TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY OCTOBER 6, 2022 10:00 AM
MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
TO BE HELD HYBRID THROUGH ZOOM:
https://us06web.zoom.us/j/86292284310

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	3	Fallenius	Action	Reading and Approval of Summary of Motions of the September 1, 2022, Design Review Board Meeting.
3.	10:03	30	Design Workshop/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a single family home on Lot 615-2CRR-A, TBD Lawson Overlook, pursuant to CDC Section 17.4.11
4.	10:33	2	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11 This item is being continued to the November 3, 2022 DRB meeting at the request of the applicant
5.	10:35	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 19 condominiums and 2 employee condominiums, on Parcel Three-R, Belvedere Park Condominiums (also known as Lot 27A) TBD Lost Creek Lane., pursuant to CDC Section 17.4.11
6.	11:20	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a single family home on Lot SS811, 2 Mountain Village Blvd., pursuant to CDC Section 17.4.11
7.	12:05	15	Lunch	Lunch	
8.	12:20	45	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a single family home on Lot AR25, 125 Lawson Pt., pursuant to CDC Section 17.4.11
9.	1:05	45	Design Workshop/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a single family home on Lot 508, 125 Russell Drive, pursuant to CDC Section 17.4.11
10.	1:50	45	Design Workshop/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a single family home on Lot BC-107, 110 Lawson Overlook, pursuant to CDC Section 17.4.11
11.	2:35		Chair	Chair	Adjourn

DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE REGULAR
DESIGN REVIEW BOARD MEETING
SEPTEMBER 1ST, 2022

Call to Order
Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:03 AM on September 1st, 2022.

Attendance

The following Board members were present and acting:
Banks Brown
Liz Caton
Scott Bennett
Shane Jordan (1st alternate)
Greer Garner
Jim Austin (2nd alternate)

The following Board members were absent:
Ellen Kramer
David Craige
Adam Miller

Town Staff in attendance:
Paul Wisor, Town Manager
Michelle Haynes, Assistant Town Manager
Amy Ward, Senior Planner
Kim Schooley, Deputy Town Clerk
David McConaughy, Town Attorney
Jim Loebe, Transit & Recreation Director
Lauren Kirn, Environmental Efficiencies & Grant Coordinator
Lizbeth Lemley, Finance Director
Sean DeLand (live streaming)

Public Attendance: Leslie Browning, Judy Thompson, Mike Foster, Sherri Reeder, John Miller, Rosalea Davis, Heather Knox, Scott Pittenger, Chris Chaffin, Kristina Lamb, Narcis Tudor, Mark, David Ballode

Public Attendance via Zoom: Callie New, Jessica Garrow, Kristine Perpar, Sam Richards Jonathan Greenspan, Harvey Mogenson, Peter Lundeen, Graham Cathey, Stephanie Fanos David Ballode, Lynn Holbert, Rick Baumeister, LW Holbert, Frank Hensen, John Howe, Sherri Reeder, Matt Hoisch, Cath Jett, Matthew Snyder, David Whatcott, Eric Tscherter, Yvette Rauff, Will Hentschel, Gyles Thornely, Bryan Woody, Randy Podolsky, Griffin Gilbert, Christine Shine, John Emens, Tali Lipton, Emma Brown, John Horn.

Item 2. Reading and Approval of Summary of Motions of the July 20, 2022, Design Review Board Meeting.
On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted **unanimously** to approve the summary of motions of the July 20th, 2022, Design Review Board meeting.

Item 3. Reading and Approval of Summary of Motions of the August 4, 2022, Design Review Board

On a **MOTION** by **Bennett** and seconded by **Caton** the DRB voted **unanimously** to approve the summary of motions of the August 4th, 2022, Design Review Board meeting.

Item 4. Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot AR10, 118 Lawson pursuant to CDC Section 17.4.11

This item is being continued to the November 3, 2022, DRB meeting at the request of the applicant

Amy Ward: Presented as Staff

On a **MOTION** by **Caton** and seconded by **Austin** the DRB voted unanimously to continue the Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot AR10, 118 Lawson pursuant to CDC Section 17.4.11 to the November 3rd, 2022, Design Review Board meeting.

Item 5. A review and recommendation to Town Council regarding amendments to CDC 17.2.3 Design Review Board to consider compensation for attendance.

Michelle Haynes: Presented as Staff

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Caton** the DRB voted to recommend approval to the Town Council regarding amendments to CDC Section 17.2.3 Design Review Board to provide compensation for attendance as presented in the attached ordinance, attachment A.

Item 6. Consideration of a Design Review: Final Architecture Review for a new Single Family detached condominium on Lot 640DR, Unit 5, 5 Spring Creek Dr., pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff
Peter Lundeen: Presented as Applicant

Public Comment: Lynn Holbert and Jonathon Greenspan

On a **MOTION** by **Caton** and seconded by **Bennett** the DRB voted **unanimously** approve the Final Architectural Review for a new single-family detached condominium located at Lot 640DR Unit 5, based on the evidence provided within the Staff Report of record dated August 24, 2022, with the following design variations and specific approvals:

Design Variation:

1) Exterior materials – less than 35% stone

DRB Specific Approval:

1) Metal soffit and fascia
2) Fiberglass windows and doors
3) Layback in the GE – no retaining walls will be allowed
4) Allowing stone steps along the eastern side of the house

And, with the following conditions:

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

Item 7. R Consideration of a Design Review: Final Architecture Review for a single-family home on Lot 927R2, TBD Sundance Lane, pursuant to CDC Section 17.4.11
Callie New, Design Workshop: Presented as Staff
Kris Perpar: Presented as Applicant

Public Comment: none

On a motion by **Garner** and seconded by **Austin** DRB voted **unanimously** to approve the Final Architectural Review for a new single-family home located at Lot 927R2, based on the evidence provided within the Staff Report of record dated August 24, 2022, with the following findings and specific approvals:

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

Design Review Board Specific Approvals:
1) Road right of way encroachment – insubstantial

And, with the following conditions:
1) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
2) Prior to building permit, the applicant shall obtain approval of the landscaping plan by the Town Forrester.
3) If the DRB determines the landscape buffer between the proposed building and

the southern neighbor is not sufficient, a revised landscape plan shall be provided for staff review prior to the issuance of a building permit.
4) Prior to building permit, the applicant shall obtain necessary road closure permits from the Town prior to any crane usage that would impact roadway access on Sundance Lane.
5) Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
6) Prior to a certificate of occupancy, a GE encroachment agreement shall be executed recognizing approved encroachments into the GE.
7) Prior to a certificate of occupancy, a road right of way encroachment agreement shall be executed recognizing approved encroachments into the road right of way.
8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
9) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
10) Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

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

Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a single-family home on Lot 615-2CRR-A, TBD Lawson Overlook, pursuant to CDC Section 17.4.11

Jessica Garrow: Design Workshop: Presented as Staff
Narcis Tudor: Presented as Applicant

Public Comment: None

On a motion by **Garner** and seconded by **Jordan** DRB voted **unanimousl**y to approve the Initial Architecture and Site Review for a new single-family home located at Lot 615-2CRR-A, based on the evidence provided in the staff record of memo dated September 1st, 2022, and the findings of this meeting with the following design variations and specific approvals:

Design Variations:

1) Road and Driveway Standards - Driveway Grade

Specific Approvals:

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

And, with the following conditions:

1) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE and the road right of way.
2) Prior to final review, the applicant shall provide an updated landscape plan showing compliance with species diversity.
3) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
4) Prior to final review, the applicant shall revise the construction mitigation plan to address the concerns around parking and location of the dumpster and material storage.
5) Prior to final review, the applicant shall provide a detailed erosion control and revegetation plan.
6) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.
7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and average building height.
8) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.
9) A Knox Box for emergency access is recommended.
10) Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
12) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

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

department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 9. Consideration of a Design Review: Design Variation Request to vary materials on an existing multi-family development, on Lot 648-AR, 313 Adams Ranch Rd., pursuant to CDC Section 17.4.11

Jessica Garrow: Design Workshop: Presented as Staff
Eric Tscherter: Presented as Applicant

Public Comment: None

On a motion by **Caton** and seconded by **Austin** DRB voted **unanimously** to approve the design variation for the use of Exterior Insulation Finished System (EIFS) above the metal panel wainscot and fiberglass composite windows for the exterior remodel of Lot 648AR, Prospect Plaza Building (Building 2) at 313 Adams Ranch Road based on the evidence provided in the staff record of memo dated September 1, 2022, and the findings of this meeting with the following condition:

1) Prior to building permit, the applicant shall revise the construction mitigation plan to include a bear proof trash container.

Item 10. Lunch

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff
Paul Wisor, Michelle Haynes, and Mike Foster: Presented as Applicants

Public Comment: Leslie Browning, Heather Knox, John Miller, David Ballode, Rosalee Davis, Cath Jett

On a motion by **Caton** and seconded by DRB voted **unanimously** to the Initial Architectural and Site Review for a new multi-family development 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 (composite)
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
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.

Item 12. Consideration of a Design Review: Initial Architecture and Site Review for a multi-family development consisting of 19 condominiums and 2 employee condominiums, on Parcel Three-R, Belvedere Park Condominiums (also known as Lot 27A) TBD Lost Creek Lane., pursuant to CDC Section 14.4.11

Amy Ward: Presented as Staff
Chris Chaffin, Gyles Thornely, Griffin Gilbert, Will Hentschel: Presented as Applicants

Public Comment: Randy Polodsky

On a motion by **Garner** and seconded by **Jordan,** DRB voted **unanimously to approve** the Initial Architectural and Site Review for a new multifamily 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 – hardie board fascia
2. GE Encroachments – Patio surface, retaining walls, decks, green roof, emergency turnaround(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 noncombustible, 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.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the September 1st, 2022, meeting at 3:36 pm.

Prepared and submitted by,

Samuel Quinn-Jacobs and Marleina Fallenius
Planning Technicians

AGENDA ITEM 3
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

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

FOR: Design Review Board Public Hearing; October 6, 2022

DATE: September 29, 2022

RE: Staff Memo – Final Architecture Review (FAR) Lot 615-2CRR-A, TBD Lawson Overlook

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

PROJECT GEOGRAPHY

Legal Description: LOT 615-2CRR-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 615-2CRR RECORDED FEBRUARY 15, 2006 IN PLAT BOOK 1 AT PAGE 3623, COUNTY OF SAN MIGUEL, STATE OF COLORADO
Address: (VACANT) LAWSON OVERLOOK, MOUNTAIN VILLAGE, CO 81435
Applicant/Agent: Narcis Tudor, Tudor Architects
Owner: Bertrand Marchal and Laura Marchal
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family
Lot Size: .304 acres
Adjacent Land Uses:

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

Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Architectural Plan Set

No additional staff or public comments

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

With these constraints, the applicant is proposing a driveway grade of 15.97 percent to meet the intent of the building restriction and keep any development within the no build zone, in this case the garage, below grade to not obstruct the views of neighboring properties. This Design Variation was unanimously approved by the Design Review Board at the September 1, 2022 meeting.

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

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

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

CDC Provision	Requirement	Proposed
Maximum Building Height	35' (shed) Maximum	34' 6"
Maximum Avg. Building Height	30' (shed) Maximum	21'
Maximum Lot Coverage	40% (5,296.9 sq ft)	23.4% (3,109 sq ft)
General Easement Setbacks	No encroachment	GE encroachment, entryway staircase; parking
Roof Pitch		
Primary		4:12
Secondary		4:12
Exterior Material		
Stone Veneer	35% minimum	37.4%
Wood Siding	n/a	35.1%
Windows/Door Glazing	40% maximum	12.4%
Metal Siding	n/a	15.1%
Parking	2 interior/2 exterior	2 interior/ 2 exterior

Design Variations:

1. Road and Driveway Standards – driveway grade

DRB Specific Approval;

1. GE Encroachments – 2 exterior parking spaces and a stairway

2. Road Right of Way Encroachment- Insubstantial
3. Materials - Metal Fascia and soffit

Please note, this Memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated September 1, 2022.

Chapter 17.3: ZONING AND LAND USE REGULATIONS
17.3.12: Building Height Limits
Staff: Criteria met.

17.3.14: General Easement Setbacks
Lot 615-2CRR-A is surrounded by a sixteen (16) foot General Easement on all sides of 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 Ski Access, Natural Landscaping, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

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

The proposal also includes GE encroachments that were granted specific DRB approval at the Initial Review:

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

Additionally, the driveway is proposed to be heated in its entirety. A portion of this would be in the Road Right of Way in order to come all the way to existing edge of pavement. This constitutes a Road Right of Way encroachment , which if deemed insubstantial is approvable by DRB as a specific approval.

Chapter 17.5: DESIGN REGULATIONS
17.5.4: Town Design Theme
Staff: Criteria met.

17.5.5: Building Siting Design
Staff: Criteria met.

17.5.6: Building Design

Staff: Metal is proposed for the fascia and the soffit and was approved by the DRB, this variation requires specific approval from the DRB outlined in section 17.5.6.C.3.h.ii.

17.5.7: Grading and Drainage Design
Staff: Although no written comments were provided by public works when the grading plan was re-referred, staff did speak with Public Works Director Finn Kjome. Public works approves of the proposed grading plan.

17.5.8: Parking Regulations
Staff: The applicant has shown two interior and two exterior parking spaces on their plan. Both exterior parking spaces encroach upon the GE. DRB has approved the encroachment as presented.

17.5.9: Landscaping Regulations
Staff: The applicant has revised the landscaping plan to demonstrate species diversity to meet the requirement of this section. The applicant is proposing to remove 19 trees, retain 14 existing evergreen trees, retain five aspen trees and add four new, and add seven (7) lilac shrubs.

17.5.11: Utilities
Staff: Criteria met.

17.5.12: Lighting Regulations
Staff: Materials samples were provided for outdoor lighting, including wall sconces, step lights, and a pendant. All three light sources are LED, however the wall sconces and pendants both exceed the 850 lumen limit.

Figure 3: Wall Sconce

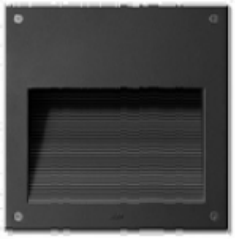


Figure 4: Step light

Figure 5: Pendant

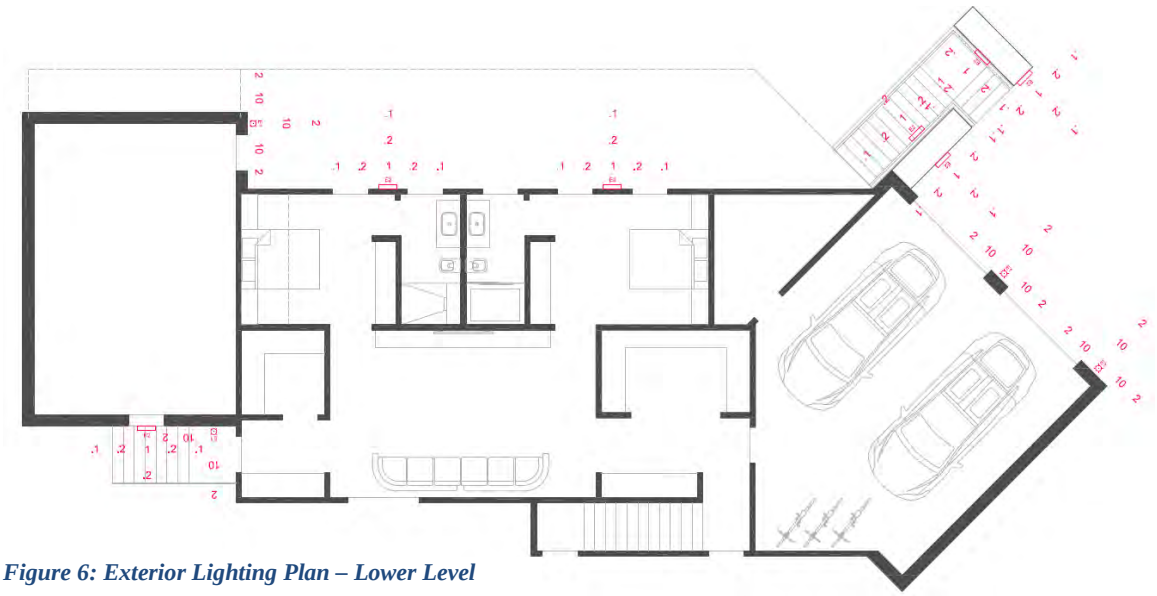


Figure 6: Exterior Lighting Plan – Lower Level

The DRB may choose to approve the lighting plan as is with a condition that the system be placed on a capped dimmer system or require the applicant to identify alternative light sources for staff review to replace the pendant and wall that meets CDC lighting requirements

17.5.13: Sign Regulations
Staff: Criteria met

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations
Staff: The applicant has indicated that the structure will be monitored by a NFPA 13D sprinkler system and a monitored NFPA 72 alarm system.

17.6.6: Roads and Driveway Standards
Staff. The proposed driveway grade exceeds the maximum allowed grade of 10 percent by having a transitional grade of 15.97 percent. The DRB has provided a design variation to the road and driveway standards for the driveway grade in order to achieve reasonable use of the property.

17.6.8: Solid Fuel Burning Device Regulations
Staff: The applicant has indicated that the proposed home includes a natural gas indoor fireplace (sheet A2.2). A solid fuel burning permit is not required.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The construction mitigation plan has been updated to include a Phase 2 diagram of staging. The parking plan indicates four spots on the site in Phase 1 and Phase 2. However, all of these are located in the current driveway, which is an area that won't be available for use until initial stages of construction are complete. The applicant will likely still need to work with the Town for roadside parking permits until the driveway is created. It is possible that until the driveway is created that at least some workers will need to be shuttled to the site from elsewhere.

In Phase 1, the location of the dumpster and the material storage both are proposed to be on the areas of the site with the least amount of grade change. However, staff is concerned that the slope in these areas may still cause difficulties in maintaining the construction mitigation plan as proposed as that area still slopes down significantly. The applicant has not specified whether a platform is needed, and this must be identified as part of the building permit. In Phase 2, the materials storage shifts to the location of the building footprint.

Appropriate silt protection and wattles are shown to handle stormwater runoff. No crane is indicated on the CMP.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 615-2CRR-A, TBD Lawson Overlook, with conditions, based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Final Architectural Review for a new single-family home located at Lot 615-2CRR-A, based on the evidence provided within the Staff Report of record dated October , 2022, with the following design variations and specific approvals:

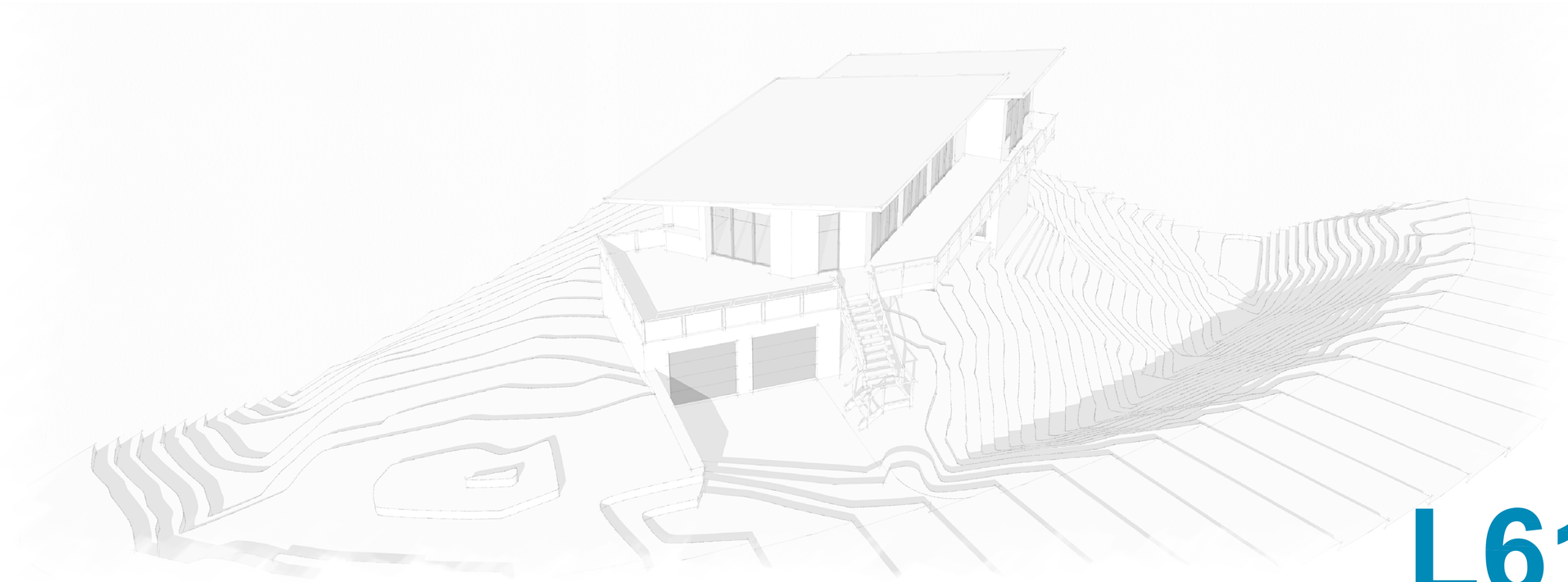
Design Variations:
1. Road and Driveway Standards – driveway grade

DRB Specific Approval;
1. GE Encroachments – 2 exterior parking spaces and a stairway
2. Materials - Metal Fascia

And, with the following conditions:

1) Prior to building permit, the applicant shall revise the lighting plan to either identify that the system will be placed on a capped dimmer system or be revised with alternative fixture specifications for staff review per the directive given to the applicant at this hearing.
2) Prior to building permit, the applicant shall obtain necessary parking permits from the Town for any parking on Lawson Overlook that may be required during construction.
3) 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.
4) Prior to a certificate of occupancy, a GE encroachment agreement shall be executed recognizing approved encroachments into the GE.
5) Prior to a certificate of occupancy, a road right of way encroachment agreement shall be executed recognizing approved encroachments into the road right of way.

6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
8) 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
9) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.



L615

09.07.2022

DRB FINAL | DESIGN DEVELOPMENT

GENERAL NOTES

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

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

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

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

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

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

PROJECT TEAM

OWNER
BERTRAND & LAURA MARCHAL

ARCHITECT

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

CONTRACTOR
TBD

STRUCTURAL ENGINEER

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

SURVEYOR

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

CIVIL ENGINEER

UNCOMPAHGRE ENGINEERING, LLC
DAVID BALLODE
P.O. BOX 3945
TELLURIDE . COLORADO . 81435
P. 970.729.0683
dballode@msn.com

VICINITY MAP

LUC - BUILDING HEIGHT

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

SEE A3 SERIES & A2.5 FOR HEIGHT CALCULATIONS

LUC - EXTERIOR MATERIALS

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

LUC - INFO

LOT #:	**615-2CRR-A**
IMPROVEMENT TYPE:	**NEW CONSTRUCTION**
TYPE OF UNIT:	**SINGLE FAMILY**
SETBACKS:	**SEE A1.1**
BUILDING HIGH POINT:	**9086'-0"**

LUC - SITE COVERAGE

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

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

SHEET INDEX

A0	**COVER | PROJECT INFORMATION**
	DRB CONDITIONS
	SURVEY
C	**CIVIL SERIES**
C2	**GRADING & DRIVEWAY PLAN**
C3	**UTILITY PLAN**
A1	**SITE SERIES**
A1.0	**OVERALL SITE PLAN**
A1.1	**LANDSCAPE | FIRE MITIGATION PLAN**
A1.2A	**CONSTRUCTION MITIGATION PLAN - PHASE 1**
A1.2B	**CONSTRUCTION MITIGATION PLAN - PHASE 2**
A2	**PLAN SERIES**
A2.1	**FLOOR PLAN**
A2.2	**FLOOR PLAN**
A2.3	**ROOF PLAN**
A2.5	**HEIGHT DIAGRAM**
A3.1H	**ELEVATION HEIGHTS**
A3.2H	**ELEVATION HEIGHTS**
A3.3H	**ELEVATION HEIGHTS**
A3	**ELEVATION SERIES**
A3.1	**EXTERIOR ELEVATIONS | MATERIALS**
A3.2	**EXTERIOR ELEVATIONS | MATERIALS**
A3.3	**EXTERIOR ELEVATIONS | MATERIALS**
A3.16	**PERSPECTIVES**
A3.17	**PERSPECTIVES**
A3.18	**PERSPECTIVES**
A3.19	**PERSPECTIVES**
A3.20	**PERSPECTIVES**
A3.21	**PERSPECTIVES**
A3.22	**PERSPECTIVES**
A3.23	**PERSPECTIVES**
A3.24	**PERSPECTIVES**
A3.25	**PERSPECTIVES**
A9.1	**EXTERIOR FENESTRATION**
L2	**EXTERIOR LIGHTING SERIES**
L2.1	**EXTERIOR LIGHTING PLAN**
	LIGHT CUT SHEETS

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STATE OF COLORADO ★ NARCIS TUDOR 402820 ★ LICENSED ARCHITECT

submissions

12.27.2021	DRB1 | PREP.
01.28.2022	REVISED PLANS
02.24.2022	DRB1
03.25.2022	DRB1 - SUPPLEMENT
08.10.2022	LANDSCAPE - SUPPLEMENT
09.08.2022	DRB FINAL

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

COVER SHEET

A0.0

DRB - INITIAL REVIEW CONDITIONS (SEPTEMBER 1, 2022)

FOLLOWING IS THE DRAFT MOTION FROM YOUR AGENDA ITEM FROM THE SEPTEMBER 1, 2022 DRB MEETING. PLEASE NOTE, THIS HASN'T YET BEEN REVIEWED BY ASST. TOWN MANAGER MICHELLE HAYNES, BUT I BELIEVE IT TO BE ACCURATE FOR YOUR INFORMATION AS YOU PROCEED TO FINAL REVIEW. YOUR RE-SUBMITTAL FOR FINAL REVIEW SHOULD BE NO LATER THAN SEPTEMBER 18.

ITEM 8. CONSIDERATION OF A DESIGN REVIEW: INITIAL ARCHITECTURE AND SITE REVIEW FOR A SINGLE-FAMILY HOME ON LOT 615-2CRR-A, TBD LAWSON OVERLOOK, PURSUANT TO CDC SECTION 17.4.11

JESSICA GARROW: DESIGN WORKSHOP: PRESENTED AS STAFF

NARCIS TUDOR: PRESENTED AS APPLICANT

PUBLIC COMMENT: NONE

ON A MOTION BY GARNER AND SECONDED BY JORDAN DRB VOTED UNANIMOUSLY TO APPROVE
THE INITIAL ARCHITECTURE AND SITE REVIEW FOR A NEW SINGLE-FAMILY HOME
LOCATED AT LOT 615-2CRR-A, BASED ON THE EVIDENCE PROVIDED IN THE STAFF RECORD OF MEMO
DATED SEPTEMBER 1ST, 2022, AND THE FINDINGS OF THIS MEETING WITH THE FOLLOWING DESIGN
VARIATIONS AND SPECIFIC APPROVALS:

DESIGN VARIATIONS:

ROAD AND DRIVEWAY STANDARDS - DRIVEWAY GRADE

SPECIFIC APPROVALS:

1) METAL SOFFIT AND FASCIA

2) GE ENCROACHMENT – ENTRYWAY STAIRCASE, PARKING

AND, WITH THE FOLLOWING CONDITIONS:

1) PRIOR TO CERTIFICATE OF OCCUPANCY THE APPLICANT WILL ENTER INTO A LICENSING AGREEMENT WITH THE TOWN FOR ANY APPROVED ENCROACHMENTS IN THE GE AND THE ROAD RIGHT OF WAY.

2) PRIOR TO FINAL REVIEW, THE APPLICANT SHALL PROVIDE AN UPDATED LANDSCAPE PLAN SHOWING COMPLIANCE WITH SPECIES DIVERSITY SEE SHEET A1.1

3) PRIOR TO FINAL REVIEW, THE APPLICANT SHALL SPECIFY THE FUEL SOURCE FOR ALL SOLID FUEL BURNING DEVICES SEE SHEET A2.2

4) PRIOR TO FINAL REVIEW, THE APPLICANT SHALL REVISE THE CONSTRUCTION MITIGATION PLAN TO ADDRESS THE CONCERNS AROUND PARKING AND LOCATION OF THE DUMPSTER AND MATERIAL STORAGE SEE SHEET A1.2A & A1.2B

5) PRIOR TO FINAL REVIEW, THE APPLICANT SHALL PROVIDE A DETAILED EROSION CONTROL AND REVEGETATION PLAN SEE SHEET A1.1, A1.2A & A1.2B

6) PRIOR TO CERTIFICATE OF OCCUPANCY THE APPLICANT WILL ENTER INTO A LICENSING AGREEMENT WITH THE TOWN FOR ANY APPROVED ENCROACHMENTS IN THE RIGHT OF WAY.

7) A MONUMENTED LAND SURVEY SHALL BE PREPARED BY A COLORADO PUBLIC LAND SURVEYOR TO ESTABLISH THE MAXIMUM BUILDING HEIGHT AND AVERAGE BUILDING HEIGHT.

8) THE STRUCTURE SHALL REQUIRE A MONITORED NFPA 72 ALARM SYSTEM AND MONITORED NFPA 13D SPRINKLER SYSTEM SEE A2 SHEET SERIES NOTE

9) A KNOX BOX FOR EMERGENCY ACCESS IS RECOMMENDED SEE A2 SHEET SERIES NOTE

10) CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE) APPROVED PRODUCTS SEE A2 SHEET SERIES NOTE

11) A MONUMENTED LAND SURVEY OF THE FOOTERS WILL BE PROVIDED PRIOR TO POURING CONCRETE TO DETERMINE THERE ARE NO ADDITIONAL ENCROACHMENTS INTO THE GE.

12) PRIOR TO THE BUILDING DIVISION CONDUCTING THE REQUIRED FRAMING INSPECTION, A FOUR-FOOT (4') BY EIGHT-FOOT (8') MATERIALS BOARD WILL BE ERECTED ON SITE CONSISTENT WITH THE REVIEW AUTHORITY APPROVAL TO SHOW:

A. THE STONE, SETTING PATTERN AND ANY GROUTING WITH THE MINIMUM SIZE OF FOUR FEET (4') BY FOUR FEET (4');

B. WOOD THAT IS STAINED IN THE APPROVED COLOR(S);

C. ANY APPROVED METAL EXTERIOR MATERIAL;

D. ROOFING MATERIAL(S); AND

E. ANY OTHER APPROVED EXTERIOR MATERIALS

13) IT IS INCUMBENT UPON AN OWNER TO UNDERSTAND WHETHER ABOVE GRADE UTILITIES AND TOWN INFRASTRUCTURE (FIRE HYDRANTS, ELECTRIC UTILITY BOXES) WHETHER PLACED IN THE RIGHT OF WAY OR GENERAL EASEMENT, ARE PLACED IN AN AREA THAT MAY ENCUMBER ACCESS TO THEIR LOT. RELOCATION OF SUCH ABOVE GRADE INFRASTRUCTURE APPURTENANCES WILL OCCUR AT THE OWNER'S SOLE EXPENSE AND IN COORDINATION WITH THE APPROPRIATE ENTITY (FIRE DEPARTMENT, SMPA, TOWN OF MOUNTAIN VILLAGE) SO THAT THE RELOCATED POSITION IS SATISFACTORY.

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STATE OF COLORADO ★ NARCIS TUDOR 402820 ★ LICENSED ARCHITECT

submissions

12.27.2021	DRB1 | PREP.
01.28.2022	REVISED PLANS
02.24.2022	DRB1
03.25.2022	DRB1 - SUPPLEMENT
08.10.2022	LANDSCAPE - SUPPLEMENT
09.08.2022	DRB FINAL

L615

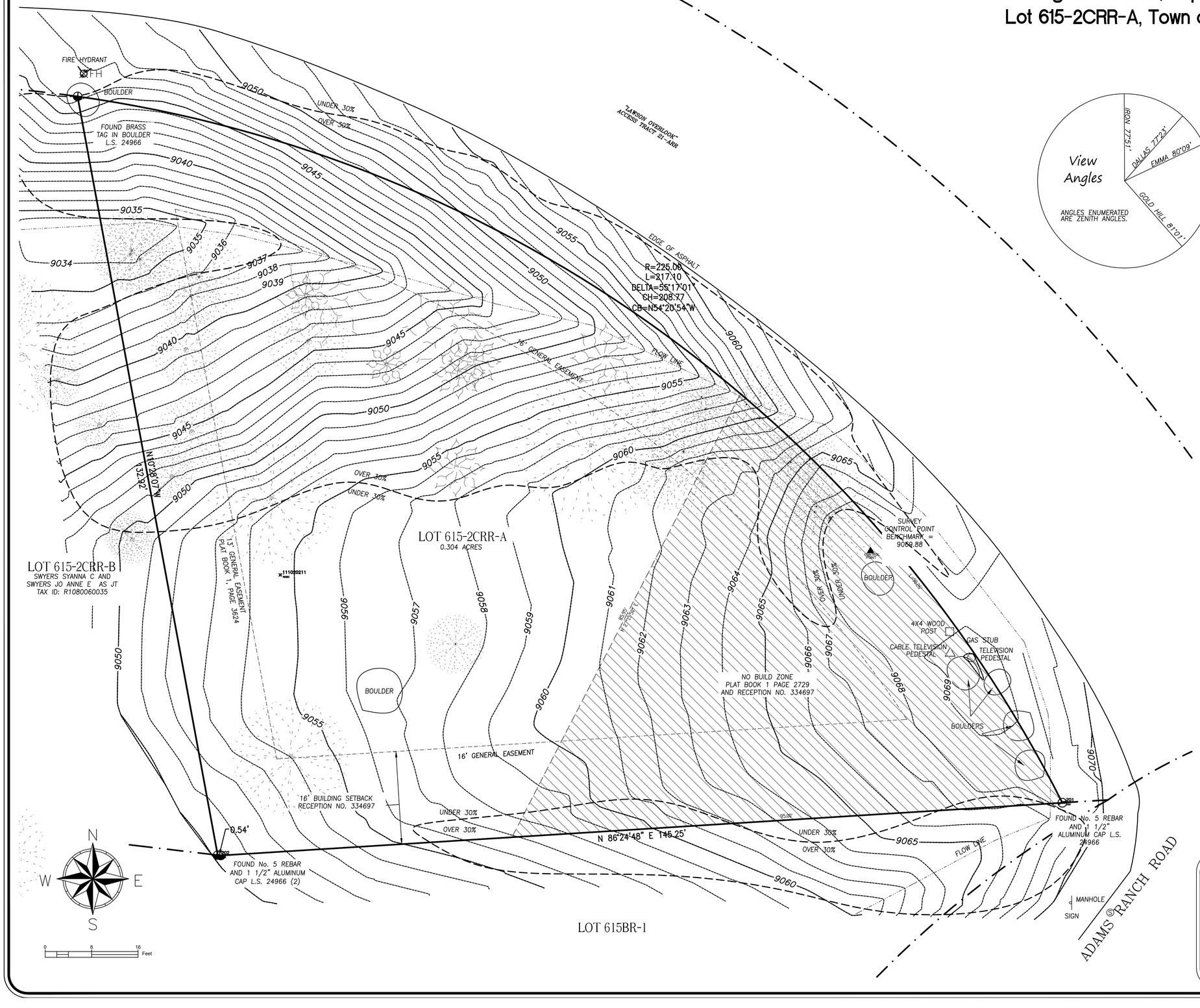
MOUNTAIN VILLAGE
COLORADO 81435

DD

DRB CONDITIONS

DRB

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



ASPEN TREE
(TREE SYMBOL SIZE DEPICTS EXTENTS OF DRIP LINE)
(CENTER CIRCLE SIZE DEPICTS BREAST HEIGHT TRUNK SIZE)

SPRUCE TREE
(TREE SYMBOL SIZE DEPICTS EXTENTS OF DRIP LINE)
(CENTER CIRCLE SIZE DEPICTS BREAST HEIGHT TRUNK SIZE)

LIMITS OF 30% SLOPE

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

COLORADO REGISTERED DAVID R. BULSON 37662 PROFESSIONAL LAND SURVEYOR

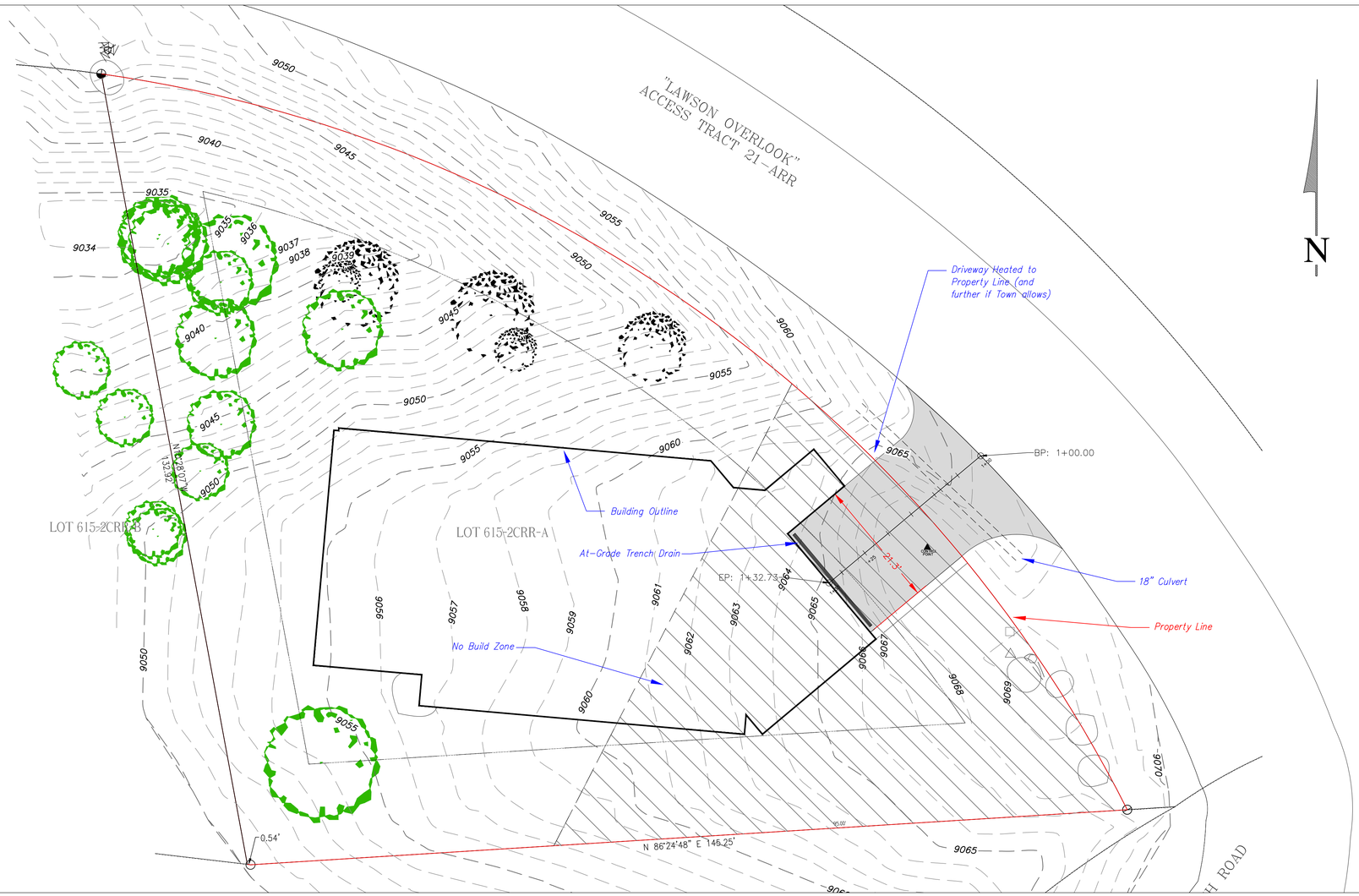
P.L.S. NO. 37662 *Date*

NOTES:

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

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

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

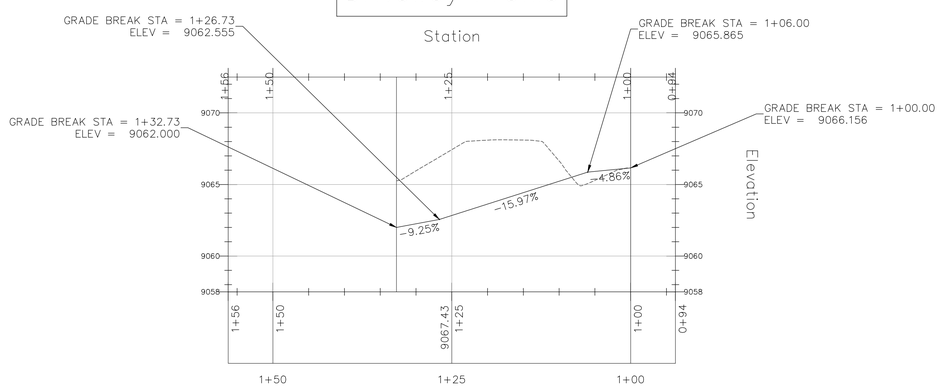


N

Scale: 1" = 10'

0 5 10 20

Driveway Profile



Scale: 1" = 10'

0 5 10 20

2x Vert. Exaggeration

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2022-02-23

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

COLORADO REGISTERED 29645 PROFESSIONAL ENGINEER
02-23-22
NOT FOR CONSTRUCTION

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

Driveway

Plan
and
Profile

C2

Scale: 1" = 10'

0 5 10 20

N

"LAWSON OVERLOOK"
ACCESS TRACT 21-ARR

LOT 615-2CRR-A

LOT 615-2CRR-B

LOT 615BR-1

ADAMS RANCH ROAD

N 86°24'48" E 146.25'

0.54'

N 28°07'W
132.92'

No Curb Stop was identified. Coordinate Tap and Curb Stop Location with Public Works. Coordinate Pure Core Water Size with Mechanical Engineer.

No Gas Main was Identified. Coordinate Tap and Meter Location with Black Hills Energy.

Underground Electric, CATV, and Telephone from Existing Shallow Utility Pedestal Cluster. Coordinate Meter Location with SMPA.

4" SDR-35 Sewer Service. Saddle Tap to Existing Main. Coordinate with Public Works.

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

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

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

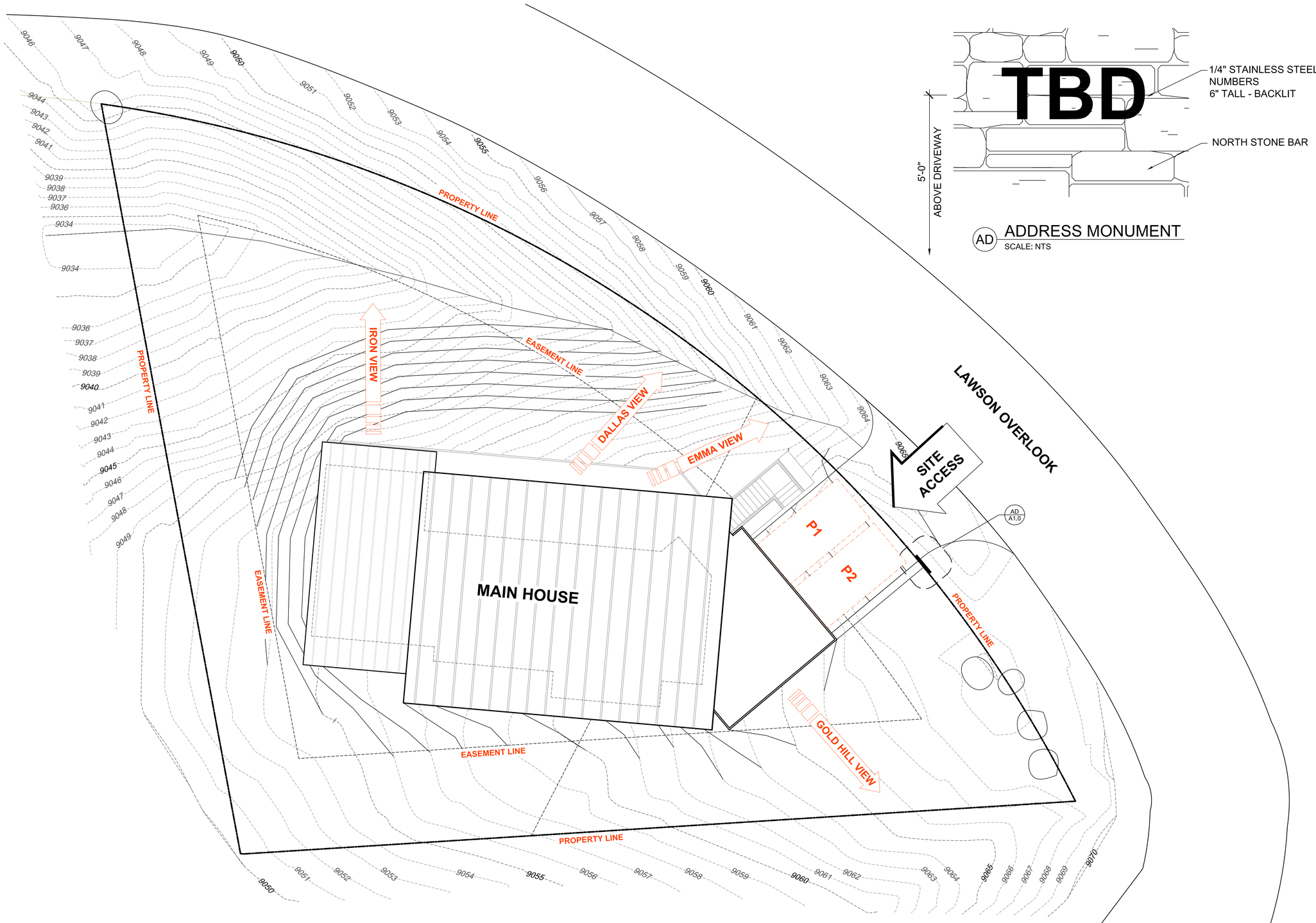
COLORADO REGISTERED PROFESSIONAL ENGINEER
29645
04-01-22

NOT FOR CONSTRUCTION

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

Utilities

C3



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

AD ADDRESS MONUMENT
SCALE: NTS

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STATE OF COLORADO
NARCIS TUDOR 402820
LICENSED ARCHITECT

submissions

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08.10.2022	LANDSCAPE - SUPPLEMENT
09.08.2022	DRB FINAL

L615

MOUNTAIN VILLAGE
COLORADO 81435

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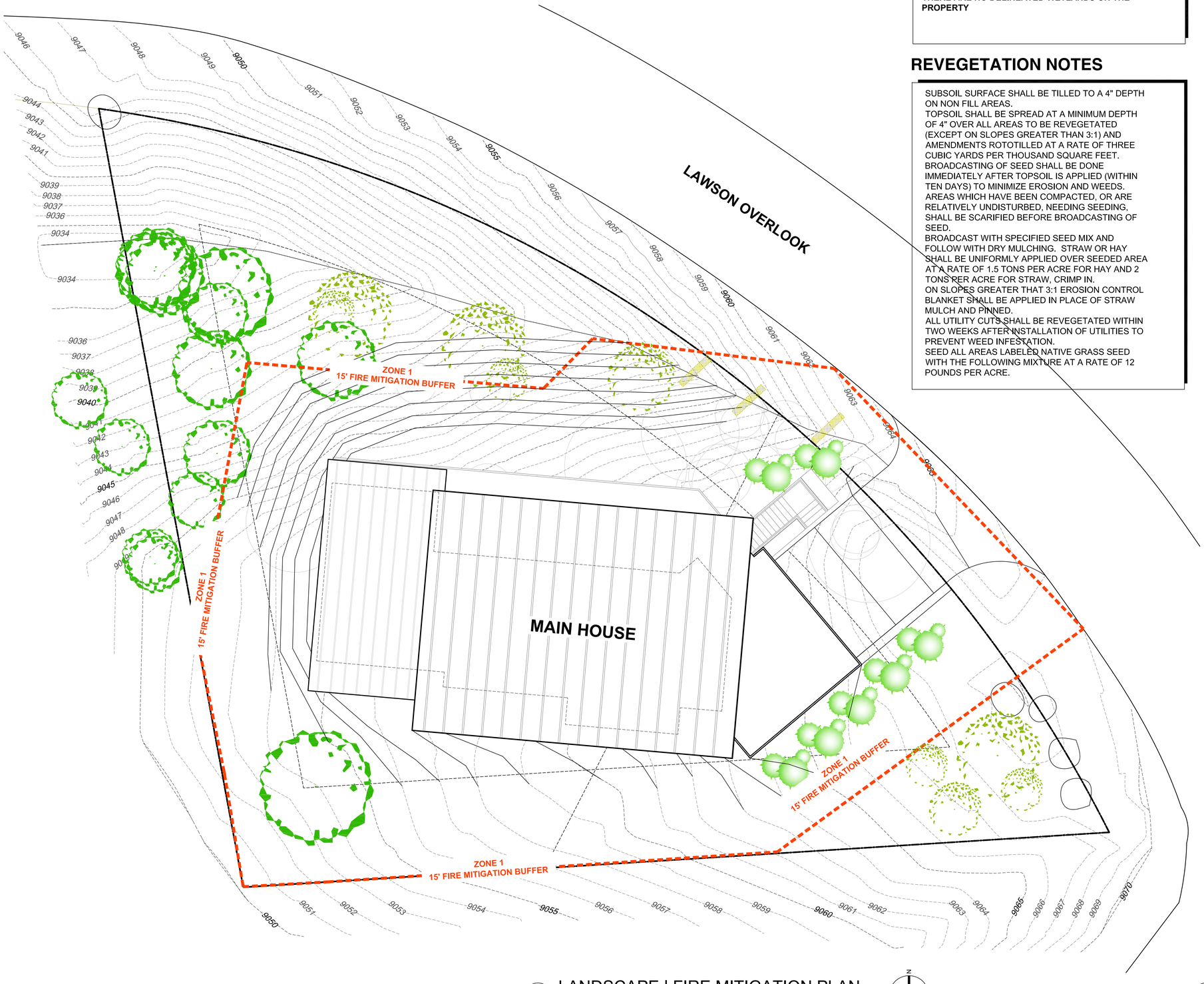
SITE PLAN

A1.0



1 LANDSCAPE | FIRE MITIGATION PLAN
SCALE: 1/8" = 1'-0"
0' 2' 6' 14' 22'

WETLANDS NOTE

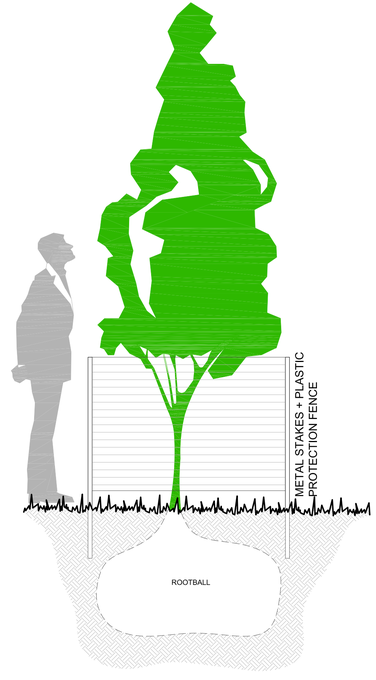
THERE ARE NO DELINEATED WETLANDS ON THE PROPERTY

REVEGETATION NOTES

SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN TEN DAYS) TO MINIMIZE EROSION AND WEEDS.
AREAS WHICH HAVE BEEN COMPACTED, OR ARE RELATIVELY UNDISTURBED, NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY AND 2 TONS PER ACRE FOR STRAW, CRIMP IN.
ON SLOPES GREATER THAT 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 POUNDS PER ACRE.

LANDSCAPE KEY

- EXISTING EVERGREEN TREES (PINUS GLABRA) TO REMAIN - 14 TOTAL
- EXISTING ASPEN TREES (POPULUS TREMULOIDES) TO REMAIN - 5 TOTAL + 4 NEW
- EXISTING TREES TO BE REMOVED - 19 TOTAL
- NEW LILAC SHRUBS (SYRINGA VULGARIS) 42-54" TALL - 7 TOTAL
- NATIVE GRASSES | GENERAL REVEGETATION
- EXISTING TREES PROTECTION FENCING SEE 2|A1.1
- EROSION CONTROL STRAW WATTLES



2 TREE PROTECTION DETAIL
SCALE: NTS

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STATE OF COLORADO
NARCIS TUDOR 402820
LICENSED ARCHITECT

submissions

12.27.2021	DRB1 | PREP.
01.28.2022	REVISED PLANS
02.24.2022	DRB1
03.25.2022	DRB1 - SUPPLEMENT
08.10.2022	LANDSCAPE - SUPPLEMENT
09.08.2022	DRB FINAL

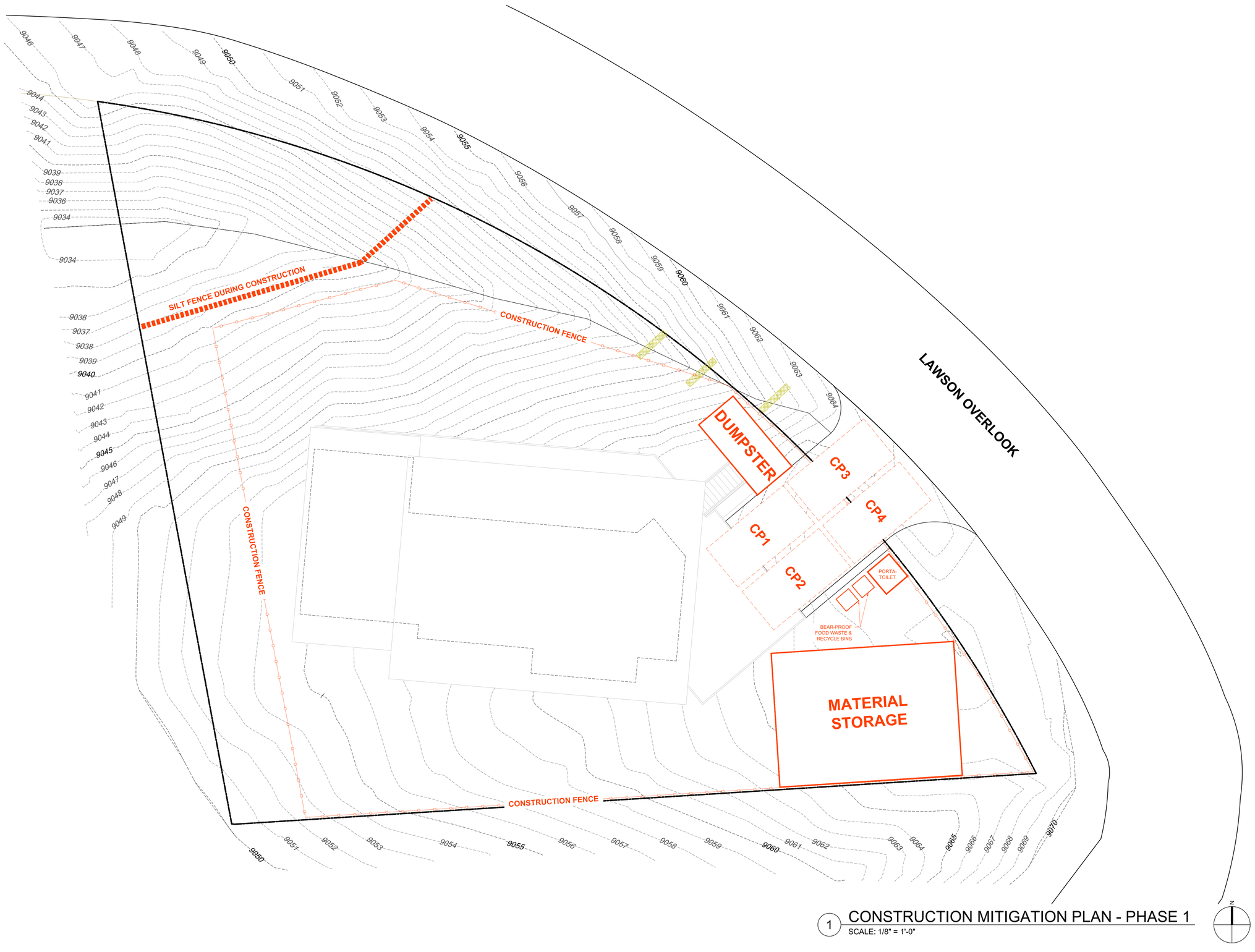
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

LANDSCAPE PLAN

A1.1



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

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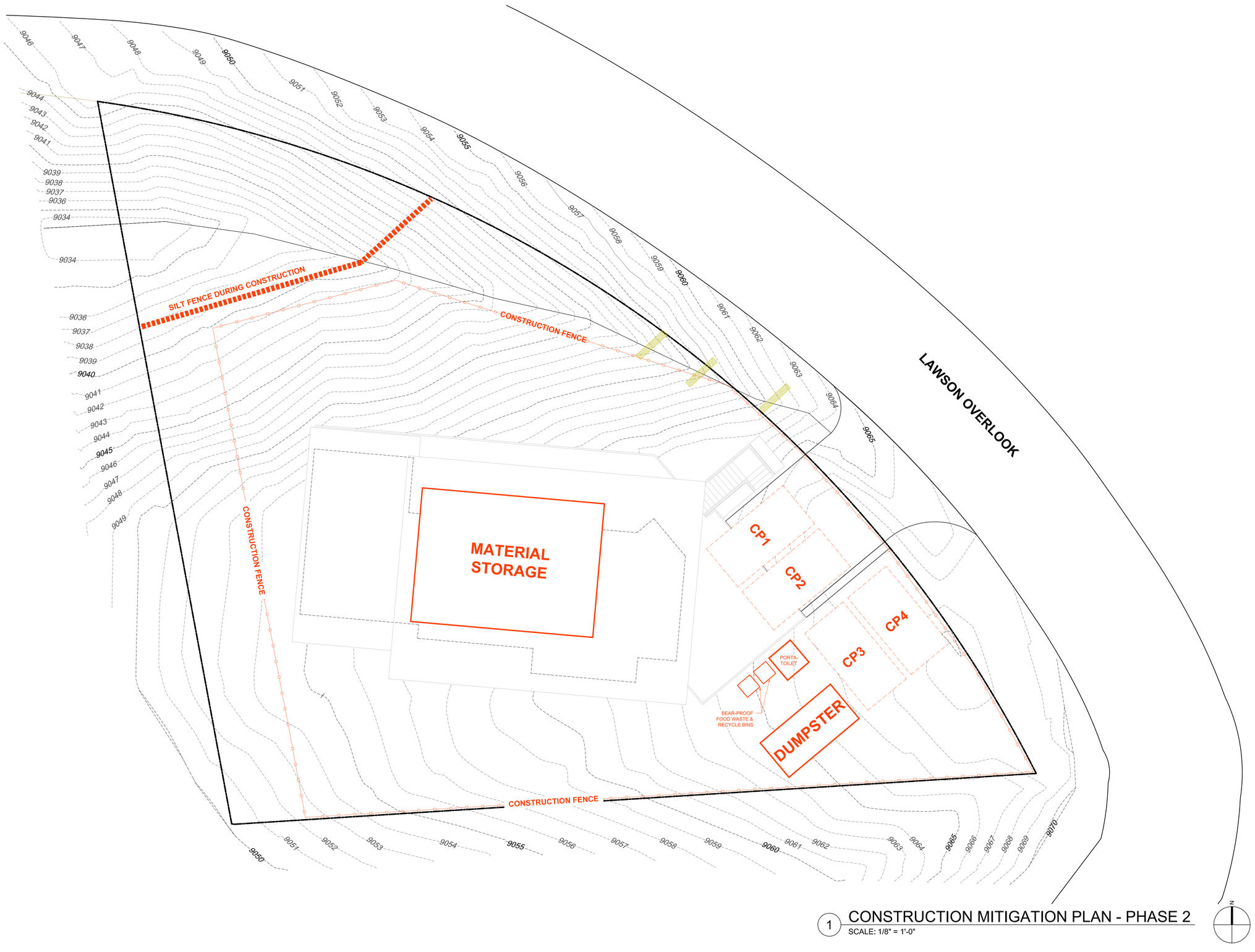
MOUNTAIN VILLAGE
COLORADO 81435

DD

CONSTRUCTION MITIGATION

A1.2A



1 CONSTRUCTION MITIGATION PLAN - PHASE 2
SCALE: 1/8" = 1'-0"

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MOUNTAIN VILLAGE
COLORADO 81435

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CONSTRUCTION MITIGATION

A1.2B

FIRE SAFETY NOTES

Ⓢ SMOKE AND CARBON MONOXIDE DETECTOR

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED IN EVERY BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL. CARBON MONOXIDE DETECTORS REQUIRED IN EACH ROOM WITH A FUEL-BURNING APPLIANCE
THE STRUCTURE SHALL HAVE A MONITORED NFPA 72 ALARM SYSTEM AND MONITORED
NFPA 13D SPRINKLER SYSTEM AS WELL AS A KNOX BOX FOR EMERGENCY ACCESS

ALL BUILDING PROJECTIONS SUCH AS DECKS WILL BE CONSTRUCTED AS EITHER NON-COMBUSTIBLE, HEAVY TIMBER OR EXTERIOR GRADE IGNITION RESISTANT MATERIALS SUCH AS THOSE LISTED AS WUIC (WILDLAND URBAN INTERFACE CODE)

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
4. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
5. TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
6. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
7. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
8. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
10. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
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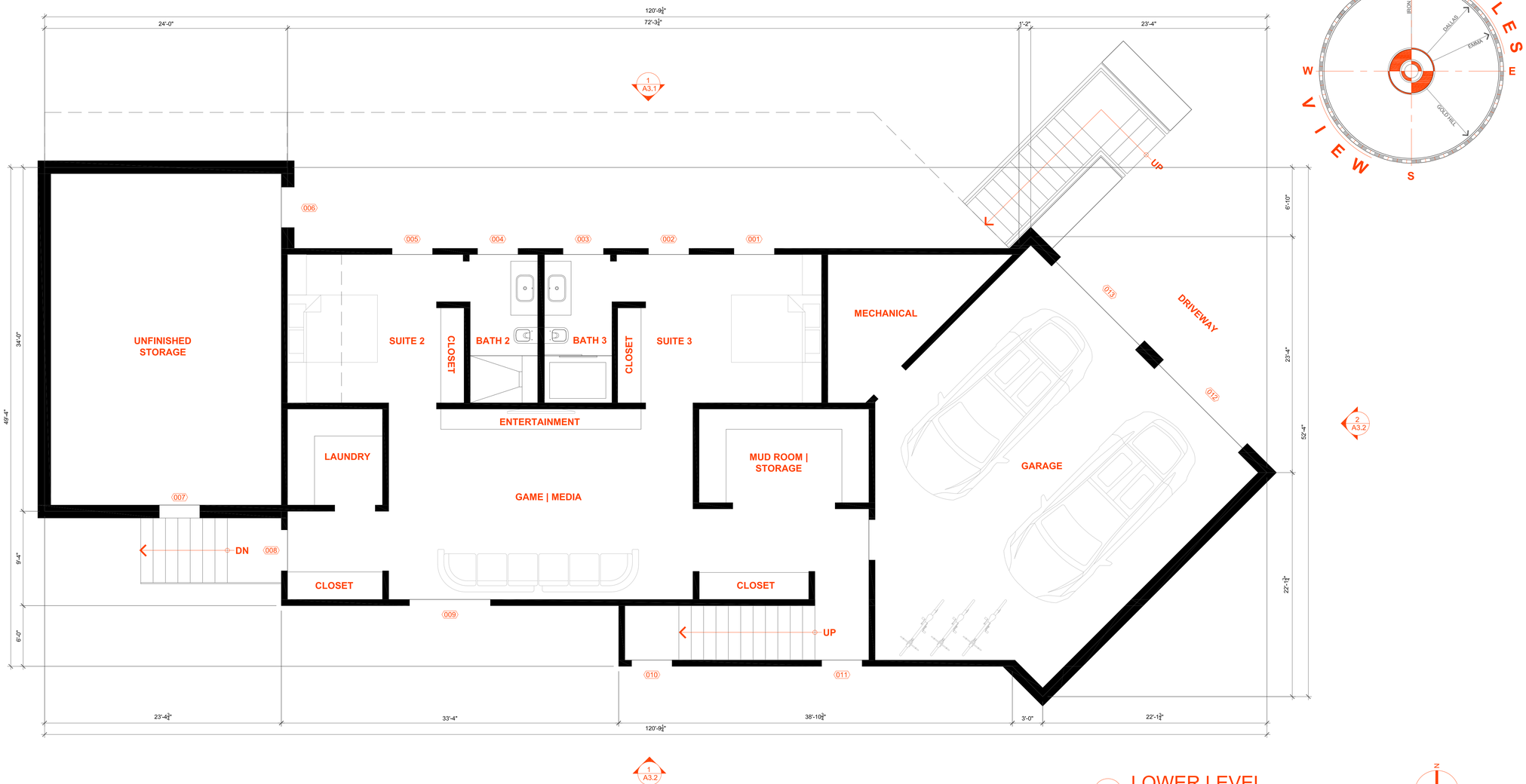

1 LOWER LEVEL
SCALE: 1/4" = 1'-0"
LIVABLE 1661 SF
GARAGE 704 SF

0' 1' 3' 7' 11'

N

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MOUNTAIN VILLAGE
COLORADO 81435

DD

LOWER LEVEL FLOOR PLAN

A2.1

FIRE SAFETY NOTES

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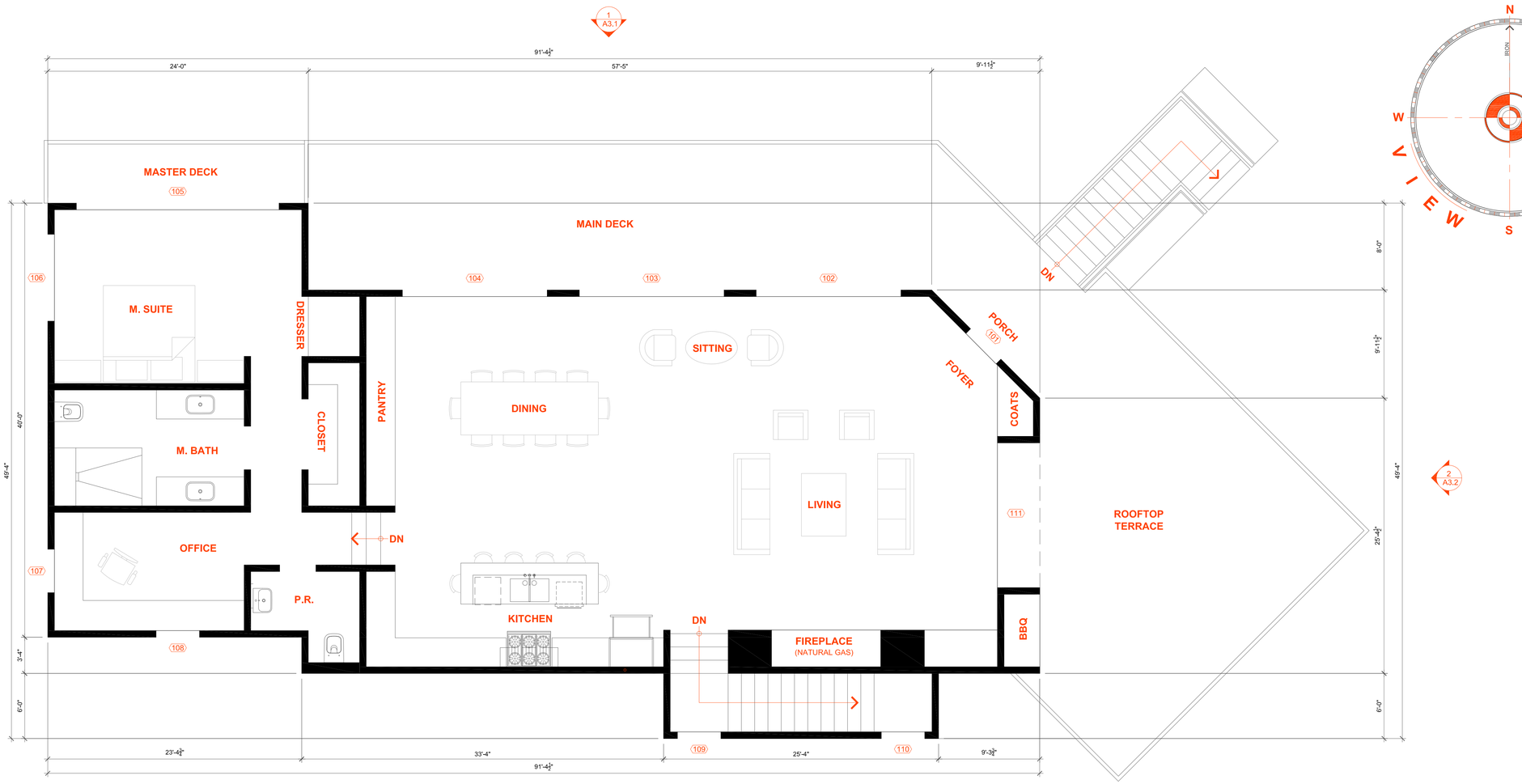

1 MAIN LEVEL
SCALE: 1/4" = 1'-0"
LIVABLE 1909 SF

0' 1' 3' 7' 11'

N

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STATE OF COLORADO ★ NARCIS TUDOR 402820 ★ LICENSED ARCHITECT

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MOUNTAIN VILLAGE
COLORADO 81435

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MAIN LEVEL FLOOR PLAN

A2.2

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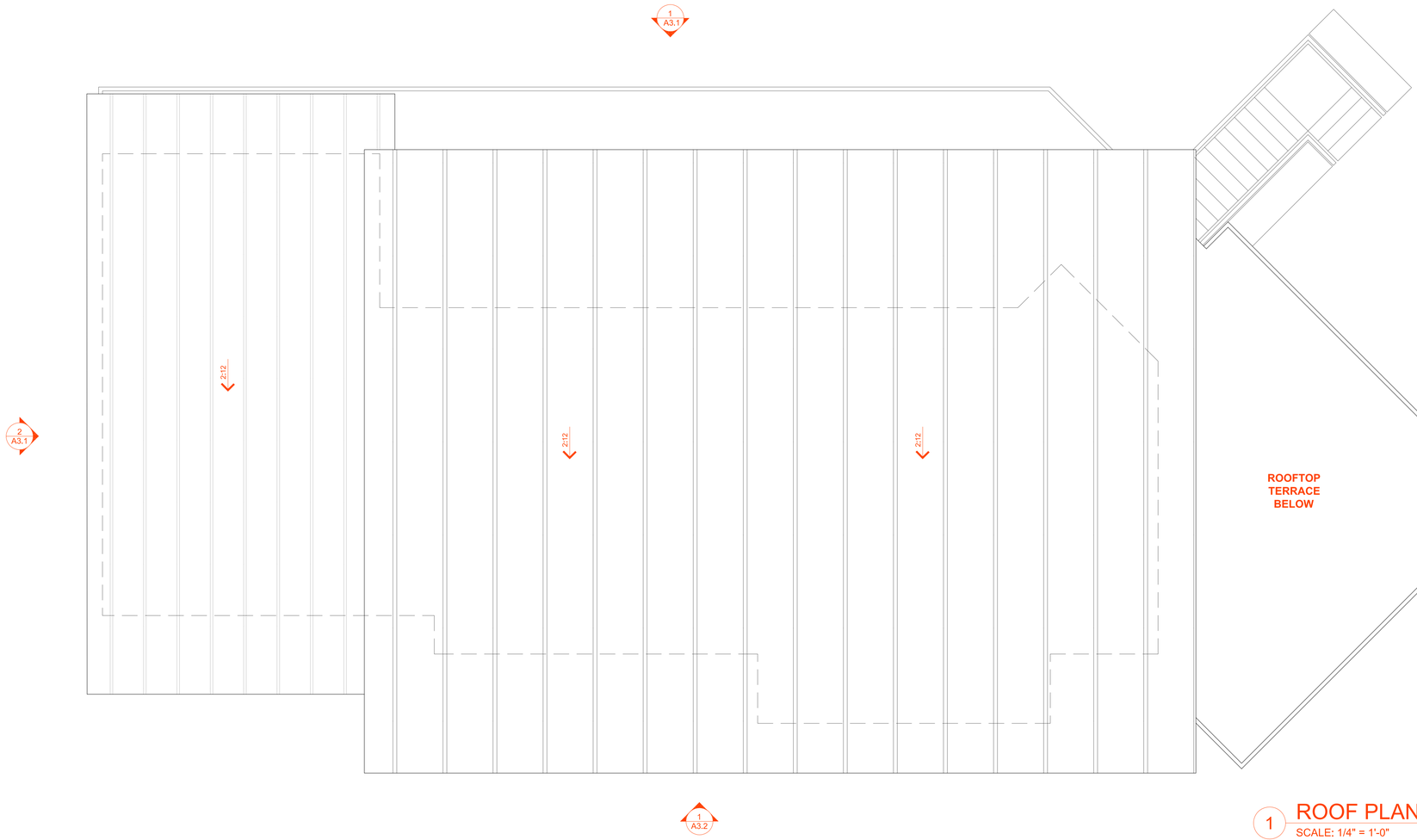
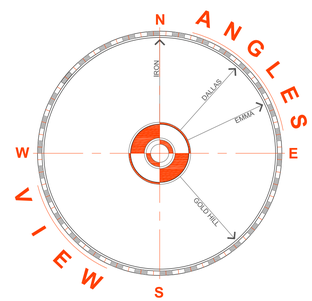


1 ROOF PLAN
SCALE: 1/4" = 1'-0"
0' 1' 3' 7' 11'



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COLORADO 81435

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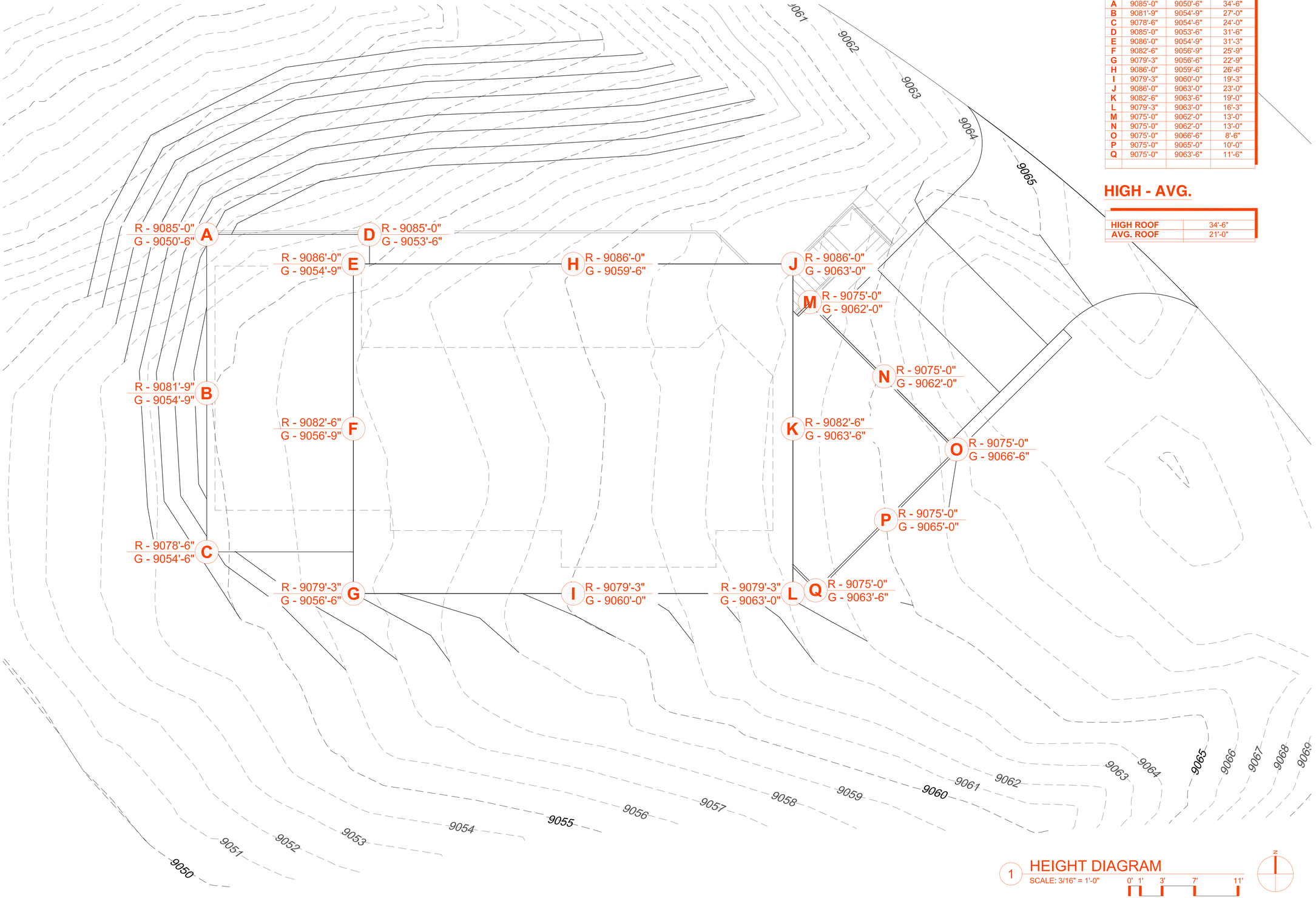
ROOF PLAN

A2.3



1 HEIGHT DIAGRAM
SCALE: 3/16" = 1'-0"

0' 1' 3' 7' 11'

N

HEIGHT CALCS.

