}{4}$ SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 5.5"	MATCH FIELD
T3	TRUSS BRACKETS	TREATED CEDAR POST	LIFETIME STAIN
T4	INSIDE CORNER TRIM	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - $\frac{4}{4}$ SMOOTH 9.25"	SW - FRENCH ROAST
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.

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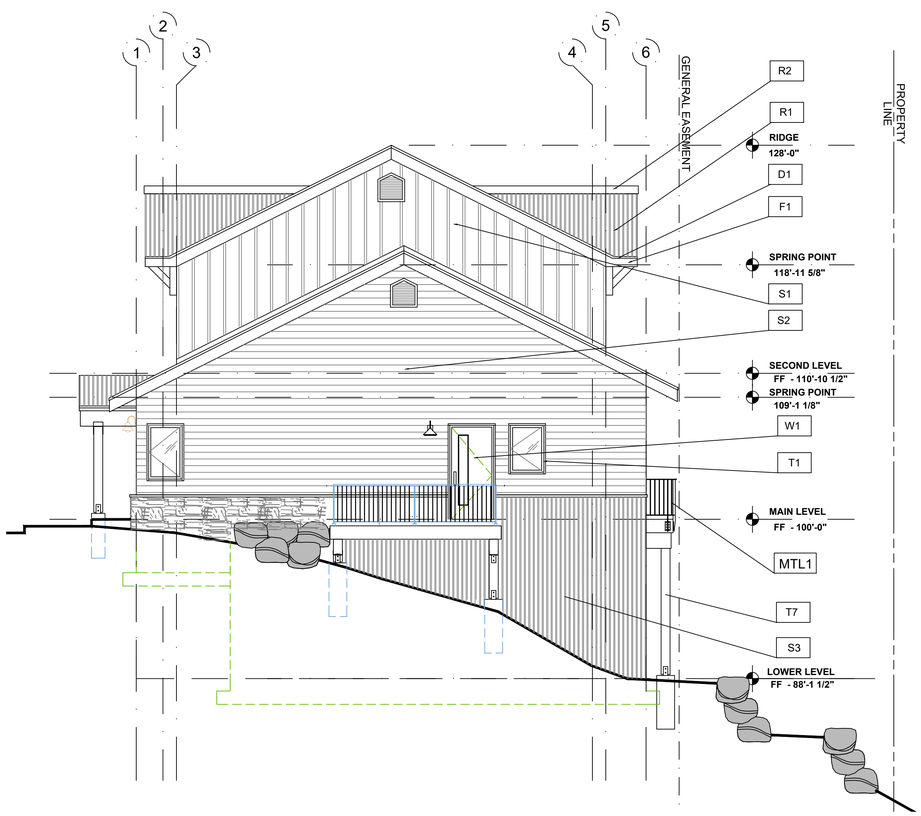
3. TYPICAL SIDEWALL FLASHING: ICE&WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN ESTES PARK CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



GENERAL EASEMENT

1 BUILDING C - SOUTH ELEVATION

3/16" = 1'-0"

2 BUILDING C - WEST ELEVATION

3/16" = 1'-0"

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LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING C ELEVATIONS

Stamp: STATE OF COLORADO, MICHAEL E. FOSTER, Licensed Architect, LICENSED ARCHITECT

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AC4.0

BUILDING C - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	SEALSKIN - SW 7675
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/8" X 9 3/4" 6" EXPOSED - @ WINDOW / DOOR INFILL	ARTISAN TAN - SW 7540
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 1/2"	MEDIUM BROWN
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT 4/4 SMOOTH 3.5" RAILS 5/4 SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T3	TRUSS BRACKETS	TREATED CEDAR POST	LIFETIME STAIN
T4	INSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
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MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK

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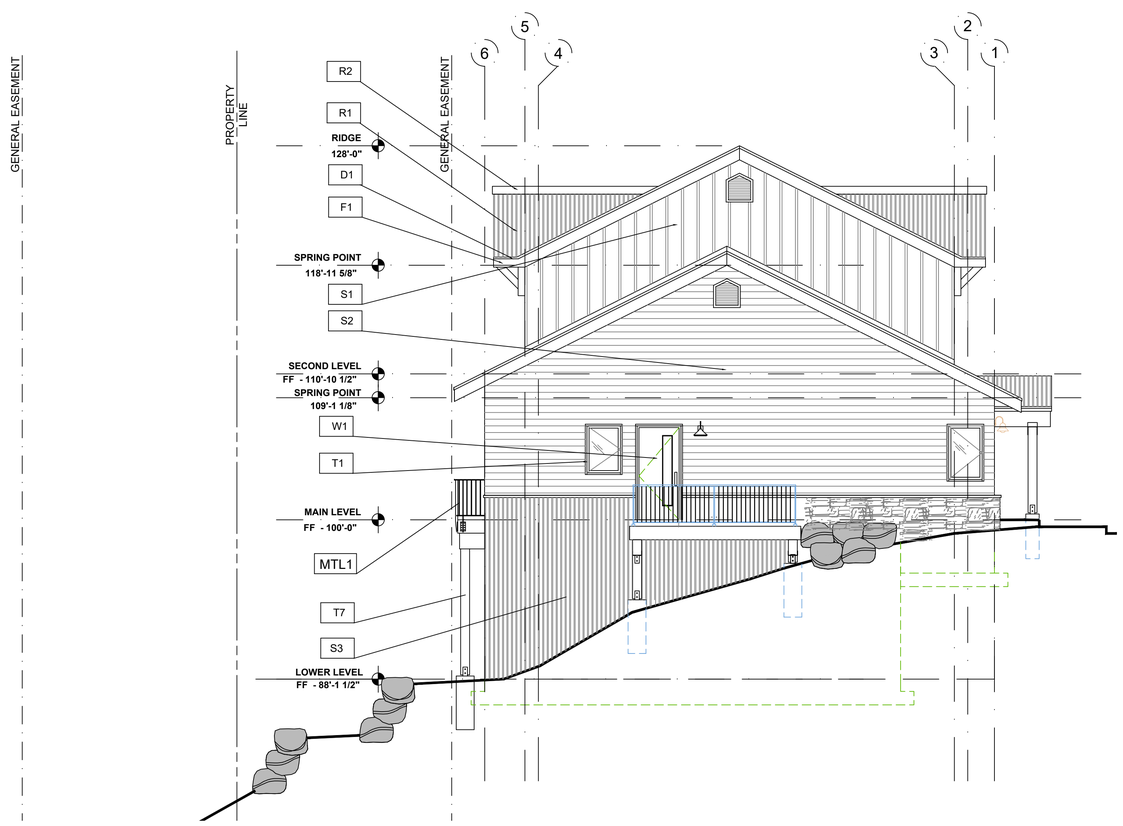
1 BUILDING C - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING C - EAST ELEVATION

3/16" = 1'-0"

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MOUNTAIN VILLAGE, COLORADO

Revisions:

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Project No:
Drawn by: MEF
Checked by: MEF

Sheet AC4.1

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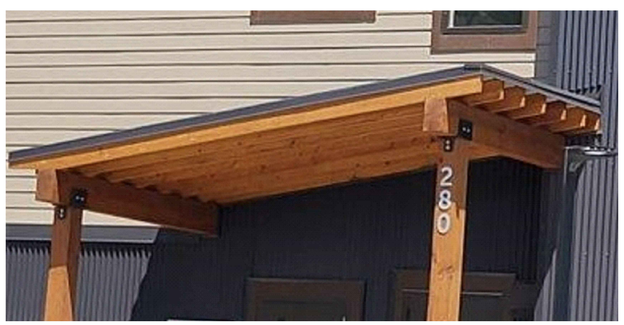

ENTRY SHED IMAGE

CORRUGATED METAL BASE

PRIMARY ROOF
SNAP-LOCK STANDING SEAM

VINYL WINDOWS DOORS, BRONZE COLOR

DARK SKY COMPLIANT LIGHTING

BOARD AND BATTEN

HORIZONTAL SIDING

STONE VENEER

FASCIA

VTAC LOUVERS COLOR TO MATCH FIELD

FORTRESS RAILING

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Checked by: MEF

Sheet AC4.2

BUILDING C - EXTERIOR FINISH PERCENTAGE

WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	931 SF	NA
NET GLAZING	41 SF	4.3%
NET STONE	40 SF	4.4%
NET CEMENTITIOUS BOARDS	675 SF	72.5%
NET METAL PANEL	175 SF	18.8%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING C - EXTERIOR FINISH PERCENTAGE

EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	931 SF	NA
NET GLAZING	41 SF	4.3%
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NET CEMENTITIOUS BOARDS	675 SF	72.5%
NET METAL PANEL	175 SF	18.8%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING C - EXTERIOR FINISH PERCENTAGE

SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2,650 SF	NA
NET GLAZING	560 SF	21.1%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1,150 SF	43.4%
NET METAL PANEL	940 SF	35.5%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING C - EXTERIOR FINISH PERCENTAGE

NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1,442 SF	NA
NET GLAZING	484 SF	33.6%
NET STONE	208 SF	14.4%
NET CEMENTITIOUS BOARDS	668 SF	46.3%
NET METAL PANEL	62 SF	4.3%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

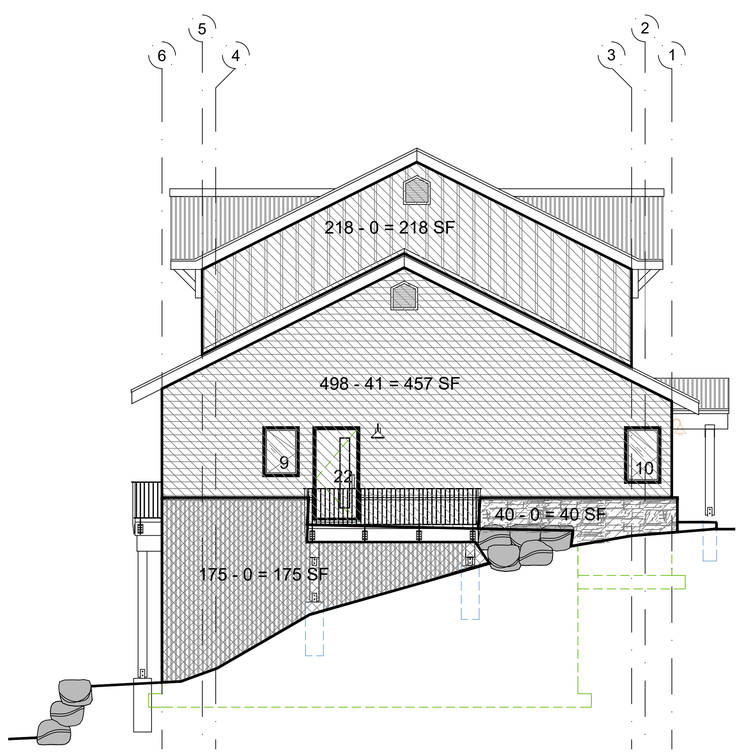
BUILDING C - EXTERIOR FINISH PERCENTAGE

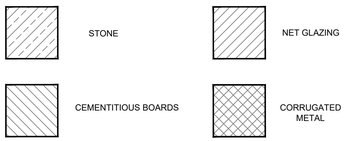
TOTAL BUILDING		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	5,954 SF	NA
NET GLAZING	1,126 SF	18.9%
NET STONE	288 SF	4.9%
NET CEMENTITIOUS BOARDS	3,168 SF	53.3%
NET METAL PANEL	1,352 SF	22.8%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

1 BUILDING C - SOUTH ELEVATION

3/16" = 1'-0"





2 BUILDING C - WEST ELEVATION

3/16" = 1'-0"

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MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING C ELEVATIONS MATERIAL CALCULATIONS

Stamp

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

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Sheet AC4.3

BUILDING C - EXTERIOR FINISH PERCENTAGE

WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	931 SF	NA
NET GLAZING	41 SF	4.3%
NET STONE	40 SF	4.4%
NET CEMENTITIOUS BOARDS	675 SF	72.5%
NET METAL PANEL	175 SF	18.8%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

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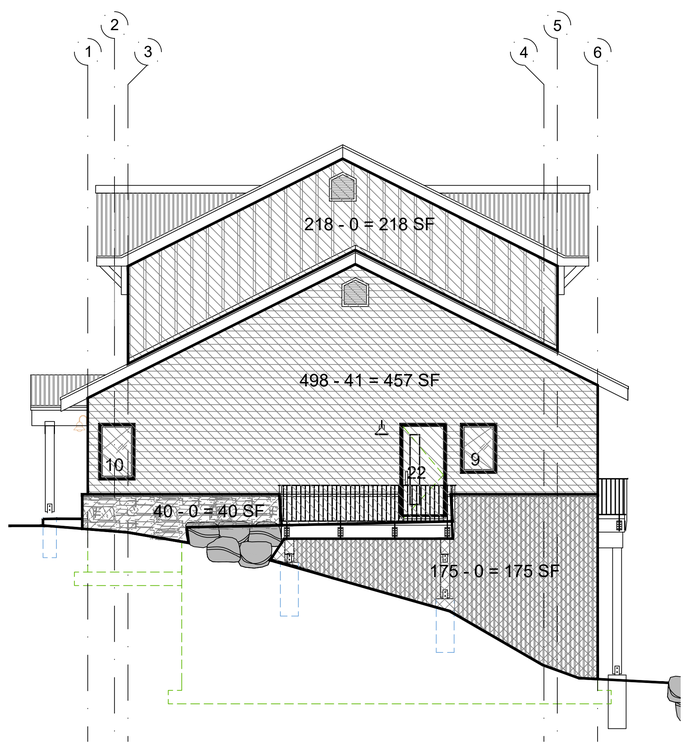
3/16" = 1'-0"



2 BUILDING C - EAST ELEVATION

3/16" = 1'-0"

STONE

NET GLAZING

CEMENTITIOUS BOARDS

CORRUGATED METAL

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MOUNTAIN VILLAGE NEIGHBORHOOD

LOT 644

MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING C ELEVATIONS MATERIAL CALCULATIONS

Stamp: STATE OF COLORADO MICHAEL E. FOSTER License No. 20077 LICENSED ARCHITECT

Date: 8/1/2022

Project No:

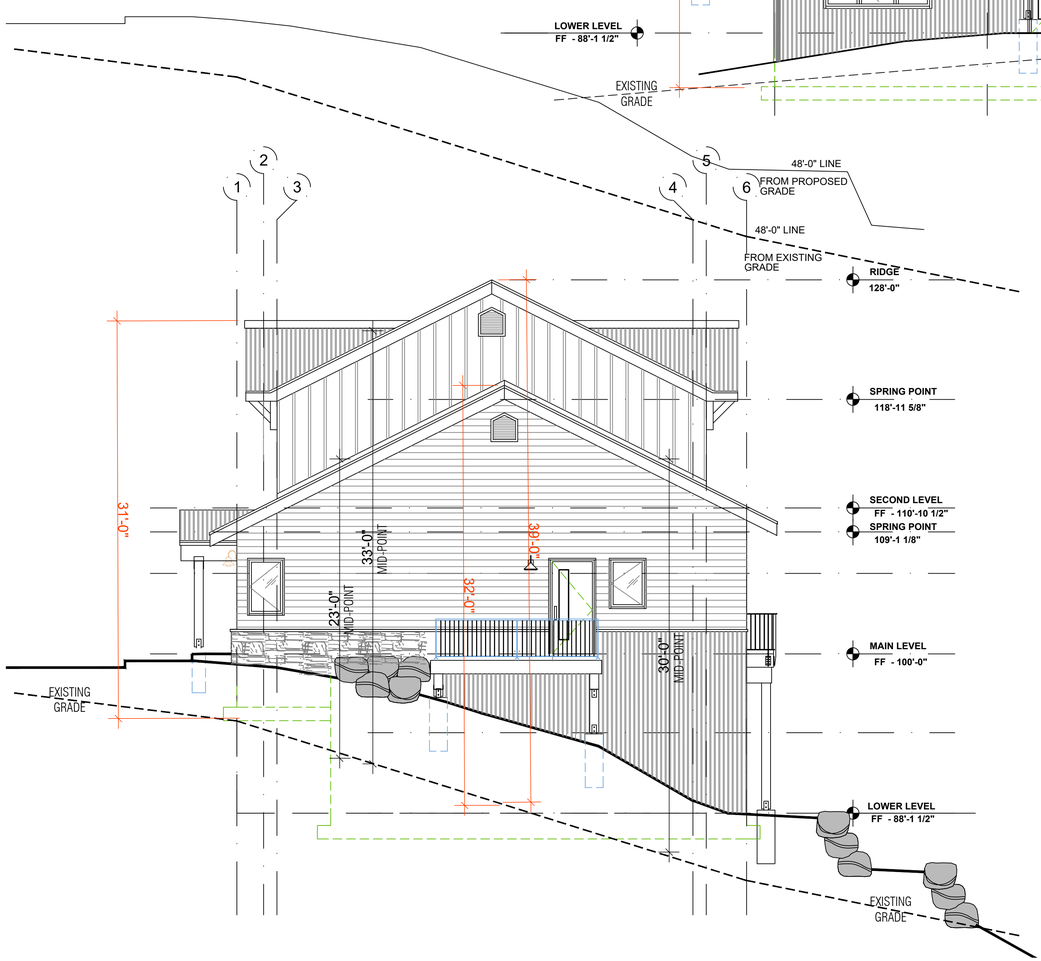
Drawn by: MEF

Checked by: MEF

Sheet AC4.4

1 BUILDING C - SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING C - WEST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 38'-0"
EAST ELEVATION MAX HEIGHT = 34'-0"
NORTH ELEVATION MAX HEIGHT = 28'-0"
WEST ELEVATION MAX HEIGHT = 39'-0"

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MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING C ELEVATIONS HEIGHT CALCULATIONS

Stamp: STATE OF COLORADO, MEF HOLDINGS, LLC, Lic. No. 0020077, LICENSED ARCHITECT

Date: 8/12/2022
Project No:
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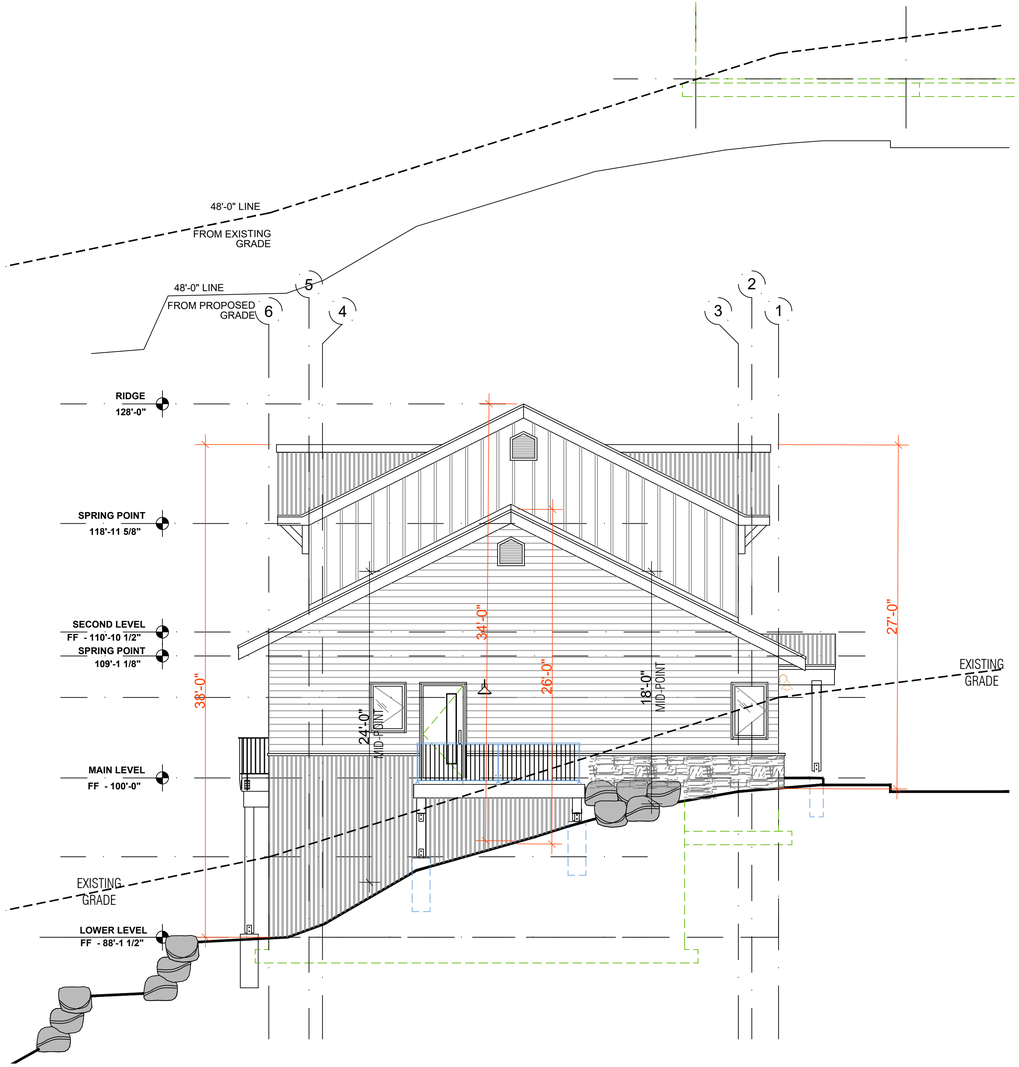
Checked by: MEF

Sheet AC4.5

1 BUILDING C - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING C - EAST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

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WEST ELEVATION MAX HEIGHT = 39'-0"

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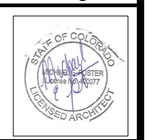

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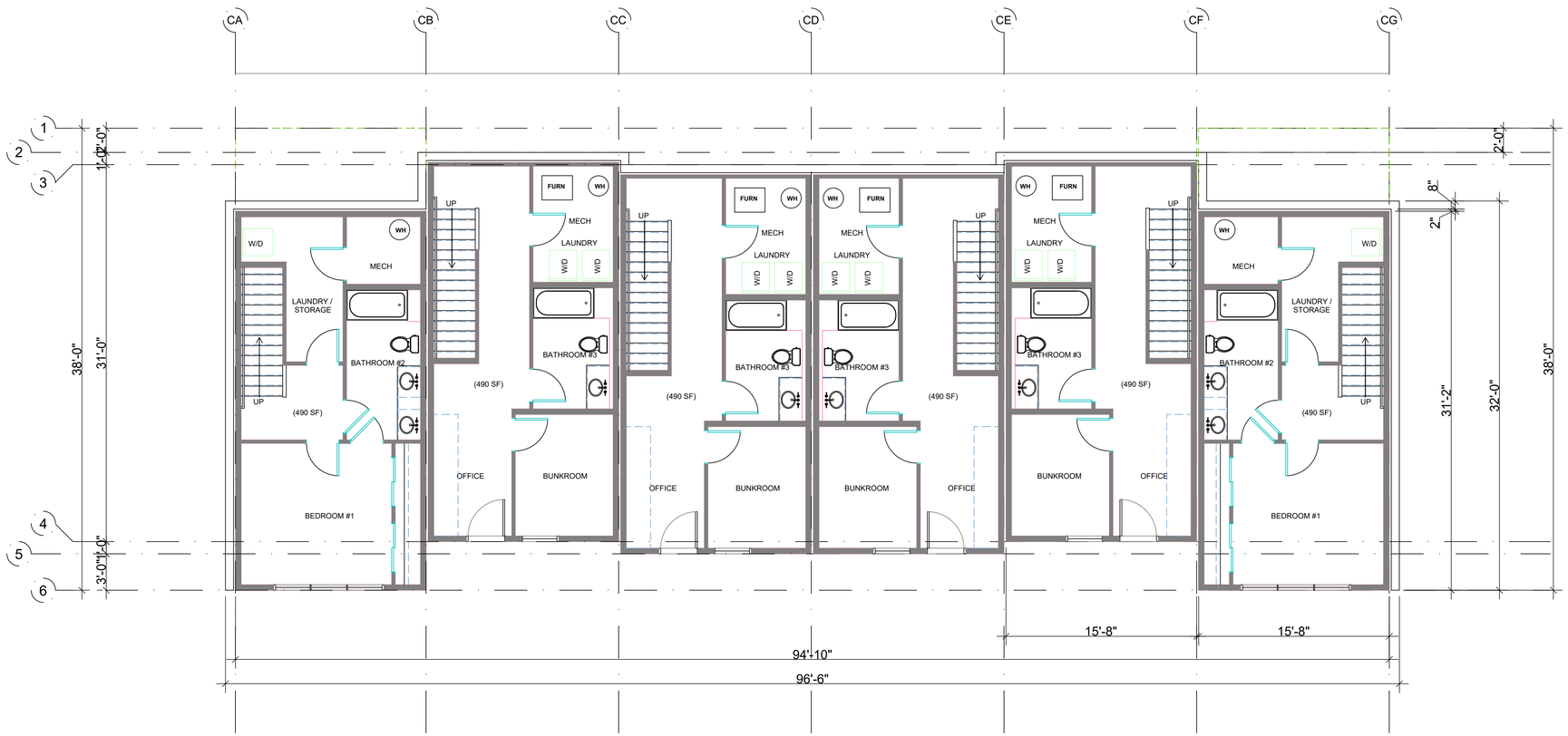
Sheet AC4.6



MOUNTAIN VILLAGE - TOWNHOMES BUILDING D

BUILDING	2 BEDROOM 2 BATH	3 BEDROOM 3 BATH	DECKS	TOTAL SF
BUILDING D	2 UNITS (1085 SF EACH)	4 UNITS (1508 SF EACH)	2 X 78 SF 4 X 50 SF	
TOTALS FOR BUILDING D	2170 SF	6,032 SF	356 SF	8,202 LIVING SF
MODULAR	8 (SAW) BOXES	16 PICK AND SETS	ALL MODULAR	

1 BUILDING D - LOWER FLOOR PLAN

3/16" = 1'-0"

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MOUNTAIN VILLAGE, COLORADO

Revisions:

STATE OF COLORADO
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Sheet title: BUILDING D FLOOR PLANS

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Date: 8/1/2022
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Sheet AD2.0

DOWNHILL TOWNHOME
B
1508 SF

DOWNHILL TOWNHOME
A
1085 SF

1 BUILDING D - MAIN FLOOR PLAN

3/16" = 1'-0"

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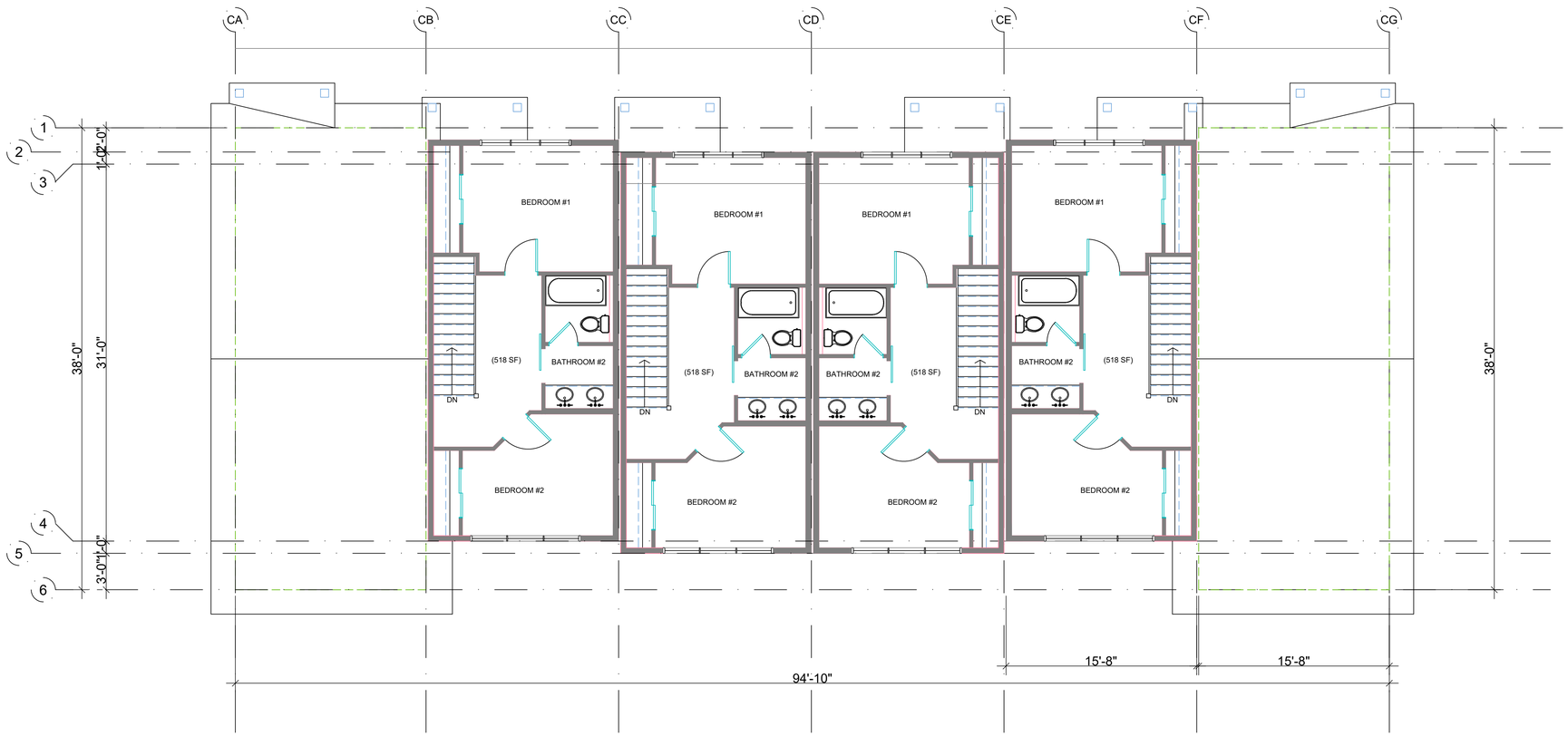
Sheet AD2.1



1 BUILDING D - SECOND FLOOR PLAN

3/16" = 1'-0"

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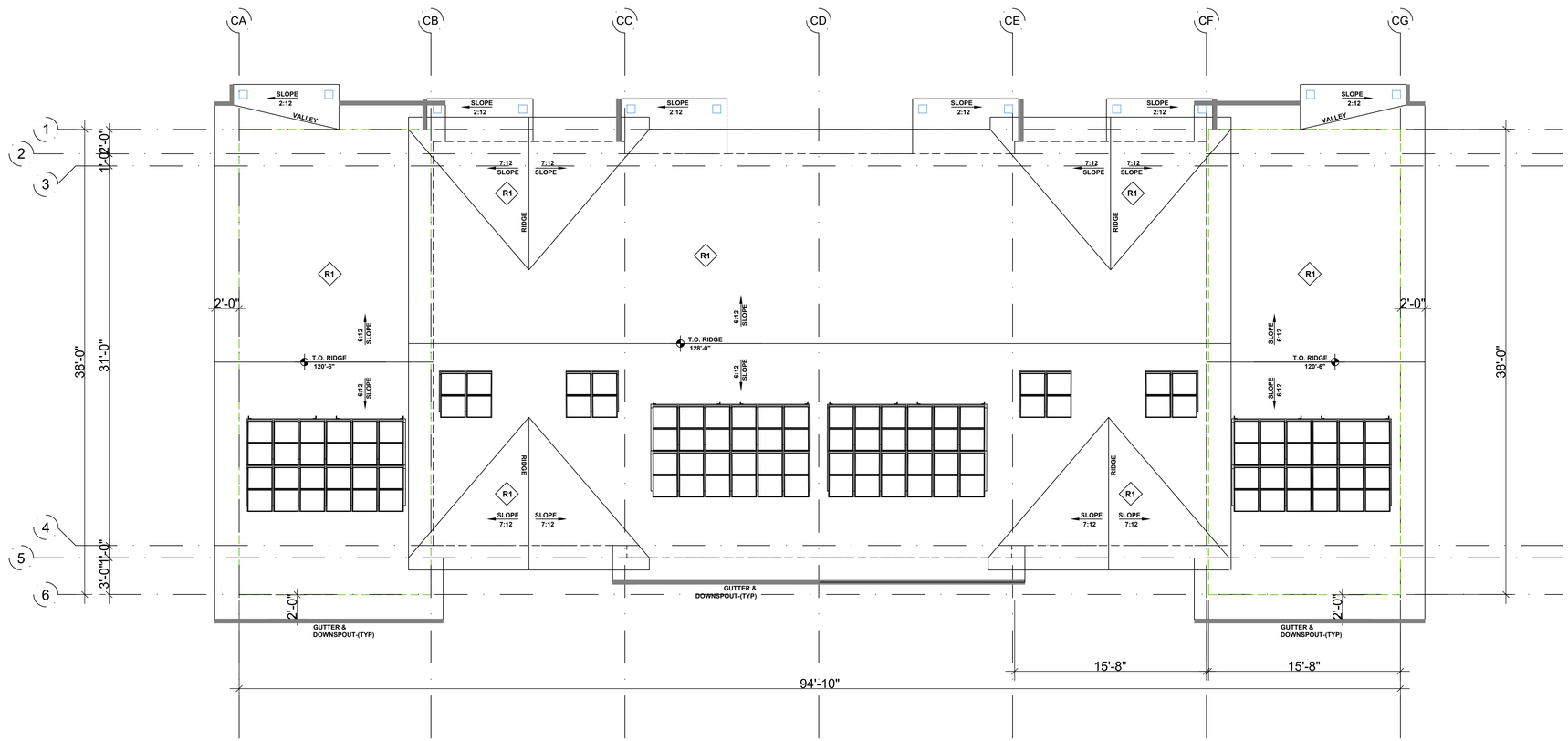
Sheet AD2.2



1 BUILDING D - ROOF PLAN

3/16" = 1'-0"

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Date: 8/1/2022

Project No:

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Sheet title
BUILDING D
ROOF PLAN

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MOUNTAIN VILLAGE
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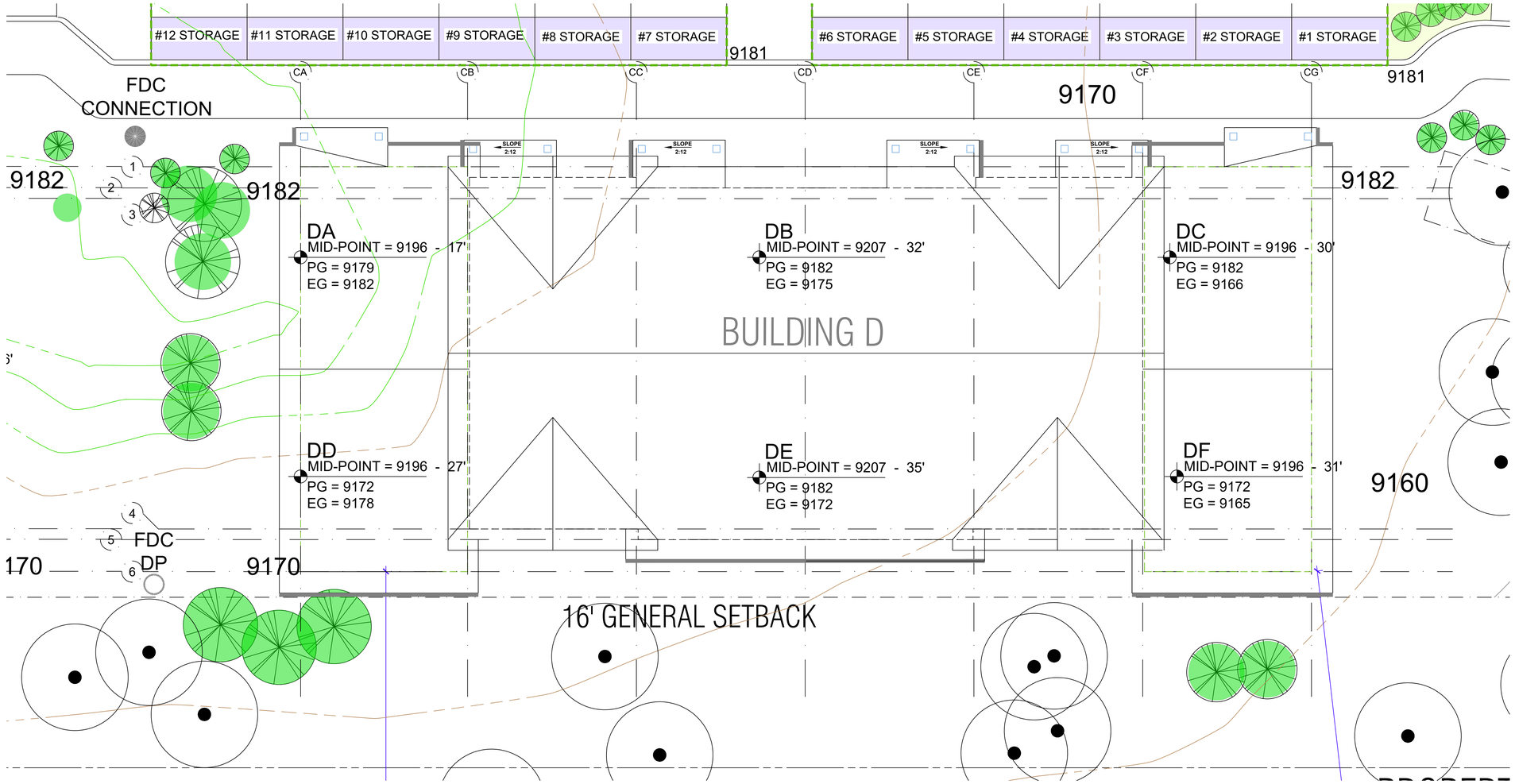

MOUNTAIN VILLAGE - BUILDING D

POINT	EXISTING GRADES	PROPOSED GRADES	MID- POINT ROOF	MID- POINT ROOF HEIGHT
BUILDING DA	9182	9179	9196	17'-0"
BUILDING DB	9175	9182	9207	32'-0"
BUILDING DC	9166	9182	9196	30'-0"
BUILDING DD	9178	9172	9196	27'-0"
BUILDING DE	9172	9182	9207	35'-0"
BUILDING DF	9165	9172	9196	31'-0"
BUILDING D TOTAL		MOST RESTRICTIVE UNDERLINED		28'-6" AVERAGE @ MID-POINT

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 41'-0"
EAST ELEVATION MAX HEIGHT = 33'-0"
NORTH ELEVATION MAX HEIGHT = 32'-0"
WEST ELEVATION MAX HEIGHT = 38'-0"

1 **PARTIAL SITE PLAN - HEIGHT CALCS - BLD D**

$\frac{1}{8}$" = 1'-0"

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Sheet title: SITE PLAN HEIGHT CALCULATIONS

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Date: 8/12/2022
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Sheet AD3.1

BUILDING D - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	ARTISAN TAN - SW 7540
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/8" X 9 3/4" 6" EXPOSED - @ WINDOW / DOOR INFILL	SEALSKIN - SW 7675
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 1/2"	DARK BRONZE
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 4/4 SMOOTH 3.5" RAILS 4/4 SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T3	TRUSS BRACKETS	TREATED CEDAR POST	LIFETIME STAIN
T4	INSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - 5/4 SMOOTH 9.25"	SW - FRENCH ROAST
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK

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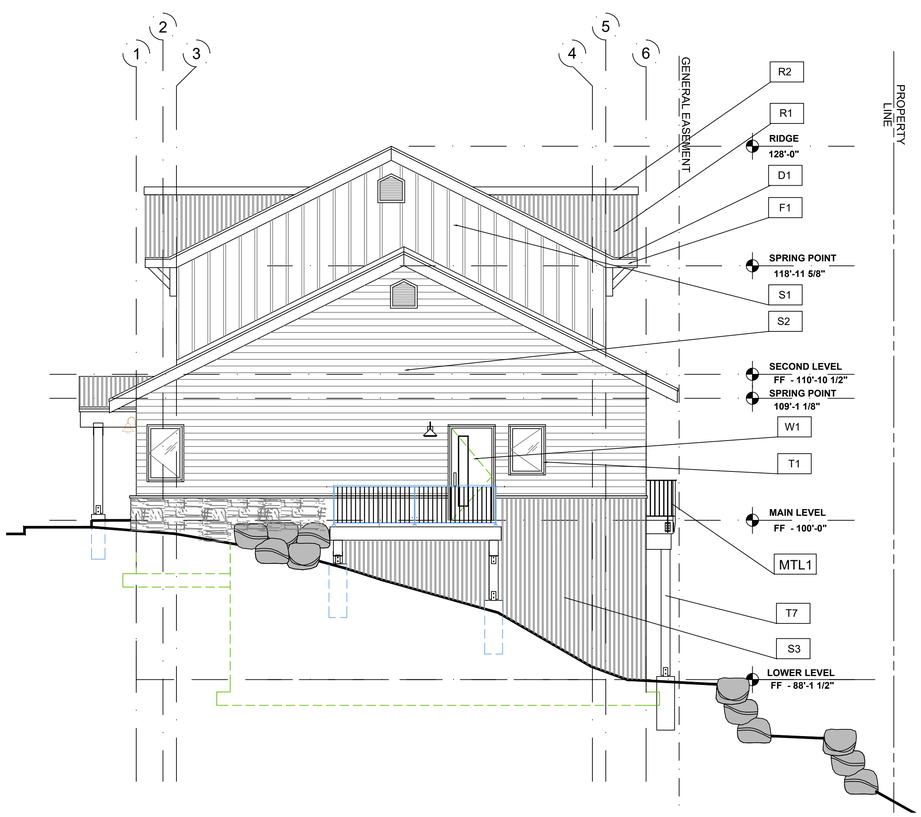
3. TYPICAL SIDEWALL FLASHING: ICE&WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL: TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN ESTES PARK CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



GENERAL EASEMENT

1 BUILDING D - SOUTH ELEVATION

3/16" = 1'-0"

2 BUILDING D - WEST ELEVATION

3/16" = 1'-0"

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LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING D ELEVATIONS

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Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AD4.0

BUILDING D - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
R3	GUTTER	METAL GUTTER	BRONZE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	IRON ORE - SW 7069
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED SMOOTH	IRON ORE - SW 7069
S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	ARTISAN TAN - SW 7540
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/8" X 9 3/4" 6" EXPOSED - @ WINDOW / DOOR INFILL	SEALSKIN - SW 7675
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 1/2"	DARK BRONZE
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT 4/4 SMOOTH 3.5" RAILS 5/4 SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T3	TRUSS BRACKETS	TREATED CEDAR POST	LIFETIME STAIN
T4	INSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - 5/4 SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
T8	BELLY BAND	FIBER CEMENT - 5/4 SMOOTH 9.25"	SW - FRENCH ROAST
MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK

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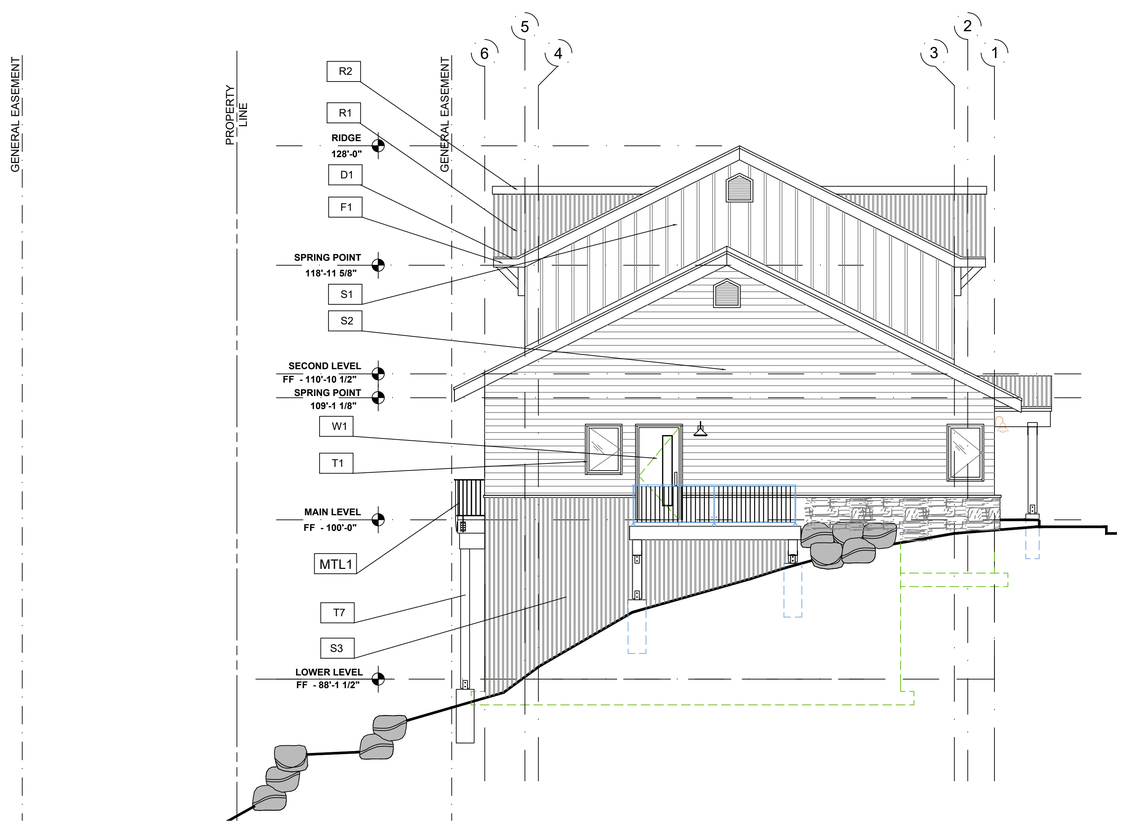
1 BUILDING D - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING D - EAST ELEVATION

3/16" = 1'-0"

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LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

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Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AD4.1

BUILDING D - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	SNAP-LOCK STANDING SEAM	BURNISHED SLATE
R2	ROOF CAP	VENTED - METAL ROOF CAP	BRONZE
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S1	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - SMOOTH	ARTISAN TAN - SW 7540
S2	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - $\frac{3}{8}$" X 9 $\frac{3}{4}$" 6" EXPOSED - @ WINDOW / DOOR INFILL	SEALSKIN - SW 7675
S3	METAL SIDING PANELS	MBCI HORZ. METAL WALL SYSTEM - PBC 1 $\frac{1}{2}$"	DARK BRONZE
S4	STONE	NATURAL STONE VENEER	GALLEGOS #303 NORTHSTAR
W1	DOORS AND WINDOWS	PREMIUM VINYL	BLACK
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT $\frac{4}{4}$ SMOOTH 3.5" RAILS $\frac{4}{4}$ SMOOTH 5.5" HEAD AND SILL	MATCH FIELD
T2	SIDING TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T3	TRUSS BRACKETS	TREATED CEDAR POST	LIFETIME STAIN
T4	INSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 3.5"	MATCH FIELD
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T6	FRIEZE TRIM	FIBER CEMENT - $\frac{5}{4}$ SMOOTH 5.5"	MATCH FIELD
T7	6X6 TIMBER COLUMN	TREATED CEDAR POST	LIFETIME STAIN
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MTL1	METAL RAILING	STANDARD DESIGN - FORTRESS	POWDER COAT - BLACK

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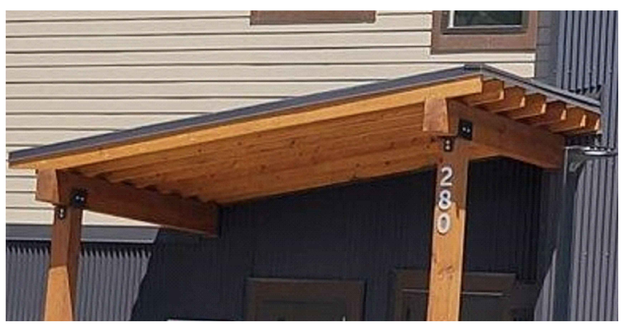
1 BUILDING D - NORTH ELEVATION

3/16" = 1'-0"



ENTRY SHED IMAGE

CORRUGATED METAL BASE

PRIMARY ROOF
SNAP-LOCK STANDING SEAM

VINYL WINDOWS DOORS, BRONZE COLOR

DARK SKY COMPLIANT LIGHTING

BOARD AND BATTEN

HORIZONTAL SIDING

STONE VENEER

FASCIA

VTAC LOUVERS COLOR TO MATCH FIELD

FORTRESS RAILING

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LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING D ELEVATIONS

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Date: 8/1/2022
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Sheet AD4.2

BUILDING D - EXTERIOR FINISH PERCENTAGE

WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	931 SF	NA
NET GLAZING	41 SF	4.4%
NET STONE	40 SF	4.4%
NET CEMENTITIOUS BOARDS	675 SF	72.4%
NET METAL PANEL	175 SF	18.8%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING D - EXTERIOR FINISH PERCENTAGE

EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	946 SF	NA
NET GLAZING	41 SF	4.2%
NET STONE	40 SF	4.2%
NET CEMENTITIOUS BOARDS	675 SF	71.5%
NET METAL PANEL	190 SF	20.1%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING D - EXTERIOR FINISH PERCENTAGE

SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2,650 SF	NA
NET GLAZING	560 SF	21.1%
NET STONE	0 SF	0%
NET CEMENTITIOUS BOARDS	1,150 SF	43.4%
NET METAL PANEL	940 SF	35.5%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

BUILDING D - EXTERIOR FINISH PERCENTAGE

NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1,442 SF	NA
NET GLAZING	484 SF	33.6%
NET STONE	208 SF	14.4%
NET CEMENTITIOUS BOARDS	668 SF	46.3%
NET METAL PANEL	62 SF	4.3%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

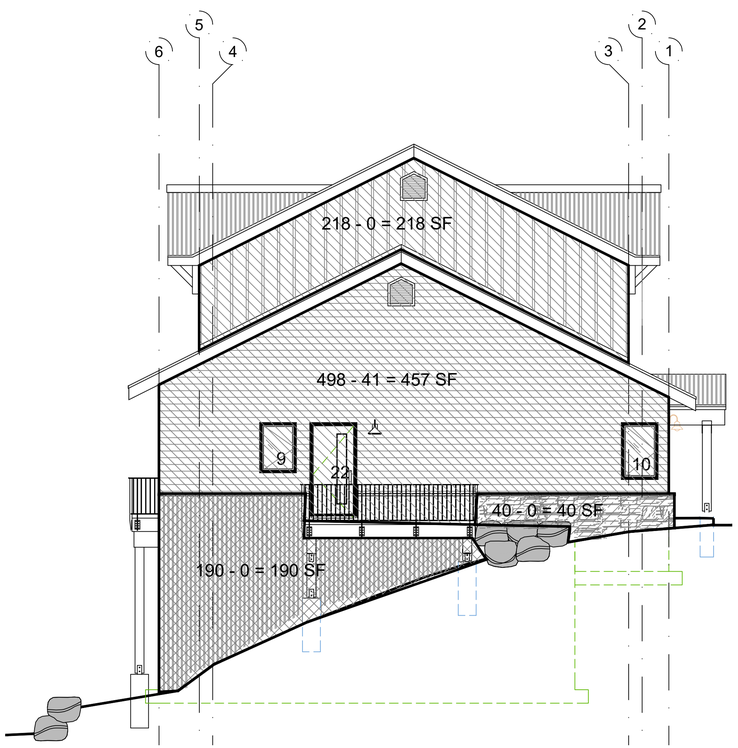
BUILDING D - EXTERIOR FINISH PERCENTAGE

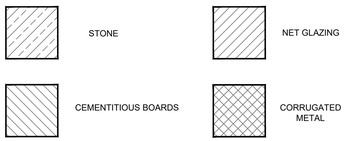
TOTAL BUILDING		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	5,969 SF	NA
NET GLAZING	1,126 SF	18.9%
NET STONE	484 SF	4.9%
NET CEMENTITIOUS BOARDS	3,168 SF	53.3%
NET METAL PANEL	1,367 SF	22.9%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.