	ROOF	GRADE	HEIGHT
A	9085'-0"	9050'-6"	34'-6"
B	9081'-9"	9054'-9"	27'-0"
C	9078'-6"	9054'-6"	24'-0"
D	9085'-0"	9053'-6"	31'-6"
E	9086'-0"	9054'-9"	31'-3"
F	9082'-6"	9056'-9"	25'-9"
G	9079'-3"	9056'-6"	22'-9"
H	9086'-0"	9059'-6"	26'-6"
I	9079'-3"	9060'-0"	19'-3"
J	9086'-0"	9063'-0"	23'-0"
K	9082'-6"	9063'-6"	19'-0"
L	9079'-3"	9063'-0"	16'-3"
M	9075'-0"	9062'-0"	13'-0"
N	9075'-0"	9062'-0"	13'-0"
O	9075'-0"	9066'-6"	8'-6"
P	9075'-0"	9065'-0"	10'-0"
Q	9075'-0"	9063'-6"	11'-6"

HIGH - AVG.

HIGH ROOF	34'-6"
AVG. ROOF	21'-0"

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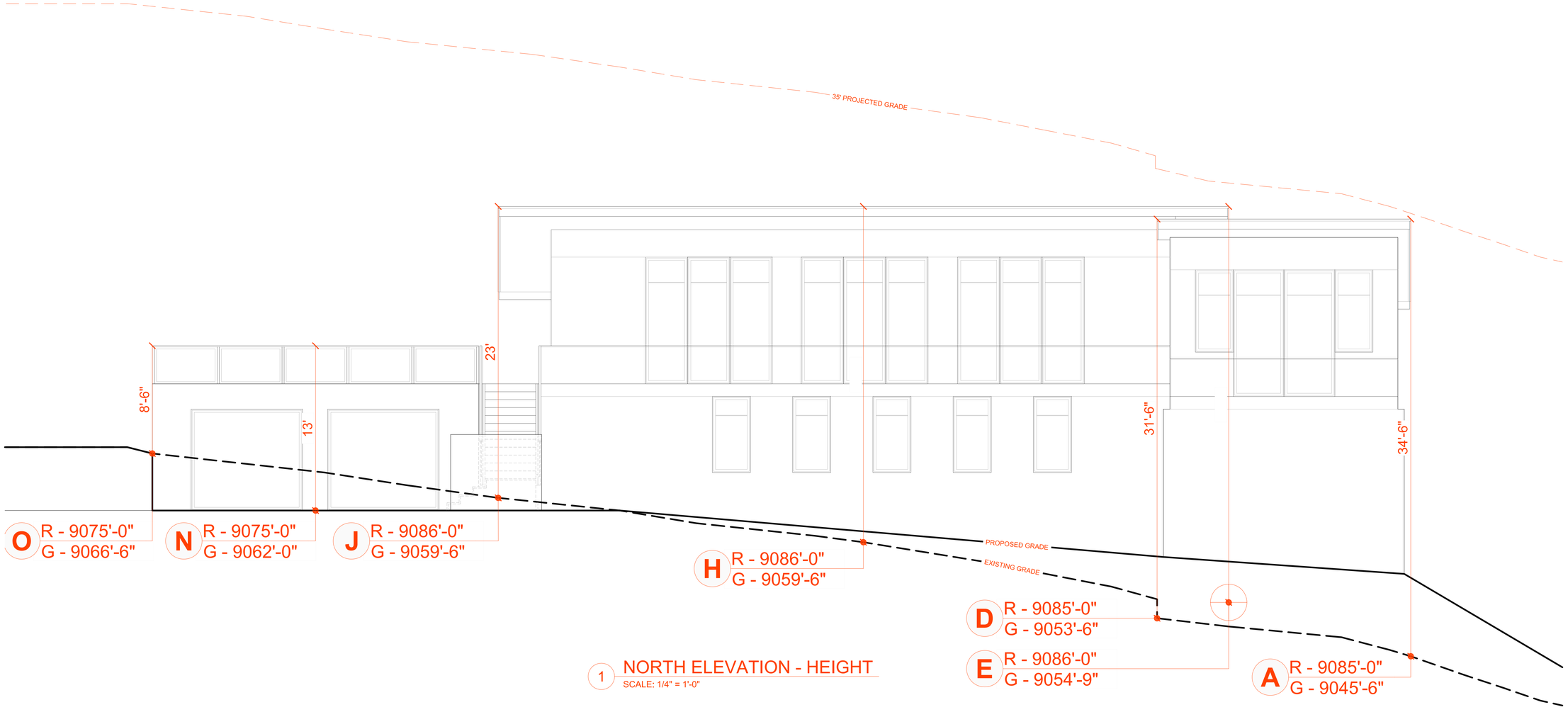
HEIGHT DIAGRAM

A2.5



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

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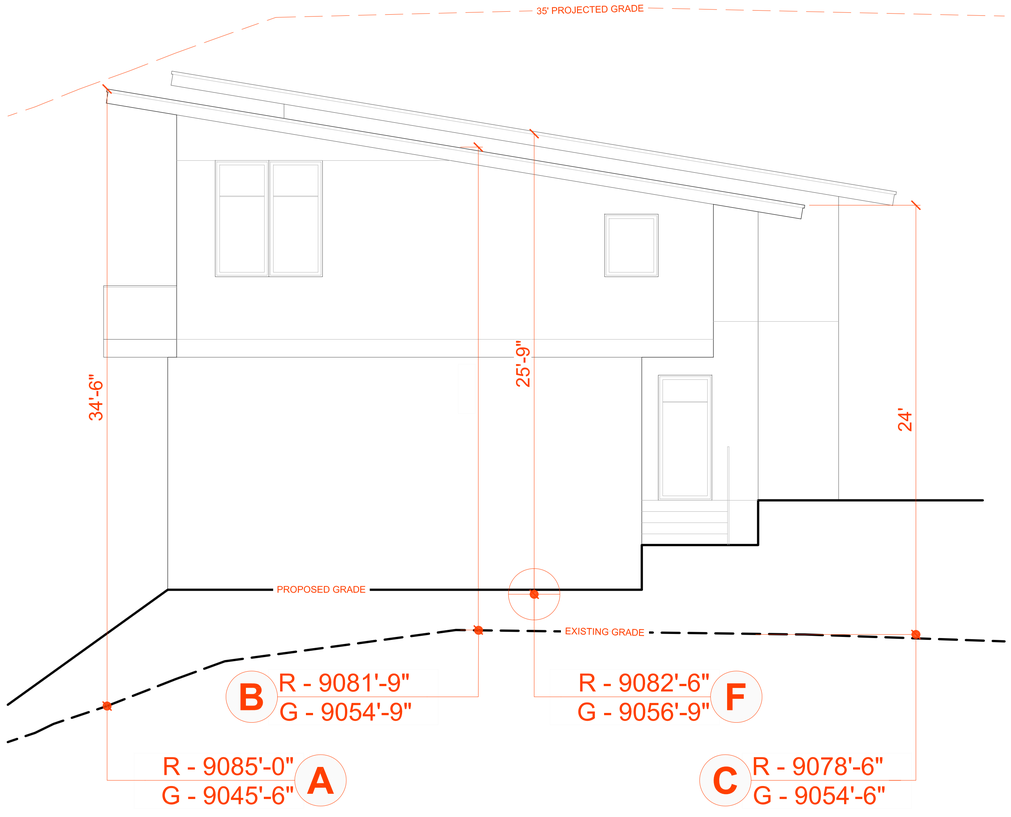
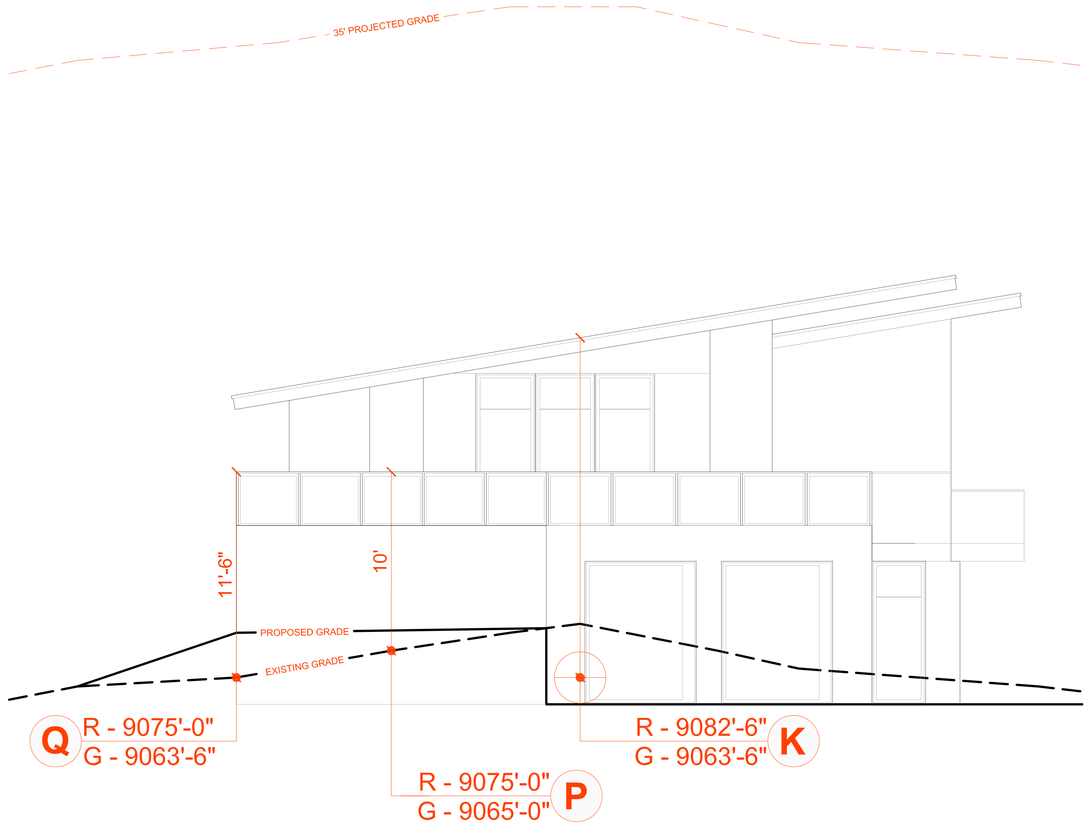
EXTERIOR ELEVATIONS HEIGHT

A3.1H



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



1 EAST ELEVATION - HEIGHT
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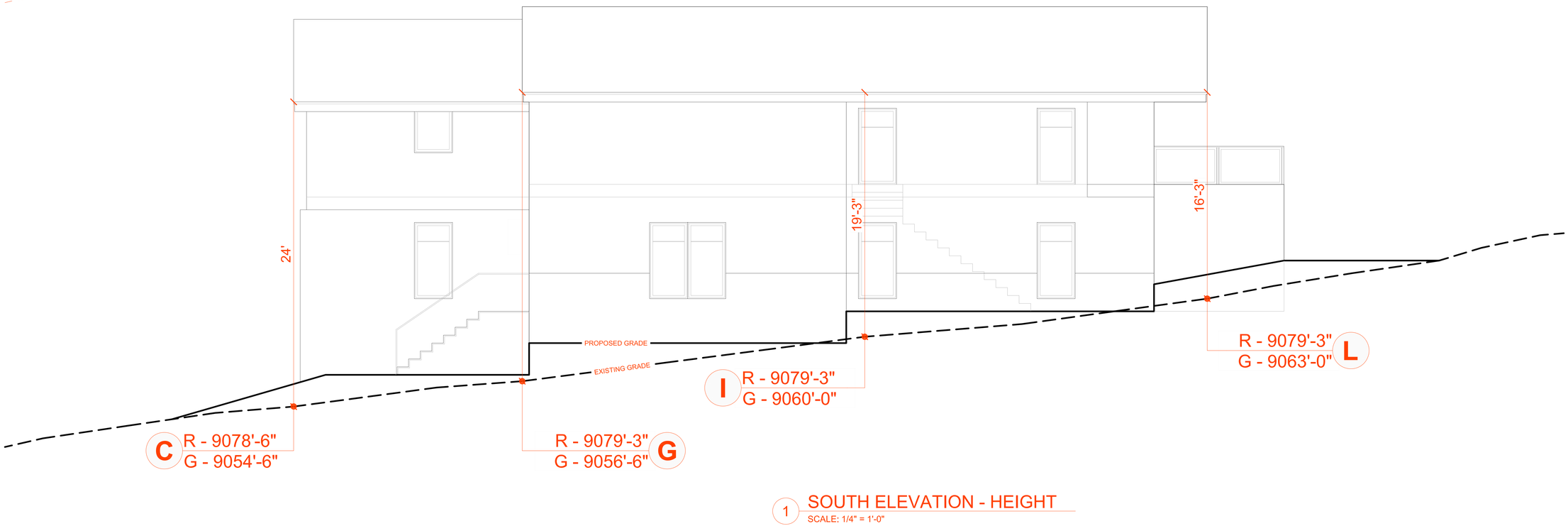
EXTERIOR ELEVATIONS HEIGHT

A3.2H



1 SOUTH ELEVATION - HEIGHT
SCALE: 1/4" = 1'-0"

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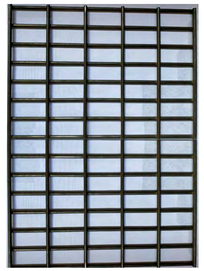
EXTERIOR ELEVATIONS HEIGHT

A3.3H

G

BLACK METAL PANELS



F

METAL GRID RAIL

E

METAL SOFFIT

D

CLAD FENESTRATION

C

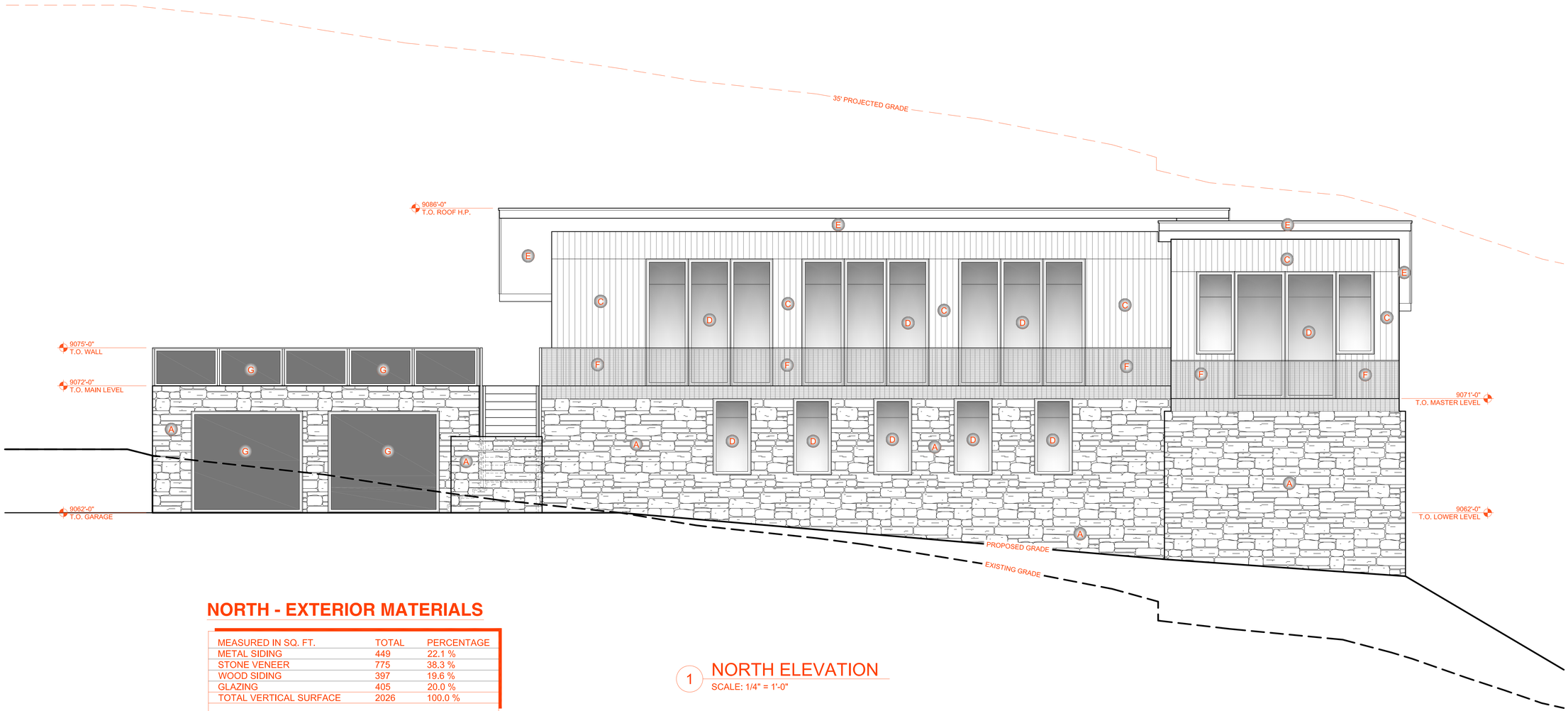
VERTICAL CEDAR SIDING

B

STANDING SEAM ROOFING

A

STONE VENEER



NORTH - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	449	22.1 %
STONE VENEER	775	38.3 %
WOOD SIDING	397	19.6 %
GLAZING	405	20.0 %
TOTAL VERTICAL SURFACE	2026	100.0 %

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

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MOUNTAIN VILLAGE
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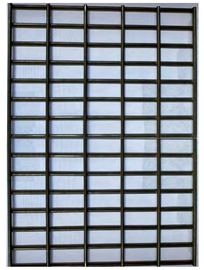
EXTERIOR ELEVATIONS

A3.1

G

BLACK METAL PANELS



F

METAL GRID RAIL

E

METAL SOFFIT

D

CLAD FENESTRATION

C

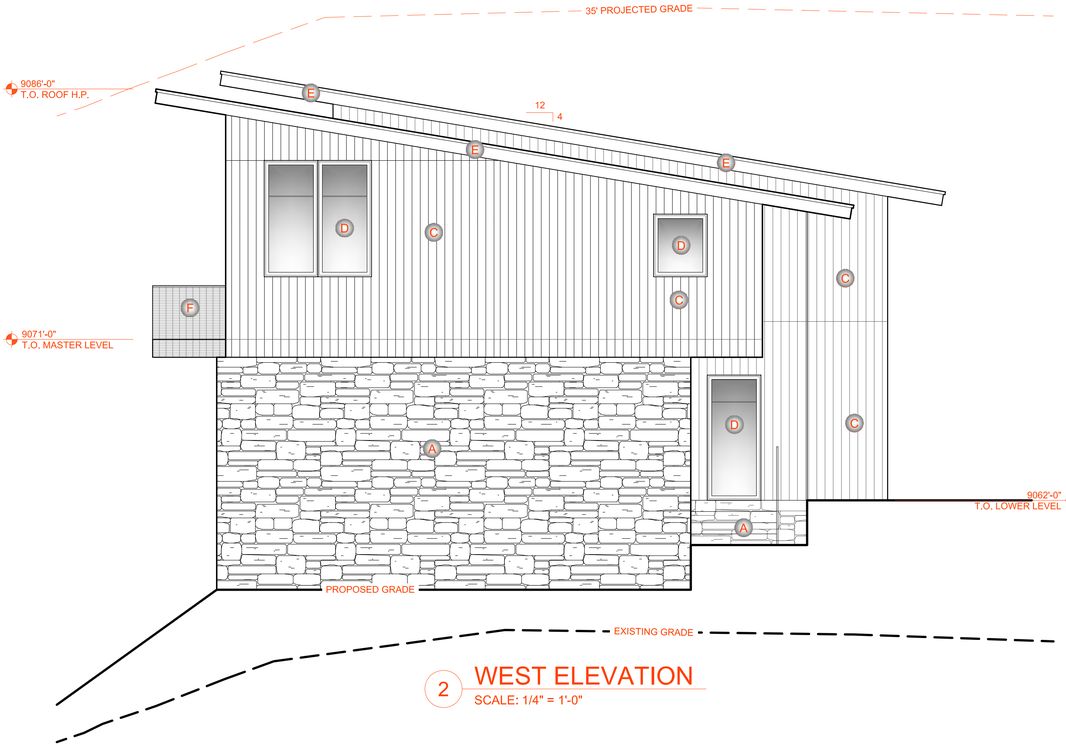
VERTICAL CEDAR SIDING

B

STANDING SEAM ROOFING

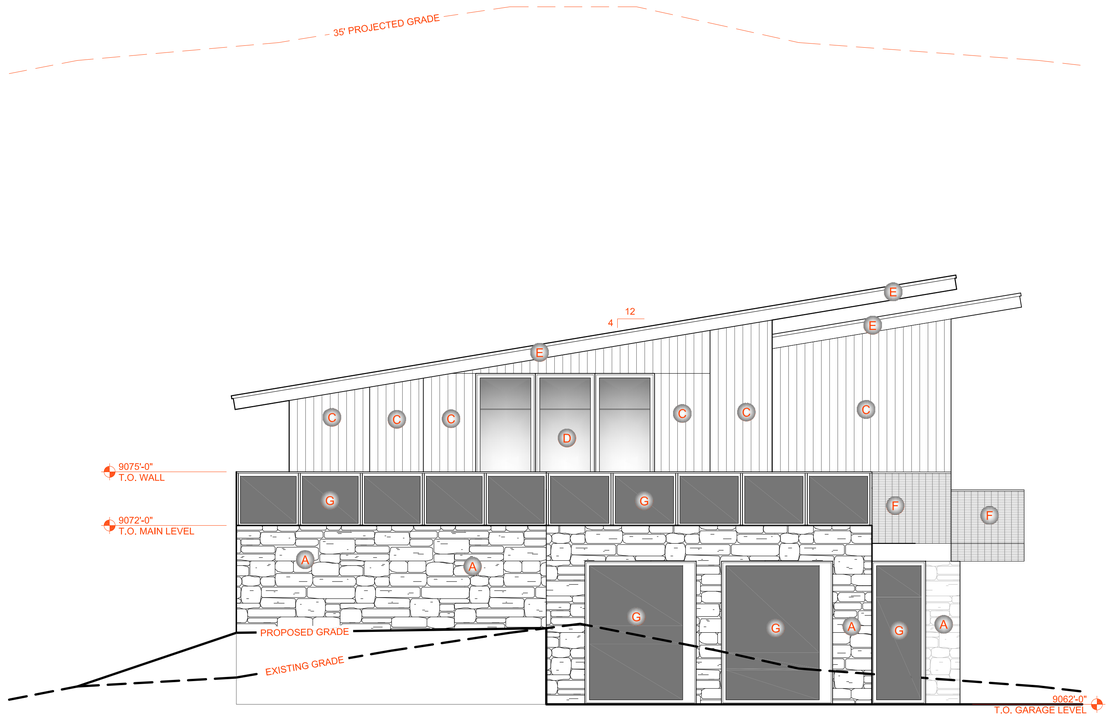
A

STONE VENEER



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

WEST - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	16	1.8 %
STONE VENEER	361	42 %
WOOD SIDING	431	50 %
GLAZING	53	6.2 %
TOTAL VERTICAL SURFACE	861	100.0 %

EAST - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	214	33 %
STONE VENEER	200	30.8 %
WOOD SIDING	191	29.3 %
GLAZING	45	6.9 %
TOTAL VERTICAL SURFACE	650	100.0 %

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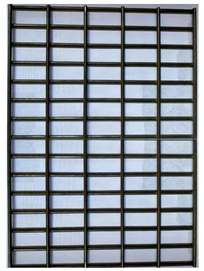
EXTERIOR ELEVATIONS

A3.2

G

BLACK METAL PANELS



F

METAL GRID RAIL

E

METAL SOFFIT | FASCIA

D

CLAD FENESTRATION

C

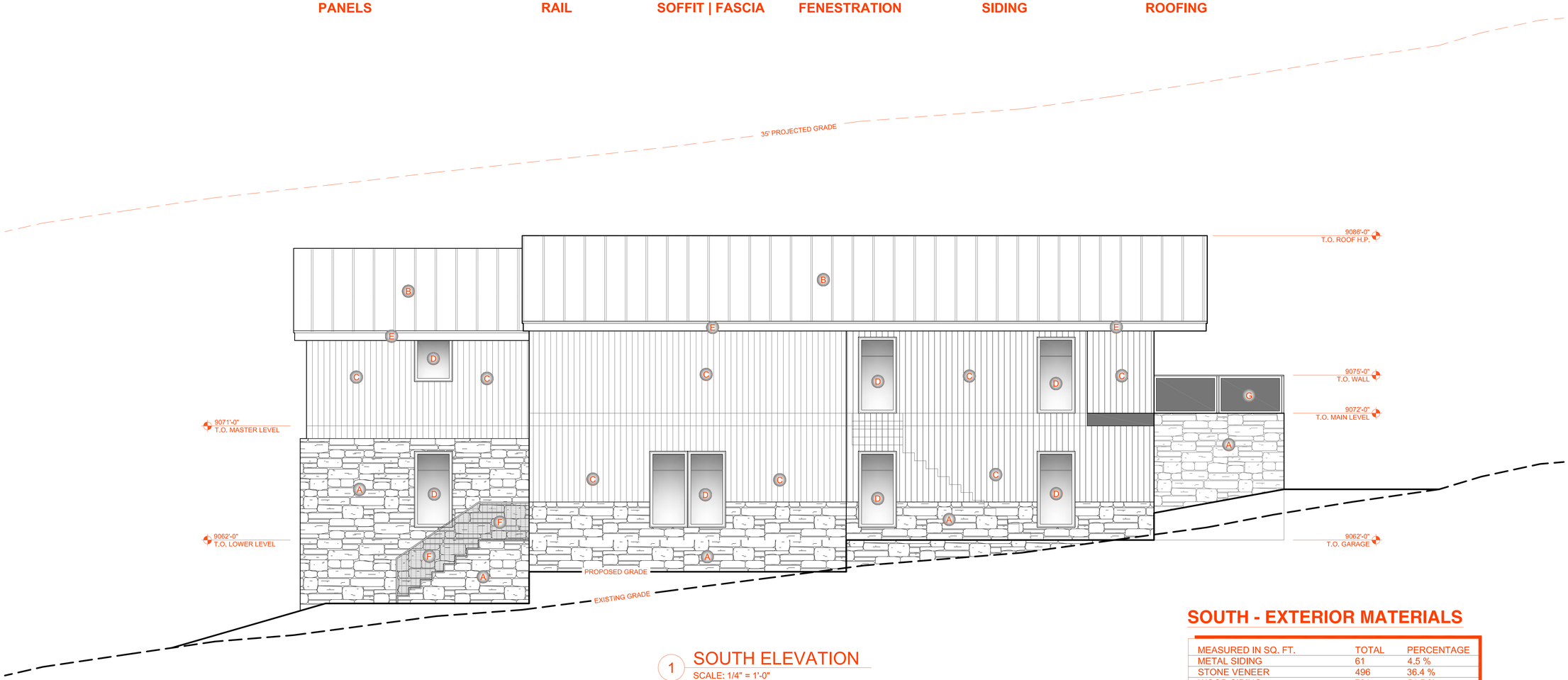
VERTICAL CEDAR SIDING

B

STANDING SEAM ROOFING

A

STONE VENEER



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
METAL SIDING	61	4.5 %
STONE VENEER	496	36.4 %
WOOD SIDING	701	51.5 %
GLAZING	103	7.6 %
TOTAL VERTICAL SURFACE	1361	100.0 %

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EXTERIOR ELEVATIONS

A3.3

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PERSPECTIVES

A3.15

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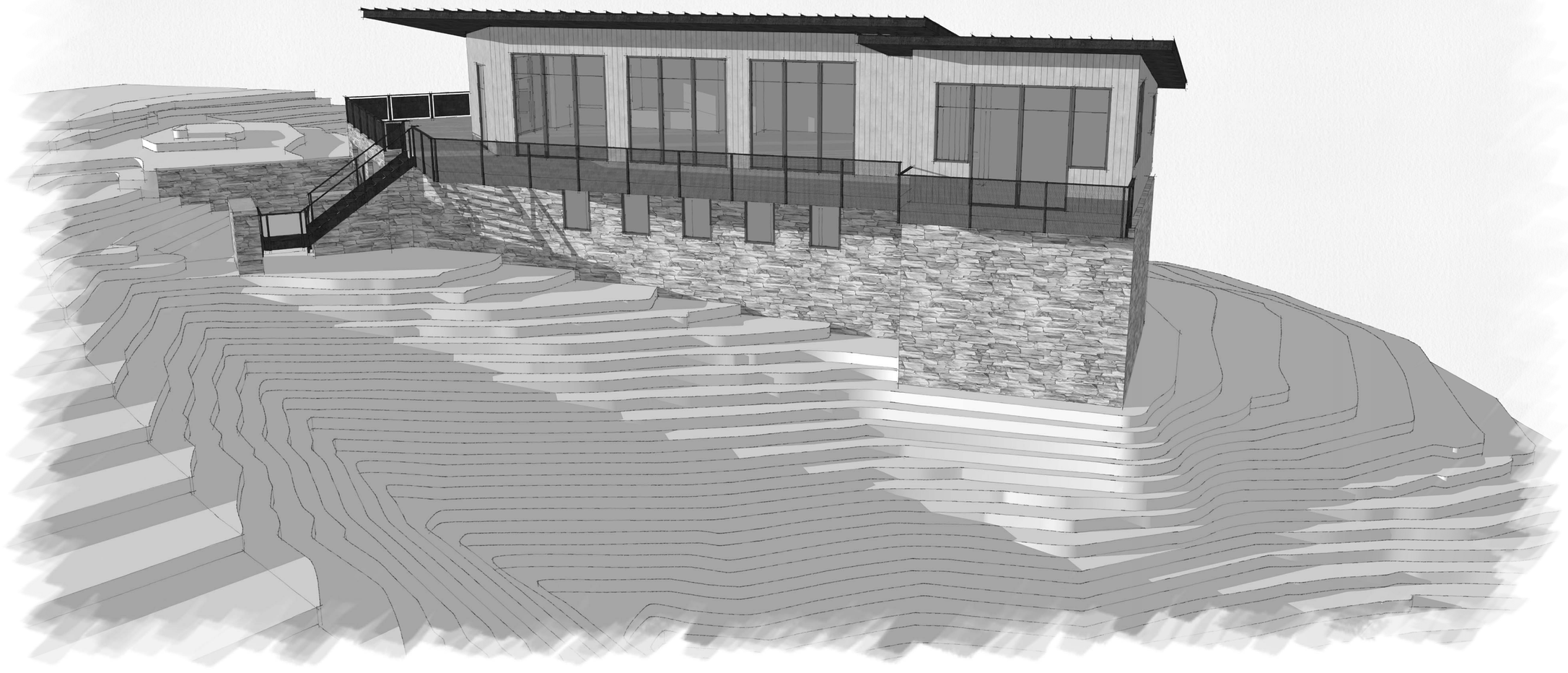
PERSPECTIVES

A3.16



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PERSPECTIVES

A3.17

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PERSPECTIVES

A3.18

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PERSPECTIVES

A3.19

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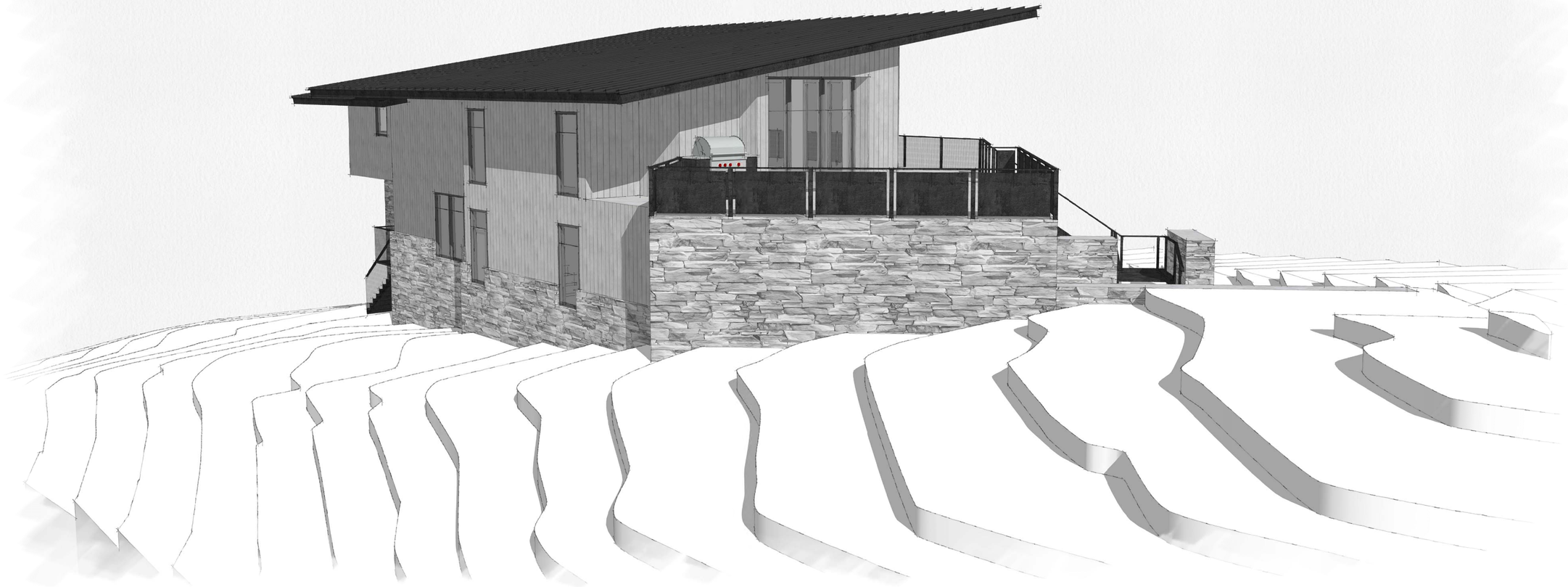
PERSPECTIVES

A3.20



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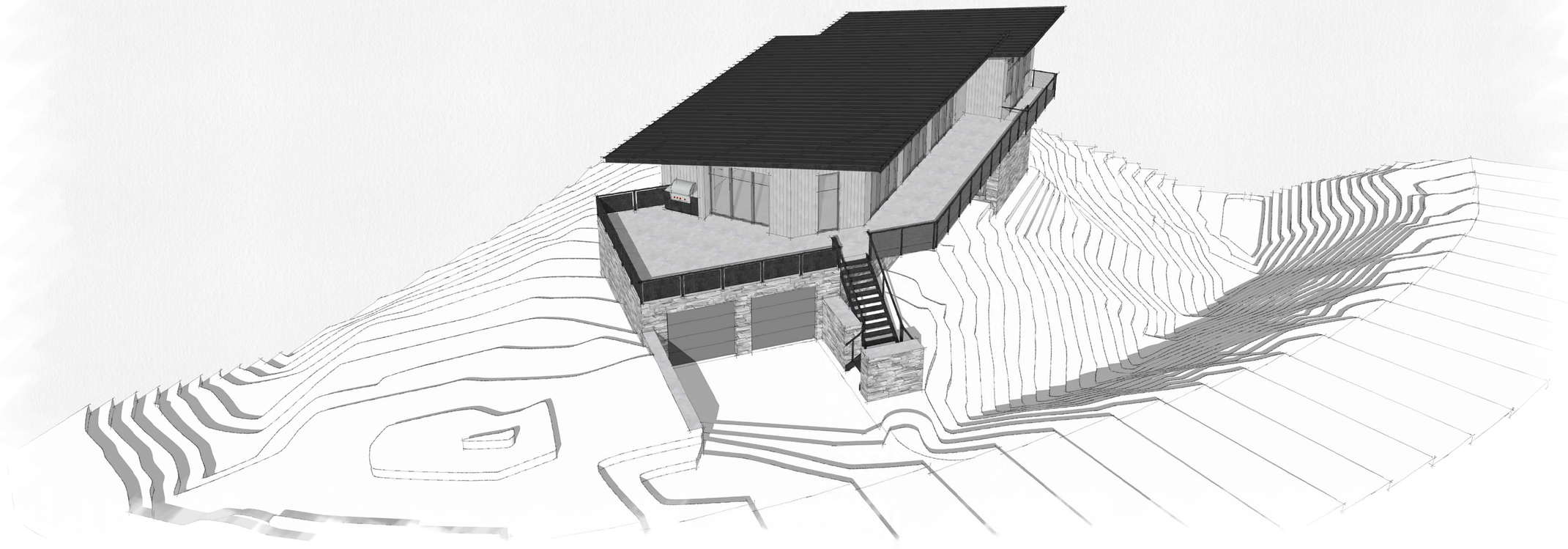
PERSPECTIVES

A3.21



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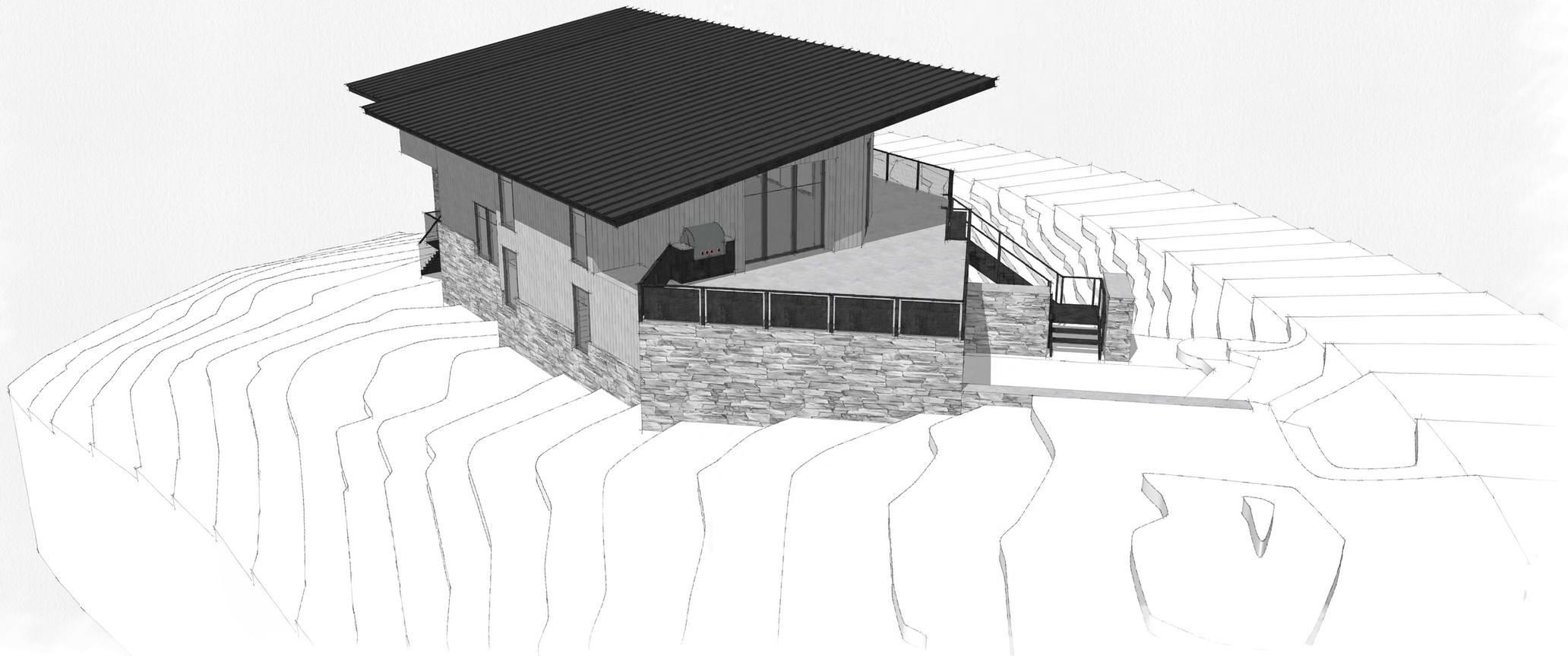
PERSPECTIVES

A3.22



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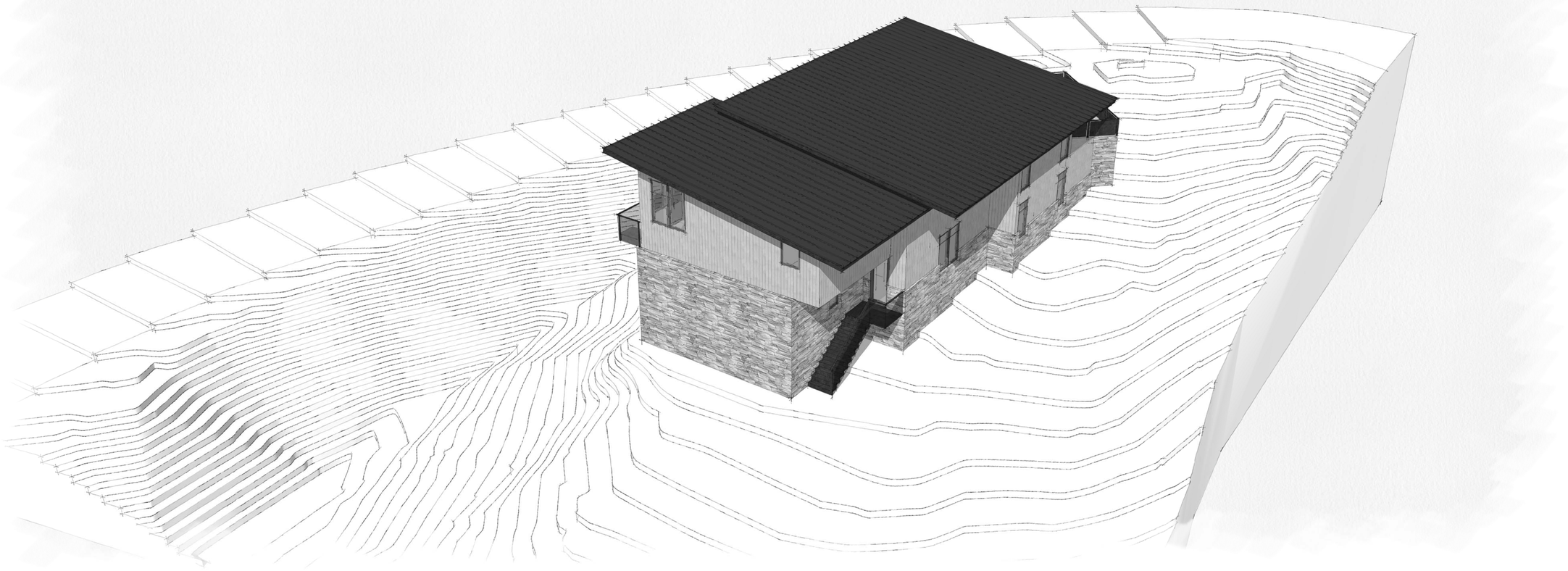
A3.23



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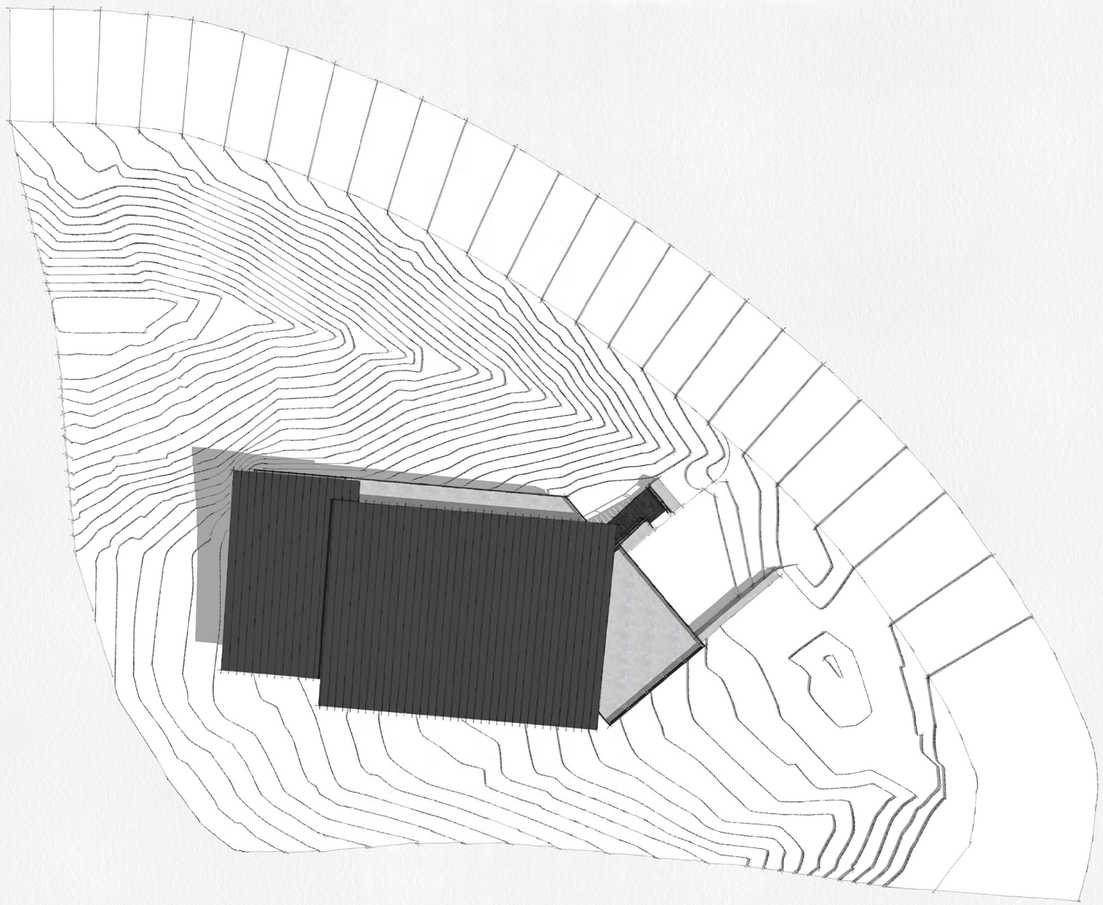
A3.24



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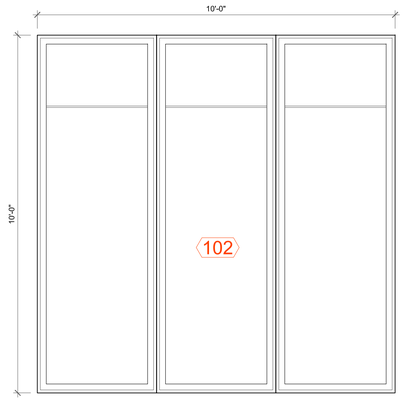
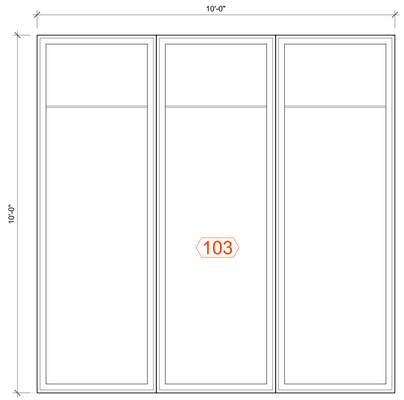
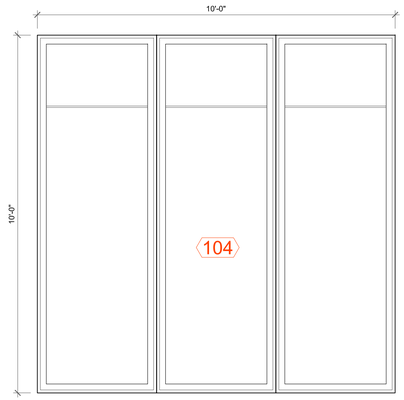
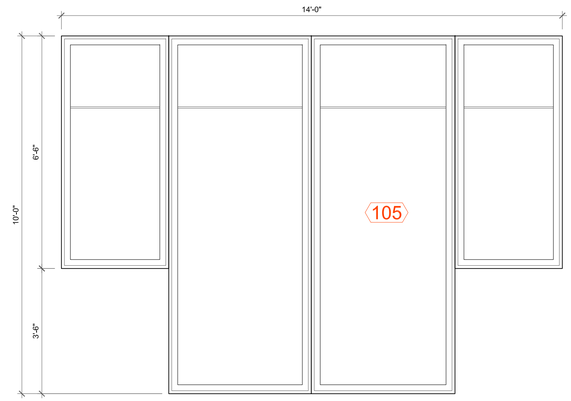
PERSPECTIVES

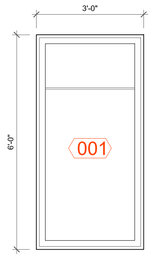
A3.25

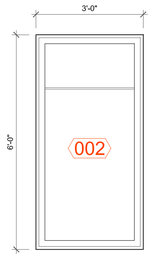


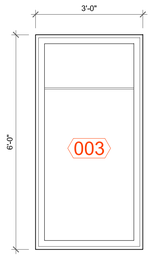


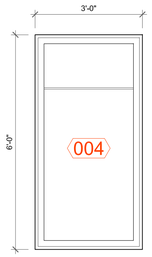


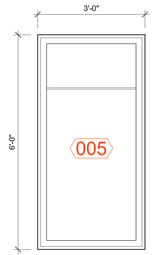


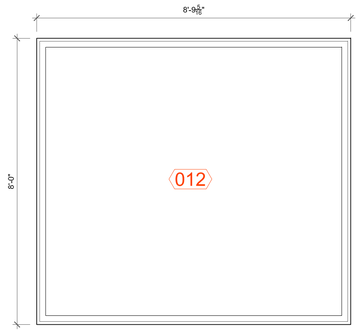


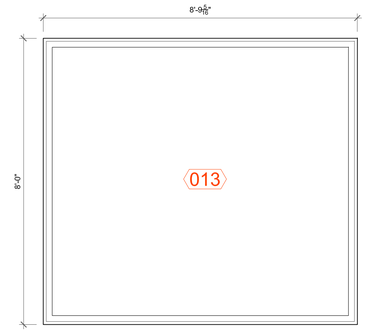


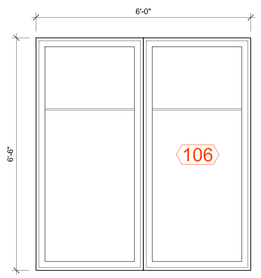


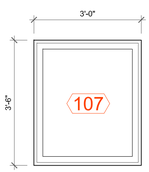


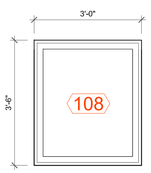


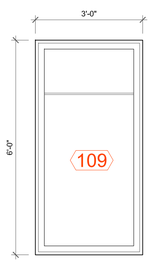


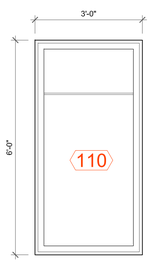


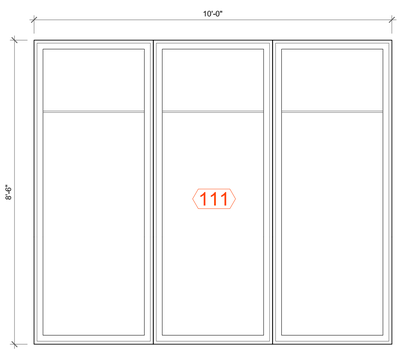


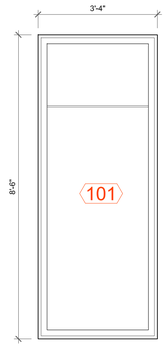


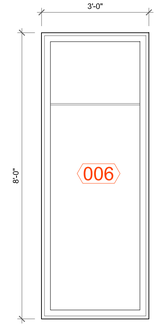


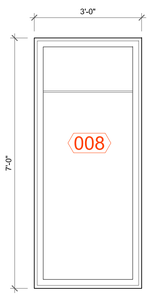


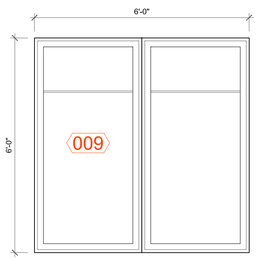


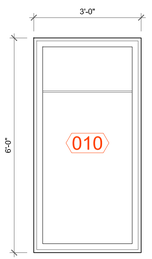


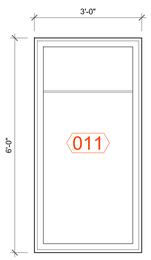












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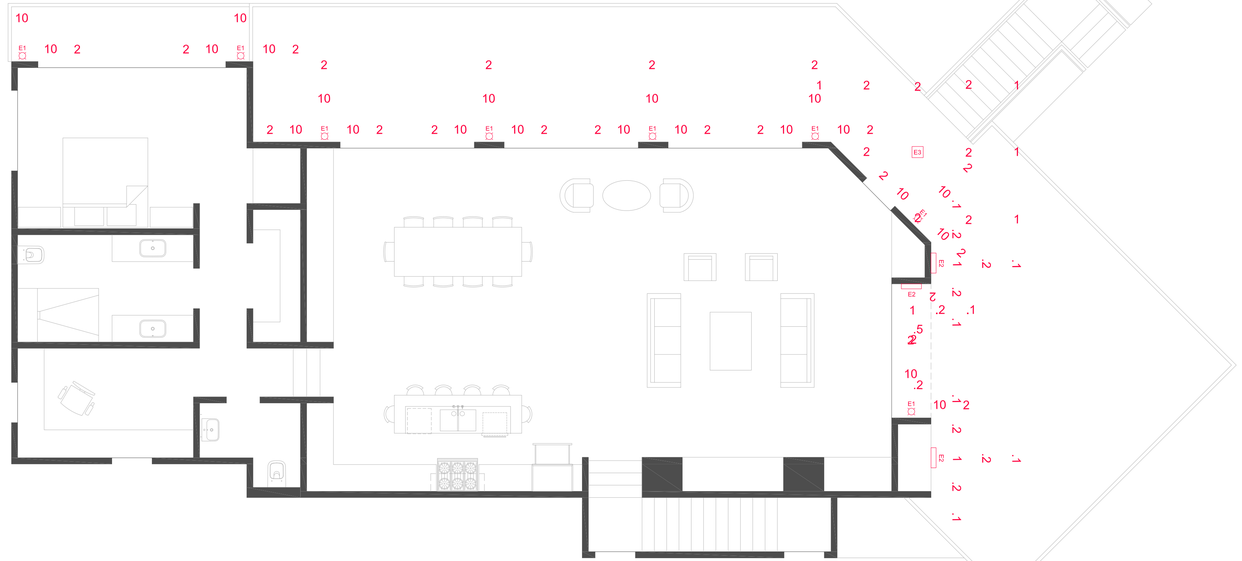
L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

EXTERIOR FENESTRAT.

A9.1

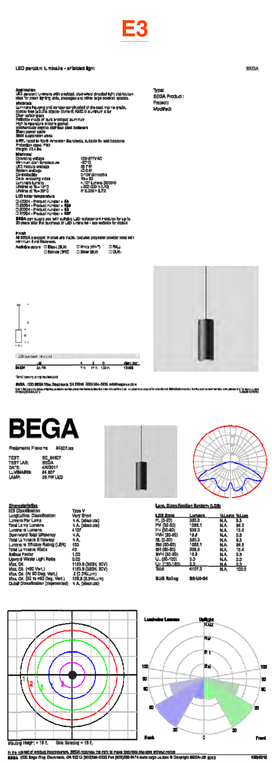


1 MAIN LEVEL - EXT. LIGHTING PLAN
SCALE: 3/16" = 1'-0"

EXTERIOR LIGHTING TABLE

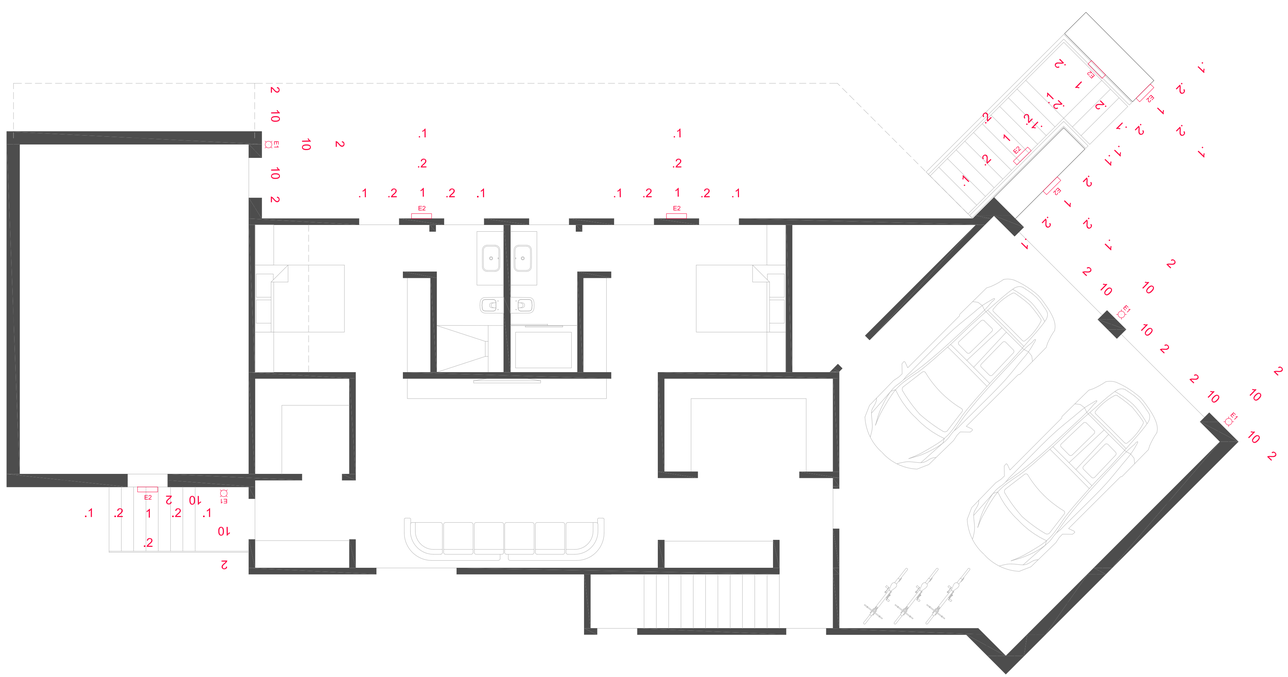
SYMBOL	QTY.	DESCRIPTION	LAMP	MOUNT.	LUMENS	LLF	WATTS	MANUFACTURER	NOTES
E1	10	WALL SCONCE	LED	6'-6"	1216	.92	14	BEGA - 24502	BLACK FINISH
E2	10	STEP	LED	1'-0"±	131	.85	6.5	BEGA - 22272	BLACK FINISH
E3	1	PENDANT	LED	8'-0"±	4107	.95	35.7	BEGA - 24507	BLACK FINISH

E3



E2

E1



2 LOWER LEVEL - EXT. LIGHTING PLAN
SCALE: 3/16" = 1'-0"

NARCIS TUDOR ARCHITECTS©
WWW.NARCISTUDOR.COM box 1717 telluride m. 970.708.4983

STATE OF COLORADO ★ NARCIS TUDOR 402820 ★ LICENSED ARCHITECT

submissions

12.27.2021	DRB1 | PREP.
01.28.2022	REVISED PLANS
02.24.2022	DRB1
03.25.2022	DRB1 - SUPPLEMENT
08.10.2022	LANDSCAPE - SUPPLEMENT
09.08.2022	DRB FINAL

L615

MOUNTAIN VILLAGE
COLORADO 81435

DD

EXTERIOR LIGHTING PLAN

L2.1

Type: EXTERIOR LIGHTING
BEGA Product:
Project: LOT 615
Modified:

Application
LED wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 2.2 lbs

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-40° C
LED module wattage	14.0 W
System wattage	17.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,216 lumens (3000K)
Lifetime at Ta = 15° C	320,000 h (L70)
Lifetime at Ta = 40° C	200,000 h (L70)

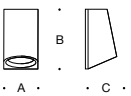
LED color temperature

○ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**
○ 2200K - Product number + **K2**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:



LED wall luminaire · directed light

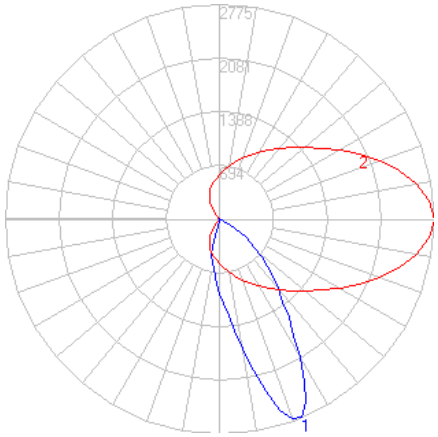
	LED	A	B	C
24 502	14.0 W	4 3/8	7 1/2	4 5/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

BEGA

Photometric Filename: 24502.ies

TEST:	BE_24502
TEST LAB:	BEGA
DATE:	9/26/2016
LUMINAIRE:	24 502
LAMP:	14W LED



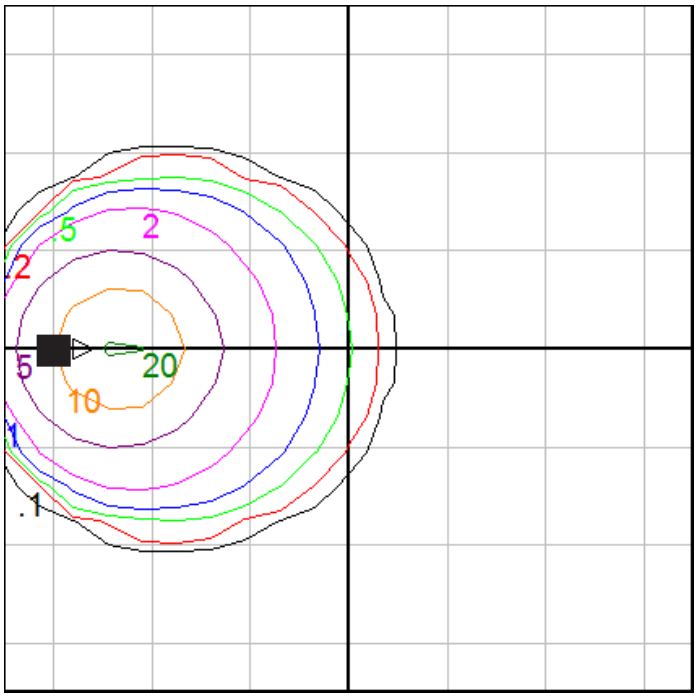
Characteristics

IES Classification	Type I
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1217
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	72
Total Luminaire Watts	17
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	2775 (0H, 22.5V)
Max. Cd. (<90 Vert.)	2775 (0H, 22.5V)
Max. Cd. (At 90 Deg. Vert.)	1.8 (0.1%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	3.8 (0.3%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

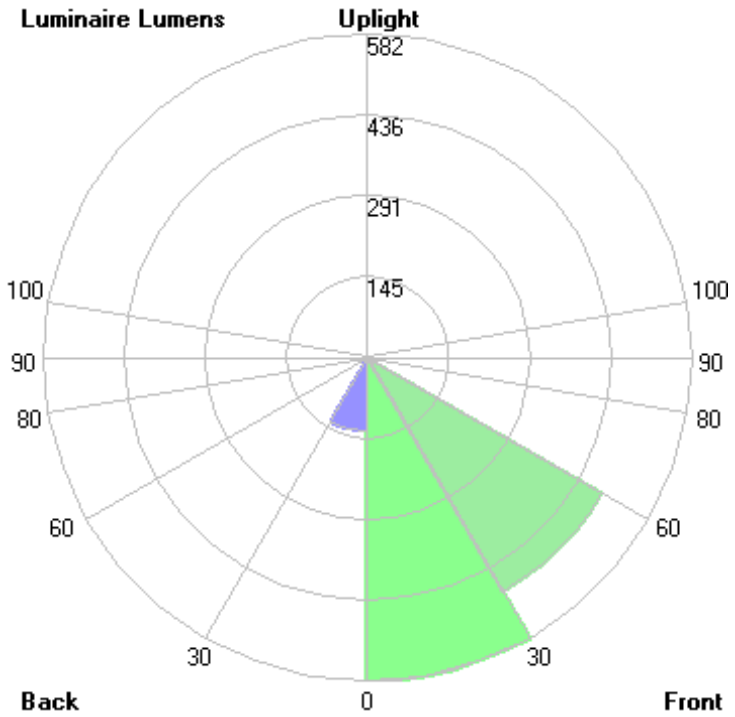
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	582.0	N.A.	47.8
FM (30-60)	486.4	N.A.	40.0
FH (60-80)	7.0	N.A.	0.6
FVH (80-90)	0.7	N.A.	0.1
BL (0-30)	132.2	N.A.	10.9
BM (30-60)	6.8	N.A.	0.6
BH (60-80)	0.4	N.A.	0.0
BVH (80-90)	0.1	N.A.	0.0
UL (90-100)	0.4	N.A.	0.0
UH (100-180)	0.6	N.A.	0.1
Total	1216.6	N.A.	100.0

BUG Rating **B1-U1-G0**



Mounting Height = 10 ft. Grid Spacing = 5 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

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

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

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

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

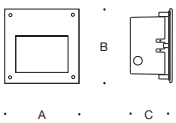
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

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

Weight: 2.2 lbs.

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

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



Recessed Luminaires · **shielded** light

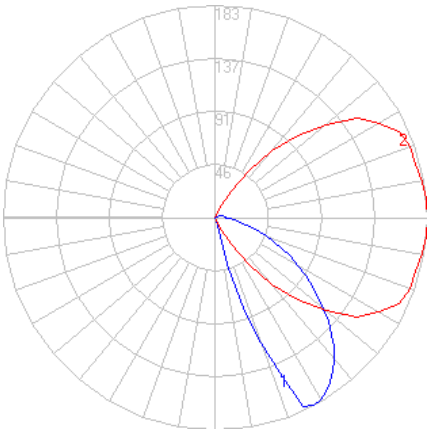
		Lamp	A	B	C
22272	ADA	6.5W LED	5 7/8	5 7/8	4 1/8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

BEGA

Photometric Filename: 22272.IES

TEST:	BE_22272
TEST LAB:	BEGA
DATE:	7/11/2017
LUMINAIRE:	22 272
LAMP:	3.9W LED



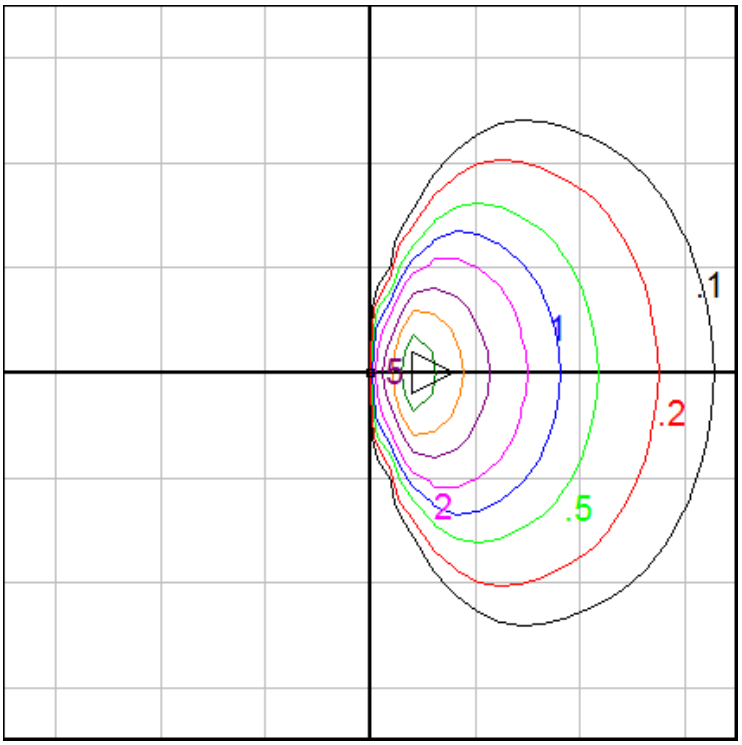
Characteristics

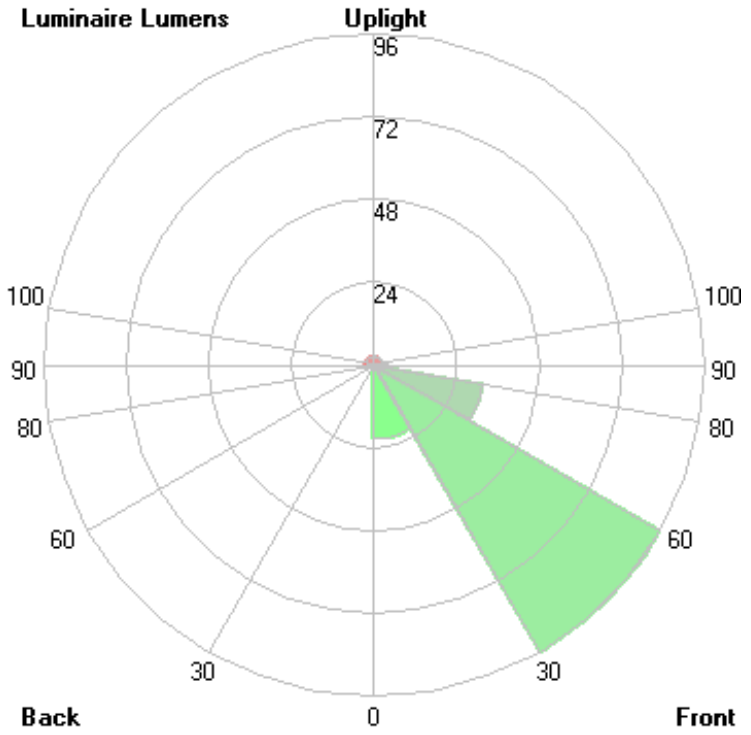
IES Classification	Type II
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	159
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	26
Total Luminaire Watts	6
Ballast Factor	1.00
Upward Waste Light Ratio	0.03
Max. Cd.	182.9 (0H, 27.5V)
Max. Cd. (<90 Vert.)	182.9 (0H, 27.5V)
Max. Cd. (At 90 Deg. Vert.)	9.2 (5.8%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	21.3 (13.4%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	21.4	N.A.	13.5
FM (30-60)	96.5	N.A.	60.6
FH (60-80)	32.4	N.A.	20.4
FVH (80-90)	4.2	N.A.	2.6
BL (0-30)	0.0	N.A.	0.0
BM (30-60)	0.0	N.A.	0.0
BH (60-80)	0.0	N.A.	0.0
BVH (80-90)	0.0	N.A.	0.0
UL (90-100)	2.1	N.A.	1.3
UH (100-180)	2.5	N.A.	1.5
Total	159.1	N.A.	100.0

BUG Rating **B0-U1-G0**





Mounting Height = 2 ft. Grid Spacing = 2.5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

Type: EXTERIOR LIGHTING
BEGA Product:
Project: LOT 615
Modified:

Application
LED pendant luminaire with shielded, downward directed light distribution ideal for down lighting atria, passages and other large covered spaces.

Materials
Luminaire housing and canopy constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Black power cable
Steel suspension wires

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 12.4 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	35.7 W
System wattage	40.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	4,107 lumens (3000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 30° C	312,000 h (L70)

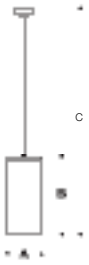
LED color temperature

○ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ○ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:



LED pendant · shielded

	LED	A	B	C	Wiring Box*
24 507	35.7W	7 ½	17 ¼	103 ½	**19 538**

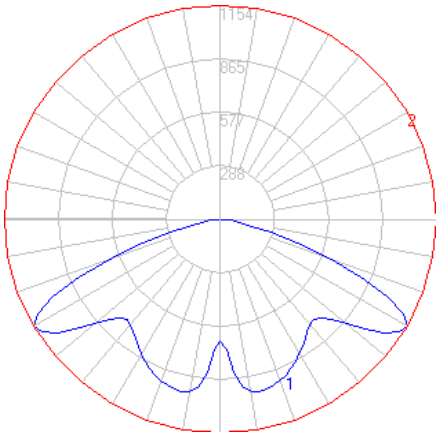
*Small opening wiring box included

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

BEGA

Photometric Filename: 24507.ies

TEST: BE_24507
TEST LAB: BEGA
DATE: 4/4/2017
LUMINAIRE: 24 507
LAMP: 35.7W LED



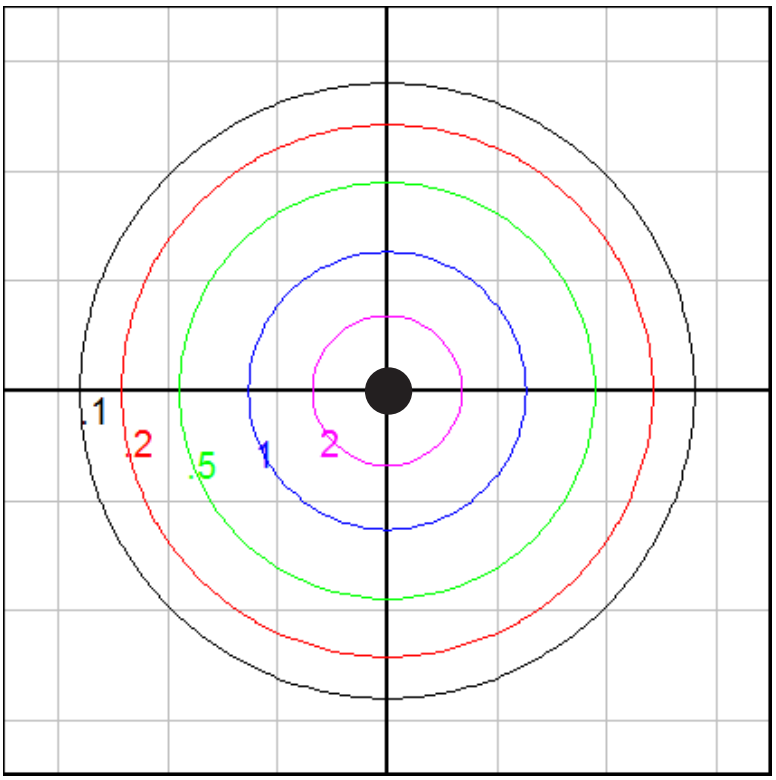
Characteristics

IES Classification	Type V
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	4107
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	103
Total Luminaire Watts	40
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Max. Cd.	1153.9 (360H, 60V)
Max. Cd. (<90 Vert.)	1153.9 (360H, 60V)
Max. Cd. (At 90 Deg. Vert.)	.2 (0.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	102.6 (2.5%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)

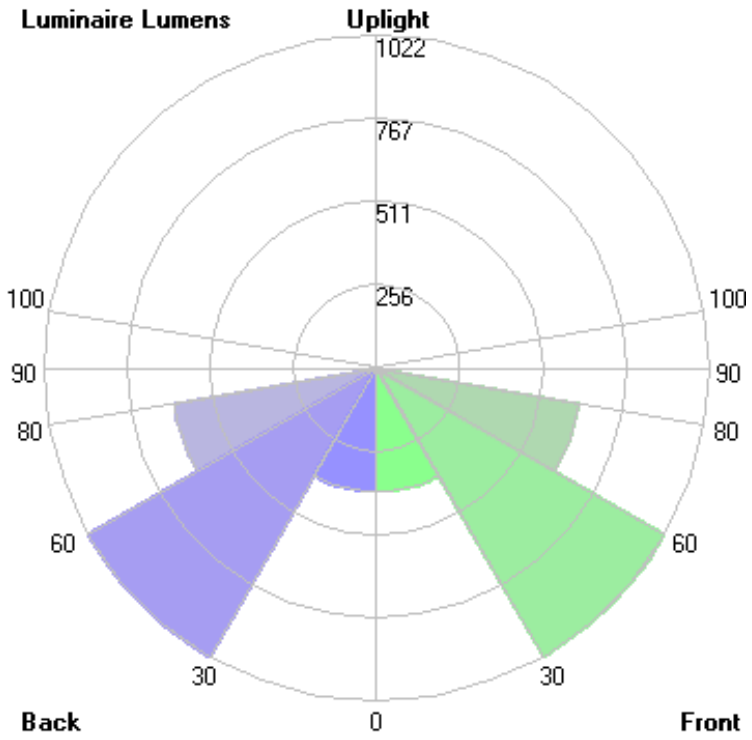
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	380.3	N.A.	9.3
FM (30-60)	1022.1	N.A.	24.9
FH (60-80)	632.3	N.A.	15.4
FVH (80-90)	18.8	N.A.	0.5
BL (0-30)	380.3	N.A.	9.3
BM (30-60)	1022.1	N.A.	24.9
BH (60-80)	632.3	N.A.	15.4
BVH (80-90)	18.8	N.A.	0.5
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	4107.0	N.A.	100.0

BUG Rating **B2-U0-G1**



Mouting Height = 15 ft. Grid Spacing = 15 ft.



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

Agenda Item No. 4
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: Amy Ward, Senior Planner

FOR: Design Review Board Meeting; October 6, 2022

DATE: September 29, 2022

RE: Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11

BACKGROUND: Staff is requesting per the request of the applicant, a continuation of the Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11. This memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular November 3rd meeting date.

RECOMMENDED MOTION: I move to continue, the Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11
to the Regular Design Review Board Meeting on November 3, 2021.

/AW

AGENDA ITEM 5
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; October 6, 2022

DATE: September 27, 2022

RE: Staff Memo – Final Architecture Review (FAR) for Lot 27A, Parcel 3-R, Belvedere Phase III,

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

Figure 1: Vicinity Map

Adjacent Land Uses:

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

ATTACHMENTS

Exbibit A: Architectural Plan Set
Exhibit B: Referral Comment – additional Town Forrester comments

Case Summary: Chris Chaffin of MV 27A LLC is requesting Design Review Board (DRB) approval of a Final Architectural and Site Review (FAR) Application for a new multi family development on Lot 3R, also known as Lot 27A Belvedere, TBD Lost Creek Lane. This project was reviewed at the regular Design Review Board meeting on September 1, 2022 and was granted approval for the Initial Architectural and Site Review at that time.

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	46' 1 ½"
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	46%
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

Findings:

1. The door and window cladding material approved is specified as _____ (insert material here)

Design Variations:

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

DRB Specific Approval:

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

3. Green roof

Please note, this memo addresses only the design variations and specific approvals that are being requested, as well as any changes or additional information provided since the Initial Architectural and Site Review. For more information regarding the details of the Initial Architectural and Site Review please see staff memo of record dated August 24, 2022

Chapter 17.3: ZONING AND LAND USE REGULATIONS
17.3.12: Building Height Limits
Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates 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 46 1 1/2" 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 both existing and proposed grade projected up to 65' above the building. The applicant has also done a 3D projection that projects a 65' existing and proposed grades above the building.

In terms of average heights, the applicant has revised the drawings to better clarify what points are being used to establish average heights. Points are taken roughly every 20' around the perimeter of the building and only utilize lower roofs where the horizontal projection exceeds 10'.

Revisions provided clearly establish that the project is meeting all height requirements of the CDC.

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:

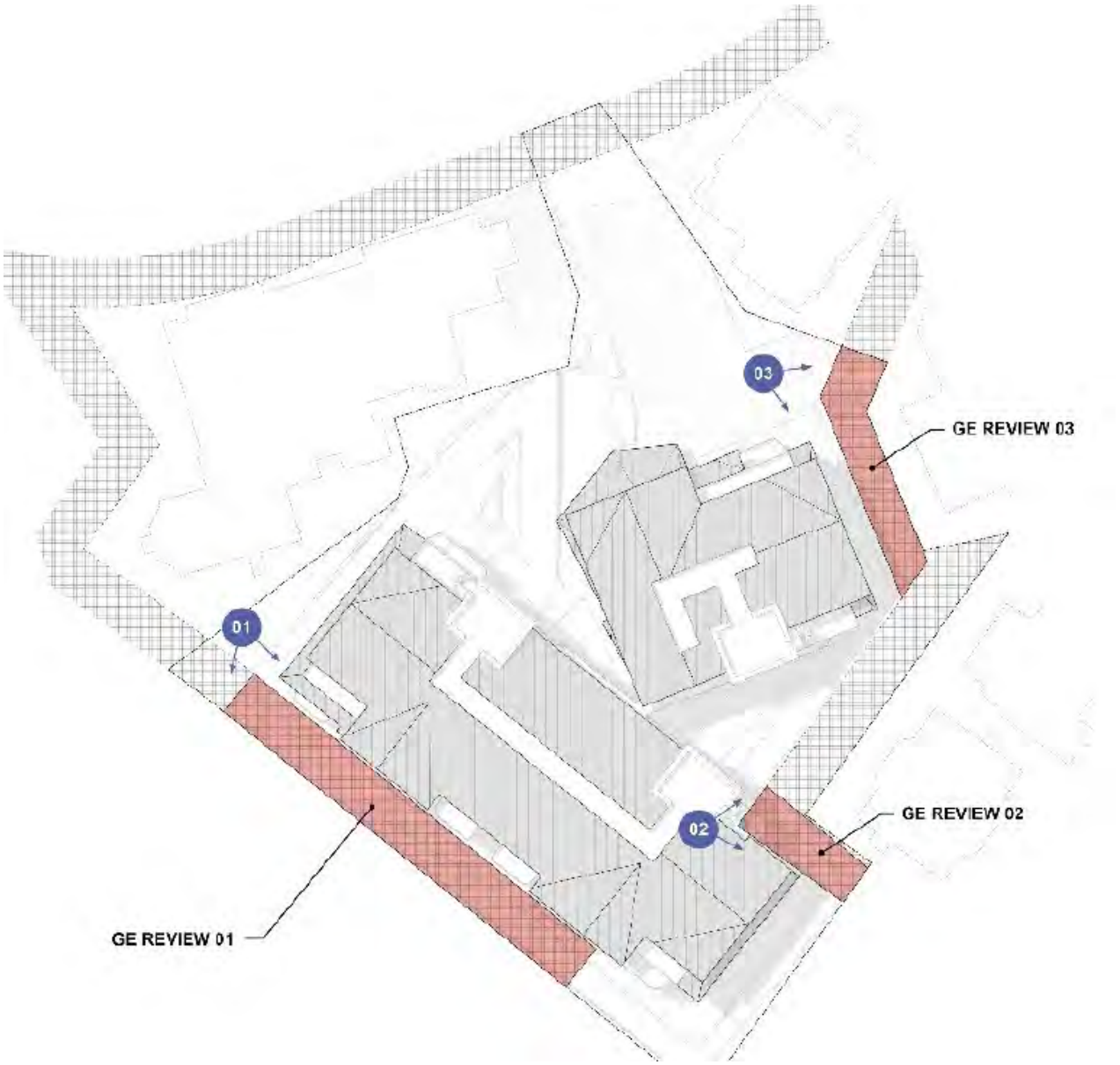
- *Driveway: The driveway and associated retaining walls cross the GE from Lost Creek Lane onto the property on the N side of the lot.*

- *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.*

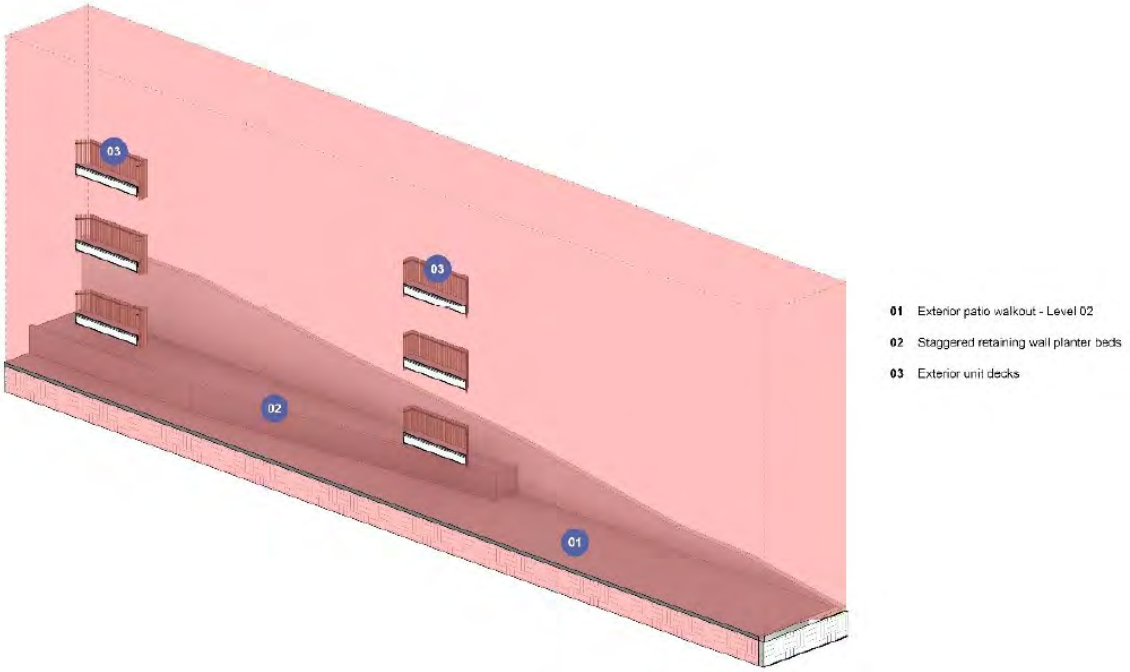
In addition to the above, the proposal also includes GE encroachments that do not fall into the above category of permitted Setback/GE development and would require DRB specific approval:

- *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*

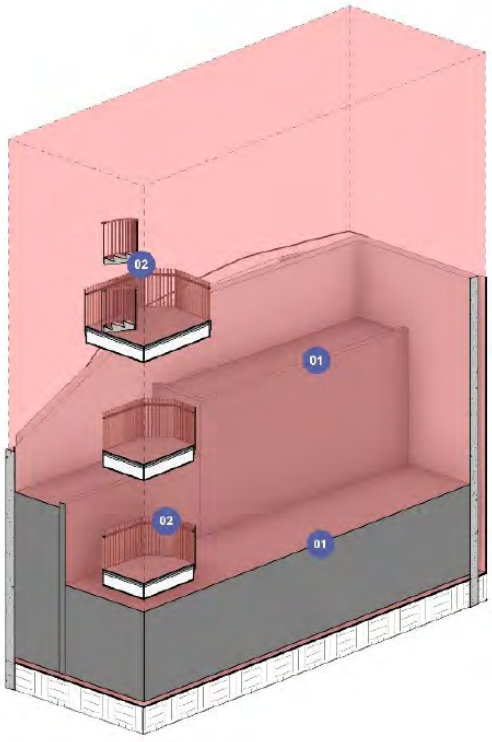
The applicant's Exhibit 03 gives a good overview of most of the encroachments. The image below shows where on the site each encroachment is located, the gray hatch is the existing GE, the red are areas containing encroachments:



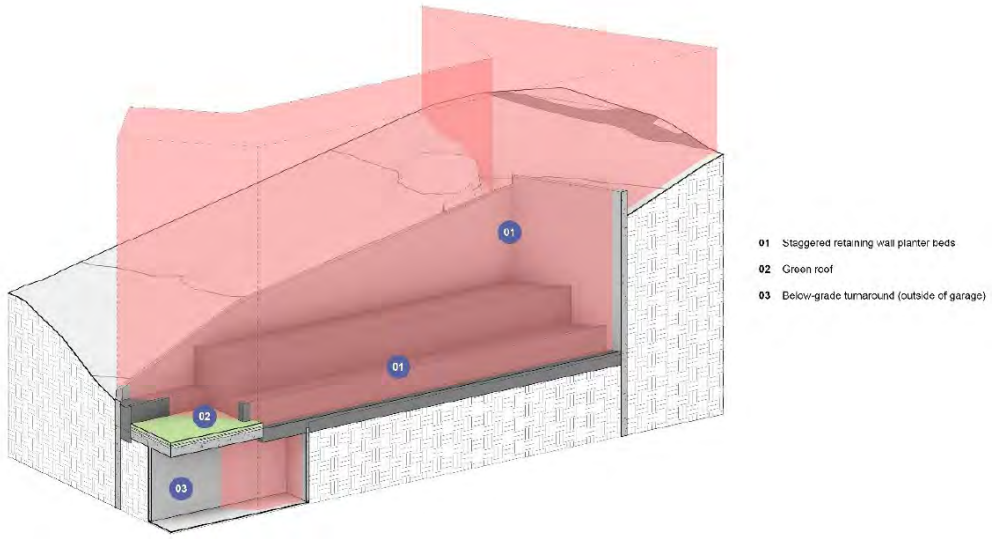
Area 01 contains a patio surface, staggered retaining wall with planter beds and portions of above grade decks:



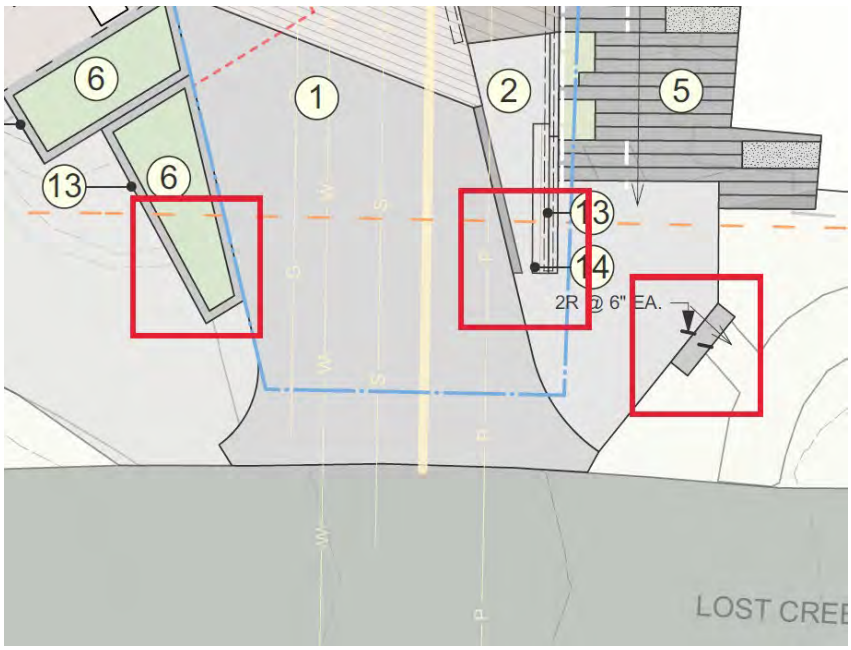
Area 02 contains staggered retaining wall with planter beds and larger portions of above grade decks:



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. DRB approved these encroachments at the Initial Architectural Review, and if they are still feeling these encroachments are acceptable than a specific approval should be granted.

Chapter 17.5: DESIGN REGULATIONS
17.5.4: Town Design Theme
Staff: The project overall was meeting the criteria for design theme at the Initial Review. There were some concerns about the proposed wood siding as it met grade not meeting the criteria for sustainability as it likely wouldn't age well with potential snow resting against it. The applicant has revised the exterior materials to show board form concrete utilized as a material for the bottom few feet of any siding where wood was proposed. This change would negate that concern, so staff finds that the project is now in general compliance with the Town design theme. It should be noted that board form concrete would require a specific approval by the DRB.

17.5.5: Building Siting Design
Staff: Criteria 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 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 23%. There are extensive retaining walls on the property which will also be clad in stone, but they are not 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.

There has been an additional material added to the project since we saw it at Initial Review. In response to DRB concerns that the wood cladding would not weather well where it meets grade, the applicant is now proposing some amount of board form concrete as a base material in elevations that are primarily wood clad. Staff feels that this treatment works well in elevations where there are some large amounts of stone, the board form concrete provides a nice contrast, see below:

but has some concerns that this material is less pleasing in its limited application on elevations that don't have stone, such as in the elevation below:

Elevations such as the one above will, in reality not be seen as shown but are actually close to the stepped retaining walls and not in a primary view corridor from anywhere on or off site. DRB should

discuss whether the use of board form concrete on this project is appropriate. And if so a specific approval should be granted.

The applicant is also requesting a waiver from the stucco requirement and are currently showing no stucco on the building. Waiver of the stucco requirement requires a specific approval by DRB.

The roofs in the proposed design are varied and are meeting the requirements of roof form.

A green roof serves as a cover to the access of the below grade parking area. Specification sheets for the green roof product from Hydrotech were included with the plan set. Additional comments from the Town Forrester have been included and I will discuss these further in the landscaping section. With some additional revisions to the landscaping plan, staff is generally comfortable with the green roof as proposed. If DRB is comfortable with the green roof as proposed than a specific approval should be granted

Snow safety devices are shown appropriately on roof plans.

Staff believes the windows and door to be metal clad to match the fascia. The applicant should clarify this at the hearing. A full window and door schedule has not been provided and will need to be provided with building permit.

17.5.7: Grading and Drainage Design
Staff: Criteria is being met. The applicant has revised the civil drawings to show the walls in their entirety and has indicated retaining wall heights. Wall heights range from 1.3-27.3 feet in height.

17.5.8: Parking Regulations
Staff: 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 CDC. 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 are meeting the dimensional requirements of 9' x 18 and the aisle width is 22-24' 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 seemed fairly comfortable with this waiver at the Initial Review and if the waiver is allowed, a design variation should be granted.

No snow storage areas have been identified. Looking at the snowmelt plans it seems that storage will not be necessary as the entire uncovered portion of driveway and all public walkways are planned to be melted, leaving small areas of landscaping where some snow could build up, but likely not any significant amounts.

An overall signage plan for the parking area indicates that signage for accessible parking, HOA maintenance parking and any assigned parking will be provided. As these signs are on the interior of the building they are not reviewed by DRB.

17.5.9: Landscaping Regulations

The Village Center subarea has additional requirements as it relates to pedestrian circulation and routes, semi-private outdoor spaces and courtyards and scale. Staff finds that the layout of the buildings on the site, the utilization of a green roof system for the garage access as well as high quality pavers and varied planting areas meet the requirements as described in the CDC.

The Town Forrester had additional comments regarding the revised landscaping plan. These comments are attached below, however, to summarize the overall concern – concerns of soil volume and drainage in both the green roof system and planter beds need to drive the size and spacing of any trees to be planted. Some revisions to the landscaping plan need to happen to be more realistic of what these "containers" can hold. Full maturity of trees to be planted needs to be anticipated. Staff suggests we condition this approval that the applicant revise landscaping plans and re-submit prior to building permit for Town Forrester review.

17.5.10: Trash, Recycling and General Storage Areas

The trash enclosure is 10' x 18' 9 ½"', ceiling height clearance is indicated at 12' 6". The area dimensions meet the minimum requirements for multi-family units within the CDC. The proposed facility would hold at least (2) 3 yard dumpsters, there would be additional space left over for some recycling containers. It should be noted that trash pick-up would interfere with the ambulance turn around area.

17.5.11: Utilities

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

17.5.12: Lighting Regulations

Staff: A lighting plan has been provided. Fixtures with specification sheets have been provided, they appear to meet current lighting regulations. The "microbrite" pool light specification has been updated and is under the allowable lumens per the CDC. A detail of the installation methods of the linear LED lighting has been provided. A full photometric study had not been received at the time of this memo but is anticipated to be provided by the applicant prior to the hearing date. The lighting plan appears to be meeting all CDC regulations.

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 applicant has slightly altered the design to bring the address higher off of grade. The bottom of the address looks to be approximately 60". Lighting is proposed as linear LED lighting, recessed and set above laser cut steel letters/numbers. The address needs to have a reflective surface in case of power outage, plans should be altered to reflect this prior to building permit/

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.

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. This applies to only to public areas, private areas within the development must remediate. The applicant has calculated 5,312 s.f. of public space to be snowmelted and therefore will need to remediate the difference. Additionally, they propose 6,564 s.f. of private space to be snowmelted.

The lot does contain areas of steep slope. A practical alternatives analysis was provided. The analysis states that construction on the steep slopes is unavoidable due to the unique nature of the site and the underlying zoning and that they have taken steps to mitigate impacts through thoughtful design decisions such as creating access through the green roofed garage. Geotechnical report is included and proposed shoring solutions should not require encroachment onto any other lots.

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. Driveway will have a barrier curb and trench drain that is plumbed into the sanitary sewer system. The grade of the drive is shown at 2%. Clearance into the garage is shown at a minimum of 12.5'. None of the walls associated with the driveway exceed the allowable per the road and driveway standards so no specific approval is required. The driveway as proposed seems to be meeting all CDC requirements.

17.6.8: Solid Fuel Burning Device Regulations
Staff: All fireplaces including the outdoor firepit are noted to run on natural gas.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: Construction mitigation plans as well as a construction mitigation narrative have been submitted. With a project of this scope, the CMP will be a working document through various stages of construction. The applicant will have to work closely with the Town to ensure access to neighboring properties is maintained and impacts are kept to a minimum, understanding that there certainly will be impacts to the neighbors during construction.

The plan shows appropriate construction fencing and erosion control circling the entirety of the site. Dumpsters, portable toilets, construction trailer, material laydown and staging are all contained on site. The narrative states that off-site parking and additional material staging will be provided at an alternate site in the Ilium Business Park.

The plan also shows the creation of temporary stairway to maintain access to Phase 1 Belvedere.

The plan notes some construction parking at Yellow Brick Road, the applicant will have to work with the Town to obtain necessary permits for any allowable roadside parking.

The plan does not indicate a permanent crane but does reference a portable crane. Staff would anticipate that there will be necessity for lane closures on Lost Creek Lane during construction for both and that the applicant will work with the Town to obtain all necessary lane closure permits and provide necessary flaggers.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural Review for Lot 27A Parcel 3-R, TBD Lost Creek Lane, based on the findings and CDC requirements listed in the staff memo of record.

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

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

I move to approve the Final Architectural Review for a new 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 September 27, 2022, with the following findings, design variations and DRB specific approvals:

Findings:

1. The door and window cladding material approved is specified as _____ (insert material here)

Design Variations:

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

DRB Specific Approval:

1. Exterior Materials – metal fascia, board form concrete
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 building permit, the applicant will revise the landscaping plan for review by staff to address concerns raised by the Town Forrester.
2. A reflective surface is required on the address monument in case of power outage.
3. Prior to certificate of occupancy the applicant shall provide the Town with a two (2) year landscaping financial guarantee on all plant materials planted as part of the approved landscape plan. The developer shall enter into an improvements agreement with the Town to ensure performance.
4. Concurrent with Certificate of Occupancy, the condominium map and condominium declarations need to be submitted to the Town for review.
5. Prior to issuance of the certificate of occupancy, the deed restrictions associated with the two employee condominiums need to be executed. The 1997 ordinance/acknowledgment applies.
6. The deed restricted units must receive certificate of occupancies prior to our concurrent with the free market units.
7. The Mountain Village Housing Authority will perform a walk through inspection of the two deed restricted units prior to issuance of a certificate of occupancy.
8. 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.
9. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
10. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials

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

/aw

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 – Soils Report

Exhibit 08 – Steep Slope Analysis

Exhibit 09 – Construction Mitigation Plan

Exhibit 10 – 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 sheets A9.20-A9.21 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 and footnote 1 (the roof form is predominantly gable), the maximum building height for Village Center Zoning is 65' – 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 and footnote 1 (the roof form is predominantly gable), the maximum average building height for Village Center Zoning is 53' – 0". As noted on sheet A1.40, the maximum average building height is 46' – 1 ½".

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 board-form concrete meet grade directly, with stone or wood 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-A1.15B 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 C1.0 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-A2.14 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 A1.10-A1.10C 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.

Information on parking space dimensions, dedicated electric vehicle (EV) parking, ADA parking, and short-term parking spaces has been added to the plans for clarity.

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.

C.14 A development application that proposes either surface and/or garage parking shall include a detailed plan that provides an overall signage plan for accessible parking, compact, homeowners association, assigned parking, directions, no parking, loading/unloading area, traffic control and other needed signs.

Please refer to sheets A1.10-A1.10C of the attached Exhibit 01. As noted, signage is to be provided per Mountain Village CDC requirements.

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'). Enclosures shall be designed and located to ensure that trash pickup and recycling will occur at the enclosure. Trash compaction units may be required for commercial, multi-family or mixed-use development containing twenty-five (25) or more units. In the Village Center, all trash and recycling storage/removal receptacles shall be contained in the required underground parking garage and shall be appropriately vented.

Please refer to sheet A1.10A of the attached Exhibit 01. As noted, the thrash enclosure is sized to meet the Mountain Village CDC requirements. The design team has coordinated trash and recycling requirements with Bruin Waste Management for the number of units provided. Trash and recycling access has also been coordinated and confirmed.

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 10 for lighting cut sheets.

Section 17.6.1.C – Steep Slopes

If a developer proposed disturbance to slopes that are thirty percent (30%) or greater, the CDC required development application shall include a thorough, written evaluation of practicable alternatives to any fill, excavation, or disturbance of any slope's thirty percent (30%) or greater.

Please refer to Exhibit 08.

Section 17.7.20.A – Construction Mitigation Regulations

A construction mitigation plan shall be submitted for developments that require storage, scaffolding, parking, trailers, equipment, or other exterior development staging. The construction mitigation plan shall show perimeter fencing with attached green screening, tree protection for trees to be saved, limits of disturbance and fencing at such line, erosion control and water quality protection measures using best management practices consistent with the Grading and Drainage Design Regulations, a temporary right of way encroachment permit for parking and/or material staging, laydown/storage areas, parking areas, crane location and swing radius, portable toilet location(s), construction trailer location(s), dumpster and recycling bin locations, and the bear-proof trash can location.

Please see the attached Exhibit 09 for a documented construction mitigation plan.

PROJECT LOCATION

MV Lot 27A

Mountain Village, CO

DRB Submittal

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

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"	65' - 0"
MAXIMUM AVERAGE HEIGHT:	46' - 1 1/2"	53' - 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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General	
A0.00	Cover
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C2.0	Grading & Drainage Plan
C3.0	Utility Plan
C4.0	Pond Detail
Landscape	
L0.1	Overall Site Plan
L3.0	Planting Plan
L3.1	Planting Zone 2 Enlargement
L6.0	3D Imagery
L6.1	3D Imagery
L6.2	3D Imagery
L7.0	Wayfinding
LIGHT 1.0	Lighting Plan
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A1.11A	Level 02 - Building 1
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A9.30	User Experience Diagrams
A9.31	User Experience Diagrams

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: 08/31/2022

ISSUE
DRB Submittal

SHEET TITLE
Cover

SHEET NO.
A0.00

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.

COLORADO REGISTERED DAVID R. BULSON 37662 PROFESSIONAL LAND SURVEYOR

P.L.S. NO. 37662 Date

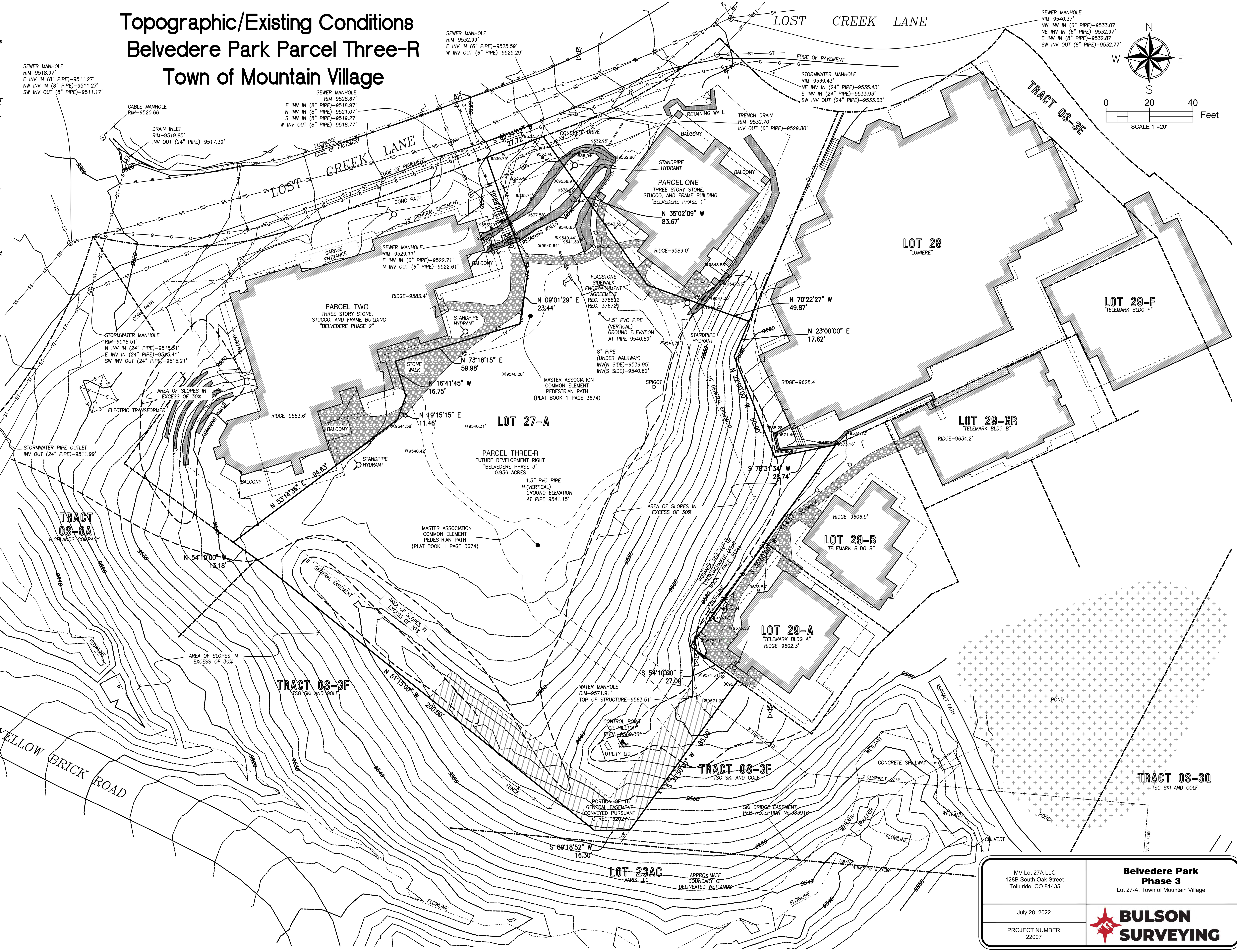
PROPERTY DESCRIPTION:

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.

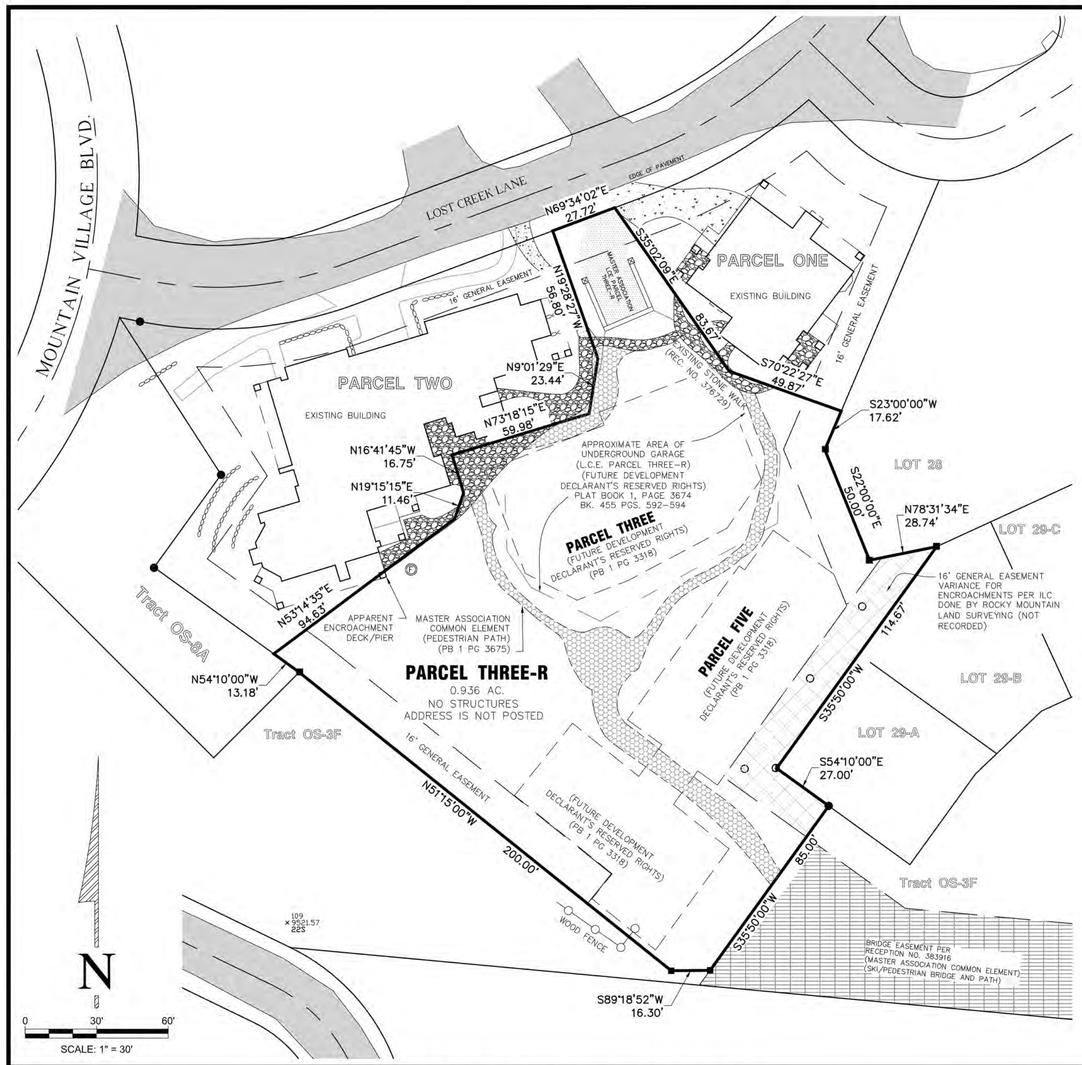
NOTES:

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	



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, Barlloche, 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 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 PROFESSIONAL LAND SURVEYOR
OWNER R. KENNEDY
03/27/19
36577

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

1 ALTA Survey
1" = 30'-0"

TOWN STAMP

359 DESIGN
3620 OSAGE STREET
DENVER, CO 80211
720.512.3427

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 09/21/2022

ISSUE
DRB Submittal

SHEET TITLE
ALTA Survey

SHEET NO.
C0.0

EXISTING TRANSFORMER

ENTRY INTO UNDERGROUND PARKING STRUCTURE

CONCRETE DRIVEWAY @ +2% GRADIENT

LOST CREEK LANE

MATCH PVMT =9529.2

MATCH PVMT =9532.4

F.G. =9532.46

F.G. =9532.21

GREEN ROOF CONVEYANCE SYSTEM

GREEN ROOF SYSTEM ABOVE PARKING GARAGE

TOP WALL =9548.82 WALL H: 3.82

TOP WALL =9556.60 WALL H: 11.61

F.G. =9545.00

F.G. =9544.99

RETAINING WALL (TYPICAL)

TOP WALL =9566.39 WALL H: 22.19

F.G. =9544.20

TOP WALL =9569.19 WALL H: 24.99

TOP WALL =9565.79 WALL H: 21.79

TOP WALL =9562.54 WALL H: 18.54

TOP WALL =9571.17 WALL H: 27.17

TOP WALL =9570.77 WALL H: 27.26

F.G. =9543.51

TOP WALL =9567.13 WALL H: 23.76

TOP WALL =9560.04 WALL H: 16.81

TOP WALL =9553.56 WALL H: 10.44

TOP WALL =9552.65 WALL H: 9.53

F.G. =9544.00

F.G. =9543.19

F.G. =9542.79

F.G. =9542.53

F.G. =9542.06

F.G. =9543.00

F.G. =9542.52

F.G. =9542.00

F.G. =9543.00

F.G. =9536.00

TOP WALL =9543.35 WALL H: 1.34

TOP WALL =9549.96 WALL H: 7.61

TOP WALL =9557.94 WALL H: 15.13

LEVEL 1 FFE = 9544.0
LEVEL 0 FFE = 9530.0

LEVEL 1 FFE = 9544.0
LEVEL 0 FFE = 9530.0

LOT 28

LOT 29-F

LOT 29-GR

LOT 29-B

LOT 29-A

LOT 23AC

TRACT OS-3E

TRACT OS-3F

TRACT OS-3F

TRACT OS-8A

MOUNTAIN VILLAGE BLVD.

YELLOW BRICK ROAD

WADDLE CREEK

STORMWATER TREATMENT FACILITY

RETAINING WALL (TYPICAL)

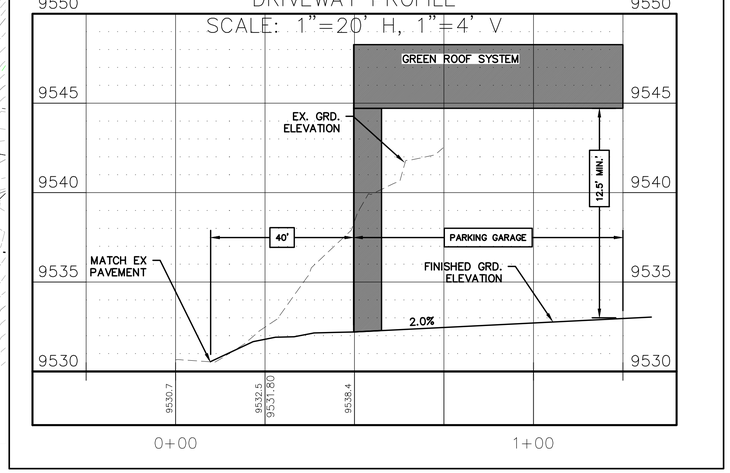
20 0 20 40
SCALE GRAPHIC SCALE FEET

N

6" CONCRETE PAVEMENT W/ SNOWMELT SYSTEM

DRIVEWAY PAVEMENT SECTION

DRIVEWAY PROFILE
SCALE: 1"=20' H, 1"=4' V



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.

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

COLORADO REGISTERED ROBERT SEAN HARRIES 35876 PROFESSIONAL ENGINEER
09-15-2022

MV Lot 27A

Mountain Village, CO

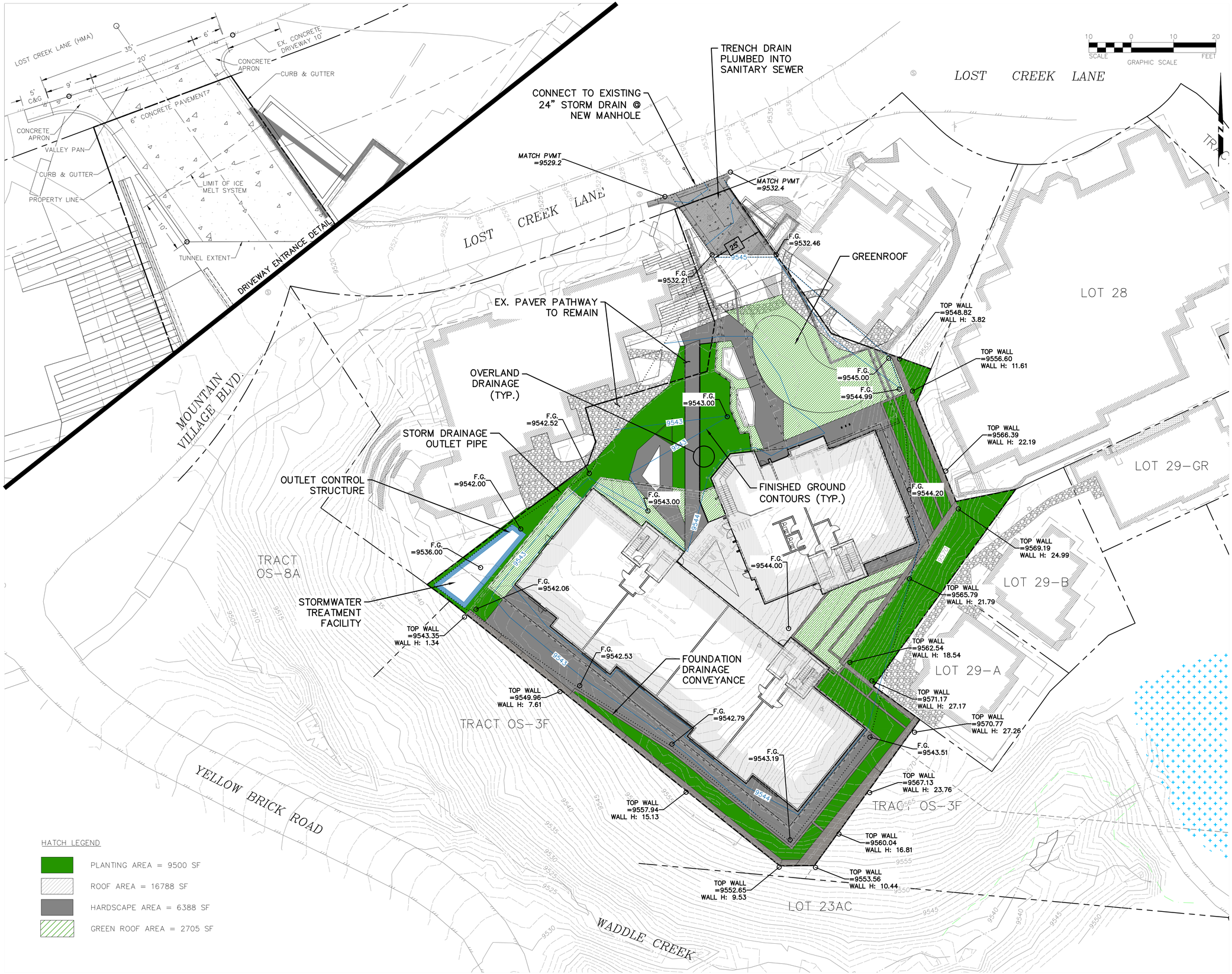
REVISIONS		
No.	Description	Date

PROJECT NUMBER 21016 (22-014)
ISSUE DATE 09/15/2022

ISSUE
100% DRB Set

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
C1.0



GOFF ENGINEERING + SURVEYING INC

GOFF ENGINEERING & SURVEYING, INC.
126 ROCK POINT DRIVE SUITE A
P.O. BOX 97
DURANGO, COLORADO 81302
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COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT SEAN HARRIES
35876
09-15-2022

MV Lot 27A
Mountain Village, CO

REVISIONS		
No.	Description	Date

PROJECT NUMBER 21016 (22-014)
ISSUE DATE 09/15/2022

ISSUE
100% DRB Set

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NO.
C2.0

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COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT SEAN HARRIS
35876
09-15-2022

MV Lot 27A

Mountain Village, CO

REVISIONS

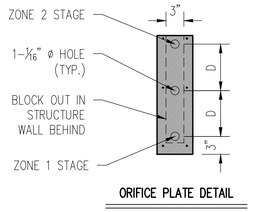
No.	Description	Date

PROJECT NUMBER 31016 (22.014)
ISSUE DATE 09/15/2022

ISSUE
100% DRB Set

SHEET TITLE
UTILITY PLAN

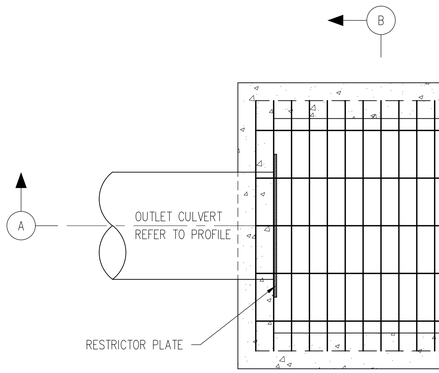
SHEET NO.
C3.0



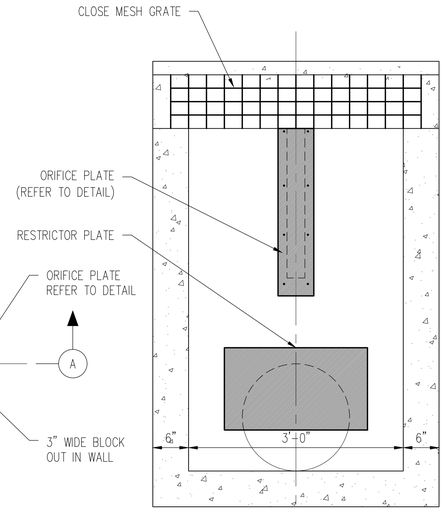
ORIFICE PLATE DETAIL

CONSTRUCTION NOTES:

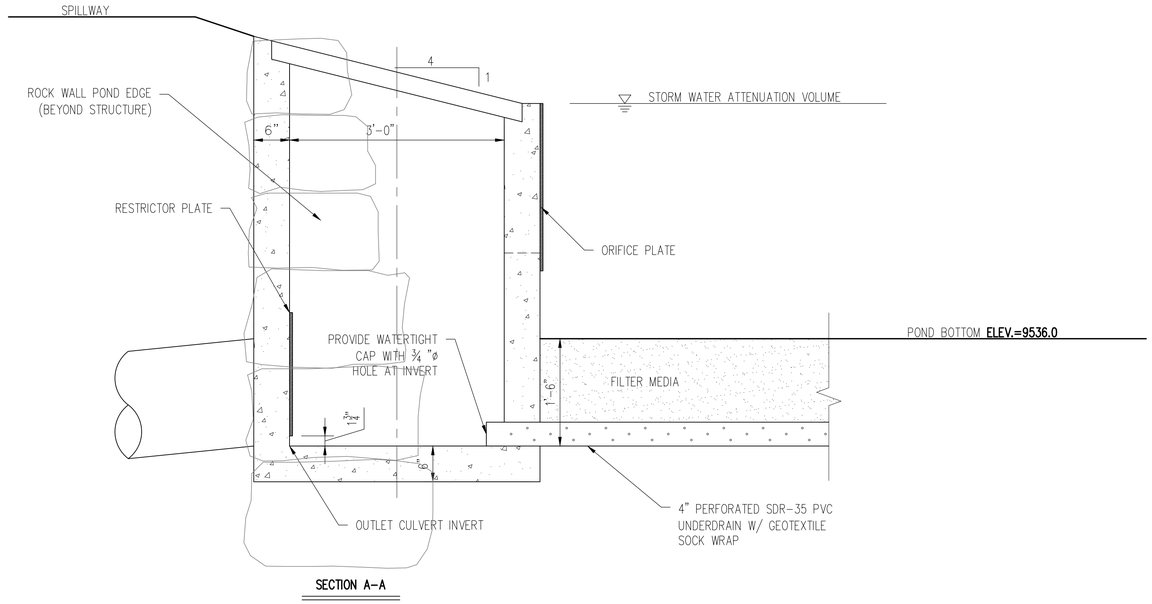
1. INLET STRUCTURE TO BE "TYPE C" REINFORCED CONCRETE PER CDOT STANDARD PLAN M-604-10
2. INLET GRATE TO BE "CLOSE MESH GRATE" PER CDOT STD PLAN M-604-10
3. ORIFICE PLATE TO BE ⅜" x 6" FLAT STEEL BAR
4. RESTRICTOR PLATE TO BE ⅜" x 24" STEEL PLATE.
5. ORIFICE AND RESTRICTOR PLATE TO BE ATTACHED TO CONCRETE 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

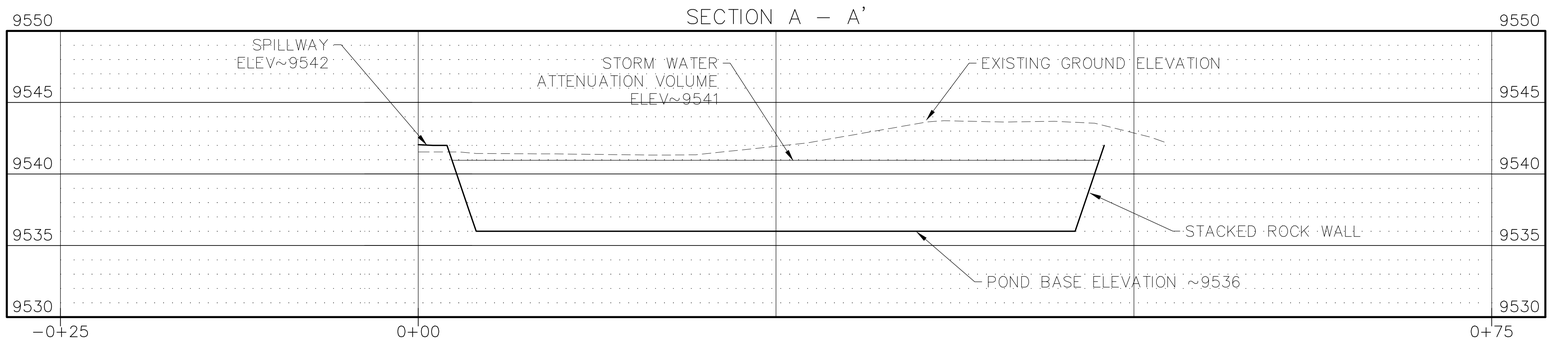


SECTION B-B



SECTION A-A

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



DRAINAGE CALCULATIONS – DEVELOPED LOT

PLANTING AREA = 7390 SF (C=0.3)
ROOF AREA = 16788 SF (C=.8)
HARDSCAPE AREA = 6388 SF (C=.8)
GREEN ROOF AREA = 4760 SF (NOT INCLUDED IN CALCULATION)

C (WEIGHTED) = 0.68
I = 4.56 IN/HR (25-YR, 5 MIN TC)
A = 0.75 AC

Q = 2.32 CFS

EXISTING LOT
C = 0.3
I = 4.56 IN/HR
A = 0.75 AC

Q = 1.0 CFS

ORIFICE SIZE = 0.8" ø @ EL. 6536'

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 ROBERT SEAN HARRIS 35876 PROFESSIONAL ENGINEER
09-15-2022

MV Lot 27A
Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016 (22-014)
ISSUE DATE 09/15/2022

ISSUE
100% DRB Set

SHEET TITLE
POND DETAILS

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

MV Lot 27A
Mountain Village, CO

Drawn By: TL
Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022
DRB Review	10-06-22

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, SPECIES TO BE APPROVED BY CITY ORDINANCE *(1,431 sf medium water use spray irrigation)*

flex open space lawn area

(2) ZONE 2 | GREENROOF FORMAL GARDEN *(1,444 sf low water drip irrigation)*

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

PERENNIALS *(738 sf low water drip irrigation)*
- *Achillea lanulosa*, Yarrow *(7%)*
- *Campanula rotundifolia*, Harebells *(7%)*
- *Penstemon strictus*, Rocky Mountain Penstemon *(7%)*
- *Gaillardia aristata*, Indian Blanket *(7%)*
- *Aquilegia caerulea*, Rocky Mountain Columbine *(7%)*
- *Alchemilla sp.*, Lady'smantle *(7%)*
- *Geranium richardsonii*, White Geranium *(7%)*
- *Ipomopsis aggregata*, Scarlet Gilia *(7%)*
- *Iris missouriensis*, Missouriiris *(7%)*
- *Lamium sp.*, Deadnettle *(7%)*
- *Helianthus pumilus*, Smallsunfower *(7%)*
- *Polemonium sp.*, Jacob's Ladder *(7%)*
- *Linum lewisii*, Wild Blue Flax *(7%)*
- *Aconitum spp.*, Monkshood *(3%)*
- *Delphinium spp. (2%)*
- *Lupinus argenteus*, Silver Lupine *(2%)*
- *Solidago missouriensis*, Smooth Goldenrod *(2%)*

PERENNIAL SUB/ALT. LIST
- *Trollius laxus*, Globeflower
- *Cerastium tomentosum*, Snow-In-Summer
- *Anaphalis margaritacea*, Pearlyeverlasting
- *Lamium sp.*, Deadnettle
- *Artemisia frigida*, Fringedsage
- *Mahonia repens*, Creeping Holly
- *Ajuga reptans*, Bugleweed
- *Heuchera spp.*, Coralbells
- *Thalictrum fendleri* , Fendler Meadowrue

SHRUBS
- (86) *Artemisia cana*, Silver Sagebrush
- (65) *Cercocarpus intricatus*, Littleleaf Mountain Mahogany
- (71) *Cornus stolonifera coloradense*, Colorado Dogwood
- (7) *Euonymus alatus*, Burning Bush Euonymus
- (11) *Philadelphus*, Little-leaf Mockorange
- (14) *Physocarpus*, Mountain Ninebark
- (36) *Picea pungens 'Glauca Globosa'*, Globose Dwarf Colorado Spruce
- (99) *Pinus sylvestris 'Glauca Nana'*, Dwarf Blue Scotch Pine
- (14) *Rosa woodsii*, Woods Rose
- (21) *Rubus deliciosus*, Boulder Raspberry

SHRUB SUB/ALT. LIST
- *Cornus stolonifera coloradense*, Colorado Dogwood
- *Salix spp.*, Willow Species
- *Cotoneaster horizontalis*, Spreading Cotoneaster
- *Symphoricarpos oreophilus*, Mountain Snowberry
- *Lavandula spp.*, Lavender