1 BUILDING D - SOUTH ELEVATION

3/16" = 1'-0"





2 BUILDING D - WEST ELEVATION

3/16" = 1'-0"

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Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

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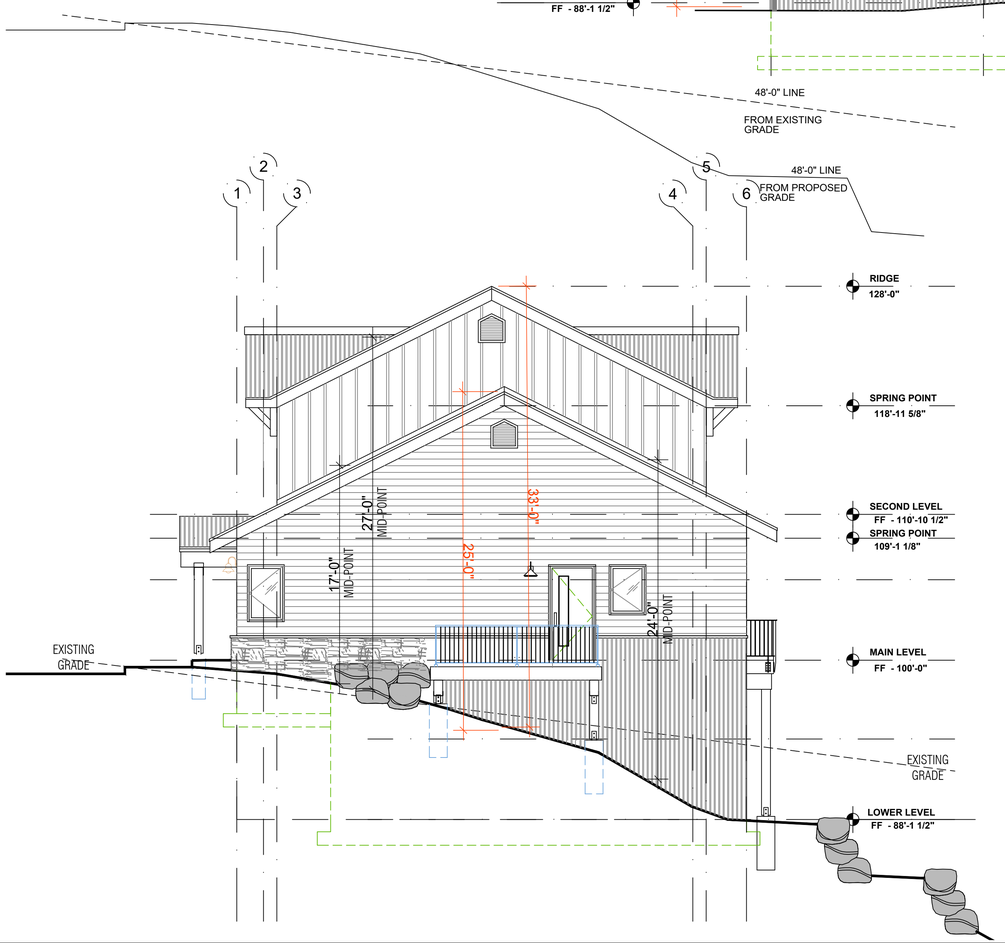
Sheet AD4.3

1 BUILDING D - SOUTH ELEVATION

3/16" = 1'-0"



2 BUILDING D - WEST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 41'-0"
EAST ELEVATION MAX HEIGHT = 33'-0"
NORTH ELEVATION MAX HEIGHT = 32'-0"
WEST ELEVATION MAX HEIGHT = 38'-0"

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DEV. WEST
105 Edwards Village Blvd
#C201
Edwards CO 81632
P.O.Box 2444
www.triumphdev.com

MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING D ELEVATIONS HEIGHT CALCULATIONS

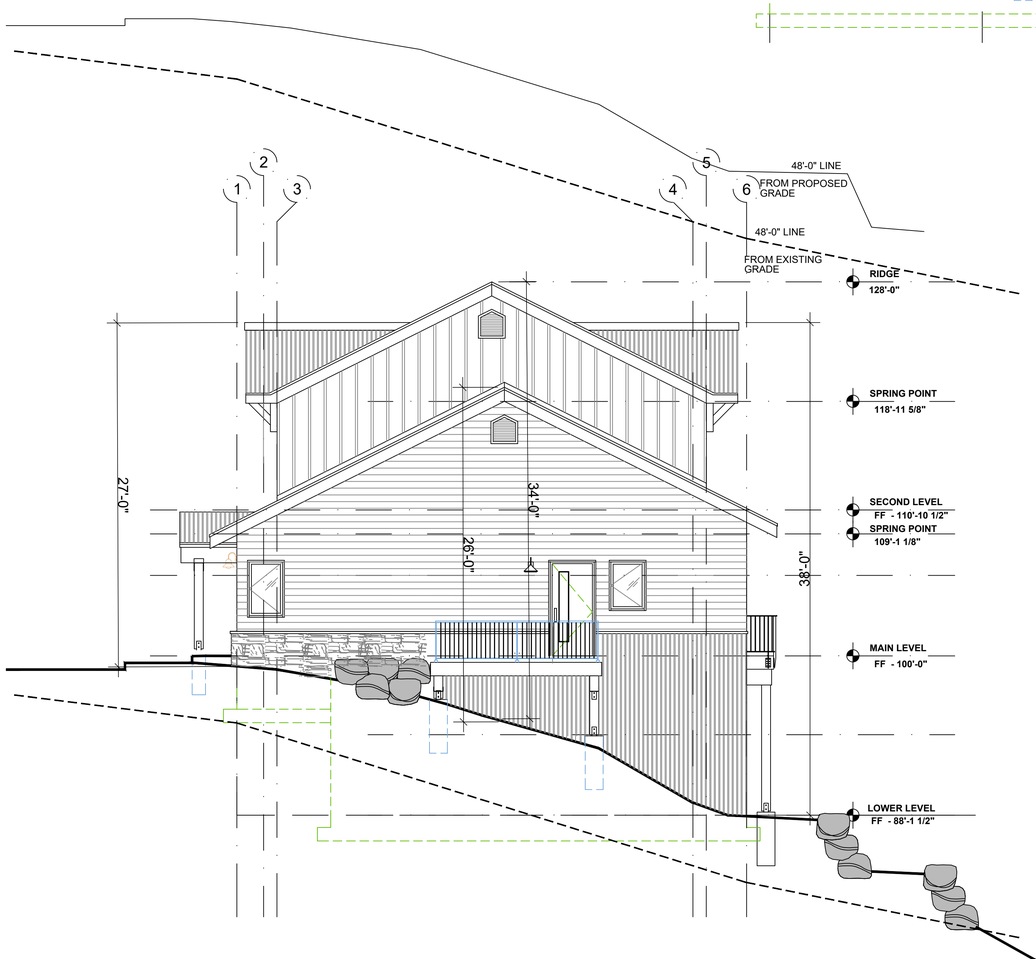
Stamp: STATE OF COLORADO MICHAEL E. FOSTER License No. 0000077 LICENSED ARCHITECT

Date:	8/12/2022
Project No:	
Drawn by:	MEF
Checked by:	MEF

Sheet AD4.5

1 BUILDING D - SOUTH ELEVATION

3/16" = 1'-0"



MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 36'-0"
EAST ELEVATION MAX HEIGHT = 39'-0"
NORTH ELEVATION MAX HEIGHT = 25'-0"
WEST ELEVATION MAX HEIGHT = 38'-0"

2 BUILDING D - WEST ELEVATION

3/16" = 1'-0"

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MOUNTAIN VILLAGE
NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING D ELEVATIONS HEIGHT CALCULATIONS

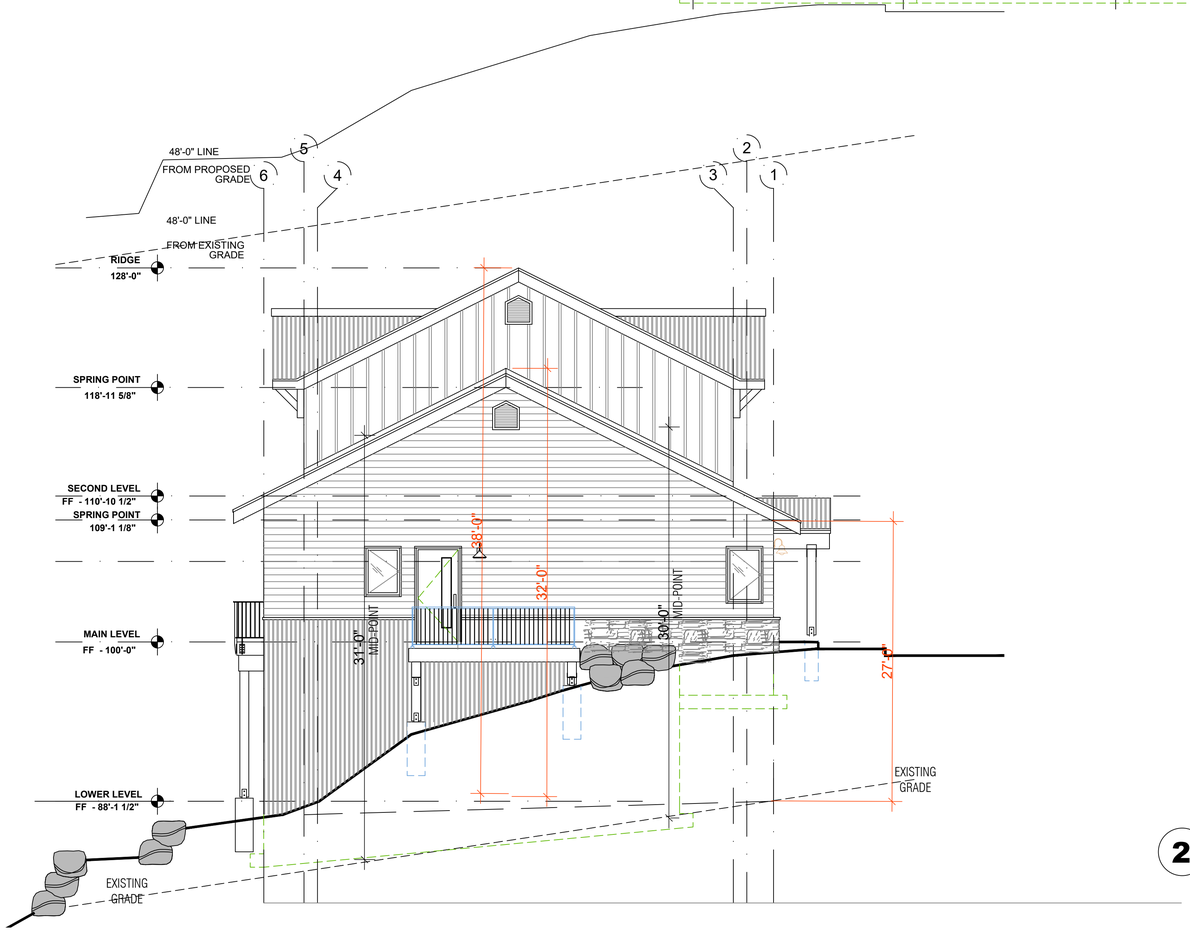
Stamp

Date: 8/1/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet AD4.5

1 BUILDING D - NORTH ELEVATION

3/16" = 1'-0"



2 BUILDING D - EAST ELEVATION

3/16" = 1'-0"

MAXIMUM BUILDING HEIGHT

EG = EXISTING GRADE
PG = PROPOSED GRADE

STRUCTURE IS BURIED INTO HILLSIDE TO WORK WITH EG. PG ARE RAISED AND SLOPED TO ACCOMMODATE DRAINAGE. PROPOSED GRADE WILL BE THE MOST RESTRICTIVE

SOUTH ELEVATION MAX HEIGHT = 41'-0"
EAST ELEVATION MAX HEIGHT = 33'-0"
NORTH ELEVATION MAX HEIGHT = 32'-0"
WEST ELEVATION MAX HEIGHT = 38'-0"

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NEIGHBORHOOD
LOT 644
MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: BUILDING D ELEVATIONS HEIGHT CALCULATIONS

Stamp

Date: 8/12/2022
Project No:
Drawn by: MEF
Checked by: MEF

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Sheet AD4.6

Mountain Village Development
Perspective Views
August 17, 2022

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

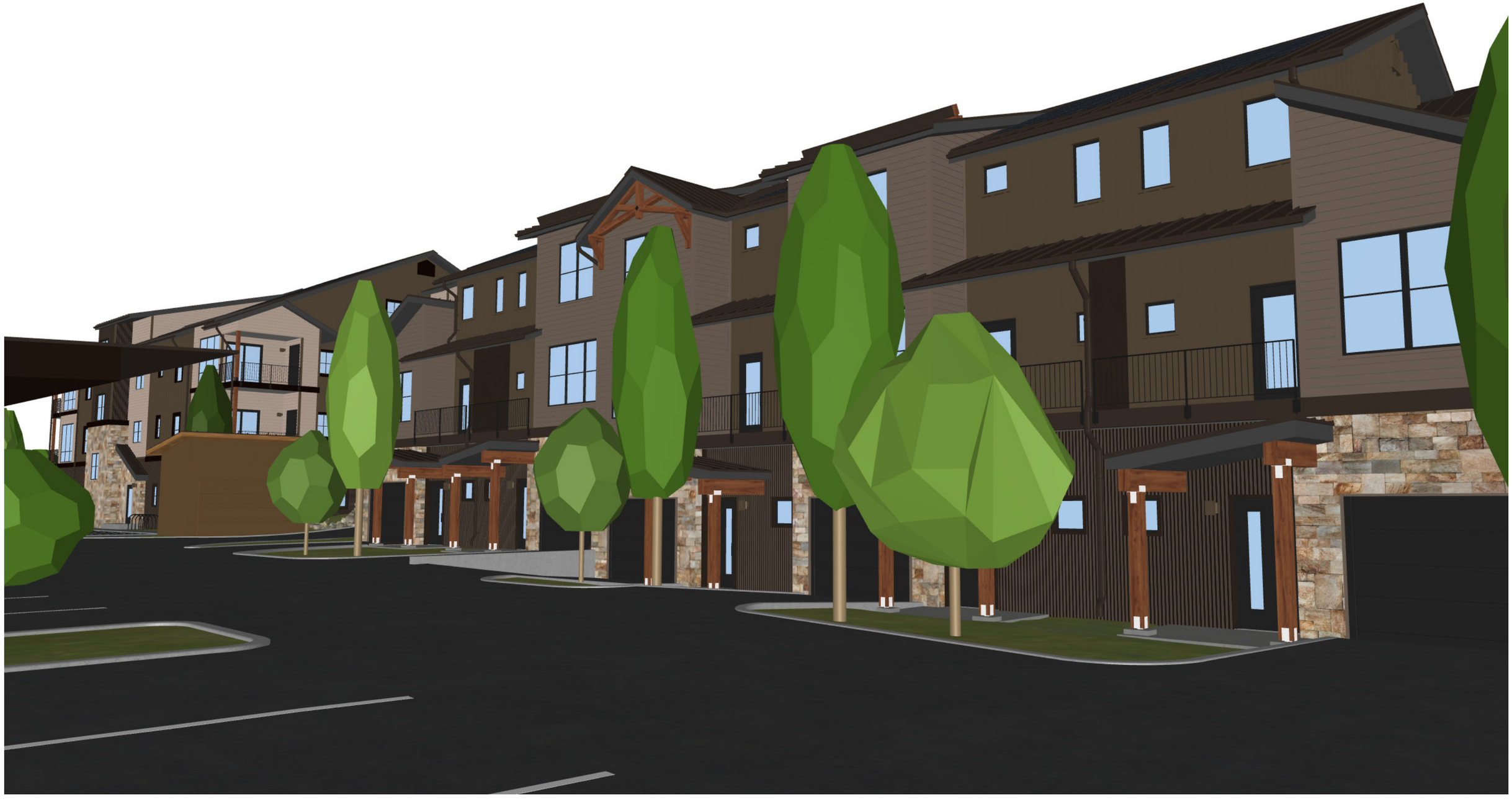
Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West



Mountain Village Development
Lot 644
Mountain Village, CO 81435

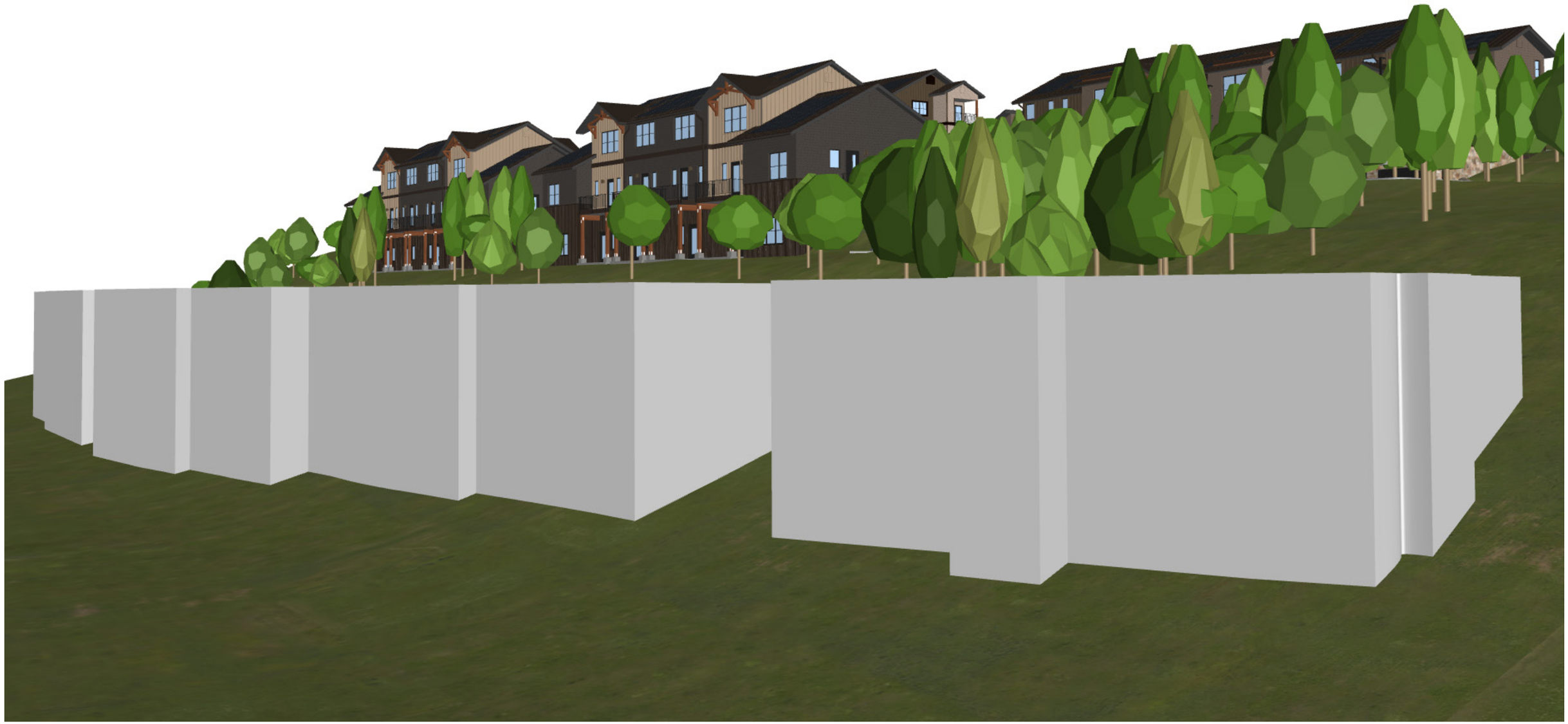
Perspective

Triumph Development West

Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

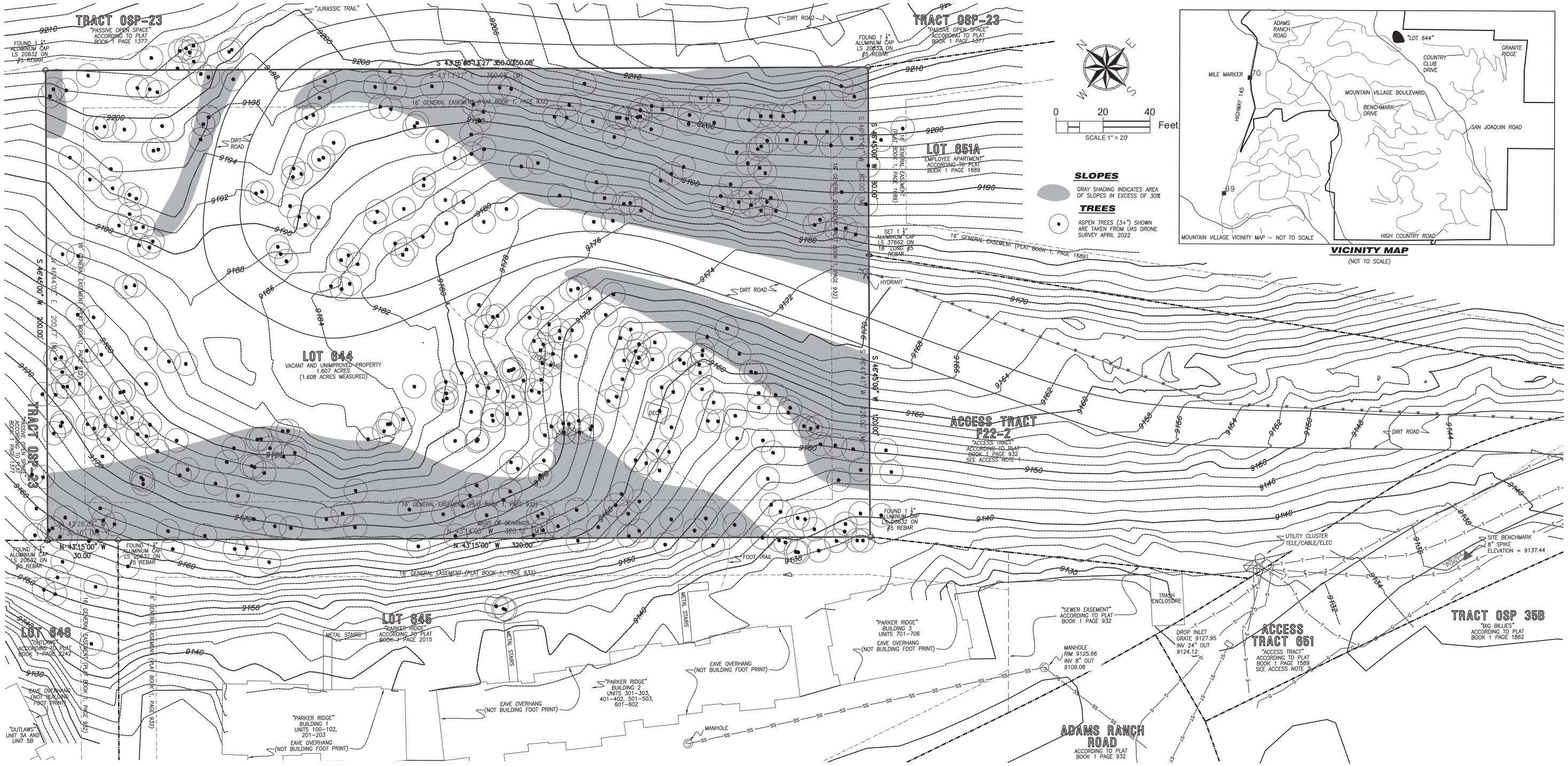
Triumph Development West



Mountain Village Development
Lot 644
Mountain Village, CO 81435

Perspective

Triumph Development West



SURVEYOR'S CERTIFICATE:

To LAND TITLE GUARANTEE COMPANY and the TOWN OF MOUNTAIN VILLAGE, A HOME–RULE MUNICIPALITY AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6(b),8,9,11,13,16,17,18 of Table A. The field work was completed on April 8, 2022.

Date: _____

Digitally signed by David Bulson
Date: 2022.06.28 11:23:01 -06'00'

David R. Bulson *PLS 37662*

LEGAL DESCRIPTION:

LOT 644, TELLURIDE MOUNTAIN VILLAGE, FILING 22, ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 1989 IN PLAT BOOK 1 AT PAGE 932, COUNTY OF SAN MIGUEL, STATE OF COLORADO. ("Original Lot 644 Plat")

NOTES:

1. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86012474, dated December 20, 2021 at 5:00 P.M.

2. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 08113C0287D, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.

3. BASIS OF BEARINGS. The bearing along the Southern boundary of Lot 644, was measured to be N43°14'05"W using real time kinetic GPS survey. The end points of said western boundary are as monumented and described hereon.

4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

5. This survey is valid only if a print has original seal and signature of surveyor.

6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18–4–508.

7. 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.

8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.

9. 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.

10. There is no evidence of this lot being use as a solid waste dump, sump, or sanitary land fill.

11. The "M" designation along the property line dimensions indicate "measured" dimensions according to this ALTA/NSPS Survey. The corresponding dimensions without the "M" designation are the dimensions according to the Original Lot 644 Plat.

12. Contour interval is 2' (two) feet. Site Benchmark is an 8" spike driven flush with the ground along the south side of Access Tract 651. Elevation is 9137.44 on head of spike.

13. Utilities shown hereon are according to best available records and site specific locates. The surveyor makes no assurance as to the accuracy or completeness of the information. Prior to any construction or site disturbance, the contractor is required to call the Utility Location Center of Colorado (811) for a site specific Utility locate.

14. The Town of Mountain Village Resolution 2008–0221–02, recorded March 6, 2008 at reception number 400294 changed the designated use of Lot 644 from "Employee Apartment" to "Employee Condominium". This document is not referenced on the Title Commitment but it was brought to the attention of the Surveyor during the course of performing this ALTA/NSPS Land Title Survey.

TITLE COMMITMENT NOTES:

Land Title Guarantee Company, Order Number ABS86012474, dated December 20, 2022 at 5:00 P.M.

Schedule B–2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)

1. Site inspection and Survey performed by Bulson Surveying conditions shown hereon.
2. There are portions of the surveyed property being used for non–motorized recreation although there were no Easements, liens or encumbrances, or claims thereof, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.
3. Site inspection and Survey performed by Bulson Surveying conditions are as shown hereon
4. Not survey related.
5. Not survey related.
6. Not survey related.
7. There is no evidence of this site being used for mining purposes. There were no ditches or water storage structures observed during the course of this survey

8. The are portions of Lot 644 being used for non–motorized recreation. There have been no off–record lease or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey

9. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.

10. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Lot 644

11. The Water and Sewer Tap Fee and Assignment and Assumption Agreements recorded at Book 435 page 603, Book 492, page 991, Book 573, page 237 and reception number 326037 affect Lot 644 and are blanket in nature.

12. The facilities, water rights and easement agreement recorded April 27, 1992 in Book 491 at page 359 and as amended in instrument recorded November 13, 1992 in Book 501 at pages 433 and 437 and as Amended in instrument recorded April 26, 1993 in Book 510 at page 8 and as amended in instrument recorded April 26, 1993 in Book 510 at page 11 and as amended in instrument recorded October 24, 1996 in Book 569 at page 668 does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property

13. The Plat of Telluride Mountain Village Filing 22 recorded September 22, 1989 in Plat Book 1 at page 932 "Original Lot 644 Plat" created a 16' general easement around the perimeter of Lot 644 as shown hereon. This Original Lot 644 Plat also imposed a use of "Employee Apartment" for future development of Lot 644. Occupancy of any structure located on Lot 644 is required to be in compliance with the "R–1 County Deed Restriction" noted on Sheet 1 of the Original Lot 644 Plat. The Original Lot 644 Plat provided for 41 Units with a density of 123 people on Lot 644.

14. Terms, Conditions, Provisions, Burdens and Obligations as set forth in Employee Housing Land Exchange recorded October 05, 1989 in Book 458 at page 123 are blanket in nature and affect the entirety of Lot 644

15. Reservation by the Telluride Company of all of the rights to mineral and oil, gas or other hydrocarbons located on, in or under the real property, without any right of surface entry for exploration, development or extraction. The Telluride Company covenants that it will not mine, extract, explore for or develop any of the minerals, oil, gas or other hydrocarbons located on, in or under the real property, all as contained in instrument recorded October 5, 1989, in Book 458 at page 147. There was no evidence of mining observed during the course of this survey.

16. The Terms, Conditions, Reservations and Provisions as contained in Warranty Deed recorded October 5, 1989, in Book 458 at page 147 are blanket in nature and affect the entirety of Lot 644

17. The Town of Mountain Village Employee Housing Restriction recorded September 08, 1997 in Book 586 at page 575 and as amended in instrument recorded October 12, 1999 under reception no. 329779 is blanket in nature and affects the entirety of Lot 644. These documents purport to replace the "R–1 County Deed Restriction" with the "Town of Mountain Village Employee Deed Restriction" for any Lots developed as "Employee Apartments" or "Employee Dormitories"

18. Terms, Conditions and Provisions of Notice filed by San Miguel Power Association, Inc. recorded March 18, 1999 under reception no. 325020 are blanket in nature and affect the entirety of Lot 644

19. The Assignment Agreement recorded March 29, 2005 under Reception no. 373519, Quit Claim recorded March 23, 2011 under Reception no. 417045, and Assignment, Conveyance, and Transfer of Density Units and Assumption of Obligations recorded March 23, 2011 under Reception no. 417047 appear to affect the allowable density and development rights associated with Lot 644. They are blanket in nature and affect the entirety of Lot 644.

ACCESS NOTES

1. Access Tract F22–2 was created by the plat recorded at plat recorded September 22, 1989 in Plat Book 1 at page 932, County of San Miguel, State of Colorado ("Original Lot 644 Plat"). Use of this Tract is subject to the terms of the note labeled as "ACCESS TRACT" on Sheet 1 of the Original Lot 644 Plat.

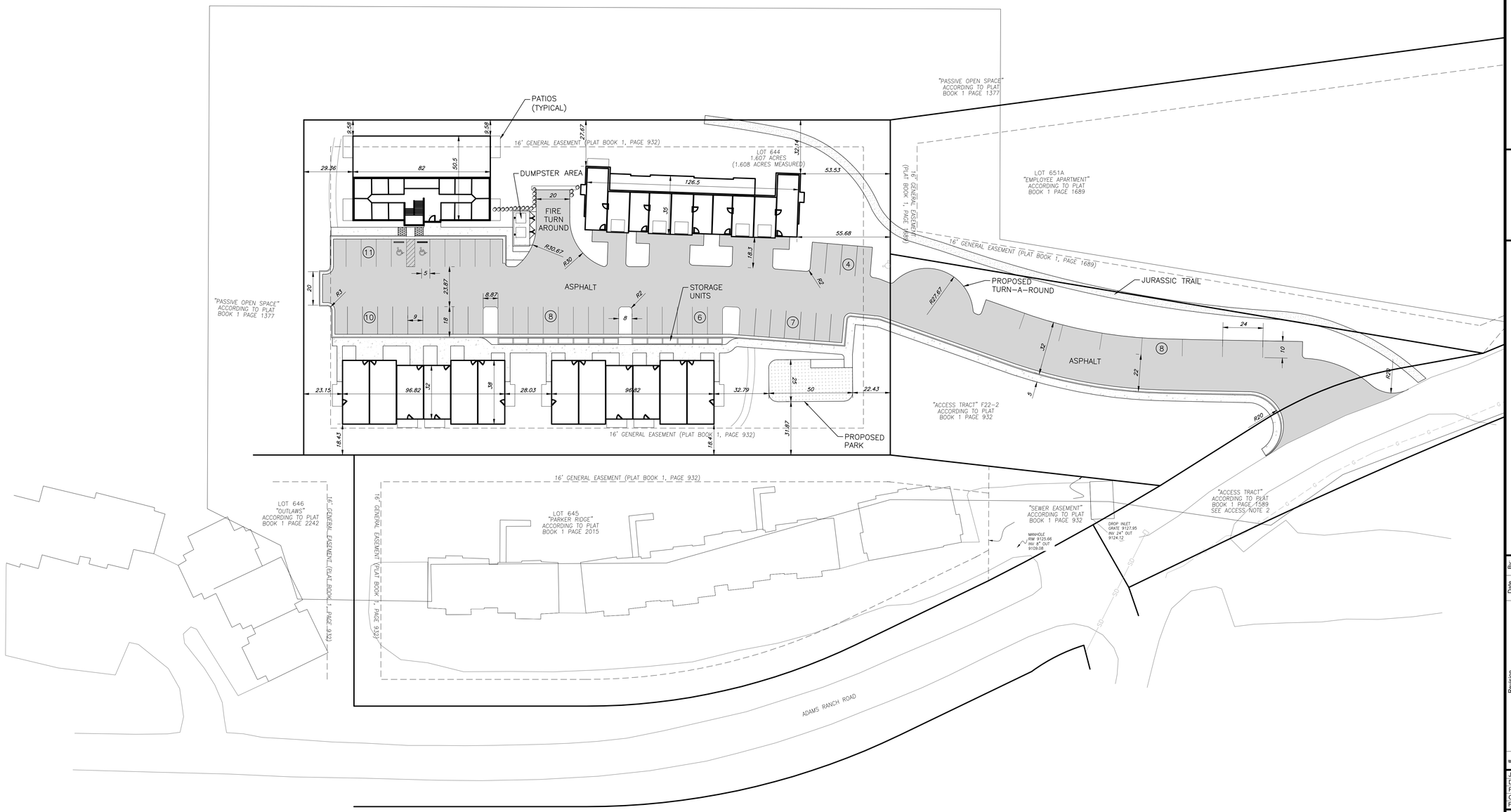
2. Access Tract 651 was created by the plat recorded November 17, 1993 in Plat Book 1 at page 1589, County of San Miguel, State of Colorado ("1993 Plat"). On the 1993 Plat, Access Tract 651, was created and included portions of property previously platted as Adams Ranch Road according to the plat recorded September 22, 1989 in Plat Book 1 at page 932, County of San Miguel, State of Colorado. The 1993 Plat does not contain any reference as to which lots can use Access Tract 651. The Original Lot 644 Plat designates the area platted as "Adams Ranch Road" as a "Private Drive"

RECORDER'S CERTIFICATE

Deposited this _____ day of _____, 20____, at _____ m., Reception number _____.

San Miguel County Clerk

TOWN OF MOUNTAIN VILLAGE vacant TBD, Adams Ranch Road Mountain Village, CO, 81435	**ALTA/NSPS LAND TITLE SURVEY** **Lot 644, Town of Mountain Village** SE ¼ SE ¼ and NE ¼ SE ¼ Section 33 and SW ¼ SW ¼ Section 34 T. 43 N. R. 9 W. NMPM
April 13, 2022	**BULSON SURVEYING**
PROJECT NUMBER 22026	



Graphic Scale

0 15 30 60

In Feet: 1" = 30'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Lot 644

Mountain Village

#	Revision	Date	By:
1			
2			
3			

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Job No.	2022-241.001
Drawn by:	JC
Print Date:	7/22/2022
QC: XX	PE: JP
File:	Site Plan

Title:

Conceptual Site Plan

Dwg No.

1

Of: 3

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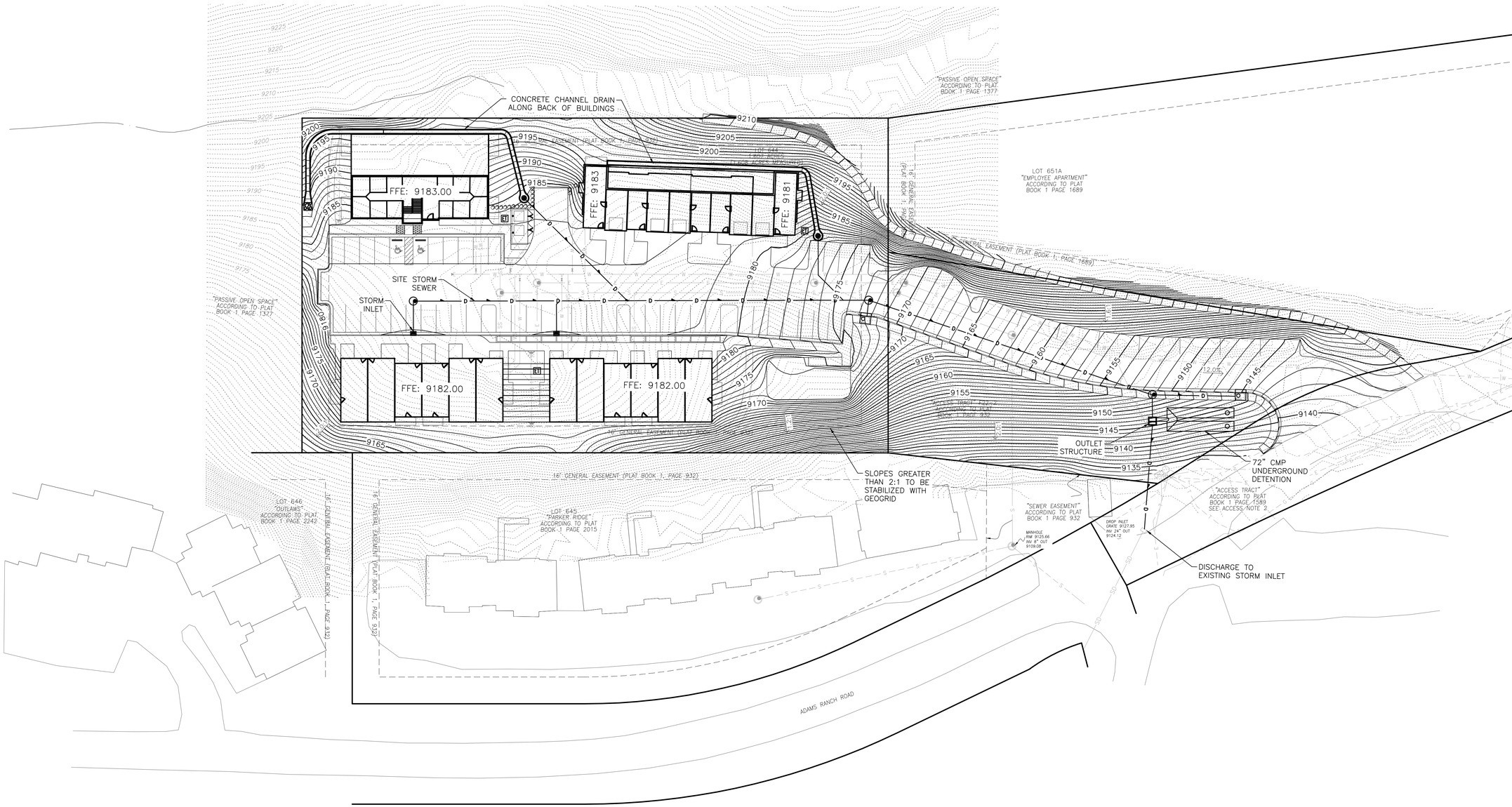

Graphic Scale

0 15 30 60

In Feet: 1" = 30'

SGM
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Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Lot 644

Mountain Village

#	Revision	Date	By
1			
2			
3			

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Job No.	2022-241.001
Drawn by:	XX
Print Date:	7/22/2022
QC: XX	PE: JP
File:	Grading Plan

Title:

Conceptual Grading Plan

Dwg No.

2

Of: 3

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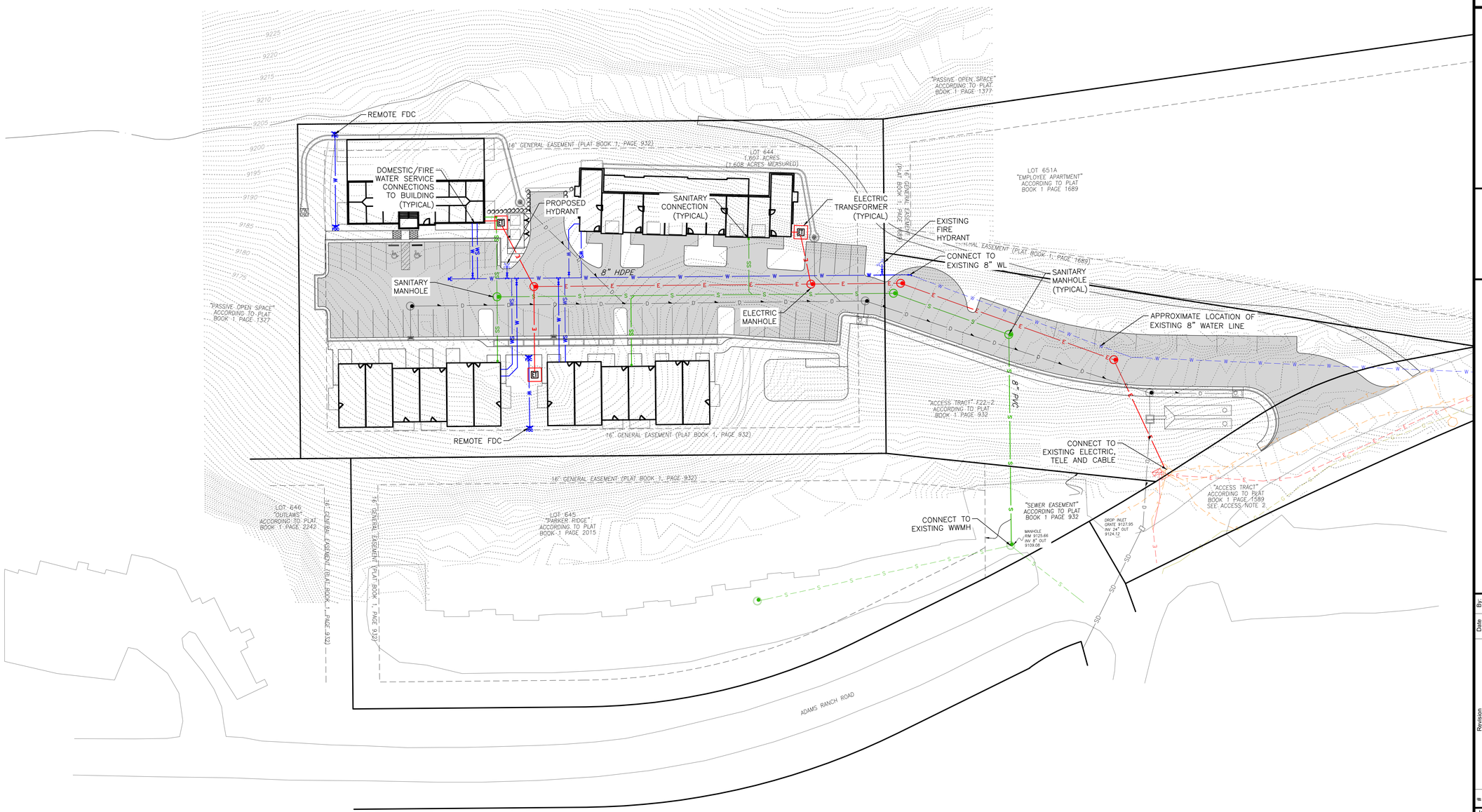

Graphic Scale

0 15 30 60

In Feet: 1" = 30'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Lot 644

Mountain Village

#	Revision	Date	By
1			
2			
3			

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Job No.	2022-241.001
Drawn by:	JC
Print Date:	7/22/2022
QC: XX	PE: JP
File:	Utility Plan

Title:

Conceptual Utility Plan

Dwg No.

3

Of: 3

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July 25, 2022

Town of Mountain Village
455 Mountain Village BLVD Suite A
Mountain Village CO 81435

RE: Engineering Summary Letter
Mountain Village

SGM Inc. is pleased to submit this Engineering Summary Letter for the proposed Mountain Village Lot 644 multi-family development project.

Site Description

This project site consists of a 1.61-acre tract known as Lot 644, Mountain Village, Filing 22, Plat 1, PAGES 932 Thru 933 located inside the Town limits of Mountain Village on Parcel 456533422644 in San Miguel County, Colorado and the adjacent "Access Tract" F22-2 according to Plat Book 1 Page 932. The project site is located on the North side of Prospect Creek on Adams Ranch Road.

Existing Conditions

The site is currently undeveloped with the exception of an existing gravel drive connected to Adams Ranch Road through the adjacent tract on Parcel 456534499025. Site vegetation consists of native grasses and trees with steep slopes across the site exist. Prospect creek runs south of the site.

Proposed Conditions

Proposed development within the site consists of four (4) multi-family buildings consisting of thirteen (13) condo units and seventeen (17) townhome units. Development includes associated paving, utilities, and drainage improvements. Access will be gained off of Adams Ranch Road through the adjacent Tact F22-2. Proposed impervious cover on the site is approximately 50,208 square feet (1.153 acres). All disturbed areas within the site will be revegetated.

Drainage

Stormwater runoff from the proposed impervious areas within the site will be collected in storm inlets and conveyed through a proposed onsite storm sewer system to an underground detention system. Onsite detention will be designed to reduce the proposed site run-off to pre-developed flows for the 25-year storm event per the Community Development Code and will discharge to an existing inlet in Adams Ranch Road where it will be conveyed to Prospect Creek. Upstream and offsite stormwater flows will be routed around the buildings using concrete channels that will connect to the proposed site storm sewer.

GLENWOOD SPRINGS 118 West Sixth St, Suite 200 | Glenwood Springs, CO 81601 | 970.945.1004

Erosion and Sedimentation Controls

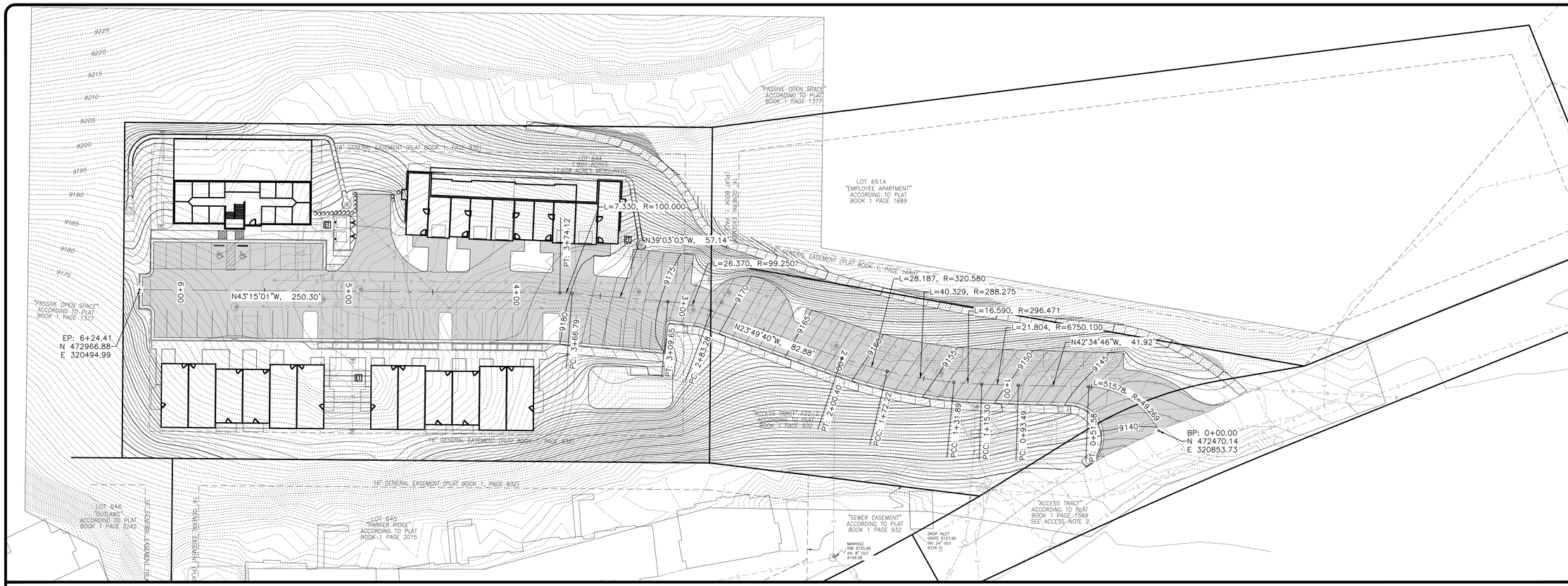
Temporary erosion control and sedimentation controls will be identified on the Erosion and Sedimentation Control plan to be utilized during construction. A vehicle tracking pad or stabilized construction entrance will be used to keep mud and dirt off the adjacent roadway. A concrete washout area will be designated to minimize any concrete wash water from leaving the site before being settled and treated. Silt fence will be installed along the downstream side of the limits of the disturbed areas to remove any sediment coming from the site until revegetation can be established. Inlet protection will be used to keep sediment and debris out of the storm sewer system during construction.

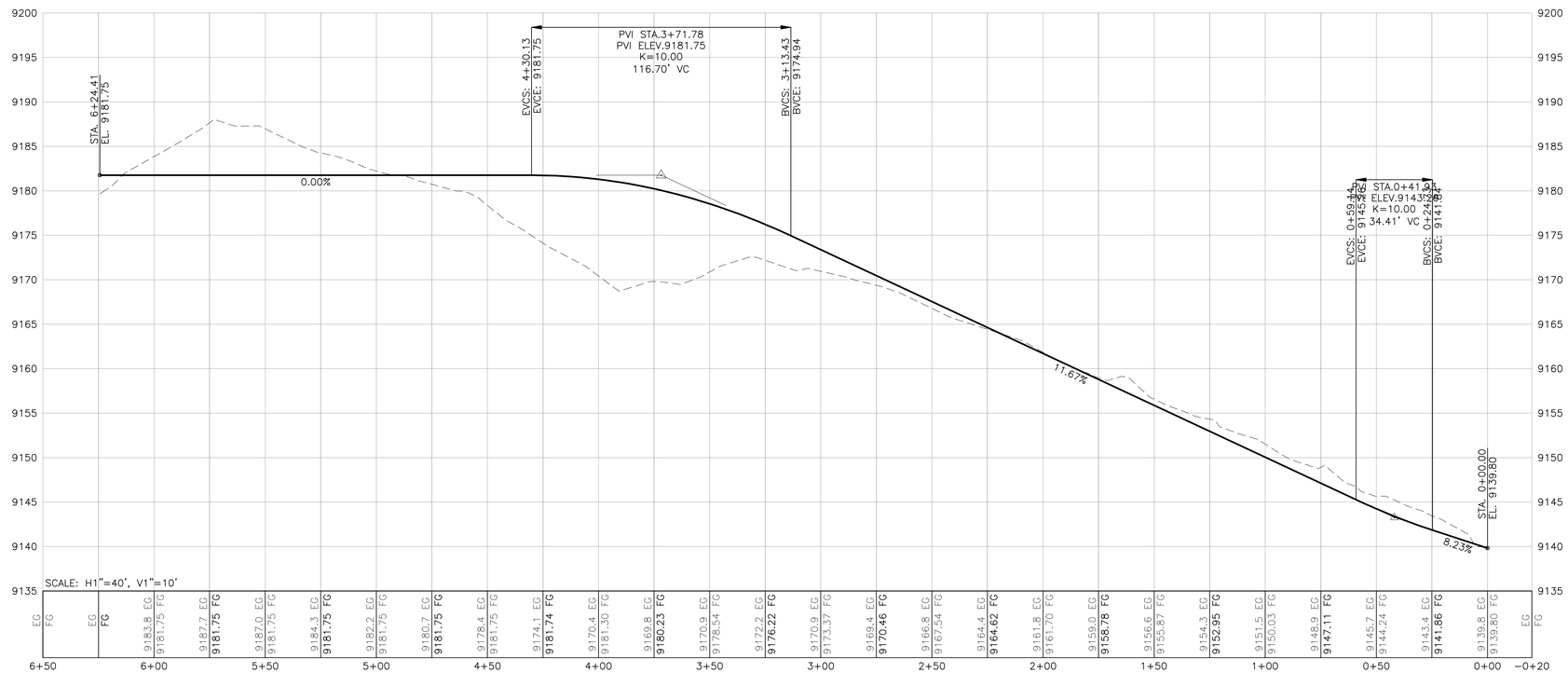
Utilities

The site will be served by Town of Mountain Village water and sanitary sewer service. Connection to an existing 8” waterline stubbed into the adjacent Access Tract will be utilized to bring service into the site. Each building will have domestic and fire water service connections. External fire suppression will include a new hydrant and FCDs. Sanitary service will be provided by connection to an existing manhole located within a sewer easement on the adjacent tract. San Miguel Power is the electric service provider, and connection is proposed to be made to made to the existing electric service located in the adjacent access tract F22-2. Electric service is proposed to be underground.

Upon your receipt and review, if you have any questions, concerns, or comments, please don’t hesitate to contact me.

Jevon Poston, P.E.
Senior Engineer





Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Lot 644

Mountain Village

#	Revision	Date	By:
1			
2			
3			

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Job No.	2022-241.001
Drawn by:	XX
Print Date:	5/16/2022
QC:	XX | PE: XX
File:	Driveway Plan and Profile

Title:

Driveway Plan and Profile

Dwg No.

1

Of: 1

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CORRUGATED METAL SIDING

SNAP AND LOCK METAL ROOFING

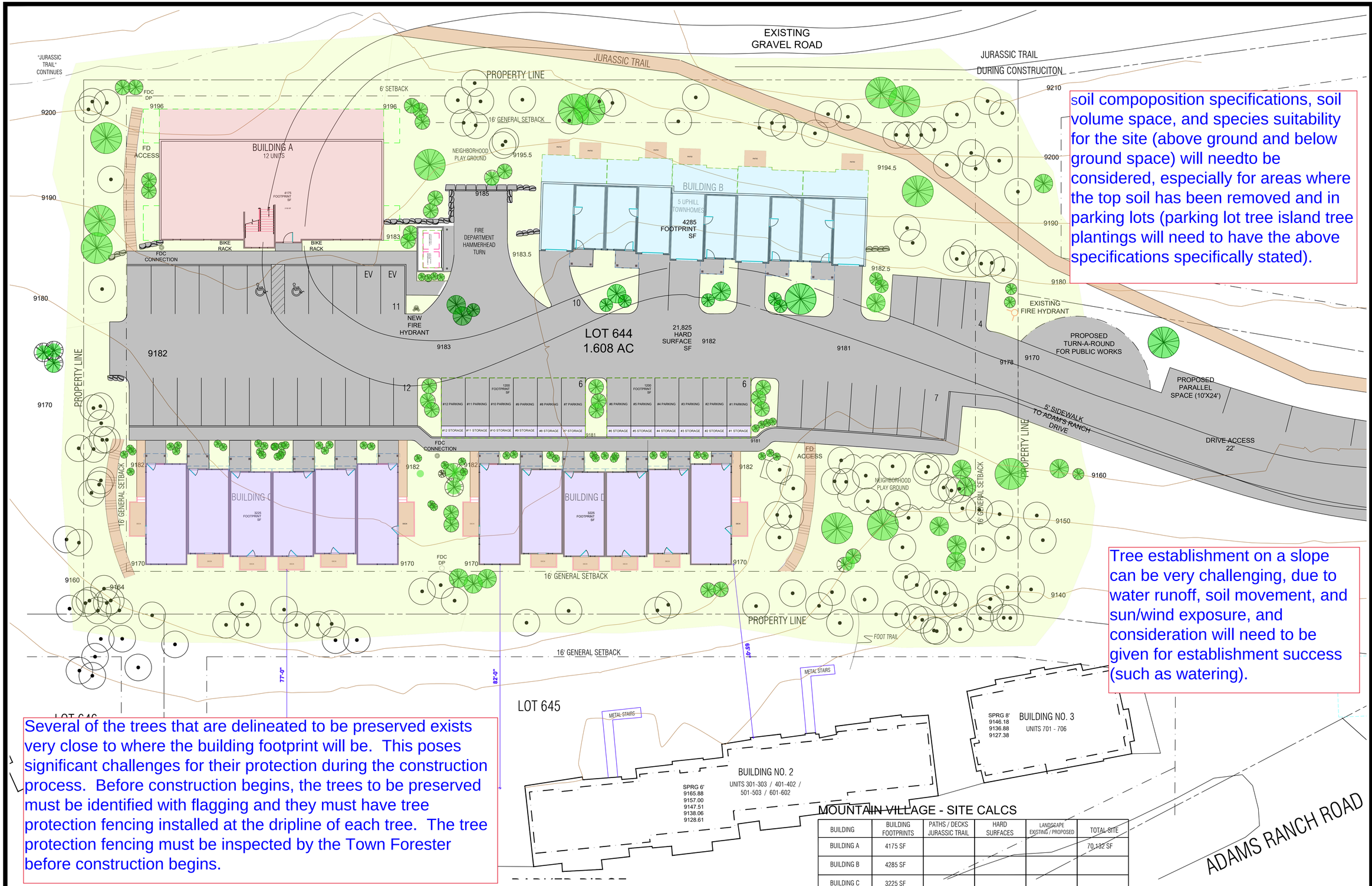
SOFFIT - VENTED HARDIBOARD

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
Lot 644, TBD Adams Ranch
Rd.: See Town Forrester
Comments Below



soil compoposition specifications, soil volume space, and species suitability for the site (above ground and below ground space) will needto be considered, especially for areas where the top soil has been removed and in parking lots (parking lot tree island tree plantings will need to have the above specifications specifically stated).

Tree establishment on a slope can be very challenging, due to water runoff, soil movement, and sun/wind exposure, and consideration will need to be given for establishment success (such as watering).

Several of the trees that are delineated to be preserved exists very close to where the building footprint will be. This poses significant challenges for their protection during the construction process. Before construction begins, the trees to be preserved must be identified with flagging and they must have tree protection fencing installed at the dripline of each tree. The tree protection fencing must be inspected by the Town Forester before construction begins.

SITE = 70131.6 SF

RESIDENCE @ 9200

56 PARKING SPACES

SITE PLAN STUDY

12 CONDO UNITS
4 ONE BED / ONE BATH UNITS
2 TWO BED / ONE BATH UNITS
6 TWO BED / TWO BATH UNITS

29 UNITS

5 FOR SALE TOWNHOMES (WITH GARAGES)
12 FOR SALE TOWNHOMES (NO GARAGES)

0 10 30 50 NORTH

MOUNTAIN VILLAGE - SITE CALCS

BUILDING	BUILDING FOOTPRINTS	PATHS / DECKS JURASSIC TRAIL	HARD SURFACES	LANDSCAPE EXISTING / PROPOSED	TOTAL SITE
BUILDING A	4175 SF				70,132 SF
BUILDING B	4285 SF				
BUILDING C	3225 SF				
BUILDING D	3225 SF				
GENERAL		2,900 SF	21,825 SF	30,497 SF	
TOTAL	14,910 SF 21.3%	2,900 SF 4.1%	21,825 SF 31.1%	30,497 SF 43.5%	
PARKING	29 UNITS X 1.5 43 REQUIRED	56 SPACES PROVIDED	8 ADDITIONAL SPACES PROPOSED ACCESS TRACT		

1 SITE PLAN

1/16" = 1'-0"

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MV NEIGHBORHOOD
LOT 644
ADAMS RANCH ROAD
MOUNTAIN VILLAGE, COLORADO

Revisions:

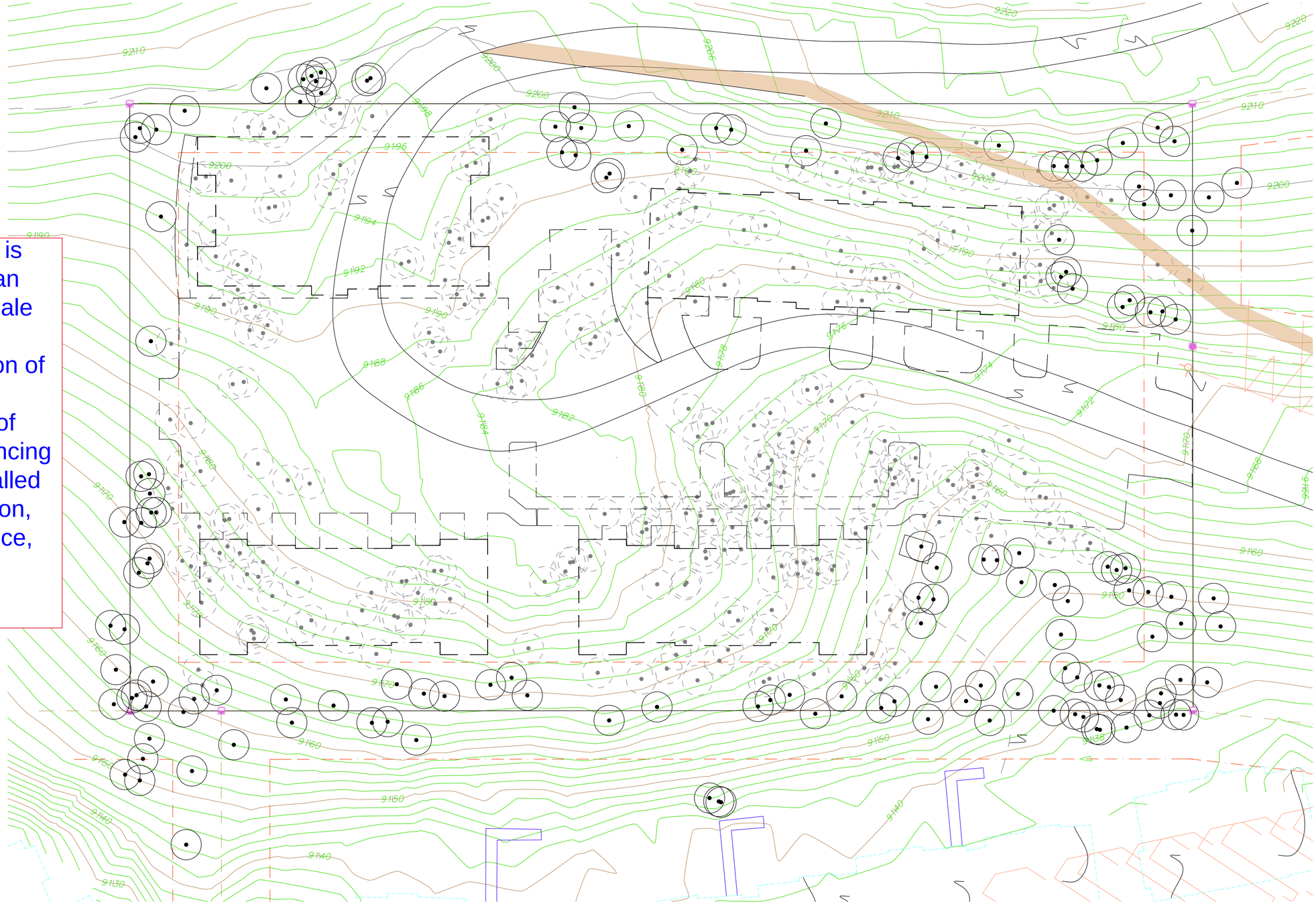
Sheet title: SCHEMATIC SITE PLAN

Stamp

Date: 8/01/2022
Project No:
Drawn by: MEF
Checked by: MEF

Sheet A1.0

A landscape plan is required. This plan must contain a scale bar, north arrow, species description of each tree to be planted, location of tree protection fencing that must be installed prior to construction, limits of disturbance, and Zone 1 fire mitigation zone.



PROPOSED BUILDING AND PAVING FOOTPRINT

EXISTING TREE TO BE PRESERVED

ALL TREES SHALL BE REMOVED UNLESS INDICATED AS PRESERVED

1 TREE REMOVAL PLAN

$\frac{1}{16}$" = 1'-0"

NORTH

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MOUNTAIN VILLAGE, COLORADO

Revisions:

Sheet title: TREE REMOVAL PROTECTION PLAN

Stamp

Date: 8/01/2022

Project No:

Drawn by: MEF

Checked by: MEF

Sheet A1.5

AGENDA ITEM 12
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
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: August 24, 2022

RE: Staff Memo – Initial Architecture and Site Review (IASR) for Lot 27A, Parcel 3-R, Belvedere Phase III,

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PROJECT

APPLICATION OVERVIEW: New Multi-Family Development on Lot 27A, Parcel 3R

GEOGRAPHY

Legal Description: PARCEL THREE-R, BELVEDERE PARK CONDOMINIUMS, A COMMON INTEREST COMMUNITY, ACCORDING TO THE MAP RECORDED JUNE 15, 2006 IN PLAT BOOK 1 AT PAGE 3674, AND AS DEFINED AND DESCRIBED IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, (BELVEDERE PARK CONDOMINIUMS, A COLORADO COMMON INTEREST OWNSERSHIP COMMUNITY) RECORDED JUNE 15, 2006 UNDER RECEPTION NO. 384819, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: TBD Lost Creek Lane
Applicant/Agent: Chris Chaffin
Owner: MV Lot 27A LLC
Zoning: Village Center
Existing Use: Vacant
Proposed Use: Multi Family
Lot Size: 0.936 acres
Adjacent Land Uses:

- **North**: Mixed Use – Blue Mesa
- **South:** Single Family
- **East:** Mixed Use – Lumiere and Telemark
- **West:** Open Space

Figure 1: Vicinity Map

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

Case Summary: Chris Chaffin of MV 27A LLC is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new multi family development on Lot 3R, also known as Lot 27A Belvedere, TBD Lost Creek Lane. The project consists of 19 condominiums and 2 employee condominiums contained in two building forms attached by a sub-grade parking structure. The Lot is approximately .936 acres and is zoned Village Center. The project provides a total of (40) 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

CDC Provision	**Requirement**	**Proposed**
Maximum Building Height	65' (gable) Maximum	54' 1 ½"
Maximum Avg. Building Height	53' (gable) Maximum	39' 6"
Maximum Lot Coverage	100% (40,772 s.f.)	n/a
General Easement Encroachments	None	Patio surface, retaining walls with planters, decks, green roof, emergency turn-around (sub-grade), retaining wall with bench
Roof Pitch		
Primary		2:12
Secondary		multiple
Exterior Material		
Stone	25% minimum	23%
Windows/Doors	40% maximum	25%
Stucco	25% minimum	0%
Wood	20% maximum	49%
Parking	1 space per unit = 21 spaces*	40

*plus 1-5 spaces for HOA maintenance vehicles, but there is plenty of excess available to meet this requirement

Design Variations:

1. Exterior materials- less than 25% stucco, more than 25% wood
2. Loading/Unloading Zone Waiver
3. Retaining wall heights

DRB Specific Approval:

1. Exterior Materials – metal fascia
2. GE Encroachments – Patio surface, retaining walls, decks, green roof, emergency turn-around(sub-grade)
3. Green roof

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 mostly very shallow gable roof forms. Homes with a primary gable roof form are granted a maximum building height of 65 feet in the Village Center. 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: Staff has determined that the primary roof form for this project is a gable and therefore granted a maximum height of 65 feet. The applicant has calculated a max height of 54 1 ½' and an average height of 39' 6" which would meet the requirements for both max and max average height and are all well below what would otherwise be allowed for a Village Center project. The plan set demonstrates height compliance with a parallel plane analysis that shows existing grade projected up to 60' above the building, but doesn't make a similar projection of proposed grade, however when dimensioning maximum heights, the applicant is clearly taking the dimension from proposed grade when it is more restrictive. The applicant has also done a 3D projection that projects a 60' existing grade (less than allowable for a gable roof) above the building. Although staff would like to see some revisions to these drawings to clearly demonstrate both proposed and existing grades as they relate to maximum heights, the project is clearly well under allowable per the CDC.