(3) ZONE 3 | GREEN ROOF - LOW VISIBILITY *(370 sf low water microspray irrigation)*

low grasses + succulents
- *Panicum virgatum*, 'Heavy Metal' *(4' mature height | 10%)*
- *Bouteloua gracilis*, Blonde Ambition *(2.5-3' mature height | 15%)*
- *Helictotrichon sempervirens*, Blue Oat Grass *(2' mature height |15%)*
- *Sedum spp.*, Stonecrop *(20%)*
- *Sedum lanceolatum*, Yellowstonecrop *(20%)*
- *Sempervivum sp.*, Hensandchicks *(20%)*

(4) ZONE 4 | PERIMETER PLANTERS | *(3,424 sf low water use drip irrigation)*

trees, cascading groundcovers/vines

PERENNIALS GROUNDCOVERS
- *Arctostaphylos uva-ursi*, Kinnikinnick *(20%)*
- *Vinca minor*, Periwinkle Myrtle *(20%)*
- *Waldsteinia spp.*, Barren Strawberry *(20%)*
- *Lamium sp.*, Deadnettle *(20%)*
- *Veronica pectinata*, Speedwell *(20%)*

(5) ZONE 5 | NATIVE MEADOW PLANTING *(4,027 sf low water use spray irrigation)*

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

MEADOW SEED MIX
- *Indian Rice Grass 'Nez Par' – Achnatherum hymenoides 'Nez Par' (3.0 lbs/acre | 11.24%)*
- *Sideoats Grama – Bouteloua curtipedula 'Pierre' (4.0 lbs/acre | 14.98%)*
- *Sandberg Bluegrass – Poa secunda 'Sherman' (0.5 lbs/acre | 1.87%)*
- *Thickspike Wheat Grass – Elymus lanceolatus (2 lbs/acre | 7.49%)*
- *'San Luis' Slender Wheatgrass – Elymus trachycalulus (3 lbs/acre | 11.24%)*
- *'Garnet' Mountain Brome – Bromus marginatus 'Garnet' (3 lbs/acre | 11.24%)*
- *Arizona Fescue – Festuca ovina 'Arriba' (2.5 lbs/acre | 9.36%)*
- *'Arriba' Western Wheatgrass – Pascopyrum smithii 'Arriba' (2.5 lbs/acre | 9.36%)*
- *Hairy Golden Aster – Chrysopsis villosa (0.25 lbs/acre | .94%)*
- *Lanceleaf Coreopsis – Coreopsis lanceolata (0.5 lbs/acre | 1.87%)*
- *Silver Lupine – Lupinus argenteus (1.0 lb/acre | 3.75%)*
- *Blue Flax – Linum lewisii (1.0 lb/acre | 3.75%)*
- *Rocky Mountain Penstemon Penstemon strictus (2.0 lbs/acre | 7.49%)*
- *Sweet William Pinks (0.15 lbs/acre | .56%)*
- *Perennial Gaillardia (0.35 lbs/acre | 1.31%)*
- *California Poppy (0.35 lbs/acre | 1.31%)*
- *Firecracker penstemon – Penstemon eatonii (0.1 lbs/acre | .38%)*
- *Common yarrow – Achillea millefolium (0.5 lbs/acre | 1.87%)*

(6) ZONE 6 | EXISTING VEGETATION *(821 sf | low water use drip irrigation)*

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

(7) ZONE 7 | REVEGETATION *(5,123 sf | low water use spray irrigation)*

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%)*

TREE LEGEND
- (6) *Acer glabrum*, Rocky Mountain Maple (2"-2.5" caliper)
- (1) *Picea pungens*, Colorado Spruce (3" caliper)
- (52) *Populous tremuloides*, Quaking Aspen (2"-3" max caliper)
- (1) *Prunus virginiana 'shubert'*, Canada Red Chokecherry (2"-2.5" caliper)
- (1) *Prunus virginiana*, Western Chokecherry (2"-2.5" caliper)
- Existing Tree to Remain

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

0 16 32 FT

N

connect one DESIGN

LANDSCAPE ARCHITECTURE · LAND PLANNING

350 MARKET STREET | SUITE 307 | BASALT | CO | 81621
WWW.CONNECTONEDESIGN.COM | 970.355.5457

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
DRB Review	10-06-22

Plot Date: Project # 489

PLANTING PLAN

L3.0

ZONE 2 | GREENROOF FORMAL GARDEN *(1,444 sf low water drip irrigation)*

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

PERENNIALS *(738 sf low water drip irrigation)*

- *Achillea lanulosa,* Yarrow *(7%)*
- *Campanula rotundifolia,* Harebells *(7%)*
- *Penstemon strictus,* Rocky Mountain Penstemon *(7%)*
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- *Lamium sp.,* Deadnettle *(7%)*
- *Helianthus pumilus,* Smallsunfower *(7%)*
- *Polemonium sp.,* Jacob's Ladder *(7%)*
- *Linum lewisii,* Wild Blue Flax *(7%)*
- *Aconitum spp.,* Monkshood *(3%)*
- *Delphinium spp. (2%)*
- *Lupinus argenteus,* Silver Lupine *(2%)*
- *Solidago missouriensis,* Smooth Goldenrod *(2%)*

PERENNIAL SUB/ALT. LIST

- *Trollius laxus*, Globeflower
- *Cerastium tomentosum,* Snow-In-Summer
- *Anaphalis margaritacea*, Pearlyeverlasting
- *Lamium sp.,* Deadnettle
- *Artemisia frigida,* Fringedsage
- *Mahonia repens*, Creeping Holly
- *Ajuga reptans*, Bugleweed
- *Heuchera spp.,* Coralbells
- *Thalictrum fendleri* , Fendler Meadowrue

SHRUB SUB/ALT. LIST

- *Cornus stolonifera coloradense*, Colorado Dogwood
- *Salix spp.,* Willow Species
- *Cotoneaster horizontalis,* Spreading Cotoneaster
- *Symphoricarpos oreophilus,* Mountain Snowberry
- *Lavandula spp.,* Lavender

SHRUBS

- *(86) Artemisia cana*, Silver Sagebrush
- *(65) Cercocarpus intricatus*, Littleleaf Mountain Mahogany
- *(71) Cornus stolonifera coloradense,* Colorado Dogwood
- *(7) Euonymus alatus,* Burning Bush Euonymus
- *(11) Philadelphus,* Little-leaf Mockorange
- *(14) Physocarpus,* Mountain Ninebark
- *(36) Picea pungens 'Glauca Globosa'*, Globose Dwarf Colorado Spruce
- (99) *Pinus sylvestris 'Glauca Nana'*, Dwarf Blue Scotch Pine
- (14) *Rosa woodsii,* Woods Rose
- (21) *Rubus deliciosus,* Boulder Raspberry

SCALE: 1/4" = 1'-0"

0 4 8 FT

connect one DESIGN
LANDSCAPE ARCHITECTURE | LAND PLANNING
100 MARKET STREET | SUITE 201 | PARK CITY, UTAH | 84060
WWW.CONNECTONEDESIGN.COM | 970.318.0410

MV Lot 27A
Mountain Village, CO

GYLES THORNELY 325 REGISTERED STATE OF COLORADO LANDSCAPE ARCHITECT

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022
DRB Review	10-06-22

Plot Date: Project # 489

PLANTING ZONE 2 ENLARGEMENT

L3.1

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
DRB Review	10-06-22

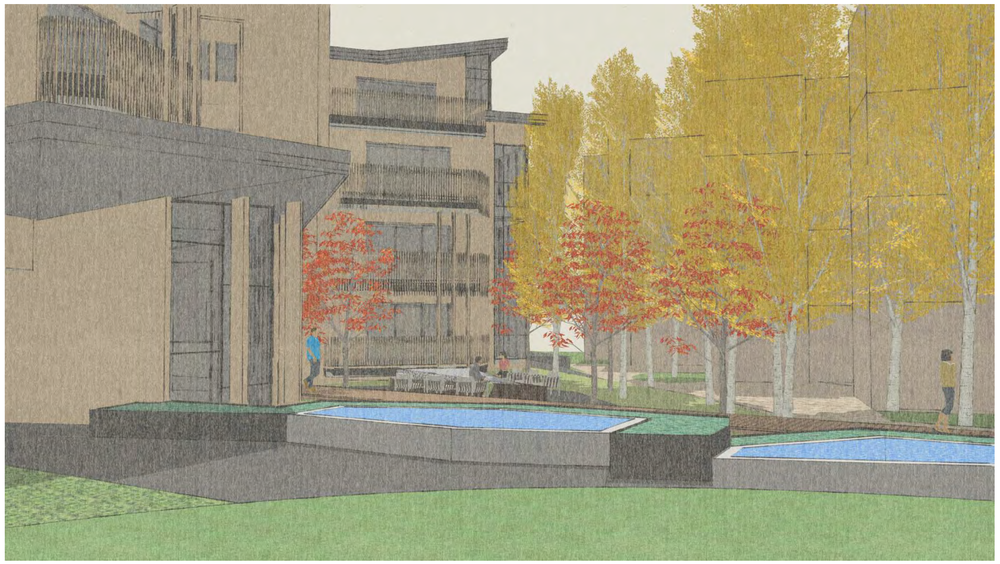
Plot Date: Project # 489

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
930 MAIN STREET | SUITE 101-1 | MONTROSE, COLORADO 81401
WWW.CONNECTONEDESIGN.COM | 970.318.8441

MV Lot 27A
Mountain Village, CO

GYLES THORNELY 385 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022
DRB Review	10-06-22

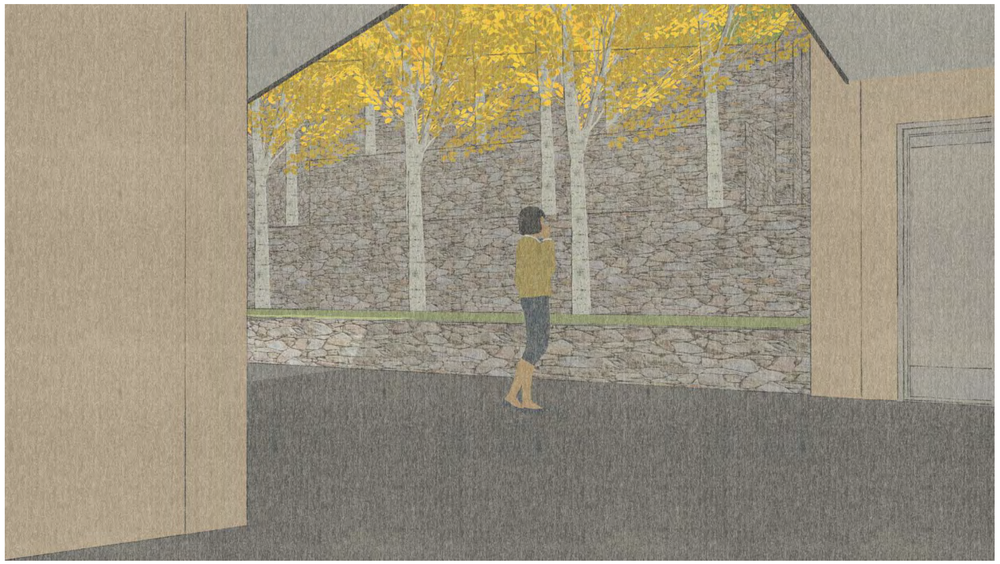
Plot Date: Project # 489

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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MV Lot 27A
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GYLES THORNELY 385 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT

Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022
DRB Review	10-06-22

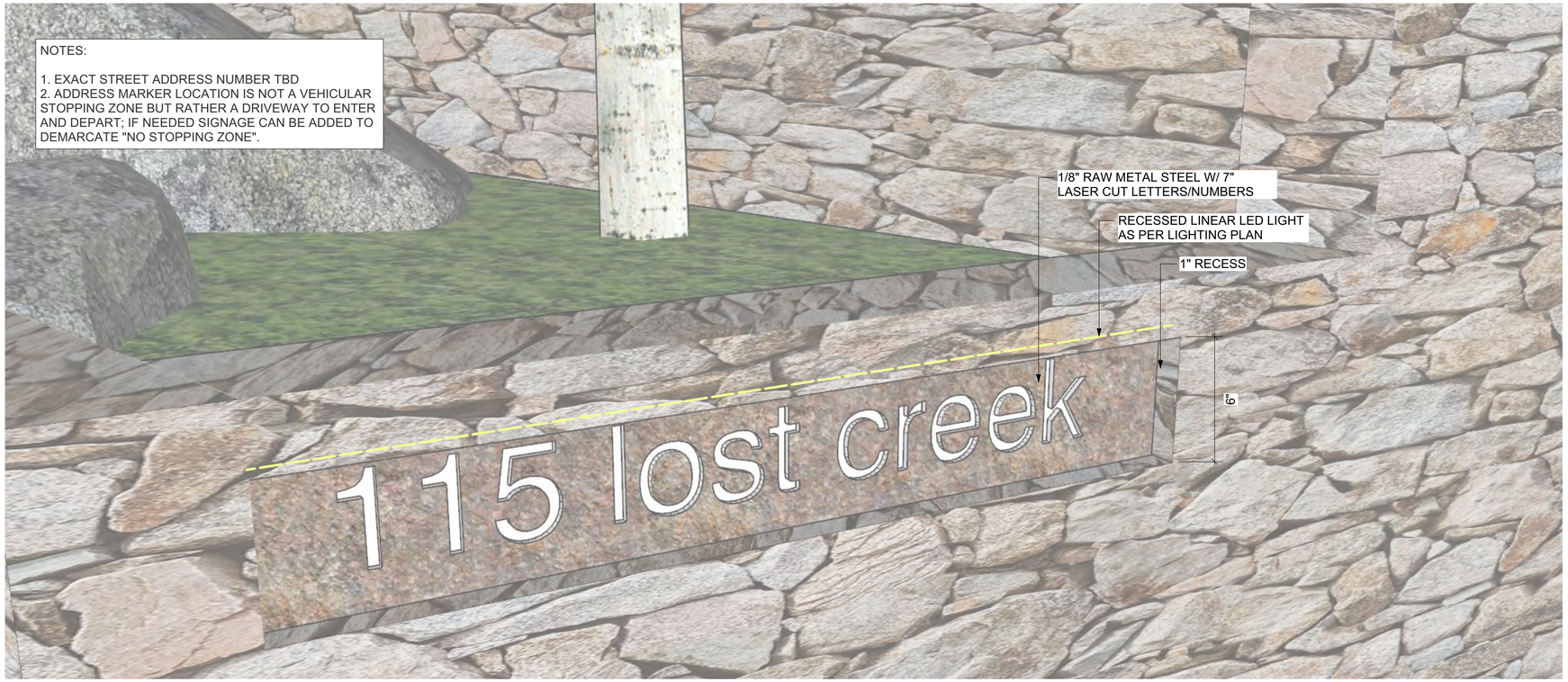
Plot Date: Project # 489

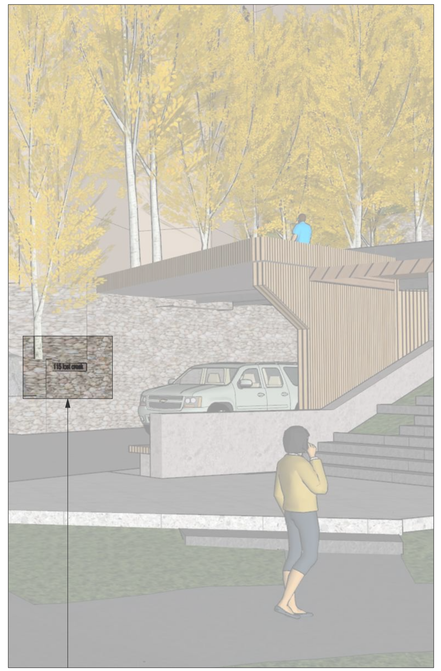
3D IMAGERY

L6.2

NOTES:

1. EXACT STREET ADDRESS NUMBER TBD
2. ADDRESS MARKER LOCATION IS NOT A VEHICULAR STOPPING ZONE BUT RATHER A DRIVEWAY TO ENTER AND DEPART; IF NEEDED SIGNAGE CAN BE ADDED TO DEMARCATE "NO STOPPING ZONE".





ADRESS MARKER CONTEXT

ADRESS MARKER CONTEXT

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GYLES THORNELY
385
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Drawn By: TL | Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022
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Plot Date: | Project # 489

WAYFINDING

L7.0

LEGEND

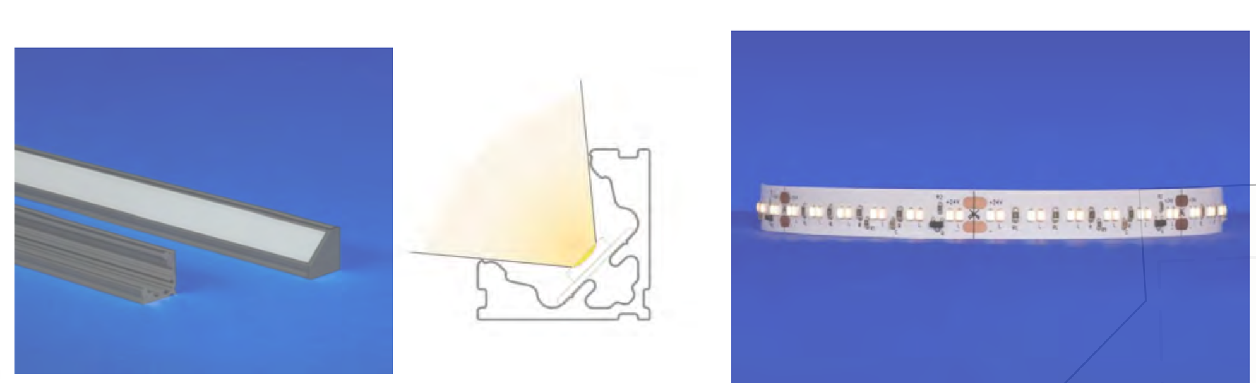
1. (14) SAFETY WAYFINDING - PATH LIGHTS
2. (27) SAFTEY WAYFINDING - FLUSH MOUNT WALL LIGHTS
3. (10) ARCH WALL SCONCE
4. (288 LF) SAFETY WAYFINDING - HIDDEN MOUNT STRIP LIGHTS
5. (3) FLUSH MOUNT INTERIOR SPA LIGHTS
6. (1) WAYFINDING ADDRESS MARKER

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

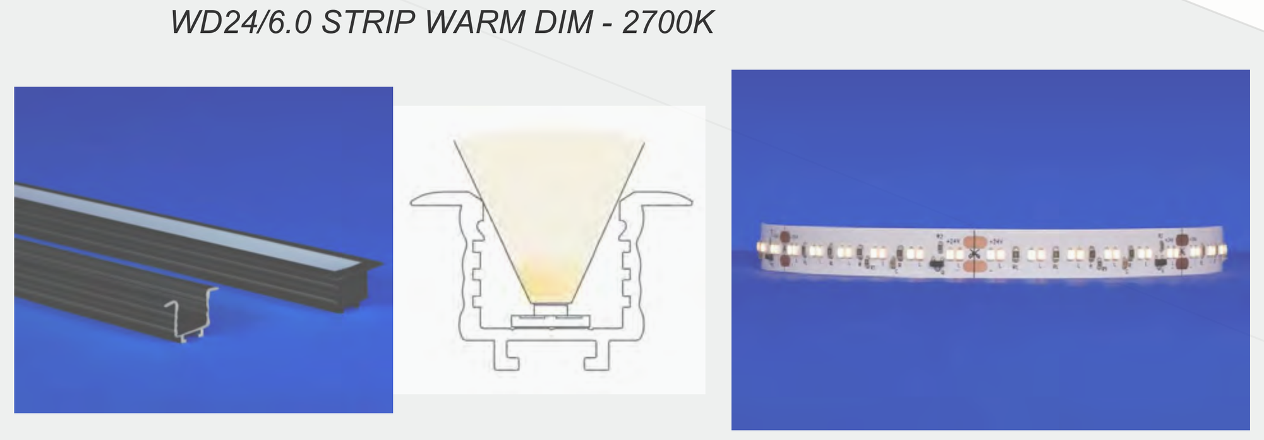
3. (10) ARCH WALL SCONCE BY TECH LIGHTING
LED PITCH SINGLE WALL SCONCE
2700K - BRONZE FINISH

4. (288 LINEAR FT.) SAFETY HIDDEN MOUNT STRIP LIGHTS BY TRAN LE VEVE 45-DEGREE ANGLED CORNER LED ALUMINUM EXTRUSION
WD24/6.0 STRIP WARM DIM - 2700K



5. (3) FLUSH MOUNT SUBMERGED INTERIOR SPA LIGHTS BY PENTAIR
DIMMABLE MICROBRITE WHITE LED LIGHT FOR POOL AND SPA
720 LUMENS, 6200K, 121 WAVELENGTH

6. (4 LINEAR FT.) SAFETY HIDDEN MOUNT STRIP LIGHTS BY TRAN LED EMBD FLANGED LED EXTRUSION
WD24/6.0 STRIP WARM DIM - 2700K



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 Mountain Village, CO

GYLES THORNELY · STATE OF COLORADO · LICENSED LANDSCAPE ARCHITECT

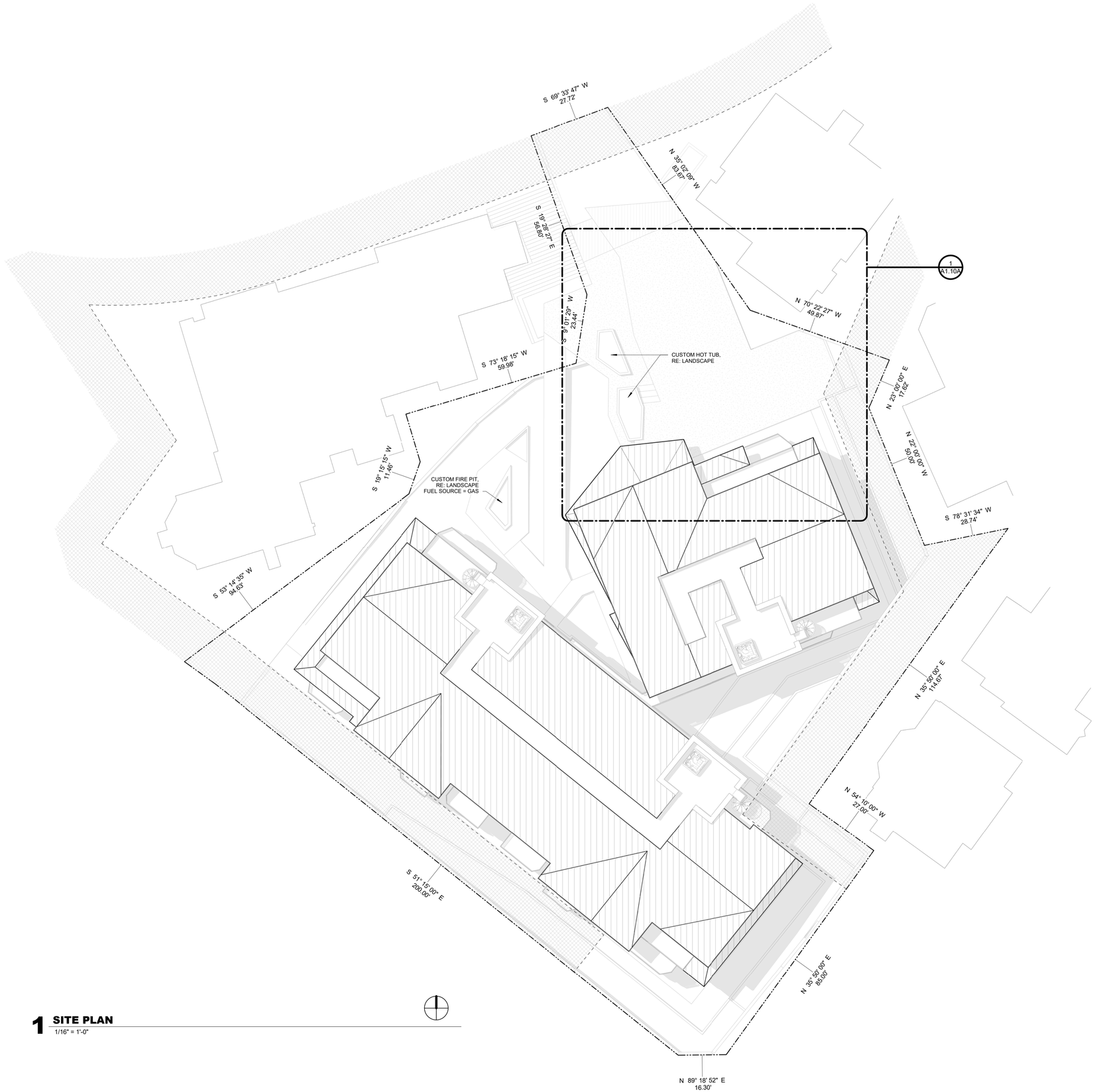
Drawn By: TL Checked By: GT

ISSUE & REVISION DATES	
DRB Set	08-12-2022
DRB Review	10-06-22

Plot Date: Project # 489

LIGHTING PLAN

LIGHT 1.0



1 SITE PLAN

1/16" = 1'-0"

GENERAL NOTES:

1. EXTERIOR CUSTOM FIREPLACE TO BE SUPPLIED BY GAS
2. NO SNOW STORAGE PROVIDED AS THERE ARE NO OPEN DRIVEWAYS AND PEDESTRIAN PATHS ARE DESIGNED WITH SNOWMELT

TOWN STAMP

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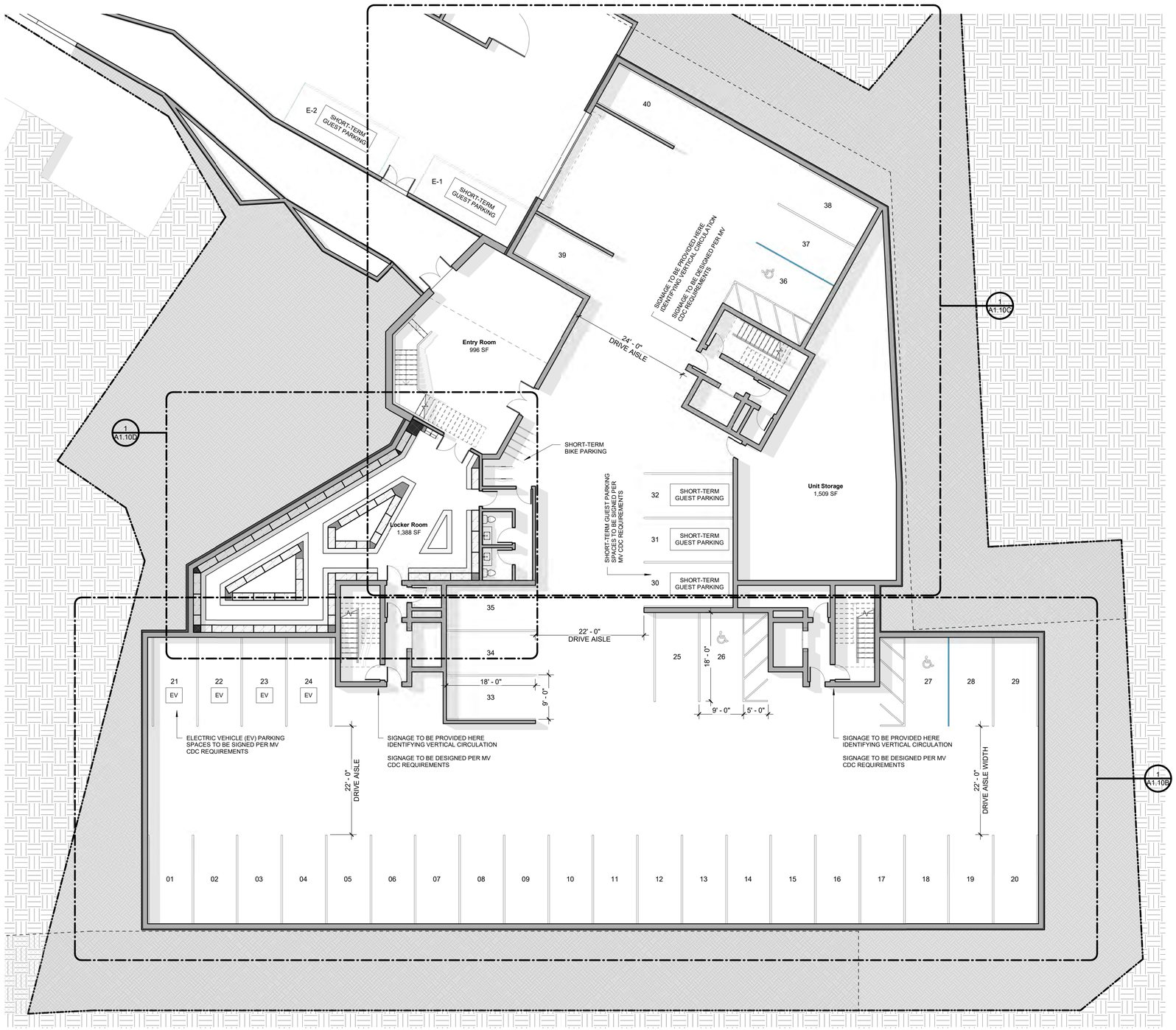
SHEET TITLE

Site Plan

SHEET NO.

A1.01



1 Level 01

3/32" = 1'-0"

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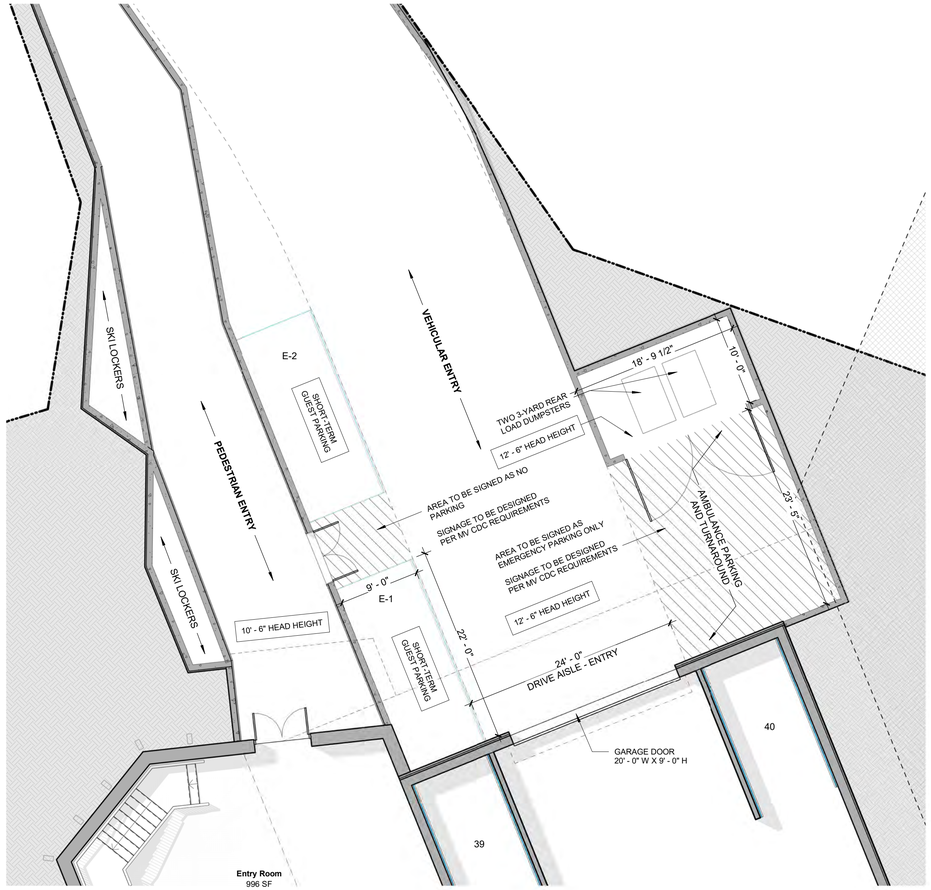
SHEET TITLE

MV Lot 27A - Level 01

SHEET NO.

A1.10



1 Site Plan - Entry

1/8" = 1'-0"

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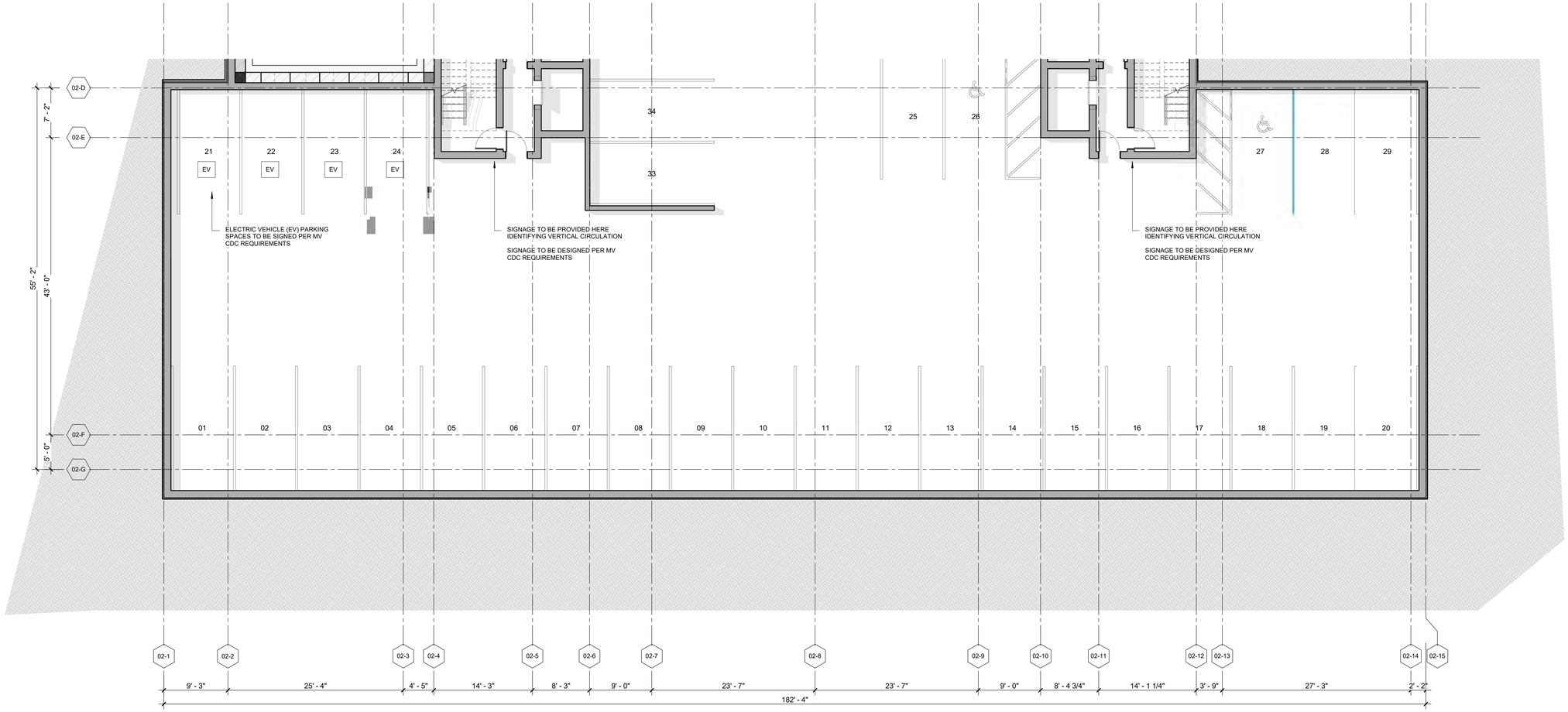
SHEET TITLE

Site Plan - Entry

SHEET NO.

A1.10A



1 Level 01 - Parking (South)

1/8" = 1'-0"

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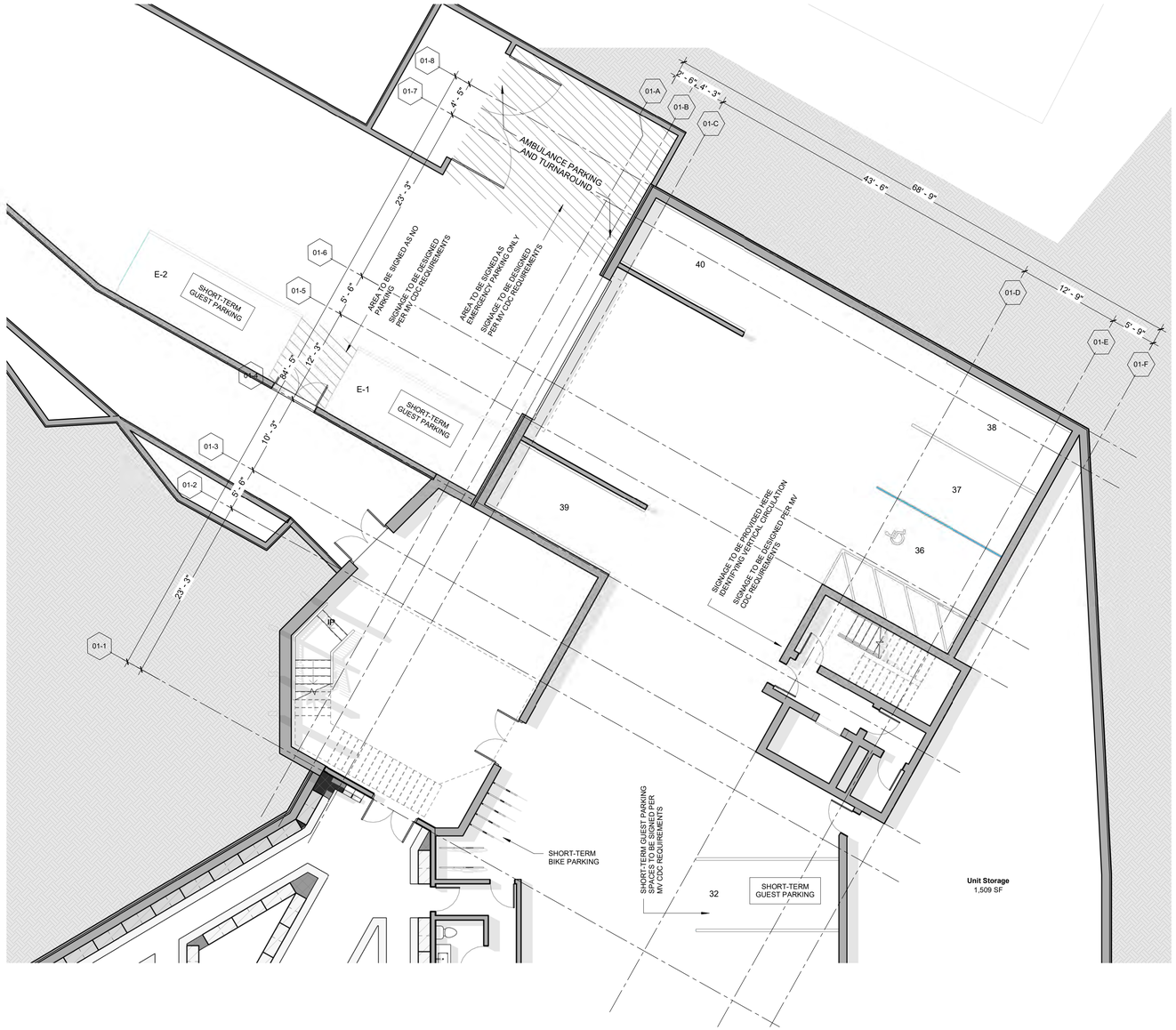
SHEET TITLE

Level 01 - Parking (South)

SHEET NO.

A1.10B



1 Level 01 - Parking (North)

1/8" = 1'-0"

TOWN STAMP

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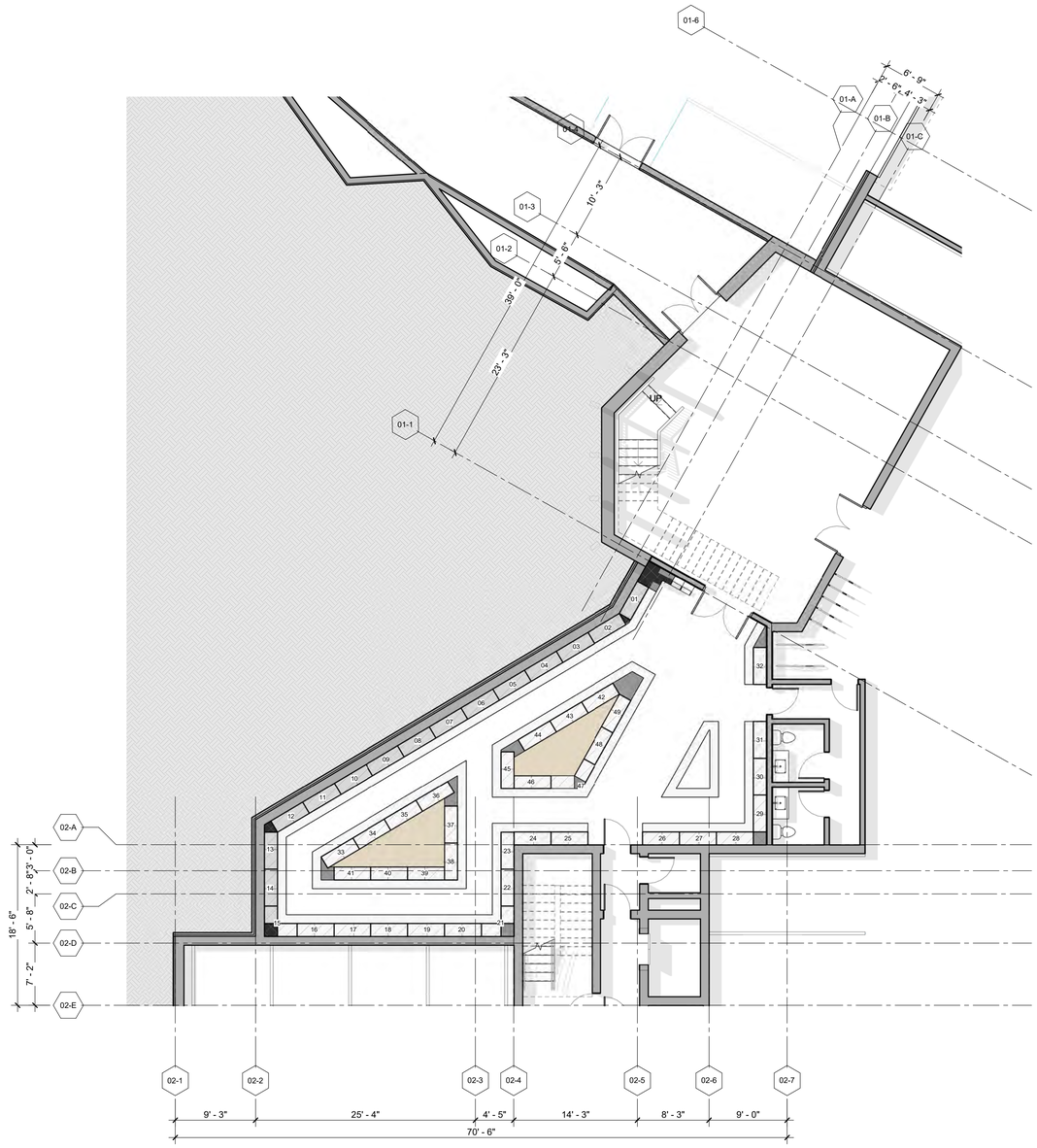
SHEET TITLE

Level 01- Parking (North)

SHEET NO.

A1.10C



1 Level 01 - Lobby & Lockers

1/8" = 1'-0"

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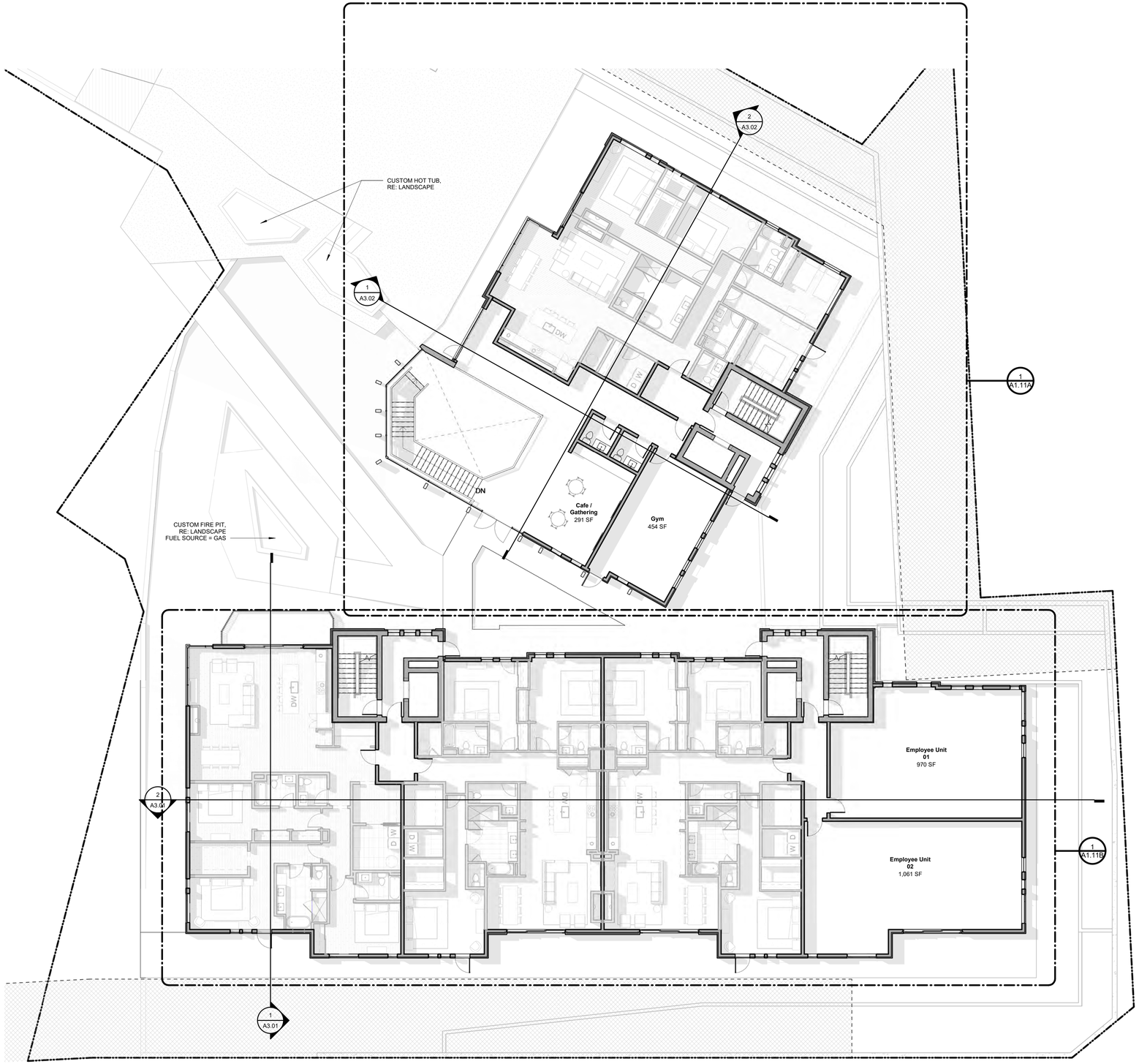
SHEET TITLE

Level 01 - Lobby & Lockers

SHEET NO.

A1.10D



GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS

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

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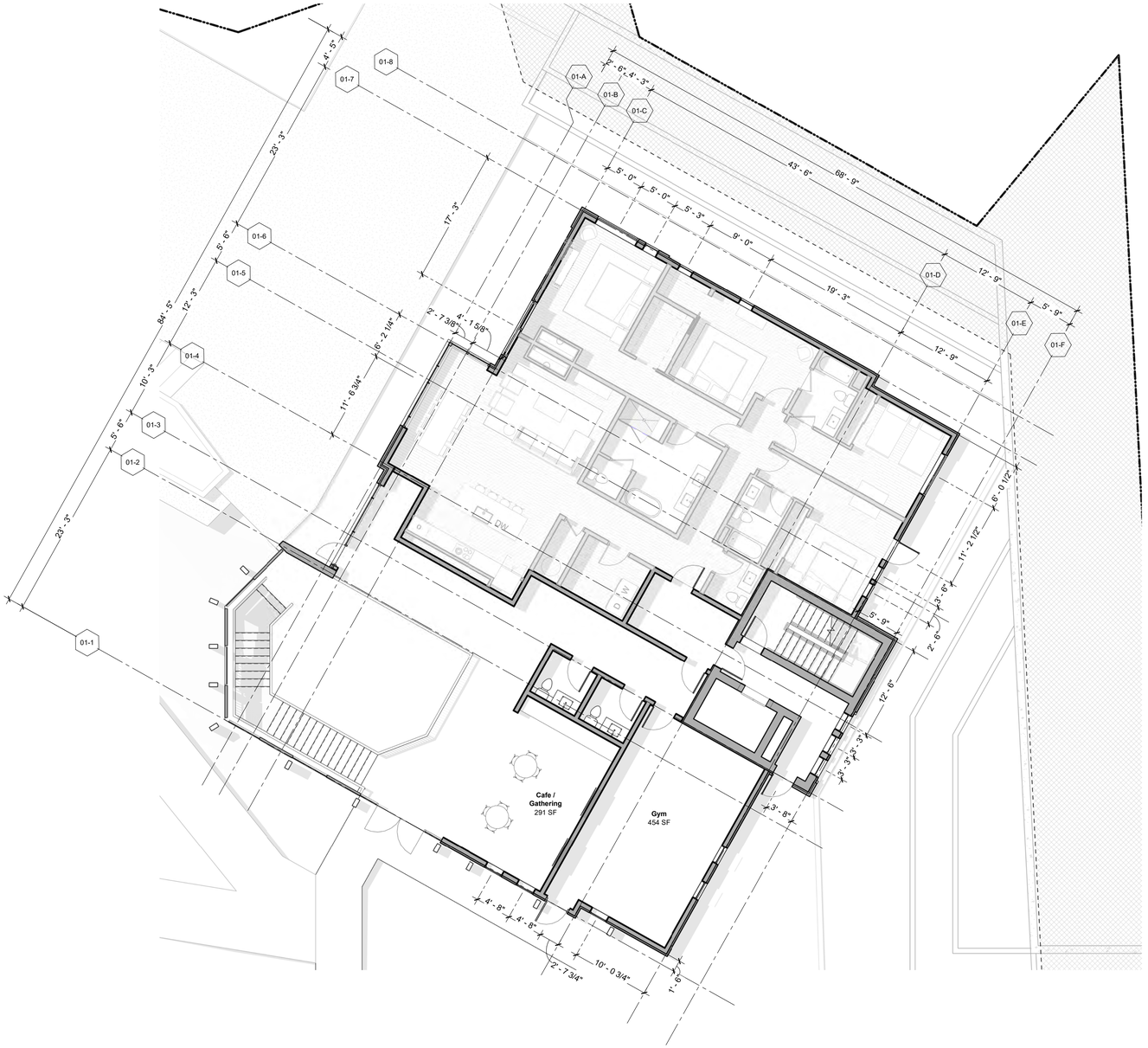
SHEET TITLE
MV Lot 27A - Level 02

SHEET NO.
A1.11

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 02 - Building 01

1/8" = 1'-0"

TOWN STAMP

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SHEET TITLE

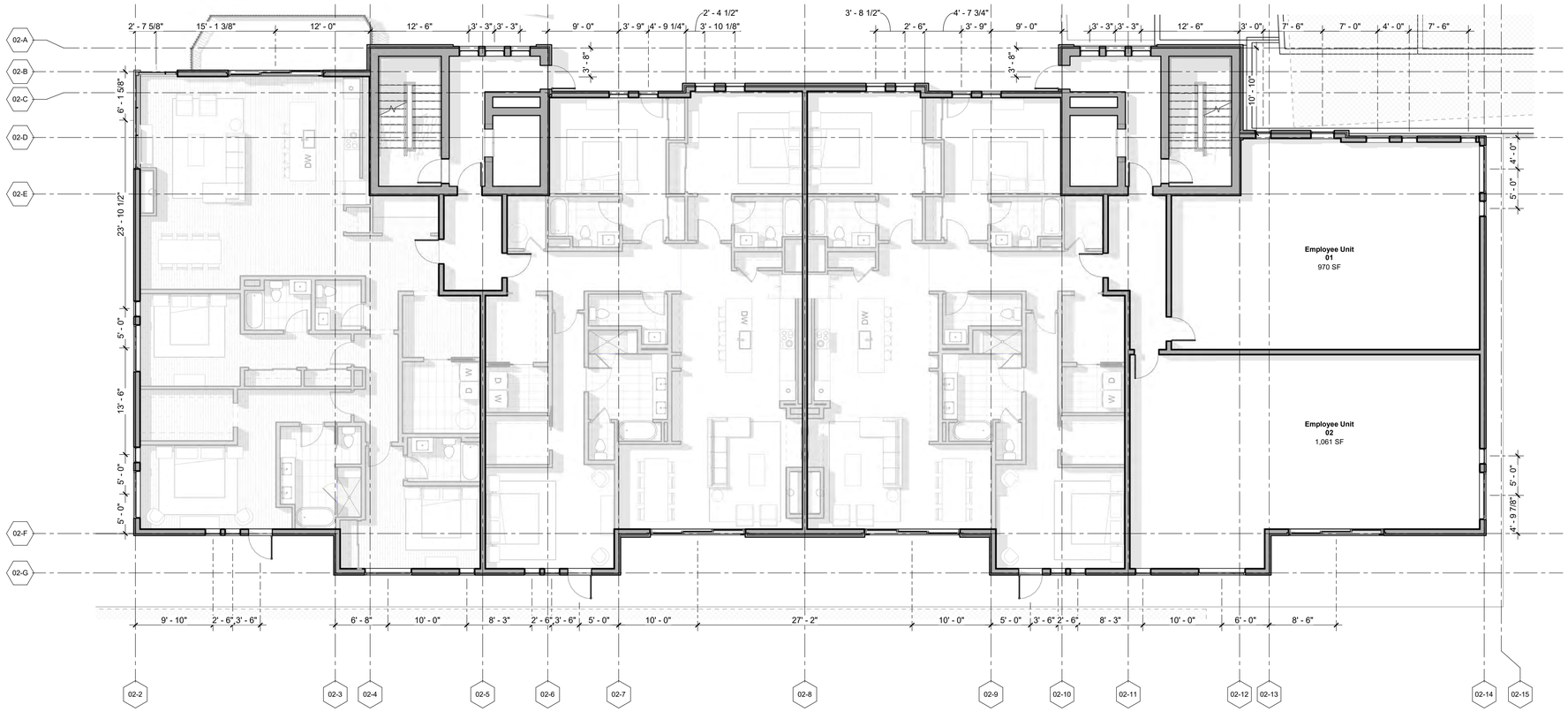
Level 02 - Building 1

SHEET NO.

A1.11A

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 02 - Building 02

1/8" = 1'-0"

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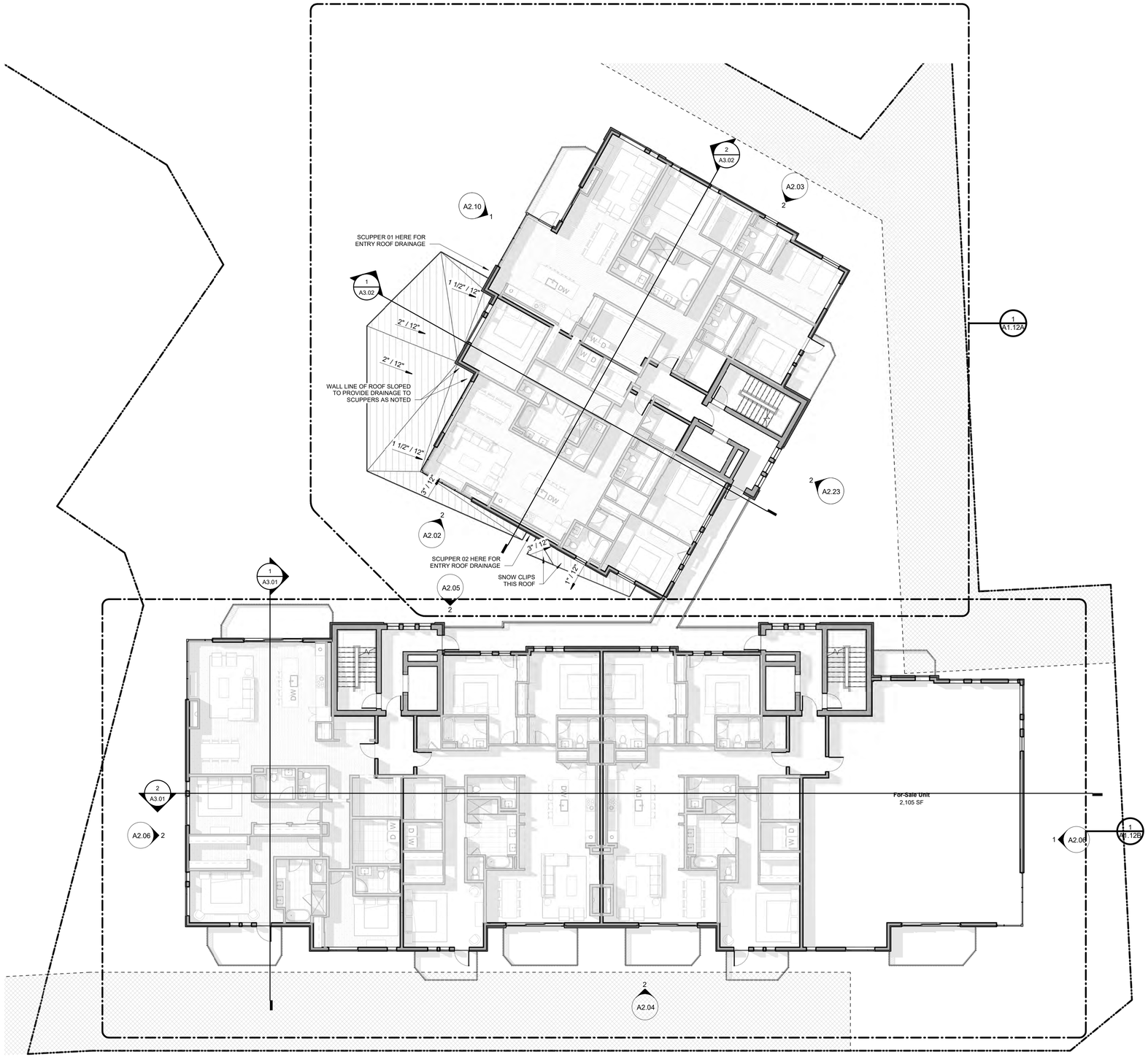
SHEET TITLE

Level 02 - Building 2

SHEET NO.

A1.11B



1 **Level 03**
3/32" = 1'-0"

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS

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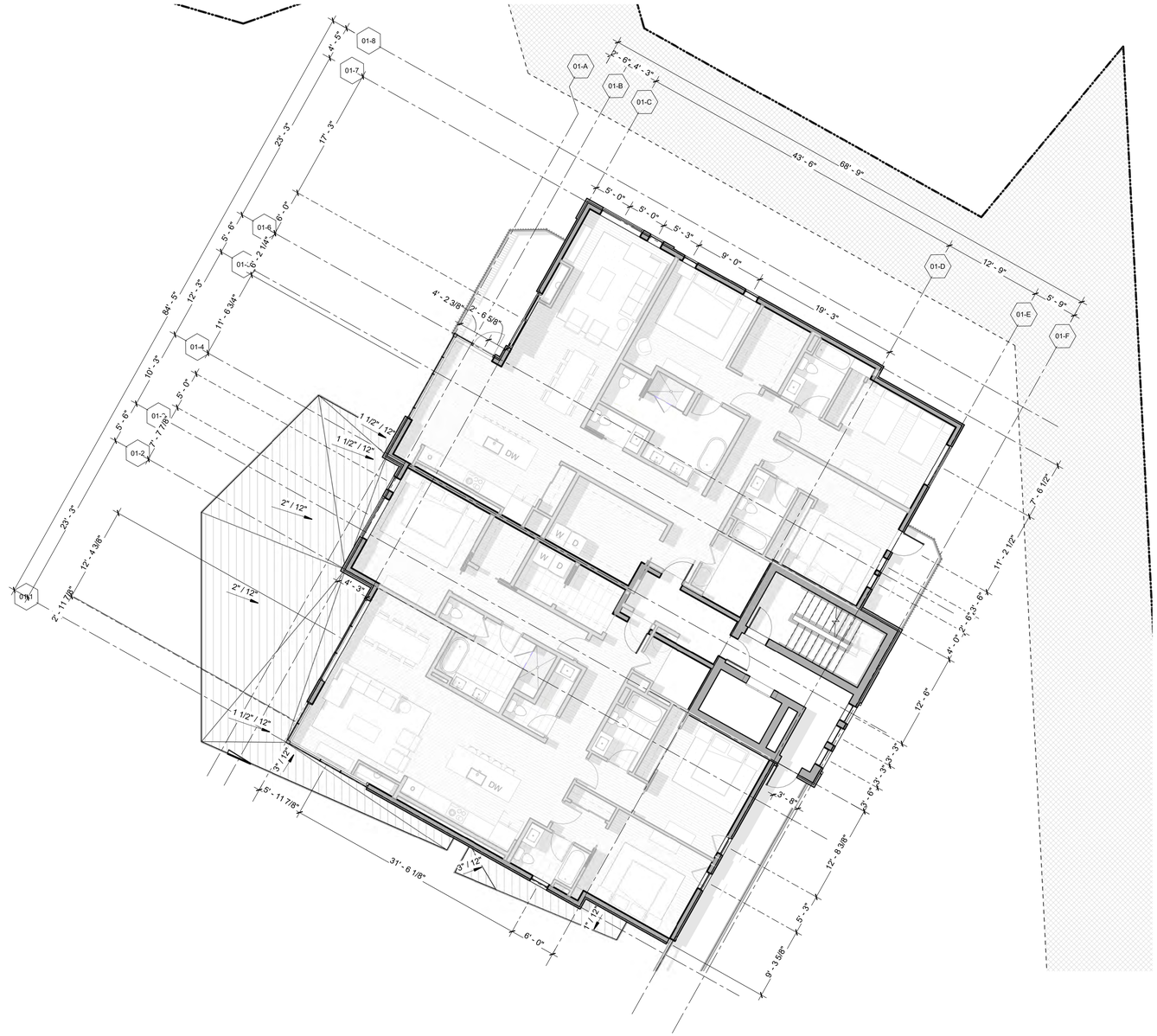
SHEET TITLE
MV Lot 27A - Level 03

SHEET NO.
A1.12

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 03 - Building 01

1/8" = 1'-0"

TOWN STAMP

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SHEET TITLE

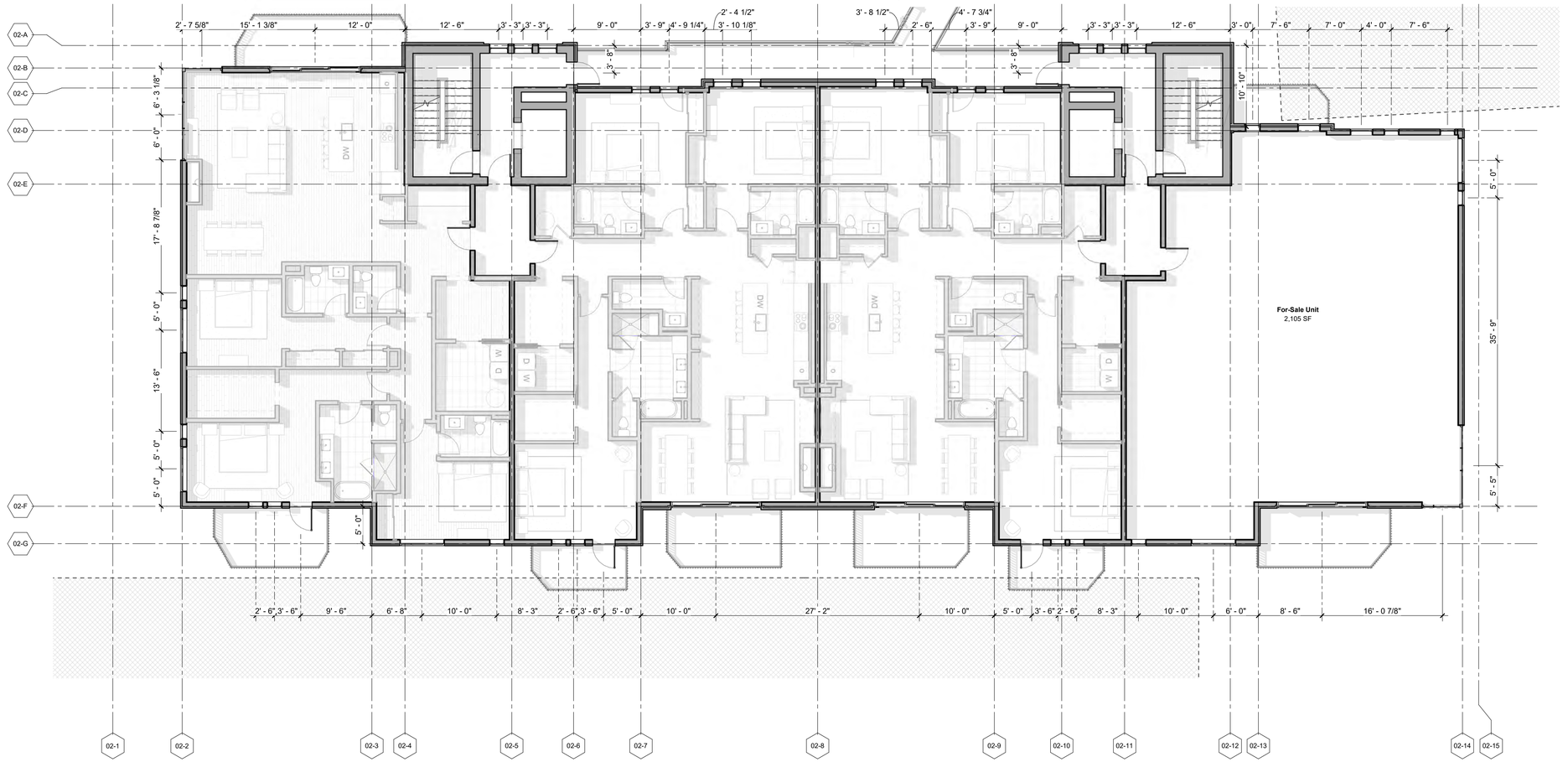
Level 03 - Building 1

SHEET NO.

A1.12A

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 03 - Building 02

1/8" = 1'-0"

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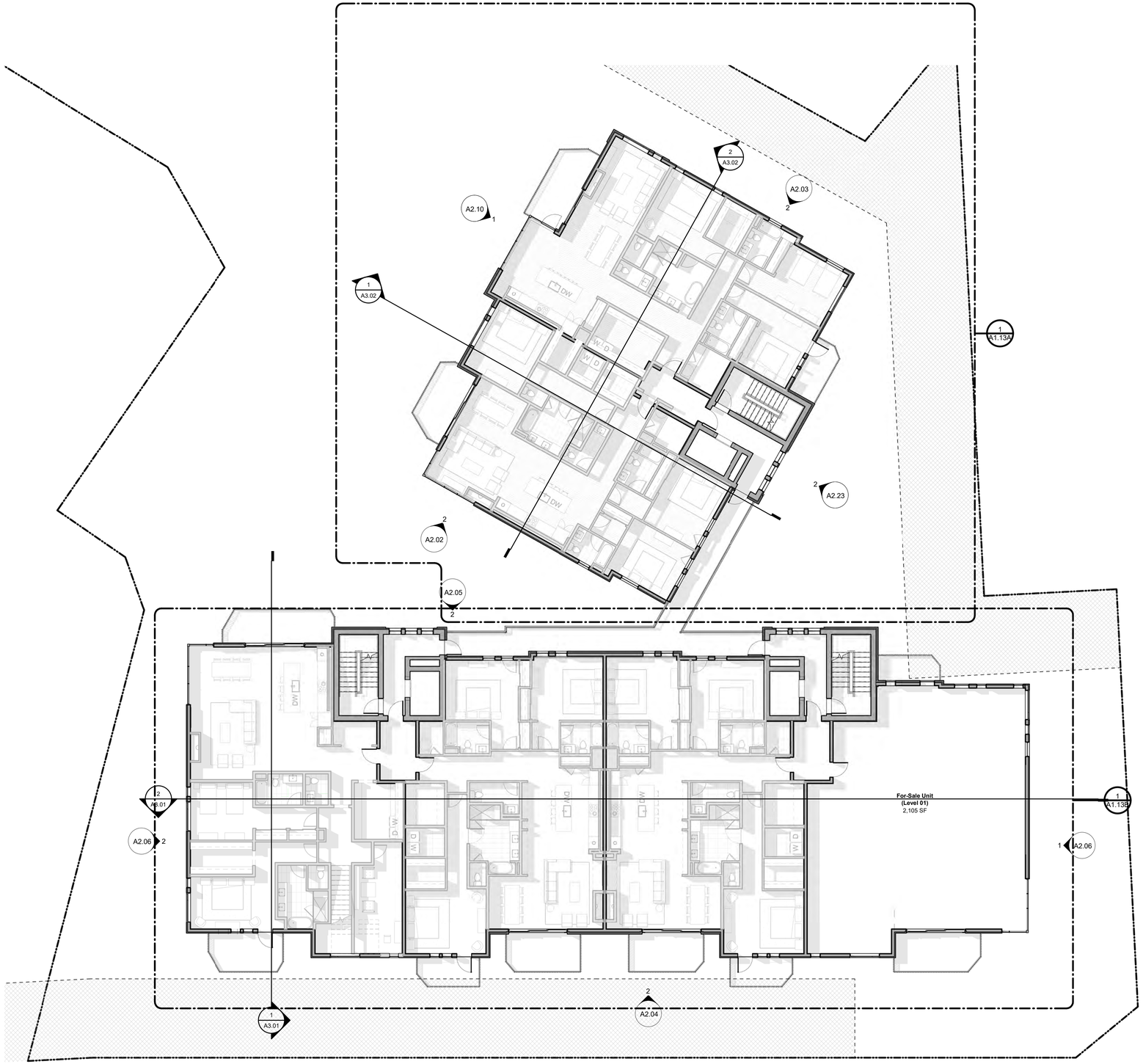
SHEET TITLE

Level 03 - Building 2

SHEET NO.