In terms of average heights, again staff is requesting some revisions to help clarify height compliance drawings, however is fairly confident that the building is well under allowable average heights. Sheet A1.40 gives the average height calculations. Because the view presented here is not roof plan, its is difficult to discern whether all points are meeting the criteria for measuring average heights which mandates that a roof plane have a horizontal project of at least 10' to be counted within the average height calculations. Prior to final review the applicant should revise the height compliance drawings per the comments of this memo.

17.3.14: General Easement Setbacks

Lot 27A is burdened by a sixteen (16) foot general easement that surrounds the property. 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, Utilities, Address Monuments, and Fire Mitigation.

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

- *Driveway: The driveway and associated retaining walls cross the GE from Lost Creek Lane onto the property on the N side of the lot.*

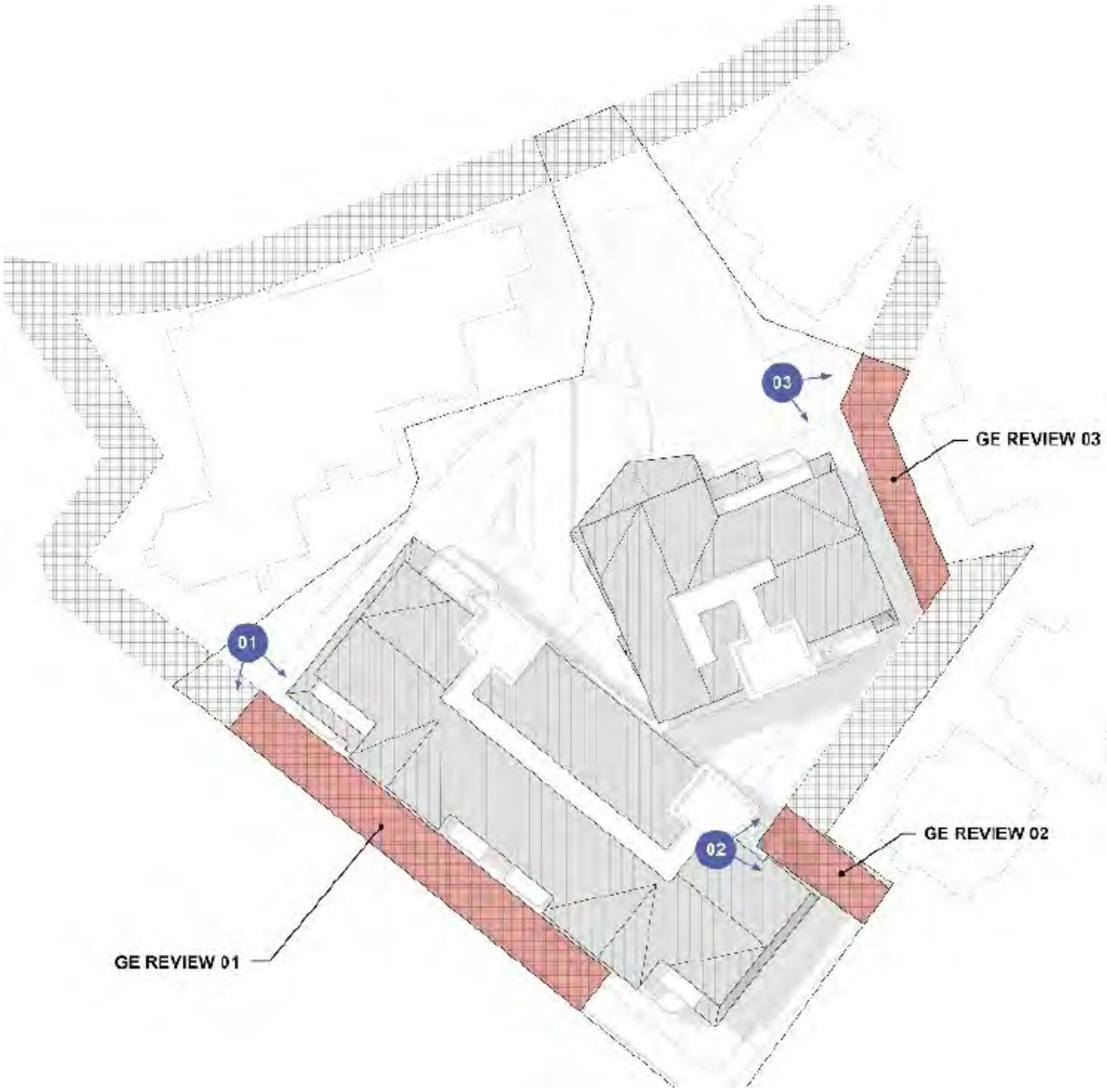
- *Utilities: Utilities generally cross from in or near Lost Creek Lane on the N side of the lot across the GE to the property. There is also a stormwater treatment facility and associated storm drainage in the SW corner of the lot within the GE.*

In addition to the above, the proposal also includes GE encroachments that do not fall into the above category of permitted Setback/GE development and would require DRB specific approval:

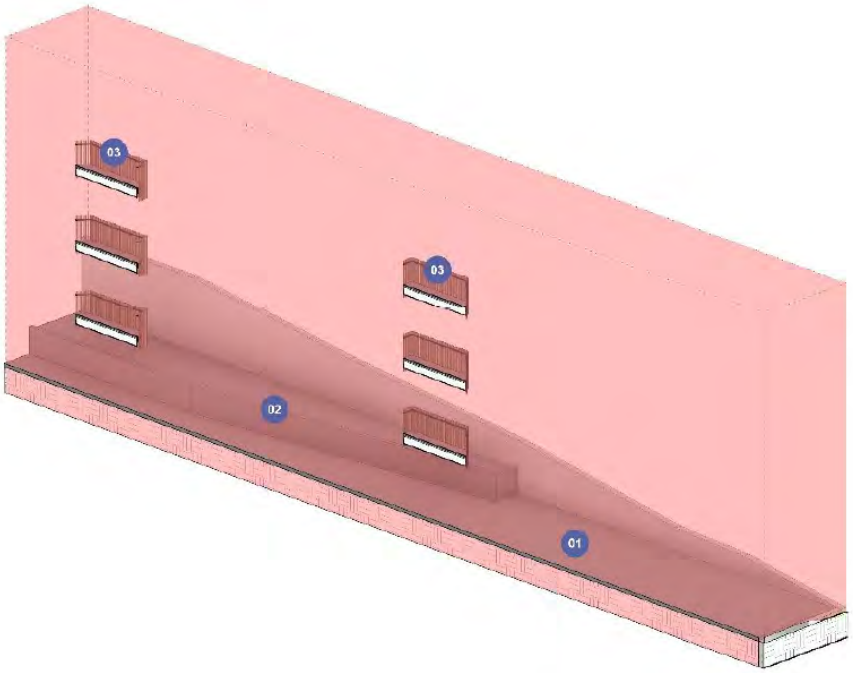
- *patio surface*
- *retaining walls with planters*
- *portions of decks*
- *a portion of green roof*

- *emergency turn-around (sub-grade)*
- *retaining wall with bench*
- *hardscape stair risers*

The applicant's Exhibit 03 gives a good overview of most of the encroachments. The image below shows where on the site each encroachment is located, the gray hatch is the existing GE, the red are areas containing encroachments:



Area 01 contains a patio surface, staggered retaining wall with planter beds and portions of above grade decks:

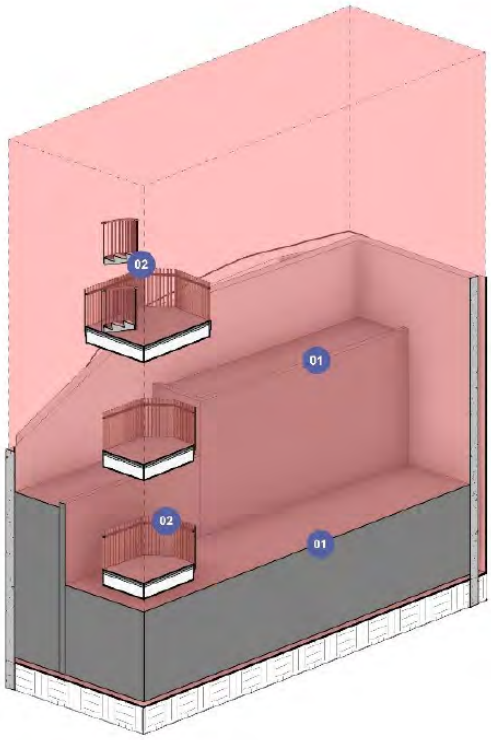


01 Exterior patio walkout - Level 02

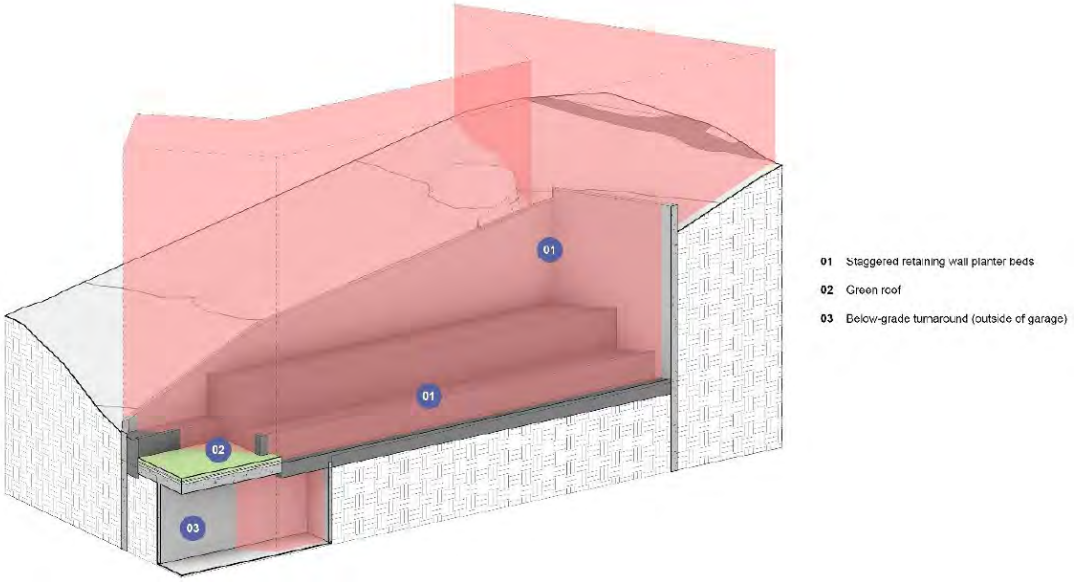
02 Staggered retaining wall planter beds

03 Exterior unit decks

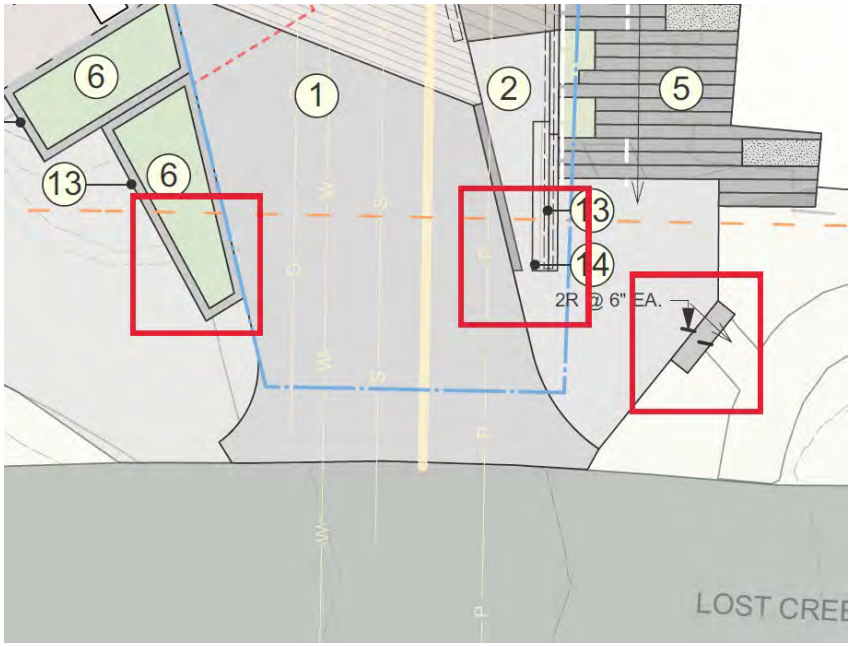
Area 02 contains staggered retaining wall with planter beds and larger portions of above grade decks:



Area 03 contains staggered retaining wall with planter beds, a portion of green roof, and a portion of an emergency turn-around (sub-grade):



Three additional encroachments were identified by staff that merit some further discussion. Although retaining walls associated with the creation of driveways are allowable encroachments, the below encroachments are probably more than the bare minimum required for the driveway creation – one contains a landscaping bed , the other incorporates a bench. The two risers shown to the east of the drive connect to an existing pathway:



These are further demonstrated in the following rendering:

1 L6.0 3D IMAGERY - MAIN ENTRANCE PARKING GARAGE + PEDESTRAIN WALK + STAIRCASE
NO SCALE

When evaluating the encroachments within the GE I think that it is important to understand the context of this lot. It is zoned Village Center. The majority of lots in the Village Center have no general easement and are allowed 100% site coverage. This lot is zoned Village Center, so technically allowed 100% site coverage, but GE encroachments would prevent this. The applicant could have chosen to pursue a minor subdivision of the lot to vacate the GE. However, by going this route and instead asking for specific encroachments, DRB is able to control setbacks with this design and future additional development requests on this property as they relate to setbacks from adjoining properties.

The CDC discusses criteria to be met in order for DRB to allow for encroachments within the GE areas. The following criteria should be discussed as they relate to the encroachments needing specific approval as described above, and if these conditions are met than a specific approval should be granted.

The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:
1. *The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;*
2. *The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;*
3. *No unreasonable negative impacts result to the surrounding properties;*
4. *The general easement setback or other setback will be revegetated and landscaped in a natural state;*
5. *The Public Works Department has approved the permanent above-grade and below-grade improvements;*

6. *The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and*
7. *Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.*

It should be noted that regardless of the encroachment, the DRB can waive the GE setback or other setbacks and allow for prohibited activities if it is determined that the applicant has demonstrated hardship and mitigated off-site impacts. Any building with foundation walls within 5' of the GE or setback will require a footer survey prior to pouring concrete to ensure there are no additional encroachments into the setback area.

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.

The key characteristics of the town design theme are:
1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
Staff: The current development proposal is for Phase 3 of the already existing Belvedere Condominiums. It is locsted on the edge of the Village Center. Siting was pre-determined by the layout of the already constructed earlier phases of this development. Building location also had very little flexibility, overall the applicant seems to have done a good job of creating a buffer between it and the adjacent structures, circulation for the property and some outdoor space as an amenity for building residents.

2. Massing that is simple in form and steps with the natural topography.
Staff: The massing is simple, there are two building forms that extend from a shared underground parking structure. The main building site area is fairly flat, but the lot slopes steeply up on the SE side, The buildings overall remain fairly constant at four stories all on the same plane, but entryways are articulated by lower roofs that step down towards the main courtyard area. The retaining walls surrounding the property are stepped with the topography.

3. Grounded bases that are designed to withstand alpine snow conditions.
Staff: Stone and wood are the primary cladding materials with small accents of metal. Continuous stone vertical elements ground the buildings to the site. The wood is a nice contrasting element, however might not withstand snow conditions without showing some breakdown of material especially where wood siding meets grade. DRB should discuss their overall comfort with this material especially on the lower levels of this project.

4. Structure that is expressive of its function to shelter from high snow loads.
Staff: A roof system with integral guttering systems as well as the novel approach to the entrance being subterranean access for both pedestrians and vehicles both speak to a building that is designed to shelter from high snow loads.

5. Materials that are natural and sustainable in stone, wood, and metal.
Staff: Black slate stone in a cool gray tone, clearcoat cedar installed in a shiplap format and, and a dark metal cladding are the primary exterior materials.

6. Colors that blend with nature.
Staff: finds the proposed materials palette as blending well with nature.

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

Staff: Building siting was discussed in the previous section, generally that the siting is restricted by its small footprint as well as previous phases of development within the Belvedere Condominium site. Generally, staff finds the siting of the buildings on the development parcel placed thoughtfully for both the residents as well as the abutting buildings. A lot of the language regarding blending into existing landforms and vegetation is not particularly applicable to the properties in the Village Center, however the applicant is using stepped retaining walls with integrated planting beds as a means of connecting the site into the landscape. The green roof covered access also helps this blend into the existing landform.

17.5.6: Building Design
The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. Roofs shall be a composition of multiple forms that emphasize sloped planes and vertical offsets.

Staff: The vertical stone elements ground the structures to the site, while the horizontality of the overall forms, especially as it relates to building 2, also helps to feel the overall project feel grounded. The applicant is requesting a design waiver as it relates to the required stone percentage, they are just under the requirement at 25%. There are extensive retaining walls on the property which will also be clad in stone, but it is unclear if they are substantially connected to the foundation, they are also located as such where not much of the stone from these retaining walls would be visible off property.

The applicant is also requesting a waiver from the stucco requirement and are currently showing no stucco on the building.

The roofs in the proposed design are varied. The primary roof form on each building is a shallow gable. Variety is created with varying pitches, offset gables, reverse gables and even some small areas of flat roof surrounded by a parapet. Vertical offsets are created by lower insubstantial roofs as well as architectural details at entryways. These lower secondary roofs can also protect entrances from snow shedding, however the primary means of snow protection in this project should come from the integral guttering system.

A green roof serves as a cover to the access of the below grade parking area. The forester has included comments that raise concerns about the feasibility of planting large trees on this surface, the applicant has made some changes to the landscaping plan to address these comments, but the Forrester has not had time to re-review the proposal. Additional comments from the Town Forrester will be available for final review. The applicant can be asked to clarify these issues at the hearing and if DRB is comfortable with the green roof as proposed than a specific approval should be granted

Recess of windows and doors when set into stone are required at increased depths to help emphasize the heavy grounded foundation. The applicant has provided this detail and seems to be meeting the requirement.

Multi-family development requires gutters, downspouts or permitted heat-tape to channel run-off away from pedestrian areas. The applicant indicates integral guttering systems, however even with gutters some snow safety can be necessary, if snow safety devices are needed in any areas, they should be shown on final roof plans.

Staff believes the windows and door to be metal clad to match the fascia. The applicant requested and staff waived the requirement for a full window and door schedule at Initial Review. This will be required for final review.

Decks and Balconies create variety on exterior elevations. The applicant has taken steps to reduce the instance of continuous bands of balconies. Because of the angled siting of the buildings as they relate to neighboring structures as well as Mountain Village Boulevard, view corridors show parts of elevations, which also helps to break up any continuous balcony areas. The only area where there is potential to see an entire elevation of a building would be primarily from the SW along yellow Brick Road, however the road is quite a bit lower than this project, there is a natural small ridge between OS3F which lies between the road and the development site and there are a fair number of trees on this hill that would naturally filter that view. Staff feels this criteria is being met when seen in the context of available view corridors. If DRB feels otherwise, specific feedback should be given to the applicant so revisions can be made.

17.5.7: Grading and Drainage Design

Staff: The entirety of the parcel is proposed for some level of re-grade, this is necessary to accommodate the access, buildings, underground parking and necessary site retaining walls.

A stormwater drainage system is proposed that has an underground detention tank prior to discharging into the existing Town storm drains. On multi-family projects the CDC requires that a drainage study is done that calculates projected run-off and will need to be provided by the applicant to public works to determine that the existing stormwater system can absorb the level of run-off that could be created from this development. Details of the proposed stormwater treatment facility have been provided. Stormwater will be collected, treated and sent into the Town stormwater drains.

There are extensive retaining walls mostly to the rear of the property. The applicant has stepped these walls in order to integrate better with the landscape and provide additional planting beds. The civil drawings are somewhat cut off and don't show the walls in their entirety. The landscape plans show these more clearly. Without a full civil set it is hard to determine wall heights but at least some of them will require a design variation for height. The applicant should revise the civil drawings to show the entirety of the parcel as well as indicate any walls that are more than 5' in height.

17.5.8: Parking Regulations

Staff: Condominiums as well as employee condominiums in the Village Center require one parking space per unit. There is an additional requirement of 1-5 spaces for HOA maintenance vehicles for multi-family dwellings. The applicant has shown (40) interior parking spaces on their plan which exceeds the 21 (plus 1-5 HOA spaces) that are required per the current configuration. The design narrative discusses potential uses for excess spaces, however as this project goes through development it will be important to understand how the individual spaces are assigned and ensure they are maintaining these requirements as the condominium documents are created.

Parking spaces seem to be meeting the dimensional requirements of 9' x 18 and the aisle width appears to be 22', but these dimensions should be called out on the plans. Floor to floor heights on the garage level appear to be 14', and the applicant has shown that the clearance into the garage will be no less than 12.5'.

Multi-family development requires a loading/unloading area on the premises. In the Village Center these loading/unloading areas are also required to be contained entirely within the building. The applicant is requesting a waiver from these requirements. The Blue Mesa Parking and Delivery Zone is less than 100' from the access to this property and proposes to use this as their delivery area instead. DRB should discuss whether this waiver seems appropriate, given the challenges of not only providing a large pace, but then somehow having the truck be able to turn around within the property. If a waiver is allowed, a design variation should be granted.

Snow storage areas if any have not been identified and should be indicated prior to final review, the short access to the driveway was indicated in the narrative to be snowmelted.

An overall signage plan for the parking area that details signage for accessible parking, HOA maintenance parking and any assigned parking, no parking and loading/unloading area should be provided prior to final review.

17.5.9: Landscaping Regulations

A conceptual landscaping plan has been provided for Initial Review. It indicates general areas of planting, planting species (grasses, shrubs, perennials and tree species). It does not indicate specific trees in specific locations, tree diameters, number of perennials, irrigation, etc. It should be noted that landscaping plans aren't required until final review, these details will be provided at that time. The conceptual plan included in this packet is different from the one reviewed by the Town Forrester. This plan addresses some of the concerns raised in that referral comment, and will be re-reviewed by the Forrester prior to final review.

17.5.10: Trash, Recycling and General Storage Areas

The trash enclosure is 10' x 18' 9 ½"', ceiling height clearance is not indicated. The area dimensions meet the minimum requirements for multi-family units within the CDC, detail of ceiling heights will need to be confirmed prior to final review. There is no detail of the proposed equipment, or layout of the trash enclosure. Ceiling clearance, proposed equipment and a rough estimate of number of required trash pick ups per week should be provided to ensure this area is designed to accommodate the units on the property.

17.5.11: Utilities

Staff: All existing utilities are in or near Lost Creek Lane.

17.5.12: Lighting Regulations

Staff: A preliminary lighting plan has been provided. Fixtures with specification sheets have been provided, they mostly appear to meet current lighting regulations. The "microbrite" pool light does not show enough information to understand lumen output. A detail of the installation methods of the linear LED lighting should be provided. A full photometric study should also be provided prior to final review.

17.5.13: Sign Regulations

Staff: The address monument is set into the retaining wall/planter to the east of the driveway. It is understated, but appropriate to the design of the overall project. It mirrors the stone and steel used in the rest of the building. The dimensions of the monument for multi-family projects differ from those of single family residential - generally larger, with heights to 9'. It is unclear what the dimension from grade to the bottom of the numerals is, but the CDC requires a minimum of 54". A 9' height in this location seems like, and the applicant should revise the plans to clearly show all dimensions.it could cause difficulties with vehicular site lines. Lighting is proposed as linear LED lighting, recessed and set above laser cut steel letters/numbers. DRB should give the applicant some feedback as to what an acceptable height for this

monument should be. The applicant should revise the drawings prior to final review to address these concerns.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: Fire Mitigation and Forestry Management: This is a previously disturbed site with almost no trees, all of which would have to be removed for building. Staff was able to confirm this visually on site and therefore waived the tree survey. The Town Forrester will review the final landscape plan, and any comments related to fire mitigation from the revised plan will be included at final review.

Snowmelt is allowed at 1000 s.f. plus an additional 50 s.f. per unit for multi-family units without remediation. For this development that equates to 2,050 s.f. The plans have not indicated any areas of snowmelt the design narrative references a melted driveway. All snowmelted areas should be clarified by the applicant prior to final review.

The lot does contain areas of steep slope. A practical alternatives analysis that addresses all steps that were taken to avoid fill, excavation and disturbance of these steep slopes should be provided to better demonstrate compliance with this code.

17.6.6: Roads and Driveway Standards
Staff: The driveway is shown at 25' wide. The CDC requires widths of 20' plus (2) 2' shoulders for multi-family development. It is unclear if there is a v-pan or some transition between the driveway and sidewalk, or a shoulder on the opposite side. More detail should be provided in terms of shoulders and drainage, to show that the CDC requirements are being met. The grade of the drive is shown at 2%. Prior to final review the applicant should revise the access plan to address these concerns. Clearance into the gargage is shown at a minimum of 12.5'

17.6.8: Solid Fuel Burning Device Regulations
Staff: It is unclear if any solid fuel burning devices are included on the floorplans. This should be clarified prior to final review and the applicant should specify the fuel source. Spark arresters and Town issued wood burning fire permits would be required for each instance of a wood burning device. The exterior fire pit will be required to run on gas.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: Construction mitigation plans have not been submitted and are not required until final review.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 644, 347 Adams Ranch Rd., based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Initial Architectural and Site Review for a new multi family development on Lot 3R, also known as Lot 27A Belvedere, TBD Lost Creek Lane, based on the evidence provided within the Staff Report of record dated August 24, 2022, with the following design variations and DRB specific approvals:

Design Variations:

1. Exterior materials- less than 25% stucco, more than 25% wood
2. Loading/Unloading Zone Waiver
3. Retaining wall heights

DRB Specific Approval:

1. Exterior Materials – metal fascia
2. GE Encroachments – Patio surface, retaining walls, decks, green roof, emergency turn-around(sub-grade)
3. Green roof

And, with the following conditions:

1. Prior to final review, the applicant shall provide stormwater calculations.
2. Prior to final review, the applicant shall revise height compliance per the comments of this memo.
3. Prior to final review the applicant shall revise the address monument design to clearly demonstrate dimensions as recommended by DRB members at this meeting
4. Prior to final review the applicant shall provide details of any necessary snow storage areas as well as demonstrate all areas of snowmelt along with included square footages.
5. Prior to the final review, the applicant shall revise the driveway plan to show any required v-pans or shoulders.
6. Prior to final review the applicant shall revise the parking plan to show parking space dimensions as well as drive aisle dimensions, and shall provide details of the parking area sign program as required by the CDC.
7. Prior to final review the applicant shall calculate approximate weekly projected trash removal, shall demonstrate proposed trash and recycling receptacles within the trash area and provide trash area ceiling height.
8. Prior to final review the applicant shall revise the roof plans to indicate any snow safety devices.
9. Prior to final review the applicant shall provide a steep slope practicable alternatives analysis.
10. Prior to final review the applicant shall indicate fuel source for all fireplace devices.
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. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
13. Concurrent with the condominium map and issuance of a certificate of occupancy, the owner must execute deed restrictions associated with the two employee condominiums. The 1997 ordinance/acknowledgment applies.
14. 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
15. 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.

/aw

EXHIBIT A

Topographic/Existing Conditions
Belvedere Park Parcel Three-R
Town of Mountain Village

This Existing Conditions/Improvement Survey of Belvedere Park Parcel Three-R was compiled using a 2018 UAS drone survey provided by the Town of Mountain Village, and site survey completed on May 9, 2022 under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land Or Improvement Survey Plat as defined by Colorado State Statute.

DAVID R. BULSON PROFESSIONAL LAND SURVEYOR 37662

P.L.S. NO. 37662 *Date*

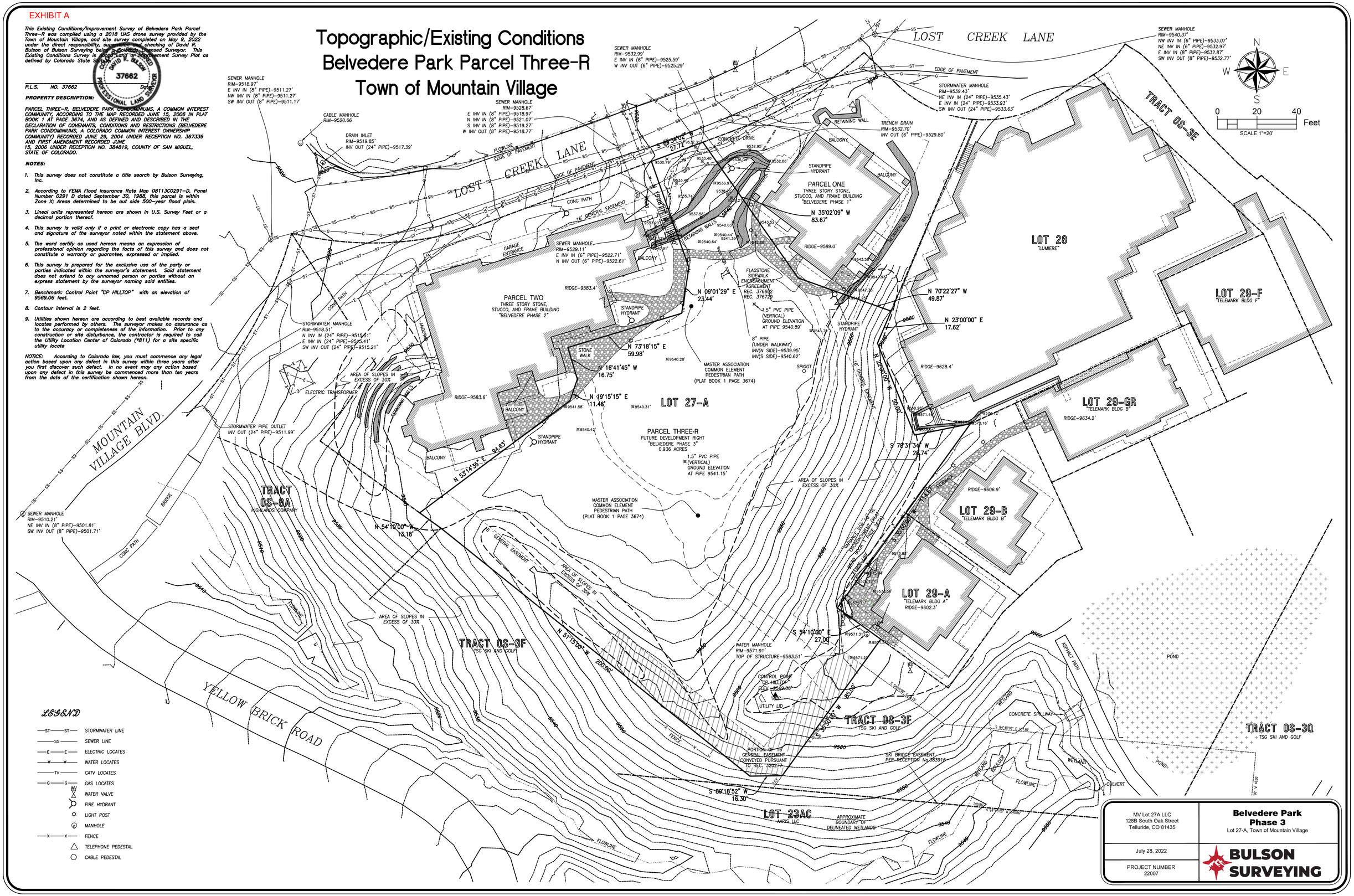
PROPERTY DESCRIPTION:

PARCEL THREE-R, BELVEDERE PARK CONDOMINIUMS, A COMMON INTEREST COMMUNITY, ACCORDING TO THE MAP RECORDED JUNE 15, 2006 IN PLAT BOOK 1 AT PAGE 3674, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (BELVEDERE PARK CONDOMINIUMS, A COLORADO COMMON INTEREST OWNERSHIP COMMUNITY) RECORDED JUNE 29, 2004 UNDER RECEPTION NO. 367339 AND FIRST AMENDMENT RECORDED JUNE 15, 2006 UNDER RECEPTION NO. 384819, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *This survey does not constitute a title search by Bulson Surveying, Inc.*
2. *According to FEMA Flood Insurance Rate Map 08113C0291-D, Panel Number 0291 D dated September 30, 1988, this parcel is within Zone X; Areas determined to be out side 500-year flood plain.*
3. *Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.*
4. *This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.*
5. *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.*
6. *This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.*
7. *Benchmark: Control Point "CP HILLTOP" with an elevation of 9569.06 feet.*
8. *Contour interval is 2 feet.*
9. *Utilities shown hereon are according to best available records and locates performed by others. The surveyor makes no assurance as to the accuracy or completeness of the information. Prior to any construction or site disturbance, the contractor is required to call the Utility Location Center of Colorado (*811) for a site specific utility locate*

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



MV Lot 27A LLC 128B South Oak Street Telluride, CO 81435	**Belvedere Park Phase 3** Lot 27-A, Town of Mountain Village
July 28, 2022	**BULSON SURVEYING**
PROJECT NUMBER 22007	

Design Narrative – Mountain Village Lot 27A

Attached:

Exhibit 01 – Design Package

Exhibit 02 – HOA Approval Letter for density

Exhibit 03 – General Easement Variance Request

Exhibit 04 – Building Material Variance Request

Exhibit 05 – Loading/Unloading Variance Request

Exhibit 06 – Civil Site Evaluation Narrative

Exhibit 07 – Cut Sheets

This design narrative addresses how the proposed development at Lot 27A/Parcel Three-R, is in compliance with the Mountain Village Municipal Code, specific to the Community Development Code (CDC) requirements. The proposed development is designed with pedestrian and vehicular access directly off of Lost Creek Lane. The proposed access meets clearance and access requirements while incorporating a green roof design to minimize visual impact. Parking for the proposed development is entirely below grade, with two individual building forms rising up from the proposed grade line. A total of nineteen (19) for-sale units and two (2) employee housing units are incorporated into the building design. Architectural moments highlight key corners of the buildings through the use of glazing, timber, and flared roof forms. A short exterior corridor is implemented on the upper levels to provide a secondary means of EGRESS between units. The overall form of the building settles into the southern and eastern hills, with units focused to maximize view corridors and natural daylight.

Section 17.3.2 – Zone Districts Established

B.8. Village Center Zone District – The Village Center Zone District ("VC") is intended to provide for a mix of high intensity and high intensity land uses in the Village Center limited to commercial, multifamily, recreational trails, active recreation uses, recreational facilities, parking facilities, visitor-oriented uses, conferencing facilities, cultural facilities and uses, workforce housing, resort support and similar uses.

> 17.3.4.H.2 – Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, plaza uses and other similar uses. Storage buildings are expressly prohibited.

Section 17.3.7 – Density Limitation

C. The person-equivalent density is calculated based on the actual unit-to-person equivalent density conversion factors listed in Table 3-2:

Zoning Designation	Actual Unit	Person-Equivalent Density
Condominium	1	3.0 Person Equivalents
Employee Condominium	1	3.0 Person Equivalents

> *The proposed development has a total of 19 condominium units and 2 employee condominium units. Per Table 3-2 above, the person-equivalent density of the proposed development is 63.0. Please refer to Exhibit 02 for HOA approval regarding density.*

Section 17.3.11 – Building Height

B. The Building Height shall be measured from the highest point on the rooftop, roof ridge, parapet, or topmost portion of the structure (including but not limited to the roofing membrane) to the natural grade or finished grade, whichever is more restrictive, located directly below the highest point of the structure. A building height calculation is produced for each of the four (4) architectural elevations.

Please refer to sheets A2.01-A2.06 and sheet A9.20 of the attached Exhibit 01 for a review of Building Height. The proposed development is conforming with all building height requirements. Per Table 3-3, the maximum building height for Village Center Zoning is 60' – 0". As noted on Sheet A2.01, the maximum building height is 54' – 11 ½".

Per Table 3-3 footnote 1; The ridge of a gable, hip, gambrel, or similar pitched roof may extend the maximum building height up to five (5) feet above the specified height limit, except on ridgeline lots.

Per Table 3-3 footnote 2; Chimneys, flues, vents, or similar structures may extend up to five (5) feet above the specified maximum height excluding unscreened telecommunications antenna with the height of such structures set forth in the telecommunications antenna regulations.

C. The Average Building Height shall be measured from the natural grade or finished grade, whichever is more restrictive, to the point on the roof plane midway between the eave and the highest point on the rooftop, roof ridge, parapet, or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.

Please refer to sheet A1.40 of the attached Exhibit 01 for a review of Average Building Height. The proposed development is conforming with all average building height requirements. Per Table 3-3, the maximum average building height for Village Center Zoning is 48' – 0". As noted on sheet A1.40, the maximum average building height is 39' – 6".

Section 3.13 – Maximum Lot Coverage

A. Maximum lot coverage for buildings in all zone districts is set forth in Table 3-4:

Zone District	Maximum Lot Coverage
Village Center	No lot coverage limit due to high density nature of Comprehensive Plan.

Per Table 3-4 as noted above, there is no lot coverage limit requirement for the proposed development.

Section 17.3.14 – General Easements Setbacks

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above-grade and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

Please refer Exhibit 03. The proposed development is requesting a design variance to waive the 16' – 0" General Easement in the areas noted. The variance request is in conformance with CDC section 17.3.14.F.

Section 17.5.5 – Building Siting Design

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

Please refer to sheets L0.1 and A1.01 of the attached Exhibit 01. The proposed development integrates a green roof over the vehicular and pedestrian entry, blending the site access into the existing landscape. The green roof design also provides natural snow protection.

Section 17.5.6 – Building Design

A. Building Form – The alpine mountain design shall be based on building forms that are well grounded to withstand the extreme natural forces of wind, snow, and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form are stone, metal, stucco, or wood. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow.

Please refer to sheet A9.01 of the attached Exhibit 01. The proposed development is designed to integrally blend with the surrounding context. A combination of stone and wood meet grade directly, with materials typically spanning vertically. A combination of heavy timber and glazing are also introduced to highlight strong programmatic and view corridor elements of the building design.

C.1. Roof Design Elements – The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways, and pedestrian areas shall be protected from ice/snow shedding.

Please refer to sheets A1.15 and A1.31-A1.32 of the attached Exhibit 01. The roof form of the proposed development is predominantly gable as noted. Roof corners pitch upward in specific locations, in correlation with heavy timber and glazing areas below. Flat mechanical wells are designed into the ridgeline of each primary roof form, allowing for a naturally integrated and screened area for building mechanical equipment to be placed.

C.2. Roof Drainage – All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts, and heat-tape to contain roof run-off. Within the Village Center, all building roof run-off shall be directed to storm-sewers or drainage systems capable of handling the volume of run-off. Such systems shall be kept and maintained by the owner and/or respective homeowners association in a clean, safe condition and in good repair.

Please refer to sheet C0.01 of the attached Exhibit 01. The roof drainage system is designed to confirm with all CDC and Village Center requirements.

C.3. Roof Material – All roofing material shall be a type and quality that will withstand high alpine climate conditions. The review authority may require class A roofing materials as a fire mitigation measure.

Please refer to sheets A9.10 – A9.11 of the attached Exhibit 01. The proposed roofing material is a dark gray non-reflective standing seam. This is in accordance with CDC 17.5.6.C.3.c.i.

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

Please refer to sheets A2.10-A2.13 and A9.10 – A9.11 of the attached Exhibit 01. The primary materials proposed are stone, wood, metal, and glazing. Heavy timber is used to highlight specific architectural

moments within the design. The proposed development is requesting a design variance on material percentages. Please refer to Exhibit 04 for more information on this design variance request.

Section 17.5.7 – Grading and Drainage Design

L. All multifamily, mixed-use, or commercial projects shall be required to provide a drainage study prepared by a Colorado professional engineer with storm water run-off calculations that determines the volume of run-off from impervious surfaces.

Please refer to sheet C0.01 of the attached Exhibit 01 as well as the civil narrative attached in exhibit 06.

Section 17.5.8 – Parking Regulations

A.1. Parking spaces shall be provided on-site for development as set forth in Table 5-2:

Zoning Designation	Required Number of Parking Spaces
Condominium unit (Village Center)	1 space per unit
Employee condo/apt. unit (Village Center)	1 space per unit

Please refer to sheets A1.02 and A1.20-A1.21 of the attached Exhibit 01. The required number of parking spaces per Table 5-2 are provided. Additional parking spaces are also provided in accordance with CDC 17.5.8.B.2.ii. Limited Common Element for 21 spaces in accordance with the number of units provided. Three (3) General Common Element parking spaces are provided for short-term guest parking. The remaining parking spaces to be Limited Common Element. An additional (2) short-term GCE parking spaces are provided outside of garage entry.

A.10. Parking plans or site-plans for multifamily, commercial, or mixed-use development shall provide for an reflect the location of loading/unloading areas on the premises. Spaces shall be a minimum of twelve feet (12') in width by fifty-five feet (55') in length, with fourteen feet (14') of overhead clearance from street level. In the Village Center or the Village Center Subarea Plan, the loading/unlading area shall be located within the associated parking garage in order to minimize visual and noise impacts.

Please refer to Exhibit 05. The proposed development is requesting a design variance to relocate the loading/unloading area. The applicant is committed to working with the town staff to determine the most appropriate location.

Section 17.5.9 – Landscaping Regulations

B. The foundation to landscaping design shall be based on fitting the desired building or development into the surrounding landscape in accordance with the building site design and grading and drainage design standards as sensitively as possible to preserve trees and natural vegetation while still achieving the envisioned land use pattern in the Comprehensive Plan and within the design parameters set forth by the CDC. New landscaping shall fill in the developed/graded area of a site as a transition from the building hardscape and the outside living areas to the natural environment while also complying with the Fire Mitigation and Forestry Management Regulations.

The landscape design aims to reflect a few fundamental principles including creating a sense of place, visual interest, functionality, and a landscape transition into the open space areas. Moreover, creating a sense of screening and enclosure is important due to the proximity of the neighboring sites. Balancing the need to create a vegetative buffer between adjacent properties while also maintaining the stunning views to the surrounding mountains is of utmost importance. In addition to these fundamental principles, the design intent is driven by geology, specifically the shale found on site. The shale concept has informed the overall landscape design shape, form, and function. We intend to incorporate the angular, layered and multifaceted

qualities found in shale throughout the design, from the overall layout of the landscape space to the finer details of the paving materials, detailing, signage etc.

The site is surrounded, for the most part, by other developments and steep grades that require a series of tiered retaining walls. These walls are intended to be constructed of solid, beautiful materials that blend into the landscape. The tiered landscape planters will be filled with trees, low shrubs/perennials, and groundcovers to scale down the walls and achieve additional softening. We are taking cues from the adjacent landscapes and carrying that language into our site-specific microclimates. We are limited in areas throughout the site due to the sun/shade constraints, but these limitations will lead to diverse planting areas that respond to the site-specific planting areas. For example, the Aspen Grove, on the southern side of the property will trickle down into our tiered retaining walls.

Plant material has been carefully selected from the Native Planting Requirements Table found in the CDC guidelines and from the CSU Firewise plant material list. The landscape palette includes plants indigenous to the Rocky Mountain montane and subalpine life zones and that also comply with the Fire Mitigation and Forestry Management Regulations. The palette is selected to be resilient from both a fire and water conservation perspective. Due to the site conditions and Fire Mitigation and Forestry Management Regulations, the diversity in tree species is limited, so we can create the desired screening and still abide by the fire requirements. We have shifted the diversity of plant material to both the shrub and perennial palette where we can create a varied palette that is fire resistant. This varied palette will create visual interest, be more resistant to fire, disease, and drought. The diversity will also attract pollinators and provide seasonal interest and varied color. It is important to note that a good portion of the selected plant material also thrives in the native shale soil condition found on site.

The overall landscape is a careful balance of active and passive spaces, that include an open lawn area for play, deck area with two hot tubs, fire pit area and a variety of planting. The garden areas include shrub and woody planting areas (around the open lawn space for enclosure), ornamental grass and perennial areas (around the hot tub and above the garage lid to screen the road), groves of trees (to scale down the retaining walls and provide a buffer from the neighbors) and a native meadow (providing an open area to access views and create clear pedestrian Circulation).

We hope the proposed development will seamlessly blend into the surrounding landscape while providing access to the active outdoor spaces and creating a sense of place that appears and feels like it has always been there.

Please refer to sheet L3.0 of the attached Exhibit 01.

Section 17.5.10 – Trash, Recycling, and General Storage Areas

A. For all development, all trash containers shall be bear-proof, and trash and recycling containers shall be stored in an enclosure or garage as approved by the review authority. Locations and design for trash storage shall be indicated on the site plan. For multifamily or mixed-use developments, the minimal dimensions for trash and recycling enclosures shall be ten feet by twelve feet (10’ x 12’) if shared by more than four (4) units with a ceiling height of ten feet (10’).

Please refer to sheet A1.02 of the attached Exhibit 01.

Section 17.5.12 – Lighting Regulations

B. The basic guideline for exterior lighting is for it to be subdued, understated, and indirect to minimize the negative impacts to surrounding lots and public rights-of-way.

Please refer to sheet Light 1.0 of the attached Exhibit 01 as well as Exhibit 07 for lighting cut sheets.

MV Lot 27A

Mountain Village, CO

DRB Submittal

PROJECT LOCATION

PROJECT TEAM

ARCHITECTURE/INTERIORS
359 DESIGN
3630 W OSAGE ST.
DENVER, COLORADO 80211
CONTACT: WILL HENTSCHEL
WHENTSCHEL@359DESIGN.CO
PHONE: (303) 884-9131

OWNER
IDARADO REAL ESTATE COMPANY
128B S. OAK STREET
TELLURIDE, CO
CONTACT: CHRIS CHAFFIN
CHRIS@IDARADOREALESTATE.COM

CIVIL
GOFF ENGINEERING & SURVEYING
126 ROCK POINT DRIVE STE A
DURANGO, CO 81301
CONTACT: DROB HARRIES
RHARRIES@GOFFENGINEERING.COM

MEP

LANDSCAPE
CONNECT ONE DESIGN
350 MARKET STREET SUITE 307
BASALT, CO 81621
CONTACT: GYLES THORNELY
GT@CONNECTONEDESIGN.COM

STRUCTURAL

SPEC WRITER

FIRE PROTECTION

DRAWING ABBREVIATIONS

AB	ANCHOR BOLT		
ACT	ACOUSTICAL TILE CEILING	MEM	MEMBRANE
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
ALUM	ALUMINUM	MIN	MINIMUM
AP	ACCESS PANEL	MR	MOISTURE RESISTANT
APPROX	APPROXIMATE	MTL	METAL
ARCH	ARCHITECTURE	NIC	NOT IN CONTRACT
ASSOC	ASSOCIATED	NO	NUMBER
BD	BOARD	NOM	NOMINAL
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	OA	OVERALL
BO	BOTTOM OF	OAM	OVERALL MASONRY
BOT	BOTTOM	OC	ON CENTER
BRG	BEARING	OH	OVERHEAD
BSMT	BASEMENT	ORD	OVERFLOW ROOF DRAIN
CJ	CONTROL JOINT	OS	OVERFLOW SCUPPER
CL	CENTERLINE	OPG	OPENING
CLG	CEILING	OPOI	OWNER PROVIDED OWNER
CLR	CLEAR	INSTALLED	
CMU	CONCRETE MASONRY UNIT	OPCI	OWNER PROVIDED CONTRACTOR
COL	COLUMN	INSTALLED	
CONC	CONCRETE	PC	PRECAST
CONT	CONTINUOUS	PF	PREFINISHED
COVR	COVER	PJ	PANEL JOINT
CPT	CARPET	PL	PLATE
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
CTR	CENTER	PLMG	PLUMBING
DEC	DETENTION EQUIPMENT CONTRACTOR	PNL	PANEL
DET	DETENTION	PT	PRESSURE TREATED
DEMO	DEMOLITION	PTD	PAPER TOWEL DISPENSER
DIA	DIAMETER	REINF	REINFORCED
DIM	DIMENSION	REQ	REQUIRED
DF	DRINKING FOUNTAIN	REV	REVISED
DGB	DETENTION GRAB BAR	RD	ROOF DRAIN
DR	DOOR	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	SAP	SECURE PANEL ACCESS
EJ	EXPANSION JOINT	SC	SEALED CONCRETE
ELEC	ELECTRICAL	SCHED	SCHEDULED
ELEV	ELEVATOR	SEC	SECURITY
EQ	EQUAL	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
ER	EPOXY RESIN	SHWR	SHOWER
EXT	EXTERIOR	SK	SINK
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
FDN	FOUNDATION	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STL	STEEL
FF EL	FINISH FLOOR ELEVATION	STIFF	STIFFENER
FIN	FINISH	STRUCT	STRUCTURAL
FRT	FIRE RESISTANT TREATED	T&G	TONGUE AND GROOVE
FLR	FLOOR	TO	TOP OF
FS	FOOD SERVICE	TOF	TOP OF FOOTING
FT	FOOT	TPH	TOILET PAPER HOLDER
FTG	FOOTING	TS	TUBE STEEL
FUT	FUTURE	TYP	TYPICAL
GA	GUAGE	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	VAR	VARIES
GL	GLASS	VB	VAPOR BARRIER
GR	GRADE	VCT	VINYL COMPOSITE TILE
GYP BD	GYPSUM BOARD	VERT	VERTICAL
HC	HOLLOW CORE	VIF	VERIFY IN FIELD
HT	HEIGHT	VT	VINYL TILE
HM	HOLLOW METAL	VTR	VENT THROUGH ROOF
HORIZ	HORIZONTAL	VWC	VINYL WALL COVERING
INT	INTERIOR	W	WITH
INSUL	INSULTATION	WC	WATER CLOSET
JAN	JANITOR	WD	WOOD
JST	JOIST	WDW	WINDOW
LAV	LAVATORY	WP	WATERPROOF
MAX	MAXIMUM	WT	WALL TYPE
MECH	MECHANICAL	WWF	WELDED WIRE FABRIC

SYMBOLS

- ROOM NAME XXXXX — ROOM NAME/NUMBER
- X — EXISTING COLUMN CENTERLINE
- X — COLUMN CENTERLINE
- X — ACCESSORY
- 1 — DEMOLITION NUMBERED NOTES
- 01 A0.XX — BUILDING WALL SECTION
- A0.X X — ELEVATION
- 01 A0.X X — SECTION DETAIL
- 01 A0.X X — PLAN, BLOW-UP DETAIL
- +9'-0" — CEILING HEIGHT
- A3 — PARTITION TYPE WITH NO SOUND ATTENUATION
- A3 — PARTITION TYPE WITH SOUND ATTENUATION
- BUILDING EXPANSION JOINT

MATERIALS

- CONCRETE/ PRECAST CONCRETE
- SOIL
- SAND, EIFS FINISH COAT
- BRICK
- CMU
- STONE
- FIBERGLASS BATT INSULATION
- XPS RIGID INSULATION
- FOIL-FACED POLYISO RIGID INSULATION
- ccSPF - CLOSED CELL SPRAY POLYISO FOAM INSULATION
- GYPSUM BOARD OR FIBERGLASS-REINFORCED GYPSUM BOARD
- PLYWOOD
- COVER BOARD

CEILING SYMBOLS

- GYP BD CEILING
- SUPPLY AIR
- RETURN AIR
- EXHAUST AIR
- ACCESS PANEL
- FLUORESCENT LIGHT
- SUSPENDED LIGHT
- SUSPENDED FLUORESCENT LIGHT
- CHANDELIER
- WALL MOUNTED FLUORESCENT FIXTURE
- EXIT SIGNS - HATCH INDICATES EXIT TEXT AND ARROW INDICATES DIRECTION
- S D — SMOKE DETECTOR
- S — SPEAKER
- PROJECTOR
- WALL WASHER
- PENDANT TYPE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- DOWNLIGHT
- STRIP LIGHT

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. SPECIFICATIONS GOVERN ALL.
2. CONTRACTOR TO ISSUE COMPLETE SET OF CONTRACT DOCUMENTS TO EACH SUBCONTRACTOR FOR COORDINATION OF WORK AND DESCRIPTION OF SCOPE.
3. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
4. REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING.
5. ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND NON-STRUCTURAL SYSTEMS, COMPONENTS AND ELEMENTS PERMANENTLY ATTACHED TO STRUCTURES, INCLUDING SUPPORTING STRUCTURES AND ATTACHMENTS AND NON-BUILDING STRUCTURES THAT ARE SUPPORTED BY OTHER STRUCTURES, SHALL MEET THE REQUIREMENTS PER 2015 IBC CHAPTER 16 AND ASCE 7-02 SECTION 9.6 COORDINATE DESIGN WITH ARCHITECT AND ENGINEER OF RECORD.
6. STUCCO ASSEMBLY REQUIRES (2) AIR-INFILTRATION LAYERS AS A BOND BREAK BETWEEN THE WALL ASSEMBLY AND THE STUCCO APPLICATION.

PROJECT DESCRIPTION

	PROVIDED	ALLOWABLE
LOT SIZE:	0.936 ACRES	40,772 SF
LOT COVERAGE:	21,511 SF (52.76%)	NO MAXIMUM COVERAGE
ZONING DESIGNATION:	VILLAGE CENTER	
MAXIMUM BUILDING HEIGHT:	54' - 11 1/2"	60' - 0"
MAXIMUM AVERAGE HEIGHT:	39' - 6"	48' - 0"
UNITS PROVIDED:		
FOR-SALE UNITS:	19 UNITS	
EMPLOYEE UNITS:	2 UNITS	
PARKING PROVIDED:		
UNIT PARKING	37 SPACES	21 SPACES (1/UNIT)
GUEST PARKING	5 SPACES	

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L3.0	Planting Plan
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TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

ISSUE

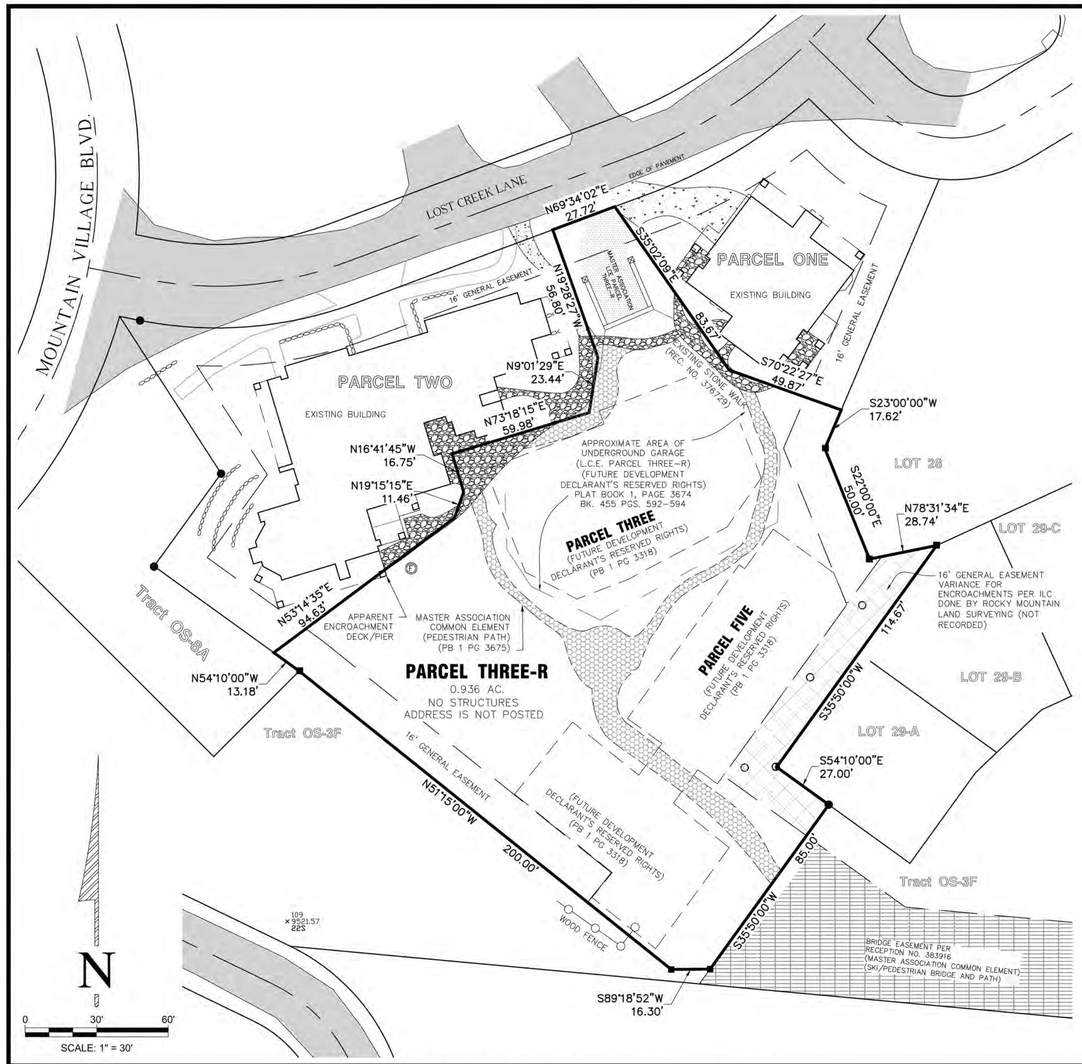
DRB Submittal

SHEET TITLE

Cover

SHEET NO.

A0.00



LEGEND

- FOUND REBAR & ALUMINUM CAP, LS 20632
- FOUND REBAR & ALUMINUM CAP, LS 24954
- FOUND REBAR & ALUMINUM CAP, LS 31155
- FOUND ALUMINUM CAP IN CONCRETE, CAP ILLEGIBLE
- FIRE PROTECTION SPRINKLER
- ASPHALT PAVEMENT
- INDICATES MASTER ASSOCIATION COMMON ELEMENT PLAT BOOK 1, PAGE 3674
- INDICATES MASTER ASSOCIATION LIMITED COMMON ELEMENT FOR PARCEL THREE-R PLAT BOOK 1, PAGE 3674
- INDICATES MASTER ASSOCIATION COMMON ELEMENT FOR BRIDGE EASEMENT PLAT BOOK 1, PAGE 3674

NOTICE:

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

NOTES:

1. According to Flood Insurance Rate Map 08113C0300 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Order No. ABS86008787, Effective Date 03/04/2019 at 5:00 P.M.
3. Lineal Units U.S. Survey Feet.
4. Improvements shown are from 4/2007 ILC, lot is completely snow covered. There is no evidence visible of any changes to the lot from the site inspection on 3/18/2019.
5. The use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

PROPERTY DESCRIPTION:

Parcel Three-R, Belvedere Park Condominiums, A Common Interest Community, according to the Map recorded June 15, 2006 in Plat Book 1 at page 3674, and as defined and described in the Declaration of Covenants, Conditions, and Restrictions (Belvedere Park Condominiums, a Colorado Common Interest Ownership Community) recorded June 29, 2004 under Reception No. 367339,

County of San Miguel,
State of Colorado

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, Bariloche, LLC, and TCH Belvedere Phase Three, LLC, a Deleware Limited Liability Company, and that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, March 18, 2019, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated and, there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Christopher R. Kennedy, P.L.S. 36577
03/27/2019

COLORADO REGISTERED
CHRISTOPHER R. KENNEDY
03/27/19
36577
PROFESSIONAL LAND SURVEYOR

IMPROVEMENT LOCATION CERTIFICATE
PARCEL THREE-R, BELVEDERE PARK CONDOMINIUMS

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

DATE:	3/22/2019
JOB:	03110
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21014
ISSUE DATE 08/13/2022

ISSUE

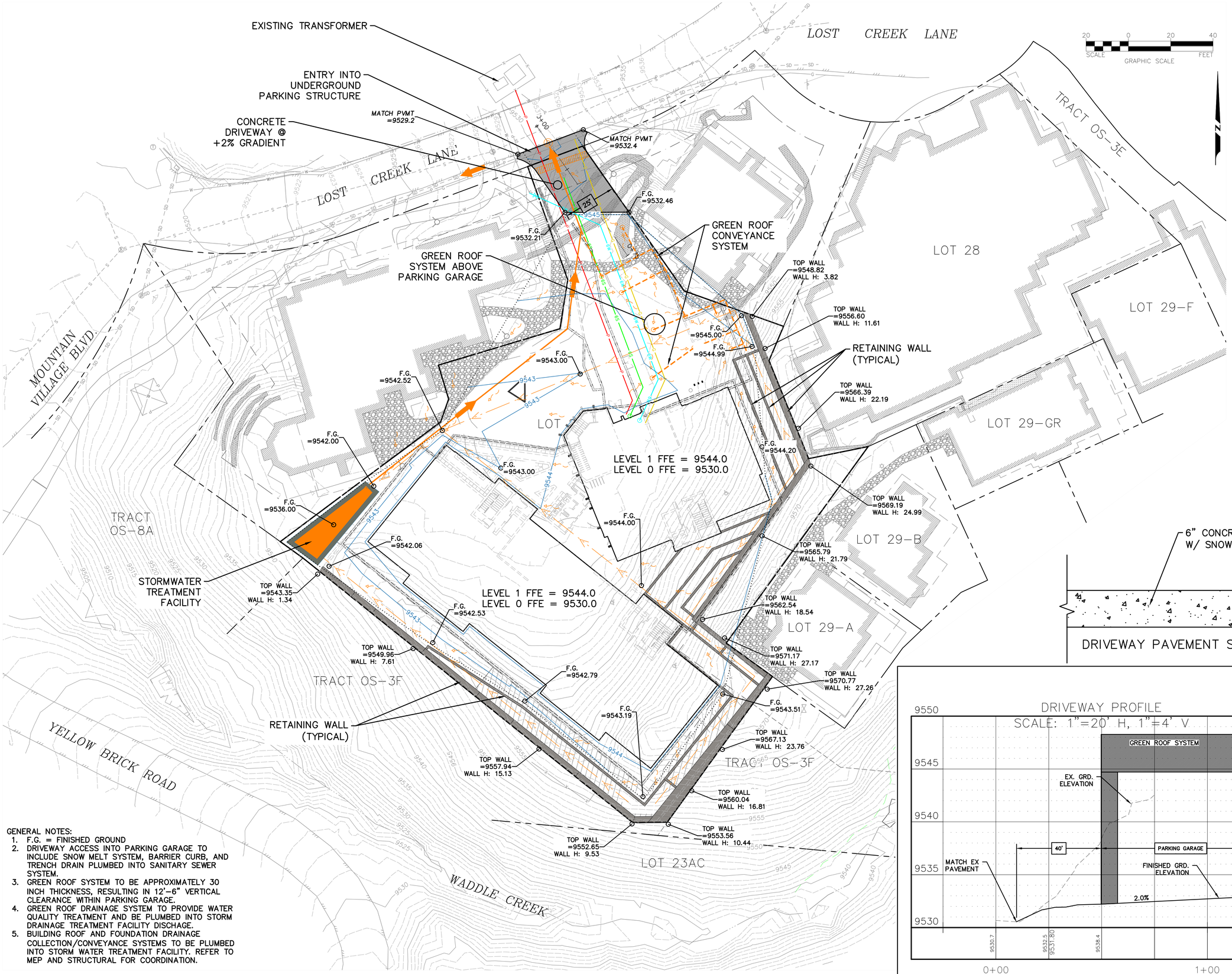
DRB Submittal

SHEET TITLE

ALTA Survey

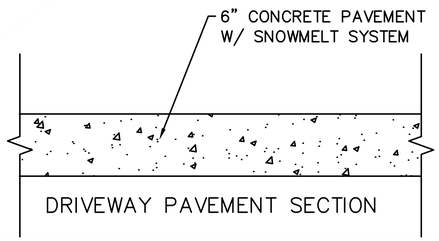
SHEET NO.

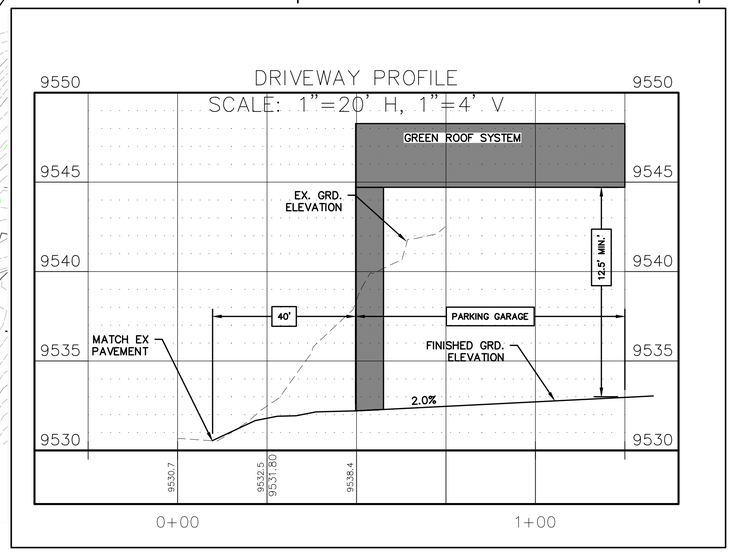
C0.0



GENERAL NOTES:

1. F.G. = FINISHED GROUND
2. DRIVEWAY ACCESS INTO PARKING GARAGE TO INCLUDE SNOW MELT SYSTEM, BARRIER CURB, AND TRENCH DRAIN PLUMBED INTO SANITARY SEWER SYSTEM.
3. GREEN ROOF SYSTEM TO BE APPROXIMATELY 30 INCH THICKNESS, RESULTING IN 12'-6" VERTICAL CLEARANCE WITHIN PARKING GARAGE.
4. GREEN ROOF DRAINAGE SYSTEM TO PROVIDE WATER QUALITY TREATMENT AND BE PLUMBED INTO STORM DRAINAGE TREATMENT FACILITY DISCHAGE.
5. BUILDING ROOF AND FOUNDATION DRAINAGE COLLECTION/CONVEYANCE SYSTEMS TO BE PLUMBED INTO STORM WATER TREATMENT FACILITY. REFER TO MEP AND STRUCTURAL FOR COORDINATION.





TOWN STAMP
GOFF ENGINEERING + SURVEYING INC
GOFF ENGINEERING & SURVEYING, INC.
126 ROCK POINT DRIVE SUITE A
P.O. BOX 97
DURANGO, COLORADO 81302
(970) 247-1705
www.GoffEngineering.com

NOT FOR CONSTRUCTION

DISCIPLINE STAMP

COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT SEAN HARRIES
35876
08-08-2022

MV Lot 27A

Mountain Village, CO

REVISIONS

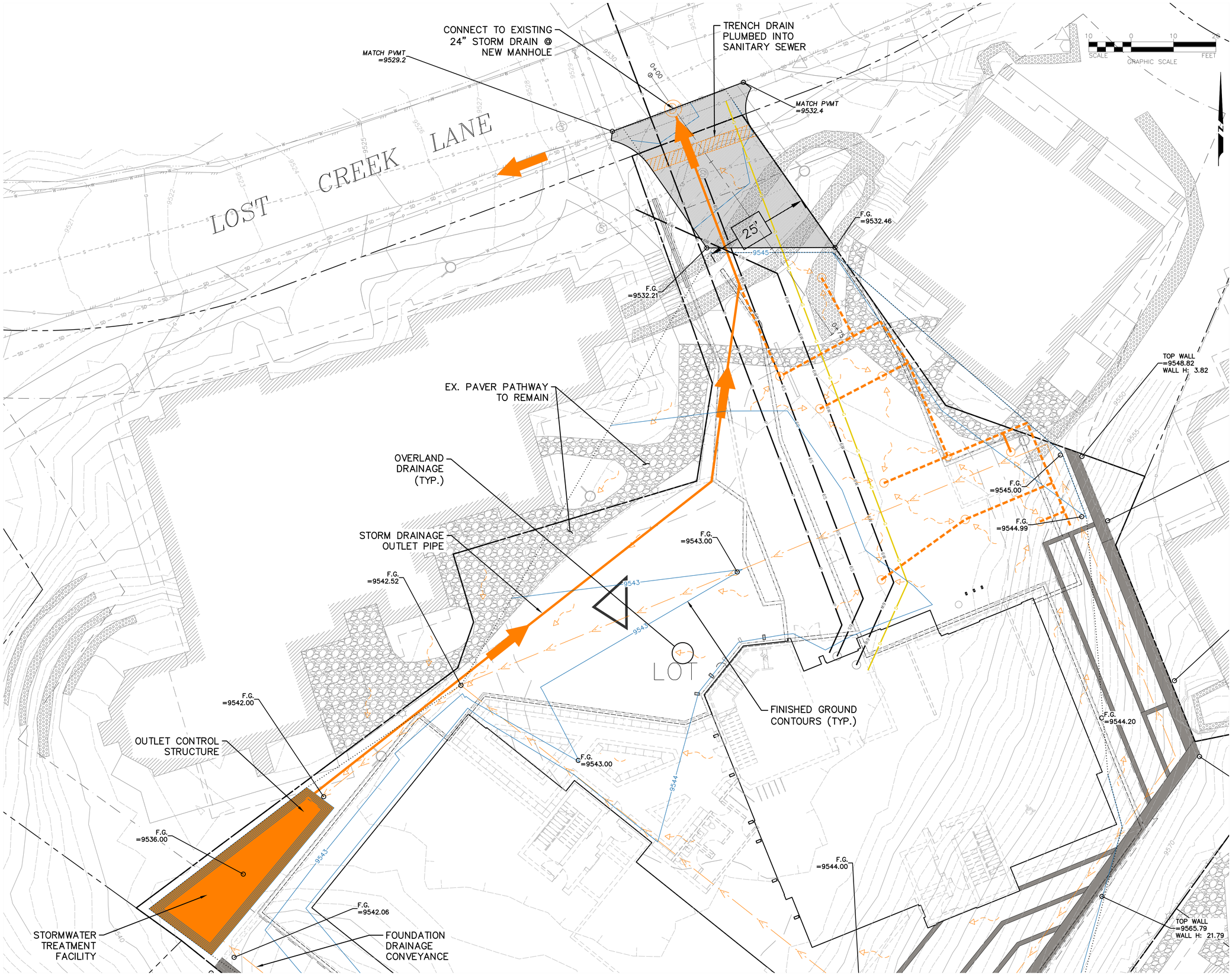
No.	Description	Date

PROJECT NUMBER: 21016 (22-014)
ISSUE DATE: 08/08/2022

ISSUE: 100% DRB Set

SHEET TITLE: OVERALL SITE PLAN

SHEET NO.: C1.0



TOWN STAMP

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ROBERT SEAN HARRIES
35876
08-08-2022

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016 (22-014)
ISSUE DATE 08/08/2022

ISSUE

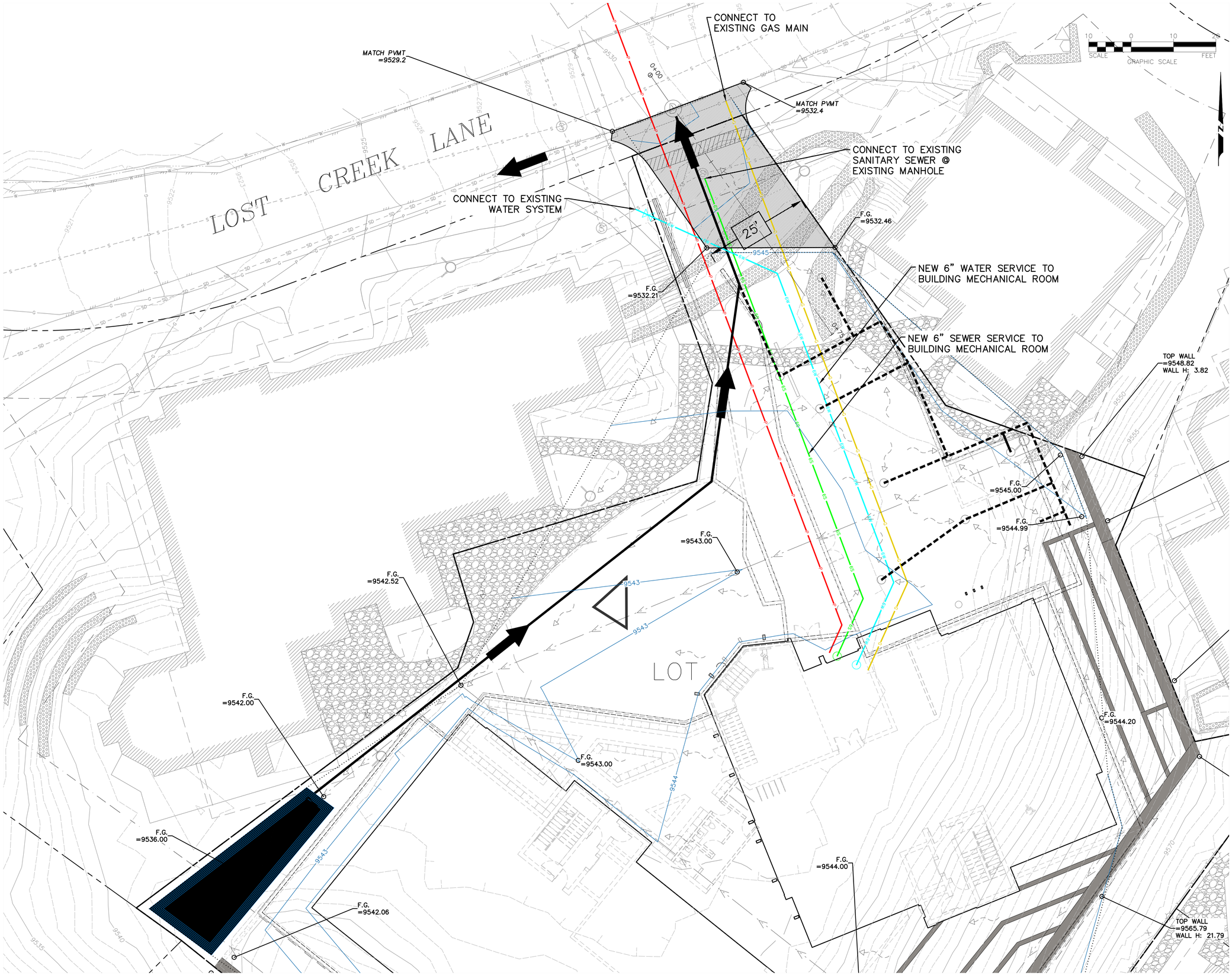
100% DRB Set

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NO.

C2.0



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COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT SEAN HARRIES
35876
08-08-2022

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 31016 (22-014)
ISSUE DATE 08/08/2022

ISSUE

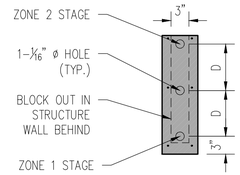
100% DRB Set

SHEET TITLE

UTILITY PLAN

SHEET NO.

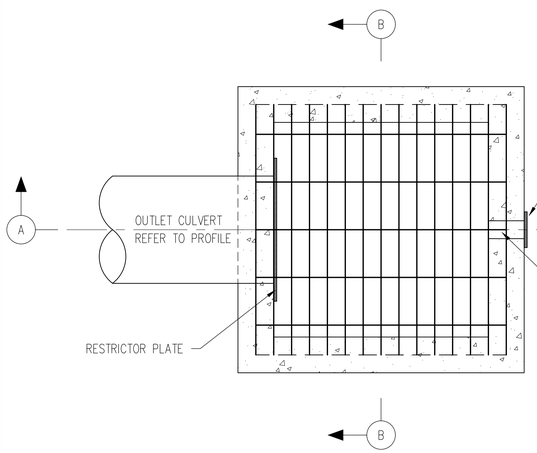
C3.0



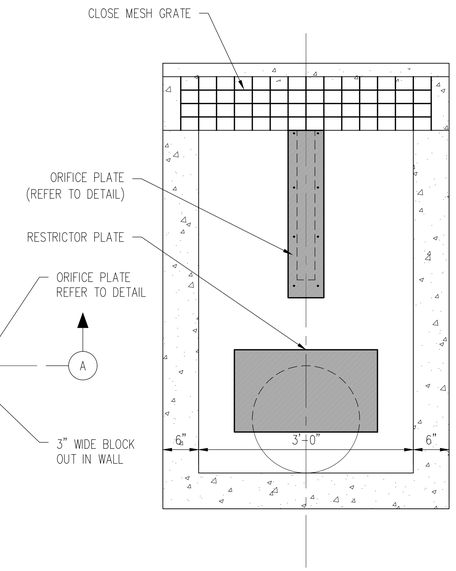
ORIFICE PLATE DETAIL

CONSTRUCTION NOTES:

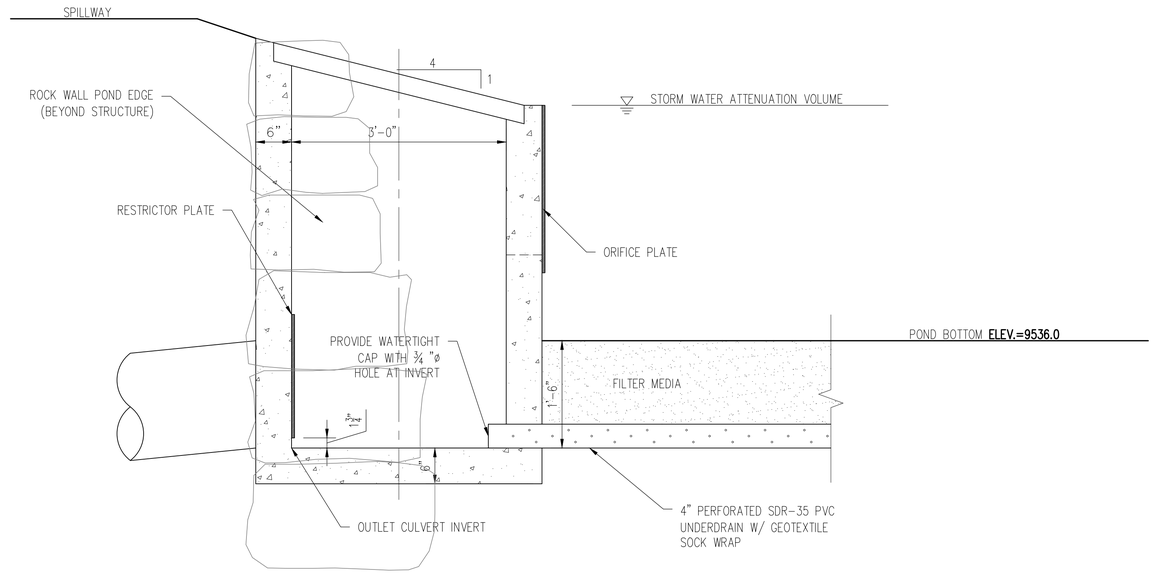
1. INLET STRUCTURE TO BE "TYPE C" REINFORCED CONCRETE PER CDOT STANDARD PLAN M-604-10
2. INLET GRATE TO BE "CLOSE MESH GRATE" PER CDOT STD PLAN M-604-10
3. ORIFICE PLATE TO BE 3/8" x 6" FLAT STEEL BAR
4. RESTRICTOR PLATE TO BE 3/8" x 24" STEEL PLATE.
5. ORIFICE AND RESTRICTOR PLATE TO BE ATTACHED TO CONCRETE WALL FACE WITH CONCRETE ANCHORS AND CAULKED TO PROVIDE A WATER TIGHT SEAL
6. SAND FILTER MEDIA TO BE CONCRETE SAND, CRUSHER FINES, OR AS APPROVED BY ENGINEER.



PLAN VIEW

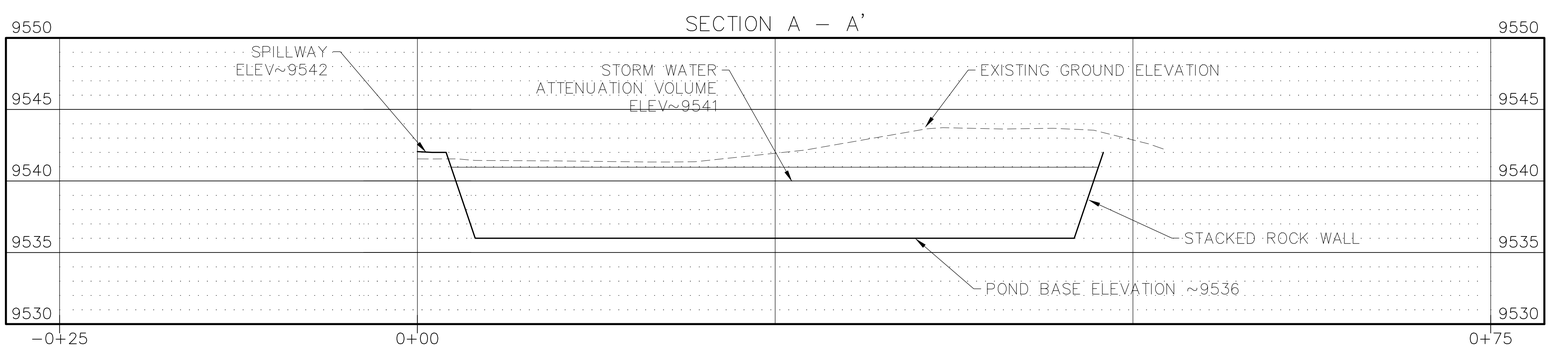


SECTION B-B



SECTION A-A

N.T.S.	SAND FILTER WATER QUALITY TREATMENT FACILITY	1



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DISCIPLINE STAMP

COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT SEAN HARRIES
35876
08-08-2022

MV Lot 27A
Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016 (22-014)
ISSUE DATE 08/08/2022

ISSUE
100% DRB Set

SHEET TITLE
POND DETAIL

SHEET NO.
C4.0

LEGEND

1. PARKING GARAGE ENTRY DRIVEWAY
2. PEDESTRIAN ENTRANCE TUNNEL
3. PARKING GARAGE CEILING "LID"
4. PEDESTRAIN ENTRY CEILING "LID"
5. ENTRY STAIRWAY TO BE REFURBISHED (VIEWSHED PRESERVED AS PER CODE)
6. PLANTING AREA (TYP.)
7. FLEXIBLE LAWN AREA
8. EXISTING PATHWAYS (EXPANDED)
9. STONE PAVED TERRACE
10. BOARDWALK
11. CUSTOM SPA (OVER 20' AWAY FROM NEIGHBORING BUILDINGS AS PER CODE)
12. CUSTOM FIRE PIT (OVER 20' AWAY FROM NEIGHBORING BUILDINGS AS PER CODE)
13. RETAINING WALL (TYP.)
14. BUILT-IN BENCH
15. STEEL WALL EDGE
16. HANDRAIL (TYP.)
17. UNDERGROUND WALLS (TYP.)
18. 2' GRAVEL- MAINTENANCE/FIRE SAFETY

GENERAL NOTES

IRRIGATION CONSULTANT TO BE BROUGHT ONTO THE TEAM FOR DETAILED IRRIGATION DRAWINGS; ALL CITY AND CDC REQUIREMENTS TO BE PROVIDED TO IRRIGATION CONSULTANT

AS NEEDED, SURVEY TO BE OBTAINTED TO ENSURE ANY EXISTING TREES WITH 4" CALIPER OR GREATER ARE PROTECTED

PLANT SPECIES DIVERSITY TO BE EMPLOYED WHERE POSSIBLE, WITH CONSIDERATION FOR FIRE CODE REGULATIONS AS WELL AS SUN/SHADE SITE CONSTRAINTS

WHERE POSSIBLE, TREES TO BE PLANTED IN NATURAL GROUPINGS OR GROVES TO NESTLE BUILDINGS IN THE SITE, WITH CONSIDERATION FOR FIRE CODE REGULATIONS

WHERE POSSIBLE, PLANTS TO BE ARRANGED IN SMALL, IRREGULAR CLUSTERS AND ISLANDS RATHER THAN IN LARGE MASSES, WITH CONSIDERATION FOR FIRE CODE REGULATIONS

THE FOLLOWING ADDITIONAL CODES WILL BE EMPLOYED FOR FURTHER DEVELOPMENT OF THE SITE AND PLANTING PLANS:

TREES WITH A DBH OF FOUR INCHES (4") OR GREATER SHALL BE SPACED WITH A TEN FOOT (10') CROWN-TO-CROWN SEPARATION. SHRUBS OVER FIVE FEET (5') TALL SHALL HAVE AN AVERAGE SPACING OFTEN FEET (10') FROM SHRUB-TO-SHRUB.

EXCEPTIONS:
•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.
•ASPENS, NARROWLEAF COTTONWOODS, WILLOWS AND OTHER TREES AND SHRUBS LISTED IN CSU COOPERATIVE EXTENSION PUBLICATION 6.305, FIREWISE PLANT MATERIALS AS AMENDED FROM TIME TO TIME, MAY BE SPACED CLOSER THAN THE TEN-FOOT (10') CROWN-TO-CROWN SEPARATION AS APPROVED BY STAFF.
•CLOSER SPACING OF ANY TREES MAY BE ALLOWED BY STAFF UPON A DETERMINATION THAT THE REQUIRED TEN-FOOT (10') CROWN-TO-CROWN SPACING WOULD PUT THE REMAINING TREES AT UNDUE RISK OF WIND-THROW OR SNOW BREAKAGE.

connect one DESIGN
LANDSCAPE ARCHITECTURE | LAND PLANNING
350 MARKET STREET | SUITE 300 | BASALT | CO | 81621
WWW.CONNECTONEDESIGN.COM | 970-385-4439

MV Lot 27A
Mountain Village, CO

GYLES THORNELY 365 01/01/2023 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022

Plot Date: Project # 489

OVERALL SITE PLAN

L0.1

PLANTING NOTES

(REFER TO SITE PLAN FOR ADDITIONAL "GENERAL NOTES" THAT PERTAIN TO PLANTING AS PER CODE)

NOT ALL PLANTS ON THE PLANT LISTS PROVIDED ON THIS SHEET WILL APPEAR IN THE FINAL DESIGN, BUT THE INTENT WILL BE FOR OPTIMAL DIVERSITY AND SPECIES SELECTION AMONG THIS LIST.

1. OWNER IS RESPONSIBLE FOR THE ELIMINATION OF ALL LIST A NOXIOUS WEEDS.
2. TREES AND SHRUBS SHALL BE MULCHED.
3. MIN TOPSOIL 4", AMENDMENTS TILLED INTO SOIL 6-8" (@3 CY/1000 SF).
4. ALL TREES WITH 4" DBH CALIPER NEED TREE PROTECTION FENCING
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL.
6. THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, CDC REQUIREMENTS AND THE TOWN'S WATER AND SEWER REGULATION.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND OPERATED IN ACCORDANCE WITH TABLE 5-3 IN THE CDC REQUIREMENTS.
8. NO FIRE HAZARD PLANT SPECIES SHALL BE PLANTED WITHIN THE 15' FIRE SAFETY SETBACK.
9. ALL TREE SPECIES, LOCATIONS, SOIL VOLUME, SOIL COMPOSITION TO BE REVIEWED AND APPROVED BY FORESTER PRIOR TO PERMIT SUBMISSION.
10. GREENROOF ASSEMBLY SPECIFICATION BY HYDROTECH WILL BE PROVIDED DURING PERMIT REVIEW TO INCLUDE WITH PERMIT SUBMISSION IN ORDER TO ENSURE ALL TREES AND SHRUBS ARE GIVEN AMPLE GROWING CONDITIONS AS PER FORESTER RECOMMENDATIONS AS WELL AS TO ENSURE PROTECTION OF THE BUILDING.

MIMIMUM PLANT SIZES:
- DECIDUOUS TREES - SINGLE STEM 3" CALIPER
- EVERGREEN TREES - 8-12 FEET IN HEIGHT WITH 30% 12' OR LARGER (NO MORE THAN 10% OF TREES LESS THAN MIN.)
- SHRUBS: 5 GALLON OR LARGER
- SLOPES SHOULD BE NETTED WITH AN APPROPRIATE MATERIAL TO PREVENT EROSION FOR SLOPES GREATER THAN 3:1

1 ZONE 1 | LAWN

flex open space lawn area

2 ZONE 2 | GREENROOF FORMAL GARDEN

privacy screening shrubs for noise buffer, species diversity, fire safe species selection, evergreens spaced according to code

PERENNIALS

Achillea lanulosa, Yarrow
Trollius laxus, Globeflower
Campanula rotundifolia, Harebells
Penstemon strictus, Rocky Mountain Penstemon
Gaillardia aristata, Indian Blanket
Mahonia repens, Creeping Holly
Symphoricarpos spp., Snowberry
Aquilegia caerulea, Rocky Mountain Columbine
Ajuga reptans, Bugleweed
Alchemilla sp., Lady'smantle
Anaphalis margaritacea, Pearlyeverlasting
Geranium richardsonii, White Geranium
Ipomopsis aggregata, Scarlet Gilia
Aconitum spp., Monkshood
Artemisia frigida, Fringedsage
Delphinium spp.
Geranium spp., Hardy Geraniums
Cerastium tomentosum, Snow-In-Summer
Iris missouriensis, Missouriris
Lamium sp., Deadnettle
Lavandula spp., Lavender
Helianthus pumilus, Smallsunfower
Heuchera spp., Coralbells
Polemonium sp., Jacob's Ladder
Linum lewisii, Wild Blue Flax
Lupinus argenteus, Silver Lupine
Solidago missouriensis, Smooth Goldenrod
Thalictrum fendleri , Fendler Meadowrue

TREES

Populous tremuloides, Quaking Aspen
Acer glabrum, Rocky Mountain Maple

SHRUBS

Prunus virginiana 'shubert', Canada Red Chokecherry
Prunus virginiana, Western Chokecherry
Cornus stolonifera coloradense, Colorado Dogwood
Symphoricarpos oreophilus, Mountain Snowberry
Prunus virginiana melanocarpa, Native Chokecherry
Rubus deliciosus, Boulder Raspberry
Rosa woodsii, Woods Rose
Philadelphus, Little-leaf Mockorange
Physocarpus, Mountain Ninebark
Potentilla fruticosa, Shrubby Cinquefoil
Prunus besseyi, Western sandcherry
Euonymus alatus, Burning Bush Euonymus
Pinus sylvestris 'Glauca Nana', Dwarf Blue Scotch Pine
Artemisia cana, Silver Sagebrush
Cercocarpus intricatus, Littleleaf Mountain Mahogany
Thuga occidentalis 'Little Giant', Little Giant Arborvitae
Picea pungens 'Glauca Globosa', Globose Dwarf Colorado Spruce

3 ZONE 3 | GREEN ROOF (LOW VISIBILITY)

low grasses + succulents

Panicum virgatum, 'Heavy Metal' (4' mature height)
Bouteloua gracilis, Blonde Ambition (2.5-3' mature height)
Helictotrichon sempervirens, Blue Oat Grass (2' mature height)
Sedum spp., Stonecrop
Sedum lanceolatum, Yellowstonecrop
Sempervivum sp., Hensandchicks

4 ZONE 4 | PERIMETER PLANTERS

trees, cascading groundcovers/vines

TREES

Populous tremuloides, Quaking Aspen
Acer glabrum, Rocky Mountain Maple

SHRUBS

Cornus stolonifera coloradense, Colorado Dogwood
Salix spp., Willow Species
Arctostaphylos patula, Greenleaf Manzanita
Arctostaphylos uva-ursi, Kinnikinnick
Cotoneaster horizontalis, Spreading Cotoneaster

PERENNIALS/GROUNDCOVERS

Arctostaphylos patula, Greenleaf Manzanita
Mahonia repens, Creeping Holly
Cerastium tomentosum, Snow-In-Summer
Lamium sp., Deadnettle
Thymus spp., Thyme
Veronica pectinata, Speedwell
Vinca minor, Periwinkle Myrtle
Waldsteinia spp., Barren Strawberry

5 ZONE 5 | NATIVE MEADOW PLANTING

meadow planting serves as a creative opportunity for increased species diversity to promote an enriched ecosystem

TREES + SHRUBS

Picea pungens, Colorado Spruce
Populous tremuloides, Quaking Aspen
Prunus virginiana 'shubert', Canada Red Chokecherry
Prunus virginiana, Western Chokecherry

MEADOW SEED MIX

Indian Rice Grass 'Nez Par' – Achnatherum hymenoides 'Nez Par' (3.0 lbs/acre)
Sideoats Grama – Bouteloua curtipedula 'Pierre' (4.0 lbs/acre)
Sandberg Bluegrass – Poa secunda 'Sherman' (0.5 lbs/acre)
Thickspike Wheat Grass – Elymus lanceolatus (2 lbs/acre)
'San Luis' Slender Wheatgrass – Elymus trachycalulus (3lbs/acre)
'Garnet' Mountain Brome – Bromus marginatus 'Garnet' (3 lbs/acre)
Arizona Fescue – Festuca ovina 'Arriba' (2.5 lbs/acre)
'Arriba' Western Wheatgrass – Pascopyrum smithii 'Arriba' (2.5 lbs/acre)
Hairy Golden Aster – Chrysopsis villosa (0.25 lbs/acre)
Lanceleaf Coreopsis – Coreopsis lanceolata (0.5 lbs/acre)
Silver Lupine – Lupinus argenteus (1.0 lb/acre)
Blue Flax – Linum lewisii (1.0 lb/acre)
Rocky Mountain Penstemon Penstemon strictus (2.0 lbs/acre)
Sweet William Pinks (0.15 lbs/acre)
Perennial Gaillardia (0.35 lbs/acre)
California Poppy (0.35 lbs/acre)
Firecracker penstemon – Penstemon eatonii (0.1 lbs/acre)
Common yarrow – Achillea millefolium (0.5 lbs/acre)

6 ZONE 6 | EXISTING VEGETATION

existing vegetation to be identified, matched and enhanced per owner direction

7 ZONE 7 | REVEGETATION

areas of disturbance due to walls/micropiles/general construction

native grass seed mix for general revegtation as per city:

Western Yarrow (5%)
Tall Fescue (10%)
Arizona Fescue (5%)
Hard Fescue (5%)
Creeping Red Fescue (10%)
Alpine Bluegrass (10%)
Perennial Ryegrass (15%)
Slender Wheatgrass (10%)
Mountain Brome (15%)

SCALE: 1/16" = 1'-0"

0 16 32 FT

N

connect one DESIGN
LANDSCAPE ARCHITECTURE | LAND PLANNING
310 MARKET STREET, SUITE 102-1, MARS, COLORADO 81421
970-729-0683 | CONNECTONEDESIGN.COM | TYLER@CODESIGN

MV Lot 27A
Mountain Village, CO

GYLES THORNELY 365 DIGITALLY SIGNED STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022

Plot Date: Project # 489

PLANTING PLAN

L3.0

1 L6.0 3D IMAGERY - MAIN ENTRANCE PARKING GARAGE + PEDESTRAIN WALK + STAIRCASE
NO SCALE

2 L6.0 3D IMAGERY - MAIN ENTRANCE PARKING GARAGE + PEDESTRAIN WALK + STAIRCASE
NO SCALE

3 L6.0 3D IMAGERY- MAIN ENTRANCE + NEIGHBOR ADDITIONAL PARKING SPACE
NO SCALE

4 L6.0 3D IMAGERY - MAIN ENTRANCE OVERVIEW
NO SCALE

3D REPRESENTATION NOTES

THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INTENDED TO CONVEY SCALE, PROPORTION, AND MASSING ONLY. ALL TREES AND SHRUBS TO BE REVIEWED AND APPROVED BY FORESTER PRIOR TO PERMIT SUBMISSION TO ENSURE NO TREE GROWTH OR INFRASTRUCTURE CONFLICTS ARISE DUE TO TREES AND SHRUBS.

connect one DESIGN
LANDSCAPE ARCHITECTURE · LAND PLANNING

MV Lot 27A
Mountain Village, CO

GYLES THORNELY 365 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022

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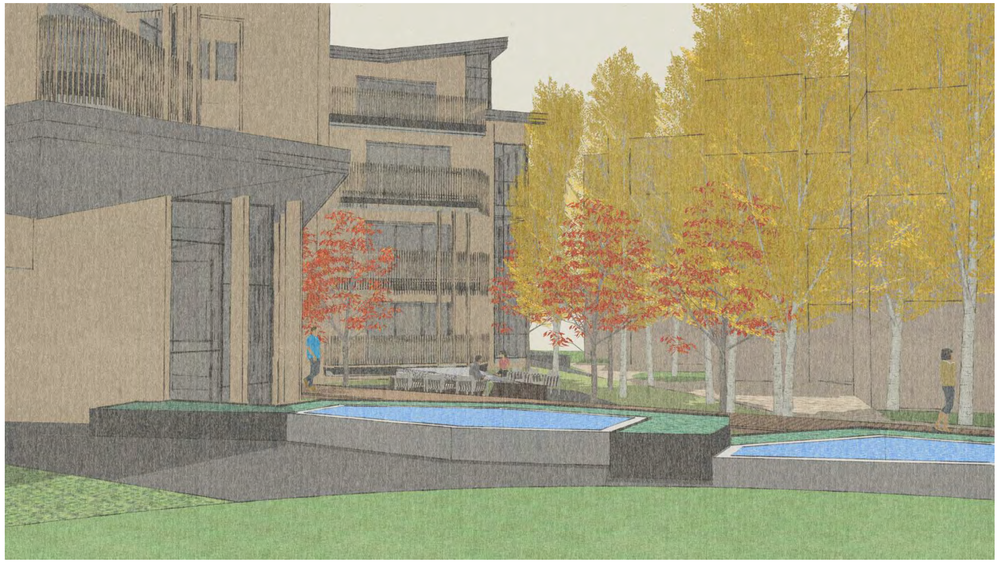
3D IMAGERY

L6.0

5 L6.1 3D IMAGERY - GREENROOF + MAIN WOOD DECK BOARDWALK + SPAS
NO SCALE

6 L6.1 3D IMAGERY - GREEN ROOF + CIRCULATION TO EXISTING NEIGHBOR PATHS
NO SCALE



7 L6.1 3D IMAGERY - GREEN ROOF + LAWN + SPAS
NO SCALE

8 L6.1 3D IMAGERY + SOCIAL FIRE PIT + MAIN WOOD DECK BOARDWALK
NO SCALE

3D REPRESENTATION NOTES

THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INTENDED TO CONVEY SCALE, PROPORTION, AND MASSING ONLY. ALL TREES AND SHRUBS TO BE REVIEWED AND APPROVED BY FORESTER PRIOR TO PERMIT SUBMISSION TO ENSURE APPROPRIATE MEASURES ARE TAKEN FOR OPTIMAL PLANT GROWTH, SOIL VOLUME AND DRAINAGE REQUIREMENTS ARE FULFILLED, AND INTEGRITY OF BUILDING STRUCTURE ARE PROTECTED.

connect one DESIGN
LANDSCAPE ARCHITECTURE | LAND PLANNING

MV Lot 27A
Mountain Village, CO

GYLES THORNELY 365 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022

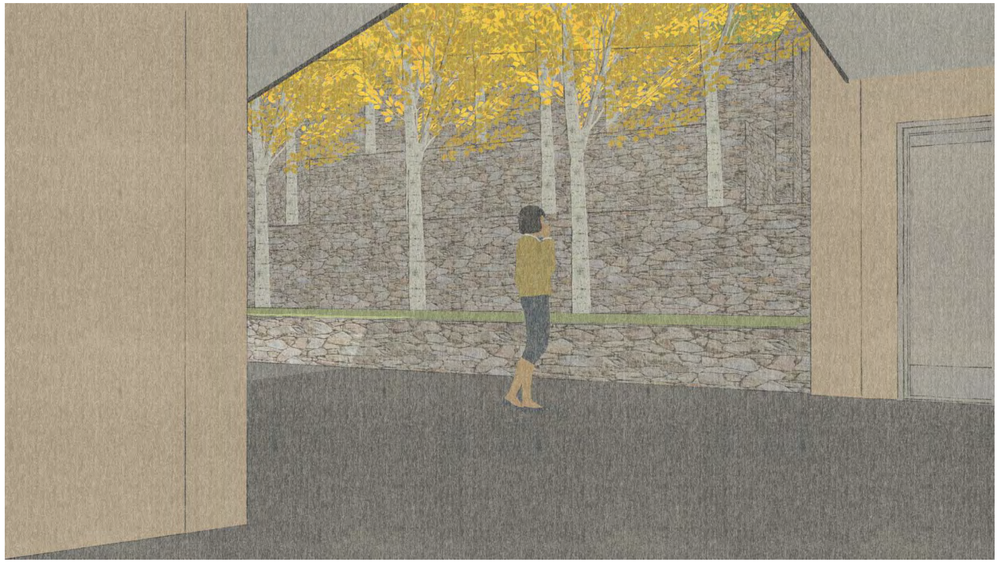
Plot Date: Project # 489

3D IMAGERY

L6.1

9 L6.2 3D IMAGERY - PERIMETER CIRCULATION + RETAINING WALLS
NO SCALE

10 L6.2 3D IMAGERY 2 - BUILDING CORRIDOR PASSTHROUGH
NO SCALE



11 L6.2 3D IMAGERY - PERIMETER CIRCULATION + RETAINING WALLS
NO SCALE

12 L6.2 3D IMAGERY - PERIMETER CIRCULATION + RETAINING WALLS
NO SCALE

3D REPRESENTATION NOTES

THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INTENDED TO CONVEY SCALE, PROPORTION, AND MASSING ONLY. ALL TREES AND SHRUBS TO BE REVIEWED AND APPROVED BY FORESTER PRIOR TO PERMIT SUBMISSION TO ENSURE APPROPRIATE MEASURES ARE TAKEN FOR OPTIMAL PLANT GROWTH, SOIL VOLUME AND DRAINAGE REQUIREMENTS ARE FULFILLED.

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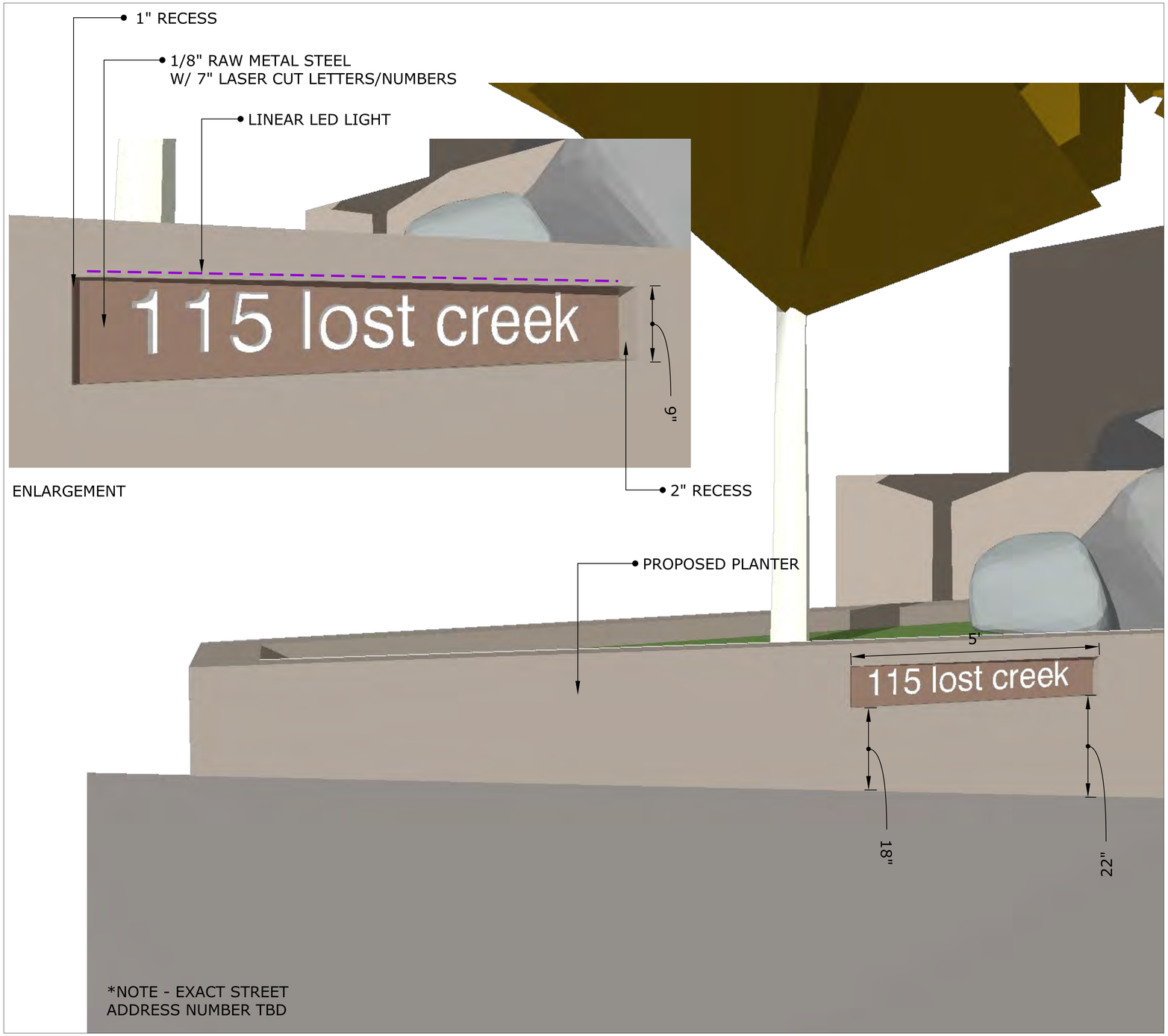
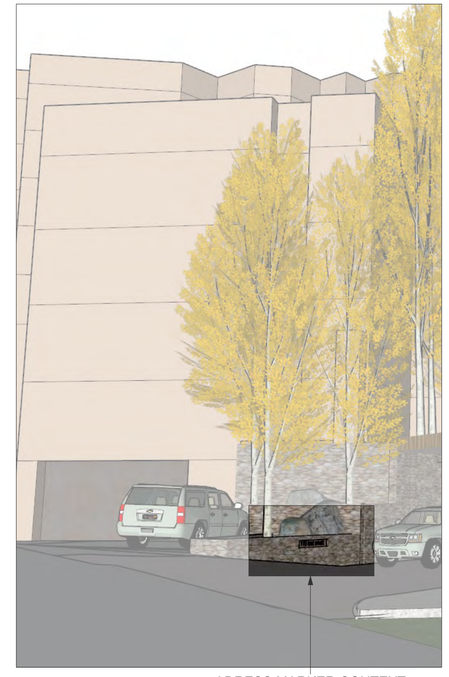
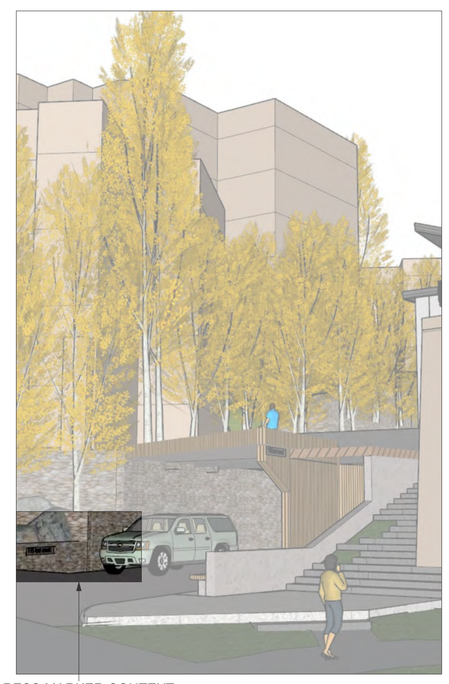
3D IMAGERY

L6.2





ADRESS MARKER CONTEXT



ADRESS MARKER CONTEXT

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WAYFINDING

L7.0

LEGEND

1. (14) SAFETY WAYFINDING - PATH LIGHTS
2. (27) SAFTEY WAYFINDING - FLUSH MOUNT WALL LIGHTS
3. (10) ARCH WALL SCONCE
4. (288 LF) SAFETY WAYFINDING - HIDDEN MOUNT STRIP LIGHTS
5. (3) FLUSH MOUNT INTERIOR SPA LIGHTS
6. (2) ILLUMINATED SIGNAGE

1 (14) SAFETY WAYFINDING PATH LIGHTS BY WAC LANDSCAPE LIGHTING
QUAD LED PATH LIGHT 6091
2700K WARM WHITE - BRONZE FINISH

2 (27) FLUSH MOUNT WALL LIGHTS BY Y LIGHTING
ANGLED PLANE INDOOR/ OUTDOOR LED DOWNLIGHT
3000K - TEXTURED BRONZE FINISH

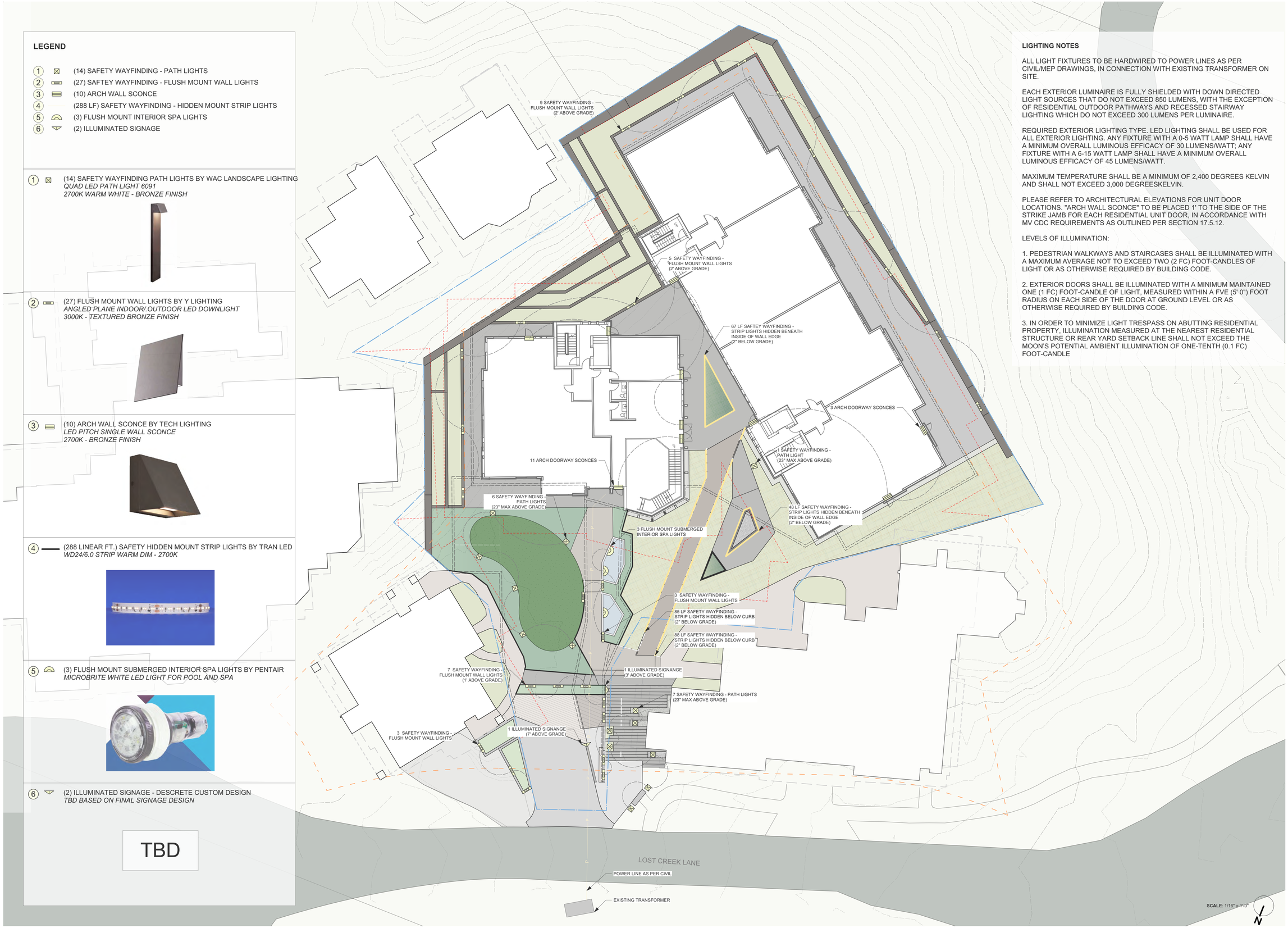
3 (10) ARCH WALL SCONCE BY TECH LIGHTING
LED PITCH SINGLE WALL SCONCE
2700K - BRONZE FINISH

4 (288 LINEAR FT.) SAFETY HIDDEN MOUNT STRIP LIGHTS BY TRAN LED
WD24/6.0 STRIP WARM DIM - 2700K

5 (3) FLUSH MOUNT SUBMERGED INTERIOR SPA LIGHTS BY PENTAIR
MICROBRITE WHITE LED LIGHT FOR POOL AND SPA

6 (2) ILLUMINATED SIGNAGE - DESCRETE CUSTOM DESIGN
TBD BASED ON FINAL SIGNAGE DESIGN

TBD



LIGHTING NOTES

ALL LIGHT FIXTURES TO BE HARDWIRED TO POWER LINES AS PER CIVIL/MEP DRAWINGS, IN CONNECTION WITH EXISTING TRANSFORMER ON SITE.

EACH EXTERIOR LUMINAIRE IS FULLY SHIELDED WITH DOWN DIRECTED LIGHT SOURCES THAT DO NOT EXCEED 850 LUMENS, WITH THE EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAYS AND RECESSED STAIRWAY LIGHTING WHICH DO NOT EXCEED 300 LUMENS PER LUMINAIRE.

REQUIRED EXTERIOR LIGHTING TYPE. LED LIGHTING SHALL BE USED FOR ALL EXTERIOR LIGHTING. ANY FIXTURE WITH A 0-5 WATT LAMP SHALL HAVE A MINIMUM OVERALL LUMINOUS EFFICACY OF 30 LUMENS/WATT; ANY FIXTURE WITH A 6-15 WATT LAMP SHALL HAVE A MINIMUM OVERALL LUMINOUS EFFICACY OF 45 LUMENS/WATT.

MAXIMUM TEMPERATURE SHALL BE A MINIMUM OF 2,400 DEGREES KELVIN AND SHALL NOT EXCEED 3,000 DEGREESKELVIN.

PLEASE REFER TO ARCHITECTURAL ELEVATIONS FOR UNIT DOOR LOCATIONS. "ARCH WALL SCONCE" TO BE PLACED 1' TO THE SIDE OF THE STRIKE JAMB FOR EACH RESIDENTIAL UNIT DOOR, IN ACCORDANCE WITH MV CDC REQUIREMENTS AS OUTLINED PER SECTION 17.5.12.

LEVELS OF ILLUMINATION:

1. PEDESTRIAN WALKWAYS AND STAIRCASES SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED TWO (2 FC) FOOT-CANDLES OF LIGHT OR AS OTHERWISE REQUIRED BY BUILDING CODE.

2. EXTERIOR DOORS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE (1 FC) FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FVE (5' 0") FOOT RADIUS ON EACH SIDE OF THE DOOR AT GROUND LEVEL OR AS OTHERWISE REQUIRED BY BUILDING CODE.