A1.12B



GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS

1 Level 04

3/32" = 1'-0"

TOWN STAMP

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SHEET TITLE

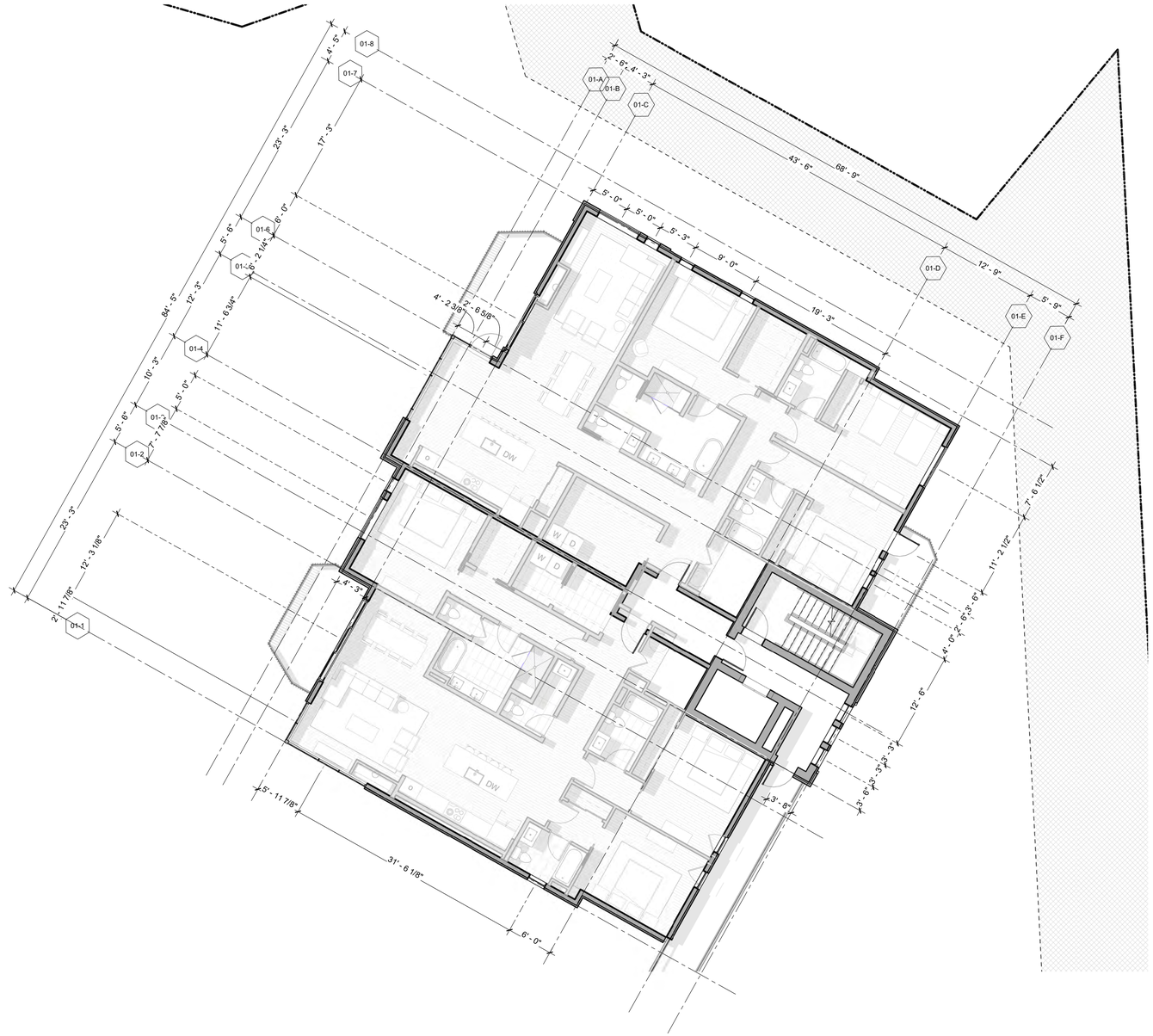
MV Lot 27A - Level 04

SHEET NO.

A1.13

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 04 - Building 01

1/8" = 1'-0"

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SHEET TITLE

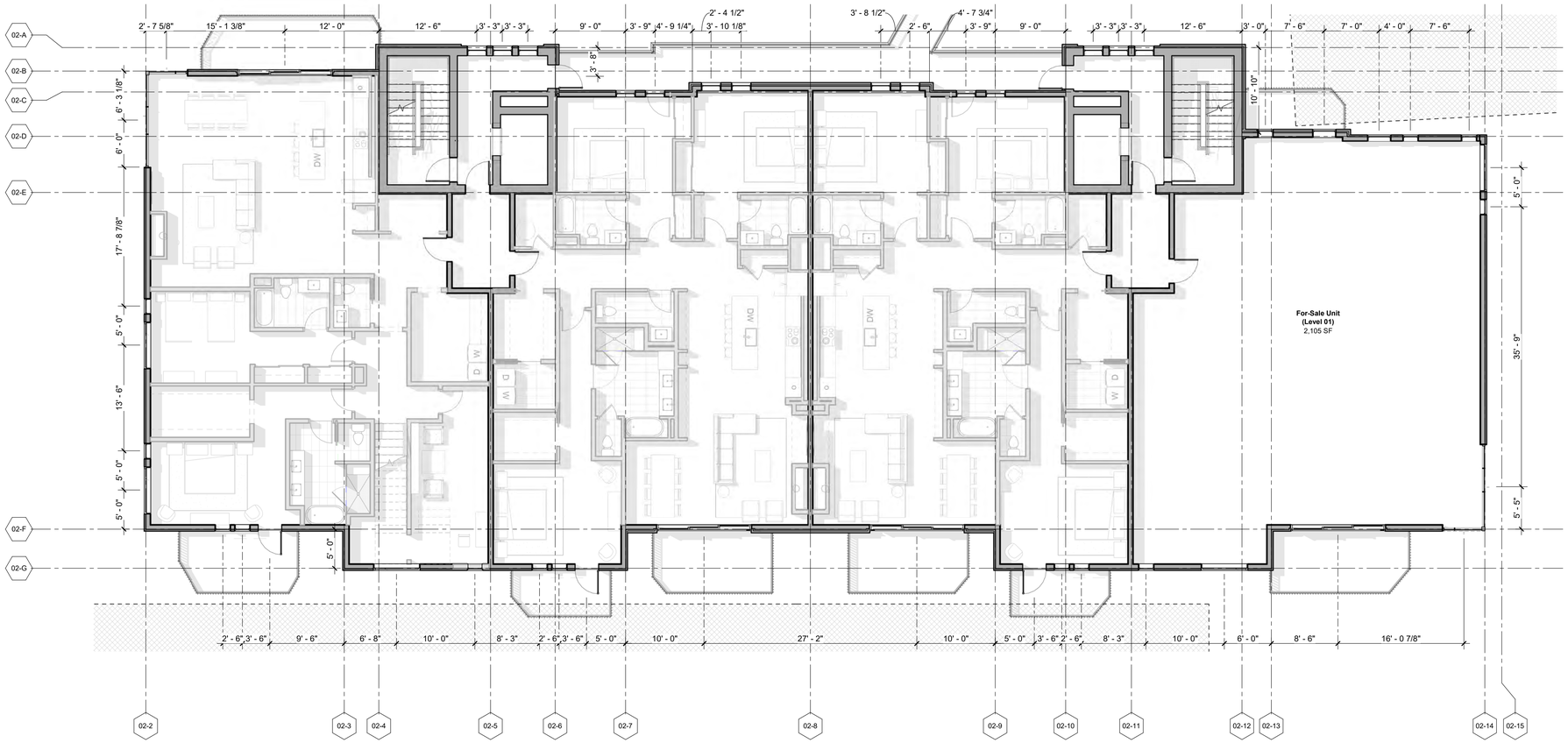
Level 04 - Building 1

SHEET NO.

A1.13A

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 04 - Building 02

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

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DISCIPLINE STAMP

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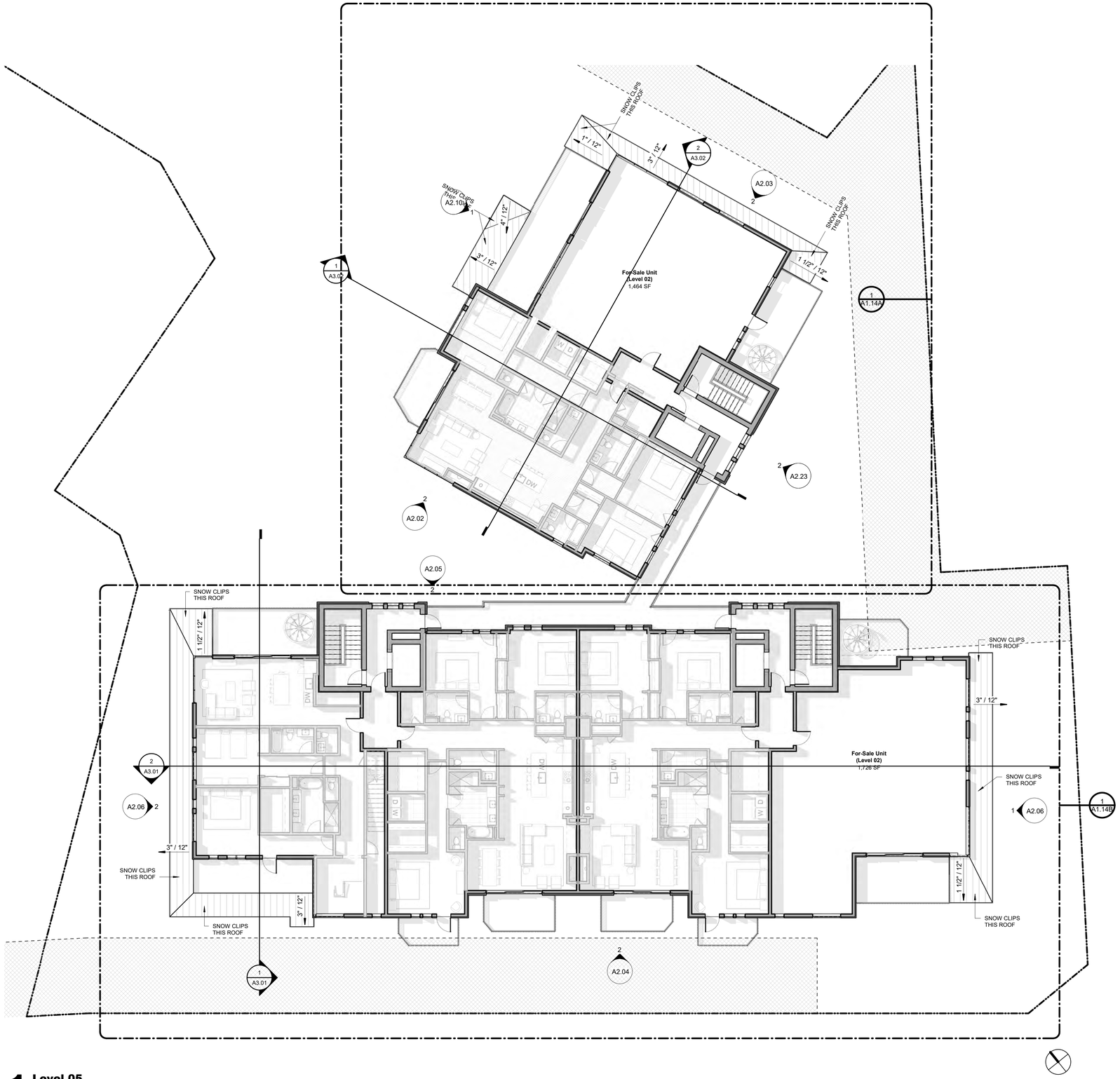
SHEET TITLE

Level 04 - Building 2

SHEET NO.

A1.13B



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

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS

TOWN STAMP

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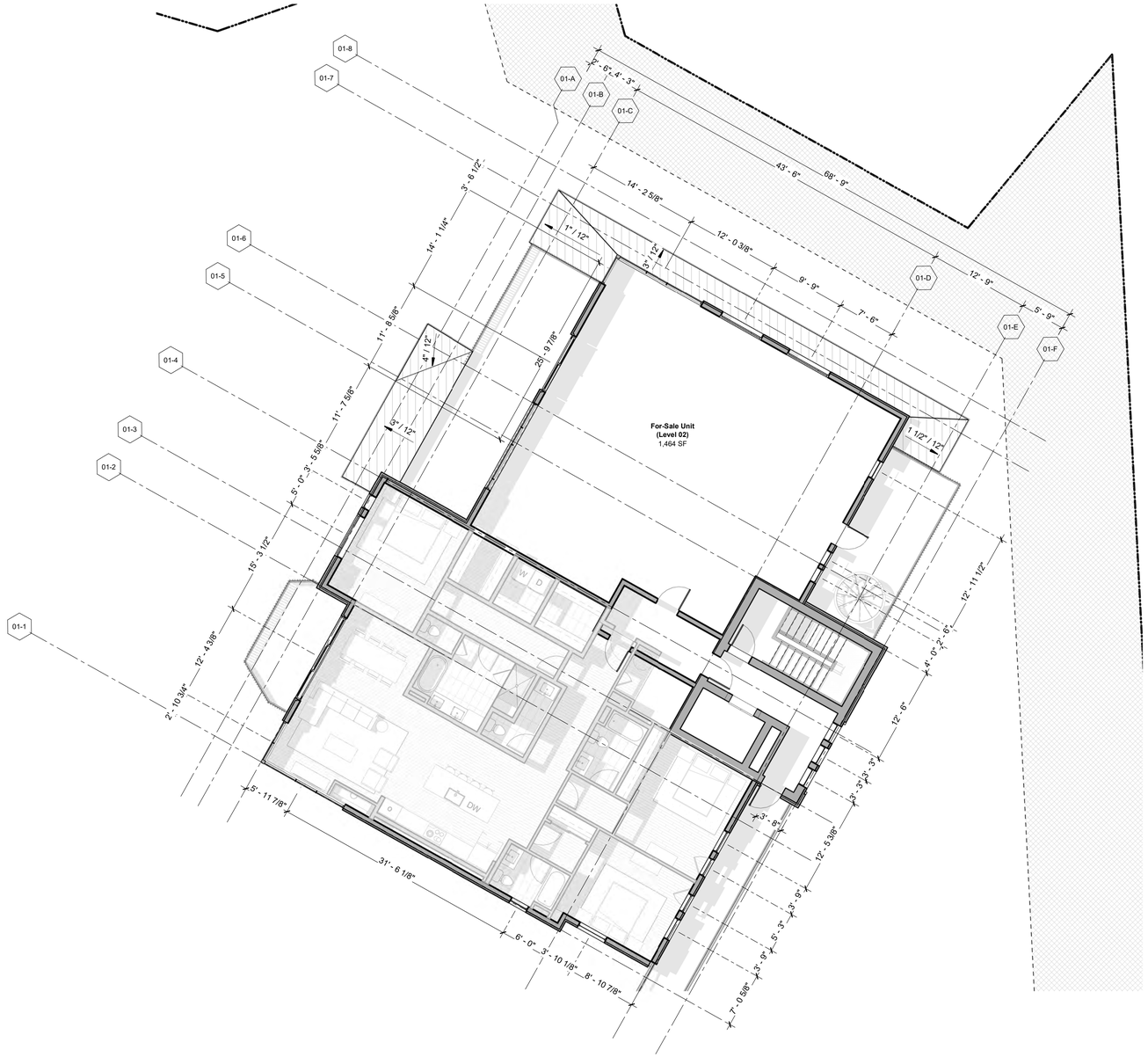
SHEET TITLE
MV Lot 27A - Level 05

SHEET NO.
A1.14

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 05 - Building 01

1/8" = 1'-0"

TOWN STAMP

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07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 09/21/2022

ISSUE

DRB Submittal

SHEET TITLE

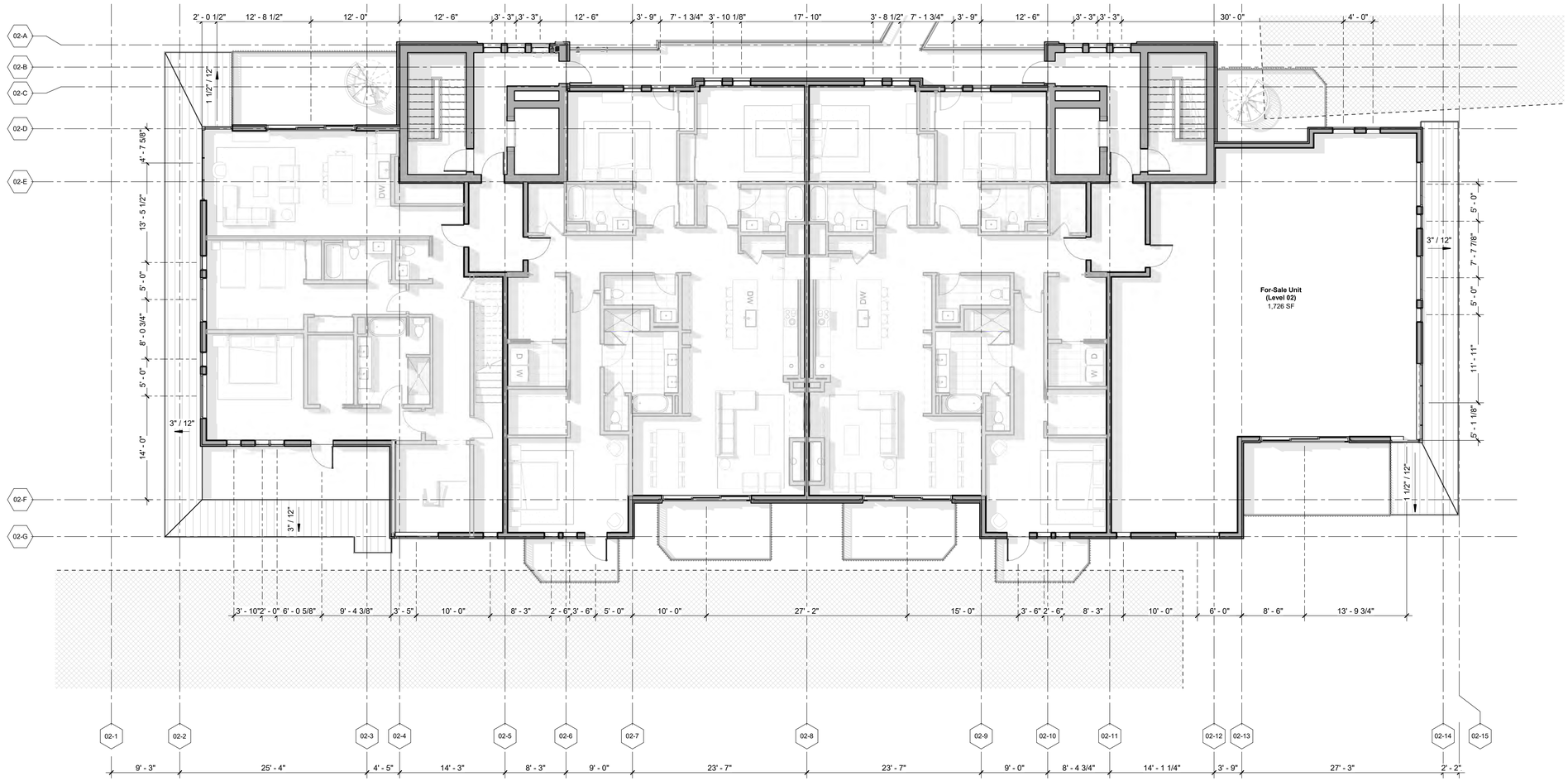
Level 05 - Building 1

SHEET NO.

A1.14A

GENERAL NOTES:

1. ALL UNIT FIREPLACES TO BE SUPPLIED BY GAS



1 Level 05 - Building 02

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3620 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 09/21/2022

ISSUE

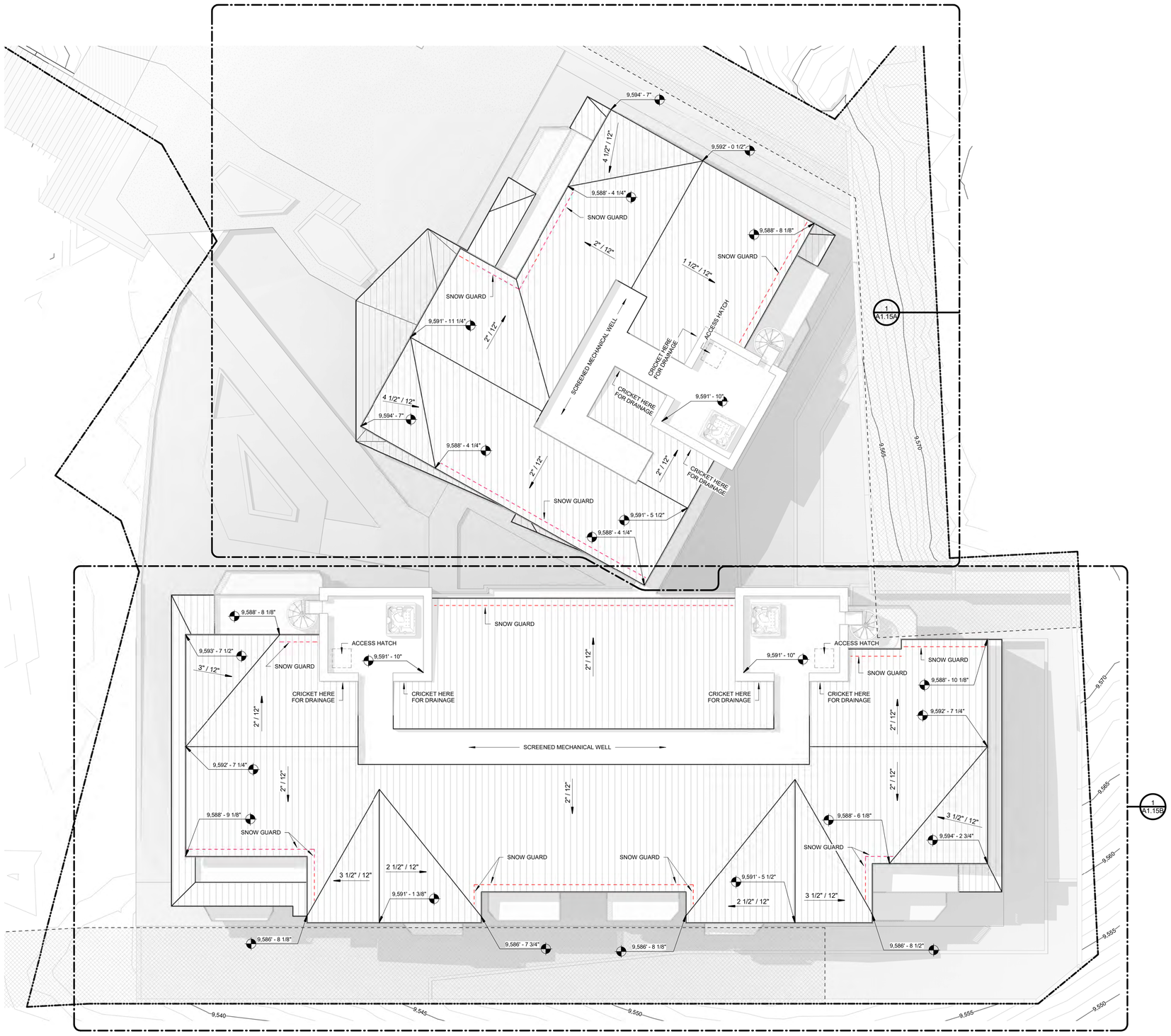
DRB Submittal

SHEET TITLE

Level 05 - Building 2

SHEET NO.

A1.14B



1 Roof Plan

3/32" = 1'-0"

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
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MV Lot 27A

Mountain Village, CO

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ISSUE

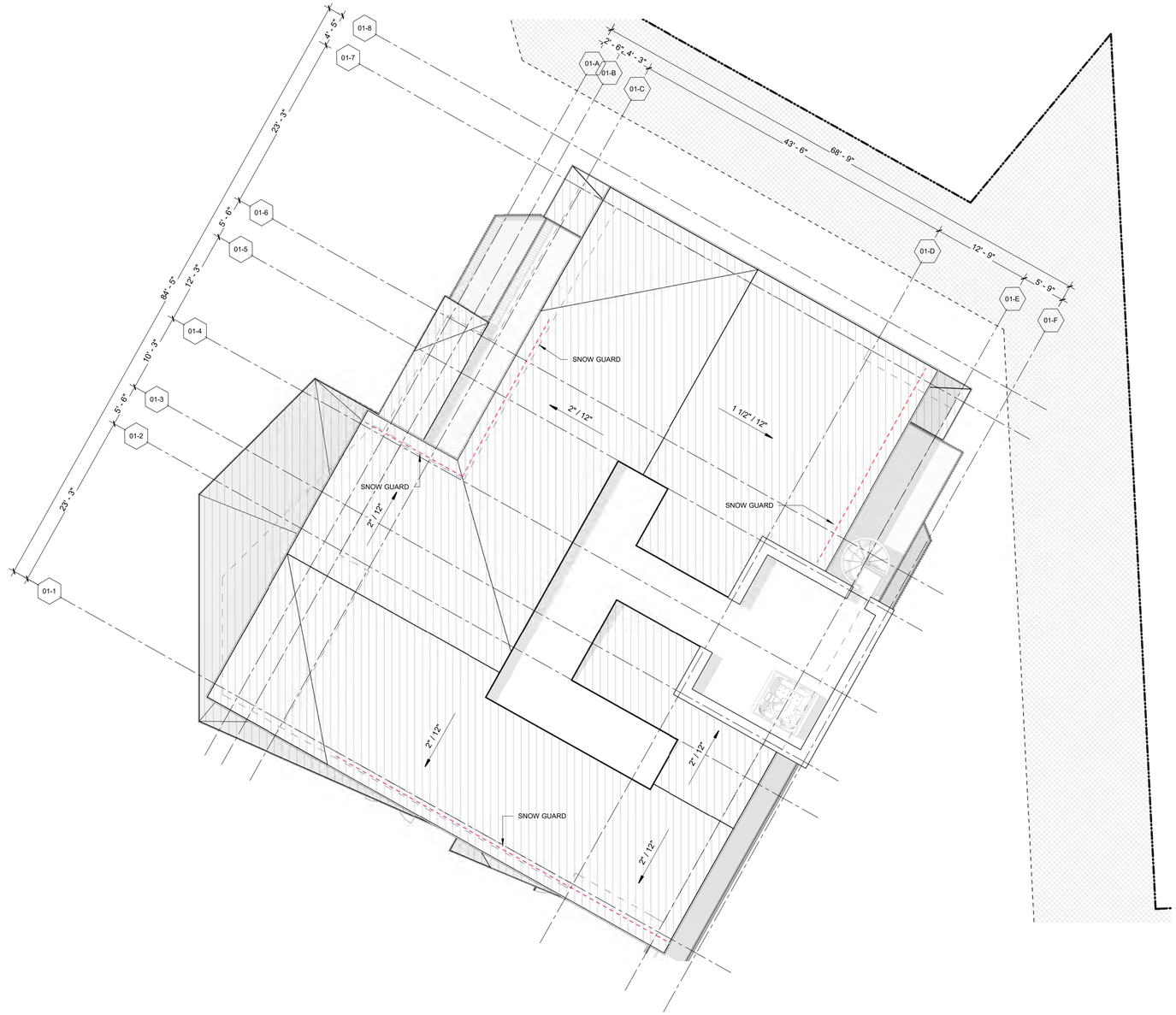
DRB Submittal

SHEET TITLE

MV Lot 27A - Roof Plan

SHEET NO.

A1.15



1 Roof Plan - Building 01

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

BRUCE D. WINS
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07/29/2022
STATE OF COLORADO
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MV Lot 27A

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ISSUE DATE 09/21/2022

ISSUE

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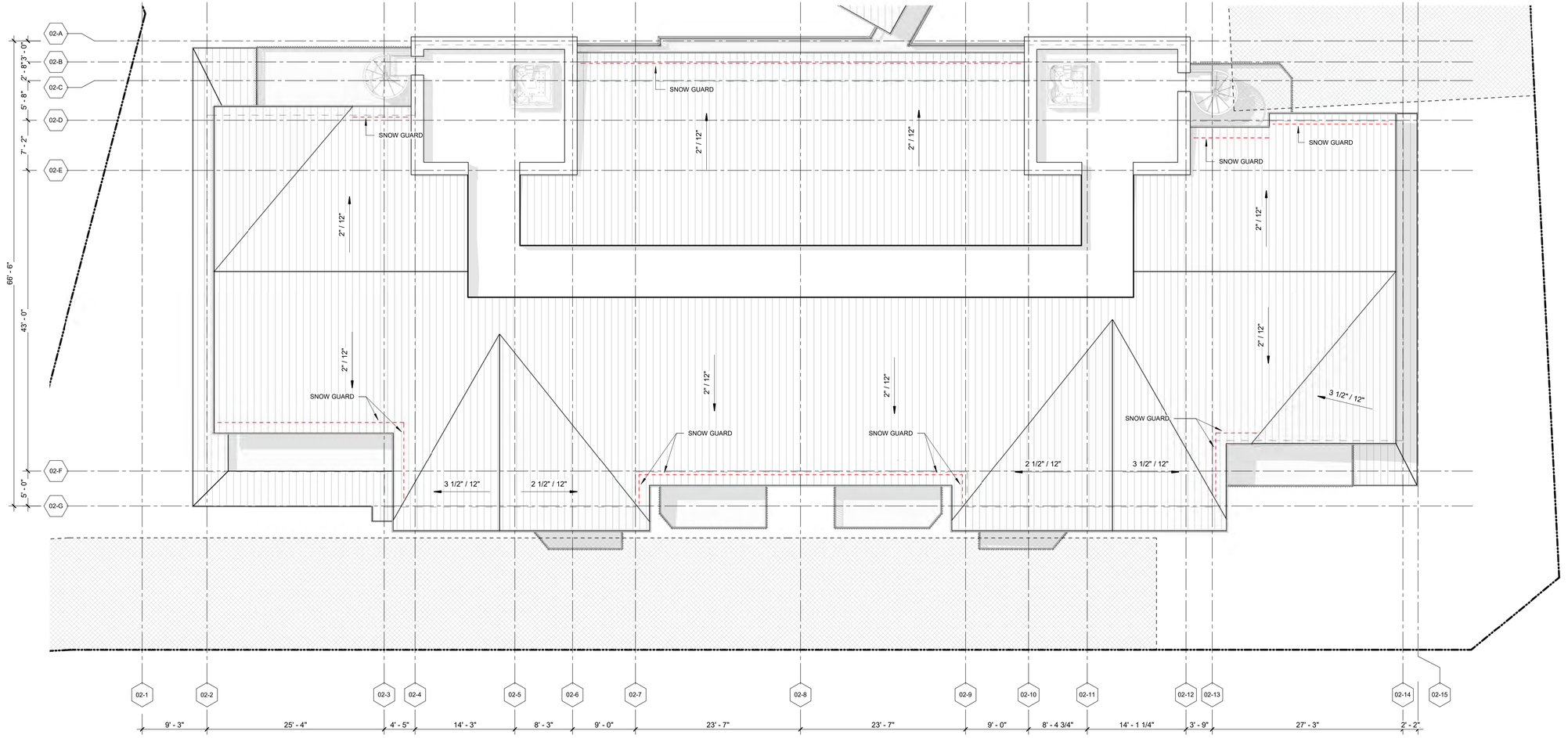
SHEET TITLE

Roof Plan - Building 1

SHEET NO.

A1.15A



1 Roof Plan - Building 02
1/8" = 1'-0"

TOWN STAMP

359 DESIGN
3020 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
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B-2465
07/29/2022
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DISCIPLINE STAMP

MV Lot 27A
Mountain Village, CO

REVISIONS

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PROJECT NUMBER 21016
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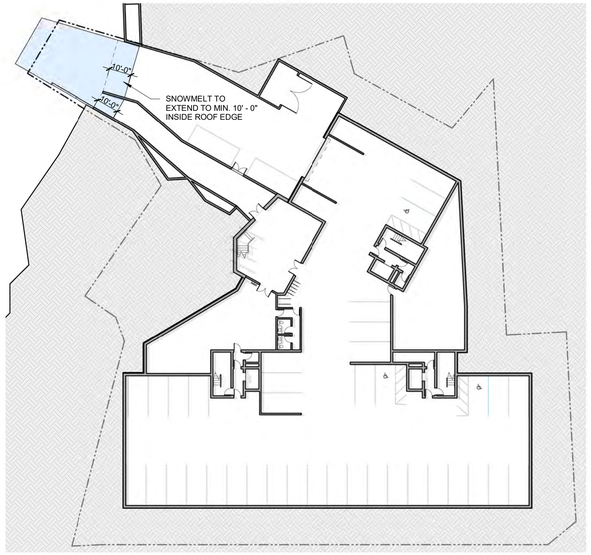
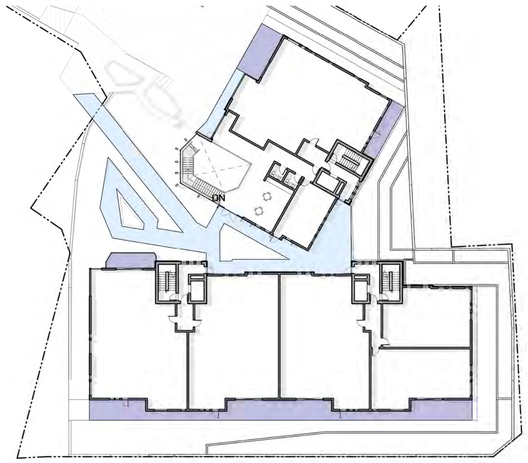
ISSUE
DRB Submittal

SHEET TITLE
Roof Plan - Building 2

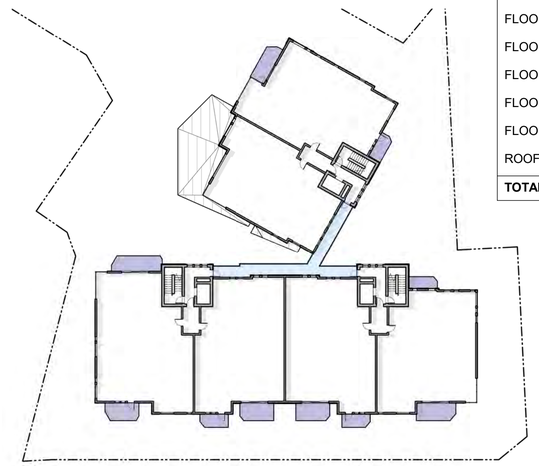
SHEET NO.
A1.15B



1 **Level 01 - Snowmelt Calculations**
1/32" = 1'-0"



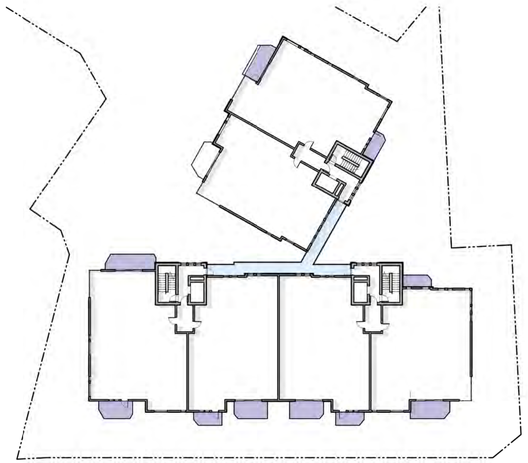
2 **Level 02 - Snowmelt Calculations**
1/32" = 1'-0"



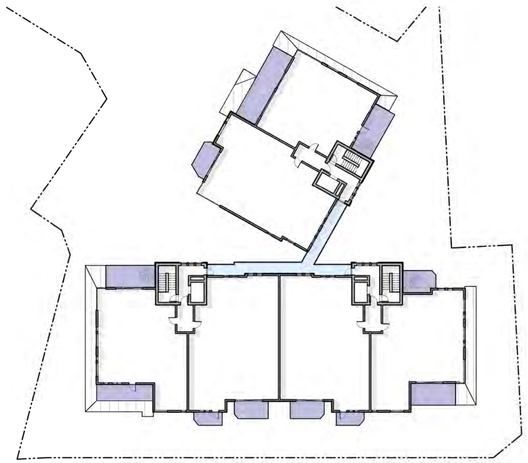
3 **Level 03 - Snowmelt Calculations**
1/32" = 1'-0"

SNOWMELT CALCULATIONS

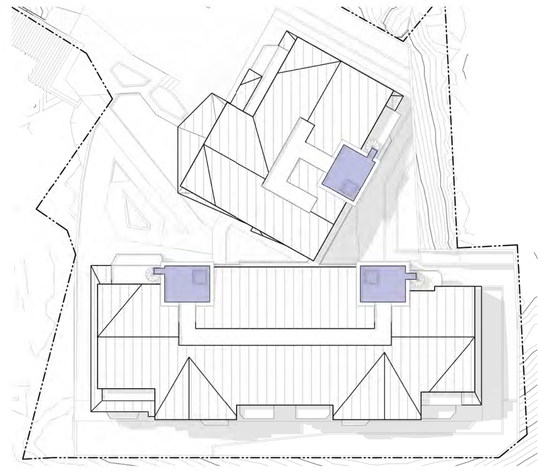
LEVEL:	PRIVATE SF:	PUBLIC SF:	TOTAL SF:
FLOOR 1:	0 SF	1,390 SF	1,390 SF
FLOOR 2:	1,766 SF	2,548 SF	4,314 SF
FLOOR 3:	1,000 SF	458 SF	1,458 SF
FLOOR 4:	1,000 SF	458 SF	1,458 SF
FLOOR 5:	1,780 SF	458 SF	2,238 SF
ROOF:	1,018 SF	0 SF	1,018 SF
TOTAL SF:	**6,564 SF**	**5,312 SF**	**11,876 SF**



4 **Level 04 - Snowmelt Calculations**
1/32" = 1'-0"



5 **Level 05 - Snowmelt Calculations**
1/32" = 1'-0"



6 **Roof Plan - Snowmelt Calculations**
1/32" = 1'-0"

TOWN STAMP

359 DESIGN
3020 OSAGE STREET
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07/29/2022
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MV Lot 27A
Mountain Village, CO

REVISIONS

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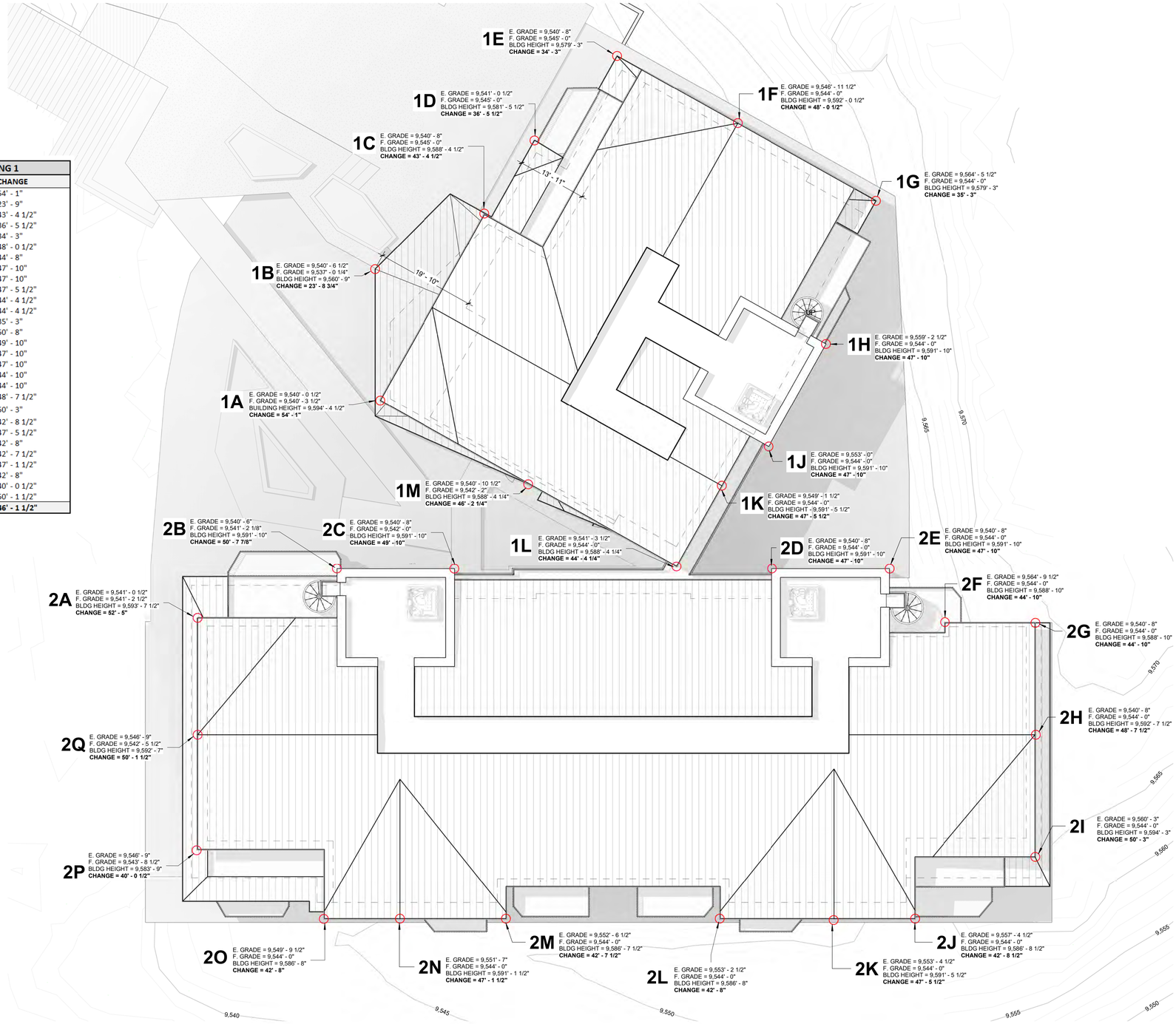
ISSUE
DRB Submittal

SHEET TITLE
Site Plan - Snowmelt Calculations

SHEET NO.
A1.16

AVERAGE BUILDING HEIGHT CALCS - BUILDING 1		
POINT	**DISTANCE FROM LAST POINT**	**CHANGE**
1A	34' - 4"	54' - 1"
1B	26' - 6"	23' - 9"
1C	24' - 9"	43' - 4 1/2"
1D	17' - 10"	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	18' - 3"	44' - 10"
2H	22' - 7"	48' - 7 1/2"
2I	24' - 7"	50' - 3"
2J	27' - 3"	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	29' - 2"	40' - 0 1/2"
2Q	23' - 3"	50' - 1 1/2"
AVERAGE BUILDING HEIGHT		**46' - 1 1/2"**



1 Average Building Height Roof Plan

3/32" = 1'-0"

359 DESIGN

3620 OSAGE STREET
DENVER, CO 80211
720.512.3437

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07/29/2022
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DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

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ISSUE

DRB Submittal

SHEET TITLE

Roof Plan - Average Building Height

SHEET NO.

A1.40

1 Amenity Elevation

1/8" = 1'-0"

TOWN STAMP

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MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

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ISSUE

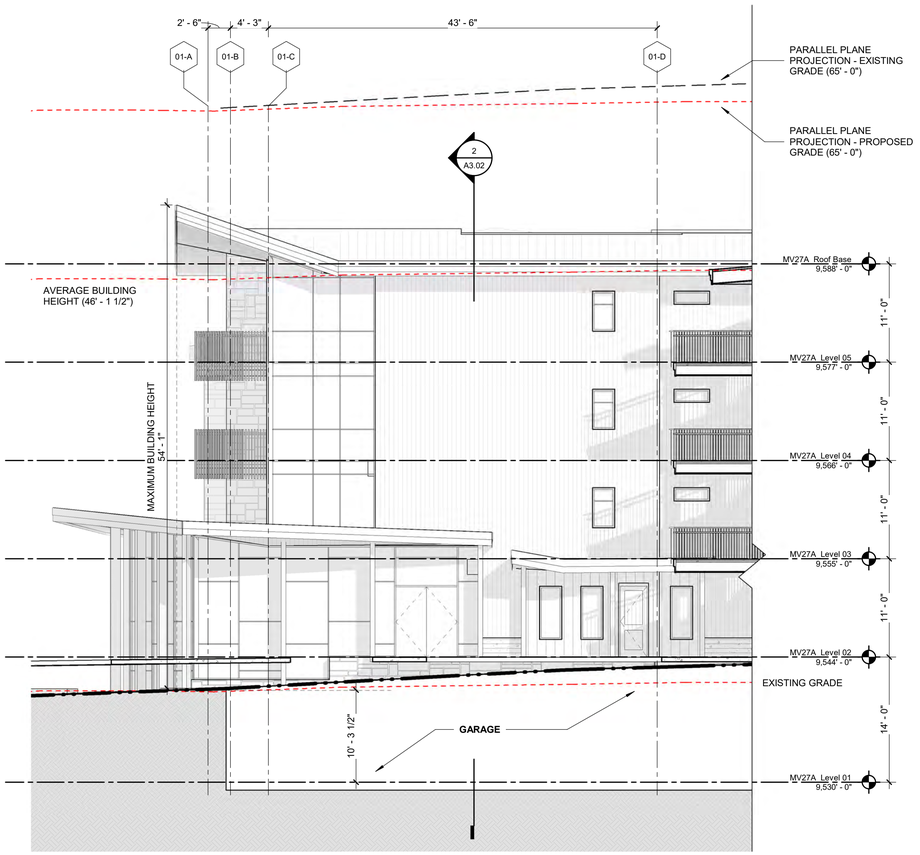
DRB Submittal

SHEET TITLE

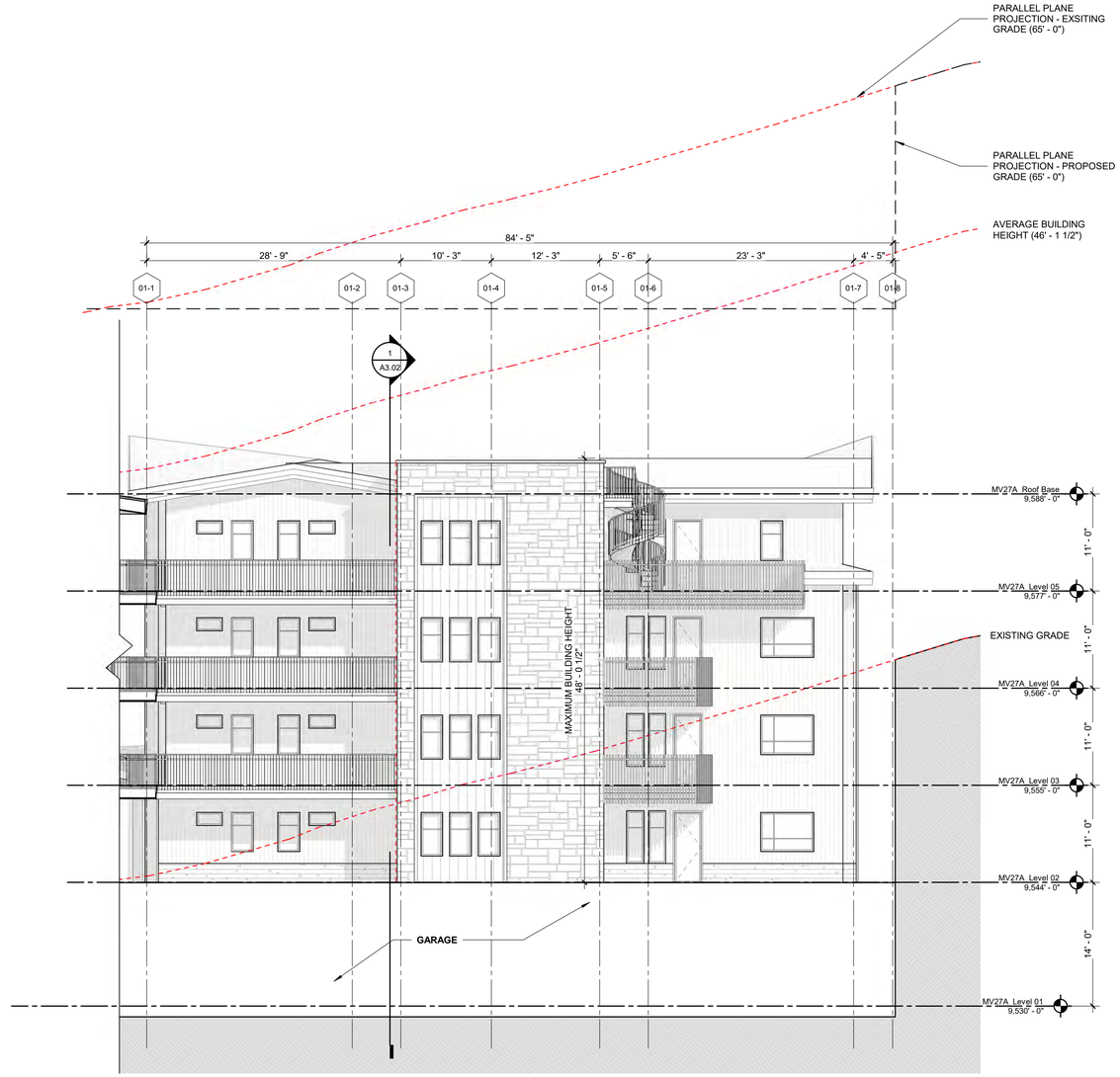
Building Elevations (B&W)

SHEET NO.

A2.01



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



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

TOWN STAMP

359 DESIGN
3630 OSAGE STREET
DENVER, CO 80211
720.512.3427

STATE OF COLORADO
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B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A
Mountain Village, CO

REVISIONS

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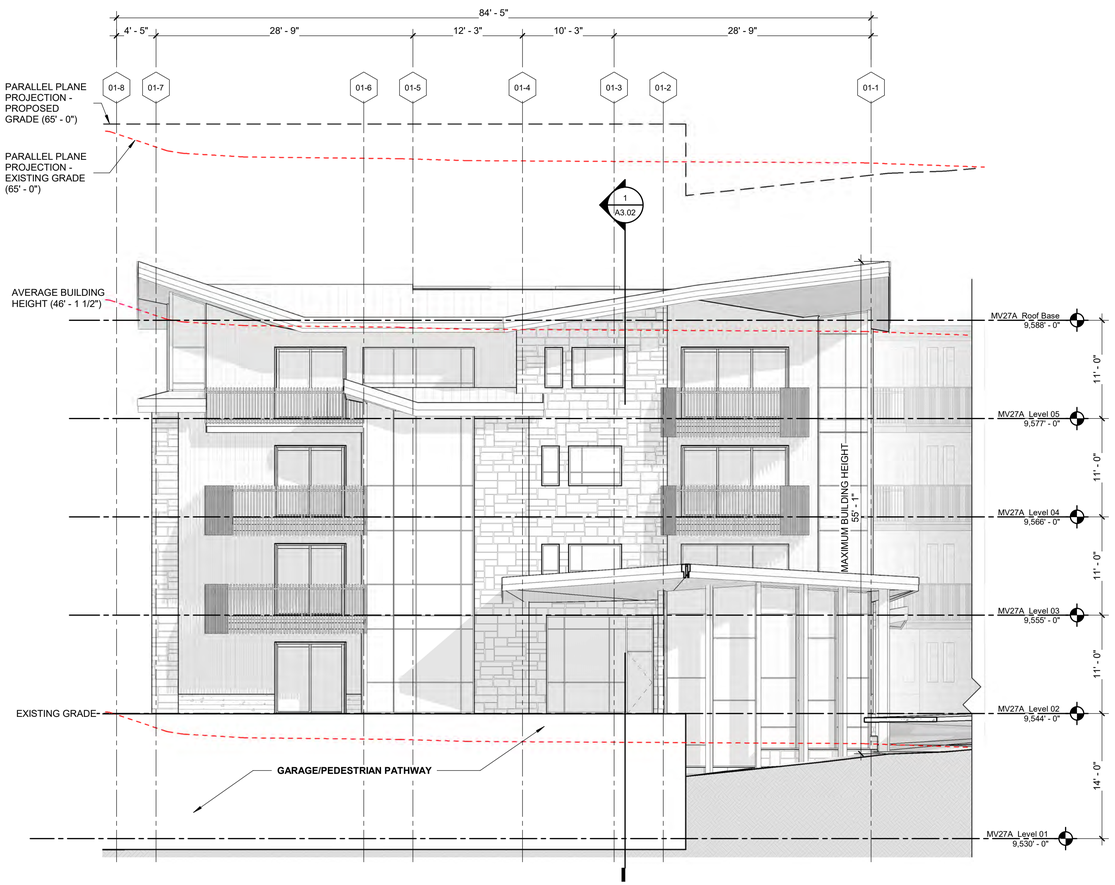
ISSUE DATE 09/21/2022

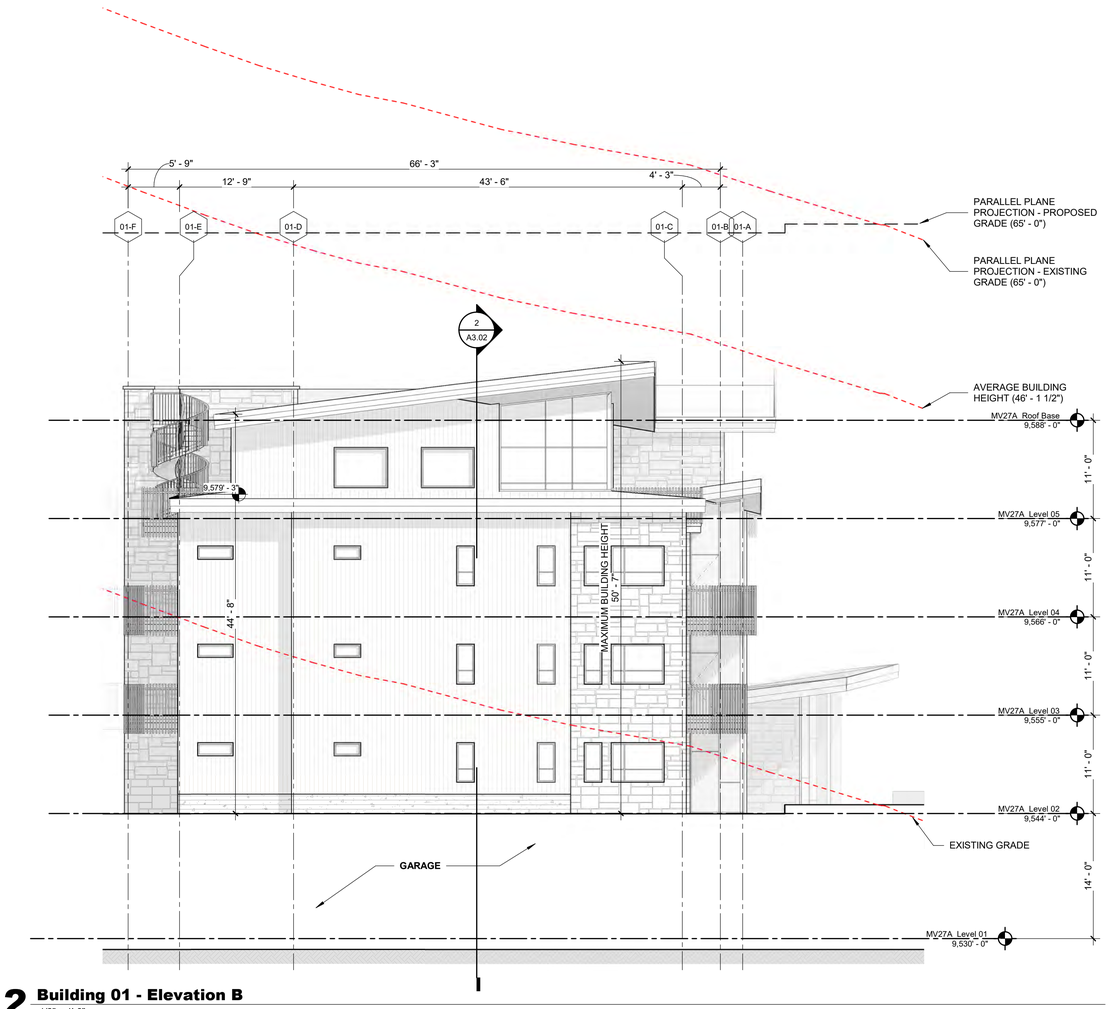
ISSUE
DRB Submittal

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"

TOWN STAMP

359 DESIGN

3620 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

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ISSUE DATE 09/21/2022

ISSUE
DRB Submittal

SHEET TITLE
Building Elevations (B&W)

SHEET NO.
A2.03

2 Building 02 - Elevation C

1/8" = 1'-0"

359 DESIGN

3630 OSAGE STREET
DENVER, CO 80211
720.512.3437

TOWN STAMP

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

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

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ISSUE DATE 09/21/2022

ISSUE

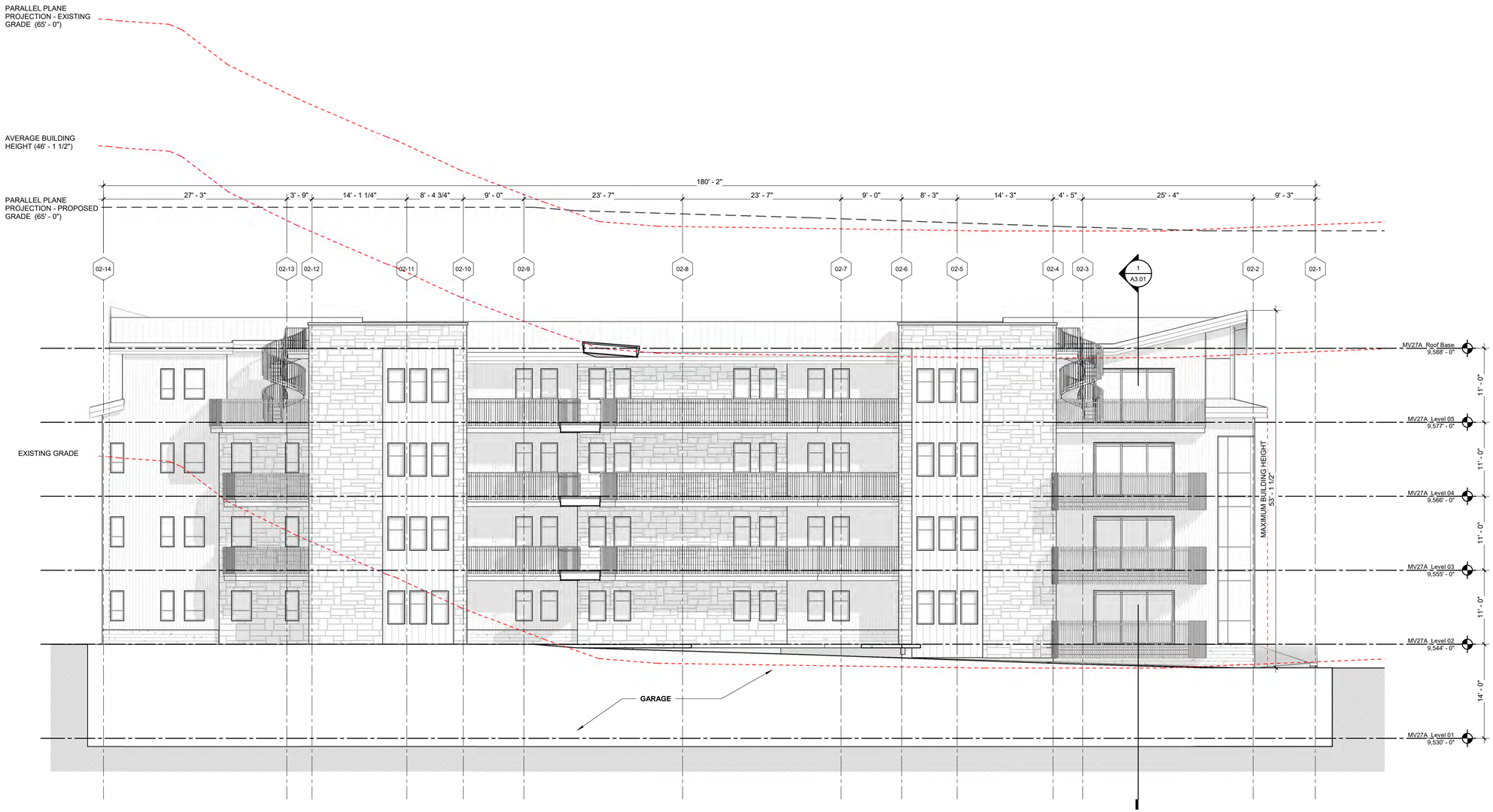
DRB Submittal

SHEET TITLE

Building Elevations (B&W)

SHEET NO.

A2.04



2 Building 02 - Elevation A

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3020 OSAGE STREET
DENVER, CO 80211
720.512.3437

STATE OF COLORADO
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B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

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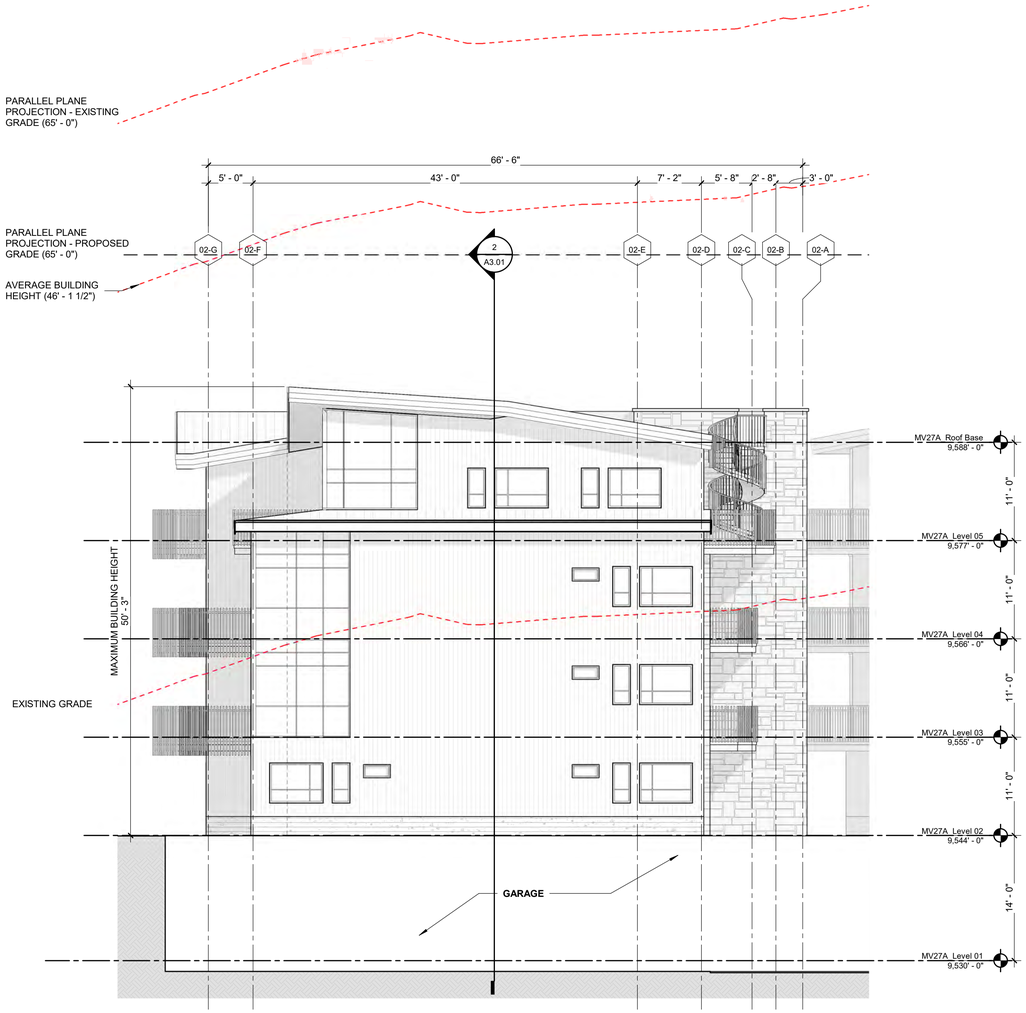
DRB Submittal

SHEET TITLE

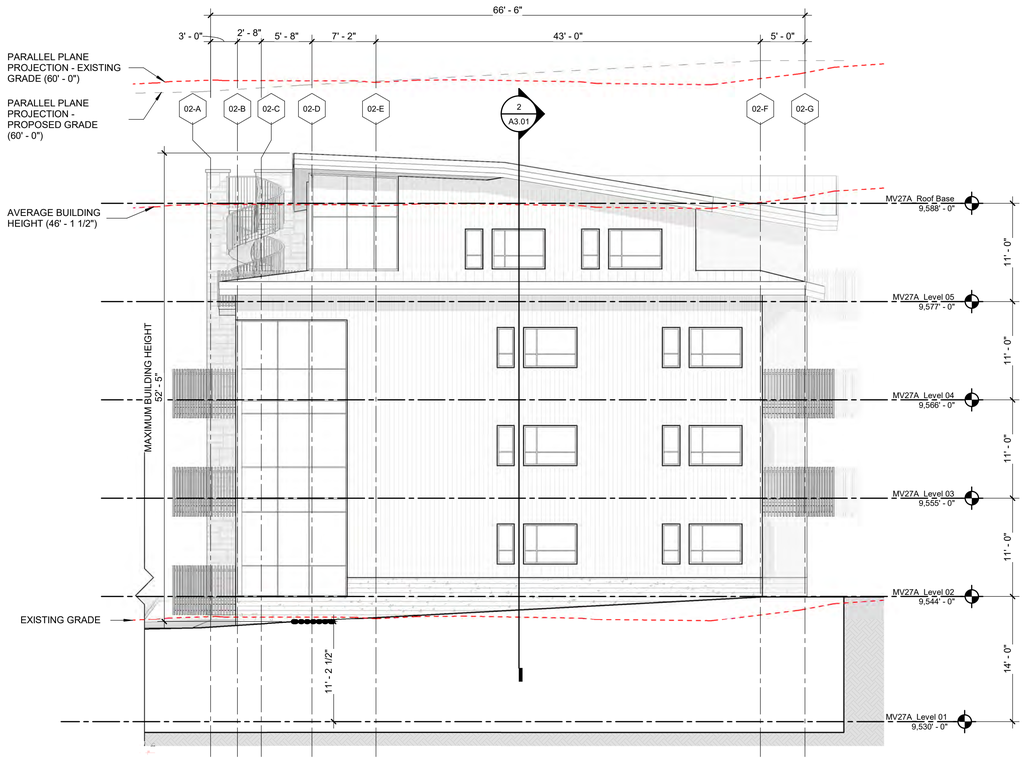
Building Elevations (B&W)

SHEET NO.

A2.05



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



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

TOWN STAMP

359 DESIGN
3620 OSAGE STREET
DENVER, CO 80211
720.512.3427

STATE OF COLORADO
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B-2465
07/29/2022
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DISCIPLINE STAMP

MV Lot 27A
Mountain Village, CO

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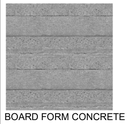
ISSUE
DRB Submittal

SHEET TITLE
Building Elevations (B&W)

SHEET NO.
A2.06

 WOOD SIDING	MATERIAL SF ELEVATION A: 894.76 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 26%**	MATERIAL SF ELEVATION B: 1348.47 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 45%**	MATERIAL SF ELEVATION C: 3117.02 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 66%**	MATERIAL SF ELEVATION D: 1586.29 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % SOUTH ELEVATION: 51%**	MATERIAL SF BUILDING 1: 6,946.54 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 48%**	MATERIAL SF OVERALL: 16,285.03 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 46%**
 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%**
 BOARD FORM CONCRETE	MATERIAL SF ELEVATION A: 23.29 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 0.6%**	MATERIAL SF ELEVATION B: 98.06 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 3%**	MATERIAL SF ELEVATION C: 113.19 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 2%**	MATERIAL SF ELEVATION D: 24.68 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 0.8%**	MATERIAL SF BUILDING 1: 260.22 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 1.8%**	MATERIAL SF OVERALL: 916.07 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 3%**

1 MATERIAL AMENITY ELEVATION

1/8" = 1'-0"

359 DESIGN

3630 OSAGE STREET
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TOWN STAMP

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MV Lot 27A

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SHEET TITLE

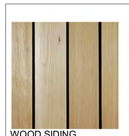
Material Elevations

SHEET NO.

A2.10

1 MATERIAL BUILDING 01-B
1/8" = 1'-0"

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

 WOOD SIDING	MATERIAL SF ELEVATION A: 894.76 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 26%**	MATERIAL SF ELEVATION B: 1348.47 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 45%**	MATERIAL SF ELEVATION C: 3117.02 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 66%**	MATERIAL SF ELEVATION D: 1586.29 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % SOUTH ELEVATION: 51%**	MATERIAL SF BUILDING 1: 6,946.54 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 48%**	MATERIAL SF OVERALL: 16,285.03 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 46%**
 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%**
 BOARD FORM CONCRETE	MATERIAL SF ELEVATION A: 23.29 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 0.6%**	MATERIAL SF ELEVATION B: 98.06 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 3%**	MATERIAL SF ELEVATION C: 113.19 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 2%**	MATERIAL SF ELEVATION D: 24.68 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 0.8%**	MATERIAL SF BUILDING 1: 260.22 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 1.8%**	MATERIAL SF OVERALL: 916.07 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 3%**

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 **09/21/2022**

ISSUE

DRB Submittal

SHEET TITLE

Material Elevations

SHEET NO.

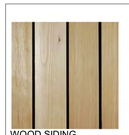
A2.11

1 MATERIAL BUILDING 01-A

1/8" = 1'-0"

2 MATERIAL BUILDING 01-D

1/8" = 1'-0"

 WOOD SIDING	MATERIAL SF ELEVATION A: 894.76 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 26%**	MATERIAL SF ELEVATION B: 1348.47 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 45%**	MATERIAL SF ELEVATION C: 3117.02 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 66%**	MATERIAL SF ELEVATION D: 1586.29 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % SOUTH ELEVATION: 51%**	MATERIAL SF BUILDING 1: 6,946.54 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 48%**	MATERIAL SF OVERALL: 16,285.03 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 46%**
 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%**
 BOARD FORM CONCRETE	MATERIAL SF ELEVATION A: 23.29 SF ELEVATION OVERALL SF: 3506.95 SF **MATERIAL % ELEVATION A: 0.6%**	MATERIAL SF ELEVATION B: 98.06 SF ELEVATION OVERALL SF: 3017.68 SF **MATERIAL % ELEVATION B: 3%**	MATERIAL SF ELEVATION C: 113.19 SF ELEVATION OVERALL SF: 4732.38 SF **MATERIAL % ELEVATION C: 2%**	MATERIAL SF ELEVATION D: 24.68 SF ELEVATION OVERALL SF: 3089.31 SF **MATERIAL % ELEVATION D: 0.8%**	MATERIAL SF BUILDING 1: 260.22 SF BUILDING PERIMETER SF: 14346.32 SF **MATERIAL %** BUILDING 1**: 1.8%**	MATERIAL SF OVERALL: 916.07 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 3%**

TOWN STAMP

359 DESIGN

3630 OSAGE STREET
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STATE OF COLORADO
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07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER **21016**
ISSUE DATE **09/21/2022**

ISSUE

DRB Submittal

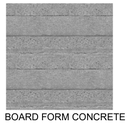
SHEET TITLE

Material Elevations

SHEET NO.

A2.12

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

 WOOD SIDING	MATERIAL SF ELEVATION A : 2361.23 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A : 31%**	MATERIAL SF ELEVATION B: 1665 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 56%**	MATERIAL SF ELEVATION C : 3614.87 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C : 50%**	MATERIAL SF ELEVATION D: 1697.39 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 58%**	MATERIAL SF BUILDING 2: 9,338.49 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 45%**	MATERIAL SF OVERALL: 16,285.03 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 46%**
 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%**
 BOARD FORM CONCRETE	MATERIAL SF ELEVATION A: 108.64 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 1.4%**	MATERIAL SF ELEVATION B: 204.09 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 6.8%**	MATERIAL SF ELEVATION C: 222.60 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 3.1%**	MATERIAL SF ELEVATION D : 120.52 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % SOUTH ELEVATION D: 4.1%**	MATERIAL SF BUILDING 2: 655.85 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"

TOWN STAMP

359 DESIGN
3630 OSAGE STREET
DENVER, CO 80211
720.512.3427

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

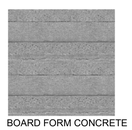
PROJECT NUMBER 21016
ISSUE DATE 09/21/2022

ISSUE
DRB Submittal

SHEET TITLE
Material Elevations

SHEET NO.
A2.13

1 MATERIAL BUILDING 02-C
1/8" = 1'-0"

 WOOD SIDING	MATERIAL SF ELEVATION A : 2361.23 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A : 31%**	MATERIAL SF ELEVATION B: 1665 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 56%**	MATERIAL SF ELEVATION C : 3614.87 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C : 50%**	MATERIAL SF ELEVATION D: 1697.39 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % ELEVATION D: 58%**	MATERIAL SF BUILDING 2: 9,338.49 SF BUILDING PERIMETER SF: 20,764.27 SF **MATERIAL % BUILDING 2: 45%**	MATERIAL SF OVERALL: 16,285.03 SF BUILDING PERIMETER SF: 35,110.59 SF **MATERIAL % OVERALL: 46%**
 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%**
 BOARD FORM CONCRETE	MATERIAL SF ELEVATION A: 108.64 SF ELEVATION OVERALL SF: 7595.79 SF **MATERIAL % ELEVATION A: 1.4%**	MATERIAL SF ELEVATION B: 204.09 SF ELEVATION OVERALL SF: 2,984.16 SF **MATERIAL % ELEVATION B: 6.8%**	MATERIAL SF ELEVATION C: 222.60 SF ELEVATION OVERALL SF: 7,241.08 SF **MATERIAL % ELEVATION C: 3.1%**	MATERIAL SF ELEVATION D : 120.52 SF ELEVATION OVERALL SF: 2,943.24 SF **MATERIAL % SOUTH ELEVATION D: 4.1%**	MATERIAL SF BUILDING 2: 655.85 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
BRUCE D. WINS
B-2465
07/29/2022
LICENSED ARCHITECT

DISCIPLINE STAMP

MV Lot 27A
Mountain Village, CO

REVISIONS

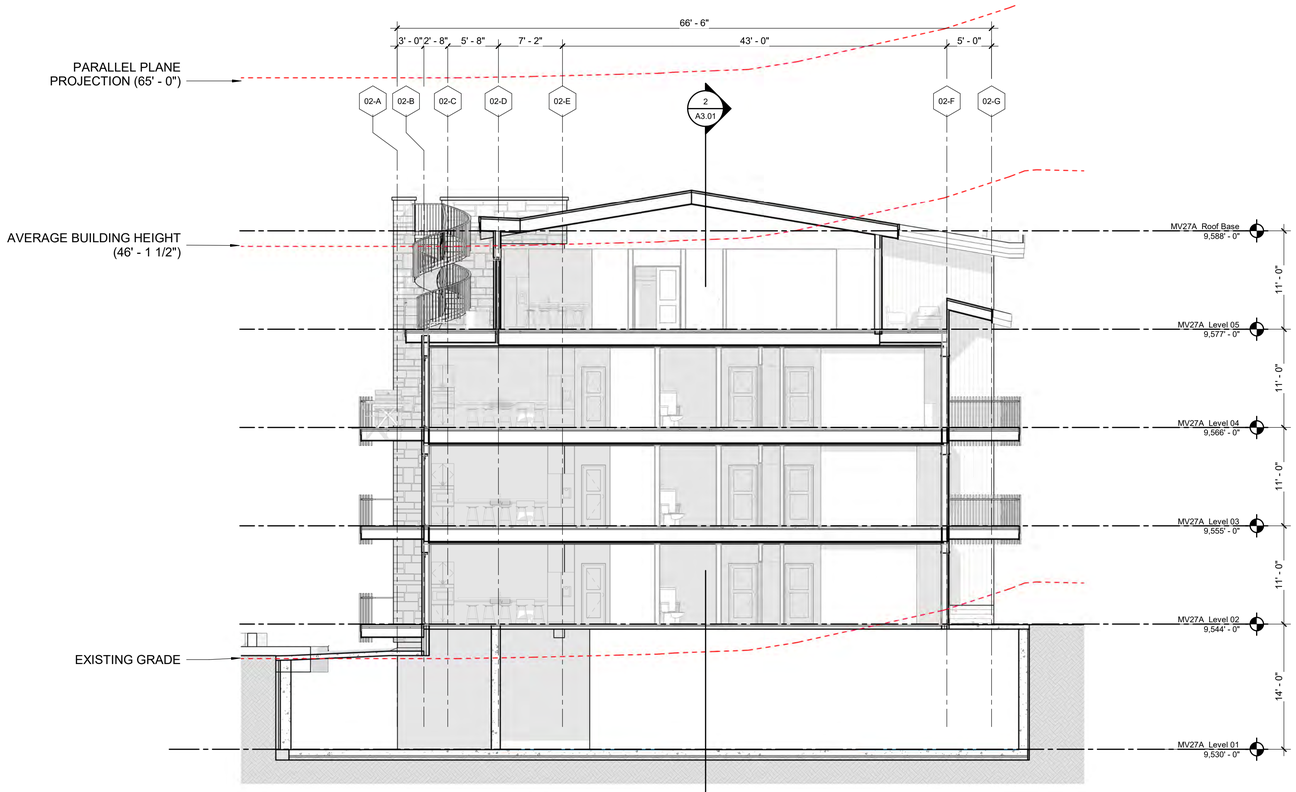
No.	Description	Date

PROJECT NUMBER **21016**
ISSUE DATE **09/21/2022**

ISSUE
DRB Submittal

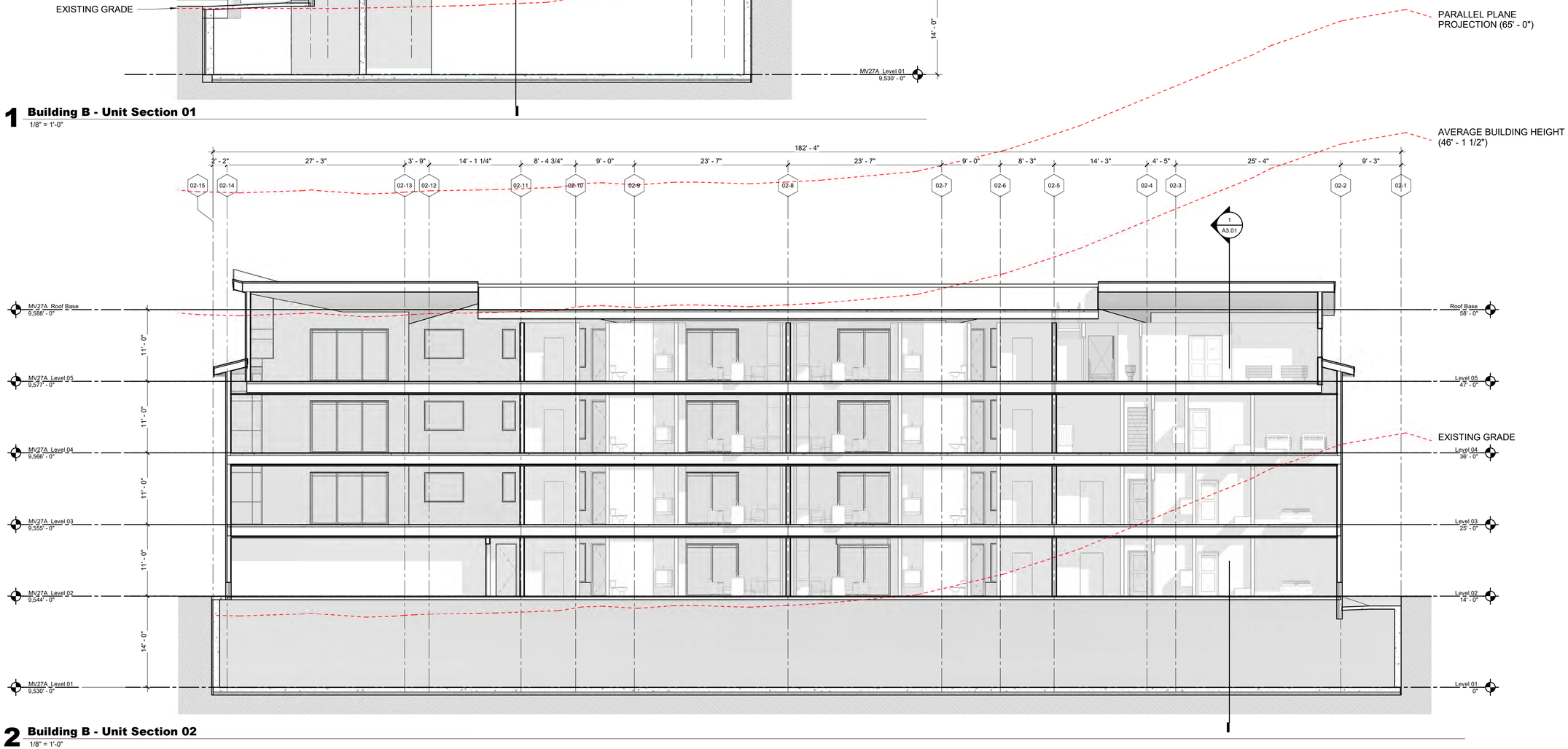
SHEET TITLE
Material Elevations

SHEET NO.
A2.14



1 Building B - Unit Section 01

1/8" = 1'-0"



2 Building B - Unit Section 02

1/8" = 1'-0"

TOWN STAMP

359 DESIGN

3620 OSAGE STREET
DENVER, CO 80211
720.512.3437

DISCIPLINE STAMP

MV Lot 27A

Mountain Village, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 05/31/2022

ISSUE

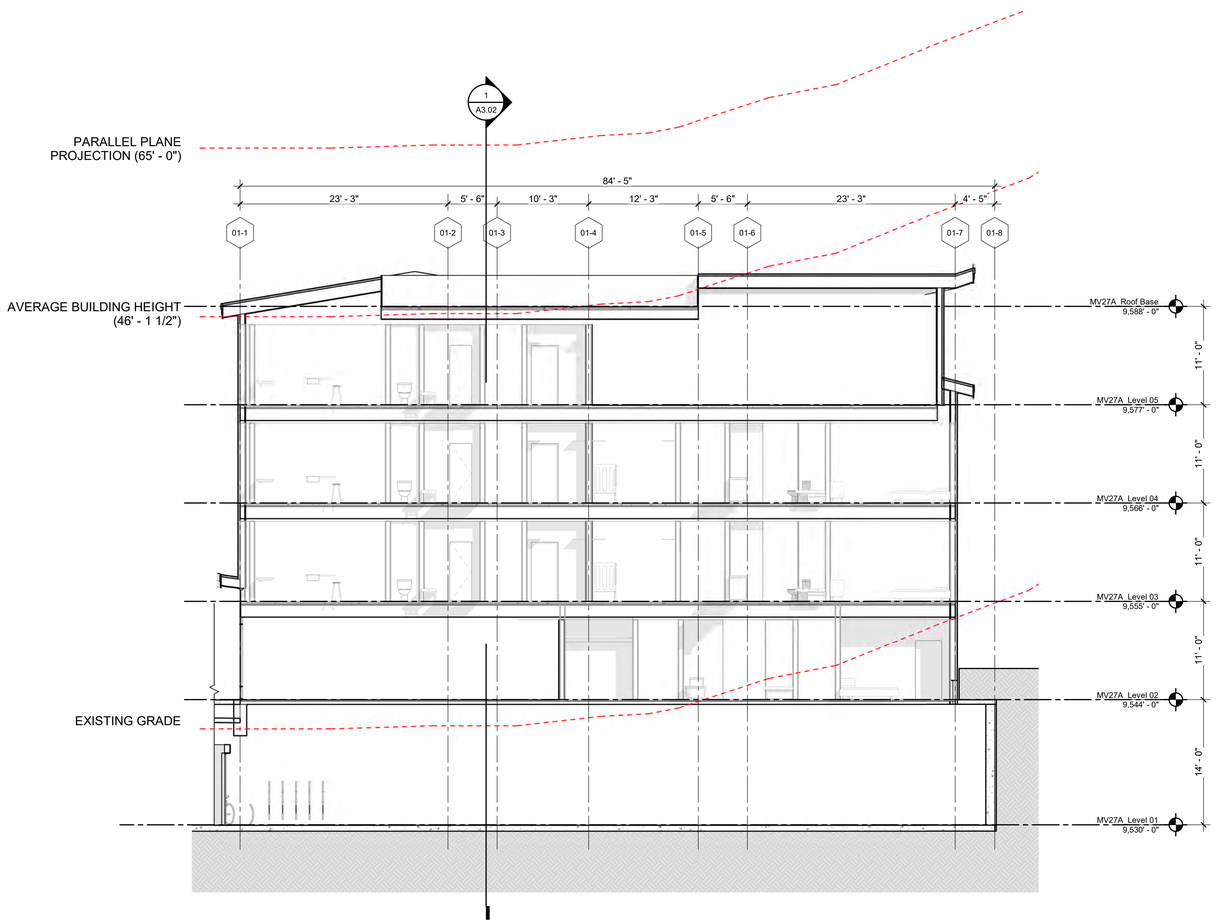
DRB Submittal

SHEET TITLE

Building Sections

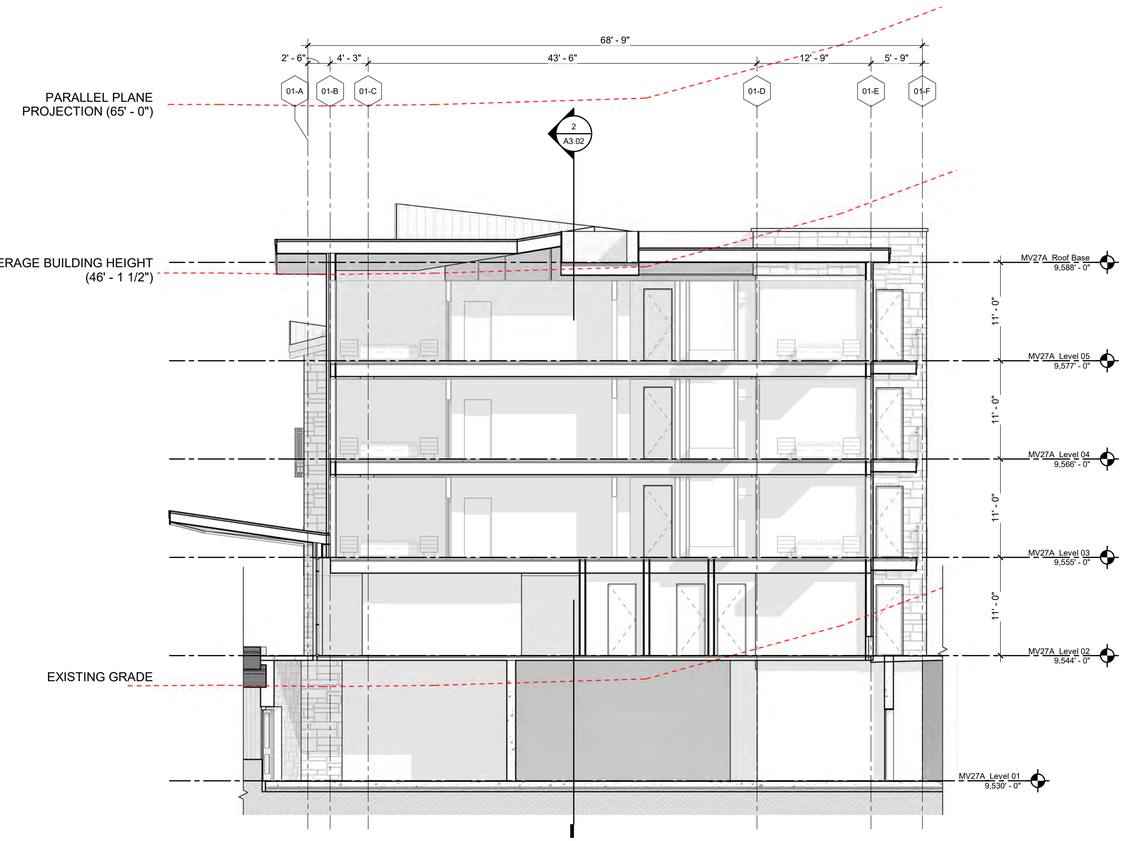
SHEET NO.

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
3620 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 09/21/2022

ISSUE

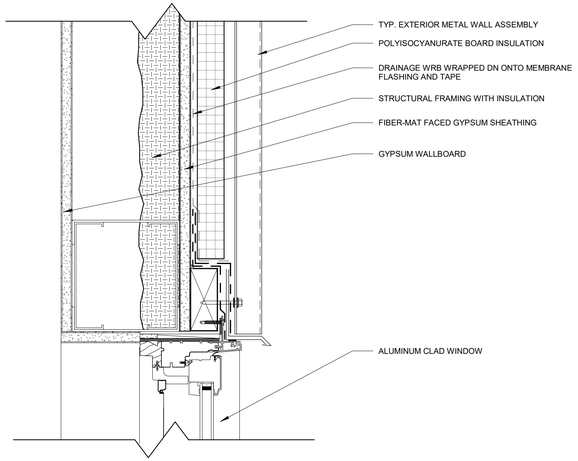
DRB Submittal

SHEET TITLE

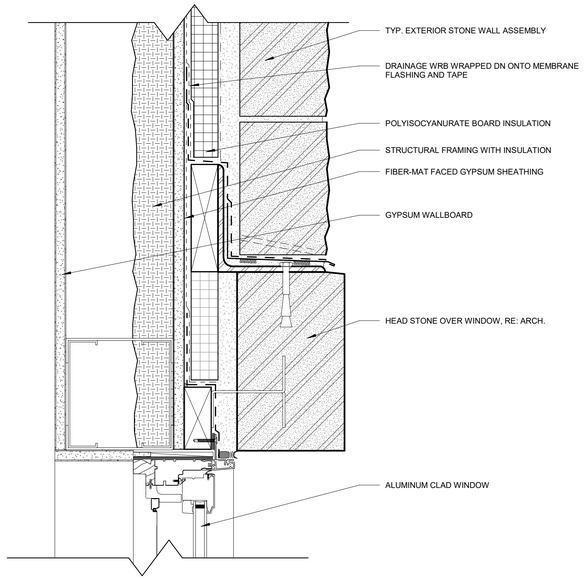
Building Sections

SHEET NO.

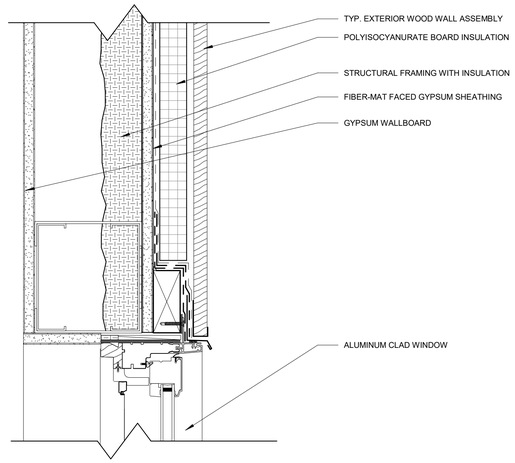
A3.02



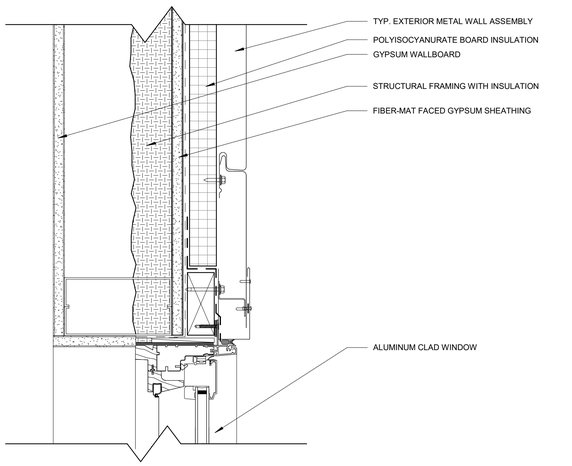
1 CLAD WINDOW HEAD @ METAL
3" = 1'-0"



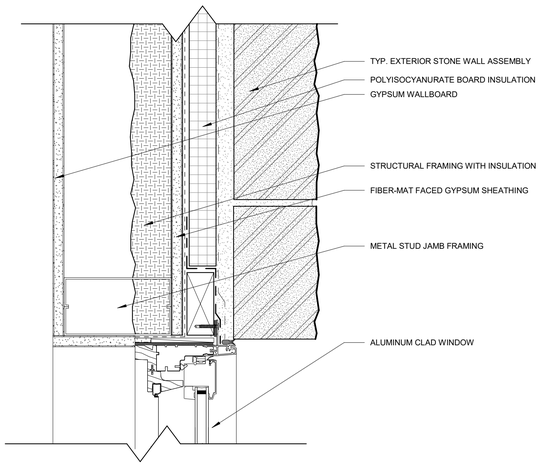
4 CLAD WINDOW HEAD @ STONE
3" = 1'-0"



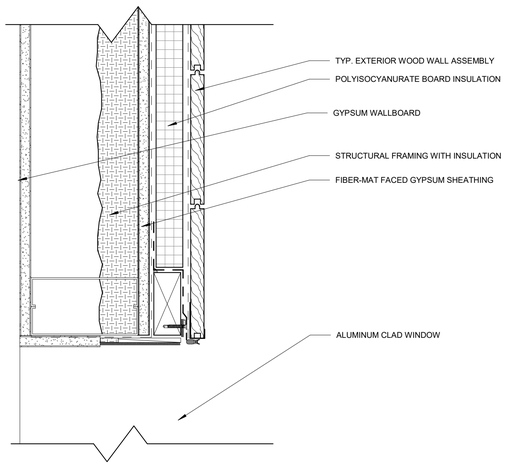
7 CLAD WINDOW HEAD @ WOOD
3" = 1'-0"



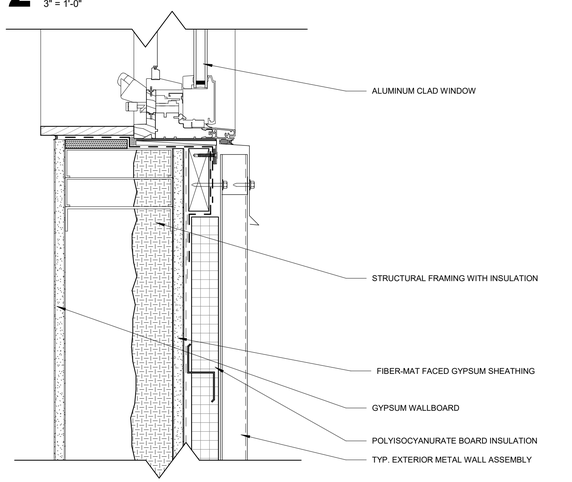
2 CLAD WINDOW JAMB @ METAL
3" = 1'-0"



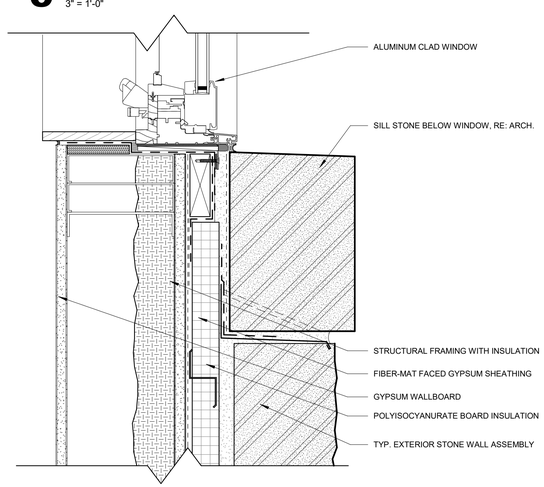
5 CLAD WINDOW JAMB @ STONE
3" = 1'-0"



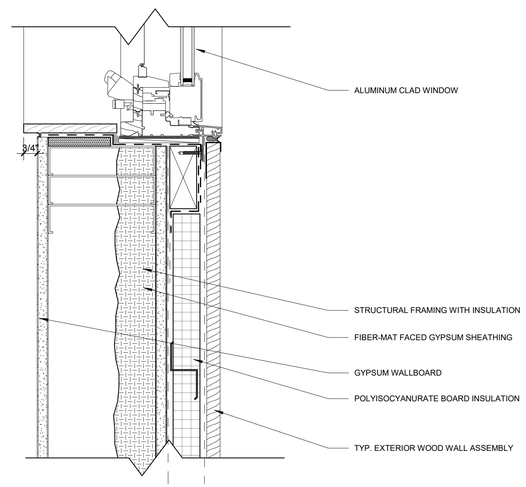
8 CLAD WINDOW JAMB @ WOOD
3" = 1'-0"



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



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



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

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3630 OSAGE STREET
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STATE OF COLORADO
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MV Lot 27A
Mountain Village, CO

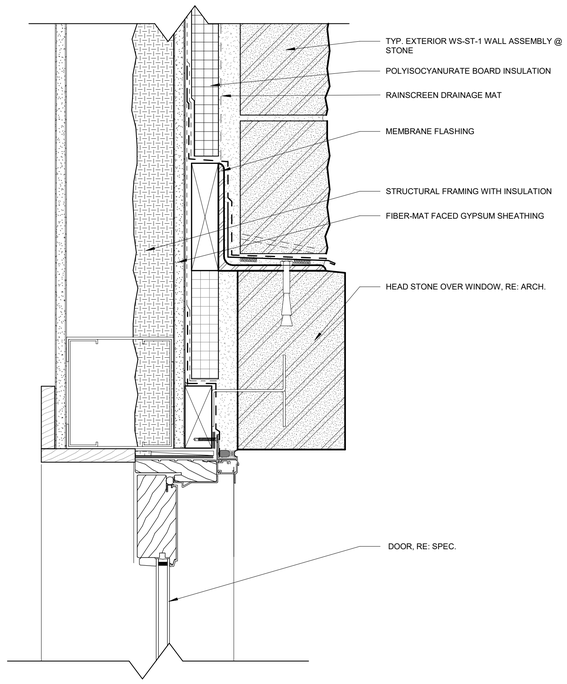
REVISIONS		
No.	Description	Date

PROJECT NUMBER 21016
ISSUE DATE 09/21/2022

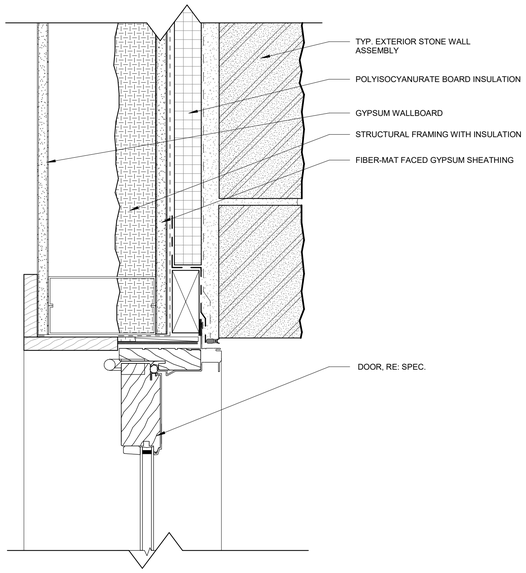
ISSUE
DRB Submittal

SHEET TITLE
Window Details

SHEET NO.
A5.01



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



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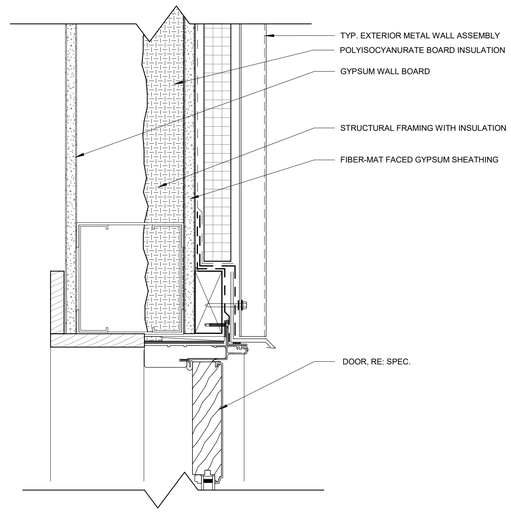
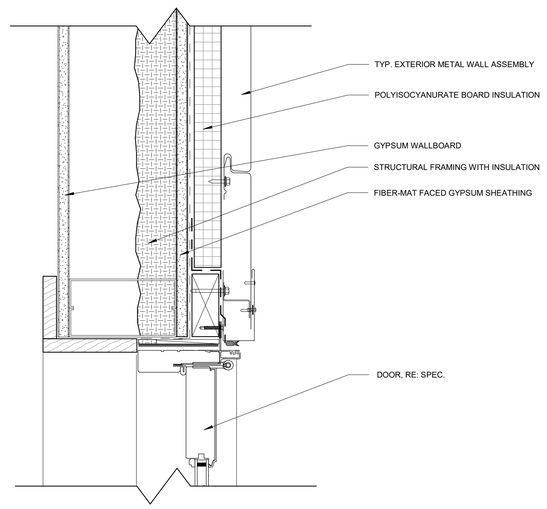
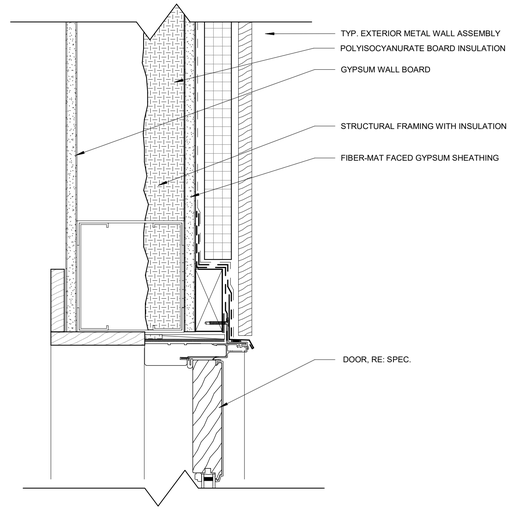
3" = 1'-0"



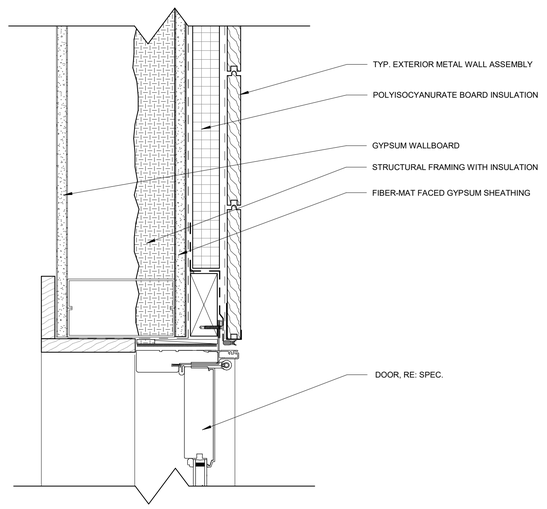
3 DOOR HEAD @ METAL
3" = 1'-0"



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



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



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

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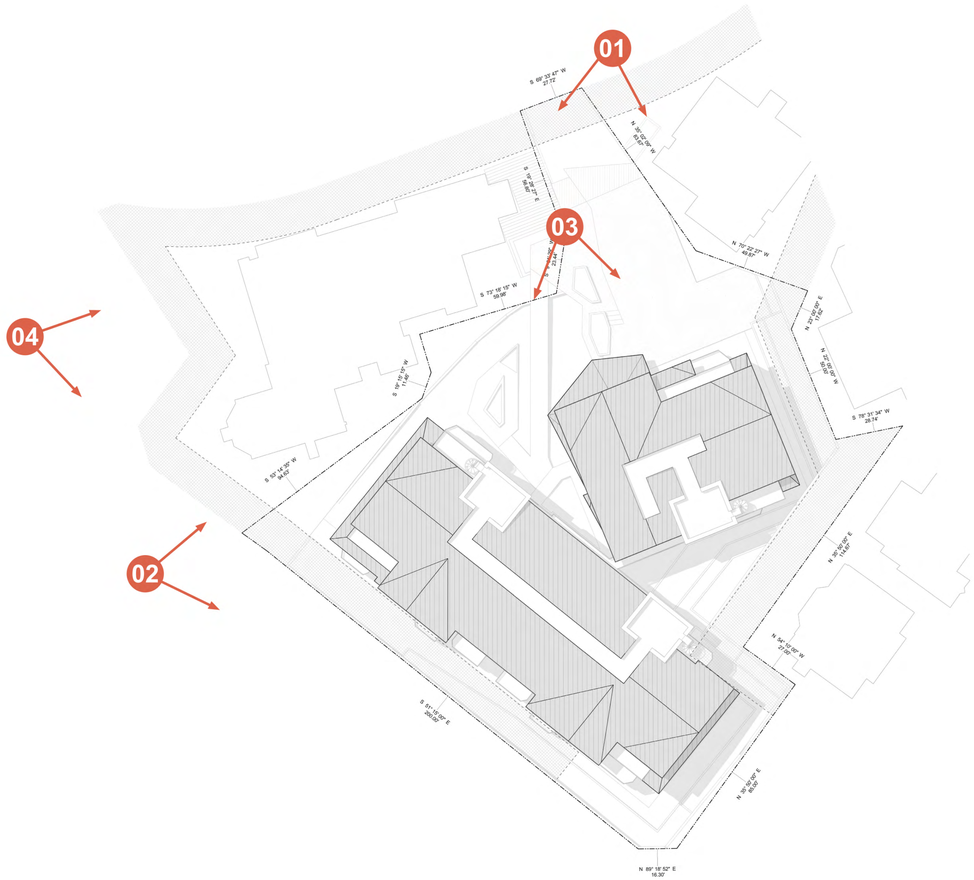
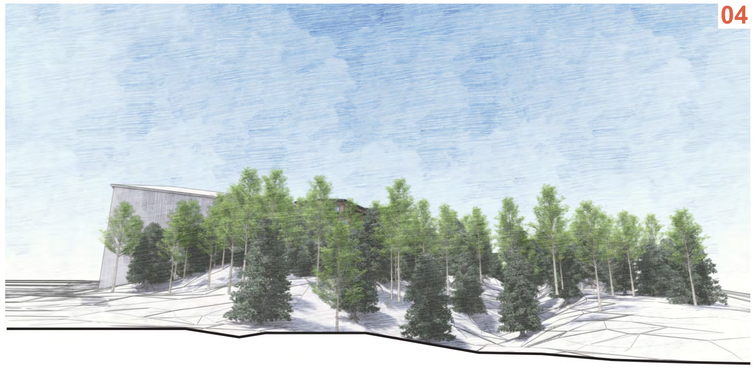
SHEET TITLE
Door Details

SHEET NO.
A5.02





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SHEET TITLE

Sketch Renderings

SHEET NO.

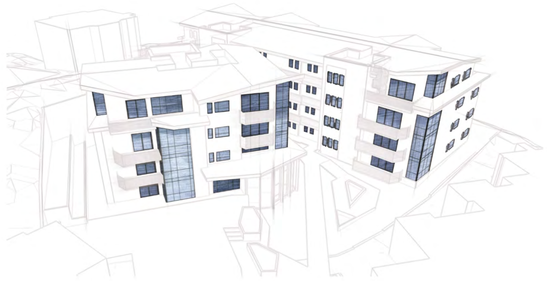
A9.01

01

02

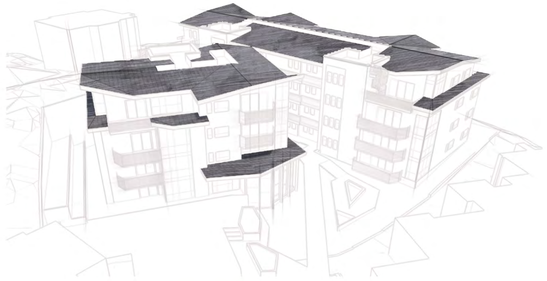
03

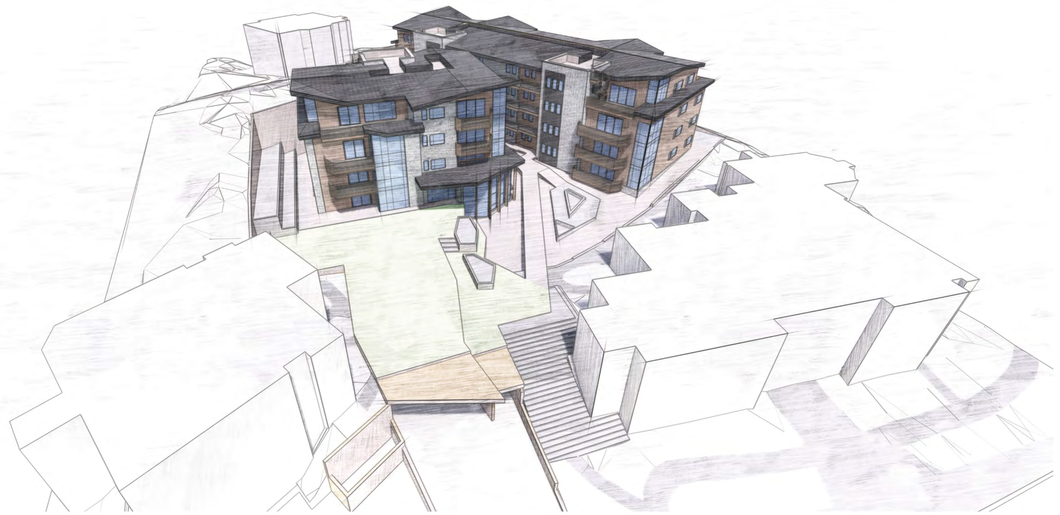
04



05

06





01

Black slate stone

Material % = 23%

02

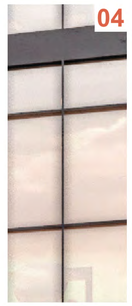
6" shiplap clearcoat cedar wood siding

Material % = 49%

03

Metal cladding

Material % = 3%



04

High-performance glazing

Material % = 25%

05

Clearcoat Timber

06

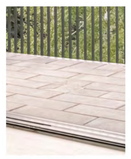
Standing seam metal roofing

Soffit

4" shiplap clearcoat cedar wood siding

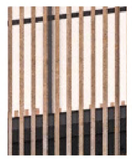
Fascia

Dark-grey painted hardie-board



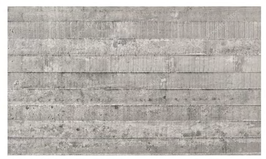
Deck Pavers

Citystone 12x24 stone pavers



Railings

2" x 2" clearcoat timber with metal handrail



Board-Form Concrete

4" boards used to create form

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SHEET TITLE

Material Axons

SHEET NO.

A9.10

01

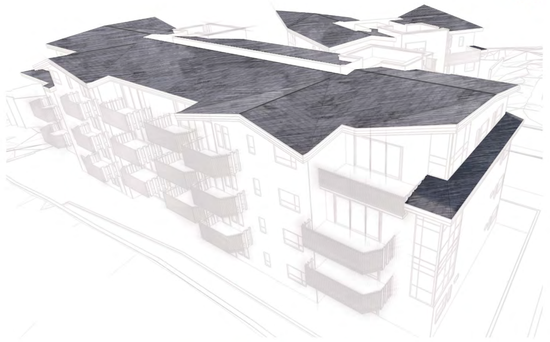
02

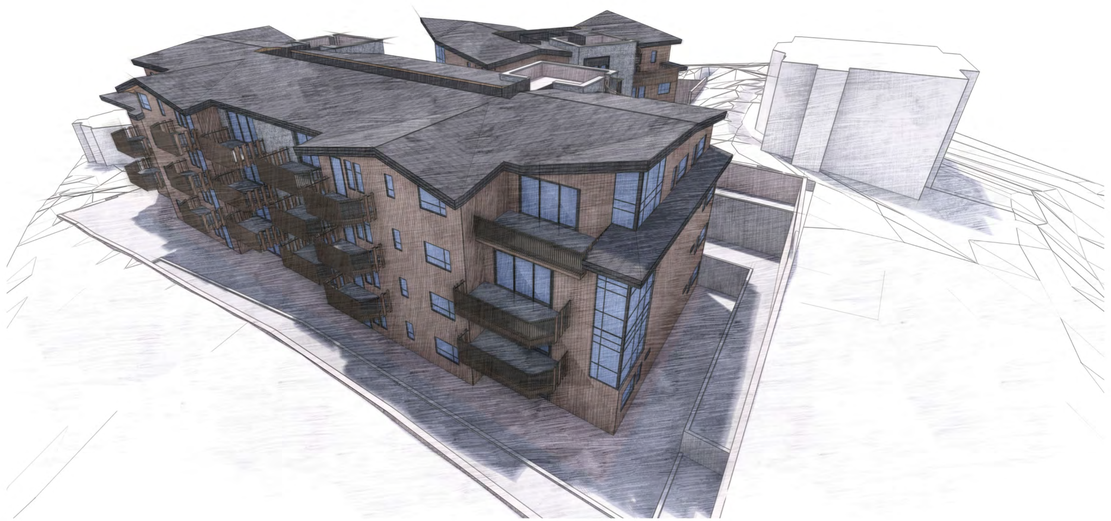
03

04

05

06





01

Black slate stone

Material % = 23%

02

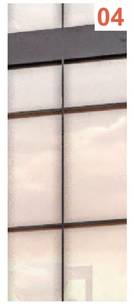
6" shiplap clearcoat cedar wood siding

Material % = 49%

03

Metal cladding

Material % = 3%



04

High-performance glazing

Material % = 25%

05

Clearcoat Timber

06

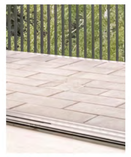
Standing seam metal roofing

Soffit

4" shiplap clearcoat cedar wood siding

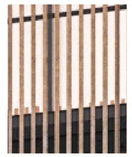
Fascia

Dark-grey painted hardie-board



Deck Pavers

Citystone 12x24 stone pavers



Railings

2" x 2" clearcoat timber with metal handrail

Board-Form Concrete

4" boards used to create form

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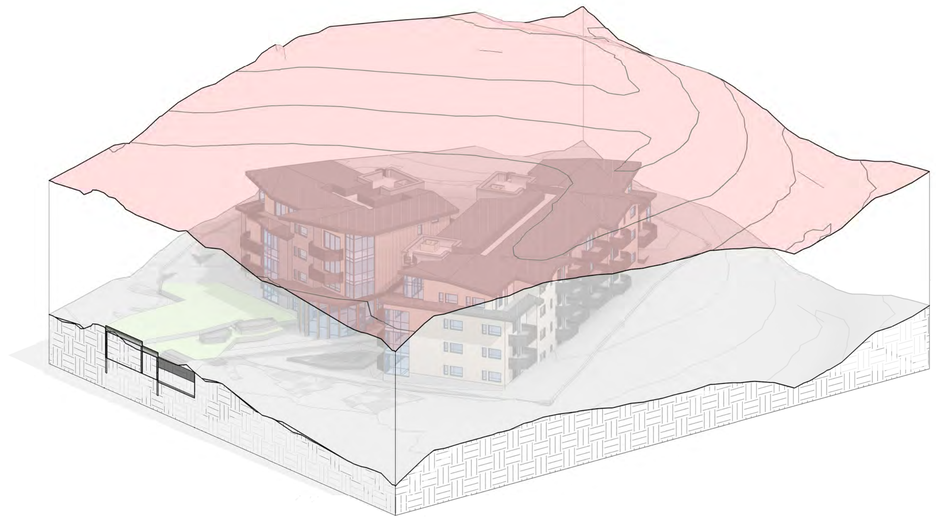
SHEET TITLE

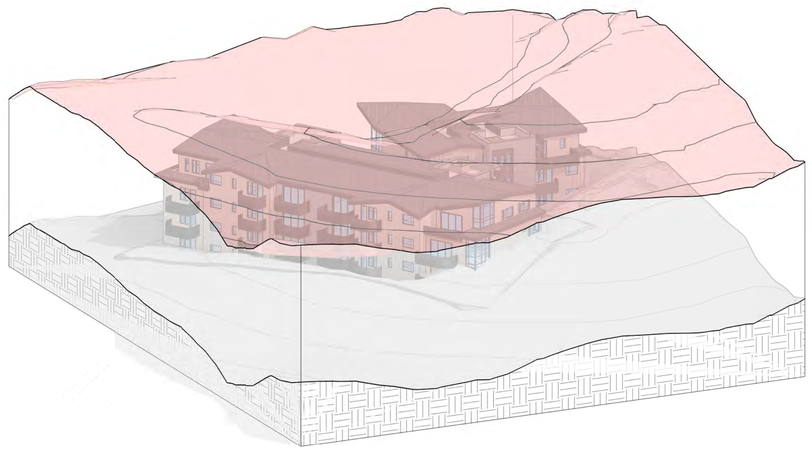
Material Axons

SHEET NO.

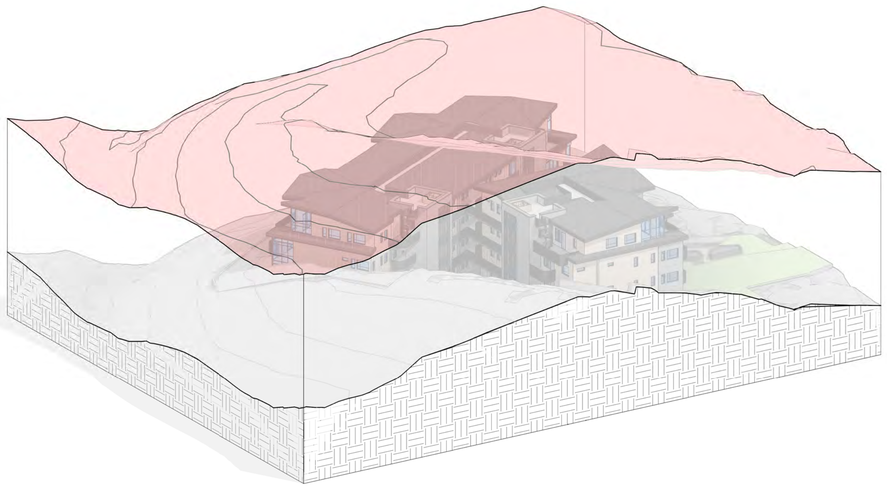
A9.11



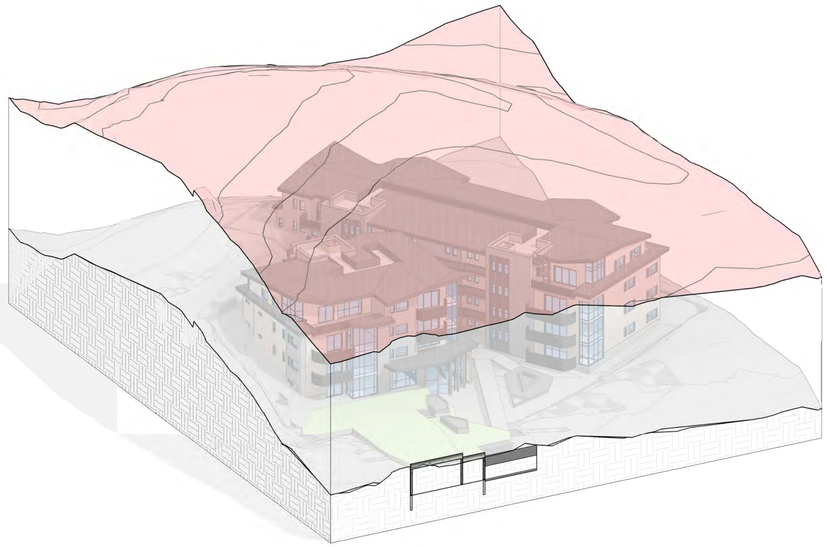
1 **Building Height - View 1**



2 **Building Height - View 2**



3 **Building Height - View 3**



4 **Building Height - View 4**

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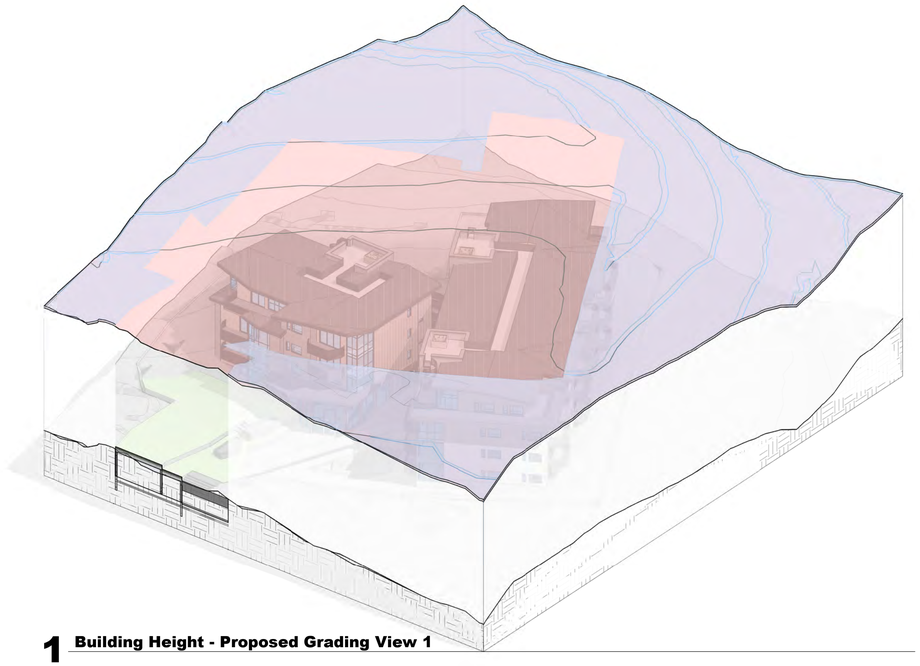
SHEET TITLE

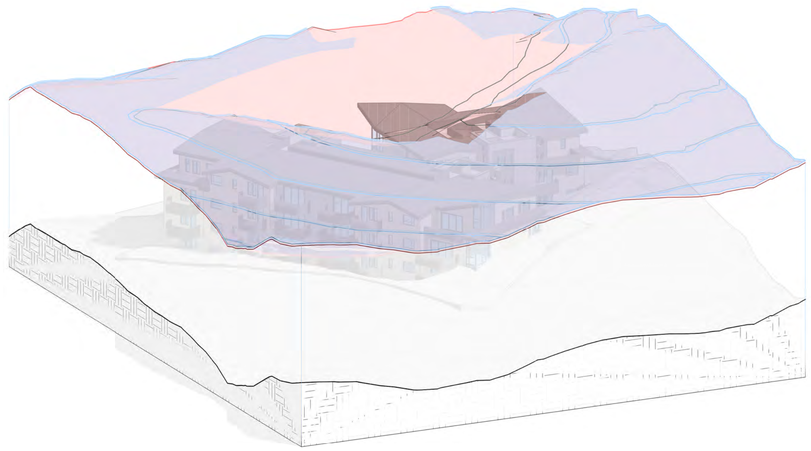
Building Height - Parallel Plane

SHEET NO.

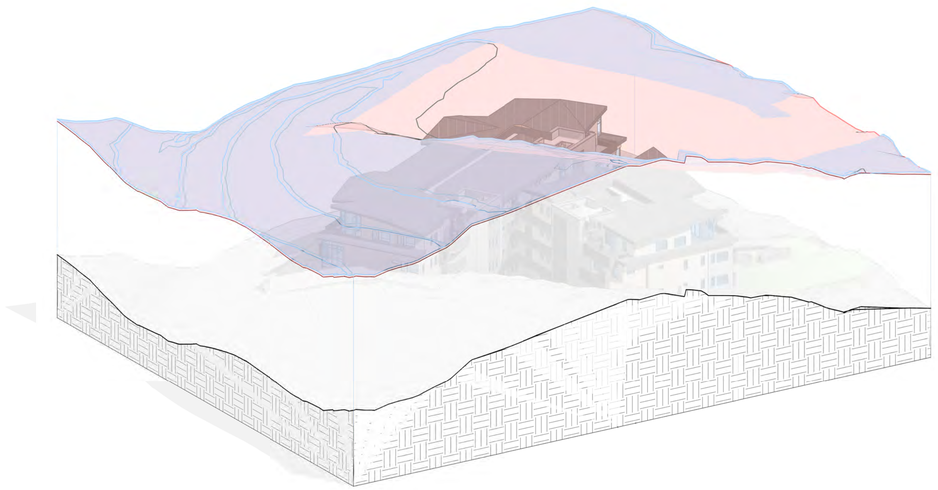
A9.20



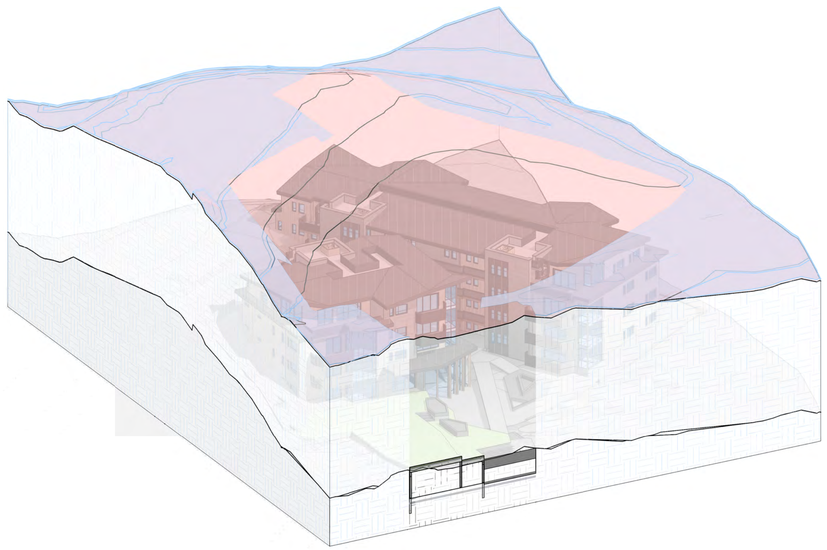
1 **Building Height - Proposed Grading View 1**



2 **Building Height - Proposed Grading View 2**



3 **Building Height - Proposed Grading View 3**



4 **Building Height - Proposed Grading View 4**

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SHEET TITLE

Building Height - Proposed Grading

SHEET NO.

A9.21

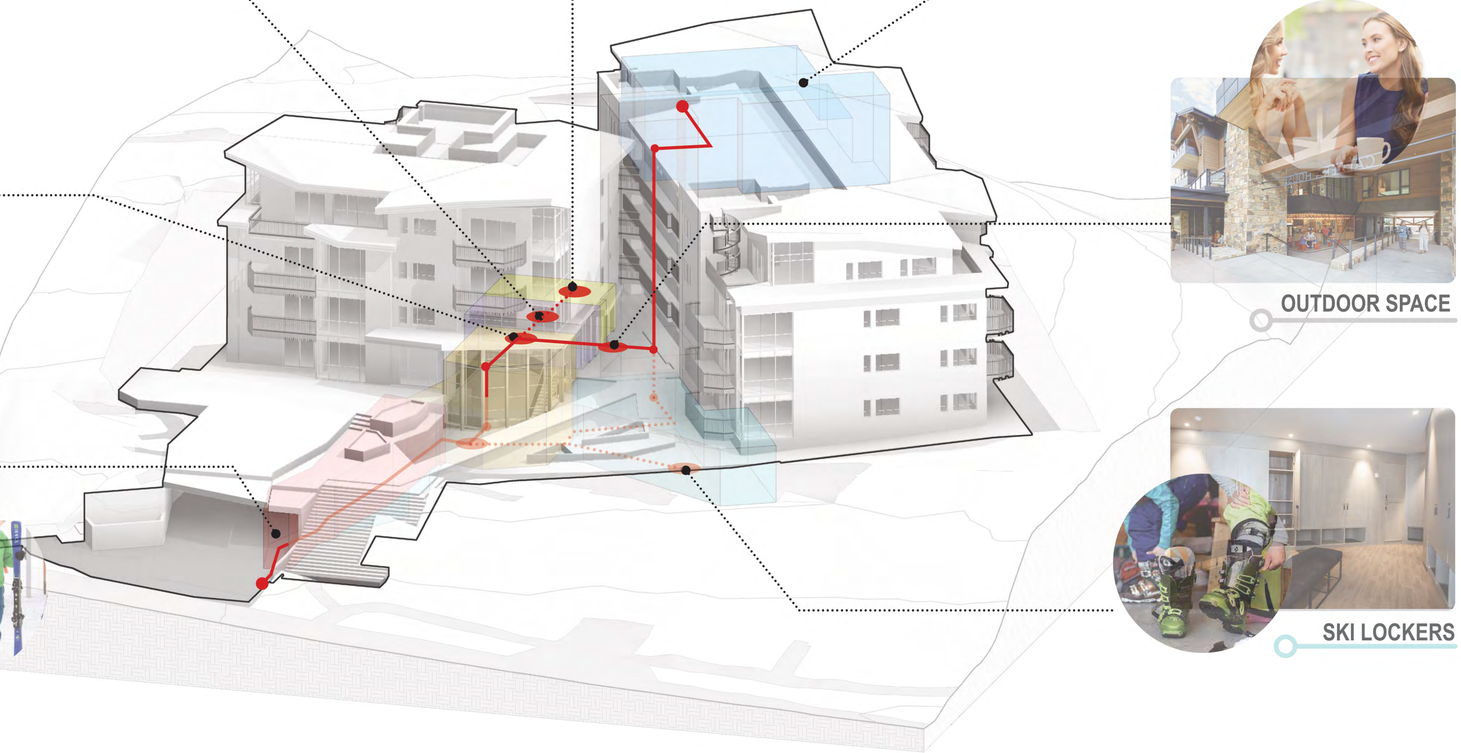
01.0 \\ USER EXPERIENCE: Indoor experience

AMENITY

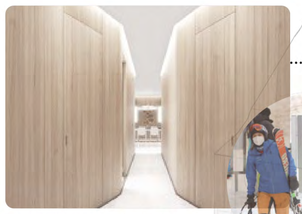
GYM

UNIT

LOBBY



OUTDOOR SPACE



PEDESTRIAN ACCESS

SKI LOCKERS

TOWN STAMP

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SHEET TITLE

User Experience Diagrams

SHEET NO.

A9.30

01.0 \\ USER EXPERIENCE: Outdoor experience

AMENITY

BOARD WALK

UNIT

OUTDOOR SPACE

HOT TUB

FIREPLACE

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SHEET TITLE

User Experience Diagrams

SHEET NO.

A9.31

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.

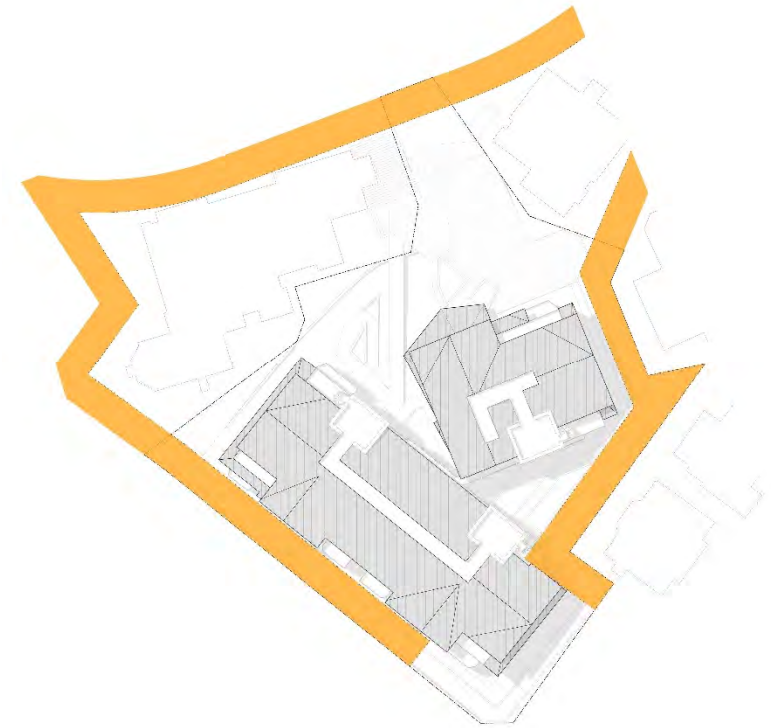


Image 01 – General Easement Locations

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.

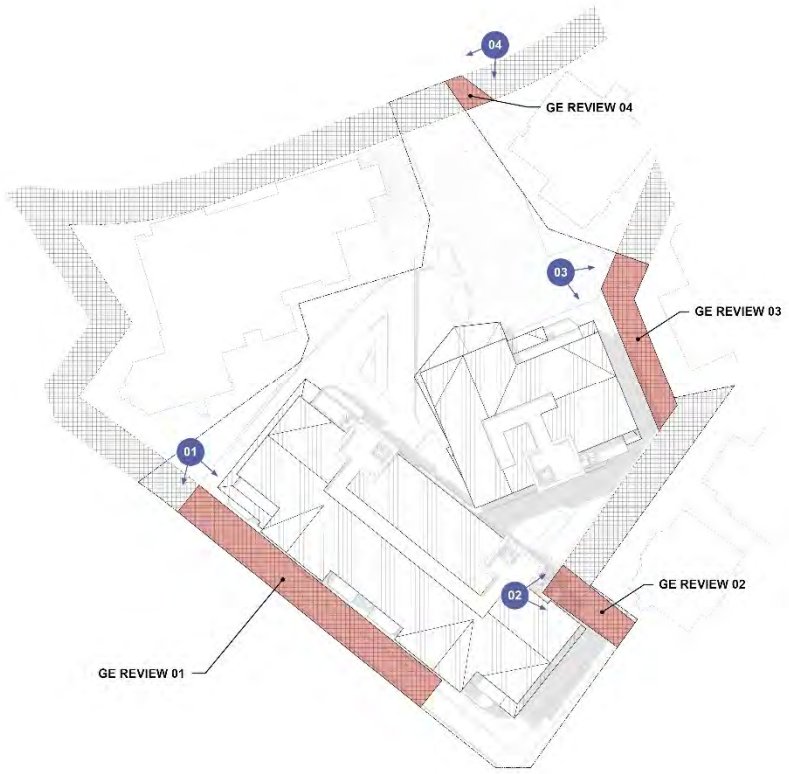


Image 02 – Proposed GE Encroachments

Images 03 – 06 below highlight specifically what proposed general easement encroachments are occurring at each highlighted location.