3. IN ORDER TO MINIMIZE LIGHT TRESPASS ON ABUTTING RESIDENTIAL PROPERTY, ILLUMINATION MEASURED AT THE NEAREST RESIDENTIAL STRUCTURE OR REAR YARD SETBACK LINE SHALL NOT EXCEED THE MOON'S POTENTIAL AMBIENT ILLUMINATION OF ONE-TENTH (0.1 FC) FOOT-CANDLE

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MV Lot 27A
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GYLES THORNELY 365 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

Drawn By: TL Checked By: GT

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DRB Set	08-12-2022

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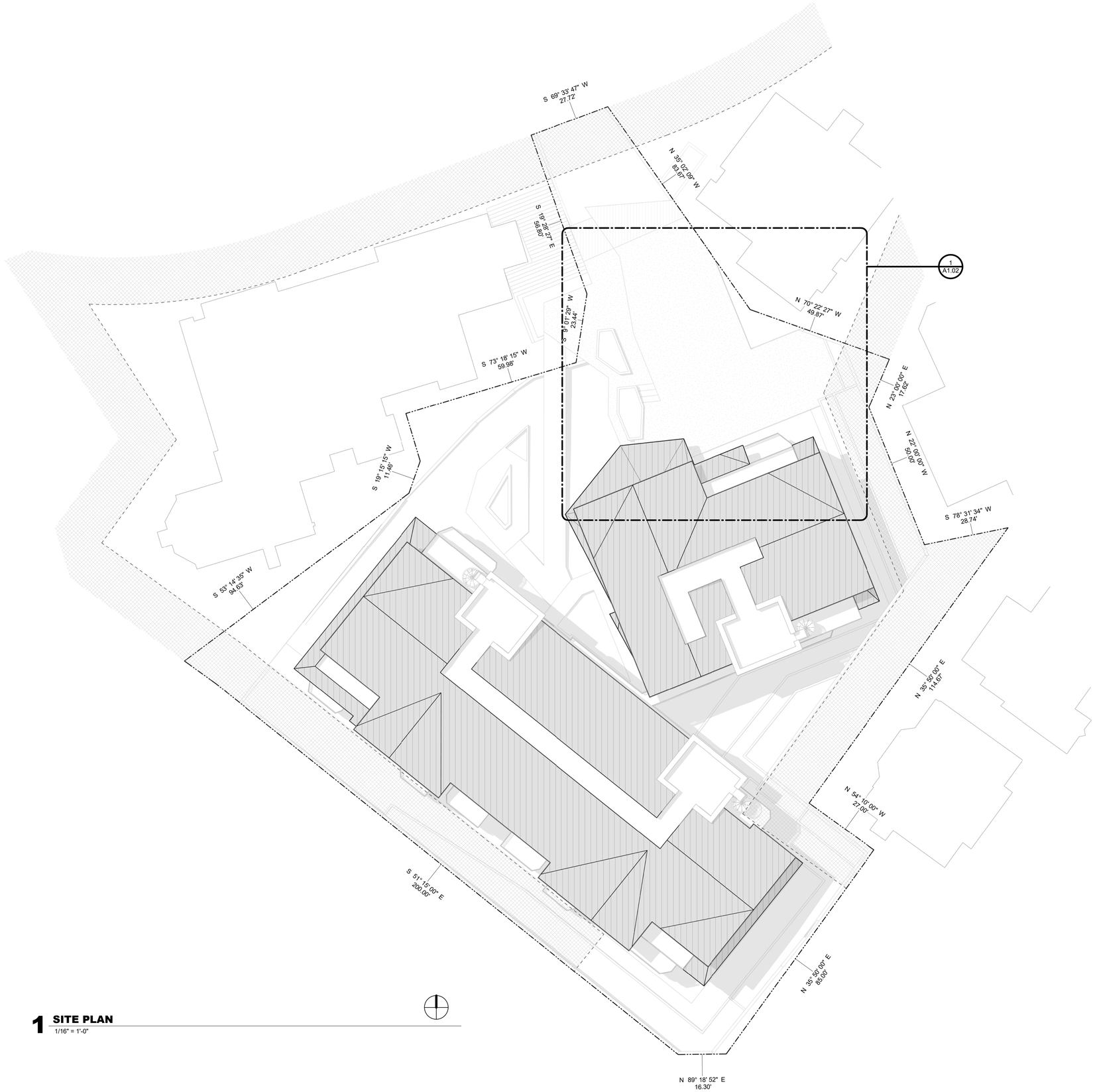
LIGHTING COVER

LIGHT 1.0



1 SITE PLAN

1/16" = 1'-0"

TOWN STAMP

359 DESIGN

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STATE OF COLORADO
BRADE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

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MV Lot 27A

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REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

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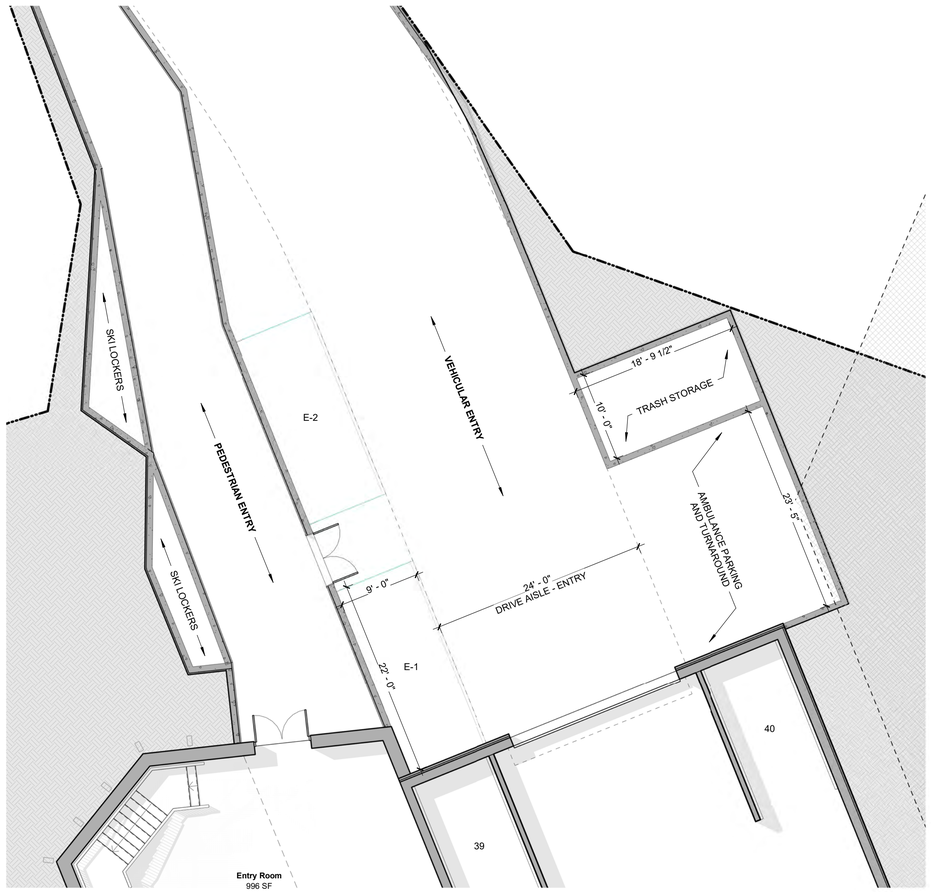
SHEET TITLE

Site Plan

SHEET NO.

A1.01



1 Site Plan - Entry

1/8" = 1'-0"

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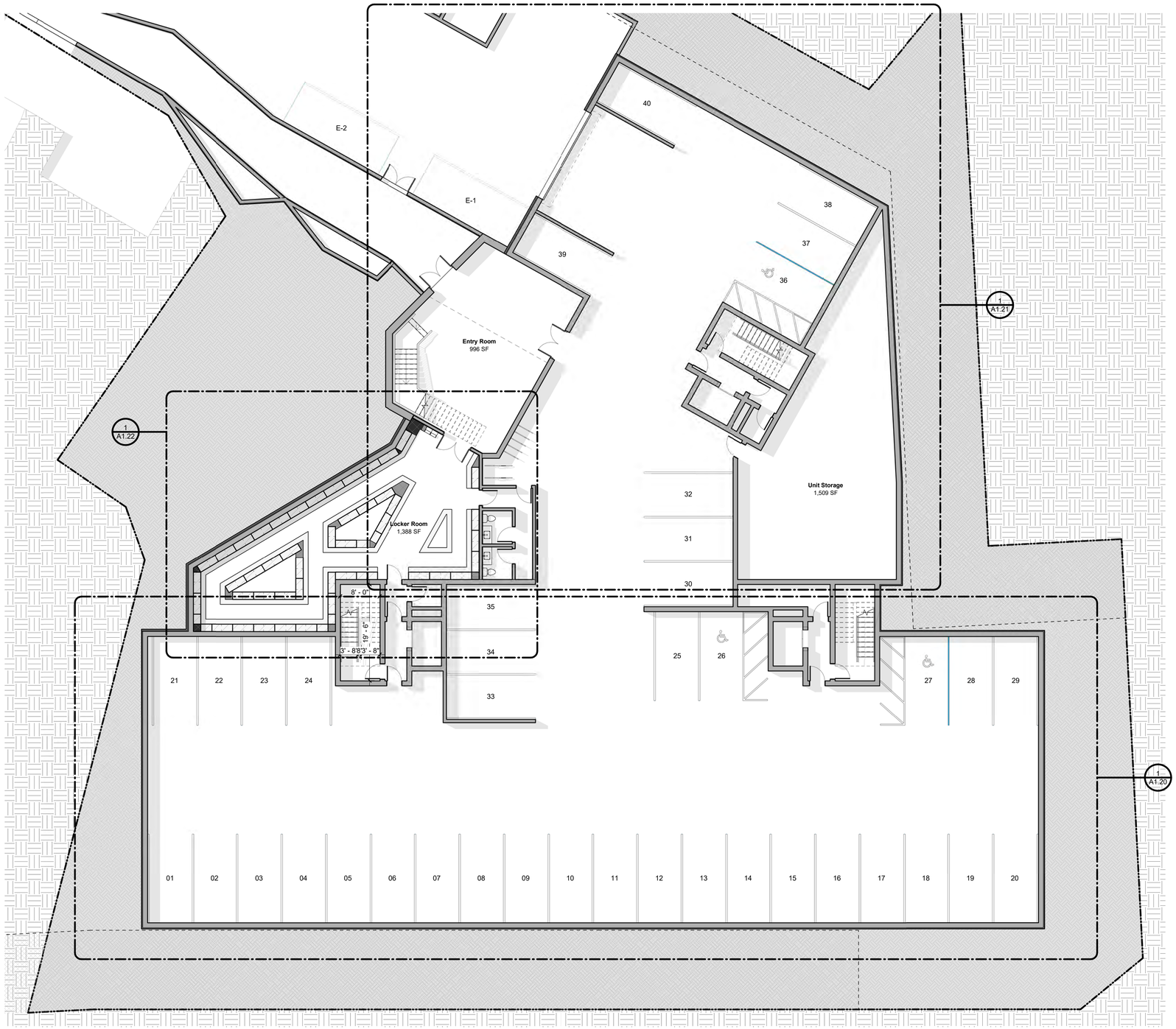
SHEET TITLE

Site Plan - Entry

SHEET NO.

A1.02



1 Level 01

3/32" = 1'-0"

TOWN STAMP

359 DESIGN

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STATE OF COLORADO
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MV Lot 27A

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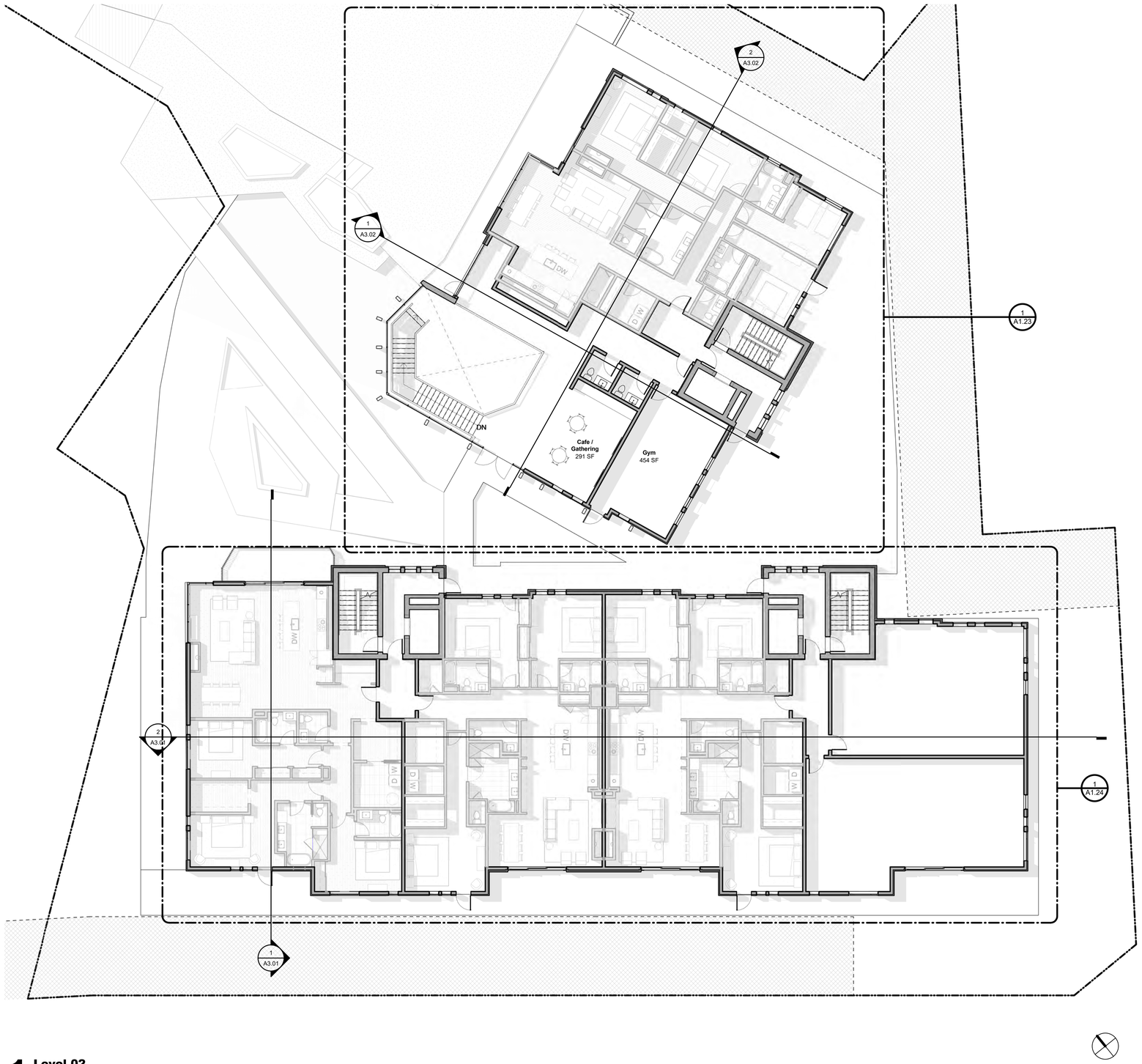
SHEET TITLE

MV Lot 27A - Level 01

SHEET NO.

A1.10



1 **Level 02**
3/32" = 1'-0"

TOWN STAMP

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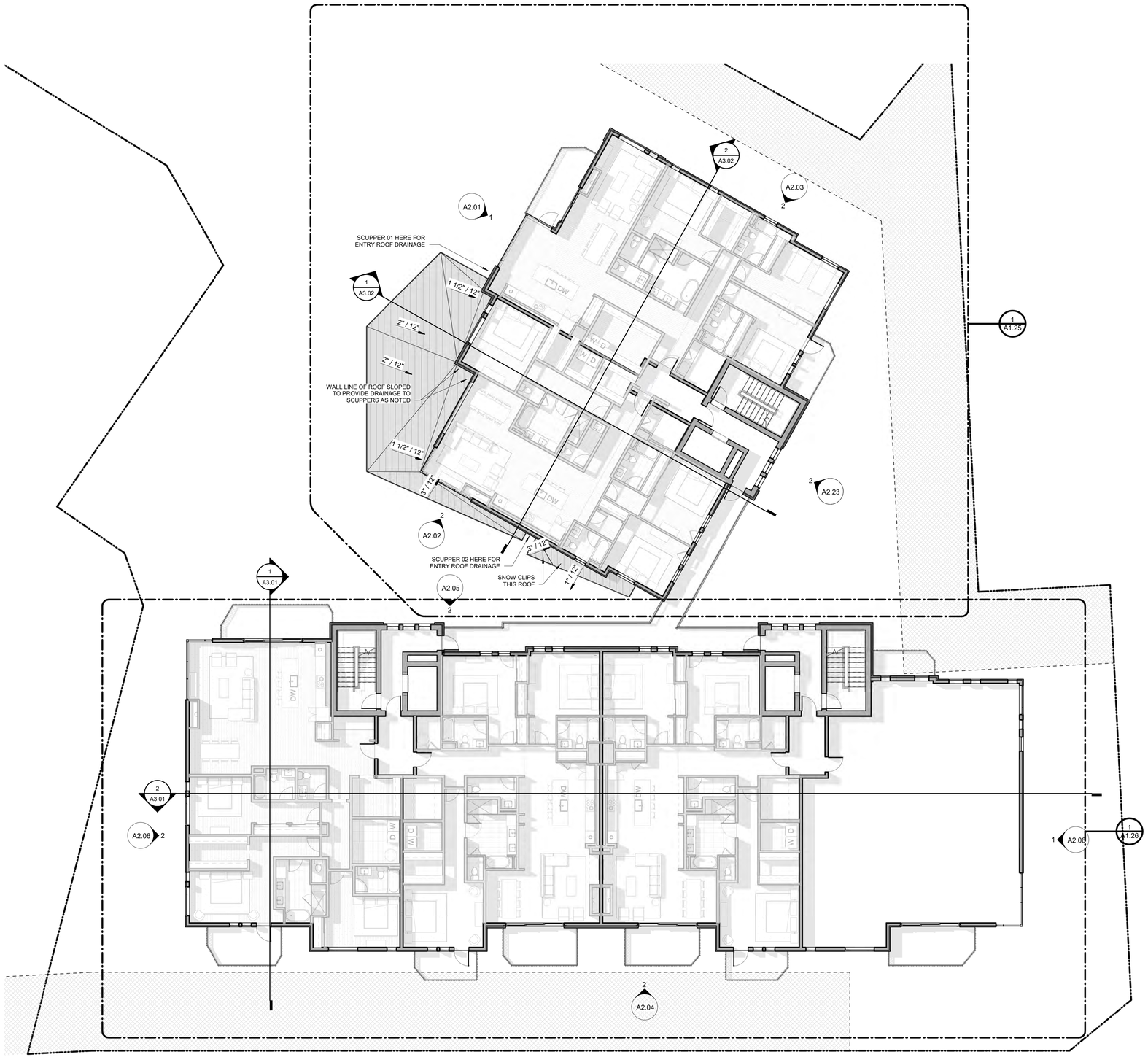
SHEET TITLE

MV Lot 27A - Level 02

SHEET NO.

A1.11



1 Level 03

3/32" = 1'-0"

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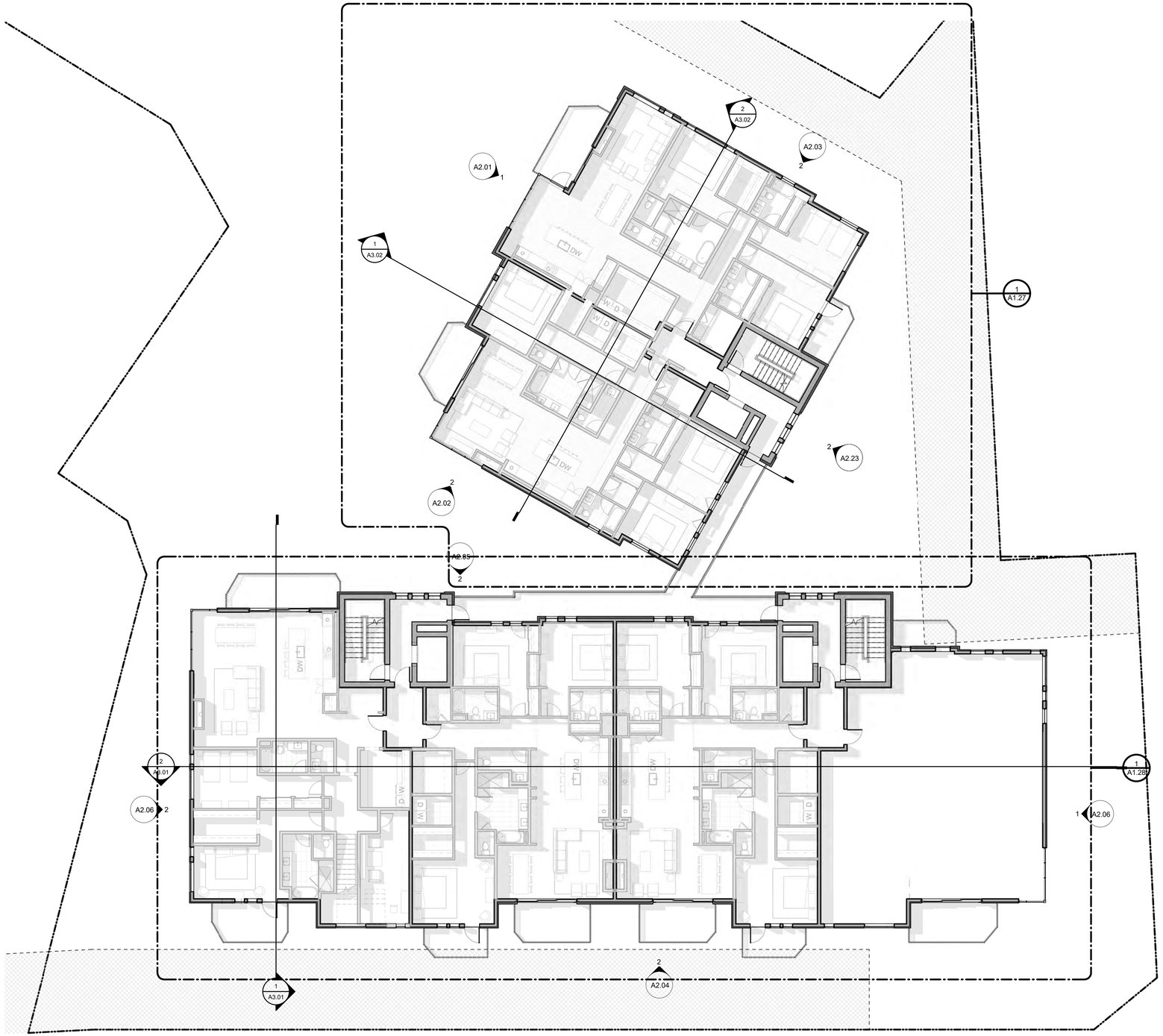
SHEET TITLE

MV Lot 27A - Level 03

SHEET NO.

A1.12



1 Level 04
3/32" = 1'-0"

TOWN STAMP

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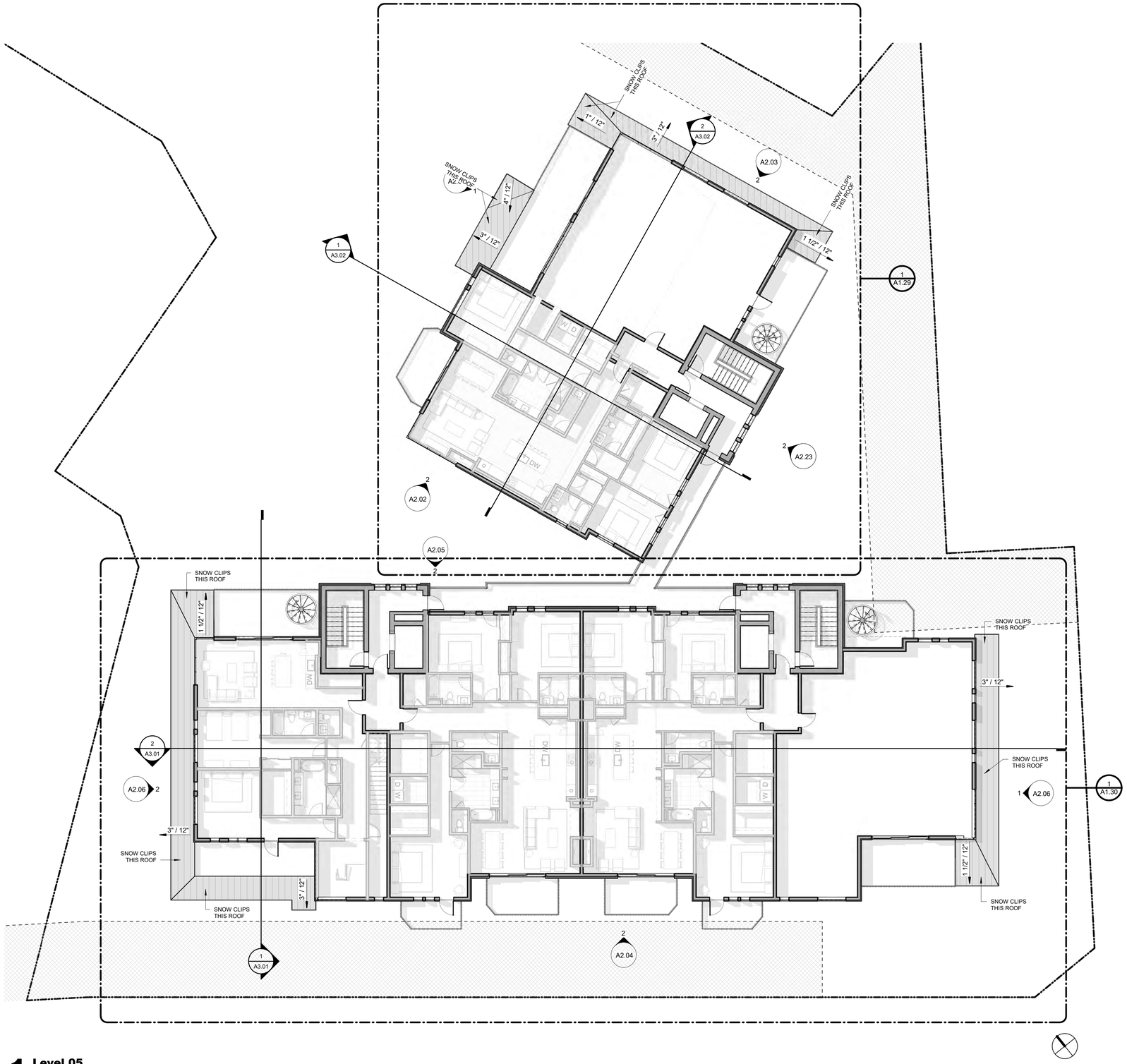
SHEET TITLE

MV Lot 27A - Level 04

SHEET NO.

A1.13



1 Level 05
3/32" = 1'-0"

TOWN STAMP

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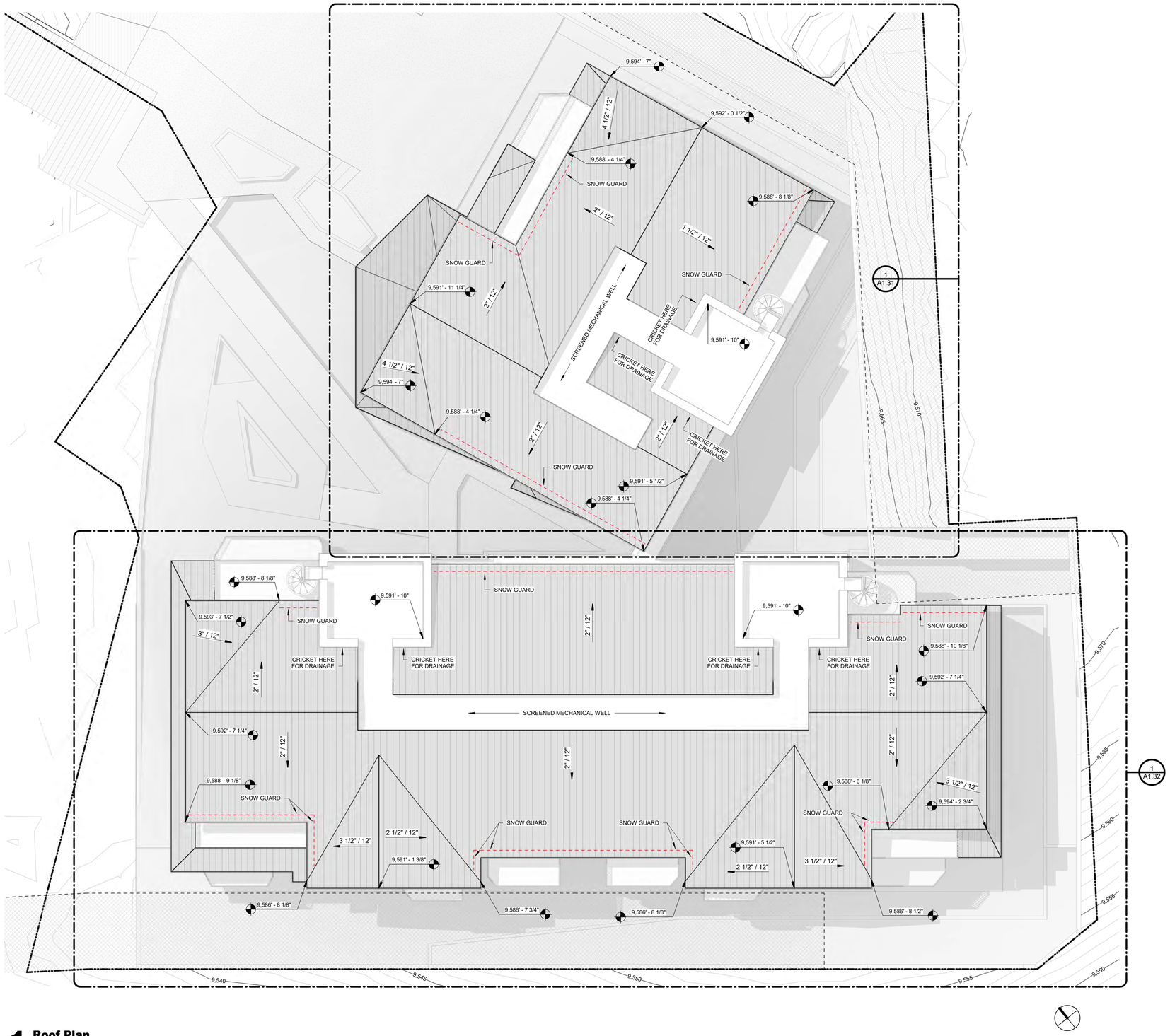
SHEET TITLE

MV Lot 27A - Level 05

SHEET NO.

A1.14



1 Roof Plan

3/32" = 1'-0"

TOWN STAMP

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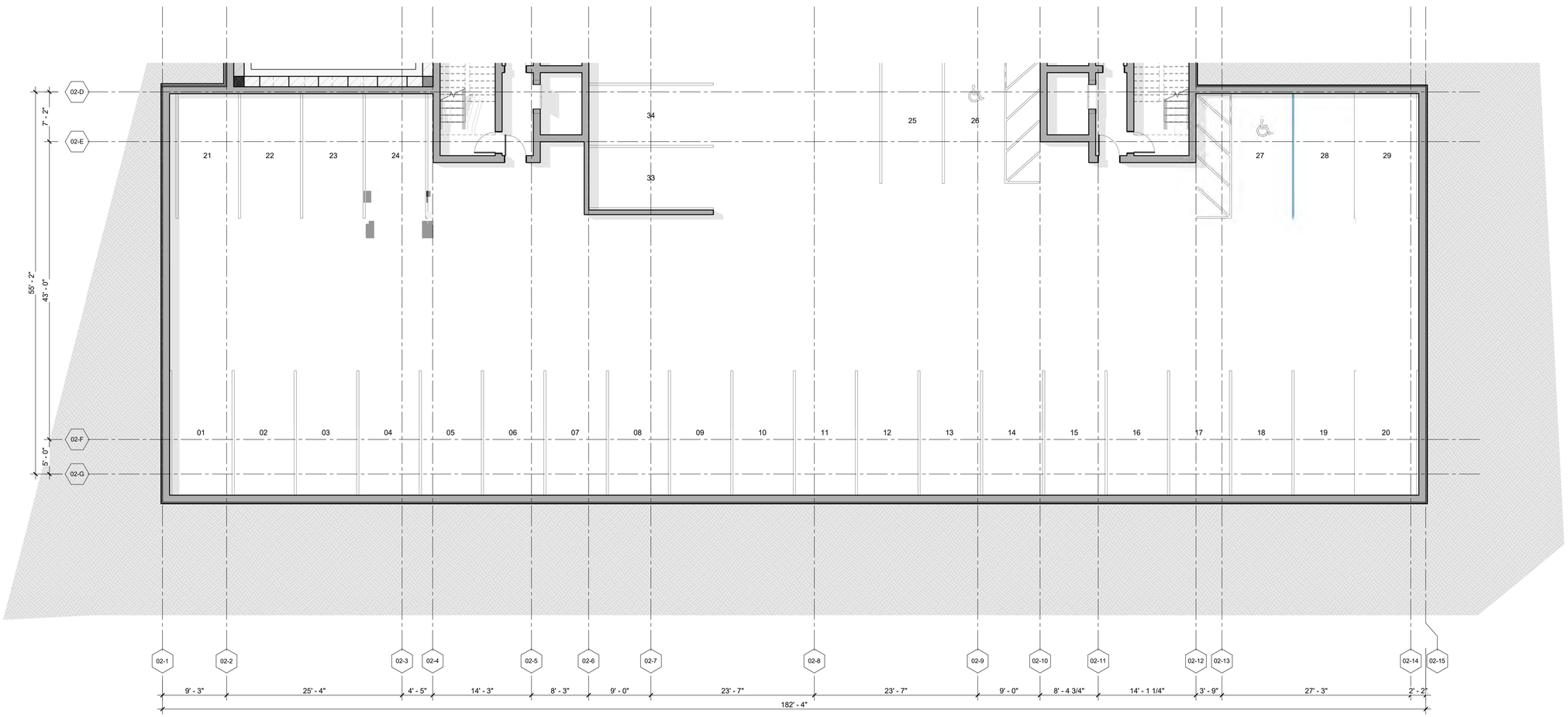
SHEET TITLE

MV Lot 27A - Roof Plan

SHEET NO.

A1.15



1 Level 01 - Parking (South)

1/8" = 1'-0"

TOWN STAMP

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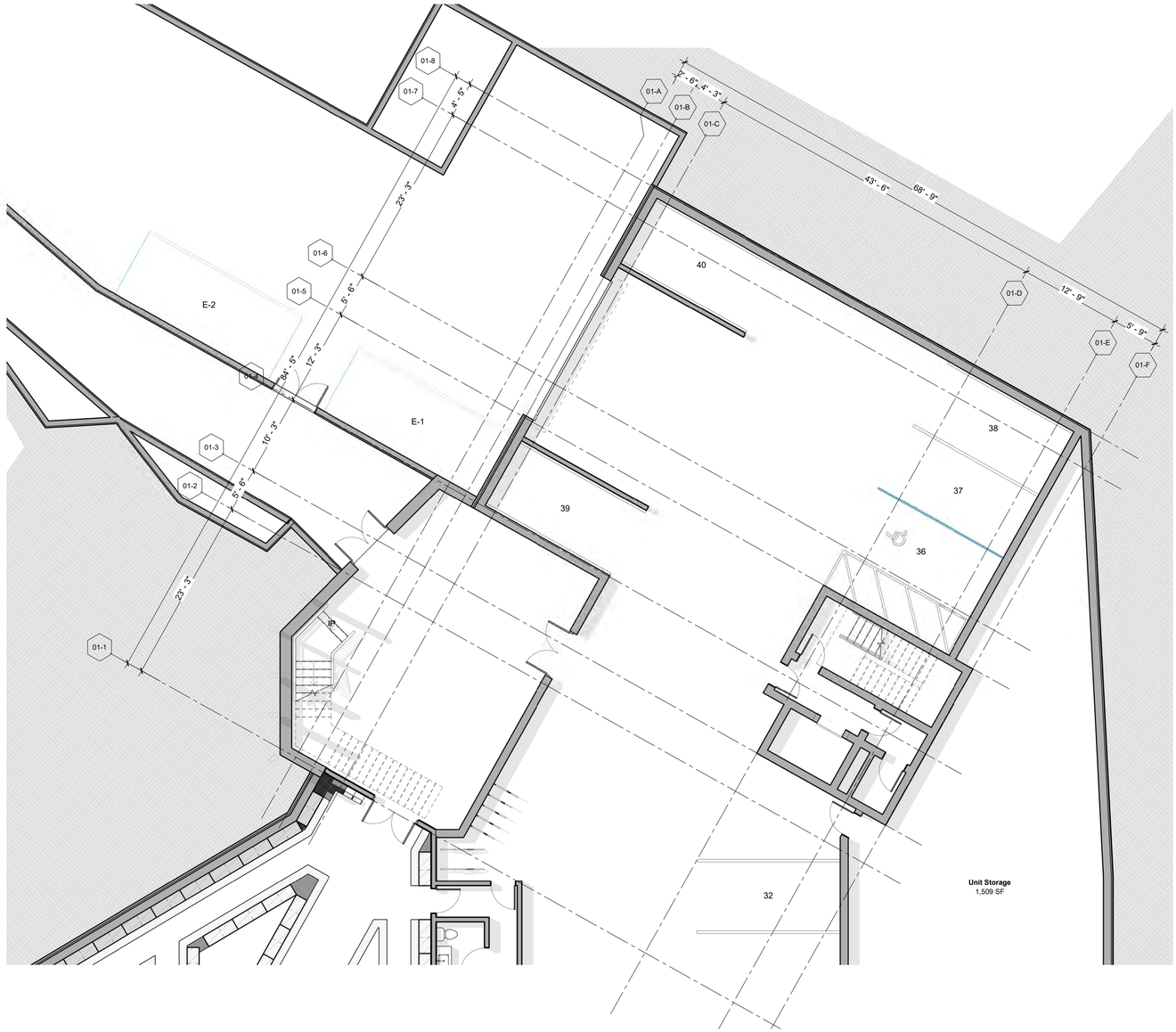
SHEET TITLE

Level 01 - Parking (South)

SHEET NO.

A1.20



1 **Level 01 - Parking (North)**

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

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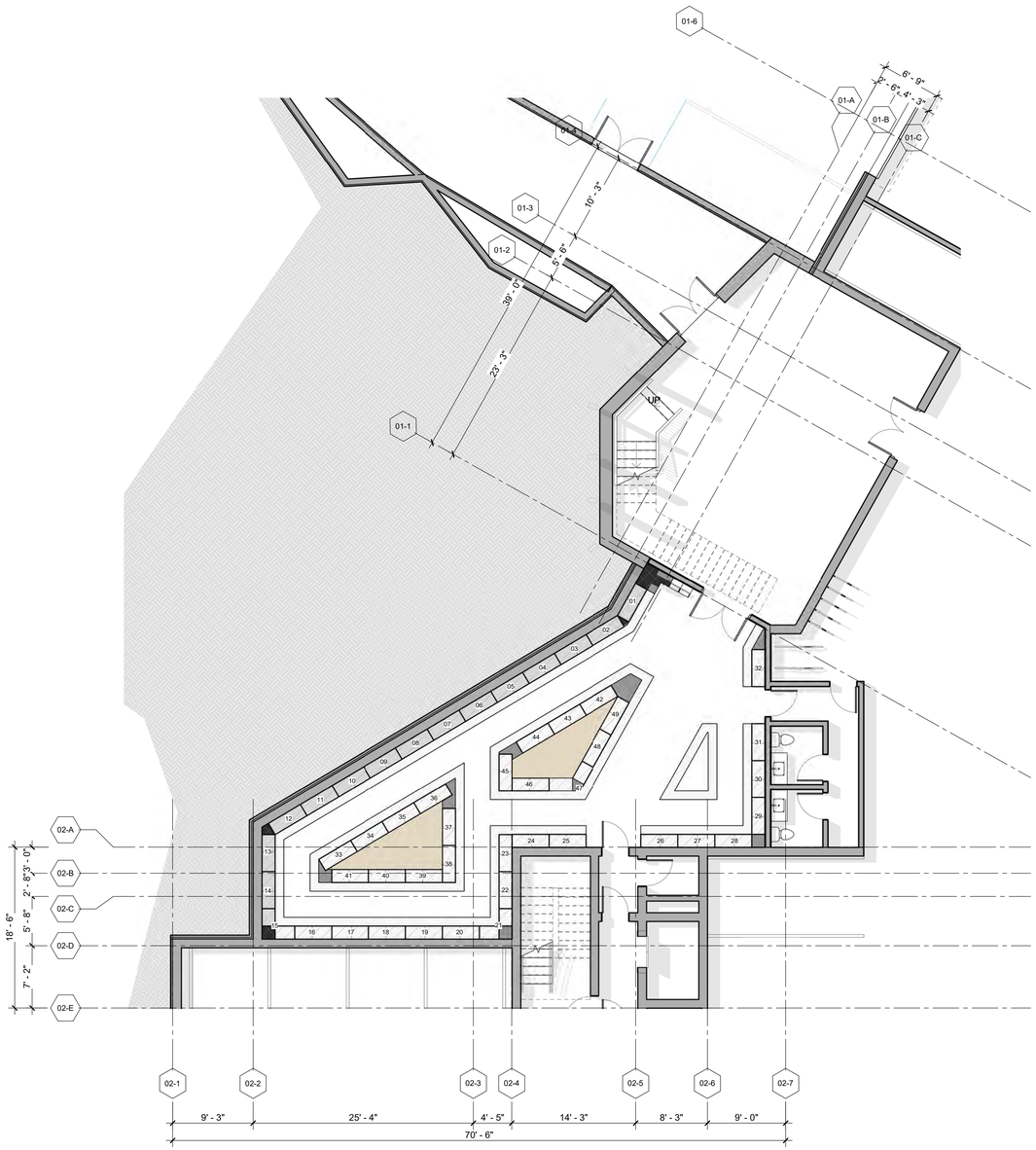
SHEET TITLE

Level 01- Parking (North)

SHEET NO.

A1.21



1 Level 01 - Lobby & Lockers

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

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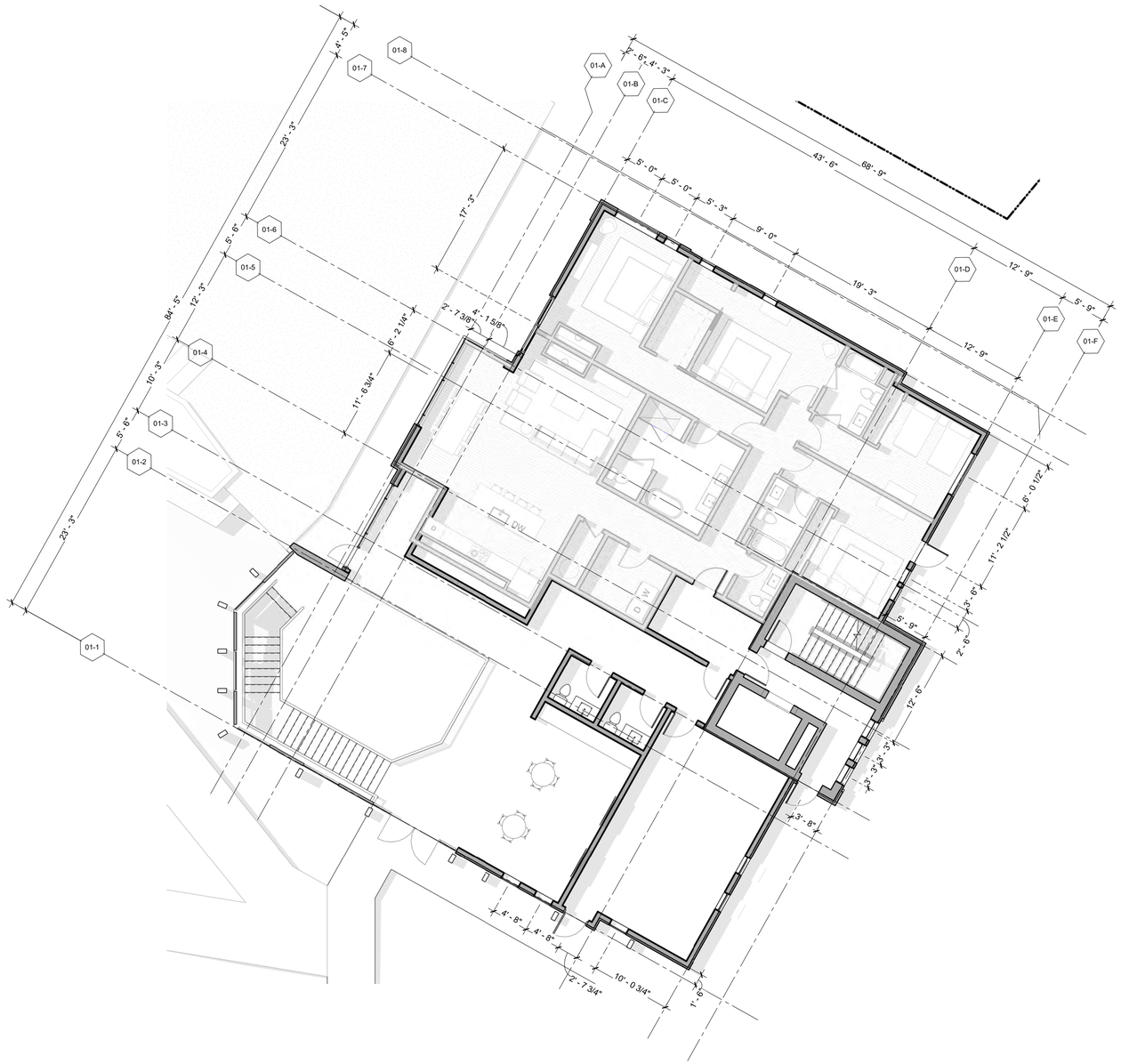
SHEET TITLE

Level 01 - Lobby & Lockers

SHEET NO.

A1.22



1 **Level 02 - Building 01**
1/8" = 1'-0"

TOWN STAMP

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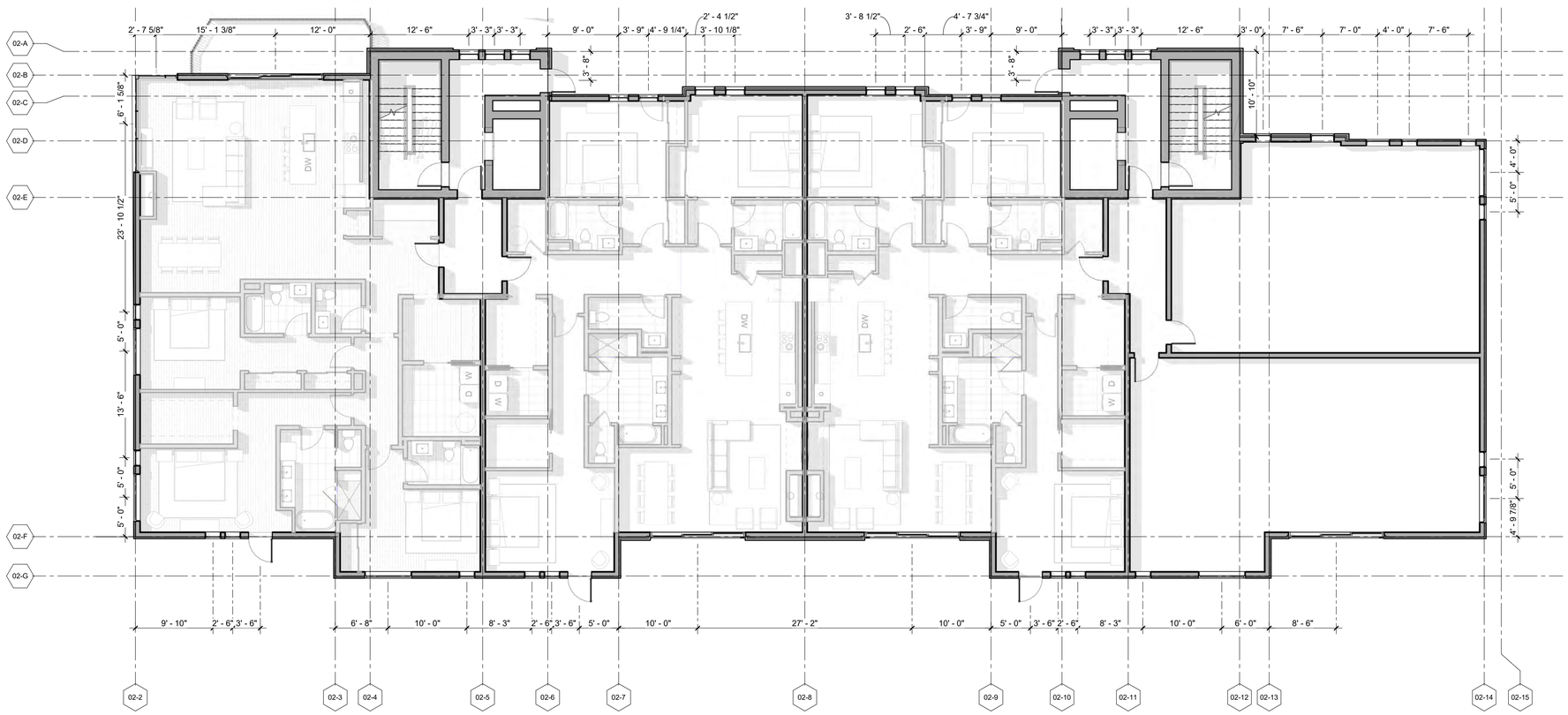
SHEET TITLE

Level 02 - Building 1

SHEET NO.

A1.23



1 Level 02 - Building 02

1/8" = 1'-0"

TOWN STAMP

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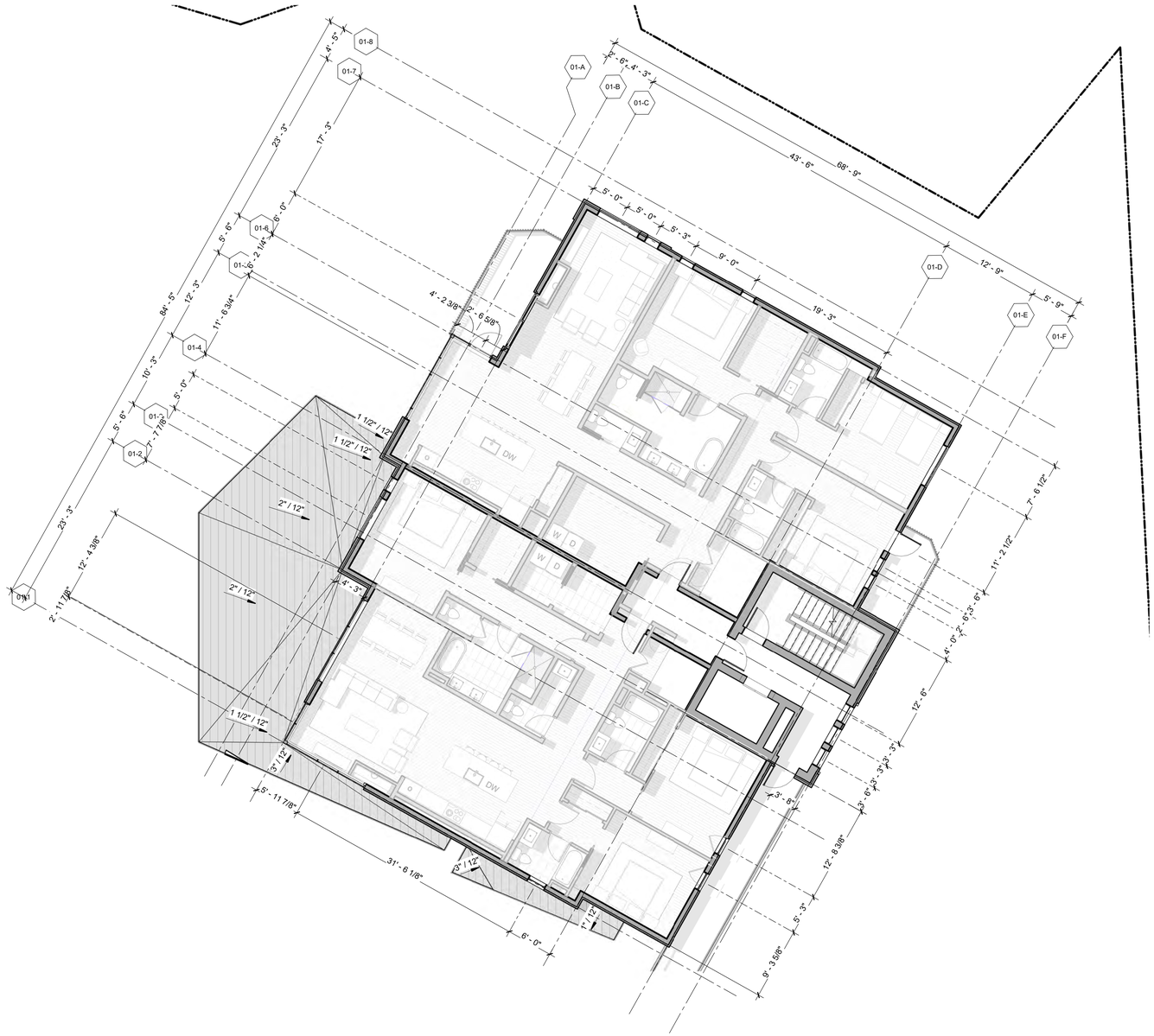
SHEET TITLE

Level 02 - Building 2

SHEET NO.

A1.24



1 Level 03 - Building 01

1/8" = 1'-0"

TOWN STAMP

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LICENSED ARCHITECT

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MV Lot 27A

Mountain Village, CO

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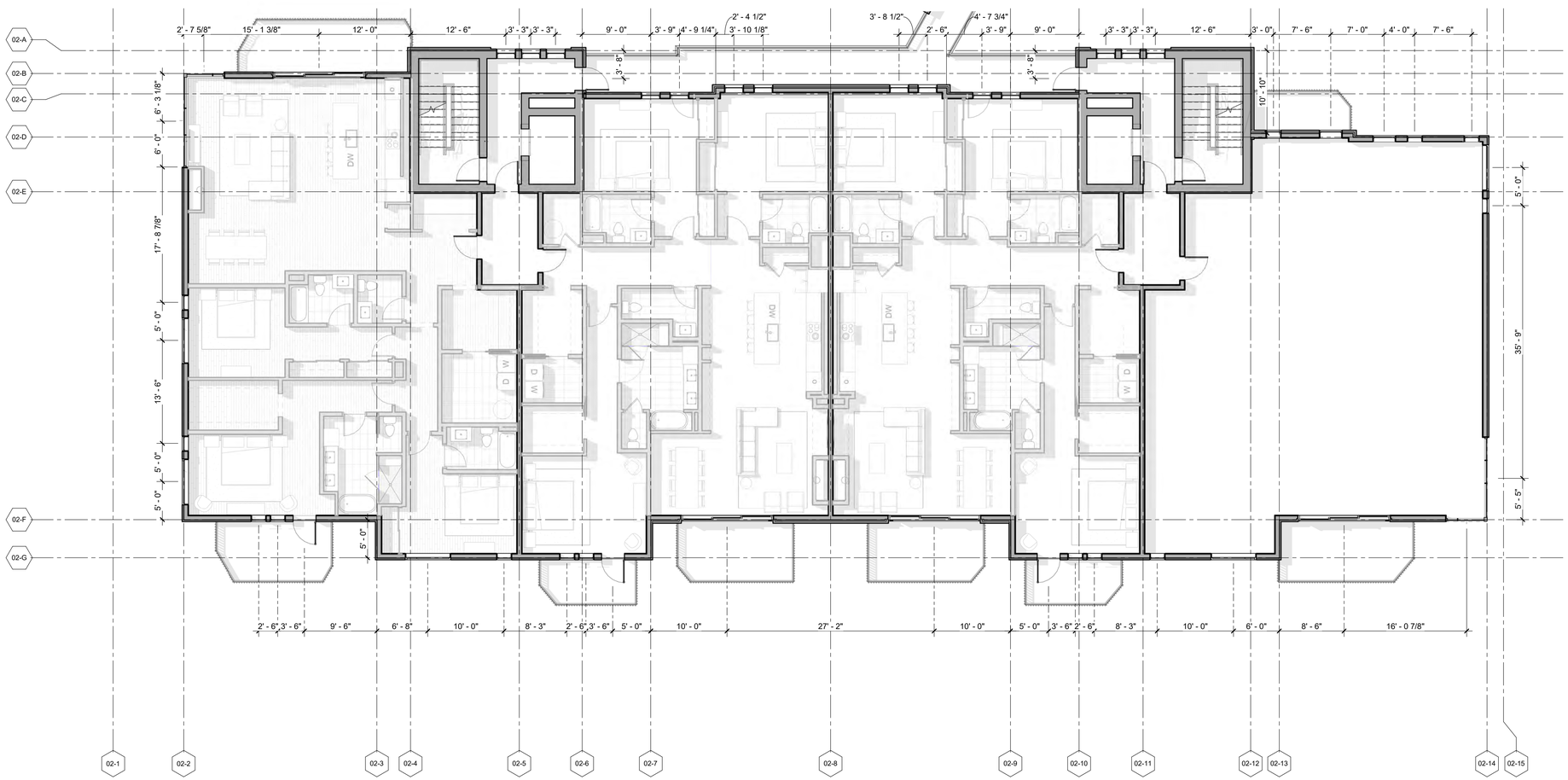
SHEET TITLE

Level 03 - Building 1

SHEET NO.

A1.25



1 **Level 03 - Building 02**
1/8" = 1'-0"

TOWN STAMP

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STATE OF COLORADO
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SHEET TITLE

Level 03 - Building 2

SHEET NO.

A1.26

1 Level 04 - Building 01

1/8" = 1'-0"

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REVISIONS

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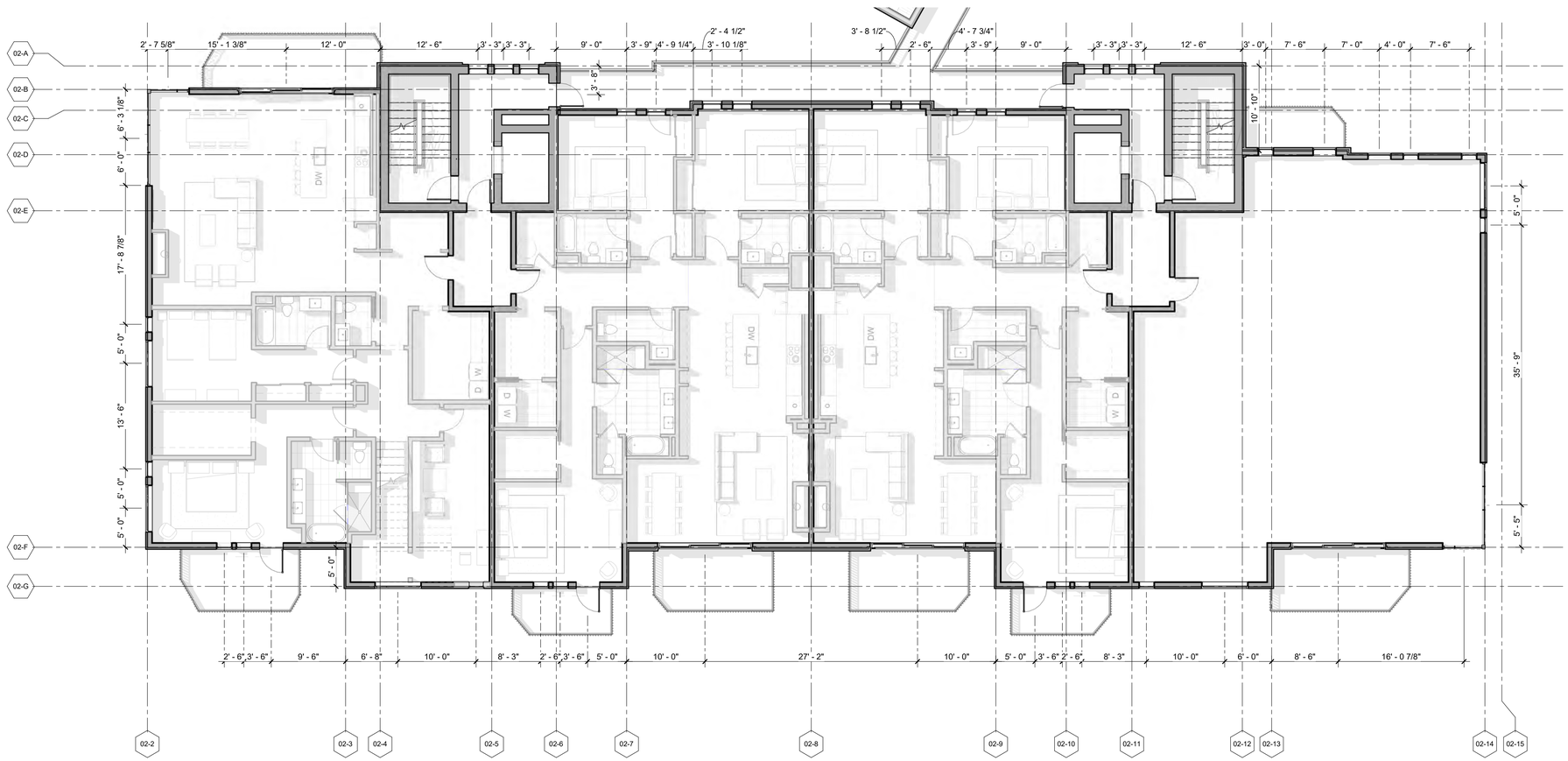
SHEET TITLE

Level 04 - Building 1

SHEET NO.