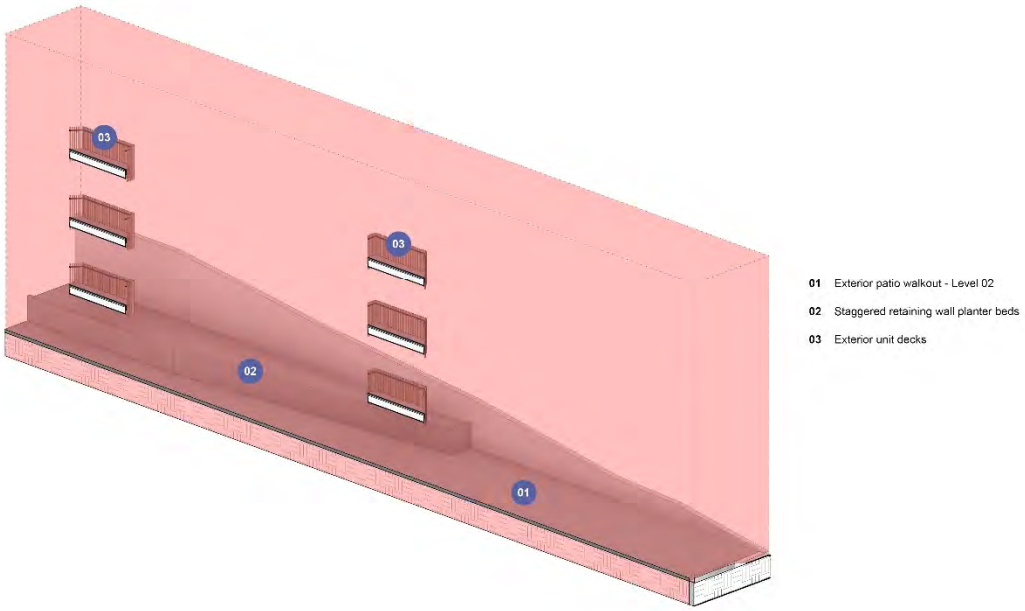


Image 03 – GE Review 01

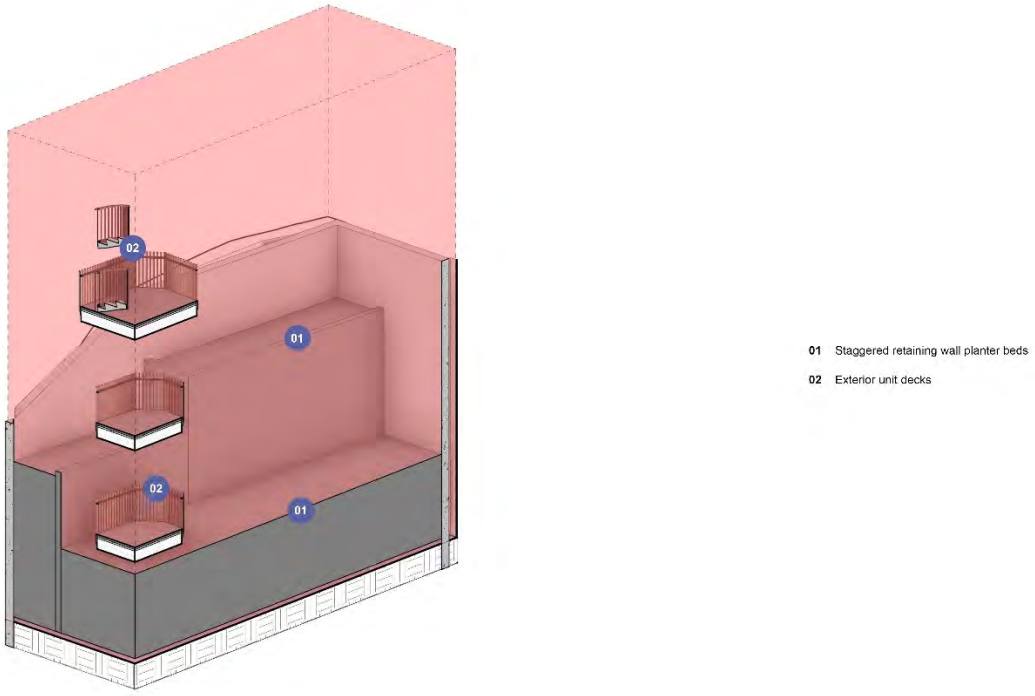
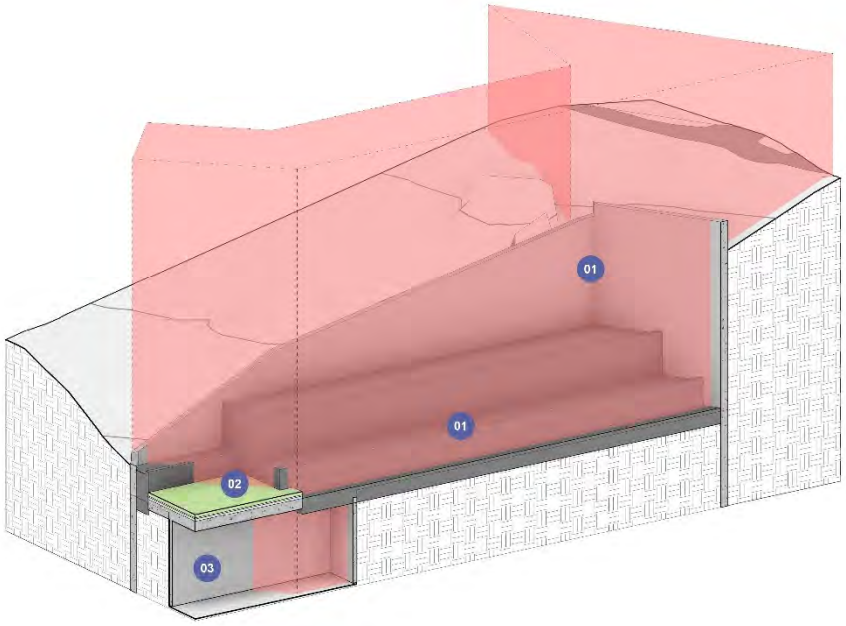


Image 04 – GE Review 02

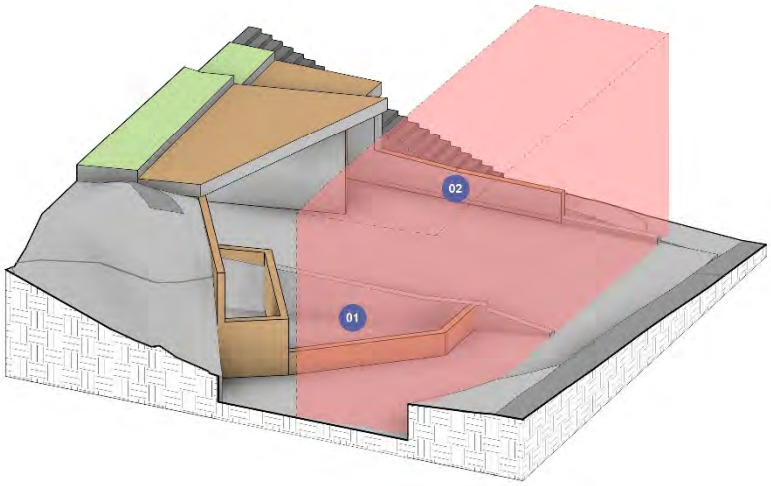


01 Staggered retaining wall planter beds

02 Green roof

03 Below-grade turnaround (outside of garage)

Image 05 – GE Review 03



01 Planter bed buffer (re: landscape)

02 Pedestrian entry wall with bench (re: landscape)

Image 06 – GE Review 04

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-A2.14 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:

- 46% wood
- 23% stone
- 25% glazing
- 3% metal panel
- 3% board-form concrete
- 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 03 – 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 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.

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 projected located across Mountain Village Boulevard.

Image 01 – Blue Mesa parking adjacency

Exhibit 06

GOFF ENGINEERING + SURVEYING INC
126 ROCK POINT DRIVE PO BOX 97 DURANGO, COLORADO 81302
Office 970.247.1705
Fax 970.247.1710
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 drieạaà . It is nderstood that the Ton of Mountain Villages Master Plan contemplated development of this property hich 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 ” ater distribution main presently ei sts along the northern edge of Lost Creek Lane. A new connection to this water main is proposed to serve the domestic and fire suppression s stem(s for the development Sizing of the ser ice line is predicted to be ”-6”, howe er by the project’s MEP consl tant shol d be consl ted 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 ” sanitar see r collection main ei sts i thin Lost Creek Lane A new connection to this se er is planned to serve the Project Sizing of the ser ice line is predicted to be ”-8” hoe ver b the projects MEP consl tant should be consl ted for verification once the design has been refined.

The existing sewerage system is ” diameter PVC and should be sf ficient 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 categor "C" T hese 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 07

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
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PRELIMINARY GEOTECHNICAL STUDY
PROPOSED RESIDENTIAL BUILDING
LOT 27A – PARCEL 3R
BELVEDERE PARK
LOST CREEK LANE
TELLURIDE MOUNTAIN VILLAGE, COLORADO

PROJECT NO. 21-7-805

DECEMBER 9, 2021

PREPARED FOR:

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FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURE 2 - LOGS OF EXPLORATORY BORINGS

FIGURE 3 - LEGEND AND NOTES

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TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a preliminary geotechnical study for a proposed residential building to be located at Parcel Three-R, Lot 27A, Belvedere Park, Lost Creek Lane, Telluride Mountain Village, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop preliminary recommendations for the foundation design. The study was conducted in general accordance with our proposal for geotechnical engineering services to Idarado Real Estate Company dated September 21, 2021, Proposal No. P7-21-877.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subsoils and bedrock obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

Development plans for the property were conceptual at the time of our study. The proposed residential building will be a multistory structure above a lower parking level. Ground floor will be slab-on-grade. Grading for the structure is assumed to be moderate with cut depths up to about 20 feet. We assume relatively light to heavy foundation loadings, typical of the proposed type of construction.

When building loadings, location and grading plans have been developed, the recommendations contained in this report should be re-evaluated and additional geotechnical study conducted as needed to develop design level recommendations.

SITE CONDITIONS

The project site is currently vacant. Topography is valley side. It appears the site has been previously graded relatively flat and was used as a staging area during the construction of the surrounding buildings. There is about 5 feet of elevation difference across the site and lies

around 10 feet higher than Lost Creek Lane. There is a high cut slope above the site to the southeast. The site is accessed through a moderately sloped landscape/boulder wall area from Lost Creek Lane. Vegetation at the site consists of native grass and weeds.

FIELD EXPLORATION

The field exploration for the project was conducted on November 10 and 11, 2021. Five exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4 inch diameter continuous flight augers powered by a track-mounted CME 45 drill rig. The borings were logged by a representative of Kumar & Associates, Inc.

Samples of the subsoils were taken with 1⅜ inch and 2 inch I.D. spoon samplers. The samplers were driven into the subsurface materials at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils and hardness of the bedrock. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The subsoils consist of about 1 to 7 feet of topsoil or previously placed fill material overlying nil to 12½ feet of slightly sandy clay underlain by claystone-shale bedrock down to the maximum depth explored of 35 feet.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density. Results of swell-consolidation testing performed on relatively undisturbed drive samples, presented on Figures 4 through 7, indicate low to moderate compressibility under conditions of loading and wetting and a low to moderate expansion potential when wetted under a constant 1,000, 2,000, or 3,000 psf surcharge. The laboratory testing is summarized in Table 1.

Free water was encountered in Borings 1, 2, and 5 at depths of 17, 22, and 27 feet, respectively at the time of drilling. When checked 1 day later, free water was encountered at depths of around 10, 30, 23, and 22 feet in Borings 1, 2, 3, and 5, respectively. When checked 11 days later, the

water level in Borings 1 and 5 had stabilized at a depth of about 25 and 22 feet, respectively. The subsurface materials were slightly moist to wet with depth.

FOUNDATION BEARING CONDITIONS

Variable subsurface conditions were encountered at the site mainly in the northern part and additional exploratory borings should be conducted to develop design level recommendations when building plans have been developed.

The upper sandy clay soils and some of the claystone bedrock encountered at the site have a low to moderate expansion potential. Spread footings bearing on compacted structural fill appear feasible for foundation support of the building. To reduce the risk of foundation movement and building distress, and provide more uniform bearing conditions, we recommend a minimum 3 feet of the soils and expansive claystone below the spread footings be removed and replaced with compacted structural fill. The structural fill should consist of an imported relatively well graded material such as CDOT Class 2 or Class 6 aggregate base course, placed in maximum 8-inch-thick loose lifts, and compacted to at least 100 percent standard Proctor density at a moisture content within 2 percent of optimum.

PRELIMINARY DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, the building can be founded with spread footings bearing on competent claystone bedrock or a depth of compacted structural fill with a risk of movement.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on competent natural claystone bedrock or compacted structural fill should be designed for an allowable bearing pressure of 4,000 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less.
2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement

of foundations at least 48 inches below exterior grade is typically used in this area.

4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 12 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.

5) All existing fill, topsoil and any loose or disturbed soils should be removed from the building area. The clay and expansive claystone should also be removed from below footing areas to a minimum depth of 3 feet and at least 3 feet beyond footing edges. The exposed soils in footing area should then be moistened and compacted prior to placing structural fill. If water seepage is encountered, the footing areas should be dewatered before concrete placement.

6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of imported granular materials. Cantilevered retaining structures which are separate from the building and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of imported granular materials.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content slightly above optimum. Backfill placed in pavement and walkway areas should be compacted to at least 95% of the maximum standard

Proctor density. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill. A well-graded granular material and compaction to at least 98% of standard Proctor density could be used to help limit backfill settlement potential.

We recommend imported granular soils for backfilling foundation walls and retaining structures because their use results in lower lateral earth pressures and the backfill can be incorporated into the underdrain system. Subsurface drainage recommendations are discussed in more detail in the "Underdrain System" section of this report. Imported granular wall backfill should contain less than 15% passing the No. 200 sieve and have a maximum size of 6 inches.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.50. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 400 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural clay soils and bedrock materials can be used to support lightly loaded slab-on-grade construction with a risk of movement. A minimum 2 feet layer of granular structural fill should underlie slabs to help limit movement potential. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 6 inch layer of free-draining gravel should be placed beneath basement level slabs to facilitate drainage. This material should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill should consist of an imported granular material such as CDOT Class 2 or Class 6 aggregate base course.

UNDERDRAIN SYSTEM

Although free water was encountered below expected cut depths during our exploration, it has been our experience in the area and where bedrock is shallow that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of rigid perforated drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum ½% to a suitable gravity outlet. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep, extend to above any seepage in the cute face and covered with filter fabric such as Mirafi 140N or 160N.

SITE GRADING

There is a risk of construction-induced slope instability at the site due to the relatively extensive planned cut and fill grading. Embankment fills should be compacted to at least 95% of the maximum standard Proctor density near optimum moisture content. Prior to fill placement, the subgrade should be carefully prepared by removing all vegetation and topsoil and compacting to at least 95% of the maximum standard Proctor density. The fill should be benched into the portions of the hillside exceeding 20% grade.

Permanent unretained cut and fill slopes should be graded at 2½ horizontal to 1 vertical or flatter and protected against erosion by revegetation or other means. The risk of slope instability will be increased if seepage is encountered in cuts and flatter slopes may be necessary. If seepage is encountered in permanent cuts, an investigation should be conducted to determine if the seepage will adversely affect the cut stability. The grading plans for the project should be reviewed for compliance with geotechnical conditions prior to construction.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the building has been completed:

1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in paved areas. Free-draining wall backfill should be capped with about 2 feet of the on-site soils to reduce surface water infiltration.
4) Roof downspouts and drains should discharge well beyond the limits of all backfill.
5) Landscaping which requires regular heavy irrigation should be located at least 5 feet from foundation walls.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for planning and preliminary design purposes. We are not responsible for technical interpretations by others of our

information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

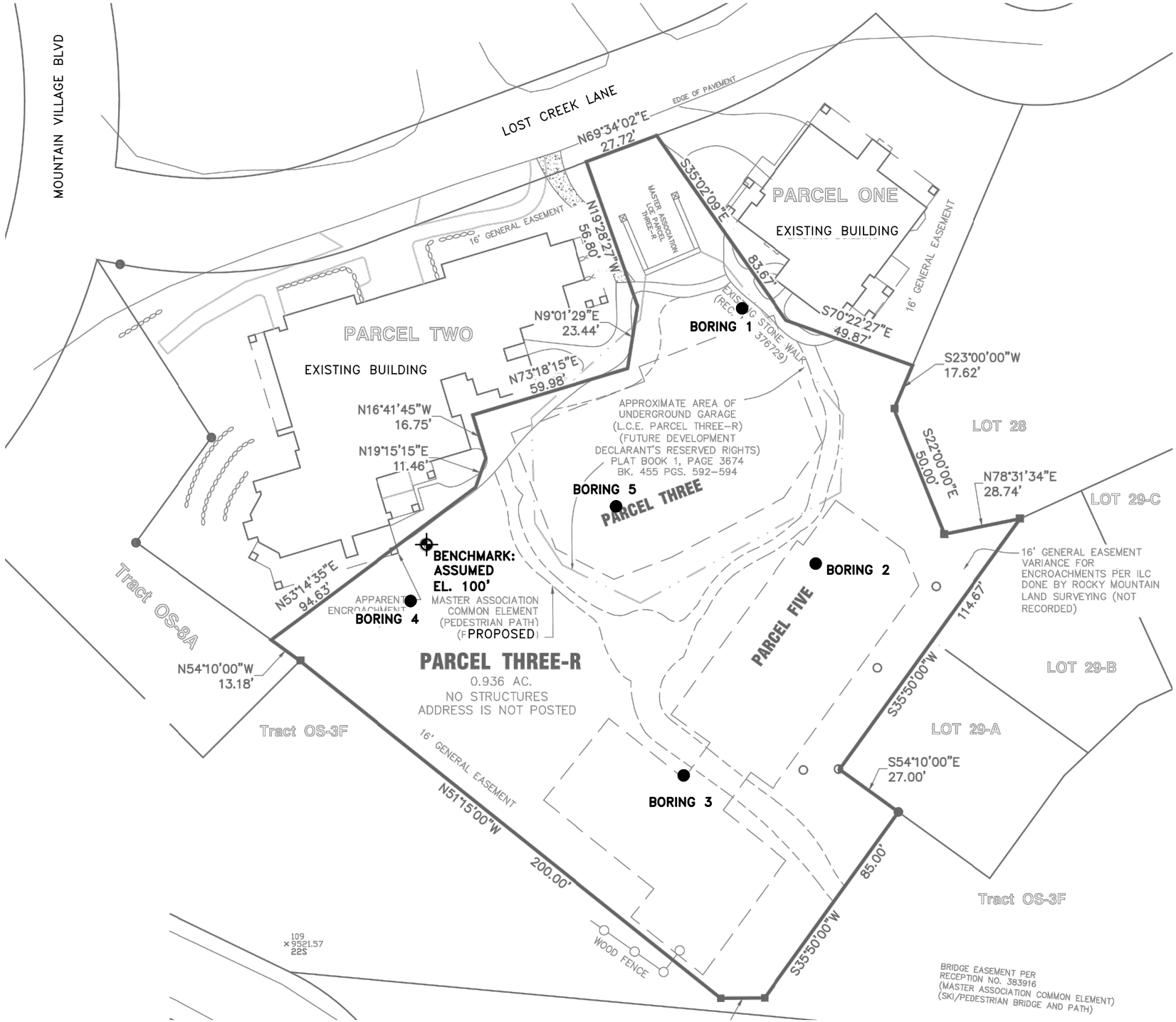
Kumar & Associates, Inc.

Robert L. Duran, P.E.

Reviewed by:

Steven L. Pawlak, P.E.

RLD/kac



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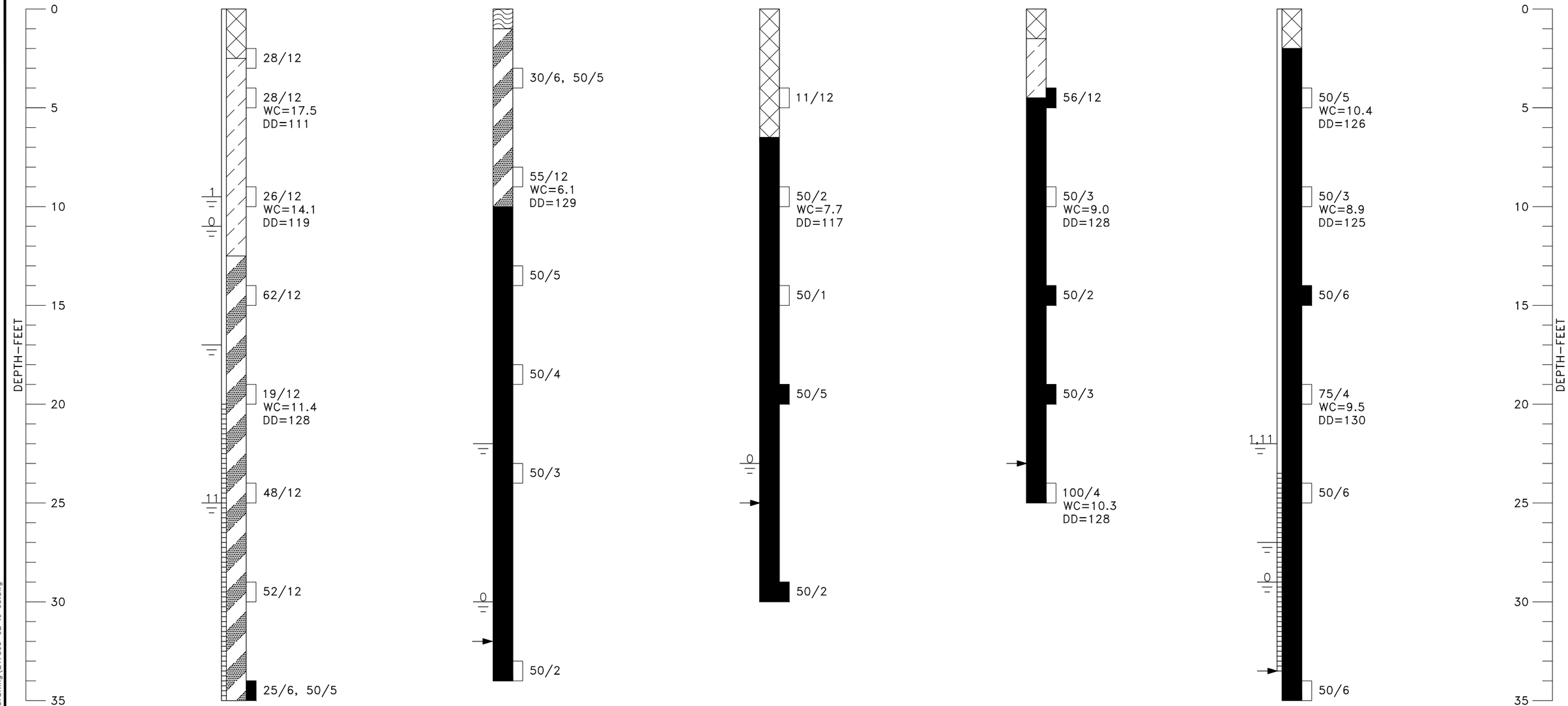
21-7-805	Kumar & Associates	BELVEDERE PARK	LOCATION OF EXPLORATORY BORINGS	Fig. 1



21-7-805	Kumar & Associates	BELVEDERE PARK	LOGS OF EXPLORATORY BORINGS	Fig. 2

LEGEND

TOPSOIL; CLAY, SANDY, FIRM, MOIST, DARK BROWN, ORGANIC, ROOTS.

FILL; SAND AND GRAVEL, VERY CLAYEY, MEDIUM DENSE, MOIST, DARK BROWN, TRACE ORGANICS.

CLAY (CL); SLIGHTLY SANDY, VERY STIFF, SIGHTLY MOIST TO MOIST WITH DEPTH, GRAY BROWN, MOTTLED.

FRACTURED CLAYSTONE, MEDIUM HARD, SLIGHTLY MOIST TO WET WITH DEPTH, BLACK, MANCOS SHALE FORMATION, ~30° BEDDING DIP.

CLAYSTONE, HARD TO VERY HARD, SLIGHTLY MOIST TO WET WITH DEPTH, BLACK, MANCOS SHALE FORMATION. ~10°–20° BEDDING DIP.

DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.

DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

INDICATES TEMPORARY $1\frac{1}{2}$–INCH DIAMETER PERFORATED PVC PIPE INSTALLED IN BORING TO DEPTH SHOWN.

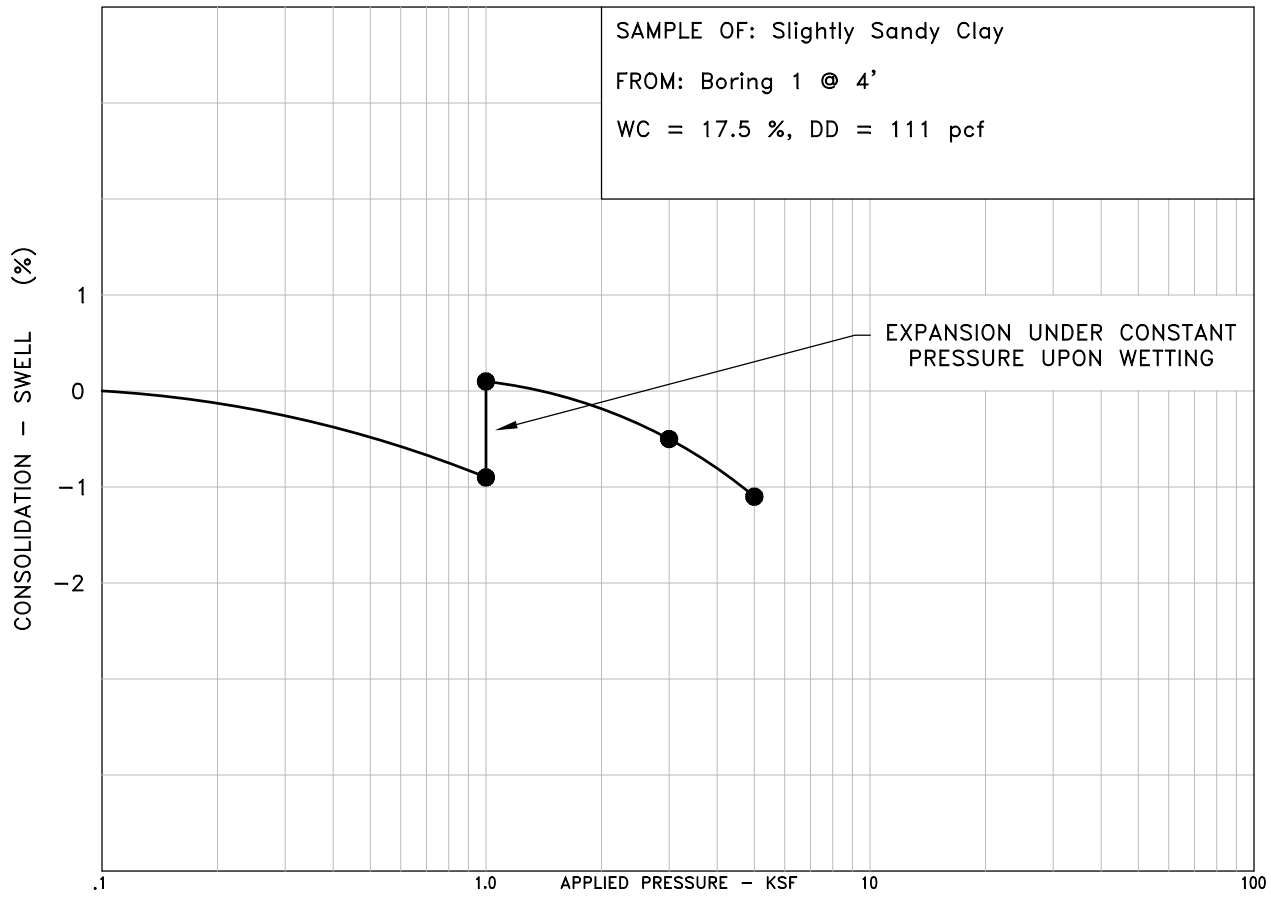
28/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 28 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

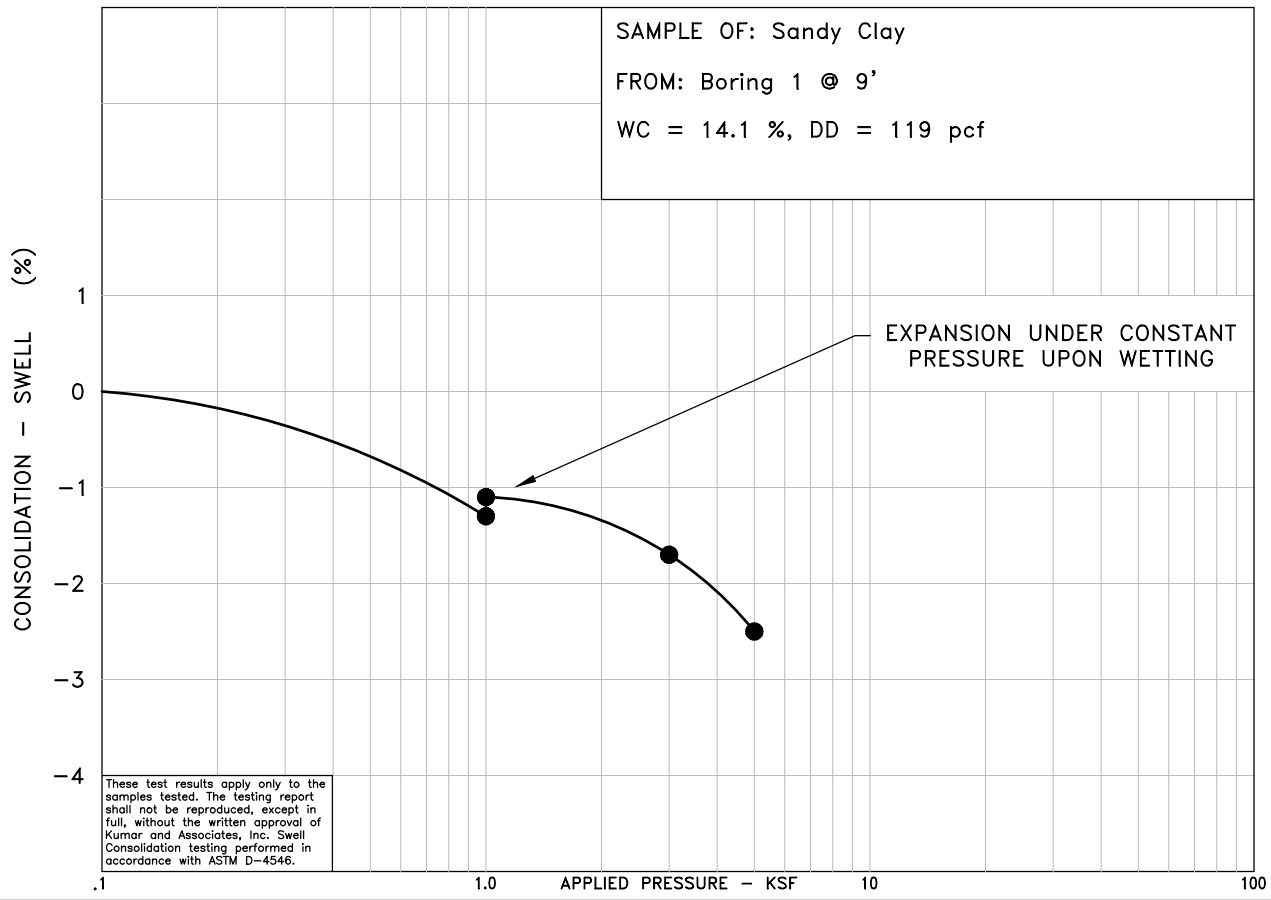
1 DEPTH TO WATER LEVEL AND NUMBER OF DAYS AFTER DRILLING MEASUREMENT WAS MADE.

DEPTH AT WHICH BORING CAVED.

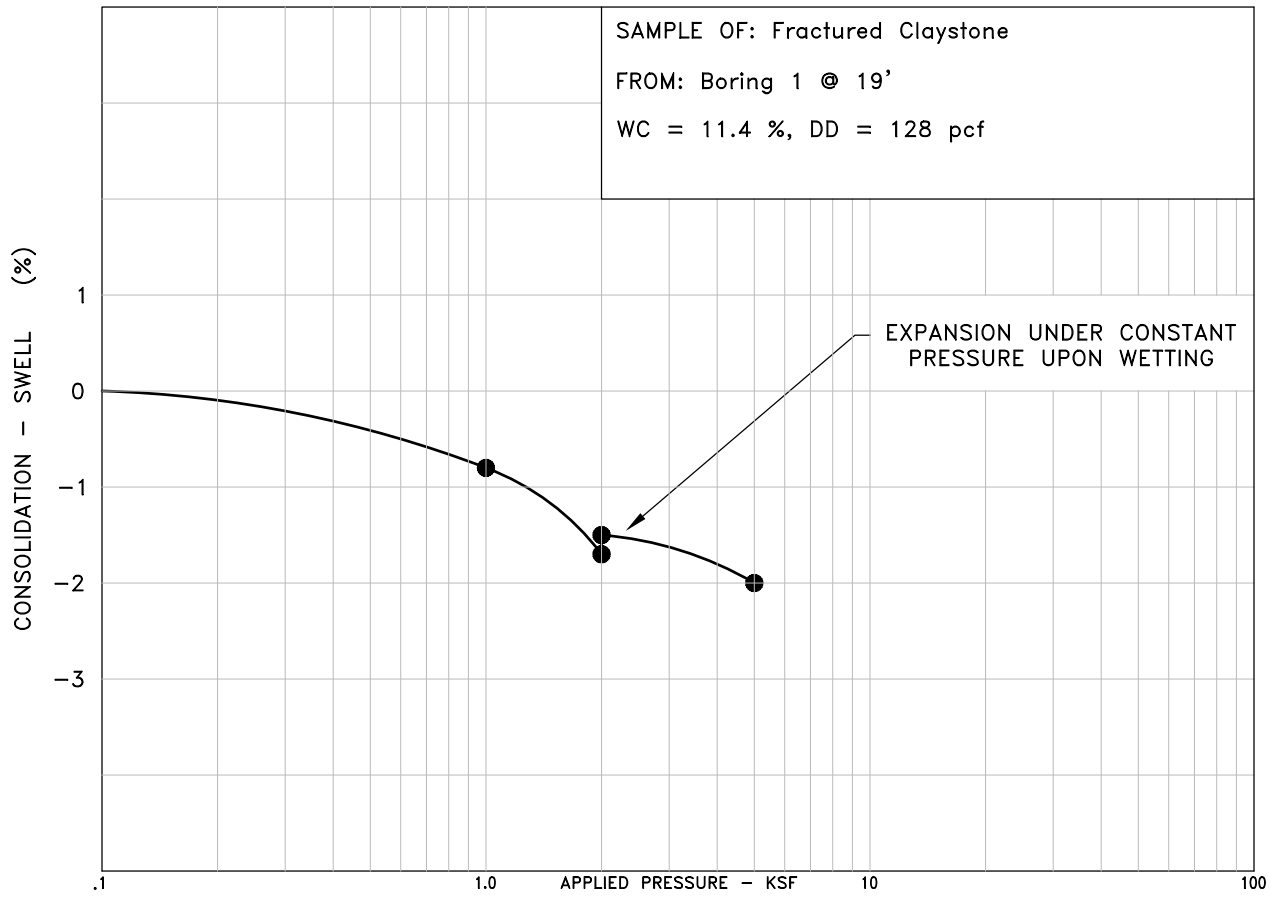
NOTES

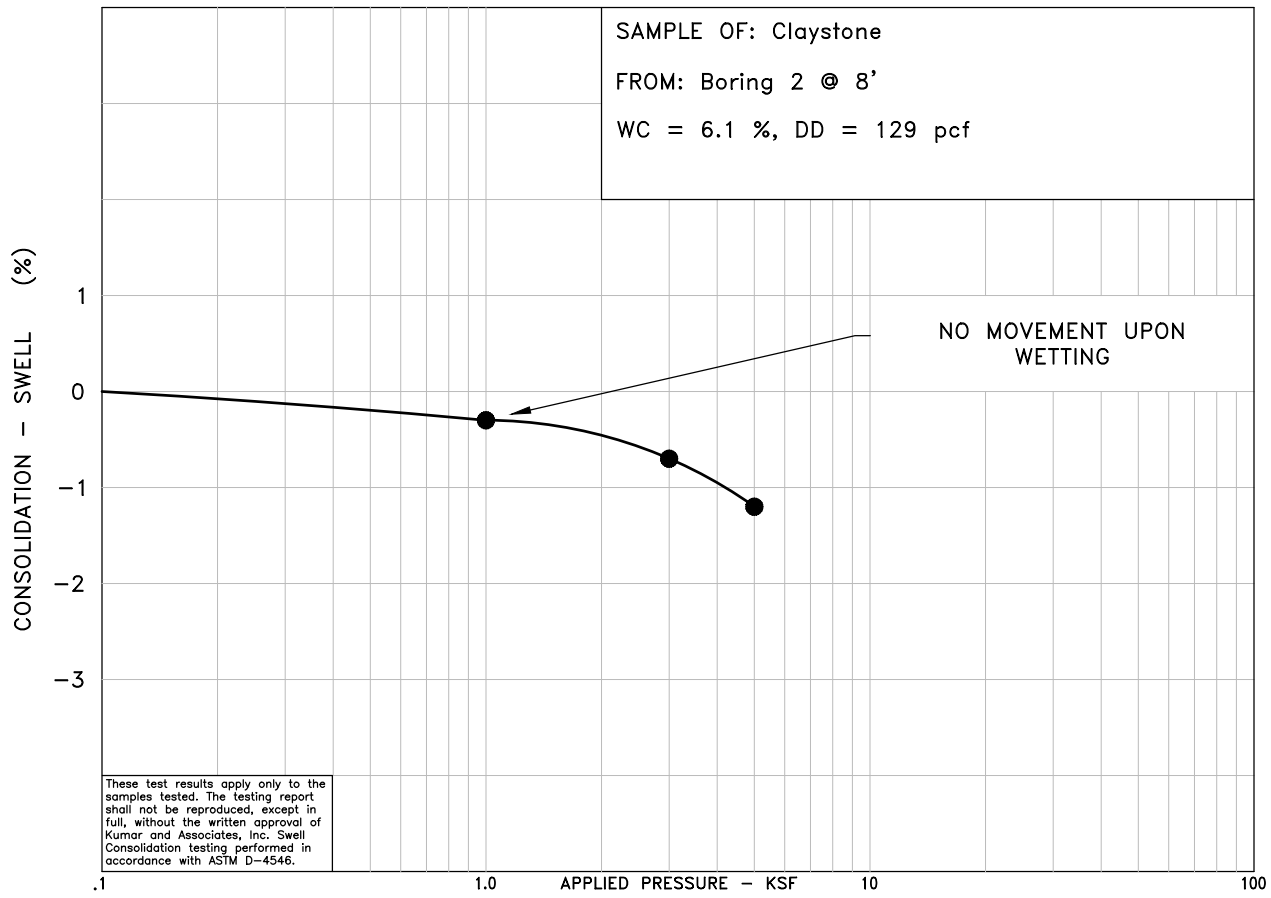
1. THE EXPLORATORY BORINGS WERE DRILLED ON NOVEMBER 10 AND 11, 2021 WITH A 4–INCH DIAMETER CONTINUOUS–FLIGHT POWER AUGER.
2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE MEASURED BY HAND LEVEL AND REFER TO THE BENCHMARK ON FIG. 1, GROUND SURFACE AT FIRE HOOK UP ASSUMED EL. 100'.
4. THE EXPLORATORY BORING LOCATIONS AND ELEVATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER LEVELS SHOWN ON THE LOGS WERE MEASURED AT THE TIME AND UNDER CONDITIONS INDICATED. FLUCTUATIONS IN THE WATER LEVEL MAY OCCUR WITH TIME.
7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216).



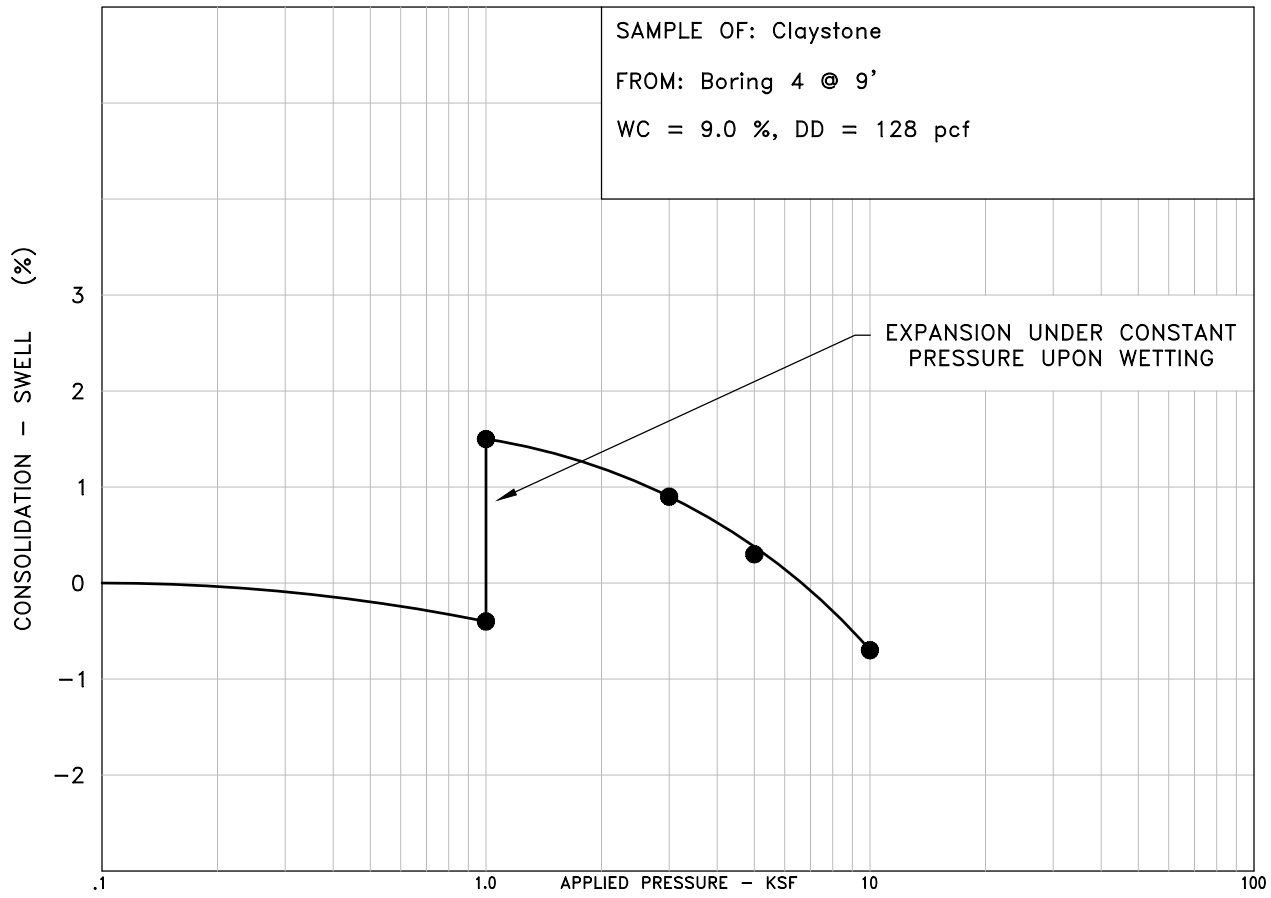


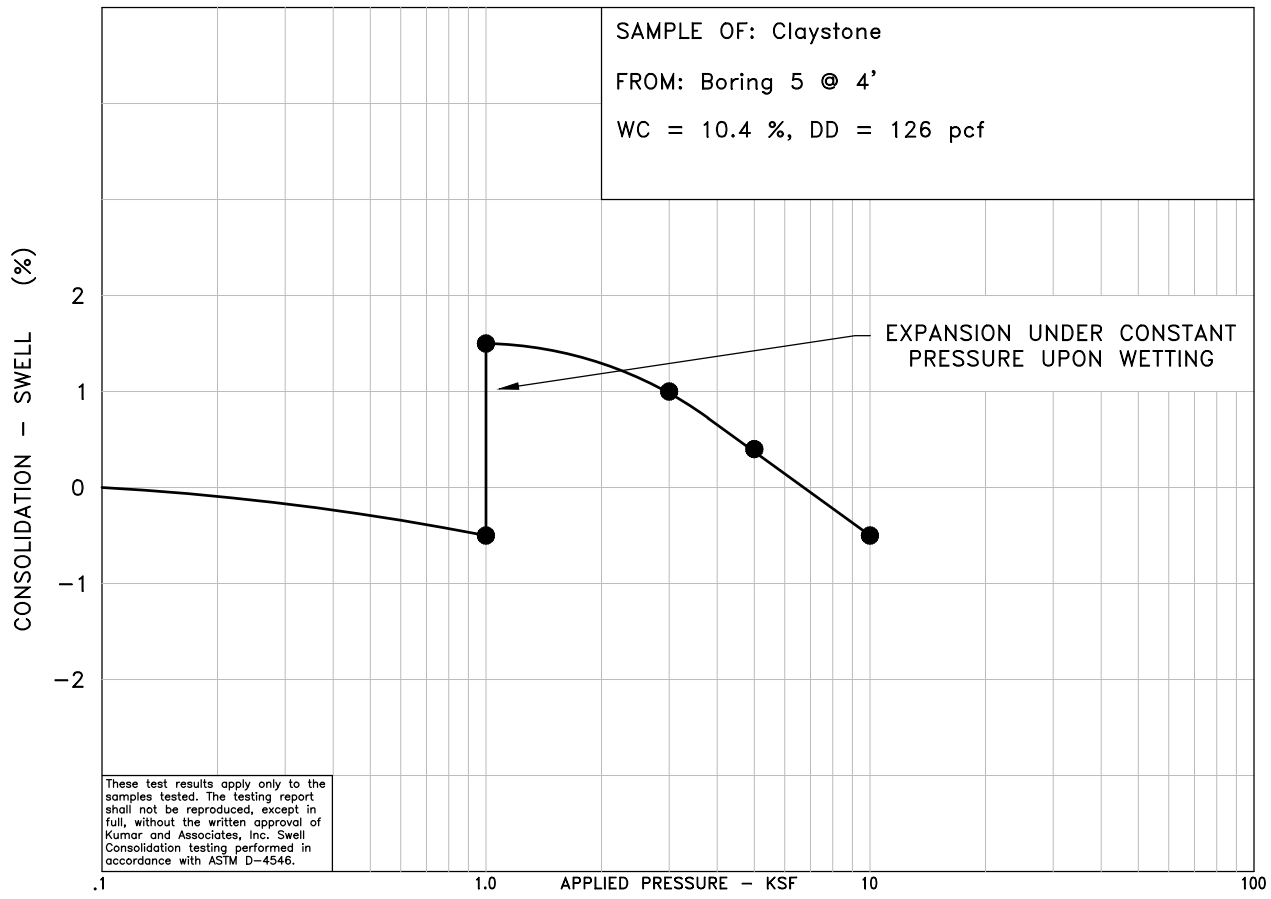
21-7-805	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 4



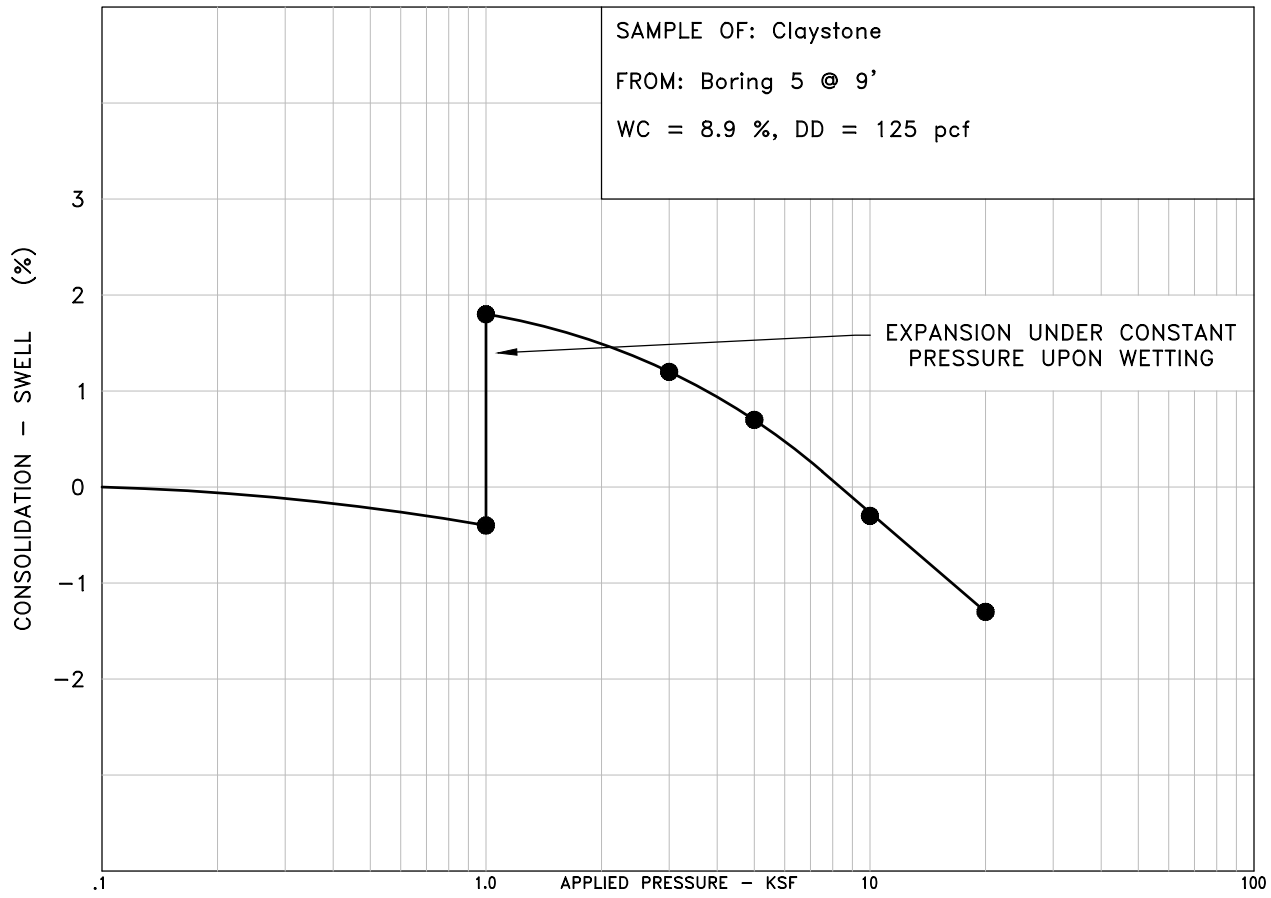


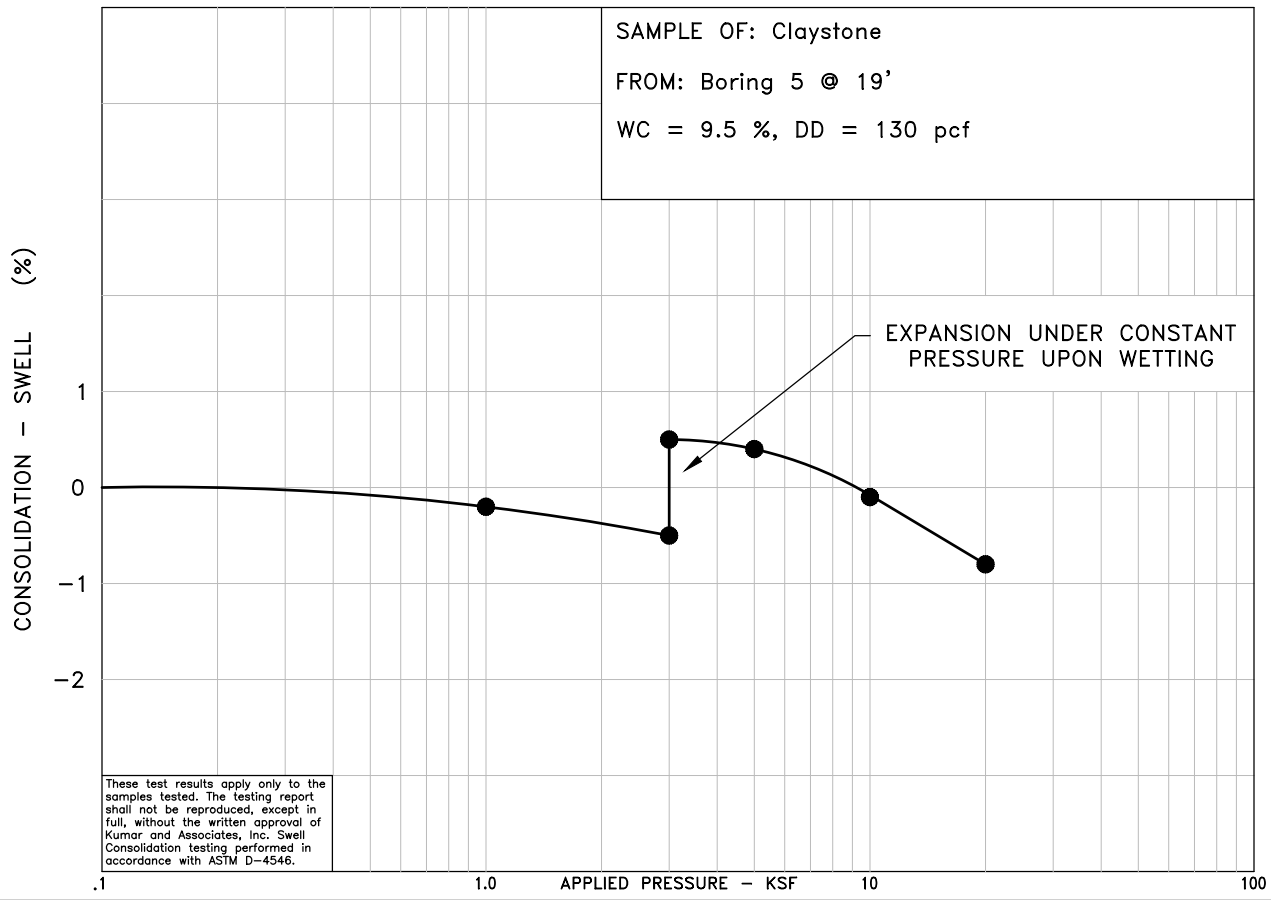
21-7-805	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 5





21-7-805	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 6





21-7-805	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 7

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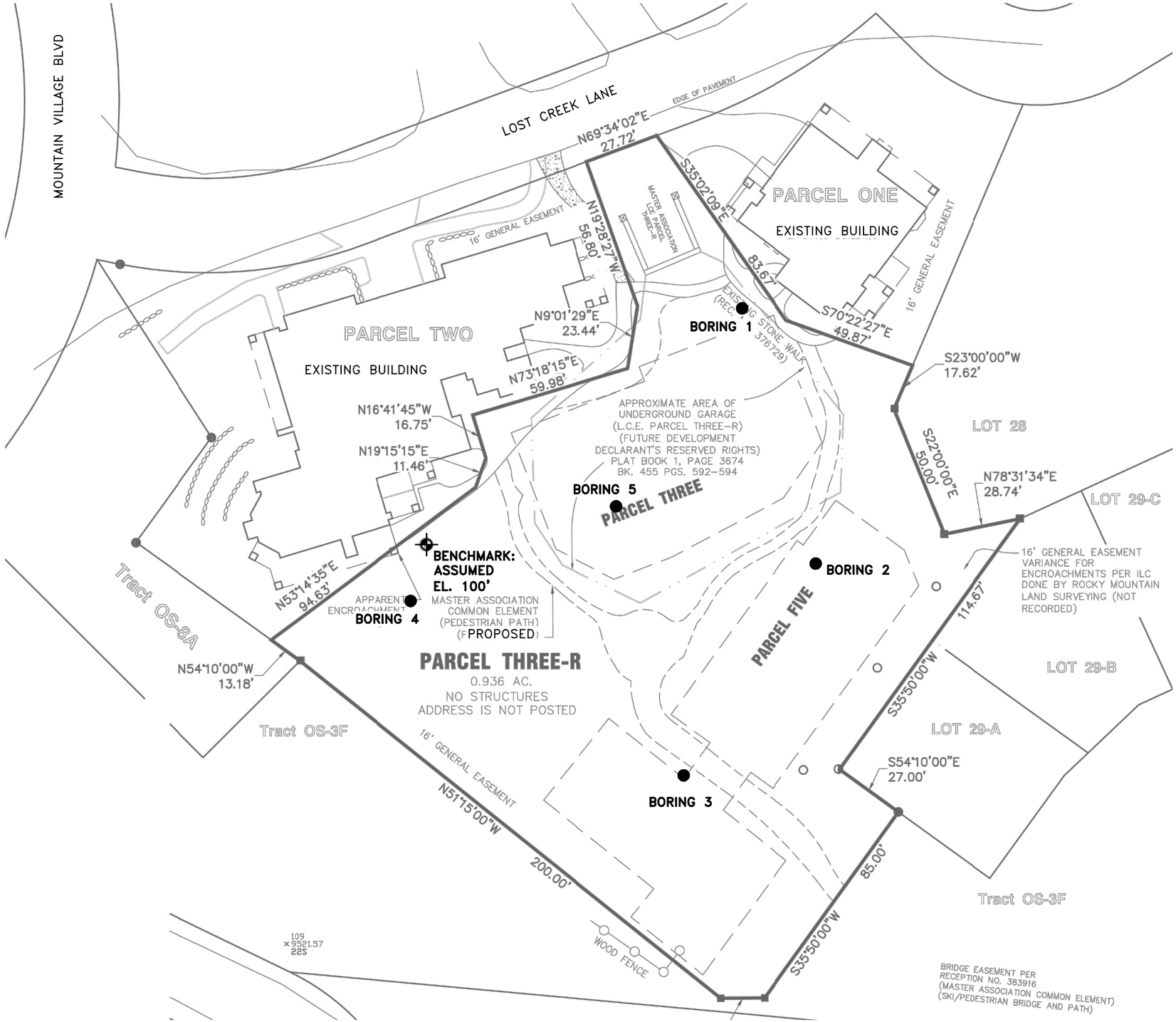
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 21-7-805

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		EXPANSION PRESSURE	EXPANSION	SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)	(%)	
1	4	17.5	111						4,500	1.0	Slightly Sandy Clay
	9	14.1	119						2,000	0.2	Slightly Sandy Clay
	19	11.4	128						3,000	0.2	Fractured Claystone
2	8	6.1	129						--	0.0	Claystone
3	9	7.7	117								Claystone
4	9	9.0	128						9,000	1.8	Claystone
	24	10.3	128								Claystone
5	4	10.4	126						10,000	2.0	Claystone
	9	8.9	125						15,000	2.1	Claystone
	19	9.5	130						15,000	1.0	Claystone



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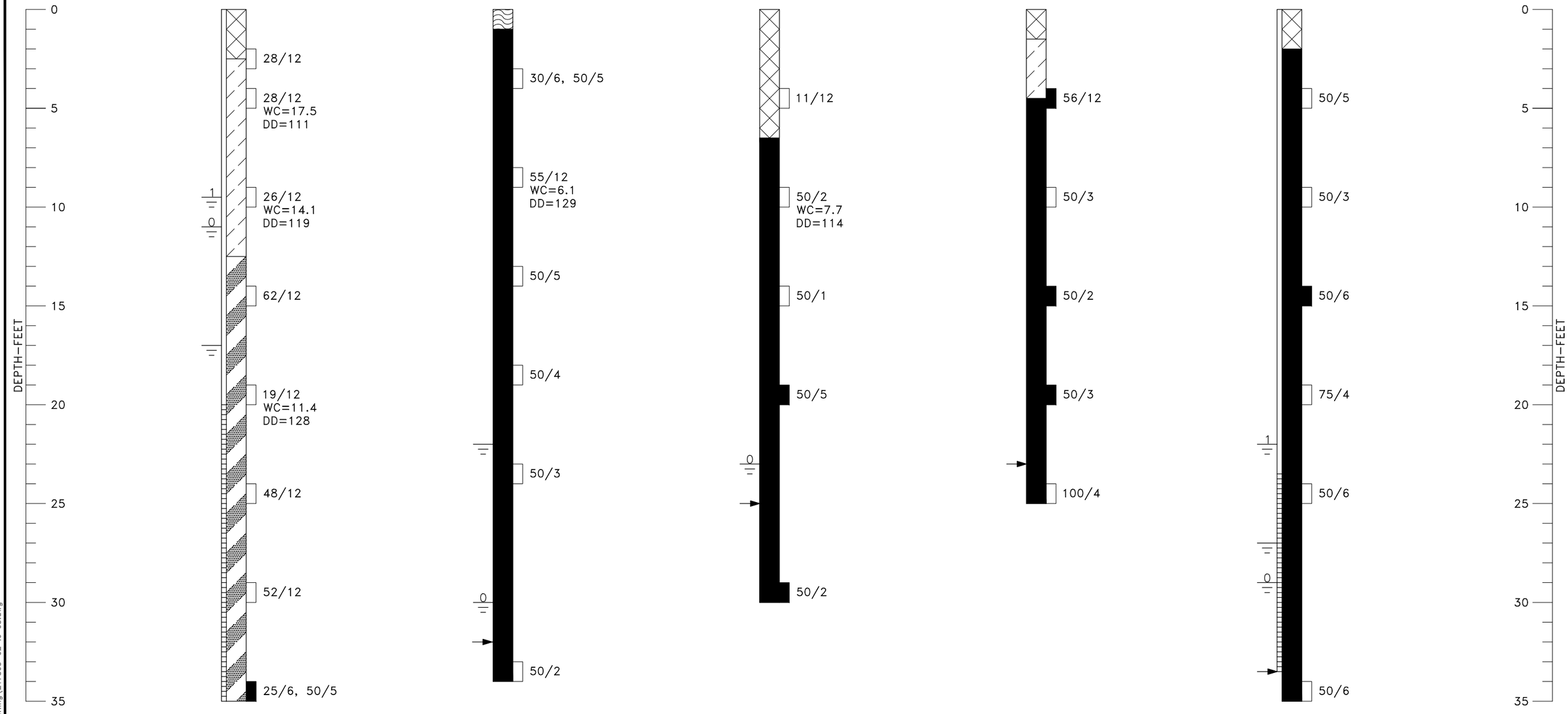
21-7-805	Kumar & Associates		LOCATION OF EXPLORATORY BORINGS	Fig. 1



21-7-805	Kumar & Associates	PROPOSED RESIDENTIAL BUILDING	LOGS OF EXPLORATORY BORINGS	Fig. 2

LEGEND


TOPSOIL; CLAY, SANDY, FIRM, MOIST, DARK BROWN, ORGANIC, ROOTS.


FILL; SAND AND GRAVEL, VERY CLAYEY, MEDIUM DENSE, MOIST, DARK BROWN, TRACE ORGANICS.


CLAY (CL); SLIGHTLY SANDY, VERY STIFF, SIGHTLY MOIST TO MOIST WITH DEPTH, GRAY BROWN, MOTTLED.


FRACTURED CLAYSTONE, HARD, SLIGHTLY MOIST TO WET WITH DEPTH, BLACK, MANCOS FORMATION, ~30° BEDDING DIP.


CLAYSTONE, HARD, SLIGHTLY MOIST TO WET WITH DEPTH, BLACK, MANCOS FORMATION. ~10°–20° BEDDING DIP.


DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.


DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.


INDICATES PERFORATED PVC PIPE INSTALLED IN BORING TO DEPTH SHOWN.

28/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 28 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.


DEPTH TO WATER LEVEL AND NUMBER OF DAYS AFTER DRILLING MEASUREMENT WAS MADE.

DEPTH AT WHICH BORING CAVED.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON OCTOBER AND 11, 2021 WITH A 4–INCH–DIAMETER CONTINUOUS–FLIGHT POWER AUGER.

2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.

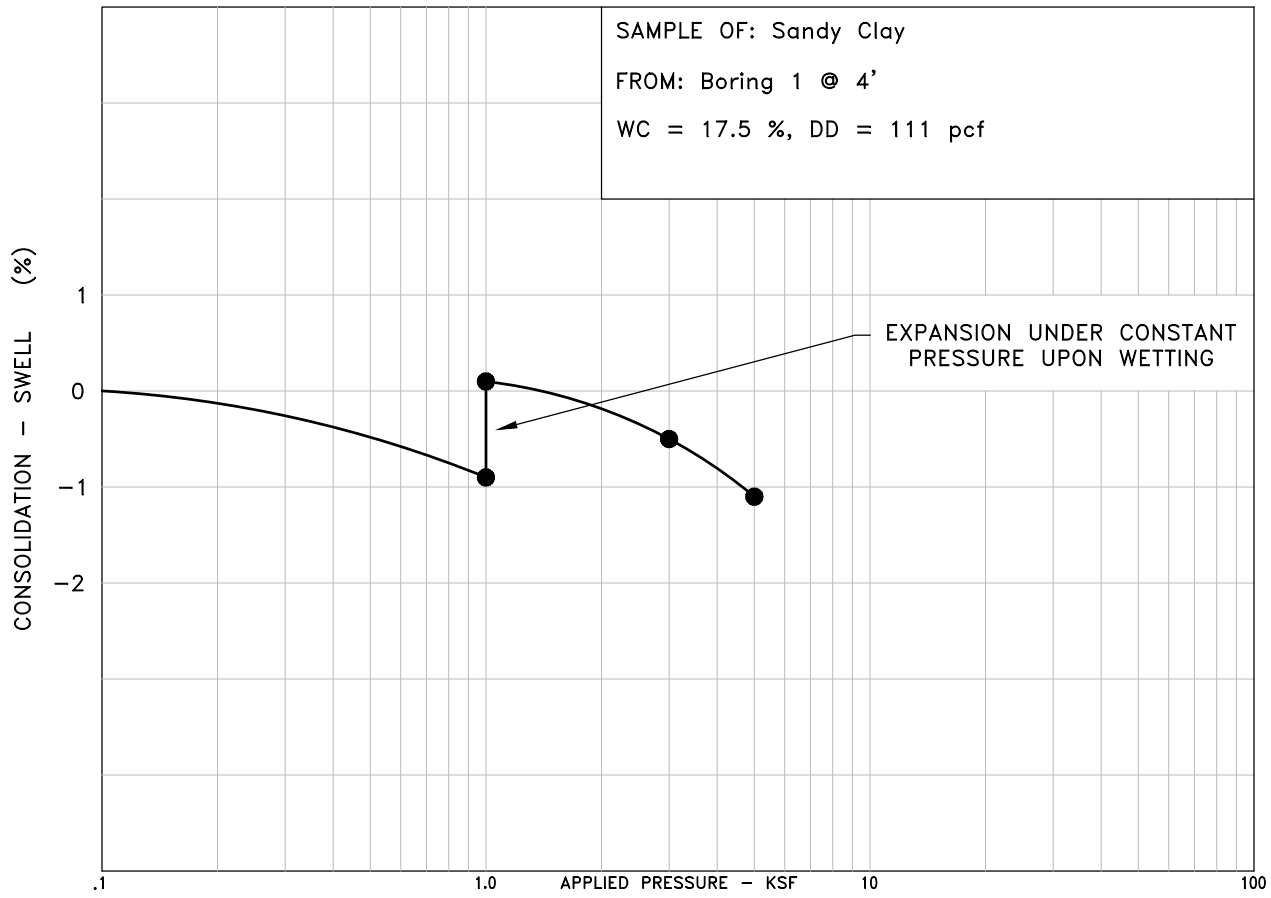
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE MEASURED BY HAND LEVEL AND REFER TO THE BENCHMARK ON FIG. _.

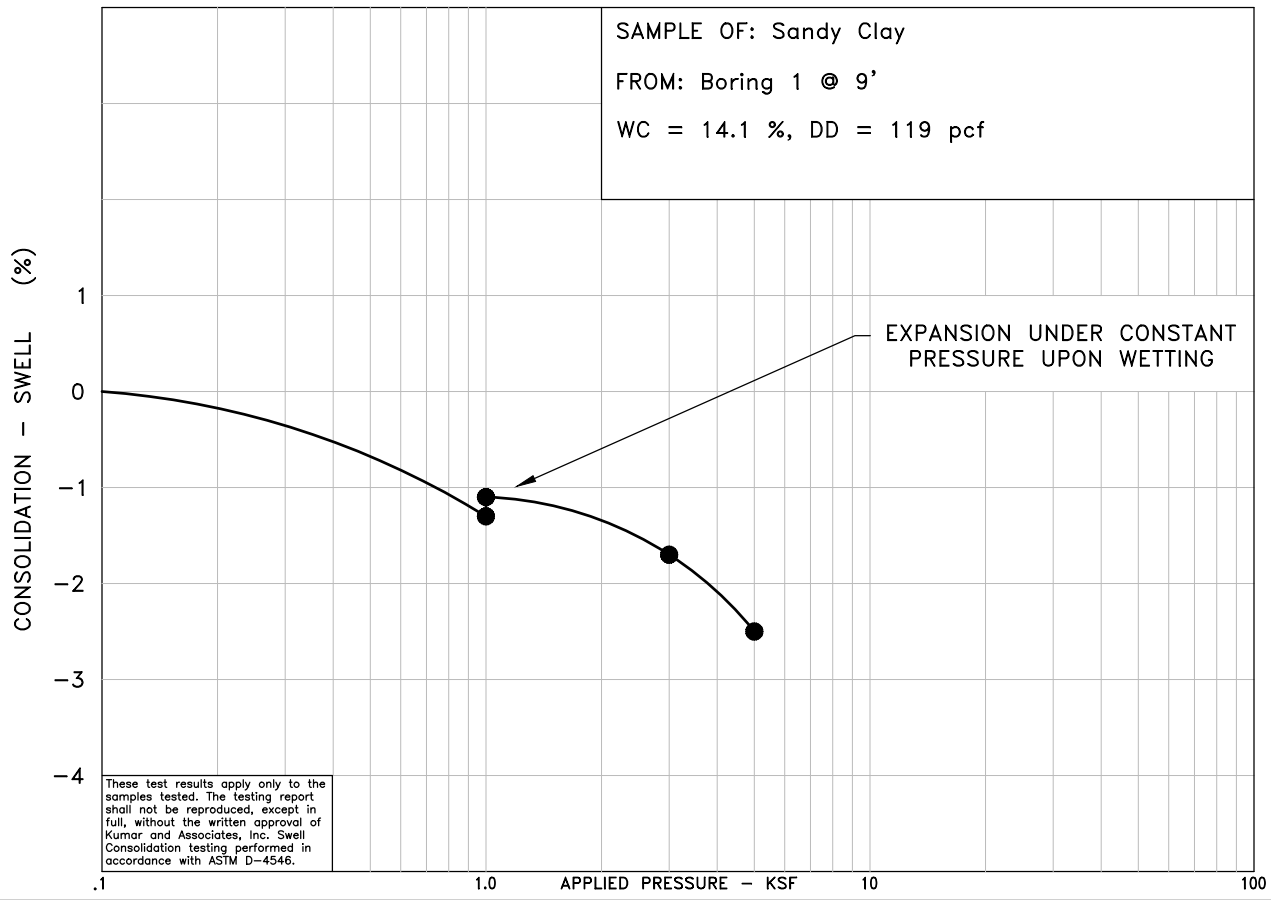
4. THE EXPLORATORY BORING LOCATIONS AND ELEVATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.