A1.27



1 Level 04 - Building 02

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRADE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

ISSUE

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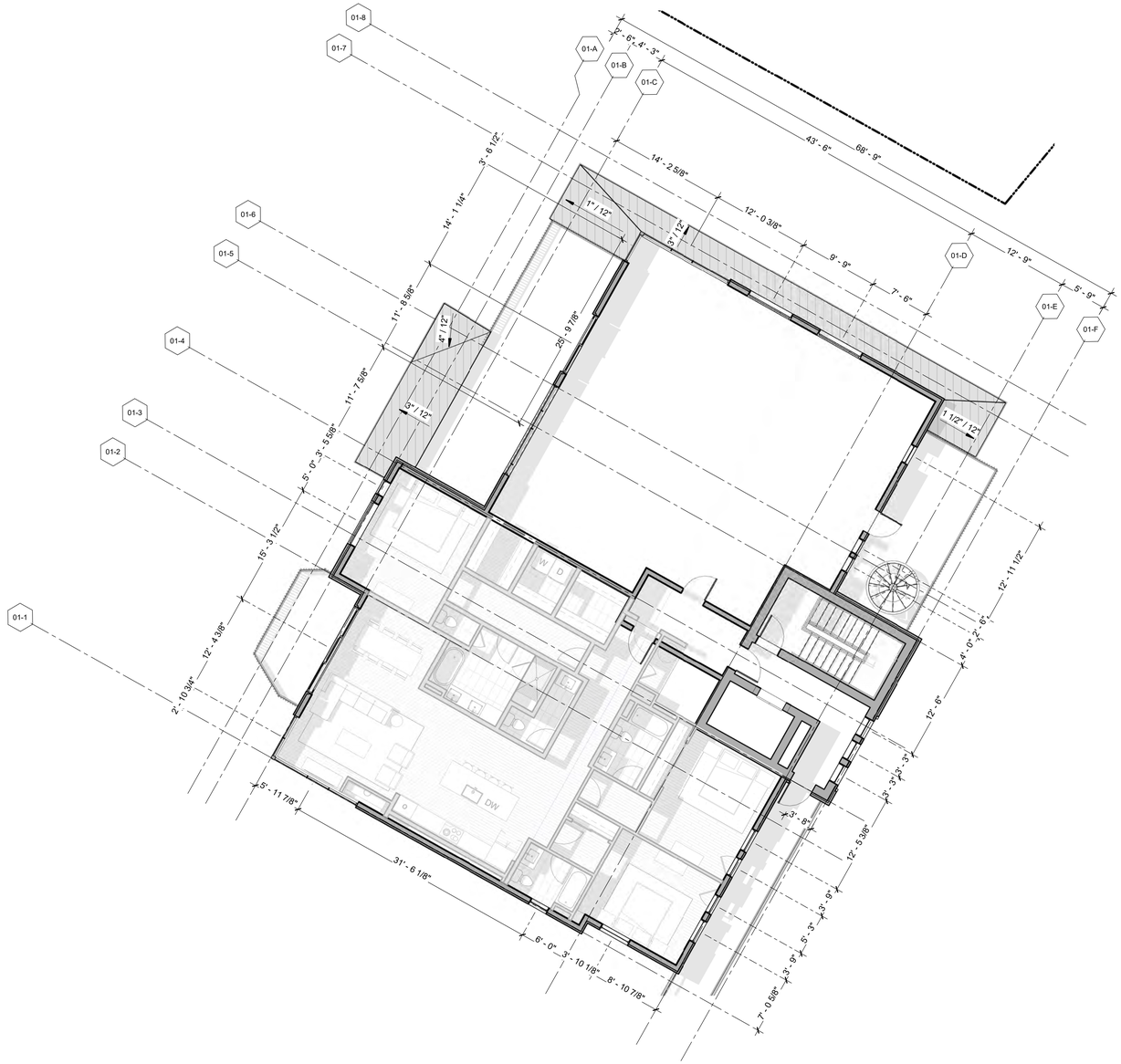
SHEET TITLE

Level 04 - Building 2

SHEET NO.

A1.28



1 **Level 05 - Building 01**
1/8" = 1'-0"

TOWN STAMP

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STATE OF COLORADO
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MV Lot 27A

Mountain Village, CO

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No.	Description	Date

PROJECT NUMBER **21016**
ISSUE DATE **08/12/2022**

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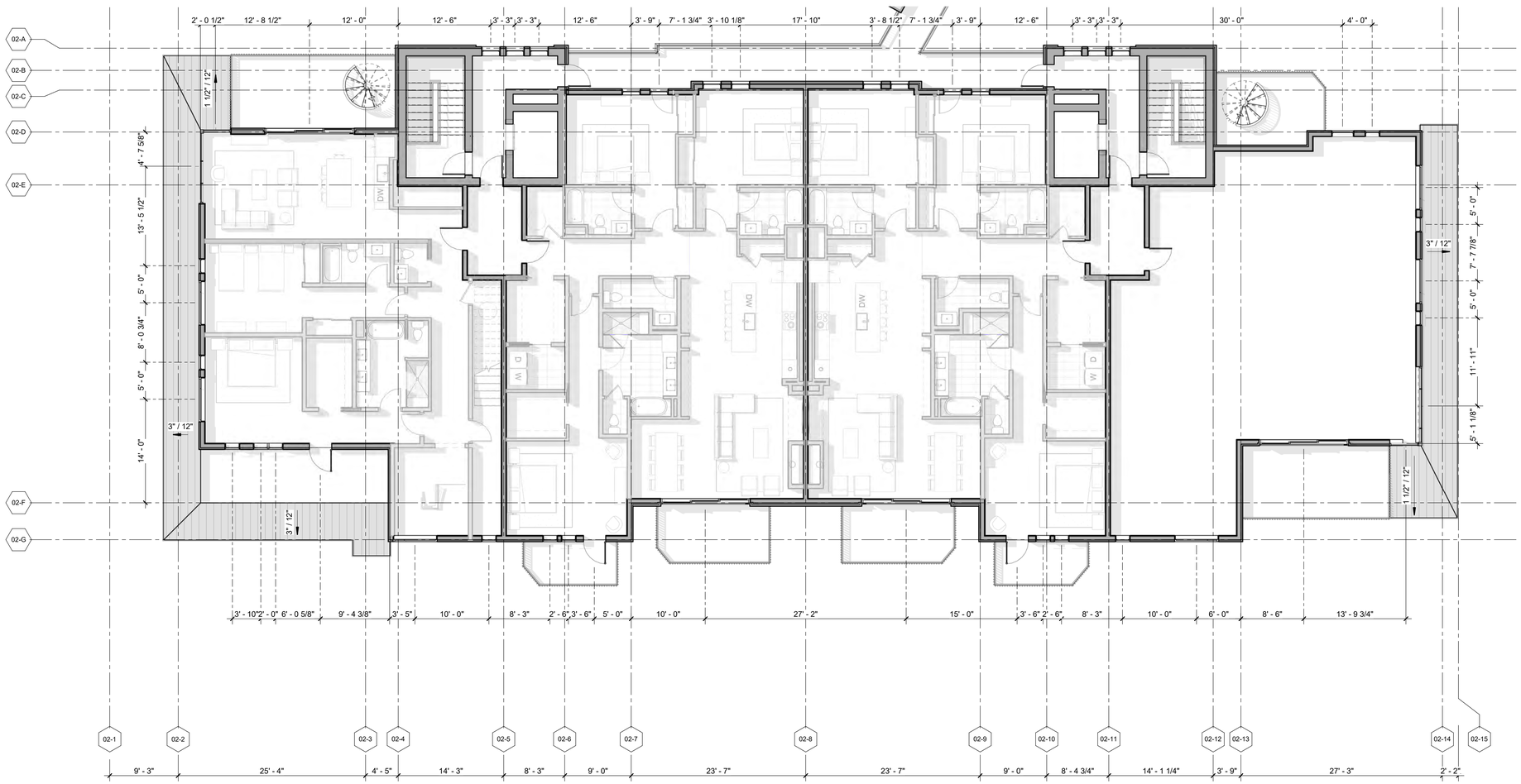
SHEET TITLE

Level 05 - Building 1

SHEET NO.

A1.29



1 Level 05 - Building 02

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

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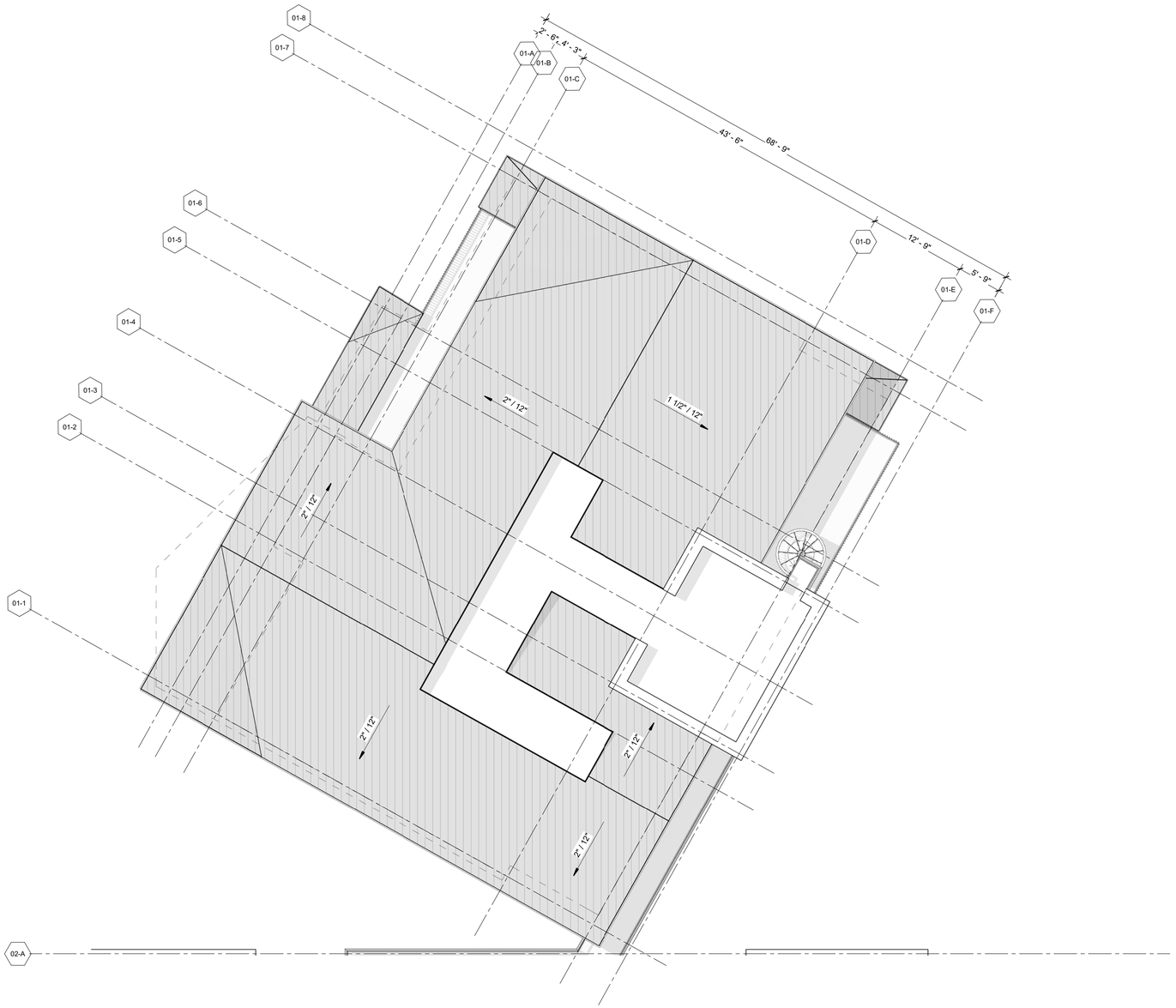
SHEET TITLE

Level 05 - Building 2

SHEET NO.

A1.30



1 **Roof Plan - Building 01**

1/8" = 1'-0"

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No.	Description	Date

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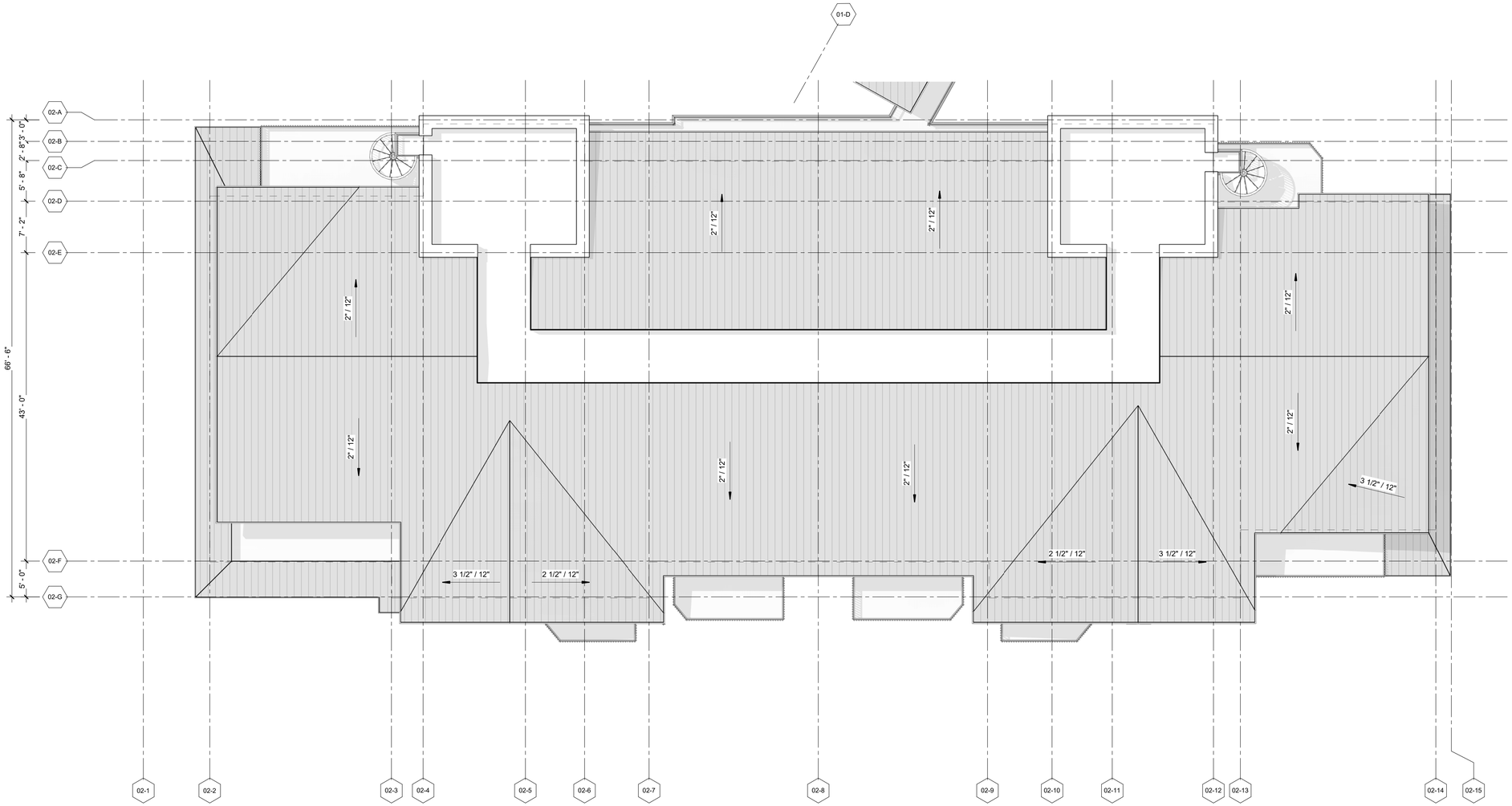
SHEET TITLE

Roof Plan - Building 1

SHEET NO.

A1.31



1 Roof Plan - Building 02

1/8" = 1'-0"

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ISSUE DATE 08/12/2022

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SHEET TITLE

Roof Plan - Building 2

SHEET NO.

A1.32

AVERAGE BUILDING HEIGHT CALCS - BUILDING 1		
POINT	DISTANCE FROM LAST POINT	CHANGE
1A	32' - 5"	19' - 10 1/2"
1B	21' - 7"	23' - 9"
1C	27' - 10"	14' - 3"
1D	27' - 1"	36' - 5 1/2"
1E	30' - 7 1/2"	34' - 3"
1F	28' - 0"	48' - 0 1/2"
1G	32' - 0"	44' - 8"
1H	43' - 8 1/2"	47' - 10"
1J	23' - 9"	47' - 10"
1K	15' - 8"	47' - 5 1/2"
1L	18' - 10"	44' - 4 1/2"
1M	35' - 11"	44' - 4 1/2"
2A	66' - 0"	35' - 3"
2B	32' - 9"	50' - 8"
2C	23' - 9"	49' - 10"
2D	68' - 3"	47' - 10"
2E	23' - 9"	47' - 10"
2F	25' - 9"	44' - 10"
2G	21' - 5"	47' - 10"
2H	53' - 5 1/2"	35' - 3"
2J	33' - 6"	42' - 8 1/2"
2K	16' - 4"	47' - 5 1/2"
2L	23' - 2"	42' - 8"
2M	55' - 10"	42' - 7 1/2"
2N	21' - 6"	47' - 1 1/2"
2O	15' - 6"	42' - 8"
2P	32' - 5"	35' - 3"
AVERAGE BUILDING HEIGHT		39' - 6"

1 Average Building Height Roof Plan
3/32" = 1'-0"

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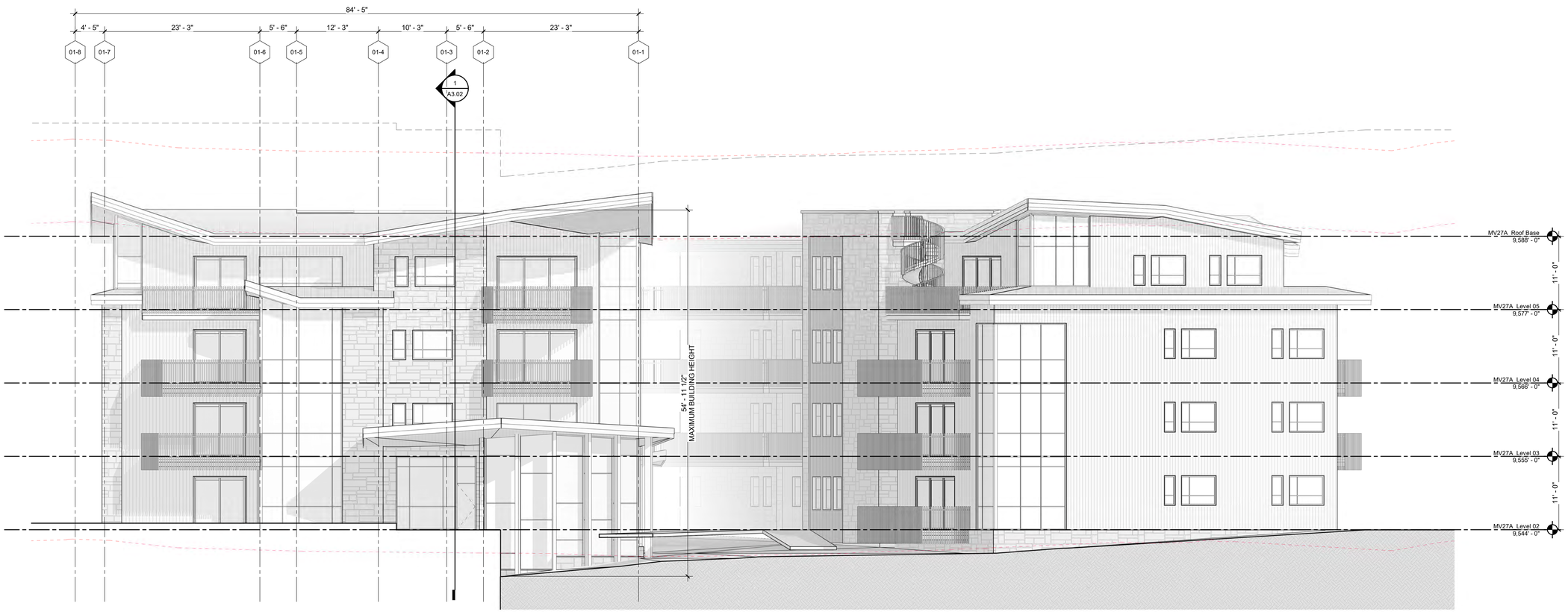
SHEET TITLE
Roof Plan - Average Building Height

SHEET NO.
A1.40



1 Amenity Elevation

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

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MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

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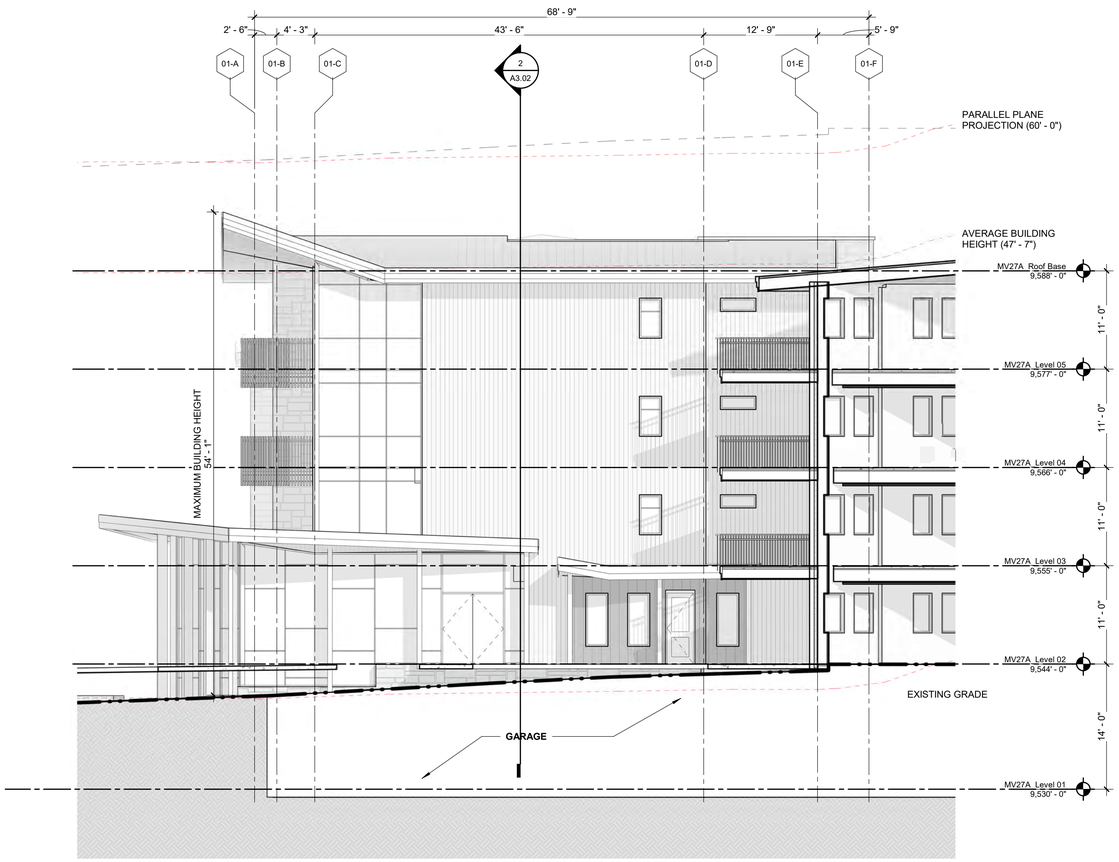
SHEET TITLE

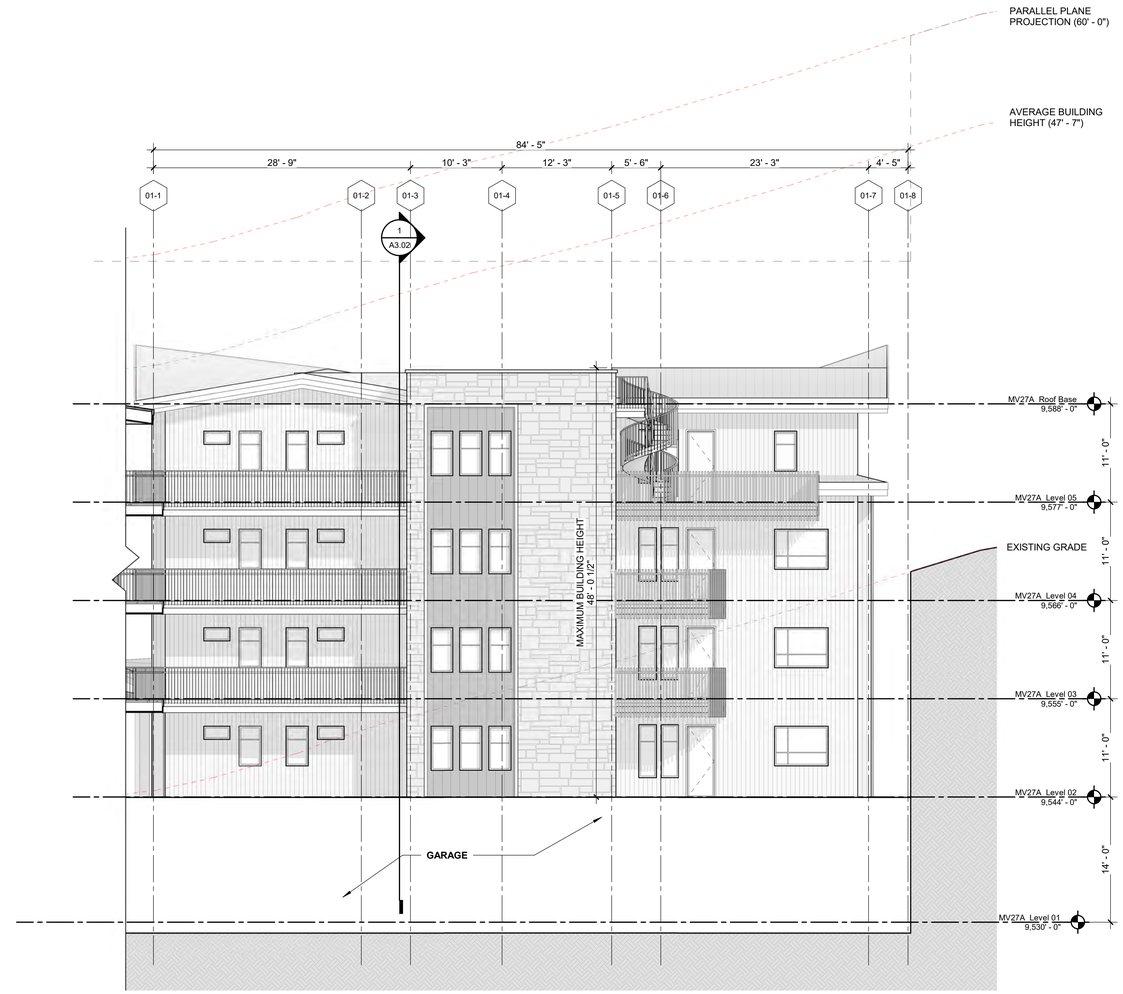
Building Elevations (B&W)

SHEET NO.

A2.01



2 **Building 01 - Elevation D**
1/8" = 1'-0"



3 **Building 01 - Elevation C**
1/8" = 1'-0"

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DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

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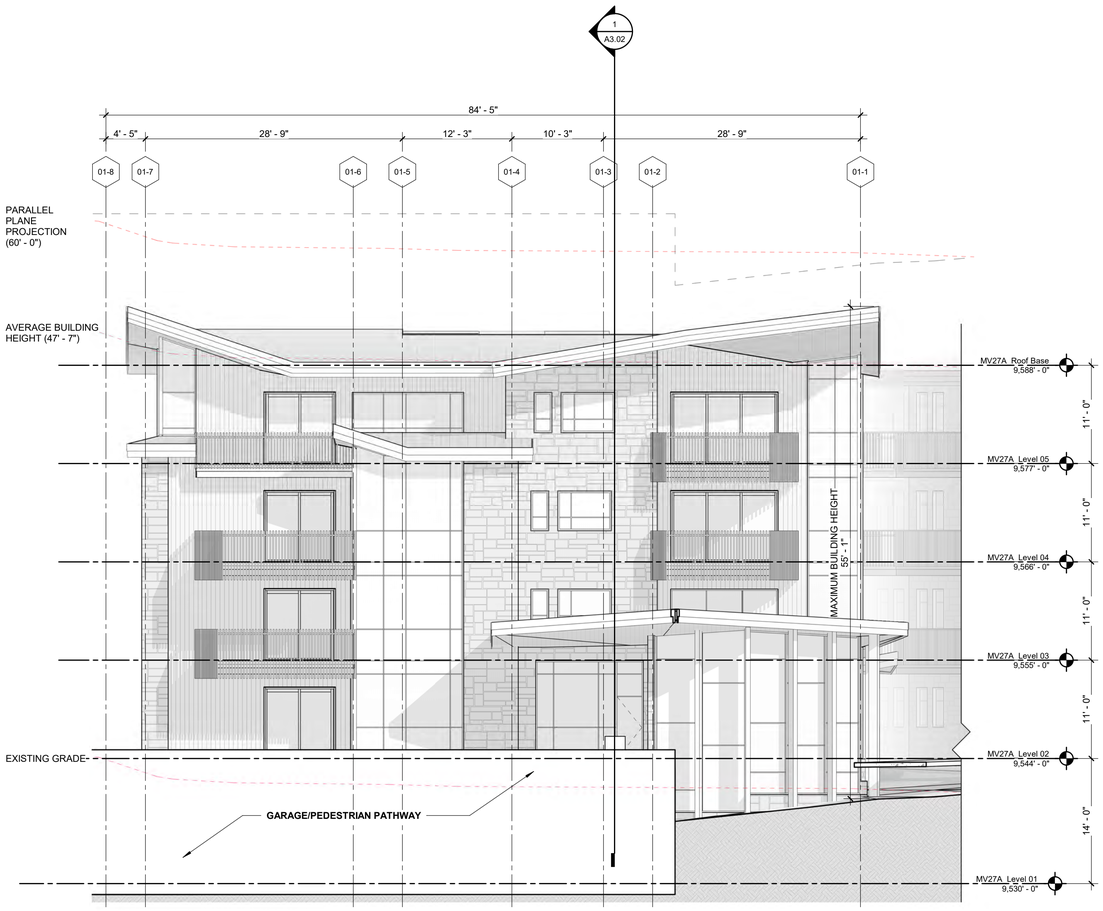
SHEET TITLE

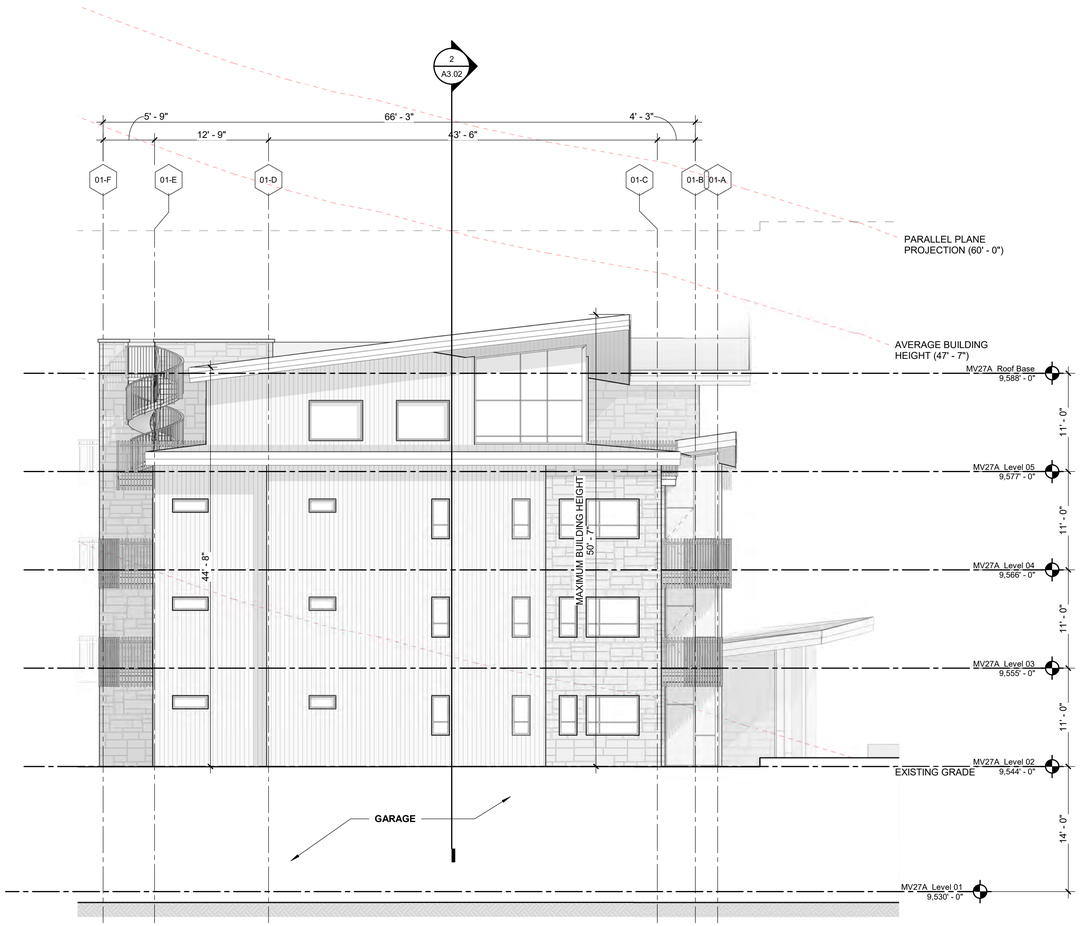
Building Elevations (B&W)

SHEET NO.

A2.02



1 Building 01 - Elevation A
1/8" = 1'-0"



2 Building 01 - Elevation B
1/8" = 1'-0"

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B-2465
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MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

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DRB Submittal

SHEET TITLE

Building Elevations (B&W)

SHEET NO.

A2.03

2 Building 02 - Elevation C

1/8" = 1'-0"

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SHEET TITLE

Building Elevations (B&W)

SHEET NO.

A2.04

2 Building 02 - Elevation A

1/8" = 1'-0"

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DISCIPLINE STAMP

MV Lot 27A

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No.	Description	Date

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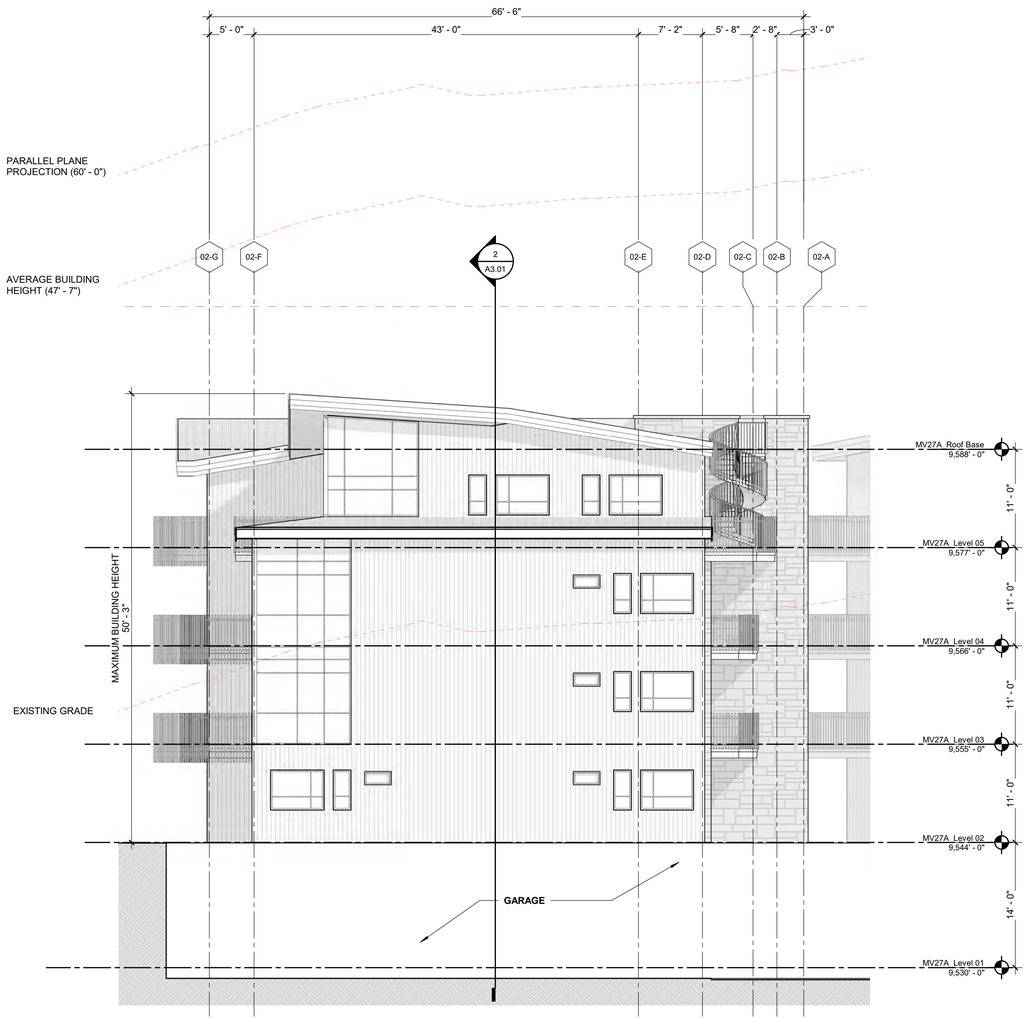
SHEET TITLE

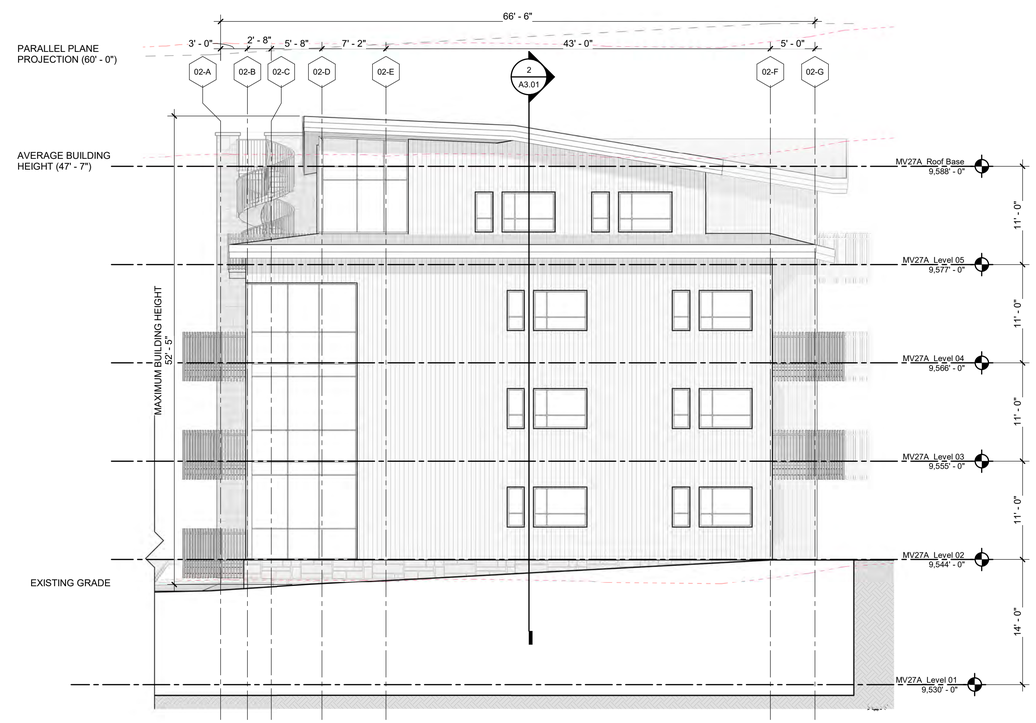
Building Elevations (B&W)

SHEET NO.

A2.05



1 Building 02 - Elevation D
1/8" = 1'-0"



2 Building 02 - Elevation B
1/8" = 1'-0"

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720.512.3437

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B-2465
07/29/2022
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MV Lot 27A

Mountain Village, CO

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No.	Description	Date

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ISSUE

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SHEET TITLE

Building Elevations (B&W)

SHEET NO.

A2.06

1 **MATERIAL BUILDING 01-B**

1/8" = 1'-0"

2 **MATERIAL BUILDING 01-C**

1/8" = 1'-0"

BUILDING 01

WOOD SIDING	MATERIAL SF ELEVATION A: 918.05 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 26%**	MATERIAL SF ELEVATION B: 1446.53 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 48%**	MATERIAL SF ELEVATION C: 3230.21 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 68%**	MATERIAL SF ELEVATION D: 1610.97 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % SOUTH ELEVATION: 52%**	MATERIAL SF BUILDING 1: 7205.76 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 50%**	MATERIAL SF OVERALL: 17,200.14 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 49%**
STONE SIDING	MATERIAL SF ELEVATION A: 887.87 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 25%**	MATERIAL SF ELEVATION B: 436.92 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 15%**	MATERIAL SF ELEVATION C: 649.80 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 14%**	MATERIAL SF ELEVATION D: 873 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 28%**	MATERIAL SF BUILDING 1: 2847.59 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 20%**	MATERIAL SF OVERALL: 7,954.44 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 23%**
GLAZING	MATERIAL SF ELEVATION A: 1701.03 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 49%**	MATERIAL SF ELEVATION B: 1013.96 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 34%**	MATERIAL SF ELEVATION C: 540.37 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 11%**	MATERIAL SF ELEVATION D: 605.34 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 20%**	MATERIAL SF BUILDING 1: 3860.70 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 27%**	MATERIAL SF OVERALL: 8,878.74 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 25%**
METAL SIDING	MATERIAL SF ELEVATION A: 0 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 0%**	MATERIAL SF ELEVATION B: 120.27 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 3%**	MATERIAL SF ELEVATION C: 312 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 7%**	MATERIAL SF ELEVATION D: 0 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 0%**	MATERIAL SF BUILDING 1: 432.27 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 3%**	MATERIAL SF OVERALL: 1,077.27 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 3%**

TOWN STAMP

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MV Lot 27A

Mountain Village, CO

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No.	Description	Date

PROJECT NUMBER **21016**

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SHEET TITLE

Material Elevation

SHEET NO.

A2.10

1 **MATERIAL BUILDING 01-A**
1/8" = 1'-0"

2 **MATERIAL BUILDING 01-D**
1/8" = 1'-0"

BUILDING 01

WOOD SIDING	MATERIAL SF ELEVATION A: 918.05 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 26%**	MATERIAL SF ELEVATION B: 1446.53 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 48%**	MATERIAL SF ELEVATION C: 3230.21 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 68%**	MATERIAL SF ELEVATION D: 1610.97 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % SOUTH ELEVATION: 52%**	MATERIAL SF BUILDING 1: 7205.76 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 50%**	MATERIAL SF OVERALL: 17,200.14 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 49%**
STONE SIDING	MATERIAL SF ELEVATION A: 887.87 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 25%**	MATERIAL SF ELEVATION B: 436.92 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 15%**	MATERIAL SF ELEVATION C: 649.80 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 14%**	MATERIAL SF ELEVATION D: 873 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 28%**	MATERIAL SF BUILDING 1: 2847.59 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL % BUILDING 1: 20%**	MATERIAL SF OVERALL: 7,954.44 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 23%**
GLAZING	MATERIAL SF ELEVATION A: 1701.03 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 49%**	MATERIAL SF ELEVATION B: 1013.96 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 34%**	MATERIAL SF ELEVATION C: 540.37 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 11%**	MATERIAL SF ELEVATION D: 605.34 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 20%**	MATERIAL SF BUILDING 1: 3860.70 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 27%**	MATERIAL SF OVERALL: 8,878.74 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 25%**
METAL SIDING	MATERIAL SF ELEVATION A: 0 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 0%**	MATERIAL SF ELEVATION B: 120.27 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 3%**	MATERIAL SF ELEVATION C: 312 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 7%**	MATERIAL SF ELEVATION D: 0 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 0%**	MATERIAL SF BUILDING 1: 432.27 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**:3%**	MATERIAL SF OVERALL: 1,077.27 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 3%**

TOWN STAMP

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SHEET TITLE

Material Elevation

SHEET NO.

A2.11

1 **MATERIAL BUILDING 02-A**
1/8" = 1'-0"

BUILDING 02

WOOD SIDING	MATERIAL SF ELEVATION A : 2469.87 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A : 33%**	MATERIAL SF ELEVATION B: 1869.09 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 63%**	MATERIAL SF ELEVATION C : 3837.47 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C : 53%**	MATERIAL SF ELEVATION D: 1817.91 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 62%**	MATERIAL SF BUILDING 2: 9,994.38 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 48%**	MATERIAL SF OVERALL: 17,200.14 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 49%**
STONE SIDING	MATERIAL SF ELEVATION A : 3023.44 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 39%**	MATERIAL SF ELEVATION B: 345.12 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 12%**	MATERIAL SF ELEVATION C: 1175.06 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 16%**	MATERIAL SF ELEVATION D: 563.23 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 19%**	MATERIAL SF BUILDING 2: 5,106.85 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 25%**	MATERIAL SF OVERALL: 7,954.44 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 23%**
GLAZING	MATERIAL SF ELEVATION A : 1457.48 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 19%**	MATERIAL SF ELEVATION B: 769.95 SF ELEVATION OVERALL SF:2,984.16 SF **MATERIAL % ELEVATION B: 25%**	MATERIAL SF ELEVATION C: 2228.55 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 31%**	MATERIAL SF ELEVATION D: 562.1 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 19%**	MATERIAL SF BUILDING 2: 5,018.04 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 24%**	MATERIAL SF OVERALL: 8,878.74 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 25%**
METAL SIDING	MATERIAL SF ELEVATION A: 645 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 9%**	MATERIAL SF ELEVATION B: 0 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 0%**	MATERIAL SF ELEVATION C: 0 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 0%**	MATERIAL SF ELEVATION D : 0 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % SOUTH ELEVATION D: 0%**	MATERIAL SF BUILDING 2: 645 SF BUILDING PERIMETER SF: 20,764.27SF **MATERIAL % BUILDING 2: 3%**	MATERIAL SF OVERALL: 1,077.27 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 3%**

2 **MATERIAL BUILDING 02-B**
1/8" = 1'-0"

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MV Lot 27A

Mountain Village, CO

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SHEET TITLE

Material Elevation

SHEET NO.

A2.12

1 **MATERIAL BUILDING 02-C**

1/8" = 1'-0"

BUILDING 02

WOOD SIDING	MATERIAL SF ELEVATION A : 2469.87 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A : 33%**	MATERIAL SF ELEVATION B: 1869.09 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 63%**	MATERIAL SF ELEVATION C : 3837.47 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C : 53%**	MATERIAL SF ELEVATION D: 1817.91 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 62%**	MATERIAL SF BUILDING 2: 9,994.38 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 48%**	MATERIAL SF OVERALL: 17,200.14 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 49%**
STONE SIDING	MATERIAL SF ELEVATION A : 3023.44 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 39%**	MATERIAL SF ELEVATION B: 345.12 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 12%**	MATERIAL SF ELEVATION C: 1175.06 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 16%**	MATERIAL SF ELEVATION D: 563.23 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 19%**	MATERIAL SF BUILDING 2: 5,106.85 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 25%**	MATERIAL SF OVERALL: 7,954.44 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 23%**
GLAZING	MATERIAL SF ELEVATION A : 1457.48 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 19%**	MATERIAL SF ELEVATION B: 769.95 SF ELEVATION OVERALL SF:2,984.16 SF **MATERIAL % ELEVATION B: 25%**	MATERIAL SF ELEVATION C: 2228.55 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 31%**	MATERIAL SF ELEVATION D: 562.1 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 19%**	MATERIAL SF BUILDING 2: 5,018.04 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 24%**	MATERIAL SF OVERALL: 8,878.74 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 25%**
METAL SIDING	MATERIAL SF ELEVATION A: 645 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 9%**	MATERIAL SF ELEVATION B: 0 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 0%**	MATERIAL SF ELEVATION C: 0 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 0%**	MATERIAL SF ELEVATION D : 0 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % SOUTH ELEVATION D: 0%**	MATERIAL SF BUILDING 2: 645 SF BUILDING PERIMETER SF: 20,764.27SF **MATERIAL % BUILDING 2: 3%**	MATERIAL SF OVERALL: 1,077.27 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 3%**

2 **MATERIAL BUILDING 02-D**

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRADE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER **21016**
ISSUE DATE **08/12/2022**

ISSUE

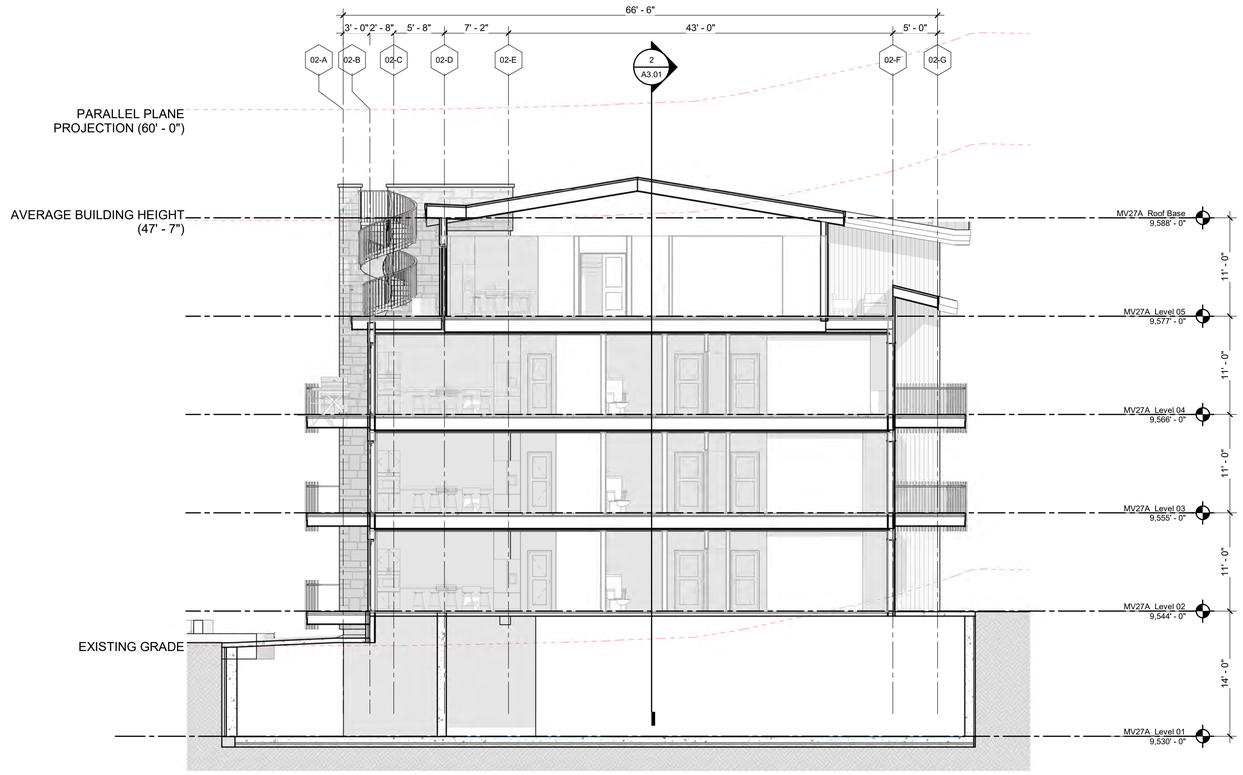
DRB Submittal

SHEET TITLE

Material Elevation

SHEET NO.

A2.13



1 Building B - Unit Section 01

1/8" = 1'-0"

2 Building B - Unit Section 02

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

ISSUE

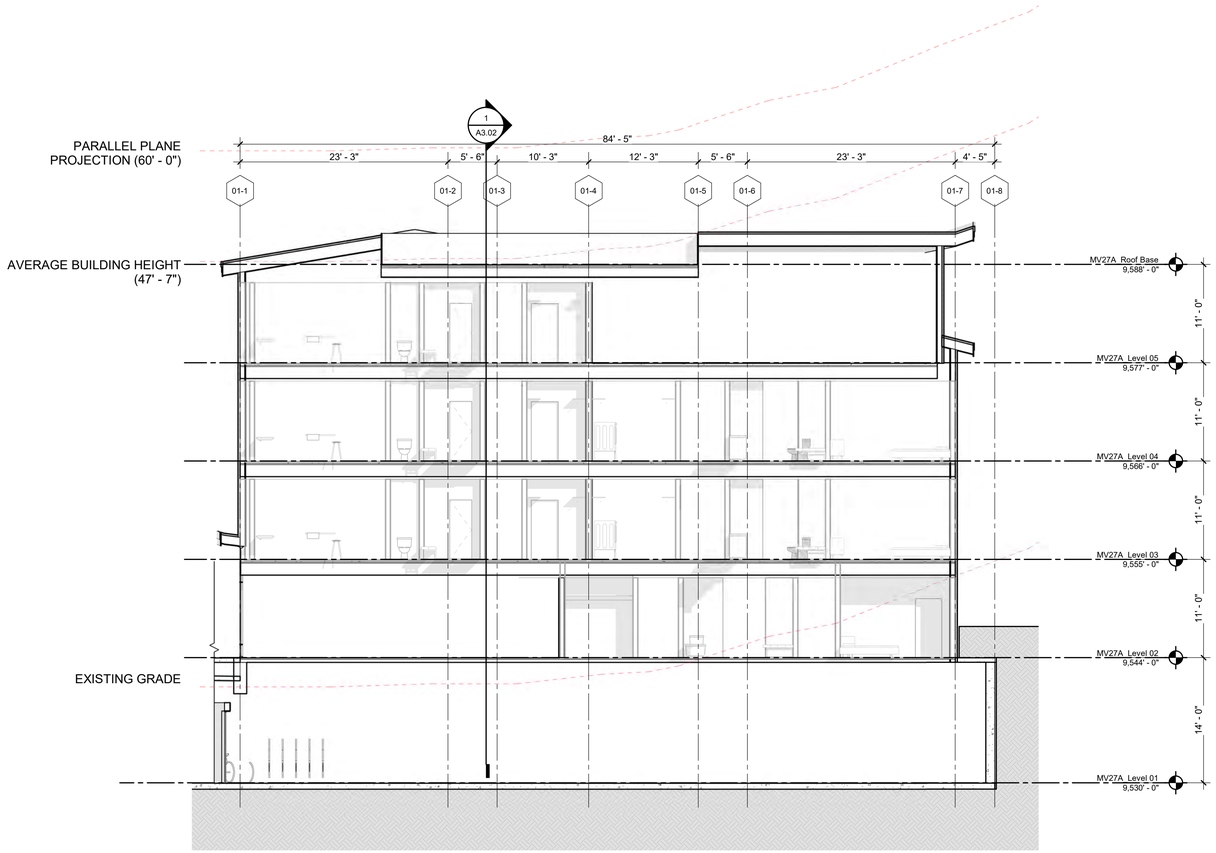
DRB Submittal

SHEET TITLE

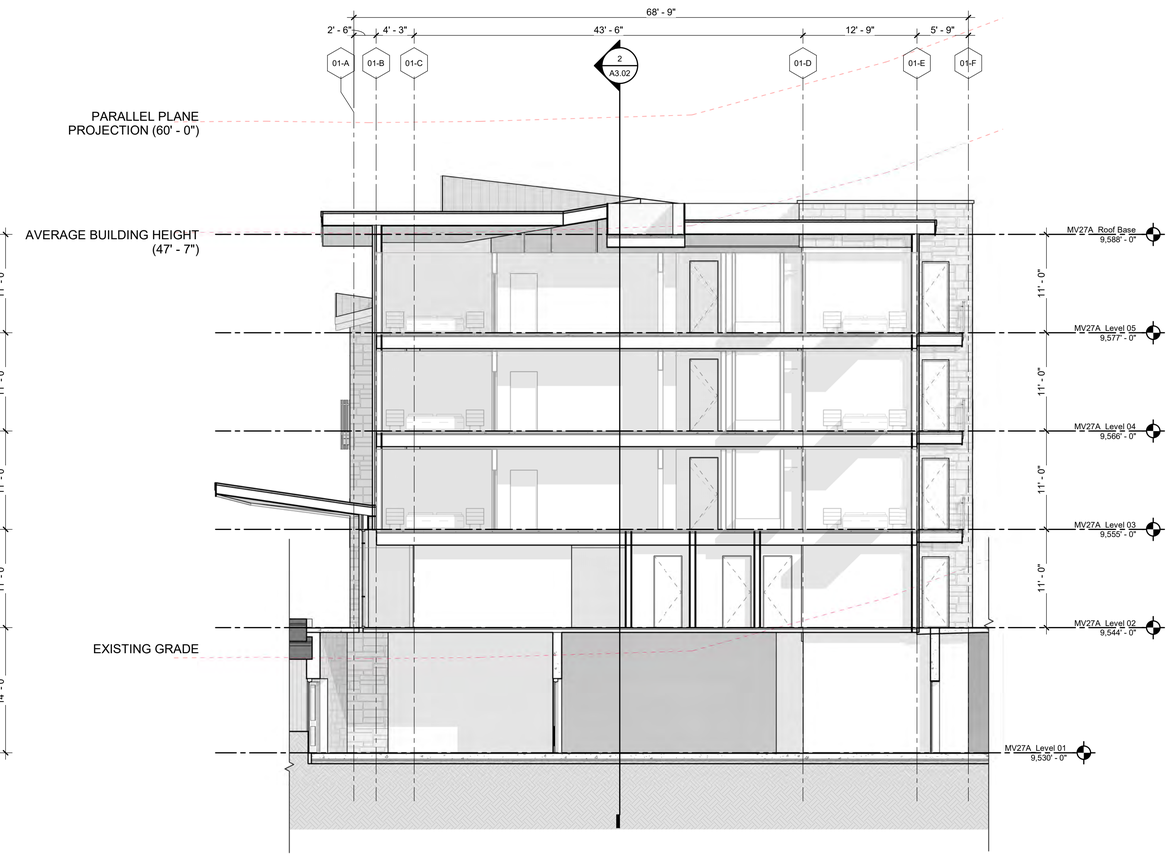
Building Sections

SHEET NO.

A3.01



2 **Building A - Unit Section 02**
1/8" = 1'-0"



1 **Building A - Unit Section 01**
1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER **21016**
ISSUE DATE **08/12/2022**

ISSUE

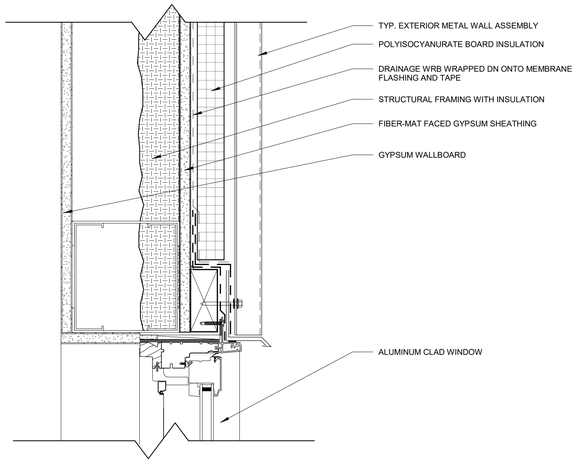
DRB Submittal

SHEET TITLE

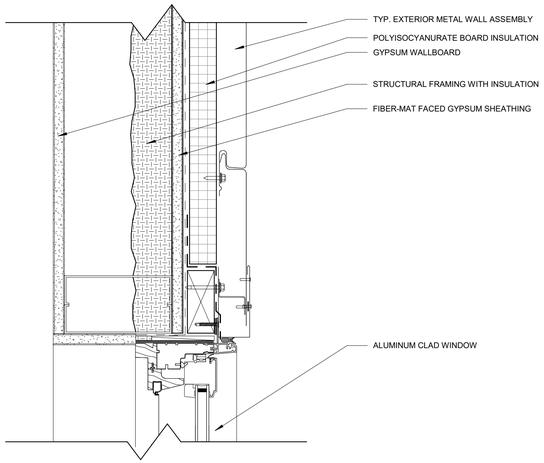
Building Sections

SHEET NO.

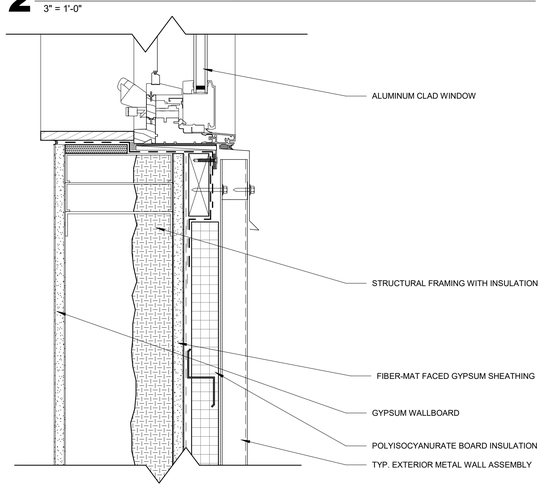
A3.02



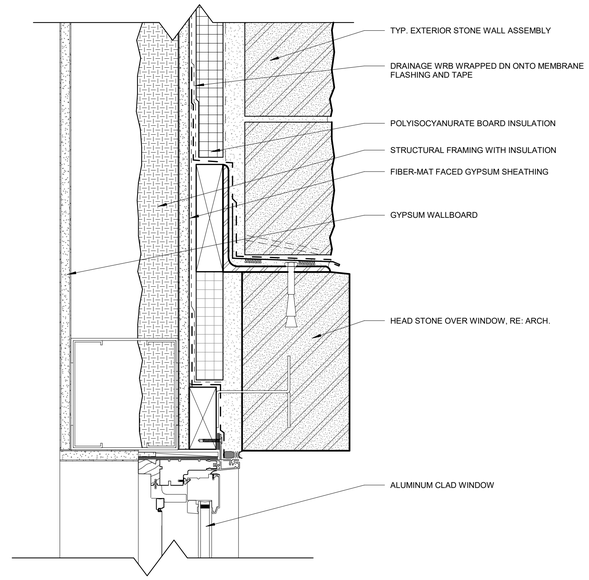
1 CLAD WINDOW HEAD @ METAL
3" = 1'-0"



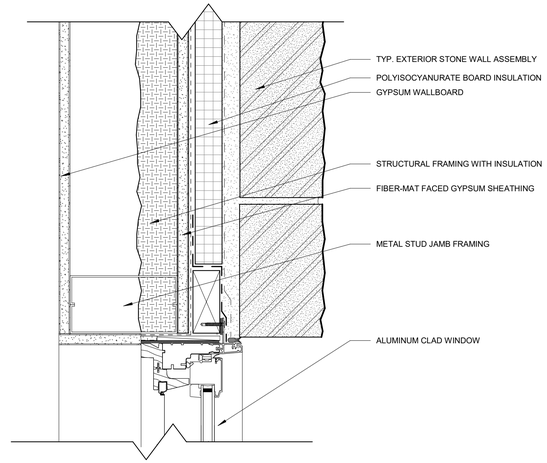
2 CLAD WINDOW JAMB @ METAL
3" = 1'-0"



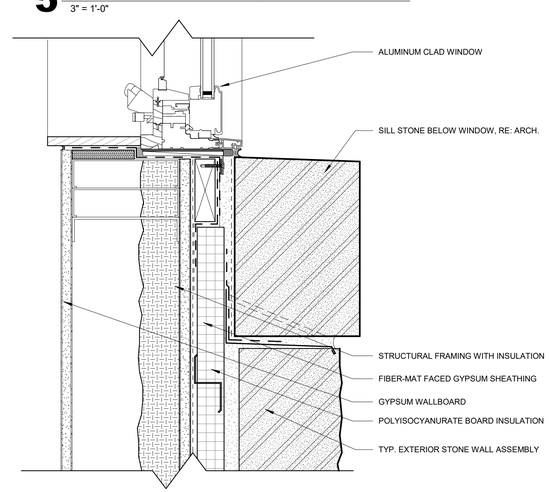
3 CLAD WINDOW SILL @ METAL
3" = 1'-0"



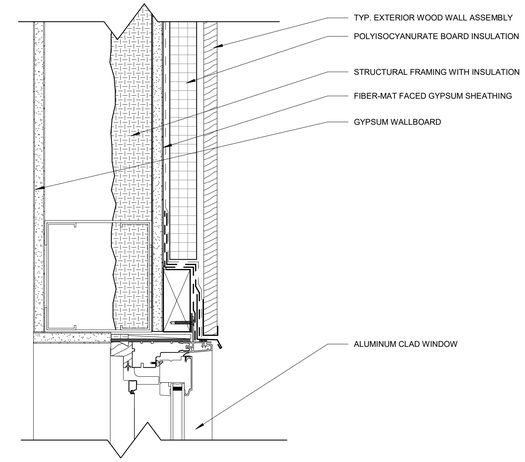
4 CLAD WINDOW HEAD @ STONE
3" = 1'-0"



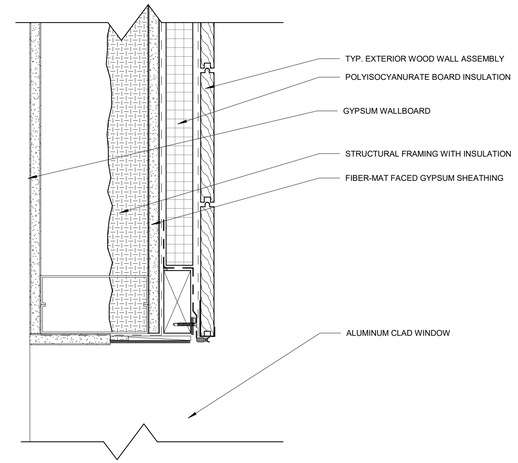
5 CLAD WINDOW JAMB @ STONE
3" = 1'-0"



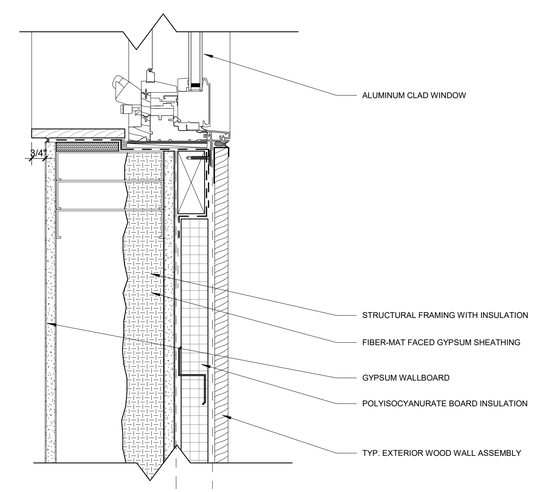
6 CLAD WINDOW SILL @ STONE
3" = 1'-0"



7 CLAD WINDOW HEAD @ WOOD
3" = 1'-0"



8 CLAD WINDOW JAMB @ WOOD
3" = 1'-0"



9 CLAD WINDOW SILL @ WOOD
3" = 1'-0"

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

ISSUE

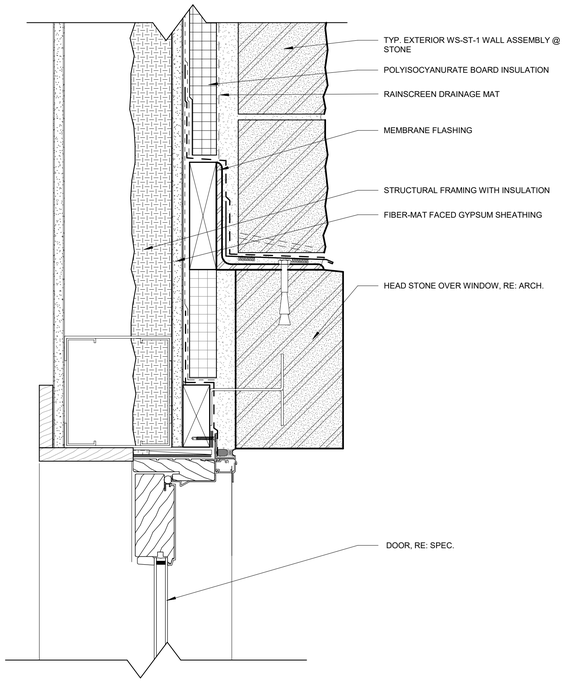
DRB Submittal

SHEET TITLE

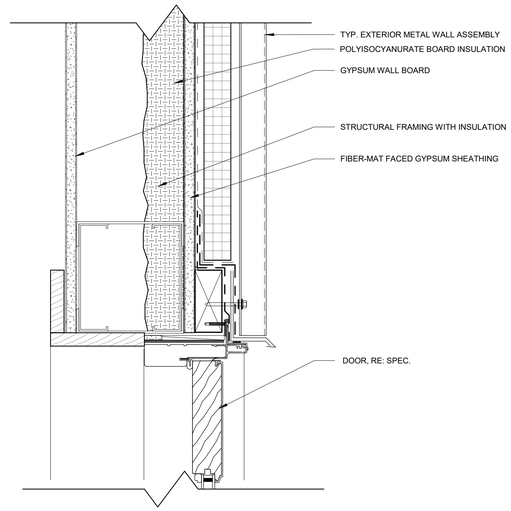
Window Details

SHEET NO.

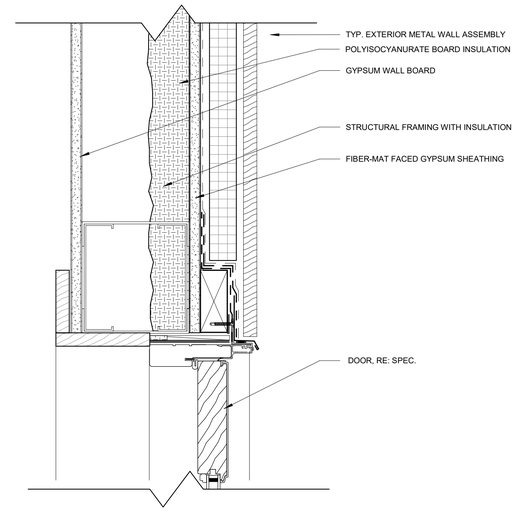
A5.01



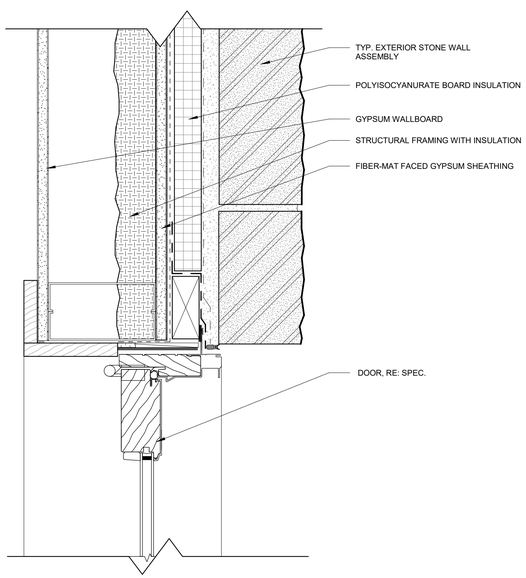
1 DOOR HEAD @ STONE
3" = 1'-0"



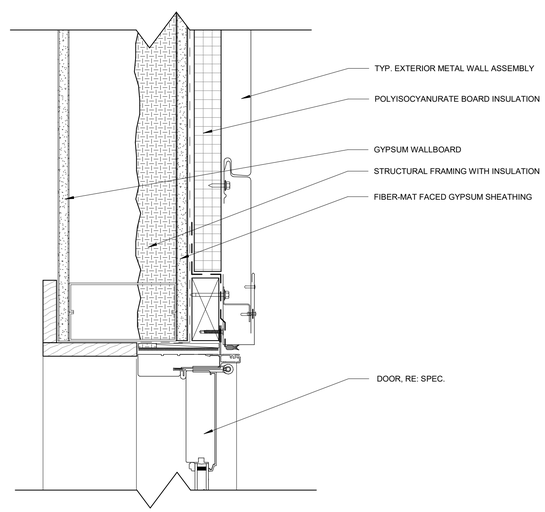
3 DOOR HEAD @ METAL
3" = 1'-0"



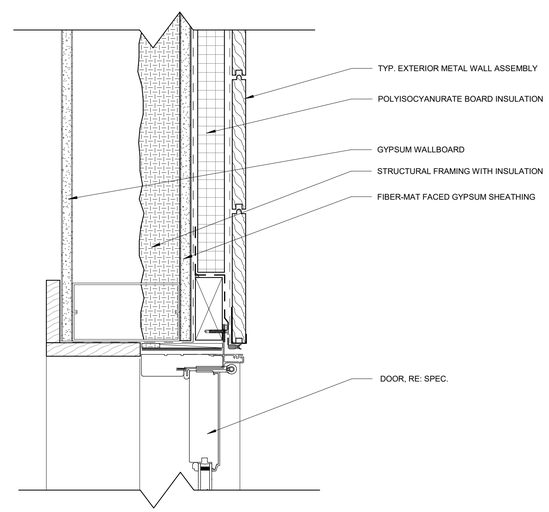
5 DOOR HEAD @ WOOD
3" = 1'-0"



2 DOOR JAMB @ STONE
3" = 1'-0"



4 DOOR JAMB @ METAL
3" = 1'-0"



6 DOOR JAMB @ WOOD
3" = 1'-0"

TOWN STAMP

359 DESIGN
3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

ISSUE

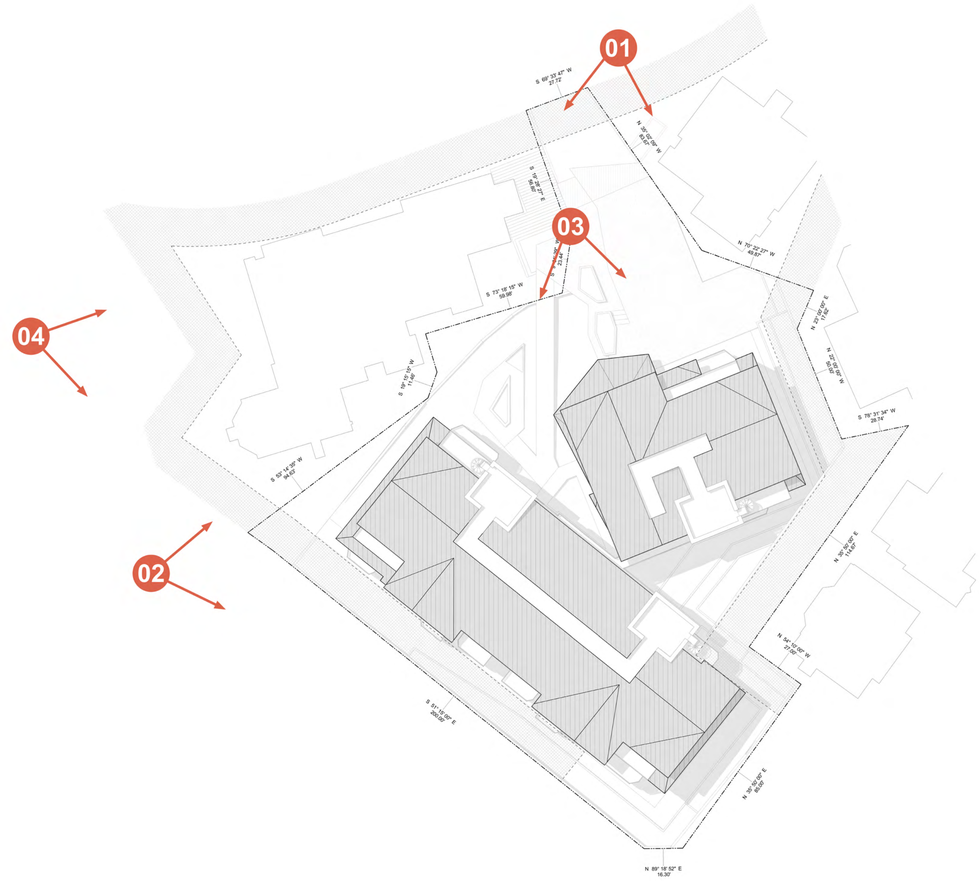
DRB Submittal

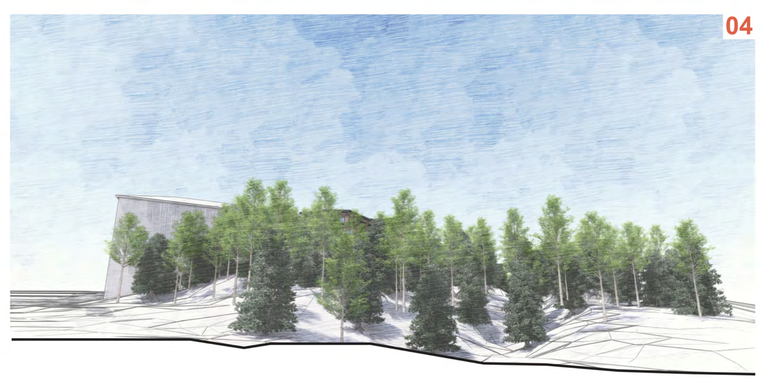
SHEET TITLE

Door Details

SHEET NO.

A5.02





TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRADE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 06/13/2022

ISSUE

DRB Submittal

SHEET TITLE

Sketch Renderings

SHEET NO.

A9.01

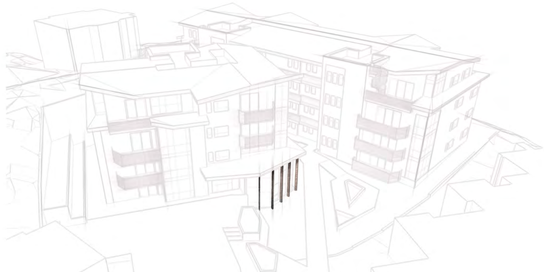
01

02

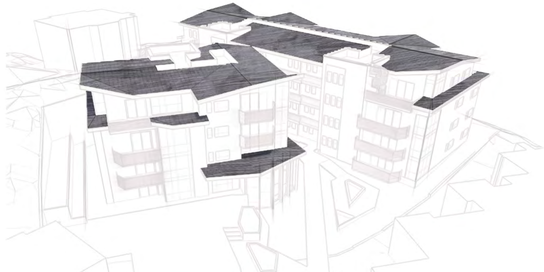
03

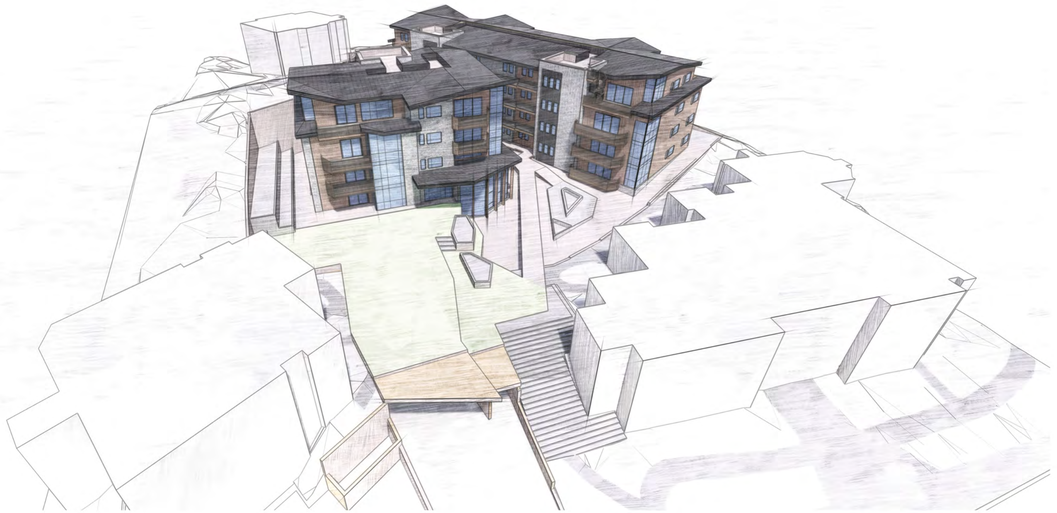
04

05



06





01

Black slate stone

Material % = 23%

02

6" shiplap clearcoat cedar wood siding

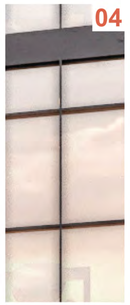
Material % = 49%

03

Metal cladding

Material % = 3%

04



High-performance glazing

Material % = 25%

05

Clearcoat Timber

06

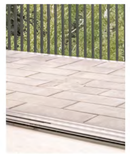
Standing seam metal roofing

Soffit

4" shiplap clearcoat cedar wood siding

Fascia

Dark-grey painted hardie-board



Deck Pavers

Citystone 12x24 stone pavers

Railings

2" x 2" clearcoat timber with metal handrail

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 210116

ISSUE DATE 08/12/2022

ISSUE

DRB Submittal

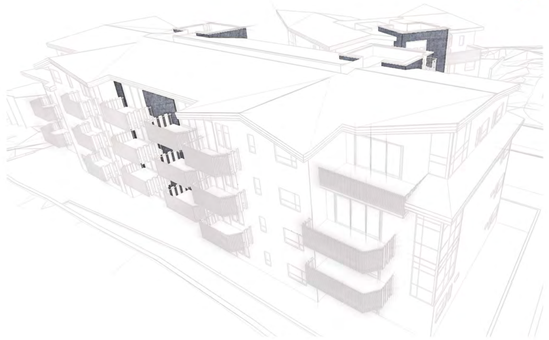
SHEET TITLE

Material Axons

SHEET NO.

A9.10

01

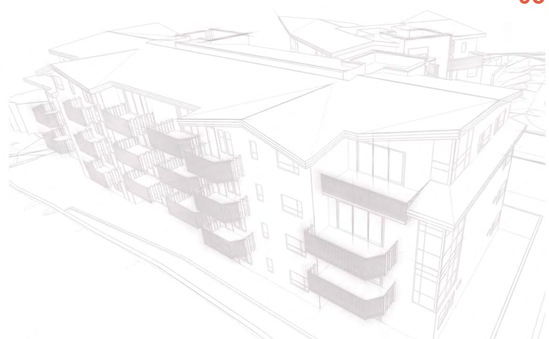


02

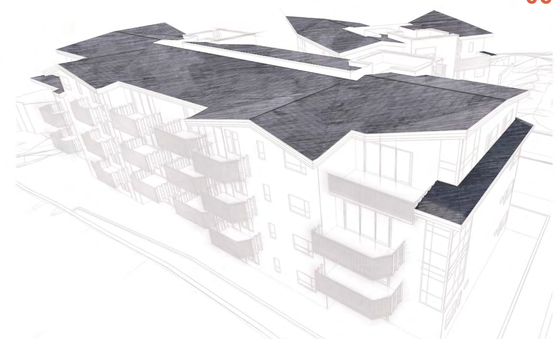
03

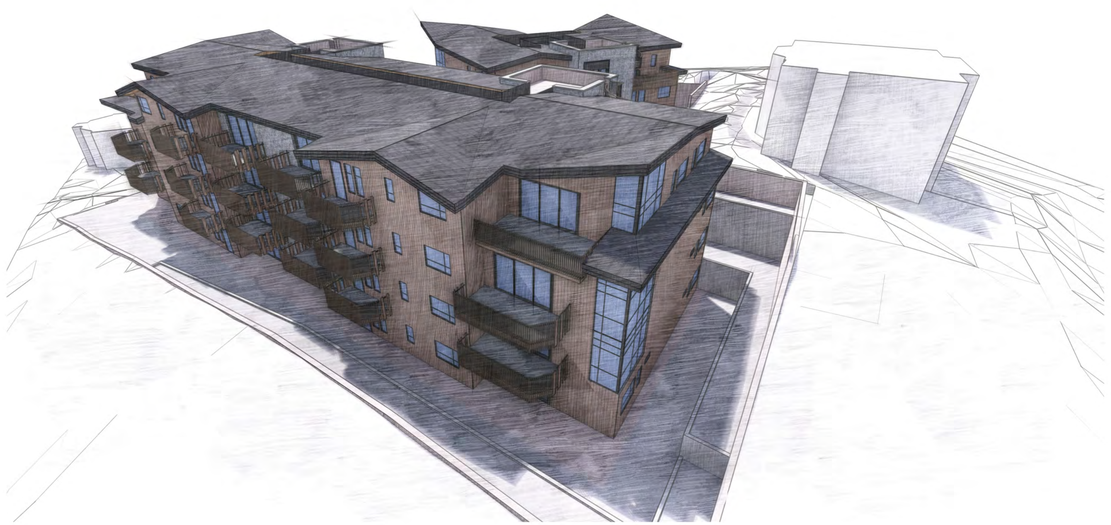
04

05



06





01

Black slate stone

Material % = 23%

02

6" shiplap clearcoat cedar wood siding

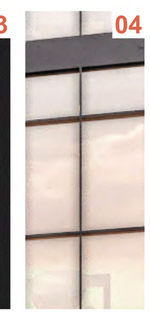
Material % = 49%

03

Metal cladding

Material % = 3%

04



High-performance glazing

Material % = 25%

05

Clearcoat Timber

06

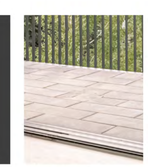
Standing seam metal roofing

Soffit

4" shiplap clearcoat cedar wood siding

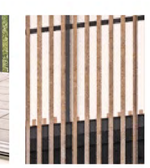
Fascia

Dark-grey painted hardie-board



Deck Pavers

Citystone 12x24 stone pavers



Railings

2" x 2" clearcoat timber with metal handrail

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRADE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 210110

ISSUE DATE 08/12/2022

ISSUE

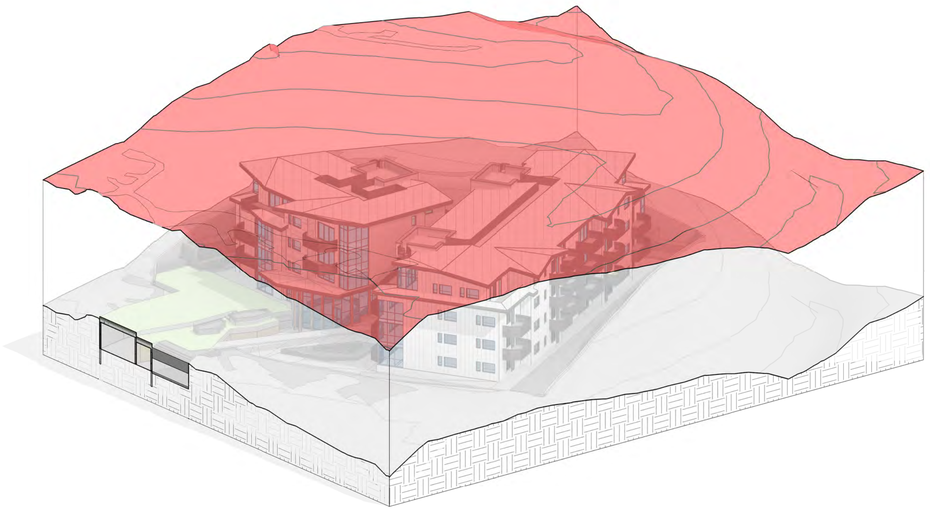
DRB Submittal

SHEET TITLE

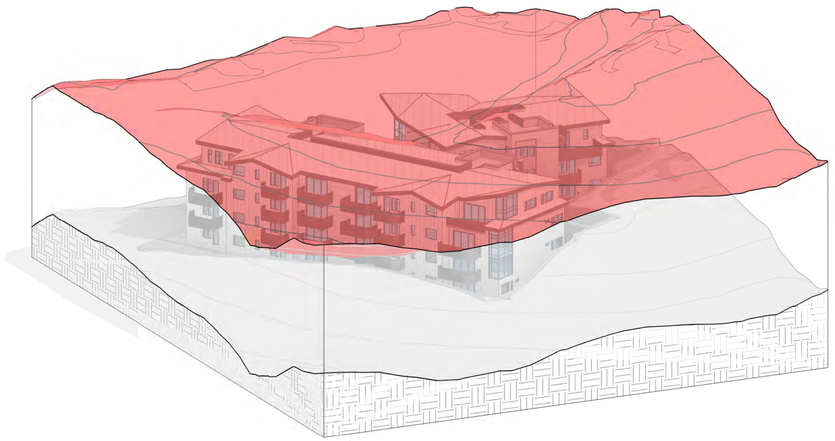
Material Axons

SHEET NO.

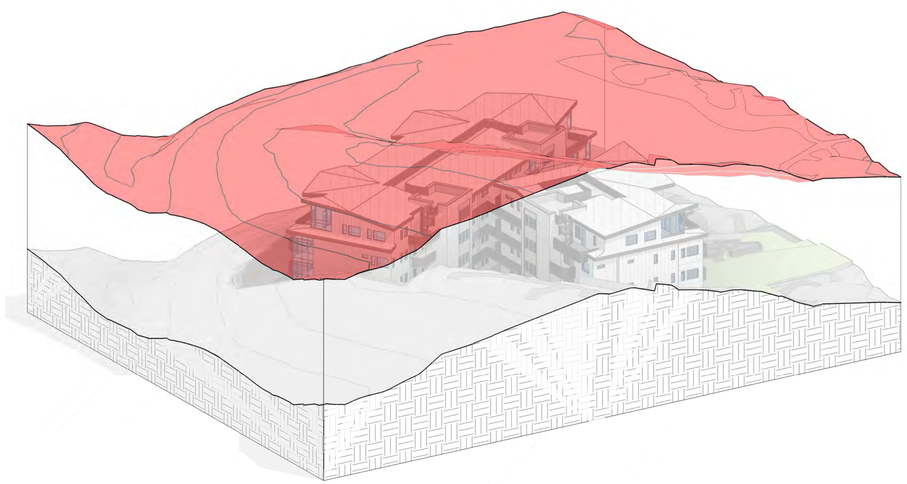
A9.11



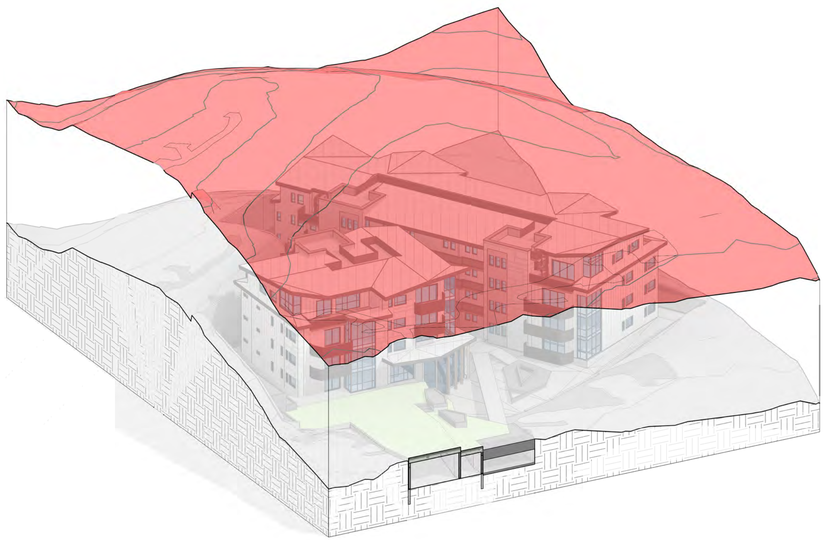
1 **Building Height - View 1**



2 **Building Height - View 2**



3 **Building Height - View 3**



4 **Building Height - View 4**

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21014
ISSUE DATE 08-12-2022

ISSUE

DRB Submittal

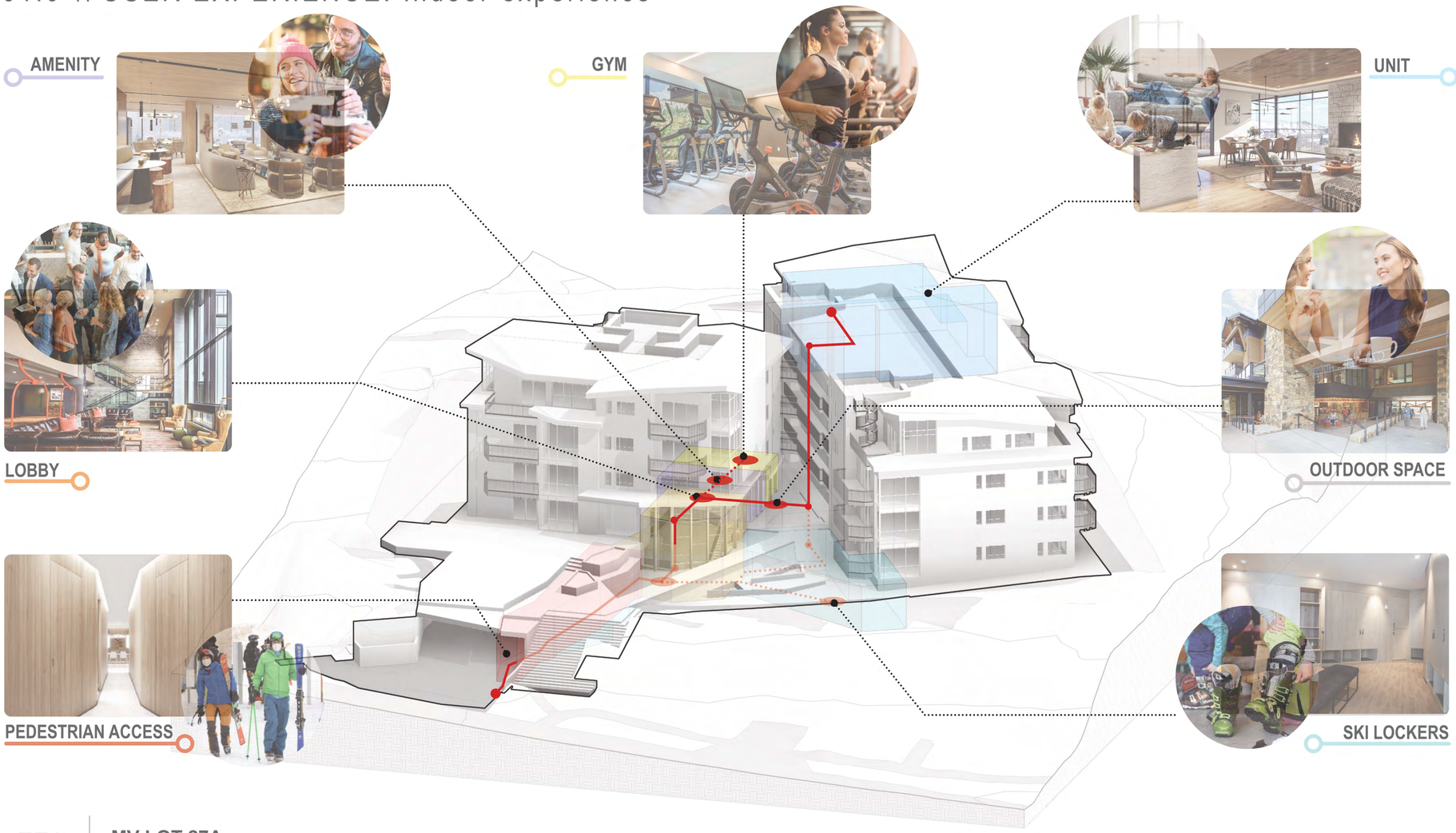
SHEET TITLE

Building Height - Parallel Plane

SHEET NO.

A9.20

01.0 \\ USER EXPERIENCE: Indoor experience



TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
BRADE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 210114

ISSUE DATE 08/12/2022

ISSUE

DRB Submittal

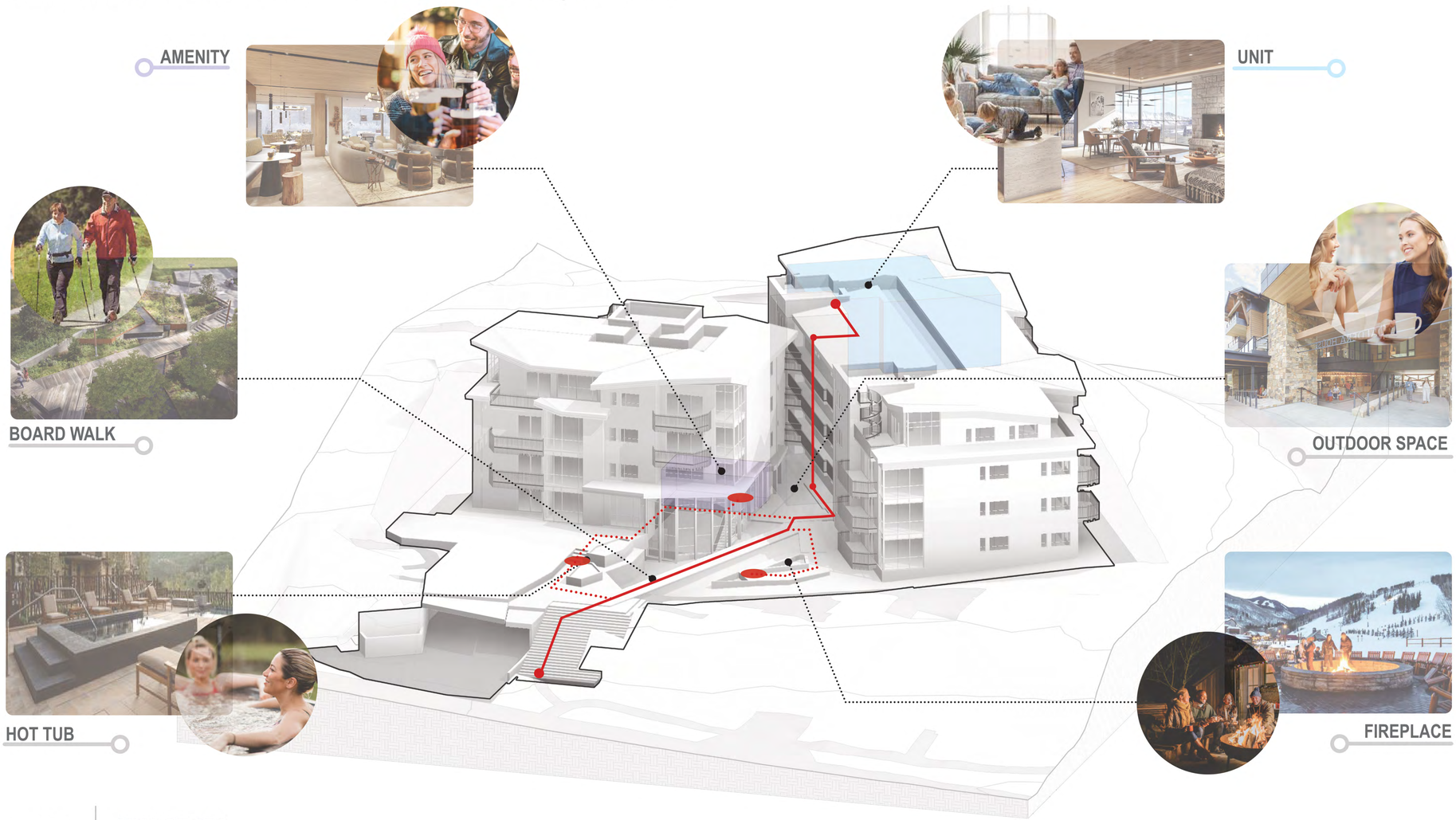
SHEET TITLE

User Experience Diagrams

SHEET NO.

A9.30

01.0 \\ USER EXPERIENCE: Outdoor experience



TOWN STAMP

359 DESIGN

3600 OSAGE STREET
DENVER, CO 80211
720.512.3407

STATE OF COLORADO
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A
Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 08/12/2022

ISSUE
DRB Submittal

SHEET TITLE
User Experience Diagrams

SHEET NO.
A9.31

Exhibit 2

SECOND AMENDMENT
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
(Belvedere Park Condominiums, a Colorado Common Interest Ownership Community)

THIS SECOND AMENDMENT to the Declaration of Covenants, Conditions and Restrictions For Belvedere Park Condominiums ("**Second Declaration Amendment**"), is made effective this _____ day of _____, 2021, by not less than sixty-seven (67%) of the Allocated Interests of the Belvedere Park Condominiums Owners Association, a Colorado non-profit corporation (the "**Association**") including sixty-seven percent (67%) of the votes allocated to Parcels not owned by the Declarant as evidenced by the signatures to this Second Declaration Amendment.

RECITALS:

A. TCH Belvedere Development, LLC, a Delaware limited liability company (the "**Original Declarant**"), established a certain land condominium regime on the Property entitled Belvedere Park Condominiums, a Colorado common interest ownership community ("**Community**") ultimately consisting of three parcels of land, namely "**Parcel One**", "**Parcel Two**" and "**Parcel Three-R**" (each, a "Parcel") on the following described property:

   Lot 27A, Town of Mountain Village, according to the plat filed in the office of the San Miguel County Clerk and Recorder ("**Official Records**") in Plat Book 1 at page 2281, and according to the Town of Mountain Village Official Lot List, recorded in Book 586 at page 548, County of San Miguel, State of Colorado ("**Property**").

B. The Community was be formed in accordance with the Condominium Declaration ("**Declaration**") recorded on June 29, 2004 in Reception No. 367339 and the Condominium Map ("Map") recorded on June 29, 2004 in Plat Book 1, Page 3318, Reception No. 367340, Town of Mountain Village, San Miguel County, Colorado, as amended by the First Declaration Amendment recorded June 15, 2006 at Reception Number 384819 (the "**First Declaration Amendment**") the First Amendment to the Map recorded on January 26, 2005 in Plat Book 1, page 3438, Reception No. 371991(the "**First Map Amendment**") and the Second Amendment to the Map Recorded on June 15, 2006 at Reception Number 384818 (the "**Second Map Amendment**").

C. The Community is governed by the Belvedere Park Owners Association (the "**Master Association**").

D. Parcel One, Belvedere Park Condominiums has been constructed and is governed by the Belvedere Park Condominiums Phase One Owners Association, Inc. (the "**Phase One Subordinate Association**").

E. Parcel Two, Belvedere Park Condominiums has been constructed and is governed by the Belvedere Park Condominiums – Phase Two Owners Association, Inc., (the "**Phase Two Subordinate Association**").

F. Section 3.4 of the Declaration provides for the Voting Rights of the Members of the Master Association and provides for voting right of the Members initially by the Owner of a Parcel and after the formation of a Subordinate Association for a Parcel by the Subordinate Association's Executive Board with each Parcel Owner or Subordinate Association receiving votes with an allocated interest as provided for in the Declaration. Exhibit B of the Declaration as amended by the First Amendment provides for the Allocated interests with Parcel One allocated ten point three-five percent (10.35%), Parcel Two allocated twenty-four point one-three percent (24.13%) and Parcel Three-R allocated sixty-five point five-two percent (65.52%).

G. Section 19.3 of the Declaration provides for the requirements to amend the Declaration and requires that any increase in the number of units or change in the Allocated Interests of a Parcel or Unit requires the agreement of Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated, including sixty-seven percent (67%) of the votes allocated to Parcels or Units not owned by Declarant.

H. Exhibit B of the Declaration as amended by the First Amendment provides for the potential number of units to be constructed on each Parcel with Parcel One having three (3) units, Parcel Two having seven (7) units and Parcel Three-R having 19 units.

I. MV Lot 27A, LLC is the owner of Parcel Three-R ("**MV Lot 27A**"). MV Lot 27A desires to add the ability to construct up to two additional units on Parcel Three-R, which would be subject to the Town of Mountain Village 1997 Employee Housing Restriction (the "**EHR Units**").

J. The undersigned representing both sixty-seven percent (67%) of the votes in the Association and sixty-seven percent (67%) of the votes allocated to Parcels or Units not owned by the Declarant hereby approved this Second Declaration Amendment which approves the addition of the EHR Units to Parcel Three-R and the Second Revision to Exhibit B.

NOW THEREFORE, the Owners do hereby amend the Declaration as follows:

1. **Exhibit "B"** to the Declaration is amended restated and replaced in its entirety with the attached Second Revision to **Exhibit "B"**.

2. MV Lot 27A, its successors and assigns shall be entitled to develop Parcel Three-R consistent with the number of units reflected on the Second Revision to Exhibit B and pursuant to the Declarant's Reserved Rights as set forth in the Declaration in development of Parcel Three-R. The EHR Units shall not be allocated additional Allocated Interest in the Master Association for Parcel Three-R.

3. All other terms, conditions and provisions of the Declaration shall remain in full force and effect as if restated herein verbatim.

4. This Amendment shall become effective upon recordation in the Official Records.

IN WITNESS WHEREOF, the parties have executed this agreement on the _____ day of _____, 2022.

Belvedere Park Condominiums Phase One Owners Association, Inc.
(Representing 10.35% of the Allocated Interests and 30% of the Allocated Interests not owned by the Declarant)

_____
By: Randy Podolsky, President

STATE OF COLORADO)
)ss.
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged before me on the _____ day of _____, 2022, by Randy Podolsky, President Belvedere Park Condominiums Phase One Owners Association, Inc.

WITNESS my hand and official seal.
My commission expires _____

(Seal)

_____
Notary Public

Belvedere Park Condominiums – Phase Two Owners Association, Inc.
(Representing 24.13% of the Allocated Interests and 70% of the Allocated Interests not owned by the Declarant)

By: MICHAEL BROCHU, President

STATE OF COLORADO)
)ss.
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged before me on the 20 day of July, 2022, by Micheal Brochu, President Belvedere Park Condominiums – Phase Two Owners Association, Inc.

WITNESS my hand and official seal.
My commission expires 7/8/26

(Seal)

Kayla Matthews
Notary Public

KAYLA MATTHEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224026748
MY COMMISSION EXPIRES 07/08/2026

MV Lot 27A, LLC:
(Representing 65.52% of the Allocated Interests)

By: _____, Its Manager
J. Christopher Chaffin

STATE OF COLORADO)
)ss.
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged before me on the 20 day of July, 2022, by ~~Michael Brocka~~ Chris Chaffin, manager of MV Lot 27A, LLC.

WITNESS my hand and official seal.

My commission expires 7/8/26

(Seal)

Notary Public

KAYLA MATTHEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224026748
MY COMMISSION EXPIRES 07/08/2026

FIRST REVISION TO EXHIBIT "B"
(Allocated Interests)

Parcel Designation	Potential Number of Units to Be Constructed On this Parcel	Allocated Interests in the Master Association	Votes Allocated to the Parcel in the Master Association (Note: Vote to be Weighed in Accordance with Allocated Interest in Accordance with Section 1.16 of the Declaration)
Parcel One	3	10.35%	1
Parcel Two	7	24.13%	1
Parcel Three	19	65.52%	3
Parcel Three EHR Units	2	0%	0
Totals	31	100%	5

Exhibit 03 – General Easement Variance Request

Section 17.3.14 – General Easements Setbacks

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above-grade and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

Lot 27A and Parcel Three-R are Village Center lots and while a portion of Lot 27A and Parcel Three-R are burdened by the GE, GE's are not common or required on Village Center lots due to the more dense development within the Village Center. While vacating the entire GE could be appropriate, it is not desirable due to the transitory nature of this property away from the Village Center. Our goal is to keep the GE intact and request minor encroachments.

The DRB should approve the encroachments as avoiding the encroachments in the GE would not allow for full use of the property due to the odd configuration of the property and the steep slopes on and adjacent to the property which have to be retained. The minor encroachments provide no negative impact on adjacent properties as they will still provide a tiered landscaping that is similar to a natural state which mitigates the appearance of any encroachments into the GE similar to the rest of the Village Center lots which do not have General Easements.

Please refer to images 01-05 below. Image 01 shows the location of the 16' – 0" General Easement ("GE") around a portion of the perimeter of Lot 27A which impacts a portion of Parcel Three-R where the proposed development is located.

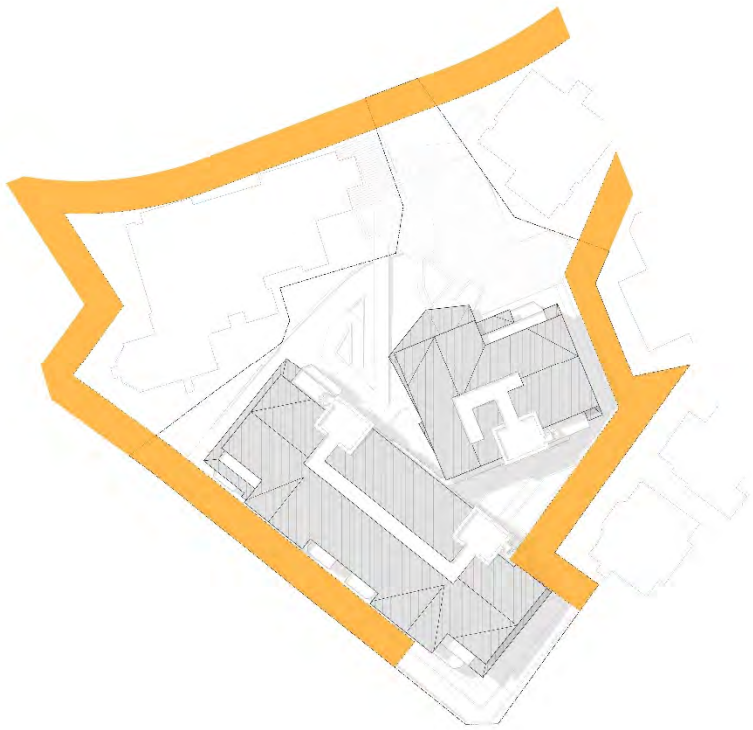


Image 01 – General Easement Locations

The proposed development is requesting approval of several encroachments into the areas highlighted in image 02 below, to allow for adequate site retainage, tiered landscaping design, and minor deck encroachments (the "encroachments"). The site retainage and tiered landscaping will provide a landscape feel that is similar to a natural state while also maintaining daylight to all of the units. The minor deck encroachments allow for the maintenance of design continuity between units.

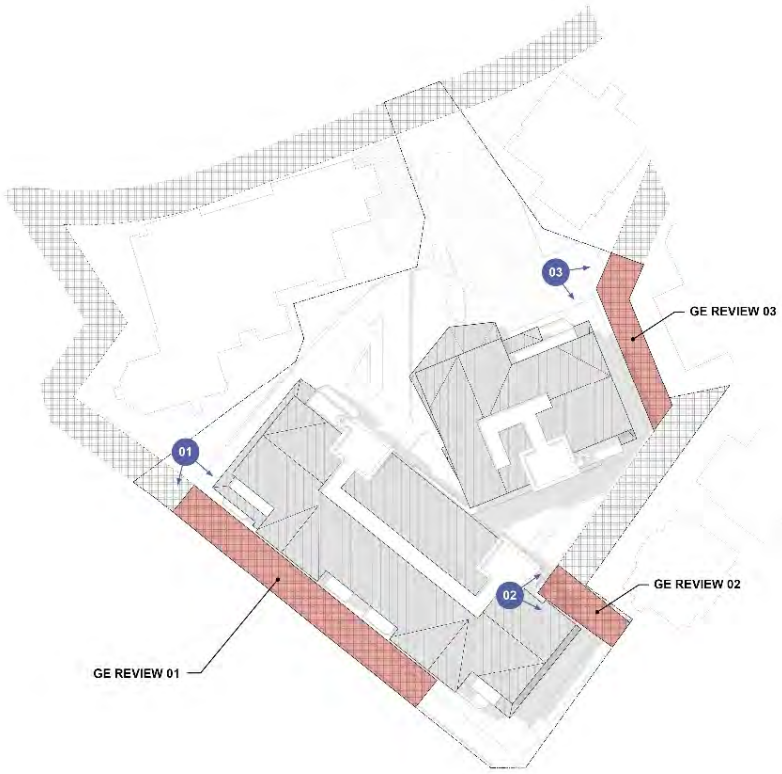


Image 02 – Proposed GE Encroachments

Images 03 – 05 below highlight specifically what proposed general easement encroachments are occurring at each highlighted location.

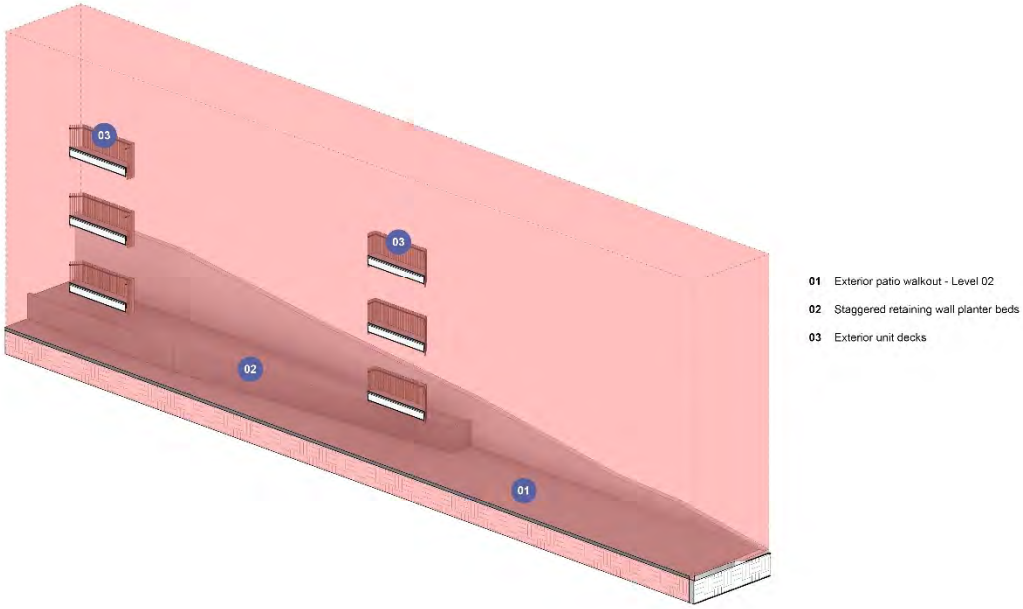


Image 03 – GE Review 01

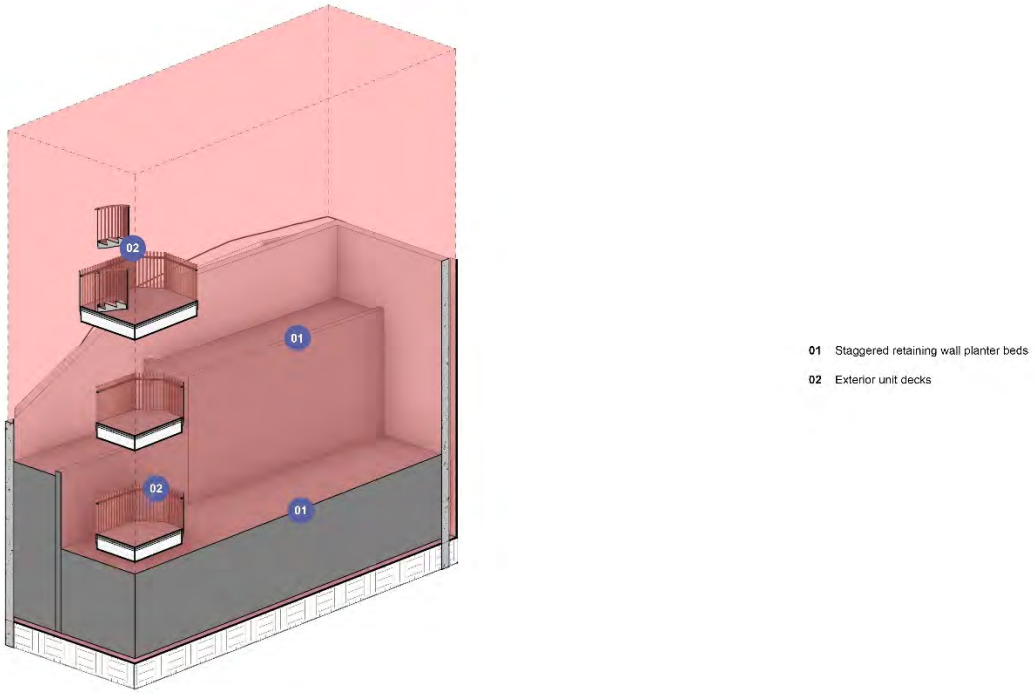


Image 04 – GE Review 02

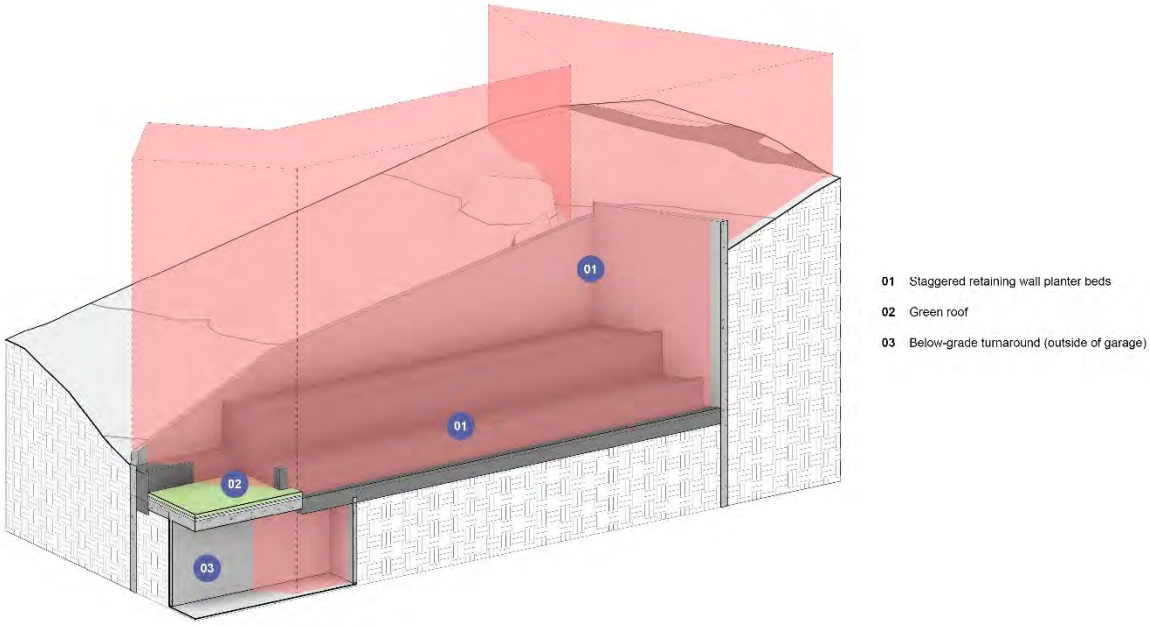


Image 05 – GE Review 03

Exhibit 04 – Building Material Variance Request

Section 17.5.6 – Building Design

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

Please refer to Sheets A2.10 – A2.13 and A9.10 – A9.11 of Exhibit 01. The primary materials proposed are stone, wood, metal, and glazing. Heavy timber is used to highlight specific architectural moments within the design. The proposed development is requesting a design variance on material percentages. Per CDC section 17.5.6.E requirements, buildings within the Village Center are required to have:

- Stucco as the primary material
- 25% minimum stone
- 20% maximum wood
- 40% maximum glazing

The proposed design has the following material percentages, per A2.10-A2.13:

- 49% wood
- 23% stone
- 25% glazing
- 3% metal panel
- 0% stucco

As noted in the design narrative, the architecture is intended to integrate into the surrounding context through a mountain modern vernacular. We believe that the above proposed materials, as highlighted in Exhibit 01, meet and exceed the design standards set throughout Mountain Village.