5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.

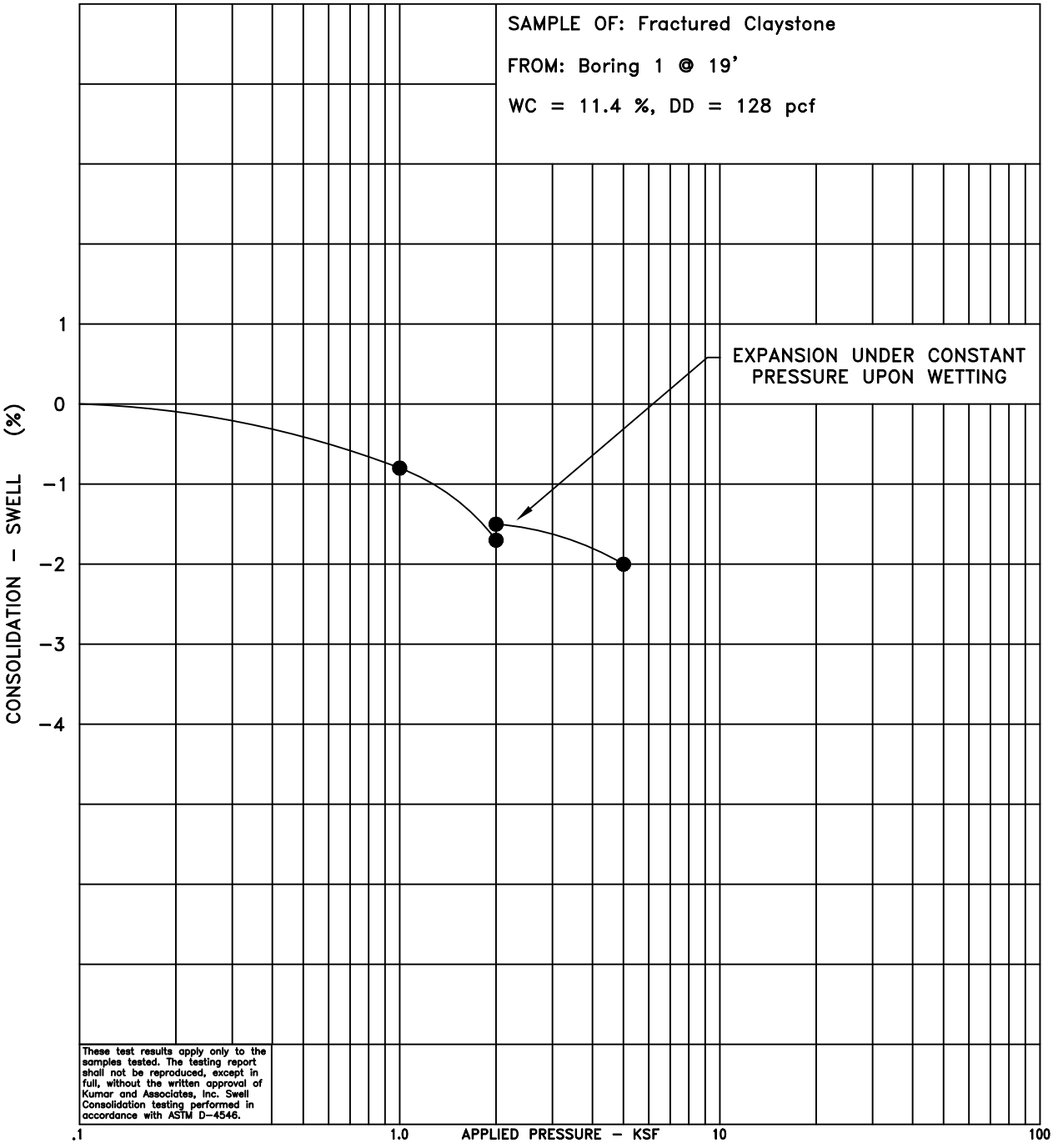
6. GROUNDWATER LEVELS SHOWN ON THE LOGS WERE MEASURED AT THE TIME AND UNDER CONDITIONS INDICATED. FLUCTUATIONS IN THE WATER LEVEL MAY OCCUR WITH TIME.

7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216).





21-7-805	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 4



21-7-805	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 5

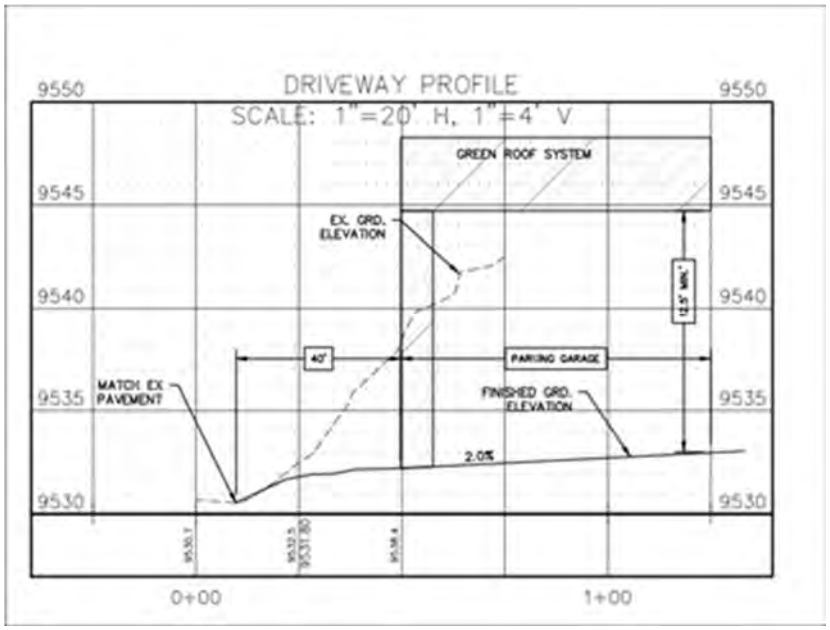
Exhibit 08 – Steep Slope Analysis

Section 17.6.1 – Steep Slopes

C. If a developer proposed disturbance to slopes that are thirty percent (30%) or greater, the CDC required development application shall include a thorough, written evaluation of practicable alternatives to any fill, excavation, or disturbance of any slope's thirty percent (30%) or greater.

This site is characterized by a sloped egress onto the site, a flat area between Belvedere Phase I and II, and steep slopes to the southeast and southwest. The unique features of this site make it impossible to avoid construction on steep slopes.

The point of egress onto the site was thoughtfully designed around the slope condition. As conventionally conceived, a vehicle would have to ascend a steep slope, reaching the middle of the site on-grade, and then descend into an underground garage. As designed with the green roof, vehicles ascend a moderate 2% slope from Lost Creek Lane, directly into the underground garage.



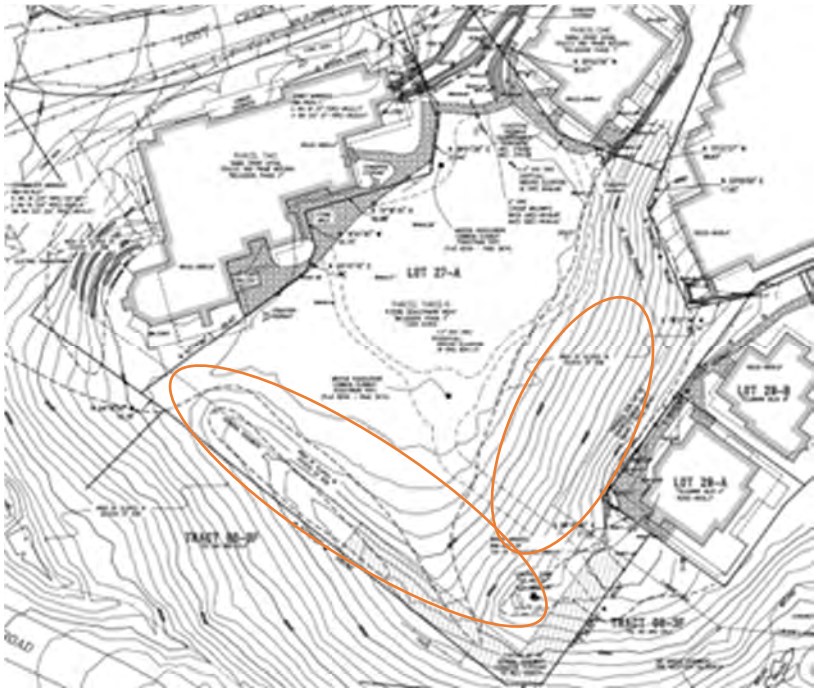
Driveway profile – excerpt from C1.0

According to CDC Section 17.5.5:

> *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.*

This site's natural topography combined with its underlining zoning requires building into the southeast and southwest hillsides (over 30% slopes). Building this way also maximizes view corridors, avoids crowding already existing buildings, and provides a greenscape courtyard for enjoyment and a higher aesthetic for neighbors. The

stepped retaining walls mirror the natural landscape existing at the southeast and southwest portions of the site, circled in the diagram below.

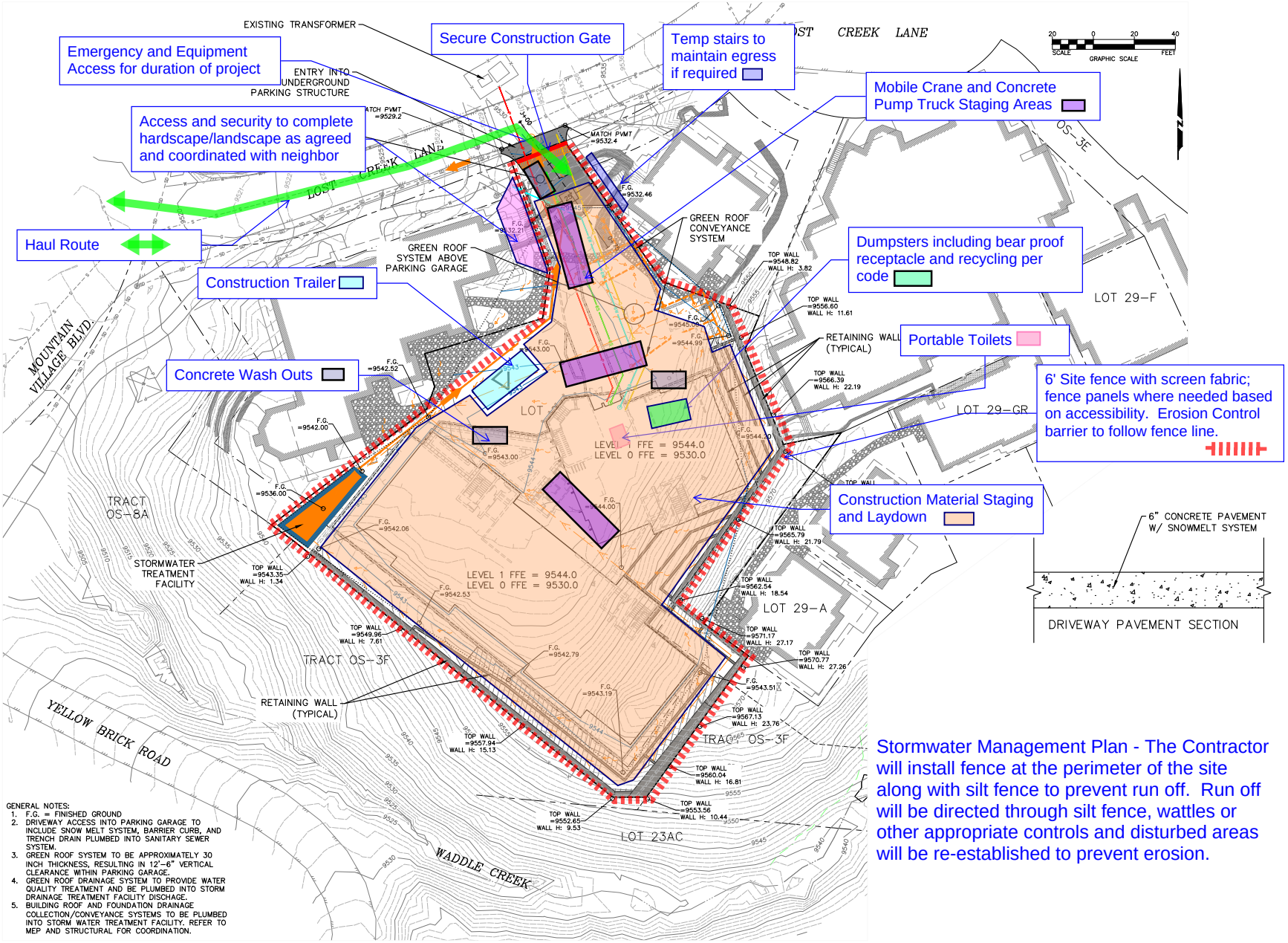


Areas circled are steep slopes to the southeast and southwest of the site

Our geotechnical investigation supports feasibility of this design, and we are working with GSI and Coggins & Sons to develop shoring plans. We anticipate a combination of micro-piling (for temporary shoring), shallow nails with tendons that will remain on our property, and cantilevered concrete forms for shoring. Geotechnical analysis also revealed a shale bedrock underneath the topsoil that could allow helical piers to be used.

Exhibit 09

MV Lot 27A - Construction Mitigation Plan 9-1-22



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.

Stormwater Management Plan - The Contractor will install fence at the perimeter of the site along with silt fence to prevent run off. Run off will be directed through silt fence, wattles or other appropriate controls and disturbed areas will be re-established to prevent erosion.

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

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

MV Lot 27A
Mountain Village, CO

No.	Description	Date

100% DRB Set

OVERALL SITE PLAN

C1.0

TO: Mountain Village Planning Staff and DRB
FROM: MV Lot 27A LLC
DATE: September 12, 2022
RE: Construction Mitigation Plan

MV Lot 27A Construction Mitigation Plan

SCHEDULE:
MV Lot 27A clearing and grubbing is anticipated to begin spring 2023. The estimated duration for the project is 30 months. The initial removal of soils has not yet been quantified; that scope will be completed by year end.

COMMUNICATION:
MV Lot 27A is committed to providing a routine communication plan to Planning Department to keep staff and neighbors informed of forthcoming construction activities.

STAGING:
MV Lot 27A will stage materials in the Ilium Business Park on Lot 425-4.

PARKING:
MV Lot 27A proposes to stage vehicular parking on Lot 425-4 and at the entry to Yellow Brick Road. The potential satellite parking at the airport could also augment off-site parking.

HOURS OF OPERATION:
7am-6pm Monday – Saturday, excluding holidays as defined by Mountain Village.

FENCING:
A chain link 6' screened paneled fence will run the perimeter of the property.

EROSION CONTROL:
Silt fencing, straw bales, sediment traps, temporary berms and all erosion control measures shall be done in compliance with the approved site plan and storm water management plan. See MV Lot 27A – Construction Mitigation Plan 9-1-22.

DELIVERIES:
During hours of operation only, as defined above.

TRASH MANAGEMENT & RECYCLING:
Construction site shall have adequate containers and trash removal. Containers shall be covered at the end of EACH DAY. No food waste shall be placed in trash container. All food waste shall be placed in bear-proof poly cart. All recyclable materials should be sorted.

CONTROL OF DUST & MUD:

Daily mitigation required. Gravel shall be placed at ingress/egress to prevent mud and dirt from being tracked onto street. Water shall be on site to prevent dust. See MV Lot 27A – Construction Mitigation Plan 9-1-22.

Exhibit 10

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:

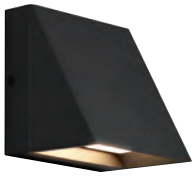
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

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.

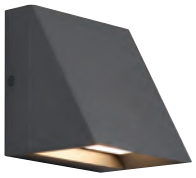
*Visit techlighting.com for specific warranty limitations and details.

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

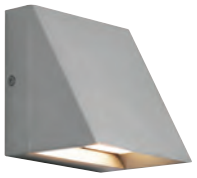


PITCH SINGLE shown in black

PITCH SINGLE shown in bronze



PITCH SINGLE shown in charcoal



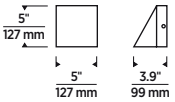
PITCH SINGLE shown in silver

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



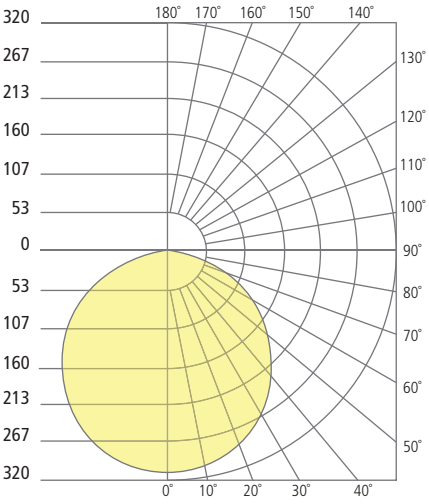
Pitch Single

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

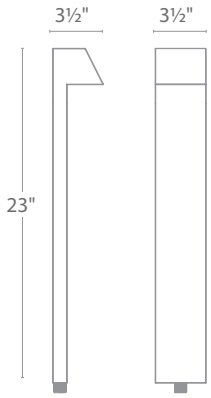
NOTES

TECH LIGHTING
VISUAL COMFORT & CO.
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400

QUAD LED PATH LIGHT

6091

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

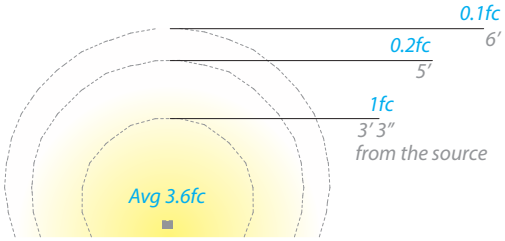
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

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
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

MICROBRITE®

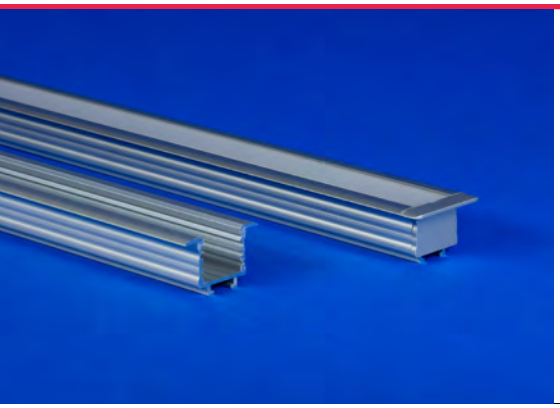
COLOR AND WHITE LED LIGHT

Big on wow. Low on watts. Small in size.
Let your imagination take you to brighter places.

PENTAIR

EMBD

ALUMINUM EXTRUSION

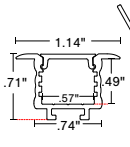


EMBD is a recessed mounted aluminum extrusion. It is offered with Q-Tran's standard lens as well as an optical lens option, that when paired with an adjustable tray creates a plethora of light beam angles. EMBD can be mounted with a magnetic bar along with recessable spring clip technology.

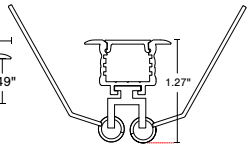
Finish

SATIN

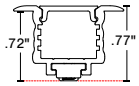
Dimensions



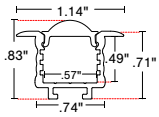
Profile with flat lens



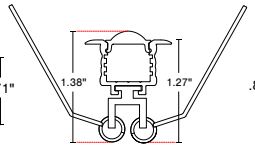
Profile with flat lens spring mounting clip



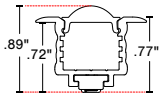
Profile with flat lens magnet mounting clip



Profile with optical lens



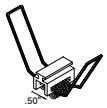
Profile with optical lens spring mounting clip



Profile with optical lens magnet mounting clip

Mounting

SP



Spring clip

2 clips provided for 4' or less; 4 clips provided for greater than 4'

MG

Magnet clip

One MG provided per foot

Part Number Builder

Product	Finish	Mounting	Lens	Type	Finished Fixture Length (in)
EMBD	ST				
	ST	SP MG	FR PR DF 12DEG 14DEG 20DEG 30DEG 45DEG 60DEG ENC/CL ENC/TL	S1 S2 — Single (Input Only) P1 P2 — Pass through (Input/Output) NI — Not installed (Strip not installed in factory)	1" increments from 1" - 98.43" Tolerance +0.0"/-0.5"

- Field modifications must comply with Q-Tran's installation methods otherwise warranty is null & void
- UL Listed when assembled with STRIP LEDs at Q-Tran
- Spring clip technology
- Optical lens option
- Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation or LED strips exceeding 4W/ft)
- UL 2108: Type IC recessed inherently protected
- Suitable for installation in drywall

c UL us LISTED

NEC 410.2 and 410.16

RoHS COMPLIANT

RECESSABLE

 | 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@q-tran.com | www.q-tran.com

Specification subject to change. Rev-01-17-22

EMBD

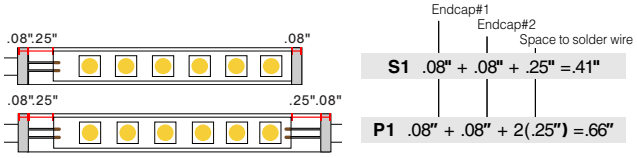
ALUMINUM EXTRUSION

Compatible Strips

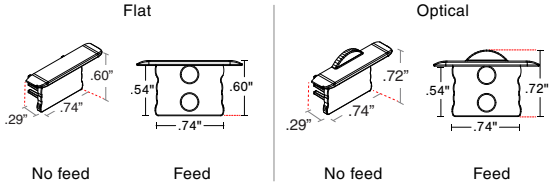
	STATIC WHITE (SW)	STATIC WHITE INDIVIDUALLY ADDRESSABLE (SW-IA)	STATIC WHITE STOCKING DISTRIBUTOR (SD-SW)	STATIC WHITE HIGH EFFICACY (SW-HE)	STATIC WHITE HIGH EFFICACY PLUS (SW-HE+)	DYNAMIC WHITE (DW)	DYNAMIC WHITE HIGH EFFICACY (DW-HE)	STATIC COLOR (SC)	WARM DIM (WD)	RGB	RGBW	RGBW HIGH EFFICACY (RGBW-HE)*
	1.5W/ft 3.0W/ft 4.0W/ft 5.0W/ft 6.0W/ft	5.0W/ft	2.0W/ft 4.0W/ft 6.0W/ft	1.5W/ft 3.0W/ft 6.0W/ft 9.0W/ft	3.0W/ft 6.0W/ft	6.0W/ft	3.0W/ft 5.0W/ft 8.0W/ft	5.0W/ft	6.0W/ft	6.0W/ft	6.0W/ft	4.0W/ft 8.0W/ft
DRY	✓	✓	✓	✓ Not compatible with 9.0	✓	✓	✓ Not compatible with 8.0	✓	✓	✓	✓	✓ Not compatible with 8.0
DMP	✓ Not compatible with 6.0			✓ Not compatible with 9.0		✓	✓ Not compatible with 8.0	✓		✓	✓	✓ Not compatible with 8.0
ENC	✓ Not compatible with 6.0			✓ Not compatible with 9.0		✓	✓ Not compatible with 8.0	✓		✓	✓	✓ Not compatible with 8.0
WET	✓ Not compatible with 6.0		✓ Not compatible with 6.0		✓ Not compatible with 6.0	✓	✓ Not compatible with 8.0	✓	✓	✓		✓ Not compatible with 8.0

*Not recommended for use with optical lenses

Length (in) Add to nominal LED length for fixture length

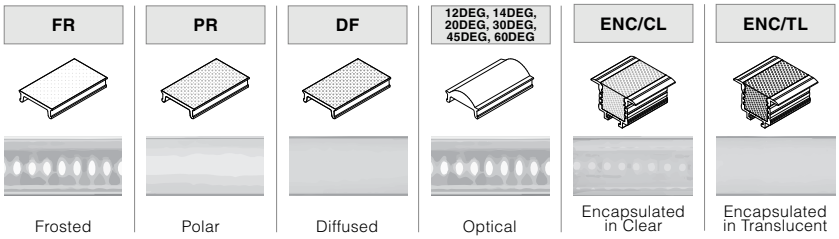


End Caps

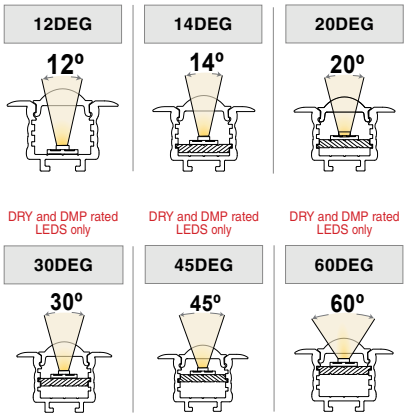


Lens

with LED visibility



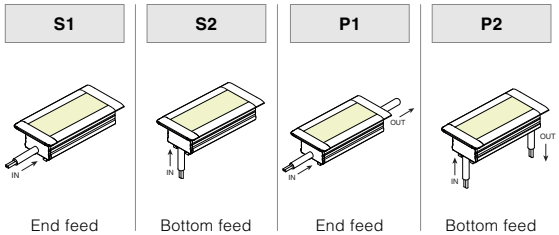
Cut Off



Type

SINGLE (Input only)

PASS THROUGH (Input/Output)



 | 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@q-tran.com | www.q-tran.com

Specification subject to change. Rev-01-17-22

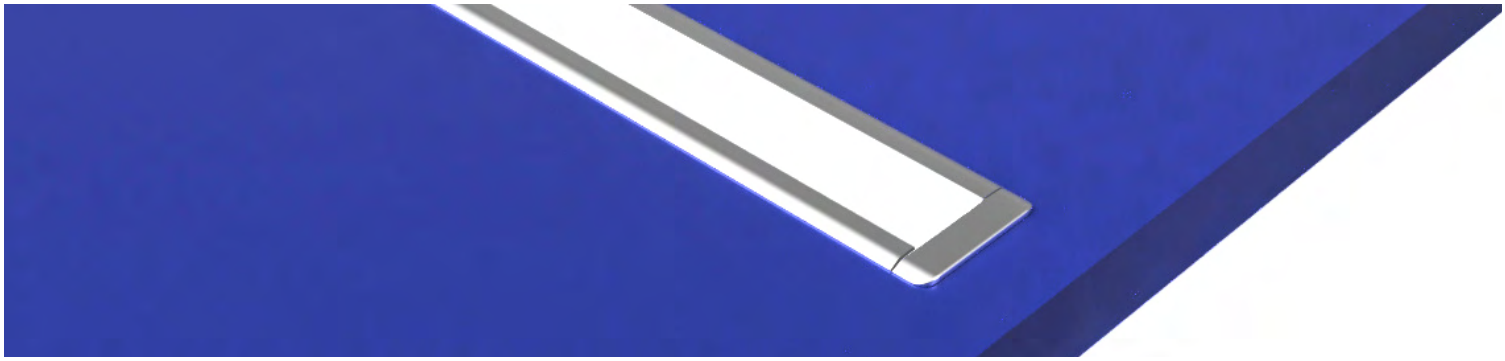
EMBD ALUMINUM EXTRUSION

Finish

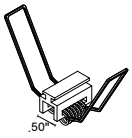
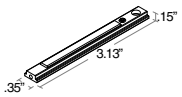
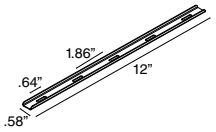
SATIN

Satin anodized
Matte finish
Metallic end caps

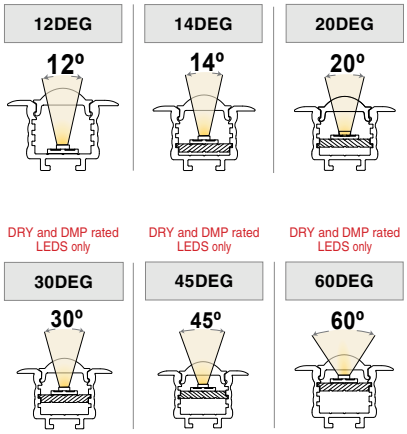
Mounting Type - Recessed



Mounting - Hardware

Spring Clip (SP-01)	Magnet Clip (MG-02)	Magnet Mount Accessory (MMA-02)
		
2 clips provided for 4' or less; 4 clips provided for greater than 4'	1 magnet clip per foot	Sold separately
• Stainless Steel • Indoor/Outdoor • Aluminum body	• Stainless Steel • Neodymium magnet • Indoor	• Steel Bracket • Indoor • #6 x 5/8" Flat Head SS (2 per bracket included)

Cut Off



Lens

FR Frosted **PR** Polar **DF** Diffused

ENC/CL Encapsulated in Clear **ENC/TL** Encapsulated in Translucent

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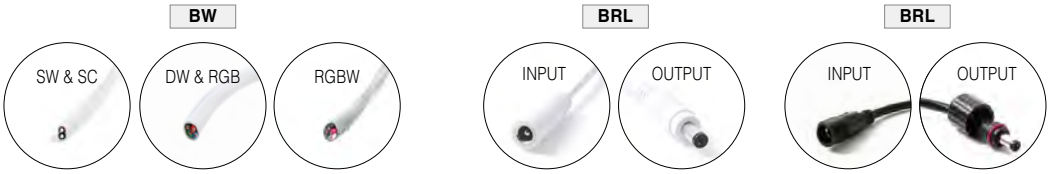
Specification subject to change. Rev-01-20-21

EMBD ALUMINUM EXTRUSION

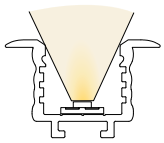
Connectors/Wire

STATIC WHITE AND STATIC COLOR ONLY



BARE WIRE 24" | DRY BARREL 6" | WET BARREL 6"

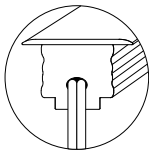
Light Orientation



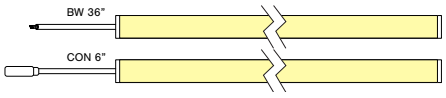
SYMMETRICAL

TYPE

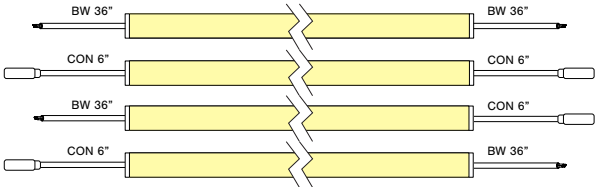
To order a bare extrusion without a strip installed in Q-Tran factory, choose **NI** (Not Installed) for your Type option

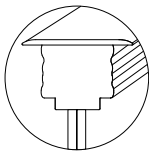


S1 - Input only

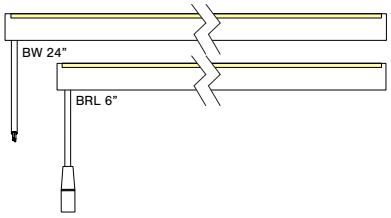


P1 - Input/Output

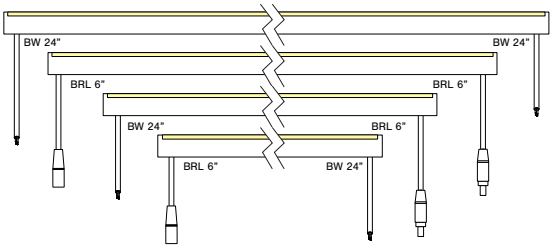




S2 - Input only



P2 - Input/Output



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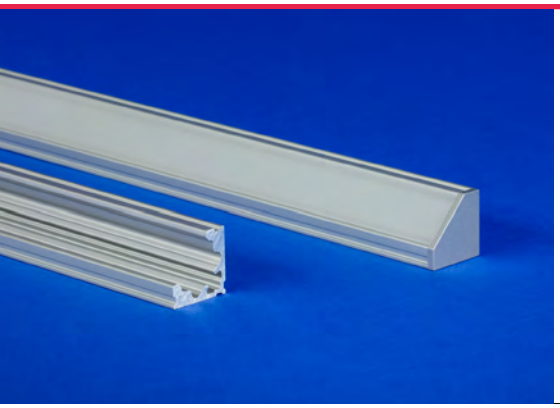
Specification subject to change. Rev-01-20-21

VEVE

ALUMINUM EXTRUSION

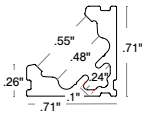


The VEVE LED extrusion is a 45-degree angled extrusion with a narrow beam cutoff, perfect for applications when the light needs to be flush in a corner. VEVE uses lens and stainless steel mounting clips that are shared with FLUR, LATO, and TORQ. VEVE has the same depth between the lens and the LEDs as LATO. Offered in satin, black, and bronze finishes in five different lenses; clear, frosted, polar, diffused, and optical. Available in lengths up to 98.43”.

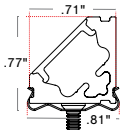
Finish

SATIN | BLACK | BRONZE

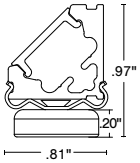
Dimensions



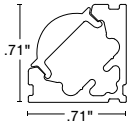
Profile



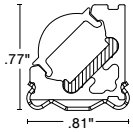
Profile with flat lens stainless steel mounting clip



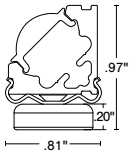
Profile with flat lens magnet mounting clip



Profile with optical lens



Profile with optical lens stainless steel mounting clip and mounting tray

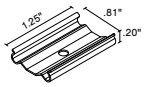


Profile with optical lens magnet mounting clip

Mounting

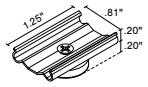
2 clips provided for 4' or less; 4 clips provided for greater than 4'

SST



Stainless steel clip

MG



Magnet clip

Part Number Builder

Product	Finish	Mounting	Lens	Type	Finished Fixture Length (in)
VEVE	ST BK BZ	SST MG	CL FR PR DF 20DEG 45DEG	S1 Single (Input Only) P1 Pass through (Input/Output) NI Not installed (Strip not installed in factory)	1” increments from 1” - 98.43” Tolerance +0.0"/-0.5"

- Field modifications must comply with Q-Tran’s installation methods otherwise warranty is null & void
- UL Listed when assembled with STRIP LEDs at Q-Tran
- Corner/surface mount
- Suitable for installation in the storage area of a clothes closet when assembled as a fixture at Q-Tran facility (Not applicable for encapsulation or LED strips exceeding 4W/ft)

c UL us LISTED | NEC 410.2 and 410.16 | RoHS COMPLIANT

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Specification subject to change. Rev-08-29-22

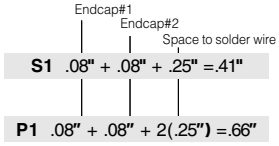
VEVE ALUMINUM EXTRUSION

Compatible Strips

	STATIC WHITE (SW)	STATIC WHITE INDIVIDUALLY ADDRESSABLE (SW-IA)	STATIC WHITE STOCKING DISTRIBUTOR (SD-SW)	STATIC WHITE HIGH EFFICACY (SW-HE)	STATIC WHITE HIGH EFFICACY PLUS (SW-HE+)	DYNAMIC WHITE (DW)	DYNAMIC WHITE HIGH EFFICACY (DW-HE)	STATIC COLOR (SC)	WARM DIM (WD)	RGB	RGBW	RGBW HIGH EFFICACY (RGBW-HE)*
	1.5W/ft 3.0W/ft 4.0W/ft 5.0W/ft 6.0W/ft	5.0W/ft	2.0W/ft 4.0W/ft 6.0W/ft	1.5W/ft 3.0W/ft 6.0W/ft 9.0W/ft	3.0W/ft 6.0W/ft	6.0W/ft	3.0W/ft 5.0W/ft 8.0W/ft	5.0W/ft	6.0W/ft	6.0W/ft	6.0W/ft	4.0W/ft 8.0W/ft
DRY	✓	✓	✓	✓ Not compatible with 9.0	✓	✓	✓ Not compatible with 8.0	✓	✓	✓	✓	✓ Not compatible with 8.0
DMP	✓ Not compatible with 6.0			✓ Not compatible with 9.0		✓	✓ Not compatible with 8.0	✓		✓	✓	✓ Not compatible with 8.0
ENC												
WET	✓ Not compatible with 6.0		✓ Not compatible with 6.0					✓				

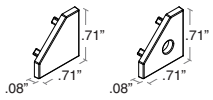
*Not recommended for use with optical lenses

Length (in) Add to nominal LED length for fixture length



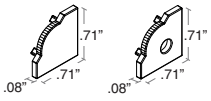
End Caps

Flat end caps



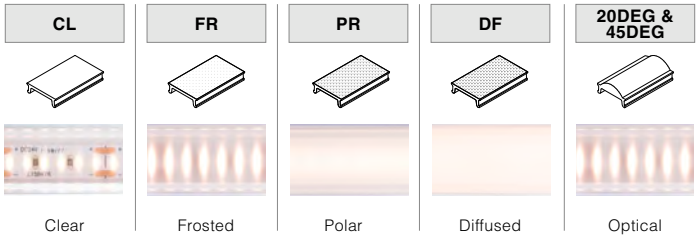
No feed Feed

Optical end caps



No feed Feed

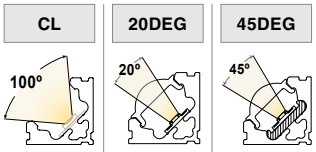
Lens with LED visibility



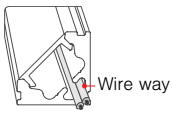
Clear Frosted Polar Diffused Optical

Cut Off

DRY and DMP rated LEDS only

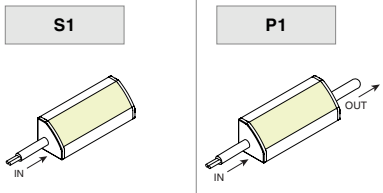


Wire Way



Type

SINGLE (Input only) PASS THROUGH (Input/Output)



End feed End feed

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Specification subject to change. Rev-08-29-22

VEVE ALUMINUM EXTRUSION

Finish

SATIN

Satin anodized
Matte finish
Metallic end caps

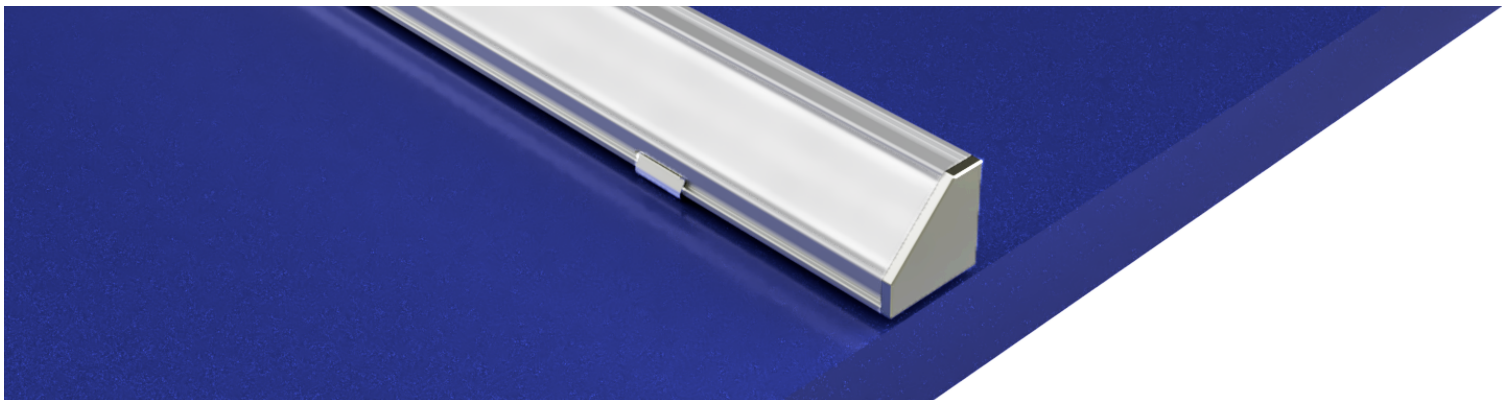
BLACK

Black anodized
Matte finish
Black end caps

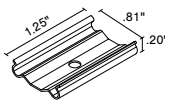
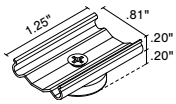
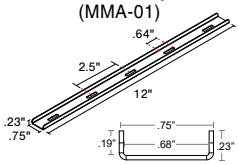
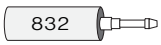
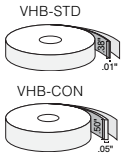
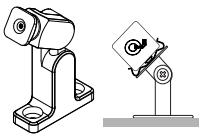
BRONZE

Bronze anodized
Matte finish
Bronze end caps

Mounting Type - Corner



Mounting - Hardware

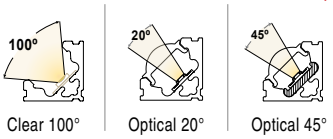
Stainless Steel Clip (SST-01)	Magnet Clip (MG-01)	Magnet Mount Accessory (MMA-01)	832 (see Accessory cutsheet)	VHB-STD & VHB-CON (see Accessory cutsheet)	Q-ANGLE & PIVOT BRACKET (see Accessory cutsheet)
					 Q-ANGLE PIVOT
2 clips provided for 4' or less; 4 clips provided for greater than 4'	1 Magnet clip per foot	Sold separately			
• Stainless Steel • Indoor/Outdoor • #4 x 5/8" Flat Head SS (1 per clip included)	• Stainless Steel • Neodymium magnet • Indoor	• Steel Bracket • Indoor • #6 x 5/8" Flat Head SS (2 per bracket included)	• Strong adhesive • Not submersible, for dry and wet locations only	• Double sided strong adhesive tape • VHB-STD is for Indoor use • VHB-CON bonds to concrete	• Adjustable mounting bracket • Q-Angle: Indoor/Outdoor • Pivot Bracket: Indoor/ Outdoor

Lens

CL Clear **FR** Frosted **PR** Polar **DF** Diffused

Cut Off

DRY and DMP rated LEDS only



Clear 100° Optical 20° Optical 45°

VEVE ALUMINUM EXTRUSION

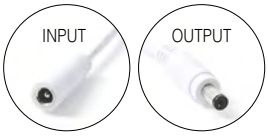
Connectors/Wire

STATIC WHITE AND STATIC COLOR ONLY

BW

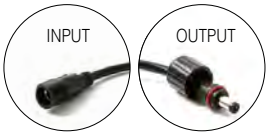
BARE WIRE 24"

BRL



DRY BARREL 6"

BRL



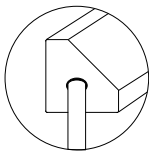
WET BARREL 6"

Light Orientation

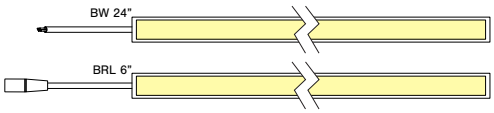
SYMMETRICAL

TYPE

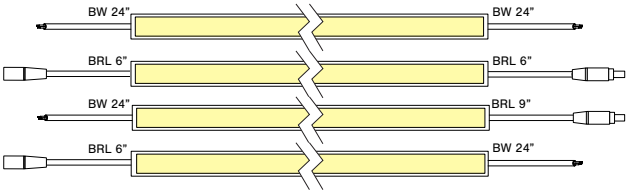
To order a bare extrusion without a strip installed in Q-Tran factory, choose **NI** (Not Installed) for your Type option



S1 - Input only



P1 - Input/Output



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Specification subject to change. Rev-07-13-22

COMPATIBILITY

EXTRUSION AND STRIP

EXTRUSIONS	STATIC WHITE 1.5 - 6.0 W/ft				SW-IA 5.0W/ft	SD-SW 2.0, 4.0, 6.0 W/ft				DYNAMIC WHITE 6.0 W/ft				WARM DIM 6.0 W/ft				STATIC COLOR 5.0 W/ft				RGB 6.0 W/ft				RGBW 6.0 W/ft			
	DRY	DMP	WET	ENC	DRY	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC
SLIM	◆	◆	△	✗	✓	✓	✗	◆	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓	✓	△	✗	✓	✓	✗	✗	✗	✗	✗	✗
WIDE	✓	◆	◆	✗	✓	✓	✗	◆	✗	✓	✓	✓	✗	✓	✗	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗
ROND	✓	◆	✗	✗	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
TORQ	✓	◆	◆	◆	✓	✓	✗	◆	✗	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗
TRE3	✓	◆	◆	✗	✓	✓	✗	◆	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	✗	✗
ARKA	✓	◆	◆	✗	✓	✓	✗	◆	✗	✓	✓	✓	✗	✓	✗	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗
TELA	✓	◆	◆	✗	✓	✓	✗	◆	✗	✓	✓	✓	✗	✓	✗	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗
VEVE	✓	◆	◆	✗	✓	✓	✗	◆	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	✗	✗
FLUR	✓	◆	◆	◆	✓	✓	✗	◆	✗	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗
EMBD	✓	◆	◆	◆	✓	✓	✗	◆	✗	✓	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
LATO	✓	◆	◆	◆	✓	✓	✗	◆	✗	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✓	✗	✗	✗	✗
LALO	✓	◆	◆	◆	✓	✓	✗	◆	✗	✓	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓
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MDIN	✓	◆	✗	✗	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗
OPTI	✓	✗	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗

✓= Compatible
✗ = Not Compatible

◆ = NOT Compatible with 6.0 strips
△ = Wet rated but with no lens

EXTRUSIONS	STATIC WHITE - HE 1.5 W/ft				3.0 W/ft				6.0 W/ft				9.0 W/ft				DYNAMIC WHITE - HE 3.0 W/ft				5.0 W/ft				8.0 W/ft				RGBW - HE 4.0 W/ft				8.0 W/ft			
	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC
SLIM	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
WIDE	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✗	✗	✗	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	✗	✗	✓	✓	✓	✗	✗	✗	✗	✗
ROND	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
TORQ	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	✗	✓	✓	✗	✗	✗
TRE3	✓	✓	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
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VEVE	✓	✓	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
FLUR	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	✗	✓	✓	✗	✗	✗
EMBD	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✗	✗
LATO	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
LALO	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✗	✗
TALO	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓	✗	✗	✗	✗
MDIN	✓	✓	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
OPTI	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗

✓= Compatible
✗ = Not Compatible

EXTRUSIONS	STATIC WHITE - HE+ 3.0 W/ft				6.0 W/ft			
	DRY	DMP	WET	ENC	DRY	DMP	WET	ENC
SLIM	✓	✗	✗	✗	✓	✗	✗	✗
WIDE	✓	✗	✓	✗	✓	✗	✓	✗
VEGA	✓	✗	✗	✗	✓	✗	✗	✗
TORQ	✓	✗	✗	✗	✓	✗	✗	✗
TRE3	✓	✗	✗	✗	✓	✗	✗	✗
ARKA	✓	✗	✓	✗	✓	✗	✓	✗
TELA	✓	✗	✓	✗	✓	✗	✓	✗
VEVE	✓	✗	✗	✗	✓	✗	✗	✗
FLUR	✓	✗	✗	✗	✓	✗	✗	✗
EMBD	✓	✗	✓	✗	✓	✗	✗	✗
LATO	✓	✗	✗	✗	✓	✗	✗	✗
LALO	✓	✗	✓	✗	✓	✗	✓	✗
TALO	✓	✗	✓	✗	✓	✗	✓	✗
MDIN	✓	✗	✗	✗	✓	✗	✗	✗
OPTI	✓	✗	✗	✗	✓	✗	✗	✗

✓= Compatible
✗ = Not Compatible

 | 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@q-tran.com | www.q-tran.com

WD24/6.0

STRIP: Warm Dim

The 6.0-watt/foot, energy-efficient 24-volt, multi-chip white linear strip is ideal for warm dim applications. This 2 wire light engine features 12 diodes per 2" cut point and 6 diodes each per color temperature. When powered by the QZ or QZLP power supplies, it achieves warm dimming effects with phase or 0-10V dimming.

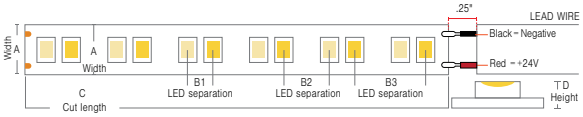
Technical Information [Calculated L70 = 70000 hours]

Tested with WD24/6.0-DRY

19-27CCT	Lumen/ft	Luminous Efficacy	CRI Ra	CRI R9	TM30 Rf	TM30 Rg
2700K	506	89	97	96	93	99

19-30CCT	Lumen/ft	Luminous Efficacy	CRI Ra	CRI R9	TM30 Rf	TM30 Rg
3000K	527	93	97	98	92	98

Dimensions



Section (in)	A	B1	B2	B3	C	D
DRY (IP20)	0.39"	0.10"	0.25"	0.32"	2.00"	0.05"
WET (IP67)	0.47"	0.10"	0.25"	0.32"	2.00"	0.18"

Part Number Builder

V/Watts	Rated	CCT - Lumens/CRI	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Illuminated Length (in)
WD24/6.0							
Voltage: 24 VDC Wattage: 6.0 W/ft							2.00" increments Matches EXT length ordered
	DRY (IP20)	19/27 19/30 - 1900K/2700K - 1900K/3000K	BW BRL CLS CON6 CON24	CLS BW BRL CON6 CON24	WH BK N/A	CL2 CL2P N/A	2"-192" OR MATCH
	WET (IP67)	19/27 19/30 - 1900K/2700K - 1900K/3000K	BW BRL	CLS BW BRL	WH BK N/A	CL2 CL2P N/A	2"-192" OR MATCH

- If selecting **BRL**, select **N/A** for wire color and type
- **BW** comes in standard 24"- request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
- Wire orientation for **MATCH** will be dictated by extrusion Feed In/Feed Out selection
- **Connector/Wire In or Out not** needed to specify product. Standard configuration is BW for Wire In and CLS for Wire out
- **CL2** wire is standard non-plenum wire, **CL2P** wire is plenum rated

- 5 year warranty
- Field modifications must comply with Q-Tran's installation methods otherwise warranty is null & void
- All data has +/- 5% tolerance
- UL Listed
- Only compatible with QZ and QZLP. Not compatible with other power supplies such as QTM-eLED+WD and QOM-eLED+WD

c UL us LISTED

RoHS COMPLIANT

5 YEAR WARRANTY

 | 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@q-tran.com | www.q-tran.com

Specification subject to change. Rev-06-15-22

WD24/6.0

STRIP: Warm Dim

Compatible Extrusions : Extrusion and diffused lens are strongly recommended for this product.

	SLIM	WIDE	ROND	TORQ	TRE3	LALO	TALO
DRY	✓	✓	✓	✓	✓	✓	✓
DMP							
ENC							
WET		✓				✓	✓

	ARKA	TELA	VEVE	FLUR	EMBD	LATO	MDIN	OPTI
DRY	✓	✓	✓	✓	✓	✓	✓	✓
DMP								
ENC								
WET	✓	✓			✓			

Connector/Wire – In/Out

BW	BRL	CON6	CON24	CLS
.15" Indoor .11" Outdoor	.42" .35"	.38" .39"	.38" .39"	
Bare Wire 24"	Barrel 6"	Connector 6"	Connector 24"	Not soldered

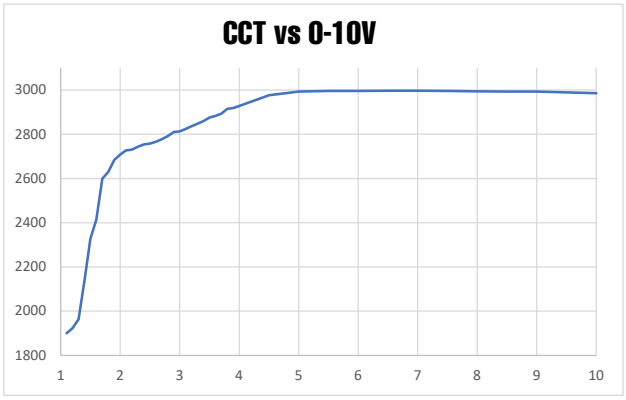
Compatible Power Supplies

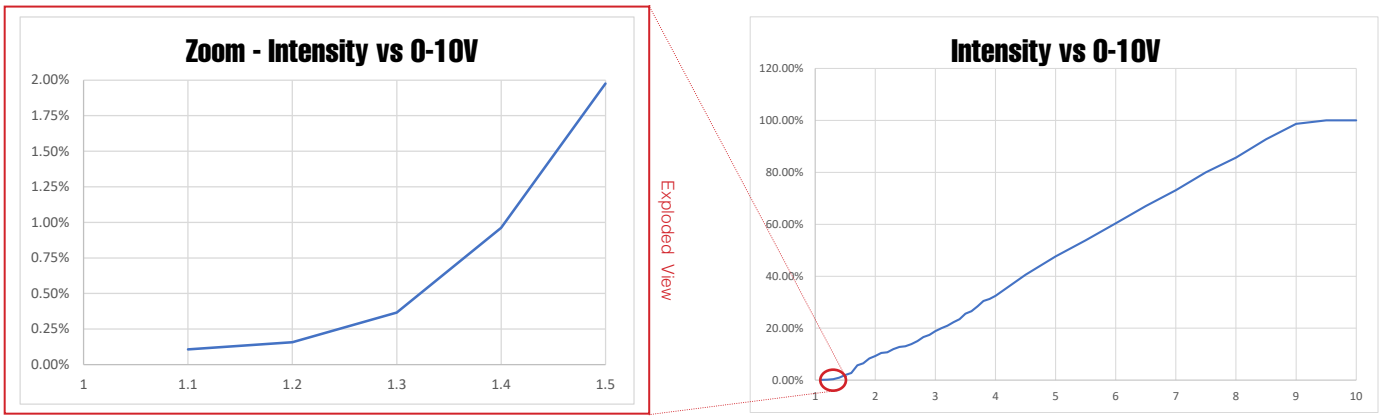
Only compatible with QZ and QZLP. Not compatible with other power supplies such as the QTM-eLED+WD and QOM-eLED+WD.

QZ	QZLP
	

WD24/6.0

STRIP: Warm Dim





Angled Plane Indoor/Outdoor LED Downlight

By SONNEMAN Lighting

YLIGHTING

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

Notes:

Additional Details

Product URL:

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

Rating: UL Listed Wet

Product ID: SNNP123448

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created July 12th, 2022

HYDROTECH®

Garden Roof® Assembly

GREEN ROOFS FOR THE LIFE OF THE STRUCTURE

HYDROTECH'S HISTORY

Since 1963, Monolithic Membrane 6125® waterproofing and roofing membrane has been used in numerous parking structures and plaza applications where large areas of planting were part of the overall design. These earth covered structures were engineered to accept the heavy loads because several feet of soil and various hardscape components were incorporated into the design. These installations were not referred to as "green roofs" back then, but are today by many. The difference between those early applications and the current green roof market is weight. Advancements in drainage/water retention technology and lightweight engineered growing media have greatly reduced the weight of a green roof, allowing it to be used on a wider range of structures.

THE HYDROTECH ADVANTAGE

Hydrotech's first Garden Roof® Assembly (Mashantucket Pequot Museum) was installed in 1996; the first "single source" green roof assembly (everything from the deck up) in America. Since that time, Hydrotech has expanded its product offerings to include a wide array of domestically sourced components, including growing media and extensive plants for our Garden Roof Assemblies.

A QUALITY GREEN ROOF STARTS WITH THE MEMBRANE

Hydrotech's flagship product Monolithic Membrane 6125 (MM6125®), a fluid applied rubberized asphalt, has been keeping buildings watertight for over 45 years. Monolithic Membrane 6125®EV (environmental grade), that can be formulated with up to 25% post-consumer recycled content, is the membrane of choice for Hydrotech's Garden Roof applications. MM6125-EV has been used in fountains, pools, reflecting ponds, planters and other applications where contact with water is to be expected. In addition to MM6125-EV's ability to perform in a wet, submersed condition, MM6125-EV has many other unique features that make it the best choice for green roof applications…

- There are no seams to fail; the membrane is completely monolithic
- Bonded directly to the substrate - restricts lateral water movement if damaged
- Can be installed on substrates with little or no slope
- Easy to detail all critical penetrations and terminations
- Resistant to fertilizers and other mild acids
- No VOC restrictions; contains no PVCs
- Installed ONLY by authorized, trained applicators

experience matters...

13 years, more than 1,400 projects ...

1996... *Mashantucket Pequot Museum - Mashantucket, CT*

901 Cherry - San Bruno, CA

North Park 400 - Atlanta, GA

GARDEN ROOF® ASSEMBLY ADVANTAGES

Besides being aesthetically pleasing, a green roof can provide numerous ecological, technical and owner benefits.

Owner Incentives

- Increased Life Expectancy of the Roof
- Additional Usable Space
- Create a Therapeutic Environment
- Financial Incentives (Government)
- Contribute Toward LEED® points
- Image / Prestige

Technical Benefits

- Storm Water Retention
- Additional Thermal Resistance
- Reduced Noise Levels

Ecological

- Mitigates the Urban Heat Island Effect
- Natural Habitat for Plants and Animals
- Reduction of Dust and Smog Levels
- Oxygen Producing / Carbon Dioxide Sink

RESOURCES

Hydrotech's experienced sales representatives and staff work closely with your design team, and can offer assistance in the early design stage, through specification and detail development. Each project is unique, therefore each Garden Roof® Assembly is designed to meet specific objectives. Hydrotech has a variety of tools and resources that are available which may assist you in meeting your project goals. Visit our website www.hydrotechusa.com to access our specifications, details, Garden Roof Planning Guide and more. In addition, stormwater management information can be provided based on actual project conditions.

OWNER ASSURANCE

The Garden Roof Assembly consists of proven components from the deck up, including the following; waterproofing/roofing membrane, insulation, architectural pavers (hardscape), green roof components, growing media and even the vegetation for extensive applications. Hydrotech offers a range of warranty options to an owner providing long term assurance and peace of mind from the watertightness of the membrane, up to and including the plants, as well as "removal and replacement" of the overburden. *Contact Hydrotech for specifics*.

... and over **7,100,000** *square feet*

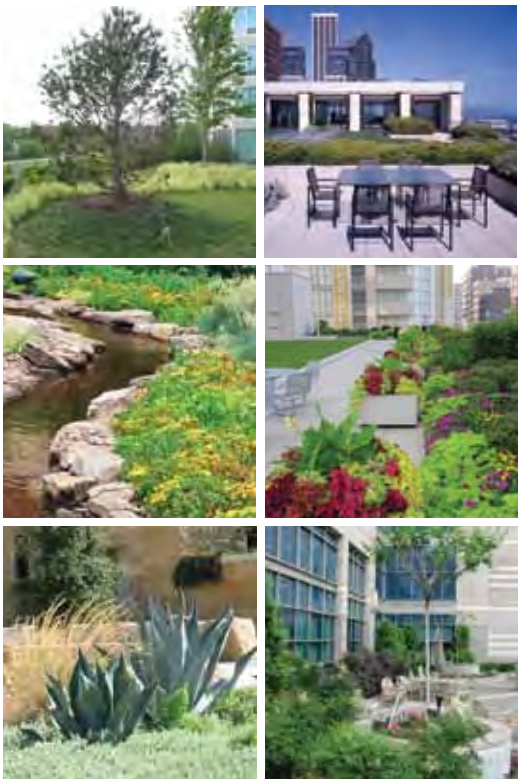
LDS Conference Center - Salt Lake City, UT

Ballard Library - Seattle, WA

Optima Old Orchard Woods - Skokie, IL *Photo Credit: Optima* ***...2009***

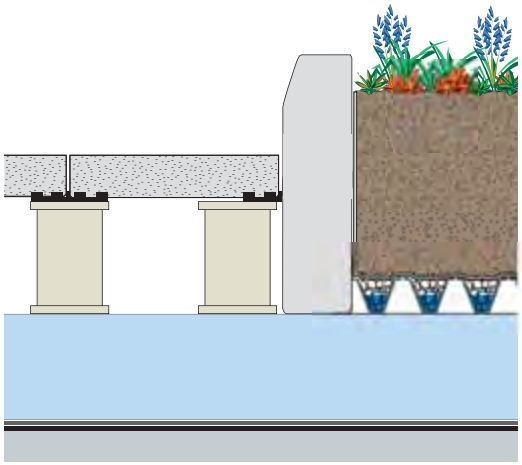
INTENSIVE

(typical components depicted)



Features...

- Depth (8" - 36" of growing media)
- Weight (53 lbs and greater per s.f. wet weight)
- Unlimited design possibilities
- Accommodates a wider variety of plants/shrubs/trees
- Hardscape options, site amenities and water features
- Must be irrigated
- Requires regular maintenance



Typical Application

The landscape possibilities with an intensive Garden Roof® Assembly is virtually limitless. Intended for recreational, sporting and leisure purposes, they are often indistinguishable from natural gardens in appearance. It is not uncommon to see water features, significant topography changes, trees and other large plantings that add character and interest to the roof.


Trump International Hotel & Tower - Chicago, IL


Optima Biltmore - Phoenix, AZ


The Solaire - New York, NY

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.

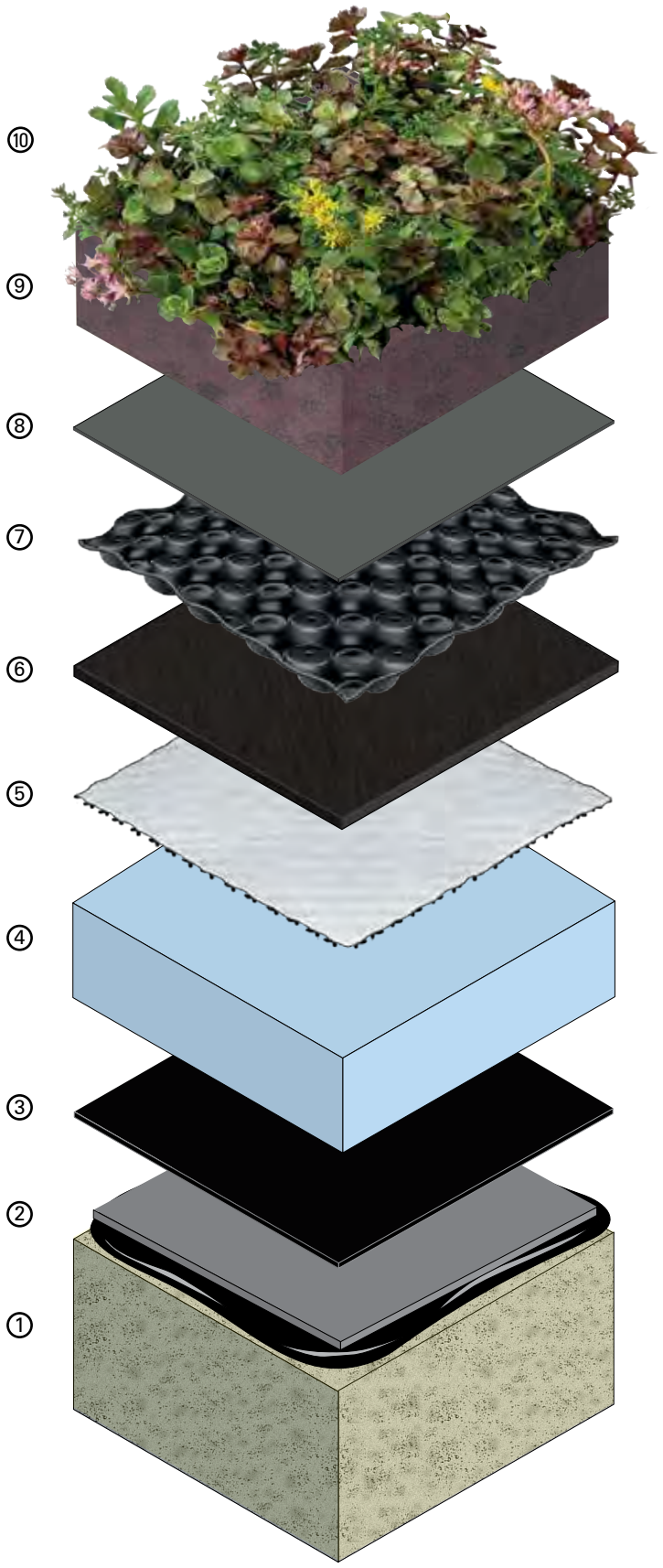
⑤ **Air Layer (optional)** - When a moisture mat is placed directly over Dow insulation, an air layer between the moisture mat and insulation is required. Contact Hydrotech for recommendations.

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

LDS Conference Center - Salt Lake City, UT

California Academy of Sciences - San Francisco, CA

Winston Churchill said "We shape our dwellings and afterwards they shape our lives". Hydrotech has long embraced the idea of sustainable building practices, products and assemblies that help our customers achieve their goals of corporate stewardship for the environment. Our Garden Roof® Assembly, where we are the market maker and leader, contributes to the long term health of our planet and its people.

Much has changed in our industry since I began my career over 40 years ago, but the values that underpin our success have not: integrity, quality, trust, accountability and relationships based on respect for each other. At American Hydrotech we have talented and energetic people who have a passion for their work and who are committed to providing value at a fair price.

Our thanks to all of you who have supported us over this great journey. Our goal is to continue to serve our customers with creativity and consistency to generate growth across all channels. May we assist you on your next project? Please give us a call.

David F. Spalding
President

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Cover Photo – Church Street Station - Evanston, IL

Lot 27A, Forester Comments 9/28/2022:

Forester General notes:

General planting Specifications are required for the project:

Soil depth needs to be specified in all aspects of the built areas (roof top and planters). 3 feet of soil depth is ideal for large stature trees (greater than 3 feet depth does not facilitate greater tree health or stability), 2 feet of soil depth is the minimum (the shallower the soil depth, the more vulnerable a large stature tree will be to wind throw failures). Smaller trees and shrubs will require less soil depth.

Soil composition needs to be specified. For example, topsoil native to mountain village is ideal and should include 4-6% organic material for the long-term success of the plants and trees. Evergreen trees will require a more acidic pH than deciduous trees and this may drive the type of organic material to be utilized.

Enough above ground space is needed to facilitate the desired growth of the species to be planted. Many of the aspen trees are planed for only 6 feet apart and in some cases only 6 feet away from the side of the building. The canopy spread of a mature aspen tree is 20-30 feet, which has implications for the functionality of the landscape at this site as the trees mature.

L3.0 - Tree planters need to have the soil volume specified to fit the species that will be planted. An understanding of how much soil is needed to sustain the tree species is required and needs to be specified according to arboriculture science and standards. For example, a 16-inch dbh (diameter at breast height) aspen requires 1000 cubic feet of soil to sustain the tree. With this in mind, the replacement size of the trees in the planter needs to be considered. For example, if the intended size of the trees is never to exceed a dbh of 8" and the trees will be continuously replaced upon reaching that size, then the required cubic feet of soil volume may be 825 cubic feet per tree instead. Soil volume specifications based upon arboricultural standard requirements are critical for the longer-term success of the landscape and must be specified in the plan, especially for large trees.

If a planter will hold 4, 16-inch dbh aspen trees, it will need 4000 cubic feet of soil to sustain the trees at 16 inches dbh. A planter that holds 4000 cubic feet of soil also must have the capacity to hold 200 cubic feet of water and drainage needs to be included in the design, so the trees never sit in standing water. The planters need to be designed to have adequate structural capacity to hold the soils, water, and expanding root systems of the trees to ensure the long-term functionality and success of the design.

L3.1 - Green Roof: The revision of the plan to the use of much smaller woody plant materials (shrubs) is a good choice and will function far better over time than large trees will. Soil depth and composition appropriate to the planned species needs to be specified for this area as well. Soil water volume and drainage needs to be planned for also.

L6.0 - The trees shown on the images will not function well because there does not appear to be enough soil volume space to support these trees at maturity. The tree planters will need to have the soil depth

and soil volume space specified in a way that it will support the trees at their desired and sustainable size. Also, there does not appear to be enough above ground space allotted for the trees for proper canopy growth. The full size of the trees needs to be accounted for in the plan. Some of the trees will be planted too close to the side of the building and this will cause unbalance canopy growth and potential future conflicts between the building and the trees (aspen trees can bump into the side of the building during periods of strong winds). Drainage for the planters will need to be incorporated into plans.

L6.2 - The tree planters as depicted in the pictures will get blown apart by the tree roots as the trees grow. Adequate soil volume and a reinforced construction of the planters to be able to contain roots will be required to avoid blow out of the planters as the trees grow. Drainage will be critical for the survival of both the trees and the planters.

L7.0 - Sufficient soil volume, above ground space, and drainage will be critical for the survivability of the trees and the long-term elimination of infrastructure/tree conflicts. Mature tree size must be considered for the long-term success of this plan.