Image 01 – Mountain Modern building form

Exhibit 05 – Loading/Unloading Variance Request

Section 17.5.8 – Parking Regulations

A.10. Parking plans or site-plans for multifamily, commercial, or mixed-use development shall provide for and reflect the location of loading/unloading areas on the premises. Spaces shall be a minimum of twelve feet (12') in width by fifty-five feet (55') in length, with fourteen feet (14') of overhead clearance from street level. In the Village Center or the Village Center Subarea Plan, the loading/unlading area shall be located within the associated parking garage in order to minimize visual and noise impacts.

The proposed development is requesting a design variance to relocate the loading/unloading area. The applicant is committed to working with the town staff to determine the most appropriate location. As exhibited below in Image 01, the Blue Mesa Loading/Unloading and Parking Delivery Zone is the preferred location, as it is located less than 100' away from the vehicular and pedestrian access to Lot 27A. Of note, this location was recently approved as the loading/unloading area for the Aspen Ridge/Lot 30 project located across Mountain Village Boulevard.

Image 01 – Blue Mesa parking adjacency

Exhibit 6

GOFF ENGINEERING + SURVEYING INC
Office 970.247.1705
Fax 970.247.1710
126 ROCK POINT DRIVE PO BOX 97 DURANGO, COLORADO 81302
www.goffengineering.com

Belvedere Park Lot 27-A
Civil Site Evaluation narrative

Summary
This narrative has been prepared to summarize the site development constraints and opportunities for the proposed condominium development to be located on Lot 27-A within the Belvedere Park subdivision of Mountain Village, Colorado.

Only the civil engineering elements of site access, utility service, and storm drainage have been included in this analysis. Existing conditions topography, utility information, and parcel boundary information has furnished by the Project surveyor. Supplemental information has been obtained during site inspections and through San Miguel County and Town of Mountain Village GIS datasets.

Access: Vehicular access to the site will occur from Lost Creek Lane, which is a cul-de-sac local road that is accessed from Mountain Village Boulevard. Access into the site will be via a two lane, bi-directional driveway approximately 30 feet wide. This driveway will serve a below grade parking structure, and be designed to accommodate ambulance vehicles.

The driveway will be concrete, and include an snow melt system to enhance pedestrian and vehicular safety during the cold weather periods.

Figure 1 - proposed driveway location

Lost Creek Lane intersects with Mountain Village Boulevard roughly 225 feet west of the proposed driveway. It is understood that the Town of Mountain Village's Master Plan contemplated development of this property which is zoned "Village Center". Therefore, it is understood that the connective roadway system has capacity to serve this site development and that no off-site transportation system improvements will be warranted.

Pedestrian and bicycle access connectivity to the surrounding Village center, amenities, and neighborhoods should be considered as site plans are developed.

Water Utility service:
An 8" water distribution main presently exists along the northern edge of Lost Creek Lane. A new connection to this water main is proposed to serve the domestic and fire suppression system(s) for the development. Sizing of the service line is predicted to be 4"-6", however by the project's MEP consultant should be consulted for verification once the design has been refined. Based on discussions with utility operations and maintenance personnel, there are no known deficiencies of this existing network, and no improvements to the existing network are anticipated.

It is expected that this water service will require removal and repairs to exiting asphalt pavement and concrete sidewalks. within Lost Creek Lane.

There is an existing fire hydrant located ~ 30 feet west of the proposed driveway entrance on Lost Creek Lane, therefore no additional fire hydrants should be necessary. Architectural review of applicable building codes and consultation with the local fire protection district are warranted for verification.

Sanitary Sewer Utility service:
An 8" sanitary sewer collection main exists within Lost Creek Lane. A new connection to this sewer is planned to serve the Project. Sizing of the service line is predicted to be 6"-8", however by the project's MEP consultant should be consulted for verification once the design has been refined.

The existing sewerage system is 8" diameter PVC, and should be sufficient for serving the sewer load generated by this Project. Based on discussions with utility operations and maintenance personnel, there are no known deficiencies of this existing network, and no improvements to the existing network are anticipated. It is expected that this sewer extension will require removal and repairs to exiting asphalt pavement and concrete sidewalks. within Lost Creek Lane.

Storm drainage
A stormwater collection, conveyance and treatment facility is planned to account for the increased imperviousness associated with this Project. This system will be sized and designed to function as defined in the TOMV Municipal Code.

The on-site storm drainage system is planned to discharge into the 24" storm drainage conveyance network located within Lost Creek Lane. Based on discussions with utility operations and maintenance personnel, there are no known deficiencies of this existing network, and no improvements to the existing network are anticipated

Topographic considerations

The proposed development site is depressed roughly 20 feet below the adjacent buildings to the south and east. The proposed 4 level structure will incorporate structural retaining wall and foundation systems to support the adjacent structures.

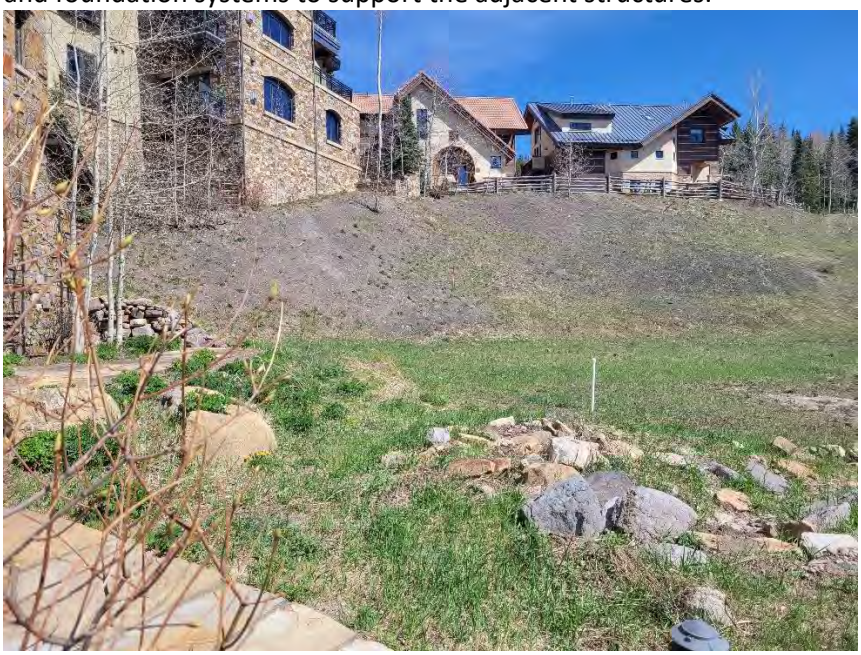


Figure 2 - southern view into property

Soil considerations

Soils in the project vicinity are "Washboard Rock outcrop", and classified as hydrologic category "C". These soils have low infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Design of storm drainage attenuation and treatment systems will need to consider receiving soil characteristics as the design becomes more refined.

Exhibit 7

PITCH SINGLE WALL SCONCE

TECH LIGHTING

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

Outstanding protection against the elements:

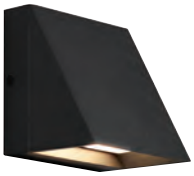
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

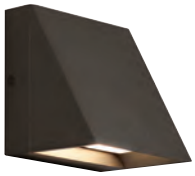
DELIVERED LUMENS	823
WATTS	26.2
VOLTAGE	120V or 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight[1]
CCT	2700K or 3000K
CRI	90
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

*Visit techlighting.com for specific warranty limitations and details.

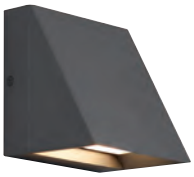
[1]Mount uplight in dry location only. Downlight may be mounted in wet or dry location.



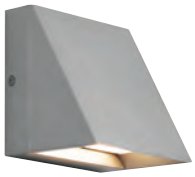
PITCH SINGLE shown in black



PITCH SINGLE shown in bronze



PITCH SINGLE shown in charcoal



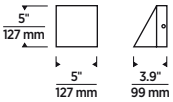
PITCH SINGLE shown in silver

ORDERING INFORMATION

PRODUCT	SIZE	FINISH	LAMP	
700WSPIT	**S** SINGLE	**B** BLACK	**-LED827**	LED 80 CRI, 2700K 120V
		Z BRONZE	**-LED827277**	LED 80 CRI, 2700K 277V
		H CHARCOAL	**-LED830**	LED 80 CRI, 3000K 120V
		I SILVER	**-LED830277**	LED 80 CRI, 3000K 277V

PITCH SINGLE WALL SCONCE

TECH LIGHTING



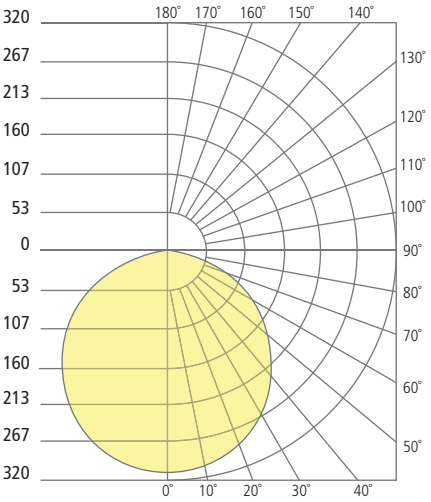
Pitch Single

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

PITCH SINGLE

Total Lumen Output:	823
Total Power:	26.2
Luminaire Efficacy:	31.4
Color Temp:	3000K
CRI:	80+
BUG Rating:	B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

TECH LIGHTING

VISUAL COMFORT & CO.

7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400

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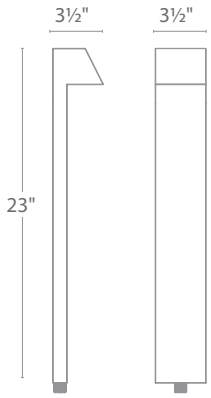
Tech Lighting reserves the right to change specifications for product improvements without notification.

QUAD LED PATH LIGHT

6091

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

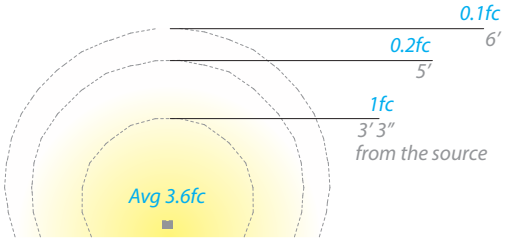
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 3.0W / 4.5VA
Brightness: Up to 100 lm
CRI: 90
Rated Life: 60,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential 8 to 10ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed



ORDERING NUMBER

		Color Temp		Finish	
6091	*Quad*	**27** **30**	*2700K Warm White* *3000K Pure White*	**BZ**	*Bronze on Aluminum*

6091-____BZ

Example: **6091-30BZ**

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

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
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Bronze on Aluminum

Additional
Mounting Stake

9000-ST9-BK
Durable PVC stake

Guardian Mount

Heavy duty stainless steel spike to position fixture.
Formed from a single piece of metal

9000-SP9-BZ
Stainless Steel

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

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75W Max

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Angled Plane Indoor/Outdoor LED Downlight

By SONNEMAN Lighting

Call Us 866.428.9289

Product Options

Finish: Textured Bronze , Textured Gray , Textured White

Details

- Suitable for indoor and outdoor environments
- Designed by Robert Sonneman in 2016
- Material: Metal
- Shade Material: Aluminum
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- ADA compliant
- UL Listed Wet
- Warranty: 1 Year
- Made In China

Dimensions

Fixture: Width 7", Height 7.75", Depth 2.25"

Lighting

- 13 Watt (840 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details

Product URL:

https://www.ylighting.com/angled-plane-downlight-outdoor-led-wall-sconce-by-sonneman-lighting-SNNP123448.html

Rating: UL Listed Wet

Notes:

Product ID: SNNP123448

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created July 12th, 2022

Components of a Garden Roof® Assembly

There are a number of components that can comprise a typical Hydrotech Garden Roof® Assembly. Each of the components in the assembly serves a specific purpose with the goal of creating a waterproof building with elements that promote vigorous plant growth.

⑩ **Carefully Selected Plants** - Extensive plants for low maintenance landscaping including drought resistant species and varieties available from Hydrotech. There is a wide range of plants for intensive landscaping that can be supplied by plant nurseries around the United States.

⑨ **LiteTop® Engineered Lightweight Growing Media** - Well-balanced internal structure and low weight with ideal aggregate size and components, pH values, nutrients, degree of porosity and permeability. The type and depth of the growing media ultimately determines the plant choices as well as the structural loads imposed on the roof structure. Hydrotech's LiteTop® blends are engineered to meet the requirements of each project.

⑧ **Systemfilter** - Prevents fine particles from being washed out of the growing media, out of the root zone and into the drainage systems.

⑦ **Gardendrain® Retention/Drainage/Aeration Component** - Hydrotech's Gardendrain® retains water in the profiled cups, even on low slope roofs. Excess water drains away through channels between the cups. Strategically located holes in Gardendrain® provide necessary aeration and ensures that excess moisture found below the cups can air diffuse up into the growing media.

⑥ **Moisture Mat (optional)** - This is made from non-deteriorating fibers to retain additional moisture. Contact Hydrotech for recommendations.

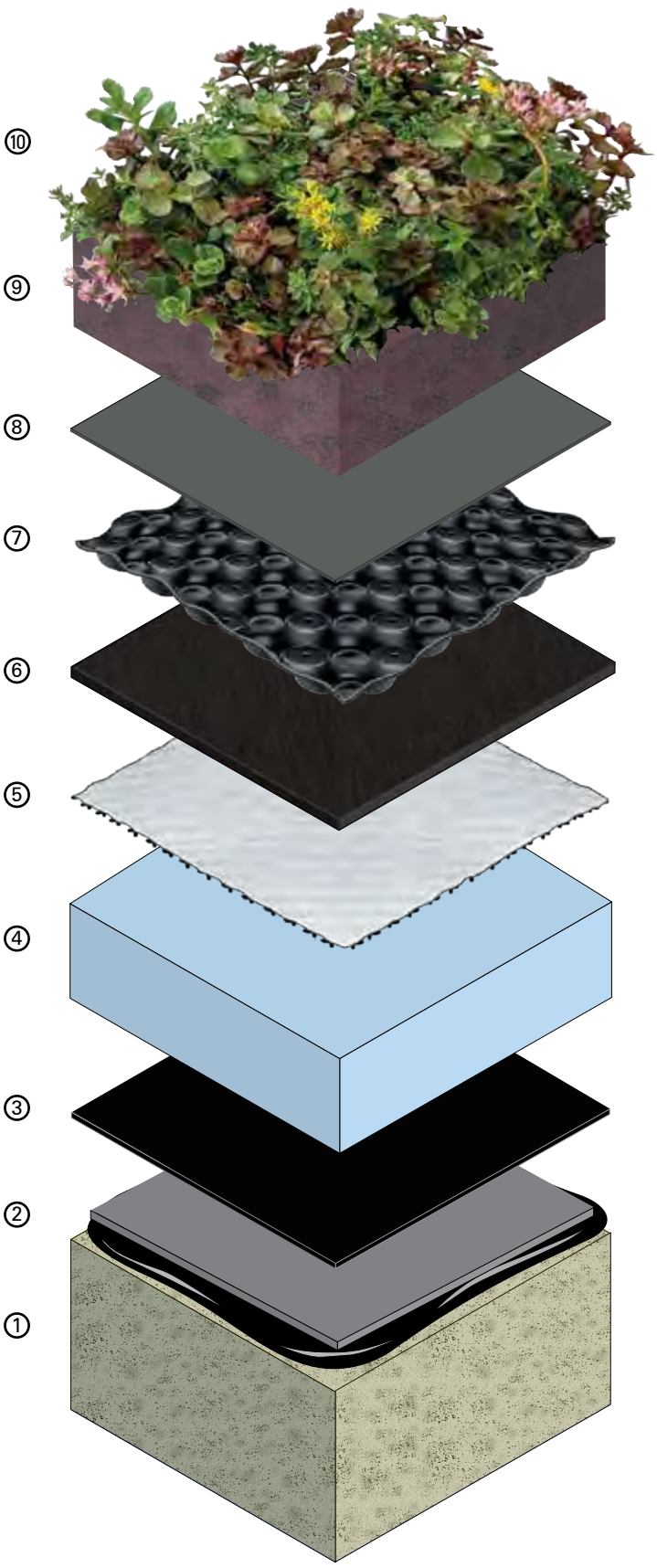
⑤ **Air Layer (optional)** - When a moisture mat is placed directly over Dow insulation, an air layer between the moisture mat and insulation is required. Contact Hydrotech for recommendations.

④ **Dow Insulation** - Situated above the roof membrane and root barriers, an extruded polystyrene insulation is utilized. Dow Chemical's STYROFOAM® brand insulation exhibits excellent moisture resistance, is closed cell, dimensionally stable and has a high R-value.

③ **Root Stop** - Prevents roots from damaging the roof membrane. The Root Stop type, thickness and method of installation depend on the nature of the landscape planned, the plants selected and the slope of the roof.

② **Roofing Membrane** - Only the best: with a track record of over 50 years proven performance worldwide, Hydrotech's Monolithic Membrane 6125® EV-FR (Environmental Grade) fabric reinforced assembly is the ideal membrane for a vegetated roof (depicted with protection layer).

① **Structural Roof Deck** - Must be designed to support the weight of the vegetated roof as well as any other dead and live loads. Acceptable deck types include cast-in-place concrete, precast concrete, metal deck with cover board and plywood.



Extensive Assembly Depicted

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
Lot 27A, TBD Lost Creek
Lane:

If staff doesn't feel that we need to maintain the easements we can prepare the appropriate legal documentation to vacate them entirely or in part. I'd just need a legal description or survey to show what would change. The stormwater discharge issue should be referred to SGM. I understand you and Michelle are looking into ownership of the adjacent lot and whether a drainage easement might be appropriate if the Town does in fact own it. Let me know if you need anything specific from our office at this time. Thanks.

David McConaughy

Amy:

Tying into the Town storm drainage system will require a hydraulic analysis by the applicant's engineer to ensure that when runoff flows from the property into the storm drain can accept that flow. If it lacks capacity, then backwater can occur, which can cause manhole lids to pop up into the street and flood the applicant's site, to name two of the more common outcomes.

I hope this helps explain our concern.

Thanks,

Eric L. Krch, PE, CFM
Senior Engineer III

see town orrester comments below

PLANTING NOTES

(REFER TO SITE PLAN FOR ADDITIONAL "GENERAL NOTES" THAT PERTAIN TO PLANTING AS PER CODE)

NOT ALL PLANTS ON THE PLANT LISTS PROVIDED ON THIS SHEET WILL APPEAR IN THE FINAL DESIGN, BUT THE INTENT WILL BE FOR OPTIMAL DIVERSITY AND SPECIES SELECTION AMONG THIS LIST.

1. OWNER IS RESPONSIBLE FOR THE ELIMINATION OF ALL LIST A NOXIOUS WEEDS.
2. TREES AND SHRUBS SHALL BE MULCHED.
3. MIN TOPSOIL 4", AMENDMENTS TILLED INTO SOIL 6-8" (@3 CY/1000 SF).
4. ALL TREES WITH 4" DBH CALIPER NEED TREE PROTECTION FENCING
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL.
6. THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, CDC REQUIREMENTS AND THE TOWN'S WATER AND SEWER REGULATION.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND OPERATED IN ACCORDANCE WITH TABLE 5-3 IN THE CDC REQUIREMENTS.
8. NO FIRE HAZARD PLANT SPECIES SHALL BE PLANTED WITHIN THE 15' FIRE SAFETY SETBACK.

MIMIMUM PLANT SIZES:
- DECIDUOUS TREES - SINGLE STEM 3" CALIPER
- EVERGREEN TREES - 8-12 FEET IN HEIGHT WITH 30% 12' OR LARGER (NO MORE THAN 10% OF TREES LESS THAN MIN.)
- SHRUBS: 5 GALLON OR LARGER
- SLOPES SHOULD BE NETTED WITH AN APPROPRIATE MATERIAL TO PREVENT EROSION FOR SLOPES GREATER THAN 3:1

1 ZONE 1 | LAWN

flex open space lawn area

2 ZONE 2 | GREENROOF FORMAL GARDEN

privacy screening shrubs for noise buffer, species diversity, fire safe species selection, evergreens spaced according to code

PERENNIALS

Achillea lanulosa, Yarrow
Trollius laxus, Globeflower
Campanula rotundifolia, Harebells
Penstemon strictus, Rocky Mountain Penstemon
Gaillardia aristata, Indian Blanket
Mahonia repens, Creeping Holly
Symphoricarpos spp., Snowberry
Aquilegia caerulea, Rocky Mountain Columbine
Ajuga reptans, Bugleweed
Alchemilla sp., Lady'smantle
Anaphalis margaritacea, Pearlyeverlasting
Geranium richardsonii, White Geranium
Ipomopsis aggregata, Scarlet Gilia
Aconitum spp., Monkshood
Artemisia frigida, Fringedsage
Delphinium spp.
Geranium spp., Hardy Geraniums
Cerastium tomentosum, Snow-In-Summer
Iris missouriensis, Missouriiris
Lamium sp., Deadnettle
Lavandula spp., Lavender
Helianthus pumilus, Smallsunfower
Heuchera spp., Coralbells
Polemonium sp., Jacob's Ladder
Linum lewisii, Wild Blue Flax
Lupinus argenteus, Silver Lupine
Solidago missouriensis, Smooth Goldenrod
Thalictrum fendleri , Fendler Meadowrue

TREES

Populous tremuloides, Quaking Aspen
Prunus virginiana 'shubert', Canada Red Chokecherry
Prunus virginiana, Western Chokecherry
Acer ginnala, Amur Maple
Acer glabrum, Rocky Mountain Maple

SHRUBS

Cornus stolonifera coloradense, Colorado Dogwood
Symphoricarpos oreophilus, Mountain Snowberry
Prunus virginiana melanocarpa, Native Chokecherry
Rubus deliciosus, Boulder Raspberry
Rosa woodsii, Woods Rose
Philadelphus, Little-leaf Mockorange
Physocarpus, Mountain Ninebark
Potentilla fruticosa, Shrubby Cinquefoil
Prunus besseyi, Western sandcherry
Euonymus alatus, Burning Bush Euonymus
Pinus sylvestris 'Glauca Nana', Dwarf Blue Scotch Pine
Artemisia cana, Silver Sagebrush
Cercocarpus intricatus, Littleleaf Mountain Mahogany
Thuga occidentalis 'Little Giant', Little Giant Arborvitae
Picea pungens 'Glauca Globosa', Globose Dwarf Colorado Spruce

3 ZONE 3 | GREEN ROOF (LOW VISIBILITY)

low grasses + succulents

Panicum virgatum, 'Heavy Metal' (4' mature height)
Bouteloua gracilis, Blonde Ambition (2.5-3' mature height)
Helictotrichon sempervirens, Blue Oat Grass (2' mature height)
Sedum spp., Stonecrop
Sedum lanceolatum, Yellowstonecrop
Sempervivum sp., Hensandchicks

4 ZONE 4 | PERIMETER PLANTERS

trees, cascading groundcovers/vines

TREES

Populous tremuloides, Quaking Aspen
Acer glabrum, Rocky Mountain Maple

SHRUBS

Cornus stolonifera coloradense, Colorado Dogwood
Salix spp., Willow Species
Arctostaphylos patula, Greenleaf Manzanita
Arctostaphylos uva-ursi, Kinnikinnick
Cotoneaster horizontalis, Spreading Cotoneaster

PERENNIALS/GROUNDCOVERS

Arctostaphylos patula, Greenleaf Manzanita
Mahonia repens, Creeping Holly
Cerastium tomentosum, Snow-In-Summer
Lamium sp., Deadnettle
Thymus spp., Thyme
Veronica pectinata, Speedwell
Vinca minor, Periwinkle Myrtle
Waldsteinia spp., Barren Strawberry

5 ZONE 5 | NATIVE MEADOW PLANTING

meadow planting serves as a creative opportunity for increased species diver

TREES

Picea pungens, Colorado Spruce
Populous tremuloides, Quaking Aspen
Prunus virginiana 'shubert', Canada Red Chokecherry
Prunus virginiana, Western Chokecherry

MEADOW SEED MIX

Indian Rice Grass 'Nez Par' – Achnatherum hymenoides 'Nez Par' (3.
Sideoats Grama – Bouteloua curtipedula 'Pierre' (4.0 lbs/acre)
Sandberg Bluegrass – Poa secunda 'Sherman' (0.5 lbs/acre)
Thickspike Wheat Grass – Elymus lanceolatus (2 lbs/acre)
'San Luis' Slender Wheatgrass – Elymus trachycalulus (3lbs/acre)
'Garnet' Mountain Brome – Bromus marginatus 'Garnet' (3 lbs/acre)
Arizona Fescue – Festuca ovina 'Arriba' (2.5 lbs/acre)
'Arriba' Western Wheatgrass – Pascopyrum smithii 'Arriba' (2.5 lbs/ac
Hairy Golden Aster – Chrysopsis villosa (0.25 lbs/acre)
Lanceleaf Coreopsis – Coreopsis lanceolata (0.5 lbs/acre)
Silver Lupine – Lupinus argenteus (1.0 lb/acre)
Blue Flax – Linum lewisii (1.0 lb/acre)
Rocky Mountain Penstemon Penstemon strictus (2.0 lbs/acre)
Sweet William Pinks (0.15 lbs/acre)
Perennial Gaillardia (0.35 lbs/acre)
California Poppy (0.35 lbs/acre)
Firecracker penstemon – Penstemon eatonii (0.1 lbs/acre)
Common yarrow – Achillea millefolium (0.5 lbs/acre)

6 ZONE 6 | EXISTING VEGETATION

existing vegetation to be identified, matched and enhanced per owner directio

7 ZONE 7 | REVEGETATION

areas of disturbance due to walls/micropiles/general construction

native grass seed mix for general revegtation as per city:
Western Yarrow (5%)
Tall Fescue (10%)
Arizona Fescue (5%)
Hard Fescue (5%)
Creeping Red Fescue (10%)
Alpine Bluegrass (10%)
Perennial Ryegrass (15%)
Slender Wheatgrass (10%)
Mountain Brome (15%)

Forester Comments:

- This page needs a scale bar.

- Tree species of trees need to be delineated on this page so it is clear which tree species will be located in each specific location

- Exact composition of soils need to be specified.

-Sufficient above ground and below ground space is required for trees to grow and thrive without creating future infrastructure conflicts. Enough space needs to be allotted for each specific species in the design for the trees to reach mature size (distance away from building walls, sidewalks, and other planned infrastructure.

Trees require a Minimum amount of soil volume specific to each species to be able to be successful.

- Soil volume specifications are needed for green roof tree plantings to accommodate tree growth to maturity

-Soil volume specifications are needed for retaining walls (containers) to accommodate tree growth to maturity.

Shrubs also have minimum soil volume requirements and above ground space to accommodate growth to maturity for each specific to each species.

-Soil Drainage will need to be engineered and specified for both the green roof and retaining wall areas.

-Question/concern about material usage on green roof and terracing above underground structures to keep tree roots and moisture from degrading the structural integrity of the building.

SCALE: 1/16" = 1'-0"

N

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MV Lot 27A
Mountain Village, CO

GYLES THORNELY 355 LICENSED LANDSCAPE ARCHITECT STATE OF COLORADO

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	07-21-2022

Plot Date: Project # 489

PLANTING PLAN

L3.0

1 L6.0 3D IMAGERY - MAIN ENTRANCE PARKING GARAGE + PEDESTRAIN WALK + STAIRCASE
NO SCALE

2 L6.0 3D IMAGERY - MAIN ENTRANCE PARKING GARAGE + PEDESTRAIN WALK + STAIRCASE
NO SCALE

Based on theses drawings, the trees appear to be planted too close to the building walls and sidewalks to allow the trees to reach their mature growth potential. This situation will cause future infrastructure conflicts.

3 L6.0 3D IMAGERY- MAIN ENTRANCE + NEIGHBOR ADDITIONAL PARKING SPACE
NO SCALE

4 L6.0 3D IMAGERY - MAIN ENTRANCE OVERVIEW
NO SCALE

3D REPRESENTATION NOTES

THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INTENDED TO CONVEY SCALE, PROPORTION, AND MASSING ONLY

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MV Lot 27A
Mountain Village, CO

GYLES THORNELY 365 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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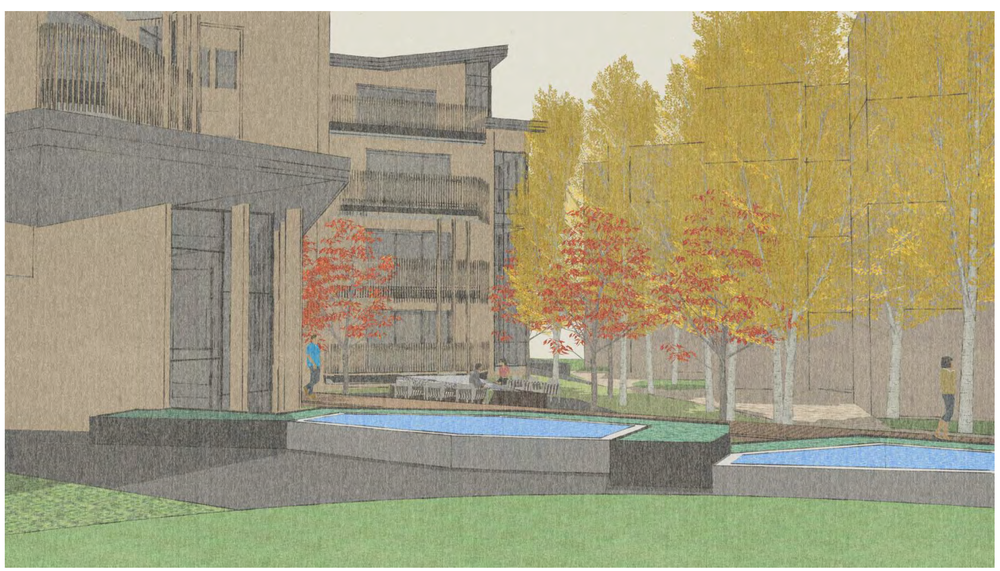
3D IMAGERY

L6.0

5 L6.1 3D IMAGERY - GREENROOF + MAIN WOOD DECK BOARDWALK + SPAS
NO SCALE

6 L6.1 3D IMAGERY - GREEN ROOF + CIRCULATION TO EXISTING NEIGHBOR PATHS
NO SCALE

Concern about enough soil volume and soil drainage to support tree growth and success on the green roof area (a 16 inch dbh tree) needs 800-1600 cubic feet of soil volume to support the living tree system. Adequate soil drainage will be critical in the site's ability to support tree growth. Tree roots and moisture will degrade the structural integrity of the building below the green roof. A suitable moisture and root barrier will be required to accommodate this design.



7 L6.1 3D IMAGERY - GREEN ROOF + LAWN + SPAS
NO SCALE

8 L6.1 3D IMAGERY + SOCIAL FIRE PIT + MAIN WOOD DECK BOARDWALK
NO SCALE

3D REPRESENTATION NOTES

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MV Lot 27A
Mountain Village, CO

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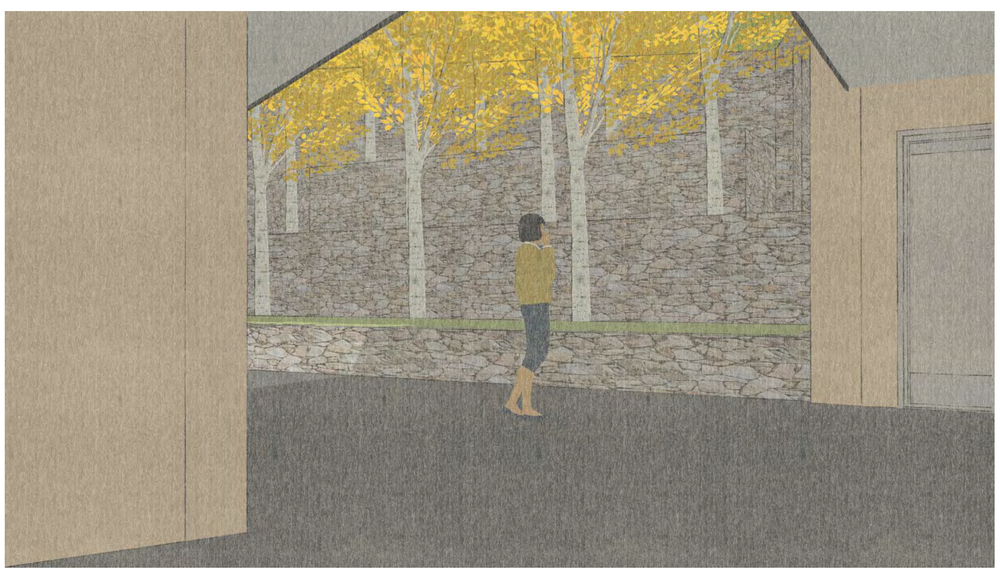
3D IMAGERY

L6.1

9 L6.2 3D IMAGERY - PERIMETER CIRCULATION + RETAINING WALLS
NO SCALE

10 L6.2 3D IMAGERY 2 - BUILDING CORRIDOR PASSTHROUGH
NO SCALE

According to these drawings, there is not enough soil volume space to support the trees planned for the terraced areas. Soil drainage will also need to be incorporated into the design of the retaining wall areas, along with specifications with enough soil volume space to support the success of each tree species.



11 L6.2 3D IMAGERY - PERIMETER CIRCULATION + RETAINING WALLS
NO SCALE

12 L6.2 3D IMAGERY - PERIMETER CIRCULATION + RETAINING WALLS
NO SCALE

3D REPRESENTATION NOTES

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LANDSCAPE ARCHITECTURE | LAND PLANNING

MV Lot 27A
Mountain Village, CO

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3D IMAGERY

L6.2

Estimating Soil Volume Needs of Trees in Urban Situations

*Posted on 19 May 2017 in **Planting/Establishment**,*

Urban soils are generally disturbed, often compacted, and the soil chemistry is commonly less than ideal – so it is often not much use to trees. However, in urban situations the amount of soil trees can access is critical to their long-term success. If existing soils are not suitable (or not available), we need to provide some that are.

So, how much soil do trees need?

A SIMPLE RULE OF THUMB

The formula below provides a quick and easy method of estimating required soil volume that is consistent with suggested volumes proposed elsewhere around the world.

It is based on:

- The "Balance Formula" found in the NATSPEC Specification for landscape trees; and
- The substantially identical "Balance Formula" in the new Australian Standard 2303:2015 (an evolution of NATSPEC); and uses
- A variation of Size Index sometimes called the "Field Size Index" (FSI) where FSI = Height (m) x Diameter at Breast Height (mm).

$$\textbf{Required soil volume } (m^3) = \frac{\textbf{Field Size Index}}{\textbf{100}}$$

For example: Consider a tree with an estimated height at maturity of 10m and an estimated Diameter at Breast Height of 400mm.

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Required soil volume (m^3) = [10 x 400] -:- 100

Required soil volume = 40m^3

Note: The volume generated is an estimate and should only be used to generate an order of magnitude as a guide or target volume.

RATIONALE

The logic behind this formula is as follows:

Various authors have investigated soil requirements for urban trees from different perspectives (e.g. Lindsay and Bassuk and James Urban) generally arriving at a recommendation which, when converted to metric, equates to 0.6 m^3 of soil per m^2 of crown projection.

This rule of thumb works well for trees of regular form. However, it is likely to overestimate required volumes for wide spreading species and underestimate volumes for upright species.

For trees of "regular" form, the soil volume estimates generated by calculating a volume equivalent to 0.6m deep under the crown projection, will be the same as that generated by our rule of thumb.

However, the formula above is not only far simpler, it also allows the calculation of appropriate soil volumes, consistent with those found in the literature, in a manner that automatically compensates for variations in form.

Note: To use the formula above, you will need to estimate mature height and DBH. Estimations of height are readily available on grower sites and on the internet. Estimates of DBH will be more difficult to obtain. In the absence of better information use the following approximations:

- *2.5% of estimated tree height for tall slender growing species;*
- *4% of estimated tree height for general species; and*
- *5.5% of estimated tree height for stockier / thick-stemmed species.*

See our article on Calculating DBH for more information.

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Related Articles

ESTIMATING THE "ZONE OF UPHEAVAL"

*Posted on 12 March 2015 in {categories backspace="7"} **{category_name}**, {/categories}*

As a tree grows the base of the stem expands (trunk flare) and the diameter of the primary roots increases, particularly close to the base of the stem. These two phenomena can result in the generation of extreme forces in an area around the tree known as the "Zone of Upheaval".... Keep reading

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GreenBlue URBAN

Establishing the future urban landscape

Target soil volume CALCULATOR

WHY IS UNCOMPACTED SOIL SO IMPORTANT?

It's simple and logical - the nearer we can get to creating a woodland soil profile, just as nature intended, in urban areas, the longer the trees will live, the healthier they will be and the greater the benefits realised.

Probably the most critical factor in tree health and longevity is the provision of enough quality soil for the tree roots. When planning trees into urban projects, it is crucial that the target soil volume is established in the early design stages. This will maximise return on your green investments and ensure they grow quickly into large healthy specimens.

Roots thrive in a forest situation because they have access to quality uncompacted soil volumes with good nutrient levels, adequate moisture holding capacity – and all importantly the existence of both micro and macro pore space, for both water and air transport.

In a compacted soil situation, the macro pores are removed in the compaction process. This seriously limits both water movement within the soil and the tree's ability to extract the needed nutrients from the soil.

RootSpace® offers the perfect solution.

This market leading soil structure system provides high uncompacted soil volumes with advanced engineering specifications to support greater vertical loads.

Find this resource at www.greenblue.com/resources/soil-calculator

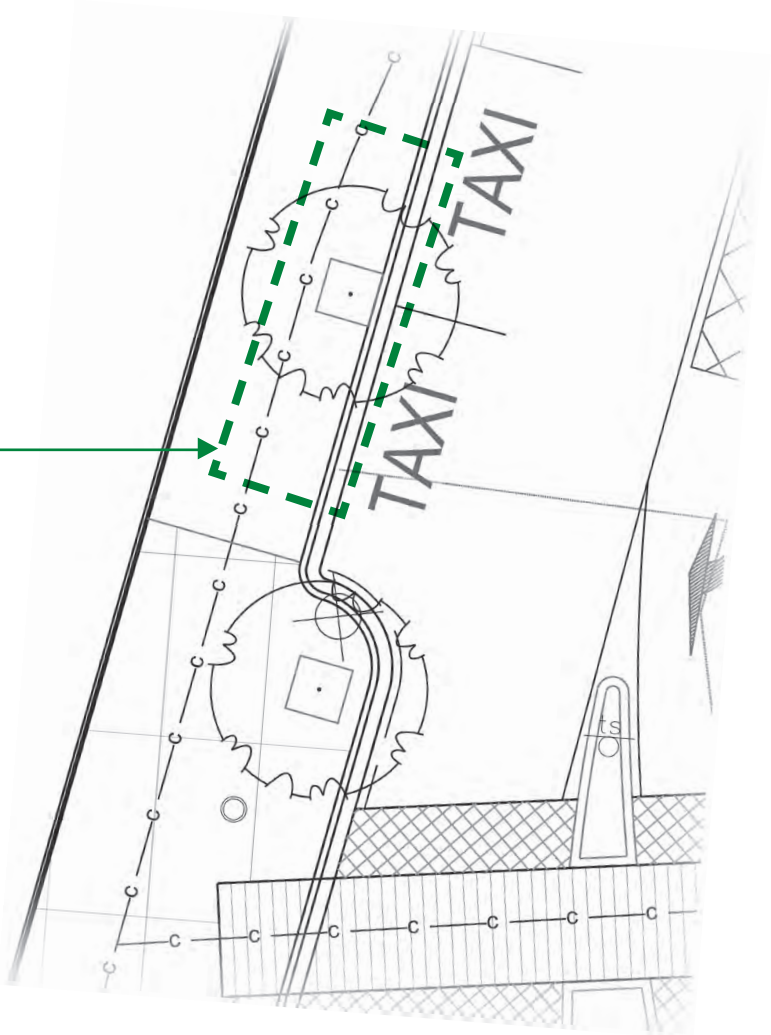
GreenBlue® URBAN
Establishing the future urban landscape

Scenario 1

SMALL TREE PITS

Mature canopy diameter: 3m

Tree pit measurements
5m long x 2m wide



Calc 1	Projected Mature Canopy Diameter (metres)	= 3 (Diameter)
Calc 2	Projected Mature Canopy Area (square metres), (n x Radius^2)	= 7.1 (Area)
Calc 3	Target Soil Volume (cubic metres), (Area x 0.6m)	= 4.24 (Volume)
	Minimum target soil volume for my small tree	**= 4.24m^3**

Utilising RootSpace® structural soil modules installed to a depth of 600mm and based on the adjacent plan, we can achieve the minimum uncompacted rooting volume required.

NOTES

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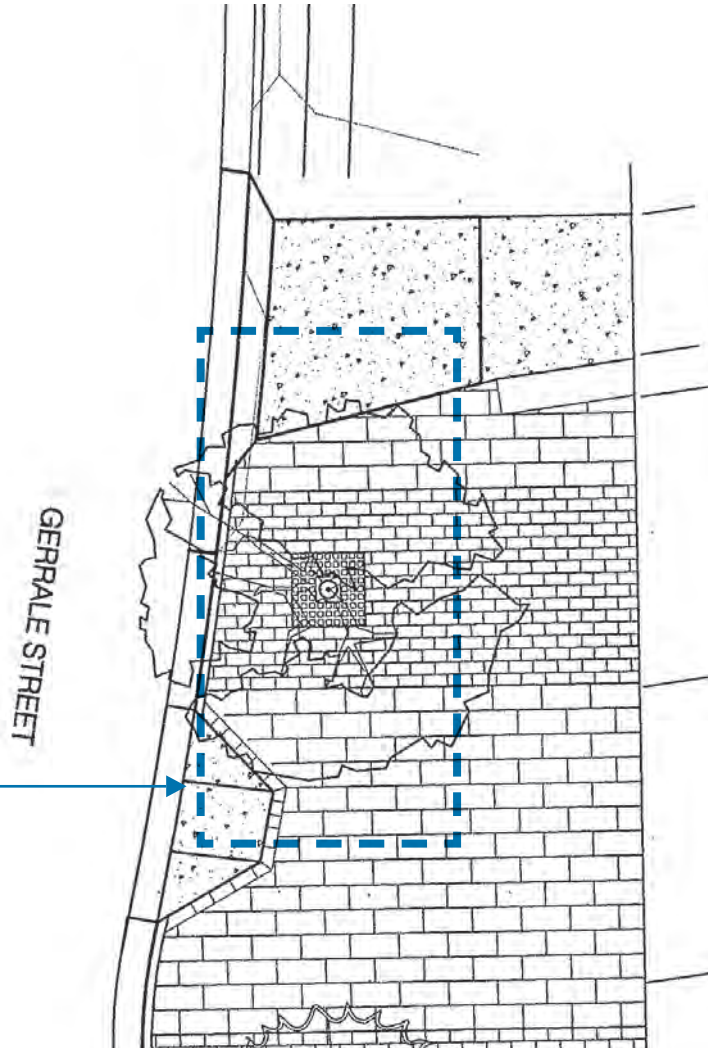
Scenario 2

MEDIUM TREE PITS

Mature canopy diameter: 5m

Tree pit measurements
6m long x 3m wide



Calc 1	Projected Mature Canopy Diameter (metres)	= 5 (Diameter)
Calc 2	Projected Mature Canopy Area (square metres), (n x Radius^2)	= 19.6 (Area)
Calc 3	Target Soil Volume (cubic metres), (Area x 0.6m)	= 11.8 (Volume)
	Minimum target soil volume for my medium tree	**= 11.8m^3**

Utilising RootSpace® structural soil modules installed to a depth of 600mm and based on the adjacent plan, we can achieve the minimum 12m^3 of uncompacted rooting volume required.

NOTES

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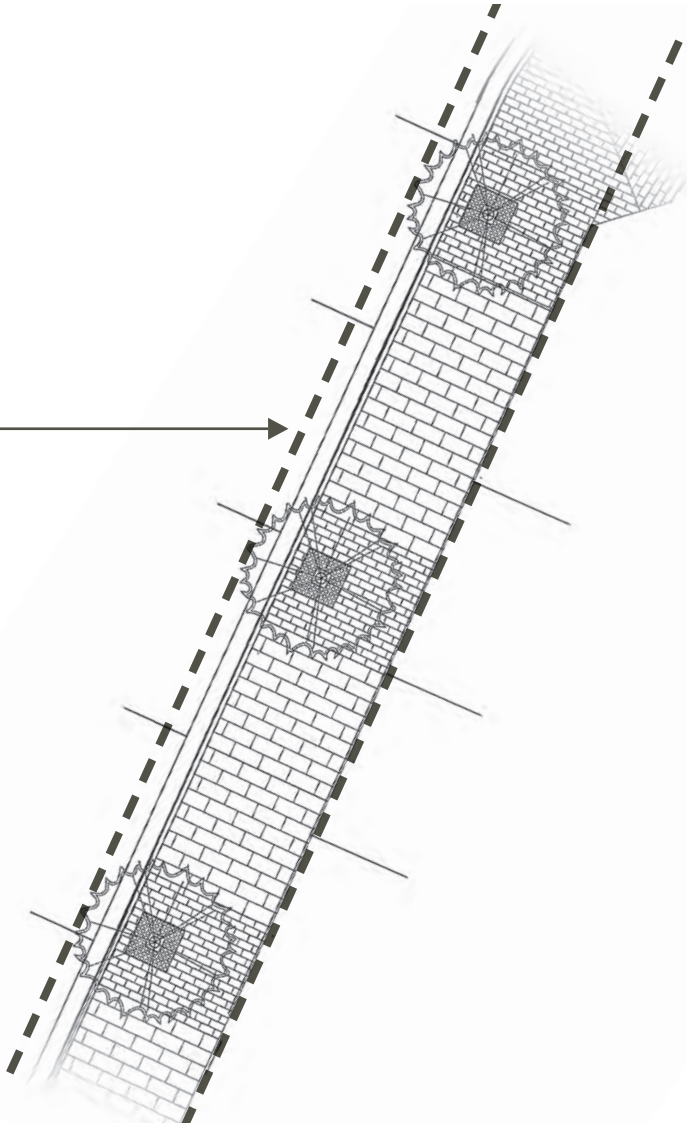
Tree pit trench - 2.5m wide

Tree spacing - 8m



Scenario 3

MEDIUM LINKED TREF

Mature canopy diameter: 5m

Calc 1	Projected Mature Canopy Diameter (metres)	= 5 (Diameter)
Calc 2	Projected Mature Canopy Area (square metres), (n x Radius^2)	= 19.6 (Area)
Calc 3	Target Soil Volume (cubic metres), (Area x 0.6m)	= 11.8 (Volume)
Calc 4	Less 20% for linked tree pits	= 9.44m^3
	Minimum target soil volume for my medium tree	**= 9.44m^3**

Utilising RootSpace® structural soil modules installed to a depth of 600mm and based on the adjacent plan dimensions, we can achieve in excess of 10 cubic metres of uncompacted rooting volume. When tree pits are linked, target soil volumes can be reduced by up to 20% as the roots will ultimately share each other's soil volume.

NOTES

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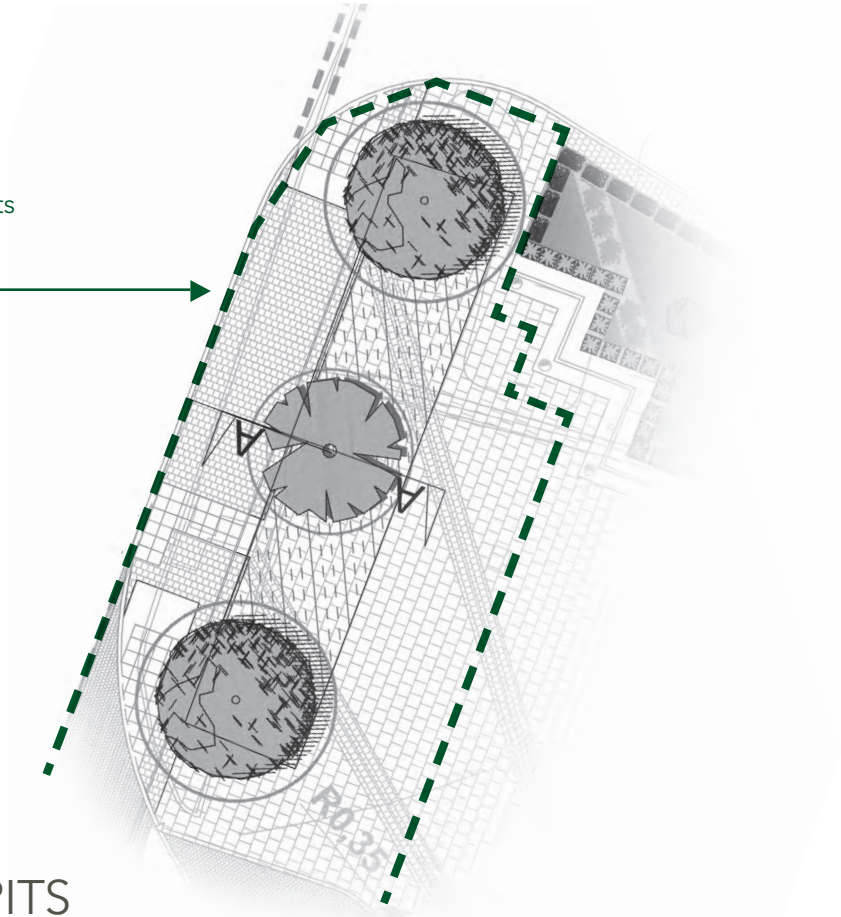
Tree pit measurements
8m long x 3m wide



Scenario 4

LARGE LINKED TREE PITS

Mature canopy diameter: 8m

Calc 1	Projected Mature Canopy Diameter (metres)	= 8 (Diameter)
Calc 2	Projected Mature Canopy Area (square metres), (n x Radius^2)	= 50 (Area)
Calc 3	Target Soil Volume (cubic metres), (Area x 0.6m)	= 30 (Volume)
Calc 4	Less 20% for linked tree pits	= 24 m^3
	Minimum target soil volume for my large tree	**= 24 m^3**

Utilising RootSpace® structural soil modules installed to a depth of 1.2m, stacked 2 modules high and based on the adjacent plan dimensions, we can achieve in excess of 27 cubic metres of uncompacted soil volume. When trees are linked together, target soil volumes can be reduced by up to 20% as the roots will ultimately share each other's soil volume.

NOTES

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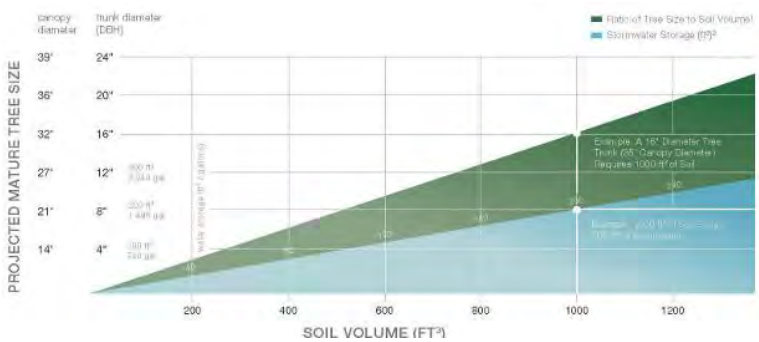

NOVEMBER 23, 2020

Our Recommended Soil Volume for Urban Trees

Written by Leda Marritz | Posted in Ask Jim Urban, Blog Entries, Policy, Soil, Stormwater Management, Urban Trees

We have a lot of resources about implementing minimum soil volumes for urban trees on this blog. Recently we've updated our list of municipalities that have a minimum soil volume standard.

Trees need an adequate volume of root, oxygen-rich soil to thrive, and minimum soil volume policies are a powerful tool for arborists and other advocates to leverage better growing conditions for trees, especially in urban areas.

As you're sorting through all this information, we thought it would be helpful to share what we recommend as far as minimum soil volumes for urban trees.

Based on the work of James Urban, FASLA, and others, we advise designers who we work with to

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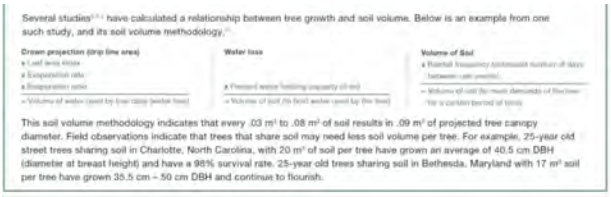


Several studies have calculated a relationship between tree growth and soil volume. Below is an example from one such study, and its soil volume methodology.

Crown projection (drip line area)

- Leaf area index
- Evaporation rate
- Evaporation ratio

= Volume of water used by tree canopy (water loss)

Water loss

- Percent water holding capacity (% vol)

= Volume of soil (to hold water used by the tree)

Volume of Soil

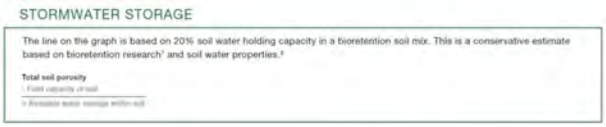
- Rainfall frequency (minimum number of days between rain events)

= Volume of soil (to meet demands of the tree for a certain period of time)

This soil volume methodology indicates that every .03 m^3 to .08 m^3 of soil results in .09 m^2 of projected tree canopy diameter. Field observations indicate that trees that share soil may need less soil volume per tree. For example, 25-year old street trees sharing soil in Charlotte, North Carolina, with 20 m^3 of soil per tree have grown an average of 40.5 cm DBH (diameter at breast height) and have a 98% survival rate. 25-year old trees sharing soil in Bethesda, Maryland with 17 m^3 soil per tree have grown 35.5 cm – 50 cm DBH and continue to flourish.

How large and robustly trees grow depends on a variety of factors including species, soil quality, site hydrology, and more. But we do know, definitively, that there is a ratio between the amount of available soil and the size of the tree. Speaking generally, you can expect that a tree receiving 1,000 cubic feet of soil will reach about 16″ in diameter and have a 32′ canopy.

1,000 cubic feet of soil per tree would make an extraordinary impact on our urban tree canopy cover statistics. While this recommendation is a great number to aim for, the fact remains that few city policies are this ambitious. Ontario is leading the charge here, with Toronto, Markham, Kitchener, and Oakville all mandating 30 cubic meters – just over 1,000 cubic feet – of soil per street tree. These policies call for some extra planning, and for approaching infrastructure projects differently, but this would also have a huge impact on reducing combined sewer overflows, flooding, and non-point source pollution, because 1,000 cubic feet of a bioretention soil can conservatively hold about 200 cubic feet of water.



STORMWATER STORAGE

The line on the graph is based on 20% soil water holding capacity in a bioretention soil mix. This is a conservative estimate based on bioretention research and soil water properties.

Total soil porosity

- Field capacity of soil

= Available water storage within soil

Trees and soil have huge implications for on-site stormwater management and low impact development. Wherever possible, we encourage people to think of the two together and to integrate trees and soil in to larger city policy. In addition to the practical side of this (trees and soil can keep a lot of water from even entering the sewer system), there is also an economic one. There tends to be a

Between Urban Soil and Forest Soil?

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stormwater quality benefits and quantity and rate control benefits of bioretention with trees in uncompacted soil. There is huge opportunity here.

We know that there are a lot of factors that affect how much rooting space is available to trees on any given site. But if you're looking for our recommendation on what soil volumes to shoot for when designing for urban trees, start with 1,000 cubic feet of soil and see how close you can get.

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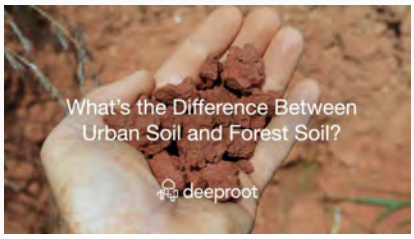

What's the Difference

Silva Cell's Allow Trees to

Breathing Life into "Dead"

Enhancing the Built Environment

notice that planting trees in cities is very different from planting trees in forest environments. There are many reasons for this, but perhaps the biggest is the difference in composition of the soil.

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traditionally been designed with the health and longevity of trees top of mind. DeepRoot's Silva Cell is intentional in creating more space and accommodating more soil where it is most imperative: at a tree's…

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Assets

If you are of a certain age (like me), you remember when shopping malls were the place to be. However, online shopping and cultural changes have greatly impacted the popularity and profitability of malls, resulting in vacant storefronts and little foot traffic. Now, hundreds of "dead" and dying malls sit decaying throughout North America –…

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